

DAWSON STREET FLATS.

5203 37TH AVENUE SOUTH.

ARCHITECT:

DAVID VANDERVORT ARCHITECTS

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PROPERTY OWNER:

DENIZEN DEVELOPMENT.

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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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AERIAL PHOTO. LANDMARKS & TRANSPORTATION.

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1. COLUMBIA CITY FARMER MARKET

02.
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2. COLUMBIA CITY STATION

03.
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3. COLUMBIA PARK

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BUILDING
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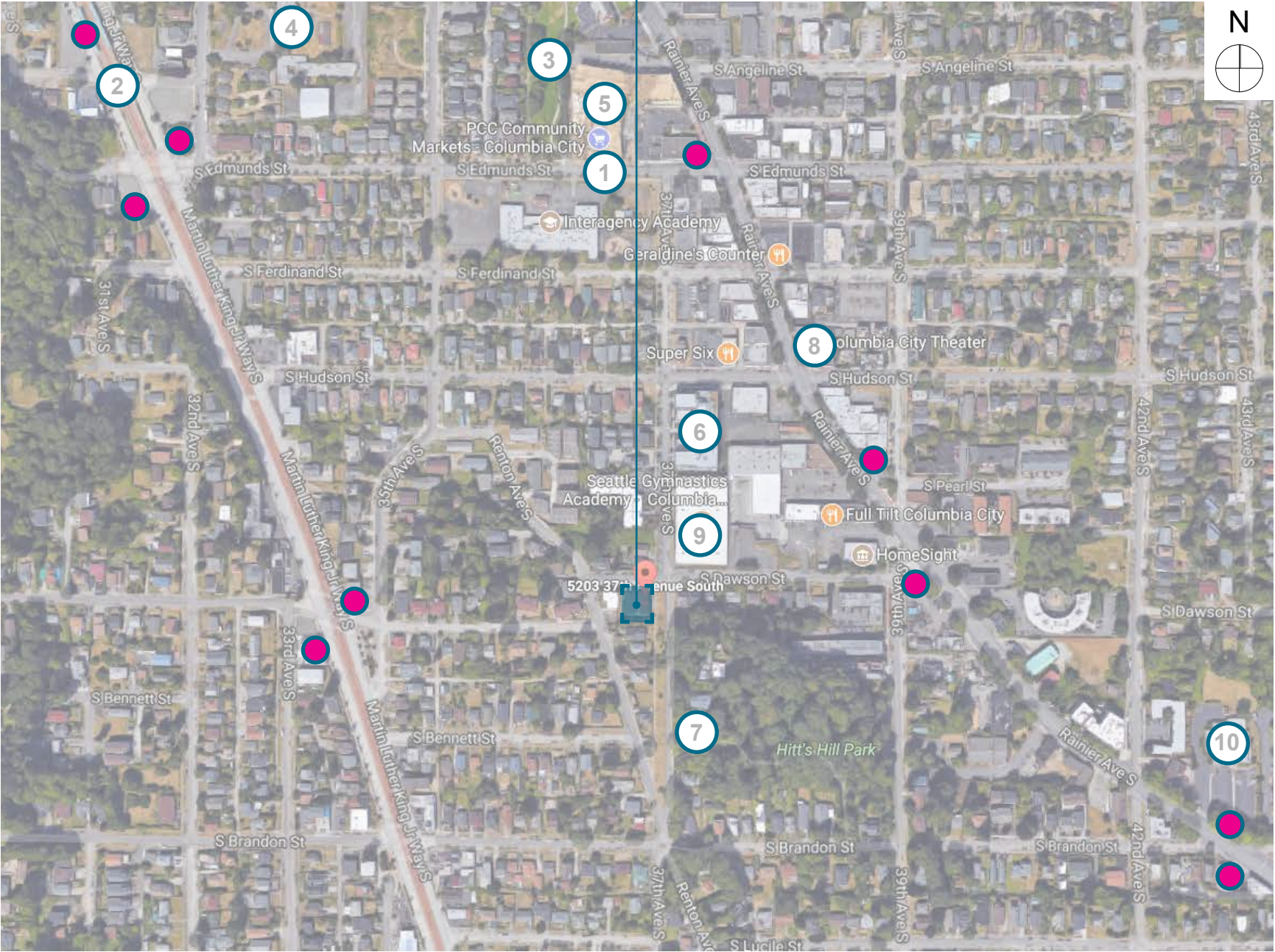
4. CITY APARTMENTS

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5. ANGELINE APARTMENTS

BUS STOPS BIKE LANES SITE



VICINITY MAP.



