

2514 DEXTER AVE NORTH



ADMINISTRATIVE DESIGN REVIEW - RECOMMENDATION PACKET

Date Submitted: 12 November, 2019

SDCI Project # 3032686-LU

APPLICANT TEAM

Developer: K&S Property Investments

Architect: Johnston Architects

Landscape: Karen Kiest Landscape Architects



PROJECT DESCRIPTION

Proposal for a new 4-story multi-family building containing 8 condominiums and 9 on-site parking spaces in a partially below-grade garage. No commercial use or live-work units are proposed. Existing building to be demolished.

PROJECT OBJECTIVES:

The project aims to create a multi-family building that both fits in with its neighborhood and provides a guide for future design in the area.

The site is located on Dexter Avenue North, a major arterial route, just east (downhill) of Aurora Avenue North and west (uphill) of Westlake Ave N. The street is a series of 2-, 3- and 4-story low-rise multi-family buildings, with some single-family residences. Nearby there are also commercial buildings on Lake Union, as well as single-family zones on the other side of Aurora.

Architecturally, the nearby context is a jumble of architectural styles and approaches. Some have large setbacks from the street, others do not. Some are completely closed off from the street, others have visible circulation. The major unifying element is that all buildings embrace the views to the east, towards Lake Union.

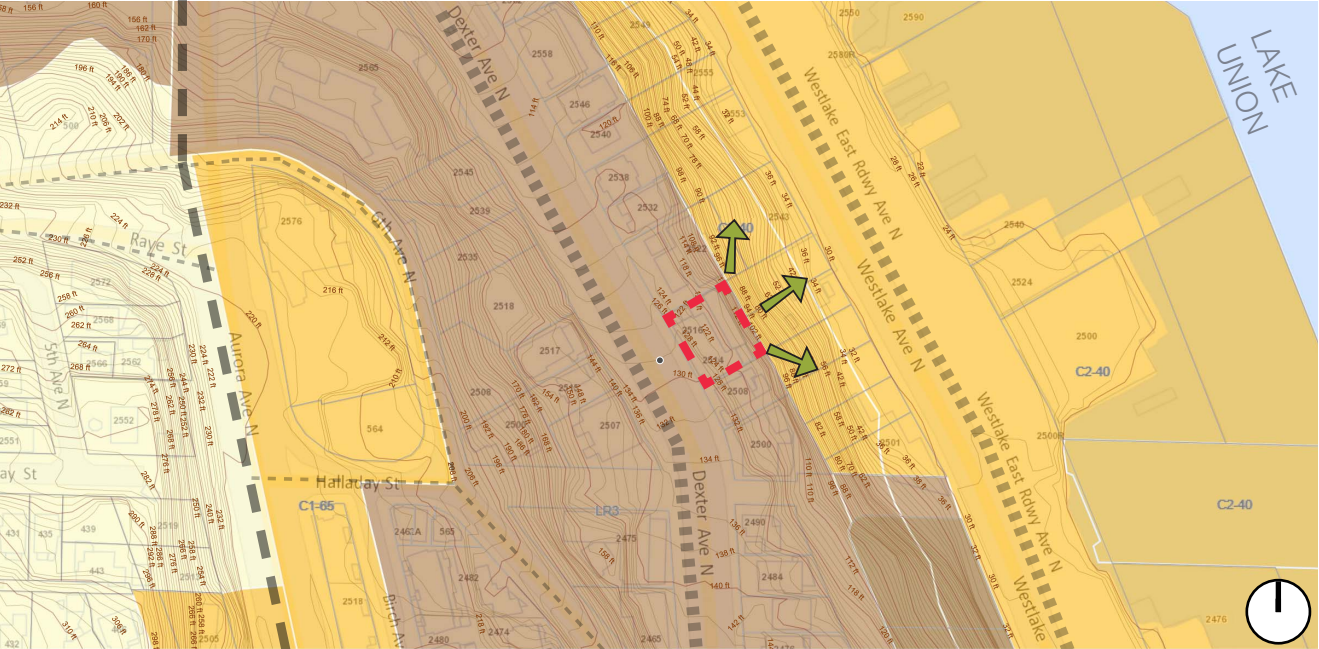
This project seeks to embrace that common element – orienting itself towards the lake. With a densely vegetated zone (a steep slope ECA) to the east, will provide a quiet respite for residents. On the west (Dexter) side, the project seeks to provide privacy, but to also to create an in-between space that is dynamic. Residents and non-residents can interact via open exterior circulation that will be visible from the street, activating the street front.

VICINITY MAP



- LEGEND**
- | | | | | |
|-------------------|------------|--------------|---------------|-----------|
| PUBLIC FACILITIES | COMMERCIAL | MULTI-FAMILY | SINGLE-FAMILY | BUS STOPS |
|-------------------|------------|--------------|---------------|-----------|

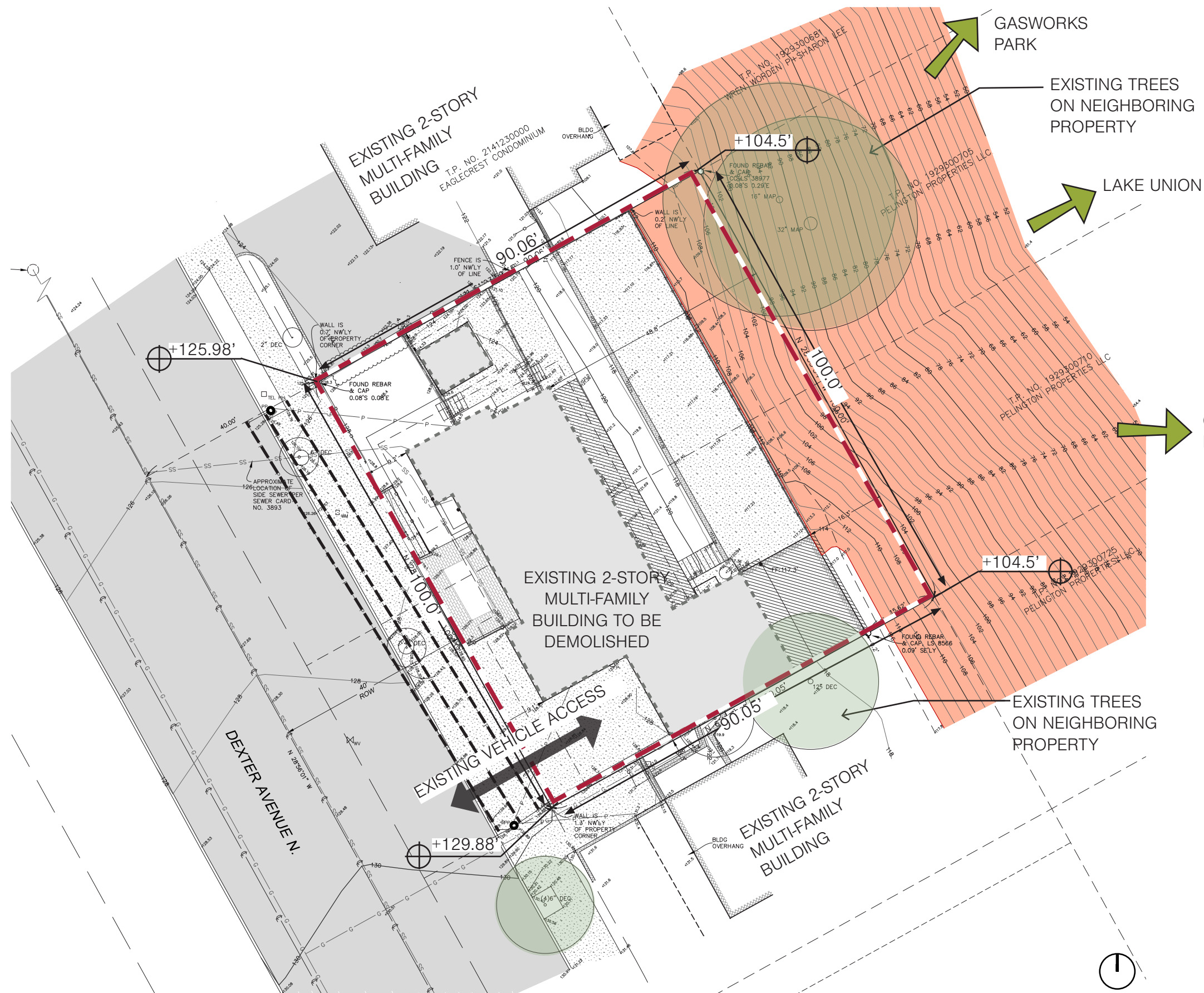
ZONING MAP



- LEGEND**
- | | | | | |
|---------|----------|--------------------|-----------------|------------|
| SITE | SF 5000 | LR3 (M) | C1-75 (M)/C2-40 | WATER BODY |
| HIGHWAY | ARTERIAL | COLLECTOR ARTERIAL | VIEWS | |



VIEW FROM NORTHEAST



PROJECT ADDRESS:
2514 DEXTER AVENUE NORTH
SEATTLE, WA 98109

PARCEL NUMBERS:
192930-0700

OWNER:
K & S PROPERTY INVESTMENTS

LEGAL DESCRIPTIONS:
DAYS B F ELDORADO

PLAT BLOCK: 15
PLAT LOT: 27 & 30

- SURVEY KEY:**
- PROPERTY LINE
 - EXISTING BUILDING TO BE DEMOLISHED
 - POWER POLE / OVERHEAD POWER LINES
 - STEEP SLOPE ECA
 - TERRITORIAL VIEWS FROM SITE

SITE AREA: 9,006 sf

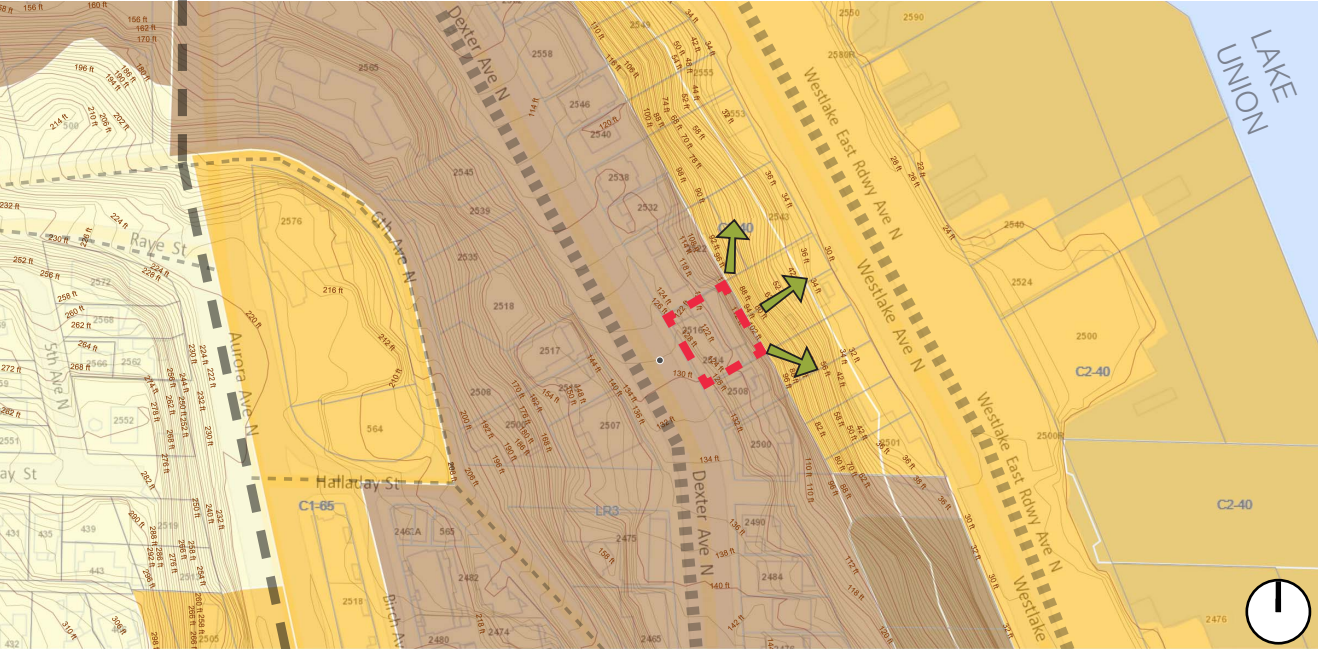
ZONING: LR3 (M)

