



1614 S DEARBORN ST
SDCI# 3032540-EG
SDR EARLY DESIGN GUIDANCE
NOVEMBER 16, 2018

BUSHNAQ STUDIO ARCHITECTURE + DESIGN

TABLE OF CONTENTS

PROJECT DESCRIPTION 2

SITE CONTEXT 3

PRIORITY DESIGN GUIDELINES 10

SURVEY 12

ARCHITECTURAL CONCEPT DESIGN 13

ADJUSTMENT REQUEST 34

CODE COMPLIANCE 35

PROJECT TEAM

DEVELOPER

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SURVEYOR

Bush, Roed & Hitchings, Inc.

2009 Minor Avenue East

Seattle, WA 98102

PROJECT DESCRIPTION

The proposed project is 10,400 SF four-story apartment building with partial basement. The project contains a mix of small efficiency dwelling units, studios and 1-bedroom apartments. Building height will be 40’ maximum.

The design intent is to shape the small wedge-shaped site into a legible, responsive building that contributes positively to the urban character of the street and provides well-designed, hospitable and affordable apartments.

DEVELOPMENT OBJECTIVES

Dwelling units: 23 apartments including (11) SEDUs, (10) 1-bedroom units and two studio units

Parking: 23 Long Term Bike Parking Spaces. 2 Short Term Parking Spaces.

Amenity Space: Provide majority of project open space at grade in ground level outdoor amenity areas.

SITE DESCRIPTION

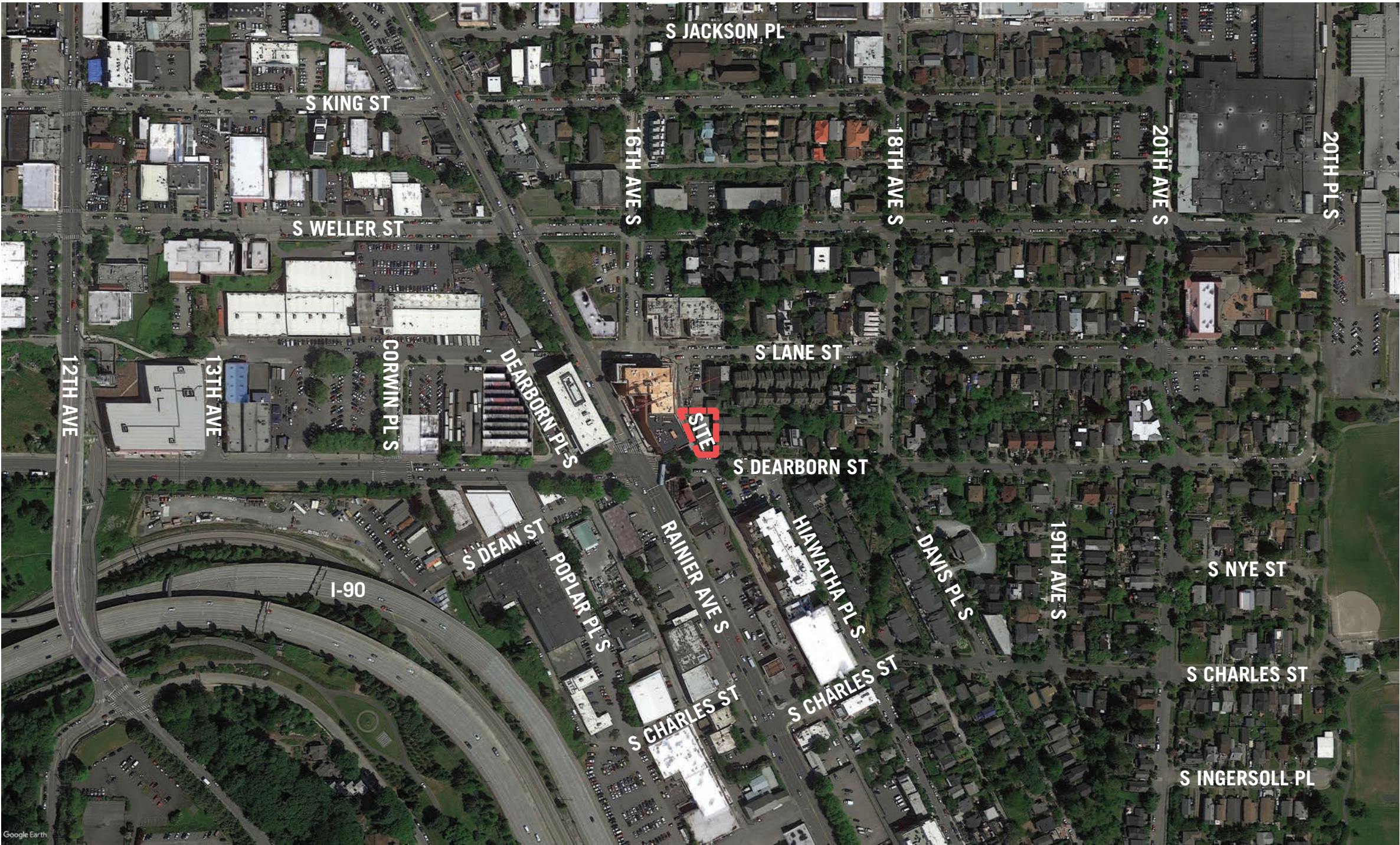
The project site consists of a 5,300 SF wedge shaped infill site located on the north side of S Dearborn Street and along the east side of a 16’ alley. The parcel is currently occupied by a 1,440 SF single-family residence.

At the site, the street grid is defined by the alley (and Rainier’s) angle to the west and the rectilinear grid on Dearborn to the south. These give the site it’s irregular shape. The site has 26’ of frontage on Dearborn and 112’ of frontage on the alley.

Zoning at the site is Lowrise 3 (LR3). The site is in the 23rd and Union-Jackson Residential Urban Village.

The site is at a zone of transition from smaller scale multifamily and single family residential east of the site and larger scale commercial, multifamily industrial and auto uses along

Highest elevations on the site are at 124’, lowest elevations are around 107’. The site slopes about 17’ from northeast to southwest.



CONTEXT ANALYSIS VICINITY

The site is at a transition between large scale residential and commercial buildings and parking lots to the south, north and west and smaller-scale, denser residential buildings to the east and northeast.

There are two vacant lots and an apartment building to the north and a townhouse development to the east. To the west is the Muir Apartments, a seven-story mixed use building under construction.

The neighborhood has a mix of uses with eclectic building character. The residential area east of the project site is a mix of contemporary and traditionally styled structures. The buildings range from single family residences to townhouses, and low-rise multifamily buildings. Muir Apartments 2, and the relatively recent Seattle Goodwill Industries 5, Hiawatha 15 and Pontedera 13 buildings are large scale contemporary buildings in the vicinity. Many buildings along Rainier Ave S are thirty-plus years old and typically auto-oriented commercial buildings with billboards, adjacent surface parking or garages and curb cuts along the sidewalk.

OPPORTUNITIES

The Muir Apartments 2 and Goodwill building 5 offer some guidance for addressing the neighborhood context in a contemporary way. The buildings have simple, legible forms animated by urban scale architectural elements and a playful rhythm of windows, material and color.

Neighborhood buildings



1 Existing SFR on site to be demolished



2 Muir Apartments (mixed use under construction)



3 Adjacent townhouses on S Dearborn Street



4 Townhouses on S Lane Street



4 Apartments on S Lane Street



5 Seattle Goodwill Industries



6 Goodwill Store



7 Art Space



8 West Coast Printing



9 Pharmacy



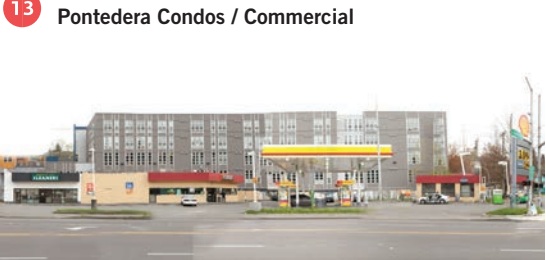
10 Bud and Co Automotive



11 Decor and Pho Hai Yen



12 Altercare



13 Pontedera Condos / Commercial



15 Hiawatha Art Space Lofts / Commercial

16 Golden Auto Glass Services / Puget Sound Solar



17 Veterinary Hospital



18 Wood Studio/Recycling Depot



19 Kellans Motorworks



20 12th Ave Iron



21 Commercial



SITE
① Existing SFR to be removed

- ADJACENT BUILDINGS**
- | | | | |
|--|-------------------------|--|-------------------------------|
| ② Muir Apartments (Under Construction) | ⑥ Goodwill Store | ⑪ Decor and Pho Hai Yen | ⑰ Veterinary Hospital |
| ③ Adjacent townhouses on S Dearborn Street | ⑦ Art Space | ⑫ Altercare | ⑱ Wood Studio/Recycling Depot |
| ④ Townhouses on S Lane Street | ⑧ West Coast Printing | ⑬ Pontedera Condos / Commercial | ⑲ Kellans Motorworks |
| ④ Apartments on S Lane Street | ⑨ Pharmacy | ⑭ Drycleaners / Gas Station | ⑳ 12th Ave Iron |
| ⑤ Seattle Goodwill Industries | ⑩ Bud and Co Automotive | ⑮ Hiawatha Art Space Lofts / Commercial | ㉑ Commercial |
| | | ⑯ Golden Auto Glass Services / Puget Sound Solar | |



CONTEXT ANALYSIS STREET FRONTAGES

S DEARBORN ST LOOKING NORTH



NC3-65
Muir Apartments/Mixed-use
Adjacent Site Under Construction

LR3 ZONE
3-Story townhouses raised half story above grade. Small-scale multifamily housing with contemporary character



Closeup of existing SFR to be demolished.



Muir Apartments under construction.

S DEARBORN ST LOOKING SOUTH



NC3-40
Multifamily development with traditional character.

NC3-65
Surface Parking lot.

IC-65
Automotive repair shop.



KEY PLAN

CONTEXT ANALYSIS ZONING / STREET GRID

The site is in the 23rd and Union-Jackson Residential Urban Village. Rainier is the western boundary of this Urban Village. Across Rainier is the start of the Chinatown/International District Urban Center Village.

At the site, the street grid is defined by Rainier's angle along the alley and a rectilinear grid to the east. These give the site its irregular shape. Zoning around the site maps roughly to the changing topography and street grid. The site's Dearborn and alley frontages face larger scale commercial, residential and industrial zoning uses. East of the site, where topography is steeper and governed by the rectilinear street grid, the neighborhood becomes smaller scale and residential.

Zoning at the site is Low-rise 3 (LR3).
Zoning south: Industrial (IC-65) and Neighborhood Commercial (NC3-65).
Zoning west: Neighborhood Commercial (NC2-65).
Zoning north: Neighborhood Commercial (NC2-65).
Zoning east: Low-rise Residential (LR3).

OPPORTUNITIES

Unusual site geometry / topography

Adjacent Zoning/Uses

NC2-65 Zone to north is suitable for facing residential units

LR3 Zone to the east has a townhouse development with minimal west facing windows.

NC2-65 to the west across the alley is a new mixed use project currently under construction.

Alley improvements associated with Muir Apartments are creating an opportunity for a pedestrian oriented alley.

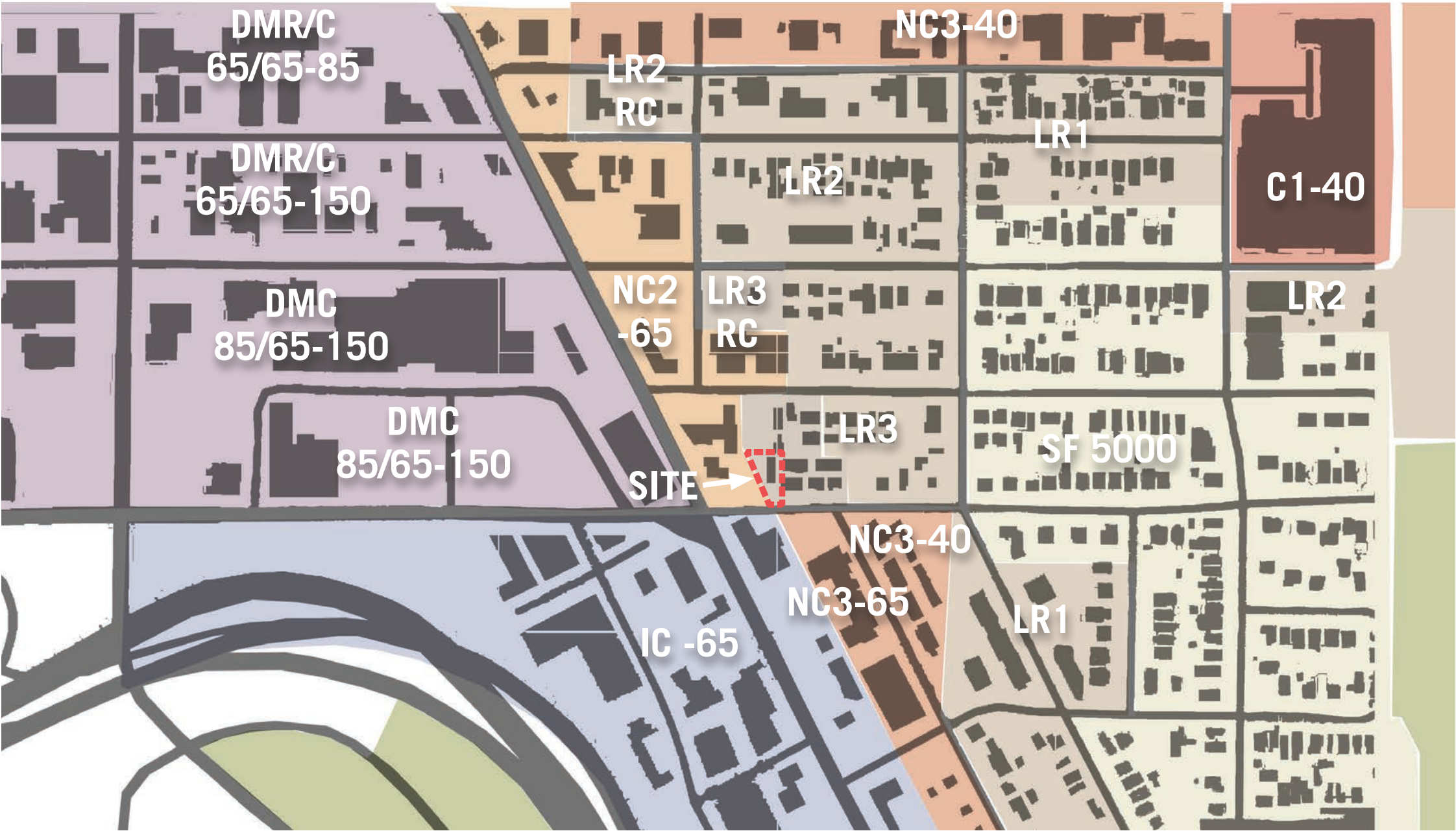
CONSTRAINTS

Unusual site geometry

Narrow Dearborn frontage

Right-of-way crowded with utilities: power pole, water meters

Adjacent buildings are close in proximity.



CONTEXT ANALYSIS TRANSPORTATION

The site has a high degree of walkability, is on many bus routes and the protected bike route to Downtown. It's proximity to the International District, Downtown, Central District, Capitol Hill and south Seattle make it central to many modes of transportation. Transit opportunities will increase with the completion of the Light Rail East Link Extension. The Dearborn and 23rd station will be a 10 minute walk from the site. Service at this station is slated to start in 2023.

The nearby corner of Rainier and Dearborn is a prominent auto intersection. Northbound, the intersection is a high traffic turning point from south Seattle to I-5, downtown and the stadiums. Southbound, it begins the transition from the International District and Central District to South Seattle and provides access to I-90. In the near future, S Dearborn street is slated to become a one-way street going east.

OPPORTUNITIES

Crossroads of zoning, street grid, uses

Walkability and proximity to multiple modes of transport.
Alley improvements under construction

Proximity to Rainier Transit

High traffic (car, bus, ped) on Rainier
Protected bike route coming to Dearborn
Bus routes, pedestrian crosswalks -
Rapid Ride Bus slated for 2020

Muir Apartments & Goodwill building

Strong street wall
Contemporary design precedents

CONSTRAINTS

Heavy traffic on Rainier
Proximity to Rainier may bring noise and pollution
Dearborn slated to become one-way going east.



AUTO COUNT
(GOOGLE EARTH)



BUS ROUTE



CROSSWALK/
HIGH PED ACTIVITY

BUS ROUTE 7, 9, 106, 630

BIKE ROUTE TO I-90 TRAIL

ENVIRONMENTAL CONTEXT

The site slopes approximately 17' from the northeast to the southwest. The site has good solar access to the south and west along Dearborn and at the alley. Solar access along north and east are limited by the adjacent townhouses to the east and tall rockery just north of the site. The rockery and related topography are 8' - 10' above proposed project finish grades at the rear of the site.

On clear days, Mt. Rainier is in view from Rainier Ave S at the project site. At upper levels, the building will offer views south to Rainier Valley and Beacon Hill. Views will change as sites to the south are developed.

OPPORTUNITIES

Sloped, south facing site

Long alley frontage allows for good solar access along length of building.

Irregular triangular site requires responsive building form.

Location at grid transition requires responsive building and/or landscape response.

