

TABLE OF CONTENTS

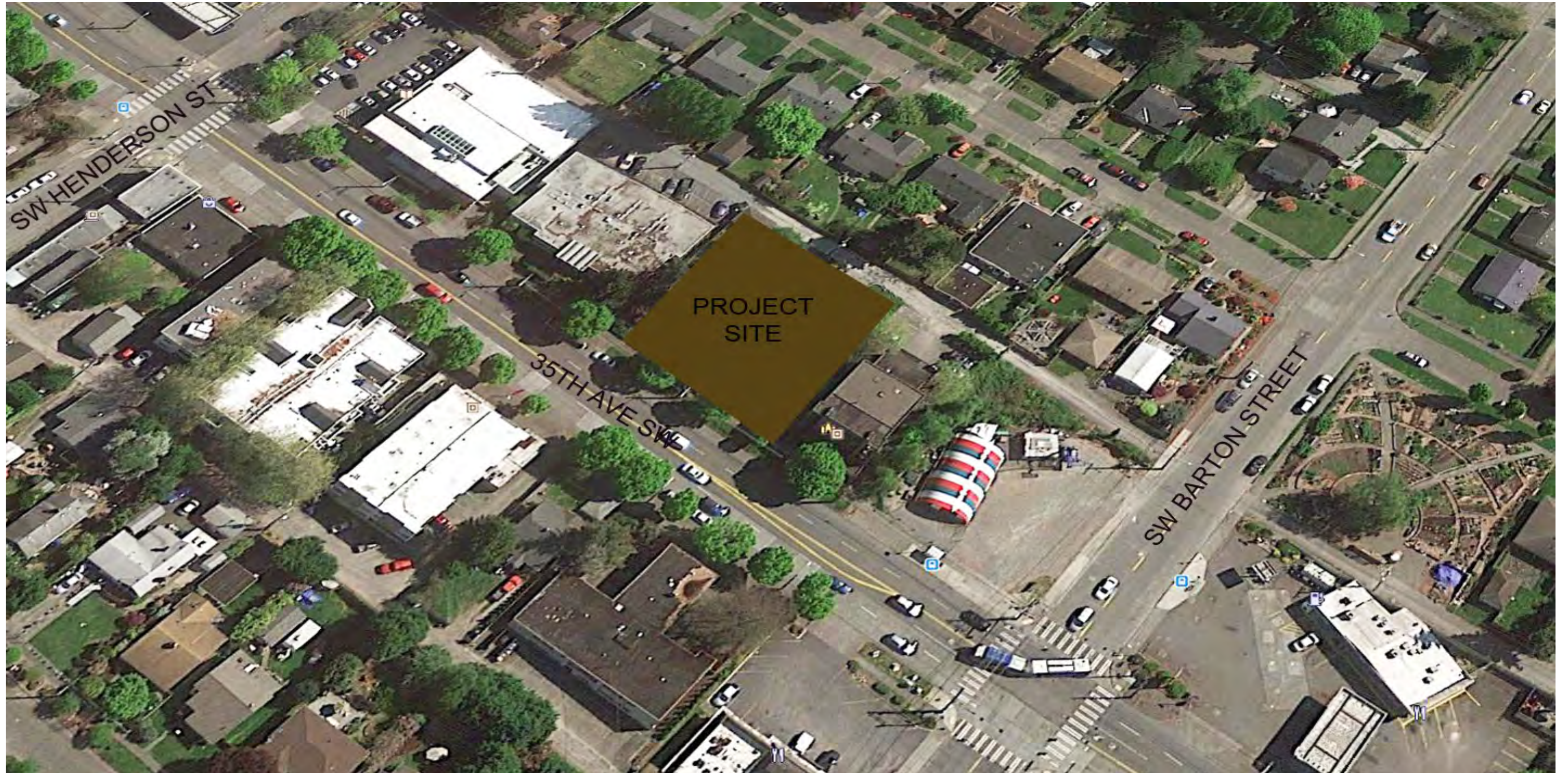
Recommendation Meeting 2.0
Date 11/3/2016

Recommendation Material:

Table of contents	1
Existing Conditions	2
Project Description	3
Vicinity Map	4
Neighborhood Context 5	
Recommendation Meeting #1 guidance and Response	6
Recommendation Meeting Response	7
Floor plans	8
Floor plans	9
Floor plans	10
Floor plans	11
Lighting plan	12
Elevations	13
Elevations	14
Elevations	15
Elevations	16
Landscape Plan	17
Planting list	18
Retail elev & sect	19
Signage	20
Rendering	21
Rendering	22
Rendering	23



PROJECT SITE – Existing conditions aerial photo



PROJECT DESCRIPTION

PROJECT DESCRIPTION

Project Goals

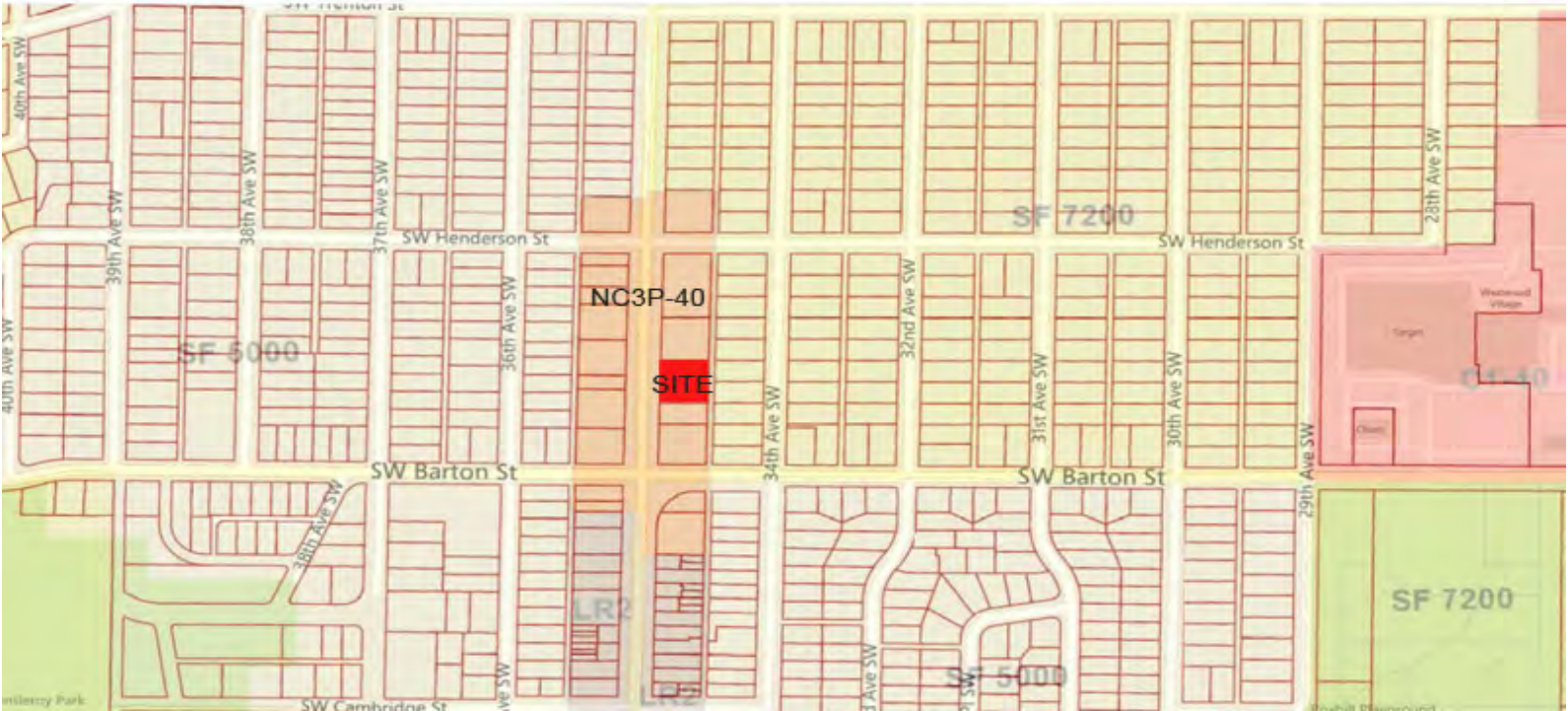
Provide market rate housing with vibrant, small-scale retail activity at the street level. Site the proposed building to minimize the impact to the adjacent multi-family buildings by providing same side yard setbacks as presently provided by single family homes. Provide building modulation both horizontal and vertical to reduce vision size of the proposed building.