OVERLAYS: Frequent Transit Overlay

SUMMARY OF DEVELOPMENT STANDARDS:

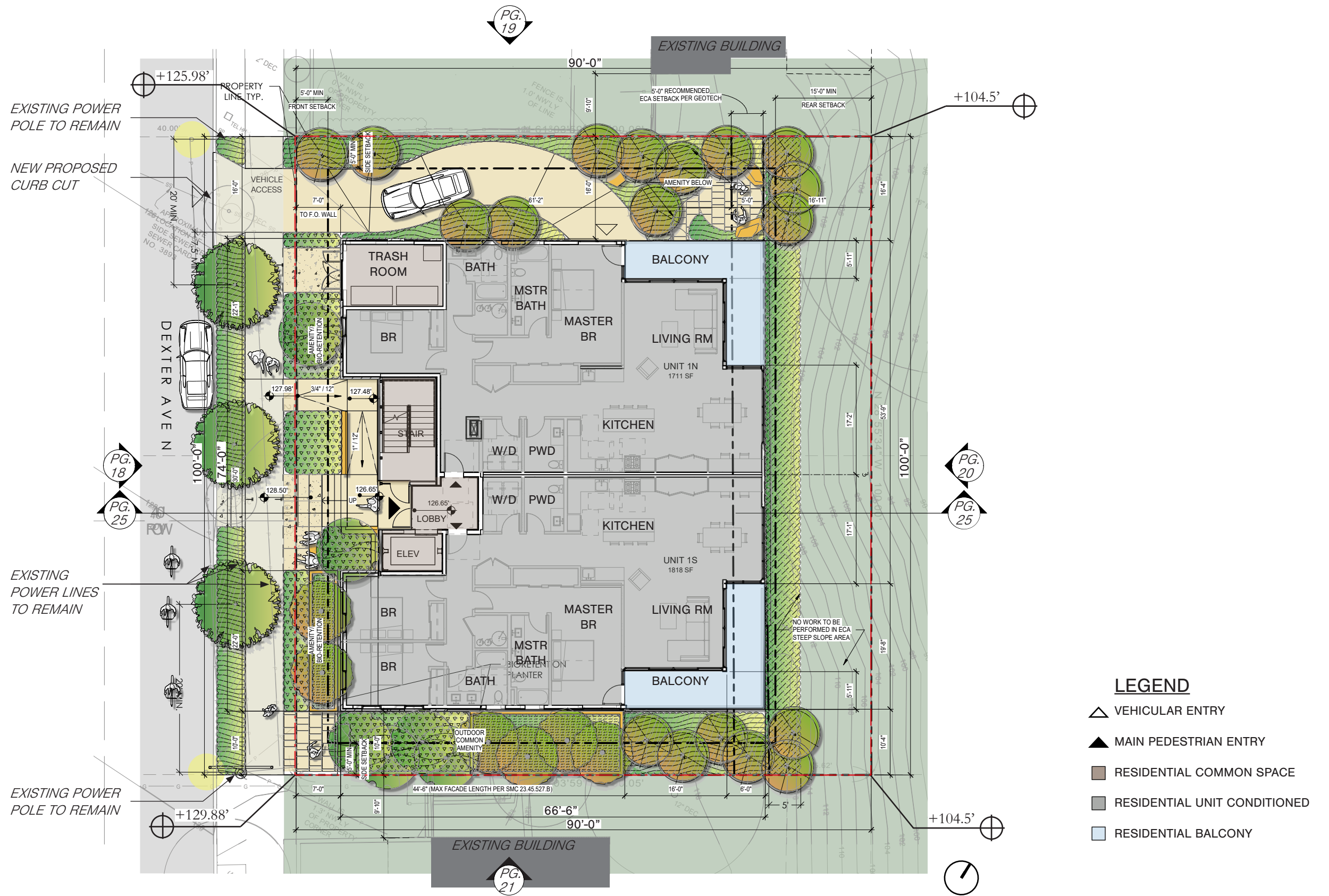
<u>Height limit:</u>	Required:	40’	Proposed:	40’
<u>Density Limit:</u>	Required:	No limit	Proposed:	1 unit / 1,126 sf
<u>Parking:</u>	Required:	Car: 1 space per 2 units Bike: 1 per 4 units	Proposed:	Car: 1.125 spaces per unit (9 total) Bike: 1.5 per unit (12 total)
<u>FAR:</u>	Required:	1.8 max if MHA $1.8 \times 9,006 \text{ sf} = 16,210.8 \text{ sf}$	Proposed:	16,156 sf
<u>Setbacks:</u>	Required:	Front: 5’ min. Rear: 15’ min. Side: 5’ if building is 40’ or less in length; 5’ min/7’ avg otherwise	Proposed:	Front: 5’ Rear: 20’ Side: 5’ min, 7’ avg
<u>Trash:</u>	Required:	84 sf w/ 7’ min. dimension	Proposed:	84 sf w/ 7’ min. dimension
<u>Amenity Area:</u>	Required:	Total: 25% of lot area $0.25 \times 9,006\text{sf} = 2,252\text{sf}$ 50% @ ground level = 1,126sf Individual: >250sqft min. 10’ min. horizontal dimension	Proposed:	28% of lot area 2,900sf total 1,196sf @ ground level NE: 345 sqft. 16’-4” min. S: 443 sqft. 10’-4” min. SW: 315 sqft. 7’-0” min. (see page 28 for departure request) NW: 94 sqft. 7’-0” min. (see page 28 for departure request)
<u>Landscaping:</u>	Required:	Green Factor of 0.6 or greater	Proposed:	Green Factor of 0.6 or greater

ZONING MAP



LEGEND

- SITE
- SF 5000
- LR3 (M)
- C1-75/ C2-40
- WATER BODY
- HIGHWAY
- ARTERIAL
- COLLECTOR ARTERIAL



DESIGN GUIDELINES

PL

> PL3.B.2: RESIDENTIAL EDGES: Ground Level Residential

Consider privacy and security for residences on the ground floor by raising the floor level, setting the building back from the street, and providing transition elements and spaces.

Design Response: Street-facing units on the ground floor are set back ±10’ from the sidewalk. Furthermore, bio-retention planters have been placed in front of them, allowing vegetation to grow and provide privacy and a sound buffer from the street. These residences will also only be accessible via a secure lobby, ensuring their security.

DC

> DC1.A.1: ARRANGEMENT OF INTERIOR USES: Visibility

Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

Design Response: The main entry is clearly marked as an inset break in the mass on the street-facing facade, and is highlighted by a softer and warmer accent cladding material (wood).

> DC1.A.3: ARRANGEMENT OF INTERIOR SPACES: Flexibility

Build in flexibility so the building can adapt over time to evolving needs.

Design Response: In-line with our feedback from community outreach, there is a diverse set of outdoor amenity spaces to provide multiple options for different users, as well as the opportunity to evolve as the residents change. These separate amenities include a public seating and waiting amenity along Dexter Ave N, a quiet gathering area tucked away from the busy street, and a dog walking space.

> DC1.C.1: PARKING AND SERVICE USES: Below-Grade Parking

Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

Design Response: Parking is located partially below grade, taking advantage of the grade change. This allows it to be hidden from the street and not disrupt the front facade.

> DC2.A.1: MASSING: Site Characteristics and Uses

Arrange the mass of the building taking into consideration the characteristics of the site [e.g. varied topography] and the proposed uses of the building and its open space.

Design Response: The buildable area of the site is extremely limited by many buffers and setbacks, including power line setbacks along the front and a steep slope ECA at the rear. The design seeks to elegantly nuzzle the building within this limited footprint through cantilevers, excavation, and projections.

> DC2.B.1: ARCH’L AND FACADE COMPOSITION: Facade Composition

Ensure facades are attractive and well-proportioned through placement of details and patterns.

Design Response: Facades are balanced and modulated, with balconies, overhanging roofs, varied roof heights, and an entry canopy. The exterior stair organizes and activates the front facade.

PRIORITIES & BOARD RECOMMENDATIONS: PROJECT RESPONSE SUMMARY

6

1

> MASSING AND FORM

Board Guidance: Staff support Scheme A. With MHA version, the staff also supports the increased modulation of the setback at the fourth level along Dexter Ave N. Staff is open to carved-out balconies wrapping the corners along the east facade. Staff supports centralized entry directly connected to the street. Staff recommends study to consolidate circulation elements into a single form. Staff recommends study on north/south vs. east/west for stair location to see which creates the strongest positioning for a feature element. Staff is open to use of a shed roof.

Design Response: Scheme A, a stepped-back 4th floor and carved-out balconies on the east side, was the basis of the design. To highlight the circulation elements they were consolidated to the center portion of the west facade. We explored different stair orientations and consolidated the circulation to the maximum extent feasible. See pages 7-8.

> SITE PLANNING AND OPEN SPACE

Board Guidance: Staff recommends consolidating amenity area and working to create stronger relationship between interior uses to increase overall quality and function of exterior amenity area, as well as studying whether other locations on site. Staff recommends exploring alternative driveway configurations to reduce the overall impact of the driveway on the site design and function of the amenity area. Staff supports location of trash storage adjacent to driveway with screening that is integrated with the overall design concept. Staff recommends thoughtfully designing the landscaping adjacent to the ground level street facing units to provide buffer and privacy.

Design Response: Due to topographic limitations of the site, the driveway has to remain on the north edge as shown at EDG. The building was relocated 5’ north to enlarge the south amenity area. Exterior common spaces are programmed to be functional and flexible for the residents, and ground-level units are well-screened with plantings. See pages 9-11.

> DESIGN CONCEPT AND FACADE COMPOSITION

Board Guidance: Staff supports the overall concept of fenestration, exterior circulation and open east facade. Explorations shall be pursued to create cohesion between these elements across the building. Staff recommends the exterior circulation be the focus along the street-facing facade and to use high-quality materials to create an architectural screen system. Staff strongly supports the use of brick cladding on the street-facing facade and encourages application of the material in a modern way. Careful consideration should be given to how the brick cladding transitions around the building.

Design Response: The overall design concept from EDG has been maintained. The exterior circulation remains the focus of the street-facing facade, providing a “break” from the more solid adjacent brick areas. The brick areas have been modernized, by adding areas of metal siding adjacent t the windows. Additionally movable shutters have been added to provide shading and privacy for bedrooms and animate the elevation. Warm wood cladding has been added at inset areas (e.g. the stair on the west, the balconies on the east) to provide a consistent design language on all facades. See pages 12-14.

> MASSING AND FORM

Board Guidance: Staff is open to carved-out balconies wrapping the corners along the east facade as well as a shed roof.

Design Response: Carved-out balconies wrap the corners. A shed roof was incorporated (see page 13).

