

R&D MODULAR

1320 26th Ave S Seattle, WA 98144 PROJECT # 003730-20PA

OWNER: R&D Modular LLC

R&D Modular LLC

Sarah Westneat

atelierjones LLC

Swinerton Construction

DCI Engineering

LPD Engineering

Karen Kiest Landscape Architect











DESIGN OBJECTIVES

The mission of the project team is to design and build an urban dwelling that is resilient, locally based, and an exemplary sustainable model for our urban, middle income housing projects. It is the team's hope that it will demonstrate a successful prefabricated / modular mass timber project.

Contextually, the project is positioned between an older, trolley car neighborhood, and a large, sprawling elementary school that houses one of the most diverse populations in the Seattle Public School District. Additionally, the radical change of the new 2022 Light Link Rail station, just blocks away, will create an accessible and pleasant walking and bike path over the lid of I-90, creating further change to the neighborhood and site. Due to the transitioning nature of the site balanced between residential and institutional uses, the project must address the commercial edge on the major MLK thoroughfare, while serving as an attractive beacon opening up into the heart of the residential community. The project seeks to achieve this by designing open and contemporary living spaces that offer both individual privacy as well as a sense of community, enhanced by integrating green space via a communal front yard.

With our exemplary team, this project is one of the first Cross Laminated Timber (CLT) prefabricated /modular projects to be built, and will be a lasting example of many to come.

GREEN INITIATIVES

- Lower carbon PreFabricated Mass Timber
- Wired for future solar
- Hyper insulated assemblies and details
- Locally sourced materials as able

ADJUSTMENTS (see page 31)

- Reduction of Setbacks by 50%:

side: 3'-6" rear: 7'-6" front: 2'-6"

- Reduction of Amenity Area by 25%
- Reduction of Solid Waste square footage to 53 SF

DEVELOPMENT OVERVIEW

APN: #073000065 1320 - 26th Ave. S ZONING: LR1 - (M) Site Size: 3.262.5 SF

5 Total Units | 4 STUDIOS + 1 - 3 Bed

5 UNITS

GSF = 3,689 SF

Total Conditioned SF= 3.481 SF Total Unconditioned SF= 208 SF

SUPPORTING SPACE

GSF = 426 SF

including unconditioned corridors, mechanical area, and

bike and solid waste storage.

Total Unit Mix

Studio: 4 units 3 Bedrooms: 1 unit

Parking:

Not Required

Bike Parking:

5 Long-Term Bike Parking Stalls provided

MHA Payment Option SF Payment Calculation:

> Gross Floor Area for MHA Calc: 4.115 SF Payment Calc amount per 23.58C.040: \$23.47/GSF,

> > through Feb. 28, 2021

100% Payment (No Fraction): \$96,579.05

MFTE Program - OPT IN

Total GSF Proposed: 4,115 SF

FAR Allowed: 1.3 x site SF

4.241.25 SF

FAR Provided: 3.890 SF

Total Unit Count

Units: Studios: 3 Bed Units:

@ 1.113 SF

*Family-Sized Housing **Required Units**

Studio Unit Size 614 SF

Total Parking Spaces 0 required

Total Exterior Amenity SF

Required: 816 SF

Required Amenity

with Adjustments: 735 SF

Proposed Amenity

with Adjustments: 921 SF

Required Common Amenity at Ground Level with

Adjustments: 368 SF

Proposed Common Amenity at Ground Level with

Adjustments: 399 SF

MHA Units

Payment option preferred.

MFTE Units

Project will be participating in the MFTE program.

APPLICANT TEAM

Owner:

R&D Modular LLC Marco Zangari

Developer Consultant:

Sarah Westneat

Architect - atelieriones IIc

Susan Jones lan Maples Lenore Wan

Structural - DCI

Adam Jongeward

Civil - LPD Engineering

Laurie Pfarr Sarah Pangelinan

Landscape Architect

Karen Kiest Landscape Architects

Karen Kiest

Diana Hammer













EARLY COMMUNITY OUTREACH PLAN Emails Approval from Seattle Department of Neighborhoods, 10.21.2020

----- Forwarded message ------

From: DON_DREarlyOutreach < DREarlyOutreach@seattle.gov>

Date: Wed, Oct 21, 2020 at 12:31 PM

Subject: RE: early outreach - 1320 26th AVE S

To: Marco Zangari <mjzangari@gmail.com>, DON_DREarlyOutreach

<DREarlyOutreach@seattle.gov>

Marco,

Yes, I believe that will satisfy the requirements.

Also, I just want to include this for your reference:

Due to the impacts of COVID-19, Seattle City Council passed emergency legislation (Ordinance 126072) which addresses the need for alternatives to in-person meetings. For the Early Outreach process, the temporary rule states that developers need to substitute an additional high impact digital method in lieu of in-person outreach. This emergency legislation expires on October 25, 2020. From October 25 until the replacement legislation goes into effect on November 4, 2020, Seattle Department of Neighborhoods cannot approve outreach documentation. We will begin approving outreach documentation again on November 5, 2020. Please contact Drearlyoutreach@seattle.gov for more information.

Thank you,

Nelson Pesigan Administrative Staff Assistant External Relations Division Office: 206.684.0209 Fax: 206.233.5142 seattle.gov/neighborhoods

> **EARLY COMMUNITY OUTREACH PLAN Emailed to Seattle Department of Neighborhoods, 10.7.2020**











3.5 PUBLIC OUTREACH PLAN

Early Community Outreach Plan for Streamlined Design Review

Project Address: 1320 26th Avenue South, Seattle WA 98144 Contact Peson: Marco Zangari, R&D Modular LLC Contact Information: marco@randdmodular.com Type of Building: Multi-family / Apartment

Neighborhood: Judkins Park Equity Area: Yes SDCI Project No.: 3034314

Outreach Method Requirements:

For each of the three types of outreach, the applicant shall choose a minimum of one high-impact method or two different multi-pronged methods. Due to the public health emergency, COVID-19, the applicant must include an additional digital high-impact method in lieu an in-person, high-im-

Outreach	Туре	Method	Date Outreach Started	Date Outreach Completed	Outreach Location and Time	Outreach Information	Documentation
In Person Outreach	High-Impact Method	High-Impact Site Walk	10/24/20	10/24/20	Project Site: 1320 26th Ave S	Host 3 hour community site- walk, on sidewalk in front of vacant site.	Sign in sheet, with website address and with survey address marked for reference; and 5 sign-in visitors; also a flyer handed to each site-walk visitor with color photo of potential project with online survey information and contact also clearly referenced
	ALSO	Project emailed to DON staff to be post- ed on Early Outreach blog	10/07/20	10/07/20	DON Early Outreach blog		
	ALSO	Site Walk referenced during flyer distri- bution	10/16/20	10/16/20	Distribution roughly 500ft from 1320 26 th Ave S	Before dropping flyers in mailboxes, knocked on doors, talked to around 10 neighbors	See sample appendix photos
Digital Outreach	High-Impact Method	Interactive project website with public commenting function	10/09/20	Still posted	Project Website	Interactive project website with multiple sub-pages has landing page, information about the project, information about the site-walk, and a comment/feedback function	Landing page: https://marco436.wix- site.com/132026thaves Commenting function page: https://marco436.wix- site.com/132026thaves/ contact
Digital Outreach	High-Impact Method	Online Survey	10/24/20	Ongoing	Project Website	Link to online survey on project website on multiple pages	Survey page: https://marco436.wix- site.com/132026thaves/ survey-1320
	ALSO	Equity Area	11/04/20	Ongoing	Project Website	Link to online survey in Viet- namese on project website, on multiple pages	Survey page: https://marco436.wix- site.com/132026thaves/ survey-1320
Printed Outreach	Multi-Pronged Method	8 ½ x 11: Color Flyer Distributed within 500 ft of site	10/16/20	10/16/20	Area around 1320 41st Avenue S	Basic information about the upcoming project; site information; graphics	Flyer attached in Appendix; sampling of photos of people con- tacted and/or mailboxes with infomration flyers
	Multi-Pronged Method	8 1/2 x 11: Color Flyer Distributed to Site Walk Attendees	10/24/20	10/24/20	1320 26 th Avenue S	Basic Information about the project and information linking to a survey to provide public feedback	Flyer attached in Appendix

