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PROJECT ADDRESS:

6600 - 6612 Carleton Avenue South  
Seattle, WA 98108

SDCI PROJECT# 3032603

PARCEL NUMBERS:

273410-0635  
273410-0650

OWNER:

PSW REAL ESTATE, LLC  
Manager: Patrick Cobb  
5506 Sixth Avenue South, Suite 206  
Seattle, WA 98108  
817.715.9654

ARCHITECT:

PSW REAL ESTATE, LLC  
Project Manager: William Gay  
2003 South 1st Street  
Austin, TX 78704  
574.386.0594

LANDSCAPE ARCHITECT:

ROOT OF DESIGN  
Owner: Devin Peterson  
7104 265th Street NW #218  
Stanwood, WA 98292  
206.491.9545

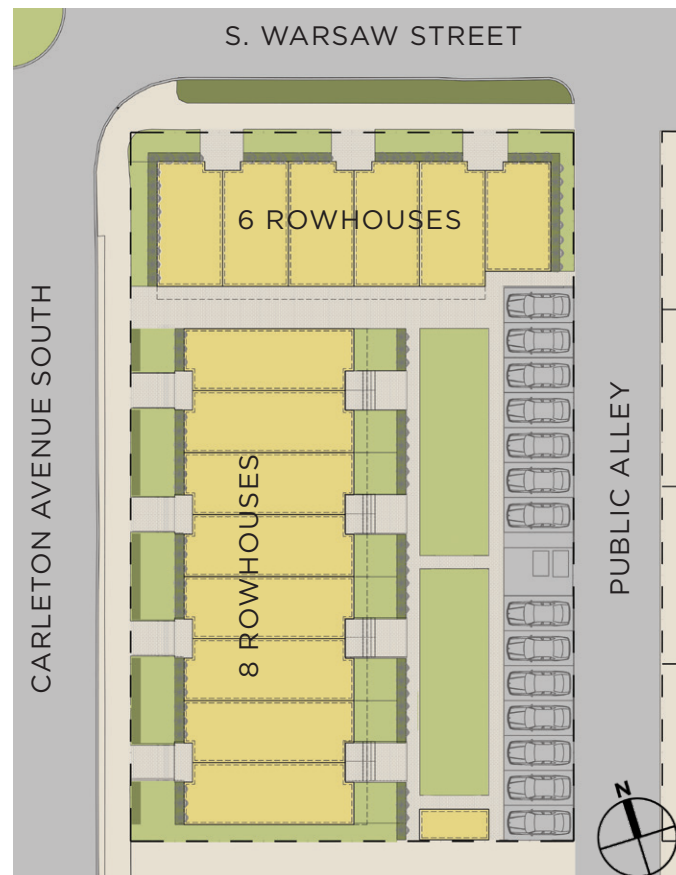
STRUCTURAL ENGINEER:

MALSAM-TSANG STRUCTURAL ENGINEERING  
Project Manager: Marc Malsam  
122 S. Jackson Street, Suite 210  
Seattle, WA 6038  
206.789.6038



### QUANTITATIVE OBJECTIVES:

- 14 - 3-STORY ROWHOUSES
- 14 - SHARED, AT GRADE, PARKING SPACES ACCESSED FROM ALLEY
- UNIT SIZE RANGE: 800 - 2000 S.F.
- AMENITY AREA: PROVIDE 4000 S.F. WITH A MINIMUM OF 2,000 S.F. AT GROUND LEVEL



PROPOSED SIDE PLAN (PREFERRED OPTION)

### QUALITATIVE OBJECTIVES:

- CONTEXTUALLY APPROPRIATE DENSIFICATION USING EXISTING ADJACENT INDUSTRIAL ARCHETYPES
- UNIT SIZES THAT RESULT IN ATTAINABLE PRICE POINTS
- THOUGHTFUL CREATION AND USE OF OPEN/GREEN SPACE
- PROVIDE THOUGHTFUL TRANSITION FROM PUBLIC TO PRIVATE REALM
- DRAW EXISTING RECOGNIZED CHARACTER (SENSE OF PLACE) OF NEIGHBORHOOD INTO THE EVOLVING RESIDENTIAL AREA
- ADD TO THE URBAN EDGE / STREETScape OF AN EVOLVING URBAN FABRIC
- CONTRIBUTE TO THE SECURITY OF THE NEIGHBORHOOD BY INCREASING PEDESTRIAN ACTIVITY AND PROVIDING WATCHFUL EYES ON THE STREET

### SUMMARY:

The neighborhood is experiencing a natural densification as properties are being redeveloped to their highest and best use. Following this trend, the project proposes 14 new Rowhouses in two buildings on a corner lot. Ranging from 800 to 1700 square feet, each unit will have access to a shared community lawn/garden and/or a private roof terrace. Some units will also have small, private back yards that overlook the shared lawn. The unit plans are oriented with their primary entrances on the street and with large windows and main living spaces on the streetside as well. This orientation will encourage more pedestrian activity as well as a natural monitoring of the street by the residents. Drawing upon the recognizable and unique character of the historic Georgetown warehouse and commercial buildings, the project will incorporate materials, colors, and facade articulation that is similar to the existing archetypes to augment this existing character into a portion of the neighborhood and establish a sense of place as the scale of its buildings change.



## 3.5 PUBLIC OUTREACH

### Early Community Outreach Summary

#### ATTENDEE PROJECT COMMENTS:

- Attendees were pleased to see there was generous area awarded to green space,
- Attendees suggested additional consideration be placed on the Carleton side of the rowhouses to facilitate personal connections to the neighborhood.
- Attendees reacted positively to activating the street edge with plantings/porches/stoops, as these elements currently play a pivotal role in chance encounters between neighbors and community-wide events such as garden walks.
- Attendees expressed concern that the alley side of the proposed project would be susceptible to car prowls and transient traffic and suggested that safety and prevention of vandalism be a design consideration.
- Regarding streetscape personalization, attendees would like to see more unique and vibrant colors as opposed to the desaturated grays, blues, and blacks that are common in new developments.

#### ATTENDEE GENERAL COMMENTS:

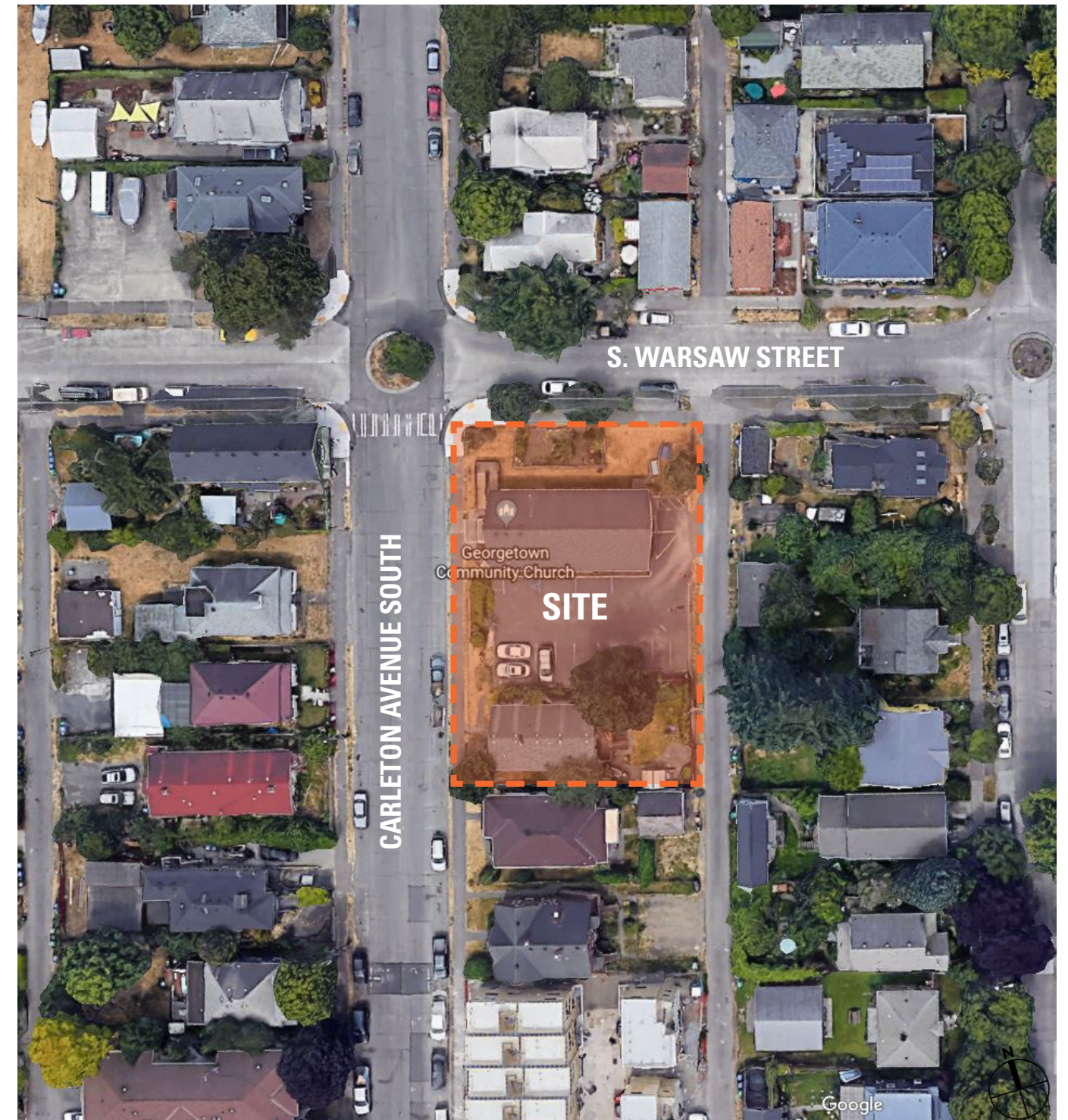
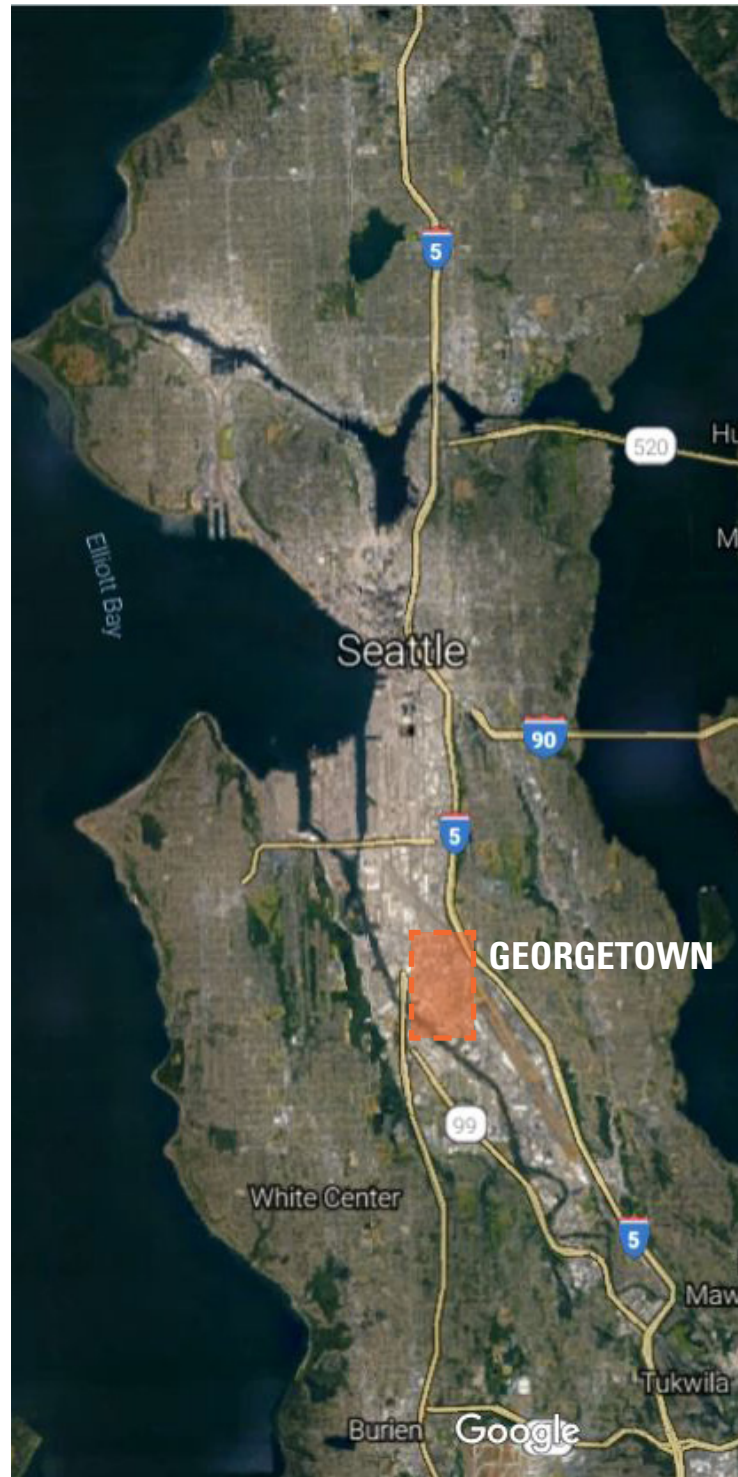
- Attendees felt the boxy, flat-roof aesthetic that is common in recent developments within Georgetown is at odds with the existing traditional house forms in the immediate neighborhood.
- Attendees stated that overly prescriptive façade materials or colors can limit resident personalization of the streetscape, and that this personalization added to the character of the neighborhood.
- Attendees expressed concern that few, if any, new developments were accessible for people with mobility issues.
- Attendees expressed concern that simply meeting the City’s requirement of one parking spot per unit would, in reality, be insufficient and would result in more cars using the street parking.
- Attendees expressed concern over any trash solution that utilizes individual canisters, as these inevitably ended up all over the alley and street.
- Attendees expressed concern with window placements that failed to take advantage of downtown views or were directly accross from windows in adjacent units.
- Attendees expressed concern that some new developments had unsightly utility connections and meters on the street side of the project rather than on the alley side.