Project Site

Located just north of 35th Ave SW and SW Barton Street. Presently there are two homes on the site, one vacant and the other occupied. The site topography generally slopes from east to west.

Zoning Summary

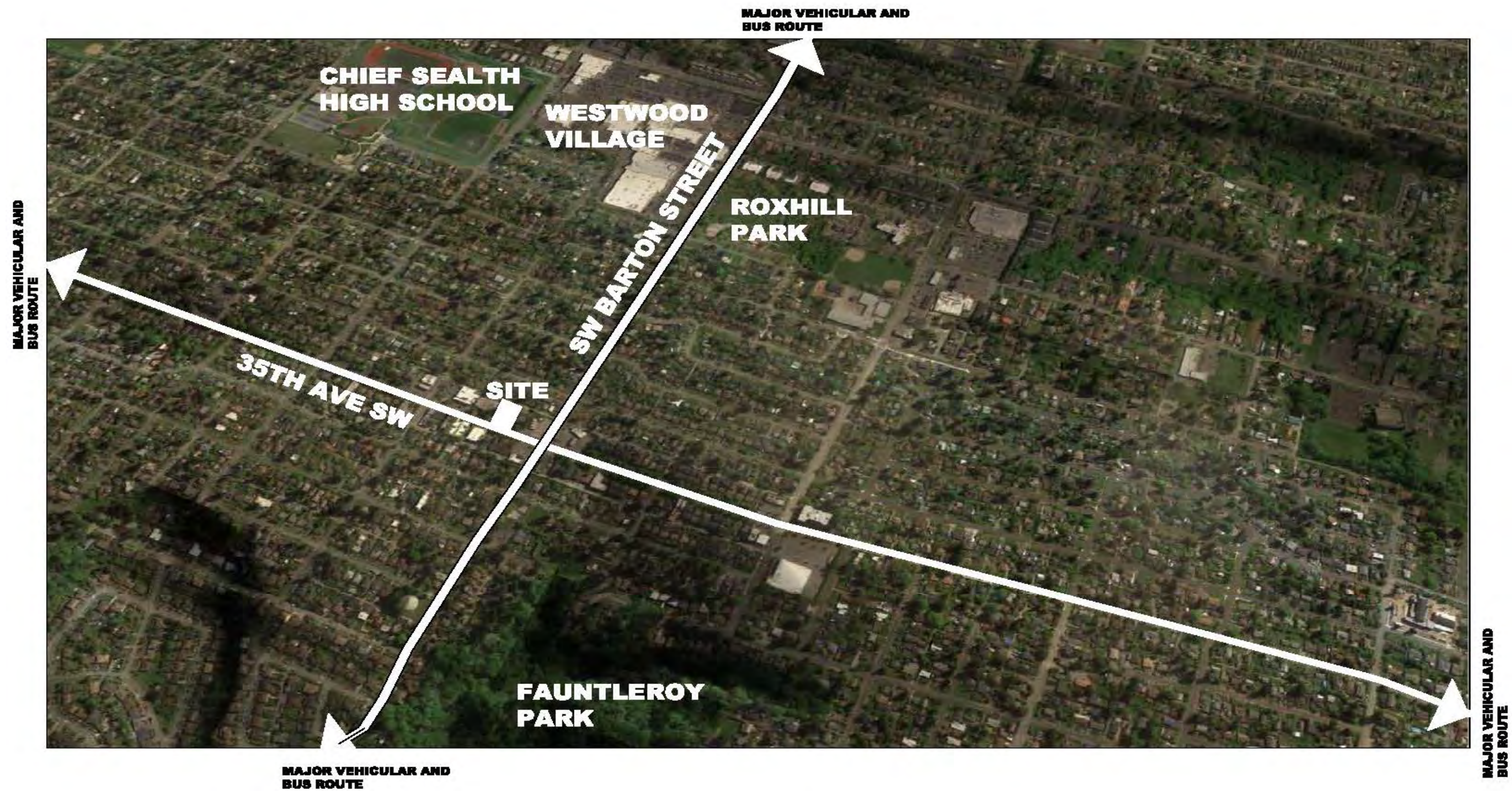
Zoning:	NC2-40
Height:	40' plus height due to site slope averaging
Seatbacks:	
front:	none
side:	none
rear:	none (no height restriction if set back 10' from property)
Allowed uses:	Dwelling units, office, retail, restaurant and other similar commercial activity, live-work units at the ground level only.
Parking:	One stall per apartment unit, retail 1/500 SF, office 1/1000 SF. Parking reduction allowed due to proximity to max transit and size of proposed commercial space.
FAR	3.25
Green factor	.6
Amenity Area	5% of residential area



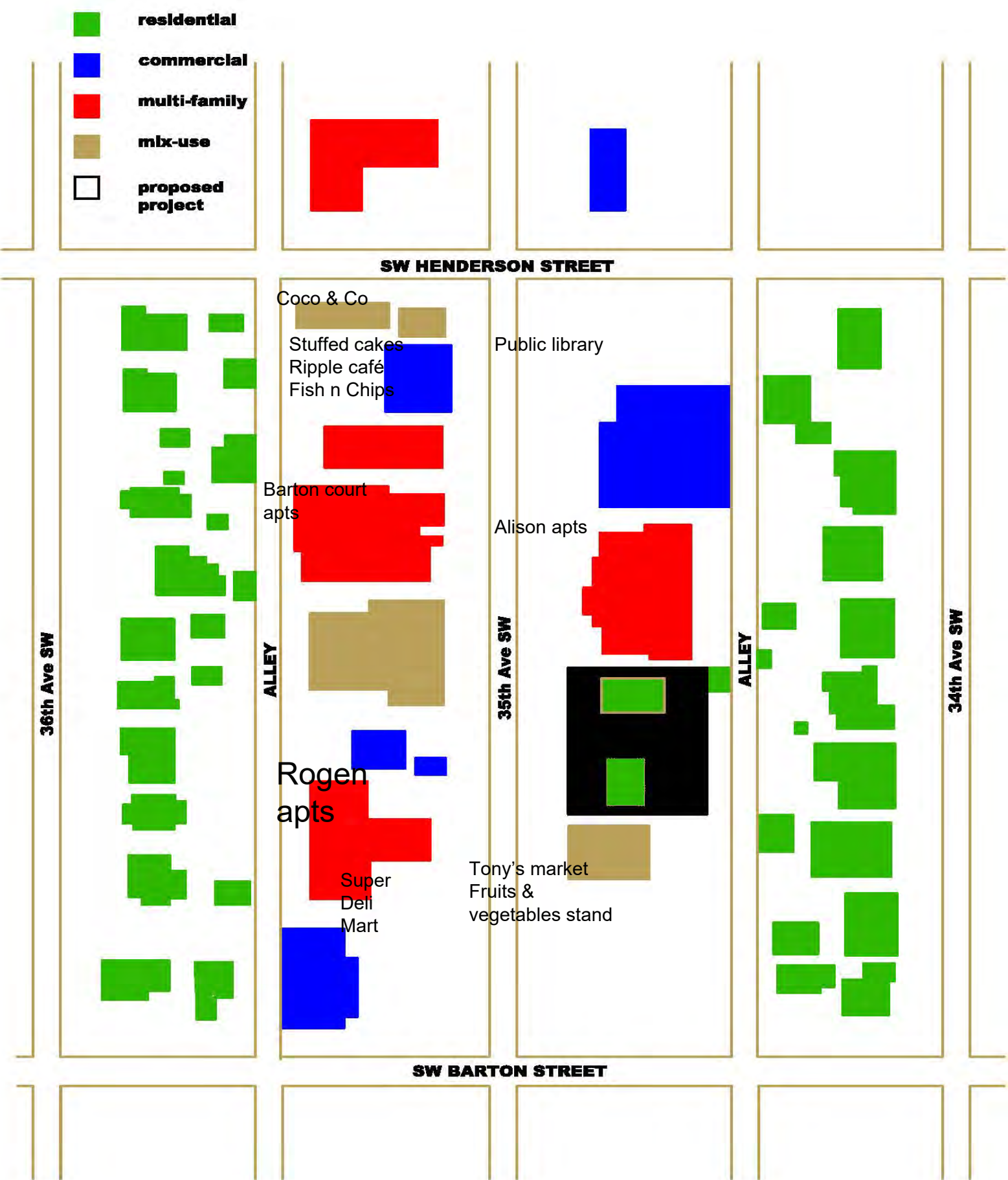
Development Objectives

- 40 residential units
- 4 story building
- 3,100 +/- SF of ground floor retail
- 1 below-grade parking structure access from alley