6. GREENHOUSE APARTMENTS



7. HITT'S HILL PARK



8. TUTTA BELLA PIZZERIA

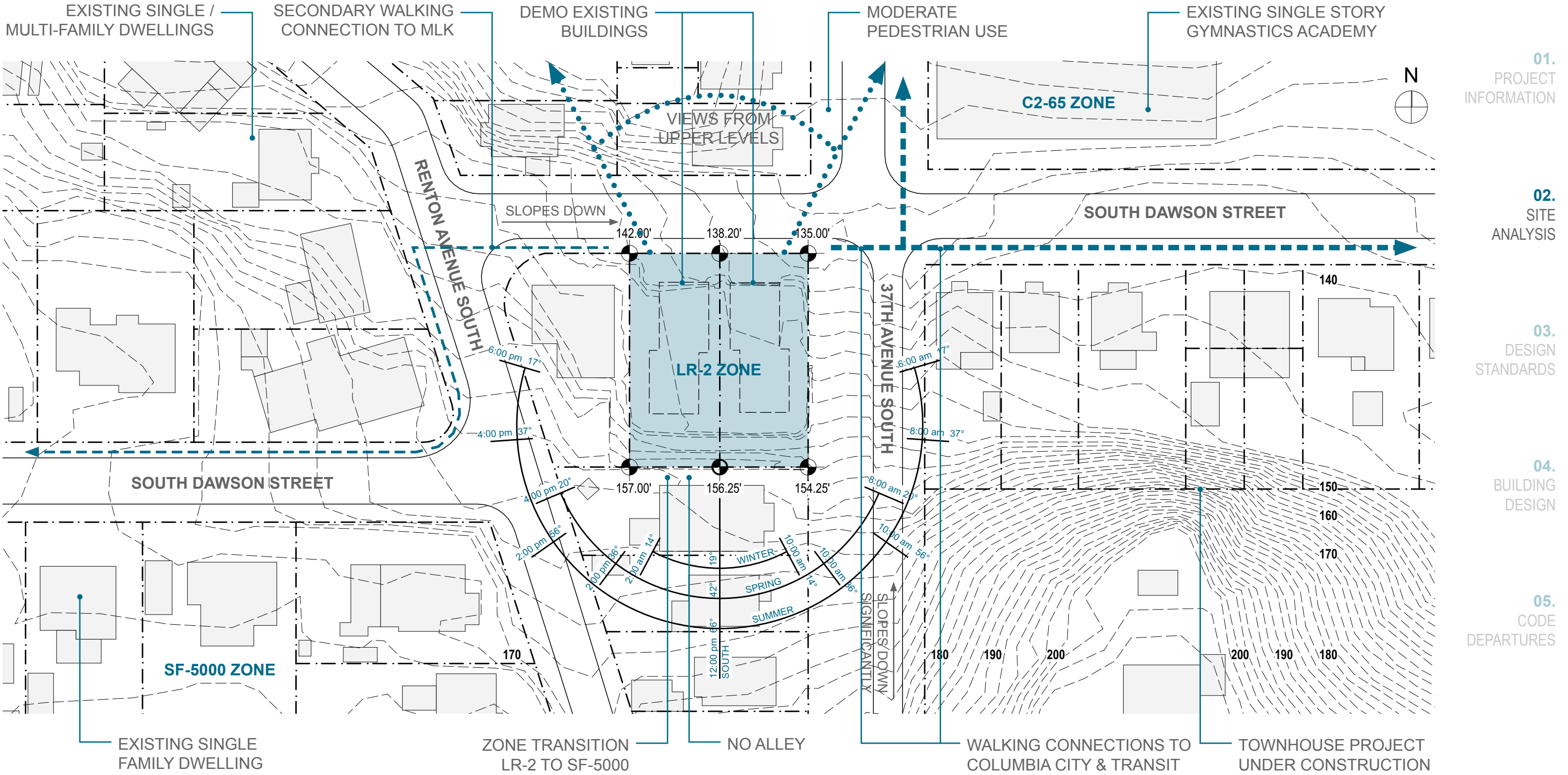


9. SEATTLE GYMNASTICS ACADEMY



10. RAINIER MEDICAL CENTER

VICINITY MAP.
IMMEDIATE AREA.



9-BLOCK STUDY.
SURROUNDING COMMUNITY.

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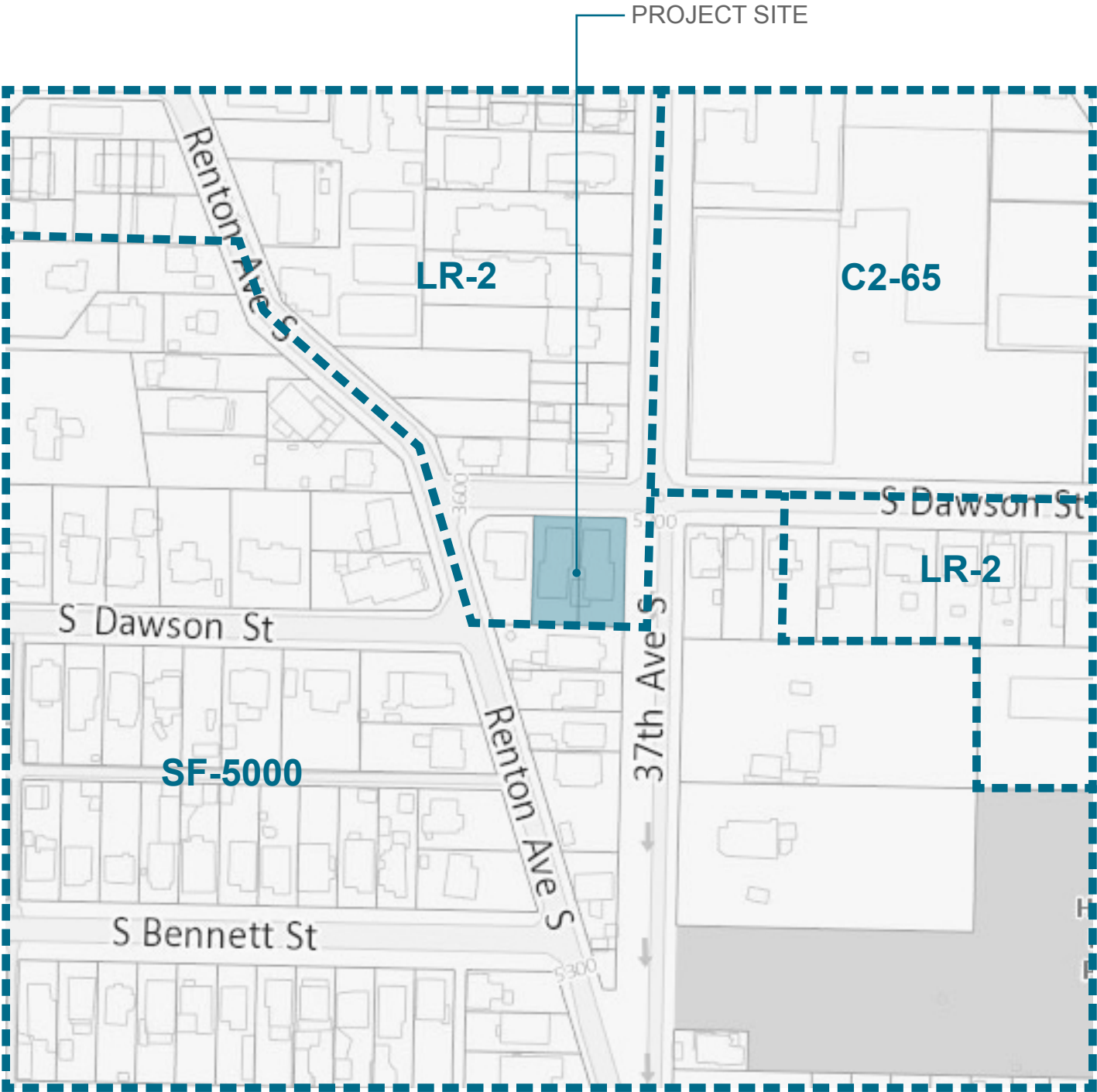
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Lot Area:	10,120 SF
Zoning:	LR-2
ECA:	N/A (SITE INCORRECTLY MAPPED AS STEEP SLOPE, EXEMPTION UNDERWAY)
Commercial Use:	N/A
Residential Use:	45 SEDU UNITS
FAR:	1.3 PER TABLE A 23.45.510 (TABLE B 23.45.510)
HEIGHT:	30' PER TABLE A 23.45.514 (TABLE B 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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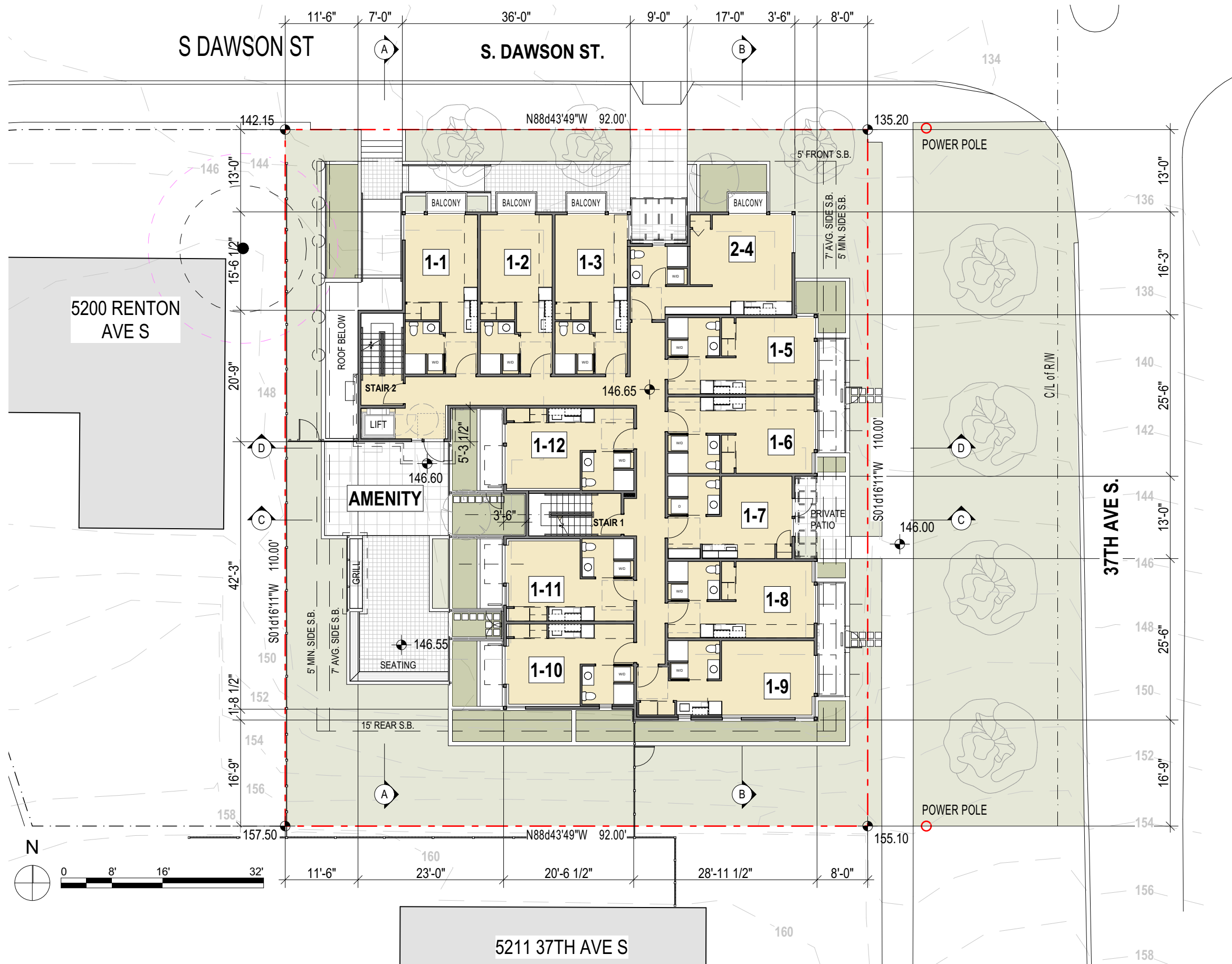
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COMPOSITE SITE PLAN. FIRST FLOOR.



