



2.0 CONTENTS	2
3.0 PROJECT DATA	3
5.0 URBAN DESIGN ANALYSIS	4
urban context - walkability & transit	
local amenities	
site zoning 3x3 block vicinity	
6.0 ZONING DATA	8
8.0 DESIGN GUIDELINES	10
9.0 EDG RESPONSE	13
overview	
massing + architectural concept response	
green building response	
ground floor uses response	
commercial entry response	
landscape design response	
site circulation response	
wayfinding & signage	
ground level units response	
10.0 ARCHITECTURAL DESIGN CONCEPTS	30
material explorations	
building elevations & materials	
floor plans	
landscape plans	
lighting conceptual plan	
perspective view	
11.0 APPENDIX	46
coordination with SPU	
additional material details	
basement floor plan	
bicycle storage	
solar studies	

PROJECT INFORMATION

SITE ADDRESS	9208 20th Ave SW
PARCEL NUMBERS	9352900450, 9352900451
PROJECT NUMBER	3036618-EG / 3036513-LU / 6781122-CN

PROJECT TEAM

ARCHITECT	Atelier Drome Architecture 112 Prefontaine PI S Seattle, WA 98104
CONTACT	Michelle Linden michelle@atelierdrome.com
BUILDER	STS Construction

PROJECT CRITERIA

ZONING	NC3-55(M)
OVERLAYS	Westwood-highland park (residential urban village) Conical surface (airport height) Parking flexibility
ABUTTING ZONES	RSL(M) (west) LR1(M) (south) LR3(M) (east & west) NC3-55(M) (north)
CURRENT USE	(1) existing office building
LOT AREA	10,381 sf TOTAL 9352900450: 5,050 sf 9352900451: 5,331sf
ALLOWABLE FAR	38,929 sf (3.75)
ECAs	None
VEHICULAR PARKING	None required (urban village + frequent transit)

PROJECT PROPOSAL

GROSS BUILDING FLOOR AREA	41,618 sf
PROPOSED RESIDENTIAL AREA	36,097 sf
PROPOSED RESIDENTIAL UNITS	76 units
PROPOSED COMMERCIAL UNITS	2 units
PROPOSED VEHICULAR PARKING	None
NO. OF STORIES	5 stories of residential with 1 below-grade level of utility
DEMOLITION	Existing automotive building to be demolished

CONTEXT + SITE

The project is located in the Westwood Highland Park residential urban village, a neighborhood currently in transition since much of it was up-zoned through recent HALA legislation. A mixed area, comprised of primarily single family and low rise zones served by pockets of commercial zoning clustered along Delridge Way SW and also Westwood Village Shopping Mall to the west; the urban village serves as both an anchor for the Westwood Highland park neighborhood, and an intersection point for much of the expanding public and bicycle transit planning in the area. New development in response to the increased height and density potential of the rezoning has begun and is expected to continue at a larger scale. With a full block of frontage along the north end of the parcel, and located at the intersection of the Delridge Way SW arterial and two neighborhood access roads, the project has the opportunity to be a foothold for the larger scale commercial development to come. At present, there is low-scale commercial activity along both sides of Delridge Way SW in the form of single-story, stand-alone buildings as well as a mix of older single-family homes with newer townhouse and 3-4 story apartment building developments (the project is located kitty-corner to the larger developments to the NW including Bluestone and Livingstone apartments). On the west side of the site is an existing single-family residential neighborhood that was recently up-zoned to LR3(M) from LR3 and RSL(M) from SF5000. The parcel immediately to the south is zoned NC3-55(M) and is developed with a cell phone tower as well as smaller scale accessory structures. Beyond that parcel are LR1(M) lots which were rezoned from SF5000. The site has good solar access throughout the day and year as most of the nearby buildings to the south are of a smaller scale. For now, the future building will provide views towards the Puget Sound and downtown at the upper levels.

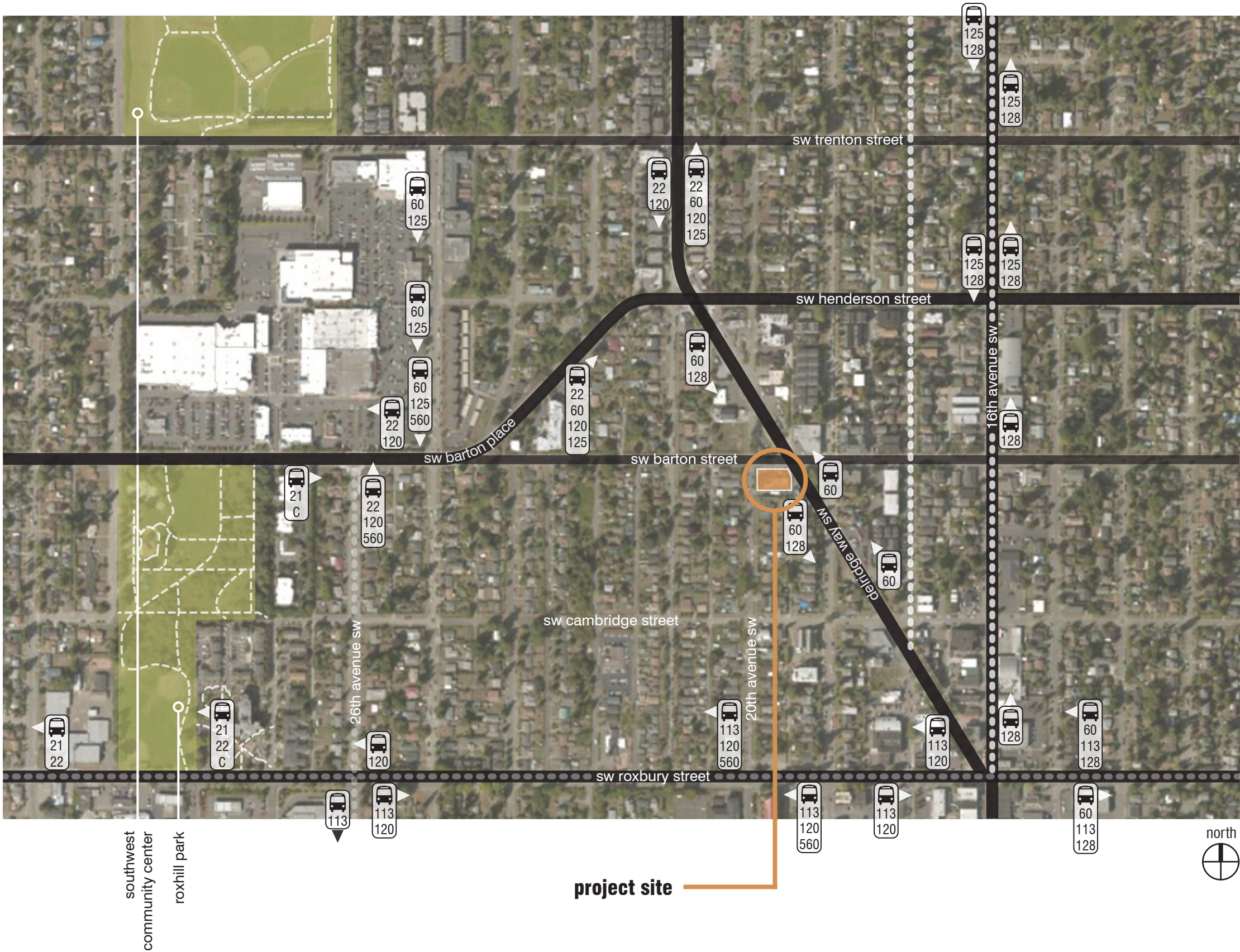
The site is well served by public transit along Delridge Way SW, with multiple bus routes providing connections to downtown Seattle, Georgetown, Tukwila and Southcenter. The planned H line Rapid Ride line will provide transit stops at SW Henderson Street and SW Barton Street within easy walking distance of the proposed building site. Pedestrian sidewalks and main vehicular access are provided on all three street fronts of the parcel. The closest cycling routes are the neighborhood greenways along 16th Avenue SW and 30th Ave SW, and Delridge Way SW is currently hosts a sharrow with future bike lanes planned.

DEVELOPMENT PROPOSAL

The proposed project is a new 5 story mixed used building comprised of 4 stories of apartments over a 1 story commercial base. A partial basement will be provided for utilities, bicycle parking and mechanical space. The existing automotive building will be demolished.

DEVELOPMENT OBJECTIVES

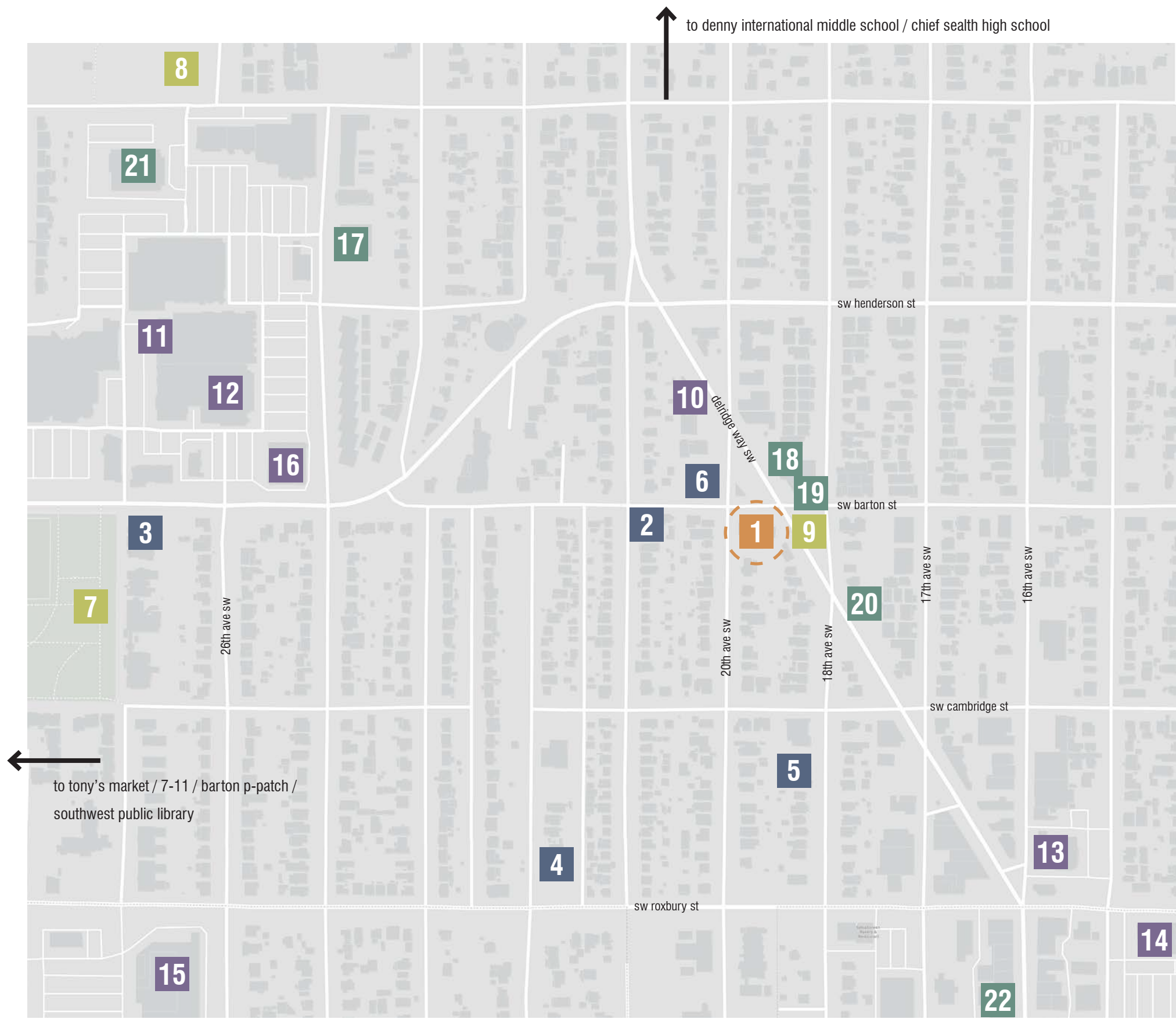
- Objective 1: provide clarity in massing which responds to the building’s role as a leader for future larger scale development in the area while respecting the character of the adjacent residential neighborhoods.
- Objective 2: design a building that responds to its unique site at the intersection of an arterial and two neighborhood streets.
- Objective 3: provide comfortable and economic housing for a growing neighborhood, in a growing city.



NEIGHBORHOOD CIRCULATION

The project site is served by multiple bus routes. The 60 bus provides access to First Hill and Broadway through Georgetown, while the 120 and 125 buses take the West Seattle Bridge to downtown Seattle. Access to West Seattle is provided by the 22 and 128 buses, which both go north to Alaska Junction. The 22 bus provides southwest access to Gatewood and Arbor Heights, while the 128 bus provides southeast access through White Center to Tukwila and Southcenter.

A dedicated cycling route runs north-south on 16th Avenue SW, and bicycle-friendly roads run east-west along SW Henderson Street and SW Roxbury Street. 17th Avenue SW has been designated as a “Stay Healthy” street. Future bike lanes are proposed along Delridge Way SW.



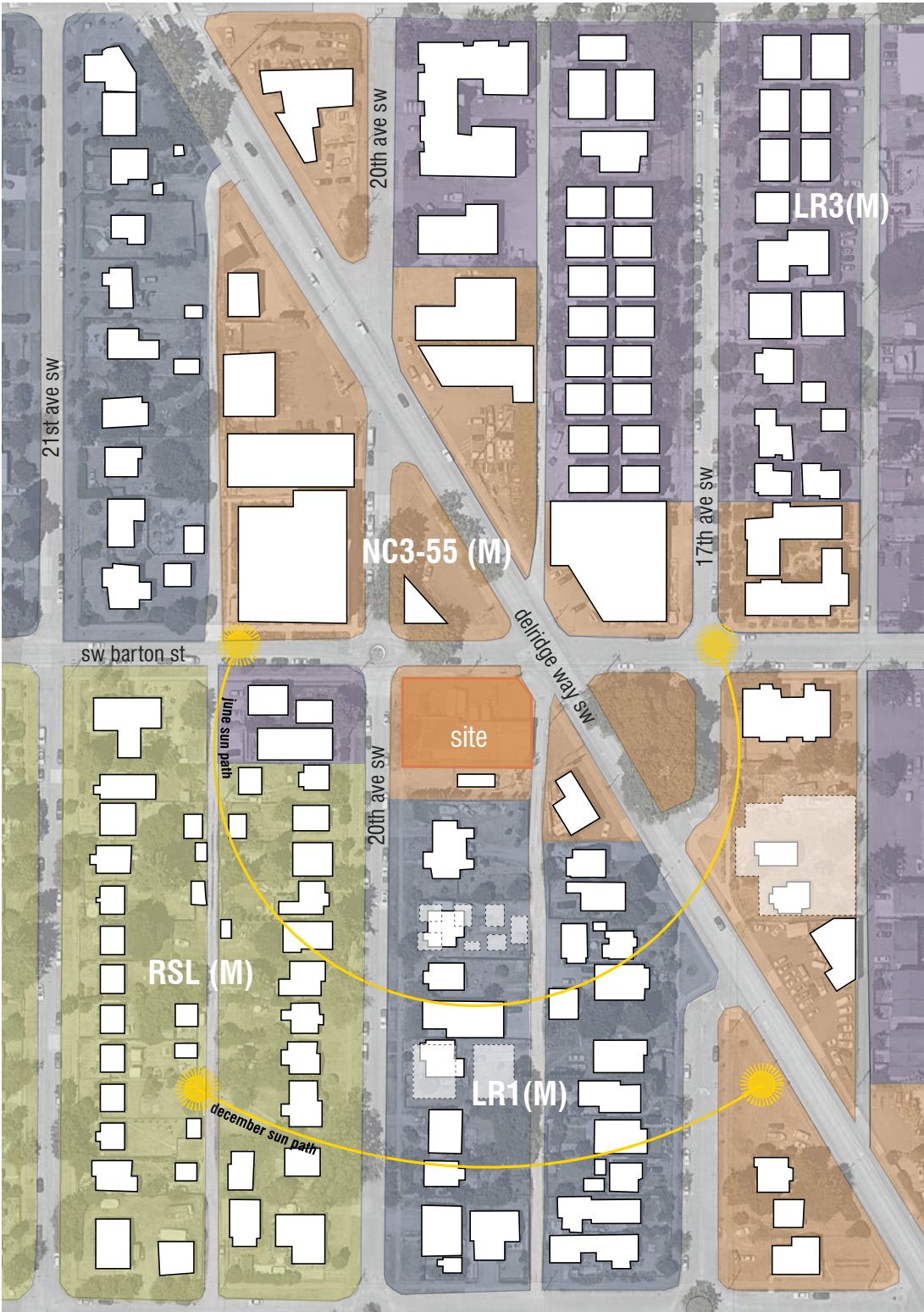
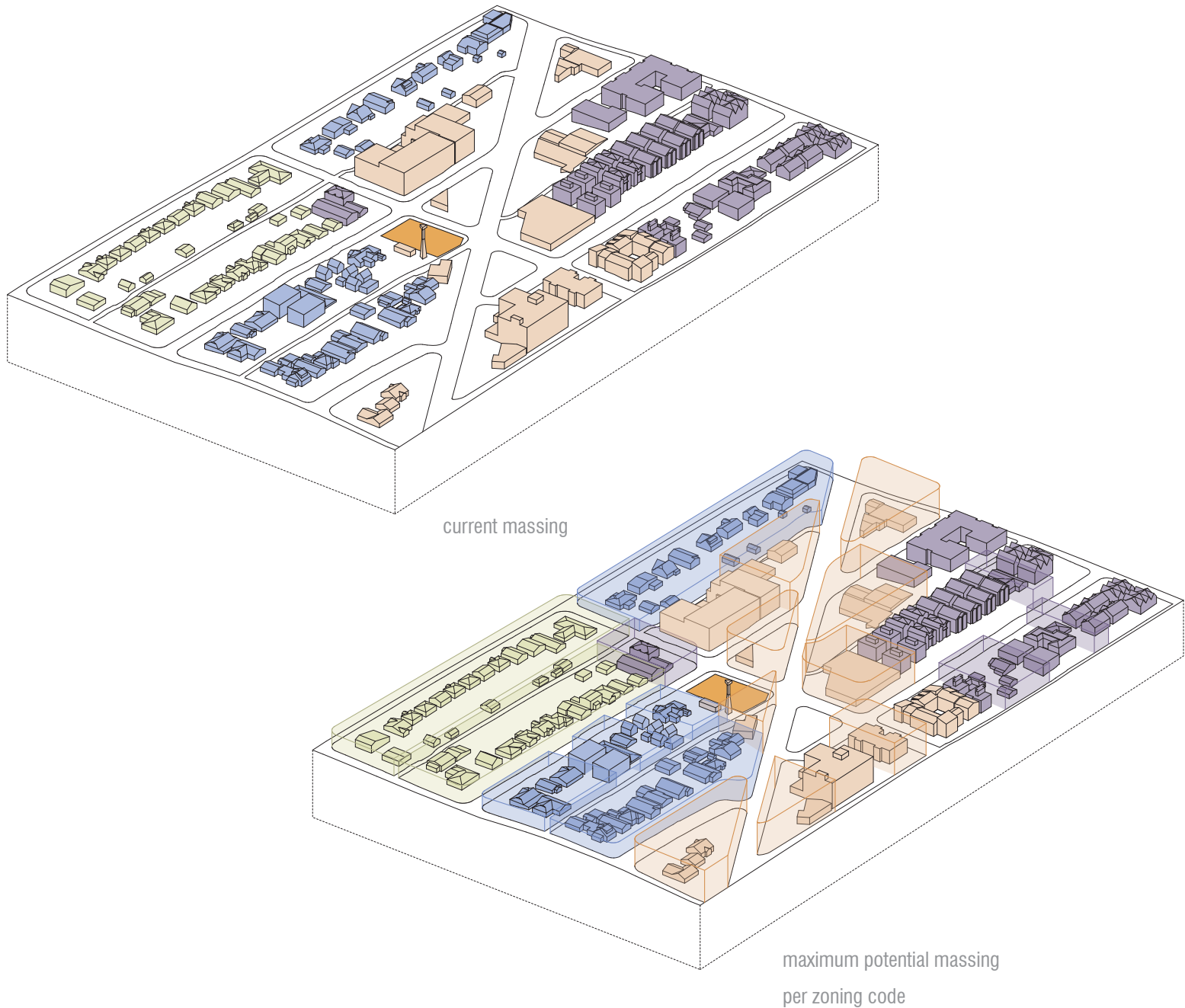
LOCAL AMENITIES

- | | | | |
|----|--|----|--------------------------------------|
| 1 | Project Site | 17 | West Seattle Driver Licensing Office |
| 2 | Learning Way School & Daycare | 18 | Pacific Coast Marble & Granite |
| 3 | Daystar Retirement Village | 19 | Good Dog Daycare & Boarding |
| 4 | Community School - West Seattle | 20 | Ty's Auto Repair & Services |
| 5 | Hope Academy | 21 | United States Postal Office |
| 6 | Bellamente Early Learning Daycare Center | 22 | Southgate Roller Rink |
| 7 | Roxhill Park & Longfellow Creek Legacy Trail | | |
| 8 | Denny Field | | |
| 9 | Delridge Triangle Park | | |
| 10 | 7-Eleven | | |
| 11 | Westwood Village | | |
| 12 | QFC | | |
| 13 | Walgreen's | | |
| 14 | Bartell Drugs | | |
| 15 | Safeway | | |
| 16 | Rite-Aid | | |



SITE ZONING

The site is located in a strip of a neighborhood commercial zone (NC3-55 M), bordered by low-rise zones (LR1 M to the south, LR3 M to the east & west) and residential small lot zoning (RSL M) to the west.



