



9037 35th Ave. SW

#3030308-LU
#3032402-LU

Administrative Design Review
February 21st, 2020 Submittal



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Address: 9037 35th Ave SW
Seattle, WA 98126

Parcel: 2491200900

SDCI #: 3030308 - LU (ADR)
3032402 - LU
6688838 - CN

Lot Size: 4,808 sf

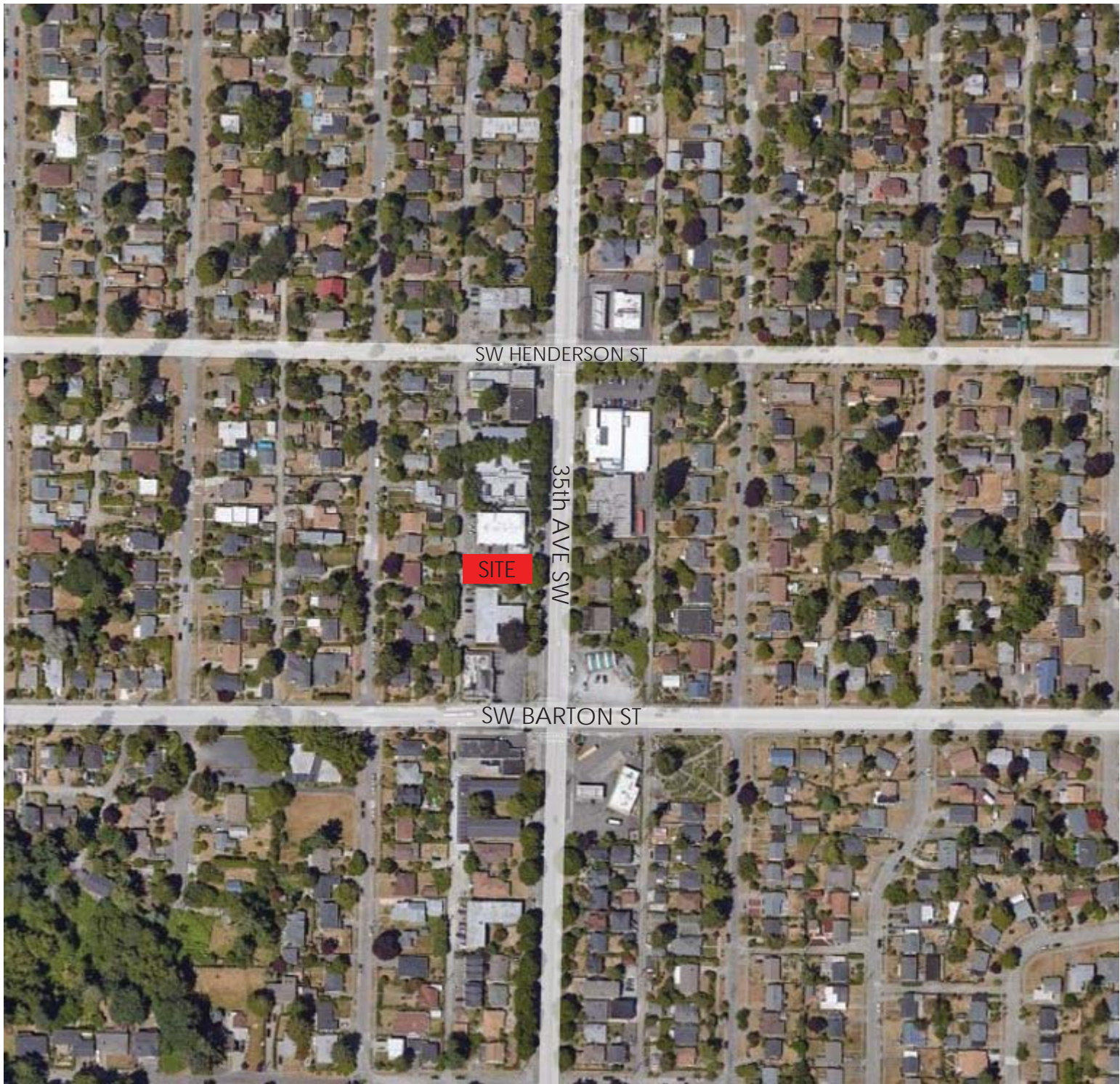
Architect: Julian Weber Architects, LTD
1257 S. King St.
Seattle, WA 98144

Owner: Tony Vuong
Valentine Homes
526 S. Monroe St.

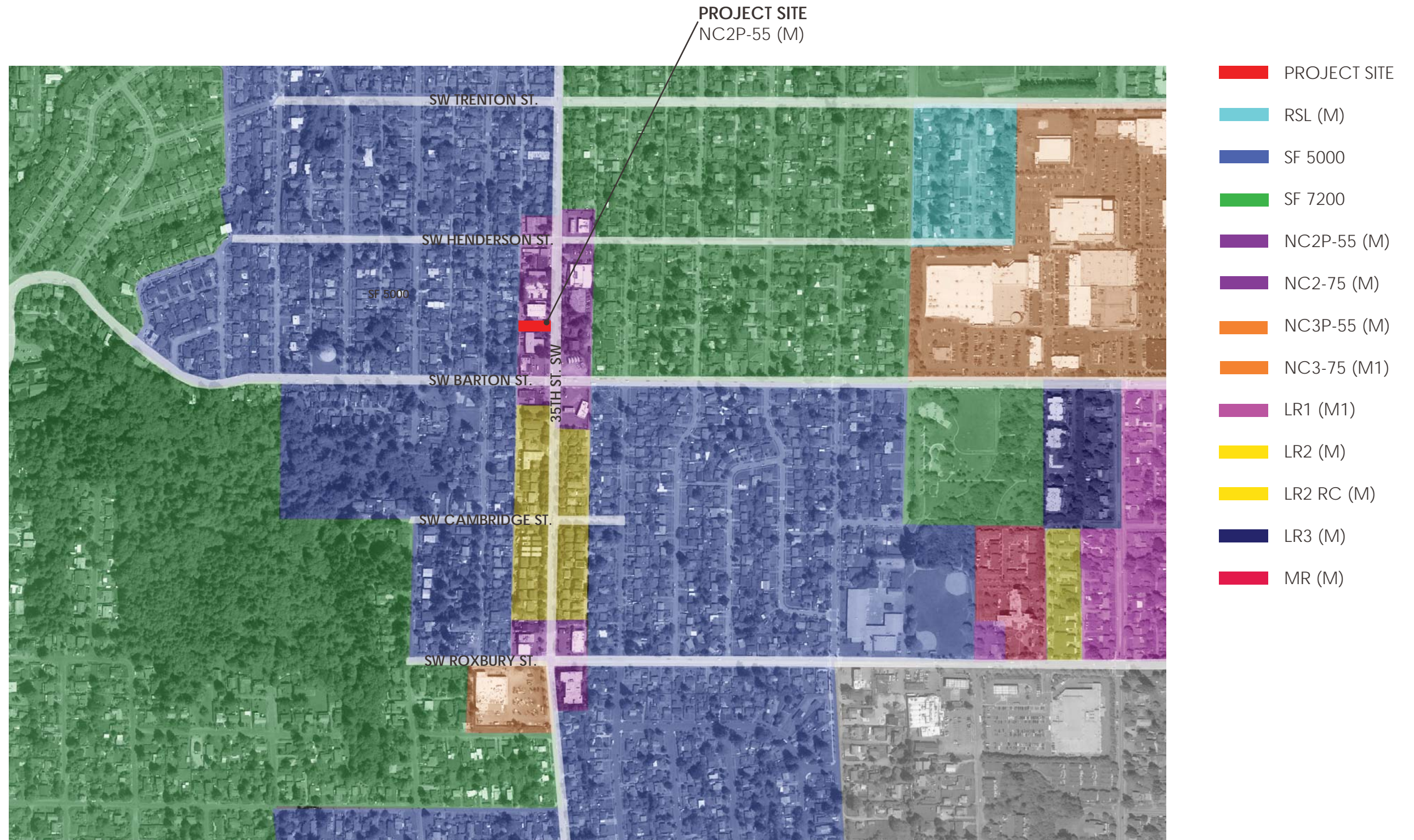


Project Information

Proposal:	The project team is proposing to demolish an existing single family residence, in order to construct (1) 13,919 sf apartment building with (25) SEDU units and 839.24 sf of commercial space on the ground level. Vehicle Parking provided in on-grade garage, with bike parking provided in centrally located secure bike room.
Zone:	NC2P-55 (M)
Urban Village:	No
Lot Size:	4,808 sf
Overlays:	NONE
FAR:	Min 2.0 / Max 3.75
Height:	55'
Parking:	(6) Vehicle Stalls (25) Bike Stalls - Long Term (2) Bike Stalls - Short Term



- The project site, highlighted in red, is located within a small strip of neighborhood commercial and lowrise zoning, surrounded by single family designations SF5000 and SF7200.
- This strip occurs along 35th Ave SW and runs between SW Henderson St and SW Roxbury St.
- The project site is zoned NC2P-55, designating a 55' height limit. The immediately adjacent zones are LR2(M) and LR2-RC(M).
- This commercial and lowrise strip transitions directly to single family residences on all sides.
- The next nearby commercial zone is four blocks to the east, primarily consisting of the Westwood Village Shopping Mall.



