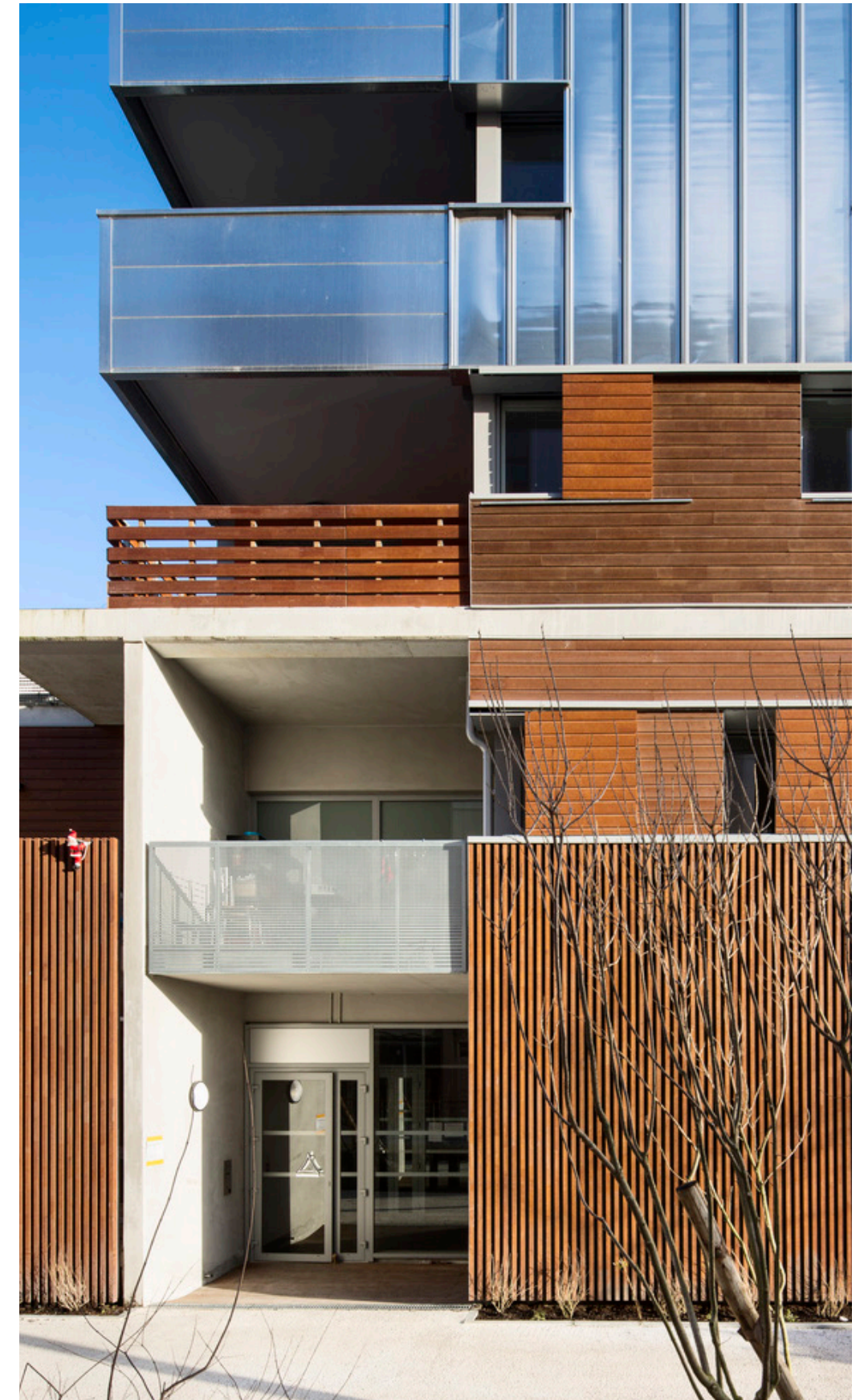


# VALENTINE LOFTS

# 3027472



ADMINISTRATIVE DESIGN REVIEW  
AUGUST 11TH, 2017 SUBMITTAL



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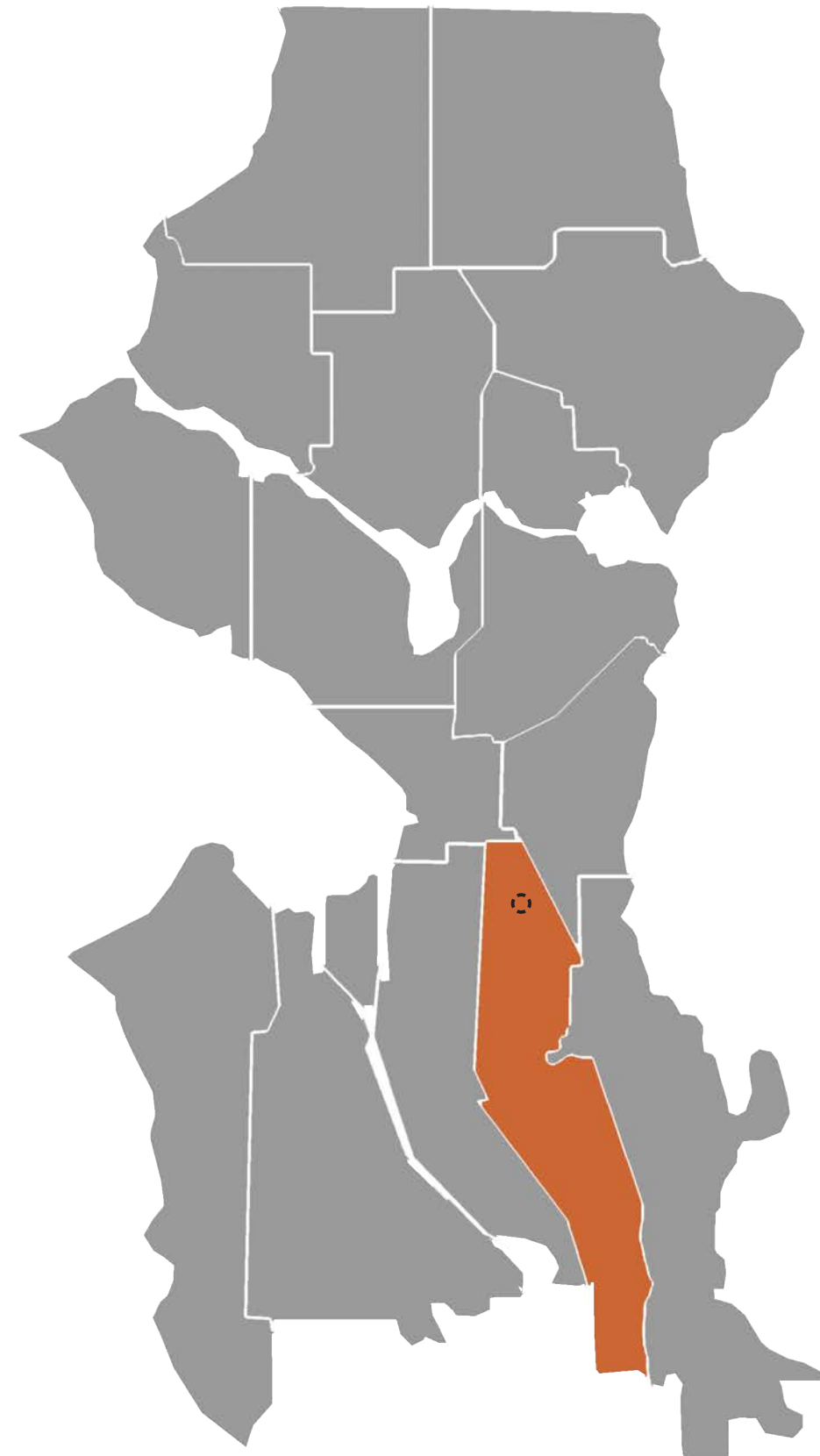
## CONTENTS

### CONTEXT

SITE ANALYSIS	4
SITE PHOTOS	5-6
URBAN VILLAGE MAP	7
ZONING	8
AERIAL ZONING + HEIGHT ANALYSIS	9
ZONING + LAND USE	10
TRANSIT	11
CONTEXT + LOCAL BUSINESS	12
NEIGHBORHOOD ARCHITECTURE	13-14
NEIGHBORHOOD DESIGN REVIEW	15
TREE SURVEY	16
TOPOGRAPHY	17-18
STREET ELEVATIONS	20-21
DESIGN GUIDELINES	23
LAND USE CITATION	24-25

### SCHEMES

PROJECT INSPIRATION	26
SCHEME SUMMARY	27
SCHEME 1	28
SCHEME 1 SUMMARY	29
SITE & MASSING ANALYSIS	30-31
FLOOR PLANS	32-33
SECTIONS	34-35
3D VIEWS	36-37
SCHEME 2	38
SCHEME 2 SUMMARY	39
SITE & MASSING ANALYSIS	40-41
FLOOR PLANS	42-43
SECTIONS	44-45
3D VIEWS	46-47
SCHEME 3	48
SCHEME 3 SUMMARY	49
SITE & MASSING ANALYSIS	50-53
FLOOR PLANS	54-55
SECTIONS	56-57
3D VIEWS	58-59
CONCEPT RENDERINGS	60-64
PRECEDENTS AND MATERIALS	65
SUN STUDIES	66-68



## TABLE OF CONTENTS

### KEY METRICS

**ADDRESS:** 1751/1755 Valentine Pl S, Seattle, Washington 98144

**PROJECT NUMBERS:** Land Use: # 3027472

**PARCEL NUMBERS:** 7548300735 & 7548300740

**ZONE:** LR2

**LOT SIZE:** 10,003 sf

**OVERLAYS:** North Rainier Hub Urban Village + Frequent Transit

**ALLOWED FAR:** 1.3 x Lot Square Footage 10,003 sf = 13,003.9 sf

**ALLOWED HEIGHT:** 30' in LR2 + 4' parapet allowance and 10' penthouse

**ANALYSIS OF CONTEXT:** The project site, zoned LR2, is located only two blocks west of Rainier Ave South, a major thoroughfare primarily surrounded by both C1-40 and C1-65 zoning.

The neighborhood is a growth area experiencing a rise in apartment projects. Valentine Lofts utilizes design cues from the development potential emerging in the area.

**DESIGN OBJECTIVES:** Construct a 4 story + 1 story basement apartment with approximately 46 small efficiency dwelling units to provide workforce housing in an evolving neighborhood.

The project is unparked. The site is located near the Rainier Ave Transit Corridor and is eligible for frequent transit exemption.



## SITE ANALYSIS



- Corner of South State Street & Valentine Place South, looking South-East.

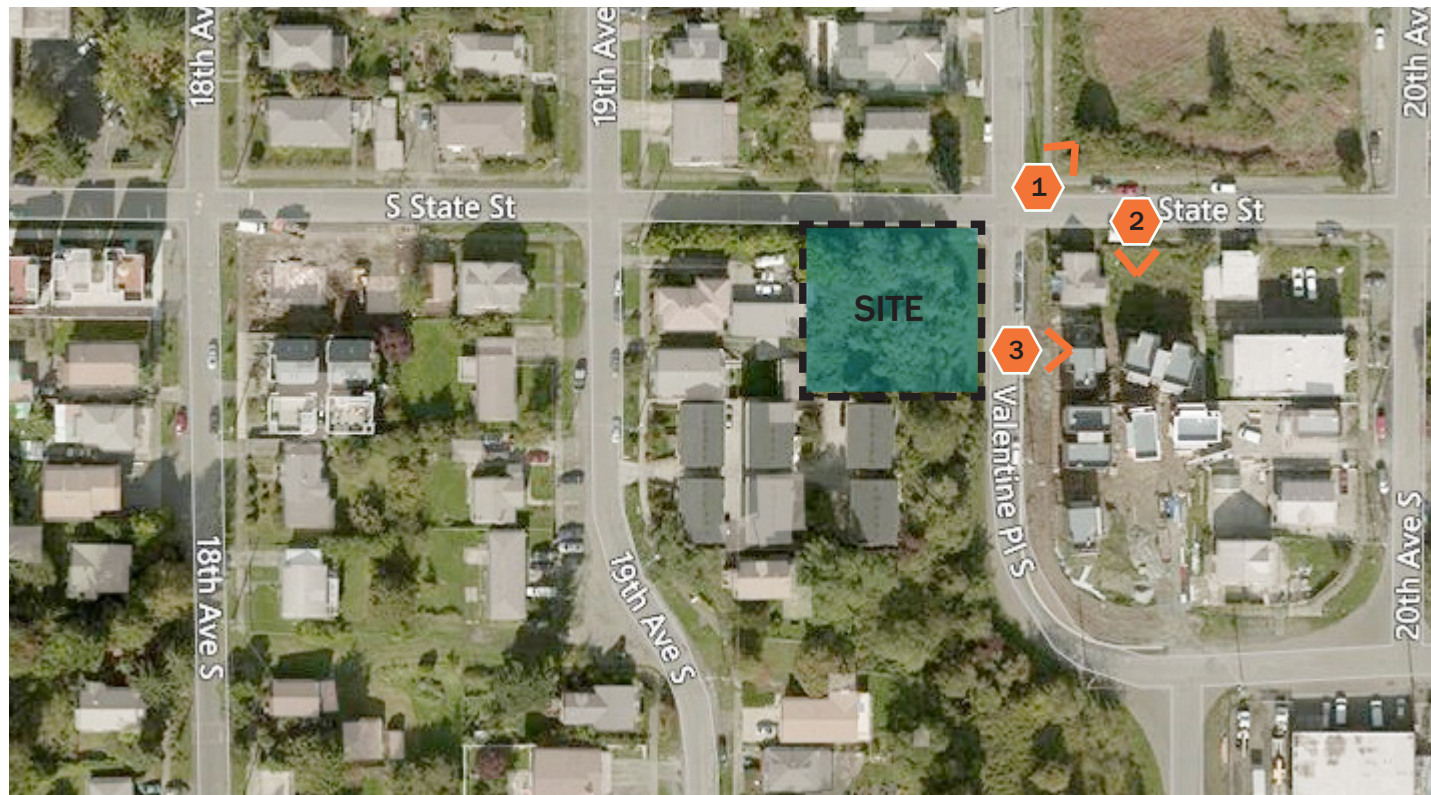


- South State Street, looking South.



- South State Street, Looking East.

**SITE PHOTOS**



- Corner of South State Street & Valentine Place South, looking North-East.

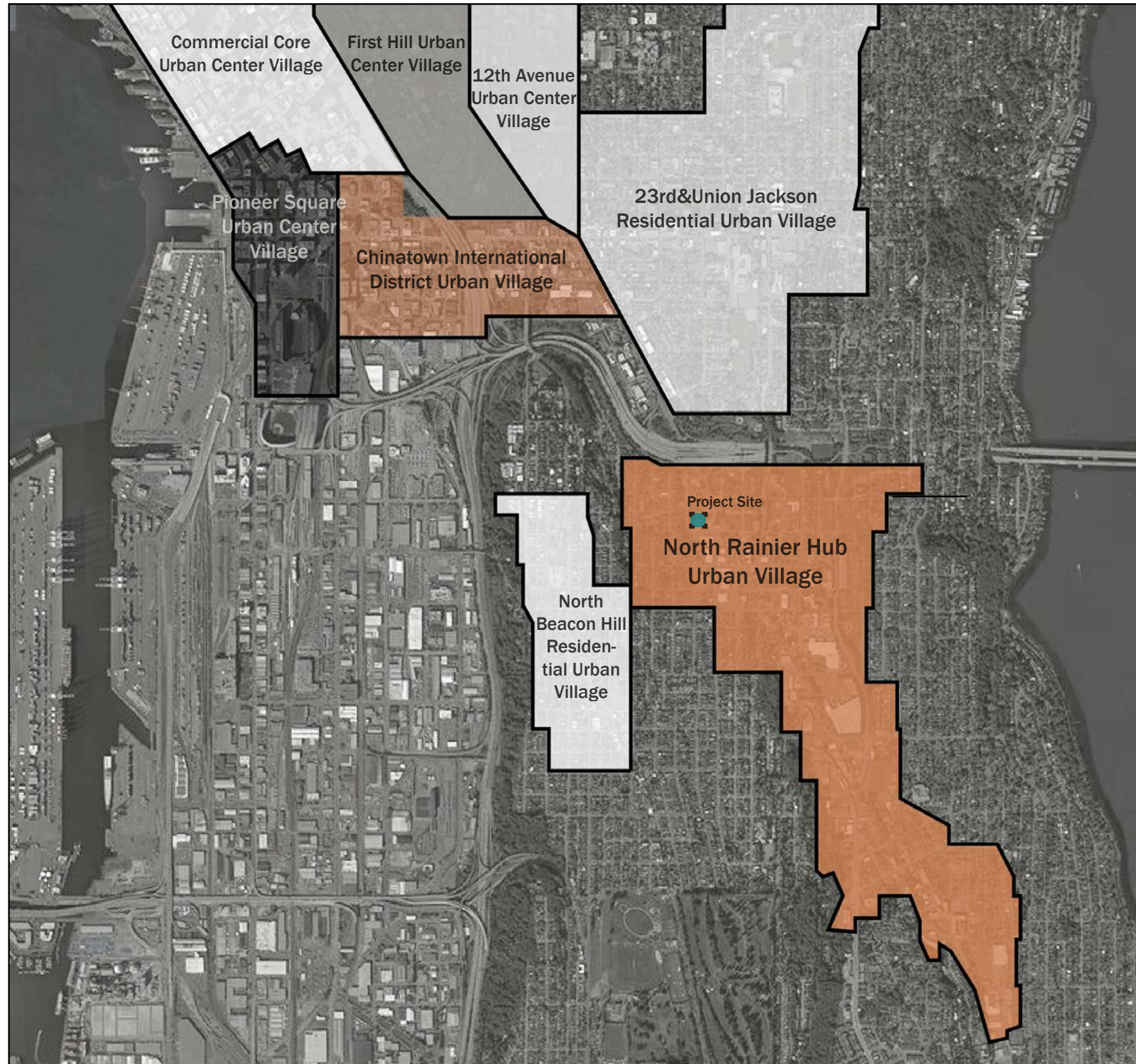


- South State Street, looking South.



- Valentine Place South, looking East.

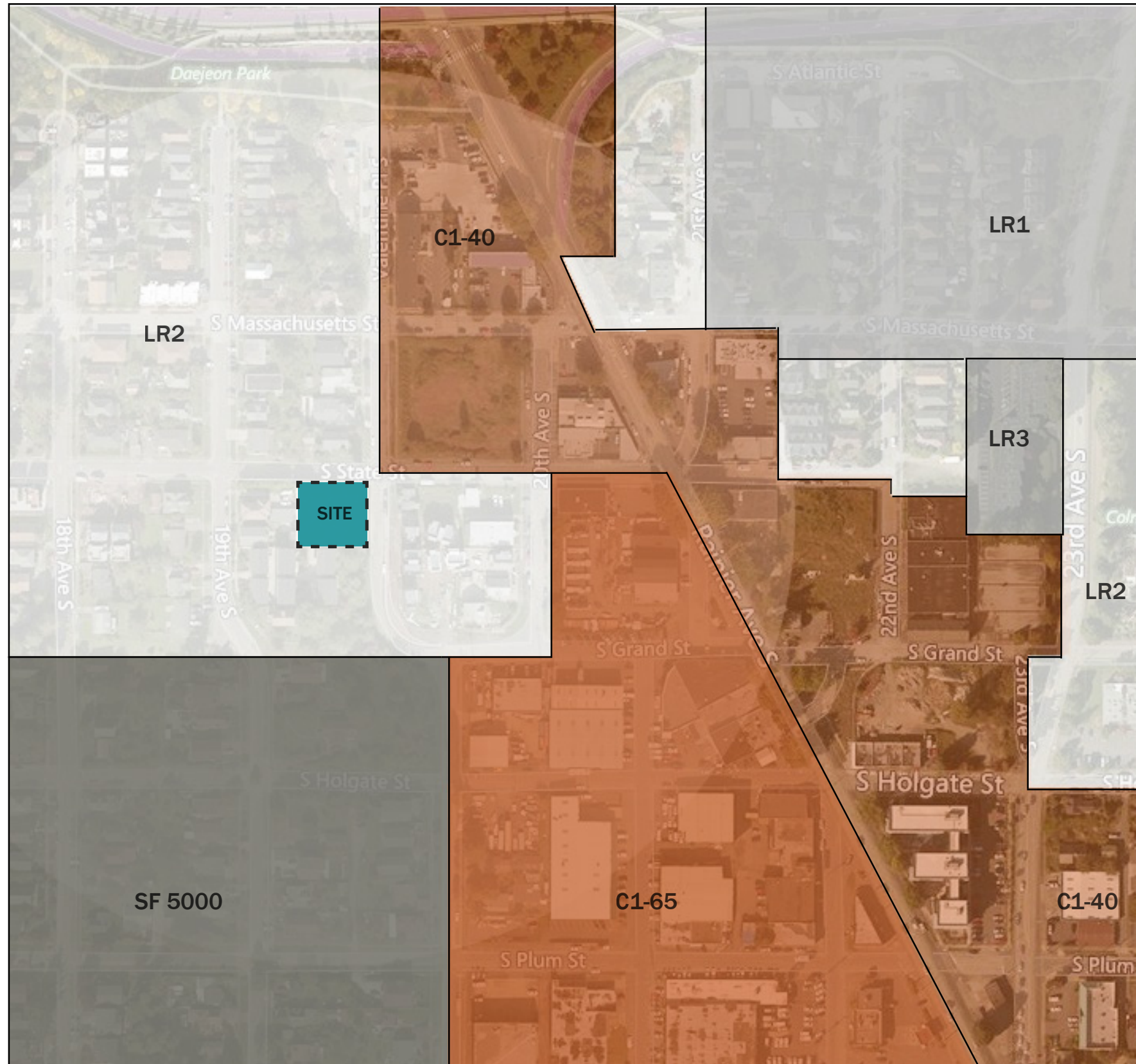
## SITE PHOTOS



**NORTH RAINIER HUB URBAN VILLAGE:**

- The site's location qualifies it for frequent transit designation and is deemed a growth area due to its location within the North Rainier Hub Urban Village.
- This district is South of the 23rd & Union Jackson Residential Urban Village and east of the North Beacon Hill Residential Urban Village.

**URBAN VILLAGE MAP**

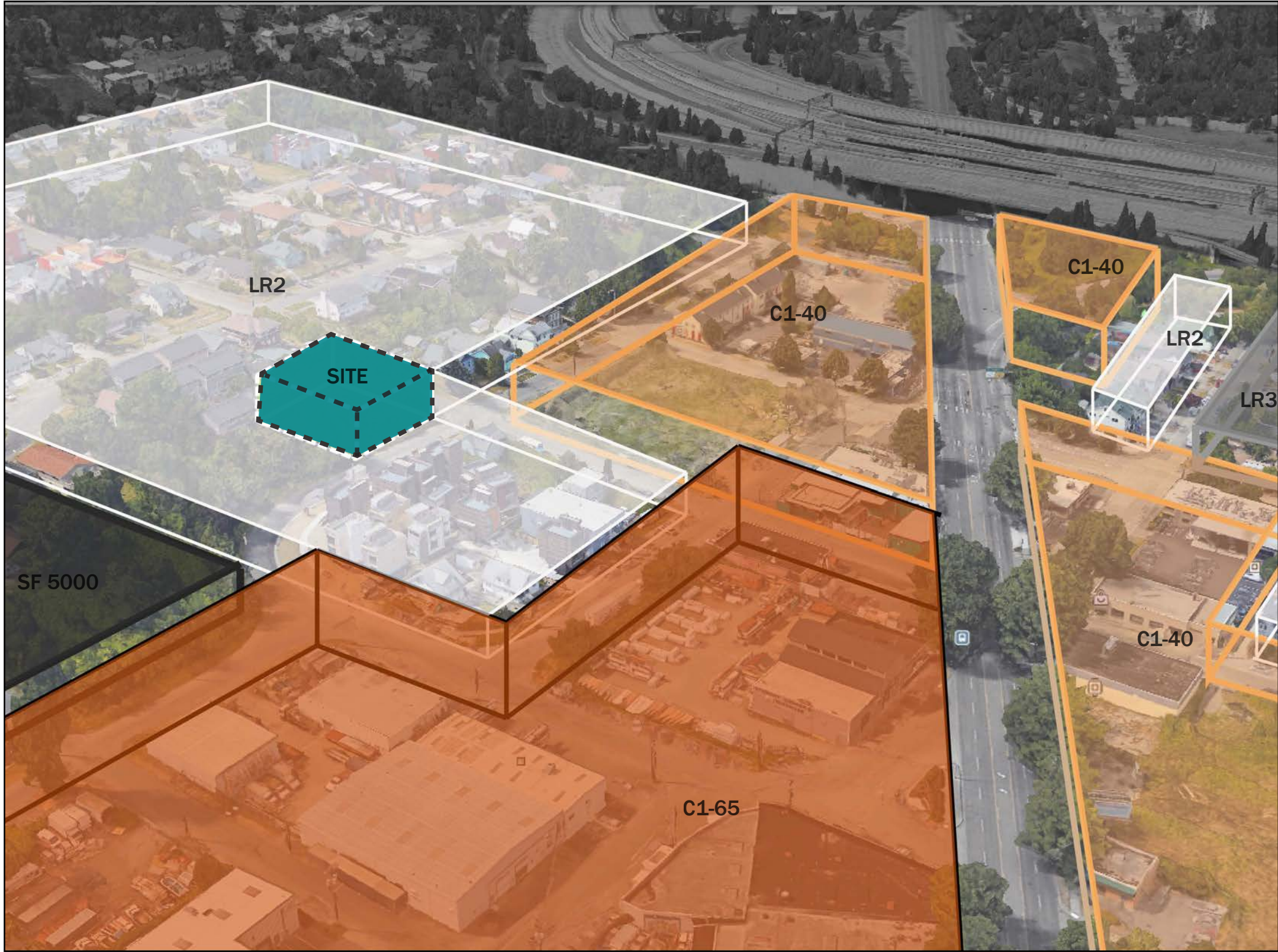


- ZONING ANALYSIS:**
- The project site, highlighted in blue, is located on the threshold between a major business arterial along Rainier Avenue South and residential zoning ranging from SF 5000 to LR3.
  - The project site is zoned LR2. The adjacent zones transition from LR2 towards the west to C1-40 approaching Rainier Avenue South to the east.
  - Additional zones include SF 5000 south of the site, along with pockets of LR1, LR2, and LR3 zones west of Rainier Ave South.
  - Rainier Avenue South as a busy thoroughfare acts as the divide between C1-40 zoning to the west and C1-65 zoning to the east, spanning approximately 2-4 blocks in width.







**ZONING**



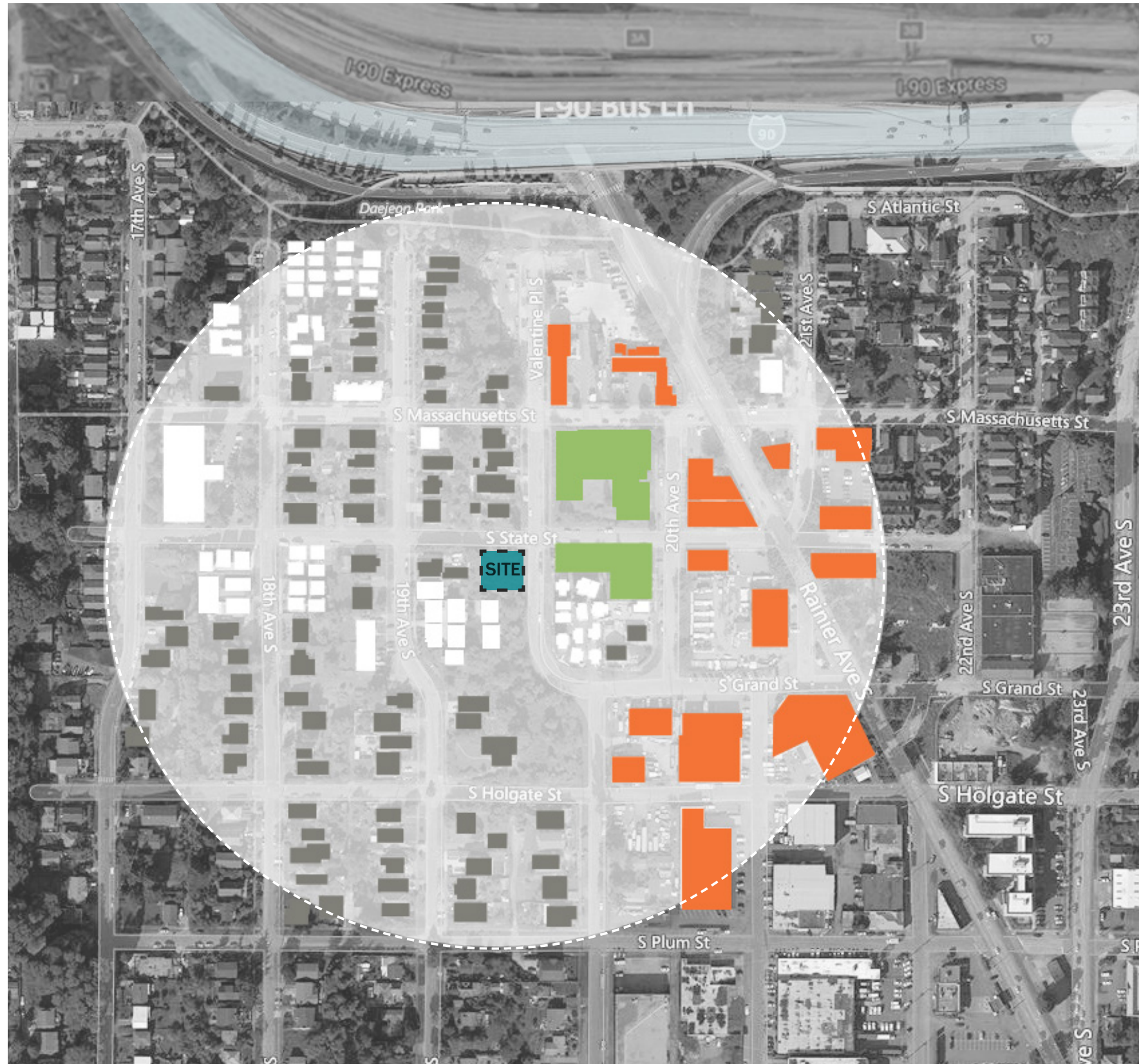


**AERIAL ZONING + HEIGHT ANALYSIS**

- The site, annotated in blue rise and Commercial Zoning.
- LR2 zoning, annotated in white, allows for a 30' height limit with a 4' parapet bonus and 10' penthouse bonus.
- LR2 zoning provides for a variety of multifamily housing types within multifamily neighborhoods and along arterial streets.
- C1-40, annotated in light orange, has a 40' height limit.
- C1-65, annotated in dark orange, has a 65' height limit.
- C1 zoning provides a variety of commercial building types including one-story commercial structures and multi-story residential buildings.

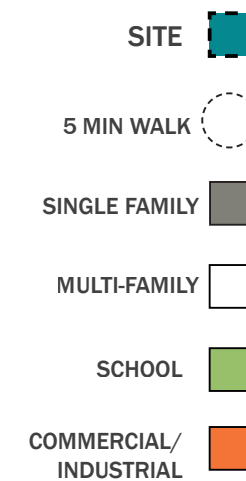
SITE	(30')	
SF 5000	(30')	
LR 2	(30')	
LR 3	(30')	
C1- 40	(40')	
C1- 65	(65')	

**AERIAL ZONING + HEIGHT ANALYSIS**



**LAND USE ANALYSIS**

- The black, dashed square indicates the project site.
- The white, dashed circle indicates a 5 minute walking radius from the project site.
- White buildings indicate multi-family, higher density housing such as townhouses and rowhouses. 2-8 homes are located on each parcel. These developments can be found directly south and east of the site.
- Grey buildings indicate single family homes. Typically one structure lies on each parcel.
- The close proximity of C1 zoning provides a variety of commercial building types within walking distance. Commercial and industrial buildings, annotated in orange, span 2-4 blocks east and west of Rainier Avenue South.
- North-east of the site is the Hamlin Robinson School, annotated in green. Directly east of the site, across Valentine Place South, is the school's play-field which includes a soccer field on top of underground parking.



**ZONING + LAND USE**



**TRANSIT ANALYSIS**

- The project site is located two blocks south of Interstate 90 and two blocks west of Rainier Ave South.
- The white, dashed circle indicates a 5 minute walking radius from the project site.
- Two bus stops along Rainier Avenue South are within 5 minute walking distance of the site.
- There are additional bus stops located along 23rd Avenue South, 4 blocks east of the project site.
- The site is calculated Frequent Transit.
- There are bike paths in the neighborhood on 17th Avenue, 18th Avenue, and Massachusetts Street, annotated in the green dotted line.
- Green blocks highlight neighborhood parks. These include the Atlantic Street Park and Colman Playground.

- SITE
- 5 MIN WALK
- I-90
- ARTERIALS
- BUILDING OUTLINES
- BUS STOPS
- BUS ROUTE
- MARKED BIKE PATHS
- PARKLAND

### SITE ADJACENCIES:

The site's adjacency to Rainier Avenue South as a major arterial allows easy access to a variety of services including grocery stores, restaurants, and shops.