WRAPPED BALCONIES (NORTH-EAST)



> MASSING AND FORM

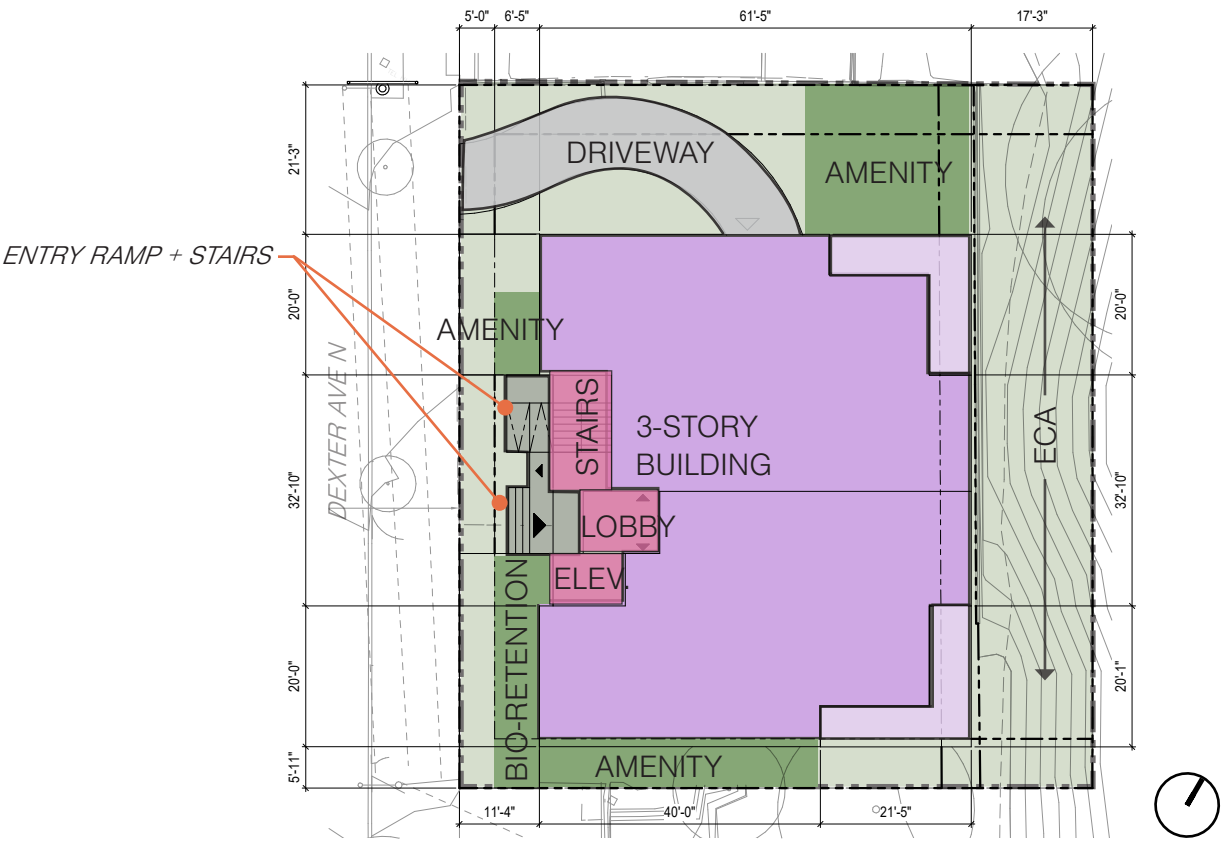
Board Guidance: Staff supports centralized entry directly connected to the street. Staff recommends study to consolidate circulation elements into a single form.

Design Response: Centralized entry connecting directly to the street has been maintained. As requested, an E-W orientation of the stair was studied (see page 8). The N-S orientation shown at EDG was maintained because of negative impacts to parking and on-site landscaped open space. Furthermore, the proposed stair orientation emphasizes the element as a primary design feature of the street-facing facade. Consolidating the stair and elevator onto one side of the lobby is not feasible because of the negative impacts on parking circulation (internal and external) and internal circulation between the units and upper floor lobbies.

PROPOSED STAIR ORIENTATION (NORTH-SOUTH)



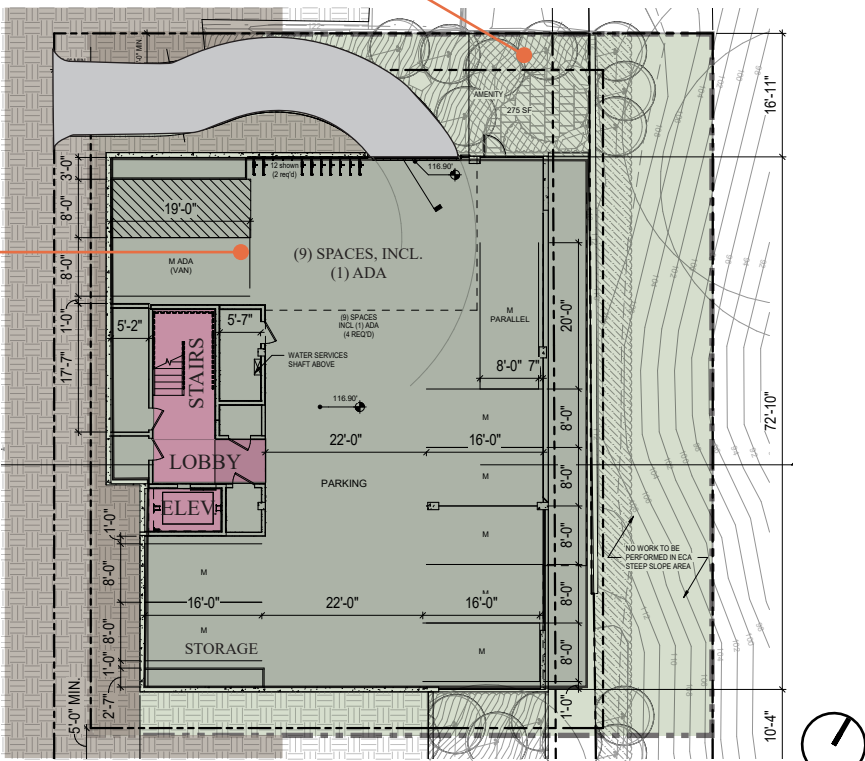
PROPOSED DESIGN (N-S STAIR)



NORTH-SOUTH STAIRS PARKING

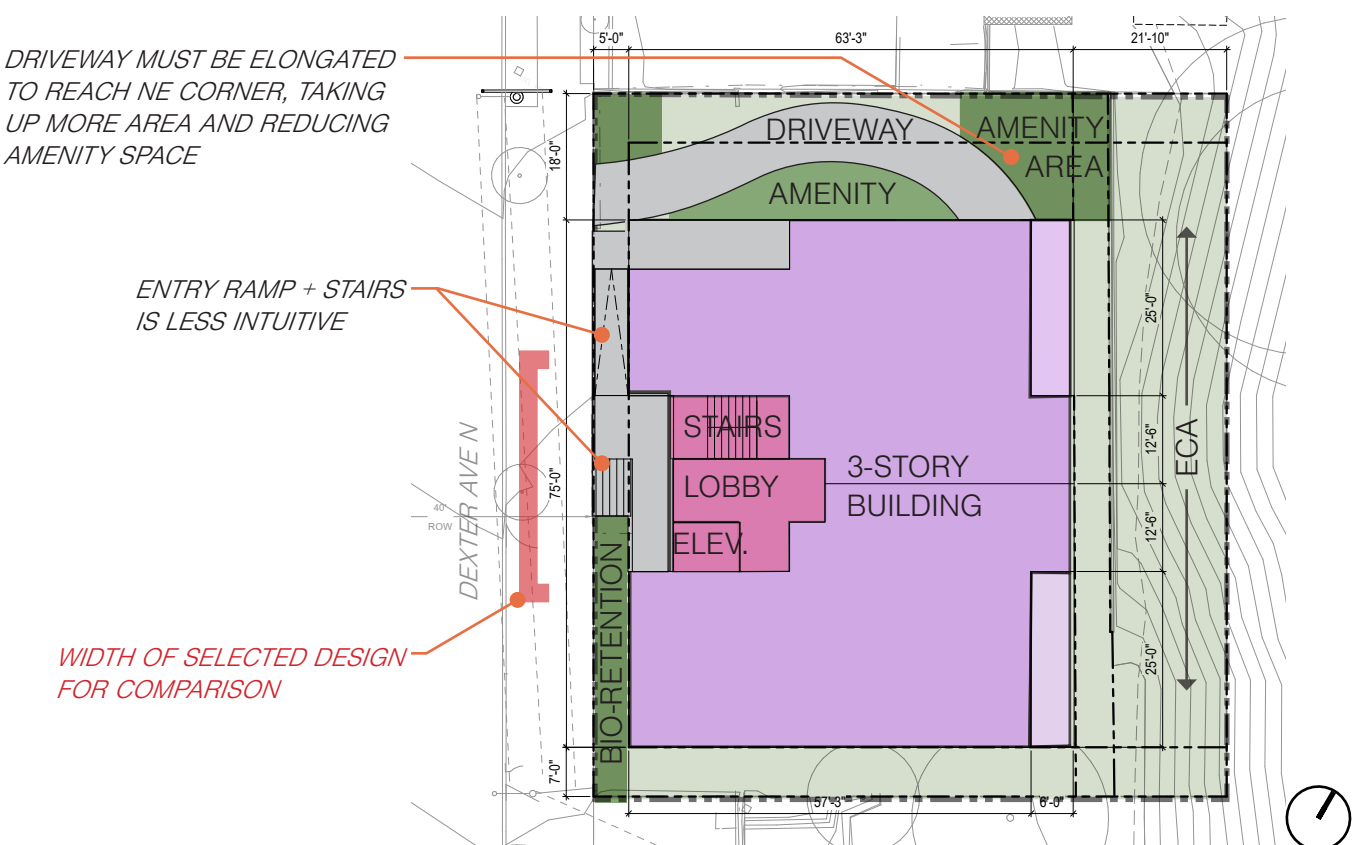
LARGER AMENITY SPACE

PARKING HAS 2 FEWER SPACES, BUT IS MORE FUNCTIONAL



NORTH-SOUTH STAIRS PARKING

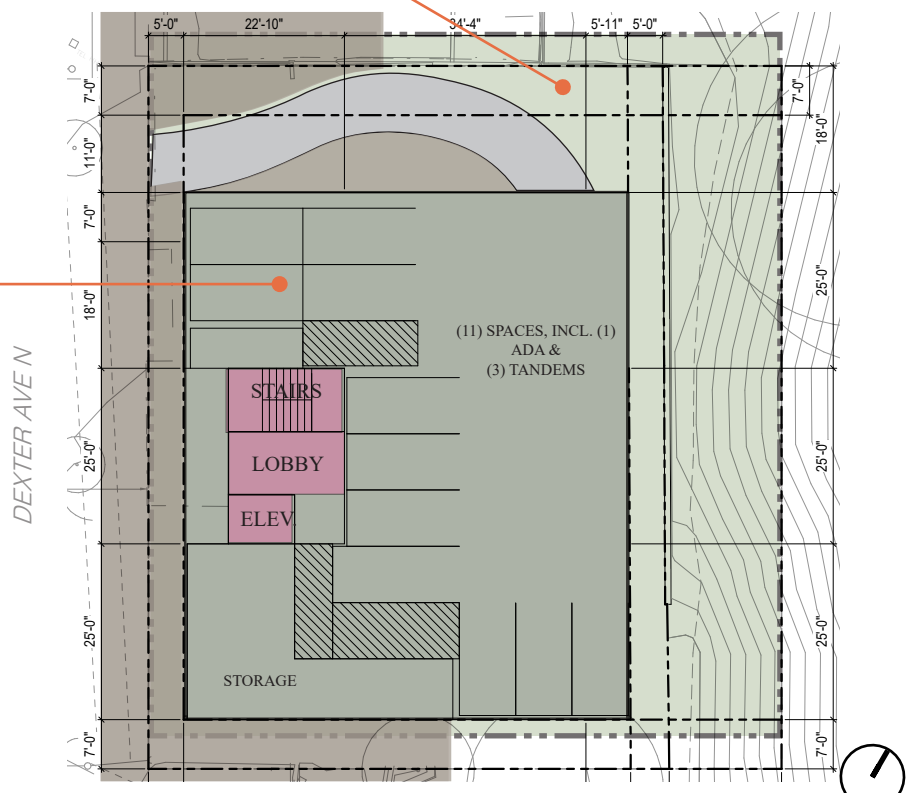
ALTERNATE DESIGN (E-W STAIR)



EAST-WEST STAIRS LEVEL 1

DRIVEWAY MUST BE ELONGATED TO REACH NE CORNER, TAKING UP MORE AREA AND REDUCING AMENITY SPACE

PARKING LESS EFFICIENT AND REQUIRES TANDEM STALLS



EAST-WEST STAIRS PARKING

> SITE PLANNING AND OPEN SPACE

Board Guidance: Staff is concerned with the quality and function of the amenity garden area as proposed adjacent to the driveway. Staff recommends consolidating amenity area and working to create a stronger relationship with interior uses to increase the overall quality and function of exterior amenity area. Study whether other locations on the site may be more successful, such as at the south.

