

# 3138 WETMORE AVE. S

## ADMINISTRATIVE DESIGN REVIEW

211001

PROJECT NO. 3034544-LU

### OVERVIEW

3138 WETMORE AVE. S  
SEATTLE, WA

SDCI PROJECT NO. 3034544-LU  
3138 WETMORE AVE S.  
SEATTLE, WA 98144-6154

APPLICANT/ARCHITECT  
WEST CARROLL ARCHITECTURE  
6635 ERIE ST.  
SYLVANIA, OH 43560

OWNER:  
DAVID SLIGAR  
PO Box 30606  
Seattle, WA 98113

SDCI CONTACT:  
ELLEN AEBISCHER  
LAND USE PLANNER/GREEN BUILDING  
206.386.1981  
ELLEN.AEBISCHER@SEATTLE.GOV

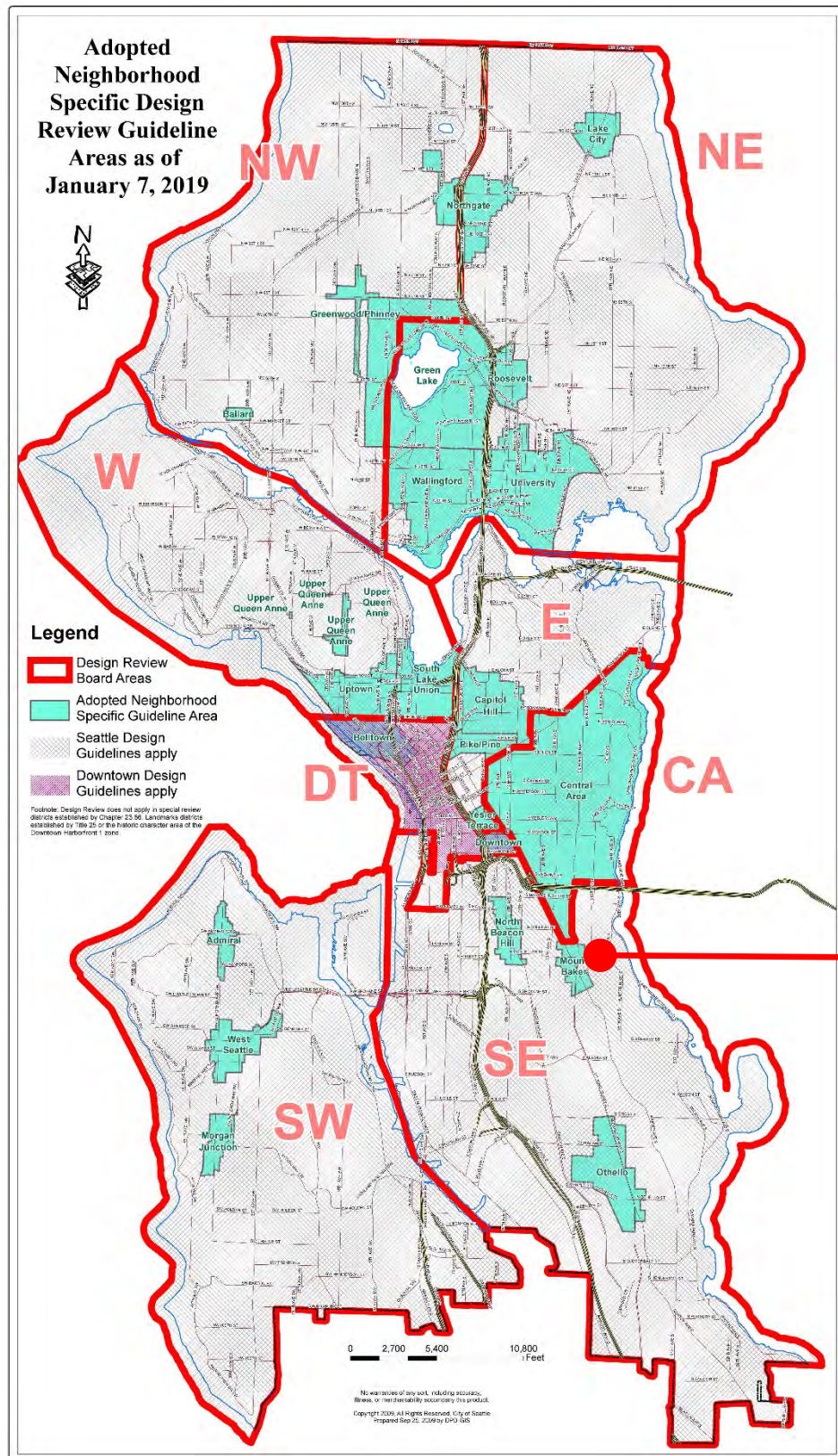


## SLIGAR PROPERTY

## Design Review Recommendation Packet







**Project Location**

## ADMINISTRATIVE DESIGN REVIEW PACKET-

### TABLE OF CONTENTS

PG 2

## CONTEXT ANALYSIS

ONE HALF MILE RADIUS/AERIAL IMAGES

PG 3

500 FT/1/4 MILE RADIUS & ZONING

PG 4

AERIAL MAP SOUTH/SITE DEVELOPMENT

PG 5

AERIAL VIEW OF EXISTING SURROUNDINGS

PG 6

NEIGHBORHOOD CONTEXT PHOTOS

PG 7

NEIGHBORHOOD CONTEXT PHOTOS

PG 8

## NEIGHBORHOOD CONTEXT

WETMORE AVE. NEIGHBORHOOD PHOTOS

PG 9

PROJECT SITE & SURVEY

PG 10

## PROPOSAL

APPLICABLE DEVELOPMENT STANDARDS

PG 11

OVERALL SITE PLAN

PG 12

LANDSCAPE PLANS-MATERIAL LEGENDS

PG 13-15

NARRATIVE RESPONSE MUP CYCLE 1-3/IMAGES

PG 16

EXTERIOR IMAGES

PG 17-19

SOLAR STUDIES

PG 20

EXTERIOR LIGHTING PLAN

PG 21

PROJECT DRAWINGS FLOOR PLANS

PG 22-23

ELEVATIONS

PG 24

RENDERED ELEVATIONS-MATERIALITY

PG 25-26

SECTIONS

PG 27

SITE SETBACK/COMMON AMENITY DIAGRAM

PG 28

SITE AVERAGE GRADE DIAGRAM

PG 29

## APPENDIX

EDG/MUP CYLCLE 1

PG 30-31

# T TABLE OF CONTENTS

211001

ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU

**WESTCARROLL**  
ARCHITECTURE  
**SLIGAR PROPERTY**



VICINITY

LAKE WASHINGTON

MOUNT BAKER PARK

RAINIER AVE.

MLK JR. WAY

MT. BAKER TOWN CENTER

PROJECT SITE

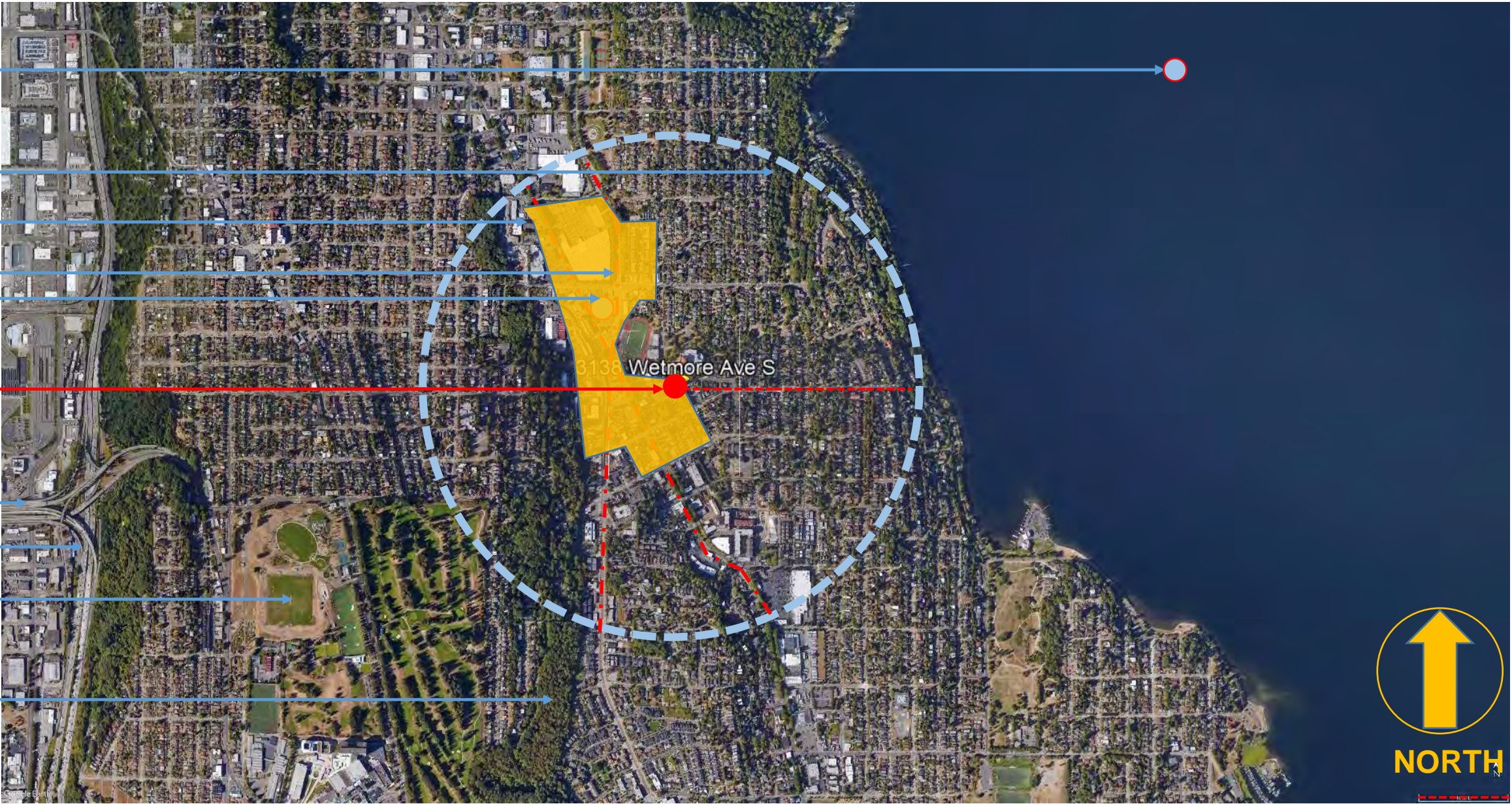
\*APROXIMATE OUTLINE OF NORTH RAINIER HUB VILLAGE & MT. BAKER TOWN CENTER

WEST SEATTLE BRIDGE

I-5

BEACON HILL RESEVOIR

CHEASTY GREEN BELT



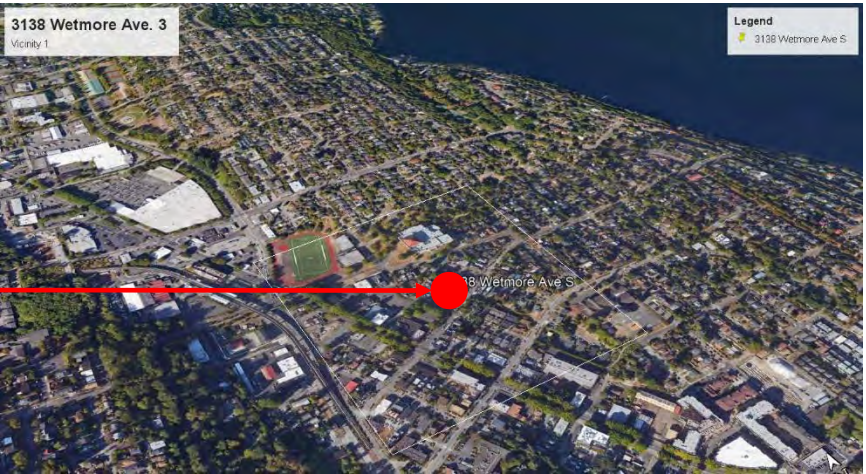
ONE HALF MILE RADIUS

\*URBAN VILLAGE:

- LESS THAN FOUR MILES FROM DOWNTOWN SEATTLE, THE NORTH RAINIER URBAN VILLAGE IS LOCATED AT THE CONVERGENCE OF RAINIER VALLEY, BEACON HILL, AND CENTRAL DISTRICT NEIGHBORHOOD DISTRICTS, AND ENCOMPASSES PORTIONS OF THE MOUNT BAKER NEIGHBORHOOD.
- “THE NEIGHBORHOOD HAS A RICH CULTURAL HISTORY, HOWEVER LITTLE OF THIS HISTORY IS REFLECTED IN THE BUILT ENVIRONMENT,” PER MBG. THIS NEIGHBORHOOD IS IN TRANSITION REFLECTING THE CONTINUED REGIONAL GROWTH AND RICH CULTURAL DIVERSITY, WITH A DEVELOPING URBAN HUB FOSTERED BY A REGIONAL TRANSIT STATION AT THE CONFLUENCE OF RAINIER AVE. AND MLK JR. WAY.

PROJECT SITE

AERIAL IMAGE LOOKING NE



3

VICINITY MAP

ONE HALF MILE RADIUS/AERIAL IMAGES

ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU

**WESTCARROLL**  
ARCHITECTURE  
**SLIGAR PROPERTY**



**S McCLELLAN ST.**

## GREEN BELT

## & BUS TRANSIT STATION

# MOUNT BAKER STATION L RAIL

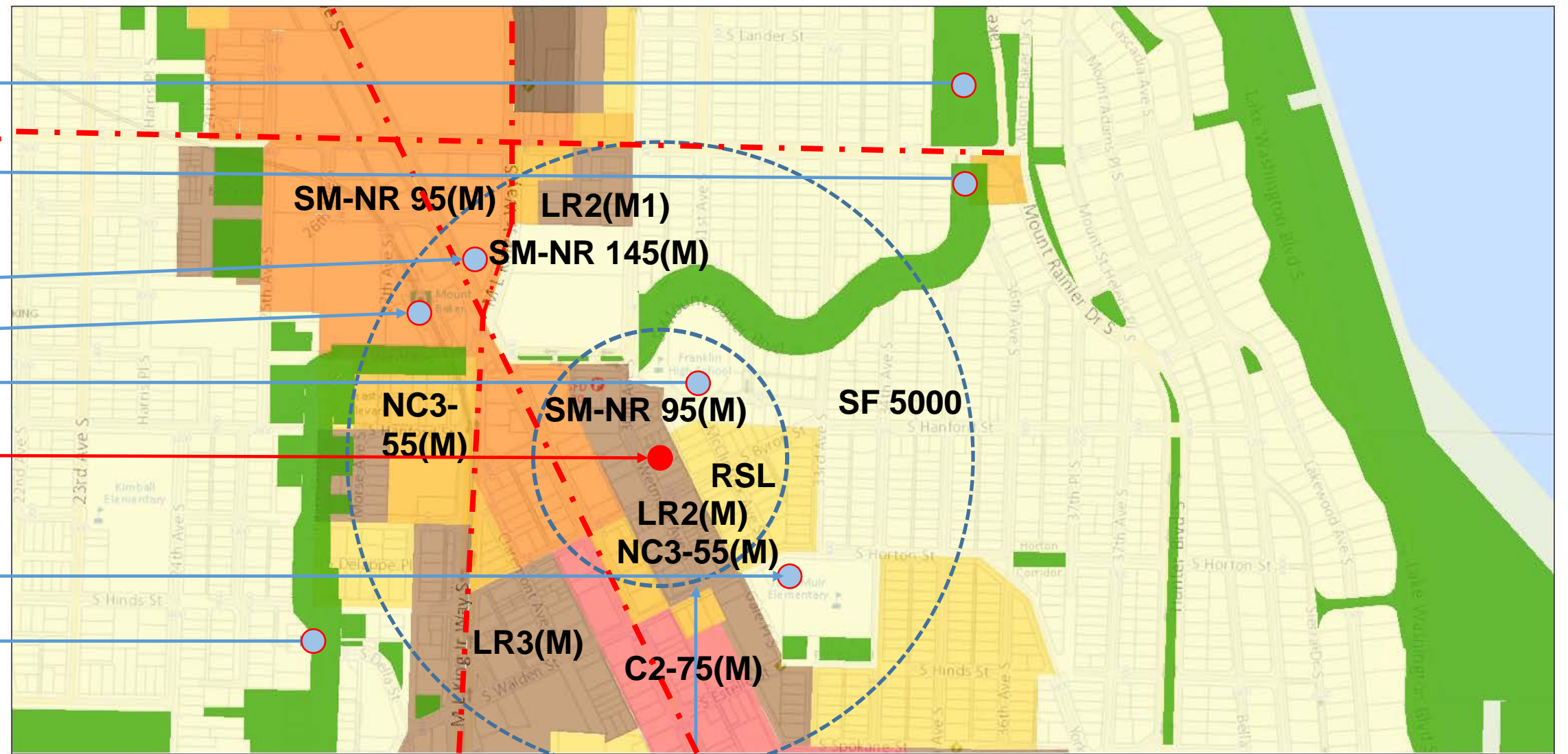
# FRANKLIN HS

## PROJECT SITE

# JOHN MUIR ELEMENTARY

## CHEASTY GREEN BELT

## “FOREST IN THE CITY”



10/23/2019, 3:54:46 PM

 Seattle Parks

## Zoning

Commercial

Seattle Mixed

Neighborhood Commercial

High-Density Multi-Family

Lowrise Multi-Family

Residential Small Lot

Single Family

Copyright © 2004, John Wiley & Sons, Inc.

