MAGNOLIA MIXED USE

2412-2416 32ND AVE W, SEATTLE WA

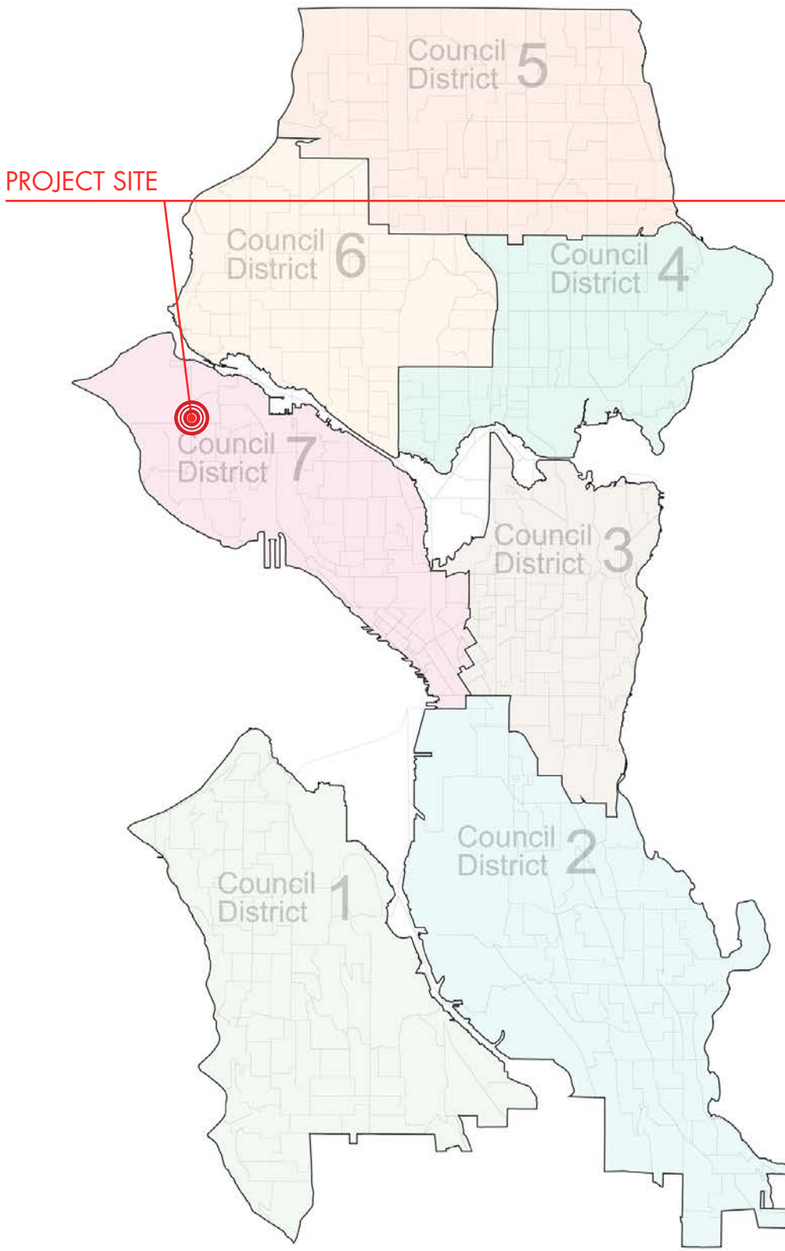
DPD Project #3035563-EG

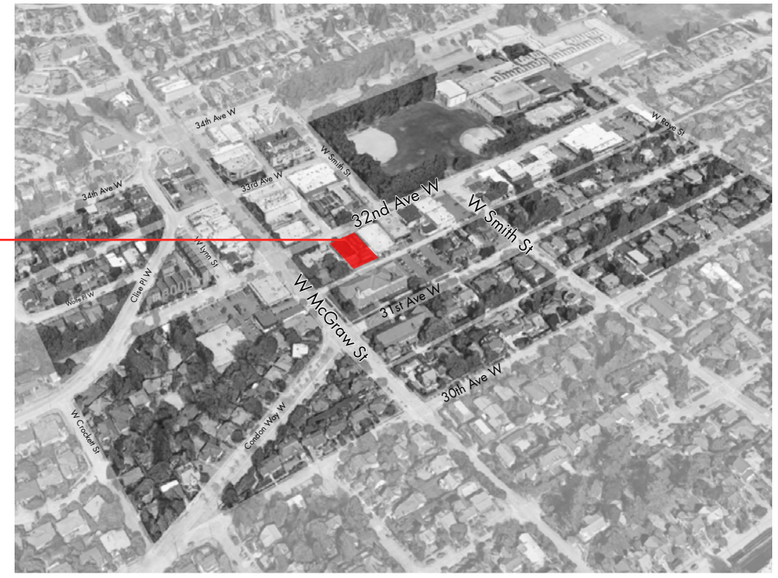
Early Design Guidance

October 20th, 2021

. THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK .

TABLE OF CONTENTS





PROJECT TEAM

OWNER
YOSHIKAWA, LLC

ARCHITECT
Studio19 Architects
207½ 1st Ave S. Suite 300
Seattle, WA 98104
206.466.1225

SITE INFORMATION

Project Location:
2412-2416 32nd Ave W
Seattle WA 98199

Parcel #:
812770-0555, 812770-0565

Lot Size:
11,325 SF

FAR Allowed:
3.75

Applicable Code:
Seattle Municipal Code

Base Zone:
NC2P-55 (M)

Overlay Zones:
N/A

Adjacent Zones:
West: NC2P-55 (M)
North: NC2P-55 (M)
South: NC2P-55 (M)
East: SF 5000

Street Frontage:
32nd Ave W, Alley

Design Guidelines:
Seattle Design Guidelines

ZONING SUMMARY (ZONE NC2P-55(M))

Permitted Uses 23.47A.004

Residential (Including congregate housing); Offices - 25,000 SF
Drinking Establishments – Conditionally Permitted, 25,000 SF; Retail Sales and Services, Multipurpose - 50,000 SF
Restaurants – 25,000 SF; Live-work units, parks and open space, community gardens

Street Level Uses 23.47A.005

Residential use may not occupy more than 20 % of street-level street-facing façade
80% of street-level street-facing façade must be occupied with uses defined by 23.47A.005 D

Street-level Development Standards 23.47A.008

Blank segments of the street-facing facade between 2 feet and 8 feet above sidewalk may not exceed 20 feet in width. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
Non-residential uses at street level shall have a floor-to-floor height of at least 13'
Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
Total width of all blank façade segments may not exceed 40% of street facades width

Structure Height 23.47A.012

The height limit is: 55'-0"
Open railings, planters, parapets etc. may extend up to 4 feet above the applicable height limit. Insulation, rooftop decks, and soil - 2 feet. Mechanical equipment -15 feet, stair and elevator penthouses - 16 feet.

Floor Area Ratio 23.47A.013

Total FAR permitted for all uses on a lot that is occupied by a mix of uses is 3.75. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.
The following gross floor area is not counted toward maximum FAR:
All underground stories and all portions of a story that extend no more than 4 feet above grade

Setback Requirements 23.47A.014

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:
15 feet for portions of a structure above 13 feet in height to a max of 40 feet, and for each portion of a structure above 40 feet 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.

Landscaping and Screening Standards 23.47A.016

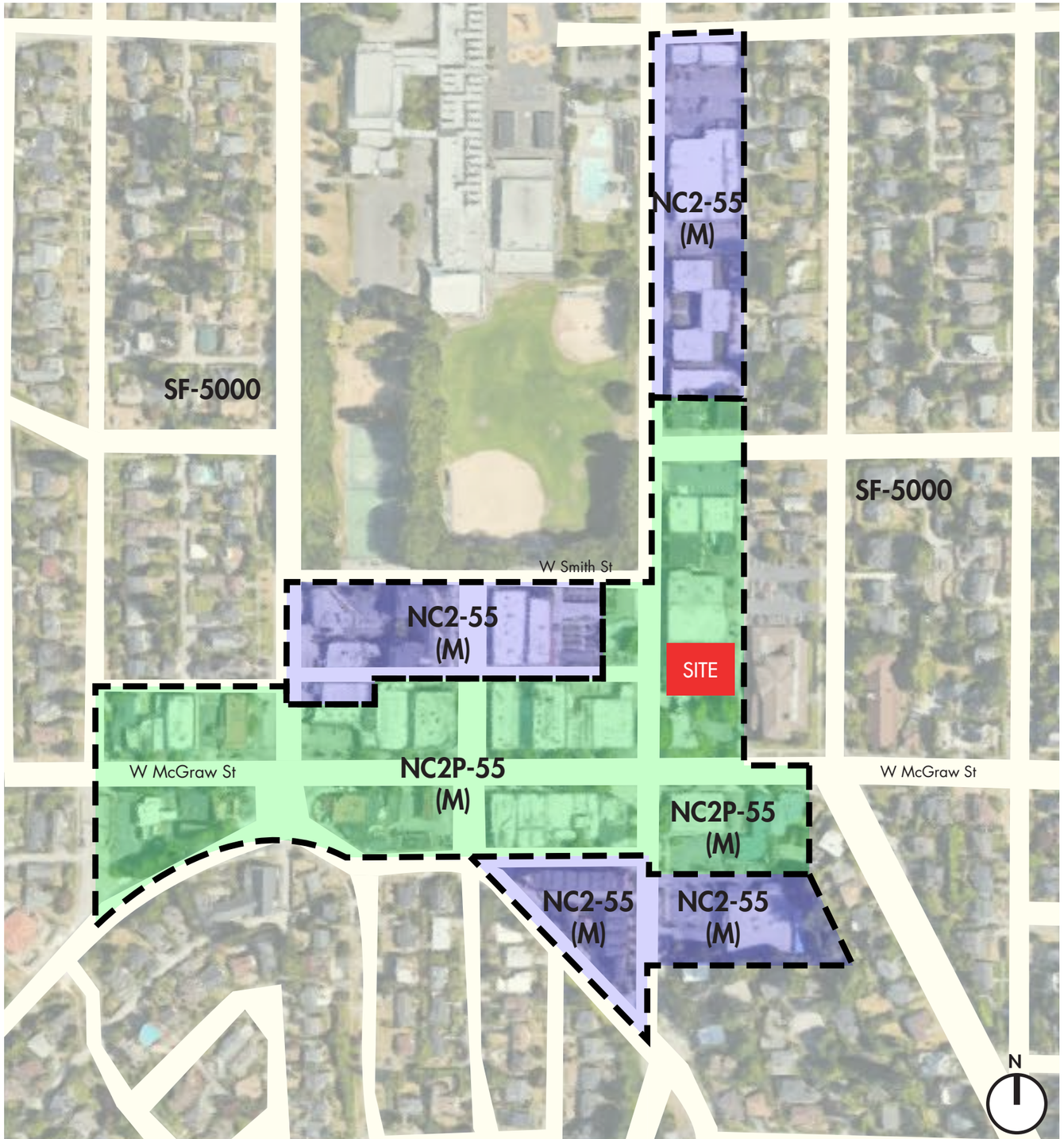
Green Factor Requirement: .30 or greater determined as set forth in Section 23.86.019. Credit is awarded for planting areas, green roofs, vegetated walls, permeable paving, and other features.

Residential Amenity Areas 23.47A.024

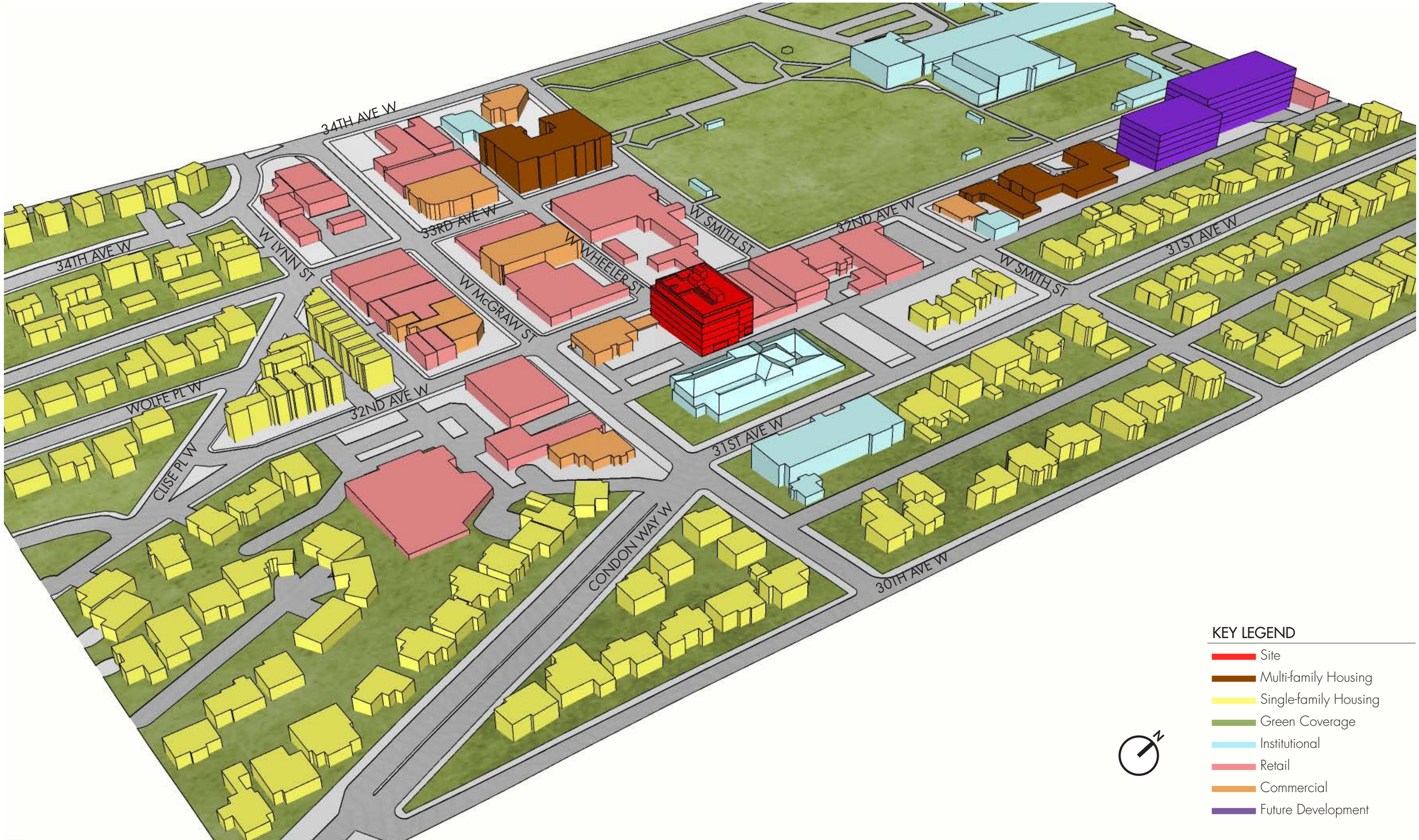
Required Area: 5% of the total gross floor area in residential use
Minimum horizontal dimension of the amenity - 10 feet, minimum area: 250 SF
Private balconies: min horizontal dimension - 6 feet, minimum area 60 SF
Rooftop areas do not qualify as amenity areas

Required parking 23.54.015

Residential Use:
Congregate residences - 1 space for each 4 sleeping rooms; Multifamily residential uses -1 space per dwelling unit, or 1 space for each 2 small efficiency dwelling unit; Multifamily residential with rent and income criteria - No minimum requirement
Commercial use:
No parking is required for the first 1,500 SF of any business.
Eating and drinking - 1 space for each 250 SF, Sales - 1 space for each 500 SF
Bike parking for Commercial use: eating and drinking establishment - long-term 1 per 5,000 SF, short-term 1 per 1,000 SF;
Sales - long-term 1 per 4,000 SF, short-term 1 per 2,000 SF of occupied floor area.
Bike parking for Residential Use: long-term 1 per dwelling unit and 1 per small efficiency dwelling unit (shall be located on site), short-term 1 per 20 dwelling units.



SITE ANALYSIS CONTEXT MASSING / USES



SITE ANALYSIS CONTEXT DIAGRAMS

TREES

No significant trees have been identified within the boundaries of our site

Surrounding landscape:

- Street trees to the north and south of the site along 32nd Ave W
- Magnolia Playground on the same street, 1 block away from the site.

The landscape of the site is expected to provide a level of green coverage that is consistent with the surroundings.

SIGNIFICANT VIEWS

Limited amount of immediate ground level views due to the location of site, which is surrounded by other buildings in the north, south and east directions.

The upper floors and the building's rooftop will have unobstructed views of the surrounding neighborhood since no other tall buildings exist nearby.

ACCESS OPPORTUNITIES + CONSTRAINTS

32nd Ave W is a two way street that runs north to south

There are 2 nearby bus stops serving 2 different bus routes, the bus stops are one block away from our site, located on the W McGraw St.

There is a classified bike route and bultiple bike racks on 32nd Ave W.

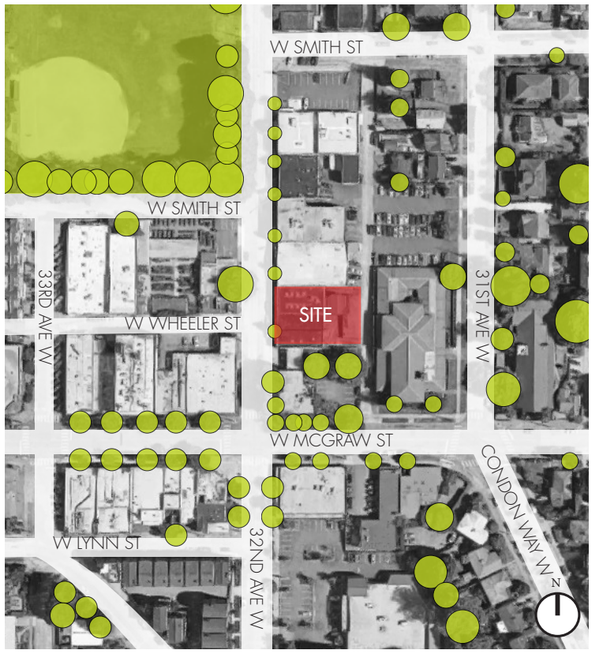
Pedestrian access to the site occurs from 32nd Ave W.

The frontage of the site is perpendicular to the W Wheeler St. This condition would consider its visual connection to the site.

SOLAR EXPOSURE + PREVAILING WINDS

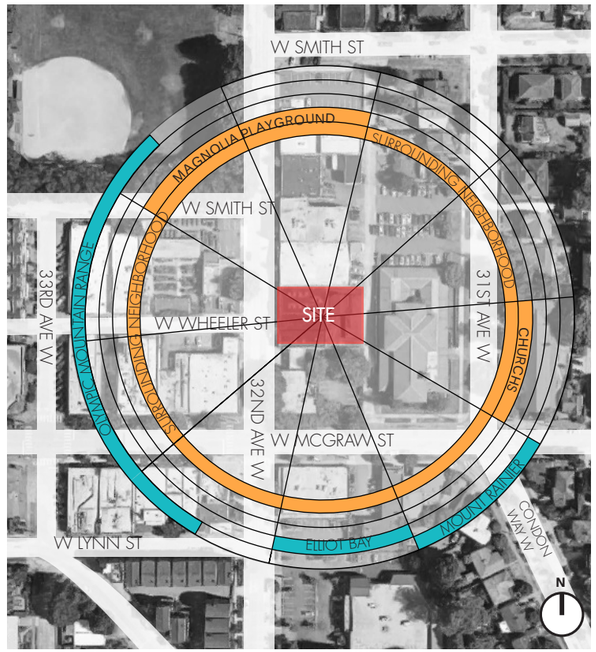
The site is bordered by low-rise retail and commercial buildings on the north and south.

Due to the surrounding building's heights, the proposed design will receive adequate amount of sun and wind exposure on all facades, except for at the ground levels.



TREES LEGEND

- Site
- Park
- Trees

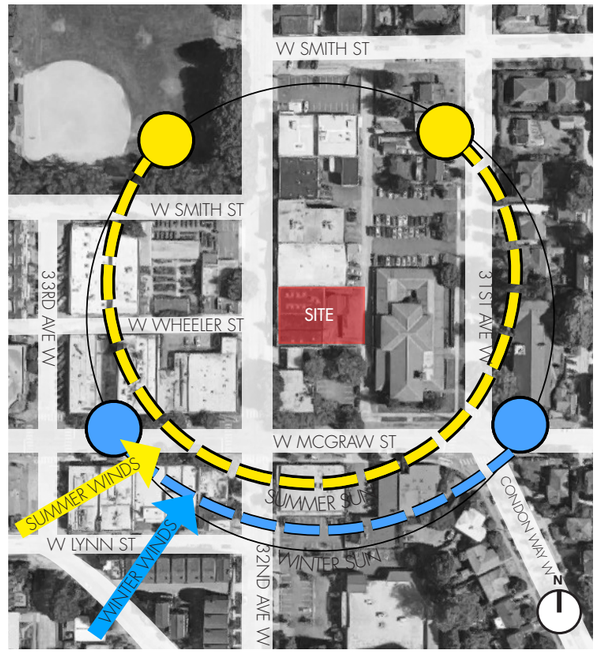


VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings

ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets (Neighborhood Corridor)
- Designated Pedestrian Area
- Bike Routes
- Bus Stops



SOLAR / WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

SITE ANALYSIS SURROUNDING BUILDINGS

1- MAGNOLIA PLAYFIELD
2518 34TH AVE W | PARK

Public park that stretches for several city blocks and includes Magnolia Community Center, Blaine Elementary School and Mounger Pool.

2- PORCELAIN GALLERY
2426 32ND AVE W | RETAIL / COMMERCIAL

Located on the ground level of a two story office/retail building. The entire second floor of the building is mainly consist of glass panel facades while the ground level portion is mostly finished with bricks.
A drive way penetrate the ground level of this property and connects to the alley.

3- ACE HARDWARE
2420 32ND AVE W | RETAIL

Immediately adjacent to our site.
The two story building is finished with bricks on the ground level and stucco on the upper lever. The entire building is occupied by the chain retailer Ace Hardware.

4- CARLETON PARK TOWNHOMES
3201 W LYNN ST | MIXED-USE

Four story townhouse community built in 2019 with retail space on the ground floor.
Exterior finish material includes brick, cement concrete and wood.

5- MAGNOLIA PROFESSIONAL BUILDING
3201 W MCGRAW ST | COMMERCIAL

2 story commercial building now occupied by a dentist office and a law office.
The building has a rounded facade at the street corner, leaving more space to the pedastrains.

6- LDS CHURCH
2415 31ST AVE W | INSTITUTION

Large church with a large onsite parking lot across the alley from our project site.
The building is 3 stories tall and is a masonry construction

7- BELLAGIO CONDOMINIUM
2425 33RD AVE W | MIXED-USE

5-story condo building with retail spaces on the ground floor on 33rd Ave W built in 2003. Two blocks away from our site.
The residential portion of the building, starting from the second level, is recessed to provide additional outdoor space on the second level.

8- U.S. BANK BRANCH
3124 W MCGRAW ST | BANK

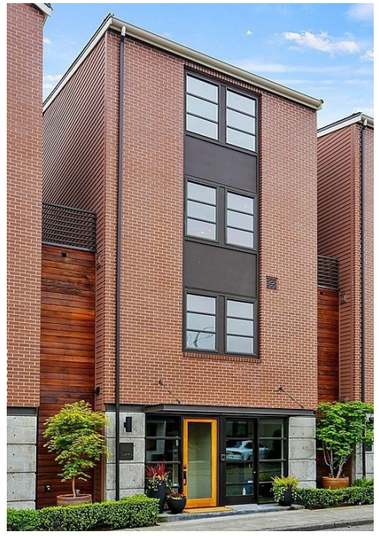
A two story bank builidng with 17 parking stalls to the east. The building has one pronounced canopy for the entry of the parking to the south of the site.

