RECOMMENDATION MEETING

2203 23rd Avenue S
Seattle, WA 98144

SDCI PROJECT NO:

3034558-LU

MEETING DATE:

07/27/2021

APPLICANT CONTACT:

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CARON

CARON REF #19.013

CONTENTS

PROJECT TEAM

OWNER
Gary Bodenstab, Paine Property LLC

CARON ARCHITECTURE CONTACT
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206.367.1382
Caron Reference No.: 19.013

PROJECT HISTORY

EDG 1
06/08/20

EDG 2
11/24/20

SITE INFORMATION

ADDRESS:
2203 23rd Avenue S, Seattle, WA 98144

SDCI PROJECT NO.:
3034558-LU

PARCEL(S):
5393601265, 5393601250,
5393601245, 5393601275

SITE AREA:
51,013 SF

OVERLAY DESIGNATION:
Parking Flexibility Area
SE Seattle Reinvestment Area
Mt. Baker Hub Urban Village

PARKING REQUIREMENT:
None

DEVELOPMENT STATISTICS

ZONING:
C1-75 (M)

BUILDING HEIGHT LIMIT:
75'

FAR:
5.50

ALLOWABLE NET CHARGEABLE SF:
280,571 SF

PROPOSED NET CHARGEABLE SF:
249,193 SF

PROPOSED COMMERCIAL SF:
9,838 SF

RESIDENTIAL UNITS:
272 Units

PARKING STALLS:
106 Stalls, No Minimum Requirement

BIKE STALLS:
282 Long-term Stalls
20 Short-term Stalls

3.0 PROPOSAL

DEVELOPMENT OBJECTIVES

The proposed development includes a nine-story mixed-use building with on-site parking, three commercial spaces on the ground floor, 272 residential units, and residential amenity areas. The project proposes a preservation of one exceptional tree on the southwest corner of the site. The proposed development resides in a parking flexibility area with no minimum parking requirements, but a limited number of parking spaces is provided for residential and commercial use with parking access from S Walker Street. Two residential entrances are provided, one located at the northeast corner of the block and another on 22nd Avenue S. Two commercial spaces and their entries are located along 23rd Avenue S while the third commercial space occupies the NW corner of the block, with an access from 22nd Ave S. The existing building on site will be demolished.

SITE DESCRIPTION & ANALYSIS

The project is located on a full city block in the Mount Baker neighborhood bordered by S Walker Street and S College Street to the north and south, and 23rd Avenue S and 22nd Avenue S to the east and west respectively. It's presently occupied by a one-story commercial building with a non-profit organization tenant, and a small business office. The site slopes roughly forty feet from the southwest to the northeast and due to the severity of the slope is in an environmentally critical area. Many mature trees also occupy the site with three being considered exceptional.

ZONING ANALYSIS

The site lies in a C1-75 (M) zone with a 75 foot building height and mandatory housing affordability standards in effect. Multifamily residential and commercial uses are allowed as well as on-site parking. However, no parking is required due to the sites location in the Mount Baker Hub Urban Village and in a parking flexibility zone.

NEIGHBORHOOD CONTEXT

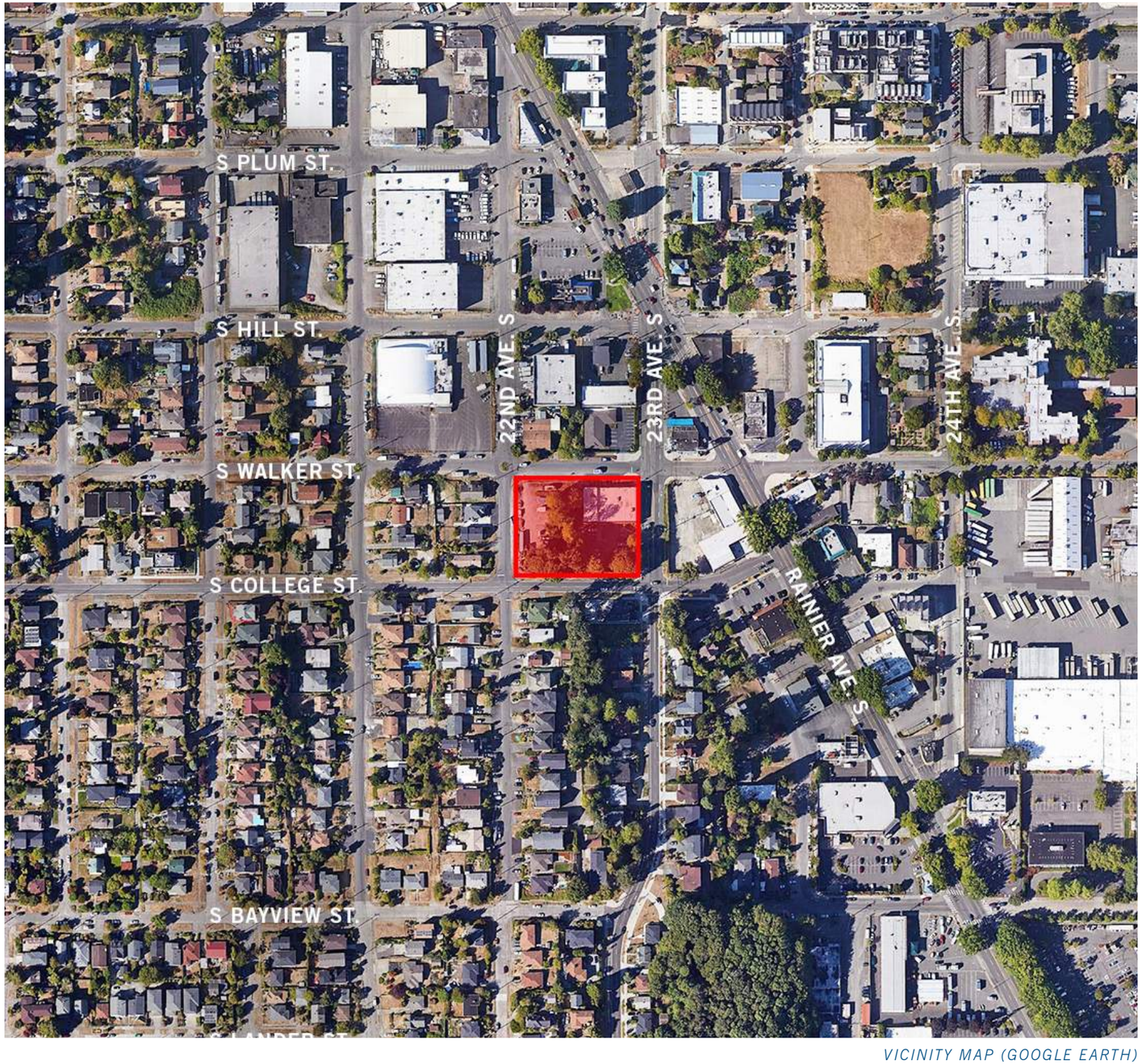
The site sits in a transition zone between single-family homes to the south and west and commercial businesses to the north and east. The neighborhood is low-lying as well with the tallest building being the newly constructed Lake Washington Girl's Middle School at three stories. Many of the commercial buildings and apartment complexes in the area are from a variety of design periods and don't respond to one particular style. The size of the site and its height limit will make it the tallest building in the near vicinity and largest building by footprint. However, due to the neighborhoods rapid growth and under-built environment around Rainier Avenue S, more 75 foot buildings are expected to be constructed in the coming years.

DEVELOPMENT SUMMARY

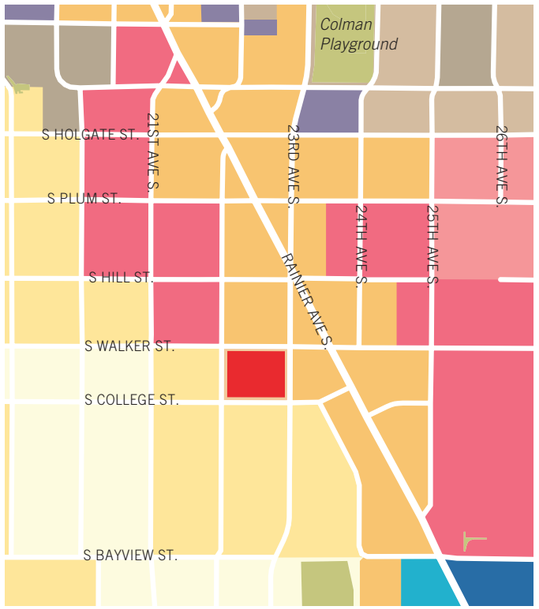
LEVEL	TOTAL GROSS SF	NET CHARGEABLE SF	RESIDENTIAL SF	COMMERCIAL SF	RESIDENTIAL UNITS
ROOF	500 SF	500 SF	500 SF	0 SF	0
9	14,284 SF	14,284 SF	14,284 SF	0 SF	20
8	33,856 SF	33,856 SF	33,856 SF	0 SF	47
7	34,568 SF	34,568 SF	34,568 SF	0 SF	48
6	34,568 SF	34,568 SF	34,568 SF	0 SF	48
5	34,254 SF	34,254 SF	34,254 SF	0 SF	47
4	33,285 SF	33,285 SF	33,285 SF	0 SF	40
3	39,273 SF	36,911 SF	37,807 SF	1,466 SF	17
2	31,915 SF	17,710 SF	31,915 SF	0 SF	5
1	15,729 SF	9,257 SF	7,357 SF	8,372 SF	0
TOTAL	272,232 SF	249,193 SF	262,394	9,838 SF	272

9-BLOCK AERIAL MAP (PHOTO)

4.0 SUMMARY CONTEXT ANALYSIS

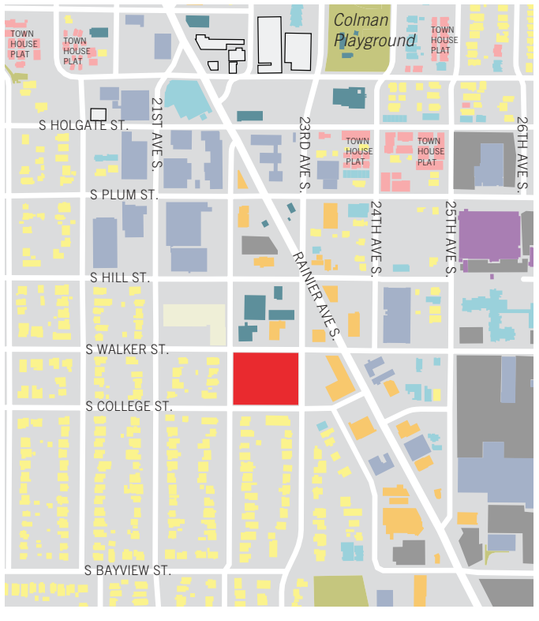


VICINITY MAP (GOOGLE EARTH)



ZONING

- Project Site, C1-75 (M)
- C1-55 (M)
- C1-75 (M) / C2-75 (M)
- MR (M2)
- LR1 (M) / LR1 (M1)
- LR3 (M1)
- SF 5000
- RSL (M)
- NC3-75 (M)
- SM-NR-95 (M)
- SM-NR 145 (M)



SURROUNDING USES

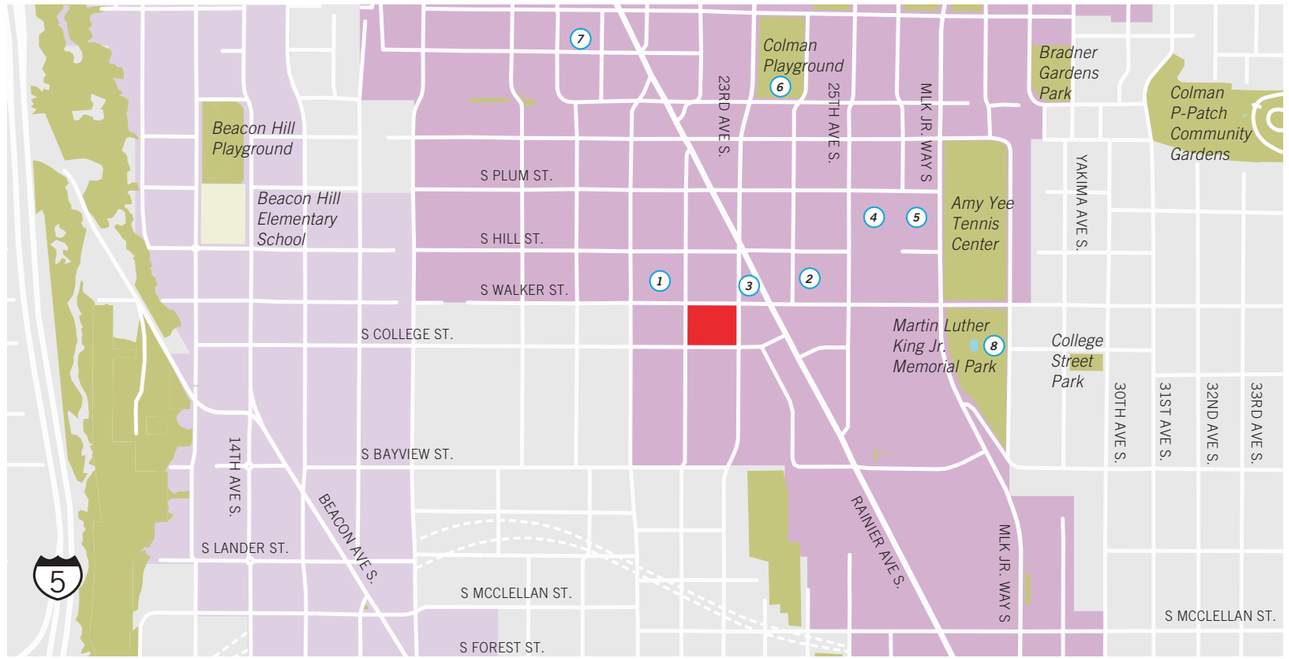
- Project Site
- Mixed-Use
- Multi-Family
- Commercial
- Townhouse / Duplex
- Service Building
- Office / Warehouse
- Parking
- Single Family
- School
- Vacant Building

N

4.0 SUMMARY CONTEXT ANALYSIS

COMMUNITY NODES / LANDMARKS

There are notably a number of non-profit/humanitarian organizations within the site vicinity, as well as neighborhood parks, and religious buildings. Most can be found to the north and east of the site across Rainier Avenue S while single-family neighborhoods reside to the south and west.



VICINITY MAP KEY

- Project Site
- Park
- North Beacon Residential Urban Village
- North Rainier Residential Urban Village
- (1) View (community nodes reference images)

1 LAKE WASHINGTON GIRLS MIDDLE SCHOOL
(0.1 MILES FROM SITE)

2 THE 2100 BUILDING
(0.2 MILES FROM SITE)

3 RAINIER FARMERS MARKET
(0.03 MILES FROM SITE)

4 THE LIGHTHOUSE FOR THE BLIND
(0.3 MILES FROM SITE)

5 AMERICAN RED CROSS
(0.3 MILES FROM SITE)

6 COLMAN PLAYGROUND
(0.3 MILES FROM SITE)

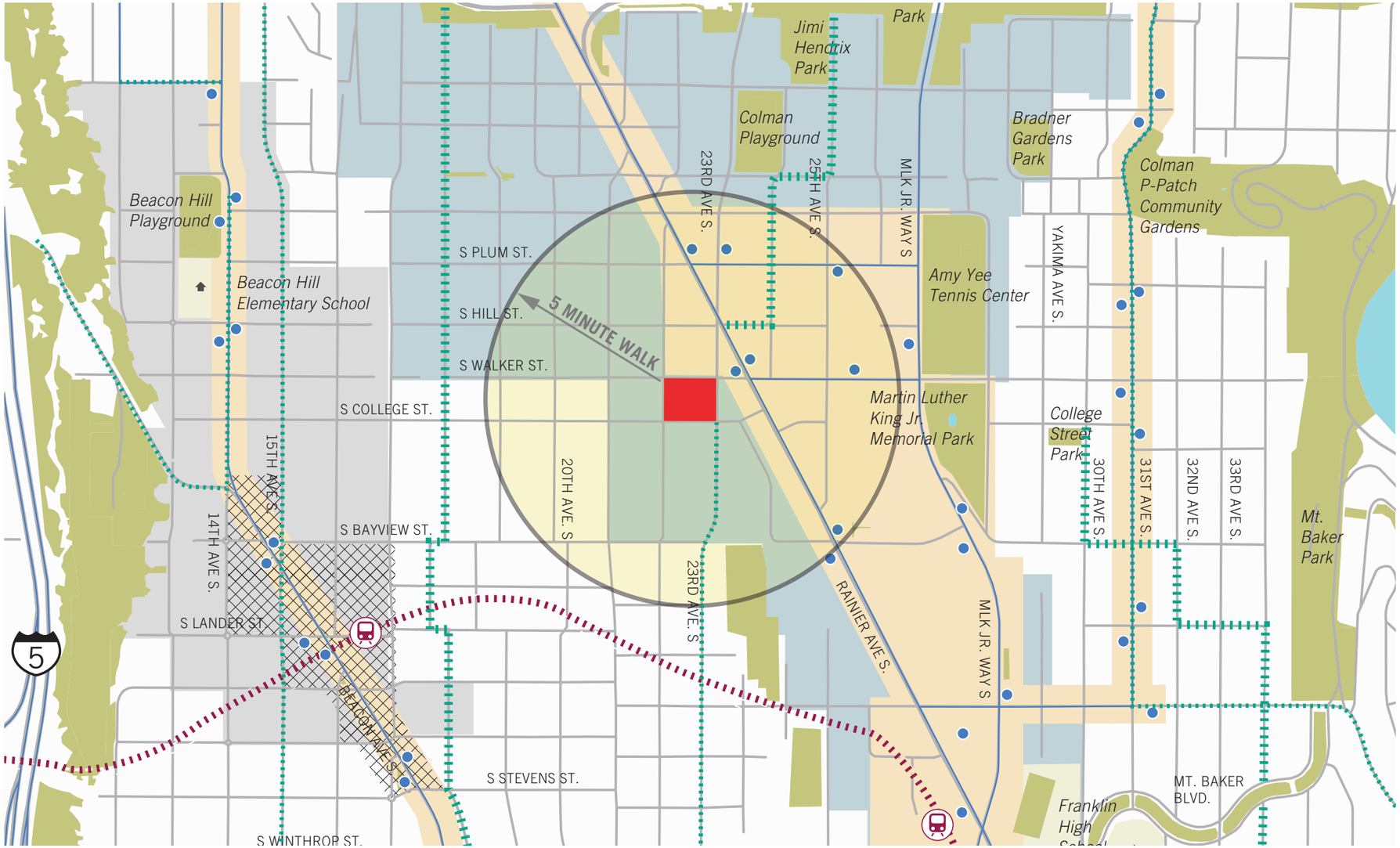
7 HAMLIN ROBINSON SCHOOL
(0.4 MILES FROM SITE)

8 MARTIN LUTHER KING JR. MEMORIAL PARK
(0.4 MILES FROM SITE)

4.0 VICINITY MAP & TRANSPORTATION

TRANSPORTATION

The site is one block west of Rainier Avenue S, a major arterial that serves several bus routes. Multiple bus stops can be found within a five-minute walk from the site as well as streets with dedicated bike lanes and designated neighborhood greenways.



TRANSPORTATION & WALKING MAP

- Project Site
- Parks
- Pedestrian Zones
- Frequent Transit
- North Beacon Hill Res. Urban Village
- Mt. Baker Hub Urban Village
- Transit Routes
- Bus Stops
- Light Rail Route
- Light Rail Station
- Dedicated Bike Lanes
- Neighborhood Greenways

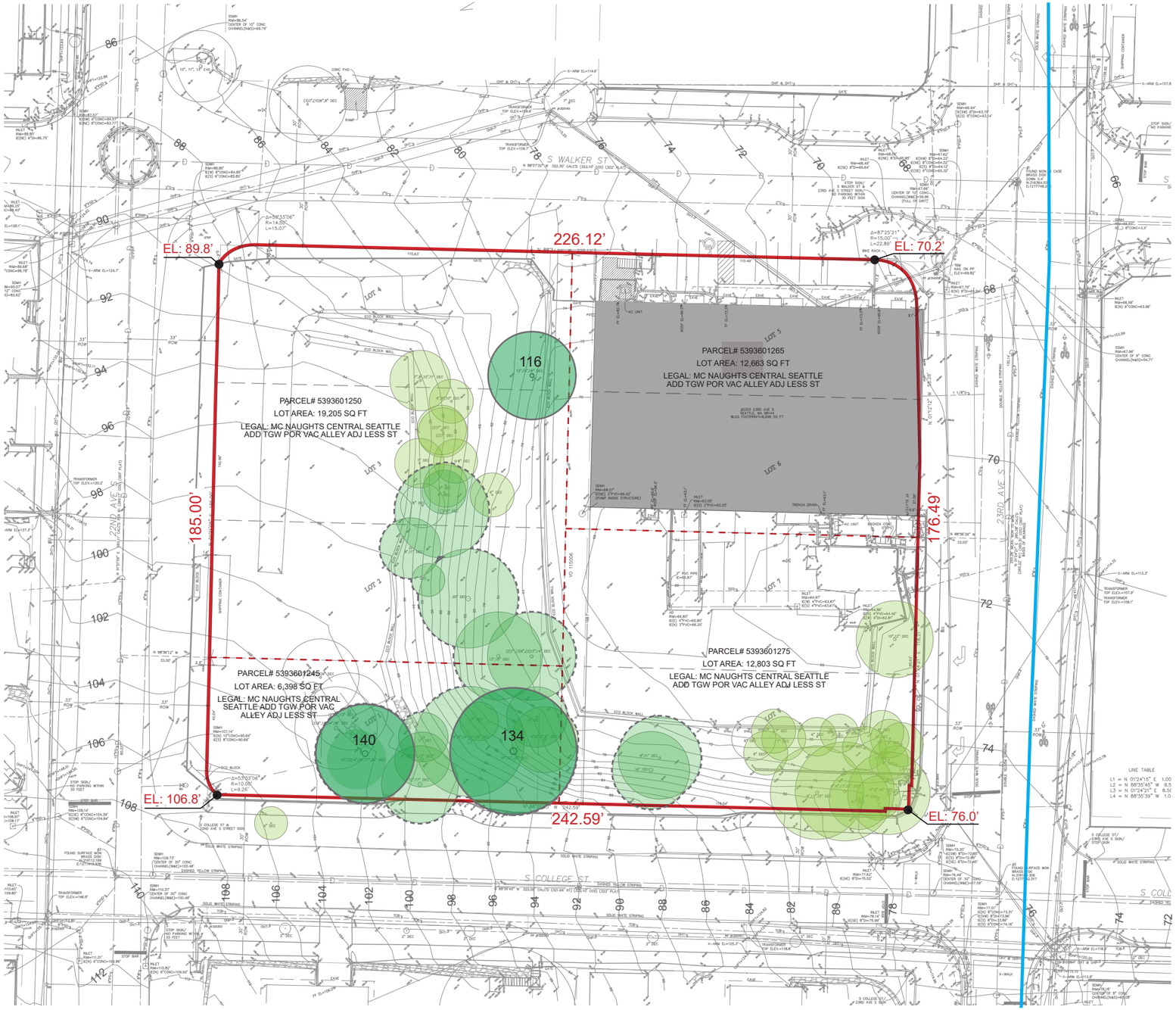
5.0 SURVEY / TREE SURVEY

KEY

- Existing Buildings
- Assessed Trees (>6" in diameter)
- Exceptional Trees
- Exceptional Tree Grove
- Property Lines
- Parcel Lot Line

ASSESSED TREES FROM ARBORIST REPORT

TREE ID	COMMON NAME	SCIENTIFIC NAME	EXCEPTIONAL	EXCEPTIONAL TREE GROVE	HEALTH
116	Bigleaf Maple	Acer macrophyllum	Yes	No	Good
117	Red Alder	Alnus rubra	No	No	Good
118	Bigleaf Maple	Acer macrophyllum	No	No	Good
119	Bigleaf Maple	Acer macrophyllum	No	No	Good
120	Bigleaf Maple	Acer macrophyllum	No	No	Good
121	Bigleaf Maple	Acer macrophyllum	No	No	Poor
122	Black Cottonwood	Populus trichocarpa	No	No	Good
123	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
124	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
125	Black Cottonwood	Populus trichocarpa	No	Yes	Good
126	Bigleaf Maple	Acer macrophyllum	No	Yes	Poor
127	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
128	Black Cottonwood	Populus trichocarpa	No	Yes	Good
129	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
130	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
131	Bigleaf Maple	Acer macrophyllum	No	Yes	Fair
132	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
133	Bigleaf Maple	Acer macrophyllum	No	Yes	Fair
134	Bigleaf Maple	Acer macrophyllum	Yes	Yes	Good
135	Bitter Cherry	Prunus emarginata	No	Yes	Good
136	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
137	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
138	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
139	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
140	Bigleaf Maple	Acer macrophyllum	Yes	Yes	Good
141	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
142	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
143	Bigleaf Maple	Acer macrophyllum	No	Yes	Good
144	Red Alder	Alnus rubra	No	No	Good
145	Red Alder	Alnus rubra	No	No	Good
146	Red Alder	Alnus rubra	No	No	Good
147	Red Alder	Alnus rubra	No	No	Good
148	Red Alder	Alnus rubra	No	No	Good
149	Red Alder	Alnus rubra	No	No	Good
150	Red Alder	Alnus rubra	No	No	Good
151	Red Alder	Alnus rubra	No	No	Good
152	Red Alder	Alnus rubra	No	No	Good
153	Red Alder	Alnus rubra	No	No	Good
154	Red Alder	Alnus rubra	No	No	Good
155	Red Alder	Alnus rubra	No	No	Good
156	Bigleaf Maple	Acer macrophyllum	No	No	Good
157	Japanese Black Pine	Pinus thunbergii	No	No	Fair
158	Bigleaf Maple	Acer macrophyllum	No	No	Good
159	Bigleaf Maple	Acer macrophyllum	No	No	Good
160	Bigleaf Maple	Acer macrophyllum	No	No	Good
75008	Washington Hawthorn	Crataegus phaenopyrum	No	No	Good



SURVEY

5.0 SITE PHOTOS

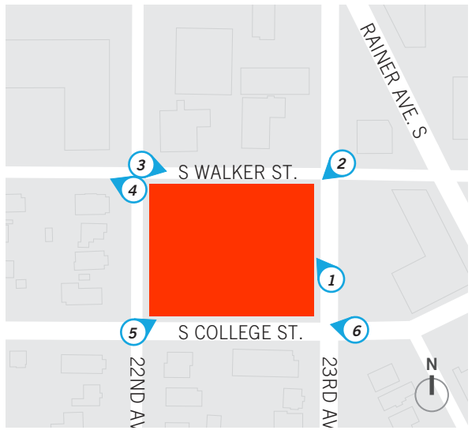
PROJECT SITE

The photos taken show the current state of the site with its many trees and a single-story brick building occupying the northeast corner. Surface grade parking is also found north and south of the existing building as well as to the west further up the hillside. The site has few sidewalks with the only improved section being located at the northeast corner along S Walker Street and 23rd Avenue S. In addition to the unique topological conditions that each street imbues, the four streets surrounding the site also have unique typological characteristics that range from residential to commercial uses. 22nd Avenue S and S College Street to the west and south respectively share the former, while 23rd Avenue S and S Walker street to the east and north share the latter.