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6.0 ZONING DATA

ZONE	ABUTS	INCENTIVES	RESTRICTIONS	OVERLAY	SITE AREA	USES PERMITTED OUTRIGHT
NC3-55(M)	LR1(M), LR3(M), RSL(M)	frequent transit	none	westwood-highland park urban village, conical surface	10,381 sf	residential uses, commercial uses

LAND USE CODE

DESIGN TEAM RESPONSE

USES PERMITTED OUTRIGHT
23.47A.004 TABLE A
<div><div><ul style="list-style-type: none">Residential usesCommercial uses (retail sales, office, eating/drinking establishments)</div><div><ul style="list-style-type: none">The project proposes 76 residential units, 3,424sf of commercial office space, and 602sf of commercial coffee shop.</div></div>
COMPLIES

STREET-LEVEL DEVELOPMENT STANDARDS

23.47A.008
(Residential)
<ul style="list-style-type: none">Blank segments of street-facing facades between 2 - 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the facade width of the structure along the street.Street-level street-facing facades shall be located within 10 feet of the street lot line unless wider sidewalks, plazas, or other approved landscaped or open spaces are providedAt least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entryThe floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk
(Commercial)
<ul style="list-style-type: none">60% of street-facing facades between 2 - 8 feet above the sidewalk shall be transparentNon-residential uses greater than 600sf shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from street-level, street-facing facadeNon-residential uses at street level shall have a floor-to-floor height of at least 13 feet
<ul style="list-style-type: none">The proposed street-level, street-facing facade abutting SW Barton St features large glazing moves with storefront windows . The blank segment along this street is 20’ or 16.7% of the facade, which is less than 40% max allowed and meets the maximum length required of 20’.Along 20th Ave SW, the proposed street-level, street-facing facade features storefront windows, a garage door at the coffee shop, and glazed entry doors. The blank segments along this street total 14.1’ or 20% of the facade, which is less than 40% max allowed. Additionally, the longest blank segment width is 3.8’ which is less than the maximum of 20’.Along Delridge Way SW, the proposed street-level, street-facing facade features only storefront windows and no blank segments.The SW Barton St facade is greater than 10 feet from the street lot line, but features a landscaped open plaza between the building and the street. Both the 20th Ave SW and Delridge Way SW facades are located within 10 feet of the street lot line.The 20th Ave SW facade features a visually prominent pedestrian entry.The commercial uses facing SW Barton St and 20th Ave SW both extend an average depth of 30’ with a floor-to-floor height of 13’ minimum.
COMPLIES

MAXIMUM STRUCTURE HEIGHT

23.47A.012
<ul style="list-style-type: none">Maximum structure height = 55 feetopen railings, planters, clerestories and parapets may exceed base height limit by 4’-0”Certain rooftop features may also extend beyond the height limit (in particular, a stair or elevator penthouse may extend an additional 16 feet), however, some of these features must be located at least 10 feet from the north edge of the roof
<ul style="list-style-type: none">The maximum proposed structure height is 55 feet, meeting than the 55 feet maximum allowed. The elevator penthouse extend 10’-6” feet above the structure height, less than the 16 feet maximum allowed.
COMPLIES

MAXIMUM FAR

23.47A.013
<ul style="list-style-type: none">3.75 on a lot outside of the Station Overlay District lot area: 10,381 sf max. FAR: 38,929 sfArea exempt from FAR: underground stories, portions of a story that extend no more than 4 feet above grade, rooftop greenhouse area
<ul style="list-style-type: none">The proposed FAR is 38,928 sf. The basement level is either completely underground or does not extend more than 4 feet above grade and therefore is exempt from FAR.
COMPLIES

ZONE	ABUTS	INCENTIVES	RESTRICTIONS	OVERLAY	SITE AREA	USES PERMITTED OUTRIGHT
NC3-55(M)	LR1(M), LR3(M), RSL(M)	frequent transit	none	westwood-highland park urban village, conical surface	10,381 sf	residential uses, commercial uses

LAND USE CODE

DESIGN TEAM RESPONSE

SETBACK REQUIREMENTS	
23.47A.014 Front (SW Barton St): none Rear: none Side (20th Ave SW): none (does not abut a residential zone) Side (Delridge Way SW): none (does not abut a residential zone) Side (alley): none (does not abut a residential zone) <ul style="list-style-type: none">A minimum 5 foot landscaped setback may be required under certain conditions and for certain uses per 23.47A.016Structures permitted in required setbacks: decks, balconies, eaves, cornices, gutters, ramps, fences, underground structures, dumpsters (except trash compactors).	<ul style="list-style-type: none">While no setbacks are required by code, the project proposes the following setbacks:<ul style="list-style-type: none">Front (SW Barton St): 11’-9” to 21’-4”Front (20th Ave SW): 5 1/2”Side (east): 6’-1”Rear (south): 3’-0” COMPLIES

LANDSCAPING & SCREENING STANDARDS	
23.47A.016 <ul style="list-style-type: none">A greenfactor score of 0.3 or greater is required (functionally equivalent to landscaping 30% of lot) <i>*note: credit is awarded for green roofs, planters, green walls. landscaping, and plantings in the adjacent right-of-way</i> <i>*note: street trees are required and are counted towards the greenfactor requirement</i>	<ul style="list-style-type: none">The project proposes a greenfactor score of 0.745. Street trees are proposed at Delridge Way SW, SW Barton St, and 20th Ave SW. COMPLIES

LIGHT & GLARE STANDARDS	
23.47A.022 <ul style="list-style-type: none">Exterior lighting must be shielded and directed away from adjacent uses	<ul style="list-style-type: none">The project proposes shielded exterior lighting that focuses the light downwards, away from adjacent uses. COMPLIES

REQUIRED AMENITY AREA	
23.47A.024 <ul style="list-style-type: none">5% of the total gross floor area in residential use required (area excludes mech equipment and parking)Bio-retention facilities qualify as amenity areasAll residents shall have access to at least one common or private amenity areaAmenity areas shall not be enclosedNo common amenity area shall be less than 250sf and shall have a minimum horizontal dim of 10 feetPrivate balconies and decks shall have a minimum area of 60sf and no horizontal dimension shall be less than 6 feet	<ul style="list-style-type: none">The project proposes 2,443 sf of amenity area using a combination of an open landscaped plaza, a common roof deck, and bio-retention planters. COMPLIES

REQUIRED PARKING	
23.54.015 <ul style="list-style-type: none">No minimum requirement for all residential and non-residential uses in commercial zones within urban villages if the residential use is located within a frequent transit service areaBicycle parking, commercial uses : long-term, 1 space per 2,000 sf, to be rounded to nearest whole number short-term, 1 space per 10,000 sf, to be rounded to nearest whole even numberBicycle parking, residential uses : long term, 1 space per the first 50 dwelling units, 0.75 per dwelling unit after short term, 1 space per 20 dwelling units	<ul style="list-style-type: none">The project site is located within the Westwood-Highland Park residential urban village and within a frequent transit service area. No vehicular parking spaces are proposed. 91 bicycle parking spaces are provided. COMPLIES

MANDATORY HOUSING AFFORDABILITY	
23.58C.040 TABLE B <ul style="list-style-type: none">Low areaZones with a (M) suffix - \$7.92/sf developer contribution (residential) / \$5.78/sf (commercial)	<ul style="list-style-type: none">As part of the City’s Mandatory Housing Affordability program, the project will contribute \$292,220.91 to the program. COMPLIES



commercial base with glazing



strong vertical facade and fenestration pattern



interesting paving patterns



integrates sidewalks and planting



playful hardscapes

CS2 URBAN PATTERN & FORM

A2 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 incorporate design detail, articulation and quality materials.

The site for this building is unique in that it has prominent frontages along three different streets; Delridge Way SW, SW Barton St and 20th Ave SW. Its high visibility in this location, as well as occupying the entirety of the SW Barton St frontage on this block, supports the need for a strong architectural presence at this site as well as the project’s flexibility in defining the character of that corner.

The project has been designed as a simple volume split into three smaller masses, facing north at the commercial intersection, west at the residential intersection, and south towards the residential zone. The residential entry is recessed at an angle, creating a visual relationship with the Bluestone apartment building located kitty corner, as well as a response to that building’s angled corner wall. A strong vertical facade and fenestration pattern on all elevations, coupled with a variety of colors and scale of detail provide visual interest on all sides.

The project’s massing is held back from the street edge along SW Barton St helping to define the public realm in front of the building in a way that is missing today.

The widened sidewalk allows for increased pedestrian and bike activity at this intersection responding to the new planned public transit routes, bike lanes, pedestrian enhancement, and the community led Delridge Triangle improvements. In addition to allowing for more space for pedestrians, this move maintains sight lines across the active intersection and over to the Delridge Triangle park, supporting the safety of the building users, pedestrians and vehicles at this complex circulation node. The building will be set back from the street property line to allow for a widened sidewalk in anticipation of more pedestrian and bike activity at this intersection as a result of new planned public transit routes, bike lanes, pedestrian enhancement, and the community led Delridge Triangle improvements. In addition to allowing for more space for pedestrians, this move maintains sight lines across the active intersection and over to the Delridge Triangle park, supporting the safety of the building users, neighbors, pedestrians and vehicles at this complex circulation node.

B3 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 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).

The project site is located across the street from the Delridge Triangle Park, a small traffic island of green area with a grove of mature trees. The park has a lot of potential but has been underutilized by the community because of safety concerns due to illegal activity, a lack of crosswalks for safe access and poor visibility from neighboring buildings. SDOT is planning to install new curb ramps and crosswalks as part of the South Delridge Pedestrian Safety Enhancements projects, expected to begin

construction in 2021, which will make the park accessible to the community again. Working with SDOT and Seattle Parks, the community has initiated plans to revitalize the park, and re-envisioned it as a neighborhood gathering space including paths, greenery and play equipment.

The open space for this project has been designed to support this neighborhood asset, and its efforts to reclaim the triangle as a green space for the community. Architecturally, the facade which faces Delridge Triangle includes both residential units as well as commercial frontage, both of which will have large amounts of fenestration that will contribute to the 24-hour 7-day “eyes on the street” not provided by the structures currently fronting the park. The landscape design of the widened sidewalk “plaza” along the SW Barton Street facade will be designed to continue the green space across the street, starting off a green path for pedestrians west towards Roxhill Park.

A meandering organic path allows residents and the public alike to interact with the plaza, by encouraging movement though the space and responsive to pedestrian circulation patterns without encourage seating or loitering in the outdoor spaces to avoid compounding activity that already exists in the park. However it will be designed to be flexible so that outdoor seating could be added in the future if the nature of the activity in park or ground floor commercial space changes. The wide plaza provides an opportunity for organic shapes, offering a respite from the typical rectilinear patterning found throughout the city, while still connecting directly to the form and pattern of the building through use of scoring and material changes.

C1 RELATIONSHIP TO BLOCK

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.



commercial base that wraps corner



responsive building massing



cohesive circulation and landscaping



dual function short term bike parking



fenestration provides “eyes on the street”



use of directional wall and color at recessed entry

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.

The site is bound by two corners and the building has been designed to respond to their differing characters.

The corner at the intersection of Delridge Way SW and SW Barton Street is commercial and busy in nature. In addition to the two streets, the corner is also bisected by the outlet of the adjacent alley, and therefore has a complex vehicular traffic pattern as well as being part of a heavily used public transportation route and active future pedestrian crosswalk. The building has been held back off of this corner to allow sufficient room for these intersecting paths as well as allow for clear sightlines at the intersection. The architectural form of the building at this corner is simple, with a strong commercial base of ample glazing that wraps the corner.

Inversely, the corner at the intersection of SW Barton Street and 20th Ave SW is residential, and much quieter than its counterpart. The building has been broken down into a smaller mass at this corner, and an angled street wall has been cut into the form to guide residents from the corner to the residential lobby entry while still reflecting the more private nature of that entry. A smaller retail coffee shop is also located fronting 20th Ave SW, which connects to the neighborhood pedestrian patterns and offers a “living room” connection for the residents and neighbors.

PL1 ARCHITECTURAL CONTEXT AND CHARACTER

A2 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.

The project proposes to step back from the street and provide a well-designed outdoor space that will complement the green space provided by the Delridge Triangle (both before and after it is constructed), as well as the outdoor seating provided by the smaller scale restaurants to the north and south of the project. Bound by the taller residential buildings to the south and west, and potential taller development to the north in the future, the outdoor space will contribute to a pedestrian friendly “plaza” feel, and function as a rest point for cyclists on the future bike lanes, commuter circulation to new transit stops nearby, and as a buffer for the adjacent residential neighborhoods. A variety of lighting ideas are being explored to ensure the space feels safe and inviting at night as well as during the day.

PL2 WALKABILITY

B1 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.

The project has been designed to take advantage of its three street facing facades to contribute to community efforts for greater safety in the area, and at the intersection of SW Barton St and Delridge Way SW in particular. Residential unit windows, as well as glazing at the commercial space will be ample on all three street facing facades. In addition, the mixed-use nature of the building will provide the “eyes on the street” during the day by commercial use on the ground floor, and during evenings and weekends by the residential apartments above.

In particular the proposed glazing on the east facing facade will have the potential to really change the isolated feeling of the Delridge Triangle park, which is currently bound to the north and east with buildings that are minimally directed towards the park. The added visibility by the proposed building on this site as well as newer townhouses on the opposite end of the park will support safe community use.

PL3 STREET LEVEL INTERACTION

A1 ENTRIES

Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street level uses

- 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*



proportional massing



street level architectural detail to reduce perceived mass



patterned fenestration



textured building materials for scale

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.

The residential and commercial entries have been separated to provide greater distinction between the two uses, and provide greater privacy for the residential tenants.

The entry to the residential lobby is located on the 20th Ave SW façade, which is the quietest in nature of the abutting streets. An angled ground floor wall gestures towards the lobby door, guiding both residents and visitors towards it, while also visually symbolizing the more private nature of that entry compared with the more prominent commercial entry.

The primary commercial entry is located on the SW Barton St façade, which is much more prominent and visible from both of the abutting commercial streets. To avoid congesting the already complex circulation patterns at the intersection of SW Barton St and Delridge Way SW, the commercial entry is located mid-block, and in contrast to the inward gesture of the residential entry, the commercial entry will be accentuated by the active landscaped plaza. A secondary entry/exit for the main commercial space is provided along the alley in order to provide opportunities for connection to the adjacent businesses. Finally, a second minor commercial space is located on the Barton façade, with a smaller scale entry reflecting the color/detailing of the main commercial entry and offering a contrast with the residential entry.

Strategic use of color, landscaping and paving patterns as well as lighting will be used to further define and differentiate between these entries.

DC2 ARCHITECTURAL CONCEPT

A2 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.

The mass of the building has been broken into three volumes. The volumes are separated by deep gaskets in the building facade, which align with the circulation corridor within, and are further defined on the exterior through the use of a lighter color.

Each of the three masses uses related but distinct coloring and detail in order to further break down the perceived mass. Secondary architectural elements are also added where possible, including balconies (full and Juliet), deep flashing details, canopies, and playful window/door patterning.

Textured materials, glazing patterns, additional architectural detail, and detailed landscaping will further provide the smaller scale detail that is necessary for the experience of the building at a pedestrian scale and for its integration with the adjacent residential neighborhoods.

B1 FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. 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.

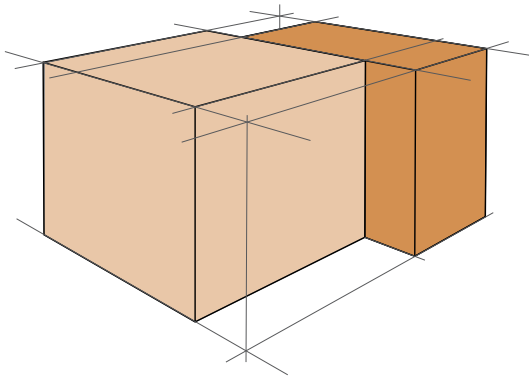
Due to its unique siting, all facades are important on this project and are being considered as a complete composition. In addition to its 3 street frontages, the alley frontage’s proximity to Delridge Way SW and the lack of current or probable future development between the two, means that the entirety of the east façade is really another street façade and will be designed as such particularly at the upper levels which will be the most visible at the alley. Additionally, because the abutting lot to the south is developed with a single cell phone tower, the façade along this interior lot line is also highly visible.

The simple massing of the design provides opportunity for a strong fenestration pattern to be established on all 4 facades, utilizing an alternating window placement on stacked floors. In addition to the overall composition, the project explores the use of entry canopies/recesses as well as balconies, and strategic use of color to punctuate the façade design.

D2 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.

The building’s simple form lends itself well to the use of texture on the façades. Varying siding patterns and scales, as well as playful window patterns help provide a fine-grained scale for the project. Playful landscaping patterns, bold canopy materials and fenestration pattern will add more detail at the street level.



SCHEME: ANCHOR (CODE COMPLIANT)

Scheme 3 is a zoning compliant scheme that acknowledges the buildings position as anchor to two separate and different corners. The mass of the building has been split into two volumes, each sized respectively to the zone it abuts, and split by a recess in the building facade which aligns with a circulation corridor within. The residential lobby is accessed from the smaller volume, located on the residential frontage, and the commercial space is accessed from the larger volume, facing the commercial frontage.

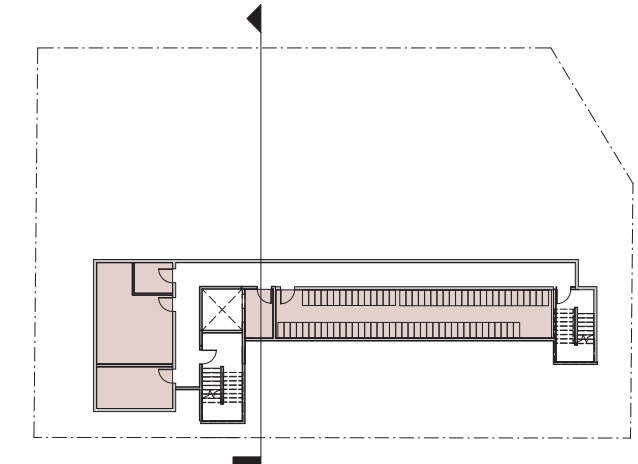
NO OF RESIDENTIAL UNITS: 71
NO OF COMMERCIAL STOREFRONTS: 2
PARKING: 0 (none required)

- BENEFITS:
- Provides strong street facade to anchor the street frontage
 - Provides ample space for a developed space and public realm to compliment the adjacent community greenspace
 - Provides commercial frontage along Delridge Way SW for additional “eyes on the street” at ground floor

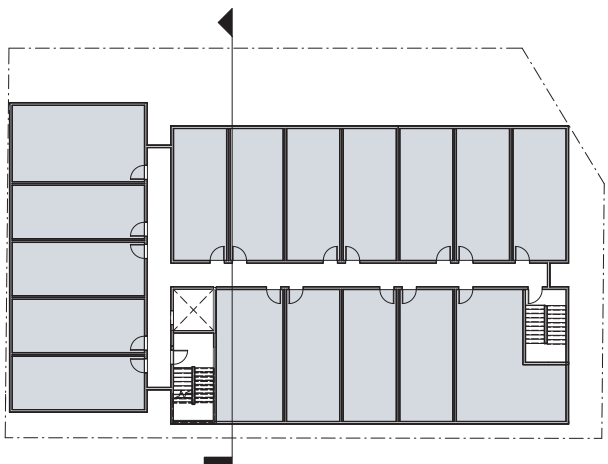
- CONCERNS:
- The public area at the front facade will need to be carefully planned so that it can transition with the neighborhood and does not provide opportunity for aggravating safety issues in park

- POTENTIAL DEPARTURES:
- None

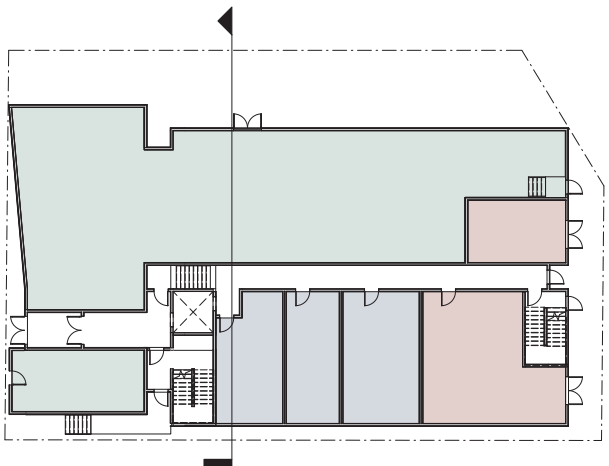
- COMMUNITY OUTREACH INTEGRATION:
- Increased setback at the ground floor along SW Barton St creates generous area for landscaped spaces, permeable surfaces, drainage elements, and other potential sustainable features.
 - Additional plantings will be integrated into the roof deck amenity space. Solar panels will be installed on the roof
 - Consistent setback from SW Barton St allows for view and solar corridors
 - Project team will work with construction team to address parking concerns



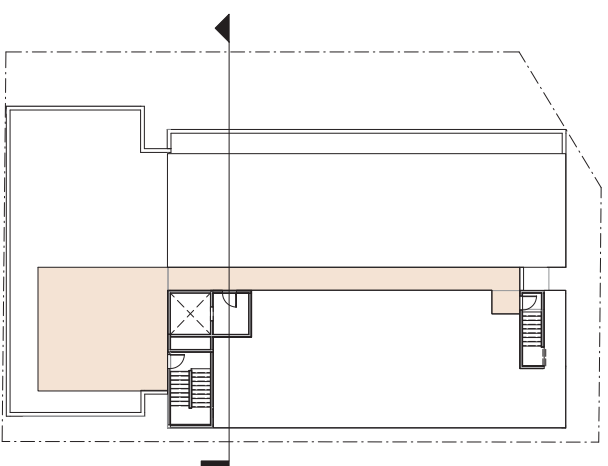
BASEMENT



LEVEL ONE



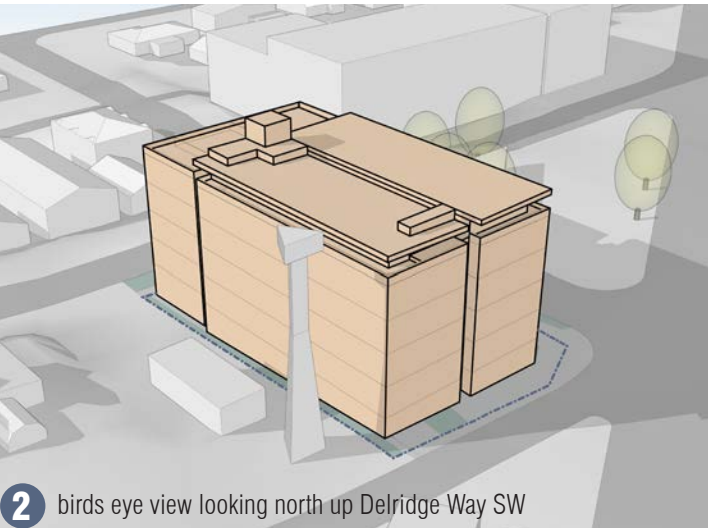
LEVELS TWO-FOUR (FIVE, SIMILAR)



ROOF



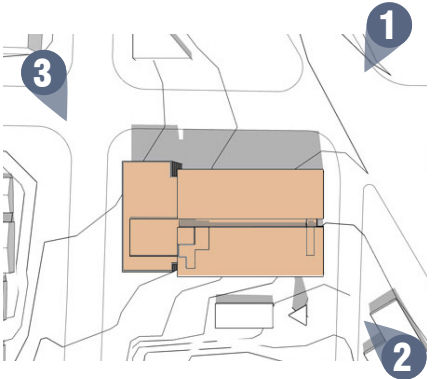
1 birds eye view looking west on SW Barton St



2 birds eye view looking north up Delridge Way SW



3 street view looking south down 20th Ave SW



board guidance

Pertaining to the “Anchor” scheme, the Board’s initial comments focused on the “boxiness” of this massing and the successfulness of the roof element strengthening the overall design. Upon further consideration of the proposed building mass, future/surrounding neighborhood context and review of the applicant’s inspirational images in the EDG design packet (pgs. 38 and 46), the Board supported the simplistic building form. The Board emphasized the design should be strengthened through the usage of pattern, color, and quality material to differentiate more clearly between the three distinct massing volumes; and accentuating the placement and sizing of reveals (entries) and gaskets/recesses to further break down the scale of the building. (CS2.D, CS3.A, DC2.A, DC2.B)