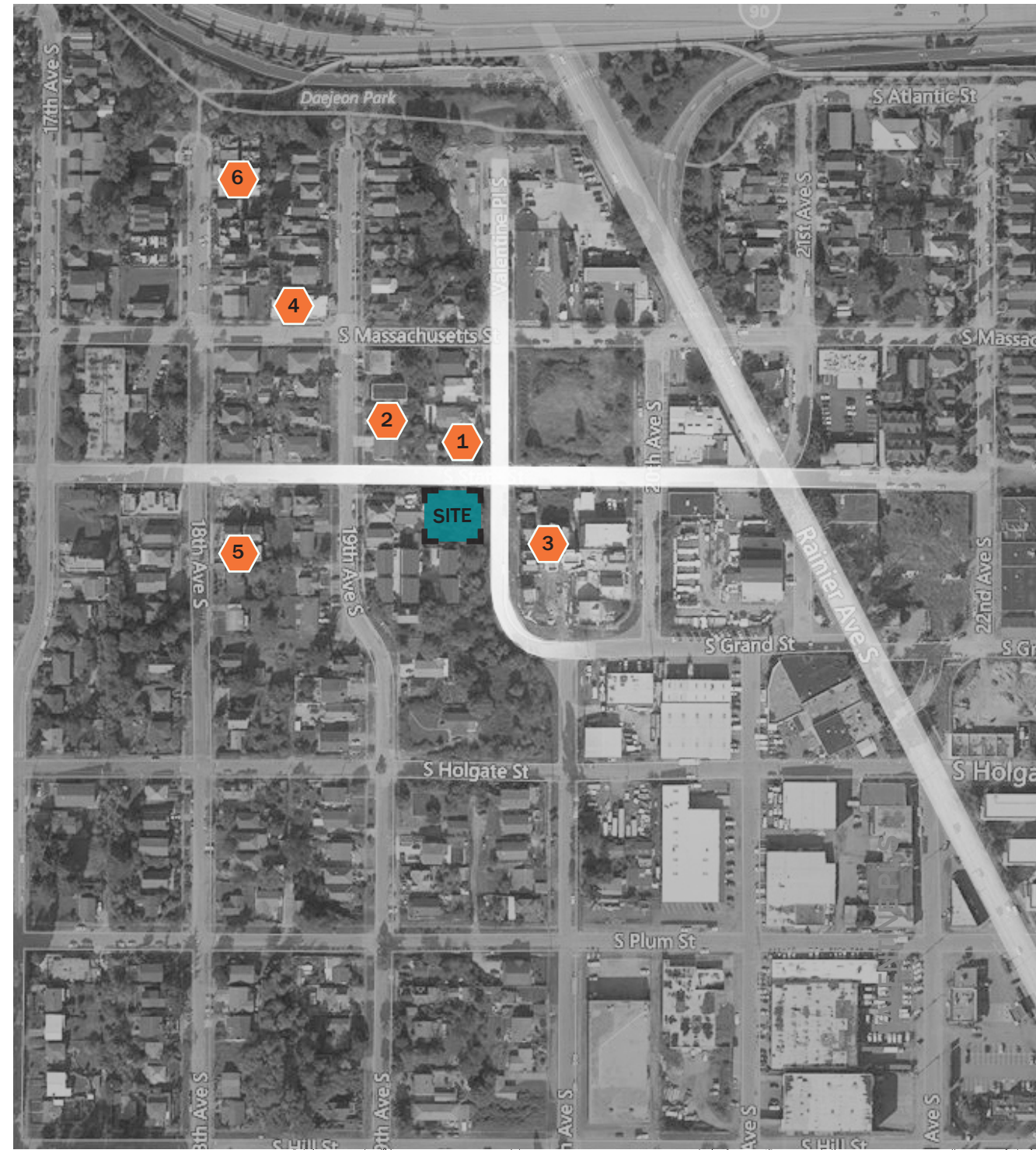
- RALPH'S CONCRETE PUMPING
- TECH LAB COMPUTER REPAIR
- TOSHIO'S TERIYAKI
- HAMLIN ROBINSON SCHOOL
- OBERTO SAUSAGE
- SEATTLE COLLISION CENTER
- WORLDWIDE HQ
- STEWART LUMBER & ACE HARDWARE
- DIAMOND NAILS
- SEATTLE CHILDREN'S PLAY-GARDEN
- DAVIS DOOR SERVICE . INC
- A-1 AUTO REPAIR & TOWING
- JAPANESE PRESBYTERIAN CHURCH
- DERE AUTO
- CASH & CARRY FOOD SERVICE
- KUSAK CUT GLASS WORKS
- AUTO SALON AT LESCHI
- DIXON USED FURNITURE
- SKEETER'S AUTO REBUILD
- BORRACCHINI FOODS



## CONTEXT + LOCAL BUSINESSES

**RESIDENTIAL CHARACTER**

A combination of low-rise and single-family zoning provides a transition between smaller single family homes and more dense multifamily housing.



**NEIGHBORHOOD ARCHITECTURE-RESIDENTIAL**

**COMMERCIAL CHARACTER** • Adjacent C1-40 and C1-65 zones as well as the Hamlin Robinson School provide a variety of institutional and commercial buildings near the project.



1 Hamlin Robinson School Play-field.



2 Hamlin Robinson School



3 Stewart Lumber & Ace Hardware



4 Davis Door Service, Inc



5 Toshio's Teriyaki



6 Wellspring Family Service



## NEIGHBORHOOD ARCHITECTURE-COMMERCIAL

## PROJECT IMAGES

2 



5 










6 



7 

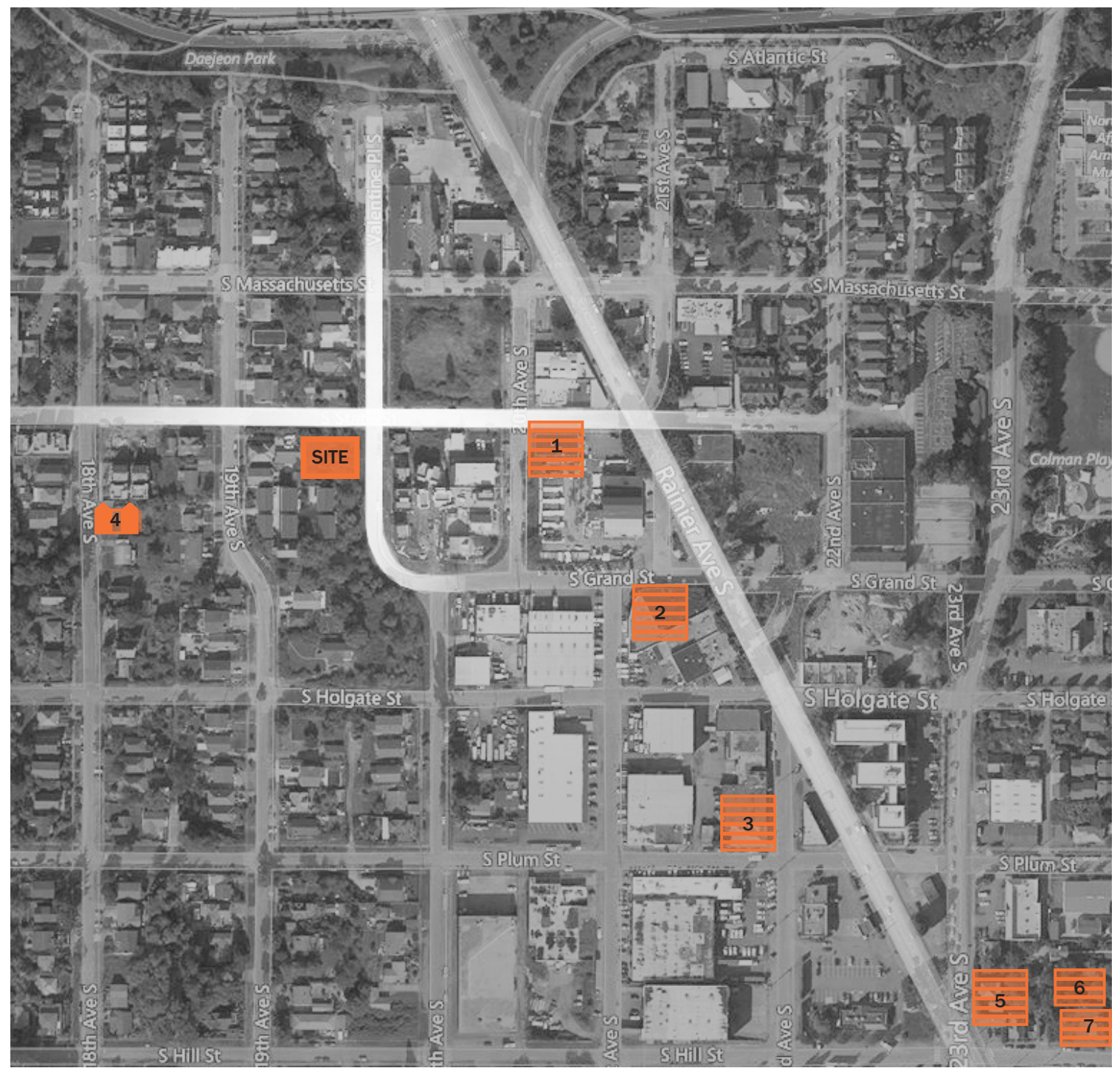


## PROJECT ADDRESS

- 1  **2007 S STATE ST**  
6 story mixed use building
- 2  **1801 RAINIER AVE S**  
6 story mixed use building with 165 units and 78 parking spaces
- 3  **1923 22ND AVE S**  
Demo 3 existing units and build 6 story 25 unit apartment
- 4  **1764 18TH AVE S**  
7 new townhomes
- 5  **2016 23RD AVE S**  
6 story apartment building containing 100 units above retail space
- 6  **2019 24TH AVE S**  
4-story apartment building containing 66 small efficiency dwelling units in an environmentally critical area
- 7  **2029 24TH AVE S**  
4-story apartment building containing 70 small efficiency dwelling units

## NEIGHBORHOOD DESIGN REVIEW PROJECTS

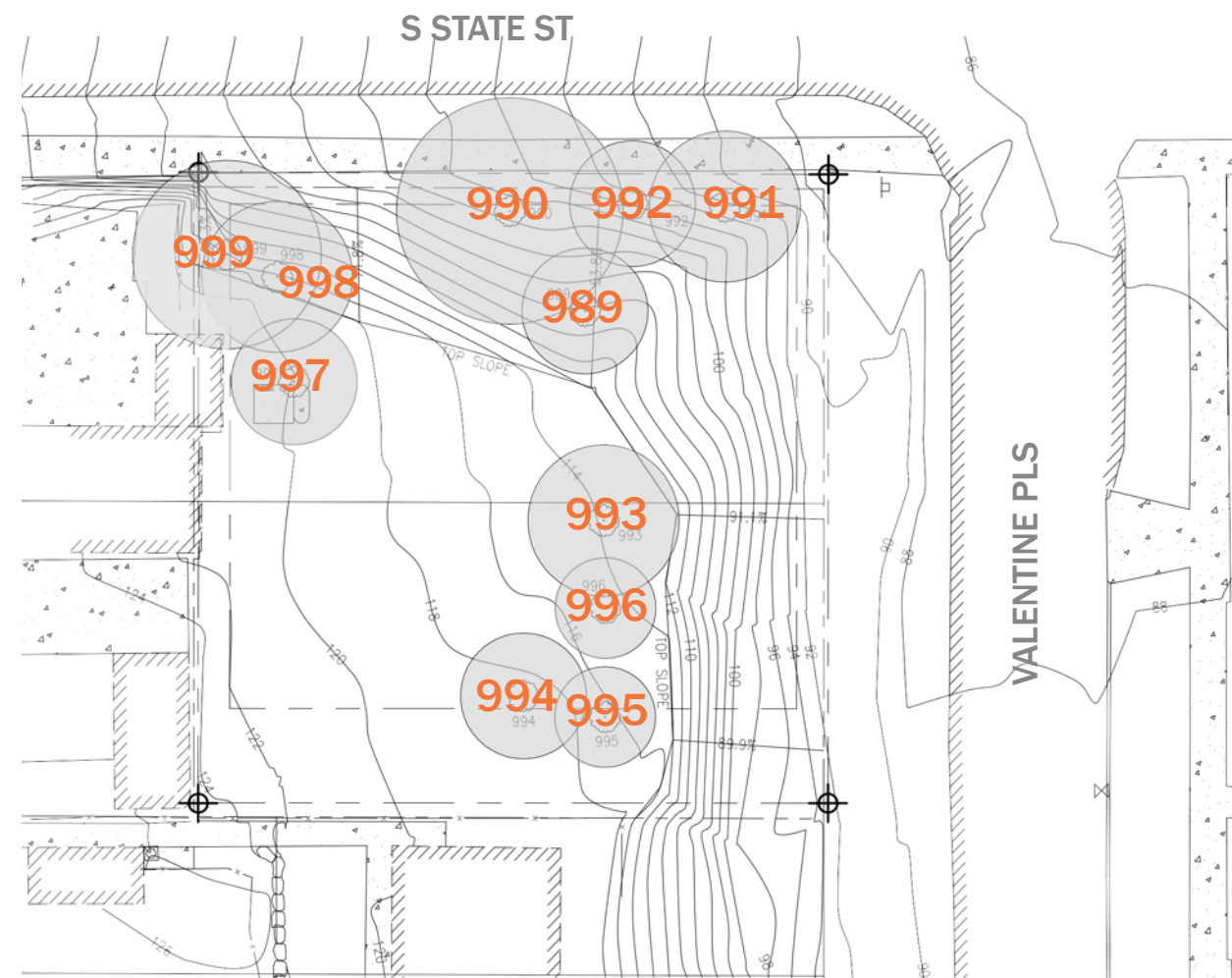
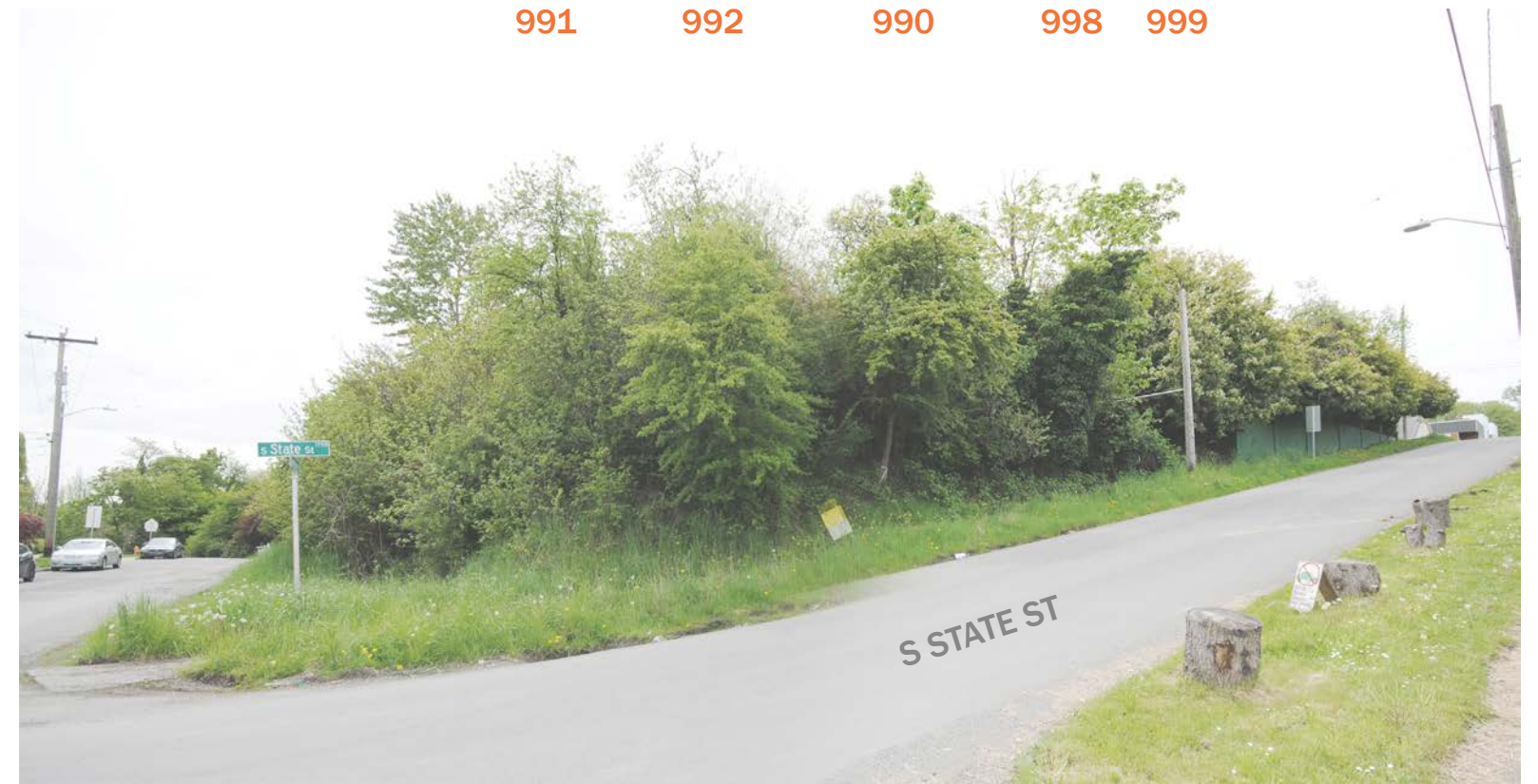
The majority of the surrounding Design Review project consist of 4-6 story apartment projects, ranging between 25 units up to 165 units. This aligns with the development potential of the area.



## NEIGHBORHOOD DESIGN REVIEW PROJECTS

## TREE INVENTORY

#	Species	DBH	Ht	Rad	LCR	LOD	Cl	St	Tr	H	Via	Comments	
989	Cherry (Prunus emarginata)	10	20	10	70		codo	S	S	S	yes		Non-exceptional
990	Big Leaf Maple	*25.4	25	18	50		codo	P	P	P	NO	3 trunks: 14, 14, 16" major dieback	Non-exceptional
991	English Hawthorne (Crataegus laevigata)	*5.0	20	12	90		codo	S	S	S	yes	2 trunks: 3', 4" (NOTE: less than 6" DBH and therefore not significant)	Non-exceptional
992	English Hawthorne (Crataegus laevigata)	7	15	10	90		codo	S	P	S	yes		Non-exceptional
993	Plum (prunus domestica)	*13.6	20	12	60		codo	P	P	P	NO	2 trunks: 8, 11 . Major dieback	Non-exceptional
994	Apple (common, malus)	*8.6	18	10	60		codo	P	P	P	NO	2 trunks: 5, 7" Major dieback	Non-exceptional
995	Apple (common, malus)	10	16	8	70		codo	P	P	S	NO		Non-exceptional
996	Apple (common, malus)	*12.2	18	8	80		codo	P	P	S	NO	3 trunks: 6, 7, 8"	Non-exceptional
997	Plum (prunus domestica)	*8.2	13	10	70		codo	P	P	P	NO	3 trunks: 4, 4, 6" , major dieback	Non-exceptional
998	English Laurel	*9.3	18	12	90		codo	G	G	G	yes	3 trunks: 5, 5, 6"	Non-exceptional
999	English Laurel	*15	20	15	90		codo	G	G	G	yes	22 trunks: 2' to 4"	Non-exceptional

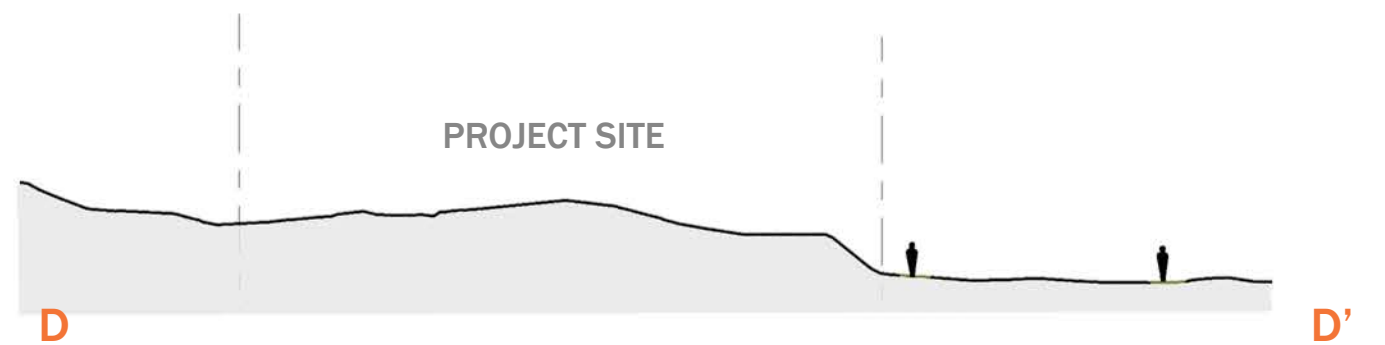
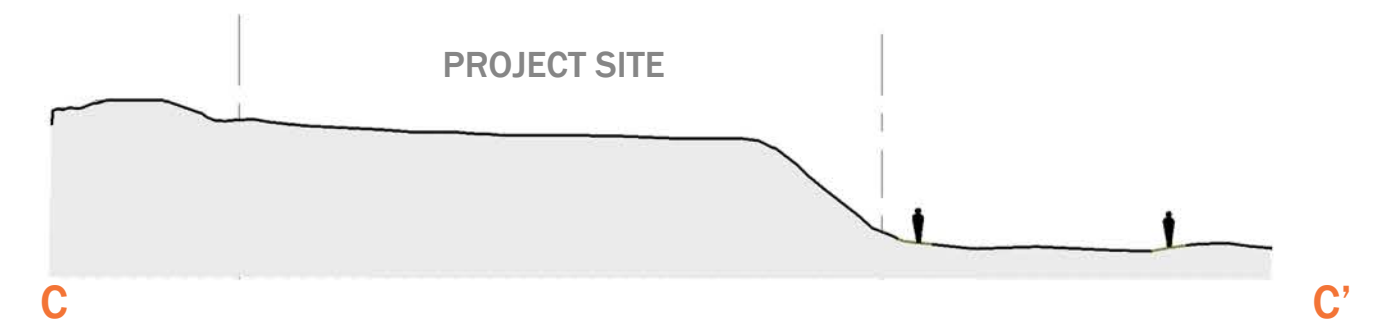
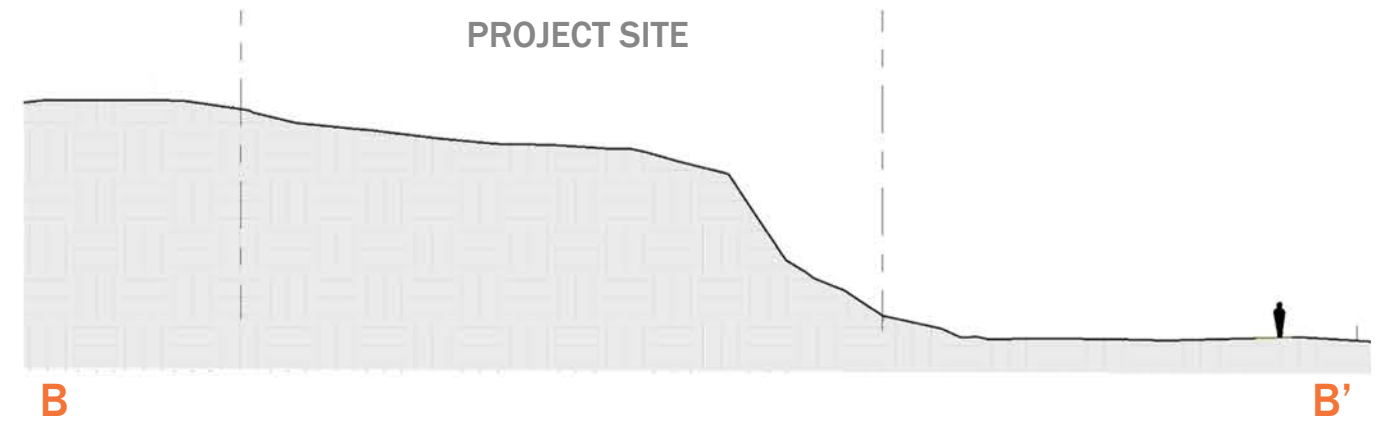
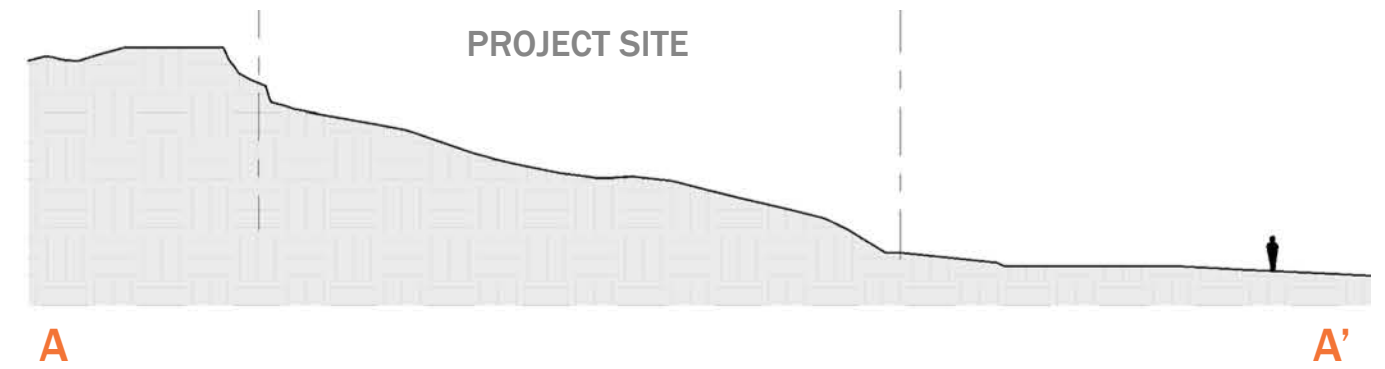
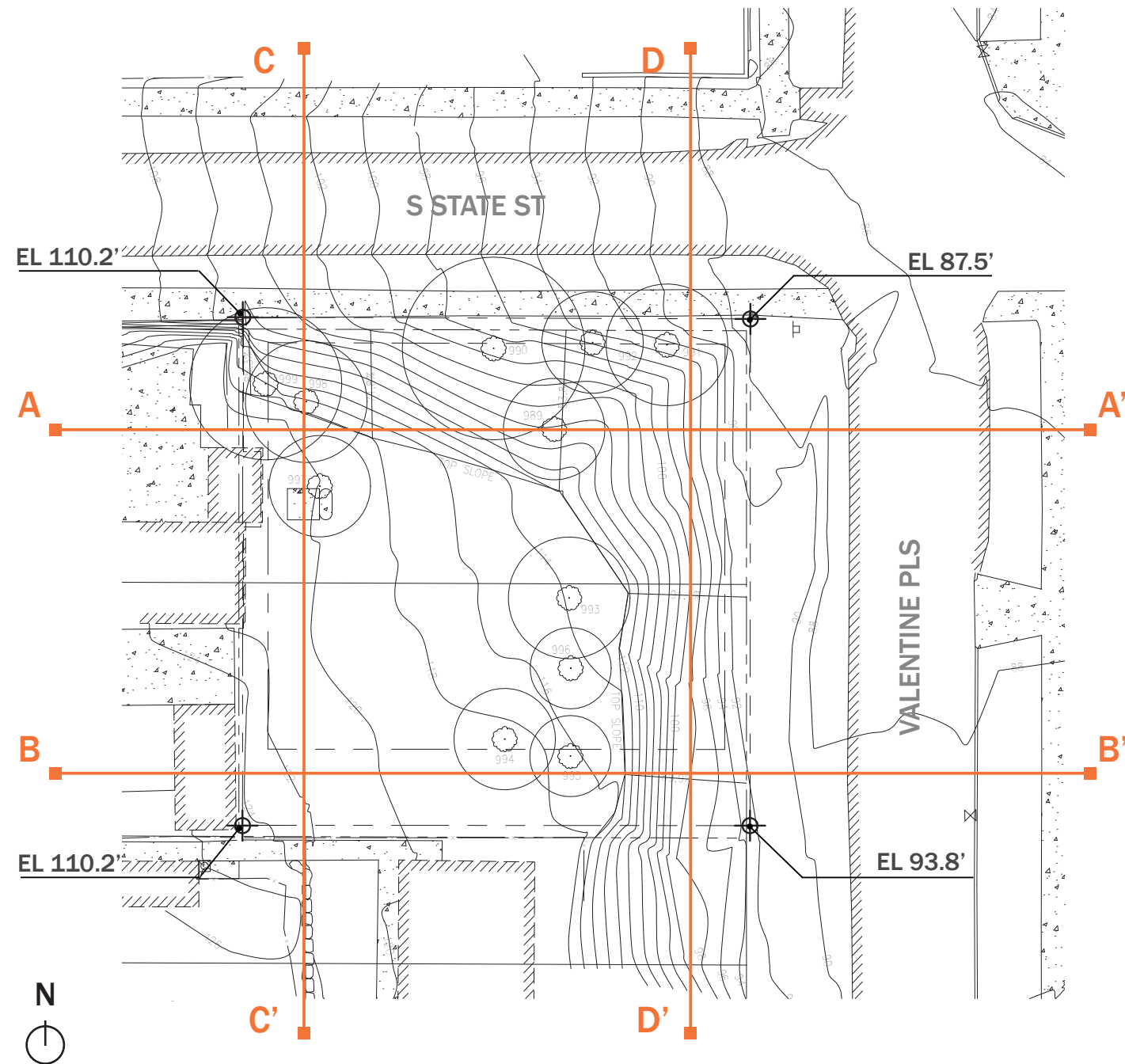


## TREE SURVEY

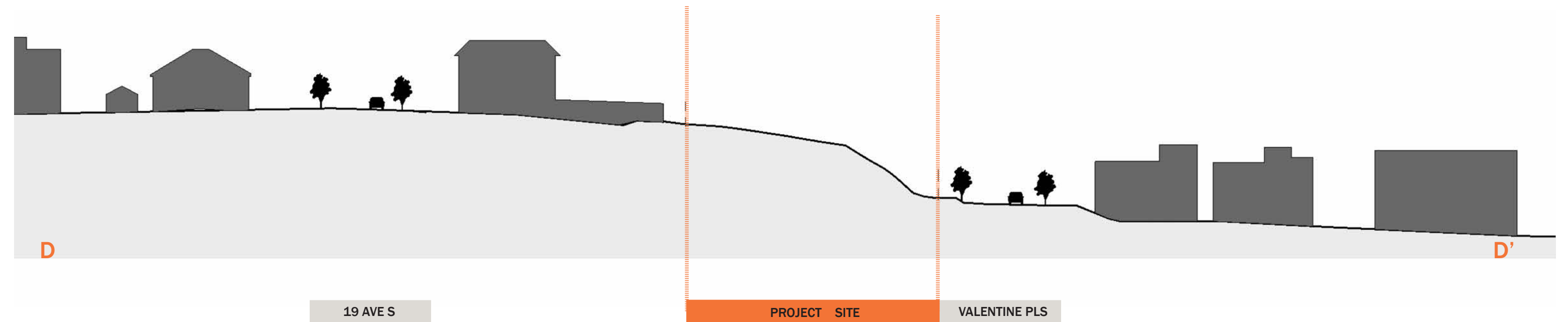
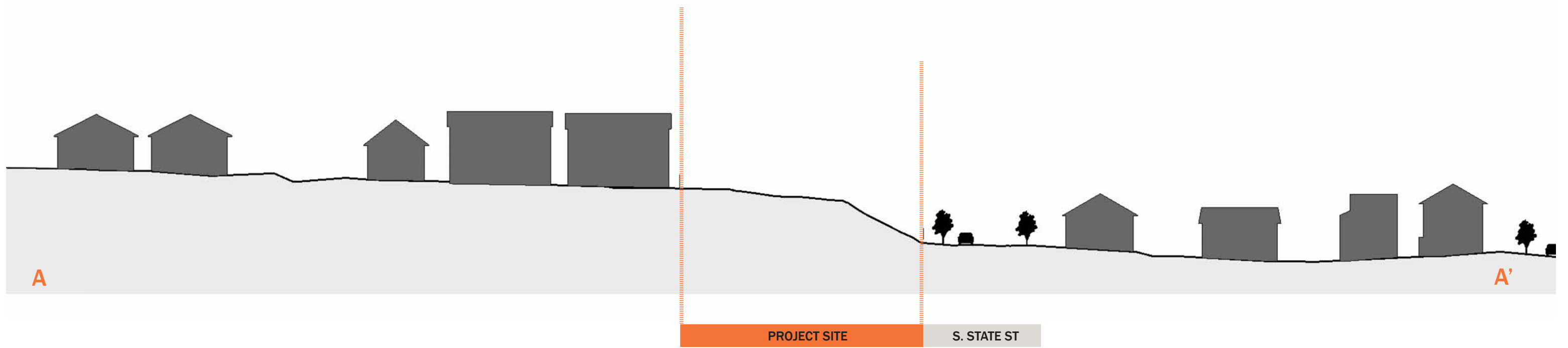


**TOPOGRAPHY CHARACTERISTICS**

- Steep slopes exist on both South State St and Valentine Place South. The slope of this topography runs in two directions: west to east and north to south. There is an elevation change of 40' from the grade at side-walk level on Valentine Place South to the south west corner of the site



**TOPOGRAPHY**



## TOPOGRAPHY

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VALENTINE PL S LOOKING EAST

S. STATE ST

ACROSS THE STREET



VALENTINE PL S LOOKING WEST

PROJECT SITE

S. STATE ST

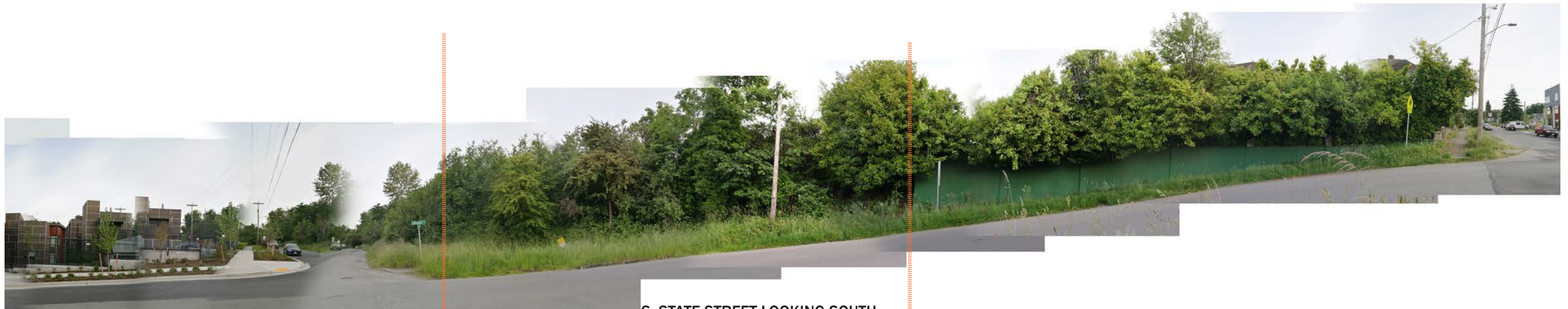
## STREET ELEVATIONS



S. STATE STREET LOOKING NORTH

PROJECT SITE

S. STATE ST



S. STATE STREET LOOKING SOUTH

VALENTINE PL S

PROJECT SITE

## STREET ELEVATIONS

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\*Blue text indicates Mount Baker Design Guidelines

## CONTEXT AND SITE

### CS1 Natural Systems and Site Features:

Use natural systems and features of the site and its surroundings.

