



# PROPOSED PROJECT SITE

# ALLOWABLE STRUCTURE HEIGHT TRASH ACCESS

- MR zoning allows for a 60'-0" structure height
- 15'-0" if higher FAR allowance is sought
  4' bonus for rooftop features
- 15' bonus for stair/elevator penthouses

## ALLOWABLE BUILDING AREA

MR3.2 FAR = 20,400 SF
 4.5 FAR = 15,360 SF

## SOLAR ACCESS & VIEWS

• The site has great solar access due to existing topography and alley separation to the west. Territorial views area to the east and Downtown Seattle views are to the northwest.

#### TRAFFIC CIRCULATION

Project site sits at the northeast corner of the West Seattle Junction neighborhood, just south of the West Seattle bridge. A new link light rail station is planning to have a service start year of 2030. The link connection will connect West Seattle to Ballard, SODO, Downtown Seattle, and beyond. The project site is located in a Frequent Transit Overlay and an Urban Village, therefore, parking is not required.

# STREETSCAPE

SW Avalon Way has a 5'-0" wide sidewalk with a 6'-6" planting strip northeast of the proposed site.

There is a approximately 21'-6" grade change from the east side of the property to the west side of the property going up. There is currently one street tree located at the lower east side of the property.

The concrete alley to the west of the proposed site is approximately 10'-0" wide.



3

# **RESPONSE TO EARLY DESIGN GUIDANCE**

1. Massing Options. SDCI Staff generally supports the massing shown in Option Three, in particular: the simplicity of its composition (DC2-A, DC2-B) and the (implied) high quality cladding materials (DC4-A-1, DC2-B-1).

#### **APPLICANT RESPONSE:**

We have retained the principal massing moves of our EDG Preferred Option but refined it as well. Acknowledging the soon-to-permit project to the immediate north (also by Cone Architecture), we have added a modulating element to the east street-facing façade to work in concert with the stepped-back massing of the adjacent lowrise building. This projecting bay provides façade modulation by pushing 2' feet proud of the principal façade and provides a meaningful occasion to change materials.

High quality materials are still proposed for this project. Specifically, the predominant exterior finish material will be an AEP Span metal ribbed panel (HR-36) oriented vertically to relate to a similar material treatment next door and also reinforce the long and leaness of the street facing facade. The modulating bay on the street-facing is proposed as painted fiber cement panels so we have more color options. We are proposing Sherwin Williams Blue Cruise (SW 7606) as the color here.

Stair towers are expressed on the exterior elevations with a change in material and color from adjacent facades, and are proud of the adjacent facades. Painted fiber cement panels are proposed here as well. White vinyl windows are thoughtfully organized on all facades with white infill panels.

2. Height Bulk and Scale Staff appreciates the simplicity of this project's massing and recognizes that the height of the project is code-compliant, but has concerns regarding the alley (west) edge. Directly across this alley the zoning changes from Midrise to single-family. Guideline CS2-D-3 speaks directly to this condition.

*CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.* 

a. Staff asks that an appropriate scale-mitigating strategy be developed for this edge. The most obvious would be to have the upper two floors step back significantly on the alley edge, but other solutions are possible. (CS2-D-3)

#### **APPLICANT RESPONSE:**

We have stepped the building back at the upper two floors on the west alley-facing façade, as requested. At the alley, and adjacent to the single-family zoning transition, this massing move creates a 3-story datum which also relates to the 3-story townhouse project to the north. A material change here reinforces this change in scale. Since the last Recommendation proposal we have increased the setback differential between the lower and upped floors to 4' as further requested.









# **RESPONSE TO EARLY DESIGN GUIDANCE**

3. Design Concept. Staff generally supports the proposed concept; a simple composition of program-driven massing choices, clad in high quality materials and highly-glazed on the street-facing elevation. (DC2-B, CS2-C-1, CS2-A-2)

a. As to the setback departures, the language in SMC 23.45.518 (setbacks in MR zones) is clearly intended to create a 'step' in massing at 42 feet. This proposal would circumvent that 'ask' in favor of a (vertically) unmodulated plane from ground to top.

#### **APPLICANT RESPONSE:**

Rather than arbitrarily step the building or change materials at 42 feet, this project aims to maintain the simple composition of volumes that relate to the interior functions and program of the building. Moreover, the project proposes to reinforce this composition of planes and masses with material changes.

