

4001 S WILLOW ST

RECOMMENDATION PACKET
MEETING DATE — AUGUST 30th, 2022

3038001-LU

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PROJECT OBJECTIVES

- 1. Create plentiful, financially-attainable housing that contributes to the evolving Othello station area
- 2. Provide homes with good access to natural light and fresh air, while being attentive to the privacy needs of neighbors
- 3. Design a human-scaled building that contributes to an attractive, pedestrian-oriented streetscape

PROJECT TEAM

OWNER	OZ Navigator 159 S Jackson St, Suite 300 Seattle, WA 98104 (206) 889-5949
ARCHITECT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 (206) 760-5550
LANDSCAPE	Murase Associates 200 E Boston Seattle, WA 98102 (206) 322-4937
CIVIL	Bush, Roed & Hitchings 2009 Minor Avenue East Seattle, WA 98102 (206) 323-4144
GEOTECH	GeoEngineers 17425 NE Union Hill Road, Suite 250 Redmond, WA 98052 425.861.6000
SURVEY	Bush, Roed & Hitchings 2009 Minor Avenue East Seattle, WA 98102 (206) 323-4144

PROJECT INFORMATION

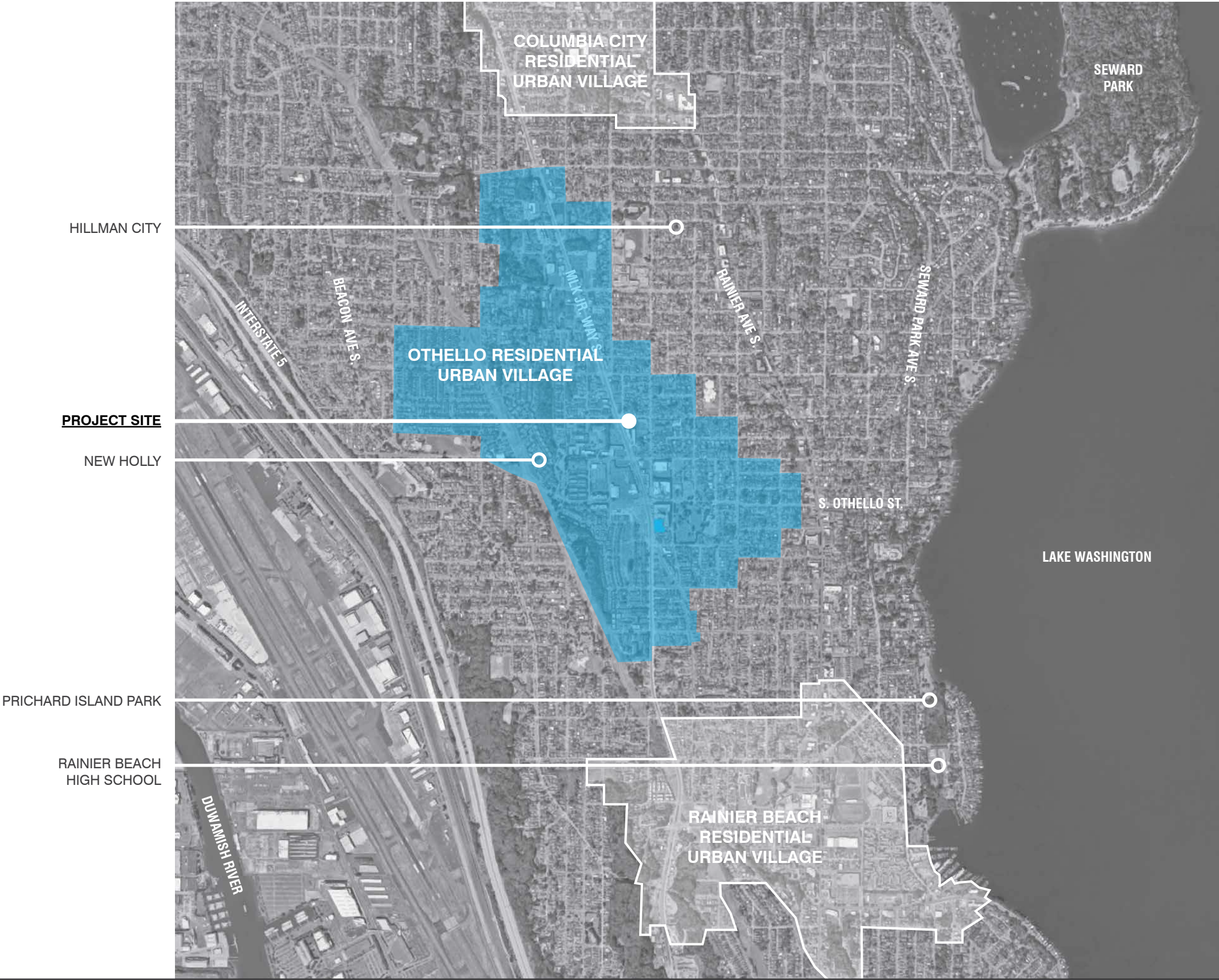
SITE ADDRESS(ES)	4001, 4009 & 4015 S Willow St Seattle, WA 98118
PARCEL NUMBERS	333300-2951 333300-2950 333300-2952
SDCI PROJECT #S	3038164-EG 3038001-LU 6835622-CN
APPLICANT	Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	NC3P-95 (M)
LOT SIZE	15,542 SF (Combined)
ALLOWABLE FAR	6.25
PROPOSED UNITS	191 Total Units 2 Two Bedrooms 181 One Bedrooms 8 SEDUs
ALLOWABLE HEIGHT	95'
COMMERCIAL SPACE	1800 sf proposed
PARKING STALLS	12 stalls proposed

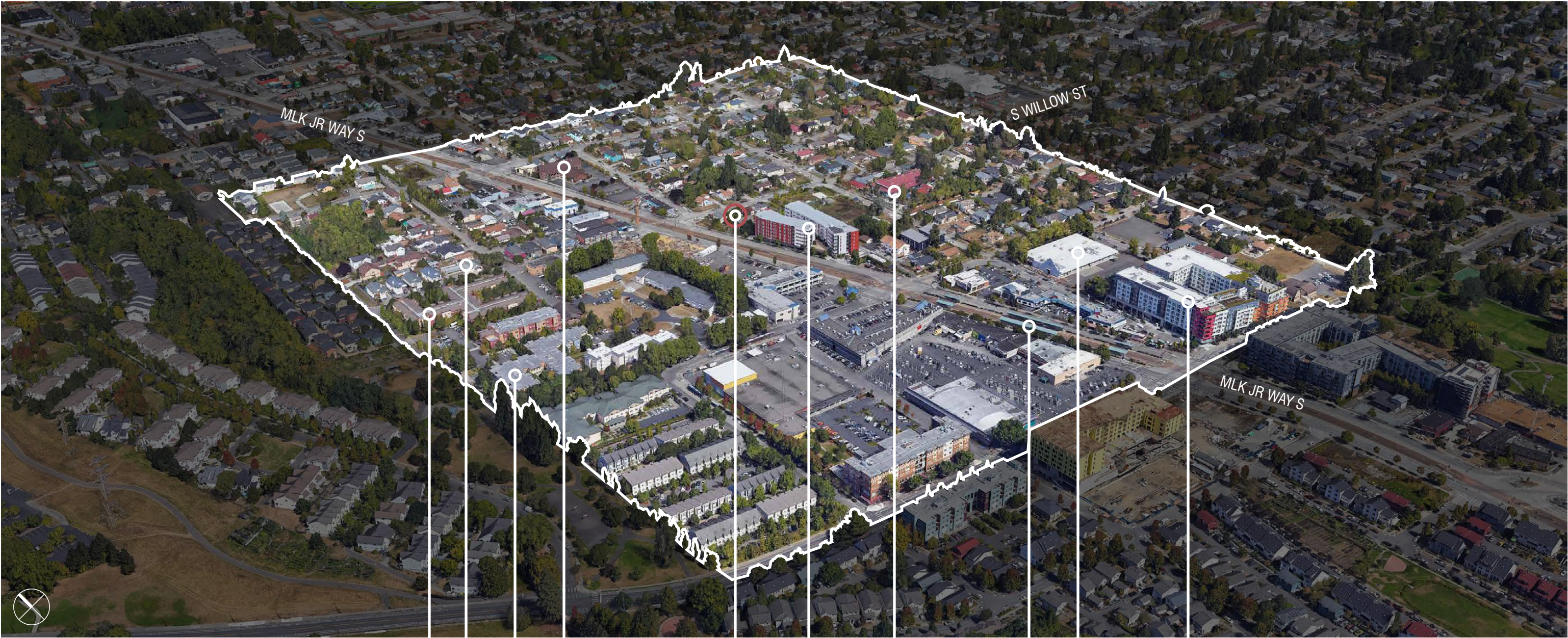
SUMMARY CONTEXT ANALYSIS
SOUTHEAST SEATTLE — RAINIER VALLEY

OBSERVATIONS

The site is in Southeast Seattle, within the Othello Residential Urban Village. It is well served by public transportation, with development focused in a corridor along Martin Luther King Jr Way S.

The immediate vicinity includes a number of neighborhood amenities, parks, and services.





PARK PLAZA
SAMOAN
COMMUNITY
CHURCH
ESPERANZA
APARTMENTS
ETHIOPIAN
ORTHODOX
CHURCH
4001 S WILLOW ST
(PROJECT SITE)
MERCY OTHELLO
PLAZA
DUOC SU TEMPLE
OTHELLO LIGHT
RAIL STATION
SEATTLE LOCALE
ASSEMBLY 118

SUMMARY CONTEXT ANALYSIS
SITE SURVEY

LOCATION

4001, 4009, 4015 S Willow St, Seattle, WA 98118

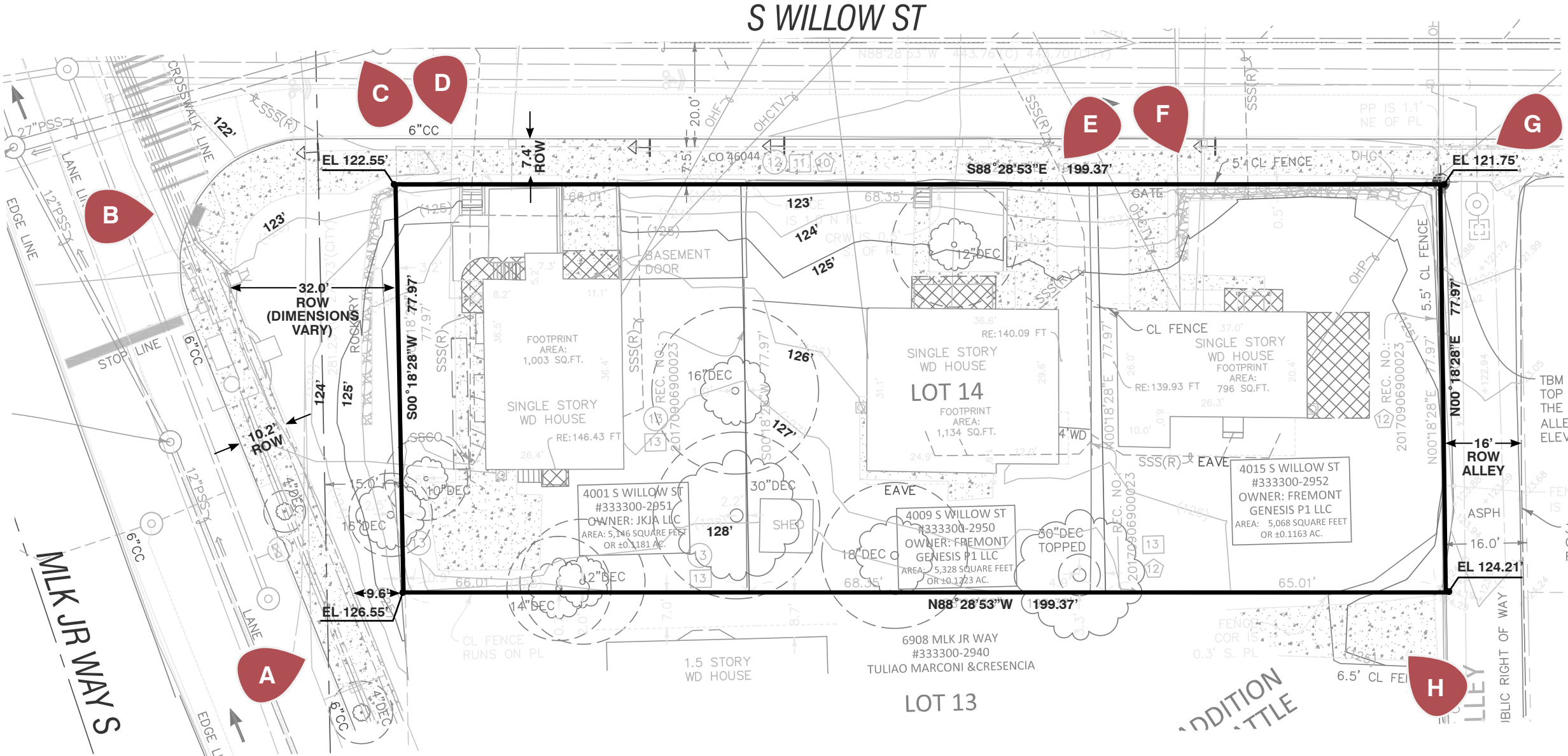
Located on the southeast corner of S Willow St and MLK Jr Way S. The lot is bordered by S Willow St to the north; MLK Jr Way S to the west; an alley and an adjoining parcel to the east; and an adjoining parcel to the south.

LOT SIZE

15,542 SF

OBSERVATIONS

- Elongated east-west rectangle with only one shared property line to the south creates fewer direct privacy concerns
- Existing elevation change is minimal and occurs mostly along the North, East and South property lines
- Alley provides access for services.
- Alley is not up to standard, 2' dedication will be required.
- SPU electrical service is underground on MLK
- Sidewalk improvements required per SDOT standards along S Willow St. Project will need to be set back at grade to provide 12' ROW.
- ROW adjacent to subject property (SE corner of MLK and Willow) likely to be improved as part of project scope, potentially as public plaza
- There are currently three single-family houses on the property



LEGAL DESCRIPTION(S)

APN 333300-2951:
The west 66 feet of lot 14, block 15, Hillman City addition to the City of Seattle, division number 6, according to the plat thereof recorded in volume 11 of plats, page 23, records of King County, Washington; except that portion condemned for widening Willow Street In King County superior court cause no. 161151, As provided for by ordinance no. 46044 of the City of Seattle, situate in the County of King, State of Washington.

APN 333300-2950:
Lot 14, block 15, Hillman City addition to the City of Seattle, division number 6, according to the plat thereof recorded in volume 11 of plats, page 23, records of King County, Washington; except the west 66 feet; except the east 65 feet; and except that portion condemned for widening Willow Street in King County superior court cause no. 161151, As provided for by ordinance no. 46044 of the City of seattle. situate in the County of King, State of Washington.

APN 333300-2952:
The east 65 feet of lot 14, block 15, Hillman City addition to the City of Seattle, division number 6, according to the plat thereof recorded in volume 11 of plats, page 23, records of King County, Washington; except that portion condemned for widening Willow Street in King County superior court cause no. 161151, as provided for by ordinance no. 46044 of the City of Seattle. situate in the County of King, State of Washington.





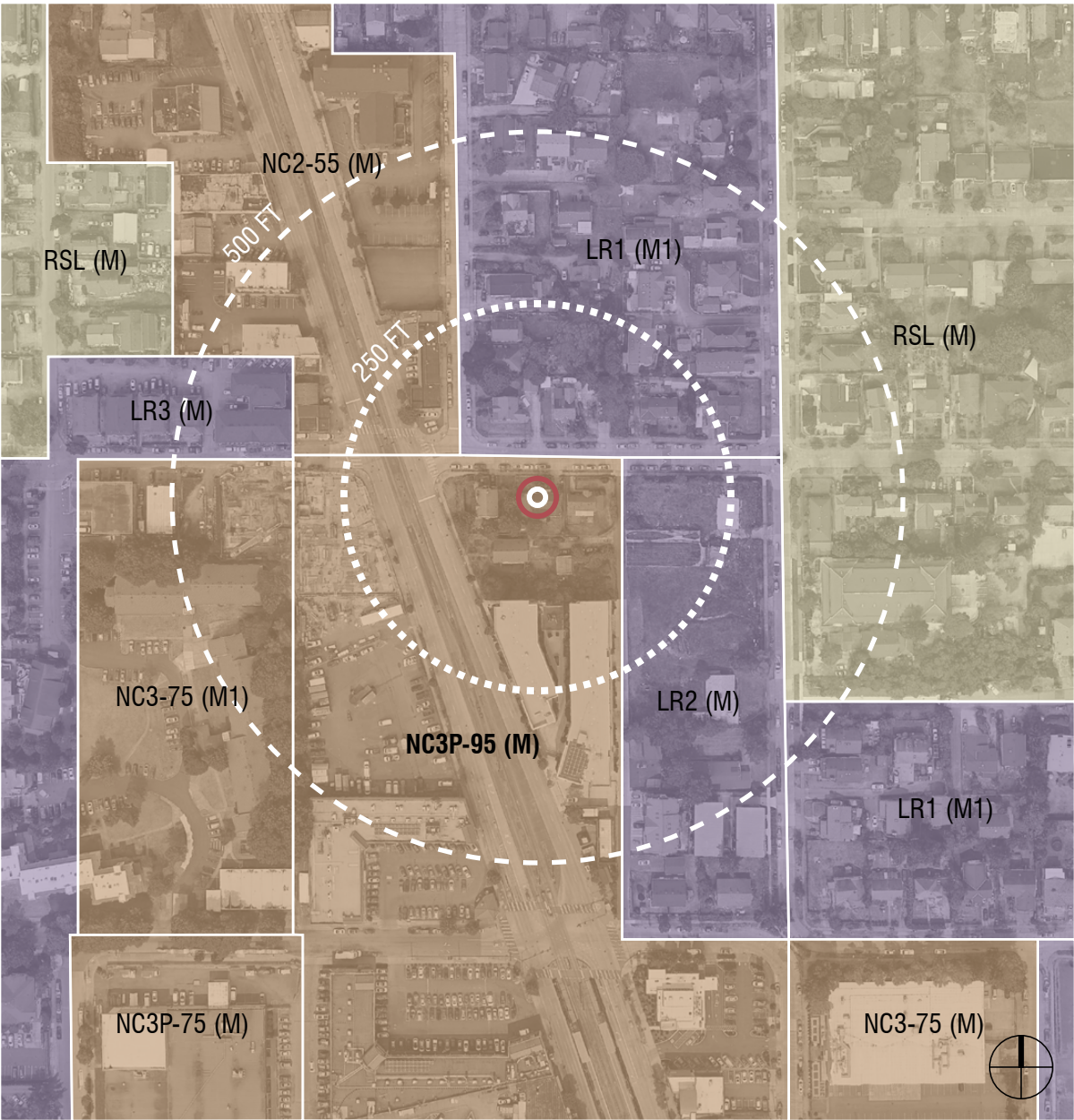
SUMMARY CONTEXT ANALYSIS

ZONING + LAND USE

ZONING + USE NOTES

Project site is at the north end of the Othello Station Overlay District, within a Neighborhood Commercial zone with a pedestrian overlay. To the north and east are zoning transitions with decreased height limits.

The vicinity has a mix of new mixed-use buildings; older, low-density commercial space with surface parking, a few institutional buildings, and a number of single-family houses to the northeast and east.



ZONING MAP

LR	MULTI-FAMILY (RESIDENTIAL ZONE)
RSL	SINGLE-FAMILY (RESIDENTIAL SMALL LOT ZONE)
NC	MIXED-USE (RESIDENTIAL & COMMERCIAL ZONES ARE ALLOWED)

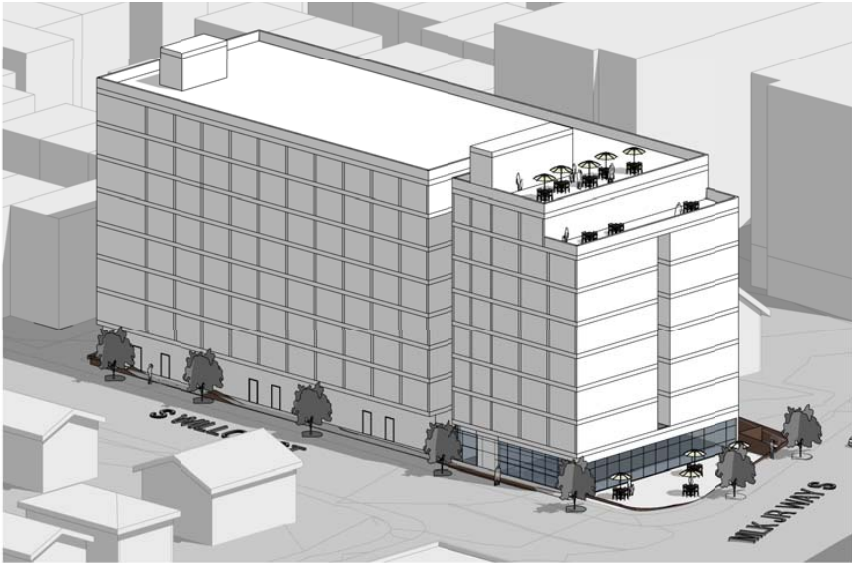


LAND USE MAP

	LOW-RISE - SINGLE-FAMILY RESIDENTIAL		AGRICULTURAL
	LOW-RISE - MULTI-FAMILY RESIDENTIAL		
	MIXED-USE		
	COMMERCIAL		
	INSTITUTIONAL		

CITATION	TOPIC	CODE STATEMENT	NOTES
23.47A.005	Street-Level Uses	C.1 Min. 20% of street-level, street-facing facade is residential use. D.1 Min. 80% of street-level, street-facing facade is recreational, institutional or commercial.	MLK is the primary street-facing facade for this project
23.47A.008	Street-Level Development Standards	Blank segments shall not exceed 20’ in length Total blank segments shall not exceed 40% of street facade 60% of street facing facade between 2’ and 8’ above sidewalk shall be transparent Residential Use: Street-level street-facing facade must be within 10’ of the street lot line, unless wider sidewalks or similar are provided Min. grade separation of 4’ above or 4’ below sidewalk, or set back at least 10’ from sidewalk; Provide visually prominent pedestrian entry Non-Residential Use: Minimum average depth of 30’ and min. depth of 15’ Minimum floor-to-floor height of 13’. Continuous overhead weather protection is req’d along 60% of the street frontage of a principal pedestrian street Lower edge of the overhead weather protection shall be between 8’ and 12’ above sidewalk (< 6’ projection) Lower edge of the overhead weather protection shall be between 10’ and 15’ above sidewalk (> 6’ projection)	See Departure Requests See Departure Requests See Departure Requests
23.47A.012	Structure Height Rooftop Features	95’ max +4’ for clerestories, railings, parapets etc +7’ for solar collectors (unlimited rooftop coverage) +15’ for solar collectors and mechanical equipment (20% max coverage w/ stair and elevator penthouses) +16’ for stair and elevator penthouses	
23.47A.013	FAR (Table A)	6.25	Underground stories exempt
23.47A.014	Setback Requirements	Average setback for street-facing portions of structure >75 ft high is 8 ft.	
23.47A.016	Landscaping and Screening Standards	Green factor: 0.30 min.	
23.47A.024	Amenity Area	Min. 5% of total gross floor area in residential use are amenity areas.	See Departure Requests
23.47A.022	Light and Glare Standards	Exterior light and glare must be shielded and directed away from adjacent properties.	
23.47A.032	Car Parking Bike Parking	No parking required. 1 per dwelling unit up to 50, then .75 stalls per unit.	
23.54.040	Solid Waste & Recyclabing	Mixed use projects must satisfy requirements for residential development plus 50% of requirement for non-residential. Residential Development: >100 dwelling units = 575 SF plus 4 SF for each additional unit above 100 Non-residential Development: 15,001 - 50,000 SF = 175 SF / 2 = 87.5 SF	

EDG SUMMARY
MASSING SUMMARY



OPTION A

(Code Compliant — No Departures)

STORIES	8
UNITS	196 Total Units <ul style="list-style-type: none">• 5 Live-Work• 191 One-Bedrooms
FAR	6.25 (97,137 SF)
PARKING	20 Stalls (2 Accessible)
COMMERCIAL	2125 SF

DESCRIPTION

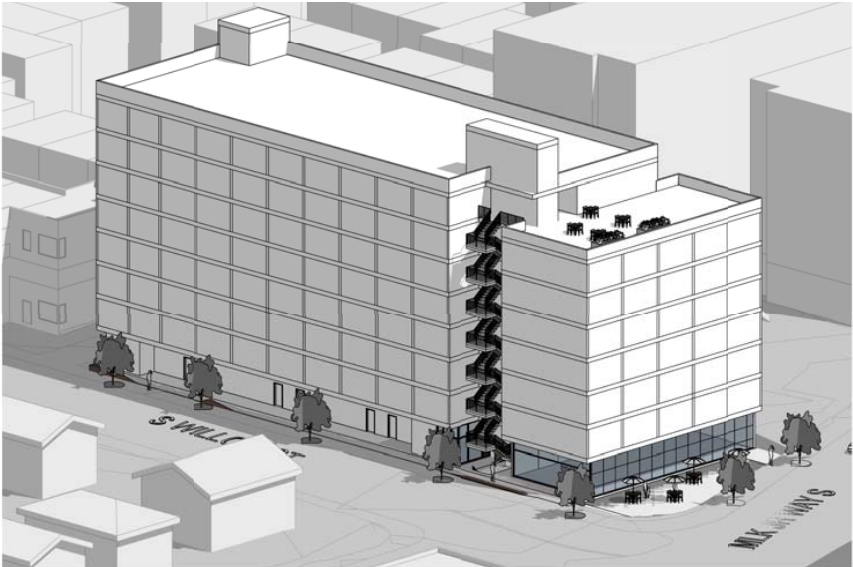
Units face north-south for simplified circulation and a compact footprint. An exterior stair breaks up the massing of the long north facade; a setback along MLK at the top level meets minimum code requirement. Live-work units located at grade along Willow St.