**MLK JR. WAY**

**SF 5000**

**SM-NR 95(M)**

**NC3-**

# RSL

## LR2(M)

**NC3-55(M)**

# LR3(M)

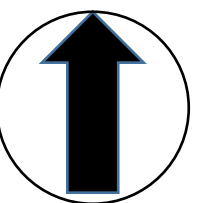
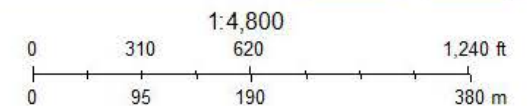
**C2-75(M)**

**MAJOR STREETS**

**(M)=MANDATORY HOUSING AFFORDABILITY (MHA) AREAS**

**500' RADIUS**  
1 MINUTE WALK

**1/4 MILE RADIUS**  
3 MINUTE WALK



# NORTH

*ZONING PERSPECTIVE FROM  
MT.BAKER DESIGN GUIDELINES, P8*

4

## VICINITY MAP

## 500 FT/1/4 MILE RADIUS & ZONING

ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU

**WESTCARROLL**  
ARCHITECTURE

**SLIGAR PROPERTY**



EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE:

- LOT AREA: 5,397 SF
  - Existing Single Family Residence to be removed
- TOPOGRAPHY
- Steep slope at East, primarily in the unimproved alley, 15' landscape buffer creates 20' setback from East
  - Eroded slope along South to be addressed with retaining wall and landscape, and private amenity.

EXISTING TREES

- There are no exceptional trees on or overhanging the site.
- Trees in unimproved alley are leaning South. East hillside to be a lush landscaped common amenity, with existing tree canopy. We plan on replacing street trees (1) as the current trees have been poorly pruned.

ADJACENT BUILDINGS & USES

- Parcel to North and South are now zoned LR2-M. 6 Recently built Townhomes are North, each 3 stories with rooftop stairs and decks. The Townhomes step up in height 12' with the steep grade.
- Parcel to South is a Single Family Residence, 3' from property line with a bay window projection.

SOLAR ACCESS AND VIEWS

- The site has good solar access to East, South and West. Townhomes to the North will affect seasonal morning sunlight in rear yard and Units.
- Upper level views to Mount Baker Center may be afforded. East views into rear landscape buffer, a plus. View North between townhomes will vary, and to South, an overview of neighborhood from upper levels.

TRAFFIC CIRCULATION

- Wetmore Ave. is not a frequently traveled, other than by local residents and Franklin HS traffic. Main arterials, Rainier Ave. and ML King Jr. Way, are both 1-2 blocks West of the site affording multiple bus stops within a 5 minute walk. In addition, the Mt. Baker Transit station lies at the confluence of the arterials, and is across the confluence from Mt. Baker bus transit terminal.

STREET SCAPE

- Wetmore Ave. S
  - 30" ROW from CL Wetmore Ave. w/6' planting strip with poor street trees, sidewalk approx. 5' wide, with parking on both sides (free)
  - Pedestrian friendly: Yes



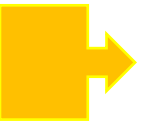


EXISTING SITE CONDITIONS

AERIAL VIEW FROM SW-  
NEIGHBORHOOD OONTEXT ON A MACO  
LEVELSHOWING 9-BLOCK AREA + AROUND  
THE PROJECT SITE AND SIGNIFICANT  
EXISTING AND PROPOSED BUILDINGS IN  
THE LOCAL COMMUNITY.

- A-TOWNHOMES
- B-PHO BAC VIETNAMESE RESTAURANT
- C-COMMERCIAL REALESTATE 1-STRY.
- D-COMMERCIAL/RES. MIXED 5-STRY
- E-FIRE STATION 30
- F-MULTIFAMILY 3-STRY.
- G-STREET ART MURAL
- H-BUS TRANSFER STATION
- I/J/K/L-MT. BAKER STATION
- M-"PROPOSED" 90 UNIT, RESID./RETAIL
- N-"PROPOSED" 102 UNIT RESID./RETAIL
- O-RESIDENTIAL-4-STRY.
- P-AERIAL PHOTO OF PROJECT BLOCK-EAST
- Q-FRANKLIN HS ATHLETIC + BUILDING
- R-AERIAL PHOTO OF PROJECT BLOCK-SW
- S-SFR-NORTH-CLASSIC BUNGALOW
- T-SFR-EAST NEIGHBORS-MIXED HISTORIC
- U-PAIR OF CONTEMPORARY SFR.

(SEE PAGES 6 &7 FOR IMAGES)

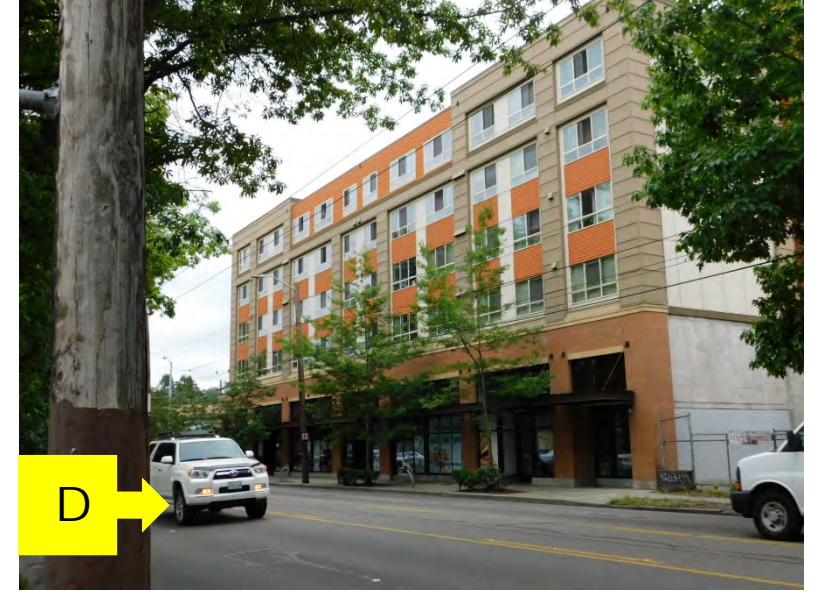
-  = PROPOSED
-  = AERIAL IMAGE
-  = STREET IMAGE



MLK JR. WAY

RAINIER AVE.S





# 7 NEIGHBORHOOD CONTEXT

## NEIGHBORHOOD CONTEXT PHOTOS

ADMINISTRATIVE DESIGN REVIEW  
 3138 WETMORE AVE. S  
 PROJECT NO. 3034544-LU

**WESTCARROLL**  
 ARCHITECTURE  
**SLIGAR PROPERTY**





8

# NEIGHBORHOOD CONTEXT

## NEIGHBORHOOD CONTEST PHOTOS

ADMINISTRATIVE DESIGN REVIEW  
 3138 WETMORE AVE. S  
 PROJECT NO. 3034544-LU

**WESTCARROLL**  
 ARCHITECTURE  
**SLIGAR PROPERTY**



**TOWNHOMES**  
3 STORY + ROOF



**2-SINGLE FAMILY**  
TOWNHOMES ABUTT EACH



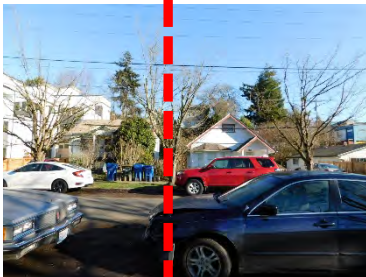
**6-TOWNHOMES**  
NORTH ABUTTER



**PROJECT LOCATION**

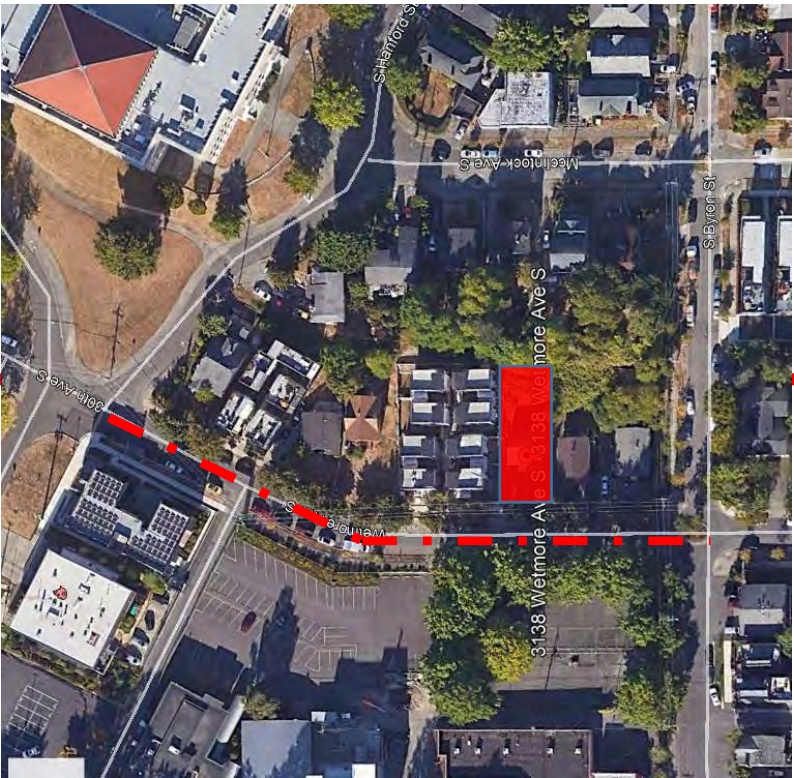


**2-SNGLE FAMILY**  
SOUTH ABUTTER



**WETMORE AVE. S (SOUTH)**

**NORTH END WETMORE**  
SFR FACING JEFFERSON HS



**WETMORE AVE. S (NORTH)**

**FENCED PARKING LOT**  
OPPOSITE PROJECT SITE



**SEDU MULTI.**  
4-STORY



**PARKING LOTS FOR COMMERCIAL LOTS ON RAINIER AVE**  
PRIVATE



**FENCED PARKING (UNUSED)**  
SCHOOL DISTRICT (PRIVATE)



**9**

**NEIGHBORHOOD CONTEXT**  
WETMORE AVE. NEIGHBORHOOD PHOTOS

ADMINISTRATIVE DESIGN REVIEW  
**3138 WETMORE AVE. S**  
PROJECT NO. 3034544-LU

**WESTCARROLL**  
ARCHITECTURE  
**SLIGAR PROPERTY**



EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE:

- LOT AREA: 5,397 SF
  - Existing Single Family Residence to be removed
- TOPOGRAPHY
- Steep slope at East, primarily in the unimproved alley, 15' landscape buffer creates 20' setback from East
  - Eroded slope along South to be addressed with retaining wall and landscape

EXISTING TREES

- There are no exceptional trees on, or overhanging the site. Trees in unimproved alley E are leaning South. East hillside to be a lush landscaped common amenity, with existing tree canopy. Replacement of street trees (2) anticipated.

ADJACENT BUILDINGS & USES

- Parcel to North and South are now zoned LR2-M. 6 Recently built Townhomes are North, each 3 stories with rooftop stairs and decks. The Townhomes step up in height 12' with the steep grade.
- Parcel to South is a Single Family Residence, 3' from property line with a bay window projection, a tight fit.

SOLAR ACCESS AND VIEWS

- The site has good solar access to East, South and West. Townhomes to the North will affect seasonal morning sunlight in rear yard and Units.
- Upper level views to Mount Baker Center may be afforded. East views into rear landscape buffer, a plus. View North between townhomes will vary, and to South, an overview of neighborhood from upper levels.

TRAFFIC CIRCULATION

- Wetmore Ave. is not a frequently traveled street, other than by residents and Franklin HS traffic. The main arterials, Rainier Ave. and ML King Jr. Way, are both 1-2 blocks West of the site affording multiple bus stops within a 3-4 minute walk. In addition, the Mt. Baker Transit station lies at the confluence (Mt.Baker Center) of the arterials, and is across the confluence from Mt. Baker bus transit terminal.

STREET SCAPE

- Wetmore Ave. S
  - 30" ROW from CL Wetmore Ave. w/6' planting strip with poor street trees, sidewalk approx. 5' wide, with parking on both sides (free)
  - Pedestrian friendly: Yes





3138 WETMORE AVE. S

PROJECT INFORMATION:

- Project # 3034544-LU
- Parcel # 1282300120

Development Objectives:

- Demolish existing structures
- Construct New Multi-Family SEDU Apartment BLD. 24 Units.
- No parking provided on site

Legal Description:

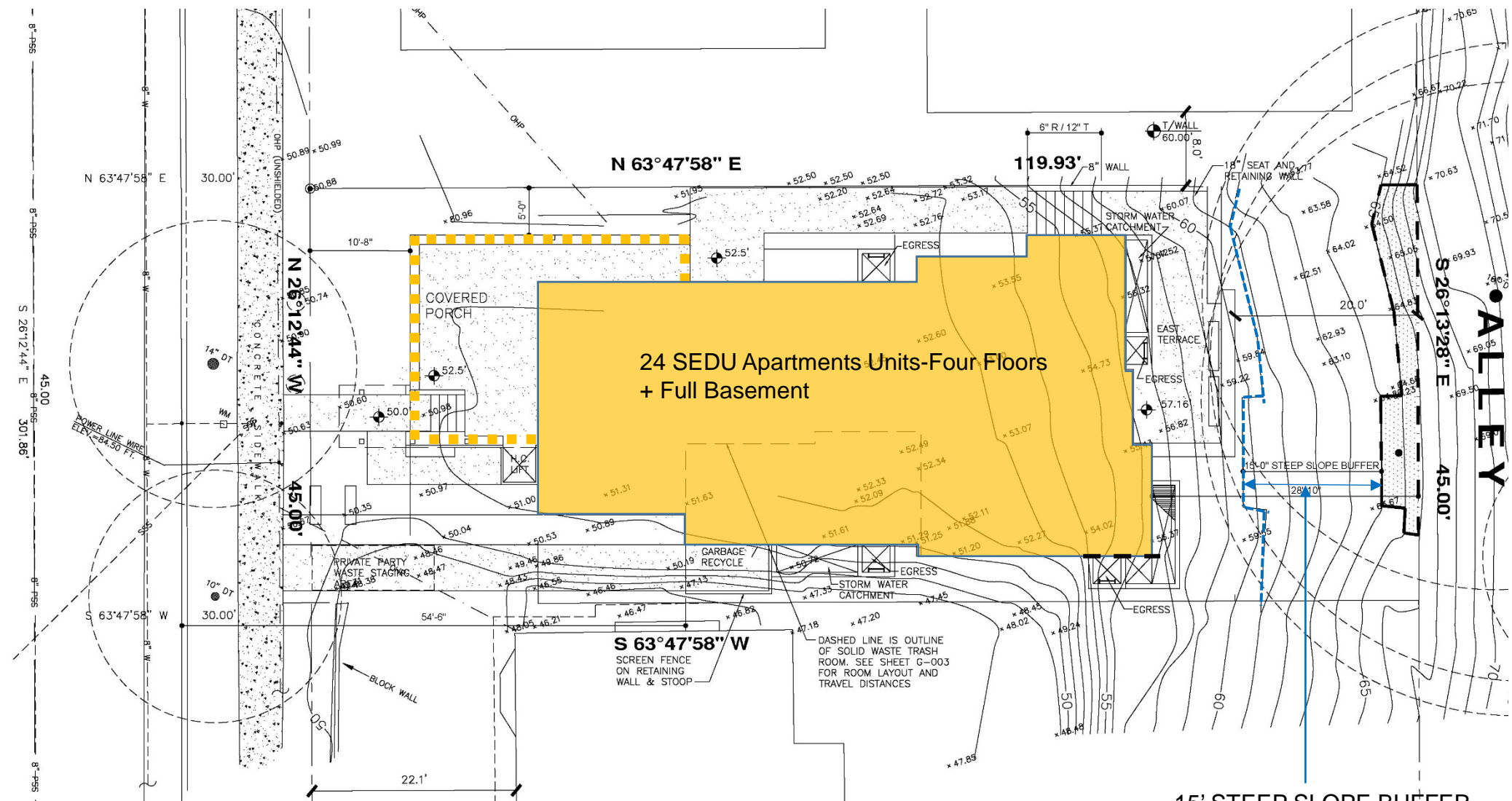
- South half of Lot 12, and all of Lot 11, Block 2, Byron Addition to the City of Seattle, according to the Plat thereof recorded in Volume 6 of plats, page 87, records of King County, WA.