Vicinity Map



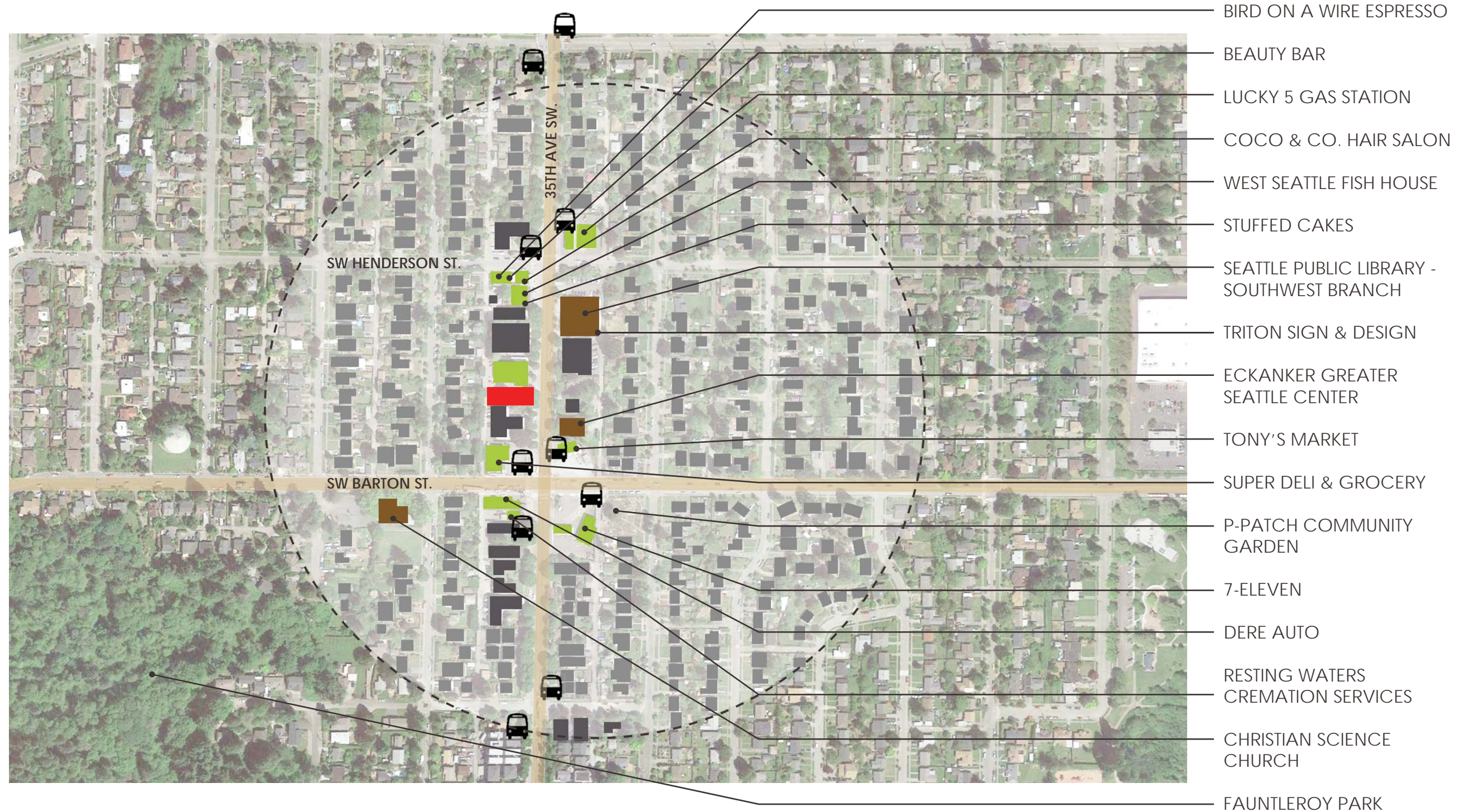
- The project site, highlighted in red, is zoned NC2P-55, allowing 55' building heights.
- Neighboring lowrise zones to the south, LR2 and LR2 RC, allow maximum 30' building heights. These zones provide a variety of multi-family housing types as well as some commercial uses under the RC designation.
- SF5000 and SF7200 are single family residential zones which allow lot sizes of: 5,000 sf and 7,200 sf respectively. These zones have height limits of 25' or 30' dependant upon lot width.



- PROJECT SITE
- SF 5000
- SF 7200
- NC2P-55 (M)
- LR2 (M)

- The project site is located near the intersection of 35th Ave. SW and SW Barton St., both busy thoroughfares with excellent access to public transit.
- The site is in a flexible parking area.
- Commercial and industrial buildings (green) are concentrated along 35th Ave. SW.
- Multi-family housing is clustered along 35th Ave. SW, where zoning provides for higher density and larger height limits.

- PROJECT SITE
- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL
- CIVIC
- - (5) MIN. WALK
- BUS ROUTE
- BUS STOPS



Existing Site Uses



DESIGN INTENT

The proposed project focuses on developing a strong street presence along a bustling local commercial corridor. This will be accomplished by composing an approachable street facade with plenty of windows to promote pedestrian interaction and way-finding with natural light.

By designing welcoming paces for the future residents and engaging commercial space on the ground floor for employees and passer-bys; Fauntleroy Lofts aims to serve the local community for many generations to come.

HOW DOES IT CONNECT TO

1. SITE

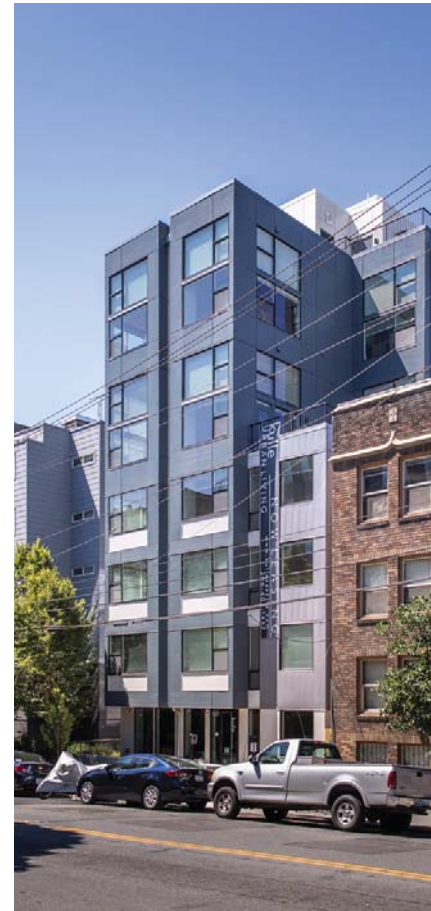
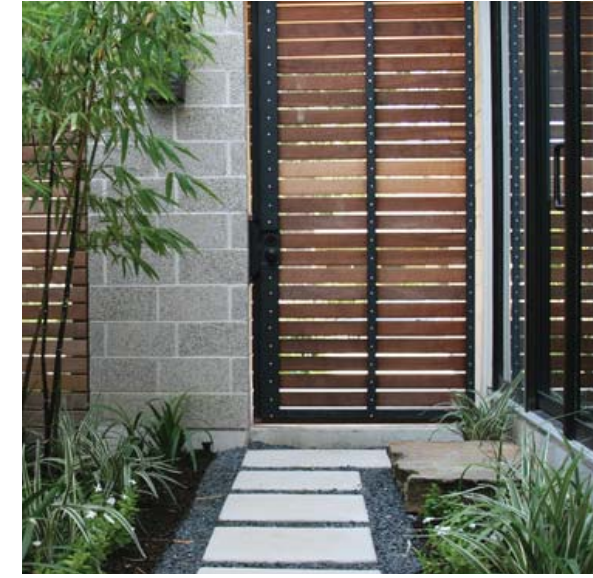
The proposed site has a narrow proportion with limited street frontage. This is an opportunity to create a welcoming space for residents and visitors. The neighboring buildings to the north and south establish the street edge. The buildings engage the right-of-way with deliberate setbacks that provide variation and texture to the street edge.

2. BUILDING

The proposed scheme's treatment of circulation and street presence was a key aspect in the building's design. Another key aspect in the scheme's design was to daylight the interior spaces. Unique moments have been created in the entry sequence to the lobby space by washing the walls with natural light.

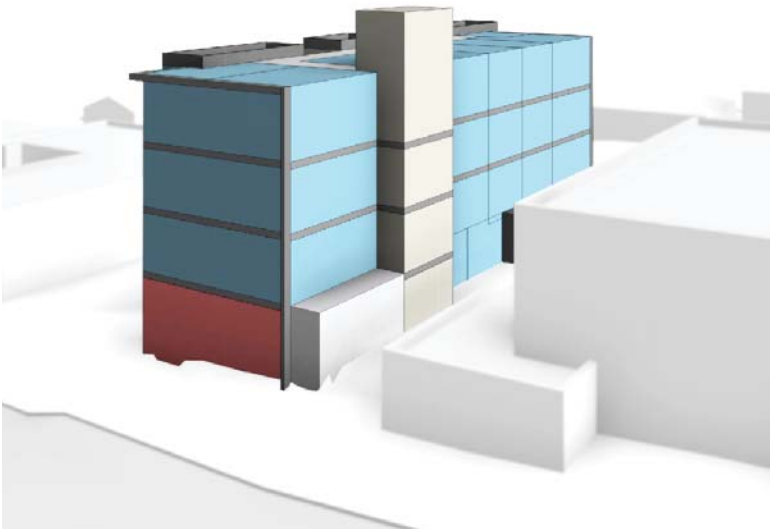
3. CIRCULATION + ACCESS

Access to the building can be gained on both the west and east ends of the building. Linear circulation for the resident spaces, is intended to create a logical path to move about the building and clearly delineates the commercial spaces from the resident spaces.



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OPTION 01 (SDCI staff selection)

BUILDING DATA

- 13,330 SF
- 26 Small Efficiency Dwelling Units (SEDU's)
- 842 SF of Ground Level Commercial
- (6) Ground level Parking Stalls Provided

DEPARTURES

- No Departures requested at this time.

01a. MASSING

GUIDANCE

SDCI staff support Option 01 as it provides a strong commercial street frontage and effectively uses modulation and setbacks at the rear to soften the transition to the adjacent single-family zoning. This options provides the greatest amount of commercial floor area, contributing to the prominence and viability of commercial activity in the neighborhood commercial zone.

RESPONSE

The design team has moved forward with developing Option 01. The current design emphasizes a strong commercial frontage on 35th Ave SW. and upper level setbacks have been increased. This modulation provides outdoor spaces for the residents as well as softening the transition to the adjacent buildings to the north and south.

The stair and elevator penthouses have been relocated towards the center of the building to reduce the perceived overall height, bulk, and scale of the building along the street.

