



EARLY DESIGN GUIDANCE  
FULL DESIGN REVIEW BOARD MEETING: DECEMBER 17, 2019 6:30 PM

SDCI # 3034965-EG  
6515 38th Ave S  
Seattle, WA 98118

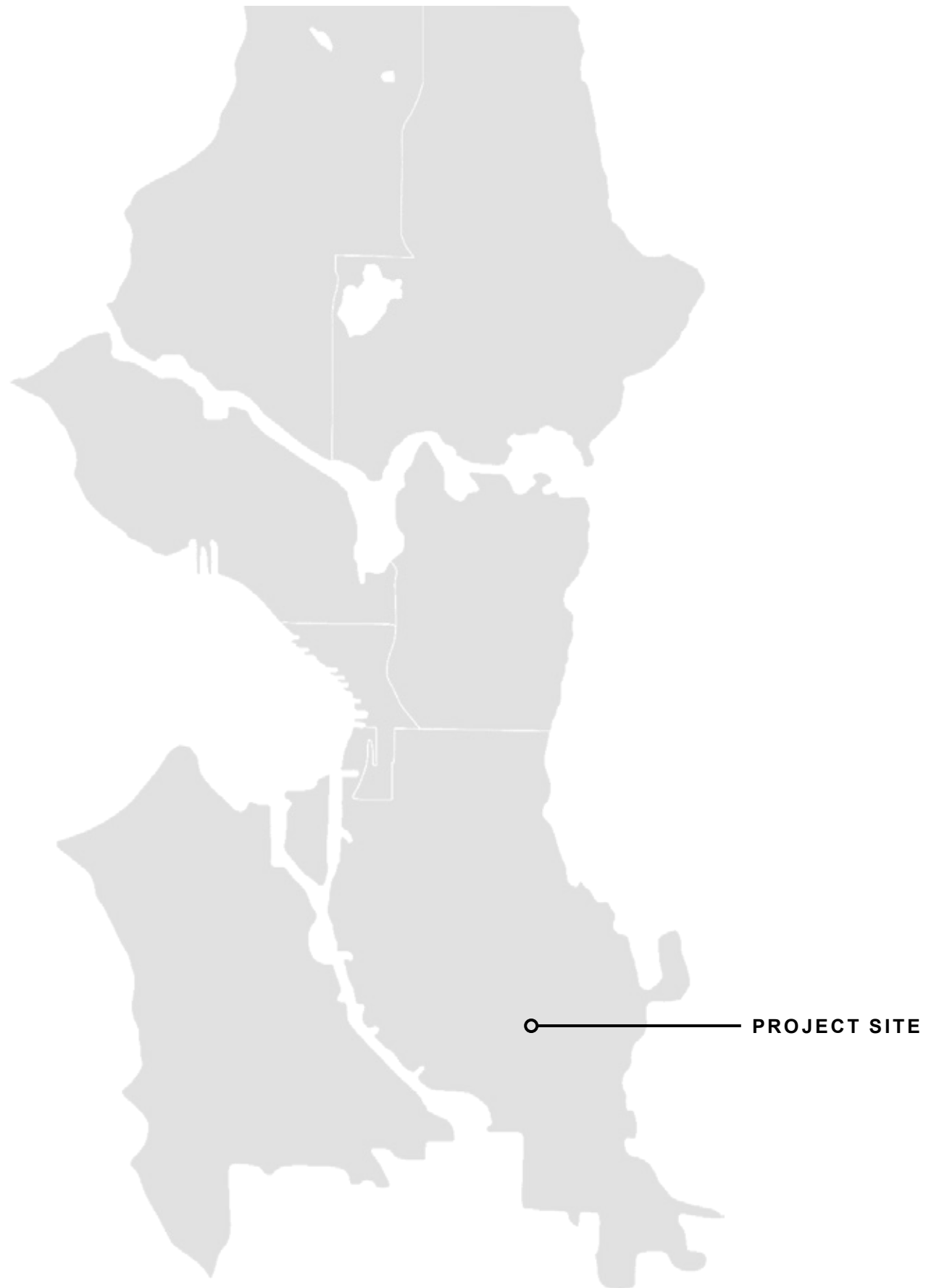
Applicant:  
Cone Architecture  
2226 3rd Ave, Suite 100  
Seattle, WA 98121  
Contact: Tim Carter

Owner:  
Isola Homes  
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Bellevue, WA 98006  
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SITE





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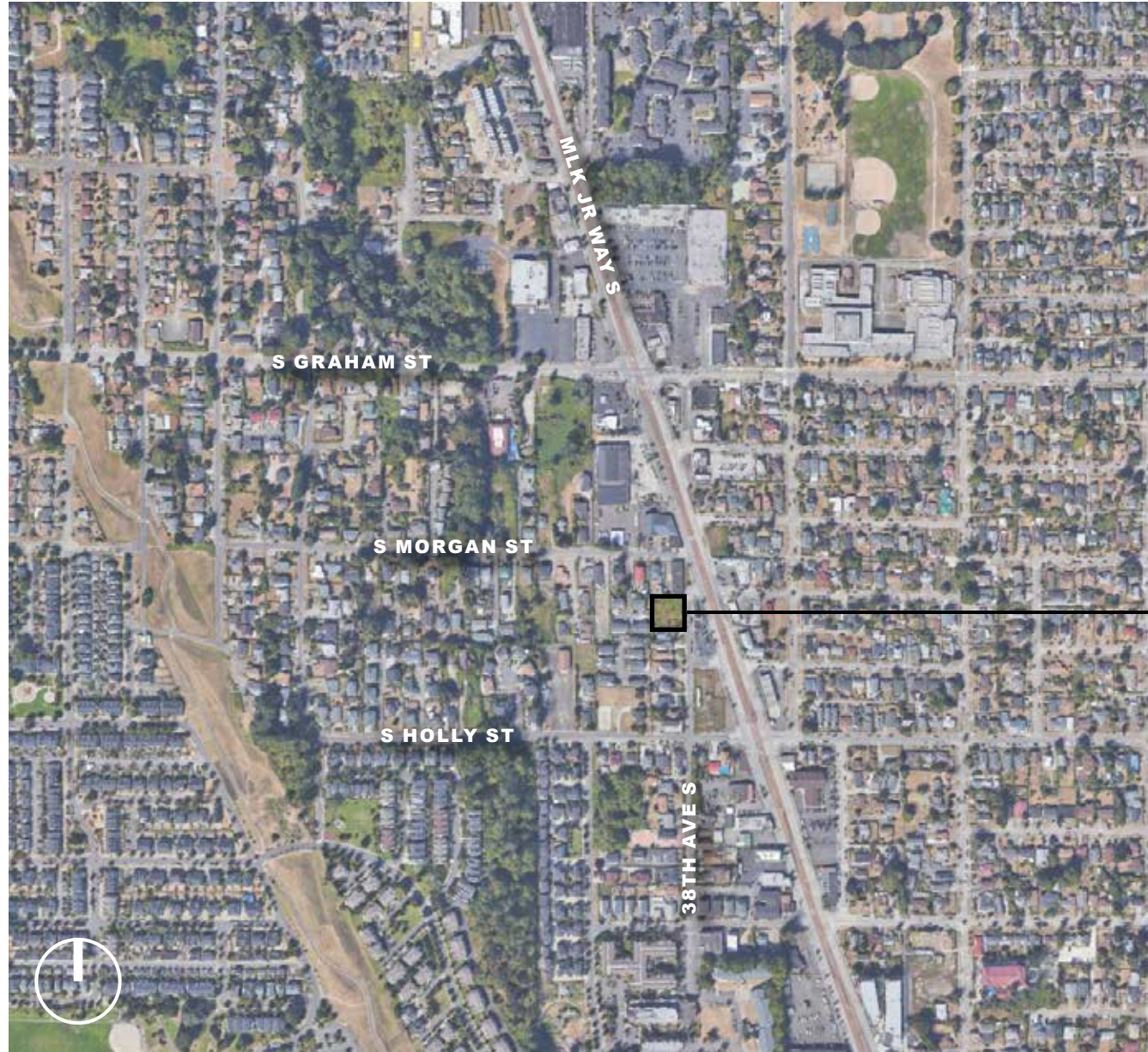
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VICINITY MAP

**EXISTING SITE**

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

**ZONING AND OVERLAY DESIGNATION**

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

**DEVELOPMENT OBJECTIVES**

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

**NEIGHBORHOOD DEVELOPMENT**

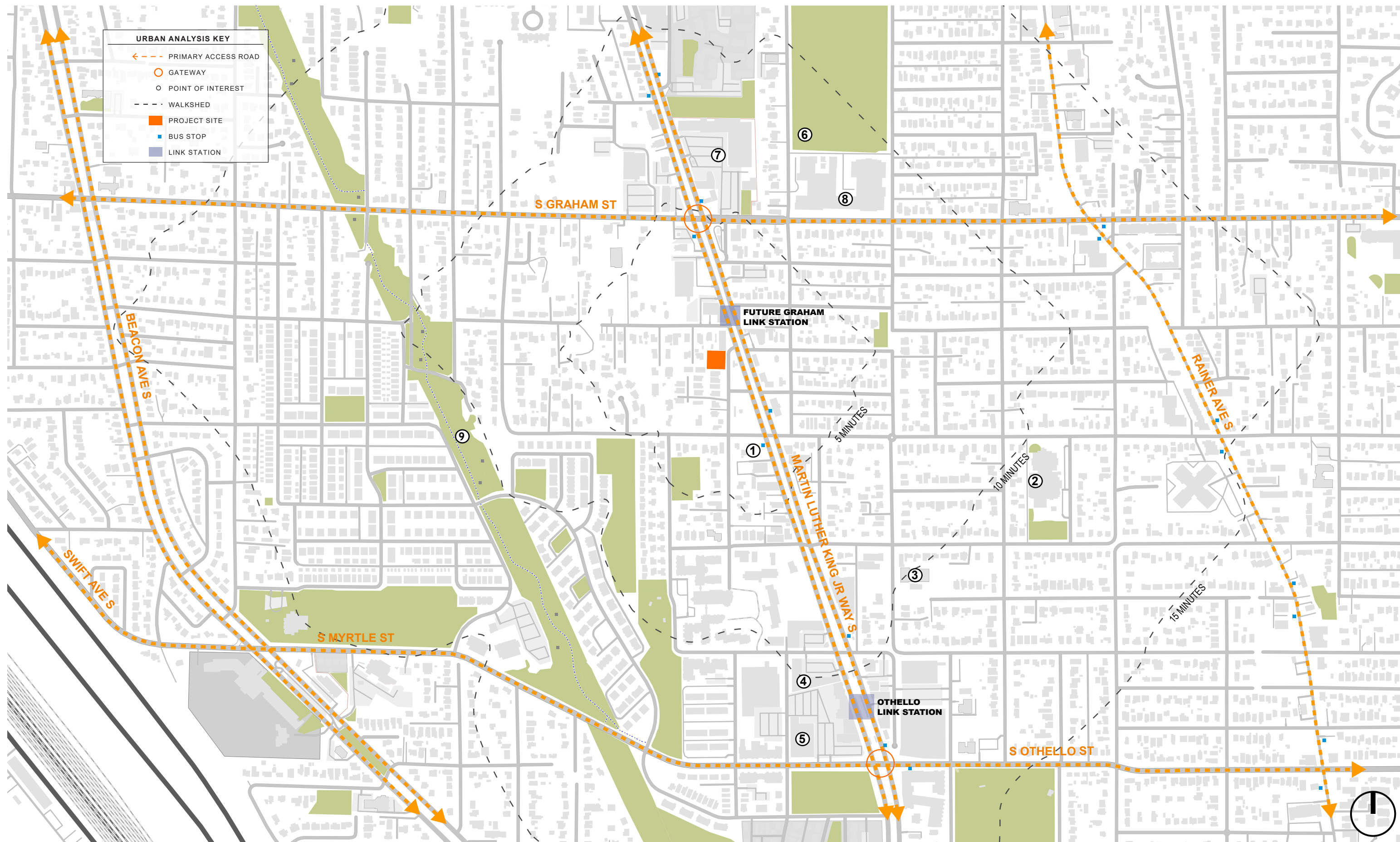
The immediate blocks are a mix of multi-family apartment buildings, bustling businesses, and single-family homes. There are a variety of commercial buildings along MLK Jr. Way, which include several restaurants, various small businesses, and a grocery store within walking distance. Bus line 106 runs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



**SITE LOCATION**  
6515 38th Ave S  
Seattle, WA 98118

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

**PROJECT PROGRAM**  
Site Area: 14,188 SF  
Number of Residential Units: 114  
Number of Parking Stalls: None  
Total Area: Approx 53,120 SF  
Number of Bike Stalls: Approx 98  
Allowable FAR: 3.75  
Proposed FAR: Approx 3.74

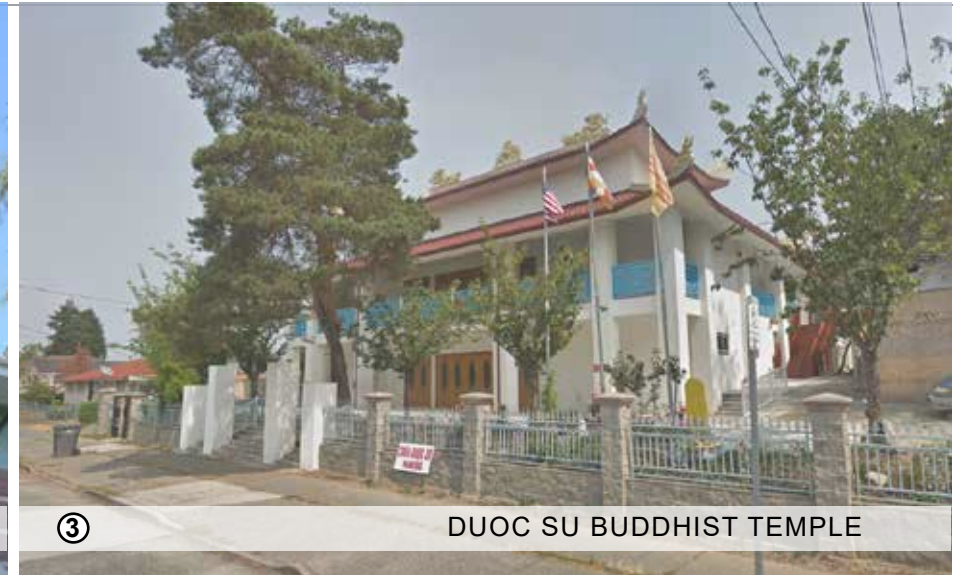




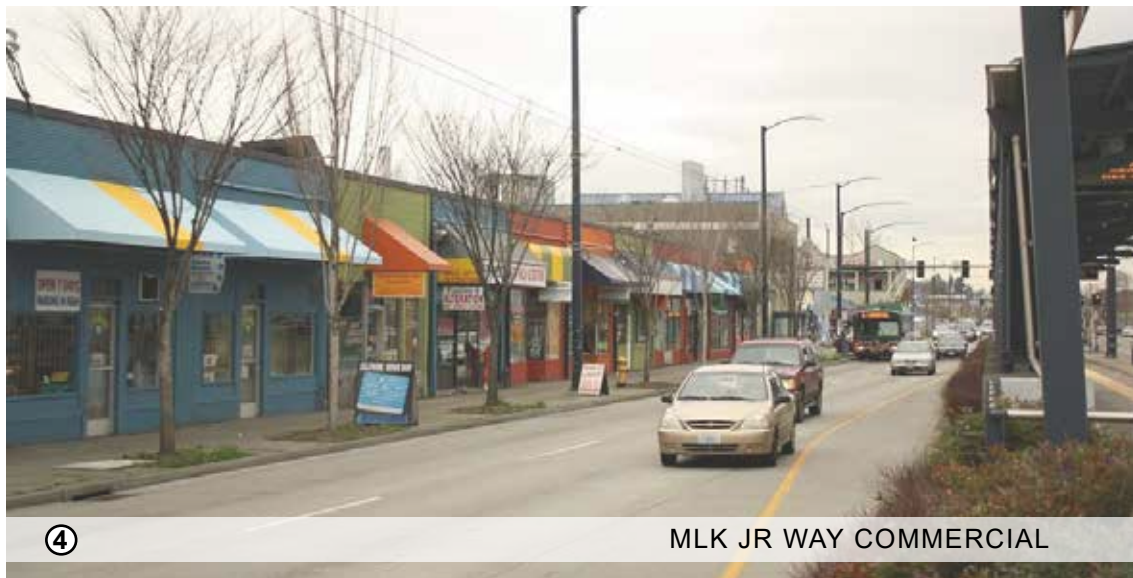
① LOCAL RESTAURANTS



② MARTIN LUTHER KING JR ELEMENTARY SCHOOL



③ DUOC SU BUDDHIST TEMPLE



④ MLK JR WAY COMMERCIAL



⑤ LOCAL GROCERY



⑥ BRIGHTON PLAYFIELD



⑦ GRAHAM STREET COMMERCIAL



⑧ AKI KUROSE MIDDLE SCHOOL



⑨ CHIEF SEALTH GREENWAY



## In-Person Community Outreach Meeting Summary

**In-Person Outreach Plan:** Cone Architecture hosted a community meeting on site (6515 38th Ave S) where the public and representatives of community organizations were invited to attend to express their thoughts. The meeting was held from 3-4pm. Cone Architecture presented the project to members of the community. A site plan was presented to help visualize the proposed project. The discussion aimed to answer the concerns and questions brought up by the community as well as present the information described on the attached agenda to inform the community of the projects initial steps and how to further engage in the processes in the future.

Date: Tuesday, October 22, 2019 at 3-4 pm  
Location: 6515 38th Ave S (Project Site)

**In-Person Outreach Feedback:** The in-person outreach brought up a range of discussion points outlined below.

### Project Location Comments:

- Supportive of location for residential in close proximity to the Othello lightrail station
- Attendees mentioned that the future Graham lightrail station scheduled to be completed in 2031 is proposed to be located directly adjacent to the project site on MLK Way
- Attendees mentioned that a walkable-transit oriented lifestyle is becoming more popular in the urban environment and this neighborhood is currently developing. Expressed support for high density living to provide workforce housing to residents living in the area
- Retail building to the north is a family owned building with renting tenants

### Project Type Comments:

- Attendees mentioned that the site has remained vacant for approx. 18 years
- Supportive of SEDU size of units as well as including affordable units in the project
- Supportive of not incorporating commercial/retail spaces in project because it would most likely remain vacant. Attendees expressed that the area doesnt seem to be ready for more commercial spaces at the moment
- Expressed a need for more community oriented spaces in the area

### Massing Strategy Comments:

- Supportive of overall height of the project being 5 stories over a basement level
- Expressed desire to follow the Othello Design Guidelines as well as provide a well thoughtout urban design site plan to limit the amount of fencing in the project

**Online Survey Feedback:** One response was received over the four language variations of the survey. They noted that the area needs more affordable housing to keep the neighborhood culturally diverse. They emphasized artwork and garden space as a way to improve the quality of life.

October 22, 2019

## 38th Ave S Apartments Community Meeting Agenda

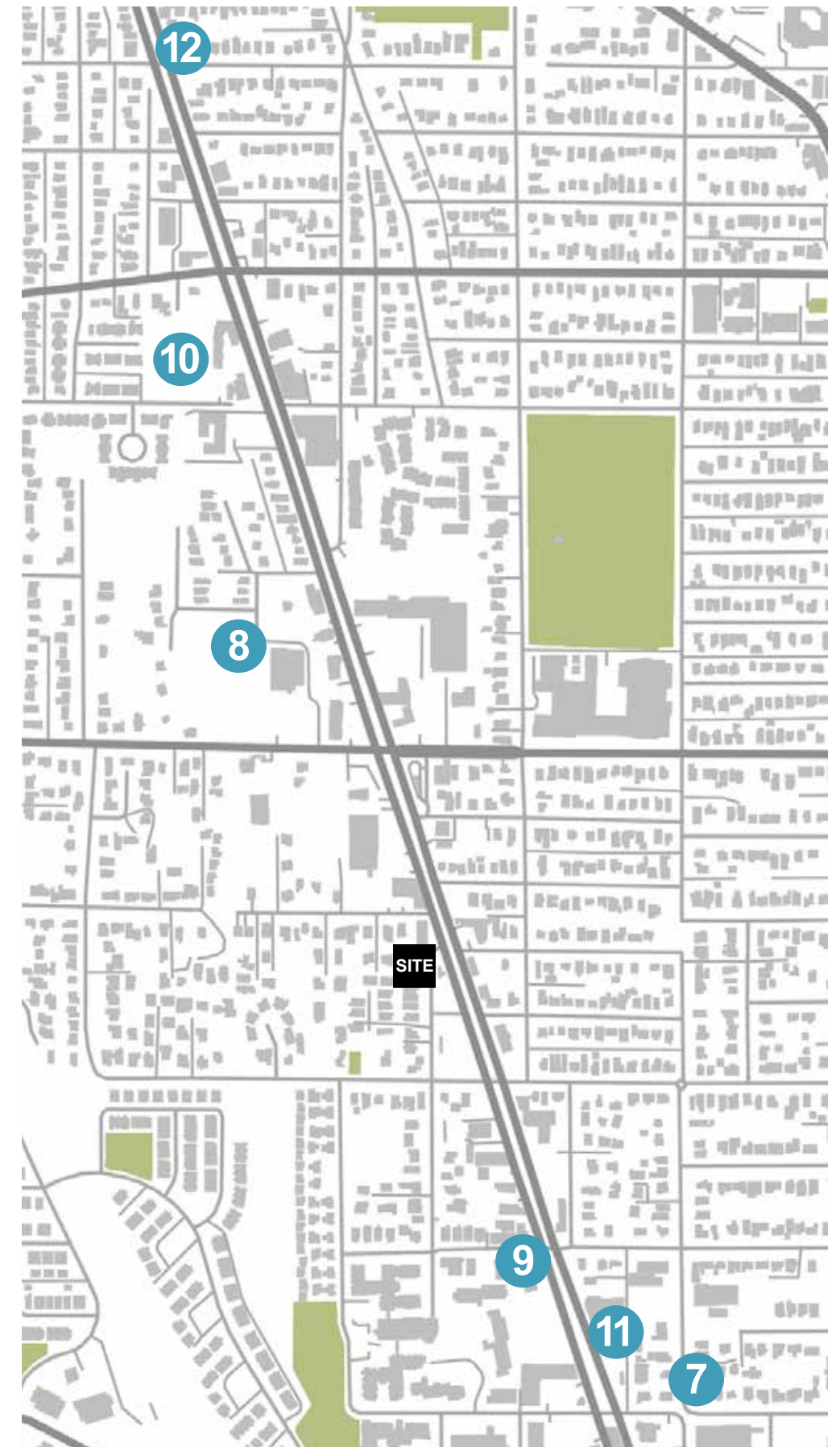
**Meeting Location:** Project Site  
6515 38th Ave S  
**Meeting Date and Time:** October 22<sup>nd</sup>, 2019, 3 pm - 4 pm  
**SDCI Record Number:** 3034965-EG  
**Project Address:** 6515 38th Ave S  
**Presenters:** Tim Carter Cone Architecture  
Emily Morgan Cone Architecture  
Wilbur Holt Cone Architecture  
Alyse Winterscheid Isola Homes