*b.* Staff is possibly open to this approach, but its success (and their support) would be dependent on a sophisticated composition of high-quality materials, akin to the precedents provided on p. 16-17. (DC4-A, DC2-B)

## **APPLICANT RESPONSE:**

The simple composition of program-driven massing choices will be delineated with high-quality materials, specifically a ribbed metal panel with integral color will be the predominate exterior material. Painted cement board panel siding will express the stair volumes and also serve as white infill panels to organize the window openings. The projecting bay at the east façade and the upper 2 floors at the west façade are proposed as fiber cement panels painted blue to add a contrasting color to the project palette.



3A, 3B











5

### **RESPONSE TO EARLY DESIGN GUIDANCE**

Exterior Elements and Finishes. As noted above, the success of this project hinges on the use of high-quality materials 4. and details. To that end, please include in the permit application drawings:

- Clear identification and specification of all exterior materials. а.
- Seminal details for siding, windows, railings, and transitions. (DC4-A) С.

#### **APPLICANT RESPONSE:**

All proposed exterior materials have been specified in the REC packet and MUP plan set. Renderings show that exterior materials will change in relation to building massing. Where panel joints are necessary, they have been aligned with the edges of window openings.

5. Façade Composition: Staff supports the simplicity of the north elevation but questions the co-planar condition of the stair/ penthouse and the units to the west.

Please revise to eliminate this condition. a.

One possible solution would be to step the stair mass proud of the wall to the west. This would push that piece further b. into the setback, a departure that staff could support.

#### **APPLICANT RESPONSE:**

To eliminate the co-planar conditions on the north façade, both stair towers have been pushed proud. Exterior building materials change here as well.





5A, 5B



## EARLY DESIGN GUIDANCE SUMMARY RESPONSE

Entry Area. Staff supports the location of the principal entry and the heavily glazed and graciously-scaled lobby. Please provide complete 6. details for this area that describe the experience of arrival for residents and guests, whether on foot or cycle. (PL3-A-1, PL3-A-2, PL3-A-4)

## **APPLICANT RESPONSE:**

The main building entrance has been further refined to create a semi-public entrance patio for the building. A broad, built-in bench and planters frame the entrance at the ground and engage the sidewalk. Overhead, a steel awning with cedar on the underside highlight the building's front door.

North of the entrance patio is a private outdoor amenity area that is connected to the ground level residents' lounge with large windows and a separate exterior door. More planters and built-in benches define an outdoor space for tenants slightly above and separated from the sidewalk.

Staff was encouraged to see bicycle parking at EDG and asks that the applicant consider the unique access/egress and storage needs of a. cyclists to ensure that this feature is truly usable. (PL4-B-1, PL4-B-2)

# **APPLICANT RESPONSE:**

Since EDG, the bicycle area has been moved inside the building to provide more secure and weather protected storage. The bicycle room is now proposed to be located at the west end of the ground floor to provide unimpeded access from the building's main entrance. Please note that since the last Recommendation packet we have moved the bicycle room even closer to the main building entrance.



### 1. Height Bulk and Scale

a. Staff appreciates the upper-level setback provided at the alley edge where the zoning designation changes from Midrise to single-family but agree that the scale and articulation of this solution is not yet adequate to address this unusually drastic zone transition. (CS2-D-3)

*b.* Staff suggest three changes that could help this design meet the criteria of the Design Guidelines on Zone Transitions (CS2-D-3)

*i. Increase the upper-level setback distance to a minimum of four (4) feet. Staff recognize the challenge this poses to the viability of the upper level units and will support a rear setback departure for the additional two feet required to make that offset.* 

*ii. Staff recognize the compositional value of the 'eyebrow' sunshade above the 7th floor windows but agree that it is working at cross-purposes with the intent to mitigate the scale of the project and ask that consideration be given to removing it from the design.* 

*iii. The development of an articulated cap or coping at the projecting base element to help it connect to the scale of the adjacent single-family zone* 

#### **APPLICANT RESPONSE:**

*i.* The upper level setback has increased to 4 feet;

*ii.* The "eyebrow" sunshade above the 7th floor windows was removed per request.

