

3015 63rd AVE SW
SEATTLE WA 98116



1201 N 50th St
Seattle WA 98103

Primary Contact: James C. Raptis
JamesRaptis.Architect@gmail.com
206-406-0546

Owner Contact: Oly Wise
Pioneer Homes - Alki LP
2037 13th Ave W
Seattle WA 98116

ALKI LANDING
APARTMENTS/ CONDOS
3015 63RD Ave. SW
Seattle WA 98116

EDG-EARLY DESIGN
GUIDANCE II
MEETING 11/1/2018
PROJECT NO.
3029270 -EG

**PARCEL
INFORMATION**

ADDRESS:	3015 63rd AVE SW SEATTLE WA 98116
LOT SIZE:	8,850 sf
PARCEL NO:	014800-0135
LEGAL DESCRIPTION:	ALKI POINT N 75 FT OF S 660 FT OF E 118 FT
ZONE:	LR3 LOWRISE 3 (CURRENT) OWNERS WILL BE APPLYING FOR CONTRACT REZONE TO LR3(M) MANDATORY HOUSING AFFORDABILITY FOR AN ADDITONAL FLOOR
DENSITY LIMIT:	8,850 sf/ 800 sf/ UNIT= 11 UNITS LR3(M) NO LIMIT
F.A.R.	F.A.R. FLOOR AREA RATIO LR3 1.5 LR3(M) 1.8 = 15,930 ALLOWED
PARKING OVERLAY:	1.5 PARKING x 15 UNITS = 23 STALLS REQUIRED. MINUS 1 FOR MHA UNIT = 22 STALLS. 20 STALLS PROVIDE 2 LEASED 14 PARKING STALLS IN OPEN PARKING GARAGE UNDER BUILDING WITH ALLEY ACCESS 6 ADDITIONAL PARKING STALLS OFF ALLEY 2 ADDITIONAL STALL WILL BE LEASED NEAR SITE.
PROJECT DESCRIPTION:	The proposed apartment consist of 15 units, 4 units on the top floor, 5 units on the second and third floors and one unit at ground level. The ground unit would be located at the front of the building with an open parking garage behind it. The garage entrance is accessed from the alley and has parking for 14 cars and additional parking for 6 cars off the alley. Building adjacent to the project site are a 31 unit 4 story condo behind it, 2.5 story apartment adjacent and across the street from it. Heading south along 63rd ave SW are single family residences.

DESIGN DEVELOPMENT OBJECTIVES:

The goal is to design a building that is inviting and connected to the neighborhood activities. Common amenity space is provided at the ground level and at the rooftop in design A and B and just at ground level in design C.

The design process begins with a site visit, to see what constraints and opportunities that are present. A tour of the neighborhood adds context to the broader picture of the design with the scale and materials of the nearby structures. A study of Land Use Codes dictates that the garage entrance be on the alley. With only one two way entrance being practical a 22' wide drive asile is required between stalls. We are using brick on the ground floor to reflect the use of brick of the apartment to the north and east. Bay windows and Hardie panel are similar to the condo to the east, lap siding and Hardie panel are used on the 3 story residence to the south. Lots of decks and bevel siding are common throughout the Alki beach area.

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Design concepts relating to the history of the site and the long-term family ownership.

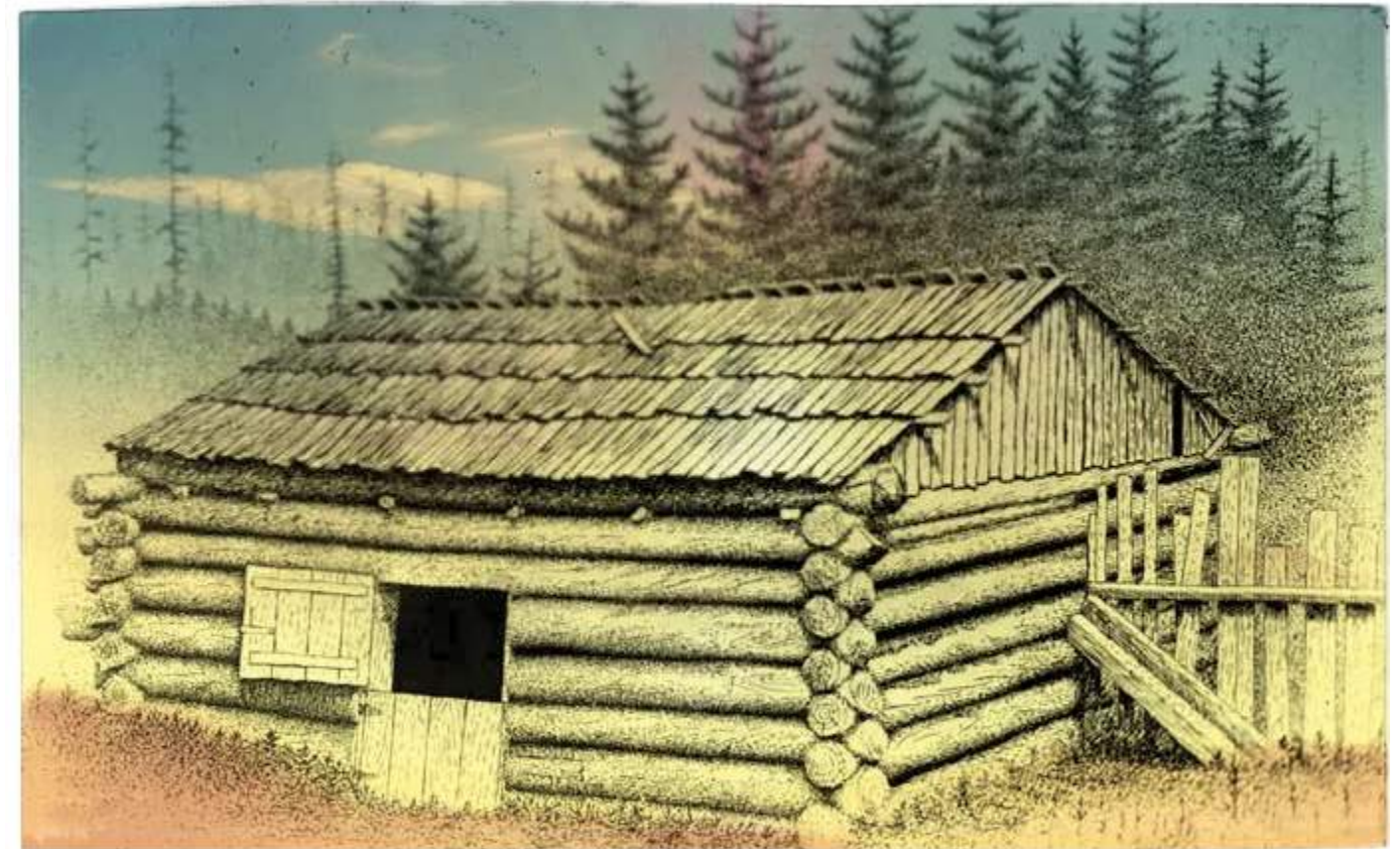
The project site is located where Denny Party landed in 1851.

The party left Cherry Grove, Illinois, on April 10, 1851, and arrived in Portland Oregon on August 22, 1851. The group found the Willamette Valley already too crowded for their taste, so Arthur Denny sent his son, David Denny, and fellow party member, John Low, to scout out a site for a new city on Puget Sound. On September 28, 1851, David Denny and John Low selected the project site near Alki Point and began building a log cabin with help from the local Indians. John Low returned to Portland to bring the rest of party to Alki via the Schooner Exact, arriving on November 13, 1851.

At the time Arthur Danny had a great vision to create a new city, so he called the area "New York – Alki". "Alki" is an old Indian word for "by and by".

In 1857 the cabin and the land was sold to David S. "Doc" Maynard, who was ready to move out of Pioneer Square, retire from politics and business, and planned to farm in the scenic Alki area. In September 1868, Doc Maynard gave up farming and sold the cabin and 320 acres to Hans Martin Hanson.

The cabin lasted for 40 years and was razed in 1891 to make way for the small Hotel Celts. In 1903 the small hotel was replaced by the Stockade Hotel .



OLDEST HOUSE NORTH OF STELLACOOM

A.A. DENNY'S CABIN ALKI POINT
BUILT NOVEMBER 1851
DESTROYED 1891



Left to right:
Lenora Denny,
Carson D. Boren,
Mary A. Denny,
Rolland H. Denny,
Mary Low Sinclair,
Nov. 13, 1905 .
On monument in
image: Erected by
the Washington
University State
[Historical]
Society,
November, 1905 .
Peiser 10088



The Stockade Hotel claimed to be "one of the finest summer hotels in the Pacific Northwest". The hotel used logs and driftwood from the beach and had impressive decks for the views of Puget Sound. The hotel was the polling place for Alki residents for annexation elections to West Seattle in 1906, and 1907.

The Stockade Hotel - the street car tracks that ran on Alki Avenue SW and 63rd Avenue SW. Also note the monument commemorating the Denny Party landing is in the front yard of the Stockade Hotel. The monument was moved to its current location on the water side of Alki Avenue after the street car tracks were removed and Alki Avenue realigned. The hotel was hit by hard times during the depression was demolished in 1936.

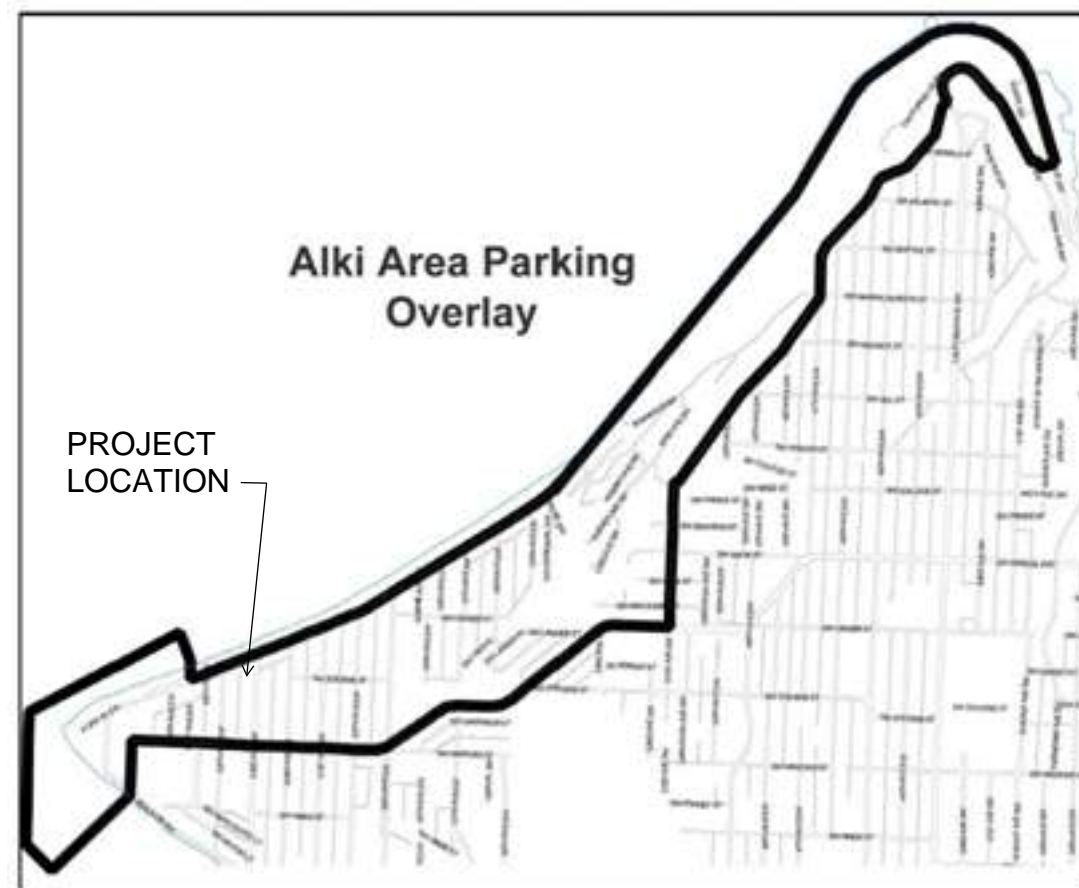
After the Stockade Hotel was demolished, the site was divided into two parcels and sold. The parcel to the south was developed in 1945 with quick wooden war-era housing. In 1946, Robert S. Wise, patriarch of the family ownership today, purchased the northern parcel and began the construction of the more enduring brick apartment homes currently on the corner of 63rd and Alki.

In 1948, Mr. Robert S. Wise purchased the southern parcel. This realized his dream of owning the entire historical site of the 1851 Alki Landing and, later, the Stockade Hotel. The extended Wise family has owned both parcels now for over 70 years, and intends to continue to own and rent economical housing on the parcels for another 70 years. The family reviewed many proposals for the wooden units. The wooden units have minimal insulation, sagging rooflines and floors, old oil furnaces, and aged construction. After careful review, major long-term improvements to the existing structures were deemed to be not practical. The bottom line is the time has come to replace the wooden units.

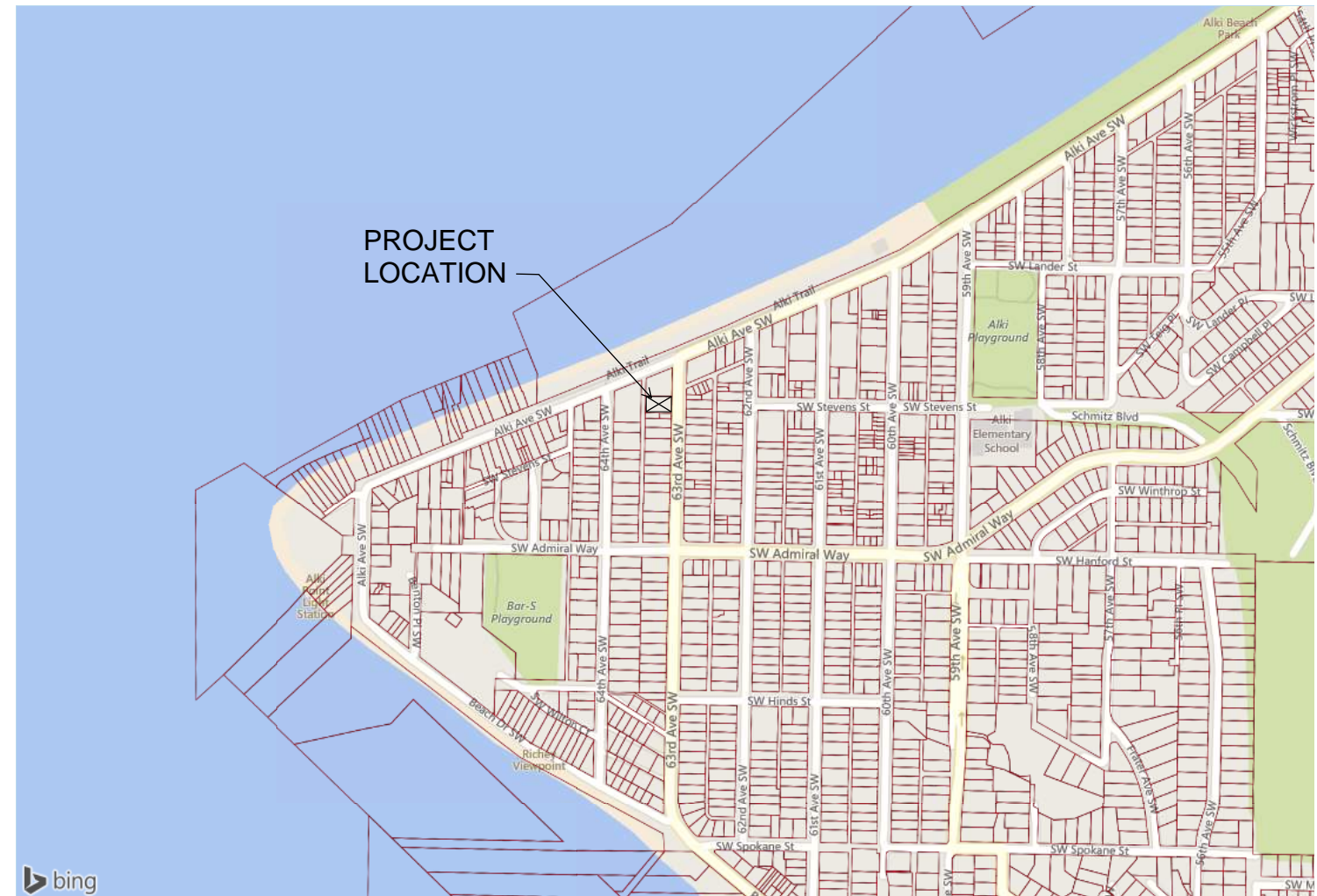
The family rejected proposals to build and sell million dollar townhouses on the site, but instead choosing to continue the family tradition of providing long-term housing for the middle class. The family has strived for the new building to be fitting for the historic Alki location and to also stay affordable both for the tenants and the family. The new building would be energy efficient, modern, and attractive. The open garage will remove many cars from the street. Bicycle parking and electric car charging will be provided. The project will include a historical display for the lobby of the building and an exterior sign commemorating the 1851 landing. The Southwest Seattle Historical Society will assist with this effort.

The decks will reflect the historical decks of the Stockade Hotel and will provide residents with the same impressive views of Puget Sound that the landing party had. The proposed red in the building facade and the roman brick along the ground floor will match that of the adjacent brick apartment homes. The landscaping will tie to the Alki beach area. The additional floor allowed with the LR3 (M) zoning will make much better use of the site, increase affordability of the project, and improve livability of the residents.

The overriding design concepts are to provide modern, quality, and economical housing for the long-term. The family has high expectations that the project as designed will meet those goals.

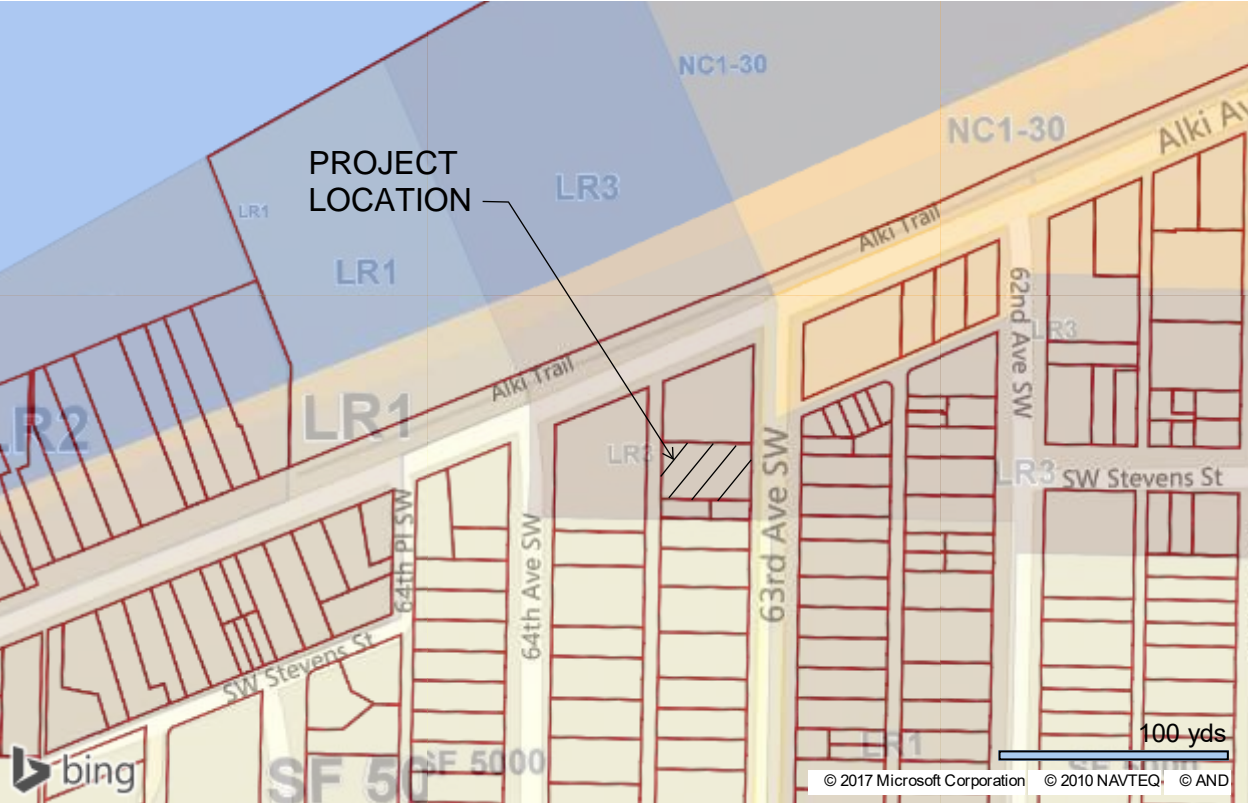


ALKI PARKING OVERLAY
1.5 PARKING SPACES PER UNIT

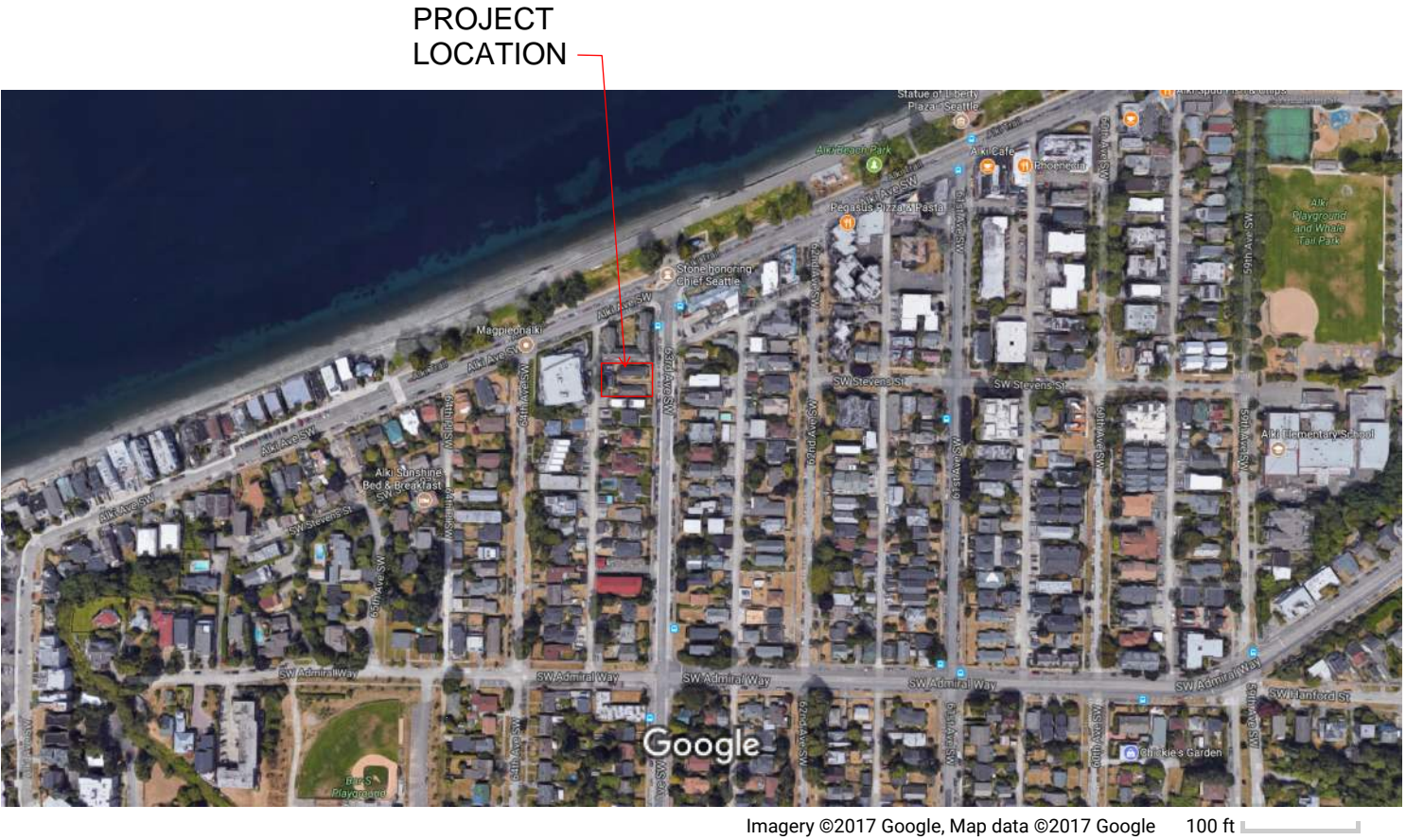


VICINITY MAP.