ADVANTAGES

- Efficient footprint
- Retail opens on to plaza in ROW at MLK (*PL1-A.1: Enhancing Open Space; PL1-C.1: Selecting Activity Areas*)
- Exterior stair allows for break in massing
- (*DC2-A.2: Reduced Perceived Mass*)

CHALLENGES

- No units facing east/west; minimal activation on those elevations
- Massing transitions not fully resolved, don't effectively break up scale of building
- Garage ramp located within building causes circulation challenges
- Lobby has very little street presence or transparency
- Exterior stair lacks prominence



OPTION B

(Code Compliant — No Departures)

STORIES	8
UNITS	204 One-Bedroom Units
FAR	6.23 (96,653 SF)
PARKING	20 Stalls (2 Accessible)
COMMERCIAL	2,075 SF

DESCRIPTION

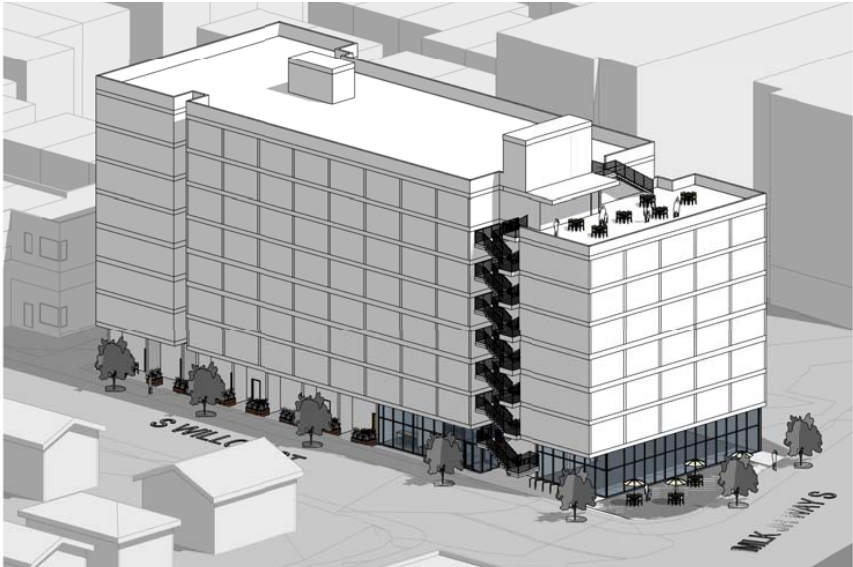
A refinement of Option A. Units rotated at west rotated to face MLK; corresponding step in massing exceeds code requirement. At-grade units along Willow St changed from live-work to residential units for widened pedestrian area and opportunity for landscaping.

ADVANTAGES

- Increased unit count
- Larger upper-level setback creates more coherent massing transition and more significant exterior stair (*CS2-C.1: Corner Sites*)
- Zero lot line at SW corner (MLK) allows for more coherent street wall (*CS2-A.4: Evolving Neighborhoods*)
- Increased at-grade setback along Willow provides landscaped buffer (*DC2-D.1: Human Scale; PL3-B.1: Security and Privacy*)

CHALLENGES

- No units facing east — large blank facade for entire exposure
- Garage ramp located within building causes circulation challenges
- Lobby has very little street presence or transparency



OPTION C — DRB SUPPORTED

(Code Compliant — No Departures)

STORIES	8
UNITS	197 Total Units <ul style="list-style-type: none">• 7 SEDUs• 190 One-Bedrooms
FAR	6.25 (97,134 SF)
PARKING	14 Stalls (2 Accessible)
COMMERCIAL	1,800 SF

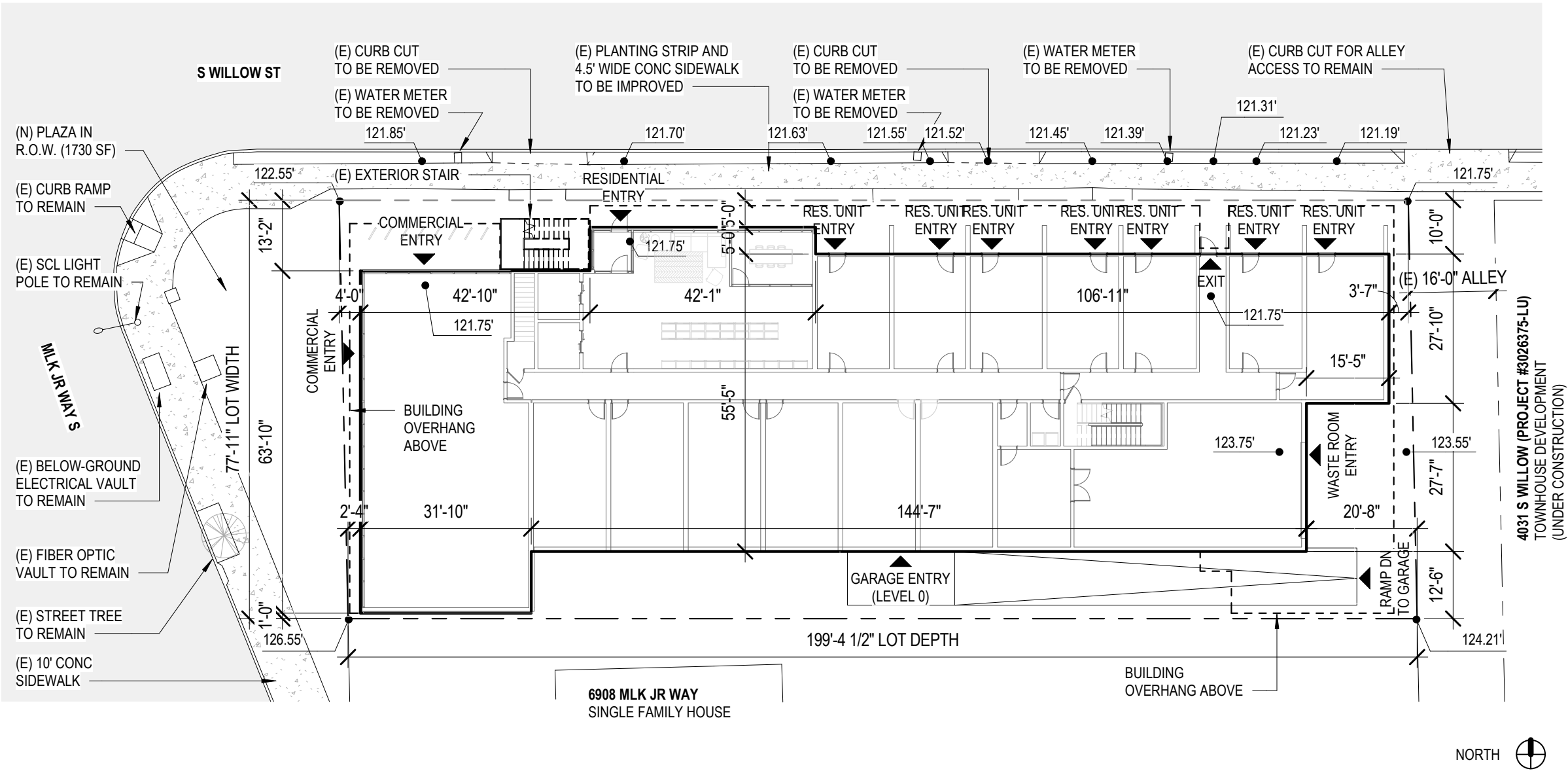
DESCRIPTION

A refinement of Option B. Units at east rotated to face alley, creating secondary massing transition and activating all four facades. Exterior stair rotated for additional prominence. Drive ramp for garage moved out of building to south property line, providing better access for at-grade units. Larger setback at south property line improves privacy.

ADVANTAGES

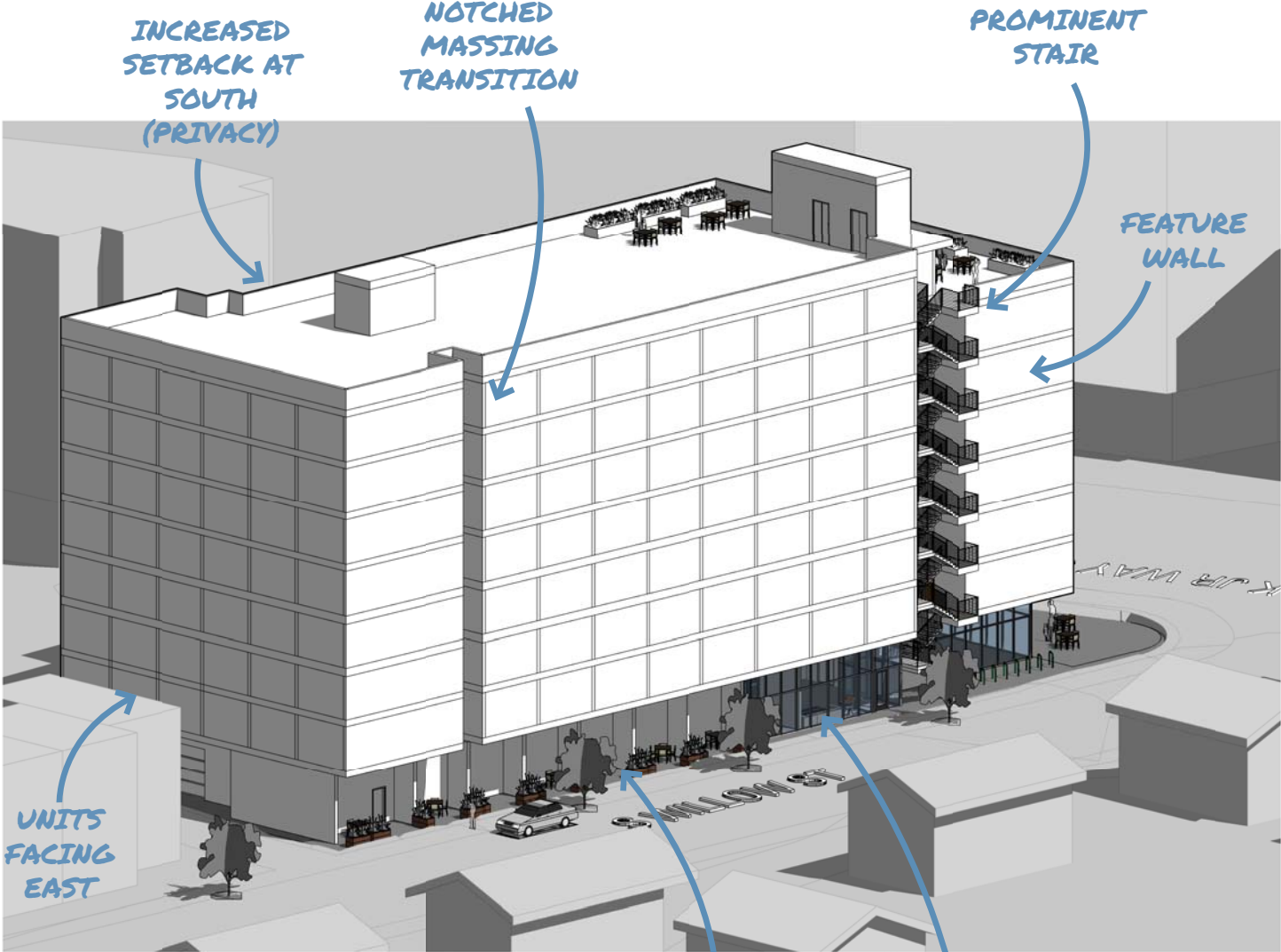
- Units face all four directions, providing more active facades (*DC2-B.2: Blank Walls*)
- Fewer units facing south at shared property line and increased setback for improved privacy (*CS2-D.5: Respect for Adjacent Sites*)
- Lowered massing along MLK and exterior stair at transition acknowledge corner site (*CS2-C.1: Corner Sites*)
- Second massing break further reduces perceived scale of building (*DC2-A.2: Reduced Perceived Mass*)
- Larger lobby with more street presence and transparency (*PL3-A.1: Design Objectives - Entries*)
- Exterior garage ramp at south property line (*DC1-B.1: Access Location and Design*)
- 10' setback for landscaped residential terraces along Willow St (*DC2-D.1: Human Scale; PL3-B.1: Security and Privacy*)



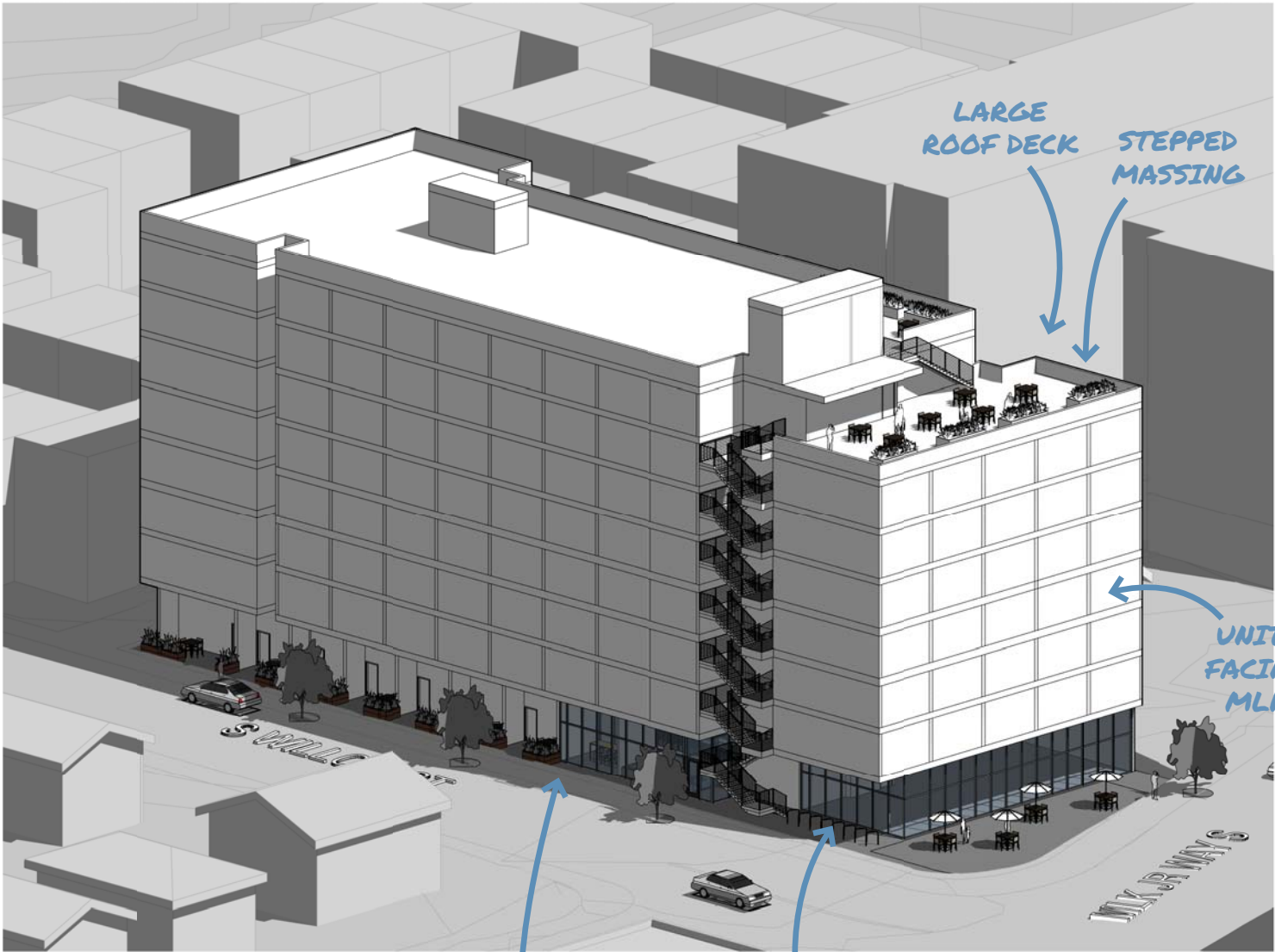


- SITE PLAN NOTES
- USES AND ACCESS
- Prominent lobby entry along Willow, flanked by unit terraces and recessed massing at retail
 - Garage access ramp along South property line
 - Recessed waste room access at alley

EDG SUMMARY MASSING (DRB SUPPORTED)



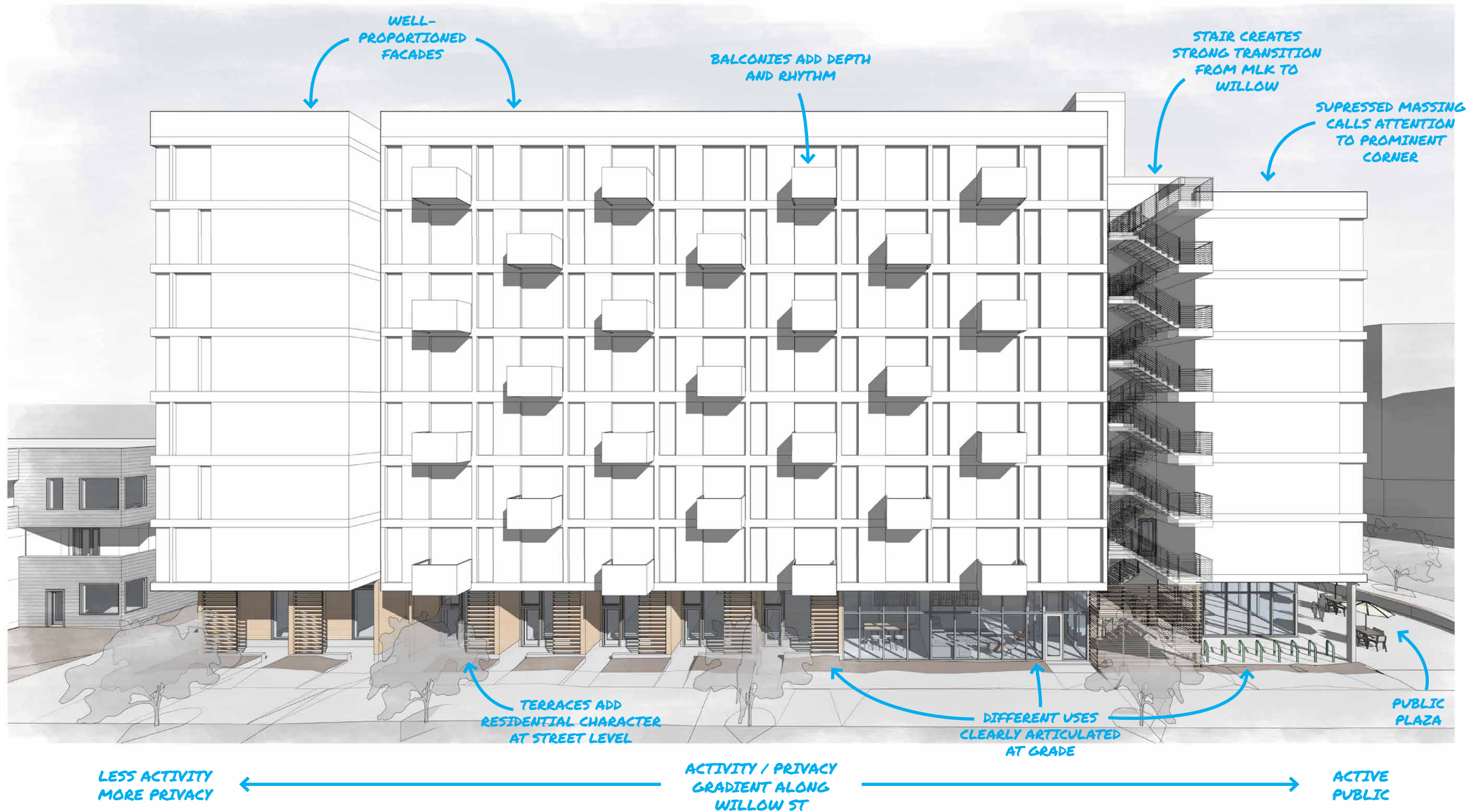
VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

CONTEXTUALIZED MASSING

- Primary building elements (stair, feature wall) take advantage of massing transitions
- Massing and plaza act as gateway to neighborhood at zoning transition from north
- Massing breaks create opportunity for concentrating secondary elements, like balconies, to greater affect
- Glazing activates all four orientations
- Increased transparency at grade closer to the corner of MLK and Willow (lobby, retail)
- Recessed terraces and landscaping along Willow provide transition to residential scale (east)
- Utilites and garage access off alley, away from street



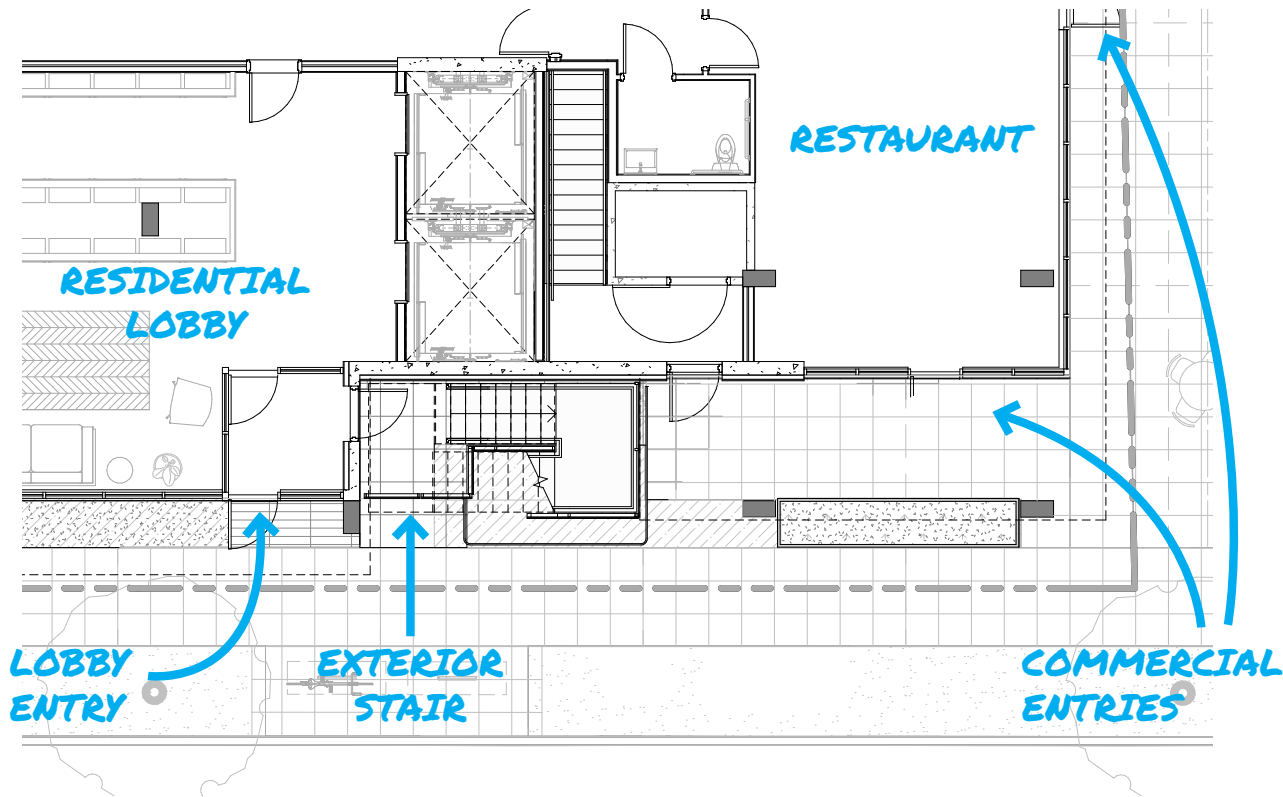
ITEMIZED RESPONSE TO EDG
EXTERIOR STAIR

BOARD COMMENT

The Board was supportive of the exterior stair element proposed in Option C and recognizes the importance of the articulation of the exterior stair as a prominent massing element to the overall success of the massing concept. (DC2-A. Massing, CS2-III. Corner Lots)

DESIGN RESPONSE

The exterior stair has been developed since the EDG phase to emphasize its role in balancing the two primary building volumes. Cedar siding has been added to to the back wall to provide a warmer material experience that also ties into the residential units at grade along Willow Street, and reinforces the gasket-like quality of the stair. A canopy with cedar soffit has been added to define the top edge of the stair and reinforce the overall massing scheme.