VICINTY MAP



NEIGHBORHOOD CONTEXT



RECOMMENDATION MEETING #1 GUIDANCE AND REPONSE

A-2 Streetscape Compatibility

The west elevation, landscape plan and perspective are unclear as to the grades in the right of way. Landscape plans must be precise in order for the Board and the public to understand the proposed improvements. Show grades on the sidewalk in order to compare with the height of the floor plate. The street elevations and perspectives must depict actual conditions. Show the relationship with the slopes, ramps and stairs. Provide sections to help in the understanding of the proposed conditions.

See revised plates 13 (west elevation), 17 (landscape plan), 18 (plant list), 22 (rendering), 23 (rendering)

A-5 Respect for Adjacent Sites

See guidance for C-2

C-2 Architectural Concept and Consistency

Noting the discrepancies between the east and west elevation drawings and the associated perspective renderings, the Board stated that the windows should be the size and proportion shown on the elevations rather than the perspectives. The Board members expressed their comfort with the number of and size of windows on the east elevation. Their size and location should not impinge upon the privacy of the neighbors to the east due to the separation created by the alley and the size of the lots.

See revised plates 13 (west elevation), 14 (east elevation), 22 (rendering), 23 (rendering)

C-3 Human Scale

The reveals in the concrete walls should remain as part of the project as they provide scale and relief particularly on the on the north, south and east elevations.

See revised plates 13 (west elevation), 14 (east elevation), 15, (north elevation), 16 (south elevation), 21 (rendering), 22 (rendering), 23 (rendering)

C-4 Exterior Finish Materials

Although the elevation has a tripartite appearance with a base, middle and top, the Board requests a change from the “canoe” color shown on p. 17- at the fifth level to the “Turkish coffee” (floors two through four). This will simplify the appearance. Secondary elements, such as the window mullions, frames and vent covers, should blend with the dominant color surrounding them. For example, where there is a dark vent cover surrounded by white cementitious panel, the vent cover should be changed to white. Window frames and mullions should match the color of the lap siding or the panel surrounding the glazing. This should occur on all elevations. The lap siding at the top floor should be changed to a smooth panel. This provides subtle differentiation. The Board stated its preference for vents with grills rather than shrouds.

See revised plates 13 (west elevation), 14 (east elevation), 15, (north elevation), 16 (south elevation), 21 (rendering), 22 (rendering), 23 (rendering).

D-1 Pedestrian Open Spaces and Entrances

The height of the canopies varies between the west elevation drawing on p. 17 and the color rendering on p. 23. The Board prefers the height depicted on the elevation (p. 17). Due to the grade change, the canopies set at the plinth’s cornice will function better and appear more pleasing.

See revised plates 13 (west elevation), 21 (rendering), 22 (rendering)

D-9 Commercial Signage

The Board requested a signage plan.

See revised plates 19 (retail elevation & sections)., 20 (signage) ,

D-10 Commercial Lighting

Provide a lighting plan at the next Recommendation meeting

See revised plate 12 (lighting plan)

D-11 Commercial Transparency

The Recommendation meeting booklet illustrated the storefronts with two distinct images, the west elevation on p. 17 and the rendering on p. 23. The Board prefers the more traditional storefront shown on p. 17. Given the building’s overall design, the traditional storefront system represents a better fit

See revised plates 13 (west elevation), 19 (retail elevation & sections), 21(rendering) , 22(rendering), 23 (rendering)

D-12 Residential Entries and Transitions

The landscape plans need greater clarity as it depicts the streetscape between the roadway and the storefronts. See guidance for A-2

See revised plates 17 (landscape plan), 18 (plant list),

E-3 Landscape Design to Address Special Site Conditions

It appears from the drawings that the deck above the storefront would not be used by residents as a deck or for landscaping. This potential amenity would benefit the residents of the second floor units facing it. If the area is not to be actively used by the residents, the Board encourages the applicant to landscape the space. If landscaping is infeasible for some reason, then the floor of the deck should be painted a color other than white to be attractive to the residents at all levels who would be looking out or down at it. The Board asked that the amount of roof area devoted to landscaping and amenity deck be retained. Substitute another planting for the Vinca Minor in the landscape plan.

See revised plates 9 (second floor plan), 17 (landscape plan), 18 (plant list), 21 (rendering)

RECOMMENDATION MEETING # 1 RESPONSE

A-5 Respect for Adjacent Sites
See response C-2

C-2 Architectural Concept and Consistency
See revised plates 13 (west elevation), 14 (east elevation), 22 (rendering), 23 (rendering)

D-1 Pedestrian Open Spaces and Entrances
See revised plates 13 (west elevation), 21 (rendering), 22 (rendering)

D-9 Commercial Signage
See revised plates 19 (retail elevation & sections) and plate 20 (signage)

D-10 Commercial Lighting
See revised plate 12 (lighting plan)

D-11 Commercial Transparency
See revised plates 13 (west elevation), 19 (retail elevation & sections), 21 (rendering), 22(rendering), 23 (rendering)

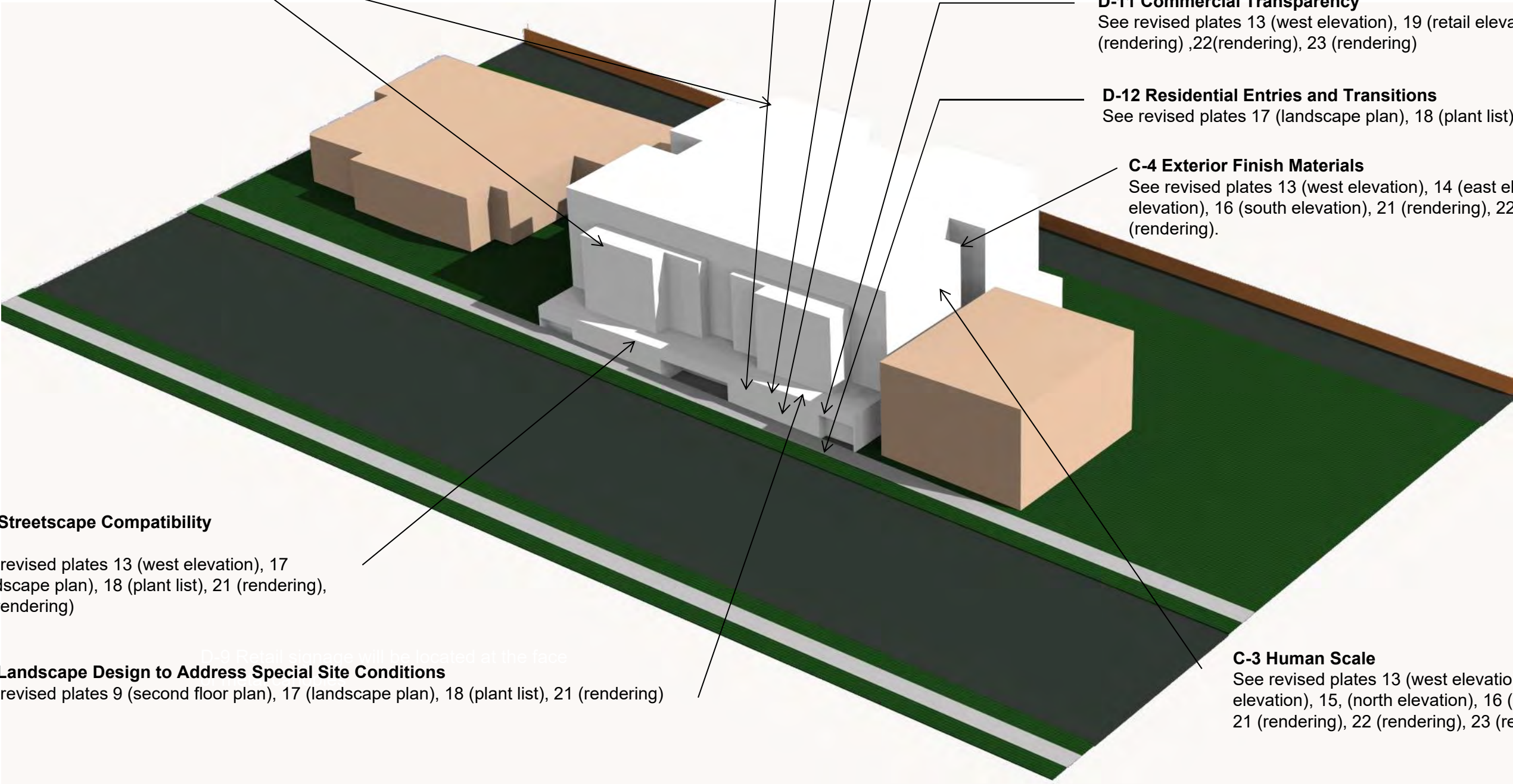
D-12 Residential Entries and Transitions
See revised plates 17 (landscape plan), 18 (plant list),