ZONING SUMMARY:

- Address: 3138 Wetmore Ave. S
- Base Zone: LR2-M  
Mt. Baker (Hub Urban Village)
- Light Rail-Mt. Baker Station
- Lot Area: 5,397 sf
- FAR: 5,396 sf (1.6 per Table A-23.45.510 If Note-1-Built Green+35% ground level common amenity-) = 8,645 gsf allowable/4 floors above grade (Basement partially below grade, 1,816 gsf = FAR exempt) = Proposed Design, 8,816 gsf < 8,645 (OK)
- Density: No Limit
- Height: 40'
- Parking Flexibility Area-Yes
- Parking (Auto) Table-B 23.54.015.II.M-None Required
- Parking (Bike) Table -D 23.45.105

- Building Height Table-C 23.45.514  
Long Term 1:1 Dwelling Unit  
+Short Term 1:20 Dwelling Units  
= 40' M zone suffix (plus 4'0" rooftop feature/parapet)
- Setbacks (Dashed Line on Site) Table-A 23.45.518  
Front 5' Min.  
Rear 10' Min. w/alley  
Sides 5' Min. (facades < 40')  
Sides 5' Min/7' Avg. (facades > 40')
- Mandatory Housing Affordability Zoned LR2-M  
Performance Method (M)=6% of units meet MHA  
Assume 24 SEDU Units: 24x(.06)=1.44 or 2.0 SEDU MHA

WETMORE AVE. S.



15' STEEP SLOPE BUFFER

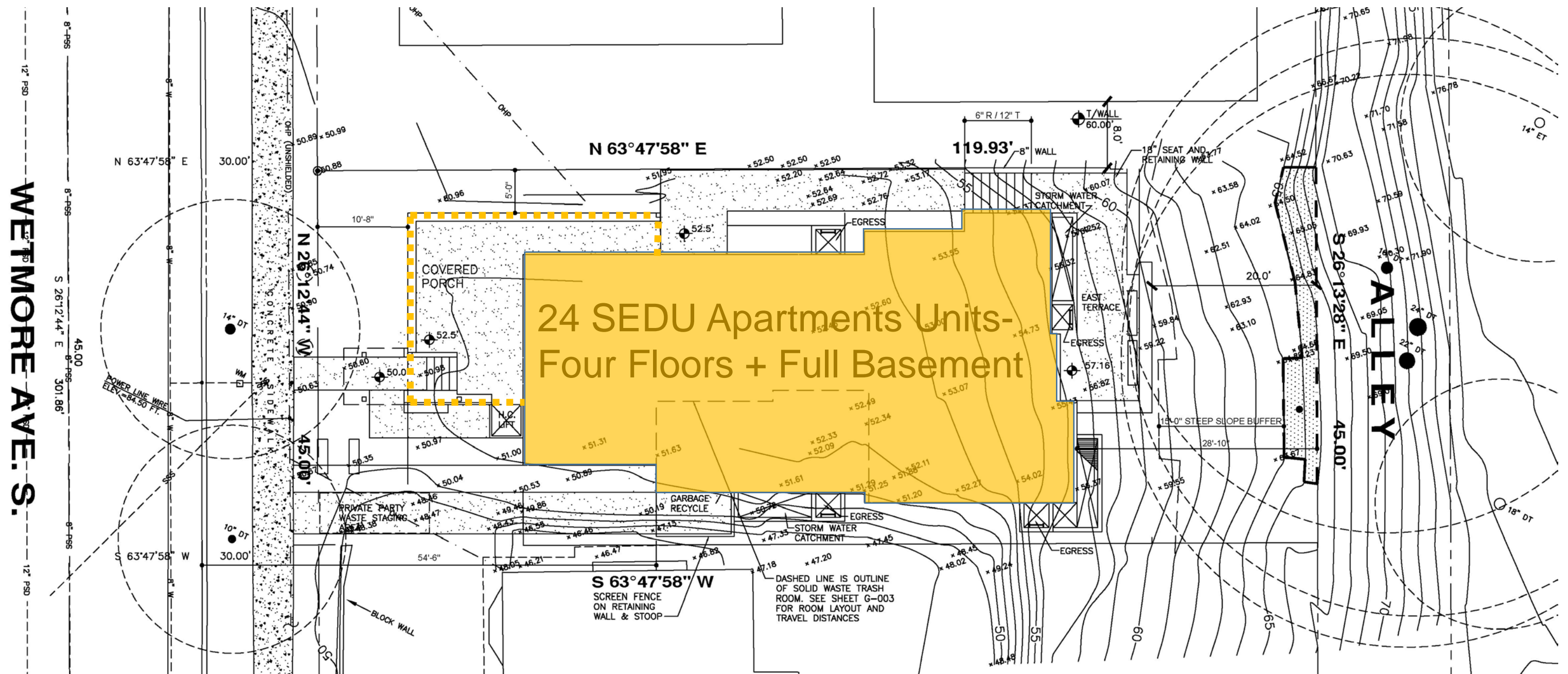
11

PROJECT INFORMATION  
APPLICABLE DEVELOPMENT STANDARDS

ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU

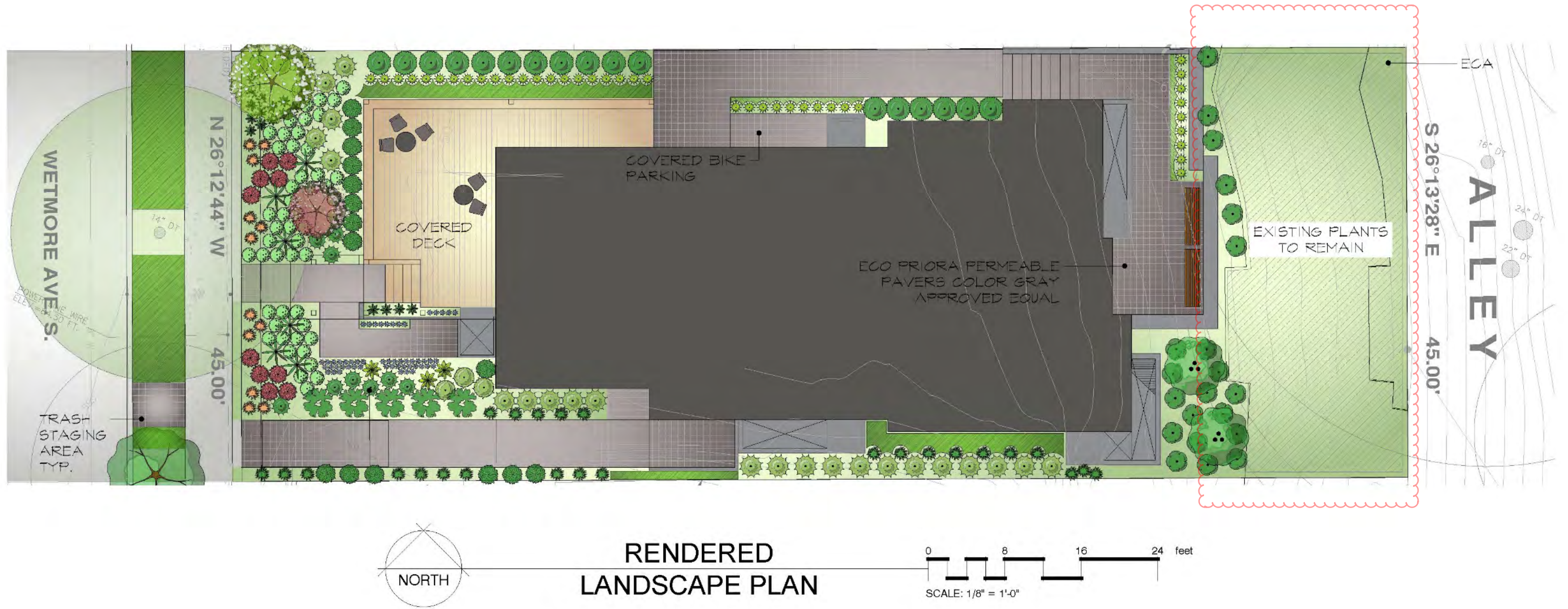
**WESTCARROLL**  
ARCHITECTURE  
**SLIGAR PROPERTY**





## Overall Site Plan





# 13 Design MUP CYCLE 4

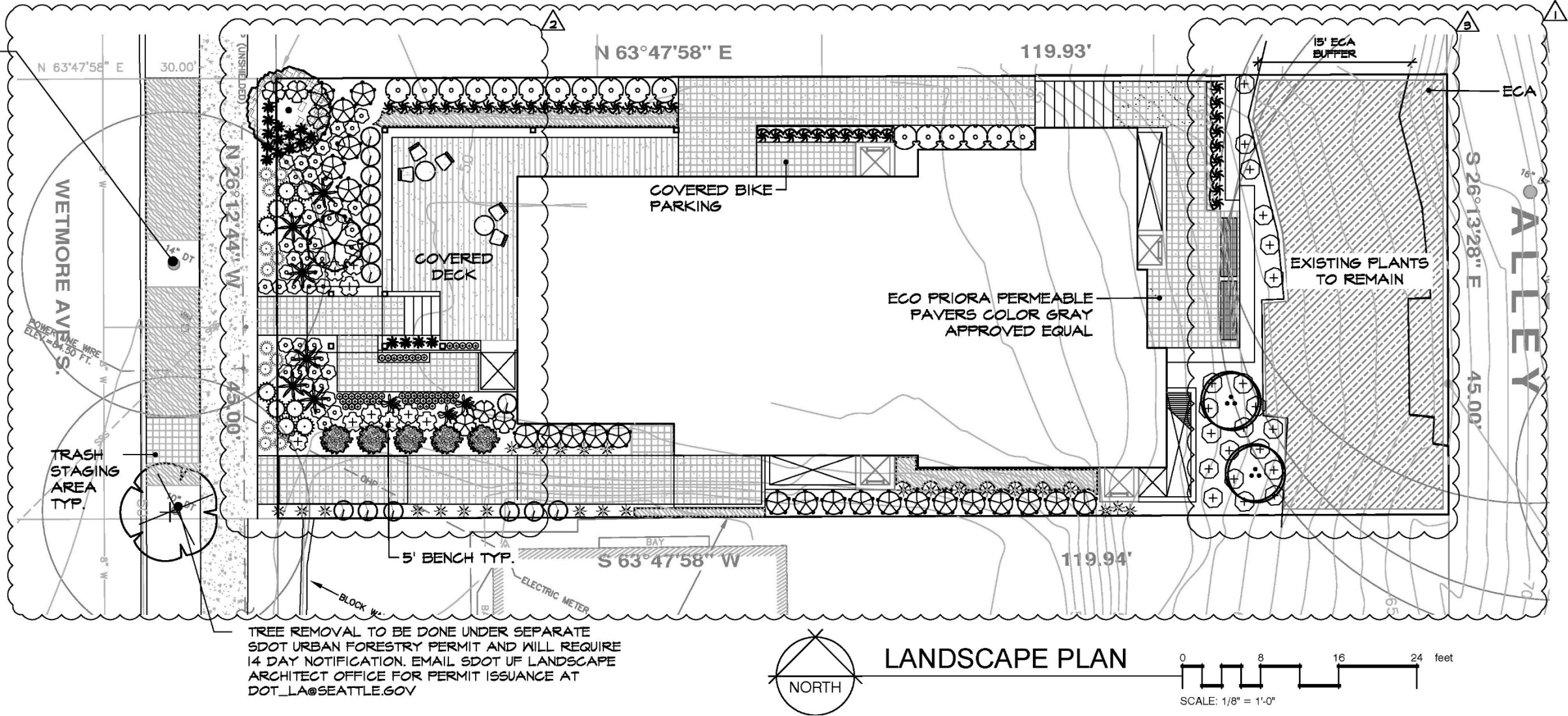
## RENDERED LANDSCAPE PLAN

ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU










**WESTCARROLL**  
ARCHITECTURE  
**SLIGAR PROPERTY**



EXISTING TREE TO REMAIN, PROTECT PER PLAN 132, TYP. EMAIL SDOT UF LANDSCAPE ARCHITECT OFFICE AT DOT\_LA@SEATTLE.GOV TO INSPECT AND APPROVE THE TREE PROTECTION PRIOR TO CONSTRUCTION.

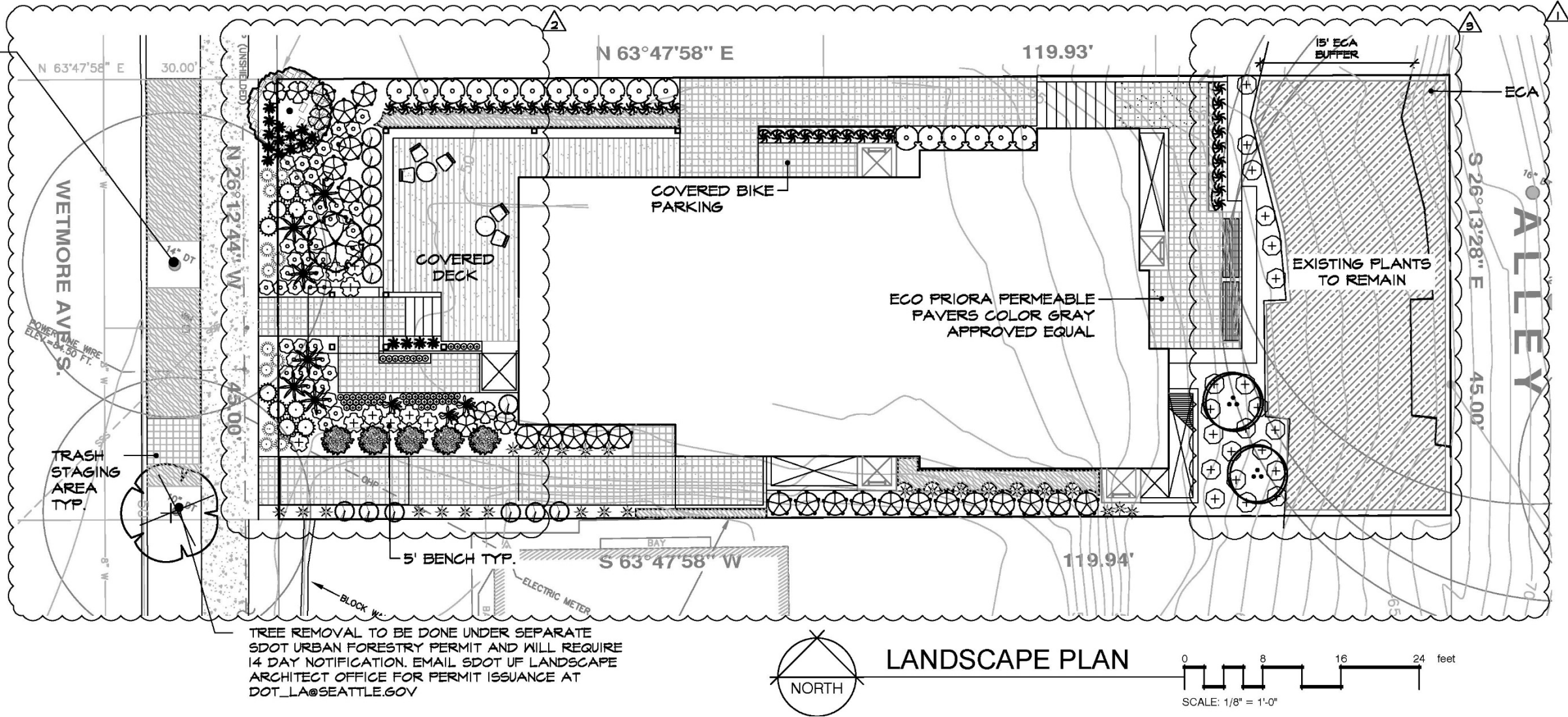


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	Acer circinatum / Vine Maple	3 stem min, 6' Ht	Yes	Yes	2 	
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5" Cal	No	No	1	
	Cornus 'Eddie's White Wonder' / Eddie's White Wonder Dogwood Street Tree	2"- 2.5" Cal	No	No	1	
	Quercus robur 'Fastiglata' / Skyrocket Oak Street Tree	2"- 2.5" Cal	No	No	1	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Thymus praecox 'Purple Carpet' / Mother of Thyme	4'pot	Yes	No	18" o.c.	7 
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle	4'pot	Yes	No	24" o.c.	12 



EXISTING TREE TO REMAIN, PROTECT PER PLAN 132, TYP. EMAIL SDOT UF LANDSCAPE ARCHITECT OFFICE AT DOT\_LA@SEATTLE.GOV TO INSPECT AND APPROVE THE TREE PROTECTION PRIOR TO CONSTRUCTION.



PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY					
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	2 gal	Yes	No	10					
	Calluna vulgaris 'Firefly' / Heather	1 gal	Yes	No	50					
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	25					
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	40					
	Carex testacea / Orange Sedge	1 gal	Yes	No	12					
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht min	Yes	No	15					
	Fargesia robusta / Fountain Bamboo	4'-6' Ht	Yes	No	5					
	Gaultheria shallon / Salal	1 gal	Yes	Yes	21					
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	Yes	No	7					
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	Yes	No	17					
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	9					
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal	Yes	No	23					
	Ophiopogon plantiscapus 'Nigrescens' / Black Mondo Grass	1 gal	Yes	No	53					
	Phormium tenax / New Zealand Flax	2 gal	Yes	No	3					
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	17					
	Yucca filamentosa / Adam's Needle	5 gal	Yes	No	6					



3034544-MUP CYCLE 1-2-3 NARRATIVE RESPONSES

Administrative Early Design Guidance-

Priorities and Recommendations

Response: (Included in Draft Design Recommendation Packet)

1	Design Review and MUP Drawings: It is difficult to gauge how successfully this project has responded to the guidance from these documents, as many details have not been included and elevations/renderings are dark. The design-related corrections provided below may therefore be Staff appreciates the applicant's efforts in creating an interesting geometric entry portal fronting Wetmore Avenue South. As shown, the portal is not well integrated into the design concept and surrounding elements. Integrate the portal into the design concept and provide material call outs for the structure. Staff does not recommend the portal be clad in fiber cement product as it would raise durability and constructability concerns. (PL3-A, DC2-B-1, DC4-A-1)	Acknowledged. Elevations and renderings have been updated and provided in plan set and ADR Design Review and Recommendation Packet.
2		The site entry portal has been modified and integrated into the building design. The form relates to the elevated porch motif, incorporating the triangular porch frieze, and visually supporting the sloped/flat entry porch, with common roof pitches to the overall building forms, leading directly to the building entry. This above grade entry into the multi-family residential building, incorporating porch detailing and scale, provide privacy for the residents and demonstrate private, semiprivate and public areas along Wetmore Ave. sidewalk. (PL3-A) Material call outs for entry elements, have been provided in the ADR Packet, and do not include fiber cement. The site entry portal has been modified and integrated into the building design. The form relates to the elevated porch motif, incorporating the triangular porch frieze, and visually supporting the sloped/flat entry porch, with common roof pitches to the overall building forms, leading directly to the building entry. This above grade entry into the multi-family residential building, incorporating porch detailing and scale, provide privacy for the residents and demonstrate private, semiprivate and public areas along Wetmore Ave. sidewalk. (PL3-A) Material call outs for entry elements, have been provided in the ADR Packet, and do not include fiber cement.
3	It's not clear since it is not labeled, but there appears to be an ADA lift proposed at the front entry. The screening of the lift not only adds to the mass of the building but presents a harsh wall at entry. Lower the front entry and provide a ramp to the entry so those with mobility issues can access the entry easily and front entry portal is welcoming and transparent.(CS2-B-2, PL2-A-1, PL3-A)	Lowering the elevation of the entry and first floor creates constructability issues, as the site has challenges with high water table. The Basement level of the building is set precariously just above investigated ground water levels and we therefore do not recommend lowering the current entry/first floor level. We wish to maintain as much usable common amenity area for landscape and resident use space, and do not wish to utilize a ramp for ADA access which functional requires about 4-5 times the area of a lift. The lift has been moved off the street face and is now tucked directly to the right of the main entry, adjacent to the front porch. This allows for a similar entry experience and point of entry for both able and disabled persons access. The landscape design of the front yard has been revised to enhance this arrangement. Lastly, we feel the elevated entry, and porch, serve to reinforce the semiprivate resident space from the street.
4	Study the context and treatment of nearby front porches for cues and relate it to the design concept of this building. (CS3-A-1)	The Applicant has reviewed the nearby context and treatment of porches. The arrangement of the entry, to the raised porch, is reminiscent of residential bungalows, in that the porch use area is set to the side of the path or entry, so that semiprivate covered amenity area is comfortable segregated from ingress and egress traffic. In addition, the entry roof is generally smaller in mass, but consistent in expression, to that which covers the porch. The Entry generally projects beyond the porch line, as appropriate in an entry sequence. On close observation of recent multi-family residential, we found very few incorporate a true front porch that is open or, three sides, is covered for weather protection, and interacts with the neighborhood street front. The porch is integral to our desire to offer a semi-private, outdoor space, elevated from the street, open to the adjacent indoor lobby, for building residents to enjoy.
5	Staff supports the large glazing on the street façade and the large glazing in the lobby (PL2-B-1)	Acknowledged.
6	Staff supports the stepping modulation away from the street but encourages the material palette to be simplified while continuing to offer residential Design Review Recommendation-Materials-For the MUP/Recommendation phase, all exterior materials must be specifically identified, by either manufacturer and product name or with a complete specification that includes material composition, dimensions, thickness, gauge, (for metal), grade, color, etc. Please include photos of the color and materials palette in the Recommendation Packet and bring physical color and materials board to the Recommendation meeting (or submit to SDCI for ADR projects). Please follow the Applicant Guide to prepare and submit you materials board.	Acknowledge, material palette has been simplified while using exterior finish materials consistent with residential character.
7	Design Review-Packets. Please upload the Draft Recommendation Packet to the Design Review website via the instructions found on the Design Review website. See Digital Submissions instructions for assistance in uploading packets to the website. You are responsible for working with assigned planner to develop and refine the packet.	Applicant will provide material palette and descriptions in the Design Review Packet. A telecom with assigned planner, Ellen A., it was acknowledged that a physical color and materials board would not be required due to SDCI COVID protocols. It was further acknowledged the project falls under ADR, and therefore no recommendation meeting, or physical color board, are required.
8		Acknowledged.
MUP Cycle 3		
1	Design Review Recommendation-Materials. The material legend on pages 23 and 24 is still unclear. The Recommendation packet needs to be straight forward and easy to understand not only for the purposes of my review but for members of the In coordination with the landscape plan, provide a key of all proposed plantings including trees, groundcover, and shrubs as well as proposed	Response: The material legend in the design review packet, on the Rendered Elevations/Materials sheets, have been revised to more clear indicating the colors, textures, and description of the exterior materials.
2		Response: Complete landscape plans, renderings, key of materials, green factor calculations, and details have been included with each Plan Set, since our first submission. We have reformatted the Design Review Packet to include the information you requested.
END OF RECOMMENDATIONS		END OF RESPONSES



Above: View from NW



Top: View from SE  
Bottom: View from SW

16

Design MUP CYCLE 4  
NARRATIVE RESPONSE TO EDG.MUP CYCLE  
1&2&3

ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU

WESTCARROLL  
ARCHITECTURE  
SLIGAR PROPERTY





Street View from SW

# 17 **Design MUP CYCLE 4**

EXTERIOR IMAGES

ADMINISTRATIVE DESIGN REVIEW  
**3138 WETMORE AVE. S**  
 PROJECT NO. 3034544-LU

**WESTCARROLL**  
 ARCHITECTURE  
**SLIGAR PROPERTY**





View from Rear Yard-SE



Street View from NW

Street View From NW

Street View Entry/Porch



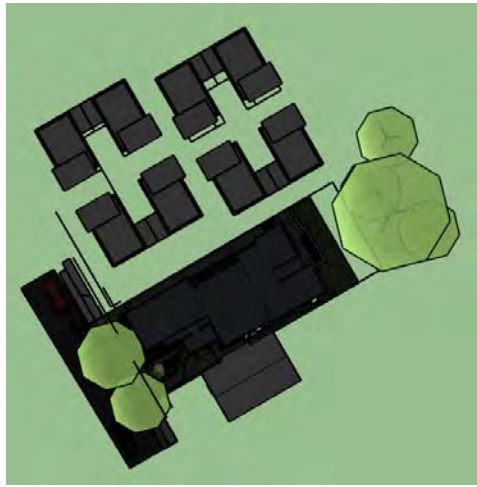


Front Porch/Entry from SW

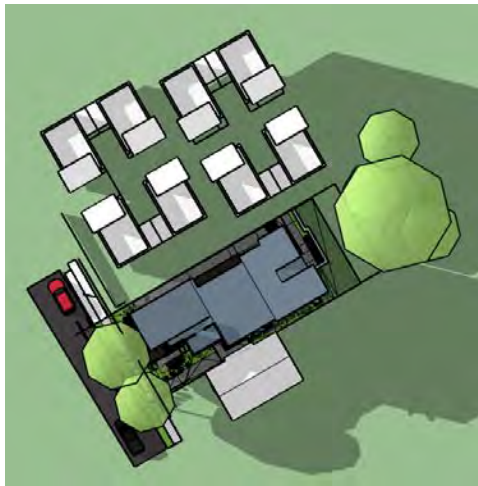
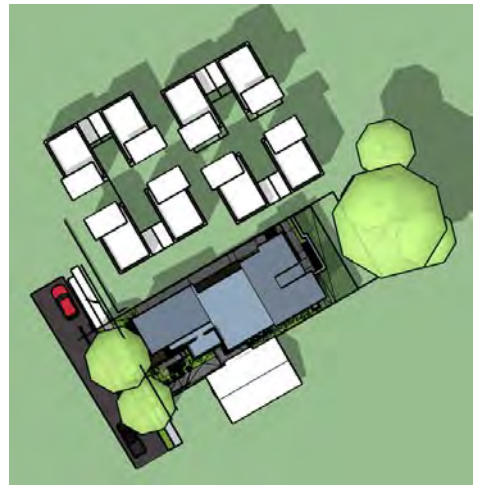