- I. Welcome, Introduction, and Meeting Format
  - a. Project Team: Cone Architecture and Isola Homes
- II. Parcel Description
  - a. 6515 38th Ave S
  - b. Square midblock Lot between MLK Way S and S Warsaw St
  - c. Lot size: 14,174 SF with a grade change of approximately 11 feet east to west, currently undeveloped
- III. Zoning
  - a. Zoning: NC2-55(M)
  - b. Adjacent Zones: Zoning to north and across the street is also NC; RSL to south and west
  - c. Overlay: Othello Residential Urban Village
  - d. Pedestrian Overlay: Not in a "P" zone so commercial is not required
  - e. Parking: Not required in a parking flexibility area
  - f. Setbacks: 15'-0" upper level setbacks required at RSL lot lines, 6'-0" setback along street
  - g. Structure Height = 55' max (5 stories)
  - h. Allowable FAR: 3.75 (53,205 SF)
- IV. Project Description:
  - a. Construct a 5-story residential structure with 110 SEDUs. No parking will be provided.
    - i. SEDU = Small Efficiency Dwelling Unit
  - b. Project constraints:
    - i. RSL upper level setbacks
    - ii. Required 6'-0" setback at street
  - c. Review Site Plan
    - i. Street level: Prominent Residential entrance. Active residential amenity areas. Residential units along the north and west elevations. Support spaces to the south with a large setback and landscape buffer
    - ii. Lots of new landscaping in ROW and at building edges
      1. New trees, Hardscape at building entrances, Landscape buffer along the south and west property
    - iii. Proposed building:
      1. SEDU units
      2. Roof deck provided for amenity space
      3. We will utilize the 5-stories allowed per code
      4. Anticipated FAR will be closer to 4.4, or 31,500 sf
- V. Entitlement Process Next Steps:
  - a. Planning and design has just begun, and construction likely will not start until mid-2021.
  - b. We have been assigned a City Planner:
    - i. SDCI contact: Allison Whitworth (allison.whitworth@seattle.gov)
  - c. Next step: EDG packet will be submitted mid-November to SDCI
  - d. SEPA submittal will follow with full zoning review and another opportunity for community comments
  - e. After SEPA we will prepare another design packet which documents the proposed "fit and finish" of the building. This is another opportunity for community feedback
  - f. Project survey is up at <https://www.surveymonkey.com/r/9PNGRPM> until 10/29 (alternate languages on poster)
- VI. Q+A / Opportunity for Comment and / or Discussion
  - a. We would like to open the discussion up for any questions to hear from the community concerns and priorities for the neighborhood and this project









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

**23.47A.004 PERMITTED USES**

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

**23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS**

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

**23.47A.012 STRUCTURE HEIGHT**

Allowed Maximum Base Height:	<u>NC2-55(M)</u>
4' additional allowed for rooftop features (parapets, clerestories, etc.)	55'-0"
16' additional allowed for stair & elevator penthouses:	59'-0"
	71'-0"

**23.86.006 STRUCTURE HEIGHT MEASUREMENT**

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

**23.47A.013 FLOOR AREA RATIO**

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

**23.47A.014 SETBACKS REQUIREMENTS**

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

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

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

**23.47A.016 LANDSCAPING AND SCREENING STANDARDS**

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

**23.47A.024 AMENITY AREA**

Required: 5% of gross floor area in residential use  
 5% x 53,205 SF = 2,660.25 SF

**23.54.015 REQUIRED PARKING**

Vehicle Parking: Not required.  
 The project is within an Urban Village and has a parking flexibility overlay.

Bicycle Parking:

Long-Term: 1 bicycle parking space per 1 SEDU (After the first 50 spaces are provided, additional spaces are required at three-quarters the required ratio).

114 SEDU's = 50 + (64 x .75) = 98 Bicycle spaces required

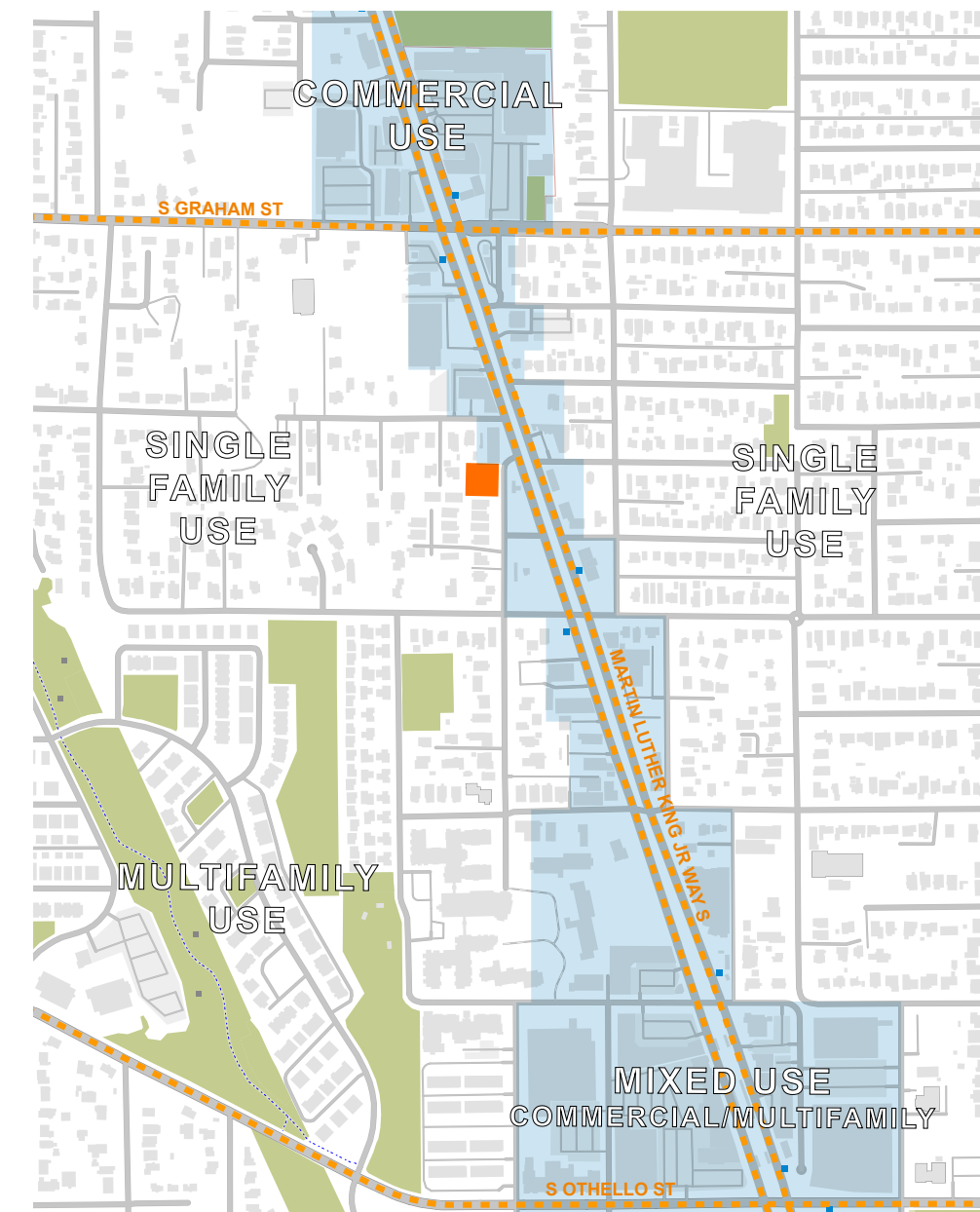
Short-Term: 1 bicycle parking space per 20 SEDU's

114 SEDU's = 114 / 20 = (5.7) 6 Bicycle spaces required

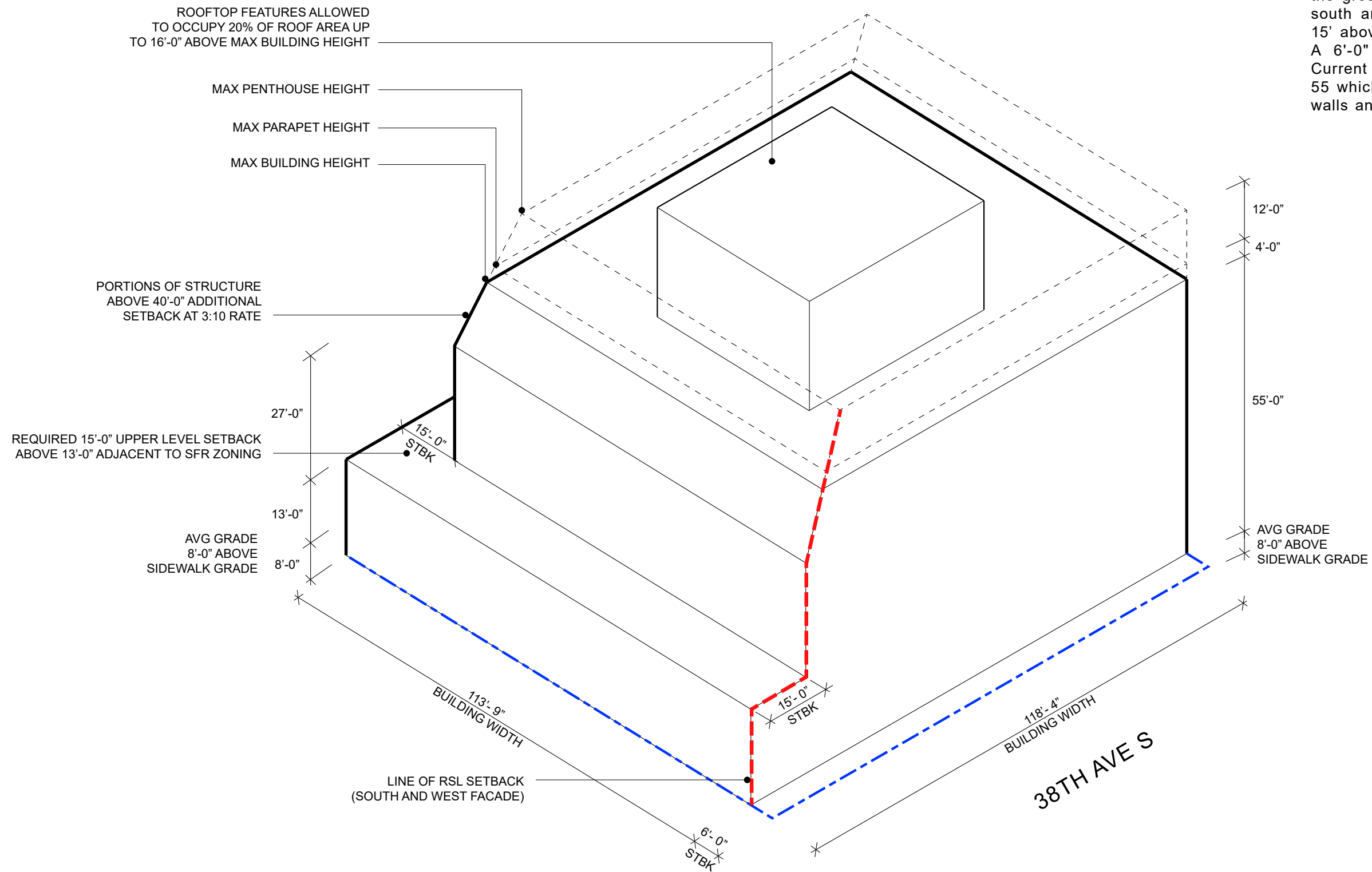
**23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS**

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

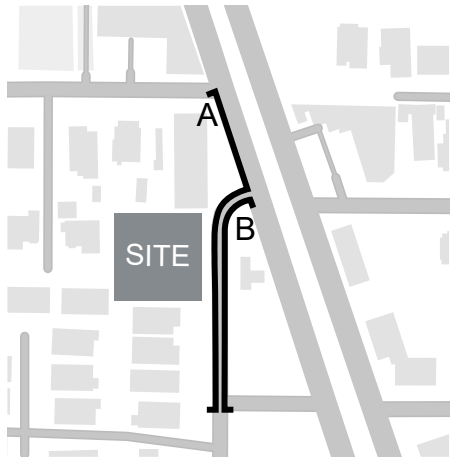
The minimum horizontal dimension of required storage space is 12 feet.



The project site is zoned commercial but borders residential zoning immediately to the south and west. The commercial zoning allows the building to extend to all property lines at the ground level. Adjacent to the residential zone to the south and west the building will be required to set back 15' above 13' without the granting of a Design Departure. A 6'-0" front set back is required along 38th Ave S. Current zoning (NC2-55) has a structure height limit of 55' which allows for 5 stories, plus a 4' bonus for parapet walls and a 16' bonus for stair/elevator access to the roof.



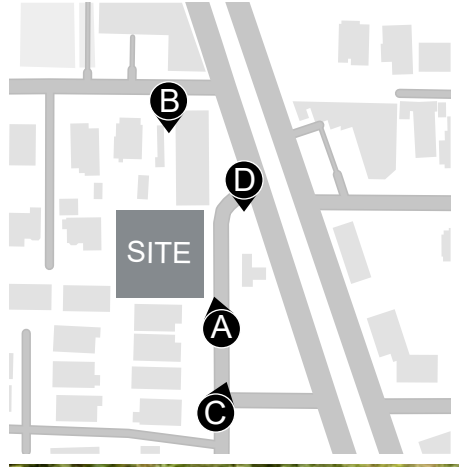
NC2-55(M) MAX DEVELOPMENT ENVELOPE



← 38TH AVE S LOOKING WEST (A) →



← 38TH AVE S LOOKING EAST (B) →



A - EXISTING SITE WITH DENSE VEGETATION



B - BLOCK RETAINING WALL ON NORTH PROPERTY LINE



C - LOOKING NORTH ON 38TH AVE S



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

**PROJECT SITE**

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

**TOPOGRAPHY**

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

**ADJACENT BUILDINGS AND USES**

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

**SOLAR ACCESS & VIEWS**

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

**ALLOWABLE STRUCTURE HEIGHT**

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

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

**ALLOWABLE BUILDING AREA**

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

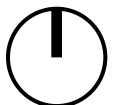
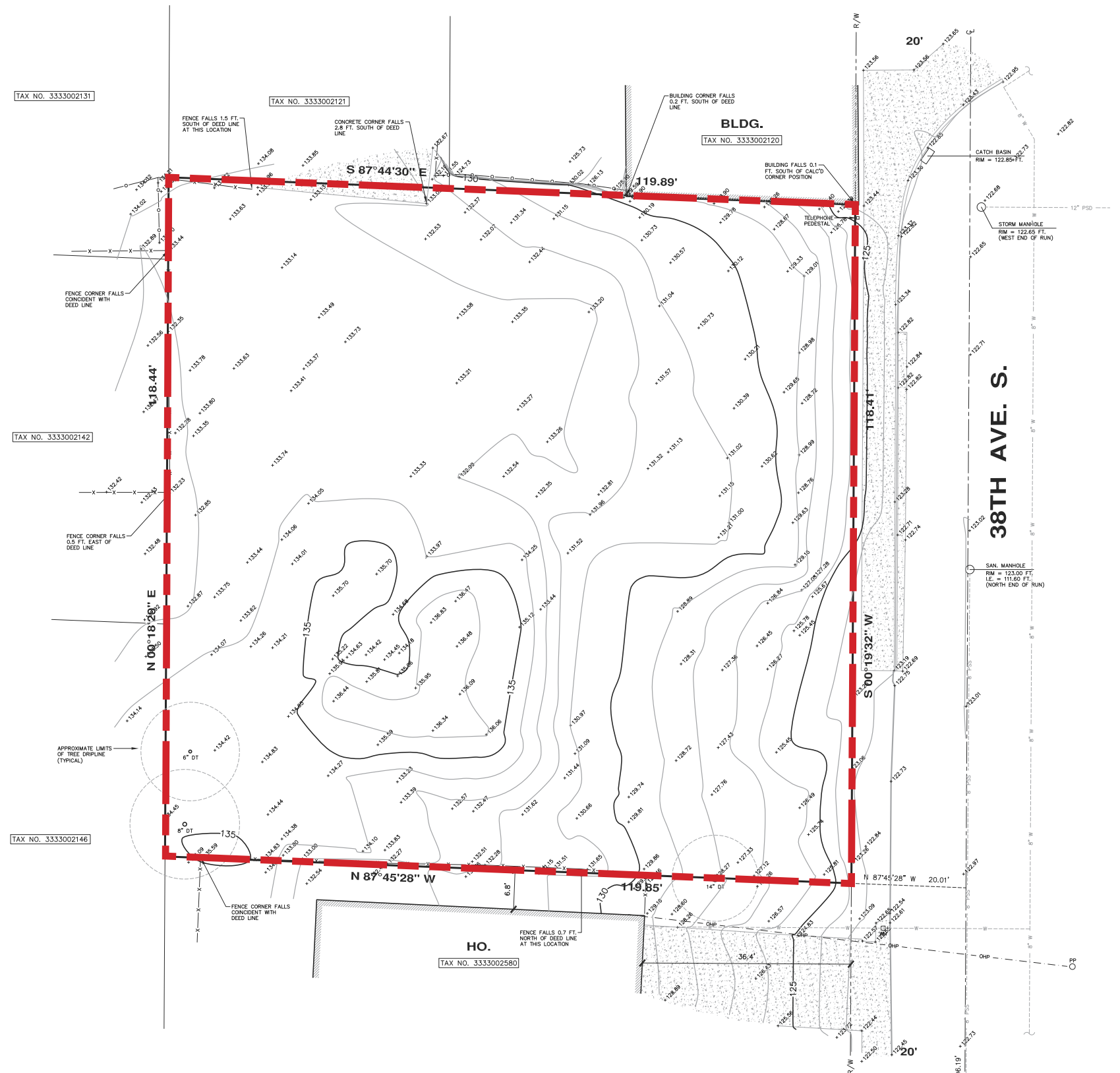
**LEGAL DESCRIPTION**

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

APN: 333300-2130

**TRAFFIC CIRCULATION**

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



**SITE CONCEPT**

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

**SETBACK**

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

**SOLAR ACCESS & VIEWS**

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

**TRAFFIC CIRCULATION**

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

**STREETSCAPE**

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

**NEIGHBORHOOD PATTERNS AND POTENTIAL**

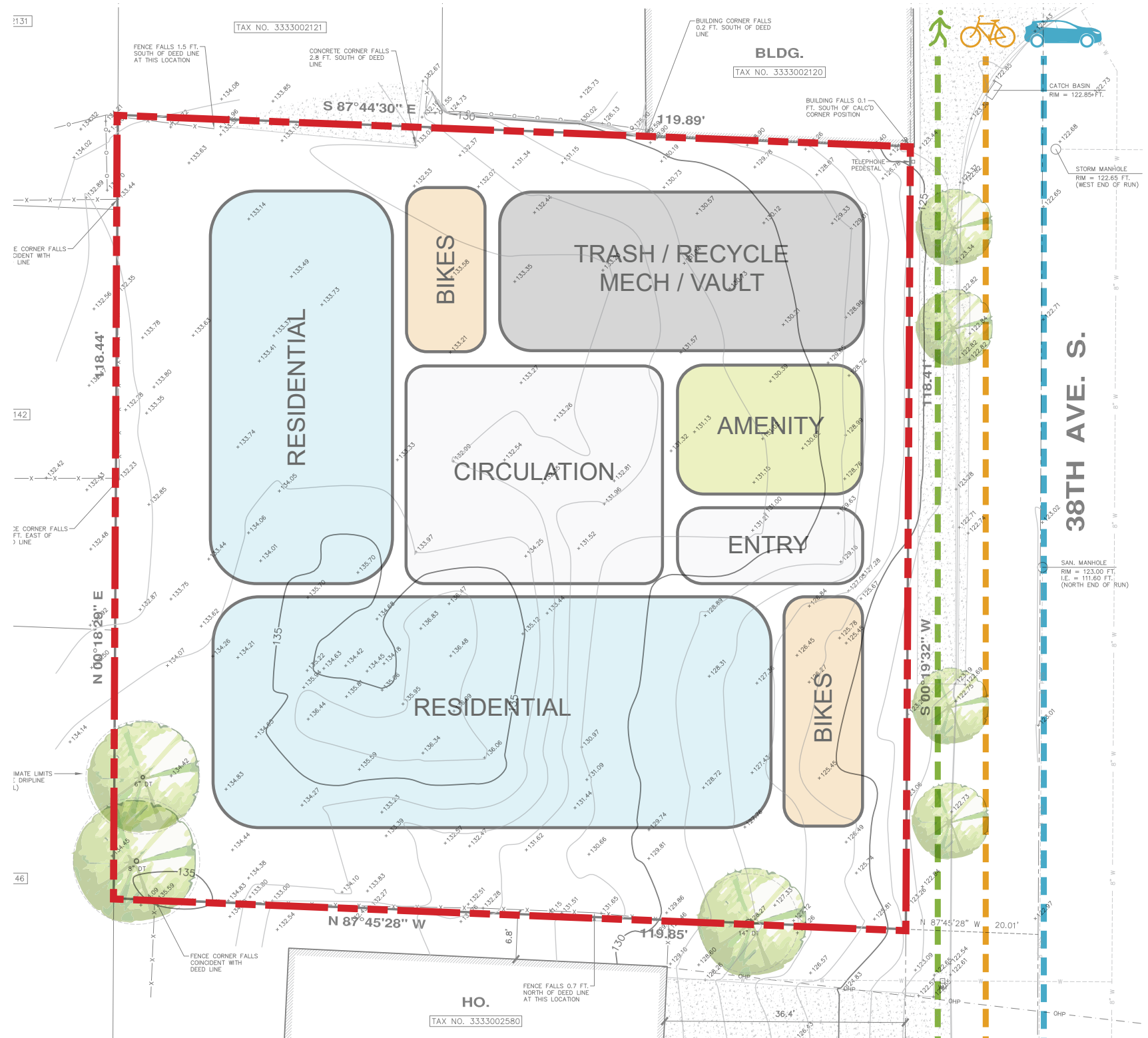
- There are several recently completed multi-family projects in the area, particularly near the Othello light rail stop, just three blocks to the south. These projects have increased the density and height of the area and added to the pedestrian friendly transit-oriented neighborhood.

