

DAWSON STREET FLATS.

5203 37TH AVENUE SOUTH.

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5203 37TH AVENUE SOUTH. 3609 SOUTH DAWSON STREET.



PROJECT DESCRIPTION.

Our proposed apartment building is located at the corner of 37th Ave S and S Dawson Street in Columbia City. It is in the LR2 zone and sited within the Columbia City Residential Urban Village. The property is comprised of two lots: 3609 S Dawson Street and 5203 37th Ave S. There is a duplex on each of the existing sites which will be removed as part of our project.

Our project will create 45 small efficiency dwelling units on four levels (three stories over a daylight basement). Auto parking is not required at this site and none will be constructed. We will provide ample secure bicycle storage and on-site facilities for laundry. There will be a large shared amenity area provided as well as individual balconies for most of the dwelling units.

There is no alley access at this site. All access will be taken from the adjacent streets.

PROJECT #.	3029728
LOT AREA.	10,120 SF
PROPOSED DWELLING TYPE.	APARTMENT (S.E.D.U.)
RESIDENTIAL UNIT #.	45 UNITS
FLOOR AREA.	13,000 SF ALLOWED = 13,156
BUILDING HEIGHT.	30' (3 STORIES)
PARKING.	NONE PROVIDED / REQ.

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9-BLOCK STUDY. SURROUNDING COMMUNITY.

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VICINITY MAP. LANDMARKS & TRANSPORTATION.

 BUS STOPS

 BIKE LANES

 SITE



1. COLUMBIA CITY FARMER MARKET



2. COLUMBIA CITY STATION



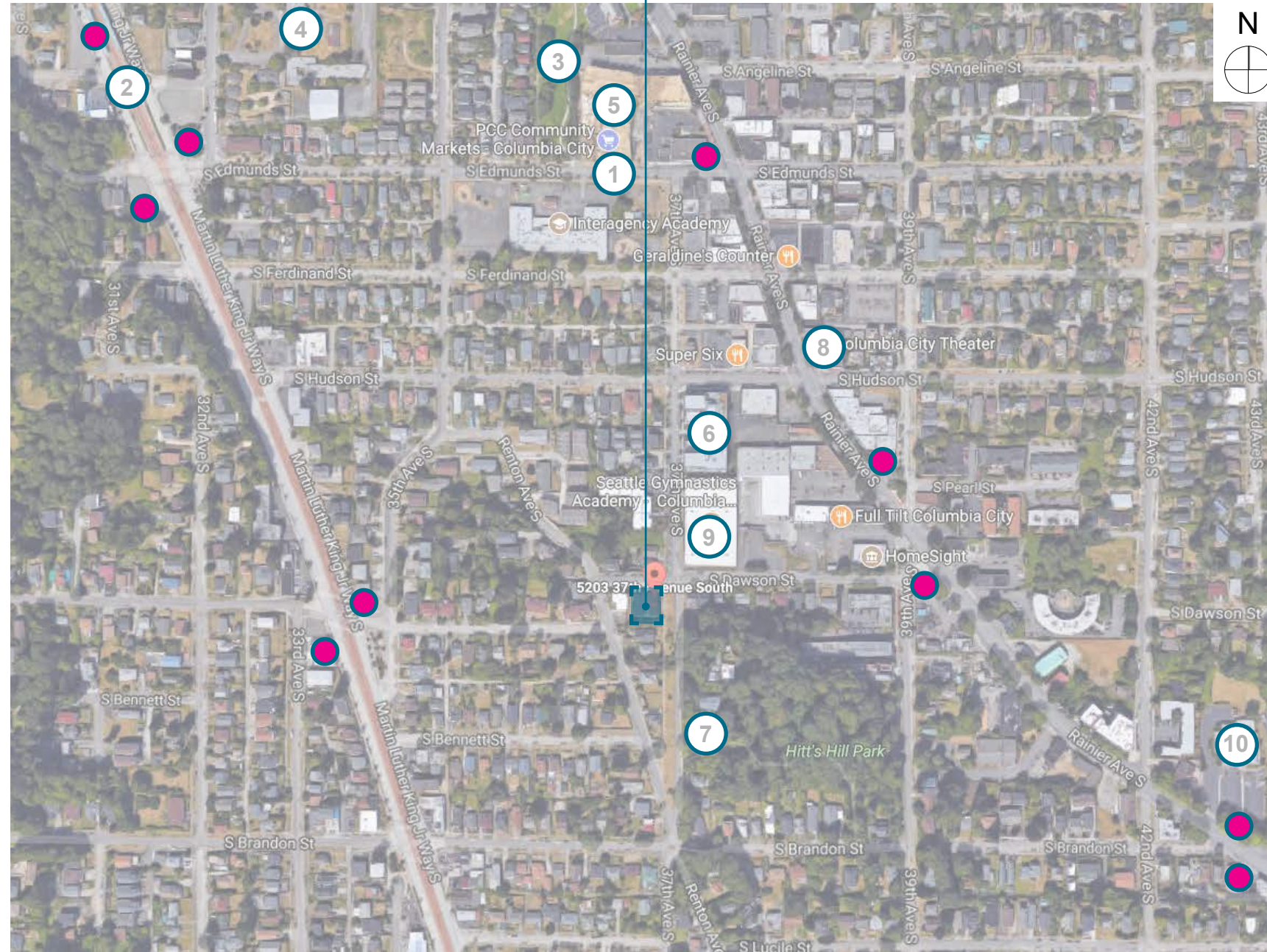
3. COLUMBIA PARK



4. CITY APARTMENTS



5. ANGE LINE APARTMENTS



VICINITY MAP.



6. GREENHOUSE APARTMENTS



7. HITT'S HILL PARK



8. TUTTA BELLA PIZZERIA



9. SEATTLE GYMNASTICS ACADEMY



10. RAINIER MEDICAL CENTER

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PROPOSED SITE CONDITIONS. SITE PLAN.

