

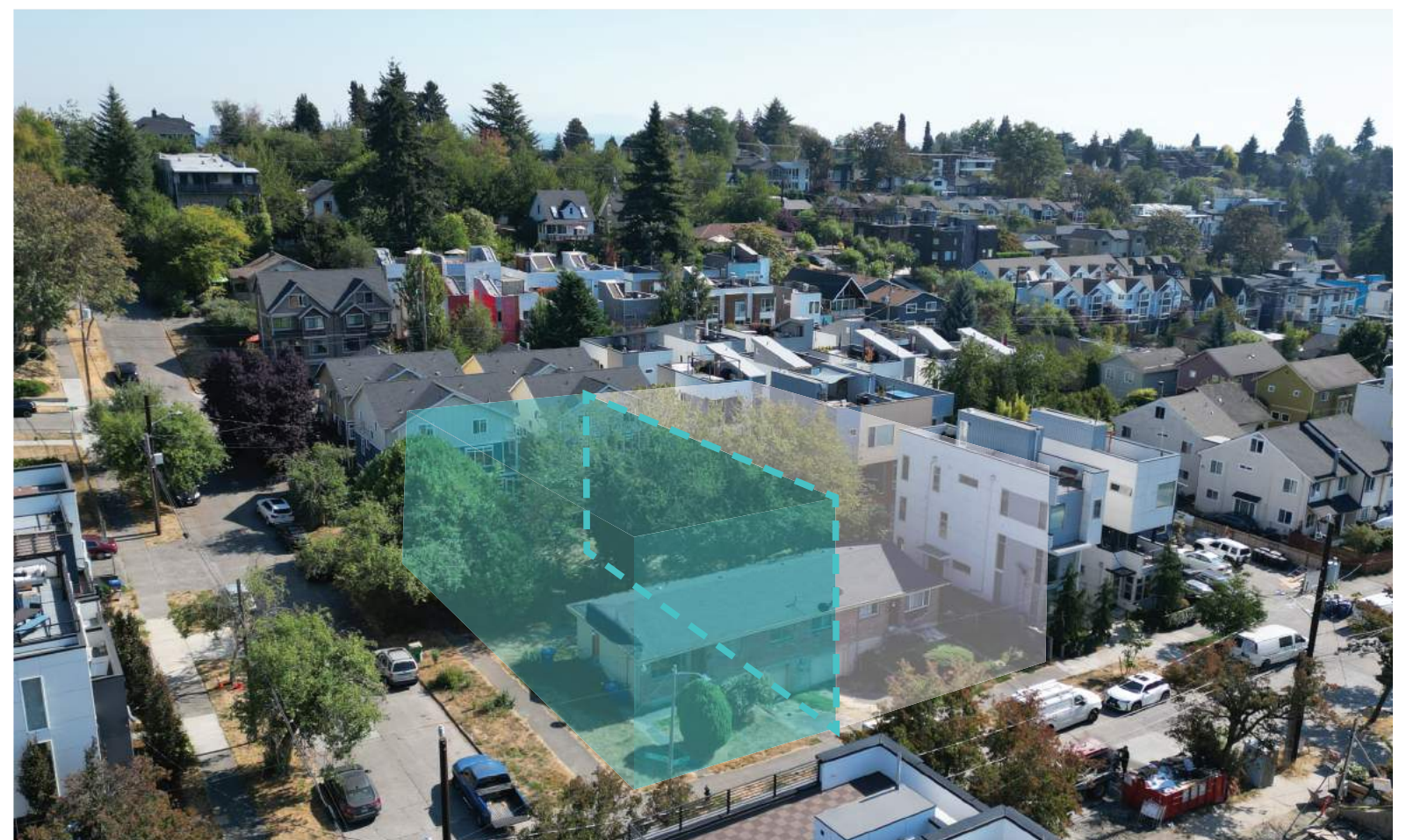
900 28th Ave S

 ARCHITECTS

 BLACKWOOD  
HOMES

#3040154-EG

EARLY DESIGN GUIDANCE (ADR)  
OCTOBER 28TH, 2022 SUBMITTAL

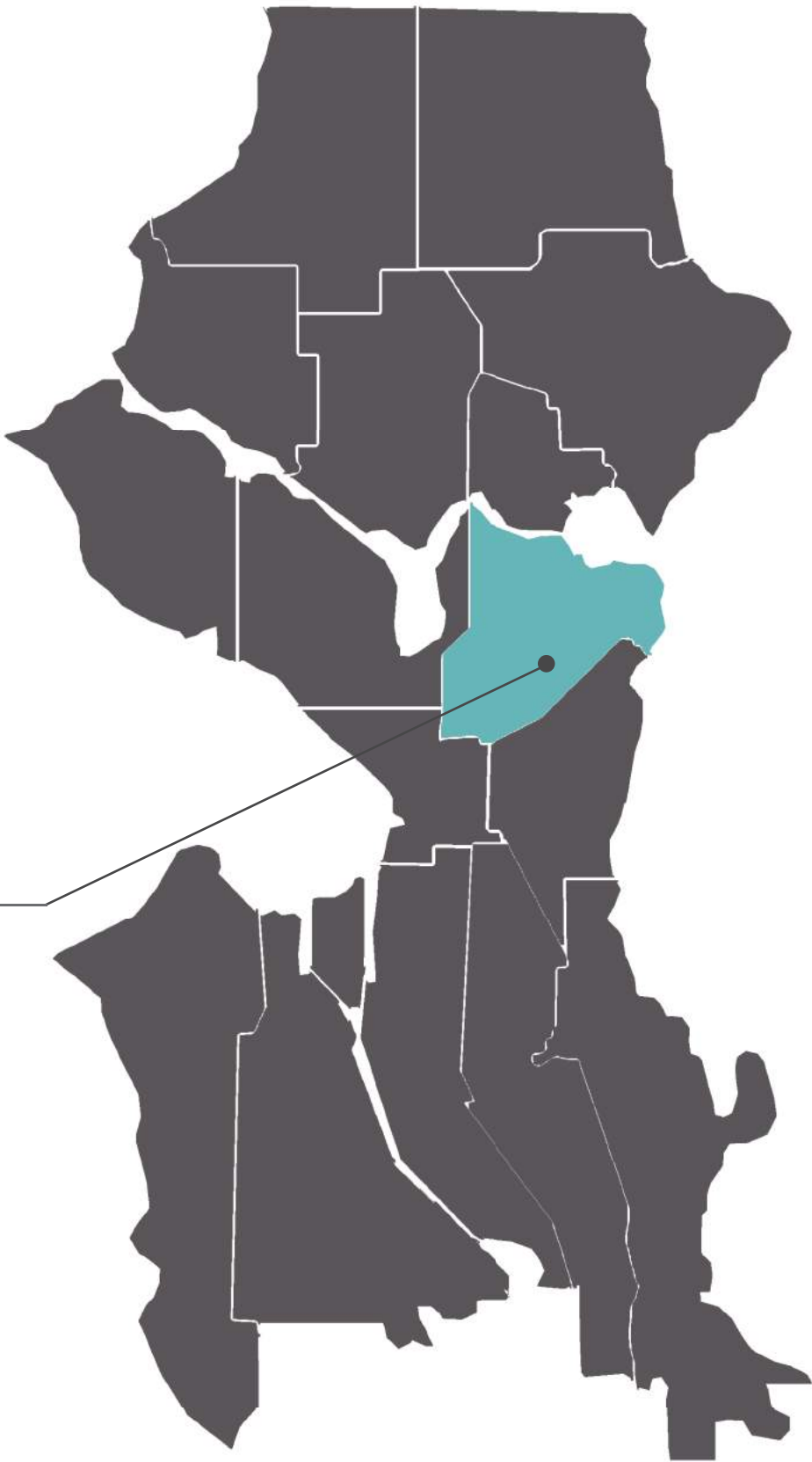


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900 28th Ave S





PROJECT DATA

ADDRESS: 900 28TH AVE S  
SEATTLE, WA

LEGAL DESCRIPTION:

PARCEL A: PARCEL A PER LBA 3040110-LU

THE NORTH HALF OF LOTS 1, 2, 3, AND 4, BLOCK 1 HICKS ADDI-  
TION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THERE-  
OF RECORDED IN VOLUME 2 OF PLATS, PAGE 69, IN KING COUN-  
TY, WASHINGTON

PARCEL A: #327480-0010 (PARCEL A)

LOT A SIZE: 5780.09 SF

ZONE: LR2 (M)

URBAN VILLAGE: NO

ECA: NO

MAX FAR LOT A: 8092 SF

MAX HEIGHT: 40' + 4' PARAPET & 10' PENTHOUSE

PARKING: 3 STALLS REQUIRED

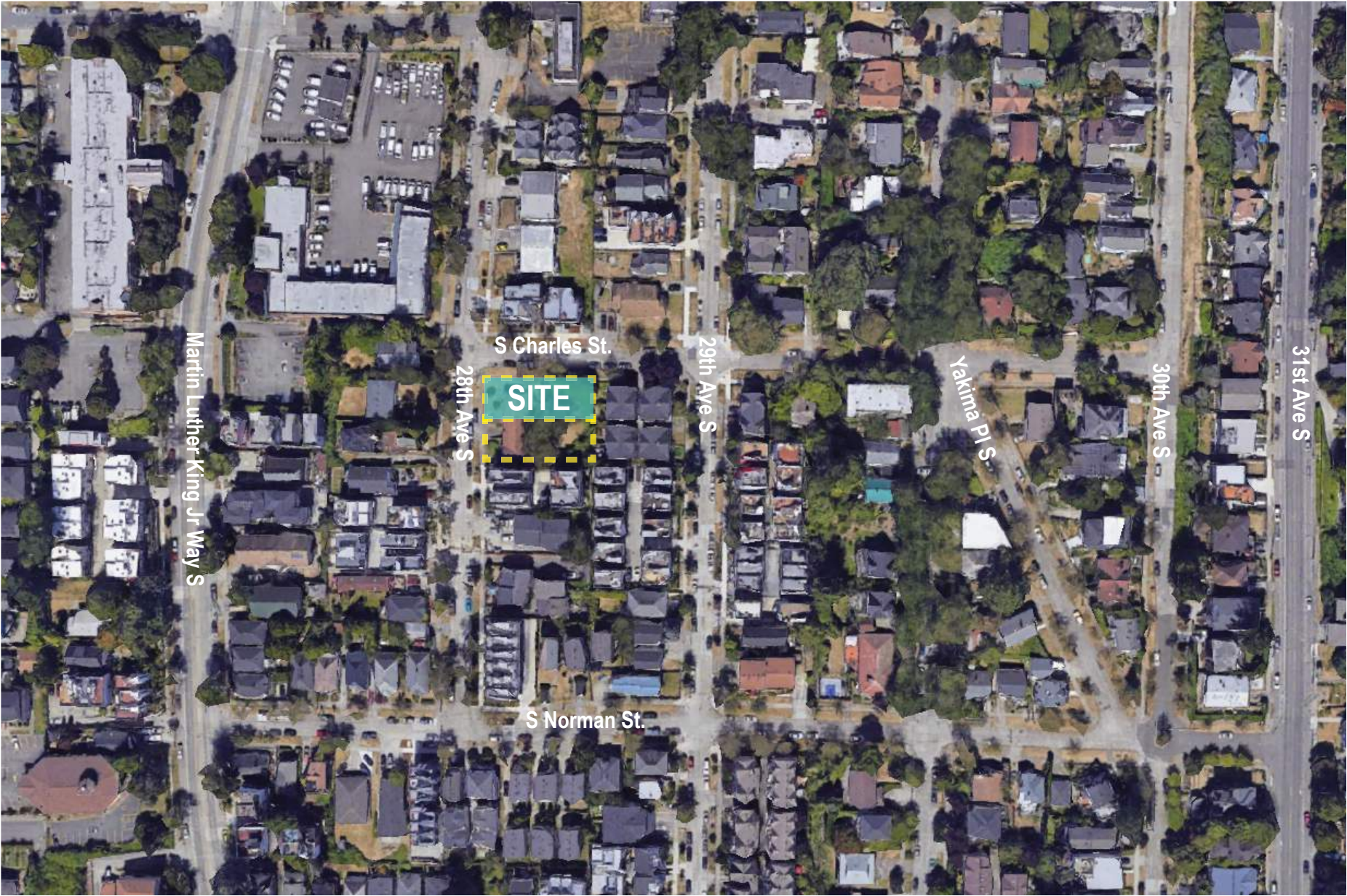
PROJECT DESCRIPTION

LOT A: DEMO DUPLEX, CONSTRUCT (6) ROWHOUSES WITH (7) OPEN PARKING  
STALLS, FUTURE UNIT LOT SUBDIVISION

PROJECT TEAM

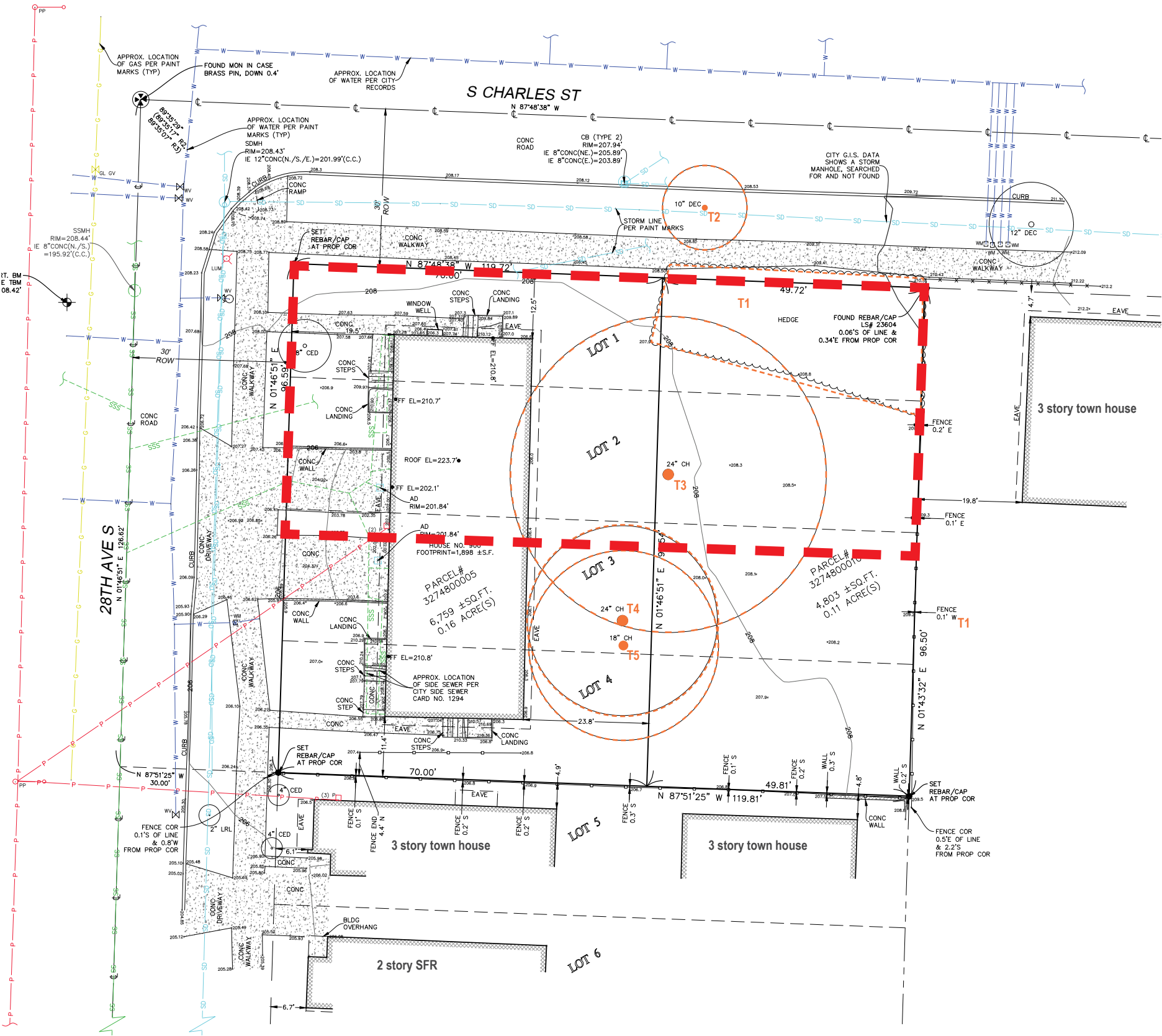
ARCHITECT: JW ARCHITECTS, LTD

DEVELOPER: BLACKWOOD ACQUISITIONS, LLC.



PROJECT DATA





SITE CHARACTERISTICS

- THERE ARE TREES ON SITE BUT NONE ARE DEEMED EXCEPTIONAL
- CORNER LOT W/ ACCESS FROM 28TH AVE S AND S CHARLES ST
- NO ALLEY ACCESS
- MINIMAL GRADE CHANGE - VERY SLIGHT SLOPE UP TO THE EAST

LEGAL DESCRIPTION

PARCEL A:  
THE NORTH HALF OF LOTS 1, 2, 3 AND 4, BLOCK 1, HICK'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON.

ARBORIST REPORT

#	Species	Dbh	CSD	Condition and Status
1	English laurel (Prunus laurocerasus)	m.t ~ 14"-16" 26'		This "tree" is a stand of approximately 50-60 stems measuring between 1" and 2" in diameter, all likely sharing the same root system, thus, they are collectively a single tree. Not exceptional. Not required to be retained or protected.
2	Crabapple (Malus sp.)	14" 18'		Located within the right-of-way. Does not meet the threshold diameter
3	Bittercherry (Prunus emarginata)	24" 42'		Good condition and health. Never classified as exceptional. Not in a grove.
4	Bittercherry (Prunus emarginata)	26" 42'		Good condition and health. Never classified as exceptional. Not in a grove.
5	Bittercherry (Prunus emarginata)	24" 44'		Good condition and health. Never classified as exceptional. Not in a grove.



COMMUNITY OUTREACH

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

APPROVED BY DON ON 10/07/2022

ENGLISH

KOREAN

AMHARIC

SOMALI

SPANISH

# SEEKING COMMUNITY INPUT

## EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE\* OR TAKE AN ONLINE SURVEY\*\*

### 900 28th Ave S

### SDCI #3040154-EG and #3040156-EG

Blackwood Builders Group and JW Architects are collaborating to design the redevelopment of 900 28th Ave S. This project will be located on the corner lot of S Charles St and 28th Ave S. When it's complete, the new homes will be a variety of three to four story structures and will include six townhomes, six rowhouses, 12 open parking stalls and a future lot subdivision.

**What type of feedback is the Design Review looking for?**

- Reference unique neighborhood features and character
- Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number #3040154-EG and #3040156-EG or the project address.

**Project Contact:**  
Julian Weber, Founding Principal, JW Architects  
outreach@jwseattle.com

**JW ARCHITECTS**  
www.jwseattle.com

### 커뮤니티의 의견을 구합니다

다자원 검토를 위한 초기 커뮤니티 치환



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**Design Review** is a process that allows the community to provide input on the project. The project is located at 900 28th Ave S, SDCI #3040154-EG and #3040156-EG. The project will be a variety of three to four story structures and will include six townhomes, six rowhouses, 12 open parking stalls and a future lot subdivision.

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### የግንባራ ግንባራ ማረጋገጫ ለግንባራ ግንባራ ማረጋገጫ

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### RAADINTA BULSHADA

WACYINTA BULSHADA HORE EE DIB U EEGIDDA NAAQAADA



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### BUSCANDO APORTACION DE LOS VECINOS

DIFUSION COMUNITARIA PARA LA REVISION DE DISEÑO



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ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

**JW ARCHITECTS**  
www.jwseattle.com

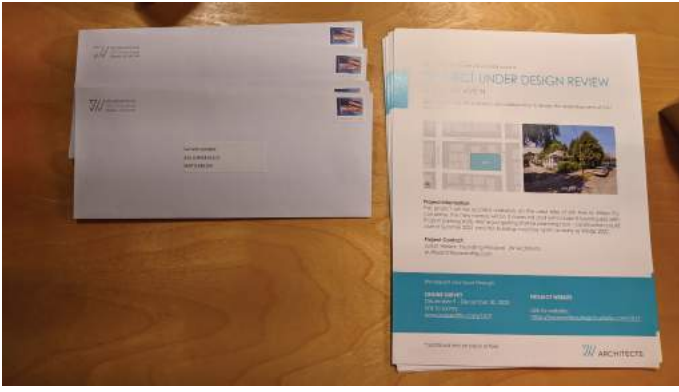
QR Code to easily access the Online survey and dedicated website

Link to dedicated project website and public comments.

