VALENTINE LOFTS | # 3027472

JW ARCHITECTS

ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION
JULY 27TH, 2018 SUBMITTAL

1257 S King Street Seattle, WA 98144 t: 206.953.1305 jwaseattle.com

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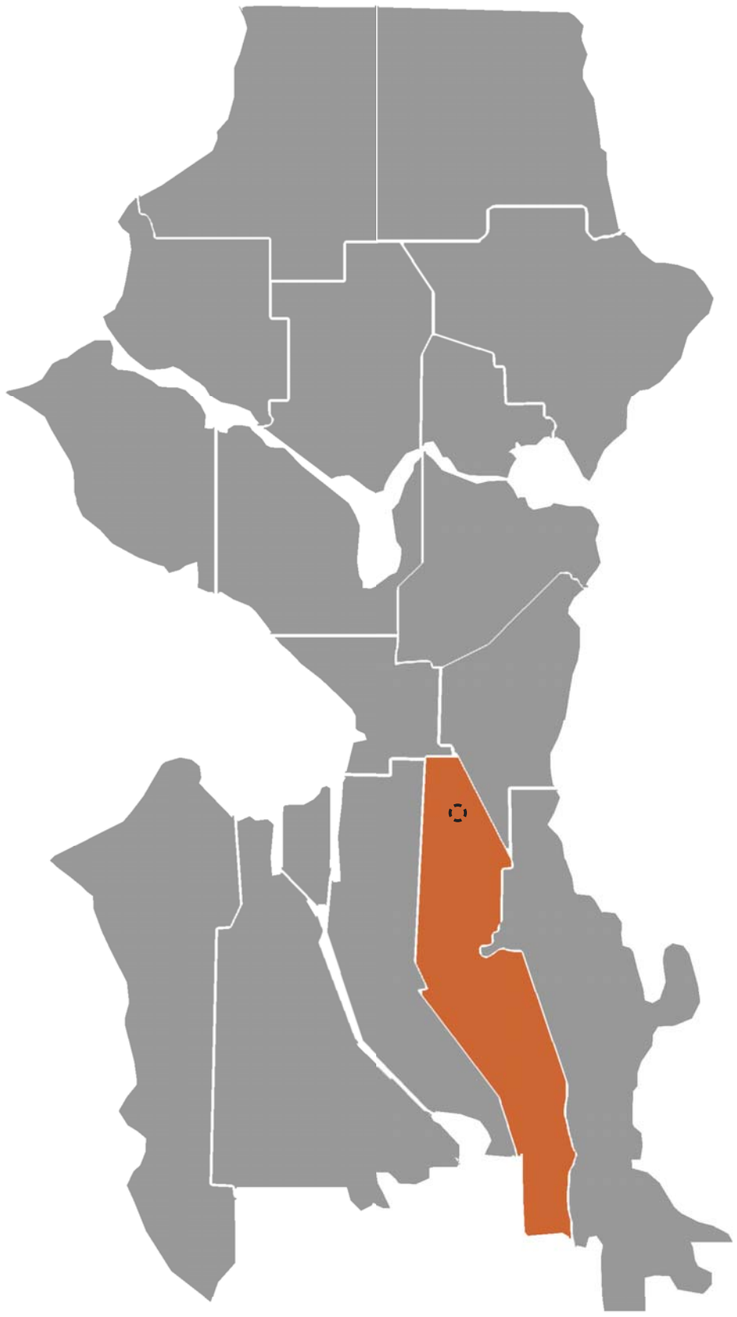

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CONTEXT

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: Mt Baker 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 thorofare 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.

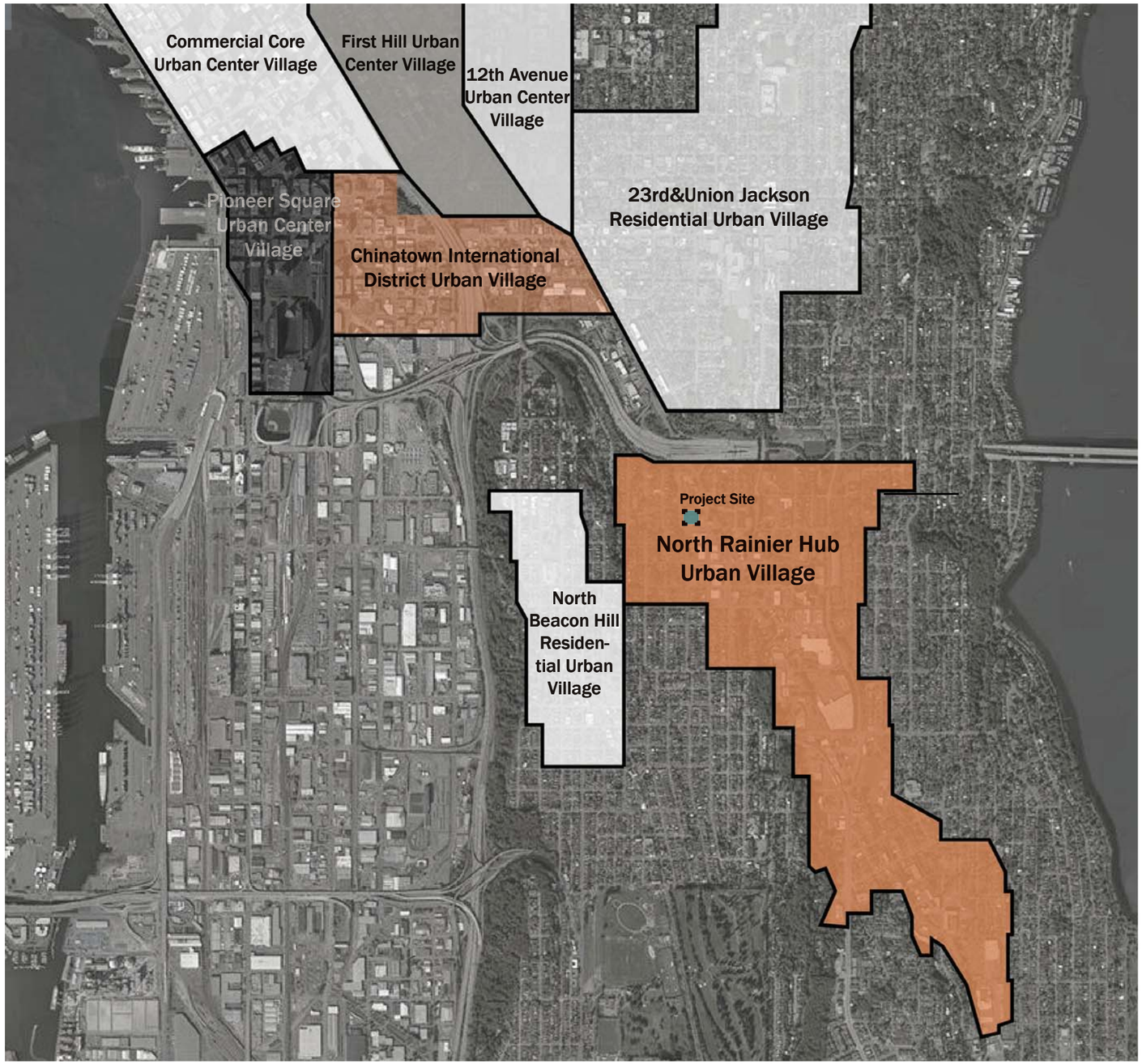
SITE PHOTOS

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

- South State Street, looking South.

- Valentine Place South, looking East.

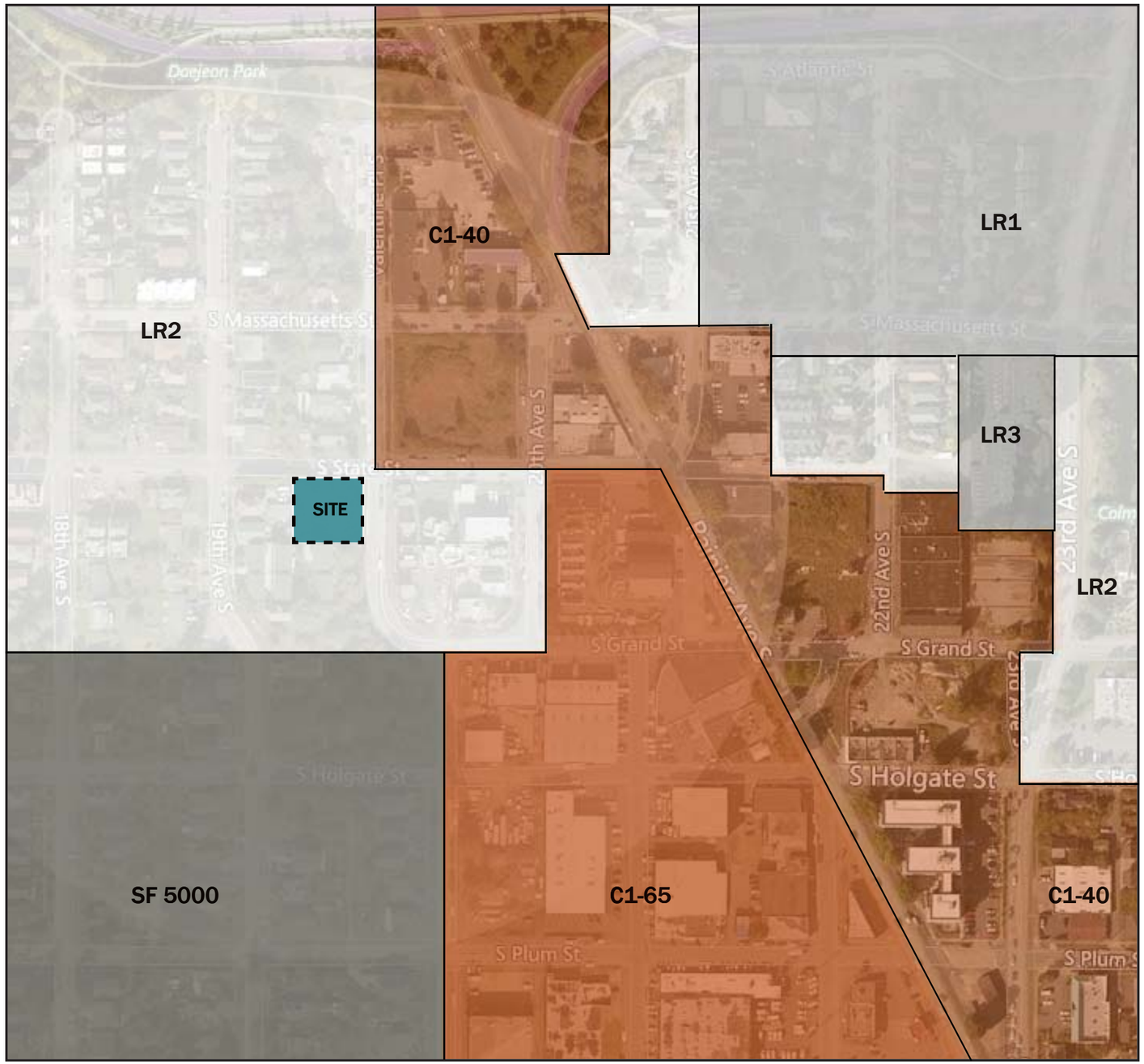
SITE PHOTOS



MT BAKER 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

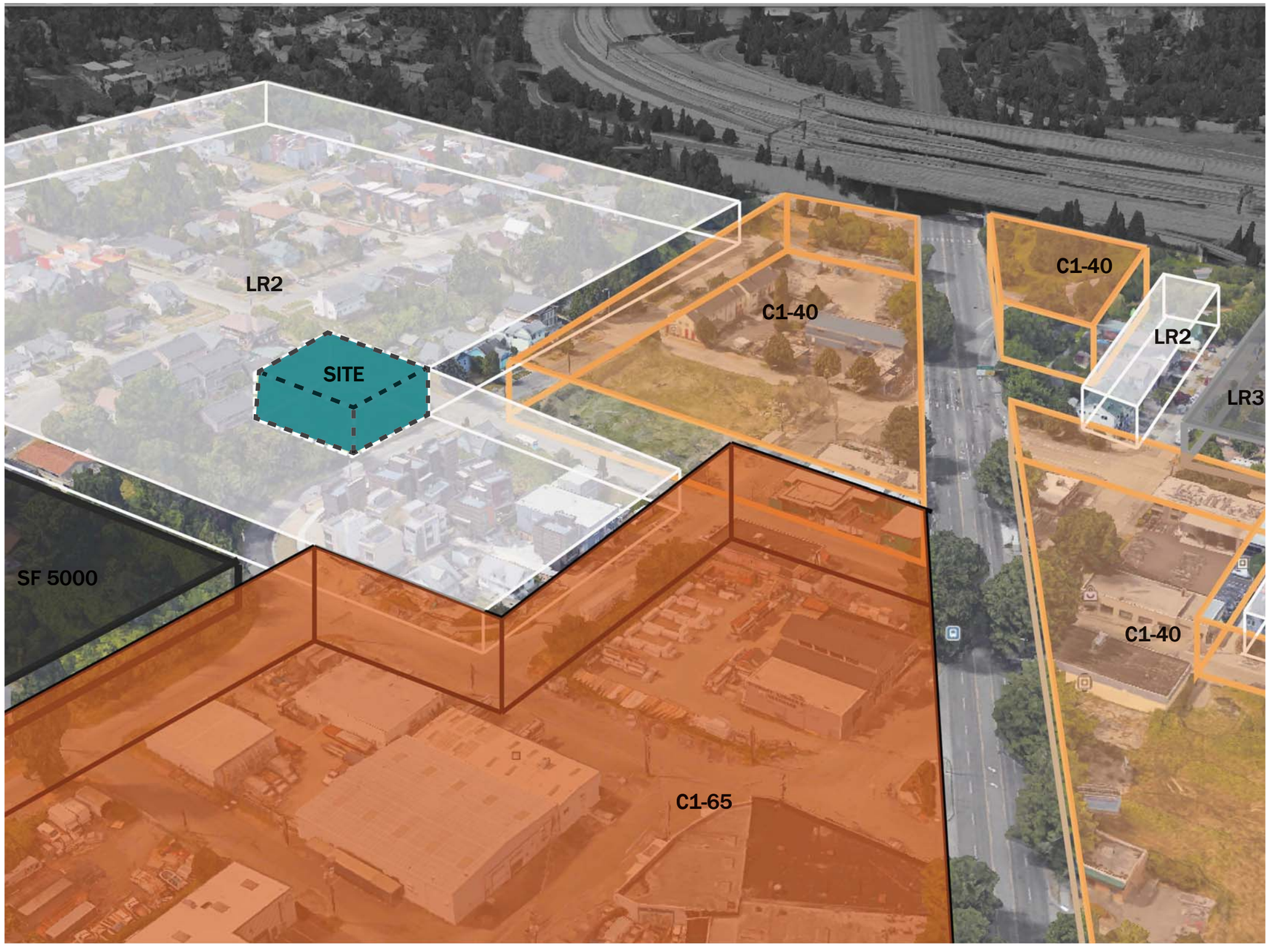


SITE
SF 5000
LR 1
LR 2
LR 3
C1- 40
C1- 65

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 thorofare 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

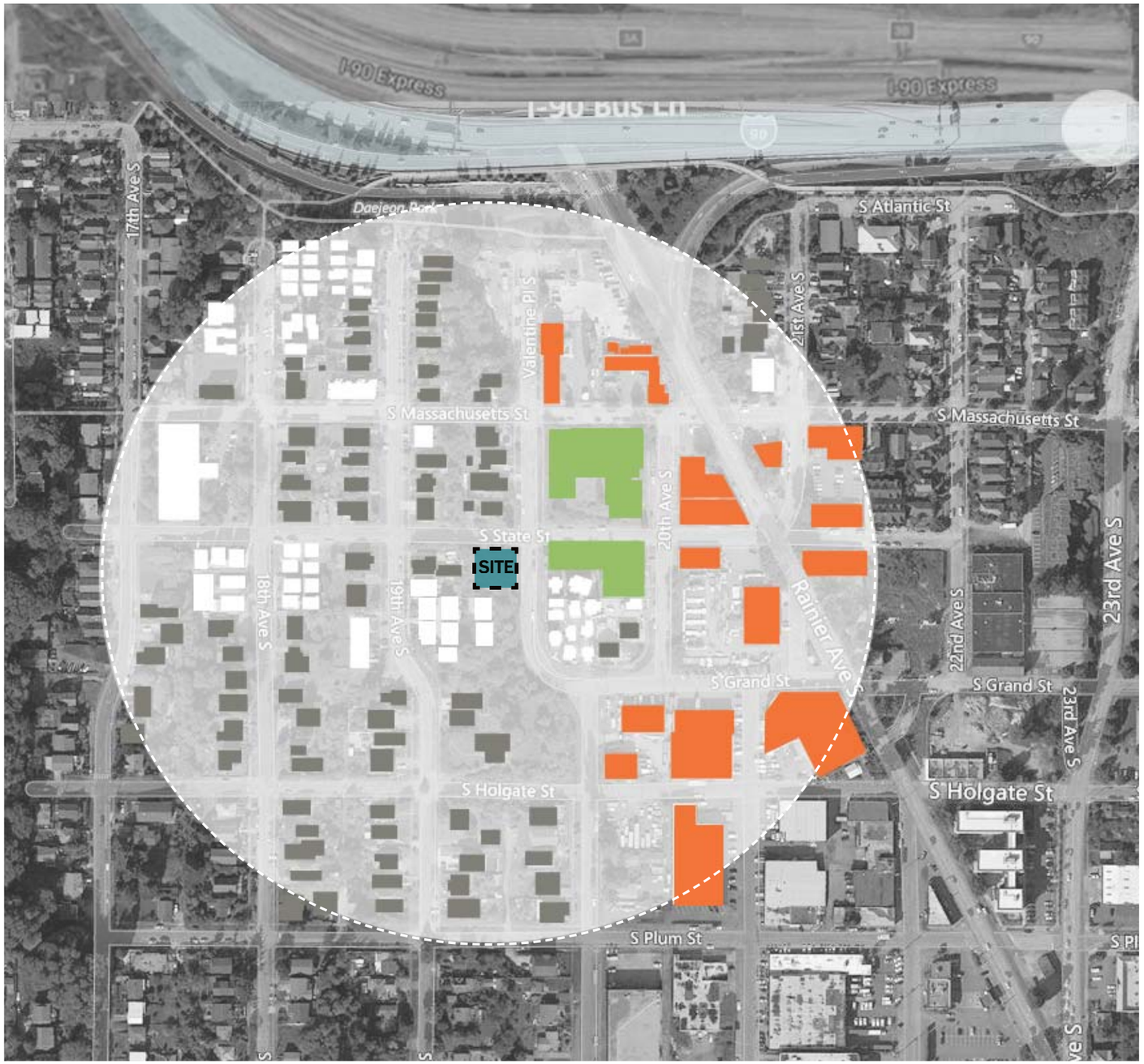


AERIAL ZONING + HEIGHT ANALYSIS

- 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.