1 23RD AVENUE S LOOKING NORTHWEST

2 NORTHEAST CORNER OF SITE

3 NORTHWEST CORNER OF SITE



MAP KEY

Project Site

1 View

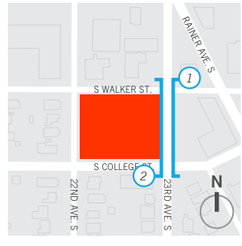
4 S WALKER STREET LOOKING NORTHWEST

5 SOUTHWEST CORNER OF SITE

6 SOUTHEAST CORNER OF SITE

5.0 STREETSCAPES

1 23RD AVENUE S LOOKING EAST



2 23RD AVENUE S LOOKING WEST

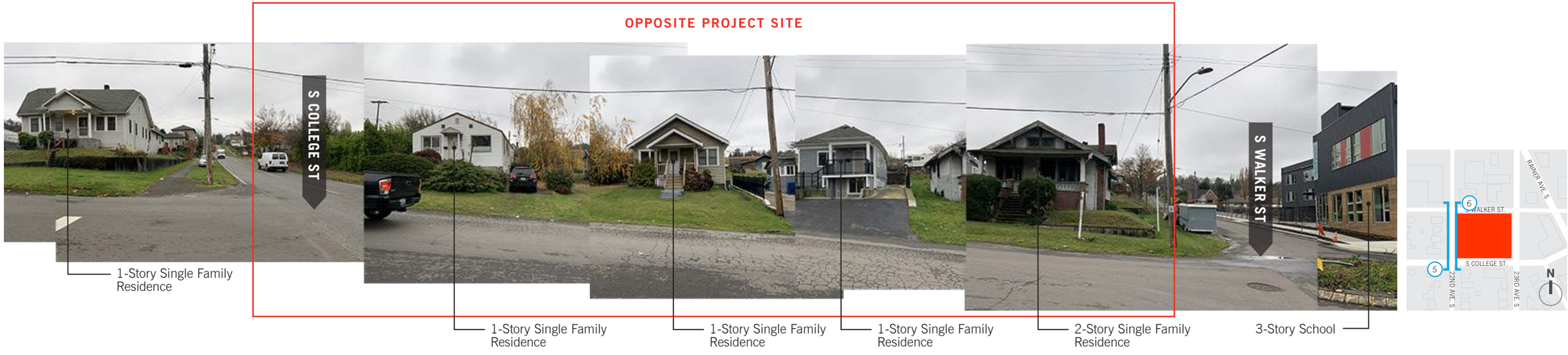
5.0 STREETSCAPES

3 S WALKER STREET LOOKING NORTH

4 S WALKER STREET LOOKING SOUTH

5.0 STREETSCAPES

5 22ND AVENUE S LOOKING WEST



6 22ND AVENUE S LOOKING EAST

5.0 STREETSCAPES

7 S COLLEGE STREET LOOKING SOUTH

8 S COLLEGE STREET LOOKING NORTH

5.0 EXISTING BUILDING ANALYSIS

DESIGN CLUES FROM THE EXISTING BUILDING:

A Brick cladding with simple coursework and minimal ornamentation

B A stepping of mass reflects the site's slope, provides visual interest, and emphasizes the corner

C Repetitive punch openings but with a few unique opening sizes

D Individual canopies over retail openings

E Special treatment at entry

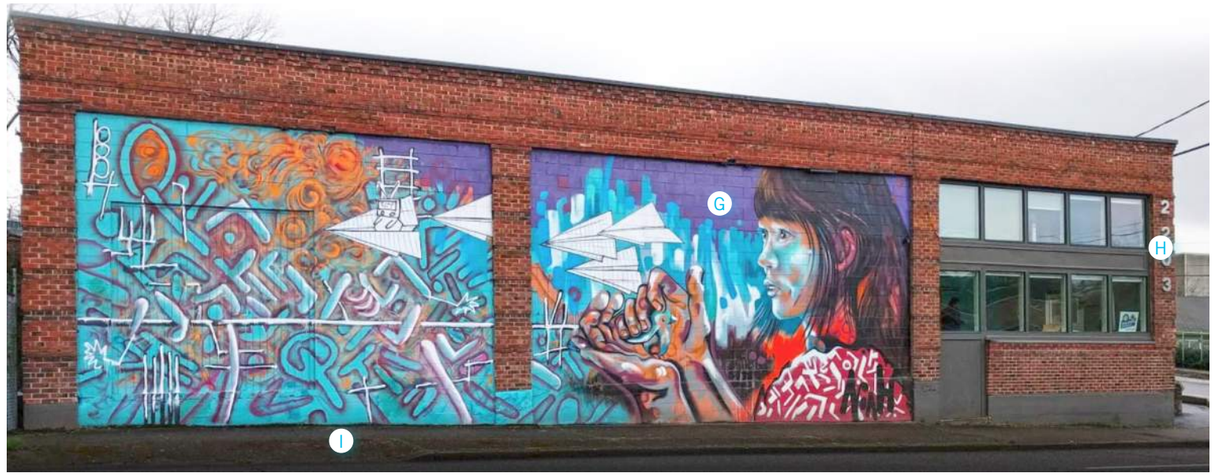
F The use of landscape, awnings, patio, signage and mural to enliven the streetscape

G Mural to add visual interest to blank facade

H Prominent building signage located at corner

I Narrow sidewalk along 23rd Avenue S which will need widening

J Existing on-site parking along S Walker Street which disconnects building from pedestrian experience



VIEW OF EAST FACADE

VIEW OF NORTH FACADE

6.0 ZONING DATA

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	DESIGN OPTION
Street Level Development Standards	23.47A.008	A.2.b	Blank facades – between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width	DEPARTURE REQUESTED (SEE PG. 66)
		A.2.c	Blank facades may not exceed 40% of the width of facade of along the street.	DEPARTURE REQUESTED (SEE PG. 67)
		A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	√
		B.3	Non-residential uses shall extend an average depth of at least 30 feet.	√
		B.4	Non-residential uses at street level shall have a floor-to-floor height of 13' min.	√
		D.1	At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry.	√
		D.2	Dwelling unit floor to be 4 feet above or 4 feet below sidewalk or provide 10' setback.	DEPARTURE REQUESTED (SEE PG. 68)
Structure Height	23.47A.012	A.	75 Foot height limit per C1-75.	√
		C.2	Open railings, planters, parapets and firewalls may extend up to 4' feet above the applicable height limit. Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47a.012.C.2.	√
		C.4.b	Mechanical equipment may extend up to 15' above the applicable height limit as long as the combined total coverage of all features gaining additional height does not exceed 20% of the roof area or 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.	√
		C.4	Rooftop features may extend up to 15 feet above the applicable height limit, as long as the extending from rooftop features do not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment:	√
Setback Requirements	23.47A.014	A.	Rooftop features are not allowed in setbacks, except that for upper-level setbacks: 1. Open railings may extend up to 4 feet above the height at which the setback begins. 2. Parapets may extend up to 2 feet above the height at which the setback begins.	√
		C.	Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, 85 feet, or 95 feet, the street-facing facade shall be set back as follows: 1. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.	√
		G.2.	Eaves, cornices, and gutters projecting no more than 18 inches from the structure facade are permitted in required setbacks.	DEPARTURE REQUESTED (SEE PG. 69)
Amenity Area	23.47A.016	A.	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area excludes areas used for mechanical equipment and accessory parking. Bioretention facilities qualify as amenity areas.	√
Parking location & access	23.47A.032	B.3	Off-street parking may be located anywhere on a lot in C1 zones, except that structures with residential uses in C zones, shall meet the requirements for parking location for NC zones as provided in subsection 23.47a.032.B.1, Except that if a lot in a C zone is bordered by streets on all sides, then parking may be provided between a street and a structure, but only on sides facing other commercially zoned lots.	√
Bike Parking	23.54.015	D.2.	Long term: 1 bicycle per dwelling unit Short term: 1 bicycle per 20 dwelling units	√
Solid Waste Storage Area	23.54.040	Table A	Space required for shared storage space for solid waste containers for residential development with more than 100 dwelling unites requires 575 square feet plus 4 square feet for each unit above 100.	√
			Per table A - Space required for shared storage space for solid waste containers for non-residential development with gross floor area of 0-5,000 sf requires 82 square fee.	√
		D.1	For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.	√

7.0 SITE PLAN

KEY

- Proposed Building
- Context Buildings
- Trees & Planting Strip
- Commercial Entry
- Residential Entry
- Service Access
- Vehicular Access

SITE PLAN

N

8.0 DESIGN GUIDELINES

CS1 – NATURAL SYSTEMS AND SITE FEATURES

C.2. TOPOGRAPHY: ELEVATION CHANGES

Use the existing site topography when locating structures and opens paces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

ARCHITECT RESPONSE:

The site sits adjacent to single-family zones across S College Street and 22nd Avenue S and care was taken to ensure the proposed options reduced their scale with upper level setbacks. The bulk of each option is further reduced by either breaking up the upper floors into two separate buildings or by creating large vertical setbacks. Finally, ground-floor residential units with ample landscaping are proposed along both zone transitions to retain a quiet, residential environment.

CS2 – URBAN PATTERN AND FORM

B.2. ADJACENT SITES, STREETS, AND OPEN SPACES: CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

ARCHITECT RESPONSE:

The proposed site encompasses an entire city block and straddles a zone transition from larger commercial developments along Rainier Avenue S to the east and quieter and smaller single-family neighborhoods to the south and west. In order to manage the scale of the proposed designs with such varying degrees of neighborhood development, each street front was studied individually to best handle its site constraints. Ground floor commercial space, while essential for the vibrancy of a neighborhood, is ill-suited for single-family neighborhoods and is located only along the east and north facades. Similarly ground-floor units are preferable for quieter street fronts and are located to the south and west where the site sits adjacent to single-family homes. Lastly, widened sidewalks with continuous planting strips and street trees are proposed along on all street fronts to soften the landscape and to create a more pedestrian-friendly environment.

C.3. RELATIONSHIP TO THE BLOCK: FULL BLOCK SITES

Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

ARCHITECT RESPONSE:

Each proposed revised massing option addresses the monolithic presence of the building and its site context and breaks down its bulk in unique ways. A step down in its roofline is provided to match the slope of the site while further accentuating the vertical break by providing vertical recesses along its facades. Additionally, an interior courtyard is provided and is oriented outward towards the street to help break up the bulk of the building. This helps the building to read as two smaller, intertwined masses rather than one monolithic mass. The revised preferred option orients its interior courtyard south towards adjacent single-family housing which helps reduce the building's presence and provides more southern exposure for interior units.

Due to the proposed retention of an exceptional tree on the southwest corner, the building is pulled further back than from the previously proposed options. This will help ensure a less dominant form adjacent to single-family residences as well as more room for landscaping.

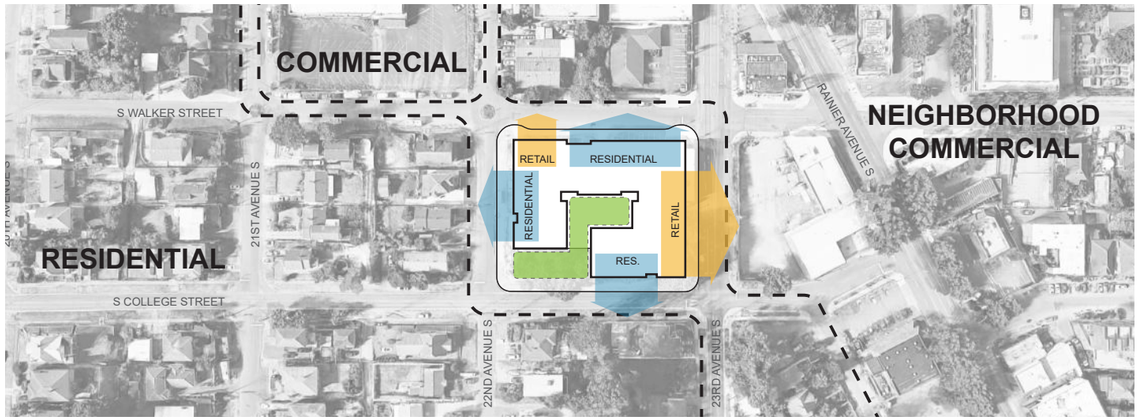
D.3. HEIGHT, BULK, AND SCALE: ZONE TRANSITIONS

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

ARCHITECT RESPONSE:

The proposed design utilizes these steps to address the zone transition along 22nd Ave S and S College St:

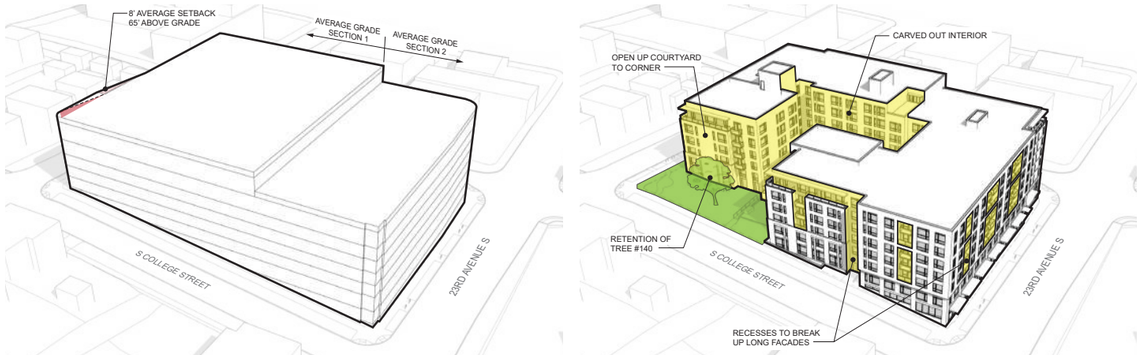
1. Brick base is introduced. The height of the base reflects the height limit of the RSL zone across these two streets.
2. The 'townhouse' look is proposed to bring the residential feel to the west and south facades.
3. Upper level setback is provided along 22nd Ave S and S College St to reduce the perceived height, while a canopy there softens the corner and further reflects the residential character of these two streets.
4. Vertical recesses are proposed throughout to break up mass and emphasize building corners.
5. Balcony insets further break up mass and provide additional modulation and rhythm on the facades.



CS2.B.2. The map above illustrates the site's location between commercial zoning to the northeast and residential zoning to the southwest. Ground floor commercial and residential uses are proposed along each street front respectively to best address their individual character.

MAXIMUM ENVELOPE

PROPOSED MASSING



CS2.C.3. The diagrams above illustrate how the base massing has been reduced in size on all four street fronts. The largest move is shown along S College Street which sees the introduction of a south-facing courtyard and a reduced floor height along the east half of the building. Vertical recesses are proposed along all sides as well which help to break the building down into smaller forms.

8.0 DESIGN GUIDELINES

PL2 – WALKABILITY

B.3. SAFETY AND SECURITY: STREET-LEVEL TRANSPARENCY

Ensure transparency of street-level uses where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

ARCHITECT RESPONSE:

Transparency is maintained along all facades that contain commercial uses and are places along strategic site corners where they will be most visible. Due to the slope of the site, some facades unavoidably have portions that are blank due to back of house uses jutting out from below grade. These areas are made less noticeable by proposing landscaping in front and by proposing vegetation walls on the blank facade itself.

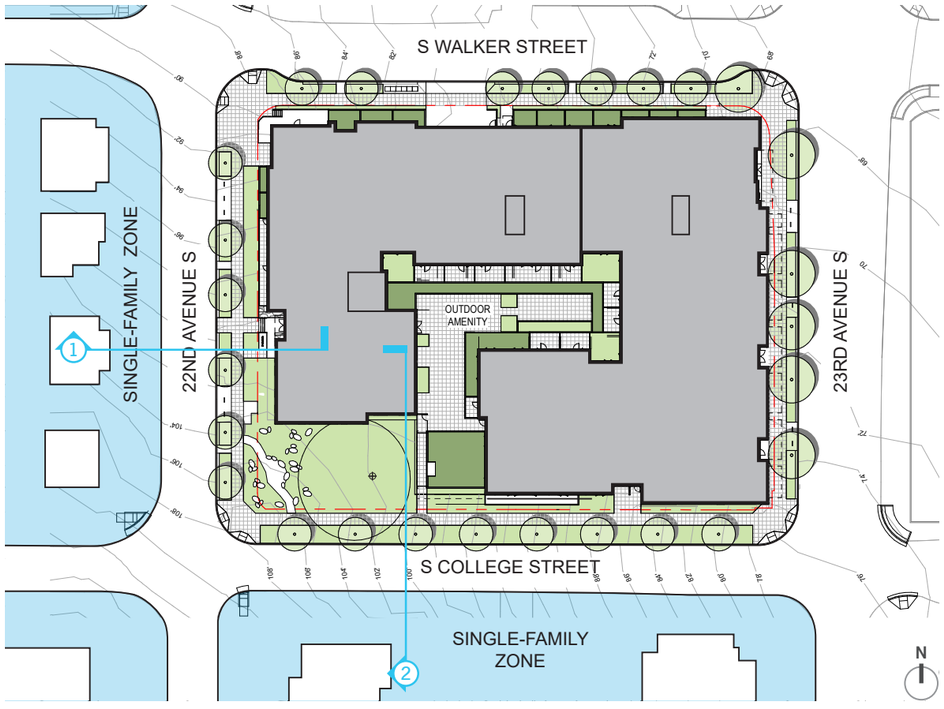
PL3 – STREET-LEVEL INTERACTION

B.2. RESIDENTIAL EDGES: GROUND-LEVEL RESIDENTIAL

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.

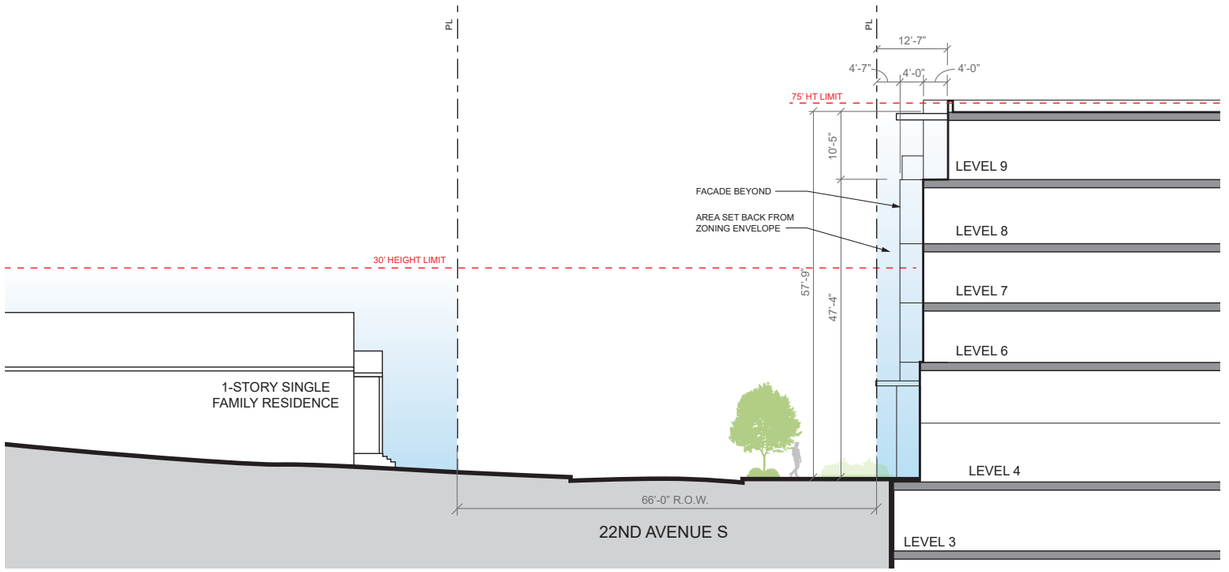
ARCHITECT RESPONSE:

The ground-level residential units are either set back 10 feet from the property line or located at least 4 feet above adjacent grade. The elevated floor along with a landscape buffer offers privacy and creates a sense of security. The setback with landscaping and patio serves as a transition from a public to private realm.



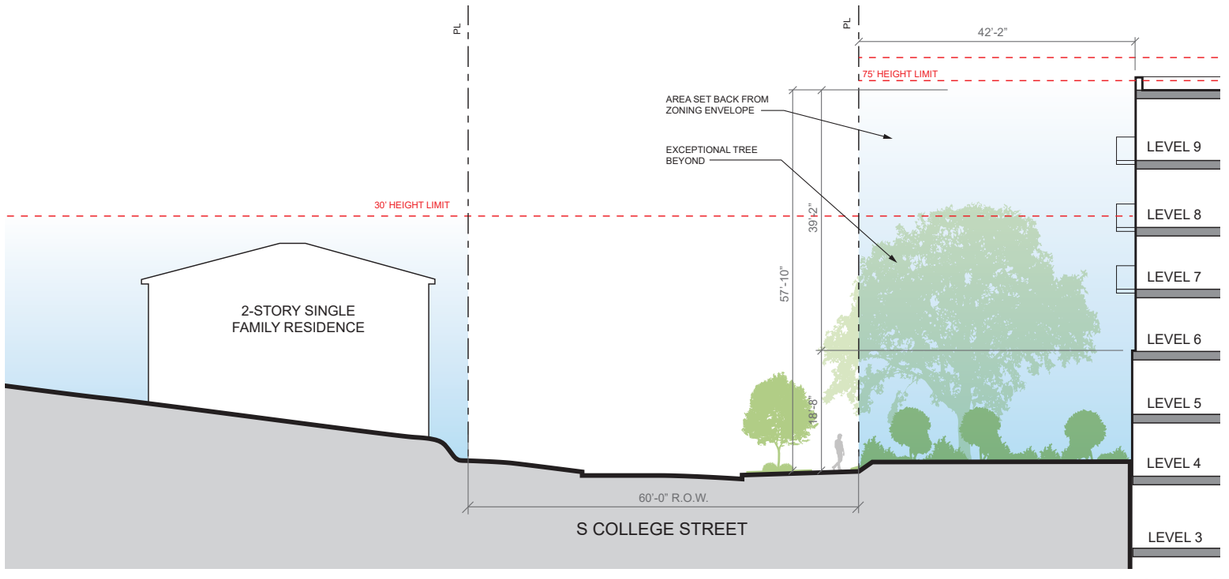
KEY MAP

SITE SECTION OF WEST FACADE



SECTION 1

SITE SECTION OF SOUTH FACADE



SECTION 2

CS2.D.3. The sections above illustrate how the proposed facade along 22nd Avenue S and S College Street sets back from the street front to help reduce the building's size and bulk. Ground floor dwelling units with ample landscaping in front are also proposed to soften the building at the sidewalk, making for a more pedestrian-friendly street front.

8.0 PROJECT DESIGN HISTORY

	OPTION 1 (EDG)	OPTION 2 (EDG)	PREFERRED OPTION 3 (EDG)
# UNITS:	277 Units	265 Units	268 Units
# LIVE/WORK UNITS:	0 Live / Work	0 Live / Work	0 Live / Work
GROSS FLOOR AREA	292,421 SF	290,167 SF	292,144 SF
COMMERCIAL RETAIL SF:	8,048 SF	11,190 SF	9,000 SF
PARKING STALLS:	156	142	146
BIKE STALLS:	277 (Long-term), 16 (Short-term)	265 (Long-term), 16 (Short-term)	268 (Long-term), 16 (Short-term)
OPPORTUNITIES:	• Strong corners with continuous street edges • Podium level courtyard opens outward towards residential area beyond • Building is visually split into two masses which helps reduce the scale of the development	• Large courtyard opens to street and gives direct views outward for interior units • Plan indents at east and west facades to clearly express residential entrances • West courtyard helps scale back facade from adjacent single-family residences.	• Orientation of courtyard provides abundant solar exposure • Best orients landscaping on southwest corner towards adjacent single-family residences. • Stepping of upper levels reflects the natural grade of the site • Retains strong commercial street edge along 23rd Avenue S and residential edge along 22nd Avenue S
CONSTRAINTS:	• Small courtyard • Upper level connection broken up by courtyard • Courtyard residential units facing each other in close proximity	• Narrow east facing courtyard • Corner weakened by mid-block residential entrances • Retail weakened by mid-block residential entrances	• Upper mass will partially shade podium courtyard
CODE COMPLIANCE:	Not Compliant	Not Compliant	Not Compliant

8.0 PROJECT DESIGN HISTORY

	TREE GROVE RETENTION STUDY (EDG 2)	REVISED PREFERRED OPTION 3 (EDG 2)	REC (OPTION 3 - DEVELOPED)
# UNITS:	184 Units	259 Units	272 Units
# LIVE/WORK UNITS:	0 Live / Work	0 Live / Work	0 Live / Work
GROSS FLOOR AREA	188,170 SF	288,526 SF	272,232 SF
COMMERCIAL RETAIL SF:	9,837 SF	9,720 SF	9,838 SF
PARKING STALLS:	0	121	106
BIKE STALLS:	184 (Long-term), 14 (Short-term)	259 (Long-term), 14 (Short-term)	282 (Long-term), 20 (Short-term)
OPPORTUNITIES:	• All exceptional trees and exceptional tree grove is retained on site • More green space provided along south and north facade	• One exceptional tree is retained on site • Orientation of courtyard provides abundant solar exposure • Best orients landscaping on southwest corner towards adjacent single-family residences. • Stepping of upper levels reflects the natural grade of the site • Retains strong commercial street edge along 23rd Avenue S and residential edge along 22nd Avenue S	• One exceptional tree is retained on site • Orientation of courtyard provides abundant solar exposure • Best orients landscaping on southwest corner towards adjacent single-family residences. • Stepping of upper levels reflects the natural grade of the site • Retains strong commercial street edge along 23rd Avenue S and residential edge along 22nd Avenue S
CONSTRAINTS:	• Building is broken into two smaller masses and is less efficient than previous schemes. No below-grade parking can be provided on site • Outdoor amenity at level 4 is not feasible • Center of site is not usable due to retention of trees and due to slope of site • Steep slope below tree grove is retained and remains seismically prone to liquification	• Upper mass will partially shade podium courtyard	• Upper mass will partially shade podium courtyard
CODE COMPLIANCE:	Yes, Code Compliant	Yes, Code Compliant	Not Compliant

8.0 ITEMIZED RESPONSE TO EDG 2

COMMENT 1.A | SITE PLANNING & EXCEPTIONAL TREES

The Board discussed the Exceptional trees and Exceptional tree grove located on the site and the tree retention scheme. The Board recognized that retention of the Exceptional grove and the three Exceptional trees would require maintaining the existing steeply sloped topography at the center of the site and limiting any improvements or use within the tree protection area. The Board agreed that the preferred massing option better meets the Design Guidelines than the tree retention scheme by creating usable open space, creating a stronger relationship between the proposal and the street with the steep slope removed, and enhancing safety. Therefore, the majority of the Board recommended removal of the Exceptional grove and trees #116 and #134 and supported further development of the applicant's preferred massing option with the required replacement canopy in appropriate locations. (CS1.C, CS1.D, CS2.D.2, DC3.B, PL2.C)

ARCHITECT RESPONSE:
Noted. The design has proceeded with the preferred option with only excpetional tree #140 being retained.

COMMENT 1.B

The Board unanimously agreed that tree #140 should be protected and encouraged the study of how to develop the tree protection area at the southwest corner to enhance the public realm. (CS1.D, DC3.C)

ARCHITECT RESPONSE:
Noted. The retained exceptional tree has been retained and incorporated into the landscape design.

COMMENT 2.A | MASSING & ZONE TRANSITION

The Board discussed the response to previous guidance to address the impacts of height, bulk and scale at the transition to single family zoning along the south and west property lines. The Board agreed that the façade modulation, balconies, 30' datum line, upper level setbacks, and other secondary architectural elements proposed in the applicant's preferred massing option are sufficient to mitigate the bulk and scale of the proposal at the zone transition. These elements should remain as the project is further developed. (DC2.A.2, DC2.C.1, CS2.D.3)

ARCHITECT RESPONSE:
Refer to Figure 1. The building's datum lines to the west and south have been retained per the Board's comments.