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DESIGN STANDARDS.
DESIGN NARRATIVE.

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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.

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.

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.

D.3 Zone transition:
The site to the south is a single family zone, with detached homes built on them.



- 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 boarder 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.



DESIGN STANDARDS.
EDG RESPONSES.

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EDG RESPONSE ITEMS

1. **Massing.** SDCI Staff supported the stepped massing shown in Option 3 and ask the applicant to proceed with development based on this option. Staff identified the following positive aspects as the basis of their support of Option 3:
- a. The use of well-composed, significant massing changes to successfully mitigate the scale of this (contextually) large project.
 - b. The clear connection between those massing changes and changes in cladding material.
 - c. The way the project ‘tucks in’ to the hillside to the south, affording the opportunity to step-down (and back) the massing at the two street-edges.
 - d. The placement of the exterior amenity area to the south and below-grade, which both increases the likelihood of its active use and mitigates that use’s impact on the single-family zone it abuts.
 - e. The high quality cladding materials and clean and expressive detailing of same.
 - f. The high percentage of windows and glazed doors on street-facing facades and their graceful proportions and composition.
 - g. The simple composition and high quality materials that make up the secondary architectural elements, (balconies, railings, roof overhangs, etc.) Resolve this entry visibility issue to create a distinctive element that is easily identifiable, welcoming to visitors, and visually connected to the street.

- Response:
- a. The cladding concept has been developed further and we have maintained the clear connection between massing changes and the cladding changes.
 - b. Panel, lap and corrugated metal cladding are being proposed, with color changes where appropriate.
 - c. The project still ‘tucks in’ to the hill as originally proposed, with a façade that modulates both horizontally and vertically along the street edges.
 - d. The amenity area has been maintained at its originally proposed location.



- e. The exterior materials will include fiber cement cladding (in panel and lap form), vinyl windows, metal railings/canopies and some corrugated metal cladding accents.
 - f. The increased glazing along the street frontages and the proportions have been maintained.
 - g. The secondary elements (balconies, railings and roof overhangs) have been maintained.
2. **Corner Treatment.** Staff supported the distinctive corner element as an effective scale-mitigation strategy, but remains concerned that the positive impact is compromised at the ground floor (where the corner is proud of the unit above and then planes-out with the east façade, is clad identically to the north façade, and seems to have occupiable space and also a balcony above). Staff look forward to seeing a solution that is clear and well composed.

Response:
The corner has been more fully developed based on the EDG report comments. We have created a distinct tower form extending from foundation to roofline. This tower is clad in a unique panel cladding, in order to distinguish it from the adjacent forms. The corner tower is stepped back from the east facade in order to relieve the corner and to provide modulation against the taller shed roof forms that orient east and north.

3. **Identifiable Entry.** Staff supported the location of the principal entry, but noted that it is not as well articulated or clearly identifiable as could be.
- a. Resolve this entry visibility issue (with the other corner issues) to create a distinctive element that is easily identifiable, welcoming to visitors, and visually connected to the street.
 - b. The design of this entry area could likely incorporate elements in the ground plane and overhead, potentially augmented by landscape and lighting.



- Response:
- a. The building entry is now slotted between the corner tower and the remainder of the north facade. This slot element is treated with horizontal corrugated metal to distinguish it from the other cladding elements on the building. We have further emphasized the entry with a metal and glass canopy which will provide protection, maintain daylighting and provide a visual marker for the entry.
 - b. In addition, glazing has been maximized at the entry with tall double entry doors. An entry bench and planter are just to the left of the entry doors. The building name can be found on the wall of the planter, very close to the sidewalk on Dawson Street.

4. **East Edge.** The 37th Ave right-of-way is a unique condition (the very large parking strip, the adjacent park (and park-like) condition on the street), and presents a great opportunity to create a vibrant, active edge to the project.
- a. Staff encourages further connecting those units on the east edge directly to the street, possibly employing a row-house typology of stoops-up and stairs-down (which would have the additional benefit of activating the basement units with access rather than just light).
 - b. The site plan indicates that there could be enough room on that edge to develop elements that support security and privacy.

- Response:
- a. A patio and direct entry have been added to dwelling 1-7 as a response to Seattle’s request for direct sidewalk connection. Given the grade conditions, entries to additional units is not practical.
 - b. The two window wells along this facade have been reduced in width and depth based on discussions with the project planner. This helps to de-emphasize the wells along 37th and will help to emphasize the other balconies and connection points. The windows in the basement dwellings have been raised in order to capture as much natural light as possible.