SITE

5 MIN WALK

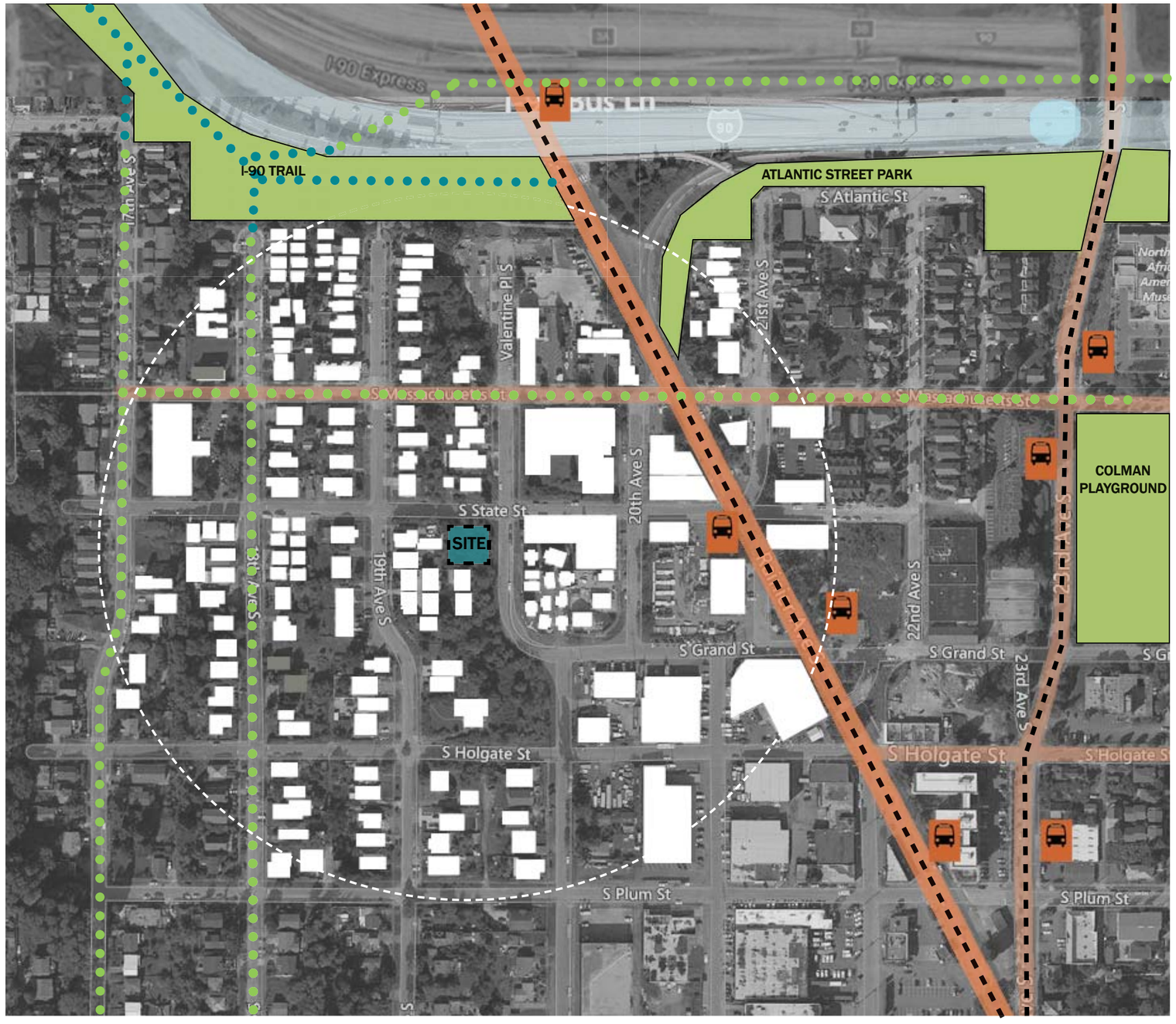
SINGLE FAMILY

MULTI-FAMILY

SCHOOL

COMMERCIAL/ INDUSTRIAL

BUILDING 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

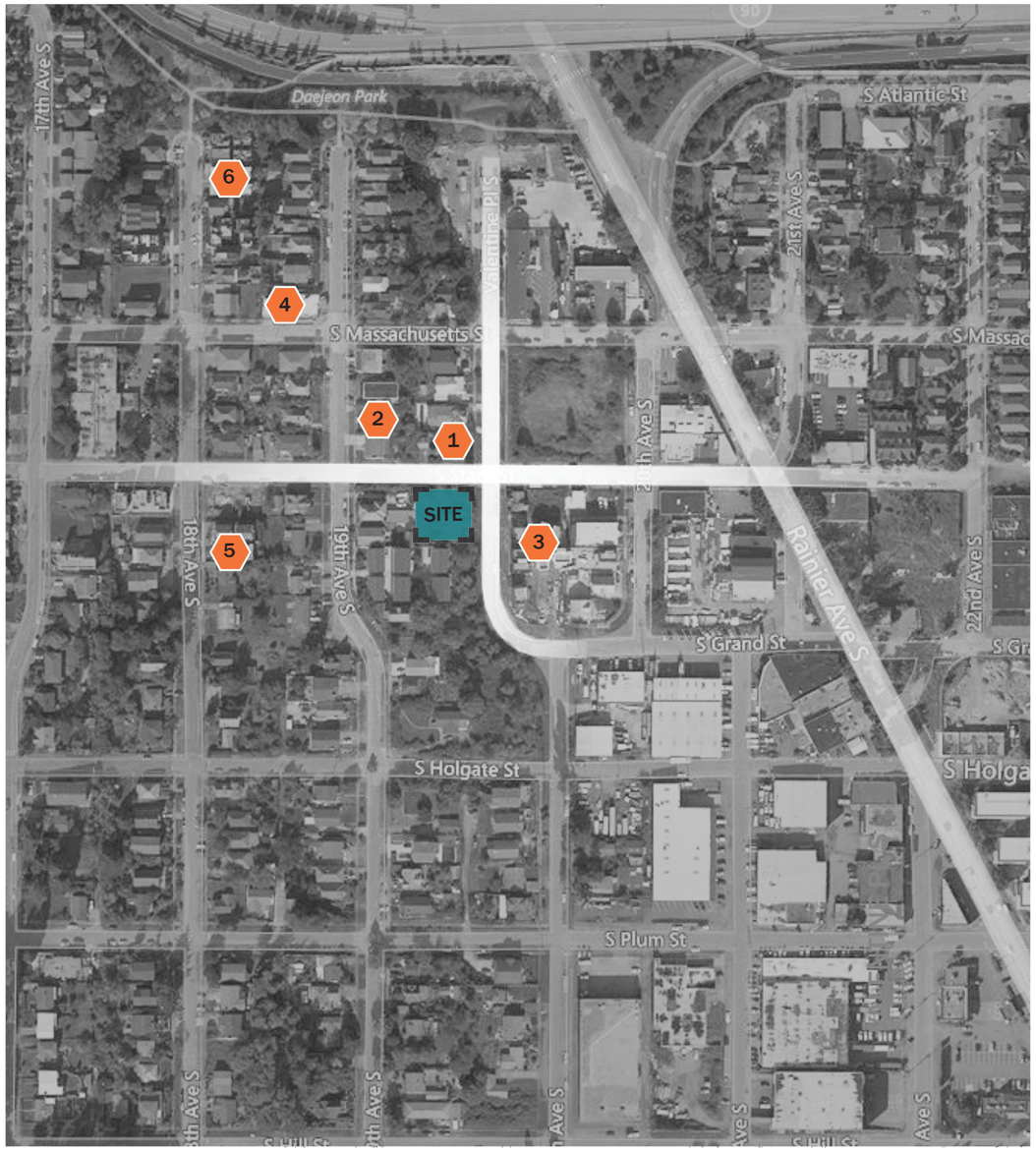
TRANSIT

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.

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

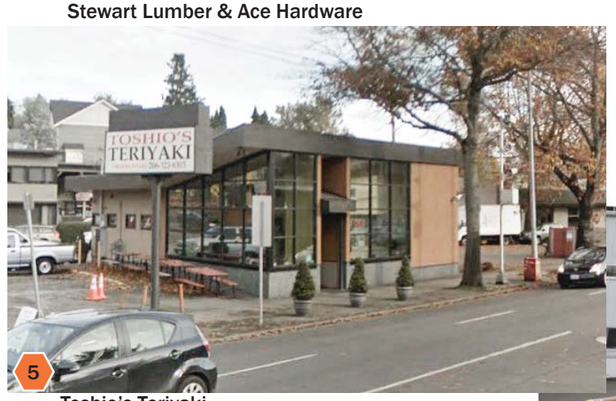
Hamlin Robinson School

3

Stewart Lumber & Ace Hardware

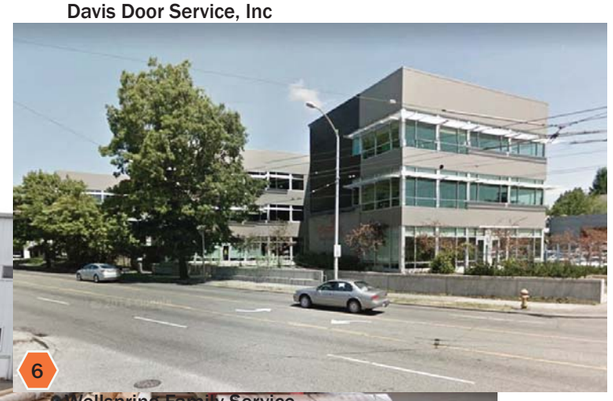
4

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**

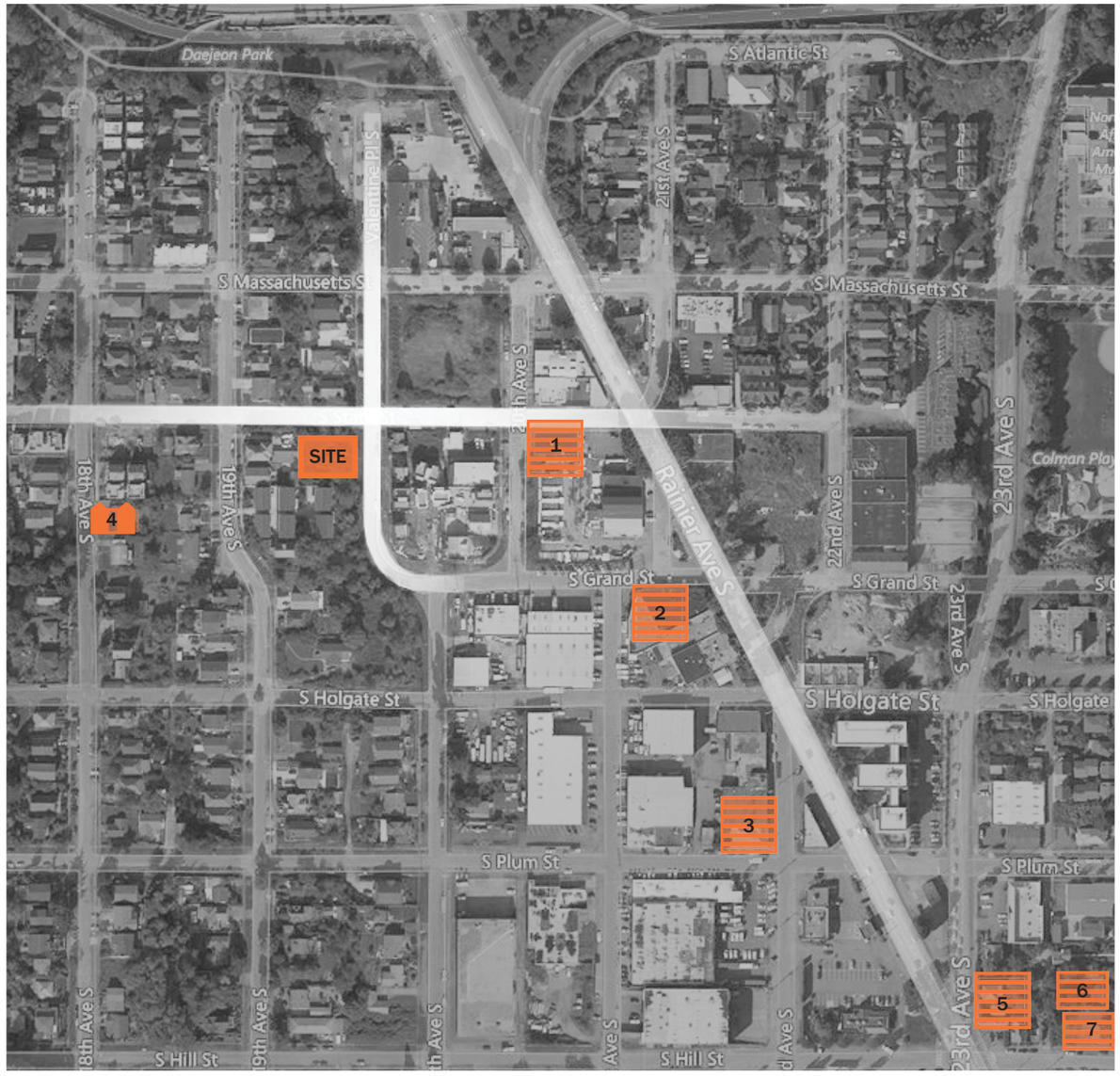
4-story apartment building containing 66 small efficiency dwelling units in an environmentally critical area