Entry View from SW

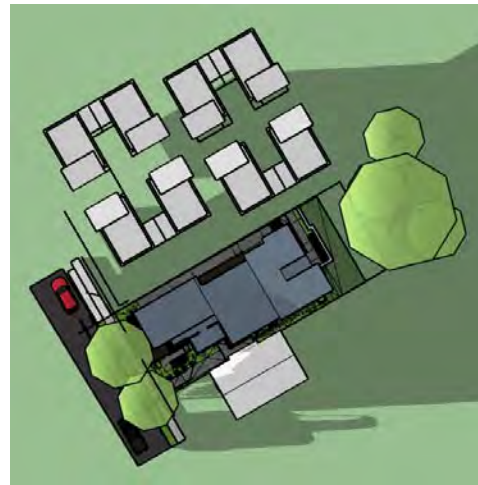




DEC 21, 9AM/12PM/5PM



JUNE 21, 9AM/12PM/5PM



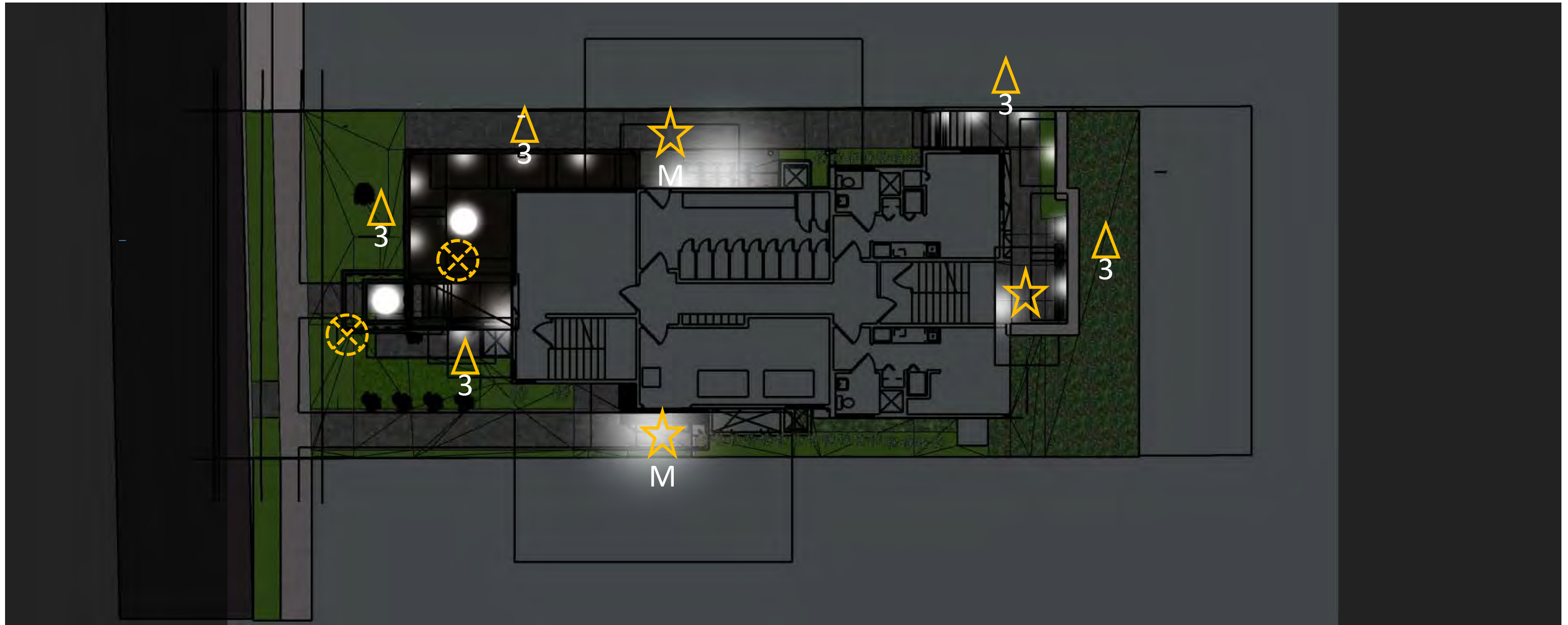
MAR/SEP 21, 9AM/12PM/5PM




# 20 Design MUP CYCLE 4

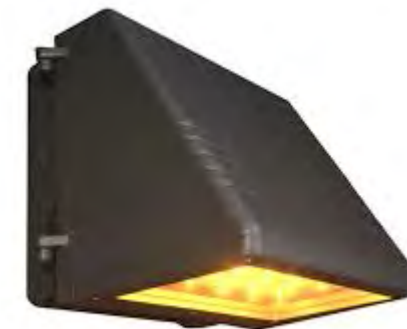
SOLAR STUDIES

ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU





-  RECESSED WALL/STEP LIGHT
-  SERVICE/EGRESSES LIGHT AT EXTERIOR DOOR- CUTOFF/M=MOTION SENOR
-  CEILING MOUNTED LIGHT



21

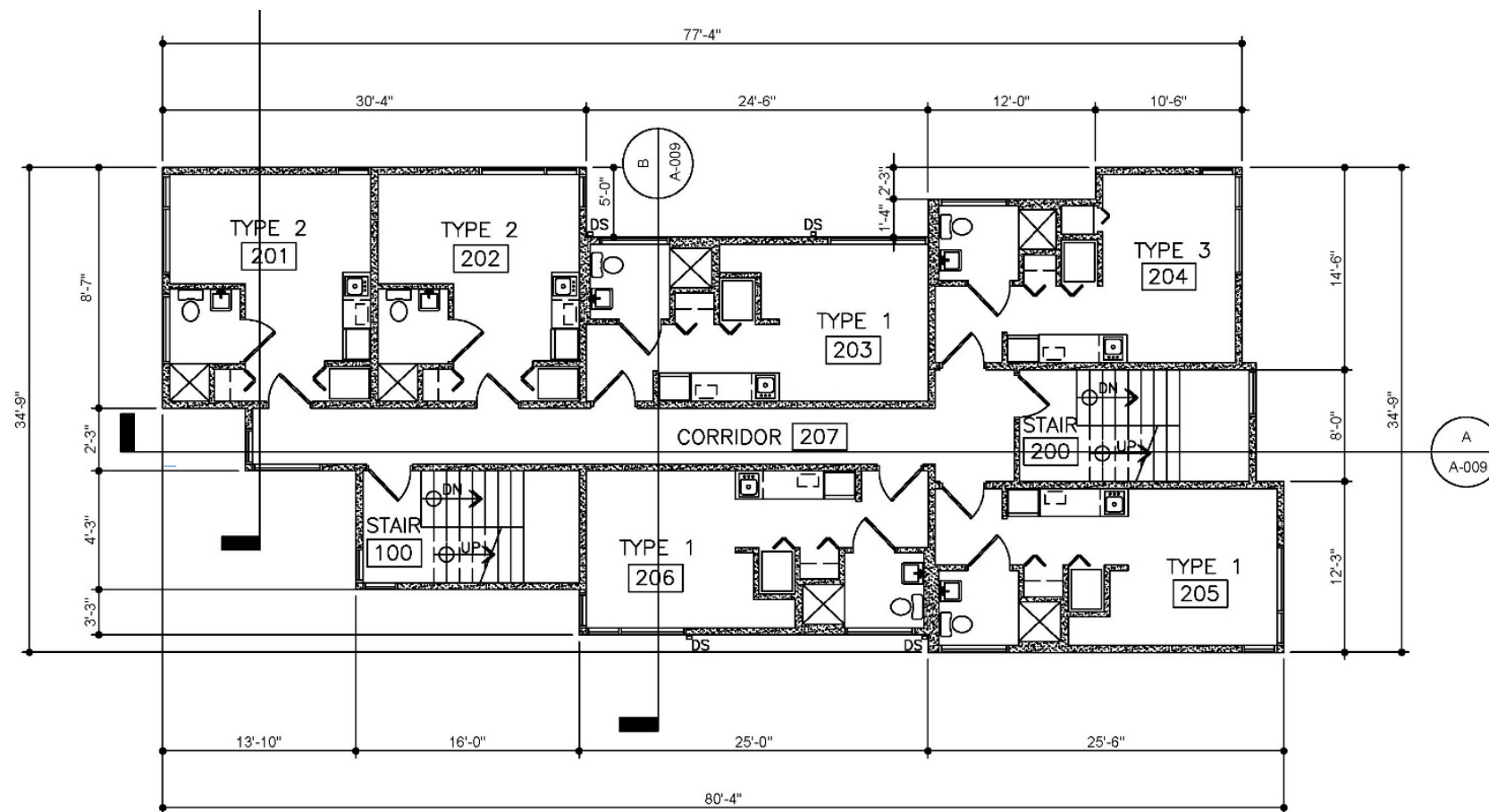
## Design MUP CYCLE 4

EXTERIOR LIGHTING PLAN

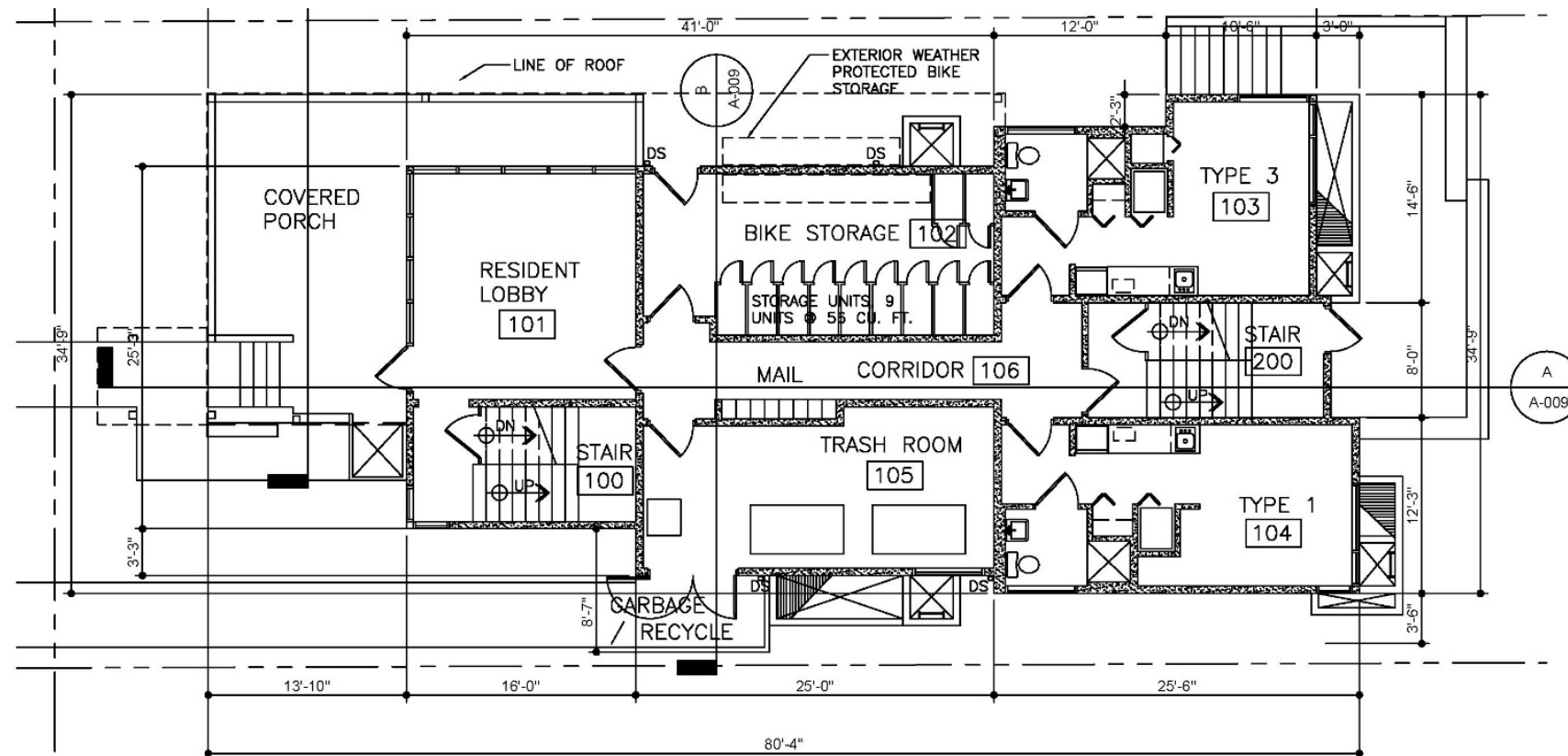
ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU

 WESTCARROLL  
ARCHITECTURE  
**SLIGAR PROPERTY**



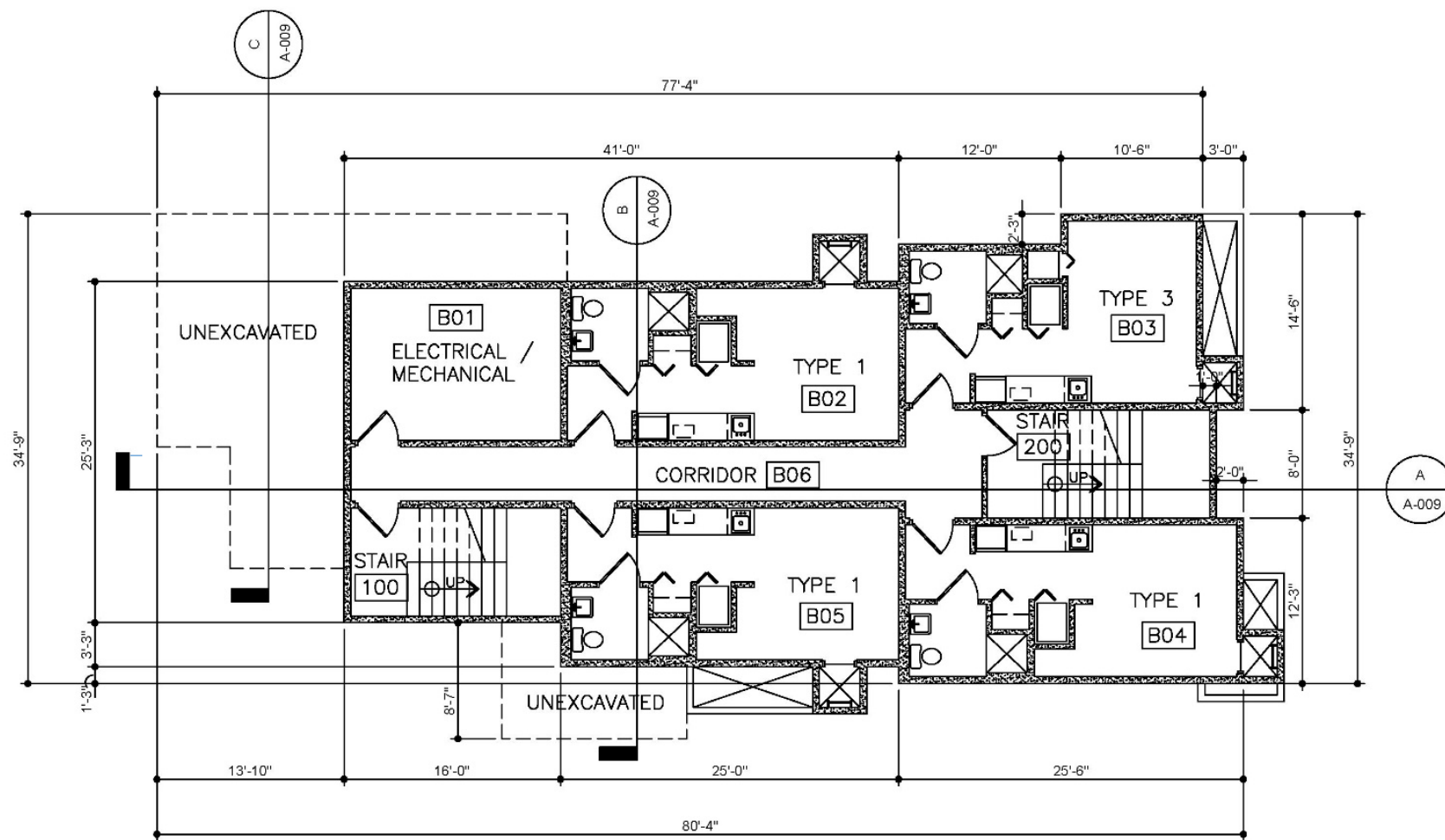


**Basement Floor Plan**

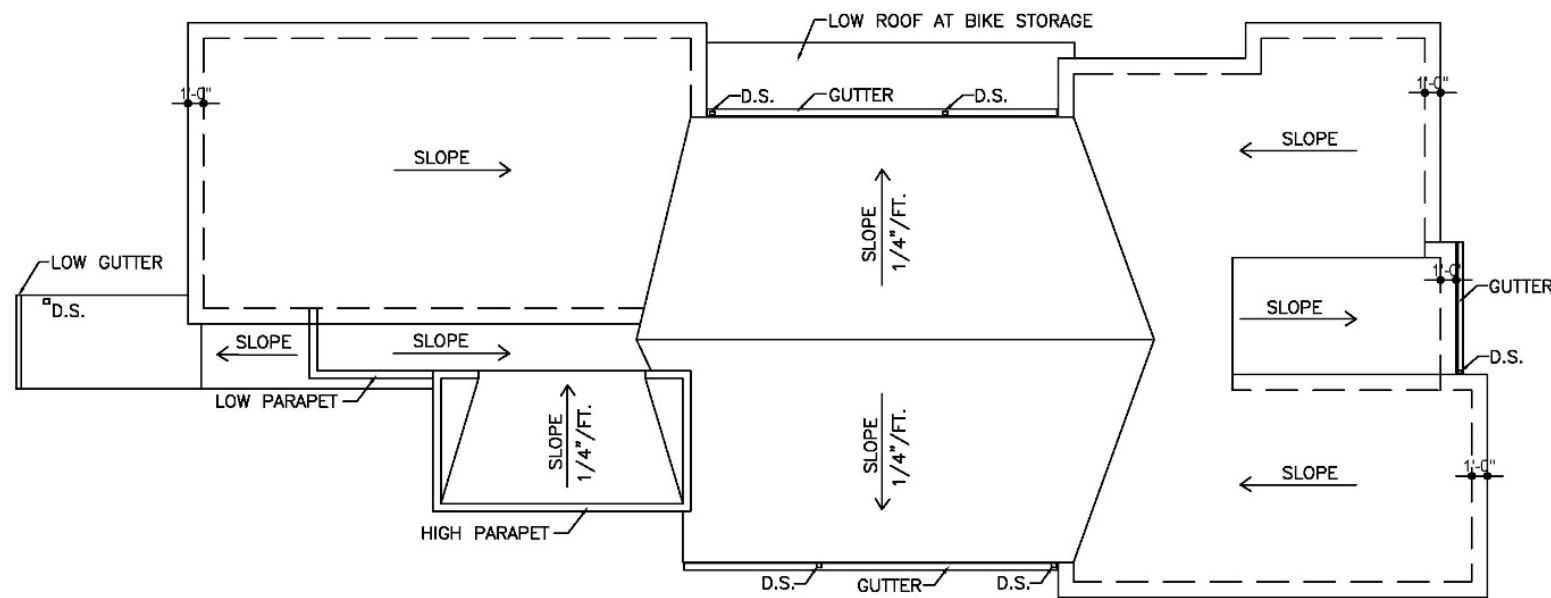


**First Floor Plan**



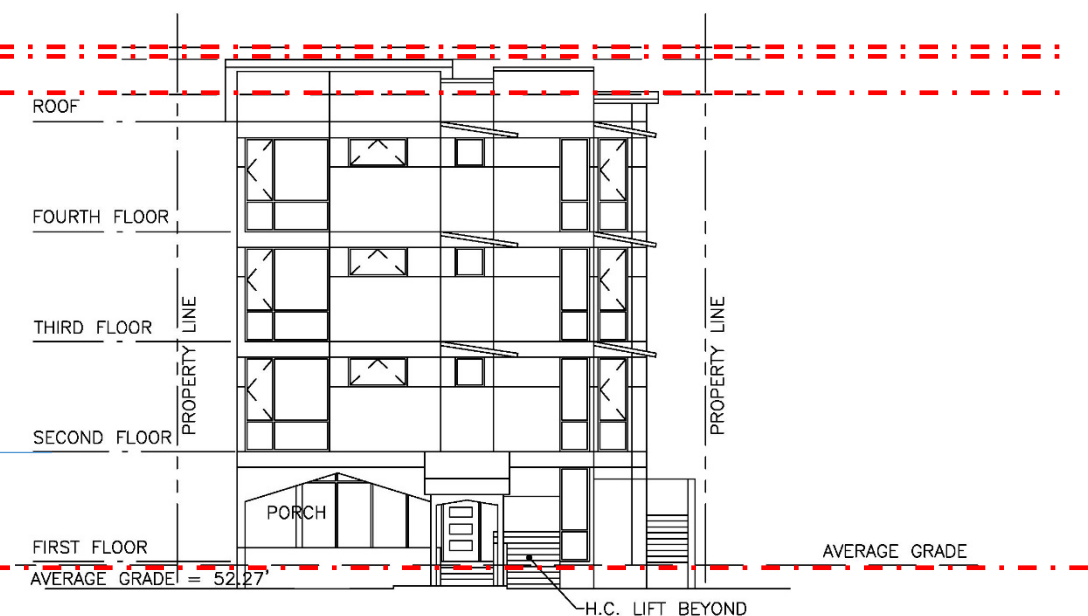
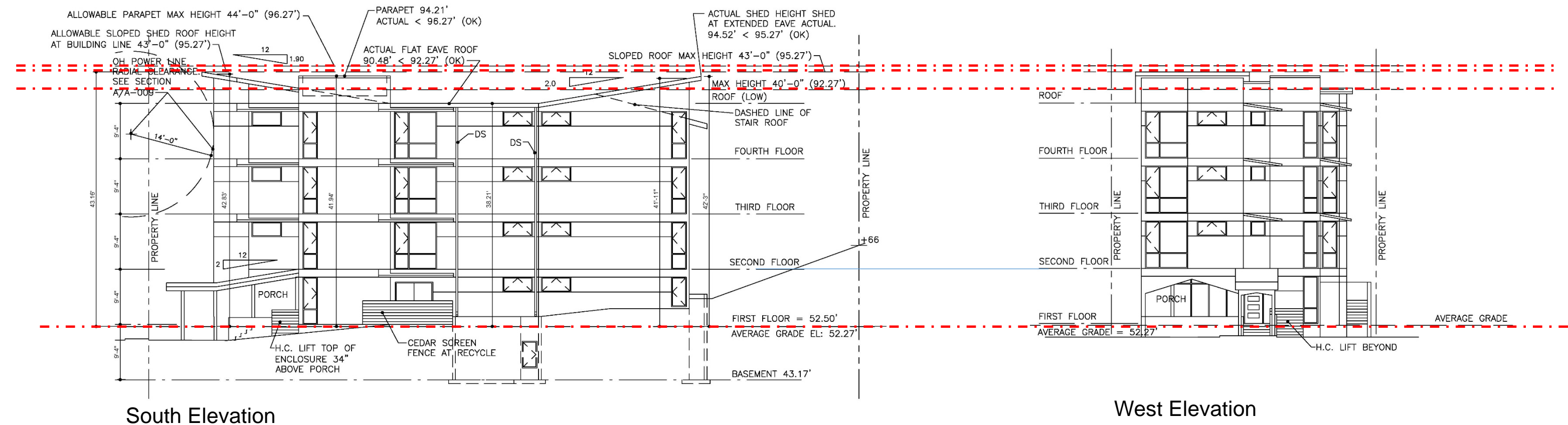
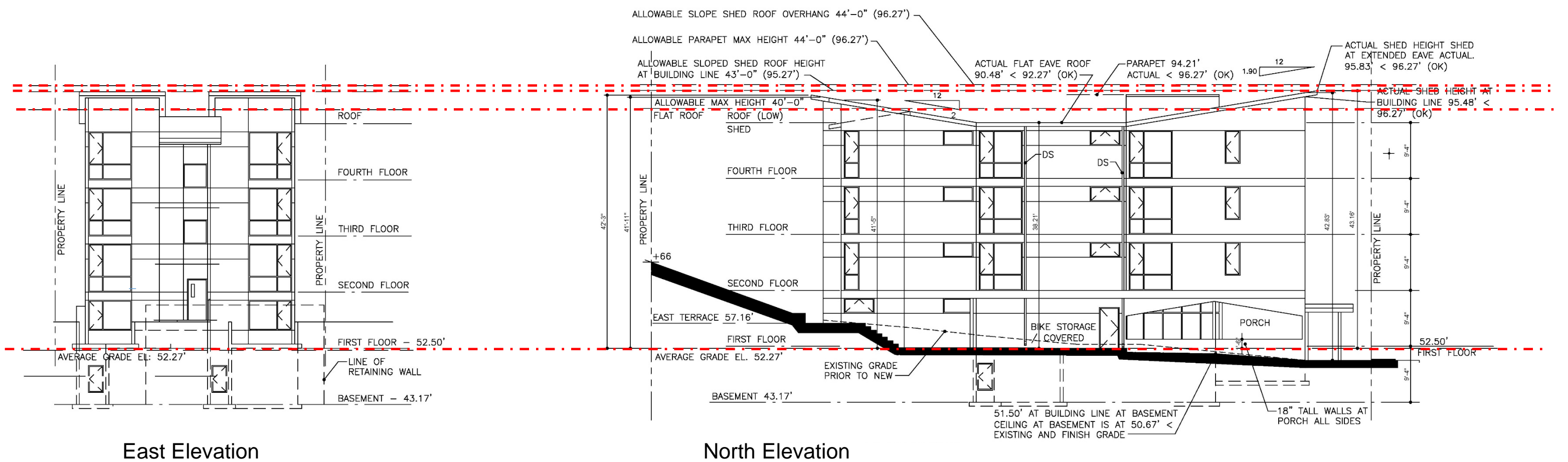