**LANDSCAPE APPROACH**

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

**TRASH ACCESS**

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





<b>CS2. URBAN PATTERN AND FORM</b>	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	
II. Respect for Adjacent Sites	i. Preventing service, loading and storage areas from directly facing single family residential areas.	Service areas have been located away from the adjacent residential uses and face the adjacent commercial zoned parcel to the north in the preferred massing option.
IV. Height, Bulk and Scale Compatibility	iii. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale	The proposed design incorporates separate volumes that step down towards the RSL zoning to the south and west. The larger massing moves are positioned towards MLK Jr. Way and the adjacent NC zone.

<b>PL3. STREET-LEVEL INTERACTION</b>	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
I. Human Activity I. Pedestrian Open Spaces and Entrances	i. Recessed building or individual shop entrances to help create a traditional “main street” feel iv. Overhead weather protection along the sidewalk for pedestrian com-fort; canopies and awnings are encouraged. i. Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.	The residential entrance is centered and recessed to create a defined entry point. The main residential entry and shared residential amenity spaces are proposed along the street front to help activate the street level. Awnings are proposed for the first level to create weather protection and emphasize the entry location.

<b>DC1. PROJECT USES AND ACTIVITIES</b>	<b>Optimize the arrangement of uses and activities on site.</b>	
A. Arrangement of Interior Uses	4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.	Active program uses have been positioned along the street-facing facade including lobby space, bike parking room, and resident amenity areas to activate the street level and provide views to those spaces.

<b>DC2. ARCHITECTURAL CONCEPT</b>	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
A. Massing	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	The proposed design of a 5-story apartment building expresses its largest volume towards the intersection of 38th Ave and MLK Jr. Way. The building massing steps down and incorporates modulation to minimize the perceived mass at the surrounding residential zoning to the south and west. Window bays, overhangs and a strong building base expression, help bring the scale down to the pedestrian level.
C. Secondary Architectural Features	1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.	Fenestration, modulation, and second and forth level roof decks add interest and depth to the facade. Awnings adjacent to the sidewalk will provide overhead weather protection and visual interest.
D. Scale and Texture	1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture.”	Additional architectural features such as landscaping, exterior seating, lighting, and signage will provide another layer and texture to the pedestrian experience.
E. Form and Function	Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.	The simple forms proposed for the building will be enhanced by a rhythm of windows corresponding with the units within. The first floor will have ample transparency to reveal the active residential spaces within.

**OTHELLO NEIGHBORHOOD DESIGN GUIDELINES**



**CS2.IV.iii Height, Bulk and Scale Compatibility**

iii. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale

**DC1.A. Arrangement of Interior Uses**

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.



**DC2.D.1 Human Scale**

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front



DC2. C.1. Visual Depth and Interest  
 Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

PL3. I.i. Street-Level Interaction

- i. Recessed building or individual shop entrances to help create a traditional “main street” feel
- iv. Overhead weather protection along the sidewalk for pedestrian comfort; canopies and awnings are encouraged.
- i. Buildings that are designed for multi-tenant occupancy and walk-in pedestrian traffic at the street level are encouraged.



DC2.D.2 Texture  
 Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture.”

DC2.A.2 Massing

Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.





**OPTION ONE**

**DISTINGUISHING FEATURES**

- 6-story building = 51,793 GSF (1,412 under Allowable Area)
- 111 apartments

**OPPORTUNITIES**

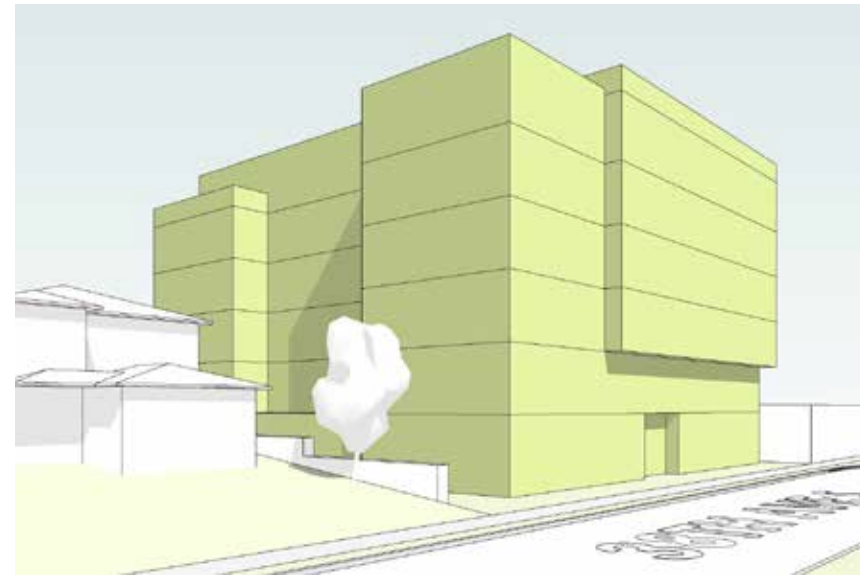
- Ground level units adjacent to RSL-zoned properties
- Mass steps down at south and west adjacent to RSL zoning
- Pedestrian scaled building overhang at sidewalk
- Trash and staging at north away from RSL zoning

**CHALLENGES**

- Lower unit count
- Stair tower at building perimeter
- Internalized tenant lounge
- Less active spaces front street level facade
- Additive bays at street facade require annual permit

**DEPARTURE REQUESTED**

- None - Code Compliant



**OPTION TWO**

**DISTINGUISHING FEATURES**

- 6-story building = 51,878 GSF (1,327 SF under Allowable Area)
- 110 apartments

**OPPORTUNITIES**

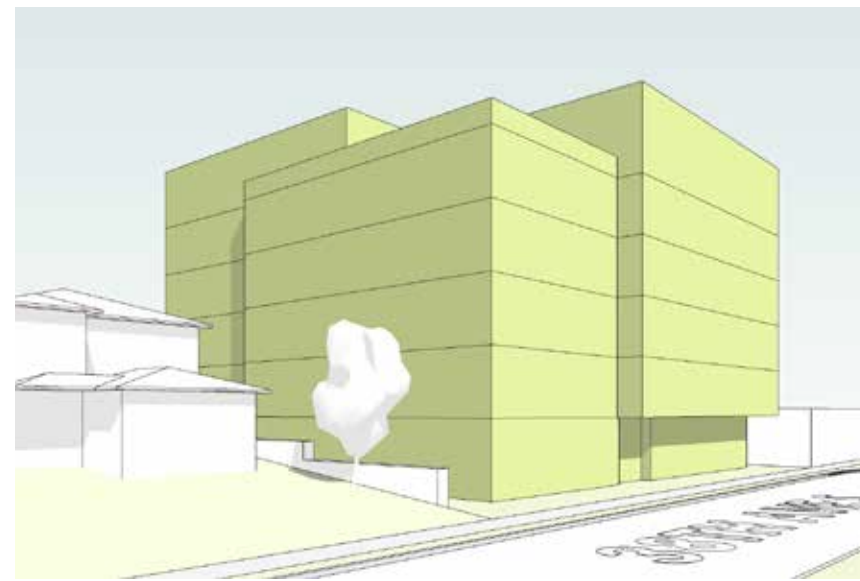
- Ground level units adjacent to RSL-zoned properties
- Amenity space fronts the sidewalk at street level
- Internalized circulation core
- Mass reduction at south and west adjacent to RSL zoning
- More elegantly defined massing relative to building programming rather than zoning constraints
- Trash located per SPU recommendation
- Main roof deck away from RSL zoning

**CHALLENGES**

- Lowest unit count with largest building mass
- Trash staging near RSL zoning
- Vault located on street facing facade

**DEPARTURE REQUESTED**

- Upper level setback from RSL zone



**OPTION THREE (PREFERRED)**

**DISTINGUISHING FEATURES**

- 6-story building = 53,205 GSF (Maximizes Allowable Area)
- 114 apartments

**OPPORTUNITIES**

- Ground level units adjacent to RSL-zoned properties
- Massing pulled back and steps down adjacent to RSL zoning
- Reduced building massing at southeast corner adjacent to existing single family residence
- Internalized circulation core
- More active uses along street facade
- Trash room and staging at north away from single family residence
- Trash room set back from street

**CHALLENGES**

- Vault at street-facing facade
- Second roof deck adjacent to existing single family residence

**DEPARTURE REQUESTED**

- Upper level setback from RSL zoning

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**38TH AVE S**

**DESIGN NARRATIVE**

Option One fronts 38th Ave S with a residential entry, large bike room, and office space for building property management staff. A lounge and lobby are centrally located on the first floor, with units wrapping the south and east edges. Solid waste storage is proposed adjacent to the existing commercial building, while the required electrical vault is located at the southeast corner closer to the existing power service. The building circulation includes one central stair and elevator with a secondary stair located to the north adjacent to the commercial zoning. Most units face the east and west towards the right-of-way and a generous west setback. Bay windows are proposed for the east facade to add interest and modulation. On the south facade, the massing is reduced adjacent to the residential zoning. The rooftop amenity space is centrally located on the roof, pulled away from the building edges preserving privacy for the adjacent neighbors.

**DISTINGUISHING FEATURES**

- 6-story building = 51,793 GSF (1,412 under Allowable Area)
- 111 apartments

**OPPORTUNITIES**

- Ground level units adjacent to RSL-zoned properties
- Mass steps down at south and west adjacent to RSL zoning
- Pedestrian scaled building overhang at sidewalk
- Trash and staging at north away from RSL zoning

**CHALLENGES**

- Lower unit count
- Stair tower at building perimeter
- Internalized tenant lounge
- Less active spaces front street level facade
- Additive bays at street facade require annual permit

