

DESIGN REVIEW RECOMMENDATION

SDCI # 3034249-LU
6515 38th Ave S
Seattle, WA 98118

Applicant:
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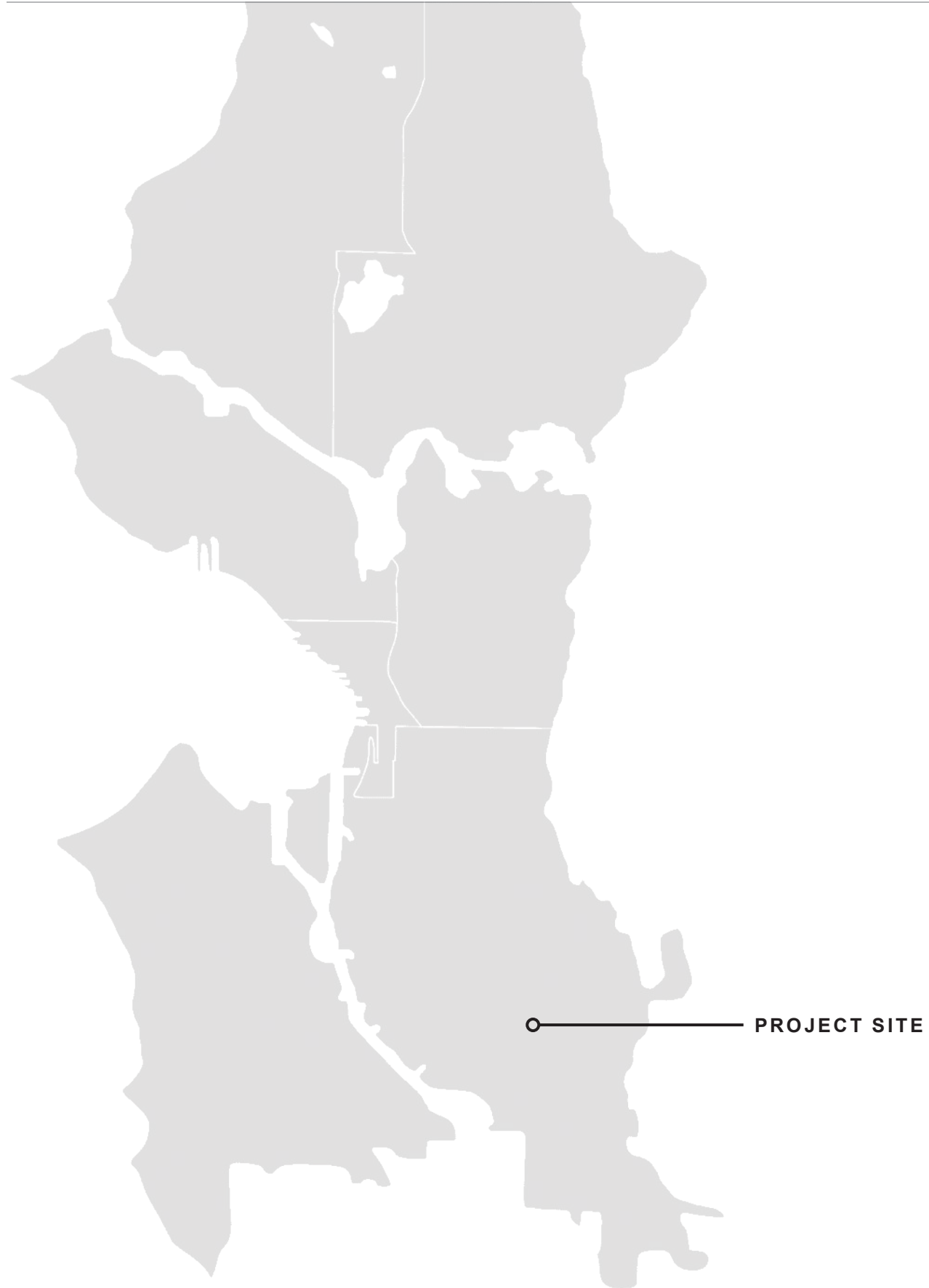
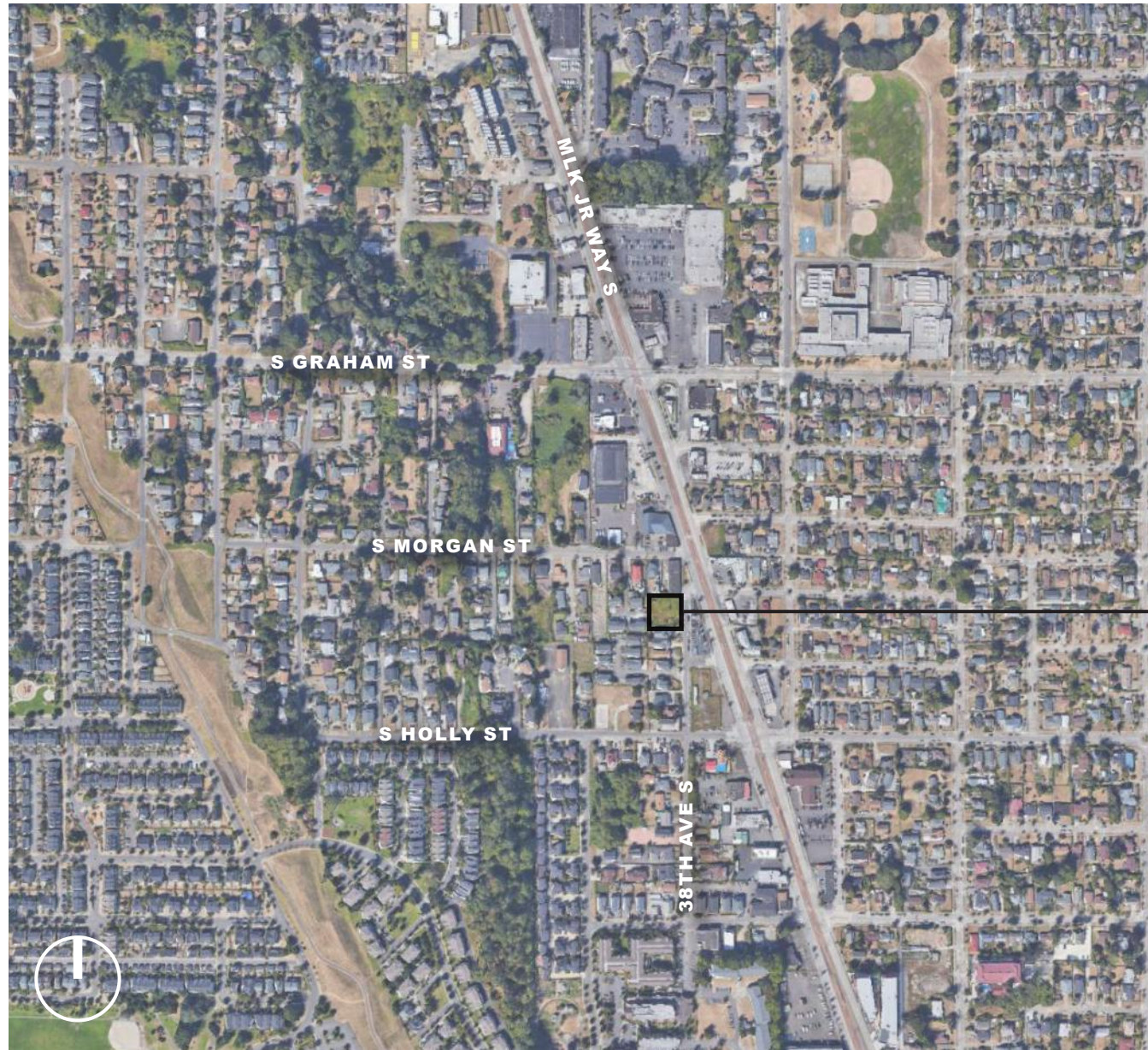


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VICINITY MAP

EXISTING SITE

The proposed site is a single parcel (APN 333300-2130) which measures approximately 118 feet wide by 120 feet deep with an area of 14,174 SF. A grade change of approximately 11 feet occurs from the east to west property line. The parcel faces 38th Ave S near the intersection with Martin Luther King Jr Way S, and site has RSL zoning to the south and west and NC2-55(M) zoning to the north and east. The parcel is currently vacant.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55(M), indicating that the structure may go up to 55 feet in height plus additional applicable height bonuses. The NC zoning continues north and south along MLK Jr Way S for at least a half mile in either direction. RSL zoning borders the NC zoning to the east and west as it jogs with the diagonal of MLK Jr Way S. The subject parcel is within the Othello Residential Urban Village, the SE Seattle Reinvestment Area, an Opportunity Zone as well as a Design Review Equity Area. This parcel is also confirmed to be in a Frequent Transit area. As such, no parking is required.

DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new residential apartment building with approximately 110 units, containing a mix of unit types including small efficiency dwelling units (SEDUs), efficiency dwelling units (EDUs) and one-bedroom units. The objective for these apartments is to promote a pedestrian-oriented lifestyle which supports and takes advantage of the thriving Othello neighborhood. The demographic that will benefit most from this housing will be young professionals and wage earners in the neighborhood, and city-dwellers seeking a more connected lifestyle. These apartments will create a convenient and variety of housing options that is supportive of the vibrant and community-oriented neighborhood.

NEIGHBORHOOD DEVELOPMENT

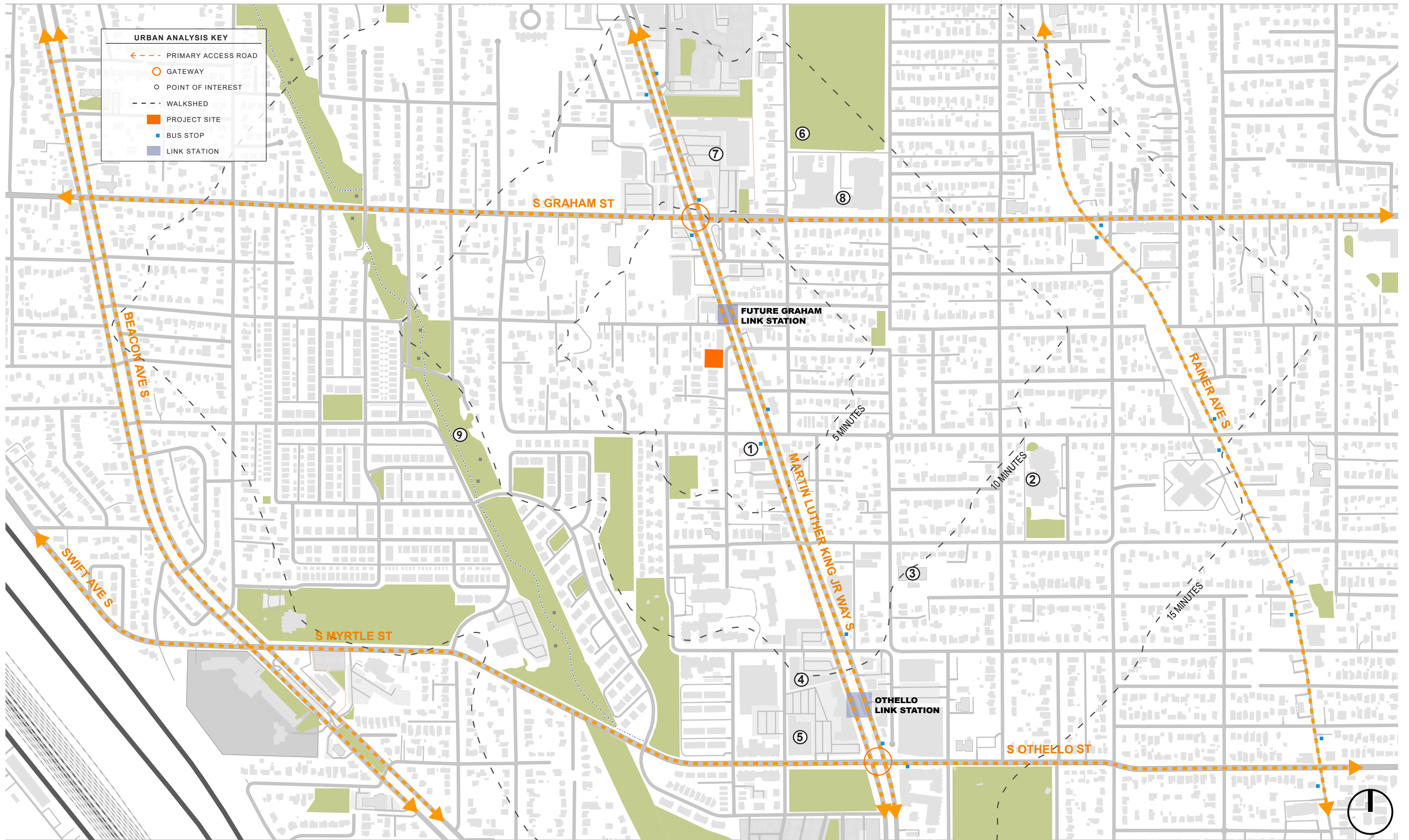
The immediate blocks are a mix of multi-family apartment buildings, bustling businesses, and single-family homes. There are a variety of commercial buildings along MLK Jr. Way, which include several restaurants, various small businesses, and a grocery store within walking distance. Bus line 106 runs north and south connecting to International District and Rainier Beach. A light rail station sits a half mile south of the site, connecting north to downtown Seattle and south to SeaTac.



SITE LOCATION
6515 38th Ave S
Seattle, WA 98118

ZONING SUMMARY
Zone: NC2-55(M)
Overlays: Othello Residential Urban Village,
Southeast Seattle Reinvestment Area

PROJECT PROGRAM
Site Area: 14,188 SF
Number of Residential Units: 114
Number of Parking Stalls: None
Total Area: Approx 48,319 SF
Number of Bike Stalls: Approx 104
Allowable FAR: 3.75
Proposed FAR: Approx 3.40



SITE CONCEPT

- Front 38th Ave S sidewalk with a generous and recognizable building entrance
- Flank the entrance with activity (residential amenity lounge, bike storage room)
- Internalize the vertical circulation core to reduce height, bulk, and scale at building perimeter
- Provide garden units away from the sidewalk
- Provide convenient service space locations which enhance collection efficiency and minimize impacts on the neighbors

SETBACK REQUIREMENTS

- Setbacks are required at portions of the structure above 13' adjacent to the RSL parcel (south and west). A 6'-0" setback is required to the east along 38th Ave S. No ground level setbacks are required at the other property lines.

SOLAR ACCESS & VIEWS

- The right-of-way to the east affords good access to morning sun. The existing surrounding structures are one and two story and will not cast shadows on the proposed site.
- The proposed 5-story structure will largely cast shadows on the existing 1-story commercial building to the north and also shade 38th Ave S in the afternoon.
- Views of Rainier to the south will be available for the upper levels and roof decks for the proposed structure.

TRAFFIC CIRCULATION

- The site is primarily served by Martin Luther King Jr Way S, a principal arterial. The site itself is located on 38th Ave S, approximately 40 feet from the intersection with MLK Jr Way S. Bus stops are in the vicinity along MLK Jr Way S as well as the Othello light rail station.
- 38th Ave S is undesignated and runs north-south.
- There is parallel parking along 38th Ave S.
- A pedestrian crosswalk exists at the intersection of 38th Ave S and MLK Jr. Way S.
- There are no designated bike lanes on 38th Ave S.
- The intersection of 38th Ave S and MLK Jr. Way S has a stop sign and a turn right only sign.

STREETSCAPE

- 38th Ave S has a 6'-0" wide sidewalk that runs half of the width of the site.
- There are currently no street trees or other landscaping planted in the right-of-way.
- Overhead power lines run north to south along the east side of the 38th Ave S, opposite the project site.