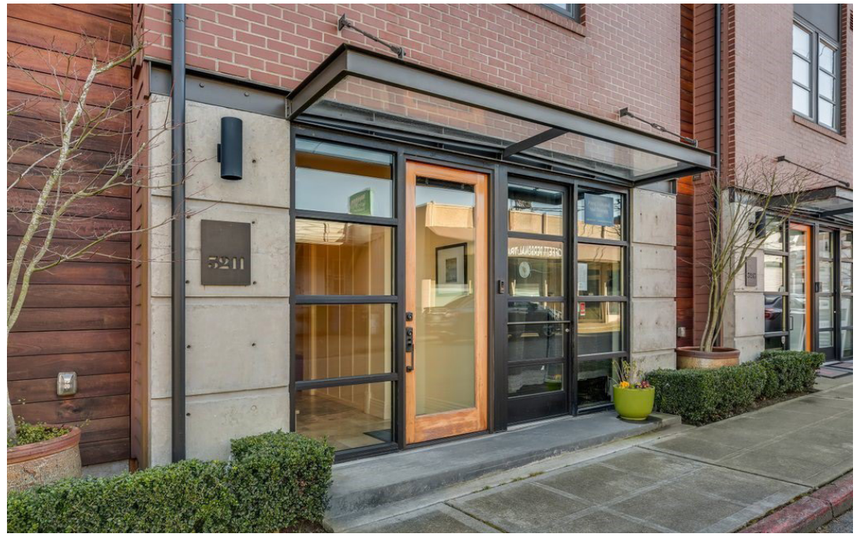
9- MAGNOLIA CENTER BUILDING
3214 W MCGRAW ST | RETAIL / COMMERCIAL

A 3 story masonry building housing a mix of commercial and retail spaces.
The building's facade flushes with bordering properties but its entrance is recessed.
Similar in material and texture to most buildings nearby.

DESIGN CUES FROM CONTEXT

PEDESTRIAN EXPERIENCE





CARLETON PARK TOWNHOMES - RESIDENTIAL ENTRY AWNINGS

STARBUCKS AT STREET INTERSECTION - PEDESTRIAN EXPERIENCE AND SIDEWALK SEATING

COMMERCIAL | TRANSPARENCY

BELLAGIO CONDOMINIUMS - STREET LEVEL EXPERIENCE / TRANSPARENCY

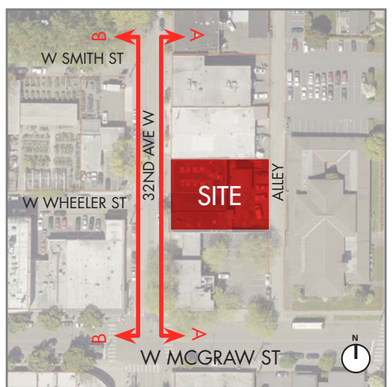
MAGNOLIA PROFESSIONAL BUILDING - STREET LEVEL TRANSPARENCY

We drew inspiration from other apartment and mixed-use buildings and spaces to enhance pedestrian experience in the project. Facade composition, retail transparency, residential connectivity, and outdoor open space were concepts we focused on and strived to capture in our three schemes. Our design concepts are centered around three priorities:

- treatment of the ground plane at the street level
- creation of outdoor space and residential interaction
- modulation of the building facade to reduce perceived mass

We studied precedents of other well-designed building entries and plazas around the area. We also investigated outdoor green space options, both at the ground level and at the roof level and the pros and cons of both of these locations. The following three concepts explore diverse design options of massings as well as outdoor green space for both at lower floor levels and on the roof.

SITE CONTEXT STREETSCAPE | 32ND AVE



SITE CONTEXT STREETSCAPE | ALLEY

A

W MCGRAW ST

SITE FROM ALLEY

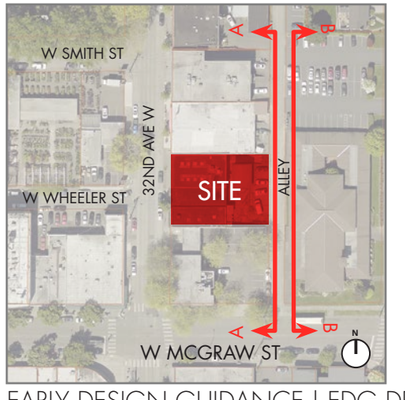
A

B

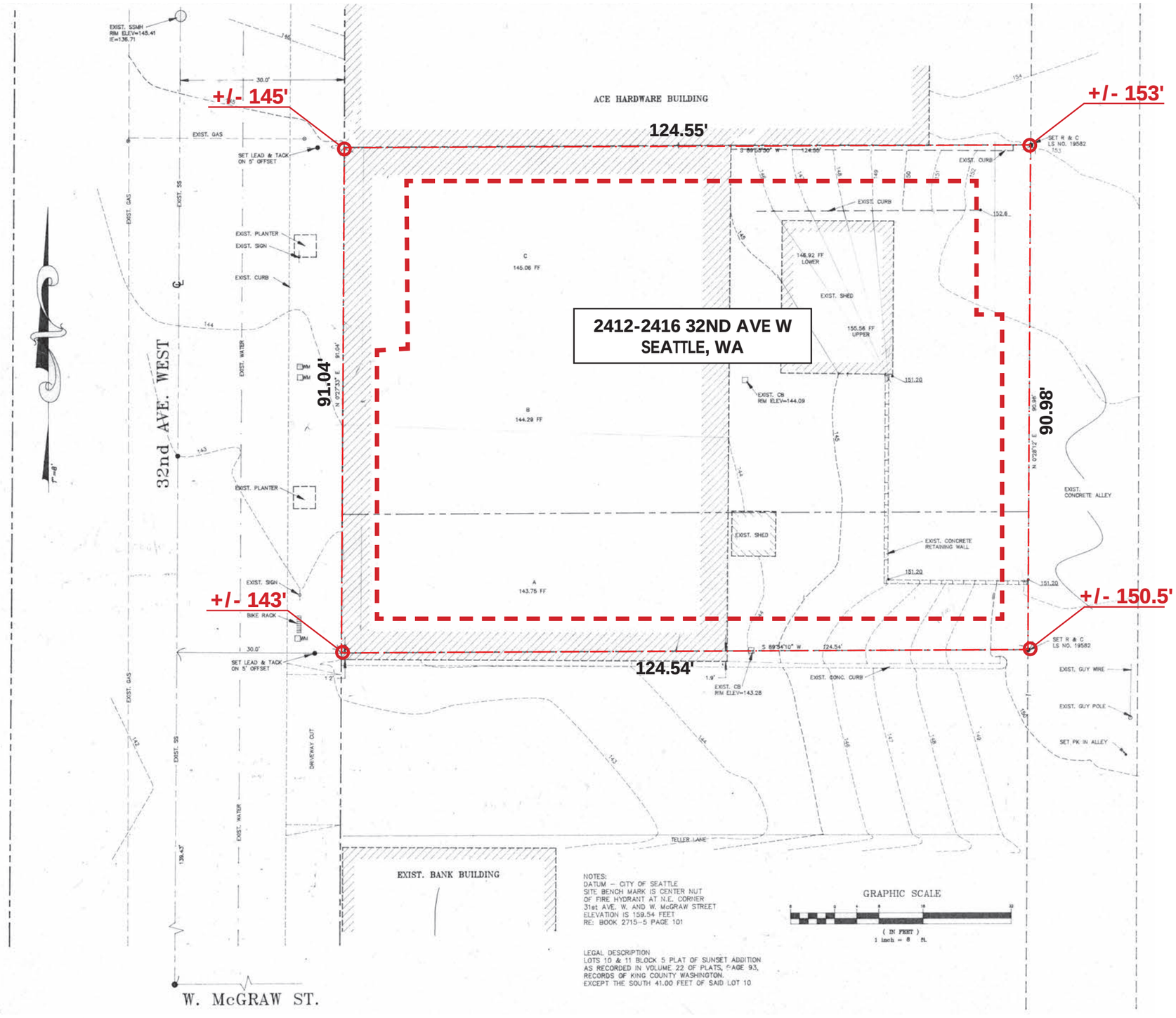
ACROSS FROM SITE

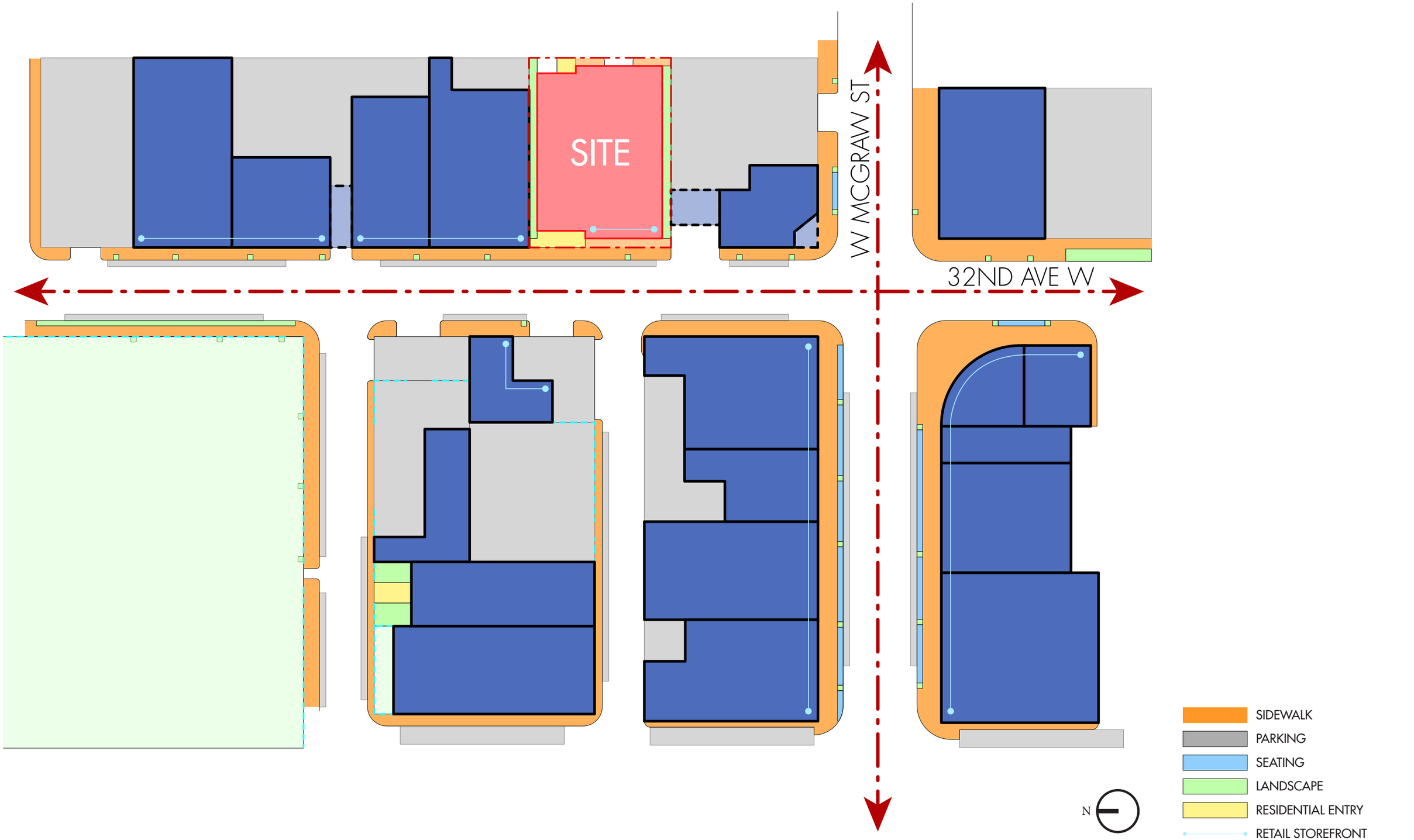
B

W MCGRAW ST

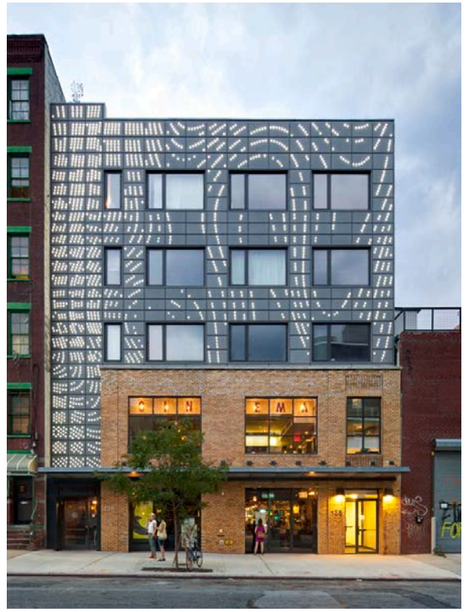


SITE SURVEY


+/- 145'
+/- 153'
+/- 143'
+/- 150.5'
124.55'
124.54'
91.04'
90.98'
2412-2416 32ND AVE W
SEATTLE, WA
ACE HARDWARE BUILDING
32nd AVE. WEST
W. McGRAW ST.
EXIST. BANK BUILDING
TELLER LANE
EXIST. SSMH
RIM ELEV=145.41
IE=136.71
EXIST. GAS
SET LEAD & TACK ON 5' OFFSET
EXIST. PLANTER
EXIST. SIGN
EXIST. CURB
EXIST. WATER
EXIST. SS
BIKE RACK
DRIVEWAY CUT
EXIST. SHED
EXIST. CONCRETE RETAINING WALL
EXIST. CB
RIM ELEV=144.09
EXIST. CB
RIM ELEV=143.28
EXIST. CONC. CURB
SET R & C
LS NO. 19582
EXIST. GUY WIRE
EXIST. GUY POLE
SET PK IN ALLEY
EXIST. CONCRETE ALLEY
C
145.06 FF
B
144.29 FF
A
143.75 FF
148.92 FF
LOWER
155.56 FF
UPPER
151.20
152.6
139.43'
NOTES:
DATUM – CITY OF SEATTLE
SITE BENCH MARK IS CENTER NUT
OF FIRE HYDRANT AT N.E. CORNER
31st AVE. W. AND W. McGRAW STREET
ELEVATION IS 159.54 FEET
RE: BOOK 2715–5 PAGE 101
LEGAL DESCRIPTION
LOTS 10 & 11 BLOCK 5 PLAT OF SUNSET ADDITION
AS RECORDED IN VOLUME 22 OF PLATS, PAGE 93,
RECORDS OF KING COUNTY WASHINGTON.
EXCEPT THE SOUTH 41.00 FEET OF SAID LOT 10
GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.


SITE
W MCGRAW ST
32ND AVE W
SIDEWALK
PARKING
SEATING
LANDSCAPE
RESIDENTIAL ENTRY
RETAIL STOREFRONT
N

DESIGN GUIDELINES



CS2-A RESPONSE: LOCATION IN THE NEIGHBORHOOD
The design compliment the attributes of the neighborhood which is a mixture of ground-level businesses and residential by incorporating commercial uses and the residential entry along the street front with residential uses above and in the back of building.

CS1 NATURAL SYSTEMS AND SITE FEATURES

B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

RESPONSE:

The massing has been pulled back on the interior lot lines to allow units to be placed in these locations and allow better solar exposure along these facades. Shading elements will be utilized as needed in these areas as well.

CS2-C RESPONSE: RELATIONSHIP TO THE BLOCK
The design incorporates two smaller masses of different heights, as well as large storefronts at ground level to respond to the site's existing and future context, in addition to the commercial feel of the area.

CS1 NATURAL SYSTEMS AND SITE FEATURES

C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

RESPONSE:

The site slopes from the alley down to the street and the building is designed to step with the slope of the site. The garage and back of house areas are designed along the alley and the building steps down to the street front where the commercial uses and residential lobby are located. The residential units are all located above both the street and alley to work with the grades and allow all units to be above grade along all facades.

CS2 URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incoproate design detail, articulation and quality materials.

RESPONSE:

The site is located in the Magnolia commercial center, which is comprised of ground level businesses with residential mainly outside the core and some residential buildings in the center. The project is designed to compliment the commercial street level frontages by incorporating commercial uses and the residential entry along the street front with residential uses above and in the back of the building. The street level façade is pushed back to allow for a greater pedestrian experience along the sidewalk and so that seating and landscaping can be placed along the street edge to provide outdoor amenity space for the residents as well as the community and help activate the street, which is similar to other buildings in the area. The preferred option breaks up the façade into two smaller masses that compliment the scale of the neighborhood. Smaller scaled details will also be provided to break down the scale of the massing in order to mimic the scale of the adjacent buildings.

CS2 URBAN PATTERN AND FORM

B. ADJACENT SITES, STREETS, AND OPEN SPACES

1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

2. 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. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

RESPONSE:

The site is a midblock site that is located along a pedestrian oriented street that is mainly comprised of businesses and the back of the site is along an alley that is shared with residential uses. The building is designed to incorporate commercial uses and the residential entry along the street frontage as well as a smaller open space at the street edge to allow for residents and the community to use. The alley façade is comprised of the parking garage entrance and back of house spaces. Residential uses are proposed above both the street front and alley in order to allow them to be above the street frontage along both facades. Open space is also provided on the roof top for the residents of the building as well as outdoor private balconies on upper levels.

CS2 URBAN PATTERN AND FORM

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

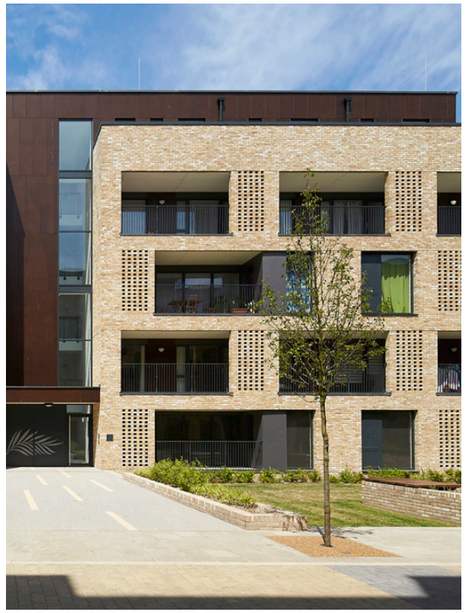
2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

3. 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.

RESPONSE:

The site is a mid-block site and surrounded mainly by older single story commercial buildings along the street frontage. This area has recently been up-zoned and other projects will be proposing taller buildings in the future. The proposed design incorporates massing that includes four and five story heights and is broken down into two smaller masses to break down the scale in order to relate to the smaller buildings in the area. The first floor façade is designed primarily of larger storefront systems that will compliment the adjacent buildings in the area and blend in with the commercial feel of the neighborhood along the pedestrian street frontage.

DESIGN GUIDELINES



CS2-D RESPONSE: HEIGHT, BULK AND SCALE
The massing of the building is broken down into two volumes, and the lower volume will bring down the scale of the building to better relate to the existing fabric of the area.

PL1-A RESPONSE: NETWORK OF OPEN SPACES
The building facade is pulled back from the street to provide more open space, which will include seating, landscape and artwork.

CS2 URBAN PATTERN AND FORM

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

3. 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. Factors to consider:

a. Distance to the edge of a less (or more) intensive zone;

b. Differences in development standards between abutting zones;

c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);

d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and

e. Shading to or from neighboring properties.

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

RESPONSE:

The site is located in a neighborhood that is mainly surrounded by one and two story buildings, however, the Code has changed to allow up to five story buildings and redevelopment will be occurring in the area in the future. The preferred option has broken down the massing of the building into two main volumes to bring down the scale of the building to help relate better to the existing fabric of the neighborhood as well as fit the scale of potential future developments. The site is sloped form the alley down to the street front and the building plays off of this by stepping the residential units above so that all units are above the street and alley levels. The street frontage is comprised of all commercial buildings and the alley façade backs to a church and residential uses around that. For this reason, the commercial uses as well as the residential lobby are located along the street front and the residential garage is located along the alley with all residential uses located above both frontages. The height of the building is also one story lower along the alley, which will bring the scale of the building down closer to the existing residential uses.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

3. Established Neighborhoods: In existing neighborhoods with a welldefined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

RESPONSE:

The site is located in the Magnolia neighborhood, which is mainly comprised of one and two story commercial buildings, however the zoning has been changed to allow for up to five story buildings and future developments will be building to this scale. The proposed development is a five story building with a smaller mass at the street front of four stories to bring the scale down along the existing fabric of the neighborhood. The alley side of the building will appear as only four stories as the slope of the site will reduce the building height along that frontage. The preferred option is designed with large storefronts along the street frontage that will blend in with the existing commercial feel of the street and neighborhood in that area.

PL1 CONNECTIVITY

A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

RESPONSE:

The site is designed with open space provided along the street frontage and will allow residents as well as the community to use the amenity space in the front of the building, which will include seating, landscaping and artwork. Additional open space is provided on the roof top of the building for the residents and in the private patio spaces.

PL1 CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

RESPONSE:

The site is a mid-block site and will provide pedestrian access from the street frontage into both the commercial spaces as well as the residential lobby. This area will be a small amenity space that will include seating, landscaping and artwork that can be used by the residents as well as the community. Weather protection will also be provided in the amenity area located adjacent to the public sidewalk. Pedestrian access will also be provided along the alley façade as a secondary entrance.

PL1 CONNECTIVITY

C. OUTDOOR USES AND ACTIVITIES

1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety. These may include:

a. seasonal plantings or displays and/or water features;

b. outdoor heaters;

c. overhead weather protection;

d. ample, moveable seating and tables and opportunities for outdoor dining;

e. an extra level of pedestrian lighting;

f. trees for moderate weather protection and shade; and/or

g. 24-hour wi-fi service.

RESPONSE:

The proposed design includes a small amenity space for residents and the community located along the street frontage. This area will include seating, landscaping, artwork and weather protection among other amenities. Additional outdoor space is provided on the roof deck which will also include seating, landscaping, artwork and BBQ areas among other amenities for the residents of the building.

DESIGN GUIDELINES

PL2-B RESPONSE: SAFETY AND SECURITY
Glazed storefronts at ground level will maximize passive surveillance; residential units start above the street level to provide additional safety for the residents.

PL3-B RESPONSE: RESIDENTIAL EDGES
The residential units are designed to be at levels above the streets for additional security and safety. The secured entry will be on the street front.

PL2 WALKABILITY

A. ACCESSIBILITY

1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).

RESPONSE:

All areas of the building will be designed for accessibility for all.

PL2 WALKABILITY

B. SAFETY AND SECURITY

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

3. 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.

RESPONSE:

The proposed building will be designed with safety in mind. Glazing will be designed to provide eyes on the street and security features will be provided throughout the project. The residential uses are all designed to be above the street level to provide additional safety for the residents. Lighting will be designed to help with safety and security around the building as well.

PL2 WALKABILITY

C. WEATHER PROTECTION

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activ- ity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accomodate regular cleaning and maintenance.

RESPONSE:

Weather protection is designed to be located along the street frontage for both residents of the building and users of the commercial spaces. These will relate in size and scale to other weather protection features in the neighborhood.

PL2 WALKABILITY

D. WAYFINDING

1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

RESPONSE:

Wayfinding will be provided throughout the development.

PL3 STREET-LEVEL INTERACTION

A. ENTRIES

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;

b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

a. overhead shelter: canopies, porches, building extensions;

b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;

c. ground surface: seating walls; special paving, landscaping, trees, lighting; and

d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

RESPONSE:

The main building entries will be located along the street frontage. There will be two commercial entries and one residential entry in the preferred option. All entries will be fully transparent and large openings to mimic other storefronts in the context. The entries will also have weather protection elements for the users of the spaces. The entry area will also have a small amenity space that will include seating, landscaping and artwork that can be used by the residents and community.