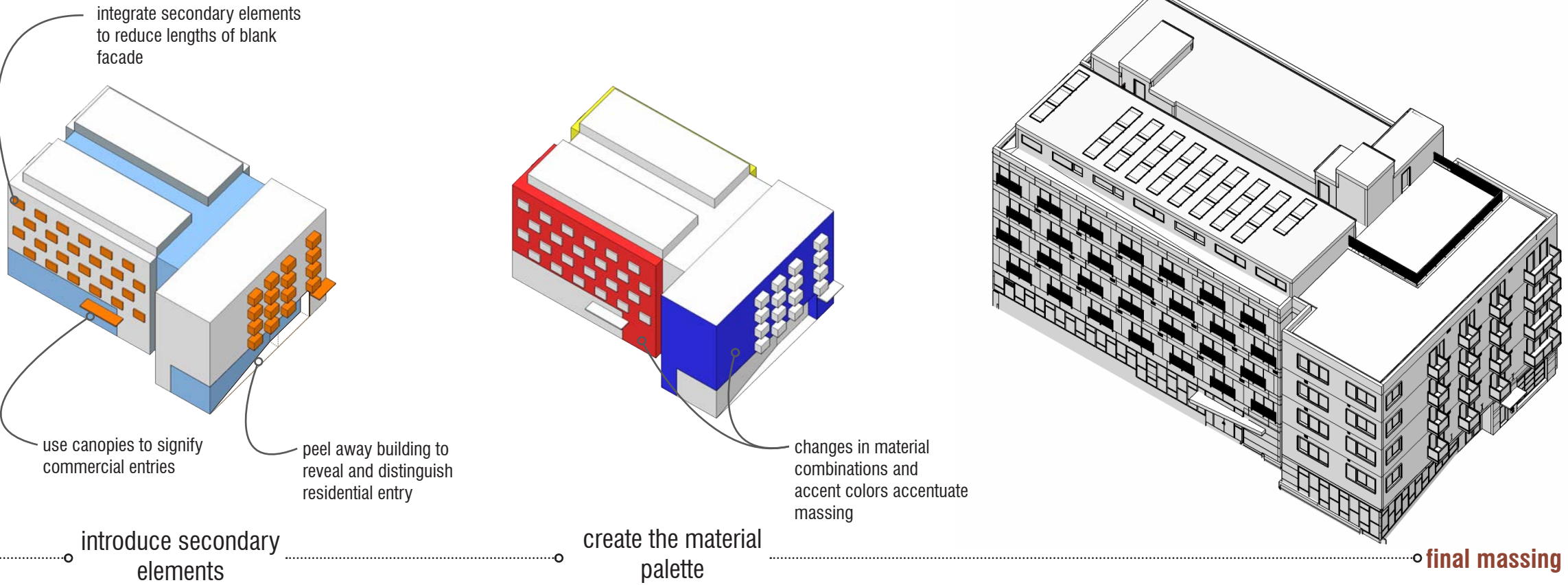
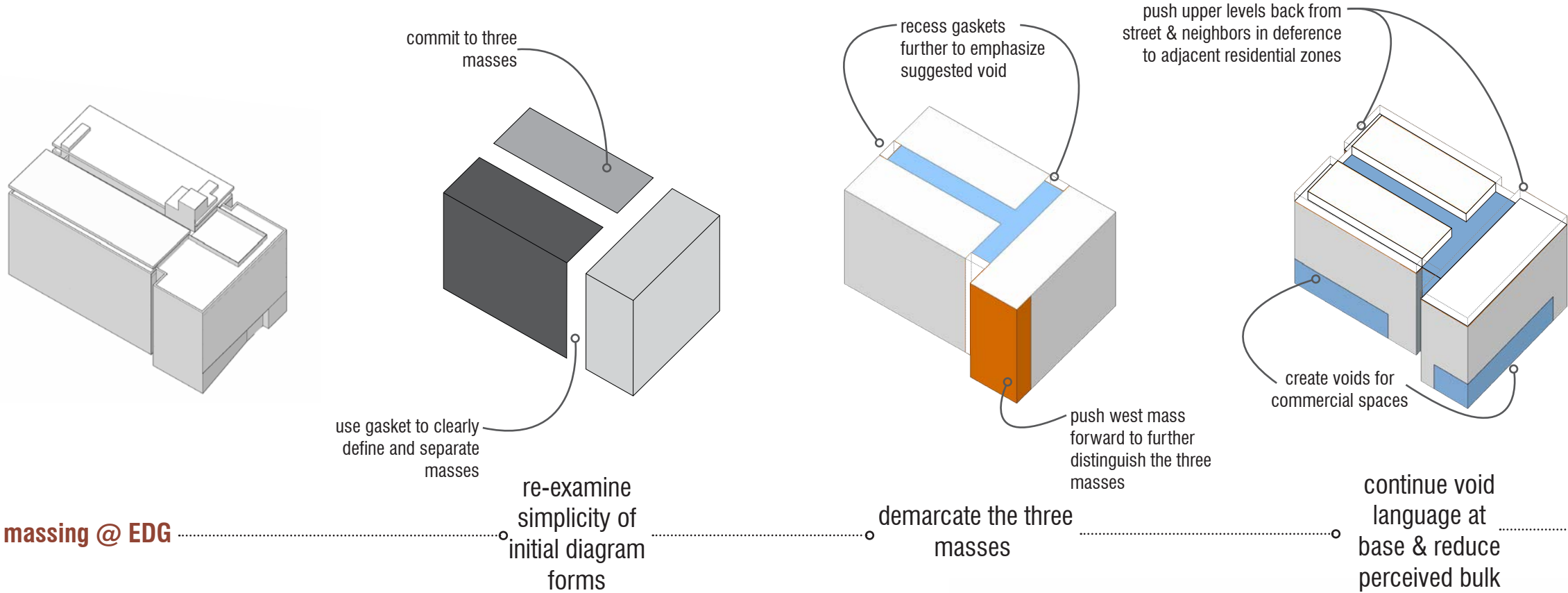
design response

Following the board’s guidance, the design team has explored strengthening the concept of the gaskets, further breaking down the overall structure into three distinct masses. The gaskets, which align with the building’s circulation are clad in a lighter color siding, which allows them to read more clearly as the space between the adjacent masses rather than introduce another massing language. Additionally, this lighter color in the gaskets accentuates these elements as subtractive from the overall form. The recessed mezzanine level relates to the gaskets both in form and color, reinforcing the concept that these elements have been carved away from a larger whole. The resulting masses are further defined by a shared palette, detailed uniquely at each distinct massing volume.

- The northern mass contains the main commercial space along the entirety of its first floor. Utilizing a lighter color palette (lighter body color on the cement board panels, and bright white powder coated secondary details) reflects the commercial nature of its exposure, while still providing a residential scale at the units above.
- The southern mass utilizes a similar panel and fenestration patterning as compared with the northern mass, but its color story (bright blue and white accents on a darker grey body) relates more to the western mass, reflecting both its residential use and residential frontages.
- The western mass’ color palette matches the southern’s residential coloring, but utilizes a thin lap siding in lieu of panels, which both helps to break down the scale of this mass and responds to the residential zone along 20th Ave SW.
- High quality, high-gloss panels and balconies coordinate with a playful fenestration pattern providing visual interest and contrasting finishes on all facades.

design guidelines

- CS2.D Height, Bulk, & Scale
- CS3.A Emphasizing Positive Neighborhood Attributes
- DC2.A Architectural Concept: Massing
- DC2.B Architectural Concept: Architectural & Facade Composition



board guidance

The Board stated that the building’s northeast corner massing which serves as a focal point addressing the prominent Delridge and Barton intersection should be strengthened as the design evolves. The Board requested the design team examine wrapping the ground-level commercial use around this corner and relocating the transformer room elsewhere in the building to activate this corner. The Board also requested the applicant study how to articulate the upper-levels and pedestrian level at the northeast corner to signify a stronger entry on the alley side (secondary elements, landscape/hardscape treatment, setback, fenestration, etc.) that could allow enhanced connectivity across the alley with the neighboring commercial property and the future City park northeast of the project site. (CS2.B, CS2.C.1, PL1.B, PL3.C, DC2.C, DC3.B.3)

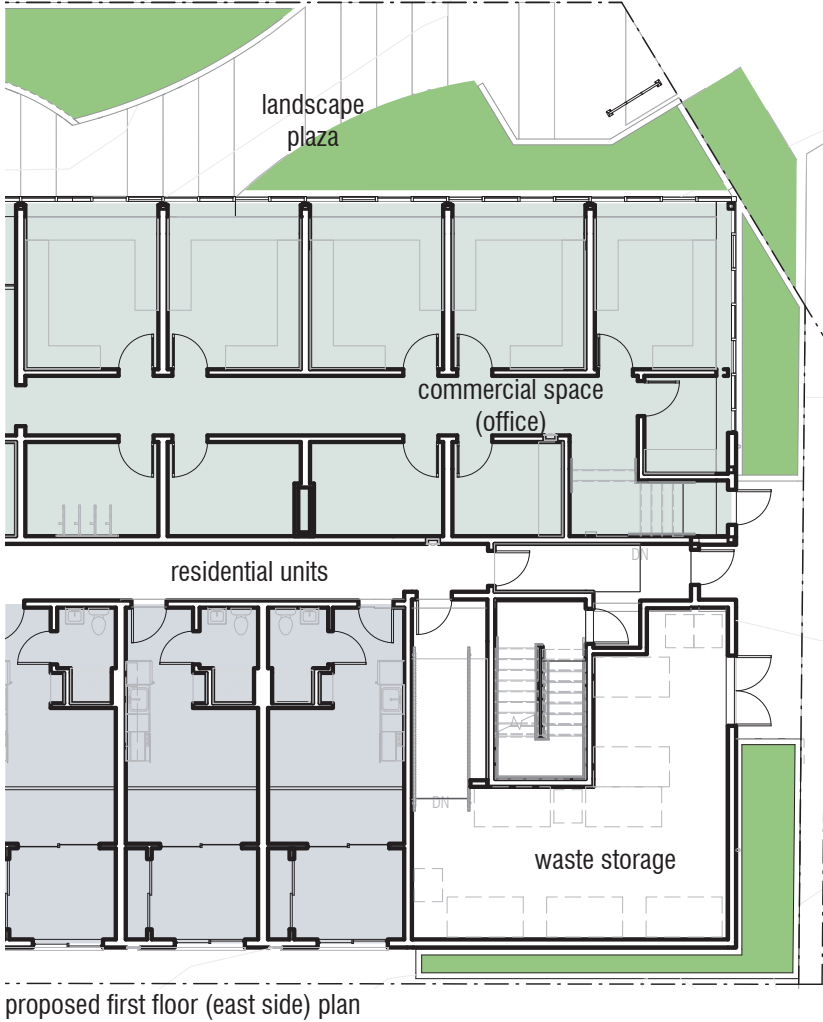
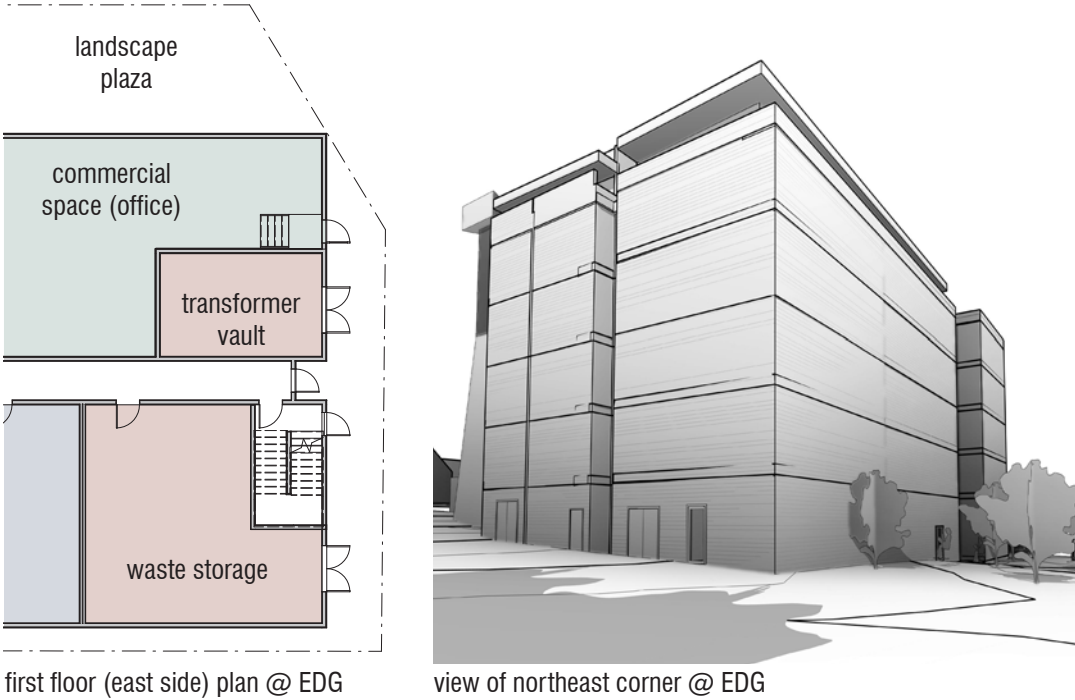
design response

Following board guidance, the northeast corner massing has been further developed to accommodate a stronger commercial presence at the ground floor. The commercial space is planned on being a single office, with the main connection to the pedestrian plaza to the north. An additional secondary entry/exit has been provided at the alley side in order to allow for enhanced connectivity across the alley, while still ensuring that the landscaping, glazing, and wayfinding provide clear direction to the main entry and that the secondary entry/exit does not compete with the main entry and use of the space.

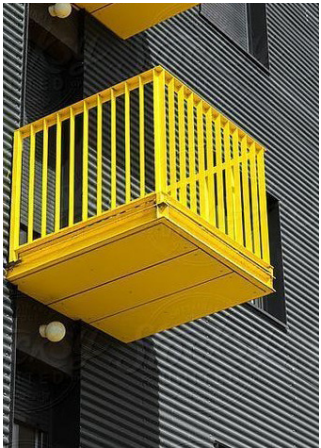
- Due to a reduction in electrical requirements, the transformer room has been eliminated, which allows for the commercial storefront to extend around the northeast corner.
- An awning in a bright pop of color has been provided at the ground floor commercial space (office), acting as a wayfinding device on the north façade.
- Additional planters have been provided on the eastern façade in order to enhance connectivity.

design guidelines

- CS2.B Urban Pattern & Form: Adjacent Sites, Streets, & Open Streets
- CS2.C.1 Relationship to the Block: Corner Sites
- PL1.B Connectivity: Walkways & Connections
- PL3.C Street-Level Interaction: Residential Edges
- DC2.C Architectural Concept: Secondary Architectural Features
- DC3.B.3 Open Space Concept: Connections to Other Open Space



flashing detail at upper levels



colorful balconies extending out towards the street



concrete planters creating different levels as one moves through the plaza



view of proposed northeast corner

board guidance

The Board requested that the applicant examine how energy choices could influence the building form and encouraged the possibility for solar, passive house or enhanced green building typologies be studied and incorporated as the design evolves. (CS1.A, CS1.B, DC2.A, DC4.A)

design response

While this project is not seeking additional accreditations such as LEED or Passive House, where possible, sustainable design strategies have been incorporated. The main sustainable strategy is to provide a highly dense building in a walkable neighborhood that supports bus, bike, and foot traffic. These small units utilize a significantly smaller carbon footprint than larger luxury units, townhomes, or single family homes – while also providing high quality living spaces for the “missing middle”. Additionally, the open greenspace at the north façade can be enjoyed by residents and neighbors alike, improving the open space in the neighborhood, while still allowing for additional densification. Materials have been designed/oriented to reduce waste, and the high gloss Steni accents panels in particular were selected with an eye towards their low carbon footprint and inert waste.

- Appliances and utility strategies have minimized the overall electrical load to such a degree that the electrical vault has been eliminated.
- Efforts have also been made to incorporate sustainable elements that can be enjoyed by the neighborhood at large including large bio-retention planters facing the pedestrian experience and a green roof facing the residential zone.
- The overall impervious area has been reduced, helping to provide a reduction in the heat island and increase potential animal habitats.
- Where feasible, the project intends to include watersense plumbing fixtures, energy star appliances, and low irrigation landscaping.

design guidelines

- CS1.A Natural Systems & Site Features: Energy Use
- CS1.B Natural Systems & Site Features: Sunlight & Natural Ventilation
- DC2.A Architectural Concept: Massing
- DC4.A Materials: Exterior Elements & Finishes



board guidance

In general, the Board supported the interior arrangement of the ground-floor uses illustrated for Design Scheme 3 with the predominant commercial use abutting Southwest Barton Street and the residential lobby area/entrance frontage facing 20th Avenue South. In terms of the residential entry on 20th Avenue Southwest, the Board strongly appreciated the angled entry and requested the applicant to further examine:

- the entry placement along the west façade (consider shifting the entry further north along that façade);
- enlargement and arrangement of the residential lobby to accommodate ancillary programing; and
- the exterior treatment of entry inclusive of materials, landscaping and paving to activate the entry, mitigate possible blank wall condition, provide natural surveillance and be respectful of surrounding residential properties (PL2.A, PL2.B, PL3.A, PL3.B, DC1.A, DC2.B, DC2.C, DC2.D)

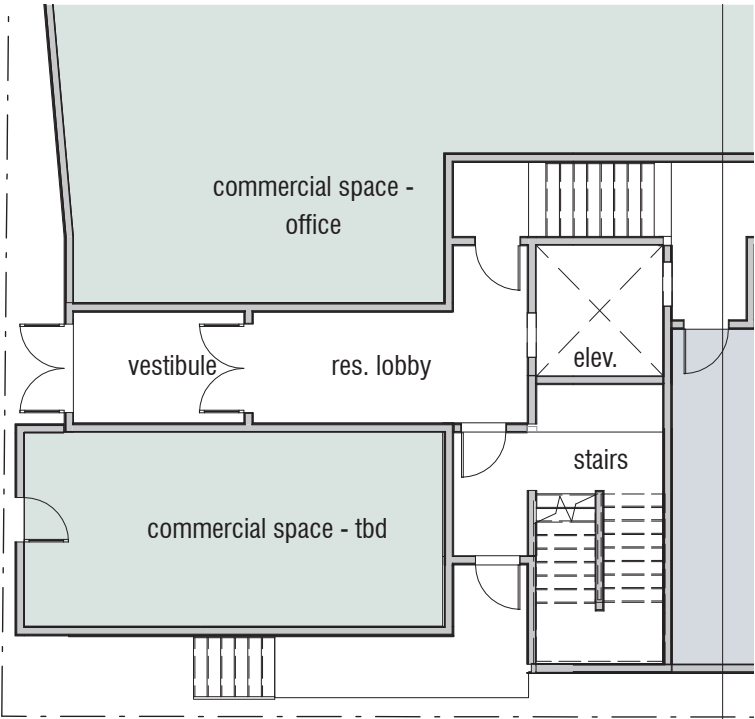
design response

Per Board recommendation, the west facing residential entry has been shifted further north along the façade, which allows for the accommodation of a larger residential lobby and community amenity space fronting 20th Ave SW. Per board and planner guidance, a residential unit has been removed in order to provide a more active commercial space that can benefit the entire community. A highly glazed coffee shop with direct access to both the interior and exterior serves the community as well as acts as a “living room” for residents for all day/night activity. At the north, the heavily glazed commercial space wraps the corner of the building, and guides pedestrians towards the residential entry with its distinct use of color. This same color extends into the interior of the residential lobby, drawing residents inside.

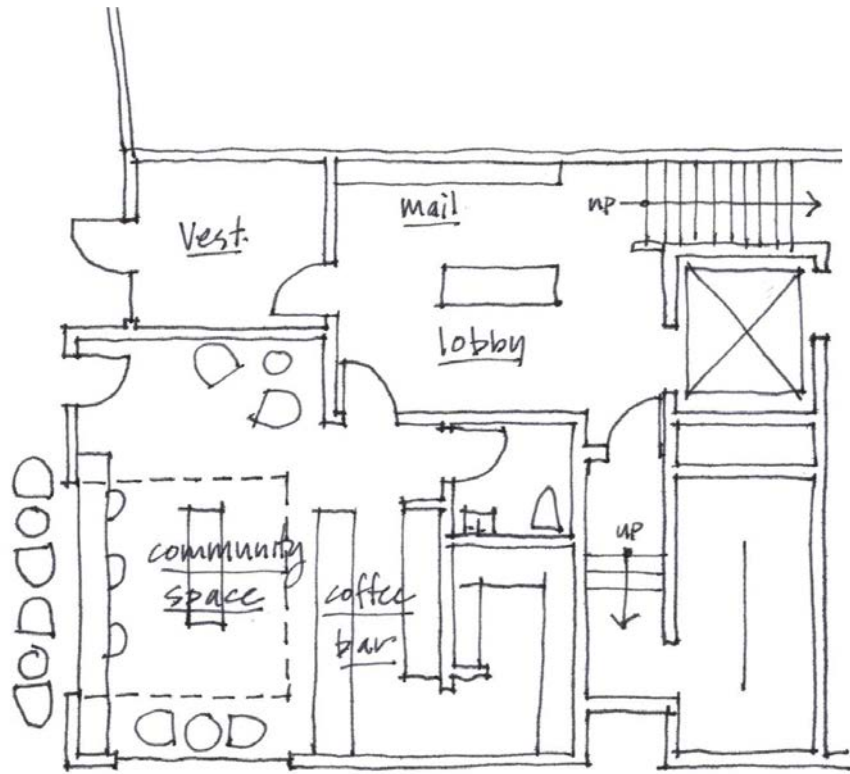
- A coffee shop, with the seating area doubling as ancillary amenity space for the residents helps to enlarge the lobby experience and provides an active storefront, viewed through an overhead glazed door. This both provides an amenity for the local neighborhood while also helping to activate the façade and provide eyes on the street.
- Blank walls have been significantly mitigated compared to the EDG submittal.
- The residential entry is activated with high-end high-gloss colored accents, a landscape/paving connection extending to the street edge, and reduced blank walls.

design guidelines

- PL2.A Walkability: Accessibility
- PL2.B Walkability: Safety & Security
- PL3.A Street-Level Interaction: Entries
- PL3.B Street-Level Interaction: Retail Edges
- DC1.A Project Uses & Activites: Arrangement of Interior Uses
- DC2.B Architectural Concept: Architectural & Facades Compositions
- DC2.C Architectural Concept: Secondary Architectural Features
- DC2.D Architectural Concept: Scale & Texture



ground floor residential entry/ lobby @ EDG



proposed living room coffee shop @ residential entry



proposed 20th ave sw (west) elevation







board guidance

The Board agreed that the proposed placement of commercial space abutting Southwest Barton Street best responded to the current and future neighborhood context. However, the Board stated that more focused attention to the design, quantity and placement of the commercial entry(s) along this north façade is important. Thus, the Board requested the applicant refine the design by examining each commercial entry placement and design. The Board also requested that the applicant should demonstrate how the entries relate to the massing volumes, demarcate future retail tenant space(s) programing and accommodate ancillary areas within the landscaped setback along Southwest Barton Street. (PL3.A, PL3.C, DC2.C, DC2.D, DC2.E, DC3.A)

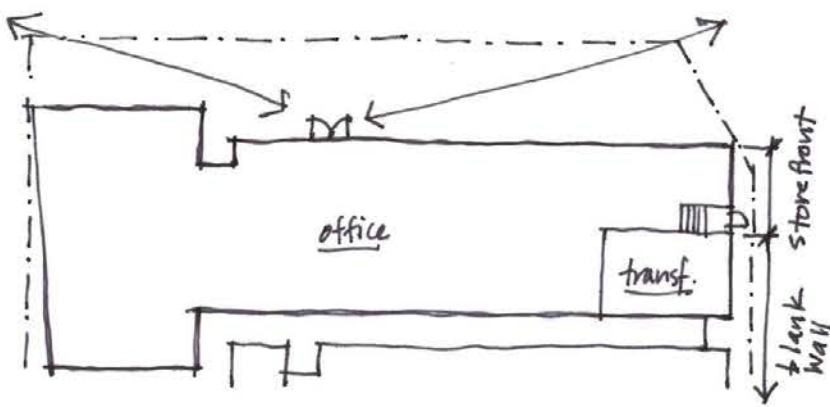
design response

The intended program for the commercial space is an office. As such, the intent is not to break the space into multiple tenant spaces. Furthermore, the office will be best served if it is all at one level. The main entry has been oriented towards the center of the structure, so that it can be accessed at grade without creating overly tall or short spaces at either end of the commercial space. The design team investigated relocating the entry to a corner, however in addition to the grading and height concerns created by moving the entry, it also created a condition where the entry is weighted away from one corner in favor of another. As located, the entry is highly visible for visitors coming from either the northeast or northwest. A large awning visually and physically demarcates the entry sequence. The design team also investigated locating the entries inside of the gaskets, however felt strongly that by doing so, it muddled the subtractive concept of the gaskets as well as hid the entry that should instead be visually prominent.

- The entries punctuate the extent of the storefront glazing.
- While there is already a tenant and proposed layout for the commercial space, additional layouts have been investigated to ensure that the central northern entrance will still work for multiple tenants.
- A secondary entry/exit connection has been provided at the east façade fronting the neighboring commercial zone, per board recommendation.
- With multiple entry points to the plaza from the sidewalk – at the center, northeast and northwest corners – visitors are guided to the single main entry through clear wayfinding/landscape patterning.