#### SUMMARY:

We hosted a community meeting February 5th at 5PM which started with a presentation covering the proposed project at 6600 Carleton and a little backstory on PSW as a company -- we then listened to comments, concerns and answered questions from the residents until 8PM.

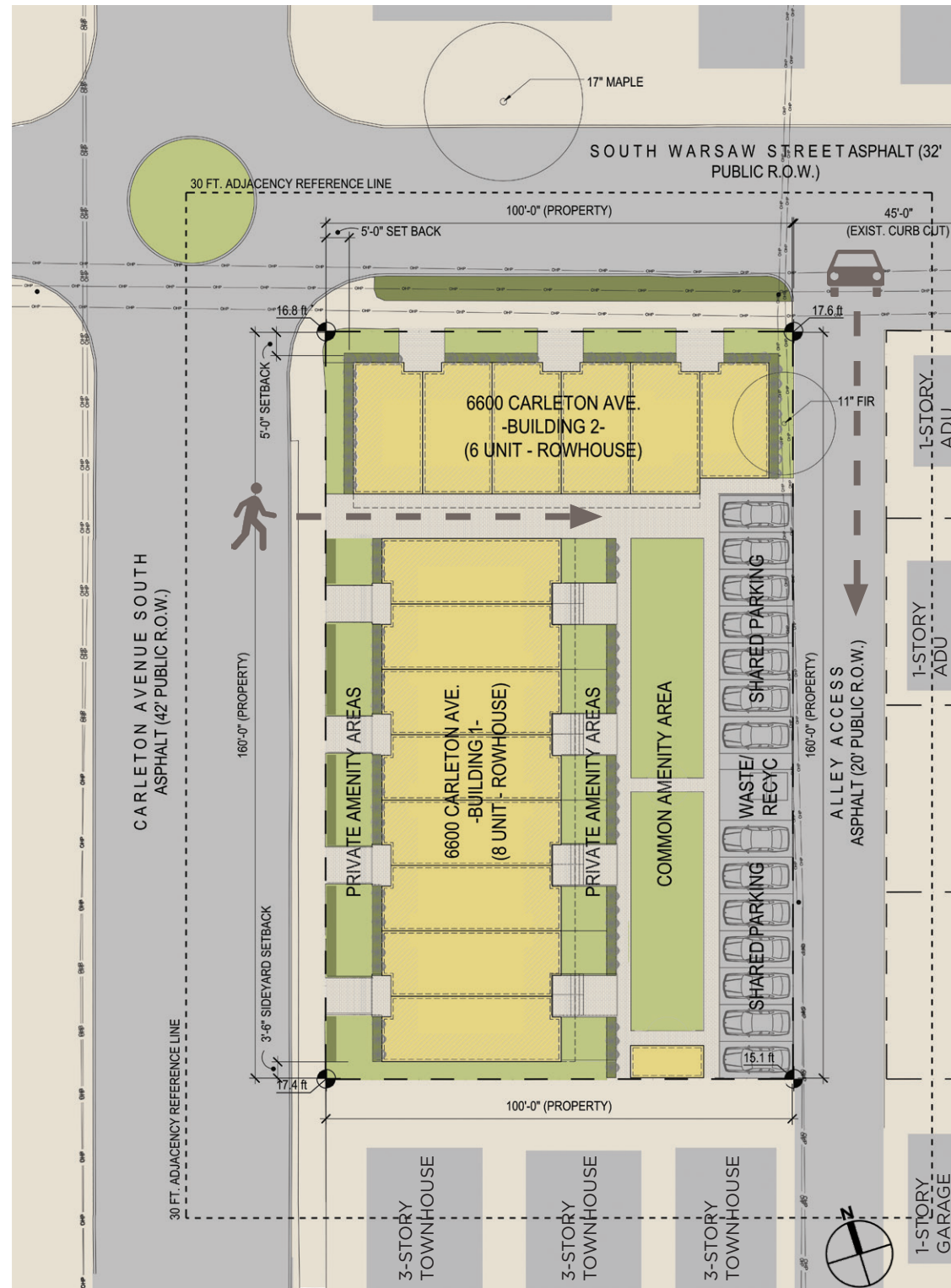
All residents in attendance had lived in the neighborhood for 20+ years. They expressed a longing for a community center, more park space, public transportation, and a grocery store. They described a feeling of being ignored by the City and their neighborhood being viewed as a dumping ground for transients and gritty industry. They described this historical treatment as spurring a resilient, headstrong, blue-collar, bootstrapped approach to community activism. As a result, they described the spirit of Georgetown as passionate, connected, community-driven, and hardworking.







Existing Survey & Proposed Site Plan



SITE PLAN - SCHEME - A: PREFERRED

LEGAL DESCRIPTIONS:

Parcel A:

Lots 1,2 and 3, except the south 10.00 feet of said Lot 3, Block "D", Georgetown, King County, Washington, according to the plat thereof recorded in Volume 6 of Plats, page 9, Records of King County, Washington.

Parcel B:

The south 10.00 feet of Lot 3 and all of Lot 4, Block "D", Georgetown, According to the plat thereof recorded in Volume 6 of Plats, page 9, Records of King County, Washington.

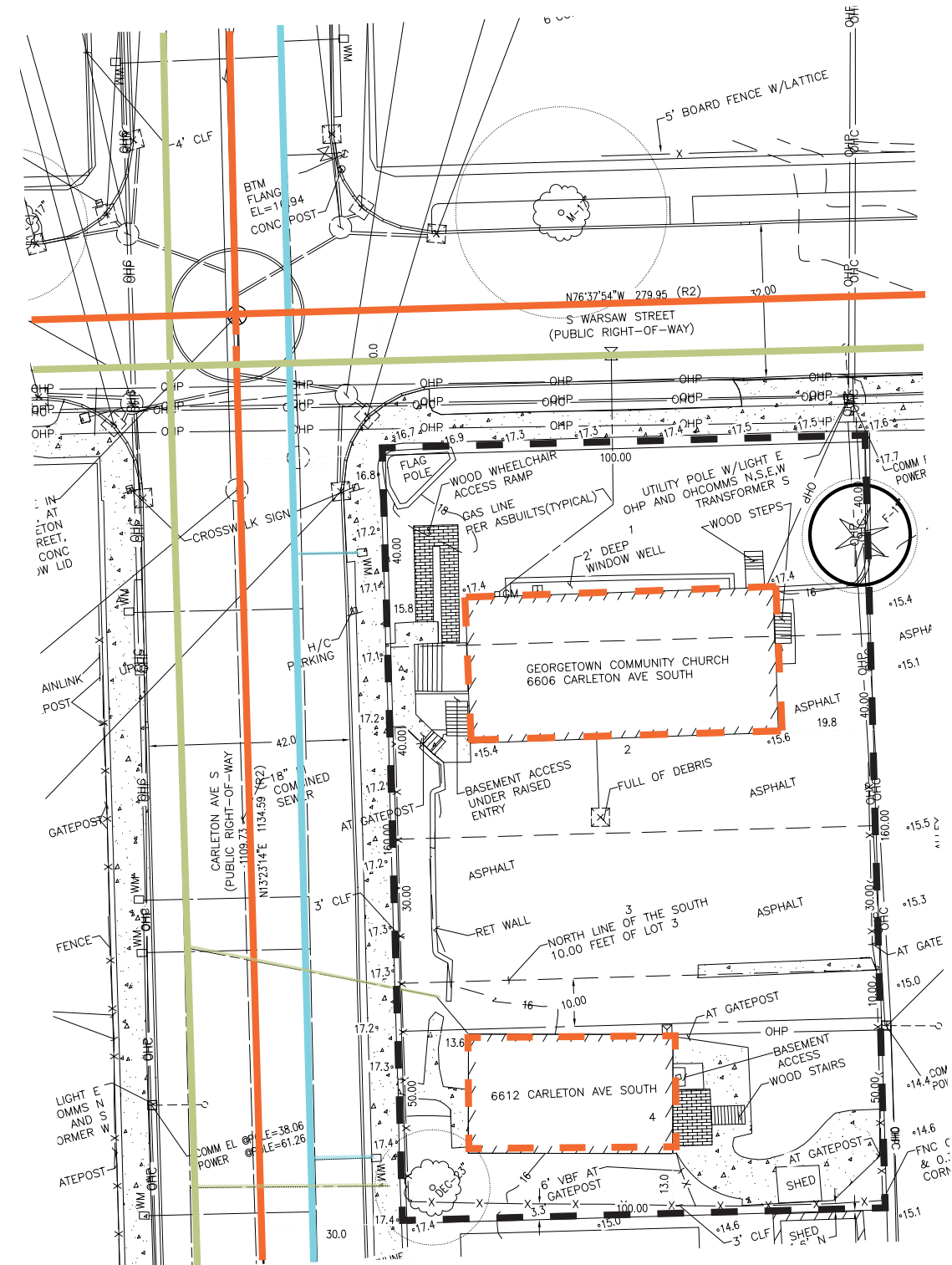
Situated in the County of King, State of Washington.