Views

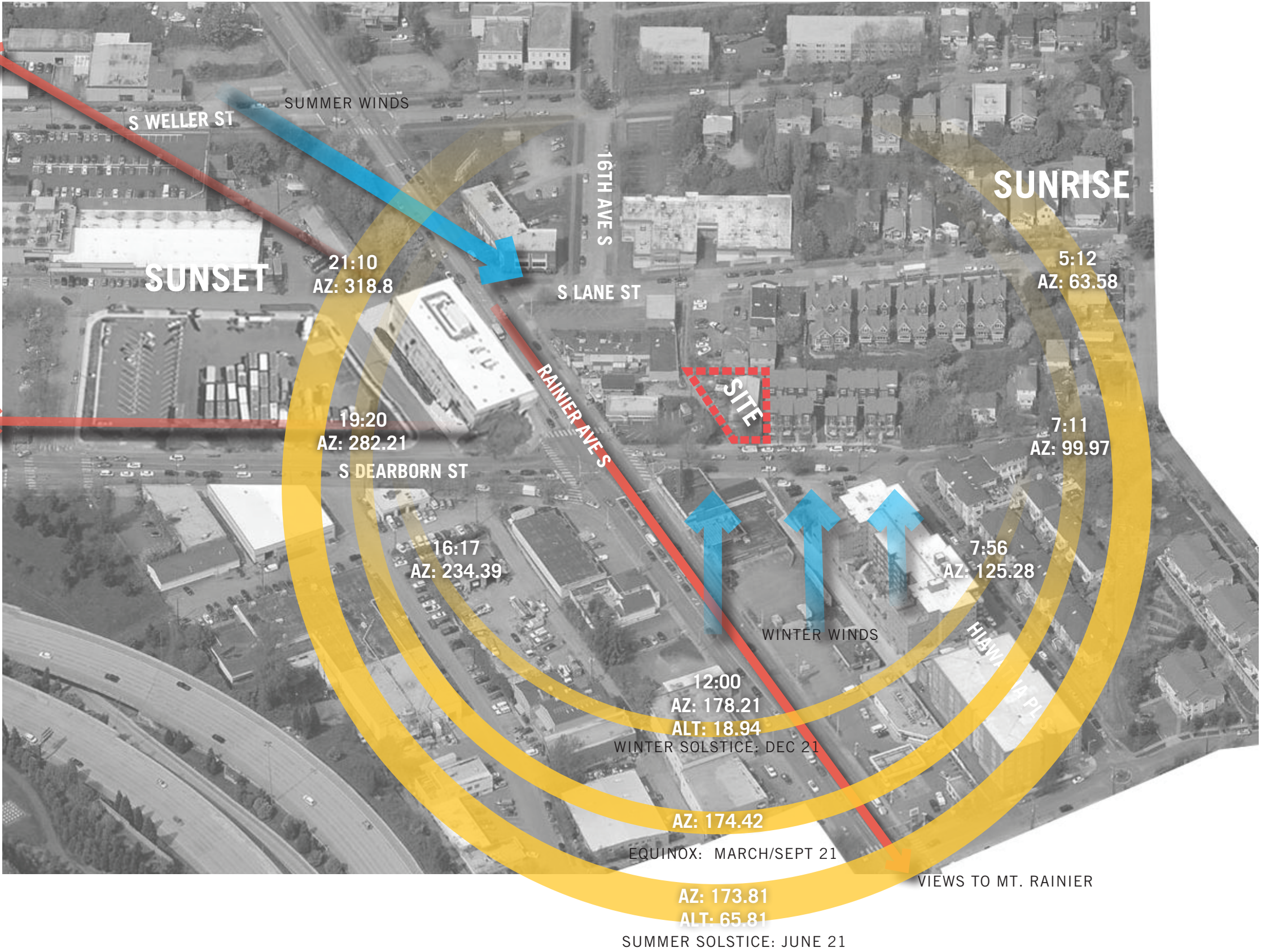
Views along Rainier valley.

CONSTRAINTS

Steep rockery at rear of site limits exposure to light.

VIEWS TO THE CITY

VIEWS TO THE STADIUM/ PUGET SOUND



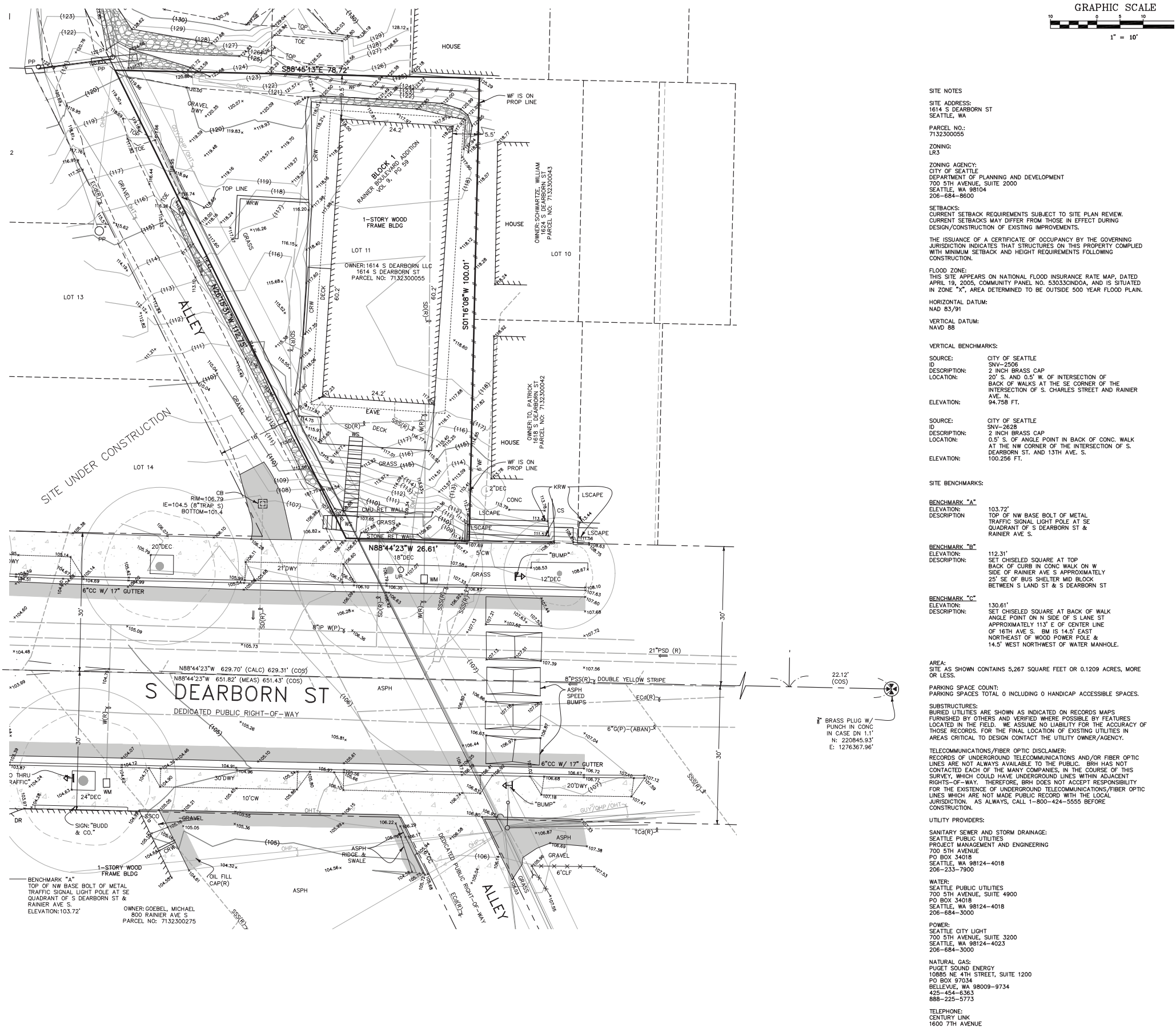
PRIORITY DESIGN GUIDELINES RESPONSE

CONTEXT AND SITE		
CS2. Urban Pattern and Form		
B. Adjacent Sites, Streets, and Open Spaces	<div><div>1. Site Characteristics</div><div><i>Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.</i></div><div>2. Connection to the Street</div><div><i>Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.</i></div></div>	<p>Irregular street grid and site shape. The site’s wedge shape is defined by the intersection of street grids at the site: the alley (and Rainier’s) angle to the west and orthogonal Dearborn to the south. The alley frontage is quite visible from the south and west due to the street grid, project and adjacent building setbacks and the 16’ alley width. The site has +/-112’ alley frontage and +/-26’ Dearborn street frontage. This atypical frontage makes the alley the building’s most prominent façade. Due to this exposure, the project treats the alley as primary street frontage along with S Dearborn.</p> <p>Topography. The site slopes steeply from northeast to southwest. A tall rockery along the north property line adds an additional steep grade change just north of the site. The building has a partial basement and steps with grades. The building is visibly nestled in the site with accessible access from S Dearborn and from the alley. The building organization puts 75% of the units on the alley or S Dearborn. This locates units and uses where solar exposure and views are best. This also minimizes potential adjacency issues on the east and north sides and maximizes opportunities for natural ventilation and eyes on the street.</p> <p>Connection to the Street. The building has a rectilinear layout and is setback 7’ from the alley and 7’ – 18’ from S Dearborn. The building’s shape and siting create a network of linear and triangular shaped landscaped open spaces and edges around the building. These spaces serve as layered transition from the right-of-way to building and continue the generous street level landscape approach seen at the Goodwill Building and Muir Apartments.</p> <p>Alley Improvements. The project brings landscape and pedestrian access deep into the alley. This continues pedestrian-oriented alley improvements by the adjacent Muir project which include regrading for a gentler slope, 8’x8’ scoring and landscape at both ends of the alley.</p>
C. Relationship to the Block	<div><div>1. Corner Sites</div><div><i>Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.</i></div><div>2. Mid-block Sites</div><div><i>Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors.</i></div></div>	<p>Mid-Block Site: Located at the zone transition between NC-265 and LR3, The site has characteristics of a mid-block site and a corner site. In response to its mid-block character, the project has street level and upper level setbacks along S Dearborn. The setbacks mediate between the six-story and three-story buildings on either side. The street level setback is angled and ranges from 7’ – 18’. In addition to providing room for generous street level landscaping and an entry plaza, the angle allows the project to align with the setback of the adjacent LR3 building and to echo the orientation of the Muir massing across the alley. An additional 9’ setback at Level 3 gives the Dearborn frontage a 3-story ground-related scale, which reduces the building’s perceived scale going east.</p> <p>Corner Site: With its long and visible alley frontage, the project also has aspects of a corner site. At the corner of Dearborn and the alley, the project provides a generously landscape corner and new on-site street tree that anchors the building and enhances the budding pedestrian character of the alley. Along the remaining Dearborn and alley frontages, the project provides a range of public, semi-public and private open space and landscaping that soften the transition from ROW to building. These elements continue the generous landscape treatment established by the adjacent Goodwill and Muir projects. The 7’ building setback from the alley also provides 30’ minimum distance between the project and facing Muir project. This reinforces the street-like character of the alley. Street level patios and a highly detailed façade provide additional interest and detail along the alley.</p>
PUBLIC LIFE		
PL1. Open Space Connectivity		
Central Area Guidelines	<div><div>2. Connection Back to the Community</div><div><i>d. Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.</i></div></div>	<p>The entry courtyard on Dearborn and amenity courtyard on the alley provide visible, active open space at both ends of the building. Along the alley, bio-retention planter, at-grade alley planters, vertical green walls and unit patio planters provide a continuous layered landscape edge. The project also has open space at the northeast corner and continuous landscaped paths around the building. 63% of the project’s open space is at grade. An additional 21% of upper level open space is visible from the street. See also CS2.C2 Connection to the Street.</p>
PL3. Street-Level Interaction		
A. Entries	<div><div>1. Design Objectives</div><div><i>Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.</i></div><div>4. Ensemble of Elements</div><div><i>Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features</i></div></div>	<p>The building entry consists of an ensemble of elements. Elements include a large landscaped corner with street tree, entry courtyard with seat wall, building scale signage cast into concrete retaining wall, metal entry canopy, and corner entry. The corner entry has a high degree of transparency and contrast with the rest of the Dearborn façade. The building entry reads as a sculpturally recessed corner and the ensemble of elements makes the entry a focal point of the Dearborn facade. Further development of the entry will include architectural building signage and lighting.</p>

PRIORITY DESIGN GUIDELINES RESPONSE

DESIGN CONCEPT		
DC2. Architectural Concept		
B. Architectural and Facade Composition	<div>1. Façade Composition</div> <div>Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well- proportioned.</div>	The project has two distinct massing elements. The primary massing is a slender rectangular mass. The second element is shorter and stepped in response to the wedge shaped site. The material palette and façade composition build on the defining presence of the primary massing and the project's corner site character. The alley façade is clad in vertical metal siding. The siding is arranged in a dynamic pattern that shifts from floor to floor. The alley facade has three distinct window groupings that reflect the building's structural and programmatic divisions. Window types and bolt-on decks are arranged playfully within this structure. The result is a dynamic facade that achieves modulation through texture, pattern and solid/void relationships. In contrast, the narrow Dearborn façade is clad in white fiber cement panel with contrasting black windows. The juxtaposition of alley and Dearborn facades highlights the building's corner site character. The simplicity of the Dearborn facade gives strong presence to the building entry. The remainder of the project builds on this strategy of contrasting siding at adjacent building faces. Vertical metal siding is used where its visibility is greatest and where a high degree of texture and detail are most valuable. Where the massing is already quite modulated on the east façade, the façade surface is more muted.
D. Scale and Texture	<div>1. Human Scale</div> <div>Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.</div> <div>2. Texture</div> <div>Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.</div>	The metal siding system is proposed for three of the building's facades: the west (alley) facade, east entry facade and one of the north facades that faces an amenity space. The materials on these facades provide texture, human-scale and detail in a way that enhances the building's legibility and that provides richness where human-scale and detail is needed most. The proposed metal siding includes three panel profiles organized in an irregular but repeating pattern. The pattern is offset from level to level. The irregular pattern and offsets result in a highly textured facade with strong, but discontinuous vertical lines and subtle floor to floor divisions. Shadows will deepen the sense of texture, human-scale and detail.
DC4. Exterior Elements and Finishes		
A. Building Materials	<div>1. Exterior Finish Materials</div> <div>Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</div>	Exterior finish materials include vertical metal siding, fiber cement panels, black storefront and vinyl windows, perforated metal bolt on decks and canopies, architectural concrete and wood seat walls. Material selections are durable. Relationship between contrasting materials will emphasize color, texture and pattern around the building. See DC2B and D.
Central Area Guidelines	<div>2. Building Materials</div> <div>a. Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.</div> <div>b. Encourage variation in building materials and employ high quality materials.</div>	See DC4A.
Central Area Guidelines	<div>3. Building Details and Elements</div> <div>d. Façades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.</div>	See DC2B.

SURVEY



ARCHITECTURAL CONCEPT URBAN PATTERN AND OPEN SPACE

Irregular street grid and site shape. The site's wedge shape is defined by the intersection of street grids at the site: the alley (and Rainier's) angle to the west and orthogonal Dearborn to the south. The alley frontage is quite visible from the south and west due to the street grid, project and adjacent building setbacks and the 16' alley width. The site has +/-112' alley frontage and +/-26' Dearborn street frontage. This atypical frontage makes the alley the building's most prominent façade. Due to this exposure, the project treats the alley as primary street frontage along with S Dearborn.

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Alley Improvements. The project brings landscape and pedestrian access deep into the alley. This continues pedestrian-oriented alley improvements by the adjacent Muir project which include regrading for a gentler slope, 8'x8' scoring and landscape at both ends of the alley.