STREET LEVEL PARTIAL PLAN



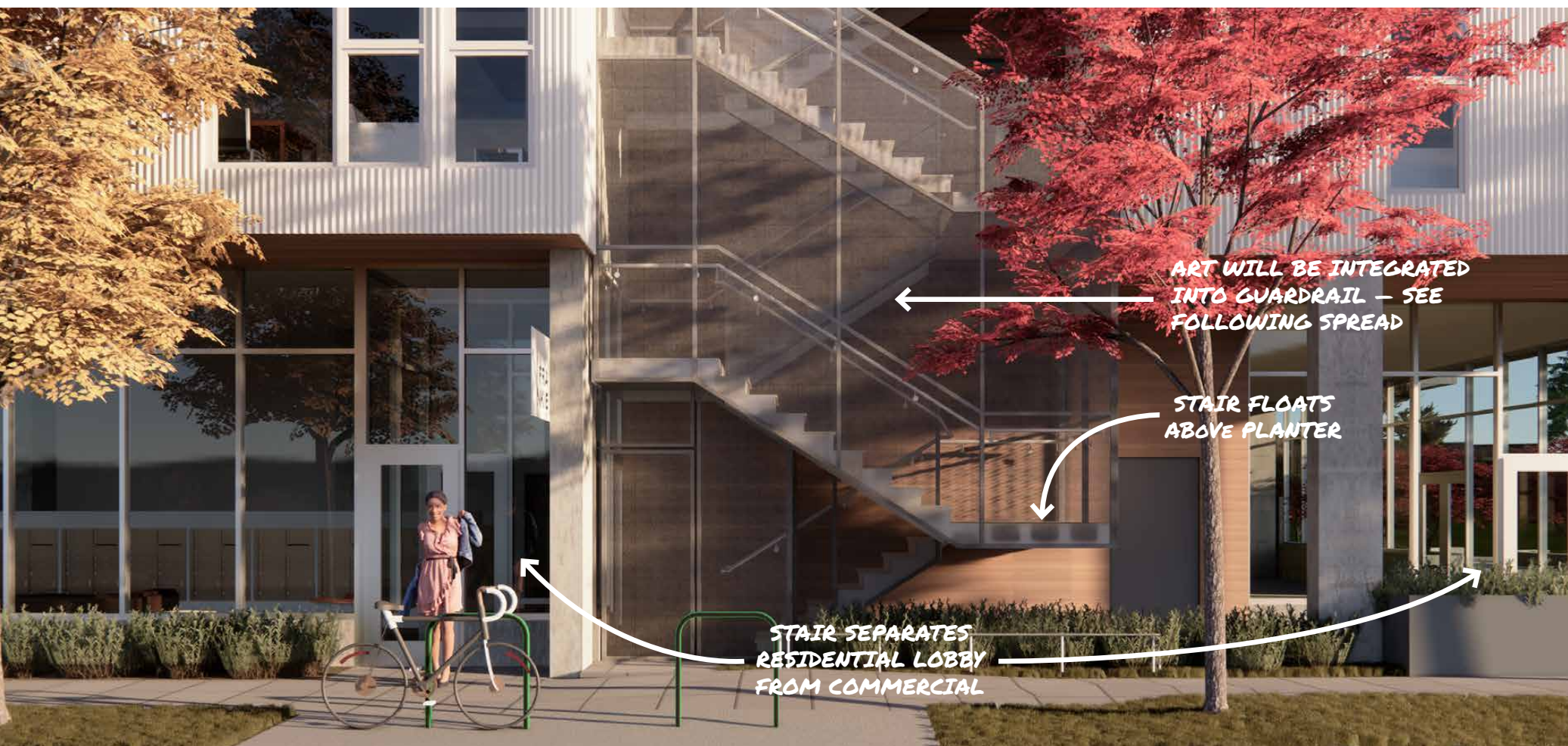
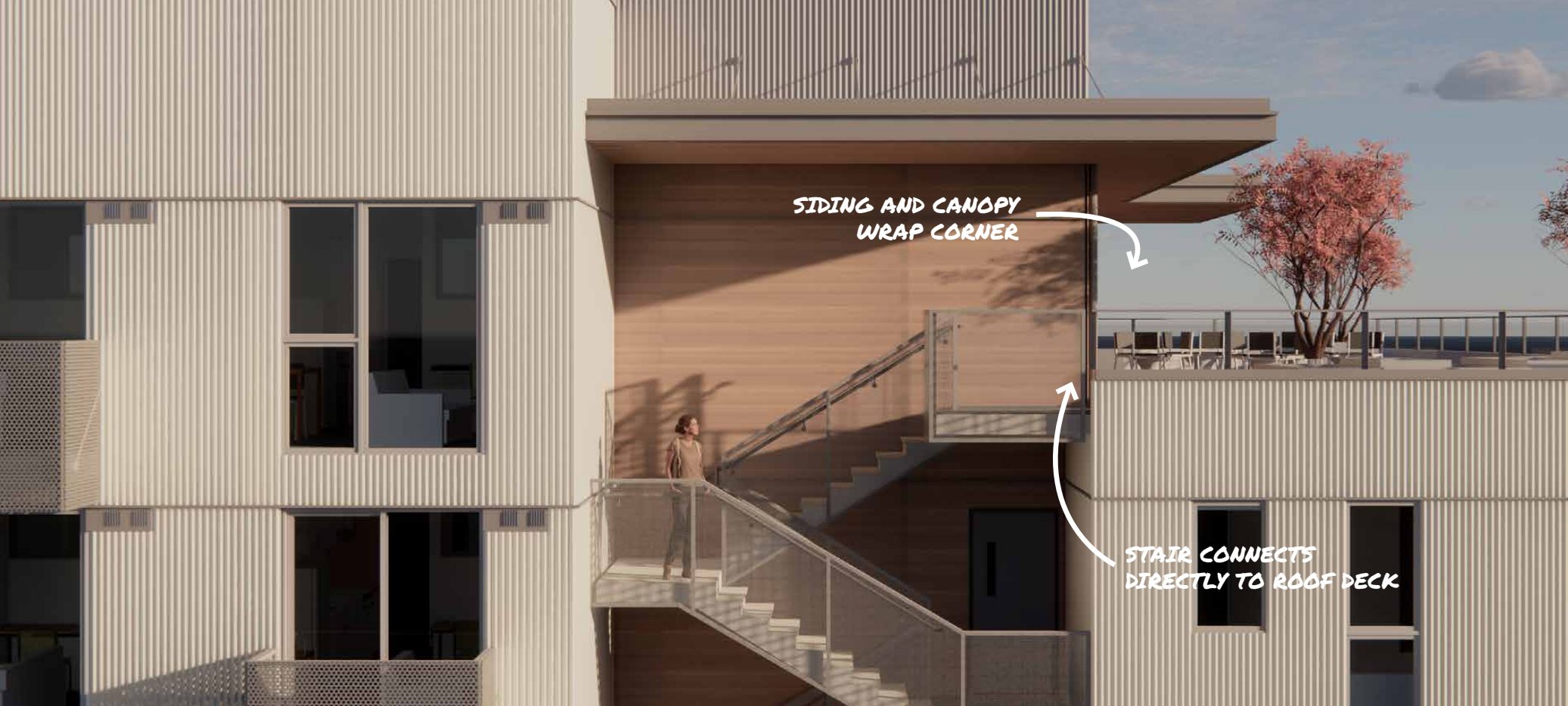
ITEMIZED RESPONSE TO EDG EXTERIOR STAIR

CONNECTION AT STREET AND ROOF DECK

In addition to animating the facade and assisting with the building massing scheme, the exterior stair is intended to provide connections to street level and the roof deck. The canopy and cedar siding wrap the corner at the roof deck, reinforcing the direct physical connection. At grade, the stair hovers over a planting bed to provide a feeling of lightness. A perforated metal guardrail extends the connects the first two flights to provide security — allowing more porous connections above.

STAIR AND PUBLIC ART

As seen on the following spread, the stair guardrails will host a public art piece by Markel Uriu. This piece will further emphasize the massing role of the stair and provide a juxtaposition to the restrained color and material palette of the building.



ITEMIZED RESPONSE TO EDG
ART PROGRAM

ART PROGRAM: LANDSCAPES OF TIME

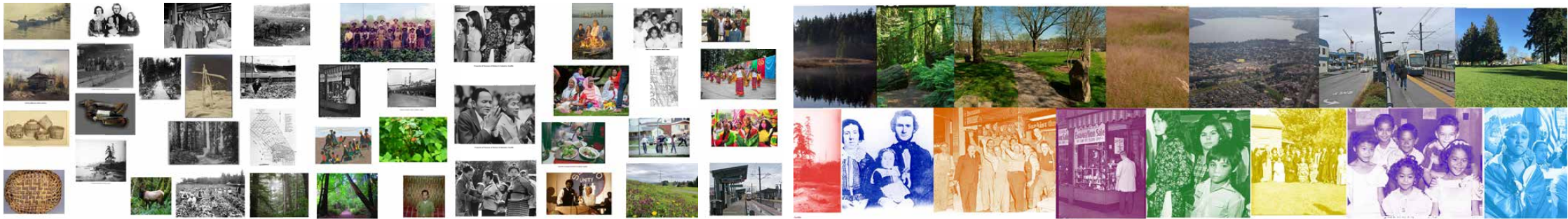
Artist Markel Uriu has been selected to create an art piece that will be integral with the exterior stair guardrails.

Her work will explore the diverse nature of the Othello neighborhood by looking at the numerous waves of immigration and the relationship that peoples have had with the flora, fauna and built ecosystems of the area.

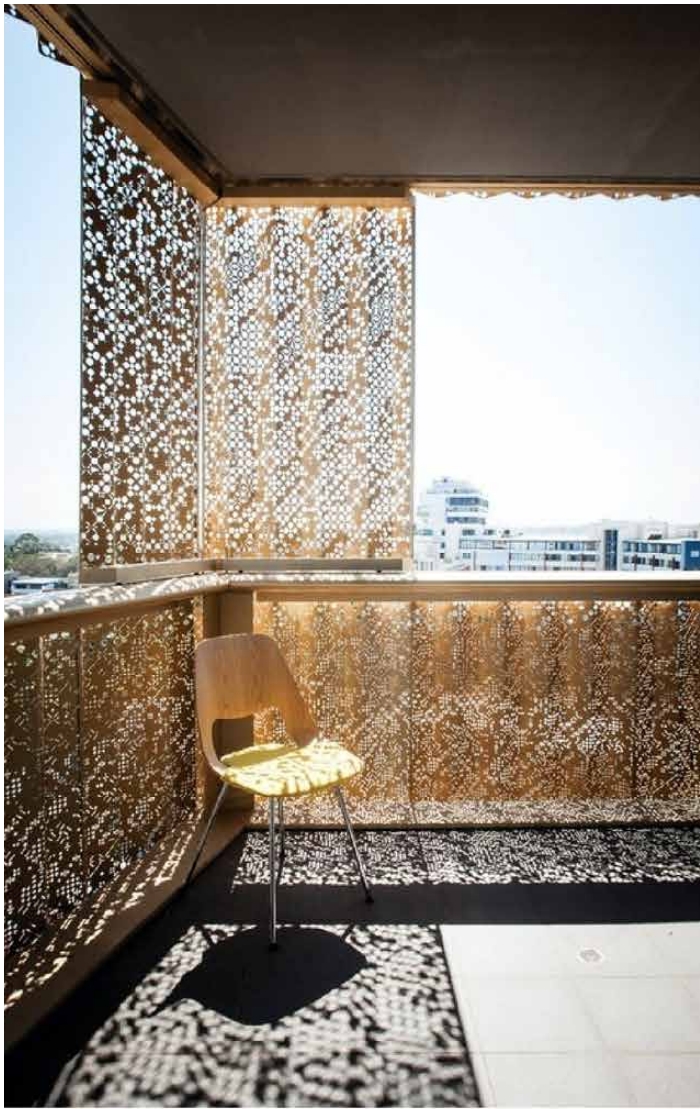
The work will result in a large-scale collage comprised in part of images sourced from these historic and contemporary migrations, and of the changing physical and cultural landscapes.

This project builds upon previous work of hers that used weaving processes to likewise blend imagery, reconciling the legibility of images within a larger, abstracted composition -- examples of which are include on the following page.

The project was selected with an understanding that it would function both up close, where legibility will be possible, and at scale, as a marquee for the project and for the north gateway to the neighborhood.



EXAMPLES OF SOURCED IMAGES



PERFORATED METAL PRECEDENTS



EARLY CONCEPT SKETCH BY MARKEL URIU

CONCEPT SKETCH BY ARTIST MARKEL URIU



EXAMPLES OF PRIOR WORK



VIEW OF NORTH ELEVATION



BOARD COMMENTS

The Board supported the location of the commercial space fronting MLK and the relationship with the right-of-way plaza area. (PL3-1 Human Activity, PL3-II Pedestrian Open Spaces and Entrances). The Board also appreciated the clear delineation between

commercial and residential uses and entries. This distinction should be maintained as the project is further developed. (DC2-B Architectural and Façade Composition, PL3-I Human Activity, PL3-II Pedestrian Open Spaces and Entrances).

DESIGN RESPONSE

The design maintains a clear differentiation between the Residential Lobby, which holds close to the sidewalk along Willow, and the Commercial entries, which address the plaza along MLK. The lobby is fronted by a narrow planting bed to provide a more intimate scale.

ITEMIZED RESPONSE TO EDG
TRANSPARENCY

BOARD COMMENTS

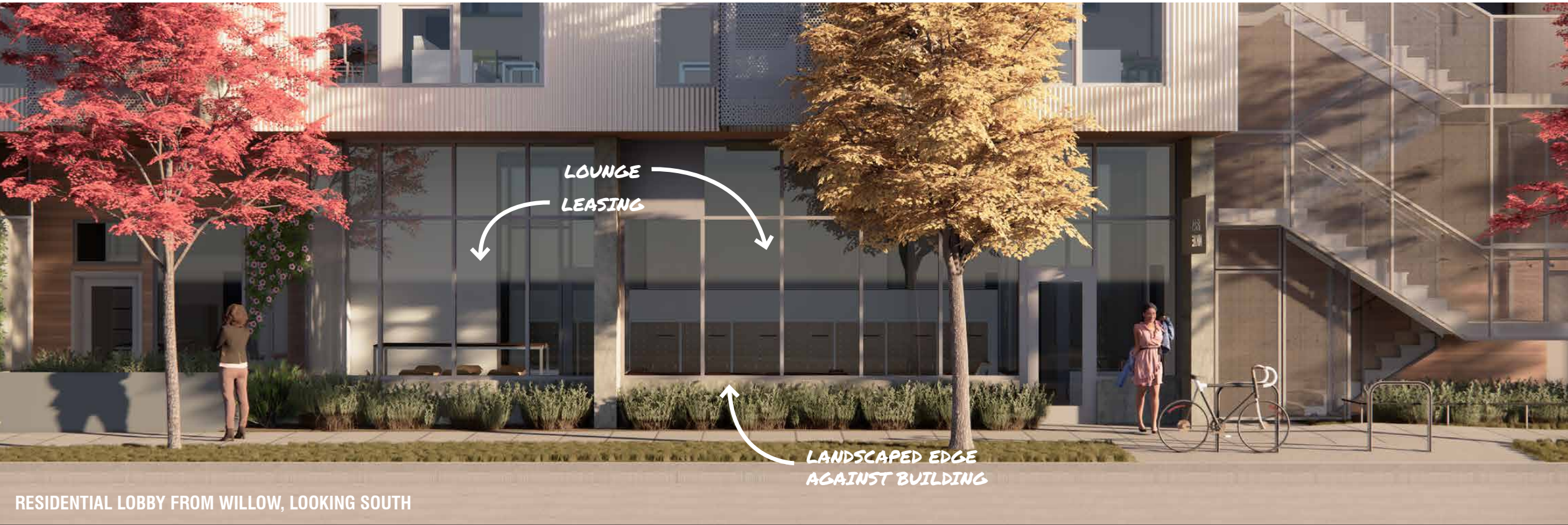
The Board supported the transparency of the commercial space and residential lobby and expects this element to be maintained. (DC2-A Massing, CS2-III Corner Lots, DC2-B Architectural and Façade Composition)

DESIGN RESPONSE

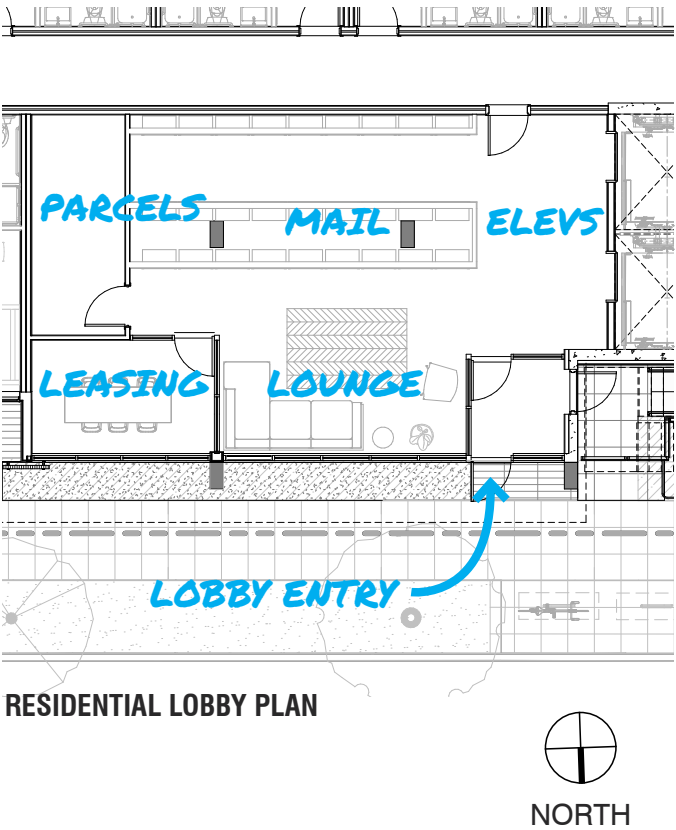
Both the residential lobby and the commercial space maintain a high degree of transparency, each adapted to its context. The commercial space opens directly onto a hardscaped public plaza with a landscaped edge along MLK; the lobby is organized with a lounge and leasing office along the sidewalk to promote an active street presence.



PLAZA FROM MLK, LOOKING EAST



RESIDENTIAL LOBBY FROM WILLOW, LOOKING SOUTH



RESIDENTIAL LOBBY PLAN



ITEMIZED RESPONSE TO EDG
UNITS ALONG WILLOW STREET

DESIGN DEVELOPMENT

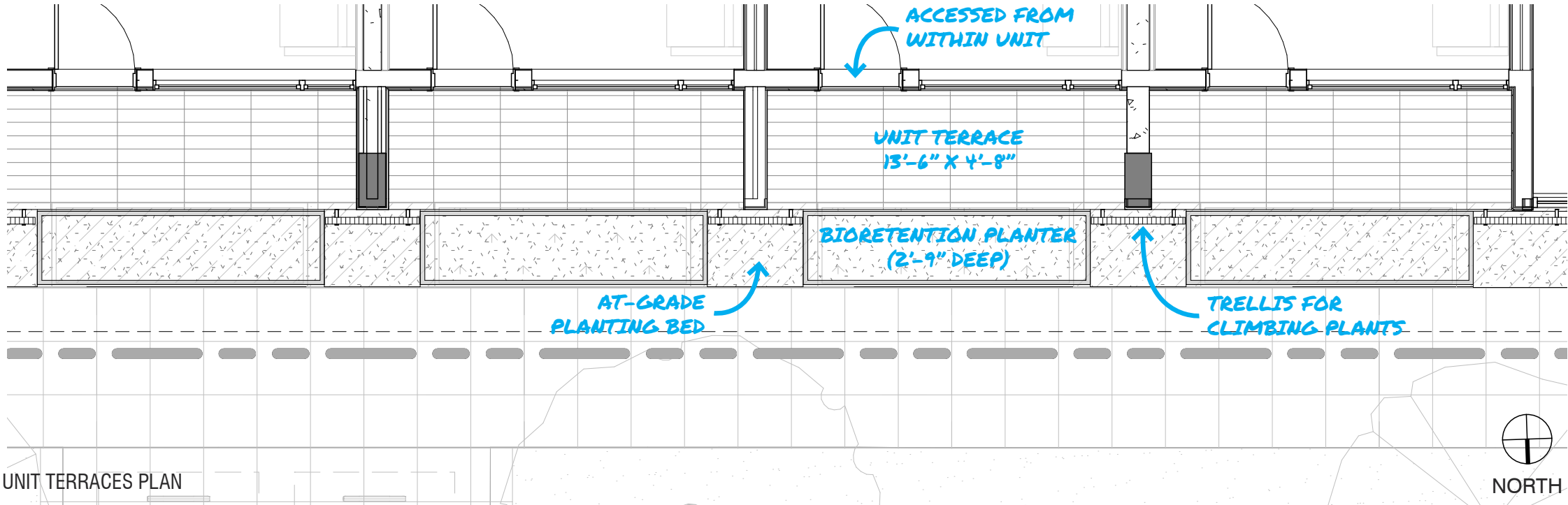
The Board prioritized Othello Neighborhood Design Guidelines PL2-I and PL3-III and supported the finer-grain detail of the residential entries along Willow St. indicated in the design development images. The Board expects to see rich articulation of the ground level. (DC2-B Architectural and Façade Composition, PL2-I Personal Safety and Security, PL3-III Transition Between Residence and Street)

RESPONSE

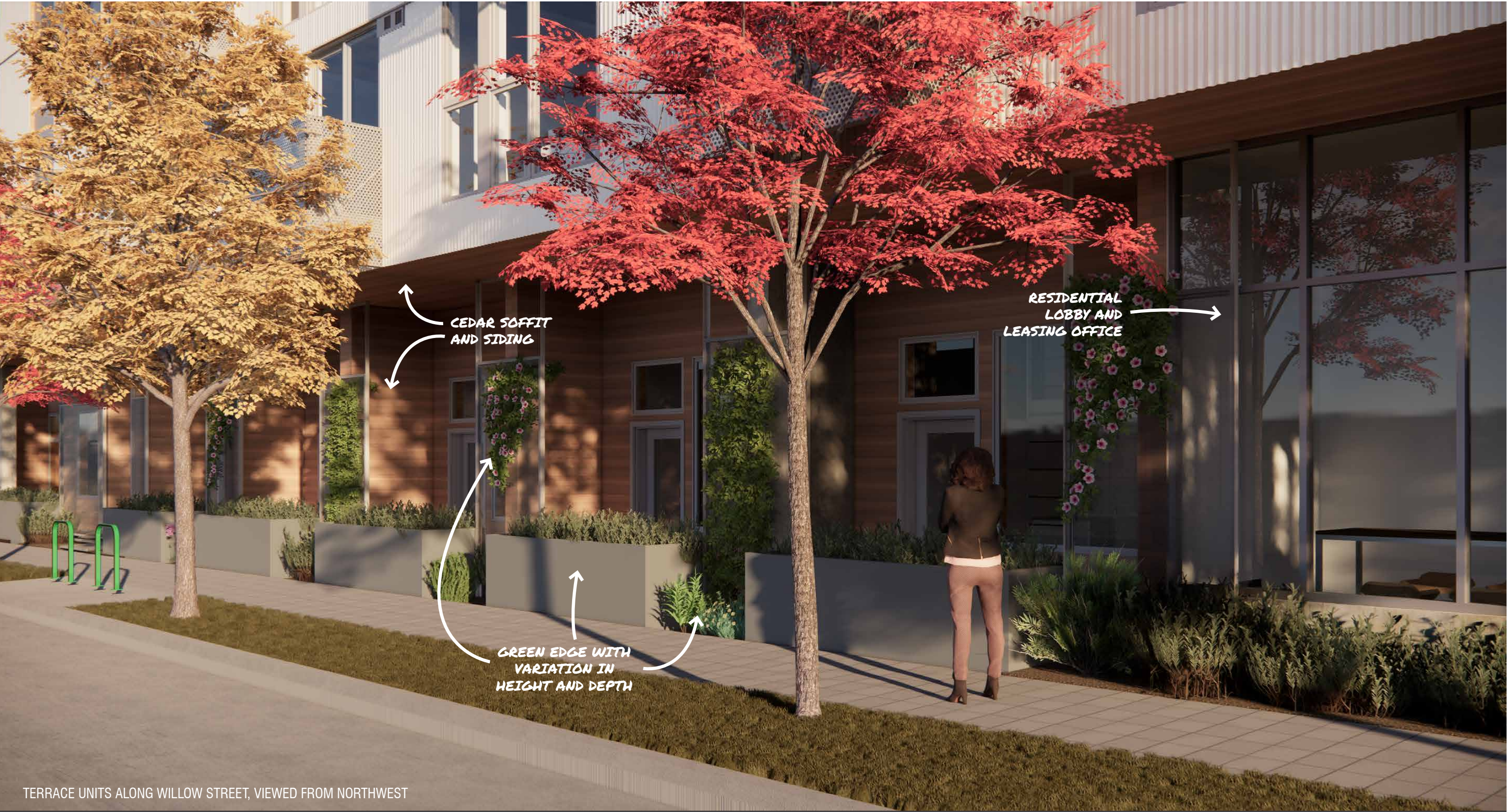
Residential open spaces now have bioplanters serving as physical barrier to create transition between private residences and the public street. The different layers of planting creates visual complexity that enhances the massing depth and facade composition. The residential open spaces provide opportunities for social interaction among residents and neighbors.



VIEW OF RESIDENTIAL UNITS ALONG S. WILLOW ST.



UNIT TERRACES PLAN



TERRACE UNITS ALONG WILLOW STREET, VIEWED FROM NORTHWEST

ITEMIZED RESPONSE TO EDG
BLANK WALLS

BOARD COMMENTS

The Board appreciated that Option C orients the units in a manner which minimizes blank wall area and reduces privacy impacts (*DC2-A Massing. DC2-B Architectural and Facade Composition*).

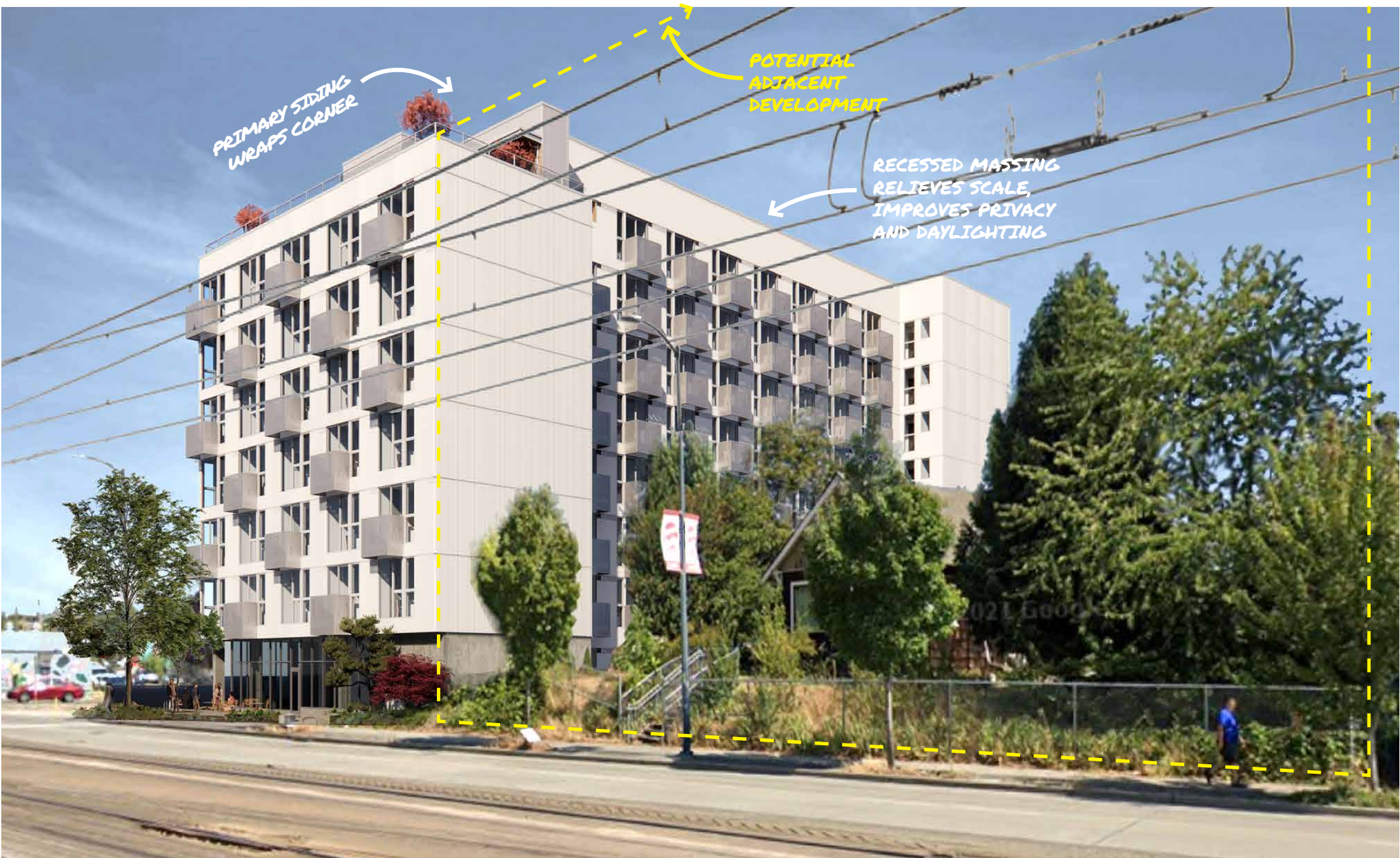
The Board also supported the location and shift of the massing away from the south property line to provide greater light and air to the south-facing units and massing relief to adjacent development. (*DC2-A Massing. CS2-D-1 Existing development and Zoning*)

DESIGN RESPONSE

As presented at EDG, blank walls are located at the south, with south-facing units set back 12’-6” from that property line.

