RECOMMENDATION MEETING

815 9th Avenue
Seattle, WA 98104

SDCI PROJECT NO:
3030904-LU

MEETING DATE:
09/28/2022

APPLICANT CONTACT:
815 Investments, LLC

Brock Williams, Senior Project Manager
Caron Architecture
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CARON

CARON REF #2021.014

CONTENTS

PROJECT TEAM

OWNER
815 Investments, LLC

CARON ARCHITECTURE CONTACT

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206.367.1382

Caron Reference No.: 2021.014

PROJECT HISTORY

EDG
07/25/18

EDG 2
11/28/18

SITE INFORMATION

ADDRESS:
815 9th Avenue, Seattle, WA 98104

SDCI PROJECT NO.:
3030904-LU

PARCEL(S):
8590400875

SITE AREA:
10,800 SF

OVERLAY DESIGNATION:
None

PARKING REQUIREMENT:
None

DEVELOPMENT STATISTICS

ZONING:
HR (M)

BUILDING HEIGHT:
80’

RESIDENTIAL UNITS:
96 SEDUs

PARKING STALLS:
8 Car stalls, 3 Motorcycle stalls

BIKE STALLS:
96 Long-term stalls, 6 Short-term stalls

3.0 PROPOSAL

DEVELOPMENT OBJECTIVES

The proposed development will create an eight-story residential building with 96 market rate small efficiency dwelling units on 9th Avenue between Marion Street and Columbia Street in the First Hill neighborhood. A residential lobby, leasing office, and units are proposed at the ground level facing 9th Avenue. No commercial space is proposed. Several indoor and outdoor amenity spaces are proposed on the site as well as bicycle parking and personal storage spaces. While no parking is required, a garage housing eight car stalls and three motorcycle stalls is proposed and will be accessed off the alley.

SITE DESCRIPTION & ANALYSIS

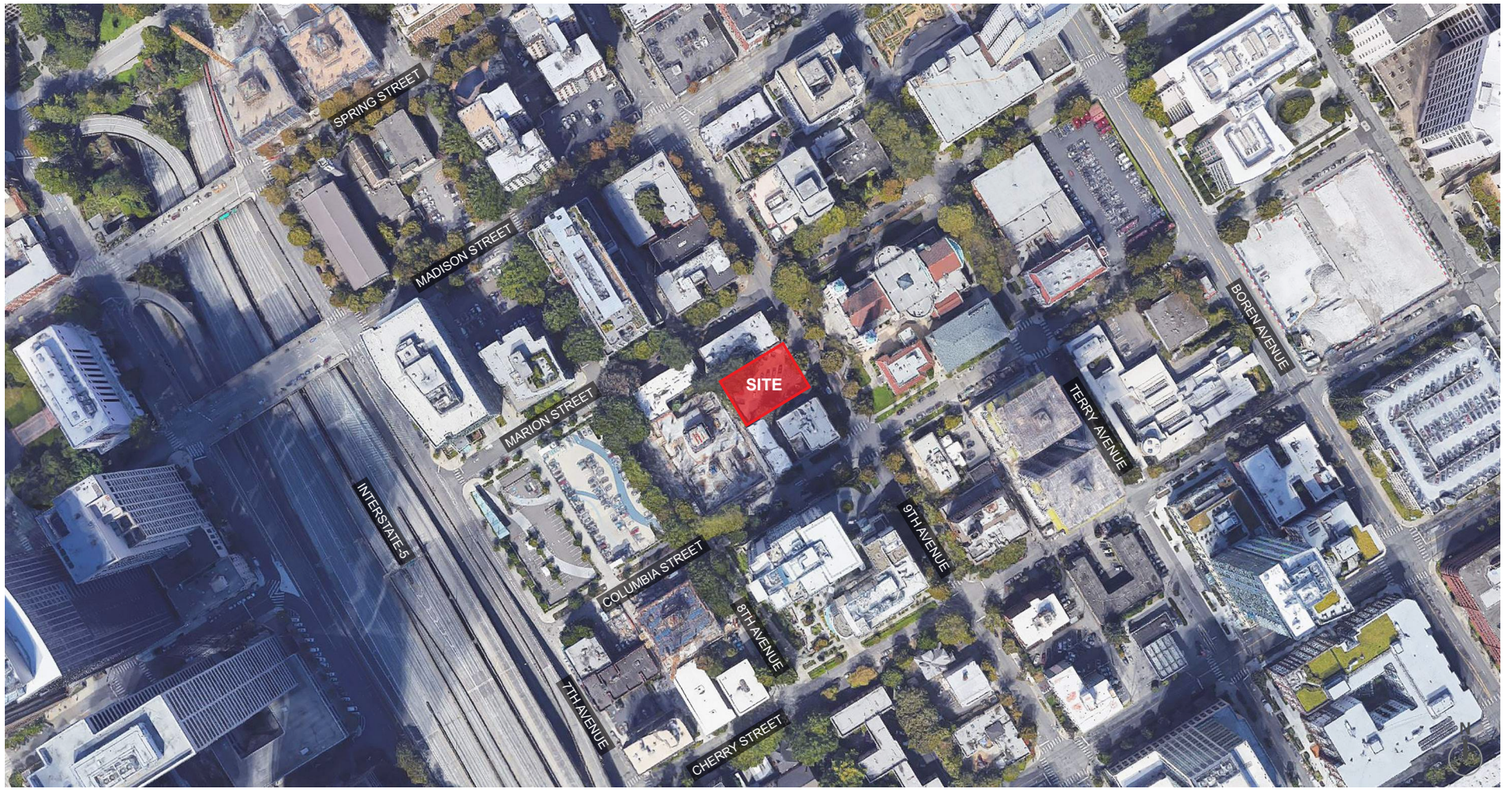
The site is located on 9th Avenue in the heart of the First Hill neighborhood in a predominantly multifamily residential area. A surface-grade parking lot currently occupies the site and resides between two low-rise multifamily buildings. The historic St. James Cathedral is located across 9th Avenue and care was taken during the project's design process to ensure it doesn't visually compete with the local landmark.

Several bus routes are located along 9th Avenue and an existing bus shelter is located in front of the site. The applicant is working with King County Metro Transit and Seattle Department of Transportation to relocate the bus shelter and make improvements to the right-of-way. Two street trees are also located in the right-of-way and will be maintained throughout construction.

The site is relatively flat across 9th Avenue, but drops two-stories between 9th Avenue and the alley to the southwest. A retaining wall currently holds back the site's surface-grade parking lot and will be demolished and excavated during construction. Alley improvements have recently been made by a high-rise development across the alley and the applicant is working with SDOT to make any additional improvements if necessary.

DEVELOPMENT SUMMARY

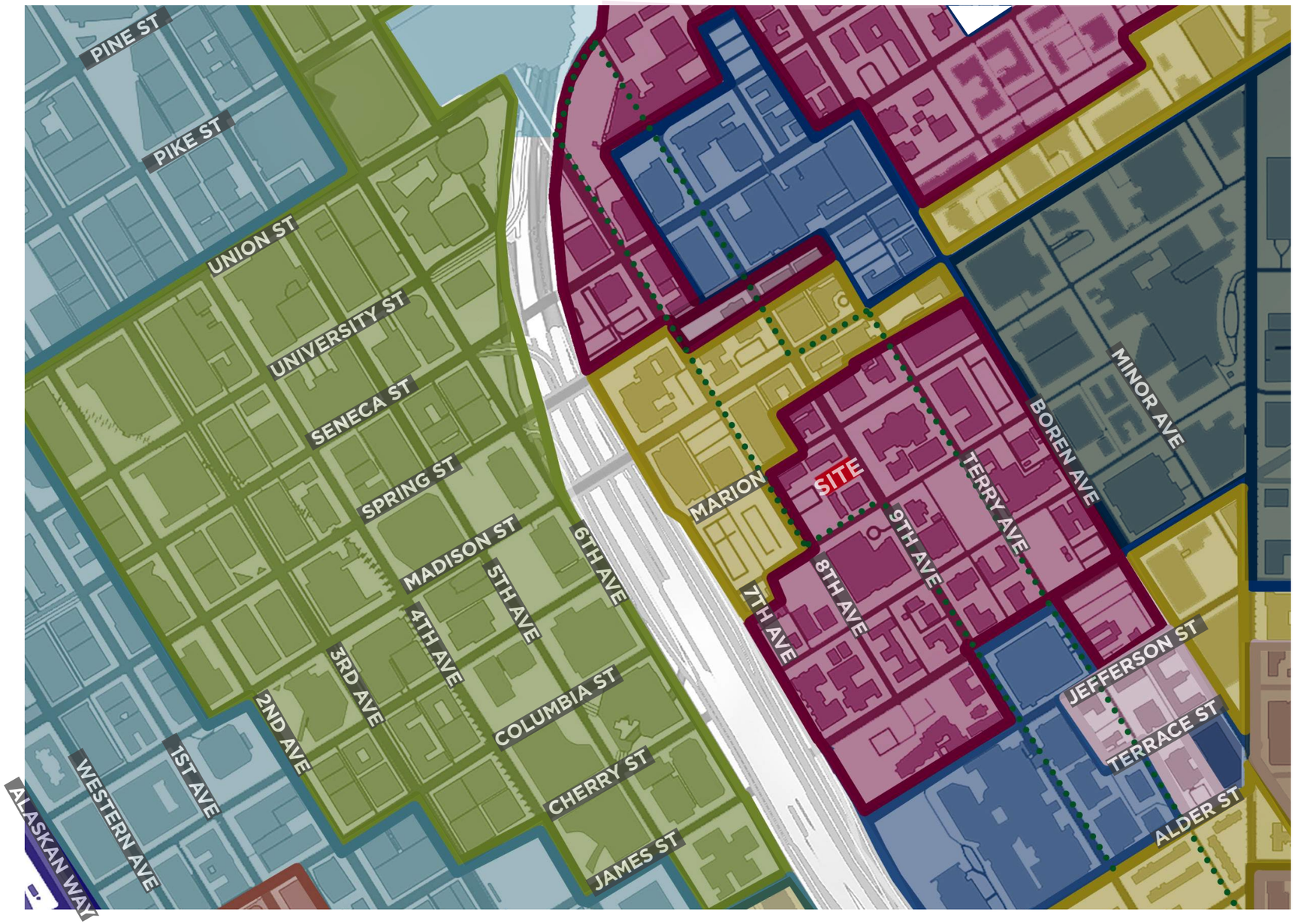
LEVEL	TOTAL GROSS SF	TOTAL FAR SF	RESIDENTIAL UNITS	PARKING STALLS	BIKE PARKING STALLS
ROOF	410	410	0	0	0
6	6,464	6,464	13	0	0
5	6,805	6,805	16	0	0
4	6,805	6,805	16	0	0
3	6,805	6,805	16	0	0
2	6,783	6,783	16	0	0
1	6,742	6,742	13	0	6
B1	7,516	2,870	6	0	96
B2	6,197	0	0	11	0
TOTAL	54,527	43,684	96	11	102



9-BLOCK AERIAL MAP (PHOTO)

4.0 SUMMARY CONTEXT ANALYSIS

ZONING MAP



LEGEND

- DOC1 U / 450-U
- DMC 340 / 290-440
- NC3 200 (M)
- MAJOR INSTITUTION OVERLAY
- HR (M)
- MR (M)

Graphics provided by former applicant (MG2)

4.0 SUMMARY CONTEXT ANALYSIS

LEGEND

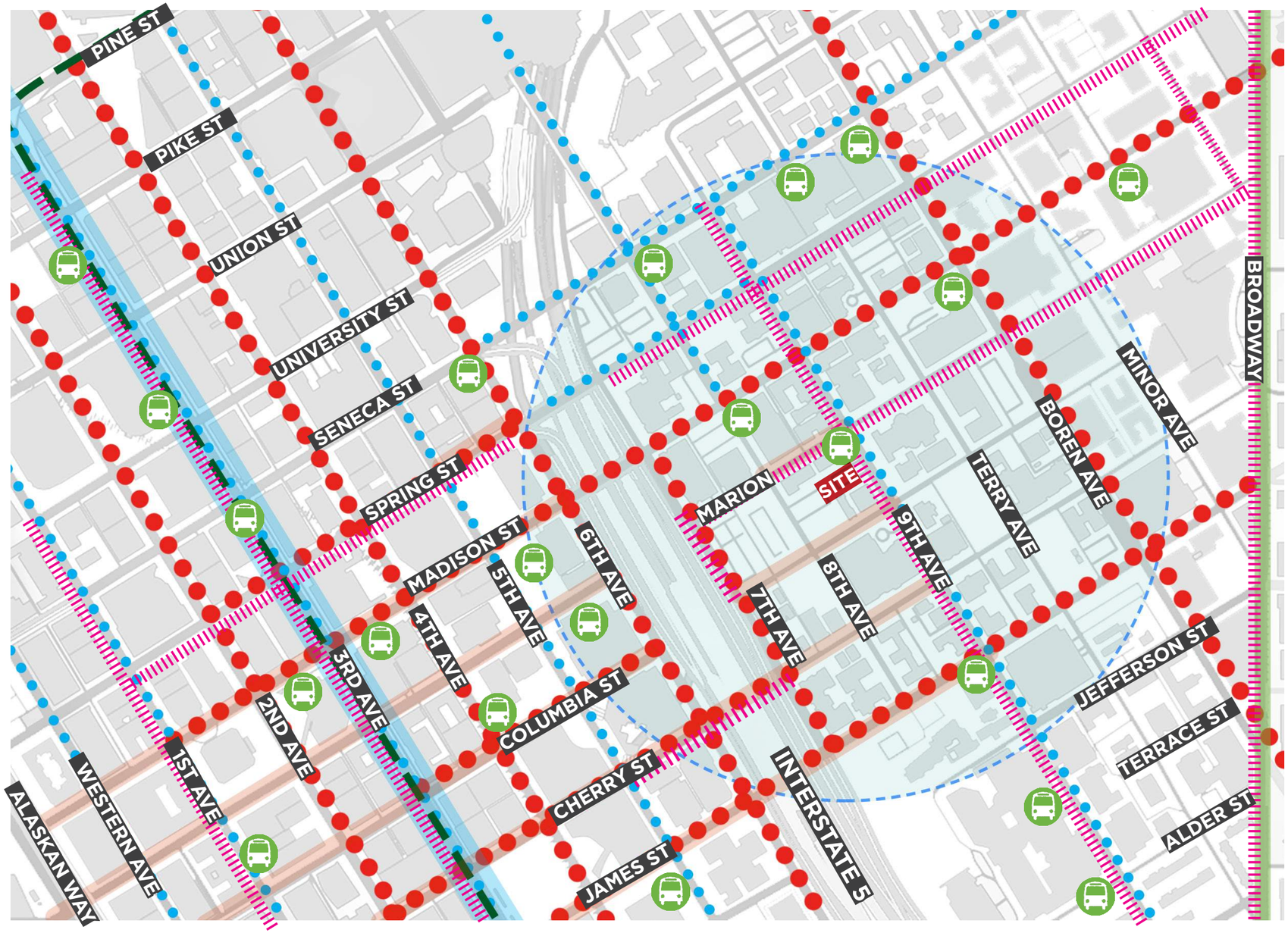
- institutional
- residential
- commercial
- cultural
- site

LAND USE MAP

Graphics provided by former applicant (MG2)

4.0 SUMMARY CONTEXT ANALYSIS

ACCESS OPPORTUNITIES AND CONSTRAINTS



LEGEND

- Interstate 5
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Transit Corridor
- Light Rail
- Street Car
- Bus Stop
- Bicycle Path
- 5 Minute Walking Radius
- Streets with Slope Greater than 9%

Graphics provided by former applicant (MG2)

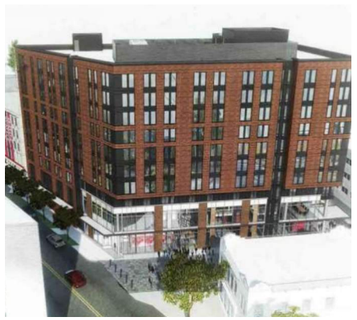
4.0 SUMMARY CONTEXT ANALYSIS

1 800 Columbia Street
30-Story Residential Building

2 Westbank Frye Highrise
707 Terry Avenue
33-Story Residential Building

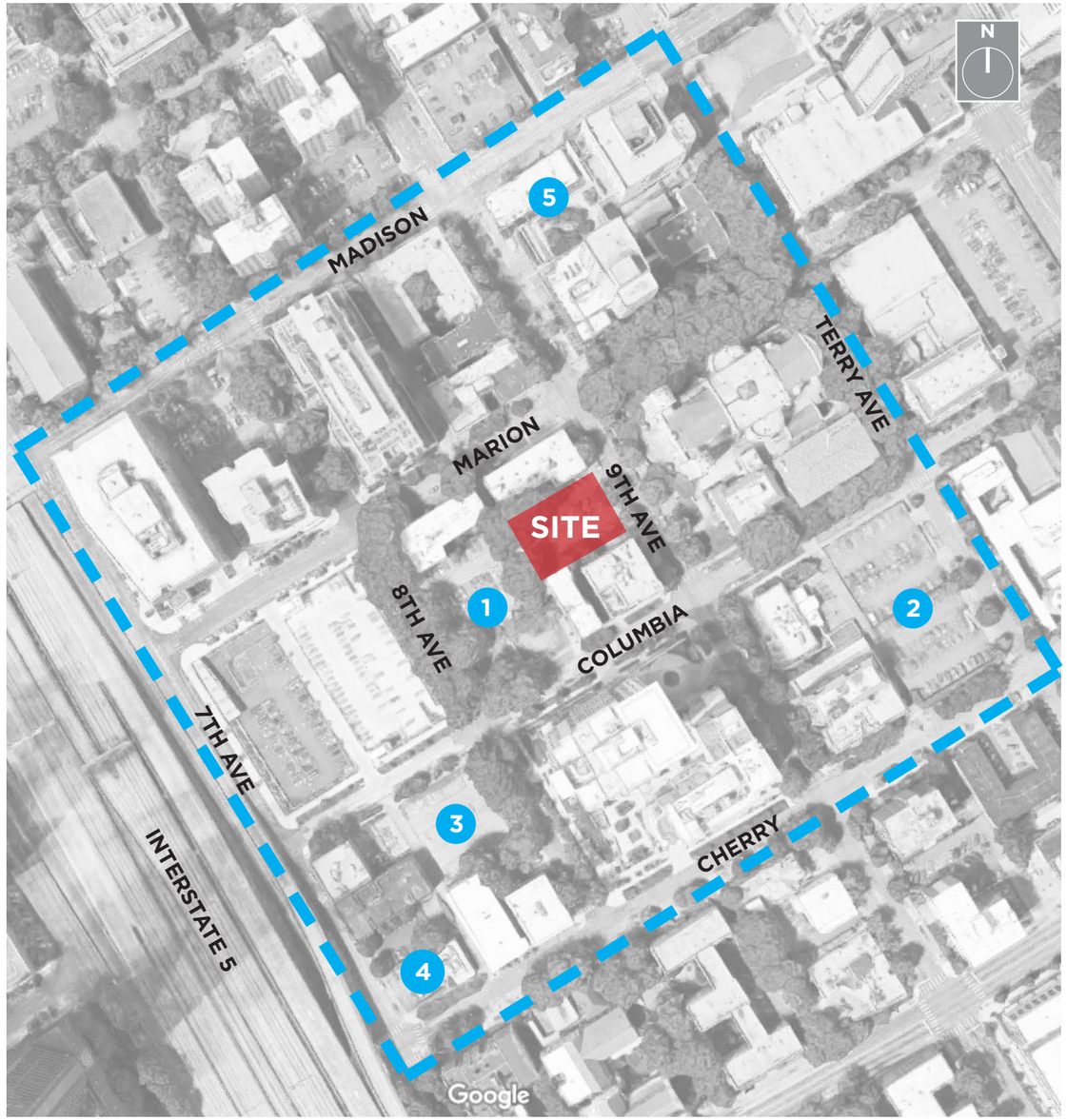
3 Skyline 2 - 8th Avenue
21-Story Senior Living Apartment Building

4 Plymouth On First Hill
7-Story Residential Building



5 901 Madison Street
17-Story Mixed-Use Building

PROPOSED AND NEW NEIGHBORHOOD DEVELOPMENT NOT TO SCALE



Graphics provided by former applicant (MG2)

4.0 SUMMARY CONTEXT ANALYSIS

COMMUNITY LANDMARKS AND NODES

1 St. James Cathedral

2 O'Dea High School

3 Frye Art Museum

4 U.S. Assay Office / German House

5 Trinity Parish Episcopal Church

6 Harborview Medical Center

7 First Presbyterian Church

8 Town Hall Seattle

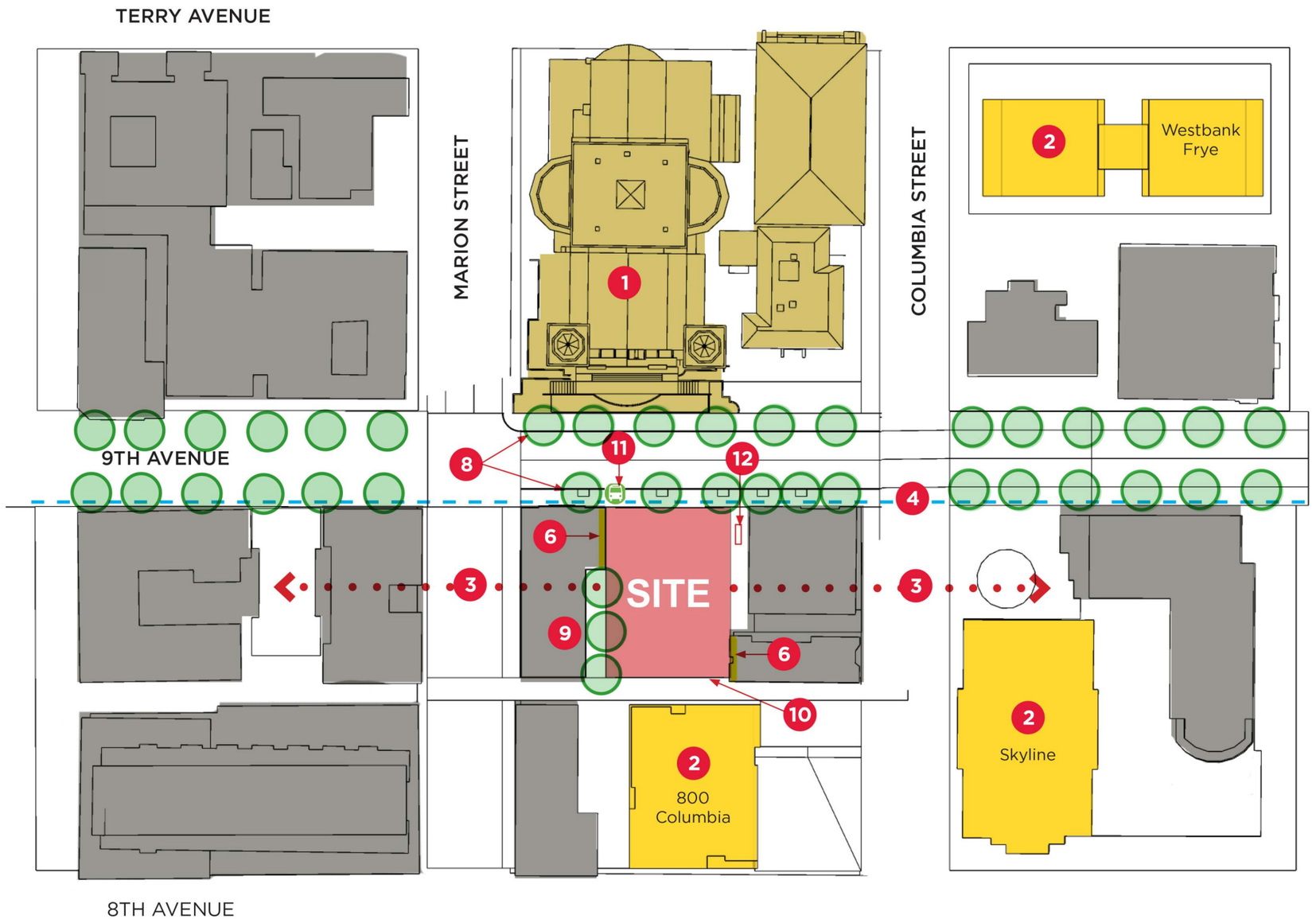
9 Virginia Mason Hospital

VICINITY MAP

NOT TO SCALE

Graphics provided by former applicant (MG2)

SUMMARY OF OPPORTUNITIES AND CONSTRAINTS



1. St James Cathedral (Landmark Structure)
2. Surrounding high-rise developments, particularly proximity of 800 Columbia across the alley.
3. North and south oriented views.
4. Strong street-edge along 9th Avenue, with neighboring structures built up to the property line and building access from 9th Avenue.
5. Regular fenestration pattern and scale for structures on either side of the site.
6. Adjacent residential windows fronting on the site.
7. Complement scale of structures on either side of the site to determine datum lines for podium design.
8. Mature street trees along 9th Avenue.
9. Trees on adjacent property.
10. Grade change between 9th Ave and alley.
11. Existing bus stop in right-of-way.
12. Existing dumpster enclosure on adjacent property.