NEIGHBORHOOD PATTERNS AND POTENTIAL

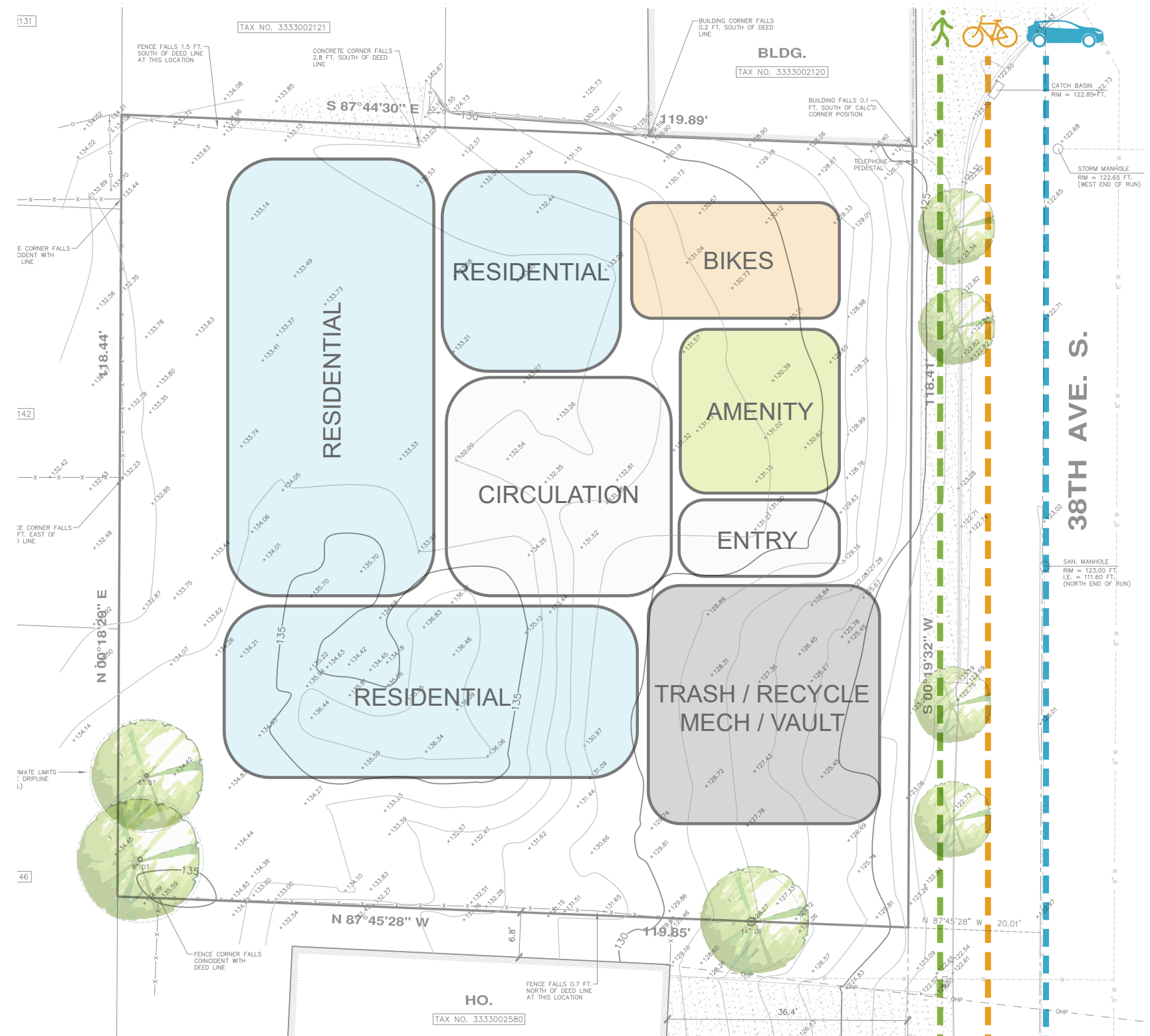
- There are several recently completed multi-family projects in the area, near the Othello light rail stop, just three blocks to the south. These projects have increased the density and height of the area and added to the pedestrian friendly transit-oriented neighborhood.

LANDSCAPE APPROACH

- A new sidewalk and right-of-way planting strip with approved street trees and other landscaping will be added along 38th Ave S. The plantings on site will mainly be located along the building edges and right-of-way. The roof deck and private decks will also be provided with plants.

TRASH ACCESS

- A new access ramp will be provided in the right of way for collecting solid waste.



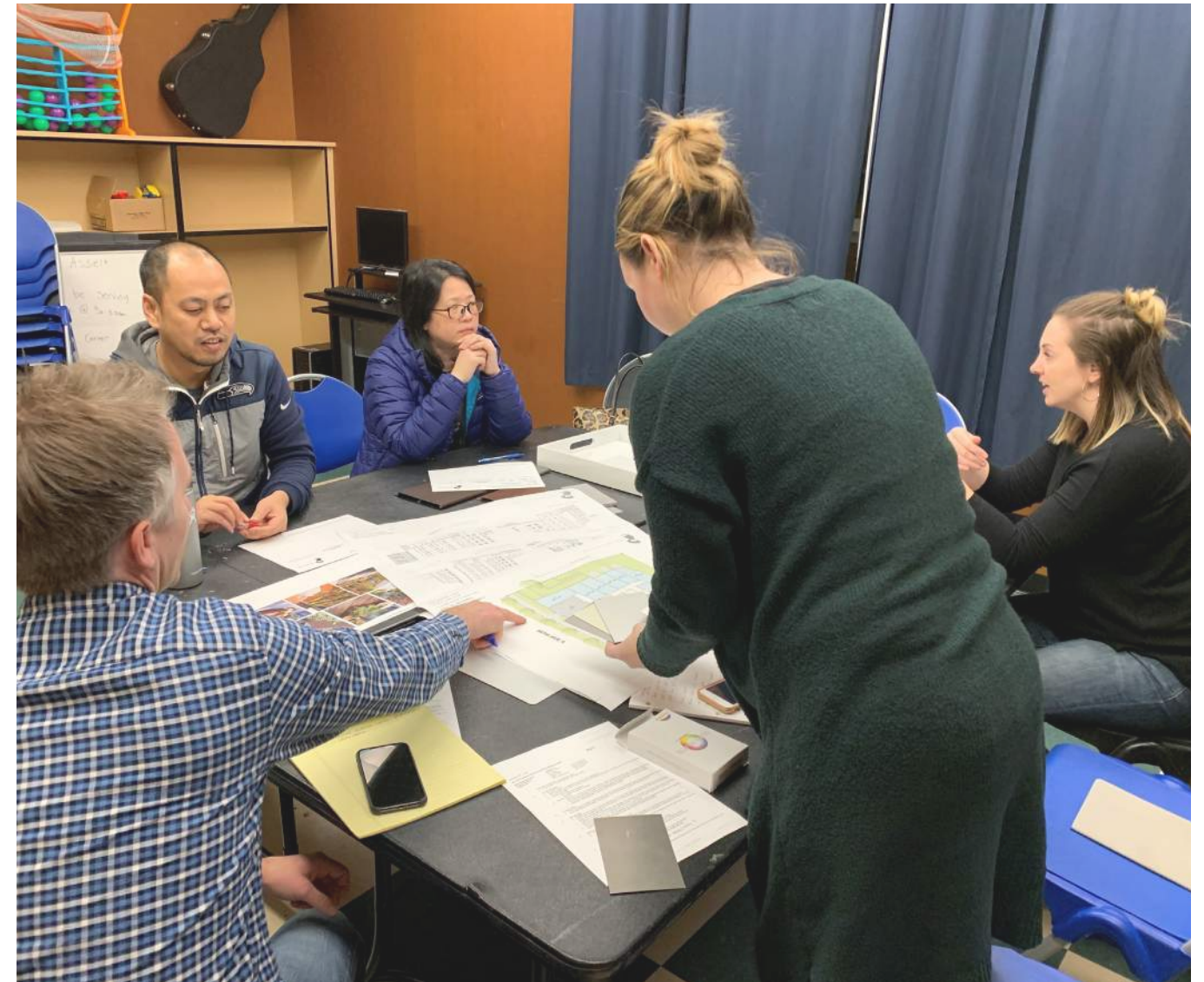
1. COMMUNITY OUTREACH

The Board noted the public comment given about the ineffectiveness of the early community outreach. While appreciative of their efforts and acknowledging the challenges associated with outreach, the Board requested the applicant continue outreach and dialogue with the immediate neighbors before returning for the Recommendation meeting. The Design Review Recommendation packet should document the outreach conducted, the feedback received and how it has been addressed through the design.

APPLICANT RESPONSE:

Per the boards guidance, additional outreach and feedback with the immediate neighbors was received at a second community outreach meeting held February 18, 2019 at the Van Asselt Community Center. The feedback received and how the proposal seeks to address the items discussed are detailed further into the design review packet.

At our second community meeting, we presented and asked for feedback from community members on the latest iterations of the siteplan, floorplans, and massing studies. Community members included the resident of the adjacent home to the northwest and the resident of the home two houses to the south. We also sought feedback on various material options and design solutions to activate the streetscape. Please see a more detailed break down of the community feedback on page 7 of this packet.



IMAGES FROM COMMUNITY OUTREACH

SEATTLE
PL2-B. SAFETY AND SECURITY
DC2-A. MASSING

COMMUNITY FEEDBACK SUMMARY

February 18th, 2020 at the Van Asselt Community Center

At our second community meeting, we presented and asked for feedback from community members on the latest iterations of the siteplan, floorplans, and massing studies. Community members included the resident of the adjacent home to the northwest and the resident of the home two houses to the south. We also sought feedback on various material options and design solutions to activate the streetscape.

STREET / SITE

The prominent residential entrance and active amenity areas such as the bike room, residence lounge, and roof deck have been located at the northeast to relate to the existing active commercial uses to the north. To activate the street front a wide hardscape area with planters and seating is proposed adjacent to the residential lounge and bike room. The solid waste storage room has been relocated to the southeast corner of the site away from the MLK intersection to prevent the need for trash staging in the street or right-of-way. By relocating the trash room to the south it provides a buffer between the active program and the residential houses to the south. To stay out of the residential upper-level setback the landscape setback along the south property line has been widened and terraced with planting beds to meet the existing grades.

COMMUNITY MEMBER FEEDBACK:

- *Neighbors support the relocation of the solid waste storage room to the southeast corner to prevent trash staging and create a quiet landscape buffer.*
- *Neighbors expressed concerns about the extra traffic in the area and residents needing to park on the street*

COMMUNITY MEMBER QUESTIONS:

- *Will parking be zoned parking?*
- *Will the city close the intersection of 38th and MLK Way?*
- *Will the Graham St Station open in the near future?*
- *How long will construction take and how disruptive will it be?*
- *Where will the construction access point be located?*

PRIVACY

The initial iterations of the upper level floorplan had several units facing south. After hearing privacy concerns from the community the floorplan has been rearranged to face as many units toward the street rather than toward the south residence. To reduce the views onto the yards of neighboring homes, a higher window sill has been proposed for units facing southwest and northwest.

COMMUNITY MEMBER FEEDBACK:

- *Neighbors support the new arrangement of units facing east as well as locating the roof deck amenity to the northeast.*
- *Neighbors approved of having a low un-occupied roof to provide a privacy buffer for the southern neighbors.*
- *Neighbors expressed the need for a high fence and tall landscape elements / trees to be planted in the landscape buffer area at the south and west to provide privacy.*
- *Neighbors did not support full private decks facing the nearby residences but were encouraged by the idea of Juliet balconies for the lower scaled volumes only.*

BUILDING

The proposal has (3) volumes with the tallest being at the northeast corner toward MLK Way. Since our previous meeting the proposal has been scaled back to be completely out of the setbacks on all sides. The massing is further reduced at the south toward the single family homes with an un-occupied roof and a lower volume is proposed at the west for a visual connection and proportional scale to the multifamily structures adjacent. The proposal is (6) stories but with only (5) above-ground stories at the west elevation.

COMMUNITY MEMBER QUESTIONS:

- *Will a percentage of the units be affordable?*
- *Will the units have an in-unit washer/dryer and full kitchen?*

SAFETY

After hearing feedback regarding safety concerns, we gave community members the opportunity to voice their opinions on what street-level design solutions could increase security and ease their safety concerns. Various seating/ landscape elements were discussed as well as pedestrian pathways, entryways and high transparency at the ground floor. The long exterior pathway originally proposed along the north edge of the building has been reduced in depth for safety concerns and added visibility.

COMMUNITY MEMBER FEEDBACK:

- *Neighbors support low landscape and seating elements that maintain transparency into the building at street-level and prevent hidden screened areas that would be out of sight.*
- *Neighbors supported the open hardscape area at street-level to maintain visibility and transparency between the exterior and interior residential amenity areas.*
- *Neighbors recommended reducing the number of entry points into the building to one main entry rather than many entries.*

MATERIALS

Various material options such as tone, texture, orientation, and color palette were presented to community members for feedback. After hearing from the community members a muted palette of subtle colors and materials are proposed to better blend with existing structures. The proposal also integrates architectural features into each facade to relate to the adjacent structures.

COMMUNITY MEMBER FEEDBACK:

- *Neighbors expressed a desire for durable horizontal materials at the south and west to relate to the residential scale and texture of the adjacent single family structures.*
- *Neighbors expressed distaste for bright colors which they felt were obnoxious, overwhelming, and unrelated to the overall expression of the neighborhood.*

2.A. MASSING & ZONE TRANSITION

The Board supported the preferred massing option (option 3) as the basis for further refinement but stated concern with the massing response to the single family zone transition occurring along the west and south property lines and provided the following guidance: The Board provided guidance to be reductive at the zone transition and erode the edges of the massing as much as possible.

APPLICANT RESPONSE:

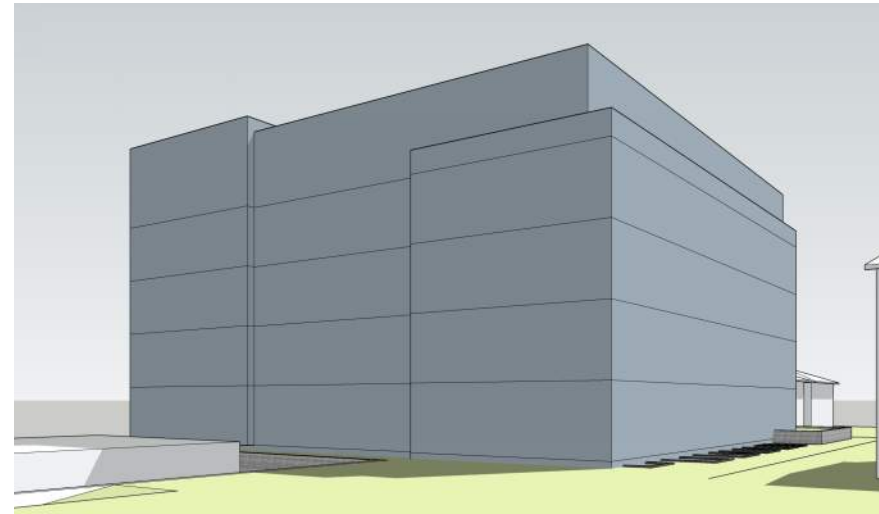
The perceived height of the project has been reduced by designing all stair and elevator towers to be centrally located and pulled inwards from the property lines. The massing has been further reduced to be completely within the upper level setbacks and additional setback area has been provided at the edges of the building. The previously proposed departure is no longer requested. The west facade has been broken down to a smaller 3-story proportion to reduce the visual impact of the massing and relate to the scale of the adjacent townhomes to the west. Furthermore, this lower volume connects with the residential structures by incorporating architectural features such as juliet balconies and horizontal textured materials.