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5. Site Planning and Outdoor Space. While staff support the location of the amenity space, there is concern about its shape and character, as well as the unusual edge condition where it abuts the building on the east.

a. Please develop this element to encourage its use by residents and show clearly (with some combination of plan, section, elevation, perspective) how this solution meets the criteria in DC3-A and DC3-B.

Response:
The bicycle storage area is oriented underneath the amenity area patio. It is oriented adjacent to the secondary entry on the Dawson street side. Bikes can be rolled in without having to negotiate stairways. The back entry is really intended as a multi-functional service entry, accessing the waste storage space and the bike parking spaces.

7. Exterior Elements and Finishes. Staff noted that the success of this simple composition hinges on the use of high-quality materials and the clean, weatherly detailing of same. To that end, please include in the permit application:

a. Clear identification and specification of all exterior materials.
b. Seminal details for siding, windows, railings, and transitions.

Response:
a. All exterior materials have been clearly called out on the exterior elevations.
b. Exterior details have been added to sheet A4.1 of the MUP set, illustrating key transitions and material details.

Response:
The amenity space has been developed into two patio space separated by a shared grilling/food prep area. The north patio is immediate adjacent to the back building entry, is the larger of the two patios and is intended for more public uses. The south patio is smaller and is fitted with seating and moveable tables for outdoor dining. Raised planters are placed throughout the space and help to define and screen the amenity spaces. The hillside south of the amenity areas will form a dense landscaped backdrop. The adjacency of the amenity space to the west facing units is challenging. We propose to solve this challenge by creating visual layers between these two uses. First a series of planters of varying height will be placed between these dwellings and the amenity space. The planters will have a variety of plantings with a variety of heights. In addition, vertical screens will be built to provide a structure for the plantings to grow against and to provide a textured screen for visual privacy.

6. Bicycles. The site is ideally located for residents who use a bicycle as their principal mode of transportation (easy access to transit, services, the heart of Columbia City).

a. Staff is encouraged to see bicycle parking in the drawings at EDG, but ask the applicant more fully develop this feature to clearly fit the unique access/egress needs of cyclists.

FLOOR PLANS.
BASEMENT.

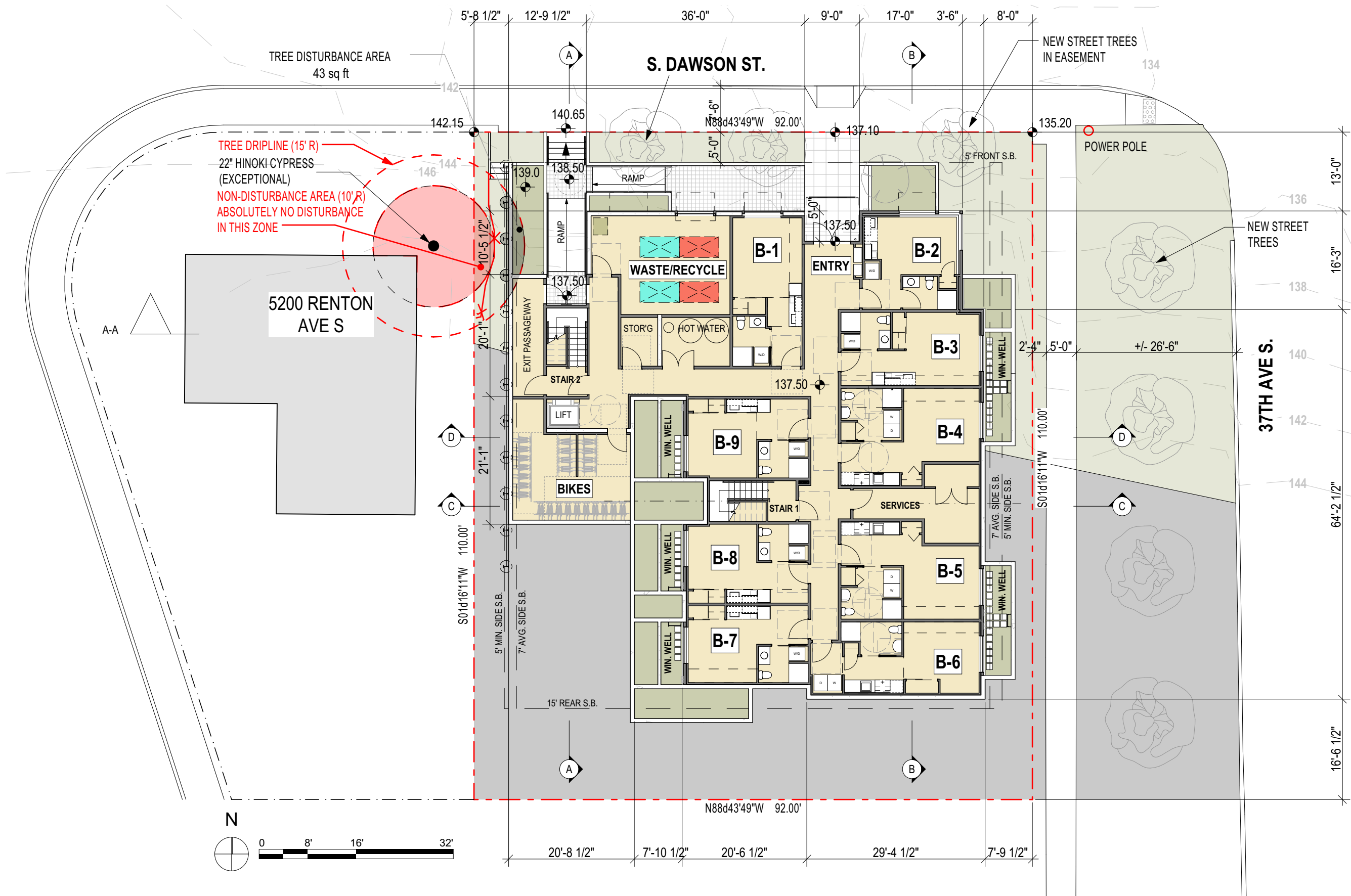
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PARROTIA- IRONWOOD



SLENDER HINOKI CYPRESS



VINE MAPLE- PACIFIC FIRE



CARPINUS- JAPAN, HORNBEAM



MAGNOLIA- LITTLE GEM

TREE PLANTINGS



CHOISYA



ITEA- VIRGINIA SWEETPIRE



EQUISETUM- HORSETAIL



ELEOCHARIS- SPIKERUSH



CAREX- SEDGE

BIO-RETENTION PLANTINGS



PRUNUS- DWARF LAUREL



JAPAN, FOREST GRASS



EPIMEDIUM



MAHONIA- CREEPING

GROUNDCOVER PLANTINGS



MYRICA- PACIFIC WAX MYRTLE



POLYSTICHUM- SWORDFERN



BUXUS- DEE RUNK



PITTOSPORUM- WHEELER'S DWARF



VINE- FATSHEDERA



CHOISYA

SHRUB PLANTINGS



SEDUM- AUTUMN JOY



MISCANTHUS- MAIDEN GRASS



VINE- STAR JASMINE



KALMIA



EUPHORBIA



RIBES- FLOWERING CURRANT



NANDINA- HEAVENLY BAMBOO



PENNISETUM- FOUNTAIN GRASS



BUXUS- LITTLE GEM



THUJA- EMERALD GREEN



VACCINIUM- EVERGREEN HUCKLEBERRY



HYDRANGEA- OAK LEAF



TAXUS- SPREADING YEW

ELEVATIONS.
NORTH ELEVATION.