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PRINTED OUTREACH FLYER Distributed 10.16.2020

handed out on In-Person Outreach: 10.24.2020



R&D MODULAR HOMES – FUTURE DEVELOPMENT

PROJECT INFO

WHO: R&D Modular LLC

WHAT: The proposed project would build a 7 to 9 residential unit project. The units will be affordable to individuals and families at or near the affordable median income for Seattle. Units will be modular and built from cross-laminated timber. All aspects of building will meet or exceed energy codes and green principles.

WHERE: The site is located at 1320 26th Avenue S, adjacent to the Thurgood Marshall Elementary parking lot. It's currently empty.

WHEN: The project is in the pre-permit process and about to enter streamlined design review. The project itself may begin construction late 2021.

WHY: Seattle needs more places for people to live close to their friends, near open spaces, and near future light rail. Seattle also needs to lead the way in innovative, green practices so that the region has models for sustainable construction and design while we all mitigate the effects of climate change.

HOW: Cross-laminated timber is a regionally sourced, carbon-sequestering, innovative material that can be manufactured to precision and assembled off site so that construction disruption to the neighborhood surroundings is reduced and people can enter their new homes even sooner.

For more information or to provide feedback, please email:

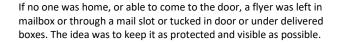
marco@randdmodular.com

or visit https://marco436.wixsite.com/132026thaves/projects

SAMPLE PHOTOS FROM FLYER DISTRIBUTION ON OCTOBER 16, 2020

2453 South Judkins Street, photo taken 10/16/20





2454 South Irving Street, photo taken 10/16/20



If one was home and able to come outside, a flyer was given to them directly and they were presented an opportunity to come to site visit 10/24/20.

ONLINE COMMENTS as of 11.3.2020:

	1320 26th Avenue South Online Survey	Results					
#	What's your overall impression of the project?	Is there anything specific about this property or neighborhood that would be	What concerns do you have about the project?	What do you like *most* about living or working in Judkins Park?	What do you like *least* about living or working in Judkins Park?	Start Date (UTC) Submit Date (UTC)	Network ID
yhozu48zfeqarnxu2xyhozun77fvcq11	I'm excited to see more diversity and density within the neighborhood.		The lack of parking might seem sensible, given COVID, and ample public transit options. But it's not. Parking is a perennial problem here: due to density and the church on 26th.	Proximity to city services and amenities	I'll need to think about it.	2020-10-28 15:40:21 2020-10-28 15:45:34	0d6162a28f
w10dftncq9gtwi7ktyrw10dftncu09kf	Parking should be included	Frequent visitors to Church one block away and existing vehicles owned by existing townhomes makes parking critical.	I understand that a townhome doesn't require parking but a min of townhomes does. Let's be real.	Great location. Diverse community. Some residents take bus or bycycle. Most drive. Many children are picked up in at the elementary school in cars due to the gifted program.	Rigid city expectations that historical dwellings must all be eradicated to accommodate townhomes where people without cars will live.	2020-10-28 03:02:38 2020-10-28 03:11:46	2c10b36ea2











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3.5___SUMMARY OF PUBLIC OUTREACH COMMENTS





[1] SITE - OVERVIEW
[2] ON-SITE SETUP
[3] ABDUL WITH MARCO
[4] NANCI WITH MARCO

PUBLIC OUTREACH COMMENTS ON OCTOBER 24, 2020 NO ONLINE COMMENTS to date

ABDUL, neighbor across the street: "happy to have more neighbors" "it's been empty too long"

NANCI, neighbor down Wadsworth Pl. S.: "concerned about parking" "not everyone can ride a bike"

SEBASTIAN, neighbor on Judkins St. in new development:

"very concerned about no required parking"

"if I owned the property, I'd do the same thing too"





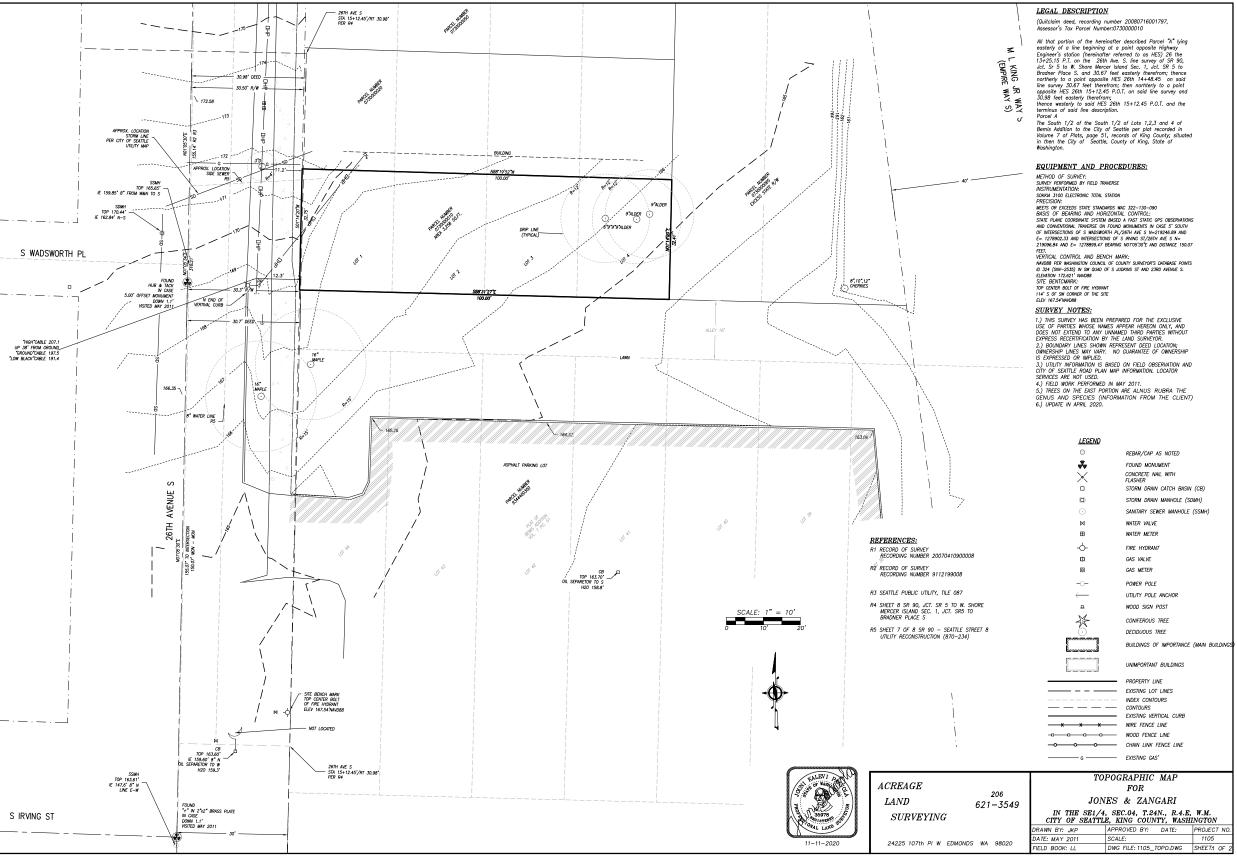












 PARCEL NO.
 073000-0010

 LOT SIZE
 3,265.5 SF

 DIMENSIONS
 32.75' x 100'