2.B. MASSING & ZONE TRANSITION

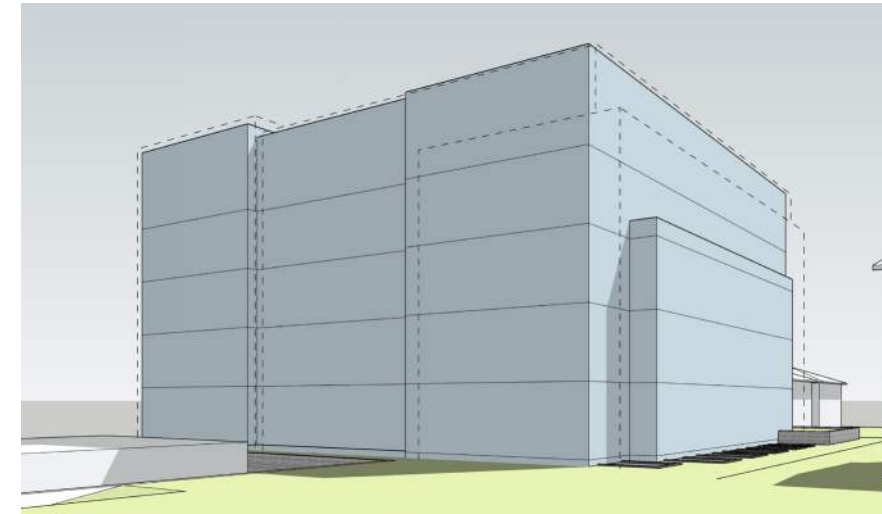
The response to the zone transition should include study of how material application, landscape buffers, screening, lighting and other design tools can be used to create human scale, lessen the imposing nature of the massing, and provide a more sensitive response to the neighbors.

APPLICANT RESPONSE:

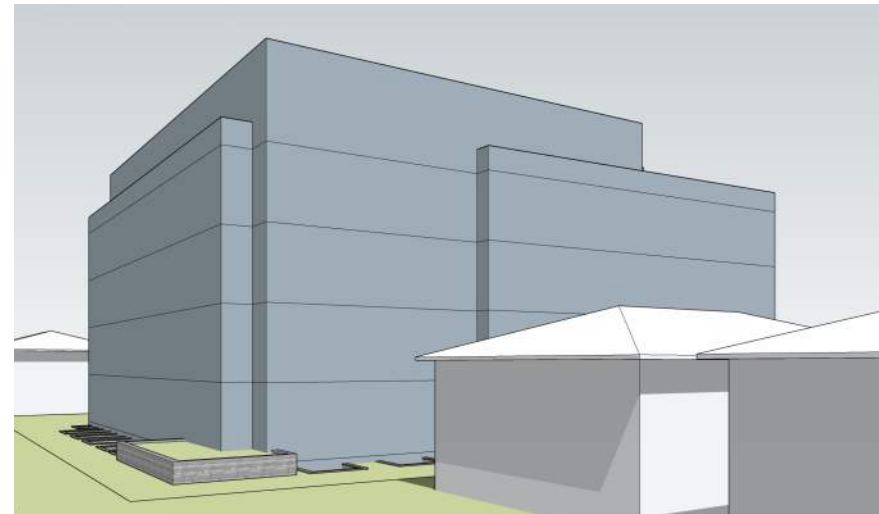
In response to the single family zone transition, the proposed massing has been reduced in height and bulk at the south and west facades. Wide landscape buffers will provide screening and reduce the perceived mass of the project. Materials that relate more closely to the adjacent residential neighborhoods have been applied to these facades. The project will use materials with texture and additional architectural features such as juliet balconies to break down the massing and create more human scale moments. Higher window sills at the northwest and southwest corners have been proposed to provide increased privacy for neighbors.



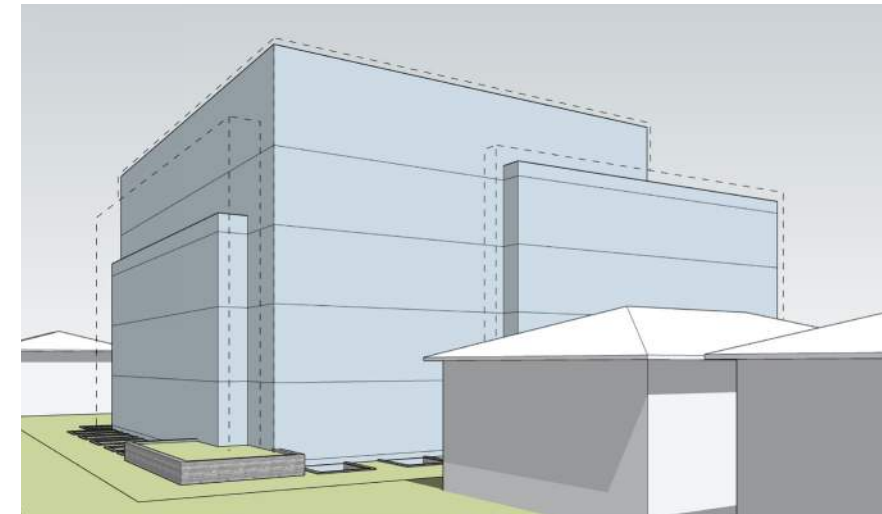
EDG MASSING NORTHWEST



REC MASSING NORTHWEST



EDG MASSING SOUTHWEST



REC MASSING SOUTHWEST



VIEW OF SOUTHWEST CORNER



VIEW OF SOUTHEAST CORNER

SEATTLE
 CS2-D. HEIGHT, BULK AND SCALE
 DC2-A. MASSING
 DC2-D.1. HUMAN SCALE

2.C. MASSING & ZONE TRANSITION

The applicant should also pay close attention to where views to the adjacent properties will occur and minimize privacy impacts to the neighbors.

APPLICANT RESPONSE:

Wide landscape buffers will support the growth of new trees and shrubs which will create privacy between the proposed project and the residential neighbors. In areas of concern, a higher window sill is proposed to minimize privacy impacts of neighbors. Reduced glazing and higher sills at the northwest and southwest corners have been proposed to provide increased privacy for neighbors per community member feedback. The lower roof on the southern volume is to be un-occupied to further provide a privacy buffer and reduce views to neighboring properties. The active rooftop amenity space has been located on the northeast corner (away from residential areas and toward MLK Jr Way).

2.D. MASSING & ZONE TRANSITION

At the Recommendation meeting the Board would like to review a one-page summary of how the massing and design has responded to the zone transition.

APPLICANT RESPONSE:

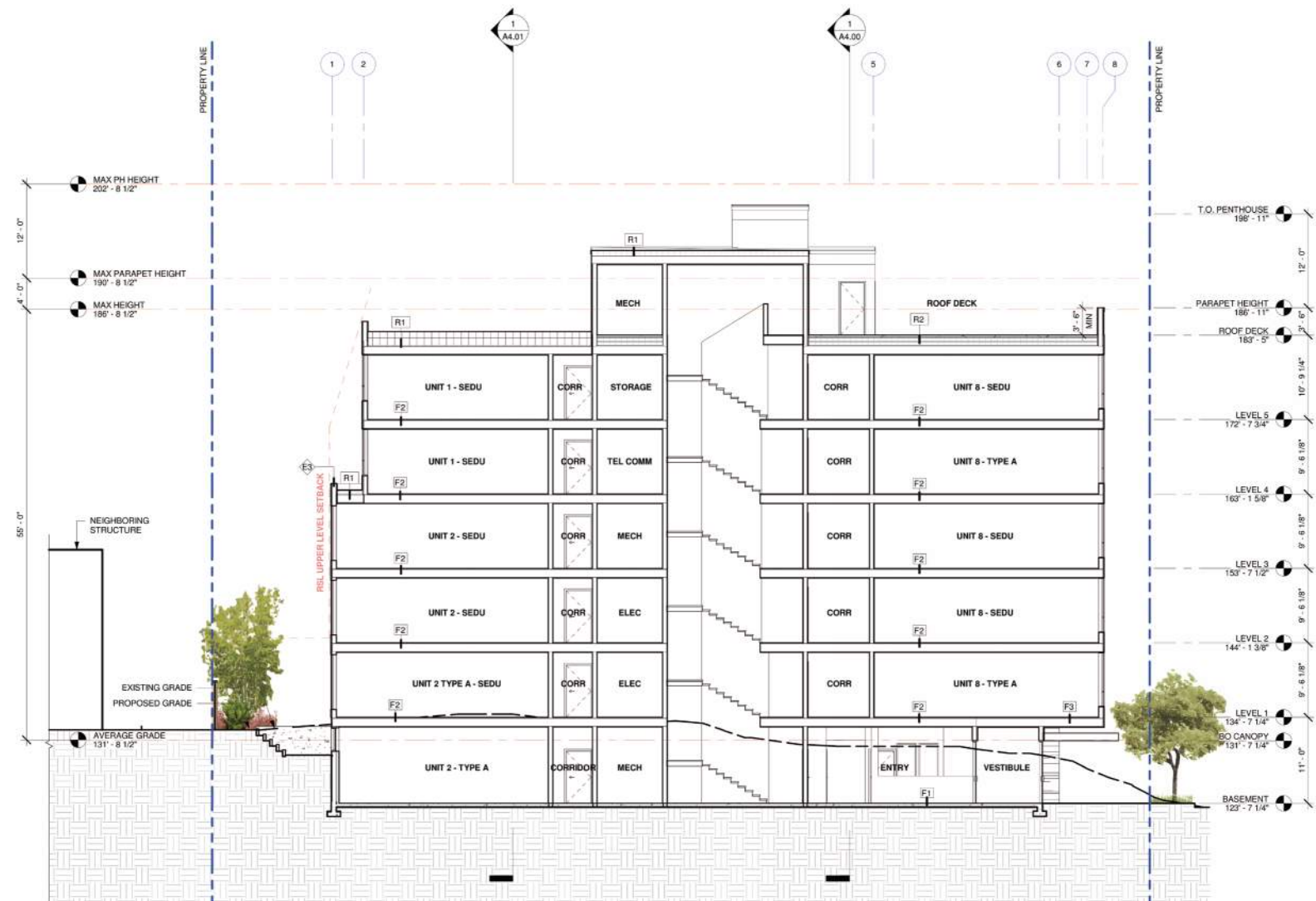
A one-page summary detailing how the proposed massing responds to the current zone transitions has been uploaded alongside this packet.

2.E. MASSING & ZONE TRANSITION

Due to the concern regarding the zone transition, the Board was not supportive of the departures requested from the upper level setbacks and encouraged the applicant to find design solutions which do not require a departure.

APPLICANT RESPONSE:

The proposed design has resolved the encroachment into the upper level setbacks and is no longer requesting those setback departures.



LONGITUDINAL SECTION LOOKING NORTH



VIEW OF SOUTHWEST CORNER



VIEW OF NORTH FACADE

SEATTLE
CS2-D. HEIGHT, BULK AND SCALE

38TH AVE S APARTMENTS - ZONE TRANSITION SUMMARY

PROJECT (AP) NUMBER **3034249-LU**
PROJECT ADDRESS **6515 38TH AVE S, SEATTLE WA 98118**

Please see list of items that have been proposed in our design that respond to the current zone transitions per EDG guidance request 2.D. MASSING & ZONE TRANSITION.

LOWER MASSING VOLUMES

1. The west facade has been broken down to a smaller 3-story proportion to reduce the visual impact of the massing and relate further to the scale of the adjacent townhomes to the west.
2. The lower roof on the southern massing is proposed to be un-occupied to further provide a privacy buffer and reduce views to neighboring properties.
3. The active rooftop amenity space has been located on the northeast corner of the property and faces northeast (away from residential areas and toward MLK Jr Way).

MATERIALS

4. Furthermore, this lower volume connects with the residential structures by incorporating architectural features such as Juliet balconies and horizontal textured materials.

LANDSCAPE BUFFER

5. Wide landscape buffers will support the growth of new trees and shrubs which will create privacy between the proposed project and the residential neighbors.
6. The proposed design has resolved the encroachment into the upper level setbacks and is no longer requesting those setback departures.

HIGHER WINDOWS SILLS

7. In areas of concern a higher window sill is proposed to minimize the privacy impacts of neighbors. Reduced glazing at the northwest and southwest corners has been proposed to provide more privacy for neighbors per community member feedback.
8. After hearing privacy concerns from the community, the floorplan has been rearranged to face as many units toward the street rather than toward the south. To reduce the views onto the yards of neighboring homes, a higher window sill is proposed for units facing southwest and northwest.

3.A. CONNECTIVITY & HUMAN ACTIVITY

The Board discussed how spaces designed for human activity at the sidewalk and site edges can lend human scale to the massing, helping to reduce the perceived bulk. The Board provided guidance to look for design opportunities to add to the public life and create an active street life, including informal uses, open space design, and the arrangement of uses.

APPLICANT RESPONSE:

The design proposes a wide front setback area with weather protection along the street-facing facade. A central entry separates the quieter south portion and more active north portion. Landscape areas have been proposed along the southern street edge to protect the privacy of the single family residences that continue down 38th Ave. High transparency and active uses such as a residents' lounge have been provided along the street front at the north to activate the street life. The covered area will include various seating elements that are incorporated into low planters to activate this semi-public space and create connection between the interior and exterior. A bike repair station and bench has been located at the north end of the space for residents to easily utilize directly from the bike room.



PERSPECTIVE FROM STREET (38TH AVE S)

3.B. CONNECTIVITY & HUMAN ACTIVITY

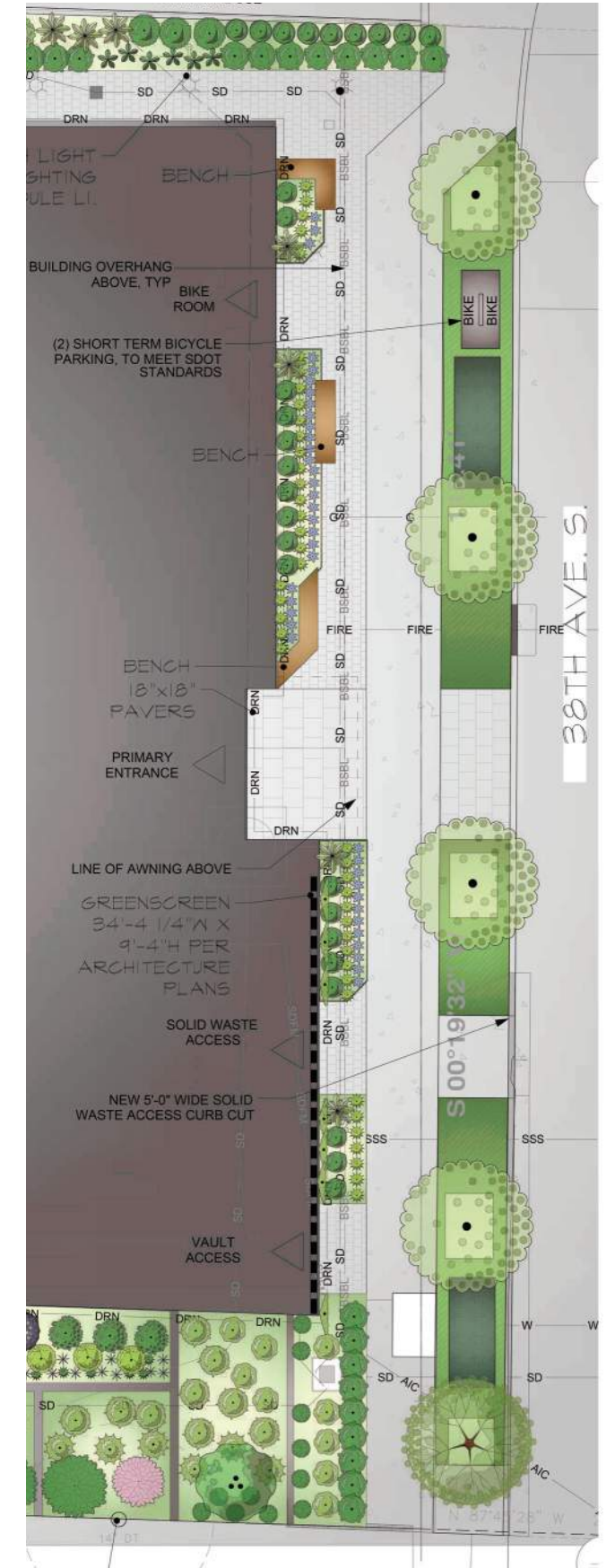
The Board also requested the applicant consider how the design and arrangement of uses could support the vibrancy of the adjacent local businesses.