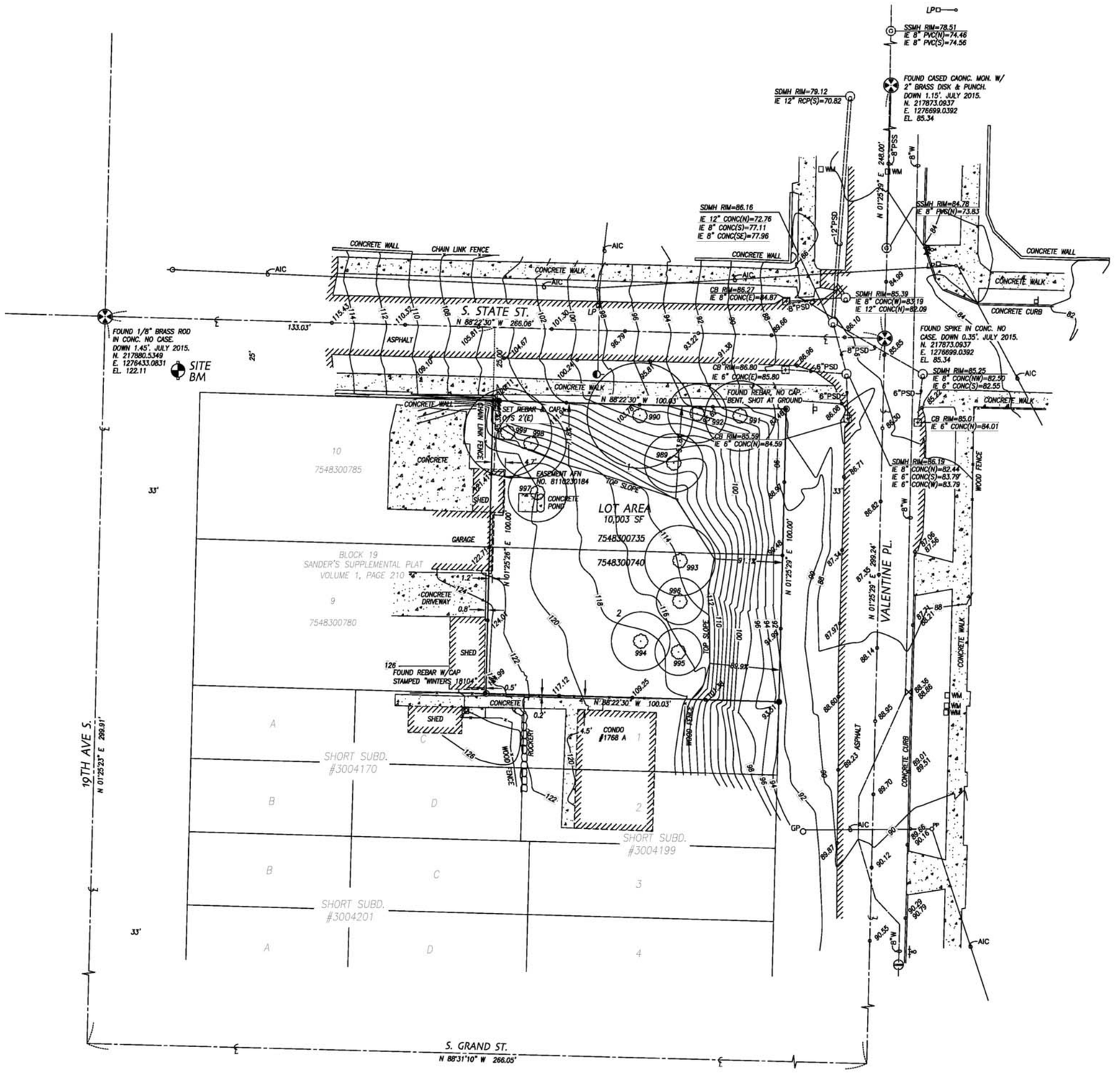
7 **2029 24TH AVE S**

4-story apartment building containing 70 small efficiency dwelling units

NEIGHBORHOOD DESIGN REVIEW PROJECTS

The majority of the surrounding Design Review project consist of4-6 story apartment projects, ranging between 25 units up to 165 units. This aligns with the development potential of the area.





SCALE: 1" = 20'

0 20 40

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCRP 1201 ROBOTIC ELECTRONIC TOTAL STATION
LEICA VIVA GS08 GPS NET ROVER
PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:
WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83/91)

LEGAL DESCRIPTION

LOTS 1 AND 2 IN BLOCK 19 OF SANDER'S SUPPLEMENTAL PLAT, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 210, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

VERTICAL DATUM-NAVD 88

SITE TBM
TOP OF CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF S. STATE ST. AND 19TH AVE. S. ELEV. = 122.11'

SNV-2507
FOUND 2" BRASS CAP STAMPED "C OF S 2507" 20' N. & 0.5' W. OF INT. BACK OF WALK AT THE S.E. COR. RAINIER AVE. S. & S. HILL ST. ELEV.=63.09'

HORIZONTAL DATUM-NAD 1983/91

BASED ON SHOWN MONUMENTATION AND GPS OBSERVATIONS

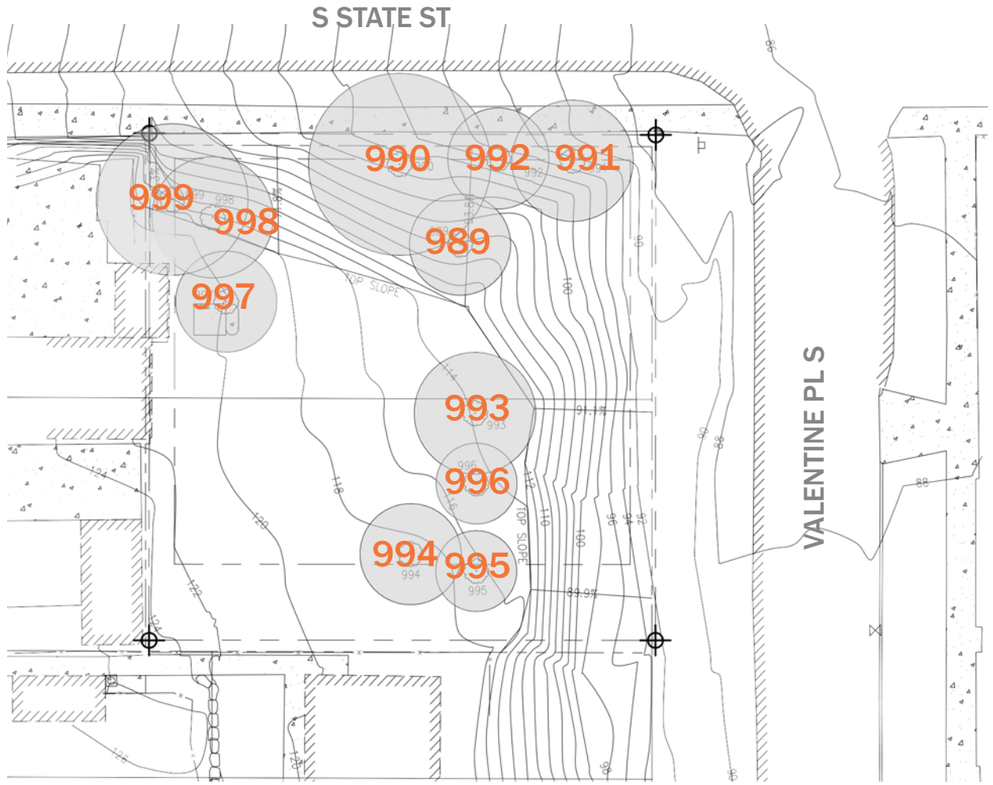
LEGEND

- FOUND CONCRETE MONUMENT IN CASE
- RIGHT OF WAY CENTERLINE
- STORM DRAIN MANHOLE
- CATCH BASINS
- WATER ACCESS MANHOLE
- FIRE HYDRANT
- WM WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- MAILBOX
- SIGN POST
- UTILITY WOOD POLE
- GUY ANCHOR
- EV POWER VAULT
- EV ELEC. MANHOLE
- LP LIGHT POLE
- TMH TELE. ACCESS VAULT
- GAS VALVE
- GM GAS SERVICE (ON BLDG.)
- TRAFFIC SIGNAL CONTROL BOX
- DECIDUOUS TREE SEE TABLE
- CONIFEROUS TREE SEE TABLE

SURVEY

TREE INVENTORY

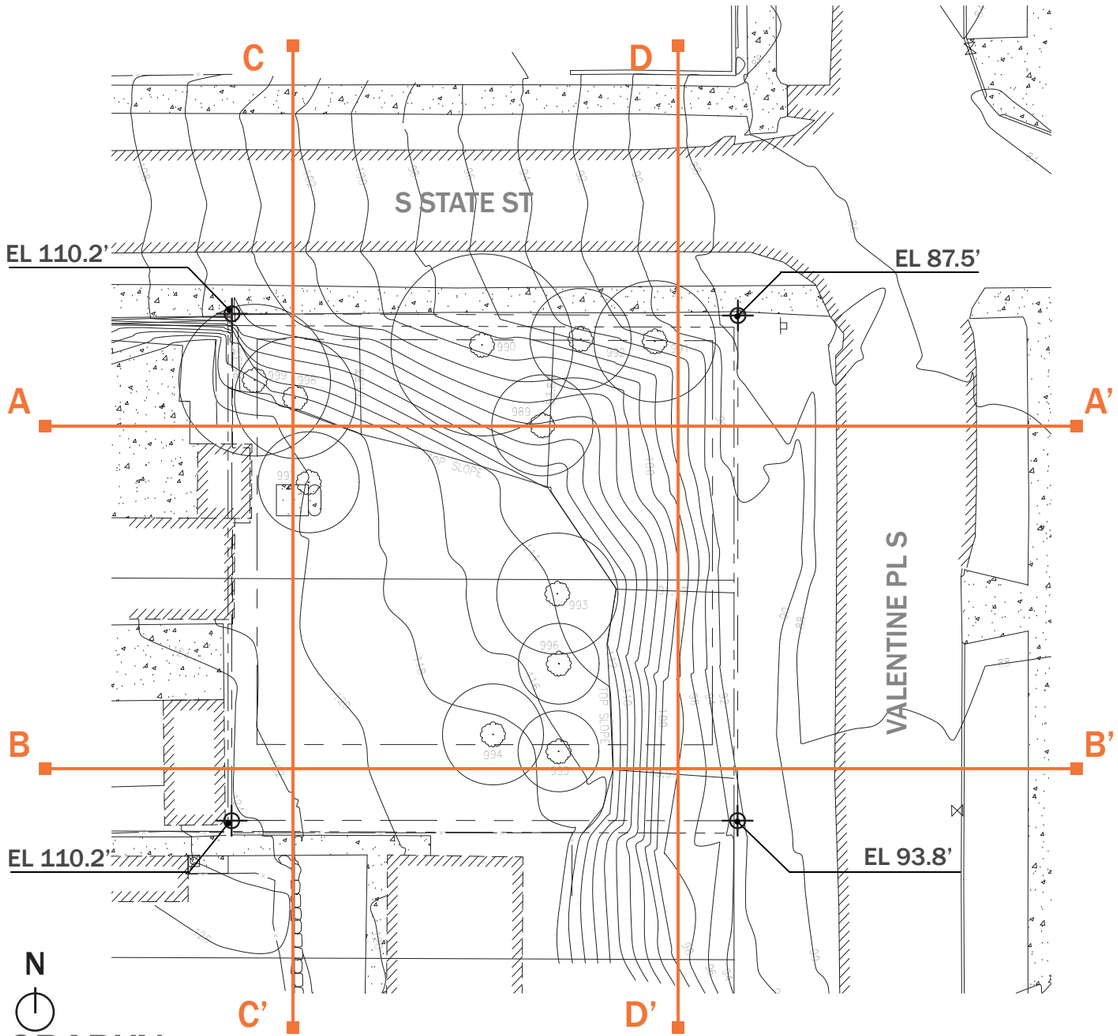
#	Species	DBH	Ht	Rad	LCR	LOD	CI	St	Tr	H	Via	Comments	
989	Cherry (Prunus emarginata)	10	20	10	70		codo	S	S	S	yes		Non-exceptional
990	Big Leaf Maple	*25.4	25	18	50		codo	P	P	P	NO	3 trunks: 14, 14, 16" major dieback	Non-exceptional
991	English Hawthorne (Crataegus laevigata	*5.0	20	12	90		codo	S	S	S	yes	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



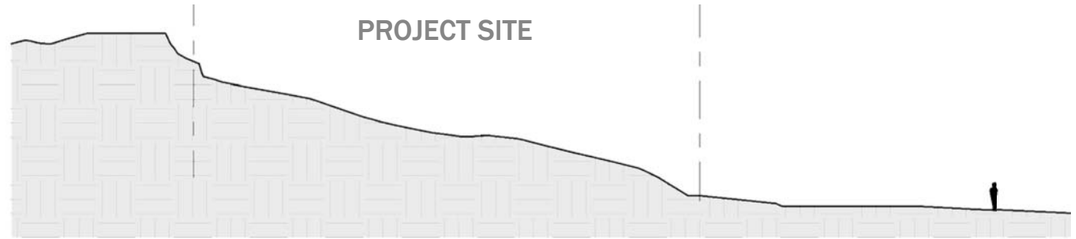
TREE SURVEY

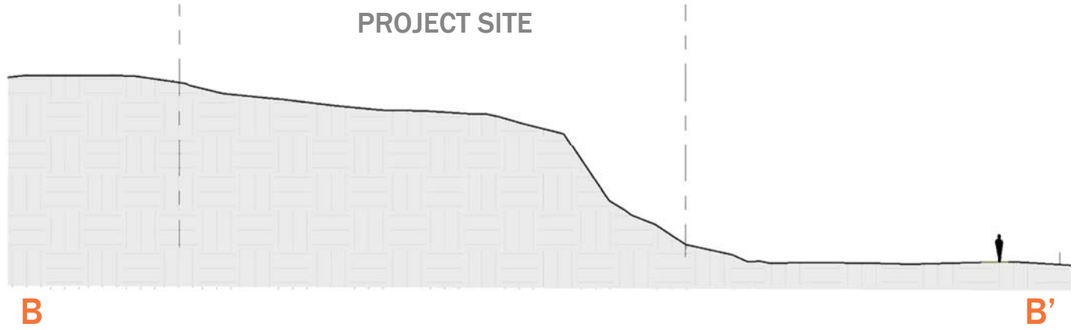
TOPOGRAPHY CHARACTERISTICS

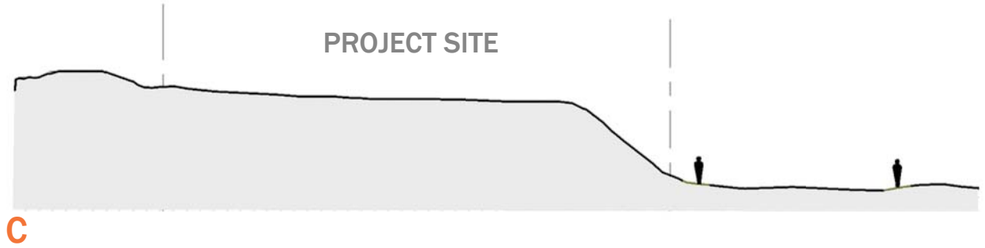
- Steep slopes exist on both South State St and Valentine Place South. The slope of this topography runs in two directions: west to east and north to south. There is an elevation change of 40’ from the grade at side-walk level on Valentine Place South to the south west corner of the site

