



DESIGN REVIEW

4721 38th Ave SW
Seattle, WA 98116

April 19, 2018 | SDCI #3028047

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^ Junction Mixed Use



^ Great ice cream!



^ Junction street retail



^ View from West Seattle toward Downtown



^ Shipping Yards



^ Harbor Island



^ Use of modulation and patterns to add visual interest



^ Active outdoor spaces



^ Fenestration/balcony patterns



^ Integration of upper and lower massing forms



^ Use of color, materials and textures



^ Reduce larger massing into smaller forms



^ Active building entries, use of overhangs, canopies

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Featured projects shown designed or developed by members of the project team

SECTION 1

PROJECT VISION

The vision for this development is to create a residential community that seamlessly blends into the established West Seattle neighborhood as a timeless and elegant design that provides a comfortable place for residents and visitors.



^ Example of enhanced pedestrian street with landscape buffers and activated spaces

Enhance the Neighborhood

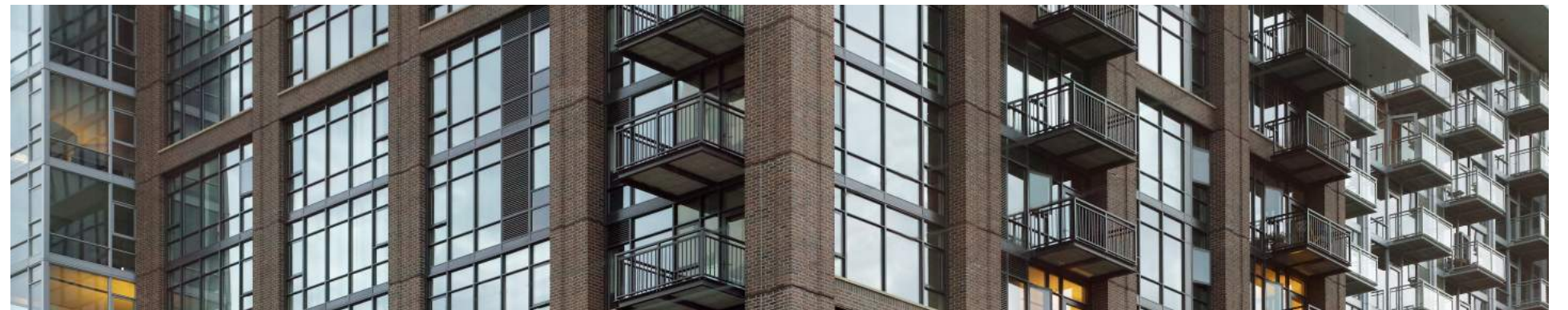
- Complete the Urban Fabric by infilling under utilized sites
- Define the urban edge by reinforcing the street
- Improve pedestrian amenity with landscape buffers
- Increase safety with eyes on the Street

Enduring Building

- Architectural design that references context
- Incorporate high quality, durable materials

Responsive to Unique needs of West Seattle Apartment Residents

- Create appropriate buffers for street level occupants
- Provide security & safety at exterior, access & interior spaces



^ Example of high quality durable building materials



^ Example of buffers separating private and public spaces

PROJECT INFORMATION

- Site Area	APPROX 15,000 SF
- Residential Units	APPROX 50
- Parking Stalls	APPROX 30

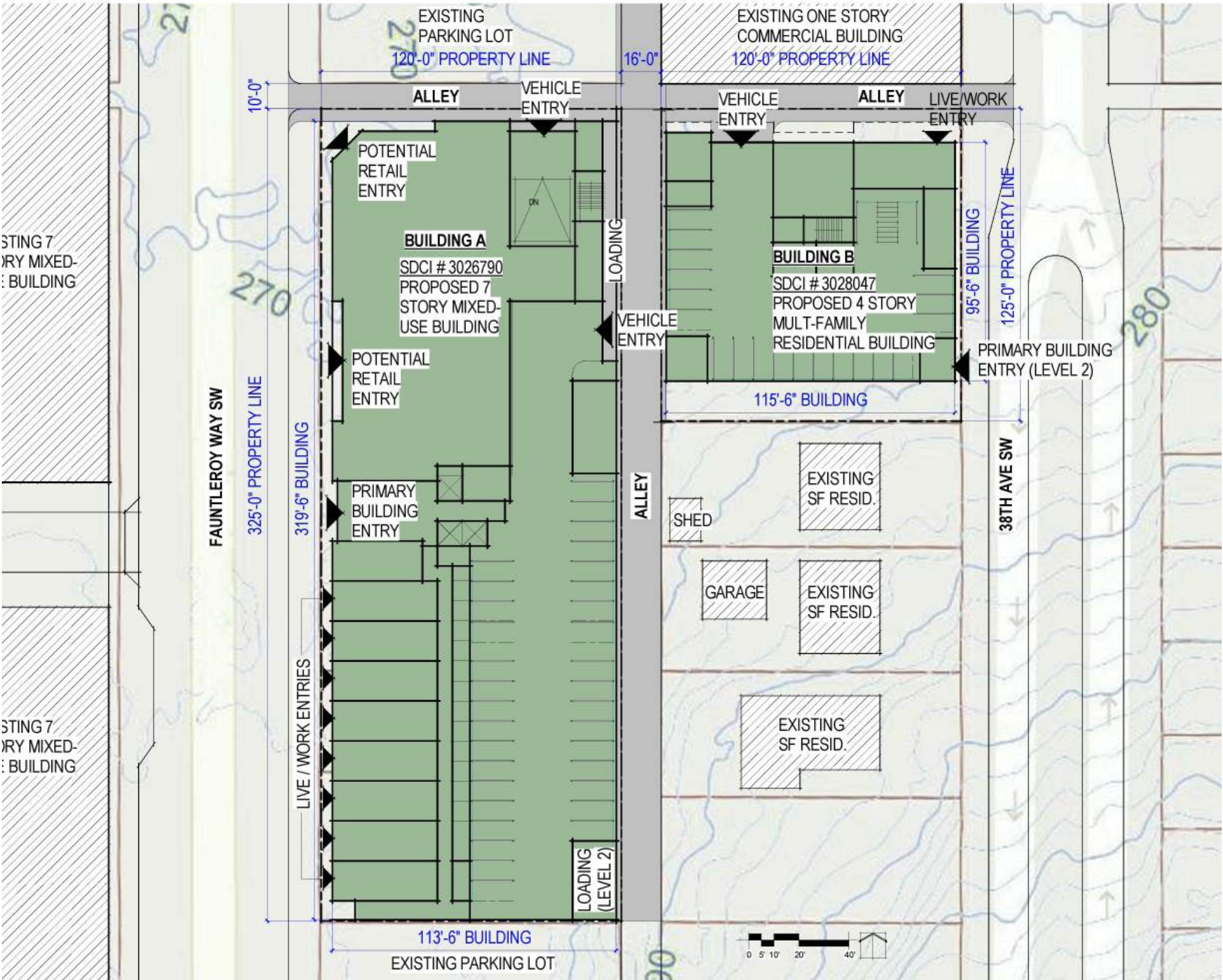
PROJECT OBJECTIVES

West Seattle Apartments is a proposed multi story residential building located on a mid-block site fronting 38th Ave SW between SW Alaska St and SW Edmunds St. The site is proposed to be developed concurrently with a large site across the alley to the west, address 4722 Fauntleroy Way SW.

This project is designed to serve the expanding West Seattle neighborhood by creating a residential community of high quality enduring design and increased density. The project will be responsive to the unique needs of its residents and will enhance the neighborhood with excellent walkability and an enriched streetscape design.

The project site area is approximately 15,000 SF. The proposed building is comprised of 3 wood frame levels over 1 level of above grade concrete construction for parking. The project will have approximately 50 apartment units with approximately 30 parking stalls.

The building design is intended to be a reflection and continuation of the neighboring project to the west, but at a smaller scale to act as a transition to the single family zone across 38th Ave SW, and consistent with the zoning. The proposed building will reflect characteristics of the area's recent & historical development, offering a vibrant, enduring asset to the community.



SECTION 2







CONTEXT STUDY

- NC1, NC2, NC3
- C1, C2
- HR, MR, MR/RC
- CITY OWNED OPEN SPACE
- LR1, LR2, LR3
- IG1, IG2
- IB, IC
- SF5000 / 7200 / 9600
- HUB / RES. URBAN VILLAGE
- POTENTIAL EXPANSION AREA
- T

- FREQUENT TRANSIT STOP
- PROJECT SITE





-  - PROJECT SITE
-  - GREEN SPACE
-  - WEST SEATTLE URBAN VILLAGE
-  - PEDESTRIAN AREAS
-  - ARTERIALS
-  - FREQUENT TRANSIT STOP

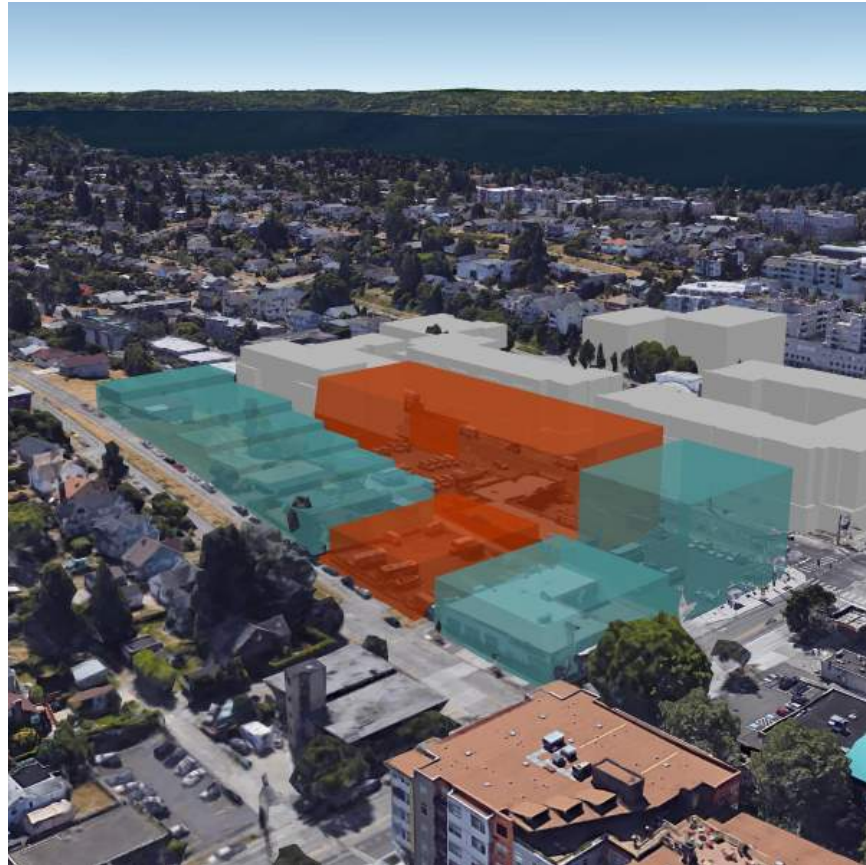
Walk Score: 88

Transit Score: 53

Bike Score: 55

Source: www.walkscore.com





PROJECT SITE - FACING SW



PROJECT SITE - FACING NE



PROJECT SITE - FACING SE

| IMMEDIATE SITE CONDITIONS



A. ADDRESS: PROJECT SITE TODAY -
BUILDING/USE: Parking Lot / RV Rental



B. ADDRESS:
BUILDING/USE: Shell Gas Station



C. ADDRESS:
BUILDING/USE: LA Fitness



D. ADDRESS:
BUILDING/USE: Single Family Housing



E. ADDRESS:
BUILDING/USE: Multi-family Housing (Under Construction)



G. ADDRESS:
BUILDING/USE: Les Schwab's Tire Center



H. ADDRESS:
BUILDING/USE: Fire Station (Under Construction)



J. ADDRESS:
BUILDING/USE: Trader Joe's



- RESIDENTIAL (SINGLE & TWO FAMILY)
- MULTI-FAMILY RESIDENTIAL
- RETAIL
- COMMUNITY USE
- INDUSTRIAL & OFFICE
- PROJECT SITE - BUILDING B, SDCI #3028047
- BUILDING A, SDCI #3026790



| AERIAL IMAGES OF PROJECT SITE



^ Aerial - View of site from Fauntleroy Way SW, looking East towards 38th Avenue SW



^ Aerial - View of site from 38th Avenue SW, looking West towards Fauntleroy Way SW

*Note: Recent construction in the area not pictured

TO FUTURE WEST
SEATTLE JUNC-
TION PARK

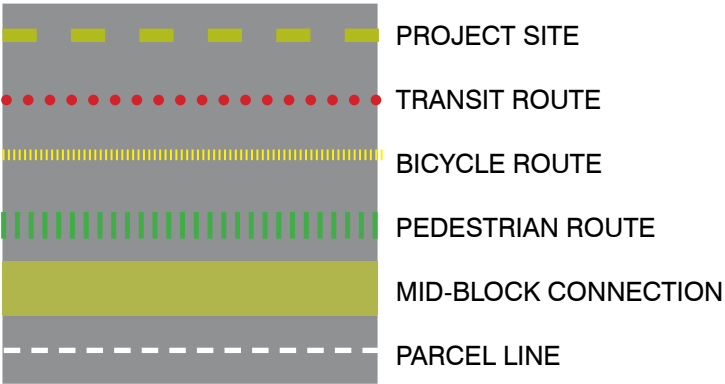


Existing Project Site Information

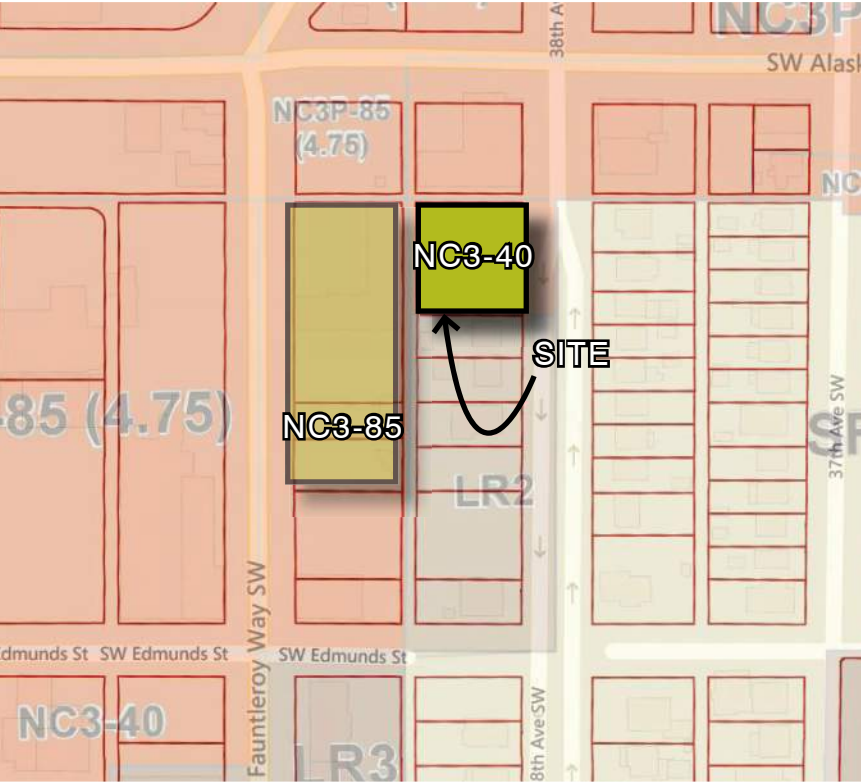
- Address: 4721 38th Ave SW
- Parcel Number: 6126600275
- Lot Area: 15,000 SF
- Existing Building: None
- Existing Use: Parking Lot

PROJECT SITE
BUILDING B
4722 FAUNTLEROY WAY SW
SDCI #3028047

BUILDING A
4722 FAUNTLEROY WAY SW
SDCI #3026790



| ZONING SUMMARY



^ Graphic Source: City of Seattle GIS

CODE:	CITY OF SEATTLE ZONING CODE
ZONE:	NC3-40
OVERLAY:	WEST SEATTLE JUNCTION HUB URBAN VILLAGE
LOT AREA:	15,000 SF

23.47A.004- PERMITTED & PROHIBITED USES

- All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.47A.004 and this Section 23.47A.004, except as may be otherwise provided pursuant to subtitle III, Division 3, Overlay Districts, of this Title 23.