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LEGAL DESCRIPTION: PARCEL NO: 266050-0476

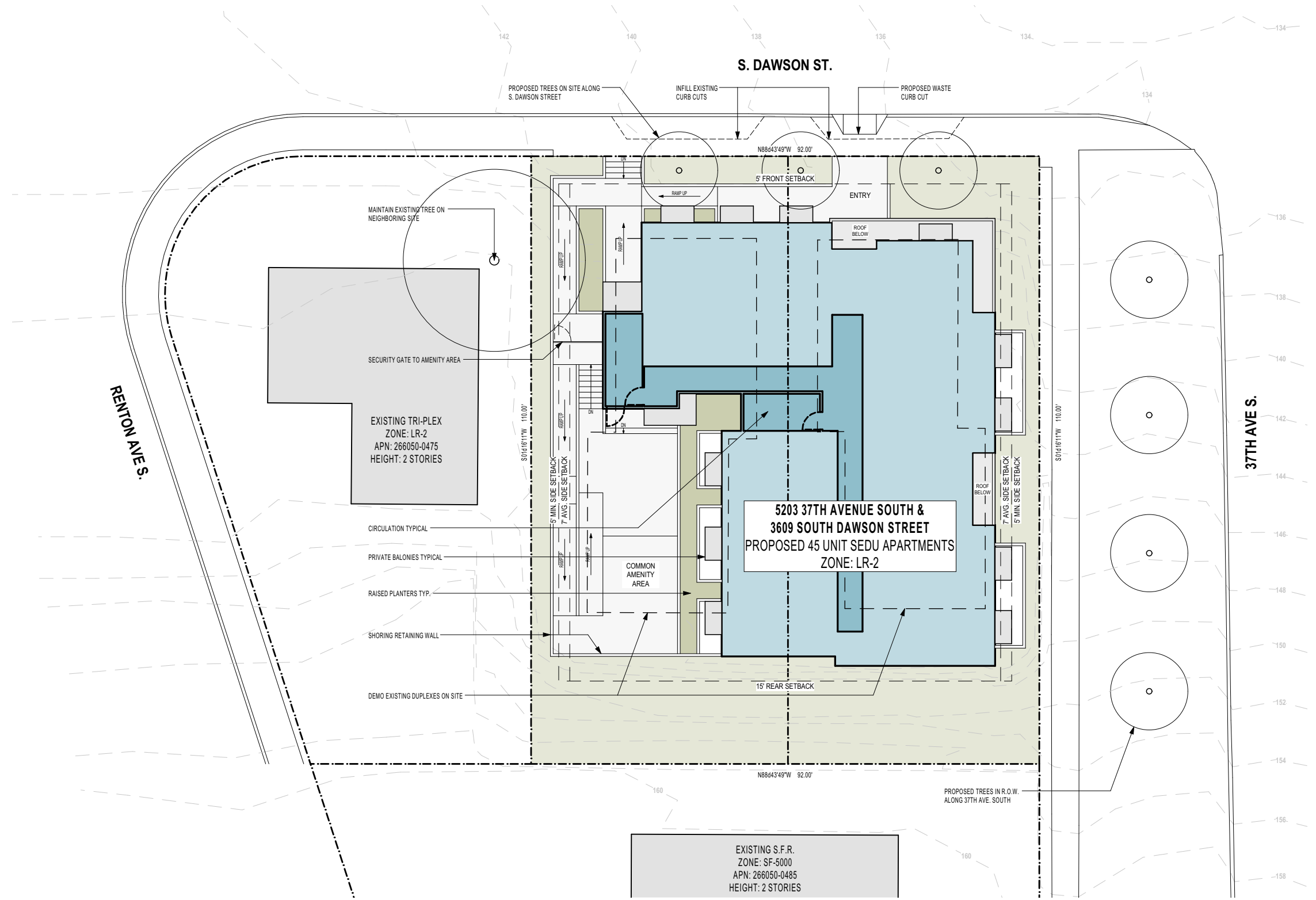
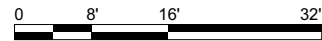
THE EAST 45.5 FEET OF LOT 35, FRYES ADDITION TO COLUMBIA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 20 FEET THEREOF FOR STREET.

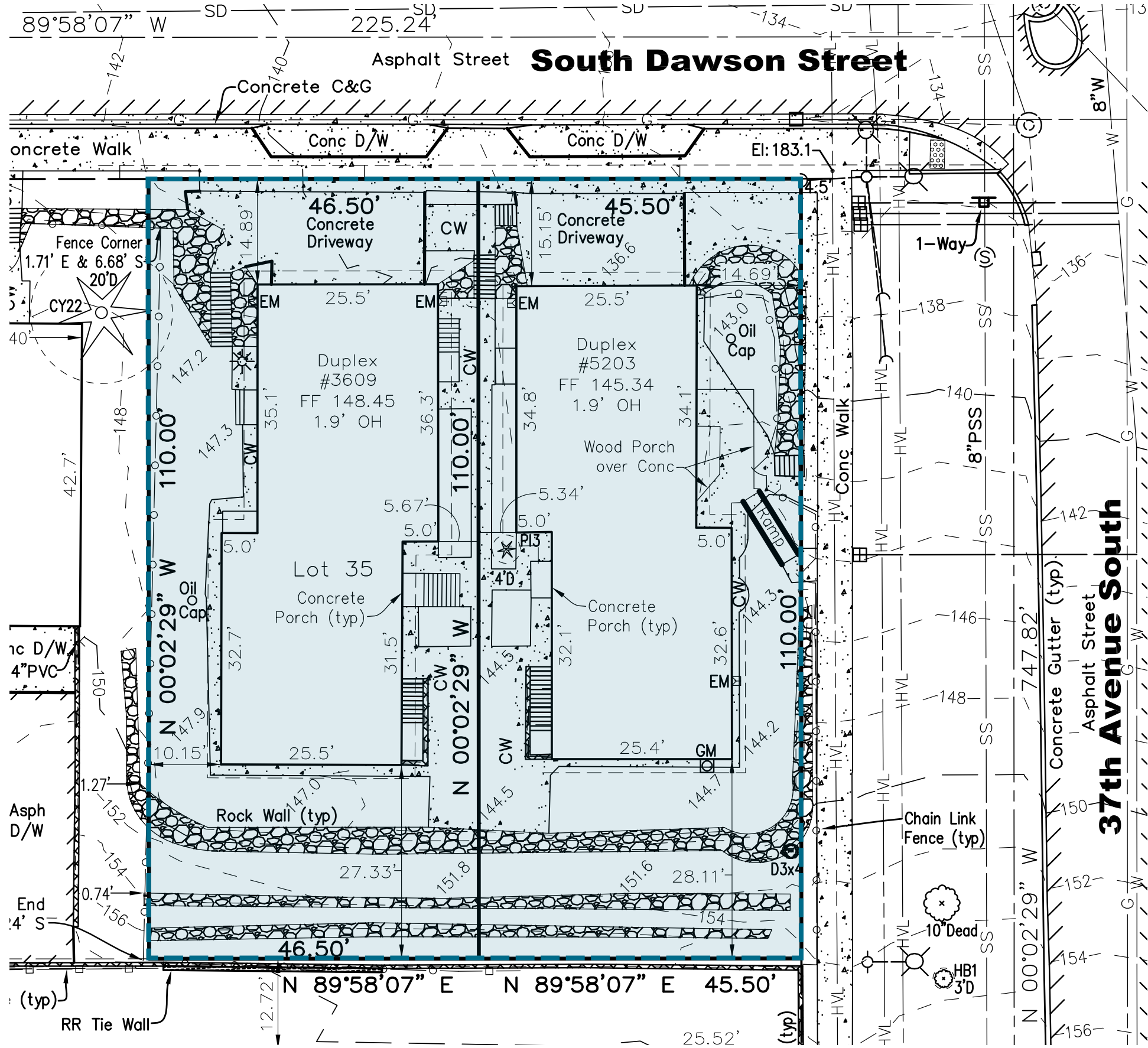
LEGAL DESCRIPTION: PARCEL NO: 266050-0477

THE WEST 46.5 FEET OF THE EAST 92 FEET OF LOT 35, FRYES ADDITION TO COLUMBIA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 20 FEET THEREOF FOR STREET.