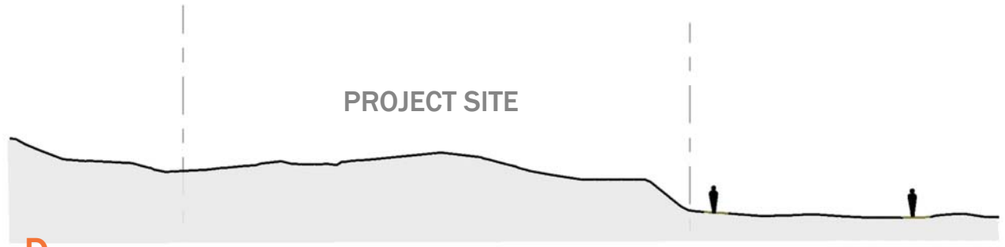


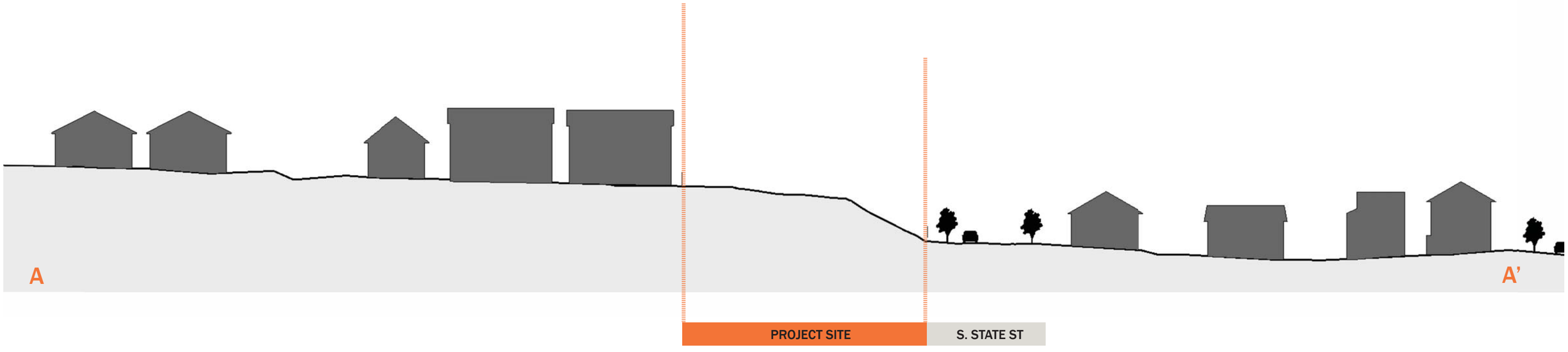
TOPOGRAPHY

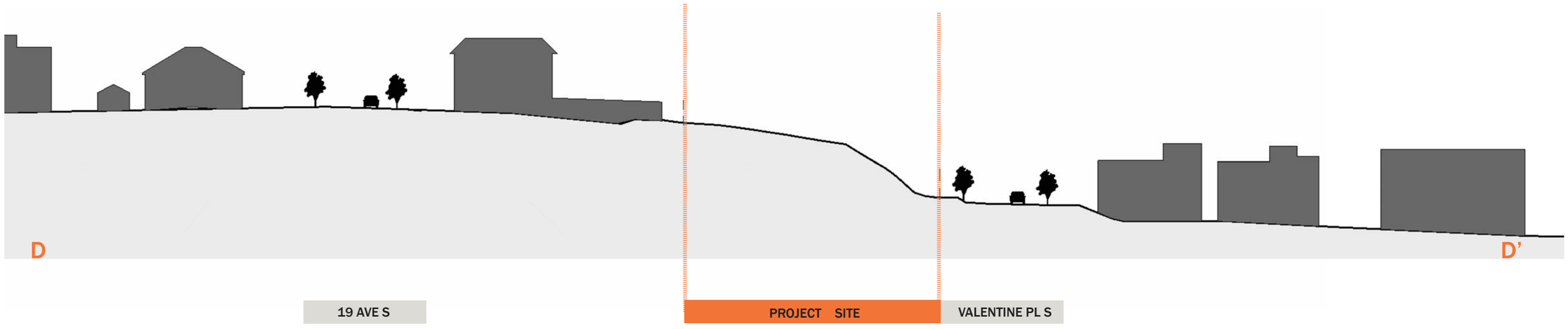




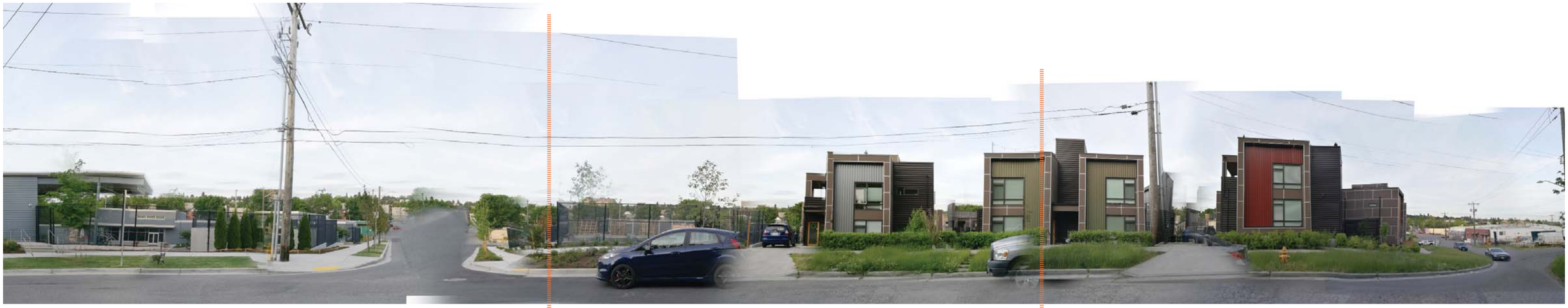





A
A'
PROJECT SITE
S. STATE ST


D
D'
19 AVE S
PROJECT SITE
VALENTINE PL S

TOPOGRAPHY



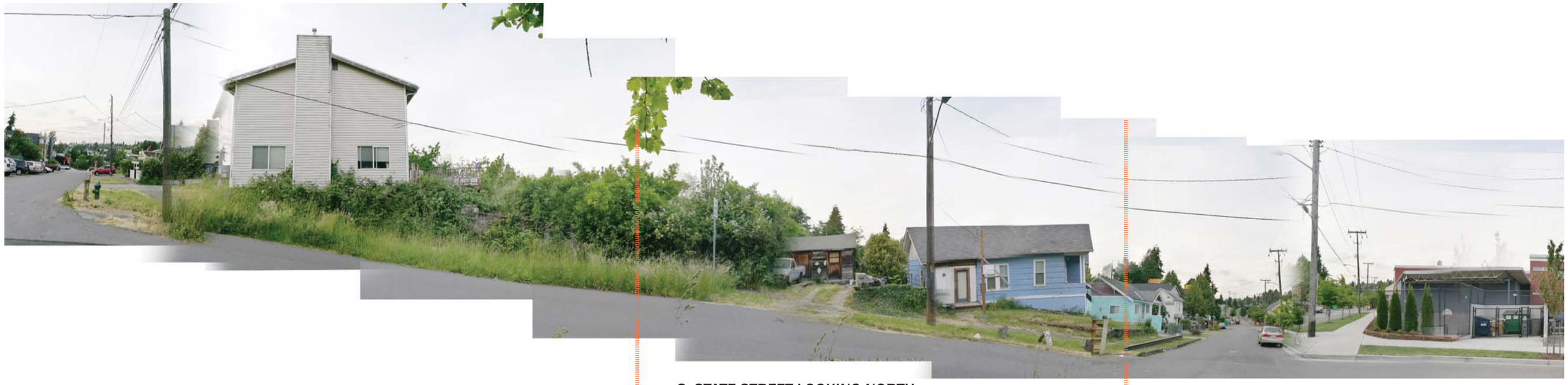
VALENTINE PL S LOOKING EAST

S. STATE ST | ACROSS THE STREET

VALENTINE PL S LOOKING WEST

PROJECT SITE | S. STATE ST

STREET ELEVATIONS



S. STATE STREET LOOKING NORTH

ACROSS THE STREET | S. STATE ST

S. STATE STREET LOOKING SOUTH

VALENTINE PL S | PROJECT SITE

STREET ELEVATIONS

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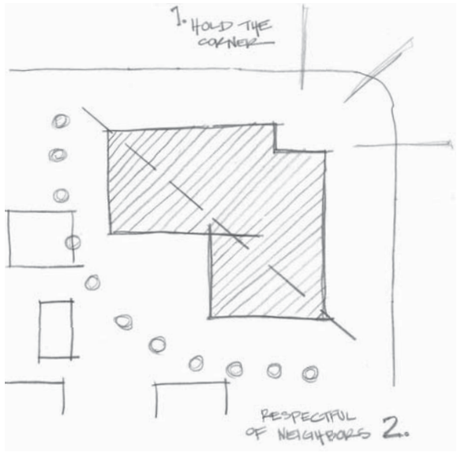
EDG SUMMARY

PROJECT CONCEPT: Edges

The site's unique topography rives building massing that responds to neighborhood context. While the project holds a strong urban edge along both Valentine Place South to the east and South State Street to the north, it also appropriately responds to existing neighborhood buildings as a one and two story building. This means that the project not only holds the urban edge, but also responds to existing neighborhood conditions. In fact, the neighbors will match or exceed the height of the project to the west and southwest.

The development site is located within the Mt Baker Hub Urban village, characterized by a mix of small multifamily developments and single-family homes in the immediate vicinity. The neighborhood consists of small, tightly knit lots that support finely scaled houses, duplexes, and small apartment buildings. The project site is only two blocks west of Rainier Avenue South, which holds commercial and industrial activity for the area. This unique mixture of context provides a specific set of guidelines that were the foundation for the project's inspiration.

The project site sits on the edge between LR2 and C1-40 zoning. It begins to act as a threshold between a commercially active zone to the northeast with 40' building potential and the residential neighborhood character to the west. Because of these contrasting site conditions, buffers in the form of building massing, landscaping, and hardscape must be placed to appropriately respond to the distinct duality of the site.



MODEL VIEW LOOKING SOUTHWEST

MODEL VIEW LOOKING NORTHEAST

CONCEPT

BUILDING PRECEDENTS

LANDSCAPE PRECEDENTS

DESIGN GOALS:

- **1. CONTEXT AND SITE**

Establish a positive and desirable context.

a. Determine an appropriate transition.
b. Foster architectural variety on block.
c. Utilize natural topography to inform project design.
d. Create a strong urban edge while also responding to the neighboring scale.

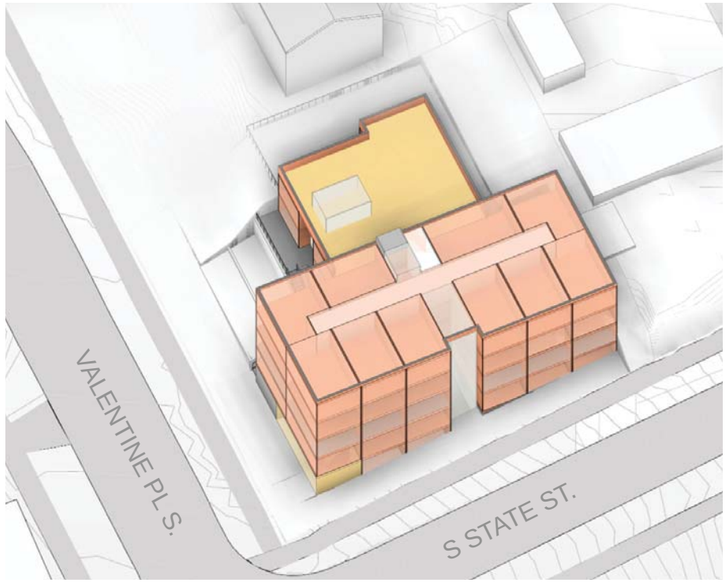
- **2. PUBLIC LIFE**

a. Identify opportunities for the project to make strong connections to the street.
b. Take advantage of the corner lot condition as a gateway and a focal point.
c. Focus on the balance between private and common building uses.

- **3. MASSING**

a. Arrange building massing taking into consideration the sloped characteristics of the site and proposed uses of the building. Use elevation changes to locate structure and open spaces
b. Maintain a sense of residential scale while providing more active uses.
c. Ensure that interior and exterior spaces relate well to each other.

PROJECT INSPIRATION



SCHEME 1

PROJECT DATA

. 17,505 SF

. (45) Small Efficiency Dwelling Units

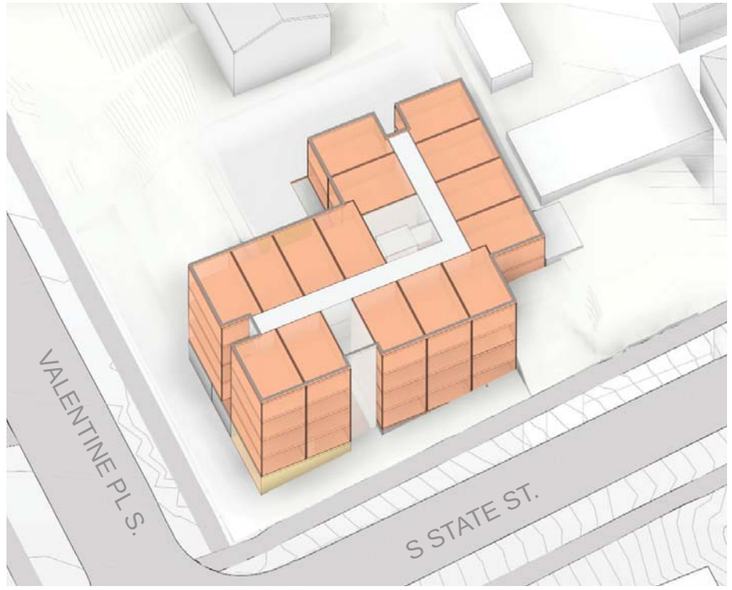
. 2,500 SF exterior amenity in shared courtyard and roof-deck

. 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

. (46) Small Efficiency Dwelling Units

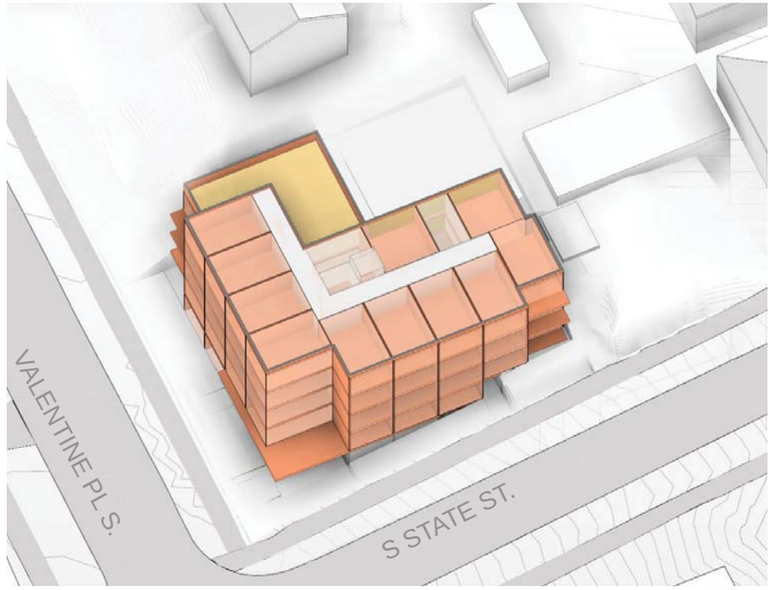
. 2,500 SF exterior amenity in shared courtyard

. No Parking provided

. Pedestrian Entry at NE Corner facing Valentine PL

DEPARTURES

. No Departures requested at this time



SCHEME 3
(SDCI STAFF SELECTED)

PROJECT DATA

. 18,040 SF

. (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

EDG SCHEME SUMMARY

EDG SCHEME 3 (SDCI STAFF SELECTED)

PROJECT DATA

. 18,040 SF

. (46) Small Efficiency Dwelling Units

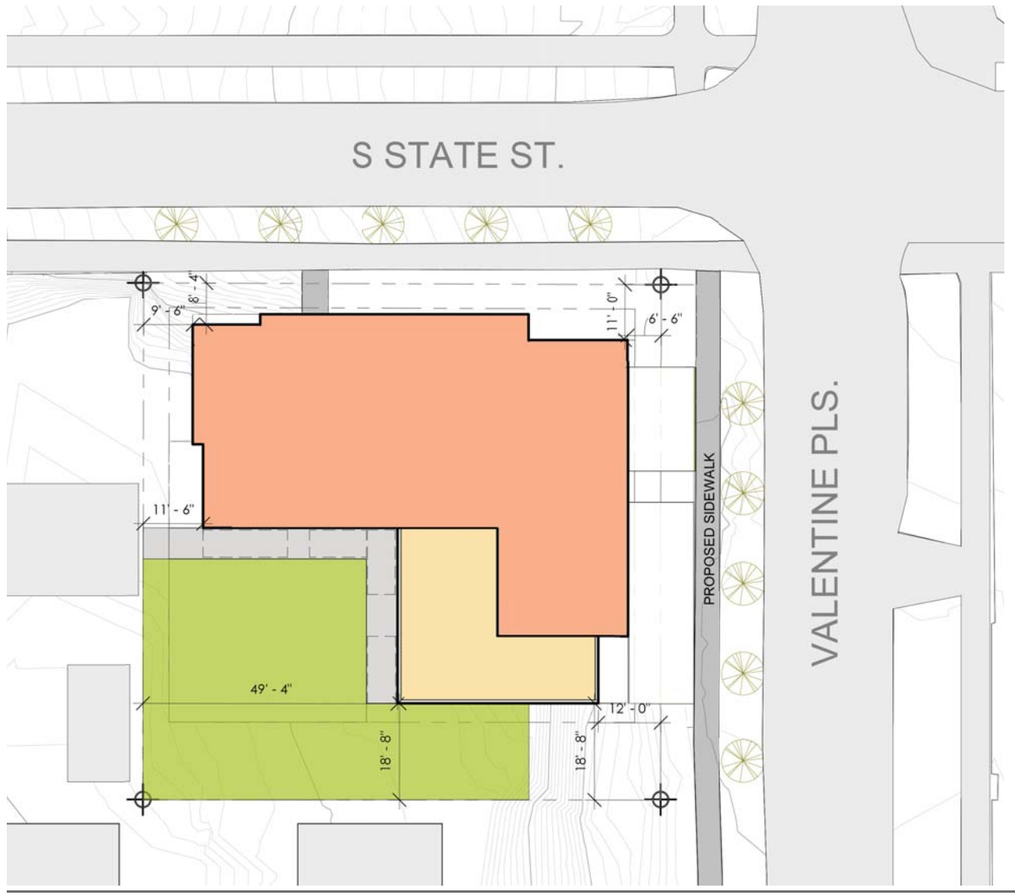
. 2,500 SF exterior amenity in shared courtyard