APPLICANT RESPONSE:

The proposed design locates the most transparent and active uses at the northeast corner. This creates a semi-public space to support pedestrians that frequent the neighboring businesses to the north. A mix of hardscape area and landscape planters has been proposed to relate to the mixed existing conditions of the commercial area to the north.



VIEW OF NORTH COMMERCIAL BUILDING AND NORTHEAST CORNER



LANDSCAPE PLAN ALONG R.O.W.

SEATTLE
 PL1-A. ADDING TO PUBLIC LIFE
 PL1-B. WALKWAYS AND CONNECTIONS
 DC2-B.1. FACADE COMPOSITION

4. PLACEMAKING

As the outreach to neighbors continues, the Board encouraged the applicant to understand the local history and study how the design can acknowledge the people and the place, using the context as a potential placemaking opportunity.

APPLICANT RESPONSE:

After hearing from community members, a muted palette of subtle colors and high quality materials is proposed to better blend with existing structures. The neighbors present at the community meeting expressed distaste for bright colors which they felt were obnoxious, overwhelming, and unrelated to the overall expression of the neighborhood. Instead, they expressed a desire for durable horizontal materials at the south and west to relate to the residential scale and texture of the adjacent single family structures.

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CS2-A.1. SENSE OF PLACE
CS3-A. POSITIVE NEIGHBORHOOD
ATTRIBUTES, LOCAL HISTORY
AND CULTURE

5. FACADE COMPOSITION

The Board stated initial support for the character sketches on page 44 of the EDG packet, provided the guidance regarding the massing and zone transition is addressed.

APPLICANT RESPONSE:

The design intent from the character sketches has been maintained. Massing moves have been simplified and fenestration patterns have been refined to address privacy concerns raised by neighbors.

SEATTLE

DC2-A. MASSING
DC2-B. ARCHITECTURAL AND
FACADE COMPOSITION



VIEW OF NORTHEAST CORNER

CS2. URBAN PATTERN AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	
II. Respect for Adjacent Sites	i. Preventing service, loading and storage areas from directly facing single family residential areas.	Based on feedback from the community, service areas such as solid waste storage is located at the southeast corner of the site to avoid the need for trash staging in the street which would place further restrictions on available parking in the area. A wide planting buffer as well as vertical plantings at the southeast corner help to reduce any sound or visual concerns between the adjacent single family and the service area.
IV. Height, Bulk and Scale Compatibility	iii. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale.	The proposed design incorporates separate volumes that step down towards the RSL zoning to the south and west. The larger massing moves are positioned towards MLK Jr. Way and the adjacent NC zone.
PL3. STREET-LEVEL INTERACTION	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
I. Human Activity I. Pedestrian Open Spaces and Entrances	i. Recessed building or individual shop entrances to help create a traditional “main street” feel iv. Overhead weather protection at the sidewalk for pedestrians; canopies/ awnings are encouraged. i. Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.	The residential entrance is centered and recessed to create a defined entry point. The main residential entry and shared residential amenity spaces are proposed along the street front to help activate the street level. Awnings are proposed for the first level to create weather protection and emphasize the entry location.
DC1. PROJECT USES AND ACTIVITIES	Optimize the arrangement of uses and activities on site.	
A. Arrangement of Interior Uses	4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.	Active program uses have been positioned along the street-facing facade including lobby space, bike room, and resident amenity areas to activate the street level and provide views to those spaces.
DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
A. Massing	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	The tallest volume faces toward MLK Jr. Way and the adjacent NC zone. The building massing steps down and incorporates modulation to minimize the perceived mass at the surrounding residential zoning to the south and west. Material texture, juliet balconies, and window groupings add architectural features to the lower volumes that further connect the project to the adjacent residences.
C. Secondary Architectural Features	1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.	Juliet balconies and textured horizontal materials add depth to the lower volumes that face adjacent residences. An awning defines the entry and a wide covered area at the sidewalk provides for outdoor amenity seating.
D. Scale and Texture	1. Human Scale: 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. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture.”	The proposed design has textured/human scale materials and elements on all facades. At the street level board formed concrete is proposed as well as a vertical planting facade near the sidewalk at the southeast corner. At the south and west horizontal textured metal siding with infill panel groups the proposed juliet balconies. Architectural elements like awnings and retaining walls are all used to enhance visual interest.
E. Form and Function	Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.	The simple forms proposed are enhanced by a rhythm of windows corresponding with the units within. The first floor will have tall and wide windows for a higher level of transparency to reveal the active residential spaces within.



VIEW OF SOUTHEAST CORNER



VIEW OF SOUTHWEST CORNER



VIEW OF NORTH FACADE



PERSPECTIVE FROM STREET (38TH AVE S)



PERSPECTIVE FROM STREET (38TH AVE S)



MAIN ENTRY AWNING SIGNAGE



BLADE SIGNAGE



EAST ELEVATION BUILDING SIGNAGE LOCATIONS



PERSPECTIVE FROM STREET (38TH AVE S)

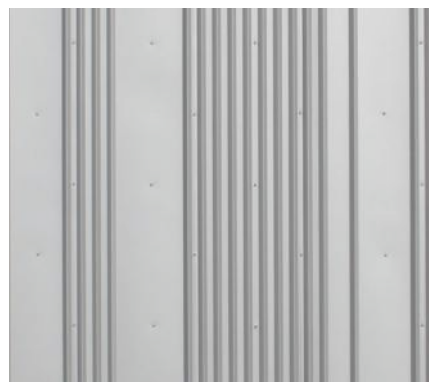


VIEW OF NORTHEAST CORNER





EAST ELEVATION



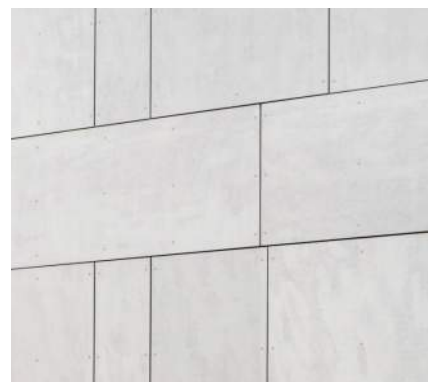
VERTICAL METAL
The Bryer Company
Symmetry Series - Cityscape



METAL SIDING
Longboard Tongue and Groove
6" V Groove - Italian Rosewood



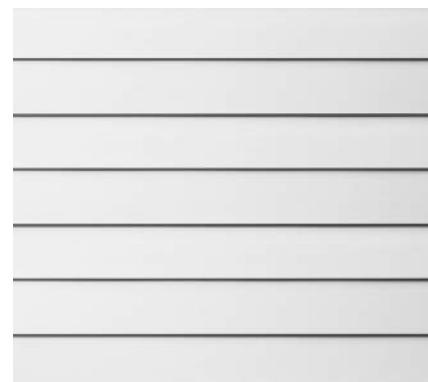
CONCRETE
Board Form Texture
Medium Gray



SMOOTH PANEL
Fiber Cement Panel
Light Gray



SMOOTH PANEL
Fiber Cement Panel
Dark Gray



LAP SIDING
James Hardie Plank
4" Smooth - Light Gray



METAL JULIET
Dark Gray



SOUTH ELEVATION



VERTICAL METAL
The Bryer Company
Symmetry Series - Cityscape



METAL SIDING
Longboard Tongue and Groove
6" V Groove - Italian Rosewood



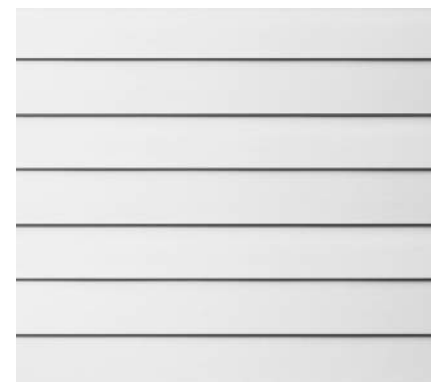
CONCRETE
Board Form Texture
Medium Gray



SMOOTH PANEL
Fiber Cement Panel
Light Gray



SMOOTH PANEL
Fiber Cement Panel
Dark Gray



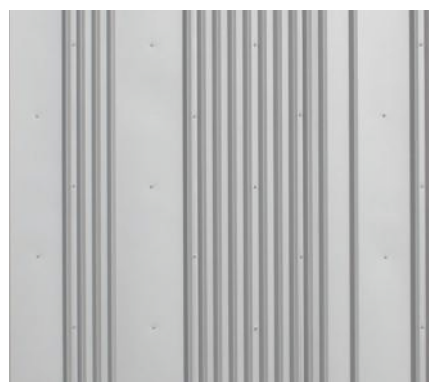
LAP SIDING
James Hardie Plank
4" Smooth - Light Gray



METAL JULIET
Dark Gray



WEST ELEVATION



VERTICAL METAL
The Bryer Company
Symmetry Series - Cityscape

(A)



METAL SIDING
Longboard Tongue and Groove
6" V Groove - Italian Rosewood

(B)



CONCRETE
Board Form Texture
Medium Gray

(C)



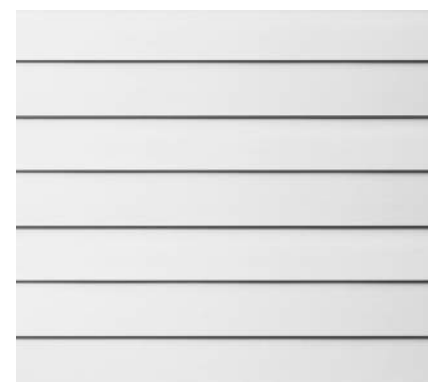
SMOOTH PANEL
Fiber Cement Panel
Light Gray

(D)



SMOOTH PANEL
Fiber Cement Panel
Dark Gray

(E)



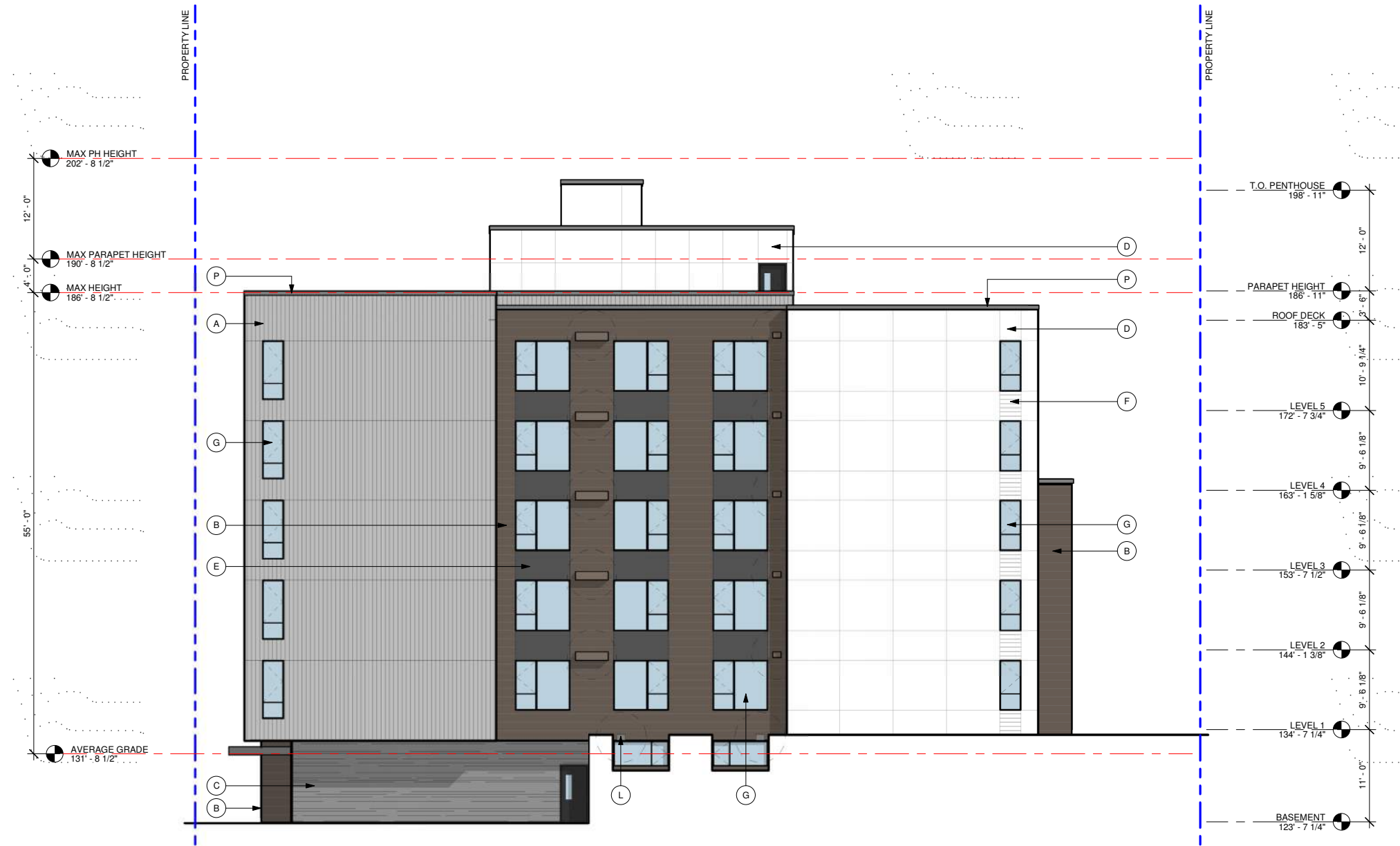
LAP SIDING
James Hardie Plank
4" Smooth - Light Gray

(F)



METAL JULIET
Dark Gray

(K)



NORTH ELEVATION



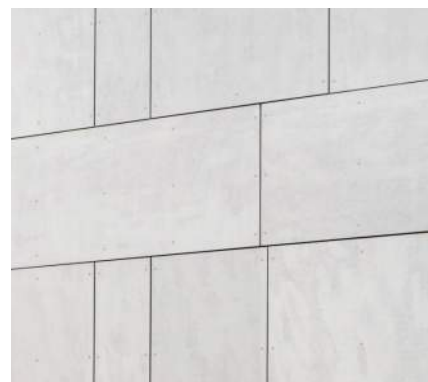
VERTICAL METAL
The Bryer Company
Symmetry Series - Cityscape



METAL SIDING
Longboard Tongue and Groove
6" V Groove - Italian Rosewood



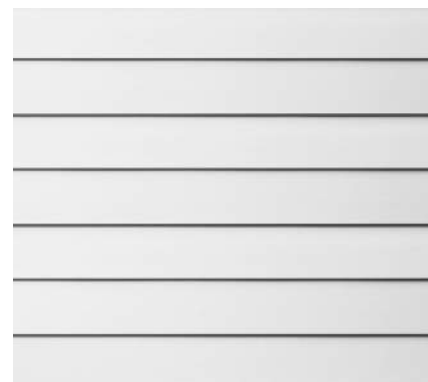
CONCRETE
Board Form Texture
Medium Gray



SMOOTH PANEL
Fiber Cement Panel
Light Gray



SMOOTH PANEL
Fiber Cement Panel
Dark Gray



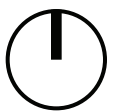
LAP SIDING
James Hardie Plank
4" Smooth - Light Gray