Typical Floor Plan-Floors 2/3/4

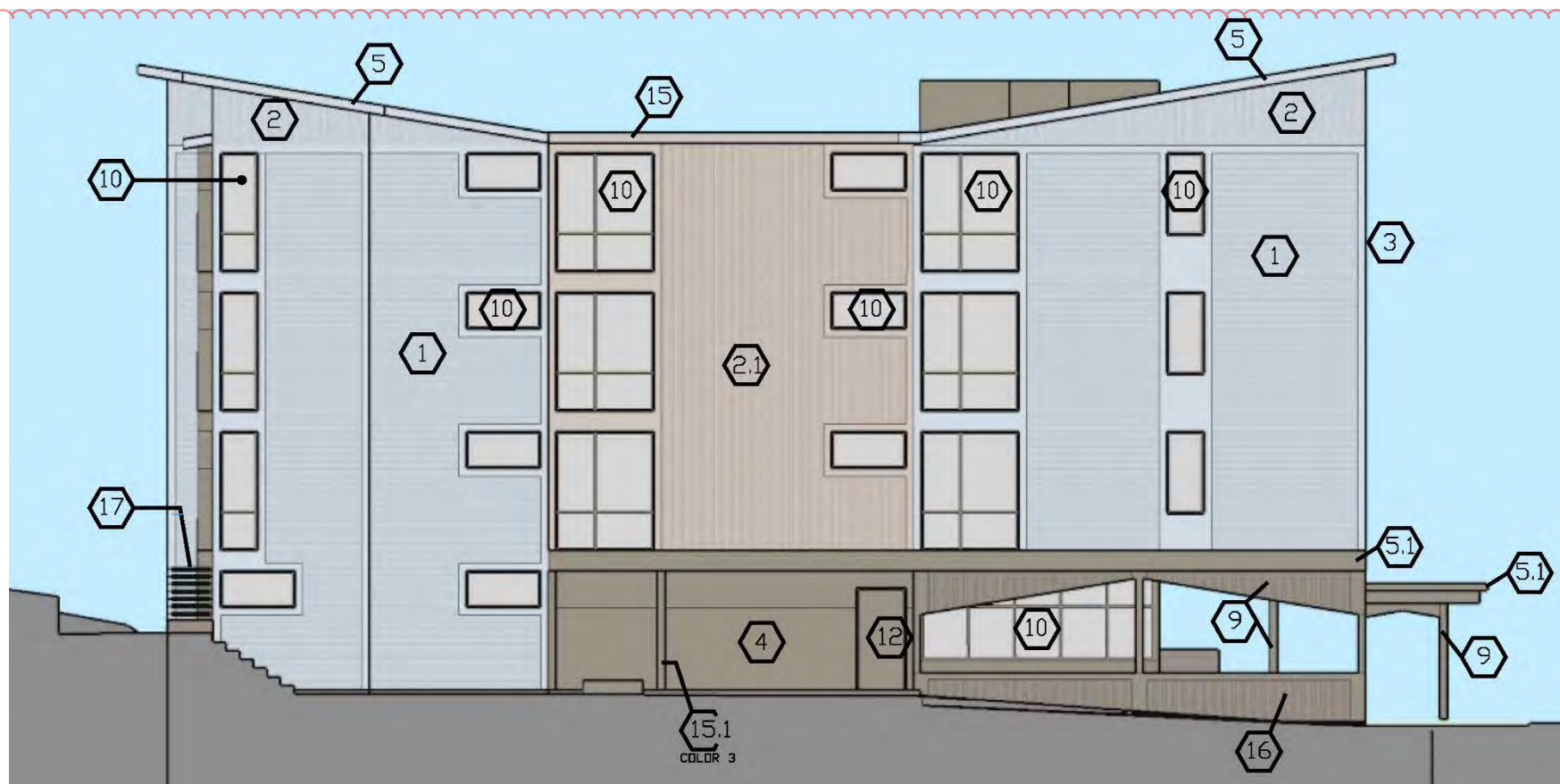


Roof Plan

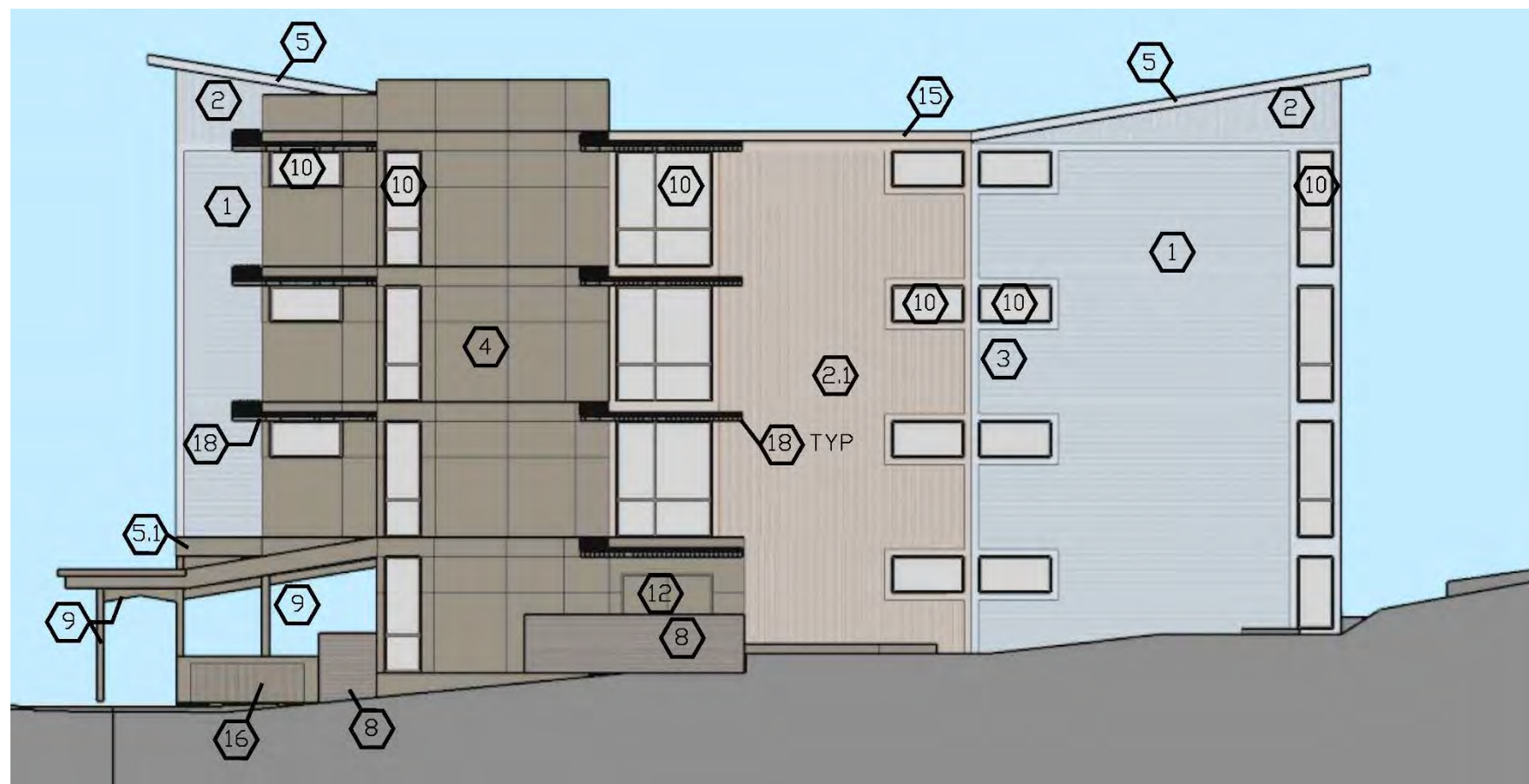






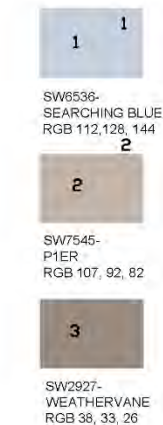


South Elevation



North Elevation

COLOR SHOWN ON  
ELEVATION ASSOCIATED  
WITH TEXTURE



DESIGNATION  
KEY NOTE

- 1 COLOR 1
- 2 COLOR 1
- 2.1 COLOR 2
- 3
- 4 COLOR 2
- 5 COLOR 1
- 5.1 COLOR 3
- 6 COLOR 1
- 7
- 8
- 9
- 10
- 11 COLOR 3
- 12 COLOR 3
- 13
- 14 COLOR 1
- 15 COLOR 2
- 15.1 COLOR 3
- 16 COLOR 3
- 17
- 18

## MATERIAL LEGEND

EXAMPLE CLIPPED IMAGE  
OF PRODUCT IN PLACE AND  
KEY NOTE DESCRIPTION OF MATERIAL

- 1 FIBER CEMENT (HARDIE PLANK, OR APPROVED EQUAL) LAP SIDING, 6" EXPOSURE
- 2 FIBER CEMENT (HARDIE PLANK, OR APPROVED EQUAL) VERTICAL SIDING, W/ APPLIED CEMENT 5/4 X 2 VERTICAL BATTEN TRIM @ 12" C/C
- 3 FIBER CEMENT (HARDIE PLANK, OR APPROVED EQUAL) TRIM BOARDS - SIZE VARIES, TRIM TO MATCH SIDING COLORS
- 4 SMOOTH FIBER CEMENT PANEL (HARDIE)
- 5 PREFINISHED METAL FASCIA, SMOOTH
- 5.1 PREFINISHED METAL FASCIA, SMOOTH
- 6 PREFINISHED METAL V - GROOVE SOFFIT PANELS (VENTILATED)
- 7 EPDM OR PVC ROOFING ( WHITE ) @ FLAT ROOFS
- 8 HORIZONTAL 1 X 4 CEDAR SCREEN FENCE (1/4" GAP) STAIN PER NOTE
- 9 STEEL TUBE COLUMNS AND SHAPED ELEMENTS AT HEAD, PAINTED COLOR 3.
- 10 MILGARD ALUMINUM BLACK WINDOWS, PREFINISHED BLACK (OR APPROVED EQUAL) TRINIC SERIES V300, CASEMENT/FIXED/AWNING
- 11 METAL DOOR W/ INSULATED GLASS (18 GA.) INSULATED, MFR: CECO
- 12 METAL DOOR SOLID, MFR: CECO
- 13 ENTRY PORCH AND CEILING TONGUE & GROOVE DOUGLAS FIR CEILING STAINED COLOR: NATURAL (CLEAR FINISH)
- 14 STANDING SEAM METAL ROOFING MFR: PAC CLAD, SNAP ON SS, 1"
- 15 SEAMLESS METAL SMOOTH BOX GUTTER & DOWNSPOUT SYSTEM - FIELD FABRICATED
- 15.1
- 16 CAST IN PLACE CONCRETE - PAINTED
- 17 PAINTED STEEL PIPE GUARD RAILING - COLOR - BLACK SATIN
- 18 PAINTED PREFINISHED ALUMINUM LOUVERED SOLAR SHADE (COLOR BLACK)