Design Response: In response to staff concerns, the building was moved 5' to the north to accommodate a 10' wide by 40' long primary amenity area, towards the south to take advantage of sun exposure and to provide as large of a consolidated area as feasible. Site topography also requires that the driveway be located on the northern end of the site because existing grade is 4' lower at the north, so a shorter driveway is required to access the parking below the building. As recommended to us by neighbors during our Community Outreach Site Walk (and per Design Guideline DC1.A.3: ARRANGEMENT OF INTERIOR SPACES: Flexibility), neighbors felt that providing multiple, smaller amenity areas provided more flexibility for future uses as the building changed over time. For example, one space could be a flower garden while the other could be a kids' play area or a BBQ area.

The NE amenity space is heavily planted and programmed as a private gathering space, a respite from the bustling Dexter Ave N. The street-facing area along Dexter is designed as a public seating amenity. The southern amenity area is heavily planted and is designed as a seating and dog walking location.

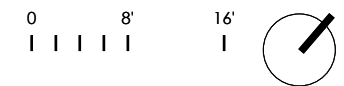
FEATURE TREE PROVIDES PRIVACY

PUBLIC SEATING AREA

10' WIDE AMENITY AREA W/ SEATING AND PLANTING



1 LANDSCAPE PLAN - LEVEL 1, RENDERED
SCALE 1/8" = 1' - 0"

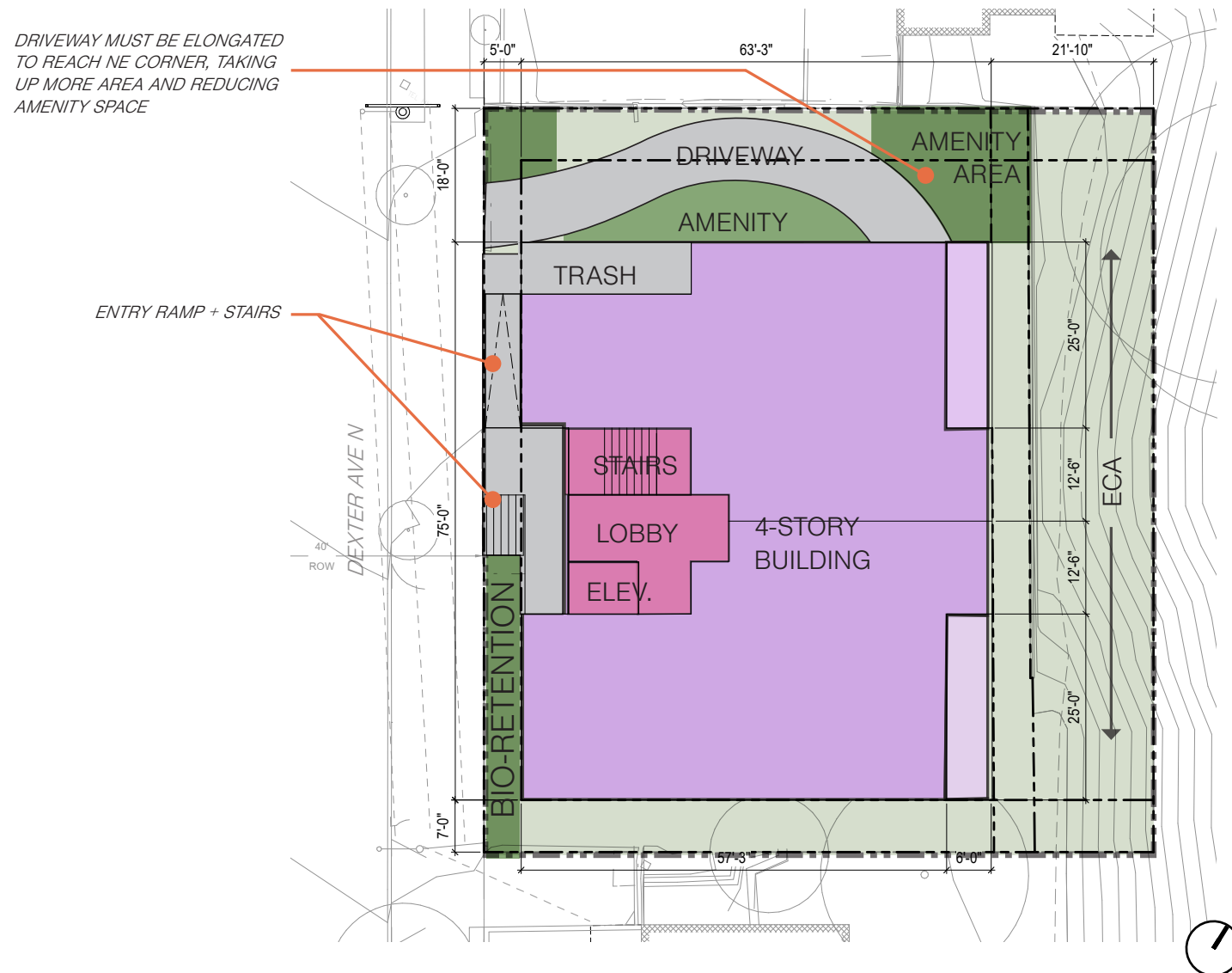


> SITE PLANNING AND OPEN SPACE

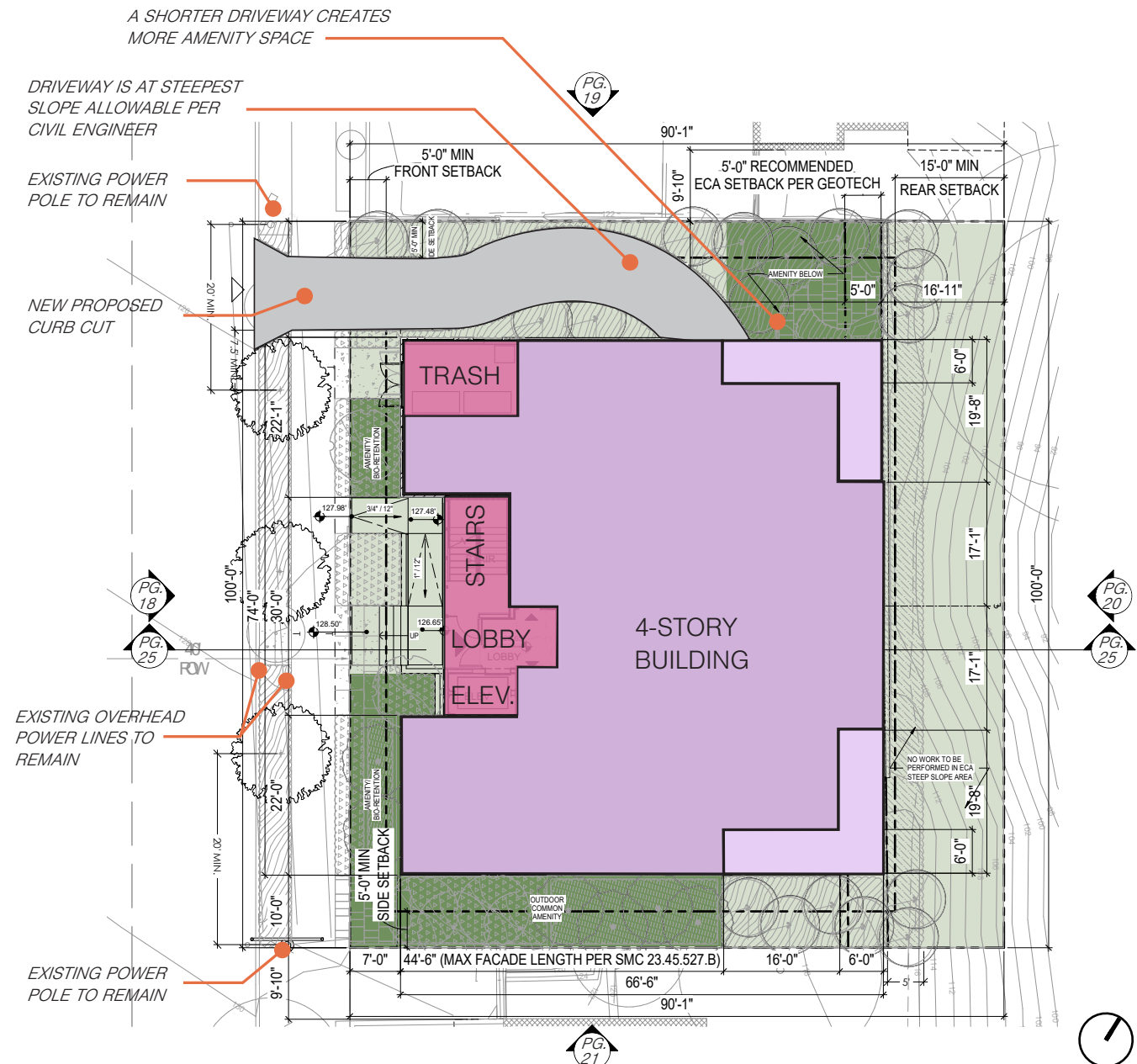
Board Guidance: Staff recommends exploring alternative driveway configurations to reduce the overall impact of the driveway on the site design and function of the amenity area.

Design Response: Driveway configuration have been studied closely in collaboration with the landscape architect and civil/structural engineers. The team has received a variance approval from both SDOT and SCL to reduce our power pole clearance from 7'-6" to 4'-1", allowing the building to shift northwest. Moving the building northwest to reduce the overall impact of the driveway also reduced the proposed parking by 2 stalls, but the project was able to retain a 1:1 parking-to-unit ratio (excluding the addition ADA stall).

PREVIOUS DESIGN



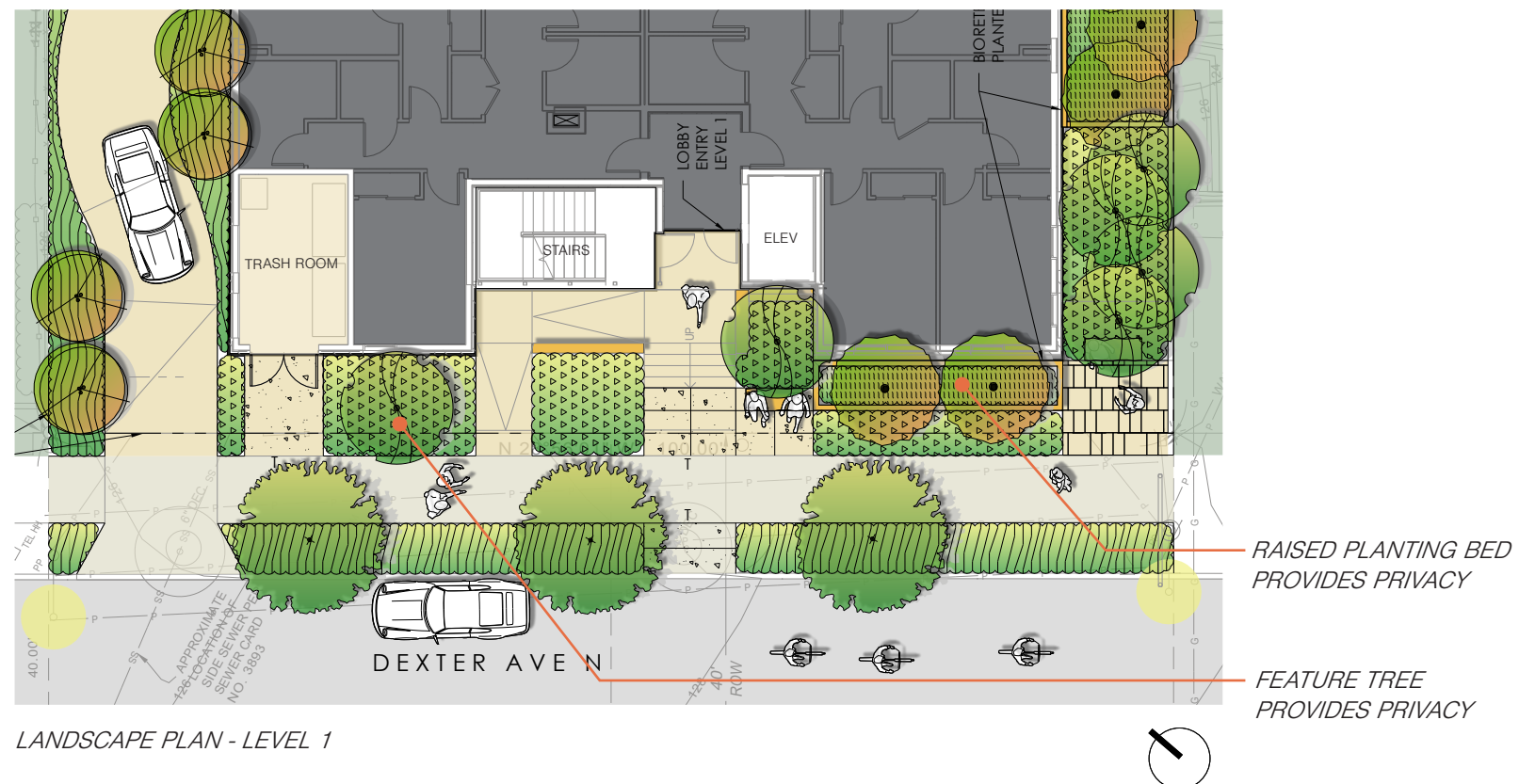
PROPOSED DESIGN



> SITE PLANNING AND OPEN SPACE

Board Guidance: Thoughtfully design the setback area and landscaping to create a buffer which provides privacy and security for ground-level units.