5.0 Urban Design Analysis



Zonig:
The proposed building is in L3 zoning and all adjacent lots and across the street from L3 zoning. One lot to the south is SF zoning.



NEIGHBORHOOD
OVERVIEW



3015 63RD AVE SW
SEATTLE WA 98116

CLOSE IN NEIGHBORHOOD VIEWS
5.0 Urban Design Analysis



Apartment to north of project.
Same owner as proposed project.
63RD AVE WEST LOOKING WEST



Apartment to north of project.
Same owner as proposed project.
ALKI AVE SW



Alley between 63rd Ave. SW and
64th Ave. SW off of Alki Ave. SW



64th Ave. SW and Alki Ave. SW
NEIGHBORING BUILDINGS

Image capture: Aug 2016 © 2017 Google

5.0 Urban Design Analysis



RESIDENTIAL BUNGALOWS



63rd Ave West Looking East



2 STORY APARTMENT WITH BRICK SIDING,
HIP ROOF AND EXTERIOR STAIRS



63rd Ave West Looking East



RESIDENTIAL BUNGALOWS



3 STORY BUTTERFLY ROOF



63RD AVE WEST LOOKING
EAST

GABLE END AND HIP ROOF
DORMERS, BRICK SIDING



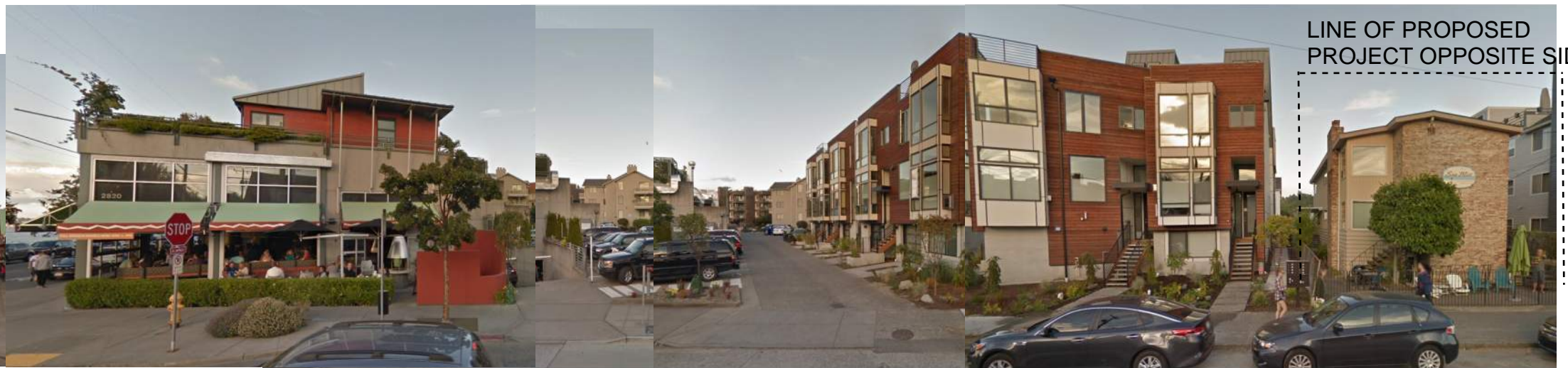
5.0 Urban Design Analysis

← OPPOSITE SITE

LINE OF PROPOSED PROJECT OPPOSITE SIDE



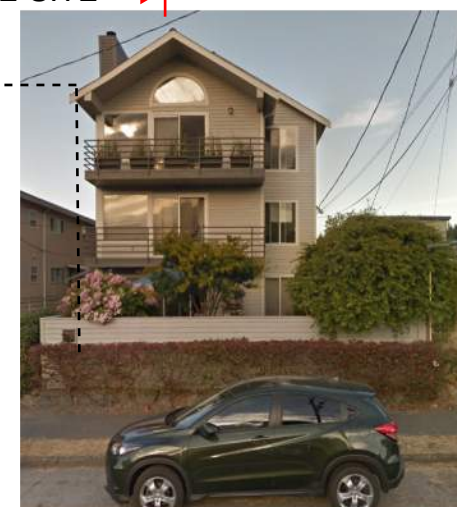
OPPOSITE SITE →



RESTAURANT WITH ROOF DECK AND SHED ROOF
63rd Ave West Looking West

3 STORY APARTMENT WITH ROOF DECK/ CEDAR SIDING AND POP OUT WINDOW BAYS

2.5 STORY APARTMENT WITH BRICK AND WOOD SIDING



3 STORY APARTMENT WITH GABLE ROOF/ AND DECKS



HOUSE TO BE DEVELOPED



3 STORY APARTMENT WITH FLAT ROOF & DECKS



SINGLE FAMILY RESIDENCES



2 STORY DUPLEX W/ METAL & WOOD SIDING



3 STORY APARTMENT WOOD AND PANEL SIDING



63rd Ave West Looking West



SINGLE FAMILY RESIDENCES

2 STORY DUPLEXES WITH DECKS AND GABLE ROOF

5.0 Urban Design Analysis



63rd Ave. SW and Alki Ave. SW

Image capture: Aug 2016 © 2017 Google



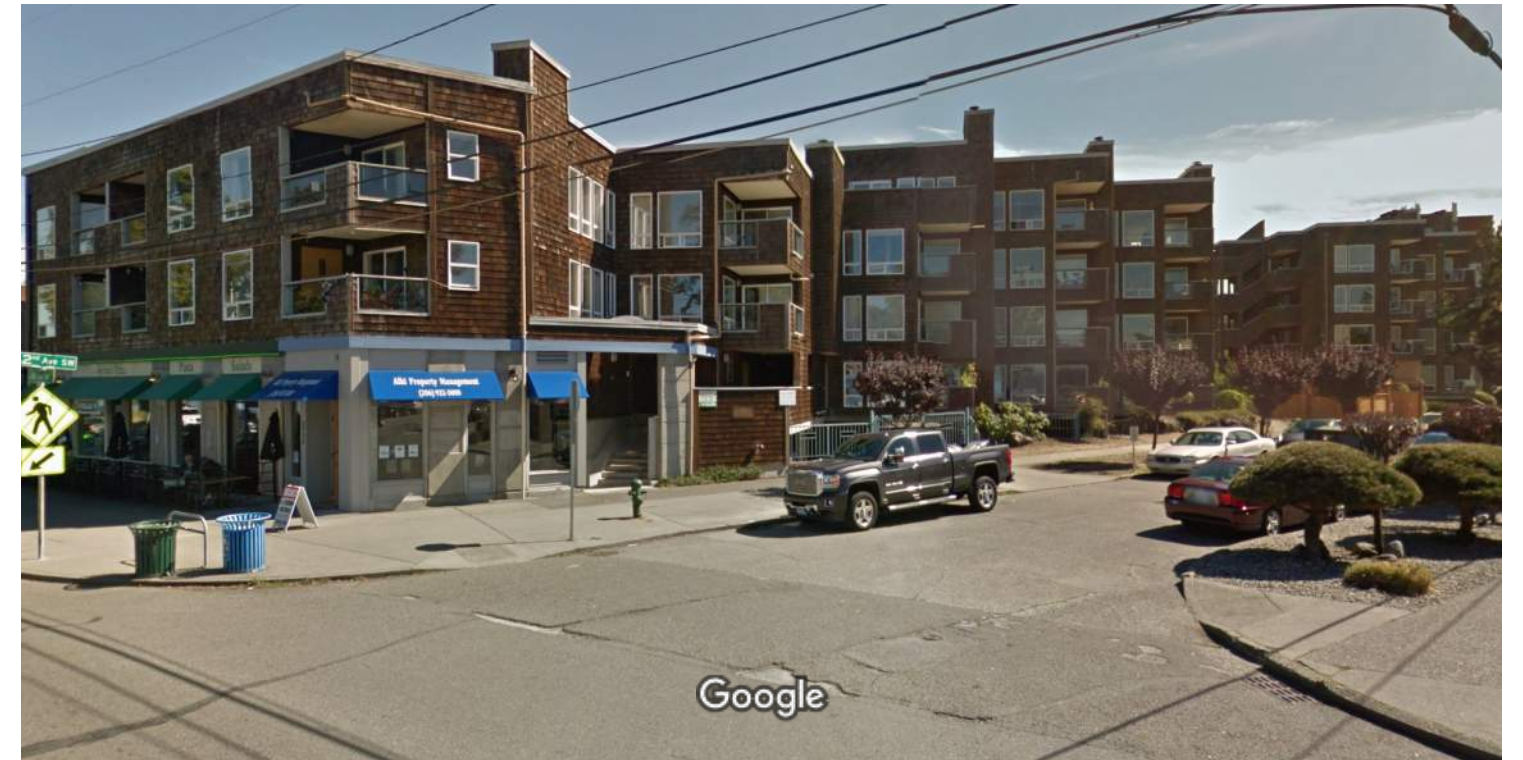
63rd Ave. SW Across from project

Image capture: Sep 2016 © 2017 Google



62nd Ave SW.

Image capture: Aug 2016 © 2017 Google



62th Ave. SW and Alki Ave. SW
NEIGHBORHOOD STREET VIEWS

Image capture: Sep 2016 © 2017 Google

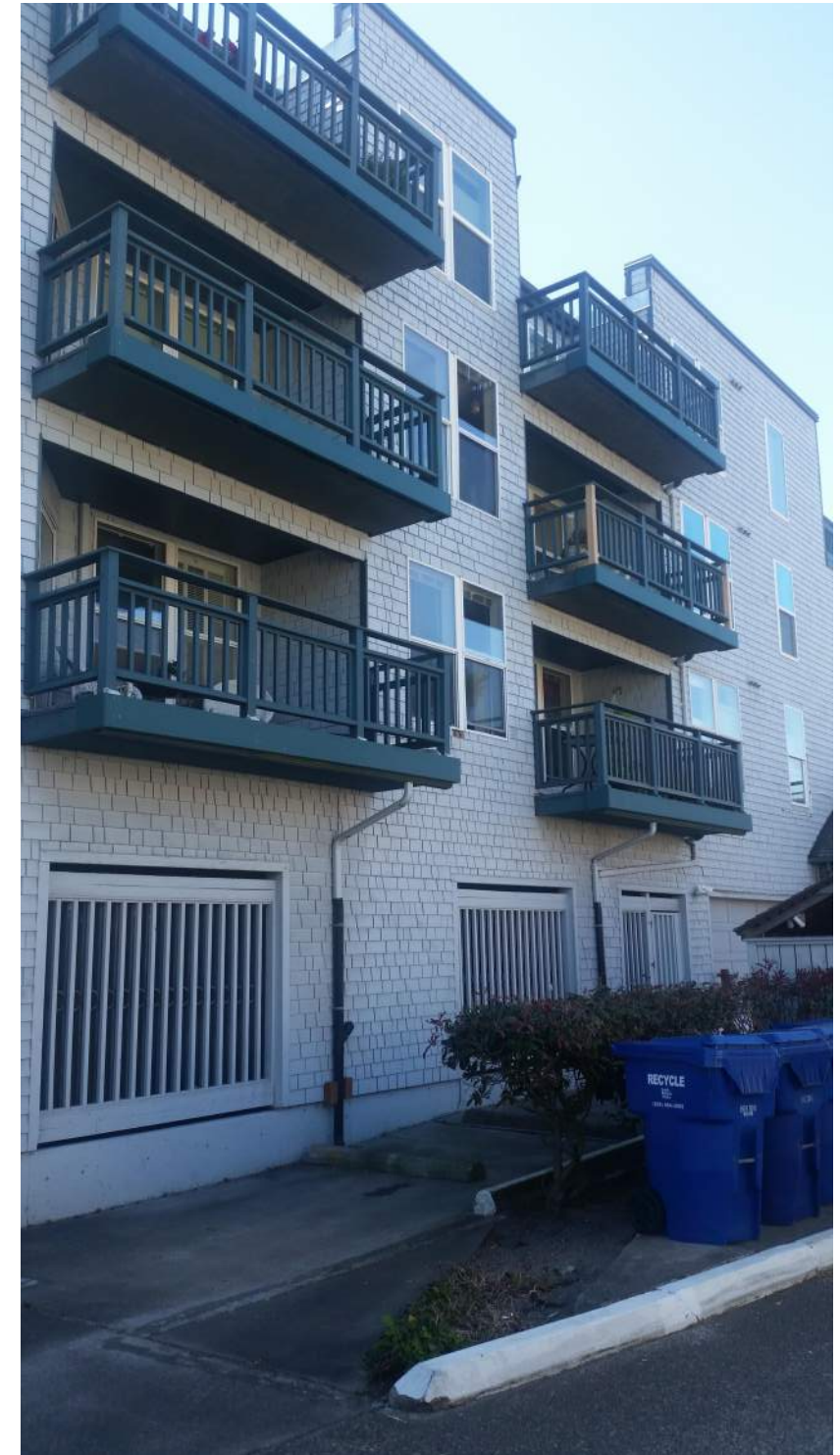
5.0 Urban Design Analysis



ADJACENT PROPERTY TO NORTH FROM ALLEY
2.5 STORY APARTMENT BUILDING



ADJACENT PROPERTY TO SOUTH FROM ALLEY
3 STORY RESIDENCE



APARTMENT BUILDING ACROSS ALLEY
FOUR STORY BUILDING 30 UNITS
NEIGHBORING ALLEY VIEWS

5.0 Urban Design Analysis



Birdseye view of proposed building
from SE



Birdseye view of proposed building
from NNE

EDG1 Design Review Comments

Response

Buildings alternate designs not different enough.

Three distinct designs are now shown.

Use design elements of nearby buildings.

Brick is now shown on ground floor like apartment to the north. Bevel siding is shown on recessed surfaces similar to single family housing to south, Hardi panel is used to reflect newer buildings like the condo's across the street and the houses to the south.

Use design elements of the Stockade Hotel.

Design A has large decks and lots of windows facing towards the water like the Stockade hotel. Design C has wrap around decks but this design may be more suited for a waterfront lot, and this site is a mid-block parcel and the wrap-around decks look overwhelming .

Guardrails at roof and stairs look too dark and overbearing.

Building guardrails have been revised to look lighter and unit guardrails are shown as glass for better views and smaller apparent mass.

Window study requested

A window study is now provided on pages 54 and 55.

Unit ceiling too low

Unit ceilings have been raised one foot to almost nine feet, see sections pages 29 and 30.

Local and historic context in selection of exterior materials

The selection of exterior materials elements seen in the neighborhood appropriate to this building include the siding which is to be of alternating beveled siding (similar to the Stockade Hotel) and panels of low maintenance cementitious material used in the residential houses to the south and the newer buildings across the street. Lots of glazing and balconies for view opportunities are also typical of the neighborhood.

Respect adjacent properties in terms of massing, privacy, light and outdoor activities.

Massing & Light: In Design A & B the mass of the building is stepped back or curved back at the corners where the decks are. The top floor is set back another four to seven feet. This allows for more sunlight to reach the building to the north. The wrap around deck of design C has a similar effect. Outdoor activities: The proposed design mass is set back 10' on the north and west, 11' on the east which is the street facade which is about the average setback between the two adjacent buildings, and an average of 7' to the south. design C has the same setbacks except for the south where it is 10'. This focuses the ground floor amenity area to the north and east (street façade) of the building connecting the site and building to the active pedestrian street scene on 63rd and also north towards Alki Avenue.

Privacy: The living rooms and decks face away from the 3 story residential houses to the south providing privacy to the closest neighbors. The condo to the west is separated by setbacks and a 20' wide alley creating over 40' of space between the buildings. The proposed projects has six units that are on the west side of the building, the units to the north are oriented face north with larger deck space and sliding glass doors on the north side, leaving just three units that face the condo. The apartments to the north face north and thus this project doesn't look into open living room spaces.

Project Information

ZONE:	LR3 LOWRISE 3 (CURRENT) OWNERS WILL BE APPLYING FOR CONTRACT REZONE TO LR3(M) MANDATORY HOUSING AFFORDABILITY FOR AN ADDITONAL FLOOR
DENSITY LIMIT:	8,850 sf LOT/ 800 sf/ UNIT= 11 UNITS LR3(M) NO LIMIT
HEIGHT LIMIT:	30' + 4' FOR RAILINGS AND PARAPETS - CURRET 40' + 4' FOR RAILINGS AND PARAPETS - PROPOSED
F.A.R.:	F.A.R. FLOOR AREA RATIO LR3 1.5 LR3(M) 1.8 = 15,930 ALLOWED
AMENITY AREA:	Amenity Area required: 25% of lot = 2,212.5 SF, if 50 % on the ground = 1,106.25 SF min. Proposed project to meet amenity area requirement. See ground floor plans pgs 23, 36 and 43.
SETBACKS:	Setbacks: Front: 5', proposed 5'; back 10', Proposed front set back 11' including 6' expanded ROW ; Side 5' min., 7' average. Proposed 10' both sides with all the amenity on ground, 7' average & 10' side with amenity area on the roof.
PARKING OVERLAY:	1.5 PARKING x 15 UNITS = 23 STALLS REQUIRED. MINUS 1 FOR MHA UNIT = 22 STALLS. 20 STALLS PROVIDE 2 LEASED 14 PARKING STALLS IN OPEN PARKING GARAGE UNDER BUILDING WITH ALLEY ACCESS 6 ADDITIONAL PARKING STALLS OFF ALLEY 2 ADDITIONAL STALL WILL BE LEASED NEAR SITE.
PROJECT DESCRIPTION:	The proposed 15 unit apartment is located on 63rd AVE SW, just one lot from Alki Avenue SW. The property currently has two single story duplexes and one two story house. The proposed apartment consist of 15 units, 5 units on the second and third floors and one unit at ground level with an open parking garage behind the unit with alley access parking for 14 cars and additional parking for 6 cars off the alley. The project has apartment/ condos behind adjacent and across the street from it. It would contribute by suppling the amount of housing units that is it designated for in the LR3 zoning. Allowing more people access to enjoy the Alki Beach and neighborhood.

Owner Initiated Contract Rezone

The property owners seek to pursue a contract rezone to rezone the subject property from LR3 to LR3 with an “M” suffix (LR3 (M)). The LR3 (M) zoning requirements will allow for increased FAR, density and structure height at the subject site. The property owners anticipate this proposal will be subject to Mandatory Housing Affordability (MHA) requirements which are considered on the MHA suffix being sought (“M”). Compliance with the MHA requirements can occur through the payment option or the performance option. It is the owners’ intent to choose the performance option- incorporate affordable unit(s) in the proposed development.



Architectural Presence

The proposed apartment is mid-block residential building. It is in a transitional LR3 zoning between NC1-30 and Single Family Residential homes. It is appropriate to have a design that provides the type of housing that would be suitable to this location. The design should have some residential character yet still fit in with the scale of the apartments adjacent, behind and across the street from it. The facade of the three story house next door looks like a flat roof. Several of the buildings across the street have flat roofs. We looked at the massing of gable, butterfly and shed roofs on this project and found them to make the building look more massive (pg50).

Street Connection

Though this is a mid-block site, it also has view corridors looking north at both the street and the alley. To maintain the connection to the street the east unit balconies and living room windows are facing the street. The facade will align with adjacent buildings with the covered entrance recessed typical of a residential porch with an awning to bring attention to the entrance. There will be street trees in the 11' front setback. The amenity area to the north is directly accessible by stairs to the street. Landscaping from the front and both sides will be visible from the street. See landscape plans for bench and historical plaque.

Existing Site Features

The existing site steps up about 3' from the sidewalk with a rockery and is relatively flat back to the alley. By having the building entrance at sidewalk level but keeping the grade near existing will enable us to reduce the visible mass of the building. The open garage is behind the ground floor unit, the garage will also be screened by green walls.

Design Concepts

Massing

The articulation of the building, balconies and high percentage of glazing help to reduce the visual mass of the building. The "front" of the building will be viewed mostly from Alki Ave. SW. where car and pedestrian traffic is highest, making the west street facade and the north facade of the building the predominate face of the building. The stairs were placed to the south to enhance the seaside view of the building.



Design

The idea is to use some of the design elements seen in the neighborhood appropriate to this building.

Bay windows, lots of glazing and balconies are design elements used that are seen throughout the neighborhood. Materials such as brick, and alternating beveled siding and Hardi panel blend with the neighboring apartment to the north and add to the texture of the building, the use of a three color paint scheme also adds character to the building.

Growing Neighborhoods

As the population growth continues to put more demand for housing in every neighborhood, this project will help in addressing those needs in an appropriate scale and design.





UNIT AREA: 12,569 SF
F.A.R. 15,774 SF
GROSS FLOOR AREA: 16,234 SF



DESIGN A PREFERRED

POSITIVES:
LOBBY ELEVATOR TO ACCES
ROOFTOP AMENITY AREA FOR ALL.
POP OUT BAY WINDOWS.
BRICK FACADE AND BEVEL SIDING TO
MATCH BUILDING TO THE NORTH.
BUILDING DESIGNED FOR BEST USE OF
VIEWS. LARGEST LOBBY,

NEGATIVES: NEED DEPARTURE
FOR NORTH DECKS.



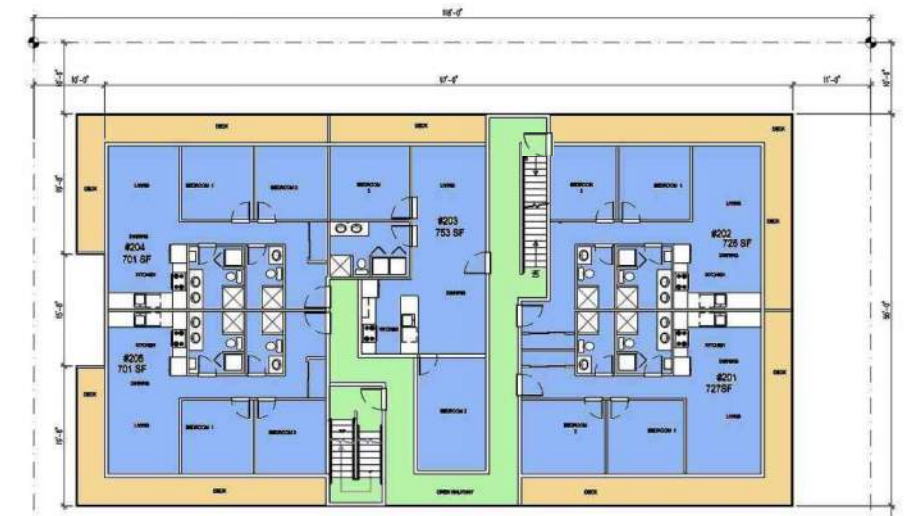
UNIT AREA: 12,395 SF
F.A.R. 15,522 SF
GROSS FLOOR AREA: 15,888 SF



DESIGN B

POSITIVES:
GARAGE ELEVATOR TO ACCES
ROOFTOP AMENITY AREA FOR ALL.
POP OUT BAY WINDOWS.
BRICK FACADE AND BEVEL SIDING TO
MATCH BUILDING TO THE NORTH.