CITATION

CS2-D-4 Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

DRAWING REFERENCE

Ground Level Plan	pg. 17
Renderings	pg. 29-33
Building Section	pg. 37

02a. ARCHITECTURAL CONCEPT

GUIDANCE

The NC2P zoning district places greater emphasis on the pedestrian experience and creating oppurtunities for neighborhood serving businesses. For these reasons, the commerical frontage should be prominent, easily identifiable, and designed to accomodate a variety of business types. Design the commercial space so that is makes a strong connection to the street and provides flexibility for commercial tenants.

RESPONSE

The building has a clear horizontal datum along the street-facing facade to highlight the commercial frontage and distinguish it from the residential uses. This is also accentuated by a change in building cladding. Additionally, the storefront glazing allows passerbys to visually engage with the building's interior.

CITATIONS

CS2-D-1 Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transistion.

PL3C-1 Porous Edge: Engage passersby with oppurtunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

02a. CONTINUED

CITATIONS CONT.

PL3C-2 Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3C-3 Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DRAWING REFERENCE

Ground Level Plan	pg. 17
Renderings	pg. 29-33
Building Elevations	pg. 24-27

02b. ARCHITECTURAL CONCEPT

GUIDANCE

The residential entry should be secondary to the commercial frontage, while still being easily identifiable from the sidewalk. Use lighting, signage, materials, secondary architectural features, such as canopy, paving, and landscaping to mark the residential entry while remaining subordinate to the commercial space.

RESPONSE

The residential entry is setback from the commercial storefront along 35th Ave SW. to emphasize a strong commercial presence and a clear separation of uses. The residential entry remains clearly identifiable from the sidewalk and reinforces the pedestrian experience through the use of similar materials, glazing and continued overhead weather protection.

CITATIONS

PL3-A-2 Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4 Ensemble of Elements: Design the entry as a collection of coordinated elements including the doors, overhead features, ground surface, landscaping, lighting, and other features.

DRAWING REFERENCE

Residential Entry Rendering	pg. 31
Ground Level Plan	pg. 17

02c. ARCHITECTURAL CONCEPT

GUIDANCE

The use of balconies, as shown in Option 03, help to reduce the perceived mass of the structure and to define the space above the ground level as residential. Integrate the balcony concept from Option 03 into the MUP plan set. The balconies also provide an opportunity for residents to engage with the activity on the street.

RESPONSE

During the development of Option 01, the use of balconies shown in the preferred option 03 have been incorporated into the current design. The use of balconies and decks throughout the design provide opportunities for the residents to engage with the street and have private outdoor access.

Balconies have been provided along the east, south and west facades. In addition full height-glazing has been provided in all of the units. The upper level setbacks above the parking garage provide private decks for the residents. Additional outdoor spaces are located adjacent to the shared laundry rooms, the residential lobby area, and the mail area.

The balconies and deck spaces are a strong residential identifier and provide modulation in the building massing and create visual interest along the longer building facades.

02c. CONTINUED

CITATIONS

DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DRAWING REFERENCE

Aerial Rendering	pg. 33
Level 2 Plan	pg. 18
Roof Deck Plan	pg. 21
Building Elevations	pg. 24-27

03a. OPEN SPACE

GUIDANCE

Amenity areas are not shown. The quality of common amenity areas is especially important on SEDU buildings due to the constrained living space within individual units. Plan the sizes, uses, activities, and features of common amenity areas to meet the needs of expected users, ensuring each space has a purpose and function.

RESPONSE

A variety of private and shared areas have been provided throughout the building. Each of these are scaled to accomodate a variety of uses and social gatherings to meet the needs of future residents.

At the lobby and mail area, an outdoor courtyard space serves as a point of visual interest and an opportunity for individuals to stop and check their mail or wait to meet others. At level 2, decks are provided along the south and west of the builing which serve as private outdoor spaces for the units. An outdoor space has been provided just off of the shared laundry room which serves as an additional waiting area for residents to enjoy.

At levels 3 and 4, balconies are provided along the east, south, and west facing units. A large common outdoor amenity space is provided on the roof. This area is intended to accomodate larger social gatherings. It is located to maximize view potential of the Puget Sound. Please see the Amenity Area Diagram in the MUP plan set for more detail information, per SMC 23.47A.024.

03a. CONTINUED

CITATIONS

DC3-B-1 Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2 Marching Uses to Conditions: Response to changing environmental conditions such as seasonal and daily light and weather shifts through open spcae design and/or programming of open space activities.

DC3-B-3 Connection to Other Open Space: Site and design project related open spaces to connect with or enhance the uses and activies of other nearby public open space where appropriate.

DC3-B-4 Multifamliy Open Space: Design common and private open spaces in multi-family projects for use by all residents to encourage physical activity and social interaction.

DRAWING REFERENCE

Aerial Rendering	pg. 33
Rendered Landscape Plan	pg. 22
Level 2 Plan	pg. 18
Roof Deck Plan	pg. 21

04a. PARKING

GUIDANCE

Bike Parking is not shown. Integrate bike parking into the design with an emphasis on convince, safety, and security. Consider how bike parking cab be designed as a gathering point to encourage social interaction between residents.

RESPONSE

Long-term bicycle parking is provided in an enclosed room located centrally on the ground level of the building. It is in close proximity to the 35th Ave SW. residential entry, through the lobby and to the alley through the parking garage.

The concentrated location and ease of access from either the street or the alley provides oppurtunies for interaction and optional convince to residents. The enclosed bike room provides a high level of safety and security for bike storage.

CITATION

PL4-B-1 Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2 Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convince, security, and safety.

04a. CONTINUED

CITATIONS CONT.

PL4-B-3 Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

DC1-C-3 Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DRAWING REFERENCES

Ground Level Plan pg. 17
Alley Condition Rendering pg. 32
Appendix - Bike Room Specs. pg. 45

05a. PRIVACY

GUIDANCE

Provide window studies for the north and south property lines. Minimize privacy impacts on adjacent properties by avoiding direct lines of sight between windoes on the subject site and those on adjacent properties.

RESPONSE

The current building design has placed careful consideration to minimize and avoid direct lines of sight between neighboring buildings.

CITATION

CS20D05 Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

DRAWING REFERENCE

Window Adjacency Diagram pg. 44

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DC1-C-3 Multiple Uses: Design parking areas to serve multiple uses.

4a

DC3-B-3 Connection to Other Open Space: Design common and private open spaces in multi-family projects for use by all residents to encourage physical activity and social interaction.

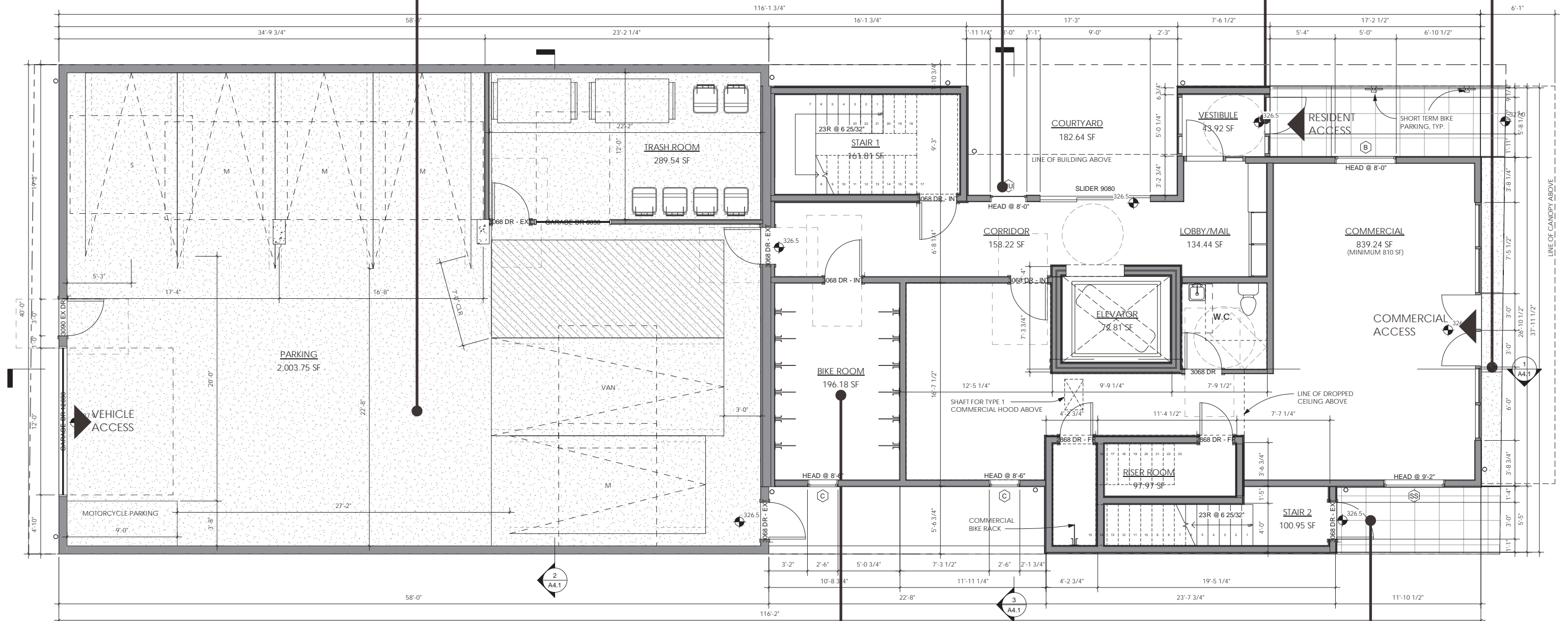
3a

PL3-A-2 Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

2b

PL3C-2 Visibility: Maximize visibility into the building interior and merchandise displays.

2a



PL4-B-2 Bike Facilities: Facilities for bicyclists should be located to maximize convenience, security, and safety.

4a

CS2D-4 Massing: Strive for a successful transition between zones where a project abuts a less intense zone.