Graphics provided by former applicant (MG2)

5.0 SURVEY

PARCEL NUMBER: 8590400875

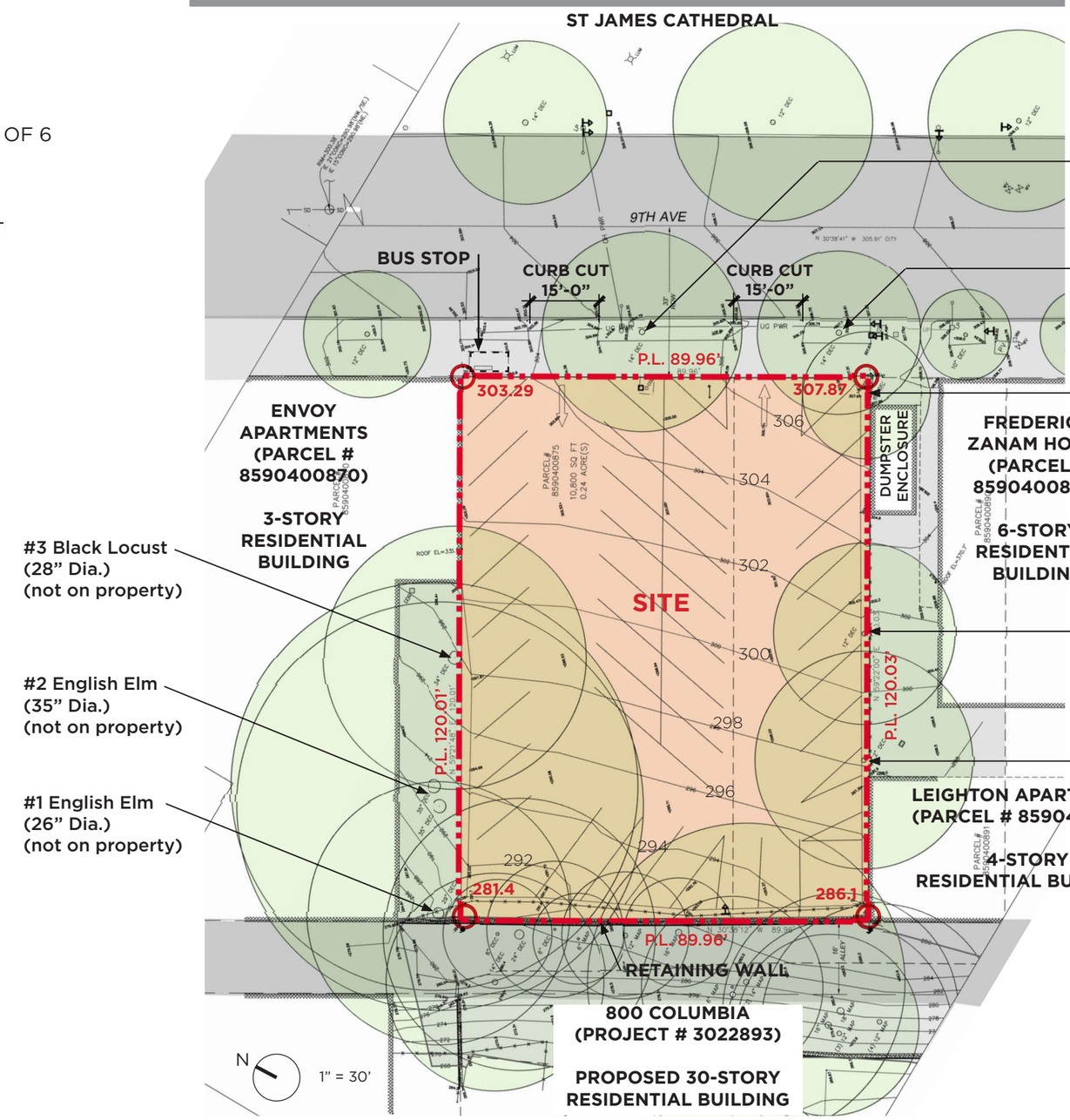
SITE ADDRESS: 815 9th AVENUE

LEGAL DESCRIPTION:
TERRY'S 1ST ADDITION 3 & NLY 1/2 OF 6

LOT SIZE: 10,800 SF

CURRENT USE: PAID PARKING LOT

SITE PLAN: EXISTING



Graphics provided by former applicant (MG2)

5.0 SITE PHOTOS

SITE PHOTOS

View of site from 8th Avenue

View of site from 9th Avenue

TAKE AWAY

- existing mature street trees establishes the character of the street

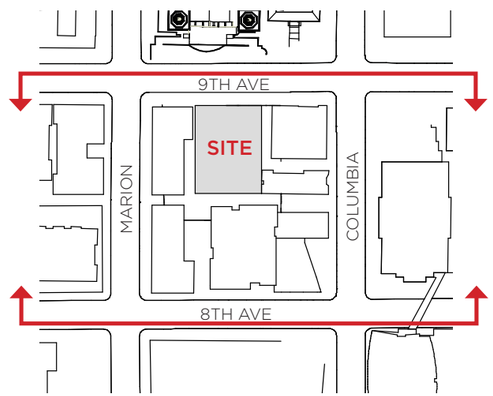
- residential buildings lining the sidewalk create a strong street-edge

- non-uniform heights of existing residential buildings

- landscape strip lacking and not maintained

- existing curb cuts into the surface parking lot interrupt the pedestrian experience

KEY PLAN



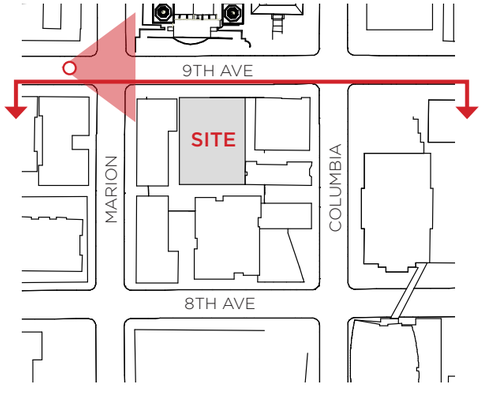
Graphics provided by former applicant (MG2)

5.0 STREETSCAPES

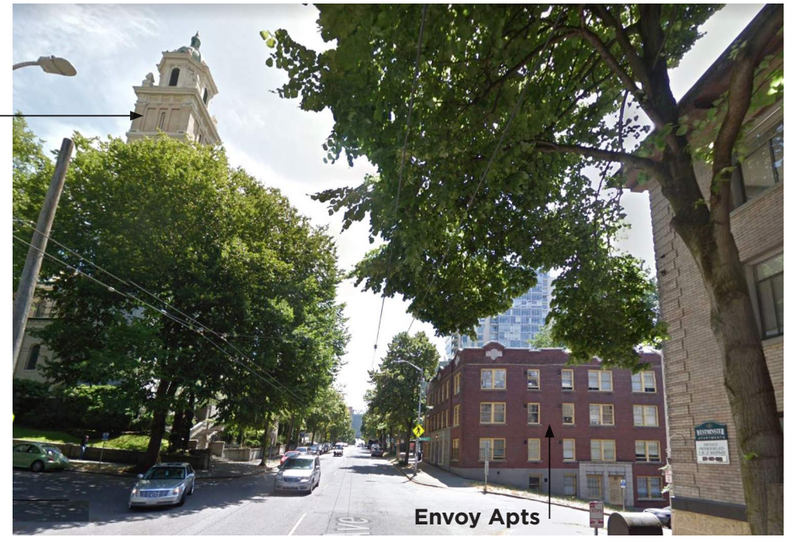
STREET ELEVATION - 9th AVENUE LOOKING WEST

Columbia St.	**Frederico Zanam House** (6-story residential building)	**PROJECT SITE**	**Envoy Apartments** (3-story residential building)	Marion St.

KEY PLAN



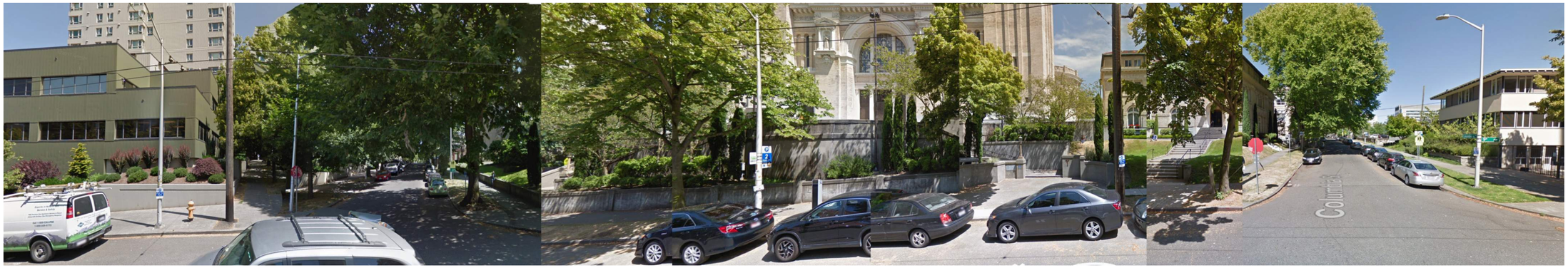
VIEW FROM 9th AND MARION LOOKING SOUTH



Graphics provided by former applicant (MG2)

5.0 STREETSCAPES

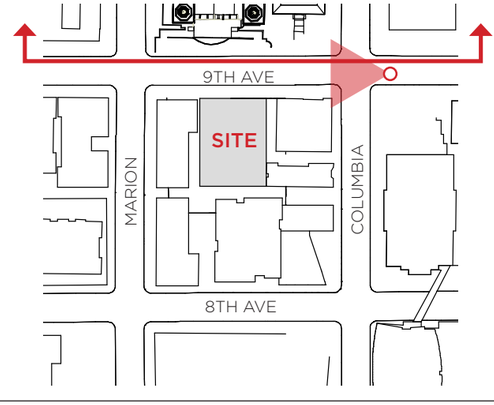
STREET ELEVATION - 9th AVENUE LOOKING EAST



Building	Marion St.	**St. James Cathedral**	**Church Admin. Building**	Columbia St.	Building

VIEW FROM 9th AND COLUMBIA LOOKING NORTH

KEY PLAN



Graphics provided by former applicant (MG2)

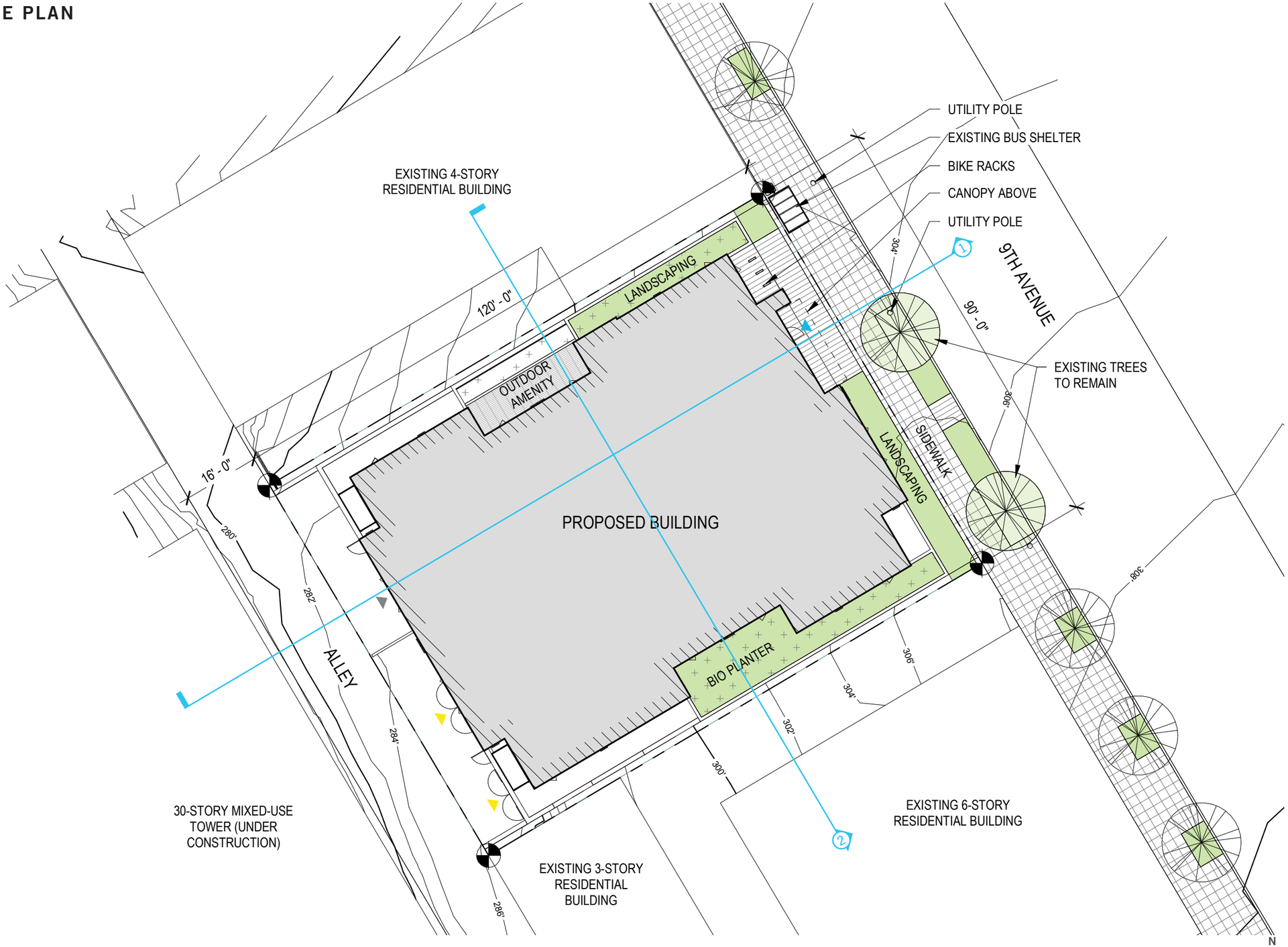
6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	PROVIDED	DESIGN OPTION
Floor Area	23.45.510	Table B	Base FAR = 7, Max FAR = 15	Proposed FAR: 4.0	√
Structure Height	23.45.514	Table B	Max Height = 440'	Proposed Height Above Average Grade: 65'	√
Setbacks and Separations	23.45.518	Table C	Structures 85 feet in height or less (Structures 85 feet in height or less are subject to the setback provisions of the MR zone in subsection 23.45.518.B.)	Building complies with MR zoning setback standards	√
Rooftop Features		Table B	Required setbacks in MR zones measured in feet: Front = 7' avg; 5' min Rear = 10' from a rear line abutting an alley Side = 42' or less in height: 7' avg; 5' min; Above 42' in height: 10' avg, 7' min	Provided setbacks in MR zones measured in feet: Front = 9.1' avg; 7.1' min Rear = 10.9' from a rear line abutting an alley Side = 42' or less in height: 10.4' avg; 7.3' min; Above 42' in height: 10.4' avg, 7.3' min	√
Amenity Area	23.45.522	C	Amount of amenity area required in MR and HR zones. The required amount of amenity area in MR and HR zones is equal to 5 percent of the total gross floor area of a structure in residential use.	More than 5% of the building's total gross floor area is dedicated to indoor and outdoor amenity space.	√
		D.2	Enclosed amenity areas a. In MR and HR zones, except for cottage housing, no more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.	36% of the required amenity area is enclosed.	√
		D.5	a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet. b. Common amenity areas shall be improved as follows: 1) At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees. 2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided. c. The common amenity area required at ground level for apartments shall be accessible to all apartment units.	All amenity areas exceed 250 SF and are accessible from all apartment units.	√
Required Parking	23.54.015	Table B	c. The common amenity area required at ground level for apartments shall be accessible to all apartment units.	Common indoor and outdoor amenity spaces are provided on levels B1, L6, and Roof.	√
Bike Parking	23.54.015	Table D	D.2. Multi-family structures: 1 per dwelling unit (long-term), 1 per 20 dwelling units (short-term) Total stalls required: 96 (long-term), 6 (short-term)	Total stalls provided: 96 (long-term), 6 (short-term)	√
Solid Waste Storage Area	23.54.040	Table A	Residential use: 51-100 dwelling units: 375 square feet plus 4 square feet for each additional unit above 50 Minimum area required: 559 SF	A trash area of approx. 634 SF is provided.	√
		D	For developments with nine dwelling units or more, the minimum horizontal dimension of required storage space is 12 feet;	A minimum dimension of 12'-2" is provided.	√
MHA - Applicability and General Requirements	23.58C.025	A	General. If an applicant seeks approval of a permit for development as described according to subsection 23.58C.025.B, the applicant shall comply with this Chapter 23.58C, either through the payment option according to Section 23.58C.040 or the performance option according to Section 23.58C.050.	The project complies in accordance to the MHA-R Payment Method.	

7.0 COMPOSITE SITE PLAN

KEY

- Proposed Building
- Context Buildings
- Trees & Planting Strip
- Residential Entry
- Service Access
- Vehicular Access



SITE PLAN

8.0 DESIGN GUIDELINES

CS2 – URBAN PATTERN AND FORM

C.2. RELATIONSHIP TO THE BLOCK, MID-BLOCK SITES

ARCHITECT RESPONSE:

Refer to Figure 1. The design's cohesive architectural concept is reflected in the massing that is broken into vertical sections and the application of symmetry and mirroring found on the front and rear elevations—a nod to the more traditional architecture adjacent to the project and surrounding the neighborhood.

D. HEIGHT, BULK, AND SCALE

ARCHITECT RESPONSE:

Refer to Figure 3 on page 19. The proposed building is modulated along 9th Avenue and the alley to allow more light into the side lot lines, create room for walk-out balconies, and to reduce the perceived bulk of the building. Simple fenestration patterns and a clear sense of entry helps to create a well-proportioned building that fits in with its surroundings.

PL2 – WALKABILITY

B.2. SAFETY AND SECURITY, LIGHTING FOR SAFETY

ARCHITECT RESPONSE:

Refer to Figure 9 on page 22. Safety and lighting is a concern regarding the site's alley so plenty of lighting is proposed along the ground-floor. The level facing the alley was also designed to not have any dark corners with a flat facade being proposed along its length.

PL3 – STREET-LEVEL INTERACTION

A.1.C ENTRIES, COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS

ARCHITECT RESPONSE:

Refer to Figure 7 on page 21. A simplified glazing pattern with clear sense of entry is proposed along 9th Avenue. This was done by combing two window bays to create a larger opening and finishing the interior of the bay with a material unique to the project. An overhead canopy is also proposed at the building entry and has a human-scaled height to reflect the project's wholly residential character. A landscape area has been included in front of the south half of the street façade to provide privacy to residents.

B.2. RESIDENTIAL EDGES, GROUND-LEVEL RESIDENTIAL

ARCHITECT RESPONSE:

Refer to Figure 2. Three ground-floor units are proposed along 9th Avenue. In order to help mitigate privacy concerns, the building is set back several feet and a generous planting strip is proposed between the sidewalk and the building. A private patio is also proposed for one unit which adds an additional layer of privacy between the public and private realms. Lastly, tall plants with thick foliage were selected for the landscape to create another level of privacy and security while beautifying both the pedestrian and residential experiences.

DC2 – ARCHITECTURAL CONCEPT

B.1. ARCHITECTURAL AND FACADE COMPOSITION, FACADE COMPOSITION

ARCHITECT RESPONSE:

Refer to pages 24-25. The Board expressed concerns with regards to the project visually competing for attention with Saint James Cathedral across 9th Avenue. The project has been designed to be a simple and elegant mid-block infill project with a natural color palette and simple fenestration patterns. The massing of the project includes modulation that breaks down the overall mass and adds depth and interest, but does not visually clash with the historic cathedral.

DC4 – EXTERIOR ELEMENTS AND FINISHES

A.1. BUILDING MATERIALS, EXTERIOR FINISH MATERIALS

ARCHITECT RESPONSE:

Material selection for the project was based on historical reference from the neighborhood as well as the boards comment regarding the terra cotta. Masonry occurs on both the street and alley facades with the central body of the structure being one material, pattern, and color to unify the design.

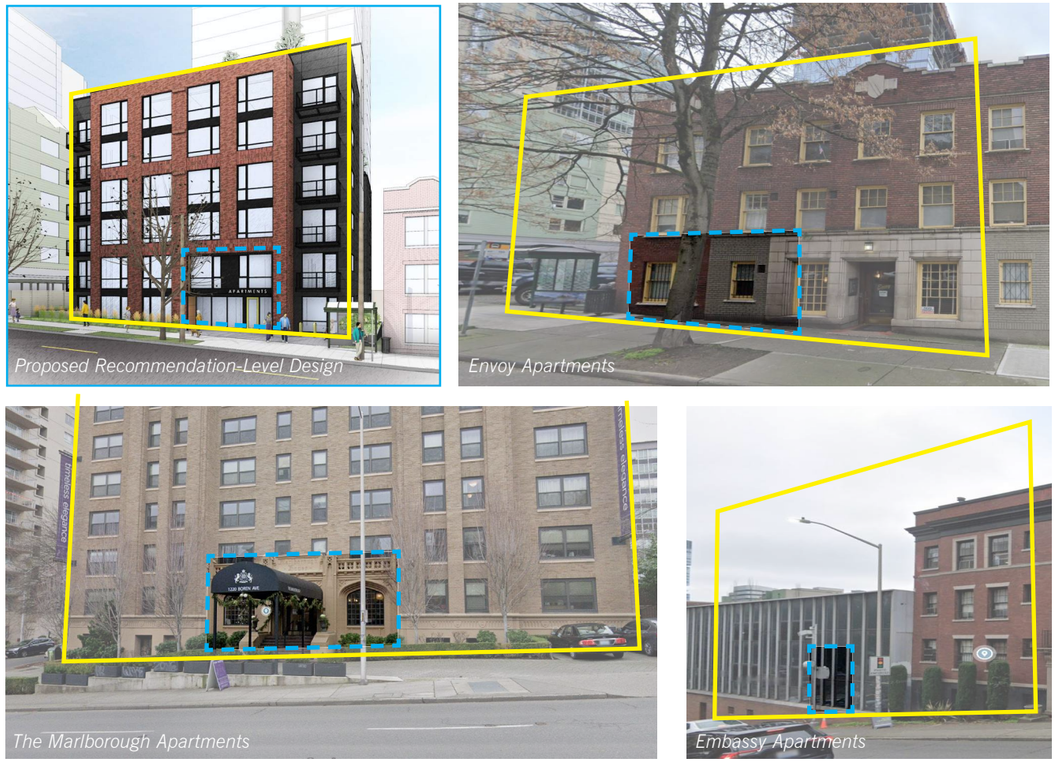


Figure 1: *Proposed facade design and entry location compared to historic buildings in neighborhood*

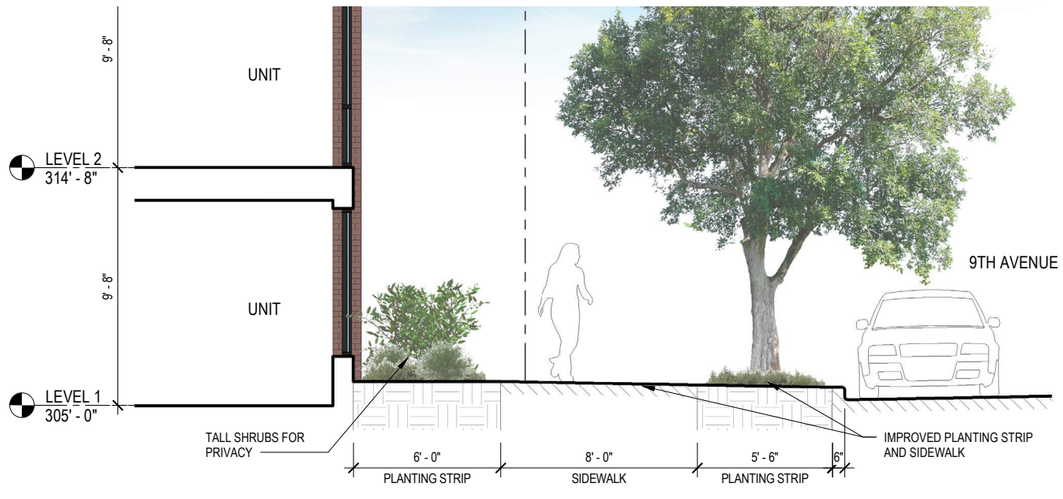


Figure 2: *Proposed landscaping design between sidewalk and ground-level units on 9th Avenue*

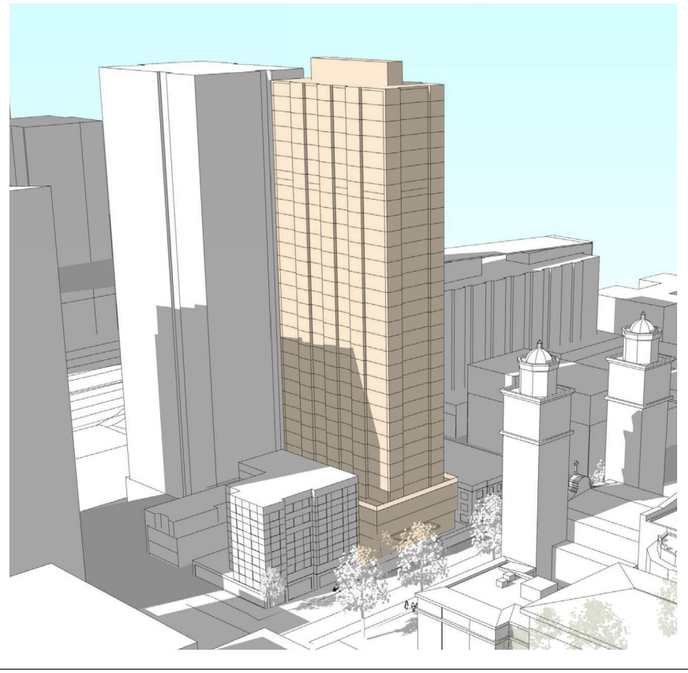
8.0 PROJECT DESIGN HISTORY | EDG (BY FORMER APPLICANT)

OPTION 1: BASE OPTION
Total GFA: 151,200 sf (14.0 FAR)
No. of floors: 31
Building height: 300' above average grade

OPPORTUNITIES:
- Slender tower massing accentuated by a series of bay windows.
- Tower orientation along east-west axis to minimize massing relationship with tower across the alley.
- Units are oriented towards north and south to provide privacy for adjacent residential tower across the alley and to maximize views.

CONSTRAINTS:
- Required setbacks dictate the basic tower footprint.
- Required setback for the podium along 9th Ave does not reinforce the strong street-edge established by other buildings in the neighborhood.