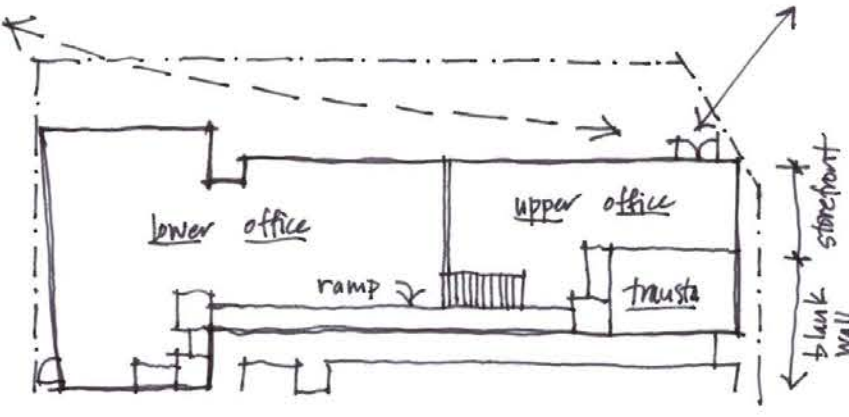
design guidelines

- PL3.A Street-Level Interaction: Entries
- PL3.C Street-Level Interaction: Residential Edges
- DC2.C Architectural Concept: Secondary Architectural Features
- DC2.D Architectural Concept: Scale & Texture
- DC2.E Architectural Concept: Form & Function
- DC3.A Open Space Concept: Building-Open Space Relationship



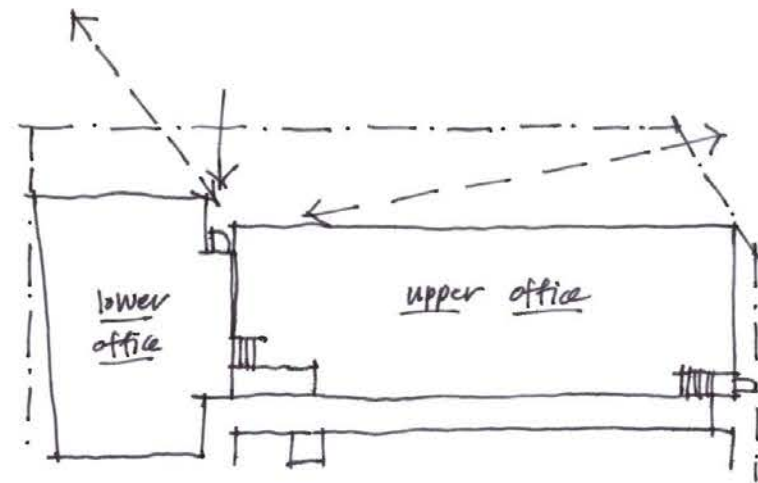
- benefits:
- highly visible from east & west
 - all one level @ interior
 - clear front entry to space
- concerns:
- lots of blank wall facing corner & delridge

ground floor commercial concept @ EDG



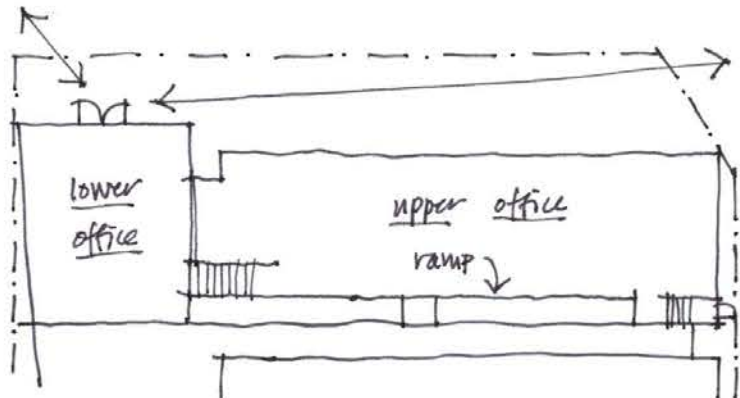
- benefits:
- highly visible entry from delridge
- concerns:
- lots of blank wall facing corner & delridge
 - creates two entries for single space
 - requires excessively long ramp due to differences in grade & single use of space
 - main entry is less visible & clear when coming from west

ground floor commercial concept - study 1



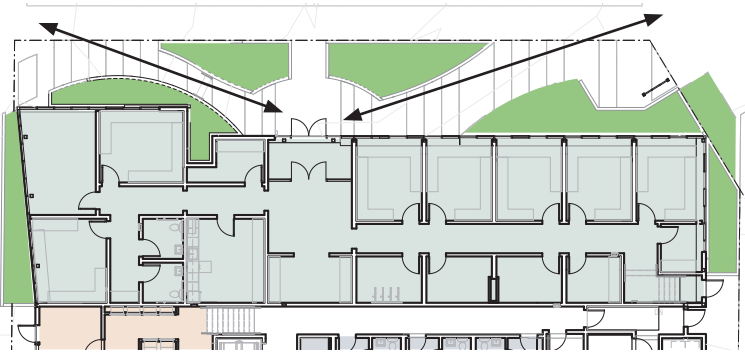
- benefits:
- eliminated transformer allows for more storefront @ corner
 - minimal ramp required @ stair
- concerns:
- still has two level, non-contiguous office space
 - main entry is hidden from view within gasket

ground floor commercial concept - study 2



- benefits:
- high visibility @ corner
- concerns:
- excessively long ramp required
 - two level, non-contiguous office space
 - main entry is weighted towards the more residential side of building & lot instead of more commercial intersection @ delridge

ground floor commercial concept - study 3



- benefits:
- highly visible from east/west
 - all one level @ interior
 - eliminated transformer allows for more glazing & interaction @ delridge corner

final proposed commercial design along sw barton st

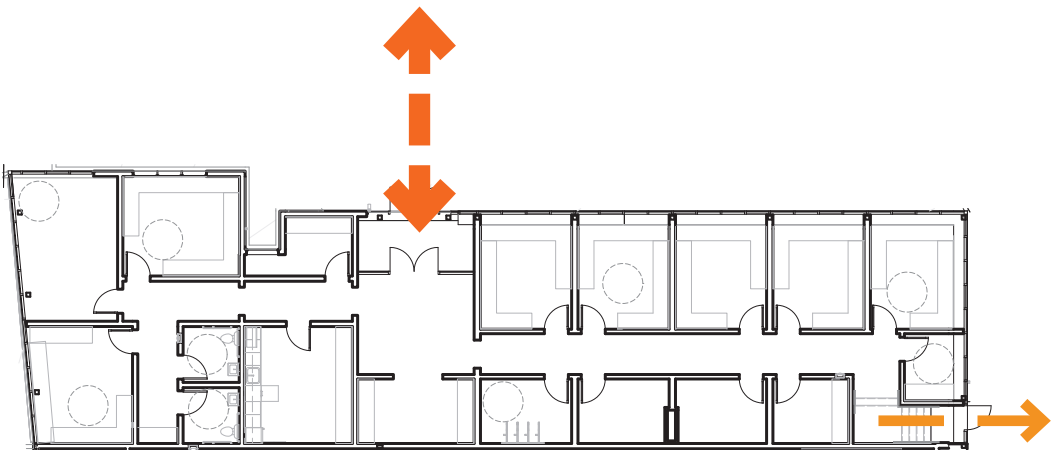


proposed sw barton st (north) facade

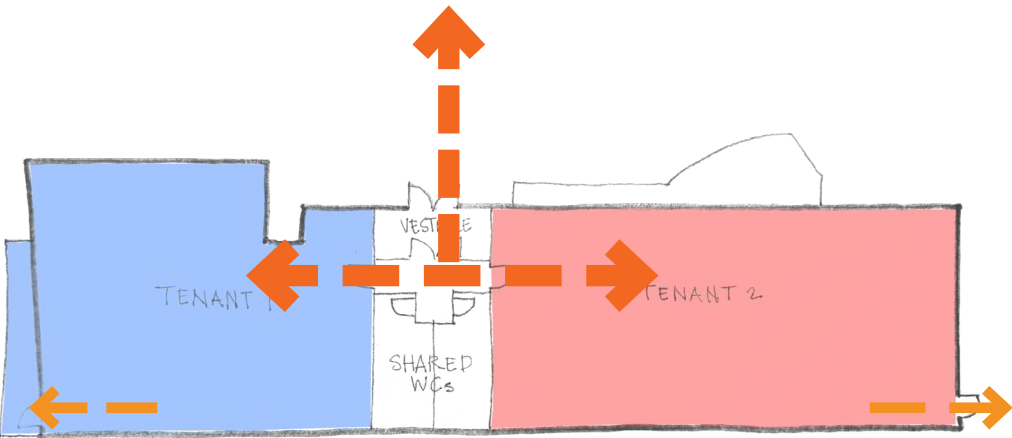
planning for future tenants

A local business has decided to move into the project's ground floor commercial space. The design currently shows the future mix of private and shared offices, conference rooms, and support spaces needed to serve this business.

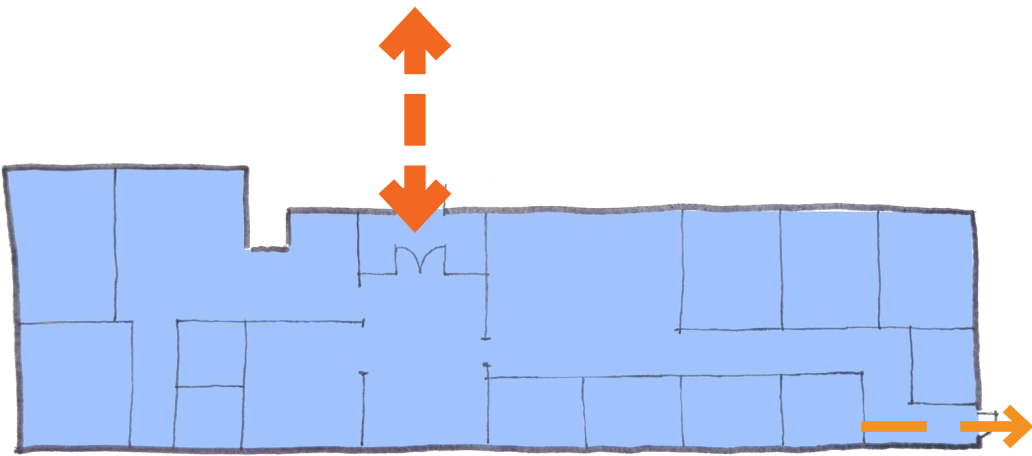
However, the space does offer flexibility if the current tenant moves out. The central entry focuses circulation and encourages intermingling between commercial uses - with a focused activity hub, increases energy and feels more public. without the private feeling of a separate entry, residents and commercial tenants alike can feel more comfortable using the plaza



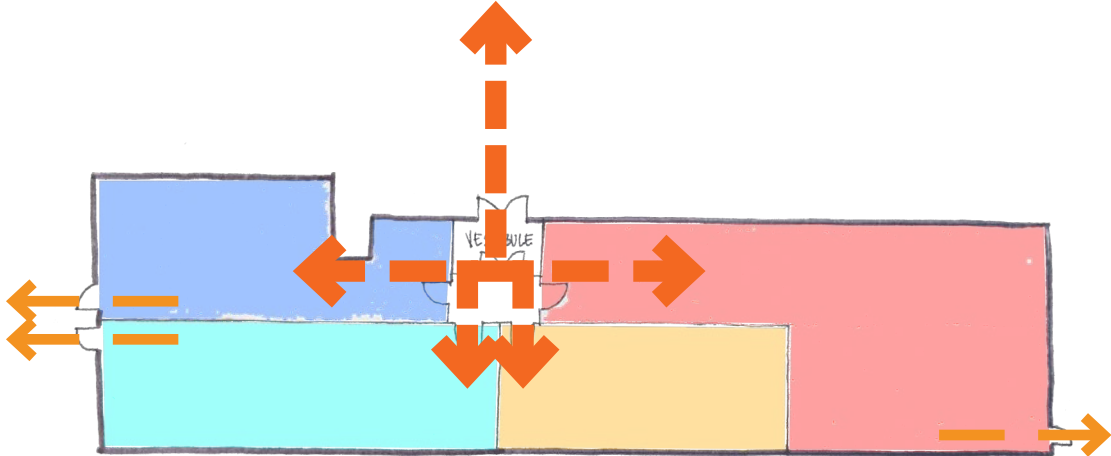
proposed configuration



two tenant configuration



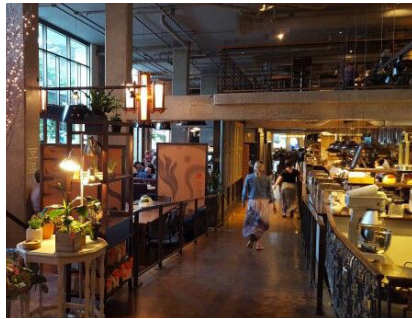
re-working the current configuration
for a co-working space



multi-tenant configuration

PEDESTRIAN CIRCULATION

- primary
- secondary



possible commercial configurations



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board guidance

The Board discussed the landscape design concept drawings provided in the design packet and focused their comments on the street-level landscape concept plan (pg. 44). The Board understood and supported the applicant’s intent of providing ground-related landscaped open space at the building’s north frontage to allow for commercial use spill out, public realm activation and connections to the City park. However, the Board stated that the presented street-level concept plan did not align with this stated design goal or the vernacular of the project in terms of the entries well. Thus, the Board requested the applicant redesign this open space by considering landscaping that relates more strongly to the massing-whether that is reconfiguration of the pathways, the planter shapes or the plantings themselves (trees). (PL1.A, PL1.B, PL2.B, PL3.C, DC2.A, DC3.A, DC3.B, DC4.D)

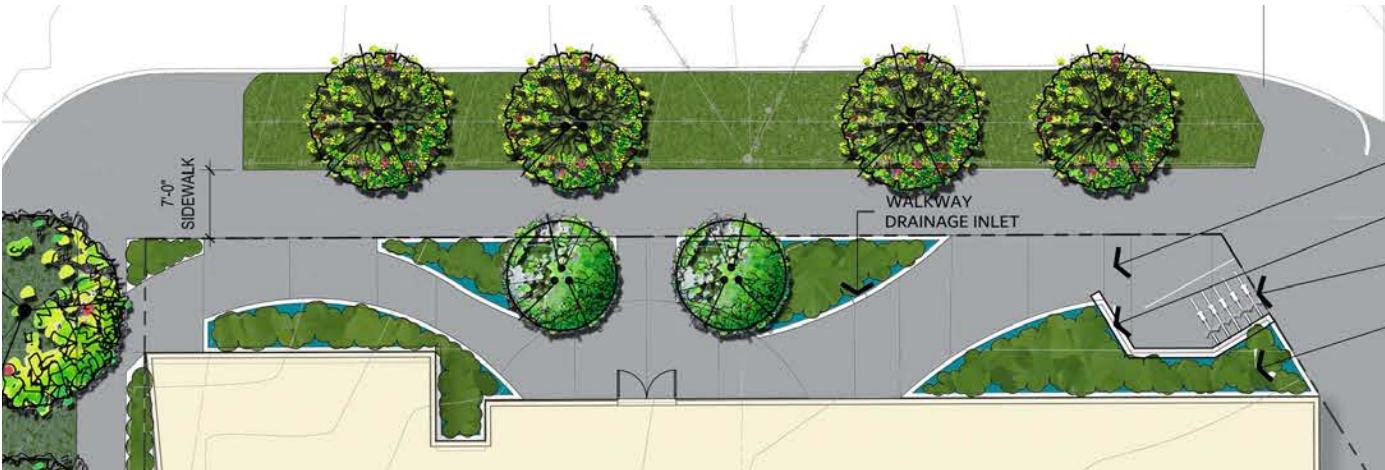
design response

This site/scheme offers a rare opportunity to expand the landscape and add curves. Many apartment buildings are built lot line to lot line and the public only interacts with minimal, hard edged, interventions. As such, we believe this site provides a unique opportunity for residents and neighbors, and have maintained the organic flow of the entry plaza. However, we have modified the design to better serve the overall massing concept as recommended by the board. With the rigor of the simplistic building massing, hard orthogonal edges expressed by the building directly as pathways could create an uncomfortable pedestrian experience and/or force pedestrians to move quickly through the plaza. The overall goal of providing this pedestrian plaza is to provide a relief from the typical sidewalk/City experience and encourage neighbors to slow down. The meandering path allows pedestrians to take a moment, wandering through the site or opt to continue on directly along the sidewalk. However, to better respond to the rectilinear nature of the building, the landscape/hardscape design has been modified to express the meandering forms as interruptions to the overall orthogonal concept of the site. Urban green/open spaces have been shown to help reduce the perceived density of a neighborhood, and this organic landscape design further softens the impression of the overall building and its impact.

- The paving patterns alternate in a rectilinear manner, relating back to the simple massing form and directly connecting with the fenestration patterns.
- The overall building adjusts in response to different zones as you move around the building. Similarly the plantings selected relate to the distinct building masses and zones – with a different color story applied fronting each mass to help provide a strong relationship between the experience at the ground plane and the individual massing forms.
- A finer grain of paving pattern has been provided to reflect the mix of scales around the building.
- We are balancing interaction with security. We want to encourage people to stroll through, but not loiter. Future benches can be added to the tops of planter curbs, if neighborhood/tenant needs change in the future.

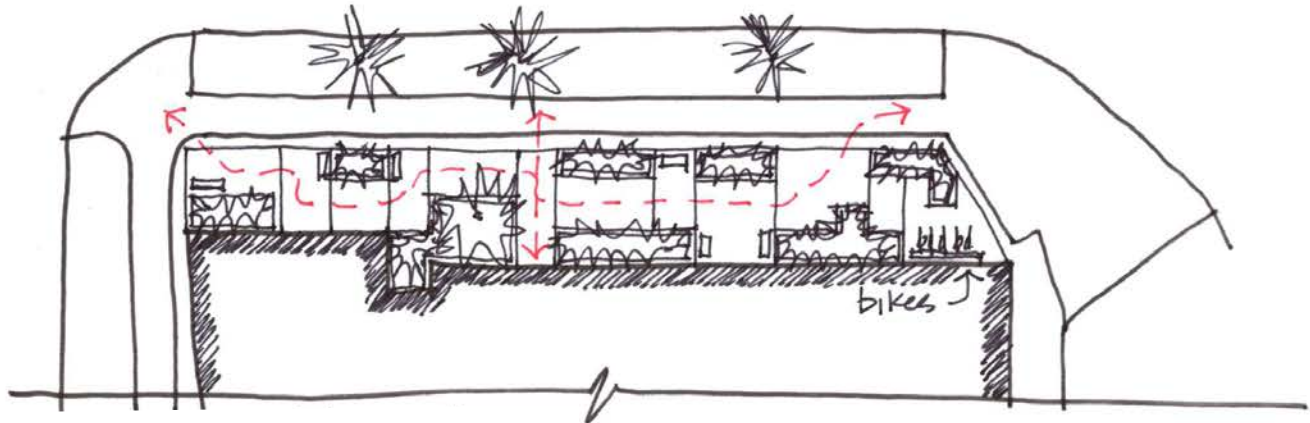
design guidelines

- PL1.A Connectivity: Network of Open Spaces
- PL1.B Connectivity: Walkways & Connections
- PL2.B Walkability: Safety & Security
- PL3.C Street-Level Interaction: Residential Edges
- DC2.A Architectural Concept: Massing
- DC3.A Open Space Concept: Building-Open Space Relationship
- DC3.B Open Space Concept: Open Spaces Uses & Activities
- DC4.D Materials: Trees, Landscape, & Hardscape Materials



enlarged landscape plan of entry plaza @ EDG

landscape concept sketches

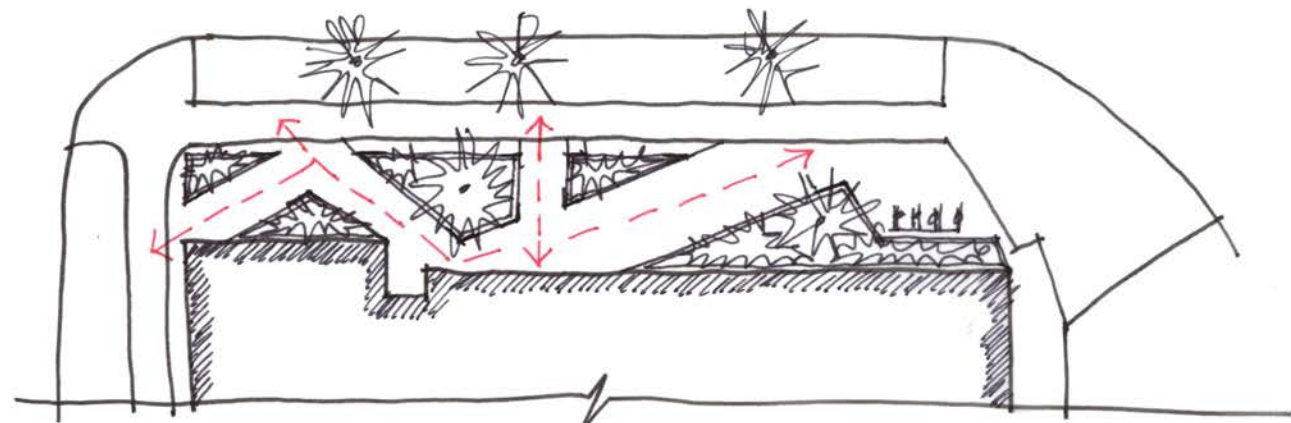


benefits:

- grid responds to architecture

concerns:

- pathway is indirect and unclear
- plantings are disconnected, minimizing ability for larger plants and bio-retention intra-connectivity

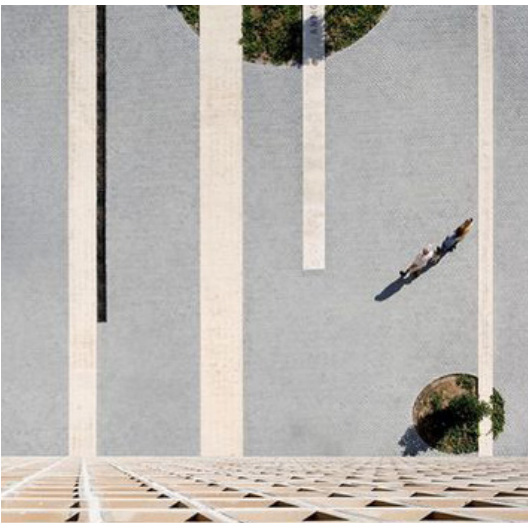


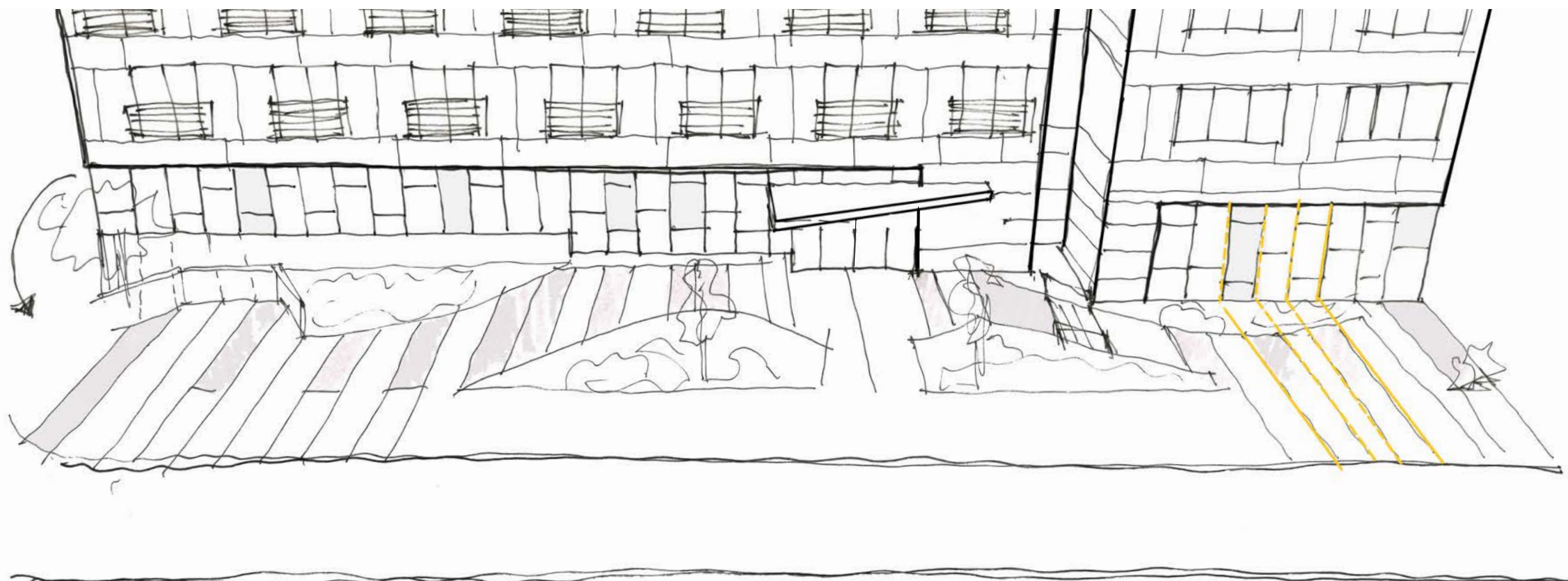
benefits:

- angular pathways coordinate with angled features of building
- larger planters allow for larger plants