SITE PLAN LEGEND:

- Building Footprints (Proposed Development)
- Building Footprints (Adjacent Properties)
- Pedestrian Access
- Vehicular Access

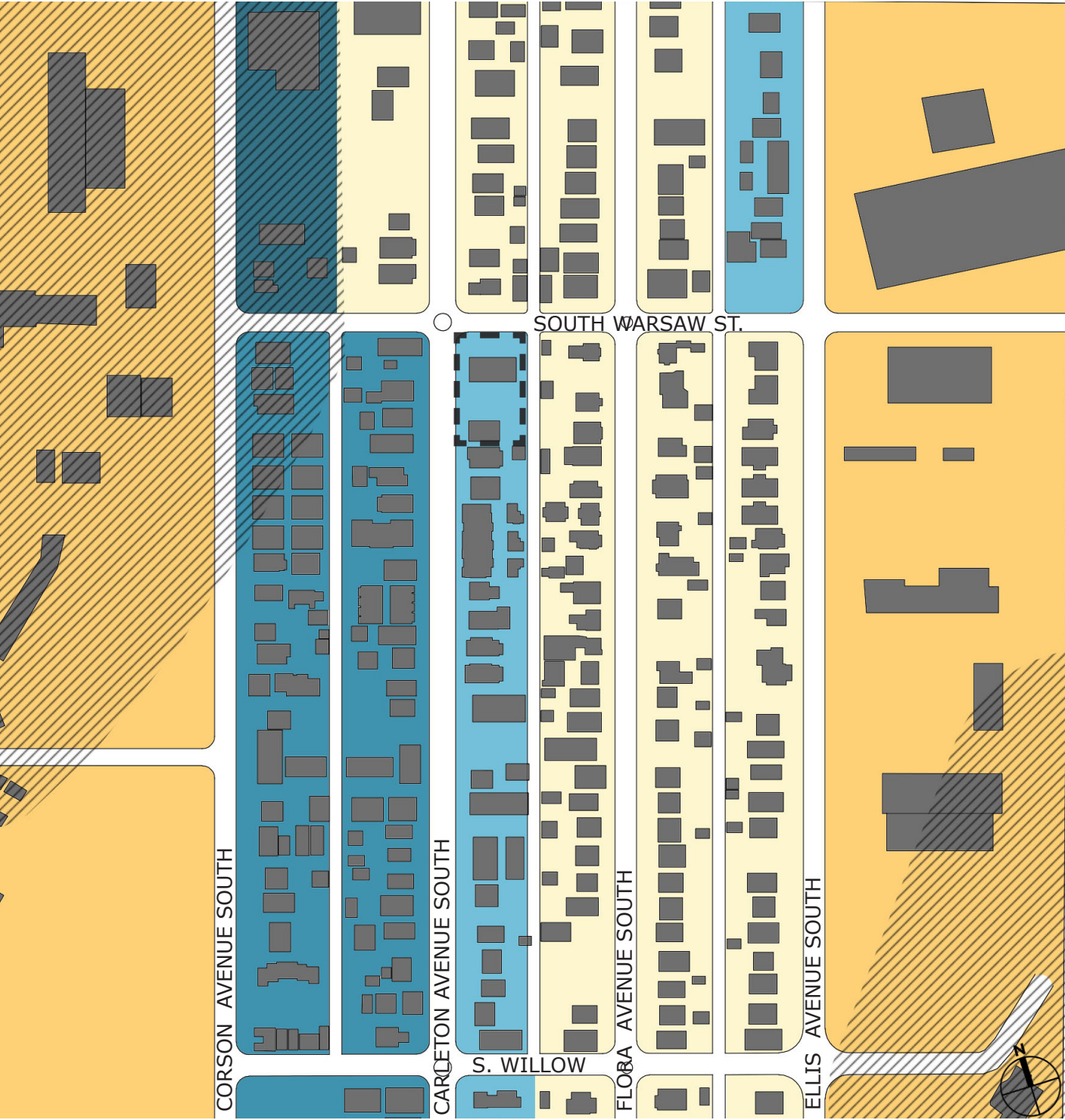
SURVEY KEY:

- Property Line
- Exist. building demo'd
- Water Main / Service
- Gas Main / Service
- Sewer Main / Service
- OHP - Power Pole / Utility



SITE SURVEY





5.1 ZONING MAP

|                                                                                    |                       |                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SITE ZONING: LR-1</b>                                                           |                       |                                                                                                                                                                                                                  |
| Height Limit:                                                                      | 23.45.514             | 30' + 4' (max. height of parapet), 30' - units within 50' of SF zone w/out street dividing.                                                                                                                      |
| Density Limit:                                                                     | 23.45.512             | No limit (lots over 3000 sf)                                                                                                                                                                                     |
| Parking:                                                                           | 23.45.536             | 1 space per 1 dwelling unit. No required spaces for DADUs. 1 Bike space per 1 dwelling units.                                                                                                                    |
| FAR:                                                                               | 23.45.510 & 23.45.517 | 1.0 x 16,000 = 16,000,<br>1.2 x 16,000 = 19,200*,<br>or<br>1.3 x 16,000 = 20,800**                                                                                                                               |
| Setbacks:                                                                          | 23.45.518             | Front: 5' min,<br>Rear: 0' with alley; 7'avg/5'min with no alley<br>Side: 0' where abutting another rowhouse dev., otherwise 3.5, except that on side lot lines that abut a single-family zone, the setback is 5 |
| Trash:                                                                             | 23.54.040             | 150 sf w/ 12' min. dimension                                                                                                                                                                                     |
| Amenity Area:                                                                      | 23.45.522             | 25% of lot area (50% of which at ground level). 0.25 x 16,000 sf = 4,000 sf. min. (2,000 sf at ground level - May be private or common space)                                                                    |
| Landscaping:                                                                       | 23.45.524             | Green Factor of 0.6 or greater                                                                                                                                                                                   |
| *if project meets Built Green 4 Star, LEED Silver, or Passive House certifications |                       |                                                                                                                                                                                                                  |
| **if project meets mandatory housing affordability                                 |                       |                                                                                                                                                                                                                  |

**ZONING MAP KEY:**

|  |                 |
|--|-----------------|
|  | LR2 RC          |
|  | LR2             |
|  | LR1             |
|  | IB U/65         |
|  | SF5000          |
|  | ARCHAEO. BUFFER |
|  | SITE            |



5.0 URBAN DESIGN ANALYSIS

5.2 Contextual Map

1 2 3 4 5 6 7 8

SITE CONTEXT: GEORGETOWN

One of the oldest neighborhoods in Seattle, Georgetown is nestled between the Industrial District, Beacon Hill, The Duwamish River and Boeing Field. Getting its start as a farming settlement, its adjacency to railroads and the river made it prime for warehousing as well. By the turn of the 20th century thanks to numerous saloons and breweries, it had also become known for its night life. All of this character is still evident in the older sections of the neighborhood, such as Airport Way South, and the energy and vibrancy has returned thanks to many creative entrepreneurs and the repurposing of the historic warehouse buildings left behind by previous industry.

The Project Site is situated in a 15 square block island of residential buildings within Georgetown. It is a mix of both single and multi-family buildings flanked by the airport to the East, the commercial district of Airport Way South to the North, and a mix of industrial, commercial, and educational uses to the South and West. ***This is a neighborhood in transition, from primarily single-family homes to a variety of multi-family typologies. There is currently very little cohesion between the character of the greater Georgetown neighborhood and the recent multifamily development in this residential portion.***

The Site is across the street to Deep Sea Sugar and Salt Cake Shop and Market and is within walking distance to Oxbow Park, Ruby Show Park, The Georgetown Powerplant Museum, and the Connections Museum. It is also close to many potential employers as well as the South Seattle College, Georgetown Campus. There are two primary bus routes, the 124 (frequent, all day, with night owl service) and the 60 (frequent, all day) with links to Light Rail Service.

NEIGHBORHOOD AMENITIES KEY:

- NODES:
- 2 Oxbow Park
- CONNECTORS:
- 1 Corson Avenue South
  - 2 Ellis Avenue South
  - 124/60 Bus Route
- BARRIERS:
- 9 Airport Related Industrial
  - 10 WSDOT Corson Facility
- DISTRICTS:
- 7 Airport Way S. Commercial Street
- PUBLIC ART & NOTABLE ARCHITECTURE:
- 2 Hat & Boots Sculpture
  - 3 Georgetown Steam Plant Museum
  - 12 Old Georgetown City Hall
  - 13 Rainier Cold Storage Bldg. / Seattle Brewing & Malting Co.
- COMMUNITY FACILITIES:
- 1 Deep Sea Sugar & Salt
  - 4 Connections Museum
  - 5 S.Seattle Coll. Georgetown
  - 6 Georgetown Urban Farm & Forest Community Garden

- LAND USE KEY:
- INDUSTRIAL
  - PUBLIC FACILITIES
  - MULTI-FAMILY
  - COMMERCIAL

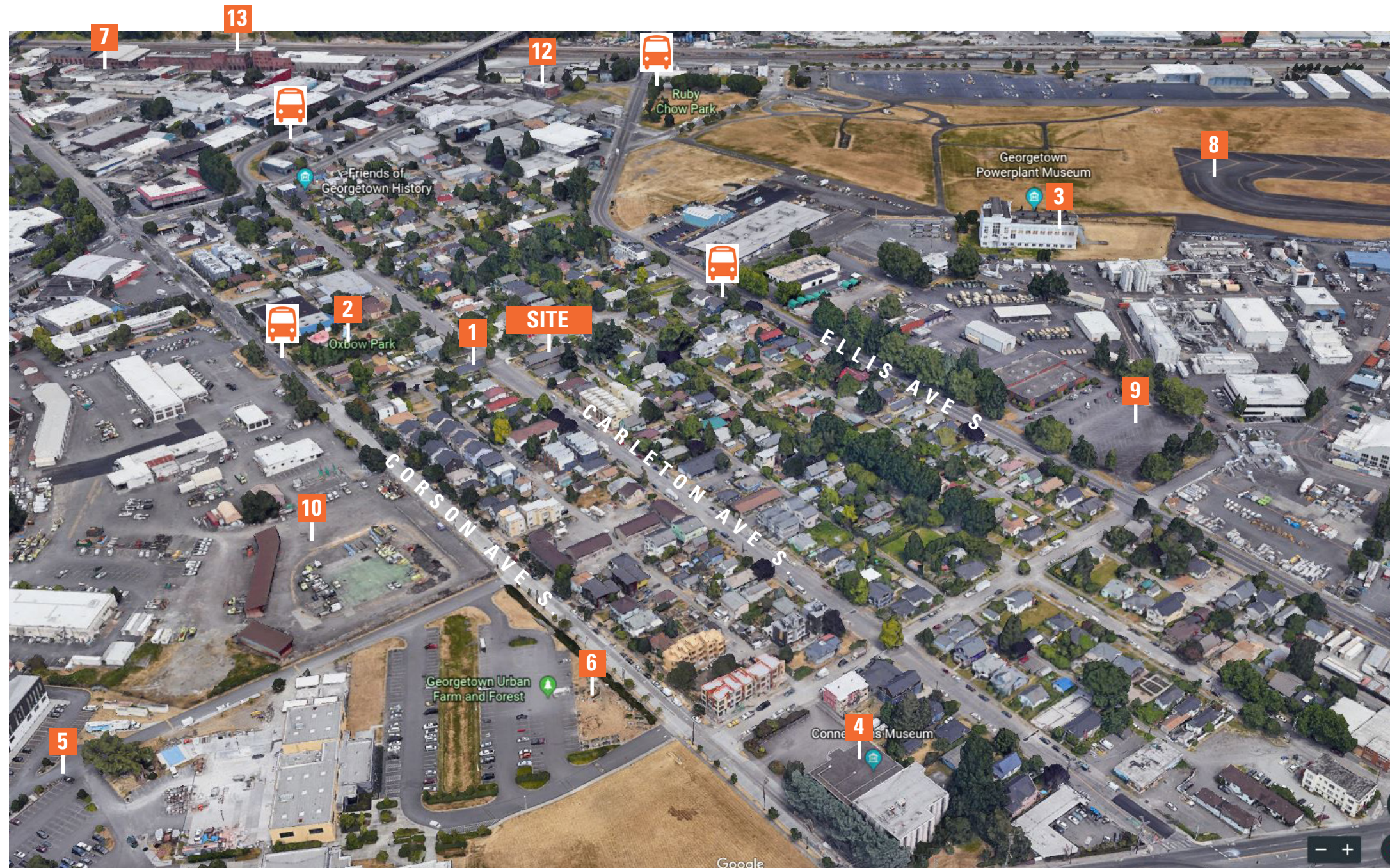


5.2 GEORGETOWN NEIGHBORHOOD CONTEXT MAP



# 5.0 URBAN DESIGN ANALYSIS

## 5.3 Three-Dimensional Photo of Context

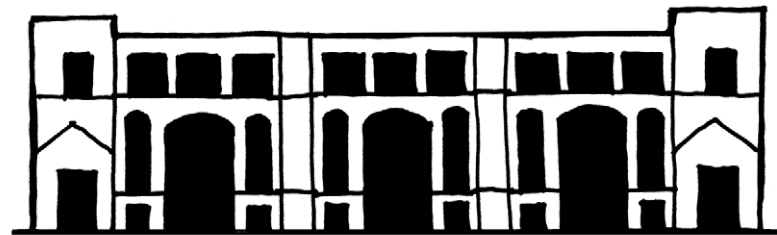


### NEIGHBORHOOD AMENITIES KEY:

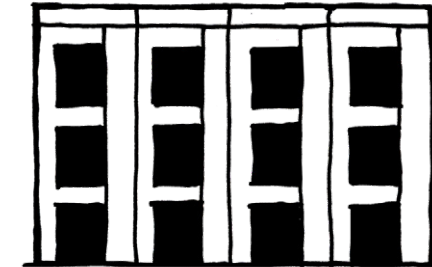
- 1** Deep Sea Sugar & Salt
- 2** Oxbow Park
- 3** Georgetown Steam Plant Museum
- 4** Connections Museum
- 5** S.Seattle Coll. Georgetown
- 6** Georgetown Urban Farm & Forest Community Garden
- 7** Airport Way S. Commercial Street
- 8** Boeing Field
- 9** Airport Related Industrial
- 10** WSDOT Corson Facility
- 12** Old Georgetown City Hall
- 13** Rainier Cold Storage Bldg. / Seattle Brewing & Malting Co.