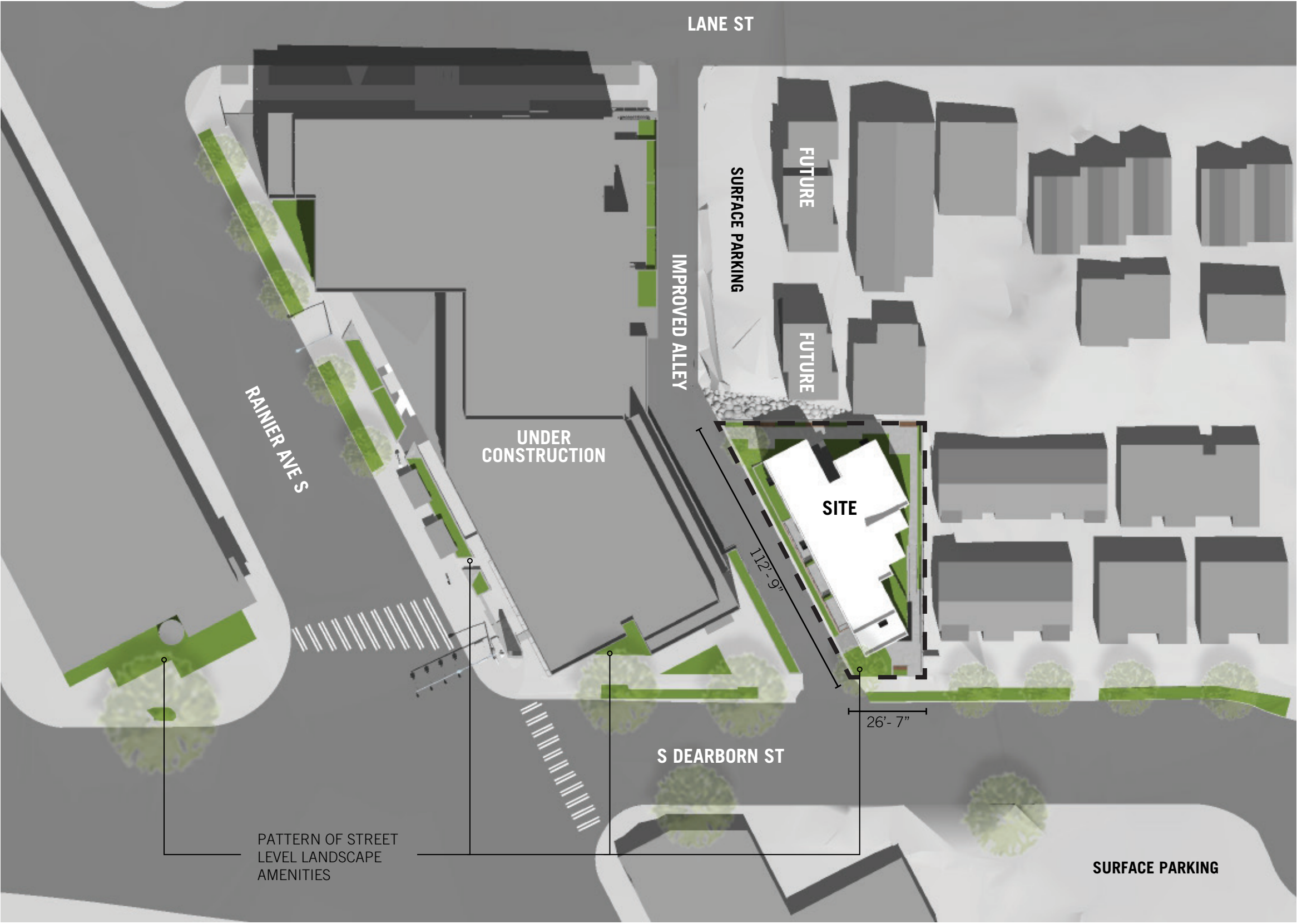
CS2. URBAN PATTERN AND FORM

B. Adjacent Sites, Streets, and Open Spaces

C Relationship to the block

PL1 2 OPEN SPACE CONNECTIVITY

Central Area Guidelines



ARCHITECTURAL CONCEPT MASSING CHOICES/ ZONE TRANSITIONS

MID-BLOCK SITE

Located at the zone transition between NC-265 and LR3, The site has characteristics of a mid-block site and a corner site. In response to its mid-block character, the project has street level and upper level setbacks along S Dearborn. The setbacks mediate between the six-story and three-story buildings on either side. The street level setback is angled and ranges from 7’ – 18’. In addition to providing room for generous street level landscaping and an entry plaza, the angle allows the project to align with the setback of the adjacent LR3 building and to echo the orientation of the Muir massing across the alley. An additional 9’ setback at Level 3 gives the Dearborn frontage a 3-story ground-related scale, which reduces the building’s perceived scale going east.

CORNER SITE

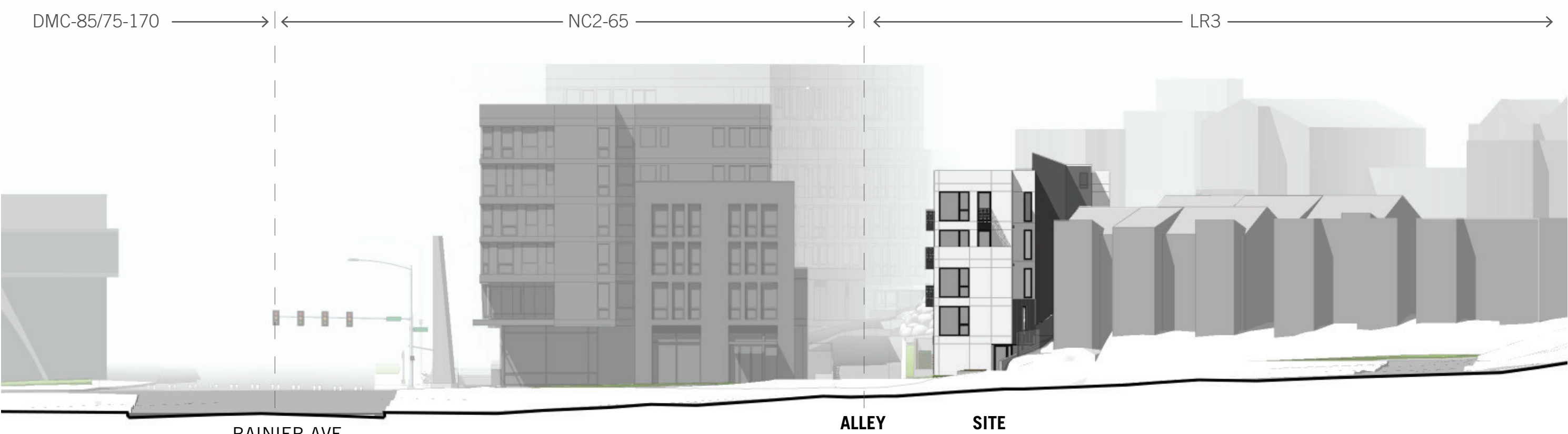
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CS2.C RELATIONSHIP TO BLOCK

- 1. Corner Sites
- 2. Mid Block Sites



View from S Dearborn to corner condition at Dearborn-alley intersection.



Section through S Dearborn Street

ARCHITECTURAL CONCEPT CONNECTION TO THE STREET/COMMUNITY

The building’s shape and siting create a network of linear and triangular shaped landscaped open spaces and edges around the building. These spaces serve as layered transition from the right-of-way to building and continue the generous street level landscape approach at other newer buildings in the vicinity.

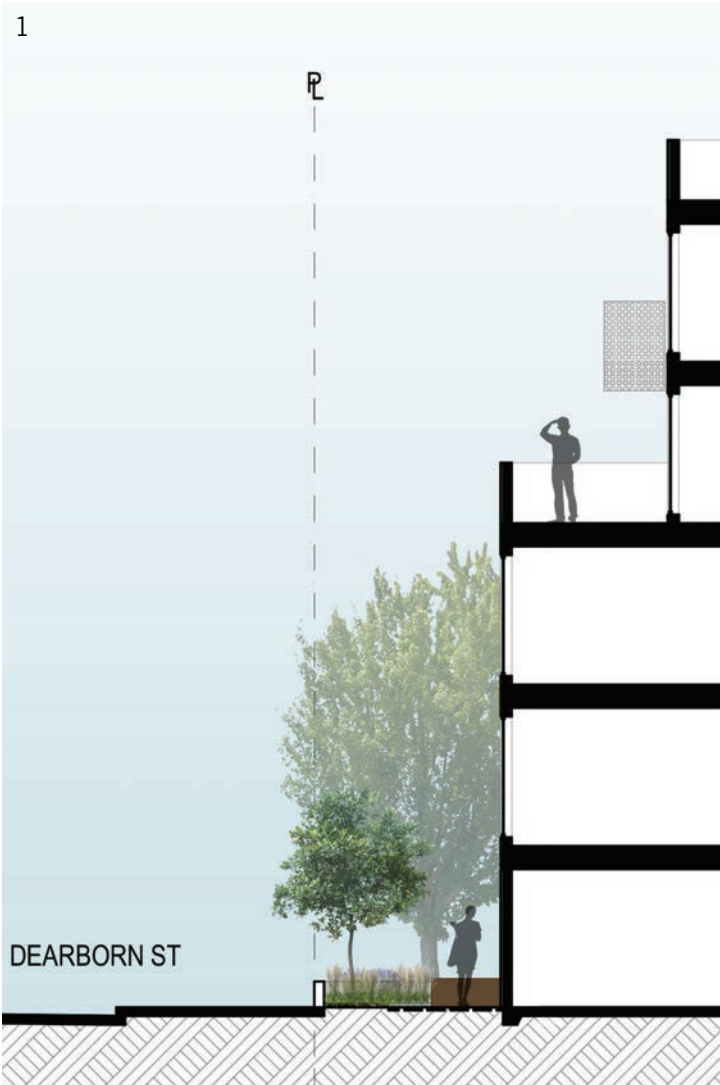
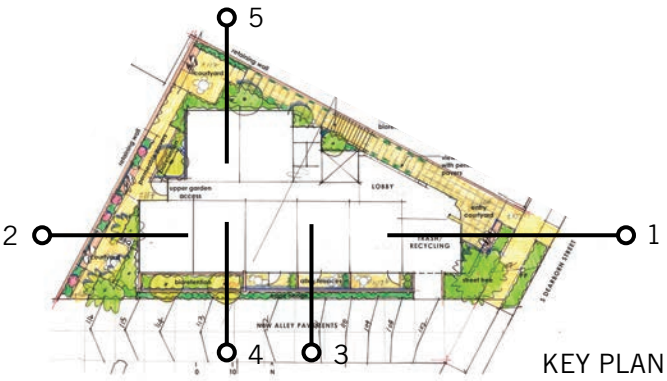
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CS2. URBAN PATTERN AND FORM

B. Adjacent Sites, Streets, and Open Spaces

PL1 OPEN SPACE CONNECTIVITY

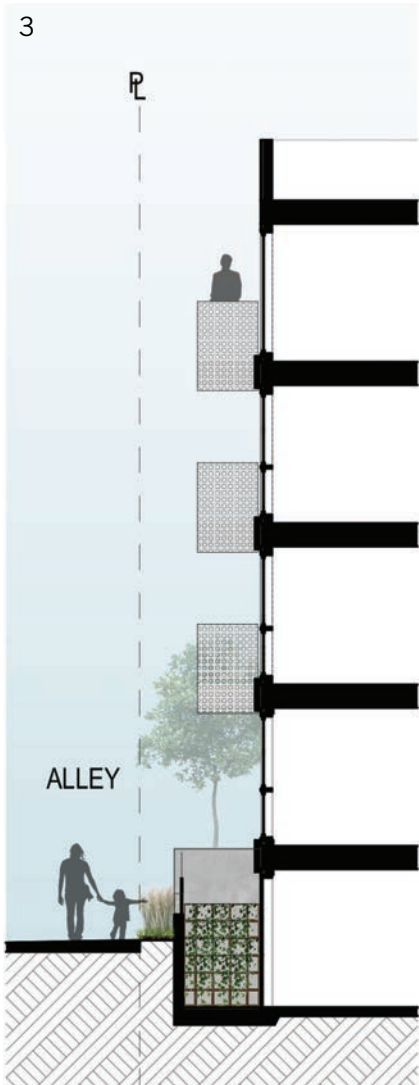
1. Connection Back to Community
Central Area Guidelines



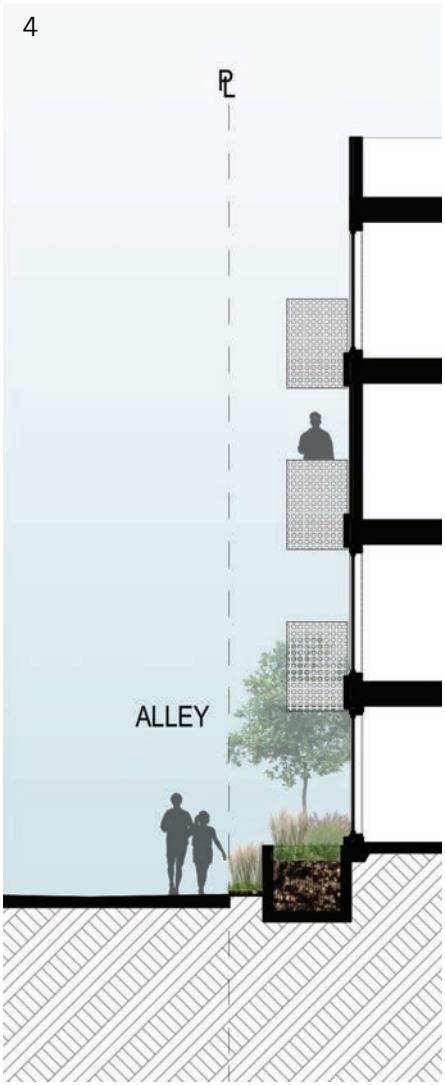
N-S SECTION - EAST AT DEARBORN
Landscaped entry plaza at building entry. Landscaped corner at intersection of Dearborn and alley beyond. The building is setback 7' - 18' at street level and steps back an additional 9' at Level 3 - reduces the building's perceived scale at the street.



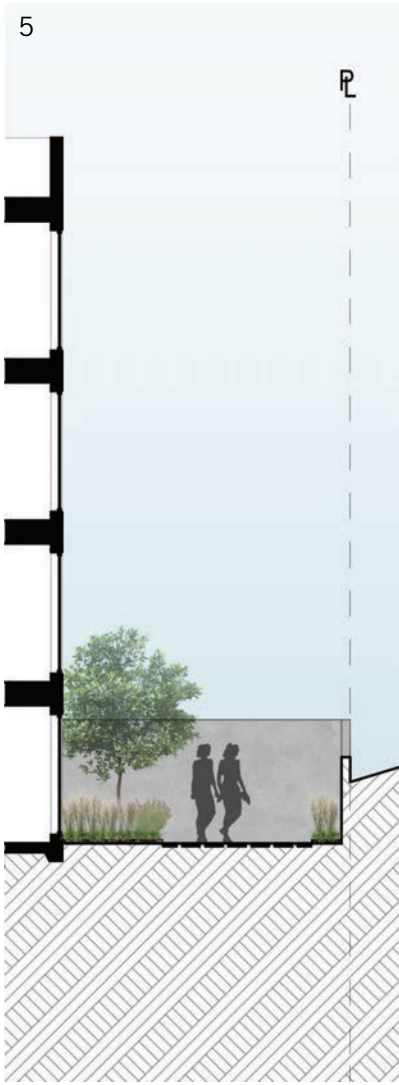
N-S SECTION - EAST AT NORTH COURTYARD
On-site landscaped open space provides residential amenity space and mid-alley access to the site. Generous landscape softens transition from building to alley and adjacent properties.



WEST SECTION - NORTH AT LOWER ALLEY
At-grade linear planter along the alley transitions to vertical green wall and metal and wood guardrail at three private unit patios. Additional plantings within the patios add to the layered landscape. At grade plantings and partially sunken patios maintain open alley feel while also providing some privacy to alley units.



E-W SECTION - NORTH AT UPPER ALLEY
At-grade linear planter along the alley transitions to structured bio-retention planter. Plantings provides greenery along the alley and sense of privacy to the units at Level 1. Upper level balconies contribute to “eyes on the street” and connection between residents and the right-of-way.



E-W SECTION - NORTH AT NORTHEAST COURTYARD
On-site landscaped open space provides residential amenity space at the northeast corner of the site. The courtyard provides light and air to the units on the east side of the building and serves as a buffer for the adjacent properties.

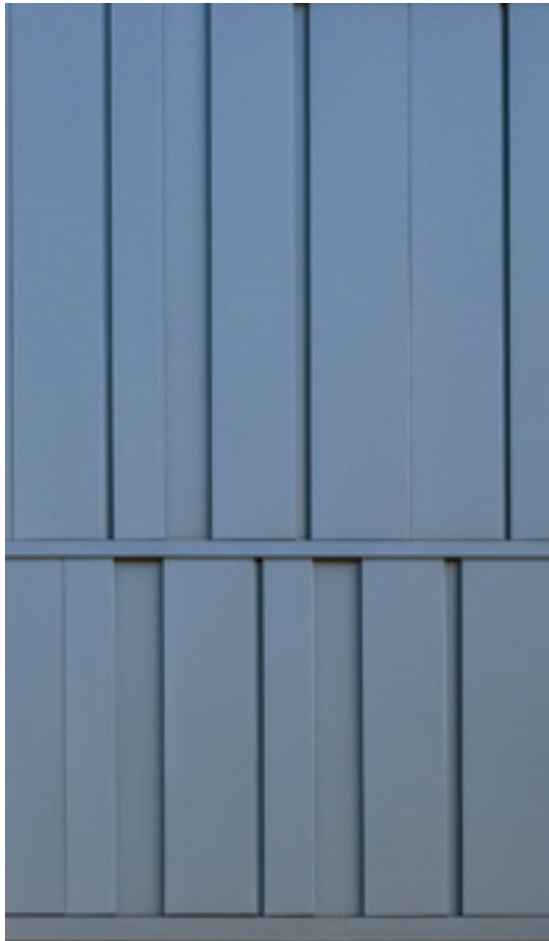
ARCHITECTURAL CONCEPT MATERIALS AND COMPOSITION

The project has two distinct massing elements. The primary massing is a slender rectangular mass. The second element is shorter and stepped in response to the wedge shaped site. The material palette and façade composition build on the defining presence of the primary massing and the project’s corner site character.

The alley façade is clad in vertical metal siding. The siding is arranged in a dynamic pattern that shifts from floor to floor. The alley facade has three distinct window groupings that reflect the building’s structural and programmatic divisions. Window types and bolt-on decks are arranged playfully within this structure. The result is a dynamic facade that achieves modulation through texture, pattern and solid/void relationships.