*iii.* A back alley rendering was created showing the project with the context of the current/future developments around the proposed site. As the image is showing, dark coping is added around the base element. The project is connecting well compositionally with the newly proposed projects around the site. With the material change it bonded instantly with the nearby townhouse projects.







#### 2. Design Concept

a. Staff are concerned about the significant changes made to the street-facing elevation since the EDG review, agreeing that the simplicity and striking composition of this facade had been significantly diminished. Staff supports the idea of the bay window as a primary organizing element, but not the current composition of projecting and receding planes, possibly due to the ambition of this scheme outstripping the capacity of this narrow site.. (DC2, PL3, CS3)

b. After an extensive consideration of the merits of the current design (relative to the Design Guidelines and the character sketch shown at EDG) staff agreed that a combination of minor adjustments could yield a result that brought back the elegant simplicity so strongly supported at the previous EDG review.

c. Staff agreed that many solutions were possible and encouraged the applicant to explore a wide range of options that would tend to simplify and clarify the organization of this facade. Staff identified the following as a few (of the many) possibilities.

C *i, ii, iii, v*.

*i. A reduction in the number of ideas/materials in the street-facing facade* 

*ii. The reorientation of the siding grain to run vertically as in the EDG rendering* 

*iii. An increase in the glazing percentage at the projecting bay at northeast units (likely in combination with a simplification of the window composition/assembly in the units at the southeast)* 

*iv.* The leveraging of the depth (from face-of-framing) of the proposed metal siding at material transitions, windows, and doors.

v. A relocation of the 5 floors of bay window to begin at the second floor and end at the sixth (eliminating the difficult current condition below the bay and mitigating project height at the street edge).

#### **APPLICANT RESPONSE:**

*i.* The number of ideas/materials in the street-facade has been simplified after serious consideration as requested;

*ii.* The sliding grain has been reoriented to run vertically to match the EDG rendering as requested;

*iii.* Glazing strategy was reconsidered per request. Glazing percentage at the northeast units has been increased; also was simplified on the southeast facing units.

*iv.* Material transitions will be detailed to express the greater depth of the ribbed metal panels in relation to the fiber cement.

 $\boldsymbol{\nu}$ . Bay window location is moved to begin at the second floor and end at the six as requested.



# CONE ARCHITECTURE





**REC #2** 

*3. Exterior Elements and Finishes. Staff supports many of the materials specified for this project with the following notes:* 

a. Staff are concerned that the proposed metal siding be clearly commercial in character (versus what may be a lighter-duty product shown on p. 13) and suggest either a change to a higherquality concealed-fastener product (such as the TW-12) or the specification of 22-gauge minimum material in the current profile.

b. If the exterior cladding materials include 5/16" fiber-cement, the construction set will need to include all assembly details, including walls, corners, windows, panel joints, and transitions and include all critical dimensions and material specifications (furring type and spacing, reveal widths, flashing gauge and finish, etc.). (DC4-A)

#### **APPLICANT RESPONSE:**

*a.* We appreciate the concerning since we had the same doubts. However, as the reference project is showing, proposed metal siding (H-36) is capable of creating a great sense of residential character with well designed landscape scene as well as the other carefully considered material mix in the project.

b. Noted.



Α

REC #2 A





**REC #2** 

#### 4. Entry Area

a. Staff supports the location of the principal entry and the development of a shared activated space at the street-edge but have concerns about the programming and articulation of this space.

b. At EDG this was shown as a single multi-use space which would tend to encourage its use by residents and create the sort of street-level interaction called for in PL-3.

c. Staff encourage the revision of this area to recreate the clear indoor-outdoor connection and potential for active use demonstrated in the EDG drawings. (PL3A-1, PL3-A-2, PL3-A-4)

#### **APPLICANT RESPONSE:**

a/b/c. Since the last Recommendation packet, the principle entrance has been further refined to create a more gracious and connected entrance for the building as well as for the shared outdoor amenity space. Built-in planters are used to define the two outdoor spaces and the open railing has been extended so the exterior amenity space is more open to the sidewalk. In order to accommodate the grade change for this narrow lot along the Avalon sidewalk, we have provided an on-grade accessible entrance off the sidewalk aligned with the front door. The outdoor amenity space for the building tenants then takes advantage of this grade change by maintaining the elevation of the adjacent interior amenity room so it can spill out into this area. The grade change, open railing, and planters create a soft boundary for this semi-private space which allows for interaction with the sidewalk here befitting of an apartment building of this scale on a busy street. Please note that what was shown and proposed at EDG for this area was a fenced in exterior bike room. We feel the current program and design solution will create more and better street-level interactions between the building and the sidewalk.