. No parking provided

. Pedestrian entry at NE corner facing Valentine Place South

DEPARTURES

. No departures requested at this time



EDG SELECTED SCHEME

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

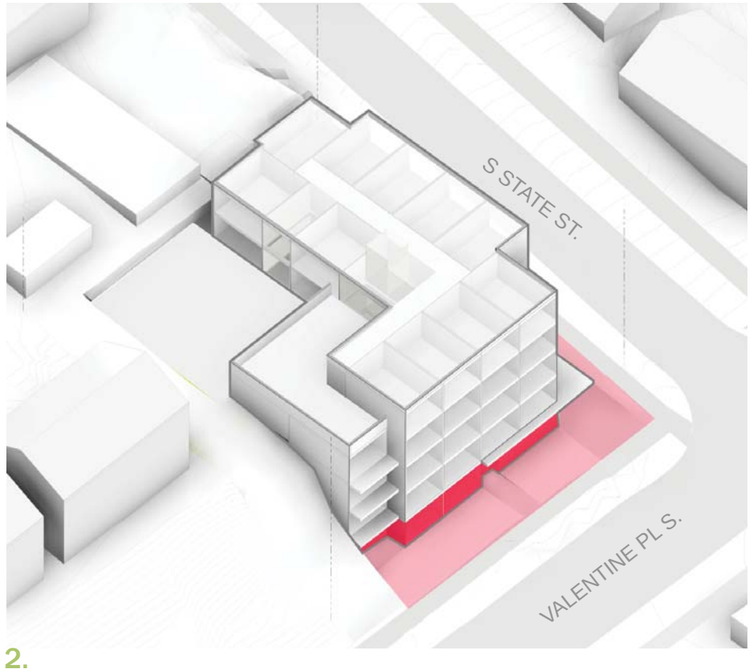
DESIGN GUIDELINE FOCUSES:

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 programing, 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:

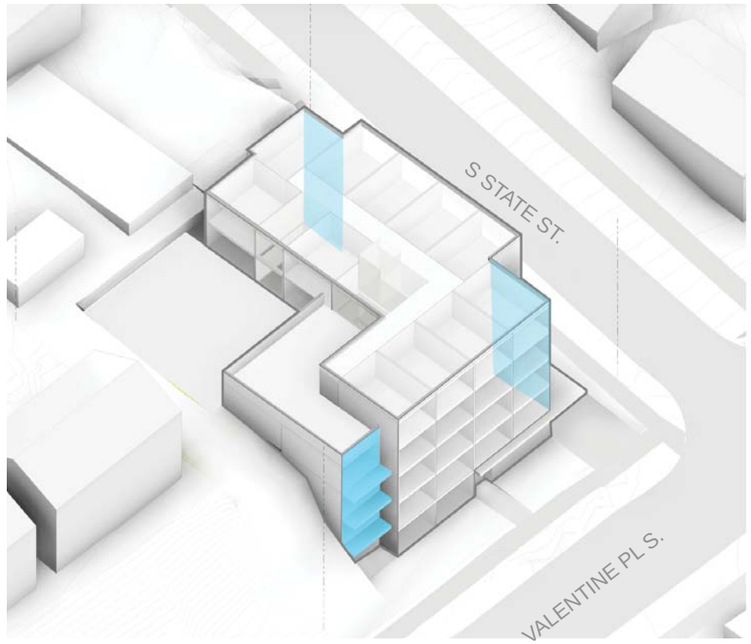
DC2-A. MASSING

- 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)

EDG 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.

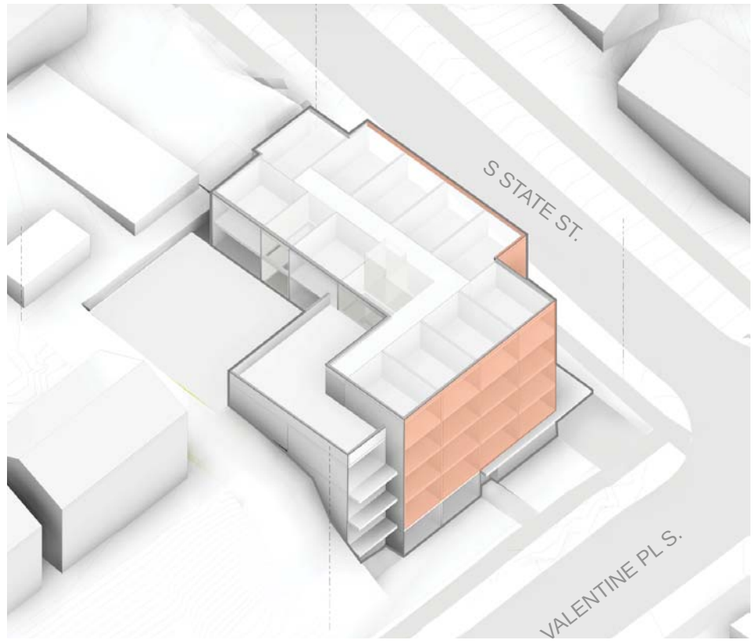
DESIGN GUIDELINE FOCUSES:

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 Guideline s)
- 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 projects 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.

EDG SCHEME 3: SITE AND MASSING ANALYSIS

*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)

EDG SEATTLE/ 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 facade 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 Proposed

- 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

LR2 ZONING, LAND USE

CITATION	PROJECT RESPONSE	NOTES
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	**Proposed site and options are in compliance**	
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.**	**Project is in compliance** Right-of-way width = 56’ >40’ minimum	
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.	**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	

LR2 ZONING, LAND USE

EDG RESPONSE

1. MASSING AND FACADE COMPOSITION

EDG Guidance

1A **Support for proposed location of the structure with the bulk along Valentine Place South and South State Street.**

- Project massing and modulation remain, utilizing existing topographic conditions efficiently and minimizing visibility and impact to the existing neighboring structures.
- See pages 38,39,42, & 43.

[CS2-D-5, DC2-A-2]

1B **Support for the use of modulation, material changes, and secondary architectural elements.**

- Implementation of a clear glazing strategy, material selection, and second architectural features compliment the supported building massing and modulation, creating well-proportioned facades.
- See pages 38-45

[DC2-B-1, DC2-C, DC2-C-1]

1C **Support for use of high quality materials.**

- The design continues to utilize high quality materials that fit in within the existing character of the neighborhood.
- See pages 41-45

[CS3-A-1 DC4-A-1]

MUP Corrections

1D **Facade Development**

a. Incorporate breaks in the wood slat screen to strengthen the horizontal expression of the floors.

- Breaks in the wood slat screens have been designed to strengthen horizontal expressions of floors

b. Incorporate a plane change between the lap siding and the charcoal fiber cement panels to create some depth.

- The transition between light and dark panel aids in reducing the perceived massing of the east elevation and is utilized to define the building corner. See pages 38 and 39.

c. Examine window treatment of corner.

- Color change, corner sliders, and metal balconies define the building corner and highlight it as a separate element of the project. The adjustment in glazing supports this definition. See pages 38,39, 42, and 43.

2. PRIMARY ENTRY CONDITION

EDG Guidance

2A **Concern regarding visibility of primary entry at corner.**

- Two entry options have been proposed for review, one oriented towards Valentine Place South and one oriented towards South State Street. Details such as awnings, signage, hardscape, and landscape design have been refined to make the entry easily identifiable.
- See pages 50 & 51

[PL3-A-1, PL3-A-4]

2B **Concern with transition between ground level units and sidewalk in regards to visual connection.**

- To allow for a visual connection to the public realm while maintaining a physical buffer from the sidewalk, the planters have been lowered.
- See ages 52 & 53

[PL2-B-1, PL3-A-3, PL3-B-2]

MUP Corrections

2C **Concern for visibility of the primary entry as it not oriented towards Valentine Place South and there is a retaining wall at the corner.**

- The retaining wall and associated planter north of the main building entrance has been shifted 3.5' west to provide direct access from South State Street to the main entrance of the project. In addition, the secondary entrance along South State Street has been further developed and defined with material adjustments, signage, and lighting strategies.
- See pages 39 & 43.

3. LANDSCAPING AND AMENITY AREA

EDG Guidance

3A **Concern with adjacency between outdoor amenity and neighboring properties.**

- Further development of the amenity area includes the addition of both dense and tall vegetation to provide a buffer, minimizing visual and auditory impacts for the neighbors
- See pages 56,60, & 61

[CS2-D-5, DC3-B-1, DC4-D-2]

3B **Concern with relationship between Level 4 private patios and exterior amenity space.**

- To ensure these units are still able to benefit from ground related amenity access, wooden screens and planters were designed to create better privacy.
- See pages 44,45,60, & 61

[DC3-B-1]

MUP Corrections

3C **Lower wooden screens around the private patios**

- Landscaping and planters provide an adequate buffer to provide privacy.
- Height of wooden screens have been reduced.
- See pages 44,45,60 & 61

Provide additional details on the design of the landscaping on the sloping areas of the site.

- See pages 56 & 57

EDG/MUP GUIDANCE + RESPONSE

MASSING AND FACADE COMPOSITION

1. MASSING AND FACADE COMPOSITION

1A The overall massing strategy has remained. The building layout efficiently utilizes the existing topography, creating a strong urban edge with a connection to both Valentine Place South and South State Street.

1A The corner lot condition is enhanced as a gateway into the project. The project's main massing reduction exists here, creating a 25'-6" setback from the east property line and a 17'-1.5" setback from the primary eastern facade. This allows space for an open outdoor courtyard to activate the main entrance of the building.

1B A corten finished accent wall highlights the corner and holds signage for the building. The use of corten finish mimics an industrial palette derived from the commercial character of Rainier Ave S adjacent to the project site.

1B Corner sliders, metal balconies, and metal guardrail add detail to the building corner and define it as a separate element from the north and east facade. The detail of the railing is shown on page 41.

1C The implementation of a clear glazing strategy, material selection, and secondary architectural features compliment the supported building massing, creating well-proportioned facades.

1D The transition between light and dark cementitious panel in plane on the east building facade aids in reducing the perceived massing of the facade and defines the building corner and entry as a unique element. A trim piece will define the transition between the change in color of the panel.

1D Wood screens integrate with the modular window scheme to add depth and detail to the street-facing facades and bring warmth throughout the building.

1C Breaks in the wood slat screens have been designed to strengthen the horizontal expression of the floors.

1D The south-east corner is set back 12'6" from the primary face of the east facade and is highlighted with a material change of wood. Metal balconies are provided to further demarcate this modulation.

EDG RESPONSE

1A Building recesses are intentional at the north-west and north-east building corners and reduce the appearance of bulk in response to adjacent neighbors. Metal balconies are provided for units to further demarcate these modulations.

1A The building corner is recessed 15'-7" from the north property line and 7'-5.5" from the primary north facade along South State Street. A change in material delineates this modulation and establishes the building corner and associated main building entry.

1B The building corner is also demarcated with metal decks and metal guardrail. The detail of the railing is shown on page 41.

1B The building recesses 6'-0" at the north-west corner from the primary north facade. The west building edge is set back from the west property line 5'-6". Wood is utilized highlight this corner massing reduction, which is a similar expression that is also seen on the east facade.

1A Three units have accessible patios that are elevated above South State Street, creating a balance of privacy and ground level activation as a response to the unique slope along the street

2A A secondary building entry along South State Street is highlighted with the same corten finish used to express the corner of the building. This entry will also hold signage and lighting to help define it as a building access point.

2A The main building entrance is clearly visible from South State Street and is visually defined with a metal awning, signage, and material change. Please see page 50 for more details on the primary building entrance.

2C The retaining wall and associated planters and seating have been shifted 3.5' west to provide direct access from South State Street to the main building entrance. There is now direct access from both Valentine Place South and South State Street.

PRECEDENT

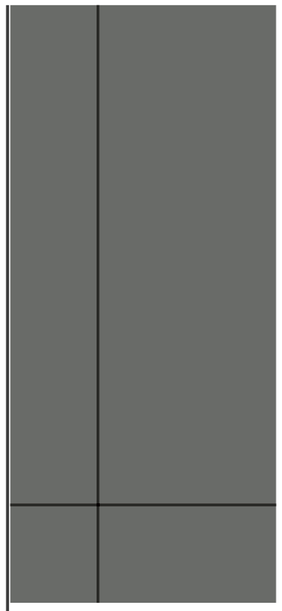
MATERIAL INSPIRATION

The selected material palette is reflective of initial project inspiration and supports the concept of the transition from an urban edge to the residential scale.

1

RUSTIC SERIES-
WOODTONE
SUMMER WHEAT

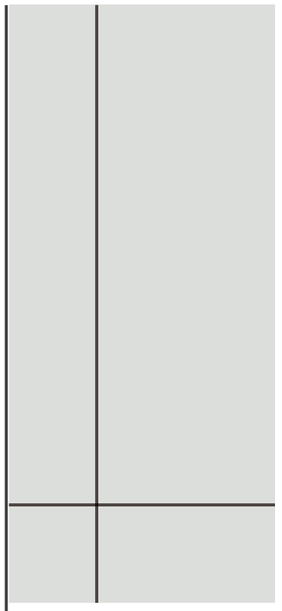
Cedar stained siding is utilized at the ground floor and is wrapped through the building corners to highlight contextual massing responses.



2

CEMENTITIOUS PANEL
DARK GREY

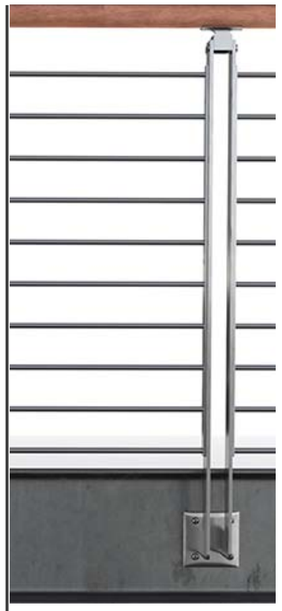
Cementitious panel is utilized in paring with wooden screens to create well-proportioned facades.



3

CEMENTITIOUS PANEL
WHITE

Cementitious panel is utilized in paring with wooden screens to create well-proportioned facades.



4

STAINLESS STEEL RAILING
MULTILINE RAILING W/ WOOD
HAND RAIL

Metal balconies and guardrail are used as a detail item throughout the project, further accentuating overall massing moves.

5

PAINTED METAL PANEL
FRESH RUST

Corten Painted metal mimics an industrial palette seen within the commercial core of Rainier Avenue South.

MATERIALS

LIGHT FIBER CEMENT BOARD

Fiber cement board in a light color wraps around the building corner, providing visual interest and strong entry indication to the block.

DARK FIBER CEMENT BOARD/WOOD SCREENS

Fiber cement board in a darker color reflects the industrial businesses along Rainier Ave S two blocks away as well as new residential development in the neighborhood. Wooden screens integrate with the modular window scheme to enhance the east and north facades.

WOOD

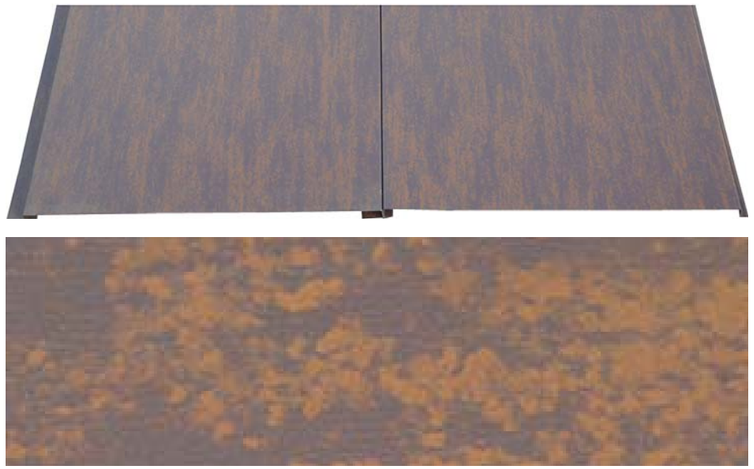
Wood siding and soffit at ground level adds some warmth to the neutral color palette and provides inviting entry feeling and pedestrian- friendly experience.

WOOD SLATS

Wooden screens are paired with a clear fenestration pattern to add depth to the north and east building facades. They add detail and warmth to the street facing facades, and visually connect to the wood siding that is utilized throughout the project and neighborhood.

MULTILINE RAILING SYSTEM

Metal decks and metal guardrails are used to highlight major massing moves throughout the project and articulate the building corner. They add detail and depth to the primary north and east building facades.