DEPARTURES: No

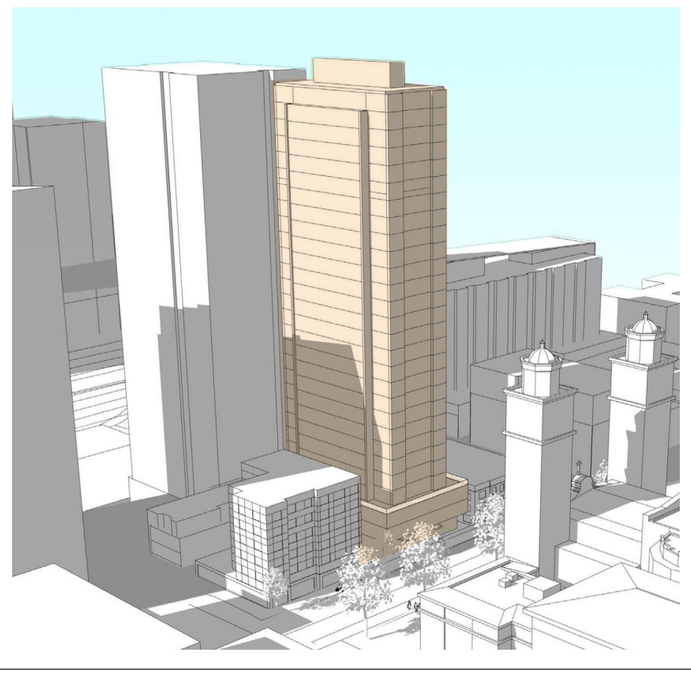


OPTION 2: ALTERNATE OPTION
Total GFA: 151,200 sf (14.0 FAR)
No. of floors: 28
Building height: 300' above average grade

OPPORTUNITIES:
- Increasing the tower floor plate to sculpt the tower volume to reduce the perceived mass of the tower.
- Tower orientation along east-west axis to minimize massing relationship with tower across the alley.
- Units are oriented towards north and south to provide privacy for adjacent residential tower across the alley and to maximize views.

CONSTRAINTS:
- Required setbacks dictate the basic tower footprint.
- Required setback for the podium along 9th Ave does not reinforce the strong street-edge established by other buildings in the neighborhood.

DEPARTURES: Yes

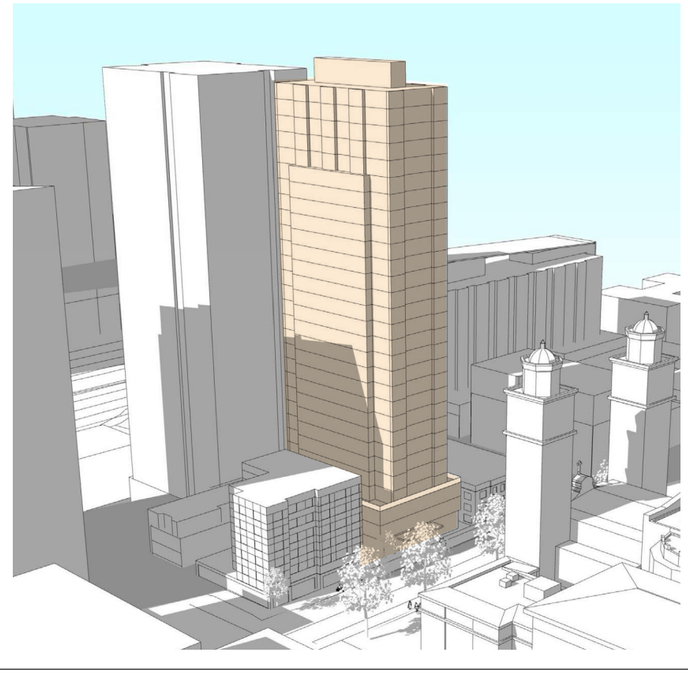


OPTION 3: PREFERRED OPTION
Total GFA: 151,200 sf (14.0 FAR)
No. of floors: 29
Building height: 300' above average grade

OPPORTUNITIES:
- Increasing the tower floor plate to sculpt the tower volume to reduce the perceived mass of the tower.
- Top portion of tower is an expressive articulation of a series of bay windows, providing both human scale and visual interest in the skyline.
- Tower orientation along east-west axis to minimize massing relationship with tower across the alley.
- Units are oriented towards north and south to provide privacy for adjacent residential tower across the alley and to maximize views.
- Podium is aligned with adjacent buildings to reinforce a strong street-edge.

CONSTRAINTS:
- Required setbacks dictate the basic tower footprint

DEPARTURES: Yes



Graphics provided by former applicant (MG2)

8.0 PROJECT DESIGN HISTORY | EDG2 (BY FORMER APPLICANT)

OPTION A: CURVED SCHEME

PROS

-Distinctive and prominent roofline

-Curved glass bays to create visual relief and add massing interest

-Monumental podium fenestration references scale and grandeur of church

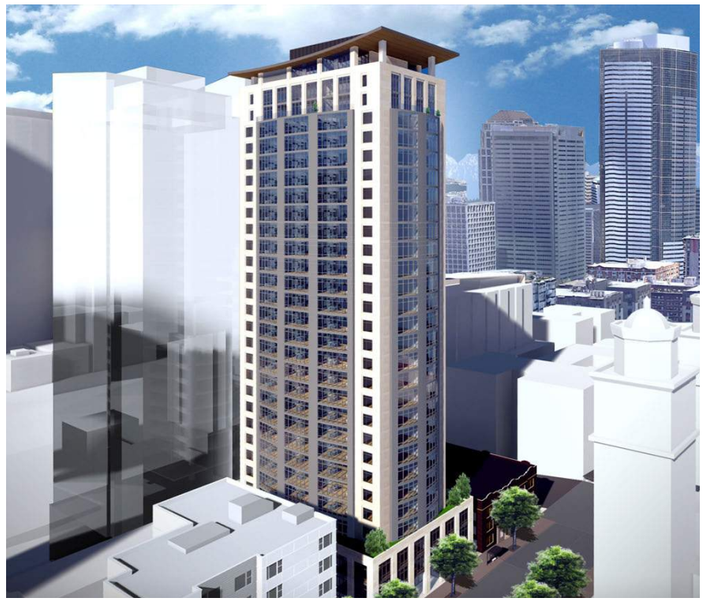
-White granite cladding reflects material palette of the church

CONS

- Corners of tower are solid, depriving units of prime views

-Roof shape does not conform to existing roof typologies in the neighborhood

-Architectural Style does not reflect new, contemporary buildings in the neighborhood



OPTION B: RECTANGULAR

PROS

-Distinctive and prominent roofline

-Solid, rectangular bays with punched openings reflect residential character of the neighborhood

-Glass corners allow residents great views

-Red granite podium references monumentality of the church and the color palette of the brick buildings in the neighborhood

CONS

- Podium monumentality may not mesh well with character of other residential buildings.

- Rectangular bays do not maximize visual interest of building

-Architectural materials are both traditional and modern and do not present a singular, cohesive style

OPTION C: ANGLED SCHEME

PROS

-Distinctive and prominent roofline, similar to others in the area and in the PNW

-All glass facade, similar to other towers being built in neigborhood

-Podium is solid with punched openings, referencing other residential buildings in the neighborhood.

-Angled bays direct views and provide playful personality

CONS

- Base intentionally avoids referencing the cathedral in favor of residential surroundings

-Building intentionally separates into a solid base with a glass tower, and integrates the two through color alone

Graphics provided by former applicant (MG2)

8.0 ITEMIZED RESPONSE TO EDG 2

COMMENT 1 | ARCHITECTURAL CONCEPT AND MASSING

Similar to the first EDG, the board expressed concern for the subtle variation between the massing options and the lack of a clear architectural concept. Ultimately, the board provided support for option c, the 'angled scheme.' the board appreciated the playfulness of the angled bays but agreed the concept, massing and early material presentation were not resolved. The board provided the following guidance for the proposal as it moves to the recommendation stage of review.

ARCHITECT RESPONSE:

Refer to Figure 1. The design has been revised to mid-rise project. Our responses to design guidance has taken into account the comments and guidance below to the extent possible, though some comments may no longer be applicable. Refer to building elevations.

COMMENT 1.A

At the recommendation meeting, present a clear vision and narrative for the architectural concept. Demonstrate the architectural concept creates cohesion between the podium, tower, and roof design. (CS2-A, DC2, DC4-A)

ARCHITECT RESPONSE:

Refer to Figure 2. The design's cohesive architectural concept is reflected in the massing that is broken into vertical sections and the application of symmetry and mirroring found on the front and rear elevations—a nod to the more traditional architecture adjacent to the project and surrounding the neighborhood.

COMMENT 1.B

Demonstrate how the materials will act as a primary unifying element, with a similar language, in all parts of the building. The board expressed support for a light terra cotta material, noting the versatility of application. The board struggled with the current tower 'lattice' proposal and expressed support for alternative design solutions. (CS2-A, DC2, DC4-A)

ARCHITECT RESPONSE:

Refer to Figure 3. Material selection for the project was based on historical reference from the neighborhood as well as the boards comment regarding the terra cotta. Masonry occurs on both the street and alley facades with the central body of the structure being one material, pattern, and color to unify the design.

EDG2 High-Rise Design (By Previous Applicant)

Proposed Mid-Rise Design

Figure 1: *Evolution of project design and scale*

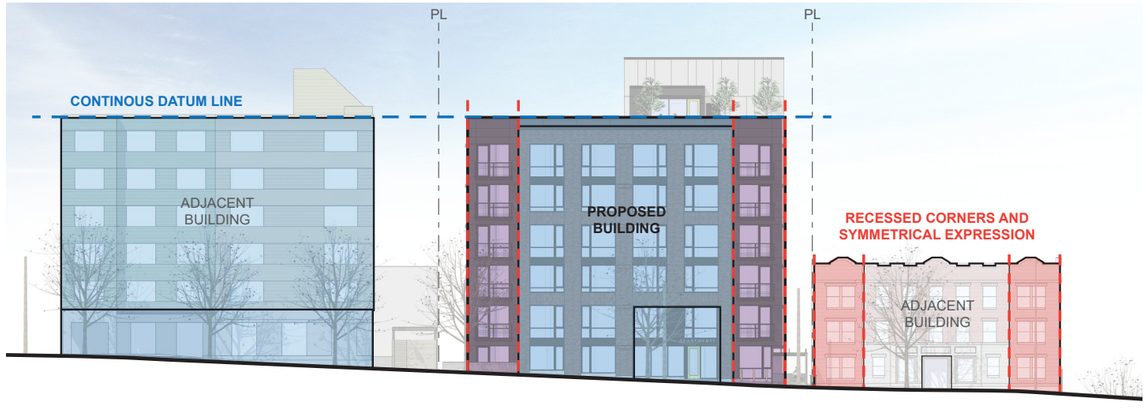
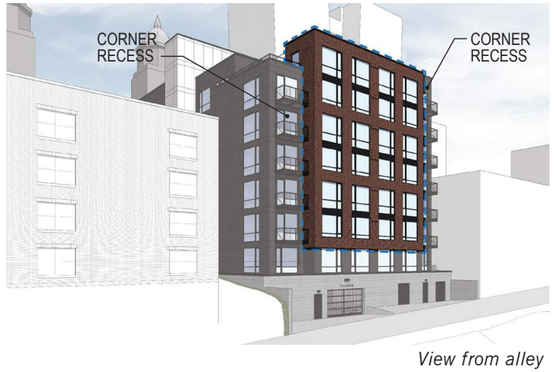


Figure 2: *Relation of proposed building to adjacent properties.*

View from 9th Avenue



View from alley

Figure 3: *Proposed massing and materiality along 9th Avenue and alley.*

8.0 ITEMIZED RESPONSE TO EDG 2

COMMENT 1.C

Simplify the tower massing to achieve a quieter design in deference to Saint James Cathedral. (CS2-A, DC2, DC4-A)

ARCHITECT RESPONSE:

Refer to Figure 4 and pages 24-25. The massing of the project includes modulation that breaks down the overall mass and adds depth and interest, while the materials and patterning are kept simple.

COMMENT 1.D

Remove the bay windows and associated departure requests along the east and west tower facades. The board agreed removing the bay on these facades would create a simpler tower from and provide space for the landmark and the adjacent tower. (CS2-A, CS2-D.5, DC2, DC4-A)

ARCHITECT RESPONSE:

This comment is no longer applicable to the project design.

COMMENT 1.E

Study the angle, width, and terminus of the bay windows on the north and south facades. The board was open to a more modern and playful interpretation, which could include extending the bays to the top of the tower. The board cautioned that all departure requests must a) clearly demonstrate how the revised design better meets the intent of the adopted city design guidelines, and b) support a clearly articulated architectural concept. (CS2-A, DC2, DC4-A)

ARCHITECT RESPONSE:

This comment is no longer applicable to the project design.

COMMENT 1.F

Contextualize the tower, and especially the roof form, with the adjacent tower at 800 Columbia Street. Demonstrate that the two buildings will be visually pleasing from all primary view angles. (CS2-A, DC2, DC4-A)

ARCHITECT RESPONSE:

This comment is no longer applicable to the project design.

COMMENT 2 | PODIUM

The board expressed support for the podium concepts in Option C. The board appreciated the porch space but felt additional efforts were necessary to resolve the design.

ARCHITECT RESPONSE:

Refer to Figure 5. The design has been revised to mid-rise project with residential use and no commercial space or outdoor seating area.

COMMENT 2.A

The board provided support for a podium setback of three and a half feet (3'-6"). The board noted this reduced setback would give more breathing space to the congested sidewalk but also maintain a similar street wall condition typical to the downtown and first hill neighborhoods. (CS2-C, CS3-A, PL4-C, DC2-A)

ARCHITECT RESPONSE:

Refer to Figure 6. The revised design proposal includes a code compliant street setback. Additionally, the north corner has been setback an additional six feet to provide space for bike parking and to accommodate bus riders waiting at the existing stop.

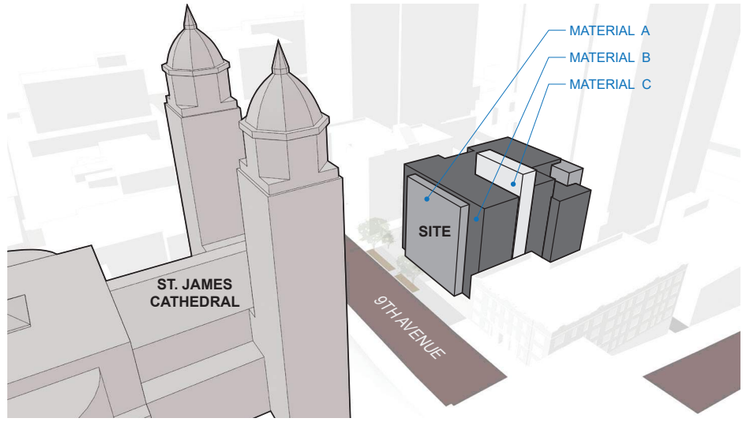
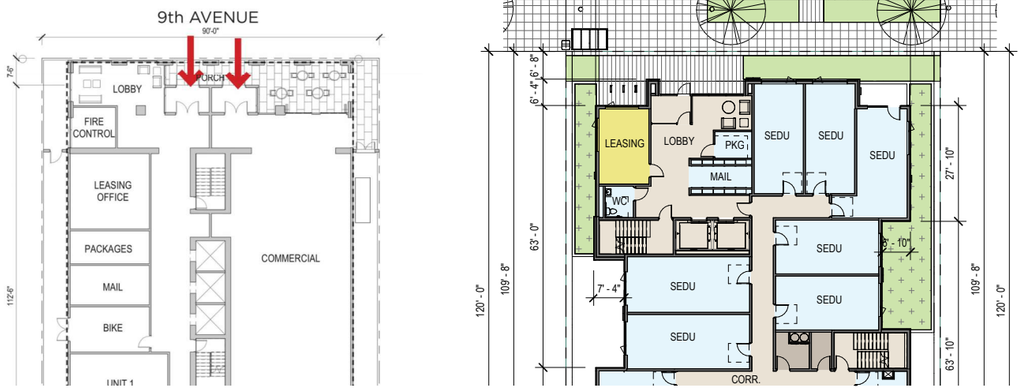


Figure 4: *Illustration of proposed building's simple geometries and material application*



EDG2 Design (By Previous Applicant) *Proposed Recommendation-Level Design*

Figure 5: *Proposed ground-level design*

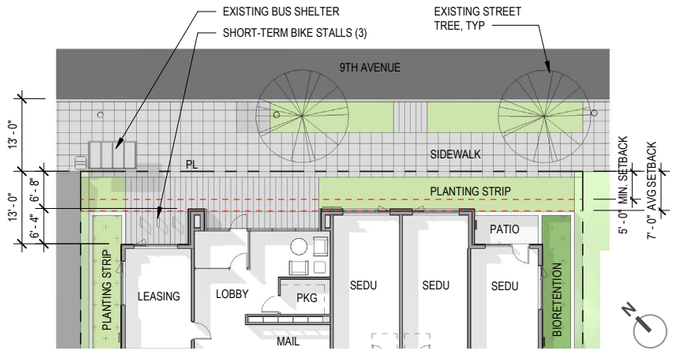


Figure 6: *Proposed setbacks and widened sidewalk along 9th Avenue*

8.0 ITEMIZED RESPONSE TO EDG 2

COMMENT 2.B

Revise the podium massing, number of bays and fenestration pattern to achieve two things: express verticality and provide a more substantial entry expression, similar to the neighborhood envoy apartments. The board suggested an odd number of bays (3 or 5), to create one central entry expression and/or push back the glazing on the upper level to create a two-story expression. (CS2-C, CS3-A, PL3-A, DC2)

ARCHITECT RESPONSE:

Refer to Figure 7. The podium design has maintained the window bays and simplified the glazing pattern. The new bay design includes proportions and material applications that express verticality. The composition of the glazing at the building entrance is unified by recessing the windows into a frame element two bays wide and two stories high, joining the fenestration with metal siding to match the window frames, and including a canopy over the entrance. A landscape area has been included in front of the south half of the street façade to provide privacy to residents.

COMMENT 2.C

Demonstrate how materials, lighting, architectural detailing, hardscape, and landscape design, along with the interior programming, create a more gracious and welcoming porch space. (CS3-A, PL3-A, PL3-C, PL4-C, DC2, DC4)

ARCHITECT RESPONSE:

The porch space is no longer in the proposed design.

COMMENT 2.D

Further maximize the commercial programming along the street. Investigate a shared entry to efficiently utilize the limited street level real estate. (PL3-A, PL3-C)

ARCHITECT RESPONSE:

Street-level commercial space is no longer in the proposed design.

COMMENT 2.E

At the recommendation meeting the board requested additional information about the following street level items:

A. Clarify the need, location and design for the exterior trash and recycling storage. Demonstrate why this design is preferable to interior storage. (PL3, DC1-C)

ARCHITECT RESPONSE:

Refer to floor plans. The proposed trash and recycling storage is located on the alley level within the parking garage.

B. Demonstrate how the street level design supports access to the bike room. (PL4-C)

ARCHITECT RESPONSE:

Refer to Figure 8. Bike storage is located on the first basement level. Street level access will be through the primary entrance and via the elevator.

Figure 7: *Fenestration patterns facing 9th Avenue*

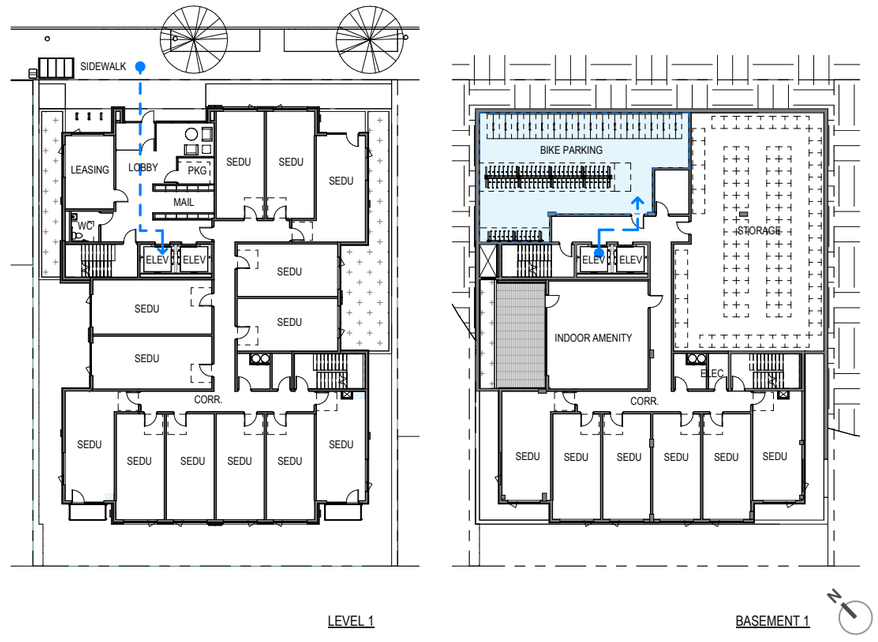


Figure 8: *Bike parking access route from 9th Avenue*

8.0 ITEMIZED RESPONSE TO EDG 2

C. Demonstrate how lighting, fenestration, and design details are used to make the alley feel safe. (DC1-C, DC2-B, DC2-D, DC4-A)

ARCHITECT RESPONSE:
Refer to Figure 9. The alley level façade is one continuous wall with several openings but no recesses or pockets for hang-out spaces. The entire façade will be well lit for security. Entry is through the secure garage door only. Transparency from upper-level units facing the alley provide 'eyes-on' to the alley way.

D. Provide detail for the design and location of the bus stop. Demonstrate the ground level design provides sufficient space for a bus waiting area, pedestrian circulation, and the porch space. (PL4-C)

ARCHITECT RESPONSE:
Refer to Figure 10. The existing bus shelter and trash bin located along 9th Avenue will be maintained. A bus stop design compliant to SDOT and King County Transit standards was studied and enough room was maintained to allow for a 60 foot articulated bus to load and unload passengers with full accessible compliance. The applicant will continue working with SDOT and King County Metro Transit as the project develops.

E. Clarify the approved location for residential loading. (DC1-C)

ARCHITECT RESPONSE:
The applicant believes this comment is no longer applicable to the proposed design.

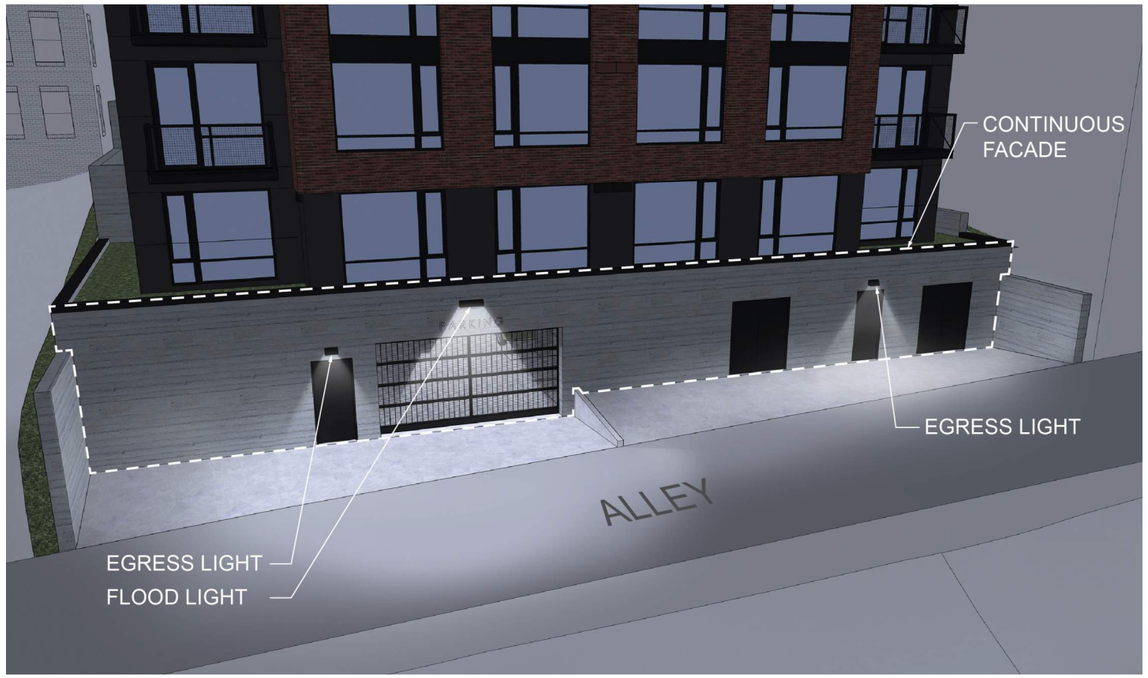


Figure 9: *Proposed lighting design at alley.*

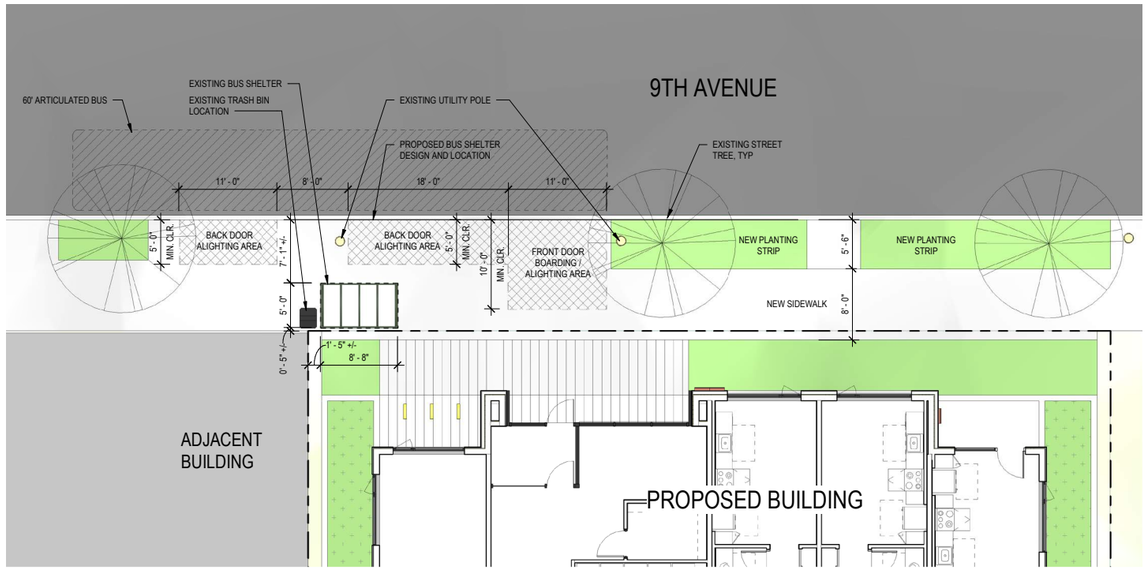


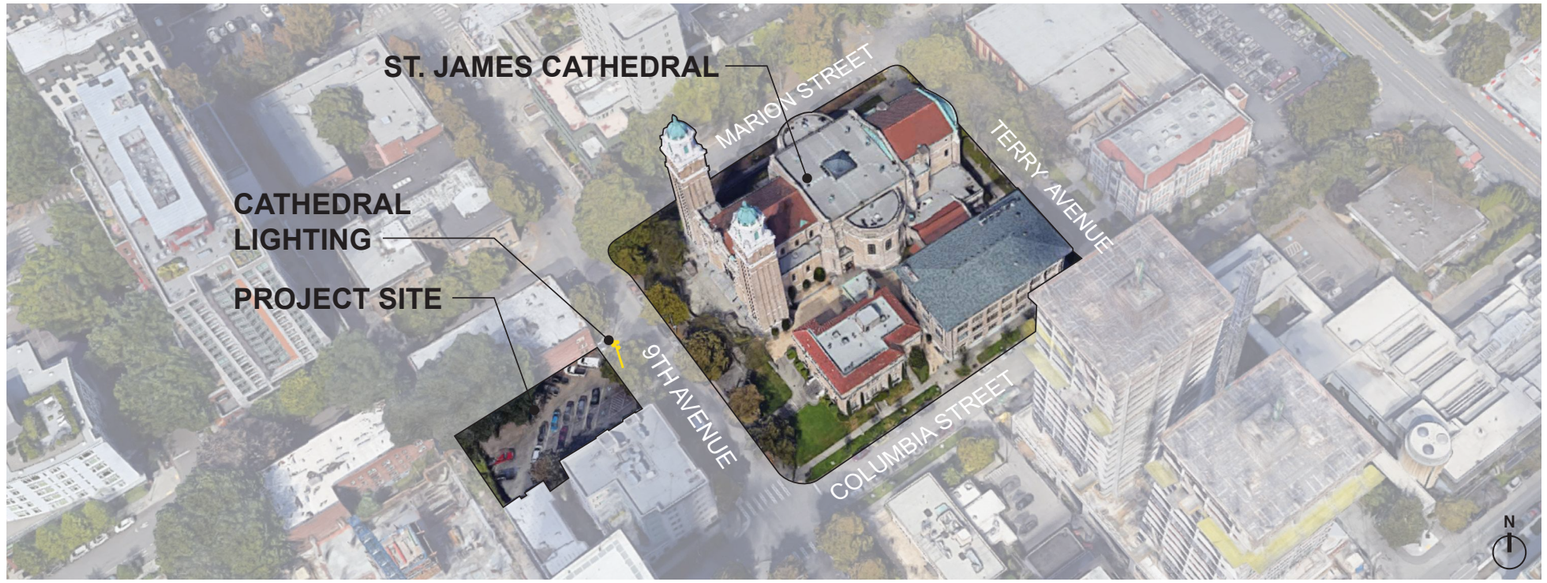
Figure 10: *Proposed bus stop design per SDOT and King County Metro Transit standards*