# **RESPONSE TO RECOMMENDATION**

**REC #2** 





# CHARACTER RENDERINGS









13















(WHITE)

(SW 7606 BLUE CRUISE)

# CONE ARCHITECTURE

(VERTICAL, COOL MATTE BLACK)

(GRAY)



# **RENDERED SOUTH ELEVATION**







AEP SPAN, H-36, 1" REVEAL (VERTICAL, COOL MATTE BLACK) FIBER CEMENT PANEL (GRAY)

FIBER CEMENT PANEL (SW 7606 BLUE CRUISE)

FIBER CEMENT PANEL (WHITE)

CAST IN PLACE CONCRETE

(A)



AVALON APARTMENTS #3029952-LU REC #2

T & G CEDAR (CLEAR FINISH)







AVALON APARTMENTS #3029952-LU REC #2

RESIDENTIAL UNITS AMENITY SPACE CIRCULATION SPACE SERVICE AREA



25



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RESIDENTIAL UNITS AMENITY SPACE CIRCULATION SPACE SERVICE AREA





# **GROUND LEVEL PLAN**

# ROOF PLAN



**PROPOSED PLANTINGS - NATIVE PLANTS THROUGHOUT** 













EXTERIOR LIGHTING PLANS



|  | 1 | REQUIREMENT<br>23.45.518 SETBACK REQUIREMENTS:<br>NORTH SIDE SETBACK<br>REQUIREMENT IS 7' AVG/ 5' MIN<br>BELOW HEIGHT OF 42'                                   | REQUEST<br>TO DECREASE THE<br>SIDE SETBACK TO AN<br>7.83' AVG./ 3.5' MIN.<br>BELOW THE HEIGHT<br>OF 42' - 0".  | RATIONALE<br>IN ORDER TO AVOID A CO-PLANAR CONDITION AT THE<br>NORTH STAIR TOWER WITH ADJACENT EXTERIOR<br>WALLS. THIS STRENGTHENS THE SIMPLICITY IN<br>MASSING CONCEPT RELATED TO PROGRAMATIC<br>FUNCTIONS.   | RESULT<br>TBD   |
|--|---|--|--|--|---|
|  | 2 | REQUIREMENT           23.45.518 SETBACK REQUIREMENTS:           NORTH SIDE SETBACK           REQUIREMENT IS 10' AVG/ 7' MIN           ABOVE HEIGHT OF 42'      | REQUEST<br>TO DECREASE THE<br>SIDE SETBACK TO AN<br>7.83' AVG./ 3.5' MIN.<br>ABOVE THE HEIGHT<br>OF 42' - 0".  | RATIONALE<br>IN ORDER TO MAINTAIN A SIMPLICITY IN MASSING AND<br>PROVIDE AN ELEGANT COMPOSITION OF VERTICALLY<br>UNMODULATED PLANES RENDERED IN HIGH QUALITY<br>MATERIALS FROM GROUND TO SKY.  | RESULT<br>TBD   |
|  | 3 | REQUIREMENT<br>23.45.518 SETBACK REQUIREMENTS<br>SOUTH SIDE SETBACK REQUIREMEN<br>IS 10' AVG/7' MIN ABOVE HEIGHT OF<br>42'                                     | REQUEST<br>TO DECREASE THE<br>SIDE SETBACK TO AN<br>7.45' AVG./ 5.83' MIN.<br>ABOVE THE HEIGHT<br>OF 42' - 0". | RATIONALE<br>IN ORDER TO MAINTAIN A SIMPLICITY IN MASSING AND<br>PROVIDE AN ELEGANT COMPOSITION OF VERTICALLY<br>UNMODULATED PLANES RENDERED IN HIGH QUALITY<br>MATERIALS FROM GROUND TO SKY.  | RESULT  |
| 28'-5 1/2" 5'-9", 7'-4 1/2", 24'-9 7/8" 8'-11 1/8", 31'-0" |   |  |  |  |   |
|  |   | REQUIREMENT  | REQUEST  | RATIONALE  | RESULT  |