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The remainder of the project builds on this strategy of contrasting siding at adjacent building faces. Vertical metal siding is used where its visibility is greatest and where a high degree of texture and detail are most valuable. Where the massing is already quite modulated on the east façade, the facade is more muted.



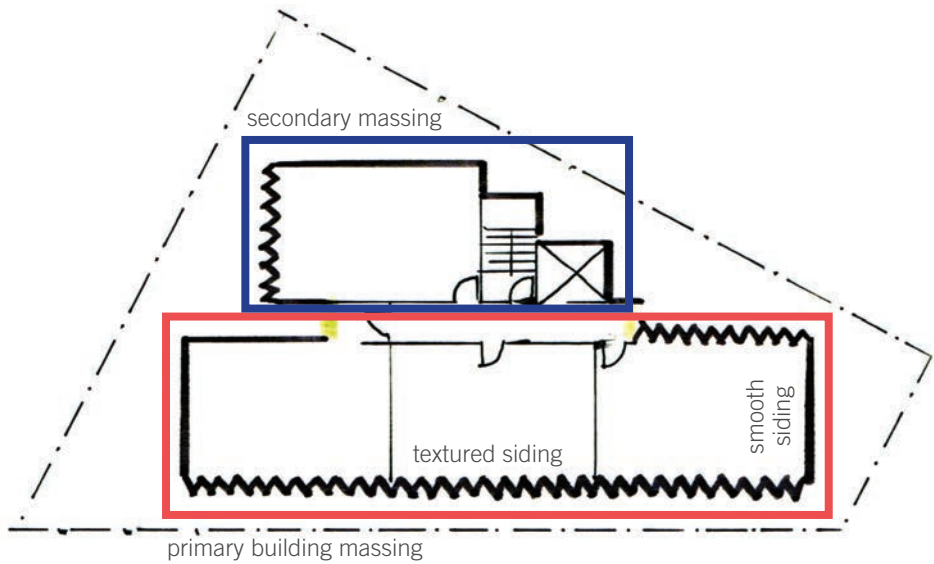
Vertical metal siding system



White fiber cement panels with contrasting black windows



Perforated metal balconies



Material Concept Diagram



Concrete site walls and wood benches



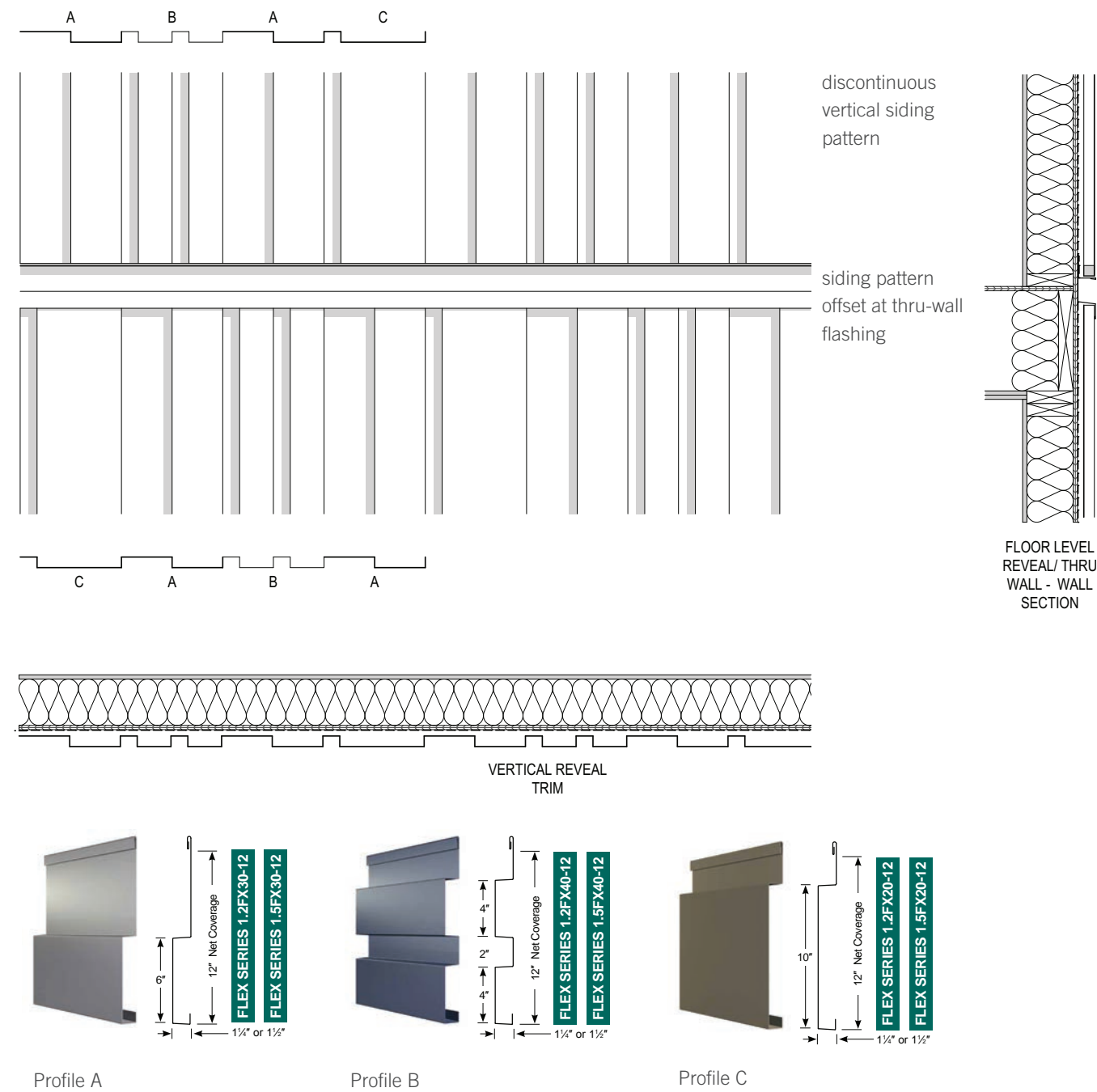
Metal mesh greenscreen

ARCHITECTURAL CONCEPT MATERIALS AND COMPOSITION

The metal siding system is proposed for three of the building's facades: the west (alley) facade, east entry facade and one of the north facades that faces an amenity space. The materials on these facades provide texture, human-scale and detail in a way that enhances the building's legibility and that provides richness where human-scale and detail is needed most.

The proposed metal siding includes three panel profiles organized in an irregular but repeating pattern. The pattern is offset from level to level. The irregular pattern and offsets result in a highly textured facade with strong, but discontinuous vertical lines and subtle floor to floor divisions. Shadows will deepen the sense of texture, human-scale and detail.

SIDING SYSTEM DIAGRAM



Window Pattern Grouping Diagram



Textured metal siding system on alley facade. Color swatch (right).



View from Dearborn

BUILDING ENTRY

The building entry consists of an ensemble of elements. Elements include landscaped corner and street tree, entry courtyard with seat wall, building scale signage cast into concrete retaining wall, metal entry canopy, and corner storefront entry. The corner entry has a high degree of transparency and contrast with the rest of the Dearborn building façade. The building entry reads as a sculpturally recessed corner and the ensemble of elements makes the entry a focal point of the Dearborn facade. Further development of the entry will include architectural building signage and lighting.



View from corner of Dearborn and alley

CORNER SITE

At the corner of Dearborn and the alley, the project provides a generously landscape corner and new on-site street tree that anchors the building and enhances the budding pedestrian character of the alley. Along the remaining Dearborn and alley frontages, the project provides a range of public, semi-public and private open space and landscaping that soften the transition from ROW to building. These elements continue the generous landscape treatment established by the adjacent Goodwill and Muir projects. The 7' building setback from the alley also provides 30' minimum distance between the project and facing Muir Apartments. This reinforces the street-like character of the alley. Street level patios and a highly detailed façade provide additional interest and detail along the alley.



View from mid-alley looking southeast

ALLEY FRONTAGE

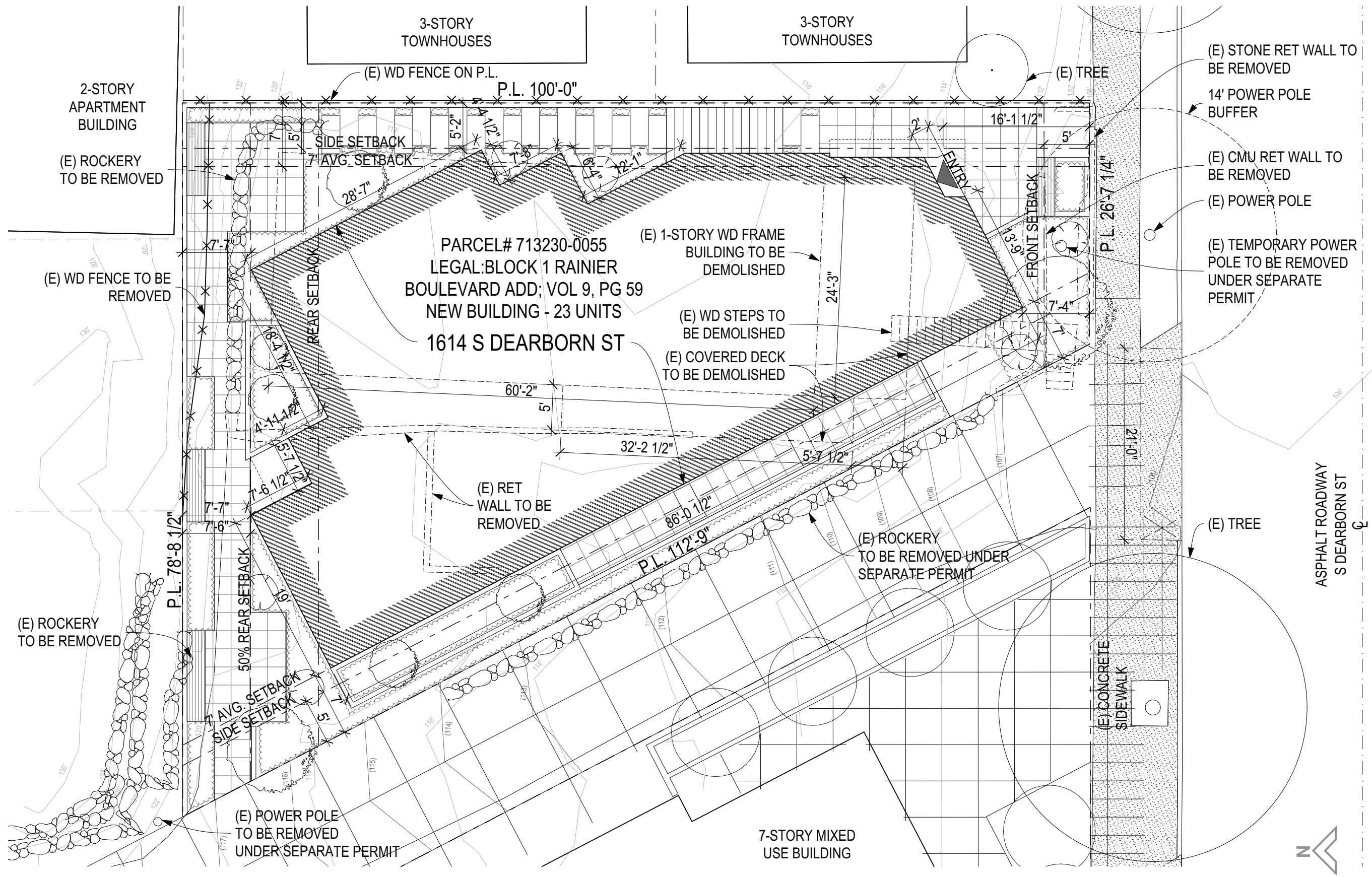
The entry courtyard on Dearborn and amenity courtyard on the alley provide visible, active open space at both ends of the building. Along the alley, bio-retention planter, at-grade alley planters, vertical green walls and unit patio planters provide a continuous layered landscape edge.



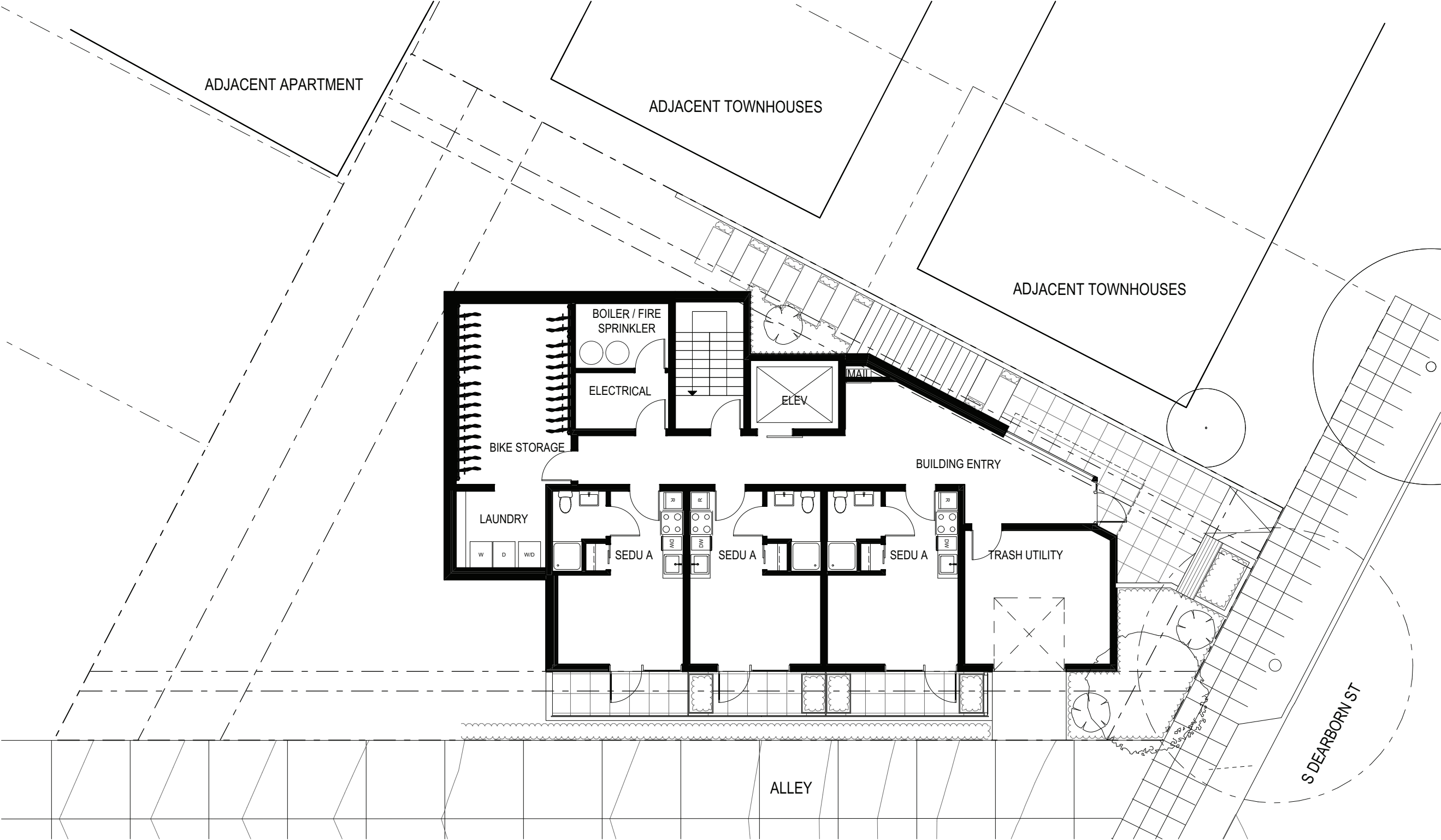
Aerial view form the East

MODULATED REAR MASSING

The building's rear massing is stepped along the east and north property lines in response to the wedge shaped site. The modulation allows for larger than required setbacks along the east property line. The setbacks at both property lines provide space for landscaping, common amenity areas and separation, light and air for residents of the project and adjacent sites. The building's shape and siting create a network of linear and triangular shaped landscaped open spaces and edges all around the building.