**EXISTING SITE CONDITIONS.
SURVEY.**



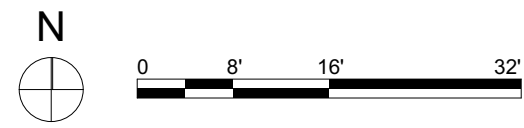
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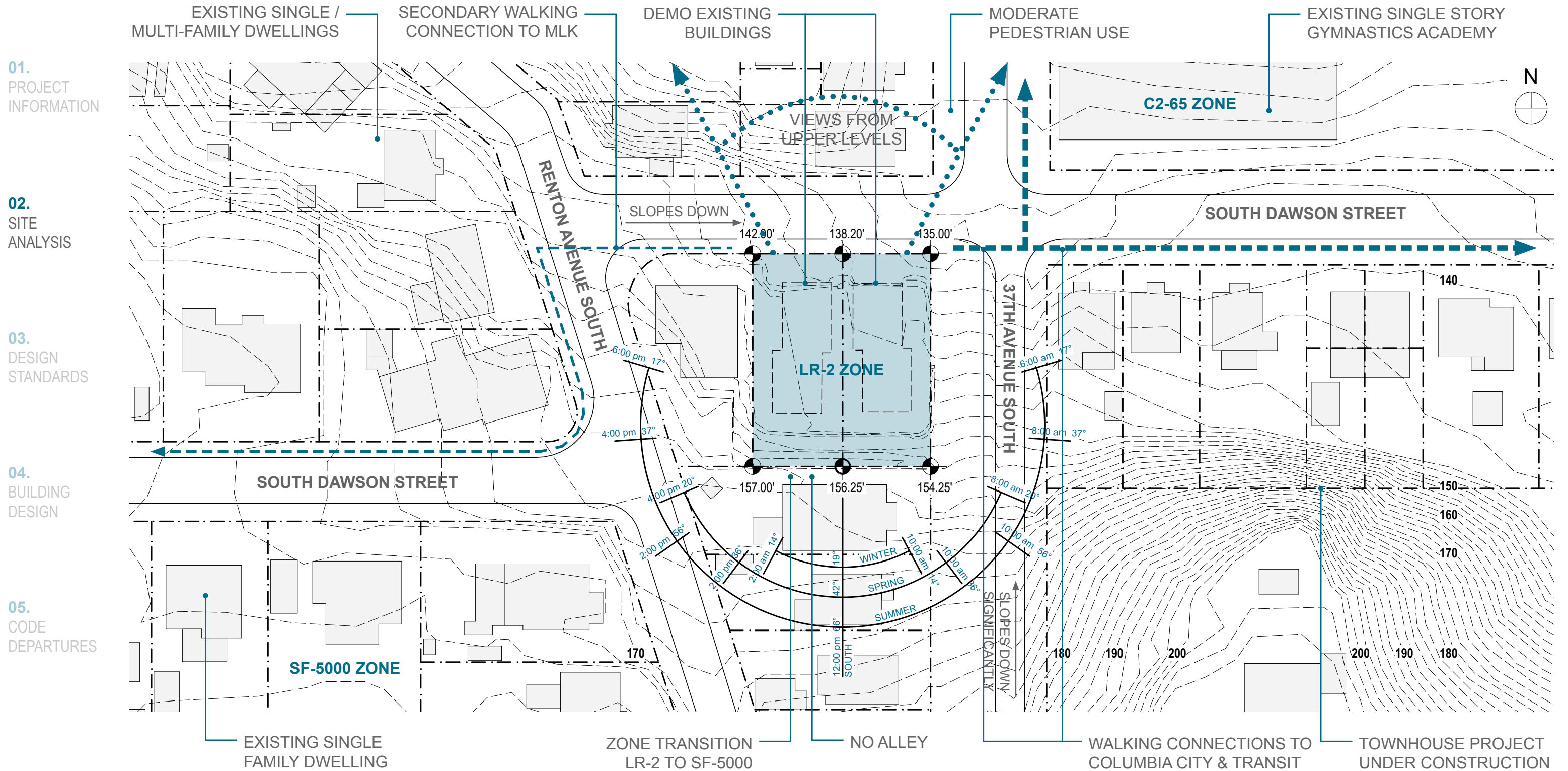
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OPPORTUNITIES & CONSTRAINTS.

IMMEDIATE AREA MAP.