METAL JULIET
Dark Gray



38TH AVE S



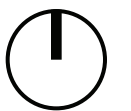
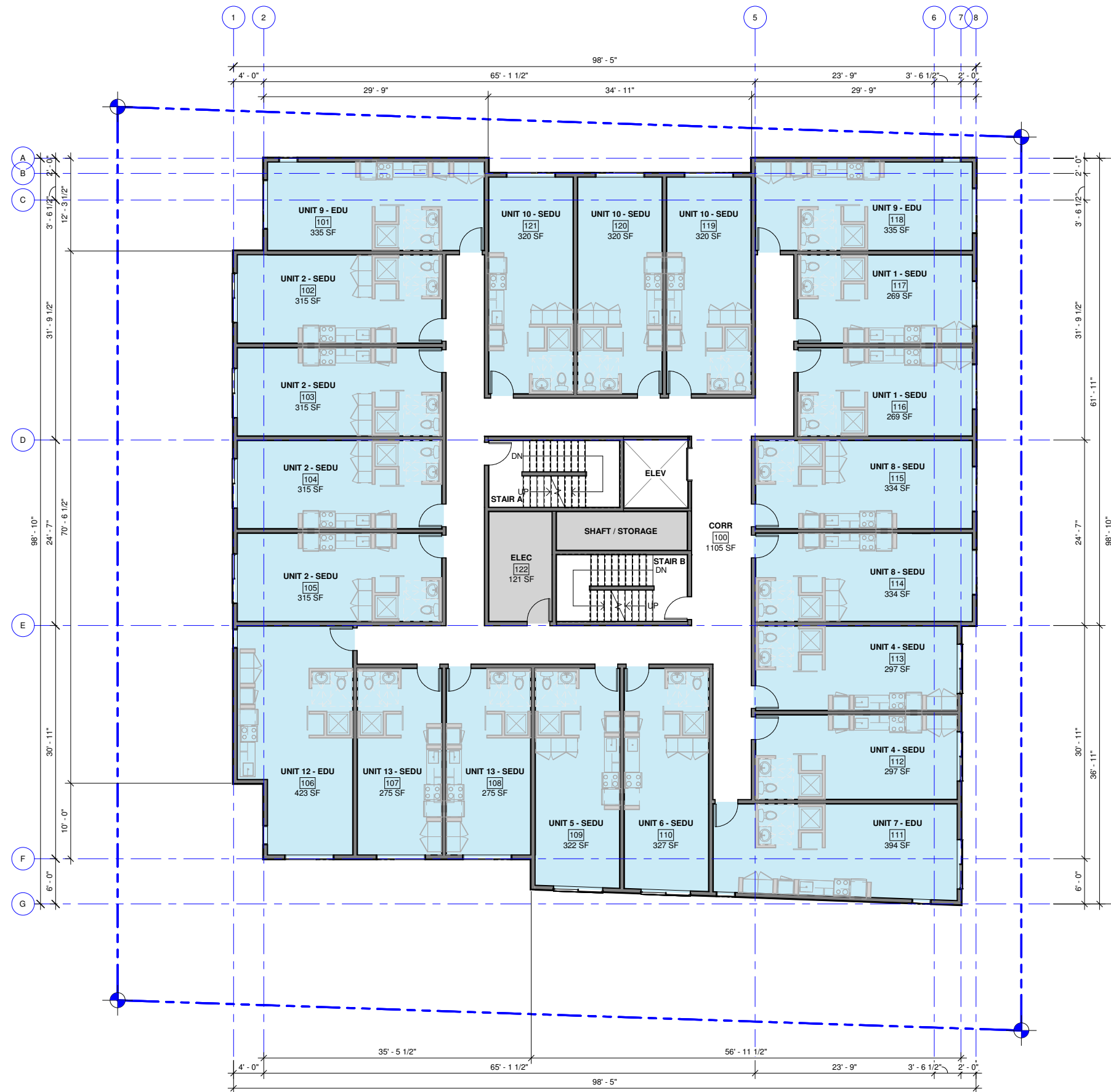
COMPOSITE SITE PLAN

CIRCULATION SERVICE DWELLING AMENITY



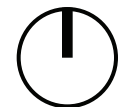

BASEMENT / STREET LEVEL

CIRCULATION
 SERVICE
 DWELLING
 AMENITY



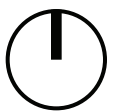
FLOORS 1-3

CIRCULATION SERVICE DWELLING AMENITY



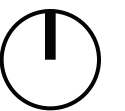
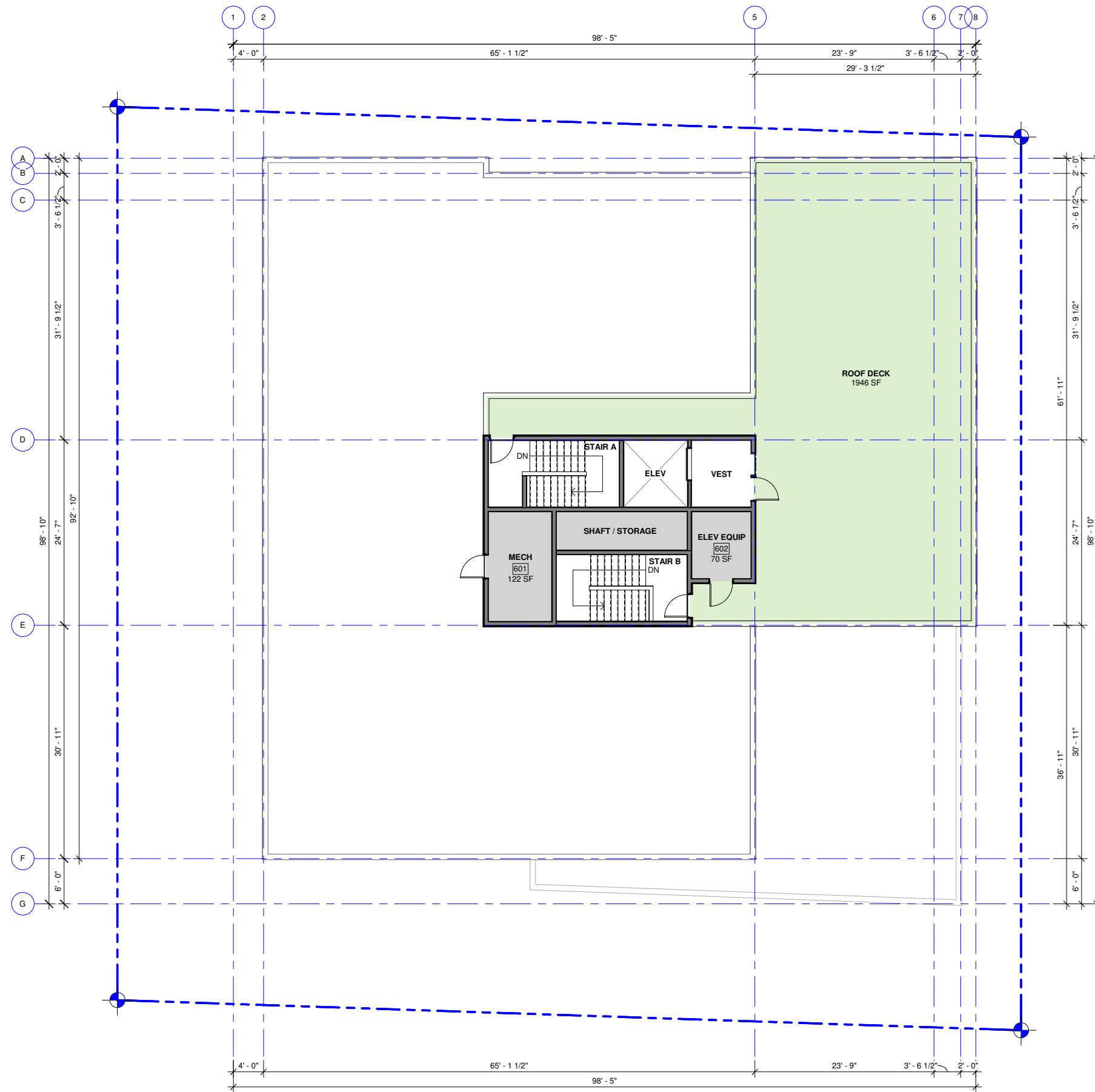
FLOOR 4