PL3 STREET-LEVEL INTERACTION

B. RESIDENTIAL EDGES

1. 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.

2. 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. In addition to the ideas in PL3.B1, design strategies include:

a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;

b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and

c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the nonresidential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

4. Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

RESPONSE:

The residential units are designed to be at levels above the street and alley frontages to provide additional safety and security for the residents. The entry will be on the street front and will be safe and secure. There are no ground floor units or live/work units planned for the development. The entry of the building is also provided with a plaza space that can be used by the residents and community.

PL3 STREET-LEVEL INTERACTION

C. RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

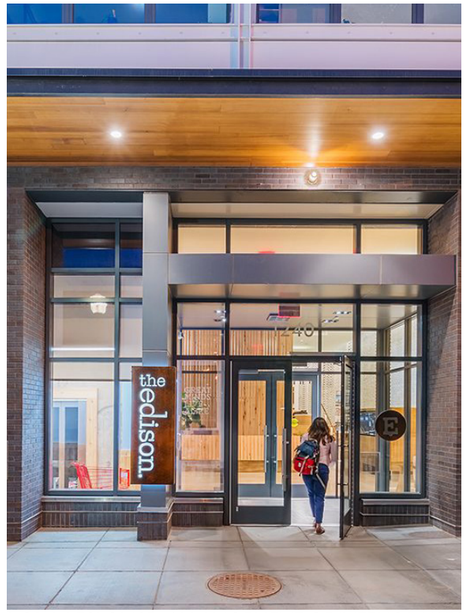
2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

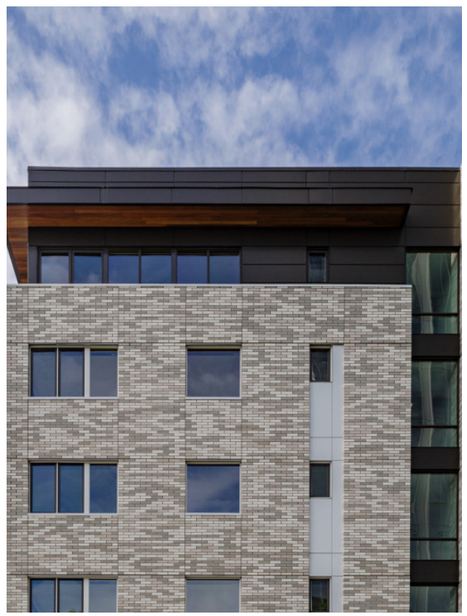
RESPONSE:

The site is located on a commercial oriented street and is designed to provide two commercial entries along the street as well as a pedestrian plaza in front of the residential entry to act as a buffer in front of the entrance that can be used by the residents and community in the area. The commercial storefronts are designed to maximize glazing along the street in order to be inviting to the pedestrians.

DESIGN GUIDELINES



DC1-A RESPONSE: ARRANGEMENT OF INTERIOR USES
The most frequently used spaces such as the residential lobby, which can also function as a gathering or flexible space, will be located along the street frontage, directly visible from the street through large storefront windows.



DC2-A RESPONSE: MASSING
The pushed-back taller volume that overlaps with the smaller volume at the upper level creates balcony spaces for the residents.

PL4 ACTIVE TRANSPORTATION

A. ENTRY LOCATIONS AND RELATIONSHIPS

1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

RESPONSE:

The building entry is located along the street frontage. It is pulled back to allow for a plaza space in the front of the building that can be used by the residents and the community.

PL4 ACTIVE TRANSPORTATION

B. PLANNING AHEAD FOR BICYCLISTS

1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible. Also consider signage, kiosks, building lobbies, and bicycle parking areas, where provided, as opportunities to share bicycling information.

RESPONSE:

The bike rooms are located on both levels of the parking garage floors. These will be access from the alley and through the garage door. This will help to not interfere with pedestrian traffic and the busy street along the frontage of the building.

PL4 ACTIVE TRANSPORTATION

C. PLANNING AHEAD FOR TRANSIT

1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping. Take advantage of the presence of transit patrons to support retail uses in the building.

2. On-site Transit Stops: If a transit stop is located onsite, design projectrelated pedestrian improvements and amenities so that they complement (or at least do not conflict with) any amenities provided for transit riders. Consider the proximity of transit queuing and waiting areas to other pedestrian gathering spaces, aiming for enough room to accommodate all users. Similarly, keep lines of sight to approaching buses or trains open and make it clear through location and design whether project-related pedestrian lighting, weather protection, and/or seating is intended to be shared by transit users.

3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

RESPONSE:

There are multiple transit stops within walking distance in the vicinity of the site that will most likely be used by residents of the building. The residential entrance of the building links directly to one of the main streets int eh neighborhood and will allow users to access the transit stops easily. The building entry also has a plaza area that residents can use to wait for ride share options as well.

DC1 PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

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

2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:

a. a location at the crossroads of high levels of pedestrian traffic;

b. proximity to nearby or project-related shops and services; and

c. amenities that complement the building design and offer safety and security when used outside normal business hours.

3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

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.

RESPONSE:

The building is designed with the residential lobby on the main level along the street frontage. This space also connects with the plaza in the front of the building. The lobby is designed to the flexible in nature and could be renovated in the future to serve various design options as needed. There is a roof deck of the top of the building for the residents that allows users to take in the view of the surrounding area.

DC1 PROJECT USES AND ACTIVITIES

B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;

b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or

c. employing a multi-sensory approach to areas of potential vehiclepedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

2. Facilities for Alternative Transportation: Locate any facilities for alternative transportation such as shared vehicles, carpooling and charging stations for electric vehicles in prominent locations that are convenient and readily accessible to expected users.

RESPONSE:

Vehicular access is designed to be from the alley and the parking garage is located along the first two floor in this area. The parking garage is below and behind the residential uses as well in order to not interfere with residential circulation to and around the building. Alternative transportation options would be provided in the front of the building so they are not near the main parking area for the residents and can be accessed easier for the users of the building.

DC1 PROJECT USES AND ACTIVITIES

C. PARKING AND SERVICE USES

1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.

RESPONSE:

The parking is located from the alley as required by Code and given the slope of the site and the smaller footprint, the parking is located at the ground level and one level above the alley and in the back of the building. The parking will not be visible from the front of the building and will be screened and designed to blend in with the alley façade materials. Service uses will also be designed along the alley façade and will be designed to match the style of the building as not to bring attention to these areas.

DC2 ARCHITECTURAL CONCEPT

A. MASSING

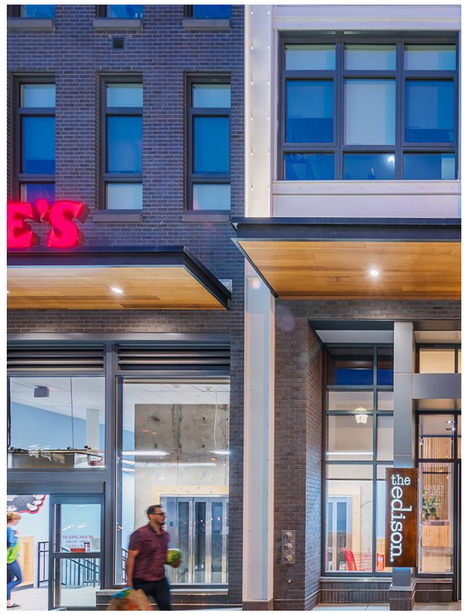
1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

2. 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.

RESPONSE:

The massing is designed as two masses for the site. One is at the street frontage and includes the commercial uses and the other is pushed back to create a plaza in front of the residential lobby. The taller mass that is pushed back also overlaps to the smaller mass at the upper level to create a recess in the forma and allow for private patio spaces for the residents. This is also the corner of the building that will have the best views from the upper levels. Secondary elements will be used to break down the massing further that will include windows, balconies and canopies.

DESIGN GUIDELINES



DC2-C RESPONSE: SECONDARY ARCHITECTURAL FEATURES
Both residential and commercial entrances will feature canopies to bring down the scale and adding visual interest.

PL2-D RESPONSE: SCALE AND TEXTURE
The building will be designed with human scale in mind, especially in the lower levels. Featuring human-scale elements such as storefront systems, canopies, seatings and landscape elements, among other fitting building details.

DC2 ARCHITECTURAL CONCEPT

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade 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 wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:

a. newsstands, ticket booths and flower shops (even if small or narrow);

b. green walls, landscaped areas or raised planters;

c. wall setbacks or other indentations;

d. display windows; trellises or other secondary elements;

e. art as appropriate to area zoning and uses; and/or

f. terraces and landscaping where retaining walls above eye level are unavoidable.

RESPONSE:

All facades will be designed equally and will have similar architectural language throughout. The interior lot line facades are pulled in from the property lines and have units facing out, so those facades will be designed to incorporate the character of the street and alley facades. There will be no blank walls around the building.

DC2 ARCHITECTURAL CONCEPT

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 façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.

3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:

a. considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,

b. using trees and landscaping to enhance the building design and fit with the surrouding context, and/or

c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.

RESPONSE:

Secondary architectural features will be designed throughout the building to add interest and depth to the facades. The main residential entrance and commercial entrances will include canopies to bring the scale down in these areas and be welcoming for the users of the space. Window spacing and detailing will also add visual interest to the facades. The commercial storefronts will be designed to be in scale with those of the surrounding buildings so that they fit into the neighborhood well.

DC2 ARCHITECTURAL CONCEPT

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. 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.

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," particularly at the street level and other areas where pedestrians predominate.

RESPONSE:

The building will be designed with the human scale in mind along, especially in the lower levels. The building entries will have human scale elements in the form of the storefront systems, canopies, benches, landscape elements and artwork. The residential unit windows will also be designed with this scale in mind in order to bring down the scale of the building and fit into the neighborhood scale. Upper level balconies and details will also be design to fit the pedestrian scale and bring relief to the upper level. The texture of the materials will also help bring down the scale of the building and make it fit into the residential neighborhood found in the context.

DC2 ARCHITECTURAL CONCEPT

E. FORM AND FUNCTION

1. 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.

RESPONSE:

The site is a mid-block site and will be accessed from the street front. The main residential entry is designed to be pushed back from the street frontage so that a residential plaza space will buffer the entrance from the street edge and provide a seating area for the residents and community. The commercial storefront is designed to be pushed out towards the street in order to read more accessible to the pedestrians. This creates a clear narrative for the massing and allows the user to understand the uses from the public sidewalk. Flexibility is designed into the building for future uses in these areas.

DC3 OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

RESPONSE:

Open space is provided at the residential entry and relates well to the interior lobby space and allows the uses to expand outside. Additional open space is provided on the roof deck to allow uses additional outdoor space and amenity areas on the roof in order to take in the views of the area. Private outdoor space is also provided for some of the units.

DESIGN GUIDELINES

DC3-B RESPONSE: OPEN SPACE USES AND ACTIVITIES
A rooftop amenity space will be provided, including seating, landscaping, BBQ areas among other amenity spaces.

DC4-A BUILDING MATERIALS
All materials will be constructed of durable and maintainable materials that are climate appropriate to the area.

DC3 OPEN SPACE CONCEPT

B. OPEN SPACE USES AND ACTIVITIES

1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.

3. Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

RESPONSE:

Open space is provided outside the residential lobby and will include seating, landscaping and artwork and is also covered by a canopy at the entry area. This will allow residents to use this space throughout the year and will connect the lobby with the street front and community. A roof top amenity space is also provided that will include seating, landscaping, BBQ areas among other amenity spaces for the residents. The roof top area is designed to take in the immediate views of the neighborhood.

DC3 OPEN SPACE CONCEPT

C. DESIGN

1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

3. Support Natural Areas: Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.

RESPONSE:

Open space is provided at the residential lobby entrance and will include seating, landscaping and artwork and will be open to both residents and the community. This area is located off of the sidewalk and will allow the sidewalk area to open up to the building entry.

DC4 EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

RESPONSE:

All materials will be constructed of durable and maintainable materials that are climate appropriate to the area.

DC4 EXTERIOR ELEMENTS AND FINISHES

B. SIGNAGE

1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

RESPONSE:

Signage will be designed to be compatible with the building design and also in scale with the building and neighborhood.

DC4 EXTERIOR ELEMENTS AND FINISHES

C. LIGHTING

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

RESPONSE:

Lighting will be designed to help make the environment a more safe place for the residents and community. The project will not create any glare in the neighborhood.

DC4 EXTERIOR ELEMENTS AND FINISHES

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project.

4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

RESPONSE:

Landscaping materials will be selected to work well with the architectural concepts and will be native as much as possible.

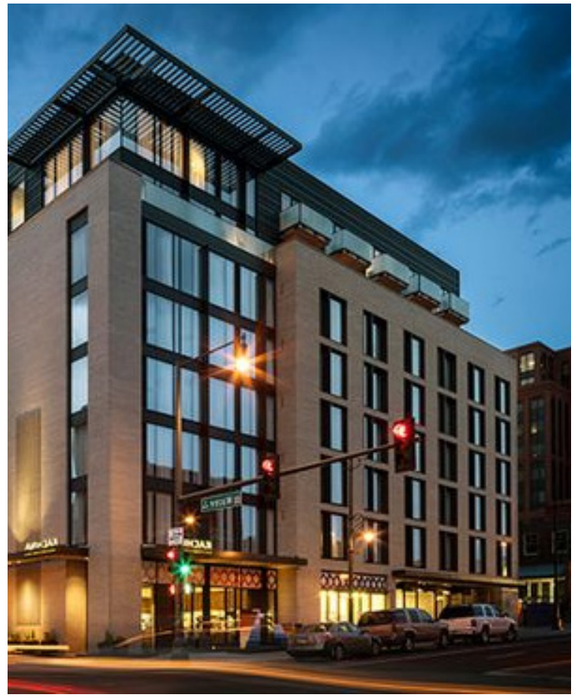
MASSING

RECESSED TOP FLOOR

- Recessed upper level reduces visual impact of building without further modulations

VERTICAL ACCENTS

- Use of different materials and elements provides contrast between two masses



HORIZONTAL MODULATION AND MATERIALS

- Use of contrasting colors and materials to express massive building, yet horizontal modulation reduces visual impact

ROOFTOP CANOPY

- Rooftop canopy provides its unique characteristics

MATERIALS

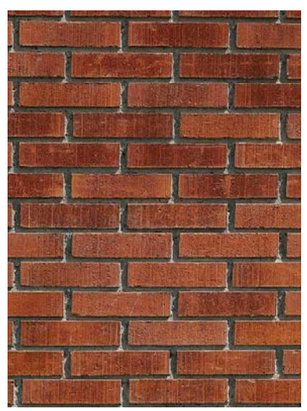
Our proposed material palette consists of fiber cement panel as the primary material, with accents of corrugated metal and brick. Pops of bright color and sculptural architectural elements will add vibrancy to the massing and modulation. Also, aluminum strorefront will provide street level transparancy and adds welcoming pedestrian experiences.

Fiber Cement

Aluminum Storefront

Corrugated Metal

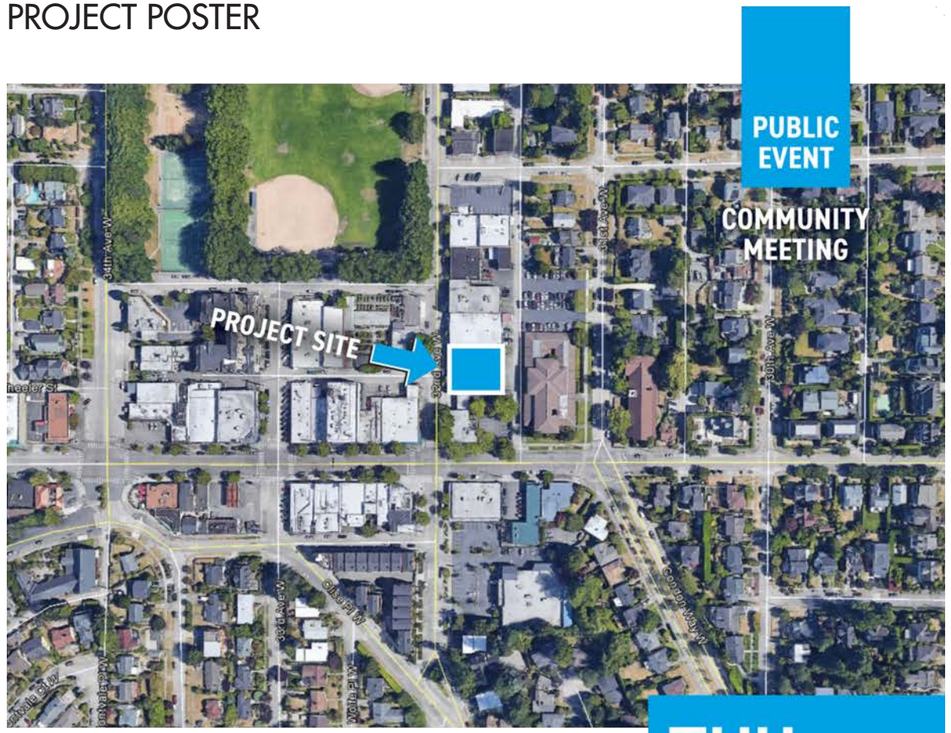
Pops of Color



Brick

SITE ANALYSIS COMMUNITY OUTREACH

PROJECT POSTER



JOIN US

Join Us for a Community Meeting to Provide Input on the

2412 & 2416 32nd Ave W Project.

This project combines 2412 and 2416 properties and proposes construction of a mixed-use apartment building with ground level retail and parking. The existing buildings will be demolished. The project site is zoned neighborhood commercial.

What: **Let us know what you think!** Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 6pm and will end around 7pm

Date: **Thursday, February 20, 2020**

Where: Discovery Park Environmental Learning Center, 3801 Discovery Park Blvd, Seattle, WA 98199

THU FEB 20

PROJECT HOTLINE: 206-414-7242

Project Address:
2412 & 2416 32nd Ave W,
Seattle WA 98199

Contact: Natalie Quick

Applicant: Terry Yoshikawa

Additional Project Information on Seattle Services Portal via the Project Address:
2412 & 2416 32nd Ave W

Project Hotline & Email:
206-414-7242
32ndAvenueWestProject@earlyDRoutreach.com

Note: Calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

OUTREACH METHODS

- Printed Outreach: Posters were hung in 12 locations according to and exceeding requirements. Poster, spreadsheet with locations, and photos included in Appendix A.
- Electronic/Digital Outreach: Voicemail line and script established. Publicized hotline number via poster. Checked voicemail daily for messages. Script included in Appendix A.
- In-Person Outreach: Held a Community Meeting event, open to the public, publicized through posters and DON calendar. Event photos, agenda, sign-in sheets, and comments included in Appendix A.

DESIGN-RELATED COMMENTS

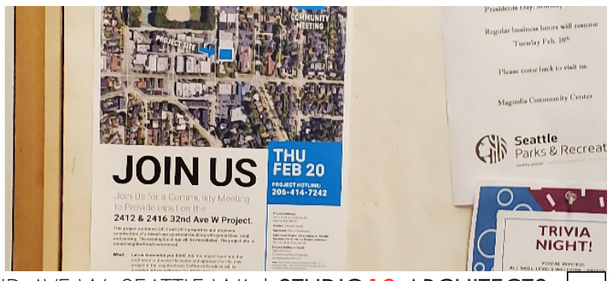
- Design: One participant would like to see building design to reflect "village" character that would entice neighborhood retail (e.g. coffee shops, café) and preserve the appropriate "village scale." The same person positively commented on renderings of other projects by architect as contained in the handout.
- Materials: One person expressed appreciation for textures (e.g. bricks) on the building; especially for the retail fronts.
- Pedestrian activation: One participant appreciated the thought being given to pedestrian activation in the village with this project.

NON-DESIGN-RELATED COMMENTS

- Retail: One participant expressed a strong desire that high-end retailers be recruited to bring vibrancy to Magnolia Village.
- Variance: One person asked if there were any variances planned.
- Height: One attendee asked about the height of the apartment building.
- Parking: The two participants asked about parking access and number of parking stalls.
- Affordable: One person asked if there would be affordable units.
- Environmental Review (SEPA): One attendee asked when would a SEPA determination be issued.

MISCELLANEOUS COMMENTS

- Community groups to engage: One person recommended contacting the Magnolia Chamber of Commerce, Design Review Board and Community Council.



DESIGN PROPOSAL CONCEPT 1 - CARVE

Concept 1 is designed by recessing the top floor massing with canopy. The residential entry is located in the northwest corner and commercial entry is in the southwest corner . The massing is partially recessed on the south side to improve the pedestrians' experience, and the varied massing will allow for changes in material and colors. A roof deck community space is designed on the south side of the building and will have great views of the Elliott Bay and Mount Rainier.