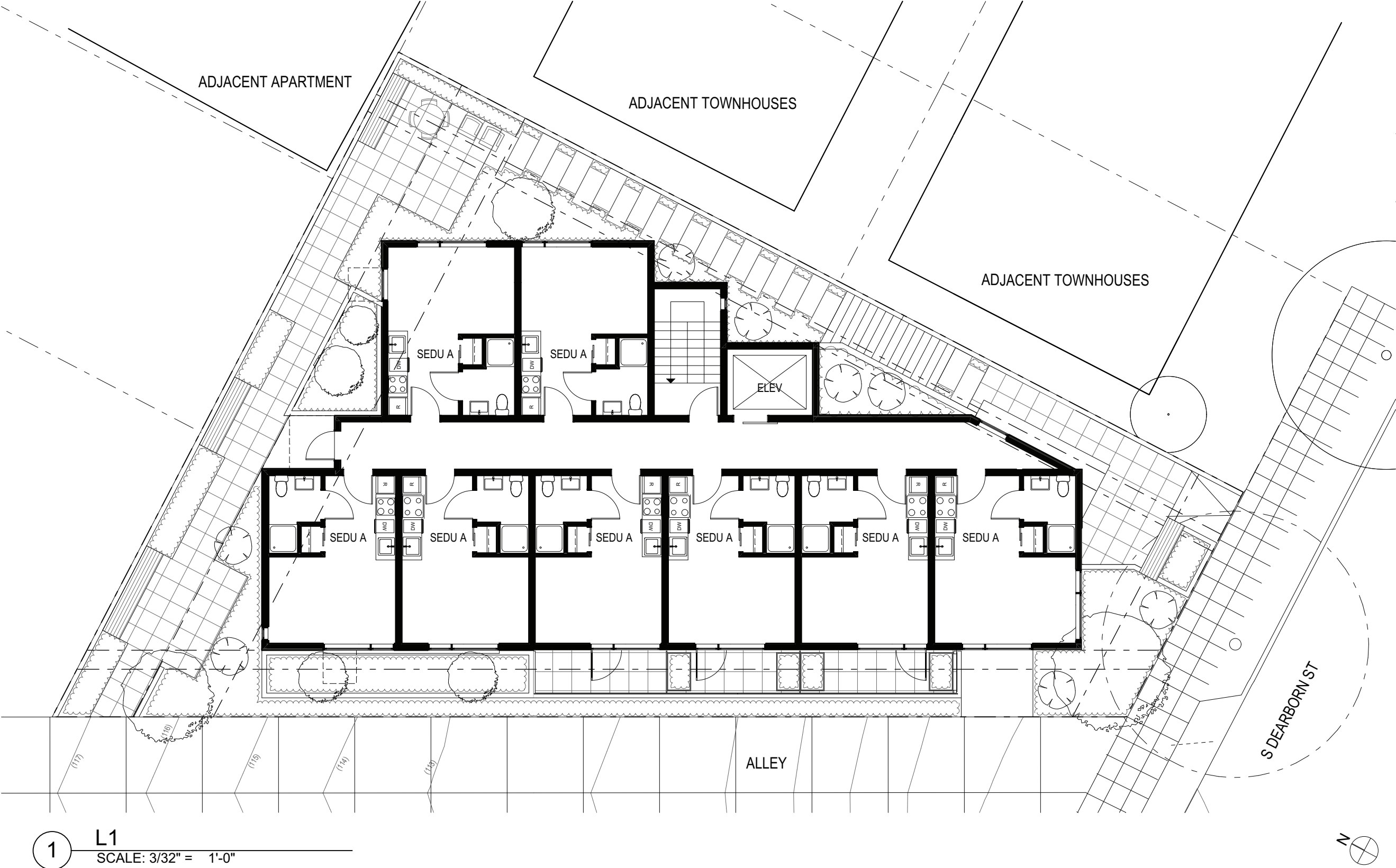


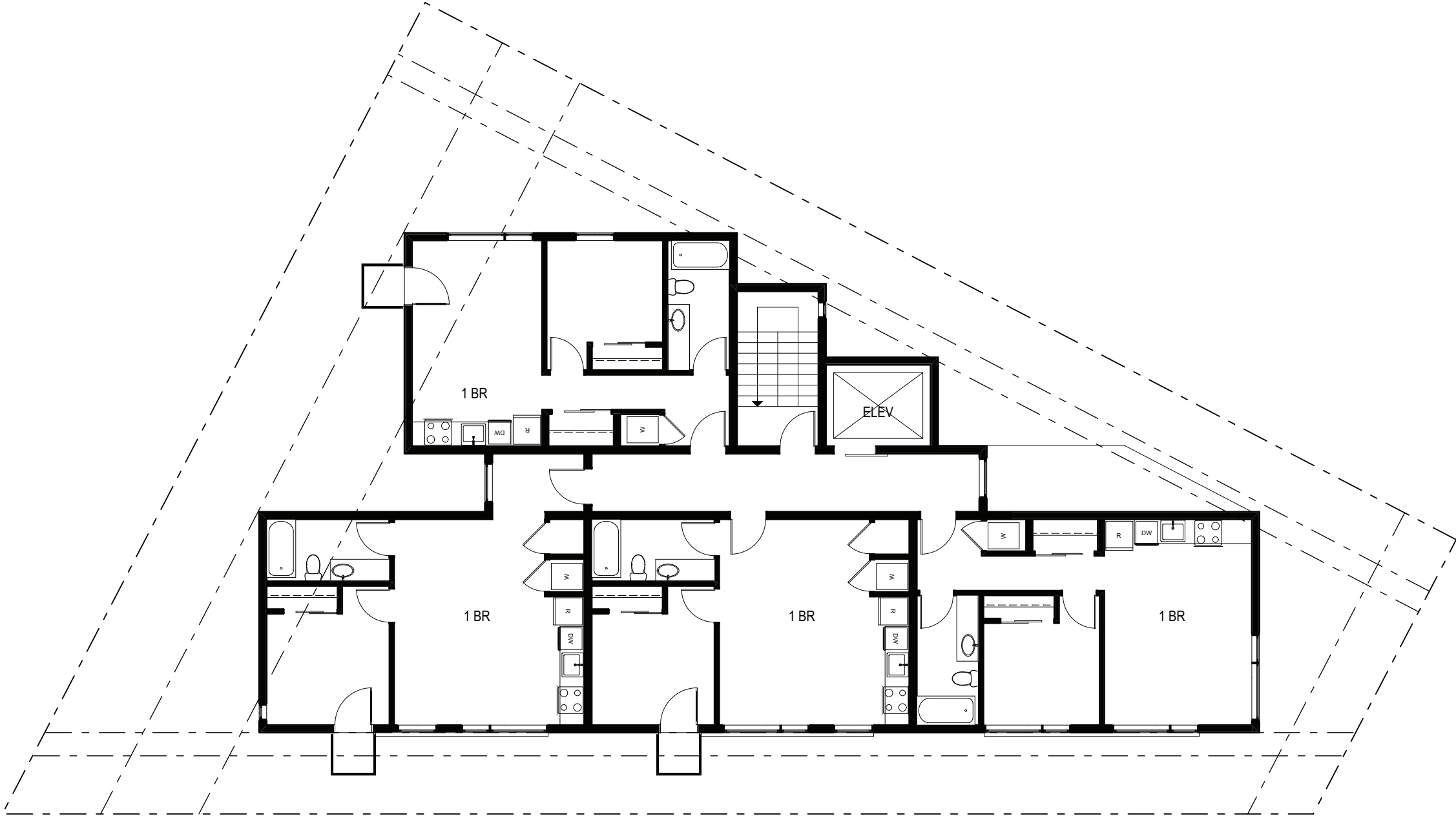


1 BASEMENT
SCALE: 3/32" = 1'-0"



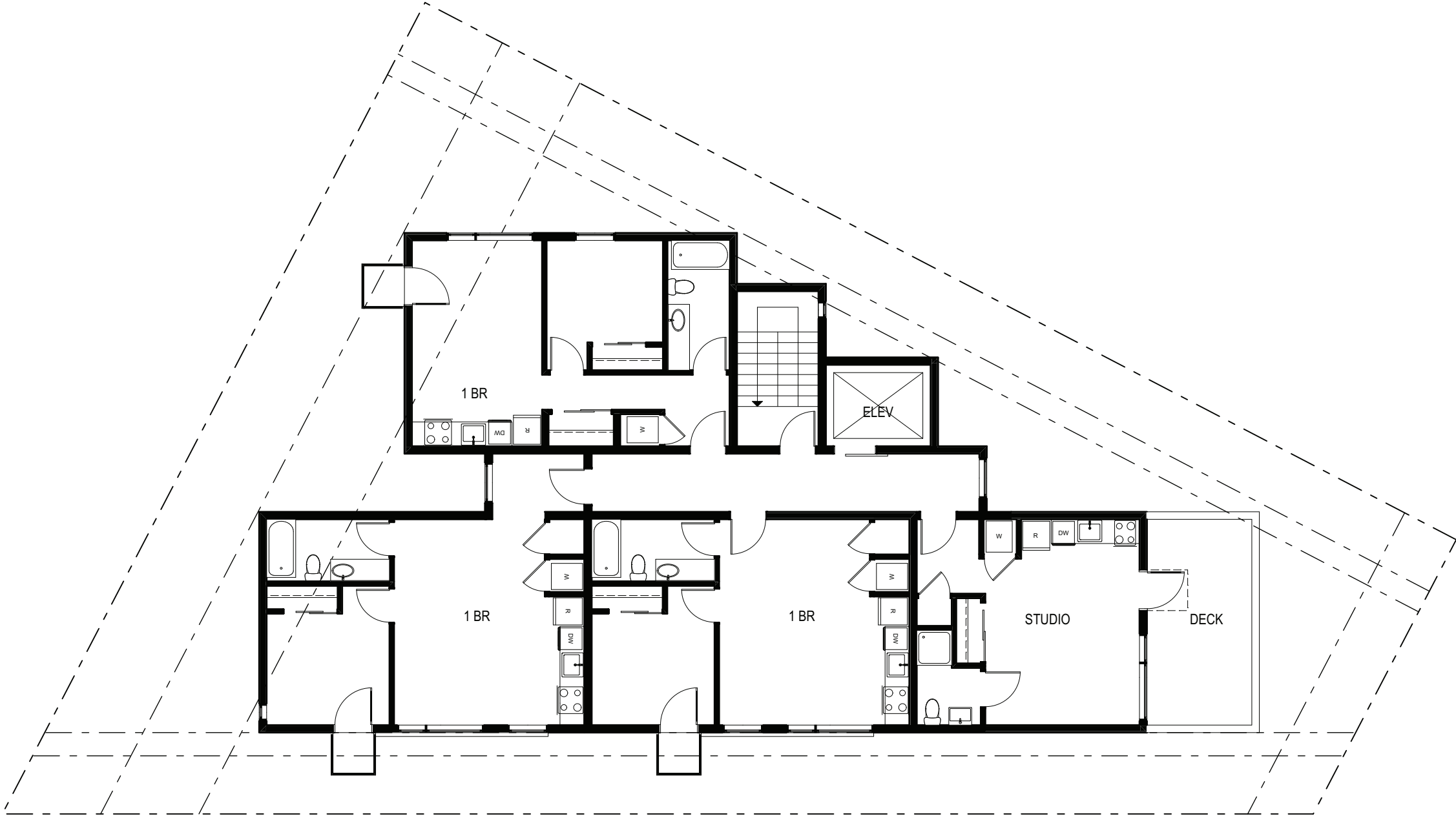
DESIGN LEVEL 1 FLOOR PLAN





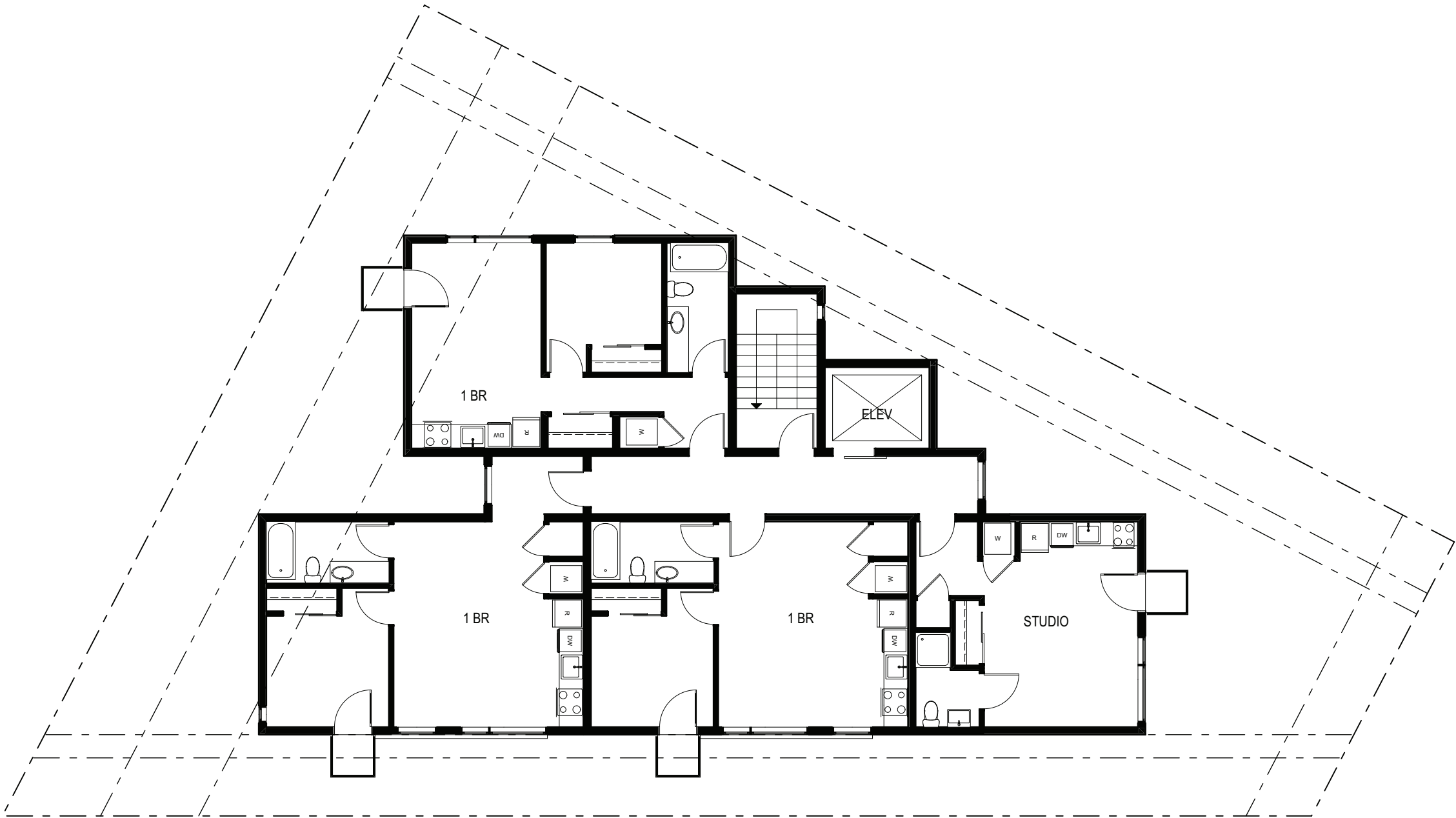
1 L2
SCALE: 3/32" = 1'-0"