CIRCULATION SERVICE DWELLING AMENITY



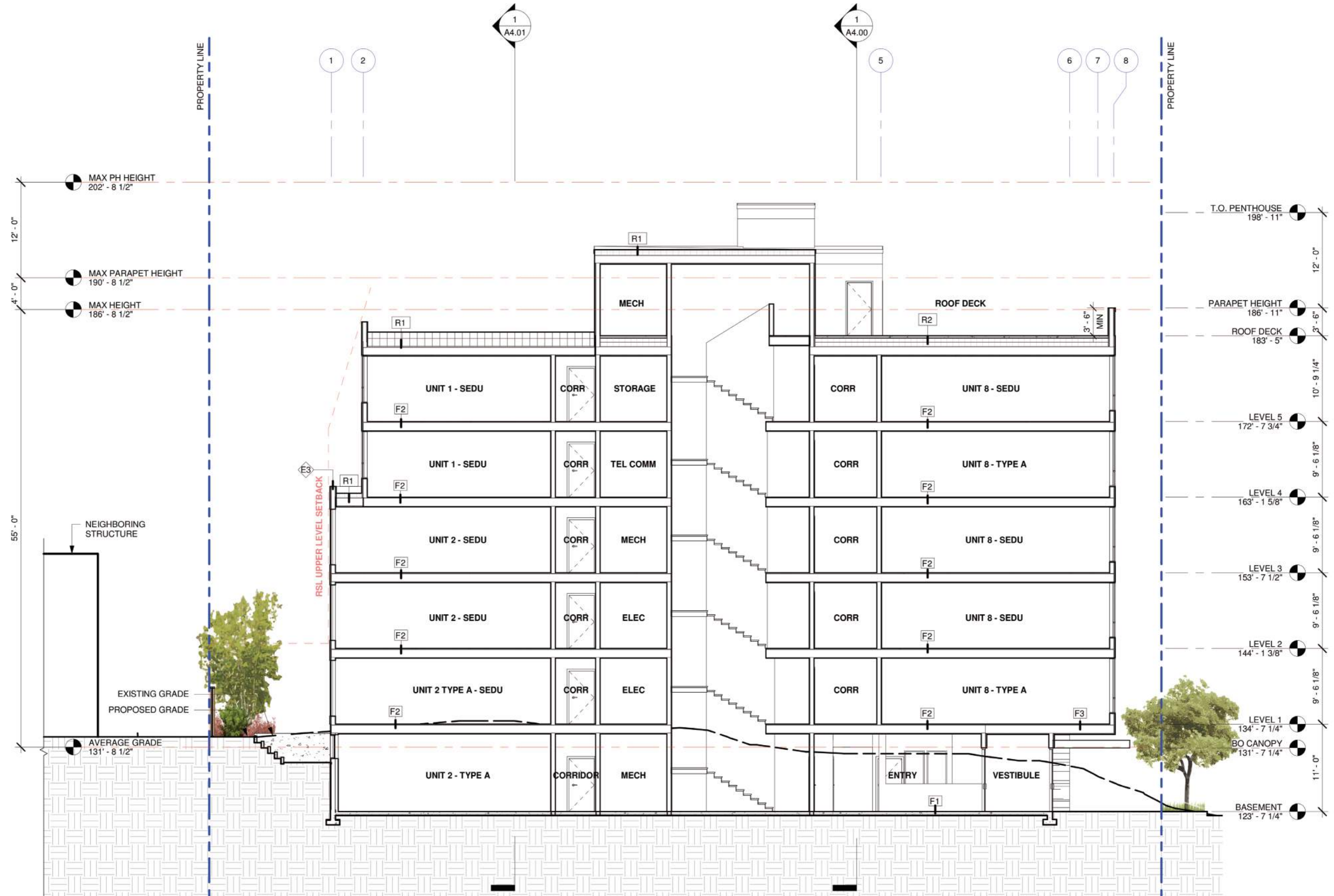
FLOOR 5

CIRCULATION SERVICE DWELLING AMENITY

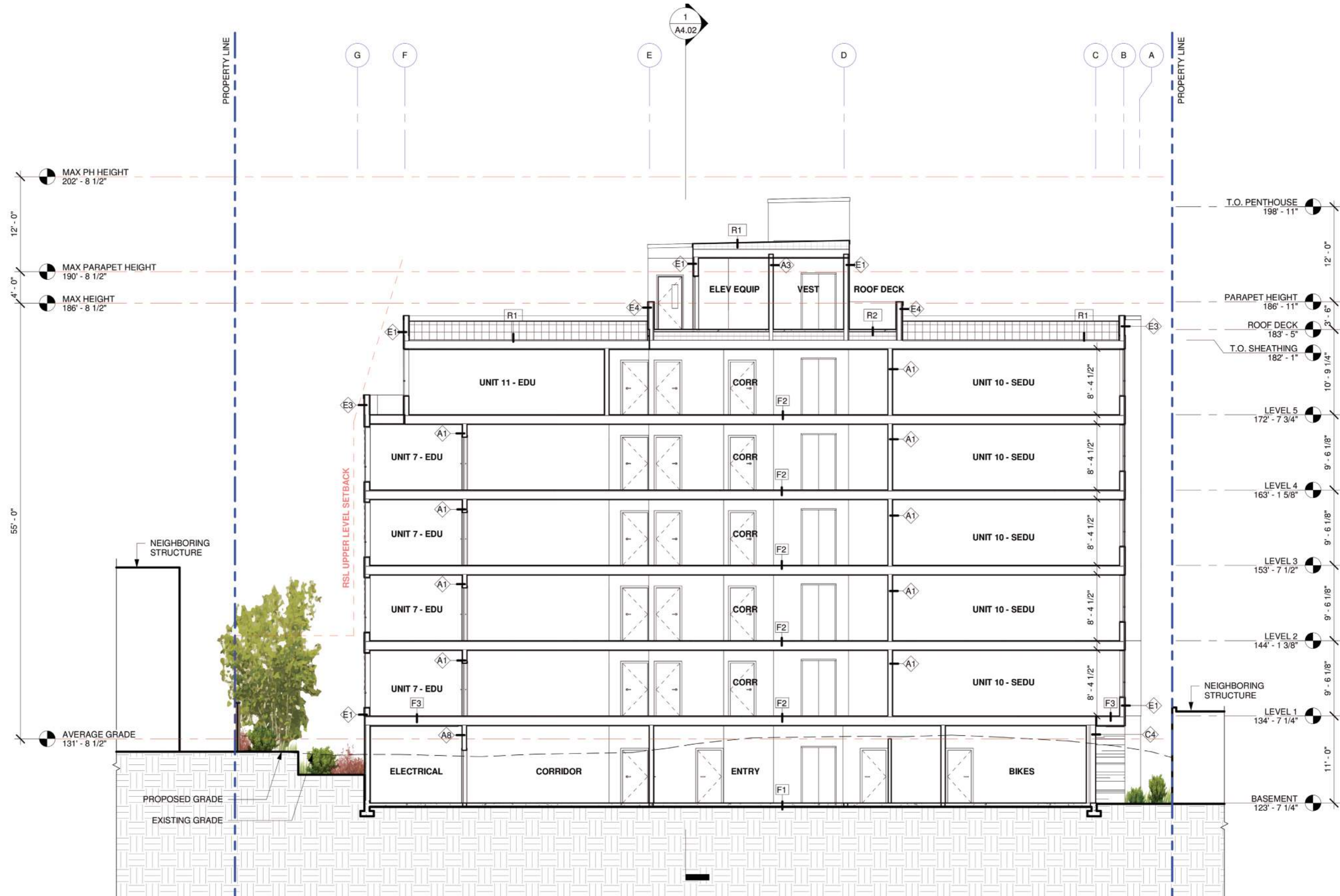


ROOF DECK

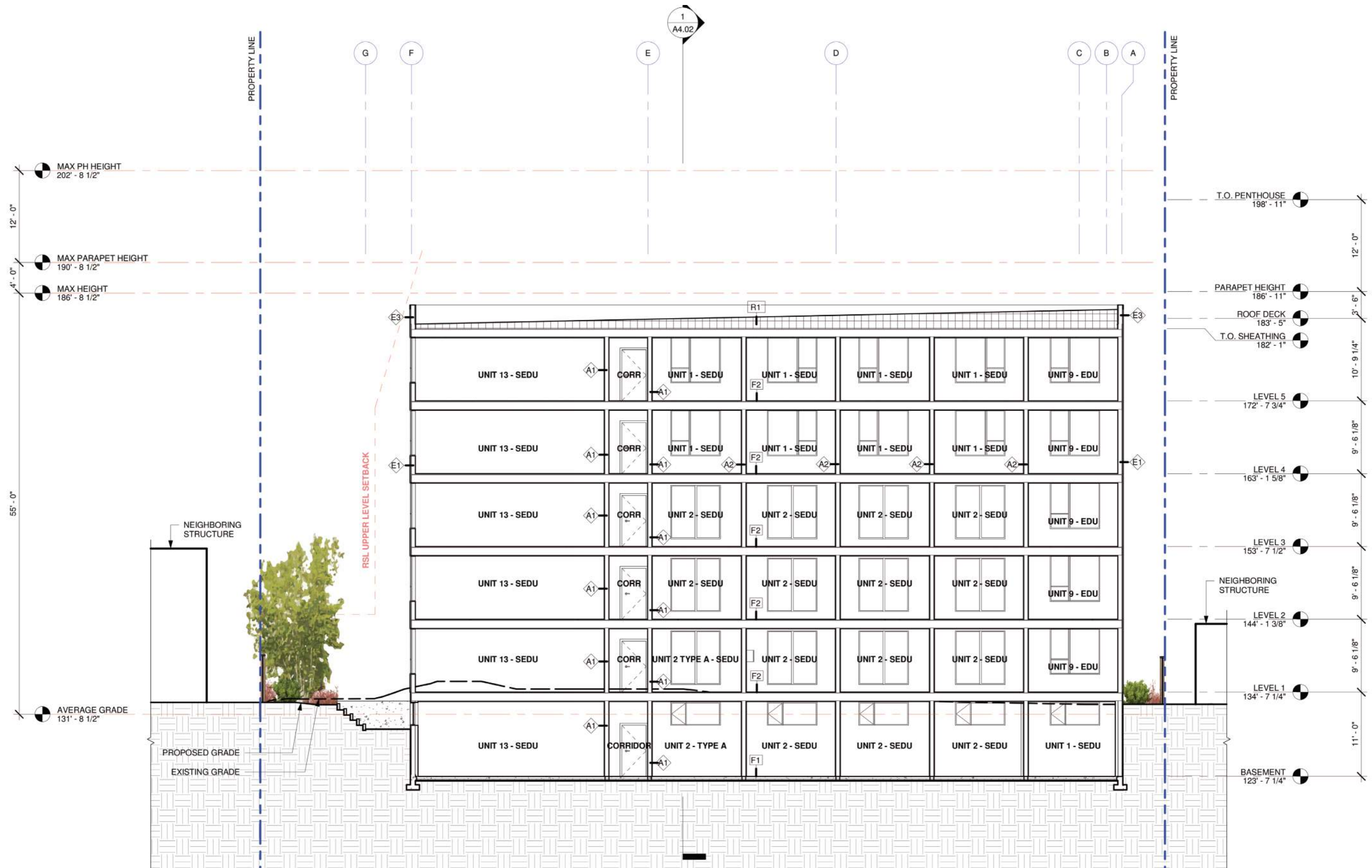
CIRCULATION SERVICE DWELLING AMENITY



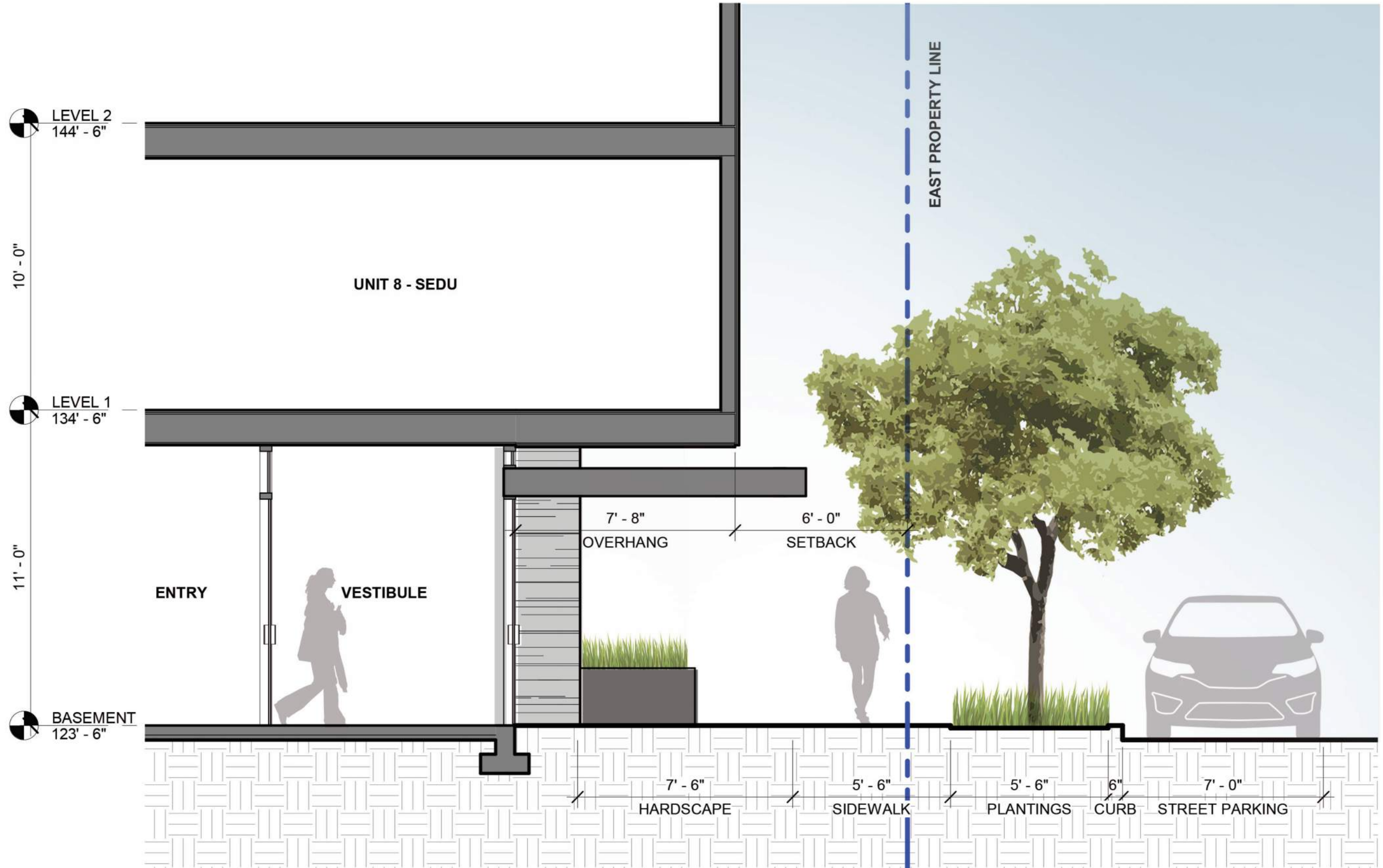
LONGITUDINAL SECTION LOOKING NORTH



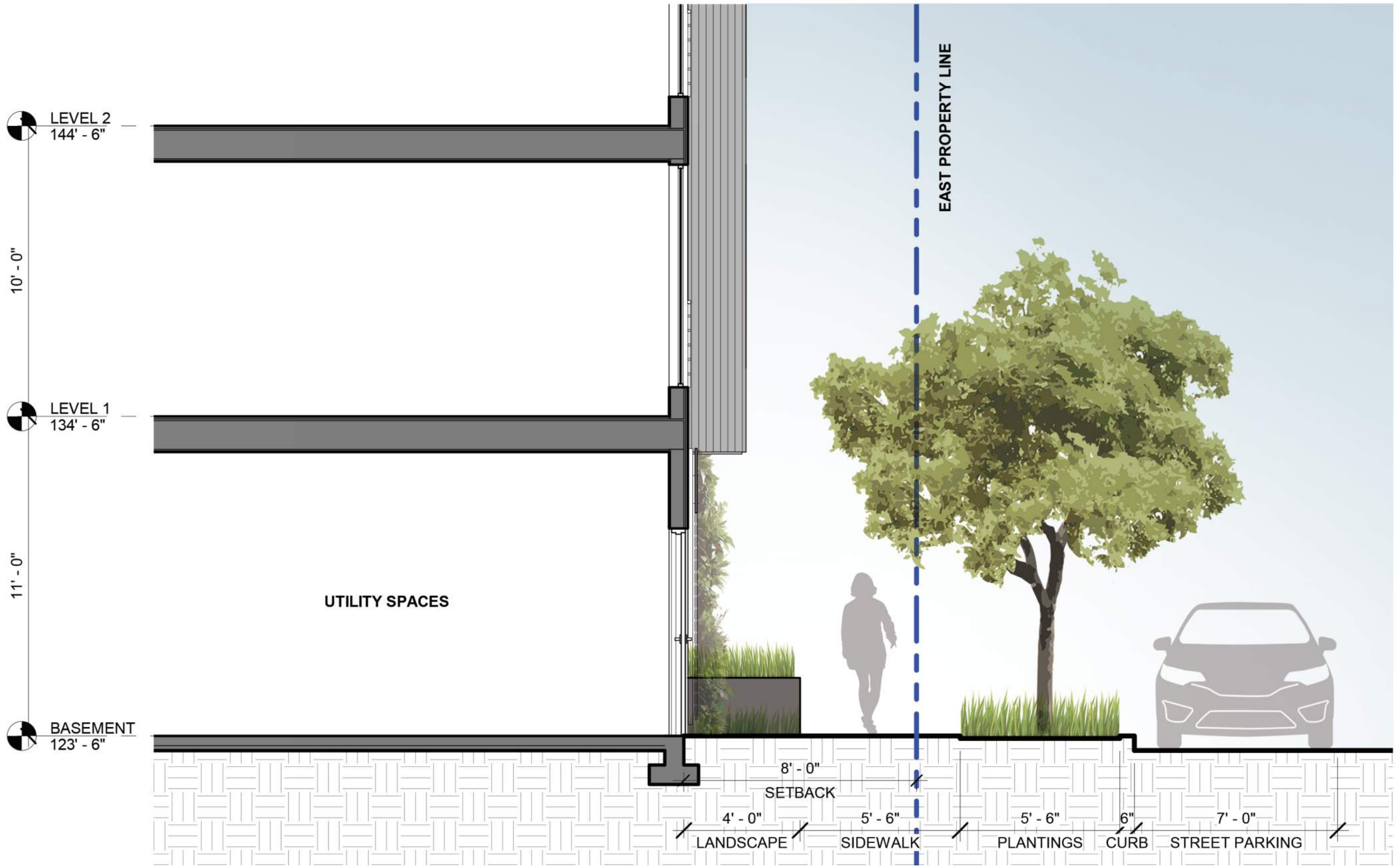
TRANSVERSE SECTION LOOKING WEST



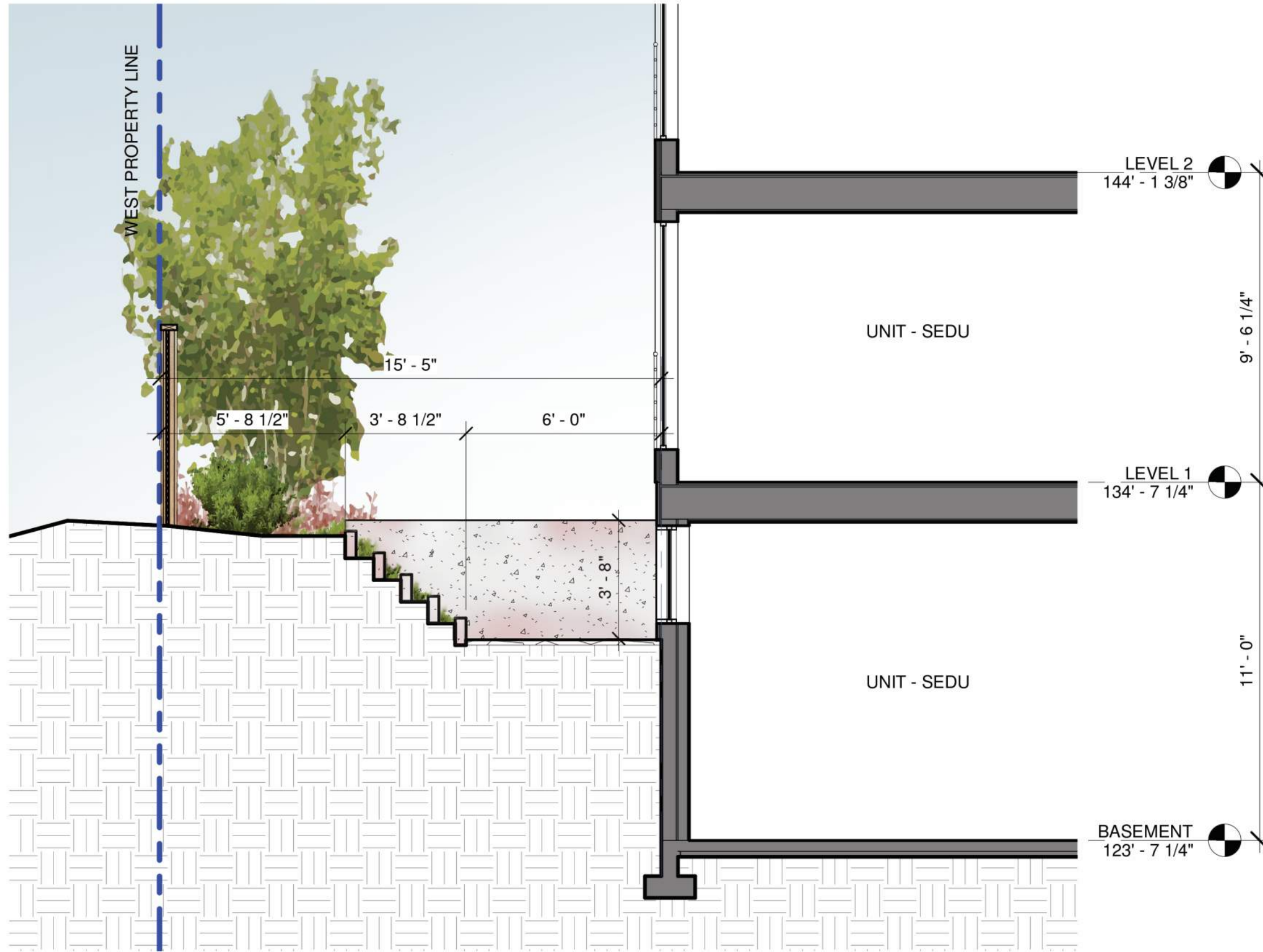
TRANSVERSE SECTION LOOKING WEST



RESIDENTIAL ENTRY PEDESTRIAN SECTION



TRASH ACCESS AREA PEDESTRIAN SECTION

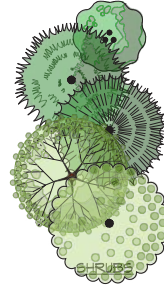


RESIDENTIAL ENTRY PEDESTRIAN SECTION



PLANT SCHEDULE

TREES



BOTANICAL / COMMON NAME

- Acer circinatum / Vine Maple
- Calocedrus decurrens / Incease Cedar
- Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine
- Stewartia pseudocamellia / Japanese Stewartia Street Tree
- Tilia tomentosa 'Sterling' / Sterling Silver Linden Street Tree