LEGAL DESCRIPTION
BEMIS ADD

LOCATION 1320 26th Ave S

Plat Block: Plat Lot: 1-2-3-4







4.0__SITE PLAN



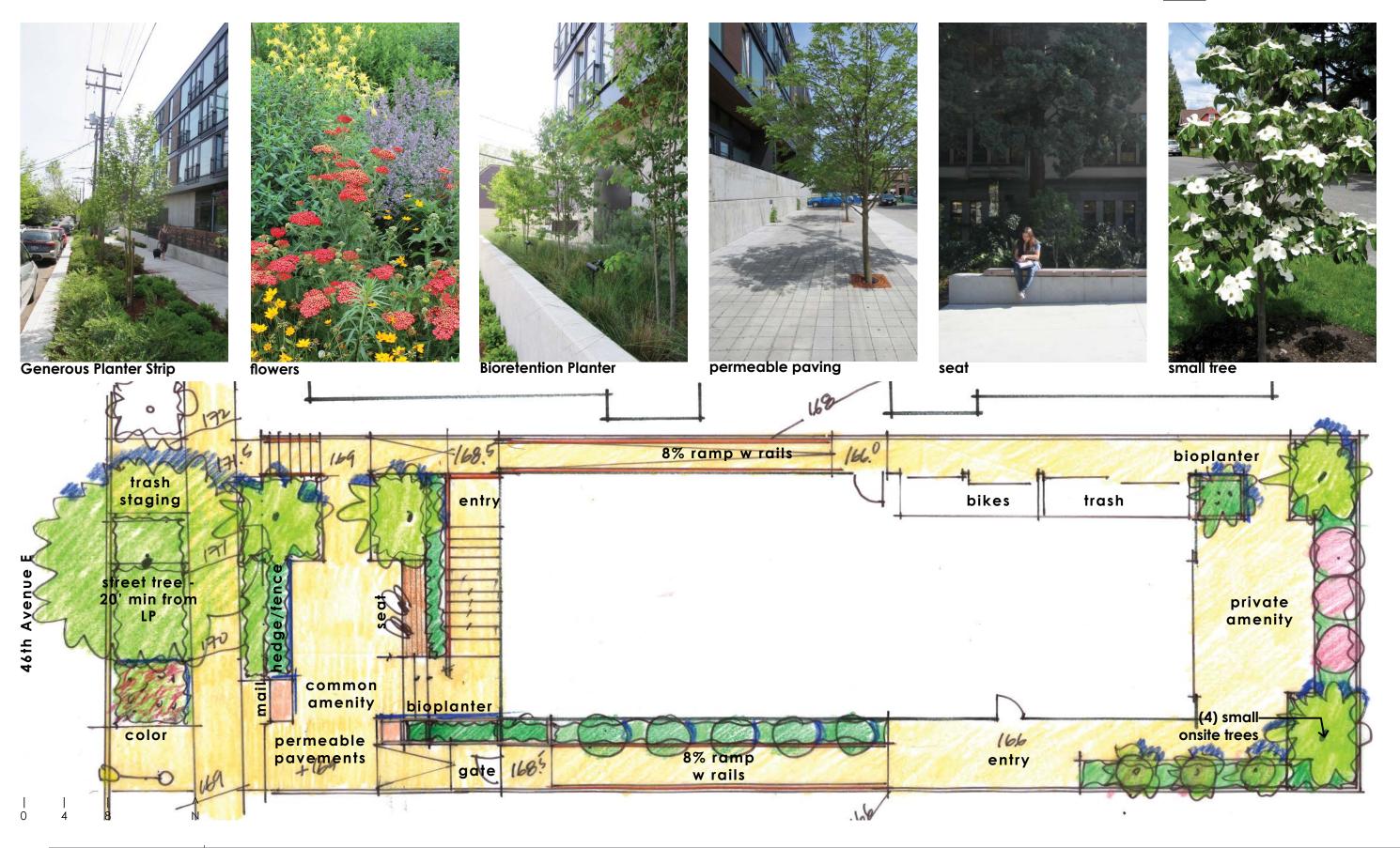








4.0___LANDSCAPE PLAN











26th Ave S Montage looking east.



26th Ave S Montage looking west.











Judkins P-Patch Community Gardens



Jimi Hendrix Park & NW African American Museum



Thurgood Marshall Elementary



Sam Smith Park | Tennis I-90 Bike Path



MLK Jr Way S





School Parking Lot



ADJACENT STREET LEVEL USE





SCHOOL RESIDENTIAL



COMMERCIAL











BELLTOWN E Union St E Union St. 蒜 MADRONA Elliott Bay E Cherry St Pike Place Market E Jefferson University St Gartield E Alder St. Colman Dock Pioneer Sq. #EXX S Jackson St King St Station Int'l Dist/Chinatown ung County Mayer Tax ryank 🖸 31 44 5 Maplie Park Stadium 90 5 Day St Edgar Martin NWAIban American Museum Holgat **FUTURE LIGHT RAIL STATION** 106 S Walker St MOUNT BAKER Tollege: SODO Hardson Island Beacon Hitt S McClellan St Frankön Mt Baker S Handord St 232,118 119 14 Spokane St 日初个 5 Sookane St Spekane St Bridge MS THE W Form Gal 5 Anthrien St. Course

5.2.A TRANSPORTATION MAP

LOCATION 1320 26th Ave S PARCEL NO. 073000-0010 3,265.5 SF LOT SIZE **DIMENSIONS** 32.75' x 100'