Design Response: Landscaping, including trees and bio-retention planters, is proposed in the transition zone between the sidewalk and ground-level dwelling units. Operable metal screens have been added at all windows facing Dexter Avenue to provide privacy at these units.



> DESIGN CONCEPT AND FACADE COMPOSITION

Board Guidance: Staff supports the overall concept of creating a street façade with regular fenestration, exterior circulation and a glassy, open east façade which takes advantage of views. However, these three elements should be combined to create a cohesive design concept on all facades of the structure.

Design Response: A cohesive design concept is proposed. The more solid, brick street-facing facade transitions to a more transparent facade at the rear. To reconcile the different functions of the two facades (protection facing the street and views toward the lake) a common architectural language is employed including:

- Regular fenestration, stacked vertically
- Wood accent siding at inset areas (circulation stair in front, balconies at rear)
- Brick from front and large glass areas from rear both turn corners onto side facades

PANEL SYSTEM AT
UPPER SETBACK

BRICK SIDING

WOOD CLAD
CIRCULATION CORE



WOOD CLAD CEILING
AT INSET BALCONY

PANEL SYSTEM WRAPS
FROM SIDE TO REAR
FACADES

WOOD CLAD WALL
AT INSET BALCONY



> DESIGN CONCEPT AND FACADE COMPOSITION

Board Guidance: Staff supports the overall concept of fenestration, exterior circulation and open east facade. Explorations shall be pursued to create cohesion between these elements across the building. Staff recommends the exterior circulation be the focus along the street-facing facade and to use high-quality materials to create an architectural screen system. [Staff strongly supports the use of brick cladding on the street-facing facade and encourages application of the material in a modern way] (see page 12). Careful consideration should be given to how the brick cladding transitions around the building.

Design Response: The primary design elements proposed at EDG have been maintained. The exterior circulation remains the focus of the Dexter facade, providing a “break” from the adjacent brick solids. The traditional brick has been modernized with larger “openings” through the integration of metal siding adjacent to the windows. The two brick masses wrap the building, acting as two solid bookends to the central circulation. Additionally, movable shutters have been added to provide shading and privacy for street-facing bedrooms and to animate the elevation. Wood cladding has been added wherever the solid has been cut away (e.g. the stair on the west, the balconies on the east), as a common expression on all sides of the building.



FRONT AND SIDE FACADES FROM DEXTER AVE N



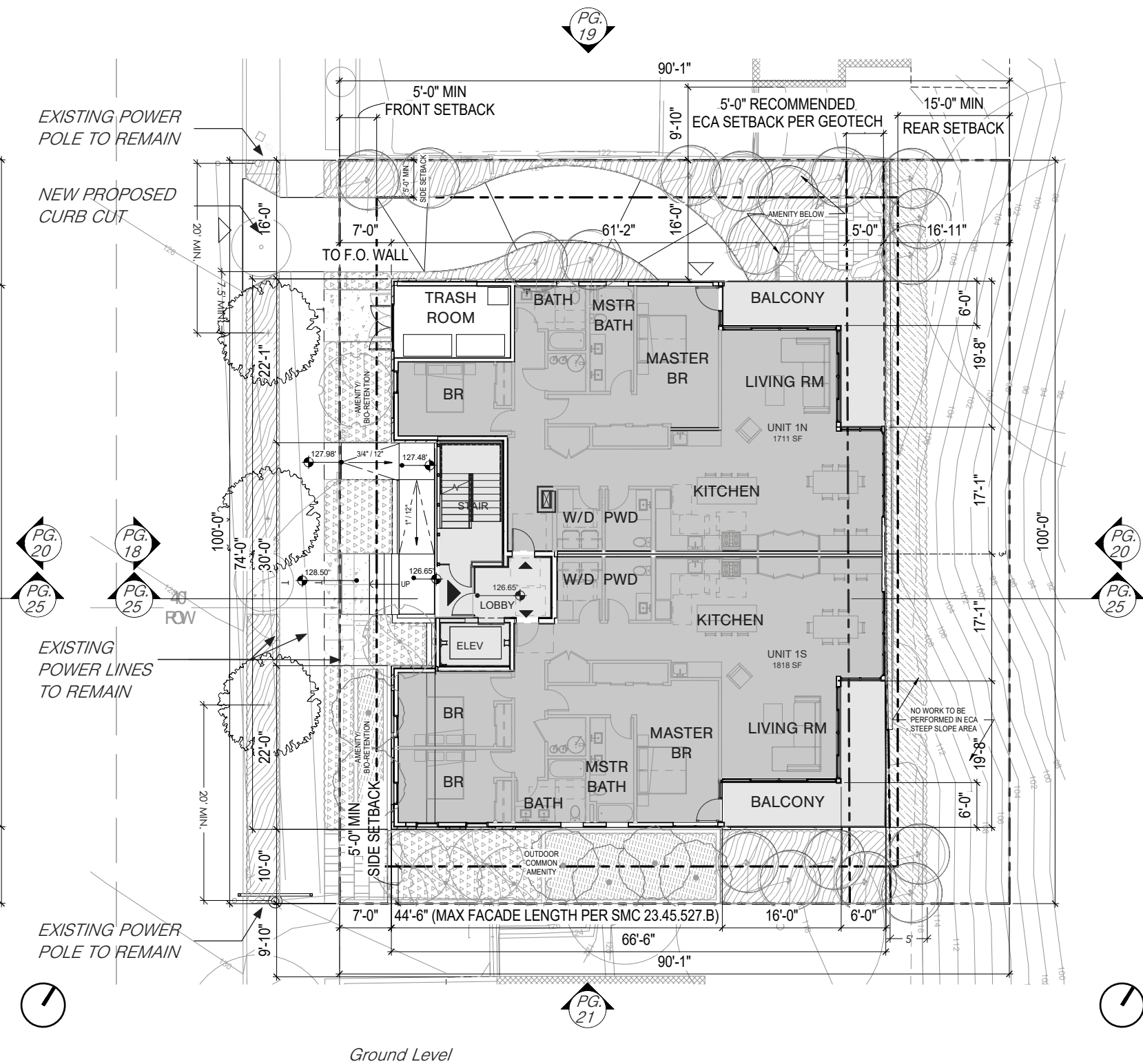
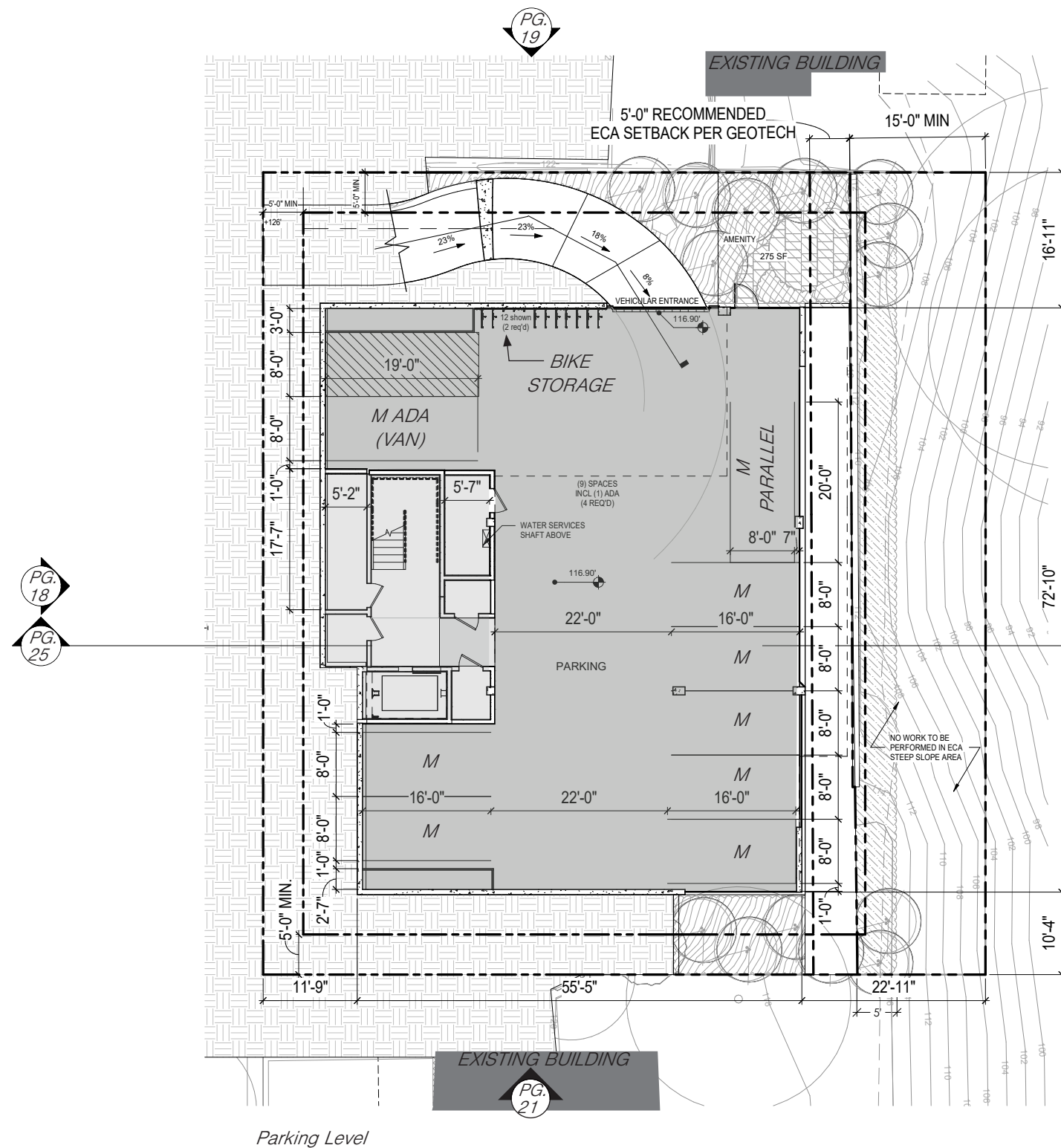
FACADE DETAIL AT STREET FACING FACADE SHOWING FEATURE CIRCULATION

> DESIGN CONCEPT AND FACADE COMPOSITION

Board Guidance: Staff supports the intent to utilize brick cladding on the street-facing facade and encourages application of the material in a modern way, such as the Anhalt renovation precedent image on pg. 26 of the EDG packet, rather than the more traditional application as seen in the Bridge Square Building precedent image on the same page. Careful consideration should be given to how the brick cladding transitions around the building to the glassiness and transparency of the east façade.