23.47A.005- STREET LEVEL USES

- Residential uses at street level
 1. In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in the following circumstances or locations:
 - c. Within a zone that has a height limit of 85 feet or higher, except as provided in subsection 23.47A.005.C.2

23.47A.008- STREET LEVEL DEVELOPMENT STANDARDS

- A.3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.
- B. Non-residential street level requirements:
2. Transparency: Sixty percent of street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
 3. Depth: Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet.
 4. Height: Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.
- D. Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:
1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
 2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
- E. When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply:
1. The portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level street-facing facade, shall extend a minimum depth of 15 feet, and shall not contain any of the primary features of the residential (live) portion of the live-work unit.
 2. Each live-work unit must include an exterior sign with the name of the business. Signage shall be clearly associated with the unit and visible to pedestrians outside of the building.
 3. The owner of each live-work unit must keep a copy of the current business license associated with the business located in that unit on file.

23.47A.012- STRUCTURE HEIGHT

- 85 foot height limit.
- Rooftop elements: there are numerous additional height allowances for rooftop elements, appurtenances, or features in Section 23.47A.012.C.4.
- Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.

PROPOSED USES:

- J.1 Residential: Permitted
- C.10.a Retail Sales: Permitted
- Live / Work: Permitted per 23.47A.004.G
- K.1 Storage: Permitted up to 25,000 SF

PROPOSED STREET LEVEL USES

- RESIDENTIAL LOBBY (LESS THAN 20%)
- RESIDENTIAL UNITS (4 FEET MIN ABOVE SIDEWALK)
- LIVE / WORK

STREET LEVEL INFO:

- Proposed street-level residential units to be 4 feet min. above sidewalk.
- Street-level, street-facing live-work units are proposed along 38th Avenue SW

PROPOSED HEIGHT: Approx. 44 feet

23.47A.013- FLOOR AREA RATIO

- Per Table A, the maximum permitted FAR is:
 - 2. 4.5 for any single use within a mixed use structure.
 - 3. 6.0 for all uses on lot occupied by a mix of uses.

23.47A.014- SETBACK REQUIREMENTS

- B. Setback requirements for lots abutting or across the alley from residential zones.
 - 3. For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone (per Exhibit C for 23.47A.014)
 - 4. One-half of the width of an abutting alley may be counted as part of the required setback.

23.47A.016- LANDSCAPING AND SCREENING STANDARDS

- A.Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with:
 - 1. development containing more than four new dwelling units or a congregate residence
- B. 1. Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.

23.47A.024- AMENITY AREA

- A.Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use, except as otherwise specifically provided in this Chapter 23.47A. Gross floor area, for the purposes of this subsection, excludes areas used for mechanical equipment and accessory parking.
- B. Required amenity areas shall meet the following standards, as applicable:
 - 1. All residents shall have access to at least one common or private amenity area;
 - 2. Amenity areas shall not be enclosed;
 - 3. Parking areas, vehicular access easements, and driveways do not count as amenity areas.
 - 4. Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size;
 - 5. Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.

23.47A.032- PARKING LOCATION AND ACCESS

- A.1.a. Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C.

23.54.015- REQUIRED PARKING

- Per Table A, the mimimum required parking for non-residential uses is:
 - B.10 Sales and services, general: 1 space for each 500 square feet.
 - D. Live-work units: 0 spaces for units with 1,500 square feet or less.
- Per Table B, the mimimum required parking for residential uses is:
 - L. All residential uses within urban centers: No mimimum requirement.

23.54.040- SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS

- F. 2.a. Direct access shall be provided from the alley or street to containers.

ALLOWABLE FAR:

- SINGLE USE: 15,000 SF
X 3.0 = 45,000 SF
- COMBINED USE: 15,000 SF
X 3.25 = 48,750 SF

SETBACKS:

- Adjacent property to the south is zoned LR2.

PROPOSED AMENITY AREAS:

- At grade, along south side

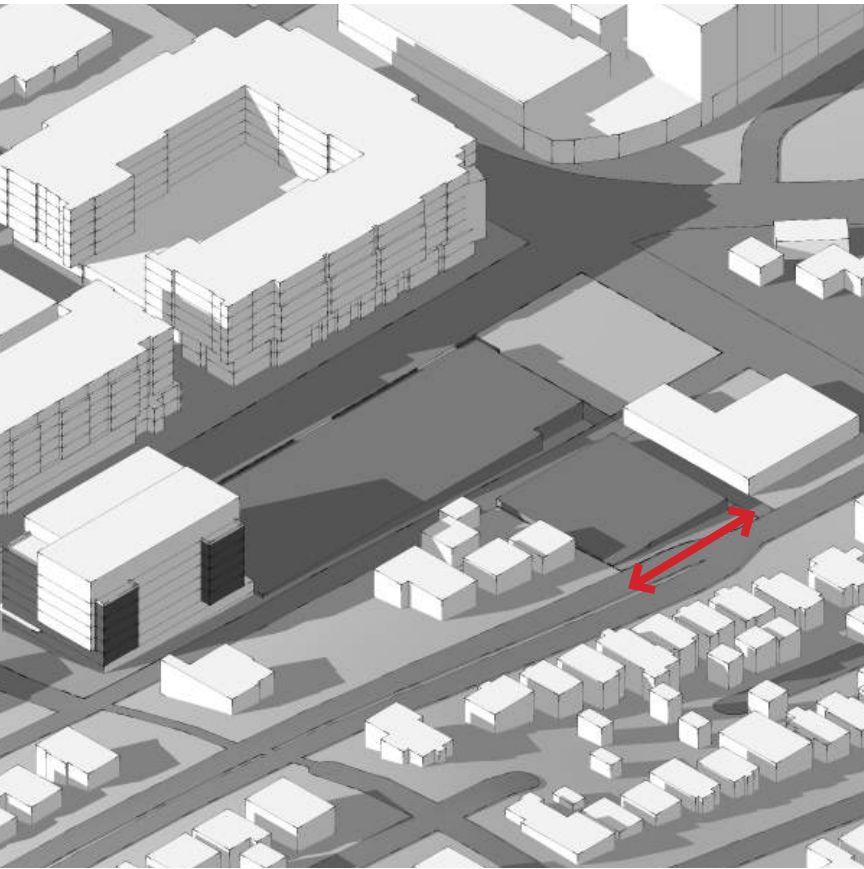
PROPOSED PARKING:

Proposed residential parking access from east-west alley.

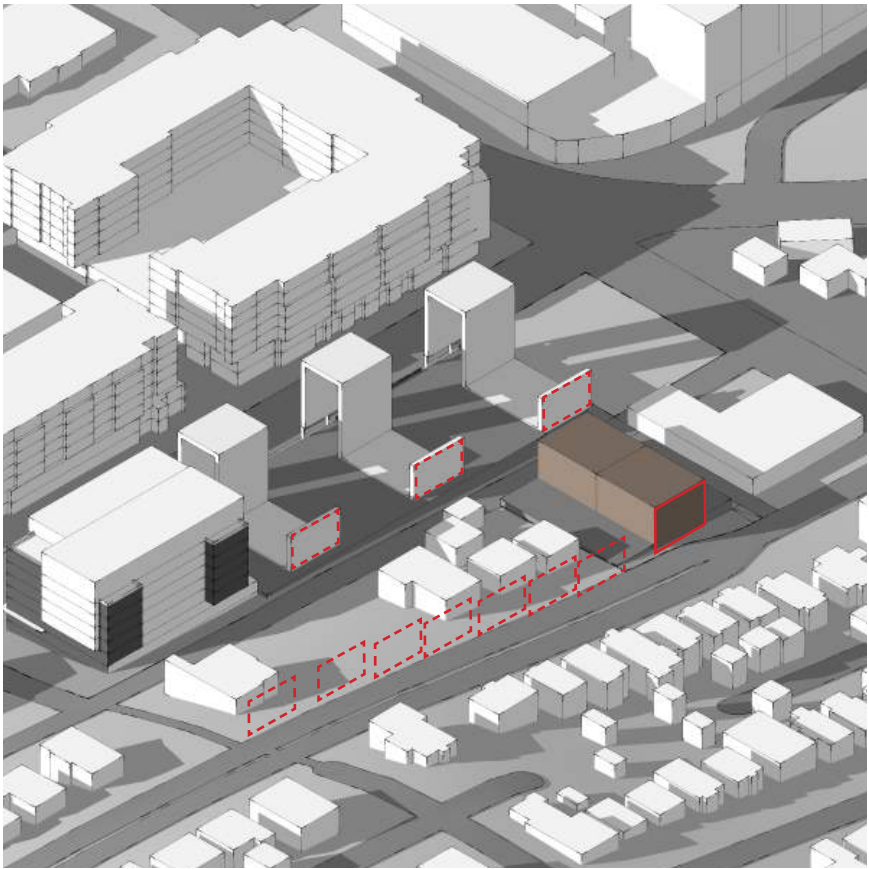
- RESIDENTIAL: Approx. 0.3 stalls per unit
- LIVE-WORK: Approx. 0.3 stalls per unit

TRASH PICK UP:

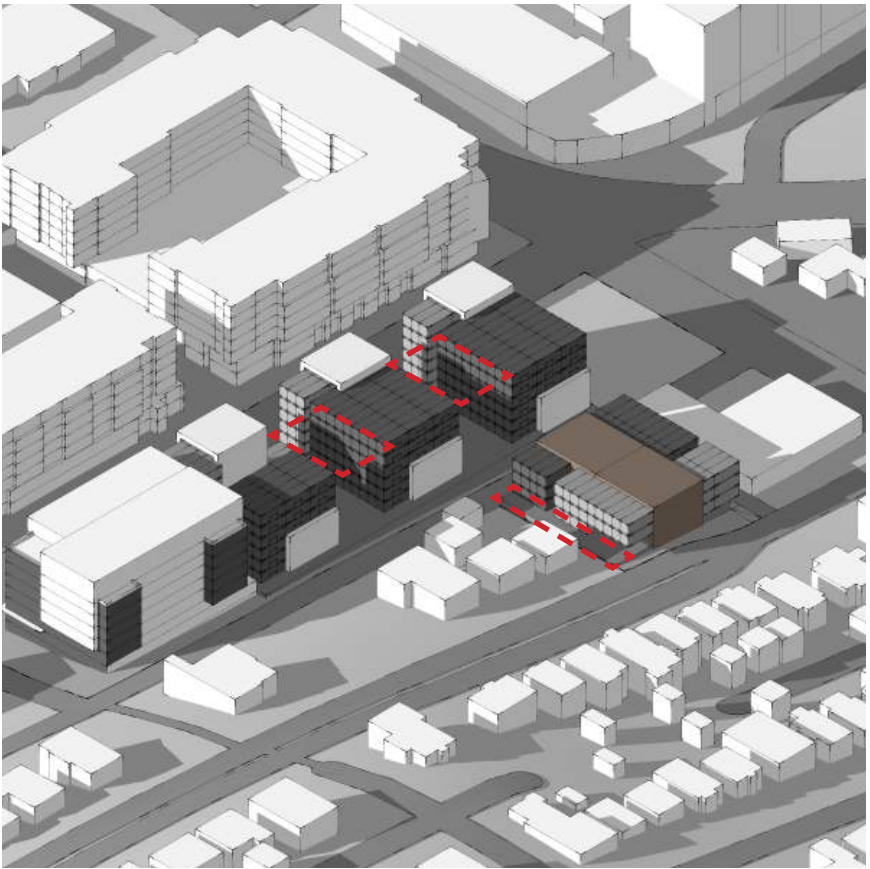
All trash/recycling pick-up to be off of alley.