VIEWS FROM THE SITE. SITE PHOTOS



1. 3609 - VIEW OF BACK YARD



2. 5203 - VIEW OF BACK YARD



3. VIEW BETWEEN DUPLEXES



4. 3609 - VIEW OF SIDE YARD



5. 5203 - VIEW OF SIDE YARD

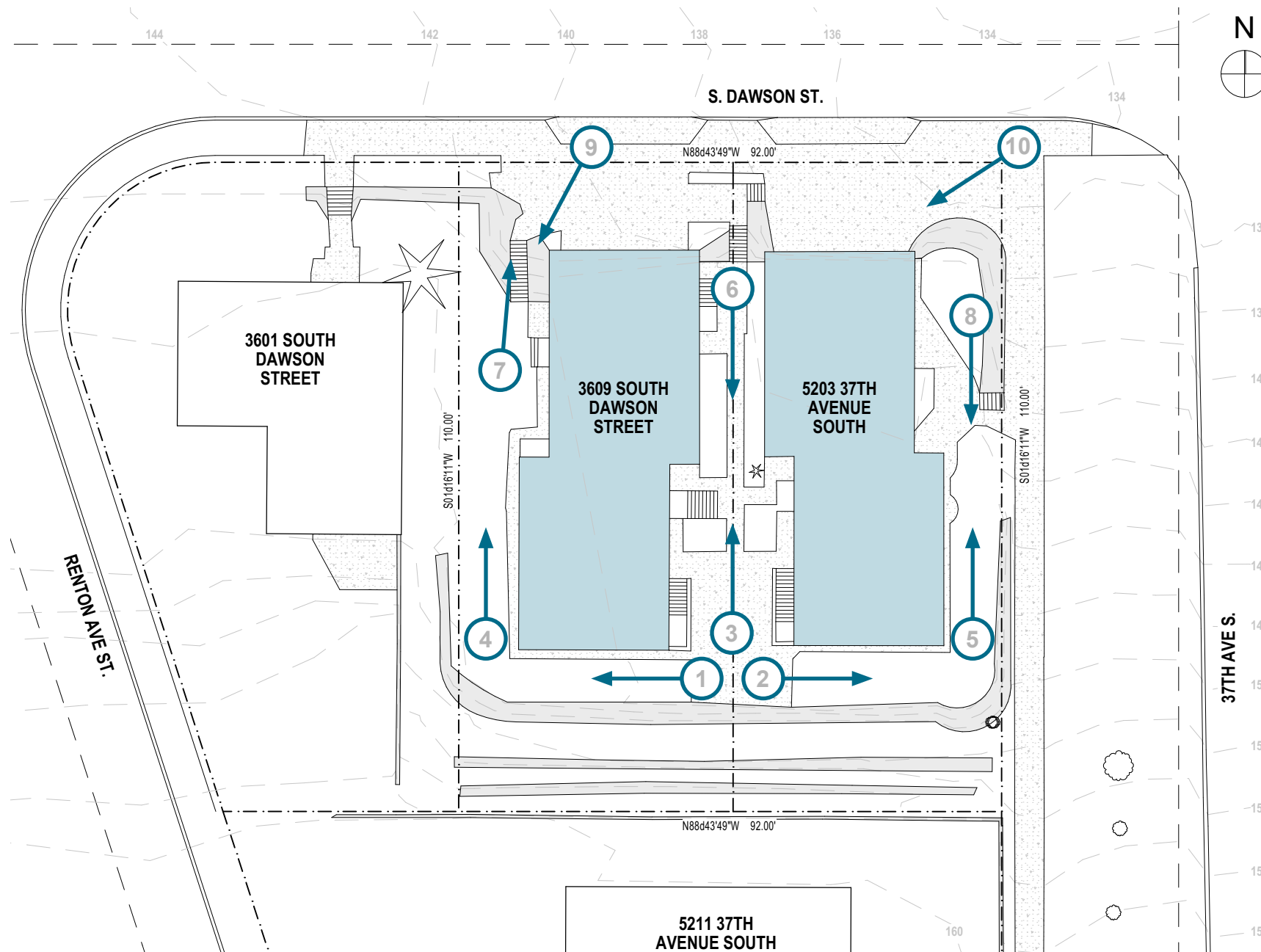


PHOTO KEY PLAN.



6. VIEW BETWEEN DUPLEXES



7. LOOKING NORTH FROM 3609



8. LOOKING SOUTH FROM 5203



9. VIEW OF EXISTING DUPLEX



10. VIEW OF EXISTING DUPLEX

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BLOCK FACE STUDY. 37TH AVENUE SOUTH.

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VIEW FROM 37TH AVENUE SOUTH. LOOKING EAST



VIEW FROM 37TH AVENUE SOUTH. LOOKING WEST

BLOCK FACE STUDY. SOUTH DAWSON STREET.



VIEW FROM SOUTH DAWSON STREET. LOOKING NORTH



VIEW FROM SOUTH DAWSON STREET. LOOKING SOUTH

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SUN / SHADOW STUDY.

IMPACTS ON SURROUNDINGS.

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MARCH 21ST. 9:00 AM



MARCH 21ST. NOON



MARCH 21ST. 3:00 PM



JUNE 21ST. 9:00 AM



JUNE 21ST. NOON



JUNE 21ST. 3:00 PM



SUN / SHADOW STUDY. IMPACTS ON SURROUNDINGS.

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DECEMBER 21ST. 9:00 AM



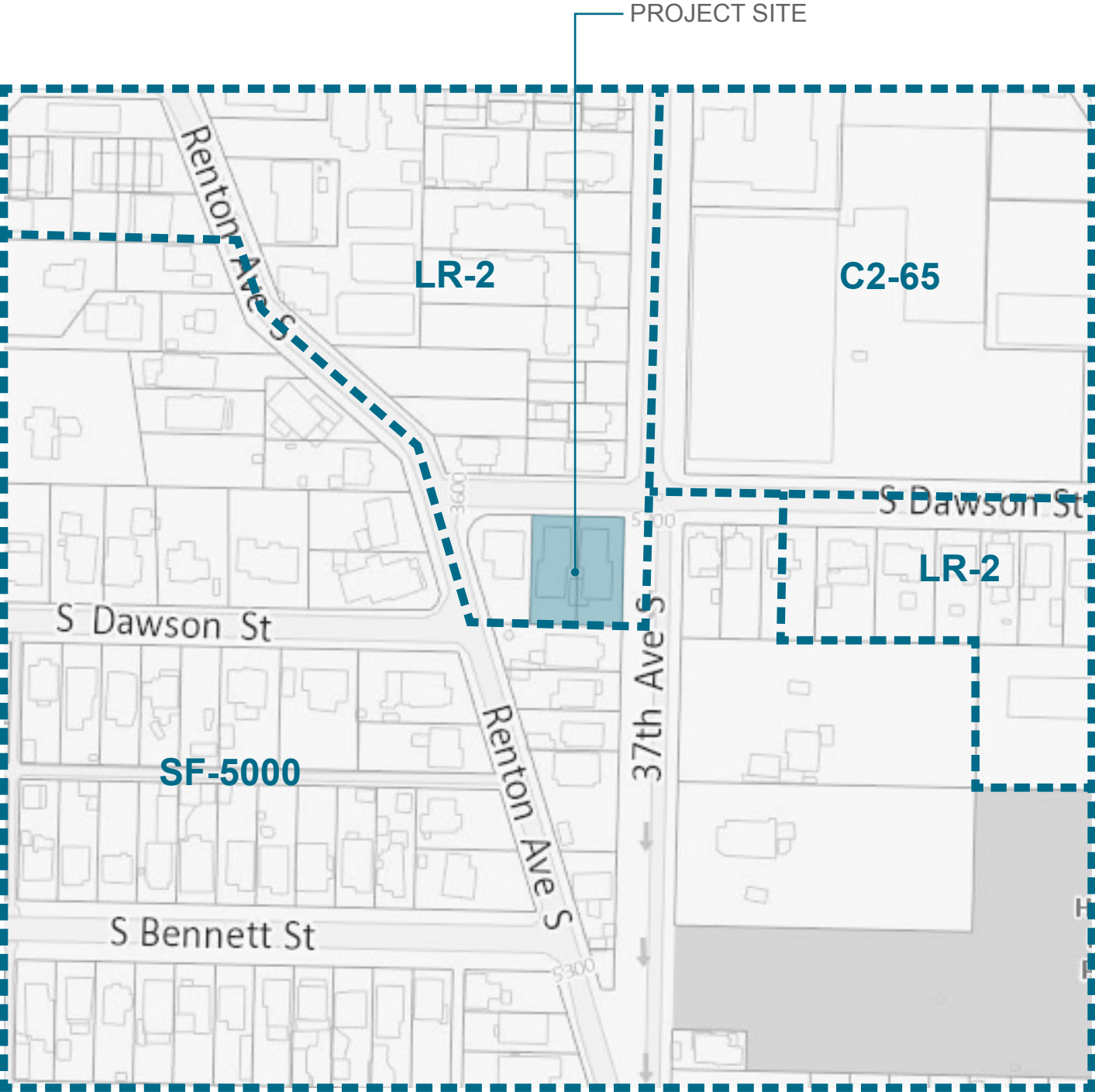
DECEMBER 21ST. NOON



DECEMBER 21ST. 3:00 PM

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CODE RESEARCH.
ZONING DATA.