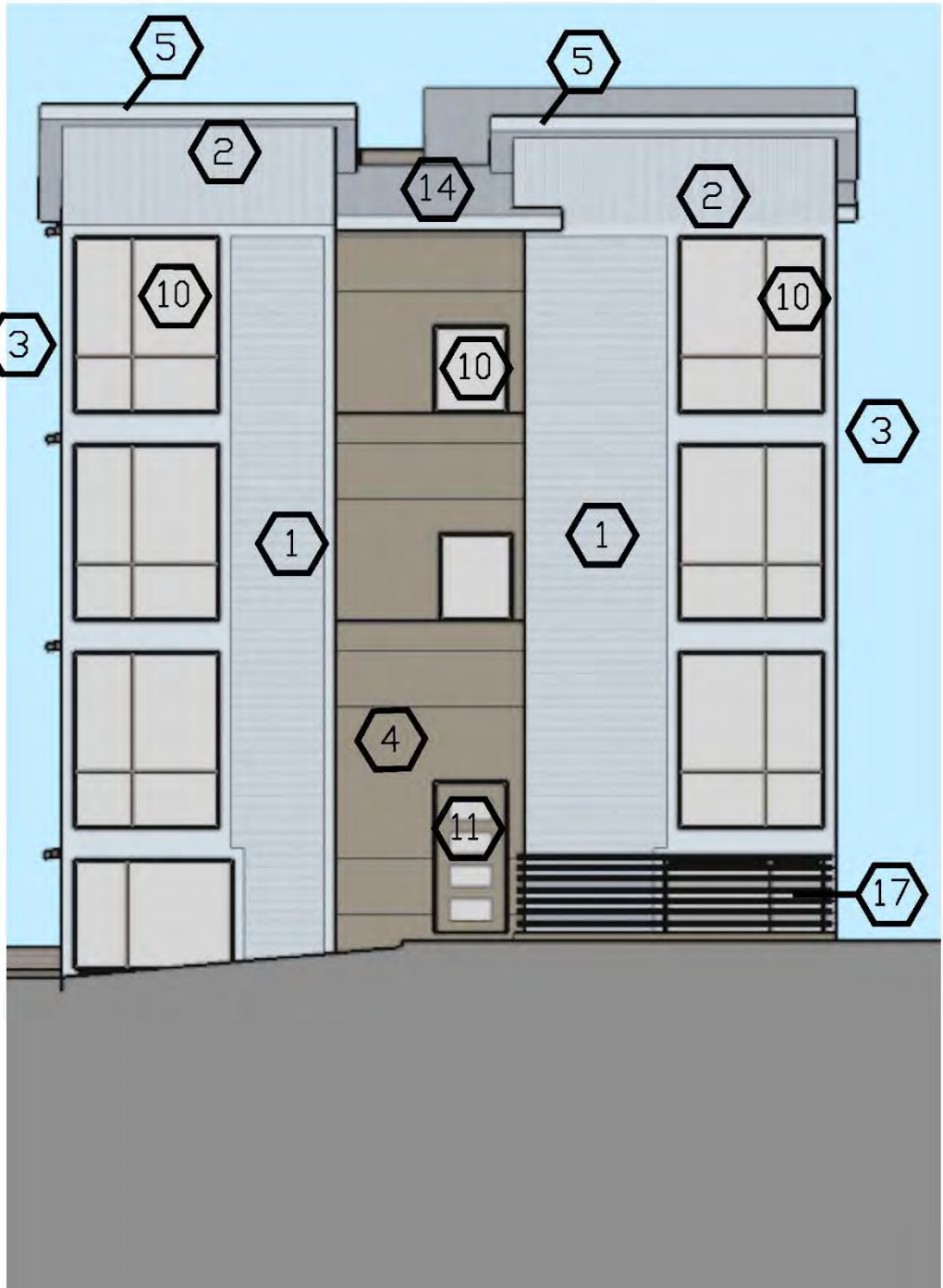
25

**Design MUP CYCLE 4**  
RENDERED ELEVATIONS/MATERIALS

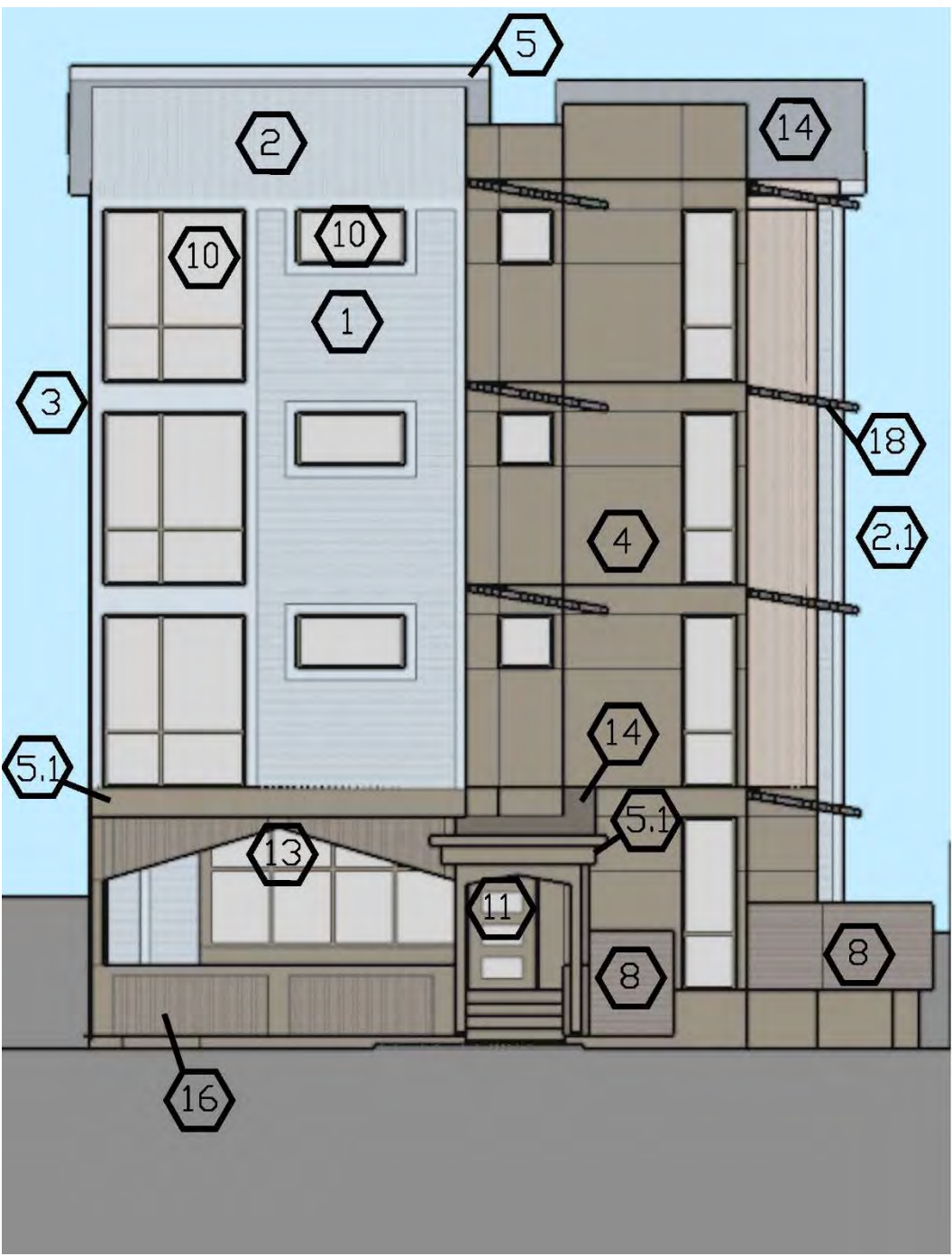
ADMINISTRATIVE DESIGN REVIEW  
3138 WETMORE AVE. S  
PROJECT NO. 3034544-LU

**WESTCARROLL**  
ARCHITECTURE  
**SLIGAR PROPERTY**





East Elevation



West Elevation

COLOR SHOWN ON  
ELEVATION ASSOCIATED  
WITH TEXTURE



1  
SW6536-  
SEARCHING BLUE  
RGB 112, 128, 144

2  
SW7545-  
P1ER  
RGB 107, 92, 82

3  
SW2927-  
WEATHERVANE  
RGB 38, 33, 26

DESIGNATION  
KEY NOTE

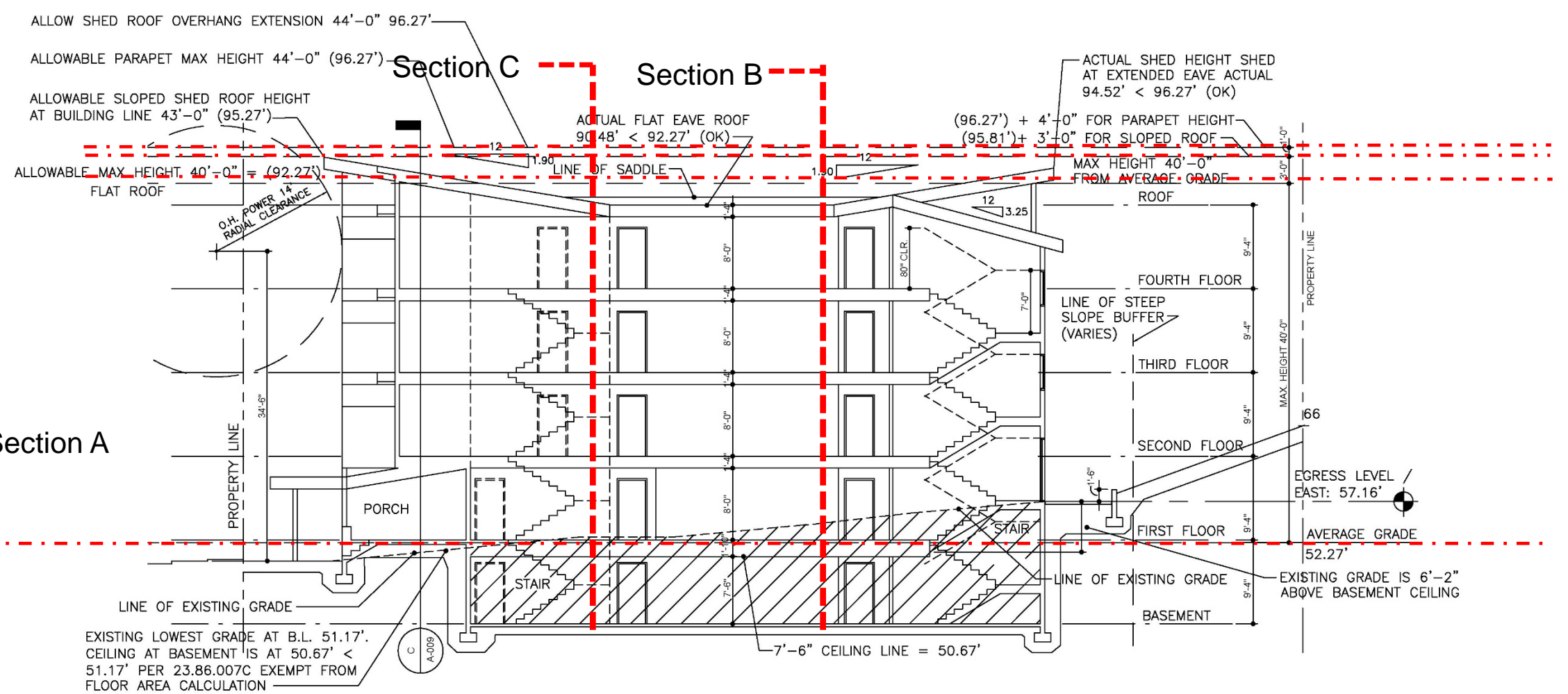
- 1  
COLOR 1
- 2  
COLOR 1
- 2.1  
COLOR 2
- 3
- 4  
COLOR 2
- 5  
COLOR 1
- 5.1  
COLOR 3
- 6  
COLOR 1
- 7
- 8
- 9
- 10
- 11  
COLOR 3
- 12  
COLOR 3
- 13
- 14  
COLOR 1
- 15  
COLOR 2
- 15.1  
COLOR 3
- 16  
COLOR 3
- 17
- 18

MATERIAL LEGEND

EXAMPLE CLIPPED IMAGE OF PRODUCT IN PLACE AND KEY NOTE DESCRIPTION OF MATERIAL	
	FIBER CEMENT (HARDIE PLANK, OR APPROVED EQUAL) LAP SIDING, 6" EXPOSURE
	FIBER CEMENT (HARDIE PLANK, OR APPROVED EQUAL) VERTICAL SIDING, W/ APPLIED CEMENT 5/4 X 2 VERTICAL BATTEN TRIM @ 12" C/C
	FIBER CEMENT (HARDIE PLANK, OR APPROVED EQUAL) TRIM BOARDS - SIZE VARIES, TRIM TO MATCH SIDING COLORS
	SMOOTH FIBER CEMENT PANEL (HARDIE)
	PREFINISHED METAL FASCIA, SMOOTH
	PREFINISHED METAL FASCIA, SMOOTH
	PREFINISHED METAL V - GROOVE SOFFIT PANELS (VENTILATED)
	EPDM OR PVC ROOFING ( WHITE ) @ FLAT ROOFS
	HORIZONTAL 1 X 4 CEDAR SCREEN FENCE (1/4" GAP) STAIN PER NOTE
	STEEL TUBE COLUMNS AND SHAPED ELEMENTS AT HEAD. PAINTED COLOR 3.
	MILGARD ALUMINUM BLACK WINDOWS, PREFINISHED BLACK (OR APPROVED EQUAL) TRINISC SERIES V300, CASEMENT/FIXED/AWNING
	METAL DOOR W/ INSULATED GLASS (18 GA.) INSULATED, MFR. CECO
	METAL DOOR SOLID, MFR. CECO
	ENTRY PORCH AND CEILING TONGUE & GROOVE DOUGLAS FIR CEILING STAINED COLOR: NATURAL (CLEAR FINISH)
	STANDING SEAM METAL ROOFING MFR. PAC CLAD, SNAP ON SS, 1"
	SEAMLESS METAL SMOOTH BOX GUTTER & DOWNSPOUT SYSTEM - FIELD FABRICATED
	CAST IN PLACE CONCRETE - PAINTED
	PAINTED STEEL PIPE GUARD RAILING - COLOR - BLACK SATIN
	PAINTED PREFINISHED ALUMINUM LOUVERED SOLAR SHADE (COLOR BLACK)



Longitudinal Section A

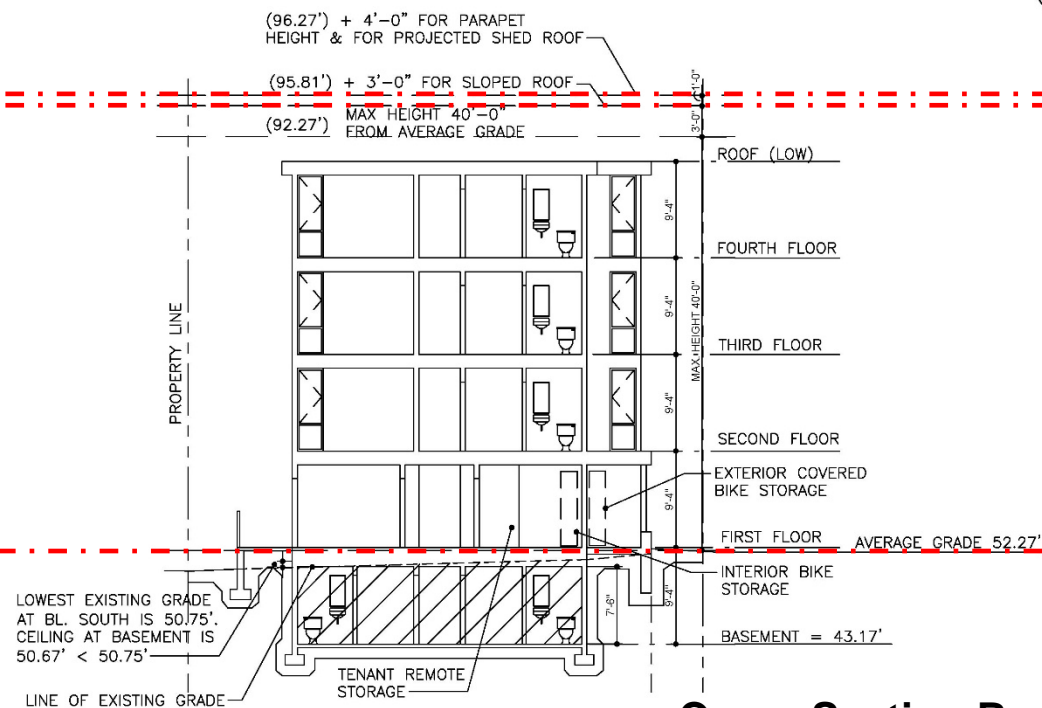


**BUILDING SECTION**

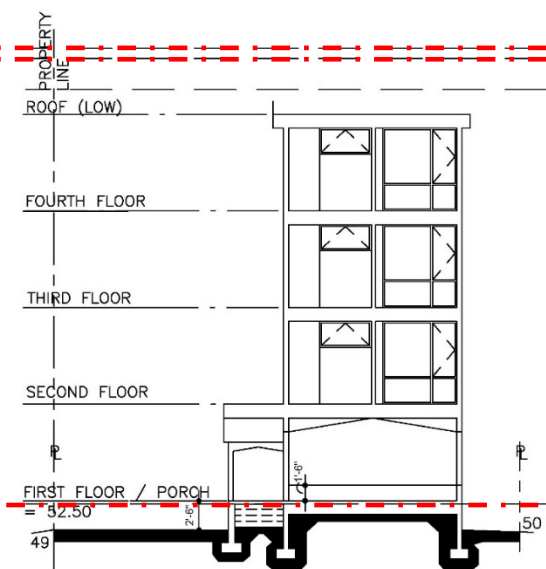
- SCALE: 1/8"=1'-0"
- SEE A008 FOR BUILDING HEIGHT DIMENSIONS.
  - SEE A005 FOR AVERAGE GRADE CALCULATIONS.

23.86.007.C UNDERGROUND FLOOR AREA EXEMPT FROM FLOOR AREA CALCULATIONS. ENTIRE BASEMENT LEVEL IS BELOW NEW OR EXISTING GRADE.