8.0 PROJECT DESIGN HISTORY

	REC (DEVELOPED)
# UNITS:	96 Units
# LIVE/WORK UNITS:	0 Units
RESIDENTIAL AREA SF	54,527 SF
COMMERCIAL RETAIL SF:	0 SF
PARKING STALLS:	8 Car Stalls, 3 Motorcycle Stalls
BIKE STALLS:	6 Short-term, 96 Long-term
OPPORTUNITIES:	• Simple, elegant design that fits into urban context • Corner setbacks soften facade expression and allow for balconies • Building design doesn't 'compete' with St. James Cathedral across 9th Avenue
CONSTRAINTS:	• No commercial presence on site denies neighborhood a small and convenient retail space • Ground-level units need landscaping to help mitigate privacy concerns
CODE COMPLIANCE:	No, 1 departure requested

SITE HISTORY

The historic St. James Cathedral lies directly across the project site on 9th Avenue and was completed in 1907. The Roman Catholic building was designed in the Beaux Arts style and has been a significant landmark to the First Hill neighborhood ever since. In 1916 the building's signature central dome collapsed and was never rebuilt, giving the look we see today. The cathedral's primary entrance faces 9th Avenue and is both set back from the street and raised a story above the sidewalk, giving it a prominent view from adjacent intersections. Its front facade is illuminated at night by a series of flood lights that can be found across 9th Avenue in the right-of way, in front of the proposed project site. These lights are to remain throughout construction.



CATHEDRAL LOCATION

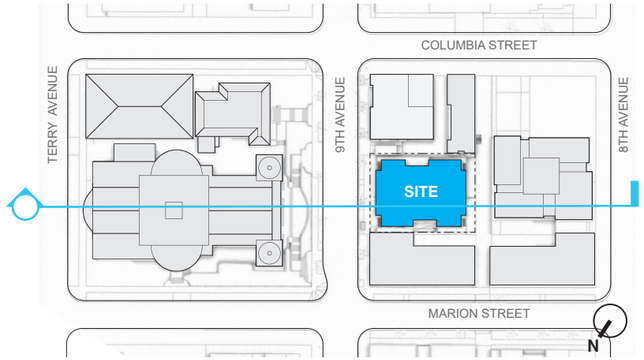
VIEW FROM SITE

ARCHITECTURAL DETAILING OF MAIN ENTRANCE

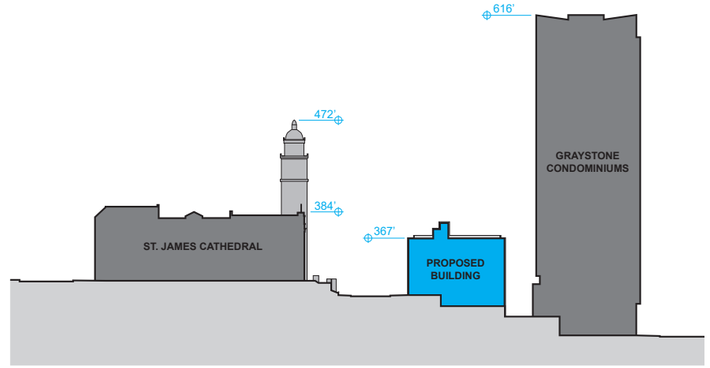
9.0 SITE ANALYSIS | ST. JAMES CATHEDRAL

PROJECT GOALS

Given the project's close proximity to the main entrance of the St. James Cathedral, careful consideration of the building's facade treatment was undertaken to ensure it doesn't visually compete for attention. While the cathedral's scale, architectural detailing, and raised ground floor make it a prominent neighborhood landmark, its main entrance directly faces the project site and from certain points of view, makes the project site just as visible. In response, the proposed building expresses natural materials and colors over brighter and more noticeable alternatives. Most of the street-facing facade is clad in brick, similar to the cathedral itself as well as adjacent neighborhood buildings. Ample landscaping along 9th Avenue plays off of the existing landscaping surrounding the cathedral and helps to soften the street edge. Furthermore, since EDG2 the project underwent a significant down-scaling from a 320' tall tower to an 65' mid-rise, thus making any issues with building scale or casted shadows inherent to a taller building almost non-existent.

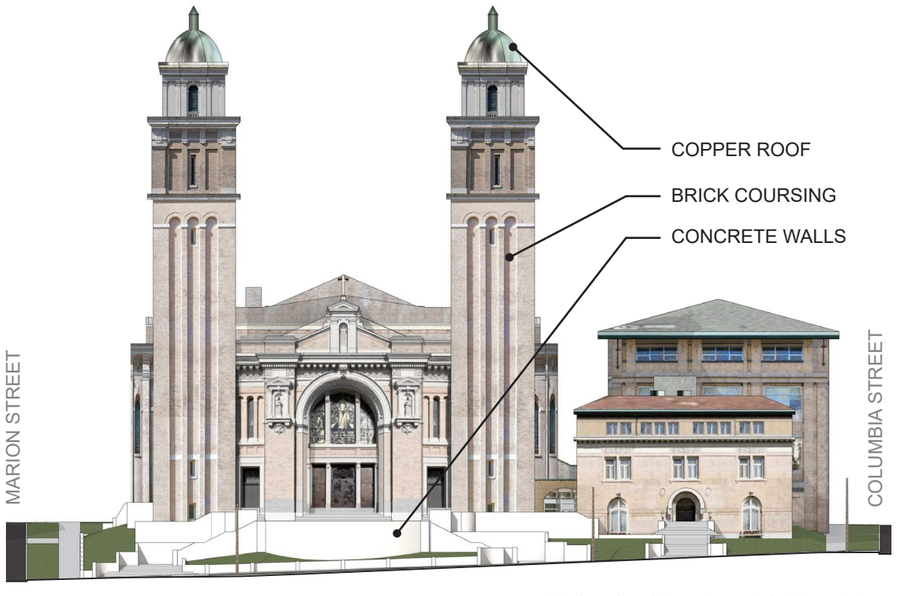


SITE PLAN



SITE SECTION

ELEVATION OF SITE



ELEVATION OF ST. JAMES CATHEDRAL

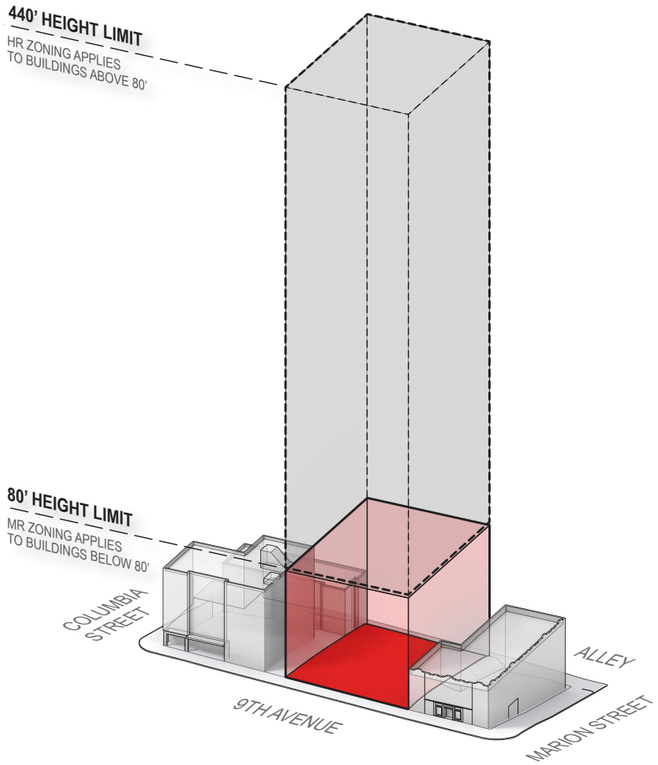
AERIAL VIEW LOOKING SOUTHEAST

9.0 CONCEPT DESIGN

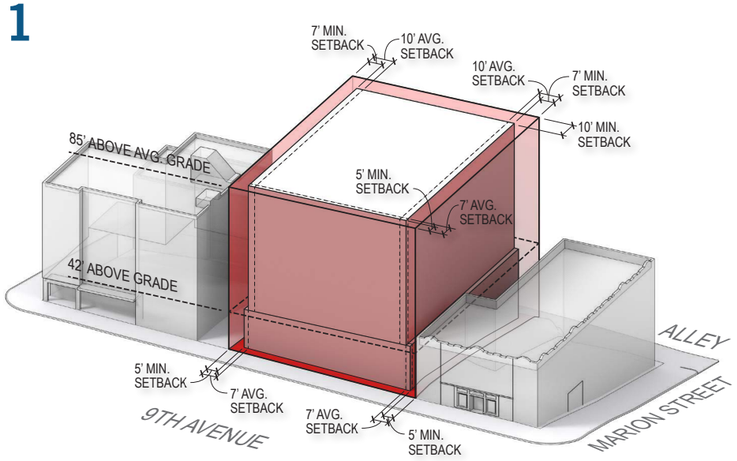
SUMMARY

The building's initial form stems from the goal of attaining an efficient arrangement of units on such a small and challenging site. Setbacks at both the building's corners help break down the building's hard edges while setbacks at the side lot lines help bring light and air into the space. Further variations in the building's geometries as well as fenestration changes and material breaks combine to create a final design that is visually interesting, but doesn't dominate the block and it's neighbors.

HR (HIGH-RISE) ZONE HEIGHT LIMITS

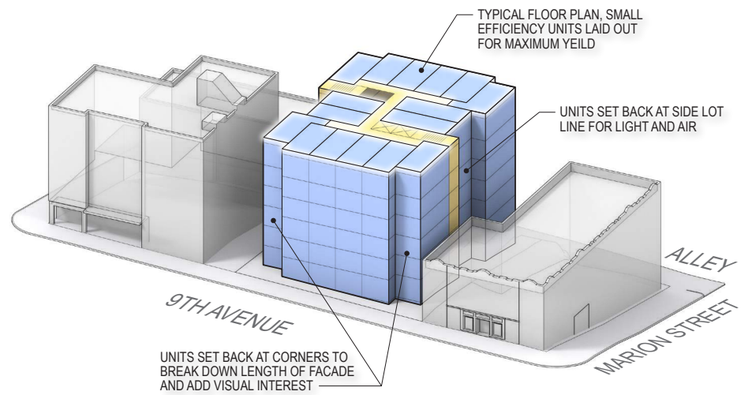


1



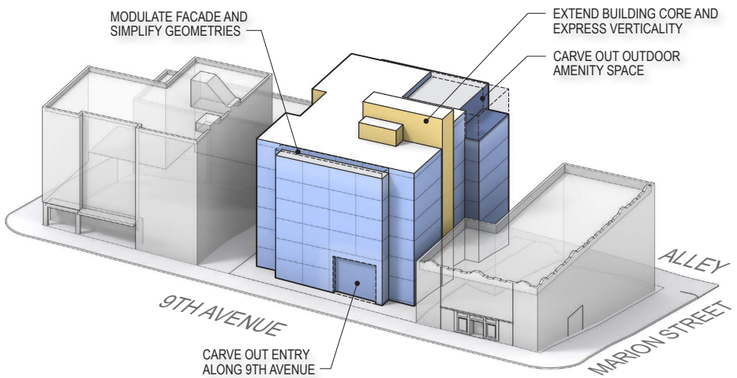
MR (Mid-rise) Zoning Envelope

2



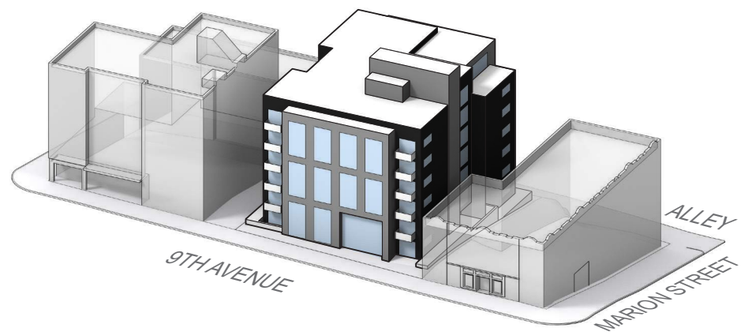
Create Efficient Unit Layout

3



Carve Out Spaces and Add Detail

4



Final Design Concept

9.0 WINDOW PRIVACY STUDY

SUMMARY

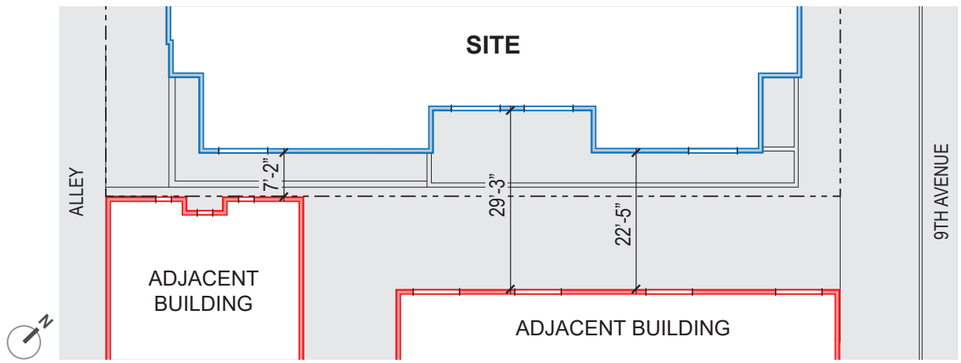
The project site is located mid-block along 9th Avenue and shares side lot lines to the north and south with three residential buildings. Window locations for the proposed design were studied on each side lot line so adjacent windows don't align, giving privacy for both buildings. Windows that do overlap such as those found in the middle of the site, are pulled further back from the side lot line, helping to preserve privacy while admitting more light into the shared space.

SOUTH ELEVATION

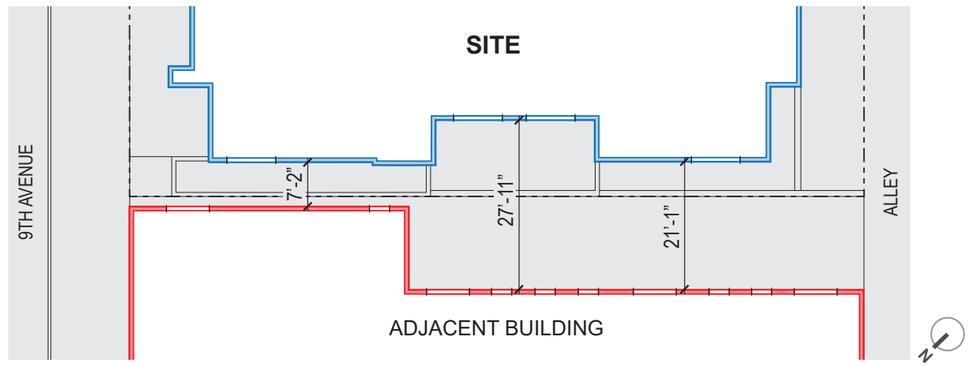
NORTH ELEVATION

KEY

- Site Grade
- Proposed Building
- Proposed Windows
- Adjacent Building
- Adjacent Building Windows
- Overlapping Windows