Lot Area:	10,120 SF
Zoning:	LR-2
ECA:	N/A (SITE INCORRECTLY MAPPED AS STEEP SLOPE, EXEMPTION UNDERWAY)
Commercial Use:	N/A
Residential Use:	45 SEDU UNITS
FAR:	1.3 PER TABLE A 23.45.510 (TABLE B 23.45.510)
HEIGHT:	30' PER TABLE A 23.45.514 (TABLE B 23.45.514)
SETBACKS:	FRONT: 5' MINIMUM PER TABLE A 23.45.518 SIDES: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518 REAR: 15' PER TABLE A 23.45.518 (NO ALLEY)
PARKING:	NONE REQUIRED PER TABLE B 23.54.015 M
BICYCLE PARKING:	.75 BIKE PARKING SPACE PER SEDU UNIT PER TABLE D 23.54.015
AMENITY AREA:	25% OF LOT AREA, HALF OF WHICH IS REQUIRED AT GROUND LEVEL PER 23.45.522 A
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A.2

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DESIGN STANDARDS.

DESIGN NARRATIVE.

01. PROJECT INFORMATION

CS1: Natural Systems and Site Features

C.1 Land Form:

This site slopes down to the NE corner along both Dawson and 37th Ave. Dawson is the natural site entry due to existing grade and other factors. Our proposal responds to the land form by daylighting to the Dawson side for pedestrian and service access points. The remainder of the building is then set into the hillside as a way of reducing perceived mass.



02. SITE ANALYSIS

C.2 Elevation Changes:

While entry is taken from Dawson, the shared amenity space is oriented behind the building at the next level up. This helps maintain privacy for the amenity court and allows the dwellings to orient to the street.



CS2: Urban Pattern and Form

B.2. Connection to street:

It is clear from visiting the site that Dawson is the primary access street adjacent to this site. It is a major walking route from this site to the shops and restaurants of Columbia City, as well as transit access. The 37th Ave side of the site is much more residential and is quite a bit steeper. As such, we elected to orient dwelling units to this street face, but not to have direct pedestrian access on this side. Note that there is no planting strip along Dawson street, and that part of our preferred scheme is to provide a planting strip on our property to allow for street tree planting. We have also elected to site the building further back from Dawson in order to allow space for front entry and service functions and to better address the neighborhood context.



03. DESIGN STANDARDS

C.1. Corner Sites:

As mentioned above, we have determined that access from Dawson street is ideal for this building. In locating the building entry, we worked to get the building entry as close to the corner of the site as possible. This helps to focus activity and interaction at the most easily accessed portion of the site. Service entries are held as far west along Dawson as possible, so that there is a clear hierarchy between building access points.



04. BUILDING DESIGN

D.3 Zone transition:

The site to the south is a single family zone, with detached homes built on them.



05. CODE DEPARTURES

We have reduced the impact to this less intensive zone in the following ways:

- The required rear yard (adjacent to the SF zone) is 15'. We are increasing this setback distance to 17.75'.
- Height and bulk: Single family zoning height limit is 30'. The façade that faces this single family zone will be less than 30' in height in order to maintain consistency with a single family use.
- There is a significant grade change along the south border of our site, adjacent to the SF zone. The site to the south is about 14' higher than our proposed first floor elevation. Since the SF house perches above our site, which helps to reduce the impact of our proposed apartment building.
- This site really creates a transition from the single-family nature of 37th Ave, and the more heavily trafficked Dawson Street. Our concept is to keep the perceived bulk smaller on the south side of the site and express a taller façade along Dawson Street.
- Since we are north of the single family site, and below it, the proposed project will not cast any shadows on the lower-intensity zone.



D.5 Respect for Adjacent Sites:

Our preferred scheme orients dwellings toward the streets and toward our shared outdoor amenity space. Units on the south side of the building orient east and west, not to the south. This will help to protect the privacy of house to the south.

CS3: Architectural Context and Character

B.2. Evolving Neighborhoods:

Columbia City is a part of Seattle undergoing a significant transformation. There are many newly renovated older structures on and around Rainier, but the neighborhood around Columbia City is being redeveloped at a rapid rate. Our project utilizes more contemporary forms, but will be modulated in such a way as to relate better to the single family structures to the south and west of our site.



PL1: Connectivity

B.1 Pedestrian Infrastructure:

After visiting the site, we have concluded that the best pedestrian access for the site is from S Dawson Street. Dawson is a natural pedestrian connector to services and local amenities which this project will rely on. 37th Ave is a very steep incline and feels like a smaller-scale connection to the residential neighborhood to the south.





C.1 Selecting Activity Areas:

Our proposed at-grade amenity space is oriented to the south in order to provide better solar exposure.

PL2: Walkability

A.1. Access for All:

Dwelling units and in-building services are located at the ground level will be fully accessible. The entry sequence from S Dawson Street provides the most easily accessed connection from the neighborhood possible. An outdoor ramped pathway will provide connection from the ground level to the outdoor amenity area at the SW portion of the site.

B.1 Eyes on the Street:

By orienting dwellings to the street, we help to ensure a sense of security for all building occupants.

B.2 Lighting for Safety:

Lighting will be provided along all exterior pathways and access points in order to create a safe and secure environment.

C1 Location and coverage (weather protection):

All building entries will be provided with generous overhead weather protection.

PL3: Street Level Interaction

A.1.c Common Entries to multi-story Buildings:

This building will have two entry points along S Dawson Street: The main entry will be clearly identified by location (near the corner), size (width-appropriate), weather protection and signage. The secondary entry will be set back from the street and will be used for service functions, such as bicycle storage and required exiting.

B.1 Security and Privacy:

The building entry will provide security and privacy by being set back from the sidewalk and through the use of low entry walls and landscaping. Ample overhead lighting and direct sightlines into and out of the building (from the entry) will help make this entry feel more secure to occupants and visitors.



DC2: Architectural Concept

A.1 Site Characteristics and Uses:

We have arranged the massing of our building to take advantage of the street corner, orienting as many of the dwellings as possible to the street. The "L" formed by this arrangement creates a perfect location for our at grade amenity space at the rear of the site.