CONCEPT 1 | MATRIX

UNIT COUNT	43
PARKING COUNT	28
FAR AREA PROPOSED	41,901 SF
FAR AREA ALLOWED	42,469 SF (3.75 FAR MAX)
GROSS FLOOR AREA	46,387 SF
PROPOSED COMMERCIAL	1480 SF

PROS:

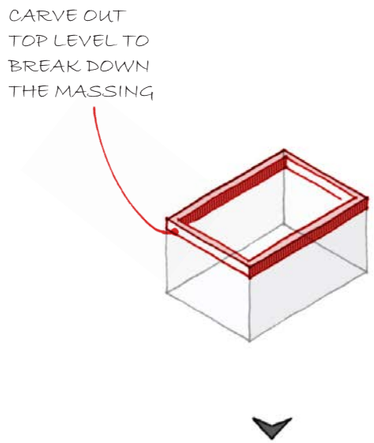
- Modulated facade in multiple locations, vertical and horizontal
- Outdoor decks for units on level 5 and 3

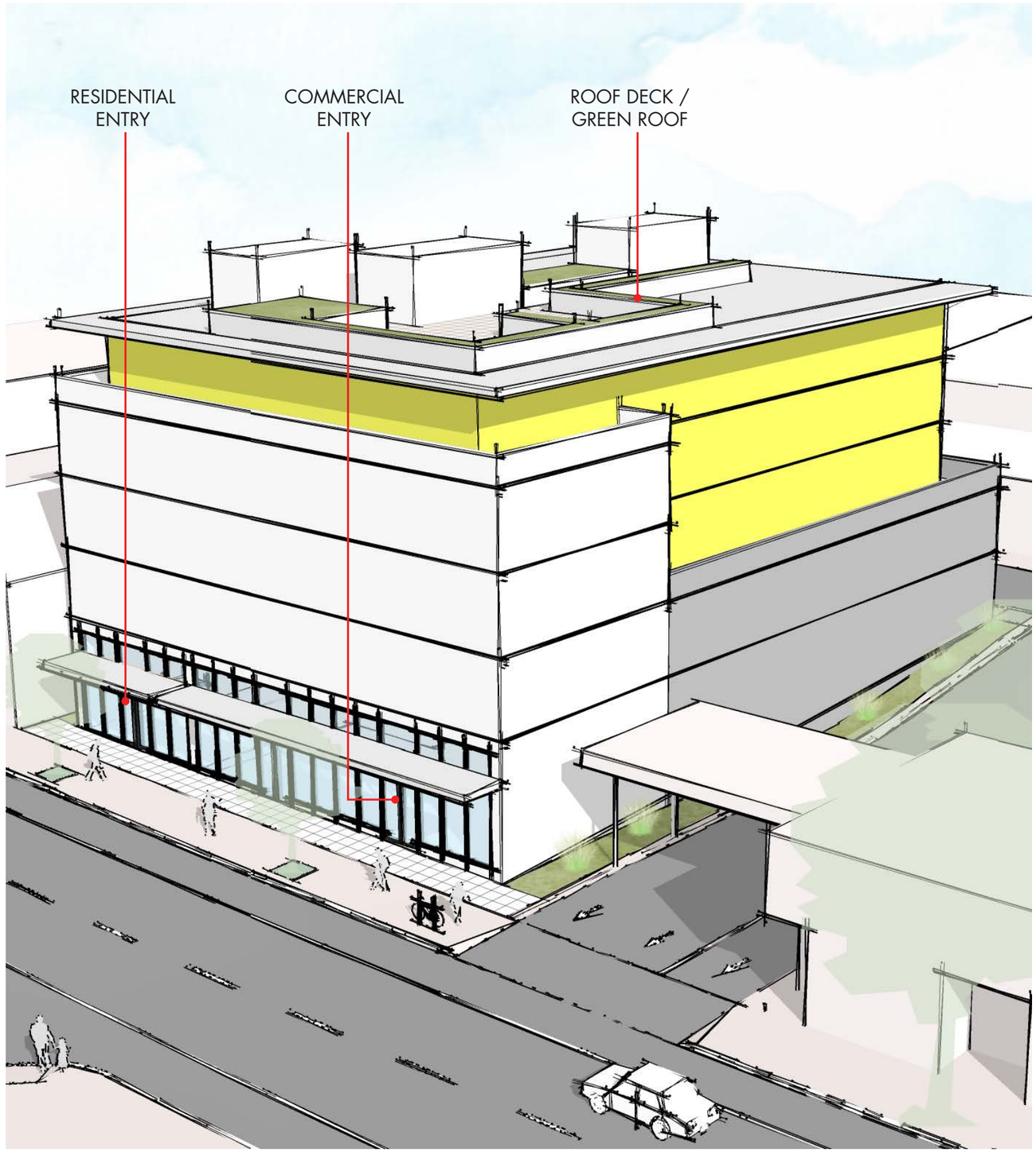
CONS:

- Residential entry is not distinctive

DEPARTURES: NONE

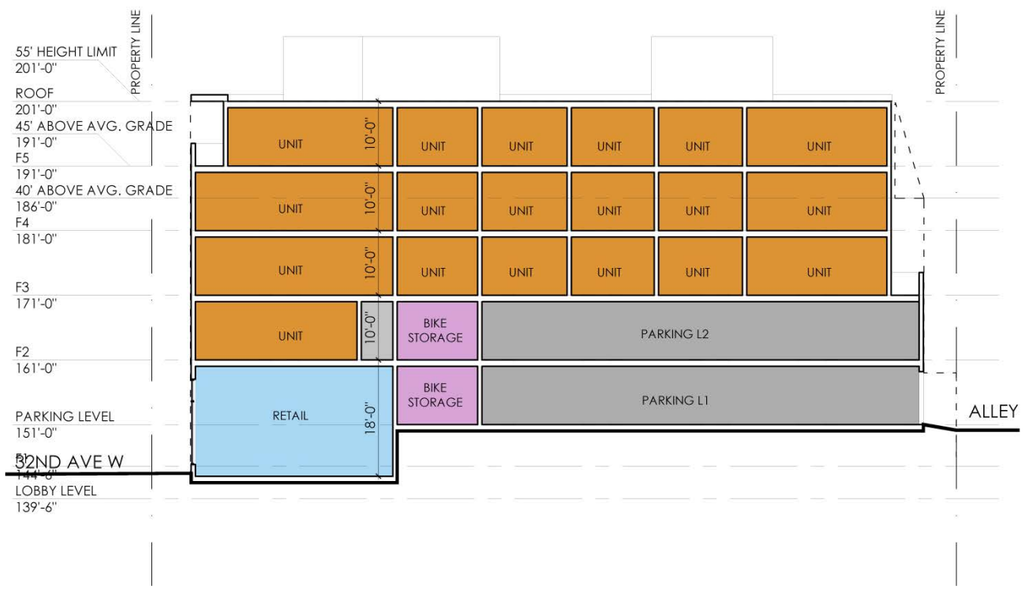
Massing Diagram





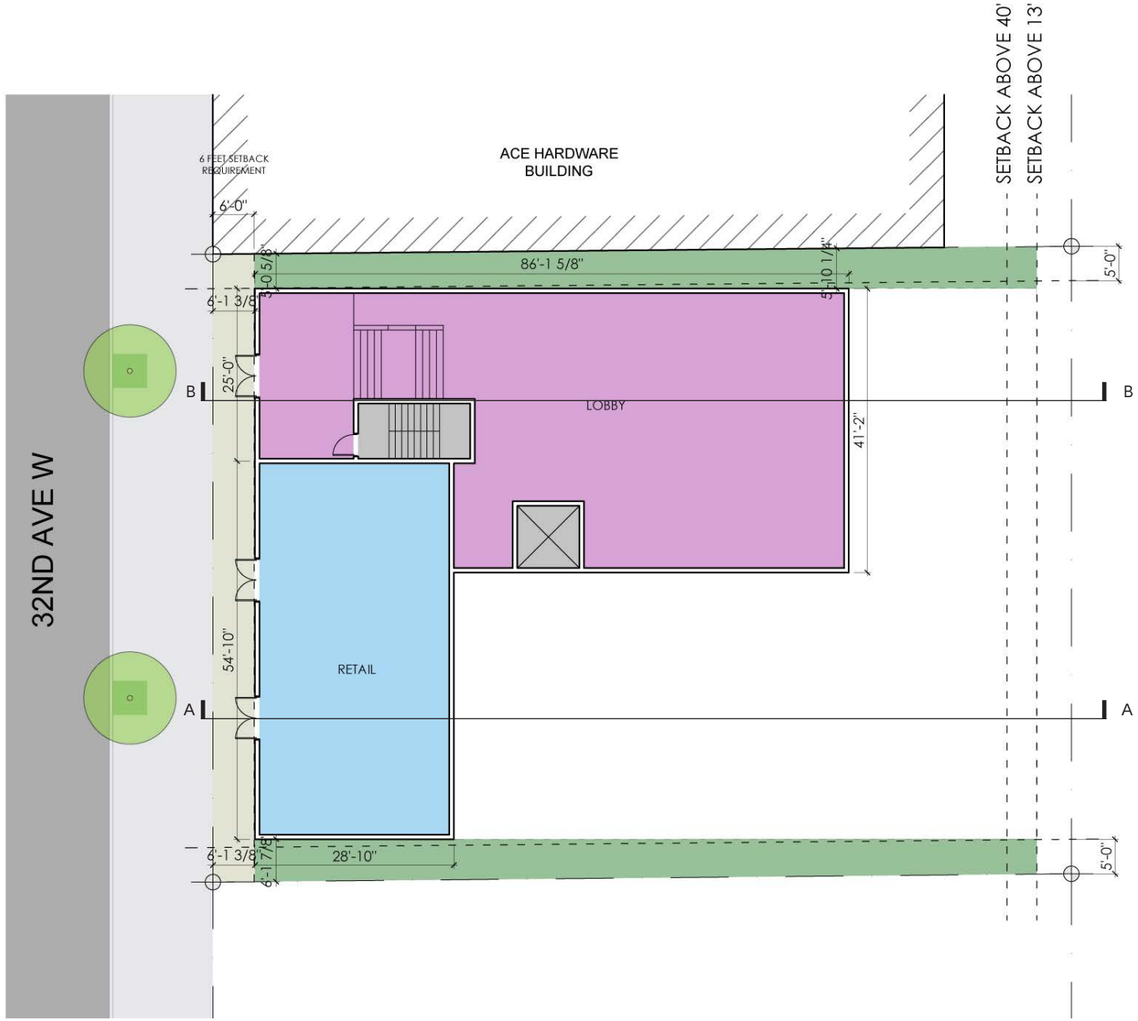
DESIGN PROPOSAL CONCEPT 1 - CARVE

WEST ELEVATION / 32ND AVE W

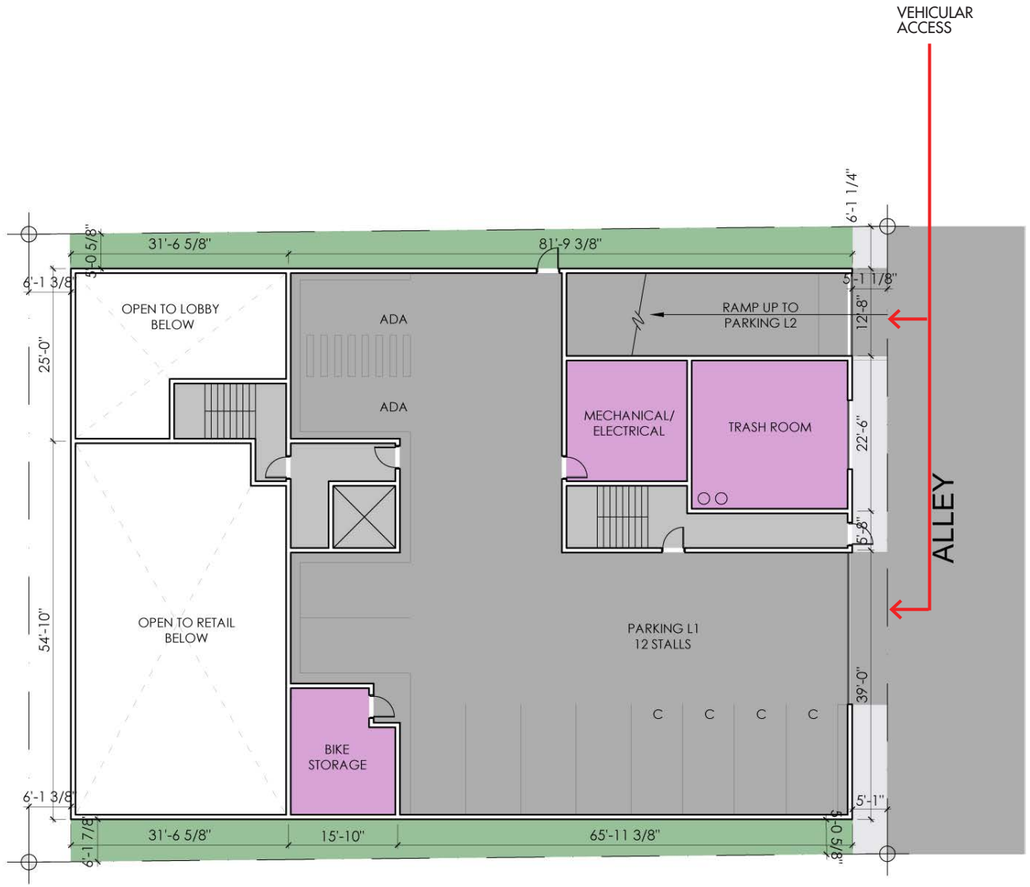


SECTION A-A

DESIGN PROPOSAL CONCEPT 1 - CARVE



STREET LEVEL



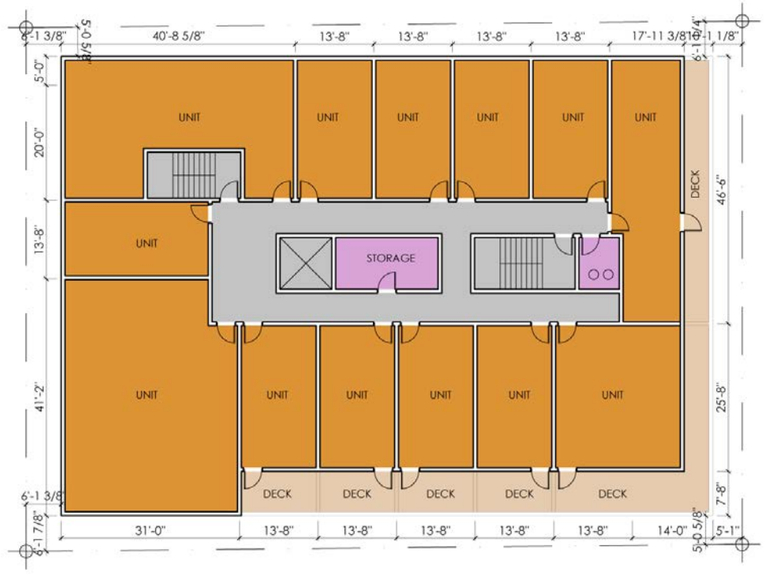
LEVEL 2

KEY

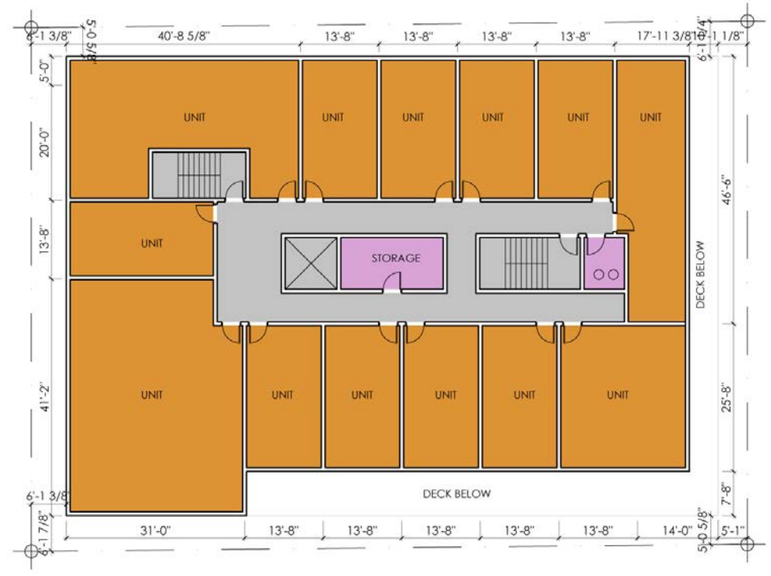
Amenity	Circulation	Deck
Residential	Utility	
Retail	Outdoor Space / Terrace	