1a

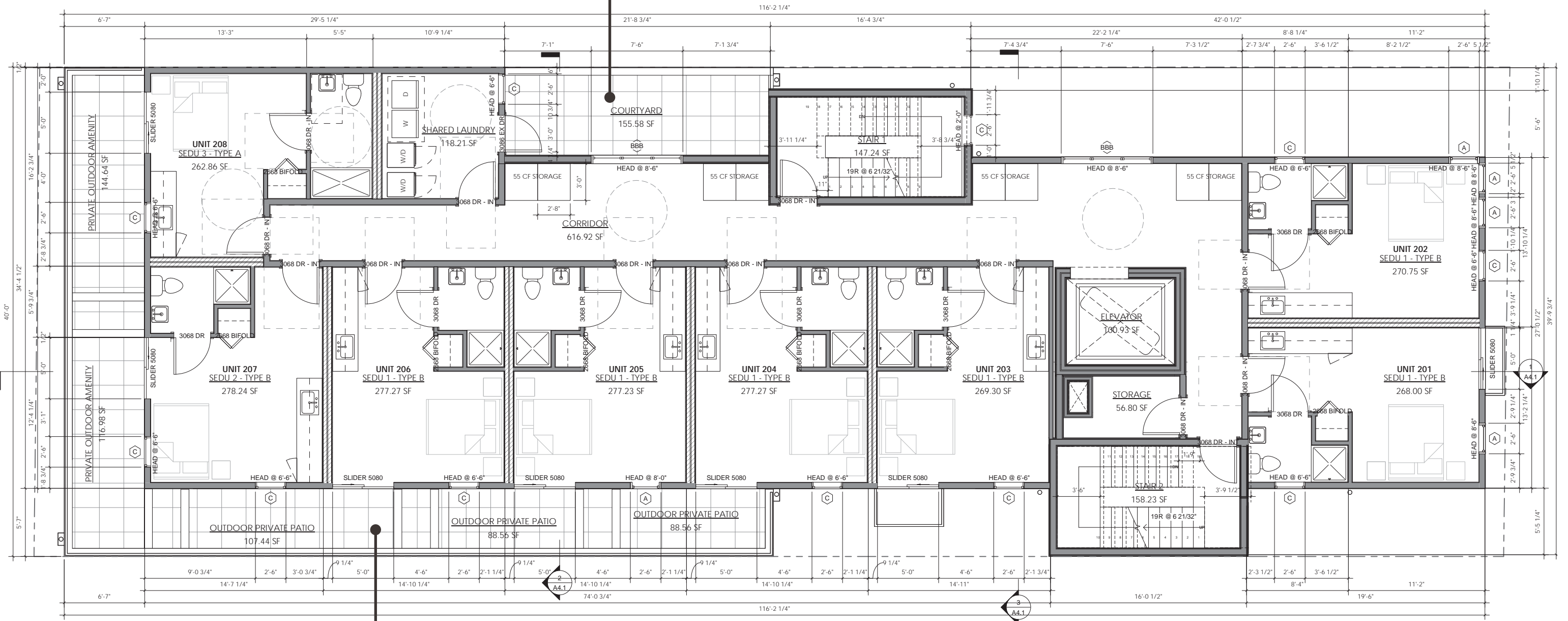


Floor Plans - Ground Level

DC3-B-3 Connection to Other Open Space: Site and design project related open spaces to connect with or enhance the uses and activities of other nearby public open space where appropriate.

DC3-B-4 Multi-family Open Space: Design common and private open spaces in multi-family projects for use by all residents to encourage physical activity and social interaction.