5.3 Three-Dimensional Photo of Neighborhood Context

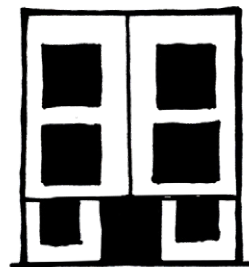




**(E)**  
three story  
industrial / warehouse



**(D)**  
three story  
rowhouse



**(C)**  
two story  
duplex



**(B)**  
two story  
single family / mixed use / commercial



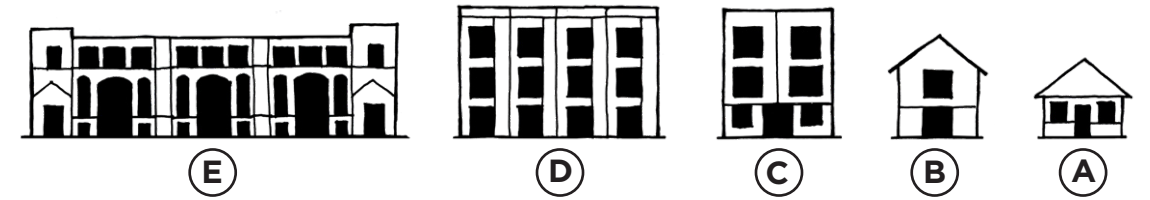
**(A)**  
one story  
single family



### SITE CONTEXT: GEORGETOWN

Existing typologies around the site vary widely and are indicative of the sporadic redevelopment around the Georgetown area. Up until recently, most of the redevelopment has been limited to small-scale renovation/ reuse, or single-lot tear downs, **(A)(B)(C)** neither of which is a sustainable strategy for future densification in the region. When evaluating this neighborhood evolution in the context of our proposal for 6600 Carleton, we sought to find existing precedents that, while historic in nature, provided a baseline medium that could tolerate additional density while maintaining the historic sense of place; we found the aesthetic and massing of the neighboring industrial and warehouse buildings, **(E)**, to be an appropriate fit in this regard. While there are some new townhome developments in the immediate proximity of the site, **(D)**, they tend to lack a nod to this industrial history of the neighborhood. As such, our proposal uses the existing warehouse and industrial buildings as a basis for both massing and materials in order to reinforce the existing neighborhood's history and sense of place.





1 View to south side of S. Warsaw St.

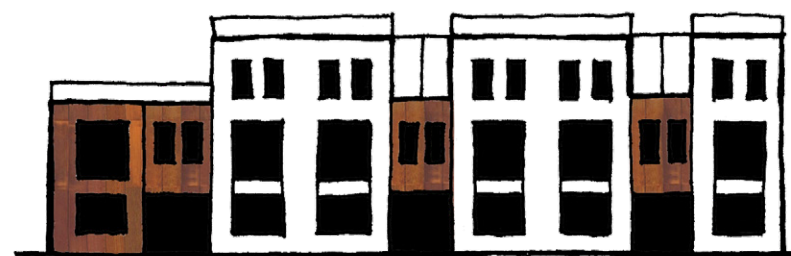


2 View to west side of Carleton Ave. South



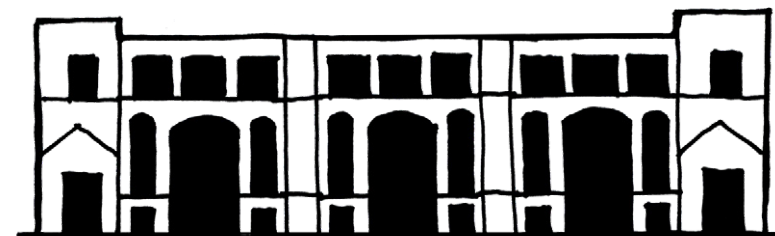
3 View to east side of Carleton Ave. South