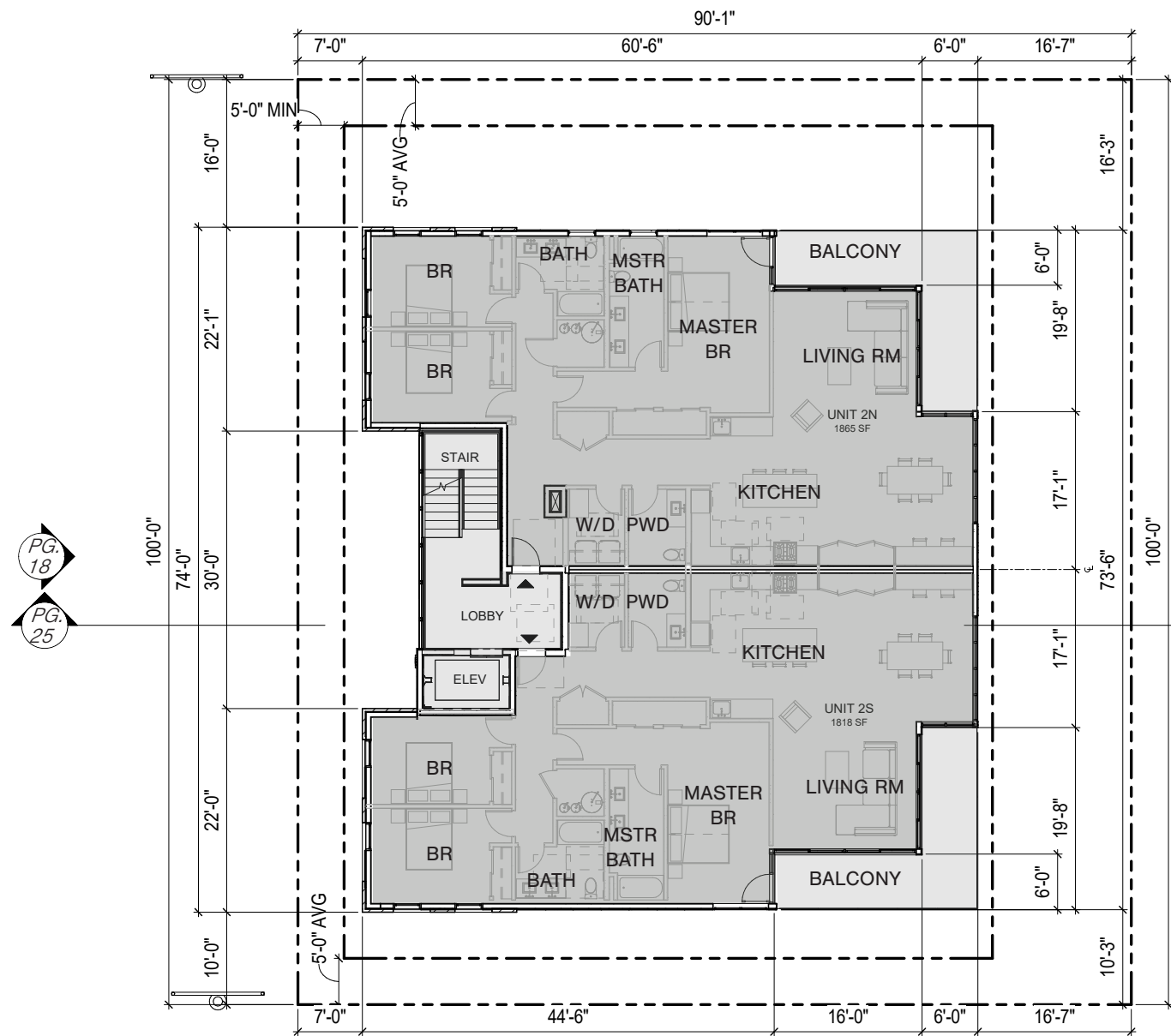
Design Response: A modern brick expression is proposed. While the “openings” in the brick stack vertically, the window locations within the opening jog back and forth, with painted metal panel siding filling the rest of the void. Additionally, metal shutters have been provided for west-facing windows in brick to provide privacy (from busy Dexter Ave N) and sun shading (from the hot SW sun). The shutters, a nod to traditional architecture but expressed in a modern way, will also provide individual users the opportunity to further activate the Dexter façade.





PG. 19

PG. 19



PG. 20
PG. 25

PG. 18
PG. 25

PG. 20
PG. 25

PG. 21

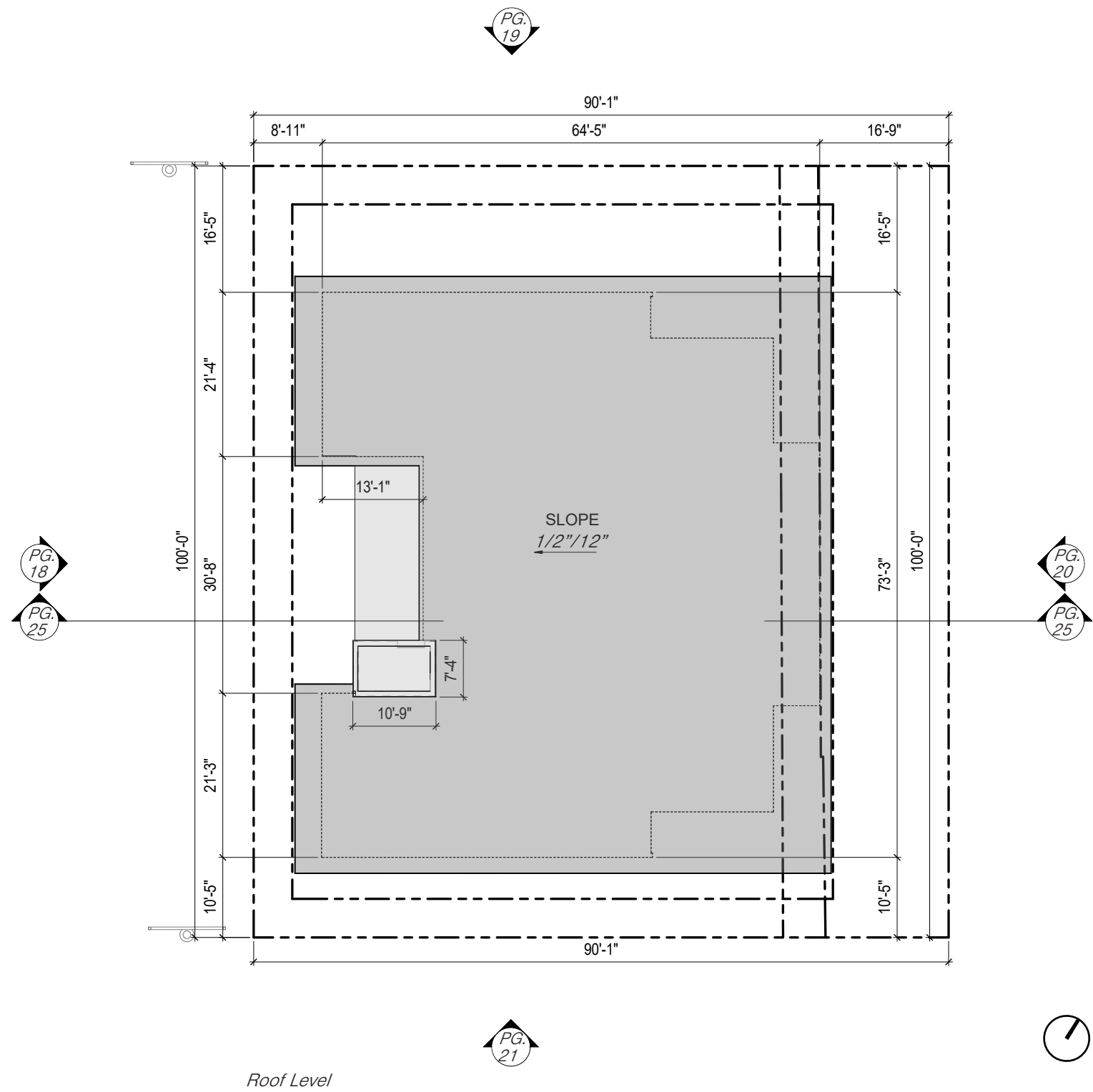
Level 2-3



PG. 21

Level 4







MATERIALS LIST - STREET LEVEL

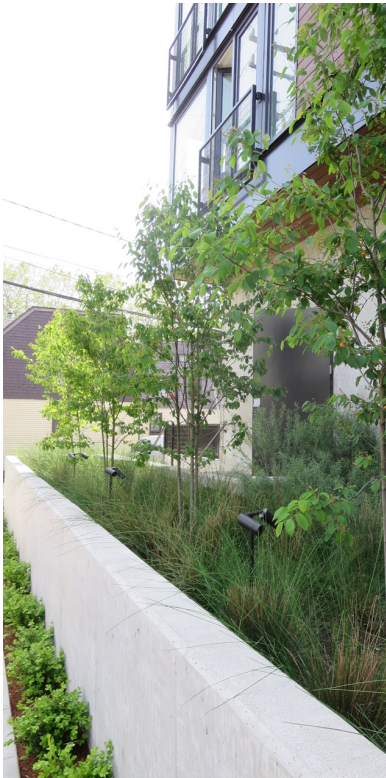
- CONCRETE PAVING
PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTIONS:
-SAND COATED THROUGH JOINTS
-SAW CUT CONTRACTION JOINTS
-FINISH: ACID ETCHED
- THROUGH JOINT

MATERIALS LIST - ON SITE

- PAVERS
TEXADA HYDRAPRESSED SLABS, 24"X12"X2" AND 24"X24"X2", REF. DETAIL FOR PATTERN AND COLOR, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091
INSTALL PER MFG. INSTRUCTIONS
- ALT: TBD
- CONTINUOUS PVC EDGE RESTRAINT
MANUFACTURED BY PAVE-TECH INC. PROVIDE PAVE EDGE RIGID EDGE RESTRAINT AND ALL ASSOCIATED PARTS, INCLUDING GALVANIZED STEEL SPIKES (10"X3/8"), WHERE PAVERS ARE NOT ADJACENT TO OTHER PAVING. INSTALL PER MFG. RECOMMENDATIONS.
- TALL BOULDER
SALT & PEPPER GRANITE BOULDER, 8' HT. MIN. X 2'-3' W, NATURAL SIDES. TO BE SELECTED BY LANDSCAPE ARCHITECT.
- BOULDER
SALT & PEPPER GRANITE BOULDERS, SAWN TOP & BOTTOM W/ THERMAL FINISH TOP, NATURAL SIDES. TO BE SELECTED BY LANDSCAPE ARCHITECT, 18" HT. ABOVE FIN GRADE,
- STONE SEAT
2' W X 18" HT AT FIN. GRADE, SEE PLAN FOR LENGTHS, SALT & PEPPER GRANITE W/SAWN TOP AND BOTTOM, SPLIT FACES.



generous streetscape

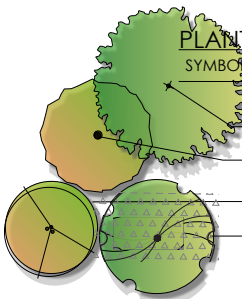


at grade bioretention



amenity garden

PLANTS



PLANT LIST			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	STYRAX OBASSIA	FRAGRANT SNOWBELL	2-1/2" CAL.
	- APPROVED BY BEN ROBERTS/SDOT 2.05.2019.		
	AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE' **	'AUTUMN BRILLIANCE' SERVICEBERRY	8'-10' HT.
	ACER CIRCINATUM **	VINE MAPLE	6' HT.
	ACER PALMATUM (GREEN)	JAPANESE MAPLE	8'-10' HT.
SHRUBS - ALL AREAS TO BE PLANTED WITH SHRUBS SELECTED FROM THIS LIST			
	CORNUS STOLONIFERA 'KELSEY' *	'KELSEY' RED TWIG DOGWOOD	1 GAL.
	ILEX CRENATA 'CONVEXA' **	'CONVEX' JAPANESE HOLLY	1 GAL.
	NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO	1 GAL.
	VIBURNUM DAVIDII	DAVID'S VIBURNUM	5 GAL.
	LONICERA PILEATA**	BOXLEAF HONEYSUCKLE	5 GAL.
	POLYSTICHUM MUNITUM **	SWORD FERN	5 GAL.
	PIERIS JAPONICA 'CAVATINE' **	'CAVATINE' JAPANESE PIERIS	1 GAL.
	VACCINIUM 'SUNSHINE BLUE'	'SUNSHINE BLUE' BLUEBERRY	1 GAL.
	SPIRAEA X BUMALDA 'DENISTAR' *	'DENISTAR' SPIRAEA	1 GAL.
	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	5 GAL.
BIORETENTION PLANTS			
	CAREX TESTACEA *	ORANGE SEDGE	1 GAL.
GROUNDCOVERS			
	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL.
	EPIMEDIUM PERRALCHICUM 'FROHNLEITEN' **	'FROHNLEITEN' EPIMEDIUM	1 GAL.
RESTORATION MIX			
	25% GAULTHERIA SHALLON **	25% SALAL	1 GAL.
	25% POLYSTICHUM MUNITUM **	25% SWORD FERN	1 GAL.
	50% MAHONIA REPENS **	50% CREEPING MAHONIA	1 GAL.