#### CS1-B. SUNLIGHT AND NATURAL VENTILATION:

- Maximize daylight for interior/ exterior spaces
- Minimize shading on adjacent sites

#### CS1-C. TOPOGRAPHY

- Use natural topography to inform project design (integrate the design with good pedestrian environment to the ground building facade along a slope. Mount Baker Design Guidelines)
- Use elevation changes to locate structure and open spaces (also take advantage of potential views and enhance views from public right-of-ways. Mount Baker Design Guidelines)

### CS2 Urban Pattern and Form:

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

#### CS2-A. LOCATION IN THE CITY AND NEIGHBORHOOD

- Create a sense of place where the physical context is less established.

#### CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

- Identify opportunities for the project to make a strong connection to the street
- Contribute to the character and proportion of surrounding open spaces

#### CS2-C. RELATIONSHIP TO THE BLOCK

- Corner sites can serve as gateways or focal points (provide active street level uses. Mount Baker Design Guidelines)
- Provide a strong urban edge to the block (increase pedestrian connectivity through the neighborhood. Mount Baker Design Guidelines)

#### CS2-D. HEIGHT, BULK, AND SCALE

- Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning.
- Determine an appropriate complement and/or transition.

### CS3 Architectural Context and Character

Contribute to the architectural character of the neighborhood.

#### CS3-A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- Evolving Neighborhoods: In neighborhoods where architectural character is evolving, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
- Provide a high level of transparency and durable, quality materials at a human scale. Mount Baker Design Guidelines

## PUBLIC LIFE

### PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

#### PL1-A. NETWORK OF OPEN SPACES

- Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood
- Consider features such as recessed entries, courtyards, or through-block connections

#### PL1-B. WALKWAYS AND CONNECTIONS

- Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure
- Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- Project site front on steep streets or cover sloping sites should provide through-block connections that:
  - a. Maximize pedestrian connectivity, encourage interaction, and mediate the site's topography.
  - c. Incorporated small gathering spaces, seating, bike racks and plating areas.
  - d. Have clear entries where the drive or pedestrian pathway meets a public right-of-way.
  - f. Use landscape buffer at the transition from public to private amenity and entries.
  - g. Provide active uses along edges.(Mount Baker Town Center Design Guidelines)

### PL2 Walk-ability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

#### PL2-A. ACCESSIBILITY

- Provide access for people of all abilities in a manner that is fully integrated into the project design

#### PL2-B. SAFETY AND SECURITY

- Create safe environment by providing lines of sight and encouraging natural surveillance
- Ensure transparency of street-level uses by keeping views open into spaces.

### PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

#### PL3-A. ENTRIES

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors ( the corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades. Mount Baker Design Guidelines)

#### PL3-B. RESIDENTIAL EDGES

- Provide security and privacy for residential buildings through use of a buffer
- Main entries should maximize their positive impact on the pedestrian environment.
- Establish a streetscape that clearly looks and feels residential
- Provide street-facing entries for ground-level units.
- Provide a physical feature behind the sidewalk that both defines and bridges the boundary between public right-of-way and private yard or patio. ( Mount Baker Design Guidelines)

## DESIGN CONCEPT

### DC1 Project Uses and Activities:

Optimize the arrangement of uses and activities on site.

#### DC1-A. ARRANGEMENT OF INTERIOR USES

- Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.
- Locate amenities that complement the building design and offer safety and security
- Take advantage of views and physical connections to exterior spaces and uses

### DC2 Architecture Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

#### DC2-A. MASSING

- Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space
- Use secondary architectural elements to reduce the perceived mass of larger projects
- Foster architectural variety on a block.( Mount Baker Design Guidelines)

#### DC2-B & C. FACADE COMPOSITION AND SECONDARY FEATURES

- Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements
- Fit With Neighboring Buildings

### DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

#### DC3-A. BUILDING-OPEN SPACE RELATIONSHIP

- Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- Private open spaces should provide building residents with more intimate place to socialize than public open spaces.
- Private yard. Patios and balconies should integrate with the building design, and with adjacent public open space.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. ( Mount Baker Design Guidelines)

## CITATION

### 23.45.504 Permitted and Prohibited Uses

#### 23.45.510. Floor Area Ratio (FAR) Limits

FAR limited to 1.3 for LR2 Apartments inside Urban Villages that meets the requirements of 23.45.510.C

#### 23.45.510.C Standard for Hight FAR

C1. The proposed development will meet the green building standard;  
C2. Alley improvements;  
C2. Parking for apartments shall be enclosed within the same structure as residential use.

#### 23.45.512 - Density limits—LR zones

For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 zones.

#### 23.45.514 - Structure height

Apartment is LR2 Zones within Urban Villages are limited to 30' building height with 4' parapet bonus.

#### 23.45.518 - Setbacks and separations

LR2 Apartments  
Front = 5' minimum  
Side ( for facades >40') = 5' minimum; 7' average  
Rear = 15' minimum if no alley

#### 23.45.522 - Amenity area

A. Amenity area requirements for apartments in LR Zones:  
Minimum of 25% of lot area;  
Minimum of 50% of required amenity at grade;  
Minimum of 50% at-grade amenity shall be landscaped;  
At-grade amenity shall be provides as common space.  
D. General requirements  
Accessible to all units;  
Not enclosed 250 sf minimum area to qualify as amenity area.

#### 23.45.524 - Landscaping standards

A. Landscaping shall meet requirements for health and viability of planting;  
Green Factor score shall score 0.6 or greater in LR zones;  
B. Street tress are required, number and type determined by SDCI.

#### 23.45.524 - Structure width and façade length limits in LR zones

A. Maximum width for Apartment in LR2 = 90' (Table A)  
B. Maximum side-lot facade length = 65% of length of lot line if within 15' of lot line

#### 23.45.529 - Design standards

Enhance street facing facade;. Foster a sense of community; Provide a sense of openness and access to light and air

## PROJECT RESPONSE (preferred scheme)

### Proposed residential use is permitted

#### Project is eligible for higher FAR per 23.45.510.C

Lot Area = 10,000 sf  
Max Build-able Area = 13,000 sf (10,000 sf x 1.3)  
12,925 sf Prooosed

- C1: Project will be constructed to Built Green 4-star rating;
- C2: Lot does not abut an alley;
- C3: Parking is not required in Frequent Transit Area

### Project is exempt from density limit per 23.45.510.C

#### The proposed structure height is in compliance.

The proposed structure is 30' with 1' parapet.

#### The proposed setbacks are in compliance.

Front = 5' minimum; 9.3' average  
Side ( for facades >40') = 6' minimum; 9.8' average  
Rear = 18.8' minimum without alley

#### The proposed Amenity area is in compliance.

Lot Area = 10,000 sf  
Amenity Area required = 2,500 sf (10,000 sf x 25%); 2,500 sf proposed  
Amenity Area required at grade= 1,250 sf (2,500 sf x 50%); 1,500 sf proposed  
Amenity Area required landscaped= 625sf (12,500 sf x 50%); 625sf proposed

### Project will be required to achieve a Green Factor score of 0.6 or higher.

#### All proposed options are in compliance.

Side Lot Length = 100';  
Allowed Facade Length with 15' of lot line = 65'

### All proposed options integrated common amenity and dwelling units at ground level along with pedestrian experience

## NOTES



## CITATION

### 23.53.006 - Pedestrian access and circulation

Apartment in LR2 within Urban Village

- A. Pedestrian access and circulation are required on all streets
- C. Sidewalks are required

### 23.53.015 - Improvement requirements for existing streets in residential and commercial zones

Existing streets abutting the lot(s) are required to be improved in accordance with this Section 23.53.015 and Section 23.53.006, Pedestrian access and circulation.

Minimum right-of-width for Existing Non-arterial Streets = 40'

**For an existing non-arterial street right-of-way is greater than to the minimum right-of-way width, a paved roadway with pedestrian access and circulation, drainage facilities, and any landscaping required by the zone in which the lot is located shall be provided, as specified in the Right-of-Way Improvements Manual.**

### 23.54.015 - Required parking

Table B : No minimum requirement for all residential uses in multifamily zones with urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1.320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.

23.54.015.D.2, Table D: Bike parking of 0.75 long-term stalls per SEDU unit, 1 per 4 for standard dwelling units.

## PROJECT RESPONSE

**Proposed site and options are in compliance**

**Project is in compliance**

Right-of-way width = 56' >40' minimum

**No parking is required for project**

Project is within the North Rainier Hub Urban Village and meets requirement for frequent transit designation.

Project meets the minimum bicycle parking requirements per 23.54.015.D.2,

Number of SEDU units : 46  
Bike parking required = 46 SEDUs x (.75) = 35  
Bike parking provided for each option: 36

## NOTES

## PROJECT INSPIRATION: TOPOGRAPHY

The site's unique topography changes are utilized as a driver in order to explore massing and form that enhances the extreme sloped conditions. These conditions allow for the project building to hold a strong urban edge as a corner site as well as appropriately respond to existing neighborhood buildings.

## DESIGN GOALS:

### • 1. CONTEXT AND SITE

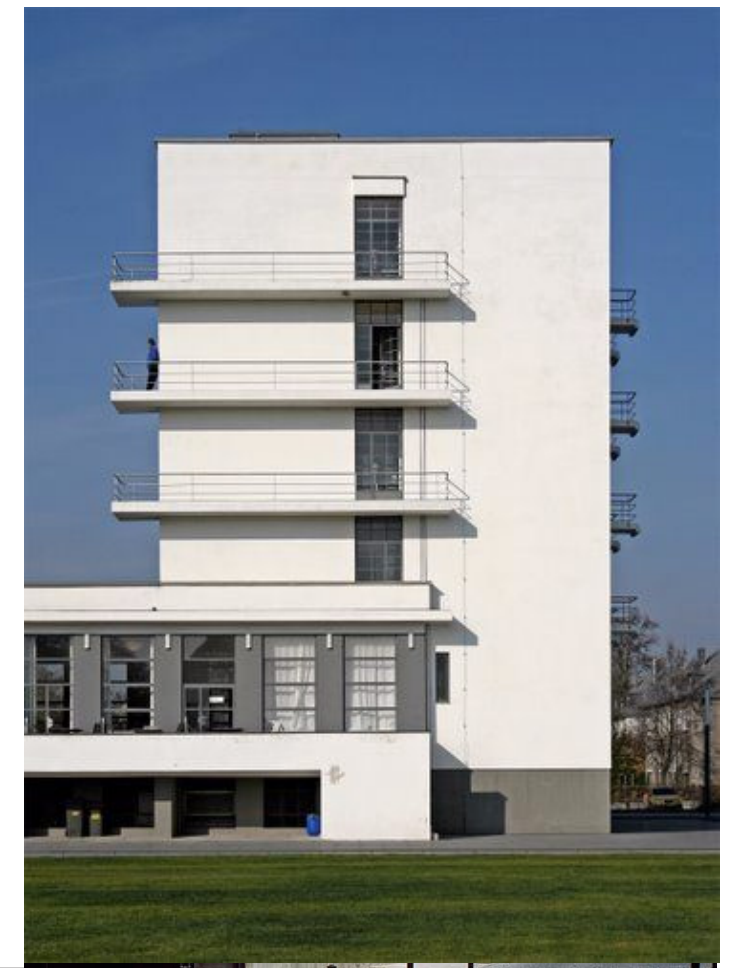
Use natural topography to inform project design.

### • 2. PUBLIC LIFE

Identify opportunities for the project to make strong connections to the street.

### • 3. MASSING

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

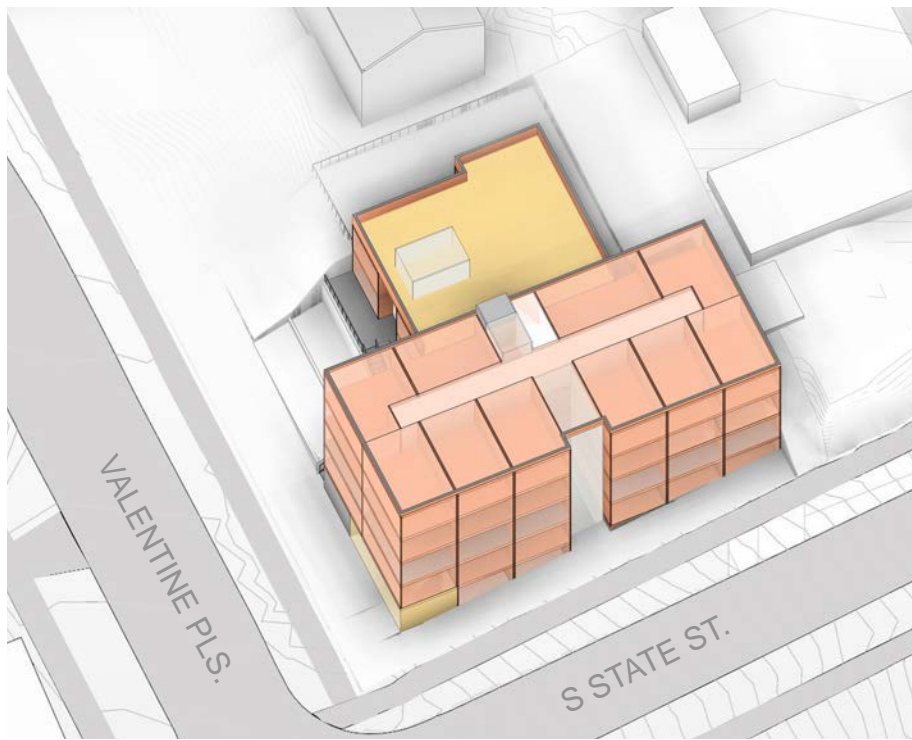


## BUILDING

## LANDSCAPE



## PROJECT INSPIRATION



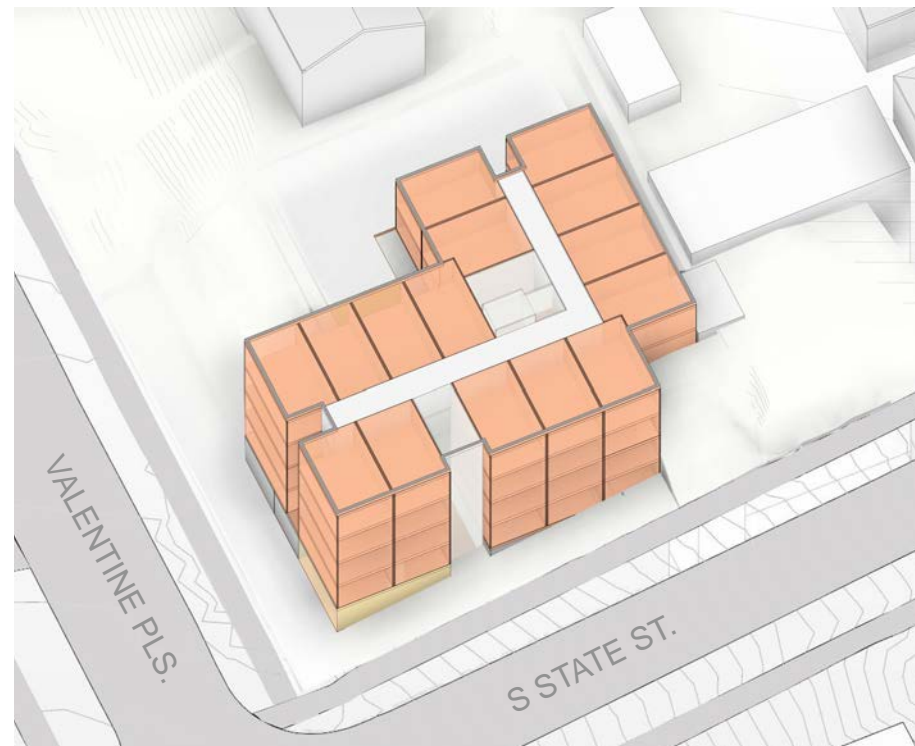
## SCHEME 1

### PROJECT DATA

- . 17,505 SF (1.3 FAR)
- . (45) Small Efficiency Dwelling Units
- . 2,500 SF exterior amenity in shared courtyard and roof-deck
- . No Parking provided
- . Pedestrian Entry at NE Corner facing Valentine PL

### DEPARTURES

- . No Departures requested at this time



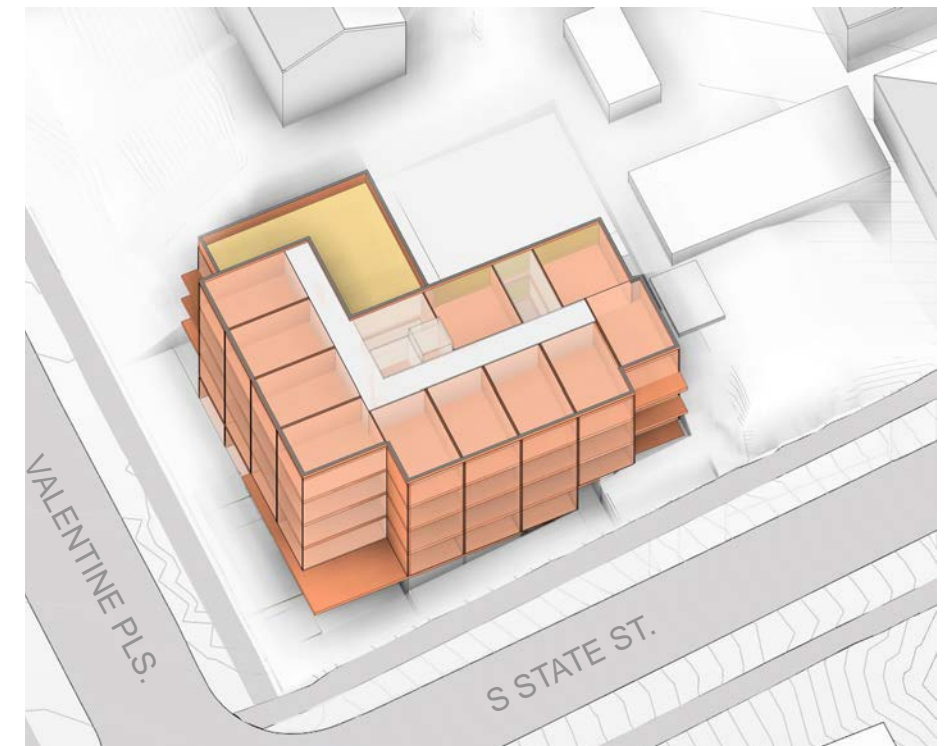
## SCHEME 2

### PROJECT DATA

- . 17,730 SF (1.3 FAR)
- . (46) Small Efficiency Dwelling Units
- . 2,500 SF exterior amenity in shared courtyard
- . No Parking provided
- . Pedestrian Entry at NE Corner facing Valentine PL

### DEPARTURES

- . No Departures requested at this time



## SCHEME 3 (PREFERRED)

### PROJECT DATA

- . 18,040 SF (1.3 FAR)
- . (46) Small Efficiency Dwelling Units
- . 2,500 SF exterior amenity in shared courtyard and roof-deck
- . No Parking provided
- . Pedestrian Entry at NE Corner facing Valentine PL

### DEPARTURES

- . No Departures requested at this time

## SCHEME SUMMARY

# SCHEME 1:

## T-SHAPE

## SCHEME 1

### PROJECT DATA

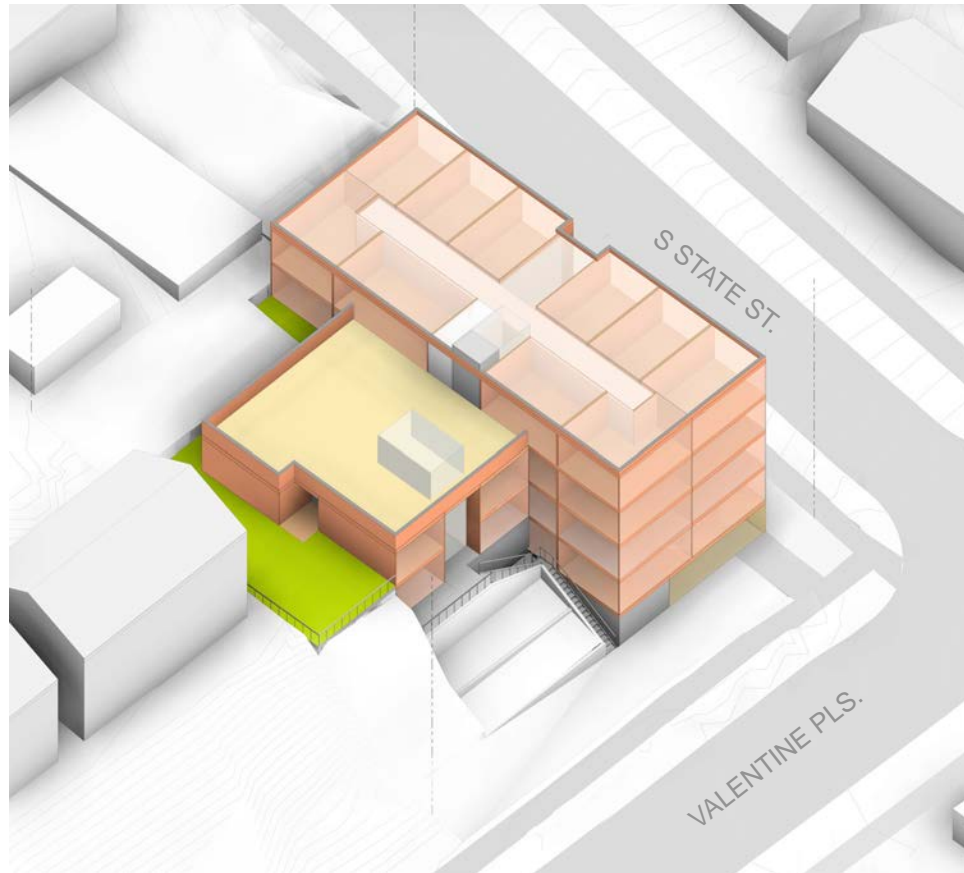
- . 17,505 SF (1.3 FAR)
- . (46) Small Efficiency Dwelling Units
- . 2,500 SF exterior amenity in shared courtyard
- . No Parking provided
- . Pedestrian Entry at NE Corner facing Valentine Pl S

### DEPARTURES

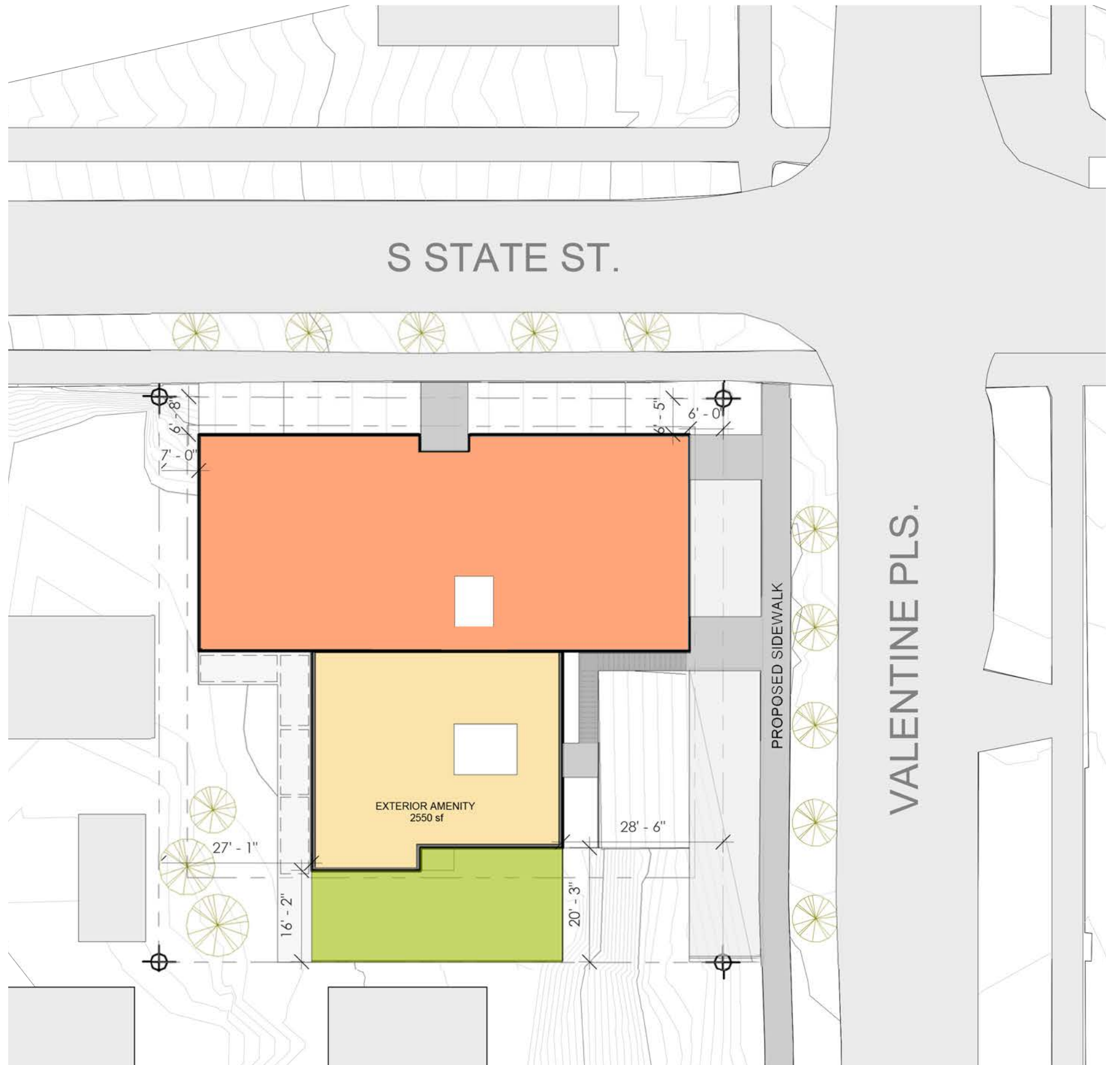
- . No Departures requested at this time

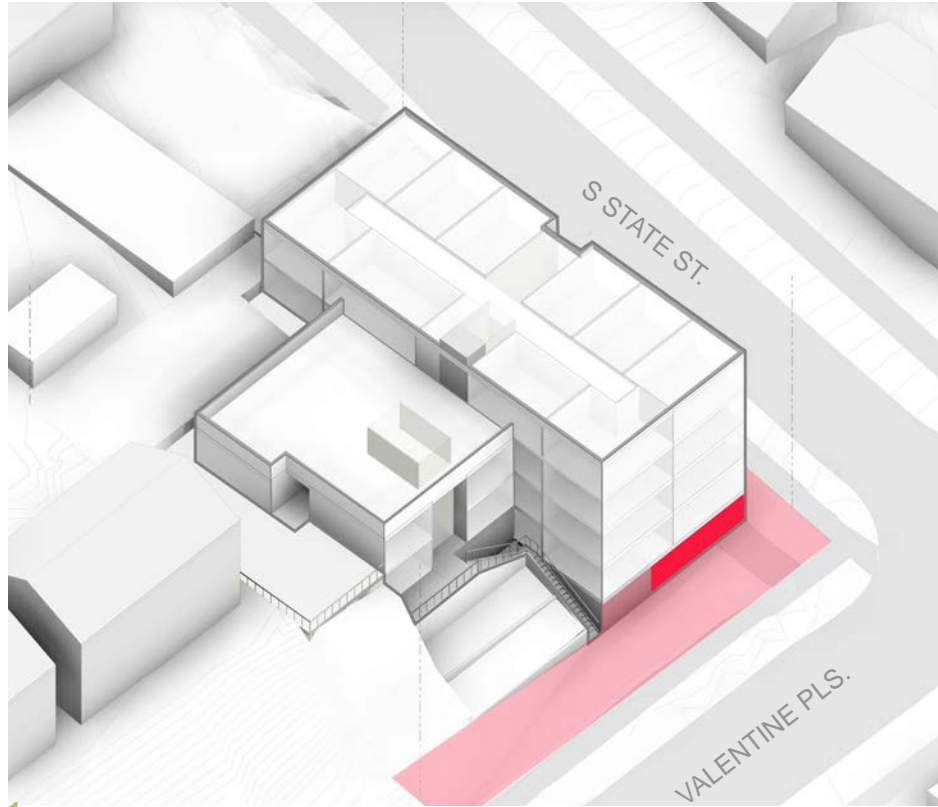


## SCHEME 1: SUMMARY



**SCHEME 1: SITE PLAN & SITE ANALYSIS**





**1. PUBLIC LIFE-**

The lobby and service programming are located on the building corner of South State Street and Valentine Place South, elevating residential uses away from the street level. (2) units are grounded at street level on S State Street, which is steeply sloped

**DISADVANTAGES-**

The T-shaped building massing still does efficiently utilize existing site topography. Street-level uses are concentrated to the corner of South State Street and Valentine Place South. (3) residential units are located at ground level on South State Street, which is heavily sloped.

**DESIGN GUIDELINE FOCUSES:**

**CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES**

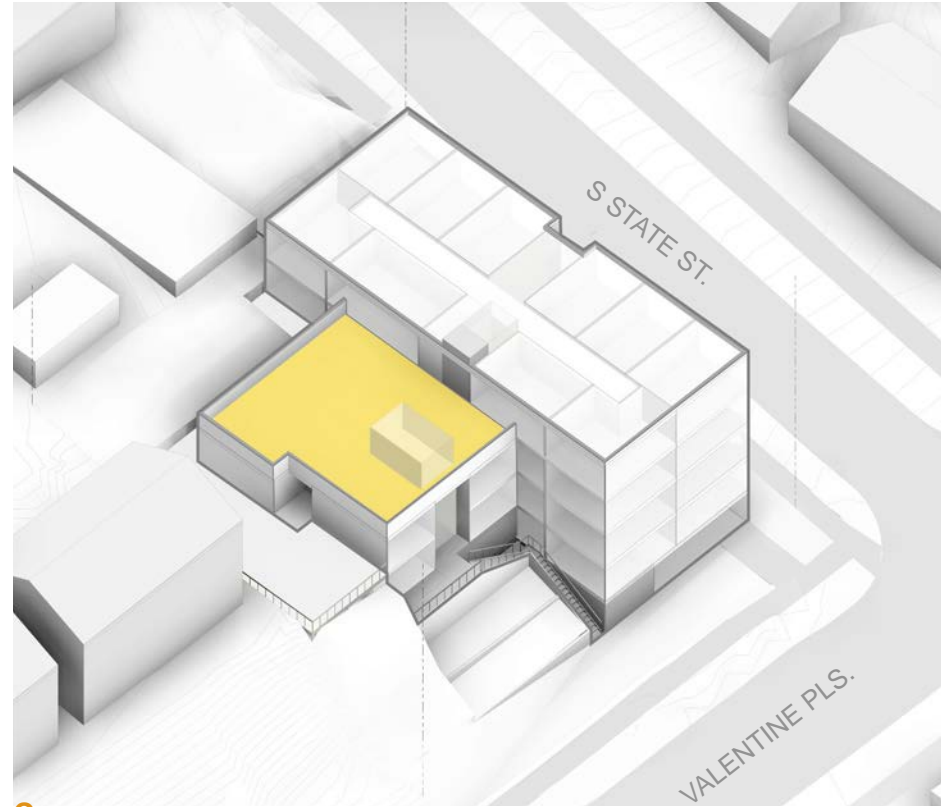
- Identify opportunities for the project to make a strong connection to the street

**PL1-B. WALKWAYS AND CONNECTIONS**

- Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- Incorporate small gathering spaces, seating, bike racks and plating areas.
- Use landscape buffer at the transition from public to private amenity and entries.
- Provide active uses along edges (Mount Baker Design Guidelines)

**PL3-A. ENTRIES**

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors
- The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades. (Mount Baker Design Guidelines)



**2. MASSING-**

The building holds the corner at the intersection of South State Street and Valentine Place South, reducing in scale on its south and west face.