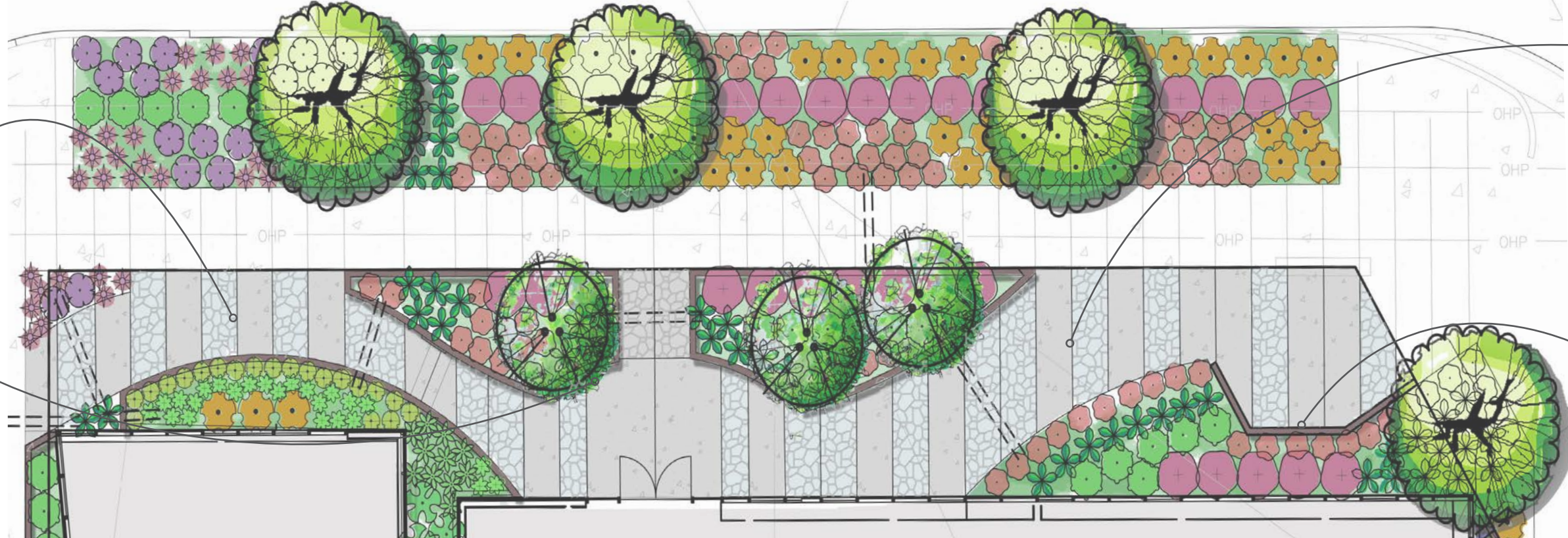
concerns:

- angular forms and sharp corners could be perceived as hostile
- not as welcoming to children or passersby
- discouraging to activity and gathering





SW BARTON ST



board guidance

The Board also observed that the landscaping within the rights-of-way abutting the two streets (Southwest Barton Street and 20th Avenue Southwest) illustrated continuous planting strips, which resulted in not allowing residents/pedestrians direct access from the curb to the commercial/residential entrances. The Board requested that this be addressed as the design evolves. (PL1.B, PL2.A, PL3.A, DC4.D)

At the Recommendation meeting, the Board expects the applicant to demonstrate how the design has evolved to address possible site safety concerns in terms of entry sequencing, site circulation and landscaping treatment along the building's ground-related edges. (PL2.B, PL3.A, PL3.B, PL3.C)

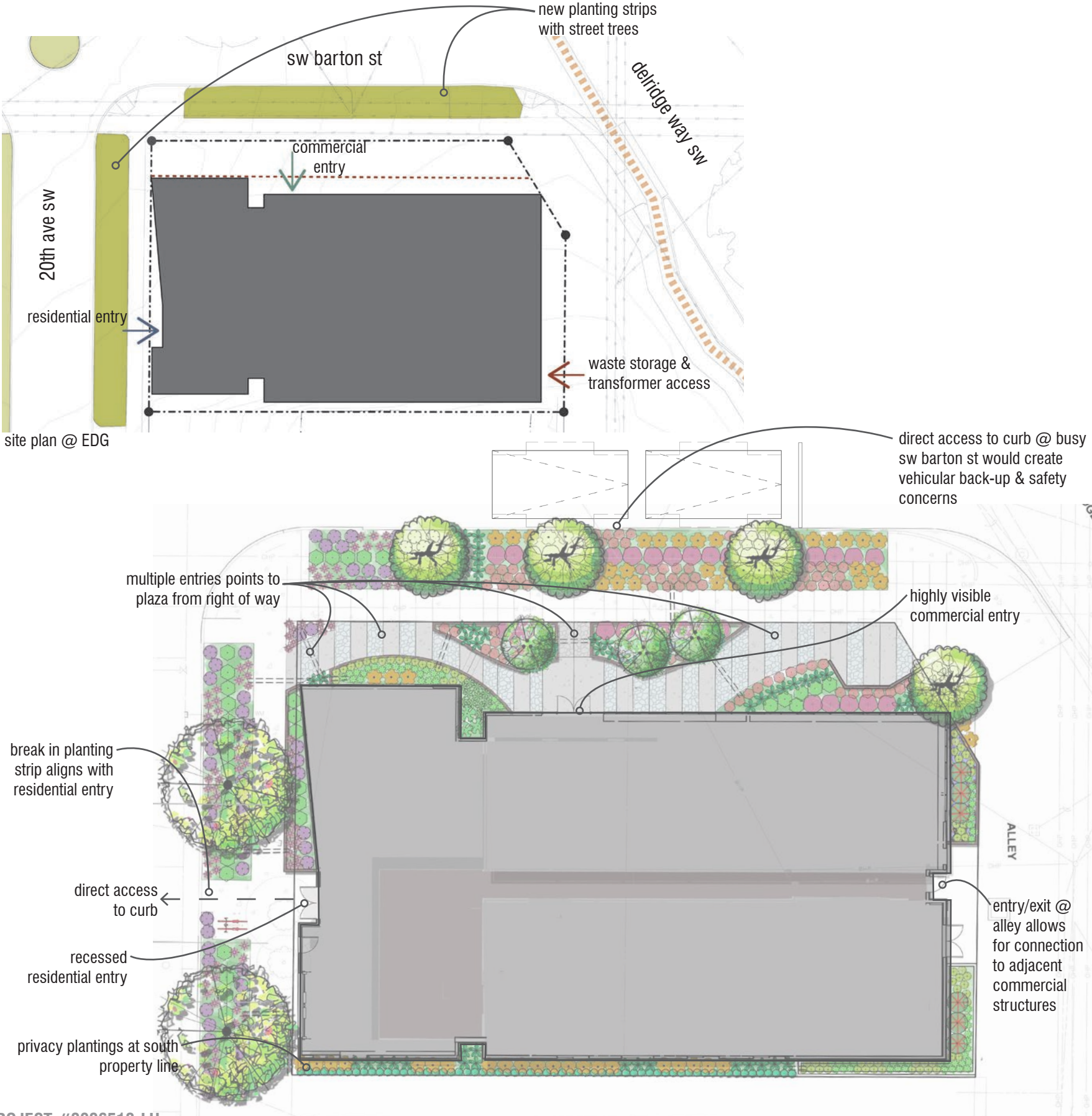
design response

We have provided a direct access from the curb to the residential entry, through the planting strip as recommended by the Board. We have not provided a direct connection through the planting strip to the commercial entry, as SW Barton St is the busier street, and drop-offs in that location could cause a traffic pile-up at the intersection of Barton and Delridge. Furthermore, as the concept is to encourage meandering through the plaza – the three entry points (at each corner and mid-block) are sufficient for pedestrians entering the office space.

Both the massing and fenestration contribute to the safety of pedestrians, residents, and tenants alike. By setting the building back from the north property line and creating a wide entry plaza, there is ample space for pedestrians and cyclists to pass safely without conflicting with traffic. By providing 3 distinct entry connections from the north sidewalk to the main commercial entry, pedestrians can easily exit the sidewalk onto the property. At the west façade, the recessed residential entry and direct connection to the sidewalk and curb beyond provide easy and clear access. Storefront fenestration wraps both of the north corners which provides eyes on all three street frontages as well as the alley. Privacy plantings are provided on the south property line

design guidelines

- PL1.B Connectivity: Walkways & Connections
- PL2.A Walkability: Accessibility
- PL3.A Street-Level Interaction: Entries
- DC4.D Materials: Trees, Landscape, & Hardscape Materials



wayfinding

This analysis examines the primary, secondary and tertiary pedestrian and vehicular pathways around and through the site. The analysis identifies a bus stop on Delridge Way SW, pedestrian traffic connecting to surrounding offices and restaurants, a prominent commercial space that connects with a meandering plaza through the site. A residential entry and smaller cafe have been strategically tucked around the corner on the more residential 20th Avenue SW to offer residents a quiet space for entry as well as a living room experience in the cafe after hours when it turns into a resident-only lounge space. While this location is preferable for residents, it does require purposeful directional signage from the prominent node at the corner of Delridge Way SW and SW Barton Street.

The strategy for wayfinding, based on this analysis, seeks to educate the traffic moving around and through the site to seamlessly direct them towards their desired destination. Three Decision Zones have been identified for directional signage.

KEY

Entry

Node

Decision Zone

VEHICULAR CIRCULATION

Primary

Secondary

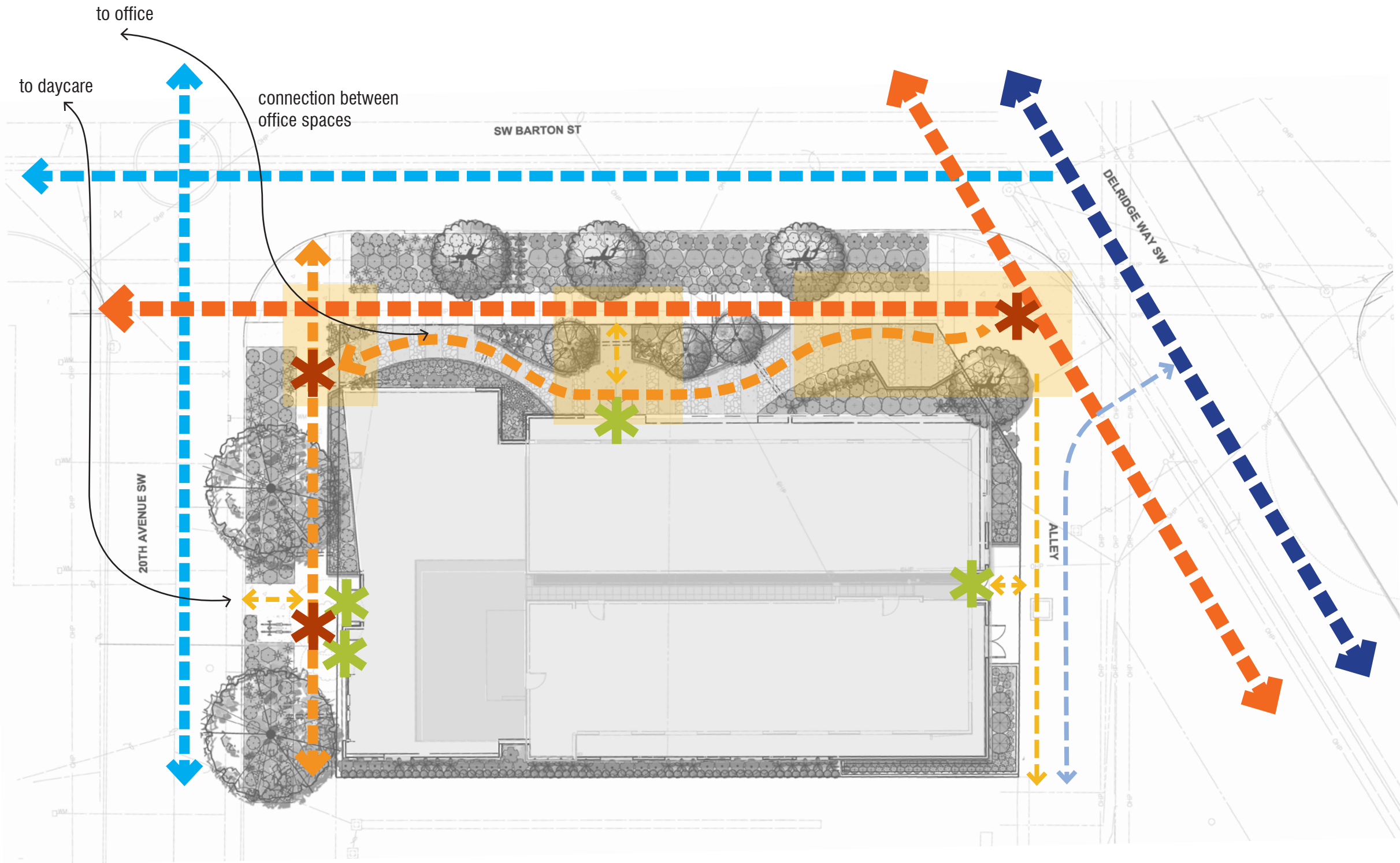
Tertiary

PEDESTRIAN CIRCULATION

Primary

Secondary

Tertiary



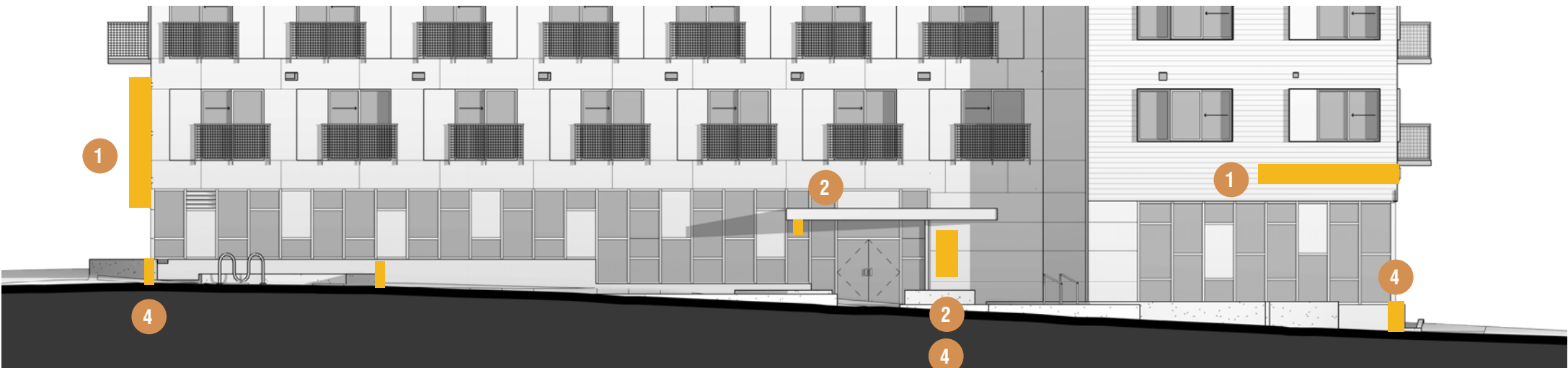
signage

The signage strategy draws from the wayfinding analysis to assist people in locating the building both from the street and the sidewalk, finding their way through the site and understanding how to locate the entry point they are looking for, whether it's commercial or residential.

Primary building signage will be located at the prominent corners of Delridge Way SW, SW Barton St, and SW Barton St and 20th Ave SW. For clear visibility to both drivers and pedestrians while still maintaining a subtle profile that will fit with the neighborhood, the signage is located closer to the street level rather than higher up on the building.

All commercial signage will be located below awnings in the form of blade signs or signs on the wall for easy visibility from the pedestrian level. For the primary commercial entry on SW Barton ST, the sign on the building will include directional signage for the residential entry and the cafe located around the corner on the residential street of 20th Ave SW.

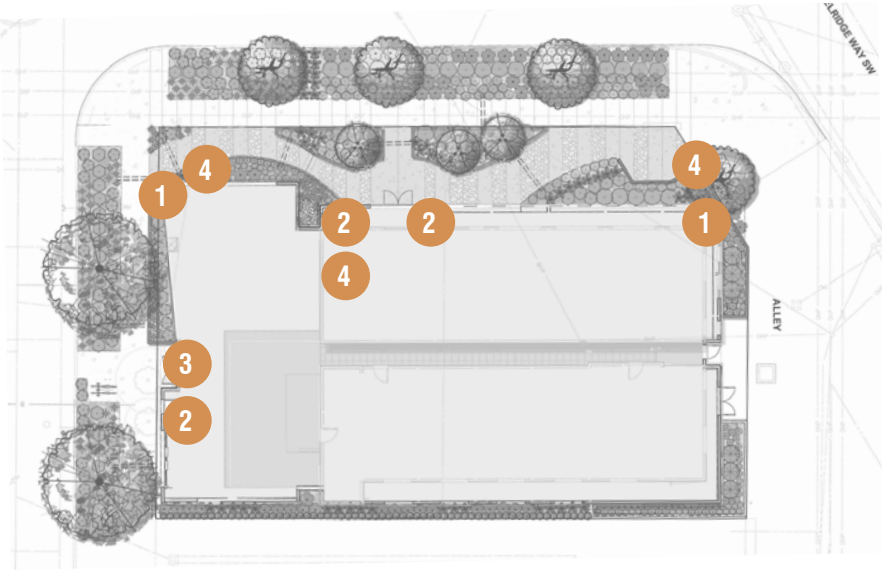
Additional directional signage will be placed within the Decision Zones, as identified in the Wayfinding Analysis, that will lead residents and visitors across the alley on the east side and around to the west side of the building for the residential and cafe entrances.



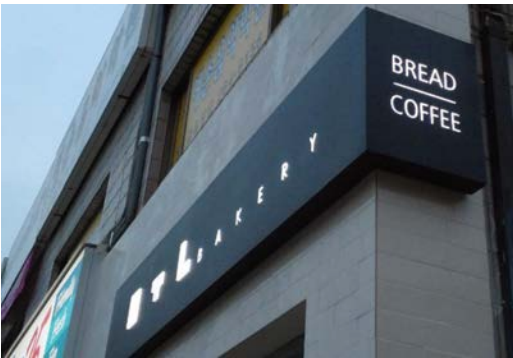
north elevation



west elevation



1 building signage



2 commercial signage



3 residential signage



4 directional signage

board guidance

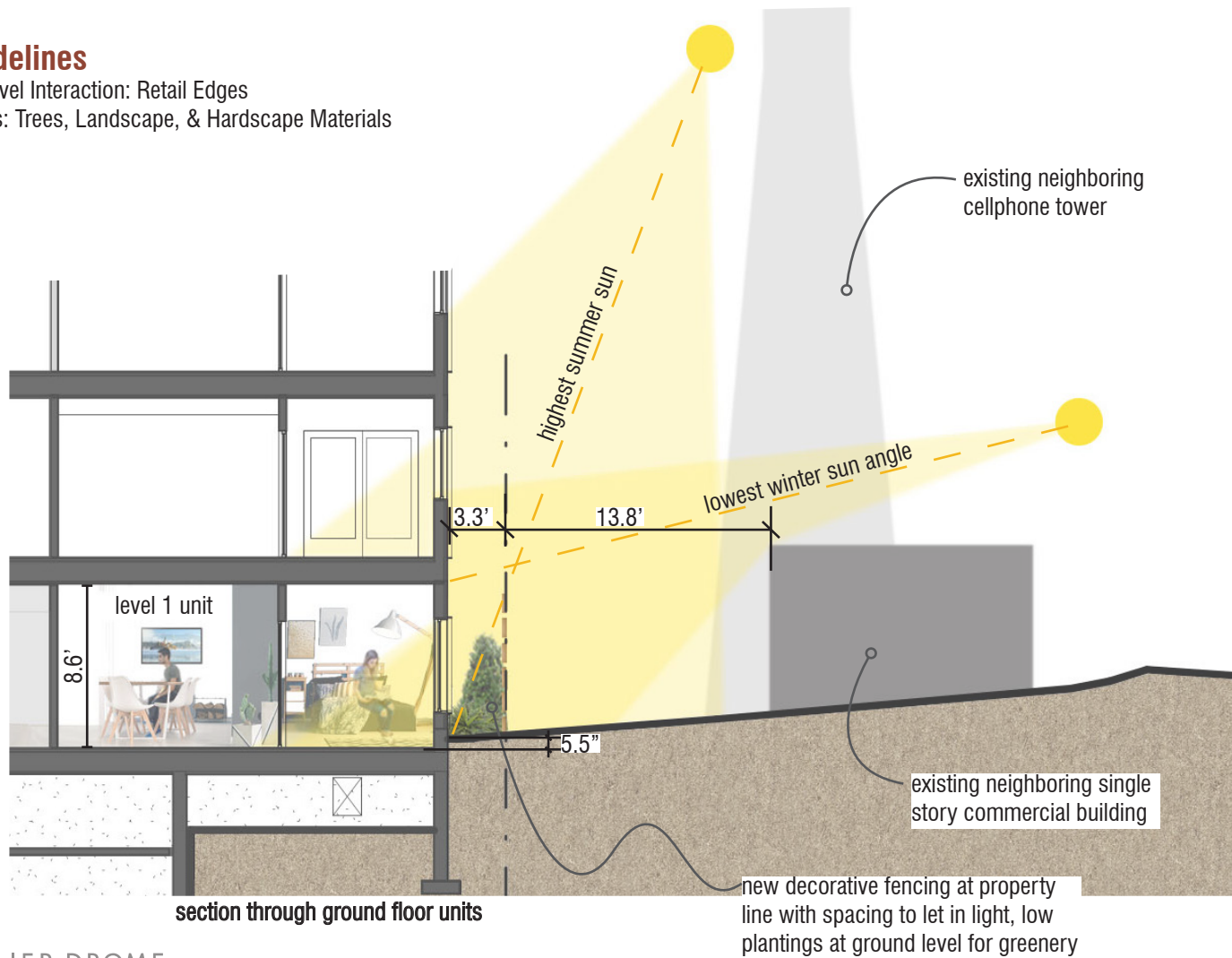
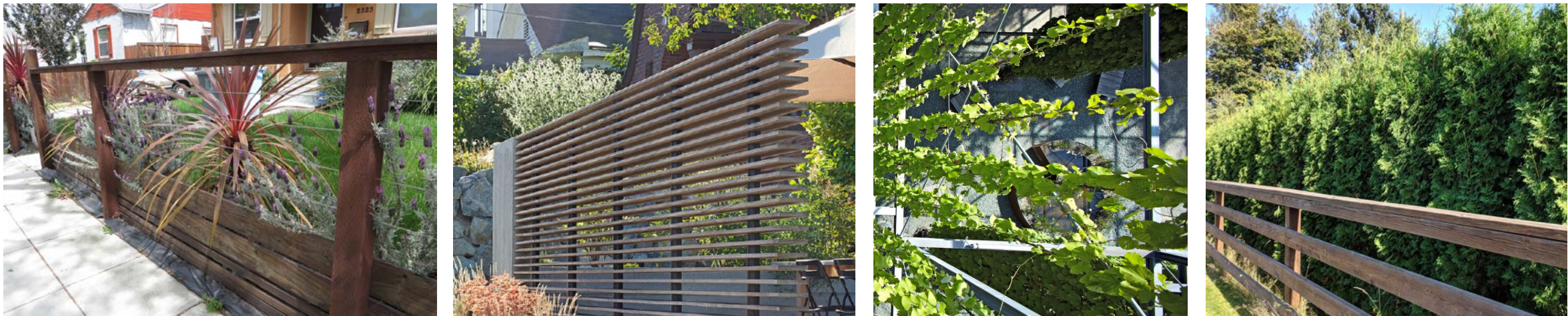
The Board requested the applicant provide studies and sections for the three ground-level residential units proposed at the south façade to comprehend future residents' experiences residing in those units. The Board offered design techniques such as landscaping be considered to buffer these units from the neighboring property south of the project site. (PL3.B, DC4.D)

design response

There are now 4 units located south of the existing cell phone tower that face the south property line. The units all have large windows for letting in light year round. A new decorative fence will replace the existing chain link fencing along the shared property line, which will be designed to let in light year round, while providing some screening for the residential units. The commercial building is approximately 18 feet from the property line which allows for sunlight to penetrate the windows year-round, and due to the distance minimizes eyes into the units. Plantings along the lot line will provide greenery for enhanced views and sense of privacy.

design guidelines

PL3.B Street-Level Interaction: Retail Edges
DC4.D Materials: Trees, Landscape, & Hardscape Materials



view of south facade from alley

MATERIAL EXPLORATIONS

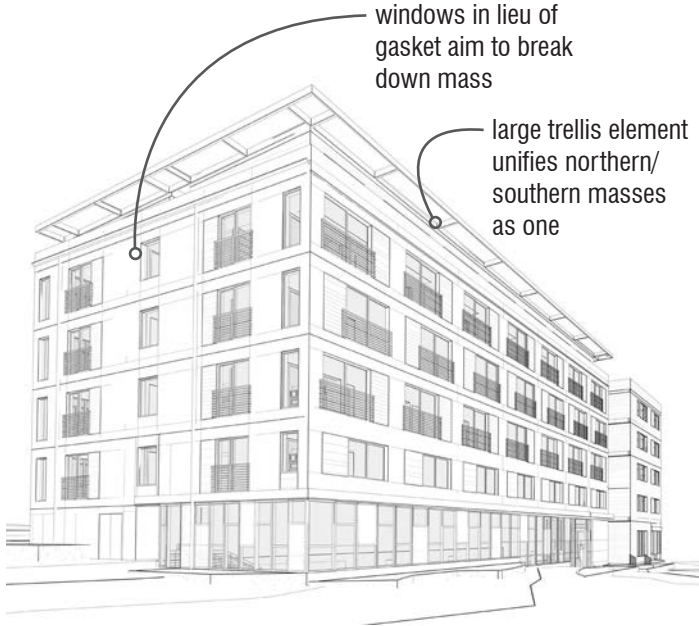
Keeping in mind the proposed building will be highly visible due to its location between three intersections and an alley, material choices and patterns were reviewed from all sides.