Link to Online Survey and dates

Direct access to dedicated project Website from QR Code

Direct access to Online Survey from QR Code





SURVEY RESULTS

We received a total of 9 survey responses for this project. The survey available on the dedicated website <https://jwaseattleoutreach.wixsite.com/90028-survey-eng> from September 15 through October 6

What is your connection to this development project?

"I live very close to the project"	6
"I live very close to the project , Other (fill in the blank, 100 characters max.): [Next door neighbor ]"	1
"I live very close to the project , I visit the area often for work or leisure"	1
"I live in the general area"	1

What is most important to you about a new building on this property?

"That it fits into neighborhood look, That it brings new services or amenities to the area (businesses, open space, etc)"	1
"That it fits into neighborhood look, That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind"	1
"That it brings new services or amenities to the area (businesses, open space, etc), That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind"	1
"That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind"	1
"That is affordable for residents and/or businesses, That it is designed to be family-friendly, That it is designed with environmental sustainability in mind"	1
"That is affordable for residents and/or businesses, Other (fill in blank, 100 character max.): [Parking for every unit]"	1
"Other (fill in blank, 100 character max.): [That there is space for trees and greenery. That your are not contributing to the concrete jungle that this neighborhood is becoming.]"	1
"Other (fill in blank, 100 character max.): [That the project is of a reasonable scale and does not negatively impact the neighborhood]"	1
"Other (fill in blank, 100 character max.): [That it provides REAL PARKING SPACE for residents so they don't clog the streets with their cars!!]"	1

How long have you lived in the neighborhood?

"Less than a year"	1
"More than 15 years"	1
"3-5 years"	3
"10-15 years"	3
"1-2 years"	1

What are the languages spoken in your home?

"English, Other (please specify): [Russian]"	1
"English, Spanish"	1
"English, Other (please specify): [German]"	1
"English, Other (please specify): [Arabic ]"	1
"English"	5

We will be improving the sidewalk and landscaping at street-level. What design features do you prefer?

"Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc), Seating/places to congregate (sidewalk cafes, benches, etc), Pet friendly areas"	1
"Lots of plants/greenery, Off-street bicycle parking"	1
"Lots of plants/greenery"	1
"Lots of plants/greenery, Seating/places to congregate (sidewalk cafes, benches, etc)"	1
"Additional designs for safety (street lighting, gates, fences, etc), Seating/places to congregate (sidewalk cafes, benches, etc)"	1
"Additional designs for safety (street lighting, gates, fences, etc), Pet friendly areas"	1
"Seating/places to congregate (sidewalk cafes, benches, etc), Pet friendly areas"	1
"Pet friendly areas, Off-street bicycle parking, Other (fill in blank, 100 characters max.): [Trees]"	1
"Other (fill in blank, 100 characters max.): [Not just plants and greenery but shade trees.]"	1

What are some landmarks/spaces that help to identify your neighborhood

"(fill in blank, 300 characters max.): [Jackson street businesses, parks, Garfield high school, judkins park]"	1
"(fill in blank, 300 characters max.): [Dying Apple trees, not enough shade. ]"	1
""	3
"(fill in blank, 300 characters max.): [The constant development in this neighborhood means that any of the historic fruit trees are gone, the affordable element has been eliminated and we have been forced to accept the density for surrounding neighborhoods. The height of new developments and number of units per site is absolutely unreasonable and creating concrete blocks with no greenery save for crappy, tiny developer tress.]"	1
"(fill in blank, 300 characters max.): [Sam Smith Park]"	1
"(fill in blank, 300 characters max.): [Sam Smith Park, Judkins Park, African American History Museum, MLK & Jackson, 23rd & Cherry]"	1
"(fill in blank, 300 characters max.): [Sam Smith Park, Flo Ware Park]"	1

What do you like most about living or working in your neighborhood?

"(fill in blank, 300 characters max.): [Friendly neighbors, quiet, family and dog friendly]"	1
"(fill in blank, 300 characters max.): [Pleasant, tree-lined streets]"	1
"(fill in blank, 300 characters max.): [It's quiet and pet friendly, it's relatively safe]"	1
"(fill in blank, 300 characters max.): [Proximity to downtown, metro, parks, lake Washington ]"	1
"(fill in blank, 300 characters max.): [Diversity. Walkability to nearby local businesses. Trees. Friendly neighbors. ]"	1
""	1
"(fill in blank, 300 characters max.): [There's street parking...]"	1
"(fill in blank, 300 characters max.): [The location, previously the friendly neighborhood energy. The townhouse \"farms\" have killed this vitality as the design doesn't contribute to neighborliness and everyone is always inside their units since there are no longer meet places.]"	1
"(fill in blank, 300 characters max.): [Quiet, low key, family friendly ]"	1

What concerns do you have about the project?

"Construction noise/impacts, That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [Overly dense and tight building. Taking away street parking from people who don't have the option.]"	1
"Construction noise/impacts, That I will not like the way it looks, That it will not be affordable, That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [You are removing historic trees from the site, you are creating a huge project that will pen in neighbors and kill daylight for many people. ]"	1
"Construction noise/impacts, That I will not like the way it looks, That it will not be affordable, Other (fill in blank, 100 characters max.): [Block my privacy]"	1
"Construction noise/impacts, That I will not like the way it looks, That it may feel out of scale with other buildings nearby"	1
"That I will not like the way it looks, That it may feel out of scale with other buildings nearby"	1
"That it will not be affordable, Other (fill in blank, 100 characters max.): [That it will be a boring cookie cutter design like the other new construction in the area instead of a classic design]"	1
"That it will not be affordable, Other (fill in blank, 100 characters max.): [Lack of public right of way improvements]"	1
"That it will not be affordable"	1
"Other (fill in blank, 100 characters max.): [Parking, it's already tight on this street]"	1

Is there anything specific about this property or neighborhood that would be important for us to know

"(fill in blank, 300 characters max.): [Please come and actually look at the site. The magnitude of this project is very much out of scale.]"	1
"(fill in blank, 300 characters max.): [Parking is really tight in the area and houses keep being built without enough spots]"	1
"(fill in blank, 300 characters max.): [None of the surrounding buildings are particularly high]"	1
"(fill in blank, 300 characters max.): [Lots of kids in this neighborhood. Family friendly architecture is important. No tiny bachelor pads please. ]"	1
"(fill in blank, 300 characters max.): [Kids play in the area on construction sites, I'd recommend a fence around the site to keep them out]"	1
"(fill in blank, 300 characters max.): [Appear to be large trees that are providing public benefit ]"	1
""	2
"(fill in blank, 300 characters max.): [The greenery on the current property is a local bird habitat that will be lost.]"	1

What do you like least about living/working in your neighborhood

"(fill in blank, 300 characters max.): [Lack of housing affordability ]"	1
"(fill in blank, 300 characters max.): [Fewer trees/less shade than nearby neighborhoods ]"	1
"(fill in blank, 300 characters max.): [Abandoned properties/buildings]"	1
"(fill in blank, 300 characters max.): [The unending development that is forced on this neighborhood in a way that would never be tolerated in any of the surrounding, wealthier neighborhoods.]"	1
"(fill in blank, 300 characters max.): [Traffic noise from MLK]"	1
""	3
"(fill in blank, 300 characters max.): [That there are tons of upcoming construction projects changing the shape of the neighborhood ]"	1

What is your age?

"45-54 years old"	1
"35-44 years old"	4
"25-34 years old"	4



SITE PHOTOS



REFERENCE AERIAL FOR SITE PHOTOGRAPHS



A1 ~ AERIAL LOOKING NORTH WEST



A2 ~ AERIAL LOOKING SOUTH EAST



STREET ELEVATIONS



P1 ~ PANARAMA ON THE CORNER OF CHARLES AND 28TH



P2 ~ PANARAMA FROM THE NE CORNER OF THE LOT

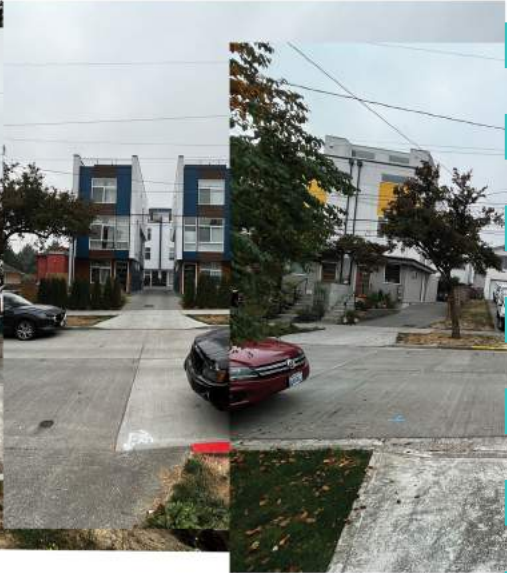


P3 ~ PANARAMA FROM THE NW CORNER OF THE LOT





S NORMAN ST



28TH AVE S LOOKING WEST

ACROSS THE STREET



S CHARLES ST



28TH AVE S



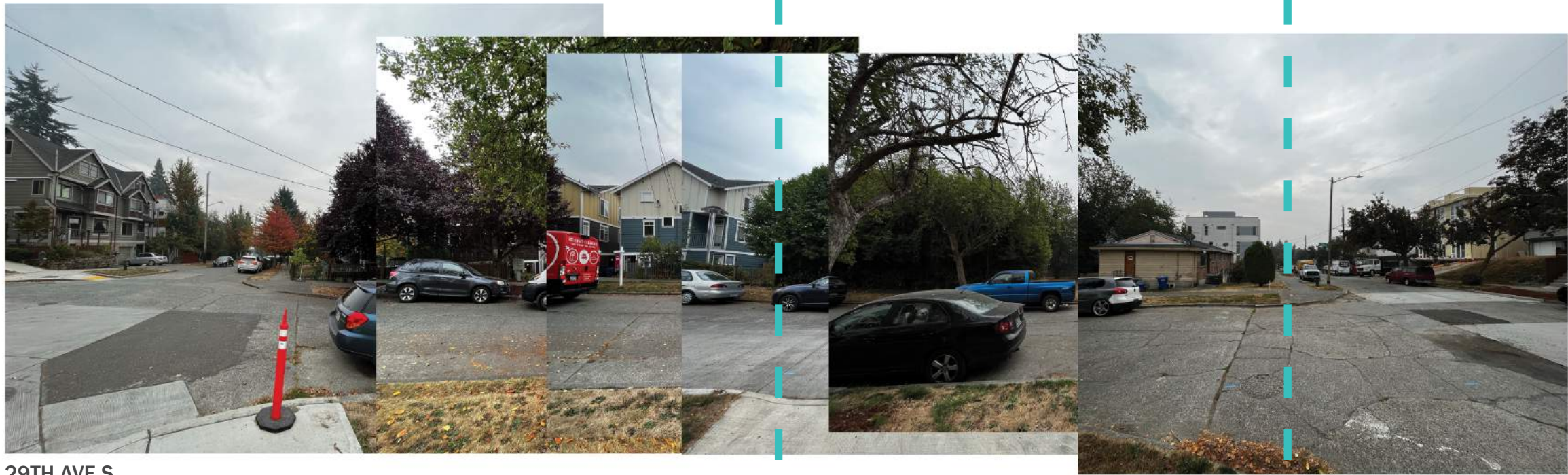
S CHARLES ST LOOKING NORTH

ACROSS THE STREET



29TH AVE S



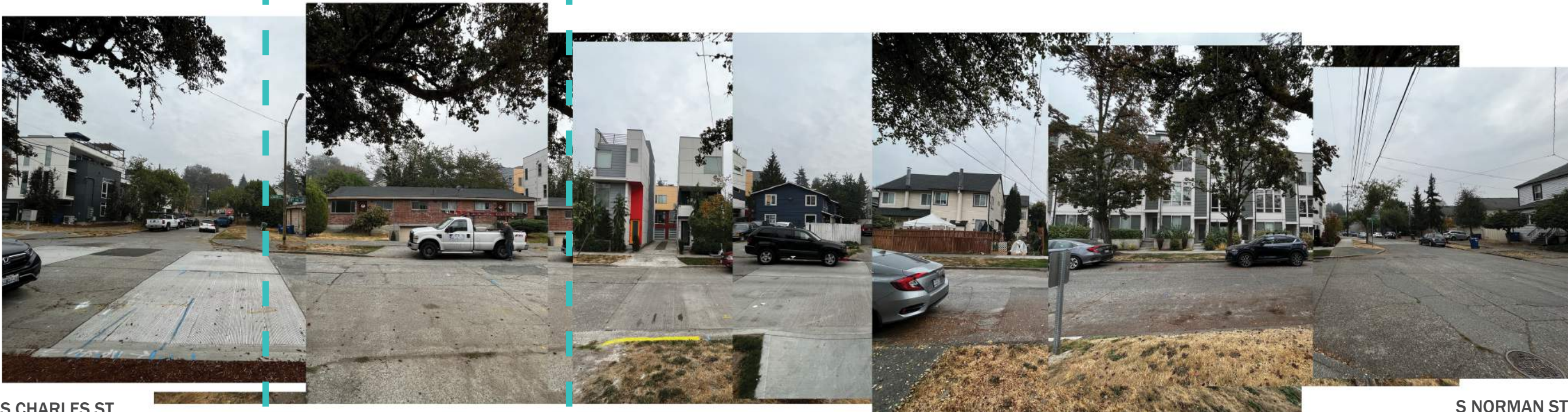


29TH AVE S

S CHARLES ST LOOKING SOUTH

28TH AVE S

SITE



S CHARLES ST

28TH AVE S LOOKING EAST

S NORMAN ST

SITE





NORTH/SOUTH SITE SECTION LOOKING EAST



EAST/WEST SITE SECTION LOOKING SOUTH





1. Judkins Park

Judkins park is multipurpose park in the Central Area. It's a six block strip of land filled with sports areas, grass fields, skate park, playground, ball field, etc. There's expanding views from a lookout area and additional amenities like restrooms and shelters.

2. Wood Technology Center

The Wood Technology Center has been education facility dedicated to the education of building trades.



5. Grace United Methodist Church

Grace United Methodist Church is small progressive church group. They strive to grow relationships with each other and god.



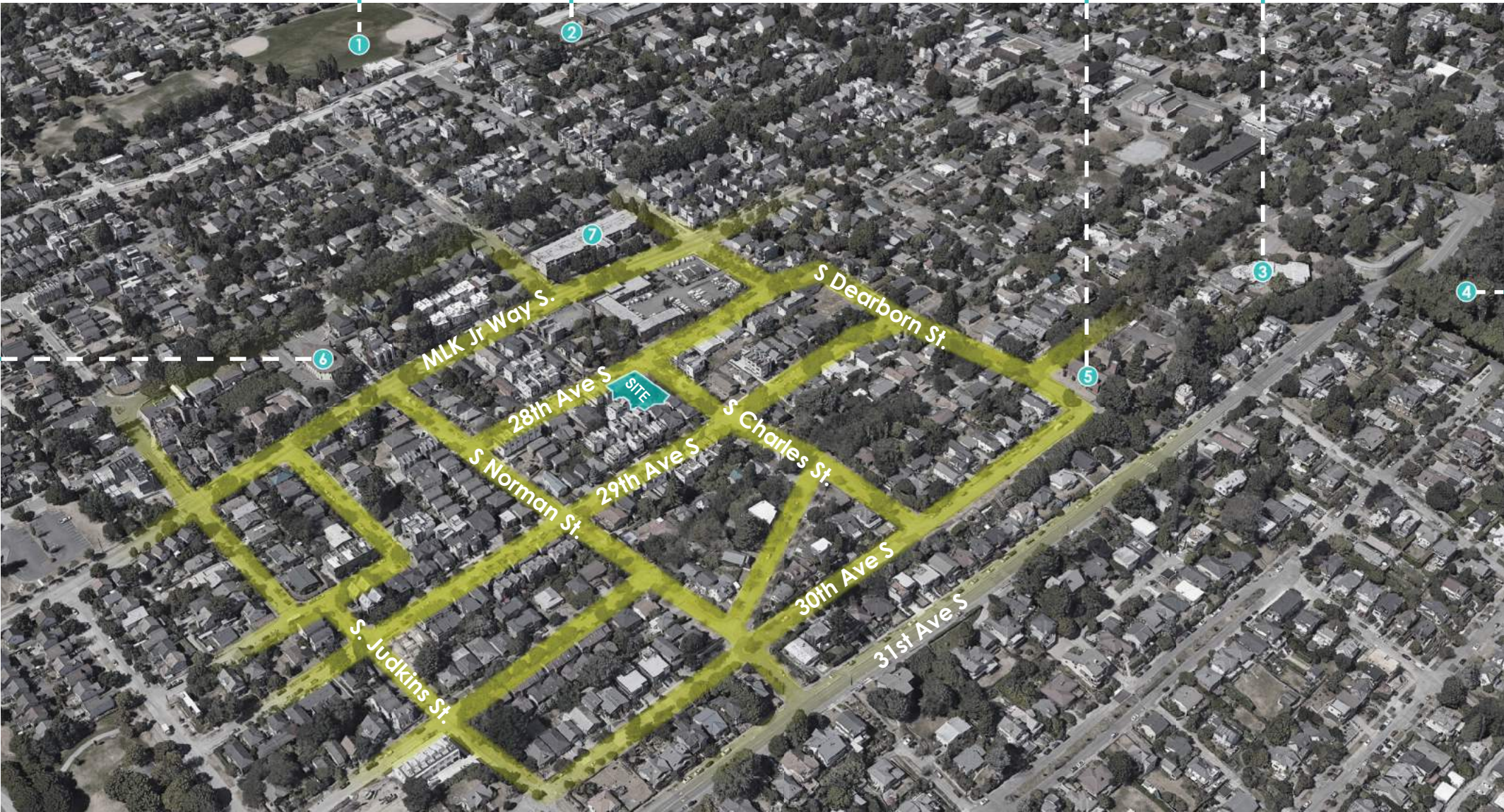
3. Central Area Senior Center

Central Area Senior Center is a community where they help the elderly have the opportunity to continue living rich, healthy and fulfilling lives.



6. Saint Gebriel Ethiopian Orthodox Tewahido Church Seattle

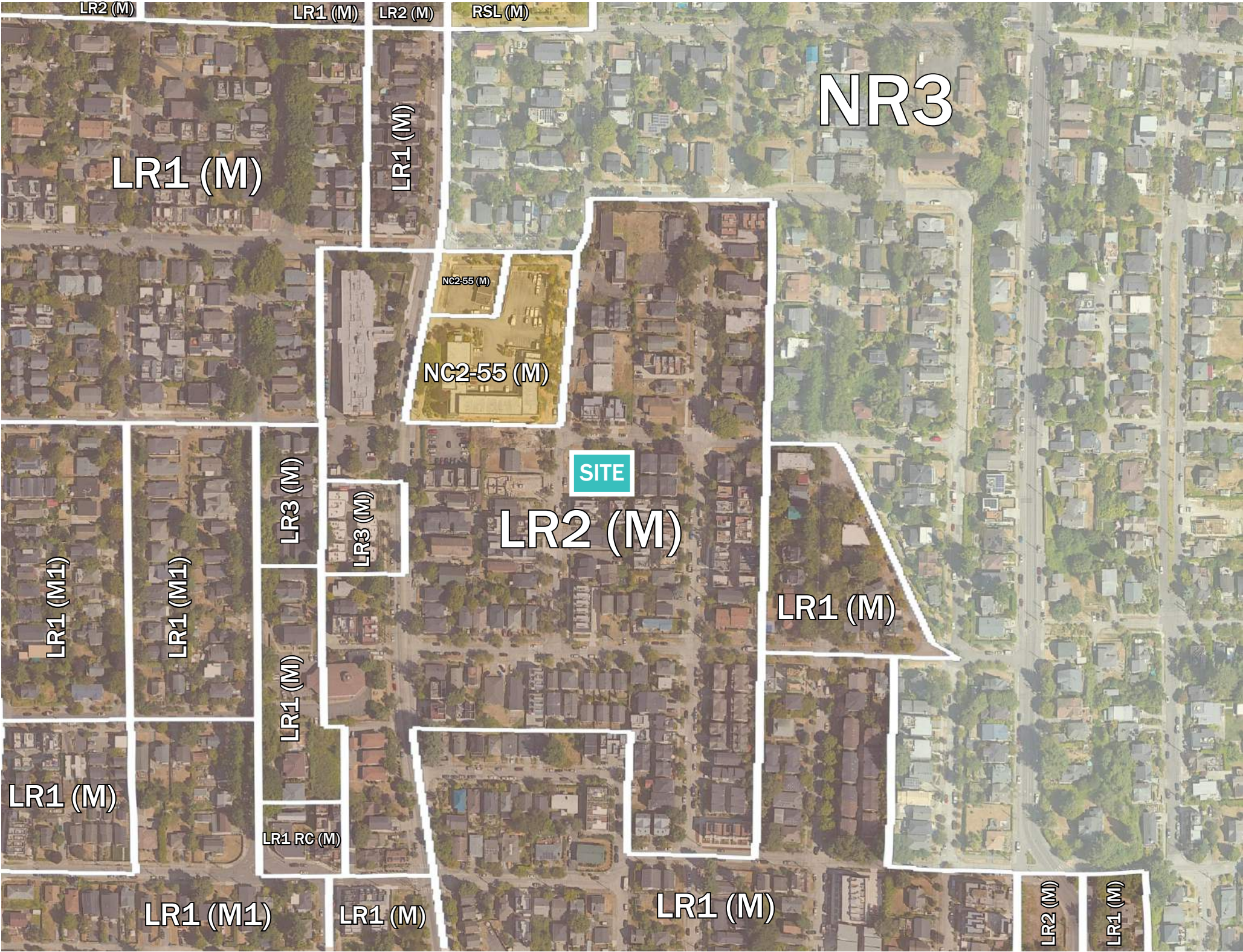
Seattle branch church with the teaching established by the doctrines of Ethiopian Orthodox Tewahdo Church.



4. Frink Park

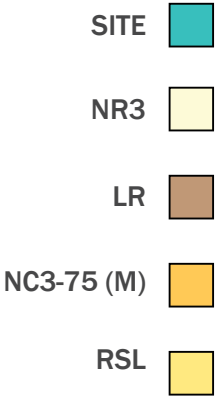
Frink park is a 17.2 acre densely vegetated hillside. The Frink Creek runs through the ravine.





ZONING ANALYSIS:

- THE PROJECT SITE, HIGHLIGHTED IN BLUE, IS LOCATED WITHIN A RECENTLY UP-ZONED NEIGHBORHOOD CURRENTLY GOING THROUGH SIGNIFICANT DEVELOPMENT.
- THE PROJECT SITE IS ZONED LR2 (M), DESIGNATING A 40' HEIGHT LIMIT. THE IMMEDIATELY ADJACENT ZONES ARE NC2-55 (M), NR3, LR1 (M). THIS MULTIFAMILY AREA CONTINUES TO THE WEST AND TRANSITIONS TO SINGLE FAMILY HOUSING TO THE EAST.

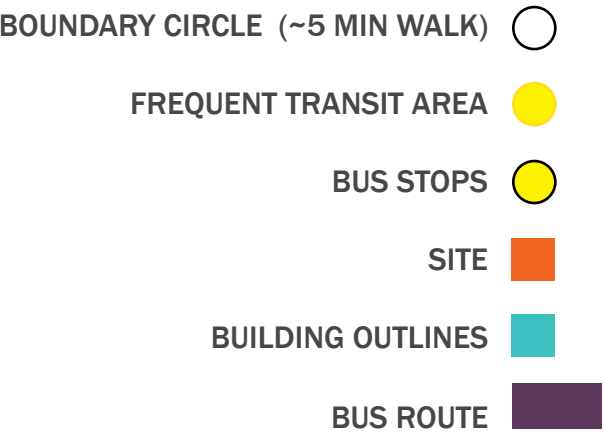






TRANSIT ANALYSIS:

- THE SITE IS LOCATED NEAR MARTIN LUTHER KING JR. WAY S. WHICH IS THE MAIN ARTERIAL FOR BUS ROUTE 8
- THE SITE IS LOCATED NEAR 31ST AVE S. WHICH IS THE MAIN ARTERIAL FOR BUS ROUTE 14
- THE SITE FALLS NEAR THE EDGE OF A FREQUENT TRANSIT SERVICES AREA, MAPPED IN SDCI GIS.

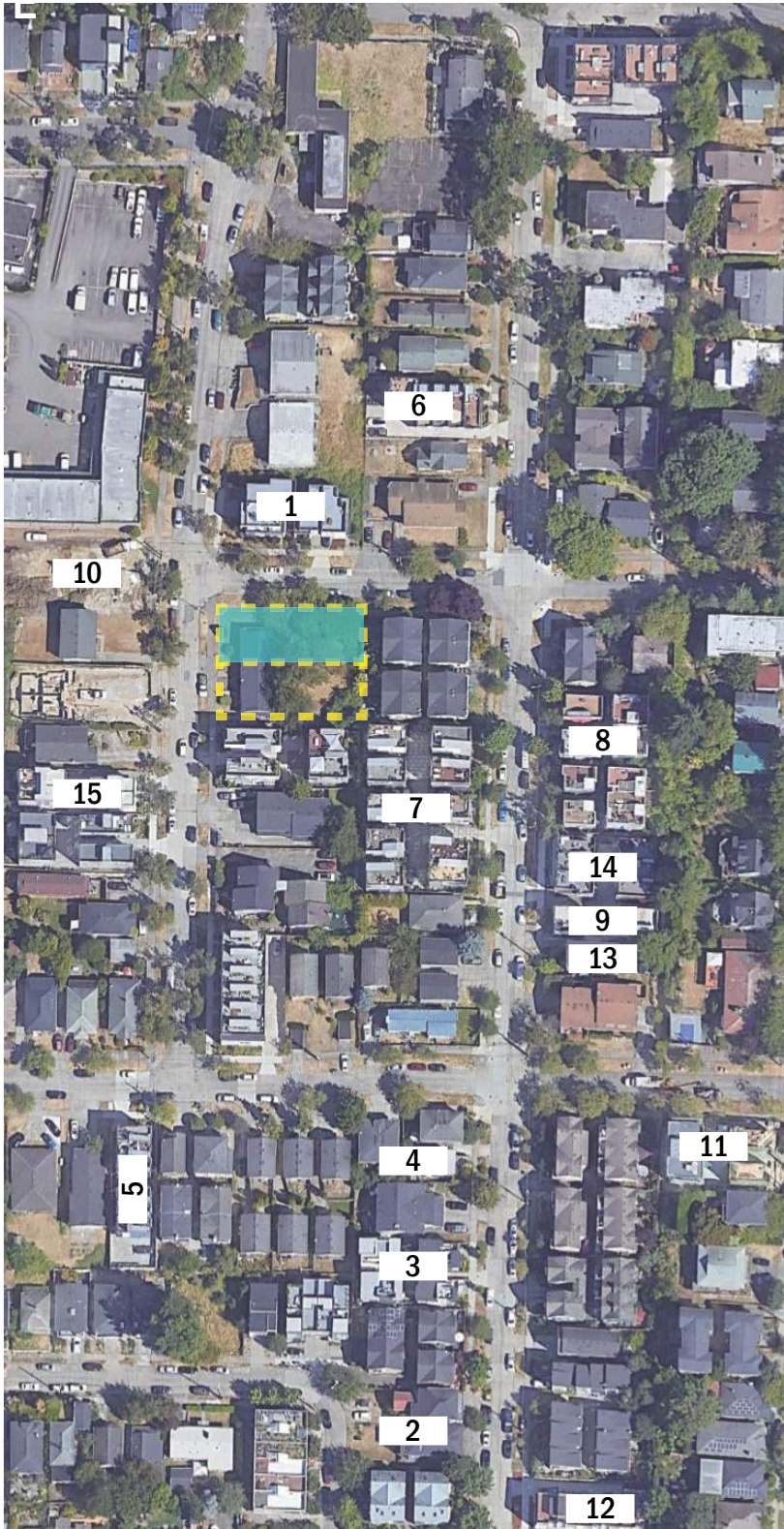








NEIGHBORHOOD ARCHITECTURE



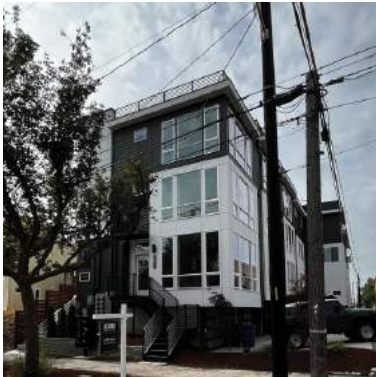
1 | 840 28th Ave S | Multifamily Residential (Modulation and Material)



2 | 1122 29th Ave S | Single Family Residential (Modulation and Material)



3 | 1113 29th Ave S | Single Family Residential (Central Circulation)



10 | 901 28th Ave S | MultiFamily Residential (Modulation and Material)



11 | 1105 Yakima Ave S | Single Family Residential (Adressing the Grade)



4 | 1105 29th Ave S | Single Family Residential (Modulation and Material)



5 | 2723 S Norman St | Multifamily Residential (Adressing the Grade)



6 | 831 29th Ave S | Single Family Residential (Modulation and Material)



12 | 2904 S Judkins St | MultiFamily Residential (Adressing the Grade)



13 | 928 29th Ave S | Single Family Residential (Modulation and Material)



7 | 925 29th Ave S | MultiFamily Residential (Central Circulation)



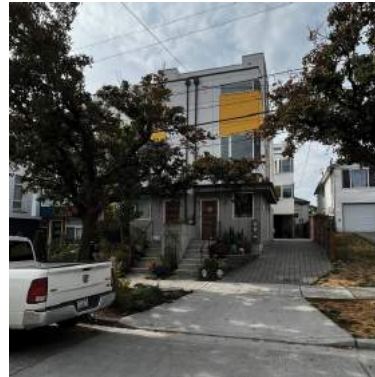
8 | 910 29th Ave S | MultiFamily Residential (Central Circulation)



9 | 924 29th Ave S | Single Family Residential (Modulation and Material)



14 | 918 29th Ave S | MultiFamily Residential (Modulation and Material)



15 | 921 28th Ave S | MultiFamily Residential (Modulation and Material)



# DESIGN GUIDELINES CENTRAL AREA

<div>CS1 Natural Systems and Site Features</div> <div>CENTRAL DISTRICT DESIGN GUIDELINE</div>	<div>1. a _ Local Topography</div>	<div>This project is zoned LR2(M). To respect the neighborhood’s current scale, the project is one full story lower than the height limit, with all penthouses set back off the street. Additionally, the building responds to the 3’ change in topography across the site by breaking into two different masses. This cleanly meets the street and allows for a transition zone between the sidewalk and buildings front facades.</div>
<div>CS3 Architectural Context &amp; Character</div> <div>CENTRAL DISTRICT DESIGN GUIDELINE</div>	<div>1. a _ Neighborhood Context</div>	<div>This project is one of the few remaining sites in the community that has not been fully developed since the neighborhood was up zoned in 2015. The proposed development seeks to match the neighborhood context by reducing development scale to 3 stories plus penthouse. Hardie panel with wood accents are consistent with the commonly used materials throughout the community. Additionally, paired covered entries were chosen due to the context and because they are encouraged in the central area design guidelines. All these design moves will be integrated into the project to fit the existing context.</div>
<div>PL3 Street- Level Activation</div> <div>CENTRAL DISTRICT DESIGN GUIDELINE</div>	<div>1. c _ Frontages</div>	<div>This design proposal seeks to highlight the street by using minimum setbacks, pairing entries, and creating multiple view corridors from both covered decks and roof top decks that promote transparency from private to public spaces. Creating multiple locations where the street is visible creates a safe and welcoming community environment. Different viewing opportunities that are protected from the weather along with areas that are open make sure the street is engaged year-round, rain or shine.</div>
<div>PL3 Street- Level Activation</div> <div>CENTRAL DISTRICT DESIGN GUIDELINE</div>	<div>1. G _ Frontages</div>	<div>Keeping with the neighborhood context, this proposal choose to pair all entries fronting the street along 28th Ave S. and S Charles St. This design move creates an opportunity to modulate the flat faces, pique visual interest and highlight the entry conditions with porches and high-quality materials. This encourages residents to keep “eyes on the street” and pairs nicely with the PL31.c to improve the community street life.</div>
<div>PL3 Street- Level Activation</div> <div>CENTRAL DISTRICT DESIGN GUIDELINE</div>	<div>2. i _ Street scape Treatment</div>	<div>The proposal seeks to encourage residents to take an active role in the street life of the community by using the minimum setbacks allowed from the street, using large pieces of glazing on the ground level, and creating paired entries with porches. This strategy created a unique opportunity to use landscape to give residents a clearly delineated boundary between private and public space. This strategy aims to engage residents at the street level encouraging conversations between neighbors, along with strangers passing by.</div>
<div>DC2 Architectural Concept</div> <div>CENTRAL DISTRICT DESIGN GUIDELINE</div>	<div>1. d _ Building Layout and Massing</div>	<div>The building massing seeks to minimize the visual impact of this proposal by shrinking the massing allowed by code by 1 story to more effectively engage the project with the street. This combined with the use of decks, and recessed entries reduces the projects flat row house facade and helps clearly delineate units. Additionally, this helps the project relate the site back to the surrounding context and neighborhood character typical of built out low rise zones throughout the Central District.</div>
<div>DC2 Architectural Concept</div> <div>CENTRAL DISTRICT DESIGN GUIDELINE</div>	<div>1. e _ Building Layout and Massing</div>	<div>The shared parking space combined with 3 stories plus penthouses creates an interesting challenge. The design considers these facade by grouping, banding and stacking windows, using decks to provide visual interest and recessed entries at ground level. This strategy allows for units to be individually defined at the street level, and creates modulation on an otherwise long, flat facade.</div>
<div>DC4 Exterior Elements &amp; Finishes</div> <div>CENTRAL DISTRICT DESIGN GUIDELINE</div>	<div>2. b _ Building Materials</div>	<div>Building material and color variation were employed to break down the perceived building mass. At all recessed conditions, wood was used as a high-quality material.</div>
<div>PL2 Walk ability</div> <div>SEATTLE DESIGN GUIDELINE</div>	<div>B. 1 _ Way finding</div>	<div>Building massing were broken apart into triplexes to give three access points to the site as a way to provide clear directional</div>



# SCHEME 1

**DESIGN NARRATIVE:** LOT A: Scheme 1 creates a fully parked site, using code compliant town house setbacks and (1) garage parking stall. All units are four stories tall, and the common amenity area separates the 4 pack and a duplex building. The vehicle access at the east lot provides residents with a large setback between lots and pedestrian access along the south pairs with a large landscaped space that creates a functional relationship with the Southern lot.

LOT B: Functionally related per DR.19-2018

UNITS: (6) UNITS, (6) PARKING STALLS

**ADVANTAGES:**

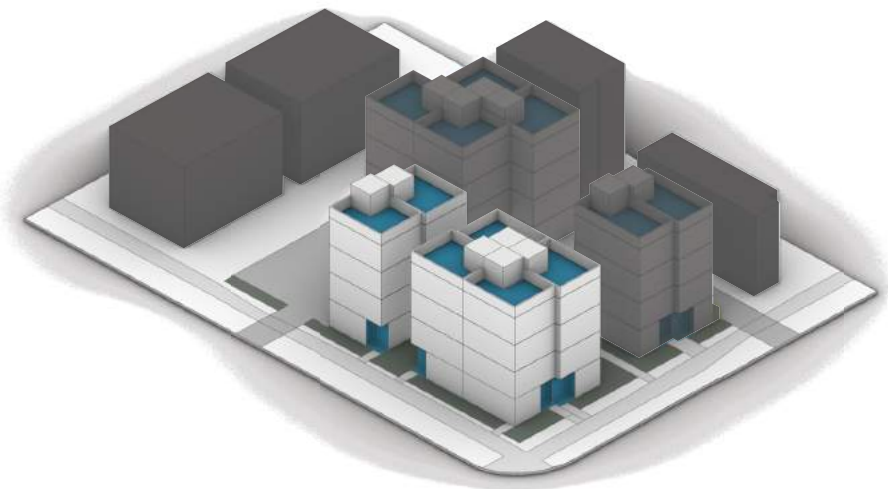
- Common Amenity Area that divides buildings
- Parking area provides a large separation from adjacent Eastern lot.
- Multiple entry points and circulation paths through the site

**DISADVANTAGES:**

- High percentage of hard surface area, parking takes up significant amount of site.
- Very limited opportunity for individual ownership of ground related spaces. A majority of amenity area is public in Lot B
- All units are 4 stories with few opportunities for modulation.
- Trash Location sits in front of units
- Way-finding within site is limited
- Tall buildings will significantly shade amenity area and the street

**DEPARTURES:**

- None Required



# SCHEME 2

**DESIGN NARRATIVE:** LOT A: Scheme 2 uses a Row House pairing of (6) units fronting South Charles Street and 28th Ave South. The Row House setbacks allows building facades to modulate by incorporating decks and covered entries fronting the street. This scheme also minimizes parking stalls visual impact by using a shared curb cut and driveway with the functionally dependent lot to the south.

LOT B: Functionally related per DR.19-2018

UNITS: (6) UNITS, (7) PARKING STALLS

**ADVANTAGES:**

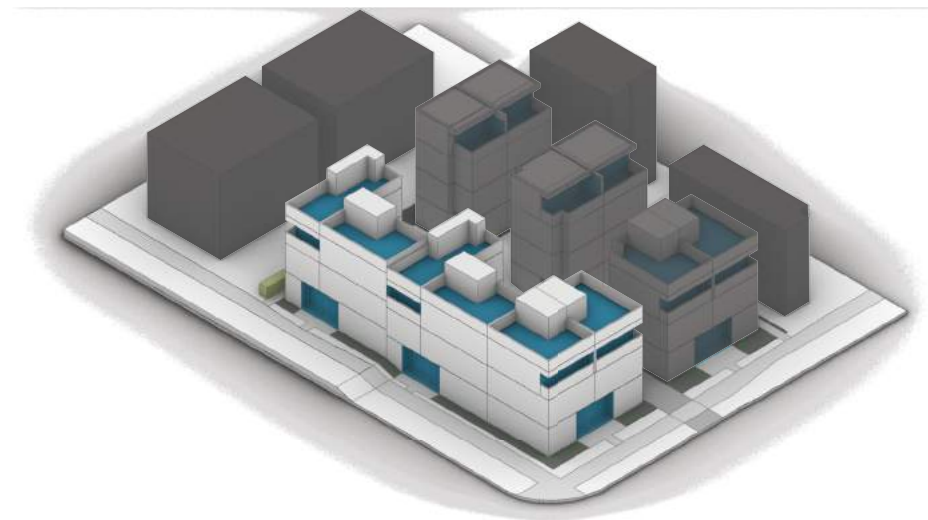
- All entries are visible from the street
- Ability to use central maneuvering area as unofficial gathering spaces
- Street level interaction is encouraged via paired entries creating the opportunity for large porches, and 3 story buildings fronting the street
- Increased solar gain due to the break down of massing along the street
- Decreased curb cuts and total paved area with a shared driveway

**DISADVANTAGES:**

- Amenity area pushed to edges of lots

**DEPARTURES:**

Not Required



# SCHEME 3 (PREFERRED)

**DESIGN NARRATIVE:** LOT A: Scheme 3 takes the ideas of scheme 2 and improves them by using departures. By reducing the setback to 2.6' the project can increase way finding, access to the site, and create a large common amenity area for residents to enjoy. The departure allows the buildings fronting Charles to be split with space for a path between units 3 & 4.

LOT B: Functionally related per DR.19-2018

UNITS: (6) UNITS, (6) PARKING STALLS

**ADVANTAGES:**

- All entries are visible from the street
- Decreased curb cuts and total paved area with a shared driveway created between triplexes creates an unofficial gathering space.
- Central amenity area created between lots
- Parking provides large separation from adjacent eastern lot

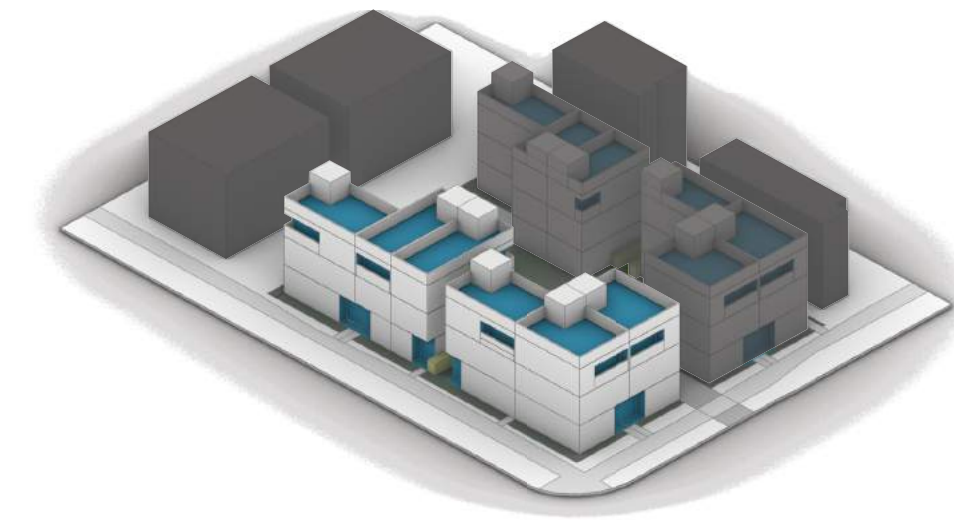
**DEPARTURES:**

SETBACKS: MINIMUM FRONT & REAR SETBACK

- FRONT: ALLOWED 5' MIN      • REAR: ALLOWED 5' Min, 7' AVG
- FRONT: PROPOSED 2.5' MIN      • REAR: PROPOSED 3' MIN, 5' AVG.

GROUND RELATED AMENITY

- REQUIRED = 25% LOT AREA = 722.5 SF
- PROPOSED = 20% LOT AREA = 555 SF





# SCHEME 1

## DESIGN NARRATIVE:

LOT A: Scheme 1 creates a fully parked site, using code compliant town house setbacks and (1) garage parking stall. All units are four stories tall, and the common amenity area separates the 4 pack and a duplex building. The vehicle access at the east lot provides residents with a large setback between lots and pedestrian access along the south pairs with a large landscaped space that creates a functional relationship with the Southern lot.

LOT B: Functionally related per DR.19-2018

UNITS: (6) UNITS, (6) PARKING STALLS

## ADVANTAGES:

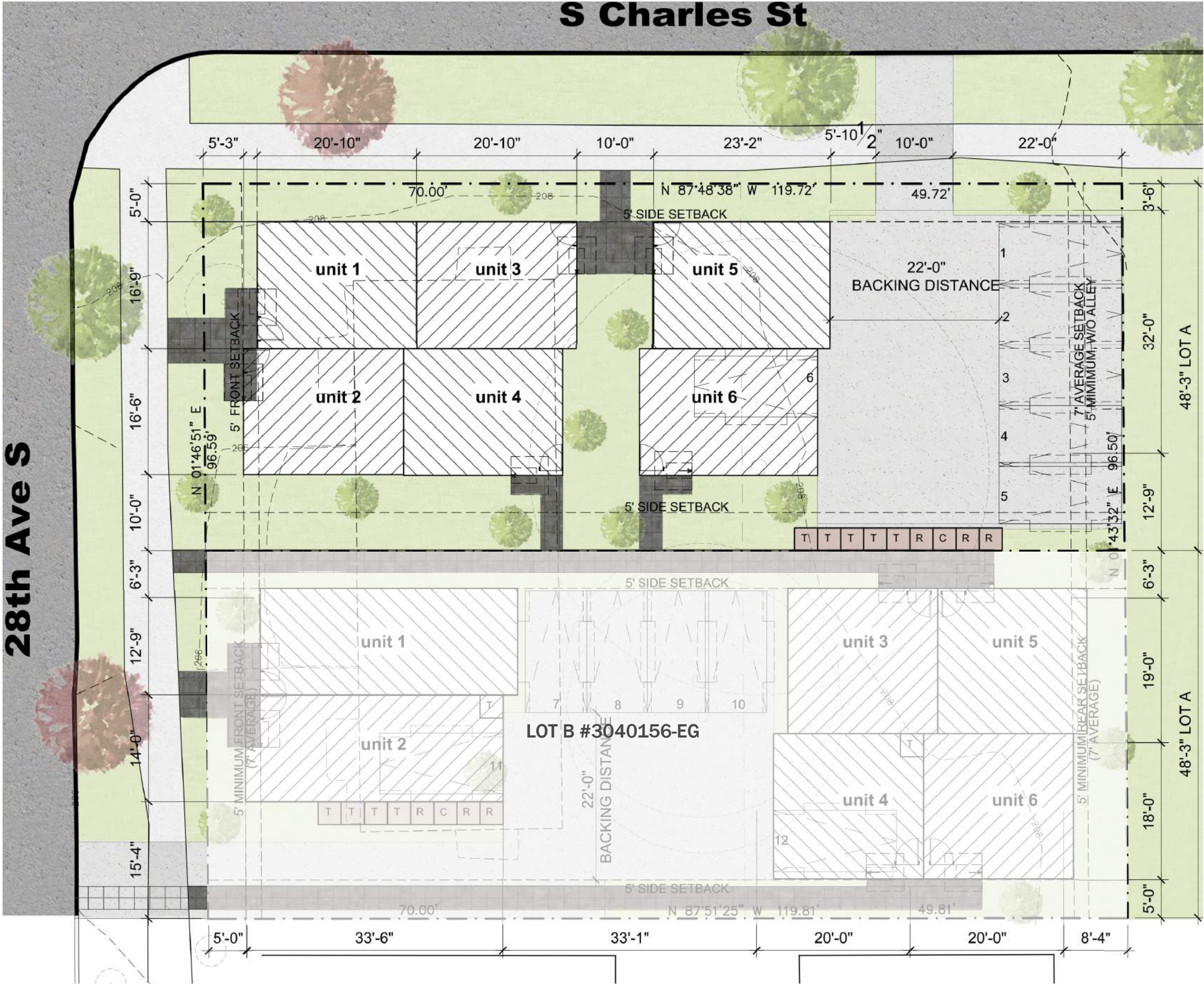
- Common Amenity Area that divides buildings
- Parking area provides a large separation from adjacent Eastern lot.
- Multiple entry points and circulation paths through the site

## DISADVANTAGES:

- High percentage of hard surface area, parking takes up significant amount of site.
- Very limited opportunity for individual ownership of ground related spaces. A majority of amenity area is public in Lot B
- All units are 4 stories with few opportunities for modulation.
- Trash Location sits in front of units
- Way-finding within site is limited
- Tall buildings will significantly shade amenity area and the street

## DEPARTURES:

- None Required





# SCHEME 1

## DESIGN STANDARDS DIAGRAMS

### PL3\_1.c: Frontages-

Highlight the street by using minimum setbacks, covered entries, and creating multiple view corridors promote transparency from private to public spaces.

### PL3\_1.G: Frontages-

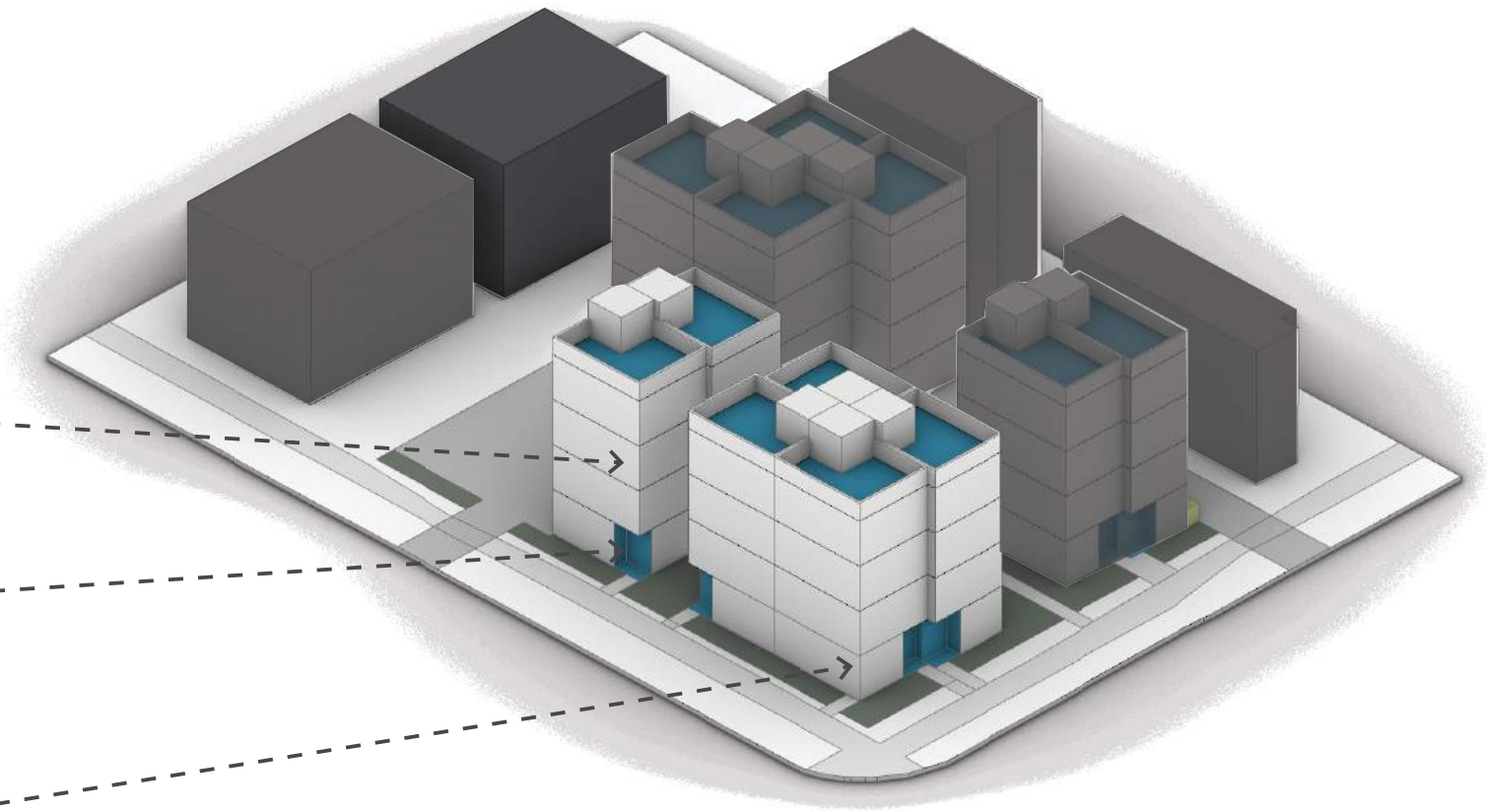
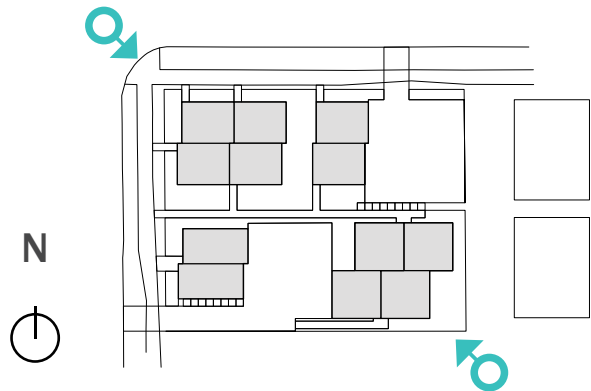
Keeping with the neighborhood context, this proposal choose to recess all entries fronting the street along 28th Ave S. and S Charles St. This design move creates an opportunity to modulate the flat facades and highlight separate entries to break down individual unit scale.

### PL3\_1.i: Street scape Treatment-

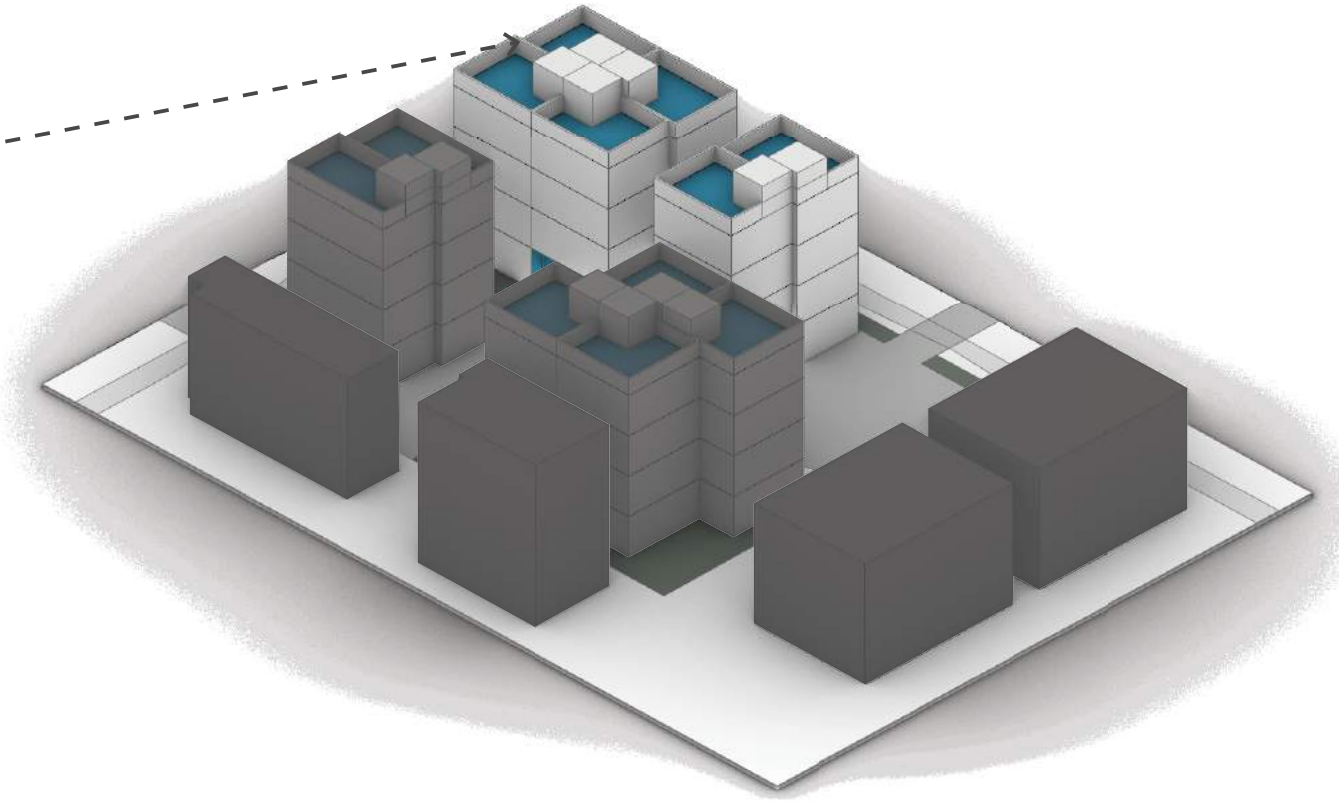
Encouraging residents to take an active role in the street life of the community by using the minimum setbacks allowed from the street, using large pieces of glazing on the ground level, and creating recessed entries with porches.

### DC2\_1.e: Building Layout and Massing

This strategy allows for units to be individually defined at the street level, and creates modulation on an otherwise long, flat facades.



AXO LOOKING SE



AXO LOOKING NW



# SCHEME 1

## DESIGN STANDARDS DIAGRAMS

### CS3\_3.a: Neighborhood Context - - - - -

Covered entries were chosen due to the context and because they are encouraged in the central area design guidelines.

### PL3\_1.c: Frontages - - - - -

Highlight the street by using minimum setbacks, covering entries, and creating multiple view corridors promote transparency from private to public spaces.

### PL3\_1.G: Frontages - - - - -

Keeping with the neighborhood context, this proposal choose to recess all entries fronting the street along 28th Ave S. and S Charles St. This design move creates an opportunity to modulate the flat facades and highlight separate entries to break down individual unit scale.

### PL3\_1.i: Streets scape Treatment - - - - -

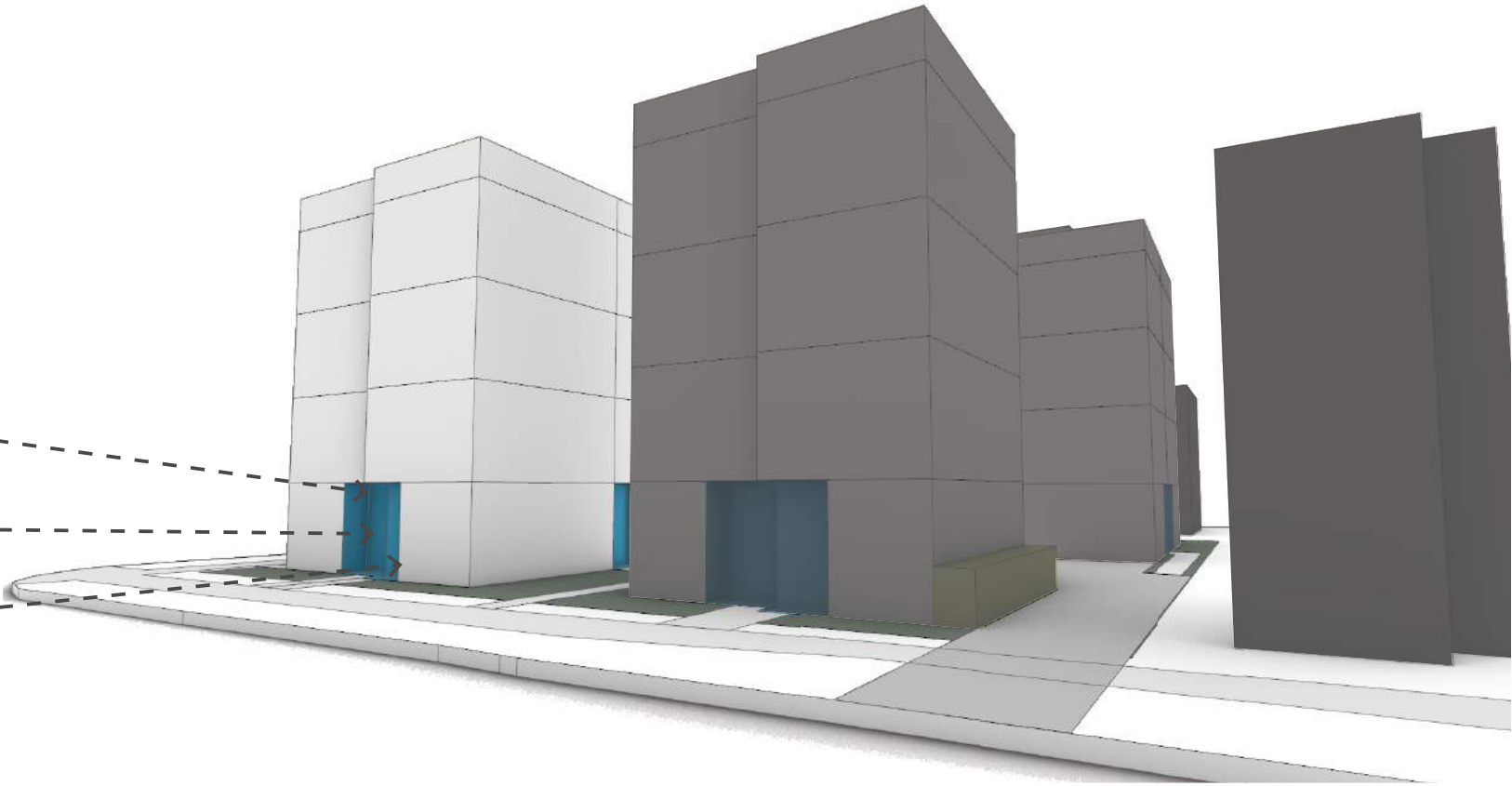
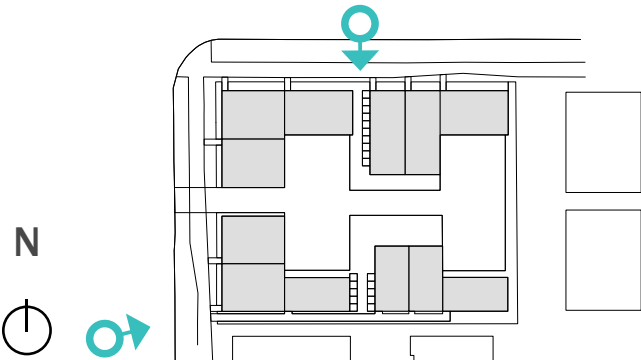
Encouraging residents to take an active role in the street life of the community by using the minimum setbacks allowed from the street, using large pieces of glazing on the ground level, and creating recessed entries with porches.

### DC2\_1.d: Building Layout and Massing - - - - -

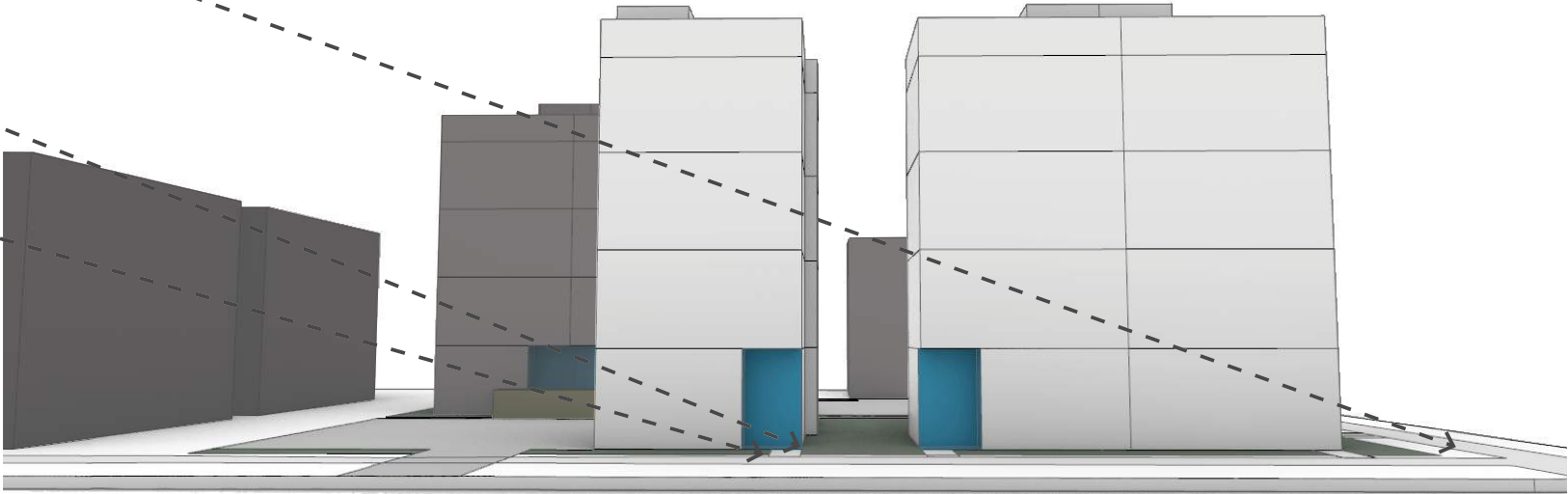
This strategy allows for units to be individually defined at the street level, and creates modulation.

### DC2\_1.e: Building Layout and Massing - - - - -

Building material and color variation are employed to break down the perceived building mass. At all recessed conditions, wood was used as a high-quality material.



PERSPECTIVE LOOKING DOWN SOUTHERN LOT LINE FROM 28TH AVE S



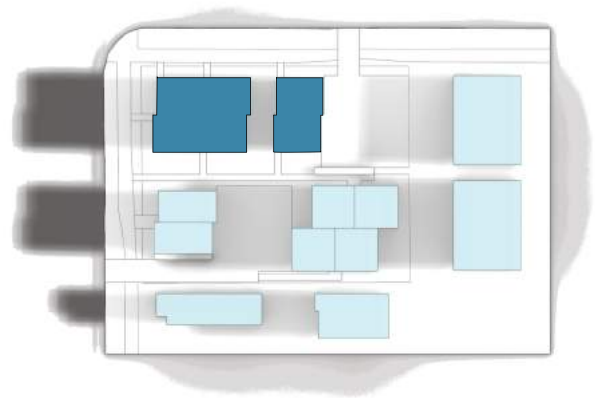
LOOKING AT NORTHERN ELEVATION FROM S CHARLES ST



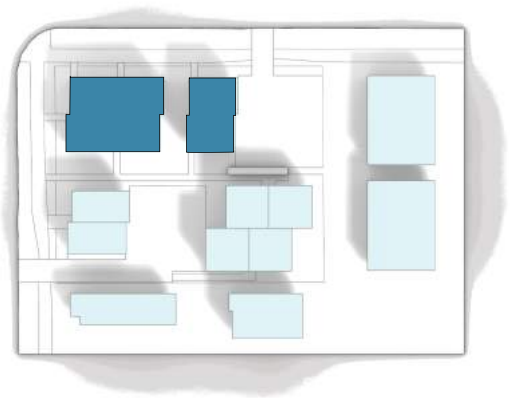
# SCHEME 1

## SUN STUDY

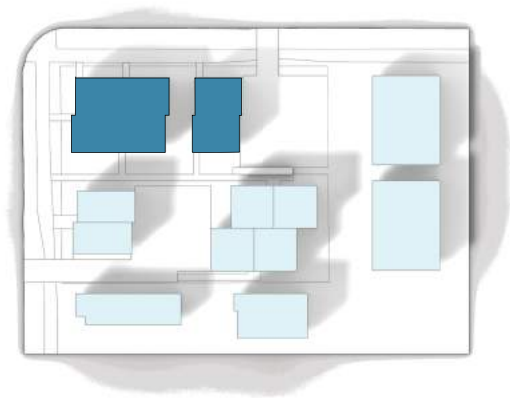
JUNE 21st 9:00am



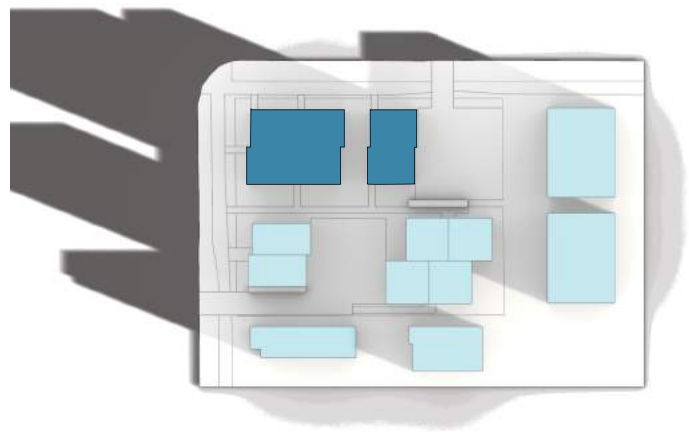
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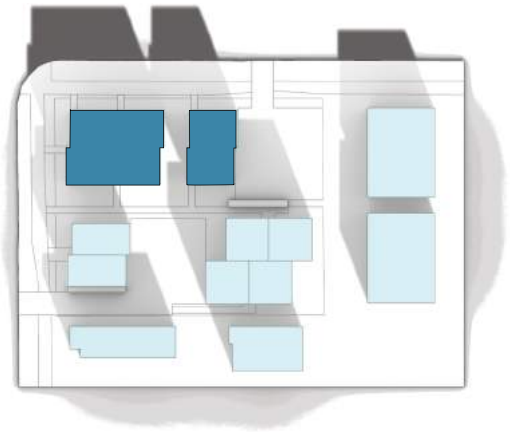
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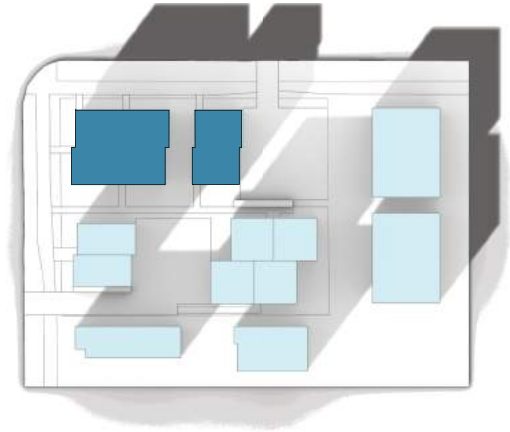
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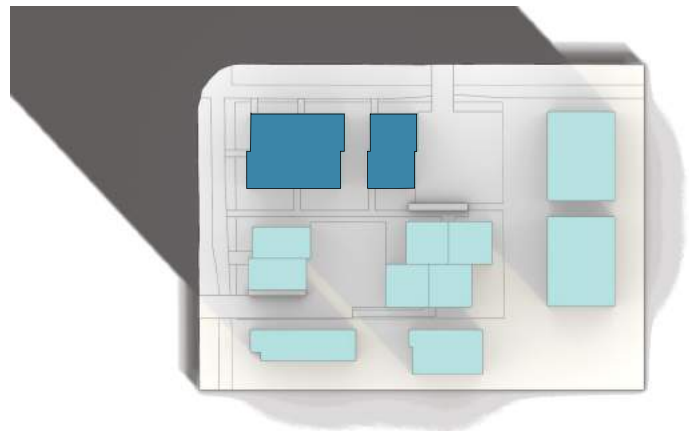
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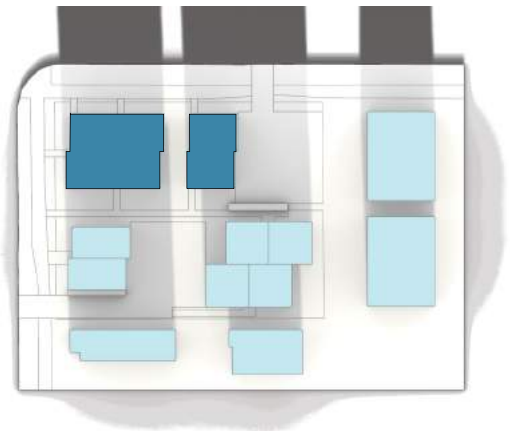
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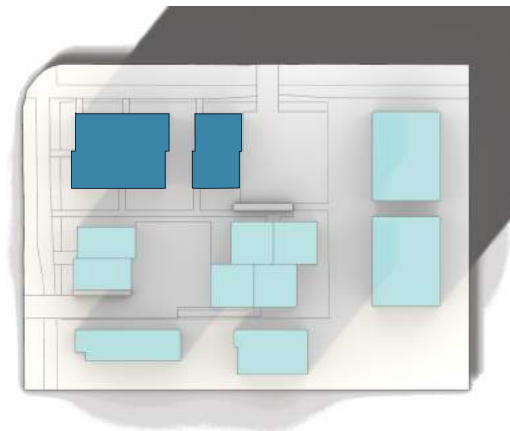
DECEMBER 21st 9:00am



DECEMBER 21st 12:00pm



DECEMBER 21st 3:00pm





# SCHEME 2

## DESIGN NARRATIVE:

LOT A: Scheme 2 uses a Row House pairing of (6) units fronting South Charles Street and 28th Ave South. The Row House setbacks allows building facades to modulate by incorporating decks and covered entries fronting the street. This scheme also minimizes parking stalls visual impact by using a shared curb cut and driveway with the functionally dependent lot to the south.

LOT B: Functionally related per DR.19-2018

UNITS: (6) UNITS, (7) PARKING STALLS

## ADVANTAGES:

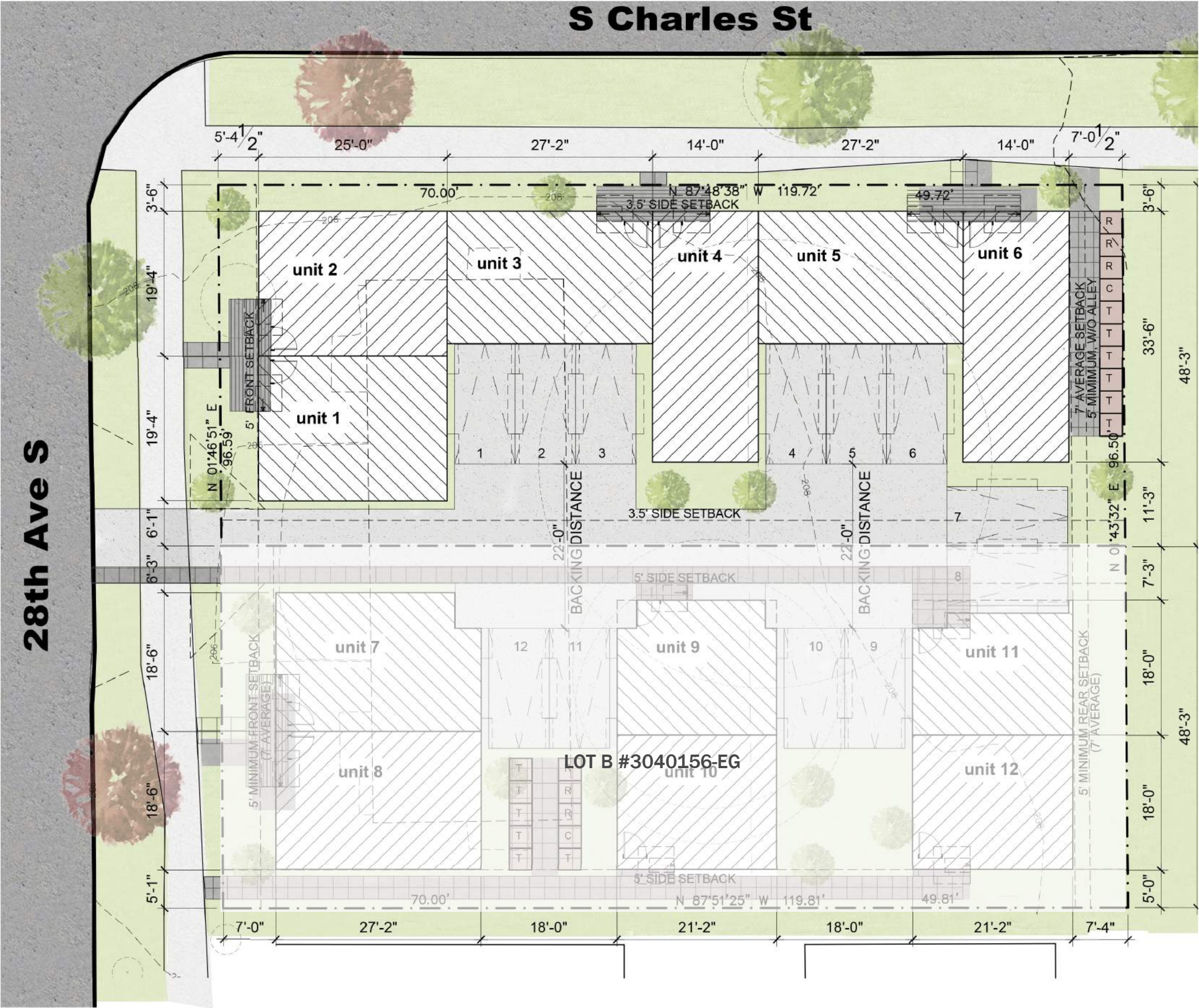
- All entries are visible from the street
- Ability to use central maneuvering area as unofficial gathering spaces
- Street level interaction is encouraged via paired entries creating the opportunity for large porches, and 3 story buildings fronting the street
- Increased solar gain due to the reduced massing along the street
- Decreased curb cuts and total paved area with a shared driveway

## DISADVANTAGES:

- Amenity area pushed to edges of lots

## DEPARTURES:

Not Required





# SCHEME 2

## DESIGN STANDARDS DIAGRAMS

**CS3\_1.a: Local Topography-**

The building responds to the 3' change in topography across the site by breaking into two different masses. This cleanly meets the street and allows for a transition zone between the sidewalk and buildings front facades.

**PL3\_1.c: Frontages-**

The proposed development seeks to match the neighborhood context by reducing development scale to 3 stories plus penthouse. Paired covered entries were chosen due to the context and because they are encouraged in the central area design guidelines

**PL3\_1.G: Frontages-**

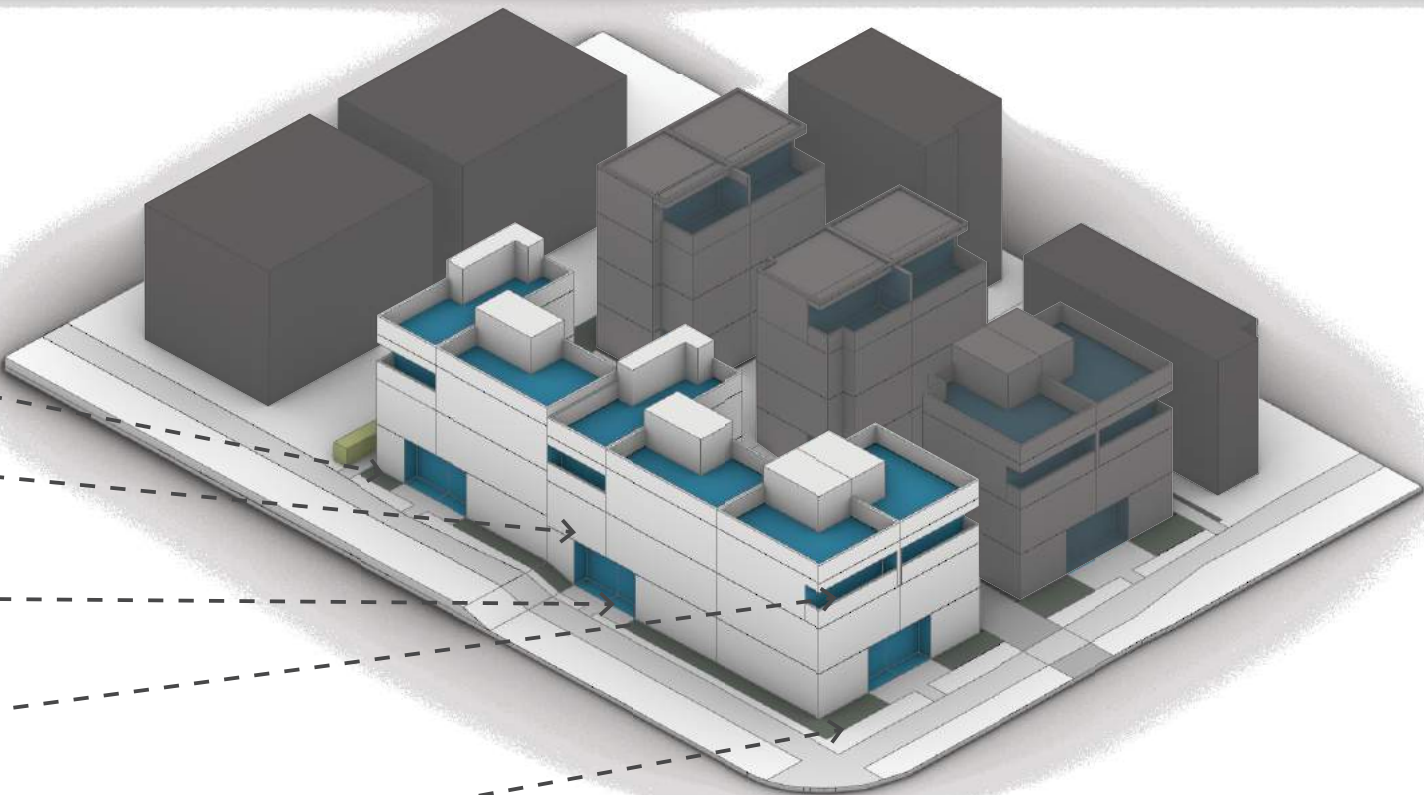
Highlighting the street by using minimum setbacks, pairing entries, and creating multiple view corridors from both covered decks and roof top decks promotes transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

**DC2\_1.e: Building Layout and Massing-**

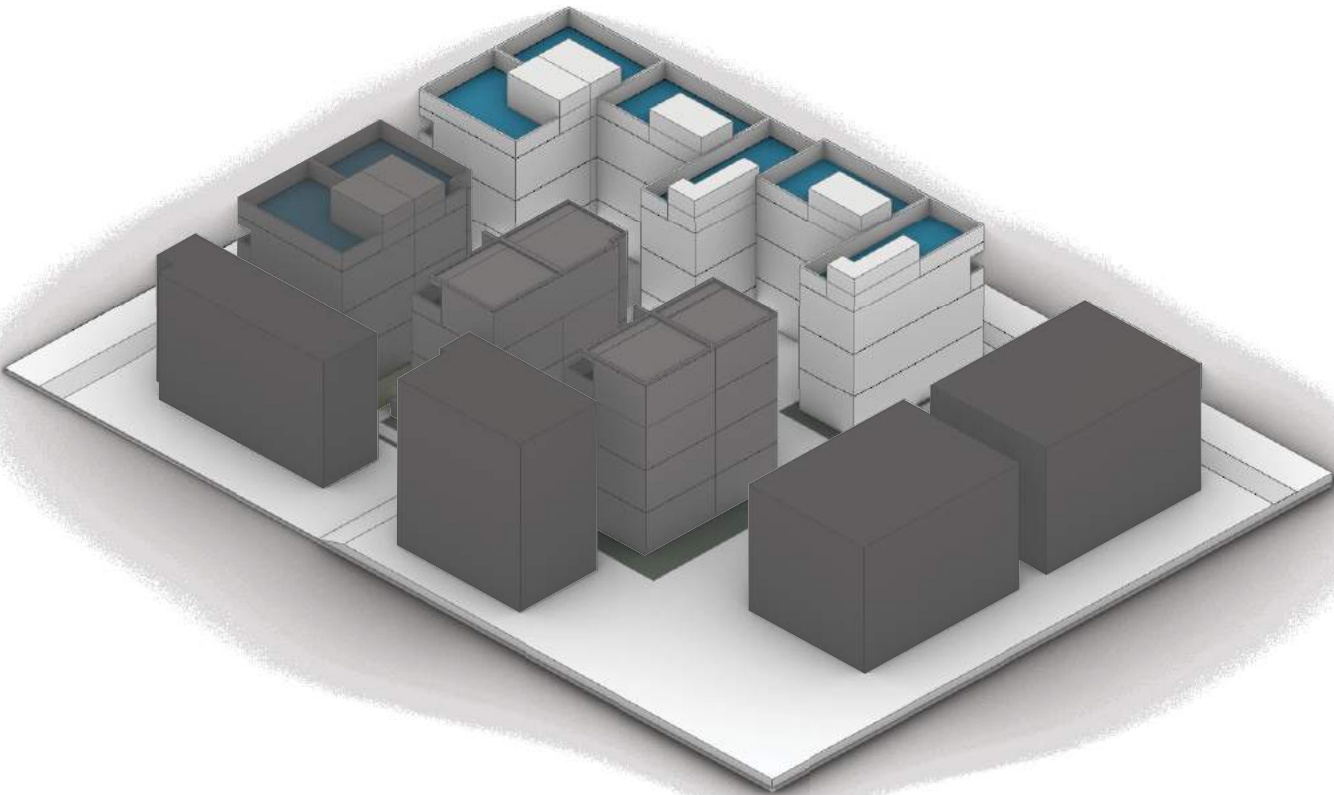
Building material and color variation were employed to break down the perceived building mass. At all recessed conditions, wood was used as a high-quality material.

**PL3\_1.i: Street scape Treatment-**

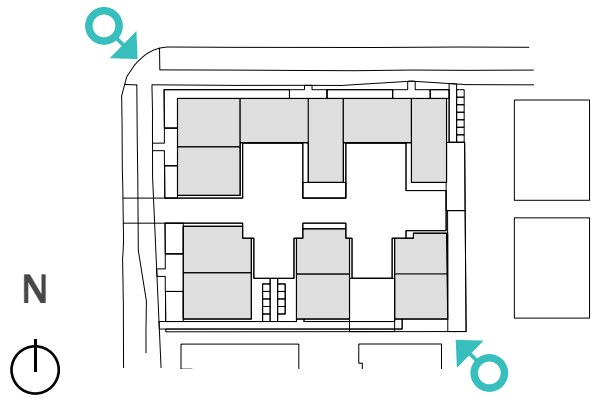
Covered entries, covered decks and roof top decks promote transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.



AXO LOOKING SE



AXO LOOKING NW





# SCHEME 2

## DESIGN STANDARDS DIAGRAMS

**CS3\_3.a: Neighborhood Context**  
Reducing development scale to 3 stories plus penthouse.  
Hardie panel with wood accents are consistent with the commonly used materials throughout the community.

**PL3\_1.G: Frontages-**  
Highlighting the street by using minimum setbacks, pairing entries, and creating multiple view corridors from both covered decks and roof top decks promotes transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

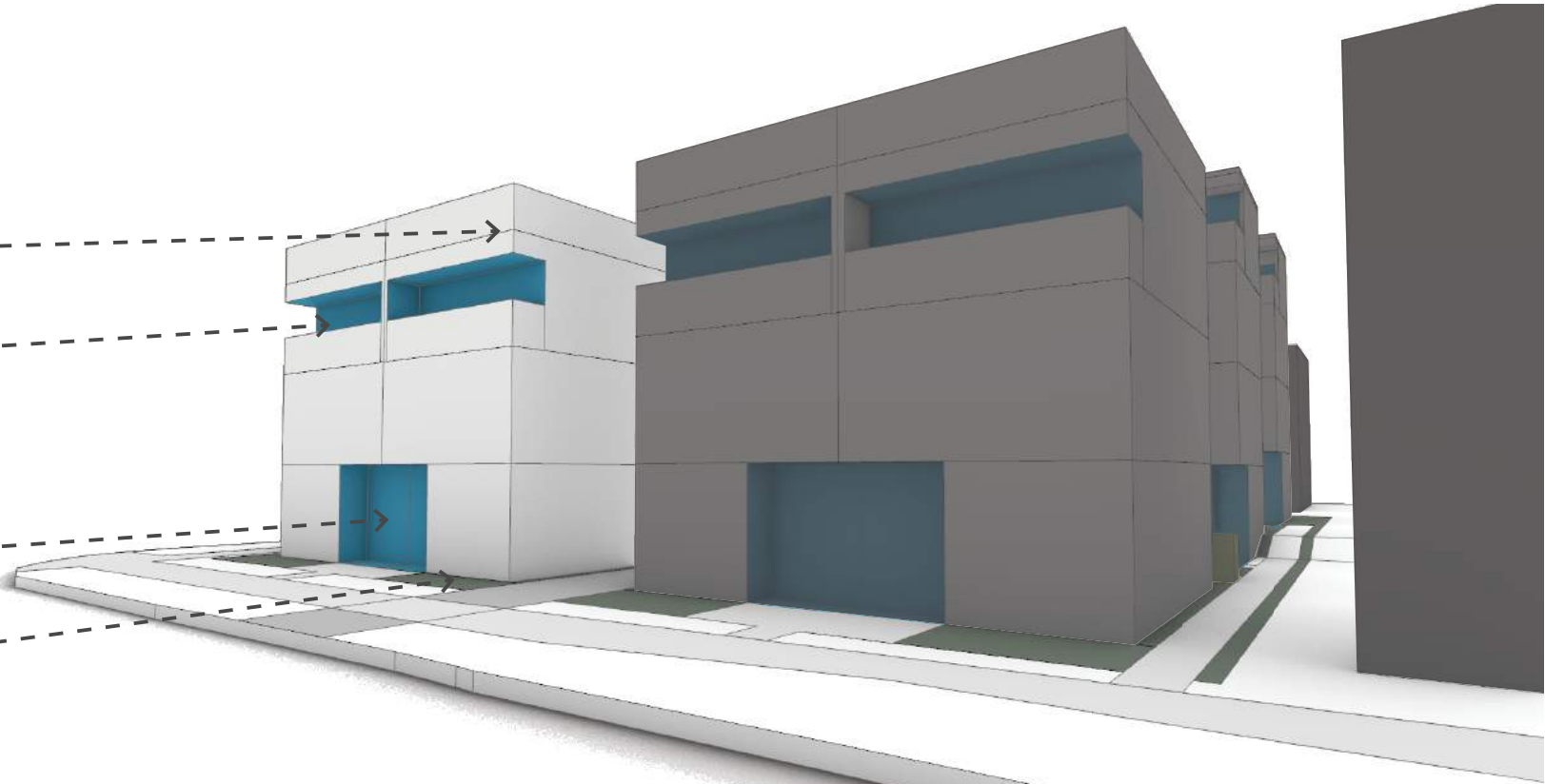
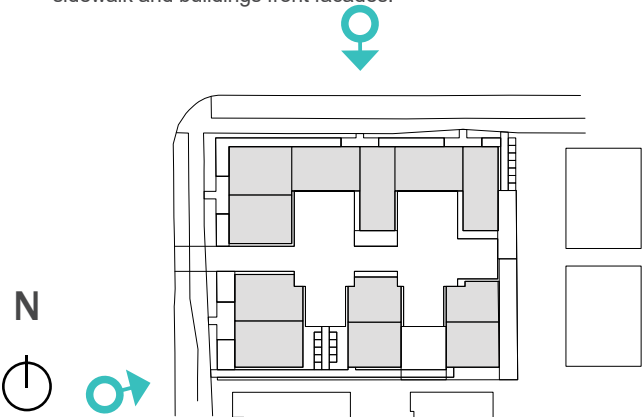
**PL3\_1.c: Frontages-**  
Paired covered entries were chosen due to the context and because they are encouraged in the central area design guidelines

**PL3\_1.i: Streetscape Treatment**  
Covered entries, covered decks and roof top decks promote transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

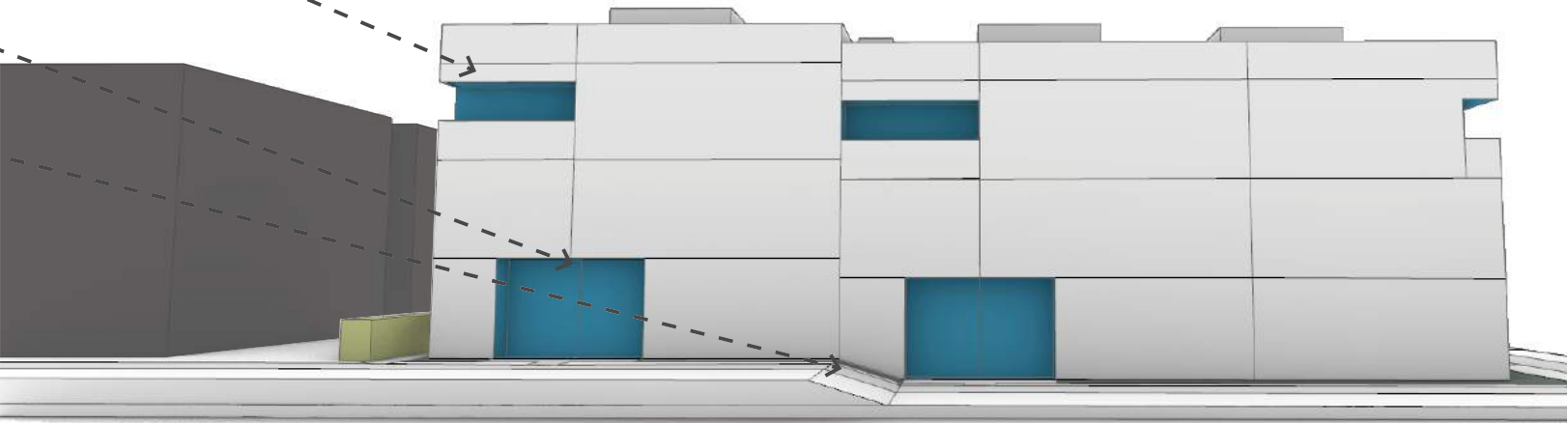
**DC2\_1.d: Building Layout and Massing-**  
The design considered facades by grouping, banding and stacking windows, using decks to provide visual interest and recessed entries at ground level. This strategy allows for units to be individually defined at the street level, and creates modulation on an otherwise long, flat facade.

**DC2\_1.e: Building Layout and Massing-**  
Building material and color variation were employed to break down the perceived building mass. At all recessed conditions, wood was used as a high-quality material.

**CS3\_1.a: Local Topography**  
The building responds to the 3' change in topography across the site by breaking into two different masses. This cleanly meets the street and allows for a transition zone between the sidewalk and buildings front facades.



PERSPECTIVE LOOKING DOWN SOUTHERN LOT LINE FROM 28TH AVE S



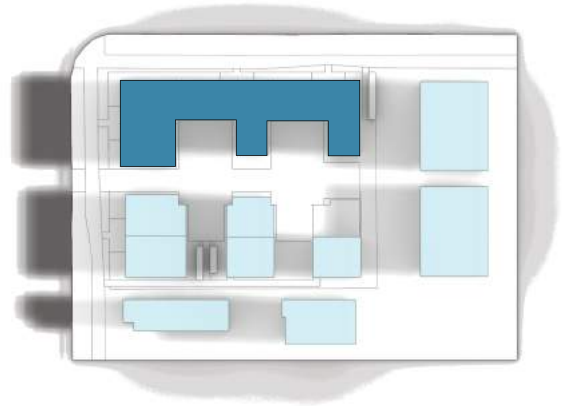
LOOKING AT NORTHERN ELEVATION FROM S CHARLES ST



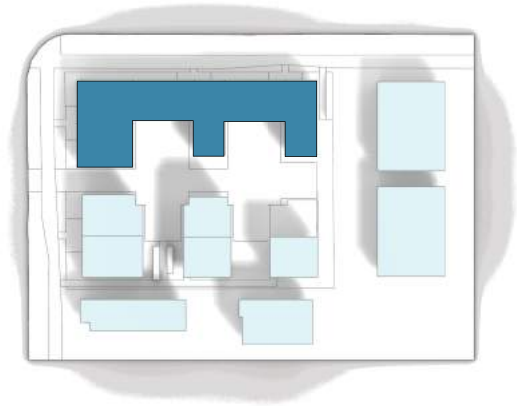
# SCHEME 2

## SUN STUDY

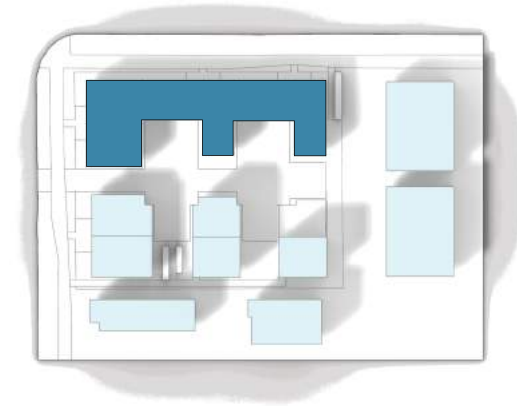
JUNE 21st 9:00am



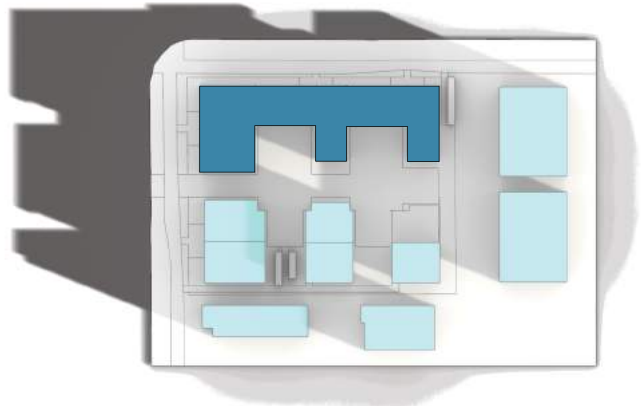
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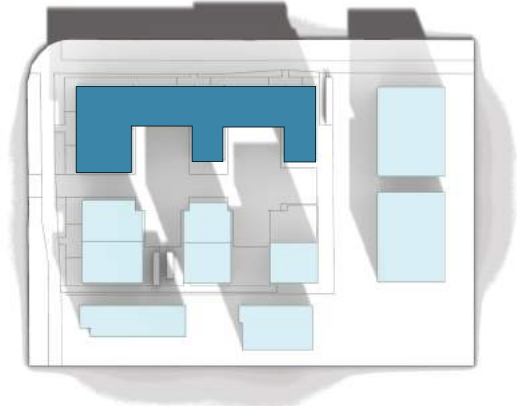
JUNE 21st 3:00pm



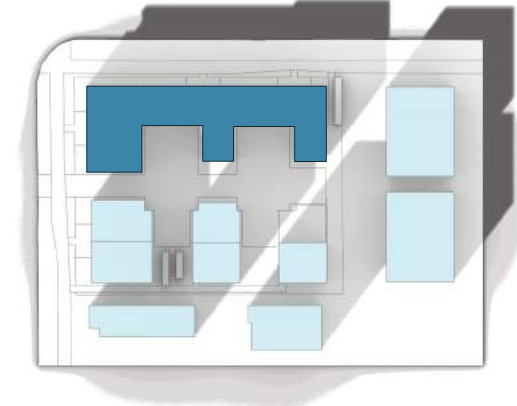
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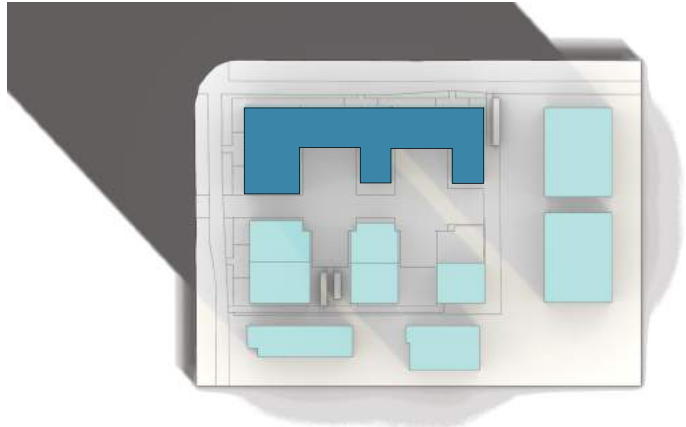
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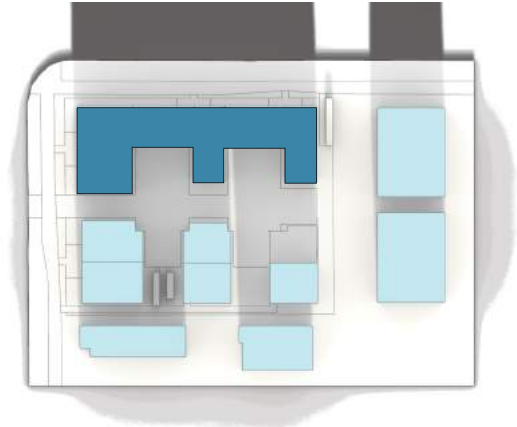
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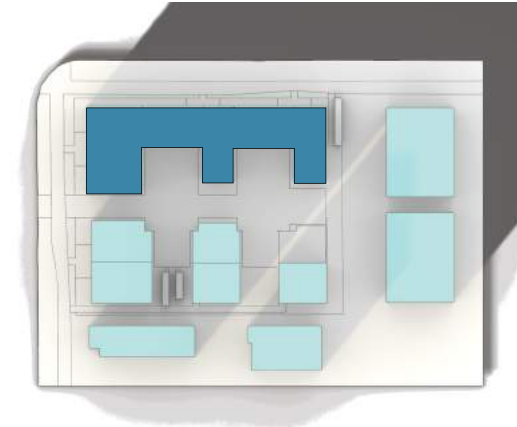
DECEMBER 21st 9:00am



DECEMBER 21st 12:00pm



DECEMBER 21st 3:00pm





# SCHEME 3 (PREFERRED)

**DESIGN NARRATIVE:** LOT A: Scheme 3 takes the ideas of scheme 2 and improves them by using departures. By reducing the setback to 2.6' the project can increase way finding, access to the site, and create a large common amenity area for residents to enjoy. The departure allows the buildings fronting Charles to be split with space for a path between units 3 & 4.

LOT B: Functionally related per DR.19-2018

UNITS: (6) UNITS, (6) PARKING STALLS

## ADVANTAGES:

- All entries are visible from the street
- Decreased curb cuts and total paved area with a shared driveway created between triplexes creates an unofficial gathering space.
- Central amenity area created between lots
- Parking provides large separation from adjacent eastern lot

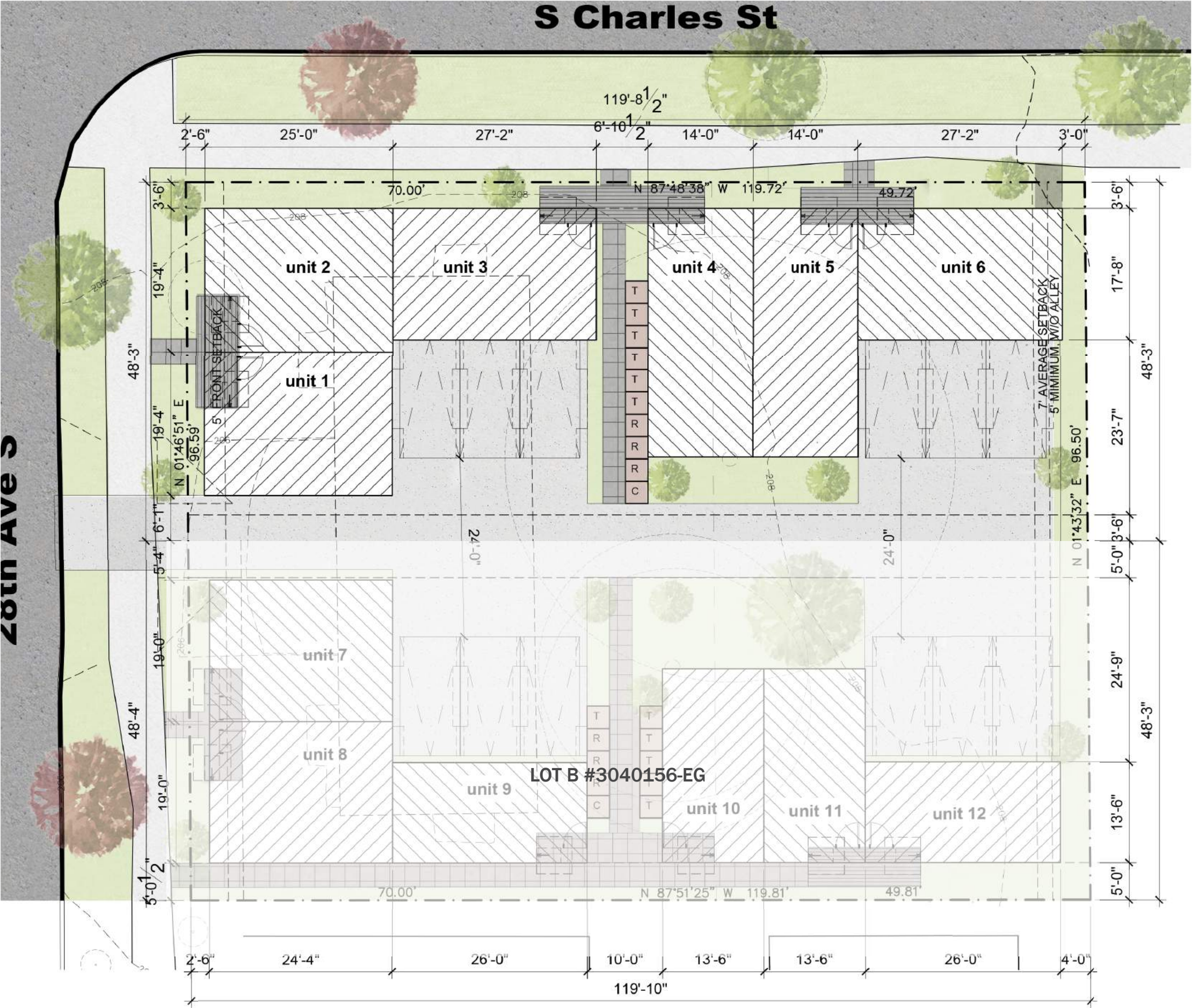
## DEPARTURES:

### SETBACKS: MINIMUM FRONT & REAR SETBACK

- FRONT: ALLOWED 5' MIN
- FRONT: PROPOSED 2.5' MIN
- REAR: ALLOWED 5' Min, 7' AVG
- REAR: PROPOSED 3' MIN, 5' AVG.

### GROUND RELATED AMENITY

- REQUIRED = 25% LOT AREA = 722.5 SF
- PROPOSED = 20% LOT AREA = 555 SF





# SCHEME 3

## DESIGN STANDARDS DIAGRAMS

**CS3\_3.a: Neighborhood Context**  
Reducing development scale to 3 stories plus penthouse.  
Hardie panel with wood accents are consistent with the commonly used materials throughout the community.

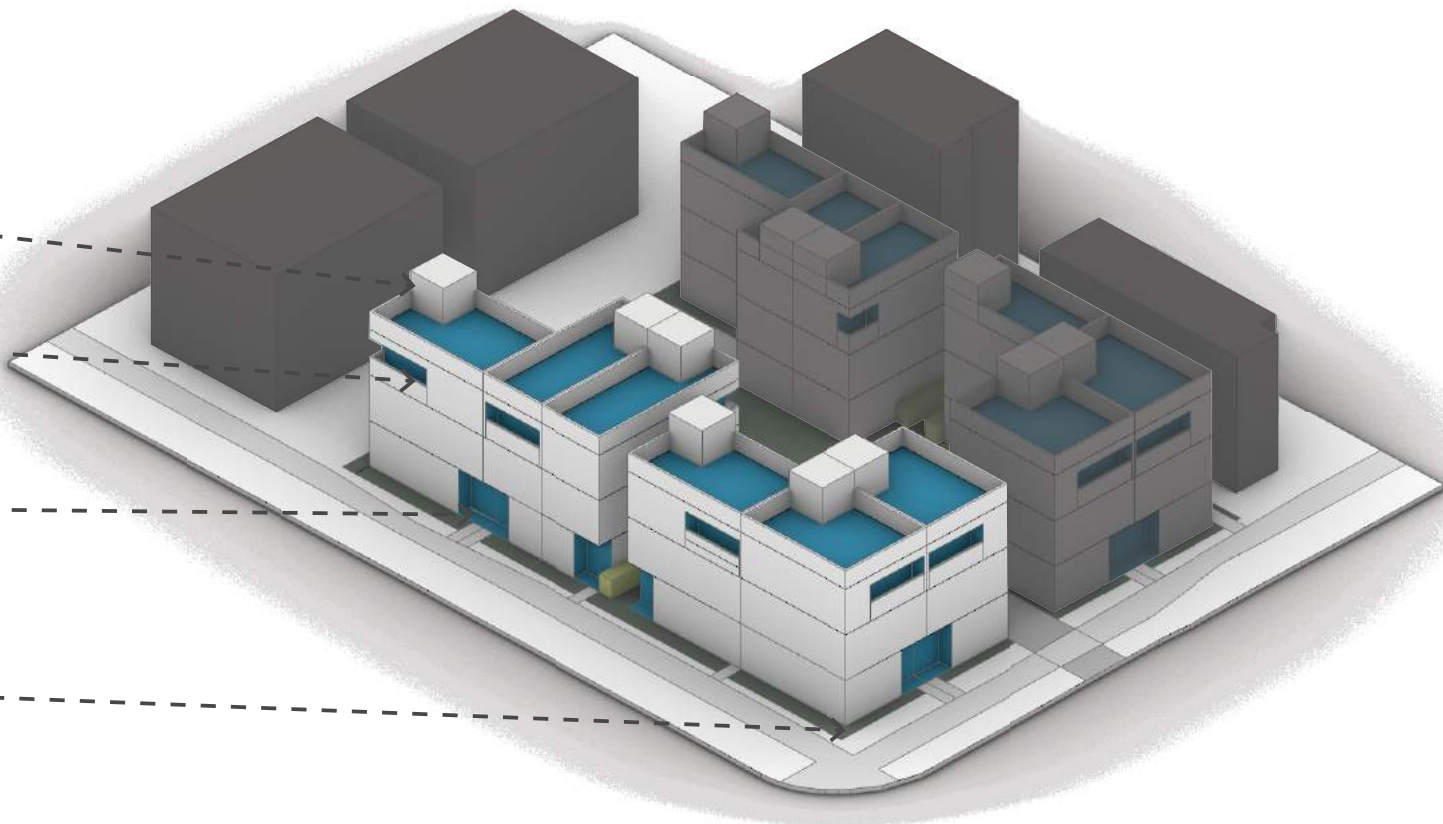
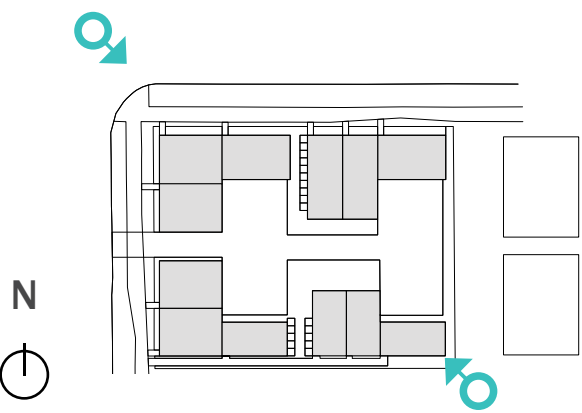
**PL3\_1.G: Frontages**  
Highlighting the street by using minimum setbacks, pairing entries, and creating multiple view corridors from both covered decks and roof top decks promotes transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

**PL3\_1.c: Frontages**  
Covered entries were chosen due to the context and because they are encouraged in the central area design guidelines

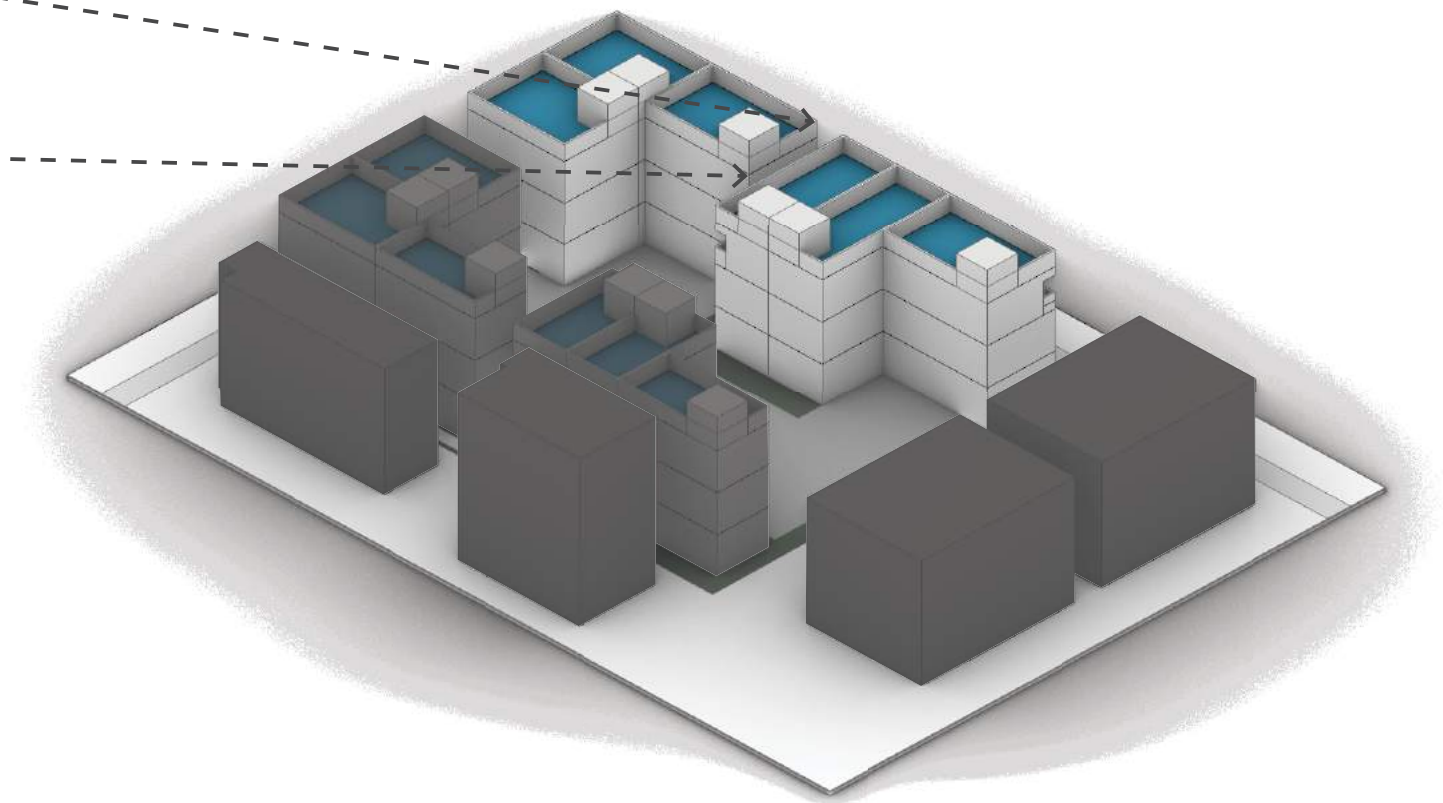
**PL3\_1.i: Street scape Treatment**  
Covered entries, covered decks and roof top decks promote transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

**DC2\_1.d: Building Layout and Massing**  
The project is broken down into two triplexes to minimize building scale and highlight the massing. All penthouses are set back off the street. This strategy allows for units to be individually defined at the street level, and creates modulation on an otherwise long facade.

**CS3\_1.a: Local Topography**  
The building responds to the 3' change in topography across the site by breaking into two triplexes set at different heights. This cleanly meets the street and allows for a transition zone between the sidewalk and buildings front facades.



AXO LOOKING SE



AXO LOOKING NW



# SCHEME 3

## DESIGN STANDARDS DIAGRAMS

### CS3\_3.a: Neighborhood Context.

Reducing development scale to 3 stories plus penthouse.  
Hardie panel with wood accents are consistent with the commonly used materials throughout the community.

### PL3\_1.G: Frontages-

Highlighting the street by using minimum setbacks, individual entries, and creating multiple view corridors from both covered decks and roof top decks promotes transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

### PL3\_1.c: Frontages-

Covered entries were chosen due to the context and because they are encouraged in the central area design guidelines

### PL3\_1.i: Street scape Treatment .

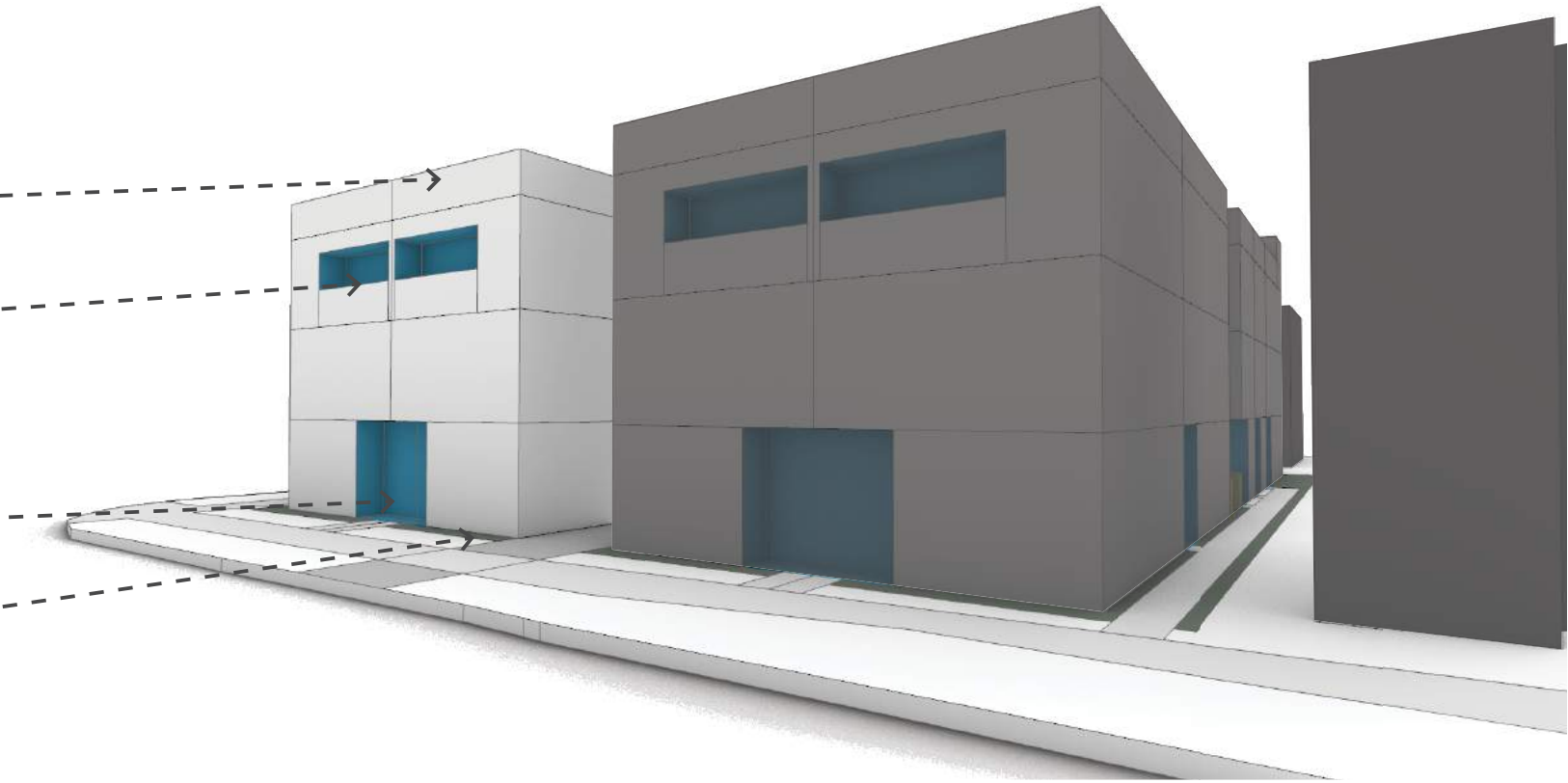
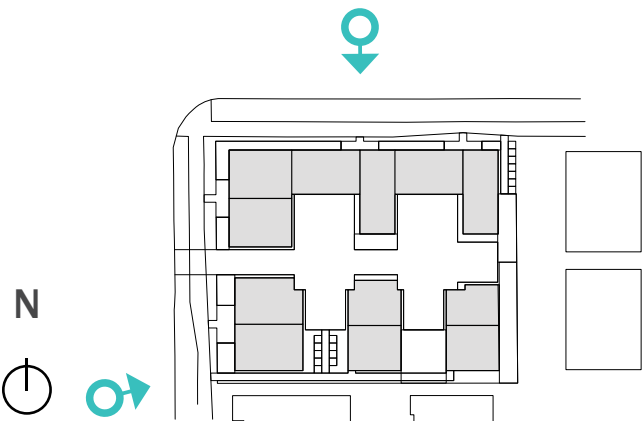
Covered entries, covered decks and roof top decks promote transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

### DC2\_1.d: Building Layout and Massing -

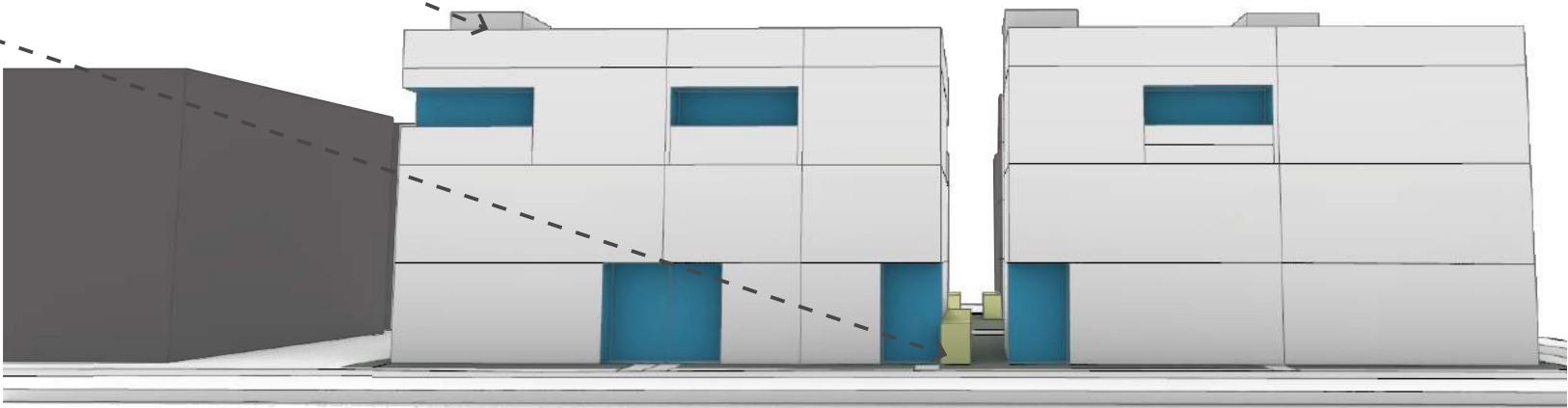
The project is broken down into two triplexes to minimize building scale and highlight the massing. All penthouses are set back off the street. This strategy allows for units to be individually defined at the street level, and creates modulation on an otherwise long facade.

### CS3\_1.a: Local Topography

The building responds to the 3' change in topography across the site by breaking into two triplexes set at different heights. This cleanly meets the street and allows for a transition zone between the sidewalk and buildings front facades.



PERSPECTIVE LOOKING DOWN SOUTHERN LOT LINE FROM 28TH AVE S



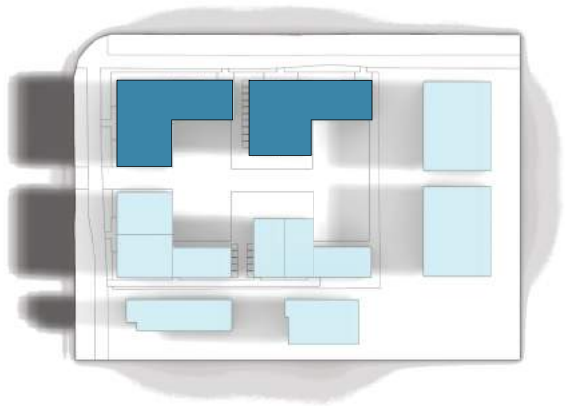
LOOKING AT NORTHERN ELEVATION FROM S CHARLES ST



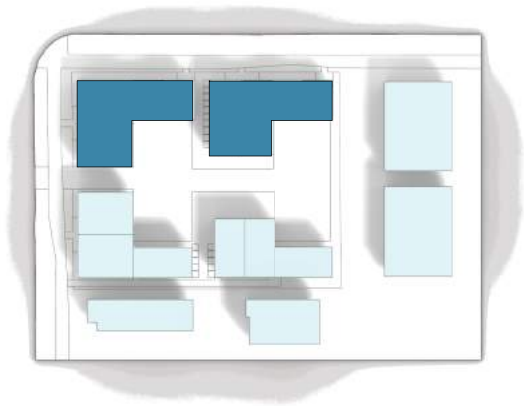
# SCHEME 3

## SUN STUDY

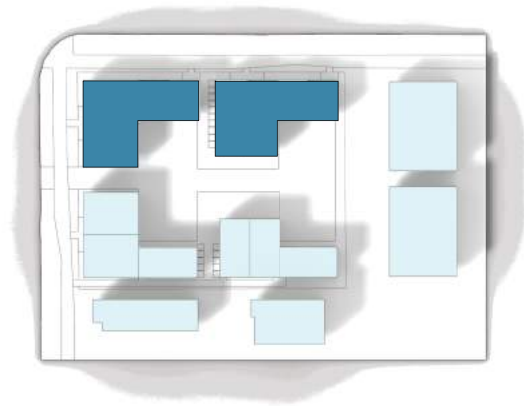
JUNE 21st 9:00am



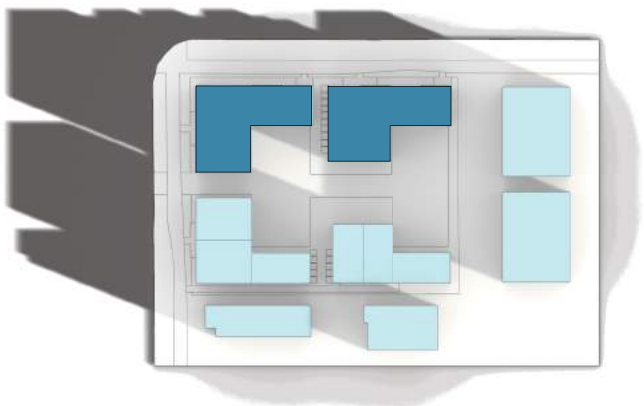
JUNE 21st 12:00pm



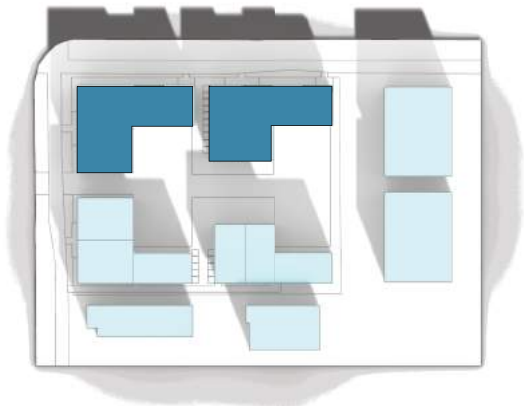
JUNE 21st 3:00pm



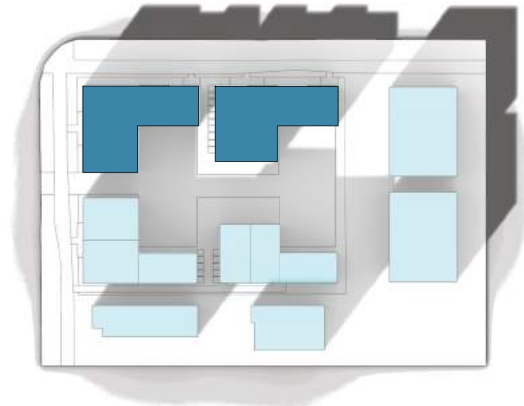
SEPTEMBER 22nd 9:00am



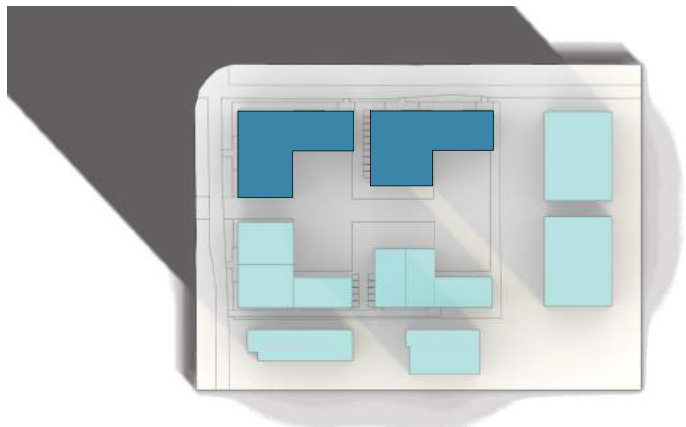
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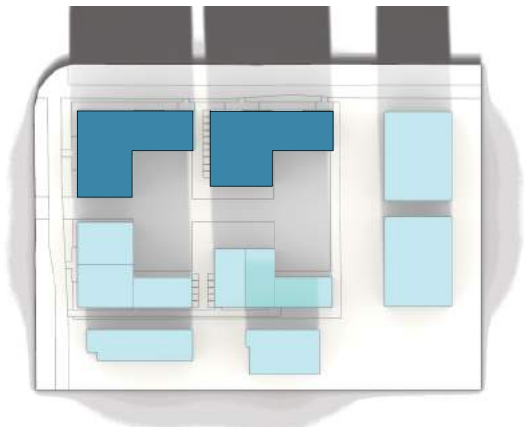
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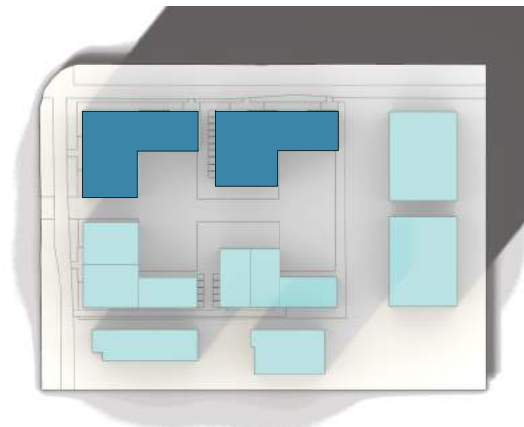
DECEMBER 21st 9:00am



DECEMBER 21st 12:00pm



DECEMBER 21st 3:00pm





# Departure Request #1

STANDARD:

SMC 23.45.518 TABLE A: REQUIRED SETBACKS FOR LR ZONES

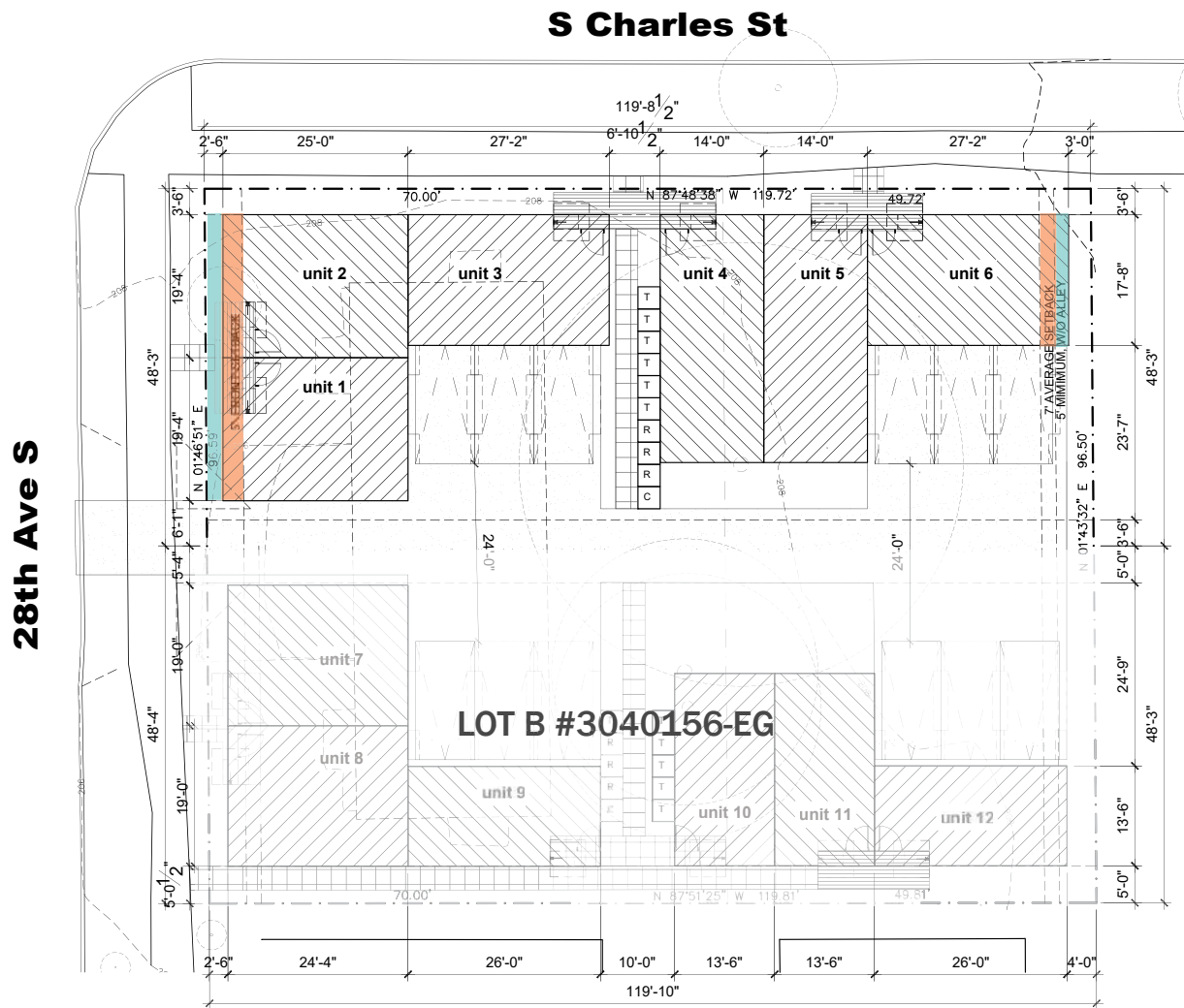
DEPARTURE REQUESTED:

SETBACKS: MINIMUM FRONT AND REAR SETBACK

- |                     |                           |
|---------------------|---------------------------|
| FRONT :             | REAR                      |
| • ALLOWED 5' MIN    | • ALLOWED 5' MIN, 7' AVG  |
| • PROPOSED 2.5' MIN | • PROPOSED 3' MIN, 7' AVG |

DEPARTURE RATIONALE:

The reduced setbacks allow the building to be broken into two pieces. The scale is similar to adjacent townhouse projects and the overall proposal more accurately reflects the central district design guidelines (PL3.1.i) & (Dc2.1.d), that call for breaks in building massing, and scaling projects down at the street level. The sidewalk is set back 4.75' from the property line. Our proposed setback results in the units having a 7.25' setback from the sidewalk.



# Departure Request #2

STANDARD:

SMC 23.45.522: AMENITY AREA IN LR ZONES

The required amount of amenity area for Row-house and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level

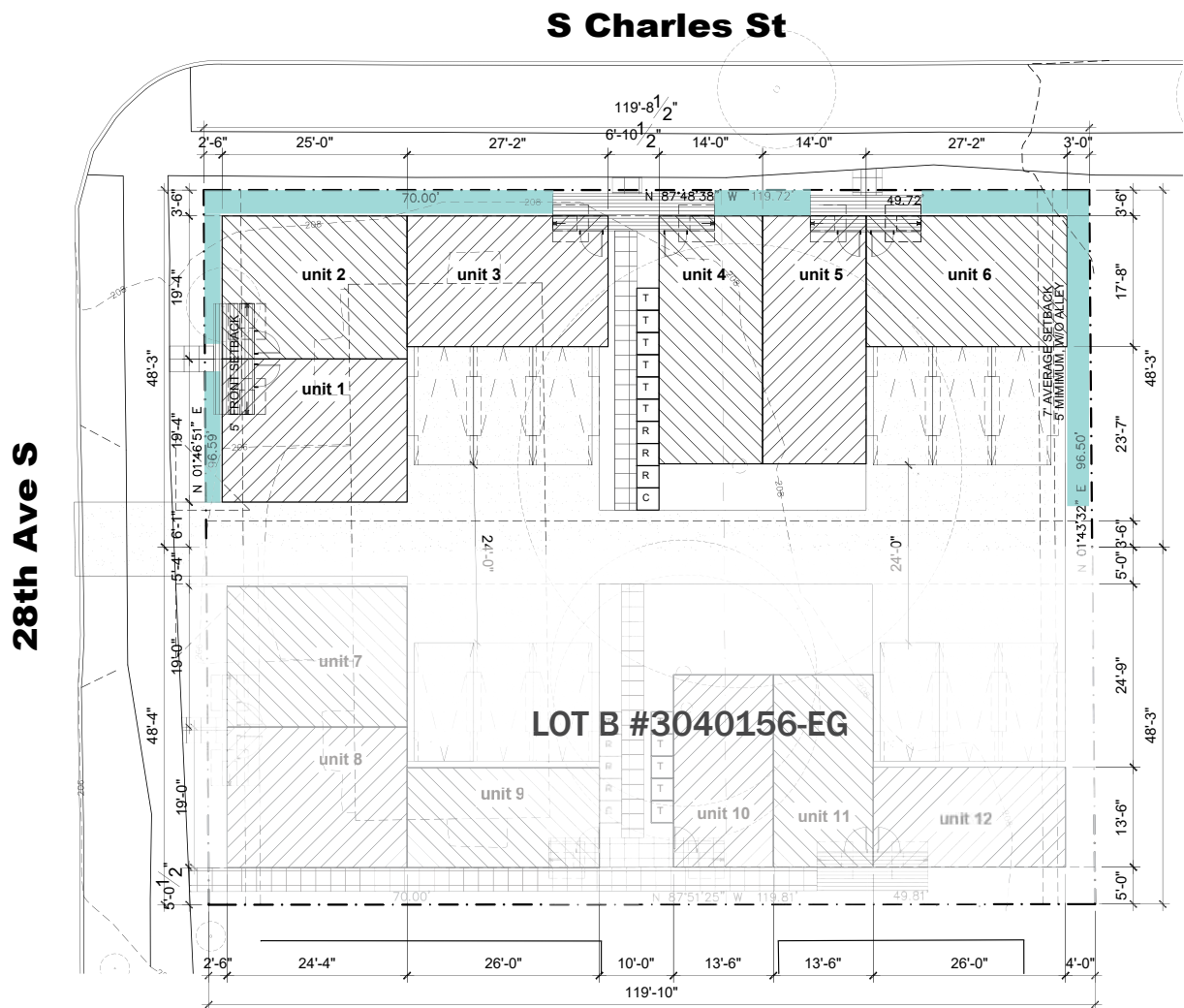
DEPARTURE REQUESTED:

GROUND RELATED AMENITY

- REQUIRED = 25% LOT AREA = 722.5 SF
- PROPOSED = 20% LOT AREA = 555 SF

DEPARTURE RATIONALE:

The total amenity area on site exceeds the requirements laid out in the land use code due to private roof decks on all units. The reduction of ground related allows the design to be reduced in height to better scale to the neighborhood context, and reflects the neighborhood design guidelines (PL3.1. C & PL31.G) by creating more usable green space, improved circulation, and highlighting a shared central gathering space between lots .







SCHEME 2 APPROACH FROM CORNER