1 L3
SCALE: 3/32" = 1'-0"

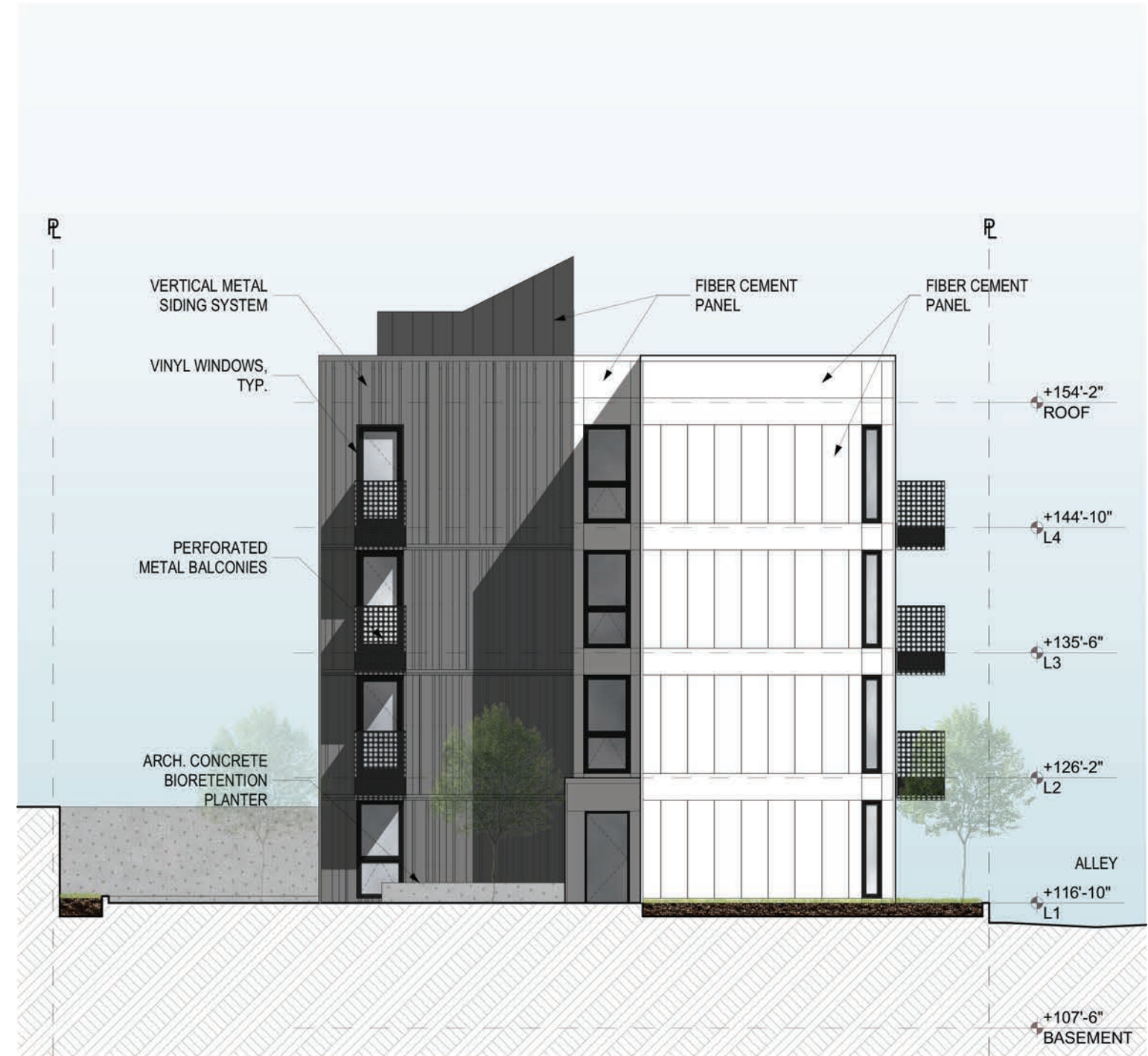




1 L4
SCALE: 3/32" = 1'-0"







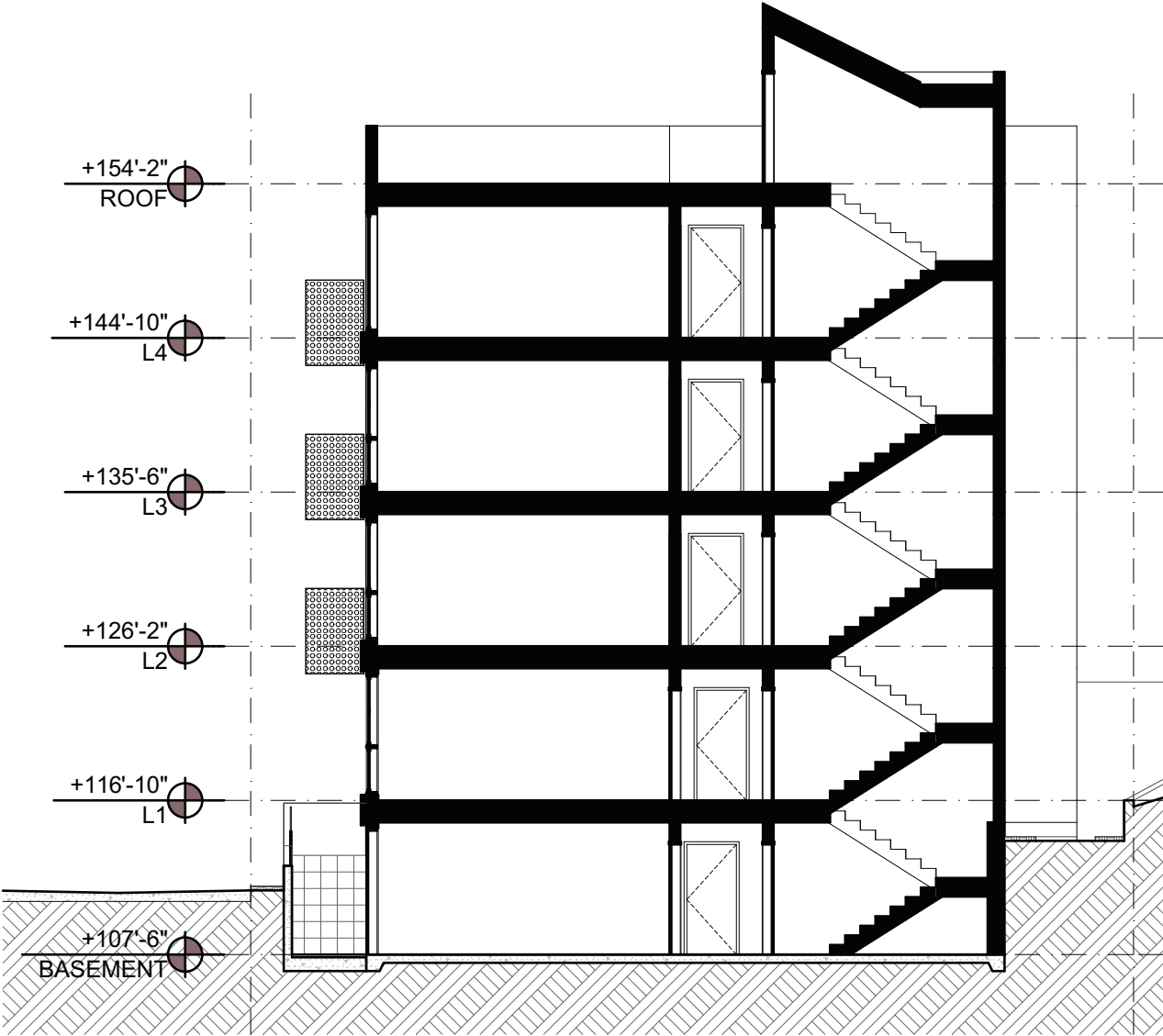
North Elevation



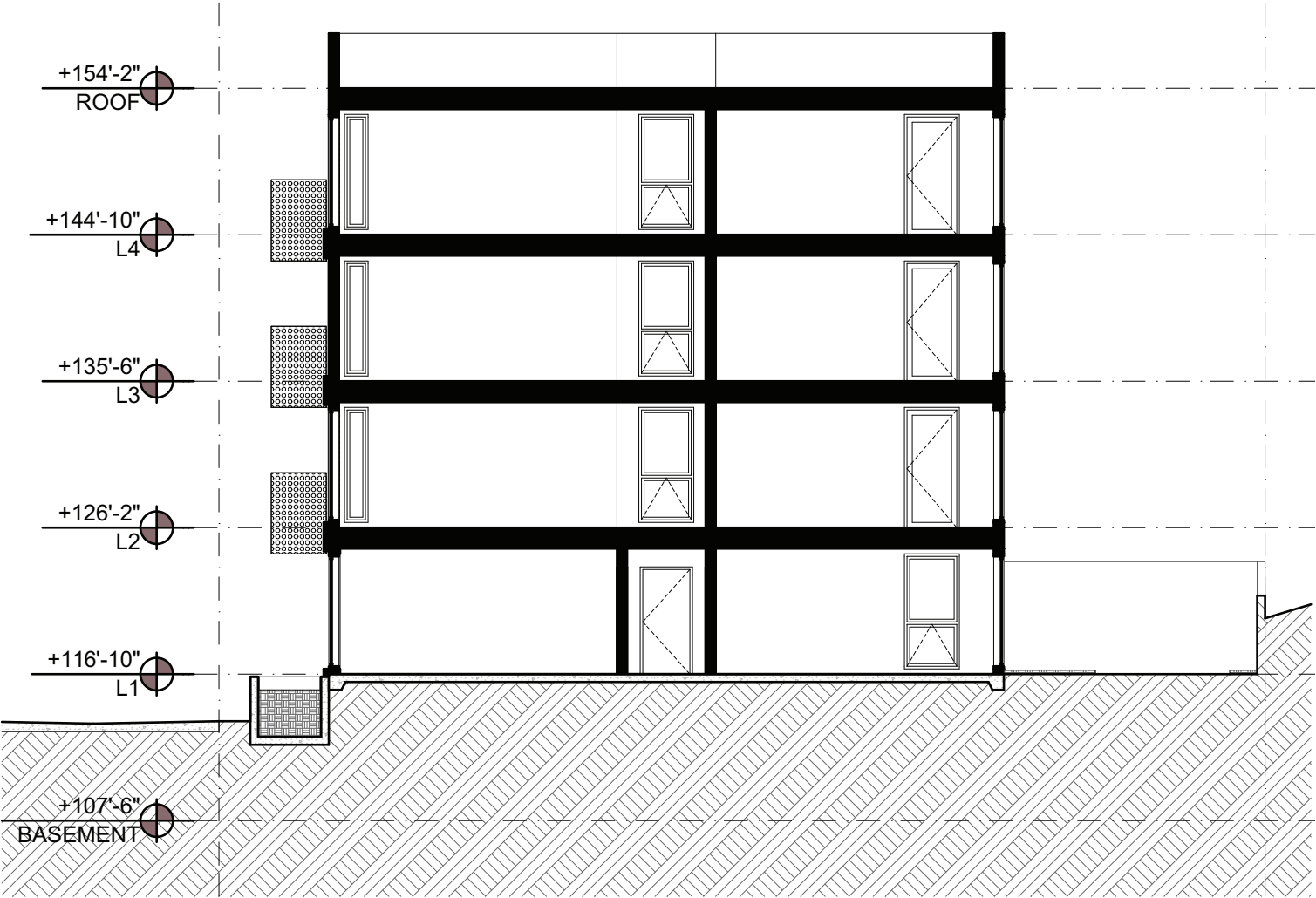
South Elevation



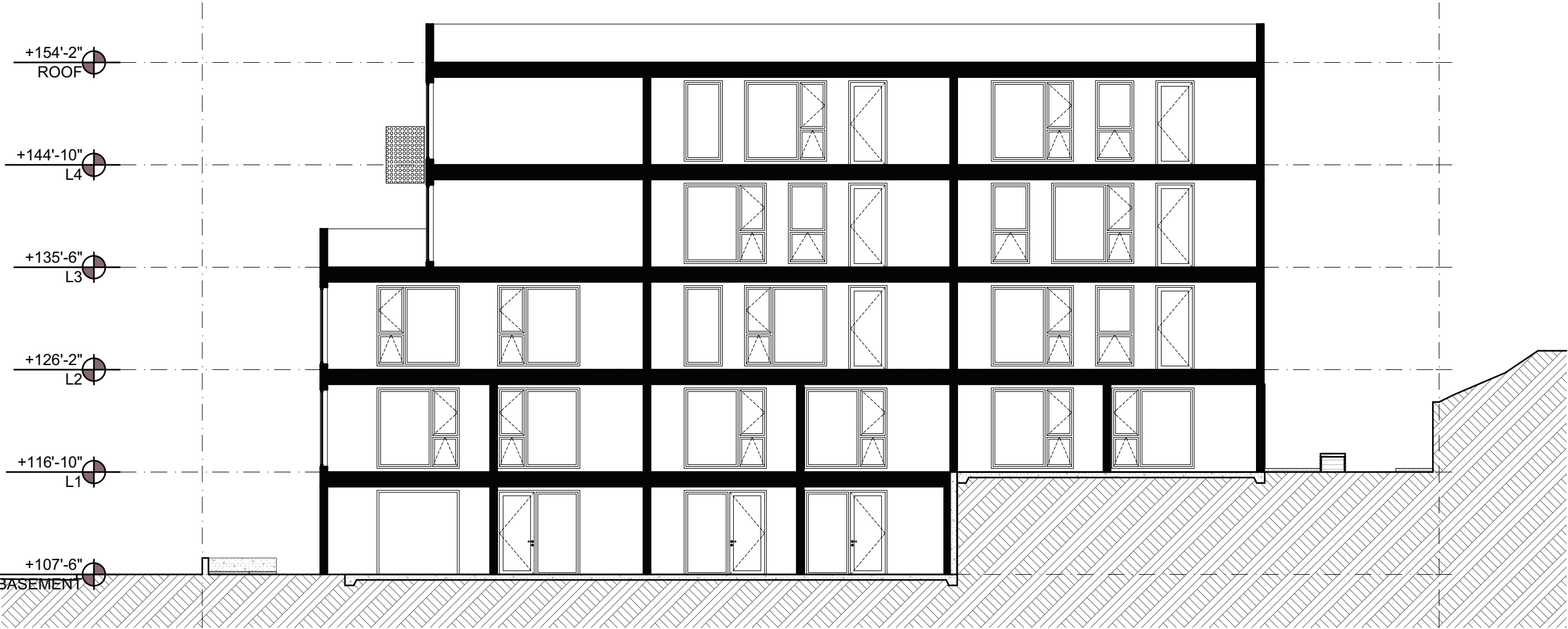
East Elevation



2 SECTION THROUGH BASEMENT LOOKING NORTH
SCALE: 3/32" = 1'-0"



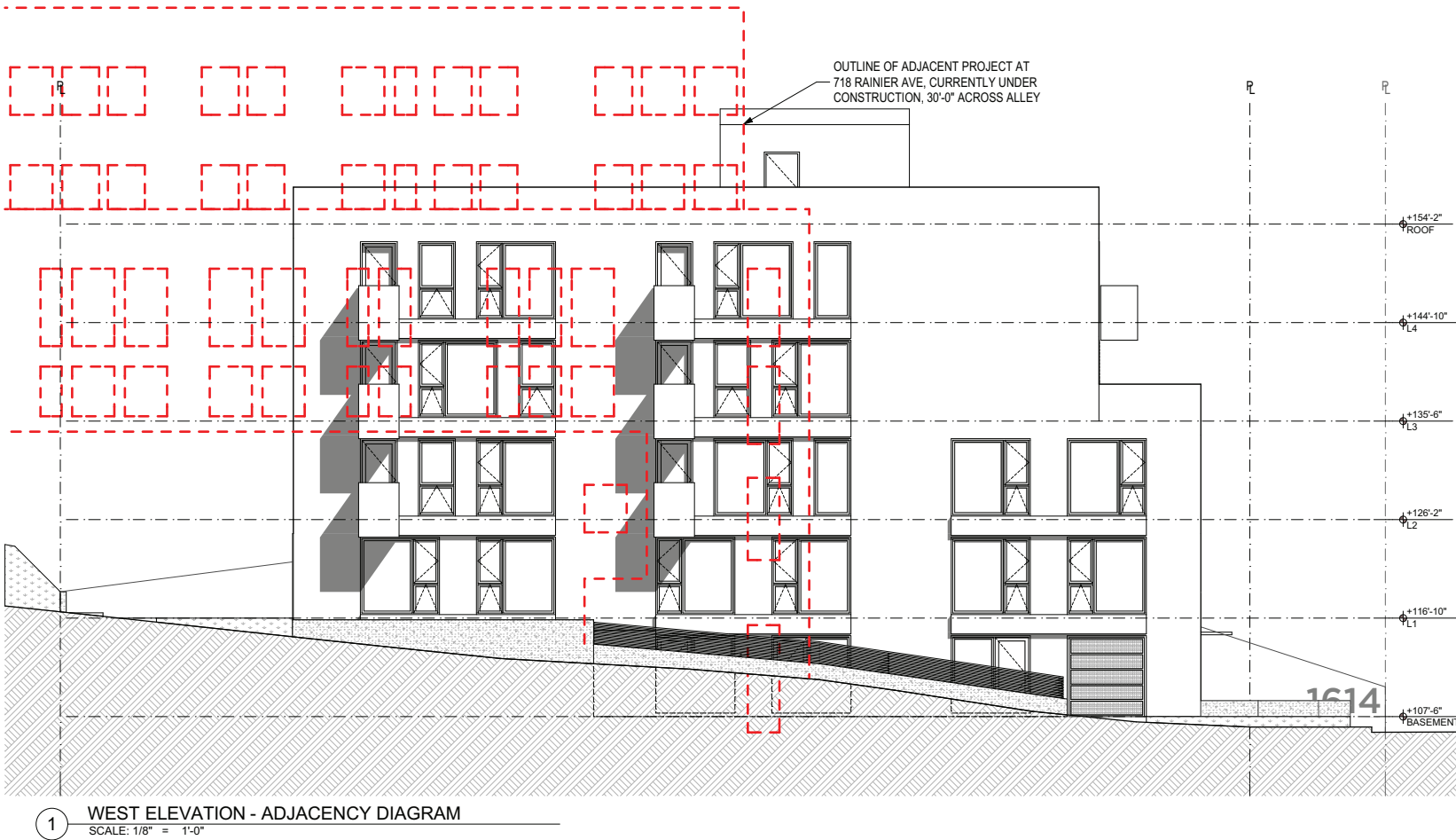
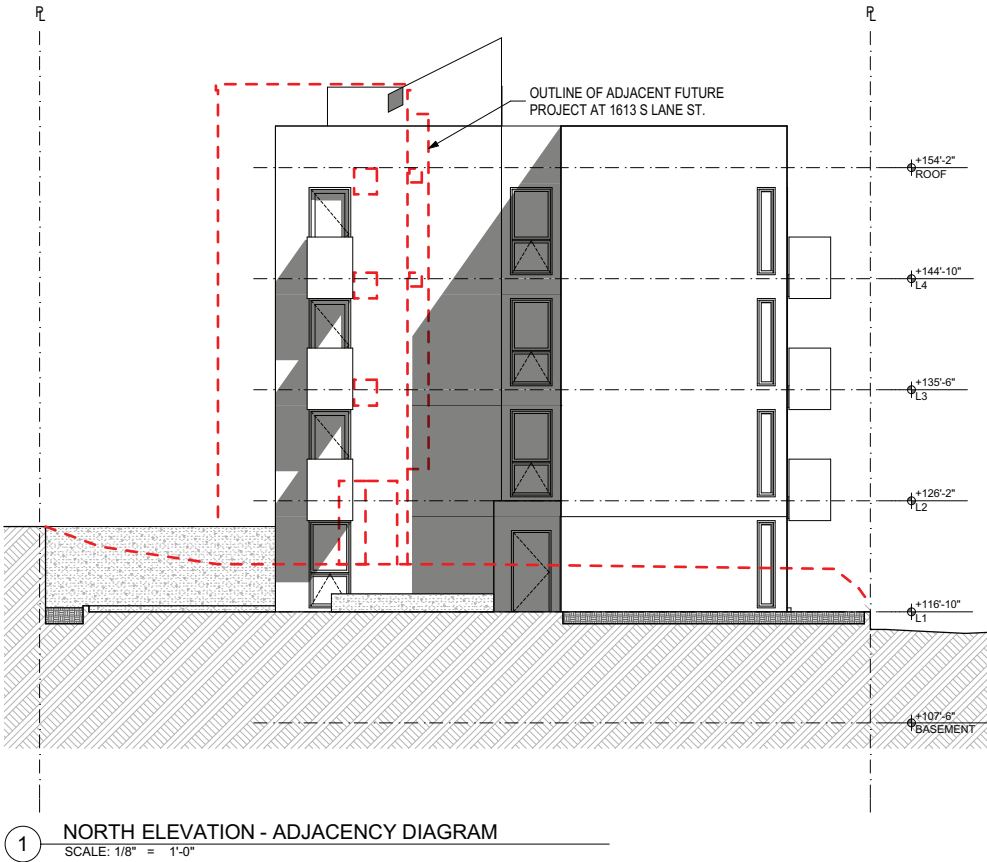
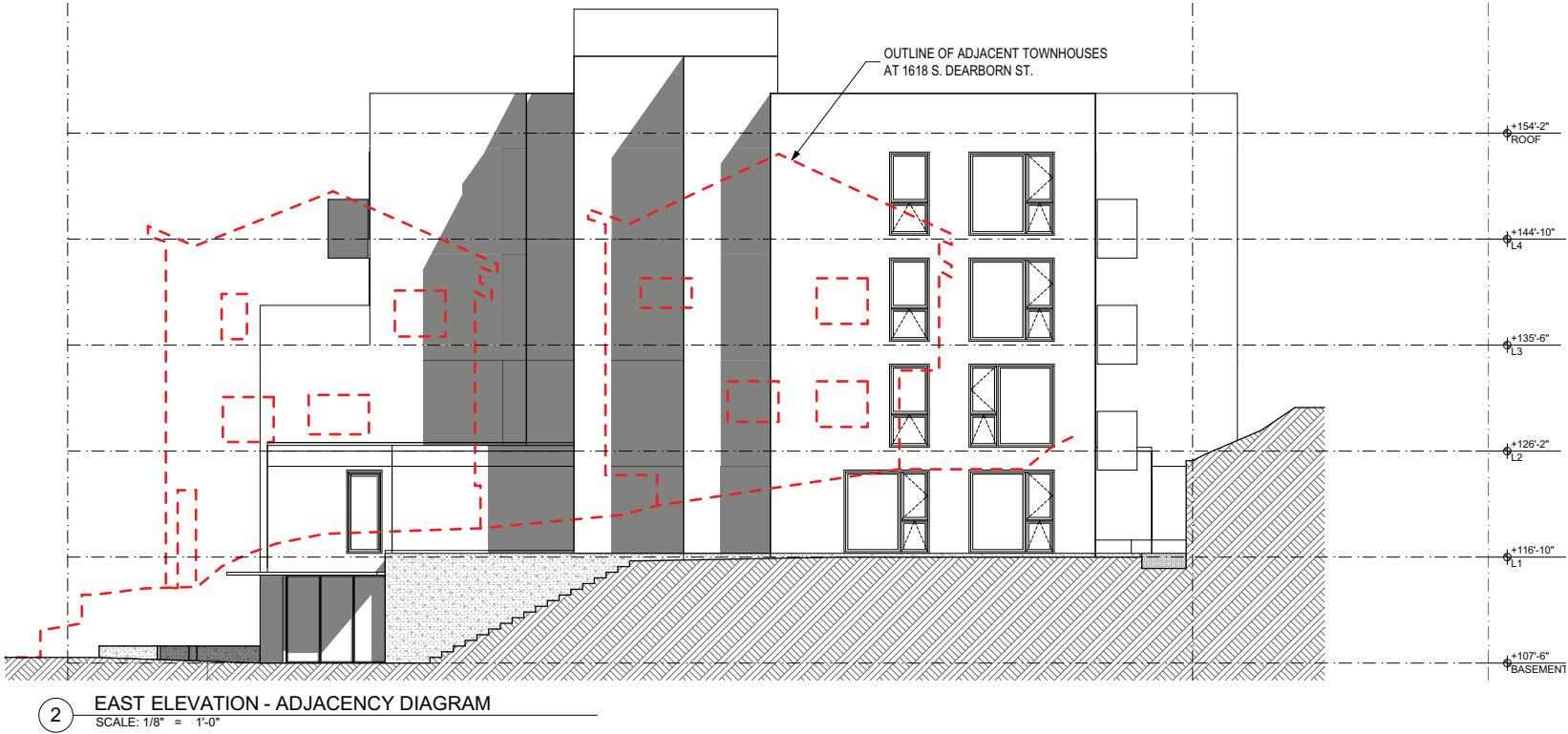
1 SECTION LOOKING NORTH
SCALE: 3/32" = 1'-0"