3a

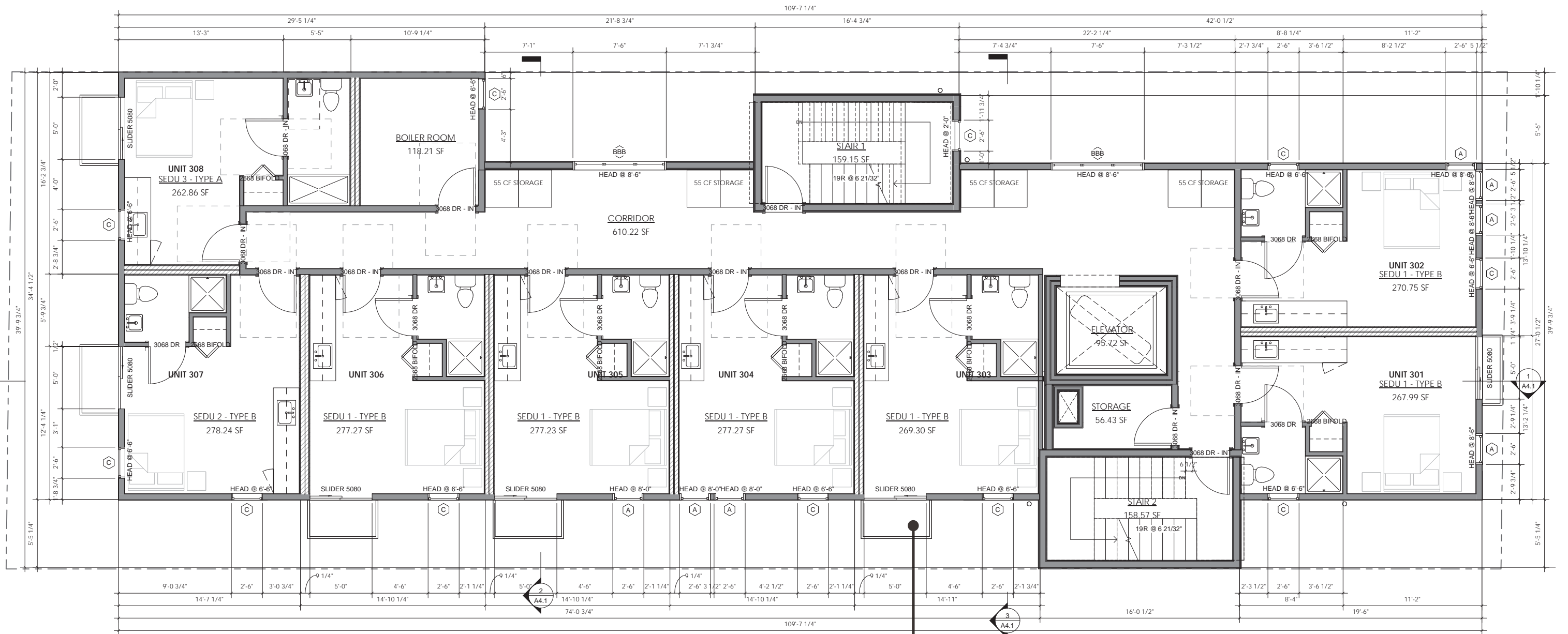


DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

2c

Floor Plans - Level Two

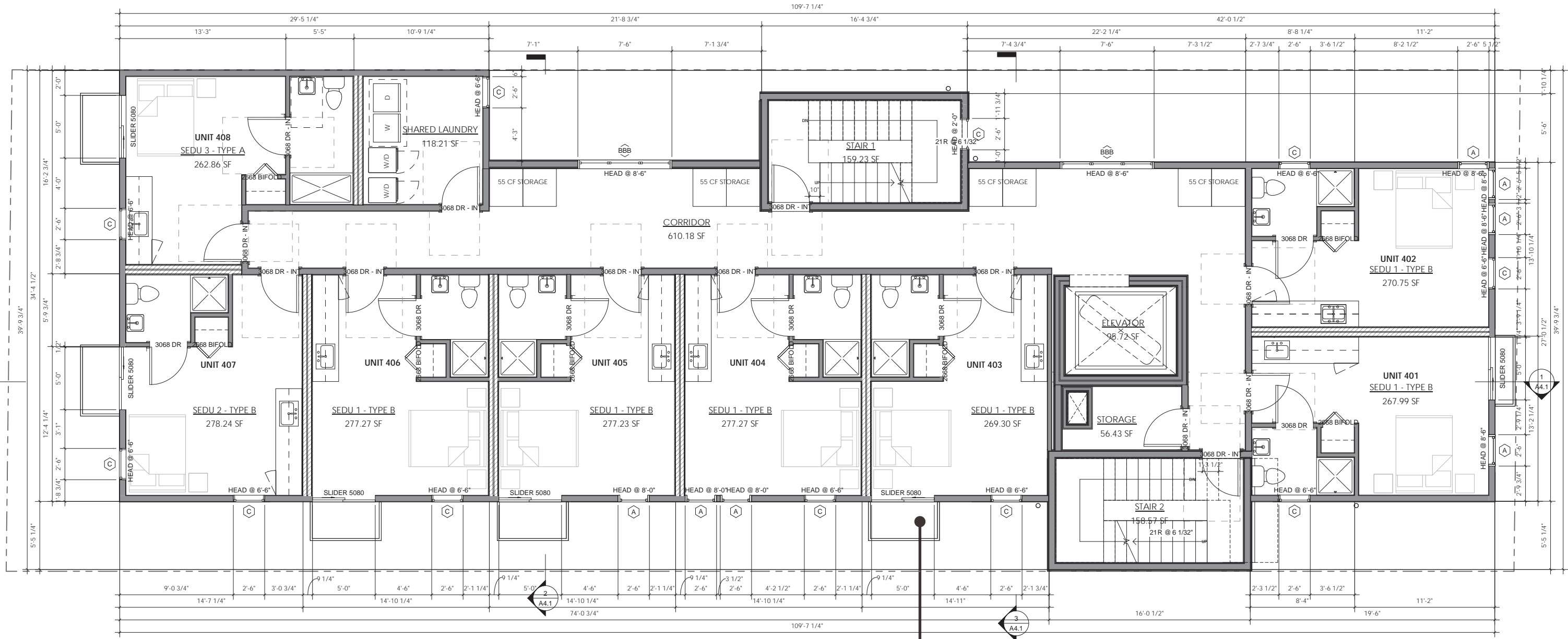




DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

2c

Floor Plans - Level Three



DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

2c

Floor Plans - Level Four



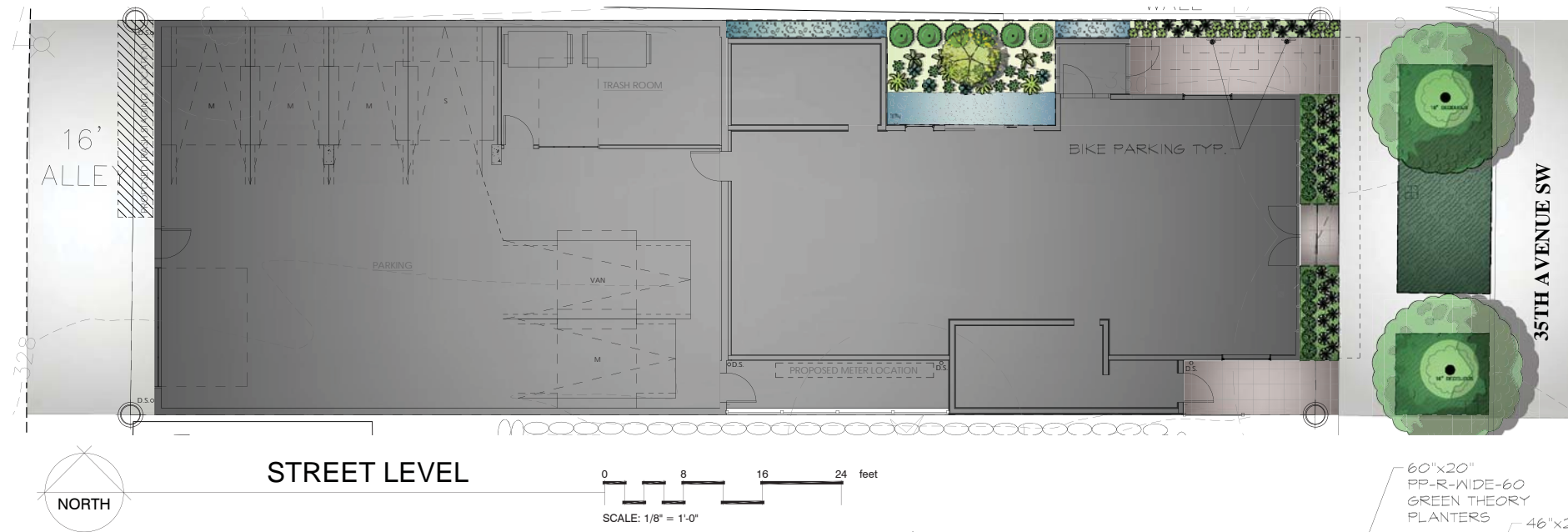
DC3-B-4 Multi-family Open Space: Design common and private open spaces in multi-family projects for use by all residents to encourage physical activity and social interaction.

T



2c





DC3-B-4 Multi-family Open Space: Design common and private open spaces in multi-family projects for use by all residents to encourage physical activity and social interaction.

3a



Landscape Plan



PLANT TYPES

STREET LEVEL

- Trees + Shrubs
- autumn moon maple
 - winterglow bergenia
 - deer fern
 - feather reed grass
 - autumn fern
 - varlegated hakonechloa
 - great expectations hosta
 - big blue lillyturf
 - fragrant sarcococca



autumn moon maple



winterglow bergenia



deer fern



feather reed grass



autumn fern



variegated hakonechloa

Ground Cover

- red barrenwort
- irish moss

SECOND + ROOF LEVEL

- Trees + Shrubs
- winterglow bergenia
 - feather reed grass
 - orange sedge
 - sky pencil japanese holly
 - laceleaf staghorn sumac
 - wickwar flame heater
 - ice dance japanese sedge
 - big blue lillyturf
 - oriental fountain grass



great expectations hosta



big blue lillyturf



fragrant sarcococca



red barrenwort



irish moss



orange sedge



sky pencil japanese holly



laceleaf staghorn sumac



wickwar flameheater



ice dance japanese sedge



oriental fountain grass

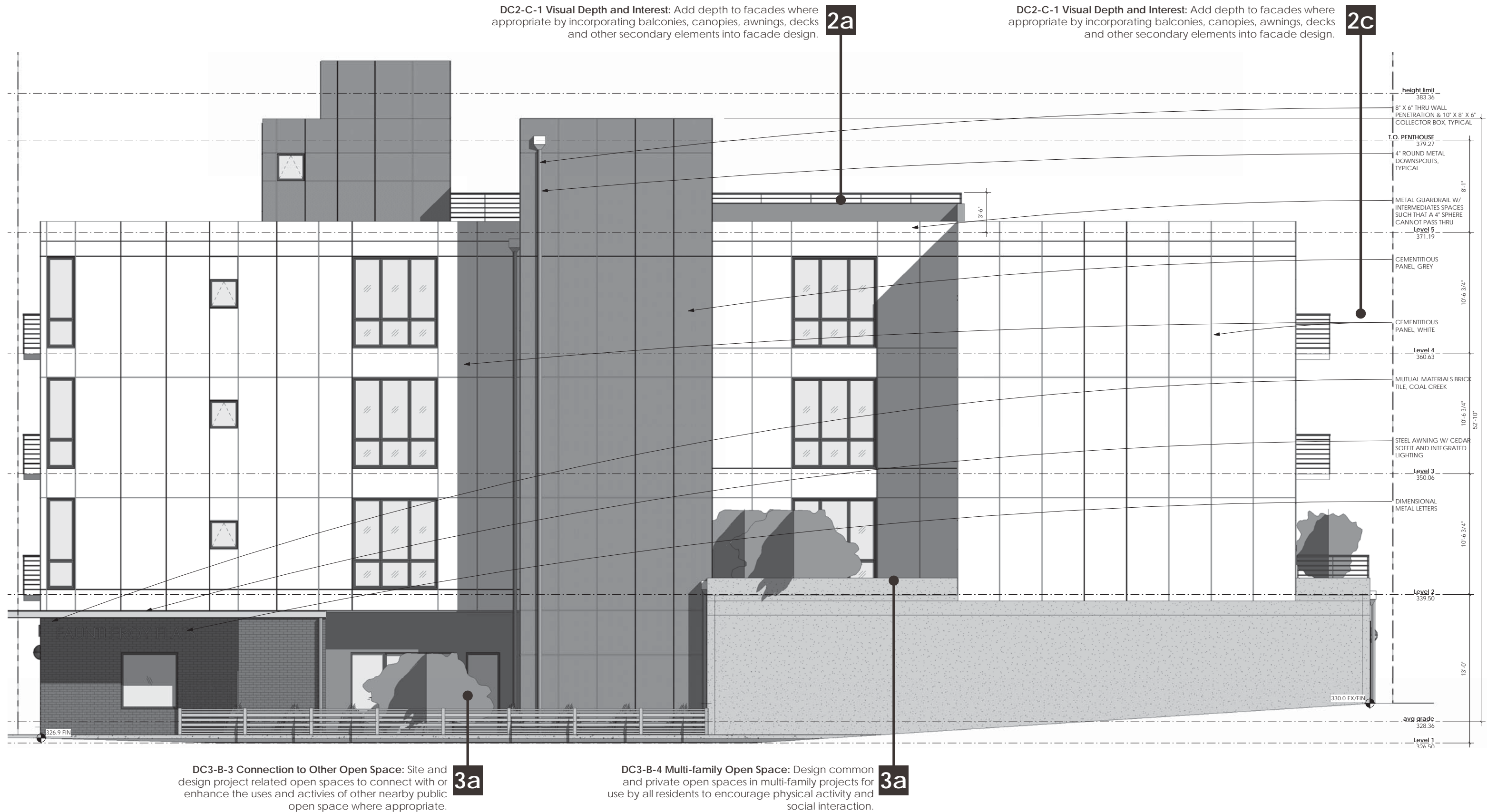
PL3C-1 Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

PL3C-2 Visibility: Maximize visibility into the building interior and merchandise displays.

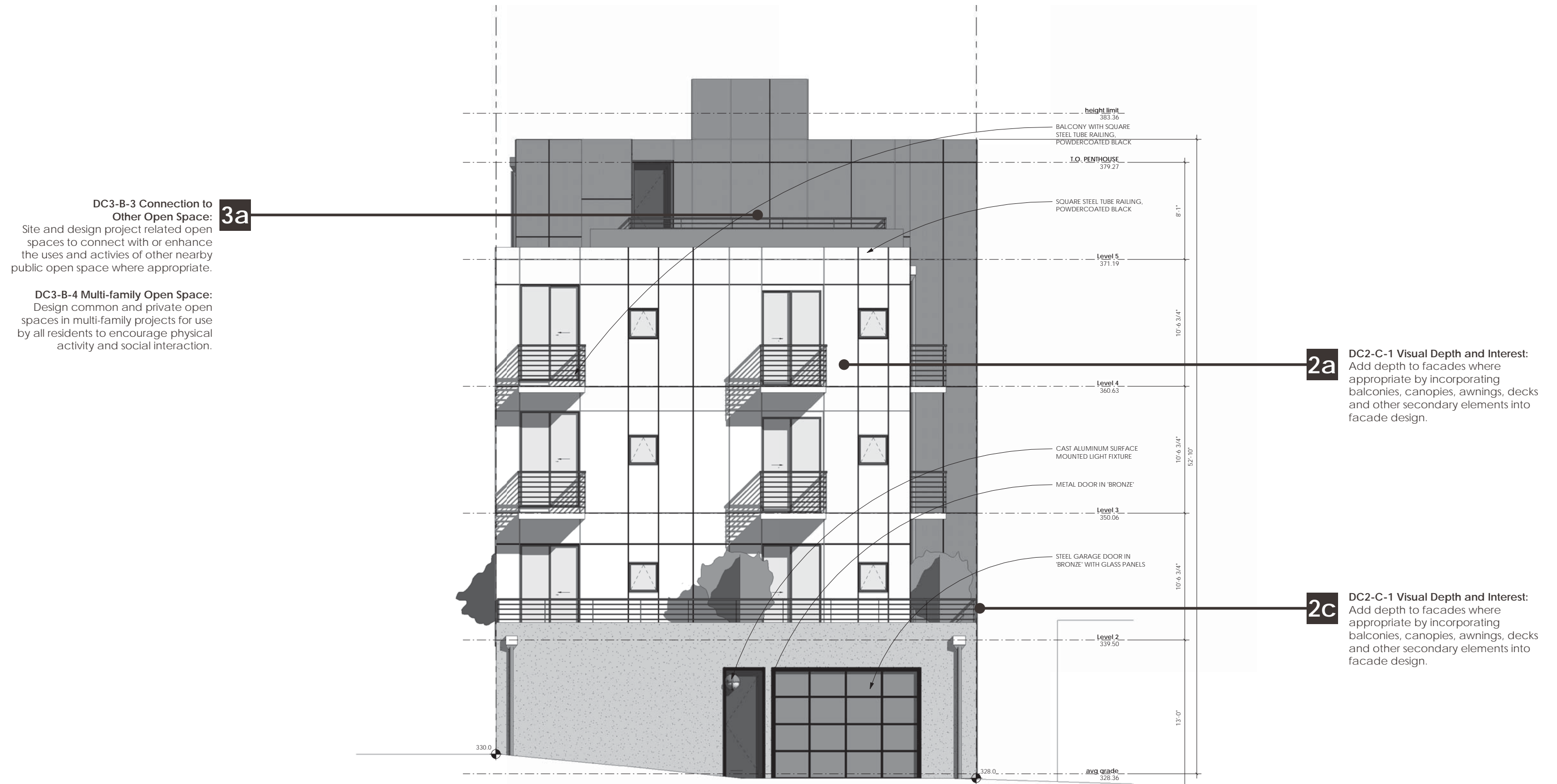
2a



Elevation - East



Elevation - North



Elevation - West

DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

2c

CS2-D-1 Existing Development and Zoning: Review height, bulk and scale to determine an appropriate complement and/or transition.