DESIGN PROPOSAL CONCEPT 1 - CARVE

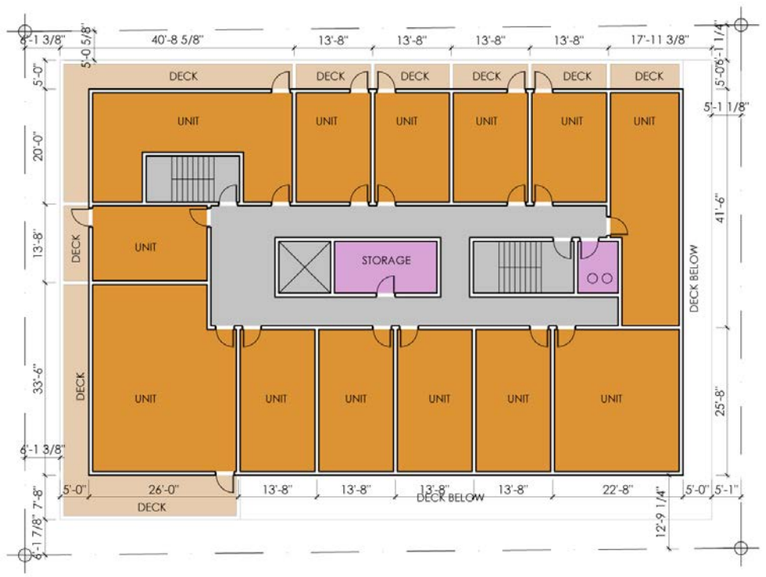
LEVEL 3



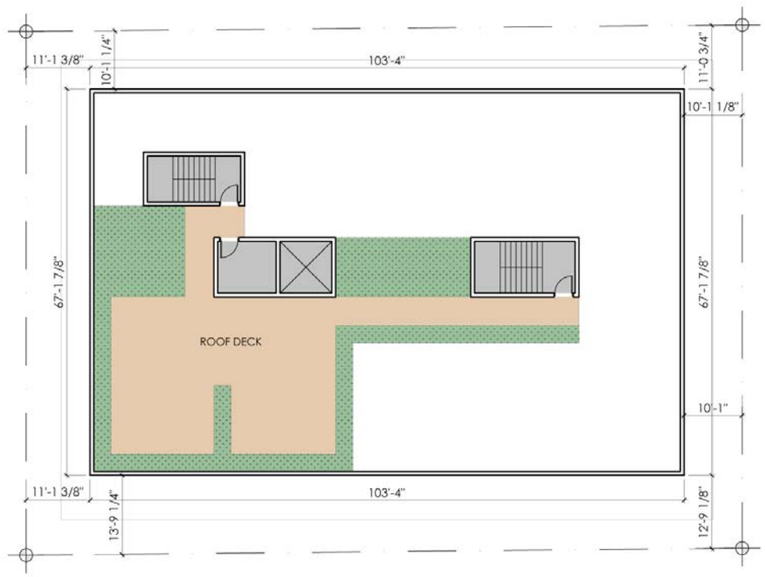
LEVEL 4



LEVEL 5



LEVEL 6



ROOF LEVEL

N

KEY

Amenity	Circulation	Deck
Residential	Utility	
Retail	Outdoor Space / Terrace	

DESIGN PROPOSAL CONCEPT 1 - CARVE

SOUTH WEST AERIAL VIEW

SOUTH EAST AERIAL VIEW

NORTH EAST AERIAL VIEW

NORTH WEST AERIAL VIEW

DESIGN PROPOSAL CONCEPT 1 - CARVE

WEST FRONT VIEW

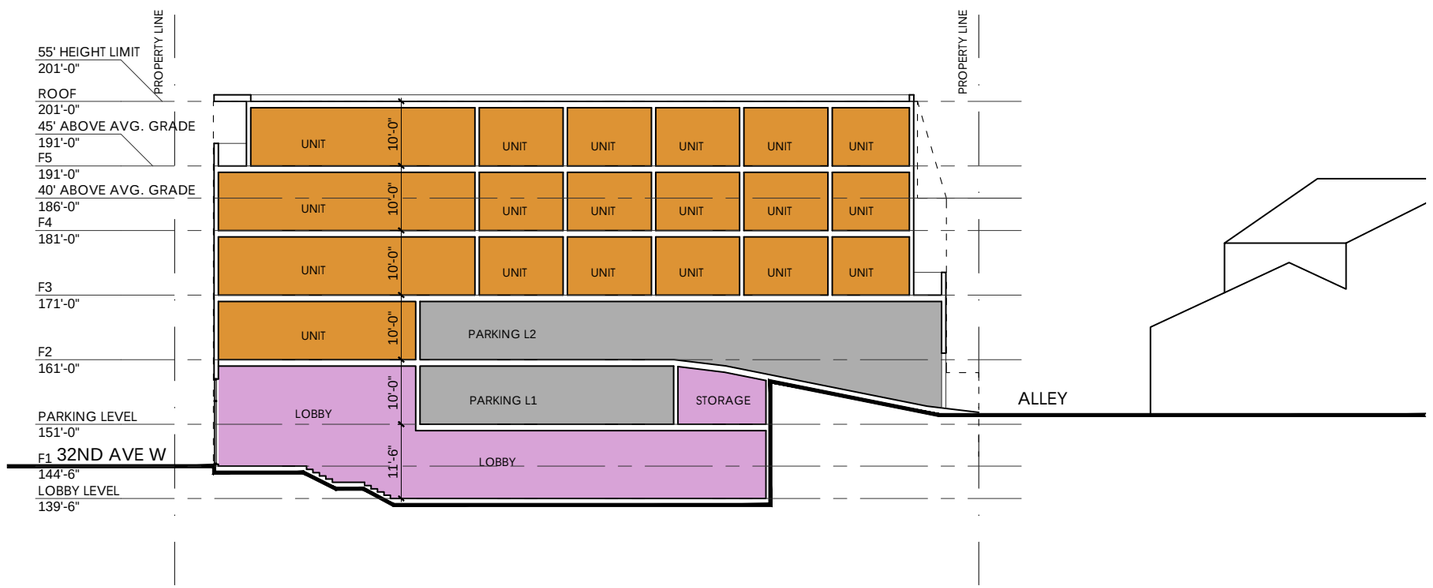
SOUTHEAST VIEW

SOUTHWEST VIEW

DESIGN PROPOSAL CONCEPT 1 - CARVE

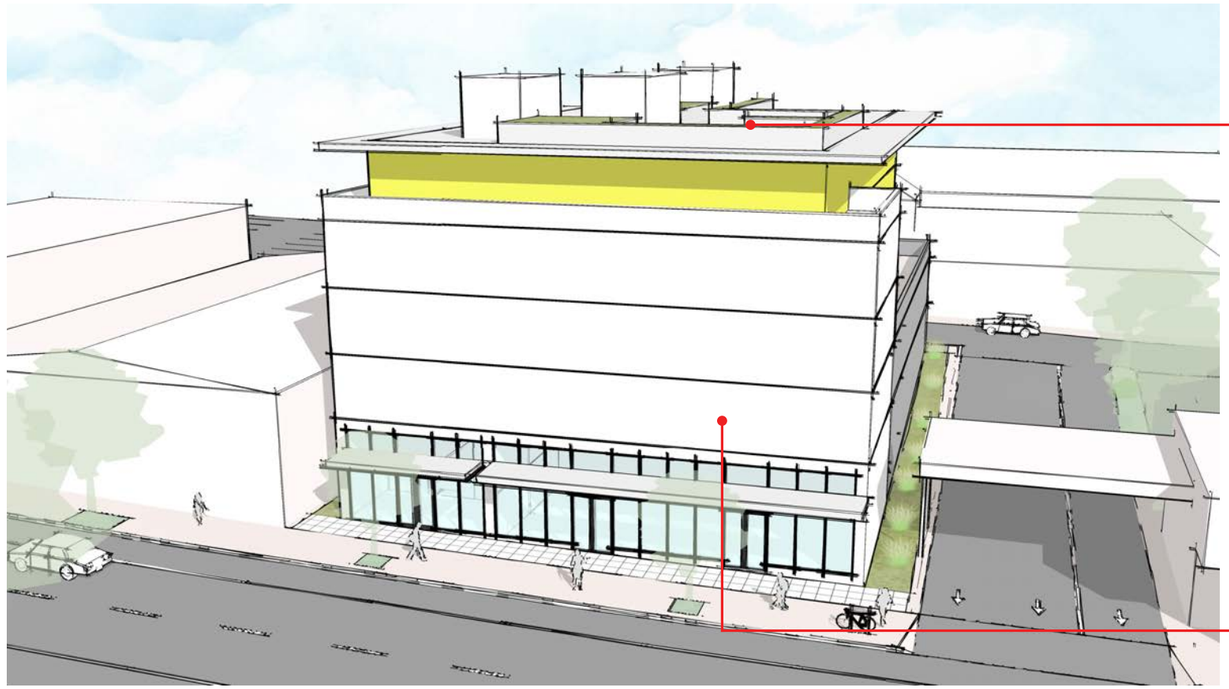
ALLEY VIEW

ALLEY VIEW

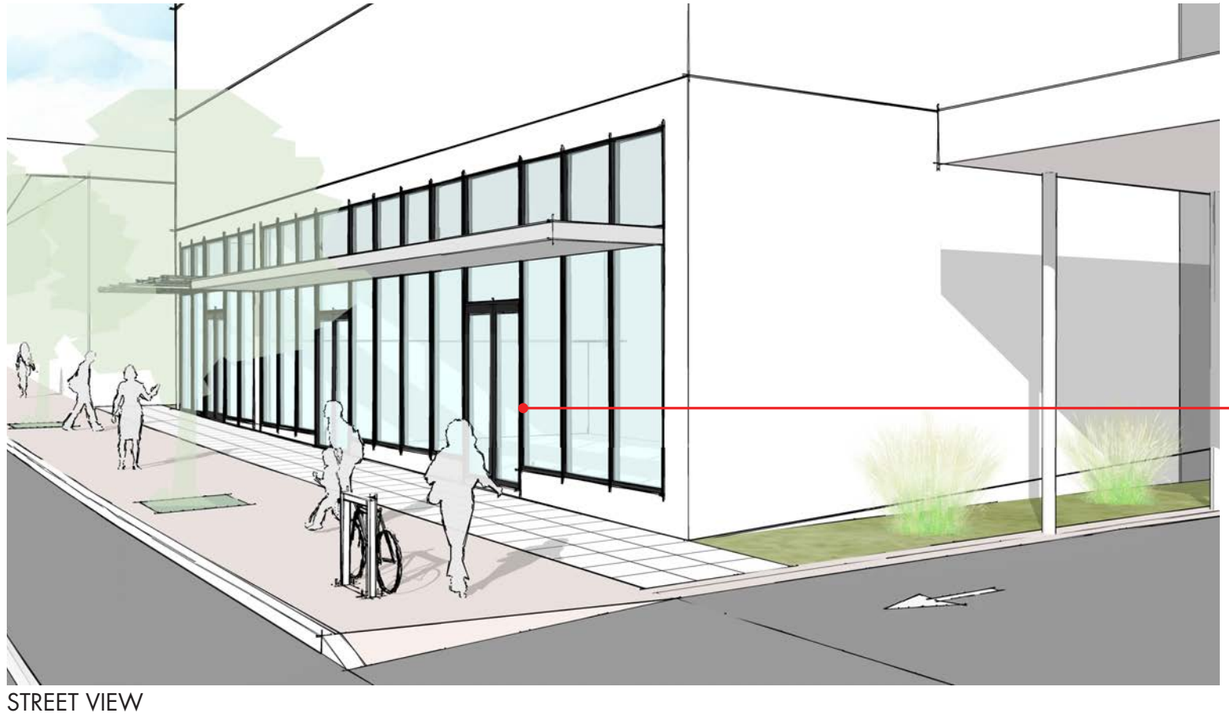


SECTION A-A

DESIGN PROPOSAL CONCEPT 1 - CARVE



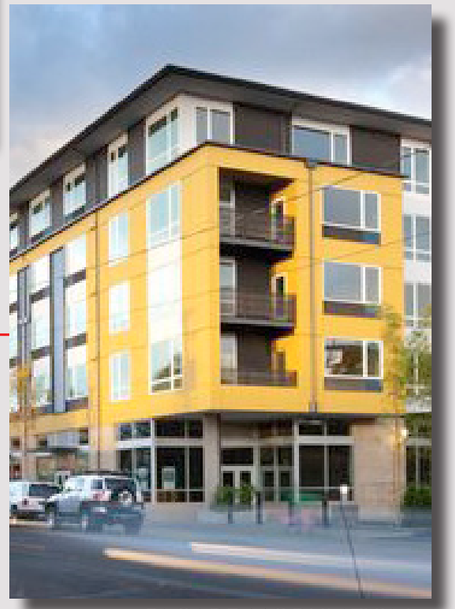
WEST AERIAL VIEW



STREET VIEW

PRECEDENT IMAGES

LANDSCAPED ROOFTOP



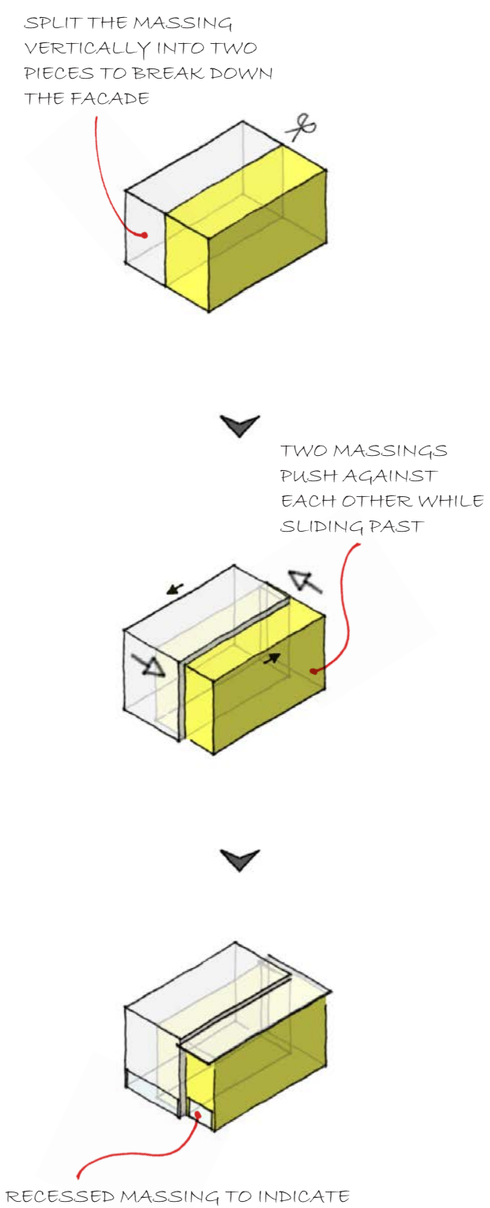
FACADE MODULATION

RETAIL FRONT

DESIGN PROPOSAL CONCEPT 2 - SLIDE

Concept 2 is designed by breaking the massing into two vertical parts. The residential entry is located in the southwest corner of the south massing and commercial entry is in the northwest corner of north massing. The south massing has canopy on the top and is lower than the north massing to identify itself, and the varied massing will allow for changes in material and colors. A roof deck community space is designed on the south massing and will have great views of the Elliott Bay and Mount Rainier.

Massing Diagram



CONCEPT 2 | MATRIX

UNIT COUNT	45
PARKING COUNT	28
FAR AREA PROPOSED	42,325 SF
FAR AREA ALLOWED	42,469 SF (3.75 FAR MAX)
GROSS FLOOR AREA	47,194 SF
PROPOSED COMMERCIAL	1480 SF

PROS:

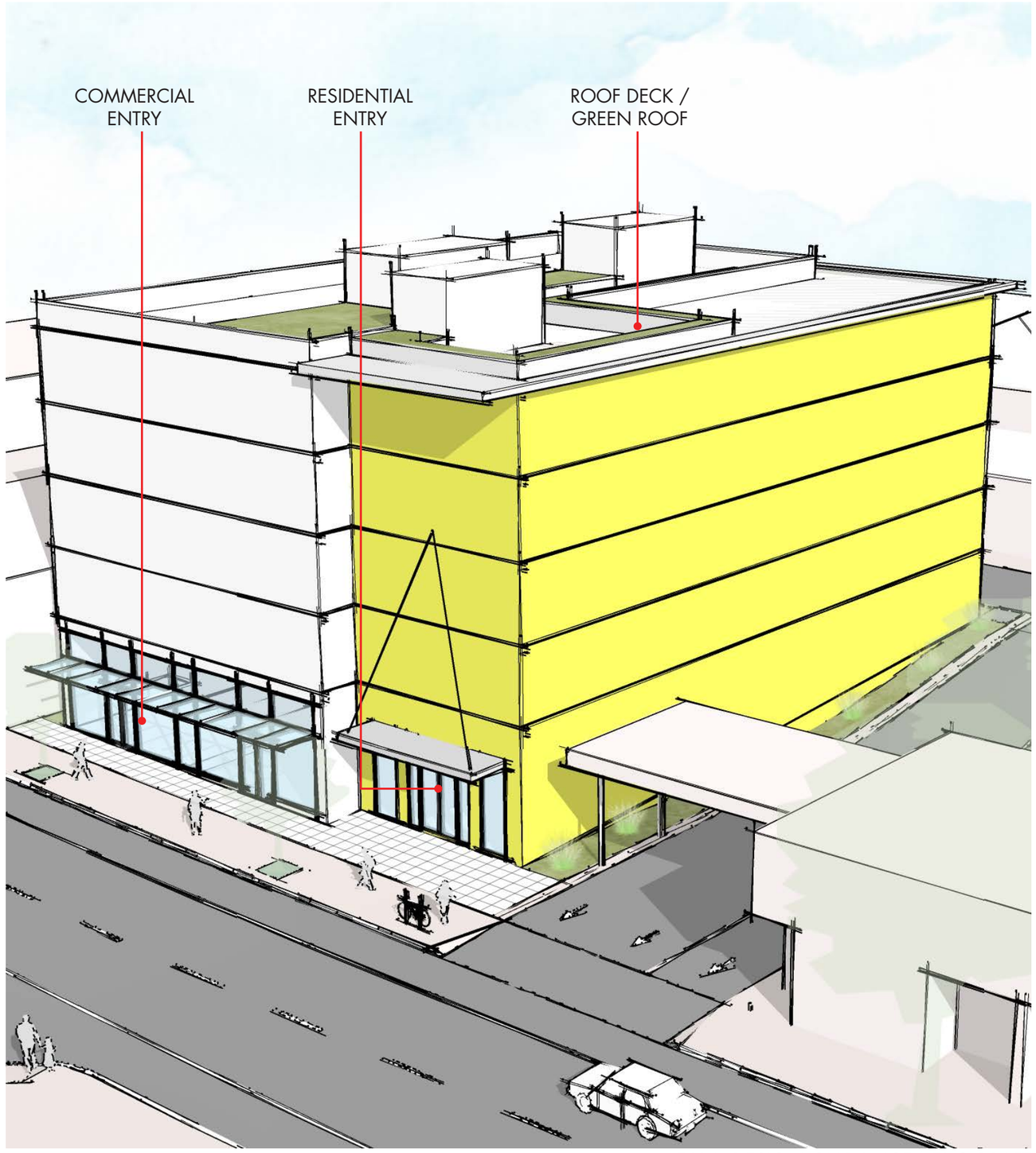
- Modulated facade in multiple locations, vertical and horizontal
- Recessed residential entry plaza
- Roof deck community space with great views

CONS:

- Storefront is not continuous like other buildings in the neighborhood

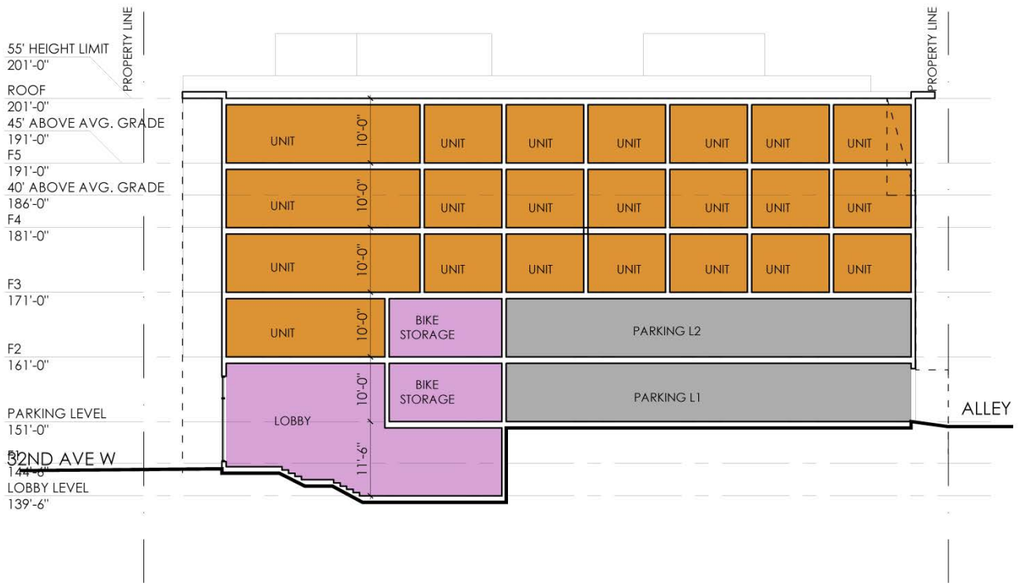
DEPARTURES: SMC 23.47A.014.B.3

- For a structure containing a residential use, a setbackis 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 portions of structure 13'-40' in height, 15'. for portions of structure above 40' in height, additional setback of 2' every 10'

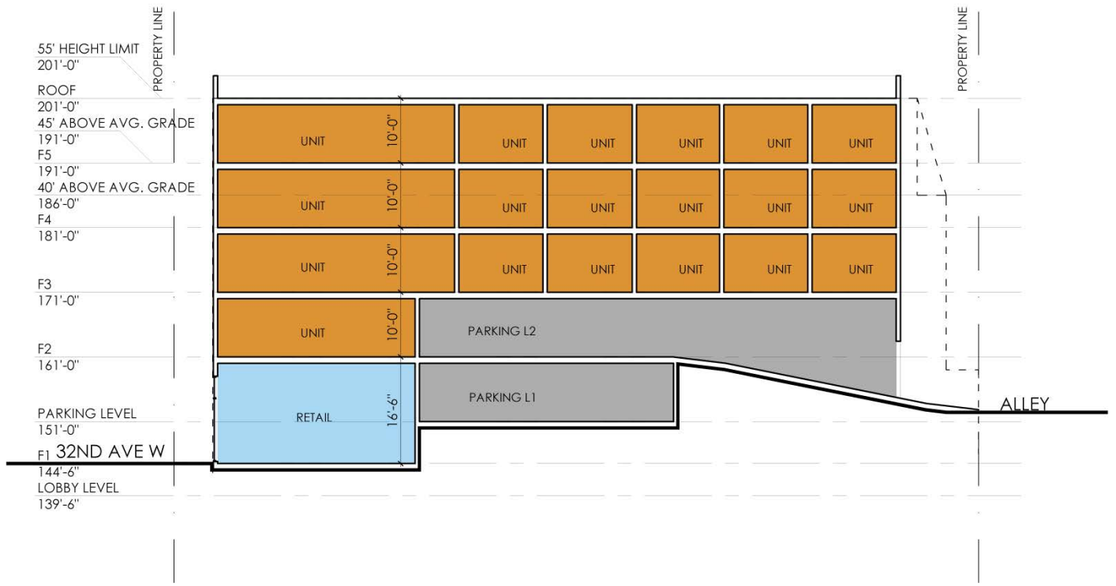


DESIGN PROPOSAL CONCEPT 2 - SLIDE

WEST ELEVATION / 32ND AVE W

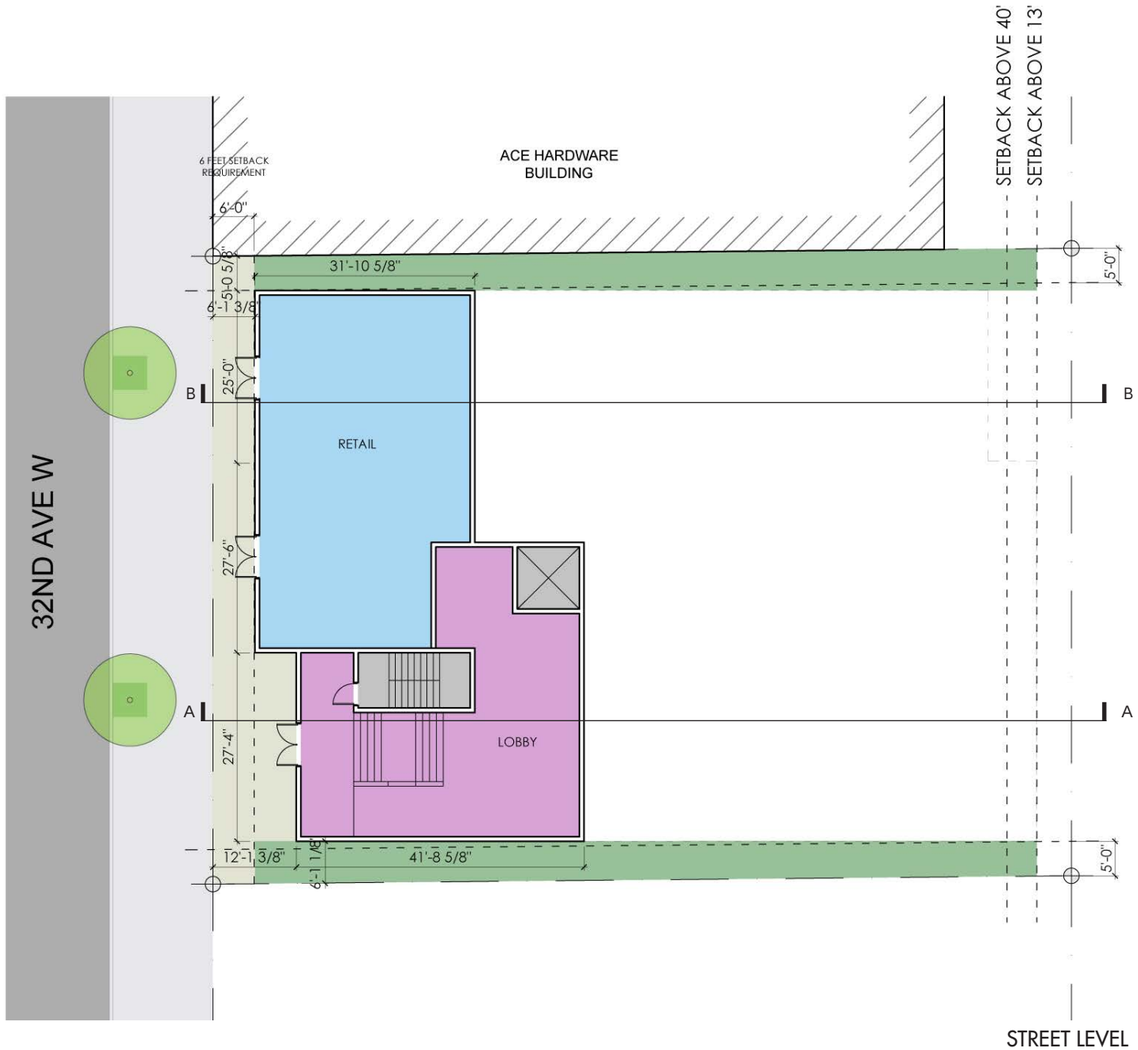


SECTION A-A



SECTION B-B

DESIGN PROPOSAL CONCEPT 2 - SLIDE



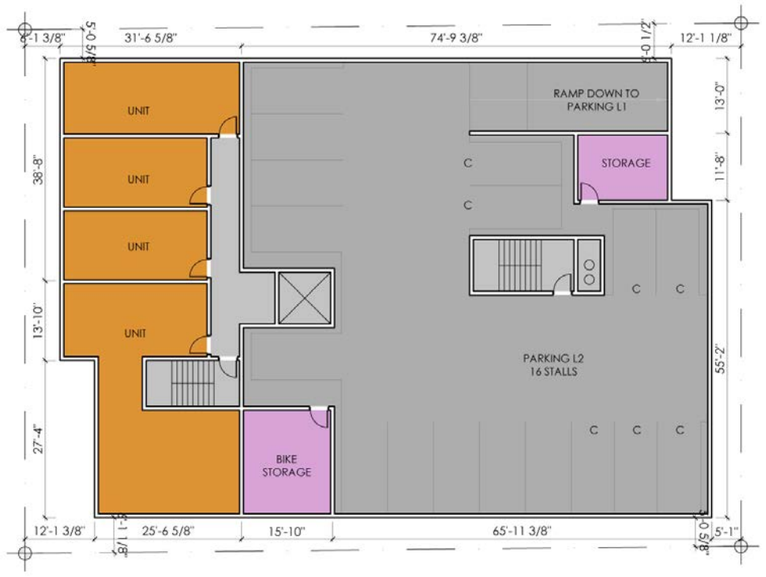
STREET LEVEL

LEVEL 2

KEY

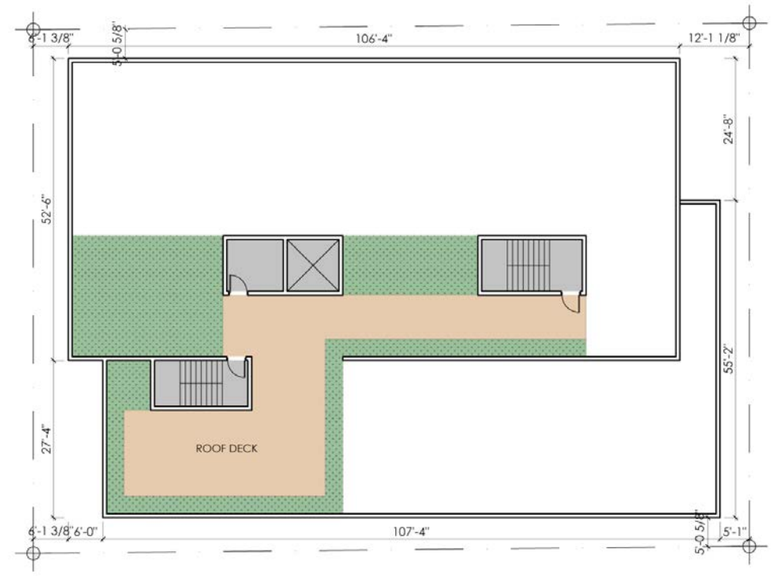
Amenity	Circulation	Deck
Residential	Utility	
Retail	Outdoor Space / Terrace	

DESIGN PROPOSAL CONCEPT 2 - SLIDE



LEVEL 3

LEVEL 4-6



ROOF LEVEL

KEY

Amenity	Circulation	Deck
Residential	Utility	
Retail	Outdoor Space / Terrace	

DESIGN PROPOSAL CONCEPT 2 - SLIDE

SOUTH WEST AERIAL VIEW

SOUTH EAST AERIAL VIEW

NORTH EAST AERIAL VIEW

NORTH WEST AERIAL VIEW

WEST FRONT VIEW

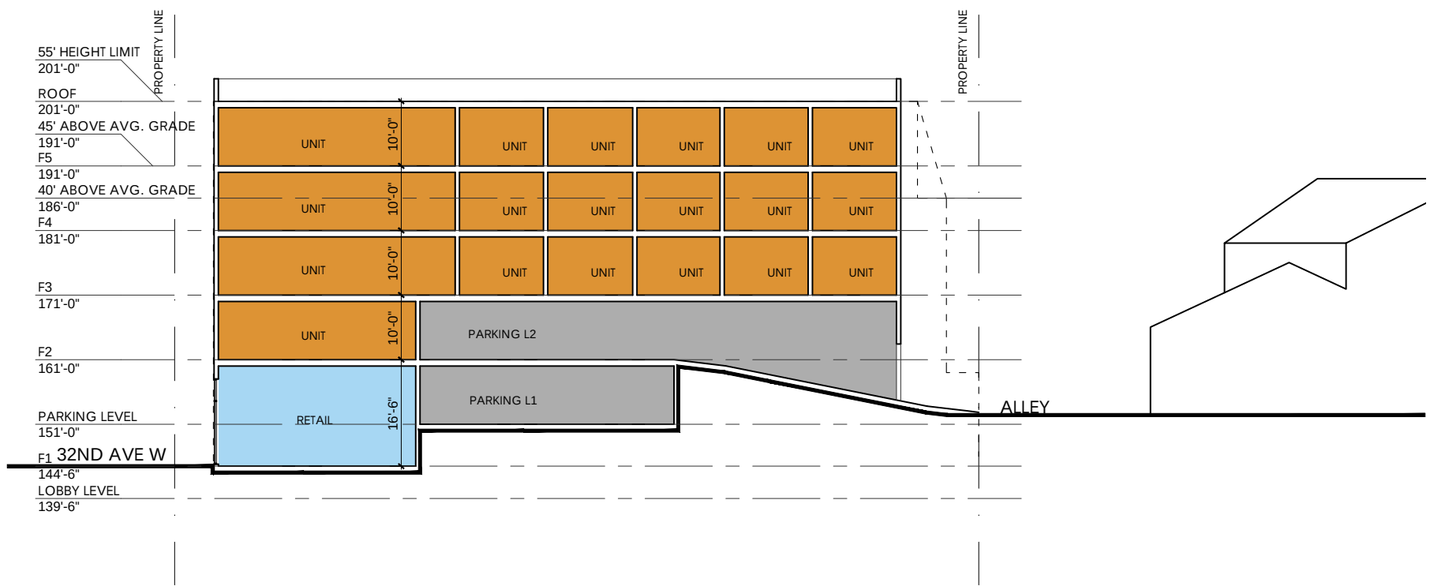
SOUTHEAST VIEW

SOUTHWEST VIEW

DESIGN PROPOSAL CONCEPT 2 - SLIDE

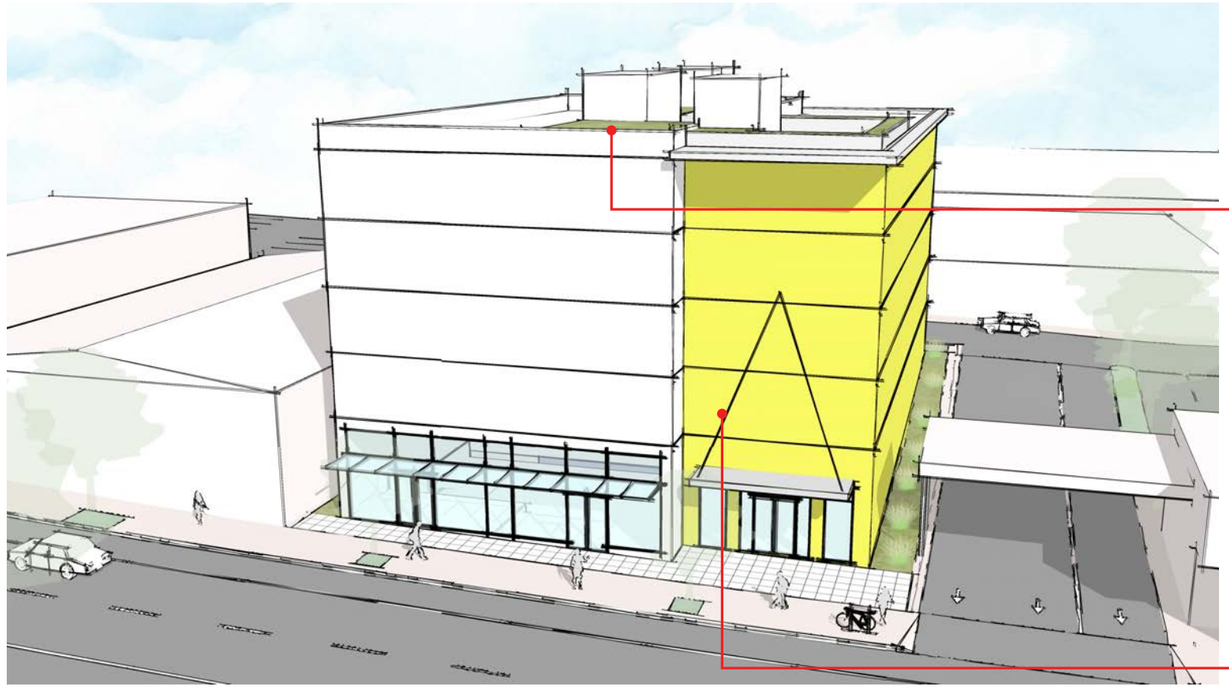
ALLEY VIEW

ALLEY VIEW



SECTION A-A

DESIGN PROPOSAL CONCEPT 2 - SLIDE



WEST AERIAL VIEW

STREET VIEW

PRECEDENT IMAGES

Landscaped rooftop

Window Difference

Residential Front Canopy

DESIGN PROPOSAL CONCEPT 3 - INTERLOCK | PREFERRED

Concept 3 is designed by breaking the massing into two intersecting parts. The residential entry is located on the west side of the north massing with recessed entry plaza, and commercial entry is on the west side of the south massing. The south massing is lower than the north massing to identify itself, and the varied massing will allow for changes in material and colors. A roof deck community space is designed on the south massing and will have great views of the Elliott Bay and Mount Rainier.