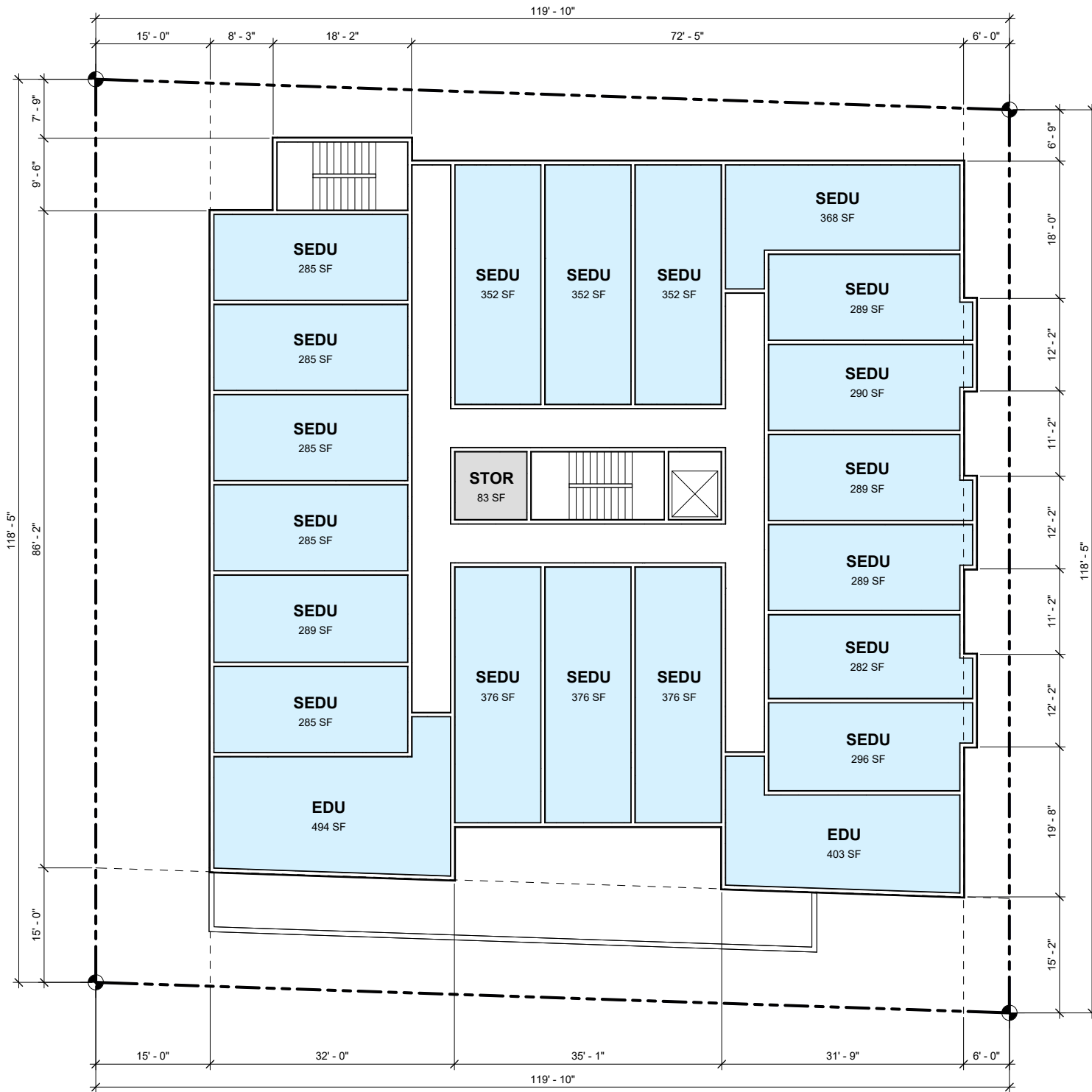
**DEPARTURE REQUESTED**

- None - Code Compliant

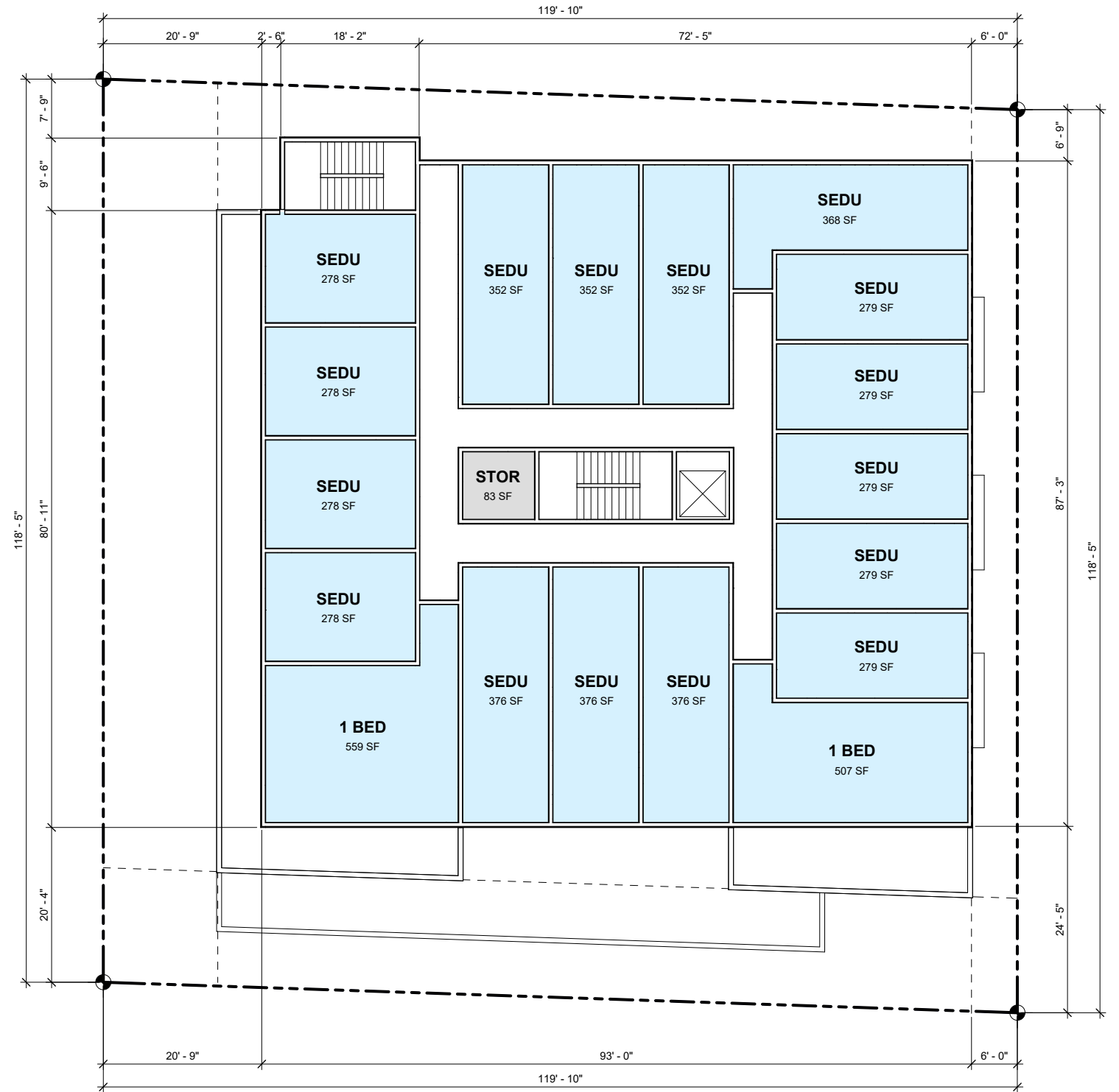
**STREET LEVEL PLAN**

DWELLING AREA  AMENITY AREA  AUXILIARY AREA



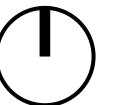


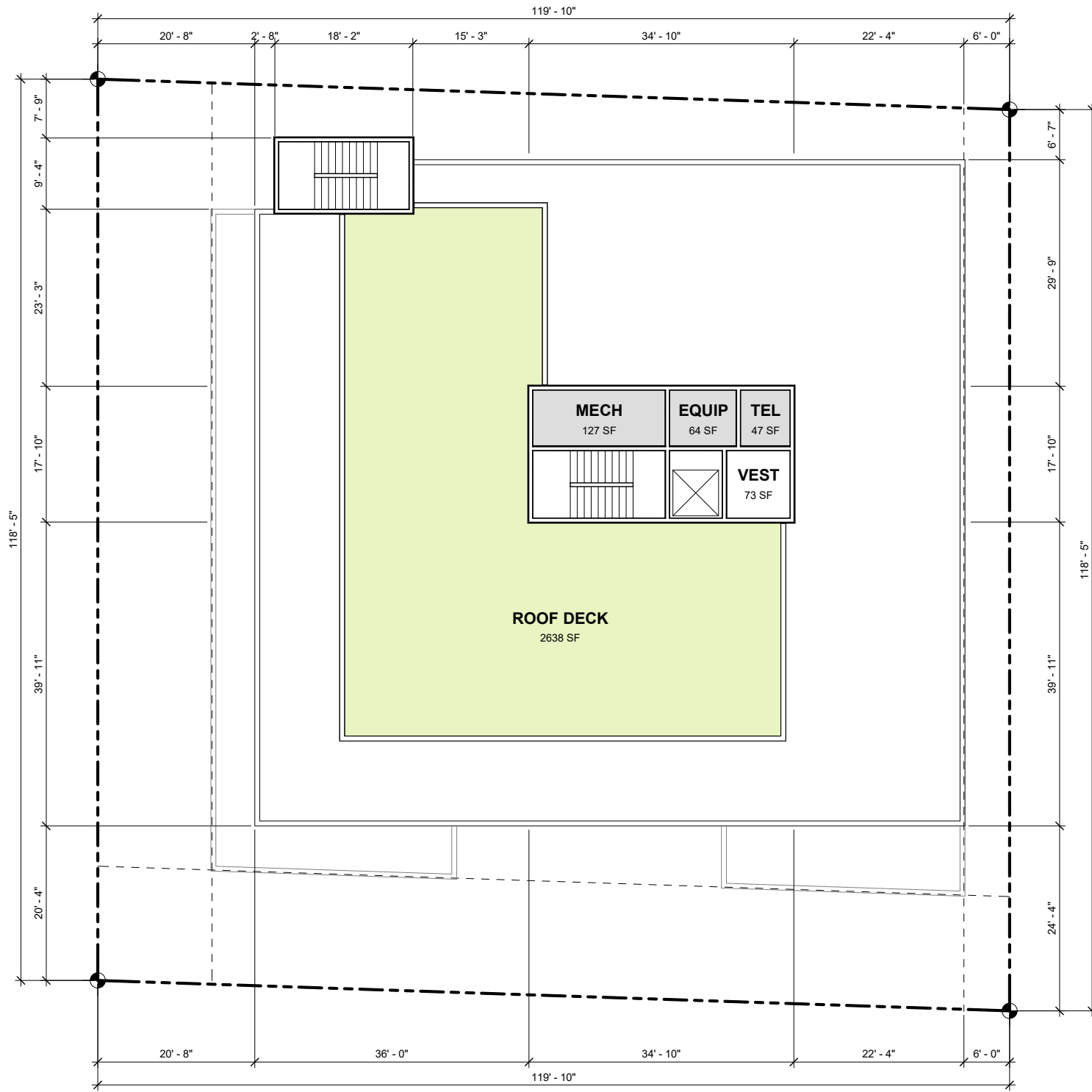
**LEVELS 1-3 PLAN**



**LEVELS 4-5 PLAN**

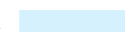
DWELLING AREA  AMENITY AREA  AUXILIARY AREA





**ROOF PLAN**

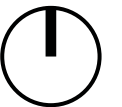
DWELLING AREA



AMENITY AREA



AUXILIARY AREA



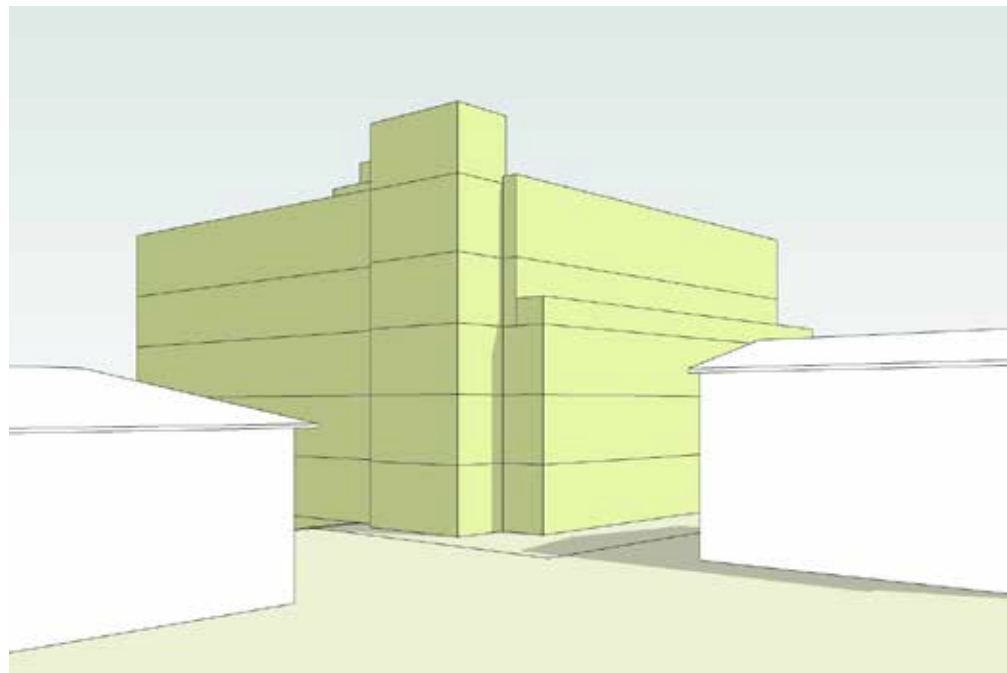




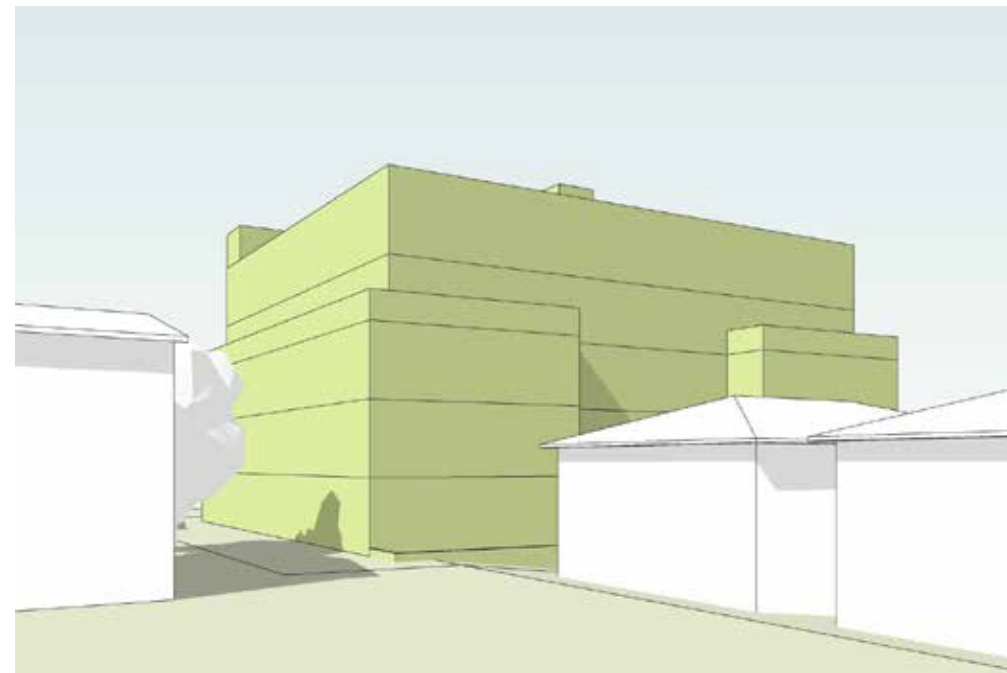
VIEW FROM NORTHEAST



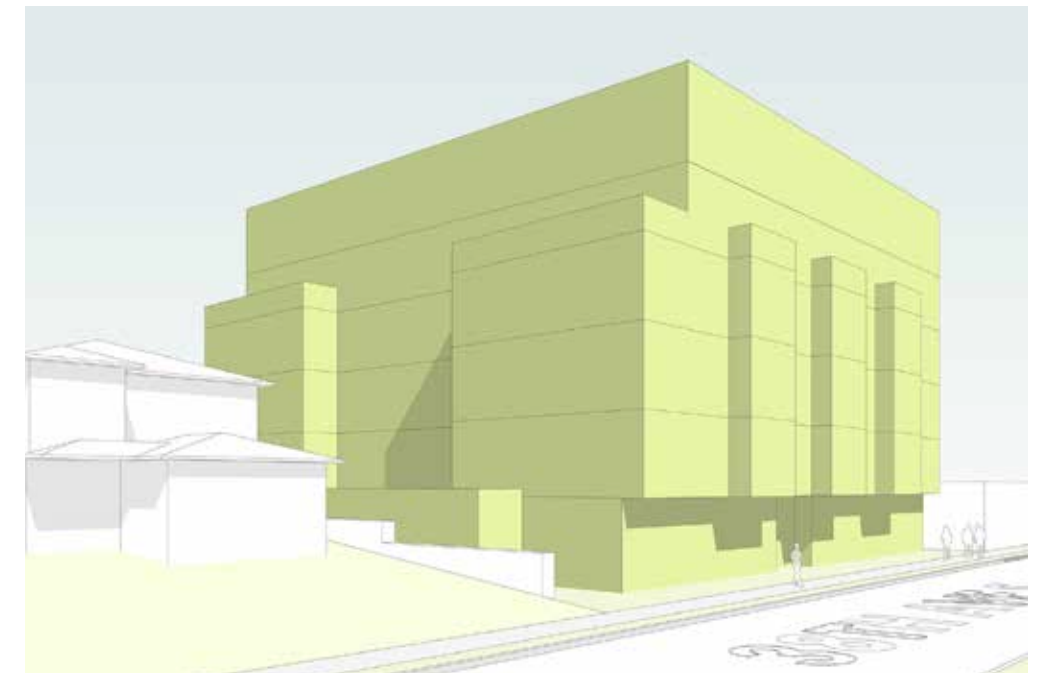
AERIAL VIEW FROM SOUTHEAST



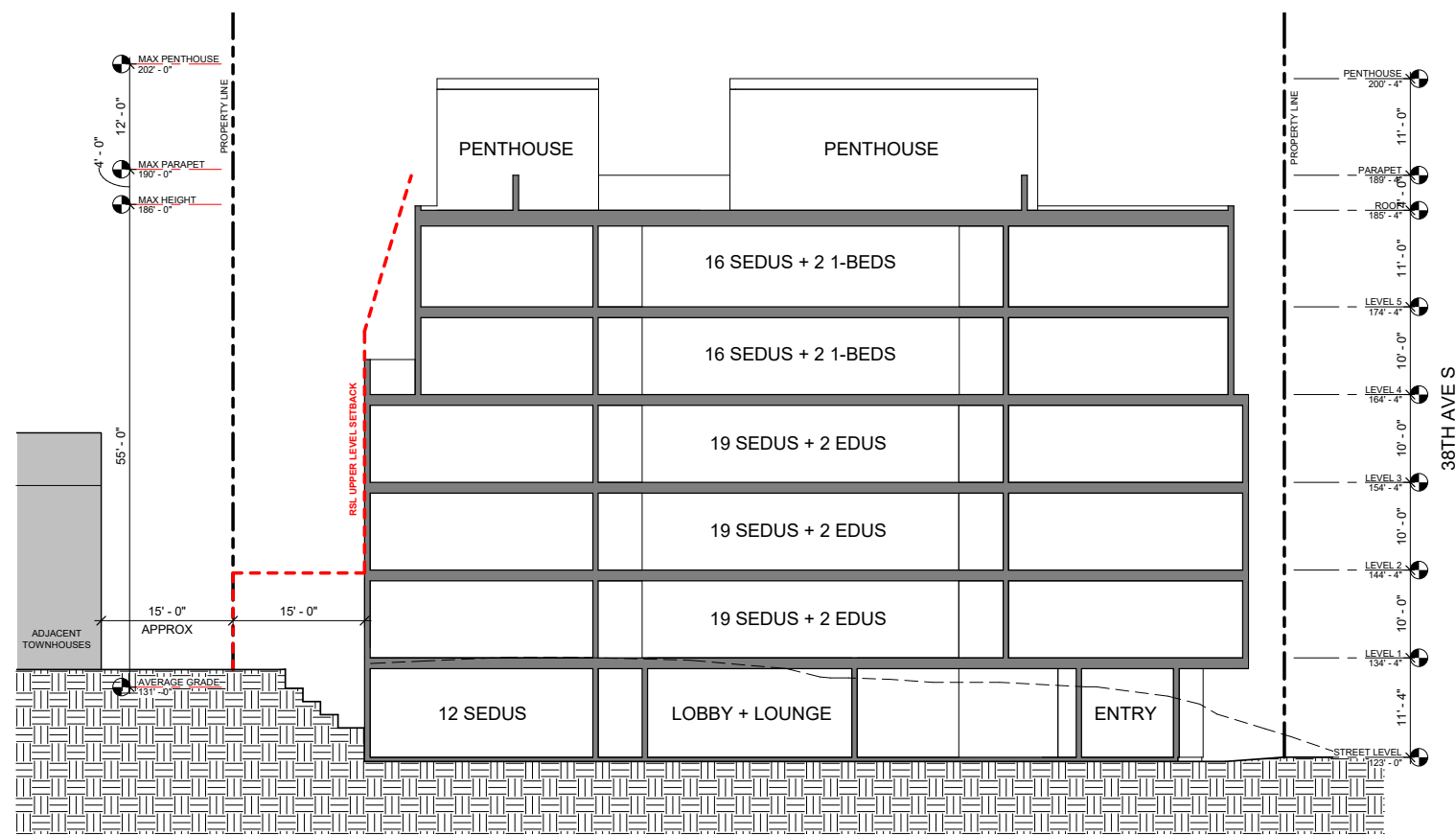
VIEW FROM NORTHWEST



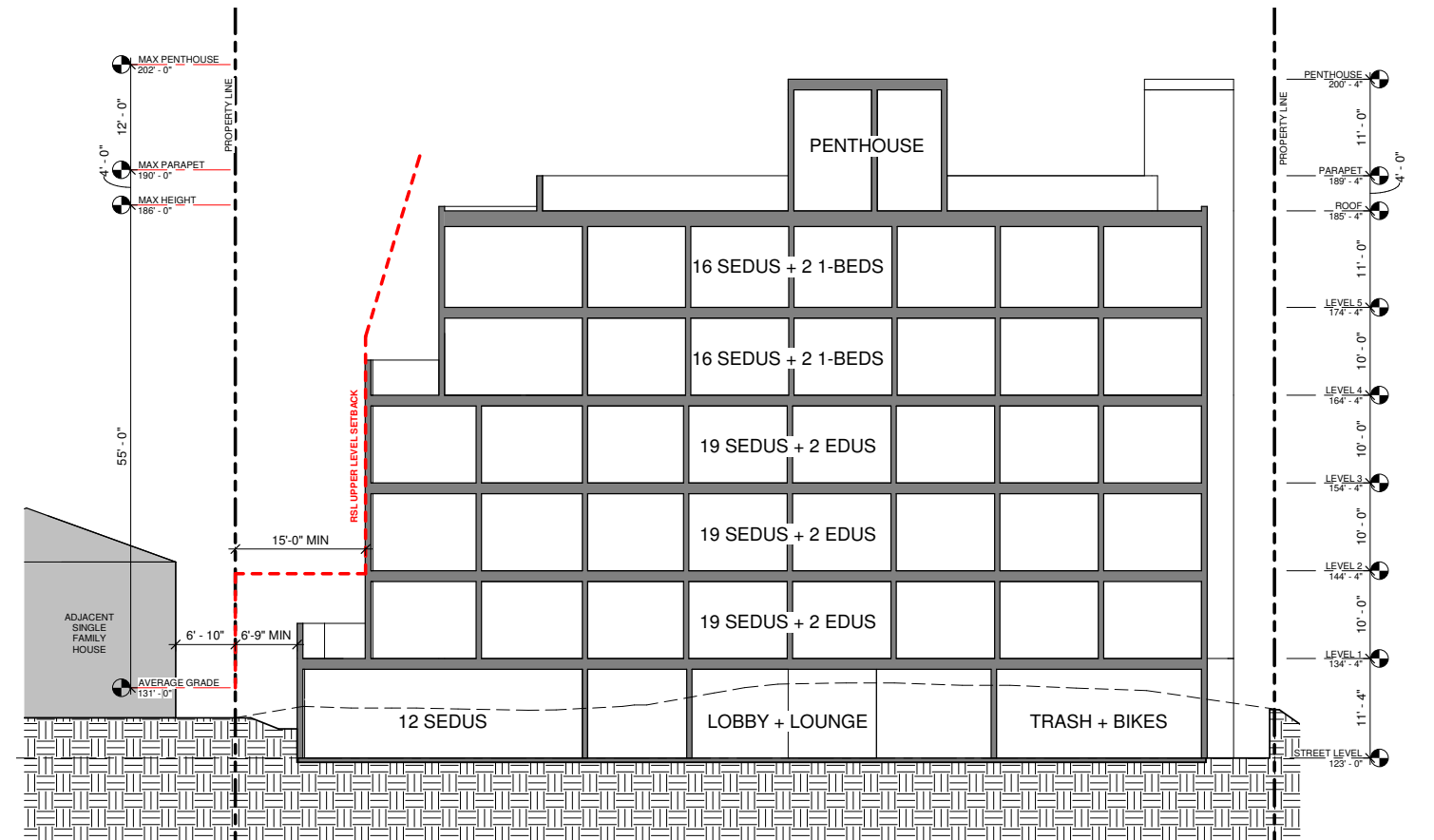
VIEW FROM SOUTHWEST



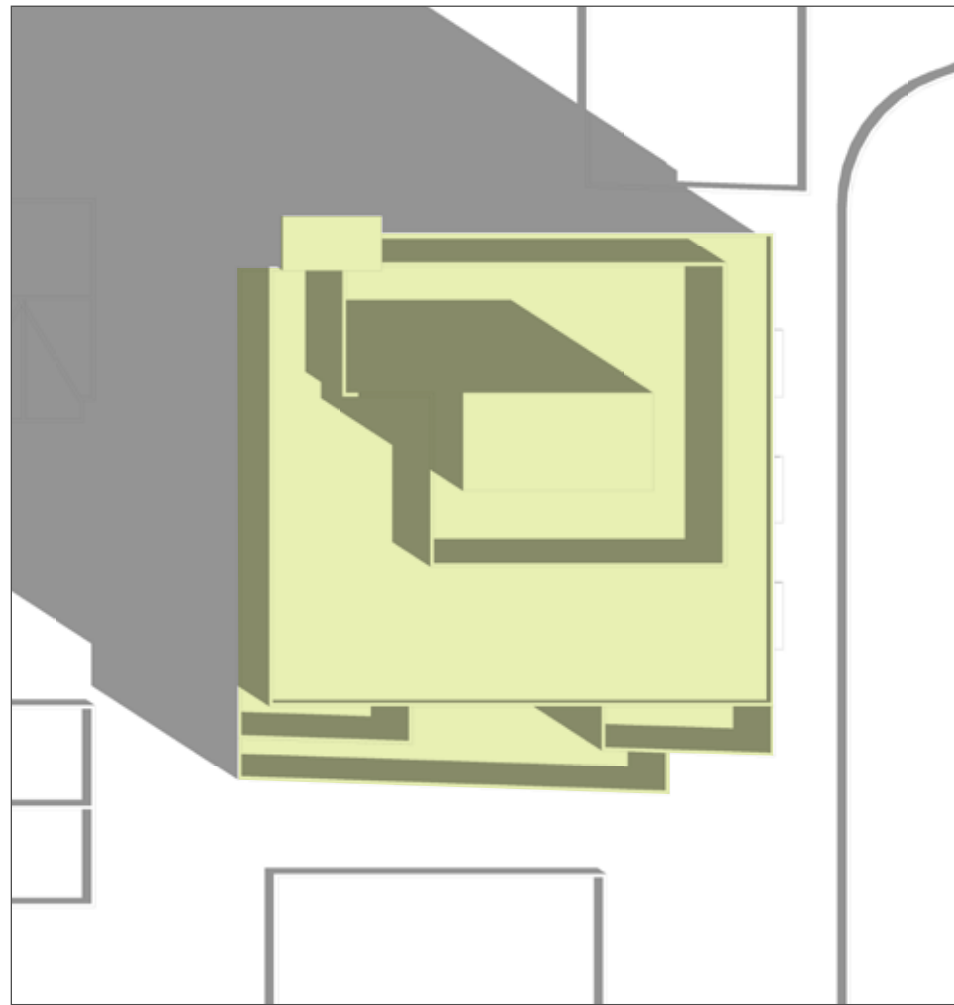
VIEW FROM SOUTHEAST



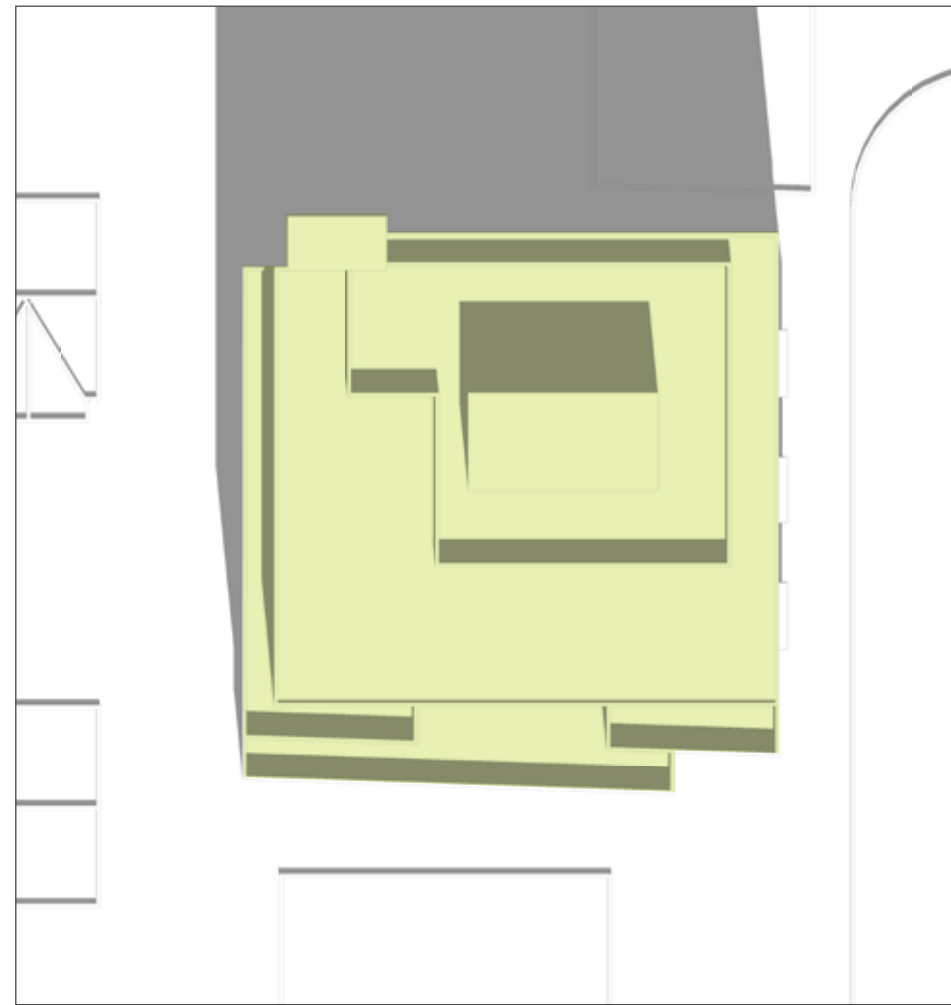
**EAST-WEST STACKING DIAGRAM**



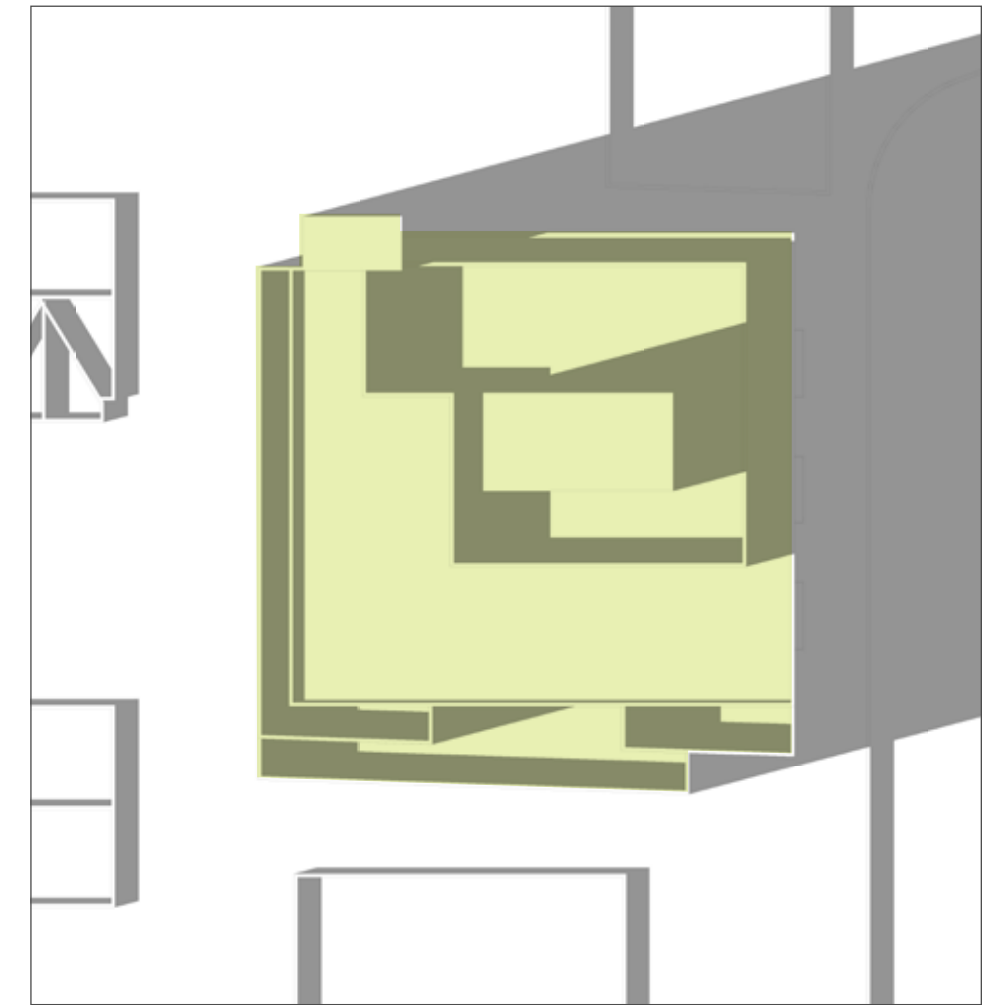
**NORTH-SOUTH STACKING DIAGRAM**



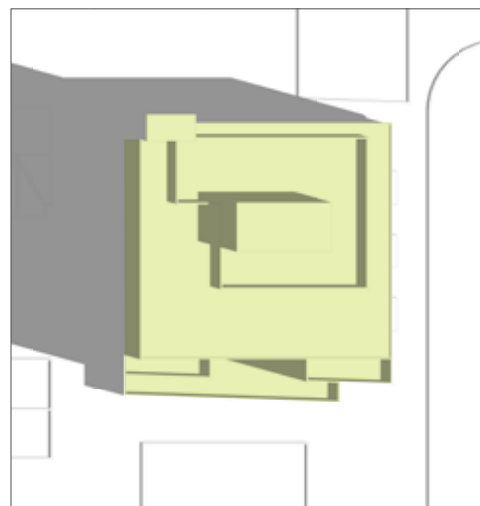
MARCH / SEPTEMBER 21, 9 AM



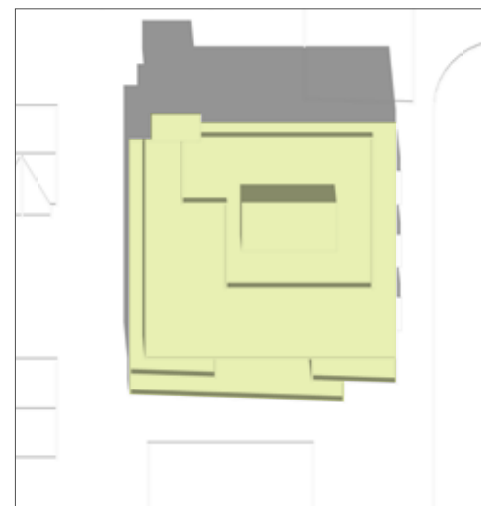
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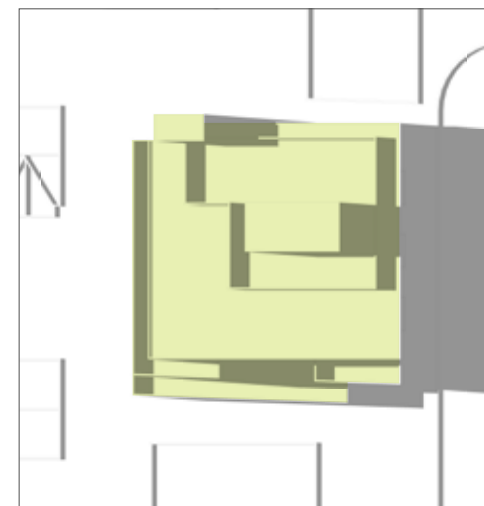
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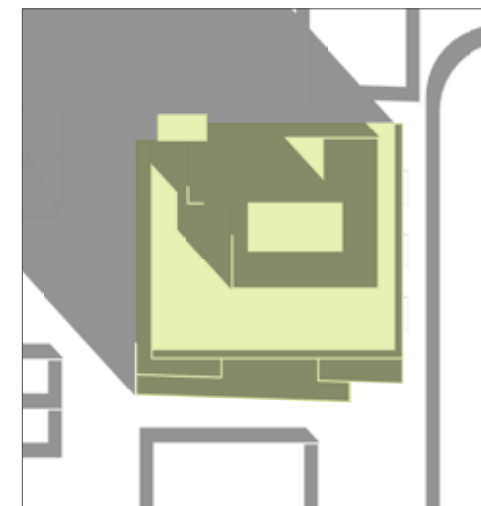
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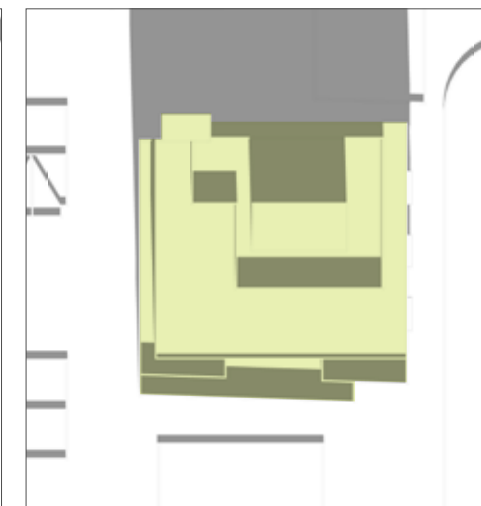
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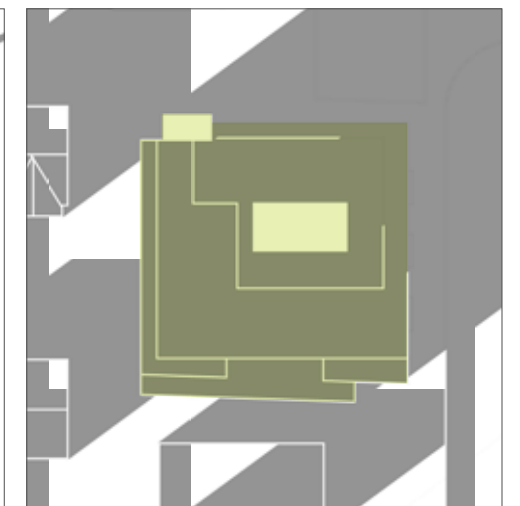
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**DESIGN NARRATIVE**

For Option 2, active uses are proposed along the majority of the ground level street-facing facade, including a large amenity space and a bike parking room. Residential units face the north and west while service uses, including trash and the vault room are located to the south per SPU and SCL preferences. A generous first floor setback is provided to the south to allow for a buffer between the first level uses and the adjacent residential zone. Similar to Option Two, all circulation is internalized, reducing the height and