2a

- height limit 383.36
- METAL GUARDRAIL W/ INTERMEDIATE SPACES SUCH THAT A 4" SPHERE CANNOT PASS THRU
- T.O. PENTHOUSE 379.27
- 8" X 6" THRU WALL PENETRATION & 10" X 8" X 6" COLLECTOR BOX, TYPICAL 8'-1"
- 4" ROUND METAL DOWNSPOUTS, TYPICAL
- Level 5 371.19
- 10'-6 3/4"
- CEMENTITIOUS PANEL, GREY
- Level 4 360.63
- 10'-6 3/4"
- CEMENTITIOUS PANEL, WHITE
- Level 3 350.06
- 10'-6 3/4"
- MUTUAL MATERIALS BRICK TILE, COAL CREEK
- Level 2 339.50
- 13'-0"
- STEEL AWNING W/ CEDAR SOFFIT AND INTEGRATED LIGHTING
- 3'-0" CEDAR FENCE
- avg grade 328.36
- Level 1 326.50

Elevation - South

RESIDENTIAL MATERIALS

Cementitious Panel
5/16" Thickness
8'-0" High x 2'-0" Wide
w/ metal reveal, paint to match, typ.
Gauntlet Gray
SW 7019cemet

Vinyl Window Frames
dark bronze

Cementitious Panel
5/16" Thickness
8'-0" High x 2'-0" Wide
w/ metal reveal, paint to match, typ.
white

Concrete (Parking Garage)
w/ sack finish

COMMERCIAL MATERIALS

Cedar Soffits
1x4 clear T&G
SW 3512 Cider Mill
Exterior Semi-Transparent Stain

Store-Front Windows
dark bronze

Brick Tile
Coal Creek - Slim Brick
Aged Finish
#60 Charcoal Gray Grout

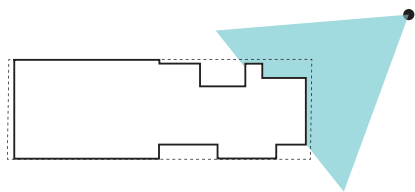
Material & Color Palette



2a CS2-D-1 Existing Development and Zoning: Review height, bulk and scale to determine an appropriate complement and/or transition.

1a CS2D-4 Massing: Strive for a successful transition between zones where a project abuts a less intense zone.

Existing driveway on adjacent lot.



Rendering - 35th Ave SW

CS2D-4 Massing: Strive for a successful transition between zones where a project abuts a less intense zone.

1a

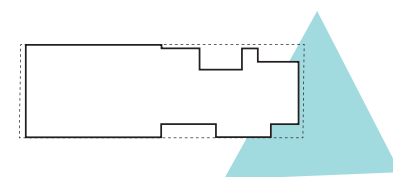
PL3C-1 Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

2a

PL3C-2 Visibility: Maximize visibility into the building interior and merchandise displays.



Rendering - 35th Ave SW



PL3C-1 Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency.

PL3C-2 Visibility: Maximize visibility into the building interior and merchandise displays.

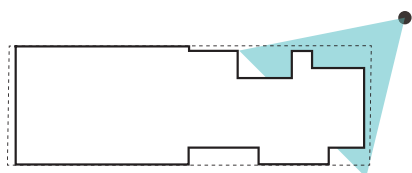
2a



2b

PL3-A-2 Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4 Ensemble of Elements: Design the entry as a collection of coordinated elements.



Rendering - Residential Entry

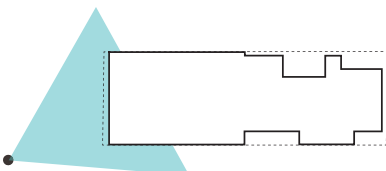


1a CS2D-4 Massing: Strive for a successful transition between zones where a project abuts a less intense zone.

2a DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

4a PL4-B-2 Bike Facilities: Facilities for bicyclists should be located to maximize convince, security, and safety.

PL4-B-1 Early Planning: Consider existing and future bicycle traffic to and through the site early in the design process.



Rendering - Alley Condition

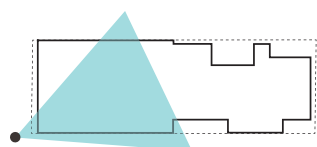


3a **DC3-B-4 Multi-family Open Space:** Design common and private open spaces in multi-family projects for use by all residents to encourage physical activity and social interaction.

1a **CS2D-4 Massing:** Strive for a successful transition between zones where a project abuts a less intense zone.

2c **DC2-C-1 Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

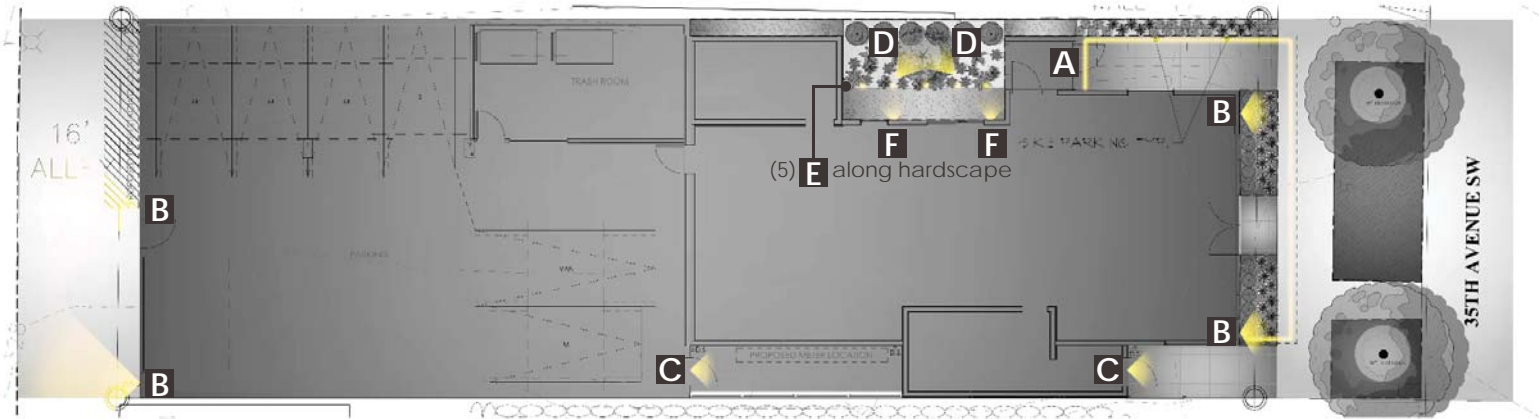
2a **DC2-C-1 Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.



Rendering - Roof Terrace



A EXTERIOR RECESSED LINEAR LED LIGHT



E EXTERIOR LED PATHWAY LIGHT



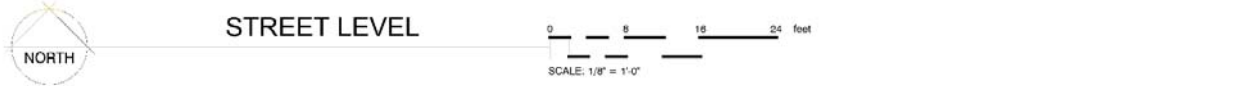
B EXTERIOR WALL MOUNT LIGHT



C EXTERIOR SHIELDED WALL MOUNT UTILITY LIGHT



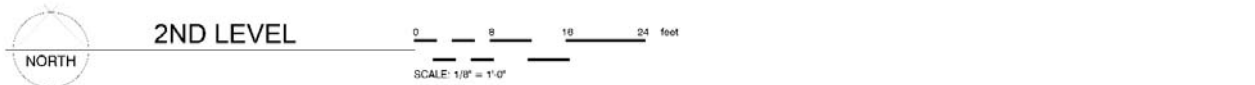
D EXTERIOR IN-GRADE TREE LED UPLIGHTING



F EXTERIOR WALL MOUNT LED LIGHT



VOTO 6, DOWN ONLY
shown in bronze



G EXTERIOR LED STEP LIGHT



IKON OUTDOOR WALL/STEP LIGHT
shown in black

H LED BISTRO LIGHTING



Exterior Lighting Plan

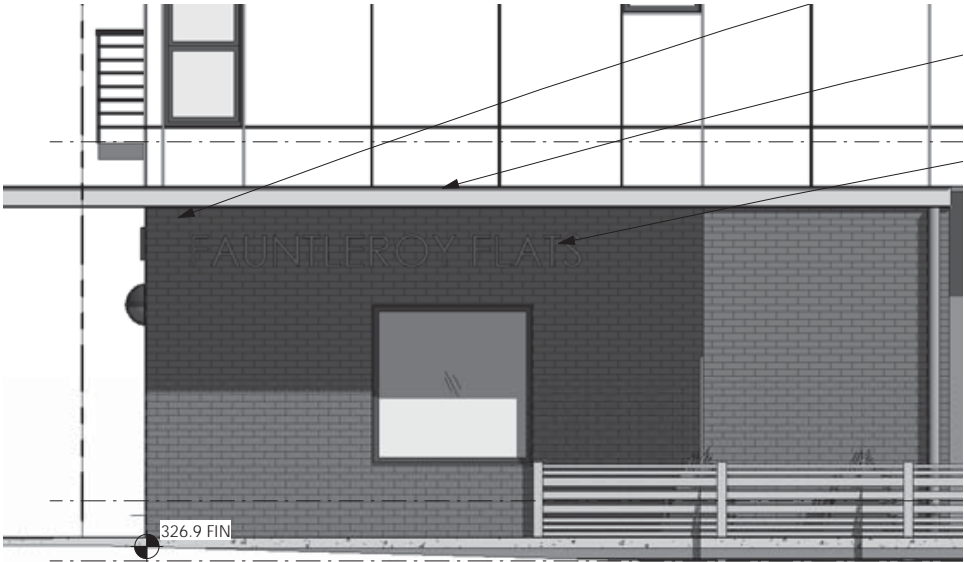
SIGNAGE CONCEPT



SIGNAGE LOCATION



EAST FACADE (35th Ave SW)