CONCEPT 3 | MATRIX

UNIT COUNT	45
PARKING COUNT	28
FAR AREA PROPOSED	42,406 SF
FAR AREA ALLOWED	42,469 SF (3.75 FAR MAX)
GROSS FLOOR AREA	46,936 SF
PROPOSED COMMERCIAL	1456 SF

PROS:

- Modulated facade in multiple locations, vertical and horizontal
- Pronounced building entry plaza for residents
- Continuous retail front facade
- Outdoor decks for units on level 5

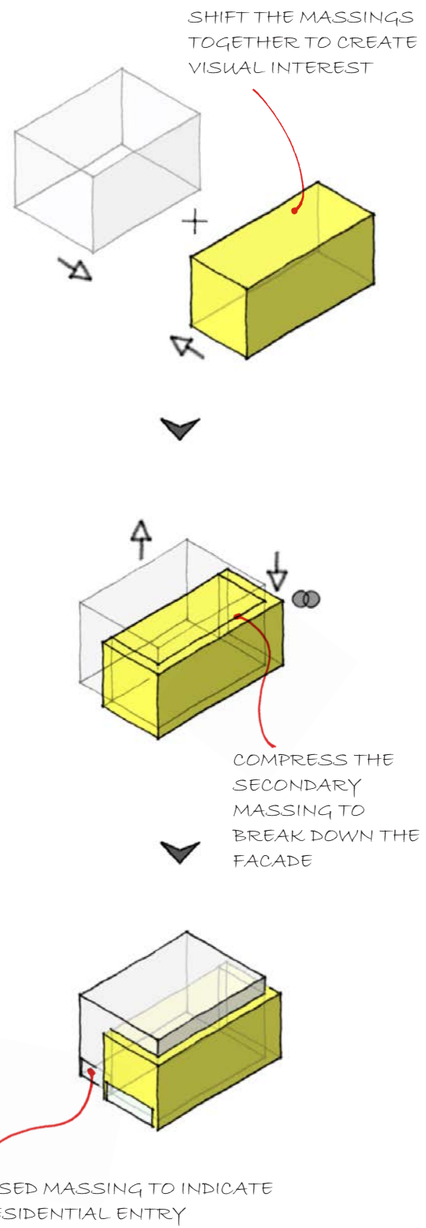
CONS:

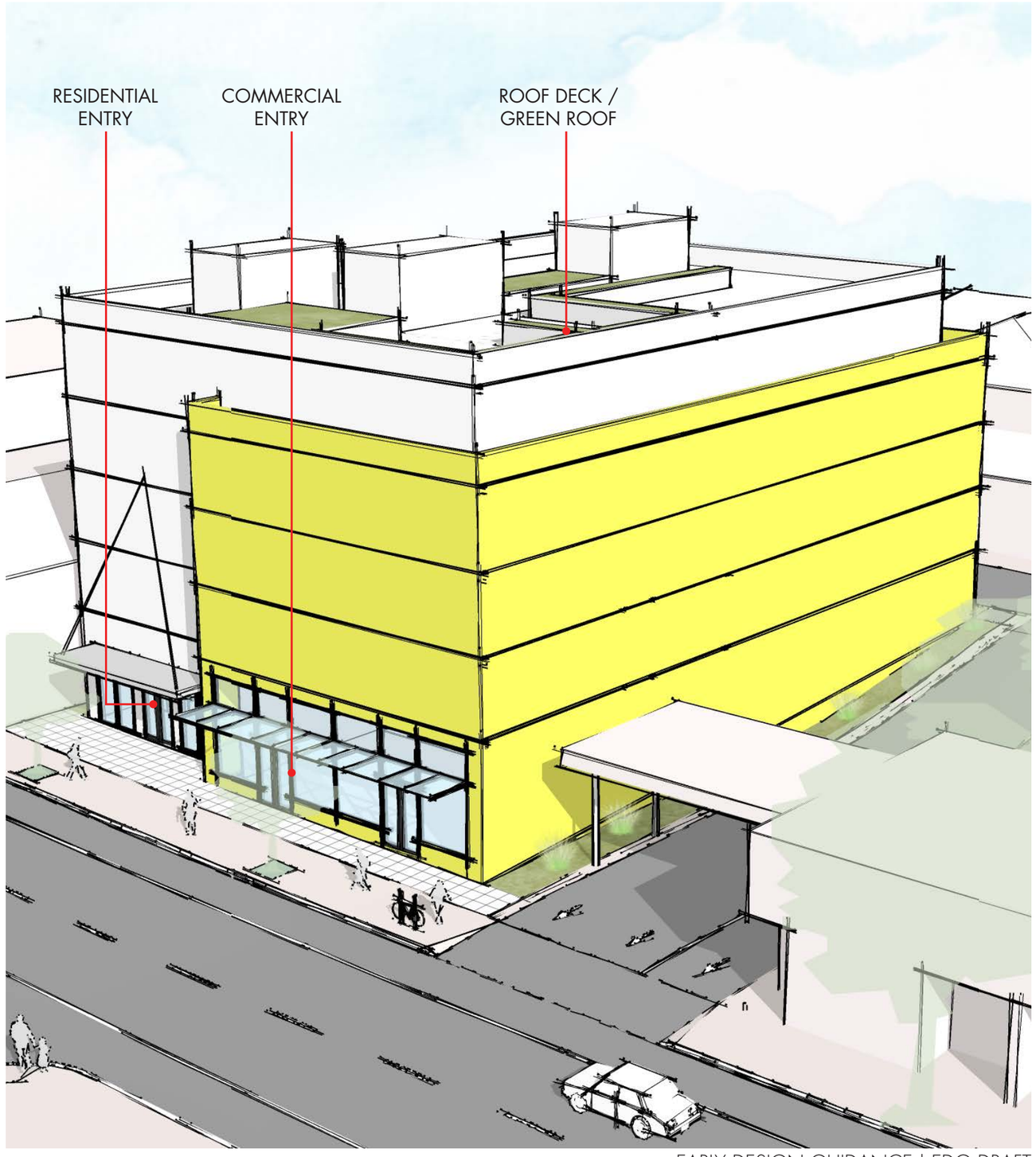
- Minimal recess at retail facade

DEPARTURES: SMC 23.47A.014.B.3

- For a structure containing a residential use, a setbackis 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 portions of structure 13'-40' in height, 15'. for portions of structure above 40' in height, additional setback of 2' every 10'