ONE STORY BASE



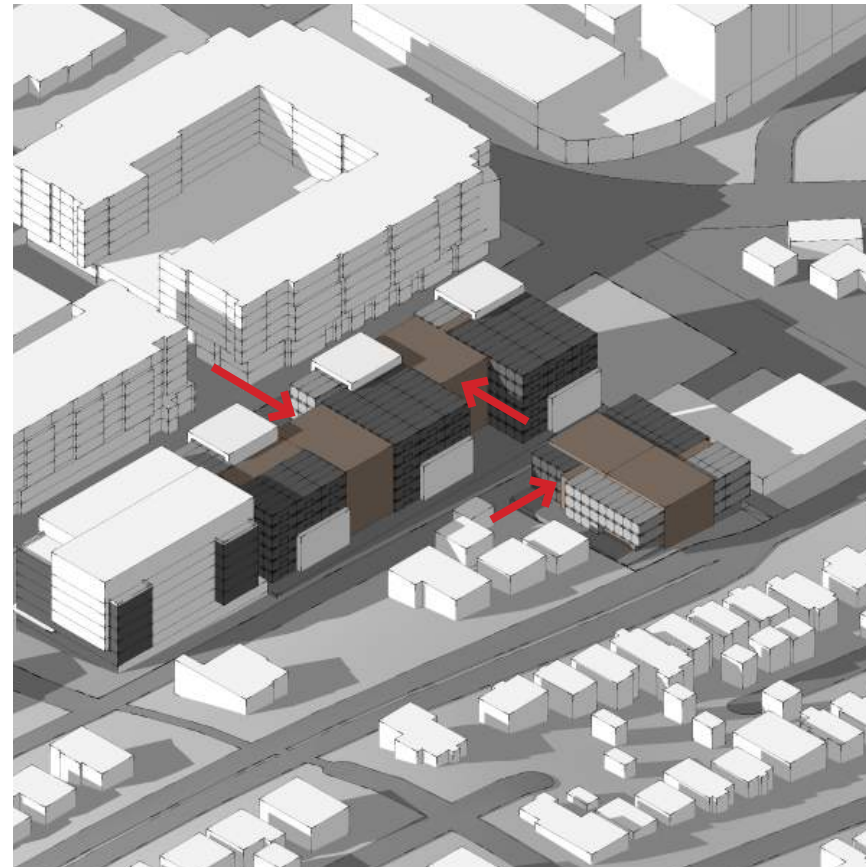
CORE BAR



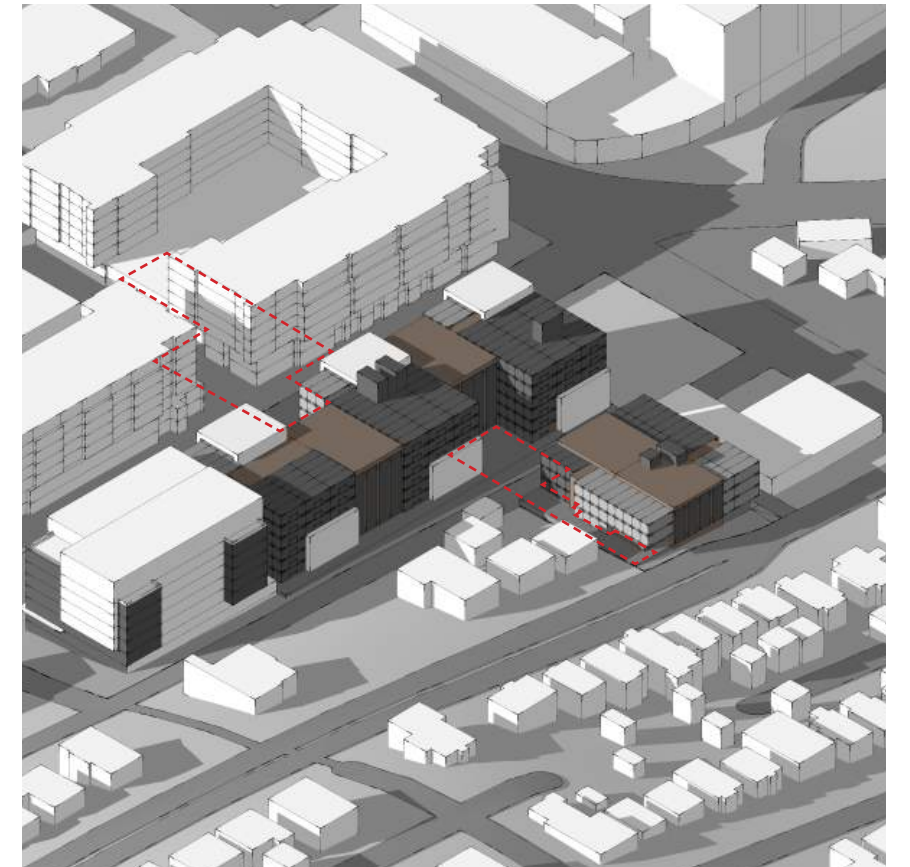
INFILL RELIEF - SETBACK



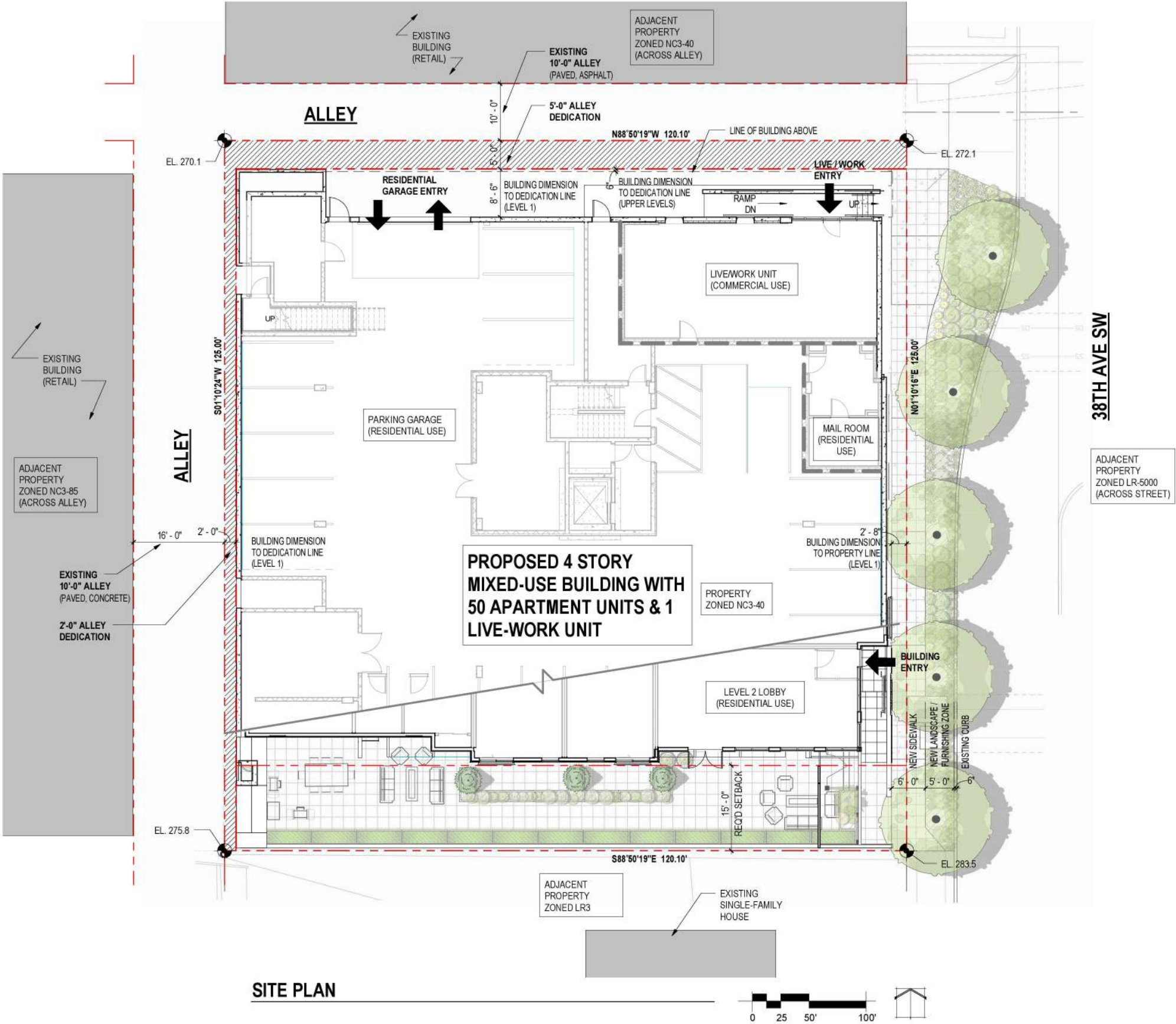
BALANCED ENTRIES



THE SHIFT



THE RESPONSE



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^ EDG Massing - Standing across 38th Avenue SW, looking South-West



^ Proposed Design - Standing across 38th Avenue SW, looking South-West

PRIORITIES & BOARD RECOMMENDATIONS

1a. Design concept reminiscent of the nearby shipping yards with their kit of parts: large bases, cranes that are delicate but tall elements that shift, and shipping containers that offer stacking or modulation characteristics. The Board supported this concept. (DC2-I-ii Cohesive Architectural Concept)

Response: The design concept has been further developed and strengthened, see Parti, pages 16-17, and Expression of Concept, page 22.

1b. The Board recommended the design concept be fully expressed, and that there should be more rigor to the massing expression with tall elements taller to clearly differentiate recesses in the mass. (DC2-I-ii Cohesive Architectural Concept)

Response: The expression of the design elements has been refined and expanded with the integration of materials and fenestration. As shown in the concept diagrams (pages 16-17), the shipyard elements inspire a series of movements and shifting patterns.

The street and traffic provides a strong north-south flow of movement parallel to the base, and the secondary building masses are defined by smaller stacked, repeating modules that provide a feeling of parallel north-south movement, with proportions reminiscent of the of shipping

containers moving in and out of this flow. The repeating tall “crane” elements provide a perpendicular movement, straddling the smaller elements and providing a repeating rhythm along the street flow. See the Building A Concept for a more detailed description.

1c. The Board recommended that Site B have a more dynamic expression of The Shift concept specifically, which would result in more than just a superficial relationship to Site A. (DC2-I-ii Cohesive Architectural Concept)

Response: As it relates to the overall concept, Building B is set back from north-south flow along Fauntleroy, providing a more transitional element to the residential neighborhood to the east. As such, it no longer has it’s own smaller crane element, but instead relates to the secondary elements of the main building, reinforced through color, materials and proportions. See page 22.

1d. The Board recommended that these strong massing moves be tied to the ground level and building program by extending the frame down to the common entries. The Board gave guidance to further develop (the north mass) as it wraps the corner. The Board also gave direction to resolve the northernmost mass to better convey the design concept, and the southernmost shifting mass to better relate to the ground level and building

program. (DC2-I-ii Cohesive Architectural Concept)
Response: See response to Building A (SDCI No. 3026790).



^ EDG Massing - Standing across 38th Avenue SW, looking North-West



^ Proposed Design - Standing across 38th Avenue SW, looking North-West

1e. The Board recommended the (northwest chamfered) corner be orthogonal/rectilinear. (DC2-I-ii Cohesive Architectural Concept)

Response: See response to Building A (SDCI No. 3026790).

1f. The Board gave guidance that (secondary architectural features) should relate to the design concept. How balconies are detailed and integrated into the concept shall be presented. (DC2-C-1 Visual Depth and Interest)

Response: Architectural features are shown on page 37.

1g. The Board requested that a conceptual signage plan be presented, with special attention paid to scale and character to add human scale along Fauntleroy Way SW. (DC4-B-1 Scale and Character)

Response: The conceptual signage plan on page 38 includes both building and live-work signage at pedestrian eye-level, providing an appropriate scale consistent with the residential character of 38th Ave SW.

2a. The Board recommended that the ground level planters at the northwest corner of the site be removed to provide a strong street edge with adequate room for pedestrians, and express a commercial or urban character. The Board recommended a high level of transparency along

Fauntleroy Way SW. (PL1-B-2 Pedestrian Volumes, PL3-A Entries)

Response: See response to Building A (SDCI No. 3026790).

2b. The Board would like to see more detail describing the landscape and hardscape materials proposed. (DC4-D Trees, Landscape, and Hardscape Materials)

Response: Proposed typical landscape and hardscape materials are shown on pages 29-31.

2c. The Board recommended the landscape concept be informed by the architectural concept, with spaces designated with the use of plantings, hardscape, and texture. (DC4-D Trees, Landscape, and Hardscape Materials)

Response: See landscape design pages 28-31.

3a. The Board supported the location of the garage entrances, particularly with the commercial entry.

Response: See response to Building A (SDCI No. 3026790).

3b. The Board noted that the relationship of Site A and B at the alley

is important, with opportunity for the buildings to relate to each other through the massing, scale, placement of courtyards, datum lines, material references, and/or pattern repetition. Design this area to be safe and well lit. (DC2-I-ii Cohesive Architectural Concept, PL2-A-2 Lighting for Safety)

Response: Diagrams showing the relationship between the two buildings is provided on pages 24 and 25.

BOARD GUIDANCE

1c. The Board recommended that Site B have a more dynamic expression of The Shift concept specifically, which would result in more than just a superficial relationship to Site A. (DC2-I-ii Cohesive Architectural Concept)

Response: As it relates to the overall concept, Building B is set back from north-south flow along Fauntleroy, providing a more transitional element to the residential neighborhood to the east. As such, it no longer has it's own smaller crane element, but instead relates to the secondary elements of the main building, reinforced through color, materials and proportions.



^ CONCEPT DIAGRAM



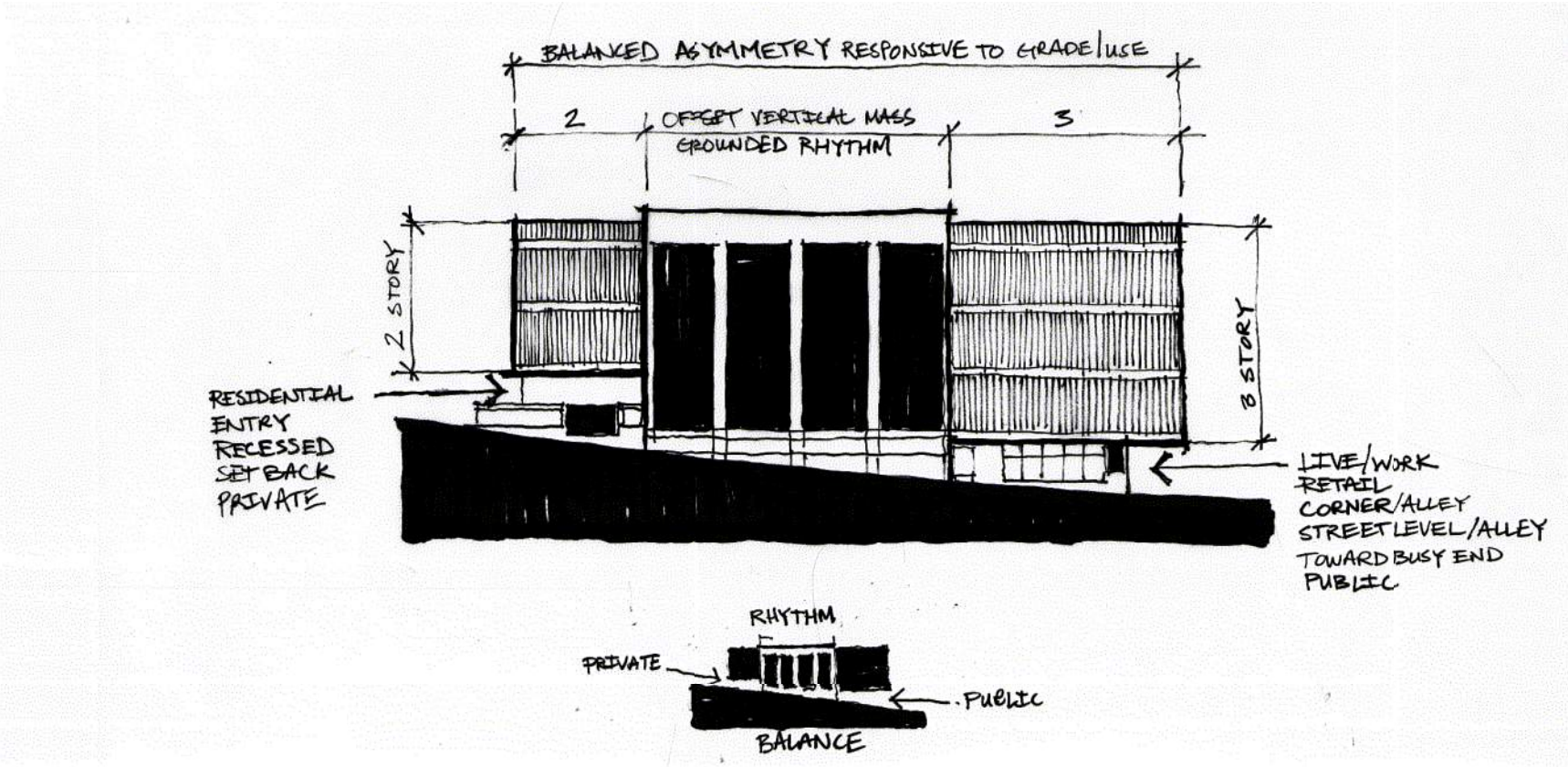
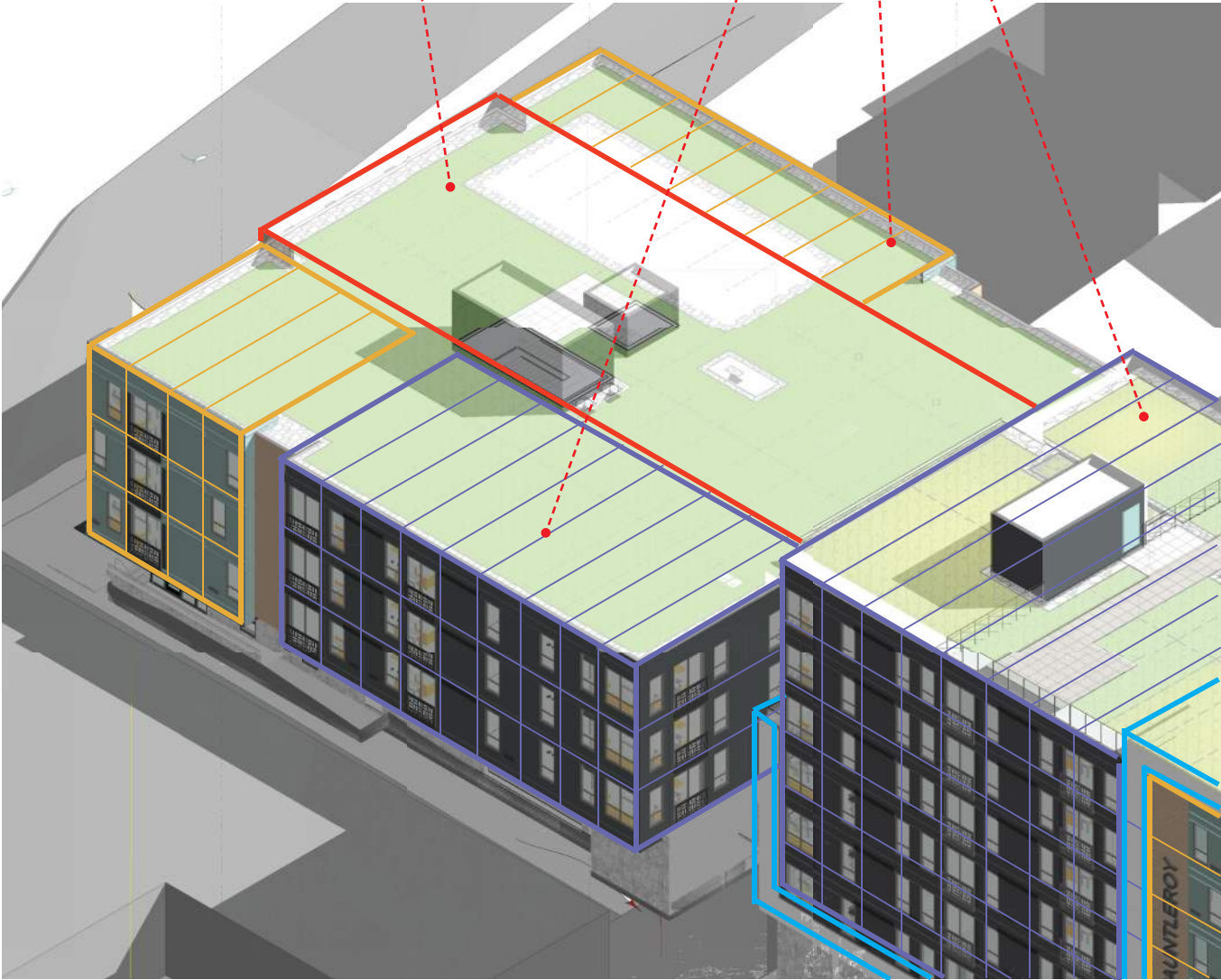
^ RELATIONSHIP OF MASSING MODULES AND MATERIALS/COLORS