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COLOR / MATERIAL KEY

HARDIE-PANEL (SMOOTH):
PANEL DIVISION PER ELEV.
COLOR: SW 7672 Knitting Needles

HARDIE-PLANK 4" EXP. (SMOOTH):
COLOR: SW 7672 Knitting Needles

AEP Nu-Wave Corrugated Metal:
Color Zincolume Plus (Galvanized)

HARDIE PLANK 8" EXP. (SMOOTH)
COLOR: SW 7069 Iron Ore

PAINTED ROOF EDGES AND SOFFITS
COLOR: SW 7669 Summit Gray

EXPOSED CONCRETE

Window Color:
- White Standard
- Silver @ Corrugated metal panel

Gutters / Downspouts:
- CR Gutters: Color Old Town Gray

ELEVATIONS.

EAST ELEVATION.



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COLOR / MATERIAL KEY



HARDIE-PANEL (SMOOTH):
PANEL DIVISION PER ELEV.
COLOR: SW 7672 Knitting Needles



HARDIE-PLANK 4" EXP. (SMOOTH):
COLOR: SW 7672 Knitting Needles



AEP Nu-Wave Corrugated Metal:
Color Zincalume Plus (Galvanized)



HARDIE PLANK 8" EXP. (SMOOTH)
COLOR: SW 7069 Iron Ore



PAINTED ROOF EDGES AND SOFFITS
COLOR: SW 7669 Summit Gray



EXPOSED CONCRETE

Window Color:

- White Standard
- Silver @ Corrugated metal panel

Gutters / Downspouts:

- CR Gutters: Color Old Town Gray

ELEVATIONS.
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CONCEPT PLAN.

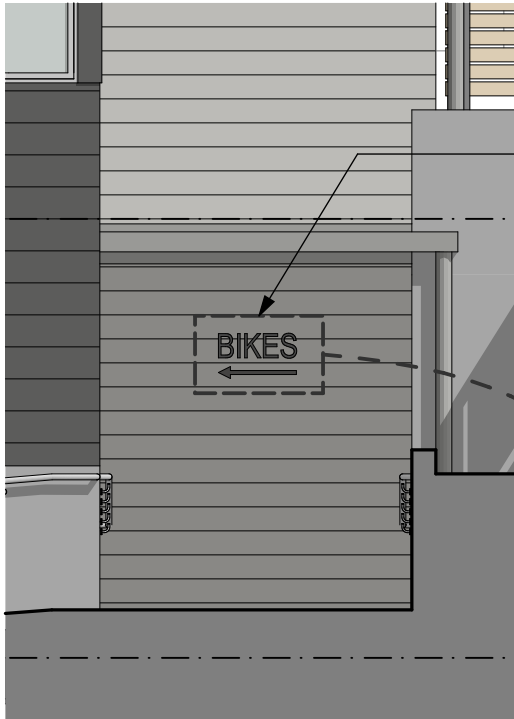
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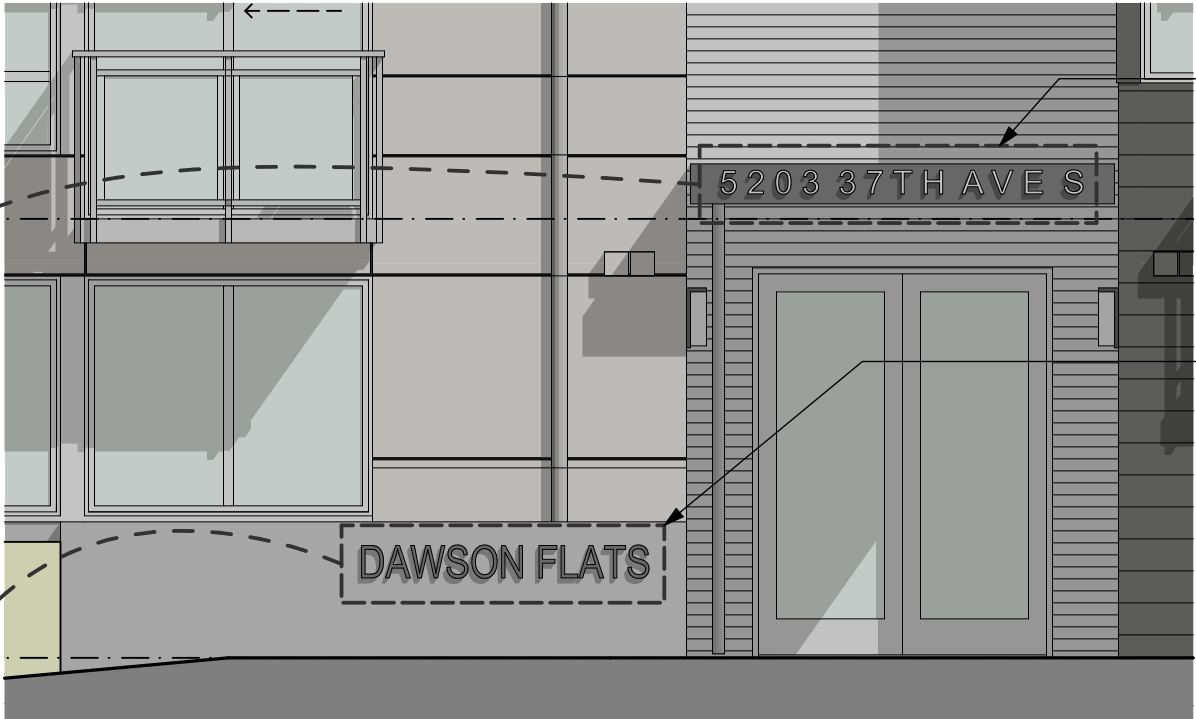
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8" TALL METAL LETTERS &
METAL ARROW
FONT: AVANT GARDE
FINISH: CARDINAL DK. GRAY