The primary siding — a tightly-corrugated white metal with an opalescent finish — wraps the corners at the east and west, providing visual interest for the blank walls through a play of shadow and light, as well as supporting the overall “whole building” massing scheme. This approach treats these wall segments as subtle and quiet elements, focusing attention on the significant massing moves and primary street elevations.

Blank walls have been minimized in size and located in less visible locations, where future development is anticipated, consistent with *DC2-B-2. Blank Walls*.



PERSPECTIVE VIEW OF SOUTH ELEVATION FROM ACROSS MLK, FACING NORTHEAST



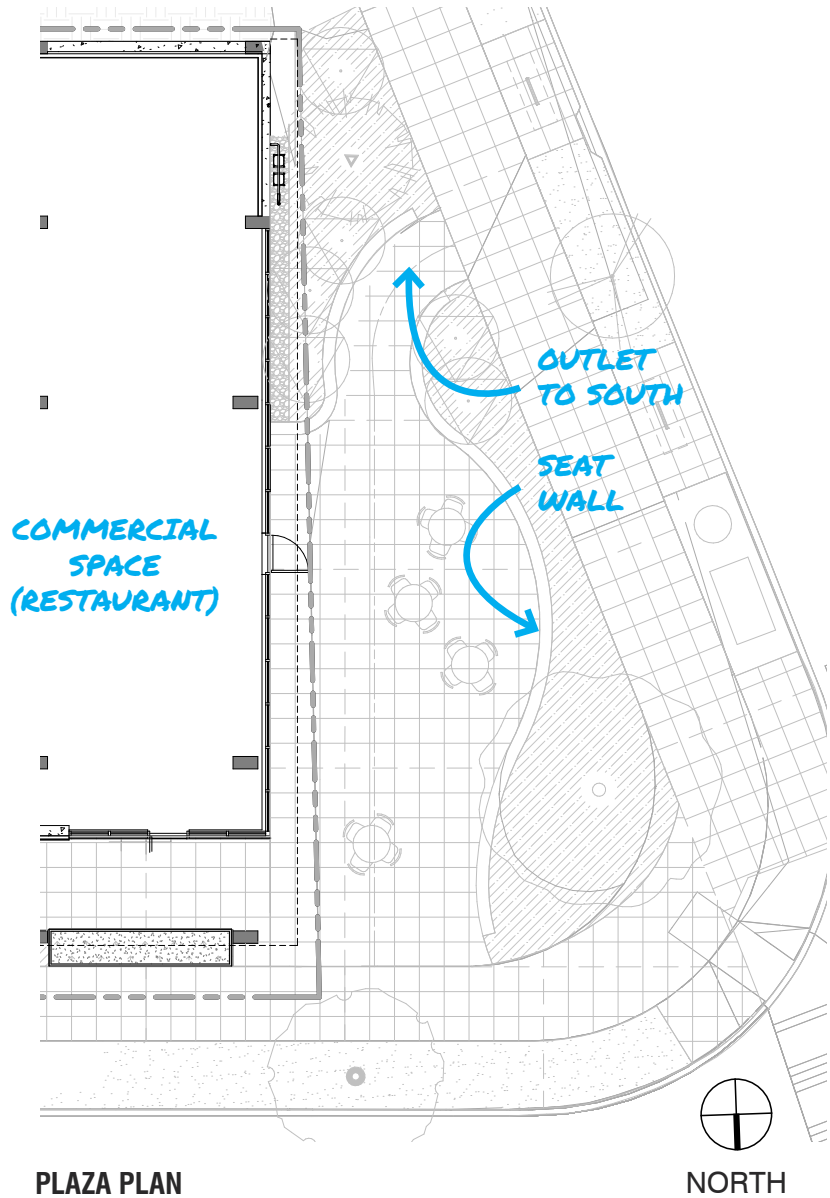
PERSPECTIVE VIEW OF SOUTH ELEVATION FROM ALLEY, FACING NORTH

ALLEY BLANK WALL IN CONTEXT
The blank wall adjacent to the alley follows the same approach, though the conditions here make this wall segment much less visible. Future development of the adjacent parcel would likely permanently conceal this wall.

DESIGN DEVELOPMENT
PLAZA

A PLACE OF GATHERING AND PASSAGE

The plaza design locates planting beds along the south and west, creating a buffer from MLK. Two points of entry to the commercial space -- planned for restaurant use -- are intended to activate the plaza. An outlet to the south helps draw people in from multiple directions, promoting safety and encouraging use.

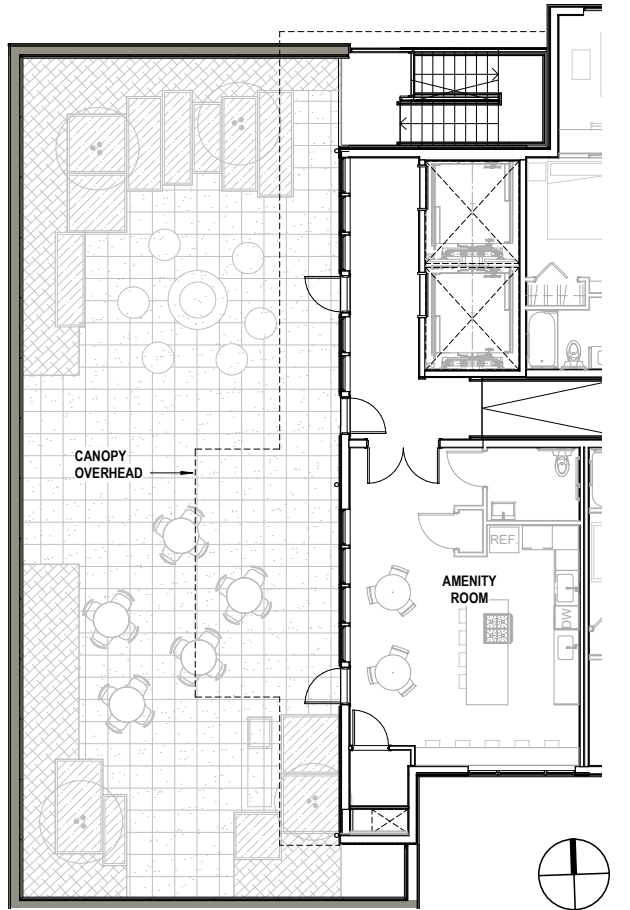


VIEW OF PLAZA FROM WILLOW STREET, LOOKING SOUTH

ROOF DECK

Sedum plantings and an assortment of raised planters wrap the edge of the roof deck, providing a large open area for gathering.

An amenity room with a common kitchen, bathroom and seating opens onto a flexible seating area with an extended canopy for all-weather use. Connections from the exterior stair, elevator and corridor provide points of access.



ROOF DECK PLAN



NORTH

SECONDARY METAL SIDING
(METALLIC SILVER)
PROVIDES LOW CONTRAST
ACCENT AT PENTHOUSES

CONNECTION TO
AMENITY ROOM

EXTENDED CANOPY
ADJACENT TO
AMENITY ROOM

CEDAR SIDING
CONTINUES AT
ROOF DECK

PLANTINGS
AT PERIMETER

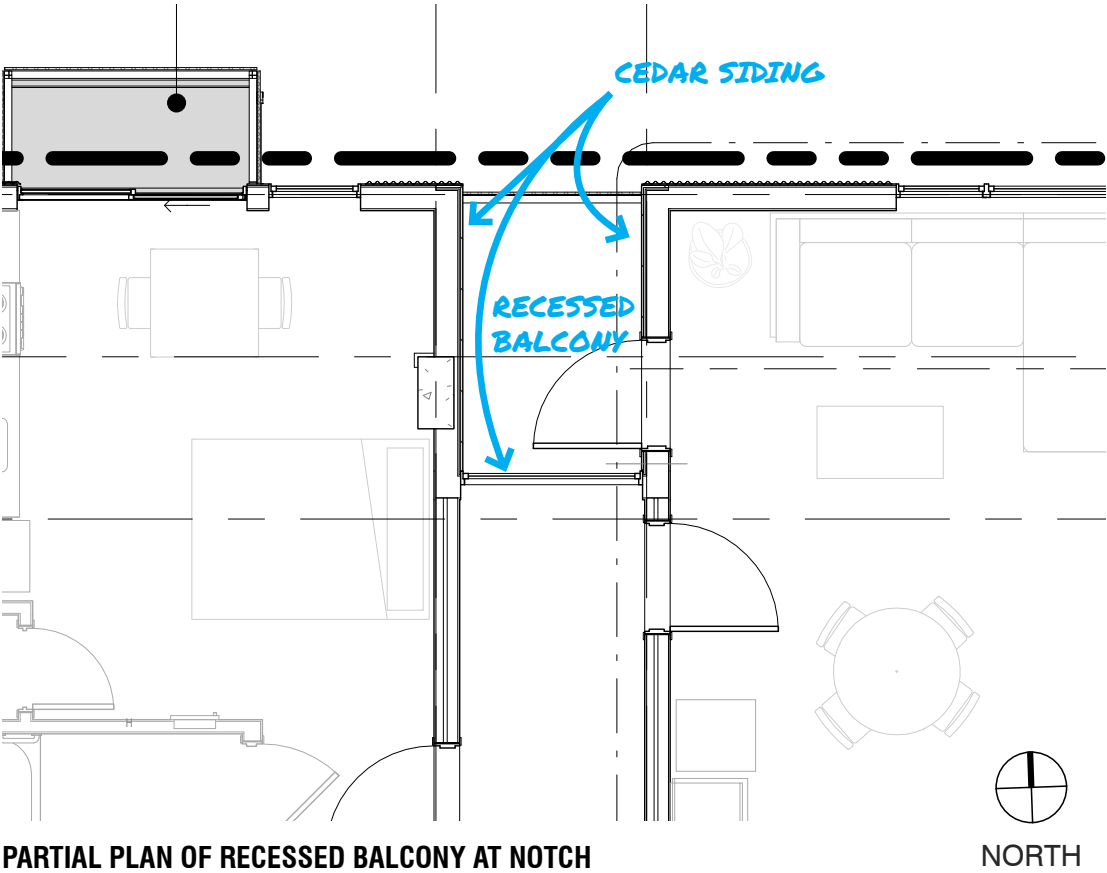
VIEW OF ROOF DECK FROM NORTHWEST

DESIGN DEVELOPMENT
NOTCH STUDIES

NOTCHED MASSING STUDIES

Recessed balconies were added to the notch in the massing along Willow St to provide benefit to the units and further animate the facade. Cedar siding wraps the three walls of the notch, consistent with the units at grade and the back of the stair.

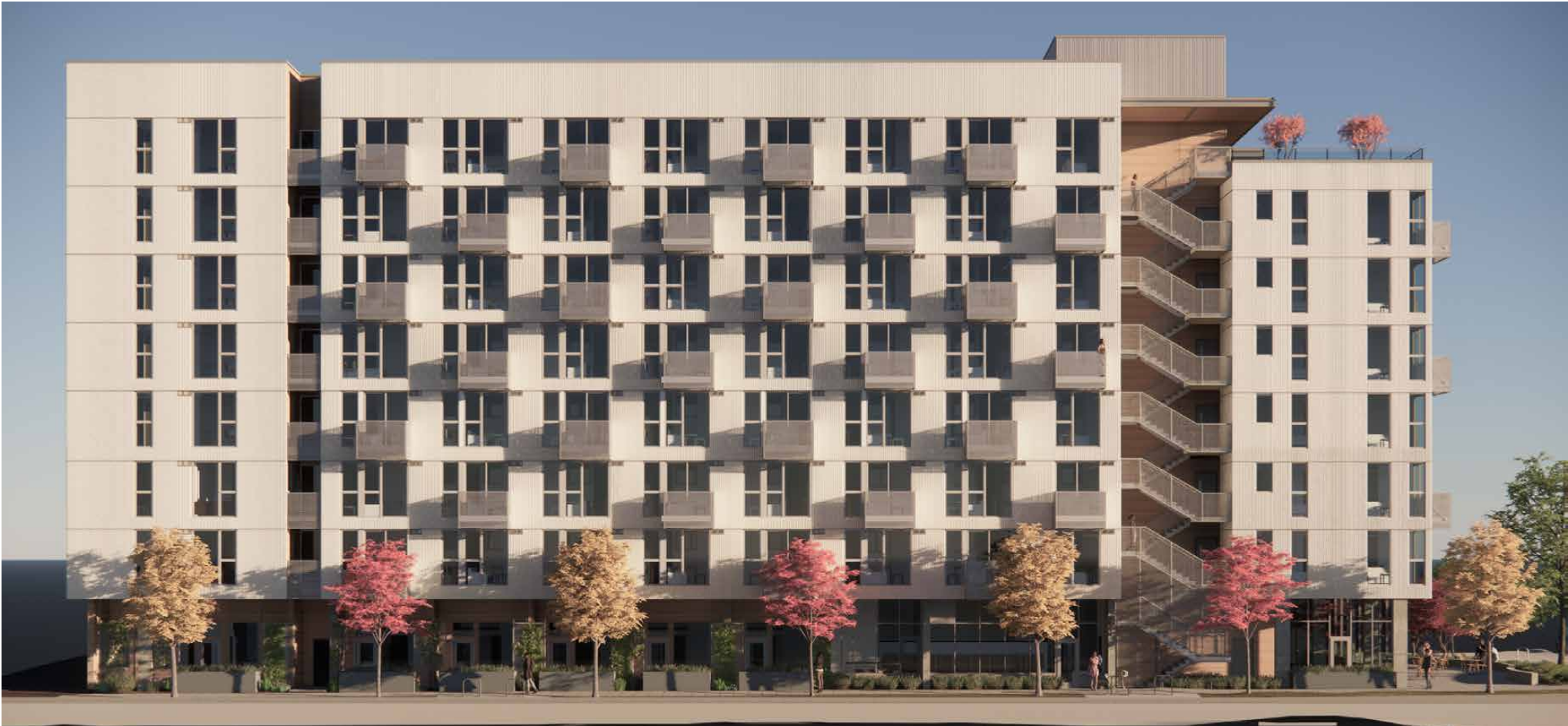
After further development of the exterior stair and addition of the canopy, we studied ways to maintain the break in rhythm at the notch without distracting from the more prominent massing moves. At top right is the preferred option, which continues the parapet above the recessed balconies — providing weather protection and a better sense of the “whole building” intent, while maintaining the intent of the notch in the massing.



PARTIAL PLAN OF RECESSED BALCONY AT NOTCH



PROPOSED MASSING — NOTCH AT UNITS ONLY



ALTERNATIVE MASSING — NOTCH CONTINUES TO ROOF LEVEL

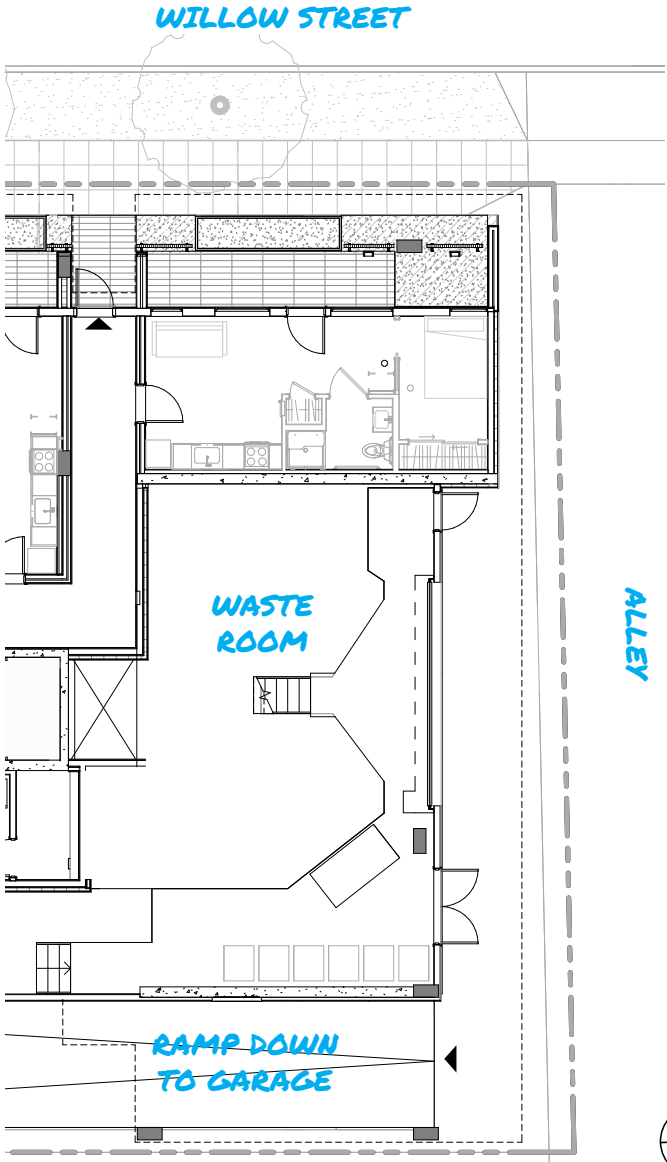




DESIGN DEVELOPMENT
STREET PERSPECTIVE OF EAST ELEVATION

EAST ELEVATION

Siding for the primary building volume and at at grade turns the corner from the Willow Street elevation. Access to the garage (via a ramp) and the waste room are both located off the alley, as supported by the Board at the EDG phase.



WASTE ROOM PLAN



NORTH

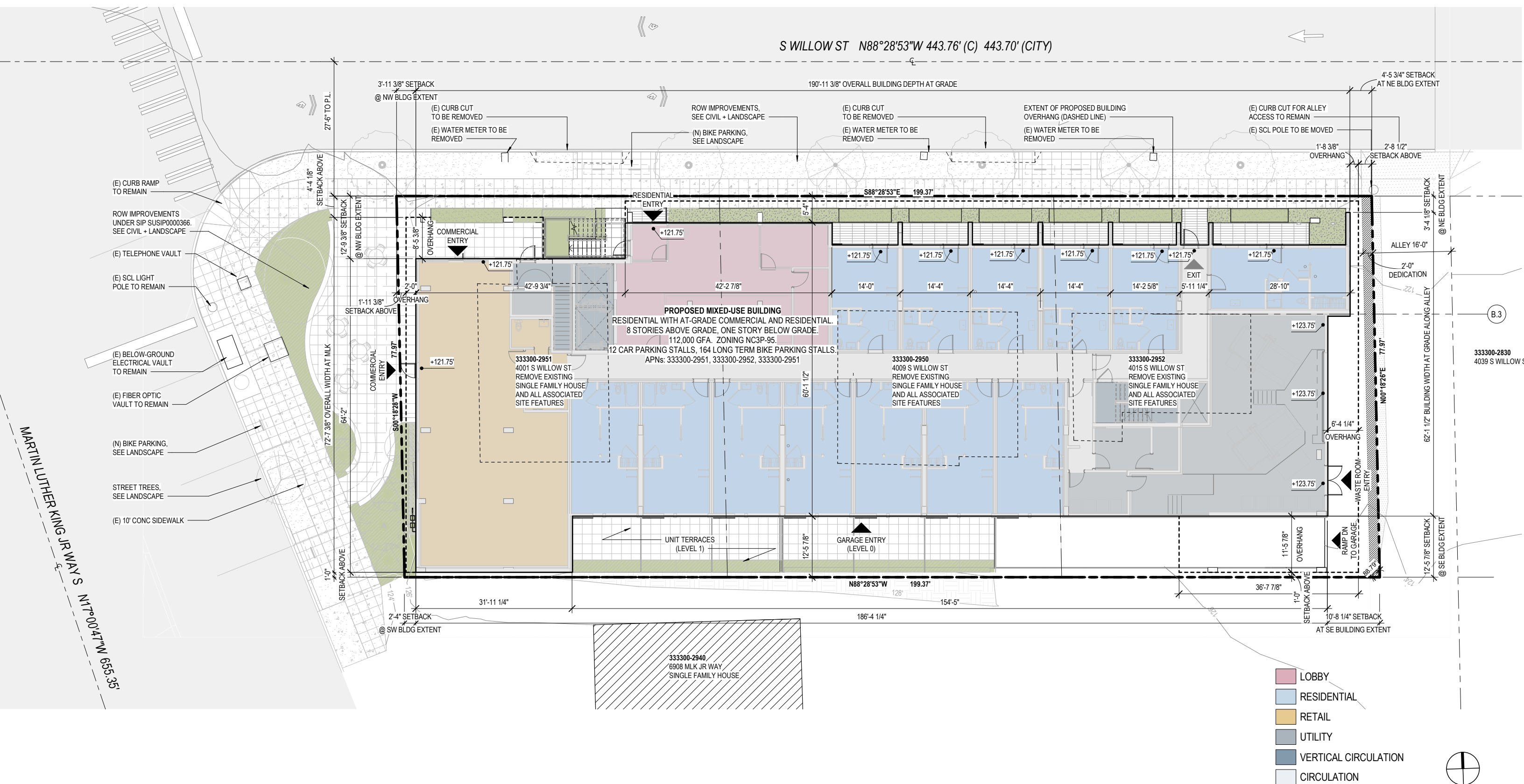






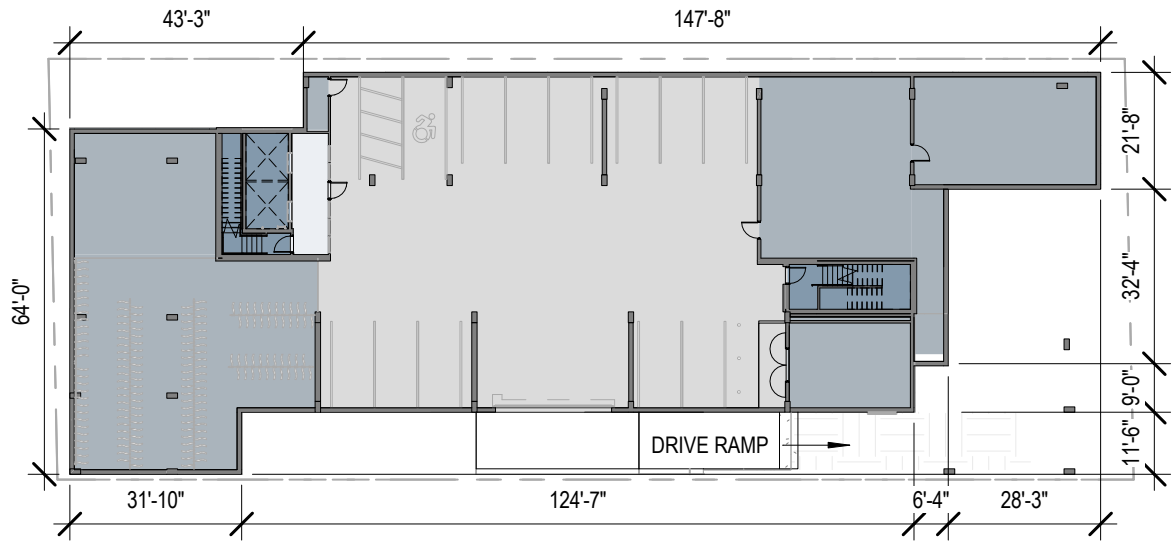
DESIGN DEVELOPMENT

SITE PLAN

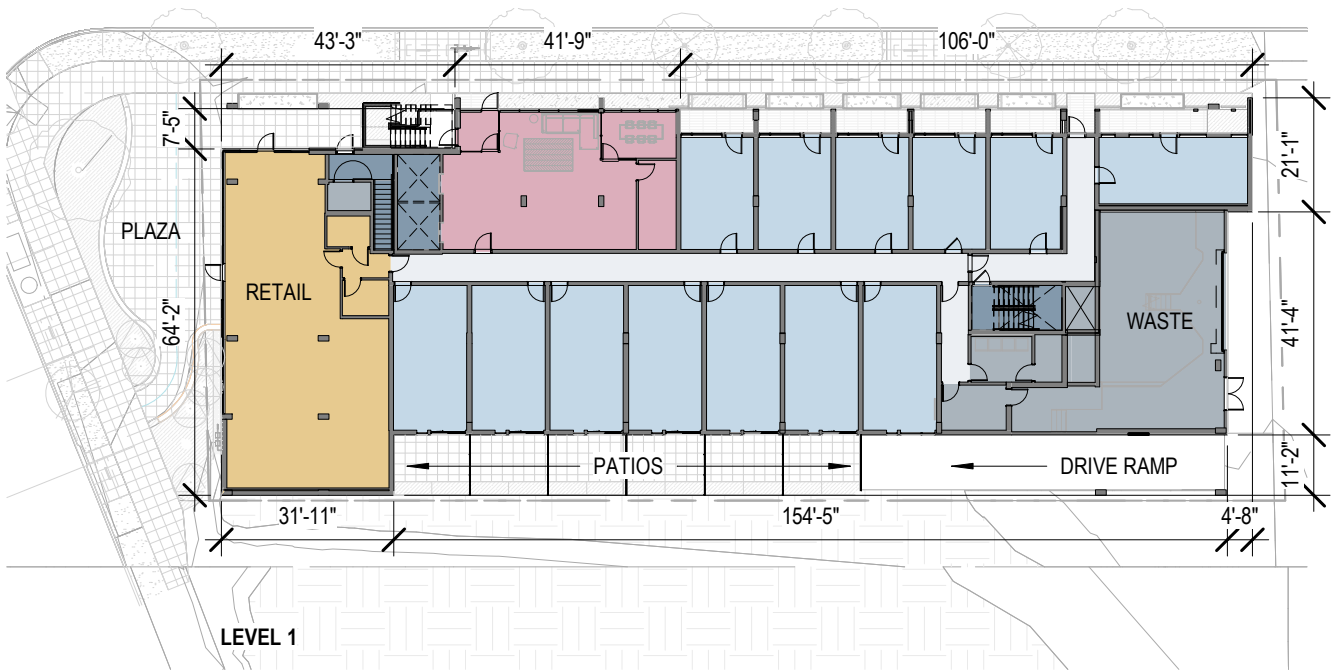


DESIGN DEVELOPMENT
LEVEL PLANS

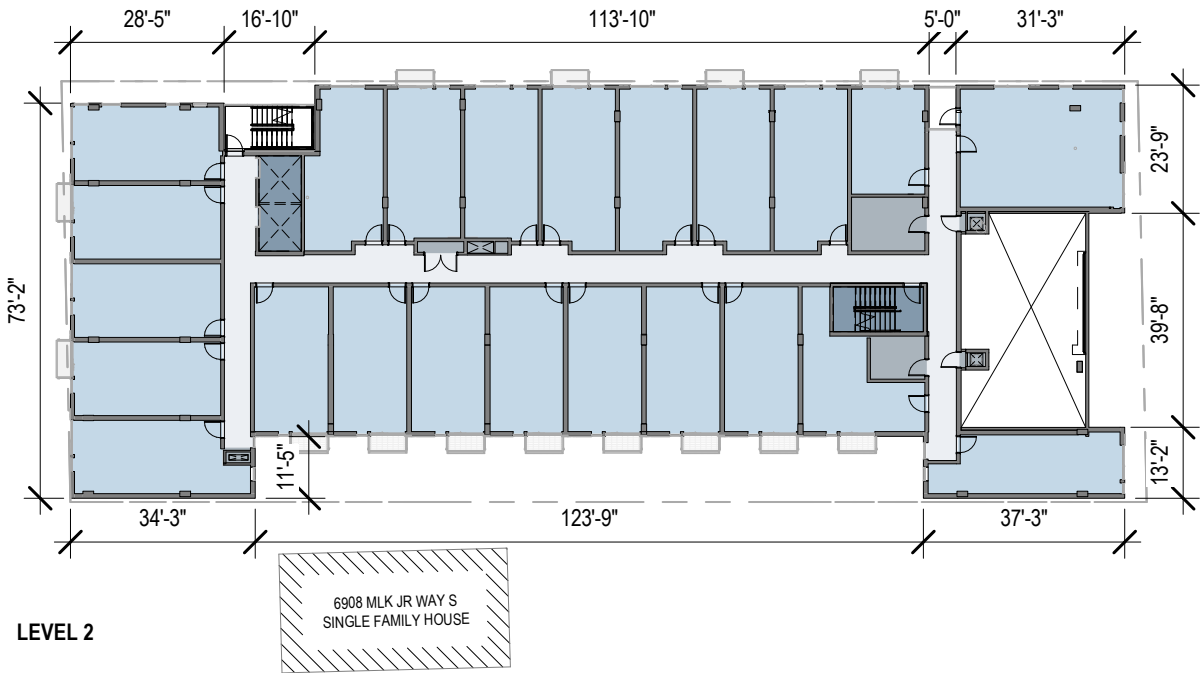
- AMENITY
- CIRCULATION
- EXTERIOR AMENITY
- LOBBY
- PARKING
- RESIDENTIAL
- RETAIL
- UTILITY
- VERTICAL CIRCULATION