COMMENT 3.A | RESPONSE TO CONTEXT

The Board supported the material quality and warmth indicated on pages 32 and 33 of the EDG packet as an appropriate response to the context and existing structure and recommended continuing with this palette. In particular, the Board strongly supported the brick base. (CS3.A, DC2.B.1, DC4.A)

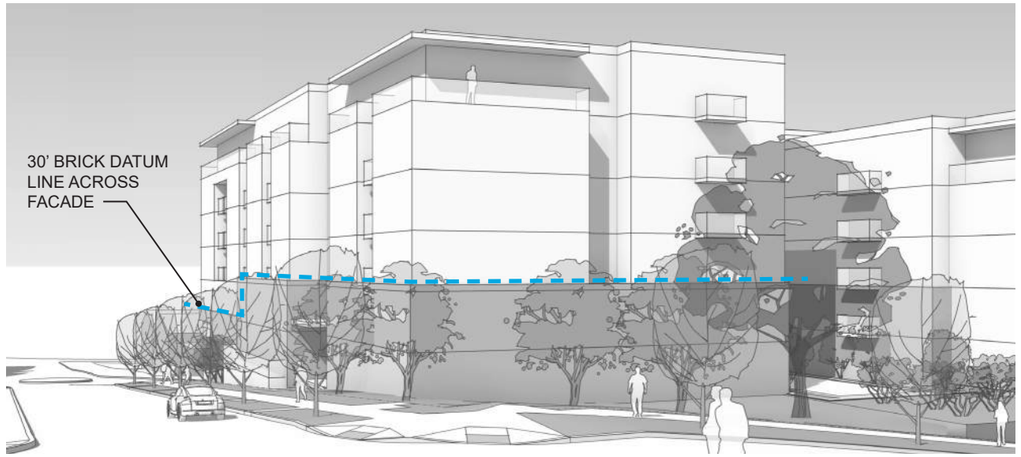
ARCHITECT RESPONSE:
Noted. The brick base has been retained and developed around the site per the Board's comments. Refer to related elevations, perspectives, and the materials board.

COMMENT 3.B

The Board noted previous guidance to study the existing structure on the site and discussed how the character of the structure could be carried forward in the proposal beyond the materials. The Board recommended the applicant study and incorporate secondary architectural elements of the existing structure in the proposed development. (CS3.A, DC2.B.1, DC4.A)

ARCHITECT RESPONSE:
A brick veneer with similar coloration and tonal variety was selected to resemble the existing building and to give color to the design. See materials board for more information. Secondary elements such as opaque canopies, black storefront mullions, and a new mural wall were taken into consideration when developing the design and have also been included per the Board's comments.

EDG2 REVISED PREFERRED OPTION 3



EDG2 REVISED PREFERRED OPTION 3

FIGURE 1

8.0 ITEMIZED RESPONSE TO EDG 2

COMMENT 3.C | RESPONSE TO CONTEXT (CONTINUED)

The Board also noted the mural on the existing structure and recommended incorporating this mural art and other elements that reflect the cultural character of the neighborhood or existing structure in the proposal. The Board is supportive of using mural art to mitigate blank wall areas and open to considering departure requests that might be required to do so. (CS3.B, DC2.B.2)

ARCHITECT RESPONSE:
See Figure 2. A mural wall is proposed along S Walker Street in front of the building's trash room and adjacent to corner retail to the west. The final mural design will be developed as the project develops, but a large graphic is expected to envelop the proposed wall. Shielded uplighting is also proposed to highlight the final mural design. Refer to page 62-63 for more information.

COMMENT 3.D

The Board noted a lack of distinction between the residential and retail facades and reiterated the previous guidance to distinguish the two uses through the façade treatment. (CS2.C.3, PL3.A)

ARCHITECT RESPONSE:
See Figure 3. The design team has recongnized this confusion and has revised the northeast corner to resemble fenestration patterns found along ground-floor residential portions of the site. The open corner storefront design was revised to include a corner brick pilaster similar to the existing on-site building, as well as introduce a more human-scaled canopy and facade expression. See elevations and perspective for more detail.

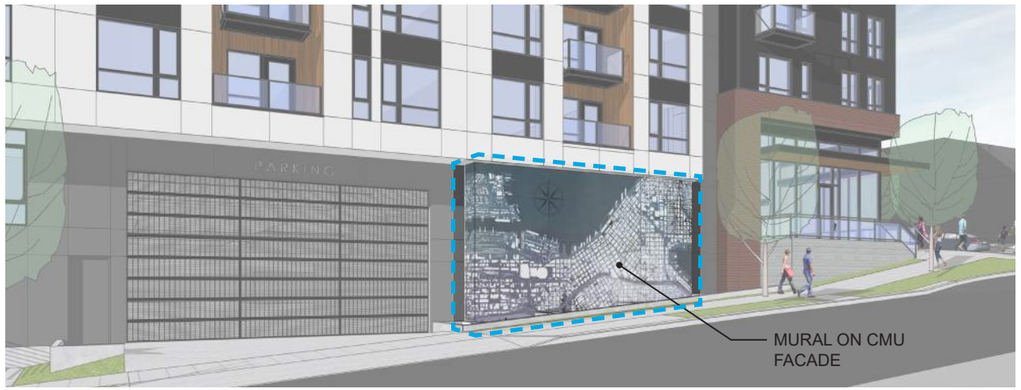
COMMENT 4.A | GROUND PLANE

The Board discussed the study of entry locations on page 56 of the EDG packet and ultimately supported locating the residential entry on the northeast corner in order to consolidate the active retail space together along 23rd Ave S. (PL3.A, PL3.C)

ARCHITECT RESPONSE:
Noted. The northeast lobby has been retained and developed.

EXISTING MURAL ALONG 23RD AVENUE S

PROPOSED MURAL WALL LOCATION ALONG S WALKER STREET



NOTE: MURAL SHOWN IS FOR ILLUSTRATIVE PURPOSES AND NOT INDICATIVE OF FINAL DESIGN.

FIGURE 2

EDG2 | NORTHEAST LOBBY

PROPOSED DESIGN | NORTHEAST LOBBY

FIGURE 3

8.0 ITEMIZED RESPONSE TO EDG 2

COMMENT 4.B | GROUND PLANE (CONTINUED)

The Board provided guidance to treat the residential entry with care, including consideration of transparency, lighting, and signage. (PL3.A)

ARCHITECT RESPONSE:
See Figure 4. Ample transparency is provided along 23rd Avenue S to provide views into the building's lobby and retail spaces. Solid overhead canopies with lighting are proposed along the street to enhance the pedestrian experience and illuminate the sidewalk at night. Signage above the canopies are proposed for both the northeast lobby entrance as well as all retail entrances. Blade signage is also proposed along the sidewalk for retail entries on 23rd Avenue S to aid in pedestrian visibility. Refer to signage concept sheets for more information.

COMMENT 4.C

The Board was concerned with the sunken condition of the retail space and provided guidance to better relate the retail spaces to sidewalk grade. This could include providing level outdoor seating areas and carefully studying where steps in the slab occur. (PL3.C), CS1.C)

ARCHITECT RESPONSE:
See Figure 5. The design team studied locating retail doors along 23rd Avenue S to best optimize the spaces' floor plate locations. It was determined that due to pedestrian traffic predominantly coming from the northeast corner of the site, locating retail entries on the north side of their respective commercial spaces would be advantageous for increasing traffic. This is especially true for Retail #2 which sits the furthest from the northeast corner. Consequently, this means that each retail floor plate sinks slightly into the hillside south of their entry doors. Since EDG2, the entry door for Retail #1 has moved south to help mitigate this issue, but it was determined that the benefits of retaining an entry door to the north outweighs the detriments of sinking the floor plate into the hillside. Furthermore, the lower slab condition allows for a lower concrete knee wall than a higher floorplate that is predominantly higher than grade.

COMMENT 4.D

The Board also encouraged the applicant to be flexible in the design of the retail space to allow potential future division into smaller spaces. (DC1.A.3, PL3.C)

ARCHITECT RESPONSE:
See Figure 5. An additional floor plate location has been integrated into the proposed design so that the existing egress door shown in Retail #2 could serve as the subdivided retail space's primary entry. This also raises the finish floor elevation for the new retails space 16" higher than Retail #2 which will help mitigate below grade issues discussed in Comment 4.C.

PROPOSED LOBBY DESIGN ALONG 23RD AVENUE S

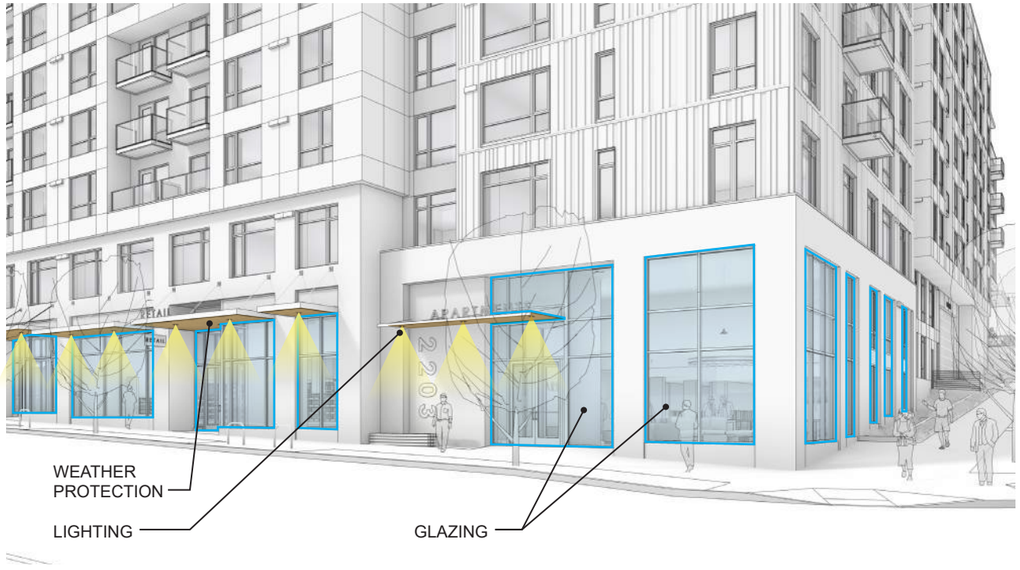


FIGURE 4

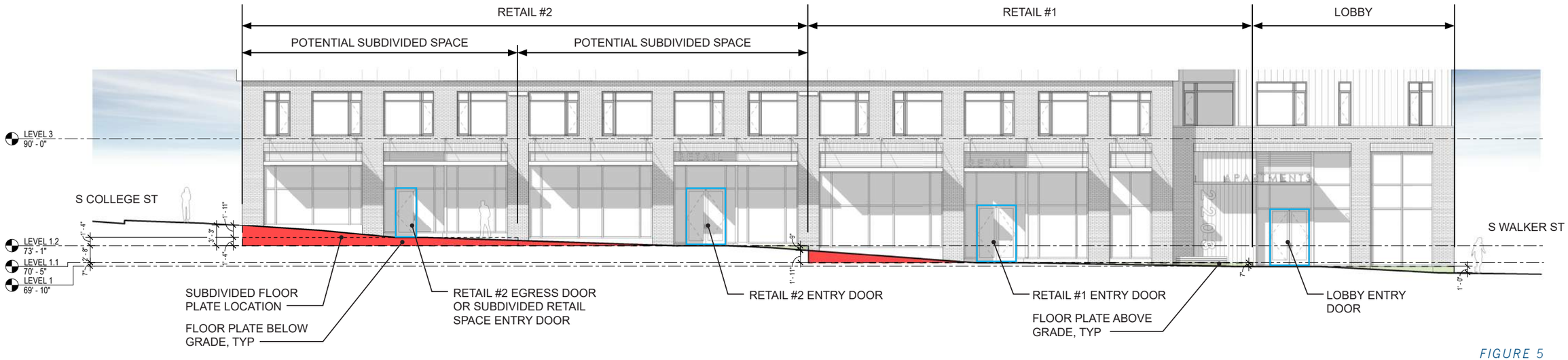


FIGURE 5

9.0 FLOOR PLANS

LEVEL 1

LEVEL 2

KEY

- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking

N

9.0 FLOOR PLANS

LEVEL 3

LEVEL 4

KEY

- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking

N

9.0 FLOOR PLANS

LEVEL 5

LEVEL 6

KEY

- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking

N

9.0 FLOOR PLANS

LEVEL 7

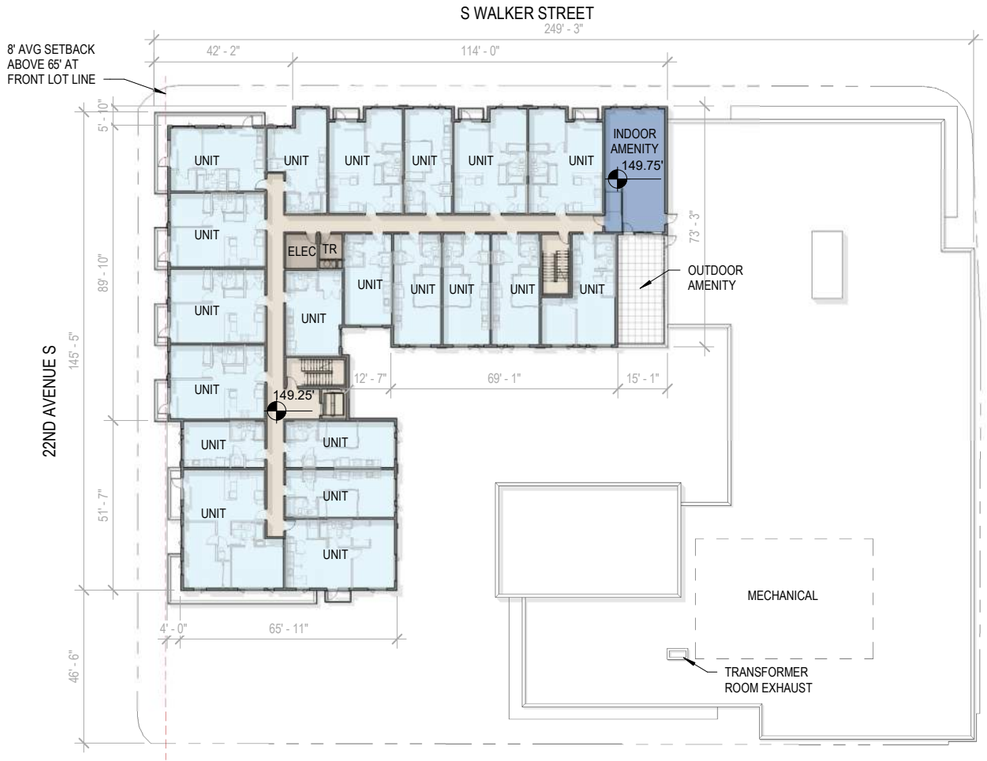
LEVEL 8

KEY

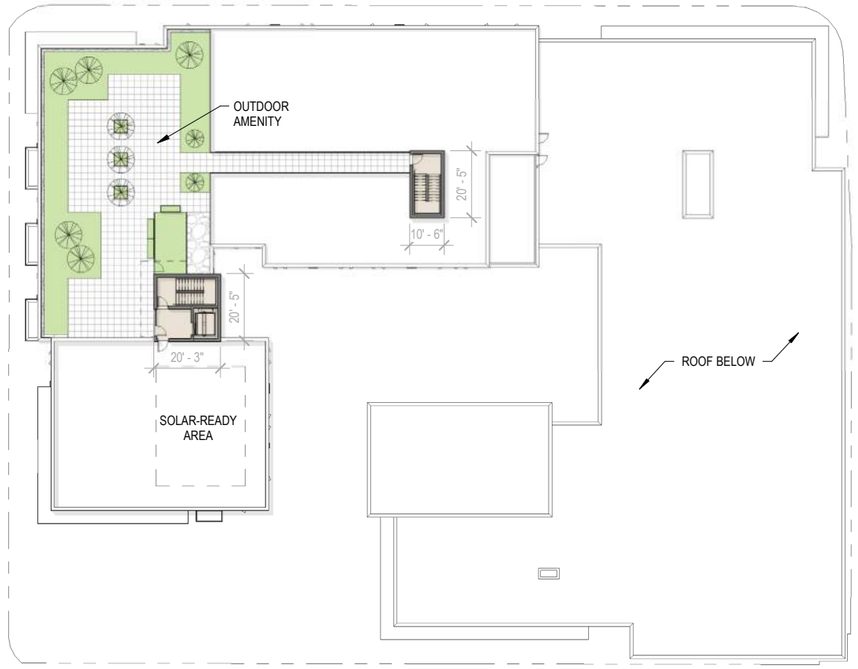
- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking

N

9.0 FLOOR PLANS



LEVEL 9



ROOF

KEY

- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking

N

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN

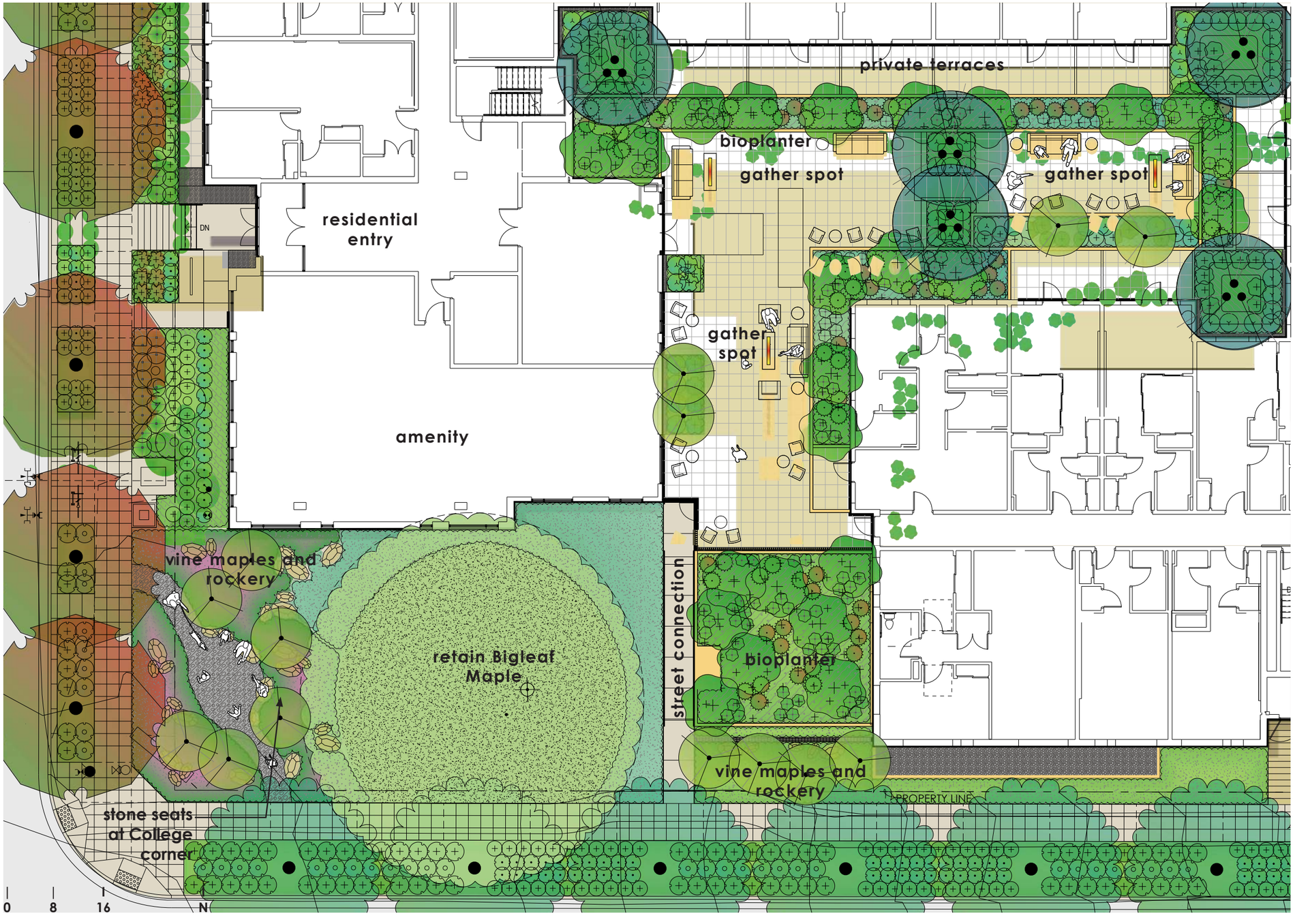
GROUND LEVELS

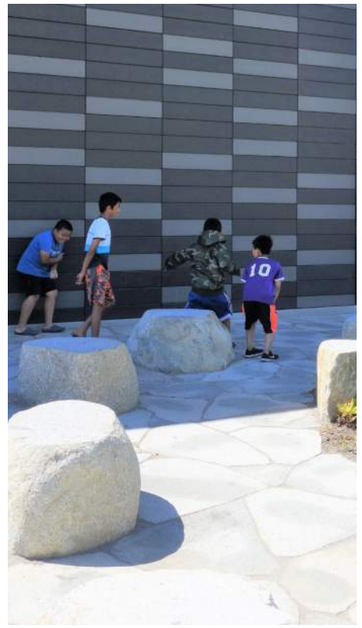
Vine maples and rockery at rugged corner

courtyard gather spot

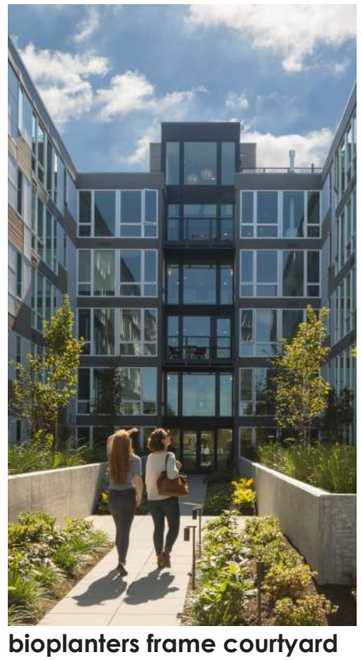
LANDSCAPE IMAGES

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN





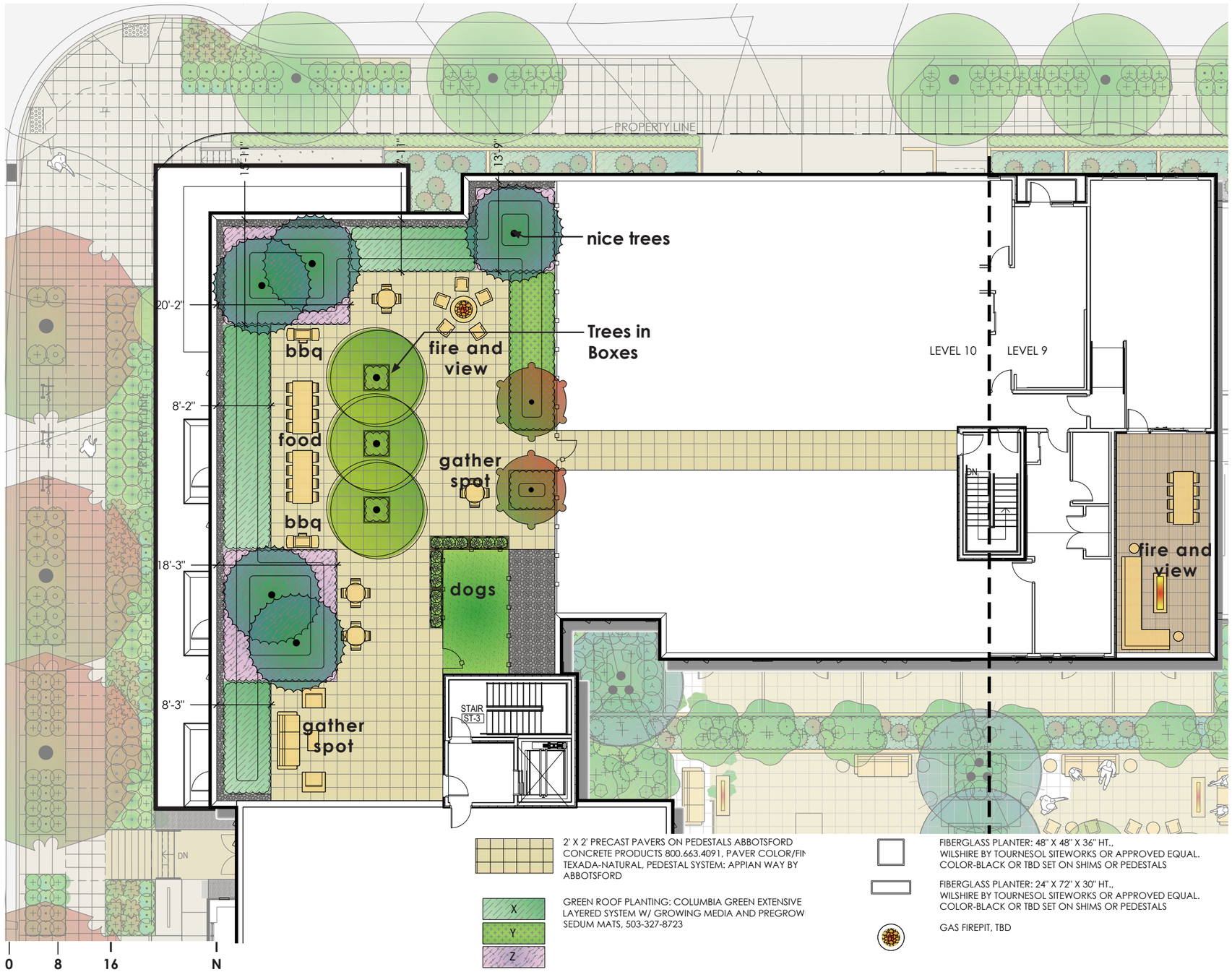
stone seats at College corner



bioplanters frame courtyard

LANDSCAPE IMAGES

10.0 COMPOSITE LANDSCAPE / HARDSCAPE PLAN



2' X 2' PRECAST PAVERS ON PEDESTALS ABBOTSFORD CONCRETE PRODUCTS 800.663.4091, PAVER COLOR/FIN TEXADA-NATURAL, PEDESTAL SYSTEM: APPIAN WAY BY ABBOTSFORD

GREEN ROOF PLANTING: COLUMBIA GREEN EXTENSIVE LAYERED SYSTEM W/ GROWING MEDIA AND PREGROW SEDUM MATS, 503-327-8723

FIBERGLASS PLANTER: 48" X 48" X 36" HT., WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL. COLOR-BLACK OR TBD SET ON SHIMS OR PEDESTALS

FIBERGLASS PLANTER: 24" X 72" X 30" HT., WILSHIRE BY TOURNESOL SITEWORKS OR APPROVED EQUAL. COLOR-BLACK OR TBD SET ON SHIMS OR PEDESTALS

GAS FIREPIT, TBD

LEVEL 9 / ROOF

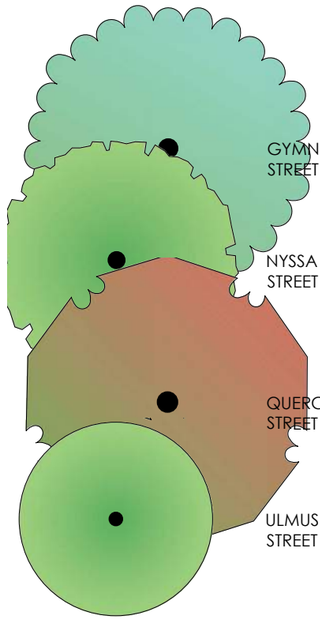
fire and view

nice tree

trees in boxes

LANDSCAPE IMAGES

10.0 PLANT SCHEDULE



GYMNOCLADUS DIOICA `ESPRESSO` / KENTUCKY CC
STREET TREE FORM

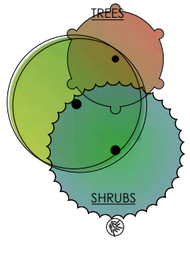
NYSSA SYLVATICA `GREEN GABLE` / BLACK TUPELO
STREET TREE FORM

QUERCUS COCCINEA / SCARLET OAK
STREET TREE FORM

ULMUS PARVIFOLIA `JFS-BARRETT` TM / EMERALD FLAI
STREET TREE FORM

SHRUBS	BOTANICAL / COMMON NAME
	AZALEA X `HINO CRIMSON` / HINO CRIMSON AZALEA
	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM
	CORNUS SERICEA `KELSEYI` / KELSEYI DOGWOOD
	HYDRANGEA PANICULATA `JANE` / LITTLE LIME HYDRANGEA
	ILEX CRENATA `CONVEXA` / CONVEX-LEAVED JAPANESE H
	ILEX GLABRA `COMPACTA` / INKBERRY HOLLY
	MAGNOLIA STELLATA / STAR MAGNOLIA

PLANT SCHEDULE LEVEL 10 ROOF



TREES	BOTANICAL NAME	COMMON NAM
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
	PARROTIA PERSICA	PERSIAN PARRO
	PINUS CONTORTA	SHORE PINE
SHRUBS	BOTANICAL NAME	COMMON NAM
	PHYLLOSTACHYS AUREA	GOLDEN BAMBO