NEGATIVES: LESS DECK SPACE
FEWER PARKING SPACES.
ROOM LAYOUT AWKWARD.
WOULD BE BETTER SUITED AT
AT END OF BLOCK.



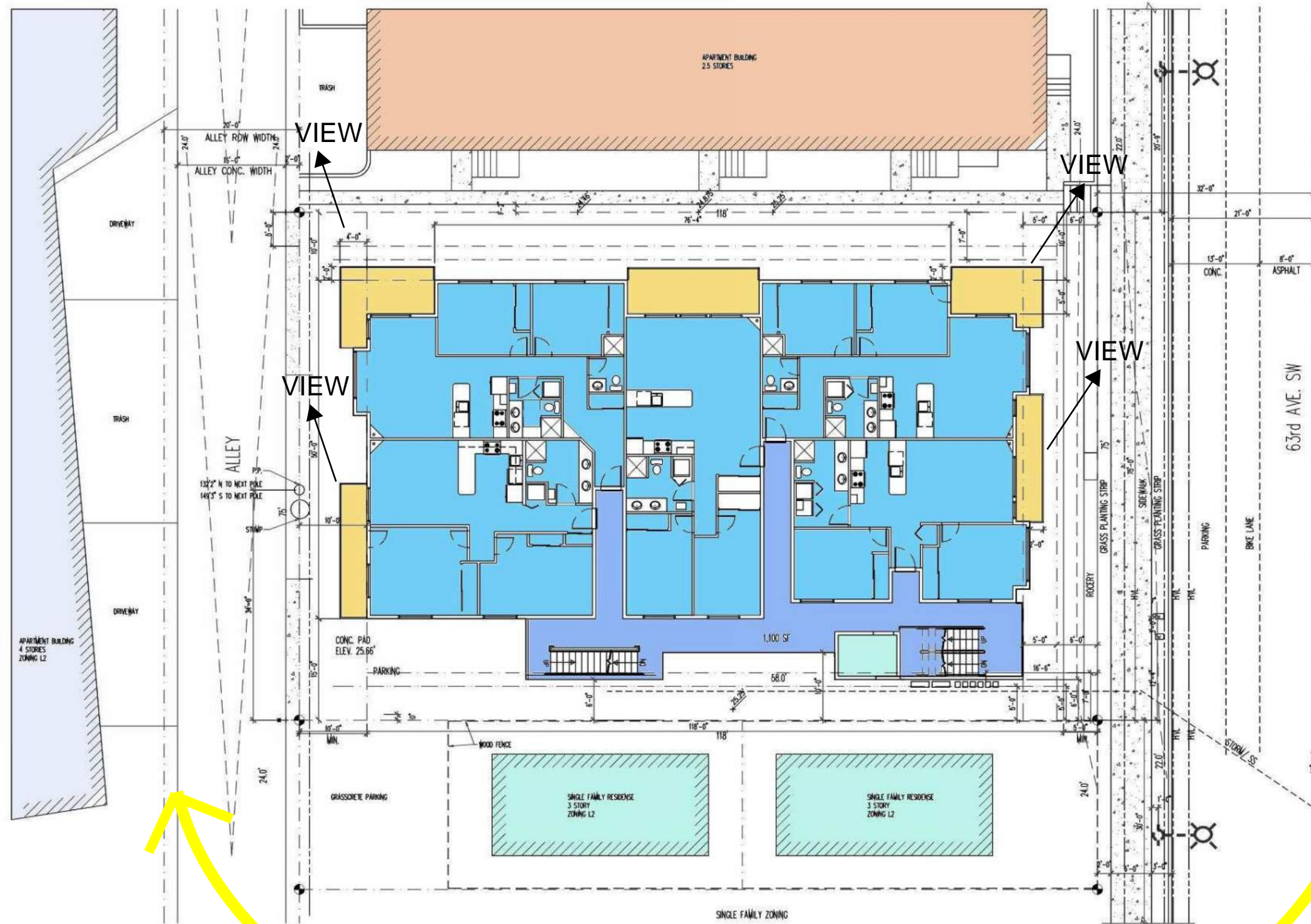
UNIT AREA: 11,810 SF
F.A.R. 14,006 SF
GROSS FLOOR AREA: 14,419 SF



DESIGN C

POSITIVES:
ALL AMENITY AREA ON GROUND LEVEL
10' SIDE YARDS BOTH SIDES.
WRAP AROUND DECKS
INTERNAL STAIRWAYS

NEGATIVES: NEED DEPARTURES FOR
NORTH AND SOUTH DECKS, NO ROOF
TOP ACCESS, NO ELEVATOR,
SMALLER UNITS. FEWER PARKING
SPACES. BOXY APPEARANCE.



FLOOR PLAN WITH SITE CONTEXT

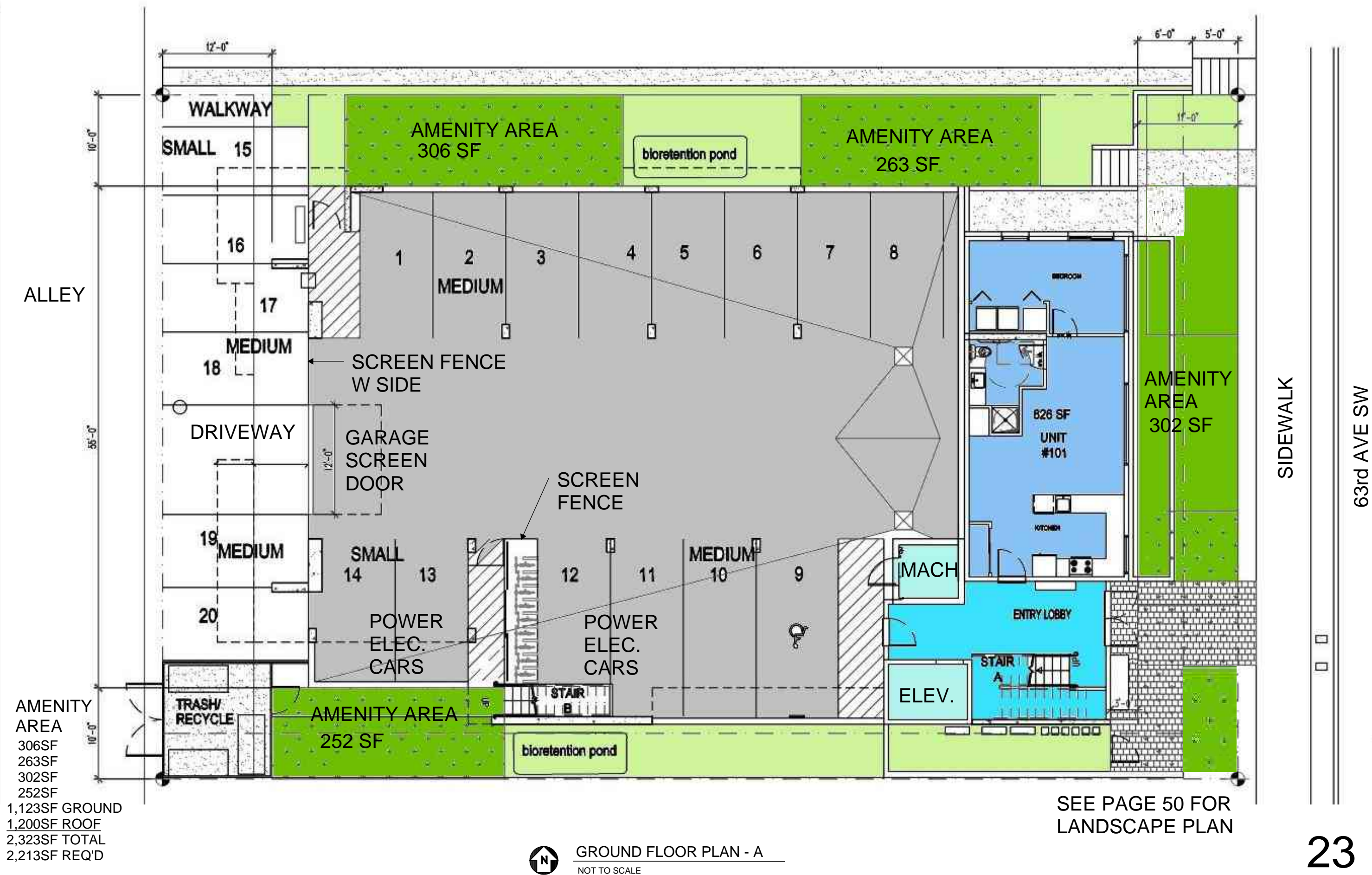
NOT TO SCALE

SUN PATH

8.0 Architectural Massing Concepts



DESIGN A
PREFERRED OPTION





Design A
2nd and 3rd FLOOR PLAN
NOT TO SCALE

8.0 Architectural Massing Concepts



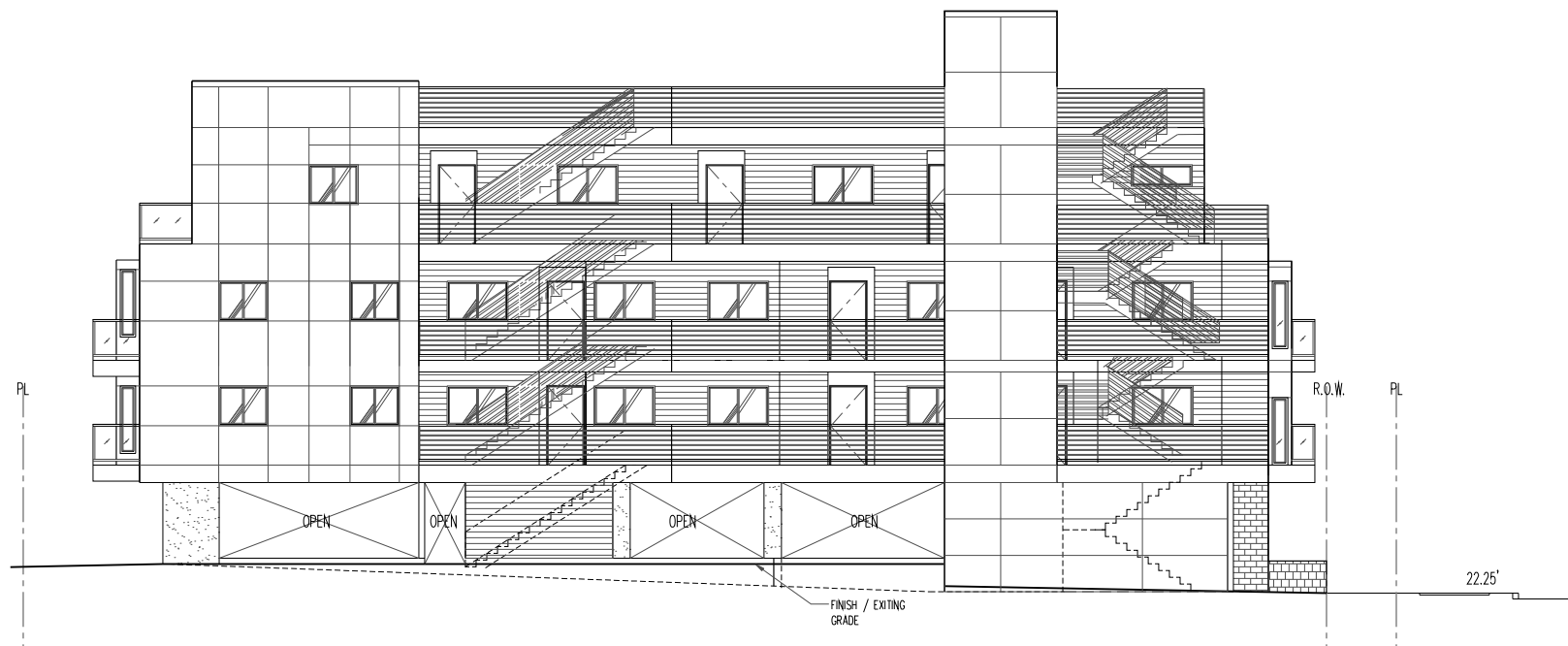
DESIGN A
4TH FLOOR PLAN
NOT TO SCALE

FAR MAX 1.8 X 8,850 SF = 15,930 SF
FAR PROPOSED = 15,756
RENTABLE = 12,551
GROSS = 18,508

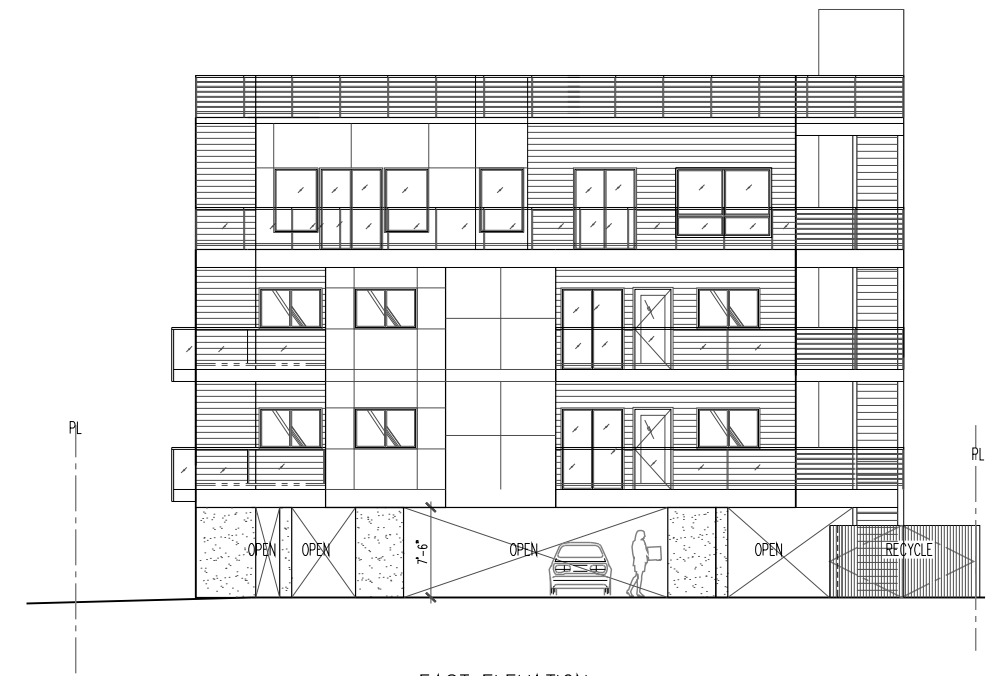
8.0 Architectural Massing Concepts



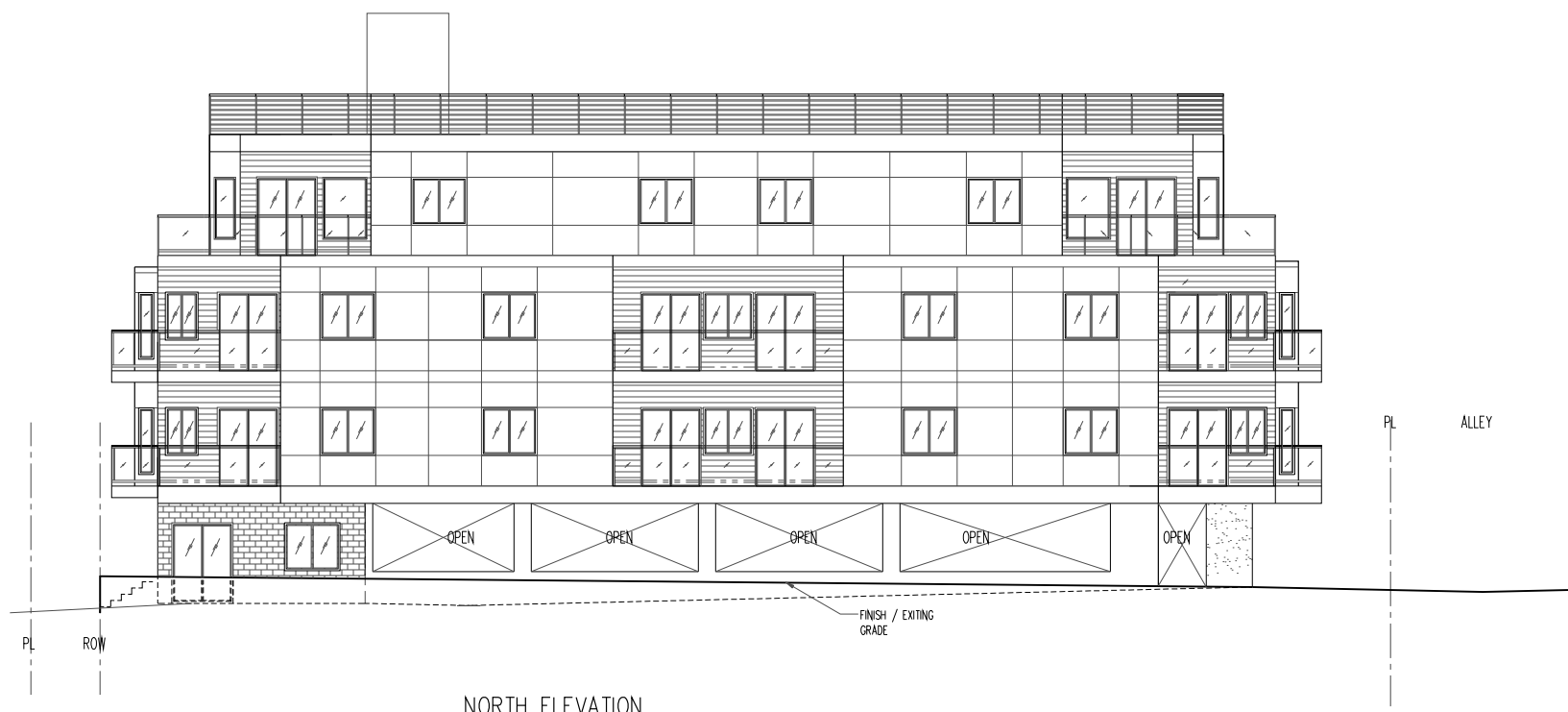
DESIGN A
3 STORY



SOUTH ELEVATION



EAST ELEVATION

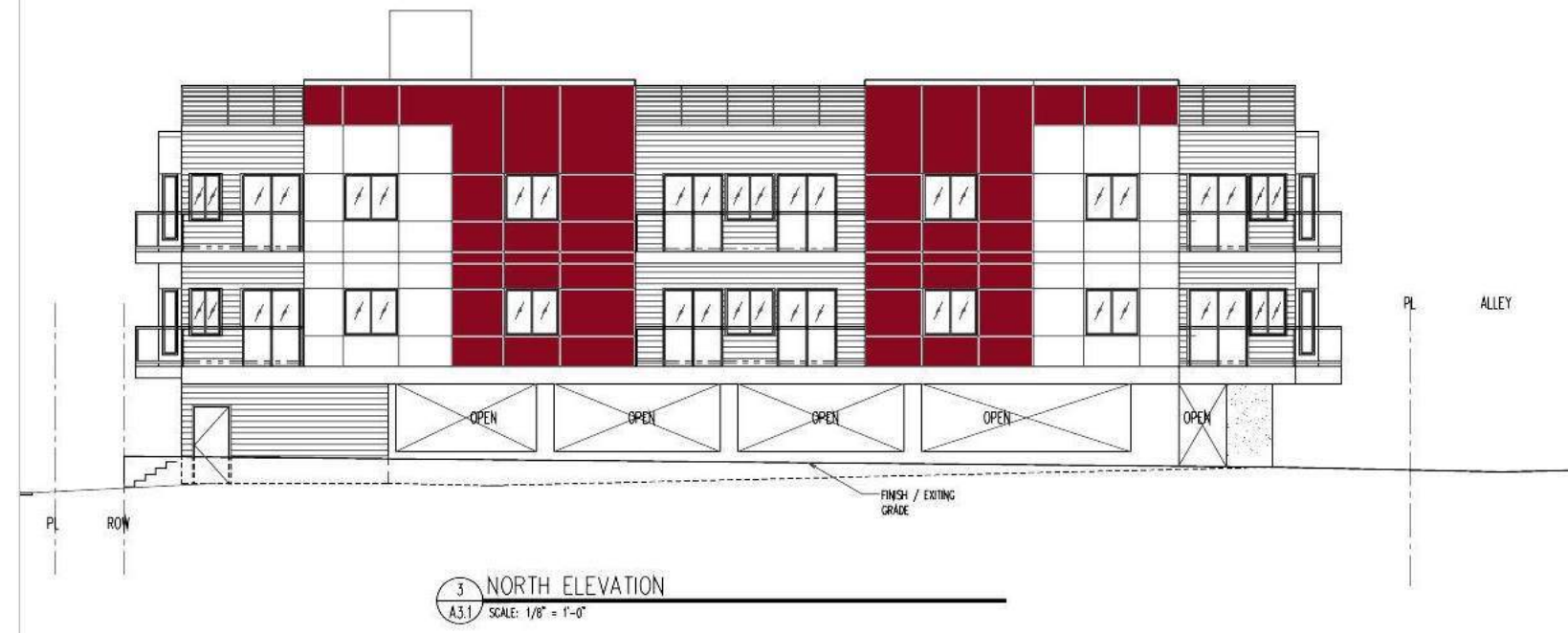
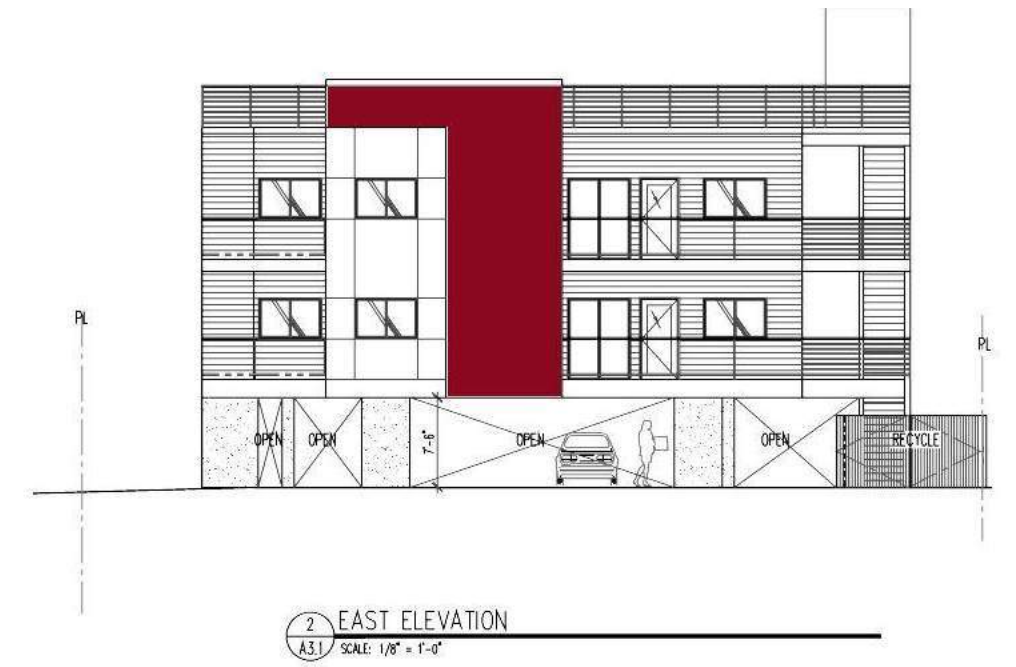
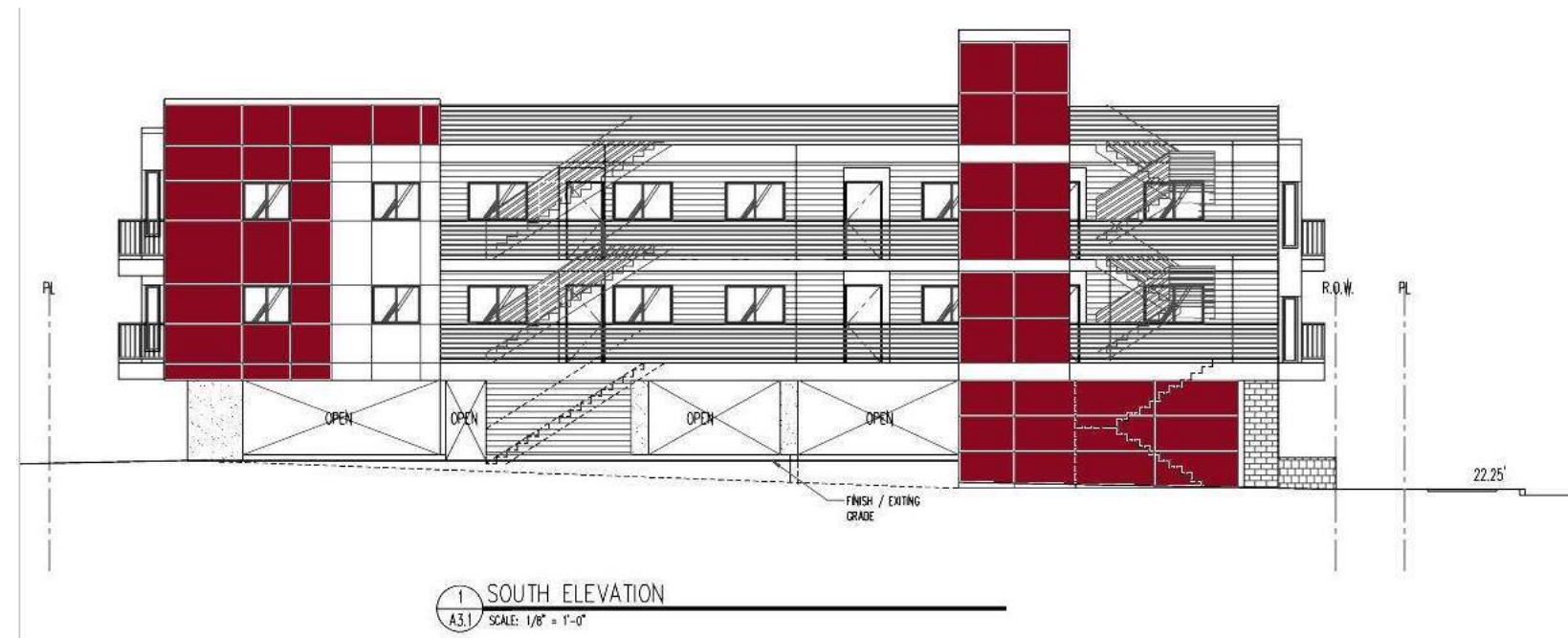