C-4 Exterior Finish Materials
See revised plates 13 (west elevation), 14 (east elevation), 15, (north elevation), 16 (south elevation), 21 (rendering), 22 (rendering), 23 (rendering).

A-2 Streetscape Compatibility
See revised plates 13 (west elevation), 17 (landscape plan), 18 (plant list), 21 (rendering), 22 (rendering)

E-3 Landscape Design to Address Special Site Conditions
See revised plates 9 (second floor plan), 17 (landscape plan), 18 (plant list), 21 (rendering)

C-3 Human Scale
See revised plates 13 (west elevation), 14 (east elevation), 15, (north elevation), 16 (south elevation), 21 (rendering), 22 (rendering), 23 (rendering)



PLAN - 1ST FLOOR

KEY

RETAIL

PARKING

UTILITY/STORAGE

RESIDENTIAL UNITS

CIRCULATION



PLAN – 2ND FLOOR

KEY

RETAIL

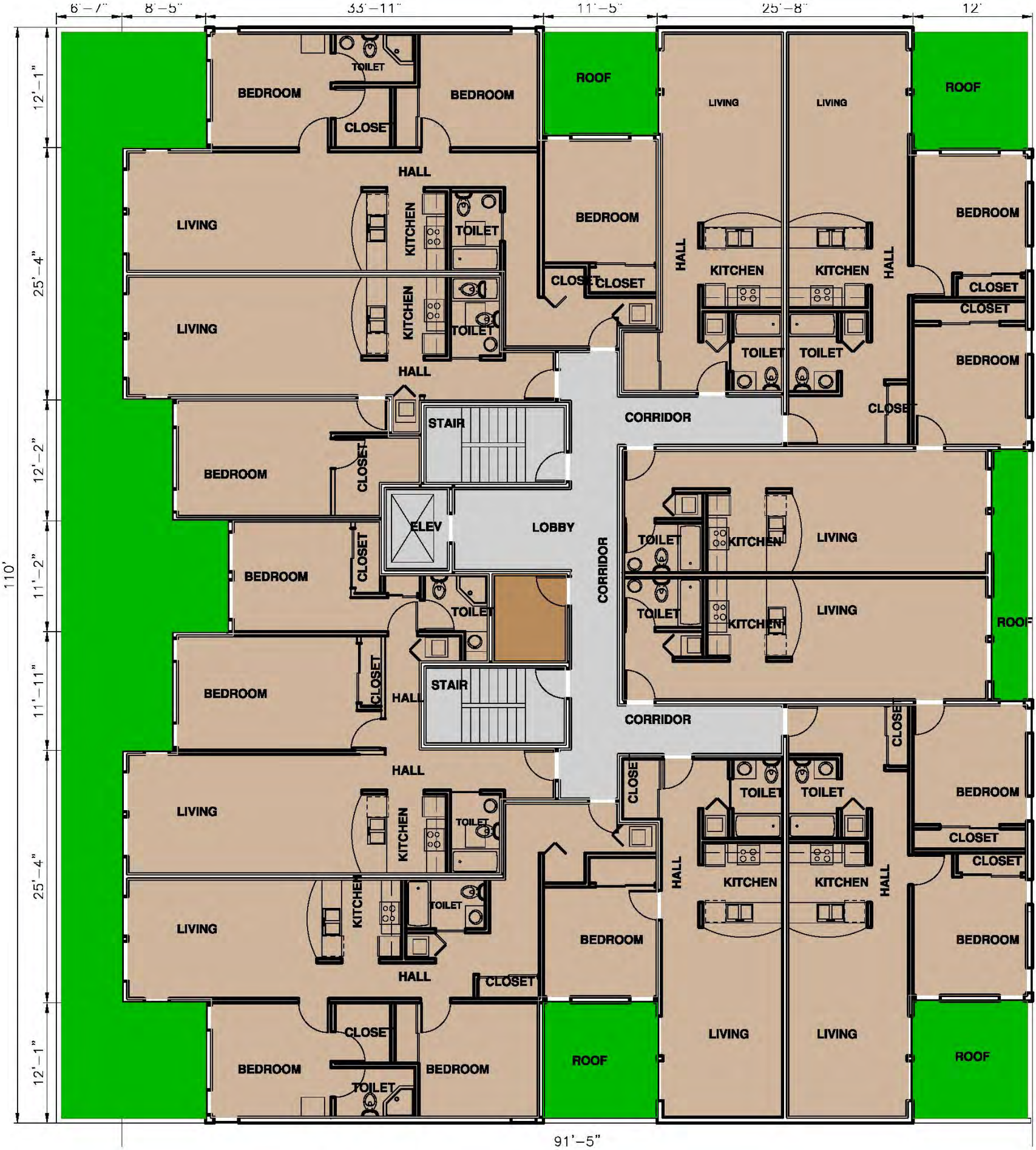
PARKING

UTILITY/STORAGE

RESIDENTIAL UNITS

CIRCULATION

GREEN ROOF



PLAN – 3RD, 4TH FLOOR