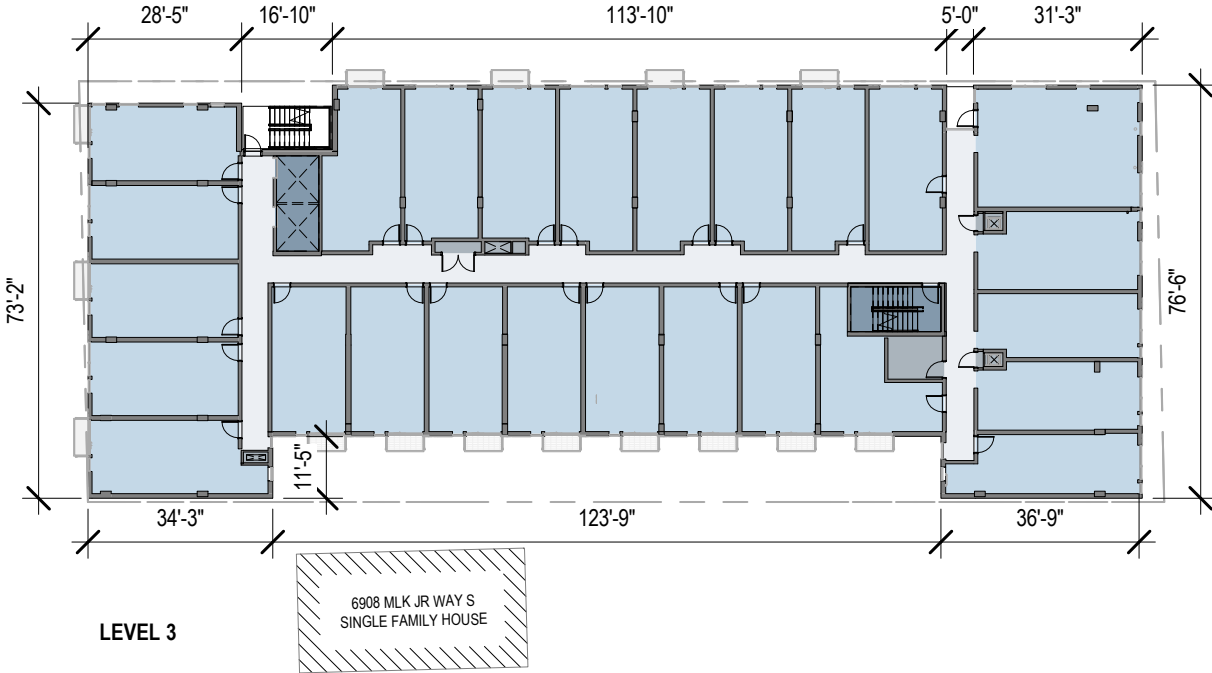
LEVEL 0



LEVEL 1

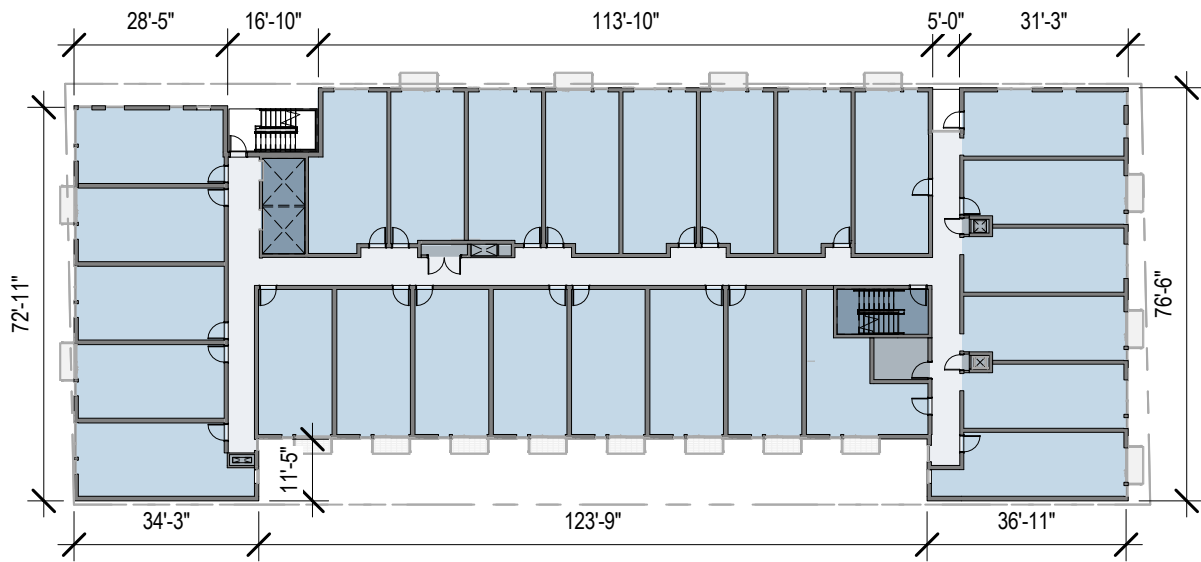


LEVEL 2

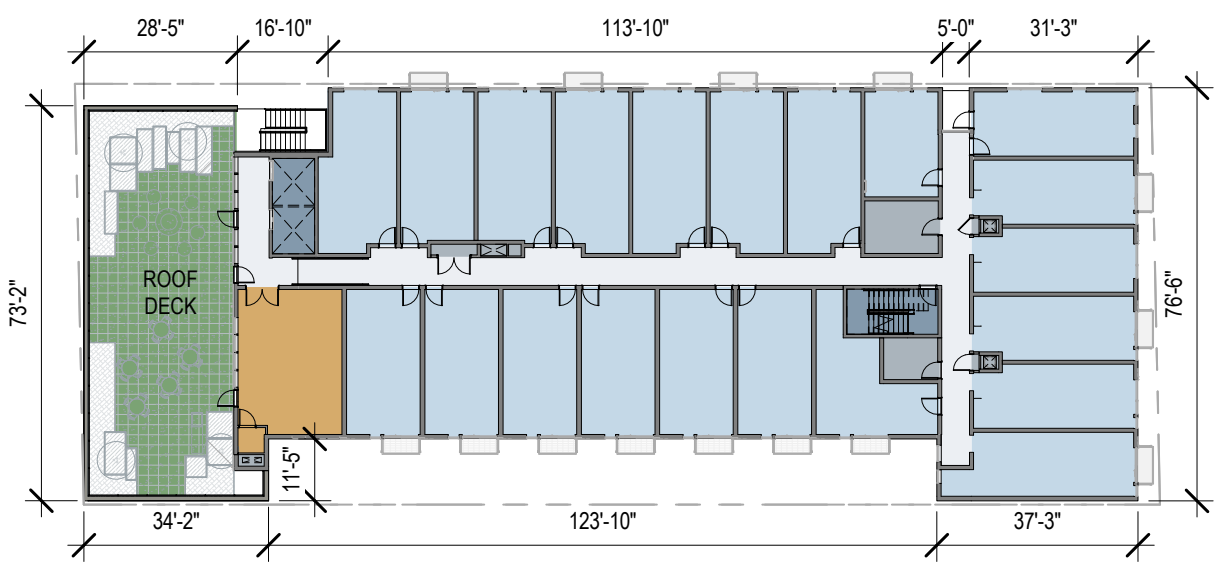


LEVEL 3

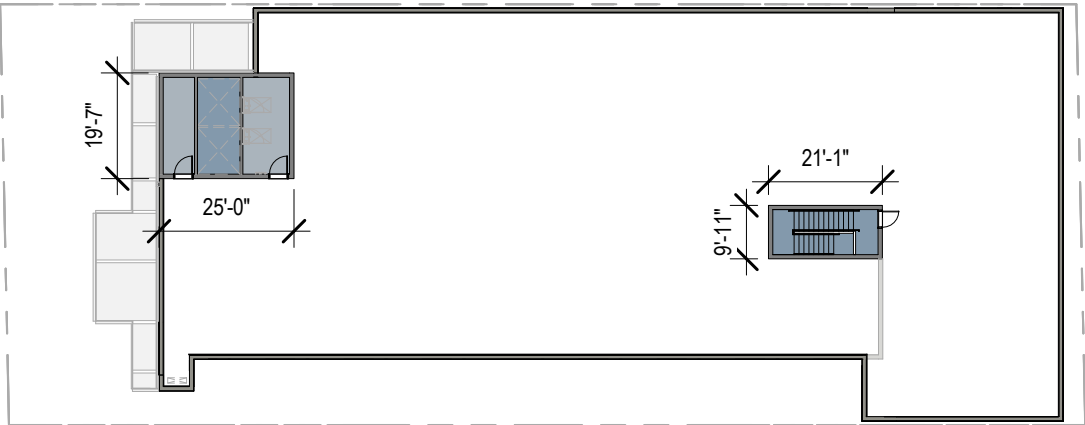




LEVELS 4-7



LEVEL 8

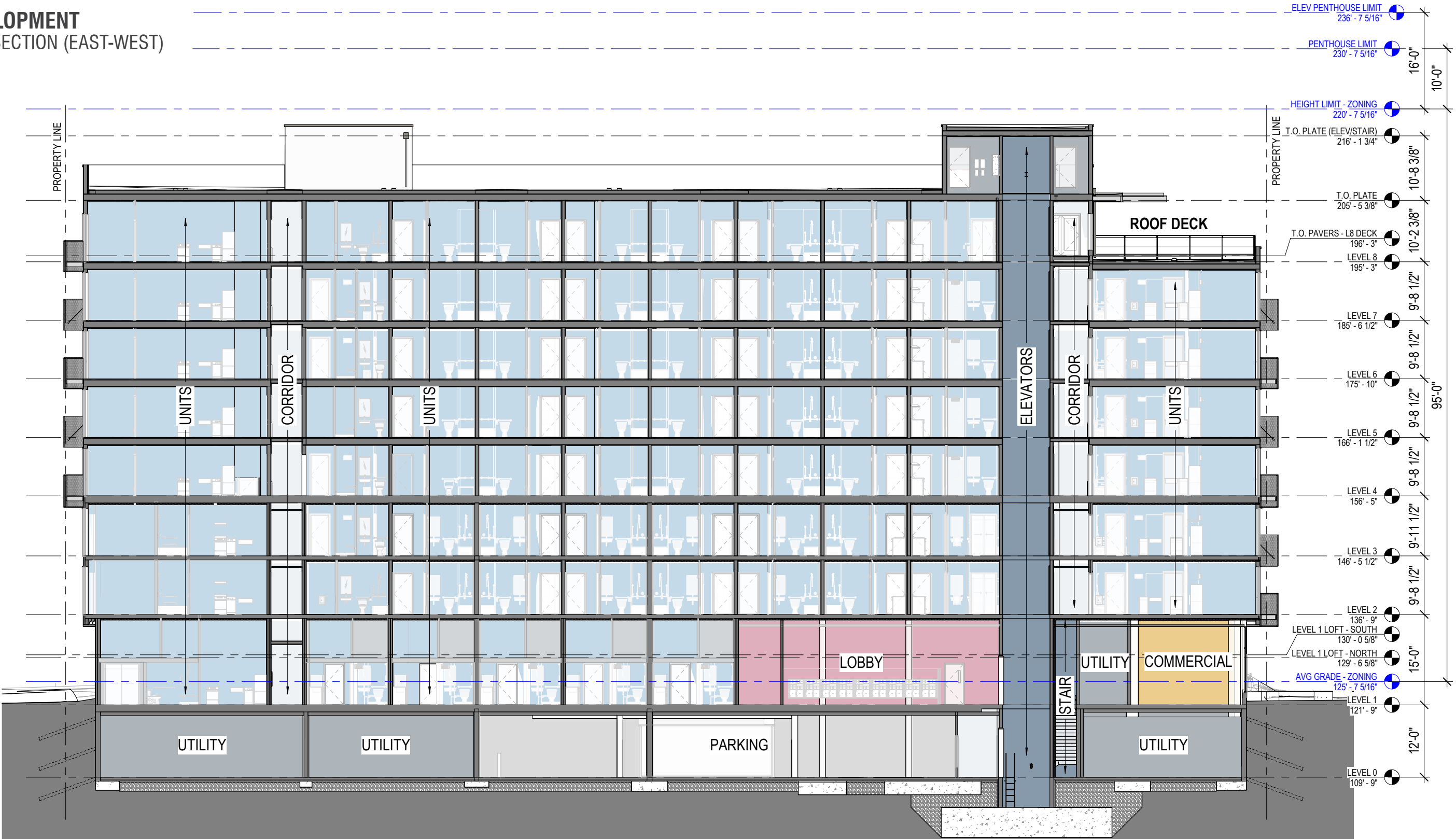


ROOF LEVEL

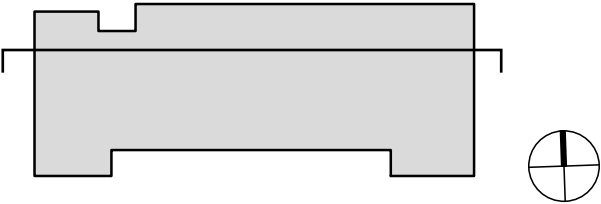
- AMENITY
- CIRCULATION
- EXTERIOR AMENITY
- LOBBY
- PARKING
- RESIDENTIAL
- RETAIL
- UTILITY
- VERTICAL CIRCULATION

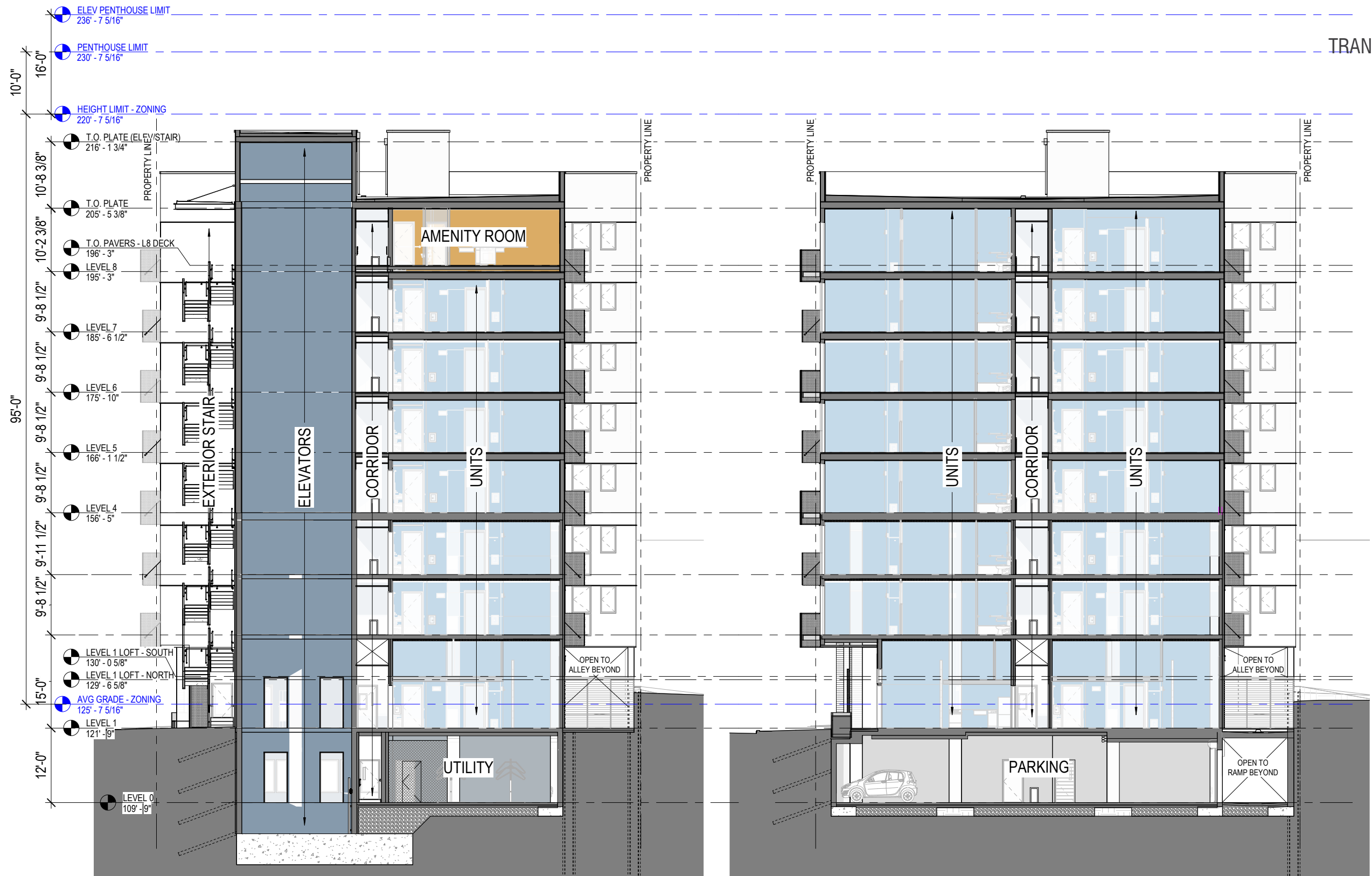


DESIGN DEVELOPMENT
LONGITUDINAL SECTION (EAST-WEST)



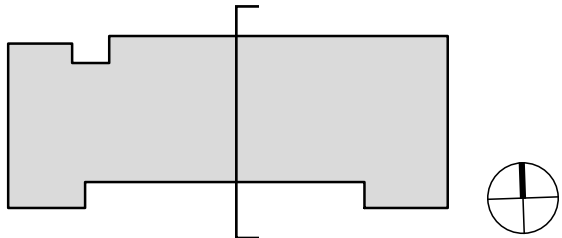
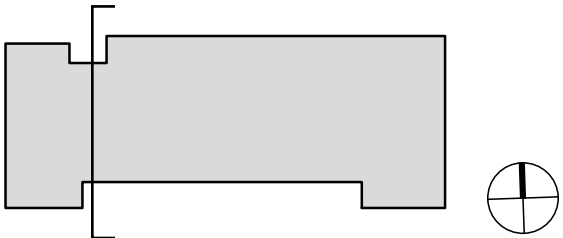
EAST-WEST SECTION AT LOBBY / ELEVATORS

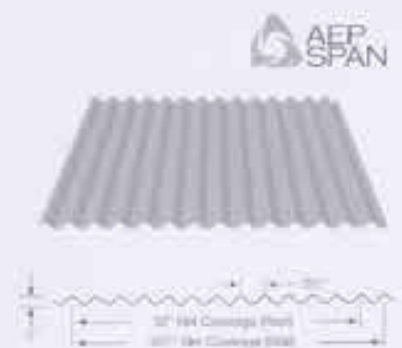




NORTH-SOUTH SECTION AT ELEVATORS

NORTH-SOUTH SECTION AT GARAGE





PRIMARY METAL SIDING — AEP Span Nu Wave 7/8" Corrugated
Regal White, Duratech MX finish (Custom)



SECONDARY METAL SIDING — AEP Span Nu Wave 7/8" Corrugated
Metallic Silver, Duratech MX finish
Locations: Penthouses, above canopy at roof level.



WINDOWS — Mikron SuperCapSR Silver



STOREFRONTS — Kawneer Clear Anodized #14



ACCENT SIDING + SOFFITS 1x4 T&G Cedar, Clear Coat
Locations: Terrace units along Willow Street, back of exterior stair, roof deck; exterior soffits; underside of canopy at roof deck.



FIBER CEMENT BOARD SIDING — SW Alabaster
Locations: Recessed portions of south facade.



PLANTERS — Tournesol 'Shadow'



METAL ACCENT #1 — RAL 7030 'Stone Grey'
Locations: Flashing/trim, louvers/vents, balconies and guardrails



METAL ACCENT #2 — RAL 7039 'Quartz Grey'
Locations: Metal doors, scuppers/downspouts, canopy and stair structure.



BALLARD FOOD BANK — GRAHAM BABA ARCHITECTS
1400 LEARY WY NW, SEATTLE



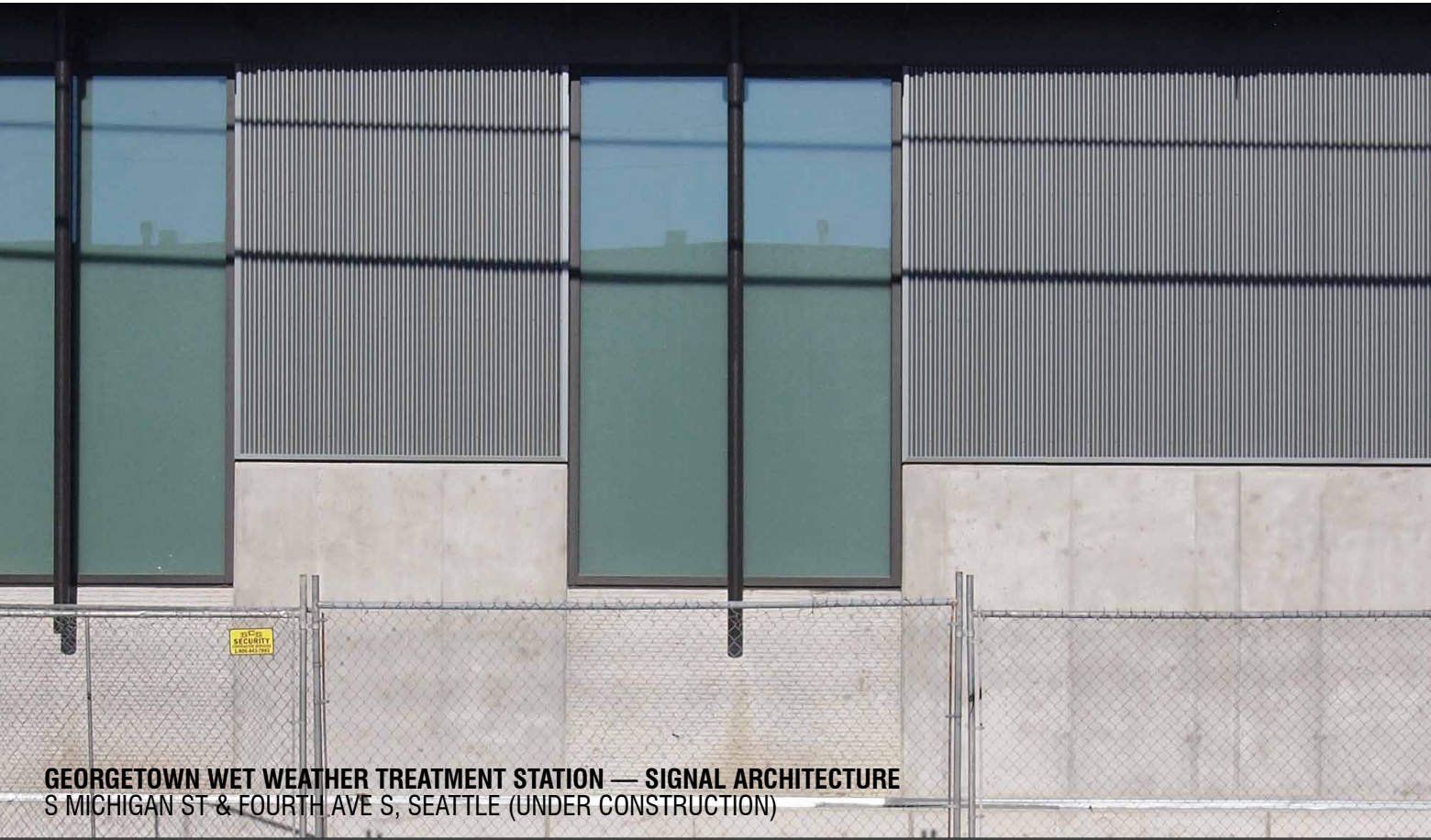
DESIGN DEVELOPMENT
AEP SPAN NU WAVE SIDING PRECEDENTS



PRIMARY METAL SIDING — AEP Span Nu Wave 7/8" Corrugated
Regal White, Duratech MX finish (Custom)

SECONDARY METAL SIDING — AEP Span Nu Wave 7/8" Corrugated Metallic Silver, Duratech MX finish
Locations: Penthouses, above canopy at roof level.

Primary and secondary metal siding, showing metallic finish.



GEORGETOWN WET WEATHER TREATMENT STATION — SIGNAL ARCHITECTURE
S MICHIGAN ST & FOURTH AVE S, SEATTLE (UNDER CONSTRUCTION)



CAPITOL HILL HOUSE — SHED ARCHITECTURE

DESIGN DEVELOPMENT
COLOR STUDIES

COLOR STUDIES

Our color studies were guided by the same basic intent as the earlier massing studies and overall design development strategy: to emphasize a “whole building” approach. In practice this meant selecting a primary siding color to unify the primary massing moves and coordinate with secondary materials and elements.