T-GROOVE CORTEN PAINT PANEL

Corten painted metal panel is designed to give the project an old and weathered appearance. The color combinations in this paint print give it a realistic rusted finish, adding texture and materiality to the main facade of the project while providing and easily maintainable surface without the risk of rust run off. The use of corten finish mimics the palette utilized within the commercial characteristic of Rainier Ave S adjacent to the project site. This material is utilized to demarcate building entrances, holding signage and lighting for the project.

MATERIAL PRECEDENTS

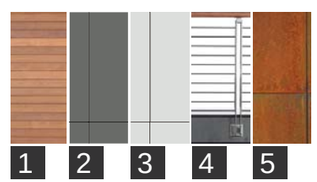
1A Corten-finished metal panel highlights the building corner at the intersection of Valentine Place South and South State Street, holding the main signage for the project. The sign will contain 2' letters.

1B Metal decks are consistently used to emphasize major massing moves in the project, adding detail and depth to the street facing facades.

1D Wood screens integrate with the modular window scheme to detail the north and east facades. Breaks in the screen create a horizontal language.

1B Wood is utilized to highlight residential entries off of Valentine Place South and continues upward on the south-east corner of the project.

2A The residential lobby is demarcated with storefront glazing, and is activated with an adjacent outdoor courtyard at the building corner.



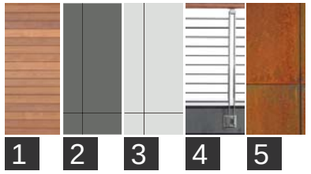
EAST (VALENTINE PLACE SOUTH) ELEVATION

2A The main building entrance is clearly visible from South State Street, and is highlighted with storefront glazing, awnings, and building signage

1B The same facade strategies applied to the east elevation are being utilized.

2B Three units have accessible patios that are elevated above South State Street, creating a balance of privacy and street-level activation as a response to the unique slope of South State Street.

2A The secondary building entrance is delineated with the same corten-finished metal panel as seen on the east facade.



NORTH (SOUTH STATE STREET) ELEVATION

1A The south elevation best reveals how the project uses the site's drastic elevation change to inform building massing and project design.

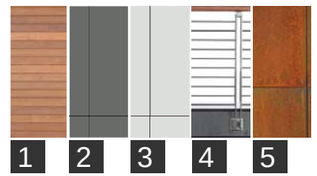
1C A roof deck located on Level 4 has a strong visual connection the ground related common amenity area. Wood is wrapped around the corner to highlight the 1-story massing element.

1A The transition from a 5-story mass along Valentine Place South to a 1 and 2-story mass on the top of the hill shows that the project can both maintain a strong urban edge and respond to the existing neighbors at a residential scale.

3A The project utilizes the elevation changes to locate common amenity area on the flat portion of the site.

3B Units with patio access adjacent to the common amenity area have 4'-6" screens and landscaping elements to provide a buffer between the private and public uses.

3C A combination of planters, retaining walls, and landscaping has been located along the south property line to address the drastic topography change.



SOUTH ELEVATION

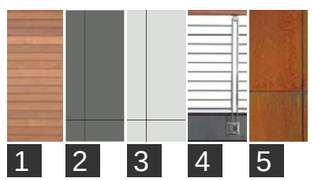
1A This elevation represents the view that neighbors to the west and south-west will see.

3A The building reaches a maximum of two stories which responds to the existing neighbors at a residential scale.

1A The project utilizes the elevation changes to locate common amenity area on the flat portion of the site.

3B Units with patio access adjacent to the common amenity area again have both low screens and landscaping elements to provide a buffer between the private and public uses.

3B Landscaping for the project supports the relationship of building massing and open space. Detailing in the hardscape and landscape of the project help with distinction and mitigation of each amenity zone. Please see page 56 for the landscape plan.



WEST ELEVATION

EAST/WEST SECTION

NORTH/SOUTH SECTION

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PRIMARY ENTRY CONDITION

2. PRIMARY ENTRY CONDITION

The building corner is the gateway and focal point of the project. Modulation, material changes, signage, and lighting strategies have all been utilized to help establish the corner as the main entrance to the project.

OPTION 1 - PREFERRED Entrance oriented towards South State Street.

Entrance orientation towards South State Street was maintained to activate the adjacent outdoor courtyard. Pedestrian circulation will help energize this courtyard and will keep the area more secure for the residents. An exterior bike storage access creates additional user circulation and aligns with the proposed entrance location.

Existing right of way grade along Valentine Place South prevents an accessible access to the front entry courtyard. Along the north property line, the retaining wall, associated planters, and seating have been shifted at the north-east corner to provide direct access from South State Street to the main building entrance. This will be the accessible point of entry for the project.

An awning, building signage, material changes, and distinctive lighting make the entry easily identifiable from both Valentine Place South and South State Street. This move aligns with SDCI Staff recommendations and helps create flexibility of entrance at the project corner.

2A

2C

2A

OPTION 2 - Entrance oriented towards Valentine Place South

The second building entrance option proposes entry orientation towards Valentine Place South. This increases hardscape at the corner of the project in order to access the entry as well as the transformer and bike storage. Again, due to right of way improvements, stairs will be needed along Valentine Place South.

Bike storage access creates additional user circulation that does not follow entrance circulation to the main building entrance.

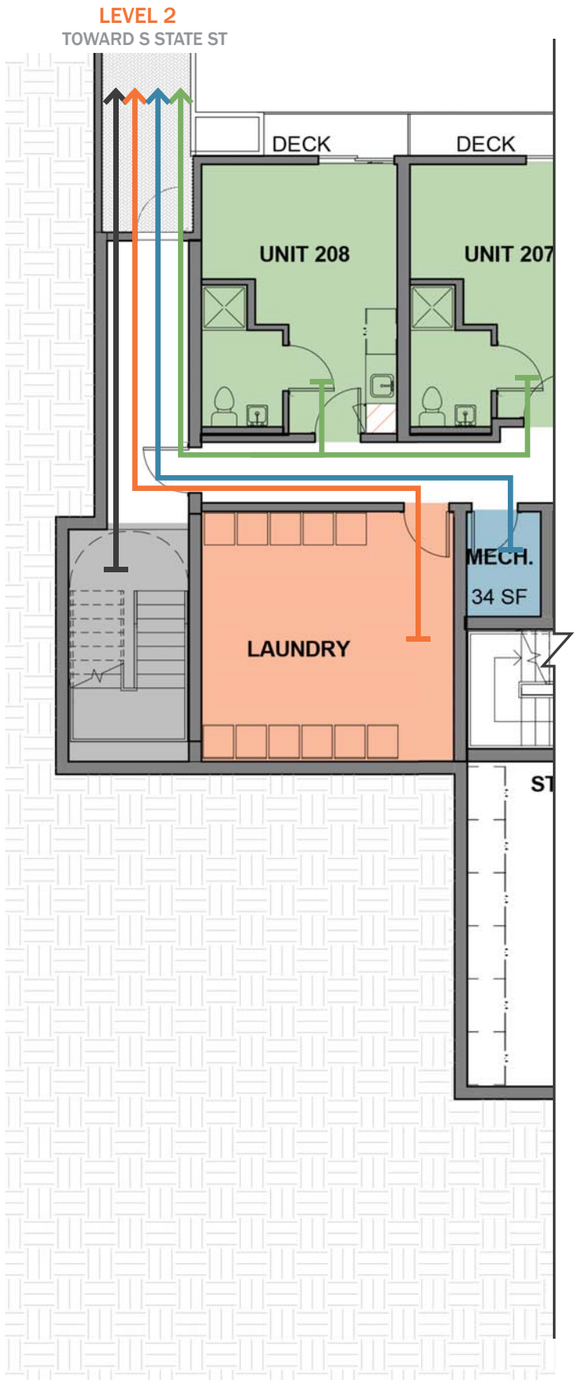
The retaining wall, associated planters, and seating have also been shifted for this option. However, the main entrance of the building is no longer visible from South State Street.

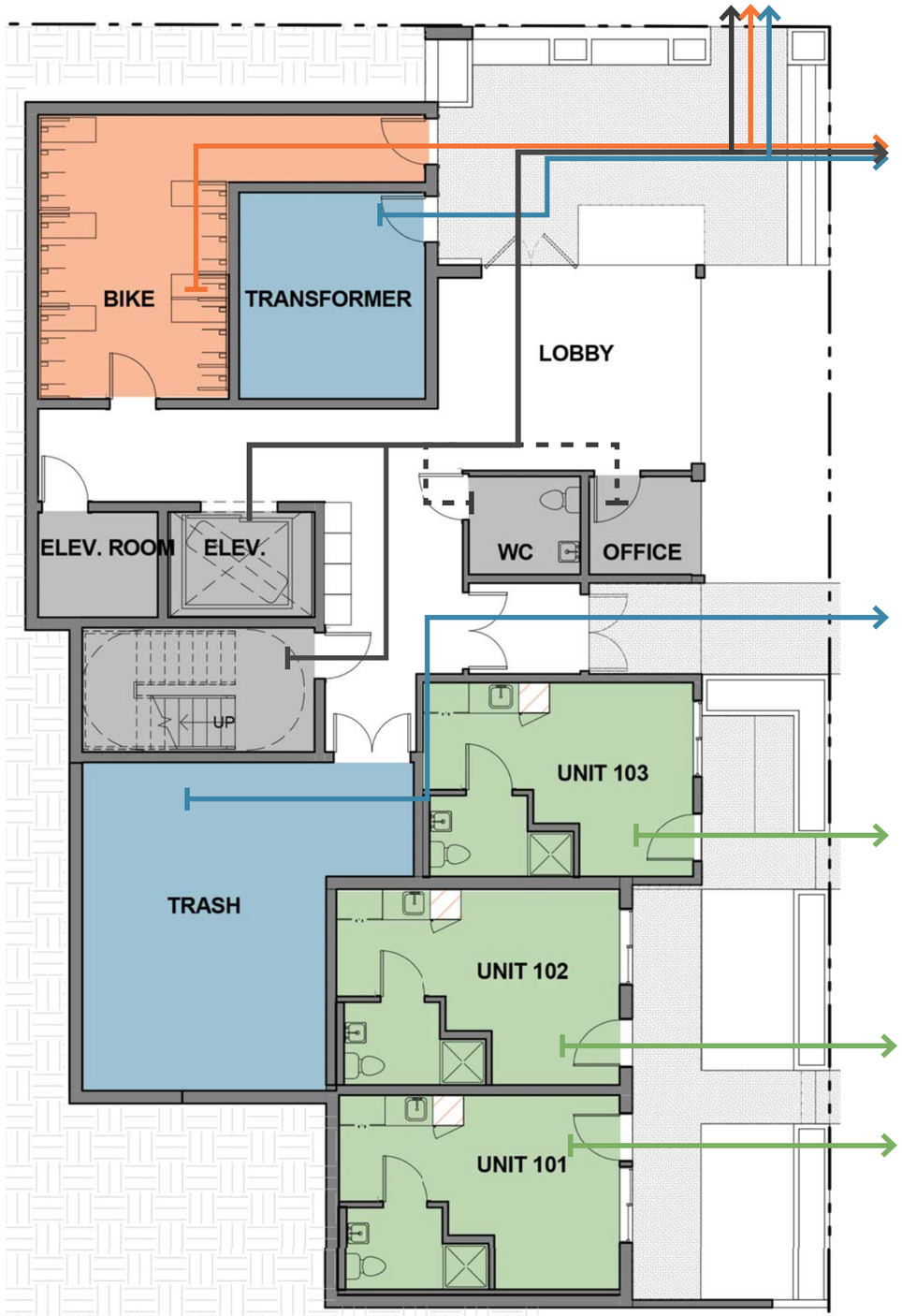
2A

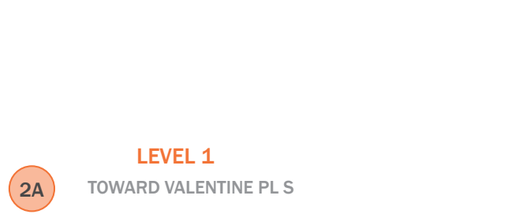
2C

2A

EDG RESPONSE







The ground floor has been designed to host multiple uses including bicycle storage, access to mechanical/transformer space, and the entry to the lobby of the building. The combination of programs ensures an engaged and involved exterior entry space that is utilized by the residents as well as visitors.

With unit entries facing Valentine Place South, this design promotes eyes on the street keeping the sidewalk and ground floor comfortable and secure.

SECONDARY BUILDING ENTRANCE

PRIMARY BUILDING ENTRANCE

CIRCULATION AND ACCESS

1A The building corner is set back 20’-10” from the east property line.

1B Material selections supported by the board have remained with facade development. Wood is utilized at the ground level, enhancing the entry and pedestrian experience. This material continues upward through the building to extenuate massing moves at the south-east corner.

1B The building recesses 12’-6” at this corner from the primary east facade. Wood is utilized to extenuate this reduction in building massing, an expression that is also seen on the building’s north facade. Metal balconies are again utilized to demarcate this corner.

1B Three units’ primary entrances are located along Valentine Place South. This is inspired by the existing residential character of the neighborhood, and activates the facade at the pedestrian level. Two ground related units are recessed 4’ 5.5” from the primary east facade.

2B To allow for a visual connection to the street, the planters have been lowered in front of ground level unit entries to a height of 2’-6”. This combined with landscaping allows for both hard and soft physical buffers between the units and Valentine Place South.

3C Plantings equipped for steep slopes have been located along the south building edge. Please refer to the landscape plan located on page 56 for additional plant information.

EDG RESPONSE

2B Three units' primary entrances are located along Valentine Place South. This was inspired by the existing residential character of the neighborhood. Not only do the entries help activate the facade at the pedestrian level, but they also provide passive surveillance and eyes on the street for the project.

1D The two southern most units are recessed 4'-5.5" from the east facade.

1B Material selections supported by SDCI Staff have remained with facade development. Wood is utilized to designate the three ground floor units and continues upward at the building corner to extenuate a reduction in building massing in response to adjacent neighbors at the south-east corner.

2C The planters have been lowered to 2'-6" in front of the three unit entries off of Valentine Place South. This buffer combined with landscaping helps separate each units' patio from the sidewalk. A visual connection is maintained between the units and Valentine Place South.

EDG RESPONSE

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LANDSCAPING AND AMENITY AREA

3. LANDSCAPING AND AMENITY AREA

1. VISUAL/AUDITORY PRIVACY:
Heavy vegetation along the west and south property line creates a sense of privacy and security for the amenity space. This also benefits the neighbors as it minimizes visual and auditory impacts. Landscape buffering and wooden screens ensure privacy for units whose patios are tangent to the common space.

2. BIORETENTION:
Bioplanters will be installed in combination with other landscaping features to mitigate storm-water runoff on site. These increase biodiversity in the city and provide aesthetic amenity.

3. LANDSCAPE BUFFERS:
To ensure the project is respectful of the context of the neighborhood, a variety of landscape buffering strategies are incorporated along the perimeter of the project. Native plantings that are shade tolerant will bring color and texture to the project as a whole.

4. MULTIPLE AMENITY SPACES:
All units will have access to (3) outdoor amenity spaces. Each of these spaces are located on different levels with areas to support multiple functions. The ground level has space that helps activate the lobby entrance. An additional common area located off Level 4 is the most spacious making it perfect for larger gatherings. The third space is the roof deck on Level 5 with views to Mt. Rainier.

LANDSCAPE CONCEPT

Taking into consideration the sloped characteristics of the site and proposed uses of the building, the landscaping for the project helps support the arrangement and relationship of building massing and open space. It plays a significant role in activating outdoor common space and delineating between public and private uses of the project. Specific details in the form of hardscape and landscape are used throughout the project to help with both distinction and mitigation of each common amenity zone.