A.2 Reduce Perceived Mass:

The facades of the building are broken into blocks, each of which is roughly the size of an average single family house façade. This helps create a sympathetic transition from the commercial areas north of the site to the single family areas to the south and west.

DC4: Exterior Elements and Finishes

A.2 Climate Appropriateness:

From a form standpoint, we are proposing shed roof overhang on this building, which will provide protection to all exterior materials. Overhangs are also in keeping with neighboring single family dwellings. Wall materials will be selected to be both sympathetic with surrounding context and to weather well in our climate. Materials will likely include painted fiber cement cladding in panel and lap application, as well as some stained wood materials in more protected areas. We are proposing private exterior balconies on many of the dwelling units. The deck materials and railings will be of a high-quality material (metal) and finish (high-grade paint finish).

C.1 (Lighting) Functions:

Lighting will be used to enhance safety and security at all building access points. We will also use lighting to demarcate the main entry via recessed canopy lighting and potentially some wall-mounted lighting as well.

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OPTION 1.

DESIGN NARRATIVE / RENDERING.

01. PROJECT INFORMATION

CODE COMPLYING DESIGN:

This option is organized around an entry court / amenity area at the second level of the building, oriented to the east - toward 37th Ave S. The building forms an L on the north and west sides of this entry/amenity space. Many of the dwellings face north toward Dawson Street. Several dwellings orient to the west toward a side yard and the rest of the units orient south, toward the amenity court. This is a code-complying scheme, with no required departures.

02. SITE ANALYSIS

POSITIVES:

- Complies with zoning code requirements
- The amenity court takes advantage of southern exposure.

03. DESIGN STANDARDS

NEGATIVES:

- Entry from 37th Ave S means a significant hike up from Dawson Street, which is the natural entry street.
- Dwellings orienting to south will have negative privacy impacts on neighboring home (on site to the south).
- Many dwellings are organized along the west side, which will have negative impacts to the neighbor to the west.
- North façade is bulky and imposing on Dawson Street.
- The shared amenity area does not have good privacy protection, as it is open to the street.

04. BUILDING DESIGN

05. CODE DEPARTURES



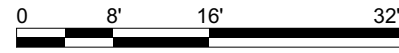
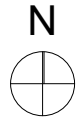
VIEW FROM ACCROSS 37TH AVENUE SOUTH.



VIEW FROM ACCROSS SOUTH DAWSON STREET.



AERIAL OF ENTRY / AMENITY AREA.



OPTION 1. FLOOR PLANS.

S. DAWSON ST.



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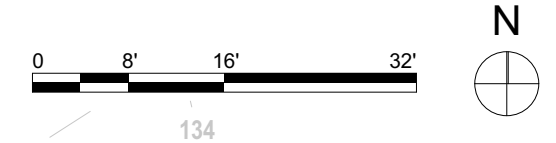
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37TH AVE S.

RENTON AVE S.

GROUND FLOOR PLAN.

OPTION 1.
FLOOR PLANS.



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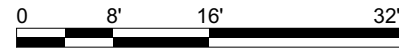
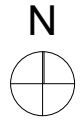
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FIRST FLOOR PLAN.



OPTION 1. FLOOR PLANS.



SECOND FLOOR PLAN.



THIRD FLOOR PLAN.

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OPTION 2. DESIGN NARRATIVE / RENDERING.

01. PROJECT INFORMATION

CORNER OPEN SPACE DESIGN:

This option is organized around an amenity area located at the northeast corner of the site. The building takes entry from Dawson Street runs adjacent to the amenity area. Service functions are relegated to the west portion of the site. Dwellings are laid out along a double-loaded east/west corridor, but some of the dwellings are organized over the top of the building entry along the west side of the site.

02. SITE ANALYSIS

POSITIVES:

- Entry taken from Dawson, which is the natural entry façade.

NEGATIVES:

- Many dwellings are oriented to the south will have negative privacy impacts on neighboring home (on site to the south).
- Shared amenity area is on the north side of building and will be in shade most of the time.
- The shared amenity area is VERY exposed to both streets, privacy for users will be a concern.
- Many dwellings are organized in close proximity to the west property line, which will have negative impacts to the neighbor to the west.
- Requires departures for side façade length (west side), and upper level setback (37th Ave side).

03. DESIGN STANDARDS

04. BUILDING DESIGN

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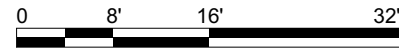
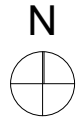
VIEW FROM ACCROSS SOUTH DAWSON STREET.



VIEW FROM ACCROSS 37TH AVENUE SOUTH.



AERIAL OF ENTRY / AMENITY AREA.



OPTION 2. FLOOR PLANS.

S. DAWSON ST.



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37TH AVE S.

GROUND FLOOR PLAN.

OPTION 2.
FLOOR PLANS.

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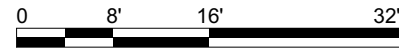
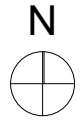
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FIRST FLOOR PLAN.



OPTION 2. FLOOR PLANS.



SECOND FLOOR PLAN.



THIRD FLOOR PLAN.

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OPTION 3.

DESIGN NARRATIVE / RENDERING.

01. PROJECT INFORMATION

PREFERRED DESIGN:

The preferred design orients the maximum number of dwellings to the street, and creates a protected, south facing courtyard for the shared amenity area at the southwest corner of the site. The building is entered from Dawson Street, which is the natural entry façade. Services are at the lower (accessible) level and organized around a secondary entry, which also provides an excellent access for bicycle storage.

02. SITE ANALYSIS

POSITIVES:

- Entry taken from Dawson, which is the natural entry façade.
- All but three dwellings per floor orient to the street, activating the façades along both 37th Ave and Dawson Street.
- The three dwellings per floor that do not face the street are oriented toward the common amenity area and are much further from the west property line than our other options – helping to protect privacy for the neighbor to the west.
- The privacy of the neighbor to the south is protected since the dwellings do not face south. Windows along this façade can be dramatically reduced in order to ensure a neighbor-friendly design.
- The shared amenity space is oriented to the south and the west, perfect for outdoor use.
- The shared amenity space is also more protected from vandalism and abuse due to the fact that it is orientation behind the building.

03. DESIGN STANDARDS

NEGATIVES:

- Requires a minimal departure for upper level setback along 37th Ave S.

04. BUILDING DESIGN

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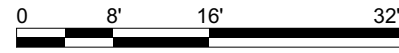
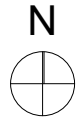
VIEW FROM ACCROSS 37TH AVENUE SOUTH.