STREET TREES

Gymnocladus 'Espresso'
Kentucky Coffee Tree

Nyssa sylvatica
Tupelo

Quercus coccinea
Scarlet Oak

Ulmus 'JFS-Barrett'
Emerald Flair Elm

SHRUBS

Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea

Buxus microphylla 'Winter Gem'
Winter Gem Japanese Boxwood

Cornus sericea 'Kelseyii'
Kelsey Redtwig Dogwood

Hydrangea paniculata 'Jane'
'Little Lime' Hydrangea

Ilex crenata 'convexa'
Japanese Holly

Ilex glabra 'compacta'
Compact Inkberry

Magnolia stellata
Star Magnolia

Nandina 'Moon Bay'
Moon Bay Heavenly Bamboo

ROOF

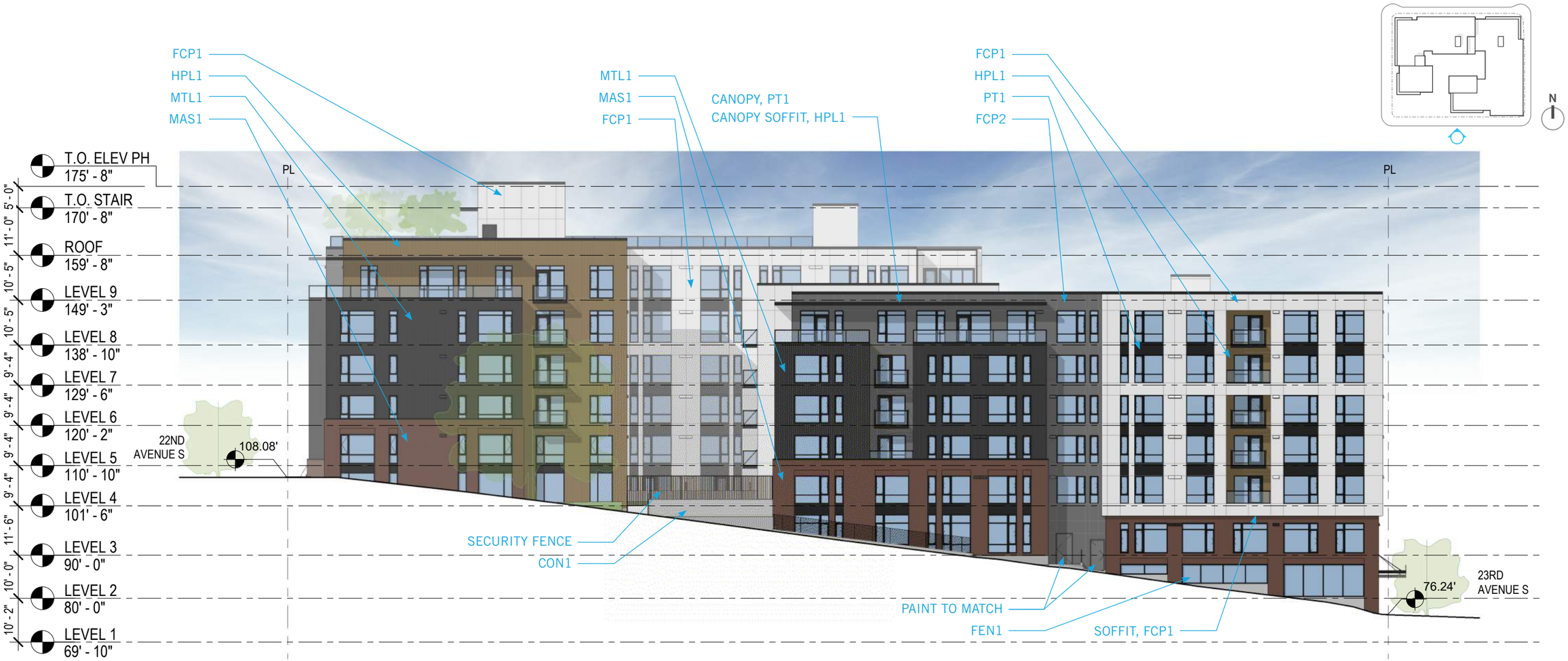
Lagerstroemia 'Tuscarora'
Tuscarora Crape Myrtle

Parrotia persica
Persian Ironwood

Pinus contorta 'Contorta'
Shore Pine

Phyllostachys aurea
Golden Bamboo

11.0 SOUTH ELEVATION | MATERIALS



MATERIALS

FCP1 Fiber Cement Panel, Light Gray

FCP2 Fiber Cement Panel, Medium Gray

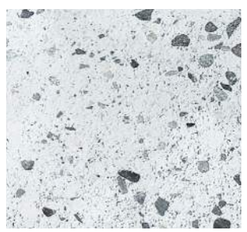
PT1 Paint: Black

MTL1 Metal Panel, Black

FEN1 Aluminum Storefront, Black Annodized

HPL1 High-Pressure Wood Laminate Panel

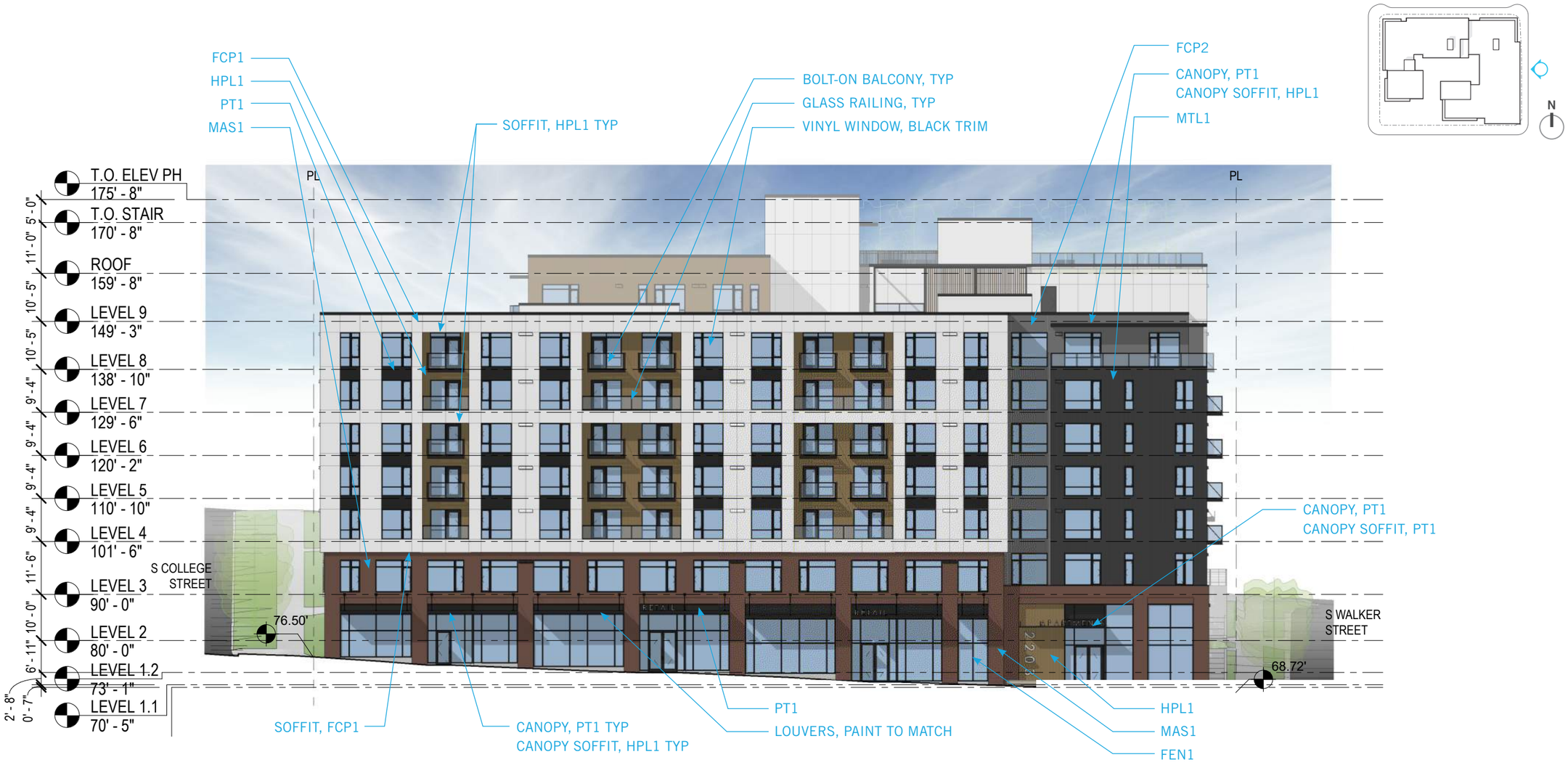
MAS1 Brick Veneer, Forest Blend



MAS2 Concrete Masonry, Skye White

CON1 Site-Cast Concrete, Board-Form Liner

11.0 EAST ELEVATION | MATERIALS



MATERIALS

FCP1 Fiber Cement Panel, Light Gray

FCP2 Fiber Cement Panel, Medium Gray

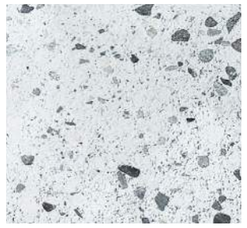
PT1 Paint: Black

MTL1 Metal Panel, Black

FEN1 Aluminum Storefront, Black Annodized

HPL1 High-Pressure Wood Laminate Panel

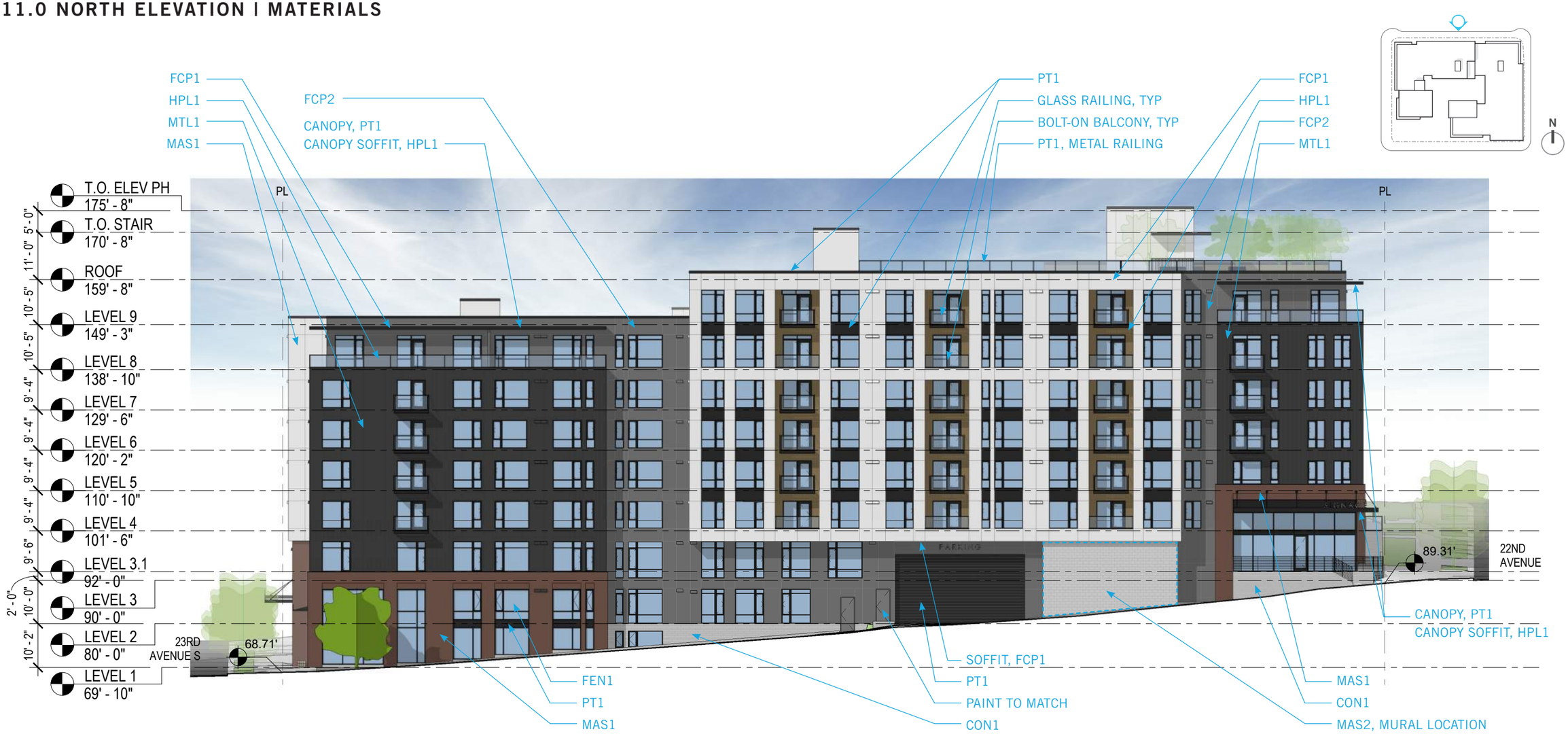
MAS1 Brick Veneer, Forest Blend



MAS2 Concrete Masonry, Skye White

CON1 Site-Cast Concrete, Board-Form Liner

11.0 NORTH ELEVATION | MATERIALS



MATERIALS

FCP1 Fiber Cement Panel, Light Gray

FCP2 Fiber Cement Panel, Medium Gray

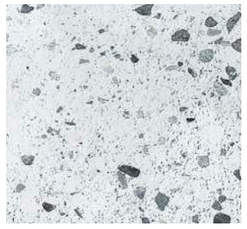
PT1 Paint: Black

MTL1 Metal Panel, Black

FEN1 Aluminum Storefront, Black Annodized

HPL1 High-Pressure Wood Laminate Panel

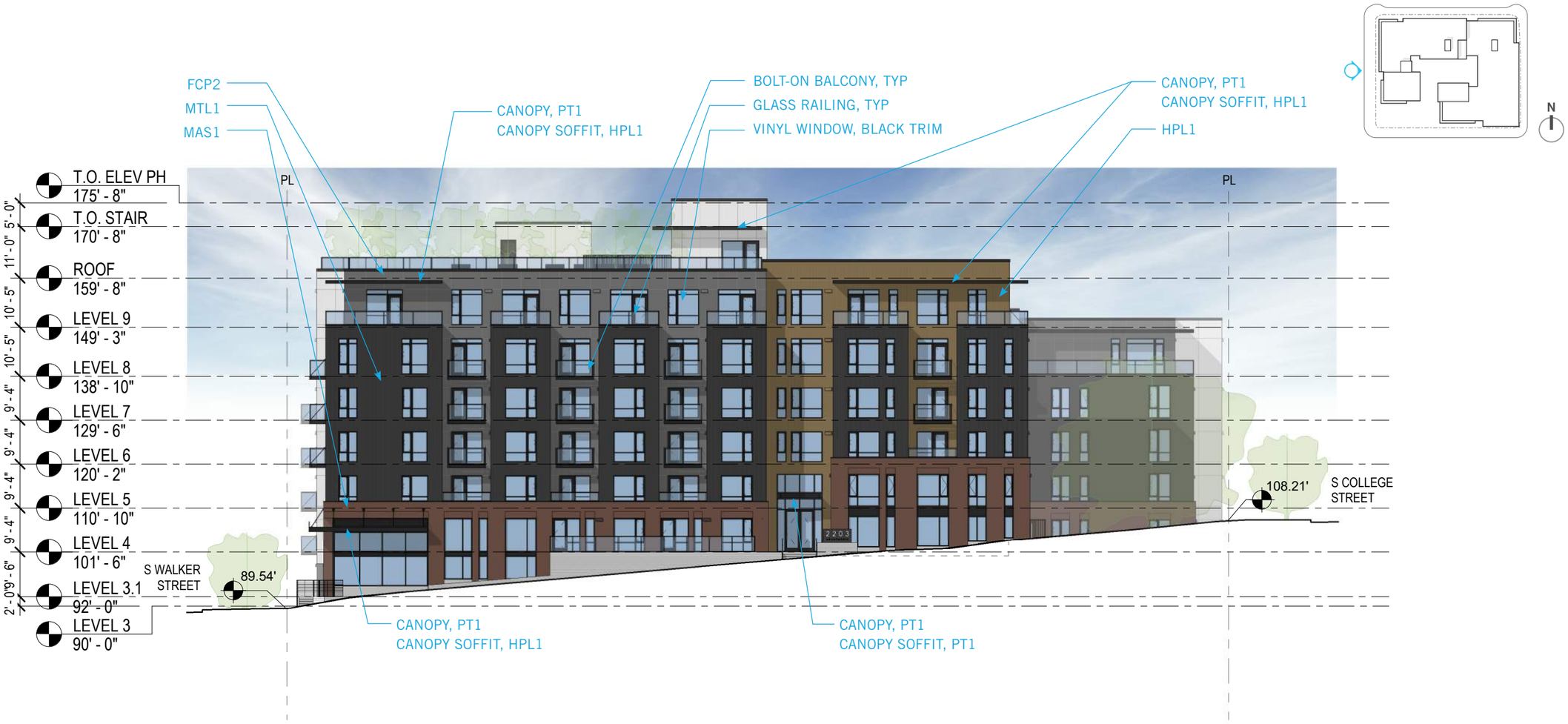
MAS1 Brick Veneer, Forest Blend



MAS2 Concrete Masonry, Skye White

CON1 Site-Cast Concrete, Board-Form Liner

11.0 WEST ELEVATION | MATERIALS



MATERIALS

FCP1 Fiber Cement Panel, Light Gray

FCP2 Fiber Cement Panel, Medium Gray

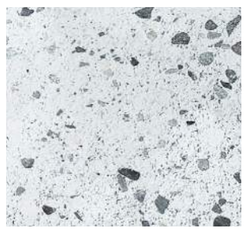
PT1 Paint: Black

MTL1 Metal Panel, Black

FEN1 Aluminum Storefront, Black Annodized

HPL1 High-Pressure Wood Laminate Panel

MAS1 Brick Veneer, Forest Blend



MAS2 Concrete Masonry, Skye White

CON1 Site-Cast Concrete, Board-Form Liner

11.0 SOUTH ELEVATION @ COURTYARD | MATERIALS

MATERIALS

FCP1 Fiber Cement Panel, Light Gray

FCP2 Fiber Cement Panel, Medium Gray

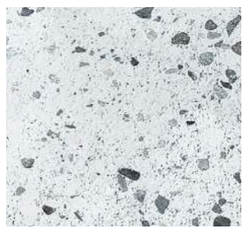
PT1 Paint: Black

MTL1 Metal Panel, Black

FEN1 Aluminum Storefront, Black Annodized

HPL1 High-Pressure Wood Laminate Panel

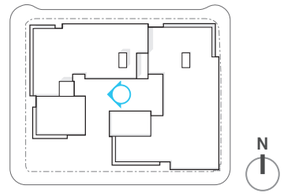
MAS1 Brick Veneer, Forest Blend



MAS2 Concrete Masonry, Skye White

CON1 Site-Cast Concrete, Board-Form Liner

11.0 EAST ELEVATION @ COURTYARD | MATERIALS



MATERIALS


FCP1 Fiber Cement Panel, Light Gray


FCP2 Fiber Cement Panel, Medium Gray

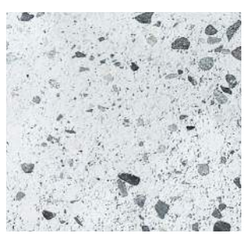

PT1 Paint: Black


MTL1 Metal Panel, Black


FEN1 Aluminum Storefront, Black Annodized

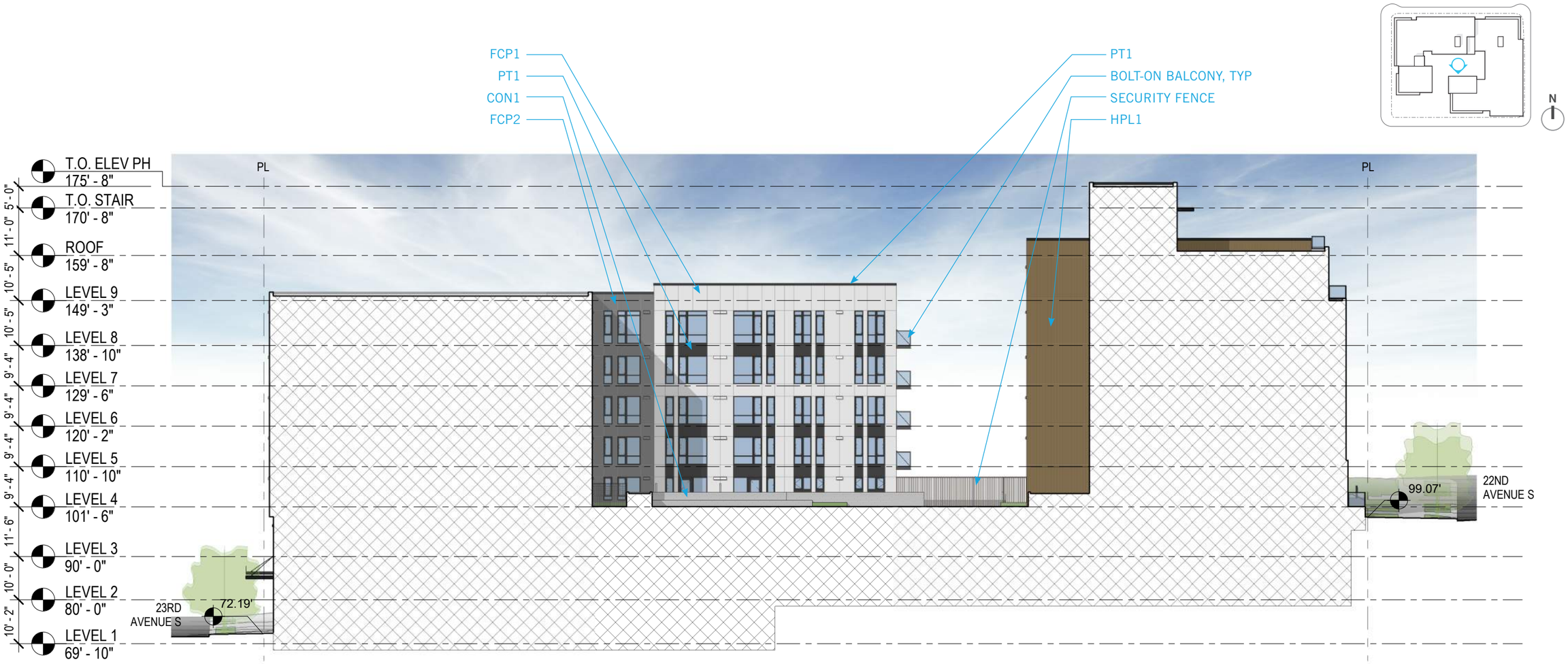

HPL1 High-Pressure Wood Laminate Panel


MAS1 Brick Veneer, Forest Blend


MAS2 Concrete Masonry, Skye White


CON1 Site-Cast Concrete, Board-Form Liner

11.0 NORTH ELEVATION @ COURTYARD | MATERIALS



MATERIALS

FCP1 Fiber Cement Panel, Light Gray

FCP2 Fiber Cement Panel, Medium Gray

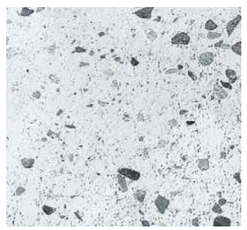
PT1 Paint: Black

MTL1 Metal Panel, Black

FEN1 Aluminum Storefront, Black Annodized

HPL1 High-Pressure Wood Laminate Panel

MAS1 Brick Veneer, Forest Blend



MAS2 Concrete Masonry, Skye White

CON1 Site-Cast Concrete, Board-Form Liner

11.0 WEST ELEVATION @ COURTYARD | MATERIALS

MATERIALS

FCP1 Fiber Cement Panel, Light Gray

FCP2 Fiber Cement Panel, Medium Gray

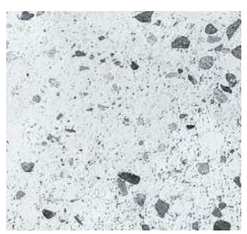
PT1 Paint: Black

MTL1 Metal Panel, Black

FEN1 Aluminum Storefront, Black Annodized

HPL1 High-Pressure Wood Laminate Panel

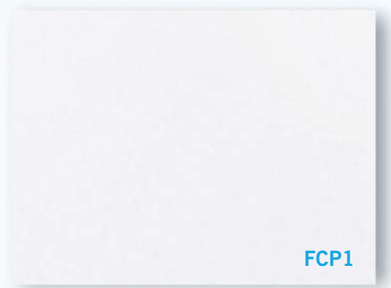
MAS1 Brick Veneer, Forest Blend

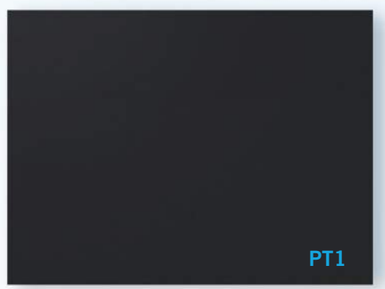


MAS2 Concrete Masonry, Skye White

CON1 Site-Cast Concrete, Board-Form Liner

12.0 MATERIAL BOARD





FCP1 Fiber Cement Panel
Panel Thickness: 1/2”
Color: Light Gray

FCP2 Fiber Cement Panel
Panel Thickness: 1/2”
Color: Medium Gray

PT1 Paint
Color: Black

MTL1 Metal Panel
Manufacturer: AEP Span, Flex Series
Color: Matte Black

FEN1 Aluminum Storefront, Annodized Finish
Color: Black

HPL1 High-Pressure Wood Laminate Panel
Manufactuer: Parklex
Color: Ambar

MAS1 Brick Veneer, Standard Size
Manufacturer: Mutual Materials
Color: Forest Blend

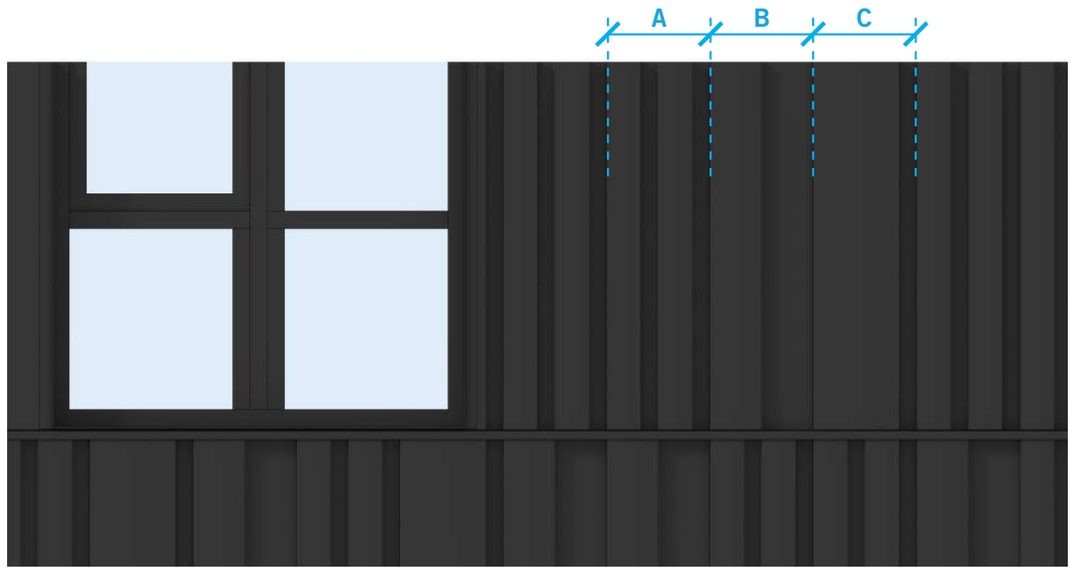
MAS2 Concrete Masonry, 8”x16”, Honed Finish
Manufacturer: Mutual Materials
Color: Skye White

CON1 Site-Cast Concrete, Board-Form Liner
Color: Natural

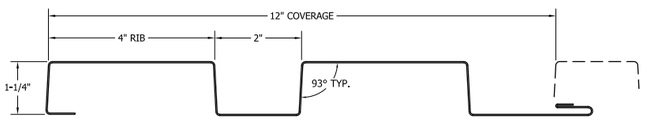
12.0 MATERIAL BOARD

MTL1 PATTERNING

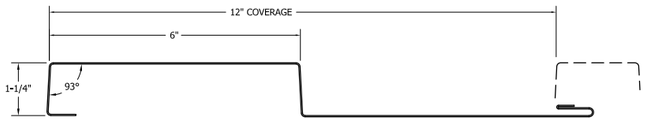
The facade is comprised of metal panels oriented vertically with three different interlocking panel profiles. The profiles are to be randomized across each facade from floor to floor to create more visual interest in the facade and to give the cladding more character.