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME
	Carex x 'Dureor' / Carex
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Echinacea x 'Pow Wow Wild Berry' / Pow Wow Wild Berry Coneflower
	Equisetum hyemale / Horsetail Reed Grass
	Erica carnea 'Golden Starlet' / Golden Heath
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus
	Fargesia robusta / Clumping Fountain Bamboo
	Festuca glauca / Blue Fescue
	Kniphofia x 'Echo Rojo' / Echo Rojo Red Hot Poker
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe
	Miscanthus sinensis 'Strictus' / Porcupine Grass
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Nassella tenuissima / Mexican Feather Grass
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
	Yucca aloifolia 'Variegata' / Variegated Spanish Bayonet
BIORETENTION	**BOTANICAL NAME / COMMON NAME**
	Carex comupta / Slough Sedge
	Cornus alba 'Sibirica' / Bloodtwig Dogwood
	Juncus effusus / Soft Rush
	Sambucus nigra 'Black Lace' / Black Lace Elderberry
SHADE PLANTS	**BOTANICAL NAME / COMMON NAME**
	Aralia cordata 'Sun King' / Sun King Aralia
	Bergenia cordifolia / Bergenia
	Blechnum spicant / Deer Fern
	Carex elata / Frosty Curls Sedge
	Cornus alba 'Bailhalo' TM / Ivory Halo Dogwood
	Daphne x transatlantica Eternal Fragrance / Daphne Eternal Fragrance
	Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Helleborus niger 'HGC Jacob' / Christmas Rose
	Heuchera x 'Blackberry Ice' / Coral Bells
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Mahonia repens / Creeping Oregon Grape
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Sarcococca ruscifolia / Fragrant Sarcococca
VINES	**BOTANICAL NAME / COMMON NAME**
	Clematis armandii 'Snowdrift' / Evergreen Clematis

BIG BLUE LILYTURF

BLACK LACE ELDERBERRY

BLUE FESCUE

CANNA LILY

CORAL BELLS

DAPHNE ETERNAL FRAGRANCE

DWARF ROSEMARY

EVERILLO JAPANESE SEDGE

FRAGRANT SARCOCOCCA

HIDCOTE BLUE LAVENDER

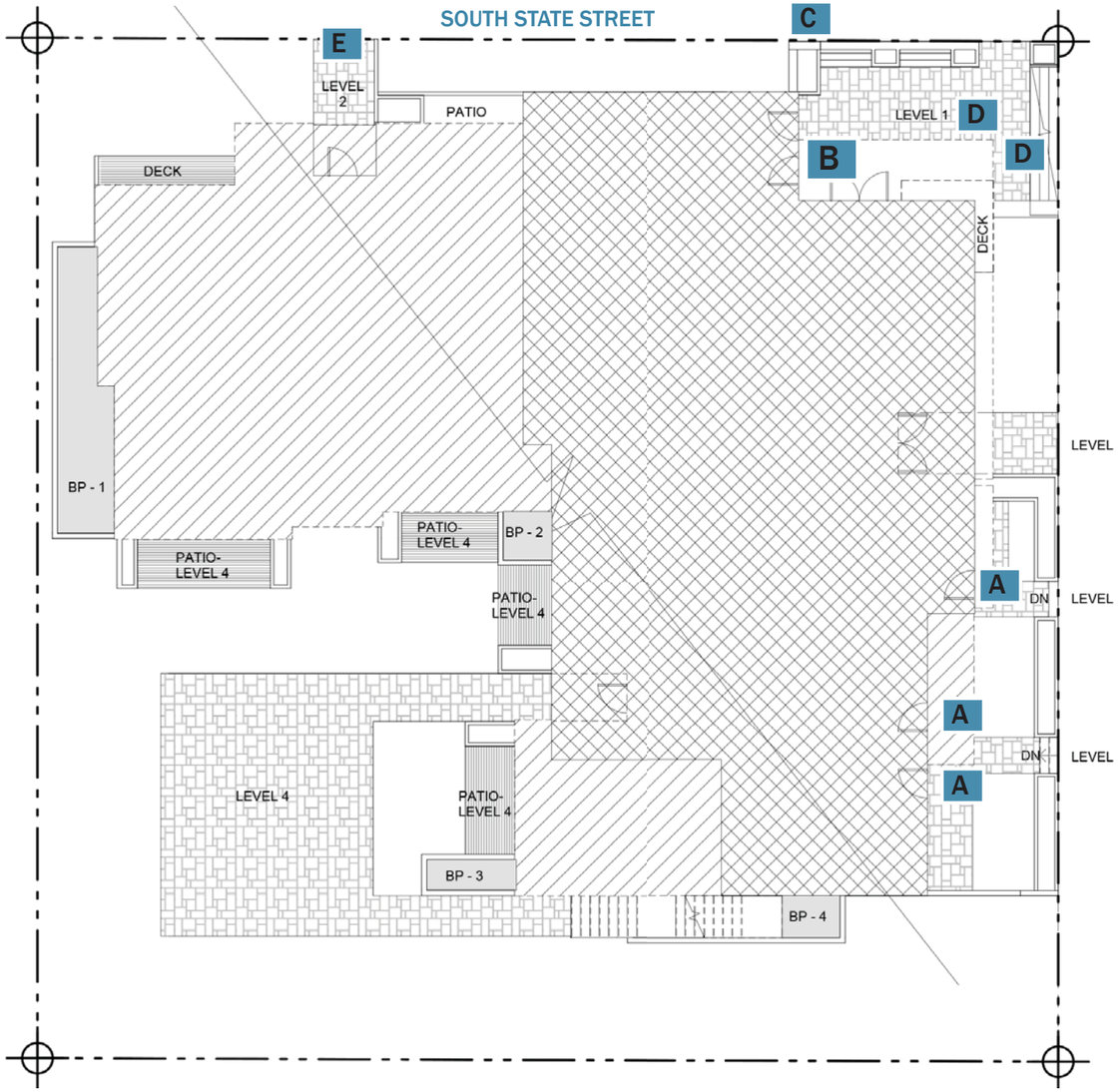
HORSETAIL REED GRASS

MAHONIA SOFT CARESS

MEXICAN FEATHER GRASS

POW WOW WILD BERRY CONEFLOWER

VARIGATED SPANISH BAYONET



A WALL-MOUNTED
RESIDENTIAL ENTRIES- VALENTINE PL S FACING

PRECEDENT

C RETAINING WALL-MOUNTED
FACING S STATE ST

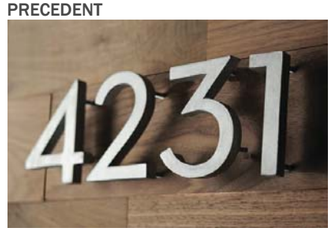
PRECEDENT

D AWNING-MOUNTED
LOBBY ENTRY - STREET FACING

PRECEDENT

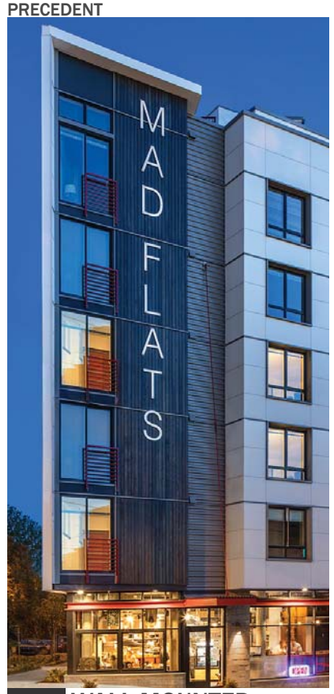
E WALL-MOUNTED
SECONDARY ENTRY OFF S STATE ST

PRECEDENT



A. The three residential units along Valentine Place South are clearly identified with 6” wall-mounted horizontal address numbers above their entry doors.
B. Large, 2’ vertical letters are held on a corten-finished accent wall that highlight the corner gateway of the project.
C. Retaining wall-mounted 12” letters are clearly visible from South State Street and add detail to the ground-level courtyard.
D. Awning-mounted 10” address numbers helps further define the main building entry and visually work with the main building signage and retaining signage.
E. Larger 8” wall-mounted letters along with the corten-finished panel help demarcate the secondary building entry along South State Street.

PRECEDENT



B WALL-MOUNTED
VALENTINE PL S FACING

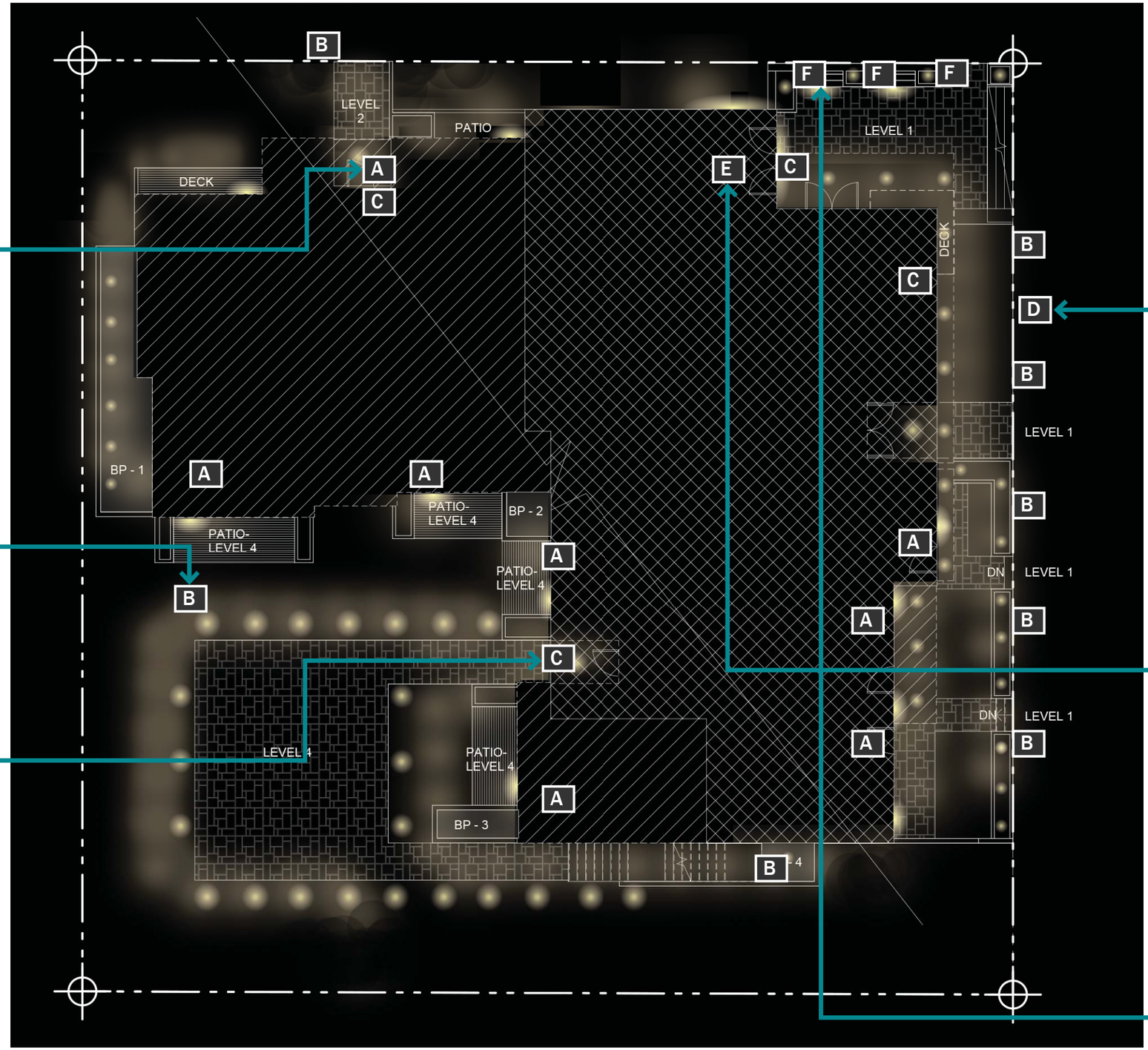
SIGNAGE

WALL-MOUNTED DOWN LIGHT
FRONT DOORS. PATIOS

LANDSCAPE LIGHT
COMMON SPACE/ PATH LIGHTING

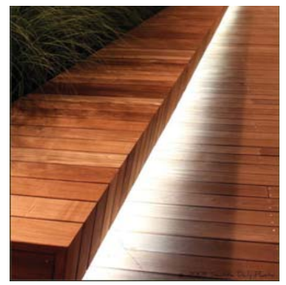
RECESSED SOFFIT LIGHT
UNDER AWNING AT LOBBY ENTRY

All primary entries are identified with a multitude of lighting types. In addition, landscape lighting is incorporated around the project perimeter and within common areas, allowing for a balance of site security while preventing light pollution to neighboring properties.



D OPTIONAL SCULPTURE UP-LIGHT
ART SPACE NEAR ENTRY

E LOFT SIGNAGE
VALENTINE LOFTS ADDRESS SIGN



F BENCH LIGHT
OUTDOOR AMENITY SEATING

EXTERIOR LIGHTING

A roof deck located on Level 5 has a strong visual connection the ground related common amenity area located on Level 4. Wood is wrapped around the corner from the east elevation to highlight the 1 story massing element. 1B

The outdoor common amenity area has been strategically located on the flattest portion of the site. 1A

Heavy vegetation along the west and south property line creates a sense of privacy and security for residents. This buffering will also benefit neighbors as it minimizes visual and auditory impacts. 3A

Four units have patio access adjacent to the common area. 4'-6" wooden screens as well as 2'-6" wooden planters buffer the patios to provide a balance of private and public uses. This allows the units to benefit from the light and air access. 3B/C

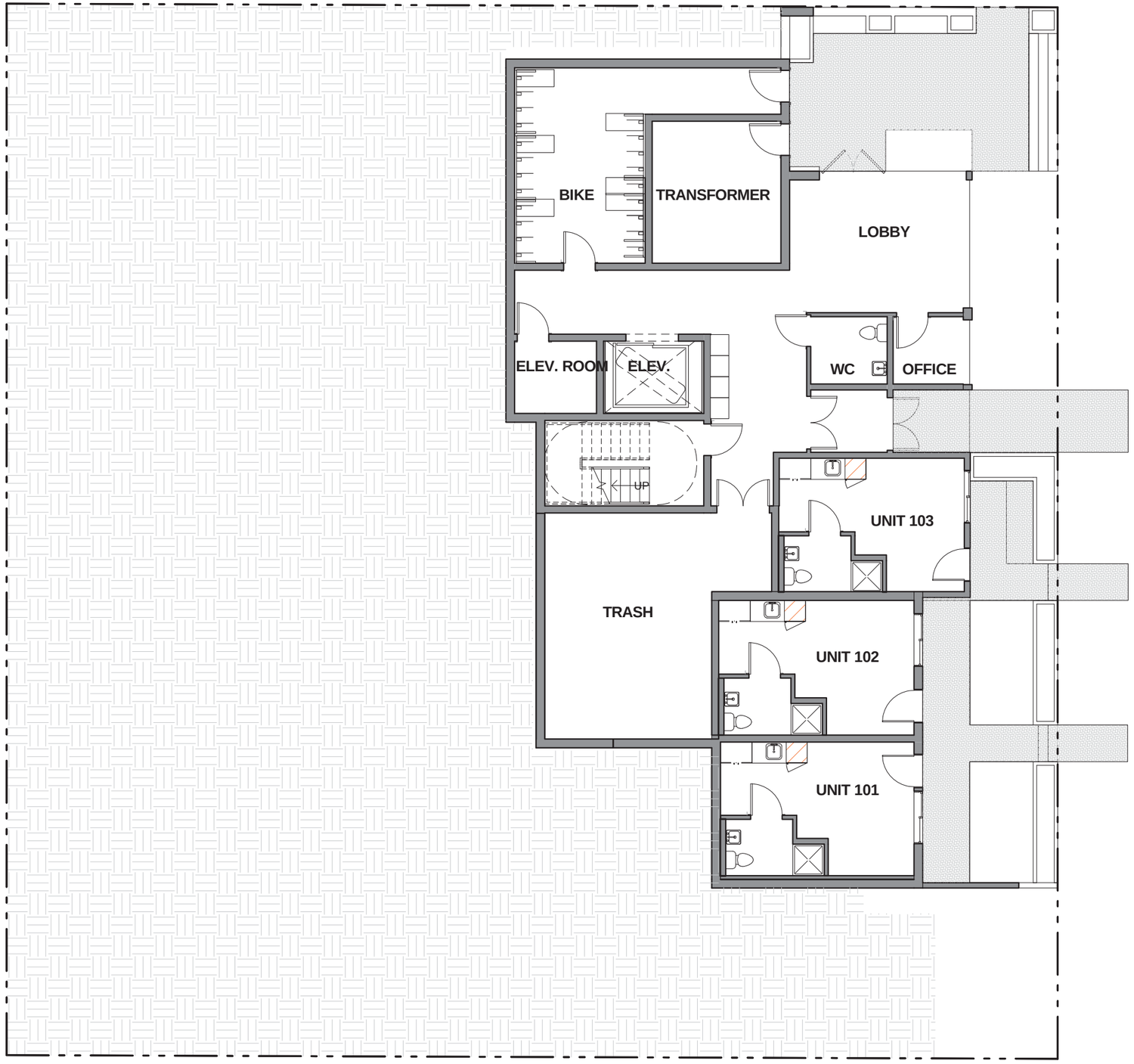
EDG RESPONSE

1A This elevation represents the view that neighbors to the west and south-west will see. The building only reaches a maximum of two stories, which responds to the existing neighbors at a residential scale.