Continuing the building’s design development, the simple massing is punctuated by secondary building elements and carefully chosen material selections. The material palettes, patterns, colors, and board sizes were explored to create active expressions while working within the simple massing.

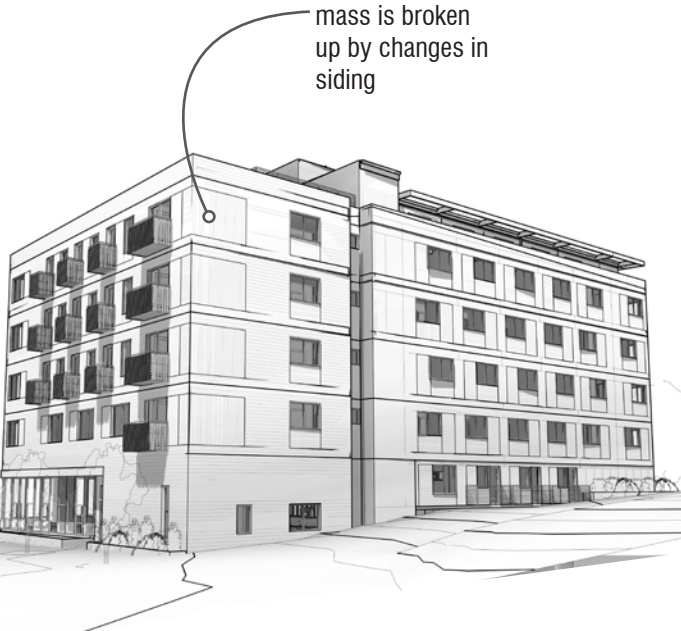
Similar detailing and treatment of the windows/high gloss accents/flashing have been provided at the west mass (as at the south) in order to provide an organized compositional order and reduce the planar quality. Due to the proximity to the property line, the quantity of windows/openings is limited, but consideration has been given to support the overall composition, minimizing blank walls. Punched windows throughout the project are surrounded by a colored flashing detail, which provides a deep shadowline, helping to reduce the perceived mass and provide relief against the planar facades, helping to break down the mass.

High gloss accents have been provided as part of the window detailing, increasing the perceived area of the window openings as well providing a flashing detail that incorporates both window and accent color. At balcony locations, we are providing high gloss railings to match the accent panels. The northern most mass has the lighter body color, with white accents and a panelized body. The southern mass has a similar panelized body in a darker color, with both blue and white accents. The western mass has blue accents, in a darker color (to match the south), but with lap siding. Each of the masses has distinct, but related colors, materiality, and details for a clear and legible design language.

initial material presentation at MUP

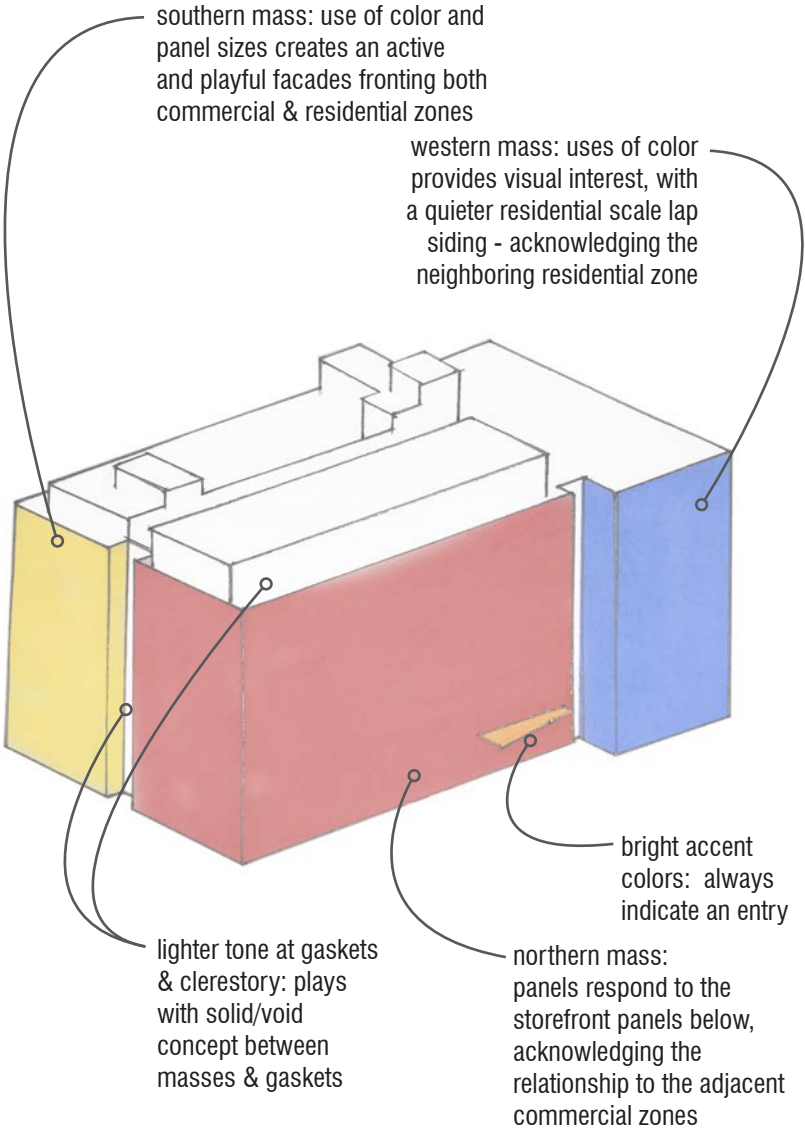


NE corner view

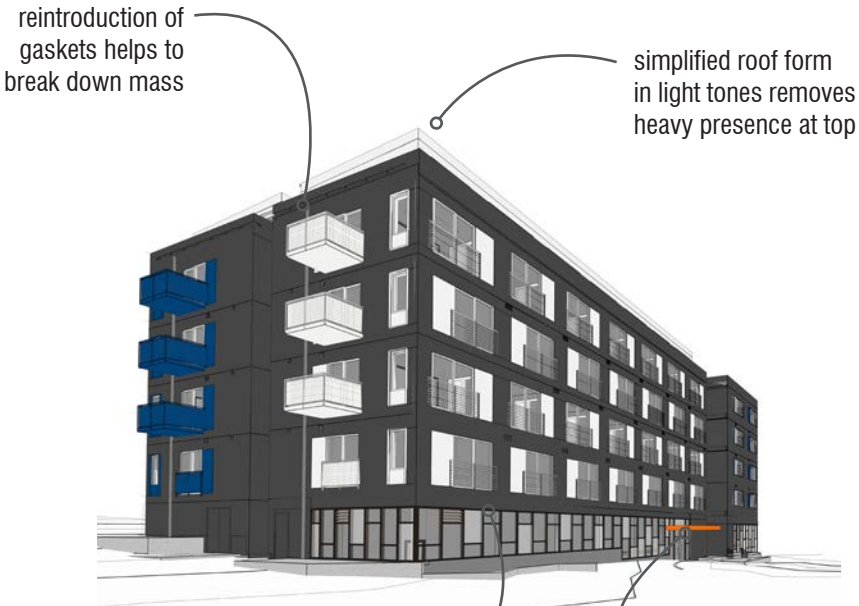


SW corner view

create logic in patterns



material option study



reduced canopy puts focus on entry

bright accent color at entry



increased glazing at base encourages activity

lighter tone at gasket emphasizes recess

reexamine material concepts

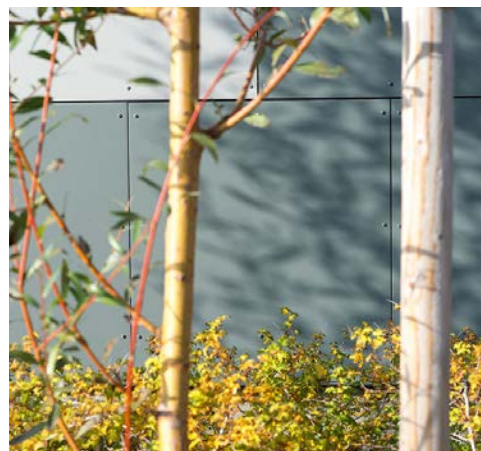
final palette



bright colors at entry aid wayfinding & separation between commercial & residential entries



glossy finish further distinguish accent panels from body material



window flashing shapes & panel lines add levels of detail & depth to simple materials



partial north elevation



colored flashing details add depth to facade

finer grain of lap siding responds to residential character of adjacent buildings

introducing second base color further distinguishes the three masses



bold color at entry

same bright accent color used at second commercial entry

color used at residential entry matches color used above



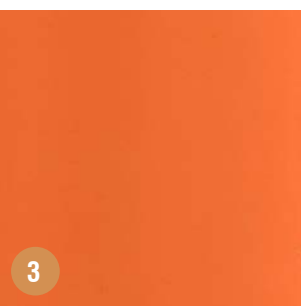
MATERIALS



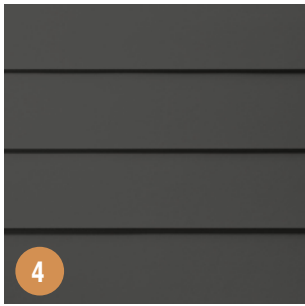
1
Steni Stone Composite Panel -
SN 8003, glossy



2
Steni Stone Composite Panel -
SN 7534, glossy



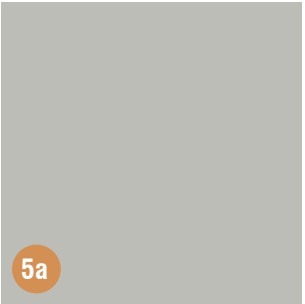
3
Steni Stone Composite Panel -
SN 9101, glossy



4
4" Cementitious Board Lap Siding
w/ metal trim profile - Sherman
Williams, Peppercorn



5
Cementitious Board Panel
Siding w/ metal trim profile



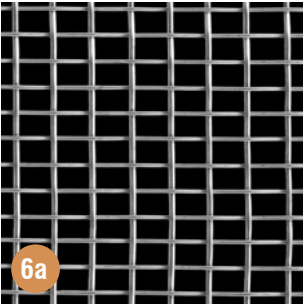
5a
Siding Paint A: Sherman
Williams, Argos



5b
Siding Paint B: Sherman
Williams, Peppercorn



5c
Siding Paint B: Sherman
Williams, Extra White



6a
Standard metal rail w/ wire
mesh panels, Cardinal Paint
Antique White 30 Gloss



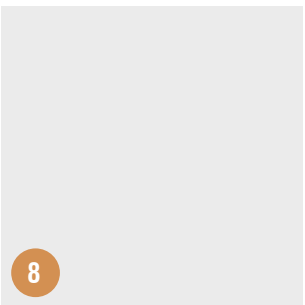
6b
Standard metal rail w/ wire
mesh panels, Cardinal Paint
Blue 90 Gloss



7a
Metal Window Flashing,
Cardinal Paint Antique White
30 Gloss



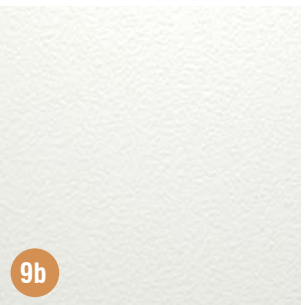
7b
Metal Window Flashing,
Cardinal Paint Blue 90 Gloss



8
Kawneer Bone White
storefront window, w/ white
infill panels



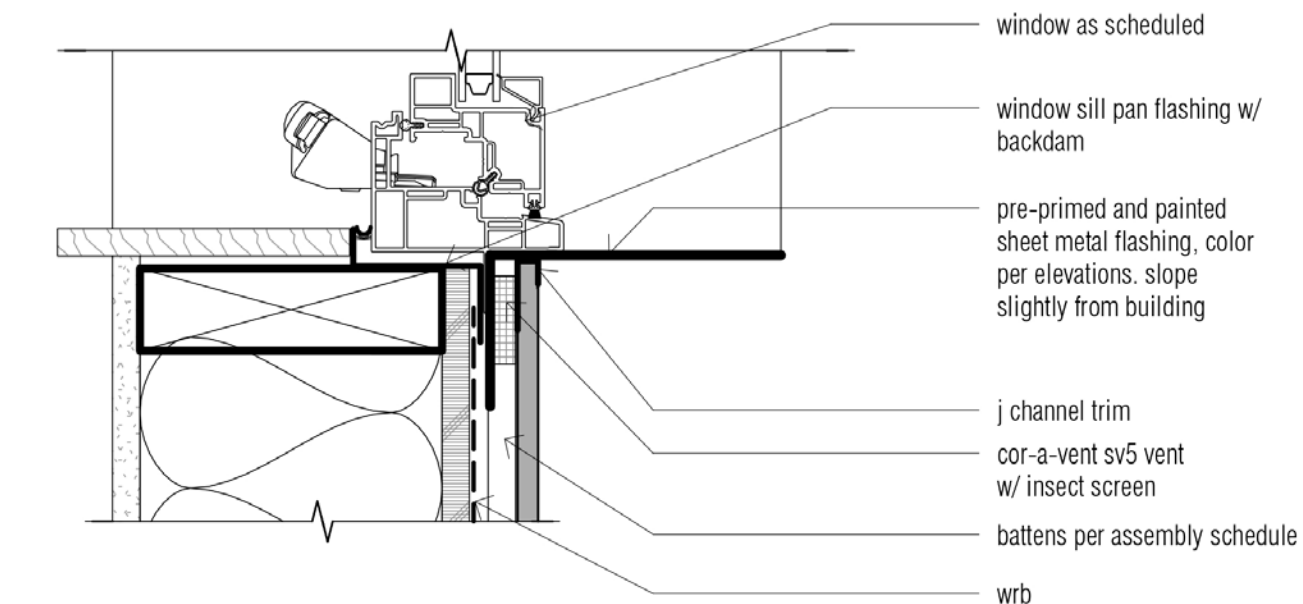
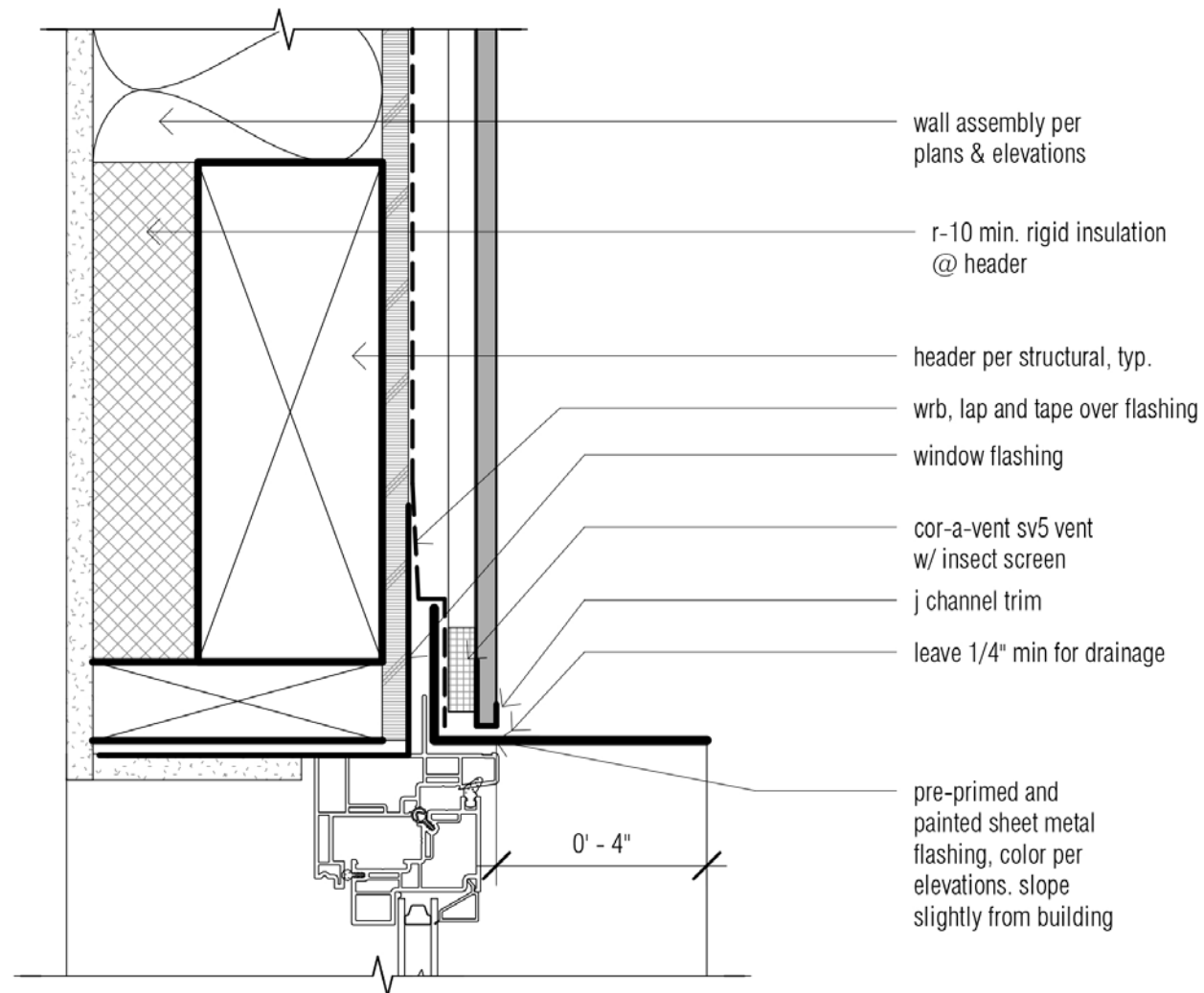
9a
Metal awning, Cardinal Paint
Safety Orange 90 Gloss



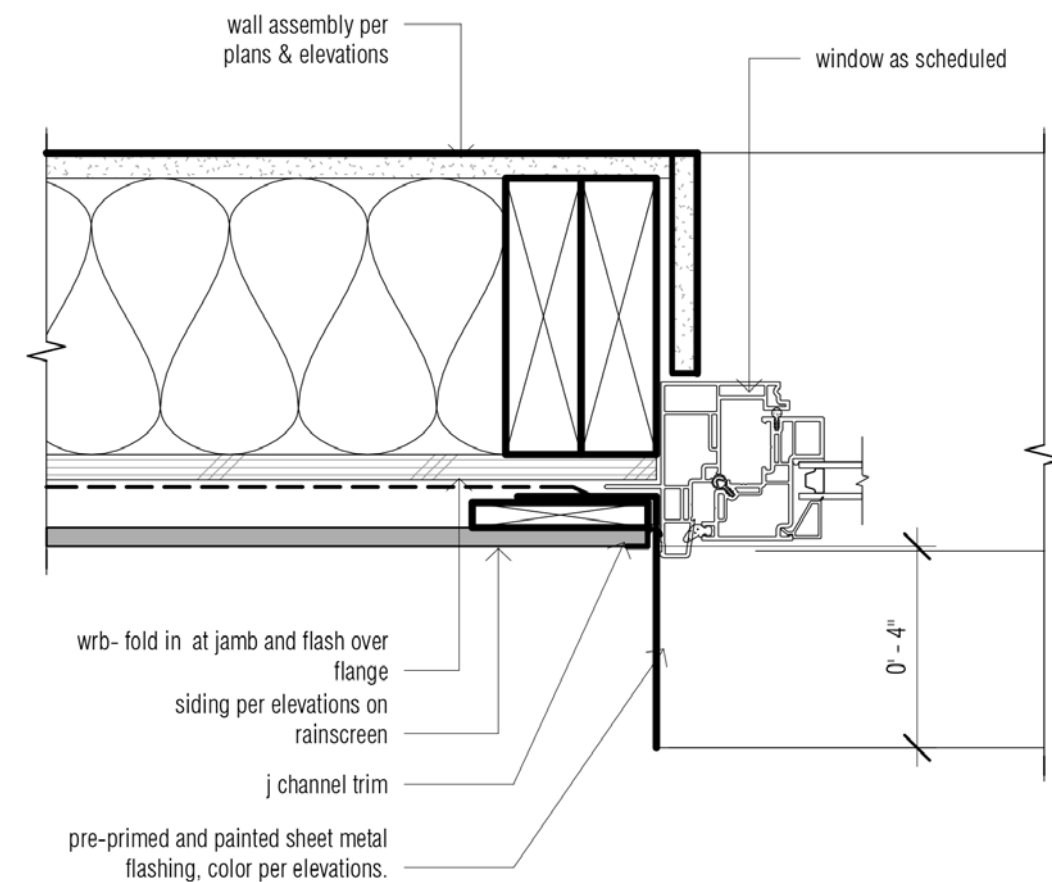
9b
Metal awning, Cardinal Paint
Antique White 30 Gloss



10
Custom metal vent shroud



1 typical window header detail
3" = 1'-0"



2 typical window jamb detail
3" = 1'-0"

select material links

- 1 2 3 Steni Colour Panels : <https://www.steni.com/products/facade-panels/steni-colour/>
- 6a 6b 9a 9b Cardinal Paint : <http://www.cardinalpaint.com/powder/color-chart/>
- 8 Kawneer : https://www.kawneer.com/kawneer/north_america/en/info_page/home.asp

- material legend
- 1

Steni Stone Composite Panel - SN 8003, glossy
- 2

Steni Stone Composite Panel - SN 7534, glossy
- 3

Steni Stone Composite Panel - SN 9101, glossy
- 4

4" Cementitious Board Lap Siding w/ metal trim profile- Sherman Williams, Peppercorn
- 5

Cementitious Board Panel Siding w/ metal trim profile
- 5a

Siding Paint A: Sherman Williams, Argos
- 5b

Siding Paint B: Sherman Williams, Peppercorn
- 5c

Siding Paint B: Sherman Williams, Extra White
- 6a

Standard metal rail w/ wire mesh panels, Cardinal Paint Antique White 30 Gloss
- 6b

Standard metal rail w/ wire mesh panels, Cardinal Paint Blue 90 Gloss
- 7a

Metal Window Flashing, Cardinal Paint Antique White 30 Gloss
- 7b

Metal Window Flashing, Cardinal Paint Blue 90 Gloss
- 8

Kawneer Bone White storefront window, with white infill panels
- 9a

Metal awning, Cardinal Paint Safety Orange 90 Gloss
- 9b

Metal awning, Cardinal Paint Antique White 30 Gloss
- 10

Custom metal vent shroud

west (20th Ave SW) elevation



design guideline key

- CS1-A1 Energy Choices

CS1-B Sunlight & Natural Ventilation

CS2-A2 Architectural Presence

CS2-B Adjacent Sites, Streets, & Open Spaces

CS2-C1 Corner Sites

CS2-D Height, Bulk, & Scale
- CS3-A Emphasizing Positive Neighborhood Attributes

PL1-A Network of Open Spaces

PL1-B Walkways & Connections

PL2-A Accessibility

PL2-B Safety & Security

PL3 Street-Level Interaction
- DC1-A Arrangement of Interior Uses

DC2 Architectural Concept

DC3-A Building Open Space Relationship

DC3-B Open Spaces Uses & Activities

DC4-A Exterior Finish Materials

DC4-D Trees, Landscape, & Hardscape

- material legend
- 1

Steni Stone Composite Panel - SN 8003, glossy
- 2

Steni Stone Composite Panel - SN 7534, glossy
- 3

Steni Stone Composite Panel - SN 9101, glossy
- 4

4" Cementitious Board Lap Siding w/ metal trim profile - Sherman Williams, Peppercorn
- 5