| WEST SIDE  | 4 | 23.45.518 SETBACK REQUIREMENTS:<br>EAST SIDE SETBACK<br>REQUIREMENT IS 7' AVG/5' MIN   | TO DECREASE THE<br>FRONT SETBACK TO<br>AN 6.44' AVG./ 5.56'<br>MIN.  | WE HAVE ADDED A MODULATING ELEMENT TO THE<br>EAST STREET-FACING FAÇADE TO WORK IN CONCERT<br>WITH THE STEPPED-BACK MASSING OF THE LOWRISE<br>BUILDING TO THE NORTH. SINCE OUR<br>RECOMMENDATION REPORT, REGARDING THE DESIGN<br>CONCEPT (DC2, PL3, CS3), THIS MODULATING<br>ELEMENT WILL NOW START AT LEVEL 2 AND END AT<br>LEVEL 6, WHICH HELPS REDUCE THE BULK PERCEIVED<br>AT THE STREET LEVEL. THIS PROJECTING BAY<br>PROVIDES FAÇADE MODULATION BY PUSHING 2' FEET<br>PROUD OF THE PRINCIPAL FAÇADE. IN ADDITION TO<br>PROVIDING AN OPPORTUNITY FOR SHADE AND<br>SHADOW ON THE TALL VERTICAL FAÇADE, IT ALSO<br>PROVIDES A MEANINGFUL OCCASION TO CHANGE<br>MATERIALS. WHILE THE BUILDING IS PREDOMINANTLY<br>TALL AND SKINNY BASED ON ITS LOT WIDTH AND<br>ZONING POTENTIAL, THIS ELEMENT WILL ADD<br>INTEREST TO THE FAÇADE AND BETTER RELATE IT TO<br>ITS NEW NEIGHBORS. WE HAVE ALSO SIMPLIFIED<br>MATERIALS, GLAZING STRATEGIES, AND THE OVERALL<br>AMOUNT OF IDEAS ON THIS FACADE TO CREATE A<br>MORE REFINED AND ELEGANT DESIGN WITH A 'LESS IS<br>MORE' APPROACH. | TBD   |
|  | 5 | REQUIREMENT         23.45.518 SETBACK REQUIREMENTS:         REAR (WEST) SETBACK         REQUIREMENT IS 10' MIN. FROM A         REAR LOT LINE ABUTTING AN ALLEY | REQUEST<br>TO DECREASE REAR<br>SETBACK FROM 10' T(<br>8'-1" ON LEVELS 3-5.                                     | RATIONALE<br>IN ORDER TO CREATE A GREATER MASSING SETBACK<br>DETWEEN THE UNITS ON LEVELS 3-5 AND 6-7. WE HAVE<br>ONLY PUSHED LEVELS 3-5 FORWARD 1'-11" FROM THE<br>UNITS ON LEVELS 6-7 TO RESPECT THE PRIVACY OF<br>THE SINGLE FAMILY HOMES TO THE WEST. THIS<br>ADDITIONAL 1'-11" HAS ALLOWED FOR A 4'-0" UPPER<br>LEVEL SETBACK DISTANCE BETWEEN THE TWO<br>MASSES. WE HAVE ALSO REMOVED THE SUNSHADE<br>TO LESSEN THE SCALE OF THE PROJECT RELATING TO<br>THE SINGLE FAMILY ZONE AND HAVE ADDED A<br>MATERIAL TRANSITION CAP ON THE PROJECTING<br>BASE ELEMENT TO CORRELATE TO THE SCALE OF THE<br>ADJACENT SINGLE FAMILY ZONE AS WELL AS MARK<br>THE 3-STORY HIEGHT OF NEW MULTIFAMILY<br>PROJECTS ALONG THE EAST SIDE OF THE ALLEY. THIS<br>DEPARTURE RELATES DIRECTLY TO THE FEEDBACK<br>FROM OUR RECOMMENDATION REPORT REGARDING<br>DESIGN GUIDELINES ON ZONE TRANSITIONS (CS2-D-3).  | RESULT<br>TBD<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C<br>C |