1 SECTION LOOKING WEST
SCALE: 3/32" = 1'-0"

DESIGN WINDOW ADJACENCY DIAGRAMS

Windows on the north and east facades do not overlap with adjacent neighbors. There is some overlap of windows on the top two floors of the west facade with windows at the Muir Apartments across the alley, These facades are 33’ apart - the overlap does not create privacy issues.



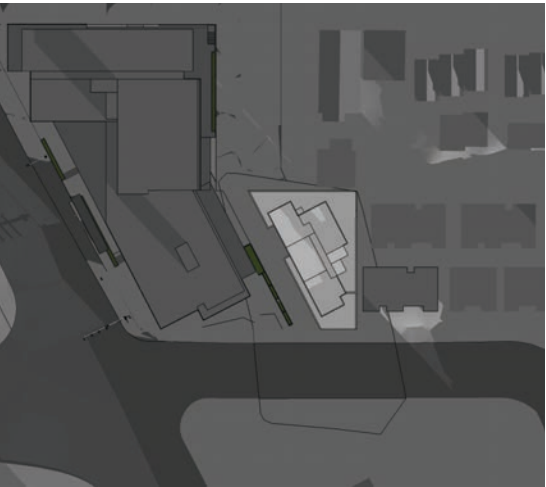
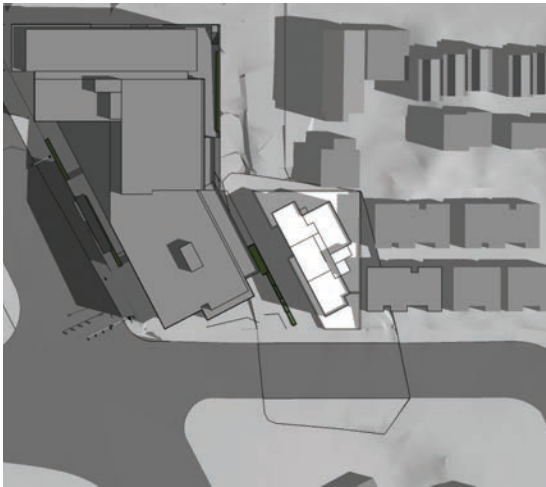
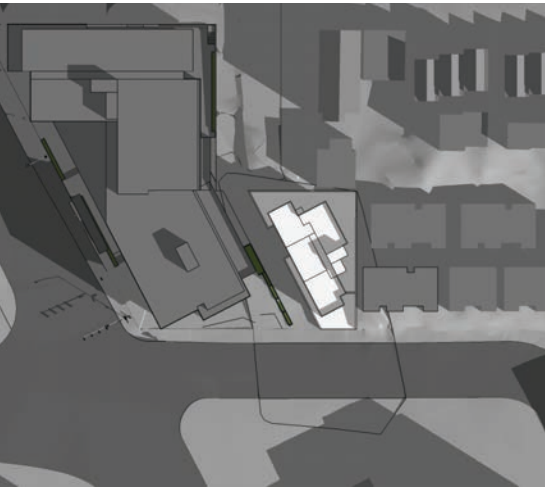
DESIGN SHADOW STUDIES

MARCH / SEPTEMBER 21

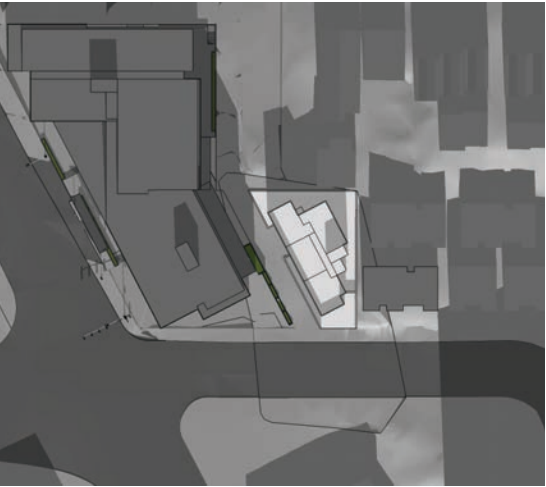
JUNE 21

DECEMBER 21

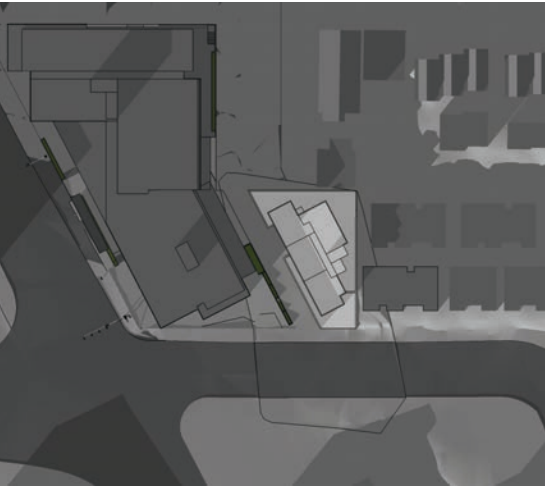
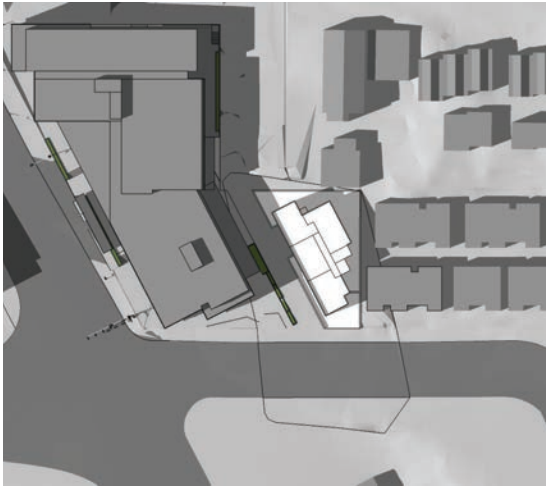
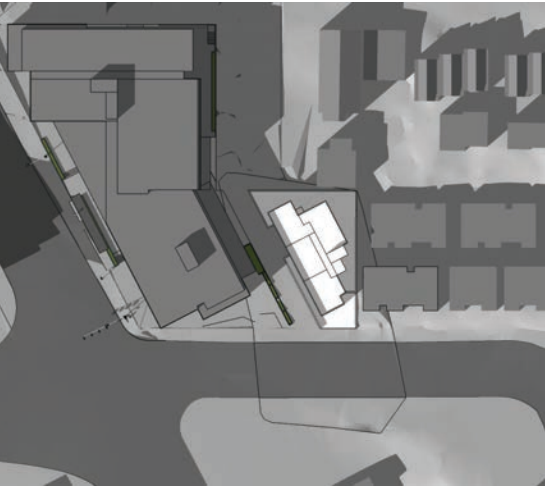
9:00 AM



12:00 PM



3:00 PM



ADJUSTMENTS REQUEST REAR YARD SETBACK

CODE REQUIREMENT: SMC 23.45.518

15’ setback from rear property line.

REQUEST

Allow triangular encroachments per plan up to 7.5’ from rear of site.

RATIONAL

With the proposed rear setback encroachments, the project provides generous setbacks - more than code requires - at the front, alley and east side lot lines.

The project’s rectilinear massing reflects its orderly interior organization. The project’s siting in the wedge shaped site results in a network of linear and triangular-shaped landscape edges and open space around the building. These edges serve as buffer space between the building and interior lot lines and provide light and air to the project’s rear units and neighboring buildings. With it’s rectilinear organization, the project has a skewed orientation to interior lot lines. As a result, there are no unmodulated expanses of building wall facing the adjacent buildings. The project’s efficient layout also allows for the trash room to be located at the alley grade - the amount of site dedicated to waste is minimized.

Without the adjustment, the project’s massing would become more complicated, its interior space more inefficient and its exterior would be less expressive of the building diagram. The project would need to reduce setbacks to code minimums at the south and east property lines and shift the upper level Dearborn setback from Level 3 to Level 4. This would create taller street level massing. The code compliant massing would have an almost continuous unmodulated building wall along the east property line. Open space around the building would be more static and the entry plaza would be eliminated. The trash room would be relocated to the rear of the site. This would adversely impact the character of open space at the rear of the site.

The amount of open space in the proposed project is greater than in the code compliant scheme. The open space is also better quality. In addition to the entry courtyard and alley amenity courtyard, the proposed scheme provides a courtyard that wraps the northeast corner of the site. This provides for more generous light and air than the code compliant scheme.

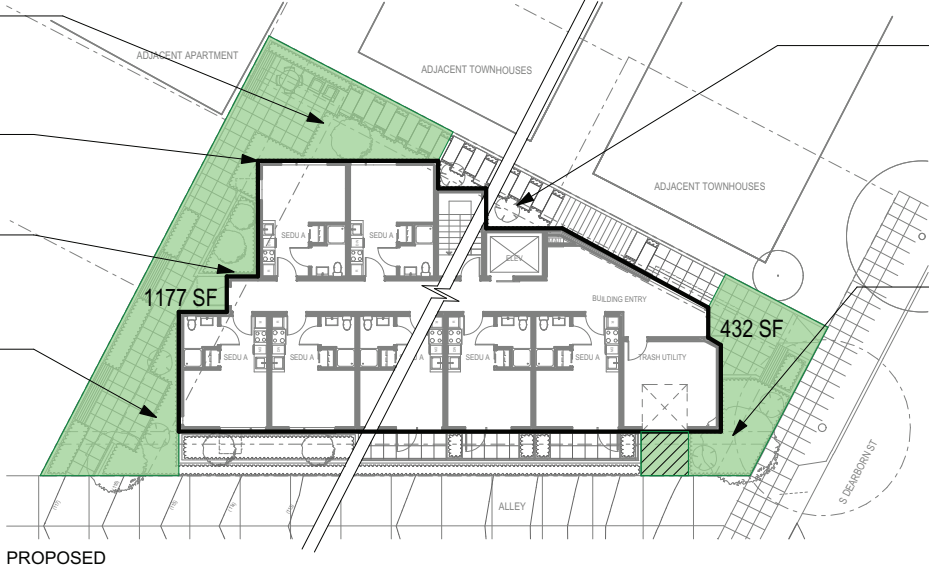
The impact of the rear encroachments are also minimized because of significant natural grade changes just north of the site.