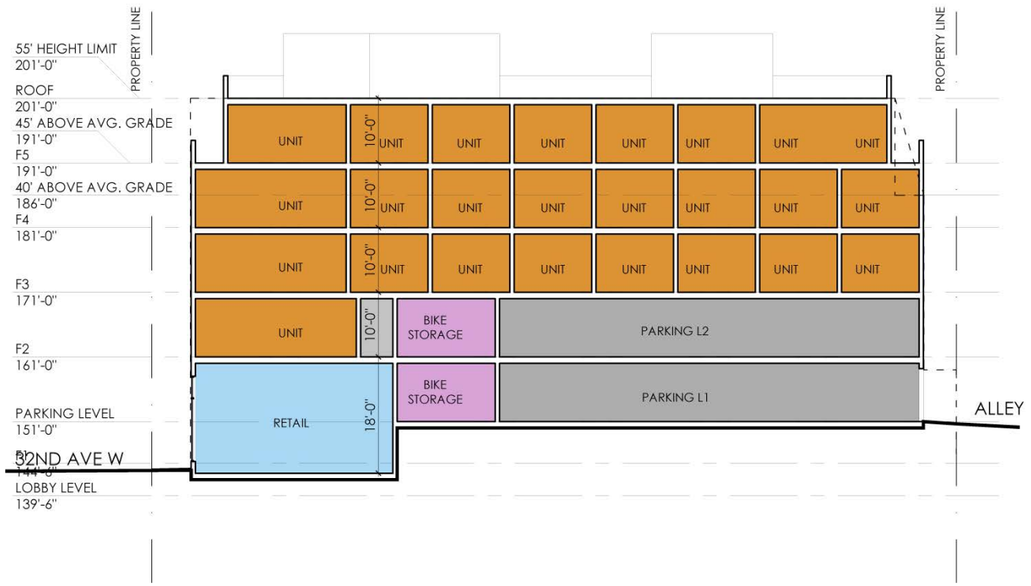
Massing Diagram



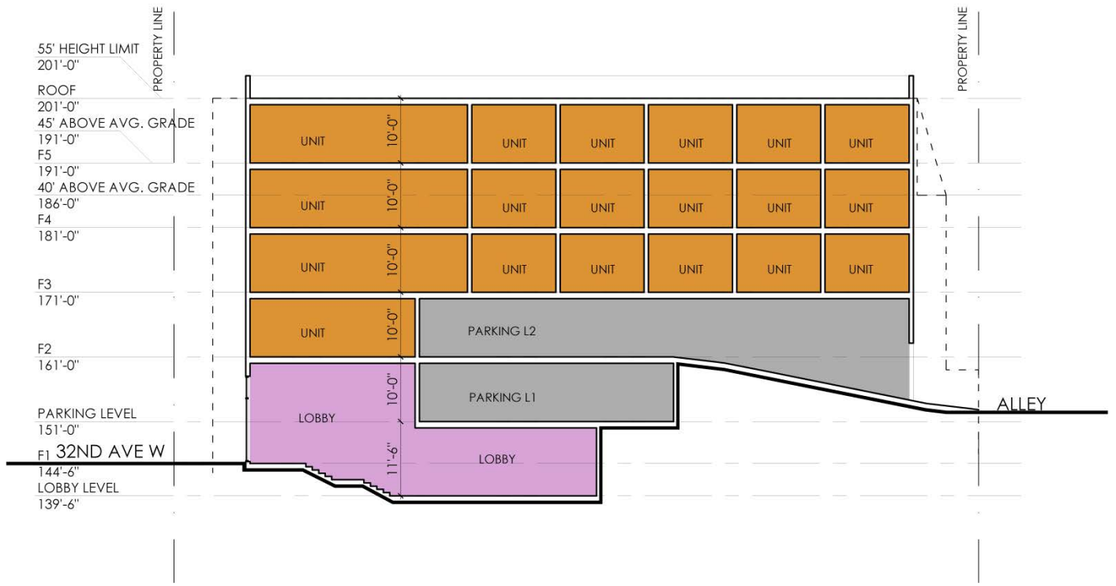


DESIGN PROPOSAL CONCEPT 3 - INTERLOCK | PREFERRED

WEST ELEVATION / 32ND AVE W

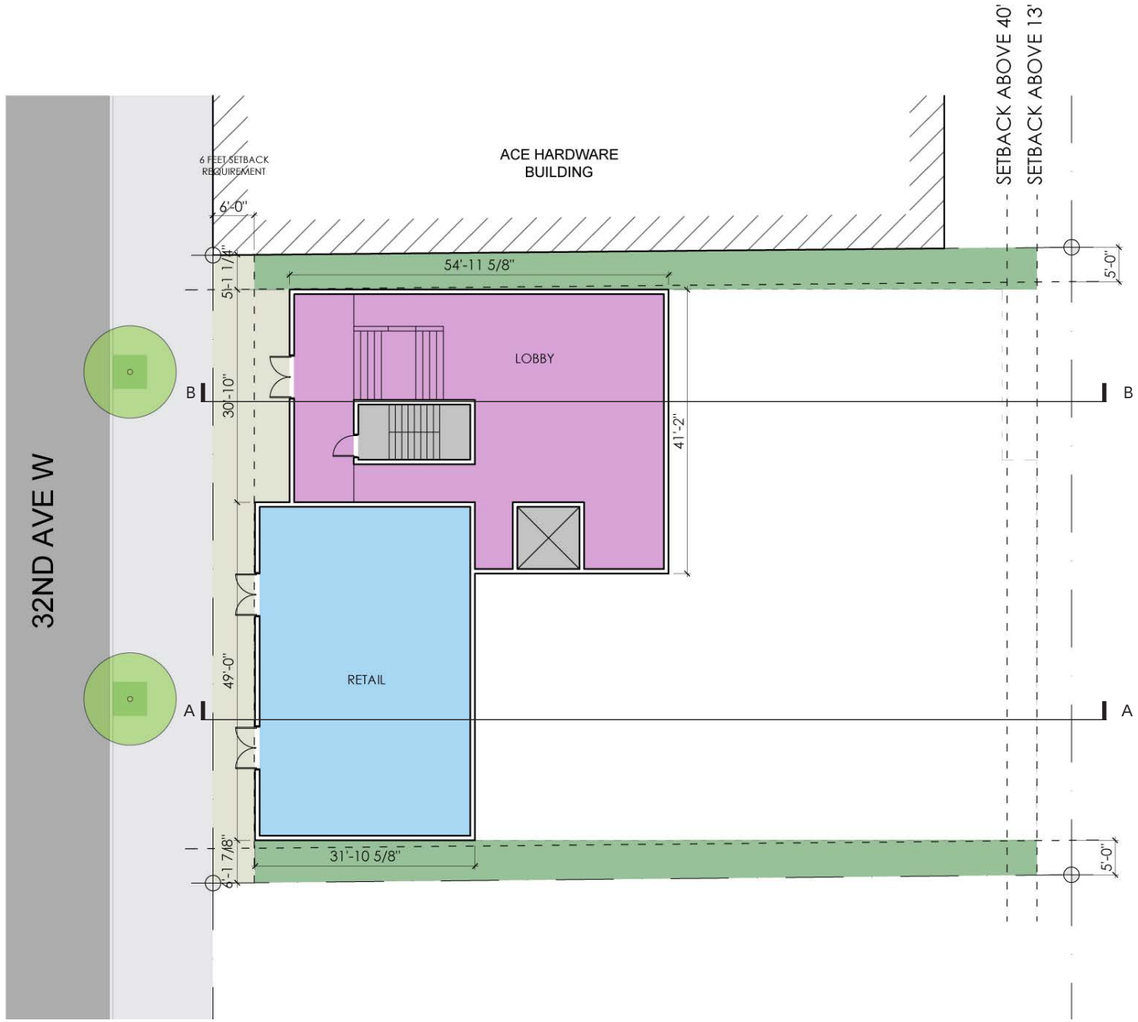


SECTION A-A

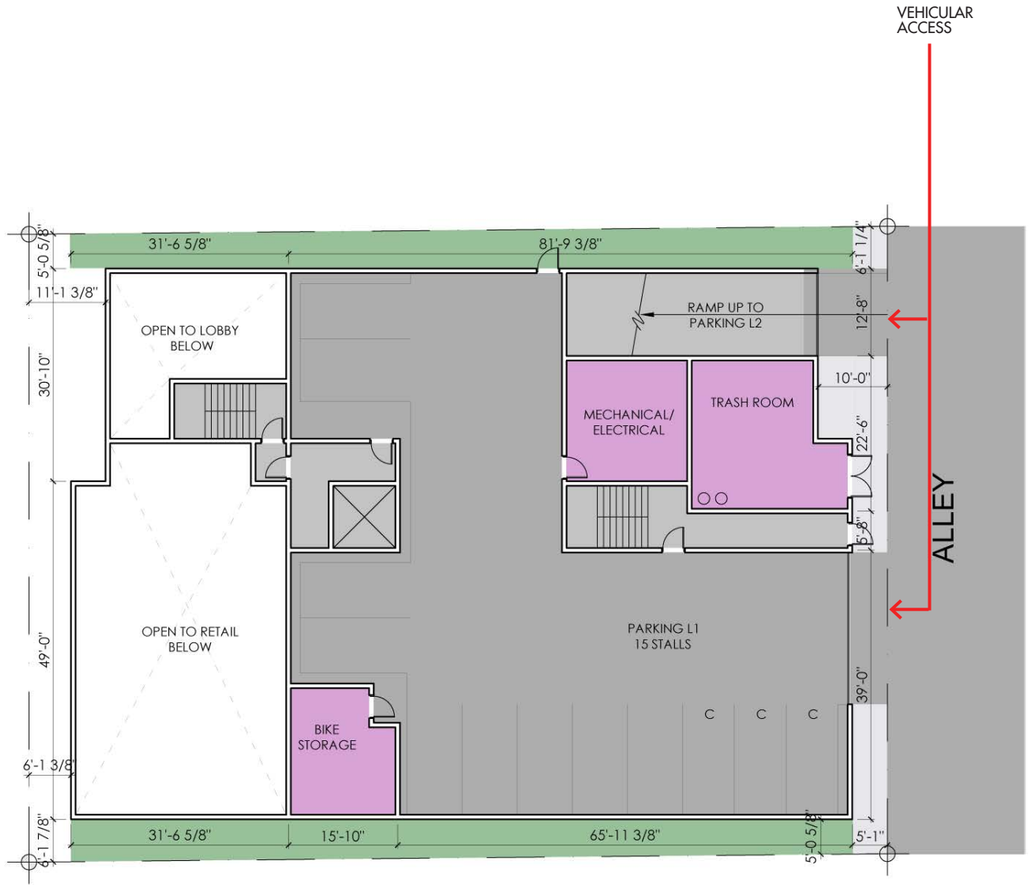


SECTION B-B

DESIGN PROPOSAL CONCEPT 3 - INTERLOCK | PREFERRED



STREET LEVEL



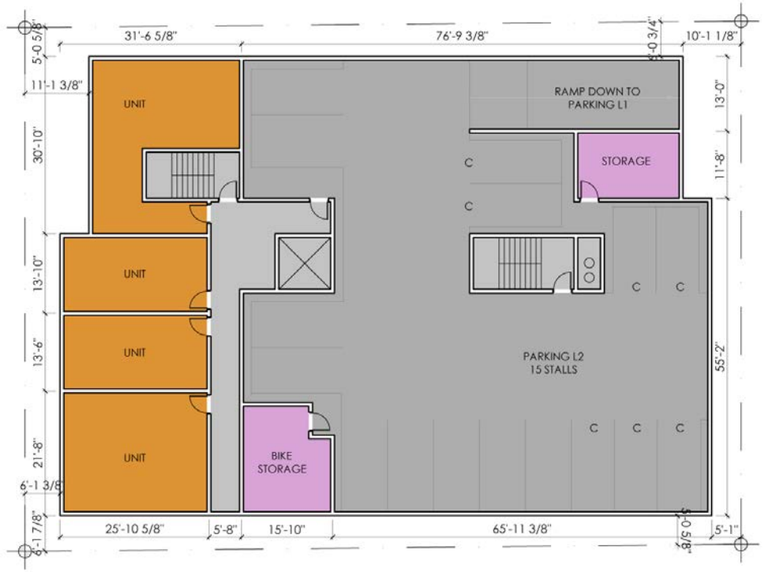
LEVEL 2

N

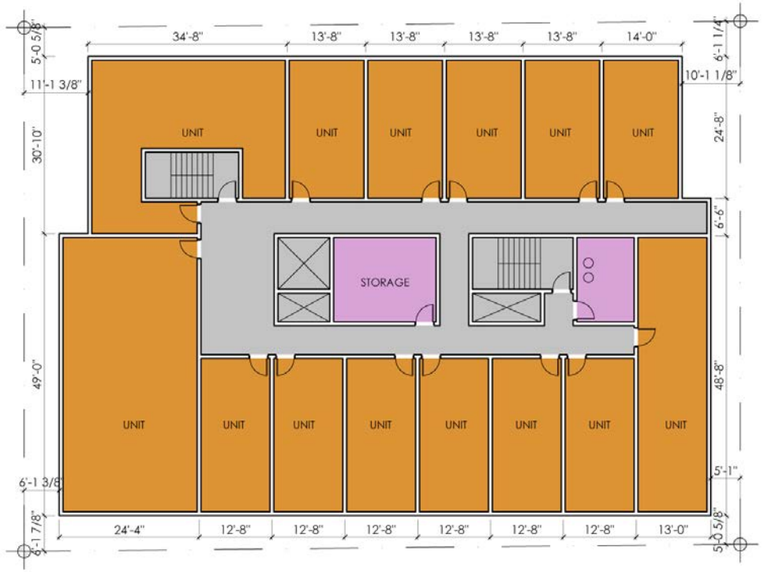
KEY

Amenity	Circulation	Deck
Residential	Utility	
Retail	Outdoor Space / Terrace	

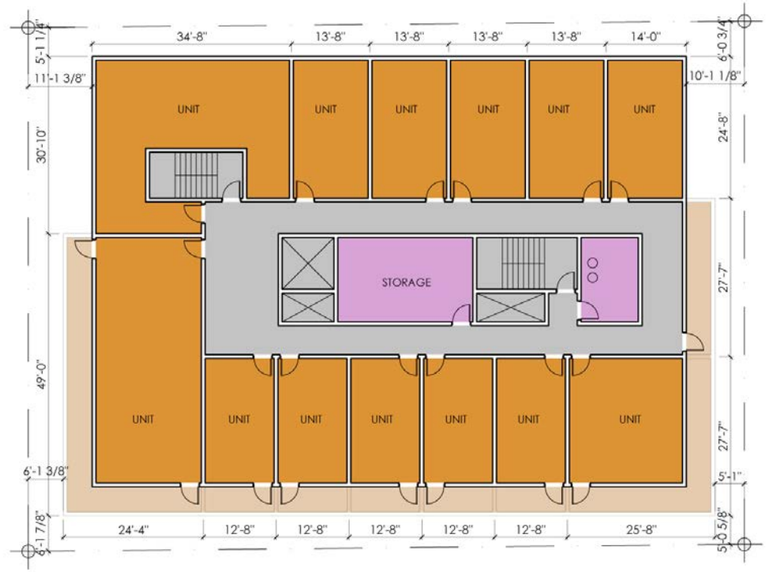
DESIGN PROPOSAL CONCEPT 3 - INTERLOCK | PREFERRED



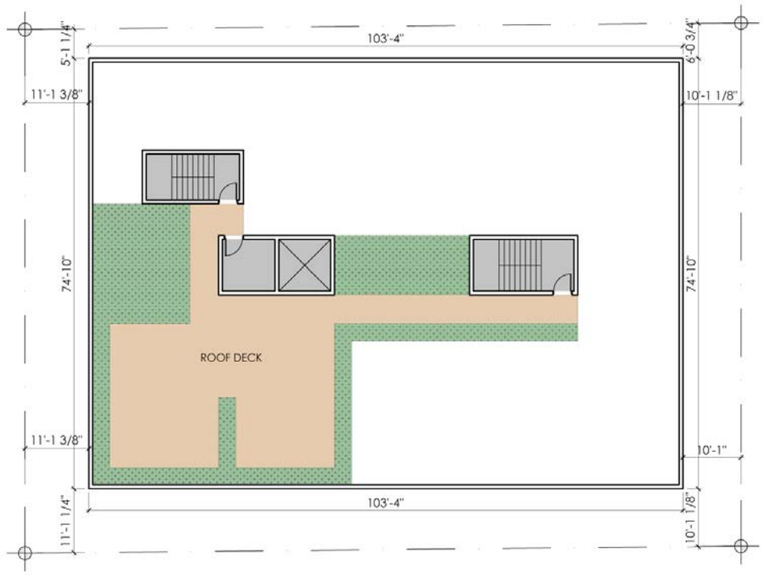
LEVEL 3



LEVEL 4-5



LEVEL 6



ROOF LEVEL

KEY

Amenity	Circulation	Deck
Residential	Utility	
Retail	Outdoor Space / Terrace	

DESIGN PROPOSAL CONCEPT 3 - INTERLOCK | PREFERRED

SOUTH WEST AERIAL VIEW

SOUTH EAST AERIAL VIEW

NORTH EAST AERIAL VIEW

NORTH WEST AERIAL VIEW

WEST FFRONT VIEW

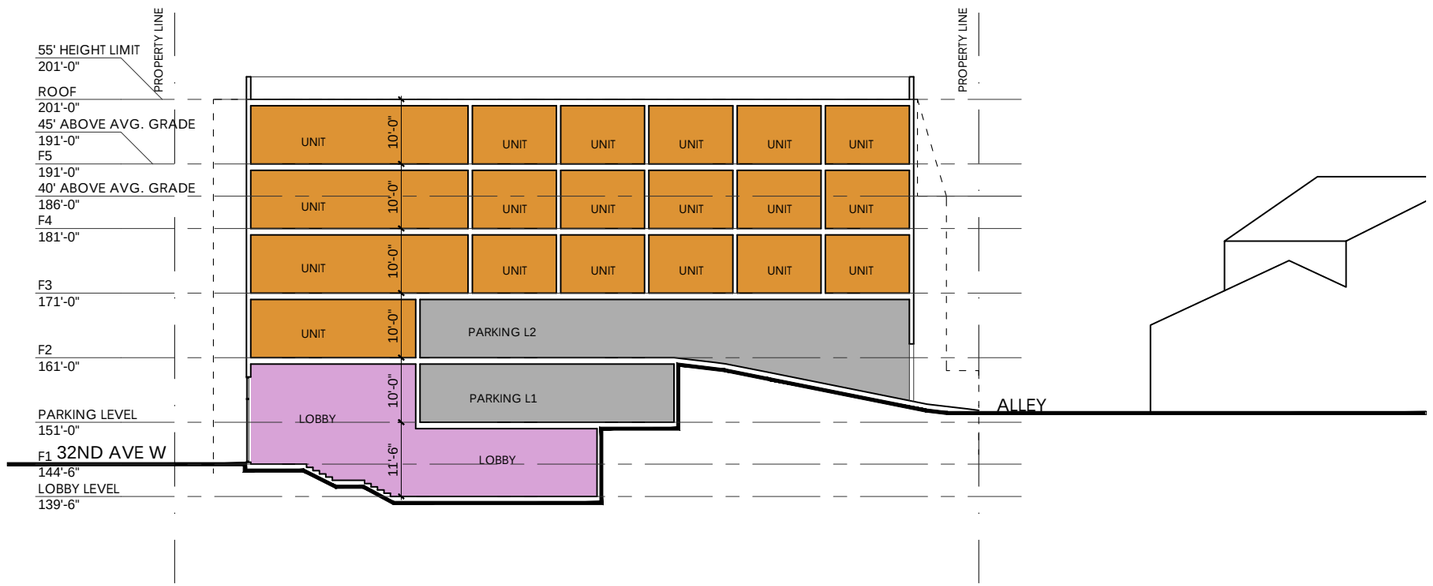
SOUTH EAST VIEW

SOUTHWEST VIEW

DESIGN PROPOSAL CONCEPT 3 - INTERLOCK | PREFERRED

ALLEY VIEW

ALLEY VIEW



SECTION A-A

DESIGN PROPOSAL CONCEPT 3 - INTERLOCK | PREFERRED

WEST AERIAL VIEW

STREET VIEW

PRECEDENT IMAGES

Landscaped rooftop

Facade modulation

Retail front

ZONING SUMMARY - CONCEPT 3 (ZONE NC2P-55(M))

Zoning Code	Applicable Requirements	Proposal Coordination
Permitted Uses (23.47A.004)	Residential (Including congregate housing); Offices - 25,000 SF Drinking Establishments – Conditionally Permitted, 25,000 SF; Retail Sales and Services, Multipurpose - 50,000 SF Restaurants – 25,000 SF; Live-work units, parks and open space, community gardens	The site is a midblock site that is located along a pedestrian oriented street that is mainly comprised of businesses and the back of the site is along an alley that is shared with residential uses.
Street Level Uses (23.47A.005)	Residential use may not occupy more than 20 % of street-level street-facing façade 80% of street-level street-facing façade must be occupied with uses defined by 23.47A.005 D	The first floor façade is designed primarily of larger storefront systems that will compliment the adjacent buildings in the area and blend in with the commercial feel of the neighborhood along the pedestrian street frontage.
Street-level Development Standards (23.47A.008)	Blank segments of the street-facing facade between 2 feet and 8 feet above sidewalk may not exceed 20 feet in width. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. Non-residential uses at street level shall have a floor-to-floor height of at least 13› Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade. Total width of all blank façade segments may not exceed 40% of street facades width	The massing of concept 3 is designed as two masses for the site. One is at the street frontage and includes the commercial uses and the other is pushed back to create a plaza in front of the residential lobby. The taller mass that is pushed back also overlaps to the smaller mass at the upper level to create a recess in the forma and allow for private patio spaces for the residents. Concept 3 is designed with large storefronts along the street frontage that will blend in with the existing commercial feel of the street and neighborhood in that area.
Structure Height (23.47A.012)	The height limit is: 55'-0" Open railings, planters, parapets etc. may extend up to 4 feet above the applicable height limit. Insulation, rooftop decks, and soil - 2 feet. Mechanical equipment -15 feet, stair and elevator penthouses - 16 feet.	The site is located in a neighborhood that is mainly surrounded by one and two story buildings, however, the Code has changed to allow up to five story buildings and redevelopment will be occurring in the area in the future. The height of the building is one story lower along the alley, which will bring the scale of the building down closer to the existing residential uses.
Floor Area Ratio (23.47A.013)	Total FAR permitted for all uses on a lot that is occupied by a mix of uses is 3.75. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot. The following gross floor area is not counted toward maximum FAR: All underground stories and all portions of a story that extend no more than 4 feet above grade	The residential units are designed to be at levels above the street and alley frontages to provide additional safety and security for the residents. There are no ground floor units or live/work units planned for the development.
Setback Requirements (23.47A.014)	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: 15 feet for portions of a structure above 13 feet in height to a max of 40 feet, and for each portion of a structure above 40 feet 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.	The interior lot line facades are pulled in from the property lines and have units facing out, so those facades will be designed to incorporate the character of the street and alley facades. Design concept 3 breaks up the façade into two smaller masses that compliment the scale of the neighborhood. Smaller scaled details will also be provided to break down the scale of the massing in order to mimic the scale of the adjacent buildings.
Landscaping and Screening Standards (23.47A.016)	Green Factor Requirement: .30 or greater determined as set forth in Section 23.86.019. Credit is awarded for planting areas, green roofs, vegetated walls, permeable paving, and other features.	The site is designed with open space provided along the street frontage and will allow residents as well as the community to use the amenity space in the front of the building, which will include seating, landscaping and artwork. Additional open space is provided on the roof top of the building for the residents and in the private patio spaces.
Residential Amenity Areas (23.47A.024)	Required Area: 5% of the total gross floor area in residential use Minimum horizontal dimension of the amenity - 10 feet, minimum area: 250 SF Private balconies: min horizontal dimension - 6 feet, minimum area 60 SF Rooftop areas do not qualify as amenity areas	The project will provide residential lobby as well as a small amenity space that include seating, landscaping and artwork that can be used by the residents as well as the community. Weather protection will also be provided in the amenity area located adjacent to the public sidewalk. Pedestrian access will also be provided along the alley façade as a secondary entrance.
Required parking (23.54.015)	Residential Use: Congregate residences - 1 space for each 4 sleeping rooms; Multifamily residential uses -1 space per dwelling unit, or 1 space for each 2 small efficiency dwelling unit; Multifamily residential with rent and income criteria - No minimum requirement Commercial use: No parking is required for the first 1,500 SF of any business. Eating and drinking - 1 space for each 250 SF, Sales - 1 space for each 500 SF Bike parking for Commercial use: eating and drinking establishment - long-term 1 per 5,000 SF, short-term 1 per 1,000 SF; Sales - long-term 1 per 4,000 SF, short-term 1 per 2,000 SF of occupied floor area. Bike parking for Residential Use: long-term 1 per dwelling unit and 1 per small efficiency dwelling unit (shall be located on site), short-term 1 per 20 dwelling units.	The parking is located from the alley as required by Code and given the slope of the site and the smaller footprint, the parking is located at the ground level and one level above the alley and in the back of the building. Vehicular access is designed to be from the alley and the parking garage is located along the first two floor in this area. The parking garage is below and behind the residential uses as well in order to not interfere with residential circulation to and around the building.

. THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK .

DESIGN PROPOSAL CONCEPT COMPARISON

CONCEPT 1

PROS:

- Modulated facade in multiple locations, vertical and horizontal
- Outdoor decks for units on level 6 and 4

CONS:

- Residential entry is not identified pronouncedly with retail entry
- Retail street front and residential street front are not separate

DEPARTURES: NONE

CONCEPT 2

PROS:

- Modulated facade in multiple locations, vertical and horizontal
- Recessed residential entry plaza
- Roof deck community space with great view

CONS:

- Storefront is not continuous like other buildings in the neighborhood

DEPARTURES: SMC 23.47A.014.B.3

- For a structure containing a residential use, a setbackis 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 portions of structure 13'-40' in height, 15'. for portions of structure above 40' in height, additional setback of 2' every 10'

CONCEPT 3 | PREFERRED

PROS:

- Modulated facade in multiple locations, vertical and horizontal
- Pronounced building entry plaza for residents
- Continuous retail front facade
- Outdoor decks for units on level 6

CONS:

- Minimal recess at retail facade

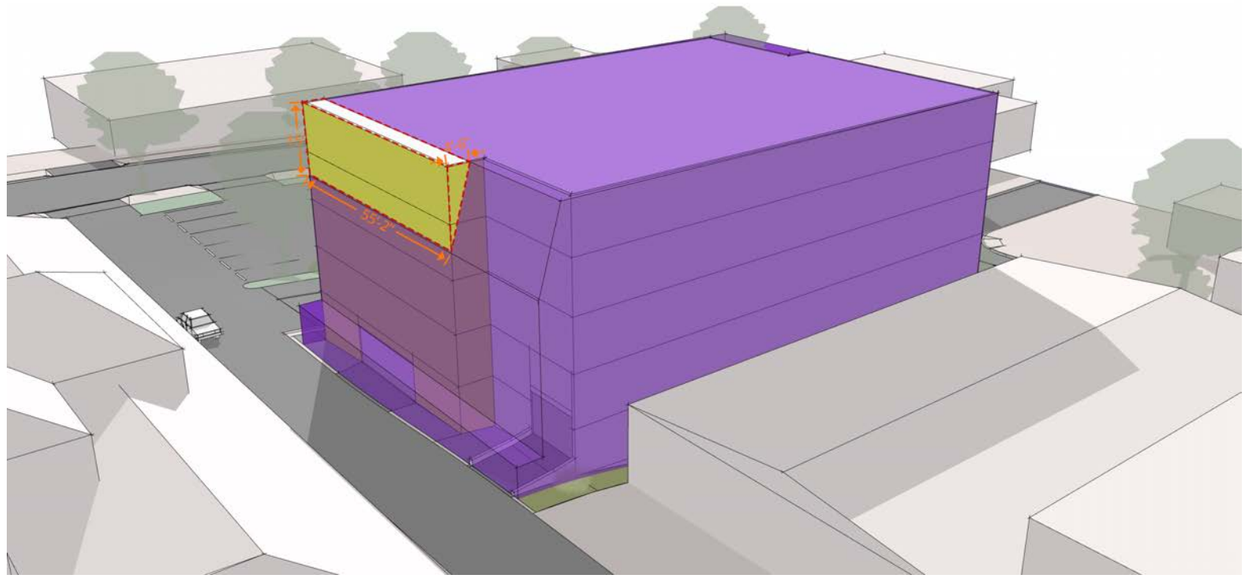
DEPARTURES: SMC 23.47A.014.B.3

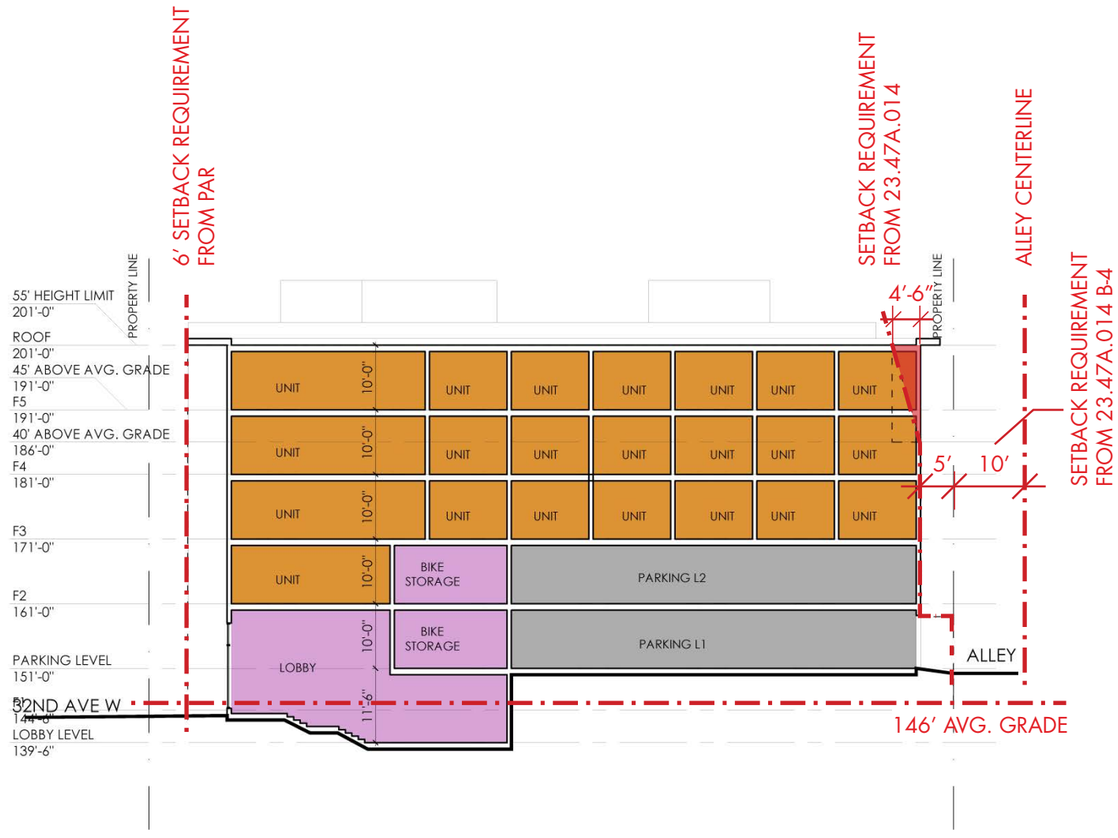
- For a structure containing a residential use, a setbackis required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: for portions of structure 13'-40' in height, 15'. for portions of structure above 40' in height, additional setback of 2' every 10'

DESIGN PROPOSAL DEPARTURES

OPTION NUMBER	REQUIRED	REQUEST	JUSTIFICATION
1	NO DEPARTURE		
2	SMC 23.47A.014.B.3 For a structure containing a residential use, a setbackis 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 portions of structure 13'-40' in height, 15'. for portions of structure above 40' in height, additional setback of 2' every 10'	Requesting a reduction of required setback at the east facade: 1) a 55'-2" wide by 15'-0" high portion of level 5 and 6 on south-east corner encroaches a maximum of 4'-6" into the setback between 40' and 50'.	We are requesting a reduction in the upper story setback for a very small portion of the building on the top level so that we can have adequate modulation along the alley façade to break up the building horizontally and vertically. This will enhance the façade and allow it to be more aesthetically pleasing for the neighboring developments. Furthermore, it will provide more overhead weather protection opportunities for back alley. The departure request would only be for the east 55 feet of the alley façade and an average of a reduction of 2 feet for the top 2 floors setback.
3	SMC 23.47A.014.B.3	Requesting a reduction of required setback at the east facade: 1) a 55'-2" wide by 8'-6" high portion of the level 5 encroaches a maximum of 2'-5 5/8" into the setback between 40' and 50'.	We are requesting a reduction in the upper story setback for a very small portion of the building on the top level so that we can have adequate modulation along the alley façade to break up the building horizontally and vertically. This will enhance the façade and allow it to be more aesthetically pleasing for the neighboring developments. The depature is also necessary for safety feature on the roof garden, which provides outdoor and activity spaces for the residents. The departure request would only be for the east 55 feet of the alley façade and an average of a reduction of 2 feet for the floor 5 setback.

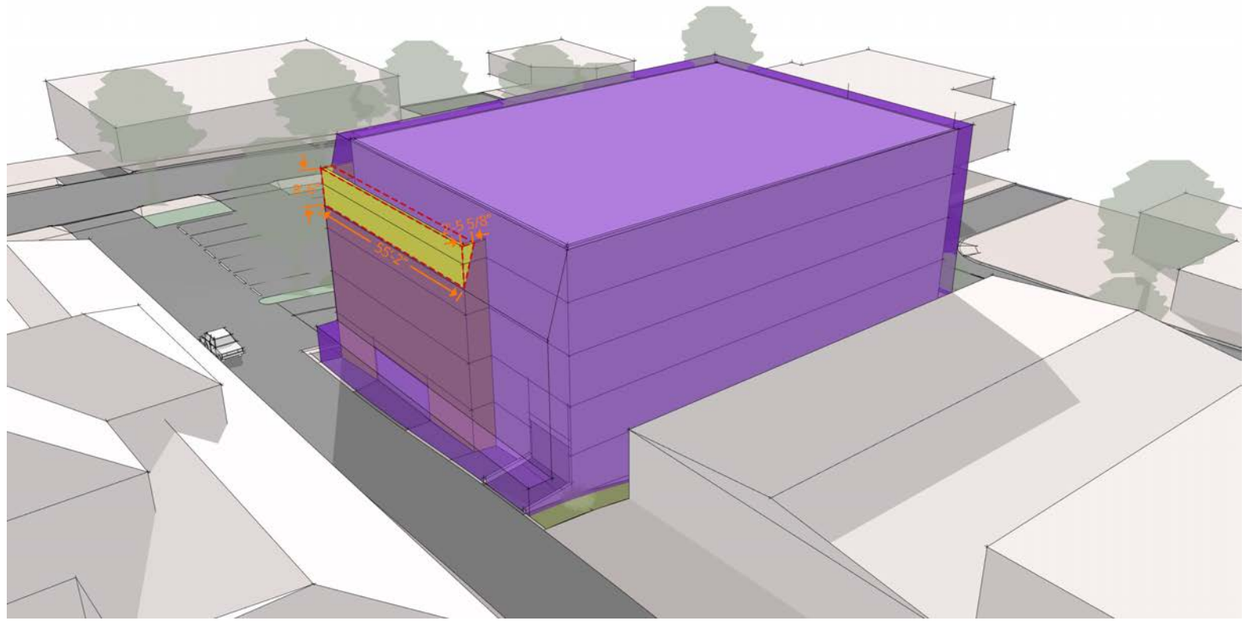
DESIGN PROPOSAL DEPARTURES

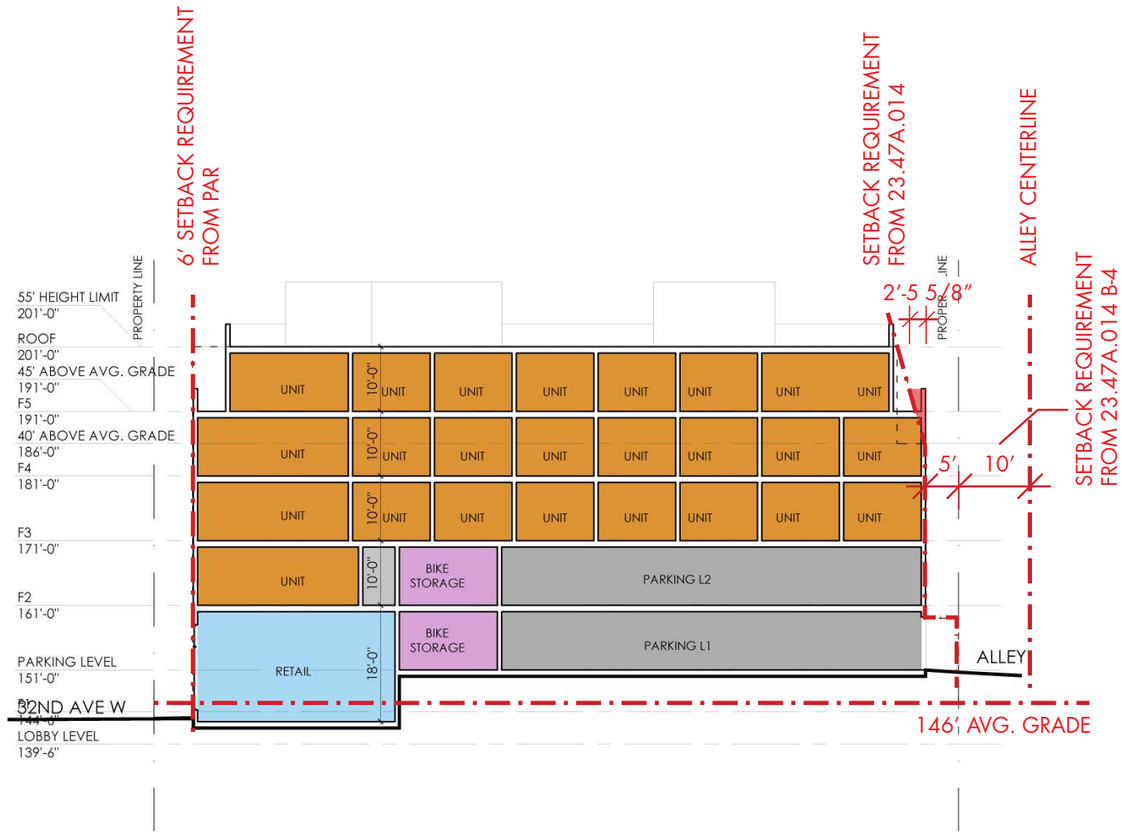




OPTION NUMBER	REQUIRED	REQUEST	JUSTIFICATION
2	SMC 23.47A.014.B.3 For a structure containing a residential use, a setbackis required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: for portions of structure 13'-40' in height, 15' (One-half of the width of an abutting alley may be counted as part of the required setback). for portions of structure above 40' in height, additional setback of 2' every 10'	Requesting a reduction of required setback at the east facade: 1) a 55'-2" wide by 15'-0" high portion of level 5 and 6 on south-east corner encroaches a maximum of 4'-6" into the setback between 40' and 50'.	We are requesting a reduction in the upper story setback for a very small portion of the building on the top level so that we can have adequate modulation along the alley façade to break up the building horizontally and vertically. This will enhance the façade and allow it to be more aesthetically pleasing for the neighboring developments. Furthermore, it will provide more overhead weather protection opportunities for back alley. The departure request would only be for the east 55 feet of the alley façade and an average of a reduction of 2 feet for the top 2 floors setback.