KEY

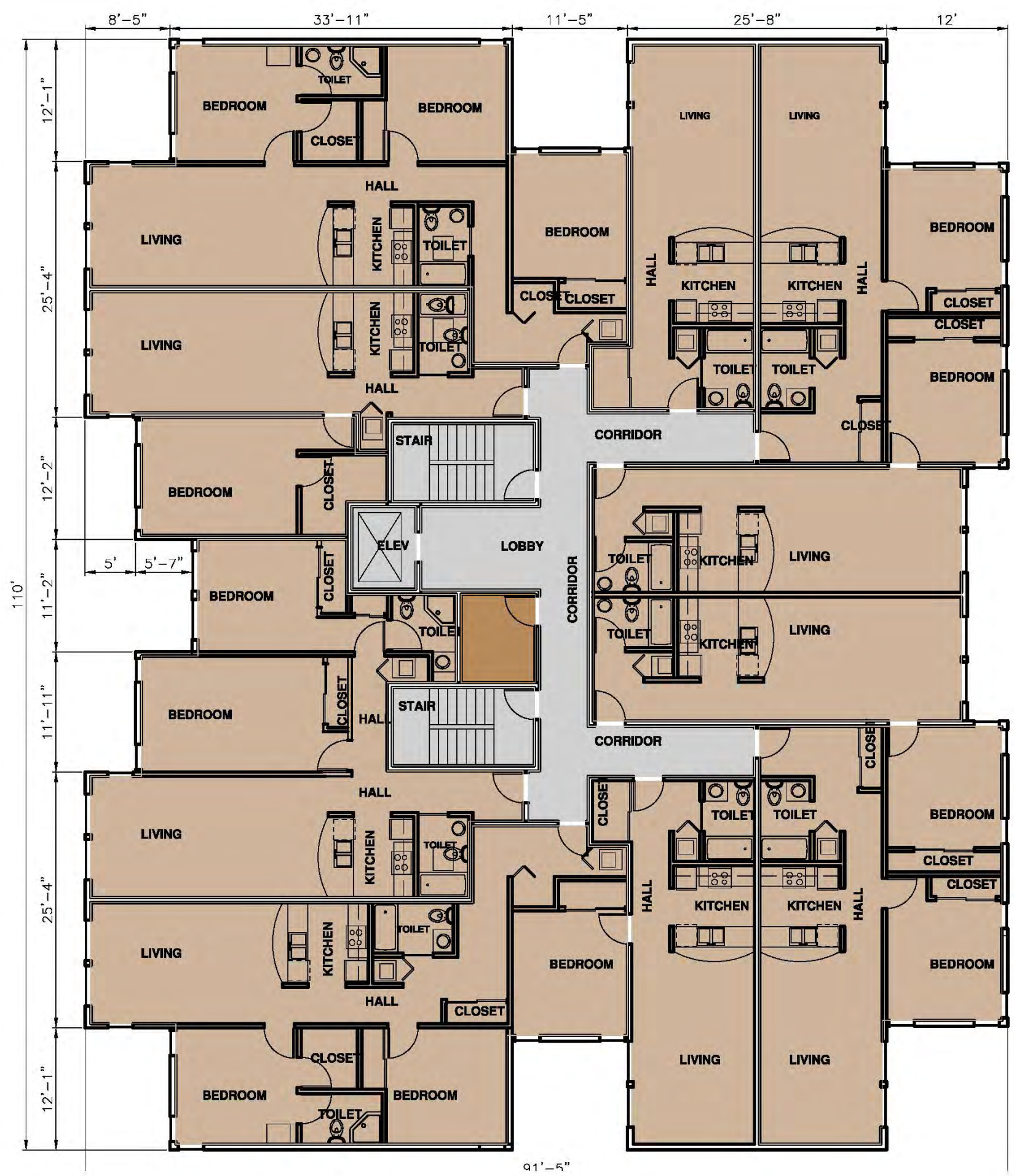
RETAIL

PARKING

UTILITY/STORAGE

RESIDENTIAL UNITS

CIRCULATION



PLAN – 5TH FLOOR

KEY

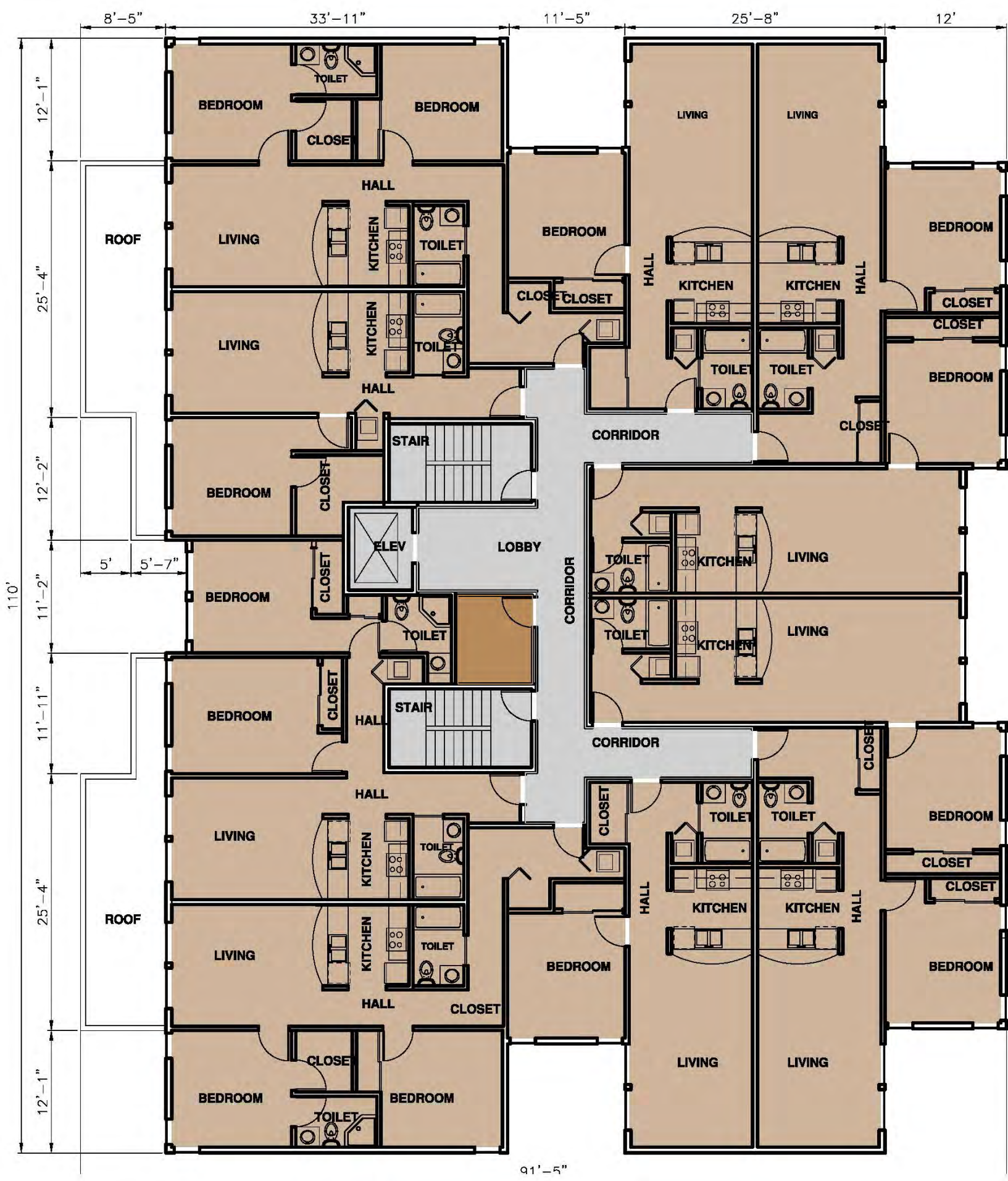
RETAIL

PARKING

UTILITY/STORAGE

RESIDENTIAL UNITS

CIRCULATION



LIGHTING PLAN

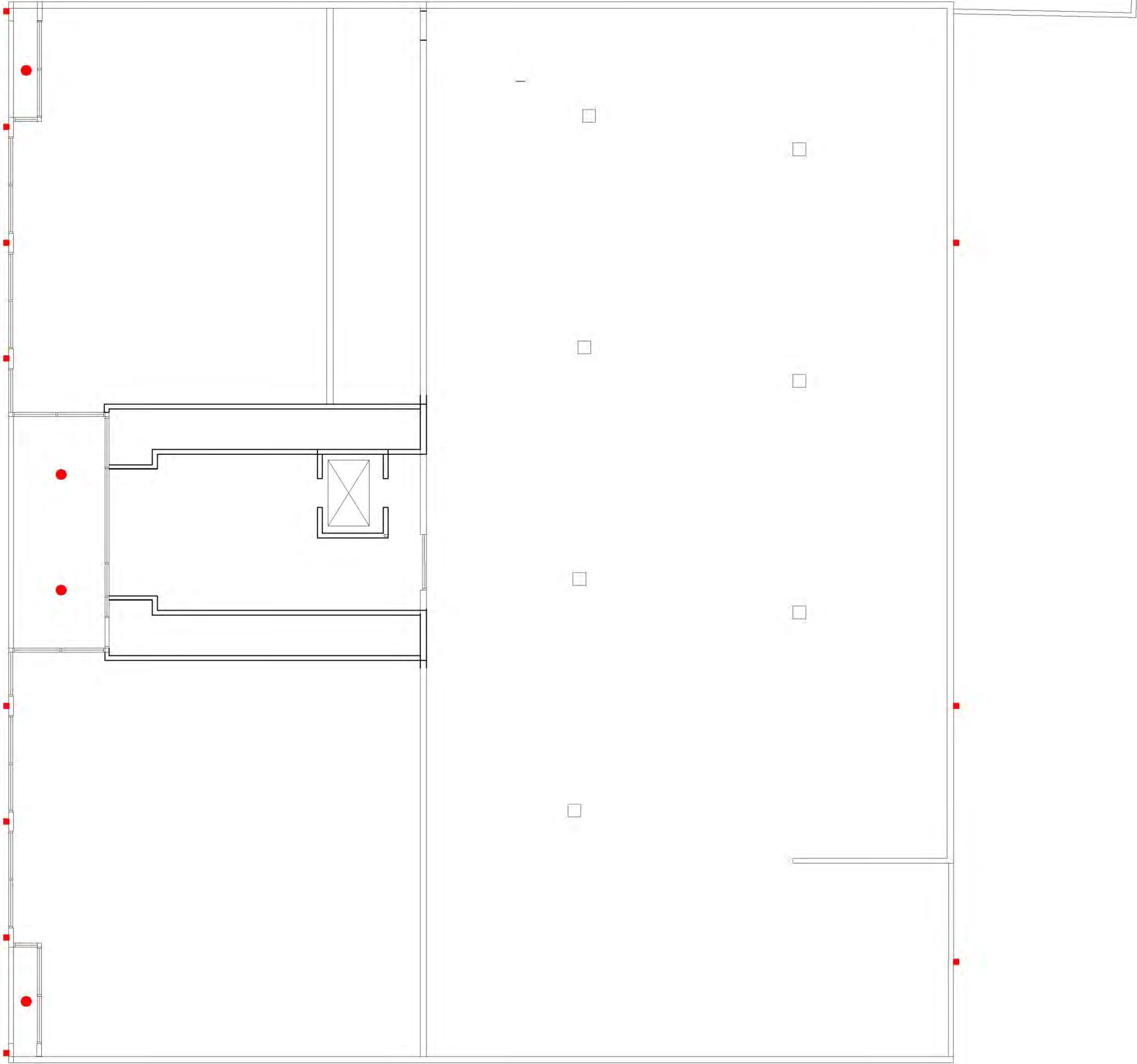
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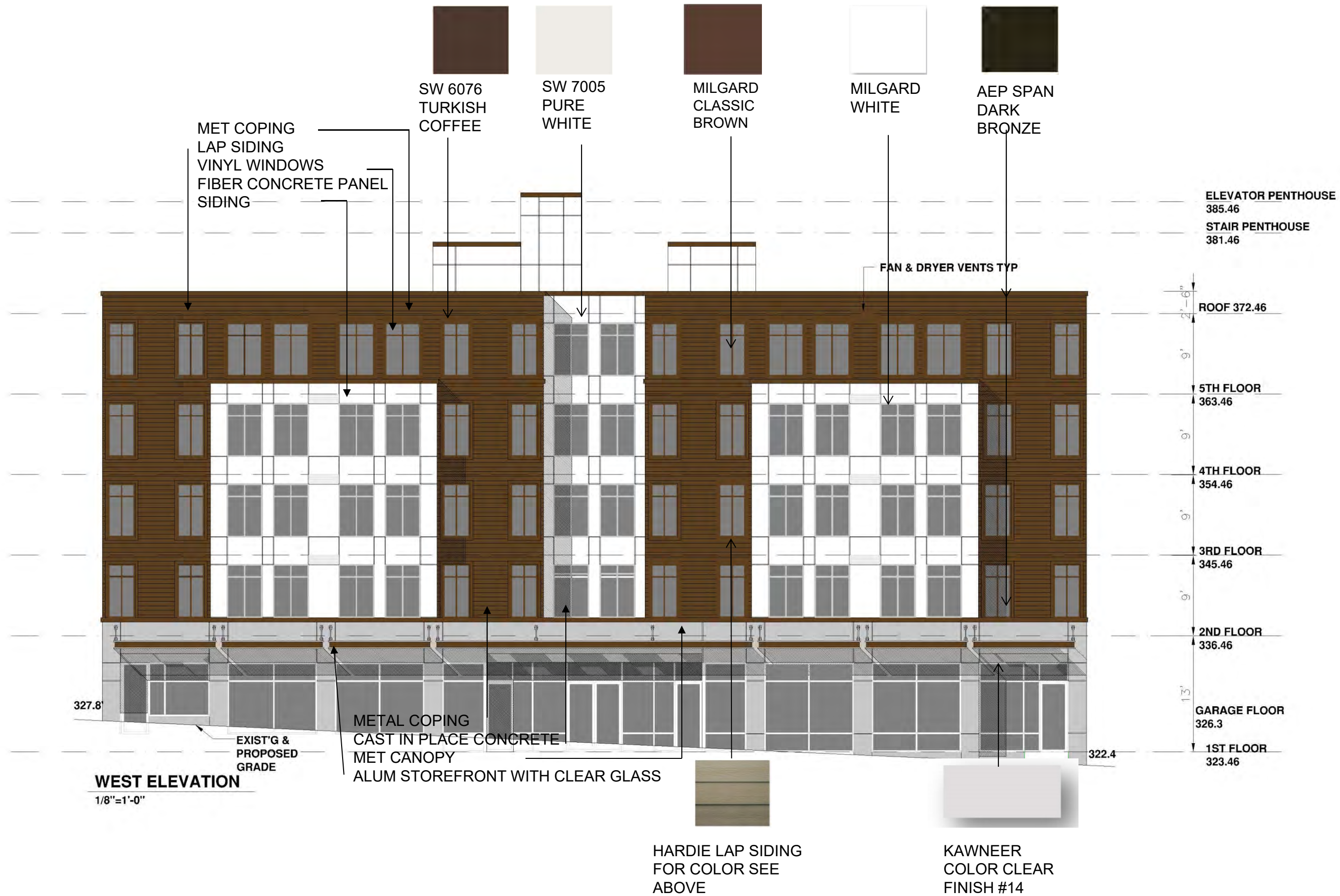
■ **FIXTURE 1**
WALLPACK
RAB SLM 37
5X9X9.3