three story  
industrial rowhouse

=



(E)  
three story  
industrial / warehouse

+

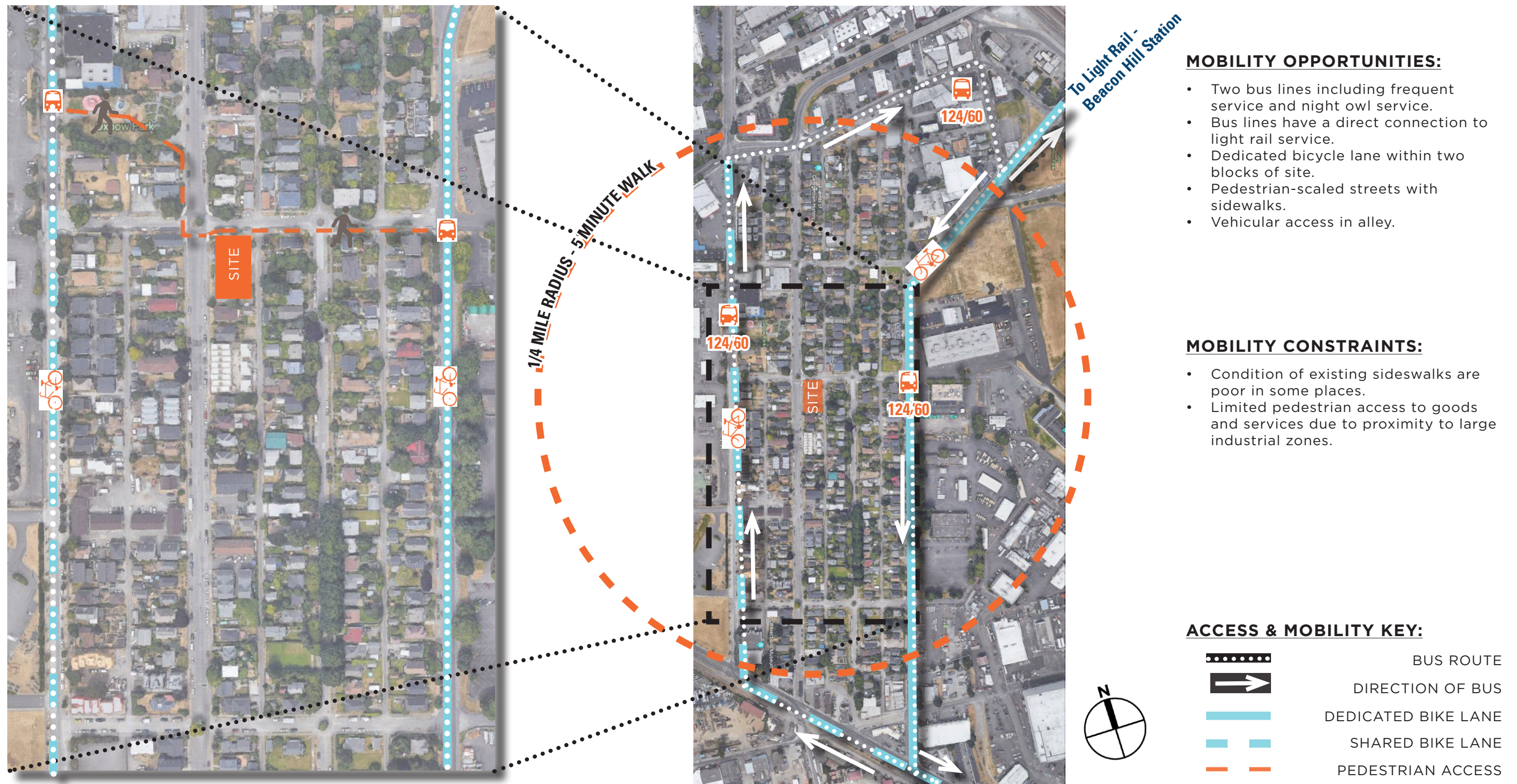


(D)  
three story  
rowhouse



# 5.0 URBAN DESIGN ANALYSIS

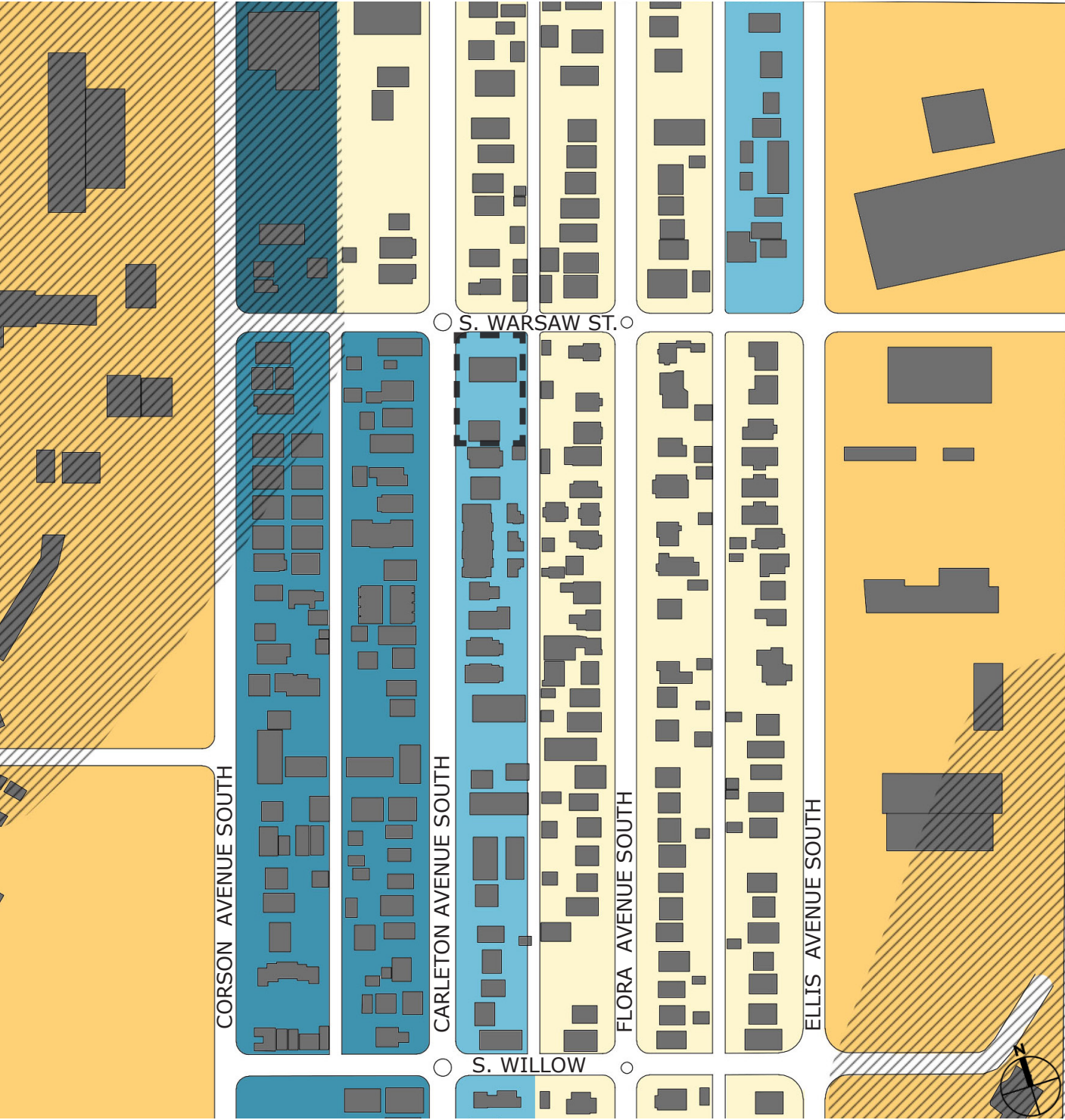
## 5.6 Access & Mobility Context





6.0 ZONING DATA

Applicable Development Standards



5.1 ZONING MAP

| APPLICABLE DEVELOPMENT STANDARDS |                       |                                                                                                                                                                                                            | PROPOSED                                                                              |
|----------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Height Limit:                    | 23.45.514             | 30' + 4' (max. height of parapet), 30' - units within 50' of SF zone w/ out street dividing.                                                                                                               | 34' (top of parapet)                                                                  |
| Density Limit:                   | 23.45.512             | No limit (lots over 3000 sf)                                                                                                                                                                               | 1 unit / 1,143 sf                                                                     |
| Parking:                         | 23.45.536             | 1 space per 1 dwelling unit. No required spaces for DADUs. 1 Bike space per 1 dwelling units.                                                                                                              | 1 space per 1 dwelling unit (14), 1 Bike space per 1 dwelling unit (14)               |
| FAR:                             | 23.45.510 & 23.45.517 | 1.0 x 16,000 = 16,000, 1.2 x 16,000 = 19,200*                                                                                                                                                              | 19,200 sf                                                                             |
| Setbacks:                        | 23.45.518             | Front: 5' min, Rear: 0' with alley; 7'avg/5'min with no alley Side: 0' where abutting another rowhouse dev., otherwise 3.5, except that on side lot lines that abut a single-family zone, the setback is 5 | Front: 5', Rear: 0', Side: 3.5'                                                       |
| Trash:                           | 23.54.040             | 150 sf w/ 12' min. dimension                                                                                                                                                                               | 150 sf along alley.                                                                   |
| Amenity Area:                    | 23.45.522             | 25% of lot area (50% of which at ground level). 0.25 x 16,000 sf = 4,000 sf. min. (2,000 sf at ground level)                                                                                               | 6,763 sf (250 sf roof deck / unit x 14 units = 3,500 sf + 3,263 sf at ground level)   |
| Landscaping:                     | 23.45.524             | Green Factor of 0.6 or greater<br><br>*if project meets Built Green 4 Star, LEED Silver, or Passive House certifications                                                                                   | Green Factor of 0.6 or greater.<br><br>*Proposed project will meet Built Green 4-Star |

ZONING MAP KEY:

|  |         |  |                |
|--|---------|--|----------------|
|  | LR2 RC  |  | SF5000         |
|  | LR2     |  | ARCHAE. BUFFER |
|  | LR1     |  | SITE           |
|  | IB U/65 |  |                |



# 7.0 SEATTLE DESIGN GUIDELINES

## PRIORITY GUIDELINES

CS

### CONTEXT & SITE

#### CS2 A 1: Sense of Place

**Guideline:** Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.



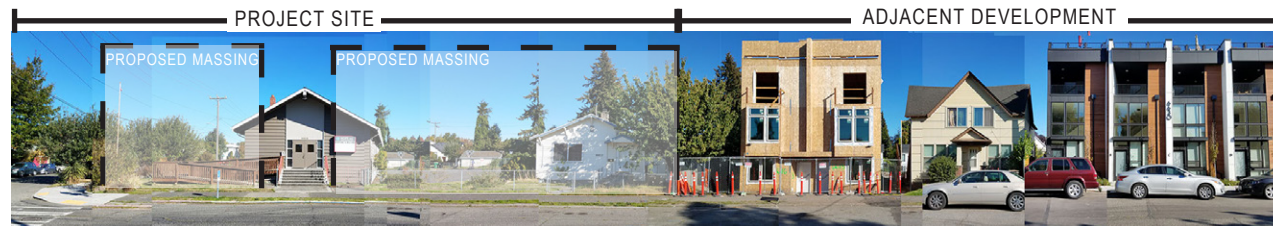
Cues from neighborhood character: simple massing, coloration, fenestration proportions.



Cues from neighborhood character: Artwalls, Murals, and Art Festivals are all apart of the neighborhood.

#### CS3 A 1: Evolving Neighborhoods

**Guideline:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.



View to Site showing current scale and character with new development happening adjacent and the character of those projects.

PL

### PUBLIC LIFE

#### PL2 B 1: Eyes on Street

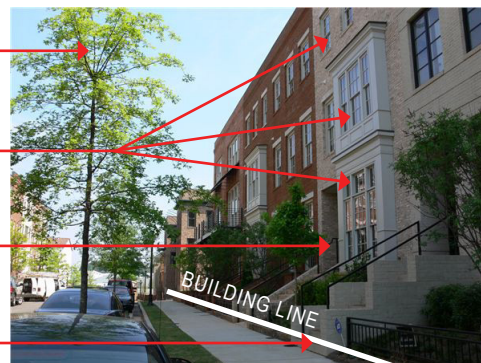
**Guideline:** Create a safe environment by providing lines of site and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Street trees allow for screening of more private windows from view of adjacent buildings while allowing for views down to the street.

Windows along street facade provide opportunities for viewing activities on street. Windows on several levels provide for multiple vantage points.

Pedestrian access from street activates sidewalk.

Buildings set close to street help connect the residents to community.



**Response:** The design of the building draws inspiration from the architecture and character of the historic warehouses within Georgetown by utilizing similar proportions of fenestration, simple massing, and earthy coloration.



Massing and proportion study



Provide opportunities for Mural walls within development

**Response:** The neighborhood of Georgetown has an established character within the commercial areas but the character of residential areas is evolving as higher uses are established. The project will aim to draw upon that recognizable character from the greater Georgetown area in massing and facade articulation to help better tie the transitioning residential neighborhood to the rest of the area.

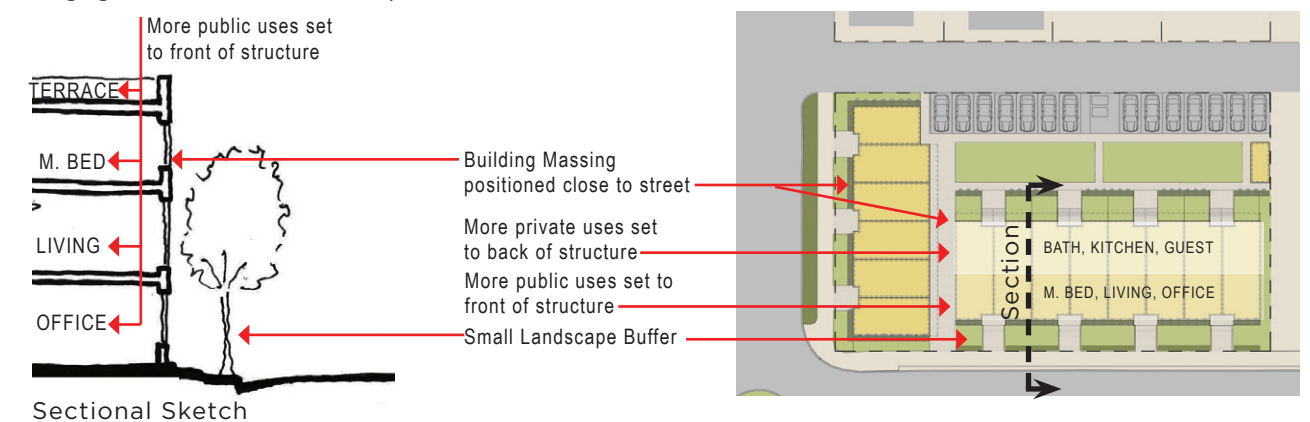


View to Site showing adjacency to Single Family zone. The project proposes dropping the scale of the massing at the side closest to the Single Family zone (along the alley) to help reduce the impact on existing homes.



Massing & Color Study showing how we plan to pull some of the massing, color, and character of the greater neighborhood into the residential neighborhood.

**Response:** In the proposed project all units have their primary entrances facing Carleton Ave. S. or Warsaw. It also emphasizes large windows on the street-side of buildings, while programmatically loading active uses along that side as well. These are designed to encourage future residents to be engaged with the streetscape.



Sectional Sketch



# 7.0 SEATTLE DESIGN GUIDELINES

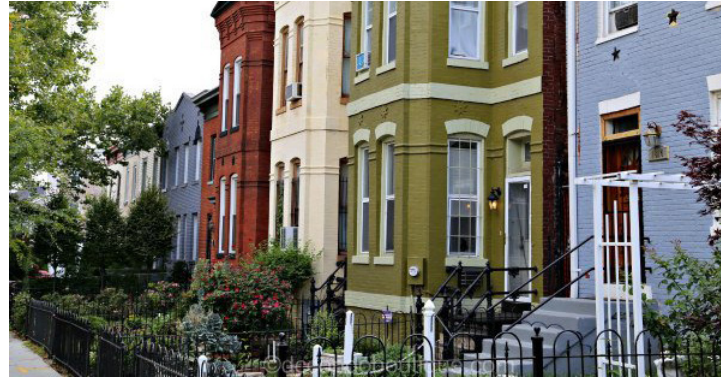
## PRIORITY GUIDELINES

PL

### PUBLIC LIFE

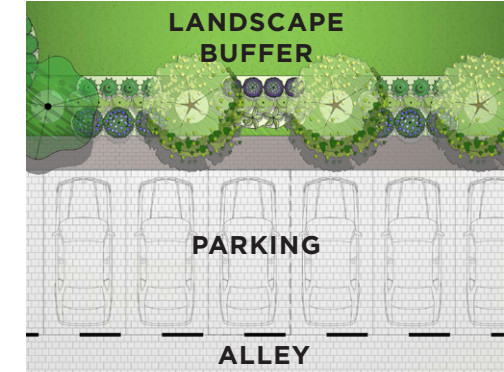
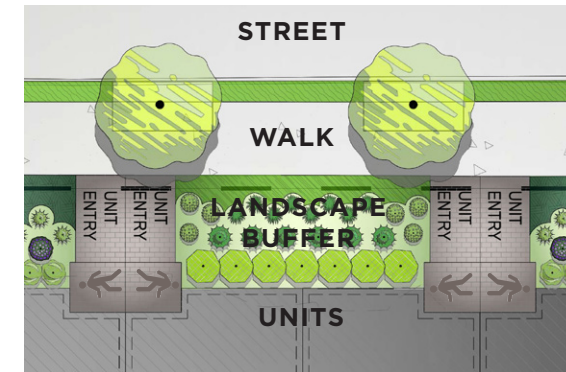
#### PL3 B 2: Ground-level Residential

**Guideline:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.



Landscaping at building's edge provides buffer and transition from Public Realm

**Response:** The proposed project employs landscaping at the building edge along the street as well as between the alley parking and the rear public amenity areas to act as a public/private threshold.



The project proposes a landscaped buffer along streetside of buildings & the addition of street trees to provide some visual privacy to the upper story spaces.

DC

### DESIGN CONCEPT

#### DC2 B 1: Facade Composition

**Guideline:** Ensure facades are attractive and well-proportioned through placement and detailing of all elements, including bays, fenestration, and materials.



Facade scale and rhythm and proportional relationships from existing buildings in neighborhood

**Response:** A regulated and controlled window pattern and traditional proportioning of the window systems reflects the character of the historic warehouses in the neighborhood. Recessed entries and symetry between units creates a rhythm that breaks-down the facade to a more residential scale.

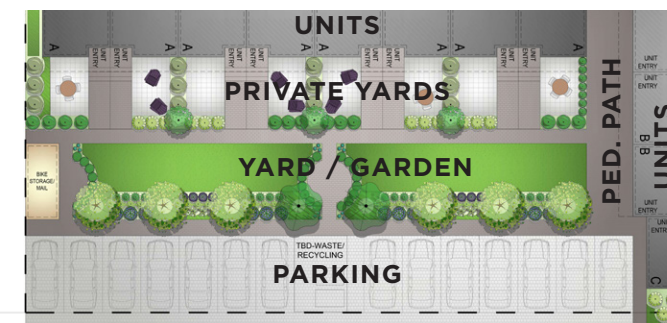


#### DC3 B 4: Multifamily Open Space

**Guideline:** Design common and private open spaces for use by all residents to encourage physical activity and social interaction.



**Response:** The preferred scheme proposes that all parking be located at the rear of the property. This allows for more of the "backyard" to be lawn and garden space. Pedestrian access from car parking, bike parking, and mail facilities also activates this public amenity area.