scale of the building at its edges. Units predominantly face east towards 38th Ave and west, providing views out to the right-of-way and larger west setback. The upper level is pulled back at the south and west edges to mitigate the mass towards the RSL zoning. An amenity roof deck is proposed at the north east corner to relate to MLK Jr. Way and the adjacent commercial zoning.

**DISTINGUISHING FEATURES**

- 6-story building = 51,878 GSF (1,327 SF under Allowable Area)
- 110 apartments

**OPPORTUNITIES**

- Ground level units adjacent to RSL-zoned properties
- Amenity space fronts the sidewalk at street level
- Internalized circulation core
- Mass reduction at south and west adjacent to RSL zoning
- More elegantly defined massing relative to building programming rather than zoning constraints
- Trash located per SPU recommendation
- Main roof deck away from RSL zoning

**CHALLENGES**

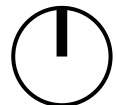
- Lowest unit count with largest building mass
- Trash staging near RSL zoning
- Vault located on street facing facade

**DEPARTURE REQUESTED**

- Upper level setback from RSL zone

**STREET LEVEL PLAN**

DWELLING AREA ■ AMENITY AREA ■ AUXILIARY AREA ■



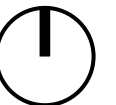


**LEVEL 1 PLAN**



**LEVELS 2-4 PLAN**

DWELLING AREA  AMENITY AREA  AUXILIARY AREA



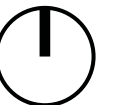


**LEVEL 5 PLAN**



**ROOF PLAN**

DWELLING AREA  AMENITY AREA  AUXILIARY AREA

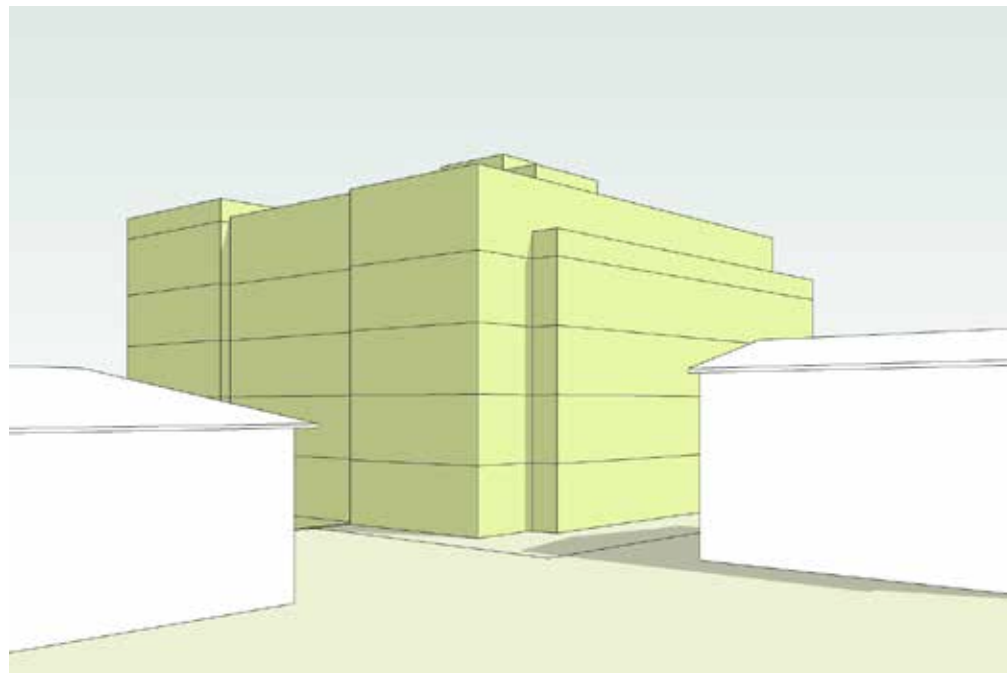




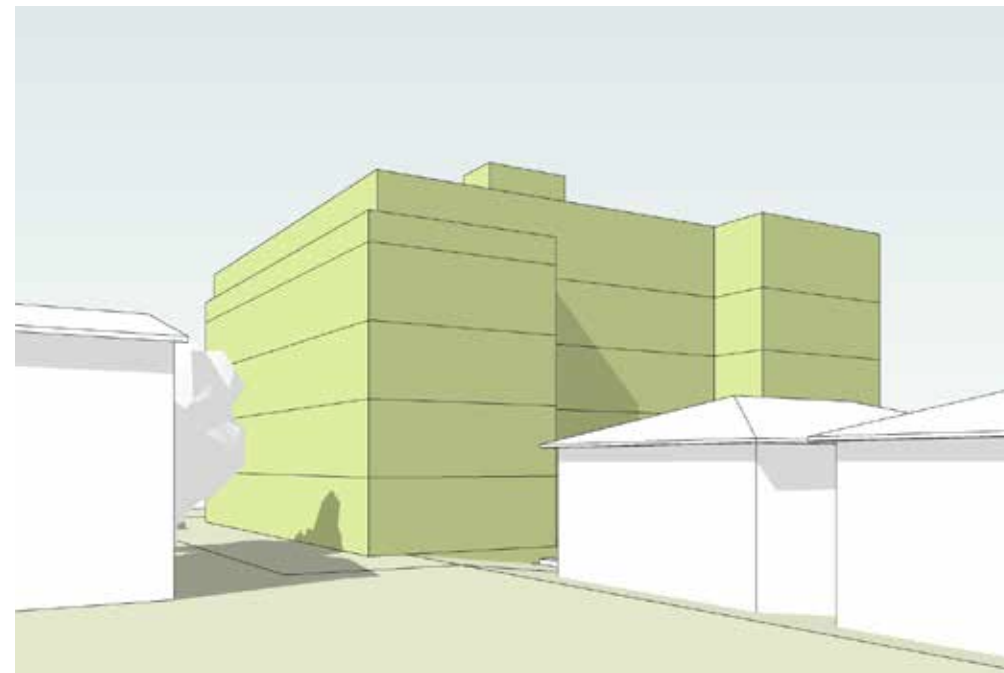
VIEW FROM NORTHEAST



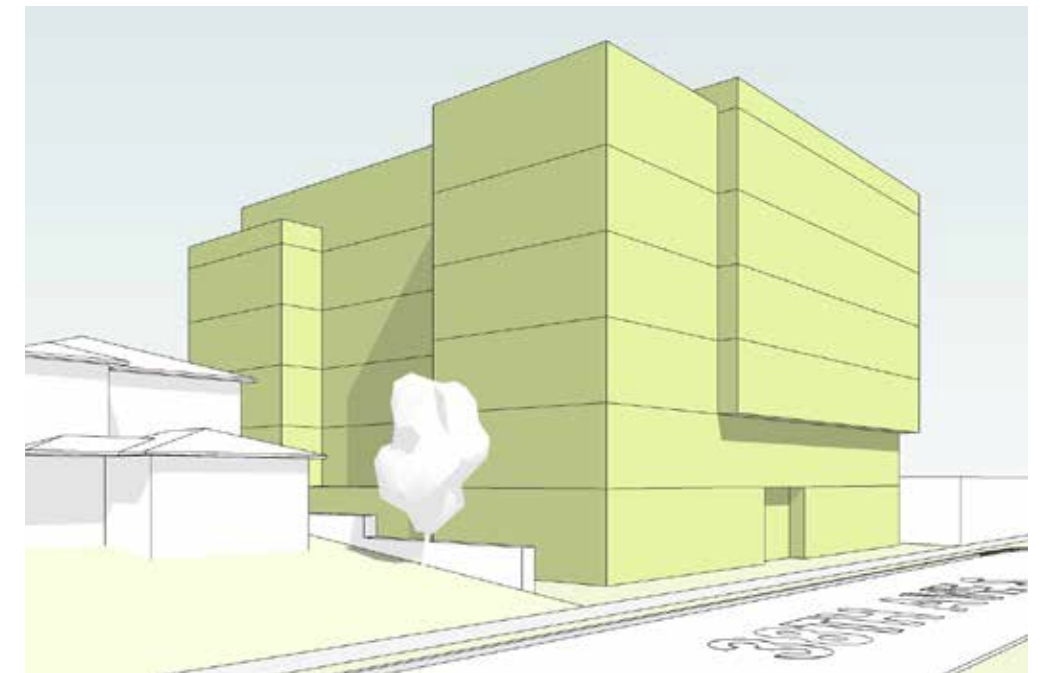
AERIAL VIEW FROM SOUTHEAST



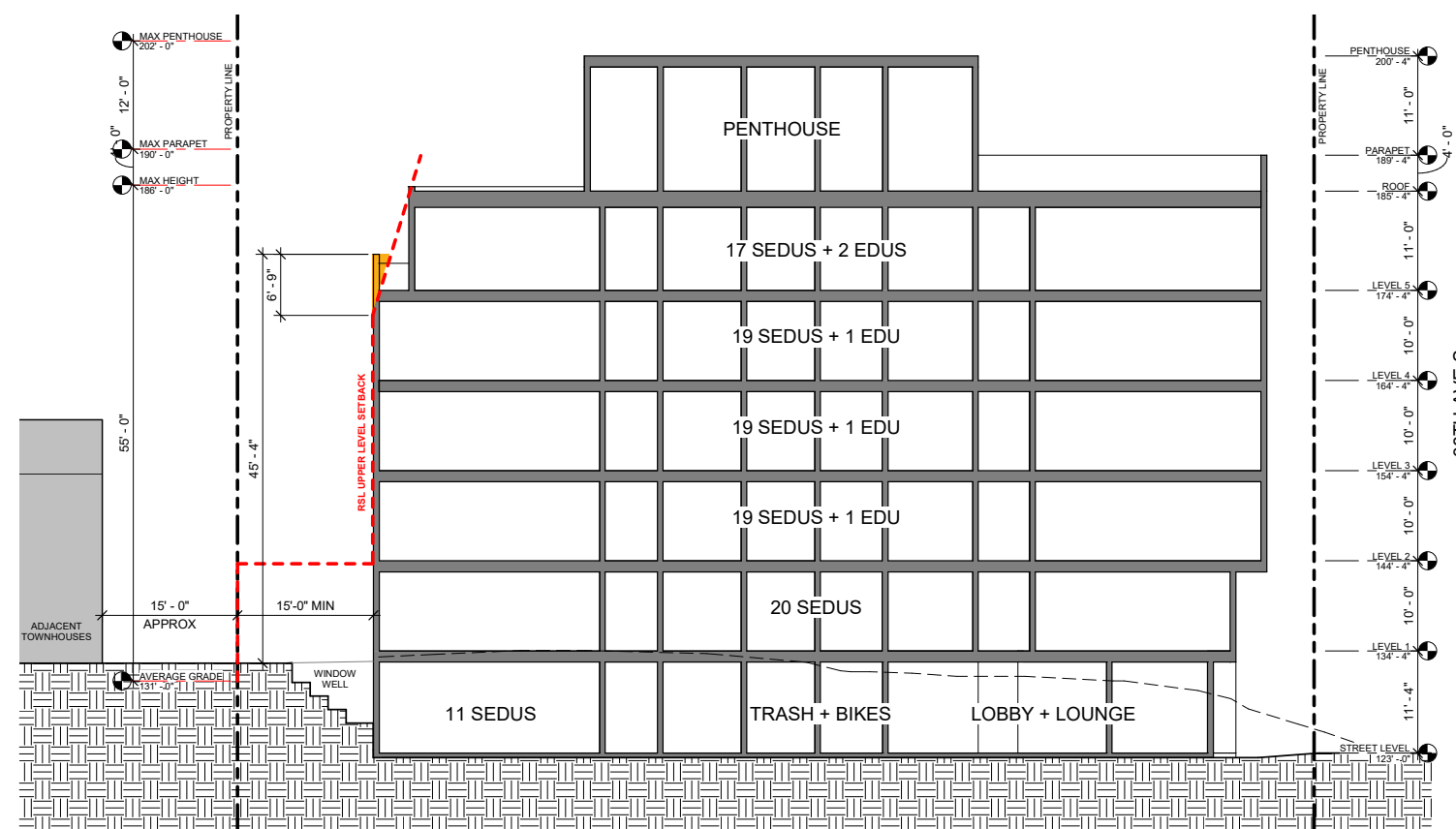
VIEW FROM NORTHWEST



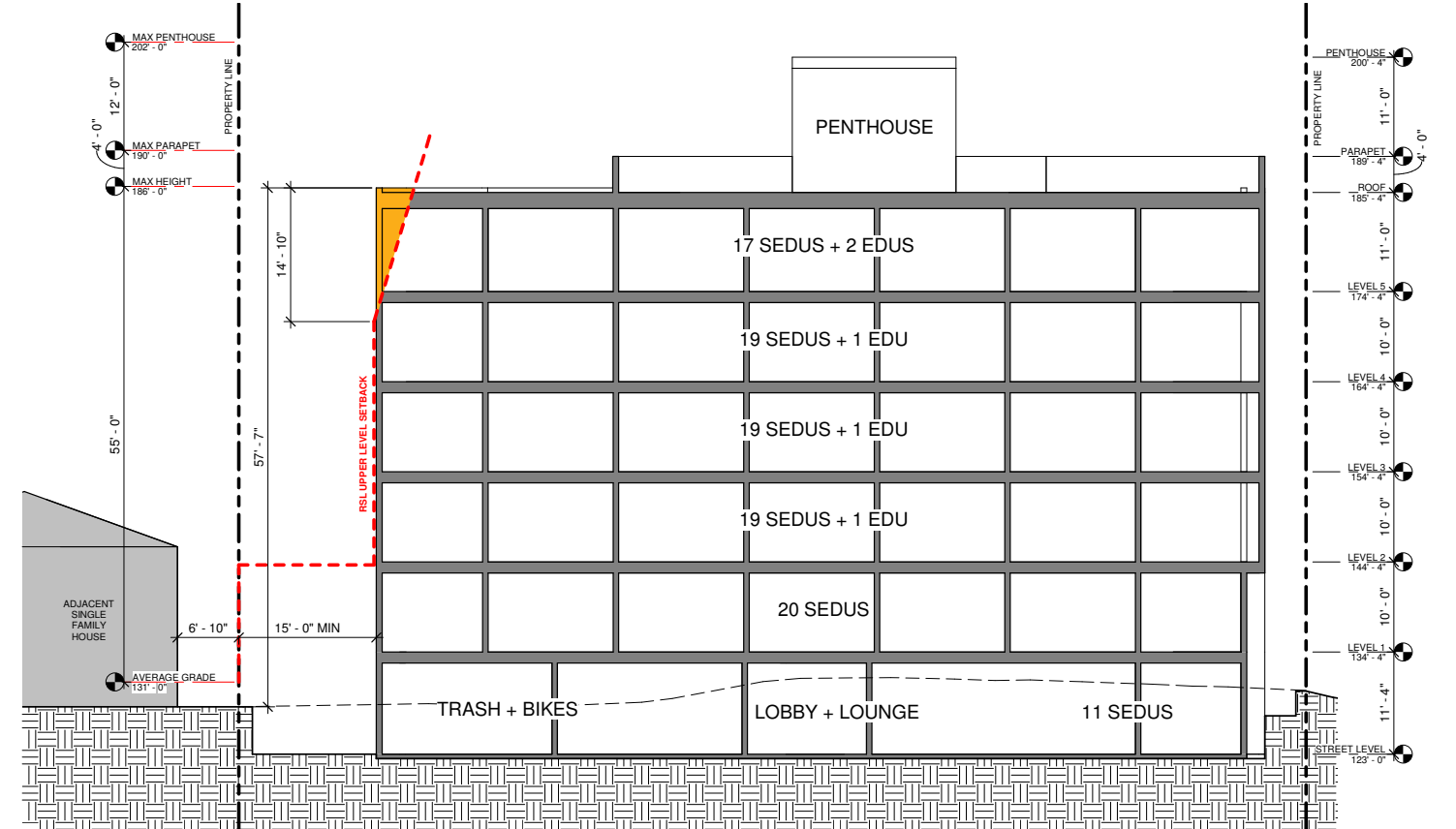
VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



**EAST-WEST STACKING DIAGRAM**



**NORTH-SOUTH STACKING DIAGRAM**



**DEVELOPMENT DESIGN STANDARD**  
SMC 23.014.B.3  
UPPER LEVEL SETBACK

**CODE REQUIREMENT:**

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone [...] as follows:

For each portion of a structure above 40' in height additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet.