METRO METRO BUS LINE 4 TRANSPORTATION METRO BUS LINE 8

METRO BUS LINE 48 METRO BUS LINE 14

FUTURE LIGHT RAIL **SOUND TRANSIT** STATION - 2022

BIKE PATHS SAM SMITH BIKE

LANES

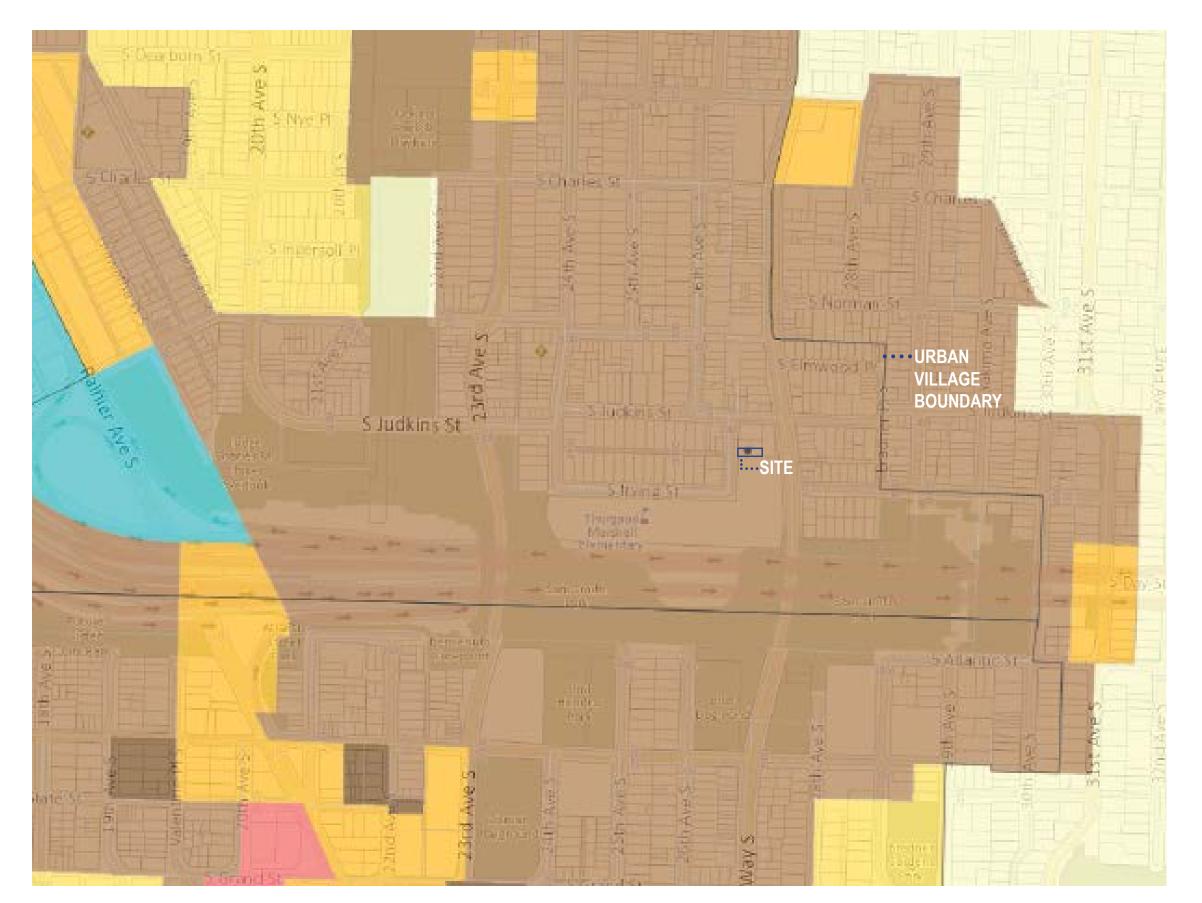
I-90 BIKE LANES/ TUNNEL











6.1 ZONING MAP

 LOCATION
 1320 26th Ave S

 PARCEL NO.
 073000-0010

 LOT SIZE
 3,265.5 SF

 DIMENSIONS
 32.75' x 100'

LEGAL BEMIS ADD **DESCRIPTION** Plat Block:

Plat Lot: 1-2-3-4

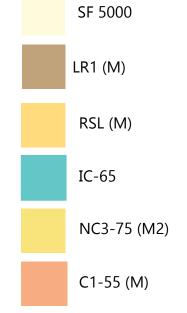
ZONING LR1 (M) - HIGH

URBAN VILLAGE WITHIN URBAN VILLAGE

BOUNDARY

EXISTING STRUCTURES VACANT LOT

STREET R.O.W 26th AVE SOUTH















Zoning Analysis R&D Mass Timber Modular

October 2020

SITE

Property: 1320 26th Ave. S Site Size: 3,258 SF

Dimensions: 32'-9" x 100' x 32'-5" x 100'

Public right-of ways: 26th Ave. S. (Neighborhood Yield Street)

Parcel #: 073000-0010

Zoning: LR1 (M) High Density Area

ZONING ANALYSIS

Design Review: Under the threshold for Design Review. No Design Review Required.

23.41.004, Table A

23.41.012

Under the threshold for Design Review. No Design Review Required.

C.1 – Project is smaller than 8,000 SF. Lot was not a SFR zoned lot.

Departures can include: process, density limits, FAR, height, solid waste.

23.41.018.D.3 May elect to do Voluntary if require Adjustments.

Process: Pre-Submittal Application Conference

Community Outreach Required by Department of Neighborhoods

SDR Guidance Application Packet

Design Guideline Review with SDR Planner to review Adjustments

Adjustments include: 50% max. reduction in Setbacks, 10% max. reduction in Amenity area, landscaping/screening by 25%, structure width, depth and façade length limits increased by 10%.

No Public Notice or Public Comment is required, and the decision is not appealable.

23.41.016 If during Voluntary SDR, the *adjustments* are not enough, the project may seek a *departure*.

However, then Official Public Notice must be made, a Public Comment Period must be provided,

and the decision is appealable.

Comm. Outreach Will need to complete if elect to go through Streamlined Design Review.

Equity Areas: Is located in the Equity Area, per SDCI GIS maps, August 2020. Create an Equity Outreach plan

with Design Review Outreach staff at Department of Neighborhoods.

MHA: 7% units to be set aside for High Density Performance, but minimum of 2 units/structure.

23.58C.050 7%= .84 or 1 unit per 12, but minimum of 2 units per structure, per Table B 23.58C.050.A.2. or 1 unit that is 3 beds or larger, per 23.58C.050.C.

23.58C.040.A.1 Or Payment Option: \$23.47 / GSF, through February 28, 2021. GSF excludes parking or

Table B underground stories, or portions of underground stories.

Per Tip 257 No ability to charge tenants utilities, other expenses, per Tip.









6.2___ZONING OVERVIEW

FAR: 23.45.510.A	with MHA suffix: 1.3, or 4,235 GSF, but need Gross Floor Area includes exterior corridors	. •			
Table A	Ground-level walking paths and unit balconi	es/decks are not part of Gro	oss Floor Area.		
23.45.510.D.1,4	Exempt Floor Area includes: all stories or po				
	underground, inc. portions of a story that ex				
00.45.540.5.5	grade, for apartments in LR zones, whichev	_			
23.45.510.D.5	Exempt Floor Area also includes: floor area				
	accessory uses, the average height above g	•			
	exempt floor area is float, used as an ameniat least 25% is not enclosed by walls of the	•	is of all afficility area, and		
	at least 25% is not enclosed by walls of the	Structures.			
Density:	Apartments: no limit, for LR1 MHA zones				
23.45.512A					
Family Sized Units	Apartment with four or more units shall prov	ide at least one unit with tw	o or more hadrooms and a		
23.45.512B	minimum net unit area of 850 square feet fo				
20.40.0125	Thin in the table area of 600 Square leet to	i every lour arms in the out	otaro. 2.0 or 0.12		
	One unit with three or more bedrooms and a	a minimum net unit area of	1,050 square feet may be		
	provided in place of any two units required t	o include two bedrooms and	d a minimum net unit area of		
	850 square feet. 1:8 or 1+1:12				
23.45.512A.3	When density calculations result in a fraction	n of a unit, any fraction un t	and including 0.85		
20. 10.0 127 (.0	constitutes zero additional units, and any fra		<u> </u>		
	,				
MFTE:	Requirements for MFTE, per Joy Hunt. No	• .			
	MHA Performance07 x # units – then roun	•	• •		
	1,050 SF unit can satisfy 2 units. Can't roun		pay the difference. Must		
	round up only. MHA can round down and pa	ıy extra.			
Height Standards:	Apartments 30 ft.				
23.45.514 Table A					
23.45.514.D	Exceptions for 3:12 pitched roofs up to 5' ab				
23.45.514.E	Exceptions for 3:12 shed or butterfly roofs up to 3' above the height limits provided the low side of the				
	or butterfly is at the height limit, eaves may	extend out to 4' at the high	side.		
23.45.514.G	Roof surfaces completely surrounded by a parapet may exceed the applicable height limit to allow				
	for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent				
of the parapet height, and provided that the lowest elevation of the roof surface is no higher tha					
	applicable height limit. See Exhibit B for 23.	cable height limit. See Exhibit B for 23.45.514.			
Setbacks:	Front	Rear	Side		
23.45.518 Table A					