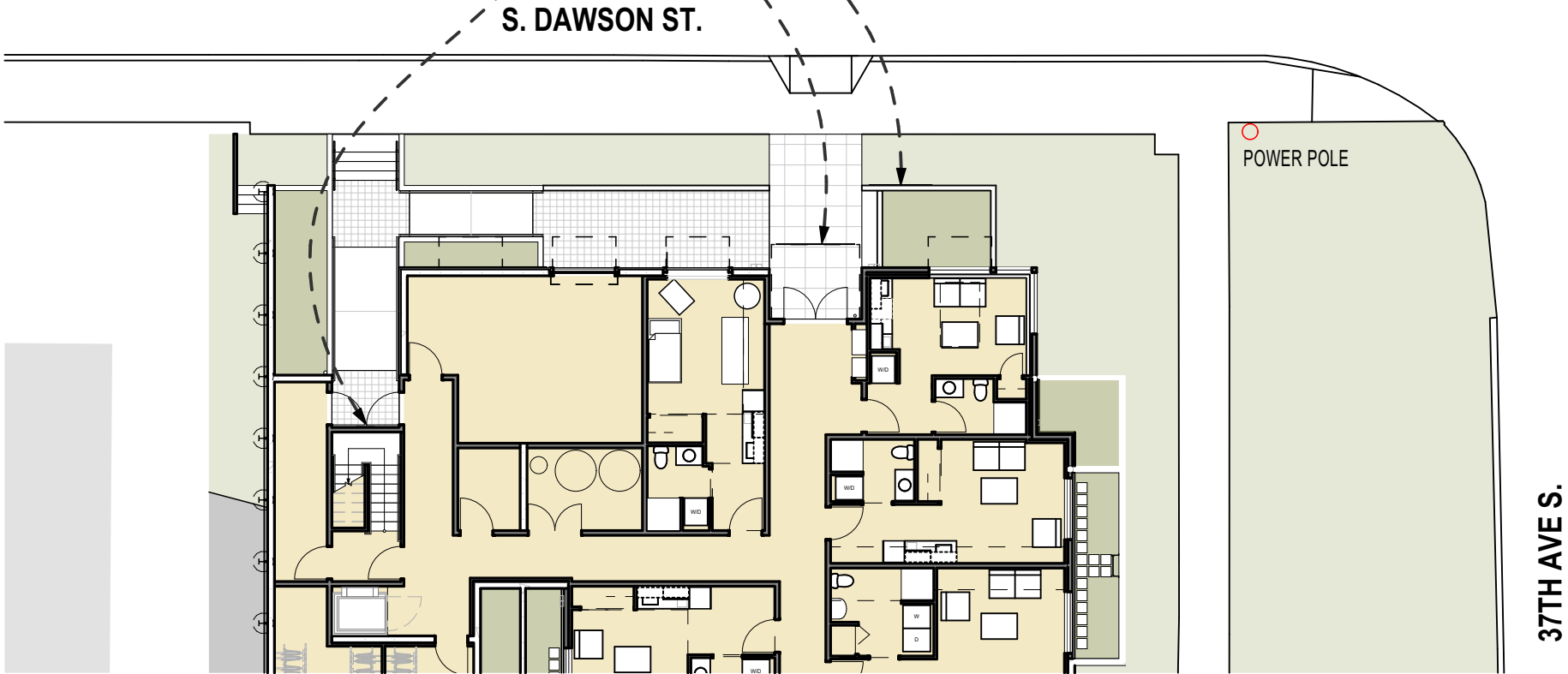
ELEV AT BIKE ENTRY



6" TALL METAL LETTERS
FONT: AVANT GARDE
FINISH: BRUSHED ALUMINUM

8" TALL METAL LETTERS
FONT: AVANT GARDE
FINISH: CARDINAL DK. GRAY

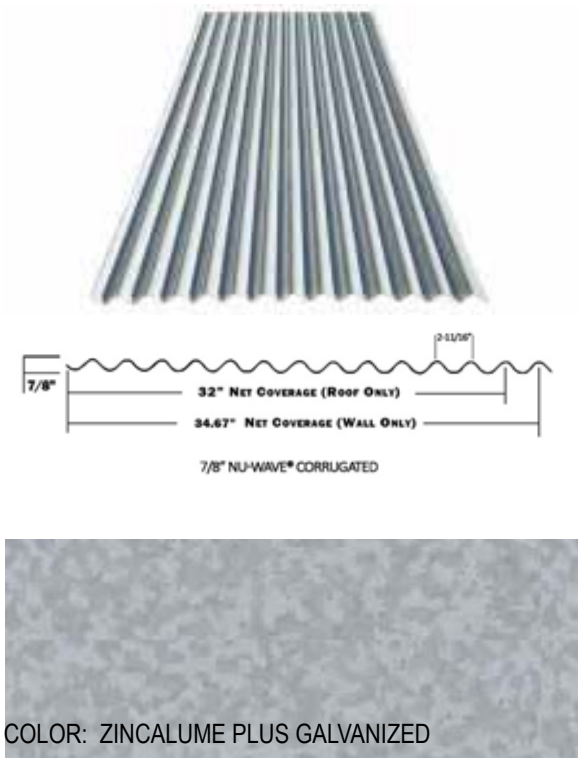
ELEVATION AT BLDG. ENTRY



SIGNAGE PLAN

MATERIALS.
& COLOR PALETTE.

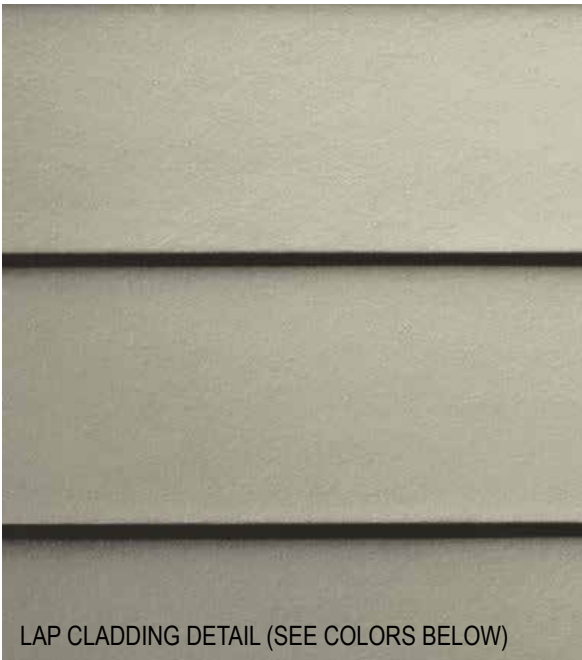
AEP NU WAVE CORRUGATED CLADDING



JAMES HARDIE PANEL SIDING:



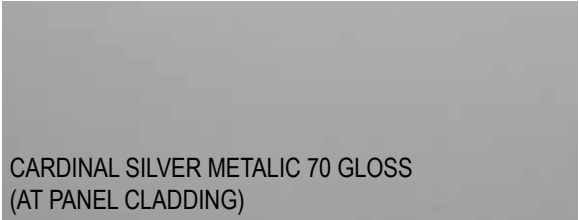
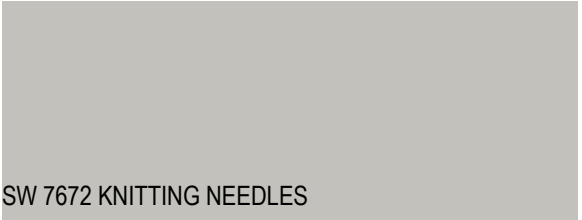
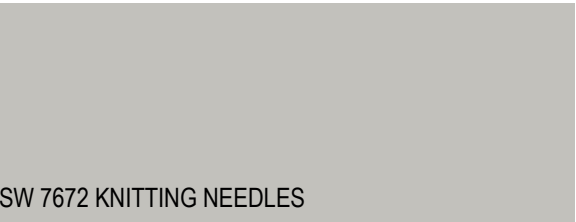
JAMES HARDIE PLANK SIDING (SMOOTH):



BALCONIES AND CANOPIES



ROOF EDGES AND FASCIAS



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VIEW FROM 37TH AVE S



VIEW FROM DAWSON AT CORNER

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VIEW OF AMENITY COURTYARD

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VIEW OF FRONT ENTRY FROM DAWSON

EXTERIOR LIGHTING.
BASEMENT.