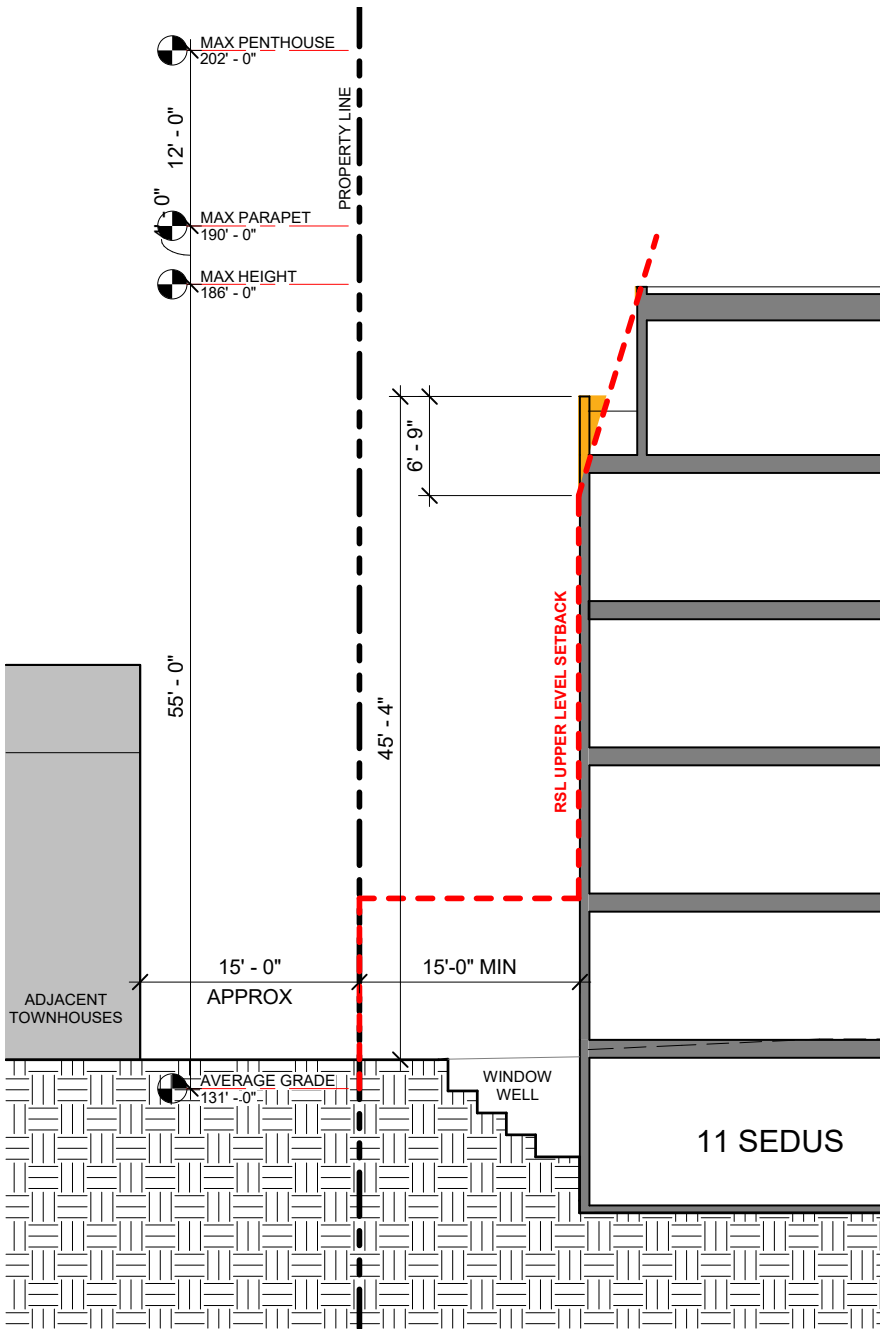
**DEPARTURE REQUEST:**

To allow for portions of the west parapets and Level 5 of the structure above 40'-0" to enter into the 3:10 setback above 40' in height at the west facade.

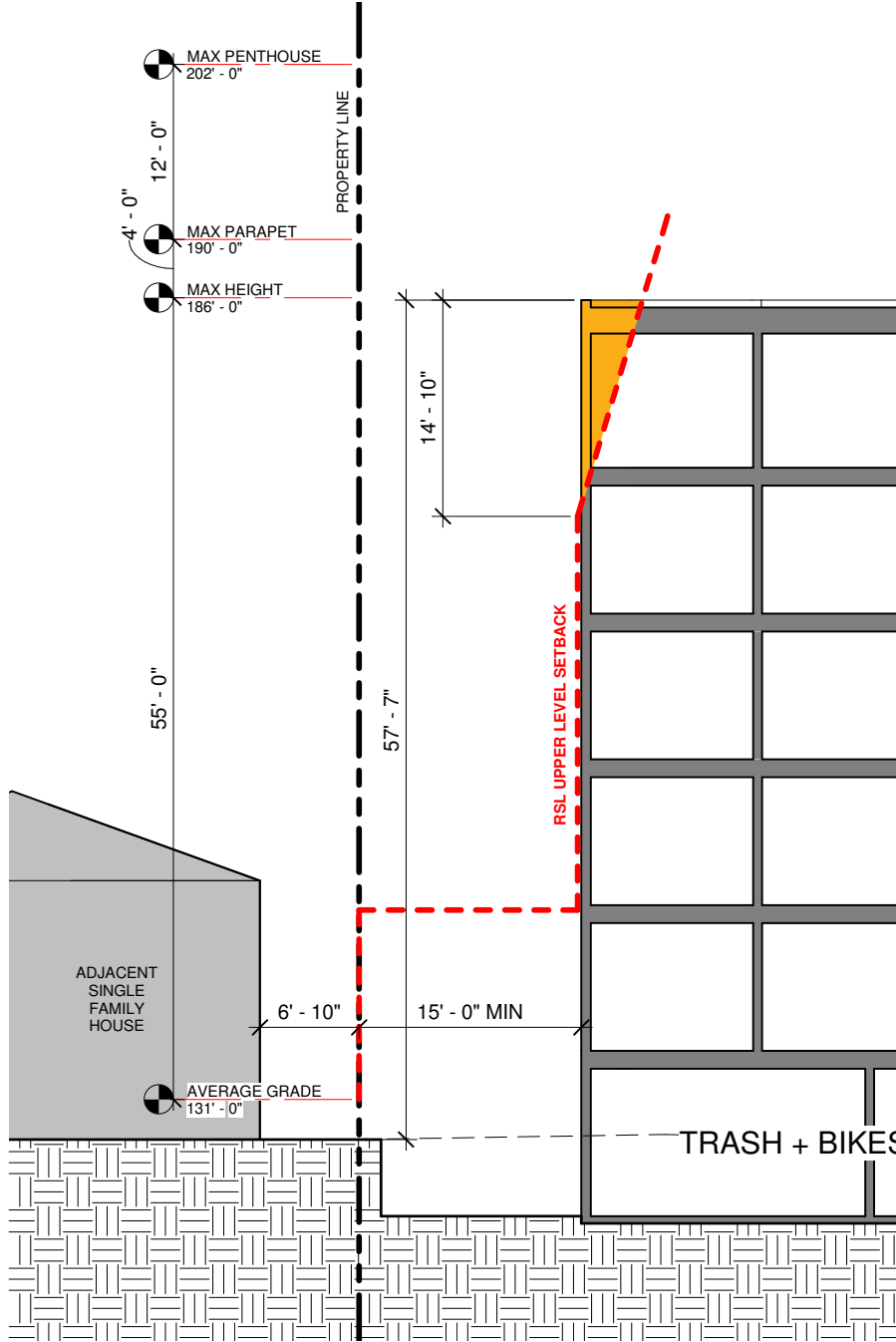
**RATIONALE FOR DEPARTURE:**

DC2.B.1 Facade Composition: This departure allows for a clean, vertical extension of the building planes, and creates an upper level that has simple and elegant massing. It creates a legible composition and architectural expression of the building by allowing vertical volumes to extend upwards without unnecessary interruption.

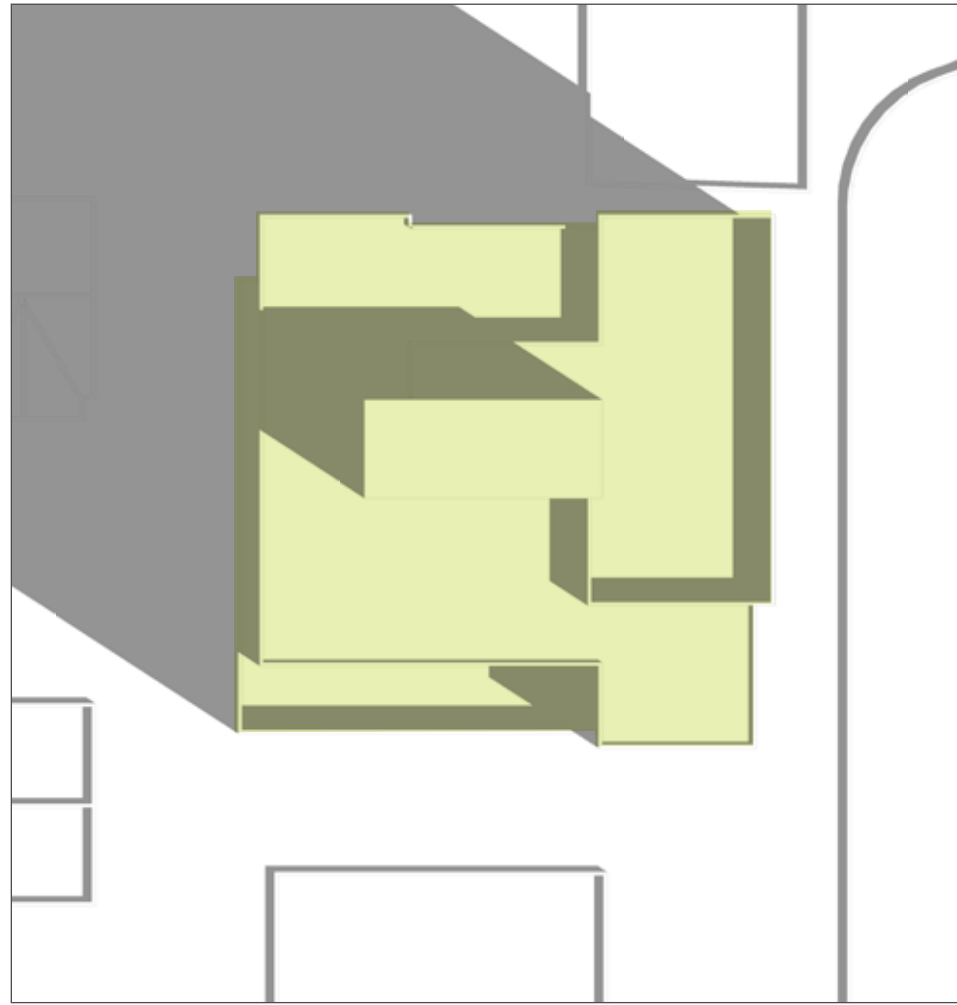
 **AREA OF DEPARTURE REQUEST**



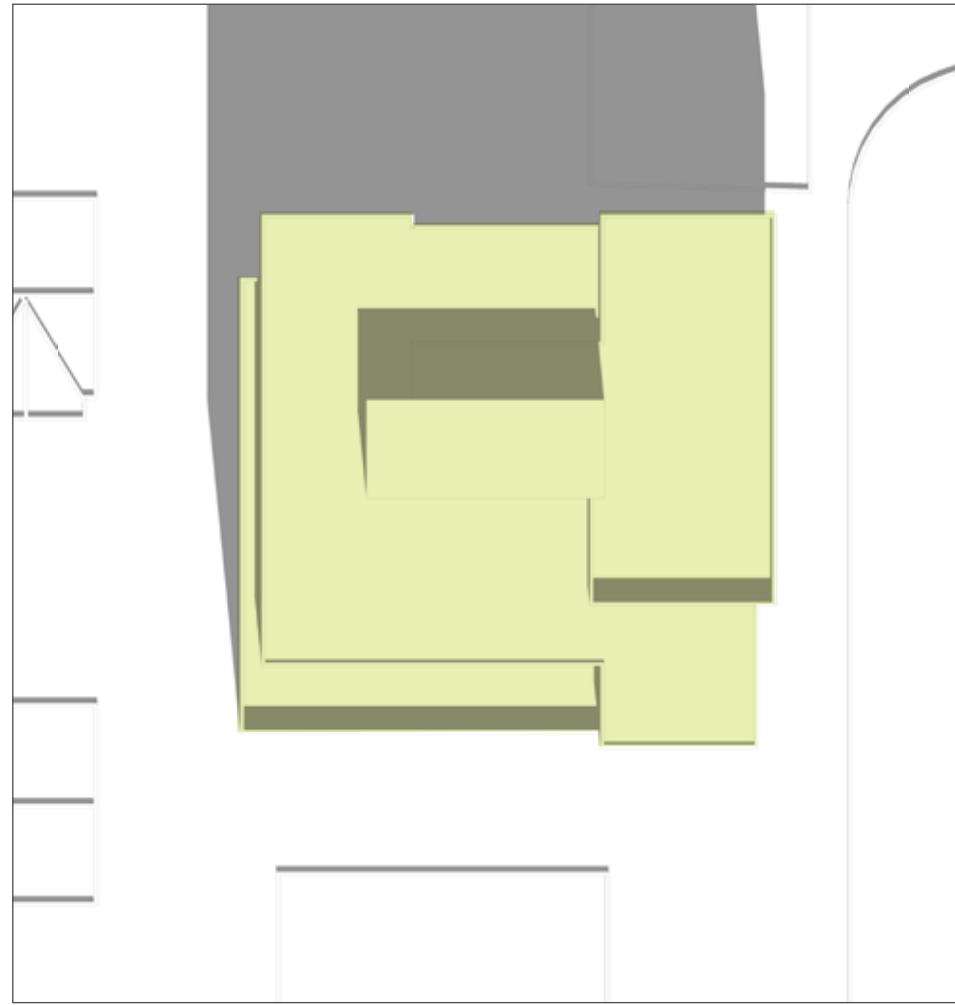
**EAST-WEST STACKING DIAGRAM**



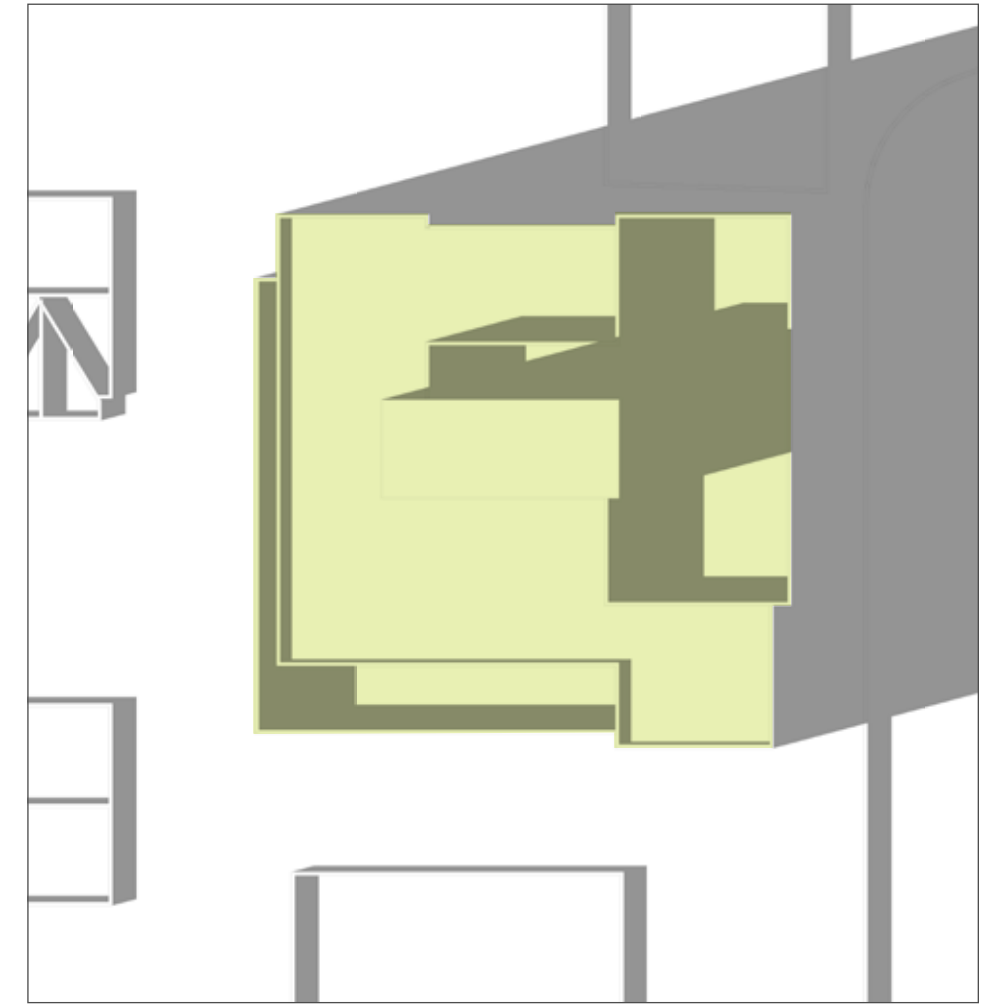
**NORTH-SOUTH STACKING DIAGRAM**



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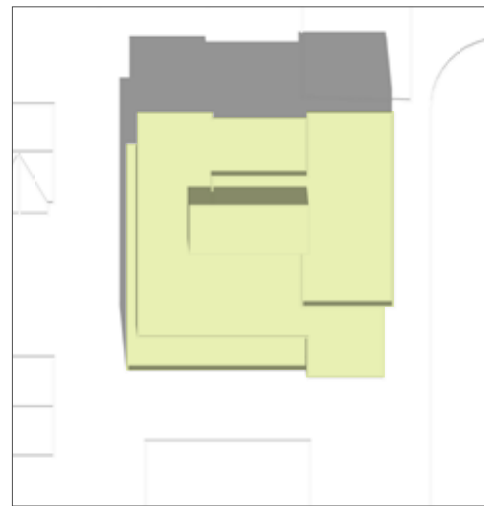
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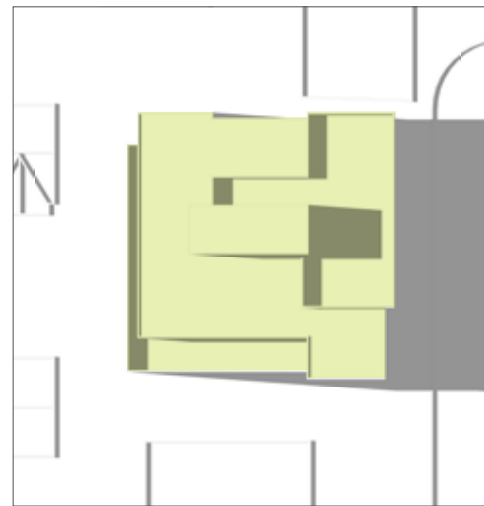
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JUNE 21, 9 AM



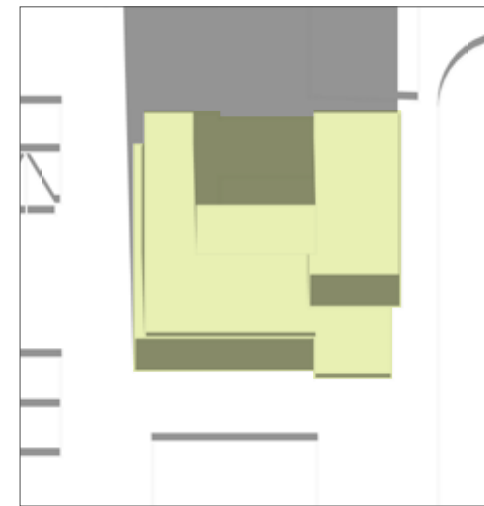
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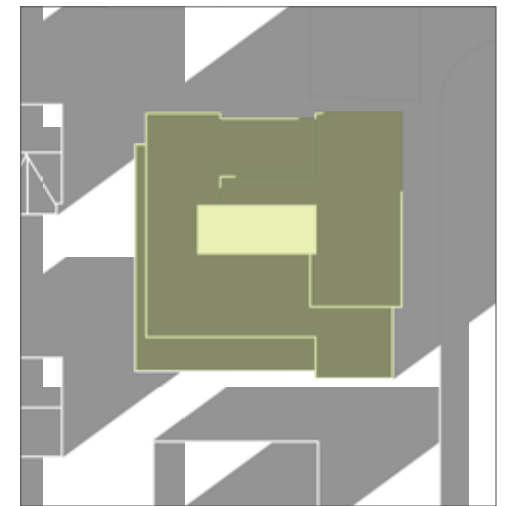
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

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**DESIGN NARRATIVE**

Option 3, our preferred option, proposes a central entry with adjacent lounge and bike storage, and dedicates a large portion of the street-level facade to active uses. The service uses, including trash, electrical room and vault have been consolidated and placed to the north, away from the RSL zoning. Residential units are proposed for the south and west facades, relating to the adjacent residential zoning. A central circulation core is proposed, pulling the mass of the stair towers away from the buildings edge and from pedestrian views. On the upper floors, the majority of the units face south and west. To minimize the mass adjacent to the residential zoning to the south and west, the upper floor has been set back creating a fifth floor rooftop amenity deck. A second roof amenity deck is located on the top of the building, positioned towards MLK Jr. Way. The taller volume to the northeast relates to the more active MLK Jr. Way and adjacent commercial zoning.