NORTHEAST AMENITY AREA INCREASED WITH ADDITIONAL ACCESS TO LIGHT AND AIR FOR REAR UNITS AND NEIGHBORS TO THE NORTH AND EAST

ENCROACHMENTS ARE AT AN ANGLE, BROAD SIDES ARE REDUCED FACING THE NEIGHBOR

TRIANGULAR AREAS PROVIDE POCKETS FOR PLANTING AND OUTDOOR SPACES

SPACE PROVIDED FOR COMMON AMENITY AREA NEAR THE ALLEY ENTRANCE TO THE BUILDING



9' AVERAGE SETBACK PROVIDED

ENTRY IS EXPANDED AND PLANTING AREA INCREASED AT THE STREET. AREA IS WIDE ENOUGH FOR A USEABLE PATIO AT THE FRONT OF THE BUILDING

PROPOSED

CODE COMPLIANT BUILDING MASSING

THE TRASH ROOM WOULD BE LOCATED AT THE NORTH, AND A PORTION OF THIS SPACE WOULD NEED TO BE DEDICATED TO TRASH ACCESS TO THE ALLEY



7' AVERAGE SETBACK PROVIDED

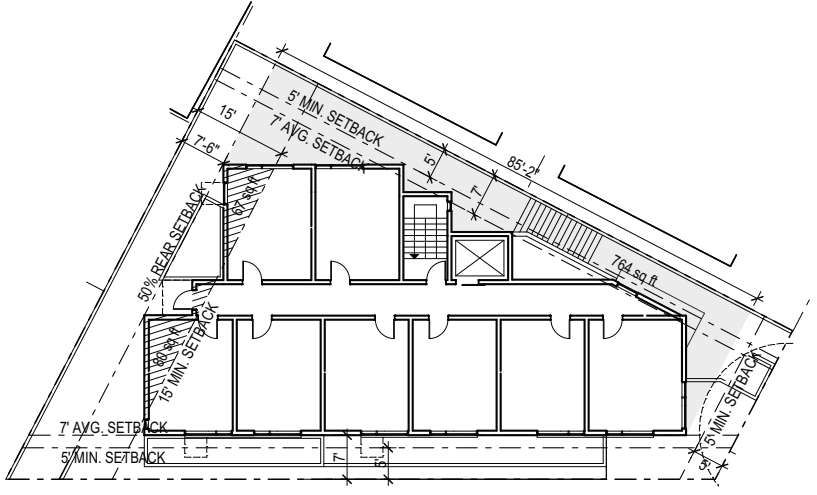
BUILDING WOULD ONLY PROVIDE CODE MINIMUM FRONT SETBACK

CODE COMPLIANT

SETBACK AVERAGES

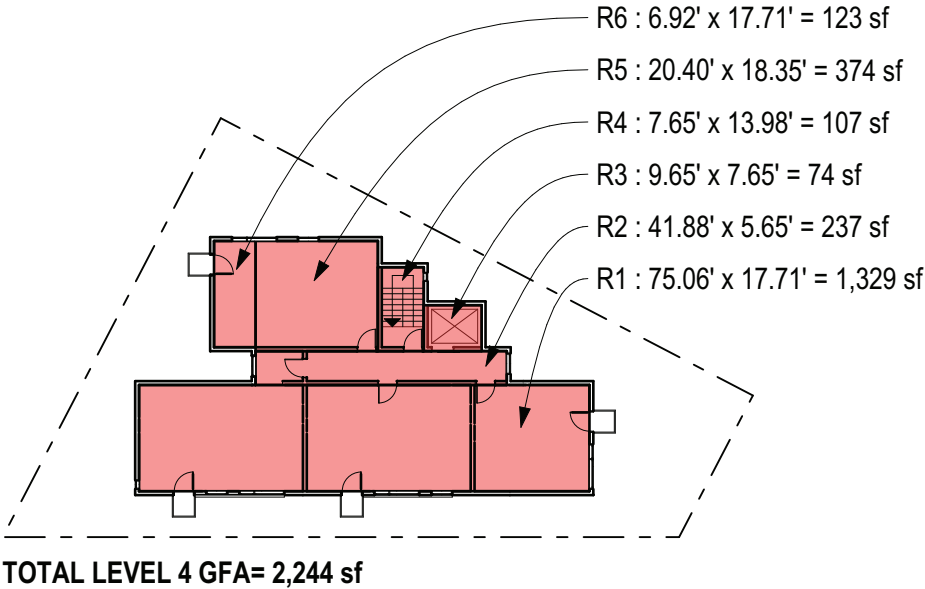
SETBACK	FAÇADE LENGTH (FT)	AREA BETWEEN SETBACK AND FACADE (SF)	AVERAGE SETBACK (FT)
EAST	85.17	764	9

AVG. SETBACK REQ'D	7 FT
PROVIDED	9 FT - COMPLIANT

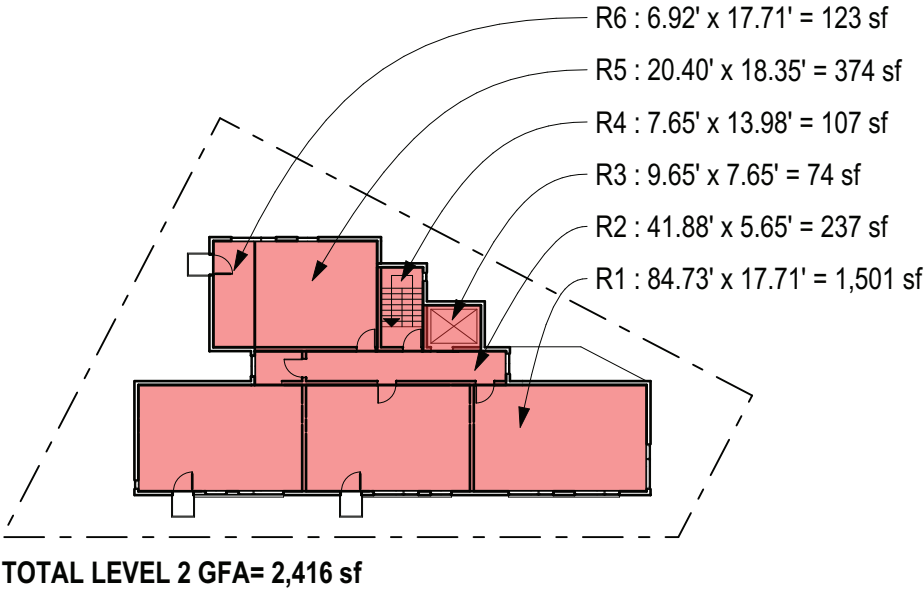


SETBACK ADJUSTMENTS

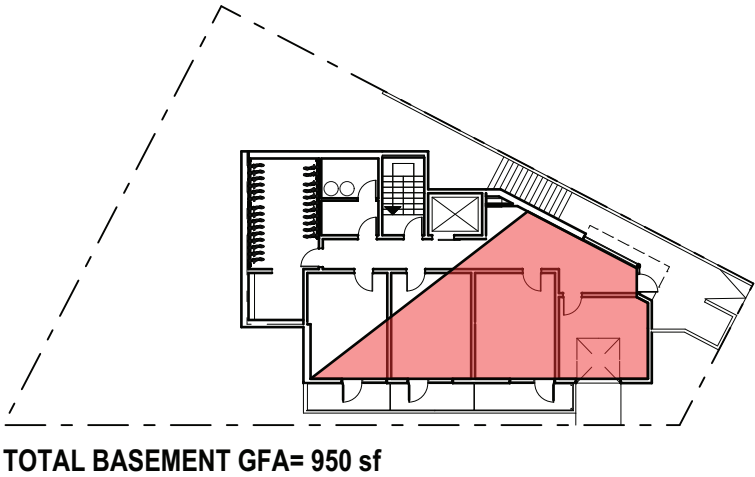
CODE COMPLIANCE FAR



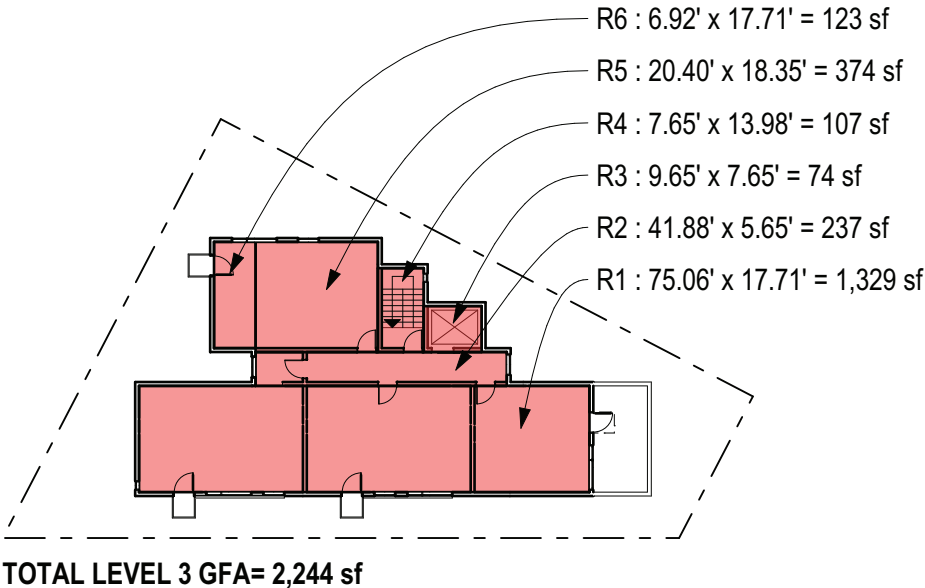
5 LEVEL 4 FAR
SCALE: 1/32" = 1'-0"



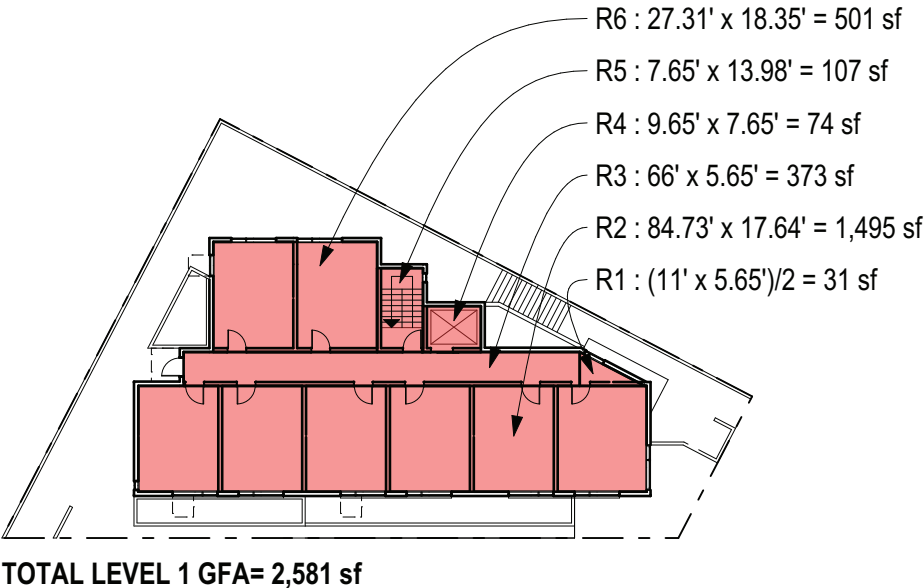
3 LEVEL 2 FAR
SCALE: 1/32" = 1'-0"



1 BASEMENT FAR
SCALE: 1/32" = 1'-0"



4 LEVEL 3 FAR
SCALE: 1/32" = 1'-0"



2 LEVEL 1 FAR
SCALE: 1/32" = 1'-0"

PROJECT IS COMPLIANT FOR FAR. PROJECT WILL PURSUE BUILTGREEN 4 CERTIFICATION PER 23.45.510.C. NO PARKING IS PROVIDED.

FAR CALCULATION

FLOOR	GFA (SF)
BASEMENT	950
LEVEL 1	2,581
LEVEL 2	2,416
LEVEL 3	2,244
LEVEL 4	2,244
TOTAL GROSS FLOOR AREA	10,435 SF
TOTAL LOT AREA	5,267 SF

ALLOWABLE FAR	2.00	10,534 SF
PROVIDED FAR	1.98	10,435 SF - COMPLIANT

FAR LEGEND

- RESIDENTIAL GROSS FLOOR AREA INCLUDED IN FAR CALCULATONS
- PROPERTY LINE

SMC 23.84A.014 DEFINITIONS "G":
GROSS FLOOR AREA MEANS THE NUMBER OF SQUARE FEET OF TOTAL FLOOR AREA BOUNDED BY THE INSIDE SURFACE OF THE EXTERIOR WALL OF THE STRUCTUER AS MEASURED AT THE FLOOR LINE.

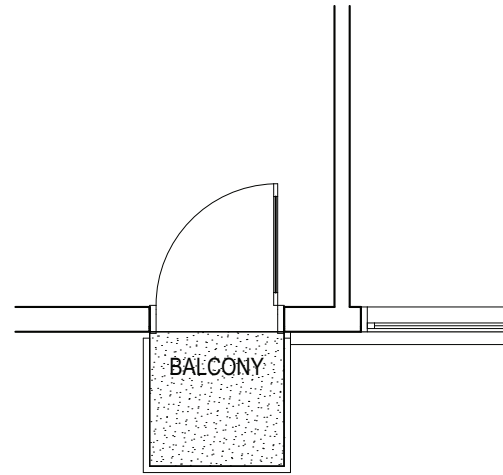
CODE COMPLIANCE AMENITY AREA

DESIGNATION	AMENITY AREA (SF)	LANDSCAPED AREA (SF)	LANSCAPED REQ'D (SF)
COMMON AMENITY AT GRADE			
AREA 1	344	184	172
AREA 2	250	122	125
AREA 3	273	131	137
SUBTOTAL	867	437	434
PRIVATE AMENITY			
DECK 1	184		
LEVEL 1 PATIOS	211		
BALCONIES (10)	120		
SUBTOTAL	515		

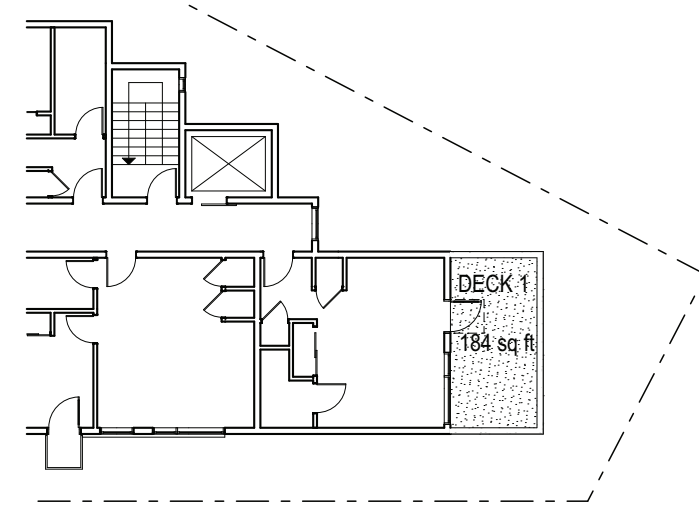
LOT AREA (SF):	5267
AMENITY AREA REQ'D (SF):	1317 = 25% of Lot Area
TOTAL AMENITY PROVIDED (SF):	1382 = 26% of Lot Area
AMENITY AREA REQ'D @ GROUND LEVEL (SF):	658 = 50% of Lot Area
AMENITY AREA PROVIDED @ GROUND LEVEL (SF):	867 = 63% of Total Amenity Area

AREA REPRESENTS GROSS FLOOR AREA IN RESIDENTIAL USE -
SMC 23.84A.014 DEFINITIONS "G:
GROSS FLOOR AREA MEANS THE NUMBER OF SQUARE FEET OF
TOTAL FLOOR AREA BOUNDED BY THE INSIDE SURFACE OF THE
EXTERIOR WALL OF THE STRUCTURE AS MEASURED AT THE FLOOR LINE.

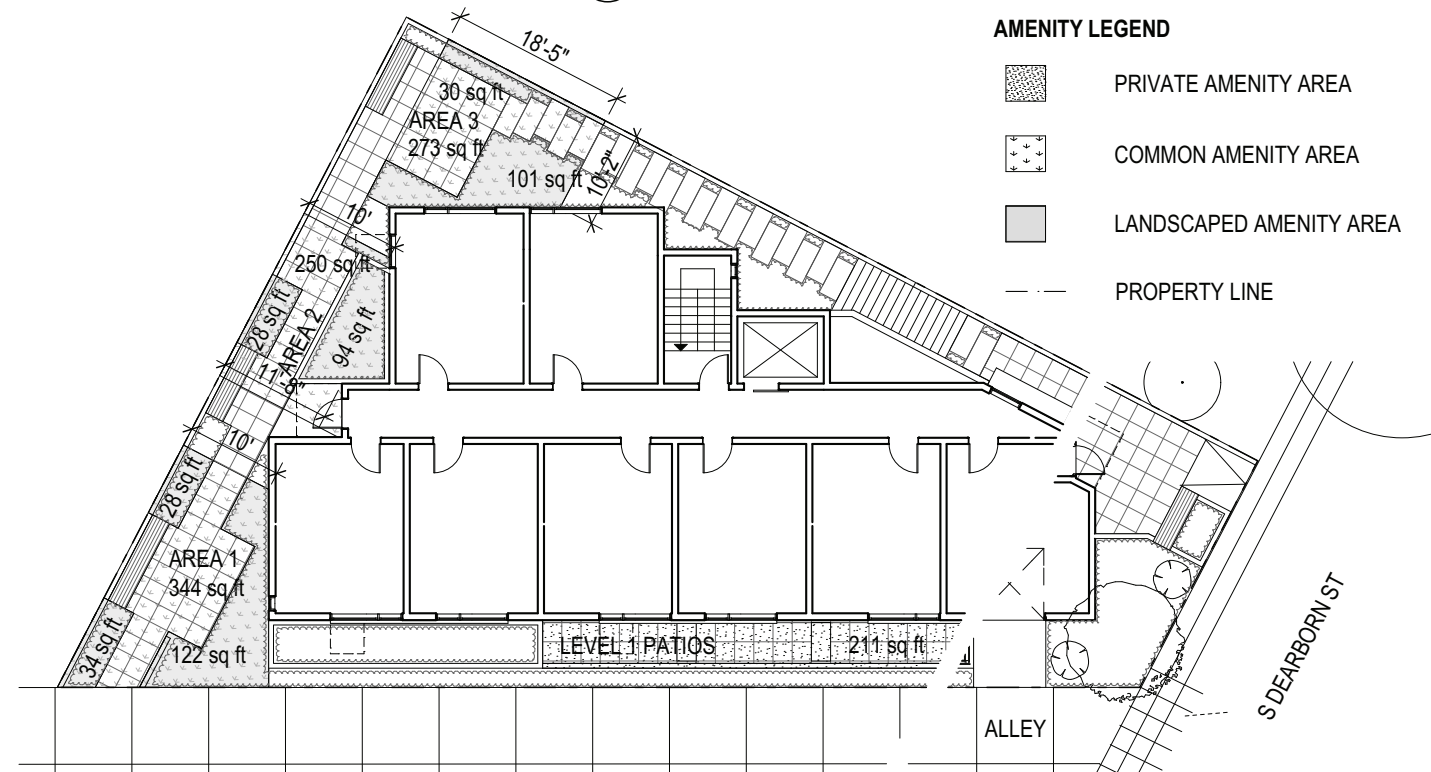
PROJECT IS COMPLIANT WITH AMENITY
SPACE REQUIREMENTS.



3 PRIVATE BALCONY, TYP.
SCALE: 1/4" = 1'-0"



2 LEVEL 3 PRIVATE AMENITY AREA
SCALE: 1/16" = 1'-0"



1 RESIDENTIAL AMENITY AREA - GROUND
SCALE: 1/16" = 1'-0"