PRIMARY INFILL

PERPENDICULAR TO NORTH-SOUTH
MOVEMENT FLOW. RELATES TO
BUILDING A INFILL IN MATERIAL &
DIMENSIONS

STACKED ELEMENTS

SECONDARY MASSING ELEMENTS:
ORGANIZED AS STACKED CONTAIN-
ERS PARALLEL TO NORTH-SOUTH
MOVEMENT FLOW

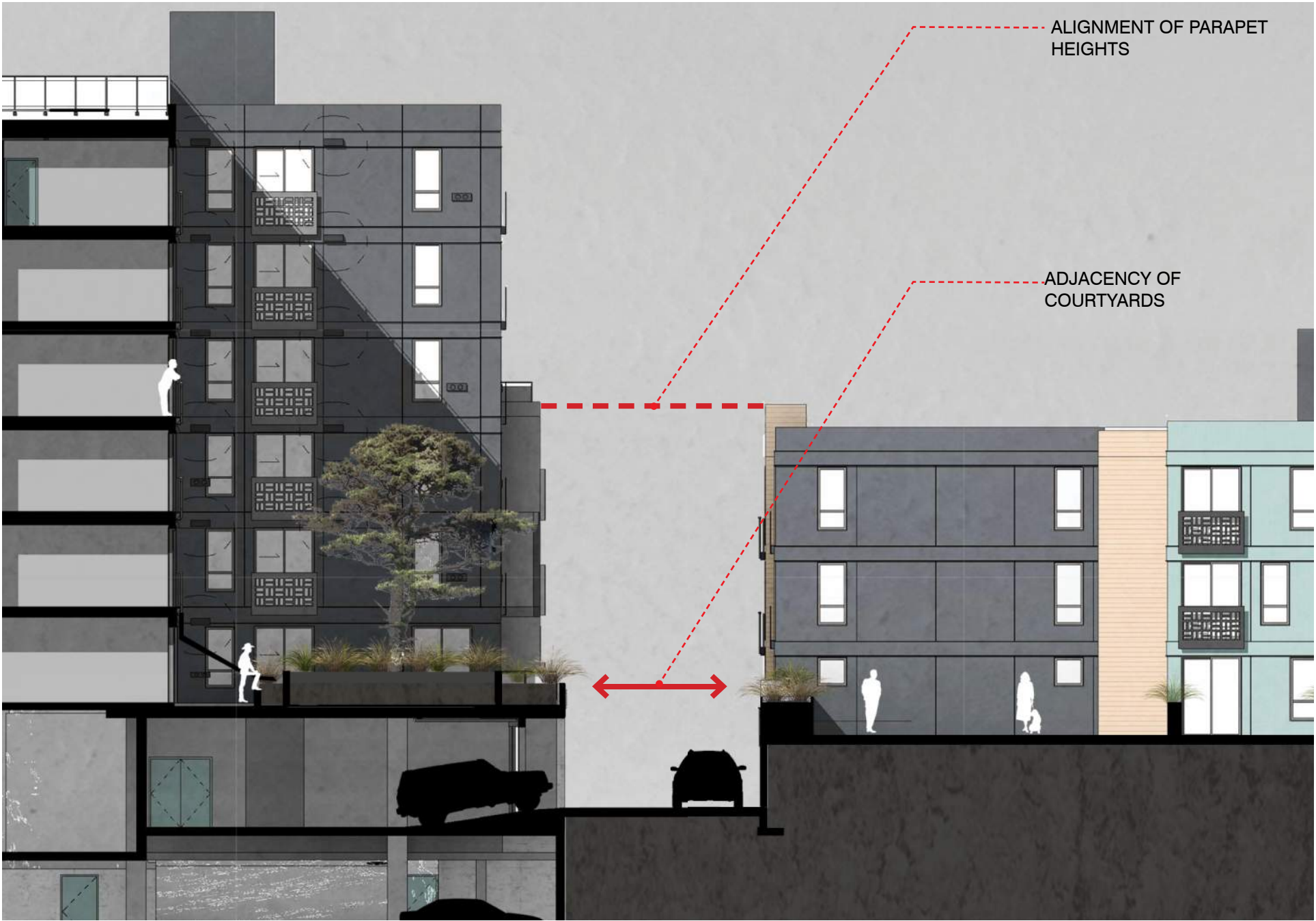
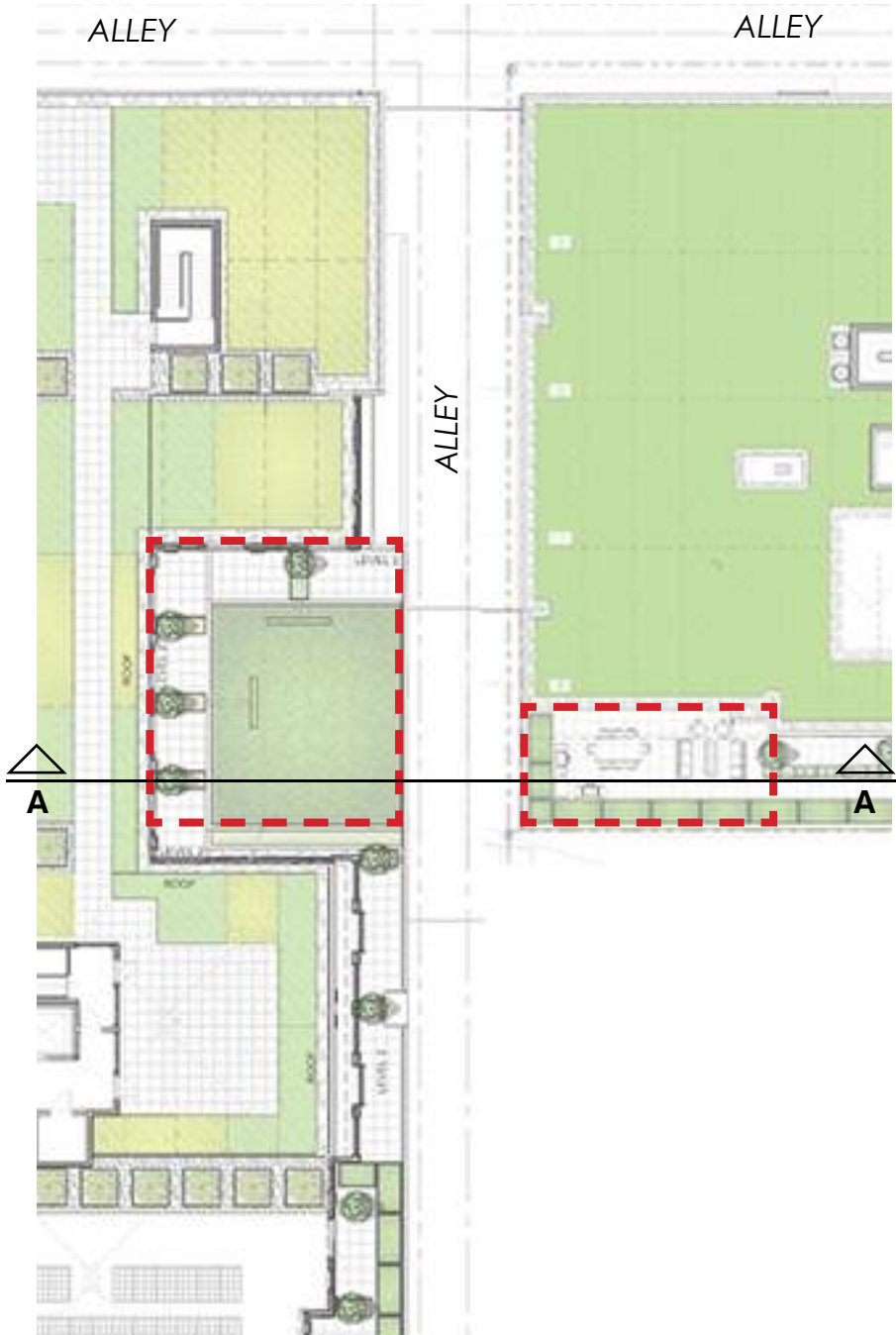


^ SKETCH - BALANCED ASYMMETRY RESPONSIVE TO GRADE/USE ON 38TH

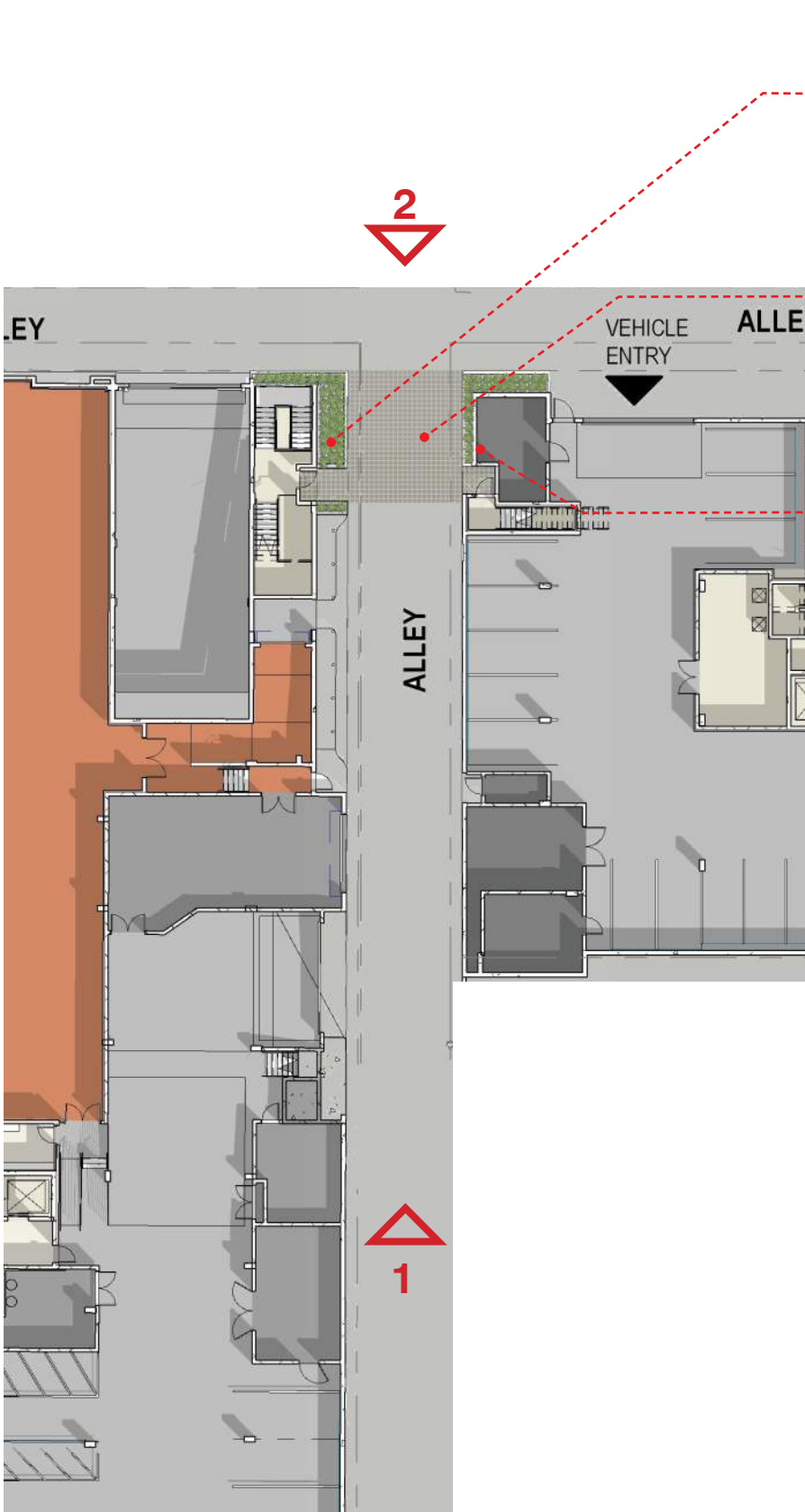
BOARD GUIDANCE

3b. The Board noted that the relationship of Site A and B at the alley is important, with opportunity for the buildings to relate to each other through the massing, scale, placement of courtyards, datum lines, material references, and/or pattern repetition. Design this area to be safe and well lit. (DC2-I-ii Cohesive Architectural Concept, PL2-A-2 Lighting for Safety)

Response: Diagrams showing the relationship between the two buildings is provided on pages 24 and 25.