**DISADVANTAGES-**

A common roof deck aids in reducing the scale of the project in relation to adjacent neighbors. However, the setback is reduced from building to building, specifically along the south and west.

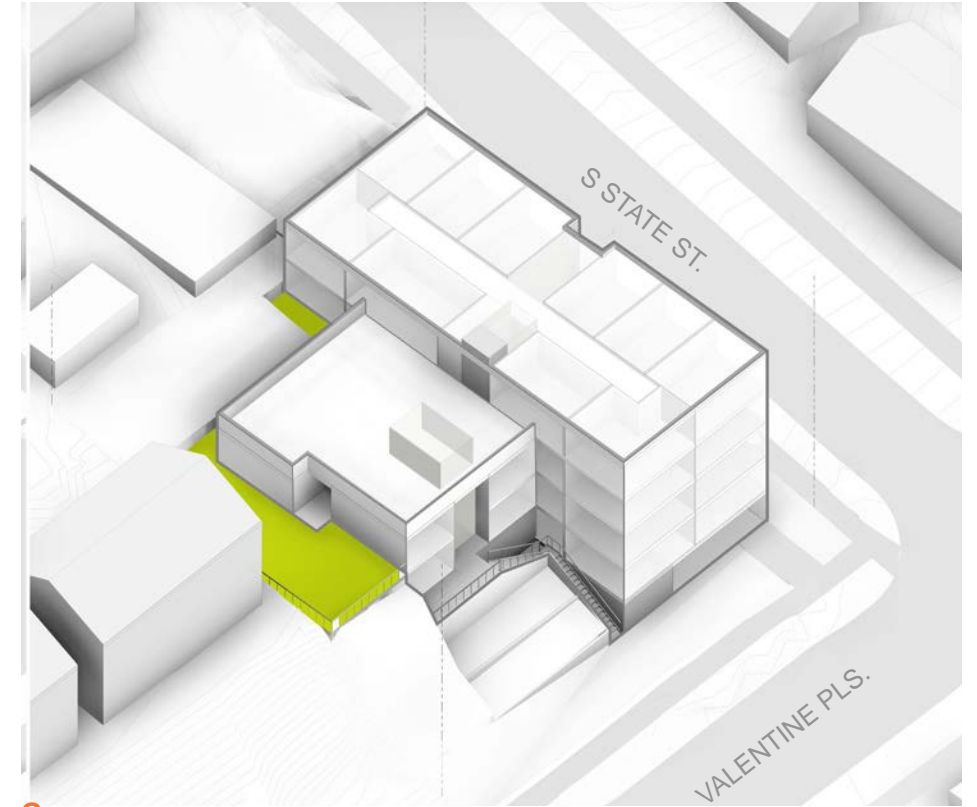
**DESIGN GUIDELINE FOCUSES-**

**DC2-A. MASSING**

- Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space
- Use secondary architectural elements to reduce the perceived mass of larger projects
- Foster architectural variety on a block. (Mount Baker Design Guidelines)

**DC3-A. BUILDING-OPEN SPACE RELATIONSHIP**

- Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. (Mount Baker Design Guidelines)



**3. OPEN SPACE CONCEPT-**

The building's courtyard is located on the flattened portion of the site and wraps around the building on the west and south faces.

**DISADVANTAGES-**

Because a majority of the flat portion of the site is occupied by building, outdoor amenity space seems left-over and is significantly reduced in size as a result.

**DESIGN GUIDELINE FOCUSES-**

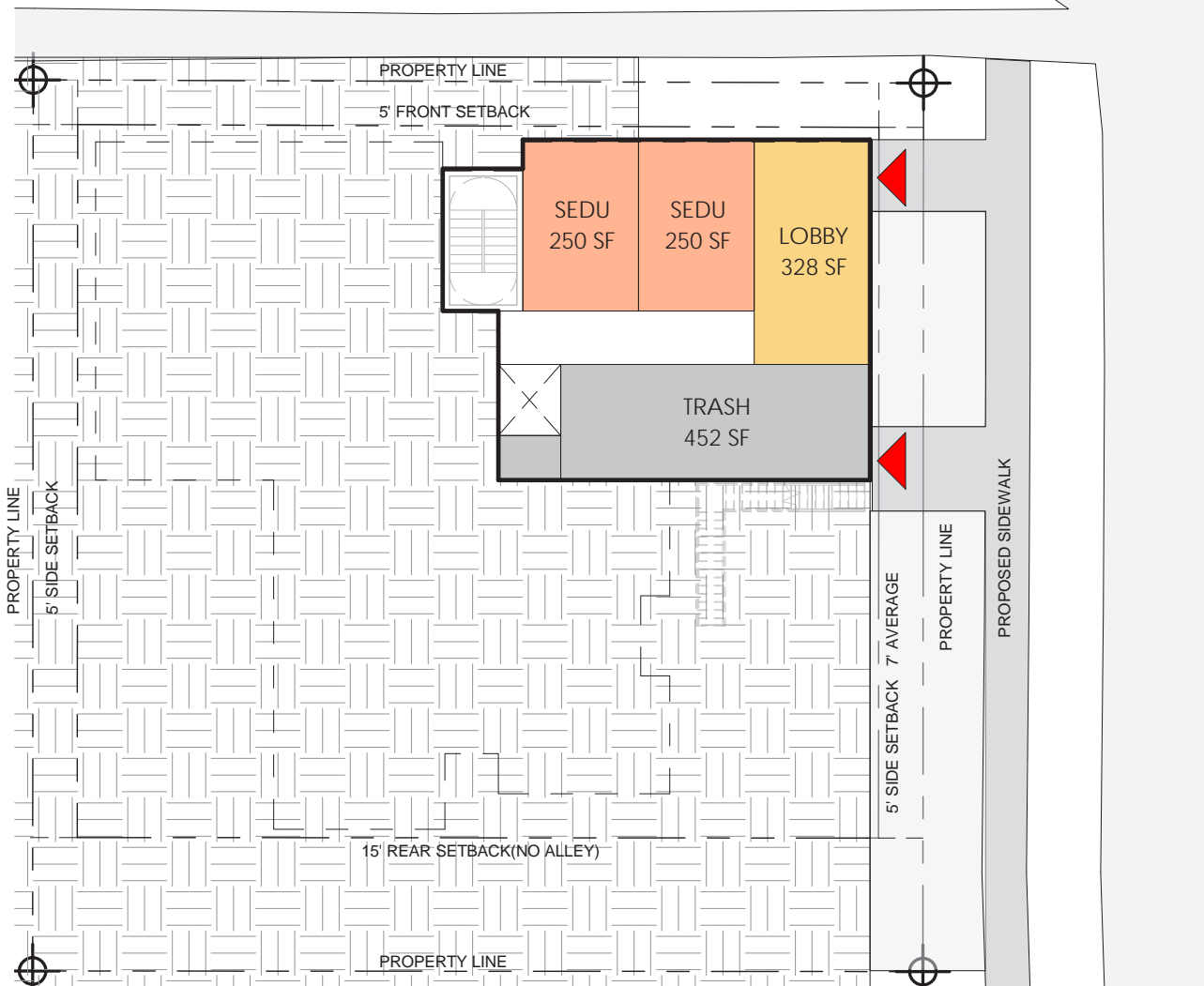
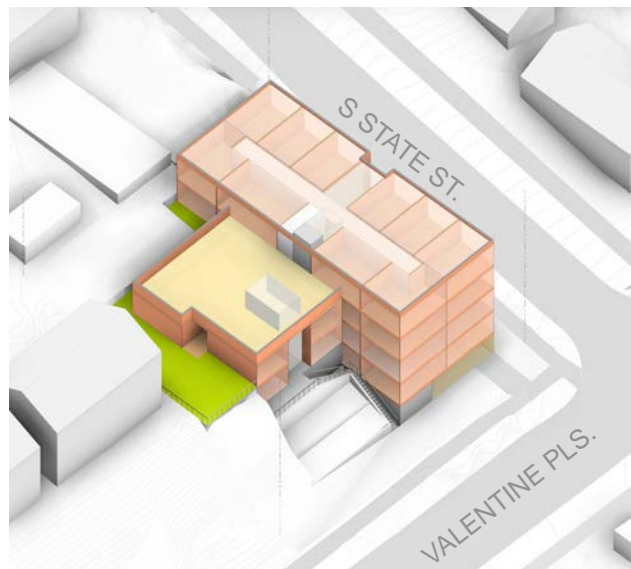
**CS1-C. TOPOGRAPHY**

- Use elevation changes to locate structure and open spaces (also take advantage of potential views and enhance views from public right-of-ways. Mount Baker Design Guidelines)

**DC3-A. BUILDING-OPEN SPACE RELATIONSHIP**

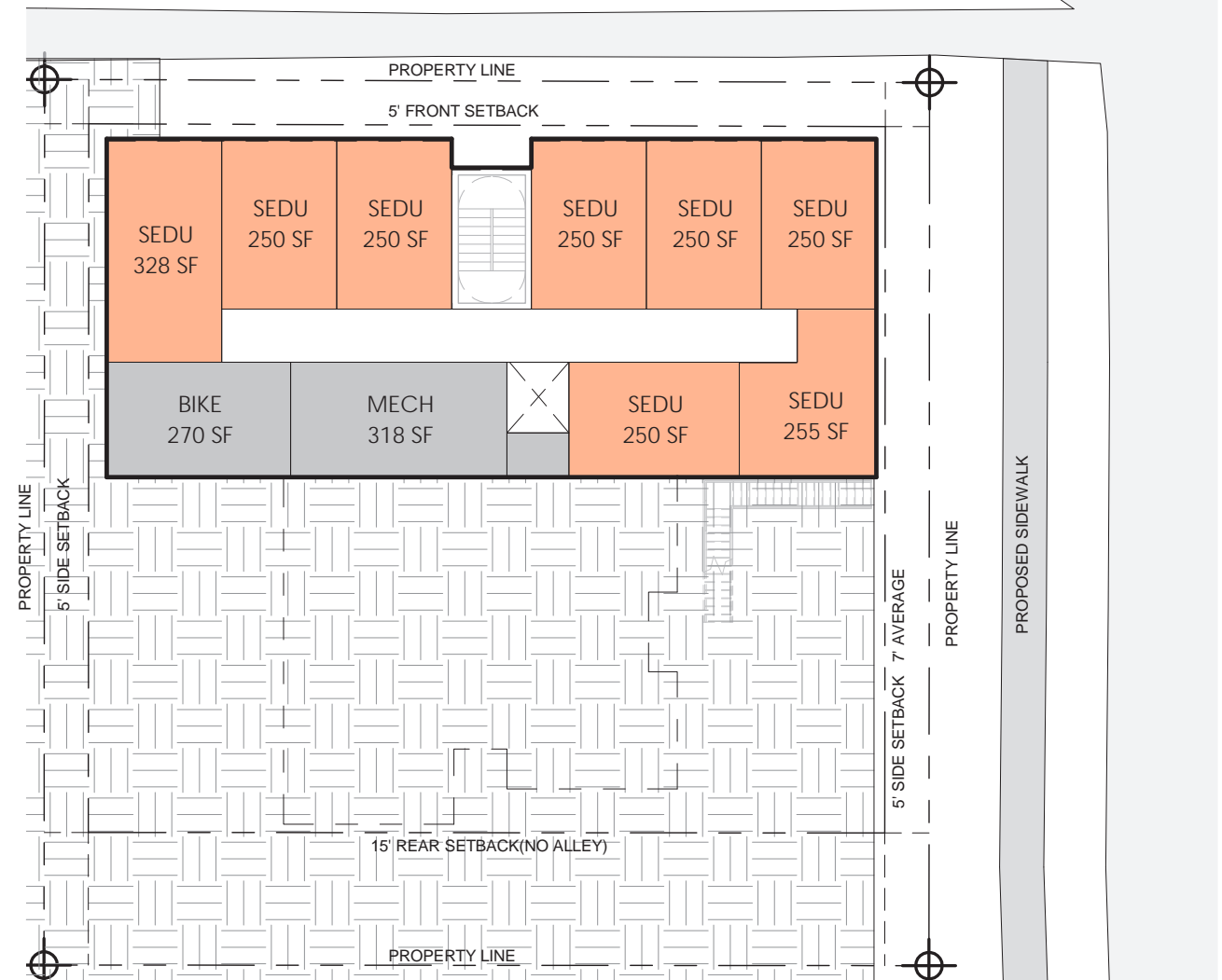
- Private open spaces should provide building residents with more intimate place to socialize than public open spaces.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. (Mount Baker Design Guidelines)

**SCHEME 1: SITE & MASSING ANALYSIS**



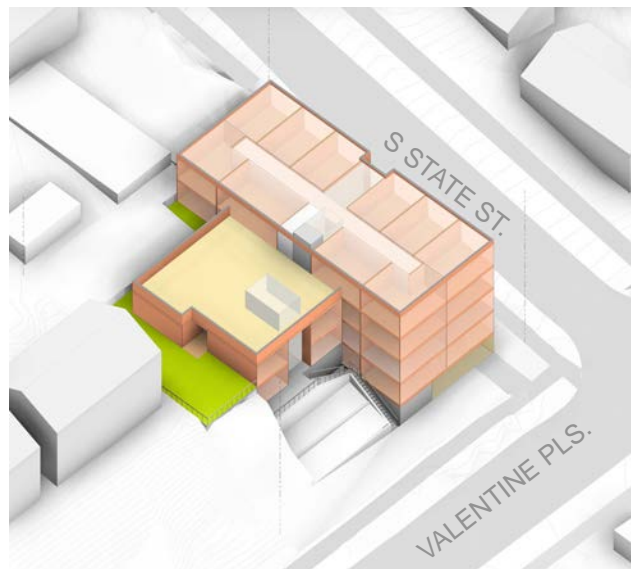
① Level 1  
1" = 20'-0"

**SCHEME 1: FLOOR PLANS**



② Level 2  
1" = 20'-0"





Real-estate Area: 18,194sf

- Level 1: 1,775 sf
- Level 2: 3,418 sf
- Level 3: 5,054 sf
- Level 4: 4,754sf
- Level 5: 3,193 sf

Floor Area Ratio: 12,875 sf (4,630 sf Exempt)

- Level 1: 500 sf (1,190 sf Exempt)
- Level 2: 1,510 sf (1,780 sf Exempt)
- Level 3: 3,220 sf (1,660 sf Exempt)
- Level 4: 4,580 sf
- Level 5: 3,065 sf

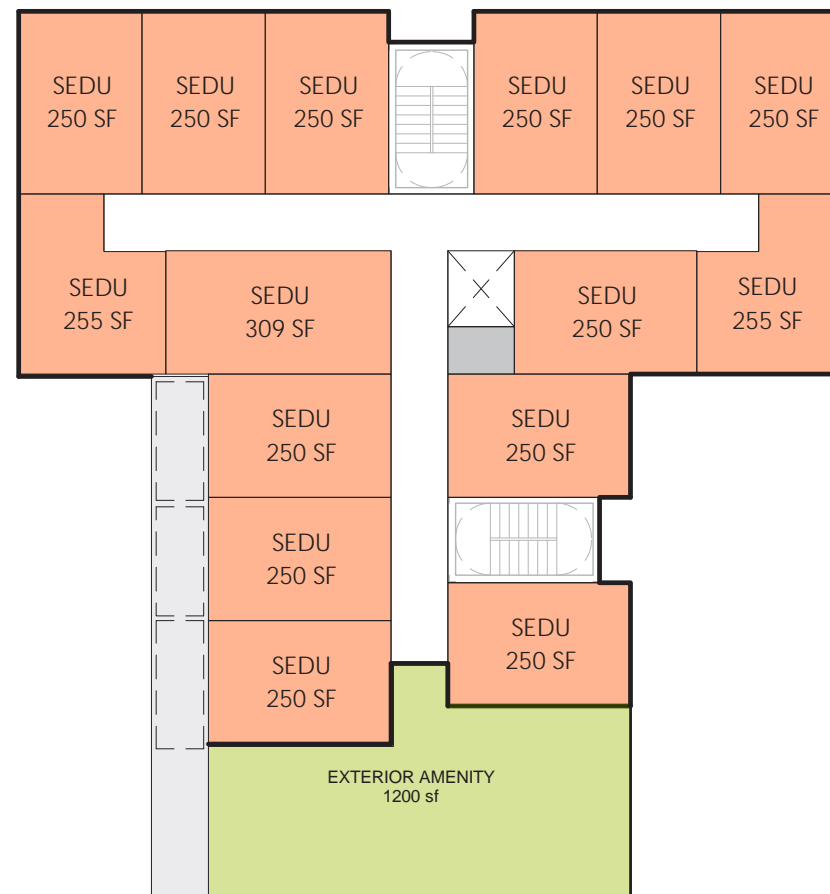
Total : 17,505 sf  
- Exempt: 4,630 sf

12,875 sf  
( 13,000 sf allowed )  
0 sf over

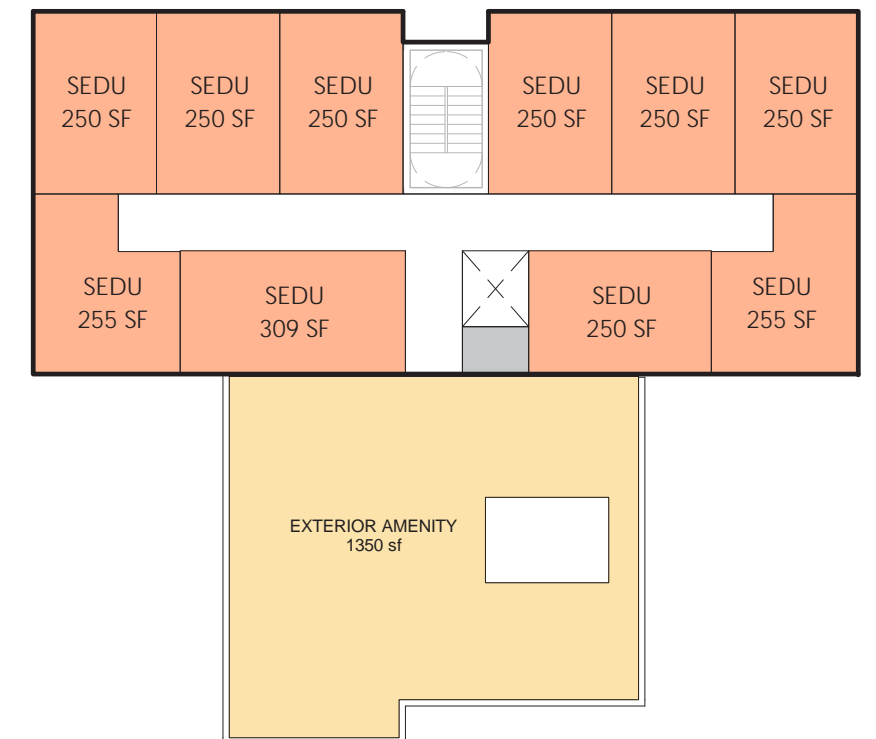
Unit: 45



① Level 3  
1" = 20'-0"

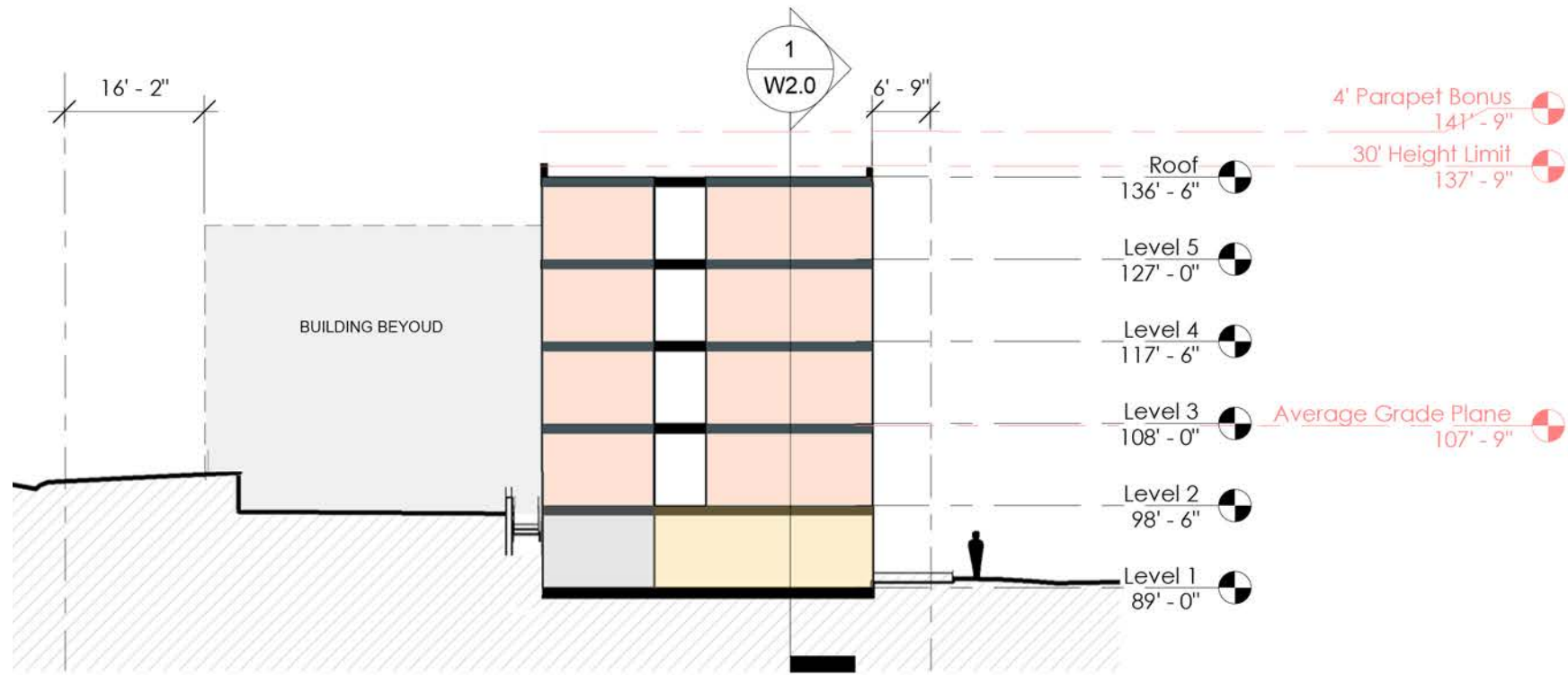


② Level 4  
1" = 20'-0"



③ Level 4-5  
1" = 20'-0"

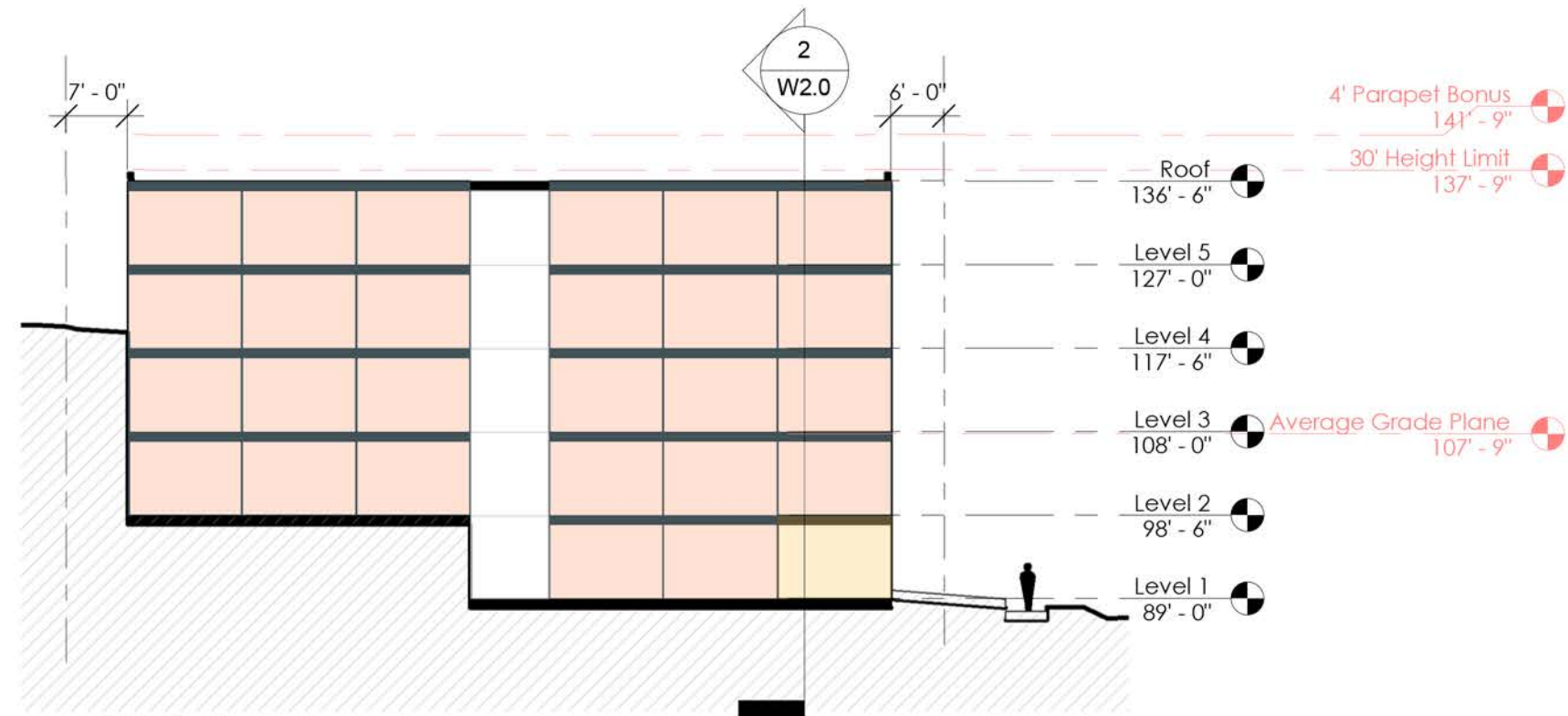
## SCHEME 1: FLOOR PLANS



2 NS Section  
1" = 20'-0"



3 Valentine street view

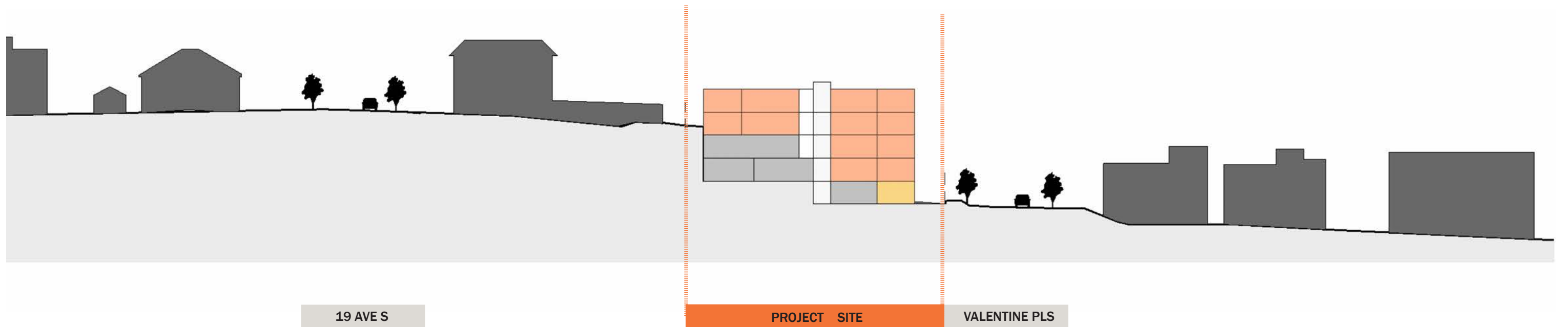
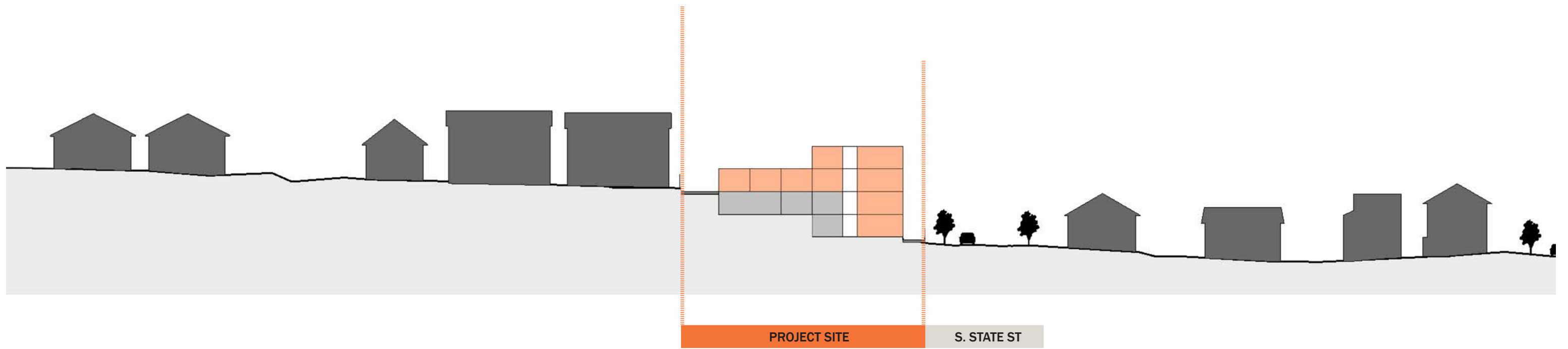