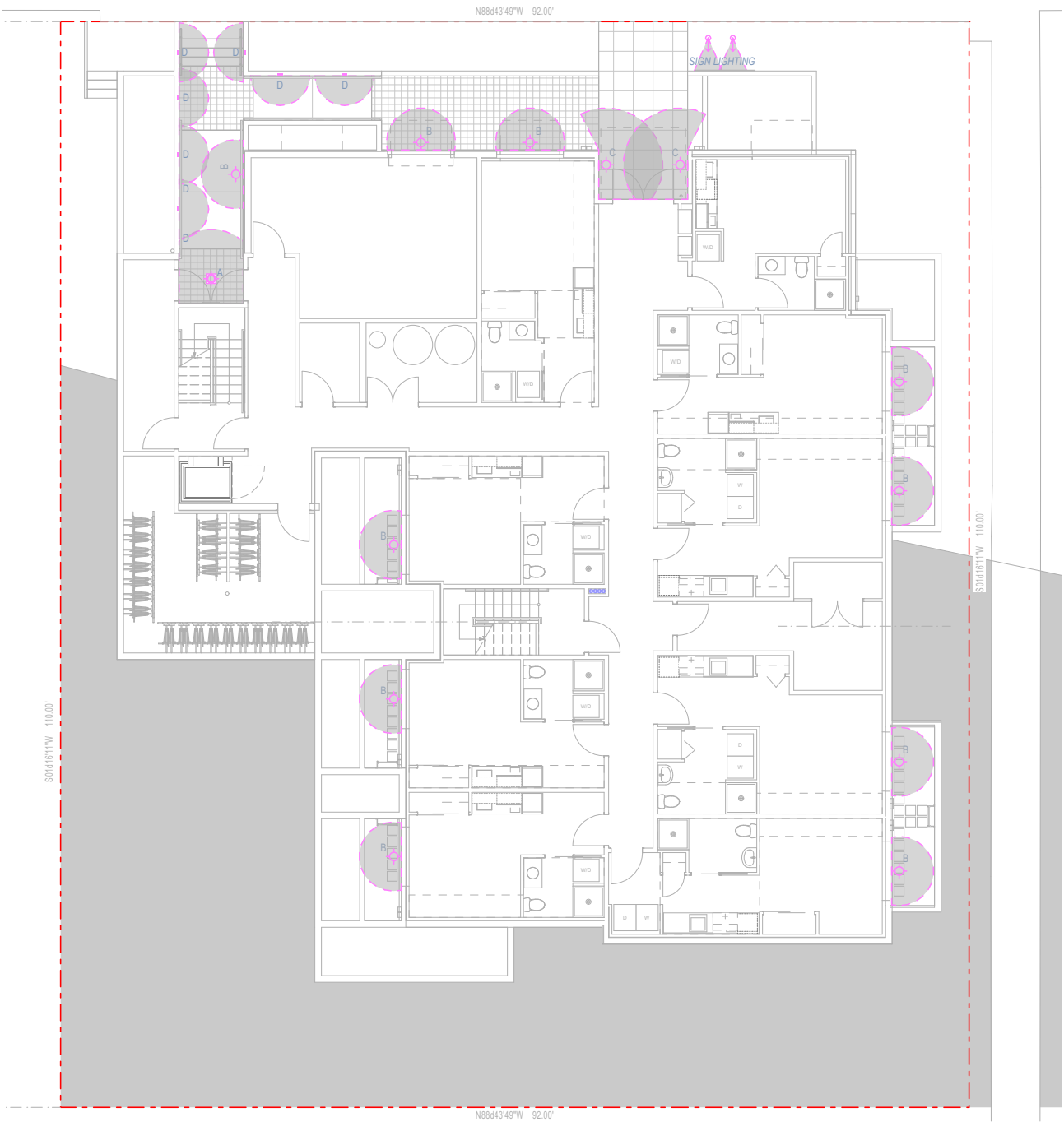
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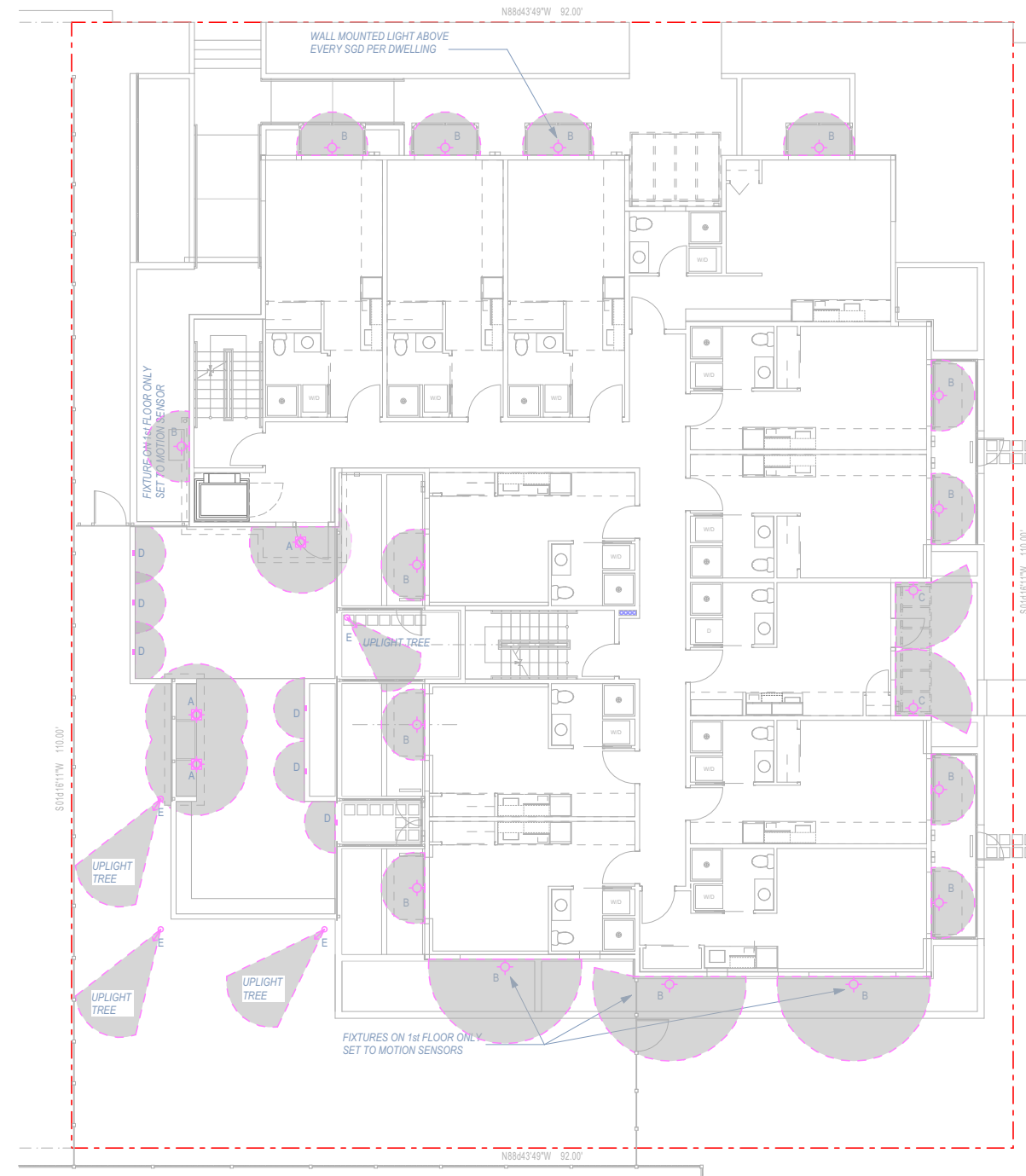
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EXTERIOR LIGHTING. FIRST FLOOR.