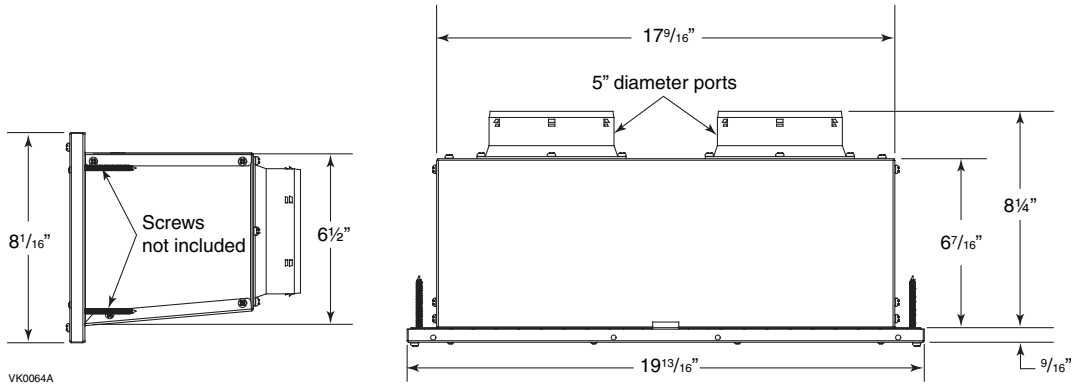
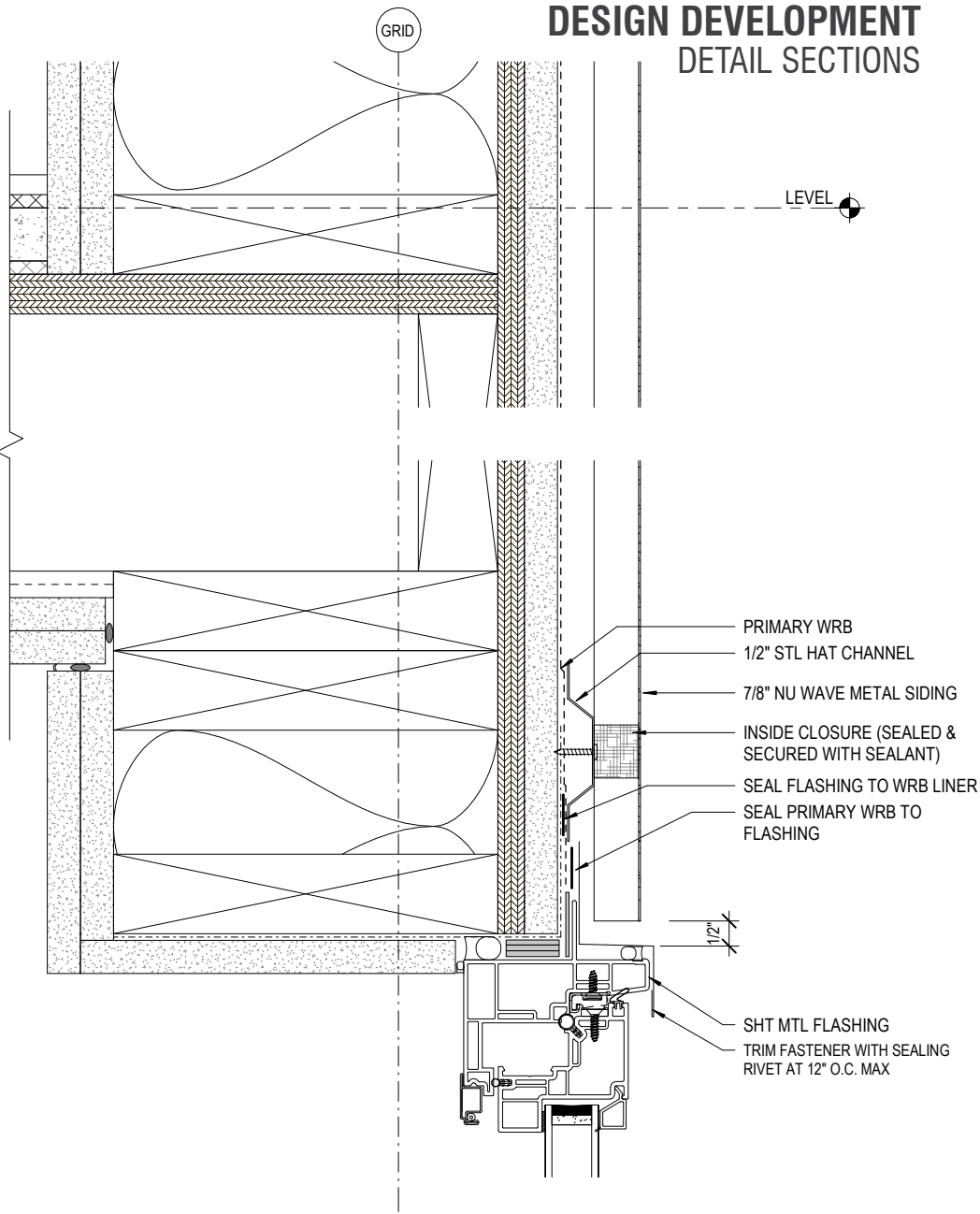
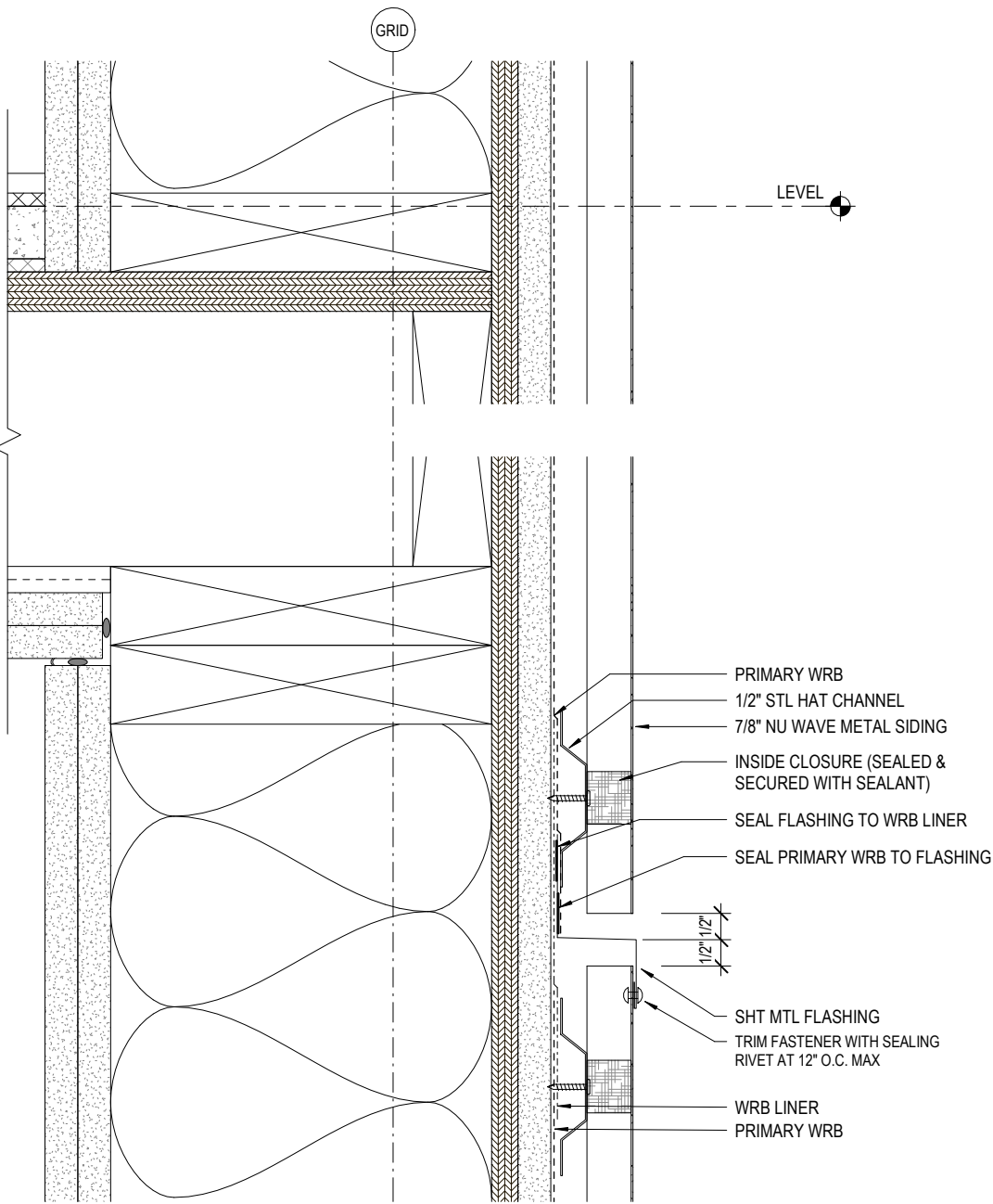
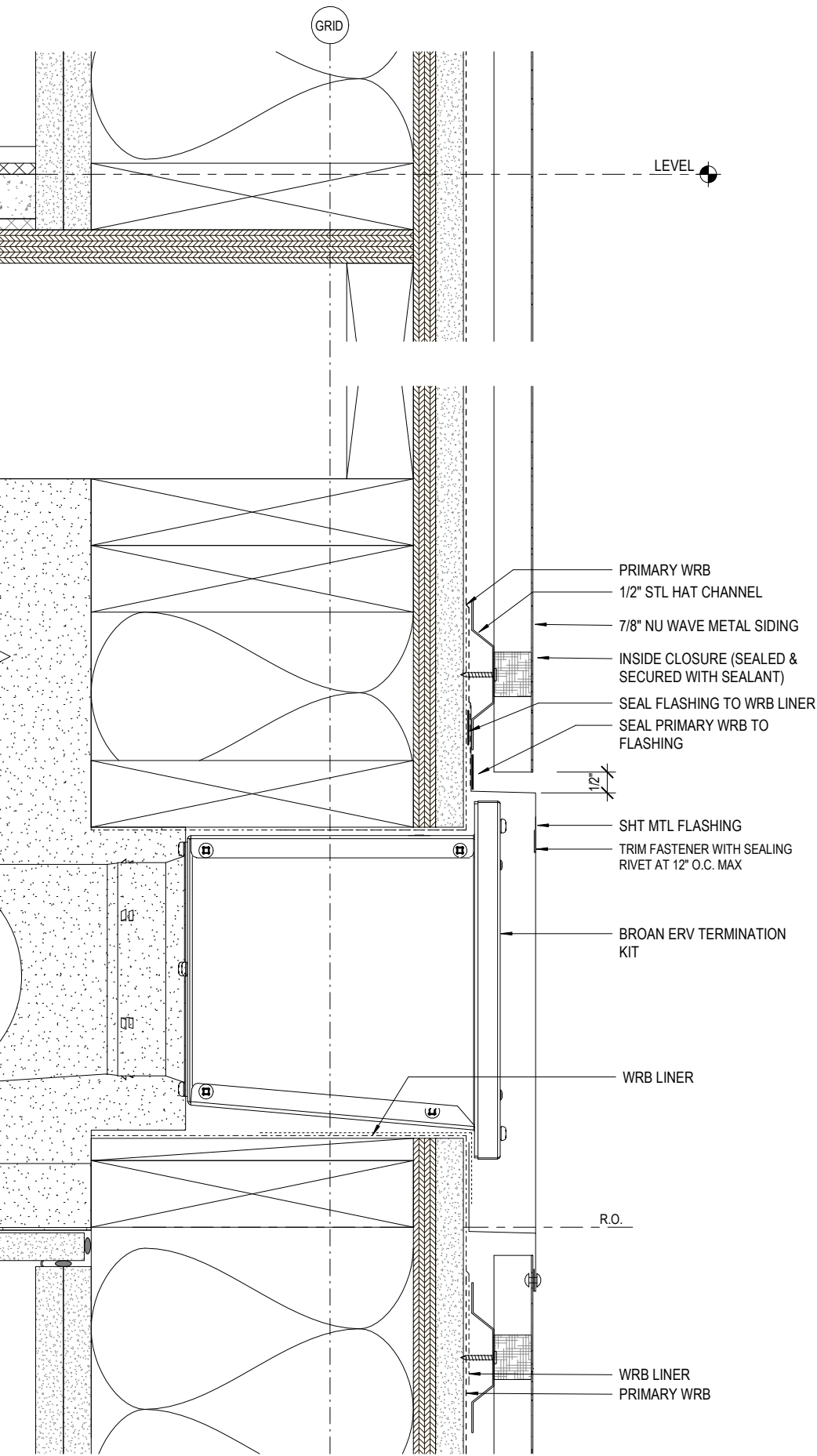
The preferred scheme, at top left, provides a strong contrast to areas in shadow, clarifying the massing, and complements the cedar siding chosen for the stair, roof deck and units at grade along Willow.

The design team was also drawn to the choice of a light color for the lower heat retention this provides and climate-friendly implications -- all the more important given the prominence of the building.

PREFERRED



DESIGN DEVELOPMENT
DETAIL SECTIONS



DESIGN DEVELOPMENT
WEST AND EAST ELEVATIONS

A

AEP NU WAVE
REGAL WHITE

B

AEP NU WAVE
METALLIC SILVER

C

T&G CEDAR

D

CONCRETE

E

FIBER CEMENT PANEL
SW ALABASTER

F

METAL ACCENTS
RAL 7030

G

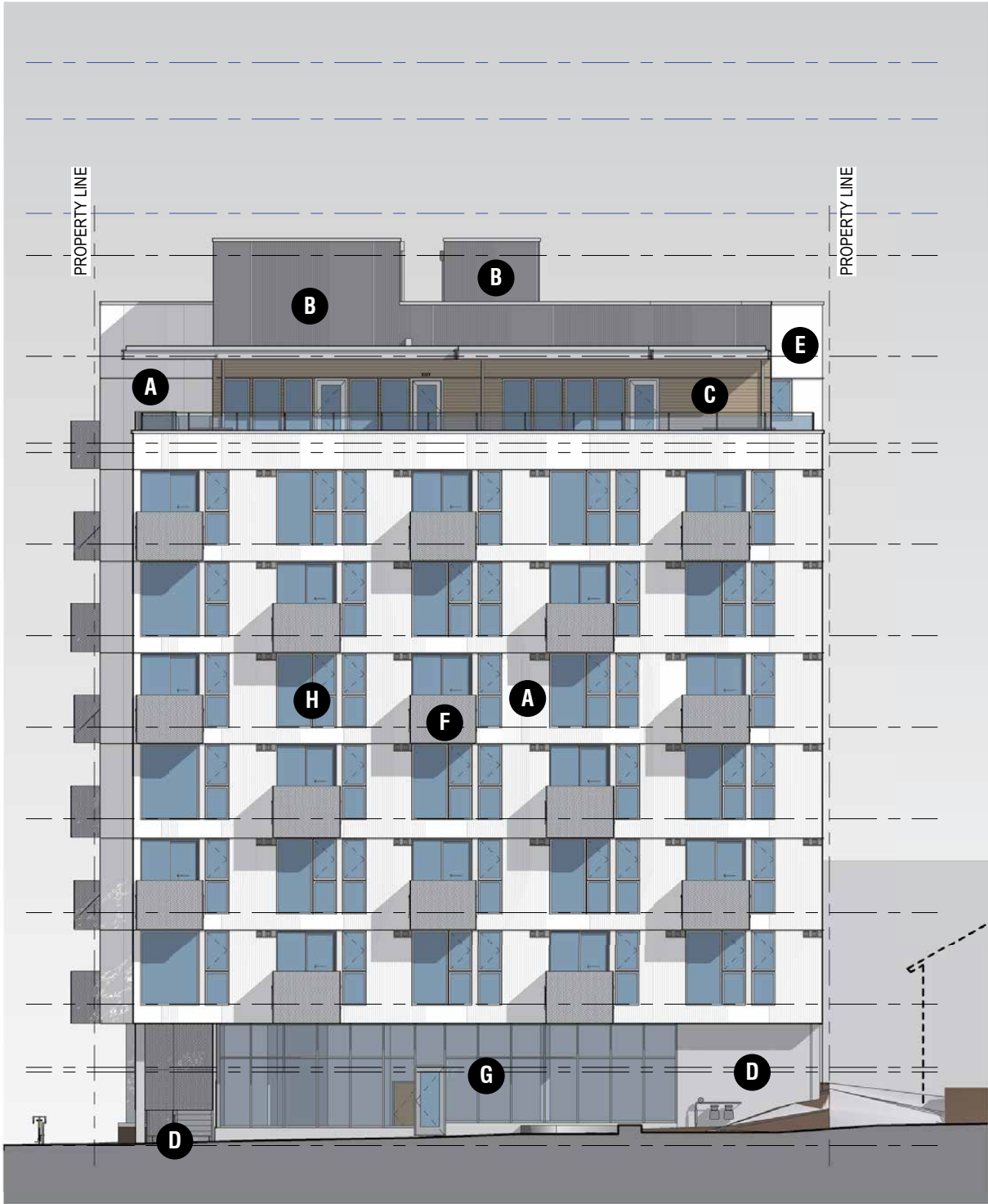
ALUMINUM STOREFRONT

H

VINYL WINDOWS
SILVER

I

PLANTERS
TOURNESOL 'SHADOW'

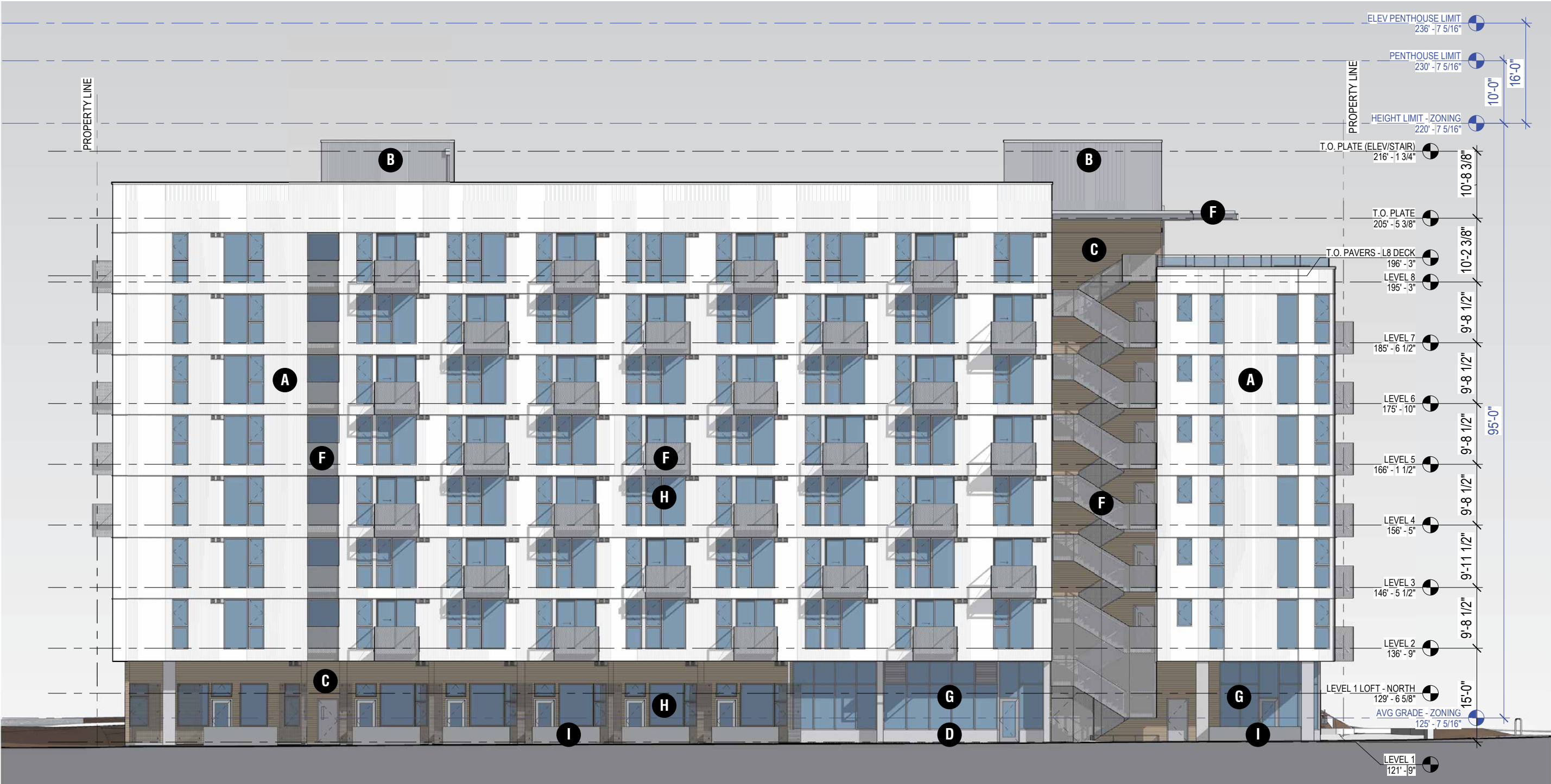


WEST ELEVATION



EAST ELEVATION





NORTH ELEVATION

DESIGN DEVELOPMENT
SOUTH ELEVATION

A

AEP NU WAVE
REGAL WHITE

B

AEP NU WAVE
METALLIC SILVER

C

T&G CEDAR

D

CONCRETE

E

FIBER CEMENT PANEL
SW ALABASTER

F

METAL ACCENTS
RAL 7030

G

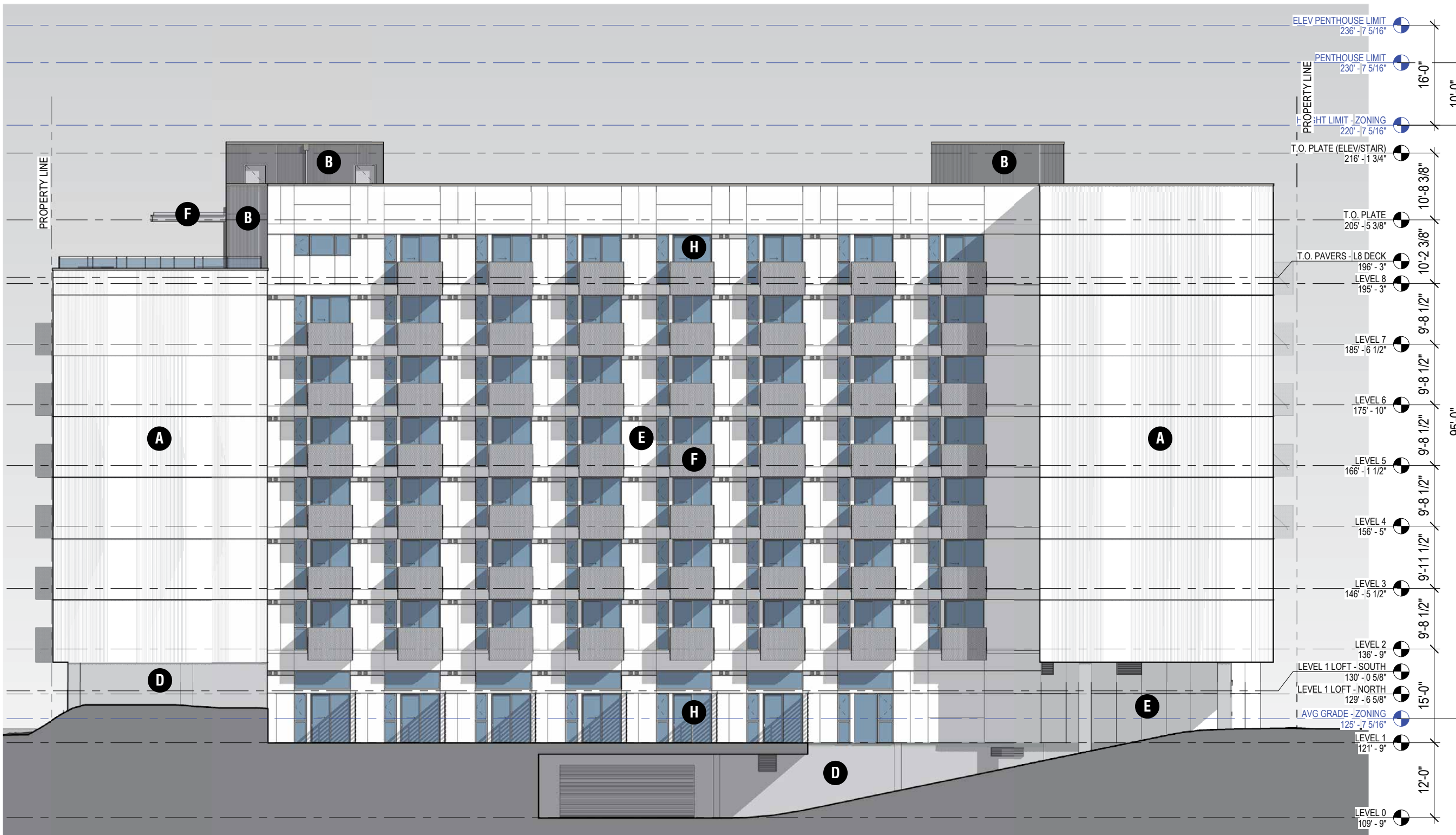
ALUMINUM STOREFRONT

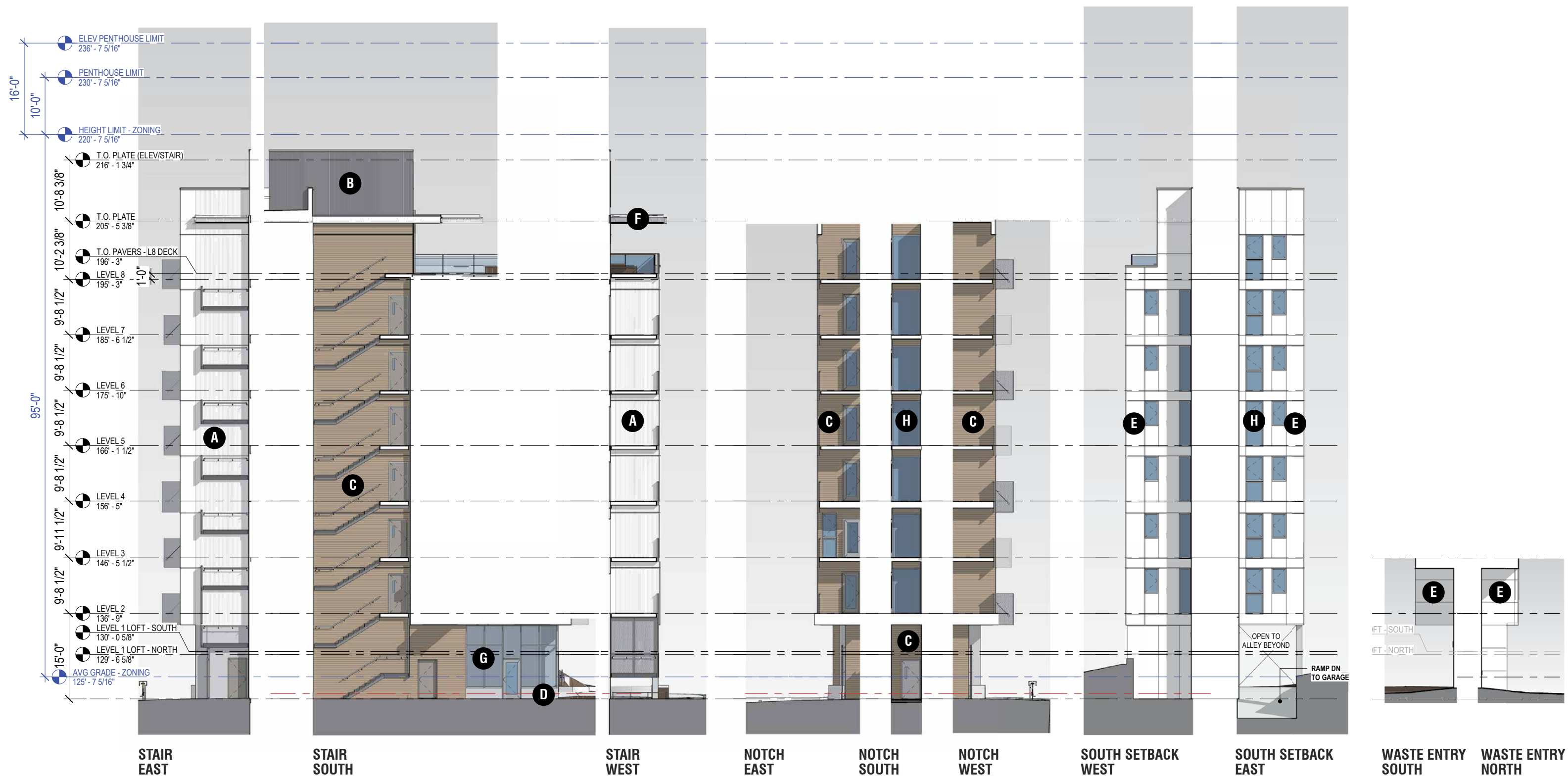
H

VINYL WINDOWS
SILVER

I

PLANTERS
TOURNESOL 'SHADOW'