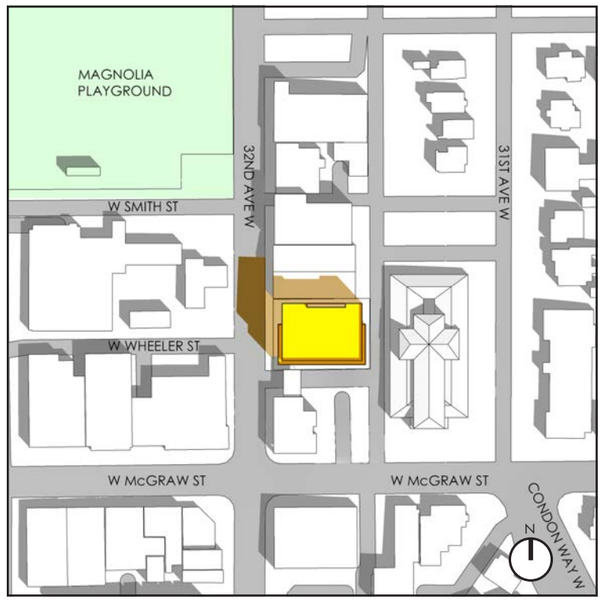
DESIGN PROPOSAL DEPARTURES



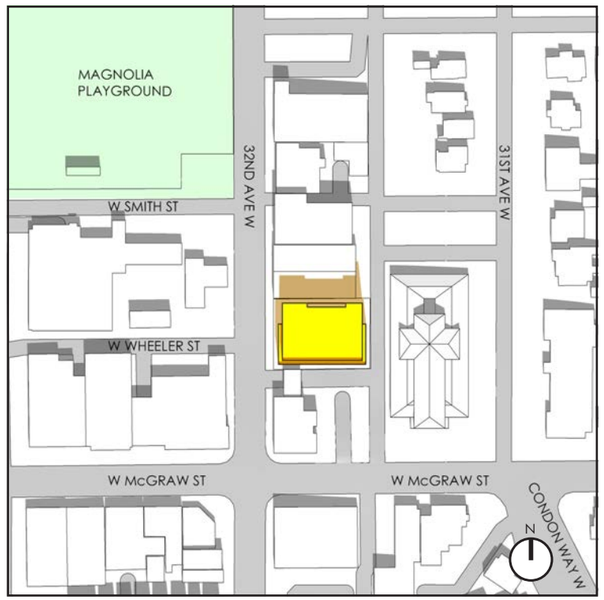


OPTION NUMBER	REQUIRED	REQUEST	JUSTIFICATION
3	SMC 23.47A.014.B.3 For a structure containing a residential use, a setbackis required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: for portions of structure 13'-40' in height, 15' (One-half of the width of an abutting alley may be counted as part of the required setback). for portions of structure above 40' in height, additional setback of 2' every 10'	Requesting a reduction of required setback at the east facade: 1) a 55'-2" wide by 8'-6" high portion of the level 5 encroaches a maximum of 2'-5 5/8" into the setback between 40' and 50'.	We are requesting a reduction in the upper story setback for a very small portion of the building on the top level so that we can have adequate modulation along the alley façade to break up the building horizontally and vertically. This will enhance the façade and allow it to be more aesthetically pleasing for the neighboring developments. The depature is also necessary for safety feature on the roof garden, which provides outdoor and activity spaces for the residents. The departure request would only be for the east 55 feet of the alley façade and an average of a reduction of 2 feet for the floor 5 setback.

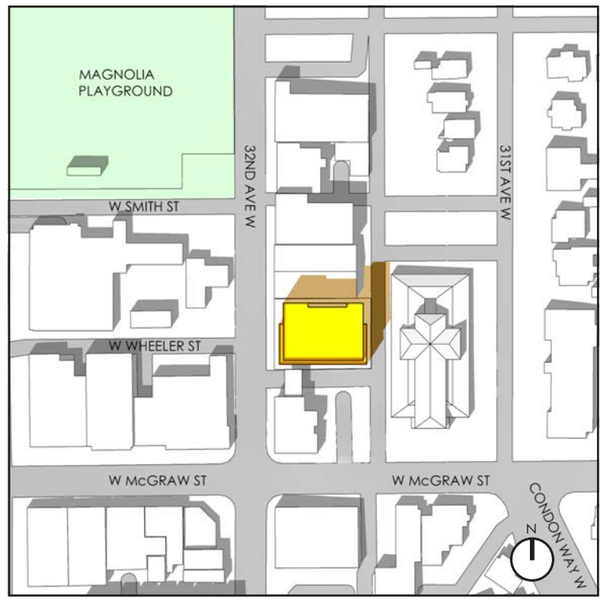
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



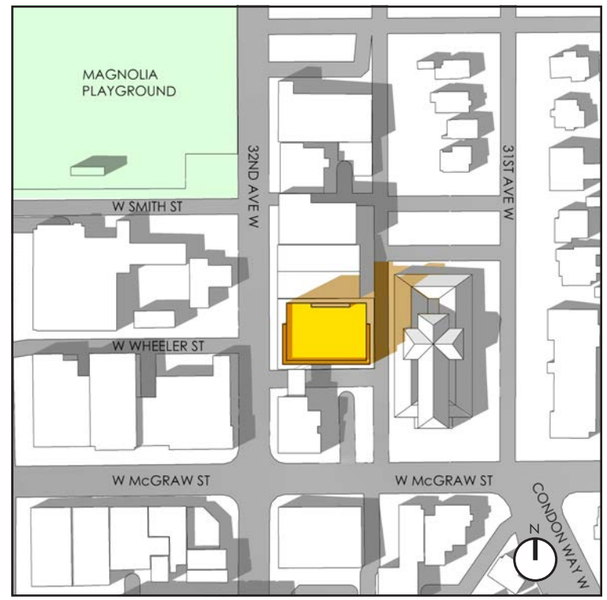
10 AM | SPRING EQUINOX March 20, 2021



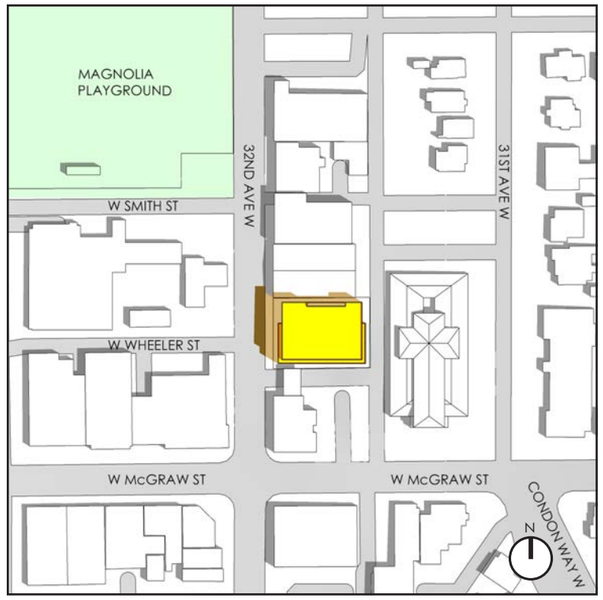
12 PM | SPRING EQUINOX March 20, 2021



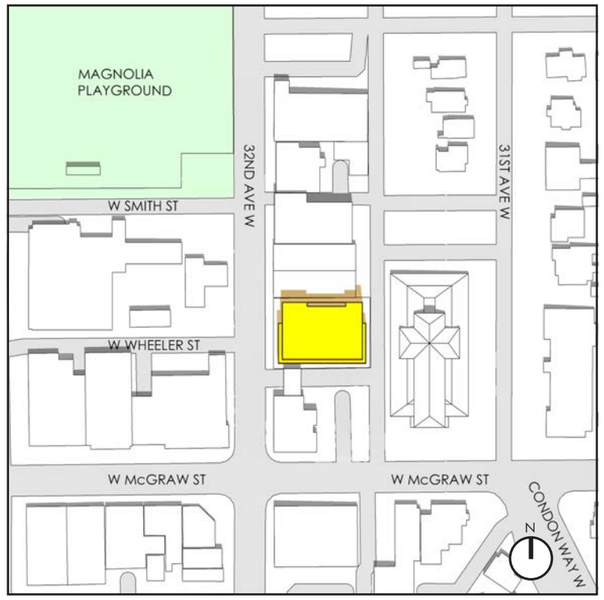
2 PM | SPRING EQUINOX March 20, 2021



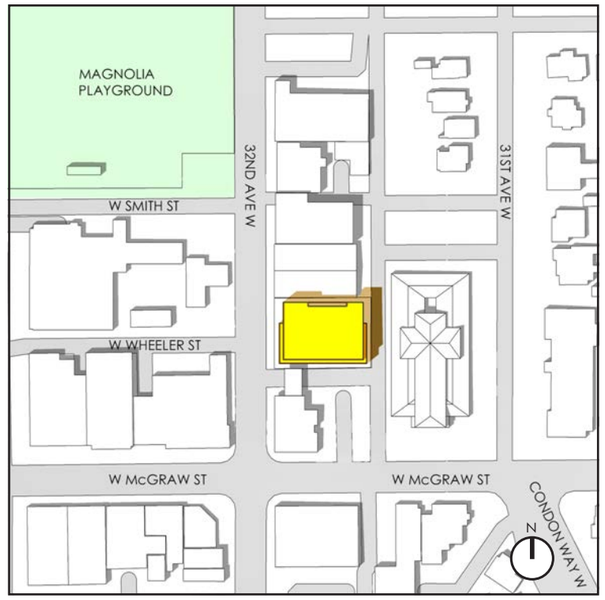
4 PM | SPRING EQUINOX March 20, 2021



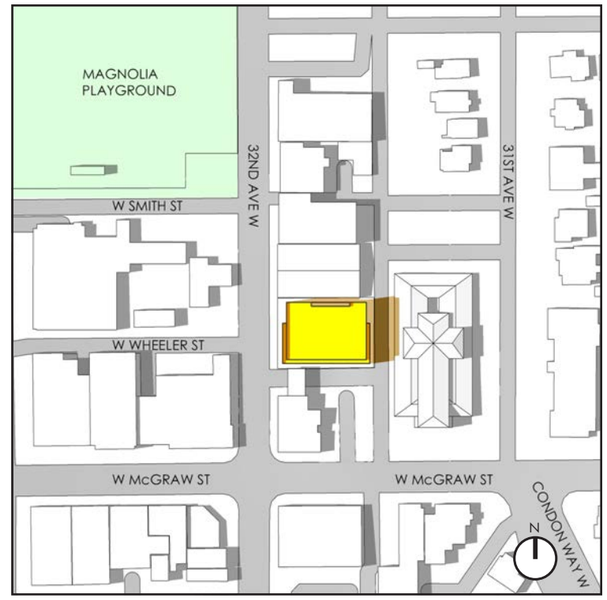
10 AM | SUMMER SOLSTICE June 21st, 2021



12 PM | SUMMER SOLSTICE June 21st, 2021

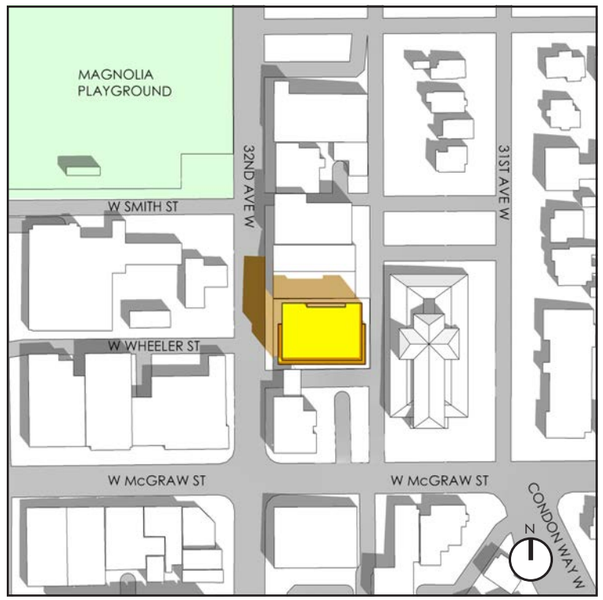


2 PM | SUMMER SOLSTICE June 21st, 2021

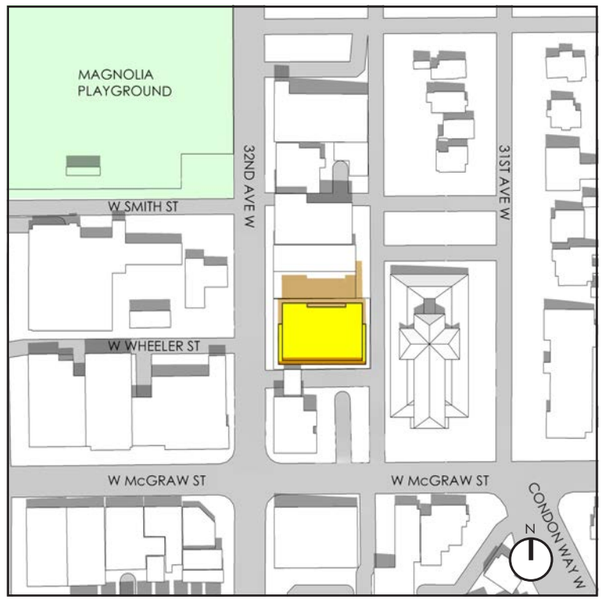


4 PM | SUMMER SOLSTICE June 21st, 2021

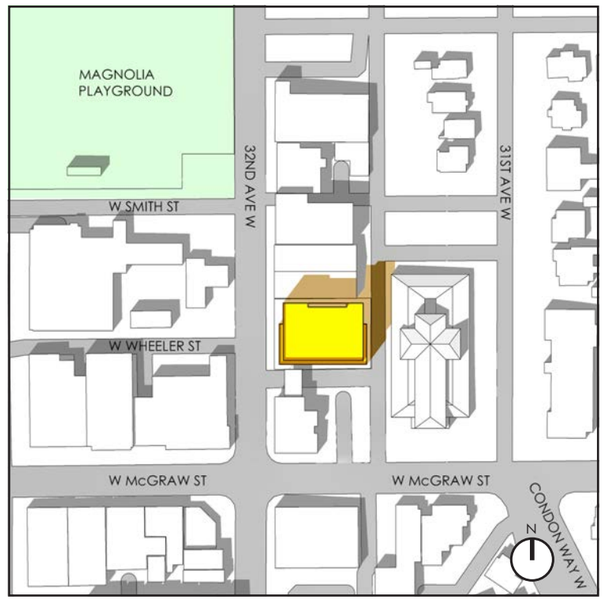
DESIGN PROPOSAL SEASONAL SHADOW ANALYSIS



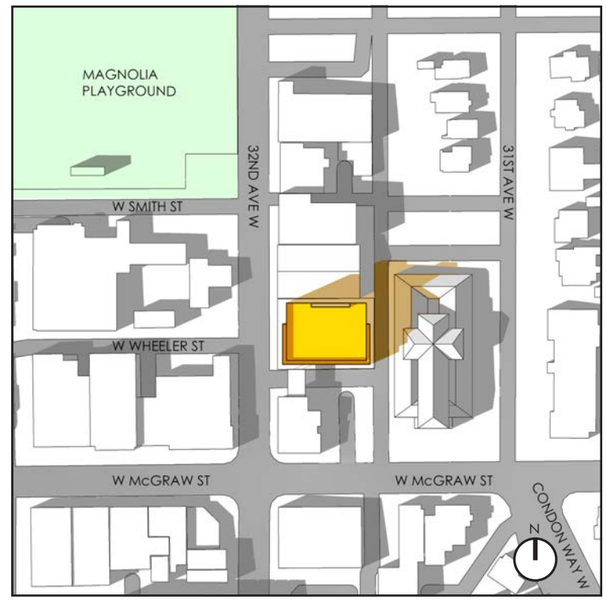
10 AM | AUTUMN EQUINOX September 23, 2021



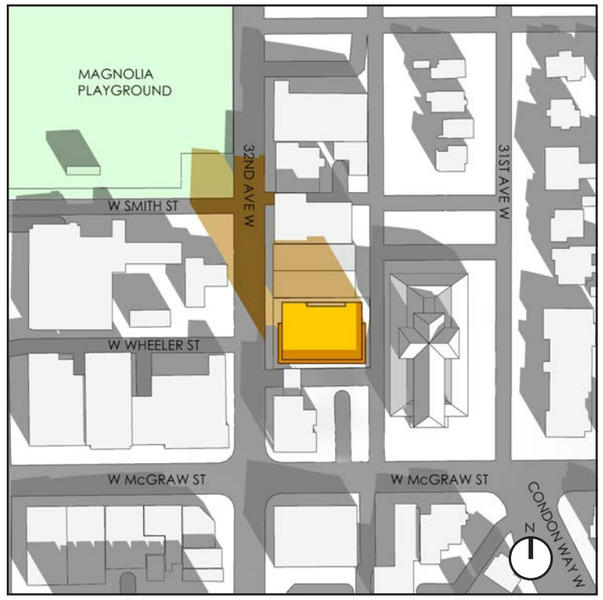
12 PM | AUTUMN EQUINOX September 23, 2021



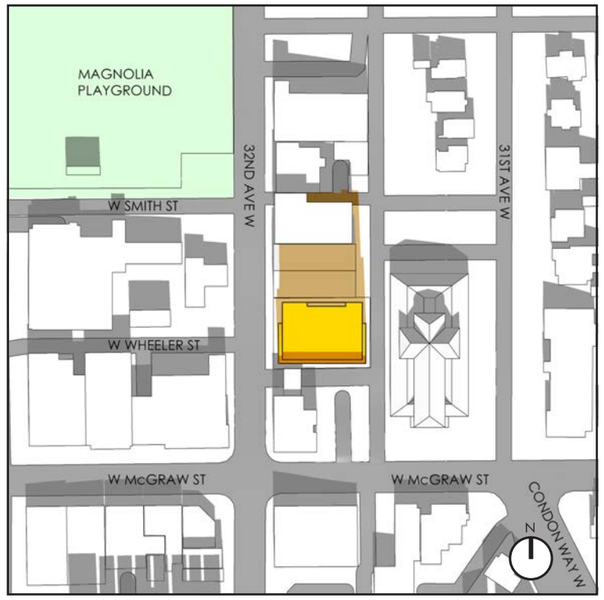
2 PM | AUTUMN EQUINOX September 23, 2021



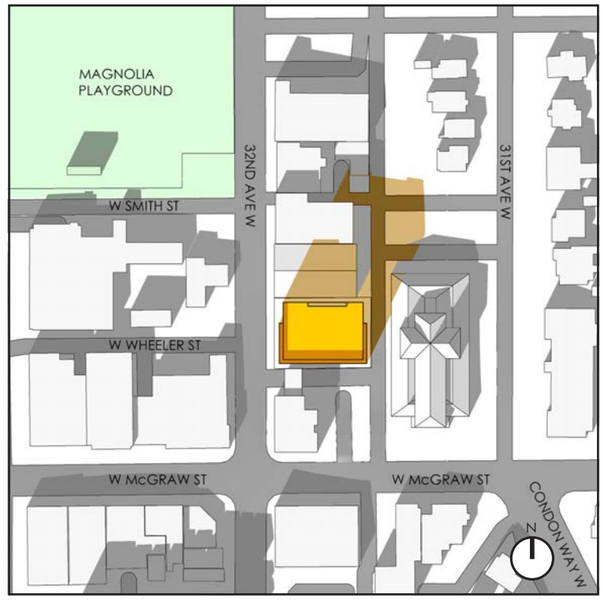
4 PM | AUTUMN EQUINOX September 23, 2021



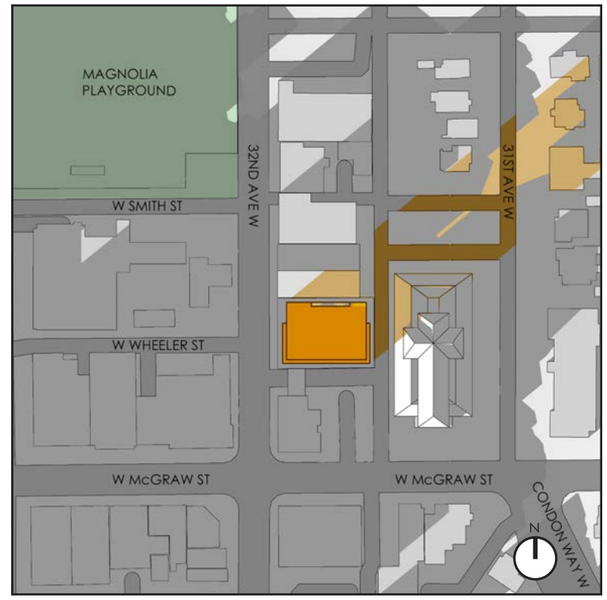
10 AM | WINTER SOLSTICE December 21st, 2021



12 PM | WINTER SOLSTICE December 21st, 2021



2 PM | WINTER SOLSTICE December 21st, 2021



4 PM | WINTER SOLSTICE December 21st, 2021

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED) / LANDSCAPE GROUND FLOOR

The intent of the landscape design is to provide a pedestrian friendly streetscape with street level transparency, to encourage visibility of the retail space as well as to provide private access points for the residents. One existing street tree will be retained and one additional tree with be added to ensure cohesive street tree planting with adjacent developments, as well as to meet code requirements.

Both existing and new trees will be planted in large tree pits under-planted with low shrubs and groundcovers to add to the character of the streetscape while maintaining site lines for safety.

At the rooftop level, one portion is used as a community gathering space and includes casual dining and seating elements, as well as raised planters, which will help define the overall gathering space and the more intimate lounge areas. The planters will be deep enough to accommodate groundcovers, small shrubs and small trees. All of the planted landscape features on the project will contribute to meeting or exceeding Seattle Green Factor requirements.

DESIGN PROPOSAL MASSING CONCEPT 3 (PREFERRED) / LANDSCAPE ROOF