BOTANICAL / COMMON NAME

- Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
- Calluna vulgaris 'Firefly' / Heather
- Carex oshimensis 'Everillo' / Everillo Japanese Sedge
- Carex testacea / Orange Sedge
- Ceanothus thyrsiflorus 'Diamond Heights' / Diamond Heights Ceanothus
- Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress
- Evonymus japonicus 'Microphyllus' / Boxleaf Evonymus
- Heuchera x 'Obsidian' / Coral Bells
- Hydrangea quercifolia / Oakleaf Hydrangea
- Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
- Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
- Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe
- Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
- Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
- Myrica californica / Pacific Wax Myrtle
- Nandina domestica 'Sulf Stream' TM / Heavenly Bamboo
- Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
- Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
- Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
- Physocarpus opulifolius 'Diablo' / Diablo Ninebark
- Polystichum munitum / Western Sword Fern
- Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
- Sarcococca ruscifolia / Fragrant Sarcococca

BIORETENTION

BOTANICAL / COMMON NAME

- Carex obnupta / Slough Sedge
- Cornus alba / Tatarian Dogwood
- Cornus alba 'Souchaultii' / Goldenleaf Dogwood
- Juncus patens 'Eik Blue' / Spreading Rush
- Sambucus nigra 'Black Lace' / Black Lace Elderberry

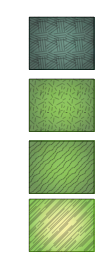
VINES

BOTANICAL / COMMON NAME

- Clematis armandii 'Snowdrift' / Evergreen Clematis

PLANT SCHEDULE

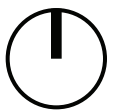
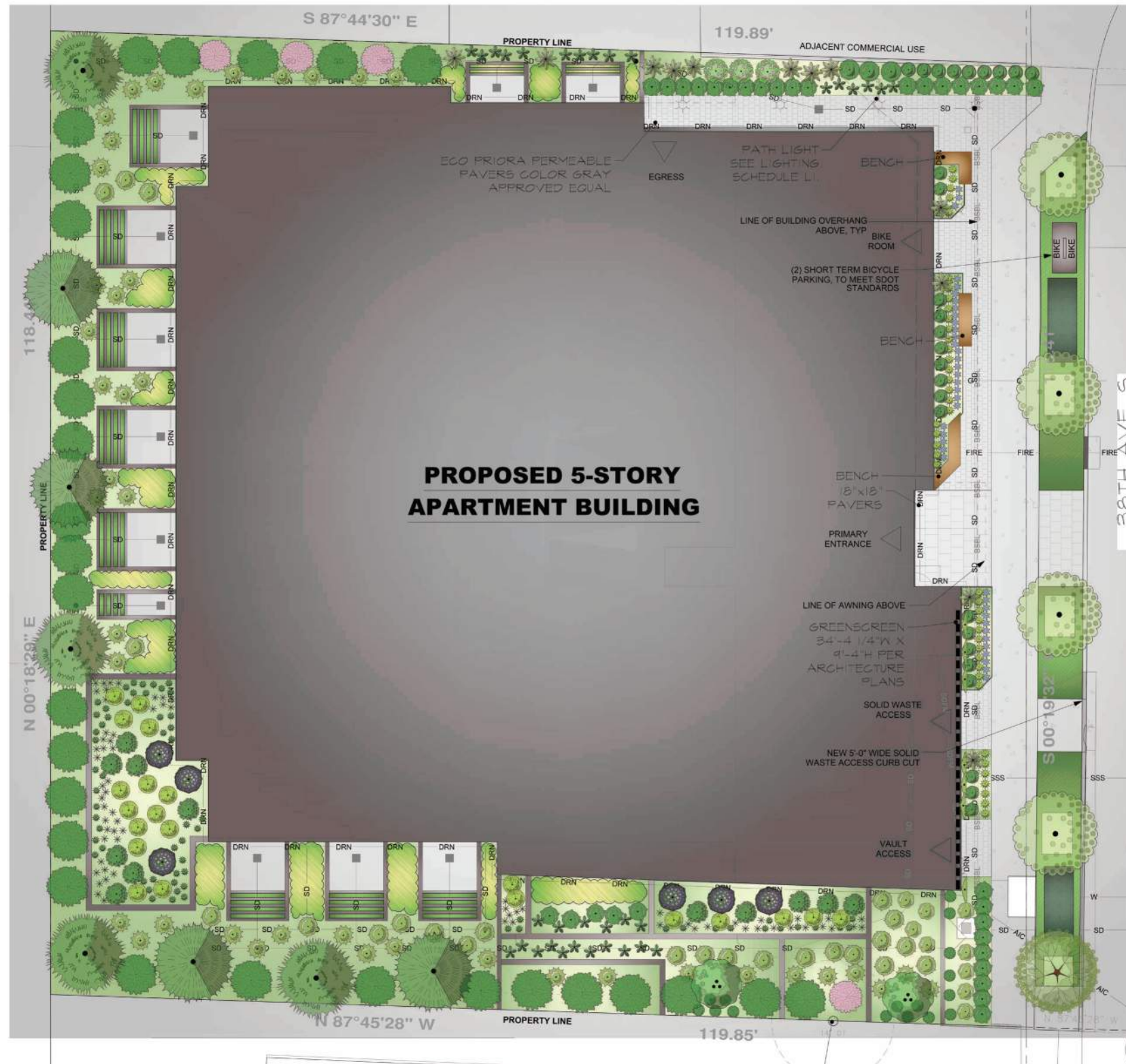
GROUND COVERS

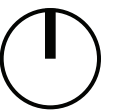


BOTANICAL / COMMON NAME

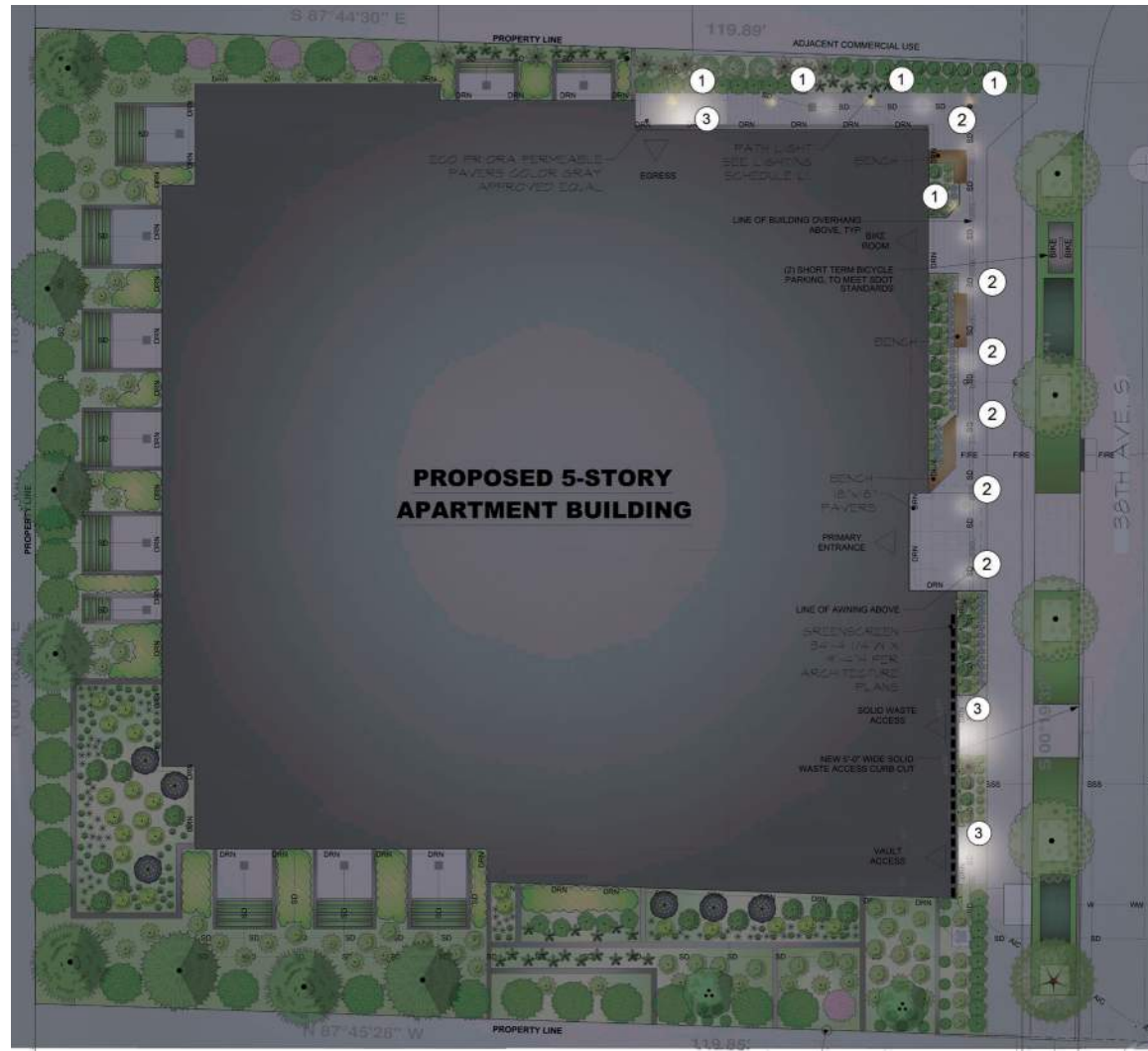
- Ajuga reptans / Bugleweed 24" o.c.
- Herniaria glabra / Green Carpet 18" o.c.
- Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry 24" o.c.
- Vinca minor 'Illumination' TM / Illumination Dwarf Periwinkle 24" o.c.

SPACING





ROOF AMENITY PLAN



GROUND LEVEL PLAN



ROOF AMENITY PLAN



PATHWAY LIGHTS ①



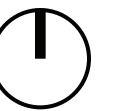
RECESSED DOWNLIGHTS ②



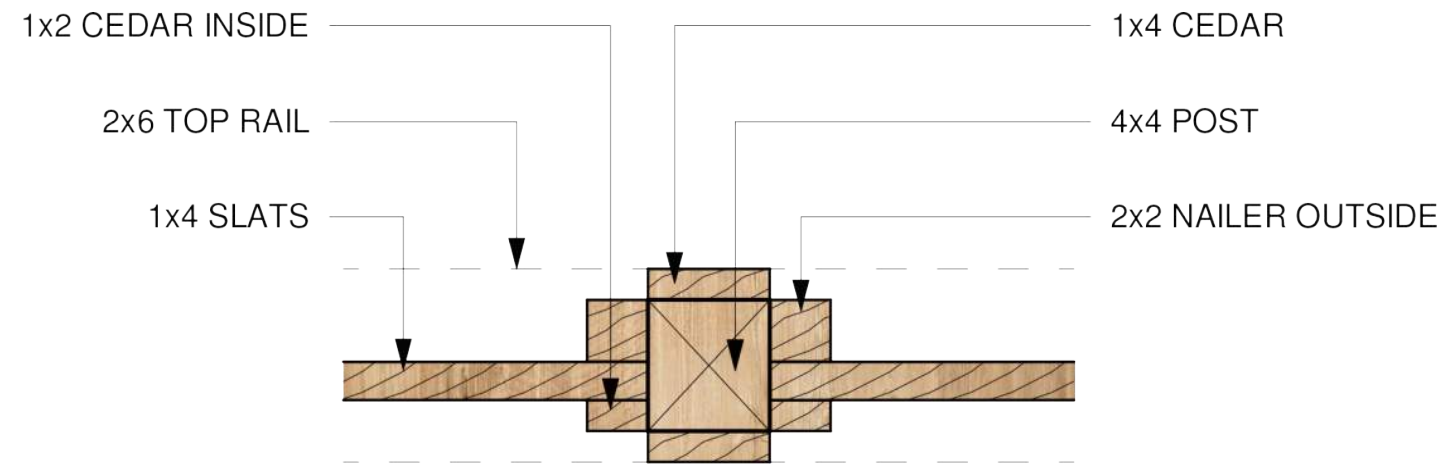
WALL SCONCES ③



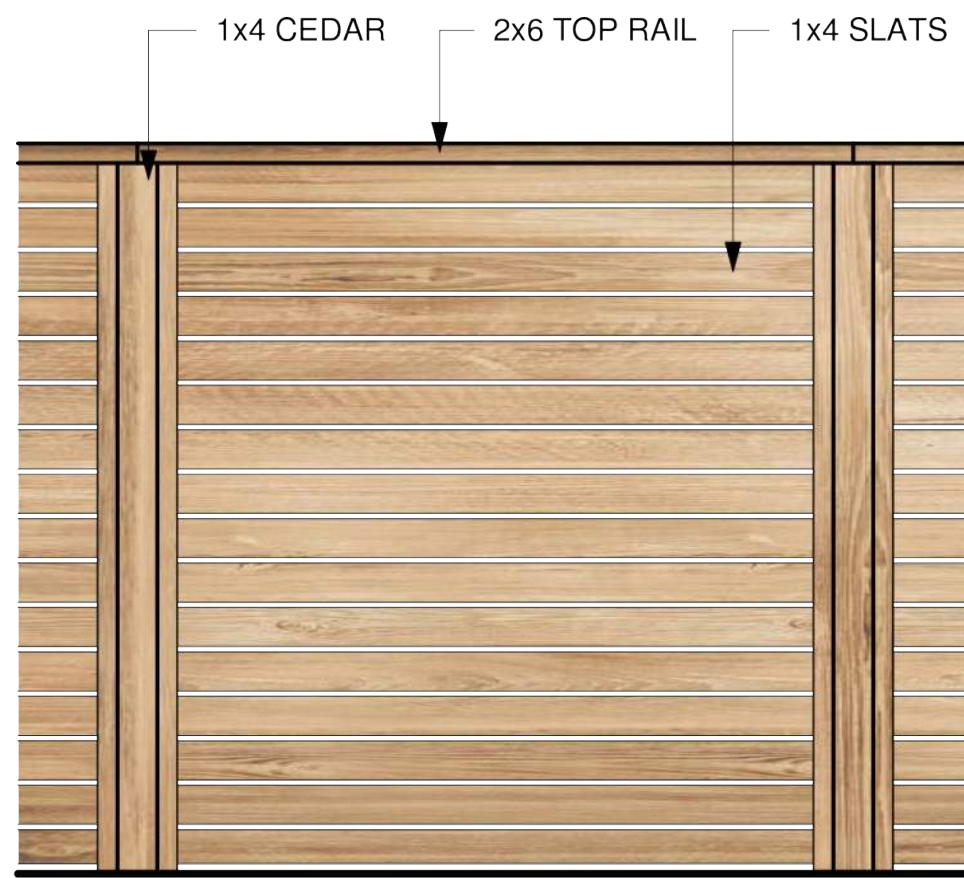
LED ROPE LIGHTS ④



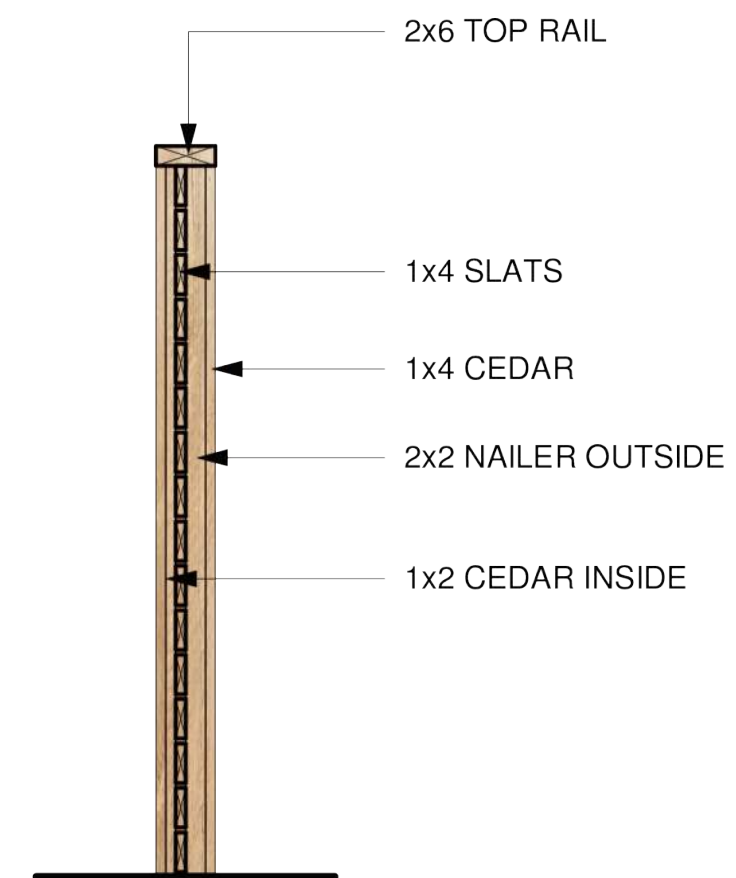
PROPOSED LIGHTING



HORIZONTAL WOOD FENCE - PLAN DETAIL



HORIZONTAL WOOD FENCE - ELEVATION



HORIZONTAL WOOD FENCE - SECTION

APPENDIX

PROJECT SITE

- Single undeveloped parcel located on 38th Ave S approximately 60' from MLK JR Way S
- Site Area = 14,188 SF, square in shape, measures roughly 118' x 120'

TOPOGRAPHY

- Approximately 11'-0" of grade change across site from east to west.
- Approximately 3'-0" of grade change across site from north to south.