**DISTINGUISHING FEATURES**

- 6-story building = 53,205 GSF (Maximizes Allowable Area)
- 114 apartments

**OPPORTUNITIES**

- Ground level units adjacent to RSL-zoned properties
- Massing pulled back and steps down adjacent to RSL zoning
- Reduced building massing at southeast corner adjacent to existing single family residence
- Internalized circulation core
- More active uses along street façade
- Trash room and staging at north away from single family residence
- Trash room set back from street

**CHALLENGES**

- Vault at street-facing facade
- Second roof deck adjacent to existing single family residence

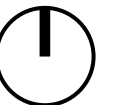
**DEPARTURE REQUESTED**

- Upper level setback from RSL zoning

**38TH AVE S**

**STREET LEVEL PLAN**

DWELLING AREA  AMENITY AREA  AUXILIARY AREA



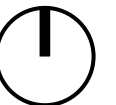


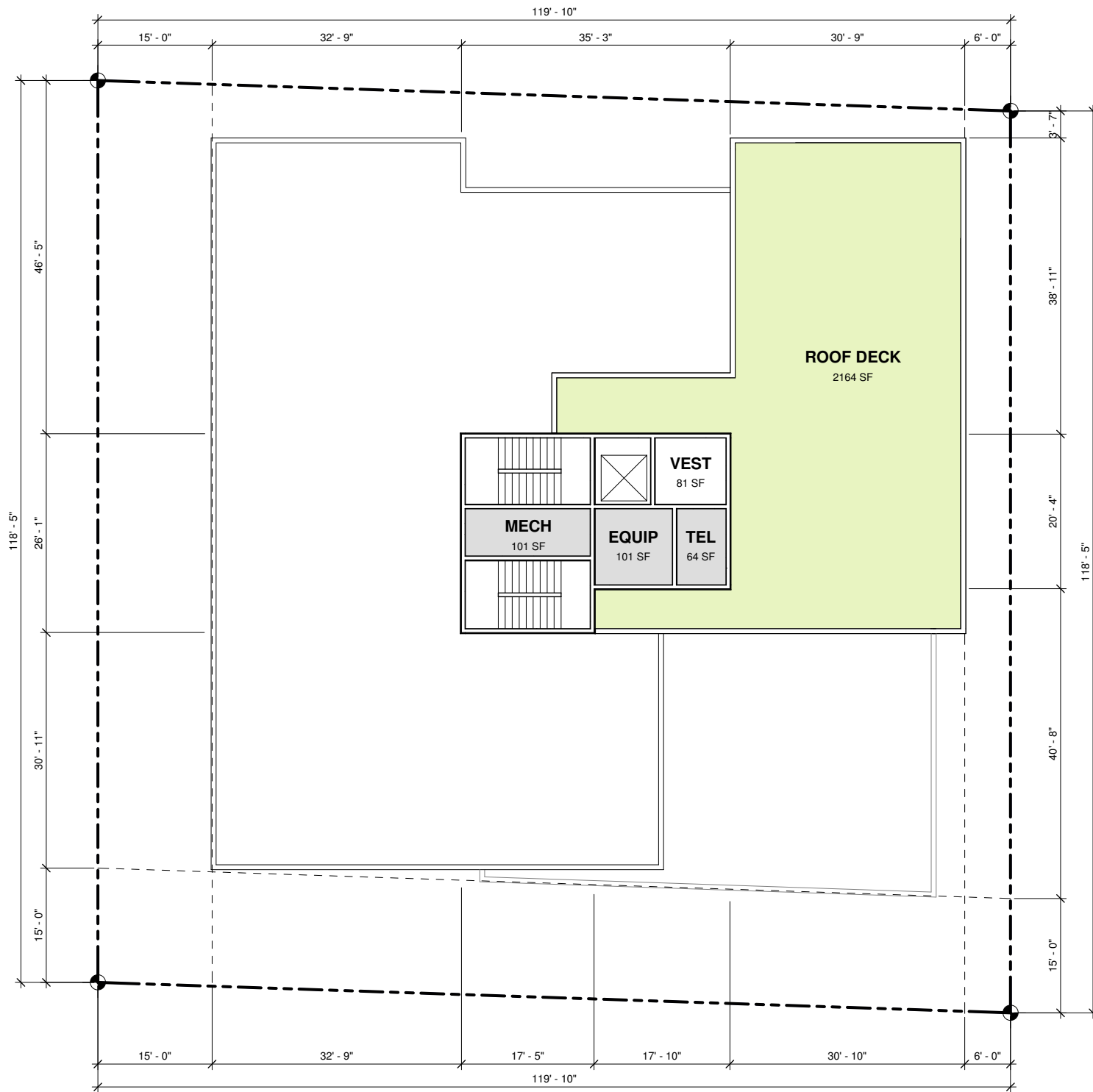
**LEVELS 1-4 PLAN**



**LEVEL 5 PLAN**

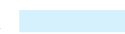
DWELLING AREA  AMENITY AREA  AUXILIARY AREA



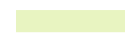


**ROOF PLAN**

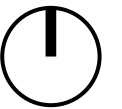
DWELLING AREA



AMENITY AREA



AUXILIARY AREA

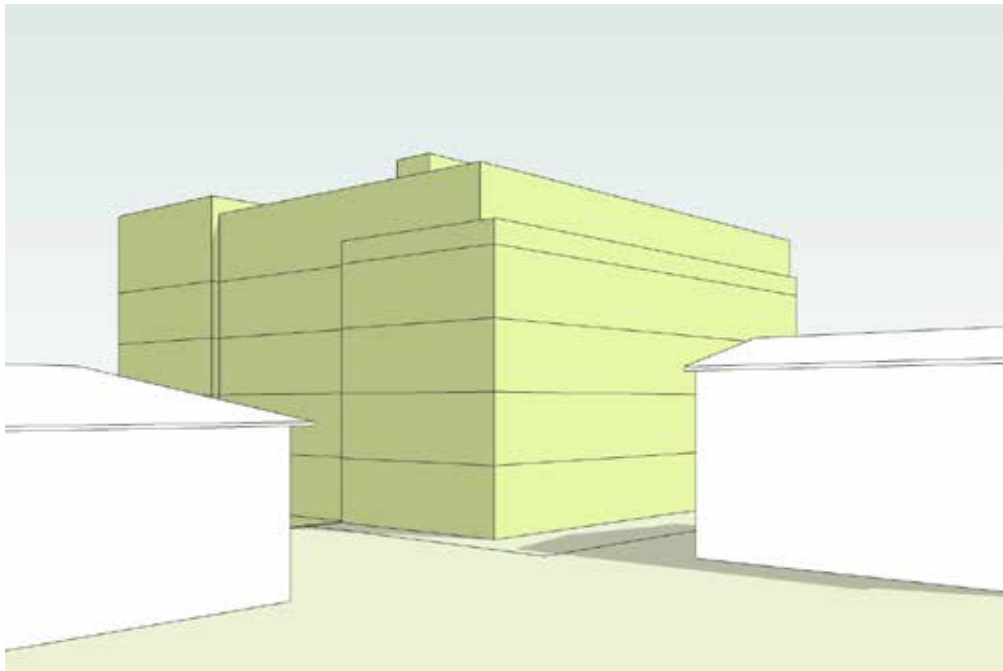




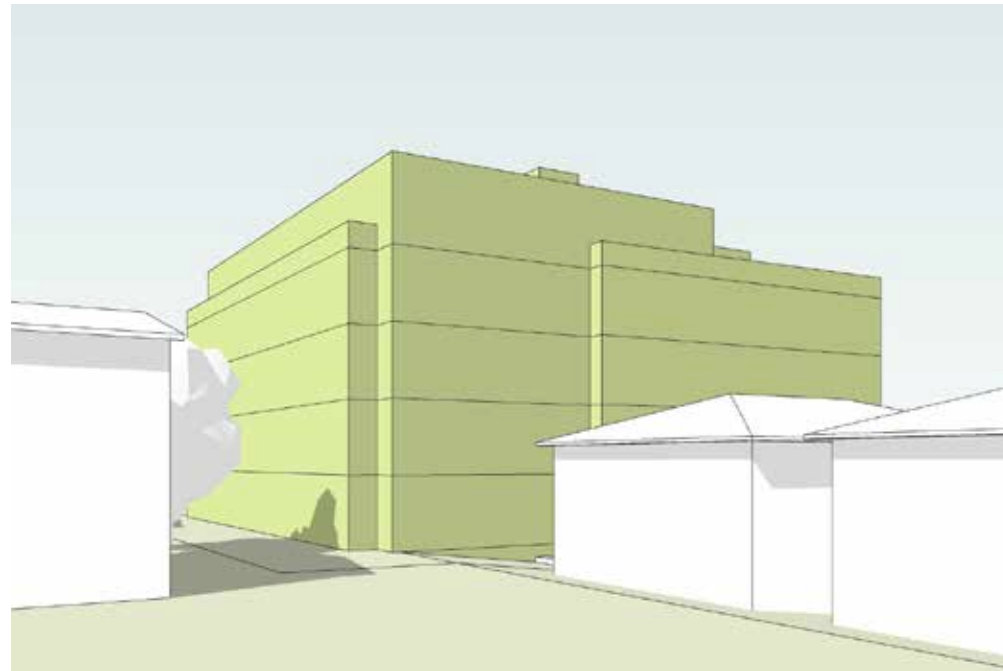
VIEW FROM NORTHEAST



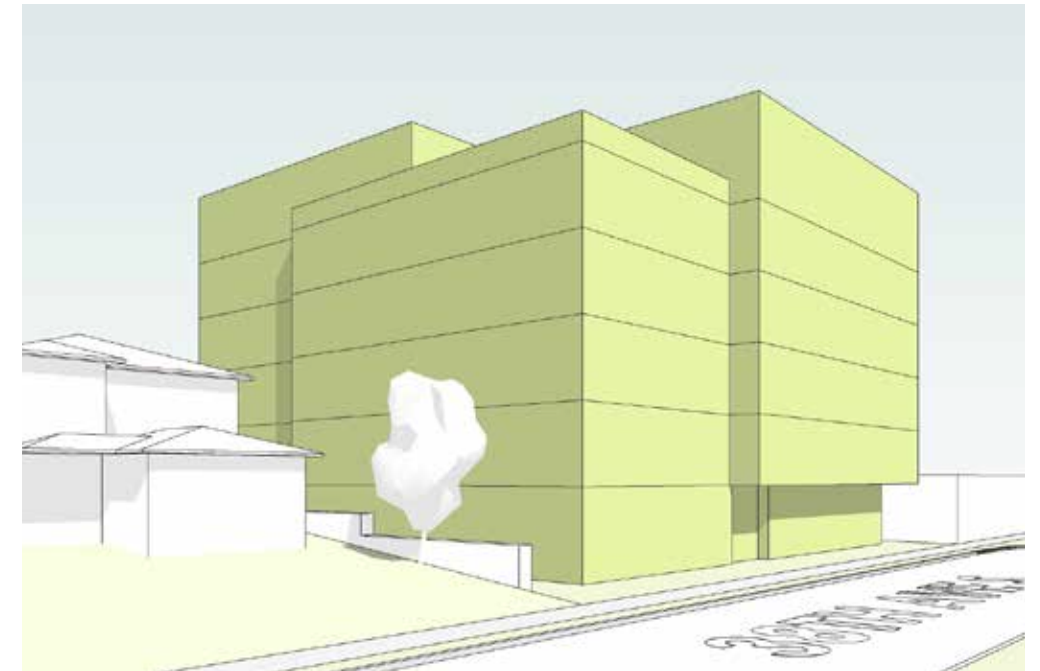
AERIAL VIEW FROM SOUTHEAST



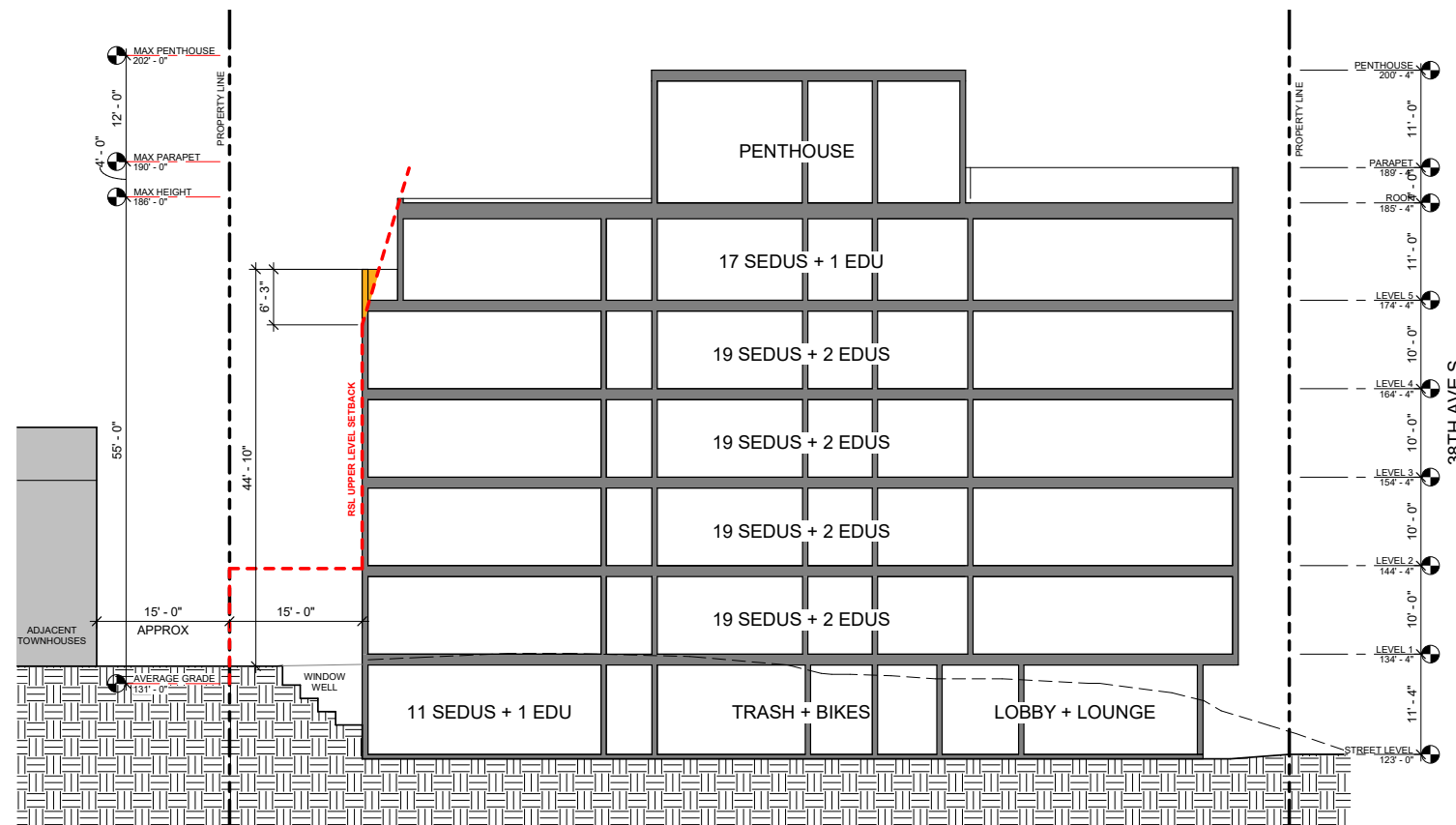
VIEW FROM NORTHWEST



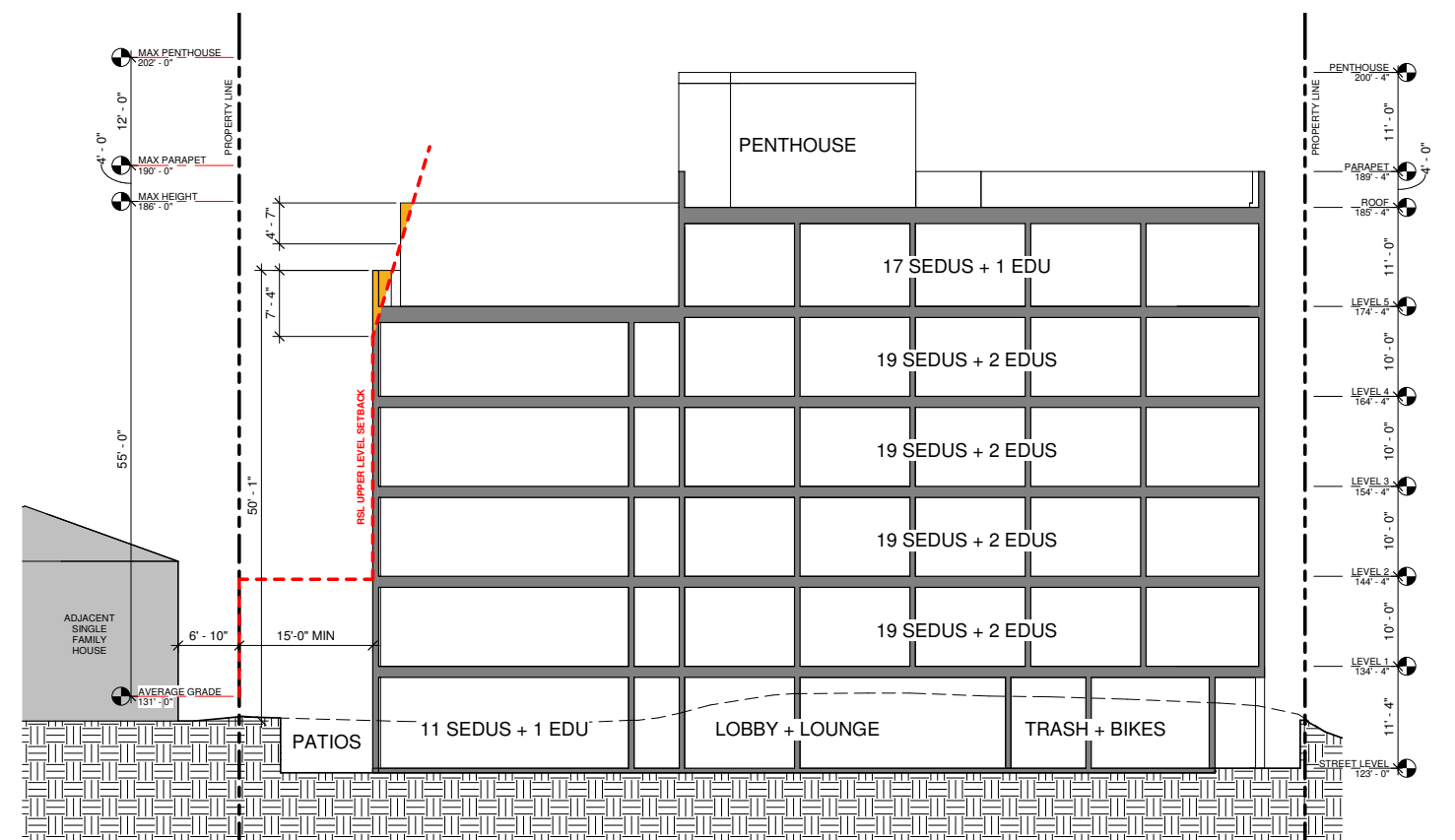
VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



**EAST-WEST STACKING DIAGRAM**



**NORTH-SOUTH STACKING DIAGRAM**



**DEVELOPMENT DESIGN STANDARD**

SMC 23.014.B.3  
UPPER LEVEL SETBACK

**CODE REQUIREMENT:**

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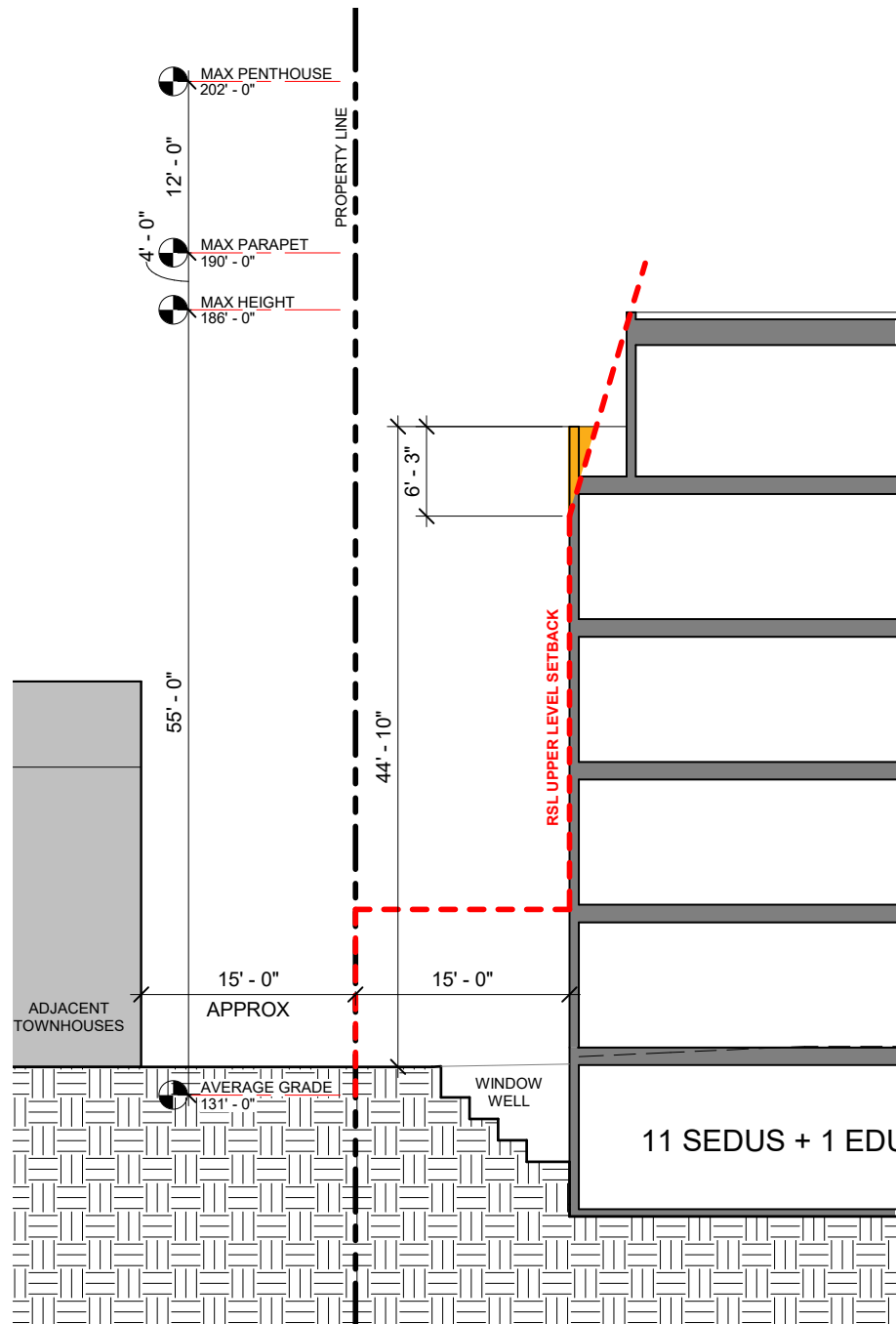
**DEPARTURE REQUEST:**

To allow for portions of the rear parapet and Level 5 of the structure above 40'-0" to enter into the 3:10 setback above 40' in height at the east and south facades.