PLAN VIEW

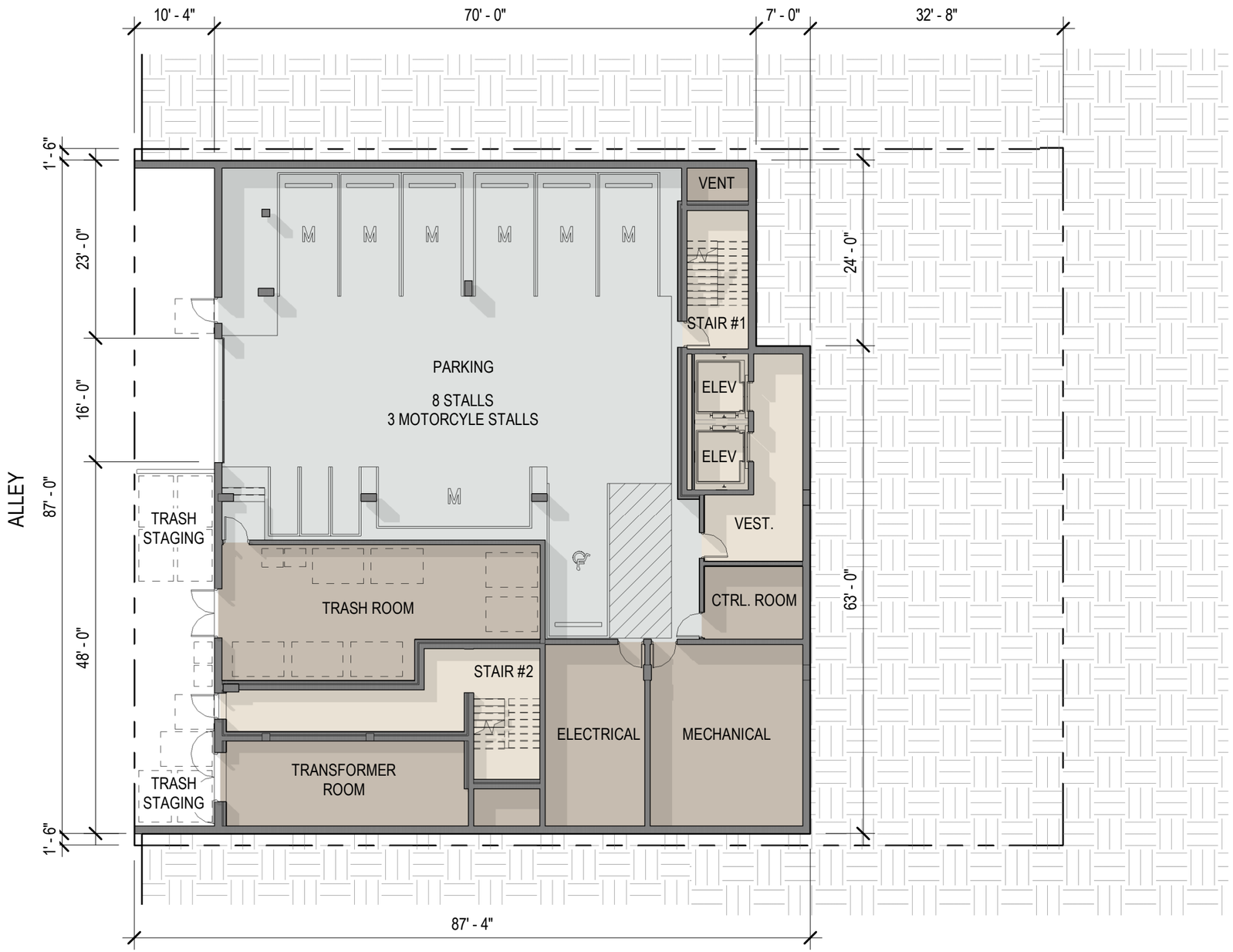


PLAN VIEW

9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office
- Lodging

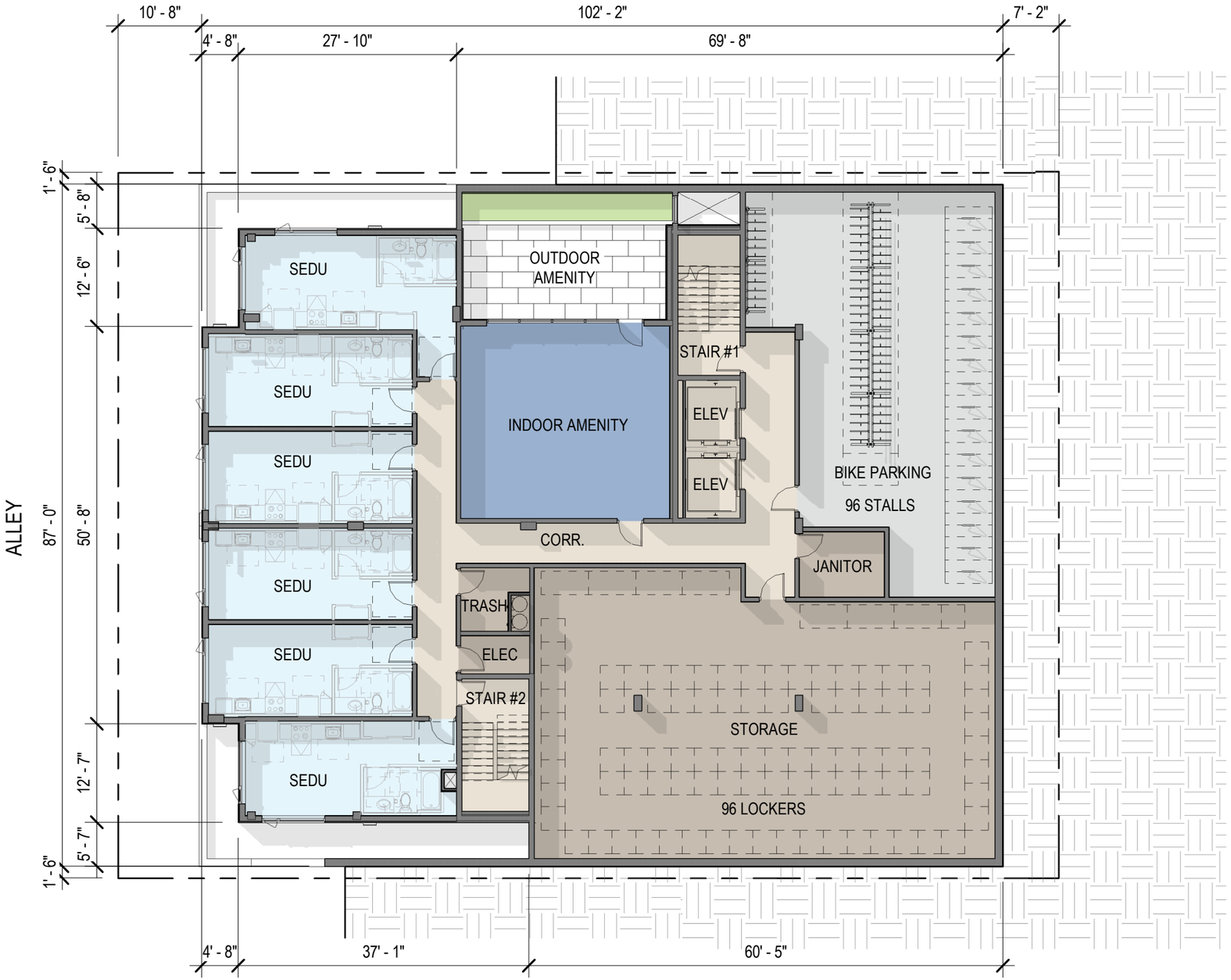


BASEMENT 2

9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office
- Lodging

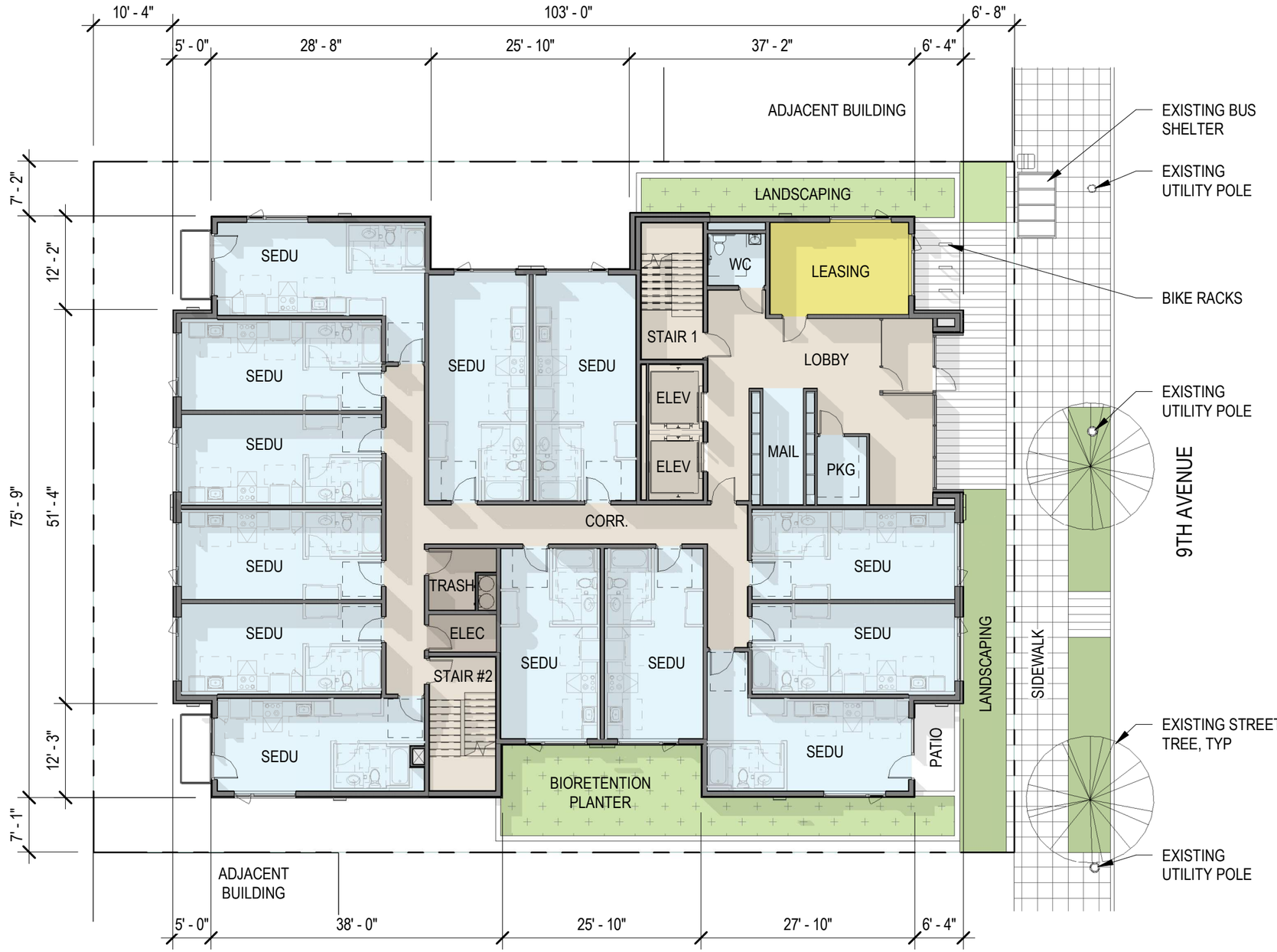


BASEMENT 1

9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office
- Lodging

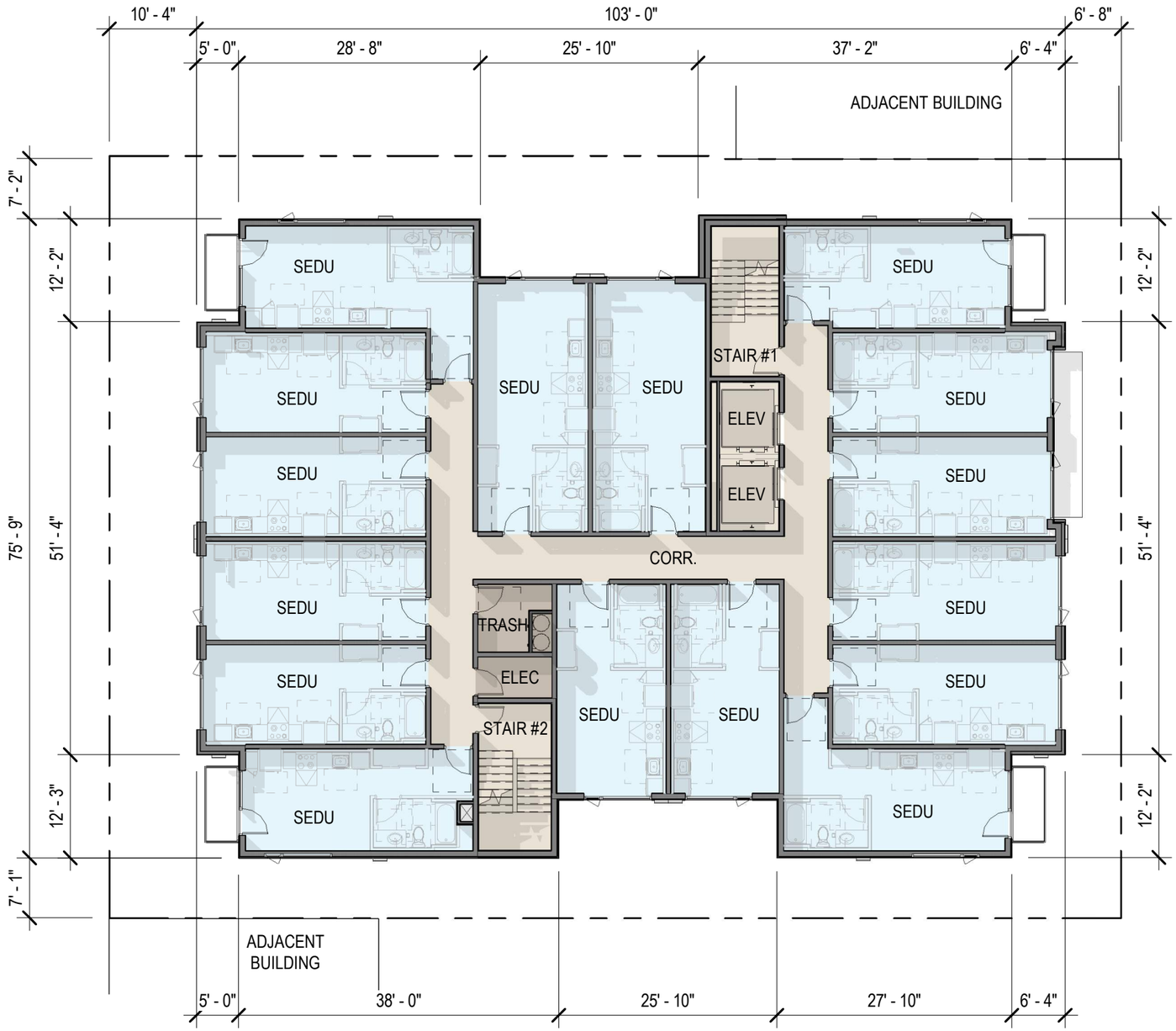


LEVEL 1

9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office
- Lodging

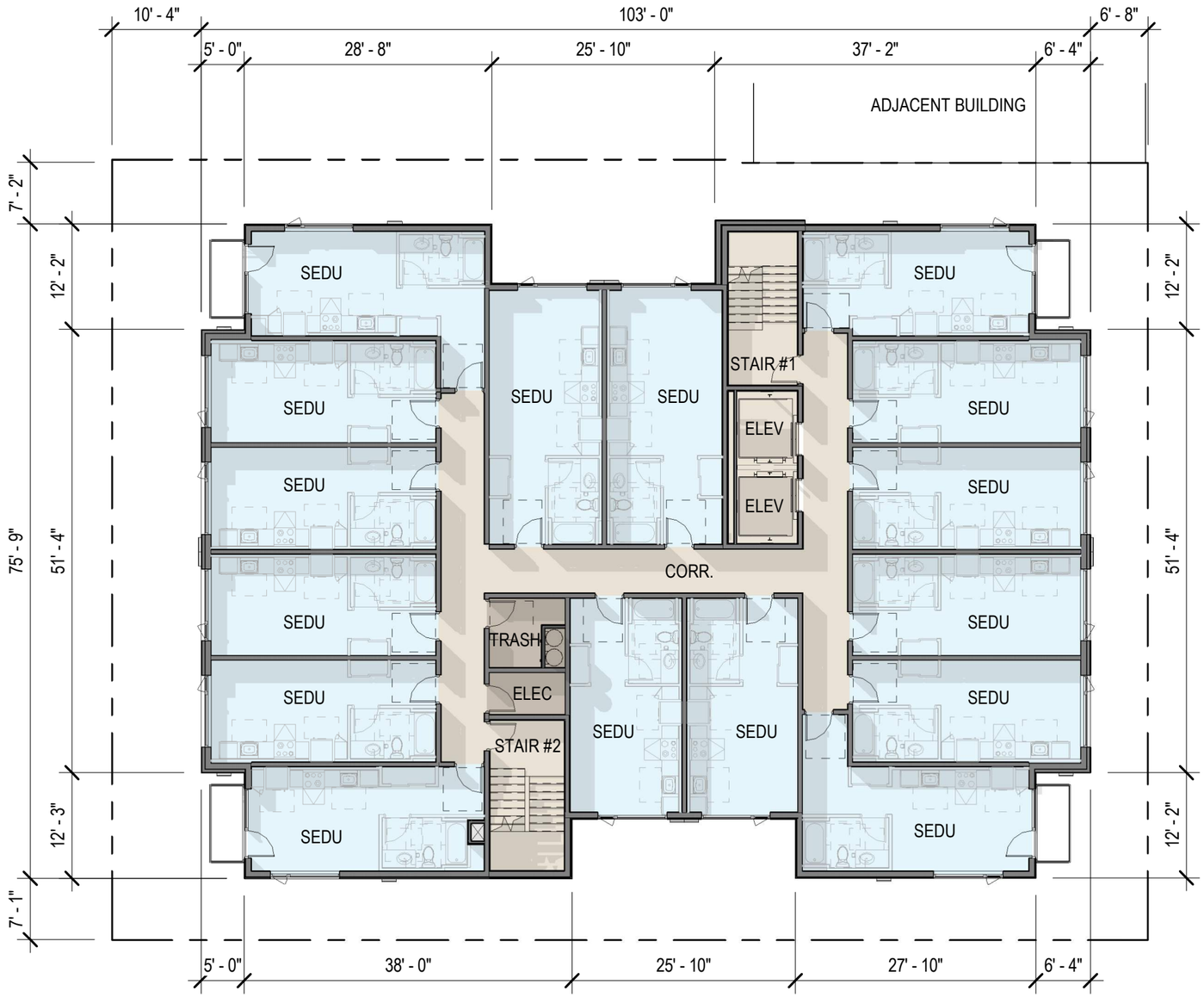


LEVEL 2

9.0 FLOOR PLANS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office
- Lodging



LEVELS 3-5

9.0 FLOOR PLANS

KEY

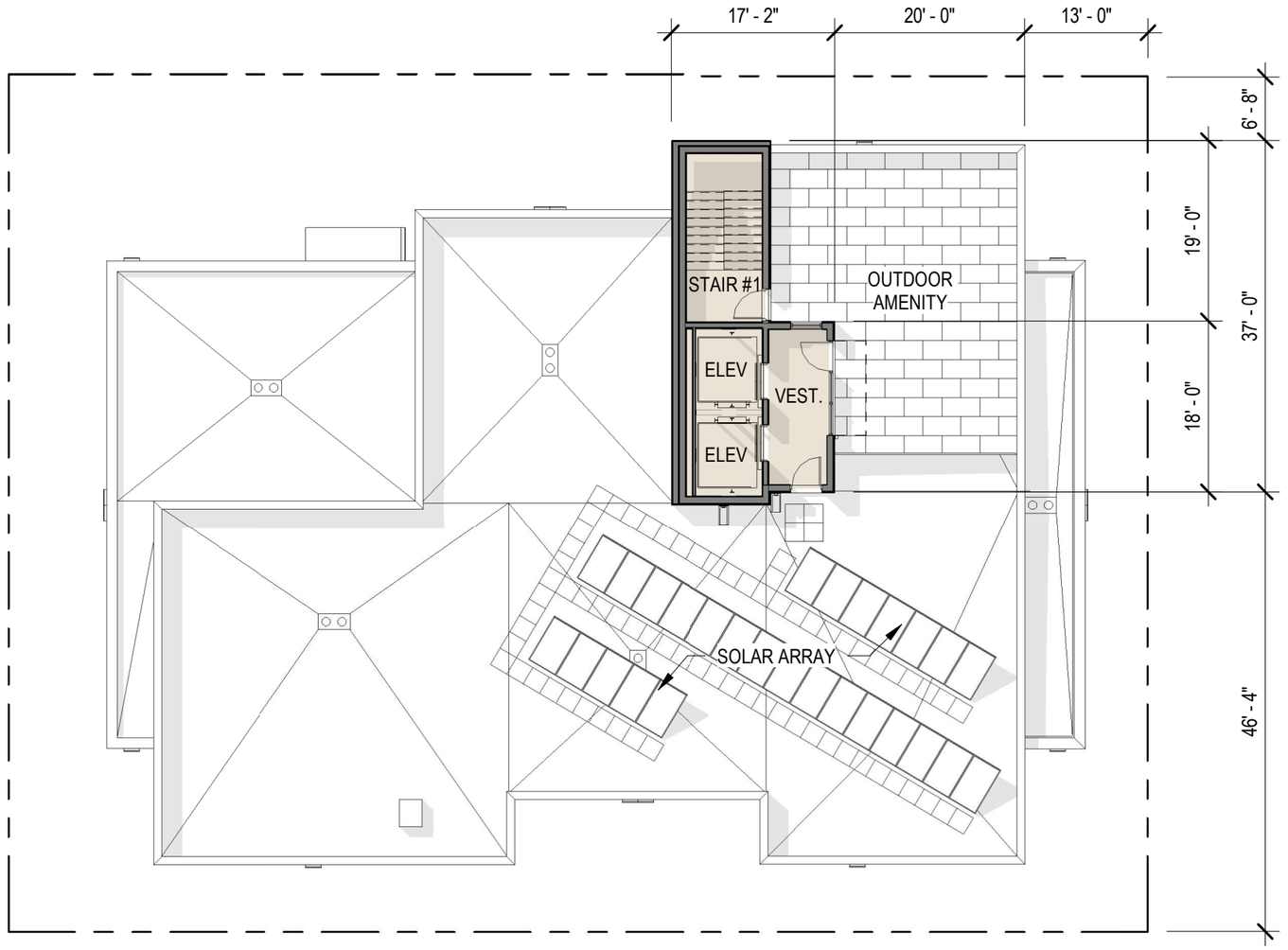
- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office
- Lodging

LEVEL 6

9.0 FLOOR PLANS

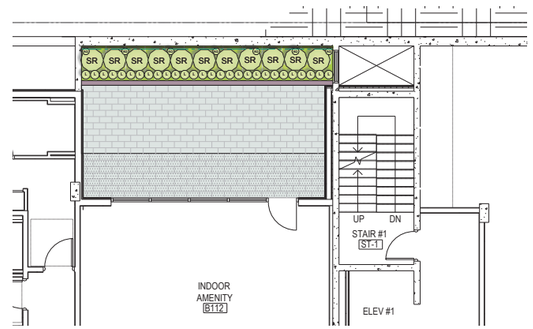
KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking
- Leasing Office
- Lodging

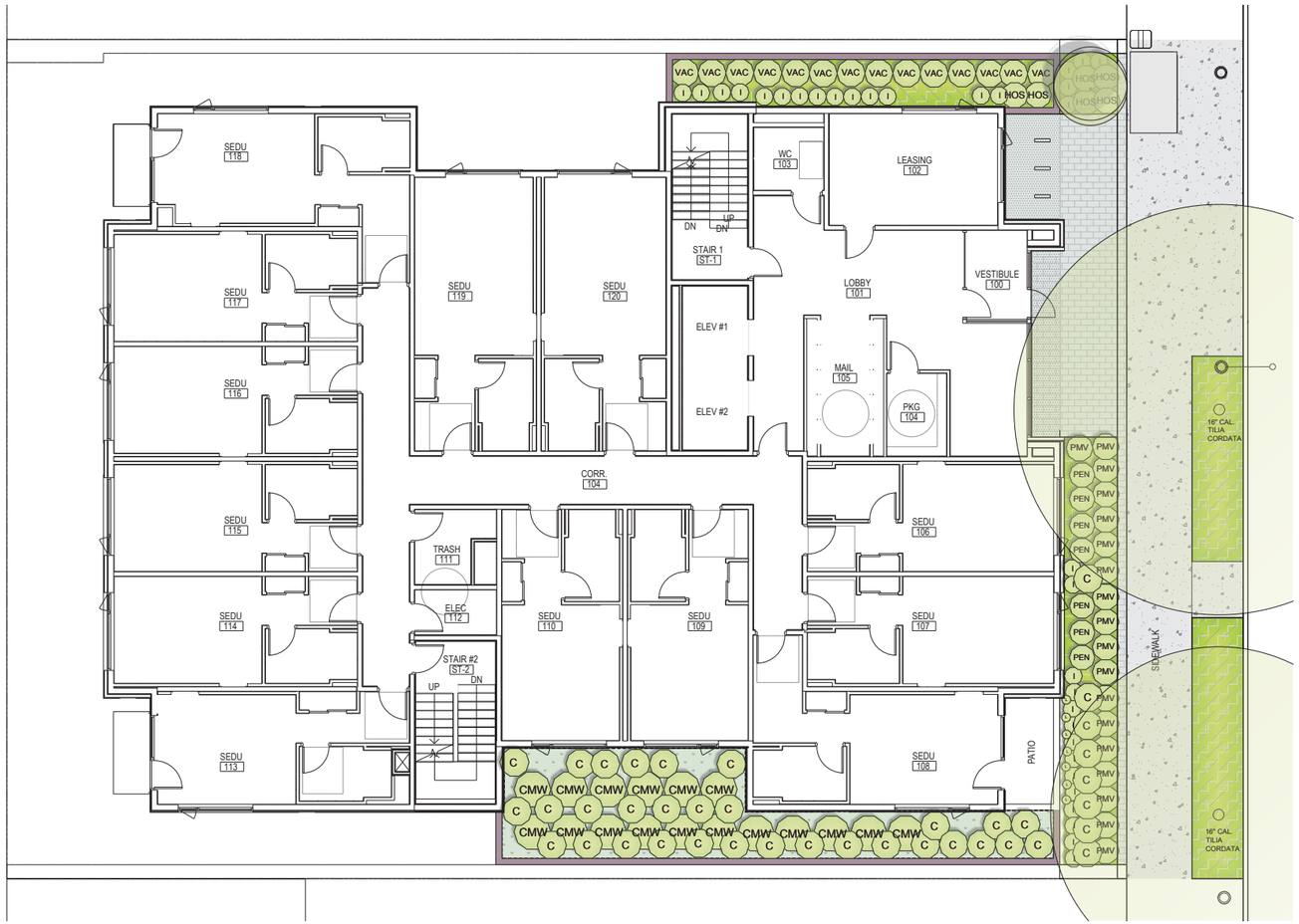


ROOF

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



LEVEL B1



LEVEL 1

PLANT SCHEDULE ⚠

	QUANT		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3		ACER GRISEUM MULTI-STEM KEEP PRUNED TO 8' MAX. HEIGHT	PAPERBARK MAPLE MULTI-STEM	5-6'	
	1		OXYDENDRUM ARBOREUM SELECT FOR NARROW FORM	SOURWOOD TREE	1.5" CAL	
	1		HAMAMELLIS MOLLIS 'DIANE'	DIANE WITCH HAZEL	5-6' HT	
C	39	#	CAREX ICE DANCE	ICE DANCE SEDGE	1 GAL	
CMW	* 17	#	CORNUS MIDWINTER FIRE	MIDWINTER FIRE REDTWIG DOGWOOD	2 GAL	
HR	8	#	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
HOS	6	#	HOSTA KROSSA REGAL	KROSSA REGAL HOSTA	2 GAL	
I	* 40	#	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
L	41	#	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF MONDO GRASS	1 GAL	
MIS	* 3	#	MISCANTHUS YAKU JIMA	SEMI DWARF MAIDEN GRASS	2 GAL	
PEN	* 7	#	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	
PMV	40	#	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
SR	* 11	#	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	2 GAL	
VAC	* 14	#	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	VINES					
AG	7		AKEBIA QUINATA VARIGATA	VARIGATED FIVE LEAF AKEBIA	2 GAL	
	48	#	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK MASSACHUSETTS	1 GAL	30" O.C.
	24	#	VINCA MINOR 'ALBA'	WHITE COLOR FLOWERING PERIWINKLE	1 GAL	24" O.C.
			GREEN ROOF TRAY PLANTING SYSTEM, TRAY SYSTEM WEIGHS UP TO 34 POUNDS PER SQUARE FOOT SATURATED WEIGHT MAXIMUM.			

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

★ SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

SDOT URBAN FORESTRY REQUIRES TO **PRESERVE AND PROTECT EXISTING STREET TREES** IN THE RIGHT OF WAY PER STANDARD PLAN 132/133, PER STANDARD SPEC. 8-01.3(2)B. PLEASE SCHEDULE TREE PROTECTION INSPECTION PRIOR TO CONSTRUCTION, BY CALLING THE SDOT TREE LINE AT, DOT_LA@Seattle.Gov

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

PAVERS ON PEDESTALS. IPE WOOD PANELS

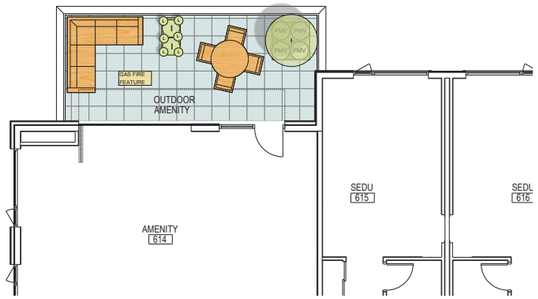
PAVERS ON PEDESTALS, CONTRASTING MATERIAL AND COLOR

STAINLESS STEEL WIRE LATTICE, https://www.jakobusa.com/ OR SIMILAR PRODUCT, NOT COUNTED FOR GREEN FACTOR PER CODE

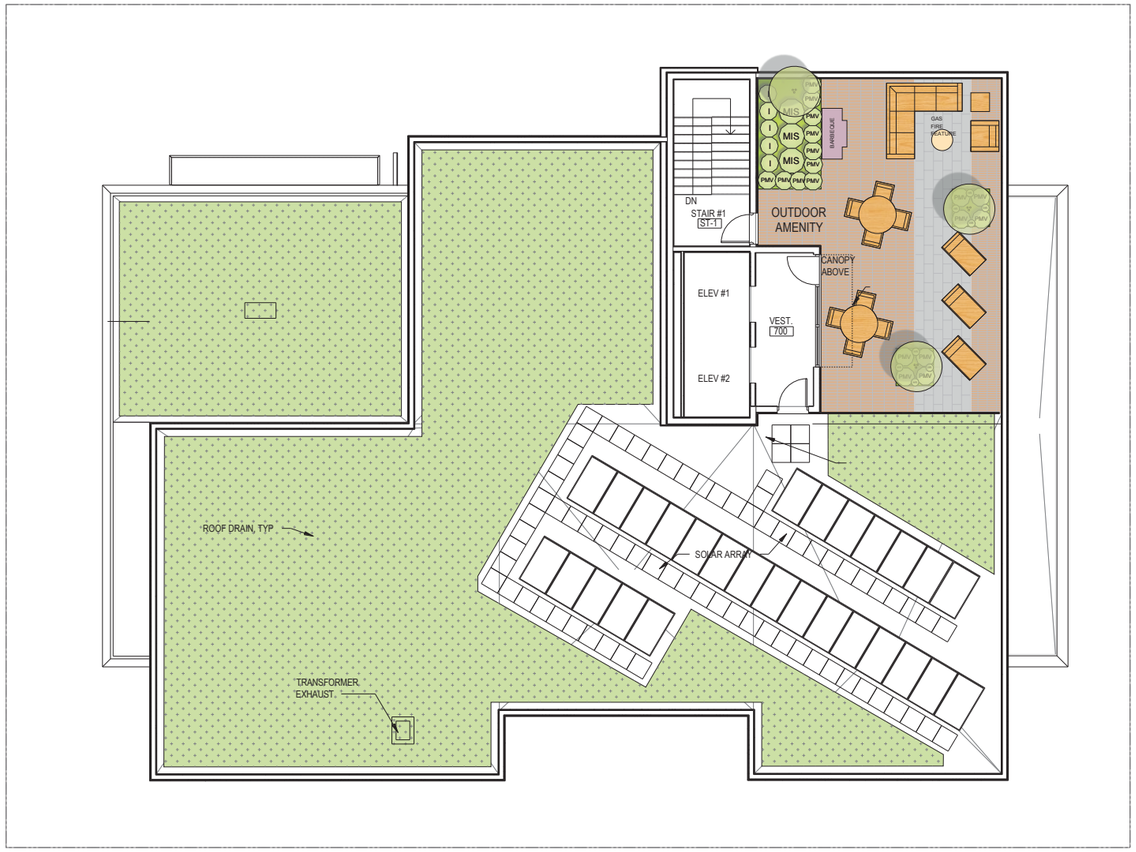
ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



LEVEL 6



LEVEL 1

PLANT SCHEDULE ⚠

	QUANT		BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	3		ACER GRISEUM MULTI-STEM KEEP PRUNED TO 8' MAX. HEIGHT	PAPERBARK MAPLE MULTI-STEM	5-6'	
	1		OXYDENDRUM ARBOREUM SELECT FOR NARROW FORM	SOURWOOD TREE	1.5" CAL	
	1		HAMAMELLIS MOLLIS 'DIANE'	DIANE WITCH HAZEL	5-6' HT	
C	39	#	CAREX ICE DANCE	ICE DANCE SEDGE	1 GAL	
CMW	* 17	#	CORNUS MIDWINTER FIRE	MIDWINTER FIRE REDTWIG DOGWOOD	2 GAL	
HR	8	#	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
HOS	6	#	HOSTA KROSSA REGAL	KROSSA REGAL HOSTA	2 GAL	
I	* 40	#	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
L	41	#	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF MONDO GRASS	1 GAL	
MIS	* 3	#	MISCANTHUS YAKU JIMA	SEMI DWARF MAIDEN GRASS	2 GAL	
PEN	* 7	#	PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL	
PMV	40	#	PRUNUS 'MT VERNON'	MT VERNON LAUREL	1 GAL	
SR	* 11	#	SARCOCOCCA RUSCIFOLIA	TALL SARCOCOCCA	2 GAL	
VAC	* 14	#	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	VINES					
AG	7		AKEBIA QUINATA VARIGATA	VARIGATED FIVE LEAF AKEBIA	2 GAL	
	48	#	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'	KINNIKINNICK MASSACHUSETTS	1 GAL	30" O.C.
	24	#	VINCA MINOR 'ALBA'	WHITE COLOR FLOWERING PERIWINKLE	1 GAL	24" O.C.
			GREEN ROOF TRAY PLANTING SYSTEM, TRAY SYSTEM WEIGHS UP TO 34 POUNDS PER SQUARE FOOT SATURATED WEIGHT MAXIMUM.			