Apartments 5 ft. min. 15 min. if no alley 7' avg, 5 ft min, if greater than 40';

23.45.518 Table A Side Setback: 7'Avg matters when considering how far to extend 3' access corridors on side of building. Also, if those portions of the façade are exempt from FAR, then they are also exempt from

the Side Setback Requirement.

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Min. Separation: In LR and MR zones, the minimum required separation between principal

23.45.518.F.1 structures at any two points on different interior facades is 10 feet,

except for cottage housing developments, and principal structures separated

by a driveway or parking aisle.

Permitted in Setbacks: Eaves, roofs, garden windows (not providing floor area), unenclosed decks, unenclosed porches,

23.45.518.H, I steps not higher than 4' above existing grade, except for portions of entry stairs not more than 2.5'

above existing or finished grade, ramps for ADA access, underground structures, pedestrian

bridges, for access, less than 5' in width, fences less than 6' high.

Heat Pumps or Electric Charging devices may be located in a setback, if less than 3' from lot line.

Amenity Area: Apartments:

23.45.522.A.1, D.1,2 25% lot area; 50% at ground (except on roof per 23.45.510.D5). Ground amenity area must be

common space. Cannot be enclosed. Min. 250 SF, and no less than 10' dimension.

23.45.522.D.3 Projections into amenity areas. Structural projections that do not provide floor area, such as garden

windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade.

Structure Width: Apartments: Maximum width: 45'

23.45.527A

Structure Length: The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a

23.45.527B rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.

Structure Depth Depth req. N/A for lots under 9,000 SF.

23.45.528B

Landscaping: Green Factor of 0.6 or more for lots containing more than one unit. Vegetated walls cannot count

23.45.524.A.2 for more than 25% of the green factor score.

Street Trees required for any development. Existing street trees shall remain.

Bicycle Parking: Short Term: None Required per Code.

23.54.015

Long Term: 1 per unit, 5 bike spaces

Table D.2

Solid Waste: Min. Area for Shared Storage Space:

23.54.040, Table A 2-8 units: 84 SF, min. dimension: 7'. 9-15 units: 150 SF, min. dimension: 12'

23.54.040.J Ramp access ok. Needs to be screened, less than 50' from street.

Storage: Required only for SEDU units, as necessary.

SCL High Voltage: According to the PAR and survey the site has high voltage lines in front of it. Will trigger the 14'

setback. Update survey with new HP Line location.









6.2___ZONING OVERVIEW, CON'T.

Trees: No Exceptional Trees. Red Alders not exceptional except in grove.

Dir. Rule 16-2008 Tree Grove: A grove means a group of 8 or more trees 12" in diameter or greater that form a

continuous canopy. Trees that are part of a grove shall also be considered exceptional unless they fail to meet the risk criteria discussed in the following section. Trees that are less than 12" in diameter that are part of a grove's continuous canopy cannot be removed if their removal may damage the health of the grove. Street trees shall not be included in determining whether a group

of trees is a grove.

Parking: All residential uses in community within urban center or to the state of t

All residential uses in commercial, RSL and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a

frequent transit service area: NO MINIMUM REQUIREMENT.

Footnote 1,4:

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CS1A, 2E. NATURAL SYSTEMS AND SITE FEATURES

Similar to the local character of the surrounding neighborhod, the front west entry is setback to create amenity spaces for residents to interact together, directly off of the street. The main entry opens out to the common amenity, maintaining a sense of "eyes on the street". This landscaped zone provides a transitional area from the sidewalk to the private units. Planters are stepped along the slope of the site, providing opportunities for urban gardens and indigenous planting, and a lush boundary from the street, adding privacy to the common amenity.









DC2.1D RELATE TO SCALE AND FORM

The entry progression breaks down the building massing into a welcoming sequence starting at the street level. Appropriately scaled windows face the street, inviting a sense of community, "eyes on the street", and neighborly presence. The mail area, placed in the courtyard, invites a social space for residents to interact with one another.

PL3.2 + DC3.1 STREETSCAPE TREATMENT | COMMON OPEN SPACE

The stooped entry and front gathering space encourages a sense of community to the residents and existing neighborhood. This active front facing zone provides safe routes for residents to transition from the street to the entryway, mail, and bike and solid waste storage. Changes in paving encourage zones of gathering, and zones for circulation.



7.0 DESIGN GUIDELINES

PRIMARY DESIGN GUIDELINES:

CS1A, 2E. NATURAL SYSTEMS AND SITE FEATURES

PL3.2 STREETSCAPE TREATMENT | DC3.1 COMMON OPEN SPACE

DC4 EXTERIOR ELEMENTS AND FINISHES

PL1. OPEN SPACE CONNECTIVITY

CENTRAL AREA DESIGN GUIDELINES:

PL1.3A CONNECTIVITY:
LIVABILITY FOR FAMILIES AND ELDERS

DC2.1D RELATE SCALE AND FORM TO THE ADJACENT PUBLIC REALM

DC2.1H ENCOURAGE FAMILY-SIZED, GROUND-LEVEL UNITS



PL1.3.CONNECTIVITY: LIVABILITY FOR FAMILIES AND ELDERS

The south exposure to the parking lot will be screened with a wooden fence. These elements add privacy and security from the open parking lot and neighboring elementary school. The private amenity space for the family unit creates a safe gathering space, with connectivity to nearby parks and playgrounds.



DC4 EXTERIOR ELEMENTS AND FINISHES, BUILDING MATERIALS

This project primarily uses Mass Timber, and low carbon materials. The exterior materials will use natural wood as much as possible: as an expression of the primary structural material, and, as a design element intended to impart rich texture, warmth, and Pacific Northwest building traditions. Studio units will be screened with elegant wood slats to create privacy for residents and neighboring school. Translucent lower panels on the second level studio units provide further screening from the school. A rhythm of balconies at the third level brings cohesion to the checkered window facade.