# 8.0 DESIGN SCHEMES

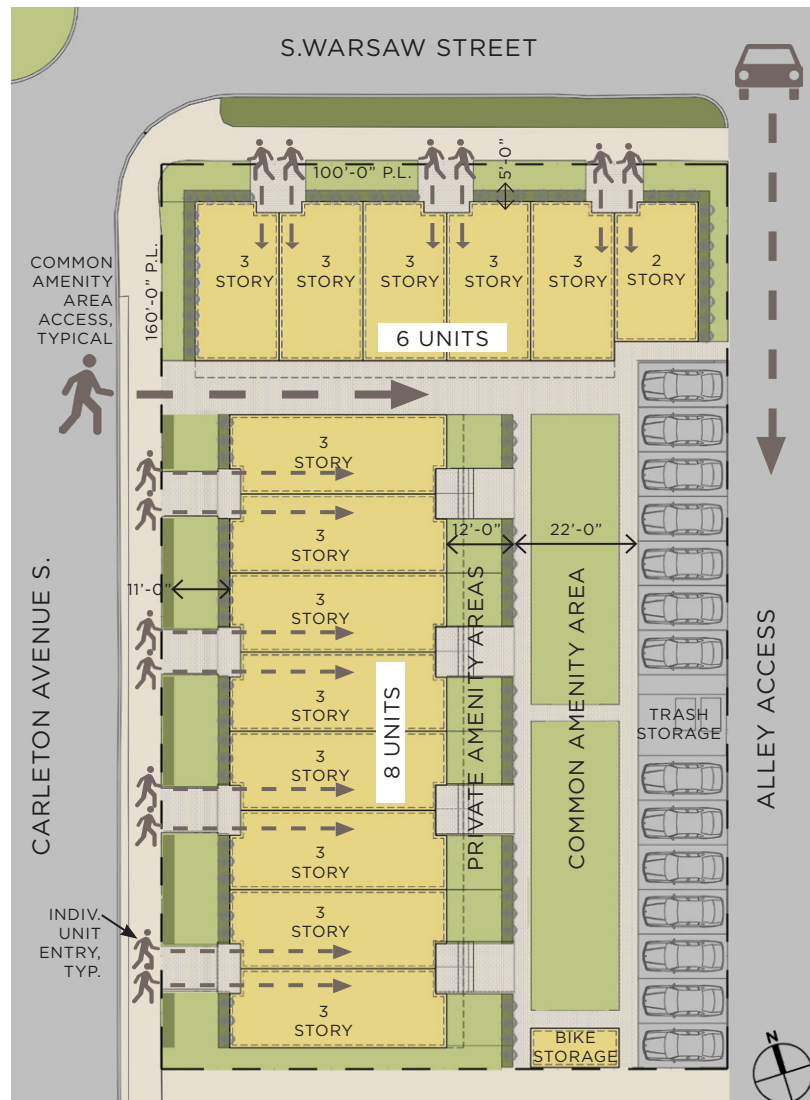
## MASSING CONCEPTS - 3 OPTIONS

### PREFERRED SCHEME

**A**

#### ROWHOUSES

14 Units (Rowhouses)  
14 Shared Parking Spaces  
100% FAR (19,188 sf = 1.2)

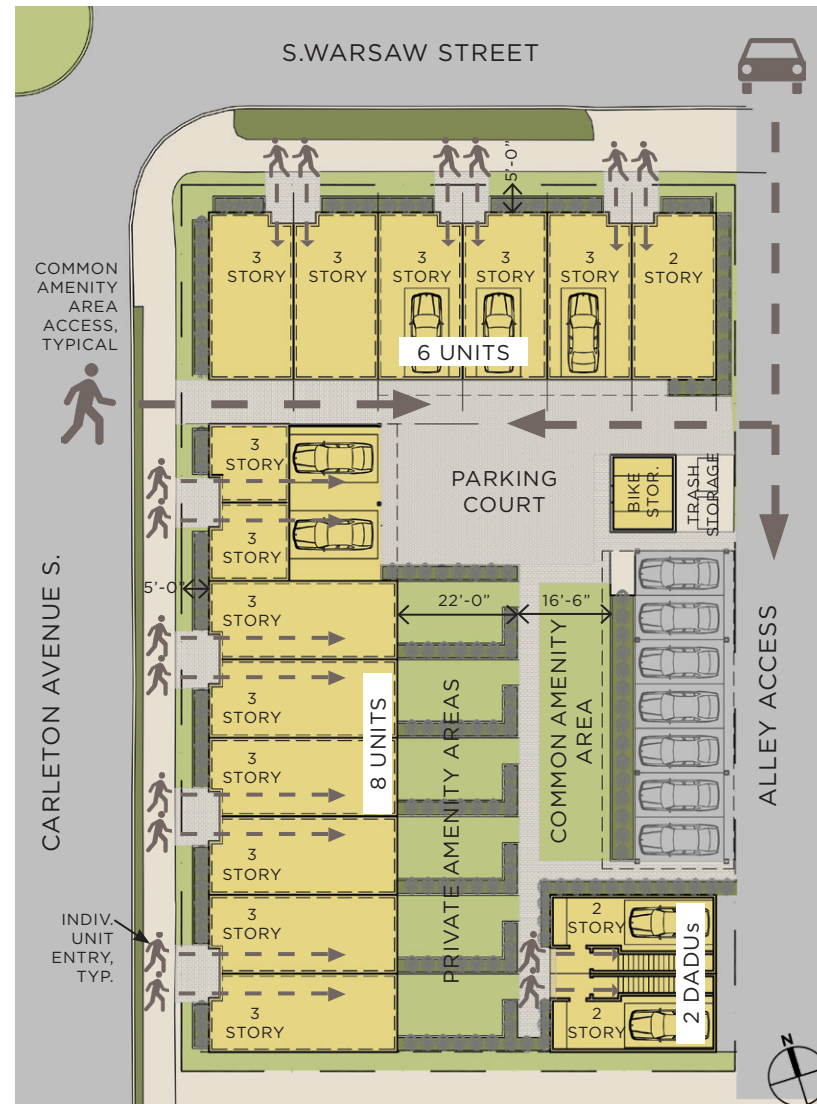


### SCHEME

**B**

#### ROWHOUSES W/DADUs

14 Units (Rowhouses) + 2 DADUs  
7 Garage & 7 Shared Parking Spaces  
99.5% FAR (19,098 sf = 1.19)

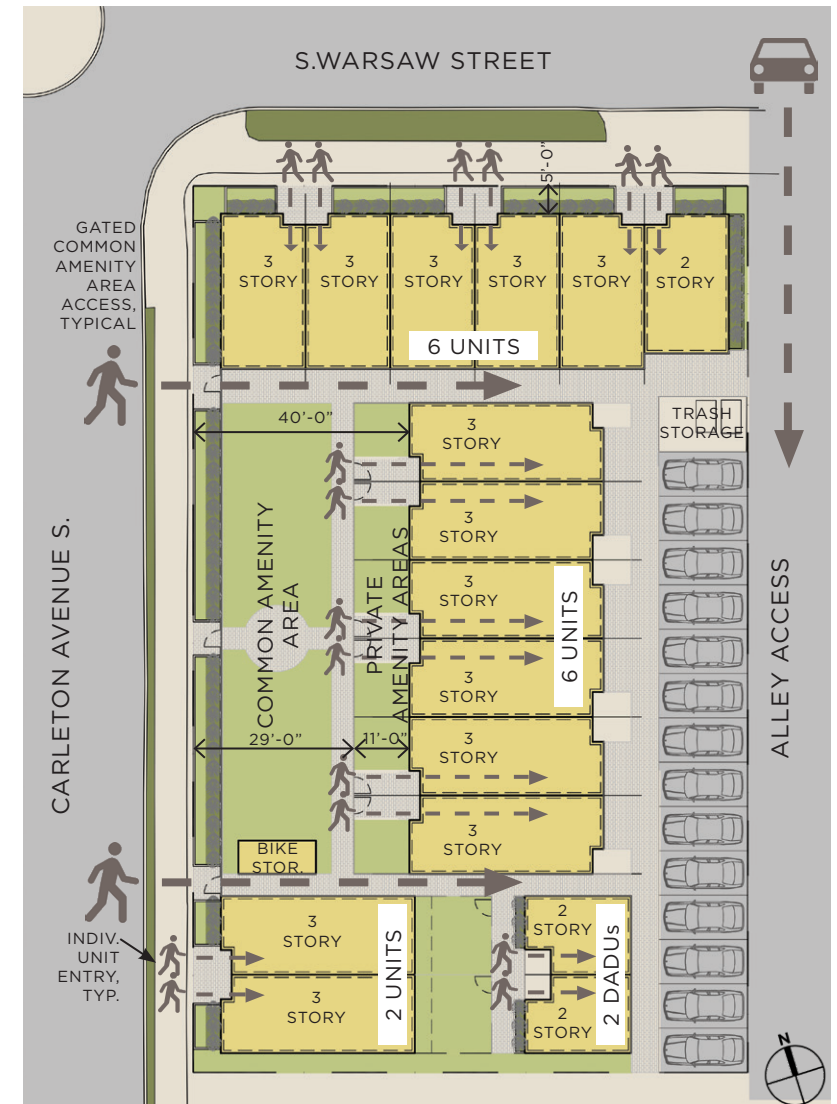


### SCHEME

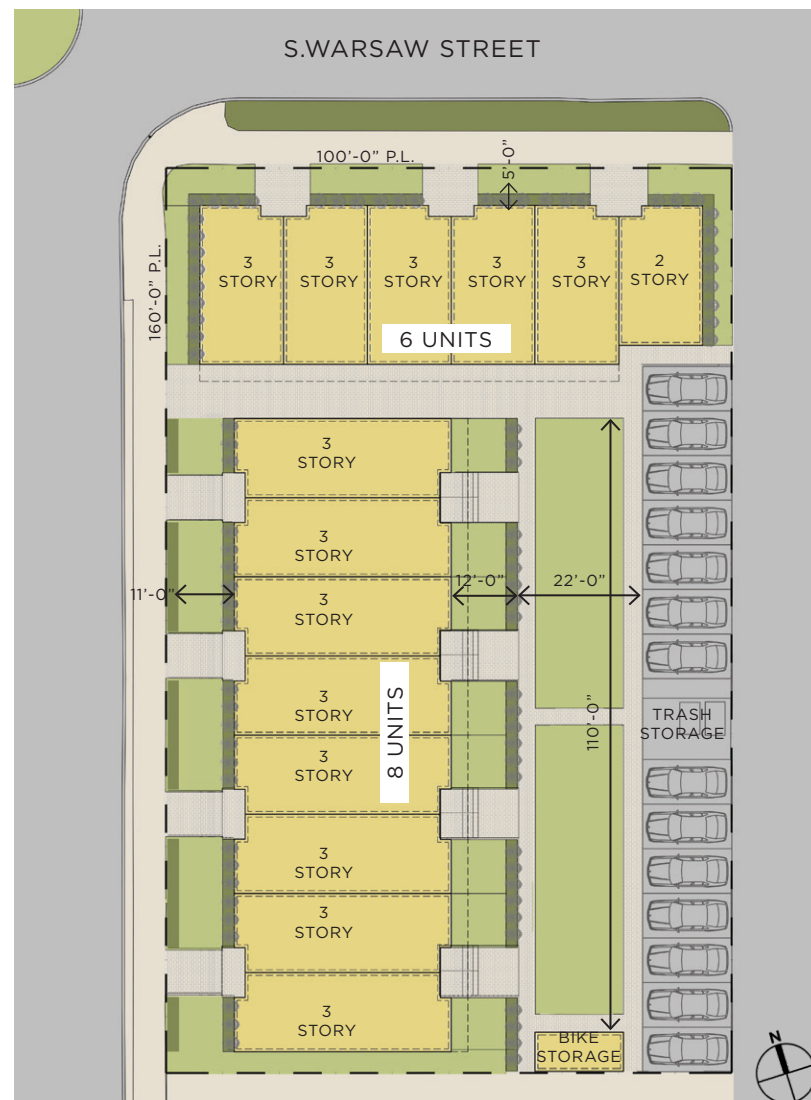
**C**

#### FRONT YARD ROWHOUSES W/DADUs

14 Units (Rowhouses) + 2 DADUs  
14 Shared Parking Spaces  
95% FAR (18,173 sf = 1.14)





**PREFERRED  
SCHEME**  
ROWHOUSES**A****Overview:**

14 Units (Rowhouses)  
 14 Shared Parking Spaces  
 100% FAR (19,188 sf = 1.2)  
 Ground Level Amenity:  
     Common = 2,420 sf  
     Private = 1,650 sf  
 Roof Terrace Amenity:  
     Private = 2,100 sf