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

* SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.

SDOT URBAN FORESTRY REQUIRES TO **PRESERVE AND PROTECT EXISTING STREET TREES** IN THE RIGHT OF WAY PER STANDARD PLAN 132/133, PER STANDARD SPEC. 8-01.3(2)B. PLEASE SCHEDULE TREE PROTECTION INSPECTION PRIOR TO CONSTRUCTION, BY CALLING THE SDOT TREE LINE AT, DOT_LA@Seattle.Gov

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

PAVERS ON PEDESTALS. IPE WOOD PANELS

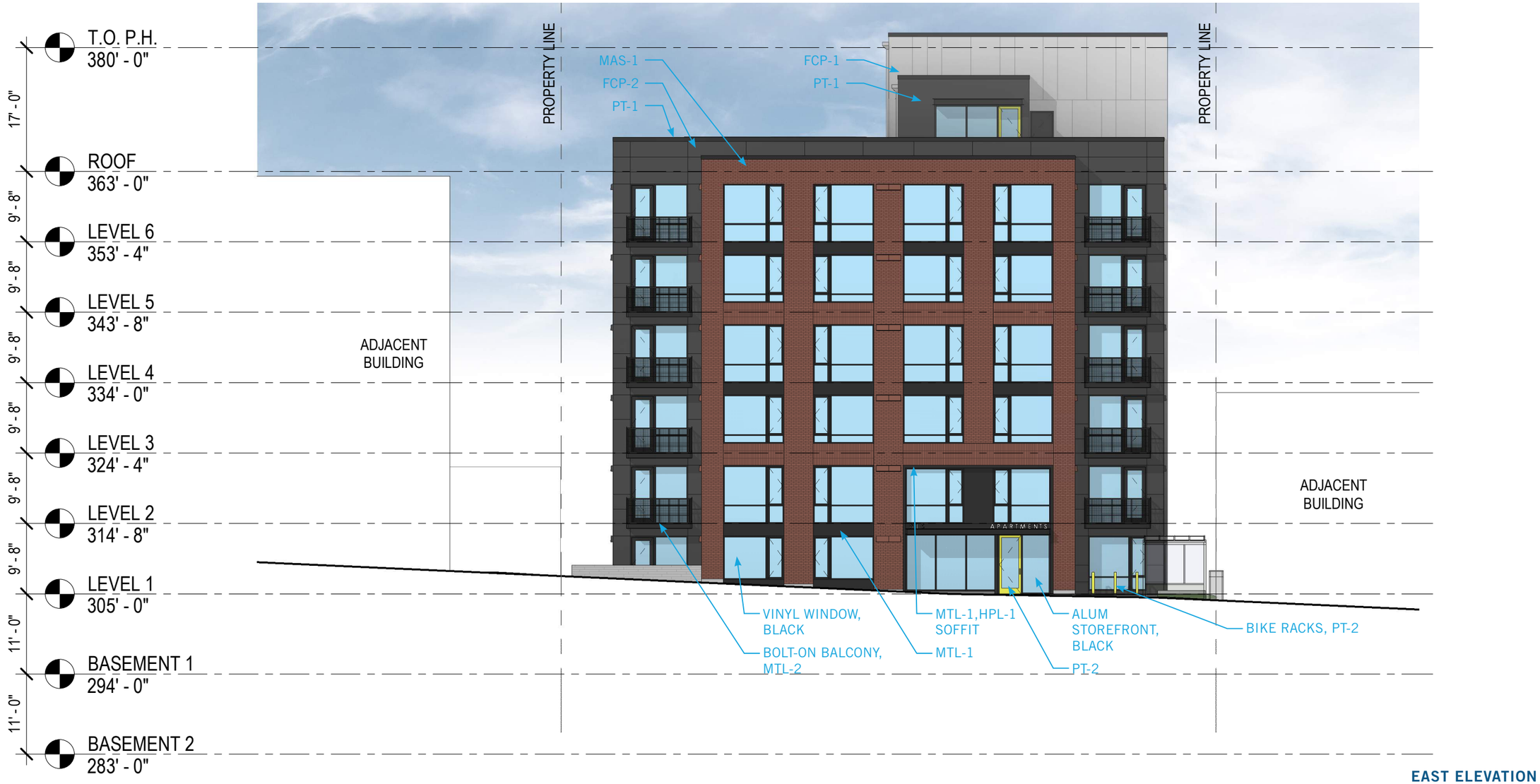
PAVERS ON PEDESTALS, CONTRASTING MATERIAL AND COLOR

STAINLESS STEEL WIRE LATTICE, https://www.jakobusa.com/ OR SIMILAR PRODUCT, NOT COUNTED FOR GREEN FACTOR PER CODE

ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.

SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

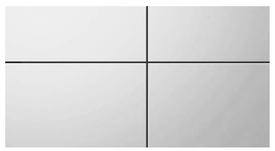
11.0 NORTH ELEVATION | MATERIALS



EAST ELEVATION

MATERIALS

FCP-1 Fiber Cement Panel, Color: Dark Gray



FCP-2 Fiber Cement Panel, Color: Light Gray

MTL-1 Metal Panel, Color: Black

MAS-1 Brick, Red Blend

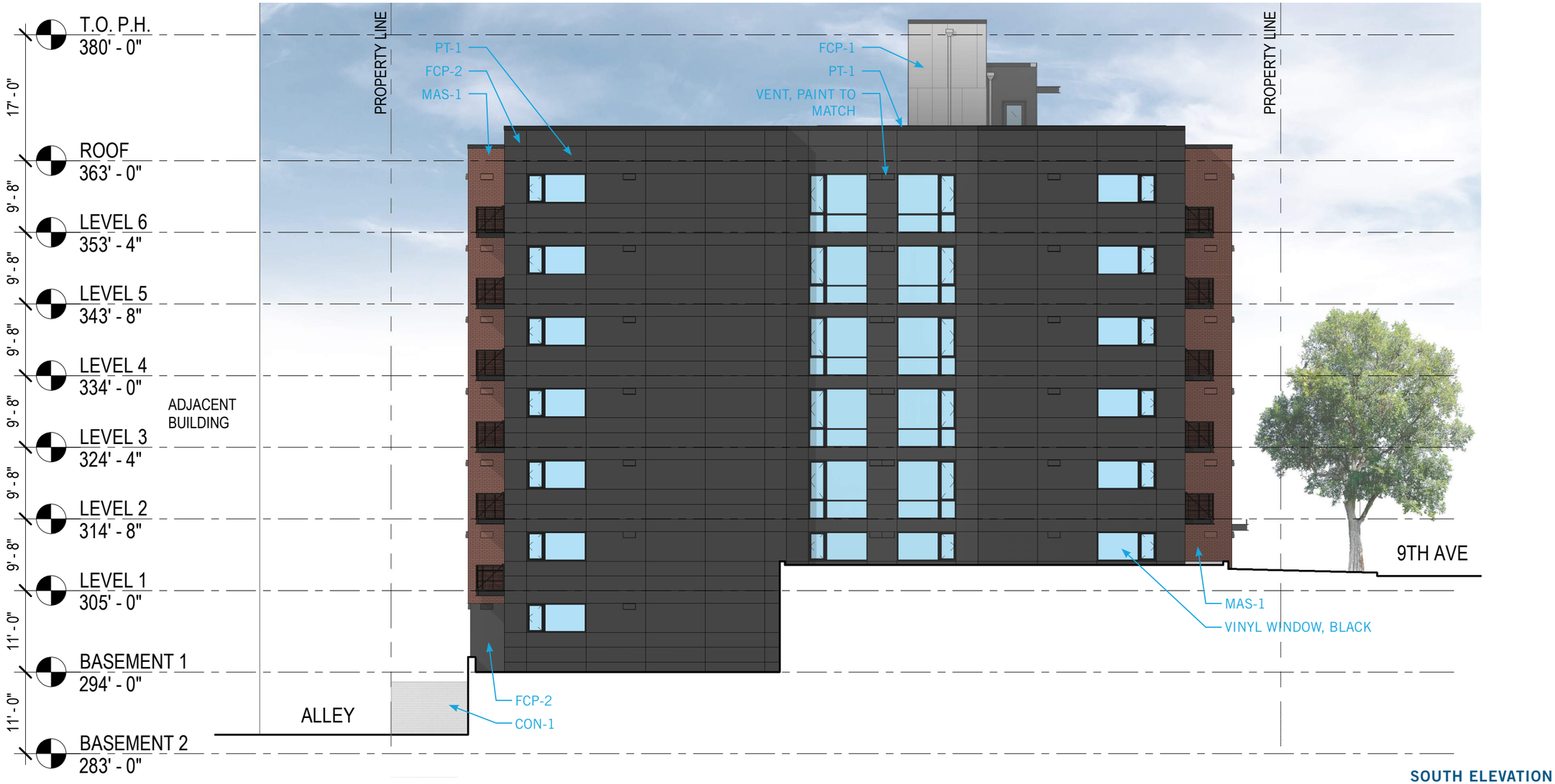
CON-1 Site-Cast Concrete, Board-Form Liner

HPL-1 Wood Laminate Siding

FEN-1 / PT-1 Color: Black

FEN-2 / PT-2 Color: Yellow

11.0 SOUTH ELEVATION | MATERIALS



SOUTH ELEVATION

MATERIALS

FCP-1 Fiber Cement Panel, Color: Dark Gray

FCP-2 Fiber Cement Panel, Color: Light Gray

MTL-1 Metal Panel, Color: Black

MAS-1 Brick, Red Blend

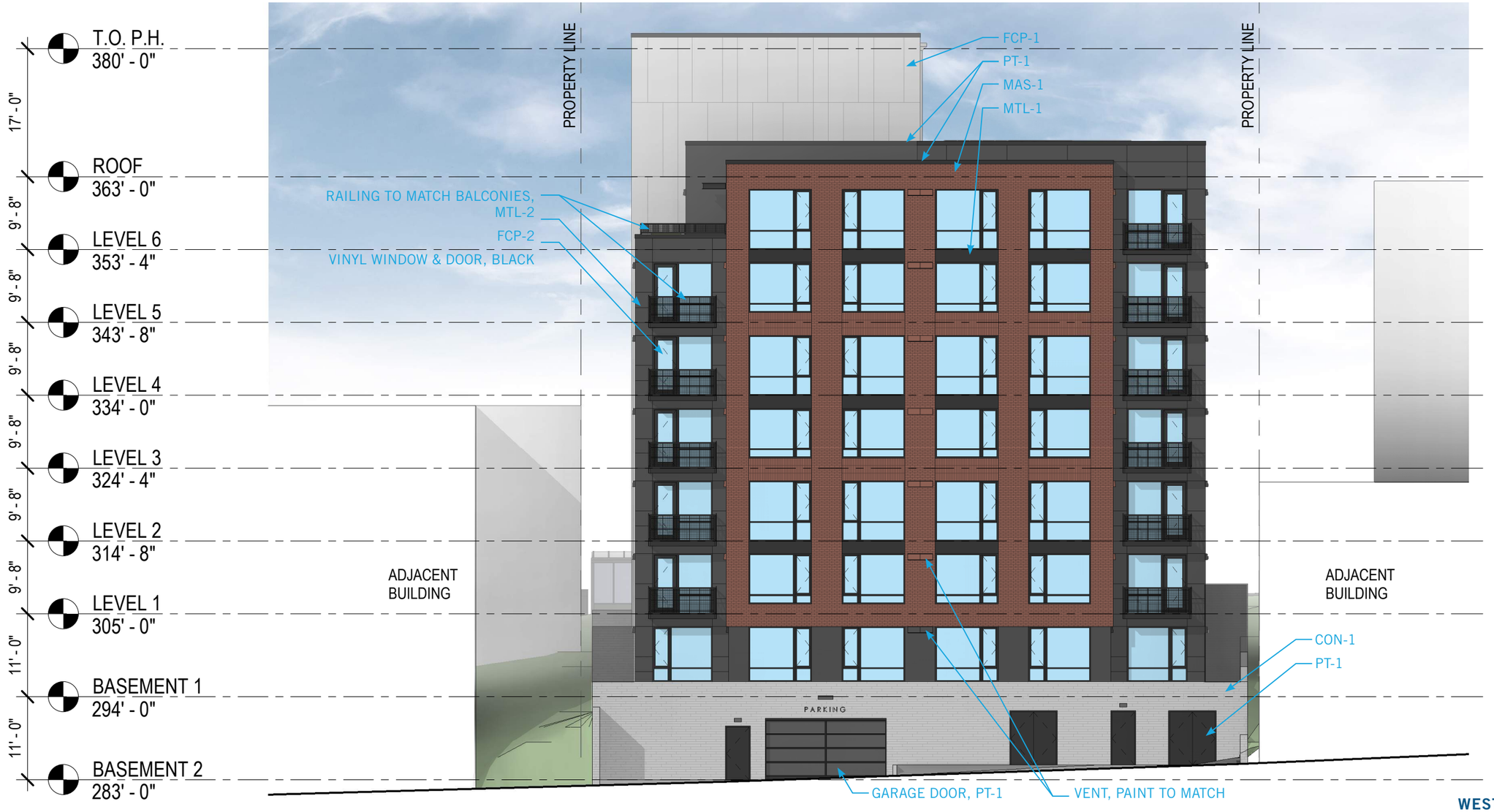
CON-1 Site-Cast Concrete, Board-Form Liner

HPL-1 Wood Laminate Siding

FEN-1 / PT-1 Color: Black

FEN-2 / PT-2 Color: Yellow

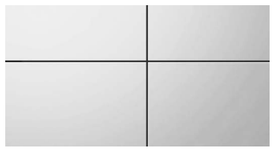
11.0 EAST ELEVATION | MATERIALS



WEST ELEVATION

MATERIALS

FCP-1 Fiber Cement Panel, Color: Dark Gray



FCP-2 Fiber Cement Panel, Color: Light Gray

MTL-1 Metal Panel, Color: Black

MAS-1 Brick, Red Blend

CON-1 Site-Cast Concrete, Board-Form Liner

HPL-1 Wood Laminate Siding

FEN-1 / PT-1 Color: Black

FEN-2 / PT-2 Color: Yellow

11.0 WEST ELEVATION | MATERIALS

NORTH ELEVATION

MATERIALS

FCP-1 Fiber Cement Panel, Color: Dark Gray

FCP-2 Fiber Cement Panel, Color: Light Gray

MTL-1 Metal Panel, Color: Black

MAS-1 Brick, Red Blend

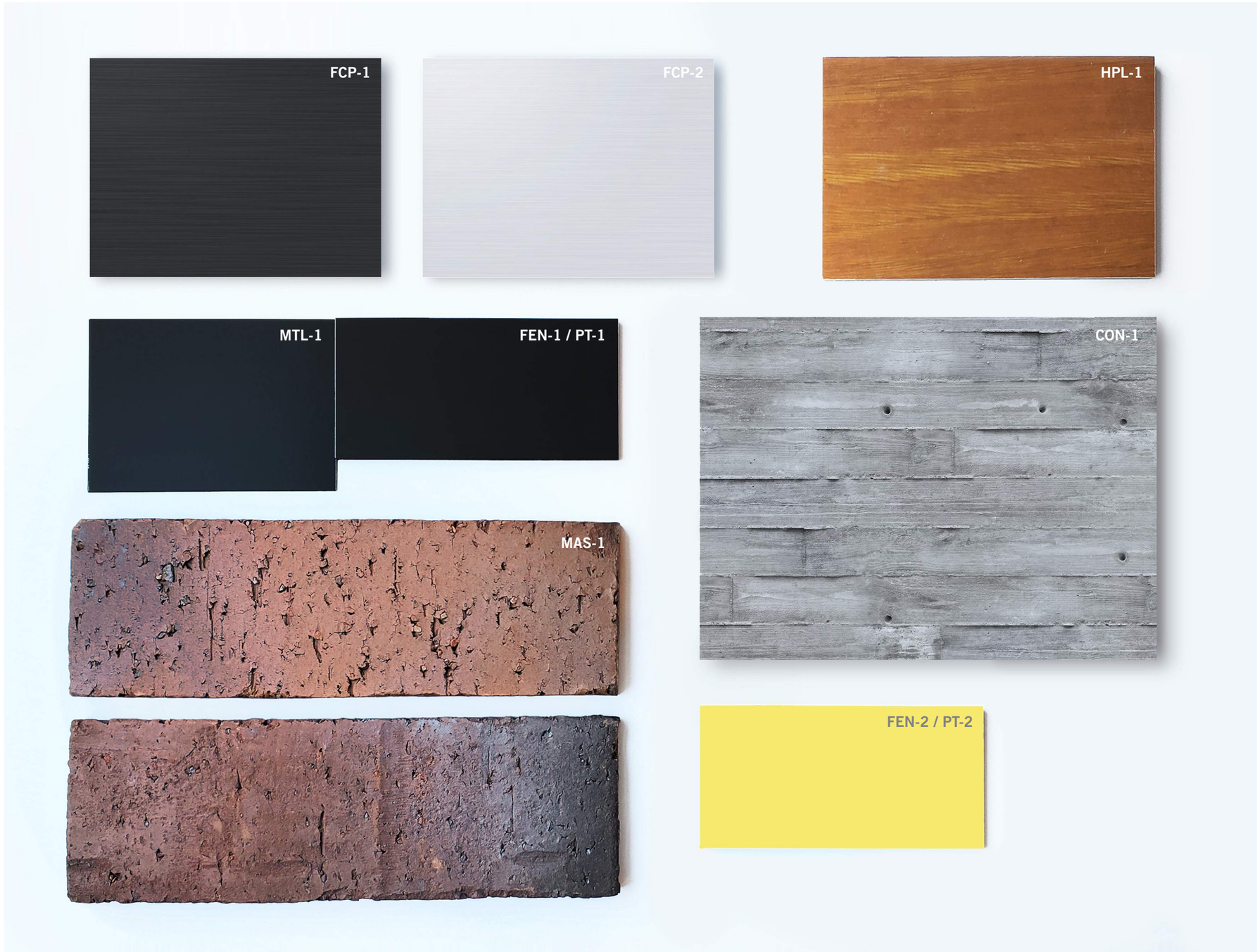
CON-1 Site-Cast Concrete, Board-Form Liner

HPL-1 Wood Laminate Siding

FEN-1 / PT-1 Color: Black

FEN-2 / PT-2 Color: Yellow

12.0 MATERIAL BOARD



FCP-1 Fiber Cement Panel
Panel Thickness: 1/2”
Color: Dark Gray

FCP-2 Fiber Cement Panel
Panel Thickness: 1/2”
Color: Light Gray

MTL-1 Metal Panel
Color: Matte Black

HPL-1 High-Pressure Wood Laminate Panel
Color: Medium Brown

MAS-1 Brick Veneer, Standard Size
Color: Burgundy / Forest Blend

CON-1 Site-Cast Concrete, Board-Form Liner
Color: Natural

FEN-1 Aluminum Storefront, Anodized Finish
Color: Black

PT-1 Paint
Color: Black

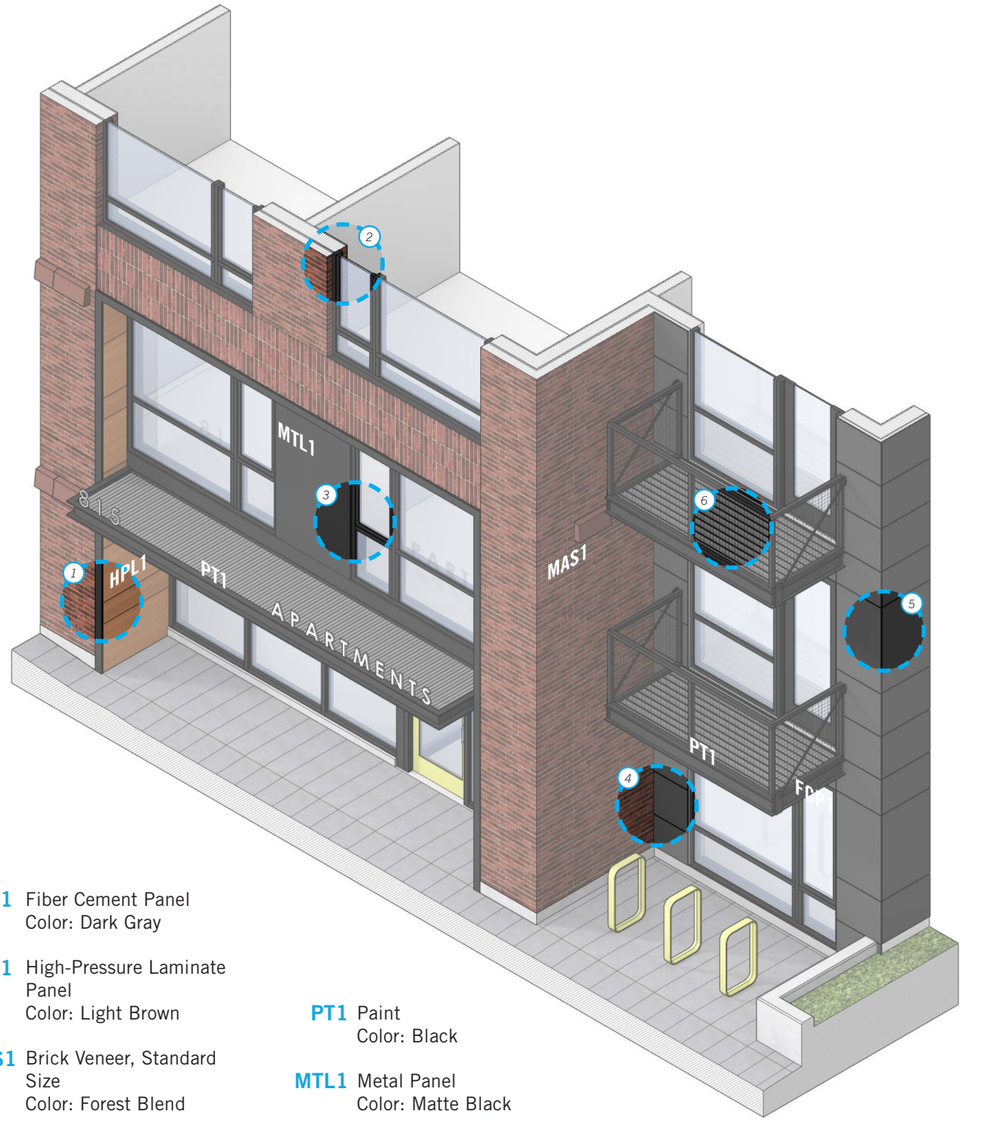
FEN-2 Aluminum Storefront, Anodized Finish
Color: Yellow

PT-2 Paint
Color: Yellow

12.0 FACADE DETAILS

CLADDING DETAILS

Multiple materials are proposed on the project, creating many unique transitions from one facade to another. Material changes on outside corners such as the condition around balcony recesses were given particular attention due to their exposed appearance with minimal trim. Openings within brick facades were also given special attention and were designed to have a deeper, more recessed appearance. Together, careful detailing of the project's corners, recesses, and material changes result in a more aesthetically pleasing design.