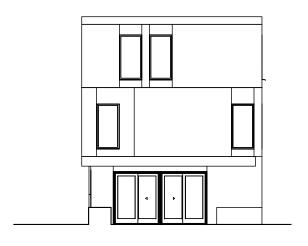
atelierjones, IIc 911 pine street floor two Seattle, WA 98101 206.624.9966 www.atelierjones.com







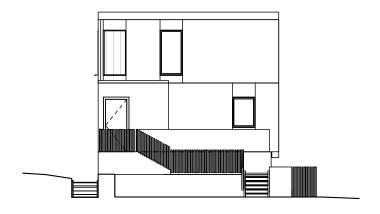




EAST

L1 Glazing Allowed: 75% = 131 SF L1 Glazing Proposed: 87 SF

Upper Level Glazing Allowed: 25% = 118 SF Upper Level Glazing Proposed: 72 SF



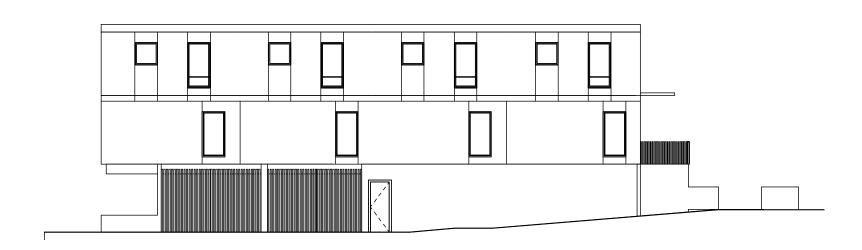
WEST

Glazing Allowed: unlimited Glazing Proposed: 72 SF



SOUTH

Glazing Allowed: 25% = 478 SF Glazing Proposed: 420 SF



NORTH

Glazing Allowed: 15% = 285 SF Glazing Proposed :180 SF