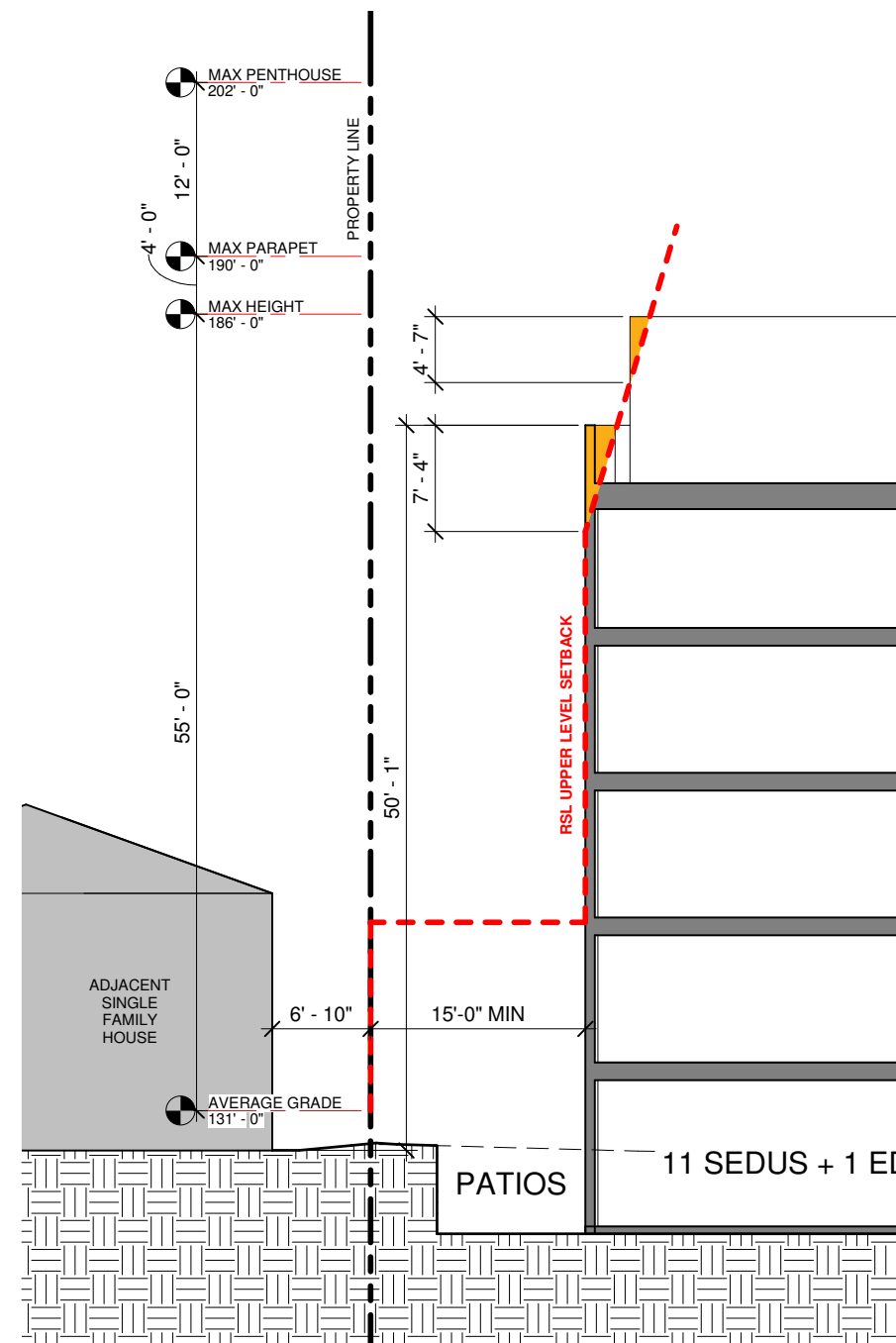
**RATIONALE FOR DEPARTURE:**

DC2.B.1 Facade Composition: This departure allows for a clean, vertical extension of the building planes, and creates an upper level that has a simple and elegant massing. It creates a legible composition and architectural expression of the building by allowing vertical volumes to extend upwards without unnecessary interruption.

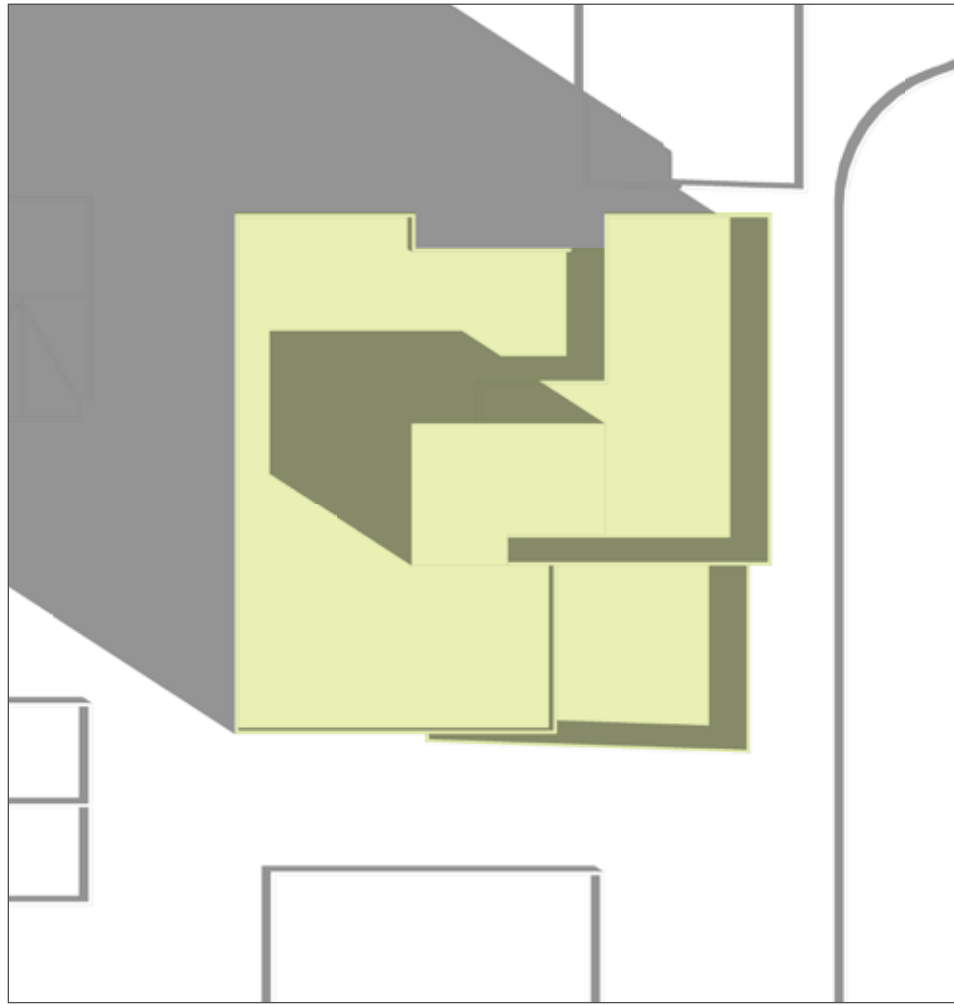
 **AREA OF DEPARTURE REQUEST**



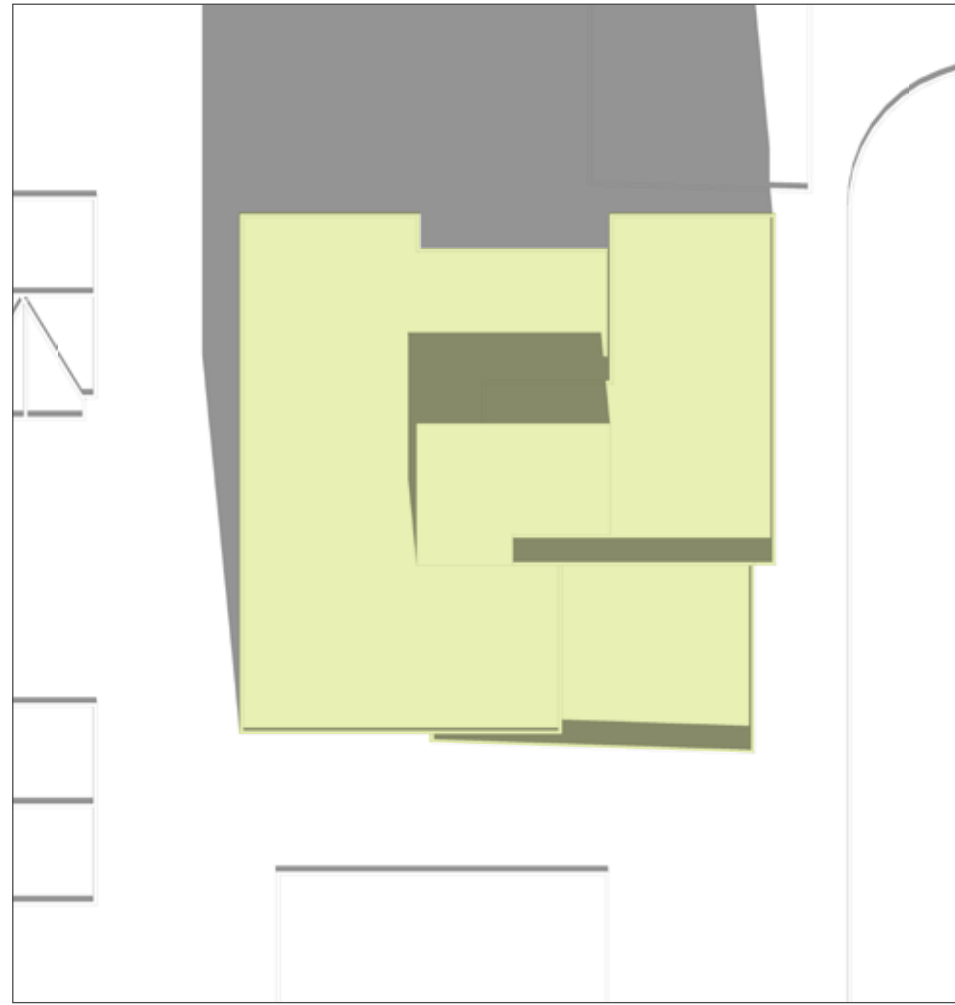
**EAST-WEST STACKING DIAGRAM**



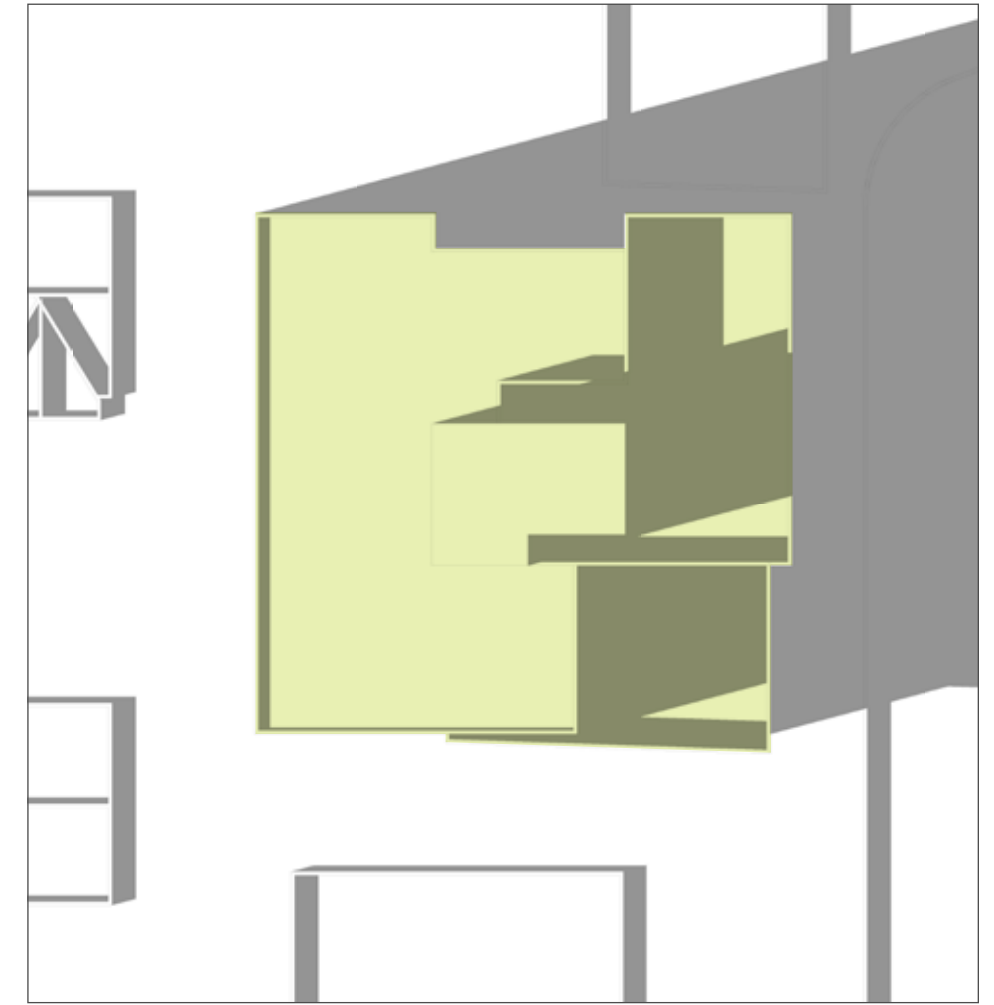
**NORTH-SOUTH STACKING DIAGRAM**



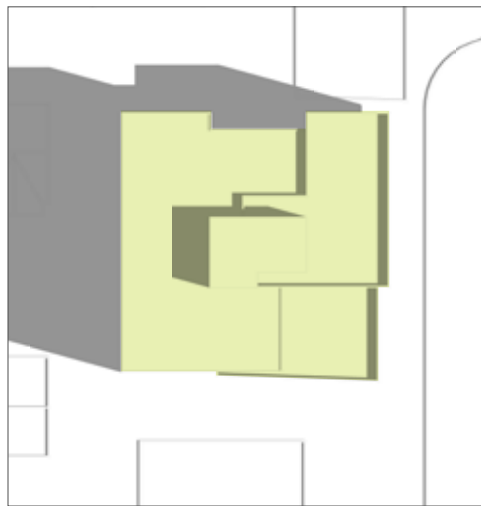
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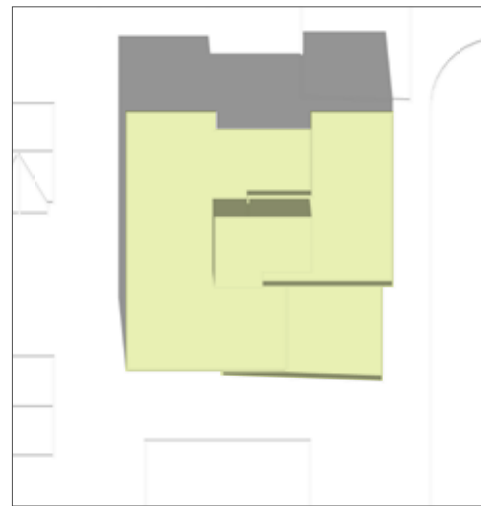
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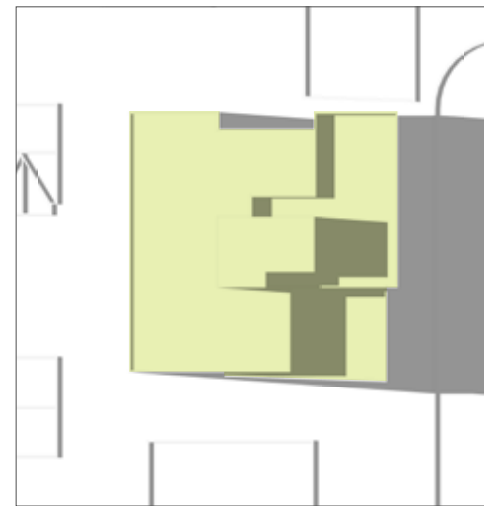
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JUNE 21, 9 AM



JUNE 21, 12 PM



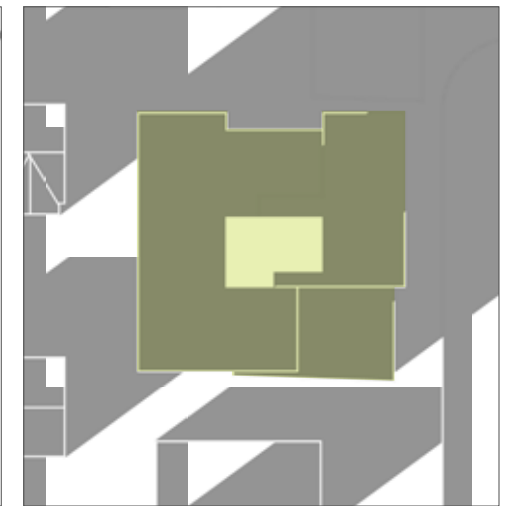
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DECEMBER 21, 5 PM

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VIEW FROM NORTHEAST

**MASSING MATERIALS CONCEPT**

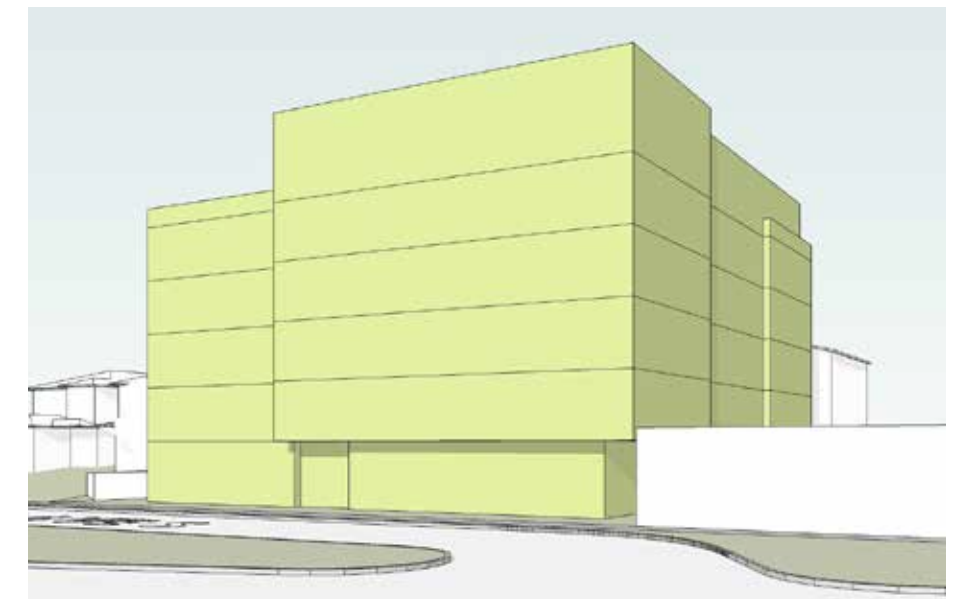
A tall upper volume is expressed at the northeast corner of the site. The lower volume to the south steps down a level with a contrasting material and horizontal balconies. The street level is enhanced with overhead weather protection, transparency, and high-quality materials.

**GROUND LEVEL CHARACTERISTICS**

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

**UPPER LEVEL CHARACTERISTICS**

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



VIEW FROM NORTHEAST



TRANSPARENT GROUND FLOOR



TEXTURED HIGH QUALITY MATERIALS



DARK GROUND LEVEL MATERIAL



SMOOTH TEXTURED UPPER VOLUME PANELS



METAL JULIET BALCONIES



VIEW FROM SOUTHWEST



AERIAL VIEW FROM SOUTHWEST



WINDOW INFILL PANELS



WINDOW GROUPINGS



TRANSPARENT GROUND FLOOR



TRANSPARENCY AT BIKE ROOM ACTIVATES FACADE



NORTH RENDERED LANDSCAPE PLAN NTS

BROOKLYN 65 APARTMENTS



1222 NE 65TH ST, SEATTLE, WA

VEGA APARTMENTS



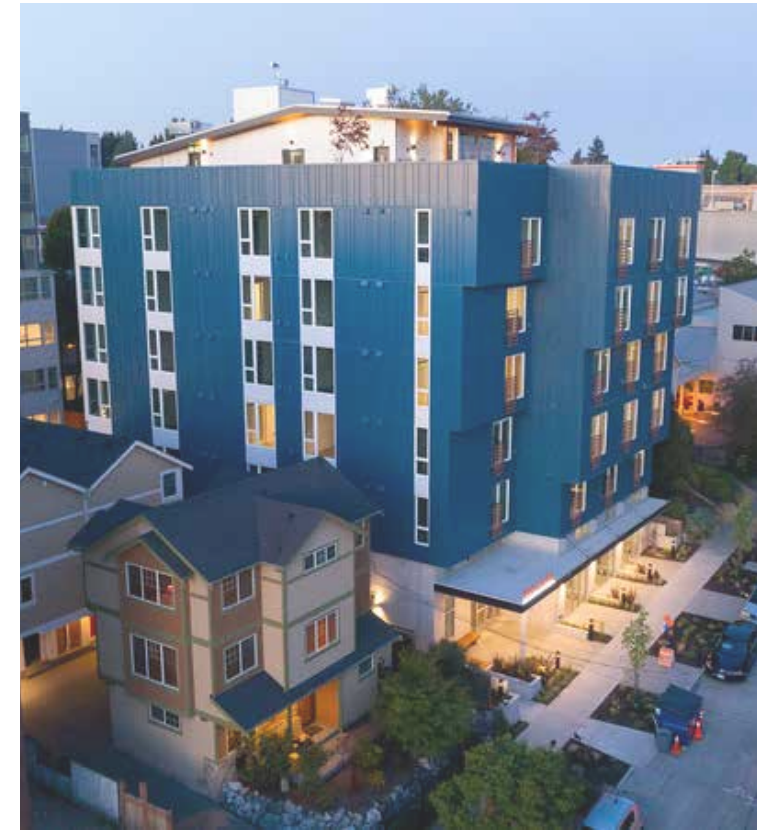
4528 44TH AVE SW, SEATTLE, WA

LUNA APARTMENTS

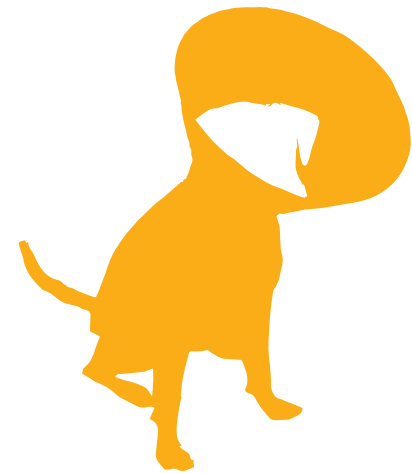


6921 ROOSEVELT WAY NE, SEATTLE, WA

TRACK 66 APARTMENTS



838 NE 66TH ST, SEATTLE, WA



**THANK  
YOU**