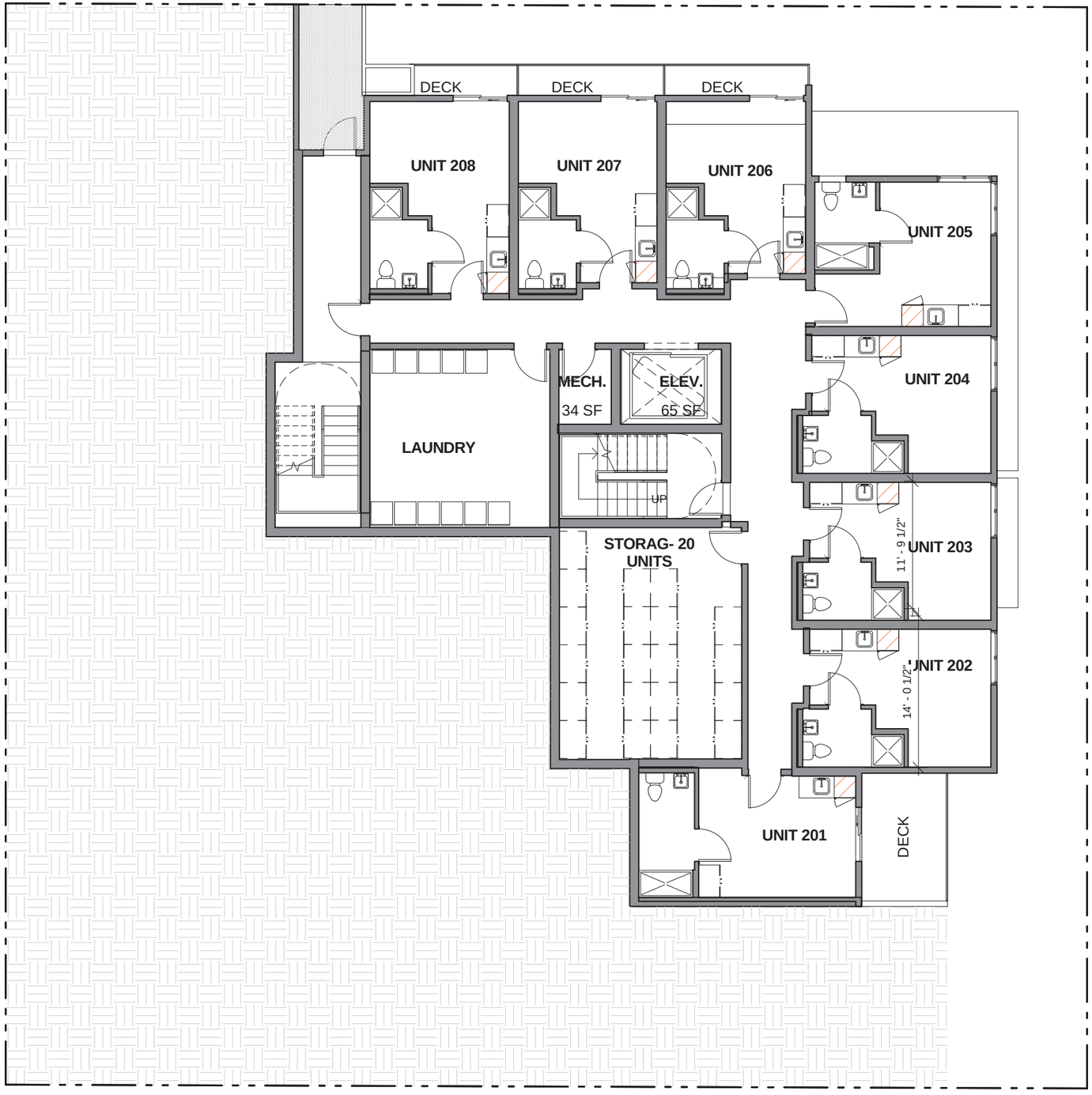
1B Wood is continued to this facade as it wraps around to highlight the one story massing with the roof deck above.

3A Heavy vegetative buffering has been provided around the common amenity area. Hardscape has been explored to differentiate private patios and the common courtyard area.

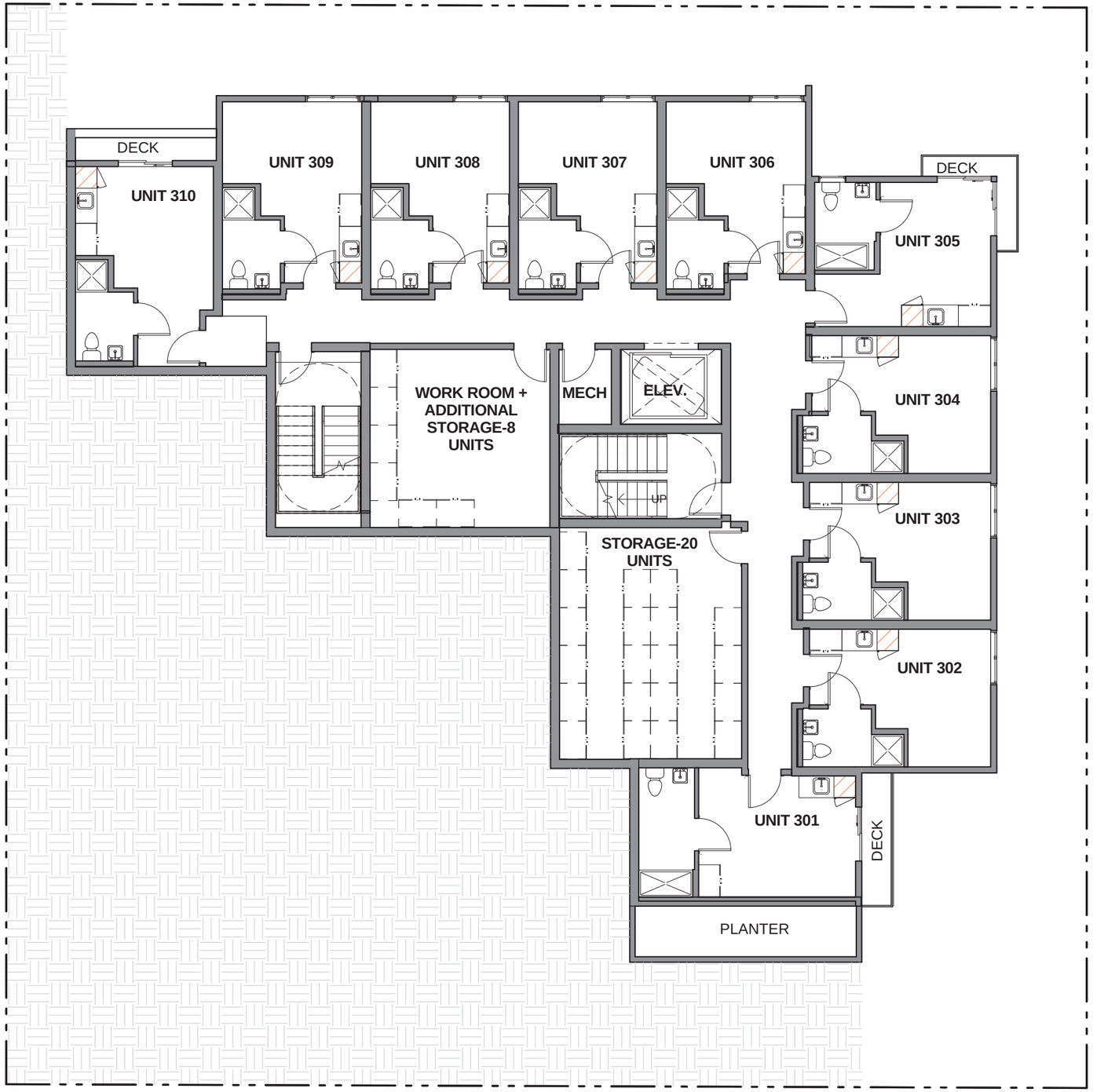
3B Private patios have a balanced connection to the common area.



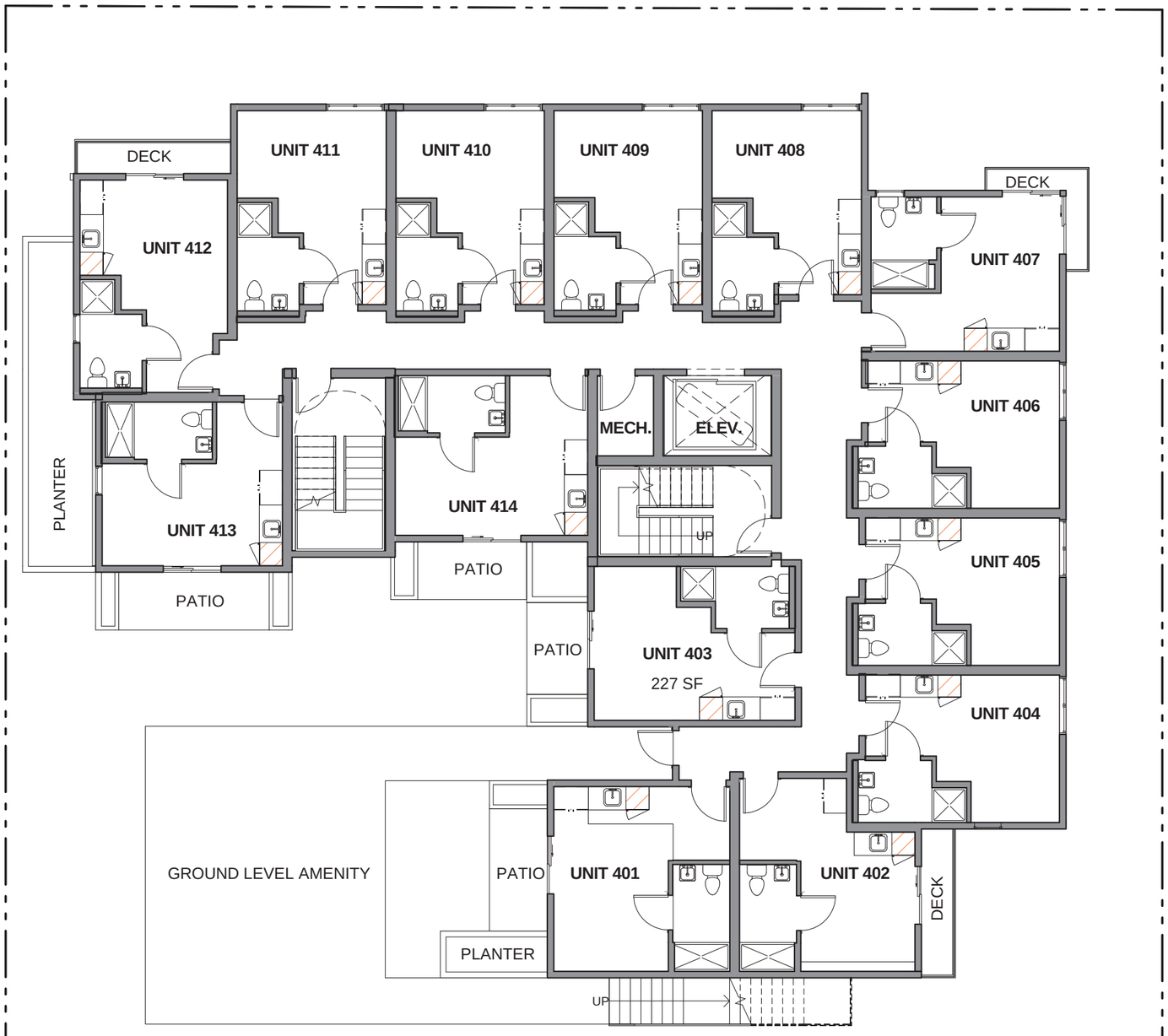
GROUND FLOOR PLAN



SECOND FLOOR PLAN

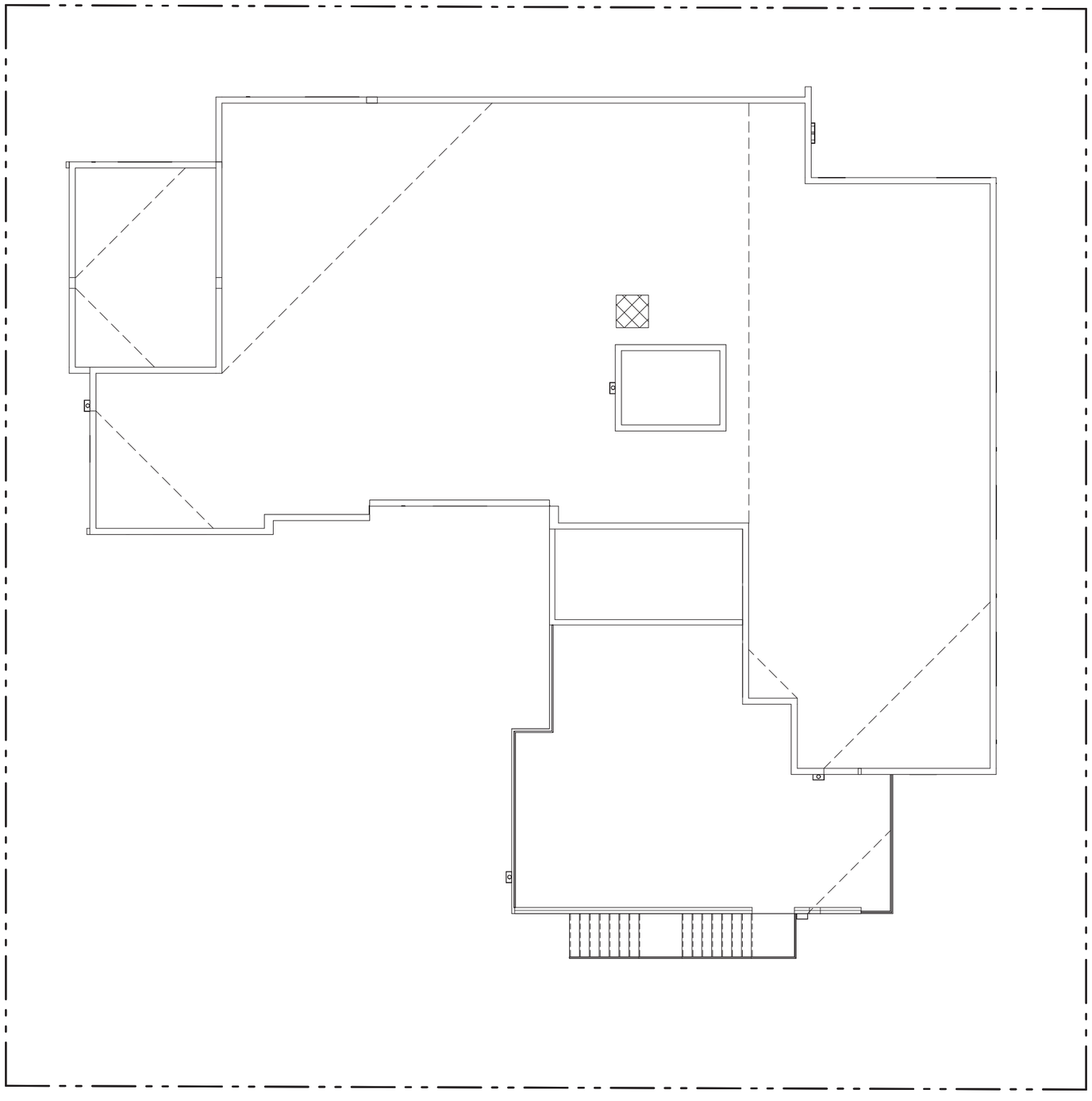


THIRD FLOOR PLAN

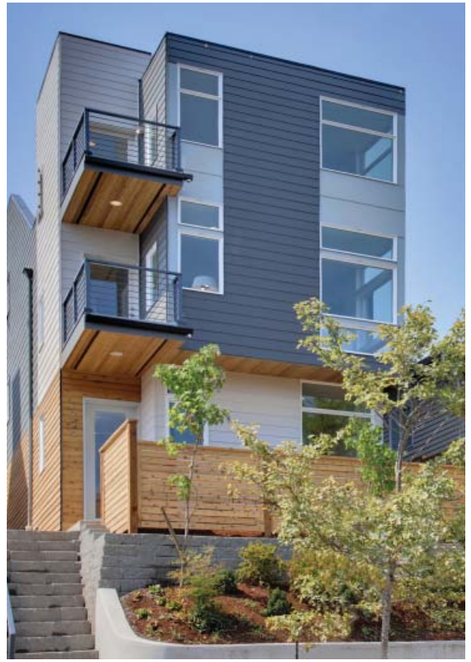


FOURTH FLOOR PLAN

FIFTH FLOOR PLAN



ROOF PLAN



RECENT JWA PROJECTS

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