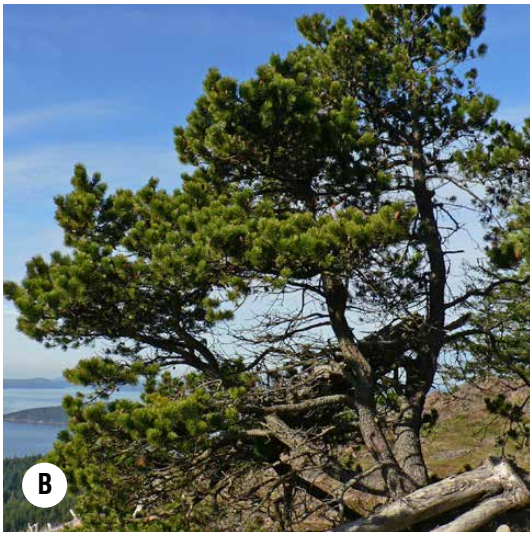




DESIGN DEVELOPMENT
STREET LEVEL PLANTING SCHEDULE



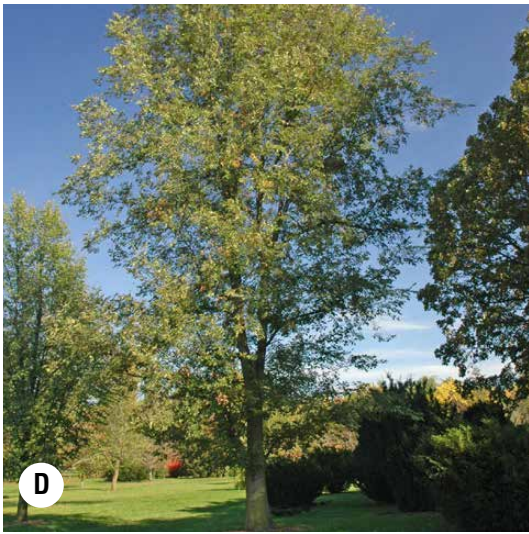
A
Venus Dogwood
Cornus x 'Venus'



B
Shore Pine
Pinus Contorta



C
Vine Maple
Acer Circinatum



D
Homestead Elm
Ulmus 'Homestead'



E
Red Flowering Horsechestnut
Aesculus x Carnea 'Briotii'



F
Katsura Tree
Cercidiphyllum Japonicum



G
Sword Fern — *Polystichum Munitum*
Creeping Oregon Grape — *Mahonia Repens*



H
Lily Turf — *Lirioipe Muscari 'Big Blue'*
Great Camas — *Camassia Leichtlinii*



I
Scouring Rush
Equisetum Hymale



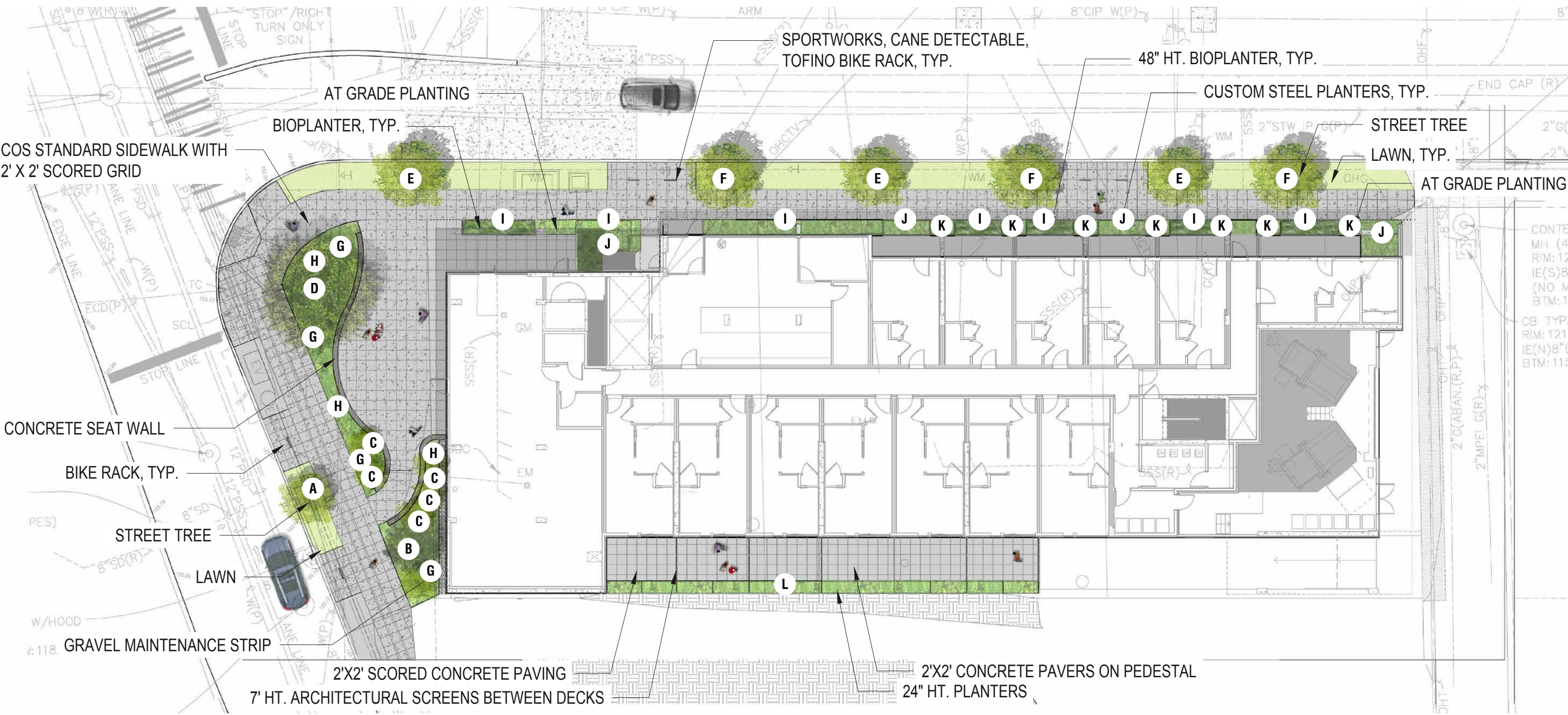
J
Himalayan Sweet Box — *Sarcoc. h. var. 'Humilis'*
Japanese Aralia — *Fatsia Japonica*



K
VINE MIX
Tree Ivy — *x Fatshedera Lizei*
Orange Honeysuckle — *Lonicera Ciliosa*



L
Maiden Grass — *Miscanthus s. 'Yaku Jima'*
Lily Turf — *Lirioipe Muscari 'Big Blue'*
Daffodil — *Narcissus Poeticus*



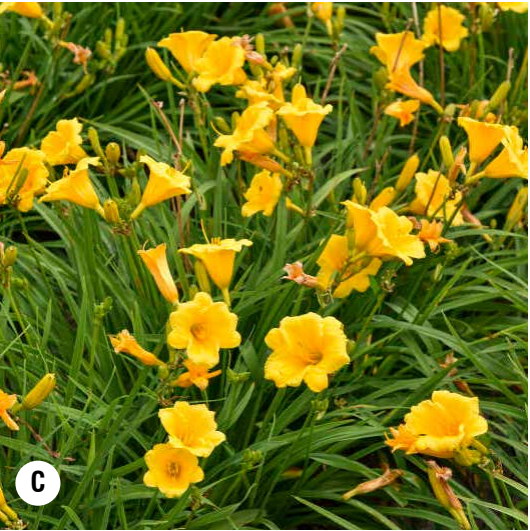
DESIGN DEVELOPMENT
ROOF DECK PLANTING SCHEDULE



Tuskarora Crepe Myrtle
Lagerstroemia 'Tuskarora'



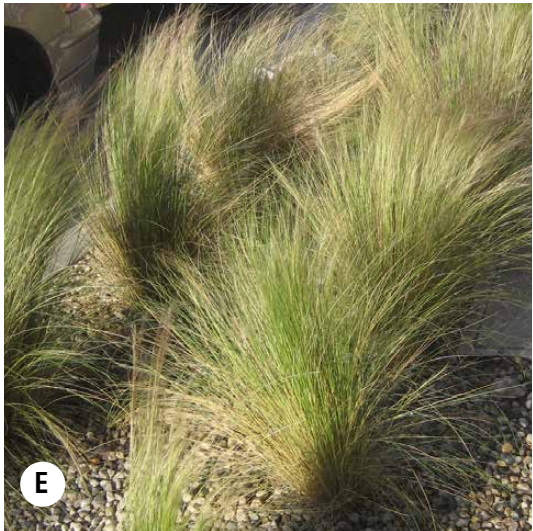
Black-eyed Susan
Rudbeckia f. 'Goldsturm'



Dwarf Daylily
Hemerocallis x 'Stella de Oro'



California Fuchsia
Zauschneria Californica



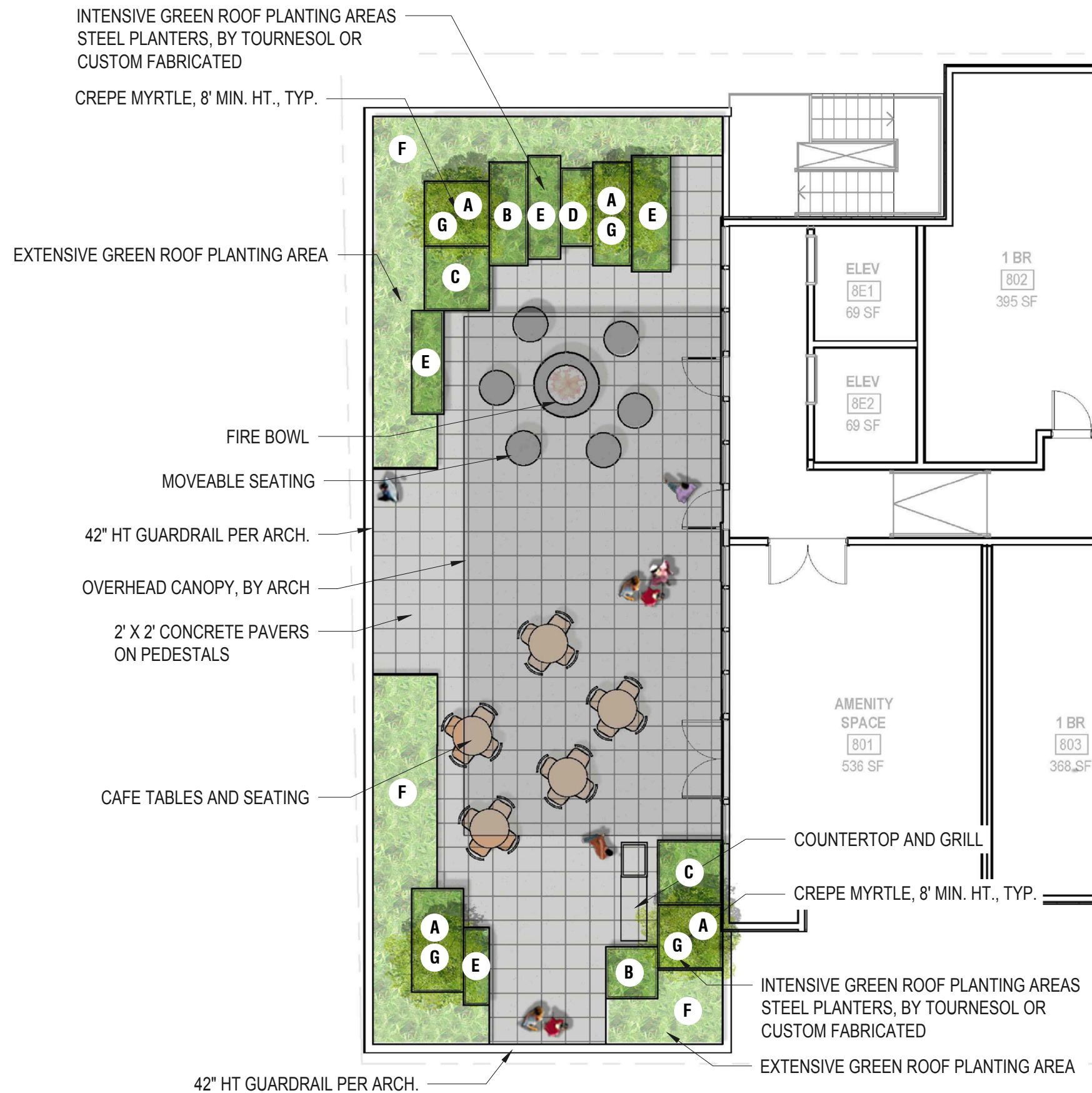
Feather Grass
Stipa Tenuissima



Sedum Mix



Lily Turf — *Liriope Muscari 'Big Blue'*
Dwarf Daylily — *Hemerocallis x 'Stella de Oro'*
Great Camas — *Camas Leichtlinii*



DESIGN DEVELOPMENT
STREET LEVEL SITE LIGHTING + SIGNAGE



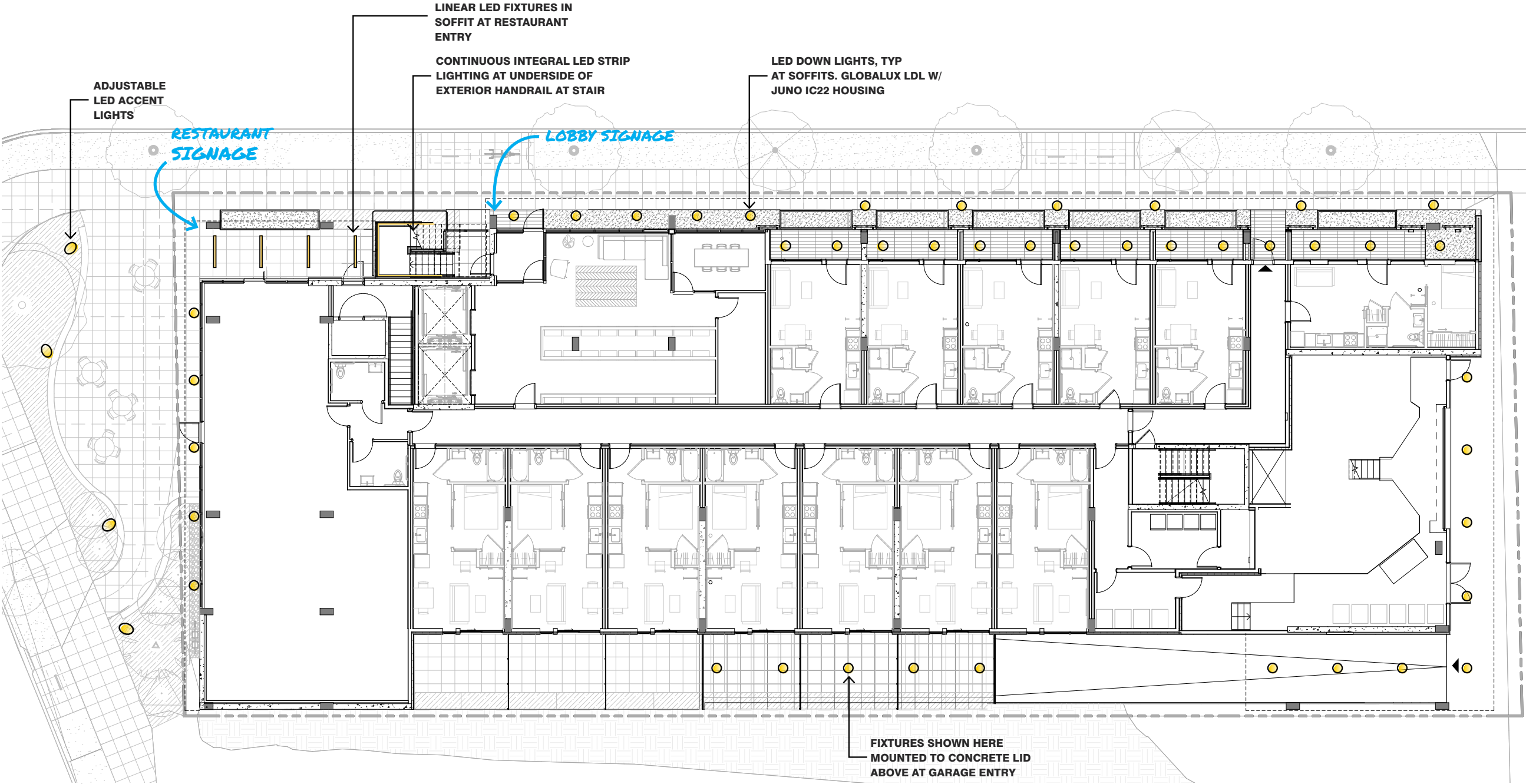
RESTAURANT SIGNAGE — Stand-off sign mounted directly to concrete column, lit from down lights in soffit.

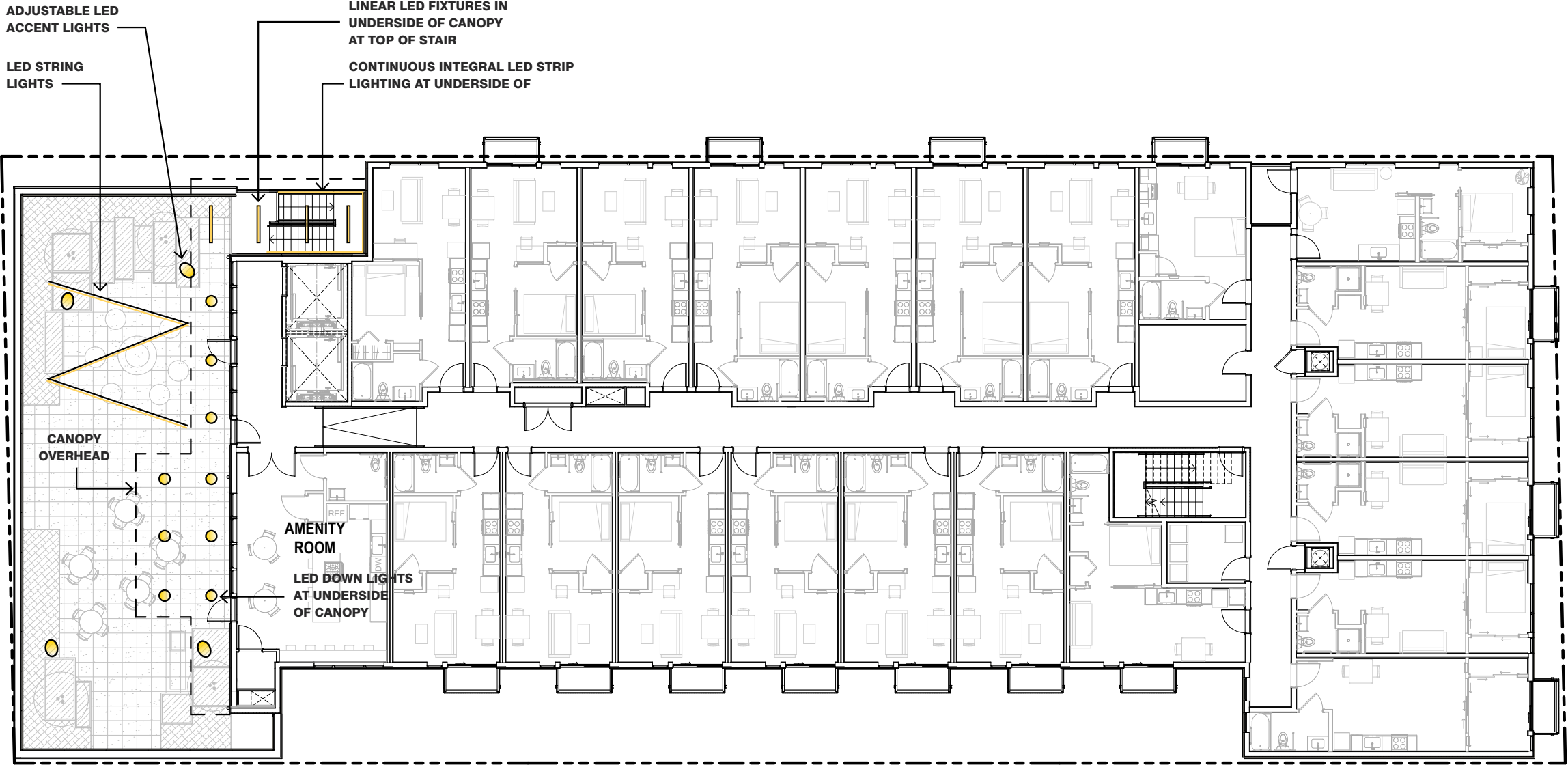


RESIDENTIAL LOBBY SIGNAGE — Powder coated metal blade sign mounted directly to concrete column, lit from down lights in soffit. (Name and logo TBD.)

SIGNAGE PRECEDENTS

STREET LEVEL SITE LIGHTING PLAN





ROOF DECK LIGHTING PLAN



DEPARTURE REQUESTS
#1: COMMERCIAL DEPTH

NON-RESIDENTIAL DEPTH STANDARD

SMC 23.47A.008.B.3a

Depth provisions for new structures or new additions to existing structures for non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade.

REQUIREMENT

Average depth of at least 30 ft and a minimum of 15 ft.

PROPOSED DEPARTURE

Reduce the required 30 ft average depth to 27.84 ft. The project complies with the minimum 15’ depth standard.

% CHANGE

- 7.2%

RATIONALE

The current layout is well-suited to the intended restaurant use and would help to activate the adjacent plaza, promoting a safe and vibrant public space consistent with *PL3-II-i. Activate the Street Edge*. With multiple points of access, the restaurant space will engage pedestrians at the plaza as well as along Willow St, in keeping with *PL3-C-1. Porous Edge*. We view the relationship between the commercial space and the plaza as essential, activating to the design concept and a contributing positively to the pedestrian experience (*DC3-A-1. Interior/Exterior Fit, PL3-C-3. Ancillary Activities*).

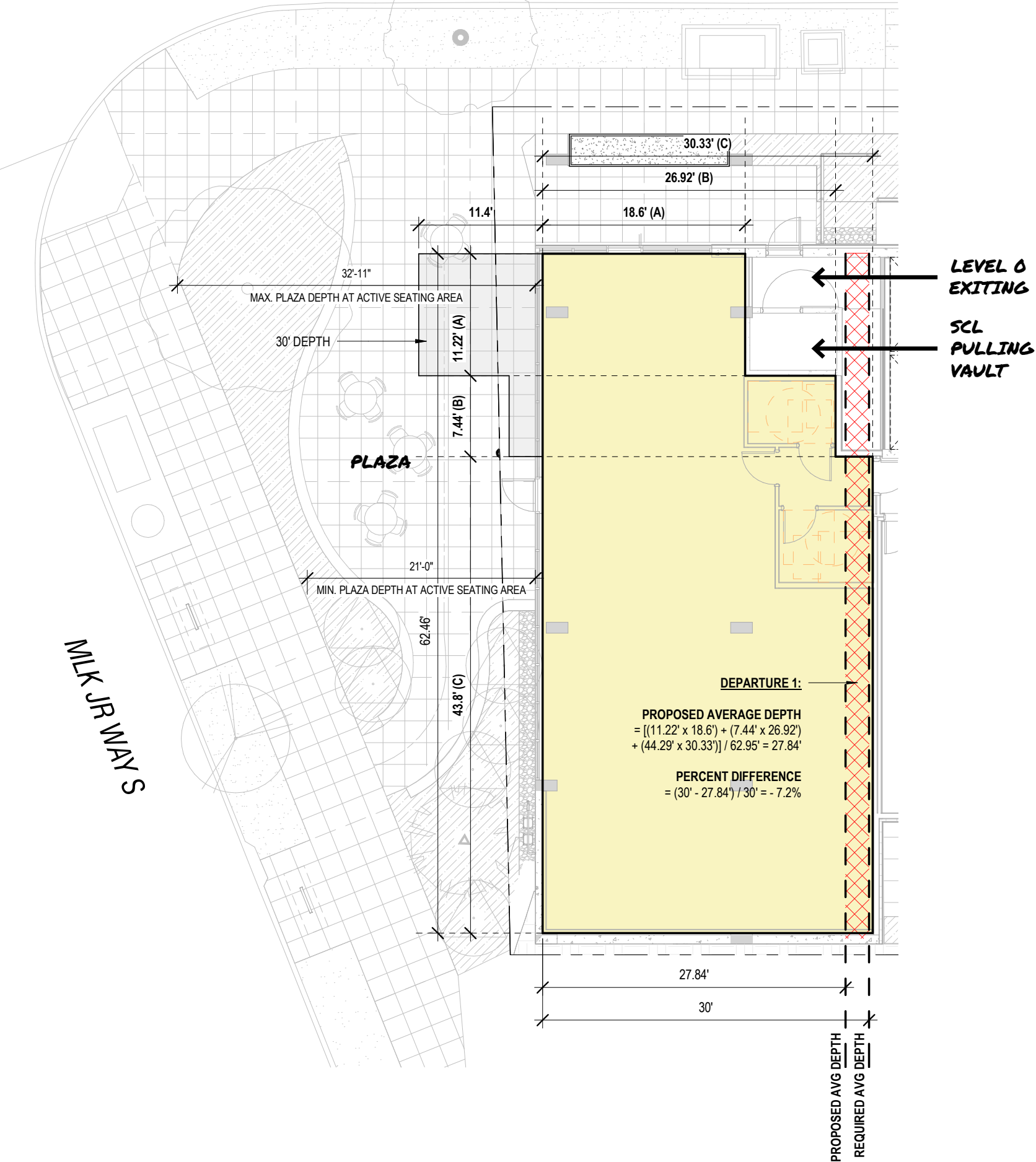
RELEVANT GUIDELINES

PL3-C-1. Porous Edge

PL3-II-i. Activate the street edge

DC3-A-1. Interior/Exterior Fit

PL3-C-3. Ancillary Activities



DEPARTURE REQUESTS

#2: OVERHEAD WEATHER PROTECTION

OVERHEAD WEATHER PROTECTION STANDARD

SMC 23.47A.008.C.4b

Covered area shall have a minimum width of 6 feet, unless there is a conflict with existing or proposed street trees or utility poles, in which case the width may be adjusted to accommodate such features as provided in subsection 23.47A.008.C.4.f.