^ Section AA - Cross Section of Building Courtyards



RELATIONSHIP OF COURTYARDS

STAIR TO BUILDING A
RESIDENTIAL PARKING

SPECIAL PAVING AT
PEDESTRIAN CONNECTION

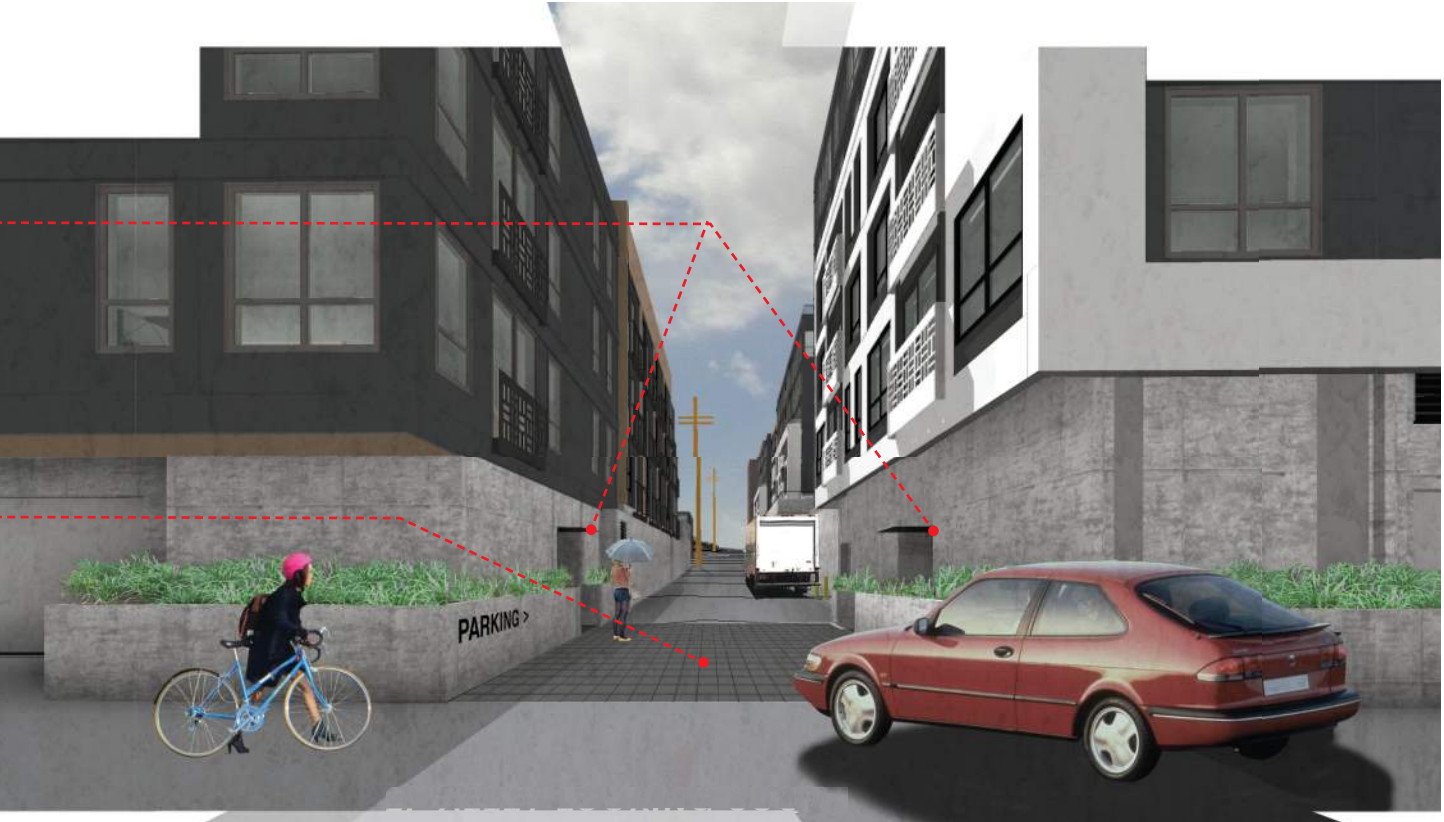
STAIR TO BUILDING N
RESIDENTIAL UNITS

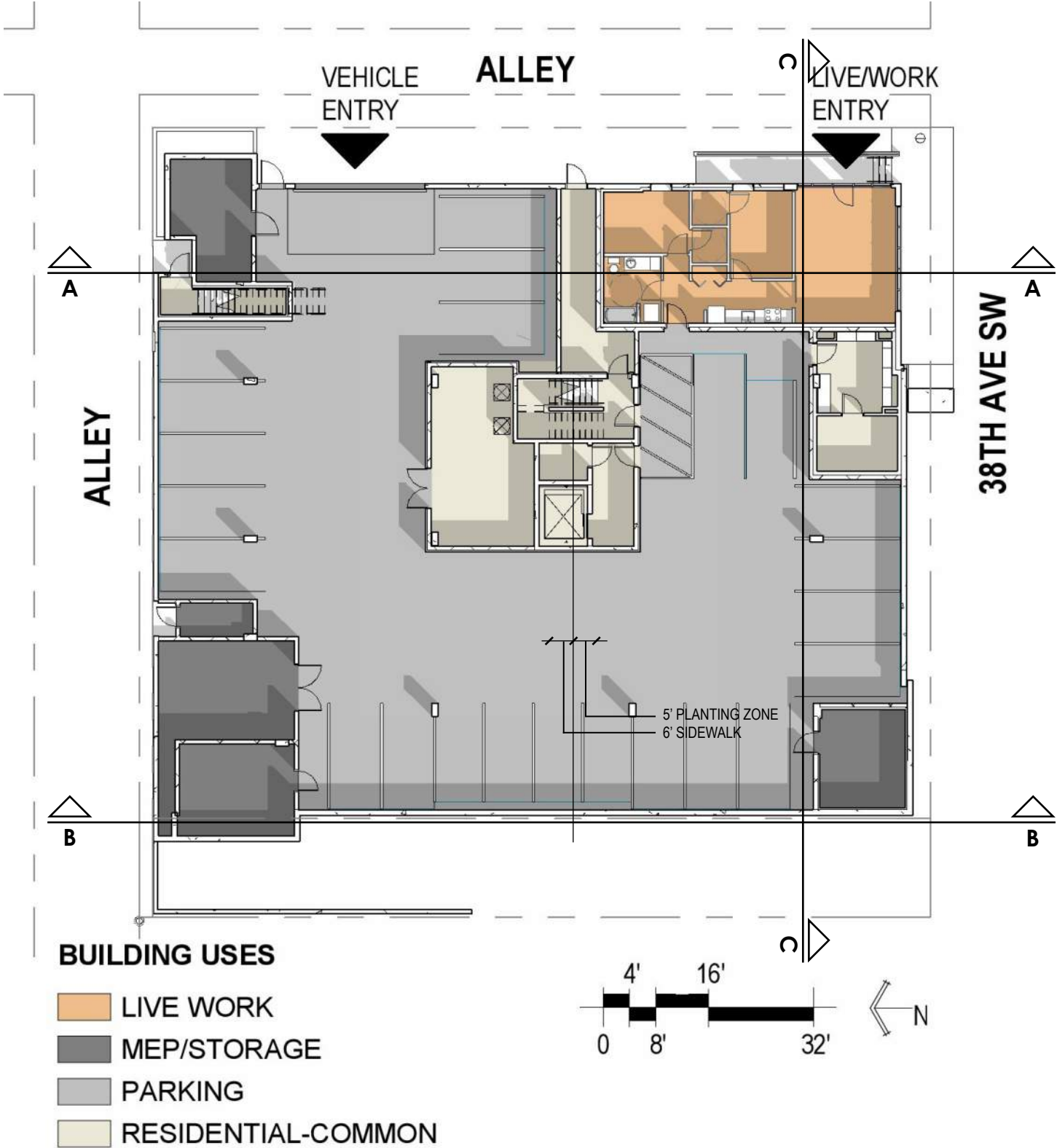
RELATIONSHIP OF RESIDENT
PARKING ENTRIES

SPECIAL PAVING AT
PEDESTRIAN CONNECTION

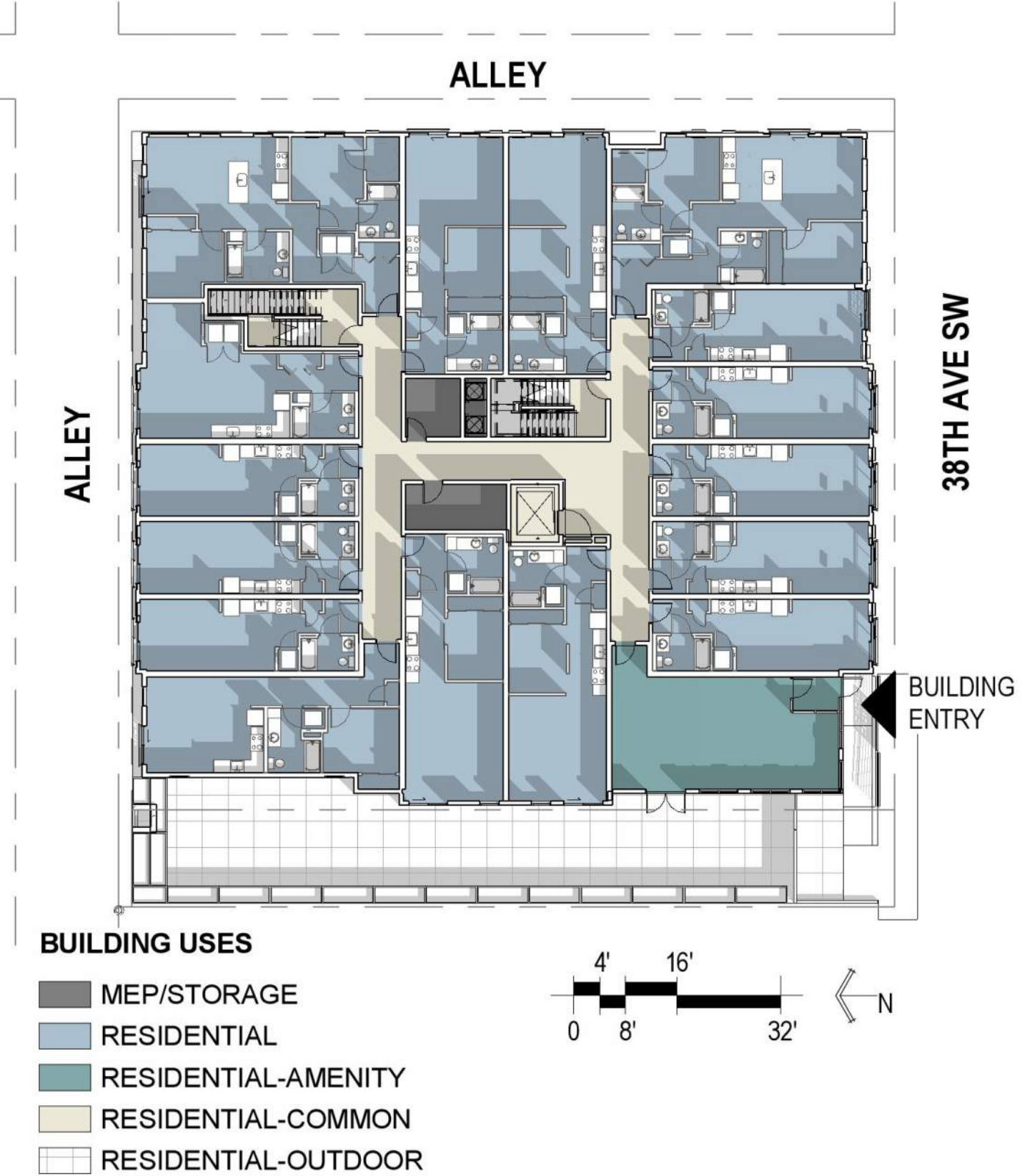


^ Alley looking North

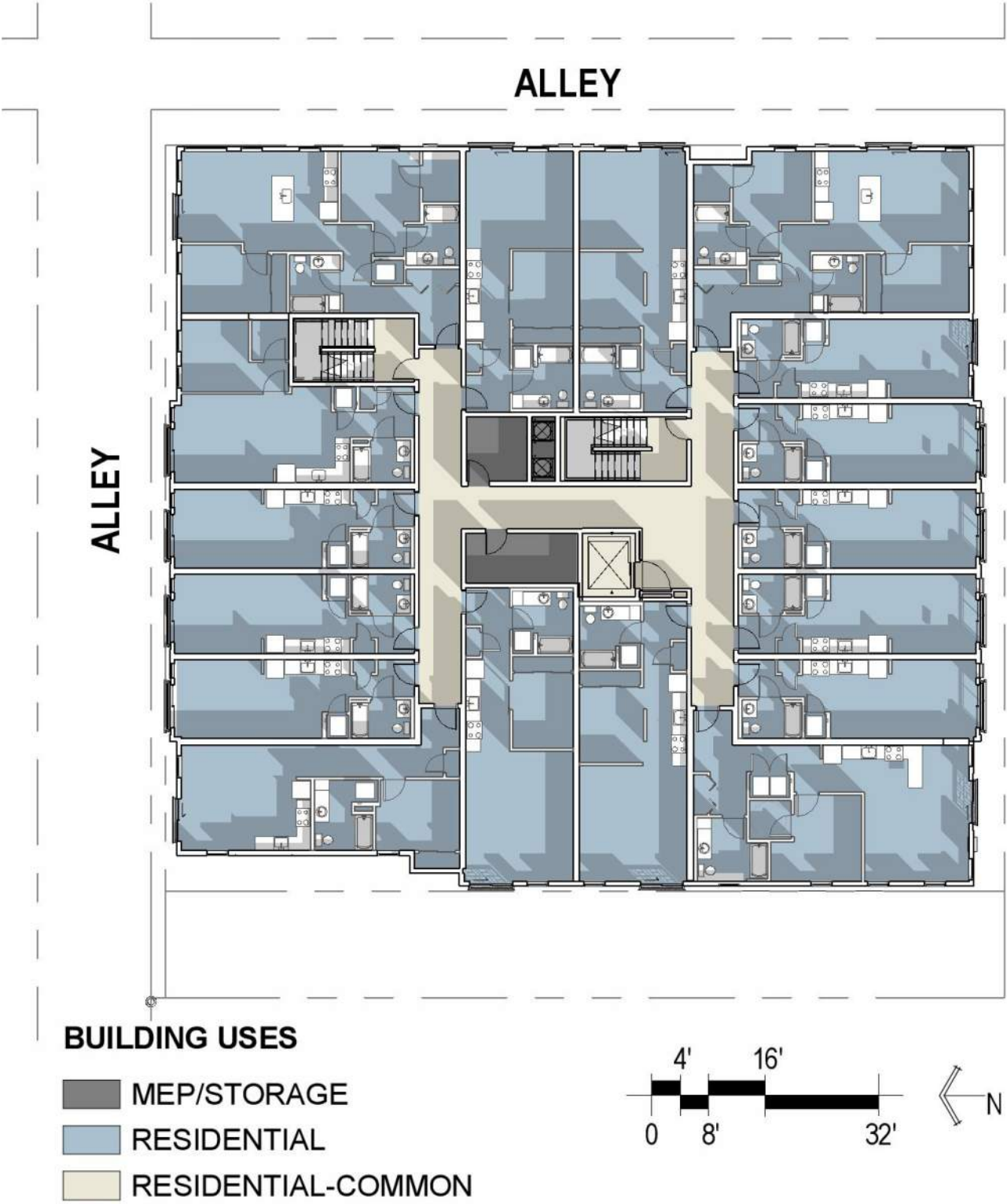




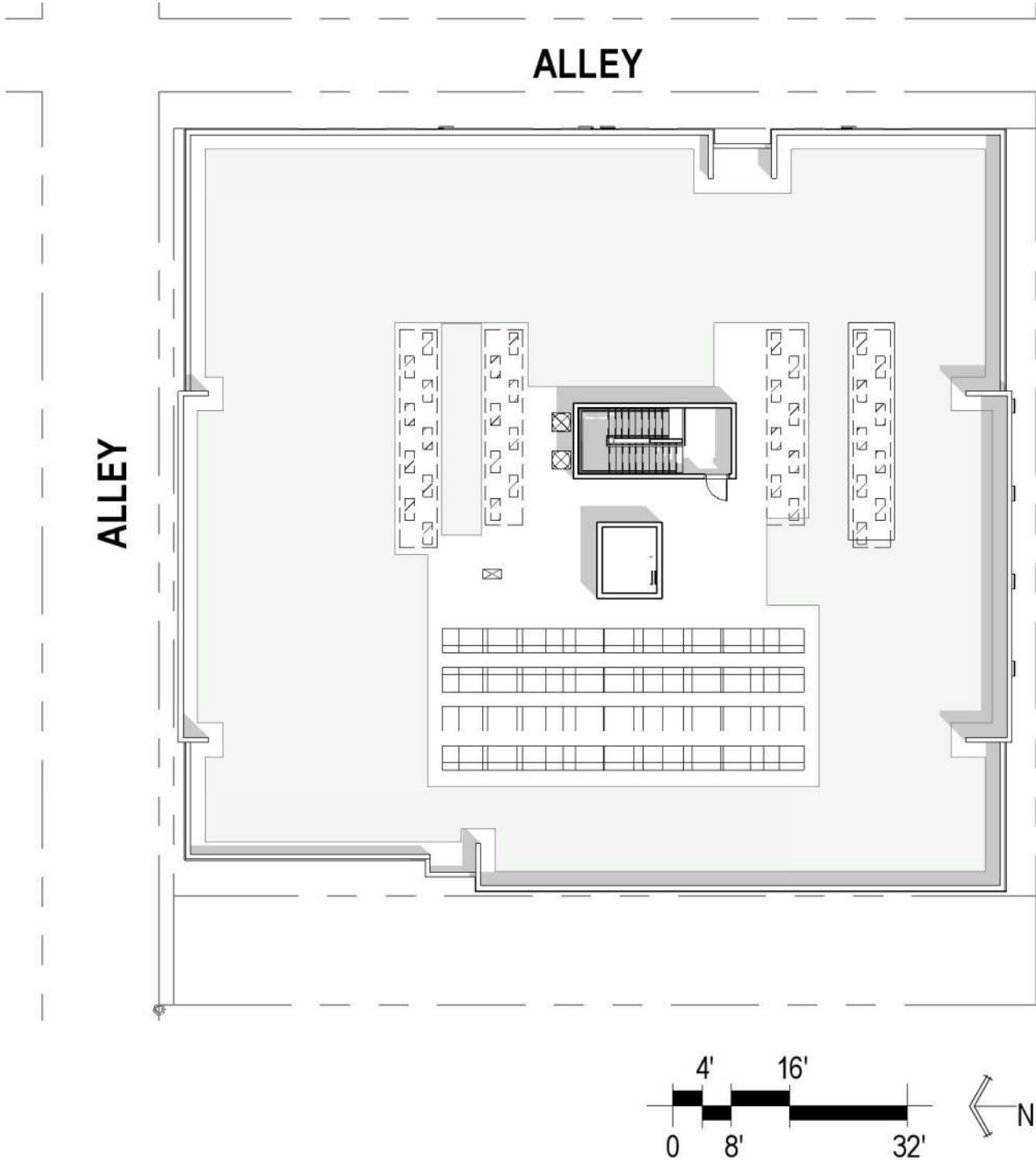
Level 1 Floor Plan



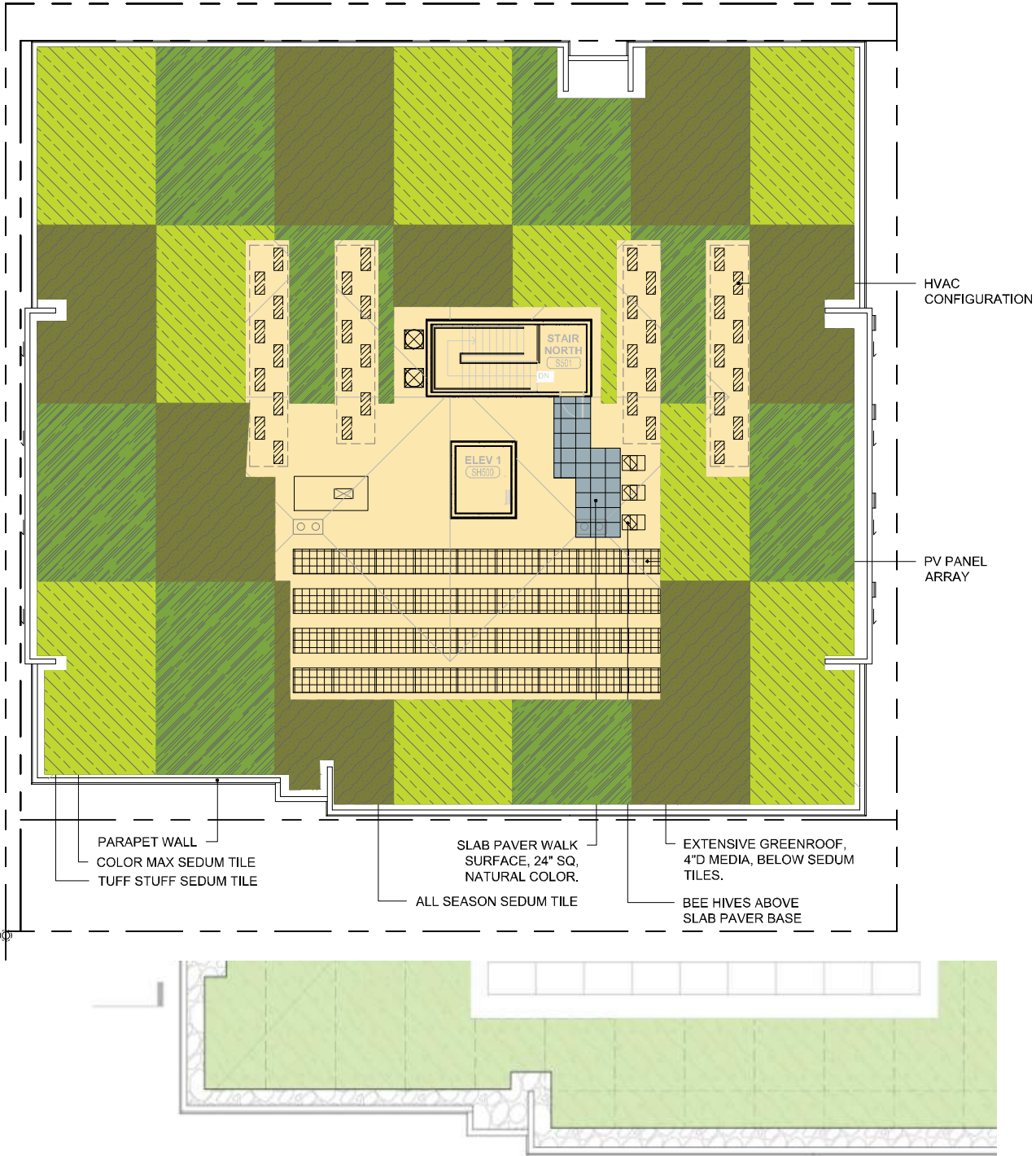
Level 2 Floor Plan



Levels 3 & 4 Floor Plan



Roof Level Plan



STREETSCAPE MATERIALS



STREETSCAPE PLANTINGS



STREETSCAPE PLANTINGS



STREETSCAPE PLANTINGS

BOARD GUIDANCE

2b. The Board would like to see more detail describing the landscape and hard-scape materials proposed. (DC4-D Trees, Landscape, and Hardscape Materials)

Response: Typical landscape and hard-scape materials proposed.

ROOF AND BALCONY MATERIALS



PLANTER



PLANTER



SLAB PAVERS



STORMWATER PLANTER EXAMPLE WITH BIO-RETENTION PLANTING MIX



FURNITURE



BEEHIVES



STORMWATER PLANTER EXAMPLE WITH BIORETENTION GRASSES

TREES & SHRUBS



AMERICAN HORNBEAM
OSTRYA VIRGINIANA



PYRAMIDAL ARBORVITAE
THUJA OCCIDENTALIS
'FASTIGIATA'



WINTER DAPHNE
DAPHNE ORODA
'AUREOMARGINATA'



MINIATURE LILY OF THE VALLEY
PIERIS JAPONICA 'BROOKSIDE
MINATURE'



DOGWOOD
CORNUS STOLONIFERA
'KELSEY'S DWARF'



SPIREA
SPIREA JAPONICA 'LIMEMOUND'



FOUNTAIN BAMBOO
FARGESIA NITIDA



DWARF ENGLISH LAUREL
PRUNUS LAUROCERASUS
'MOUNT VERNON'



LITTLE PRINCESS SPIREA
SPIREA JAPONICA 'LITTLE
PRINCESS'



WESTERN SWORD FERN
POLYSTICHUM MUNITUM

GREENROOF



GREENROOF PLANTINGS - TILES



GREENROOF SEDUM TILES

GRASSES & PERENNIALS



BRIDAL VEIL ASTILBE
ASTILBE X ARENDsii
'BRIDAL VEIL'



BIG BLUE LILYTURF
LIRIOPE MUSCARI 'BIG BLUE'



HARDY BEGONIA
BEGONIA GRANDIS EVANSIANA



ORANGE SEDGE
CAREX TESTACEA
'ORNAGE SEDGE'



FOUNTAIN GRASS
PENNISETUM ALOPECUROIDES
'KARLAY ROSE'



ENGLISH LAVENDER
LAVANDULA ANGUSTIFOLIA
'SUPER BLUE'






























ANNA'S RED HELLEBORE
HELLEBORUS X 'ANNA'S RED'






GOLDEN VARIEGATED
HAKONECHLOA
HAKONECHLOA MACRA 'AUREOLA'

PLANT SCHEDULE - GROUND LEVEL

CONIFERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	4	PINUS CONTORTA LATIFOLIA 'CHIEF JOSEPH'	CHIEF JOSEPH LODGEPOLE PINE	B & B		5'–6' HT.
	9	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	B & B		5'–6' HT.
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	2	ACER PALMATUM 'SHISHIGASHIRA'	LION'S HEAD JAPANESE MAPLE	B & B		5'–6' HT.
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B & B	3" CAL	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	3	BERBERIS THUNBERGII ATROPURPUREA 'CONCORDE'	DWARF PURPLELEAF JAPANESE BARBERRY	2 GAL		
	9	CORNUS STOLONIFERA 'KELSEY'S DWARF'	DOGWOOD	2 GAL		
	21	DAPHNE ODORA 'AUREOMARGINATA' SHADE	WINTER DAPHNE	2 GAL		
	4	EUONYMUS FORTUNEI 'IVORY JADE' GROUND COVER	WINTERCREEPER	2 GAL		
	2	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	2 GAL		
	15	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	5 GAL		