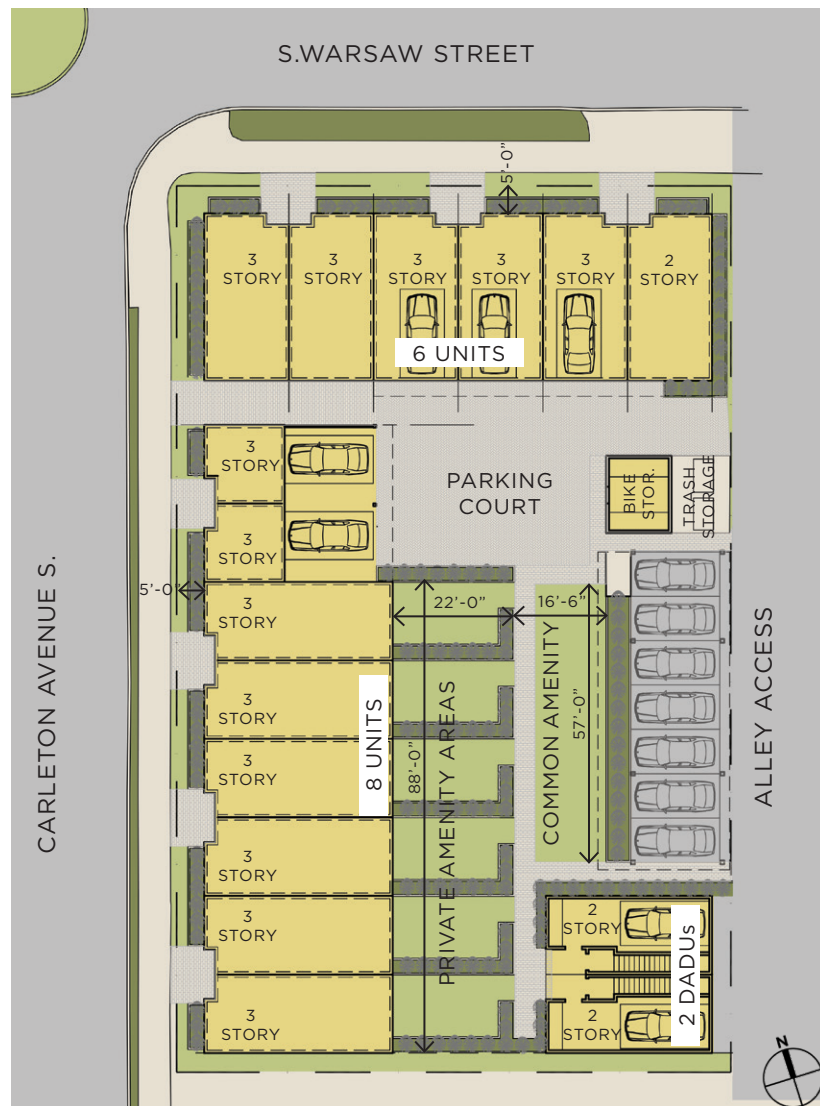
**Opportunities:**

- Mix of Unit Sizes allows for attainable price point.
- Concentrating building close to the street-sides and along the corner of the property helps to reinforce the developing urban fabric. (Design Guidelines **CS2 C1**)
- Building placement encourages inhabitants to be engaged with happenings on the street and contributes to natural surveillance. (Design Guidelines **PL2 B1**)
- Two masses allows for promenade between the two buildings creating a gentle transition from the Public to Private realm.
- Concentrating buildings along the edges and parking along the alley allows for more common and private outdoor space (Design Guidelines **DC3 B4**)

**Challenges:**

- Long facade along Carleton Ave. S. will require massing articulation to break up the monotony and make the project feel better scaled to the neighborhood.
- Building along S. Warsaw St. will have to have the 3rd floor set back due to existing High Voltage Power lines.
- No Private Garage Parking
- Landscaping will be required to shield the Parking Area from the Public Amenity Area.



**SCHEME B**  
ROWHOUSES W/DADUs**Overview:**

14 Units (Rowhouses)  
 2 Units (DADUs)  
 7 Shared Parking Spaces  
 7 Garage Spaces  
 99.5% FAR (19,098 sf = 1.19)  
 Ground Level Amenity:  
     Common = 940 sf  
     Private = 1,936 sf  
 Roof Terrace Amenity:  
     Private = 2,100 sf

**Opportunities:**

- Larger variety of Unit Sizes allows for multiple price points.
- Concentrating building close to the street-sides and along the corner of the property helps to reinforce the developing urban fabric. (Design Guidelines **CS2 C1**)
- Building placement encourages inhabitants to be engaged with happenings on the street and contributes to natural surveillance. (Design Guidelines **PL2 B1**)
- DADUs could provide affordable rental units to neighborhood.
- Private Garages desirable and allow for varying unit plan layouts.

**Challenges:**

- Long facade along Carleton Ave. S. will require massing articulation to break up the monotony and make the project feel better scaled to the neighborhood.
- Building along S. Warsaw St. will have to have the 3rd floor set back due to existing High Voltage Power lines.
- Units with DADU would most likely be above attainable price points.
- Landscaping will be required to shield the Parking Area from the Public Amenity Area.
- Parking court area required for vehicular access significantly impacts available land for common and private outdoor space and pedestrian experience.



## Opportunities &amp; Challenges - Scheme C

14 Units (Rowhouses) + 2 DADUs  
 14 Shared Parking Spaces  
 95% FAR (18,173 sf = 1.14)

**SCHEME****C**

FRONT YARD ROWHOUSES W/DADUs

**Overview:**

14 Units (Rowhouses)  
 2 Units (DADUs)  
 7 Shared Parking Spaces  
 7 Garage Spaces  
 99.5% FAR (19,098 sf = 1.19)  
 Ground Level Amenity:  
     Common = 2,755 sf  
     Private = 850 sf  
 Roof Terrace Amenity:  
     Private = 2,100 sf

**Opportunities:**

- Mix of Unit Sizes allows for attainable price point.
- Building being setback from street allows for larger public to private buffer.
- Three separate masses reduces the scale of the facade.
- DADUs could provide affordable rental units.
- Concentrating parking along the alley allows for more common and private outdoor space (Design Guidelines **DC3 B4**)

**Challenges:**

- Building along S. Warsaw St. will have to have the 3rd floor set back due to existing High Voltage Power lines.
- Units with DADU would most likely be above attainable price points.
- Building setback creates a gap in the urban edge that is out of character with the transitioning neighborhood.
- Building setback reduces its connection with the neighborhood.
- No buffer between parking and buildings.
- Common and Private Amenity area are less private being set along street.



SCHEME

A

&

B

SCHEME

C

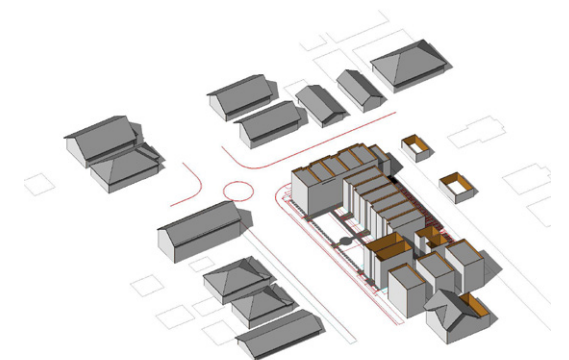
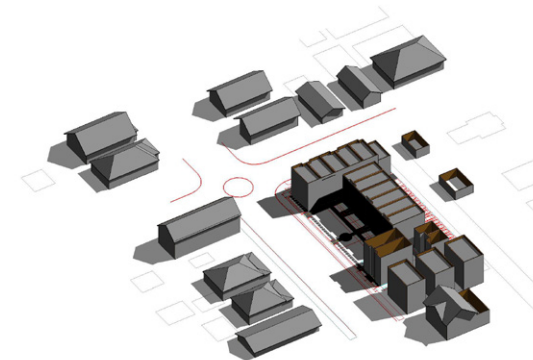
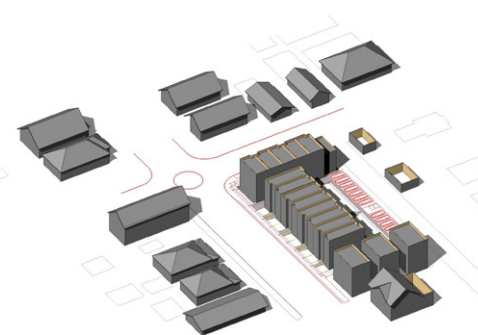
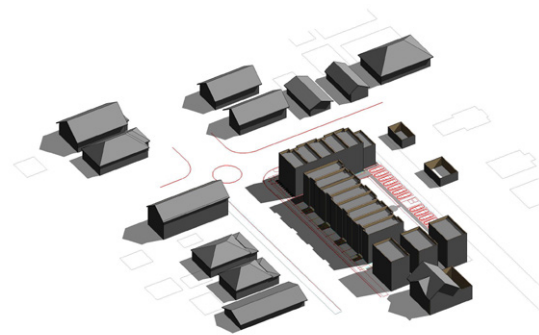
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3 PM

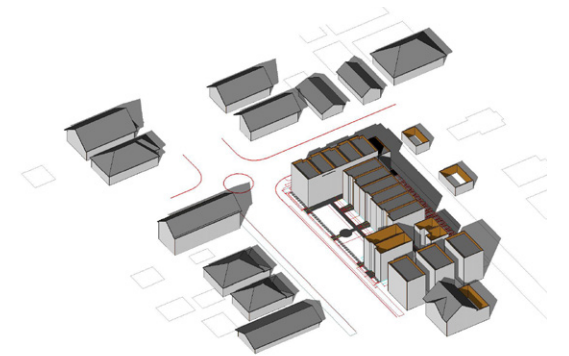
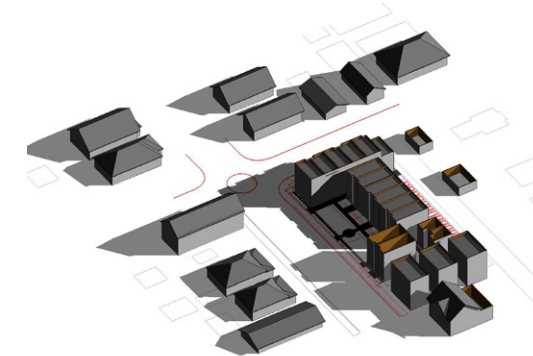
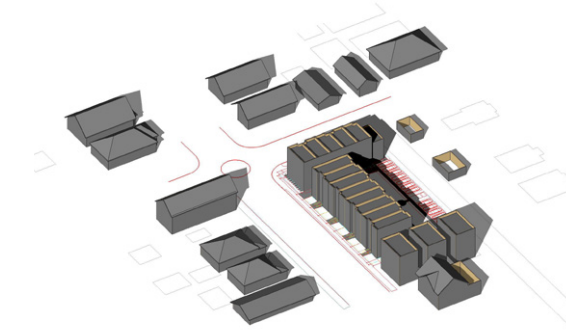
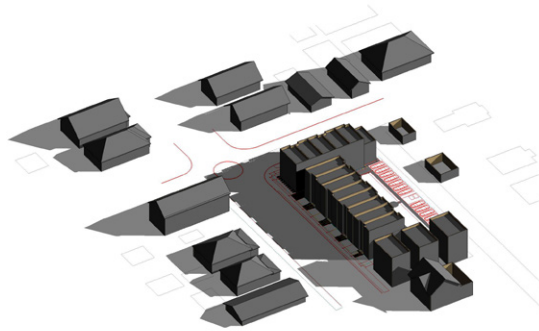
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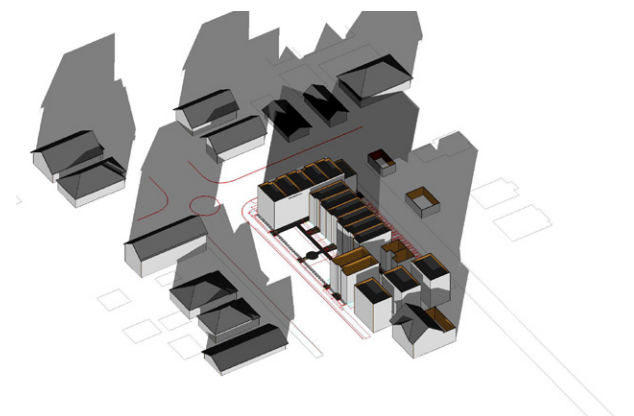
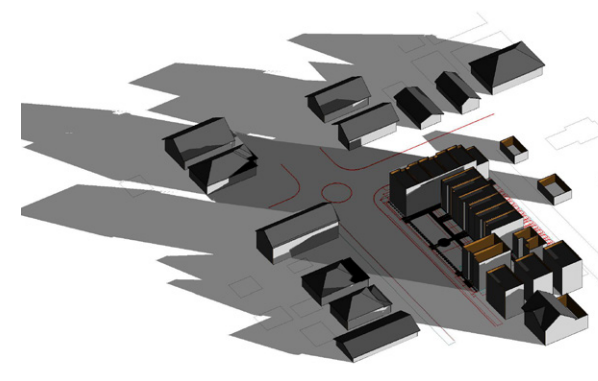
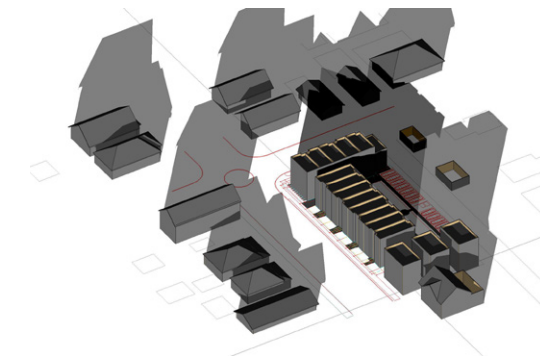
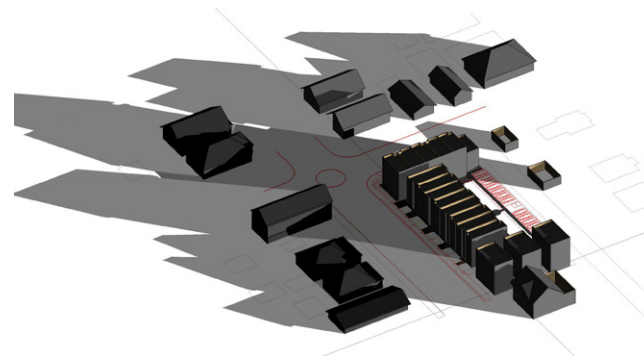
JUNE 21