Cementitious Board Panel Siding w/ metal trim profile
- 5a

Siding Paint A: Sherman Williams, Argos
- 5b

Siding Paint B: Sherman Williams, Peppercorn
- 5c

Siding Paint B: Sherman Williams, Extra White
- 6a

Standard metal rail w/ wire mesh panels, Cardinal Paint Antique White 30 Gloss
- 6b

Standard metal rail w/ wire mesh panels, Cardinal Paint Blue 90 Gloss
- 7a

Metal Window Flashing, Cardinal Paint Antique White 30 Gloss
- 7b

Metal Window Flashing, Cardinal Paint Blue 90 Gloss
- 8

Kawneer Bone White storefront window, with white infill panels
- 9a

Metal awning, Cardinal Paint Safety Orange 90 Gloss
- 9b

Metal awning, Cardinal Paint Antique White 30 Gloss
- 10

Custom metal vent shroud



north (sw barton st) elevation

design guideline key

CS1-A1 Energy Choices
CS1-B Sunlight & Natural Ventilation
CS2-A2 Architectural Presence
CS2-B Adjacent Sites, Streets, & Open Spaces
CS2-C1 Corner Sites
CS2-D Height, Bulk, & Scale

CS3-A Emphasizing Positive Neighborhood Attributes
PL1-A Network of Open Spaces
PL1-B Walkways & Connections
PL2-A Accessibility
PL2-B Safety & Security
PL3 Street-Level Interaction

DC1-A Arrangement of Interior Uses
DC2 Architectural Concept
DC3-A Building Open Space Relationship
DC3-B Open Spaces Uses & Activities
DC4-A Exterior Finish Materials
DC4-D Trees, Landscape, & Hardscape

material legend

- 1 Steni Stone Composite Panel - SN 8003, glossy
- 2 Steni Stone Composite Panel - SN 7534, glossy
- 3 Steni Stone Composite Panel - SN 9101, glossy
- 4 4" Cementitious Board Lap Siding w/ metal trim profile - Sherman Williams, Peppercorn
- 5 Cementitious Board Panel Siding w/ metal trim profile
- 5a Siding Paint A: Sherman Williams, Argos
- 5b Siding Paint B: Sherman Williams, Peppercorn
- 5c Siding Paint B: Sherman Williams, Extra White
- 6a Standard metal rail w/ wire mesh panels, Cardinal Paint Antique White 30 Gloss
- 6b Standard metal rail w/ wire mesh panels, Cardinal Paint Blue 90 Gloss
- 7a Metal Window Flashing, Cardinal Paint Antique White 30 Gloss
- 7b Metal Window Flashing, Cardinal Paint Blue 90 Gloss
- 8 Kawneer Bone White storefront window, with white infill panels
- 9a Metal awning, Cardinal Paint Safety Orange 90 Gloss
- 9b Metal awning, Cardinal Paint Antique White 30 Gloss
- 10 Custom metal vent shroud



south elevation

design guideline key

- | | | |
|--|--|--|
| CS1-A1 Energy Choices | CS3-A Emphasizing Positive Neighborhood Attributes | DC1-A Arrangement of Interior Uses |
| CS1-B Sunlight & Natural Ventilation | PL1-A Network of Open Spaces | DC2 Architectural Concept |
| CS2-A2 Architectural Presence | PL1-B Walkways & Connections | DC3-A Building Open Space Relationship |
| CS2-B Adjacent Sites, Streets, & Open Spaces | PL2-A Accessibility | DC3-B Open Spaces Uses & Activities |
| CS2-C1 Corner Sites | PL2-B Safety & Security | DC4-A Exterior Finish Materials |
| CS2-D Height, Bulk, & Scale | PL3 Street-Level Interaction | DC4-D Trees, Landscape, & Hardscape |

material legend

- 1 Steni Stone Composite Panel - SN 8003, glossy
- 2 Steni Stone Composite Panel - SN 7534, glossy
- 3 Steni Stone Composite Panel - SN 9101, glossy
- 4 4" Cementitious Board Lap Siding w/ metal trim profile - Sherman Williams, Peppercorn
- 5 Cementitious Board Panel Siding w/ metal trim profile
- 5a Siding Paint A: Sherman Williams, Argos
- 5b Siding Paint B: Sherman Williams, Peppercorn
- 5c Siding Paint B: Sherman Williams, Extra White
- 6a Standard metal rail w/ wire mesh panels, Cardinal Paint Antique White 30 Gloss
- 6b Standard metal rail w/ wire mesh panels, Cardinal Paint Blue 90 Gloss
- 7a Metal Window Flashing, Cardinal Paint Antique White 30 Gloss
- 7b Metal Window Flashing, Cardinal Paint Blue 90 Gloss
- 8 Kawneer Bone White storefront window, with white infill panels
- 9a Metal awning, Cardinal Paint Safety Orange 90 Gloss
- 9b Metal awning, Cardinal Paint Antique White 30 Gloss
- 10 Custom metal vent shroud



east (alley) elevation

design guideline key

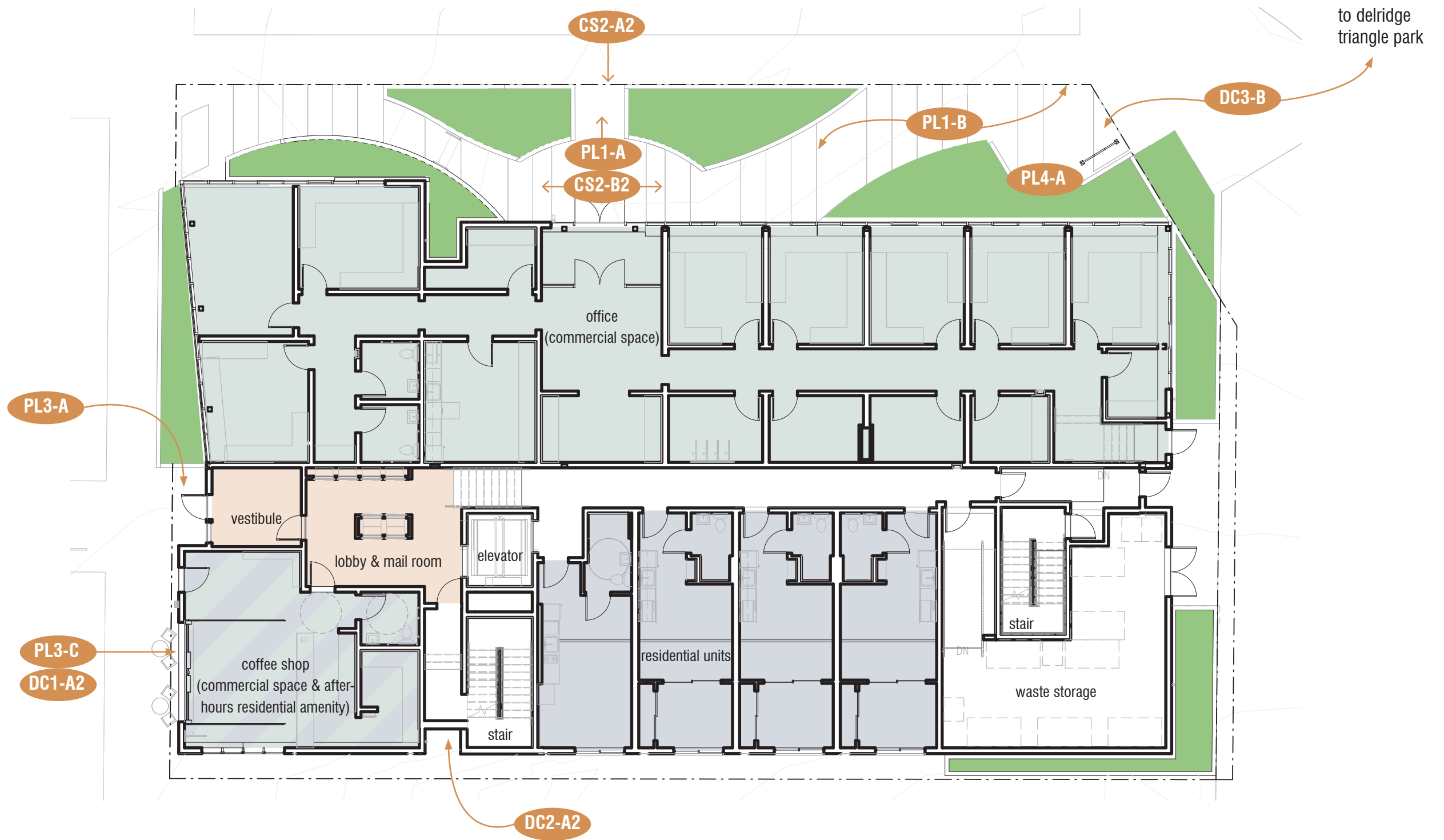
CS1-A1 Energy Choices
 CS1-B Sunlight & Natural Ventilation
 CS2-A2 Architectural Presence
 CS2-B Adjacent Sites, Streets, & Open Spaces
 CS2-C1 Corner Sites
 CS2-D Height, Bulk, & Scale

CS3-A Emphasizing Positive Neighborhood Attributes
 PL1-A Network of Open Spaces
 PL1-B Walkways & Connections
 PL2-A Accessibility
 PL2-B Safety & Security
 PL3 Street-Level Interaction

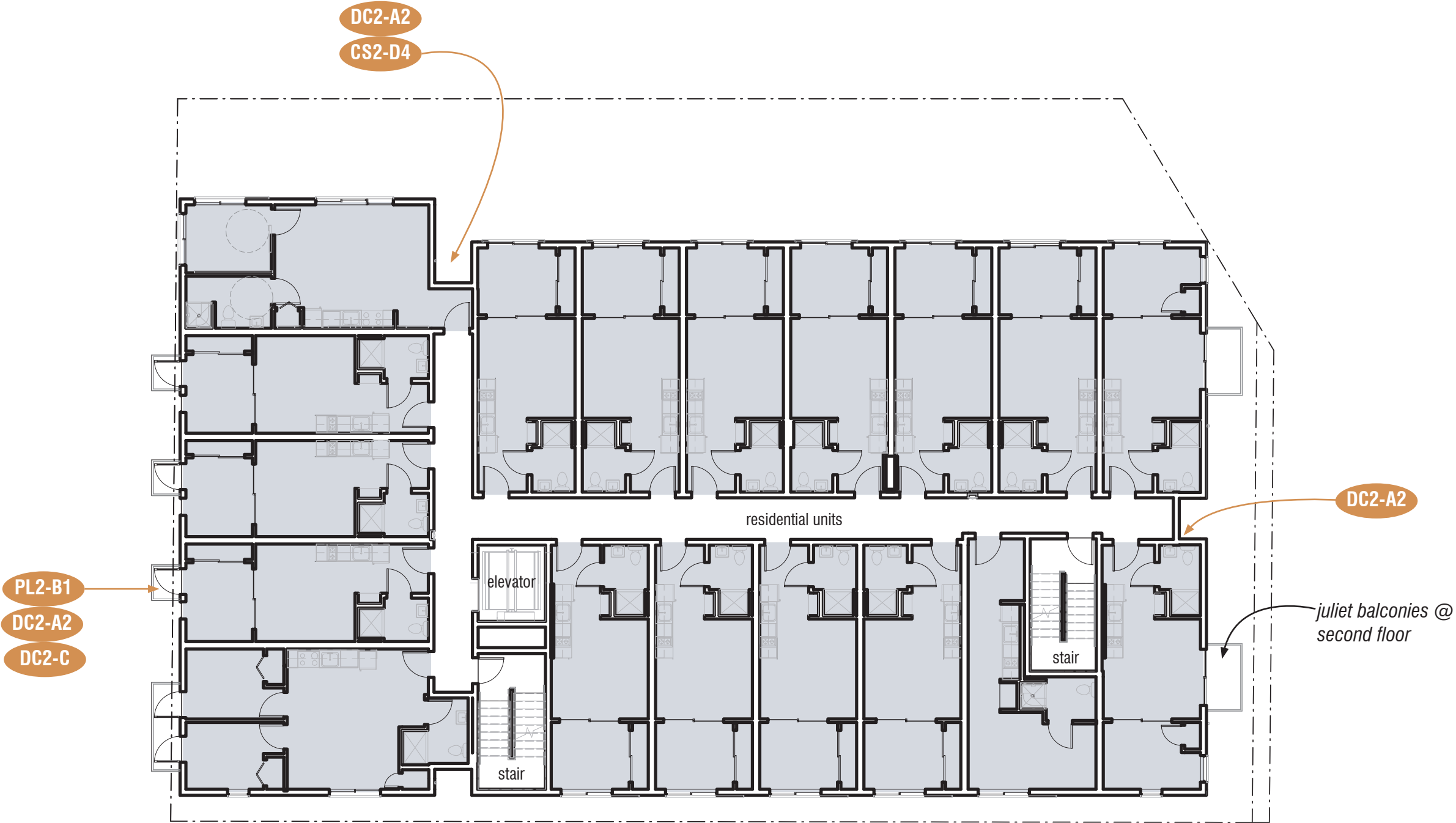
DC1-A Arrangement of Interior Uses
 DC2 Architectural Concept
 DC3-A Building Open Space Relationship
 DC3-B Open Spaces Uses & Activities
 DC4-A Exterior Finish Materials
 DC4-D Trees, Landscape, & Hardscape

design guideline key

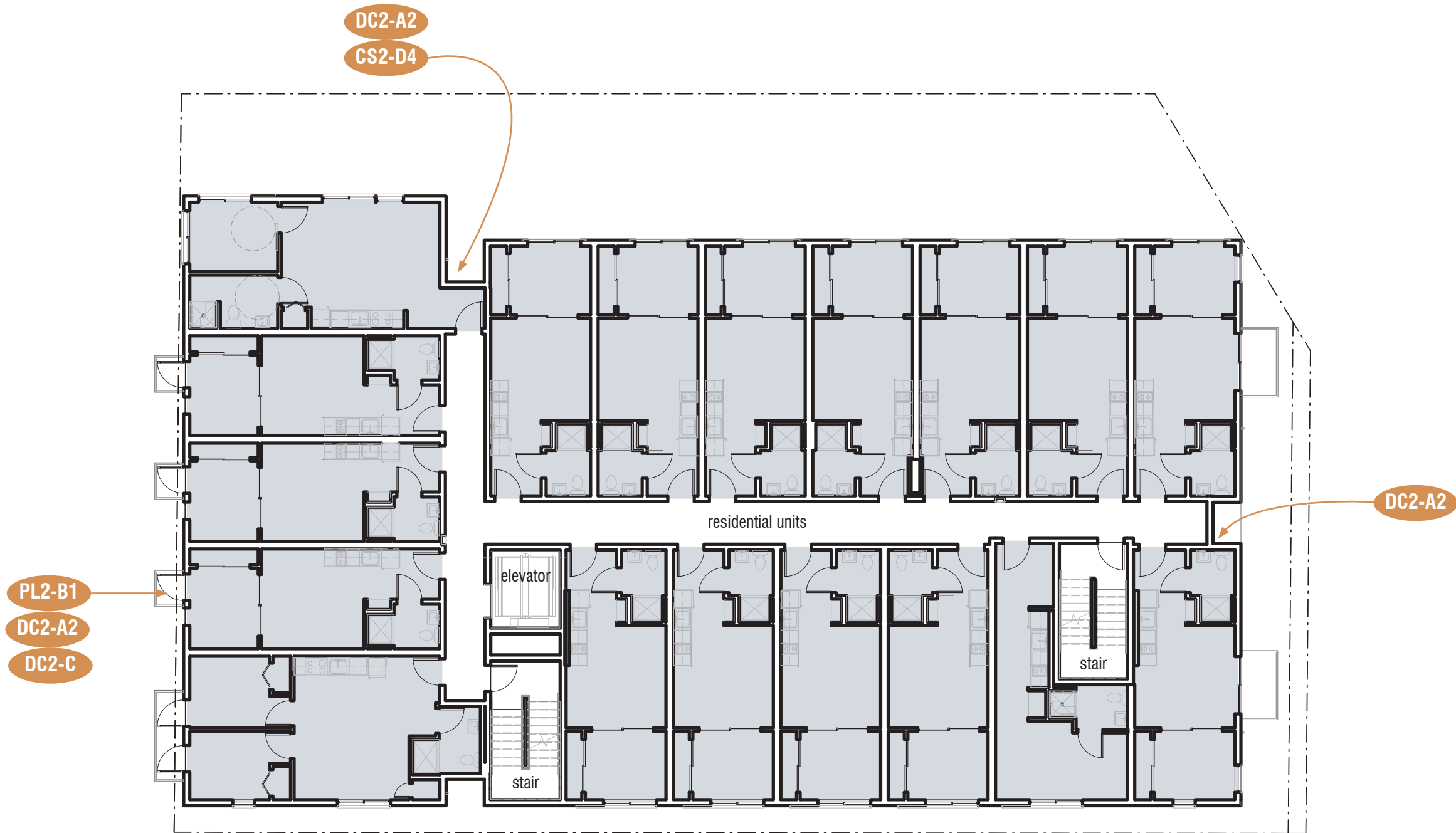
- CS1-A1 Energy Choices
- CS1-B Sunlight & Natural Ventilation
- CS2-A2 Architectural Presence
- CS2-B Adjacent Sites, Streets, & Open Spaces
- CS2-C1 Corner Sites
- CS2-D Height, Bulk, & Scale
- CS3-A Emphasizing Positive Neighborhood Attributes
- PL1-A Network of Open Spaces
- PL1-B Walkways & Connections
- PL2-A Accessibility
- PL2-B Safety & Security
- PL3 Street-Level Interaction
- DC1-A Arrangement of Interior Uses
- DC2 Architectural Concept
- DC3-A Building Open Space Relationship
- DC3-B Open Spaces Uses & Activities
- DC4-A Exterior Finish Materials
- DC4-D Trees, Landscape, & Hardscape



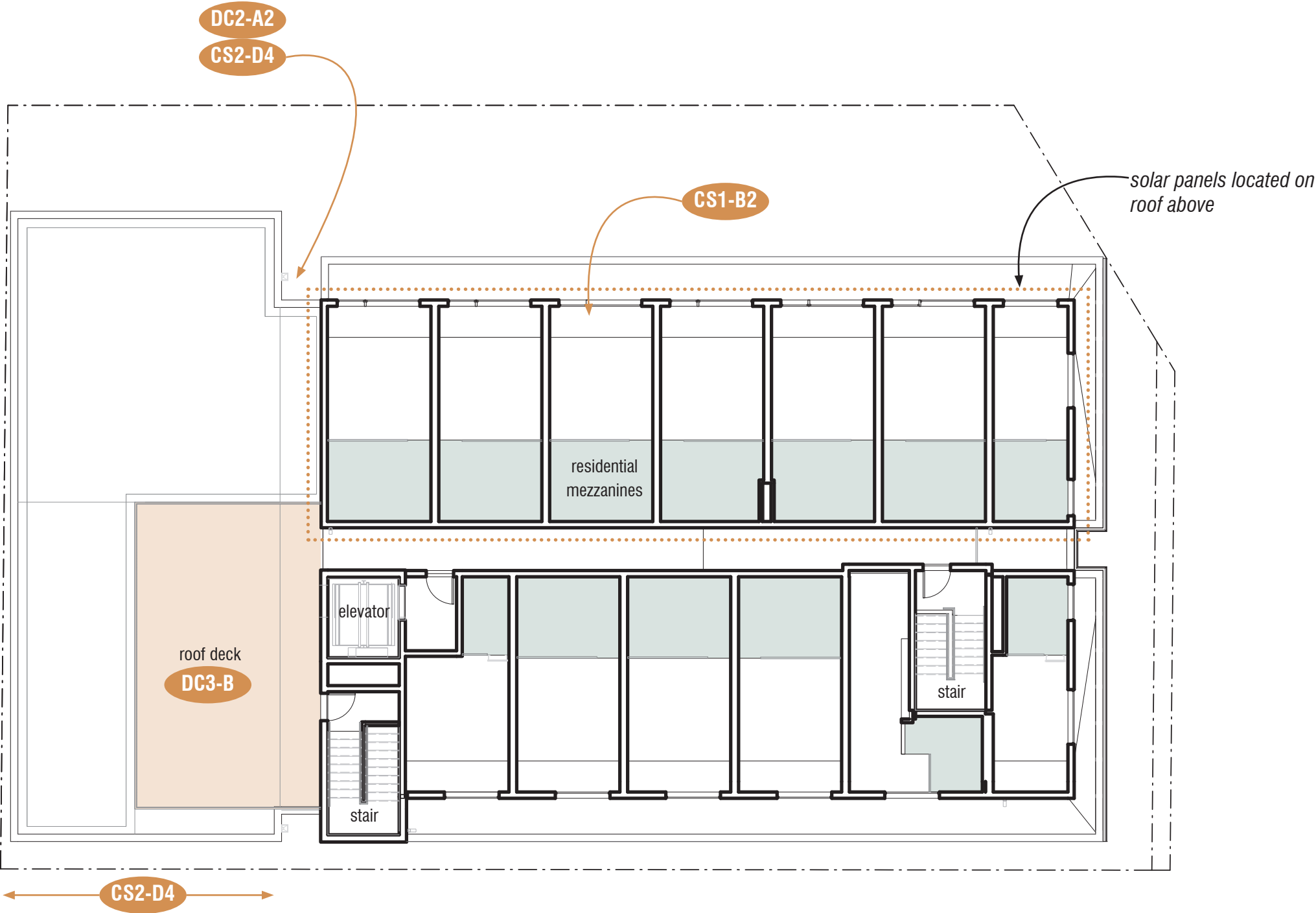
- design guideline key
- CS1-A1 Energy Choices
 - CS1-B Sunlight & Natural Ventilation
 - CS2-A2 Architectural Presence
 - CS2-B Adjacent Sites, Streets, & Open Spaces
 - CS2-C1 Corner Sites
 - CS2-D Height, Bulk, & Scale
 - CS3-A Emphasizing Positive Neighborhood Attributes
 - PL1-A Network of Open Spaces
 - PL1-B Walkways & Connections
 - PL2-A Accessibility
 - PL2-B Safety & Security
 - PL3 Street-Level Interaction
 - DC1-A Arrangement of Interior Uses
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 - DC3-A Building Open Space Relationship
 - DC3-B Open Spaces Uses & Activities
 - DC4-A Exterior Finish Materials
 - DC4-D Trees, Landscape, & Hardscape