	1	PIERIS JAPONICA 'BROOKSIDE MINIATURE'	BROOKSIDE MINIATURE LILY OF THE VALLEY	2 GAL		
	21	PRUNUS LAUROCERASUS 'MOUNT VERNON' SHADE	DWARF ENGLISH LAUREL	5 GAL		
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	17	ACANTHUS SPINOSUS	BEAR'S BREECHES	1 GAL		
	32	ASTILBE X ARENDSII 'BRIDAL VEIL' WHITE PLUMES IN MID TO LATE SEASON BLOOM.	BRIDAL VEIL ASTILBE	1 GAL		
	6	BEGONIA GRANDIS EVANSIANA DRY SHADE	HARDY BEGONIA	1 GAL		
	1	BRUNNERA MACROPHYLLA 'JACK FROST' TM SHADE	SIBERIAN BUGLOSS	1 GAL		
	21	HELLEBORUS X 'ANNA'S RED'	ANNA'S RED HELLEBORE	1 GAL		
	3	LAVANDULA ANGUSTIFOLIA 'SUPER BLUE'	ENGLISH LAVENDER	1 GAL		
	3	LAVANDULA STOECHAS	SPANISH LAVENDER	1 GAL		
	6	SEDUM ACRE 'AUTUMN JOY'	COLDMOSS STONECROP	2 GAL		
FERNS	QTY	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	12	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL		

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	1	CAREX TESTACEA 'ORANGE SEDGE'	ORANGE SEDGE	1 GAL		
	25	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN VARIEGATED HAKONECHLOA	1 GAL		
	56	LIRIOPE MUSCARI 'BIG BLUE' SHADE TOLERANT	BIG BLUE LILYTURF	2 GAL		
	2	PENNISETUM ALOPECUROIDES 'KARLAY ROSE'	FOUNTAIN GRASS	5 GAL		
NATIVE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	MIN HT/SPREAD	O.C. SPCG
	11	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	54	BIO–RETENTION EVERGREEN–DECIDUOUS SHRUBS, GRASSES, FERNS, PERENNIAL, & GROUND COVER COMBINATION	BIO–RETENTION SHRUB MASS PLANTING	N/A		
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPCG	AP RT
	193 SF	TURF SEED RESTORATION HYDROSEED FOR UTILITY WORK		–		6 – 8 LBS/1,000 SQ FT

PLANT SCHEDULE - ROOF LEVEL

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	5,417 SF	GREENROOF 4" EXTENSIVE ETERA SEDUM TILES – TUFF STUFF	TUFF STUFF SEDUM TILES	2' X 2'	
	4,279 SF	GREENROOF 4" EXTENSIVE ETERA SEDUM TILES – COLOR MAX	COLOR MAX SEDUM TILES	2' X 2'	
	5,380 SF	GREENROOF 4" EXTENSIVE ETERA SEDUM TILES – ALL SEASONS	ALL SEASON SEDUM TILES	2' X 2'	



East Elevation



South Elevation

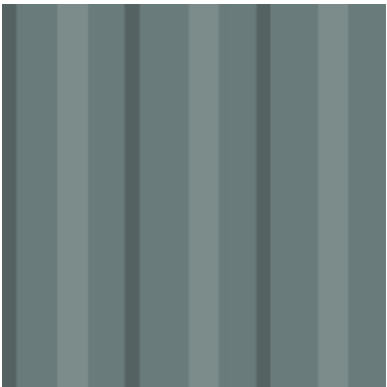


West Elevation



North Elevation

INFILL 1 MATERIAL



^ METAL SIDING - STEEL GRAY



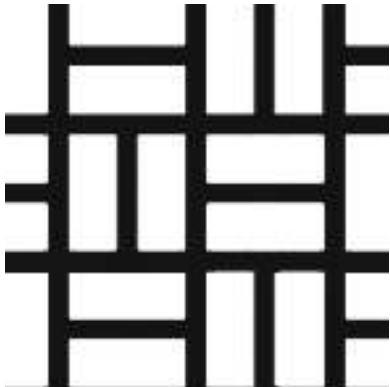
^ METAL TRIM - STEEL GRAY



^ FIBER CEMENT - BLACK IRON



^ VINYL WINDOW - ADOBE



^ CUT METAL JULIET BALCONY

INFILL 2 MATERIAL



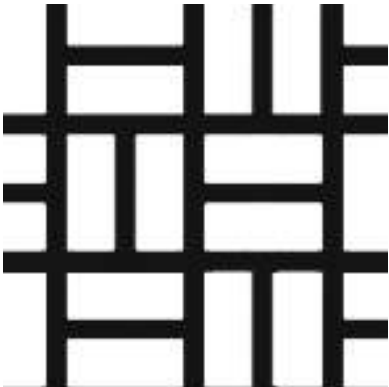
^ FIBER CEMENT - BLACK IRON



^ BREAK METAL



^ VINYL WINDOW - ADOBE



^ CUT METAL JULIET BALCONY

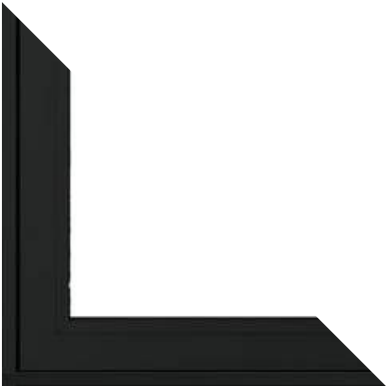
INFILL 3 MATERIAL



^ WOOD COMPOSITE - BURMA



^ FIBER CEMENT - BLACK IRON



^ VINYL WINDOW - BLACK



^ ALUMINUM GLASS JULIET

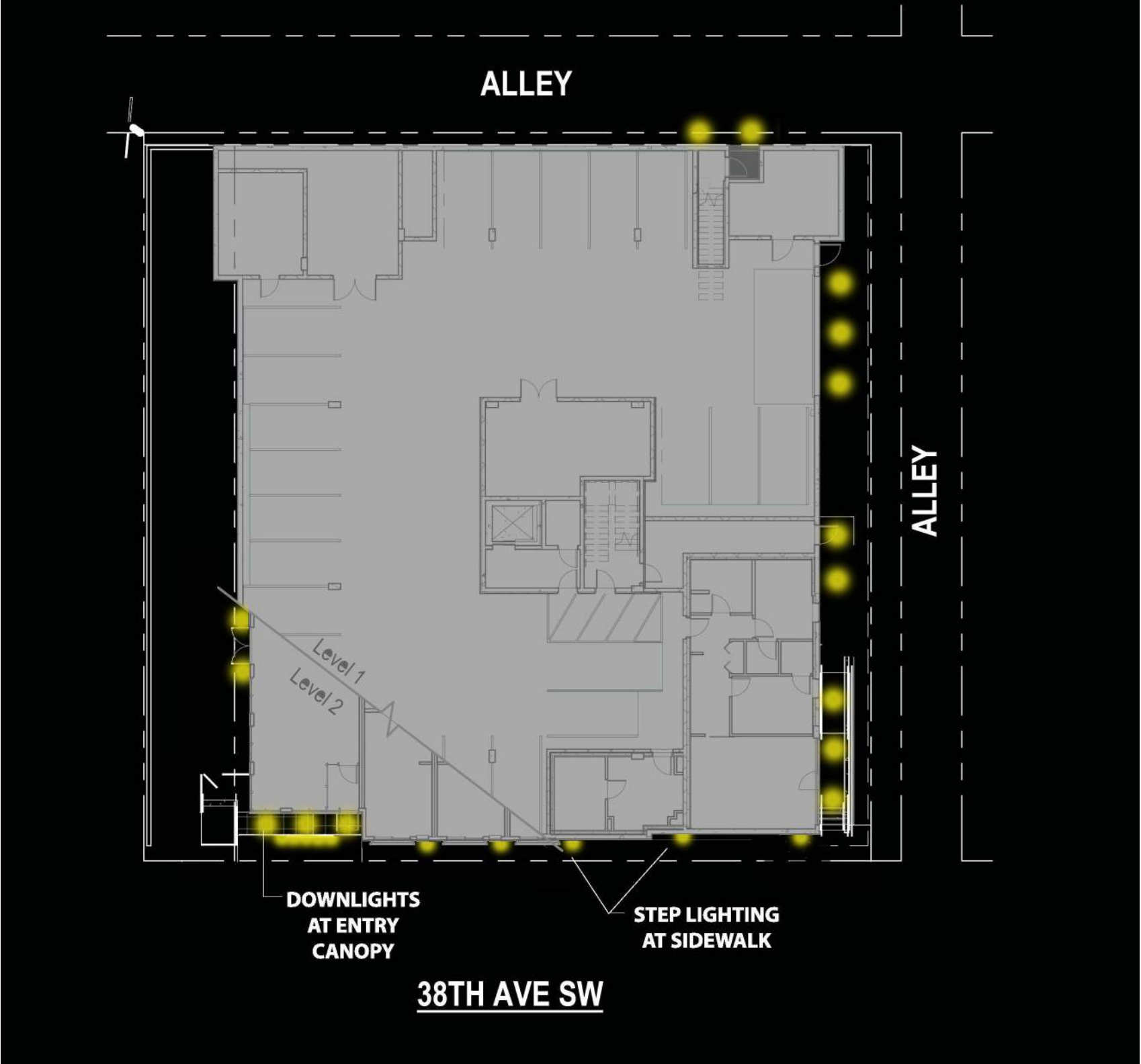


^ BREAK METAL



^ PERSPECTIVE - VIEW FROM 38TH AVE SW LOOKING SOUTHWEST
| Legacy Partners | 4721 38th Ave SW | SDCI #3028047 | DESIGN REVIEW | 04.19.2018





BOARD GUIDANCE

1f. The Board gave guidance that (secondary architectural features) should relate to the design concept. How balconies are detailed and integrated into the concept shall be presented. (DC2-C-1 Visual Depth and Interest)

Response: Architectural features and balconies are shown.



Glass / Aluminum Railing



Aluminum Pattern Railing

BALCONY TYPE 1
GLASS & PAINTED
ALUMINUM,
DARK GRAY

BALCONY TYPE 2
PERFORATED
METAL, PAINTED
DARK GRAY

CANOPY
PAINTED STEEL,
DARK GRAY

GUARDRAIL
PAINTED ALUMINUM,
DARK GRAY

BUILDING SIGN
LASER CUT METAL,
PAINTED
DARK GRAY



1g. The Board requested that a conceptual signage plan be presented, with special attention paid to scale and character to add human scale along Fautleroy Way SW. (DC4-B-1 Scale and Character)

Response: The conceptual signage plan includes both building and live-work signage at pedestrian eye-level, providing an appropriate scale consistent with the residential character of 38th Ave SW.



BUILDING SIGN
LASER CUT BACK-
LIT METAL, PAINTED
DARK GRAY



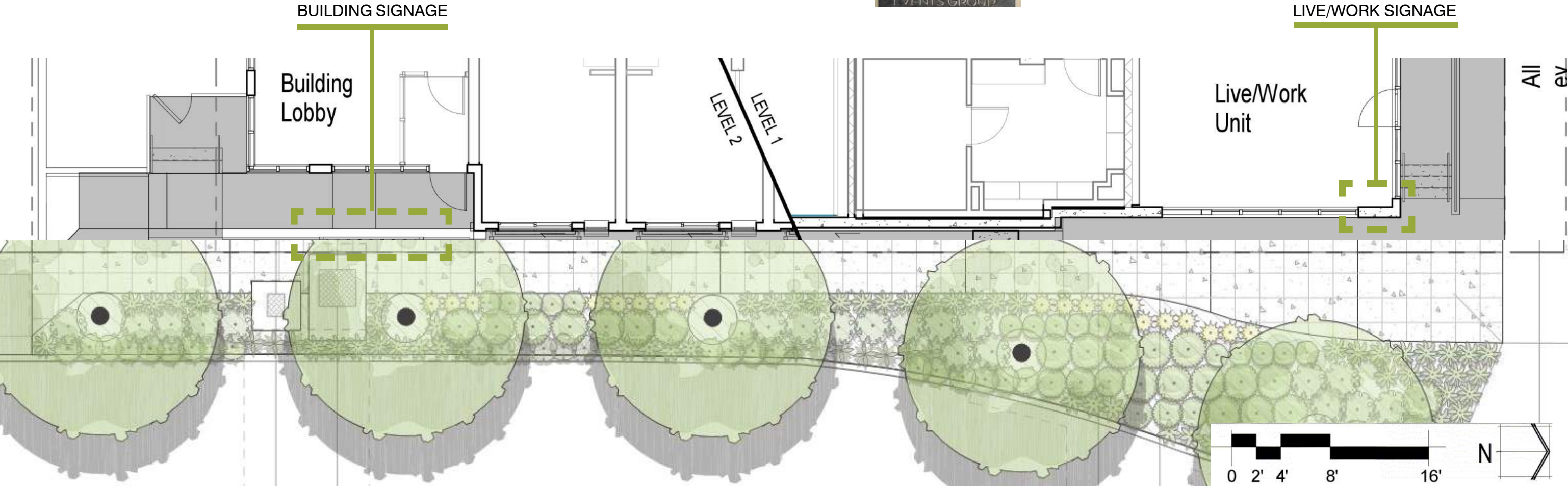
SIGN LIGHT
LED DOWNLIGHT

LIVE / WORK SIGN
METAL PLATE W/ RAISED
METAL LETTERS

WINDOW GRAPHICS
APPLIED LOGO / SIGN



LIVE/WORK SIGNAGE





Section A - East-West



Section B - East-West



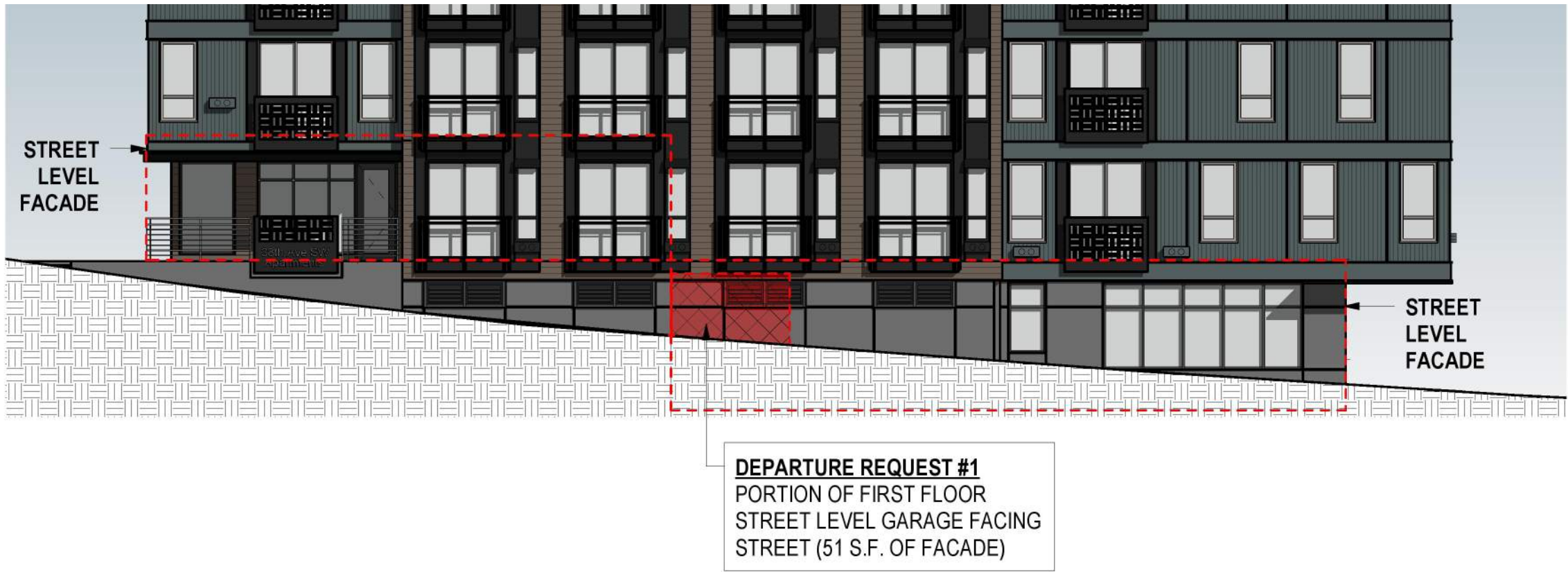
Section C - North-South



Section D - North South

DEPARTURE REQUEST #1 – Parking Location Within a Structure

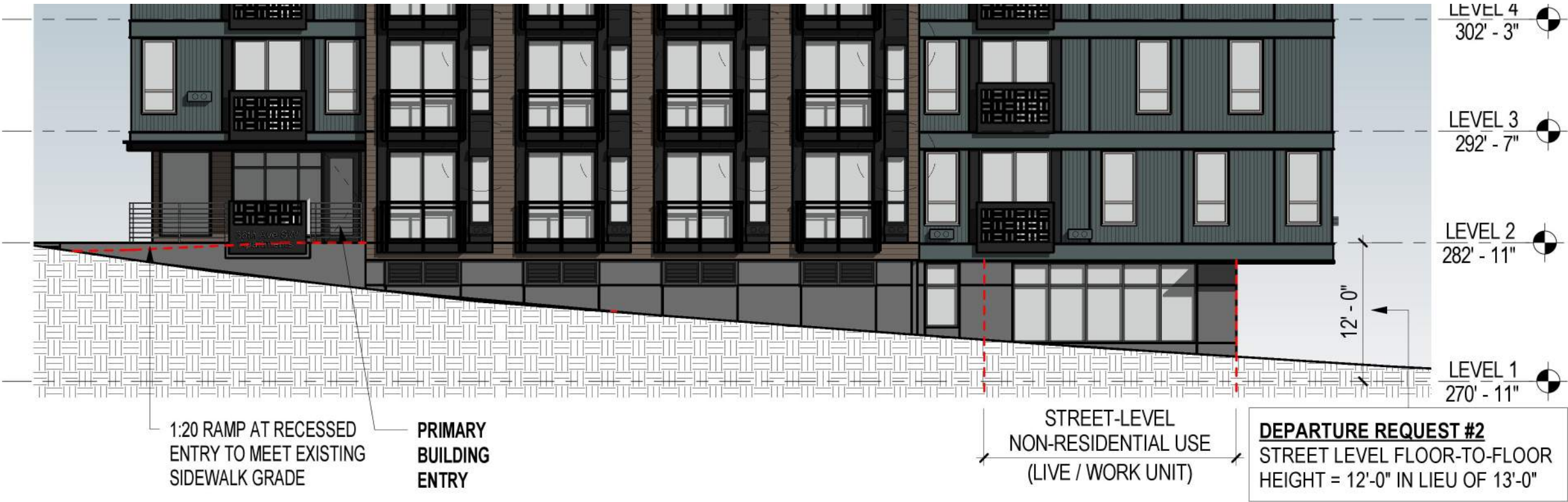
- Standard: *SMC 23.47A.032.B.1.b – Location of parking within a structure: Street-level parking shall be separated from street-level, street-facing facades by another permitted use.*
- Proposed Design Departure: To allow a small portion of the first floor parking garage to be adjacent to the street-level, street-facing façade.
- Rationale:
 - Due to the sloped sidewalk condition, the portion of the garage in question is mostly below grade. Only a small portion, 51 square feet in area, will be next to the street (DC2-A-1 Site Characteristics and Uses).
 - The portion next to the street is less than six feet high, and will contain no windows. It will not be perceived as part of the parking use of the building (DC1-C-2 Visual Impacts of Parking).
 - See Departure Diagram No. 1.



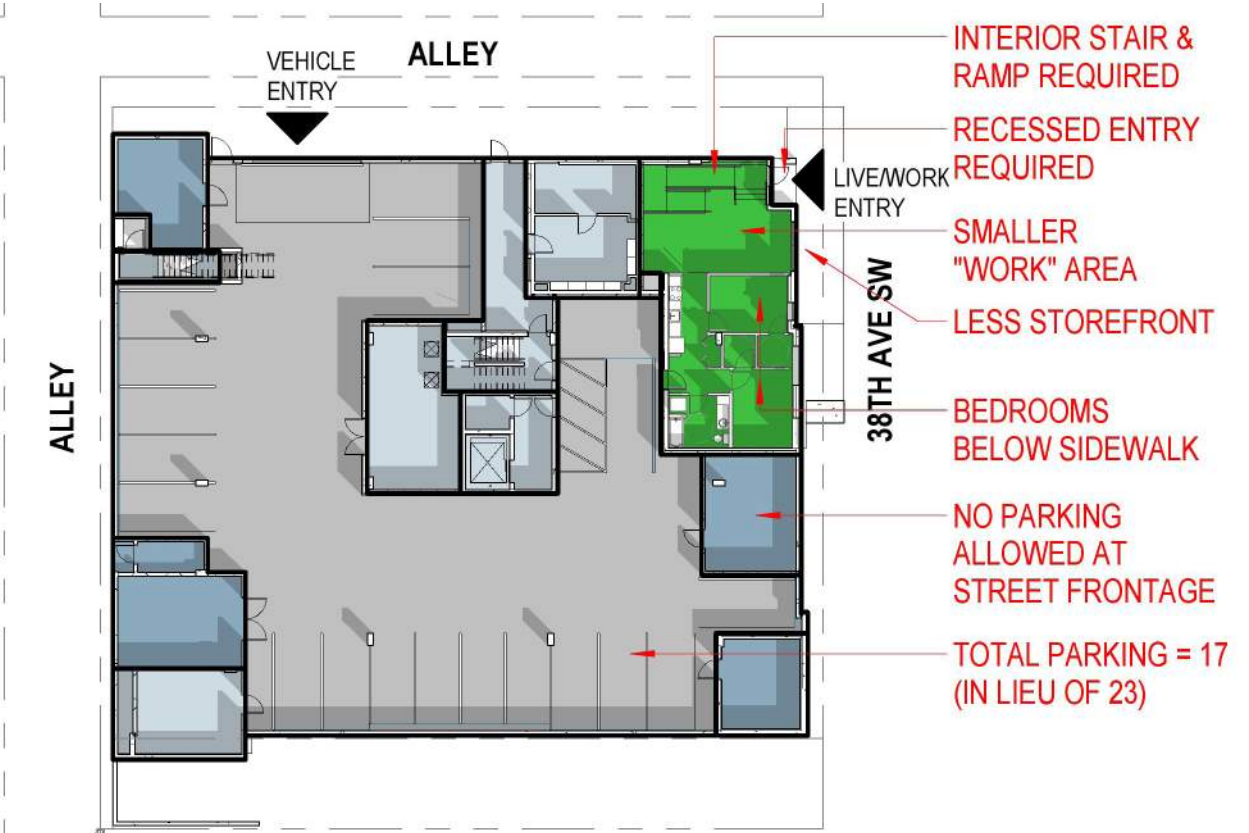
DEPARTURE DIAGRAM 1 - STREET LEVEL FACADE

DEPARTURE REQUEST #2 – Street Level Height Provisions

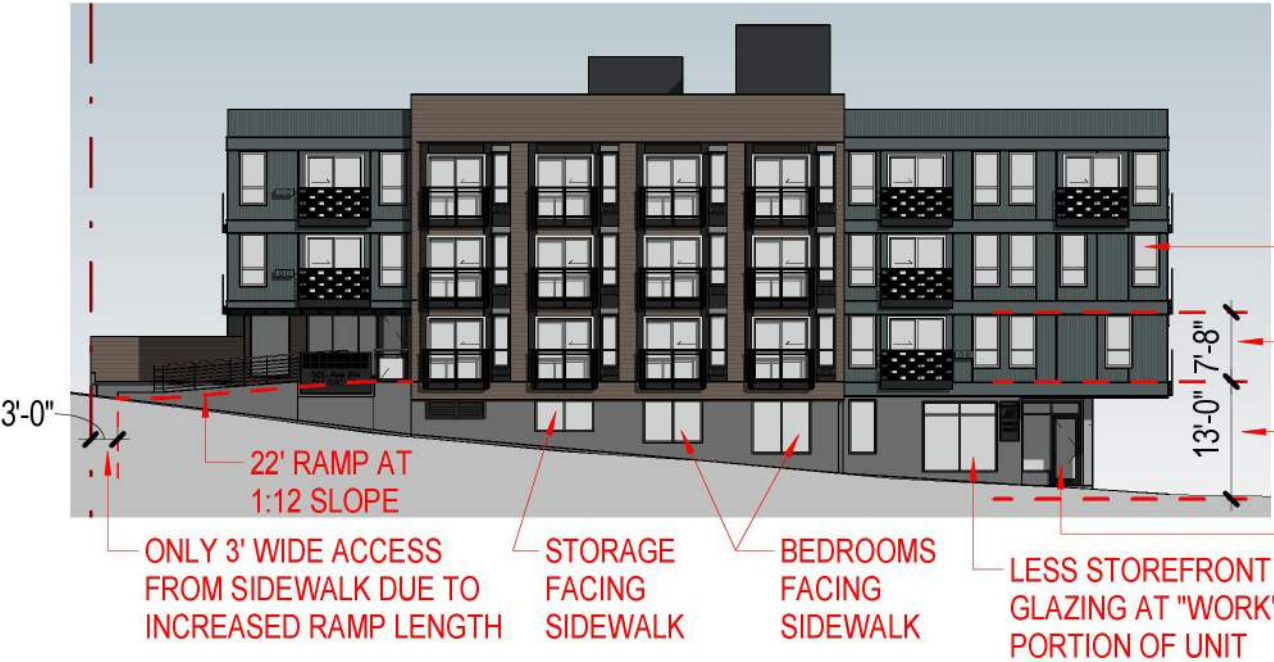
- Standard: *SMC 23.47A.008.B.4 – Height provisions: Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.*
- Proposed Design Departure: To allow the first level floor-to-floor height to be 12 feet in lieu of the required 13 feet.
- Rationale:
 - Due to the sloped grade at the existing right-of-way, the proposed design includes the primary building entry on the second level, and the live-work unit at the lower level (DC2-A-1 Site Characteristics and Uses).
 - A 12 foot floor-to-floor height allows both entries to have a better relationship with the existing sidewalk grade (PL3-1-c Common Entries to Residential Buildings).
 - The reduction in floor-to-floor height will not be perceived at the street level façade, since the first level is partially below grade, and actually reduces the overall mass of the building (DC2-a-2 Reduced Perceived Mass).
 - The relationship of the residential and live/work entries better relates to the two differing adjacent uses (CS2-D-4 Massing Choices, Transition Between Zones).
 - See Departure Diagram No. 2 below, and diagrams/section on Page 43.



DEPARTURE DIAGRAM 2 - FLOOR-TO-FLOOR HEIGHT



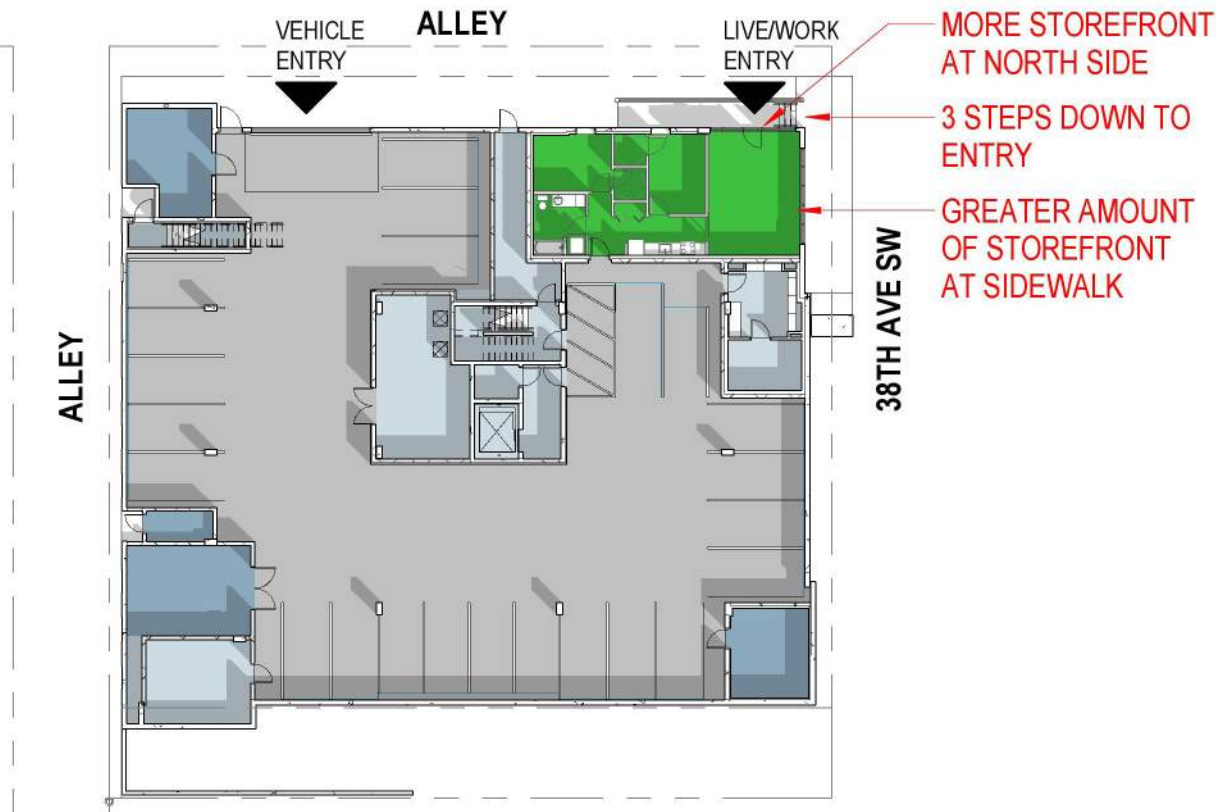
CODE-COMPLIANT OPTION - PLAN



CODE-COMPLIANT OPTION - ELEVATION



- SHORTER DOORS & WINDOWS
- 7'-8" CEILING HEIGHTS AT ALL UNITS
- 13' FLOOR-TO-FLOOR W/ FRONT ENTRY
- ENTRY MUST BE RECESSED DUE TO SLOPING SIDEWALK



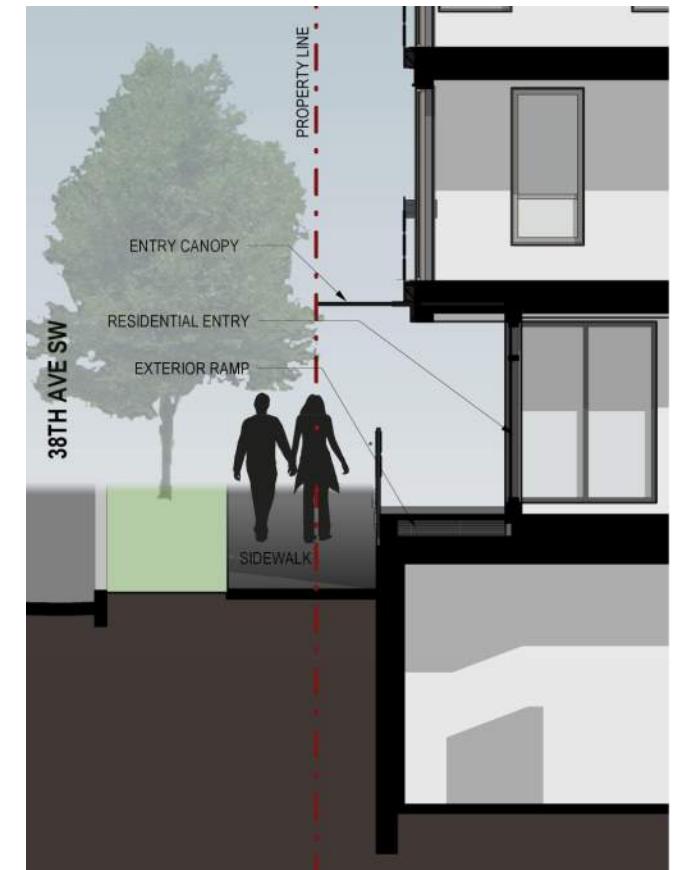
PREFERRED OPTION - PLAN



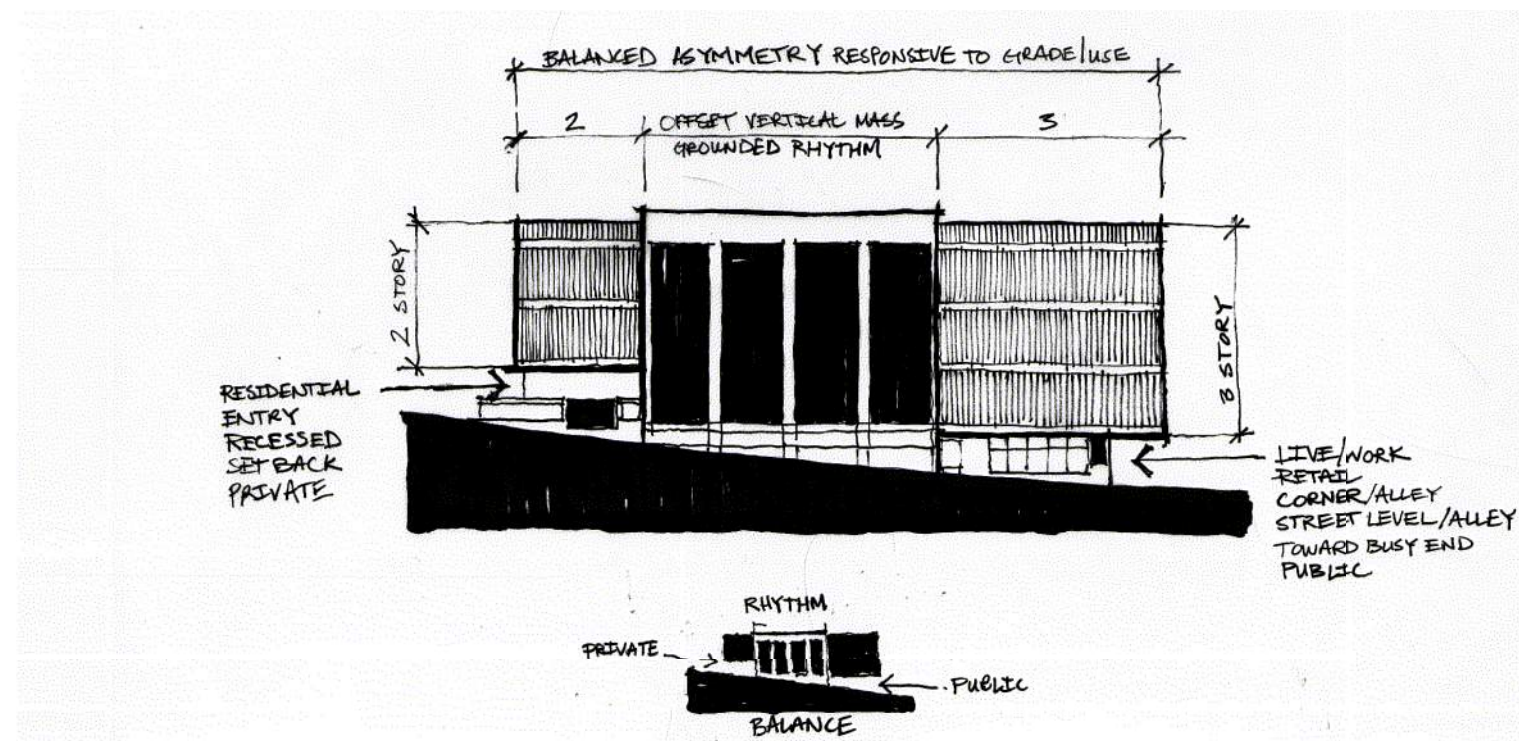
PREFERRED OPTION - ELEVATION



- 8'-4" CEILING HEIGHTS AT ALL UNITS
- 12' FLOOR-TO-FLOOR
- 3 STEPS DOWN TO SIDE ENTRY



^ A - SECTION AT RESIDENTIAL ENTRY



^ SKETCH - BALANCED ASYMMETRY RESPONSIVE TO GRADE/USE



^ B - SECTION AT LIVE/WORK ENTRY

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THANK YOU!





AERIAL MONTAGE - SW EDMUNDS ST TO SW ALASKA ST ALONG 38TH AVE SW



STREETSCAPE MONTAGE - SW EDMUNDS ST TO SW ALASKA ST ALONG 38TH AVE SW



ADJACENT SINGLE FAMILY RESIDENCES

PROJECT SITE

ADJACENT COMMERCIAL BUILDING

STREETSCAPE MONTAGE - SW ALASKA ST TO SW EDMUNDS ST ALONG ALLEY



ADJACENT COMMERCIAL BUILDING

PROJECT SITE

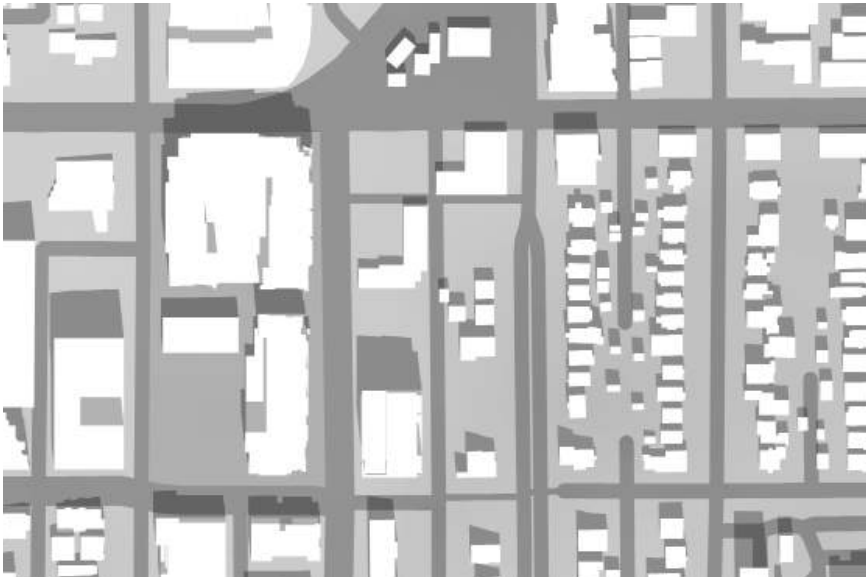
ADJACENT SINGLE FAMILY RESIDENCES

AERIAL MONTAGE - SW ALASKA ST TO SW EDMUNDS ST ALONG ALLEY

SPRING EQUINOX



MARCH 20TH - 10 AM



MARCH 20TH - 12 PM

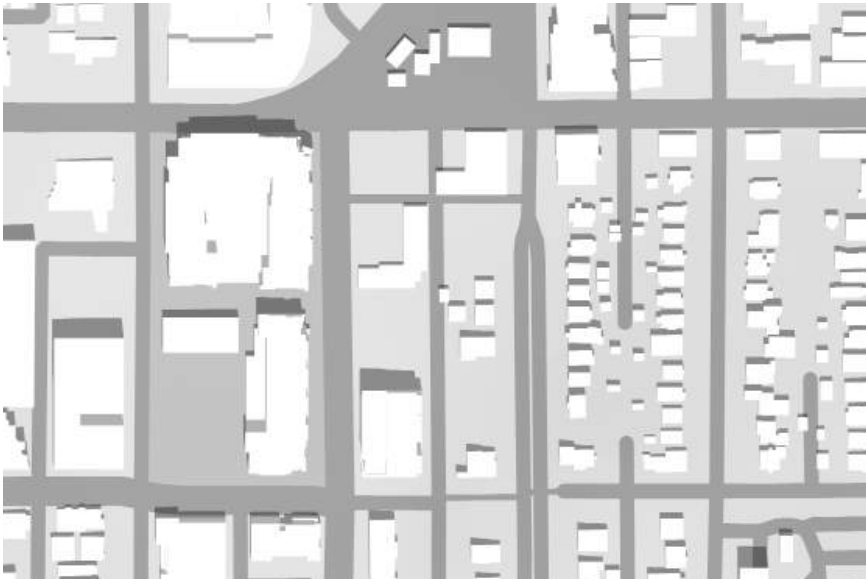


MARCH 20TH - 2 PM

SUMMER SOLSTICE



JUNE 21ST - 10 AM



JUNE 21ST - 12 PM



JUNE 21ST - 2 PM

WINTER SOLTICE



DECEMBER 21ST - 10 AM



DECEMBER 21ST - 12 PM



DECEMBER 21ST - 2 PM

SPRING EQUINOX



MARCH 20TH - 10 AM



MARCH 20TH - 12 PM



MARCH 20TH - 2 PM

SUMMER SOLSTICE



JUNE 21ST - 10 AM



JUNE 21ST - 12 PM



JUNE 21ST - 2 PM

WINTER SOLSTICE



DECEMBER 21ST - 10 AM



DECEMBER 21ST - 12 PM



DECEMBER 21ST - 2 PM