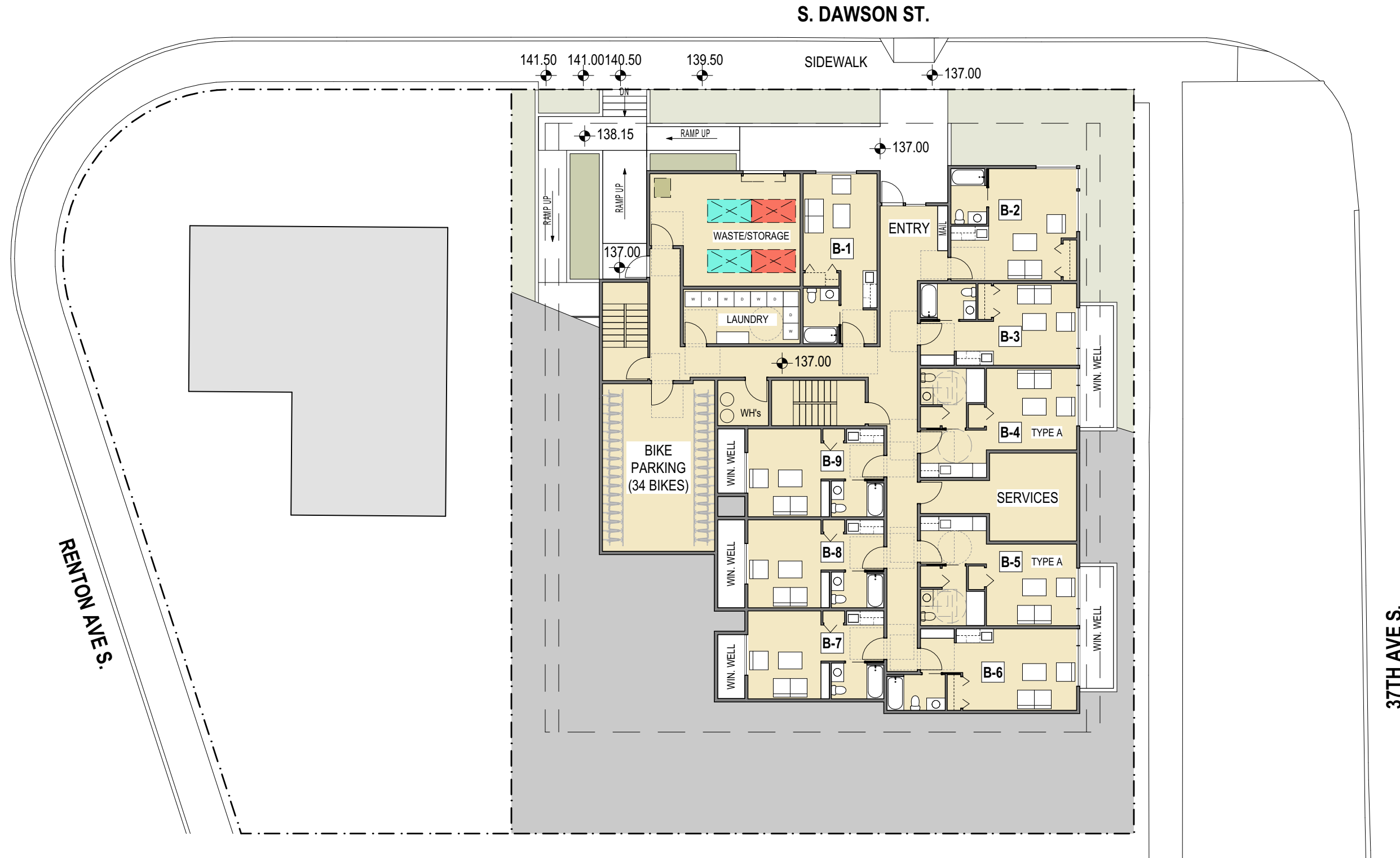
VIEW FROM ACCROSS SOUTH DAWSON STREET.



AERIAL OF ENTRY / AMENITY AREA.



OPTION 3. FLOOR PLANS.



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GROUND FLOOR PLAN.

OPTION 3. FLOOR PLANS.

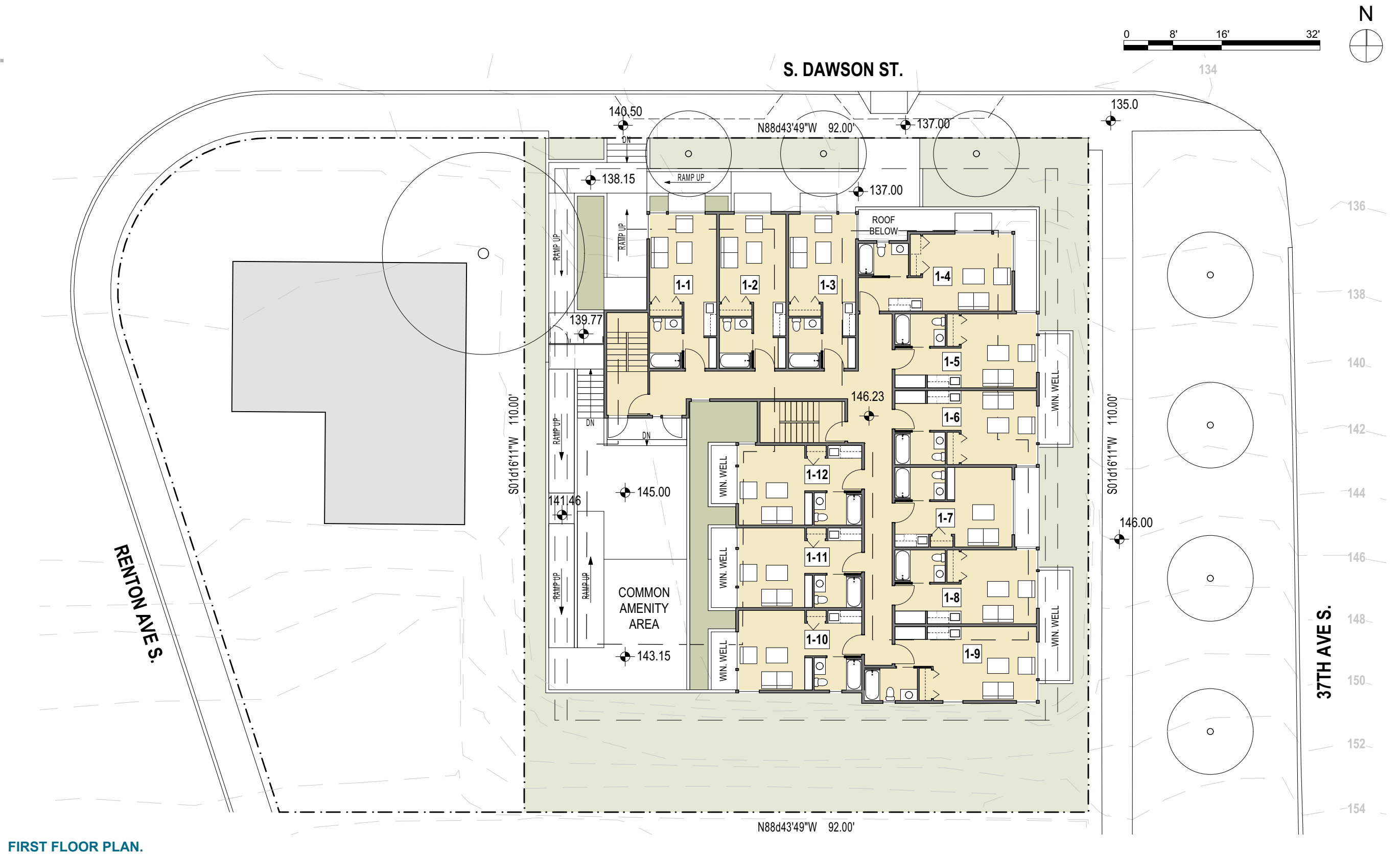
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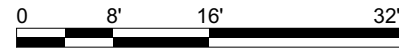
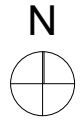
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FIRST FLOOR PLAN.