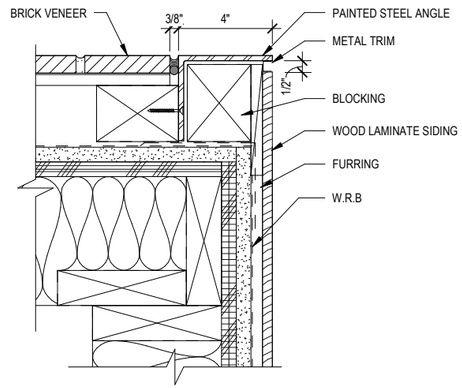
FCP1 Fiber Cement Panel
Color: Dark Gray

HPL1 High-Pressure Laminate Panel
Color: Light Brown

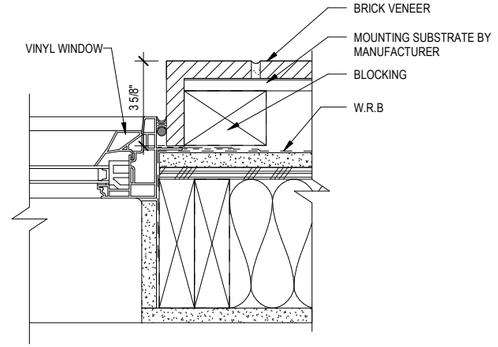
MAS1 Brick Veneer, Standard Size
Color: Forest Blend

PT1 Paint
Color: Black

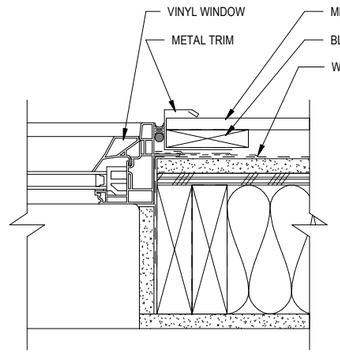
MTL1 Metal Panel
Color: Matte Black



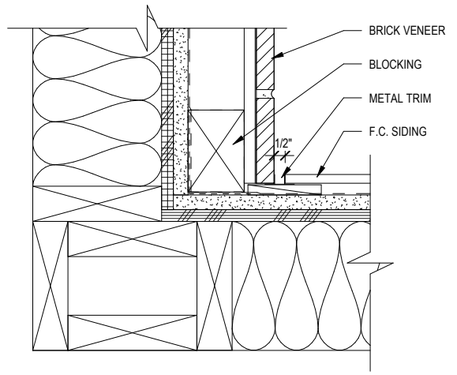
1 FIBER CEMENT TO HPL SIDING @ OUTSIDE CORNER



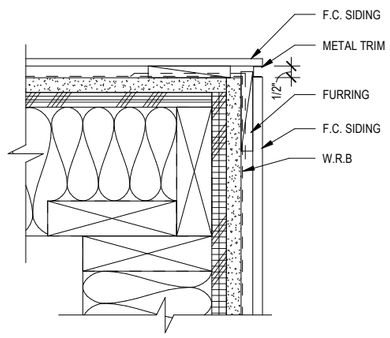
2 FIBER CEMENT PANEL @ OUTSIDE CORNER



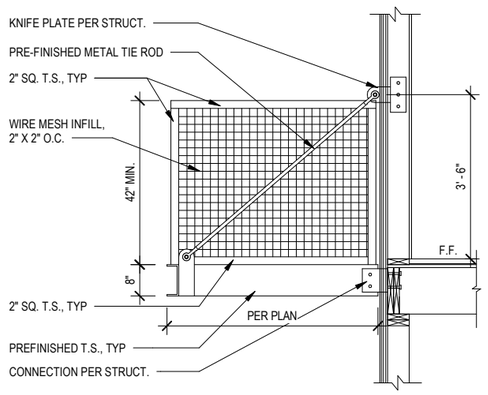
3 FIBER CEMENT PANEL @ INSIDE CORNER



4 VERTICAL RECESS @ FIBER CEMENT PANEL



5 METAL PANEL TO FIBER CEMENT @ INSIDE CORNER

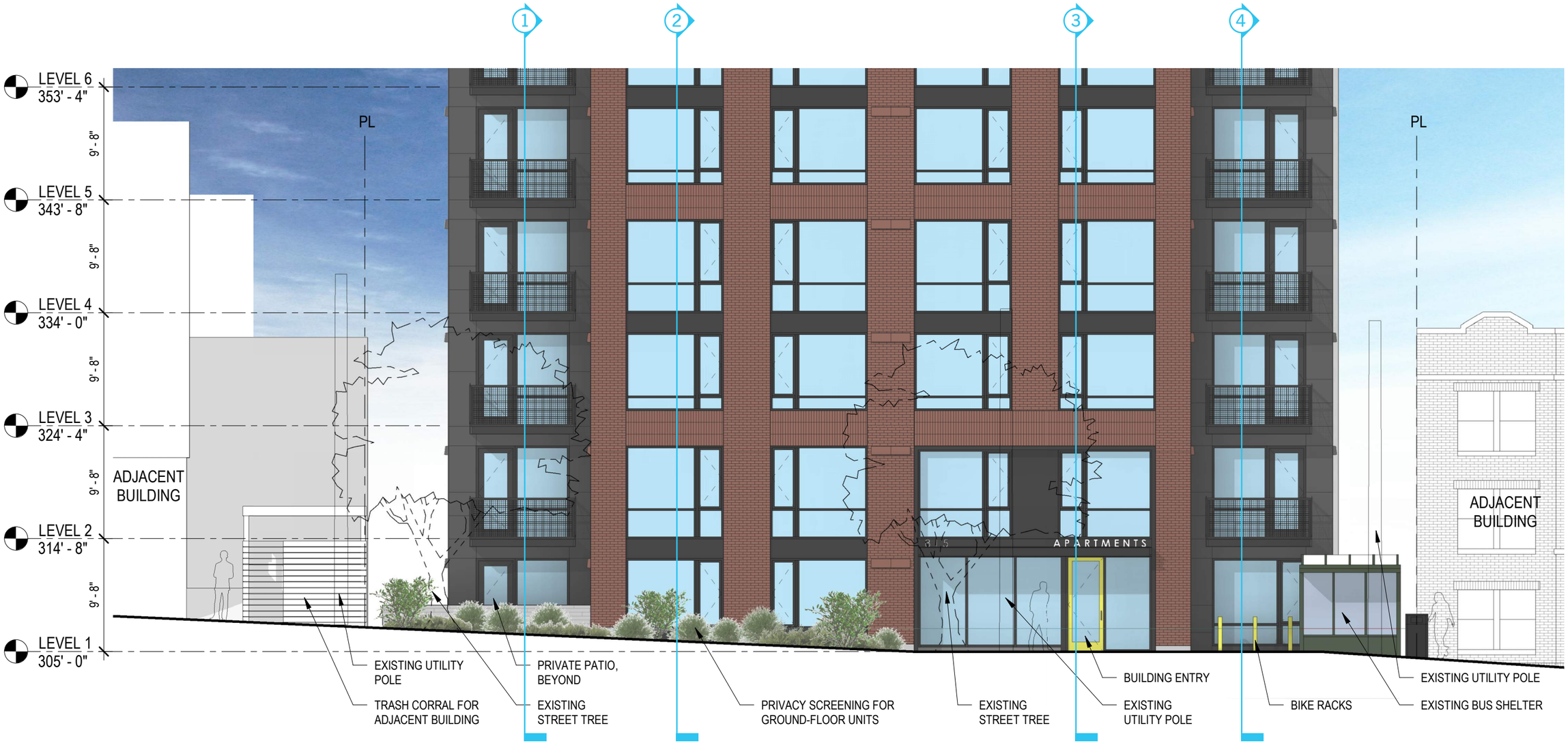


6 BRICK VENEER @ VINYL WINDOW

12.0 STREETSCAPE SECTIONS

STREETSCAPE

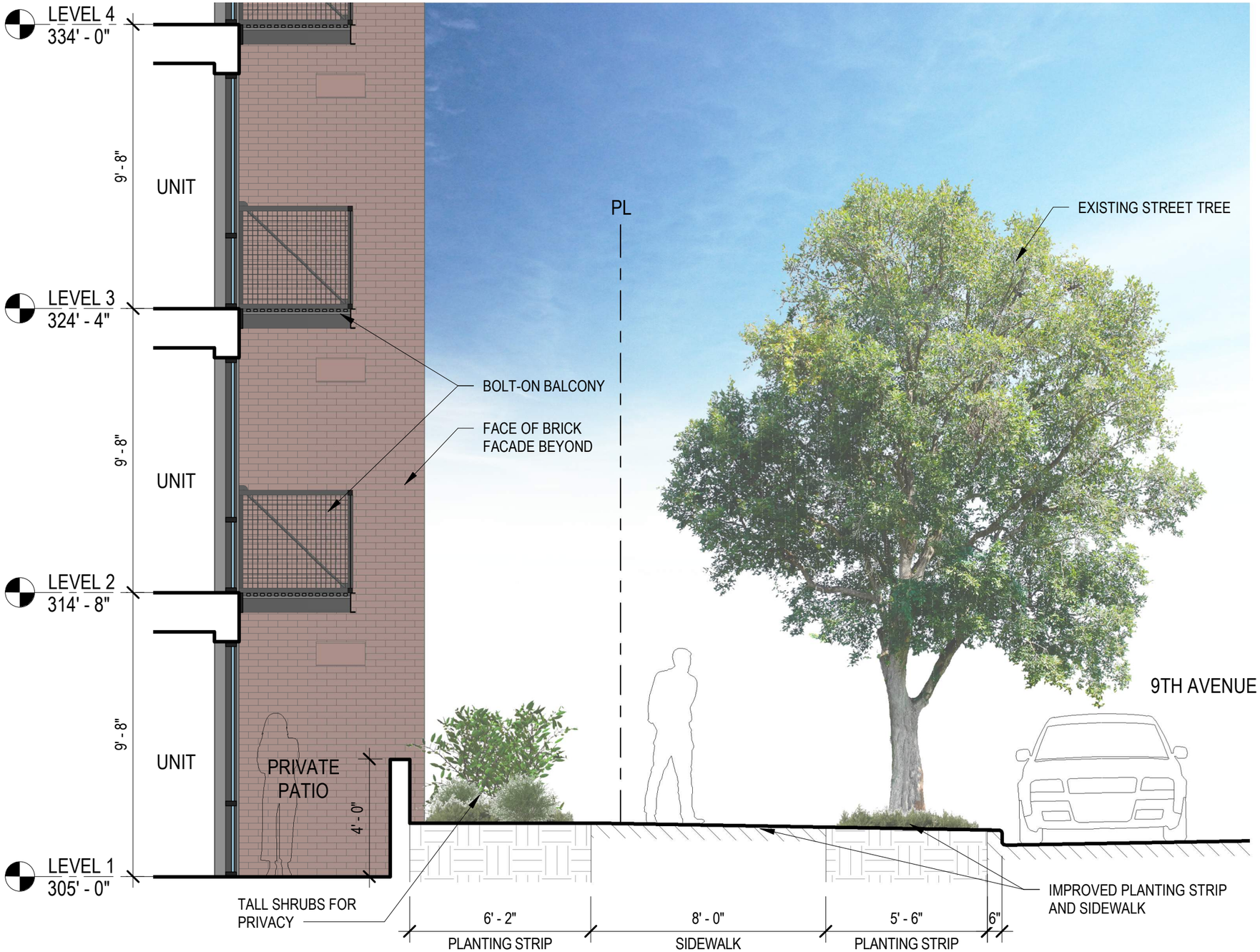
The following streetscape sections illustrate the building's relationship to 9th Avenue and other key elements located in the right-of-way. Landscape plantings are shown for illustrative purposes and are not indicative of final plants proposed. Please refer to landscaping slides for locations, plant species, and other related information.



12.0 STREETSCAPE SECTIONS

SECTION AT PRIVATE PATIO

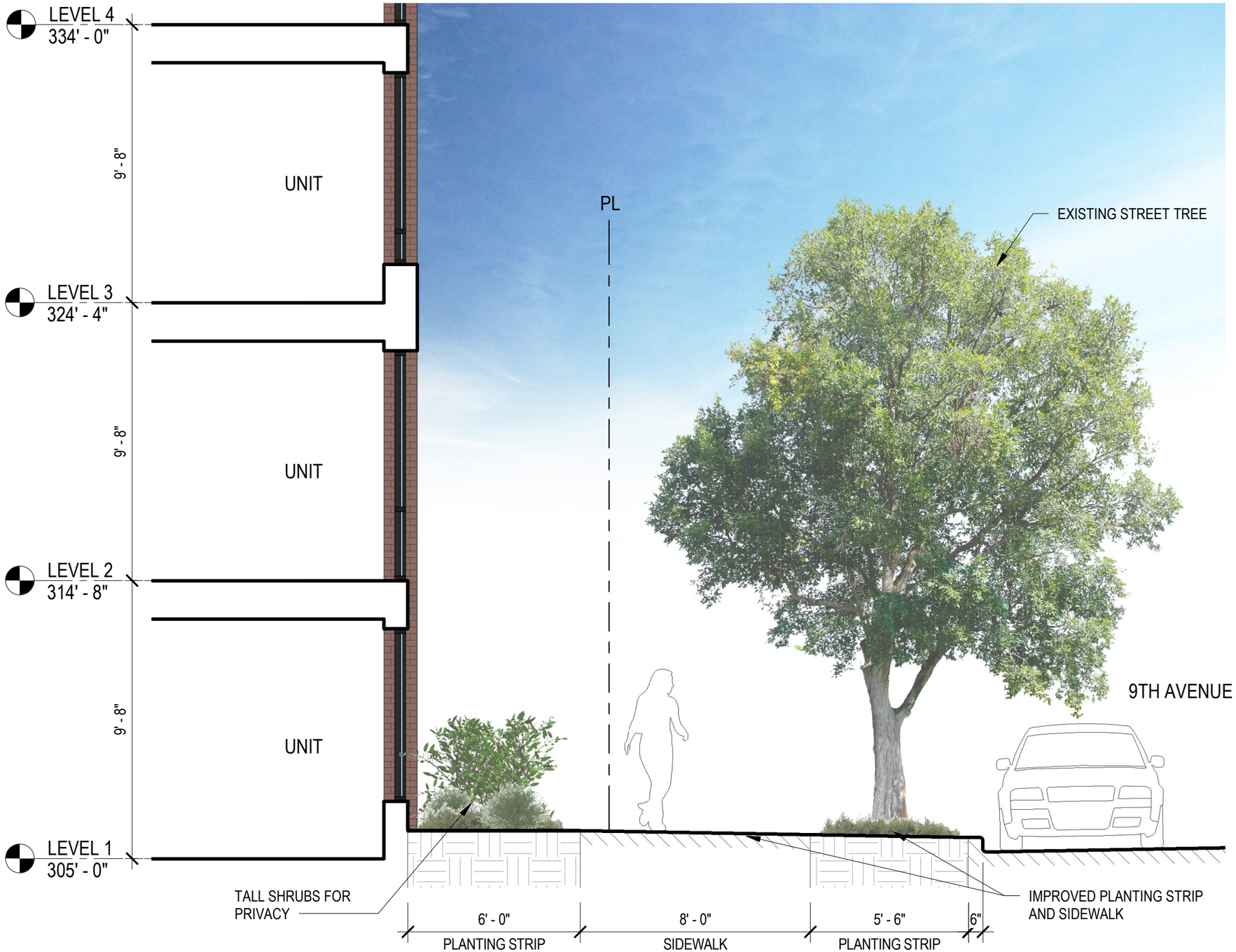
The section shown studies the relationship between a ground-level unit with a private patio and the adjacent sidewalk. A concrete knee wall as well as a landscaping strip is proposed to help mitigate privacy concerns while the patio itself is proposed to bring more light into the space.



12.0 STREETSCAPE SECTIONS

SECTION AT GROUND-LEVEL UNITS

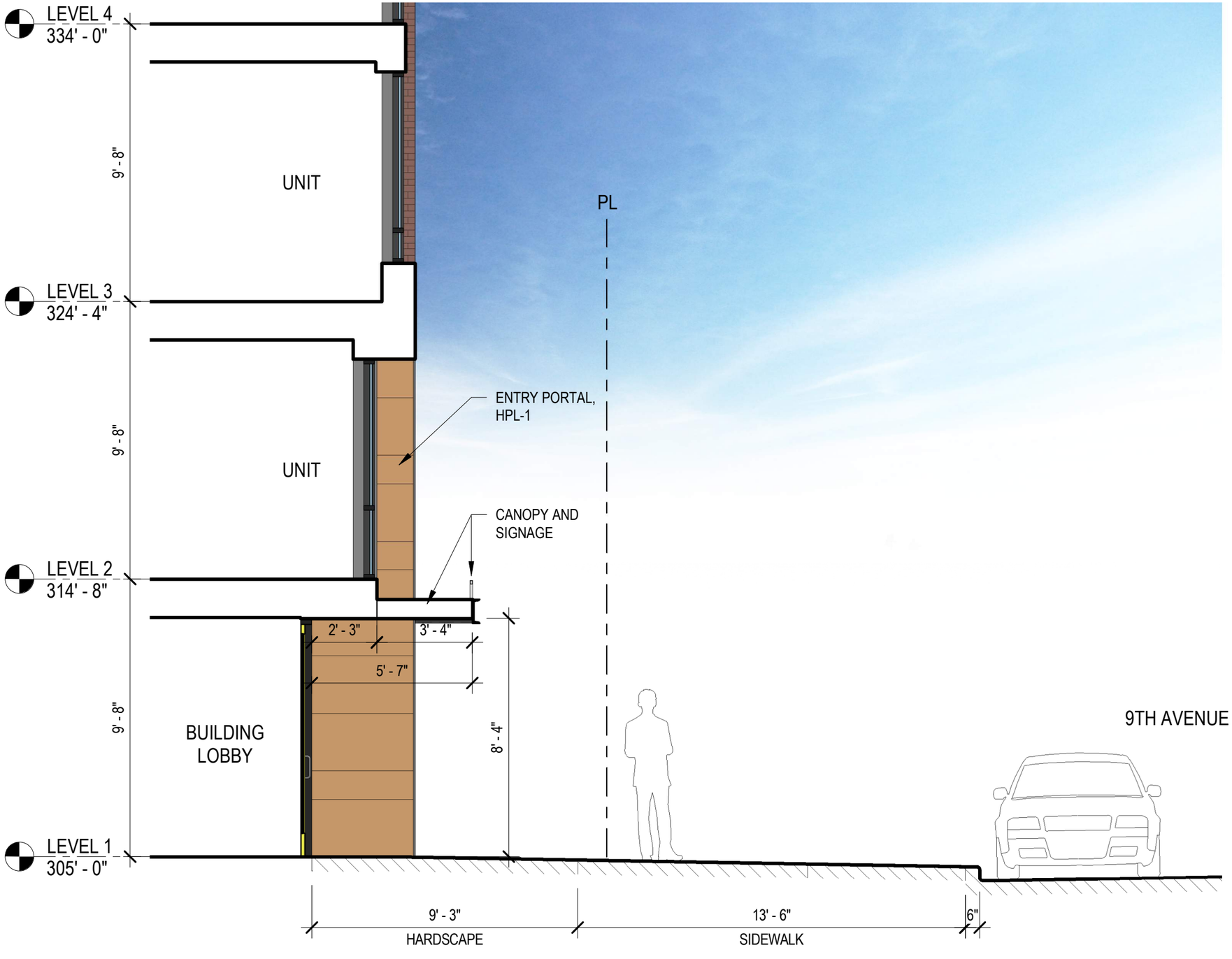
The following section shows a typical ground-level unit facing 9th Avenue. A patio isn't proposed in this location and instead has the landscaping strip located between the unit and sidewalk for as much privacy as is feasible.



12.0 STREETSCAPE SECTIONS

SECTION AT BUILDING ENTRY

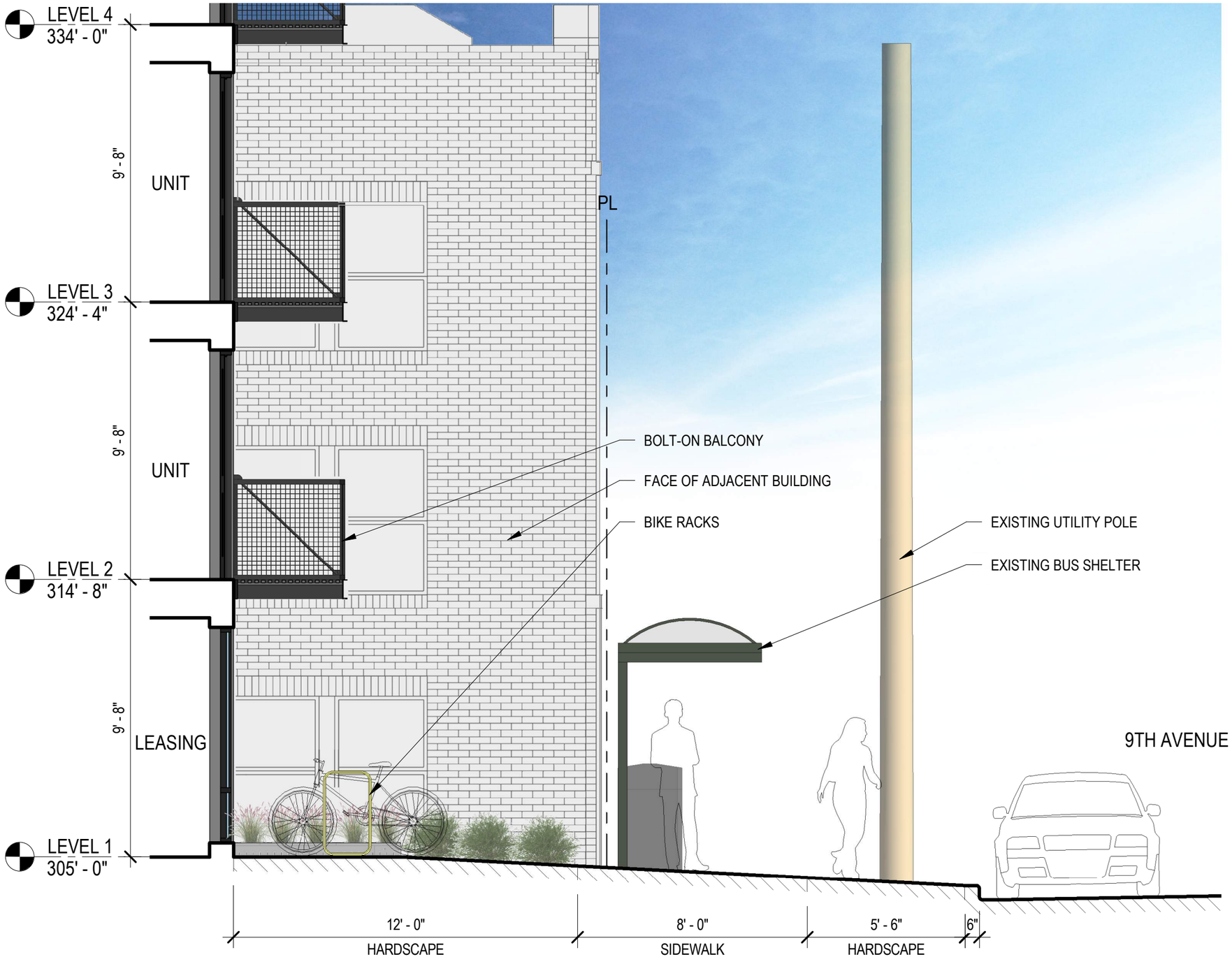
This section cuts through the building entrance and gives a better view of the portal condition wrapping the first and second floor of the building. No landscaping is proposed directly outside this location for ease of access and to give space for the adjacent bus stop.



12.0 STREETSCAPE SECTIONS

SECTION AT SHELTER & BIKE RACKS

The section shown cuts through the leasing office on the west corner of the building and shows its relation to the proposed on-site bike racks, the existing bus shelter, an adjacent utility pole, and the adjacent Envoy Apartments in the background. A planting strip is proposed between the bike racks and the Envoy Apartments to help with privacy issues related to a unit that is also at ground level.