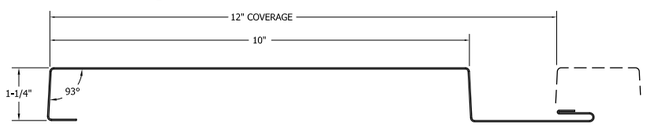
A Profile A, 22 ga.



B Profile B, 22 ga.

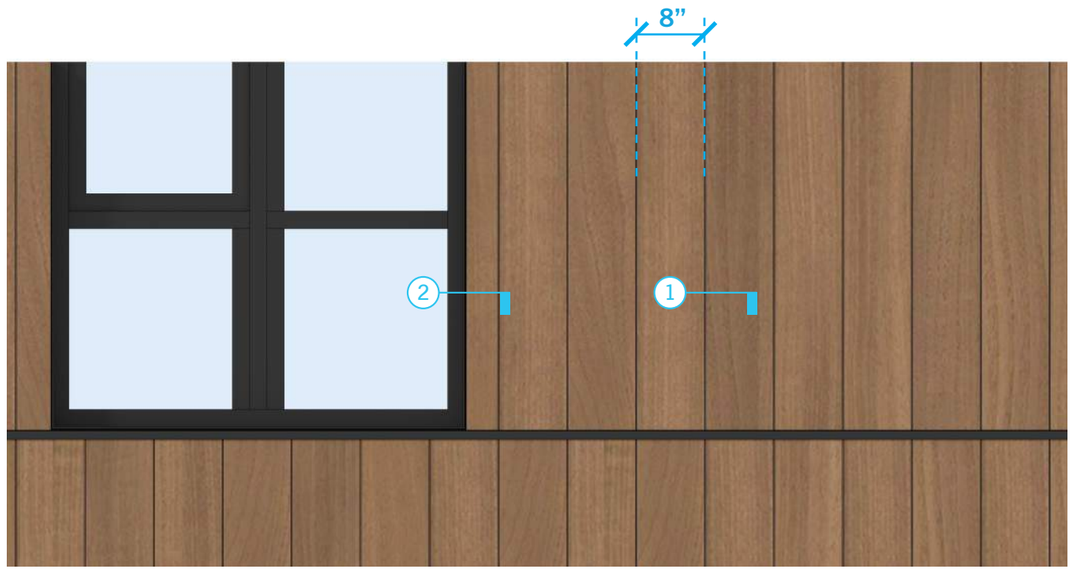


C Profile C, 22 ga.



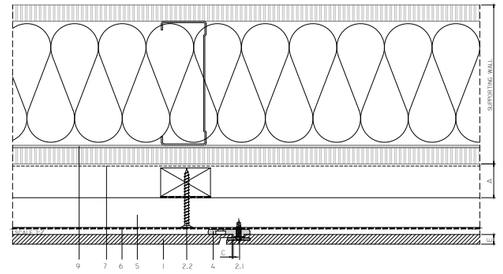
HPL1 PATTERNING

The facade is comprised of high-pressure wood laminate siding oriented vertically with shiplapped panels 8" on center. Fasteners are hidden under each seam for a clean, modern look.

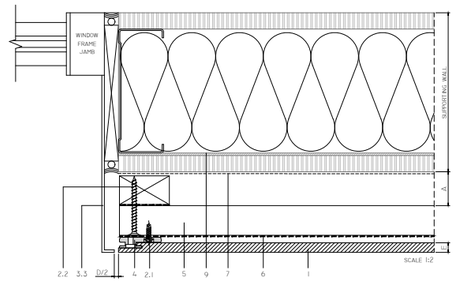


1	FACADE	
2	SCREWS	
	2.1	CLIP FIXING SCREW FOR WOODEN BATTEN
	2.2	BATTEN FIXING SCREW - BY OTHERS
	2.3	TWD-S SCREW
	2.4	WASHER 1/8" (3MM) - BY OTHERS
	2.5	VENT. SCREEN FIXING SCREW - BY OTHERS
3	PROFILES	
	3.1	CORONATION PROFILE - BY OTHERS
	3.2	SILL PROFILE - BY OTHERS
	3.3	JAMB PROFILE - BY OTHERS
	3.4	CORNER PROFILE - BY OTHERS
4	FIXING CLIP	
5	WOOD BATTEN - BY OTHERS	
6	EPDM TAPE - BY OTHERS	
7	WATER RESISTANT BARRIER - BY OTHERS	
8	VENT. SCREEN - BY OTHERS	
9	STEEL BACKING PLATE - BY OTHERS	
10	BASE L PROFILE	

A	REQUIRED MIN. AIR CHAMBER ≥ 3/4" (20MM)
B	CIRCULATION OF AIR ≥ 3/4" (20MM)
C	VERTICAL EXPANSION JOINT 1/16" (1MM)
D	HORIZONTAL EXPANSION JOINT 1/4" (6MM)
E	PANEL THICKNESS 5/16" (8MM)



1 VERTICAL JOINT DETAIL



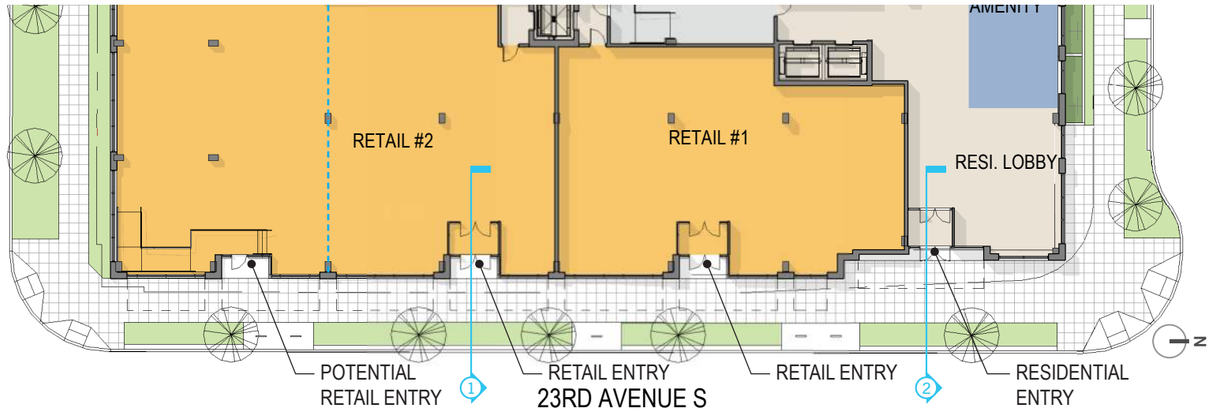
2 WINDOW JAMB DETAIL

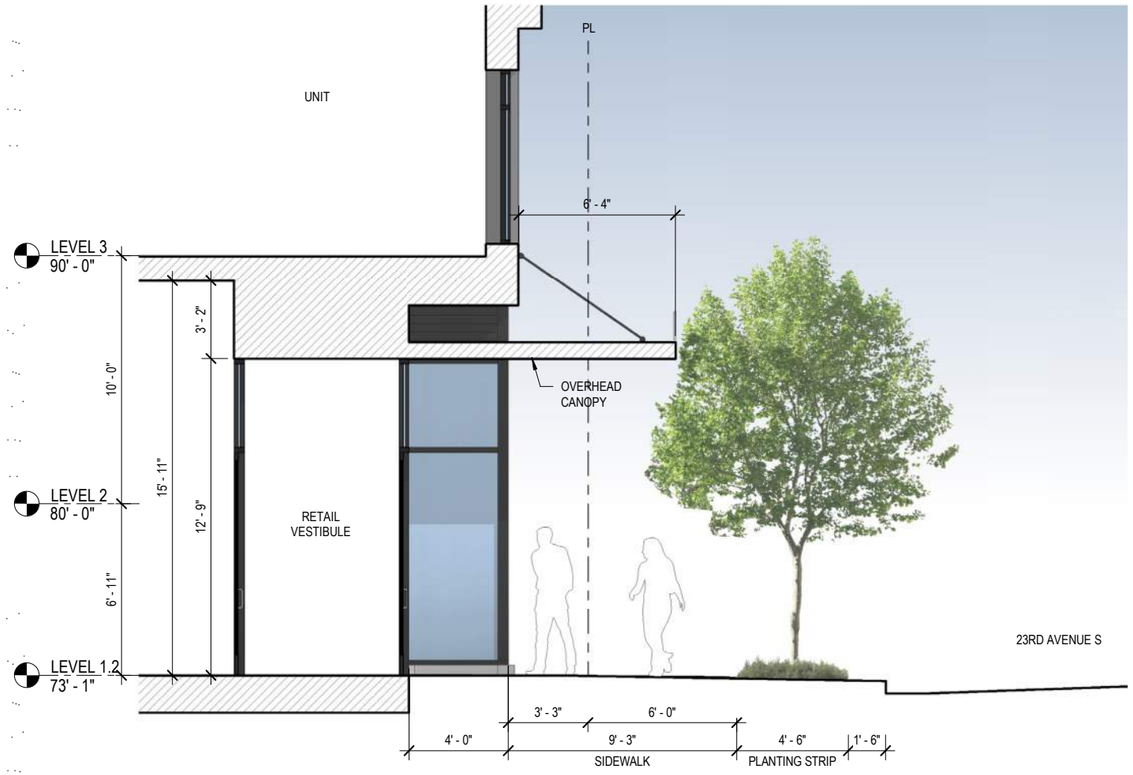
13.0 STREETSCAPE SECTIONS | 23RD AVENUE S

23RD AVENUE S

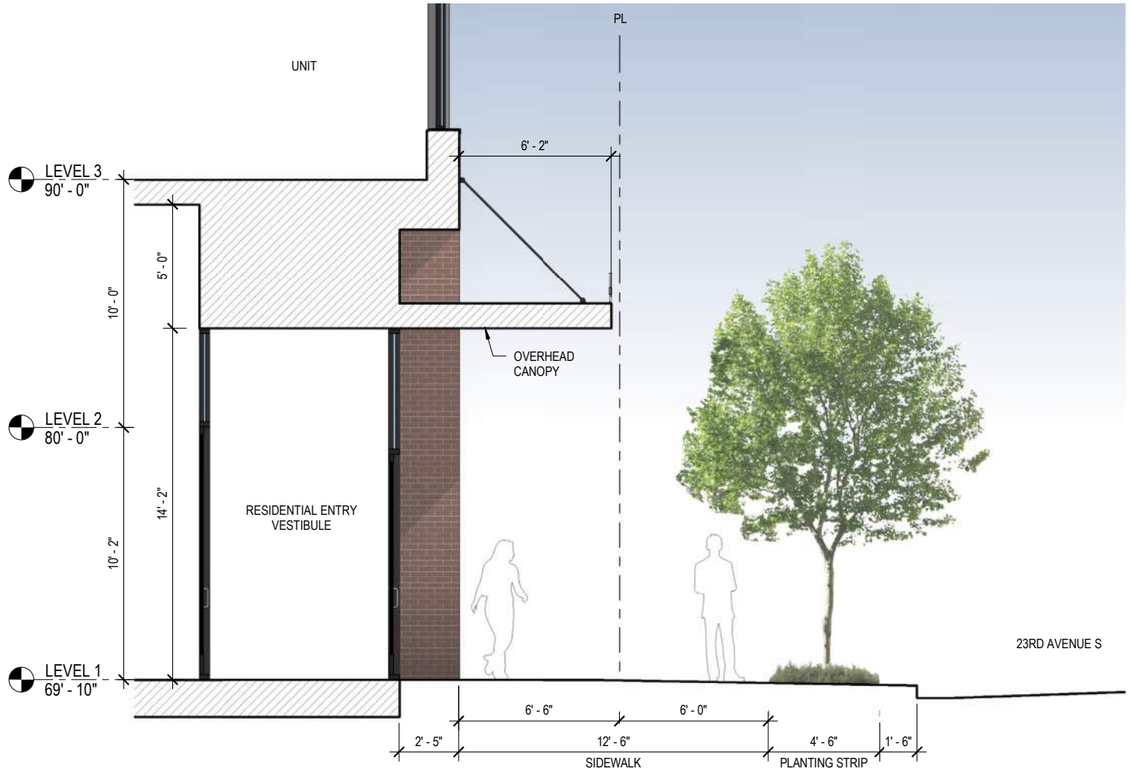
23rd Avenue S is the site's most commercial and frequently trafficked streetscapes on the site. The street faces east towards Rainier Avenue S, a large commercial corridor which is located only a block away. It is recognized that most pedestrian traffic will stem from this corridor so as much commercial presence along 23rd Avenue S is critical in attaining foot traffic. Additionally, a widened sidewalk, street trees, bike parking, and overhead weather protection is proposed along the street to make for a more enjoyable pedestrian experience.

The site's primary residential entrance is also located along the street on the north corner. A commercial space was considered and studied during EDG2, but was determined that it negatively affected the building's internal programming. Instead, the lobby's size was shrunk to allow more commercial space to the south.





SECTION 1

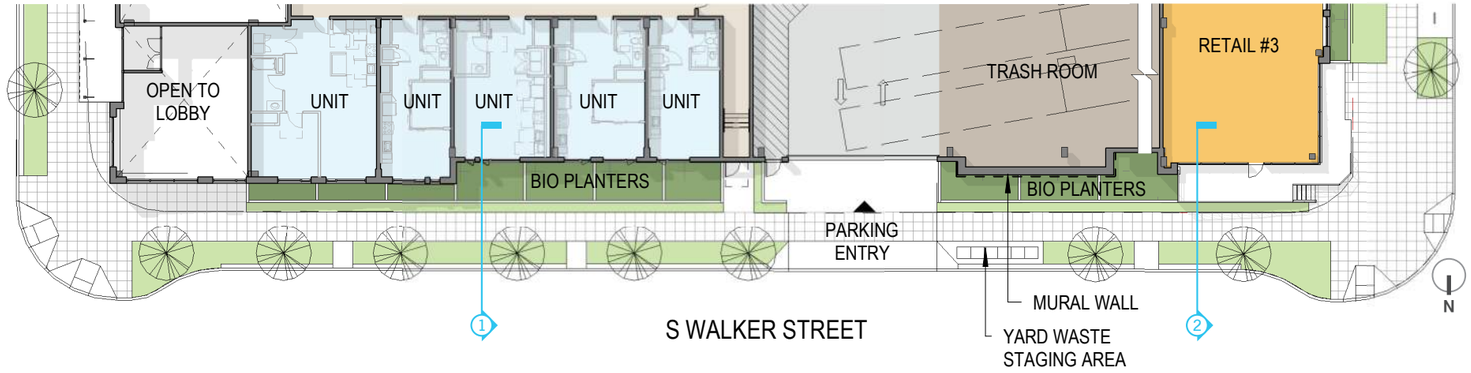


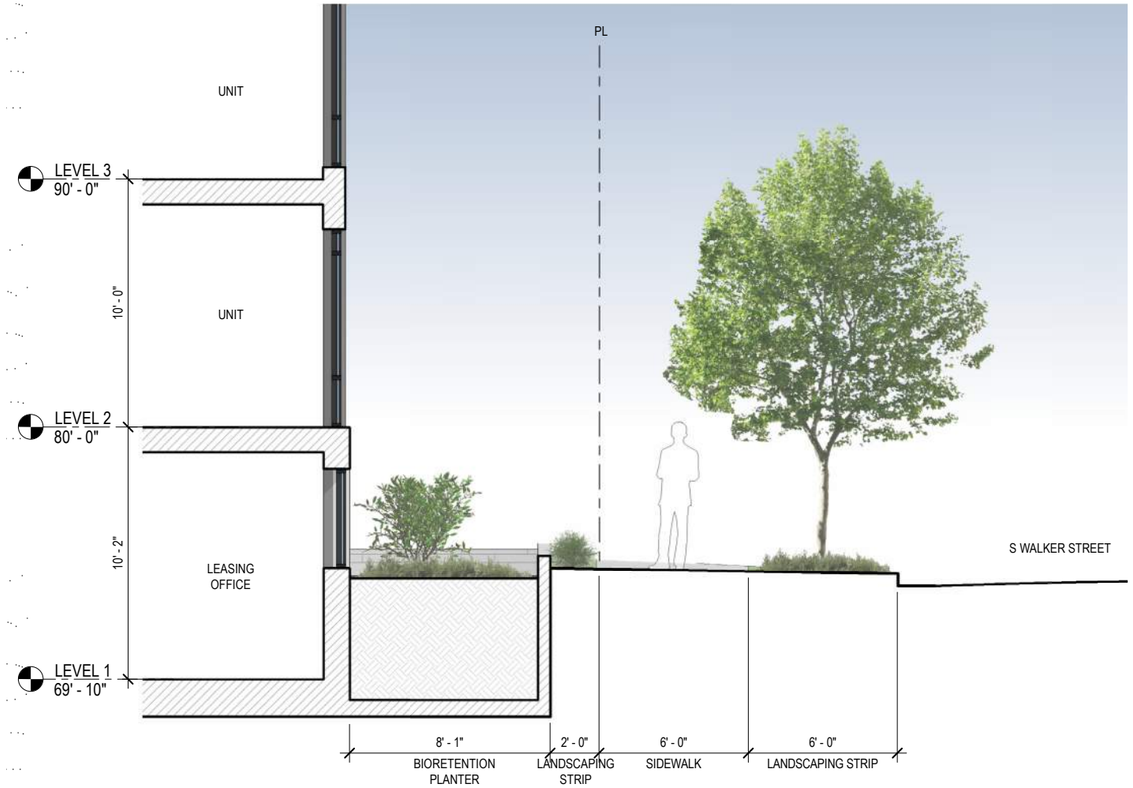
SECTION 2

13.0 STREETSCAPE SECTIONS | S WALKER STREET

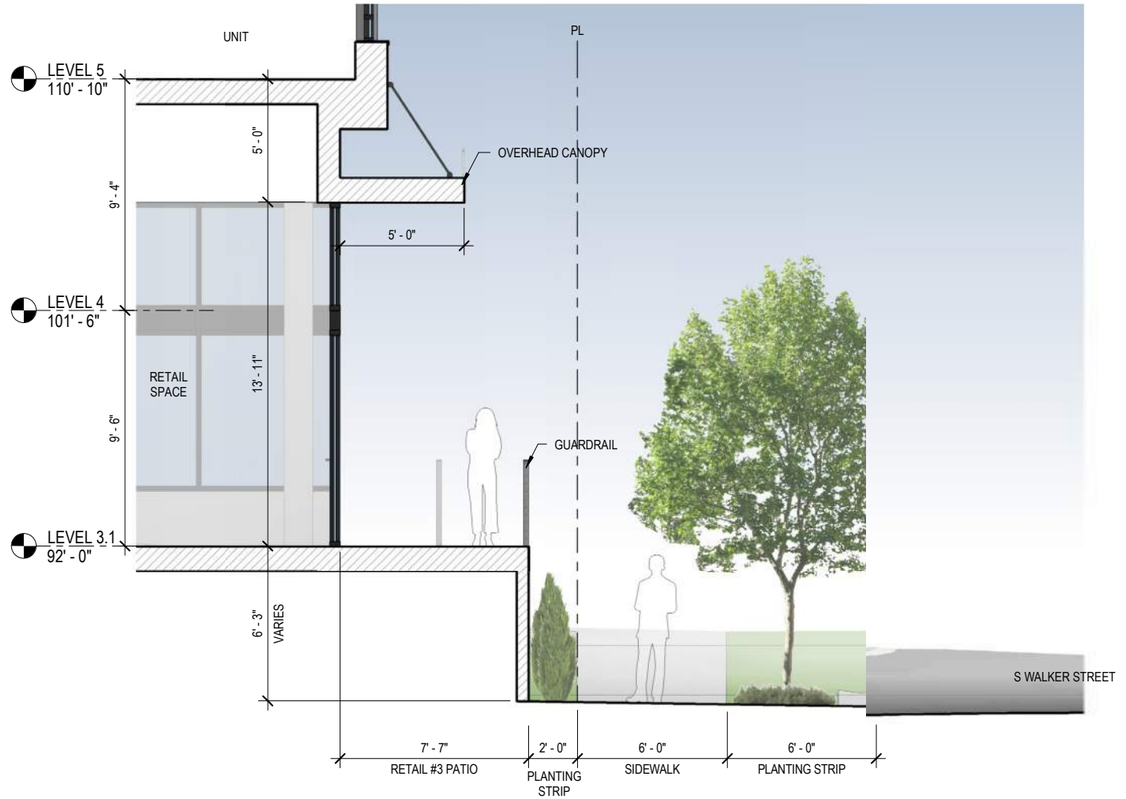
S WALKER STREET

S Walker Street poses one of the project's largest design challenges due to the site's steep slope and its combination of commercial, residential, and back of house programs. The building's parking garage entry as well as an internal trash collection room are proposed along this street per the approval of SDOT and SPU. To accomplish many of the project's goals, the building is set far back from the property line which helps make for an easier transition between the building and the adjacent sidewalk. Landscape elements such as a 24" planting strip and wide, tiered bioretention planters are proposed between the sidewalk and facade to provide more privacy for ground-level dwelling units, to help mask concrete retaining walls, and to provide a more welcoming pedestrian experience. S Walker Street is also home to a proposed mural wall which will further aid in the pedestrian experience and potentially attract foot traffic near it and the adjacent corner retail space.





SECTION 1

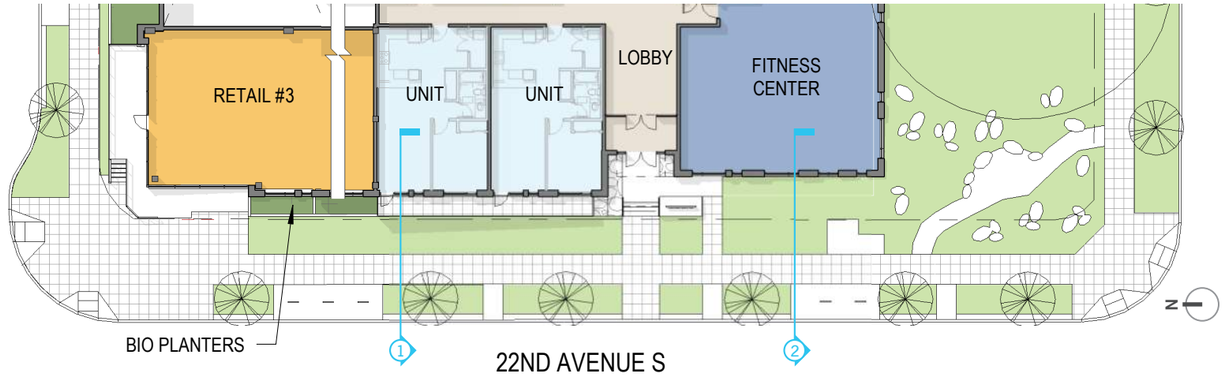


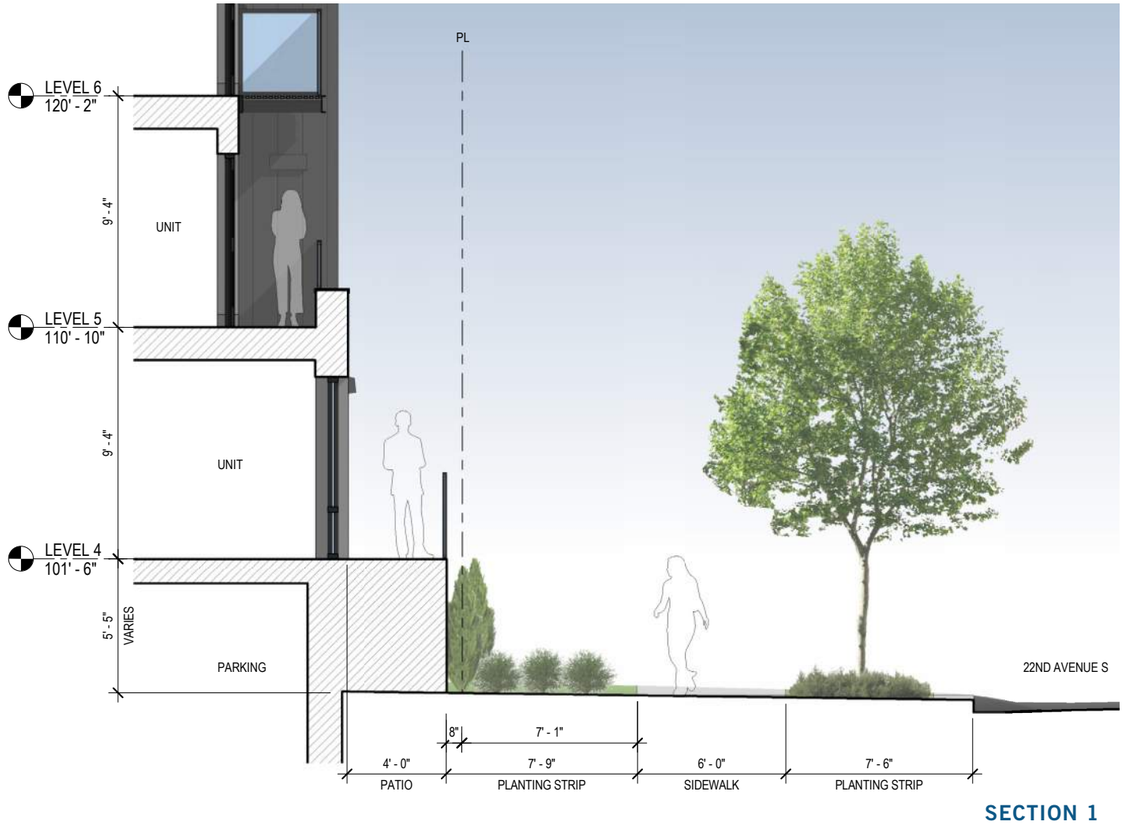
SECTION 2

13.0 STREETSCAPE SECTIONS | 22ND AVENUE S

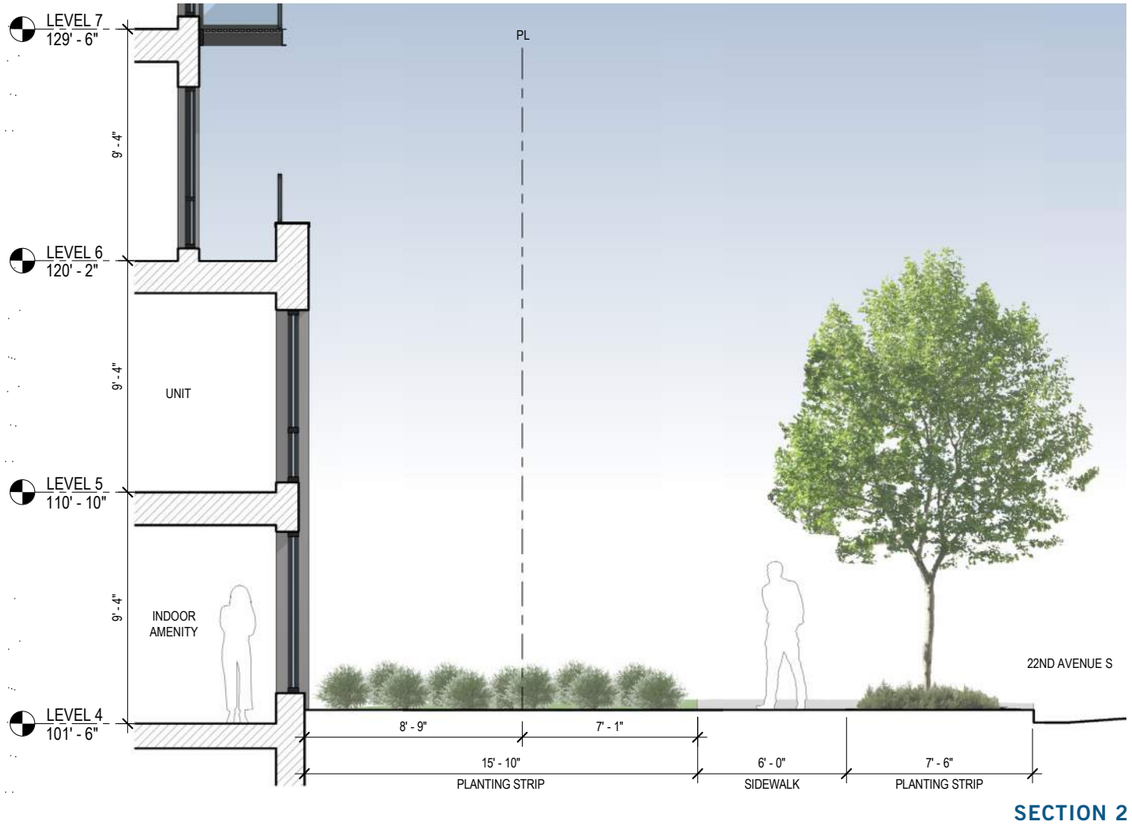
22ND AVENUE S

22nd Avenue S is one of the site's quieter and more residential streets with single-family homes being located across the street. Ample landscaping with ground-floor dwelling units are proposed along the streetscape in reflection of the neighborhood's residential features. A small commercial space is proposed on the north end of the street which will see the most pedestrian traffic while a large landscaped area is proposed towards the south. The landscaped corner will have room for walking, seating, and ample plantings to give this portion of the building a more pastoral backdrop.