TREES



Styrax obassia
FrAGRANT SNOWBELL



Amelanchier 'Autumn Brilliance'
'Autumn Brilliance' Amelanchier



Acer circinatum
Vine Maple

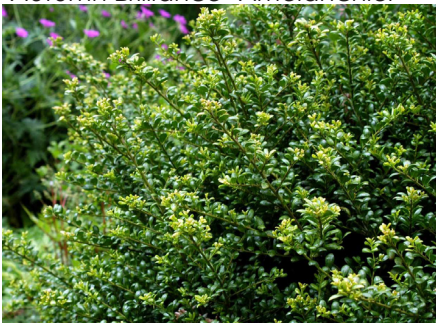


Acer palmatum
Japanese Maple

SHRUBS



Cornus kelseyii
Kelsey Redtwig Dogwood



Ilex crenata 'convexa'
Japanese Holly



Nandina domestica
Heavenly Bamboo



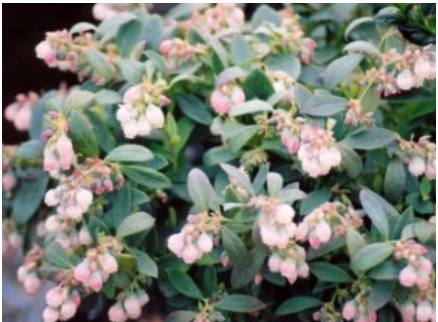
Viburnum davidii
David's Viburnum



Lonicera pileata
Boxleaf Honeysuckle



Pieris japonica 'Cavatine'
'Cavatine' Japanese Andromeda



Vaccinium 'Sunshine Blue'
Blueberry



Spiraea x bumalda 'Denistar'
Superstar Spirea

GROUNDCOVERS



Carex testacea
Orange Sedge



Liriope spicata
Creeping Lilyturf



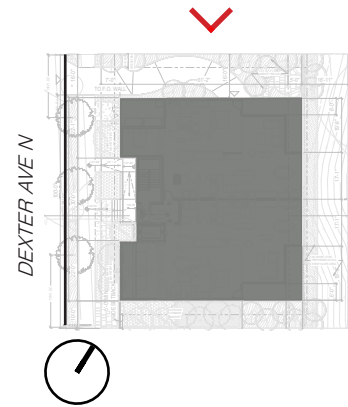
Epimedium x perralchicum
'Frohnleiten' / Barrenwort



Gaultheria shallon
Salal













BIRD'S EYE VIEW FROM SOUTHEAST



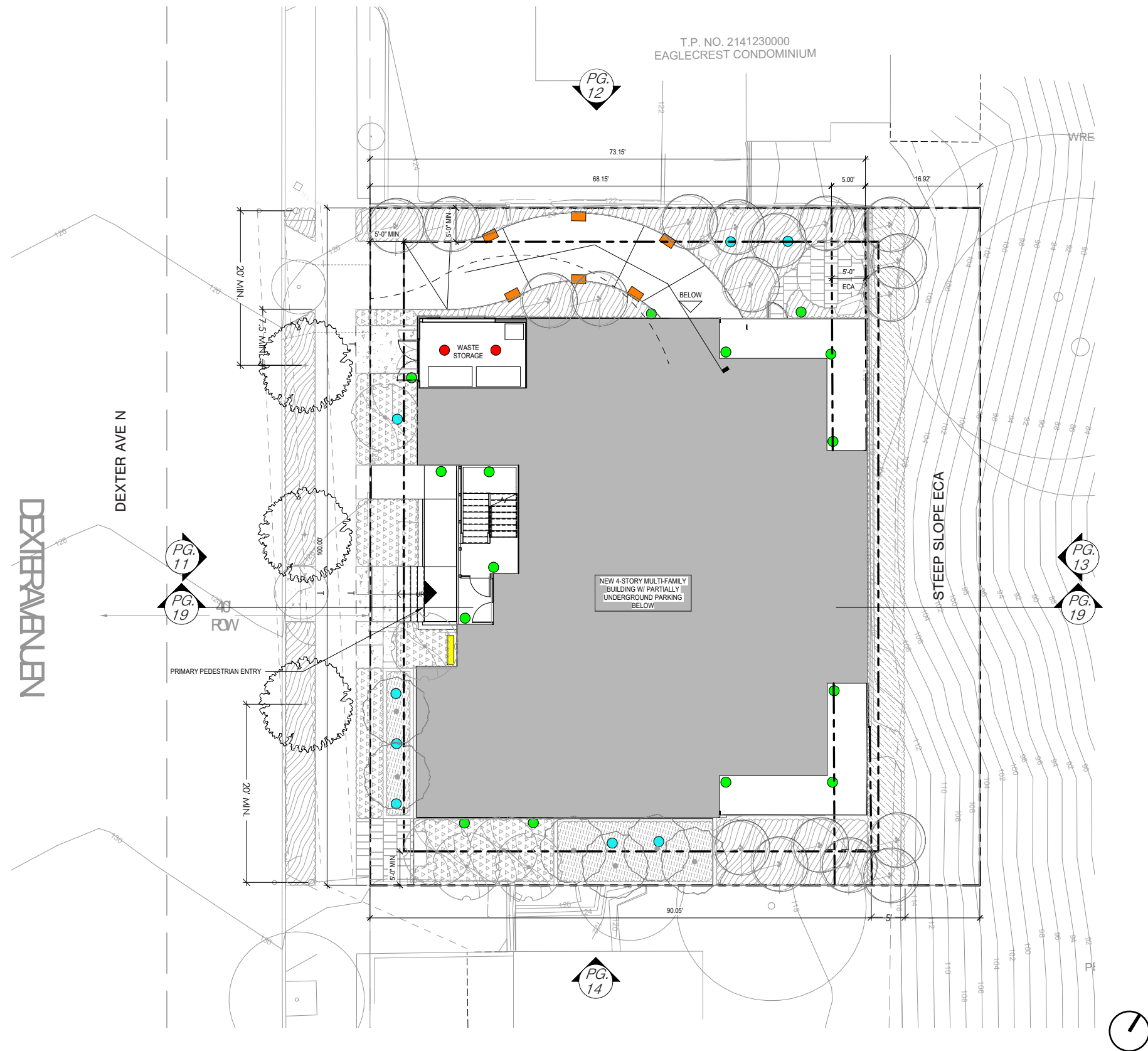
VIEW FROM WEST FROM DEXTER



VIEW FROM NORTH FROM DEXTER



VIEW FROM SOUTH FROM DEXTER



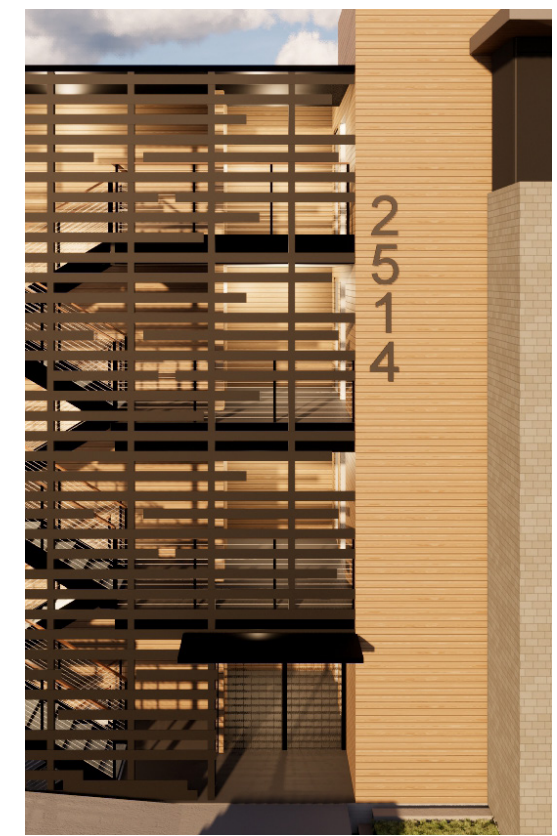
SITE PLAN LEGEND

- MAIN RESIDENTIAL ENTRY
- PARKING ENTRY
- UNIT ENTRY

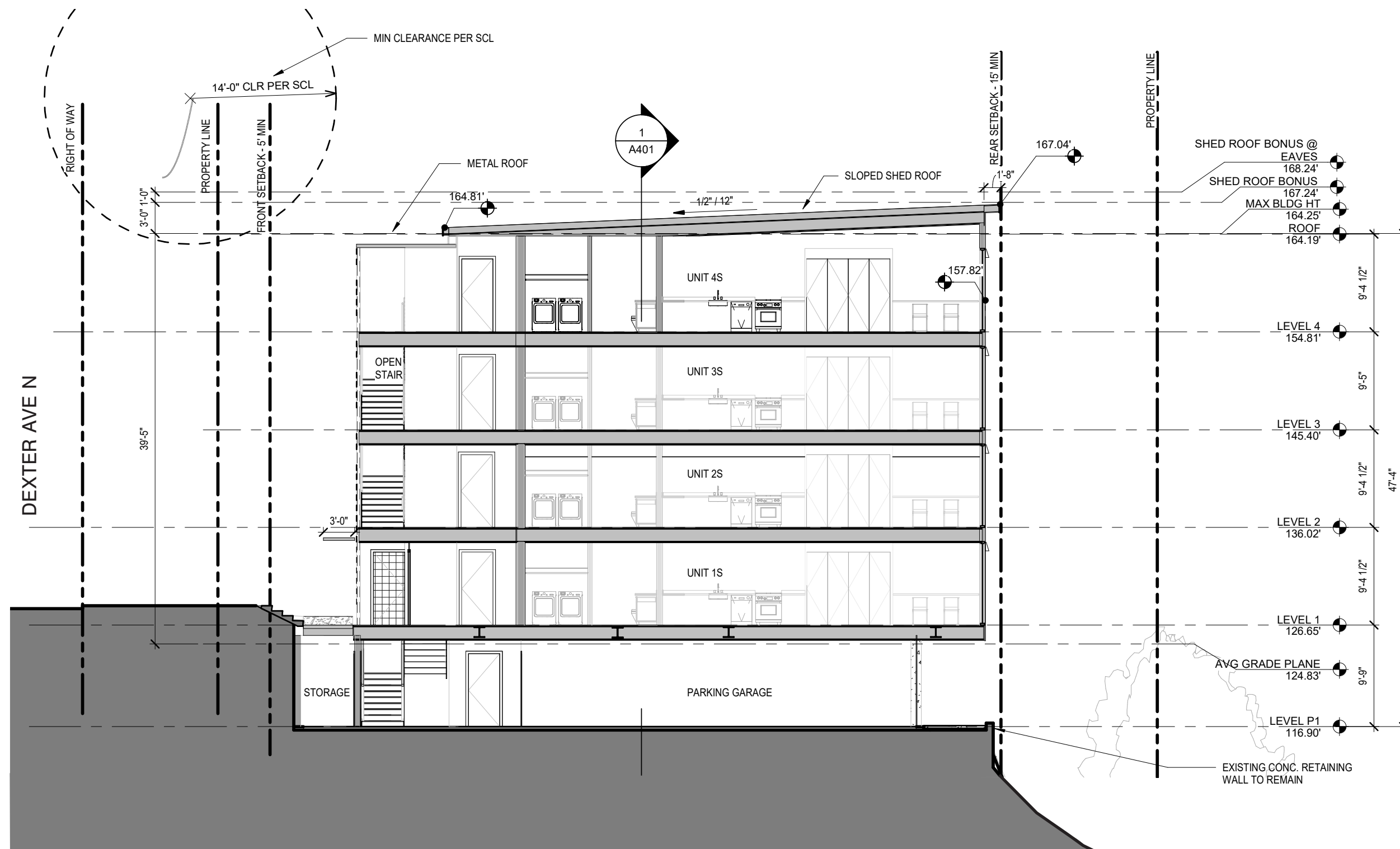
SITE SIGNAGE & LIGHTING LEGEND

- WALL-MOUNTED INTERNALLY-ILLUMINATED SIGN FOR BUILDING NAME
- IN-WALL RECESSED PARAPET OR PLANTER WALL LIGHTING
- WALL-MOUNTED SCONCE LIGHTING (UP-DOWN AT OVERHANG AREAS; DOWNLIT-ONLY WHERE NO OVERHANG ABOVE)
- OVERHEAD SOFFIT, RECESSED LIGHTING
- LANDSCAPE LIGHTING

NOTE: ALL SIGNS REQUIRE A SEPARATE REVIEW AND PERMIT PER SMC 23.55. DESIGN REVIEW APPROVAL DOES NOT SUPERSEDE THE SIGN CODE OR REVIEW.