1 EW Section  
1" = 20'-0"

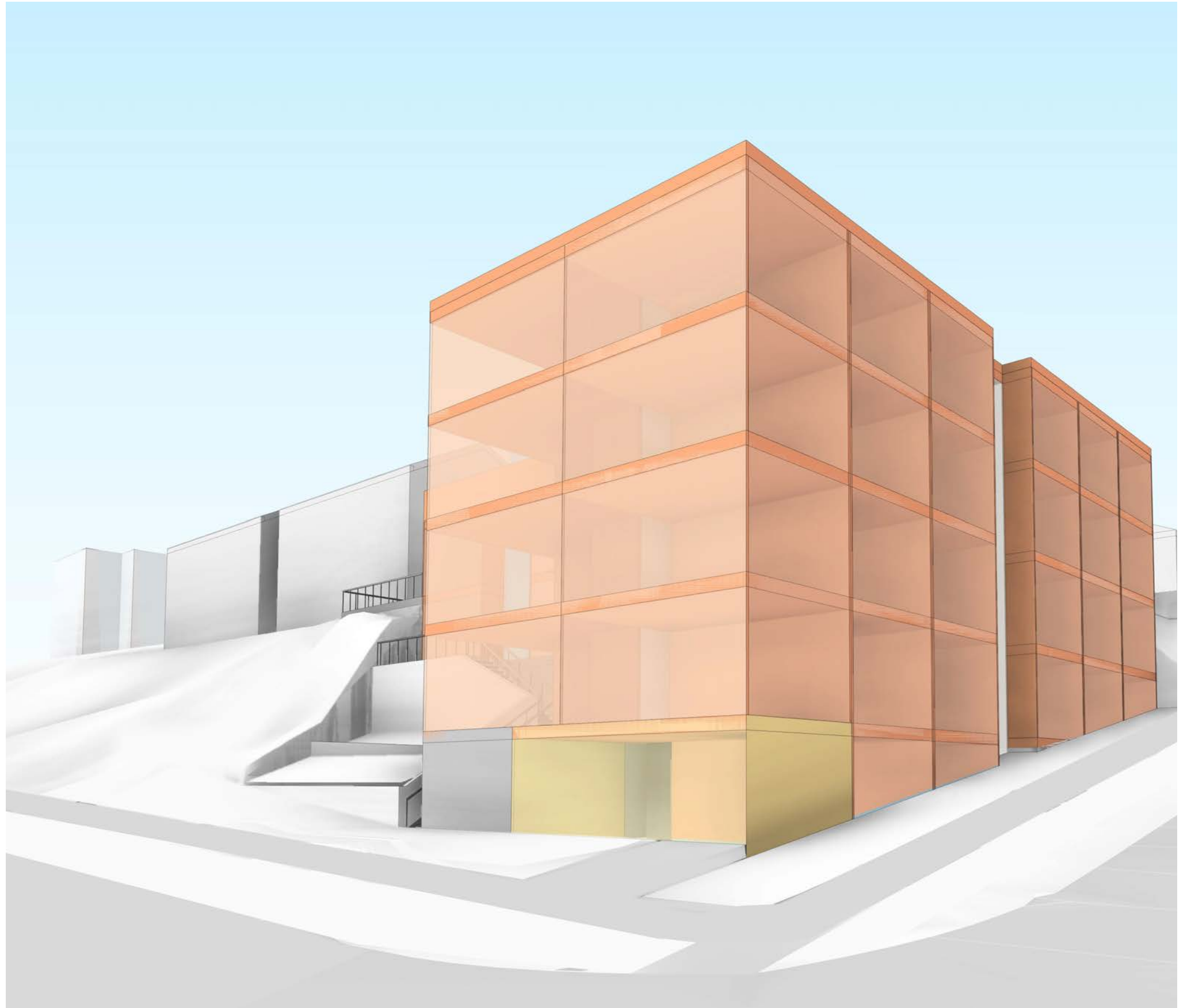


4 State street view

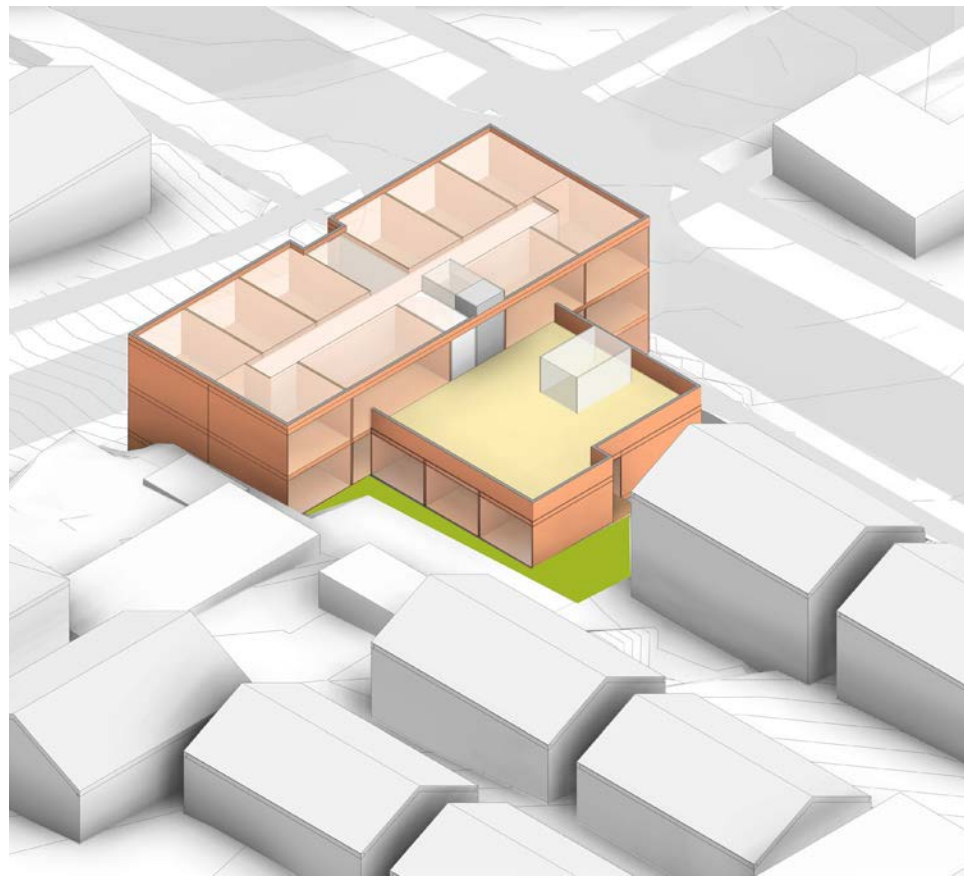
## SCHEME 1: BUILDING SECTIONS



## SCHEME 1: SITE SECTION



## SCHEME 1: STREET VIEW



**SCHEME 1: COMMON AMENITY**

**SCHEME 2:**

**L-SHAPE**

## SCHEME 2

### PROJECT DATA

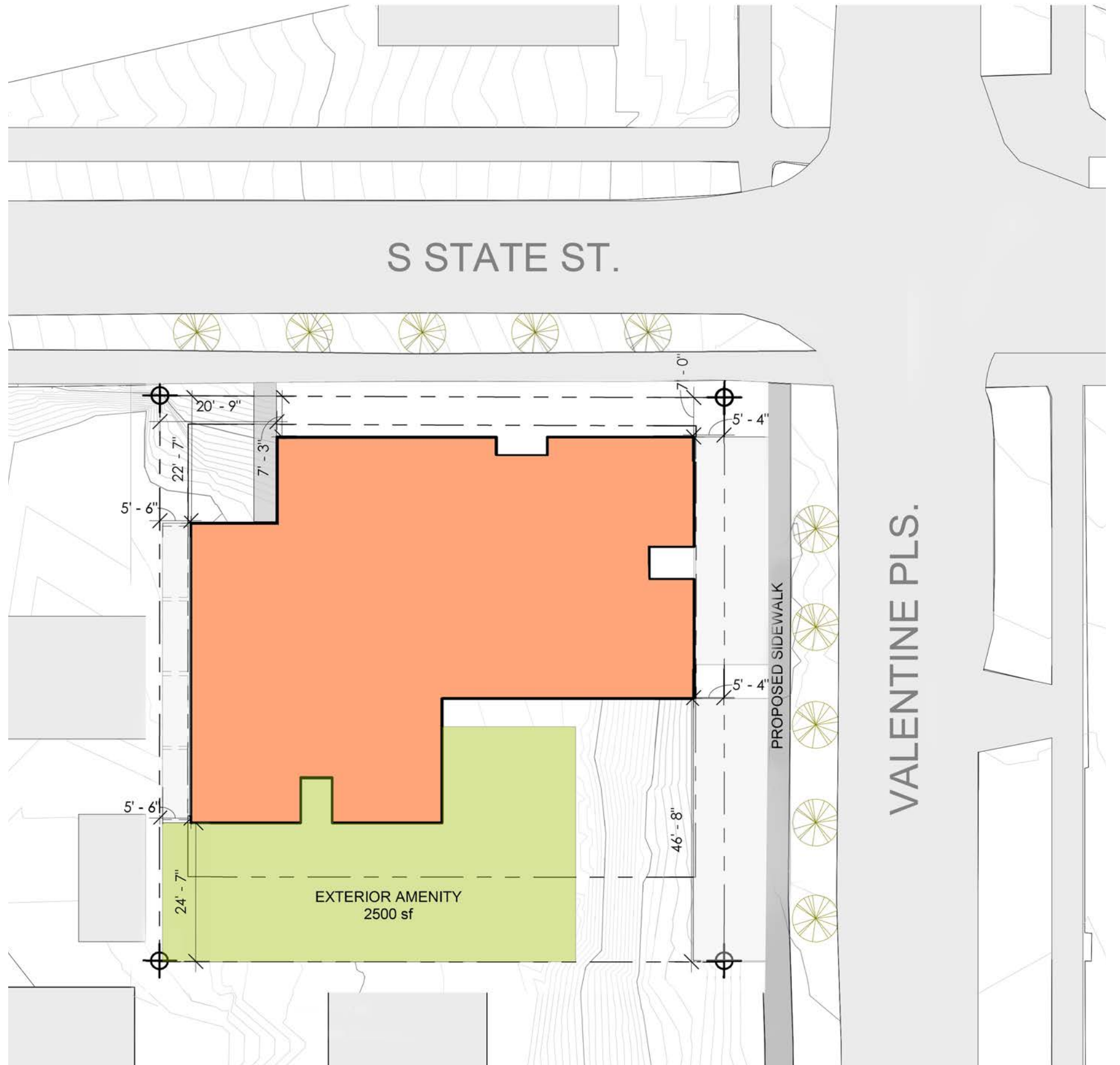
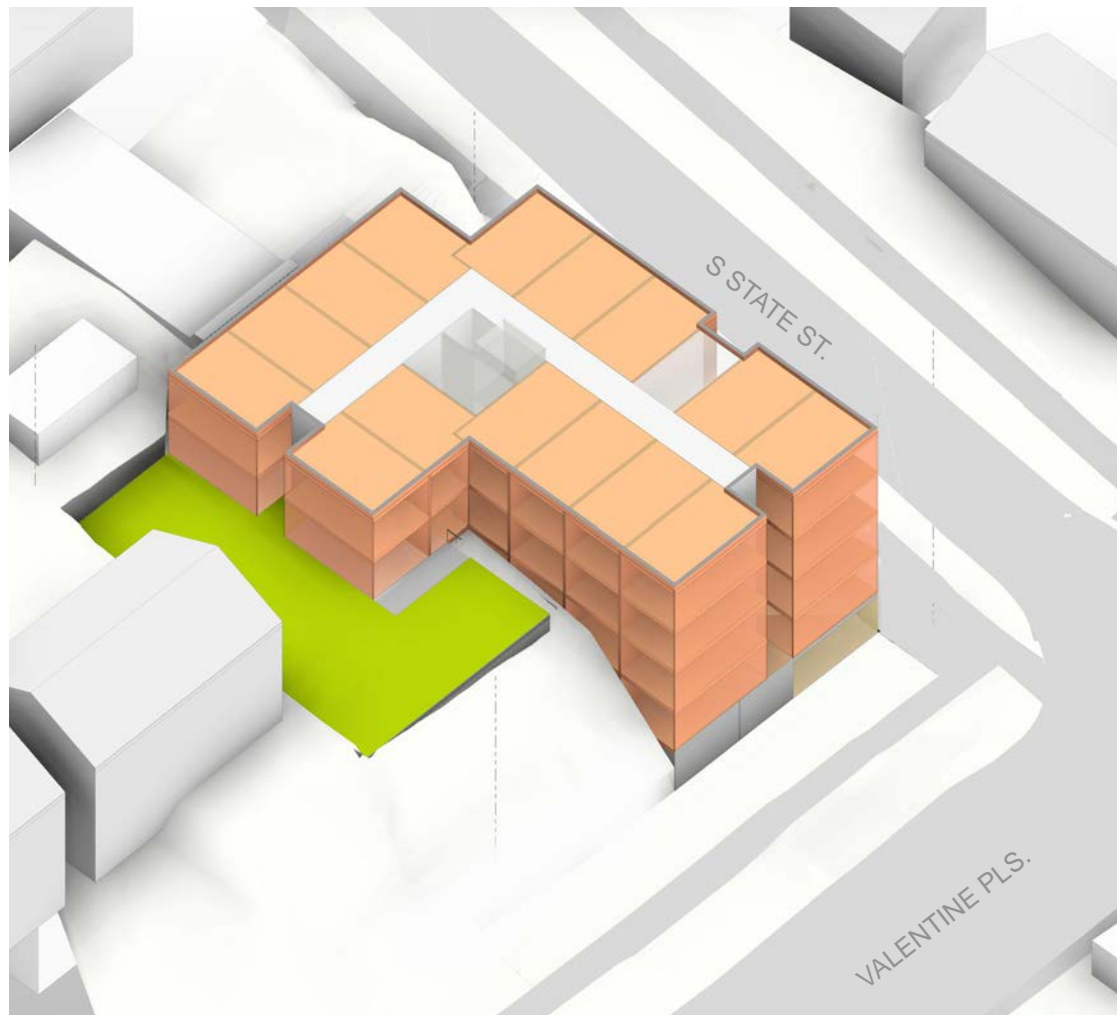
- . 17,730SF (1.3 FAR)
- . (46) Small Efficiency Dwelling Units
- . 2,500 SF exterior amenity in shared courtyard
- . No Parking provided
- . Pedestrian Entry at NE Corner facing Valentine Pl S

### DEPARTURES

- . No Departures requested at this time

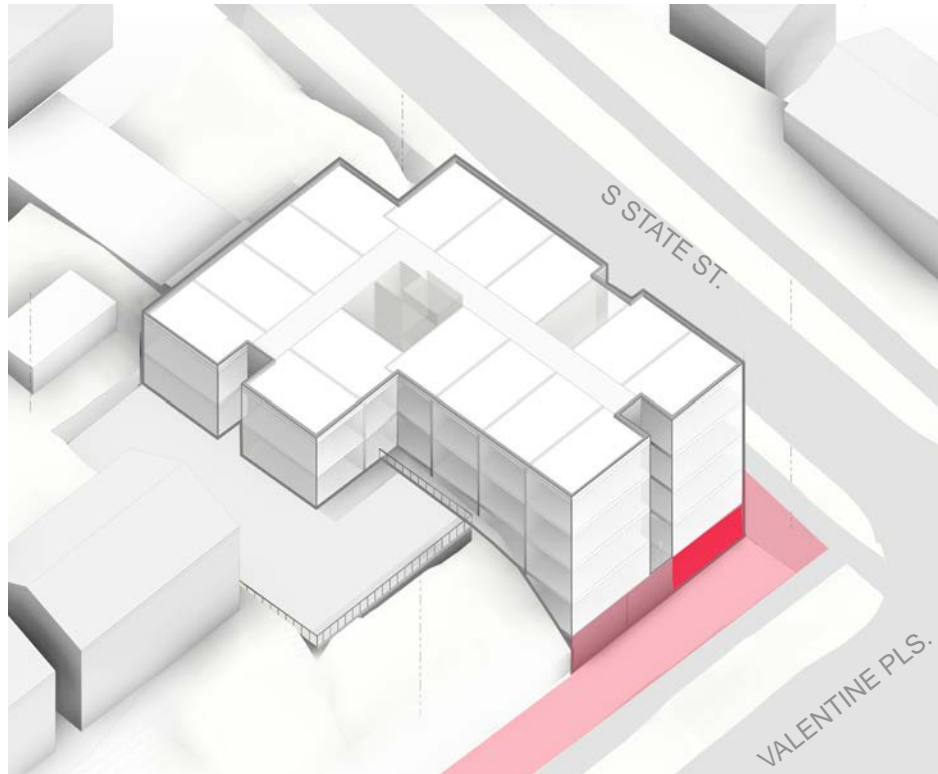


## SCHEME 2: SUMMARY



**SCHEME 2: SITE PLAN & SITE ANALYSIS**





### 1. PUBLIC LIFE-

The lobby and service programming are located on the building corner of South State Street and Valentine Place South, elevating residential uses away from the street level. (2) units are grounded at street level on South Street, which is steeply sloped

### DISADVANTAGES-

The building form is not utilizing the existing site topography efficiently, therefore, a strong urban edge only exists along South State Street. A large, landscaped hill lies on the majority of Valentine Place South, deterring from street level activation and overall uses.

### DESIGN GUIDELINE FOCUSES:

#### CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

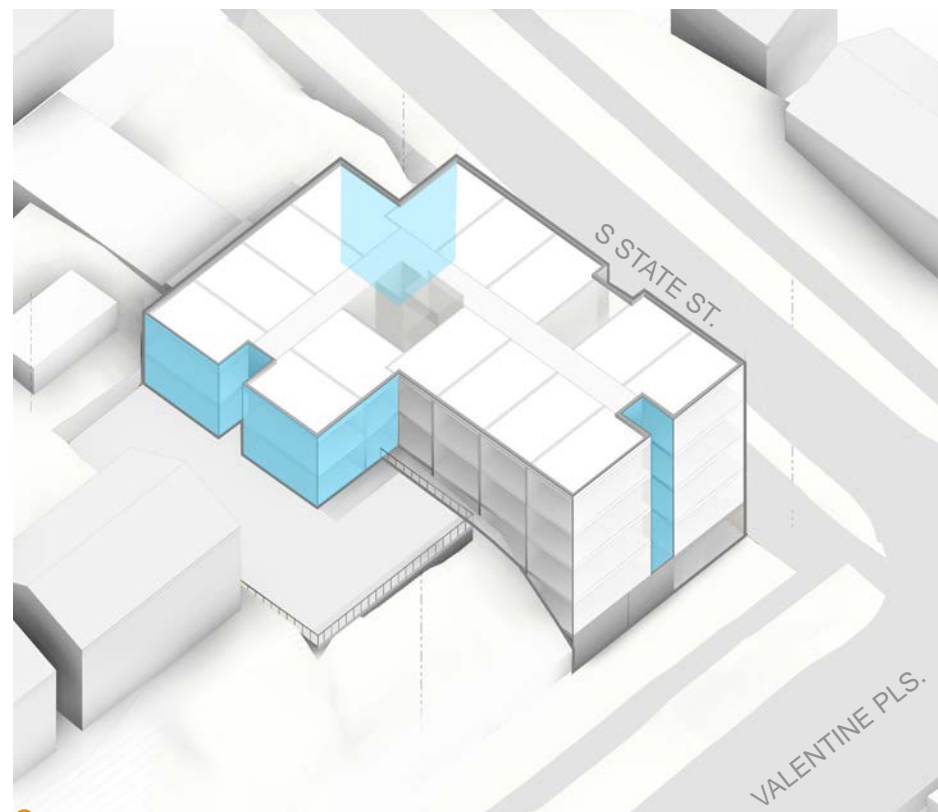
- Identify opportunities for the project to make a strong connection to the street

#### PL1-B. WALKWAYS AND CONNECTIONS

- Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- Incorporate small gathering spaces, seating, bike racks and plating areas.
- Use landscape buffer at the transition from public to private amenity and entries.
- Provide active uses along edges (Mount Baker Design Guidelines)

#### PL3-A. ENTRIES

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors
- The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades. (Mount Baker Design Guidelines)



### 2. HEIGHT, BULK, & SCALE-

The building holds the corner at the intersection of South State Street and Valentine Place South, reducing in scale on its south and west face.

### DISADVANTAGES-

Although two-story building massing matches the neighbors to the west and south, the overall building footprint provides a close building setback in comparison to other schemes.

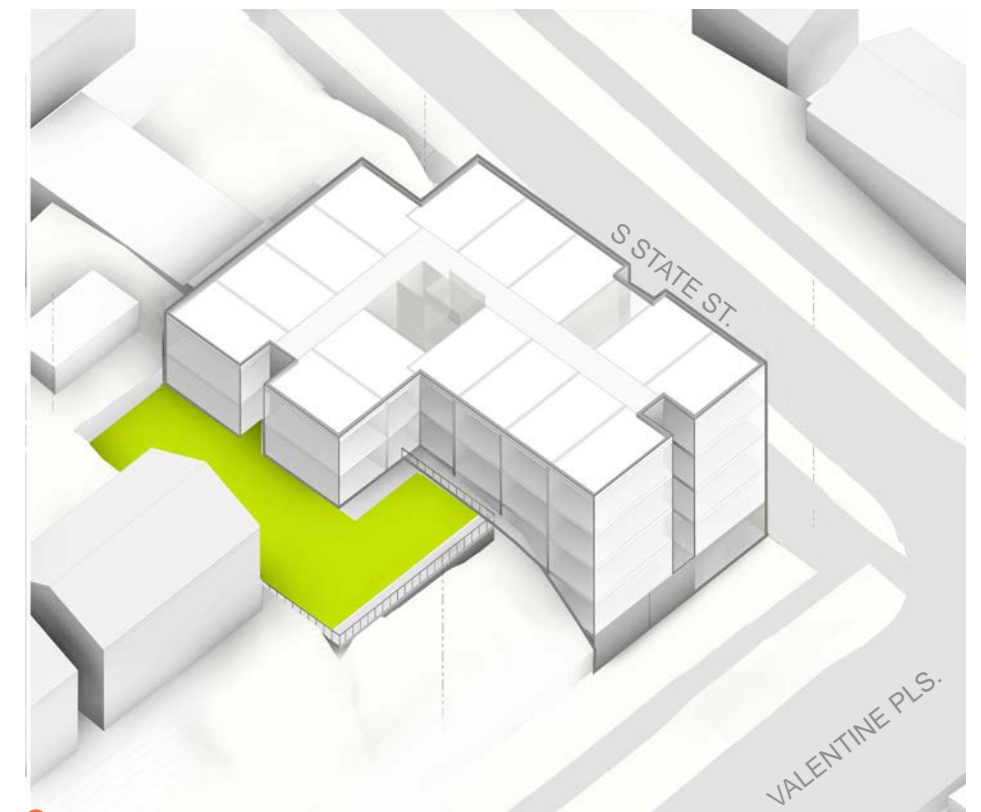
### DESIGN GUIDELINE FOCUSES-

#### CS2-D. HEIGHT, BULK, AND SCALE

- Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning.
- Determine an appropriate complement and/or transition.

#### DC3-A. BUILDING-OPEN SPACE RELATIONSHIP

- Private yard. Patios and balconies should integrate with the building design, and with adjacent public open space. (Mount Baker Design Guidelines)



### 3. OPEN SPACE CONCEPT-

The building's courtyard is located on the flattened portion of the site, providing some connection to residential units.

### DISADVANTAGES-

While outdoor amenity can be located, the courtyard lacks connection with the majority of the building, and feels tacked on. Furthermore, the courtyard's size makes it difficult to buffer private and public uses between it and the building/ neighboring buildings.

### DESIGN GUIDELINE FOCUSES-

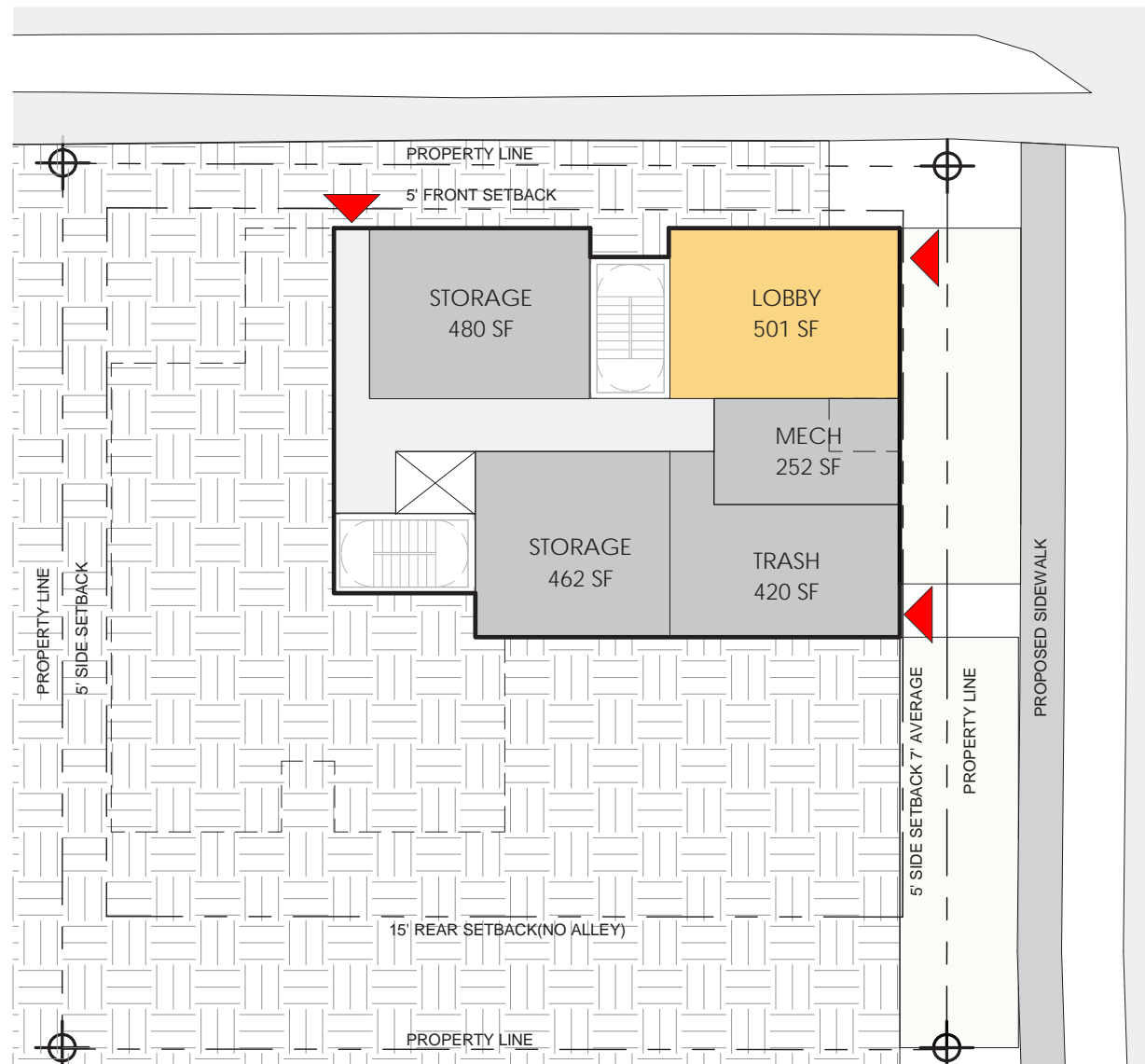
#### CS1-C. TOPOGRAPHY

- Use elevation changes to locate structure and open spaces (also take advantage of potential views and enhance views from public right-of-ways. Mount Baker Design Guidelines)

#### DC3-A. BUILDING-OPEN SPACE RELATIONSHIP

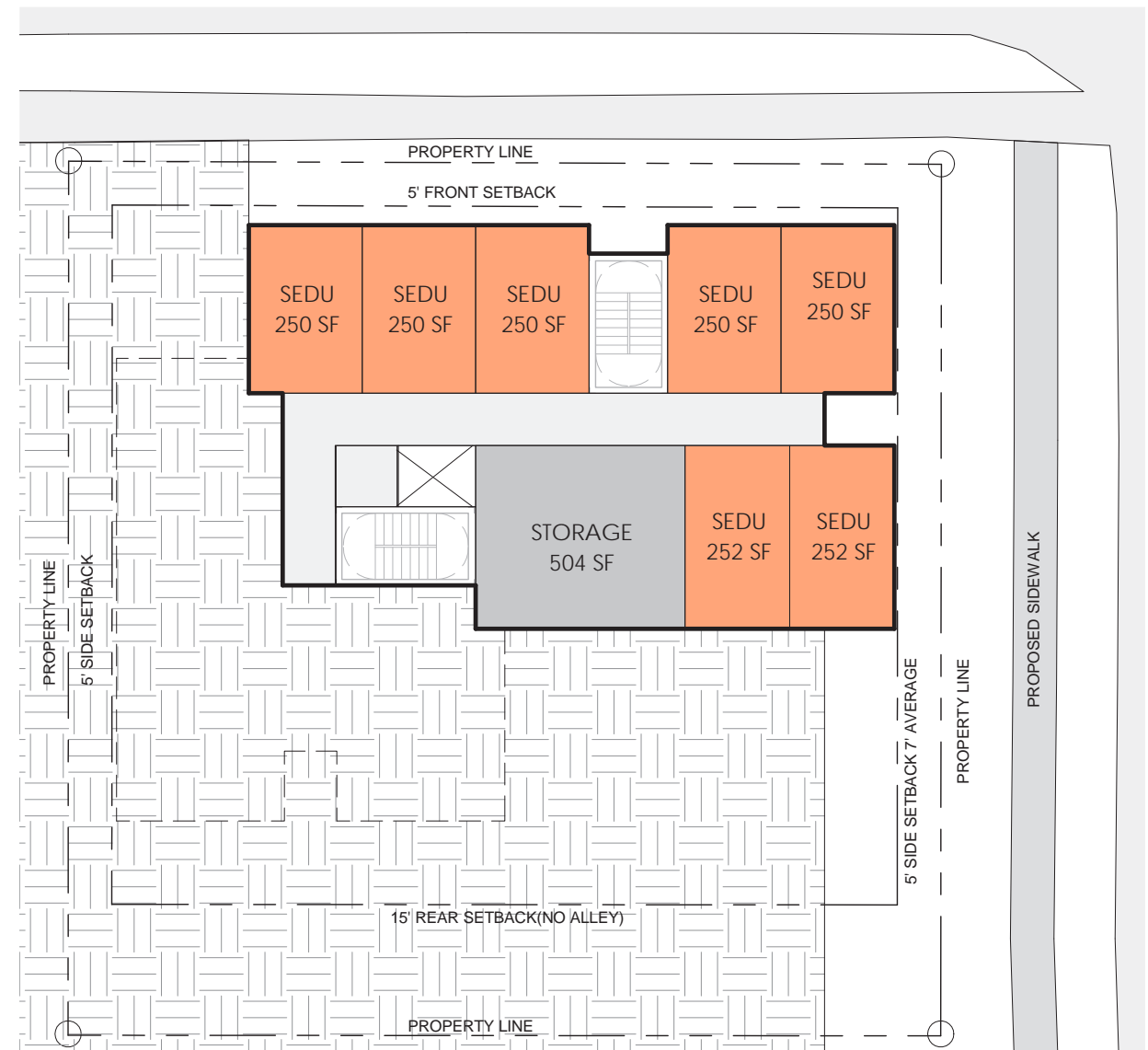
- Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- Private open spaces should provide building residents with more intimate place to socialize than public open spaces.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. (Mount Baker Design Guidelines)

## SCHEME 2: SITE & MASSING ANALYSIS



1 Level 1  
1" = 20'-0"

**SCHEME 2: FLOOR PLANS**



2 Level 2  
1" = 20'-0"



Real-estate Area: 18,454 sf  
 Level 1: 2,712 sf  
 Level 2: 3,250 sf  
 Level 3: 3,250 sf  
 Level 4: 4,621 sf  
 Level 5: 4,621 sf

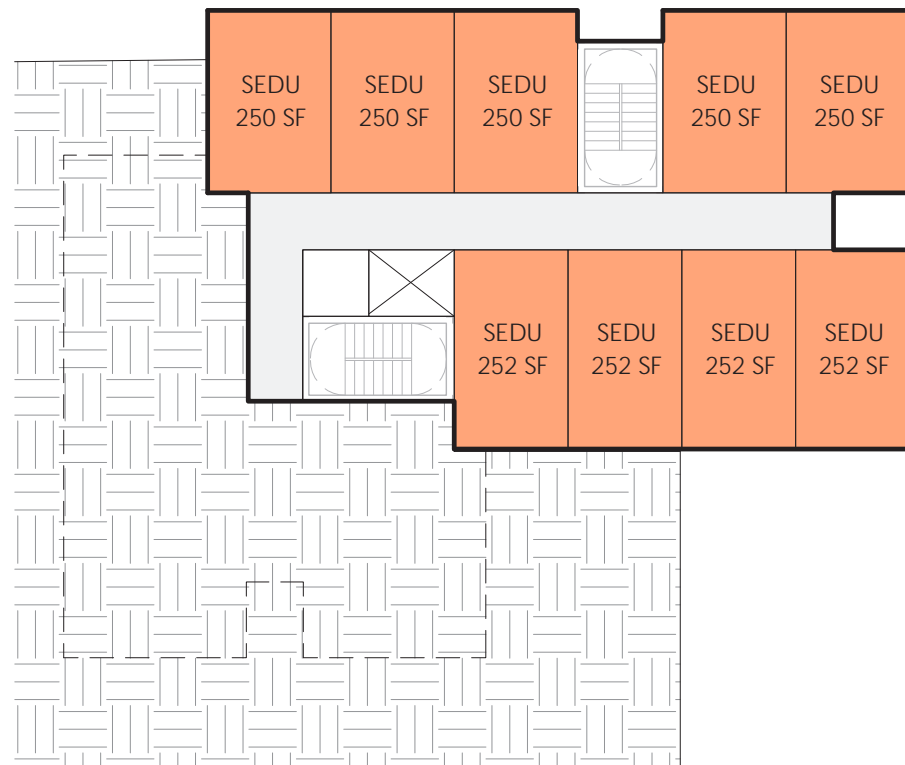
Floor Area Ratio: 12,920 sf (4,810 sf Exempt)  
 Level 1: 400 sf (2,200 sf Exempt)  
 Level 2: 1,495 sf (1,625 sf Exempt)  
 Level 3: 2,135 sf (985 sf Exempt)  
 Level 4: 4,445 sf  
 Level 5: 4,445 sf

Total : 17,730 sf  
 - Exempt: 4,810 sf

12,920 sf  
 ( 13,000 sf allowed )  
 0 sf over

Unit: 46

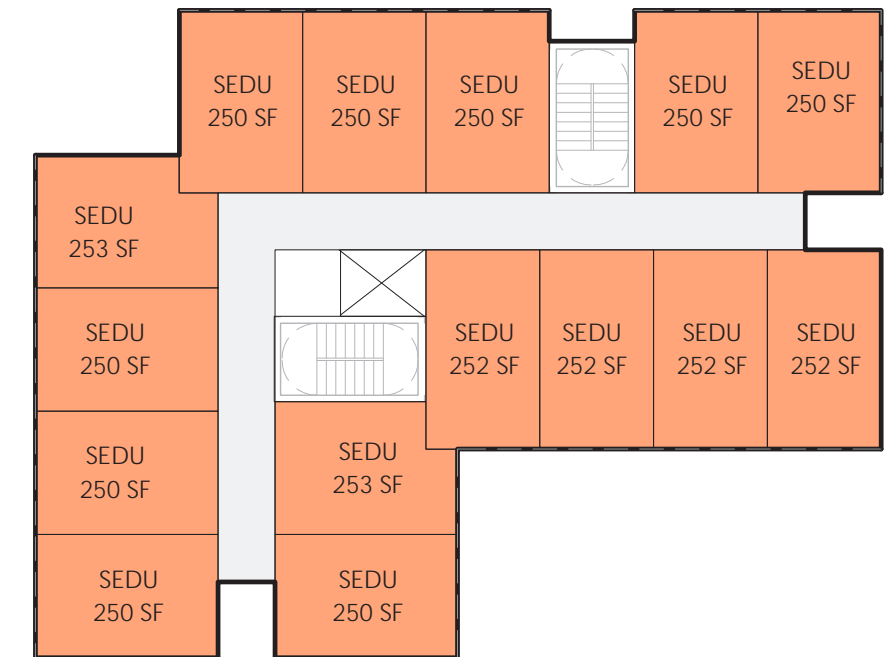
46 SEDUs



③ Level 3  
 1" = 20'-0"

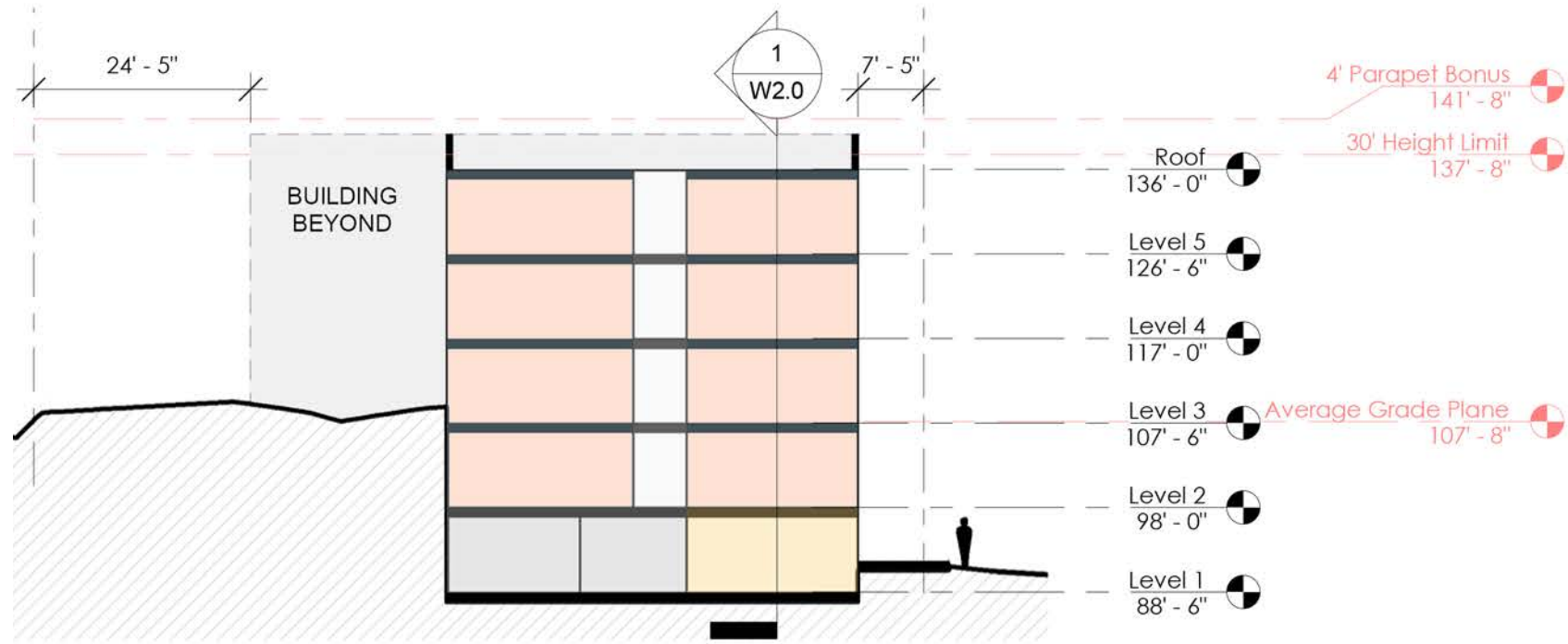


④ Level 4  
 1" = 20'-0"



⑤ Level 5  
 1" = 20'-0"

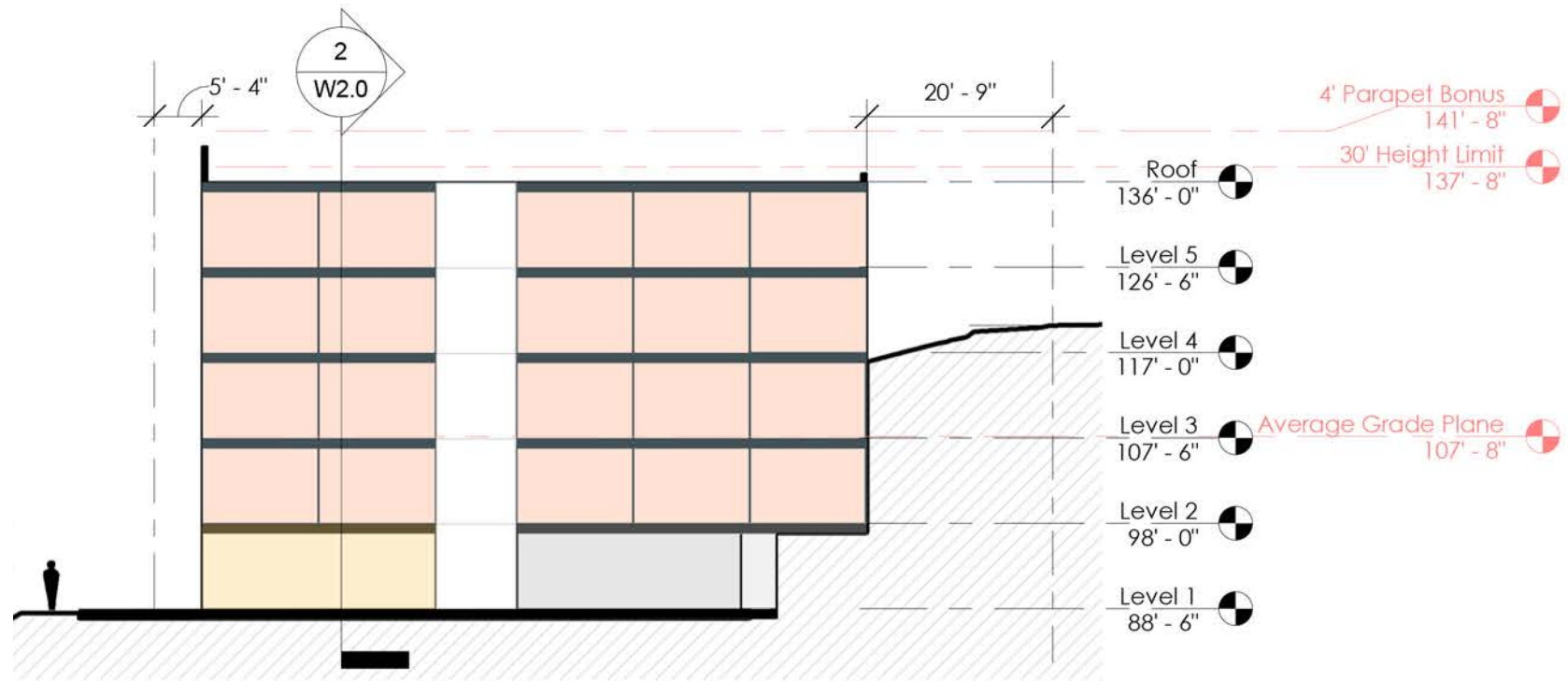
## SCHEME 2: FLOOR PLANS



2 NS Section 2  
1" = 20'-0"



3 Valentine street view

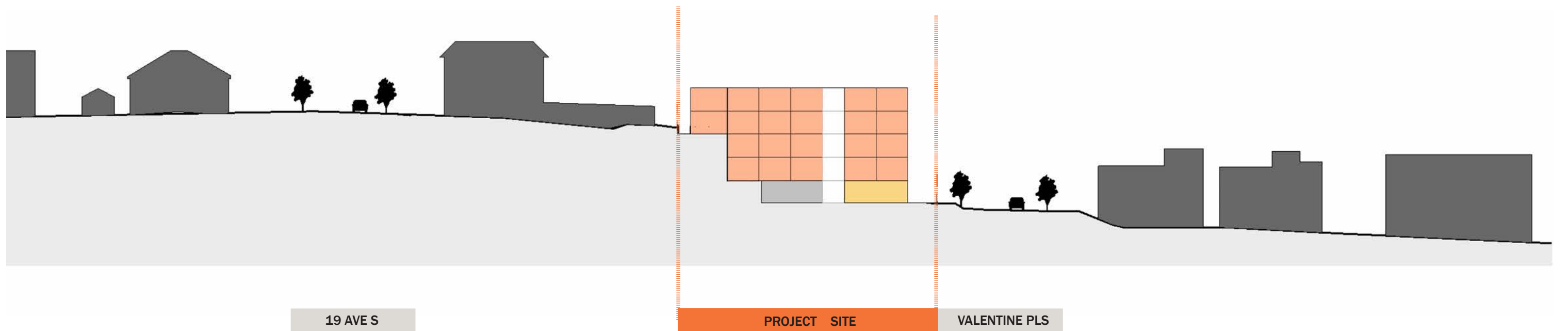
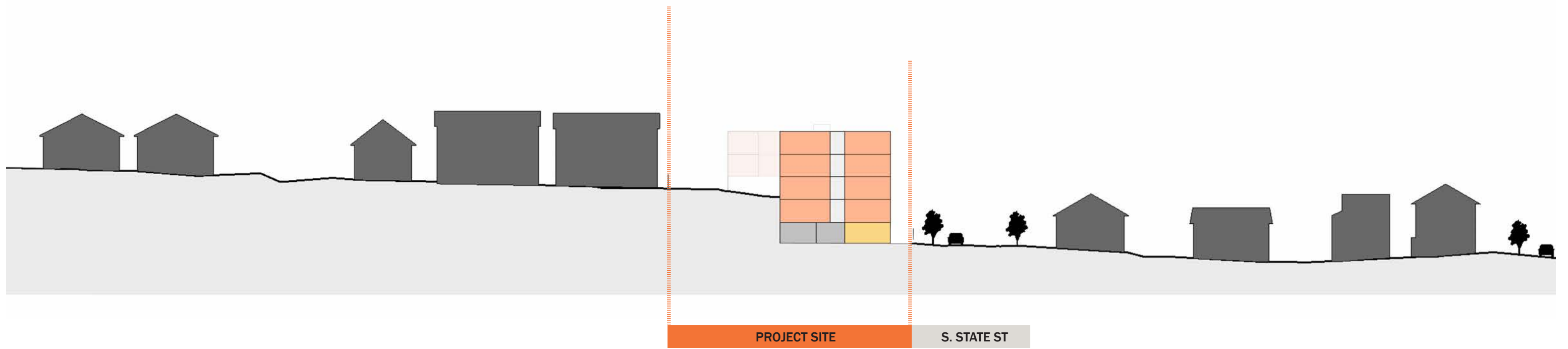


1 EW Section 1  
1" = 20'-0"

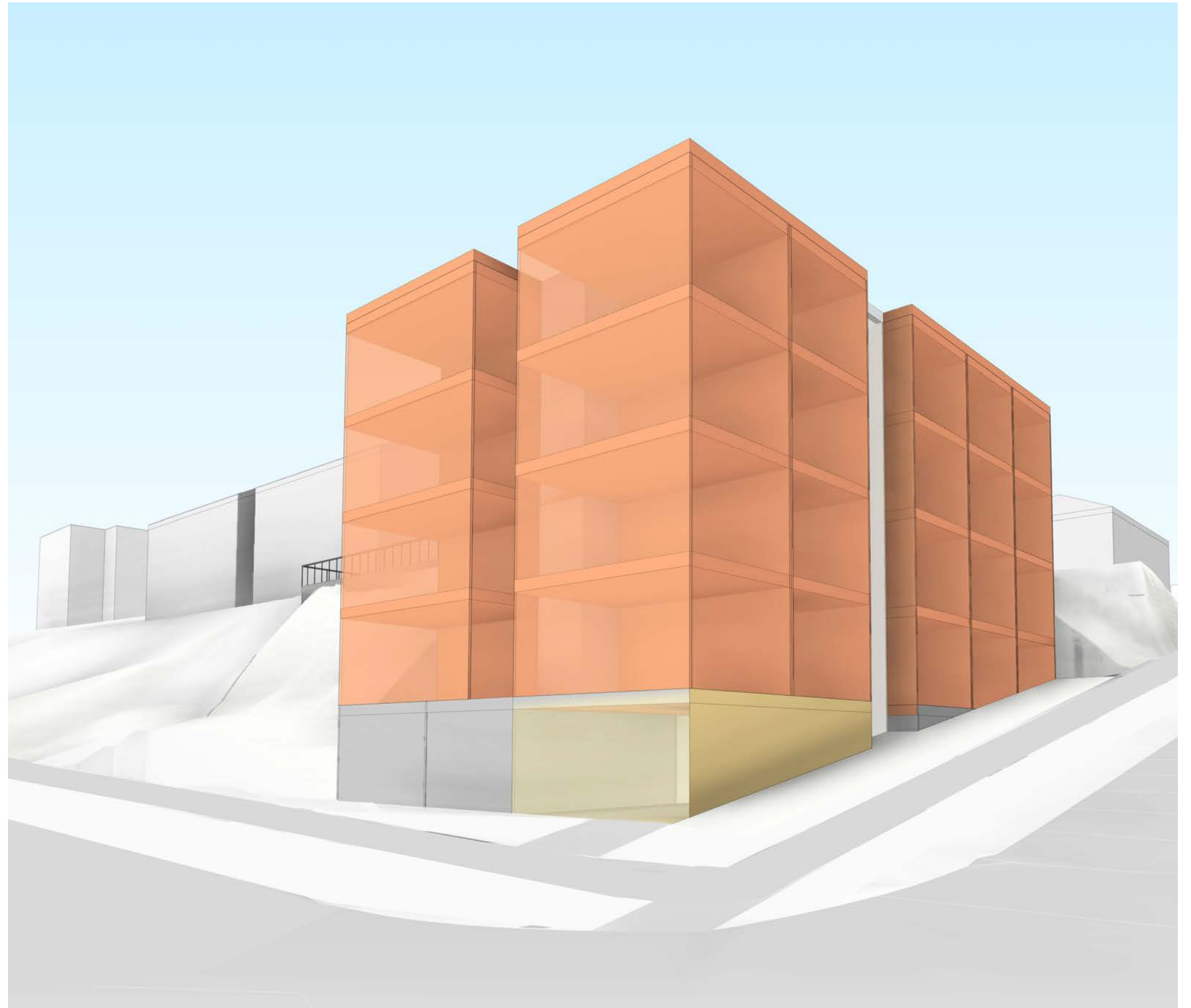
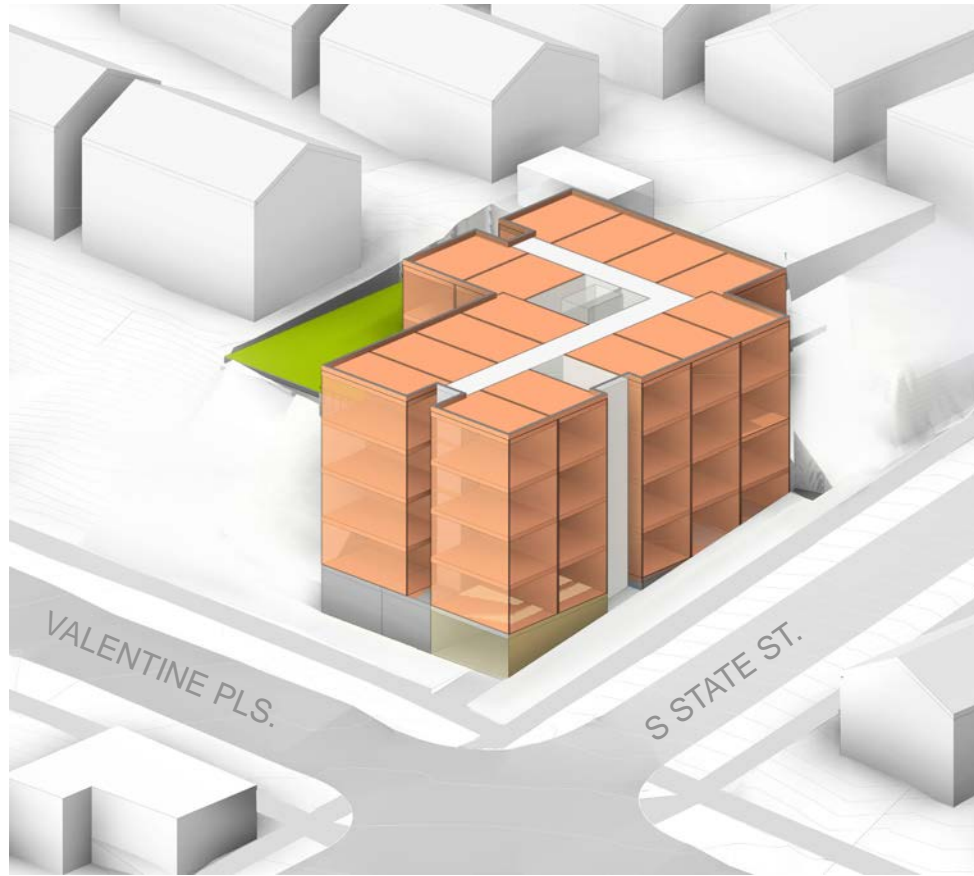


4 State street view

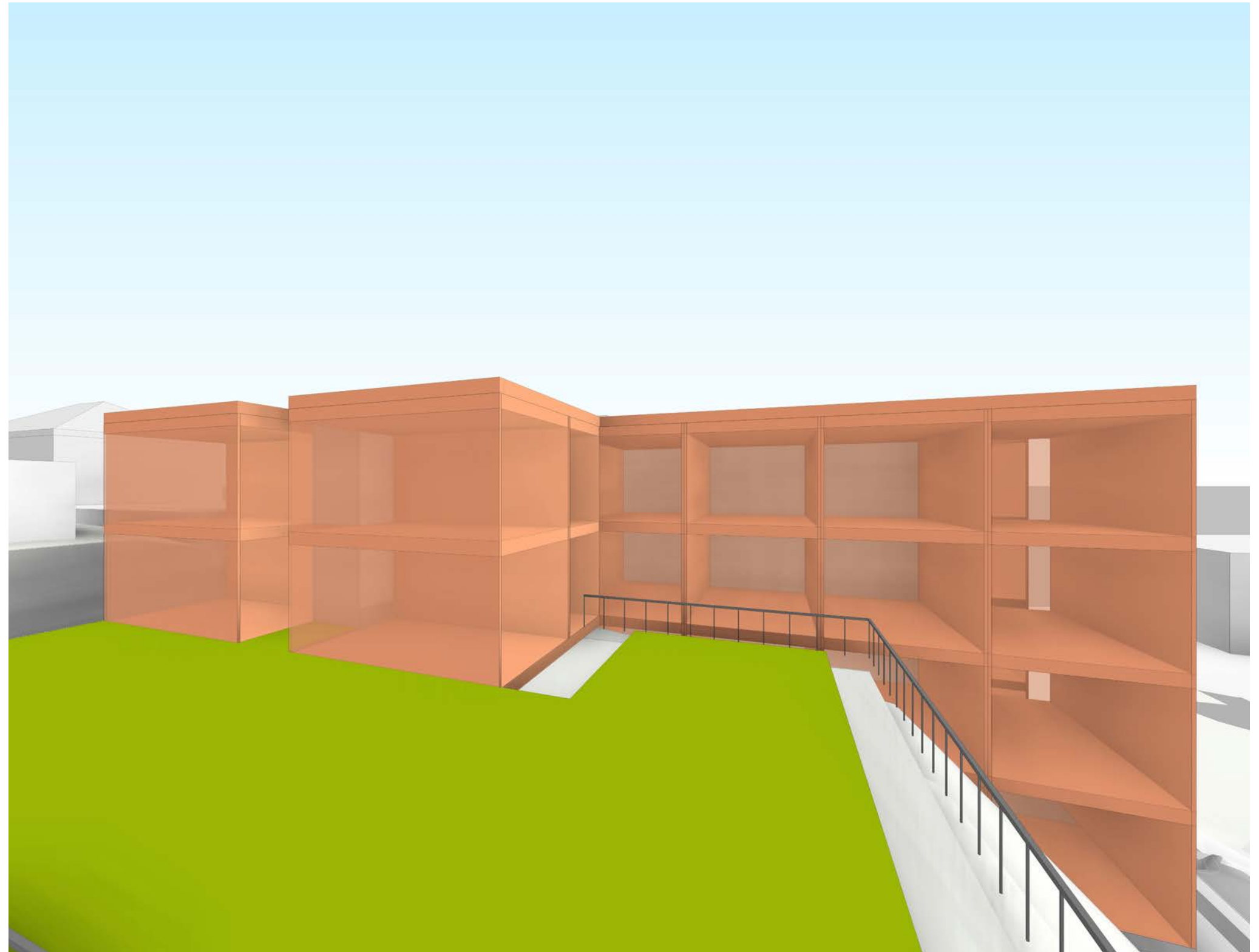
## SCHEME 2: BUILDING SECTIONS



## SCHEME 2: SITE SECTION



**SCHEME 2: STREET VIEW**



## SCHEME 2: COMMON AMENITY

# SCHEME 3:

**L REVERSED-SHAPE- PREFERRED**



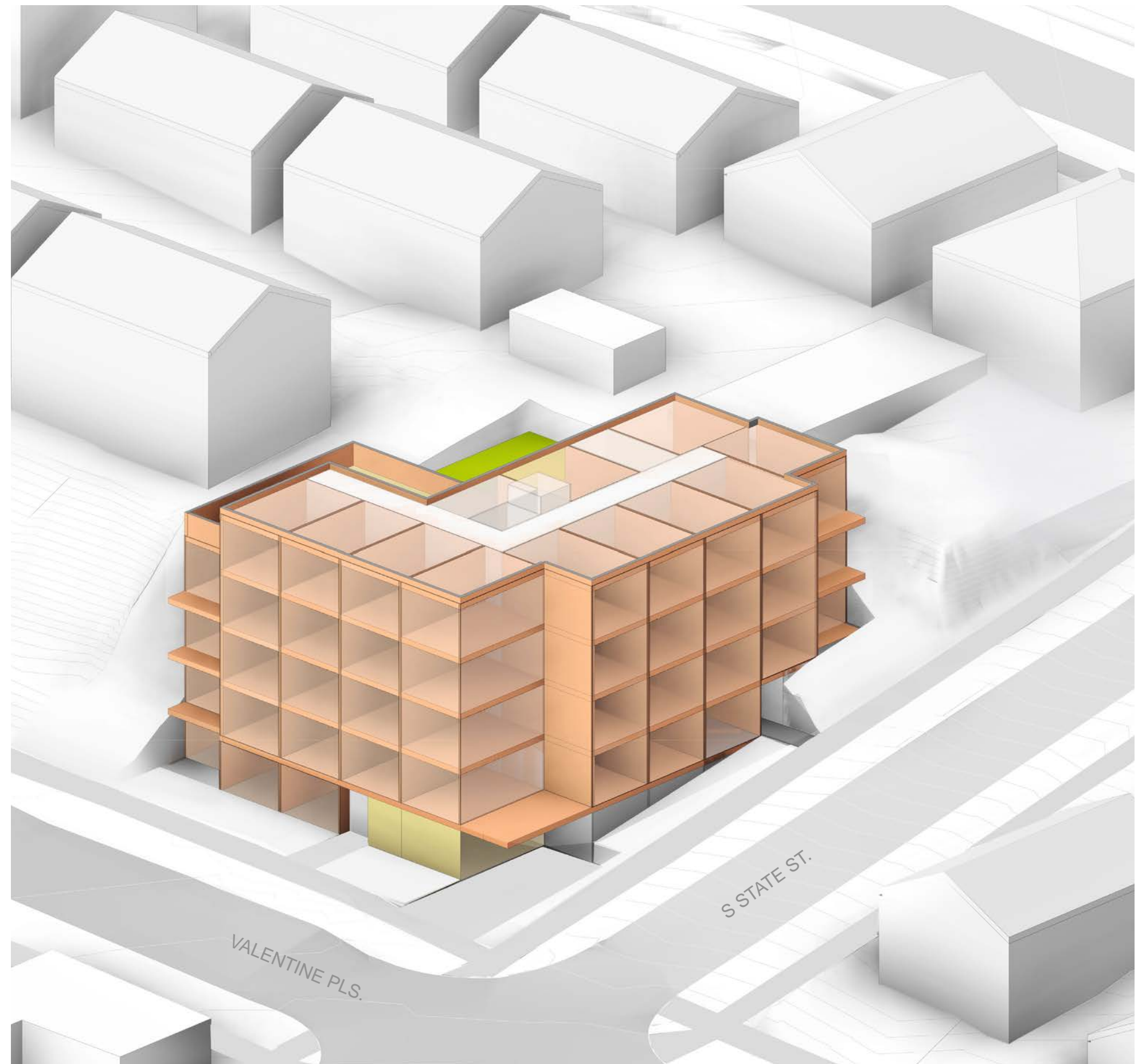
## SCHEME 3 (PREFERRED)

### PROJECT DATA

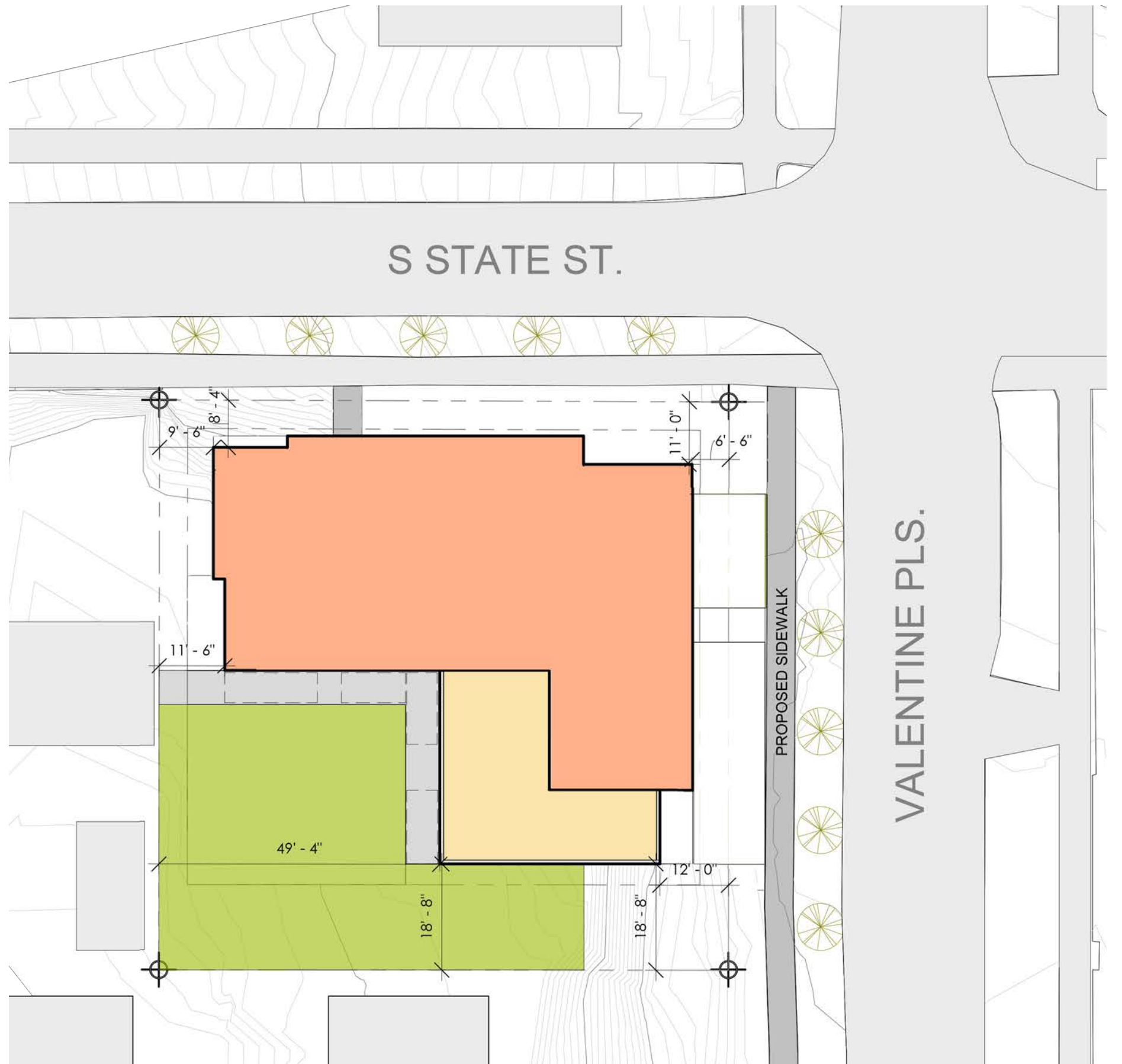
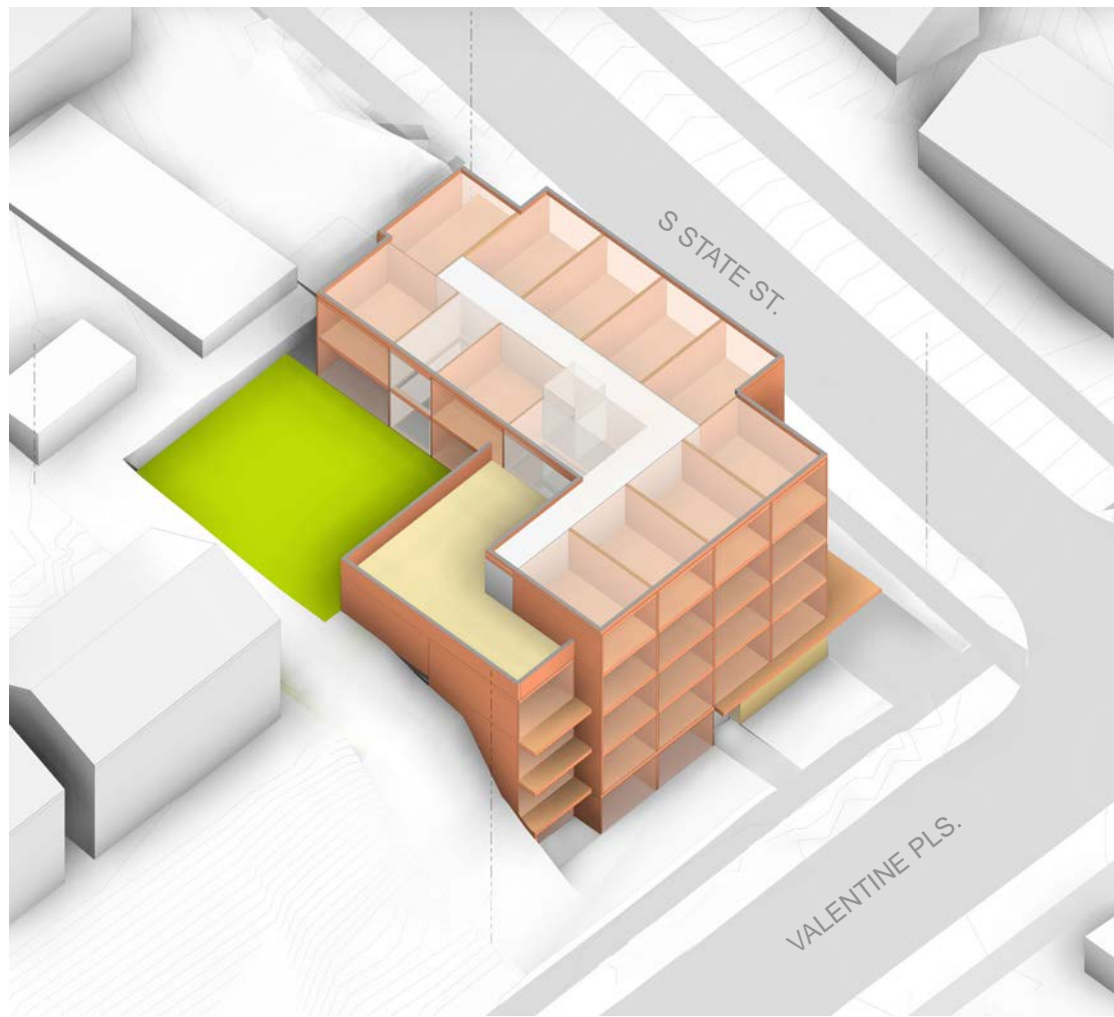
- . 18,040 SF (1.3 FAR)
- . (46) Small Efficiency Dwelling Units
- . 2,500 SF exterior amenity in shared courtyard
- . No Parking provided
- . Pedestrian Entry at NE Corner facing Valentine Pl S

### DEPARTURES

- . No Departures requested at this time



## SCHEME 3: SUMMARY



**SCHEME 3: SITE PLAN & SITE ANALYSIS**



**SCHEME 3: LANDSCAPE PLAN**



### 1. TOPOGRAPHY-

Natural topography is utilized to inform project design. While a 5 story mass activates residential edges along South State Street and Valentine Place South, a 1-2 story mass responds to the adjacent residential neighbors to the south and west.

#### ADVANTAGES-

This building layout most efficiently utilizes existing topography conditions, creating strong urban edge while also responding to the neighboring scale

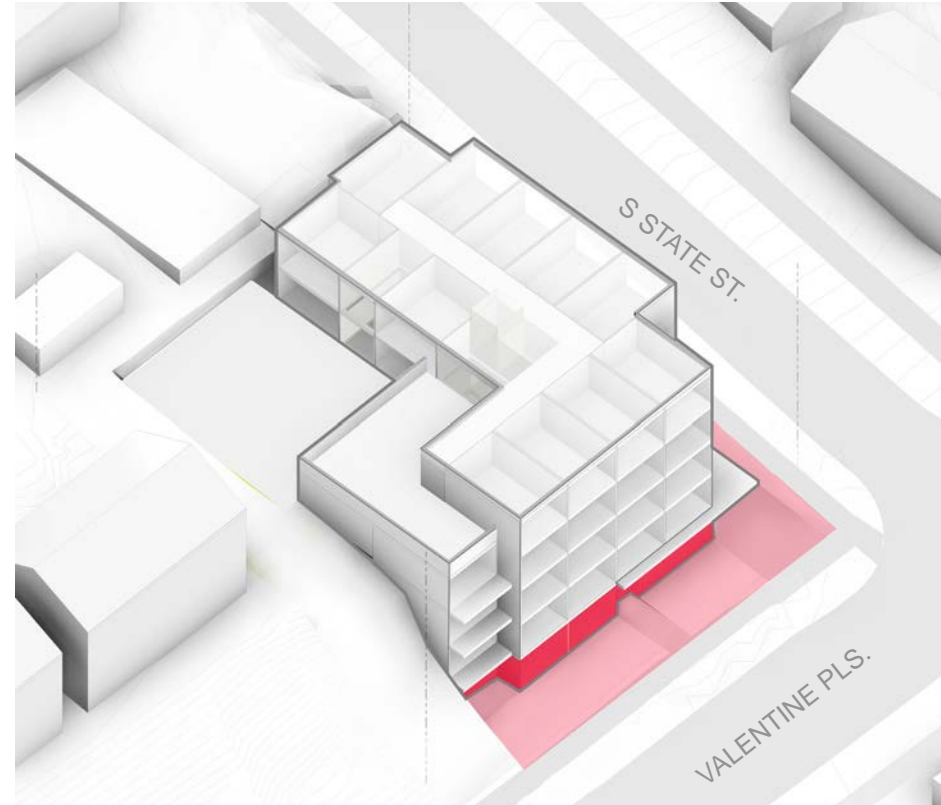
#### DESIGN GUIDELINE FOCUSES:

##### CS1-C. TOPOGRAPHY

- Use natural topography to inform project design

##### CS3-A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- Evolving Neighborhoods: In neighborhoods where architectural character is evolving, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
- Provide a high level of transparency and durable, quality materials at a human scale. (Mount Baker Design Guidelines.)



### 2. PUBLIC LIFE-

A mixture of residential units, lobby programming, ground related amenity, and landscape buffering activate the project at the ground level with a variety of street level-uses. This combination provides both private and secure entries for residents but also a distinct, welcoming main entrance for the building.

#### ADVANTAGES-

The pedestrian experience focuses on the balance between private and common building uses, maintaining a sense of residential scale while providing more active uses.

#### DESIGN GUIDELINE FOCUSES:

##### CS2-B. ADJACENT SITES, STREETS, AND OPEN SPACES

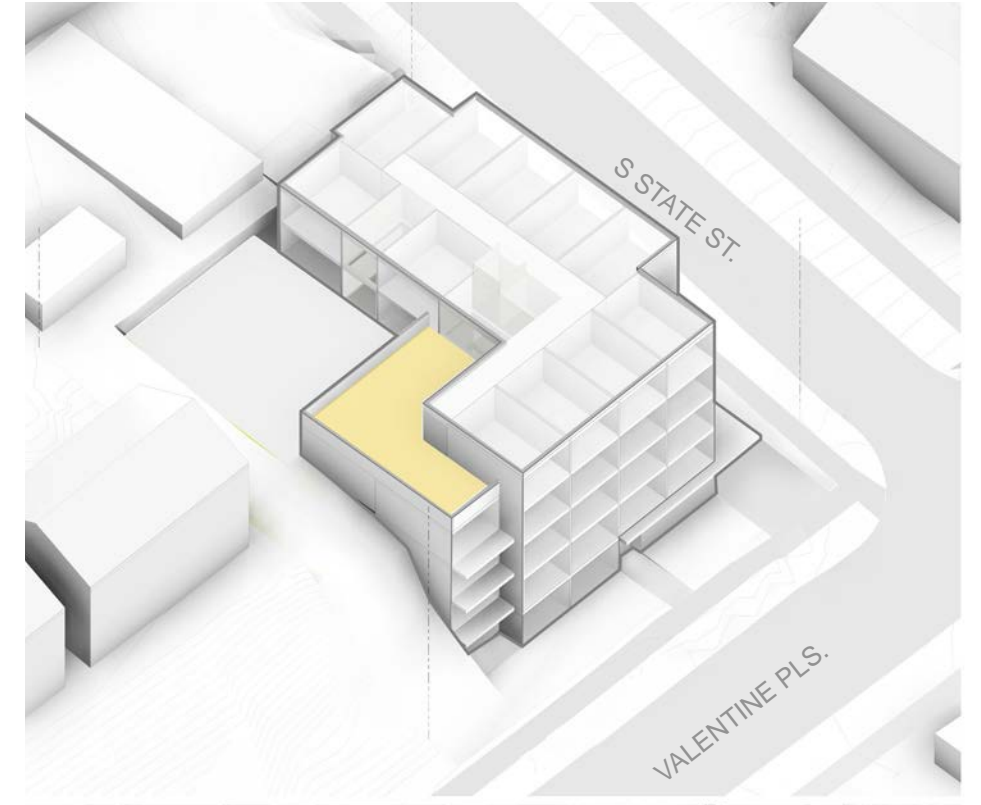
- Identify opportunities for the project to make a strong connection to the street

##### PL1-B. WALKWAYS AND CONNECTIONS

- Create lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- Incorporate small gathering spaces, seating, bike racks and plating areas.
- Use landscape buffer at the transition from public to private amenity and entries.
- Provide active uses along edges (Mount Baker Design Guidelines)

##### PL3-A. ENTRIES

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors
- The corners of buildings on corner sites should be designed to be filled with active uses and with transparent facades. (Mount Baker Design Guidelines)



### 3. MASSING-

Massing moves were arranged as common amenity areas for the residents. The highlighted roof deck provides not only territorial views, but an intentional reduction in massing in response to the building's neighbors.

#### ADVANTAGES-

By locating the roof-deck on a lower floor, there is a clear connection to additional outdoor amenities.

#### DESIGN GUIDELINE FOCUSES:

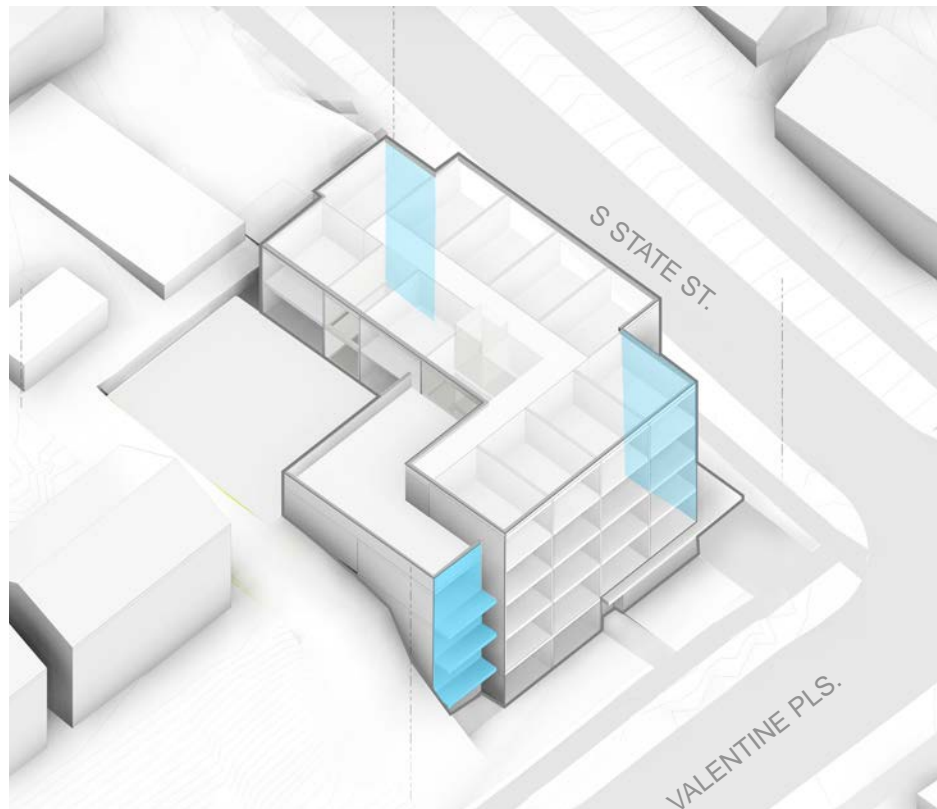
##### DC2-A. MASSING

- Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space
- Use secondary architectural elements to reduce the perceived mass of larger projects
- Foster architectural variety on a block. (Mount Baker Design Guidelines)

##### DC3-A. BUILDING-OPEN SPACE RELATIONSHIP

- Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs. (Mount Baker Design Guidelines)

## SCHEME 3: SITE & MASSING ANALYSIS



**4. HEIGHT, BULK, & SCALE-**

Building recesses are intentional at each corner, providing balconies for units and creating a softer residential edge for the project's neighbors.

**ADVANTAGES-**

Balconies are used as design features to enliven the building facade and reduce the appearance of bulk in response to adjacent residential buildings.

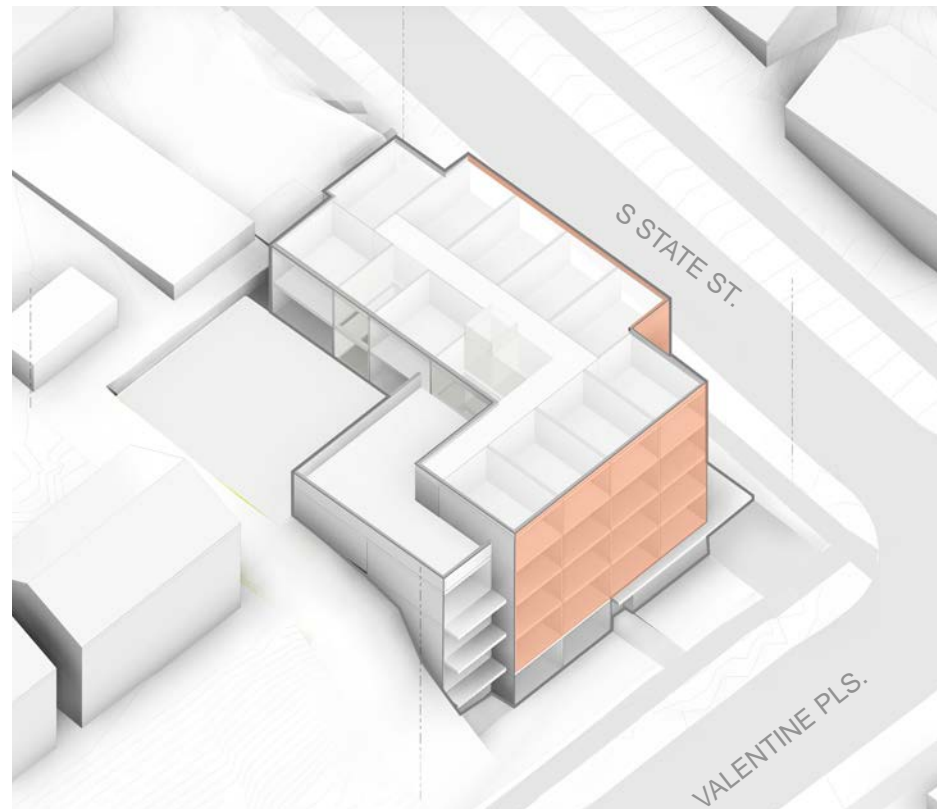
**DESIGN GUIDELINE FOCUSES:**

**CS2-D. HEIGHT, BULK, AND SCALE**

- Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning.
- Determine an appropriate complement and/or transition.

**DC3-A. BUILDING-OPEN SPACE RELATIONSHIP**

- Private yard. Patios and balconies should integrate with the building design, and with adjacent public open space. (Mount Baker Design Guidelines)



**5. RELATIONSHIP TO BLOCK-**

The uniqueness of the site as a corner lot serves as a gateway into the neighborhood, providing a strong urban edge to the block. The site's location between the transition of low-rise and commercial zoning supports this gateway.

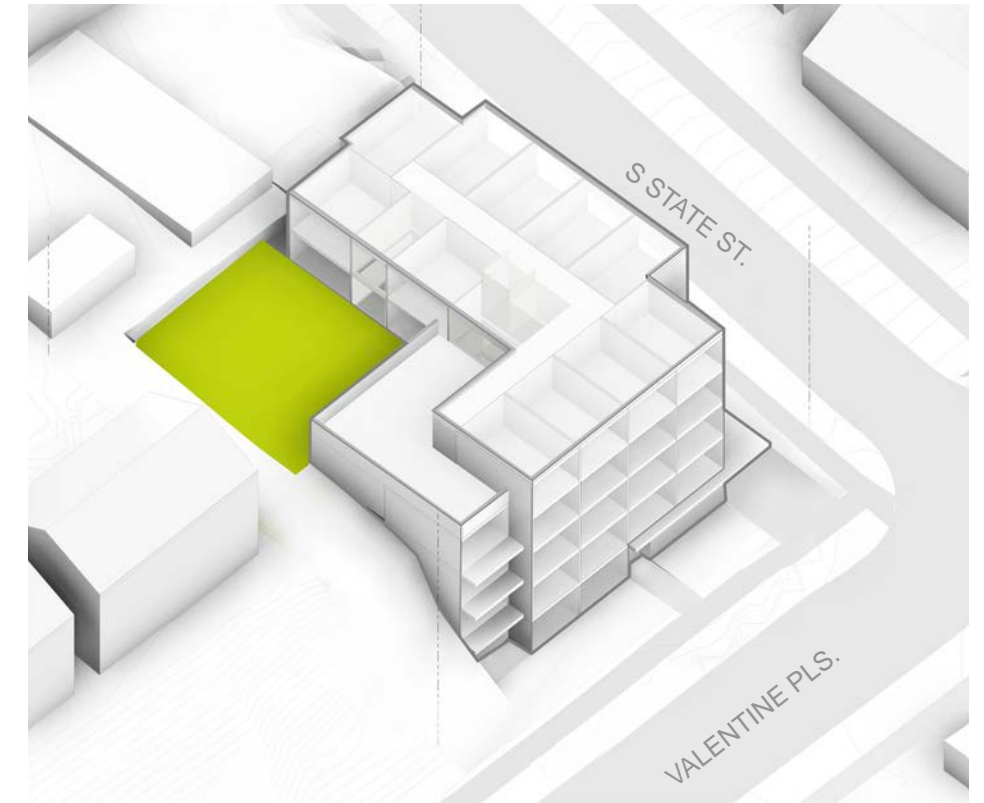
**ADVANTAGES-**

This scheme creates a strong urban edge on both South State Street and Valentine Place South, which translates to curated street level uses at the pedestrian level.

**DESIGN GUIDELINE FOCUSES:**

**CS2-C. RELATIONSHIP TO THE BLOCK**

- Corner sites can serve as gateways or focal points (provide active street level uses. Mount Baker Design Guidelines)
- Provide a strong urban edge to the block (increase pedestrian connectivity through the neighborhood. Mount Baker Design Guidelines)



**6. OPEN SPACE CONCEPT-**

The project's integrated courtyard connects the adjacent common roof deck. This combined with private patio areas for the residents helps activate the space on a variety of levels while aiding in the project's character for its existing neighbors.

**ADVANTAGES-**

This arrangement of building shape allows the flattest portion of the site to become an outdoor amenity. This courtyard has a direct connection to the roof deck and is large enough to provide both public and private uses for the residents.

**DISADVANTAGES-**

Courtyard has less visual access to the north beacon hill view.

**DESIGN GUIDELINE FOCUSES:**

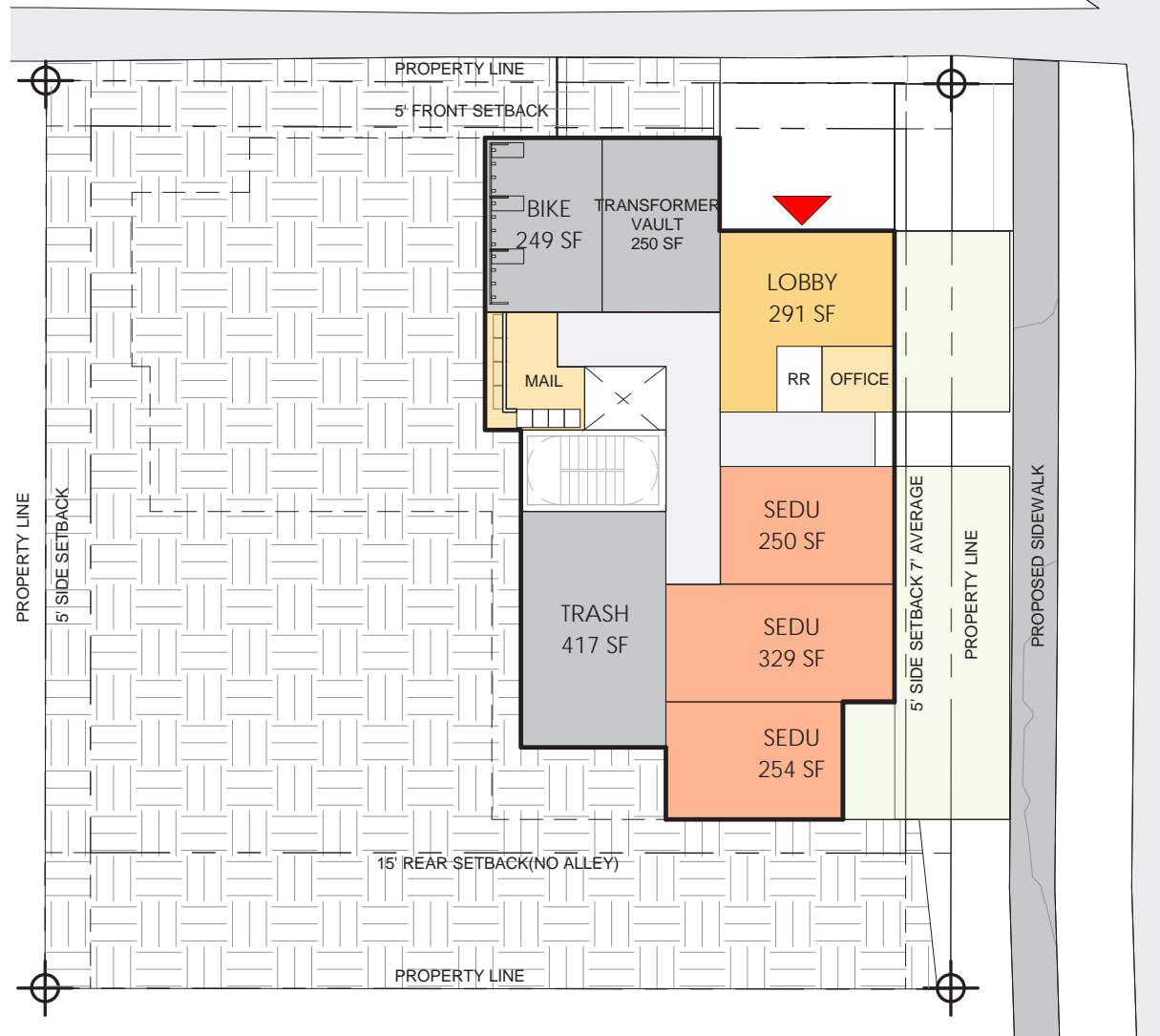
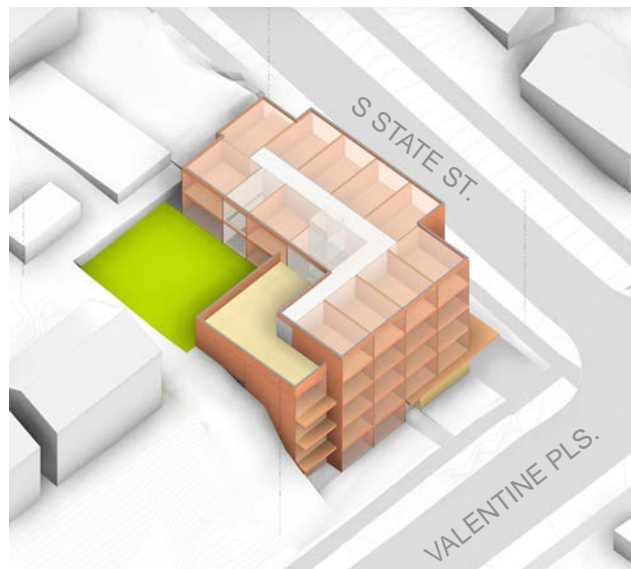
**CS1-C. TOPOGRAPHY**

- Use elevation changes to locate structure and open spaces (also take advantage of potential views and enhance views from public right-of-ways. Mount Baker Design Guidelines)

**DC3-A. BUILDING-OPEN SPACE RELATIONSHIP**

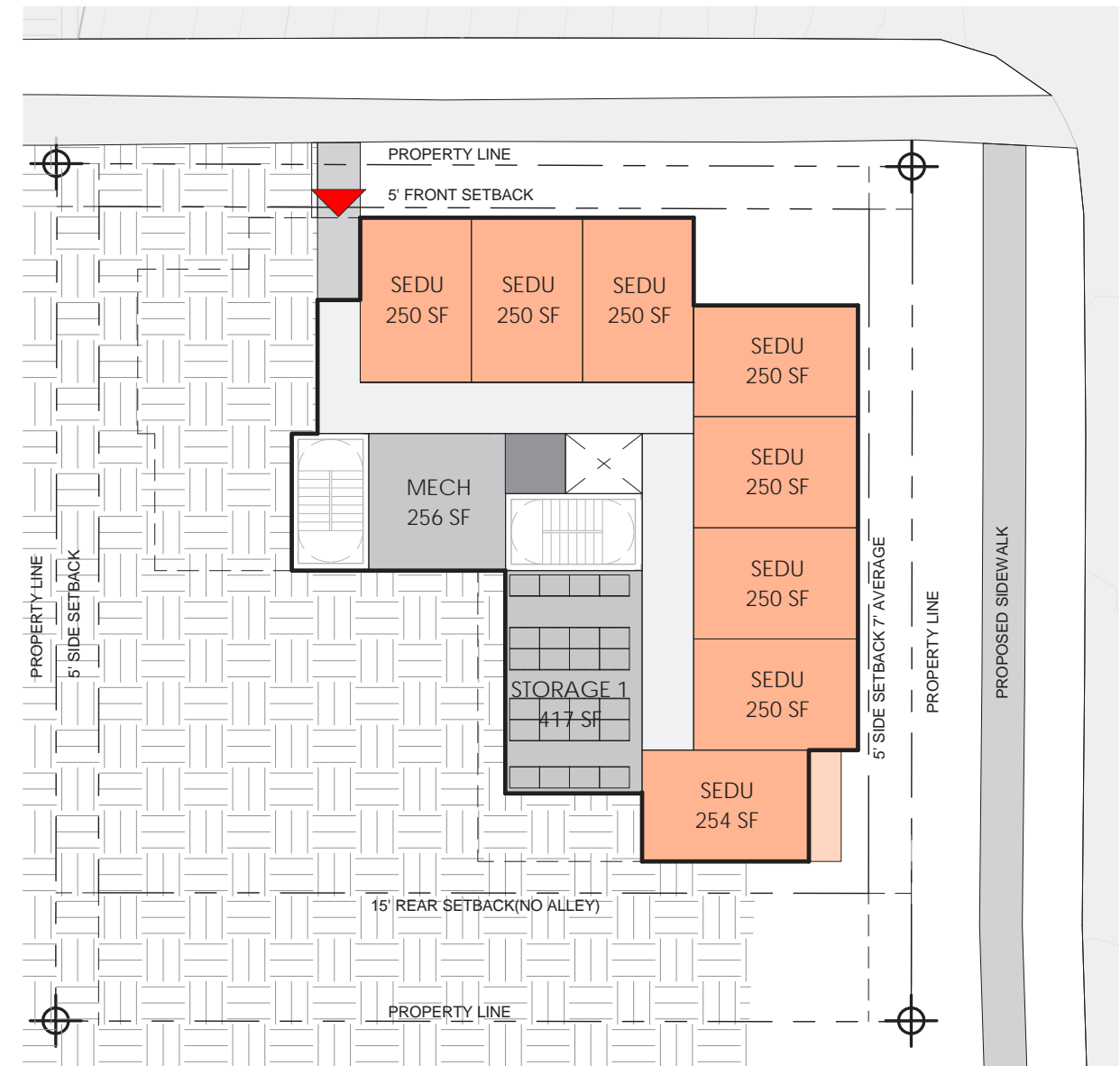
- Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.
- Private open spaces should provide building residents with more intimate place to socialize than public open spaces.
- Buildings with courtyards, gardens and rooftop patios should provide a mix of passive places and active areas to support residents of all ages and needs.

**SCHEME 3: SITE AND MASSING ANALYSIS**

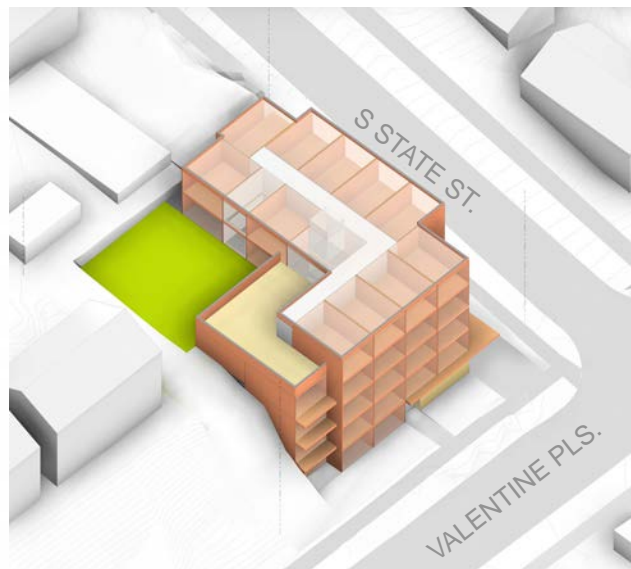


1 Level 1  
1" = 20'-0"

**SCHEME 3: FLOOR PLANS**



2 Level 2  
1" = 20'-0"



Real-estate Area: 18,805 sf

Level 1: 2,907 sf  
 Level 2: 3,750 sf  
 Level 3: 4,268 sf  
 Level 4: 4,385 sf  
 Level 5: 3,495 sf

Floor Area Ratio: 12,925 sf (5,115 sf Exempt)

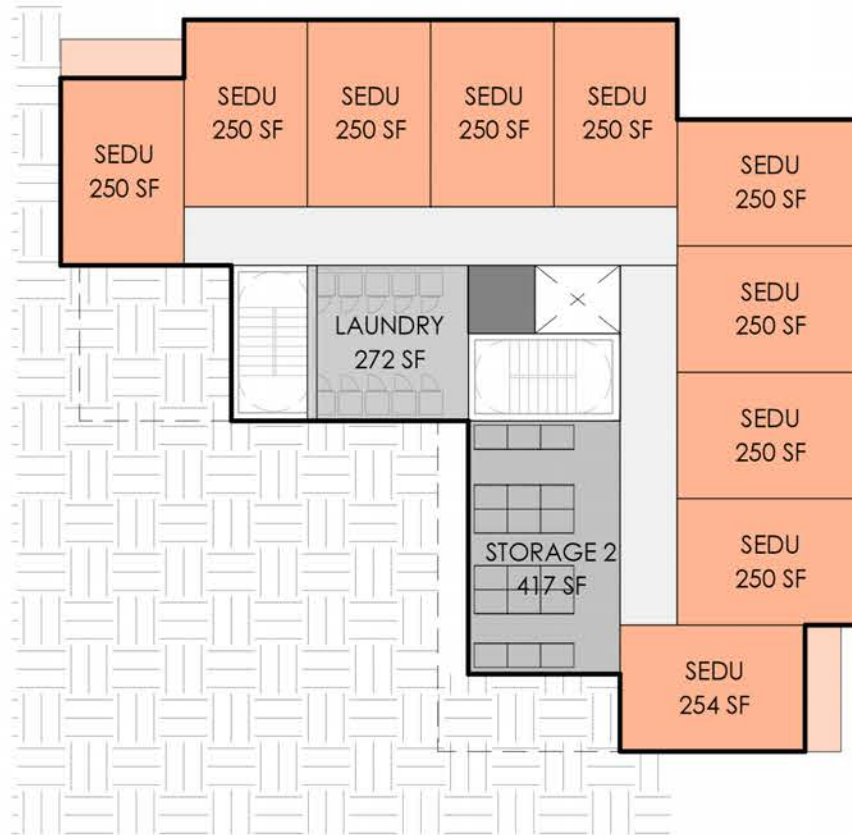
Level 1: 355 sf (2,430 sf Exempt)  
 Level 2: 2,065 sf (1,545 sf Exempt)  
 Level 3: 2,970 sf (1,140 sf Exempt)  
 Level 4: 4,185 sf  
 Level 5: 3,350 sf

Total : 18,040 sf  
 - Exempt: 5,115 sf

Unit: 46

46 SEDUs

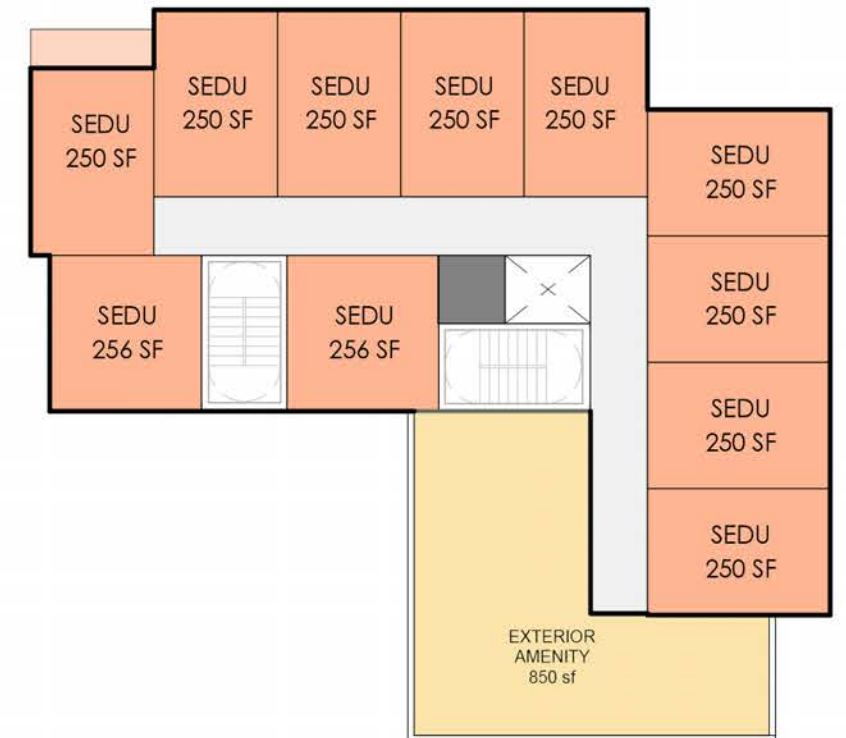
12,925 sf  
 ( 13,000 sf allowed )  
 0 sf over



③ Level 3  
 1" = 20'-0"

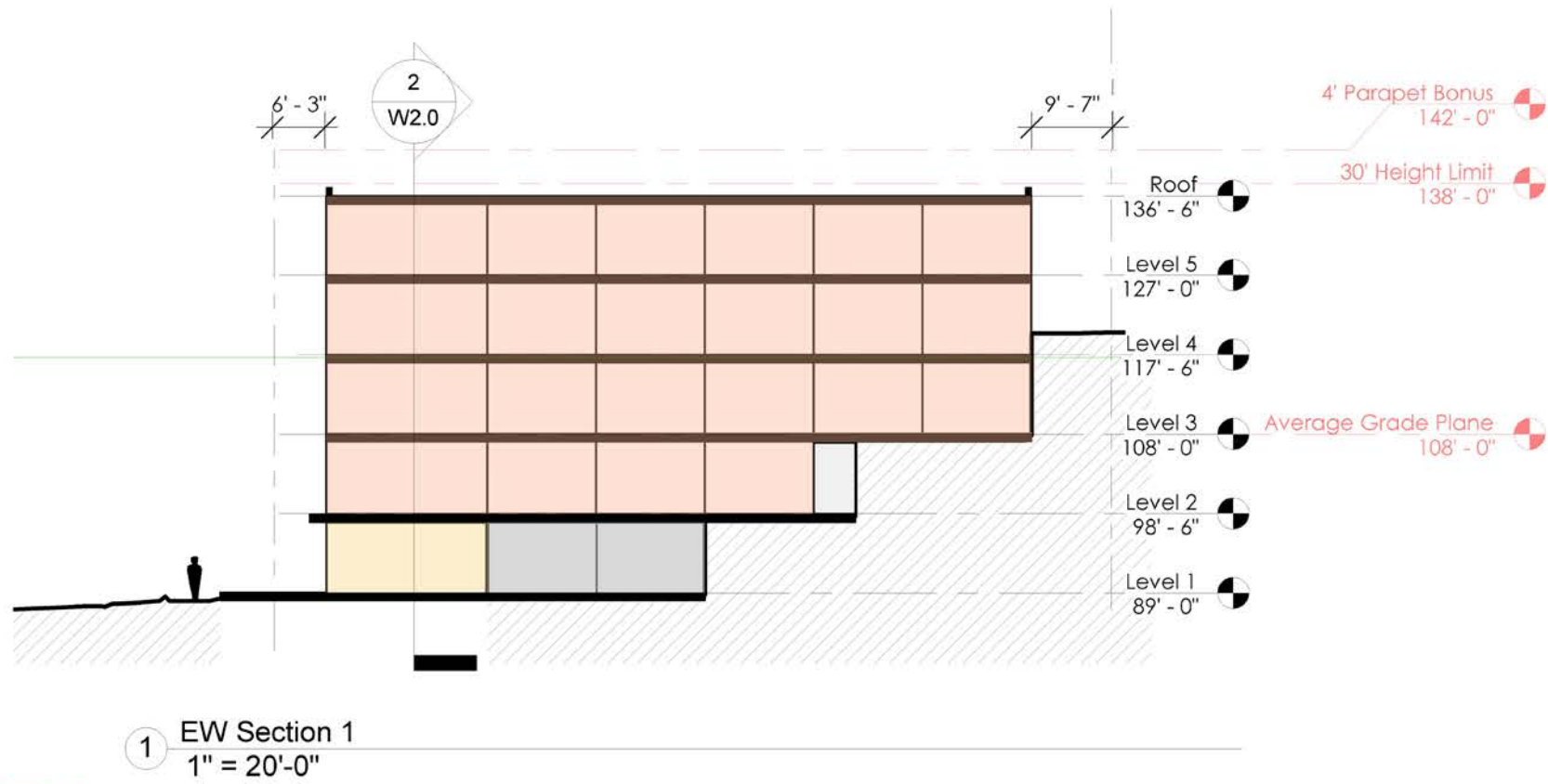
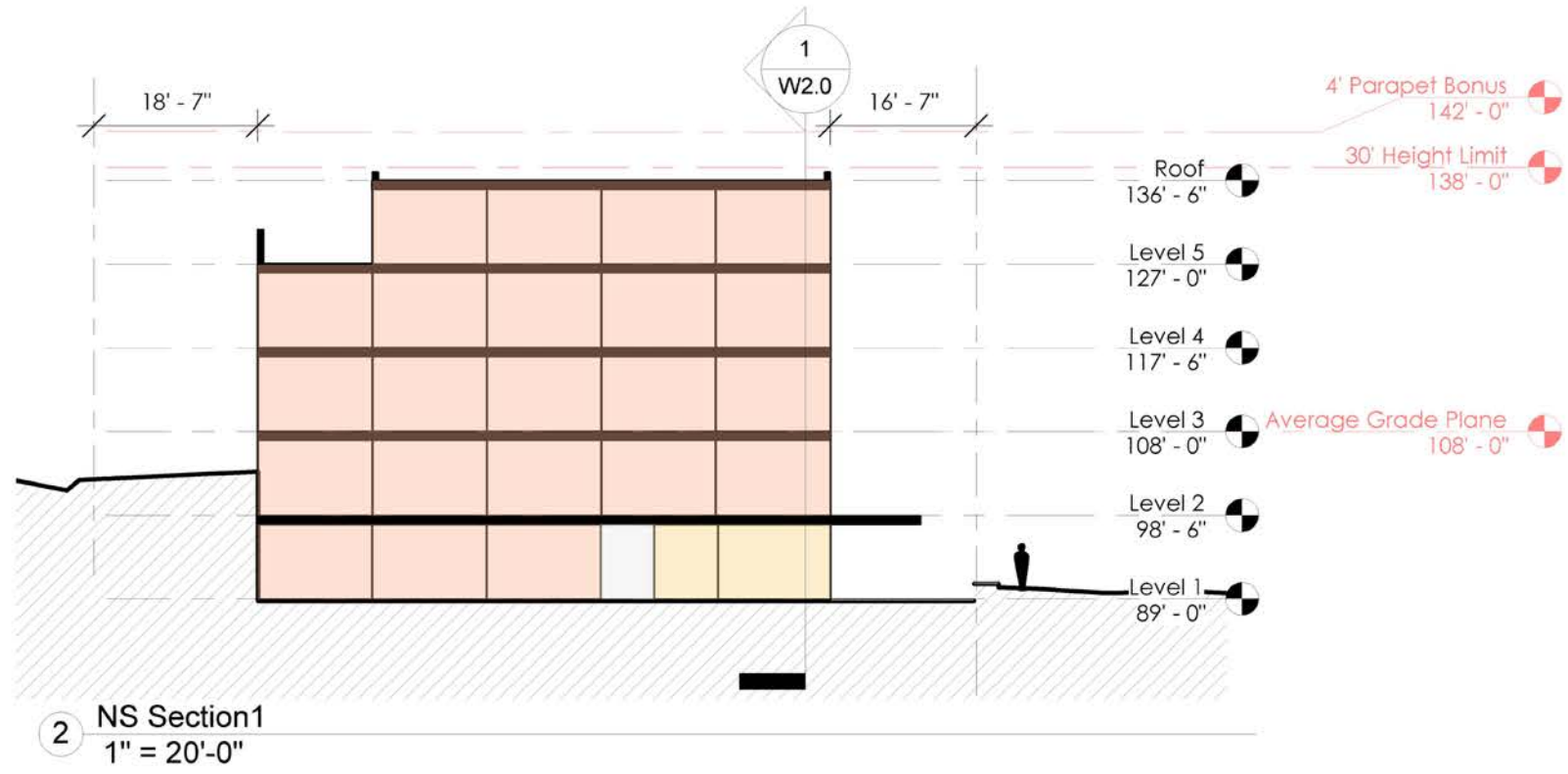


④ Level 4  
 1" = 20'-0"



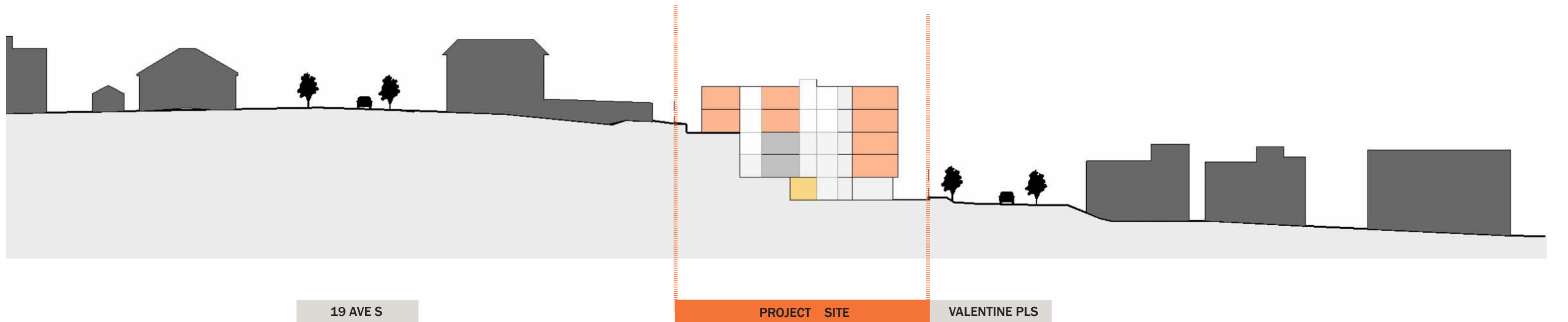
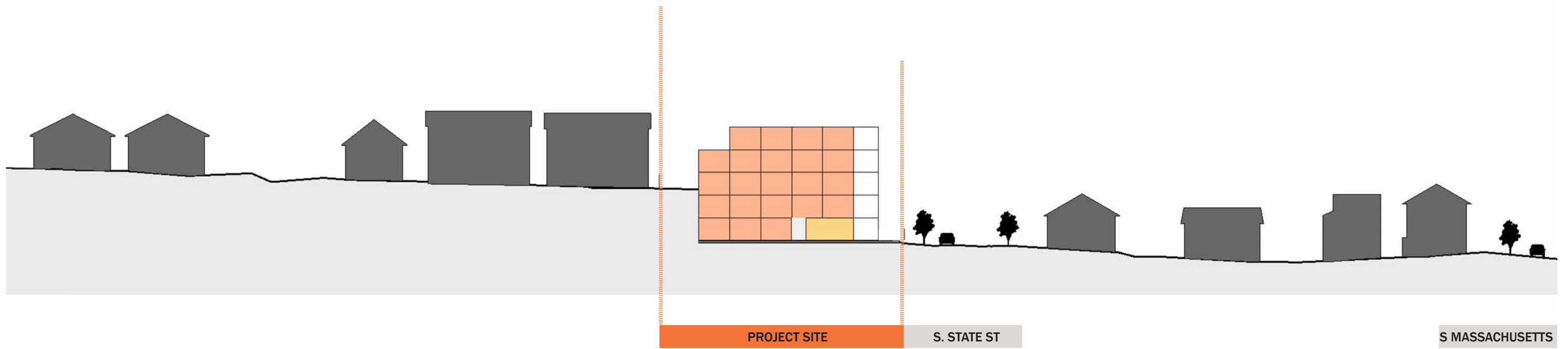
⑤ Level 5  
 1" = 20'-0"

**SCHEME 3: FLOOR PLANS**



### SCHEME 3: BUILDING SECTIONS

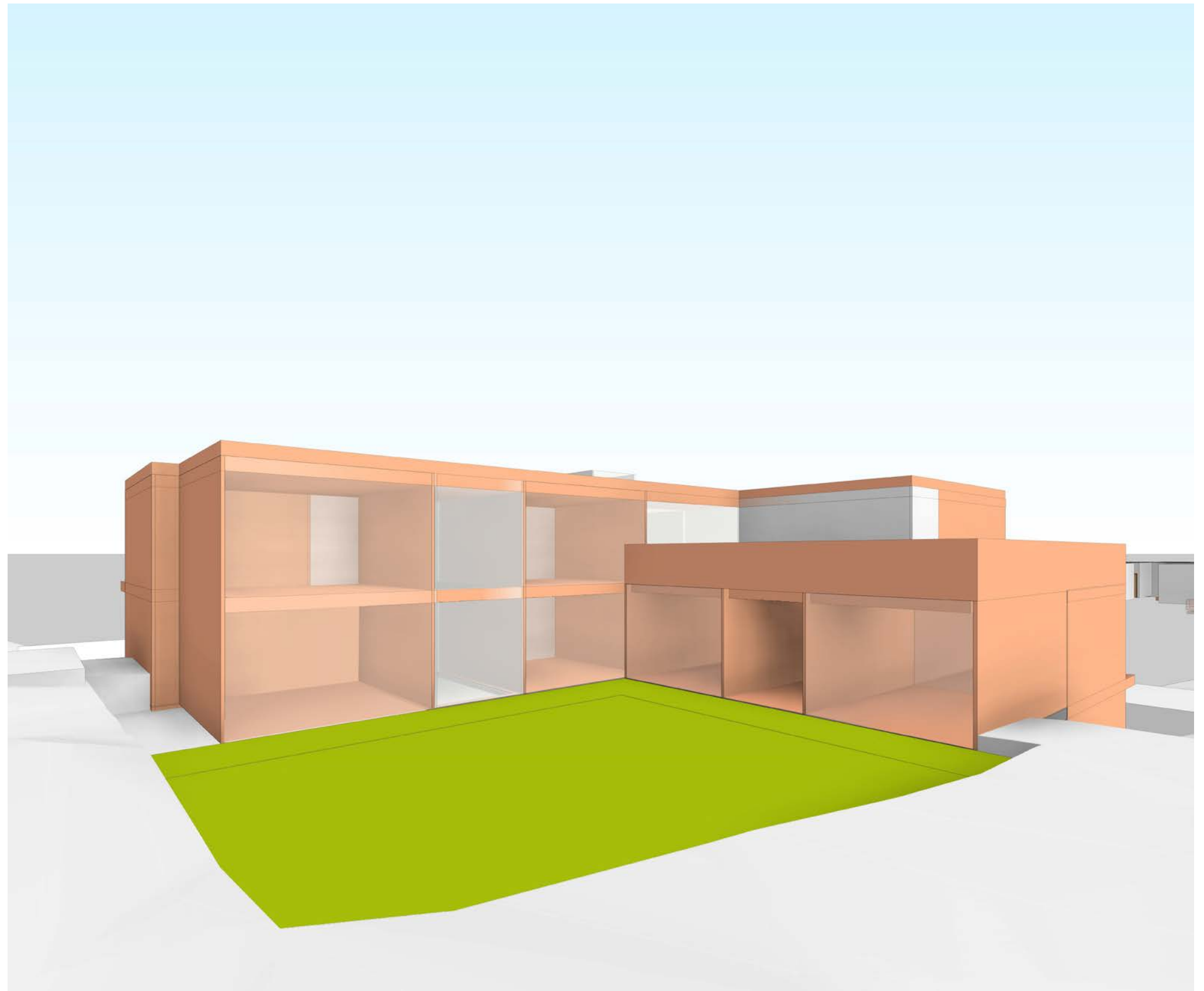




### SCHEME 3: SITE SECTION



### SCHEME 3: STREET VIEW



**SCHEME 3: COMMON AMENITY**



**SCHEME 3: CONCEPT RENDERING**



**SCHEME 3: CONCEPT RENDERING**



### SCHEME 3: CONCEPT RENDERING



**SCHEME 3: CONCEPT RENDERING**



**SCHEME 3: CONCEPT RENDERING**





### LIGHT FIBER CEMENT BOARD

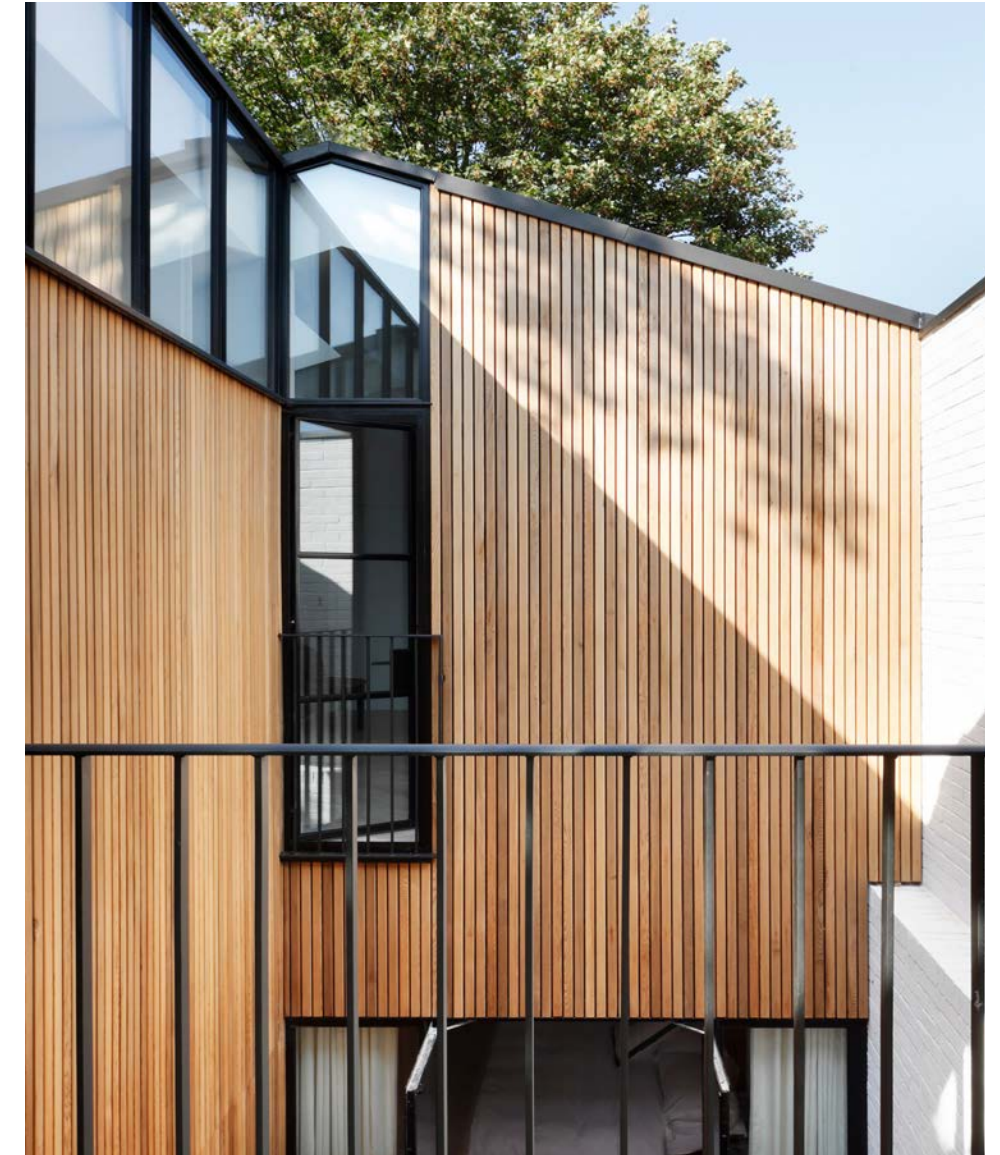
Fiber cement board in light color wraps around the corner provides visual interest and a strong urban edge to the block.



### DARK FIBER CEMENT BOARD COMPOSITE WOOD MEMBER

Fiber cement board in dark color reflects the industrial businesses along Rainier Ave two blocks away, as well as new modern residential development in the neighborhood.

Composite wood member integrated with the modular window scheme enhances the street-facing facades on the east and north side.



### NATURAL WOOD

Natural wood siding and soffit at ground level adds some warmth to the neutral color palette and provides an inviting entry feeling and pedestrian-friendly experience.

## PRECEDENTS AND PROPOSED MATERIALS

**SCHEME 1**

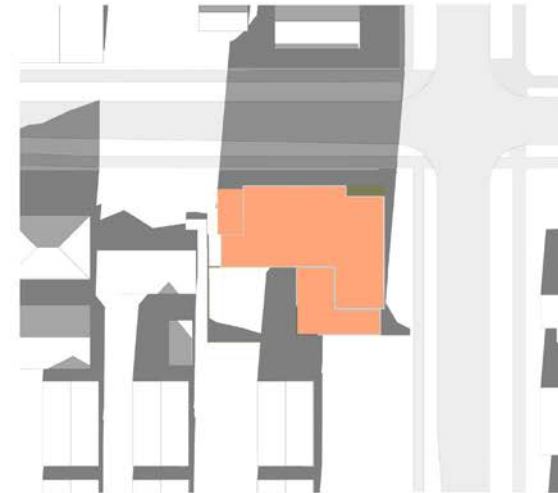
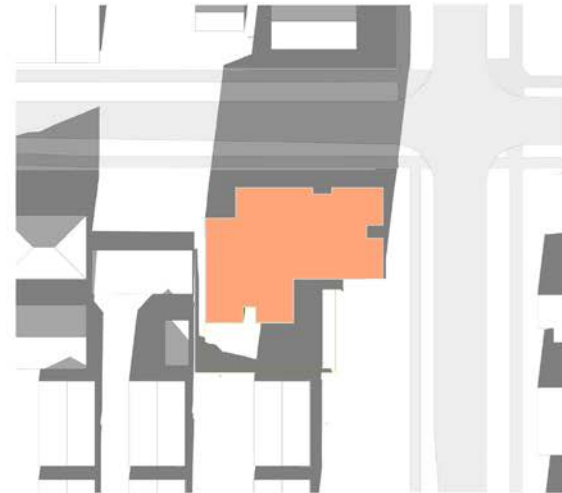
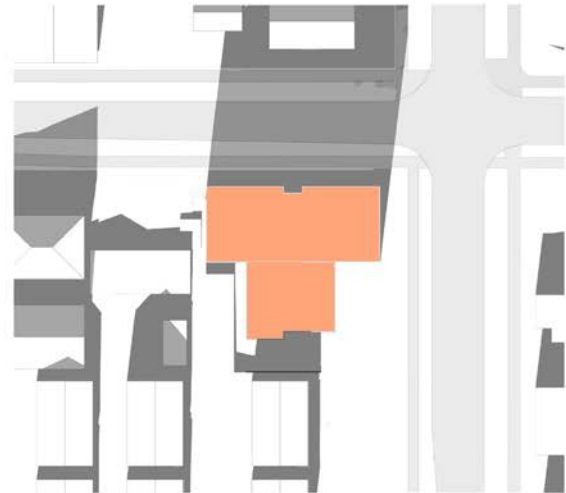
**SCHEME 2**

**SCHEME 3**

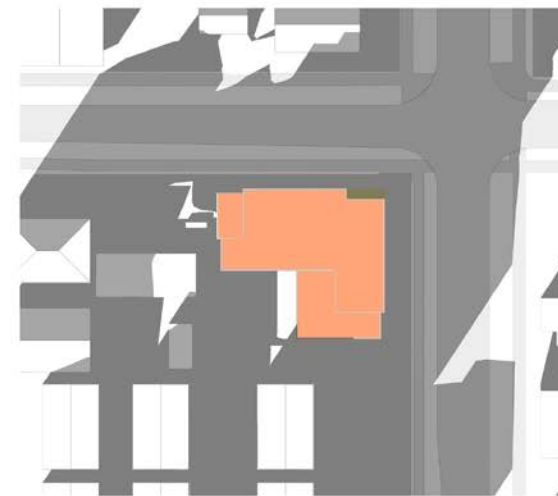
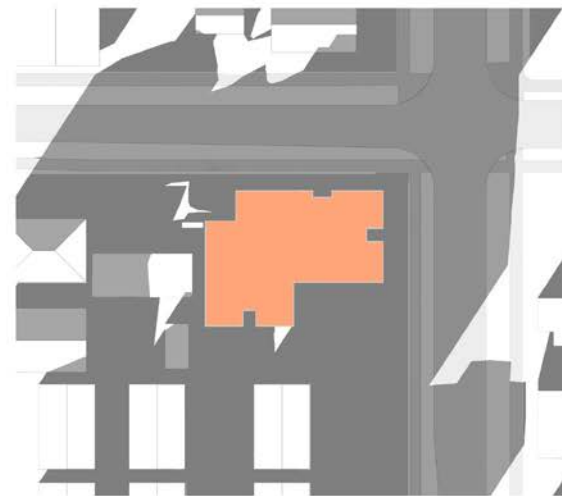
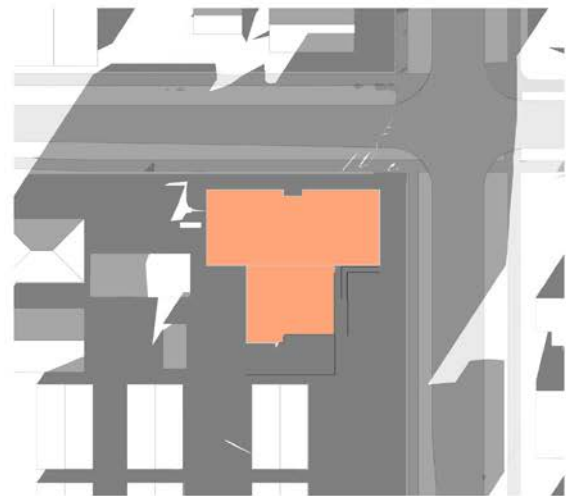
**9 AM**



**12 PM**



**3 PM**



**SUN STUDY: WINTER SOLSTICE (DECEMBER 21)**

**SCHEME 1**

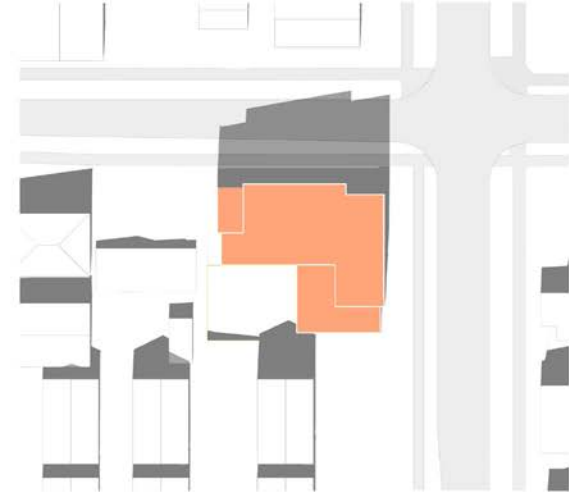
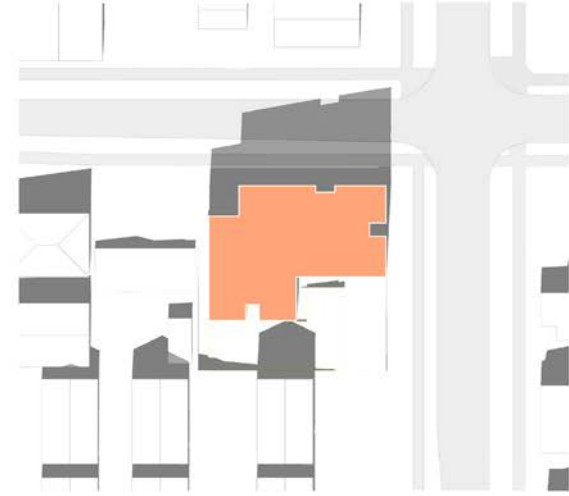
**SCHEME 2**

**SCHEME 3**

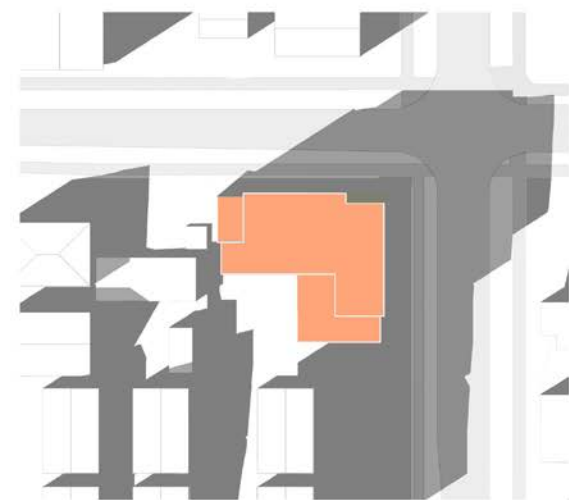
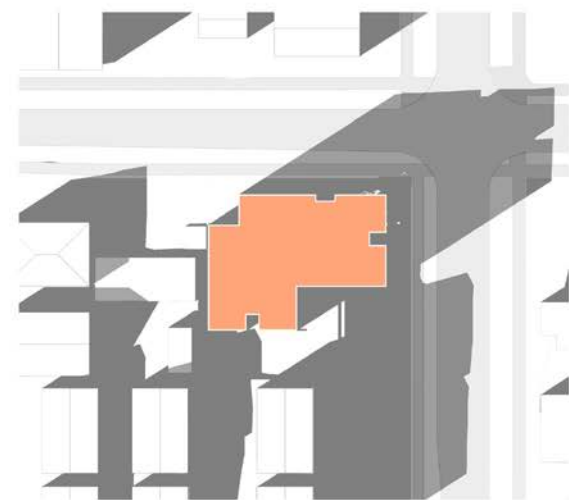
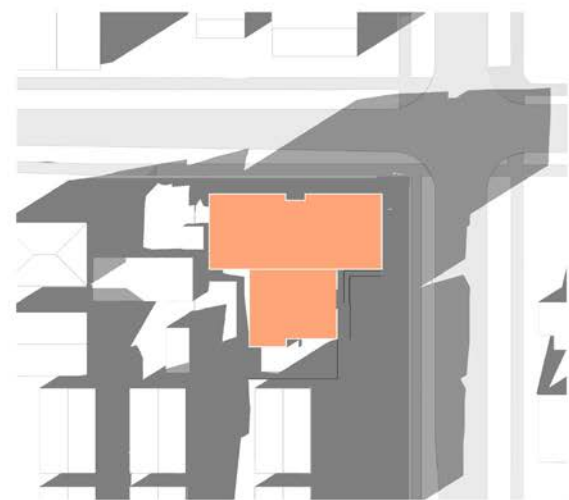
**9 AM**



**12 PM**



**3 PM**



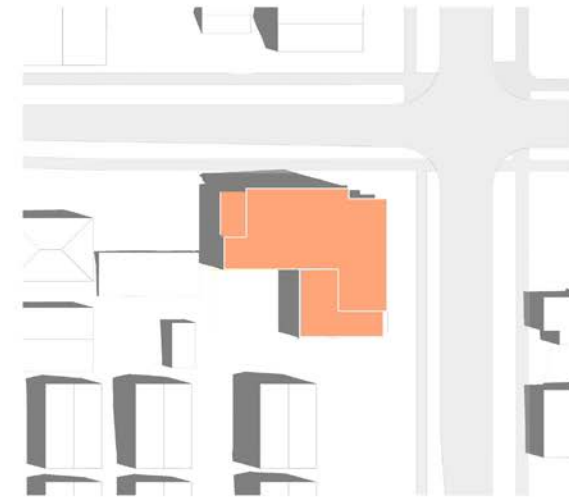
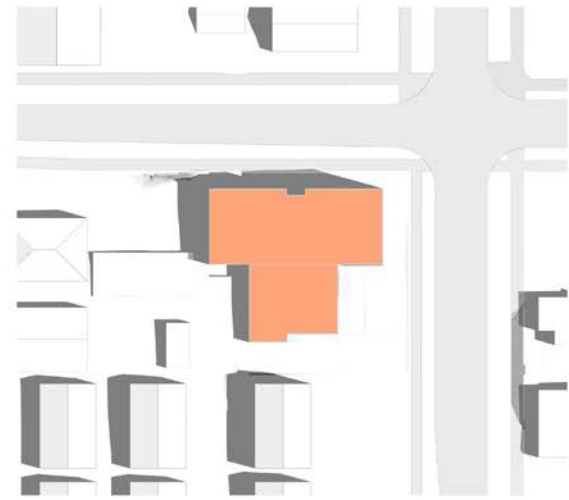
**SUN STUDY: EQUINOX (MARCH 21)**

**SCHEME 1**

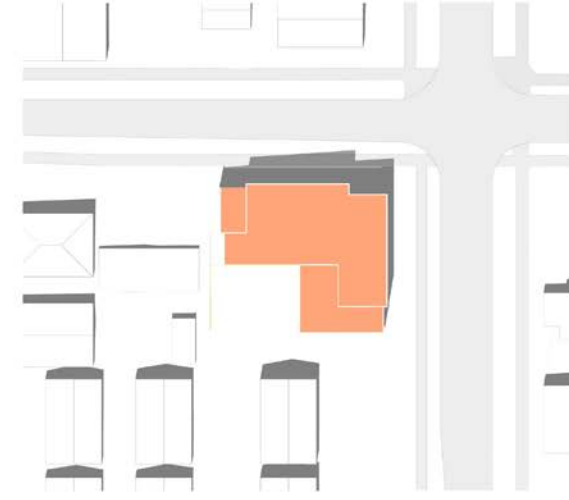
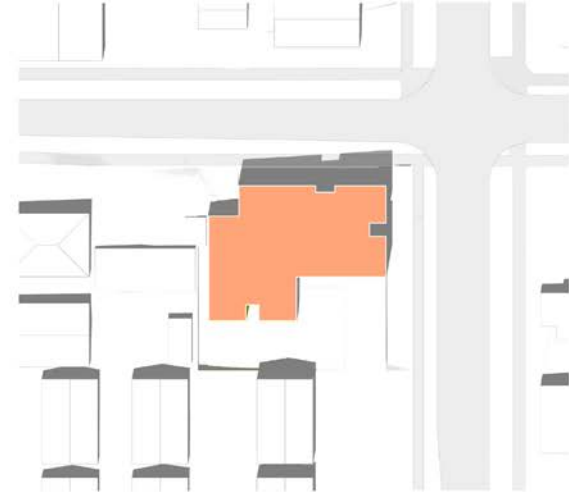
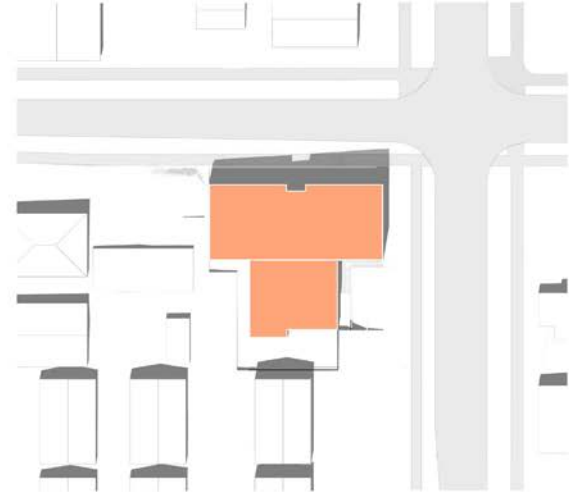
**SCHEME 2**

**SCHEME 3**

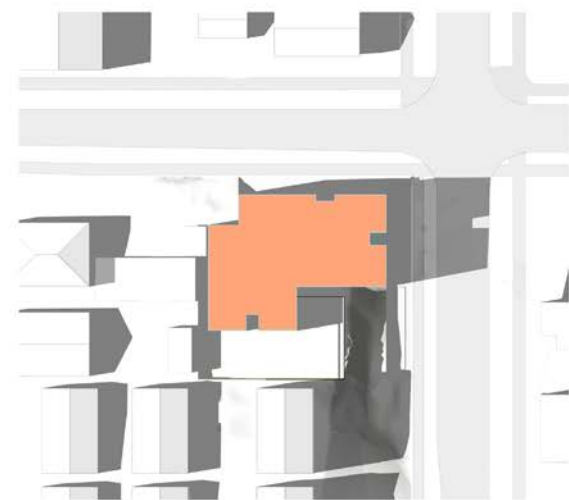
**9 AM**



**12 PM**



**3 PM**



**SUN STUDY: SUMMER SOLSTICE (JUNE 21)**