OPTION 3. FLOOR PLANS.



SECOND FLOOR PLAN.



THIRD FLOOR PLAN.

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OPTION 1.
CODE CONFORMING DESIGN.

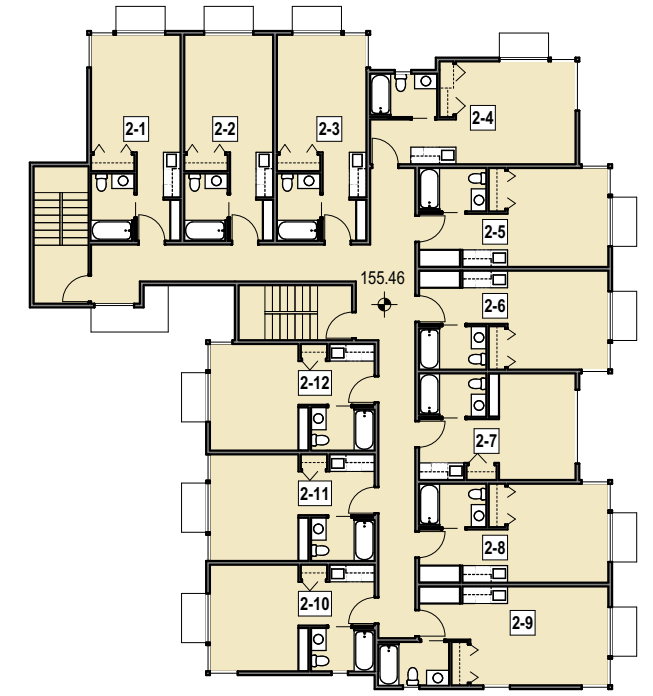
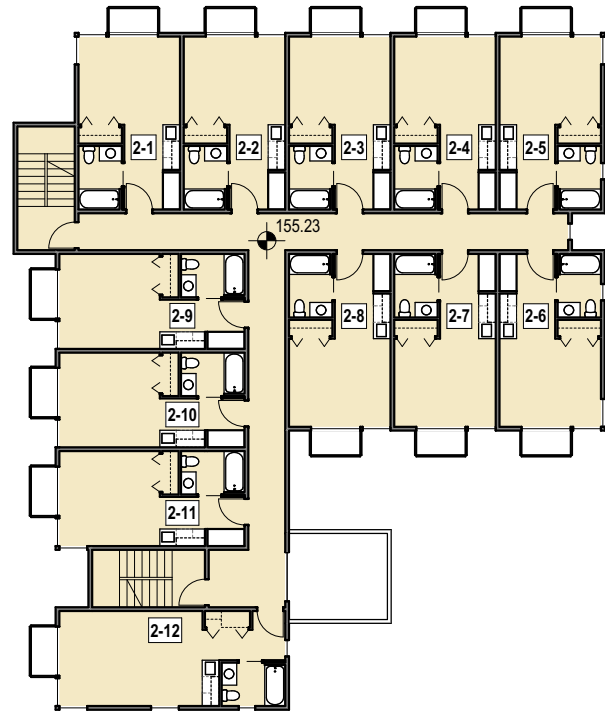
OPTION 2.
CORNER OPEN SPACE DESIGN.

OPTION 3.
PREFERRED DESIGN.

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PROPOSED DEPARTURES. UPPER LEVEL SETBACK.

UPPER LEVEL SETBACK - DEPARTURE REQUEST.

23.45.518.L.1 - Code text: For structures with a 30 foot height limit according to Table A for 23.45.514, the upper-level setback requirement is 12 feet above a height of 34 feet. The land use-code requires that the upper level setback be applied to both street frontages (Dawson and 37th Ave frontages). The entire frontage of the north side of our proposed building (adjacent to Dawson Street) will comply with this upper level setback requirement. 75% of the east frontage of the building (adjacent to 37th Ave S) will comply with this requirement as well.

Departure request: We are requesting that the upper level setback be reduced from 12' to 7', only along a portion of the street frontage of the building along 37th Ave S. DR guidelines in support of proposed departure:

CS2.C.1: Relationship to block, Corner Sites: Additional vertical elements adjacent to this corner site would enhance the transition from the single family to the multifamily zones. Presenting a low profile on the south side of the site helps to soften the impact of our building on the single-family neighbor to the south. Presenting a higher profile closer to Dawson helps reinforce that this is a multi-unit structure and is a transition point between zones.

CS2.A.2: Architectural Presence: While this is not a "high profile" building site, this building will have an important role in helping to reinforce the development patterns that are taking place in Columbia City. Reduction of the upper level setback requirement will allow us to help "contribute to a strong street edge" at this location, enhancing the public realm.

CS2.B.1: Site Characteristics: 37th Ave presents a unique condition in that there is a lot of distance between the property line and the street (at least 32'). Having a bit more vertical mass adjacent to this wide sidewalk/planting strip area is a completely appropriate response to this unusual condition.

DC2.B.1: Façade Composition. We feel that it is important to break the street facing façades into smaller blocks in order to help create elements that are more in scale with the surrounding single family dwellings. Part of our massing concept is to create vaulted rooflines in discreet portions of the facade in order to provide roofline variation. Vertical variation helps to reinforce these massing blocks of the building, and provides a more animated building façade. This departure would allow us to establish the visual rhythm that works well at this site, allowing us to "consider the composition and architectural expression of the building as a whole."

3D REPRESENTATION OF DEPARTURE.



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EAST ELEVATION.



NORTH ELEVATION.

INFORMING DESIGN. DESIGN PRECEDENTS.

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NEIGHBORING CONTEXT.



NEIGHBORING CONTEXT.



OVERHANGS & MATERIALS.



MATERIAL VARIATION.



FORM.



FORM.



OVERHANGS & MATERIALS.

DAVID VANDERVORT ARCHITECTS.
MULTI-FAMILY WORK SAMPLES.



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