NORTH ELEVATION

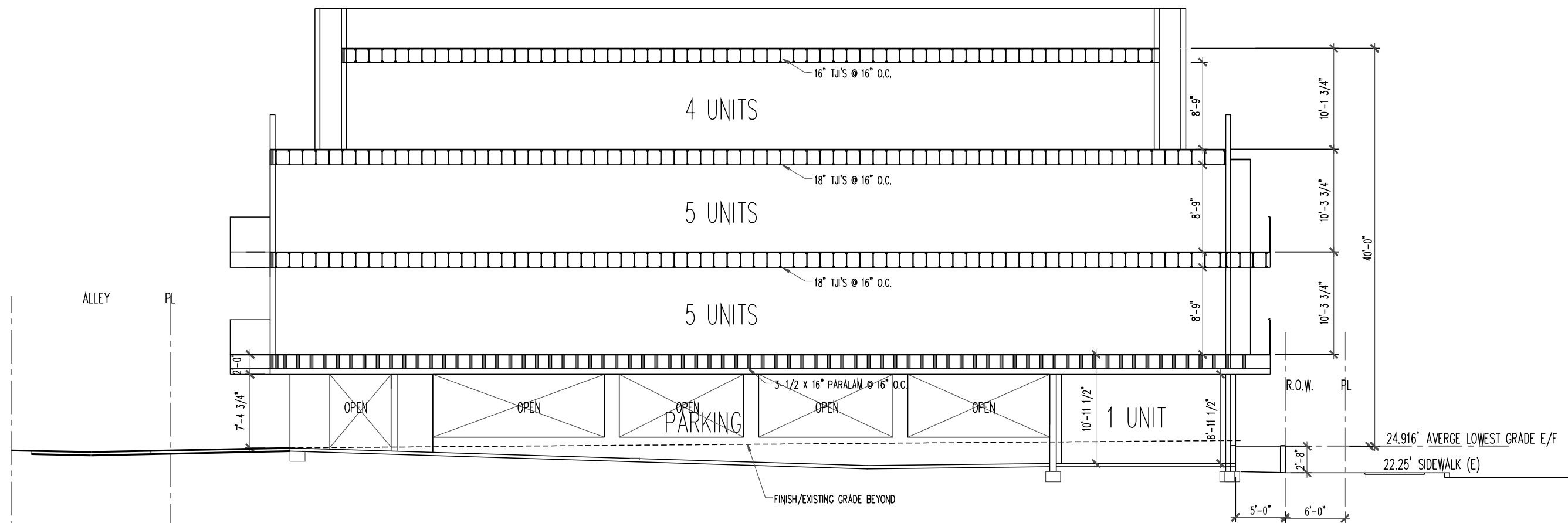
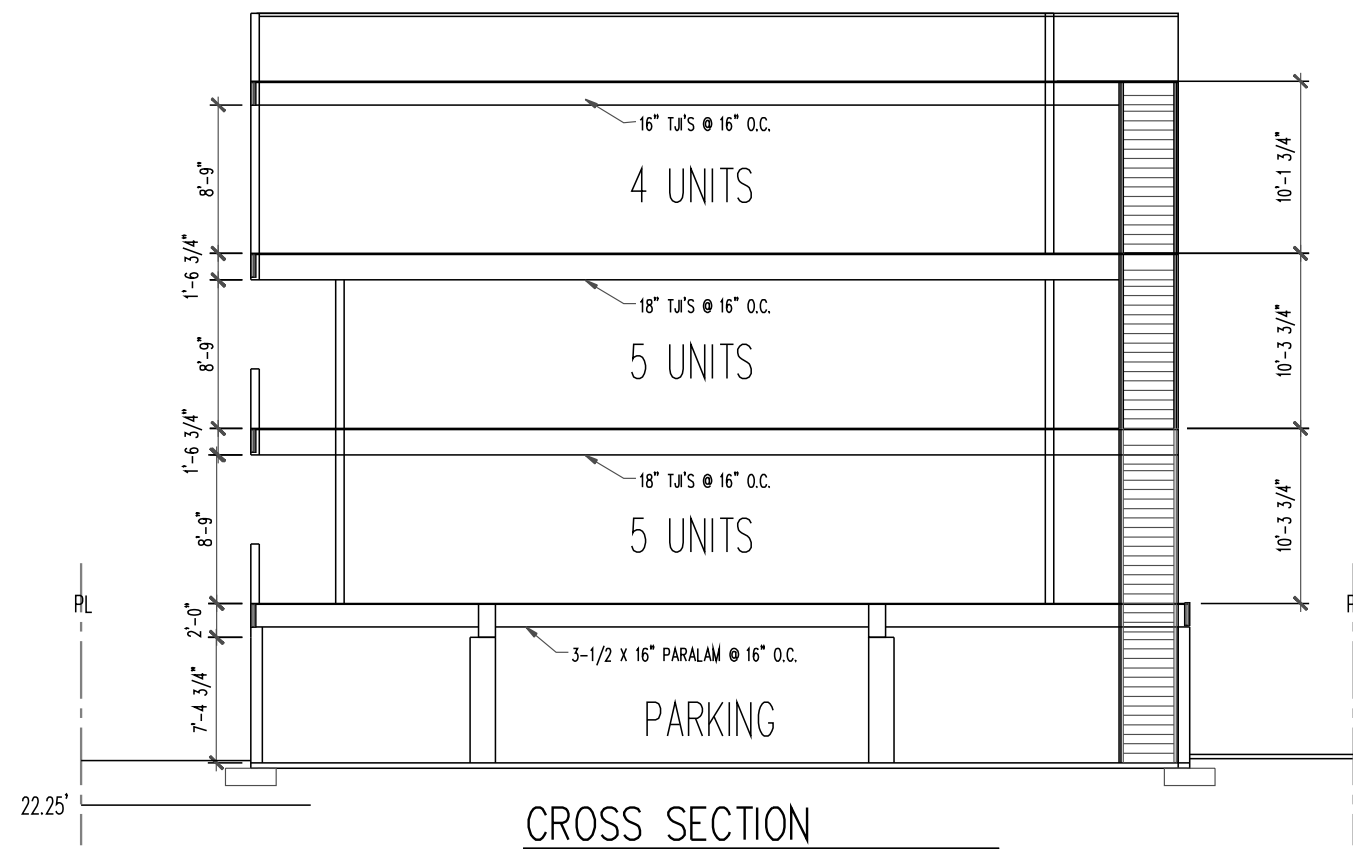


WEST ELEVATION

DESIGN A ELEVATIONS

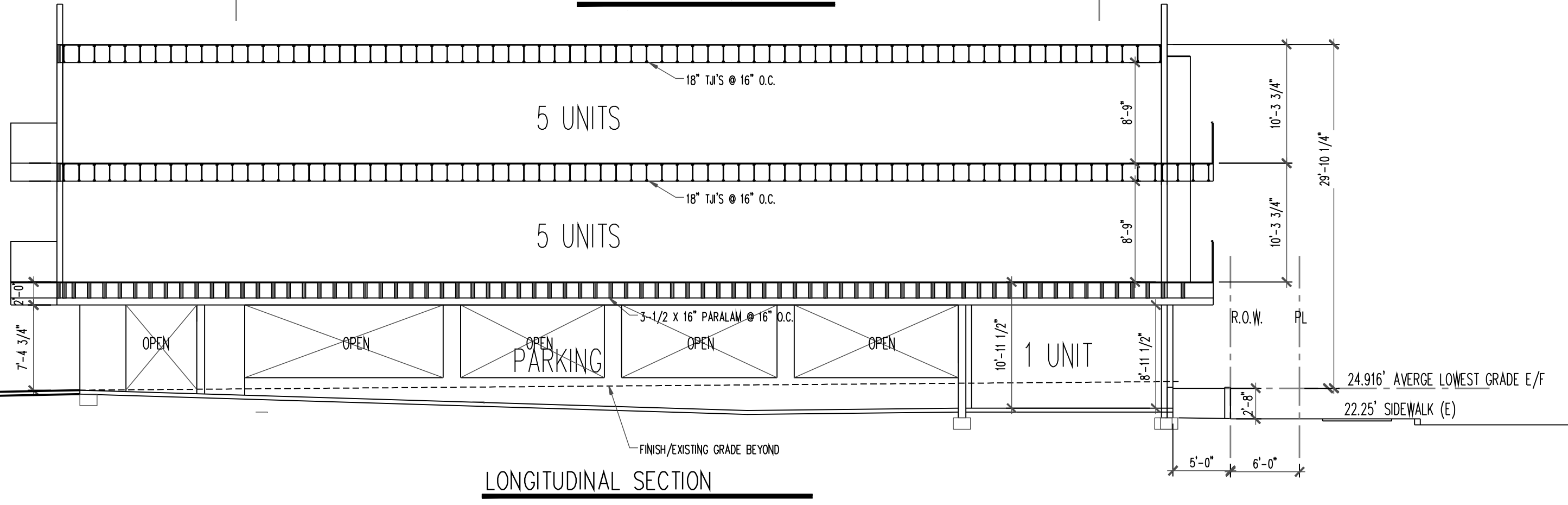
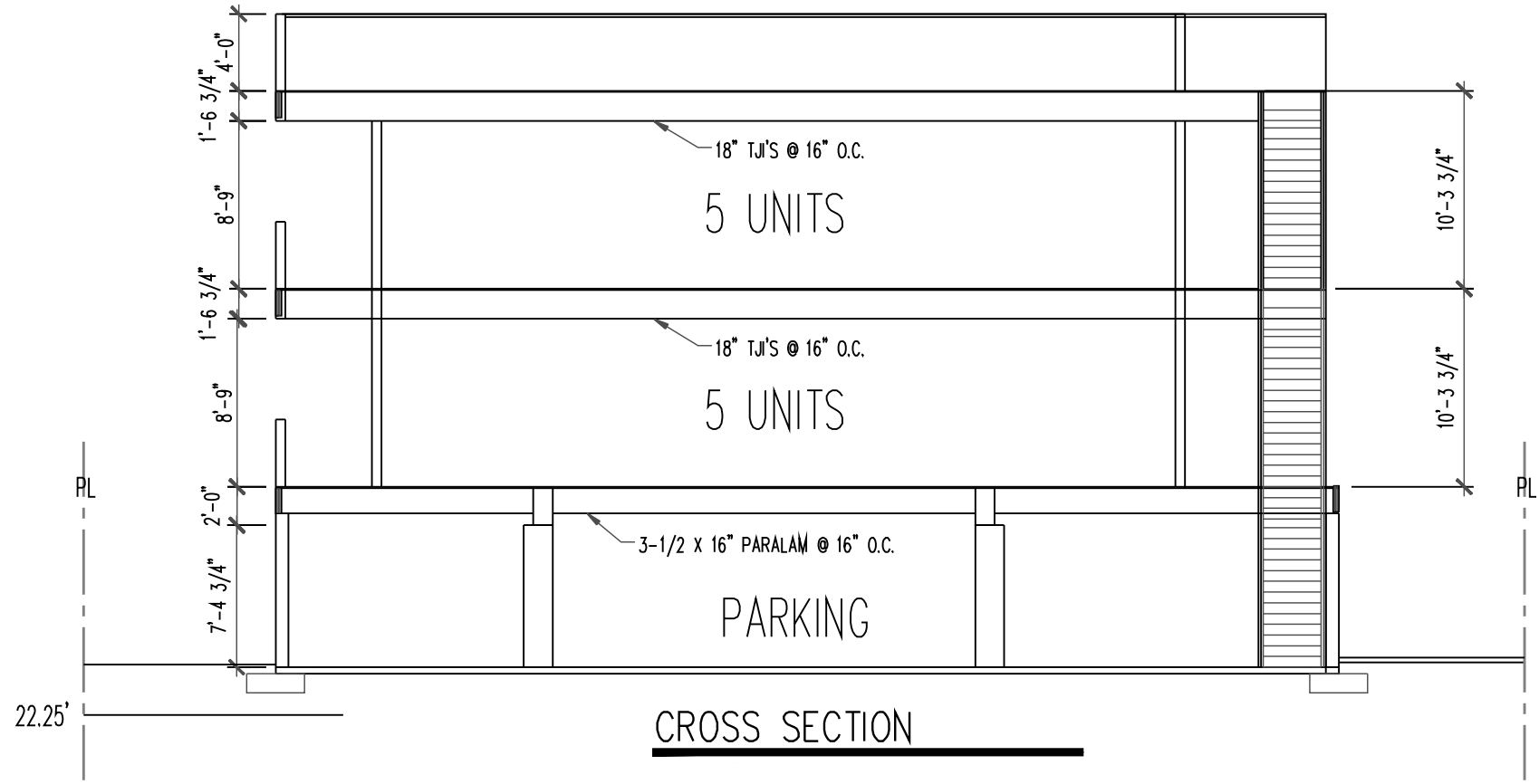


DESIGN A ELEVATIONS

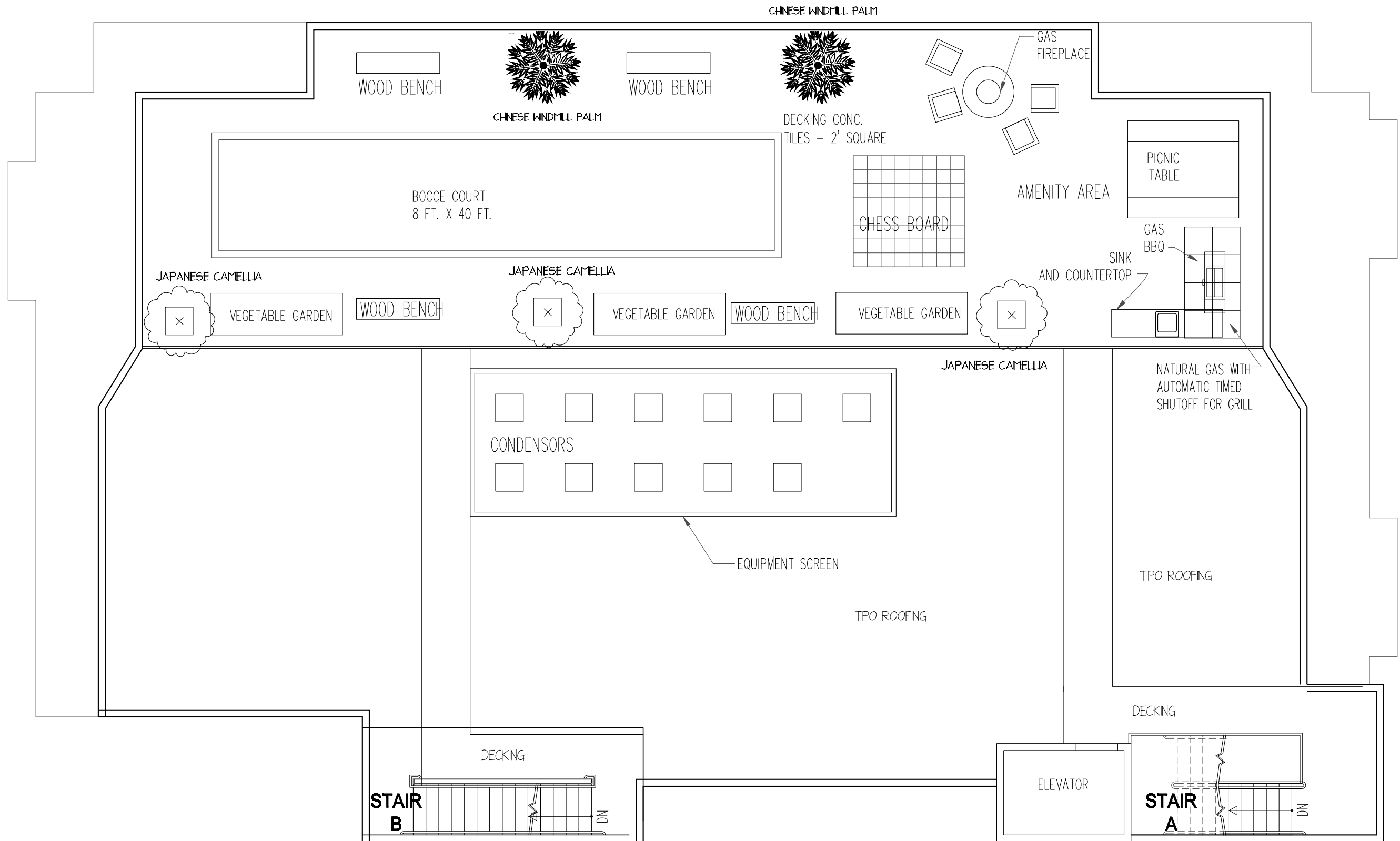


LONGITUDINAL SECTION

DESIGN A SECTIONS 4 STORY

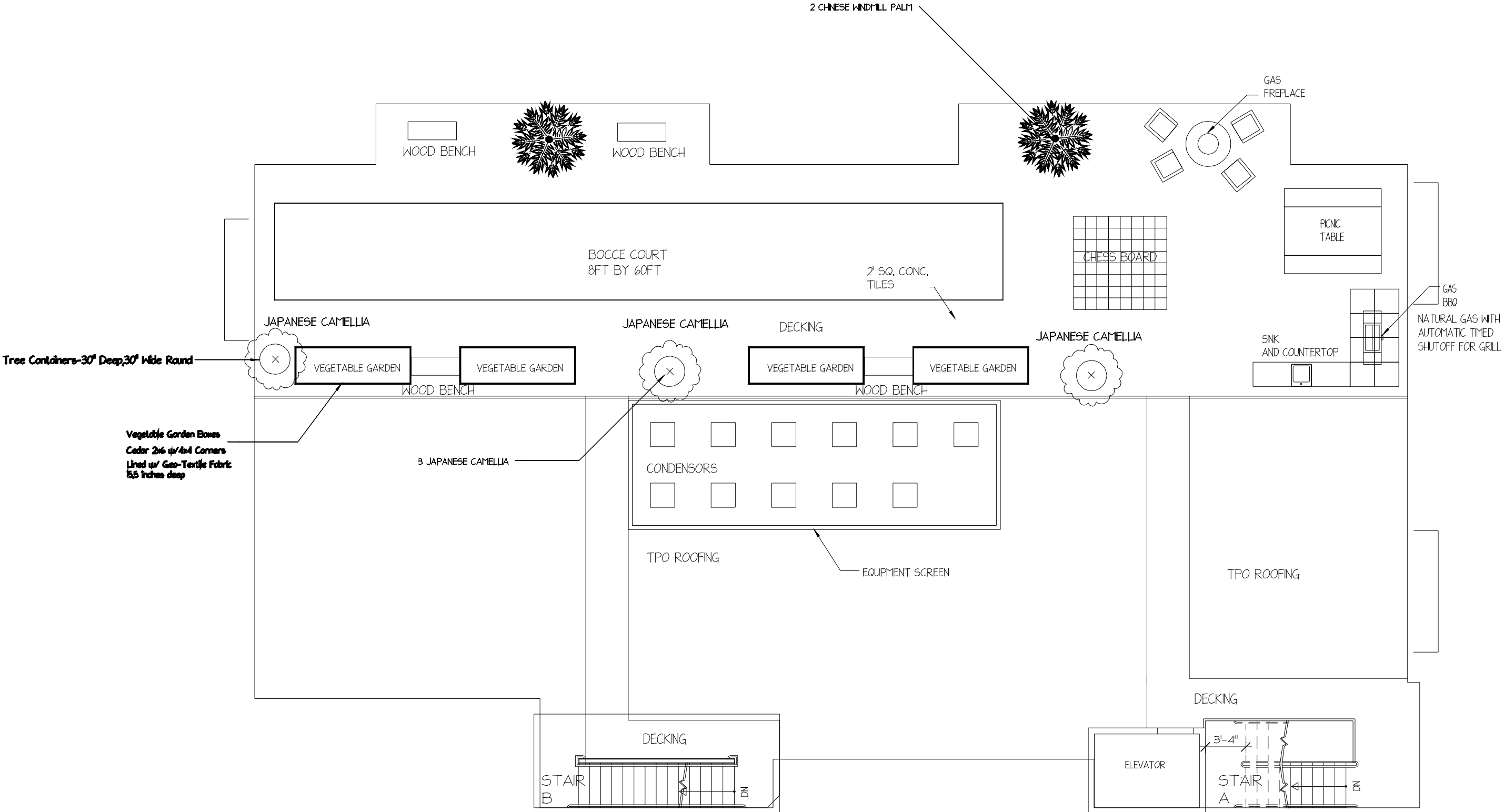


DESIGN A SECTIONS 3 STORY



ROOF PLAN A
NOT TO SCALE
4 STORY

Key	Qty	Botanical Name	Common Name
Trees			
Tf	2	Trachycarpus fortunei	WINDMILL PALM
Cj	3	Camellia japonica	JAPANESE CAMELLIA



Key	Qty	Botanical Name	Common Name
Trees			
Tf	2	Trachycarpus fortunei	WINDMILL PALM
Cj	3	Camellia japonica	JAPANESE CAMELLIA