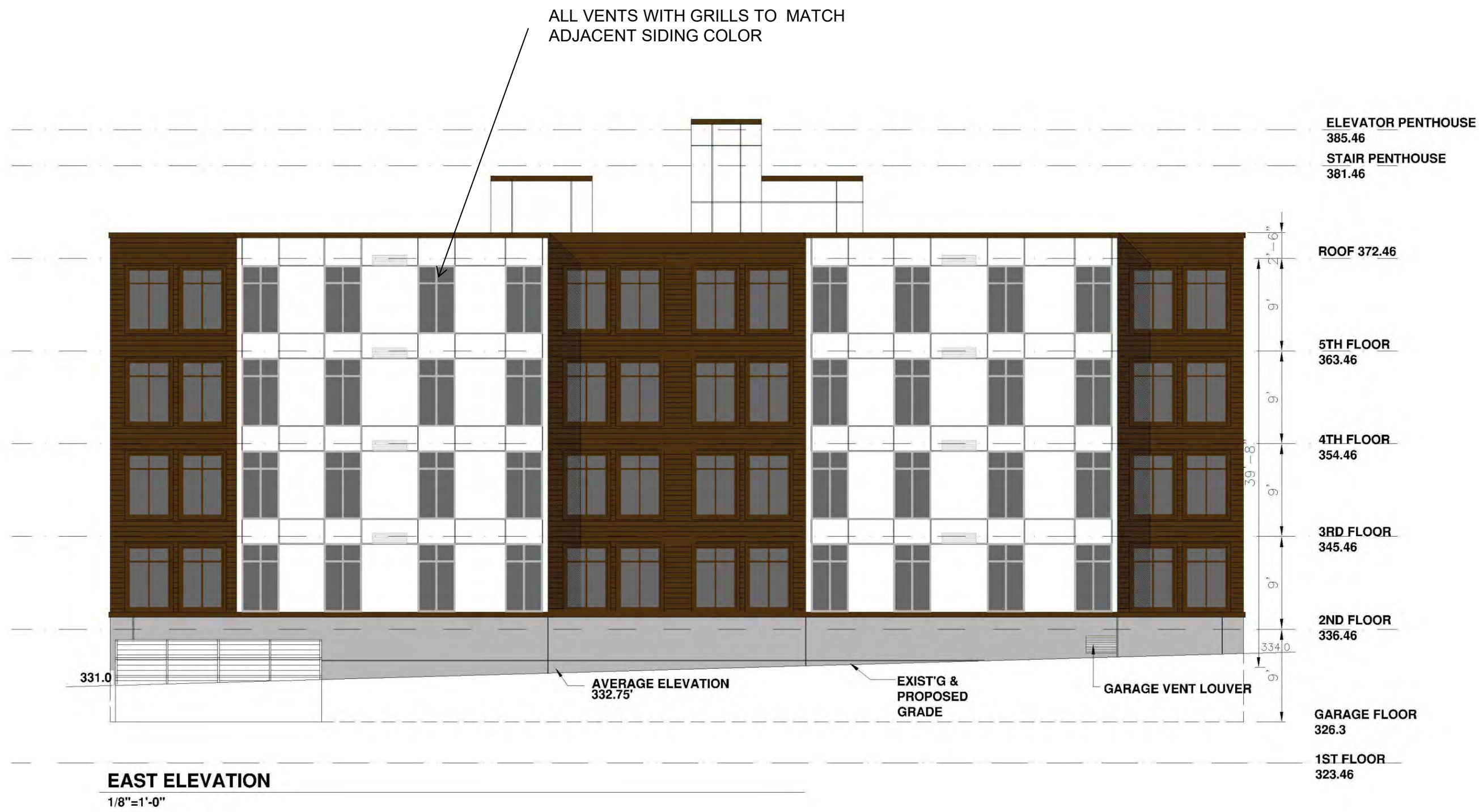
● **FIXTURE 2**
RECESSED
JUNO 6" DIA



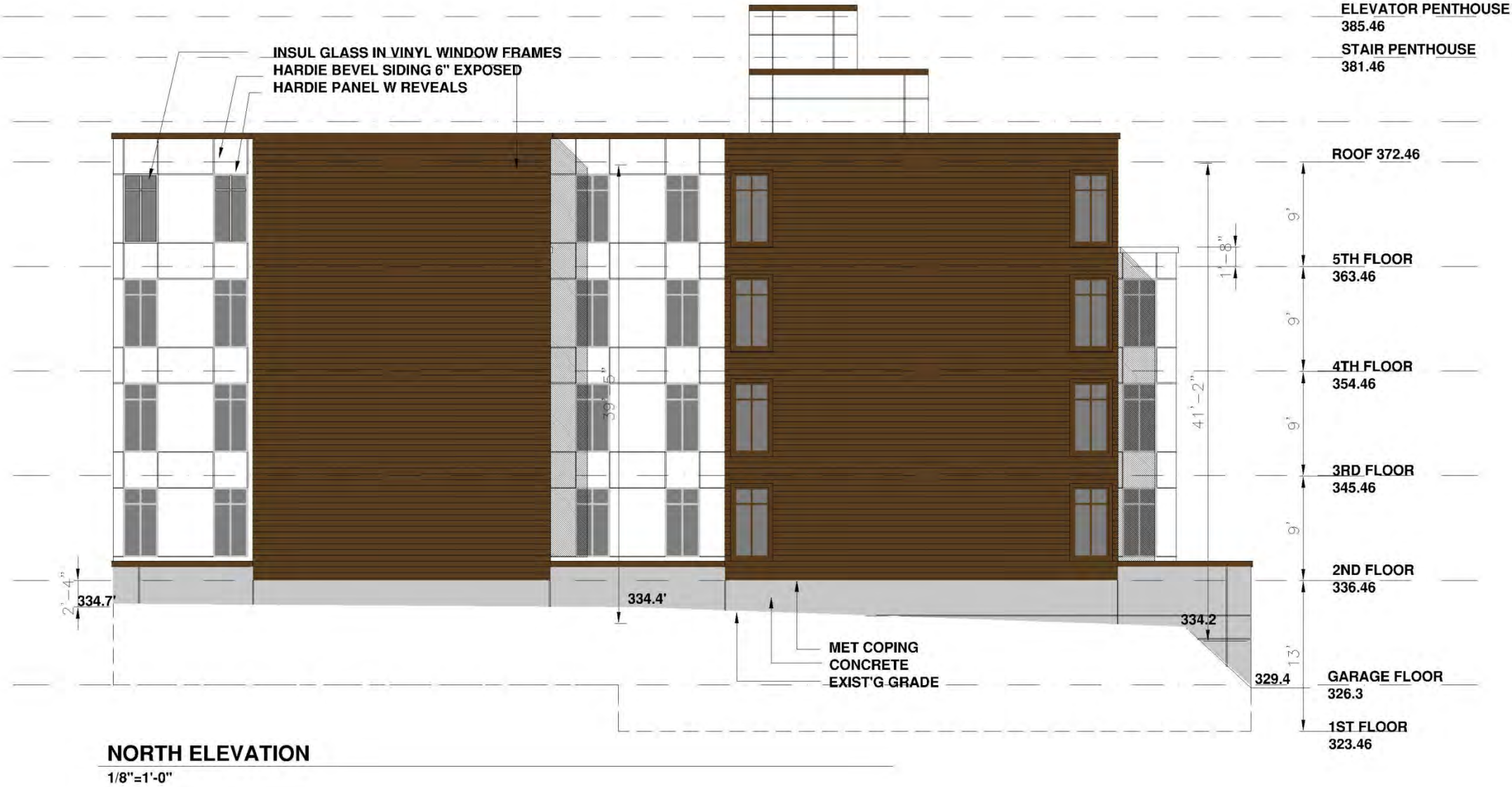
ELEVATION



ELEVATION



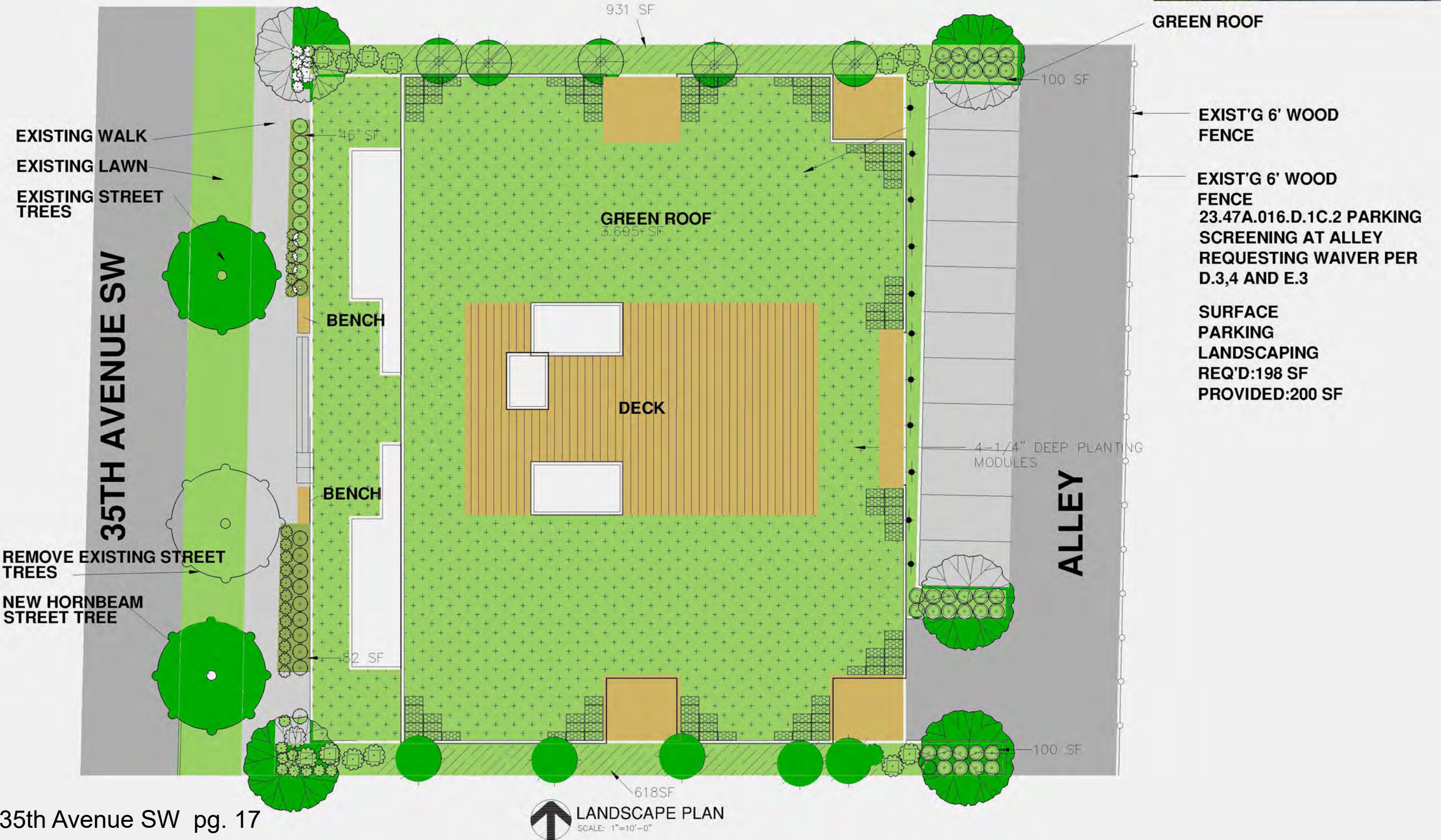
ELEVATION



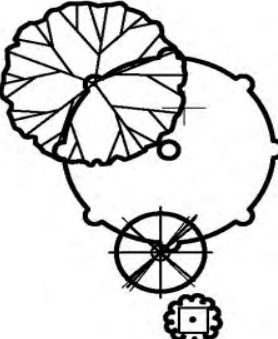







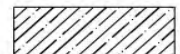

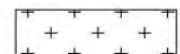
ELEVATION



LANDSCAPE PLAN



PLANT LIST

SYMBOL	BOTANICAL / COMMON	* SIZE	QUANTITY	CONDITION
	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	5	3" cal.	B&B
	Carpinus betulus 'Fastigiata' / Pyramidal Hornbeam	1	6' min.	B&B
	Chamaecyparis obtusa 'Gracilis' / Gracilis hinoki Cypress	10	6' min.	B&B
	Rhododendron Anah Krusche	15	27"	full & bushy
	Nandina domestica 'Moon Bay' / Moon bay Nandina	23	5 gallon	full & bushy
	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	32	18" min	full & bushy