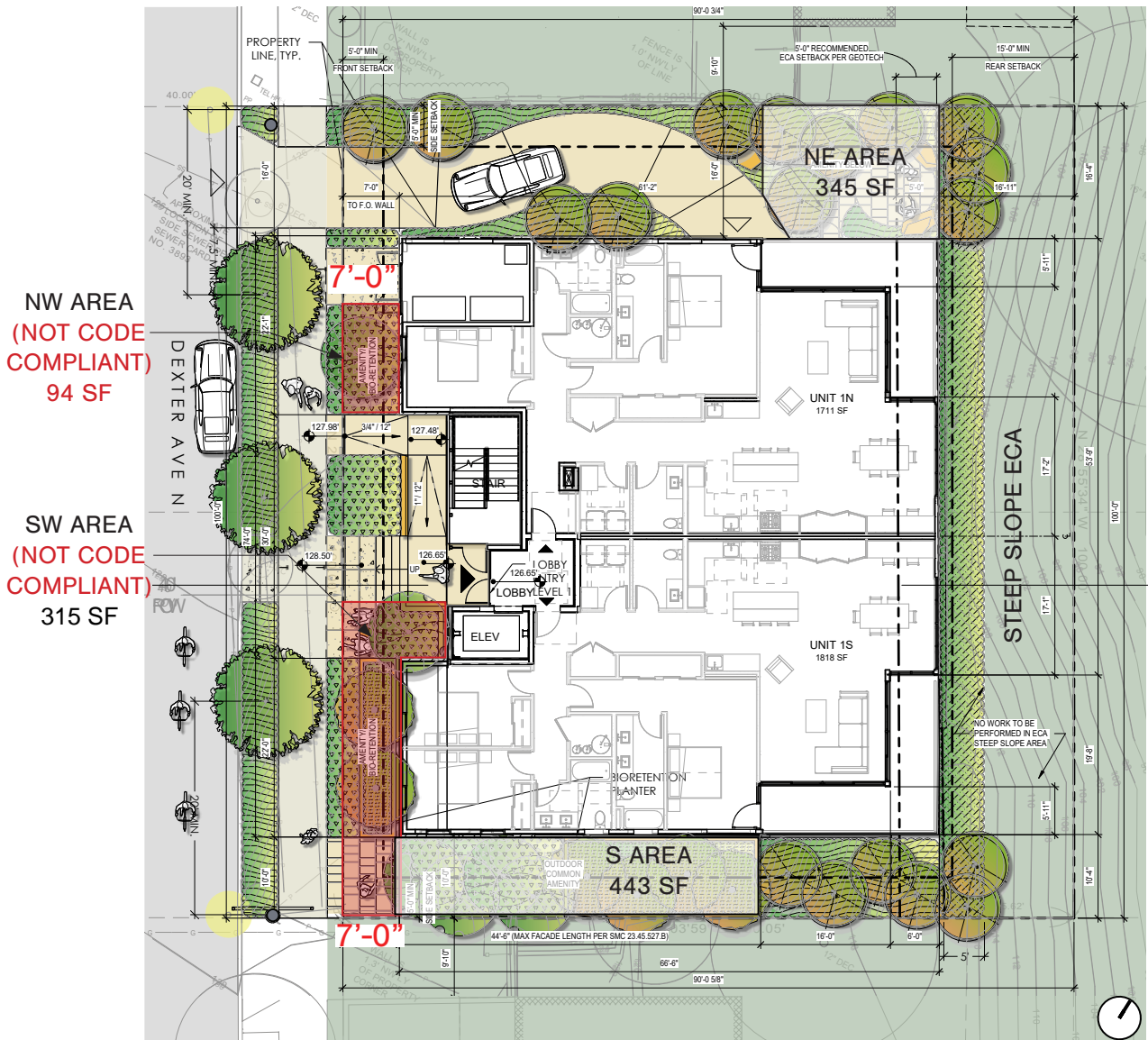


WALL MOUNTED INTERNALLY ILLUMINATED SIGN FOR BUILDING NAME

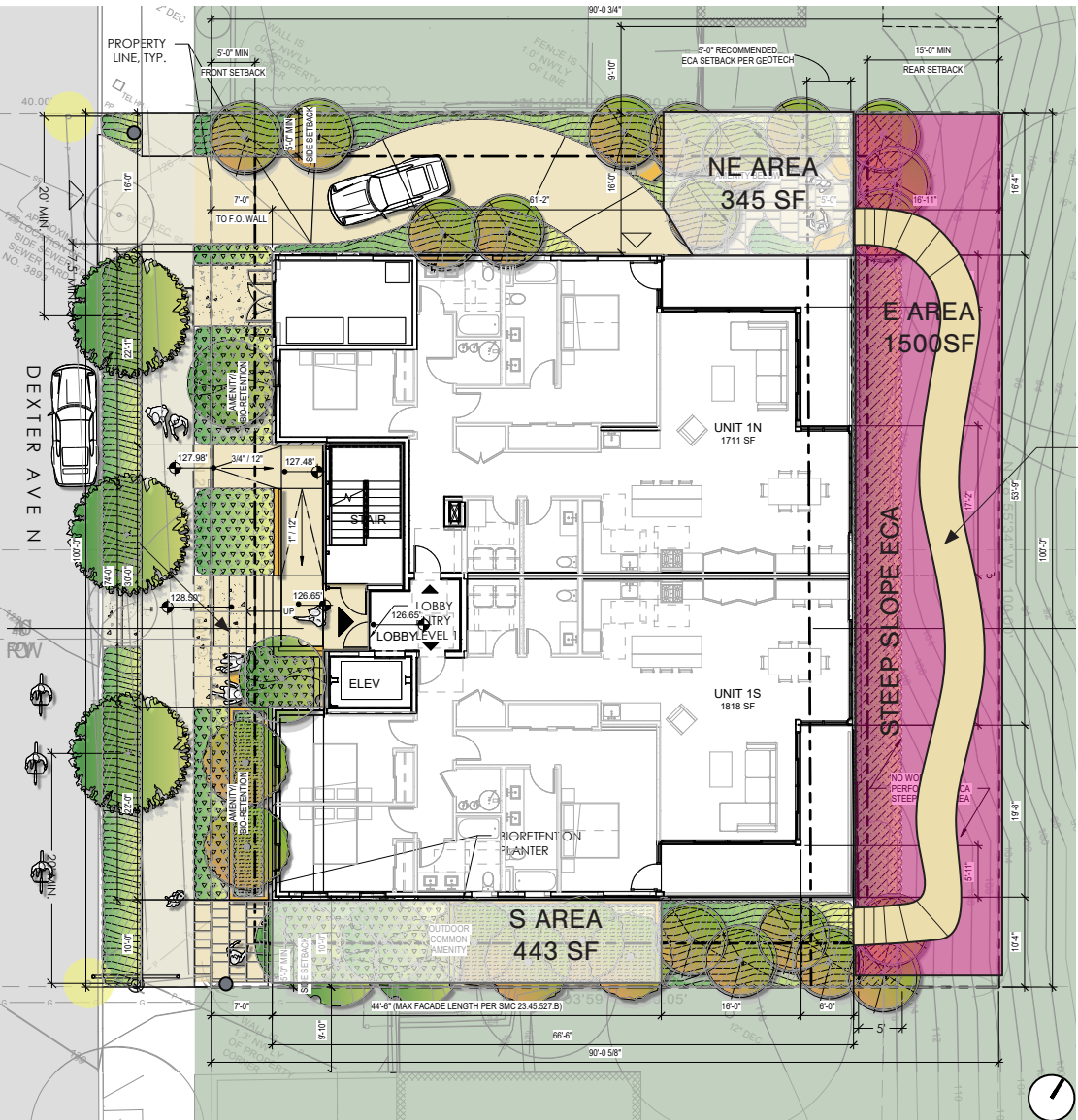


DEPARTURE	CODE REQUIREMENT	PROPOSED DESIGN	JUSTIFICATION
COMMON AMENITY AREA MINIMUM SIZES	<p>23.45.522.D.5.a</p> <p>The code requires common amenity spaces to not be less than 250 sf in area and to have a min horizontal dimension of 10'.</p>	<p>NW Amenity Area is 7' min width and 94sf.</p> <p>SW Amenity Area is 7' min width.</p>	<p>The buildable area of the site is limited due to topography and required setbacks, including the ECA on the eastern portion of the site, the geotechnical engineer's recommended setback from the top of wall, and the power lines to the west. The massing of the building has been determined by these site characteristics and requires common amenities to be smaller and interspersed throughout the site (DC2.A.1:Site Characteristics and Uses).</p> <p>A code-compliant scheme would force us to utilize the Steep Slope ECA at the eastern edge of the site, which would allow for an additional 1500 sf of ground-level amenity space. Although such a "nature trail" in a Greenbelt-type setting would be desirable, it would also require work in an ECA that is generally discouraged by SMC. Furthermore, such a path could dangerous without infrastrural improvements (the slope is 65% per the Geotechnical Report) and would not be ADA compliant, which is undesirable (PL2.A.1: Access for All).</p> <p>Feedback from the community outreach yielded public comment recommending a diversified approach to open space in order to provide the most flexibility for future uses and turnover throughout the life of the project (DC1.A.3:Flexibility). The multiple smaller amenity areas proposed will provide this diversity.</p>

PROPOSED SCHEME

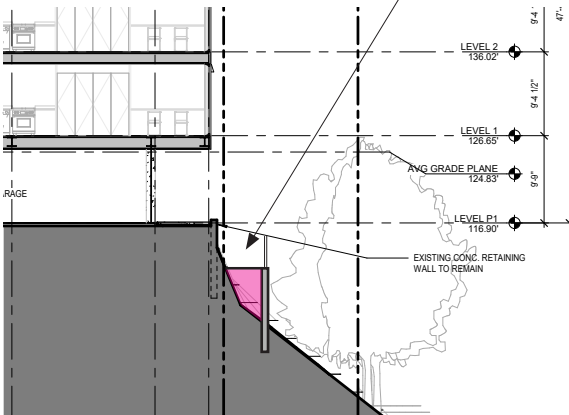


CODE COMPLIANT SCHEME



CODE COMPLIANT AMENITY SPACE IS NOT ADA COMPLIANT

APPROX. 6'-8' RETAINING WALL W / GUARDRAIL AT BACK-FILLED TRAIL





ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



SECONDARY ARCHITECTURAL ELEMENTS



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING