

# 7001 42ND AVE S

EARLY DESIGN GUIDANCE PACKET

DATE: NOVEMBER 29, 2021

**3038219-EG**



**NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST

1435 34th Avenue  
Seattle, WA 98122  
(206) 760-5550  
[www.neimantaber.com](http://www.neimantaber.com)

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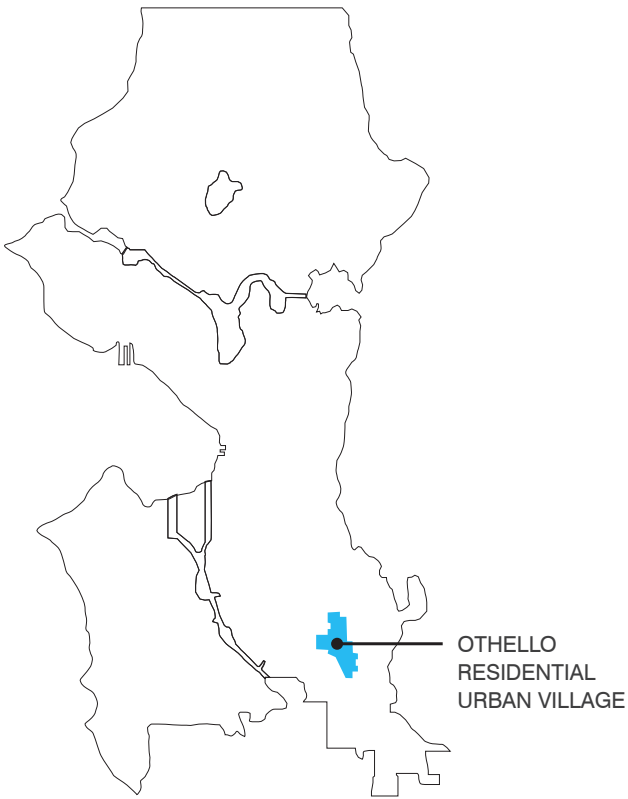
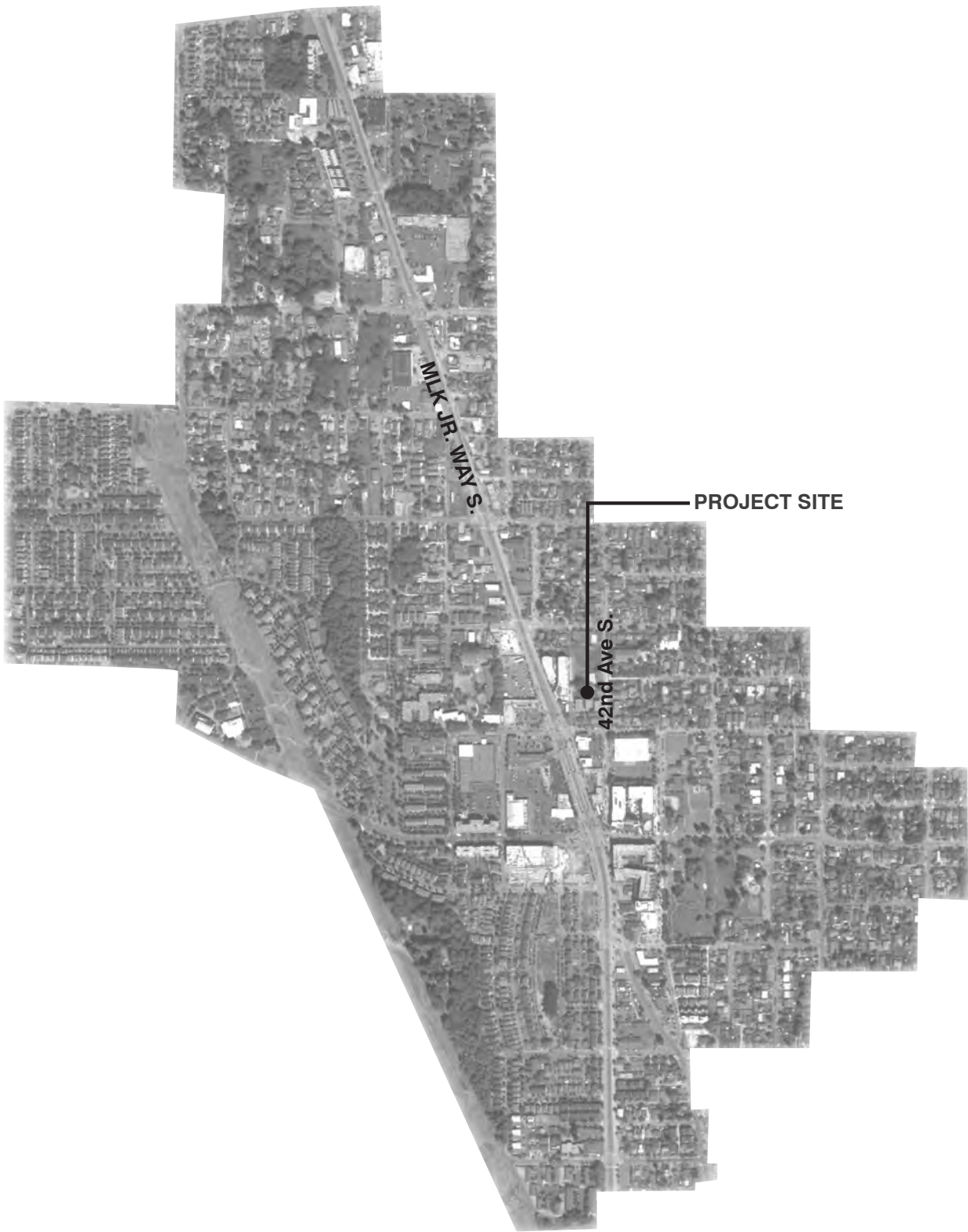
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PROJECT OBJECTIVES

- 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. Mitigate the visual impacts of on-site parking. Provide a common courtyard to increase usable open space, facilitate social interaction between residents, and enhance personal security.

PROJECT TEAM

OWNER	Rudd Construction LLC 4000 Madison St, Suite #200 Seattle, WA 98112
ARCHITECT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 (206) 760-5550
LANDSCAPE	TBD
CIVIL	TBD
STRUCTURAL	TBD

PROJECT INFORMATION

SITE ADDRESS(ES)	7001 42ND AVE S Seattle, WA 98118
PARCEL NUMBERS	3333002860
SDCI PROJECT #S	3038219-EG 6832810-CN 6823811-DM 3037924-LU
APPLICANT	Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman info@neimantaber.com
ZONING	LR2 (M)
LOT SIZE	15,663 SF
ALLOWABLE FAR	1.4
PROPOSED UNITS	18 Total Units 22 Parking Spaces
ALLOWABLE HEIGHT	40'





**EXISTING CONDITIONS**

SITE ANALYSIS  
SITE SURVEY

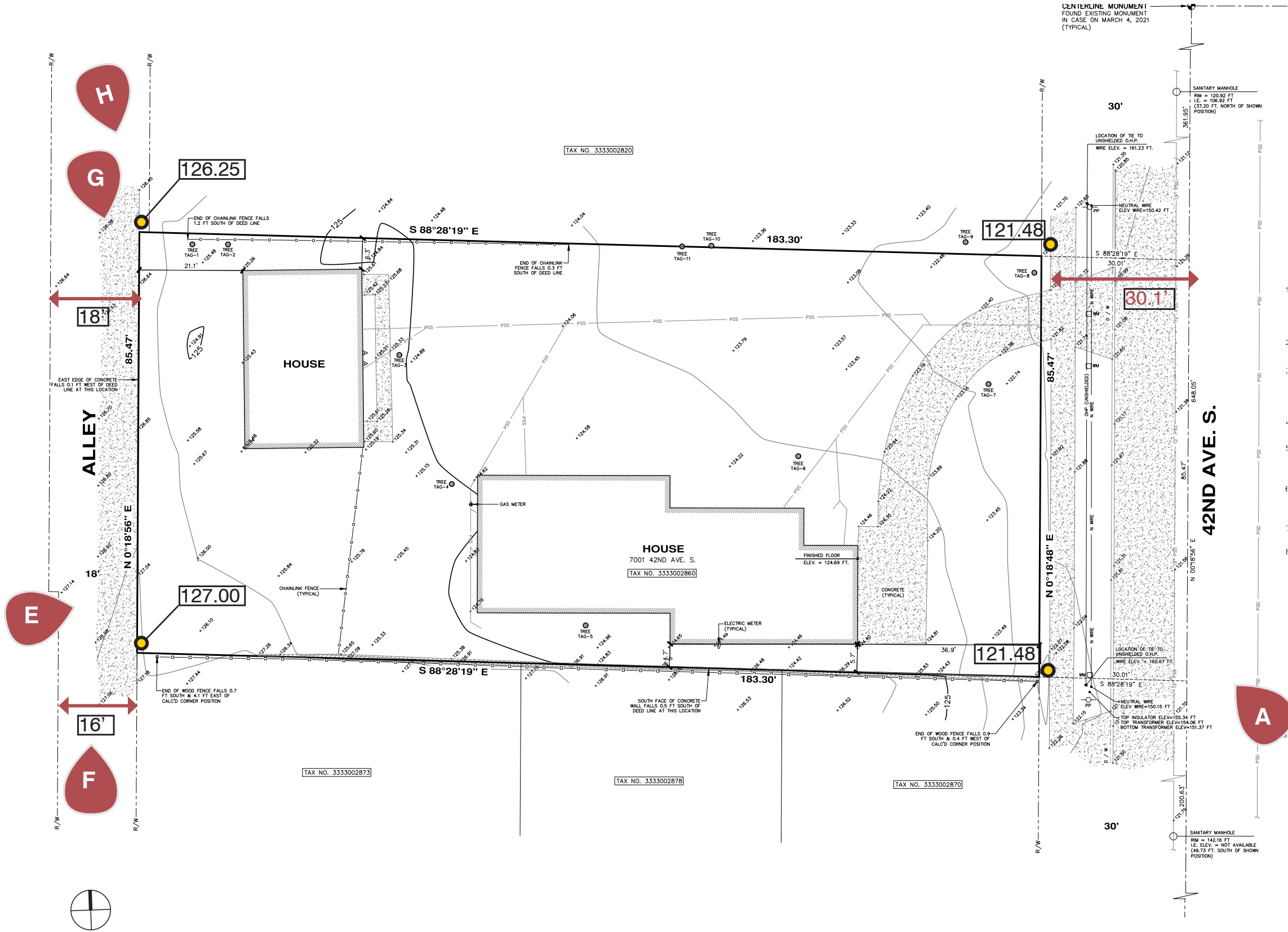
LOCATION  
7001 42nd Ave S. Seattle, WA 98118

Located mid block between Willow St. and S Myrtle St. The site sits east of MLK Jr Way S. The lot is bordered by 42nd Ave S and an alleyway to the west. to the north; MLK Jr Way S to the west.

LOT SIZE  
15,663 SF

LEGAL DESCRIPTION(S)  
APN 333300-2860:  
Lot 5, Block 15, Hillman city addition to the city of Seattle, division no.6, according to the plat thereof recorded in volume 11 of plats, page 23, in King County, Washington;

except the west 16 feet thereof condemned in King County Superior court cause No. 161151 for alley, as provided by ordinance no. 46044 of the city of Seattle.











# URBAN DESIGN ANALYSIS

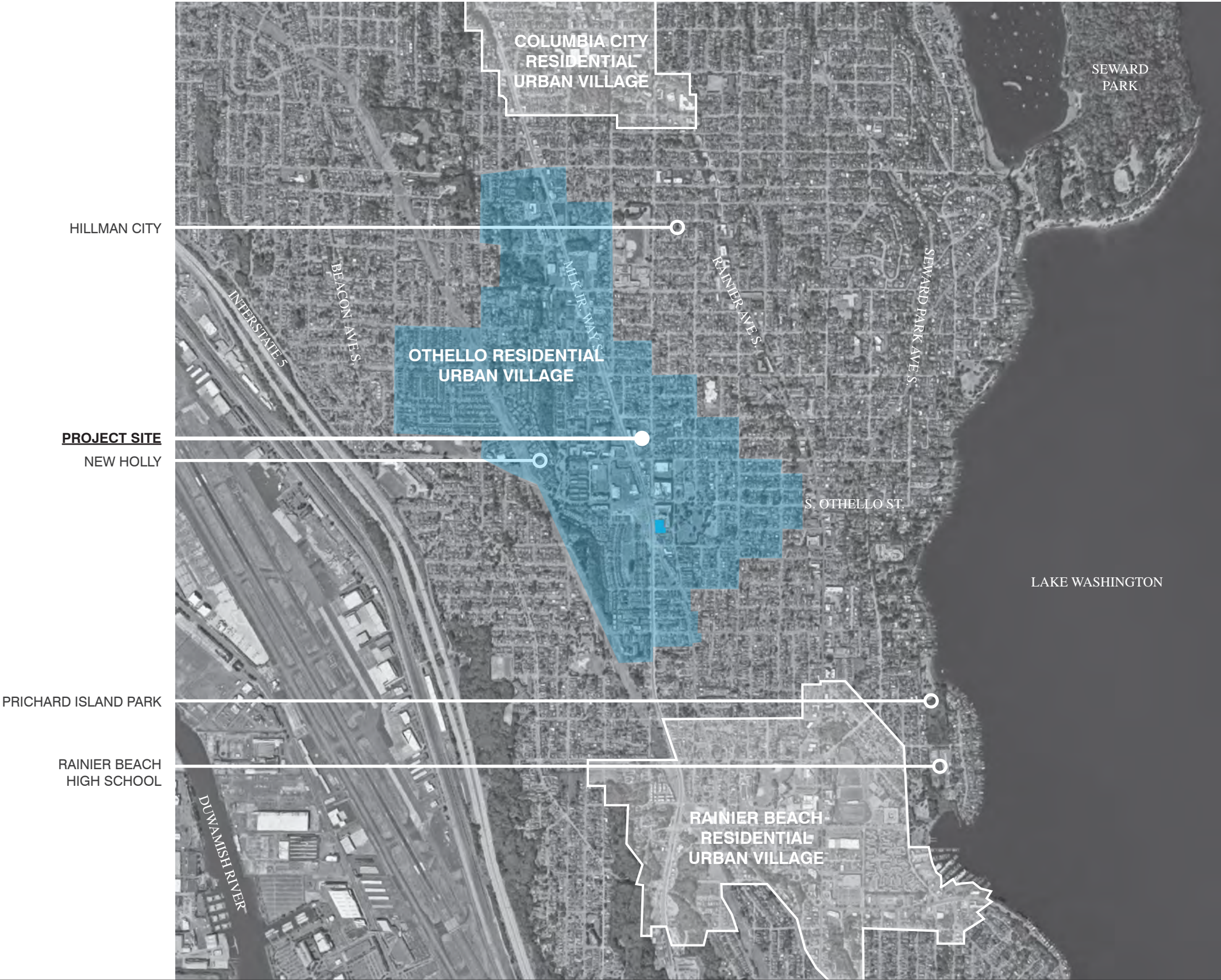


URBAN DESIGN ANALYSIS  
SOUTHEAST SEATTLE — RAINIER VALLEY

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.

Traveling East from MLK, The zoning transitions in scale from mid rise commercial zoning, to low-rise multifamily residential zoning, to single family residential.









# URBAN DESIGN 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

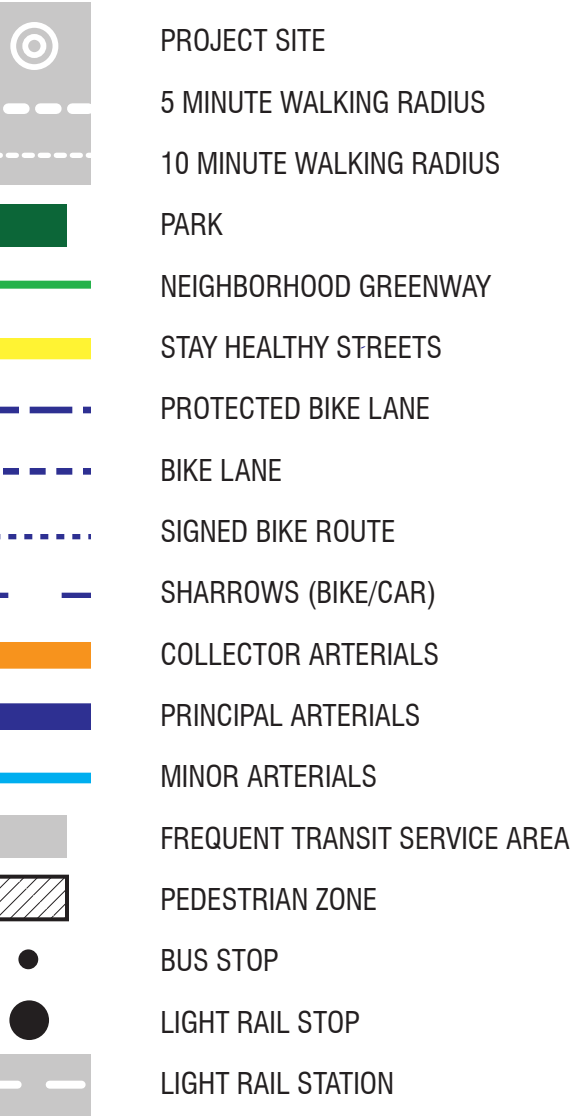
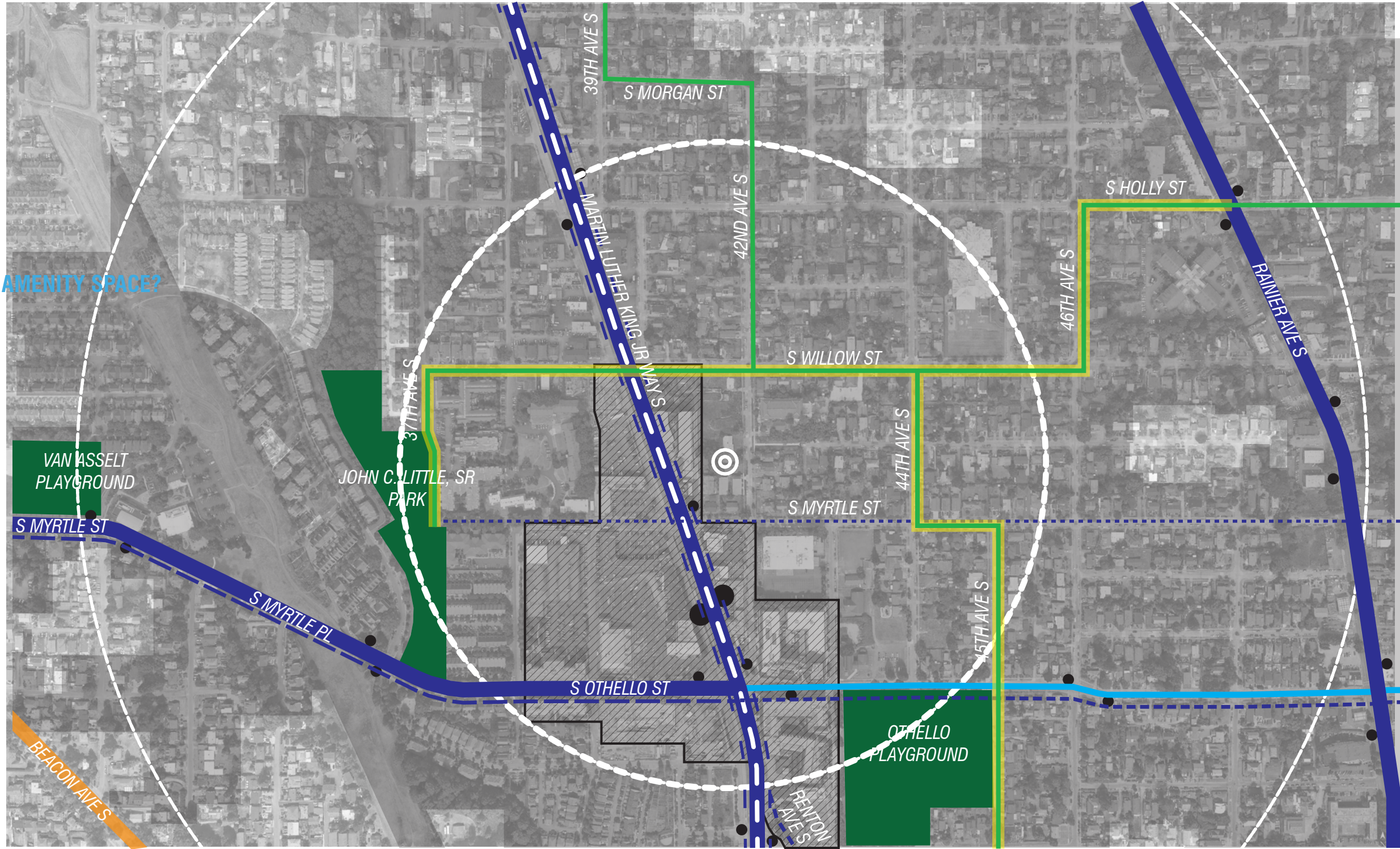
- LOW-RISE - SINGLE-FAMILY RESIDENTIAL
- LOW-RISE - MULTI-FAMILY RESIDENTIAL
- MIXED-USE
- COMMERCIAL
- INSTITUTIONAL
- AGRICULTURAL



URBAN DESIGN ANALYSIS  
NEIGHBORHOOD ACCESS + SERVICES

CONTEXT MAP

At a central part of the Othello Residential Urban Village, the site is a short walk from the light rail station as well as a number of parks and local businesses. Bus and rail service connect to downtown and adjacent neighborhoods.

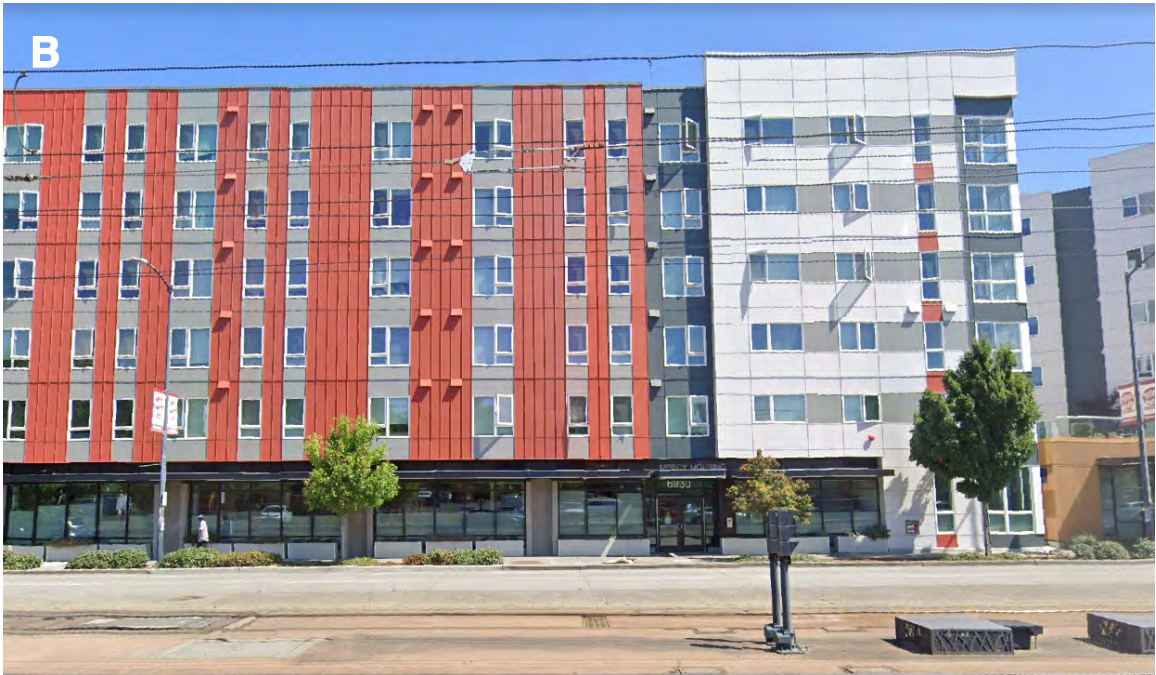




**URBAN DESIGN ANALYSIS**  
**BUILT ENVIRONMENT SURVEY**



**OTHELLO OCHO TOWNHOMES — 7011 42nd Ave. S**  
 8 units with central parking court between units



**MERCY OTHELLO PLAZA — 6940 MLK JR WAY S**  
 Affordable Mixed Use  
 Large affordable housing complex



**OTHELLO SQUARE CO-OP HOUSING — 7343 MLK JR WAY S**  
 Affordable mixed use (proposed)  
 Large affordable housing complex



**TOWNHOUSES — 7518 43rd Ave S**  
 Three units facing street with most facing a parking court



**ORENDA OTHELLO SQ. — 3939 S. OTHELLO ST.**  
 Affordable mixed use  
 Mixed use housing and health-care





**C**  
**OTHELLO SQUARE OPPORTUNITY CENTER — 7315 MLK JR WAY S**  
Affordable Mixed Use (proposed)



**D**  
**WILLOW CROSSING — 6901 MLK JR. WAY S.**  
Affordable Mixed Use (under Construction)  
“Split block” massing with mid-block plaza



**E**  
**7146 44th AVE S**  
Newly proposed townhomes by green canopy  
Eight new townhouses



**I**  
**4031 S WILLOW ST - ACROSS ALLEY TO THE EAST OF PROJECT**  
28 Townhouses + 16 Rowhouses (under construction)  
Low-rise development spread over 5 parcels, with large central parking courts and mid-block walkways



**J**  
**TOWNHOUSES - 7527-7531 43rd Ave S**  
6 Units with central courtyard



**K**  
**4202 S MYRTLE STREET** Small scale townhomes 7 units located just south of project site on corner.



URBAN DESIGN ANALYSIS  
ALLEY

S MYRTLE ST  
/MLK JR WAY



WILLOW ST.



**TOWNHOUSE DEVELOPMENT**  
6931 42ND AVE S (UNDER  
CONSTRUCTION) TO THE SOUTH





MERCY OTHELLO HOUSING  
6940 MLK JR WAY (RECENTLY  
CONSTRUCTED) TO THE WEST

PROJECT SITE



7007-7005 42ND AVE S  
DUPLEX  
(TO BE REMOVED)

7001-7003 42ND AVE S  
DUPLEX  
(TO BE REMOVED)



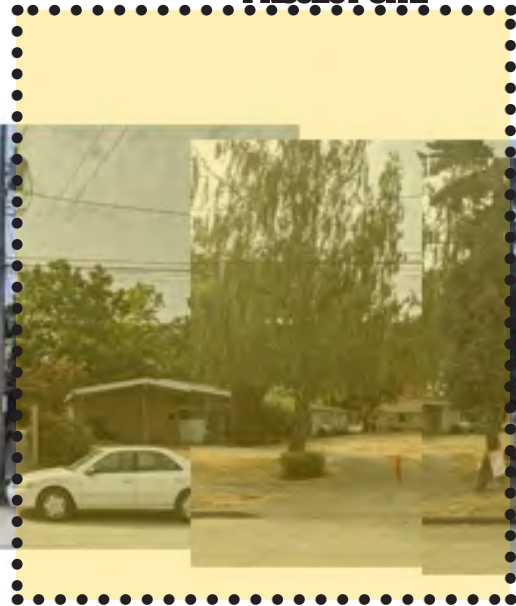
URBAN DESIGN ANALYSIS  
42ND AVE S.



**TOWNHOUSE / ROWHOUSE**  
6931 42ND AVE S (NEWLY  
CONSTRUCTED) TO THE SOUTH



**TOWNHOUSE DEVELOPMENT**  
7011 42ND AVE S (NEWLY  
CONSTRUCTED) TO THE SOUTH



7007-7005 42ND AVE S  
DUPLEX  
(TO BE REMOVED)

7001-7003 42ND AVE S  
DUPLEX  
(TO BE REMOVED)



**BUDDHIST CULTURAL CENTER**  
6924 42ND AVE S.  
DUOC SU TEMPLE



S WILLOW ST



**TOWNHOUSE DEVELOPMENT**  
6931 42ND AVE S (UNDER  
CONSTRUCTION) TO THE SOUTH

PEDESTRIAN  
WALKWAY



**ACROSS THE STREET  
FROM THE PROJECT**

**TOWNHOUSE / ROWHOUSE**  
6931 42ND AVE S (NEWLY  
CONSTRUCTED) TO THE SOUTH

S MYRTLE ST





## SITE ANALYSIS

SITE ANALYSIS  
VICINITY

ADJACENCIES

The project is located at the north end of the Othello Station Overlay District, with zoning transitions to the northwest, north and east. The project will sit mid block between a townhouse development to the North & South. Directly across 42nd Ave S is residential houses. Mercy Housing Othello, a mid-rise apartment project, is directly across the alley to the west.



# SITE ANALYSIS

## OPPORTUNITIES + CONSTRAINTS

### NOTES

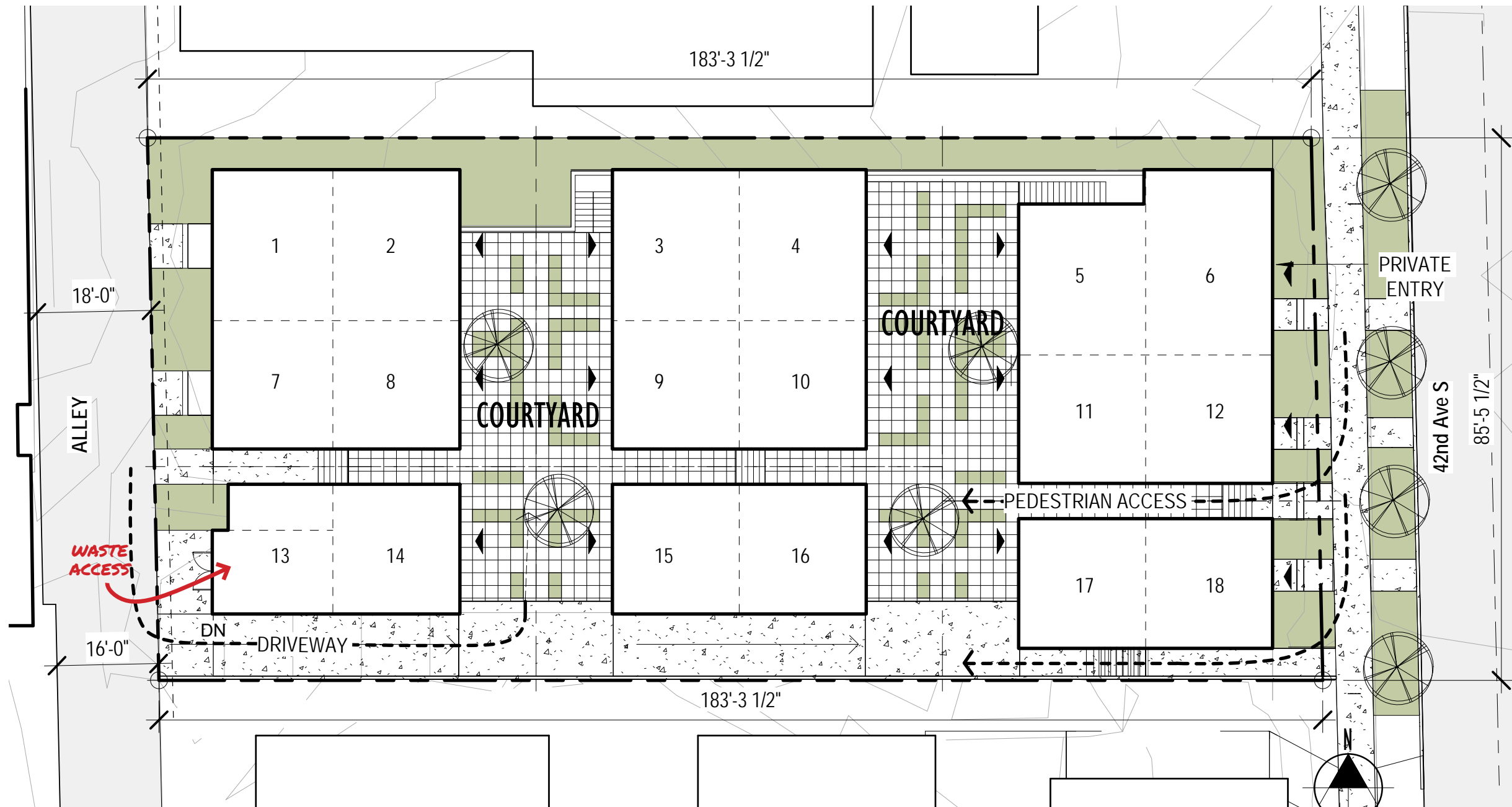
An Exceptionally deep mid-block lot with alley access at the rear.

### OPPORTUNITIES

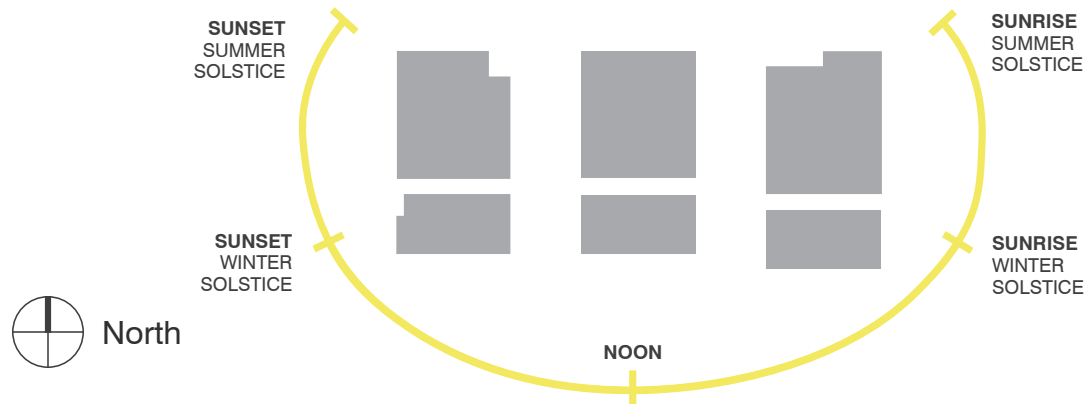
- Alley provides an excellent location for automobile access and waste pickup
- The site has long south face with a low-rise townhouse to the south that will not shade the project.
- The site is relatively flat and a couple feet above street level, creating a natural privacy buffer between the homes and the pedestrian realm.
- The surrounding sites along 42nd Ave S were recently developed or are currently under construction. Adjacent sites do not have long established patterns of use that make change.

### CONSTRAINTS

- The size is exceptionally deep. A conventional parking solution would result in most units facing an interior parking court.
- Long side facades need to be composed with respect for adjacent sites in mind.
- New development to the north and south establish a streetscape pattern that should inform our approach to street facing entries and landscaping.
- Parking is a valuable asset for family-sized housing, but impact of automobile parking on usable open space and the aesthetic quality of the built environment should be considered.



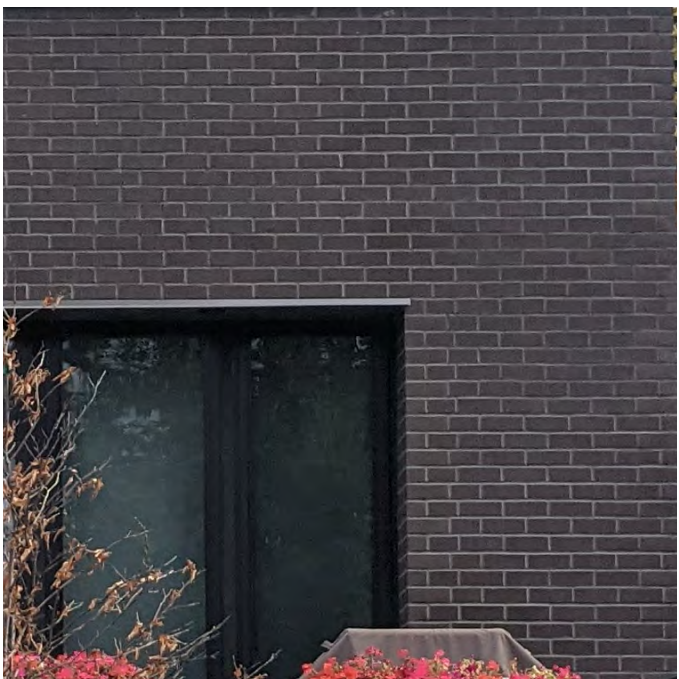
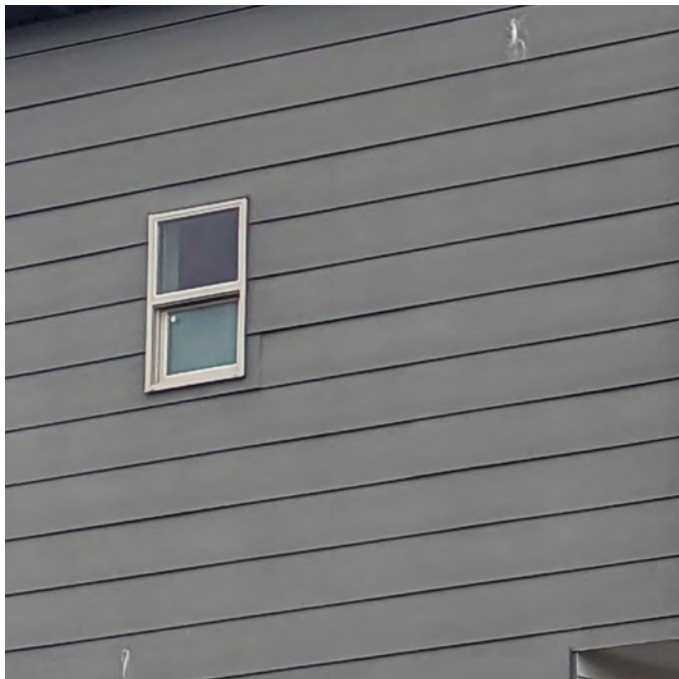
SUN PATH DIAGRAM



SITE PLAN  
Typical upper level extent of Preferred Option shown



MATERIAL TEXTURE

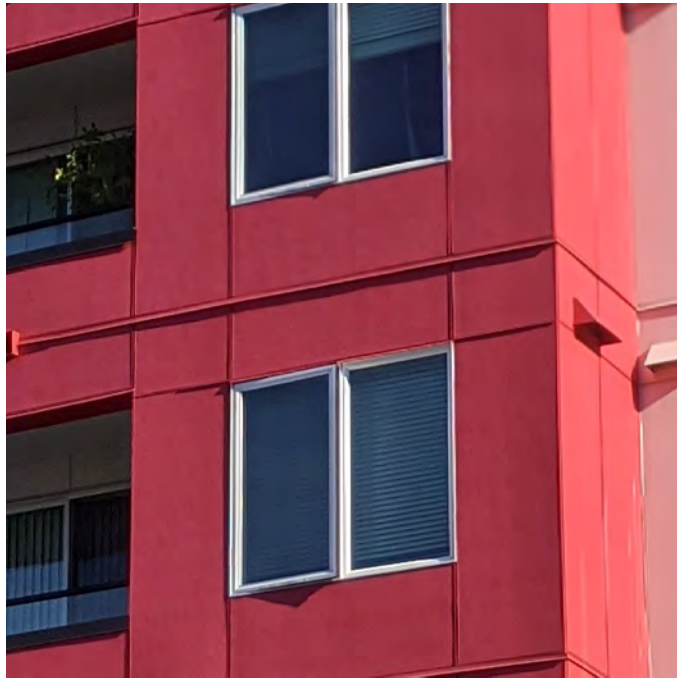
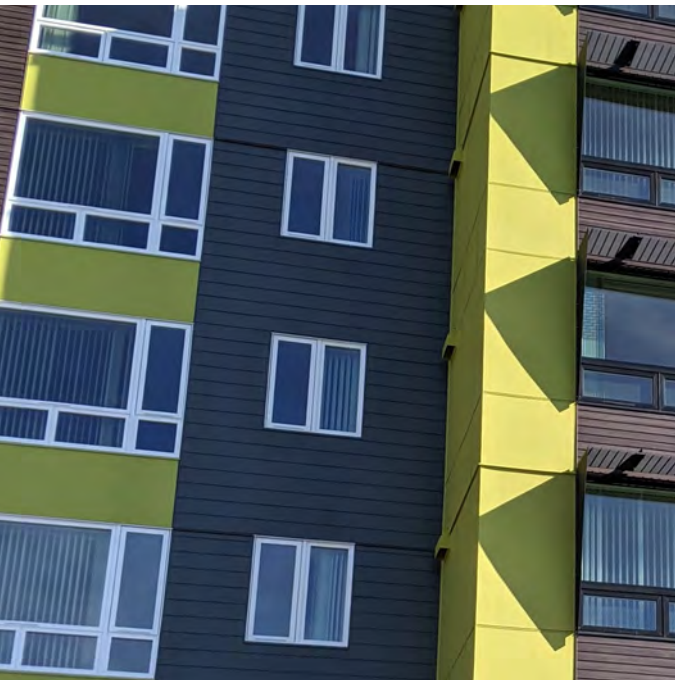




COLOR



MASSING & RHYTHM



TAKEAWAYS

- Townhouse projects in the neighborhood deploy a variety of styles, colors and material palettes.
- Some of the projects utilize highly textured materials, while others use plain flat panels.
- Projects that employ a more textured material palette tend to be more restrained in their color scheme and their massing.

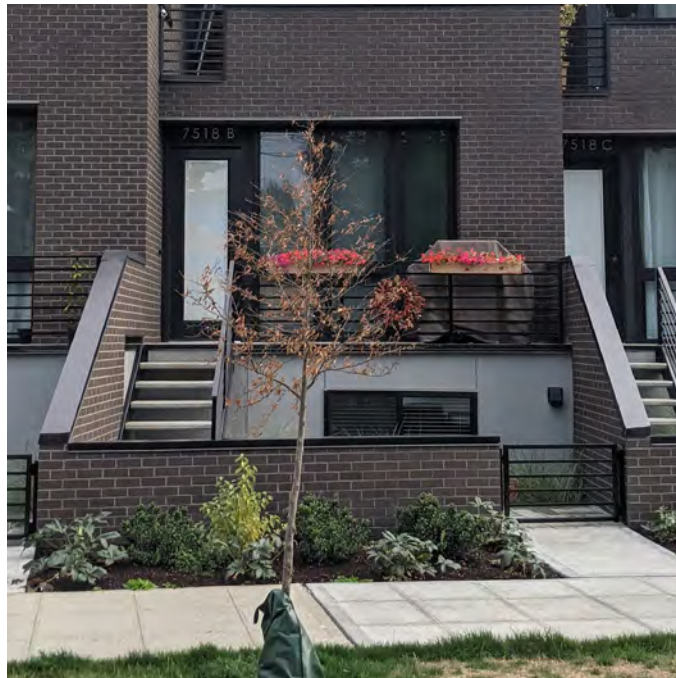


ENTRY SEQUENCE



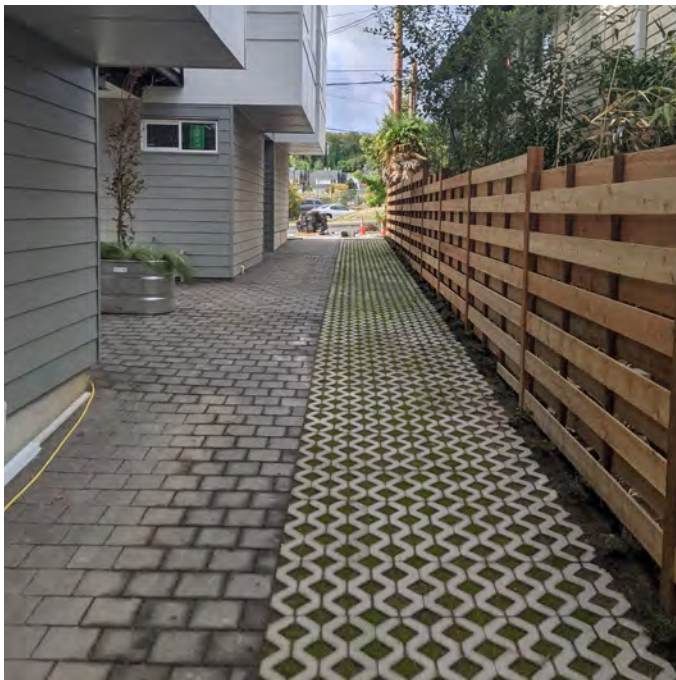
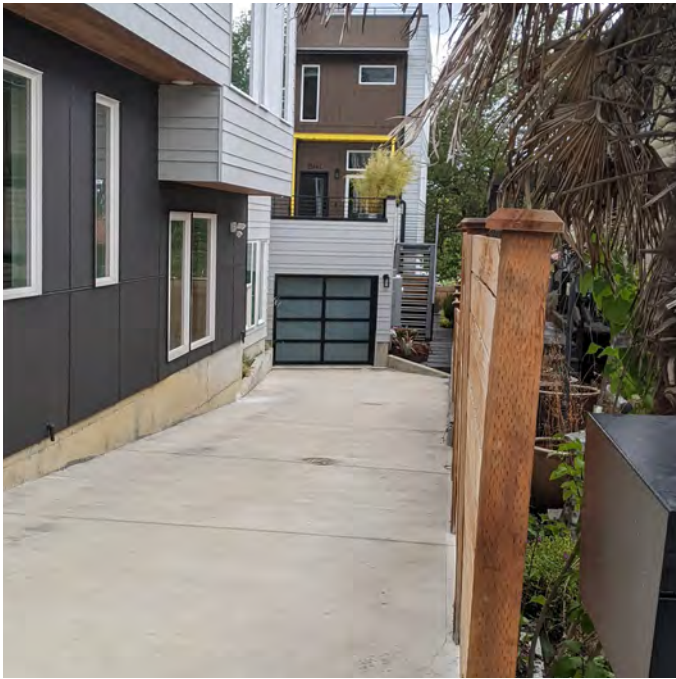
TAKEAWAYS

- Street facing units have entry doors facing the street
- Where height limits allow, street entries are raised above street level to create a privacy transition between the pedestrian realm and the home.
- Entry porches are generally small, surrounded by buffer landscaping.
- Elevation differences between the empty retaining walls or sloped banks, depending on the height difference.
- Entry doors typically have a small canopy that provides both weather protection and identifies the entry.





SITework



TAKEAWAYS

- All projects of this type will have some narrow spaces between the building and fences that have some buffer landscaping and some minor walkways.
- Driveways can be made more attractive and low impact through the use of pervious paving.
- Nearby street side landscaping can inform the design to create a sense of continuity along the street edge.

TAKEAWAYS

- One parking space per unit typically results in a parking court where much of the site is devoted to car maneuvering and relatively little open space at grade.
- Building a lid over the parking access aisles can minimize the visual impacts of parking and return that area to open space uses.





OLYMPIC VIEW - NEIMAN TABER ARCHITECTS



SOLHAUS - B9 ARCHITECTS

TAKEAWAYS

- Past projects using courtyard lids over parking areas have been successful at reducing the impact of parking, increasing open space, creating dignified pedestrian entrances to interior units, and creating shared common areas that help build community among neighbors.
- Courtyards can be successful open spaces at a variety of widths.
- Landscaping can be used to help create distinctions between common area and semi-private spaces associated with each unit.

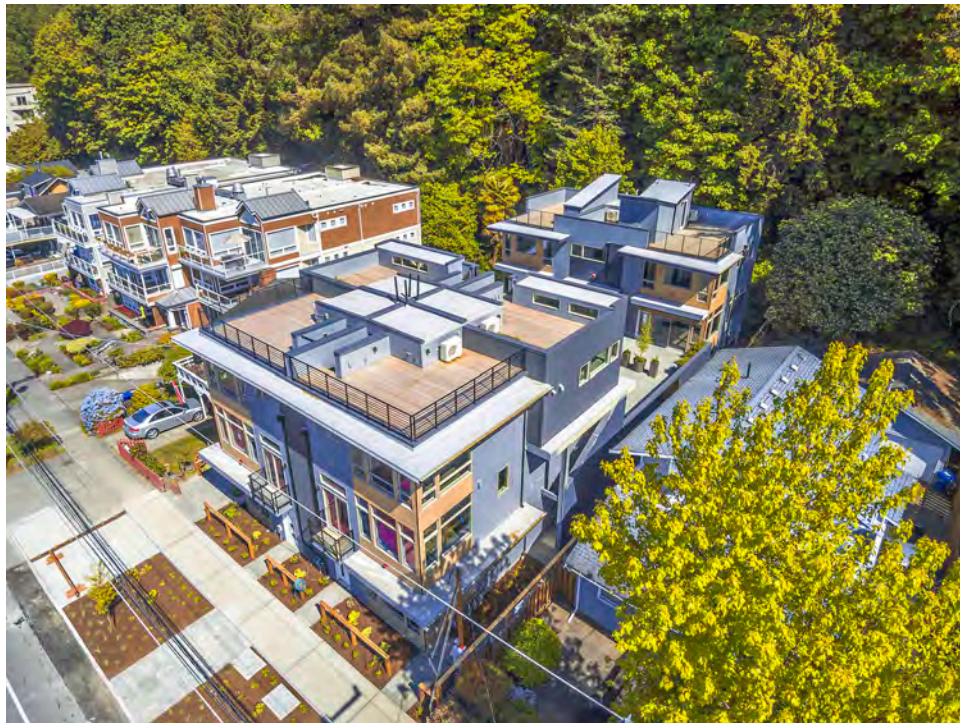


WALLINGFORD COURTYARD - B9 ARCHITECTS

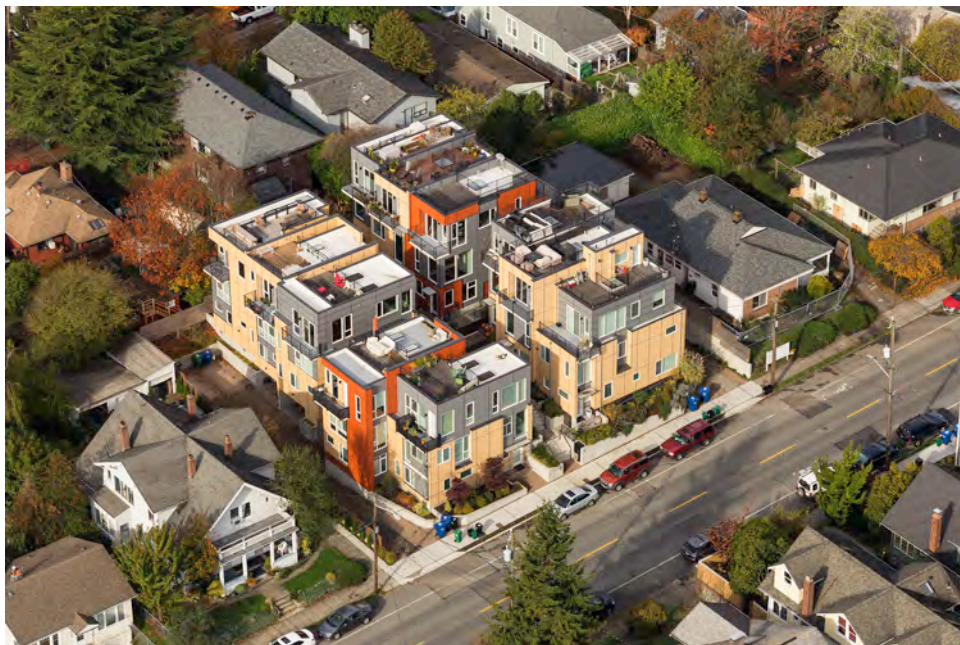


MARION GREEN - NEIMAN TABER ARCHITECTS





ALKI TOWNHOMES - NEIMAN TABER ARCHITECTS



WALLINGFORD COURTYARD - B9 ARCHITECTS



MARION GREEN - NEIMAN TABER ARCHITECTS



## STANDARDS AND GUIDELINES



**STANDARDS + GUIDELINES**  
DESIGN GUIDELINES

**SERVICES**  
DC1-C2 / PARKING AND SERVICE USES (OTHELLO GUIDELINE)

2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.



**WALKABILITY**  
PL2 / PERSONAL SAFETY AND SECURITY (OTHELLO GUIDELINE)

Address specific principles of Crime Prevention Through Environmental Design (CPTED), the goal of which is to reduce crime by addressing security concern in the building process.

- i. Defensible Space: Use “zones of defense” (public, semi-public, private) to define appropriate activities. Semi-public and semi-private zones, like plazas, promote defensible space, and can be demarcated with symbolic barriers, including landscaping.
- ii. Site and building lighting can be an effective crime deterrent. New developments are encouraged to provide lighting on buildings and in open spaces.

**ADJACENT CONTEXT**  
CS2-D5 / RESPECT FOR ADJACENT SITES (OTHELLO GUIDELINE)

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





DC3 / OPEN SPACE CONCEPT

4. Multifamily Open Space: Design common and private spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.



DC2.C1 / VISUAL DEPTH AND INTEREST

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.

*Balconies, canopies, and other secondary elements will be incorporated into the design in a manner that provides visual interest while complementing the overall massing and composition strategies.*



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CITATION	CODE STATEMENT	NOTES
23.45.504 / PERMITTED USE	<ul style="list-style-type: none"><li>Residential use allowed as of right</li></ul>	
23.45.510 / FAR LIMIT	<ul style="list-style-type: none"><li>1.4 - LR2(M)</li><li></li></ul>	Underground stories exempt
23.45.512 / DENSITY	<ul style="list-style-type: none"><li>Unlimited</li></ul>	18 units provided
23.45.514 / STRUCTURAL HEIGHT	<ul style="list-style-type: none"><li>40’ Max. above average grade</li></ul>	
/ Rooftop Features	<ul style="list-style-type: none"><li>+4’ for clerestories, parapets, railings, etc</li><li>+10’ for stair penthouses. Max. 15% of roof area, 20% with screened mech. equipment</li><li>+16’ for elevator penthouses</li></ul>	
23.45.517 / MANDATORY HOUSING AFFORDABILITY	<ul style="list-style-type: none"><li>Subject to 23.58B and 23.58C</li></ul>	
23.45.518 / SETBACKS + SEPARATION	<ul style="list-style-type: none"><li>Front: 7’ avg./ 5’ Min</li><li>Rear: 7’ avg./ 5’ Min</li><li>Side (facades &lt;/= 40’): 5’</li><li>Side (facades &gt; 40’): 7’ avg. / 5’ min.</li><li>Upper-Level Setback (facades &gt; 44’): 12’</li></ul>	
23.45.522 / AMENITY AREA	<ul style="list-style-type: none"><li>25% of lot area, 50% min. at grade or on roof,</li><li></li></ul>	3915.75sf Req.
23.45.524 / LANDSCAPE STANDARDS	<ul style="list-style-type: none"><li>Exterior light and glare must be shielded and directed away from adjacent properties</li></ul>	Street trees required
23.45.527 / STRUCTURAL WIDTH AND FACADE LENGTH	<ul style="list-style-type: none"><li>Width: 90’ max.</li><li>Length: 65% of lot depth within 15’ of property line</li></ul>	
23.45.530 / GREEN BUILDING STANDARD	<ul style="list-style-type: none"><li>Required exceeds FAR 1.2</li></ul>	Built Green 4-Star
23.45.534/ LIGHT AND GLARE STANDARDS	<ul style="list-style-type: none"><li>Exterior light and glare must be shielded and directed away from adjacent properties</li></ul>	
23.54.015 / PARKING	<ul style="list-style-type: none"><li>None required.</li></ul>	20 parking stalls provided
23.54.015 / BICYCLE PARKING	<ul style="list-style-type: none"><li>Long Term: 1 per Dwelling Unit up to 50, .75 per Dwelling Unit above 50</li><li>Short Term: 1 per 20 units</li></ul>	
23.54.040 / SOLID WASTE AND RECYCLING	<ul style="list-style-type: none"><li>Per table A, 51 – 100 Dwelling Units: 375 SF plus 4 SF for each additional unit above 50, 431 SF Total Req’d.</li></ul>	647 provided. SPU approval required





**EARLY COMMUNITY OUTREACH**





SUMMARY OF COMMUNITY OUTREACH REPONSES  
OTHELLO TOWNHOMES – 7001 42<sup>ND</sup> AVE S, SEATTLE

1. INTERACTIVE WEBSITE WITH PUBLIC COMMENTING FUNCTION – 3 RESPONSES
- 2 PEOPLE COMMENTS THAT THE PLANS LOOKED NICE AND THAT MORE HOUSINGS IS NEEDED ASAP

-1 PERSON WAS IN FAVOR OF THE PARKING AND 1 PERSON WAS AGAINST THE PARKING
2. OTHELLO TOWNHOMES SURVEY – 22 RESPONSES
- 12 PEOPLE LIVE VERY CLOSE TO THE SITE

-19 PEOPLE VALUE THAT IT IS AFFORDABLE

-COMMENTS FOCUSED ON THE PROXIMITY TO THE LIGHT RAIL, PROMOTED BIKING, NEED FOR AFFORDABLE HOUSING AND FAMILY SIZE HOUSING.

-RESPONDERS WANT TO DE-EMPHASIZE CARS AND AUTO CENTRIC LIFESTYLE. PRIORITIZE COMMUNITY ATMOSPHERE, PEDESTRIAN EXPERIENCE AND TRANSIT ORIENTED LIFESTYLES

-PEOPLE WANT THE PROJECT TO HAVE LANDSCAPING, GREEN SPACES, TREES AND OPEN SPACES
3. PROJECT DESIGN RESPONSE TO THE COMMUNITY OUTREACH FEEDBACK
- AFFORDABILITY IS A GROWING ISSUE:

WE ARE LOOKING AT PROVIDING A MIX OF UNIT TYPES AND SIZES SO WE CAN REACH A BROADER MARKET. THIS INCLUDES EXPLORING A 1 BEDROOM PLAN (MORE AFFORDABLE OPTION) AND 4 BEDROOM PLAN (FAMILY SIZE OPTION)

-DE-EMPHASIZE CARS, PRIORITIZE COMMUNITY, LIGHT RAIL/BIKING AND OPEN SPACE/GREEN SPACE:

-OUR PREFERRED DESIGN WITH THE COURTYARD LID PUTS CARS BELOW GROUND. BY DOING THIS WE CREATE COMMUNITY GATHERING SPACES AND NATURAL SPACES FOR GREENERY/LANDSCAPING INSTEAD OF DRIVEWAYS. WE ARE INCORPORATING BIKE PARKING SO IT IS EASILY ACCESSIBLE FOR FUTURE RESIDENTS AND IN A SAFE/SECURE LOCATION.

Early Community Outreach Plan

7001 42nd Ave. S Seattle 98118

NEIGHBORHOOD: Othello

EQUITY AREA: Yes

Project Description: This proposal is for 18-unit courtyard townhouse project with 2 and 3 bedroom units and 23 garage parking stalls and bike parking.

Printed:

**Outreach:** Posters hung in a minimum of 10 local businesses, community centers, or other publicly accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk (**High Impact Method**). Will contain project information (address/brief description), link/QR code to the project website & survey, and project contact information. Copy of posters will be sent to community organizations.

**Additional:** Poster will be translated to Chinese (traditional), Spanish, and Vietnamese, and all 4 versions (including English) will be hung together at each location (10).

**Documentation:** Posters submitted to DON, written description of each poster location, photos of hung posters

Digital/Electronic:

**Outreach:** Interactive project website with public commenting function (High-impact Method). Send an email to all the community organizations listed on the neighborhood snapshot letting them know about the project and survey. Invite them to pass the information along to their members and colleagues. Will contain project information (address/brief description), link to survey, and project contact information.

**Additional:** Translate entire website into Chinese (traditional), Spanish and Vietnamese.

**Documentation:** Link to website, a screenshot of the website, coded data from public comment function.

Digital/Electronic:

**Outreach:** Online Survey (high-impact method). Will contain project information (address/brief description), link to website, and project contact information.

**Additional:** Translate entire survey into Chinese (traditional), Spanish, and Vietnamese. Will feature prominently at the top of website in language.

**Documentation:** Provide link to survey, and coded data from survey responses.

## OTHELLO TOWNHOMES

### NEW PROJECT IN YOUR NEIGHBORHOOD

PLEASE VISIT OUR WEBSITE TO LEARN MORE,  
PROVIDE FEEDBACK, & TAKE A SURVEY

The proposed project is an 18-unit courtyard townhouse project  
consisting of 2 and 3 bedroom units.

Take our Survey



<https://www.surveymonkey.com/r/TQPRN3V>

Visit our Website



<https://othellotownhomes.wixsite.com/website>

Project Address: 7001 42nd Ave. S, Seattle, WA 98118

Contact: Marcus Rudd

Project Contact Email: [info@rudddevelopment.com](mailto:info@rudddevelopment.com)

Project Website: <https://othellotownhomes.wixsite.com/website>



## OTHELLO ADOSADOS

### NUEVO PROYECTO EN SU BARRIO

VISITE NUESTRO SITIO WEB PARA OBTENER MÁS  
INFORMACIÓN, PROPORCIONAR COMENTARIOS Y  
HACER UNA ENCUESTA

El proyecto propuesto es un proyecto de casa adosada con patio  
de 18 unidades que consta de unidades de 2 y 3 dormitorios.

Responde nuestra encuesta

<https://www.surveymonkey.com/r/TWSVBW5>

Visite nuestro sitio web

<https://othellotownhomes.wixsite.com/spanish>



Dirección del proyecto: 7001 42nd Ave. S, Seattle, WA 98118

Contacto: Marcus Rudd

Correo electrónico de contacto del proyecto: [info@rudddevelopment.com](mailto:info@rudddevelopment.com)

Sitio web del proyecto: <https://othellotownhomes.wixsite.com/spanish>









**DESIGN OPTIONS**





**OPTION A - PARKING COURT**  
(Code Compliant — No Departures)

<b>STORIES</b>	3
<b>UNITS</b>	18 Total Units
<b>FAR</b>	1.4 (21,905)
<b>PARKING</b>	19 Stalls

**DESCRIPTION**  
The units face east-west with ample space between that has a combined function of both parking and outdoor amenity space. Units along 42nd Ave. S. have entry access facing the ROW.

- ADVANTAGES**
- Efficient footprint
  - Parking and waste room access off of Alley
  - All units are on the same level.

- CHALLENGES**
- Shared driveways with combined use of parking and pedestrian space are a little muddled and does not lend itself to a dignified entrance to the interior units.
  - Unit size is limited because parking occupies the first floor
  - Porches along 42nd Ave S are very tall.



**OPTION B - WOONERF**  
(Code Compliant — No Departures)

<b>STORIES</b>	3
<b>UNITS</b>	18 Total Units
<b>FAR</b>	1.4 (21,905 SF)
<b>PARKING</b>	17 Stalls

**DESCRIPTION**  
The woonerf scheme is characterized by a shared driveway and outdoor amenity space. Parking is accessed via alley and occupies the first floor, with an additional 2 floors of living above.

- ADVANTAGES**
- Parking and waste is accessed from alley.
  - Unique footprint
  - Private garages

- CHALLENGES**
- The woonerf is elevated 5'11" above the street, thus limiting its visual connection with the street.
  - Unit size is limited because the parking occupies the first floor.
  - Shared woonerf impacts the potential for shared common amenity space



**OPTION C - COURTYARD LID (PREFERRED)**  
(Code Compliant — No Departures)

<b>STORIES</b>	4
<b>UNITS</b>	18 Total Units
<b>FAR</b>	1.4 (21,905 SF)
<b>PARKING</b>	22 Stalls

**DESCRIPTION**  
Parking is covered with a shared courtyard.

- ADVANTAGES**
- Parking and waste is accessed off of the alley.
  - Visual impact of parking is significantly reduced by placing the parking under the courtyard.
  - The courtyard provides ample amounts of amenity space as well as a dignified entry sequence.
  - Three stories of housing with family sized units is provided above the courtyard level.

- CHALLENGES**
- Providing adequate egress and fire protection for the partially below grade parking.



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DESIGN OPTION A  
SITE PLAN

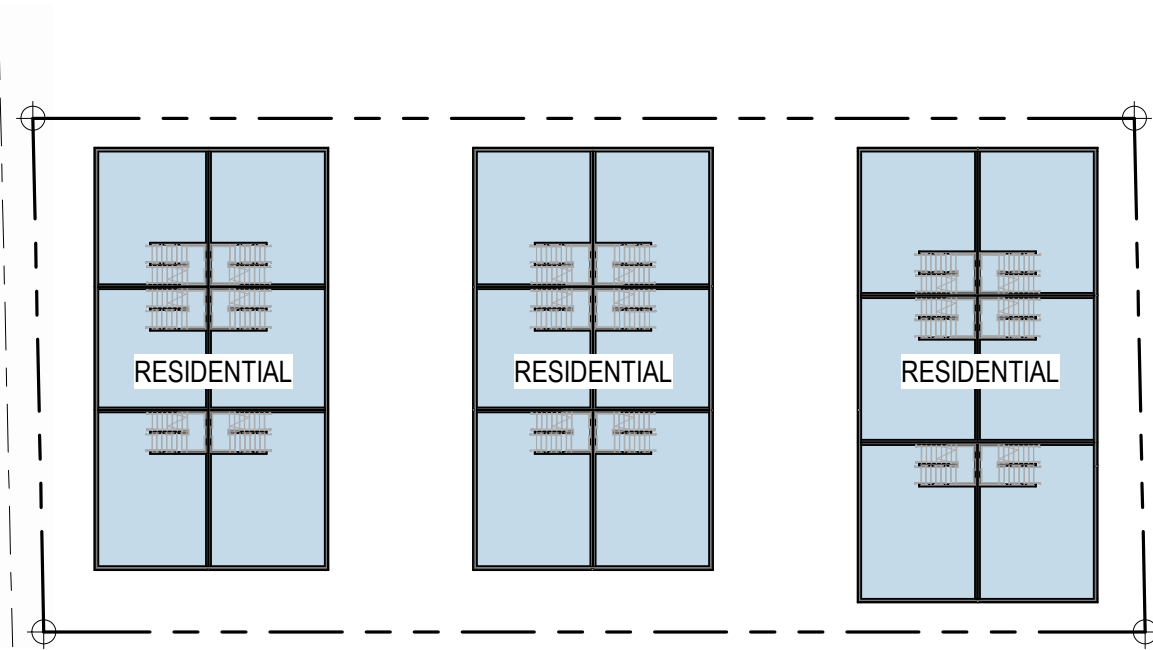
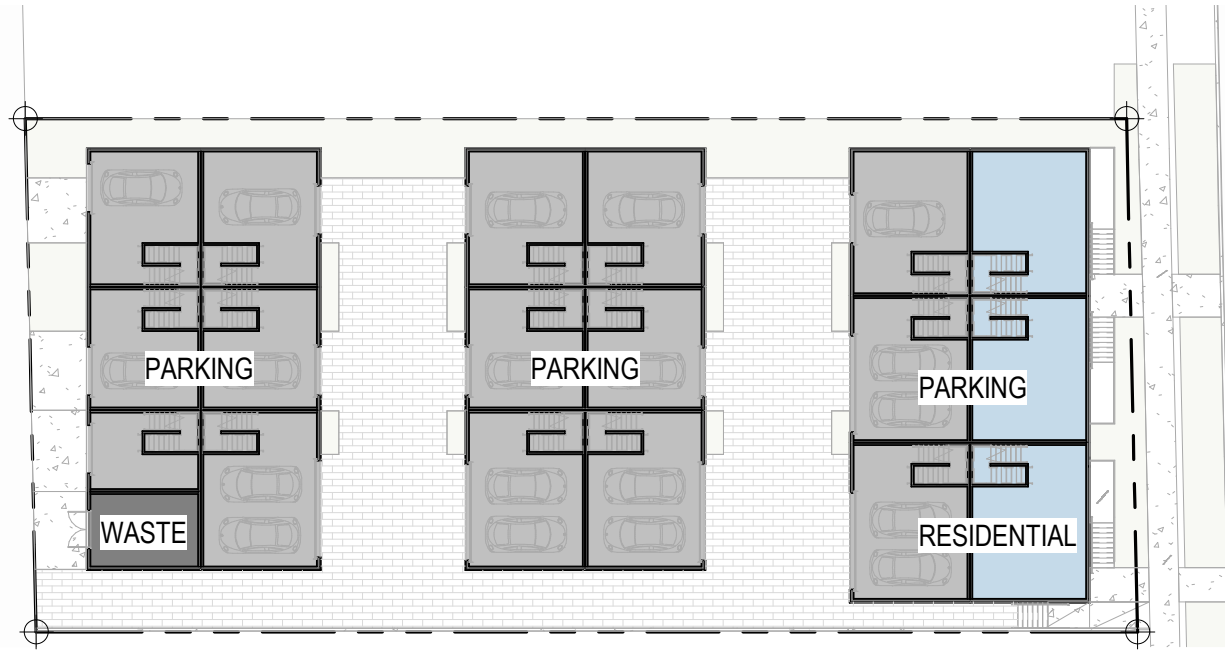
SITE PLAN NOTES

PROGRAMMING + ACCESS

- Units facing 42nd Ave S and the alley have entries facing the ROW
- All other units have entries facing the parking access aisles
- A 2' alley dedication is provided.
- Amenity area at grade is code minimum. Most of the ground plane is dedicated to automobile parking.

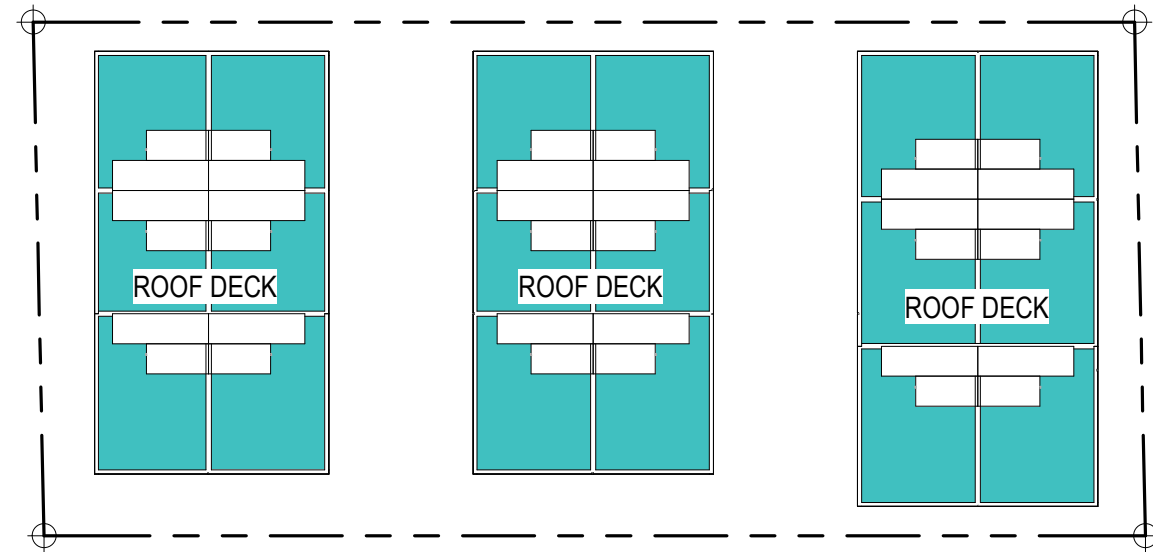
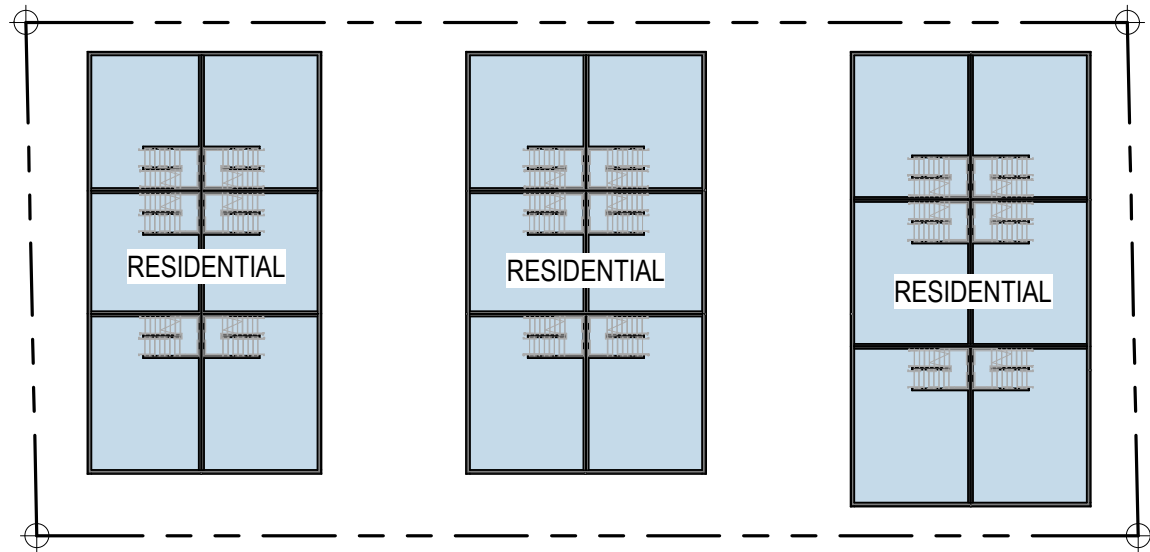


**DESIGN OPTION A**  
**LEVEL PLANS**








**PLAN NOTES**

- Parking and pedestrian access occur at the same level and location.
- Configured as a two story townhouse above one level of parking.
- Garage parking occupies the first floor, limiting the size of the units to 1-2 bedrooms
- Open space for each unit is at roof deck.



**AREA LEGEND**

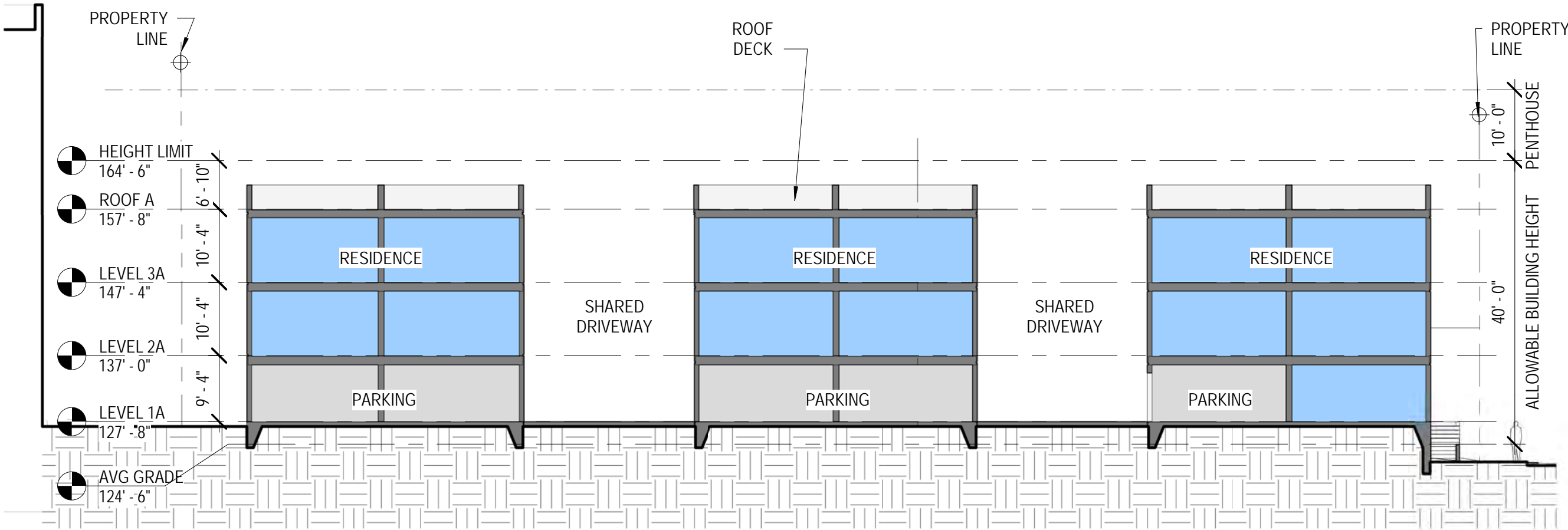
	AMENITY		ROOF DECK
	PARKING		UTILITY
	RESIDENTIAL		



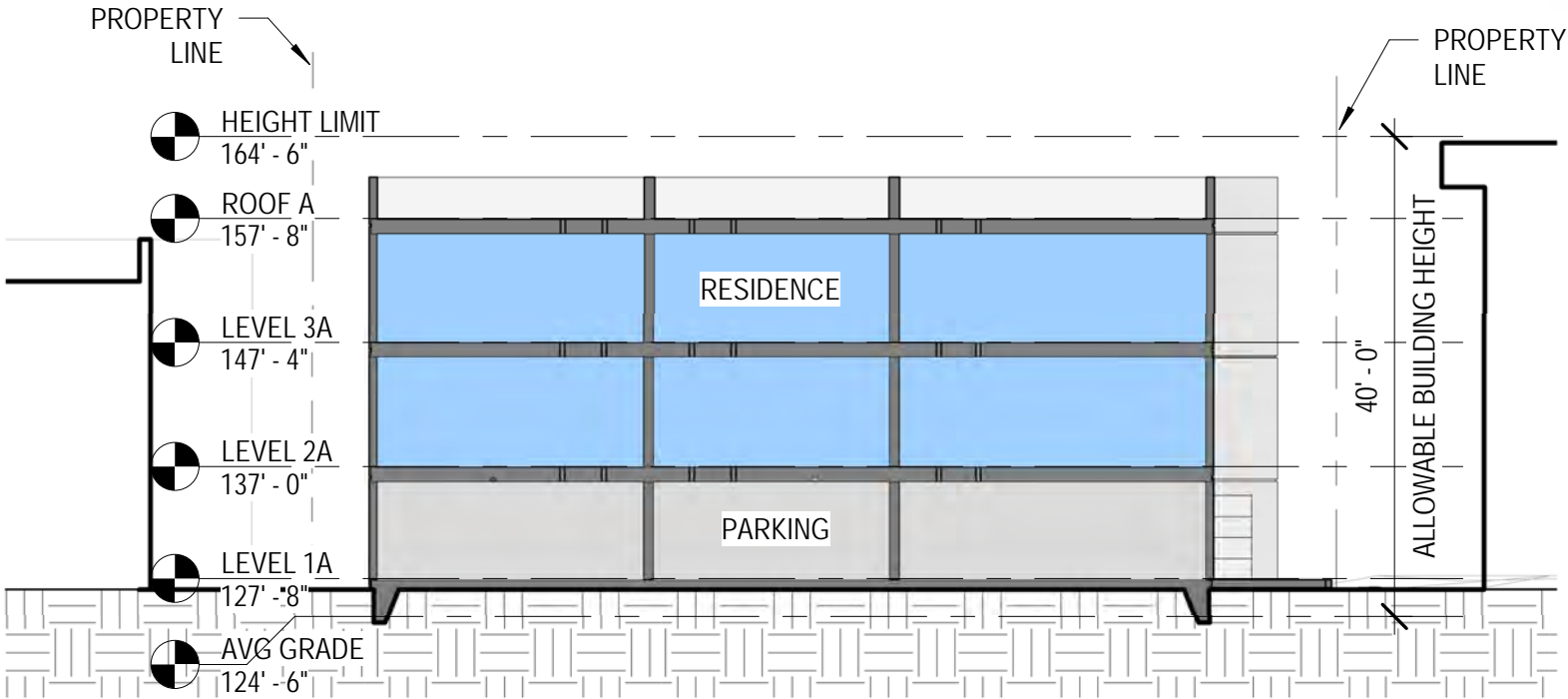
DESIGN OPTION A  
SECTIONS

SECTION NOTES

- 2 Double-loaded driveways allow for shared parking with units facing each other.
- Access to garage ramp off alley, aligned under corridor above.
- Access to parking off of alleyway.
- All units are on the same level.
- Porches along 42nd Ave S are very tall.



EAST WEST SECTION



NORTH SOUTH SECTION

**DESIGN OPTION A**  
MASSING IN CONTEXT



MASSING IN CONTEXT



PERSPECTIVE VIEW FROM 42ND AVE S.



DESIGN OPTION A  
SHADOW STUDIES



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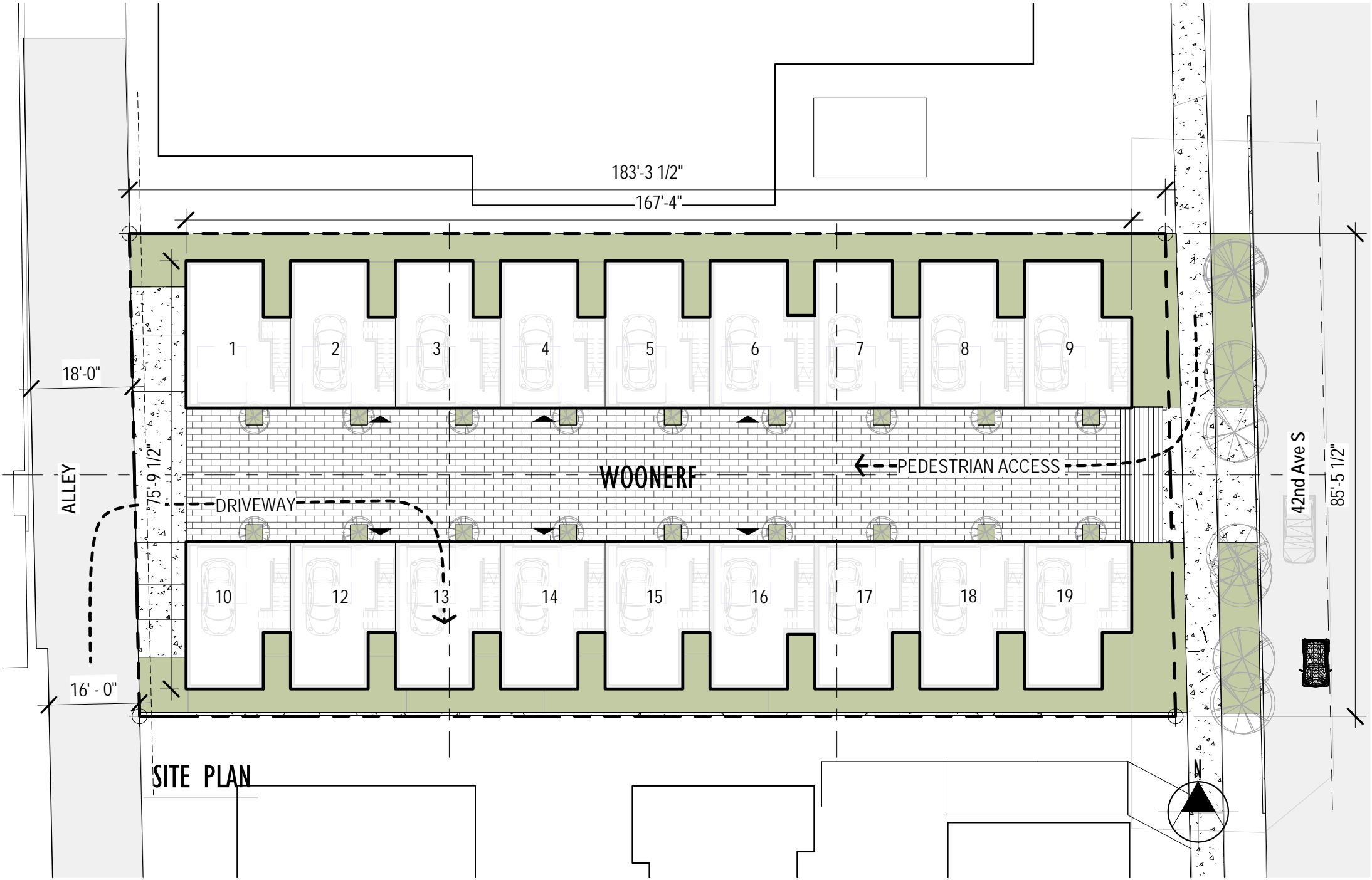


DESIGN OPTION B  
SITE PLAN

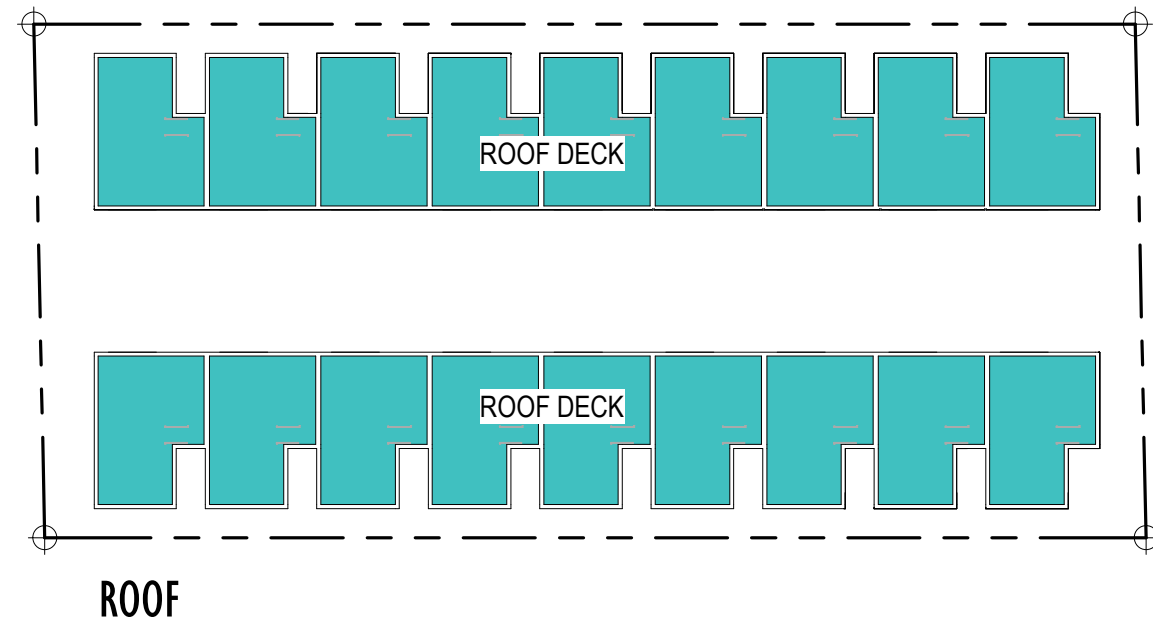
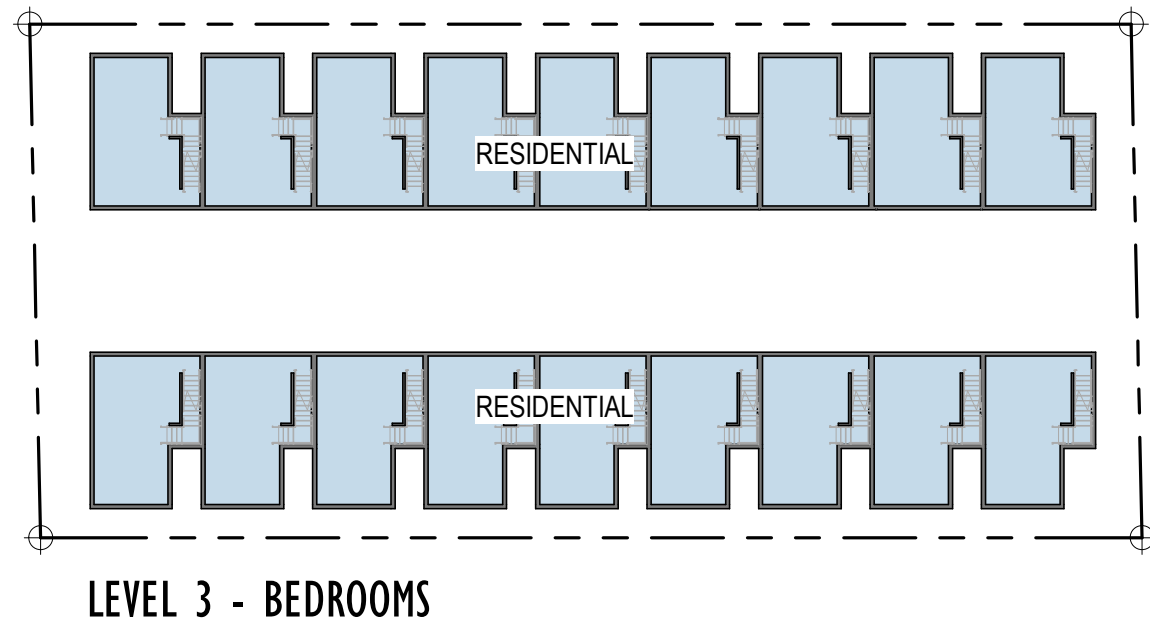
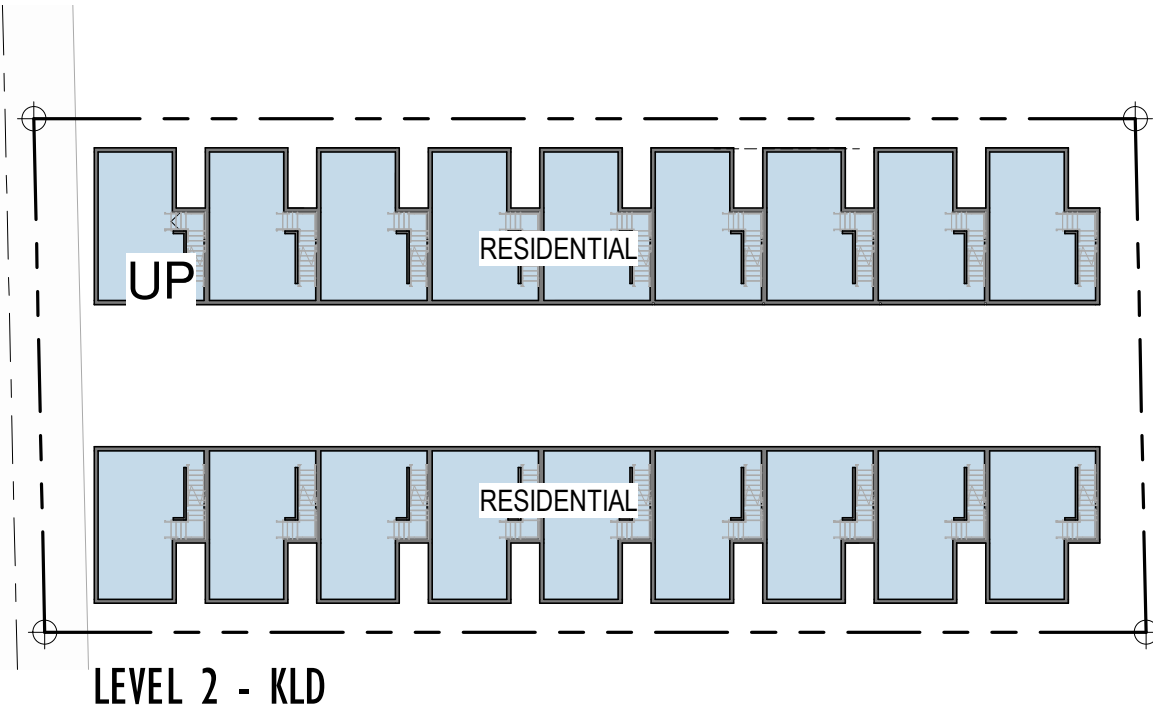
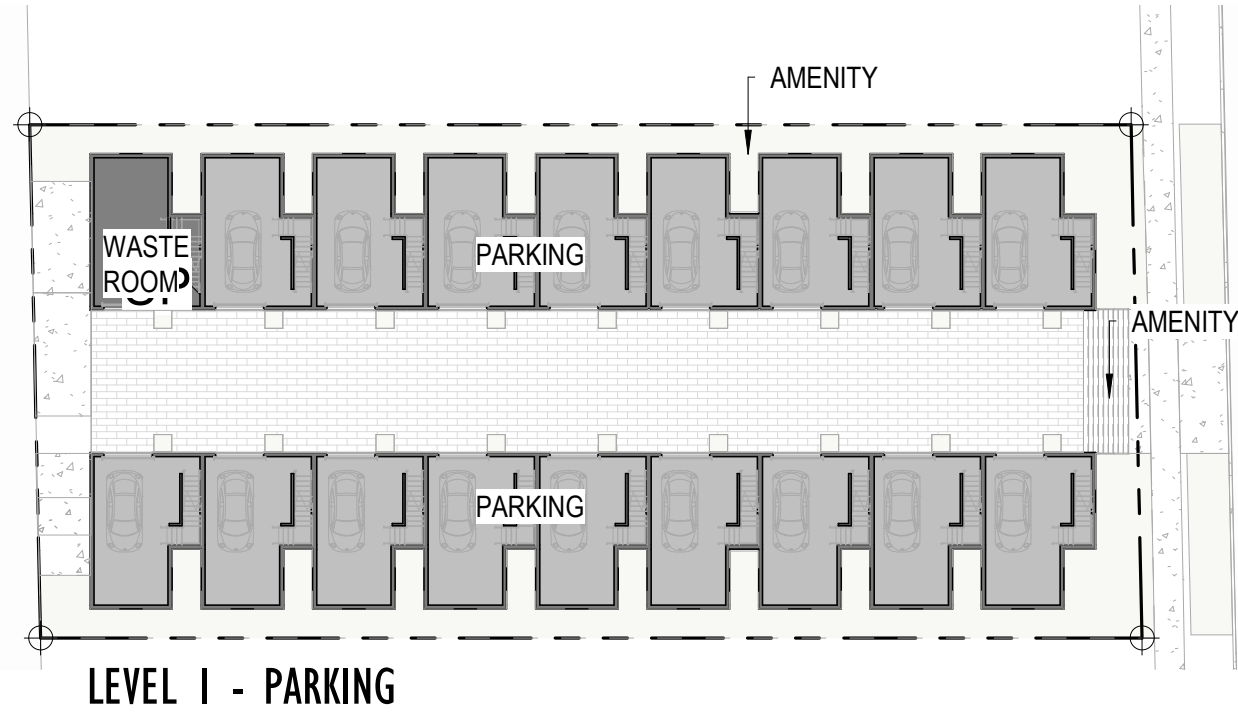
SITE PLAN NOTES

PROGRAMMING + ACCESS

- Prominent stair along 42nd ave s.
- Parking access and pedestrian entrances to units are all off of a common Woonerf.
- A 2' alley dedication is provided.
- Parking and waste access are from the alley.
- Facade length restrictions create the sawtooth building footprints.
- Unit size is limited most units will be 1 bedroom units.



# DESIGN OPTION B LEVEL PLANS



- PLAN NOTES — “L” TYPE PLAN**
- PROGRAMMING + ACCESS**
- 2 Bars of Residential with shared drive court
  - Pedestrian access off of 42nd Ave. S.
- AMENITY SPACE**
- Drive Court doubles as outdoor shared amenity.
  - Parking access and pedestrian entrances to the units are all off off a common Woonerf.
  - Parking and waste access are from the alley.
  - Facade length restrictions create the sawtooth building footprints.
  - Unit size is limited. Most units will be 1 br units.
  - Private amenity area is provided at the roof deck level.

## RENTABLE AREA LEGEND

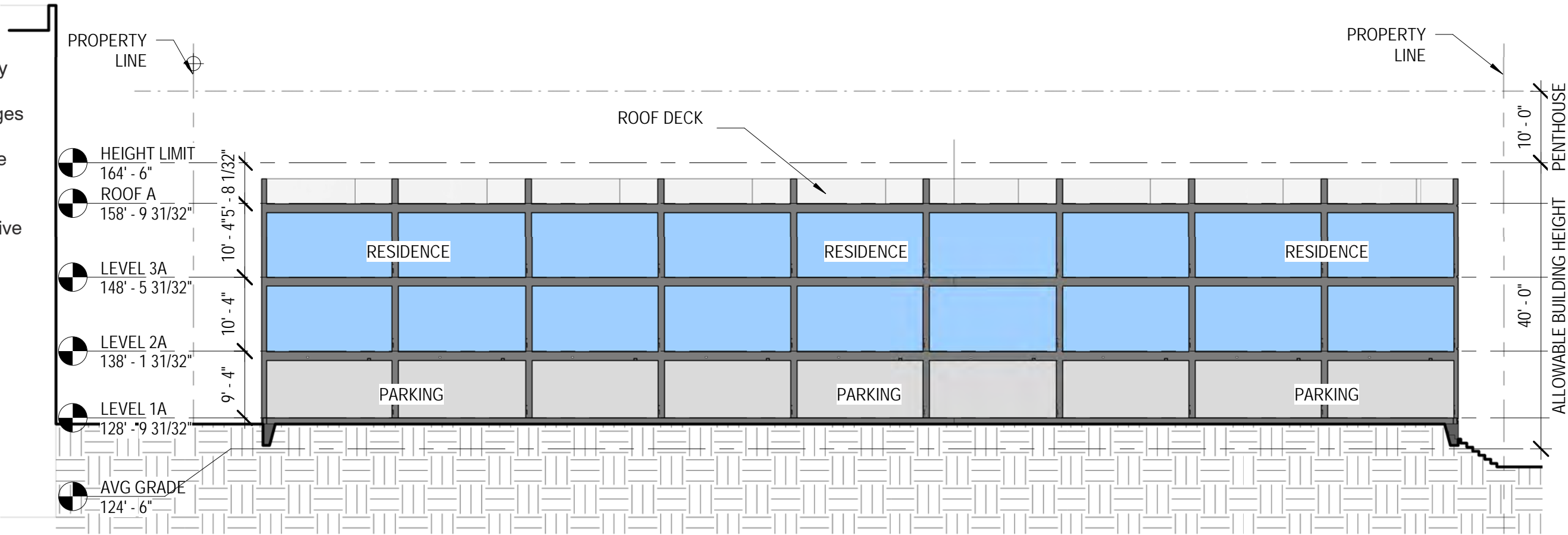
	AMENITY		ROOF DECK
	PARKING		UTILITY
	RESIDENTIAL		



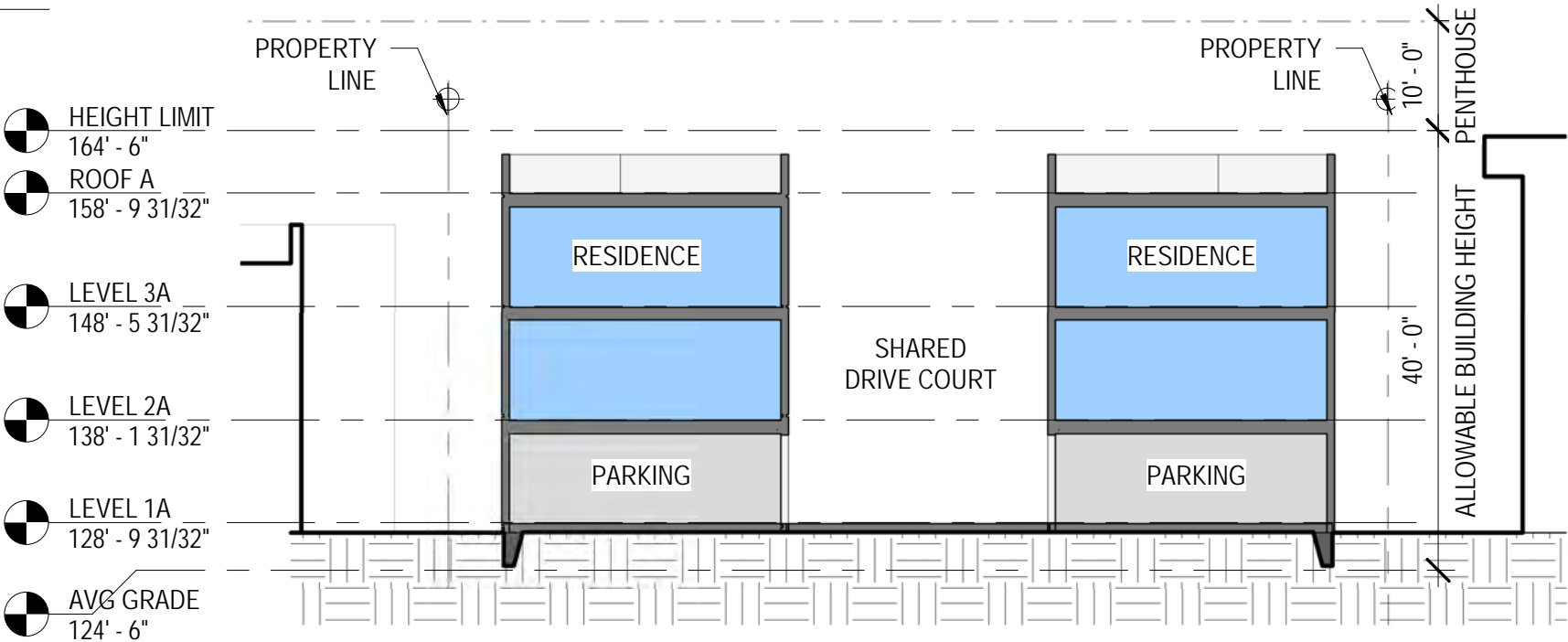
DESIGN OPTION B  
SECTIONS

SECTION NOTES

- The entry stair leads directly into the shared drive court.
- There is access to the garages off of alley.
- The woonerf is 5'-11" above the street, thus limiting the visual connection between the public realm and the drive court.



EAST WEST SECTION



NORTH SOUTH SECTION

**DESIGN OPTION B**  
MASSING IN CONTEXT



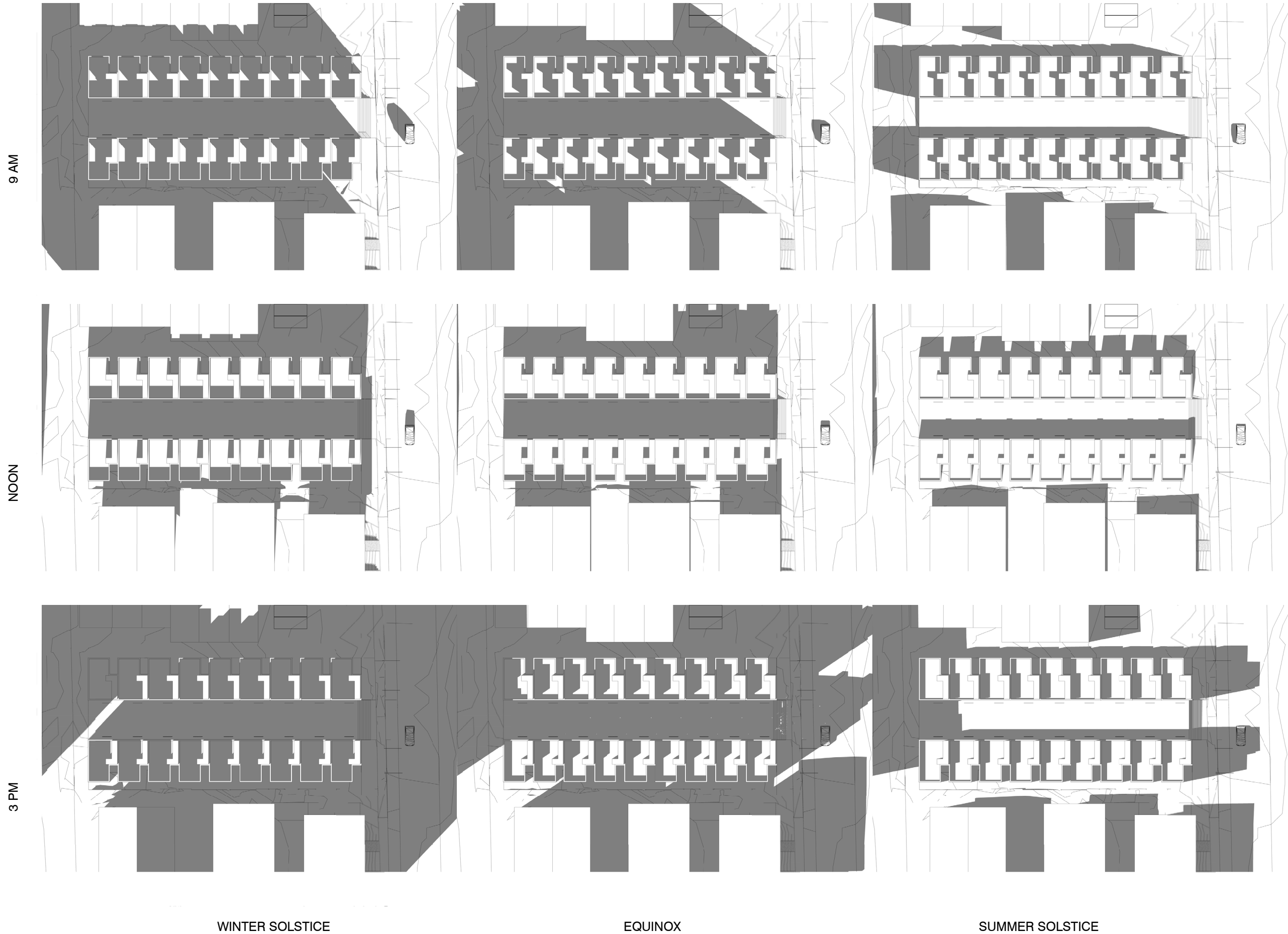
MASSING IN CONTEXT



PERSPECTIVE



DESIGN OPTION B  
SHADOW STUDIES



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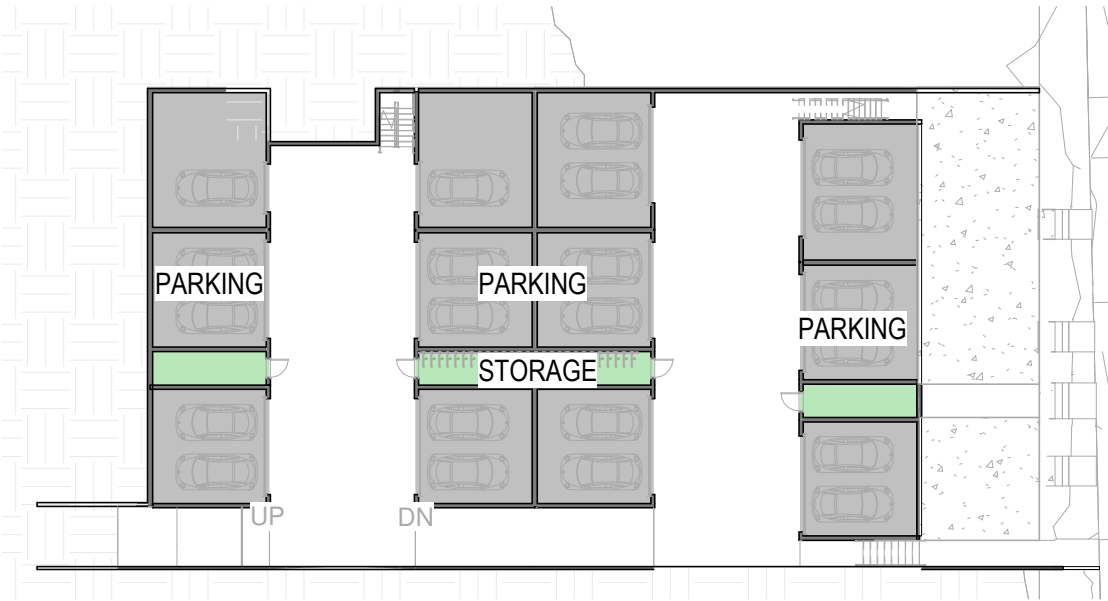
DESIGN OPTION C — PREFERRED  
SITE PLAN

SITE PLAN NOTES

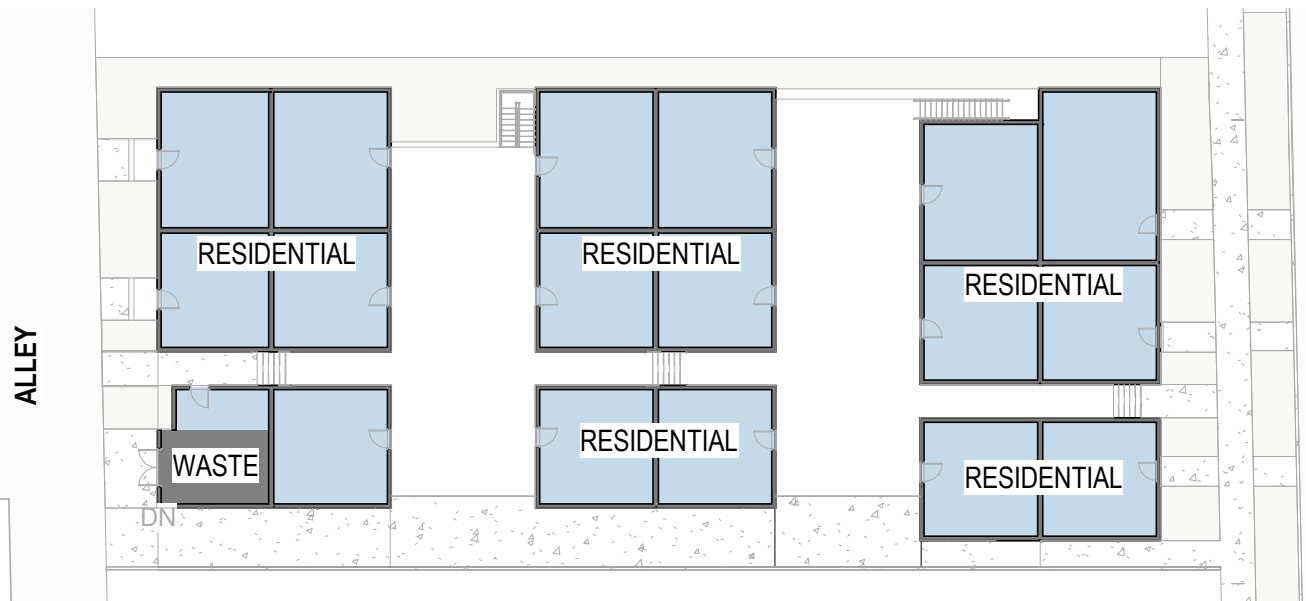
USES AND ACCESS

- Units along 42nd Ave S and the alley have their entries facing the ROW.
- All other units have their access off of the shared courtyard.
- Garages are accessed via drive off of the alley.
- The waste room is located in the southwest corner of the site directly off of the alley.
- A 2' alley dedication is provided.
- The courtyard provides a generous amount of common and private amenity space.
- The visual impact of parking is significantly reduced by placing under the shared courtyards.

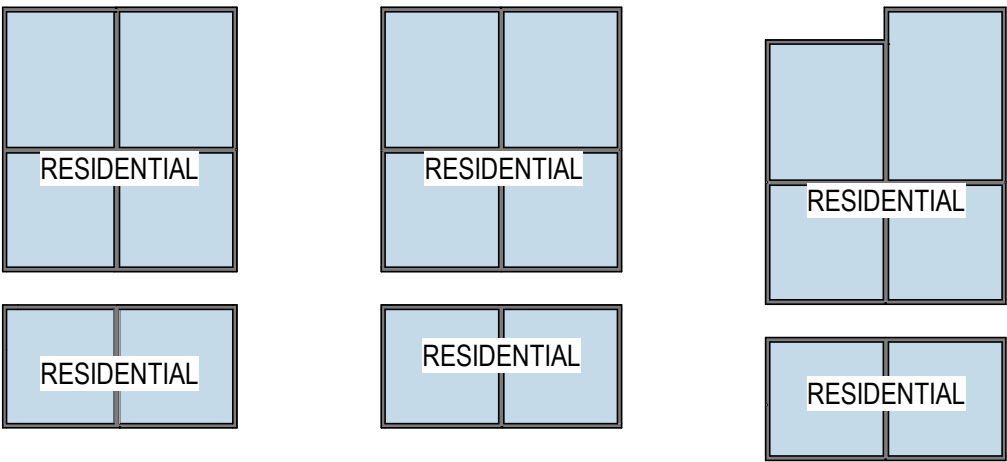




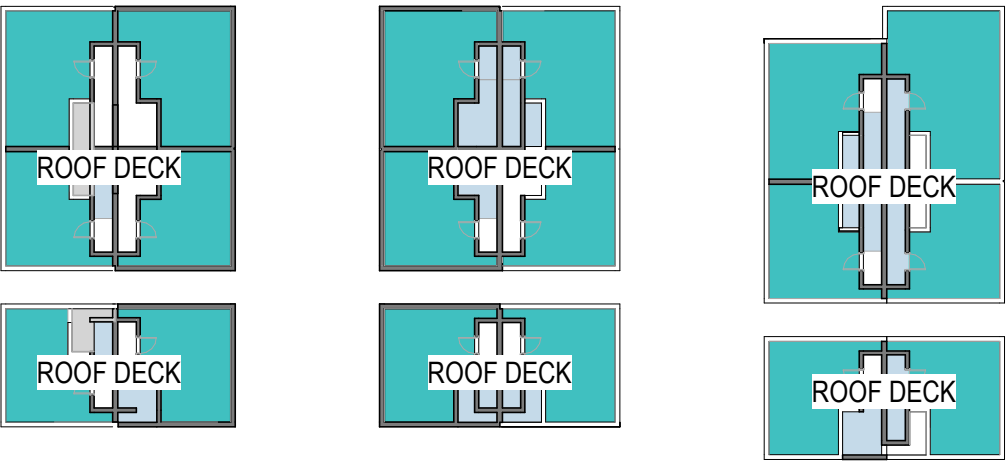
LEVEL 0 - PARKING



LEVEL 1 - KLD



LEVEL 2/3 - BEDROOMS



ROOF A - EDG

- PLAN NOTES — “C” TYPE PLAN**  
**MASSING + ORGANIZATION**
- Units along 42nd Ave S and the alley have their entries facing the ROW.
  - All other units have their access off of the shared courtyard.
  - Garages are accessed via drive off of the alley.
  - The waste room is located in the southwest corner of the site directly off of the alley.
  - A 2’ alley dedication is provided.
  - The courtyard provides a generous amount of common and private amenity space.
  - The visual impact of parking is significantly reduced by placing under the shared courtyards.
  - Private ammenity space is provided at the roof as well as the ground level.

AREA LEGEND			
	PARKING		STORAGE
	RESIDENTIAL		UTILITY
	ROOF DECK		



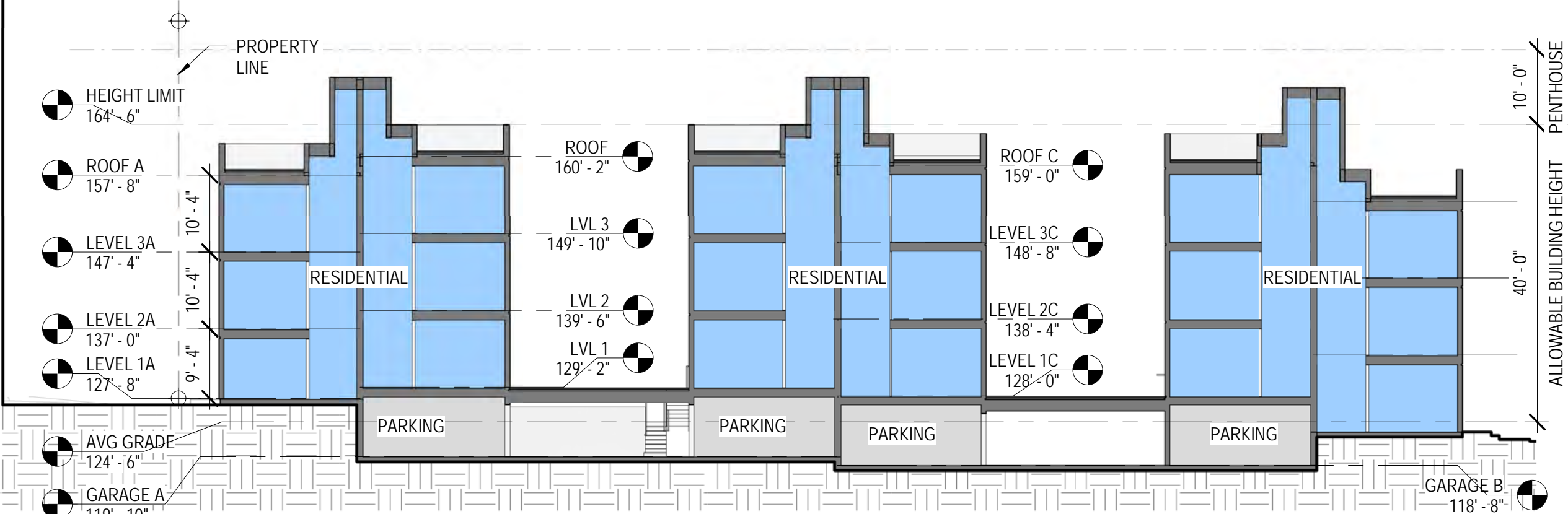
# DESIGN OPTION C — PREFERRED

## TRANSVERSE SECTIONS

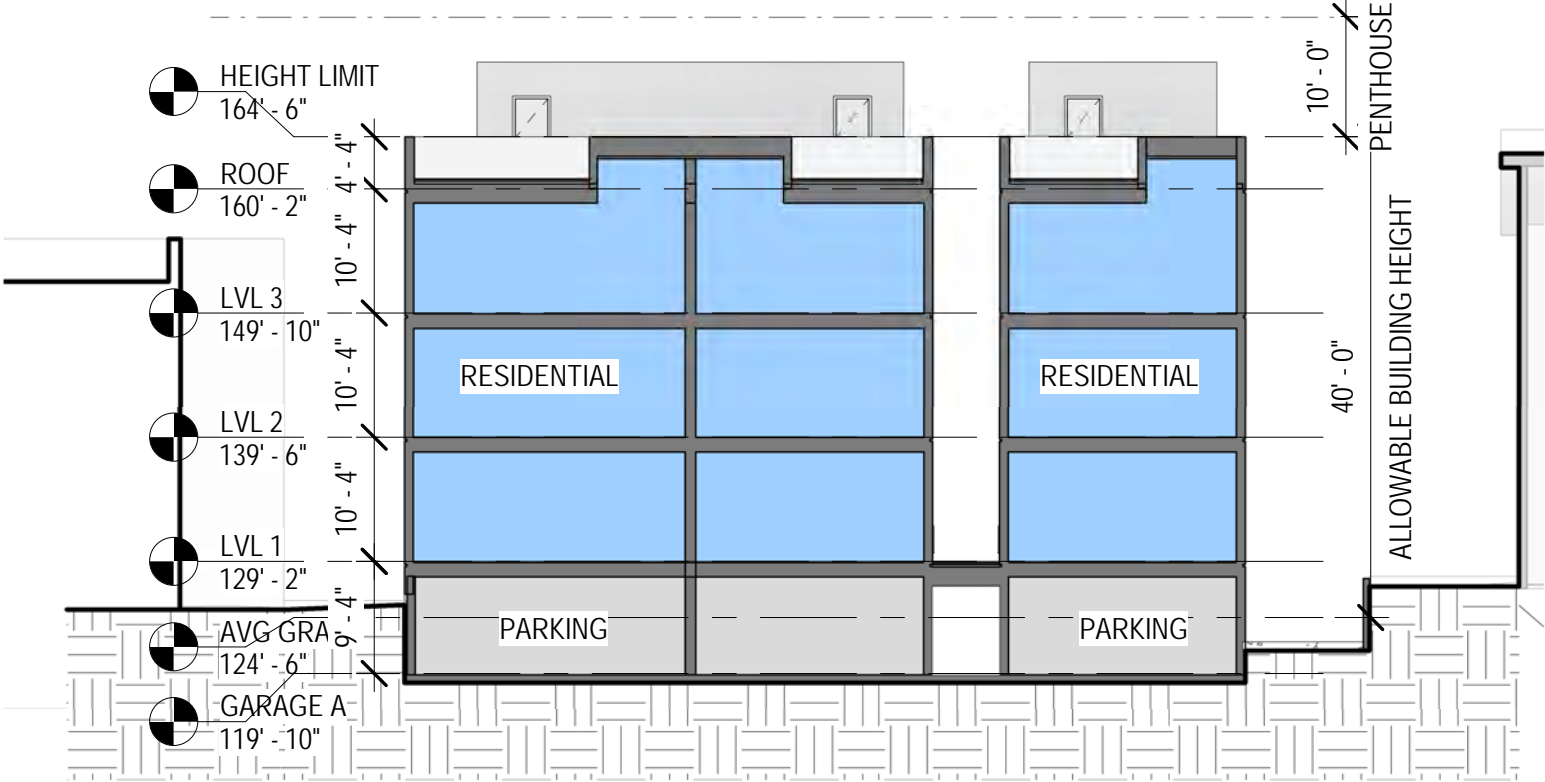
### SECTION NOTES

#### MASSING + PROGRAMMING

- 3 Story townhouses over below grade garages.
- Communal courtyards over garages provide outdoor ammenity space as well as dignified entry points.
- Parking is access off of Alley ramp.
- The parking is partially below grade, thus it does not count as FAR.
- Below Grade Parking allows for 3 bedroom family sized housing.
- The street facing units are on their own level, with unit entries 24” above the street, allowing for sloped landscaping and more greenery along the street face.



EAST WEST SECTION



NORTH SOUTH SECTION



MASSING IN CONTEXT

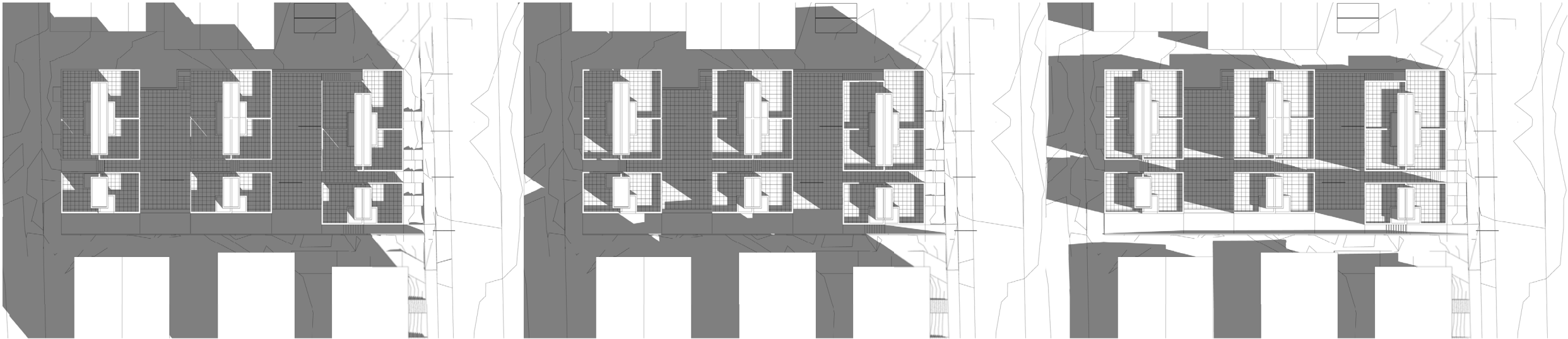


PERSPECTIVE

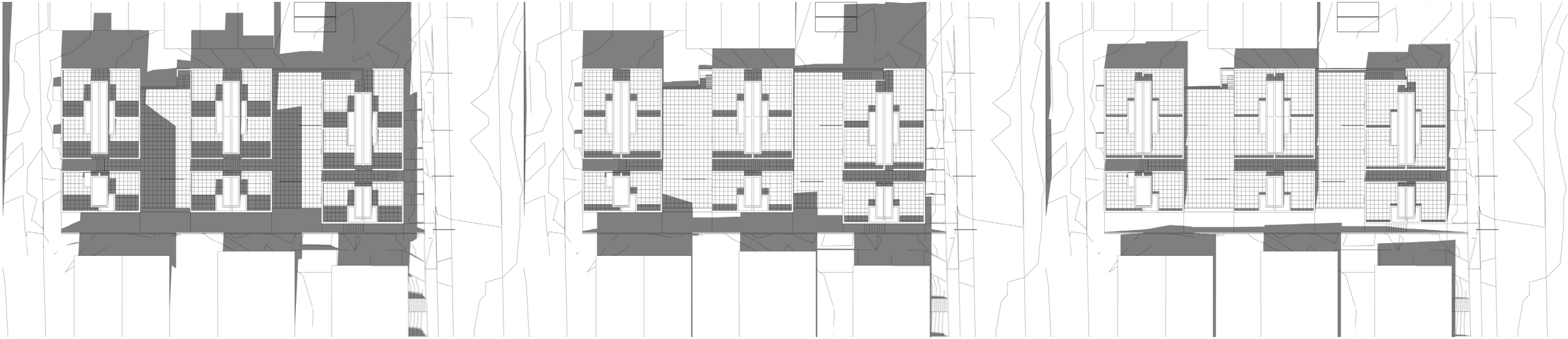


DESIGN OPTION C — PREFERRED  
SHADOW STUDIES

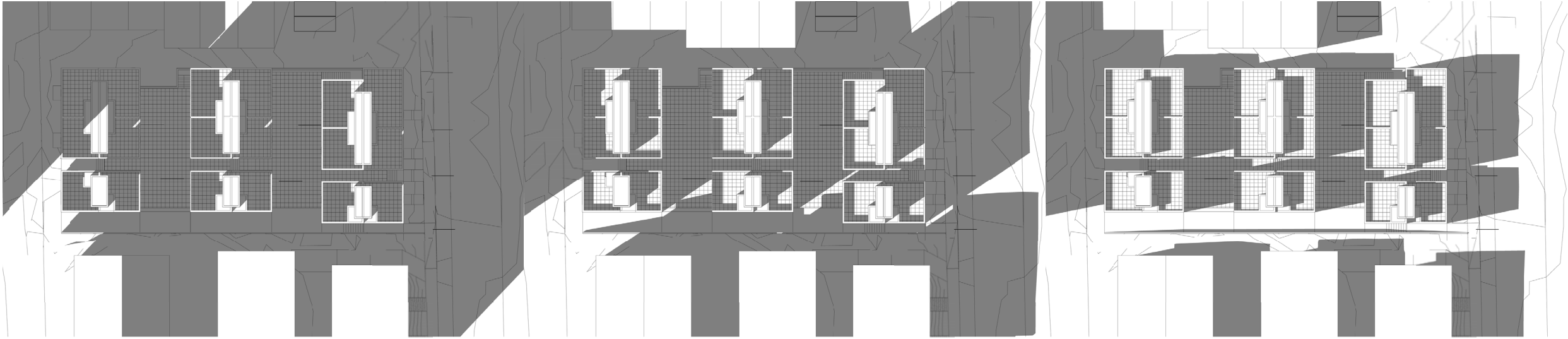
9 AM



NOON



3 PM



WINTER SOLSTICE

EQUINOX

SUMMER SOLSTICE











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