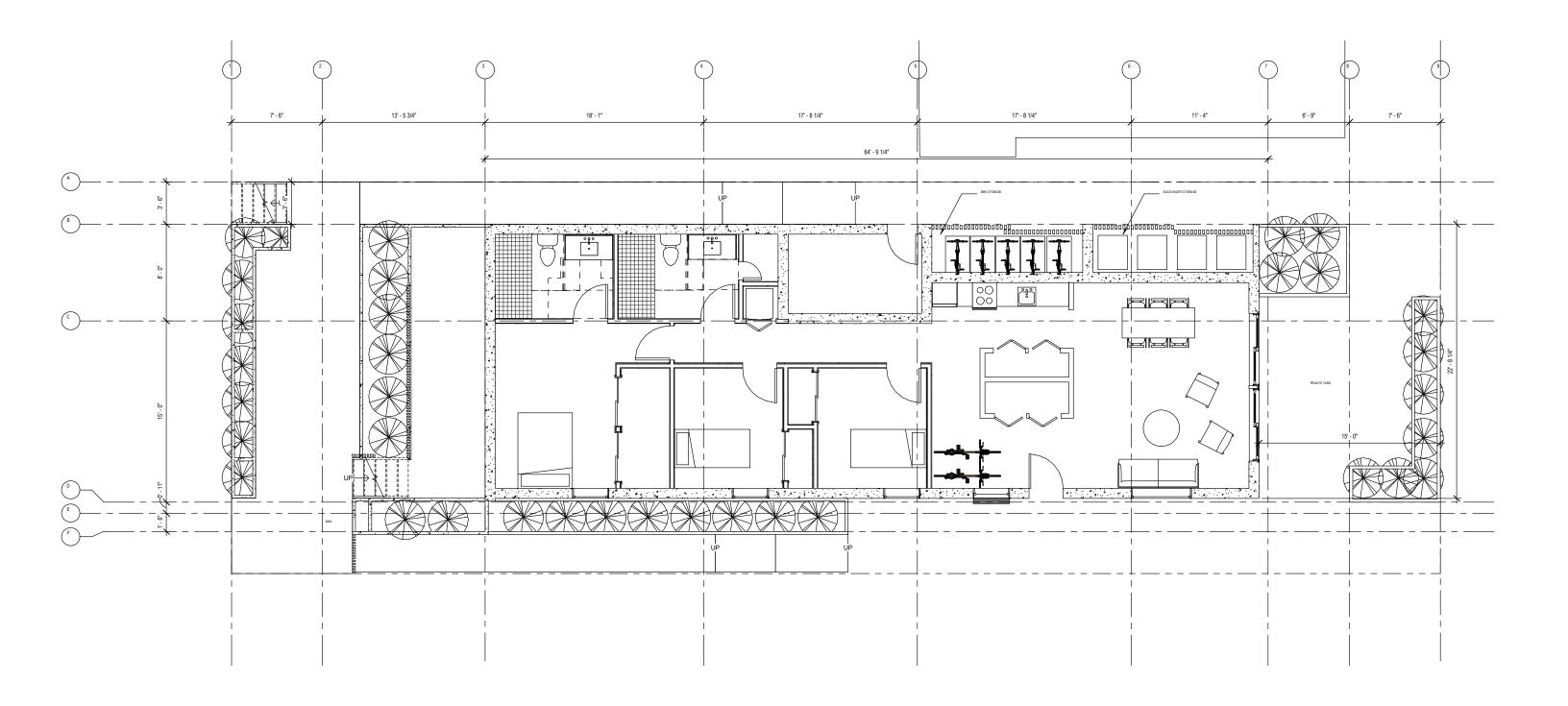










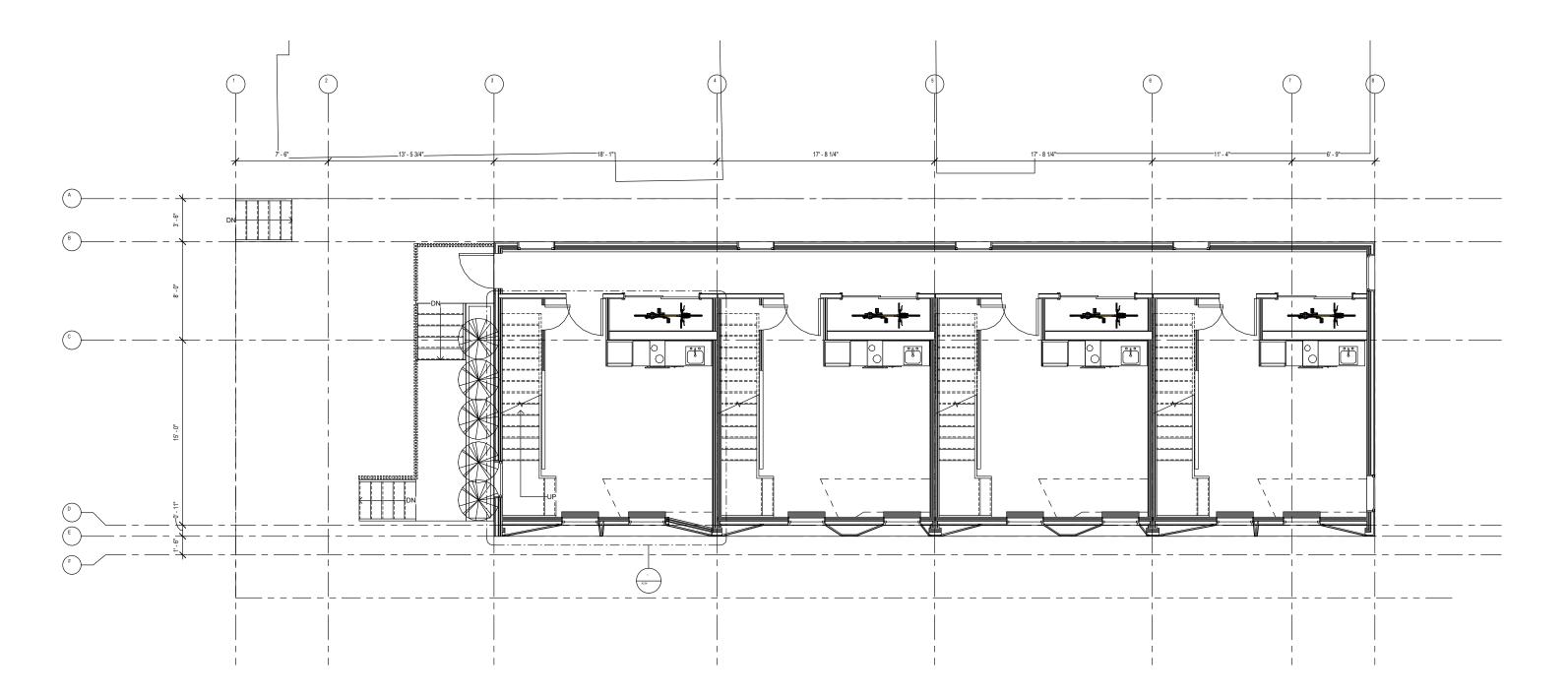








8.2___FLOOR PLANS - SECOND LEVEL

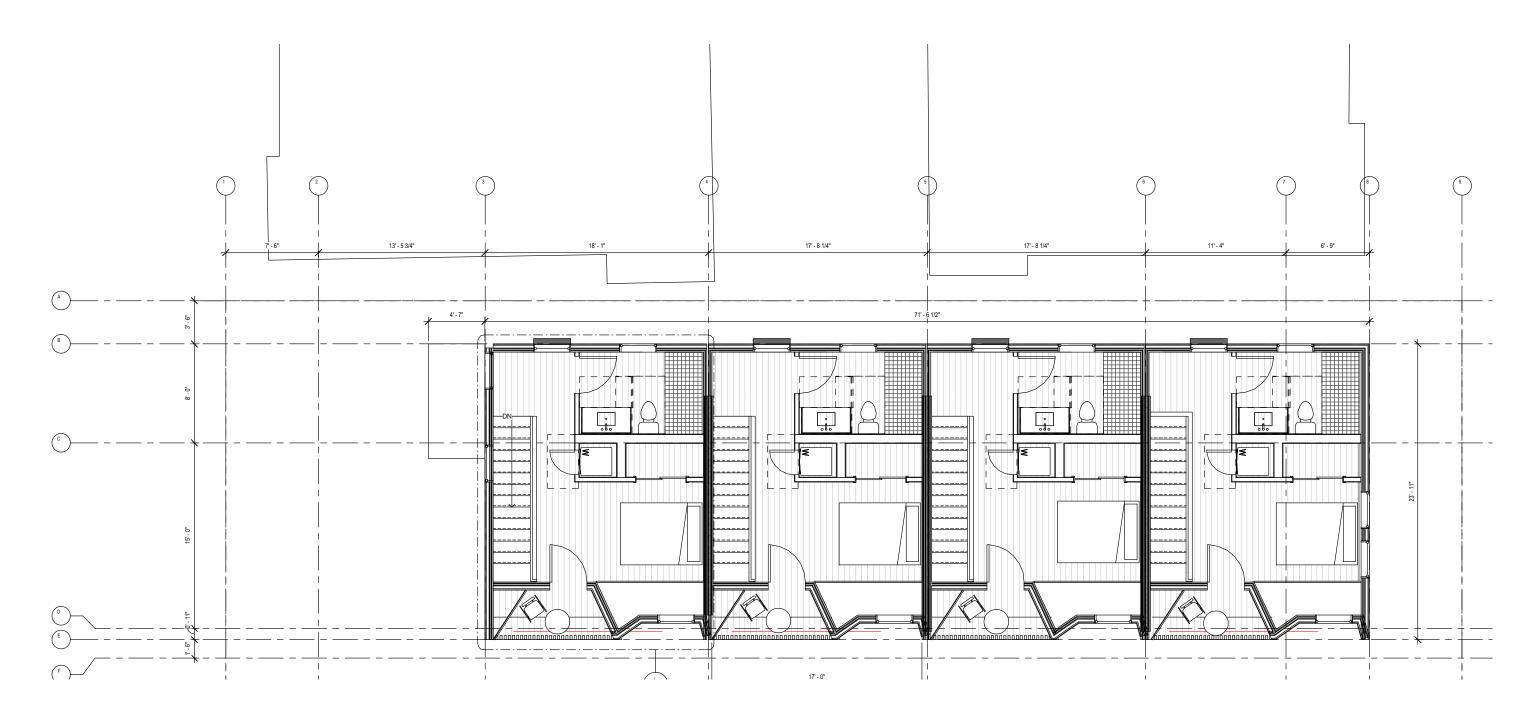








8.2___FLOOR PLANS | THIRD FLOOR



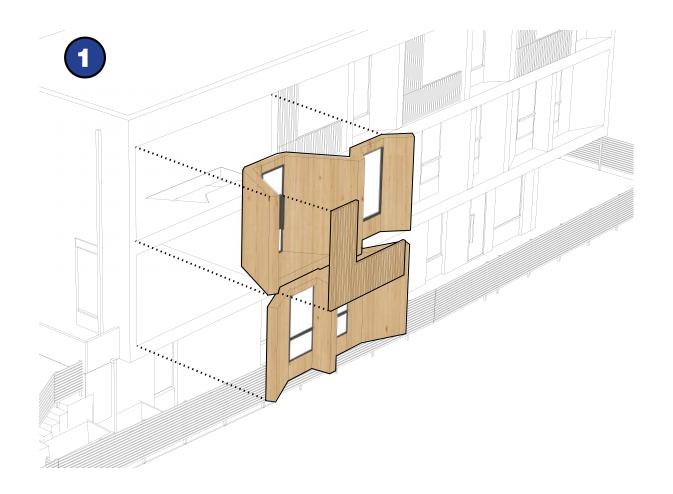


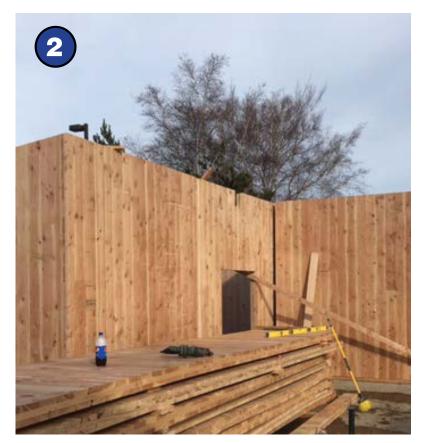






8.3 MATERIAL AND COLOR TAKEOFFS







[1] MODULAR / PREFABRICATED CONSTRUCTION
[2] CLT CONSTRUCTION
[3] CHARWOOD SIDING
[4] BLACK VINYL UNIT WINDOW FRAMES
[5] ACCENT WOOD SIDING
[6] PANEL ACCENT AT WINDOWS