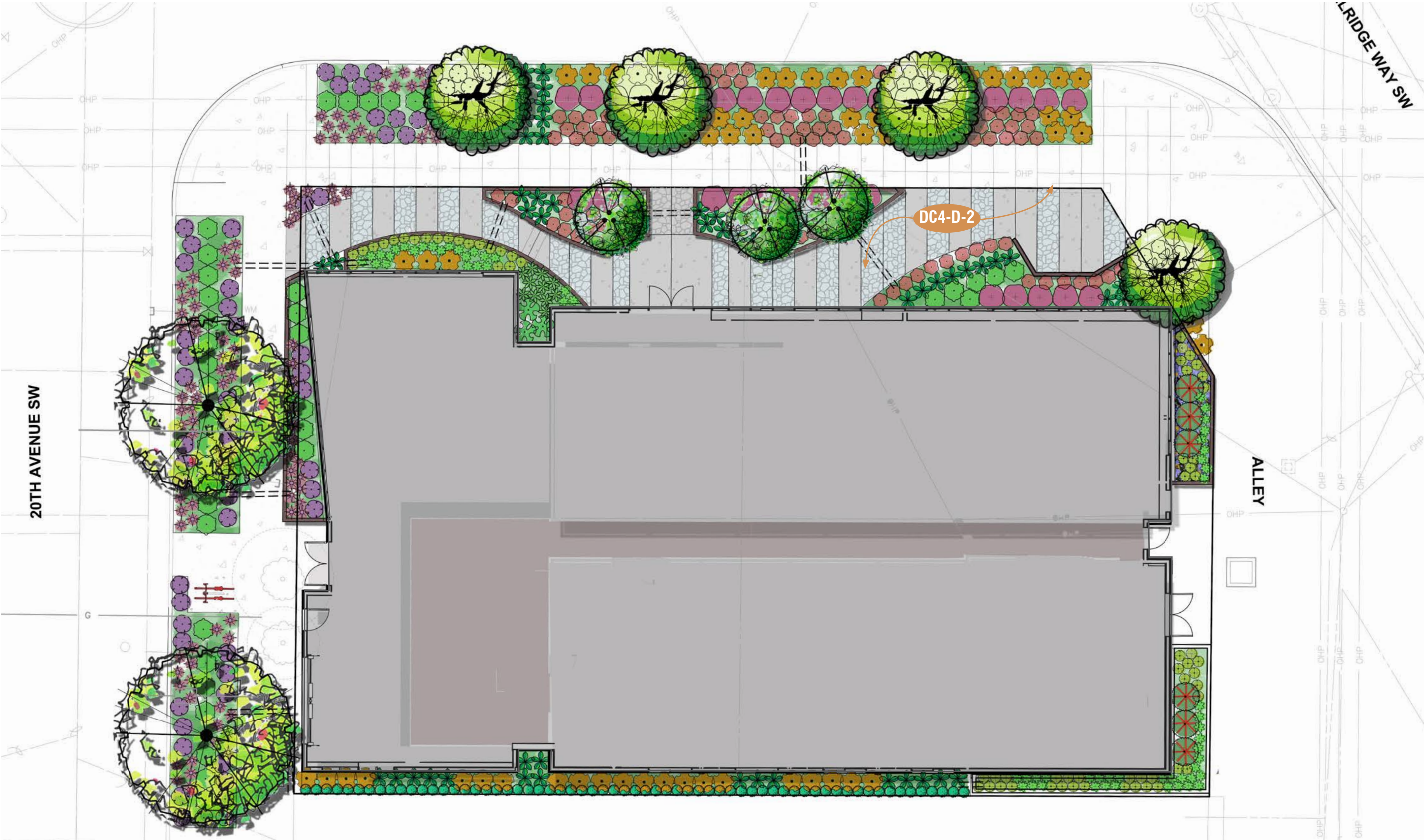


- design guideline key
- CS1-A1 Energy Choices
 - CS1-B Sunlight & Natural Ventilation
 - CS2-A2 Architectural Presence
 - CS2-B Adjacent Sites, Streets, & Open Spaces
 - CS2-C1 Corner Sites
 - CS2-D Height, Bulk, & Scale
 - CS3-A Emphasizing Positive Neighborhood Attributes
 - PL1-A Network of Open Spaces
 - PL1-B Walkways & Connections
 - PL2-A Accessibility
 - PL2-B Safety & Security
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 - DC4-D Trees, Landscape, & Hardscape

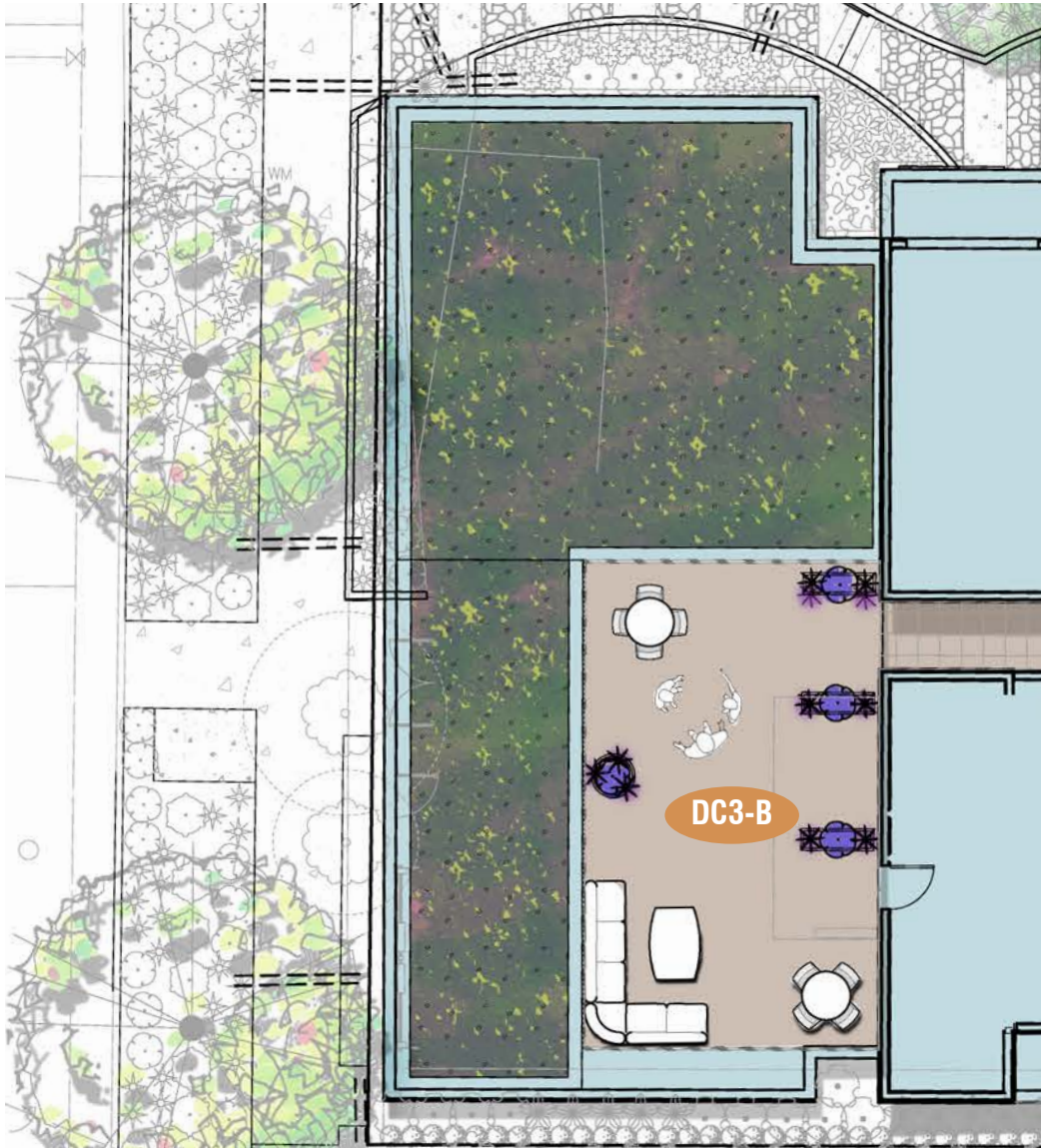


- design guideline key
- CS1-A1 Energy Choices
 - CS1-B Sunlight & Natural Ventilation
 - CS2-A2 Architectural Presence
 - CS2-B Adjacent Sites, Streets, & Open Spaces
 - CS2-C1 Corner Sites
 - CS2-D Height, Bulk, & Scale
 - CS3-A Emphasizing Positive Neighborhood Attributes
 - PL1-A Network of Open Spaces
 - PL1-B Walkways & Connections
 - PL2-A Accessibility
 - PL2-B Safety & Security
 - PL3 Street-Level Interaction
 - DC1-A Arrangement of Interior Uses
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 - DC3-A Building Open Space Relationship
 - DC3-B Open Spaces Uses & Activities
 - DC4-A Exterior Finish Materials
 - DC4-D Trees, Landscape, & Hardscape





landscaping proposed @ ground level



landscaping proposed @ roof deck



autumn brilliance apple serviceberry



thornless cockspur hawthorn



accolade elm



rose creek abelia



ghost painted fern



frilly bergenia



green tower boxwood



kelseyi dogwood



midwinter fire dogwood



autumn fern



swordleaf rush



lavender



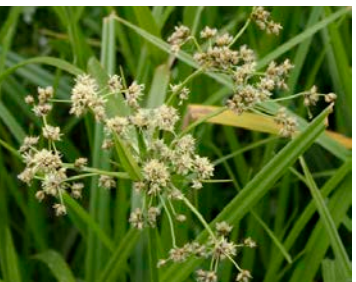
western sword fern



mt. vernon laurel



purple rain sage



small fruited bulrush

plantings @ ground level



lavender



blue wonder catmint



sedum tile

plantings @ roof deck

lighting strategy

The lighting strategy seeks to provide illumination for wayfinding and security while being mindful of the residential neighbors. The types of fixtures selected focus light downward, targeting specific areas and illuminating pathways, rather than spilling light upwards.



1 linear downlight



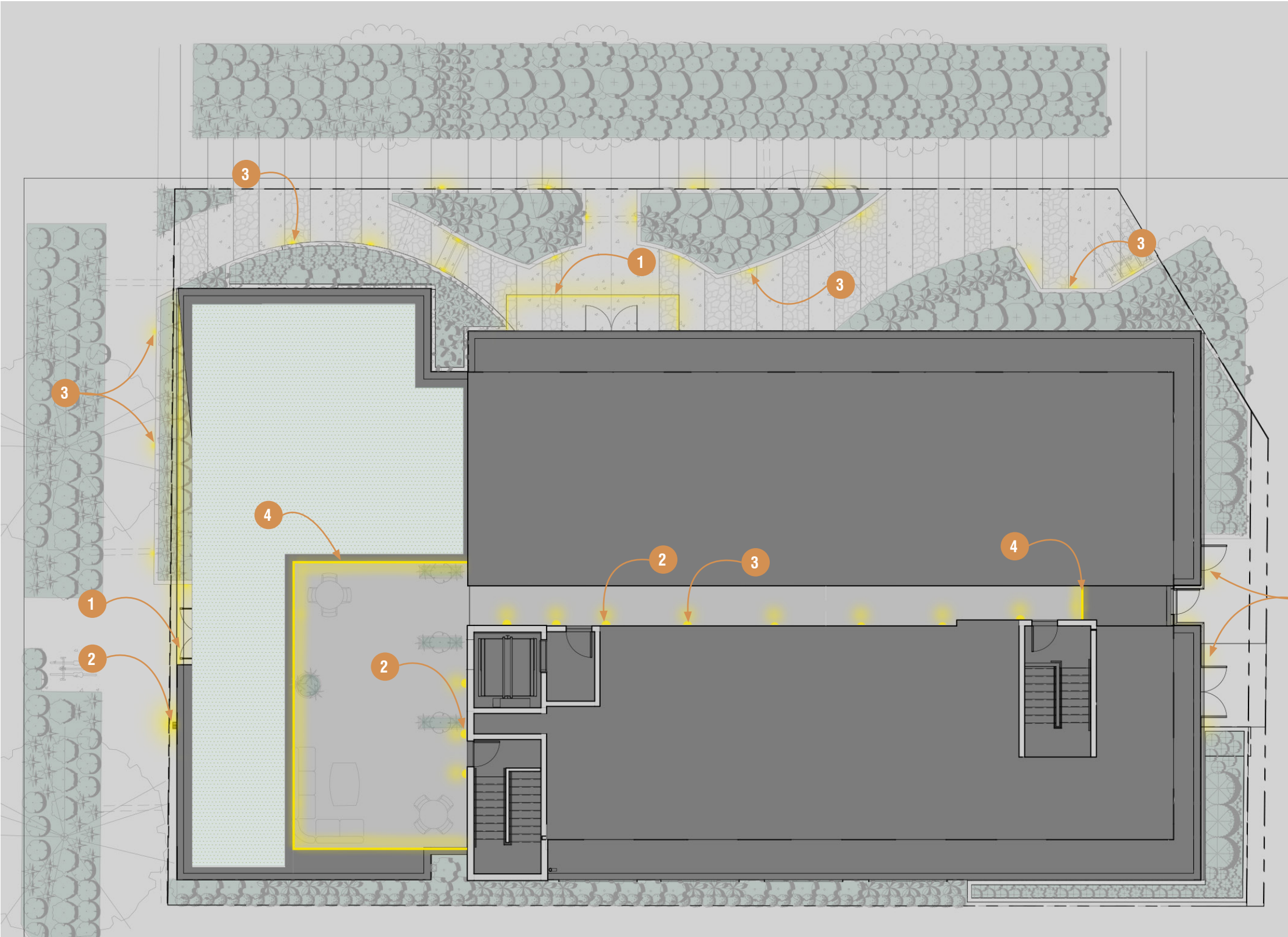
4 illuminated railing



2 wall sconce



3 wall light



composite lighting plan



appendix



April 13, 2021

Molly O'Donnell
Atelier Drome Architecture

Dear Molly,

Thank you for submitting to SPU the solid waste service plans for the proposed project at **9208 20th Ave SW.**, subject to review by the Seattle Department of Construction and Inspections (SDCI) as Permit **#3036513-LU**.

SPU has reviewed your solid waste plans and approves the following conditions:

- 72 Apartments + 4 SEDUs + 3,882 ft² commercial space**
- The solid waste storage room will be no fewer than 609 ft².
 - SPU drivers will access the stolid waste room and transport the dumpsters to the collection point on the alley.
 - Commercial uses will share solid waste services one billing entity is planned.
 - Ancillary fees will be assessed for dumpsters transported more than 25'.

Residential Services

Recycle: 3, 2 CY dumpsters collected 2x/wk
Garbage: 2, 2 CY dumpsters collected 2x/wk
Compost: 2, 96 gal carts collected weekly

Commercial Services

Recycle: 1, 2 CY dumpster collected 2x/wk
Garbage: 1, 2 CY dumpster collected 2x/wk
Compost: 2, 96 gal carts collected weekly

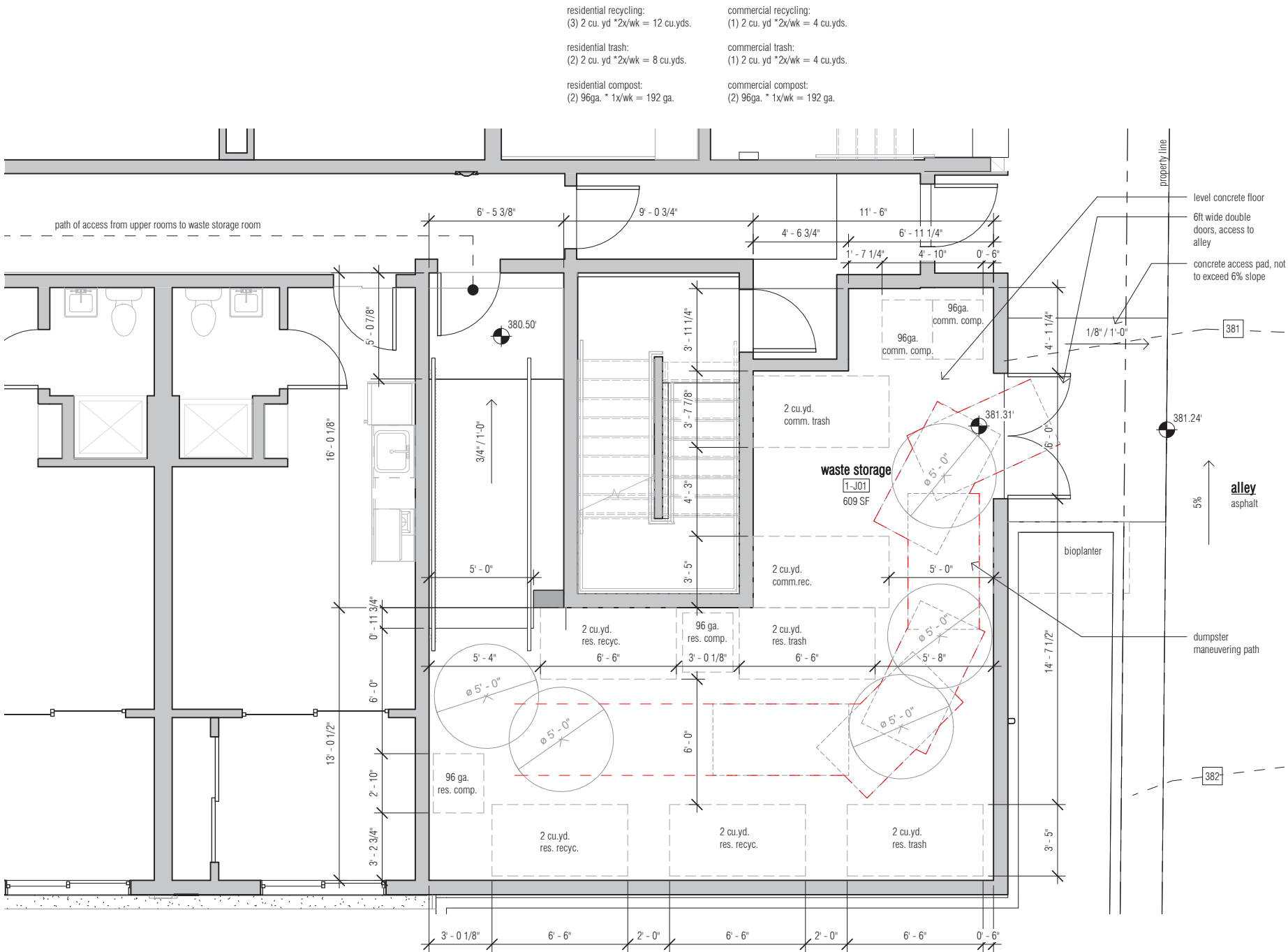
Please work with the assigned SDCI zoning reviewer to adopt this plan. **If the attached drawings differ from the MUP drawings**, you will need to update your application to consistently reflect the proposal and resubmit to SPU for approval.

Sincerely,

Faith Sugerman

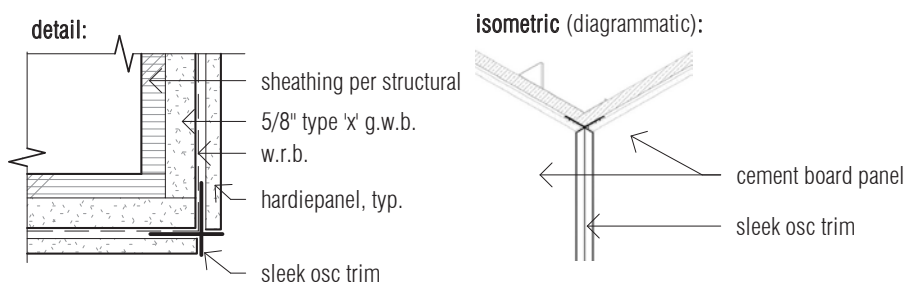
Faith Sugerman
Seattle Public Utilities
Faith.sugerman@seattle.gov

700 Fifth Avenue | PO Box 34018 | Seattle, WA 98124-4018 | 206-684-3000 | seattle.gov/util



proposed waste storage room

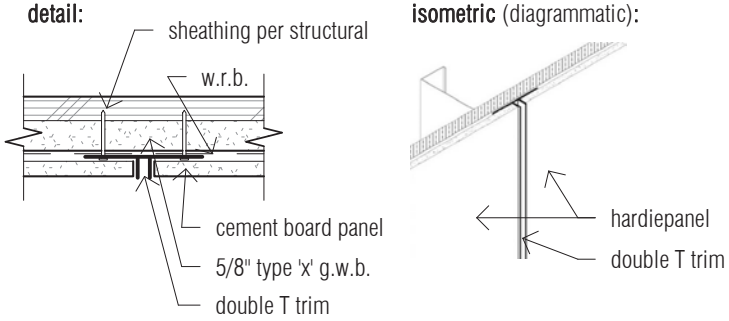
corner trim profile: sleek
extruded aluminum alloy 6063 t5



- works with the vertical trim and siding to create minimal vertical corner elements

○ corner joint - sleek osc
3" = 1'-0"

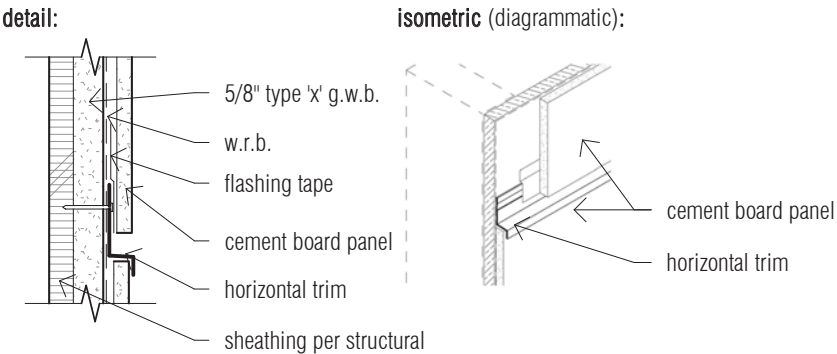
vertical trim profile: double T
extruded aluminum alloy 6063 t5



- creates subtle vertical recesses, which are painted to match panels creating vertical shadow lines

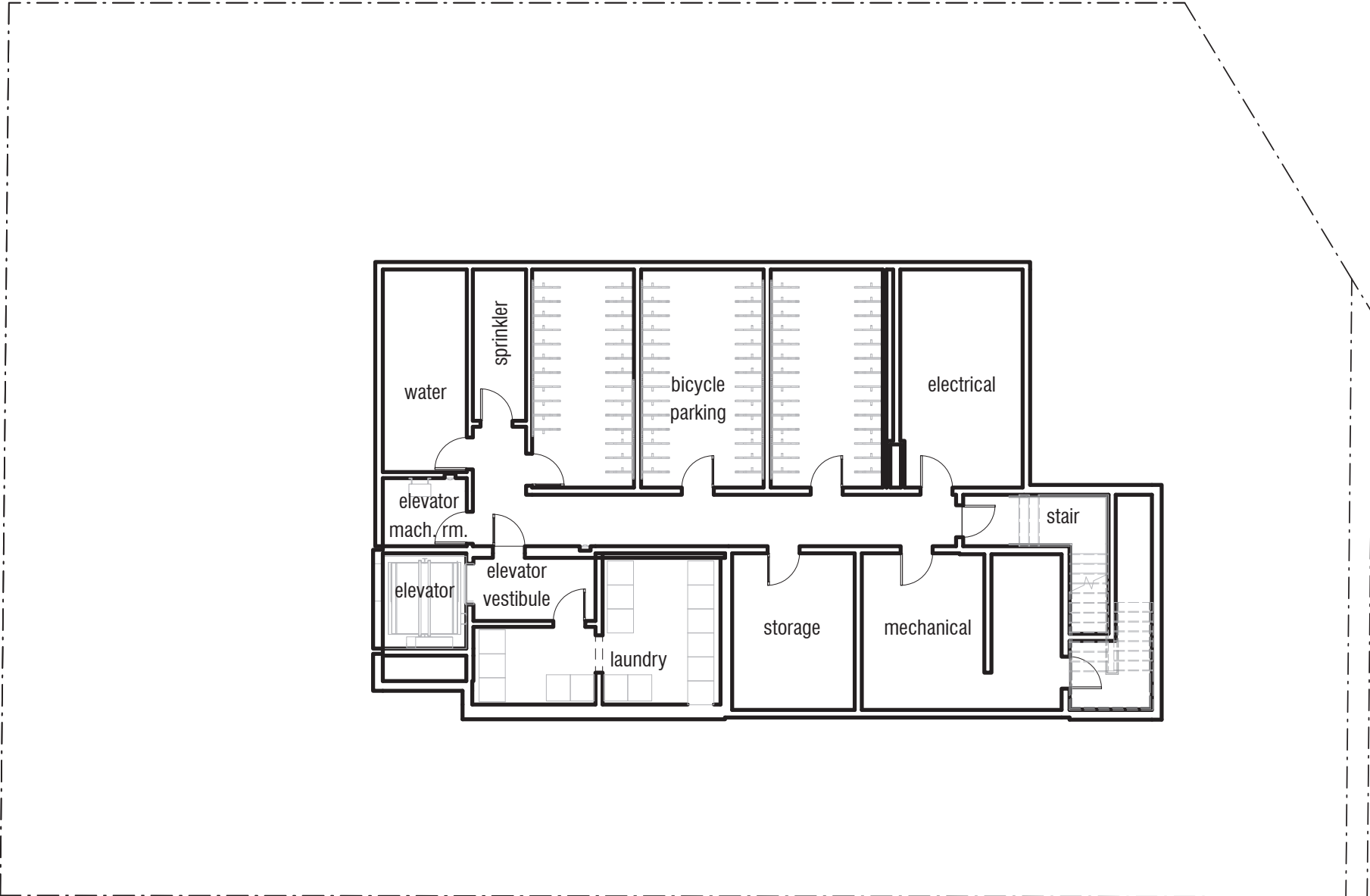
○ vertical joint - double T
3" = 1'-0"

horizontal trim profile: horizontal
extruded aluminum alloy 6063 t5



- creates subtle horizontal recesses, which are painted to match panels creating horizontal shadow lines

○ horizontal trim
3" = 1'-0"



basement floor plan

bicycle parking

The project offers several different bicycle parking locations. One located in the entry plaza, near the corner of Delridge and Barton St, provides quick access for short term parking. For more secure parking, the commercial and residential tenants have separate storage rooms located inside the building.