13.0 RENDERINGS

VIEW FROM 9TH AVENUE

13.0 RENDERINGS

VIEW OF ENTRY

13.0 RENDERINGS

VIEW OF FACADE ALONG 9TH AVENUE

13.0 RENDERINGS

VIEW FROM ALLEY

13.0 RENDERINGS

VIEW OF ALLEY-FACING FACADE

13.0 RENDERINGS

VIEW OF UPPER ROOF AMENITY

13.0 RENDERINGS

VIEW OF LOWER ROOF AMENITY

13.0 RENDERINGS

VIEW OF BASEMENT 1 AMENITY

13.0 RENDERINGS

AERIAL VIEW FROM NORTH

13.0 RENDERINGS

AERIAL VIEW FROM WEST

13.0 RENDERINGS

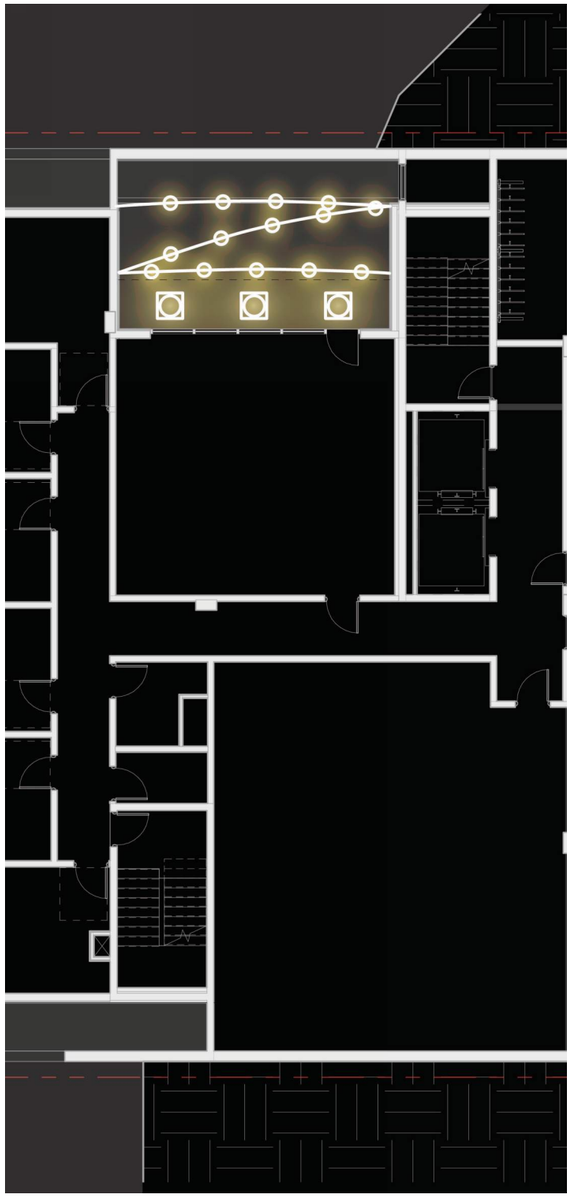
AERIAL VIEW FROM SOUTH

13.0 RENDERINGS

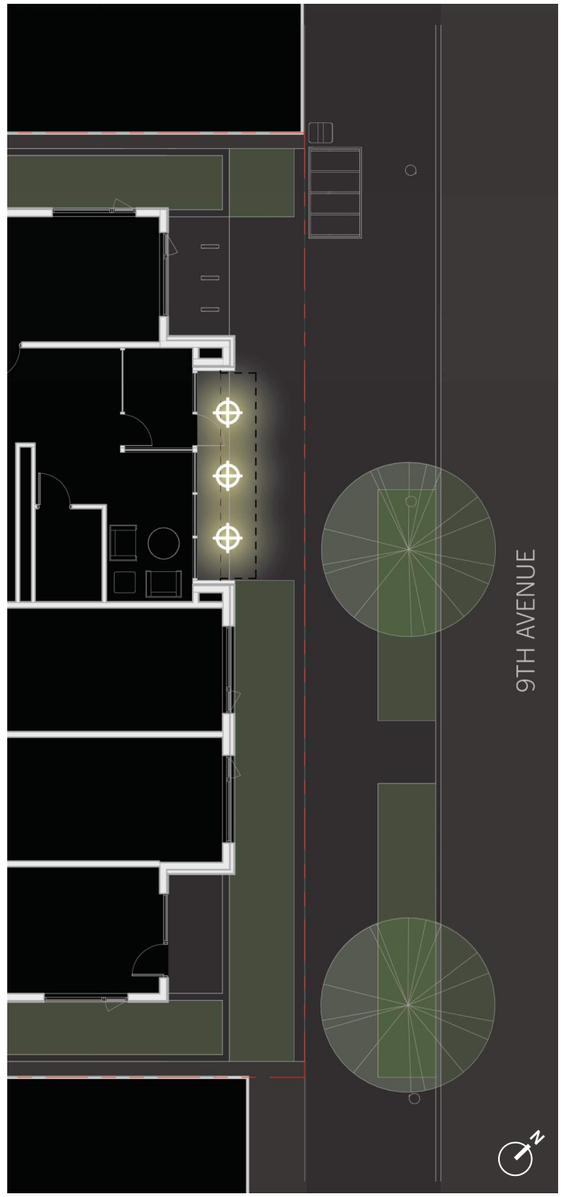
AERIAL VIEW FROM EAST

14.0 LIGHTING PLAN

LEVEL BASEMENT 2



LEVEL BASEMENT 1



LEVEL 1

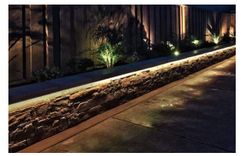
LIGHTING DETAILS

1/2 Canopy / Soffit Light

3 Egress Light

4 Wall Sconce

5 Landscape Light



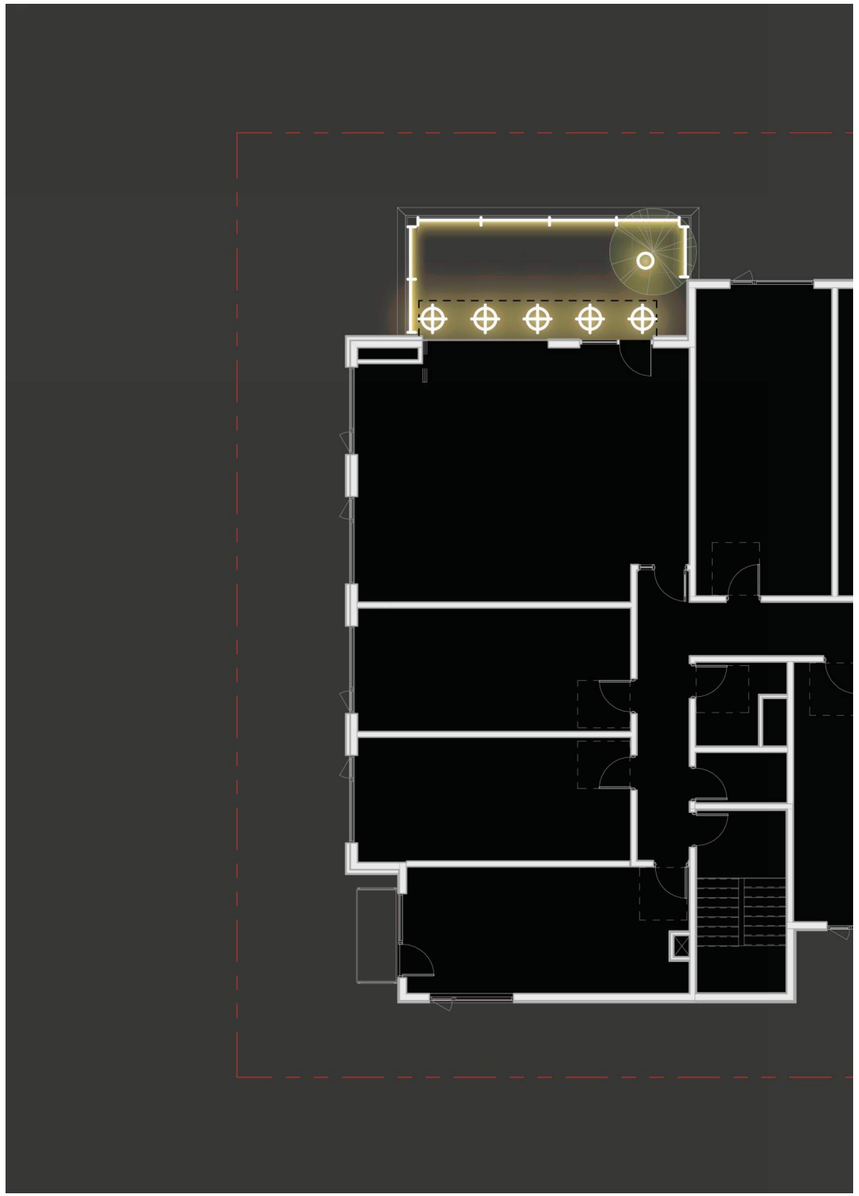
6 Recessed Strip Light

7 String Light

LIGHTING SYMBOLS

- Canopy Down Light
- Soffit Down Light
- Egress Light
- Wall Sconce
- Landscape Light
- Recessed Strip Light
- String Light

14.0 LIGHTING PLAN



LEVEL 6 / LOWER ROOF

UPPER ROOF

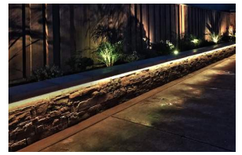
LIGHTING DETAILS

1/2 Canopy / Soffit Light

3 Egress Light

4 Wall Sconce

5 Landscape Light



6 Recessed Strip Light

7 String Light

LIGHTING SYMBOLS

Canopy Down Light	Landscape Light
Soffit Down Light	Recessed Strip Light
Egress Light	String Light
Wall Sconce	

16.0 SIGNAGE CONCEPT PLAN

9TH AVENUE ENTRY LOBBY

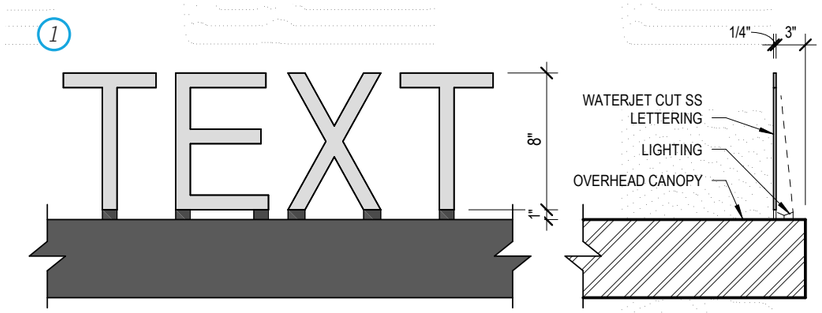
ALLEY PARKING ENTRY

SIGNAGE DETAIL & EXAMPLES

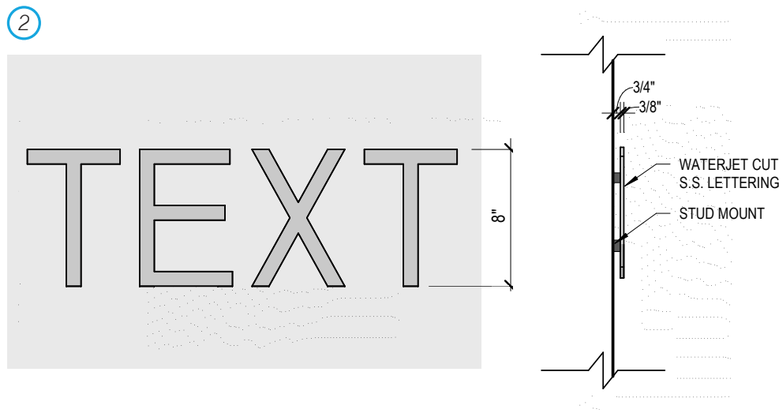
Residential building signage was designed to be minimalistic and to play well with the building's materiality. Simple waterjet cut lettering was selected for both the building's name and address and are to be mounted on top of the overhead canopy along 9th Avenue. Both signs will be directly illuminated via LED lighting which will be mounted on top of the canopy and shielded from view from the street below.

The building's parking signage will also be cut lettering and connected directly to the concrete facade with offset mounts. Overhead lighting is proposed to both illuminate both the garage entry and the signage.

Note: Entry signage text, fonts, and sizes shown are subject to change due to development's future branding design with developer approval. Imagery and details displayed are to show overall design intent, lighting, and materiality.



CANOPY SIGNAGE FOR BUILDING ENTRY

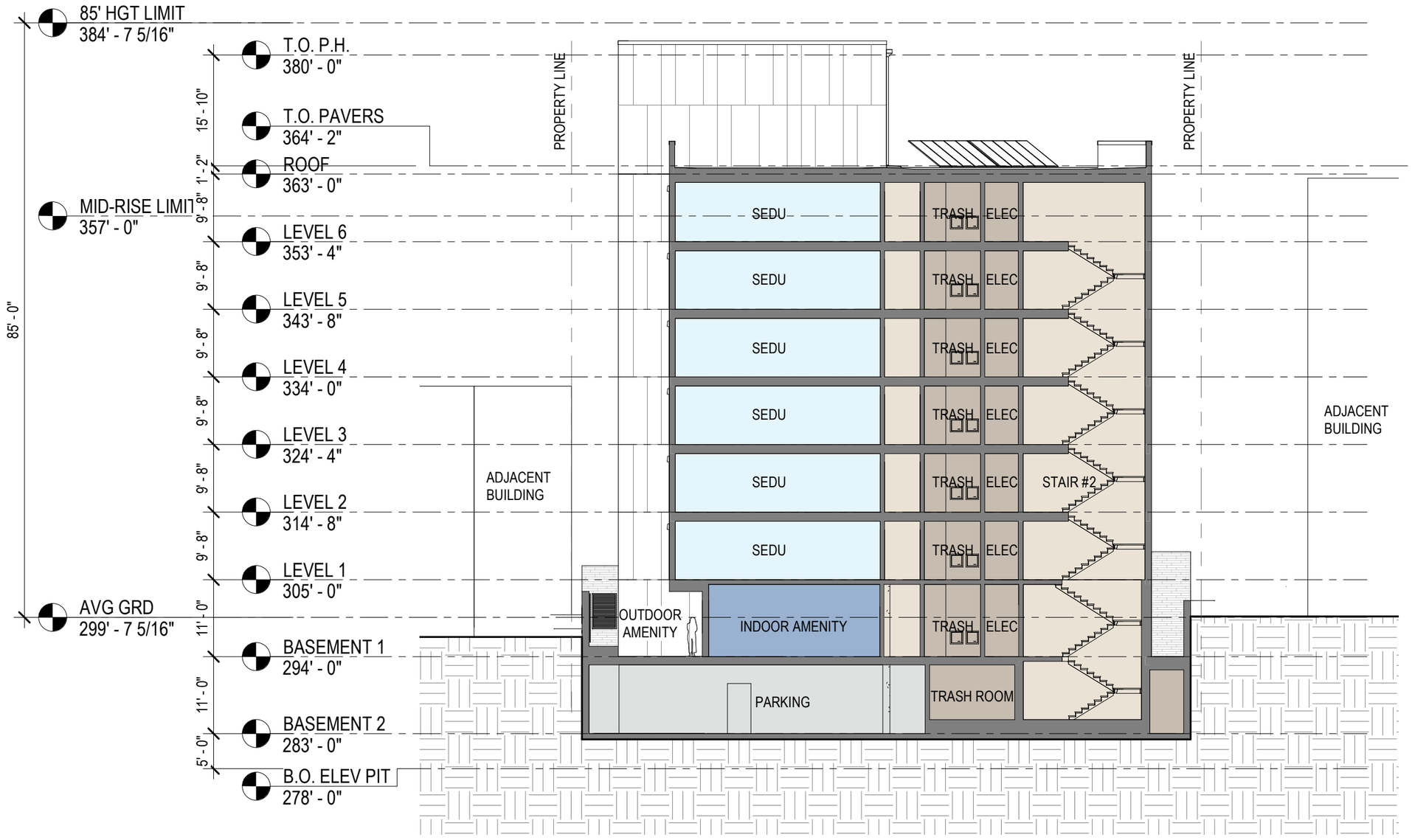


PARKING SIGNAGE FOR ALLEY

16.0 BUILDING SECTIONS

KEY

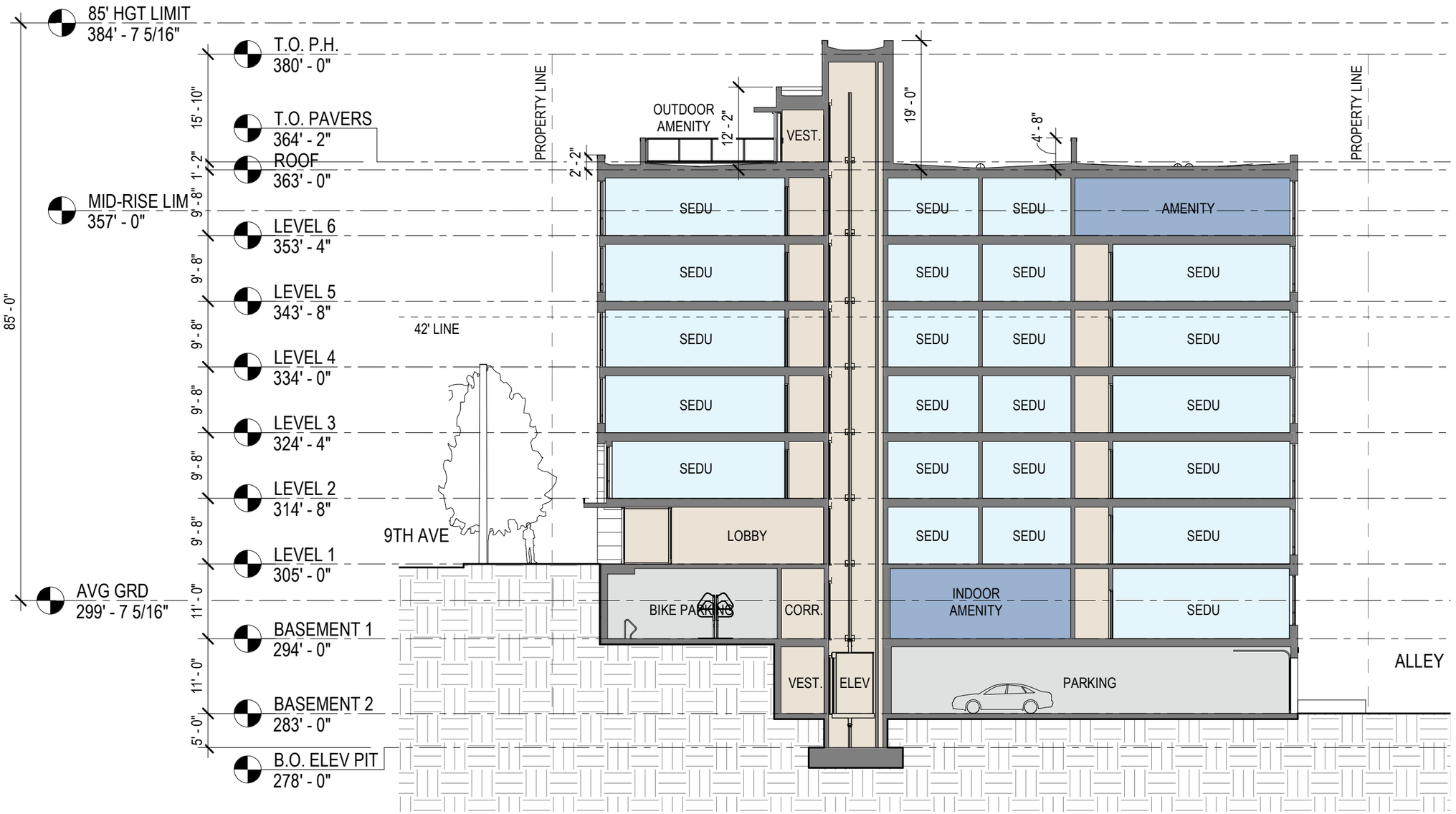
- Commercial
- Units
- Utility / BOH
- Circulation
- Landscaping
- Residential Amenity
- Parking
- Leasing Office
- Lodging



16.0 BUILDING SECTIONS

KEY

- Commercial
- Units
- Utility / BOH
- Circulation
- Landscaping
- Residential Amenity
- Parking
- Leasing Office
- Lodging



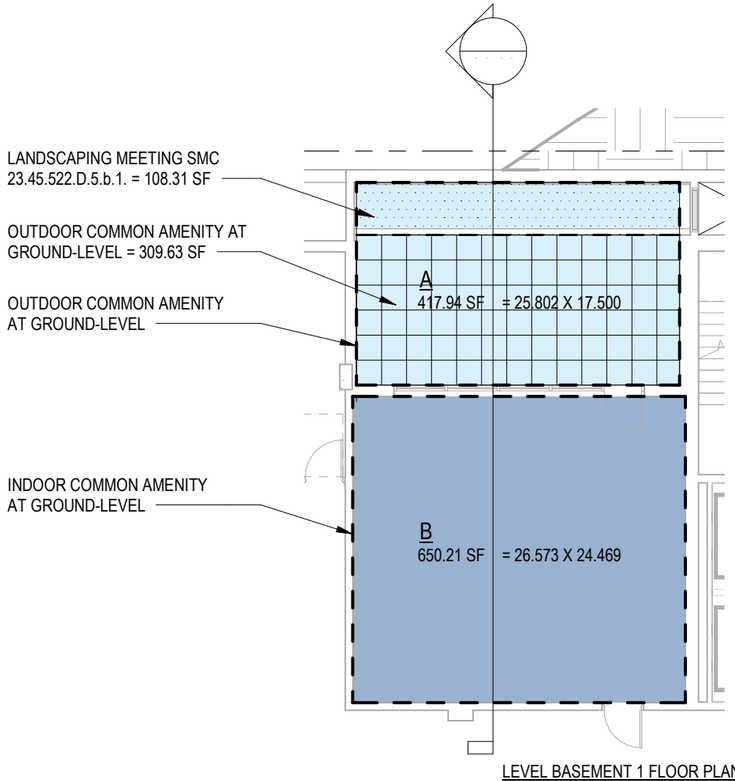
17.0 DEPARTURES

CODE CITATION:	23.45.522.D.5.b.1)
CODE REQUIREMENT:	At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.
CORRESPONDING DESIGN GUIDELINE:	DC3. Open Space Concept; C. Design 2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.
PROPOSED DESIGN DEPARTURE:	A departure is requested for outdoor common amenity area on level B1 that has a percentage of landscaping that is ten percent, which is less than the required minimum of fifty percent.
RATIONALE:	The indoor and outdoor common amenity areas sit slightly below grade facing a side lot line and are almost entirely protected from view from the street and adjacent building. Additionally, most of the amenity space provided is indoor and cannot accommodate landscaping as could be interpreted form the code section. As much landscaping as feasible is proposed in the outdoor space while retaining a small yet functional gathering space. It is believed that this amount of landscaping addresses the intent of the code and enhances the ground-level common area as a whole.

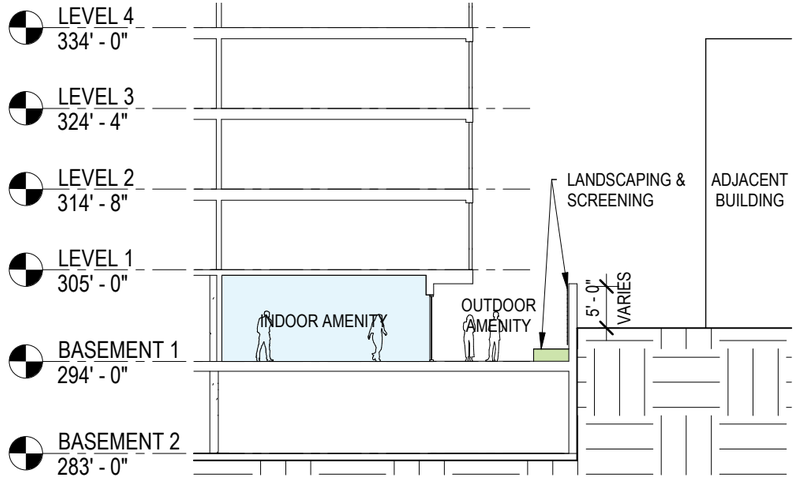
GROUND-LEVEL AMENITY CALCS

COMMON AMENITY AT GRADE		
NAME	USE	FLOOR AREA
BASEMENT 1		
B	USE: INDOOR AMENITY	650.21 SF
A	USE: OUTDOOR AMENITY	417.94 SF
		1,068.15 SF
TOTAL AREA:		1,068.15 SF

108.31 SF / 1,068.15 SF = 10% < 50%, NOT COMPLIANT



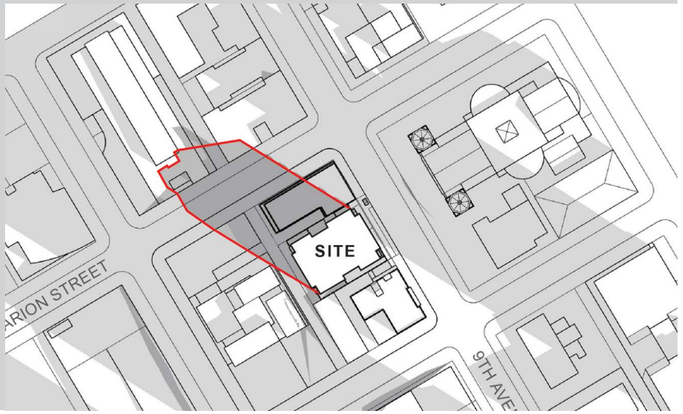
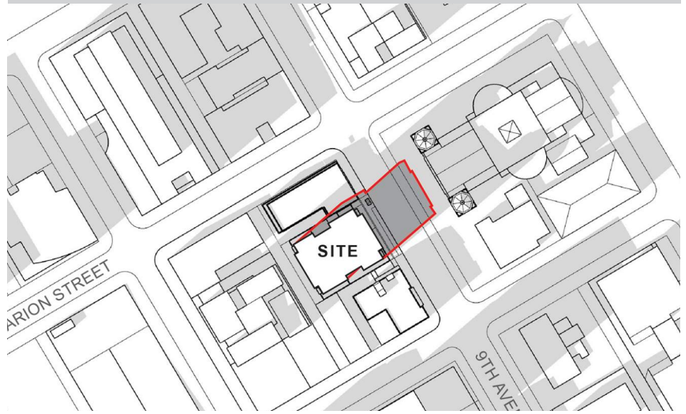
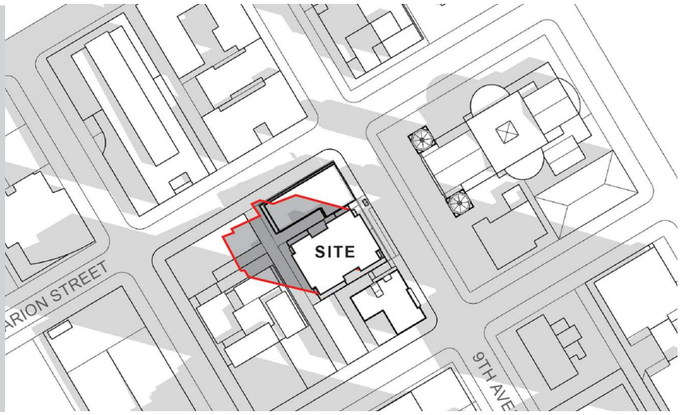
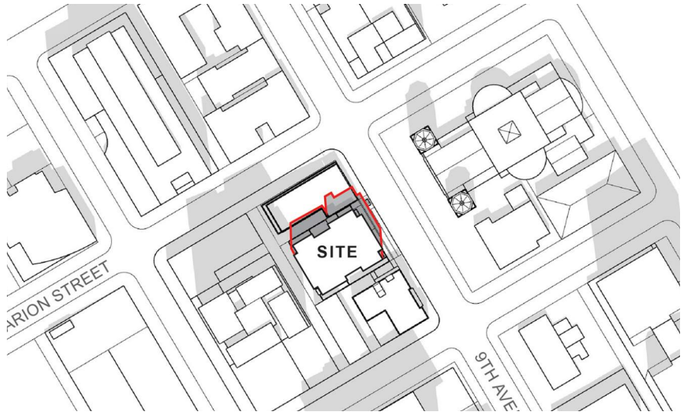
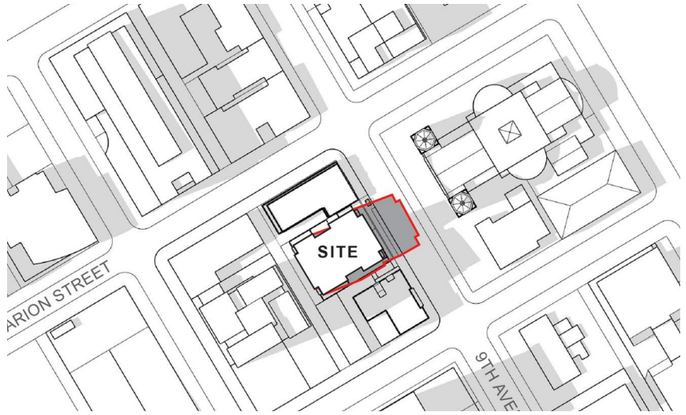
LEVEL BASEMENT 1 FLOOR PLAN



SECTION

APPENDIX

18.0 SHADOW STUDY

	9:00 AM	12:00 PM	3:00 PM
MARCH 21			
JUNE 21			
DECEMBER 21