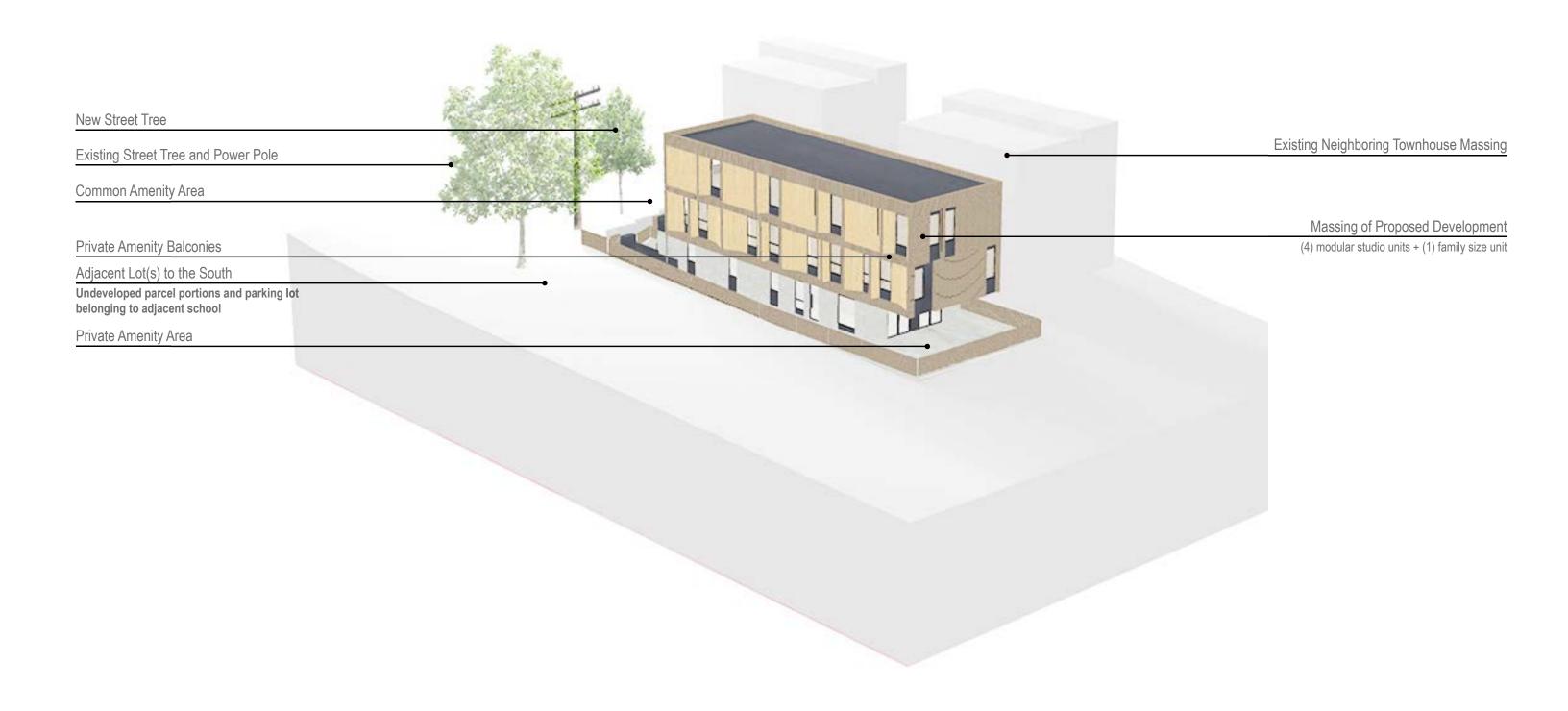








8.4, 8.6 MASSING & SITE RELATIONSHIPS









8.5___RENDERING







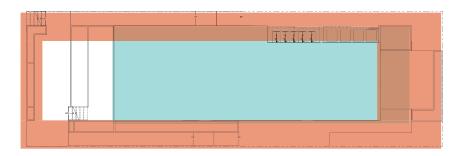


1. ADJUSTMENT - REDUCTION OF SETBACKS BY 50%

REQUIREMENT:

(23.45.518 Table A)

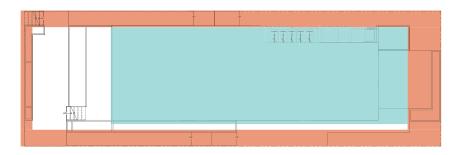
<u>Setbacks:</u>	Front	Rear	<u>Side</u>
Apartments:	5 ft. min.	15 min.	7' avg, 5 ft min, if
		if no alley	greater than 40';



ADJUSTMENT REQUEST:

(50% reduction from 23.45.518 Table A)

Setbacks:	Front	Rear	<u>Side</u>
Apartments:	2.5 ft. min.	7.5 min.	3.5' avg, 2.5 ft min, if
		if no alley	greater than 40';



RESPONSE:

The long, narrow site constrains the project's intent to provide workable, liveable housing in order to address Seattle's middle income housing crisis. The long east/west proportions of the site make the sideyards for the project extremely important for the project to achieve comfortable, beautiful units. Per **Design Guideline DC2.1 Building Layout and Massing,** the project looks to strike a successful balance of long term residential units with increased density for the changing neighborhood.

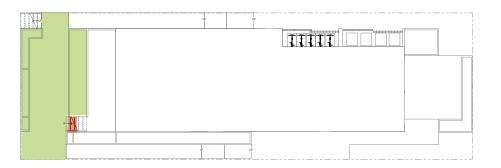


2. ADJUSTMENT - REDUCTION OF AMENITY AREA BY 25%

REQUIREMENT: 25% lot area; 50% at ground (except on roof per 23.45.510.D5). (23.45.522.A.1, D.1,2) Ground amenity area must be common space. Cannot be enclosed.

Min. 250 SF, and no less than 10' dimension.

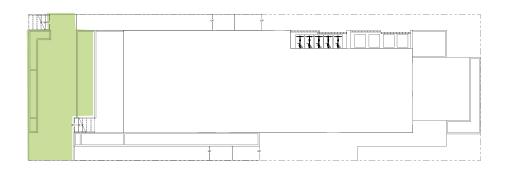
Amenity Required: 816 SF (25% Lot Area), 408 SF Ground Level Common Amenity Required



ADJUSTMENT REQUEST:

(10% reduction from 23.45.522.A.1, D.1,2)

Amenity Requested: 735 SF (90% of 25% Lot Area), 367.5 SF Ground Level Common Amenity Required



RESPONSE:

The narrow lot requires strategic design for both amenity space and comfortable units. Per **Design Guideline DC3.1 Common Open Space**, the project looks to strike a successful balance of welcoming gathering space, contributing to the community character of the neighborhood, while providing units that achive a variety of spaces for maximum liveability. 10% Reduction allows common amenity to fit in the West yard without obstructing the building's programmatic and circulation requirements.











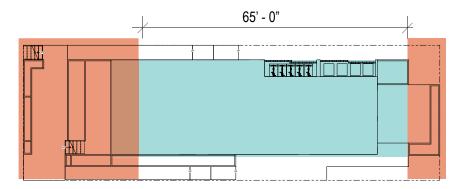


3. ADJUSTMENT - INCREASE STRUCTURE WIDTH BY 10%

REQUIREMENT:

23.45.527.B

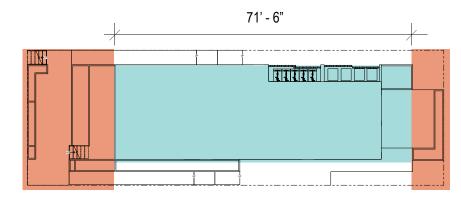
The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.



Lot width = 100 ft Building width allowed = 65 ft Building width adjustment = 71.5 ft

ADJUSTMENT REQUEST:

(10% increase from 23.45.527.B)



RESPONSE:

The long east/west proportions of the site make it difficult to create flexible and comfortable units within the FAR limits without exceeding the structure length requirements. This adjustment will allow the building to provide an adequate unit count and building massing in concert with the city's Design Guidelines. By creating liveable units for long term renters, the project will enhance a sense of community and safety for the surrounding neighborhood.