ADJACENT BUILDINGS AND USES

- Existing 1-story retail building immediately north of site (NC2-55)
- Existing 2-story single family residence immediately south of site (RSL)
- Existing 2-story single family residence immediately west of site (RSL)
- Existing 1-story retail building across 38th Ave S (NC2-55)

SOLAR ACCESS & VIEWS

- Good solar access due to existing topography and existing low rise structures
- Possible views east towards to Cascade Mountains and of Mt. Rainier to the southeast

ALLOWABLE STRUCTURE HEIGHT

NC2-55(M) zoning allows for a 55'-0" structure height

- 4' bonus for rooftop features
- 16' bonus for stair/elevator penthouses

ALLOWABLE BUILDING AREA

NC2-55(M) 3.75 FAR = 53,205 SF

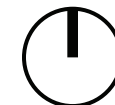
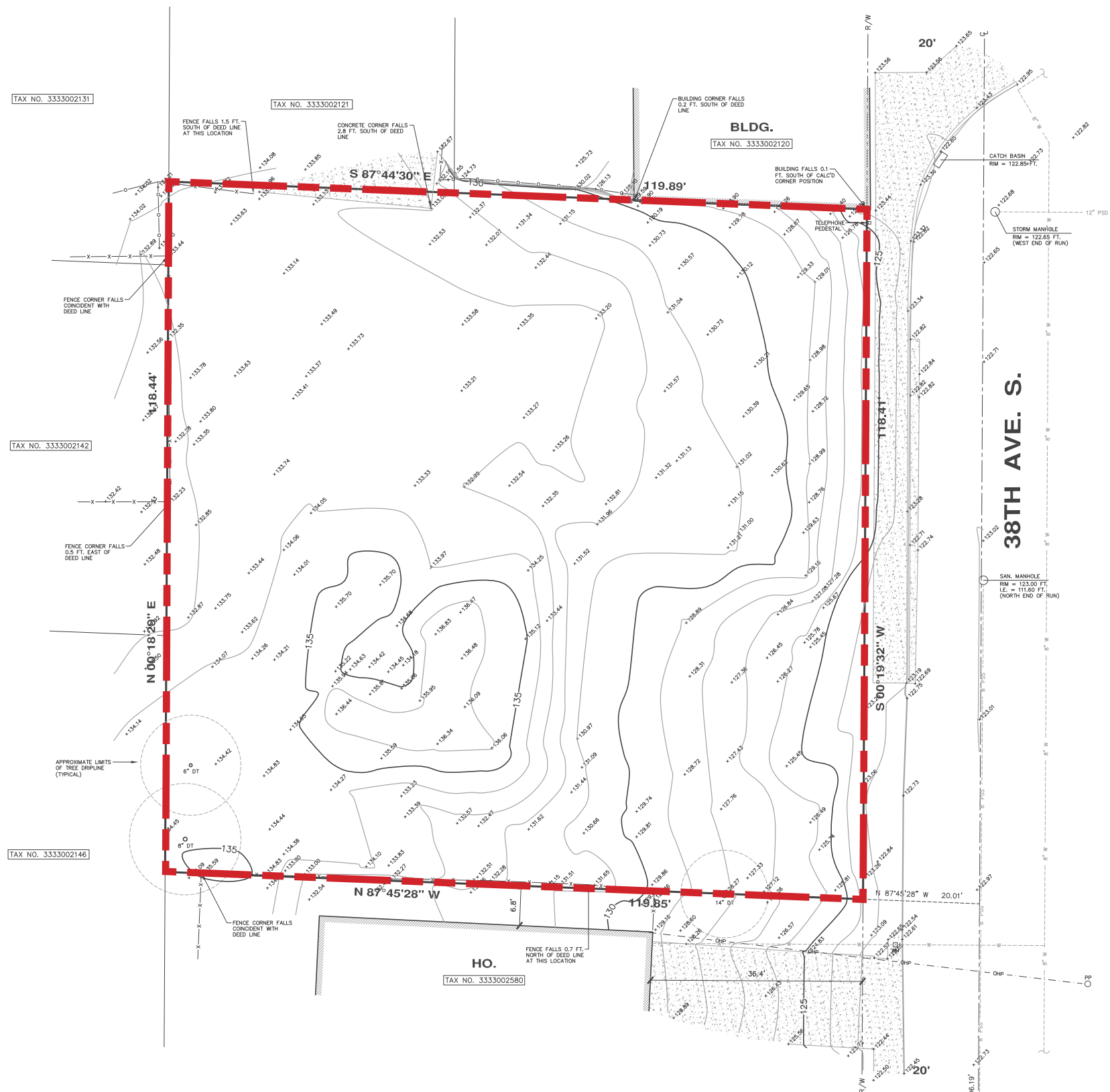
LEGAL DESCRIPTION

LOT 49, BLOCK 12, HILLMAN CITY DIVISION NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 23, RECORDS OF KING COUNTY, WA. (ALSO KNOWN AS PARCEL B, CITY OF SEATTLE BOUNDARY LINE ADJUSTMENT NO. 8708146, AS RECORDED UNDER KING CO. RECORDING NO. 8804070228).

APN: 333300-2130

TRAFFIC CIRCULATION

The site is primarily served by Martin Luther King Jr Way S, a principal arterial. The site itself is located on 38th Ave S which is undesignated. Bus stops are in the vicinity along MLK Jr Way S as well as the Othello light rail station.





① LOCAL RESTAURANTS



② MARTIN LUTHER KING JR ELEMENTARY SCHOOL



③ DUOC SU BUDDHIST TEMPLE



④ MLK JR WAY COMMERCIAL



⑤ LOCAL GROCERY



⑥ BRIGHTON PLAYFIELD



⑦ GRAHAM STREET COMMERCIAL



⑧ AKI KUROSE MIDDLE SCHOOL



⑨ CHIEF SEALTH GREENWAY



ADDRESSES: 6515 38th Ave SW
PARCEL #: 333300-2130
ZONING: NC2-55(M)
OVERLAYS: Othello Residential Urban Village, Southeast Seattle Reinvestment Area, 40% Steep Slope,
 Opportunity Zone, Design Review Equity Area, Parking Flexibility Area
SITE AREA: 14,188 SF

23.47A.004 PERMITTED USES

Permitted outright:
 • Residential, retail, restaurants, live-work

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Height:	<u>NC2-55(M)</u>
4' additional allowed for rooftop features (parapets, clerestories, etc.)	55'-0"
16' additional allowed for stair & elevator penthouses:	63'-0"
	79'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

	<u>NC2-55(M)</u>
Maximum FAR:	3.75 (53,205 SF)
Minimum FAR:	2 (28,376 SF)

23.47A.014 SETBACKS REQUIREMENTS

A minimum five (5) foot landscaped setback may be required per Section 23.47A.016, Screening and Landscaping Standards.

Setback Requirements for Lots Abutting or Across the Alley from Residential Zones:

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone as follows: Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use
 5% x approx. 14,188 SF = 709.4 SF

23.54.015 REQUIRED PARKING

Vehicle Parking: Not required.
 The project is within an Urban Village and meets the definition of Frequent Transit.

Bicycle Parking:

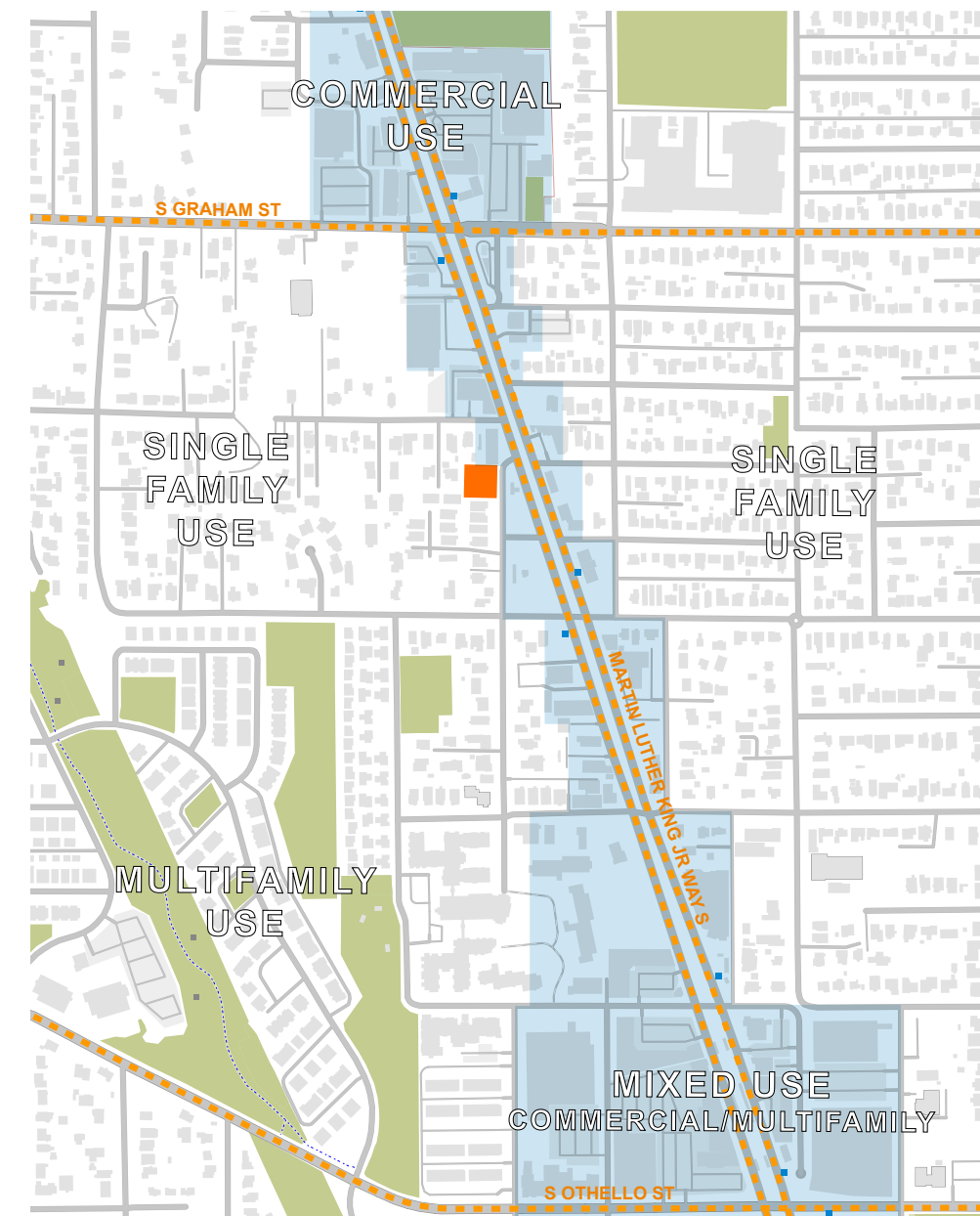
Long-Term: 1 bicycle parking space per 1 SEDU (After the first 50 spaces are provided, additional spaces are required at three-quarters the required ratio).
 114 SEDU's = 50 + (64 x .75) = 98 Bicycle spaces required

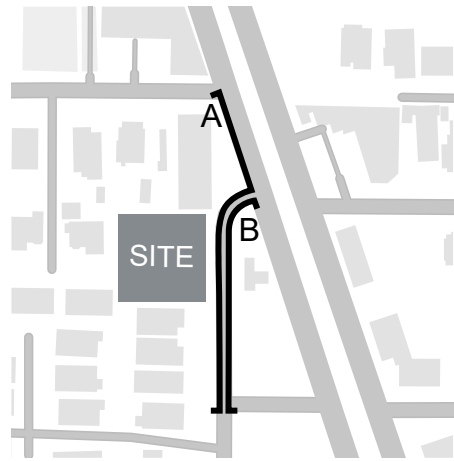
Short-Term: 1 bicycle parking space per 20 SEDU's
 114 SEDU's = 114 / 20 = (5.7) 6 Bicycle spaces required

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 100+ dwelling units: 575 SF + 4 SF for each additional unit above 100.
 575 SF + (4 SF x 10 add. units) = 615 SF

The minimum horizontal dimension of required storage space is 12 feet.

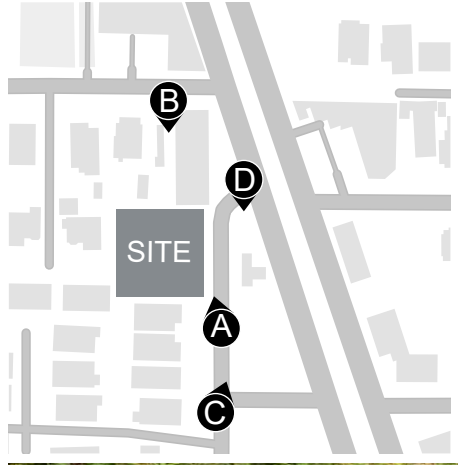




← 38TH AVE S LOOKING WEST (A) →



← 38TH AVE S LOOKING EAST (B) →



A - EXISTING SITE WITH DENSE VEGETATION



B - BLOCK RETAINING WALL ON NORTH PROPERTY LINE



C - LOOKING NORTH ON 38TH AVE S



D - LOOKING SOUTH ON 38TH AVE S FROM MLK WAY S



VIEW FROM NORTHEAST

MASSING MATERIALS CONCEPT

A tall upper volume is expressed at the northeast corner of the site. The lower volume to the south steps down a level with a contrasting material and horizontal balconies. The street level is enhanced with overhead weather protection, transparency, and high-quality materials.

GROUND LEVEL CHARACTERISTICS

- Darker mass at street level
- Texture and modulation
- High transparency

UPPER LEVEL CHARACTERISTICS

- Comprised of 3 massing volumes
- Darker lower dominant volume and lighter upper volume
- Windows grouped in vertical bands
- Street-facing balconies at lower volume
- Most cohesive response to RSL zone transition



VIEW FROM NORTHEAST



TRANSPARENT GROUND FLOOR



TEXTURED HIGH QUALITY MATERIALS



DARK GROUND LEVEL MATERIAL



SMOOTH TEXTURED UPPER VOLUME PANELS



METAL JULIET BALCONIES



VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHWEST



WINDOW INFILL PANELS



WINDOW GROUPINGS



TRANSPARENT GROUND FLOOR



TRANSPARENCY AT BIKE ROOM ACTIVATES FACADE