 **ROOF PLAN A**
NOT TO SCALE
3 STORY



SOUTHEAST



NORTHEAST



NORTHWEST



SOUTHWEST

DESIGN A
4 STORY



SOUTHEAST



NORTHEAST



NORTHWEST

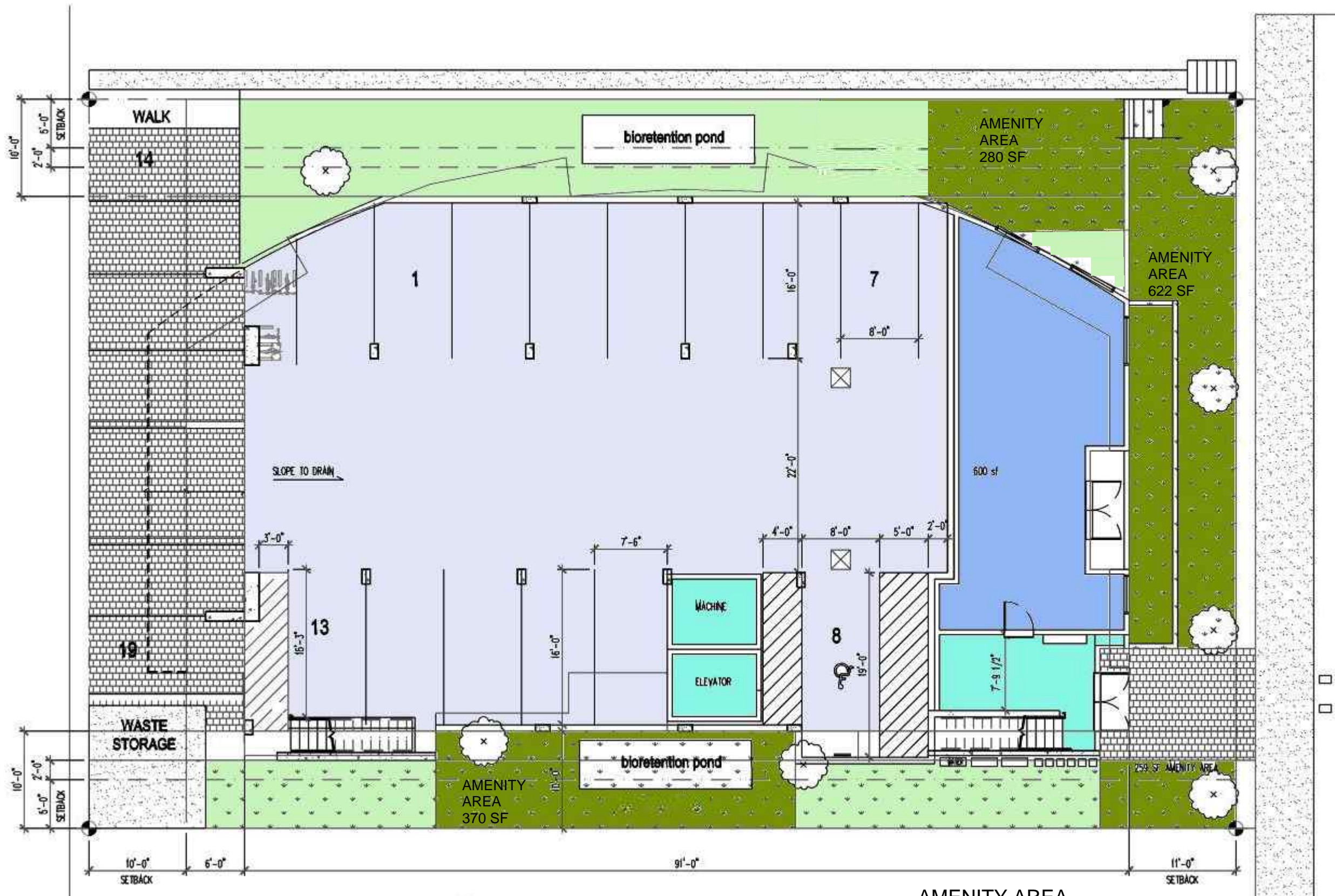


SOUTHWEST

DESIGN A
3 STORY



DESIGN B



GROUND FLOOR PLAN - B
NOT TO SCALE

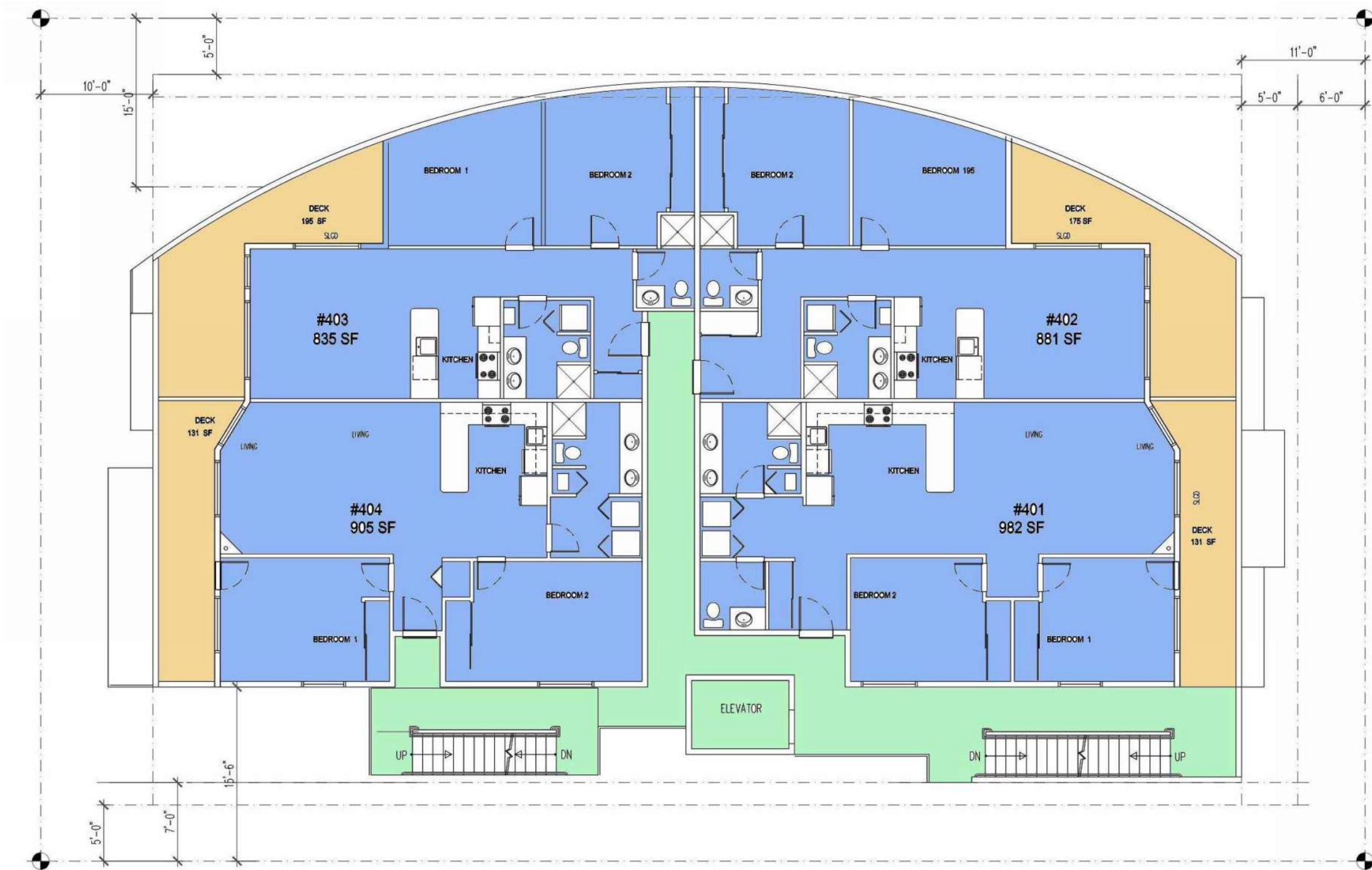
AMENITY AREA

280SF
622SF
370SF
1,272SF GROUND
1,200SF ROOF
2,472SF TOTAL
2,213SF REQ'D

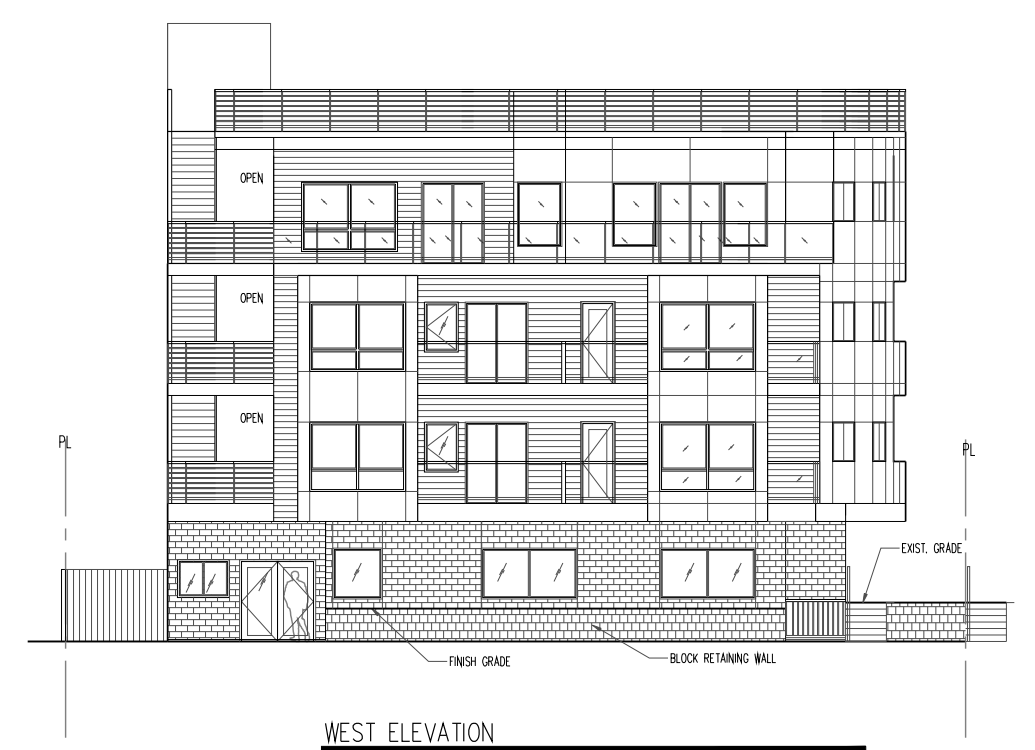
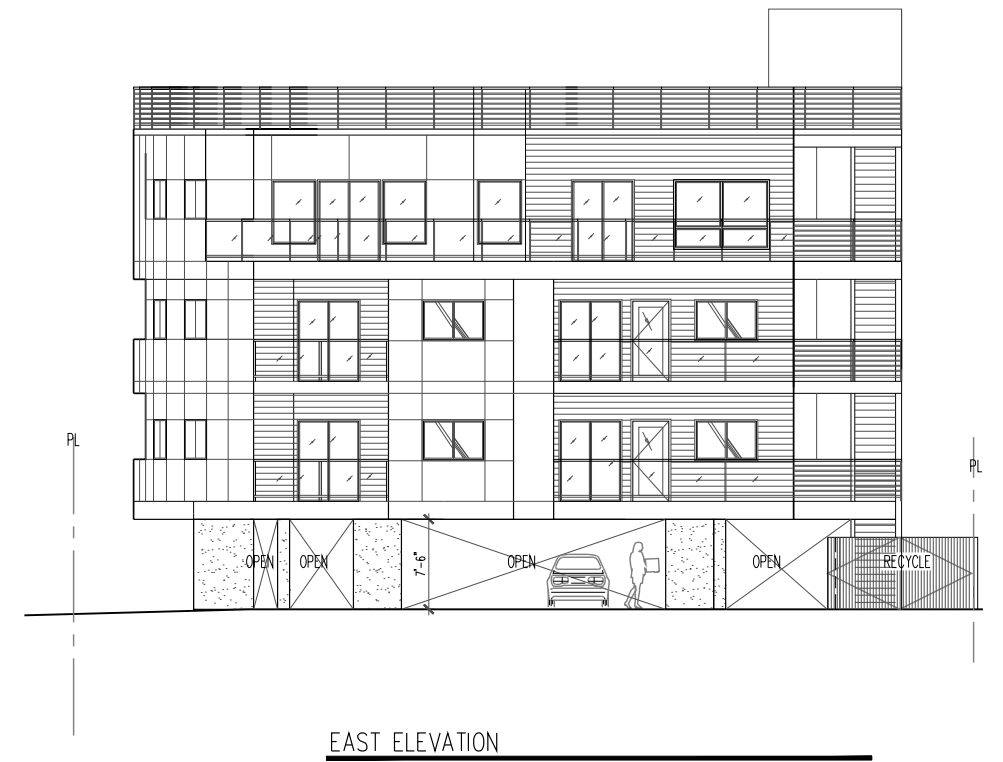
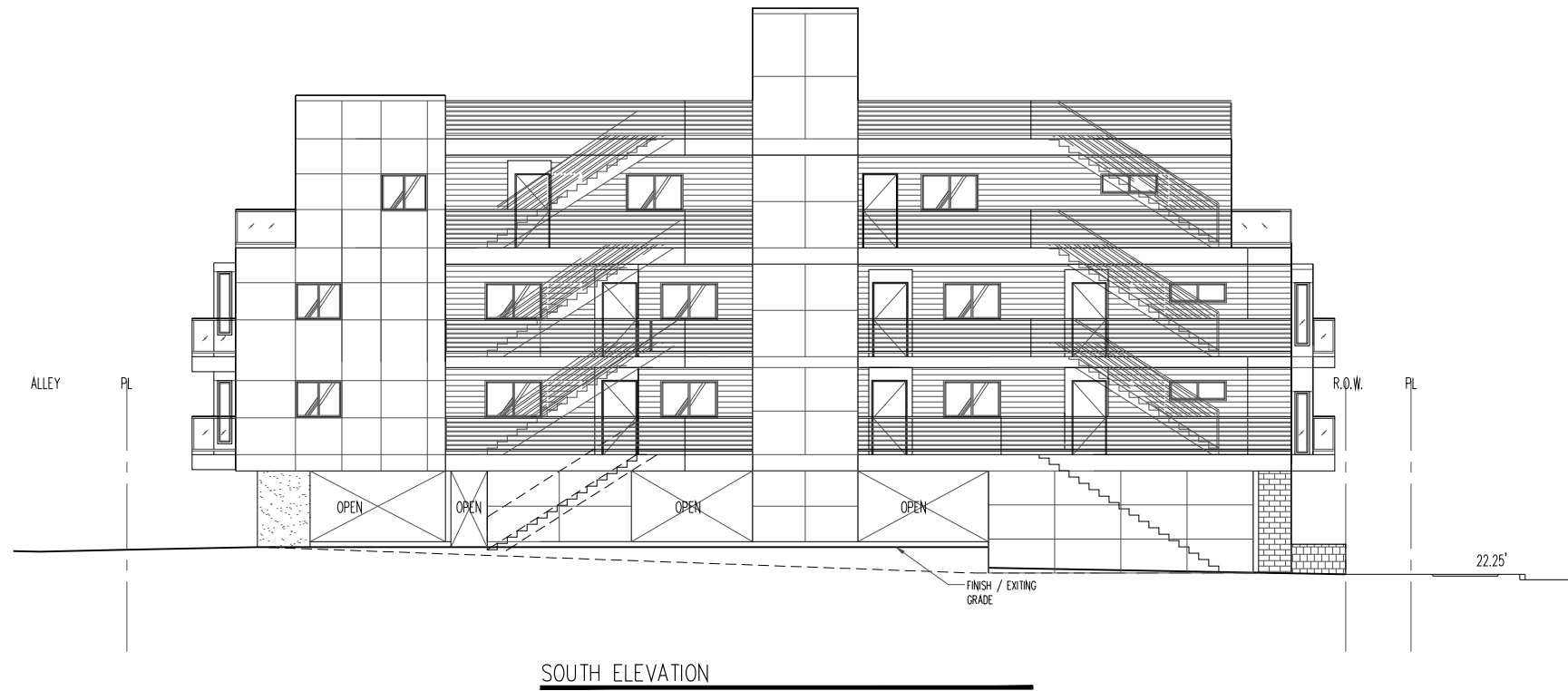
8.0 Architectural Massing Concepts



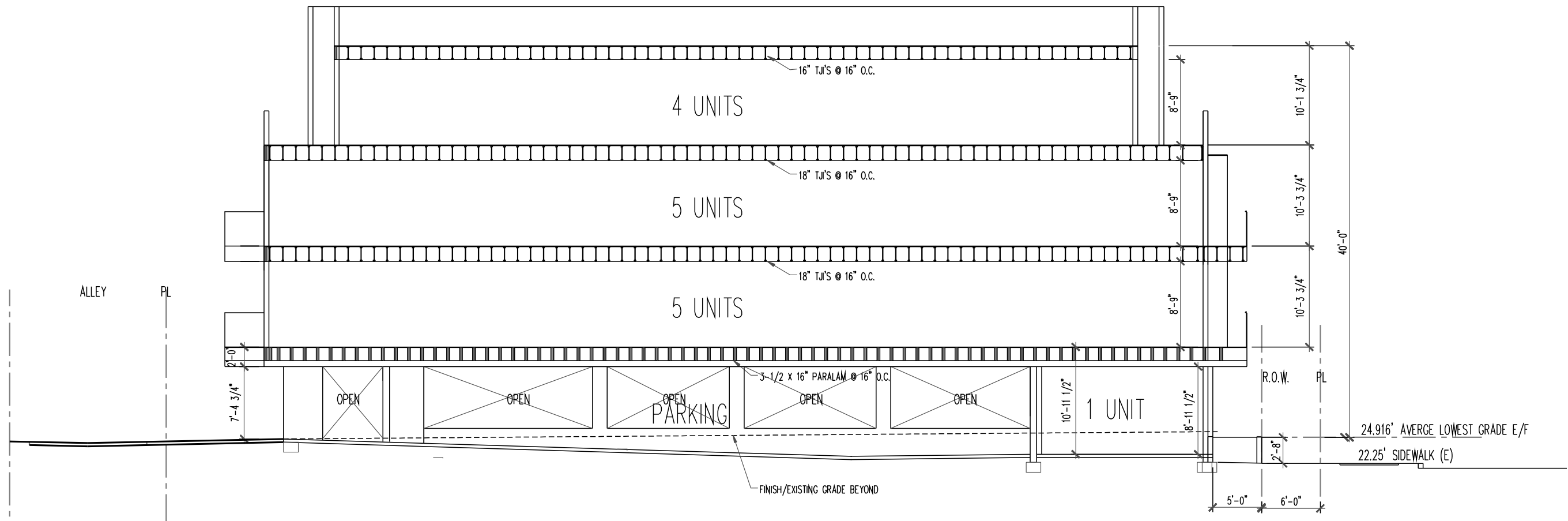
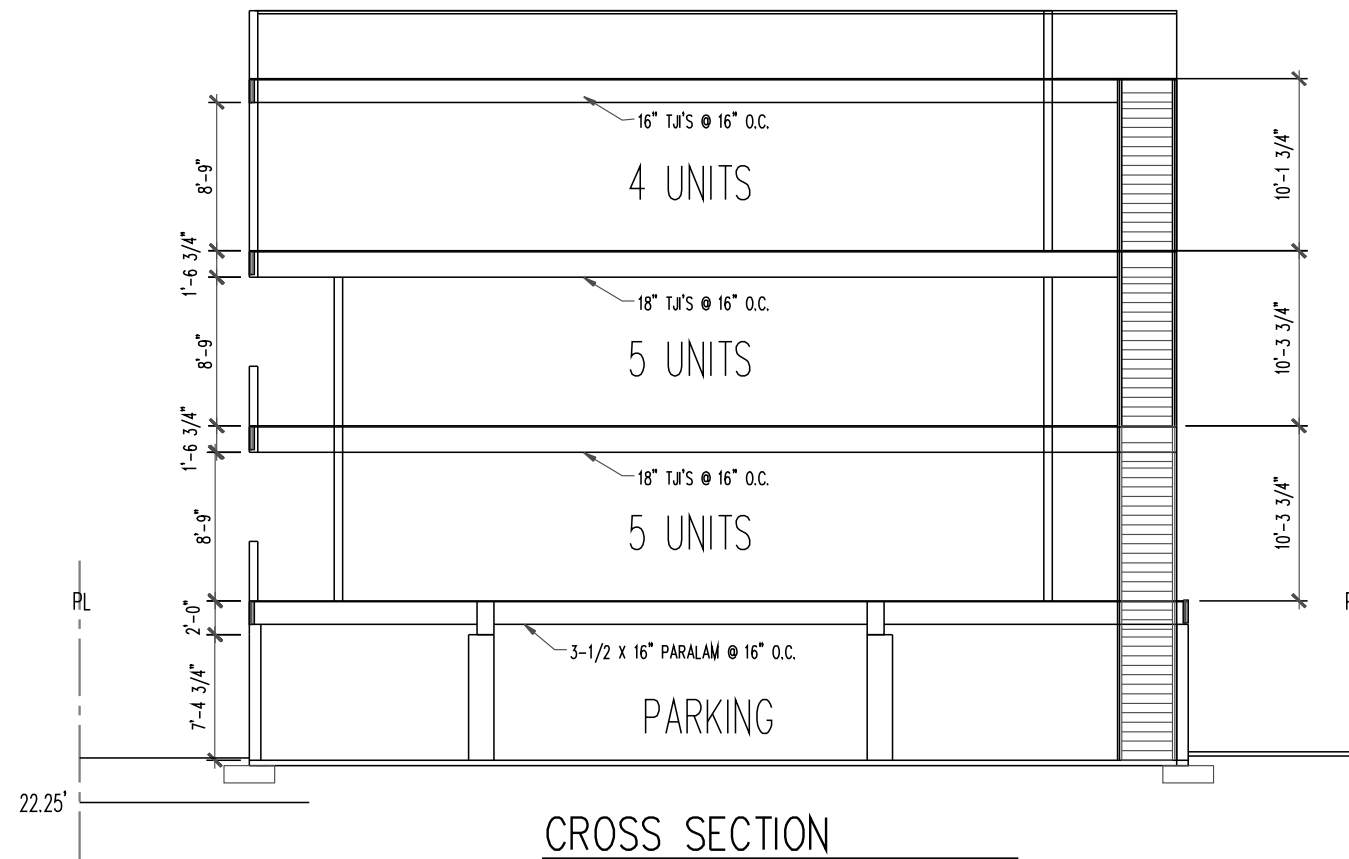
Design B
2nd and 3rd FLOOR PLAN
NOT TO SCALE




DESIGN B
ADDITIONAL FLOOR PLAN
 NOT TO SCALE



DESIGN B ELEVATIONS



DESIGN B SECTIONS 4 STORY



SOUTHEAST



NORTHEAST



NORTHWEST



SOUTHWEST

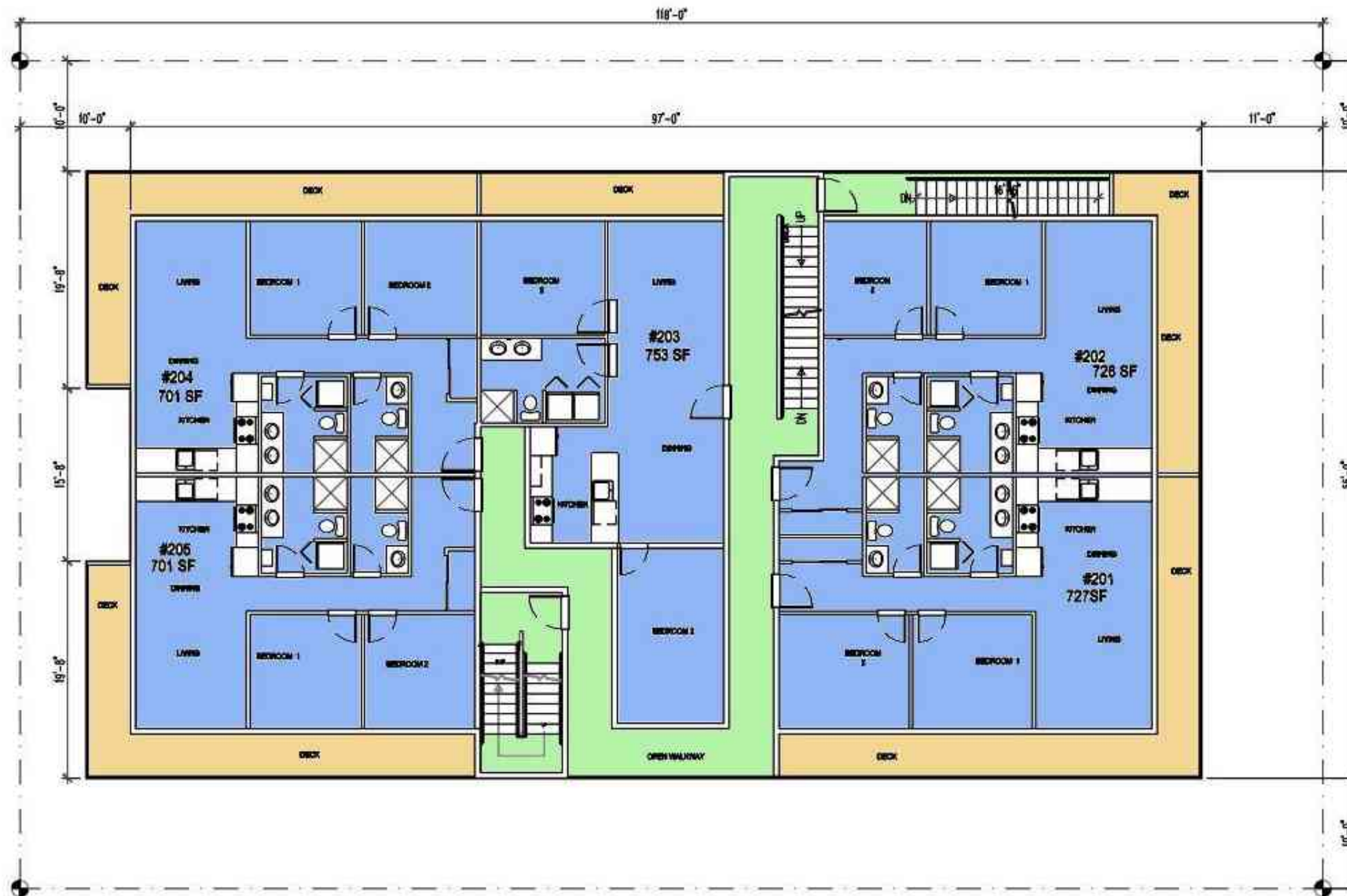
DESIGN B



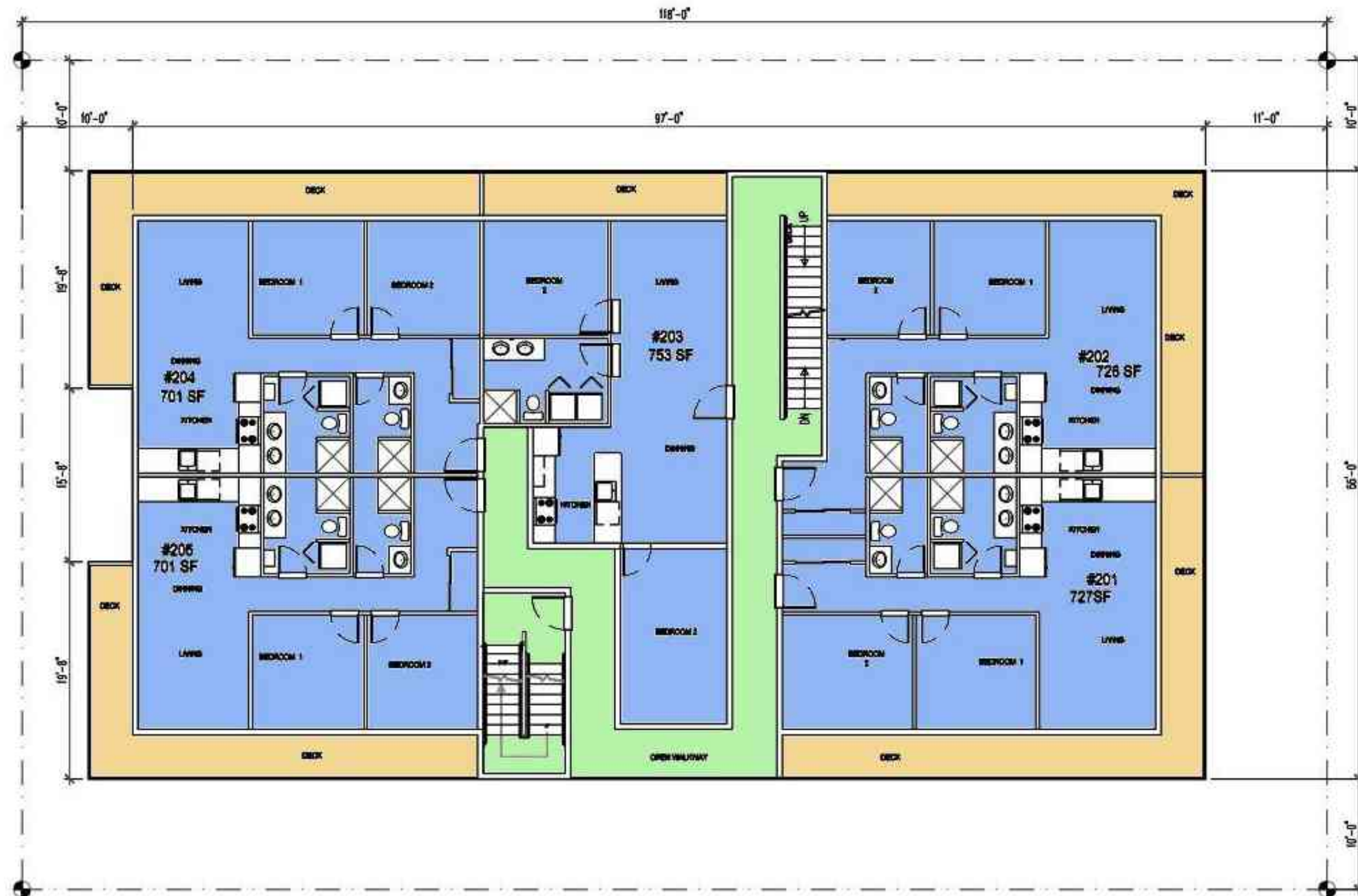
DESIGN C



727 SF	
622 SF	
286 SF	
750 SF	
2,385 SF	GROUND
2,385 SF	TOTAL
2,213 SF	REQ'D

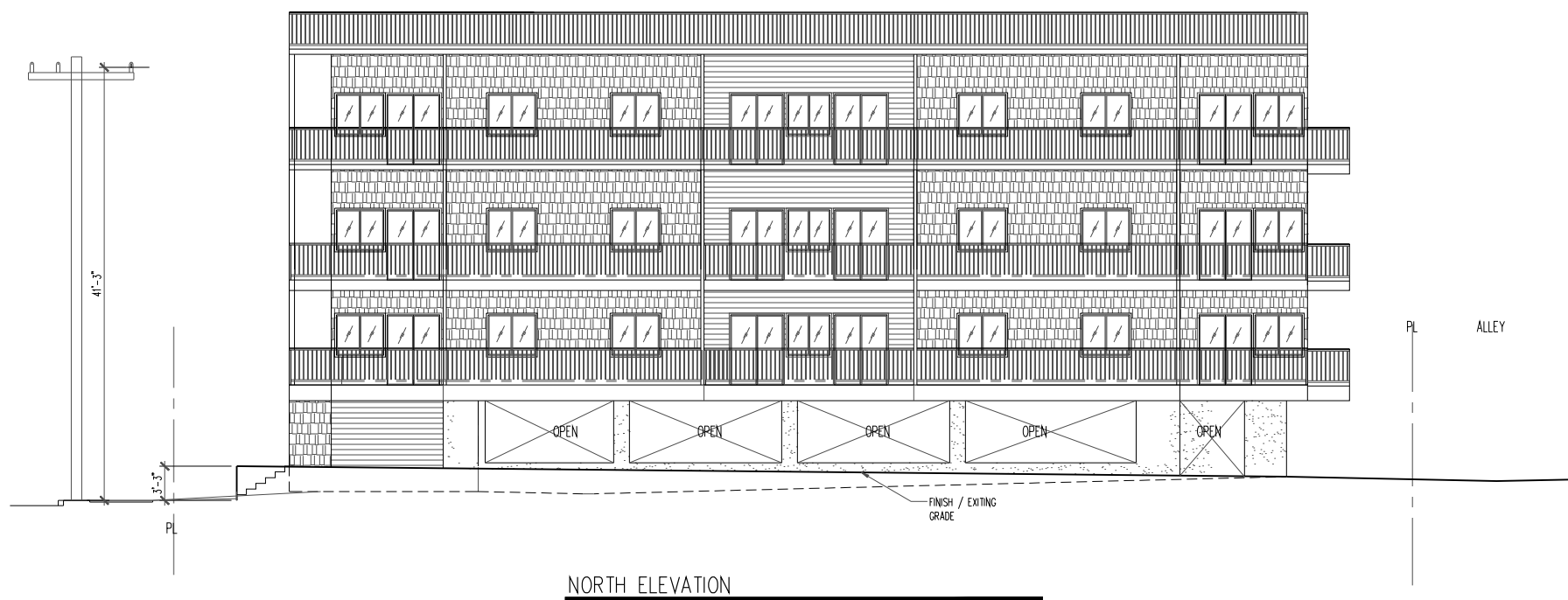
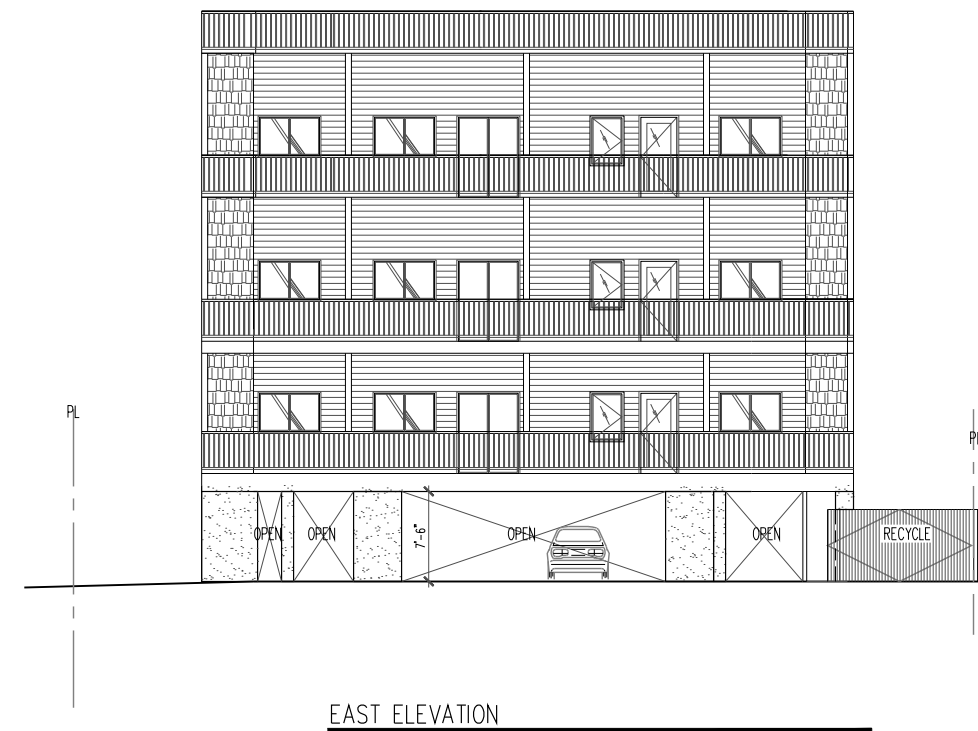
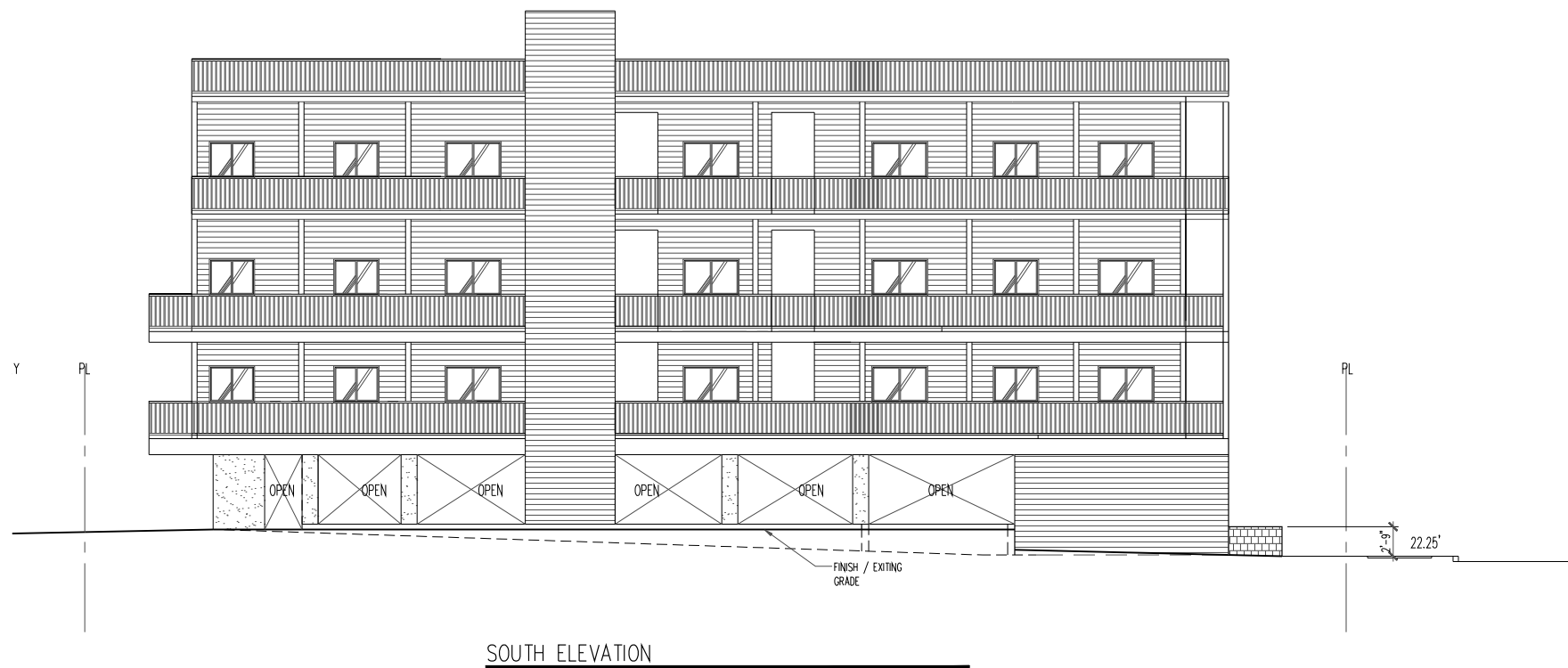


DESIGN C
2nd FLOOR PLAN
NOT TO SCALE

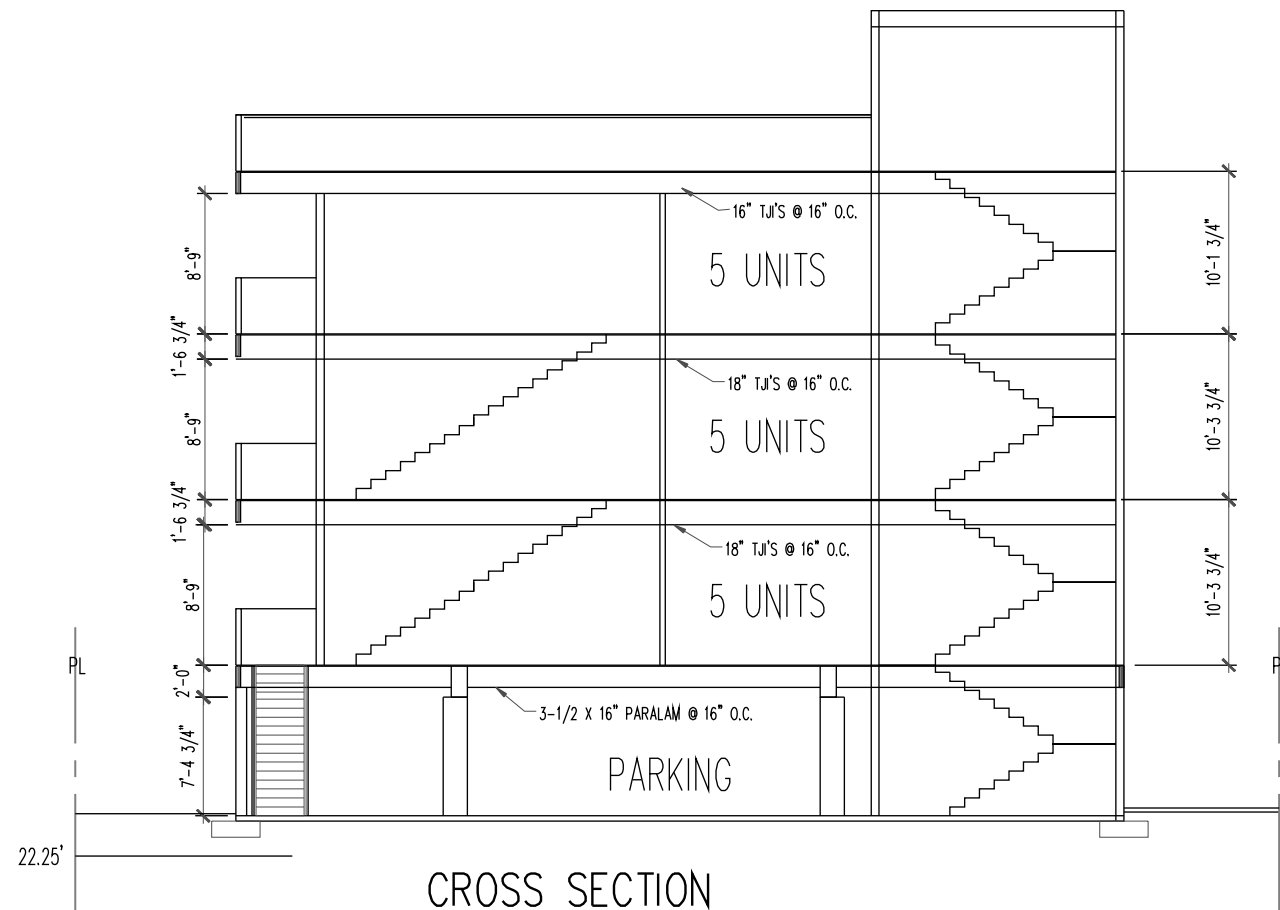


DESIGN C
3rd and 4th FLOOR PLAN
NOT TO SCALE

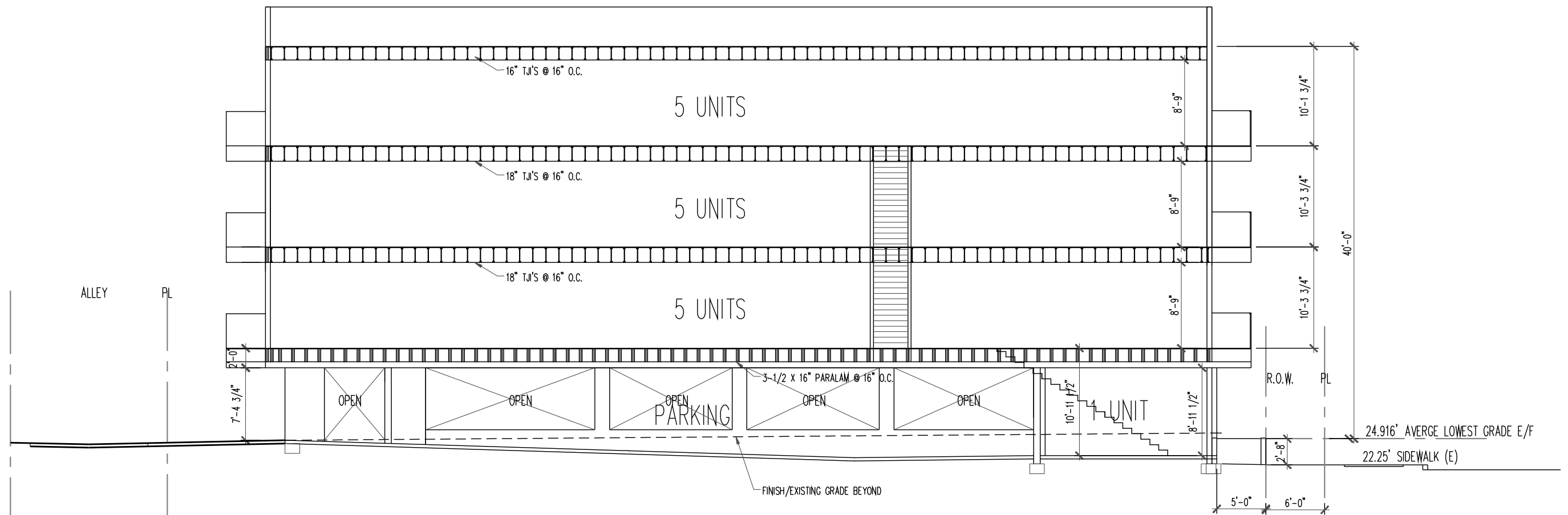
8.0 Architectural Massing Concepts



DESIGN C ELEVATIONS



CROSS SECTION



LONGITUDINAL SECTION
DESIGN C SECTIONS 4 STORY



SOUTHEAST



NORTHEAST



NORTHWEST



SOUTHWEST

DESIGN C



IMAGE A
DESIGN REVIEW MEETING
GARAGE NEEDED TO BE MORE OPEN



IMAGE B
ELEVATOR TO ACCESS 1/2
AMENITY AREA ON THE ROOF



IMAGE C
FLAT ROOF - ALL AMENITY
AREA ON THE GROUND



IMAGE D
GABLE ROOF - ALL AMENITY
AREA ON THE GROUND



IMAGE E
SHED ROOF - ALL AMENITY
AREA ON THE GROUND



IMAGE F
BUTTERFLY ROOF - ALL AMENITY
AREA ON THE GROUND



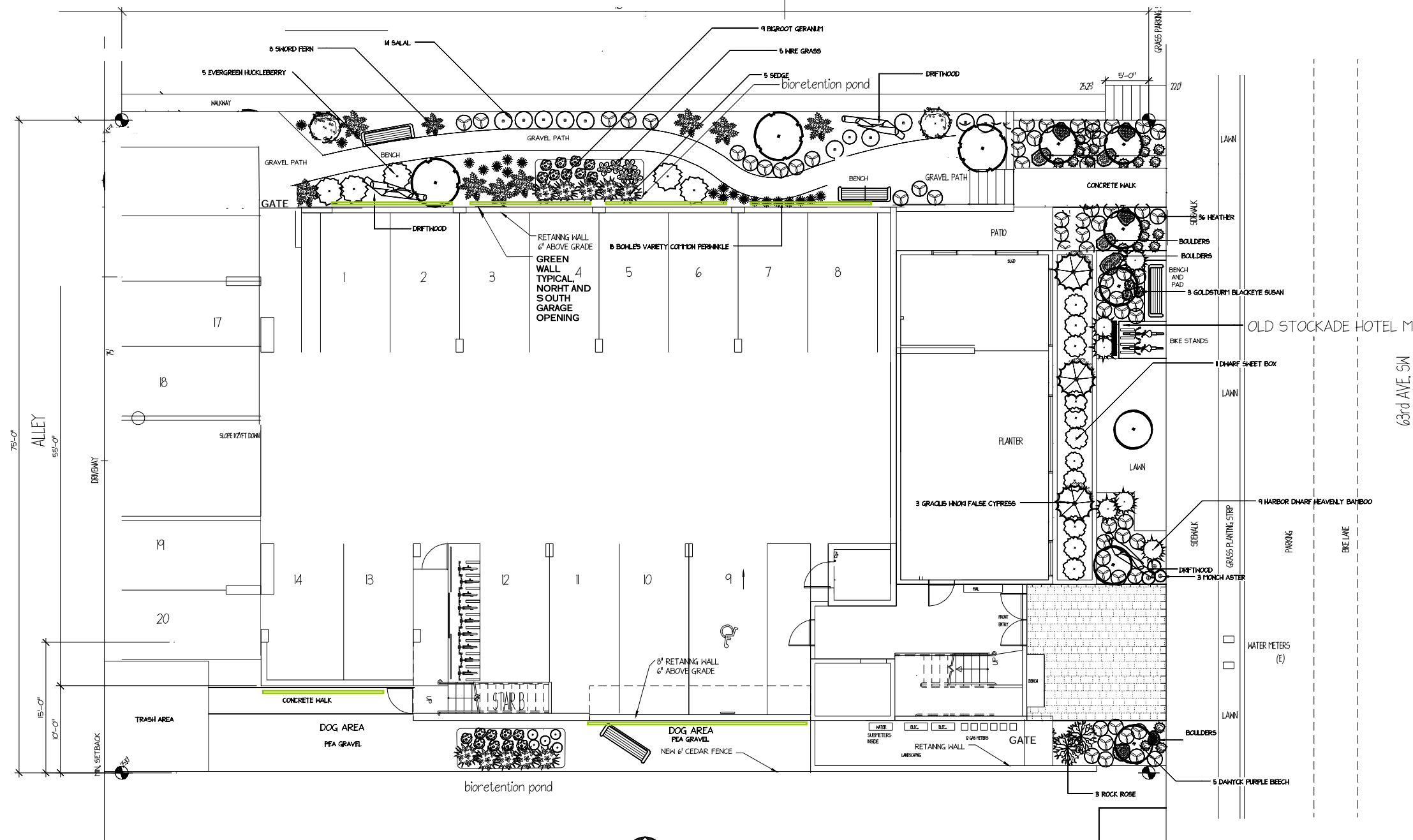
IMAGE G
COLOR AND MATERIALS



IMAGE H
COLOR AND MATERIALS



IMAGE I
COLOR AND MATERIALS

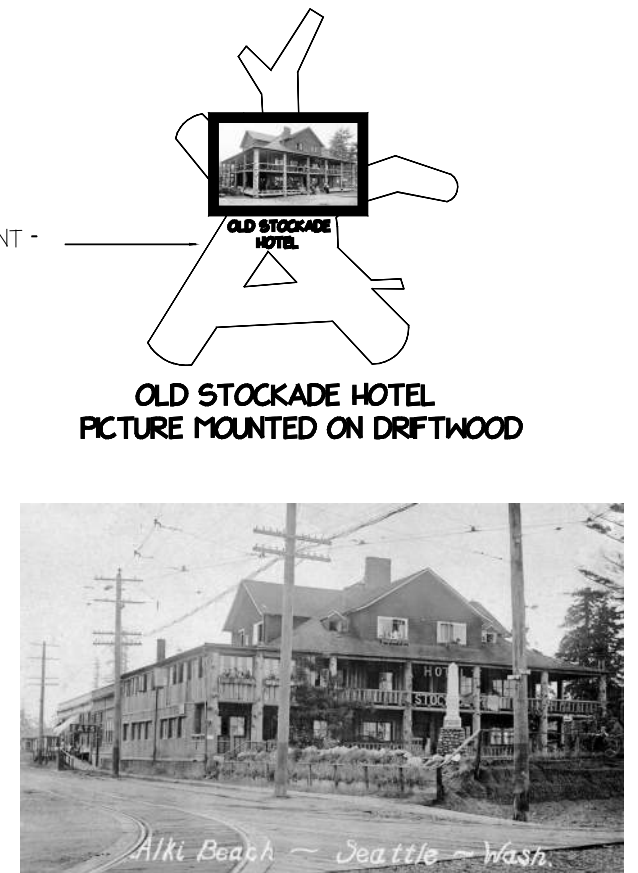


LANDSCAPE PLAN
NOT TO SCALE

Symbols	Qty	Botanical Name	Common Name
Trees			
	3	Chamaecyparis obtusa 'Gracilis'	HNOKI FALSE CYPRESS
	5	Populus tremuloides 'Erecta'	COLUMNAR ASPEN
	5	Fagus sylvatica 'Dawyck Purple'	DAWYCK PURPLE BEECH
Shrubs			
	44	Calluna vulgaris	HEATHER
	17	Gaultheria shallon	SALAL
	3	Cistus x purpureus	ROCK ROSE
	8	Mahonia aquifolium	OREGON GRAPE
	1	Sarcococca hookeriana var. humilis	DWARF SWEET BOX
	5	Vaccinium ovatum	EVERGREEN HUCKLEBERRY
	9	Nandina domestica 'Harbor Dwarf'	HARBOR DWARF HEAVENLY BAMBOO
Ornamental Grasses			
	10	Carex canica	SEDGE
	10	Juncus effusus var. pacificus	WIRE GRASS
Perennials and Annuals			
	18	Geranium macrorrhizum	BIGROOT GERANIUM
	8	Nephrolepis laurifolia	SWORD FERN
	3	Aster x 'Monch'	MONCH ASTER
	3	Rudbeckia fulgida var. 'Goldsturm'	GOLDSTURM BLACKEYE SUSAN
	18	Vinca minor 'Boule's Variety'	BOWLE'S PERIWINKLE



Michael Lockman
michael@we-design.net
206 459-7022





COLUMNER ASPEN



DAWYCK PURPLE BEECH



FALSE CYPRESS



PERIWINKLE



SALAL



SAGE



FERN



DWARF SWEET BOX

LANDSCAPE IMAGES

8.0 Architectural Massing Concepts



CHINESE WINDMILL PALM



FIRE TABLE and WOOD CHAIRS AT
ROOFTOP AMENITY AREAS



ROOFTOP CHESS BOARD



JAPANESE CAMELLIA



BOCCE COURT
AT ROOFTOP AMENITY AREA



GREEN SCREENS FOR GARAGE
OPENING.



GARAGE DOOR PERFORATED MESH
OPENING.

AMENITY AREA IMAGES



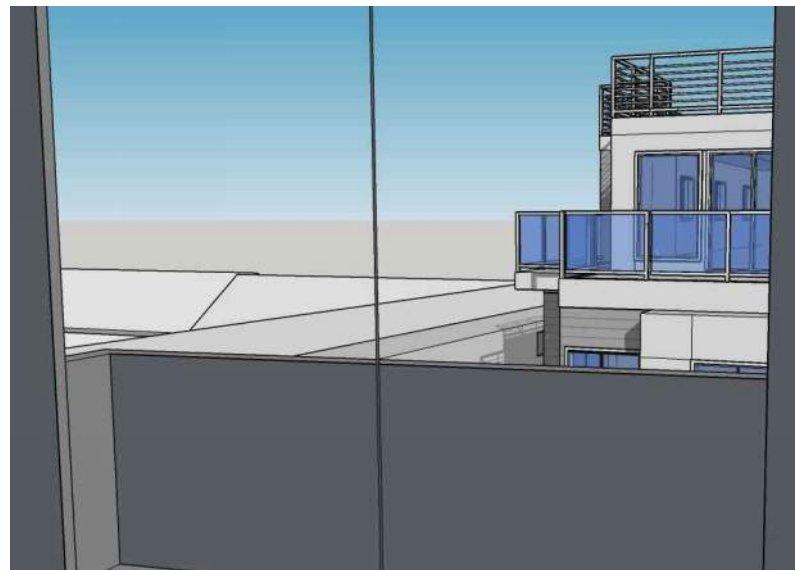
MAIN FLOOR EAST WINDOW
NORTH APARTMENT BUILDING



TOP FLOOR MIDDLE WINDOW
NORTH APARTMENT BUILDING



MAIN FLOOR WEST WINDOW
NORTH APARTMENT BUILDING



4TH FLOOR NORTH DECK
WEST CONDO BUILDING



3ND FLOOR CENTRAL DECK
WEST CONDO BUILDING



2nd FLOOR SOUTH DECK
WEST CONDO BUILDING

WINDOW STUDY

8.0 Architectural Massing Concepts



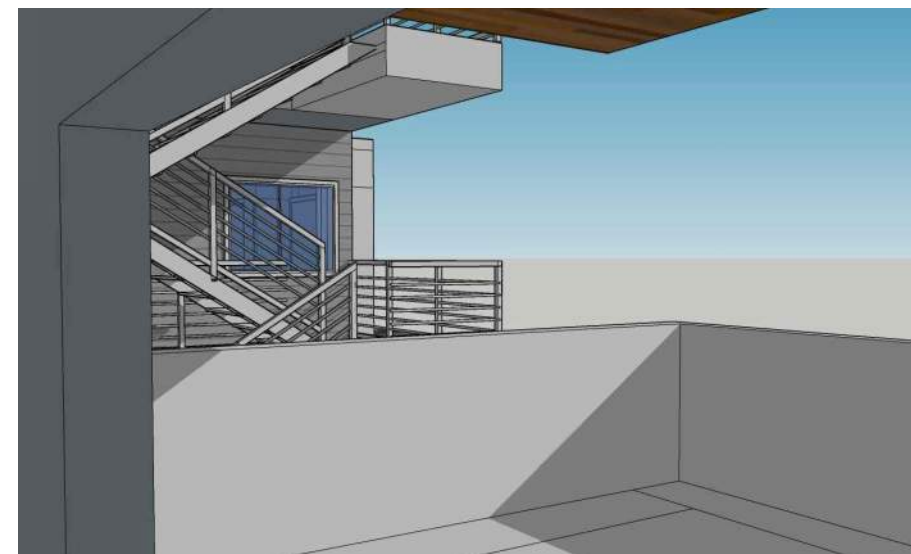
2ND FLOOR BACK DECK
SOUTH BACK RESIDENCE



2ND FLOOR WEST WINDOW
SOUTH BACK RESIDENCE



2ND FLOOR EAST WINDOW
SOUTH FRONT RESIDENCE



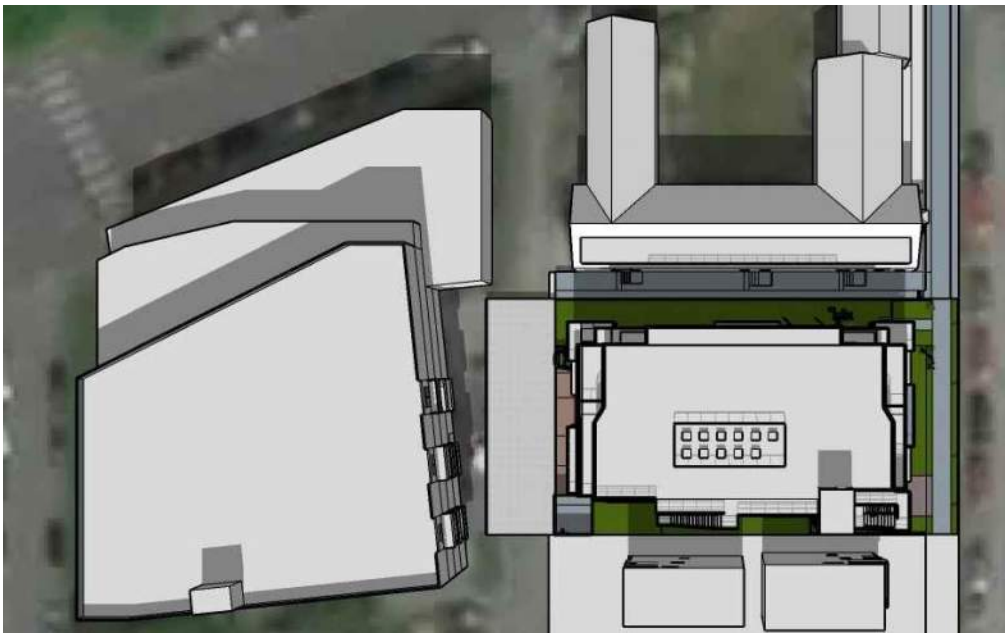
2ND FLOOR FRONT DECK
SOUTH FRONT RESIDENCE

WINDOW STUDY
8.0 Architectural Massing Concepts

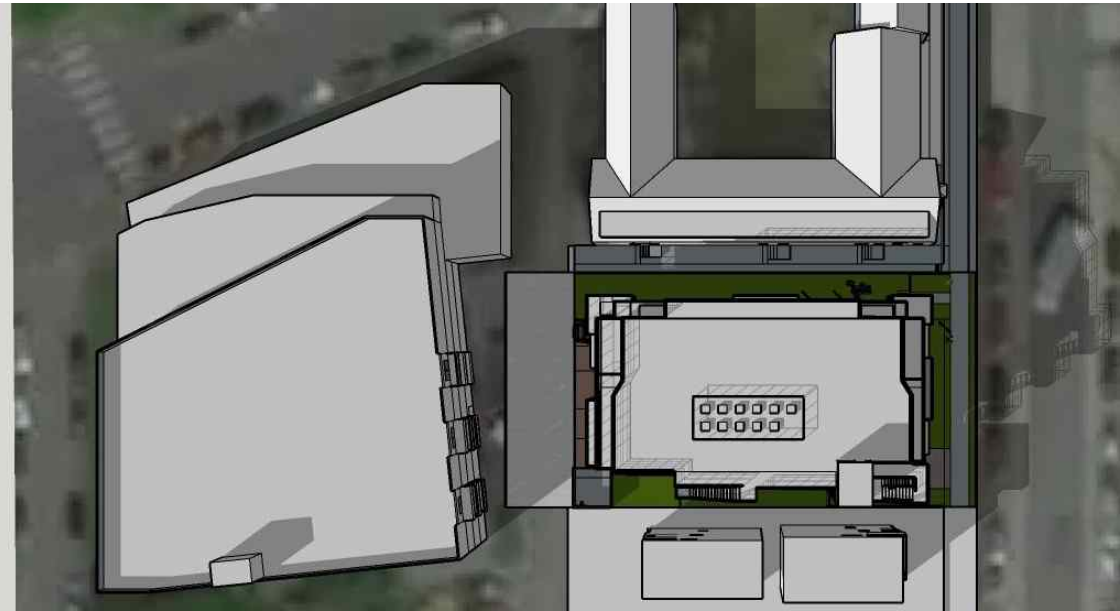
THE SHADOW STUDY SHOWS THE EXISTING CONDO TO THE WEST SHADES THE PROPOSED PROJECT MORE THAN THE PROPOSED PROJECT SHADES THE CONDOS TO THE WEST.



MARCH/SEPT 21 9 AM



MARCH/SEPT 21 NOON

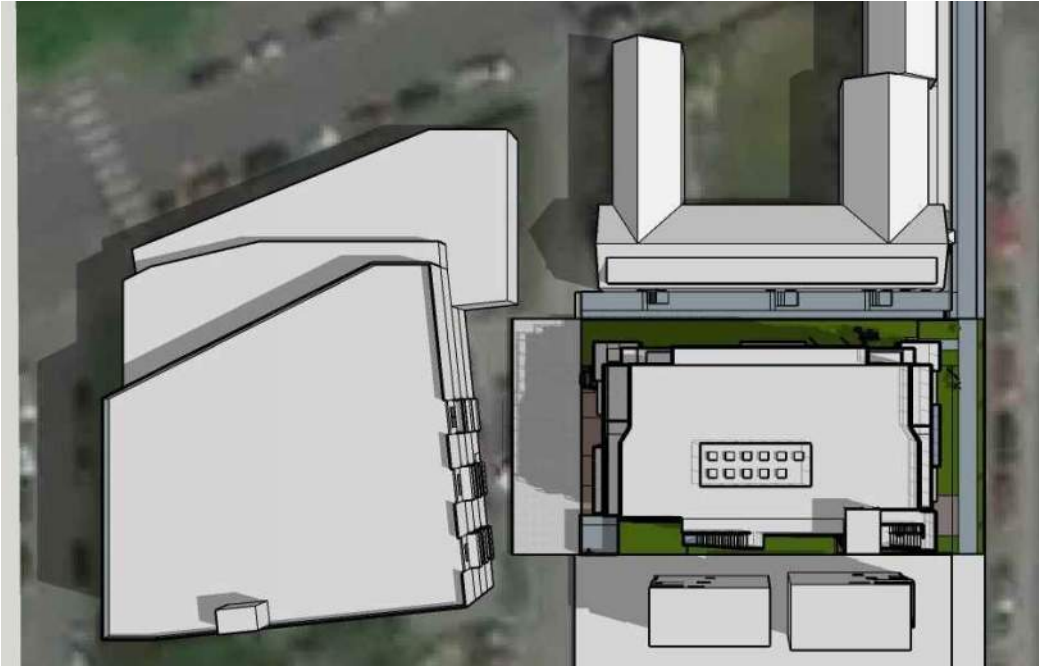


MARCH / SEPT 21 3 PM

SHADOW
STUDY

8.0 Architectural Massing Concepts

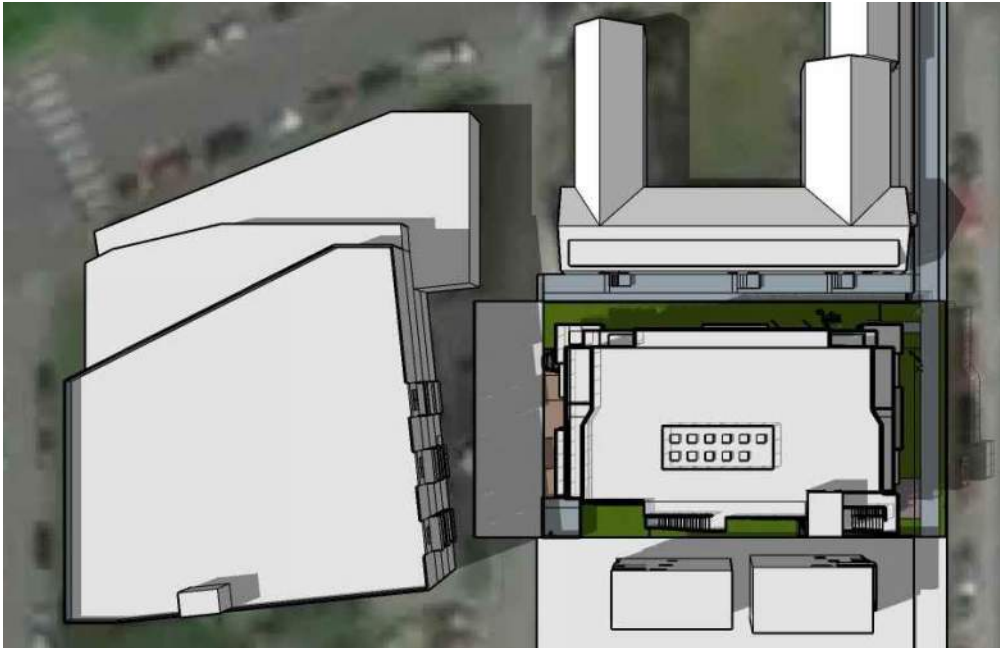
DESIGN A



JUNE 21, 9 AM



JUNE 21, NOON



JUNE 21, 3 PM

SHADOW STUDY

8.0 Architectural Massing Concepts

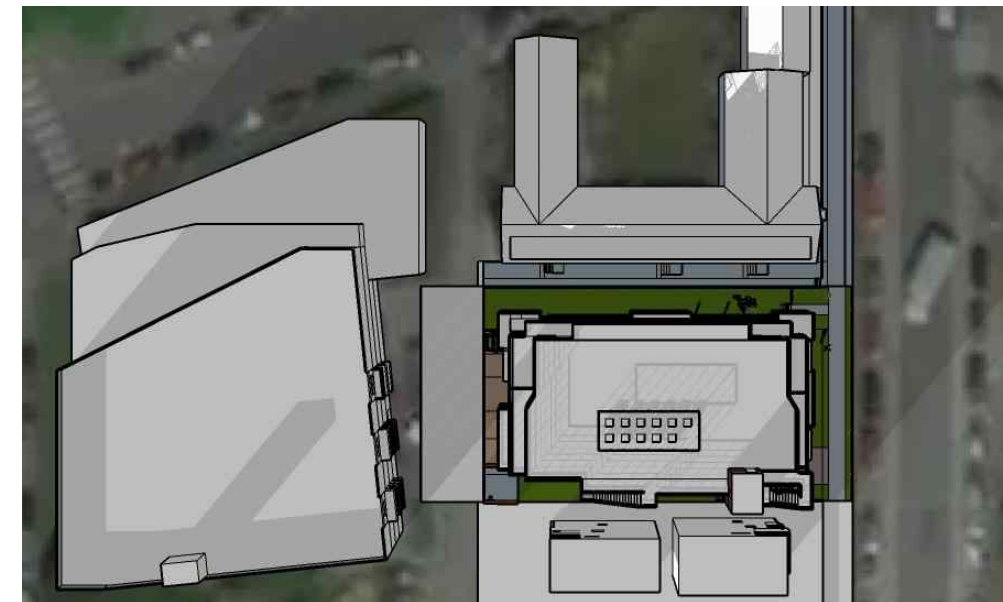
DESIGN A



DECEMBER 21, 9 AM



DECEMBER 21, NOON



DECEMBER 21, 3 PM

SHADOW STUDY

8.0 Architectural Massing Concepts

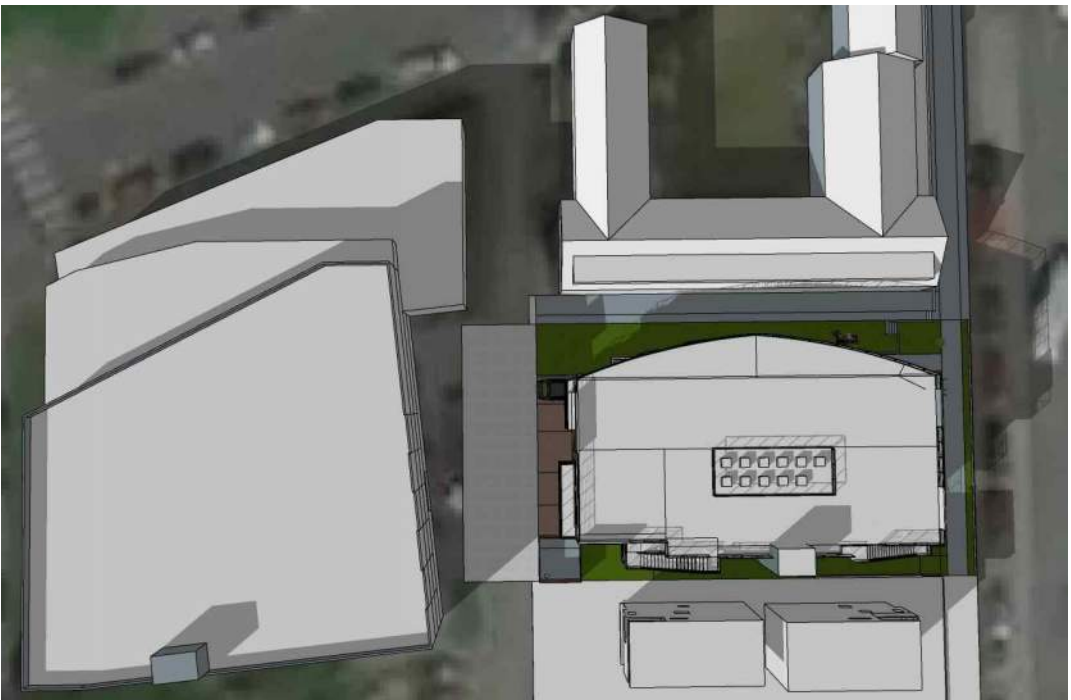
DESIGN B



MARCH / SEPT 21 9 AM



MARCH/ SEPT 21 NOON



MARCH/ SEPT 21 3 PM

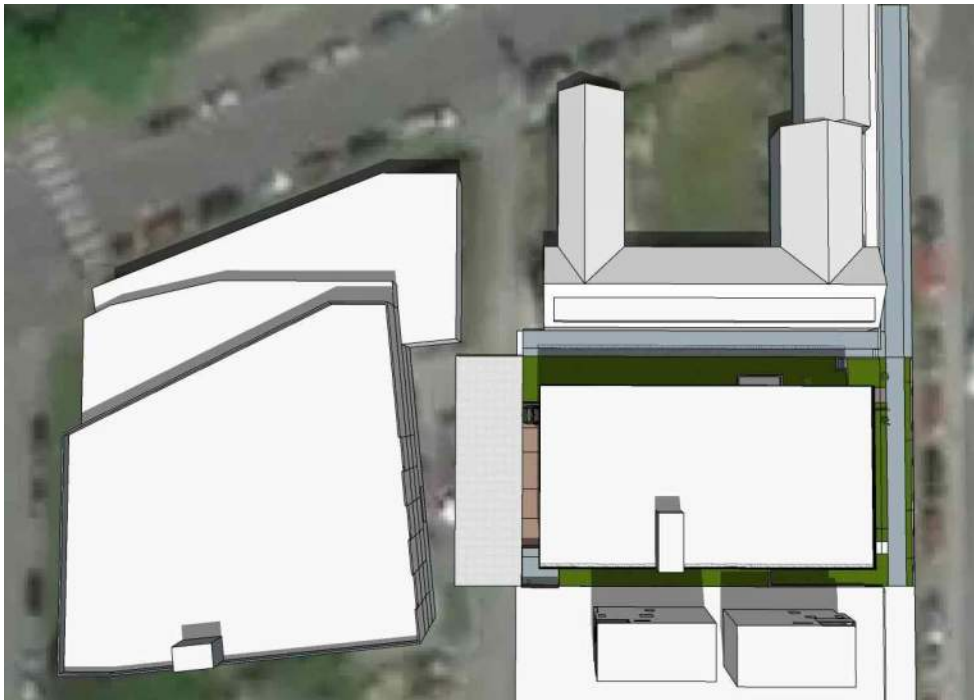
SHADOW
STUDY

8.0 Architectural Massing Concepts

DESIGN B



JUNE 21, 9 AM



JUNE 21, NOON



JUNE 21, 3 PM

SHADOW STUDY

8.0 Architectural Massing Concepts

DESIGN B



DECEMBER 21, 9 AM



DECEMBER 21, NOON

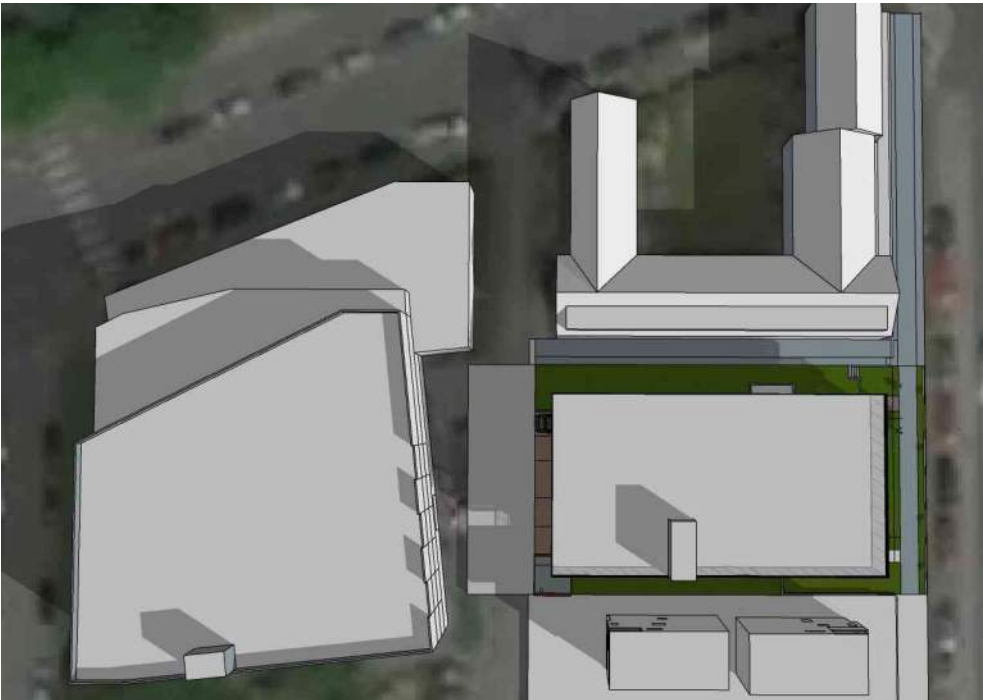


DECEMBER 21, 3 PM

SHADOW STUDY

8.0 Architectural Massing Concepts

DESIGN C



MARCH / SEPT 21 9 AM



MARCH/ SEPT 21 NOON

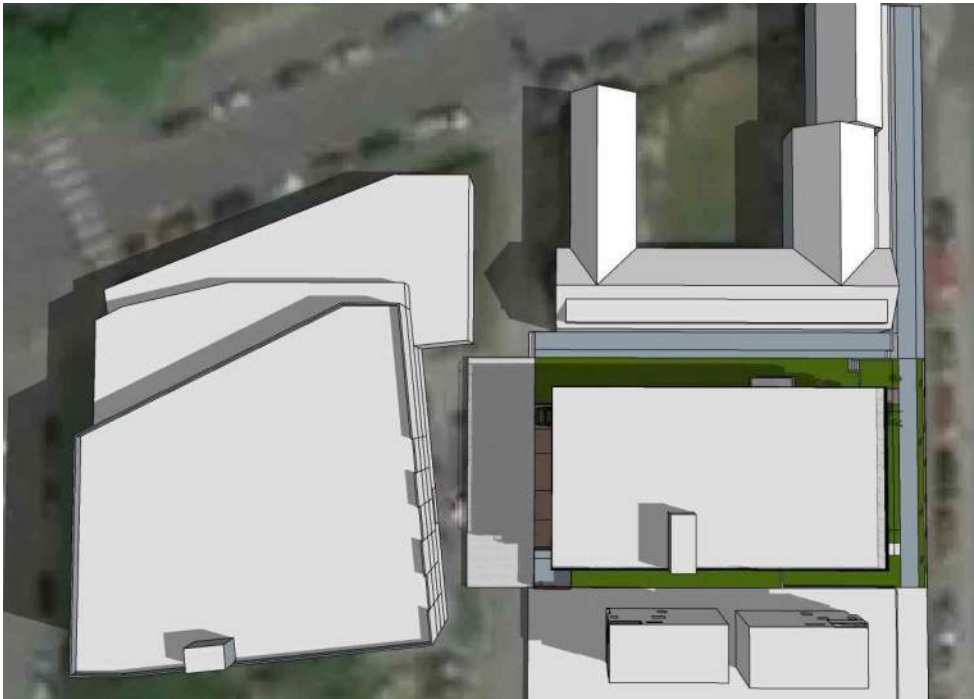


MARCH / SEPT 21 3 PM

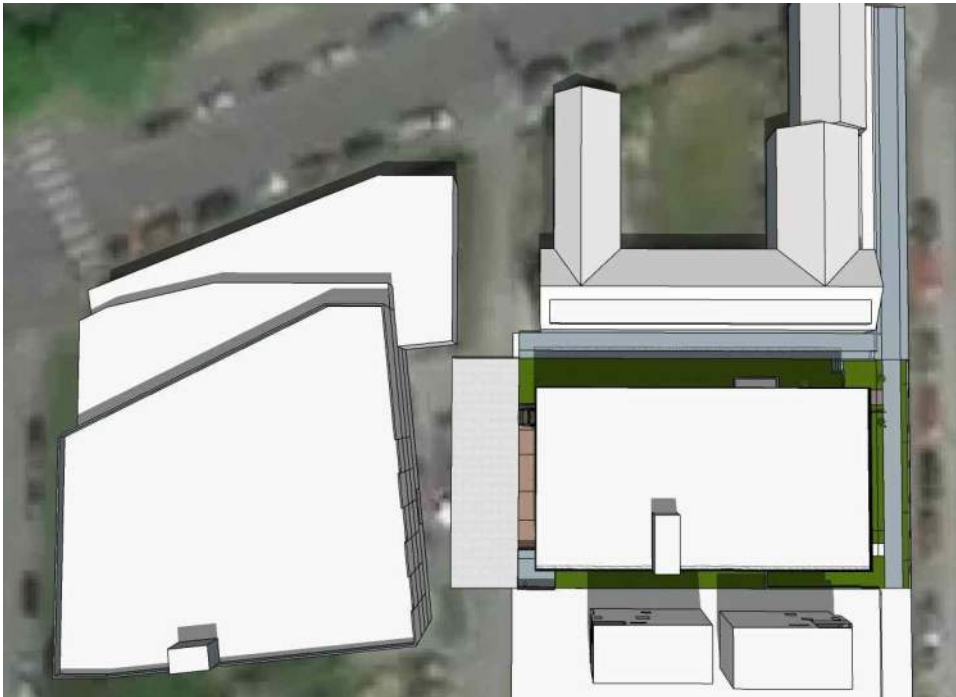
SHADOW
STUDY

8.0 Architectural Massing Concepts

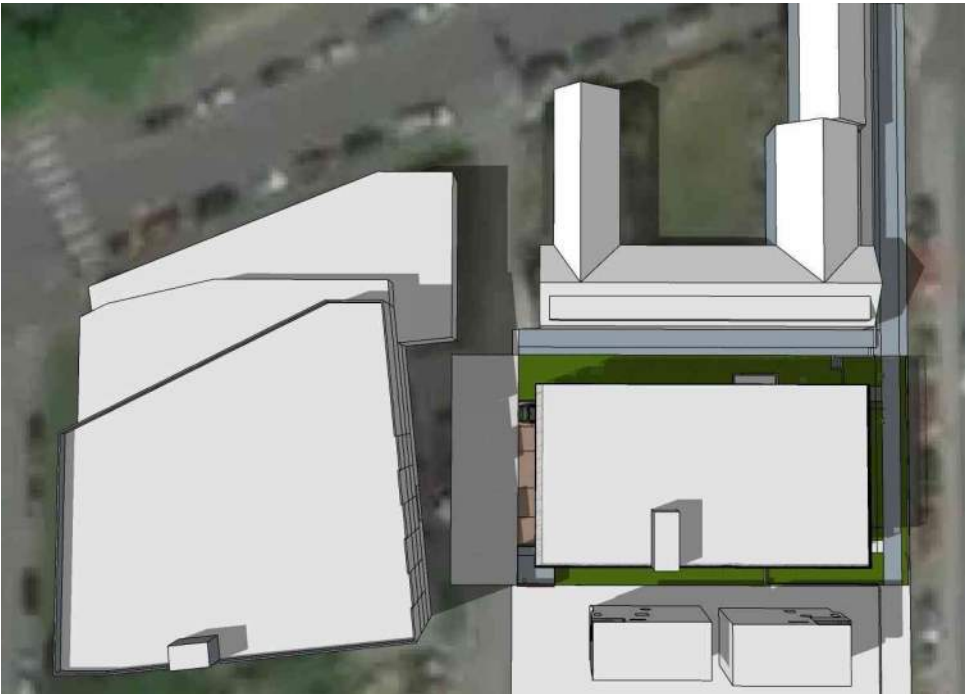
DESIGN C



JUNE 21, 9 AM



JUNE 21, NOON

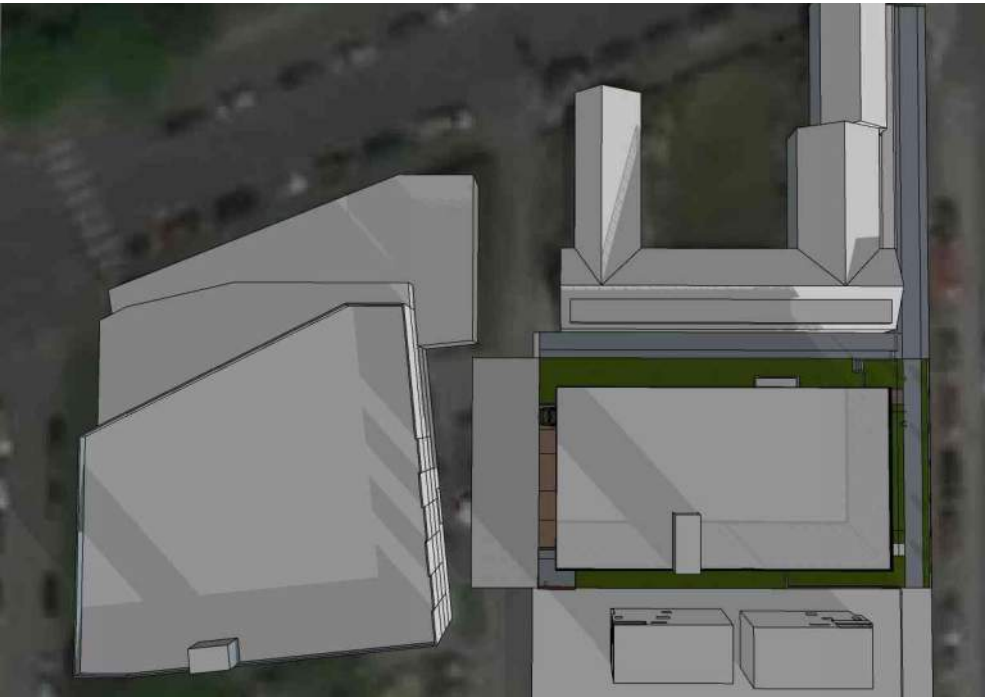


JUNE 21, 3 PM

SHADOW STUDY

8.0 Architectural Massing Concepts

DESIGN C



DECEMBER 21, 9 AM



DECEMBER 21, NOON



DECEMBER 21, 3 PM

SHADOW STUDY

8.0 Architectural Massing Concepts

REQUESTED DEPARTURE

CODE CITATION:
CODE REQUIREMENT:

SMC 23.45.527.B.1
The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line

PROPOSED DESIGN DEPARTURE:

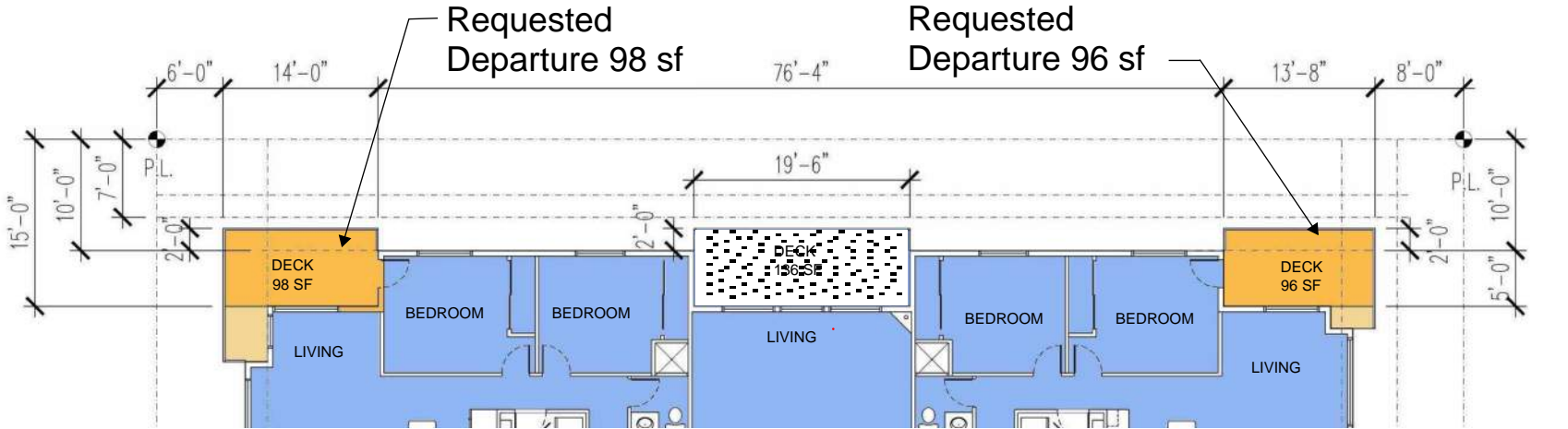
We are asking to be allowed to add decks at the NE and NW corners of the building. This would exceed the facade limit allowed within 15' of the side property line.

RATIONALE:

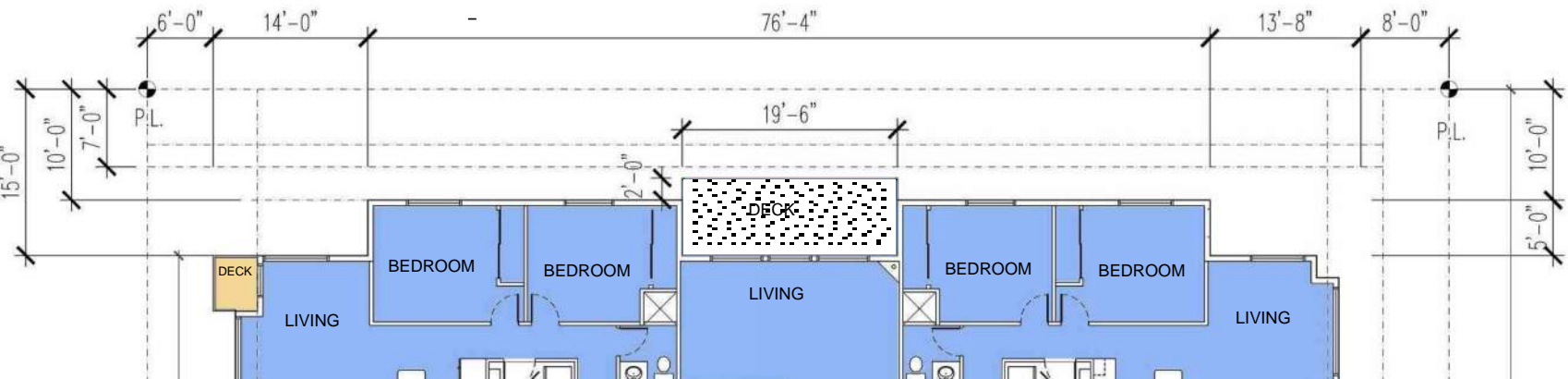
Per design guideline DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design

The idea behind this code is to avoid having a long flat walls facing an adjacent property. This wall is articulated by decks in the front, back and middle of the building. The decks are shown projecting two feet out from the building and recessed 5'. If the front and back deck where removed this would be in compliance. But we think the decks break up the side facade an adds to the character of the building and the livability of the units. The decks also add to the possibility of neighborhood interaction. The private decks will have glass guardrails reducing their visual mass to almost just the thickness of the deck floor and framing. The facade wall is 10' from the side lot line and the decks are 8' from th side lot line. The side setbacks are 5' minimum and 7' average minimum. So the side wall is 3' further back than required by setbacks.

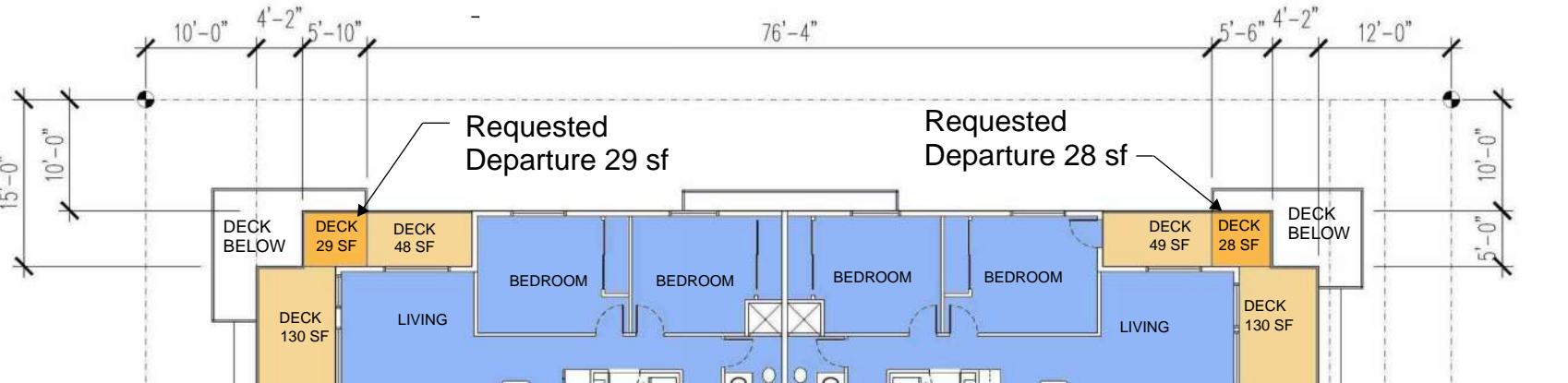
This departure would add 27' to the to the the facade within 15' of the side lot line of the allowed 76.7' for a total of 103.66' which is 35% over allowable. This departure would add 425 sf of deck space. No additional floor space would be added.



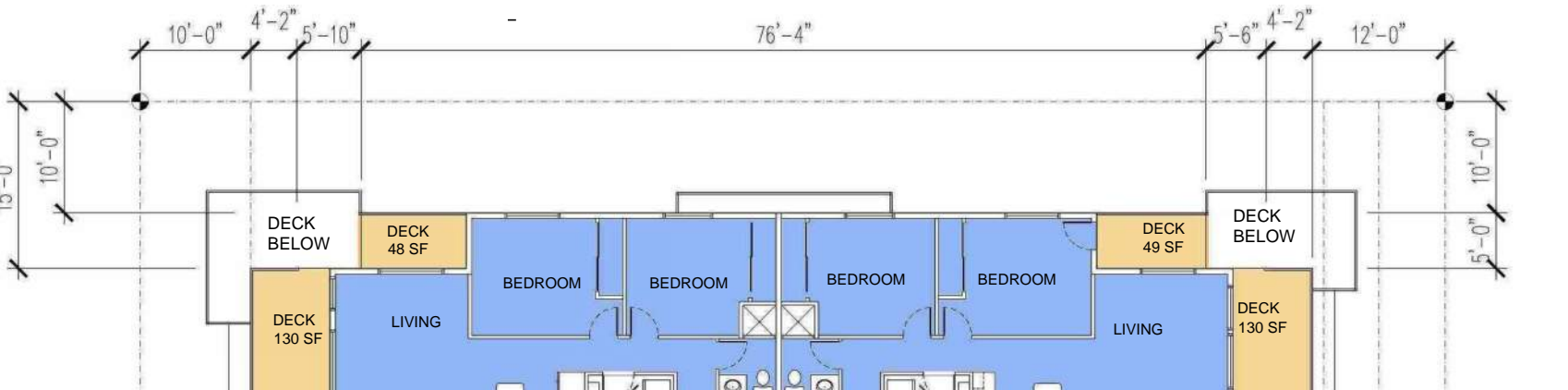
DESIGN A 2ND AND 3RD FLOOR DEPARTURE



DESIGN A 2ND AND 3RD FLOOR COMPLIANT



DESIGN A 4TH FLOOR DEPARTURE



DESIGN A 4TH FLOOR COMPLIANT