NORTH FACADE

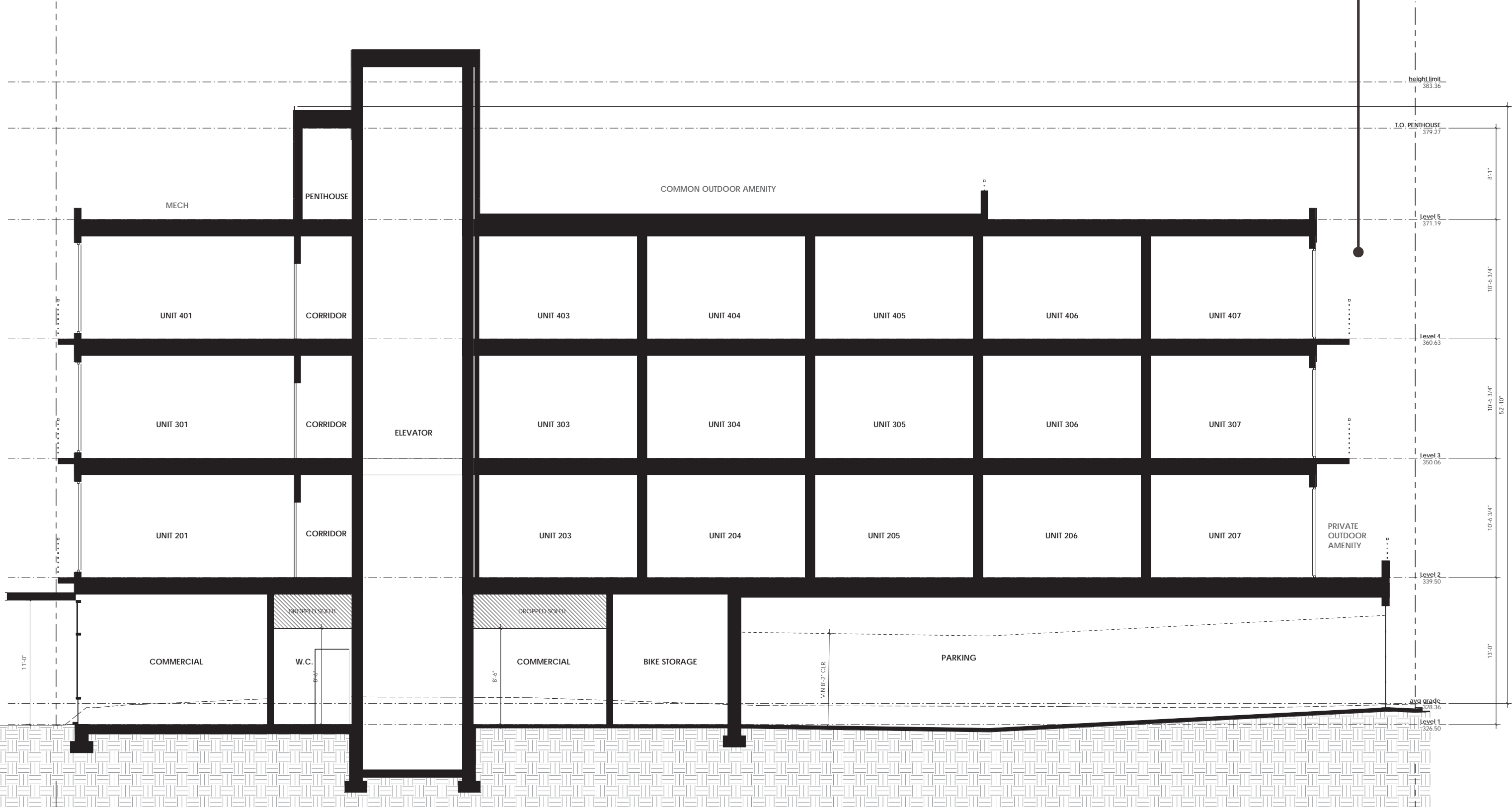
SIGNAGE PRECEDENTS



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CS2D-4 Massing: Strive for a successful transition between zones where a project abuts a less intense zone.

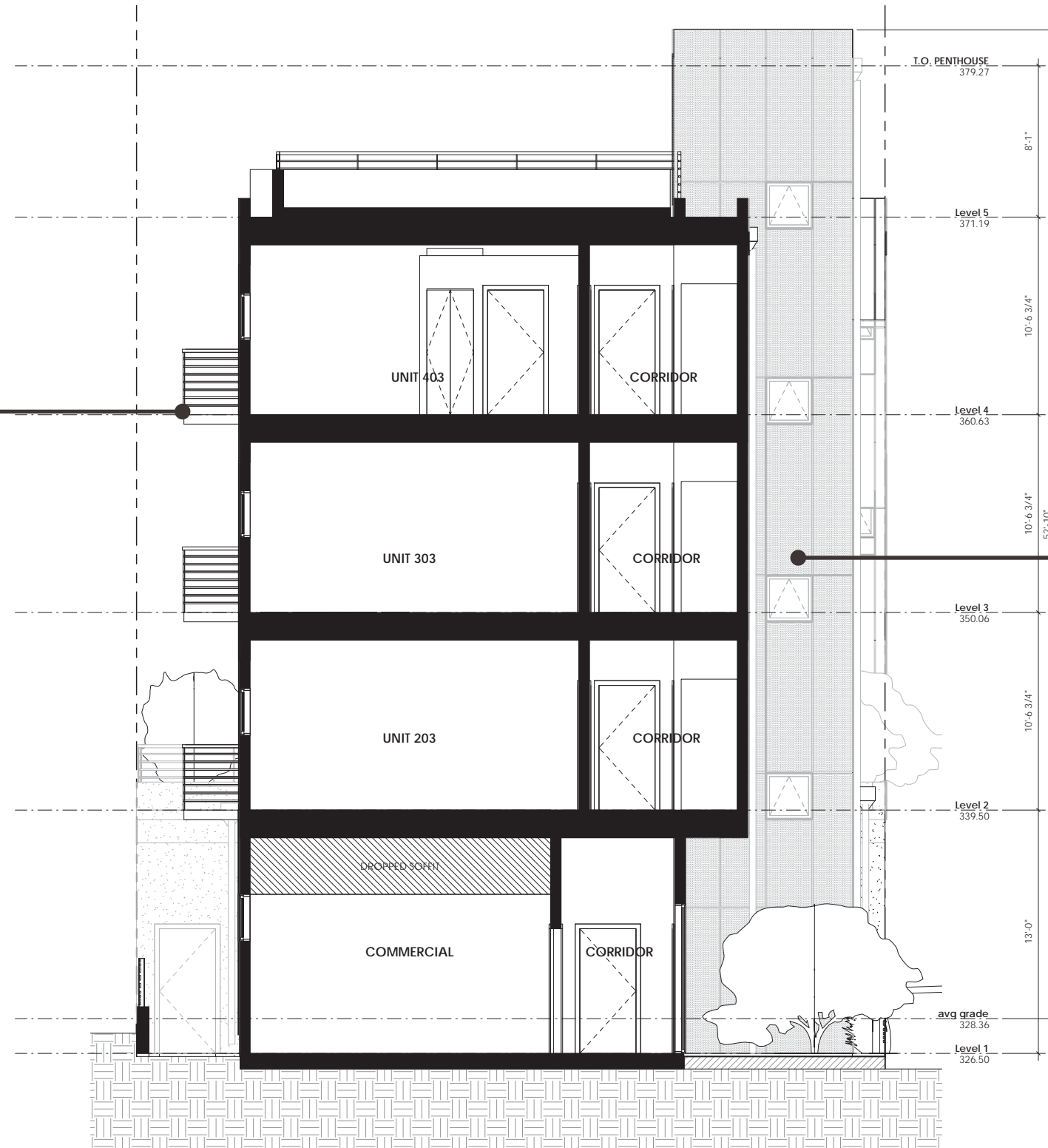
1a



Building Section A

DC2-C-1 Visual Depth and Interest:
Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

2c



1a

CS2D-4 Massing: Strive for a successful transition between zones where a project abuts a less intense zone.