<p>A LIGHT FIXTURE</p> <hr/> <p> RECESSED LIGHT</p> <p>MAKER: RAB LIGHTING MODEL: NOLED4S-30YY-S-W LED RECESSED LIGHT, 5" SQUARE APERTURE TRIM: BRUSHED RIM, BLACK BAFFLE</p>		<p>B LIGHT FIXTURE</p> <hr/> <p> WALL MOUNTED</p> <p>MAKER: SONNEMAN MODEL: BOX LED OUTDOOR WALL SCONCE</p> <p>COLORS: - TEXTURED WHITE AT LIGHT SIDING - TEXTURED GRAY AT LIGHT SIDING</p>	
<p>C LIGHT FIXTURE</p> <hr/> <p> WALL MOUNTED</p> <p>MAKER: MODERN FORMS MODEL: LEDGE 20" - LED</p> <p>COLOR/FINISH: BRUSHED ALUMINUM</p>		<p>D LIGHT FIXTURE</p> <hr/> <p> STEP LIGHT</p> <p>MAKER: SLV LIGHTING MODEL: Downunder LED BRICK LIGHT FINISH: ALUMINUM</p>	
<p>E LIGHT FIXTURE</p> <hr/> <p> DIRECTIONAL WELL LIGHT</p> <p>MAKER: HINKLEY LIGHTING MODEL: HARDY ISLAND WELL LIGHT - LED FINISH: DARK BRONZE</p>			



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SECTION B.



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BUILDING SECTIONS.
SECTION D.

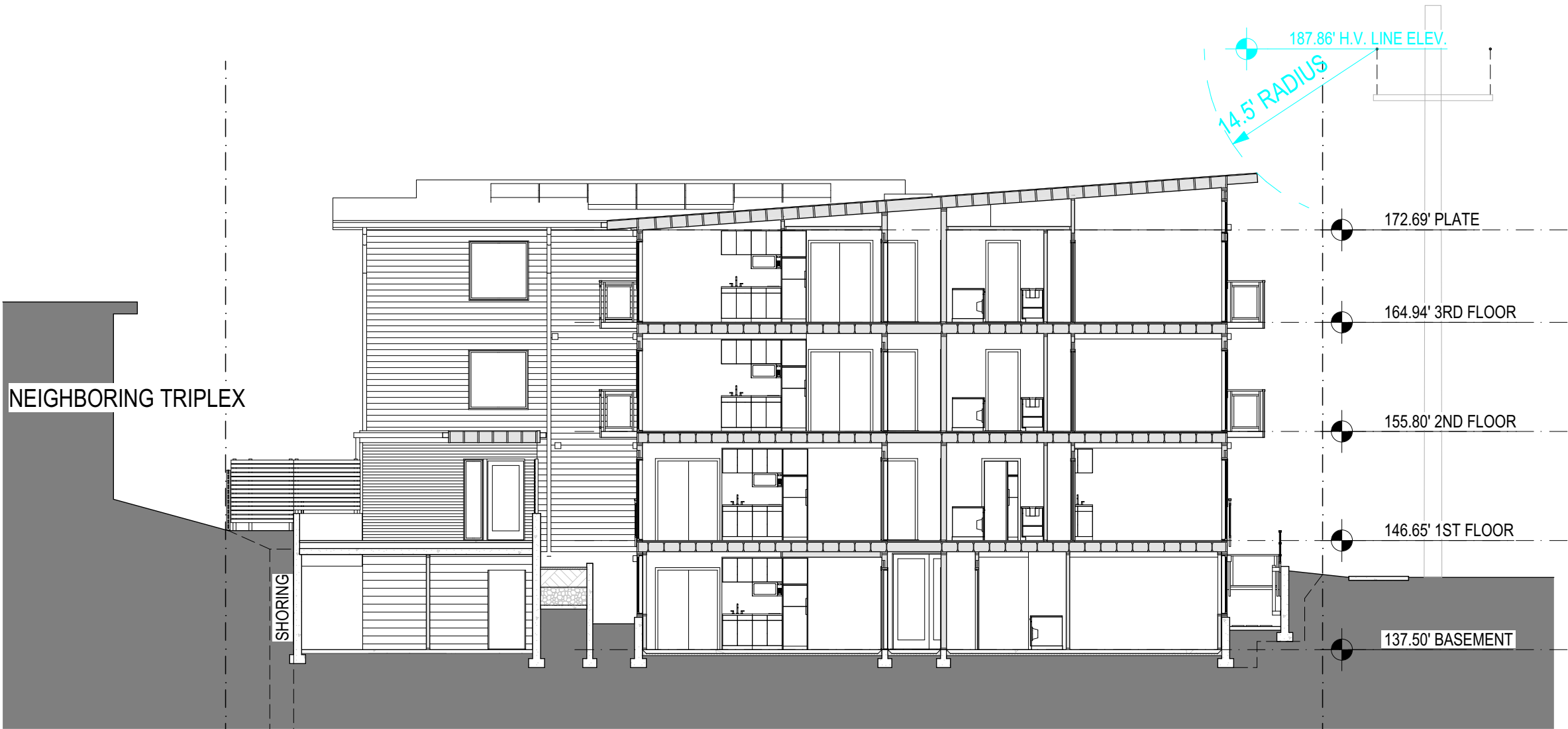
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CODE DEPARTURES.
UPPER LEVEL SETBACK.

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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.*

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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. 60% 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 8’, along the east facing facade fronting on 37th Ave S.

DR guidelines in support of proposed departure:

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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 facades 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.”

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EAST FACADE, CODE DEPARTURE REQUEST

SCALE: 1/16" = 1'-0"



NORTH FACADE - CODE DEPARTURE REQUEST

SCALE: 1/16" = 1'-0"

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