SECTION 1

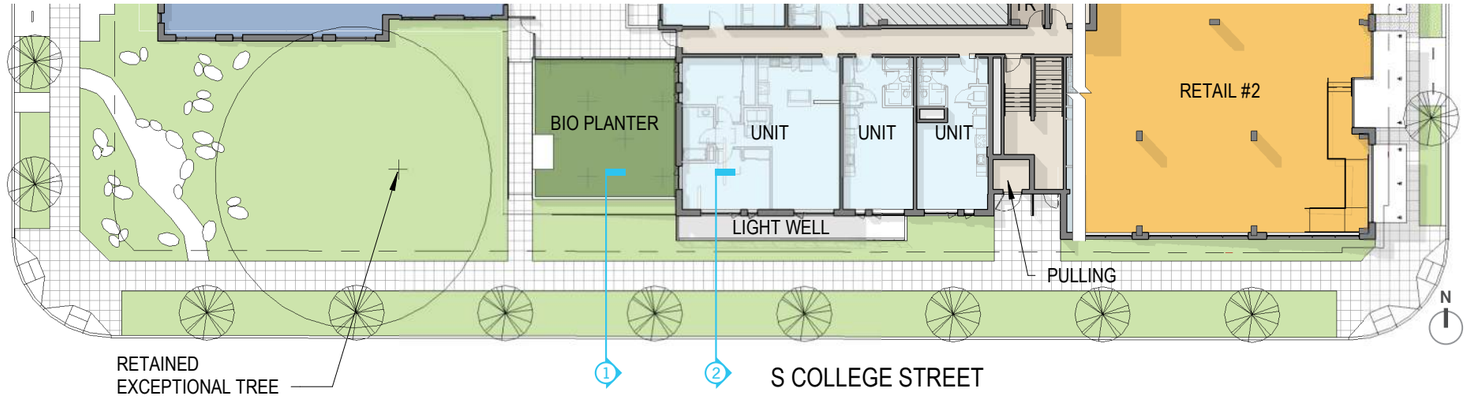


SECTION 2

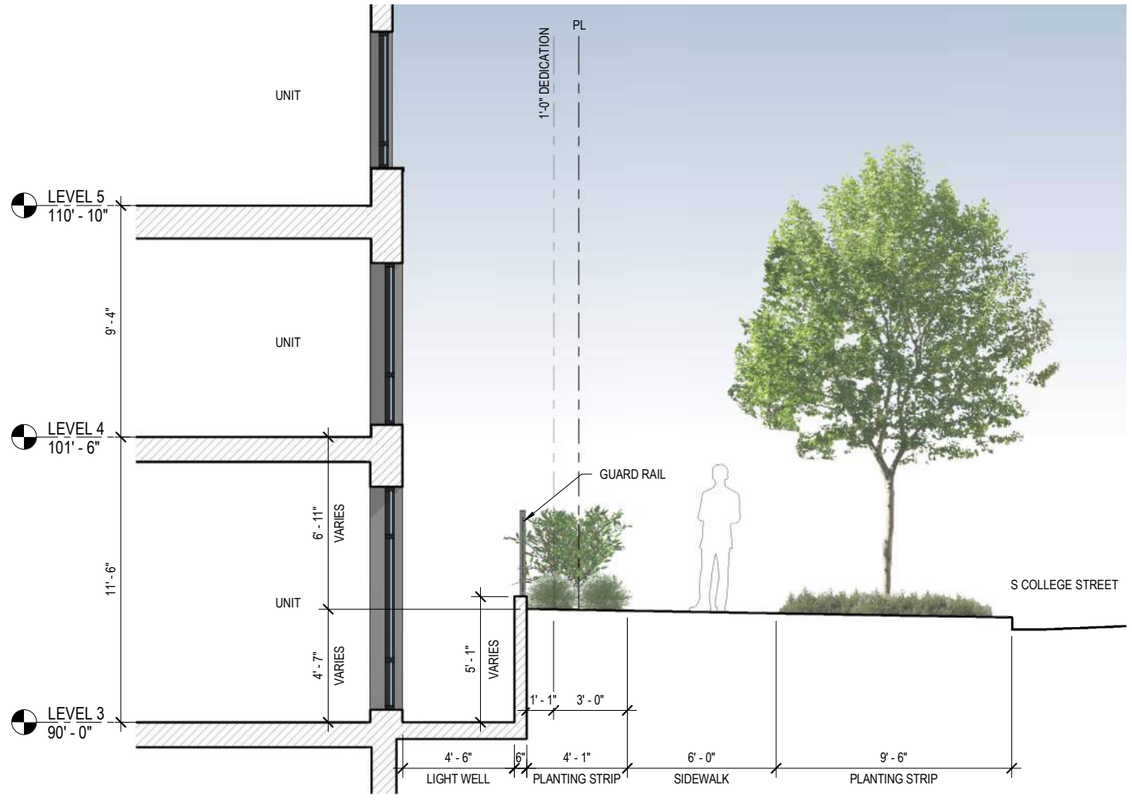
13.0 STREETSCAPE SECTIONS | S COLLEGE STREET

S COLLEGE STREET

S College Street is one of the site's most residential and least trafficked streetscapes. The street front sits on the site's steepest slope across from single-family homes to the south. Due to the site's difficult design challenges and residential nature, a large landscaped area and ground-level dwelling units are proposed along the street in lieu of additional commercial space. This not only makes for a quieter and inviting pedestrian experience, but helps to ground the building and give it a large buffer room between it and adjacent zoning. An existing exceptional tree will be retained on site which will further contribute to the street's quieter character.



SECTION 1



SECTION 2

14.0 RENDERINGS

VIEW OF NORTHEAST CORNER

14.0 RENDERINGS

VIEW OF RESIDENTIAL LOBBY AND COMMERCIAL SPACE

14.0 RENDERINGS

VIEW OF NORTHWEST CORNER

14.0 RENDERINGS

VIEW OF COMMERCIAL SPACE AND ADJACENT GROUND-LEVEL UNITS

14.0 RENDERINGS

VIEW OF SOUTHWEST CORNER

14.0 RENDERINGS

VIEW OF CORNER LANDSCAPING FROM S COLLEGRE STREET

14.0 RENDERINGS

VIEW OF SOUTHEAST CORNER

14.0 RENDERINGS

VIEW OF COMMERCIAL SPACES ALONG 23RD AVENUE S

14.0 RENDERINGS

VIEW OF LEVEL 9 OUTDOOR AMENITY

14.0 RENDERINGS

VIEW OF ROOFTOP AMENITY

14.0 RENDERINGS

VIEW OF LEVEL 9 OUTDOOR AMENITY

14.0 RENDERINGS

SERIAL VIEW FROM SOUTHEAST

15.0 LIGHTING PLAN

GROUND LEVEL

LIGHTING DETAILS

1 Bollard Light

2 Landscape Light

3 Shielded Up Light

4/5 Canopy / Soffit Down Light

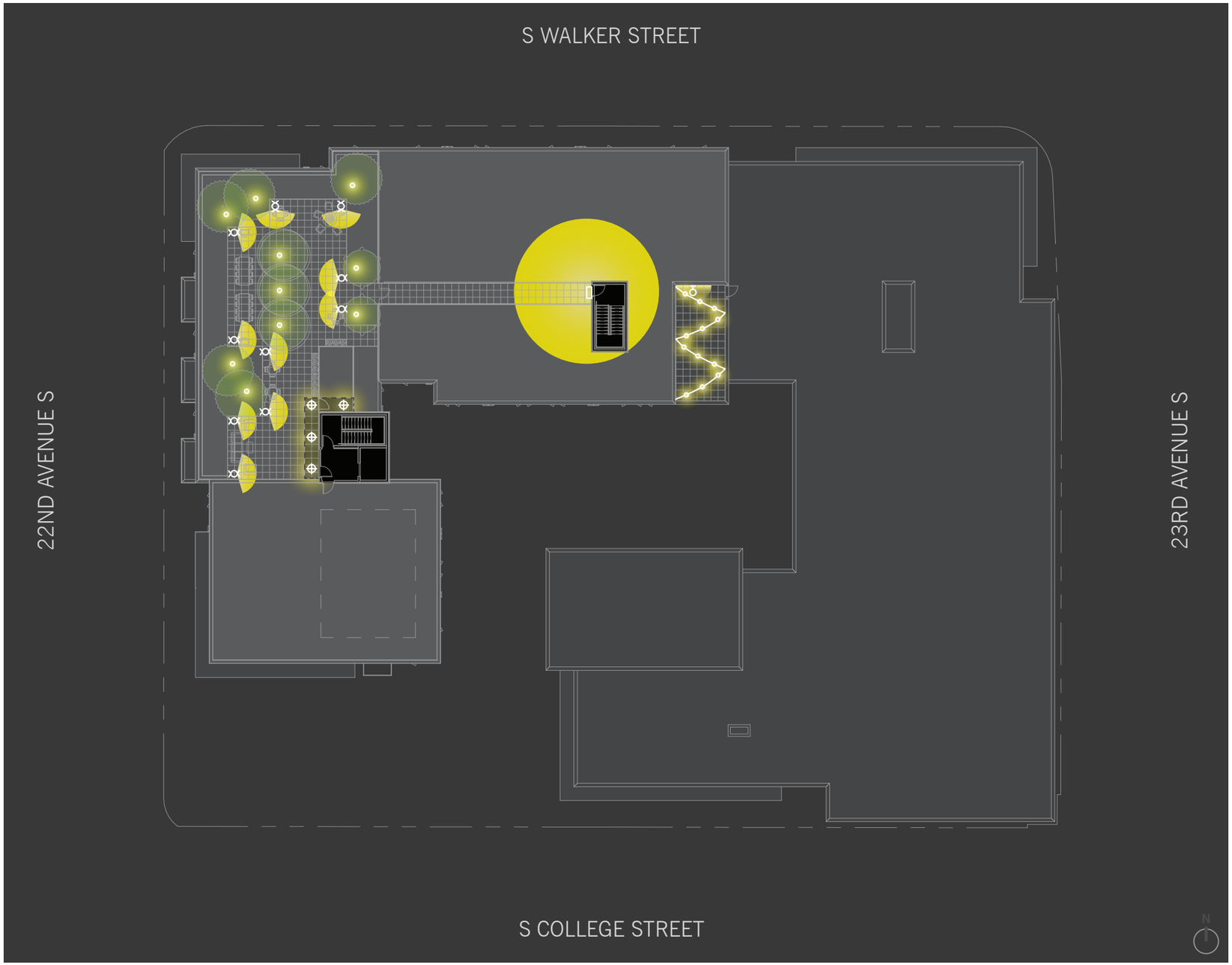
6 Egress Light

7 Wall Sconce

LIGHTING SYMBOLS

- Bollard Light
- Landscape Light
- Shielded Up Light
- Canopy Down Light
- Soffit Down Light
- Egress Light
- Wall Sconce
- String Lighting

15.0 LIGHTING PLAN



LEVEL 9 / ROOF

LIGHTING DETAILS

1 Bollard Light

2 Landscape Light

3 Shielded Up Light

4/5 Canopy / Soffit Down Light

6 Egress Light

7 Wall Sconce

LIGHTING SYMBOLS

- Bollard Light
- Landscape Light
- Shielded Up Light
- Canopy Down Light
- Soffit Down Light
- Egress Light
- Wall Sconce
- String Lighting

16.0 SIGNAGE CONCEPT PLAN

23RD AVENUE S ENTRY LOBBY

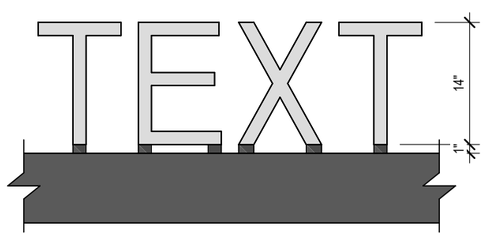
22ND AVENUE S ENTRY LOBBY

SIGNAGE DETAIL & EXAMPLES

Residential signage was designed to be minimalistic and to play well with the building's materiality. Simple waterjet cut lettering was selected for both canopy and address signage to signify the building's primary entrance and to blend well with adjacent retail signage.

Monument signage was chosen for the 22nd Avenue S entry due to its more human-scaled and pedestrian design. All signage will be directly illuminated and not backlit or internally illuminated to preserve a clean aesthetic that is easier on the eyes and casts less light onto neighboring properties.

Note: Entry signage text, fonts, and sizes shown are subject to change due to development's future branding design with developer approval. Imagery and details displayed are to show overall design intent, lighting, and materiality.



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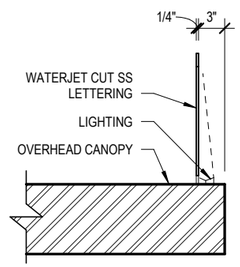
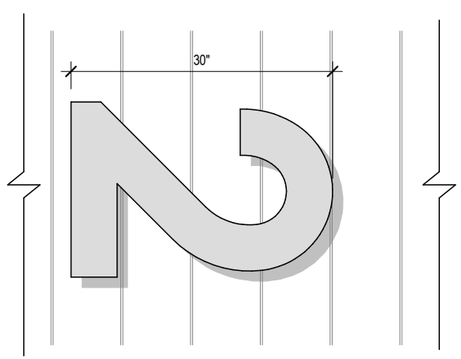


CANOPY SIGNAGE FOR 23RD AVENUE S ENTRY



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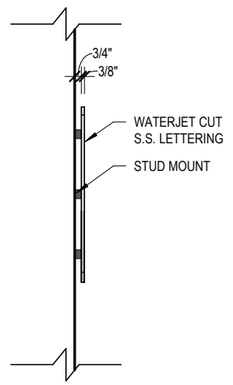
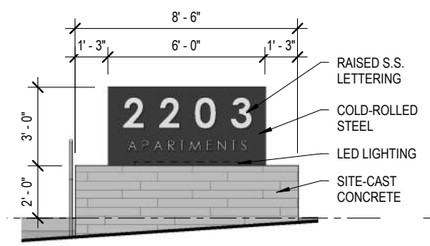


ADRESS SIGNAGE FOR 23RD AVENUE S ENTRY



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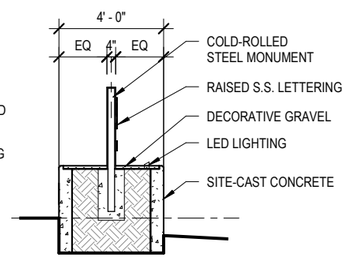
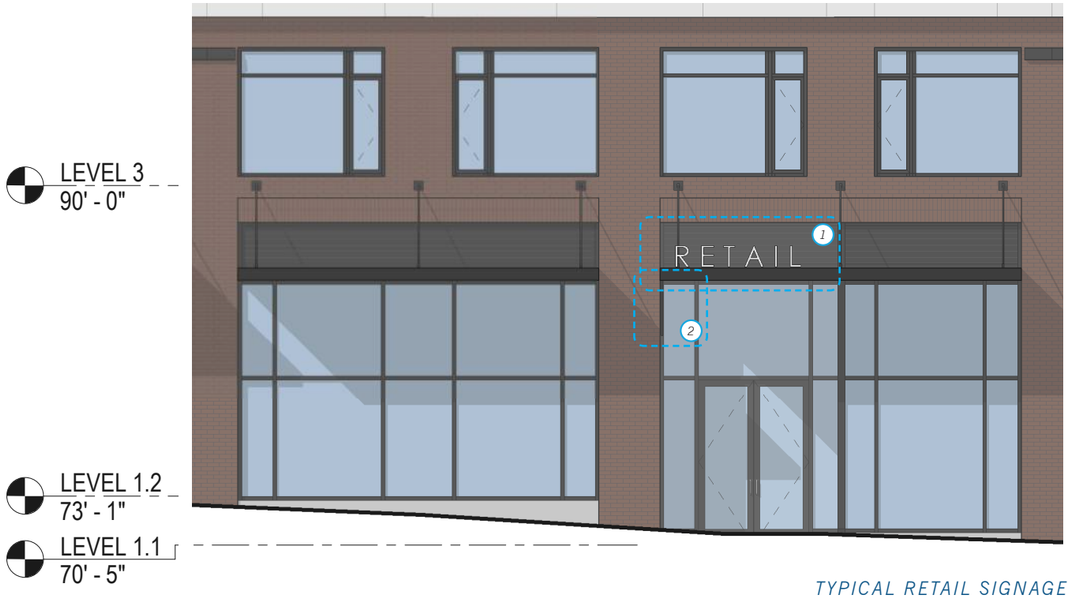
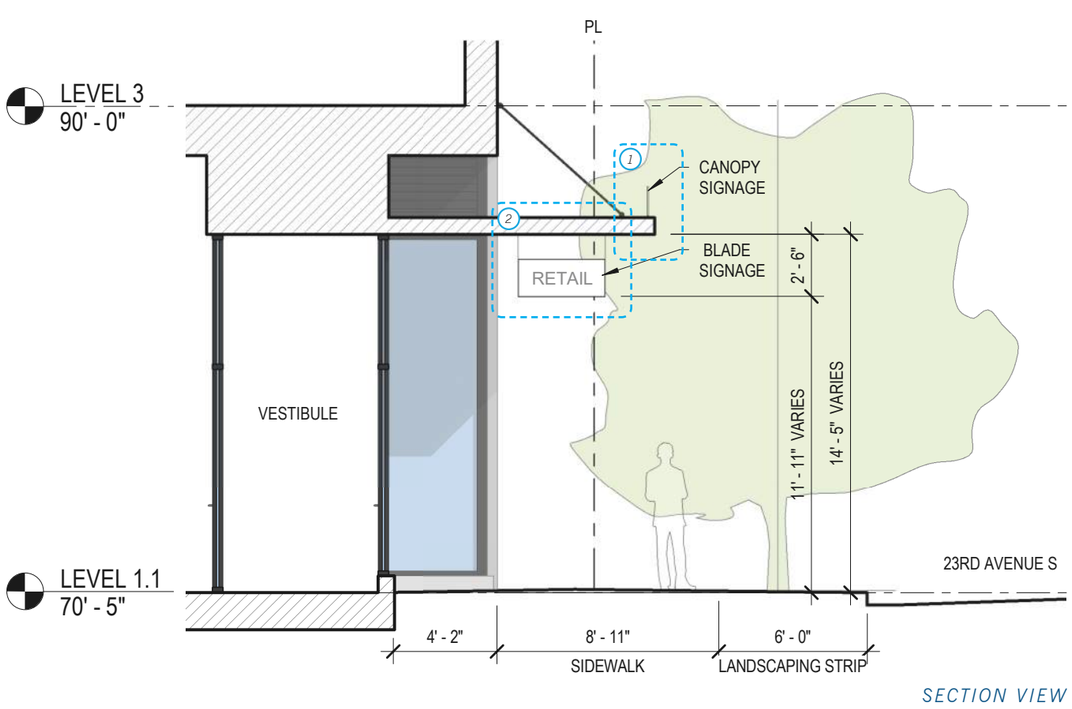


MONUMENT SIGNAGE FOR 22ND AVENUE S ENTRY

16.0 SIGNAGE CONCEPT PLAN



TYPICAL RETAIL SIGNAGE



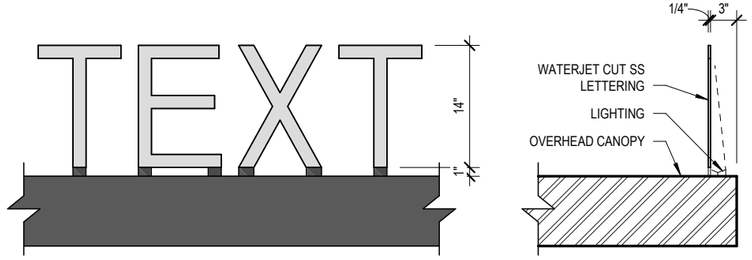
SECTION VIEW

SIGNAGE DETAIL & EXAMPLES

Retail signage was designed to be minimalistic and to closely match the building's residential signage design. Similar to the 23rd Avenue S lobby, retail signage is to be waterjet cut lettering located above overhead canopies.

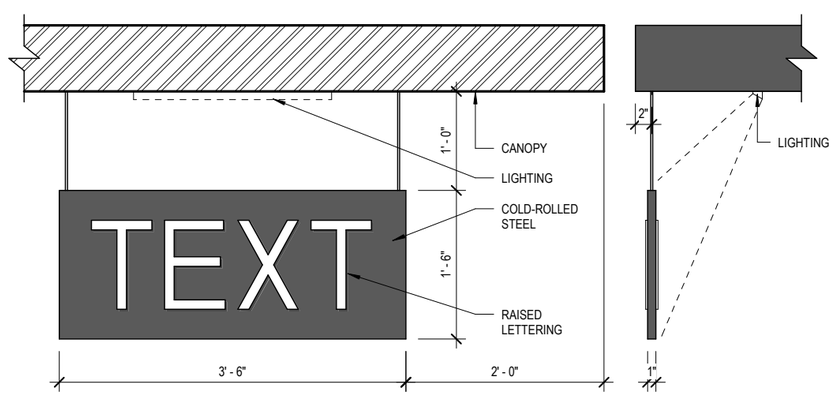
Blade signage is also proposed adjacent to all retail entrance for increased visibility from the sidewalk. Subtle LED Lighting is proposed above each blade sign to increase visibility at all times of day

Note: Retail signage text, fonts, and sizes shown are subject to change due to development's future branding design with developer and tenant approval. Imagery and details displayed are to show overall design intent, lighting, and materiality.



1

CANOPY SIGNAGE FOR RETAIL SPACES

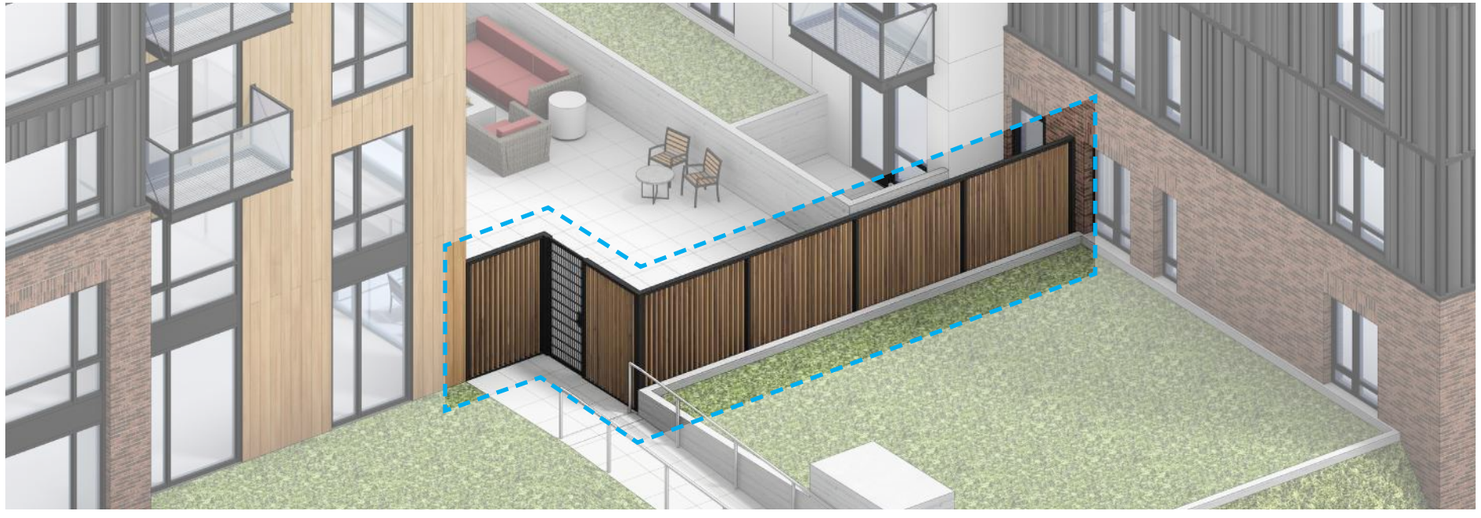


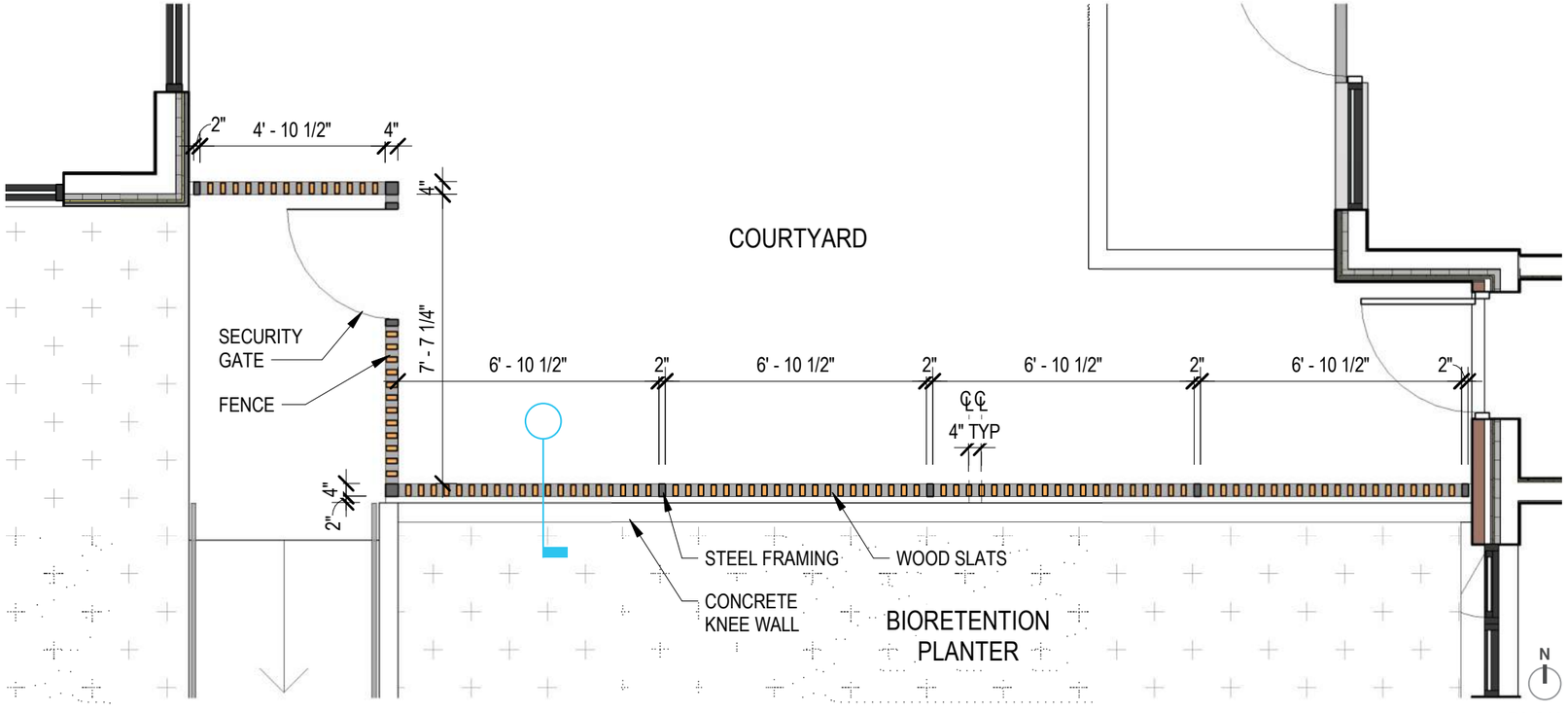
2

BLADE SIGNAGE FOR RETAIL SPACES

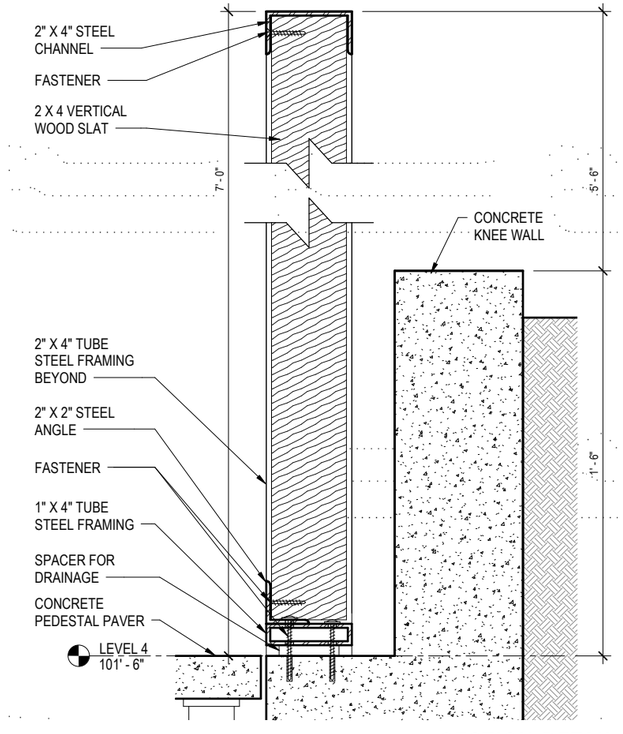
COURTYARD SECURITY FENCE

Ground-level security is an important component of the proposed building's design, and this is made especially apparent at the junction of its south-facing courtyard and S College Street. While direct access to and from the courtyard to the street is desirable, a security fence and gate are imperative to maintain secure access to the building's amenity spaces and ground-level dwelling units. The goal is to create an elegent fence with a clean look and has maximum transparency between the couryard and the street. A simple steel frame was designed for strength and beauty while vertical wood slats were selected to best fit in with vertical cladding proposed elsewhere on the project. Together, the design is the best of both worlds, creating a simple gate with minimal visual impact on the project.