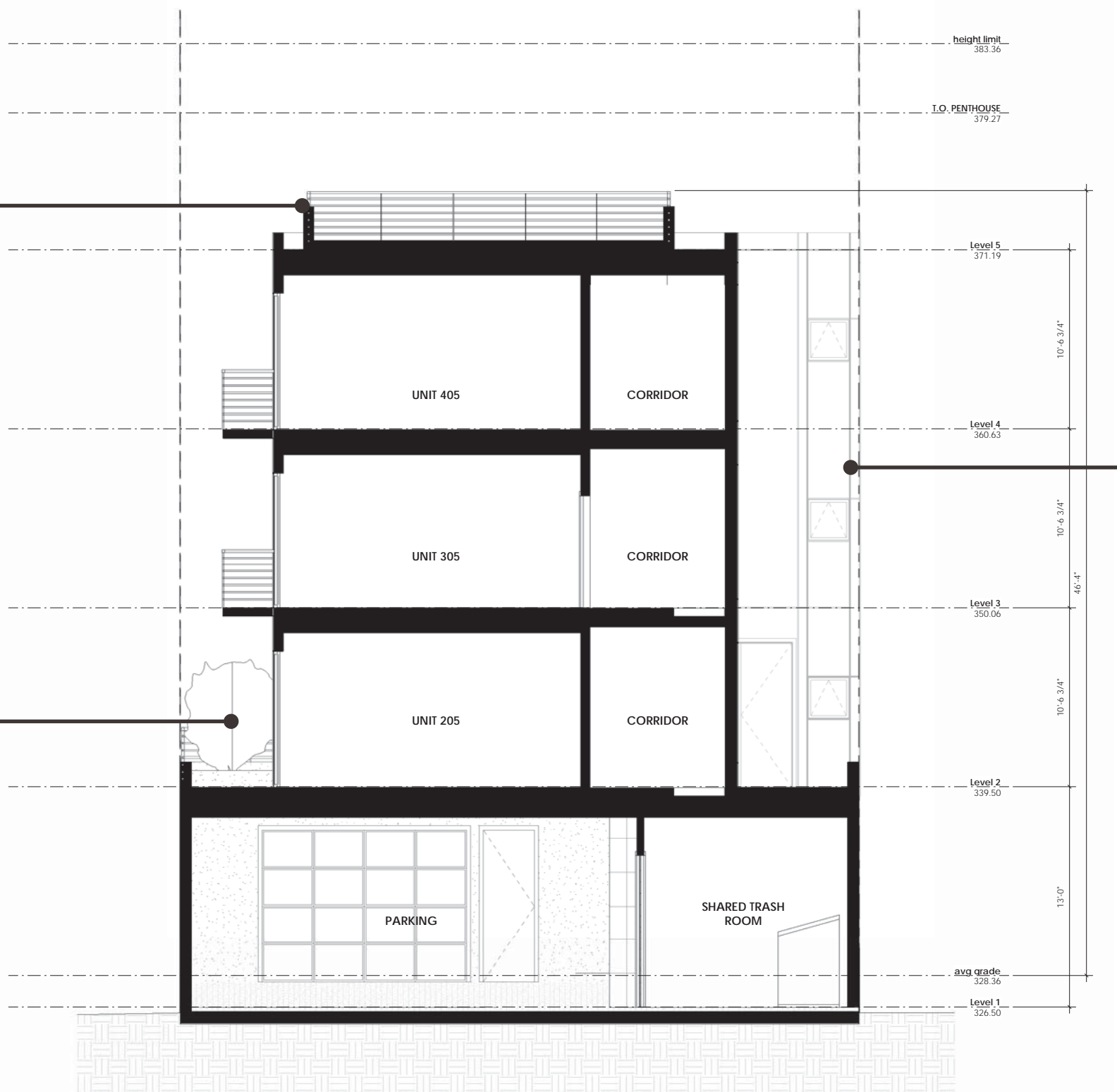
Building Section B

DC2-C-1 Visual Depth and Interest:
Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

2c

DC2-C-1 Visual Depth and Interest:
Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks and other secondary elements into facade design.

2a



1a

CS2D-4 Massing: Strive for a successful transition between zones where a project abuts a less intense zone.

Building Section C

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Appendix

NORTH BOUND



Walking northbound along 35th Ave SW with project site in the near distance.



Walking northbound along 35th Ave SW with project site adjacent to existing driveway.

SOUTH BOUND



Walking southbound along 35th Ave SW with project site in the near distance behind large trees.



Walking southbound along 35th Ave SW with project site adjacent to existing parking area behind cedar fence.

NORTH BOUND



Driving northbound along 35th Ave SW away from the project site.

SOUTH BOUND



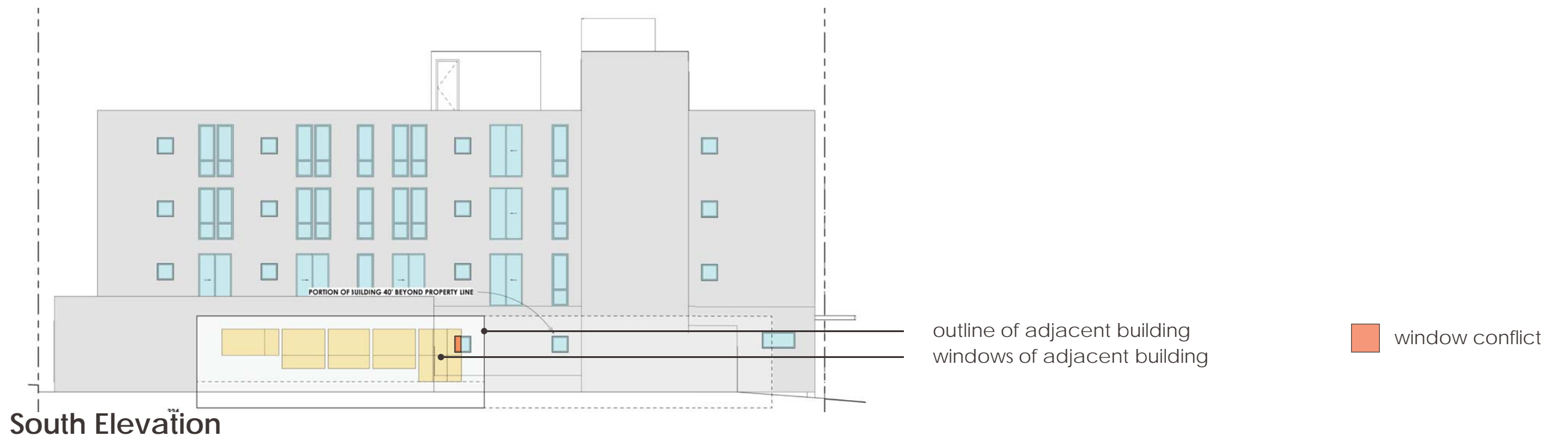
Driving southbound along 35th Ave SW away from the project site.



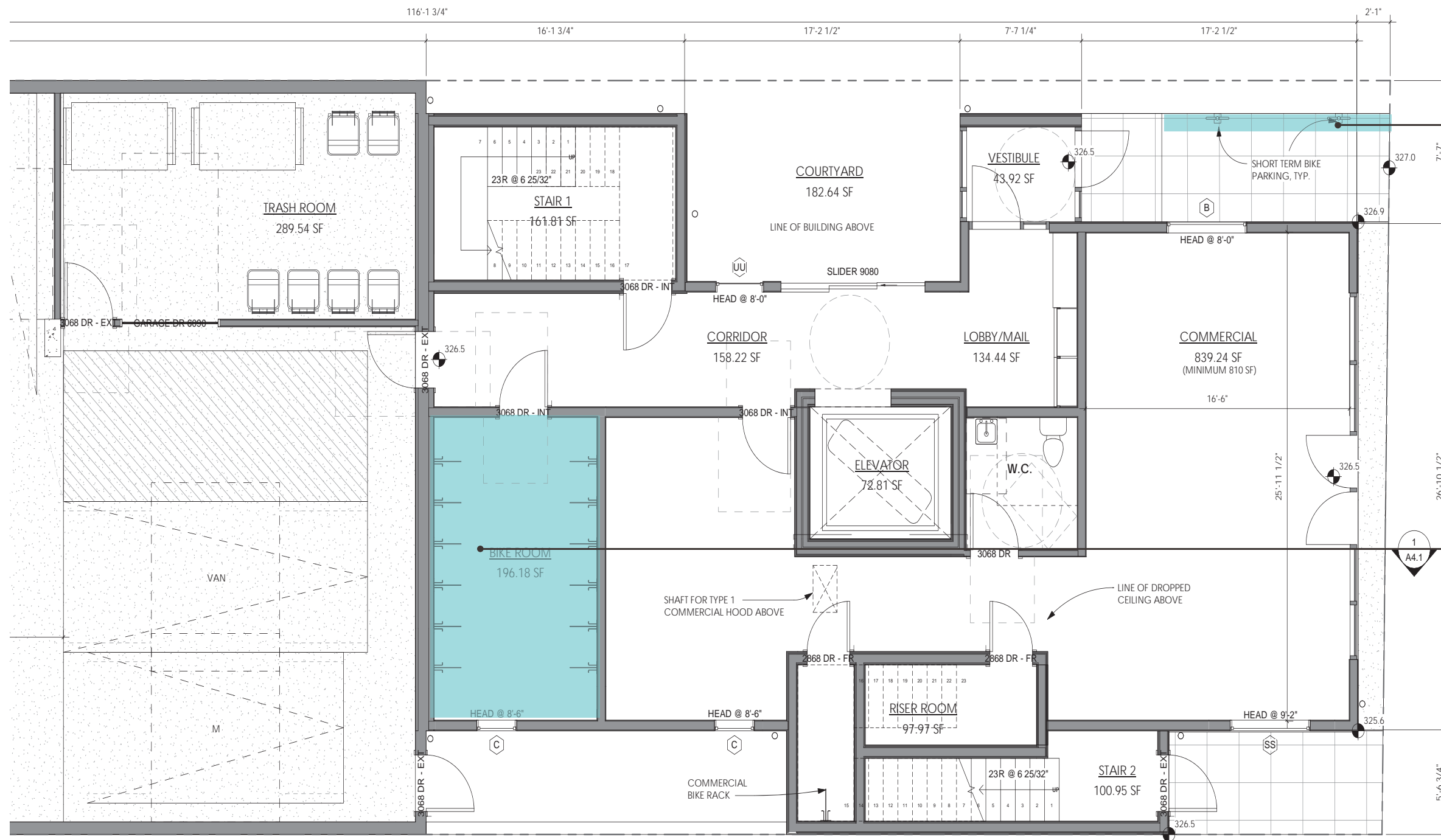
Driving northbound along 35th Ave SW away from the project site, which is located center frame behind pick-up.



Driving southbound along 35th Ave SW away from the project site which is located behind car in center frame.



Window Adjacency Diagram



bollard bike rack



doubleup wall mounted bike rack



Bike Room Specifications