REQUIREMENT

Min 60% continuous overhead weather protection must be provided over the sidewalk, or over a walking area within 10 feet immediately adjacent to the sidewalk

PROPOSED DEPARTURE

Provide 2.18' building overhang for overhead weather protection at plaza along MLK. (Standard does not apply to the Willow St. frontage.)

% CHANGE

The building overhang provides a - 63.67% change from the standard.

RATIONALE

At its closest point, the sidewalk along MLK is approximately 8'-3" from the building; there is no access to the building there. (There is a planting bed in that location.) At its furthest, the sidewalk is 32'-10" from the building. Weather protection along this edge provides no benefit to pedestrians on the MLK sidewalk.

Moreover, the plaza is designed with trees along the west and south to provide shade and a buffer from MLK. Maintaining an open, daylit plaza (*PL1-C-1. Selecting Activity Areas*) is intended to encourage use from the commercial space and passers-by (*DC3-C-2. Amenities/Features, DC3-A-1. Interior/Exterior Fit*) as well as promote safety (*PL2-B-3. Street-Level Transparency*). An active plaza benefits from openness and daylight.

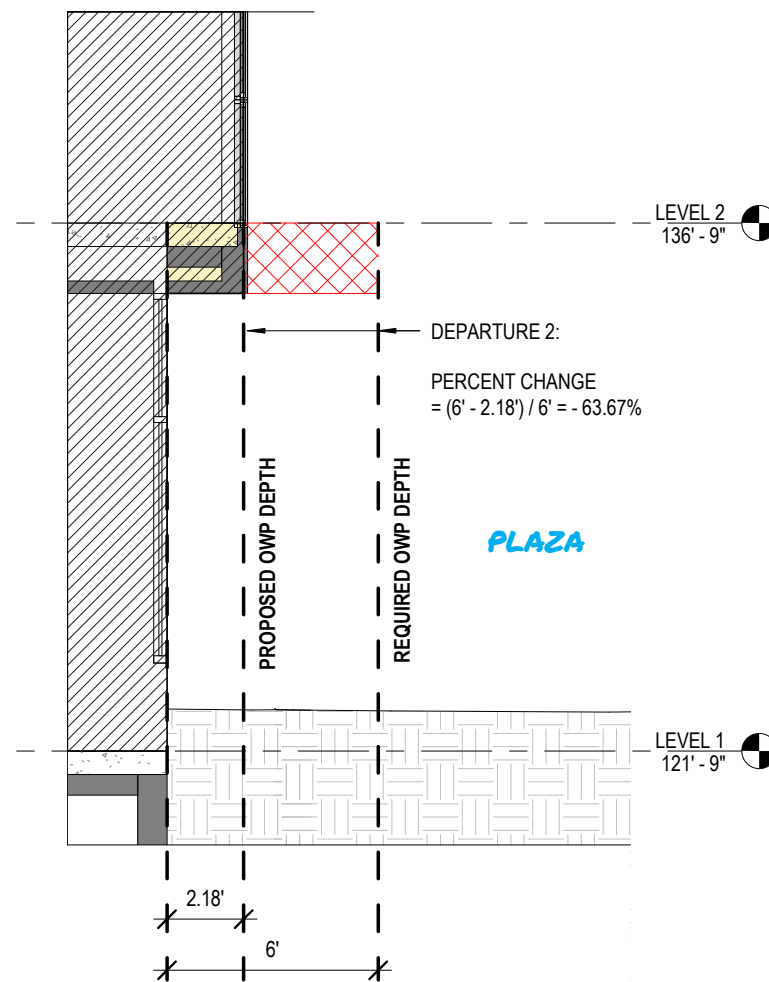
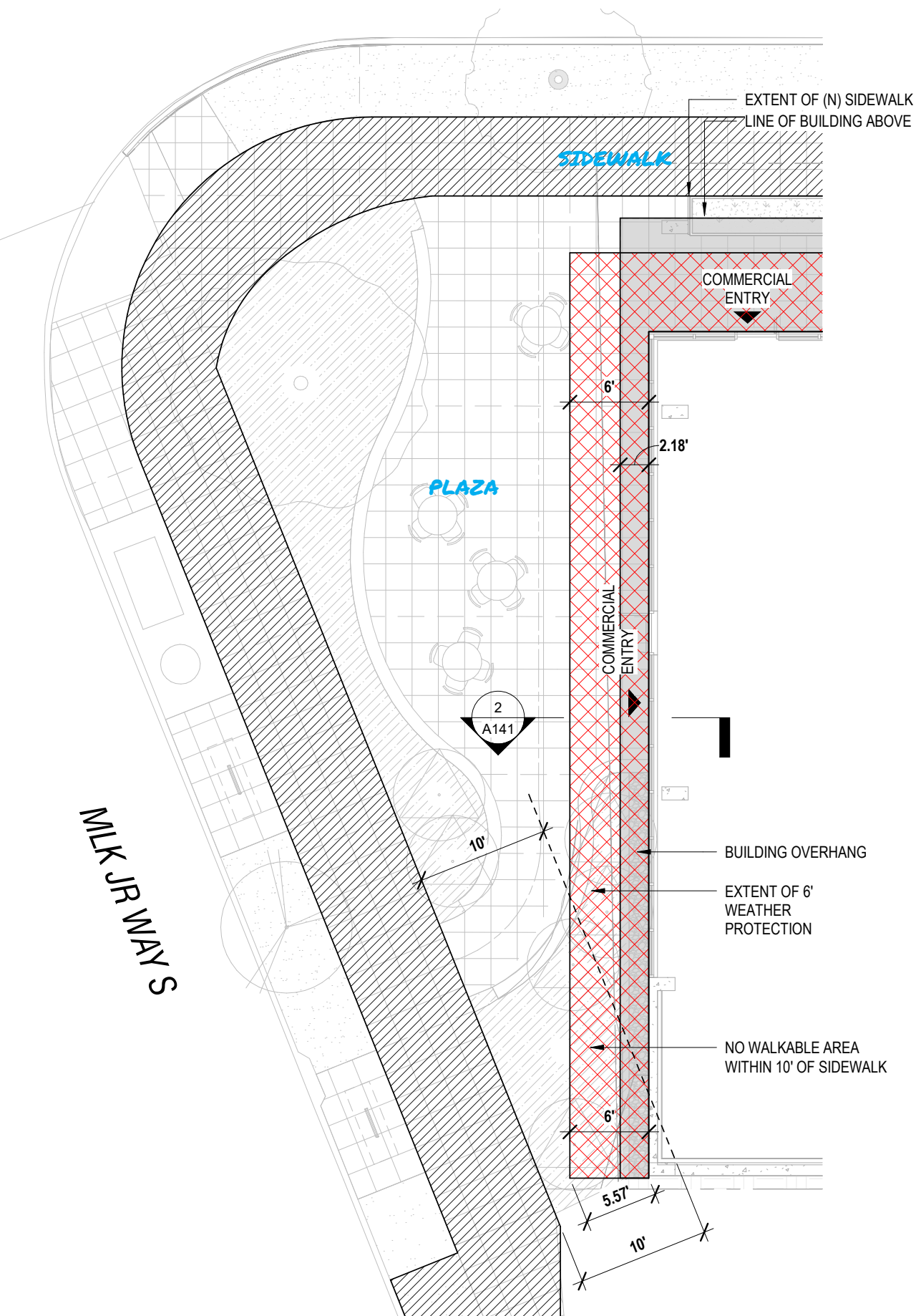
RELEVANT GUIDELINES

PL1-C-1. Selecting Activity Areas

PL2-B-3. Street-Level Transparency

DC3-A-1. Interior/Exterior Fit

DC3-C-2. Amenities/Features



STREET-LEVEL OVERHEAD WEATHER PROTECTION

SMC 23.47A.008.C.4

REQUIRED:

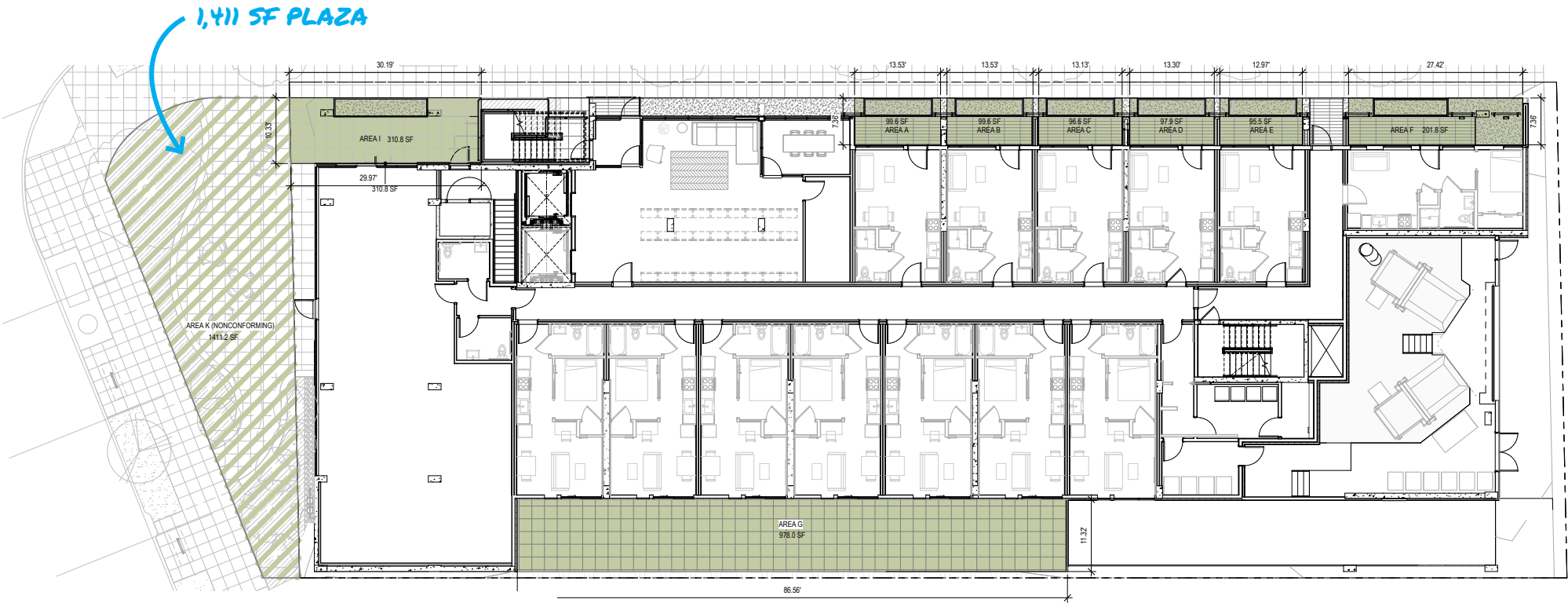
- MIN 60% OF STREET FRONTAGE OF A STRUCTURE ON A PEDESTRIAN STREET TO HAVE CONTINUOUS OVERHEAD WEATHER PROTECTION;
- LOWER EDGE OF PROJECTION SHALL BE 8-12 FT ABOVE THE SIDEWALK (6' MAX EXTENSION);
- LOWER EDGE OF PROJECTION SHALL BE 10-15 FT ABOVE THE SIDEWALK (>6' EXTENSION)

STREET FRONTAGE	CANOPY LENGTH	RESIDENTIAL USE % (CANOPY LENGTH / FACADE WIDTH)
79.17'	63.49'	80.19% (COMPLIES)

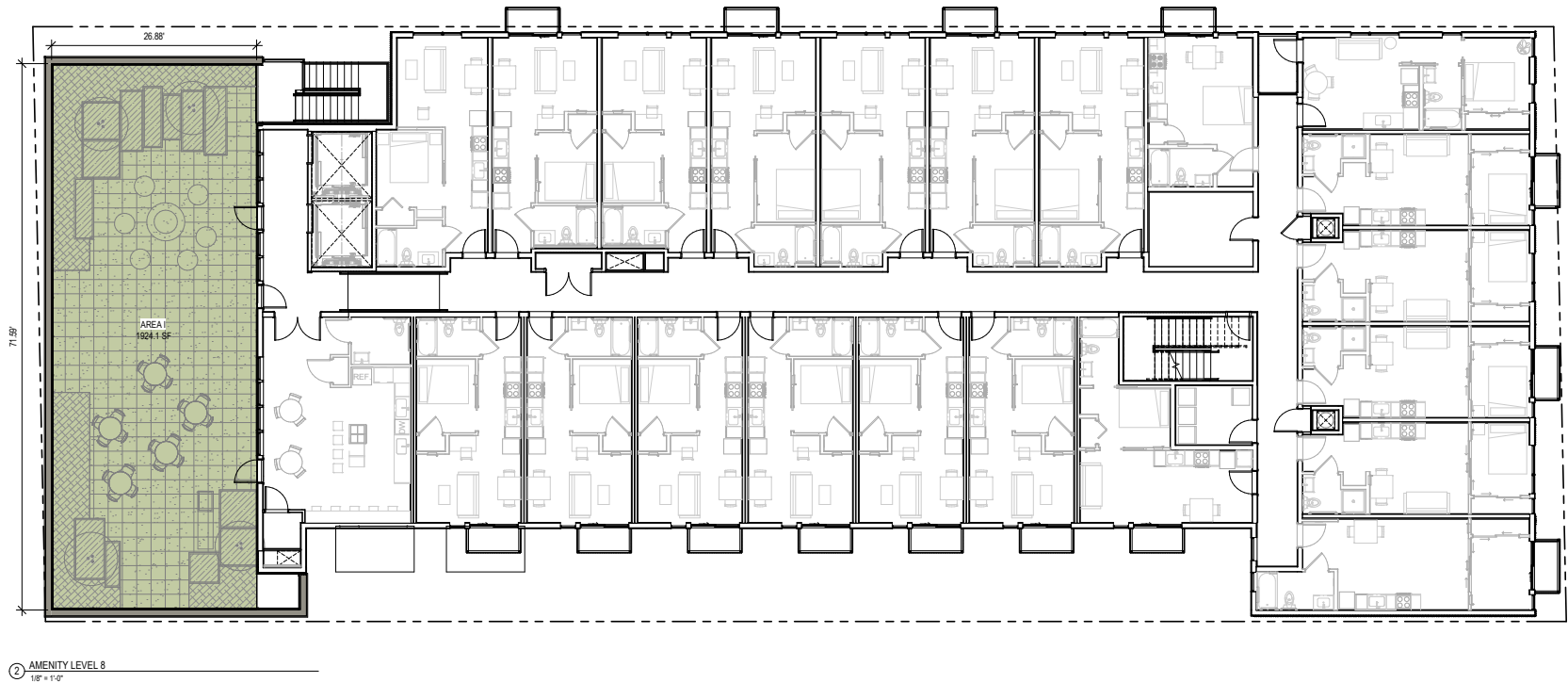
SEE DEPARTURE #2 ON SHEET A141



PLAZA VIEWED FROM SOUTH



AMENITY PLAN DIAGRAM - STREET LEVEL



AMENITY PLAN DIAGRAM - LEVEL 8

AMENITY AREA STANDARD

SMC 23.47A.024

Amenity area are required in an amount equal to 5% of the total gross floor area in residential use.

REQUIREMENT

5% Total gross floor area in residential use: 4,612.7 SF

PROPOSED DEPARTURE

Reduce required 4,612.7 Sf of amenity area to 4,060.4 SF.

% CHANGE

-11.97%

RATIONALE

Proposed amenity area within the project property is approximately 88% of what’s required. However, a significant shared amenity space — the public plaza along MLK — will be developed as a part of the project.

This plaza, with a seating area and extensive landscaping, is intended to have a strong, mutually beneficial relationship with the commercial space. When the plaza is added to the site’s amenity area the total exceeds that required by 8%.

The alternate would be to place an additional amenity area on the upper roof, isolated and away from public access. In keeping with *PL1-A-2. Adding to Public Life*, *PL1-B-3. Pedestrian Amenities*, and *PL1-C-1. Selecting Activity Areas*, we believe integrating the plaza into the overall design and programming concept is of more benefit to the residents and the public, creating a vibrant shared space.

RELEVANT GUIDELINES

PL1-A-2. Adding to Public Life

PL1-B-3. Pedestrian Amenities

PL1-C-1. Selecting Activity Areas

DEPARTURE REQUESTS

#4: SETBACK FOR RESIDENTIAL UNITS AT WILLOW STREET

STREET LEVEL DEVELOPMENT STANDARDS

SMC 23.47A.008.A.3

Street-level, street-facing facades shall be located **within** 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. At least one of the facades shall have a visually prominent pedestiran entry.

SMC 23.47A.008.D

The floor of a dwelling unit shall be at least 4 ft above or 4 ft below sidewalk grade or be set back at least 10 **from** the sidewalk.

REQUIREMENT

Per SMC 23.47A.008.D, residential facades shall be located 10 ft from the sidewalk or shall be 4 ft below or above sidewalk grade.

PROPOSED DEPARTURE

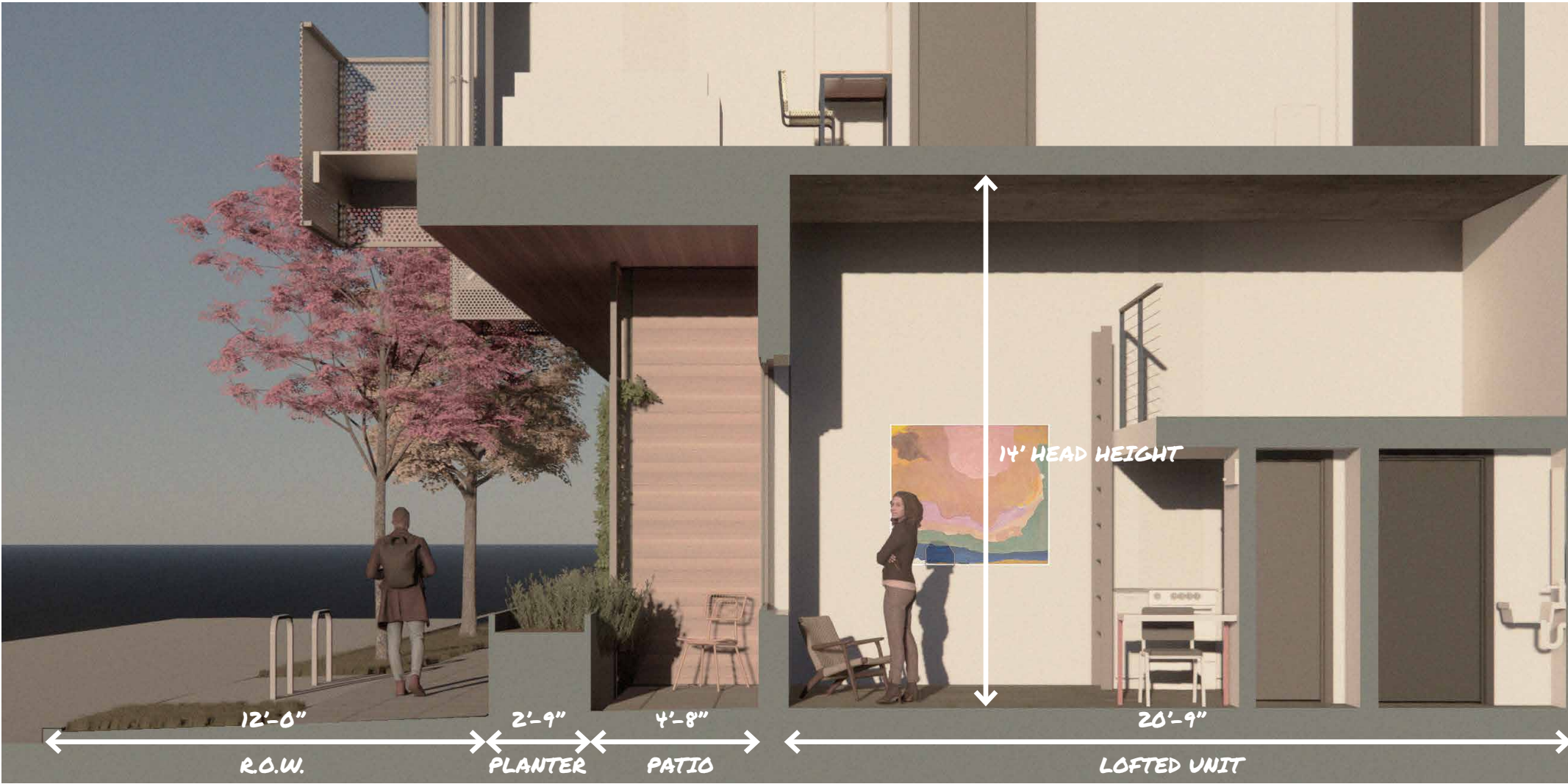
Per SMC 23.47A.008.A.3 the street-facing facades shall be located within 10’ of the lot line. Per 23.47A.008.D, the street-facing facade of a residential unit must be set back at least 10’ from the sidewalk. Since the sidewalk edge is closer than the lot line, both conditions cannot be satisfied. Therefore, the project must comply with 23.47.008.A.3 and a departure is needed from the requirement to be 4’ above or 4’ below the sidewalk

% CHANGE

- 100% grade separation
- 25% setback

RATIONALE

Our intent is to provide a residential character along the sidewalk as Willow St transitions from commercial to single family use (CS2-D-3. Zone Transitions). The proposed design maintains ample daylighting for residents (CS1-B-2. Maximize Daylight) at these north-facing units, and the security (PL3-B-1. Security and Privacy, CS2-I-ii. Shallow Setbacks) needed to encourage more active use of the patios. Lofted bedrooms provide additional privacy, while a green edge with features that vary in height creates a dynamic buffer with a residential character (DC2-D-2. Texture). Meeting the 4’ grade separation requirement would create significant accessibility challenges (PL2-A-1. Access for All).



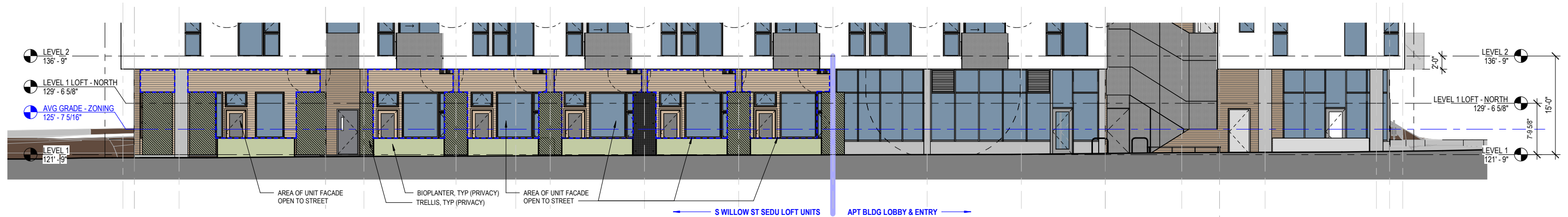
SECTION PERSPECTIVE OF TERRACE UNIT

RELEVANT GUIDELINES

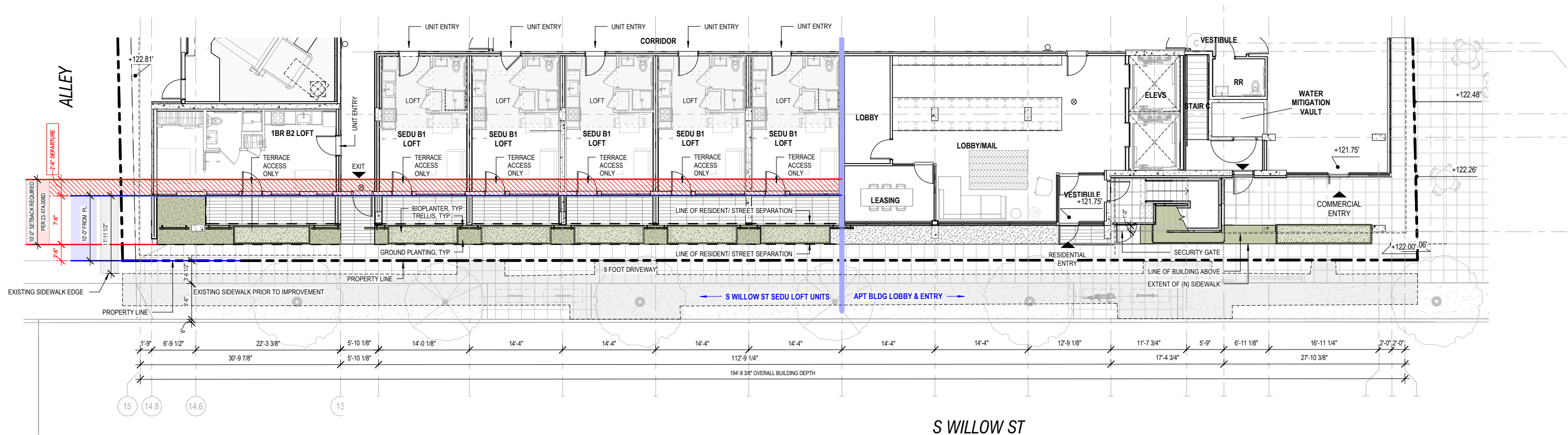
- CS1.B-2. Maximize Daylight
- CS2-D-3. Zone Transitions
- CS2-I-ii. Shallow Setbacks
- PL3-B-1. Security and Privacy
- DC2-D-2. Texture
- PL2-A-1. Access for All

DEPARTURE REQUESTS

#4: SETBACK FOR RESIDENTIAL UNITS AT WILLOW STREET



TERRACE UNIT SETBACKS — ELEVATION DIAGRAM



AT-GRADE UNIT SETBACKS — PLAN DIAGRAM