PLAN



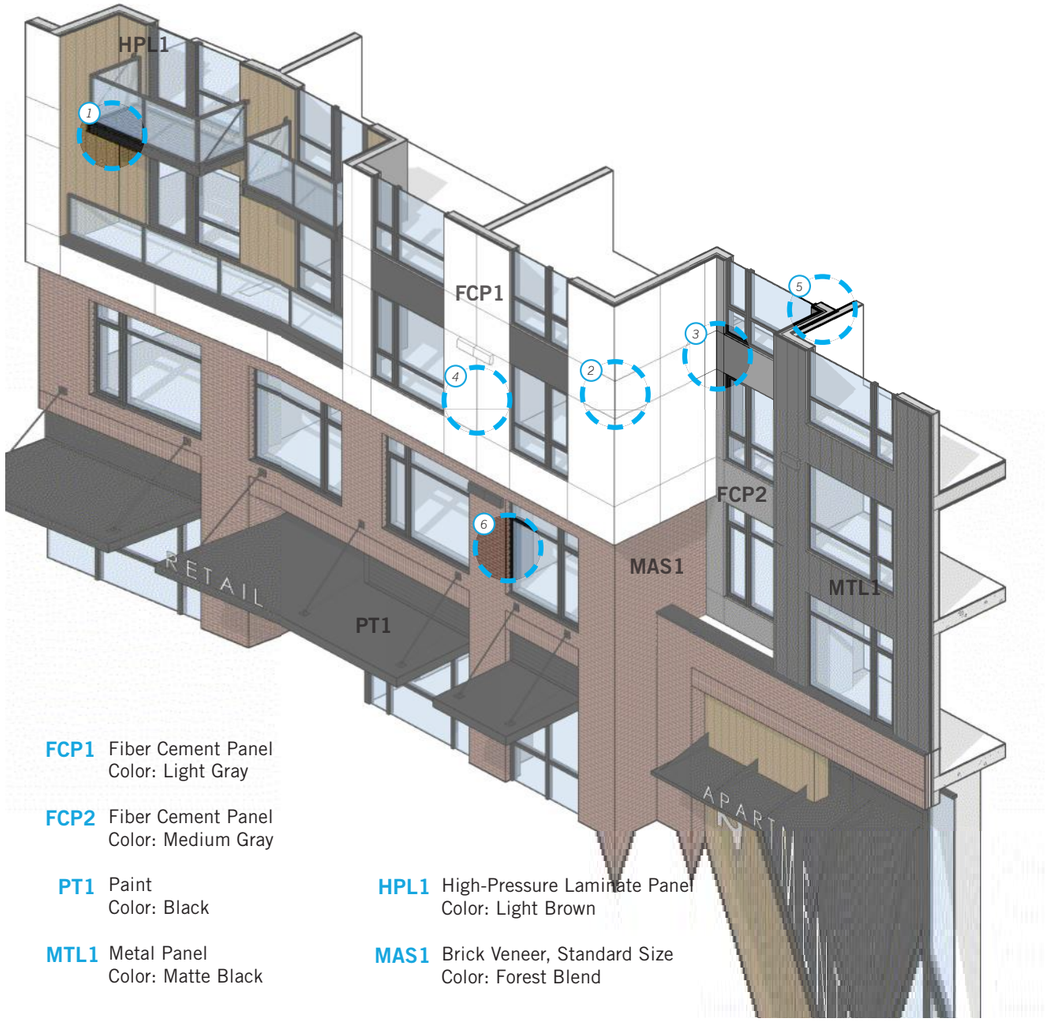
SECTION DETAIL

16.0 DETAILING | EXTERIOR CLADDING

CLADDING DETAILS

Multiple materials are proposed on the project, creating many unique transitions from one facade to another. Material changes on outside corners such as the condition around balcony recesses were given particular attention due to their exposed appearance with minimal trim. Openings within brick facades were also given special attention and were designed to have a deeper, more recessed appearance. Together, careful detailing of the project's corners, recesses, and material changes result in a more aesthetically pleasing design.

EXAMPLE FACADE



FCP1 Fiber Cement Panel
Color: Light Gray

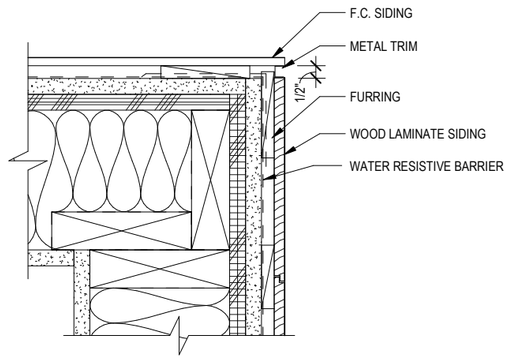
FCP2 Fiber Cement Panel
Color: Medium Gray

PT1 Paint
Color: Black

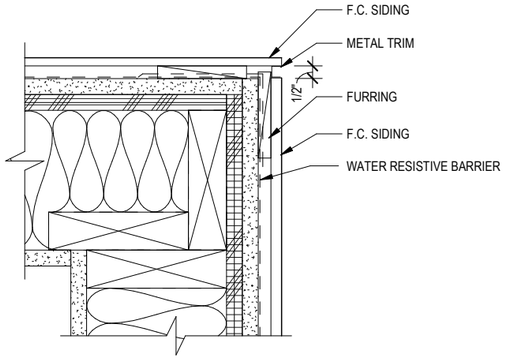
MTL1 Metal Panel
Color: Matte Black

HPL1 High-Pressure Laminate Panel
Color: Light Brown

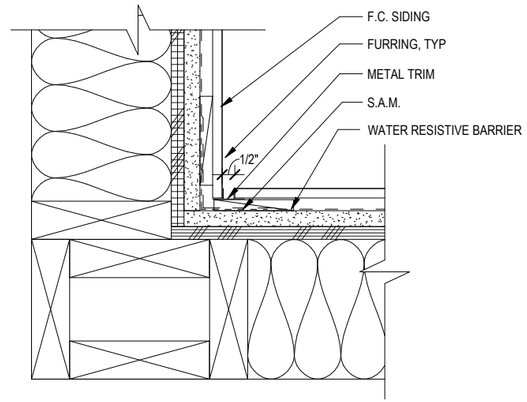
MAS1 Brick Veneer, Standard Size
Color: Forest Blend



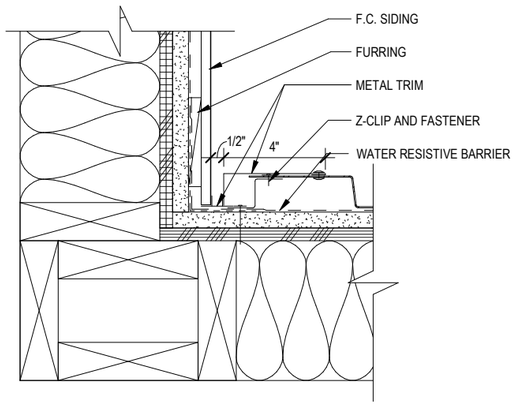
1 FIBER CEMENT TO HPL SIDING @ OUTSIDE CORNER



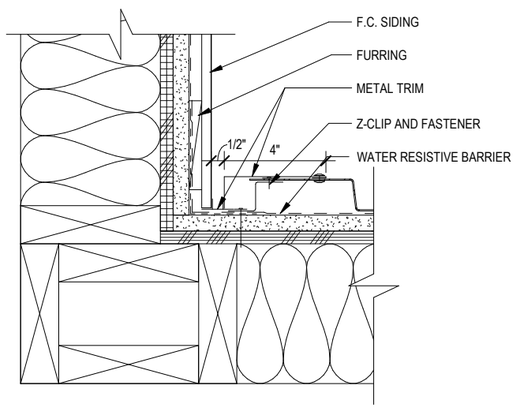
2 FIBER CEMENT PANEL @ OUTSIDE CORNER



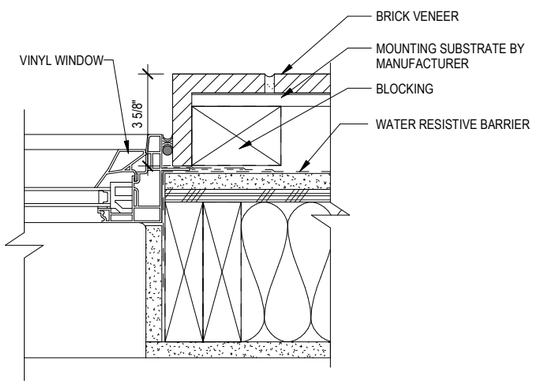
3 FIBER CEMENT PANEL @ INSIDE CORNER



4 VERTICAL RECESS @ FIBER CEMENT PANEL



5 METAL PANEL TO FIBER CEMENT @ INSIDE CORNER



6 BRICK VENEER @ VINYL WINDOW

JAMB DETAILS

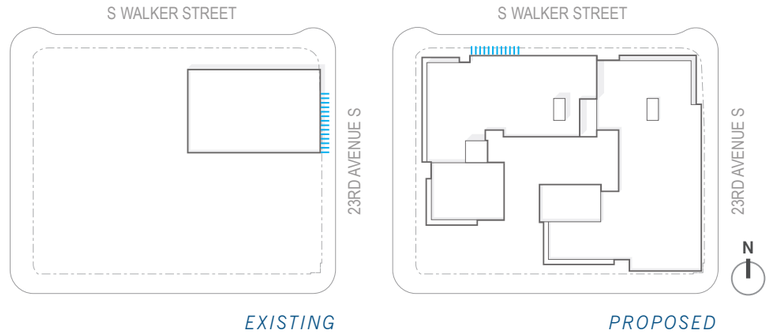
17.0 S WALKER STREET MURAL CONCEPT

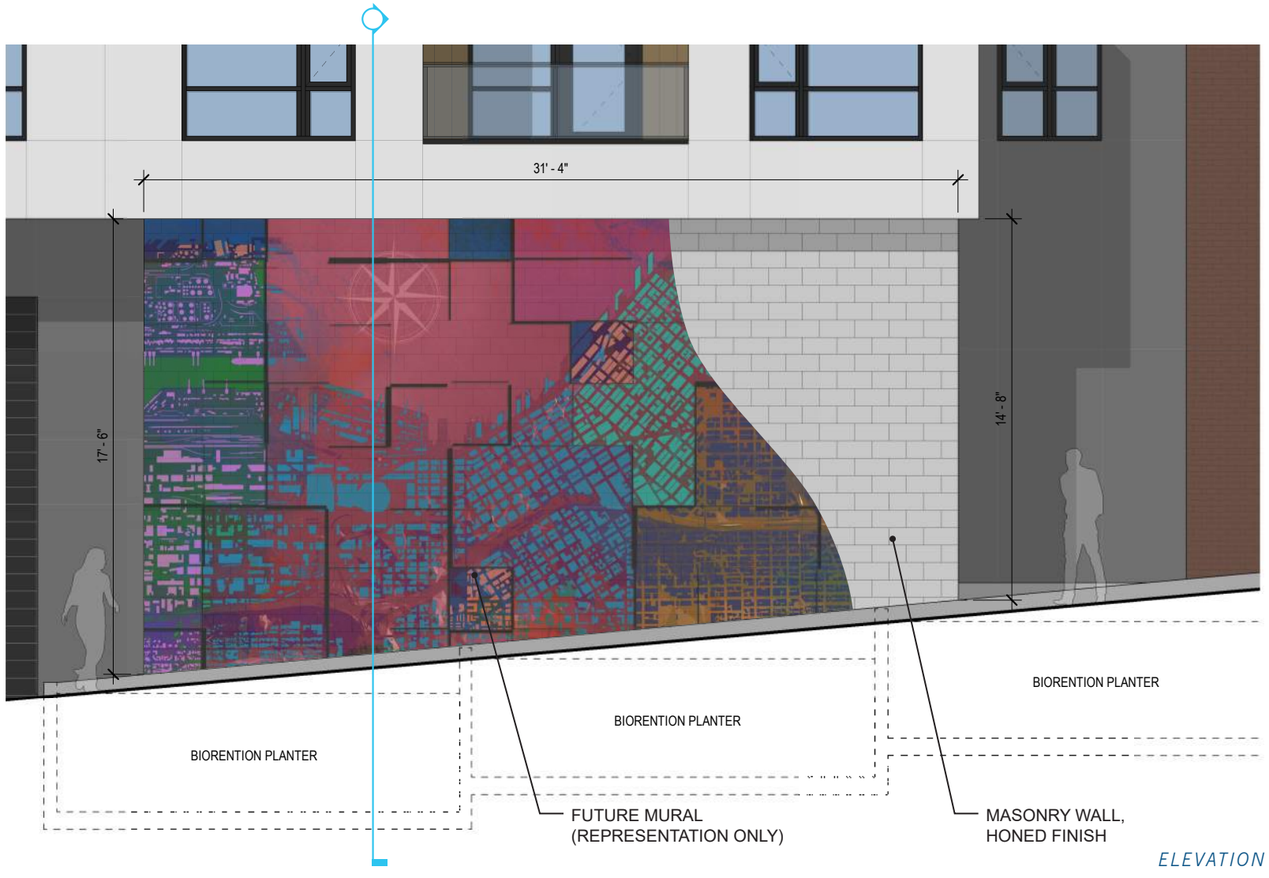
MURAL WALL

While the existing building on site poses little architectural significance, its greatest feature is a large mural which was commissioned along a portion of its blank facade on 23rd Avenue S. This feature helps to not only mask an otherwise bland facade, but it helps give the building more character than bricks or glass ever could.

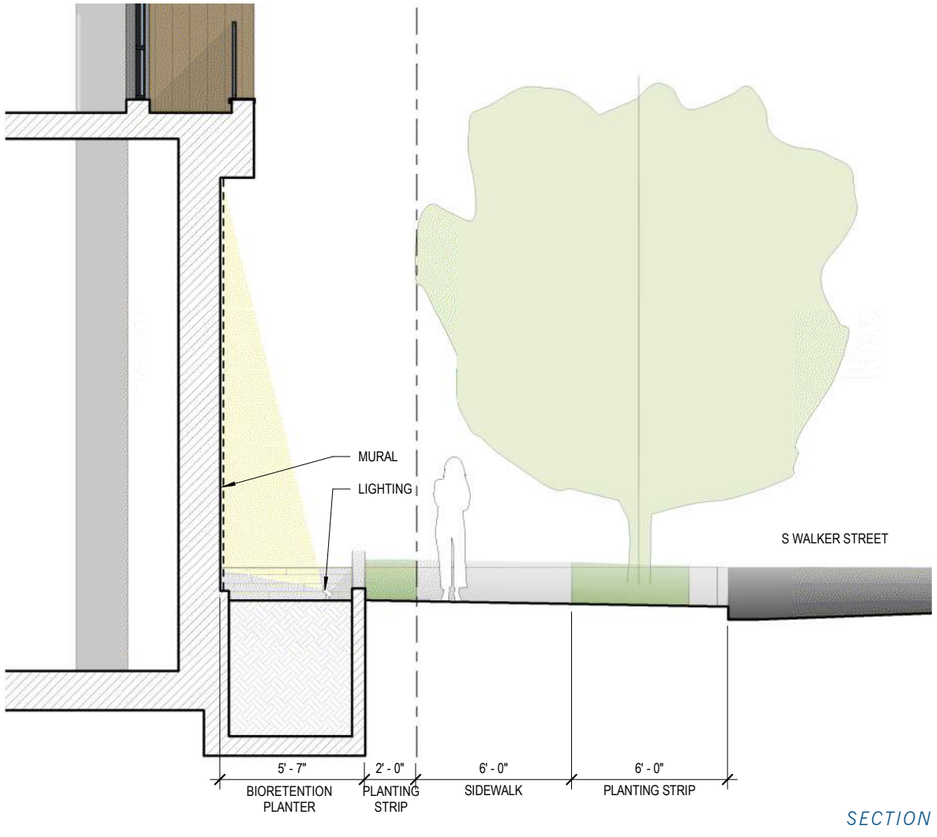
A similarly sized mural wall is proposed along a length of the new building, located along S Walker Street between the garage entry and the northwest retail space. The blank facade and its location stems from the necessity to add a large internal trash collection area as the site has no alley. During EDG2, a vegetation screening wall was proposed in front of this blank facade, but the Board was supportive of a mural wall instead. While no commission for the artwork has been coordinated at this time, the team will help reach out to local artists to find a design that best fits the site and neighborhood context.

MURAL LOCATION





ELEVATION

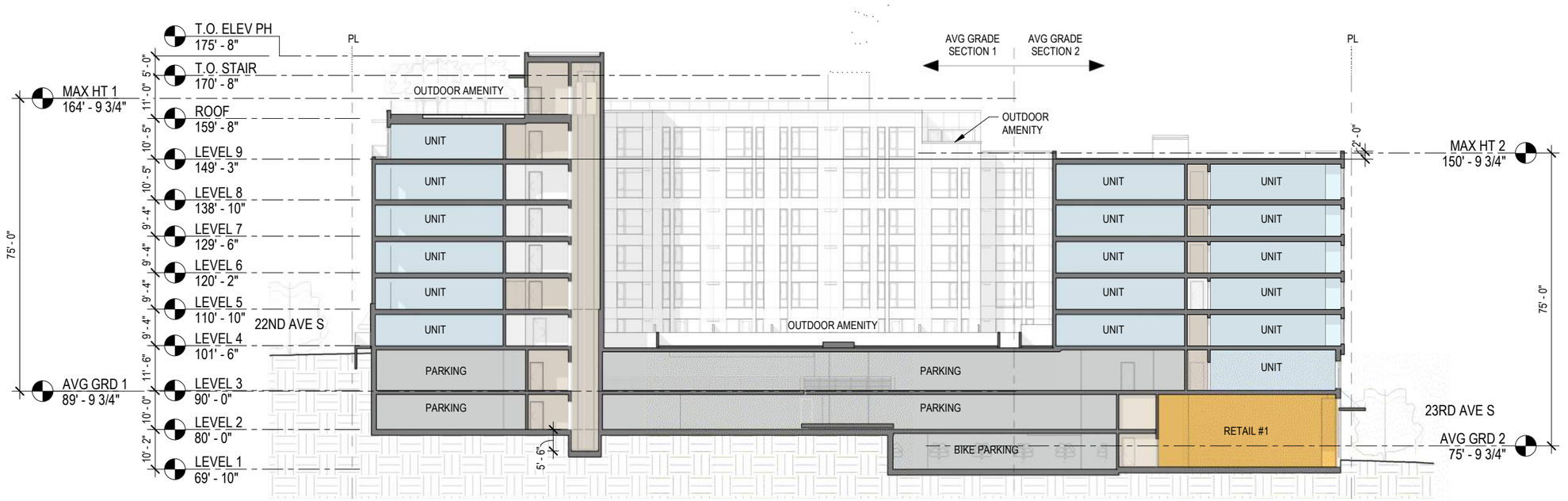


SECTION

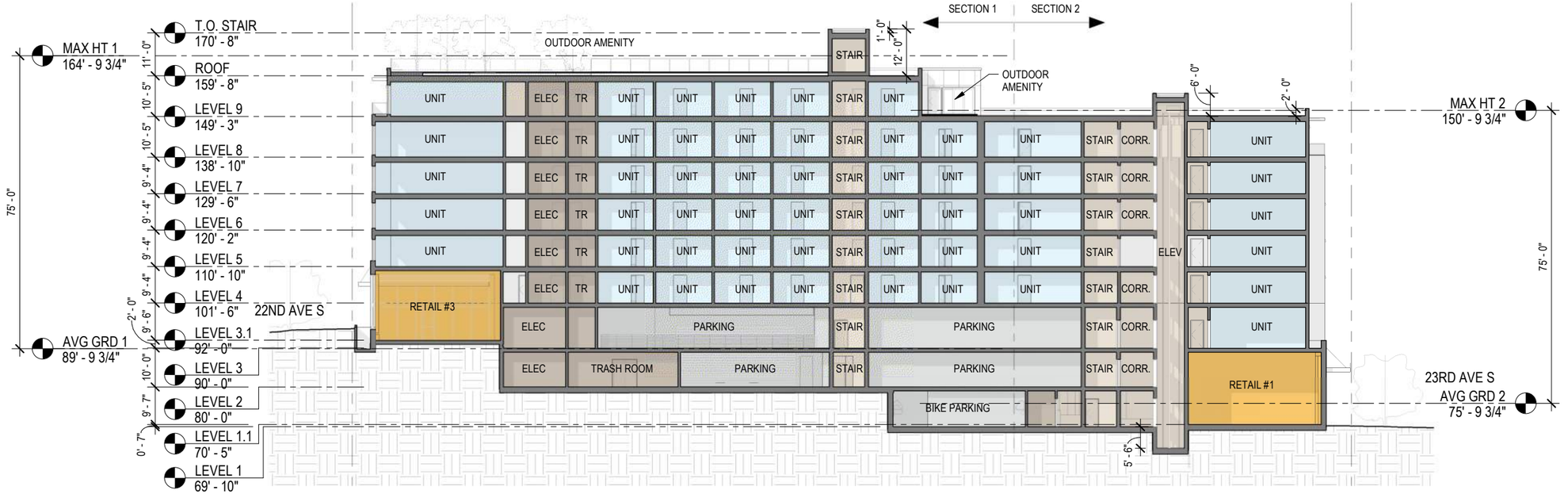
17.0 S WALKER STREET MURAL CONCEPT

VIEW OF MURAL FROM NORTHWEST CORNER

18.0 BUILDING SECTIONS



EAST/WEST SECTION 1

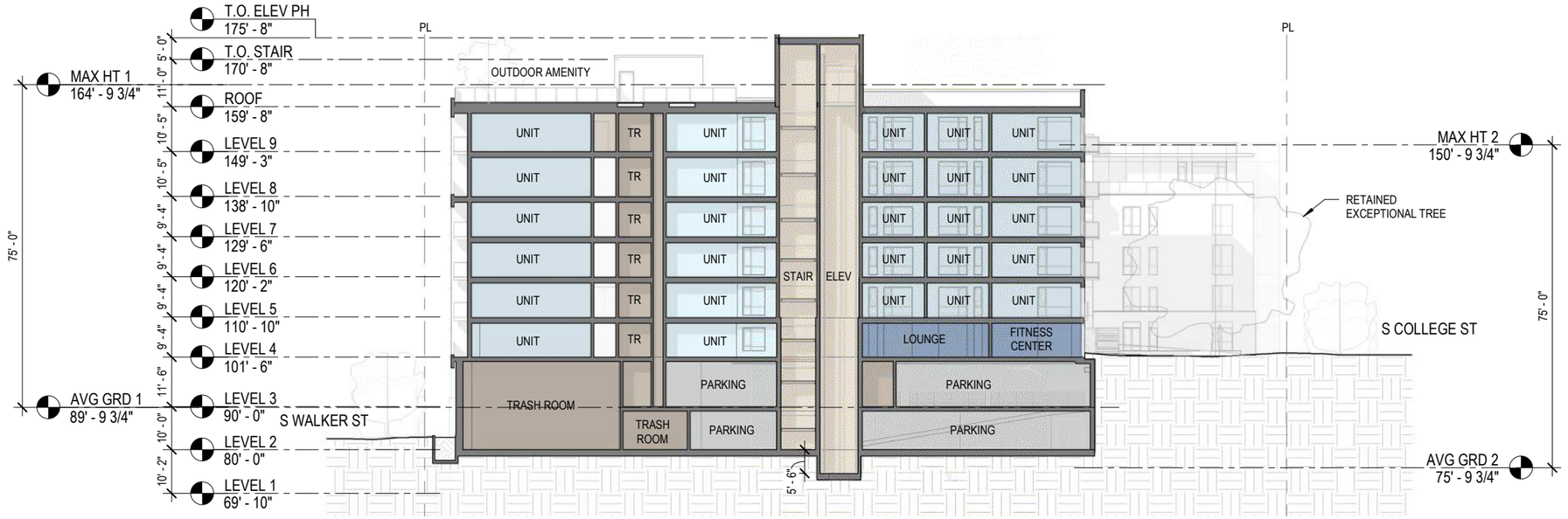


KEY

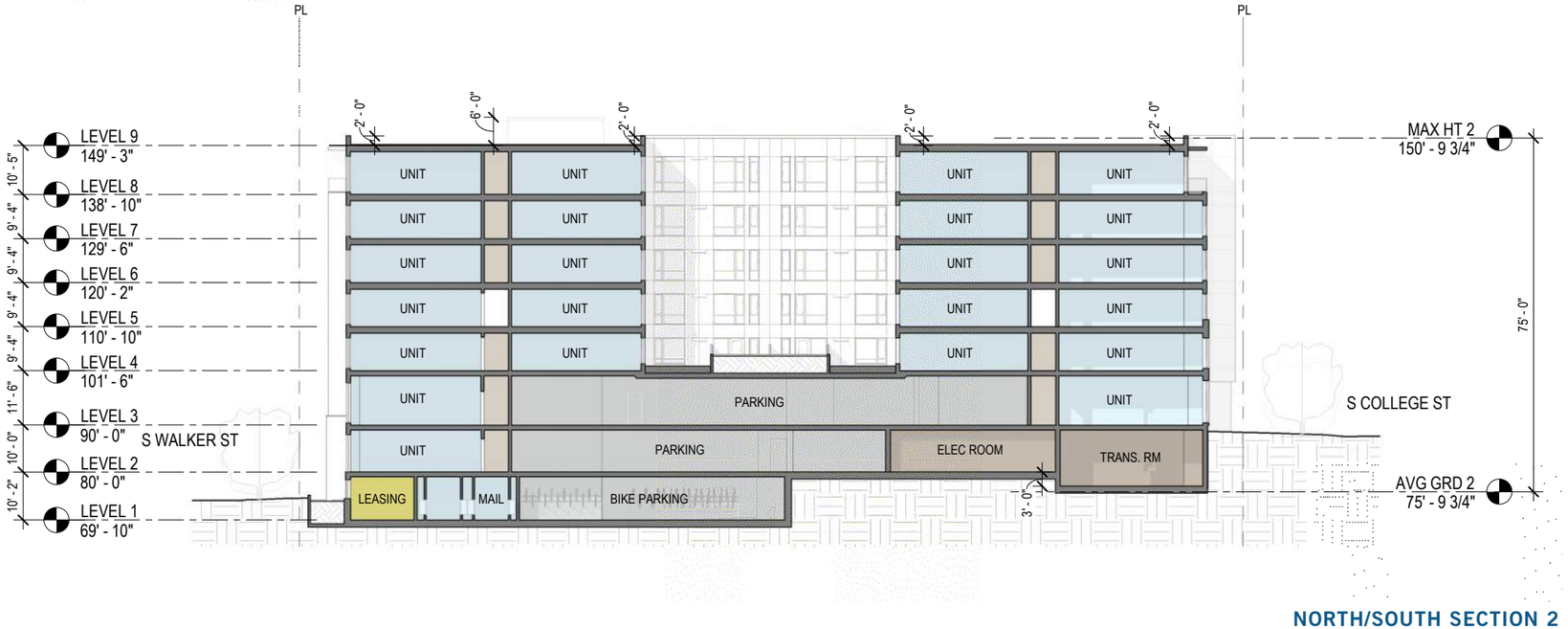
- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking

EAST/WEST SECTION 2

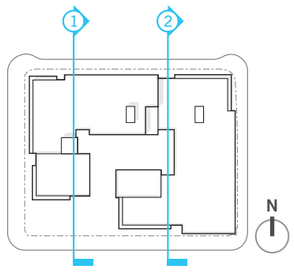
18.0 BUILDING SECTIONS



NORTH/SOUTH SECTION 1



NORTH/SOUTH SECTION 2

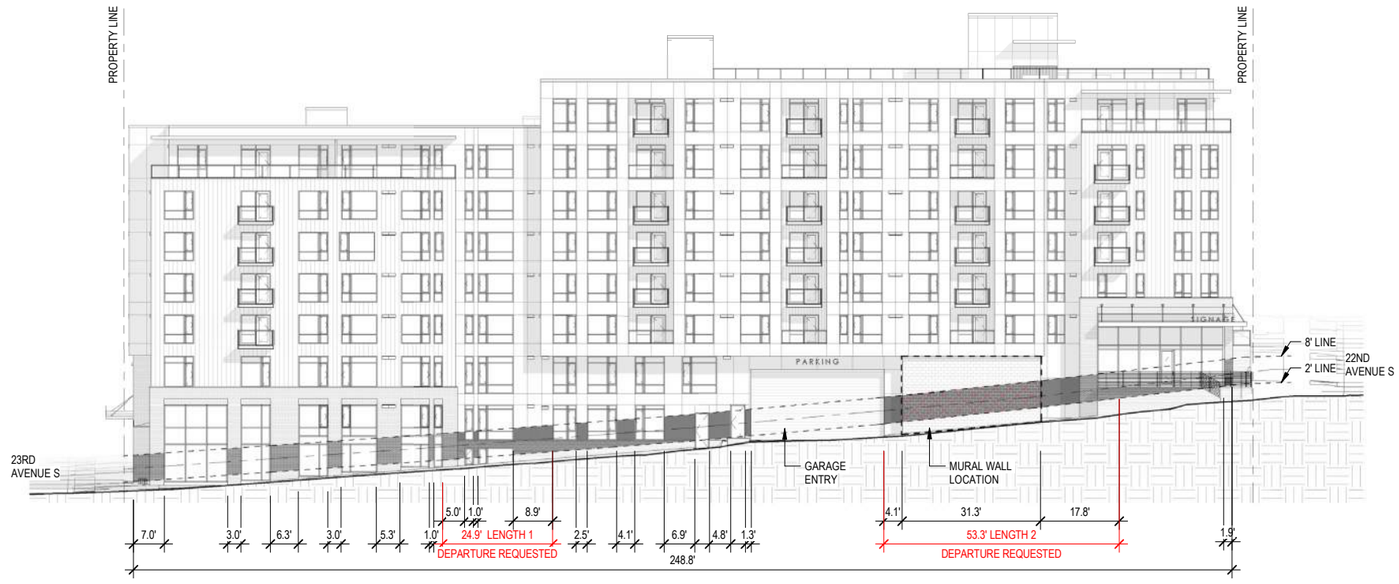


KEY

- Commercial
- Residential
- Utility / BOH
- Circulation
- Planting Strip / Landscape
- Residential Amenity
- Parking

19.0 DEPARTURE 1A

CODE CITATION:	23.47A.008.A.2.b.
CODE REQUIREMENT:	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
CORRESPONDING DESIGN GUIDELINE:	PL2 Walkability B.3 Safety and Security; Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
PROPOSED DEPARTURE: S WALKER STREET	A departure is requested along S Walker Street to allow two blank facades that are 24.9 feet and 53.3 feet in length which exceed the maximum length of 20'.
RATIONALE:	Facade Length 1: Due to the steep slope along S Walker Street, the SMC-standard measurement taken 5 feet above grade cuts through multiple floor lines which cannot host glazing or doors. The suggested measurement at 5' conflicts with 2-8' area, because if considered as 6' wide strip, the design is code compliant. Cohesive glazing and continuous architectural expression is the main reason to keep the fenestration pattern to at this portion of the façade, similar to floors above. If included in the calculation, the largest blank facade along this length would be 10.4', well below the maximum length. Facade Length 2: A compliant alternative was proposed at EDG2 by screening the blank facade shown below with a vegetation wall, but a proposed mural was discussed with the Board and found to be a more suitable solution. Preserving space for a new mural would provide positive reference to local character and culture (CS3.A) and preserves local history (CS3.B.2).



BLANK FACADE CALCULATION

S WALKER STREET

PER SMC 23.47A.008.A.2.b:
MAXIMUM BLANK FACADE LENGTH 1: 24.9' > 20' = NOT COMPLIANT
MAXIMUM BLANK FACADE LENGTH 2: 53.3' > 20' = NOT COMPLIANT

19.0 DEPARTURE 1B

CODE CITATION:	23.47A.008.A.2.b.
CODE REQUIREMENT:	Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
CORRESPONDING DESIGN GUIDELINE:	PL2 Walkability B.3 Safety and Security; Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
PROPOSED DEPARTURE: 22ND AVENUE S	A departure is requested along 22nd Avenue S to allow a blank facade that is 44.4 feet in length and exceeds the maximum length of 20'.
RATIONALE:	Facade Length 3: This site façade is setback more than 50' from the street and is covered by landscaping and existing preserved exceptional tree. Ground-level dwelling units are proposed along the facade behind the landscaped area, but due to the floor plate's location relative to 22nd Avenue S, the SMC-standard 5' line above grade does not meet the windows on that facade. The design team opted to focus the majority of the windows from the units on College avenue to create more pedestrian friendly environment. If the windows within 2-8' area of the facade were included, the façade would be code compliant.

BLANK FACADE CALCULATION

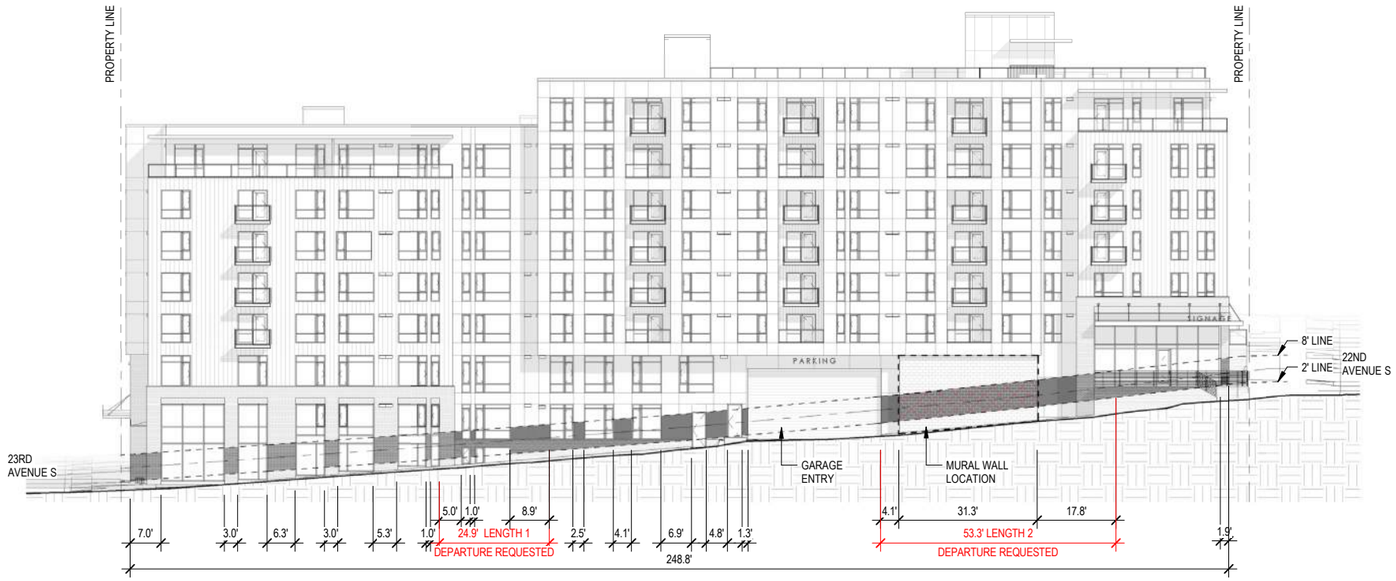
PER SMC 23.47A.008.A.2.b:

MAXIMUM BLANK FACADE LENGTH: 44.4 > 20' = NOT COMPLIANT

22ND AVENUE S

19.0 DEPARTURE 2A

CODE CITATION:	23.47A.008.A.2.c.
CODE REQUIREMENT:	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
CORRESPONDING DESIGN GUIDELINE:	PL2 Walkability B.3 Safety and Security; Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
PROPOSED DEPARTURE: S WALKER STREET	A departure is requested along S Walker Street to allow an overall percentage of blank facade that is 50 percent blank and exceeds the maximum of 40 percent.
RATIONALE:	Due to the steep slope along S Walker Street, the total percentage of blank facades would make the overall percentage exceed 40%. If the proposed vegetation wall was included in lieu of the Board-requested mural, the overall blank façade will be 38% and code compliant. Preserving space for a new mural would provide positive reference to local character and culture (CS3.A) and preserves local history (CS3.B.2).



S WALKER STREET

BLANK FACADE CALCULATION

PER SMC 23.47A.008.A.2.c:

$$= \frac{(7.0 + 3.0 + 6.3 + 3.0 + 5.3 + 1.0 + 24.9 + 2.5 + 4.1 + 6.9 + 4.8 + 1.3 + 53.3 + 1.9)}{248.8}$$

= 0.50, 50% > 40% = NOT COMPLIANT

19.0 DEPARTURE 2B

CODE CITATION:	23.47A.008.A.2.c.
CODE REQUIREMENT:	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
CORRESPONDING DESIGN GUIDELINE:	PL2 Walkability B.3 Safety and Security; Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
PROPOSED DEPARTURE: 22ND AVENUE S	A departure is requested along 22nd Avenue S to allow an overall percentage of blank facade that is 52 percent blank and exceeds the maximum of 40 percent.
RATIONALE:	This site façade is setback more than 50' from the street and is covered by landscaping and existing preserved exceptional tree. Ground-level dwelling units are proposed along the facade behind the landscaped area, but due to the floor plate's location relative to 22nd Avenue S, the SMC-standard 5' line above grade does not meet the windows on that facade. The design team opted to focus the majority of the windows from the units on S College Street to create more pedestrian friendly environment. If the windows within 2-8' area of the facade were included, the façade would be code compliant.

BLANK FACADE CALCULATION

PER SMC 23.47A.008.A.2.c:

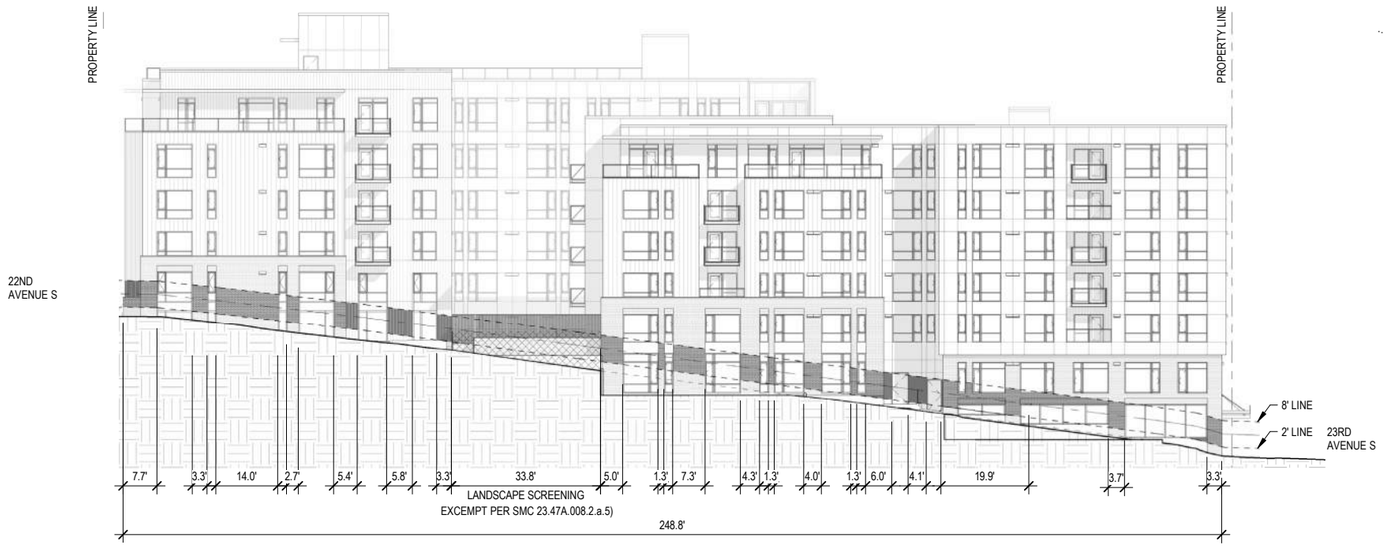
$$= \frac{(3.3 + 3.4 + 1.3 + 3.7 + 12.6 + 3.3 + 3.7 + 5.1 + 5.5 + 1.3 + 4.5 + 4.0 + 3.7 + 44.4)}{192.4}$$

. . .= 0.52, 52% > 40% = NOT COMPLIANT

22ND AVENUE S

19.0 DEPARTURE 2C

CODE CITATION:	23.47A.008.A.2.c.
CODE REQUIREMENT:	The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.
CORRESPONDING DESIGN GUIDELINE:	PL2 Walkability B.3 Safety and Security; Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
PROPOSED DEPARTURE: 22ND AVENUE S	A departure is requested along S College Street to allow an overall percentage of blank facade that is 42 percent blank and exceeds the maximum of 40 percent.
RATIONALE:	Due to the steep slope along S College Street, many ground-level windows do not align with the SMC-standard 5' measurement line. Consequently, a departure is requested despite ample glazing being proposed along the street. The team believes that the amount proposed meets the intent of the code and any additional glazing negatively impacts the functionality of the ground-level spaces and units above.



BLANK FACADE CALCULATION

S COLLEGE STREET

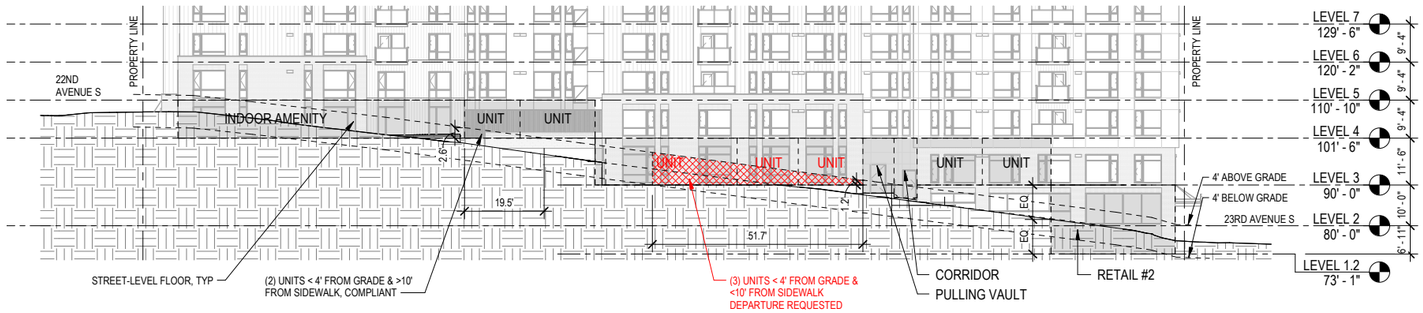
PER SMC 23.47A.008.A.2.c:

$$= \frac{(7.7 + 3.3 + 14.0 + 2.7 + 5.4 + 5.8 + 3.3 + 5.0 + 1.3 + 7.3 + 4.3 + 1.3 + 4.0 + 1.3 + 6.0 + 4.1 + 19.9 + 3.7 + 3.3)}{248.8}$$

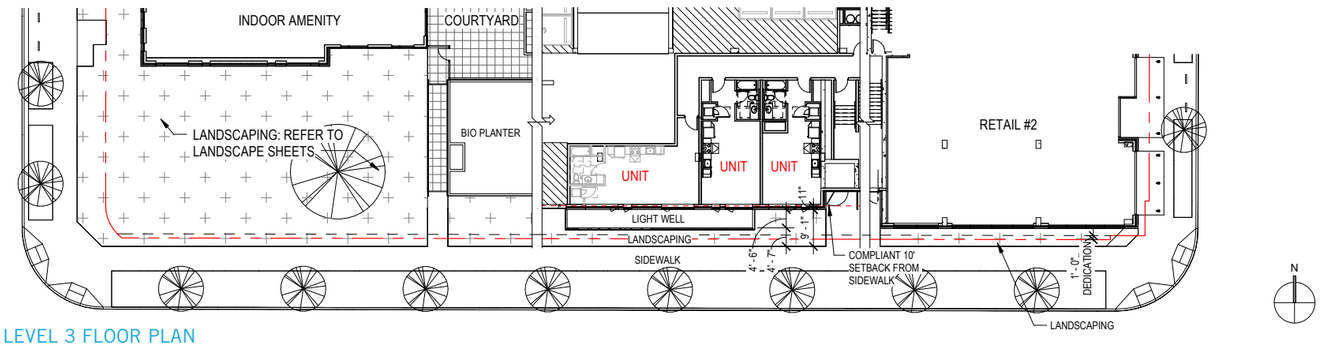
= 0.42, 42% > 40% = NOT COMPLIANT

19.0 DEPARTURE 3

CODE CITATION:	23.47A.008.D.2.
CODE REQUIREMENT:	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. An exception to the standards of this subsection 23.47A.008.D.2. may be granted as a Type I decision if the following criteria are met: A. An accessible route to the unit is not achievable if the standard is applied or existing site conditions such as topography make access impractical if the standard is applied; B. The floor is at least 18 inches above average sidewalk grade of 4 feet below sidewalk grade, or is set back at least 10 feet from the sidewalk; and C. The visually prominent pedestrian entry is maintained.
CORRESPONDING DESIGN GUIDELINE:	PL3 Street-Level Interaction B.1 Residential Edges; Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.
PROPOSED DEPARTURE: S COLLEGE STREET	A departure is requested for tree street-level street-facing units along S College Street which are located within 4' above and below grade and are within 10' from the sidewalk.
RATIONALE:	A compliant version was studied by the team by placing the units back another 12" but began to jeopardize the functionality of the units above, as well as the parking aisles located on levels 2 and 3. A compliant, non-residential program was also studied, but due to the quiet residential character of S College Street, ground-level units was still preferred. Thusly, maintaining the residential units will enhance residential character of the street (PL3.B.1), provide more eyes on the street (PL2.B.1), and reflect the S College Street's residential character. Ample landscaping, as well as a patios with guardrails are proposed along S College Street in front of the three units to help mitigate any privacy concerns with regards to the units' proximity to grade. The team also believes that privacy concerns along S College Street are minimal due to the street being the quietest in nature with little pedestrian traffic observed during daytime and evening hours. Furthermore, no new residential or retail entries are proposed along this facade which will not add additional traffic to S College Street.



SOUTH ELEVATION

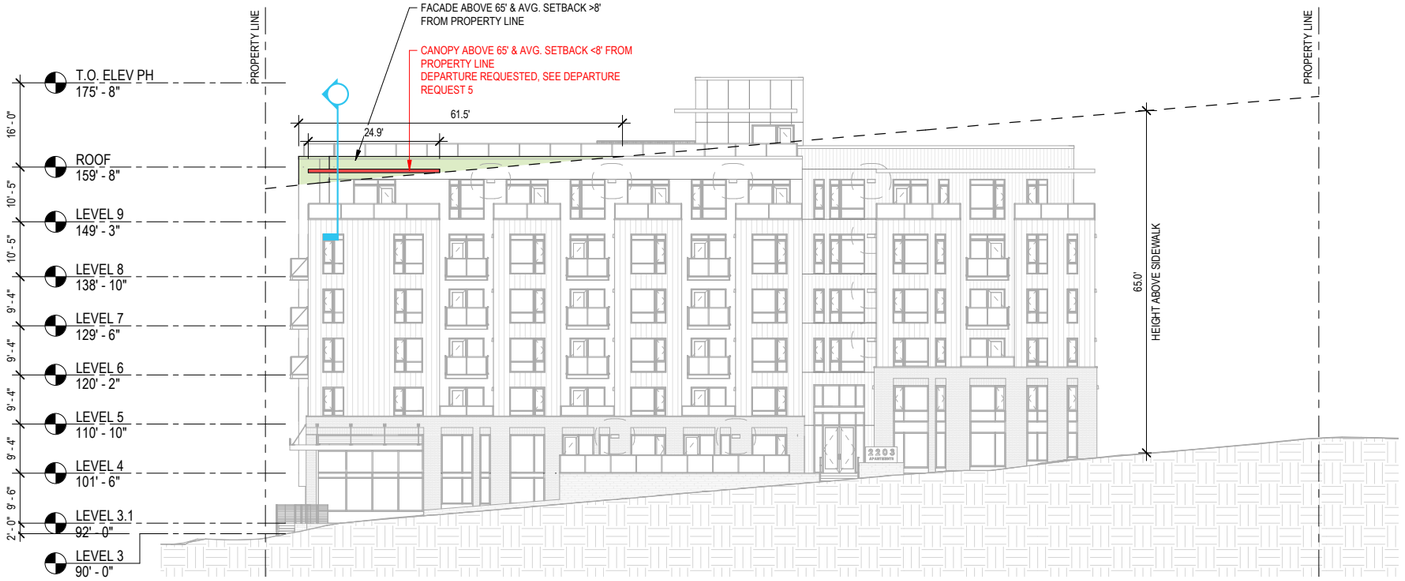


LEVEL 3 FLOOR PLAN

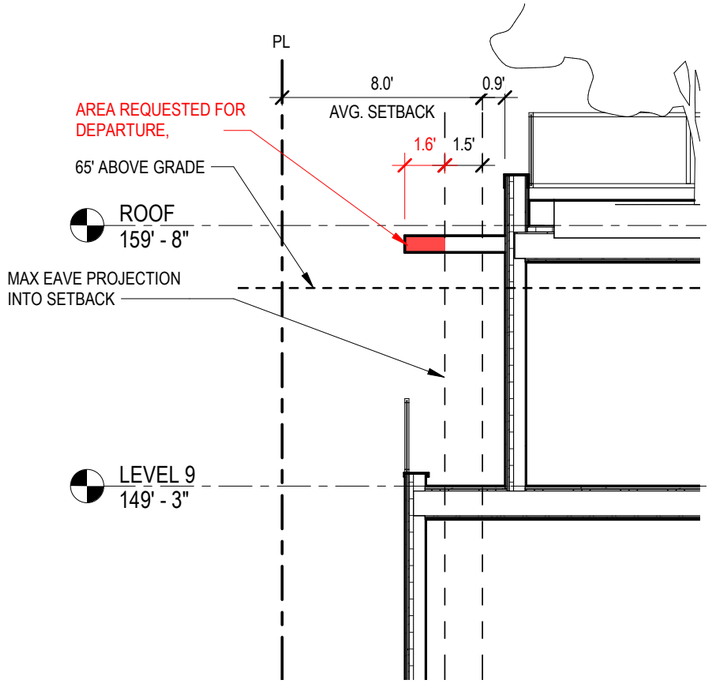
S COLLEGE STREET

19.0 DEPARTURE 4

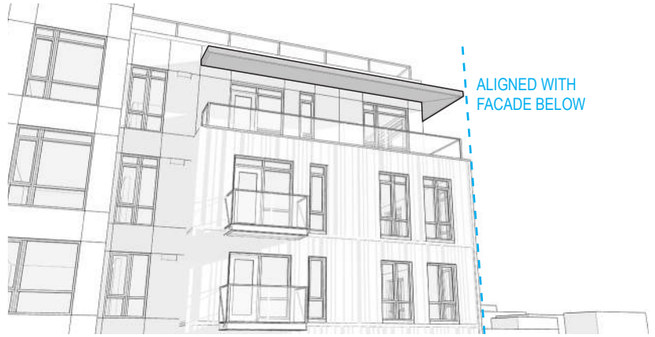
CODE CITATION:	23.47A.014.G.2.
CODE REQUIREMENT:	Eaves, cornices, and gutters projecting no more than 18 inches from the structure facade are permitted in required setbacks.
CORRESPONDING DESIGN GUIDELINE:	DC2 Architectural Concept B.1 Facade Composition: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.
PROPOSED DEPARTURE: 22ND AVENUE S	A departure is requested for an overhead canopy on level 9 along 22nd Avenue S to project beyond 18” into the site’s upper-level setback.
RATIONALE:	The overhead canopy is proposed along a portion of the facade to protect the upper-level units from exposure to the elements, as well as to provide a visual end to the upper extents of the building. A code-compliant version would reduce the canopy’s depth by roughly half which would misalign with the upper-level terrace below and smaller canopy which will provide less modulation, especially when perceived in proportion to overall building mass. The canopy design departure allows consistency of architectural character and facade composition to emphasize the corner element (DC2.B.1) and consistency of detail throughout the project. This also enhances visual depth and interest of the facade (DC2.C.1) The design team believes that while the canopy projects into the setback beyond 18”, the non-compliant portion is closest to the more commercial intersection of 22nd Avenue S and will not negatively affect the bulk and scale of the building. To compensate for the impact of the canopy on the corner, the northwest facade has been pulled back an additional 17” since EDG2. The team believes that this respects the intent of the code while preserving the aesthetic vision of the project.



WEST ELEVATION



WALL SECTION



NON-COMPLIANT VERSION (PREFERRED)

COMPLIANT VERSION (NOT PREFERRED)

APPENDIX

8.0 PREFERRED OPTION 3 | SHADOW STUDY