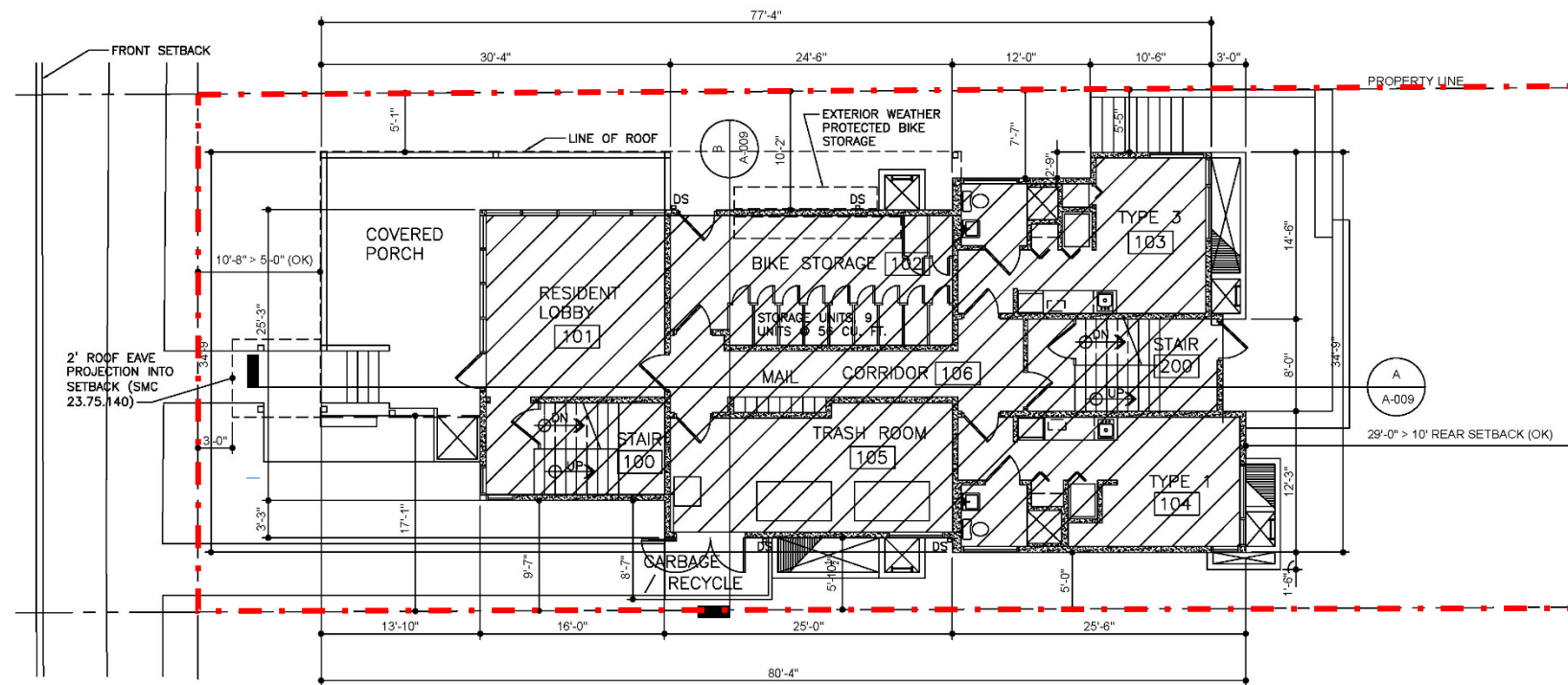
Cross Section B



Cross Section C





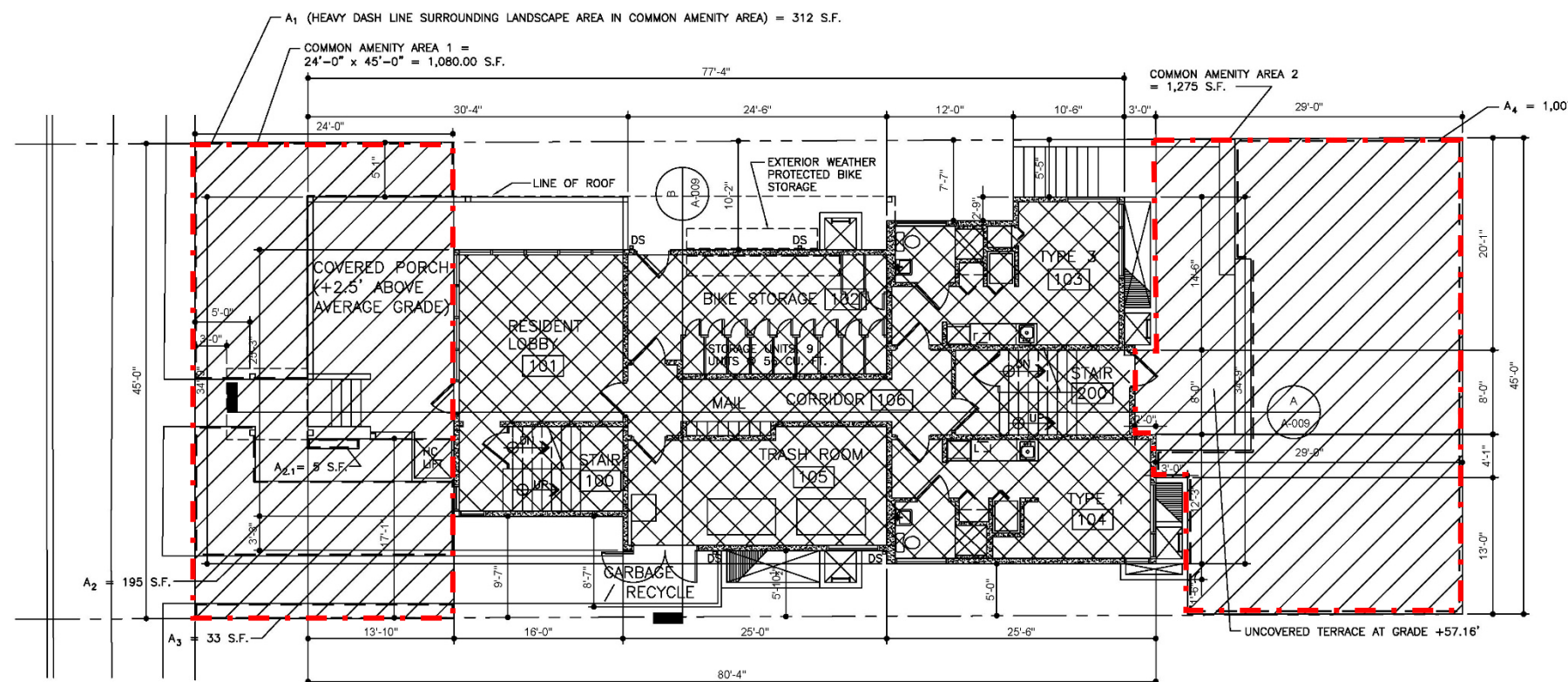


Denotes Property Line

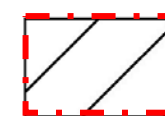
AVERAGE SETBACK CALCULATIONS TABLE	
30'-4" x 5'-1" =	154.19
24'-6" x 10'-2" =	249.08
12'-0" x 7'-7" =	91.00
10'-6" x 5'-5" =	56.87
TOTAL	551.14 / 77'-4" = 7.13' > 7' AVE. (OK)

AVERAGE SETBACK CALCULATIONS TABLE	
13'-10" x 17'-1" =	236.32
16'-0" x 9'-7" =	153.33
25'-0" x 5'-10 1/2" =	146.87
25'-6" x 5'-0" =	127.50
TOTAL	664.02 / 80'-4" = 8.27' > 7' AVE. (OK)

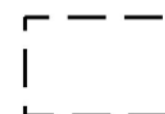
Site Setback Diagram



COMMON OUTDOOR AMENITY AREA  
LR-2-M ZONE (SMC 23.45.510)  
SEDU APARTMENTS  
LOT AREA = 119.93 x 45.0 = 5,397 SQ. FT.  
COMMON AMENITY AREA AT GRADE = 35% LOT AREA =  
.35 x 5,397 = 1889 SQ. FT. MINIMUM



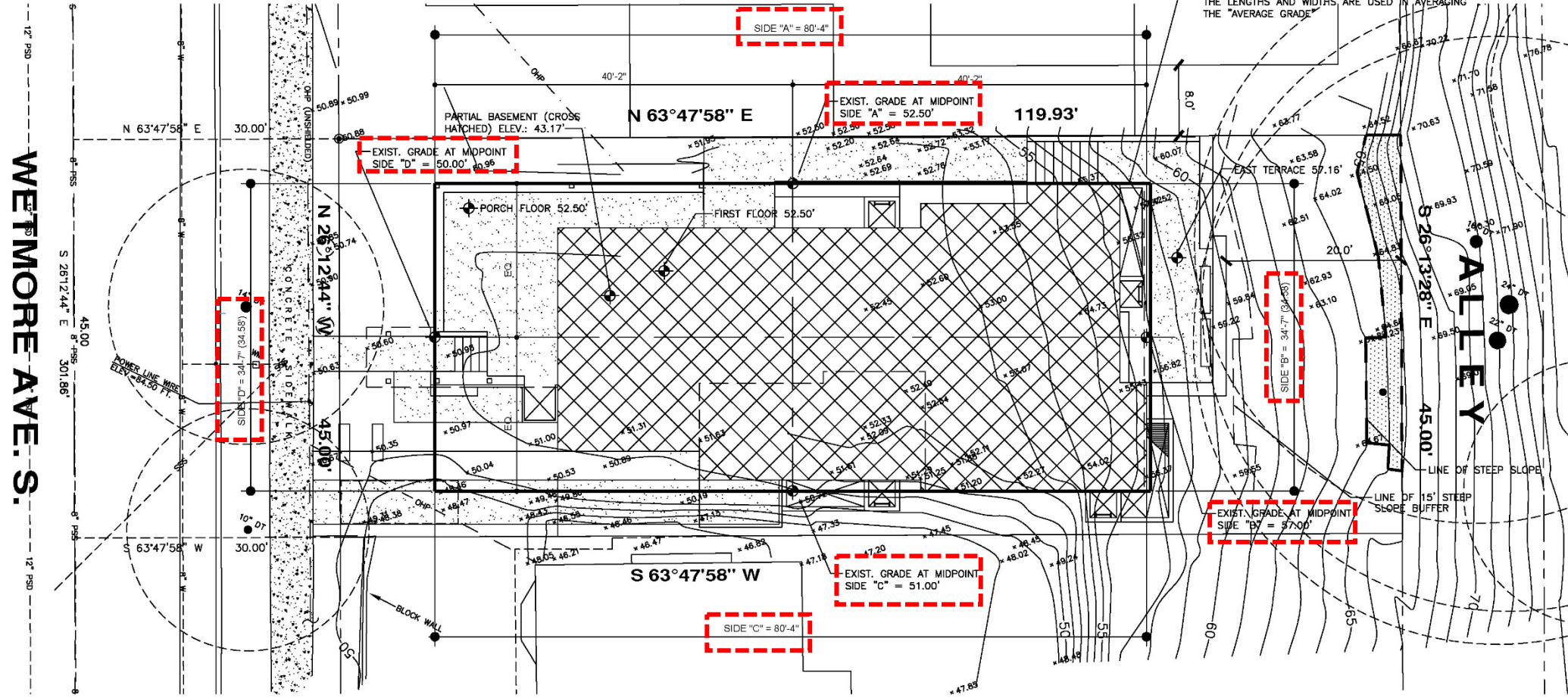
COMMON AMENITY AREA		REQUIRED AREA OF LANDSCAPE & TURF	
A1	= 1,080.00 SQ. FT.	1,080.00 SQ. FT. x (50%)	= 540 SQ. FT.
A2	= 1,275.00 SQ. FT.	1,275.00 SQ. FT. x (50%)	= 637 SQ. FT.
TOTAL = 2,355.00 SQ. FT. > 1,889 SQ. FT. (O.K.)			



LANDSCAPE AREAS OF TURF & LANDSCAPE IN COMMON AMENITY AREA PER SMC 23.45.522.D.5.b.1			
A1	= 312.16 SQ. FT.		
A2	= 195.38 SQ. FT.		
A2.1	= 5.30 SQ. FT.		
A3	= 33.02 SQ. FT.		
TOTAL = 545.86 SQ. FT. > 540 SQ. FT. (O.K.) COMMON AREA 1			
A4	= 1,007.00 SQ. FT. > 637 SQ. FT. (O.K.) COMMON AREA 2		

Site Common Amenity Area Diagram & Landscape Areas in Common Amenity



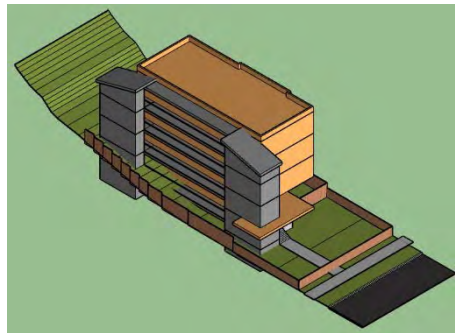


Site Average Grade Diagram



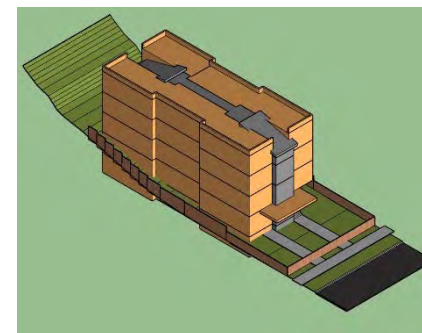
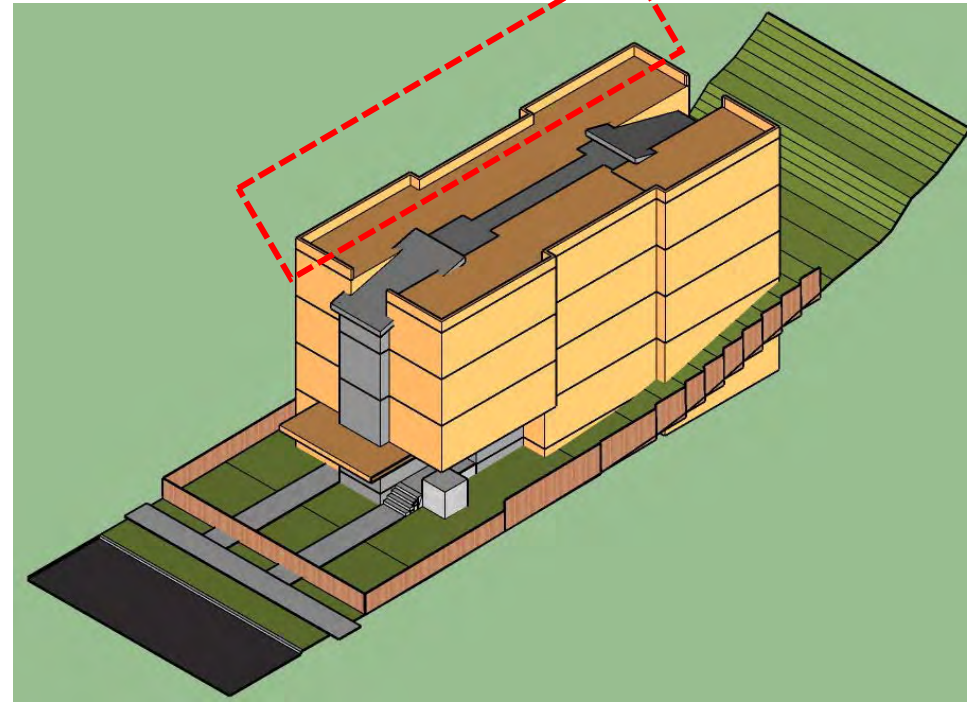






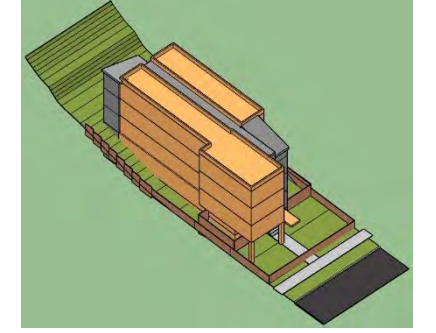
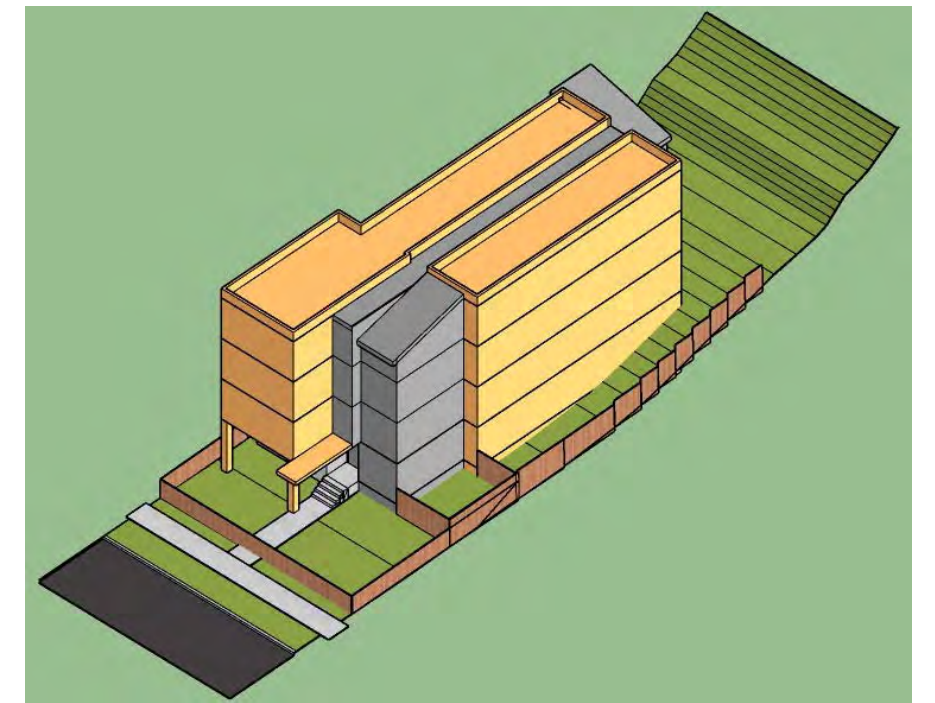
### MASSING OPTION 1

- Code compliant
- 9,261 GSF-4 Floors with Basement. FAR Area 7,497 SF.
- Larger street facing mass set back from slender open circulation stair. Generous fore court
- Open to circulation, stairs & balconies to north. Enhanced sense of neighborhood community.
- Light and ventilation to all units both north and south
- Living wall opportunity on face of circulation stair and balconies for enhanced private use, as well as natural screen of building mass to neighbors.
- Future development may impact south views
- Good solar exposure to east, west, and south



### MASSING OPTION 2

- Code compliant
- 10,623 Floors with Basement. FAR Area 8,634 SF.
- Street scape massing more layered, push pull of massing
- Most compact footprint, opens solar access to E/W
- More open view for Trash/Recycle in building
- Corner units (14 of 26) have two sided views, lite, ventilation from 2-different sides, enhance interior space opportunities, and exterior fenestration expression.
- Majority of units have direct views to east and west court yards & common amenity. Safety & privacy.
- Open, private courtyard on street, partially covered, sloped natural landscape in rear.



### MASSING OPTION 3.

- Code Compliant
- 10,665 GSF, FAR Area 8,443 SF
- Larger setback from north PL, private amenity
- Covered and uncovered fore court common amenity
- More corner units than 1, and two different SEDU sizes offered on each floor.
- Future development may impact south views
- Good solar exposure to east, west, and south

ADMINISTRATIVE EDG REVIEW-STAFF SUPPORTS MASSING OPTION 3, WITH ADDITIONAL "STEPPING" OF THE NORTH FAÇADE, SIMILAR TO OPTON 2.



This page intentionally left blank  
END OF ADMINISTRATIVE DESIGN REVIEW PROPOSAL