MARCH/SEPT 21

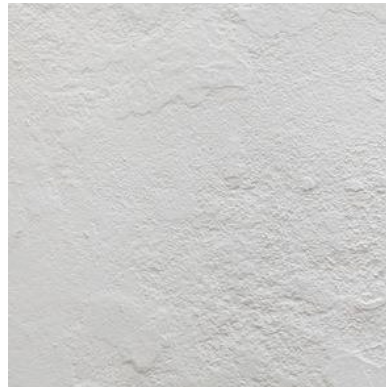


DECEMBER 21





NEIGHBORHOOD MATERIAL PALETTE:



WHITE MONOLITH



WEATHERING STEEL



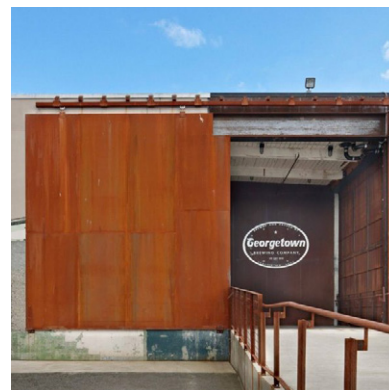
LAP SIDING



WOOD CLADDING



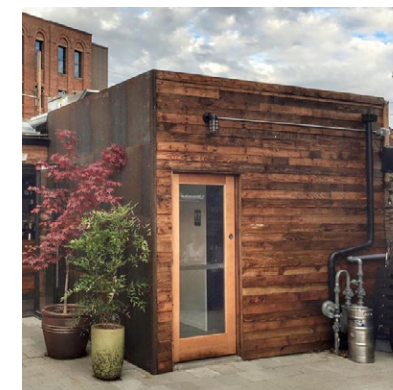
POWERPLANT MUSEUM



GEORGETOWN BREWERY

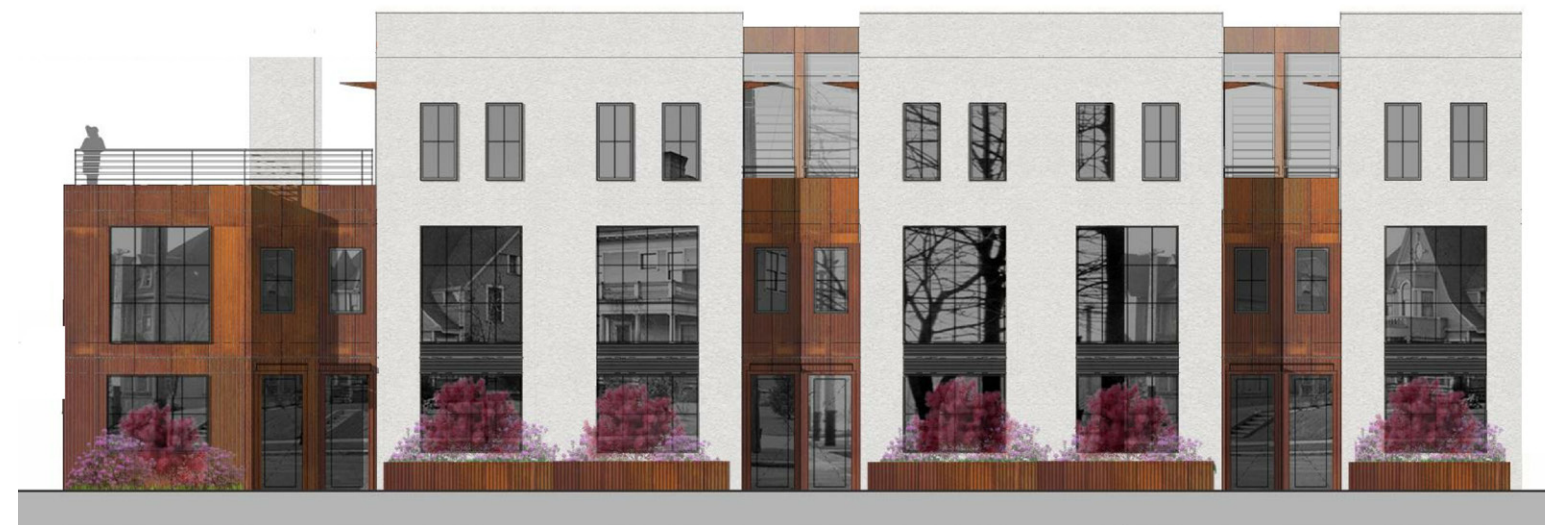


HISTORIC RESIDENTIAL



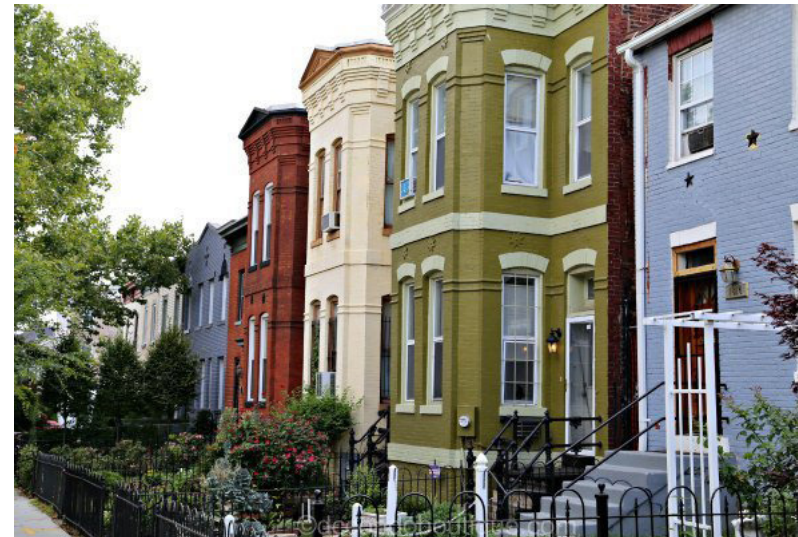
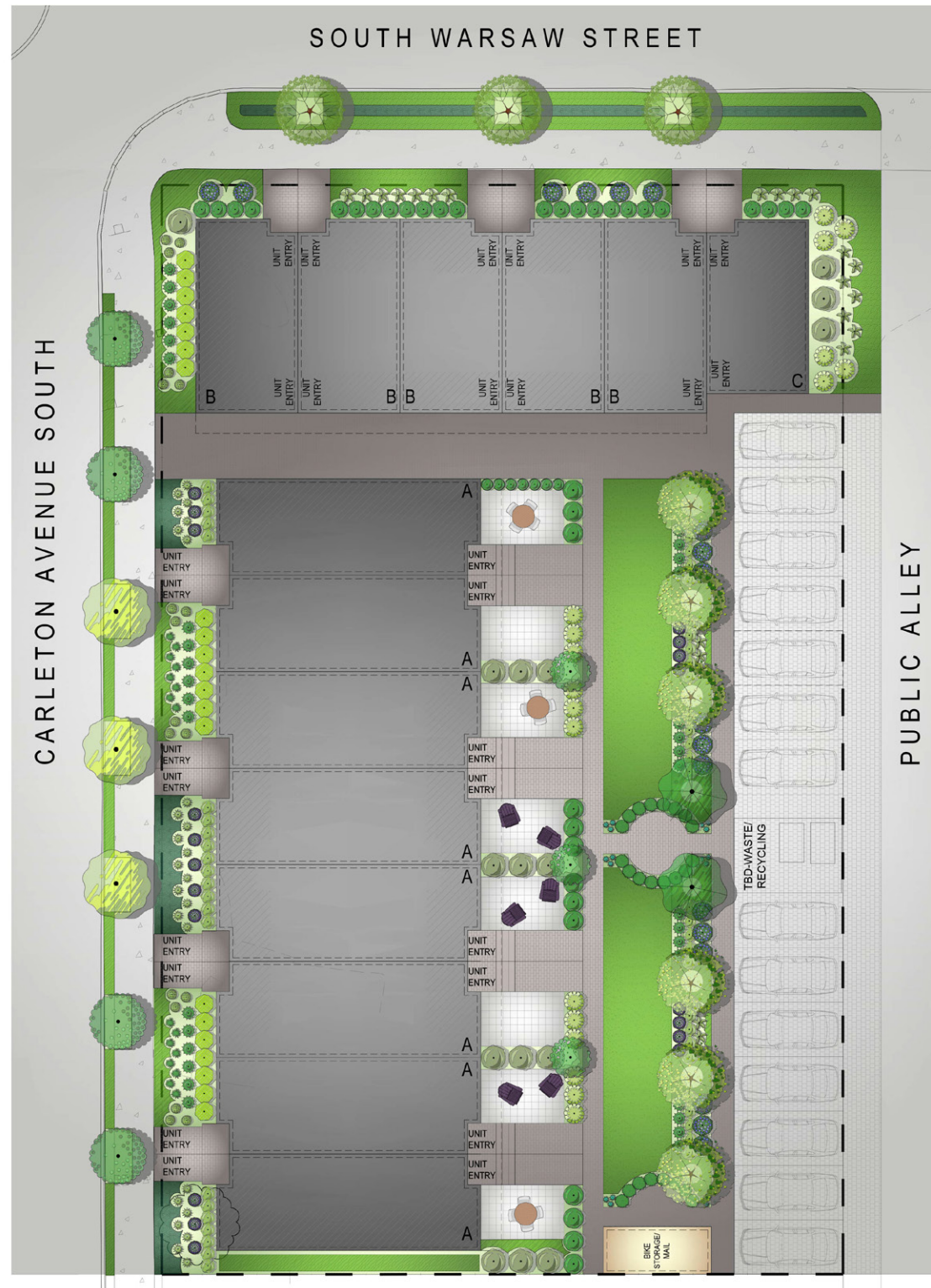
EL CIERENITO

ELEVATIONAL STUDY:



Color and Massing Study of Proposed North Elevation





FRONT YARD



BACK YARD



PUBLIC AMENITY SPACE



PUBLIC AMENITY SPACE