	Hakonechloa macra 'Aureola' / Hokone Grass	36	1 gallon	full & bushy
	Parthenocissus tricuspidata / Boston Ivy	11	5 gallon staked	full & bushy
	Arctostaphylos uva-ursi / kinnickinnik	Per plan	4" pots 18" o.c.	full
	Festuca idahoensis 'Siskiyon blue'	Per plan	Standard module	Live Roof Standard
	Cascade native mix	Per plan	Standard module	Live Roof Standard

◦ Plant modules from Green Feathers Inc. www.greenfeathers.com

* Confirm all plant quantities



HORNBEAM



SARGENT CHERRY



HINOKI CYPRESS



RHODODENDRON



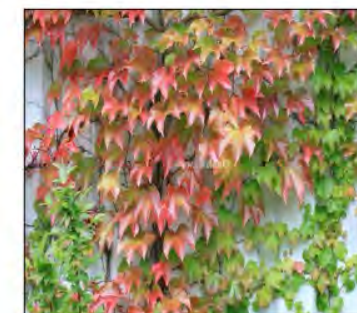
MOON BAY NANDINA



BOXWOOD



HOKONE GRASS



BOSTON IVY

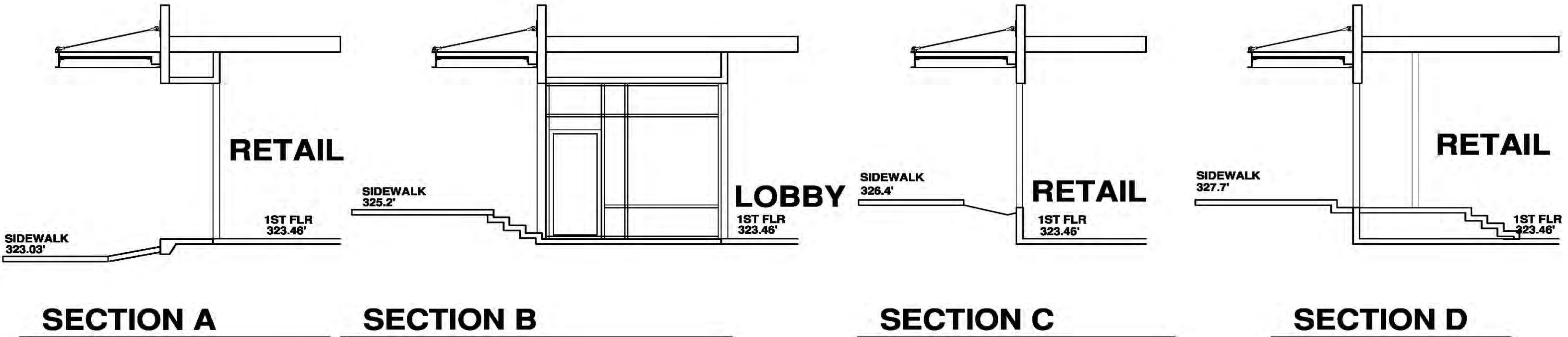
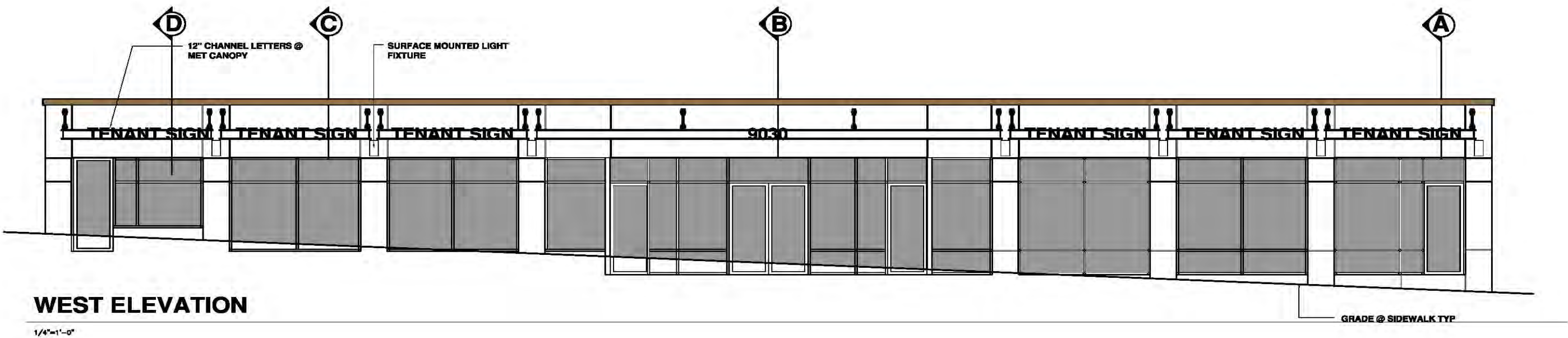


KINNICKINNIK



SISKIYON BLUE

RETAIL ELEVATION & SECTIONS



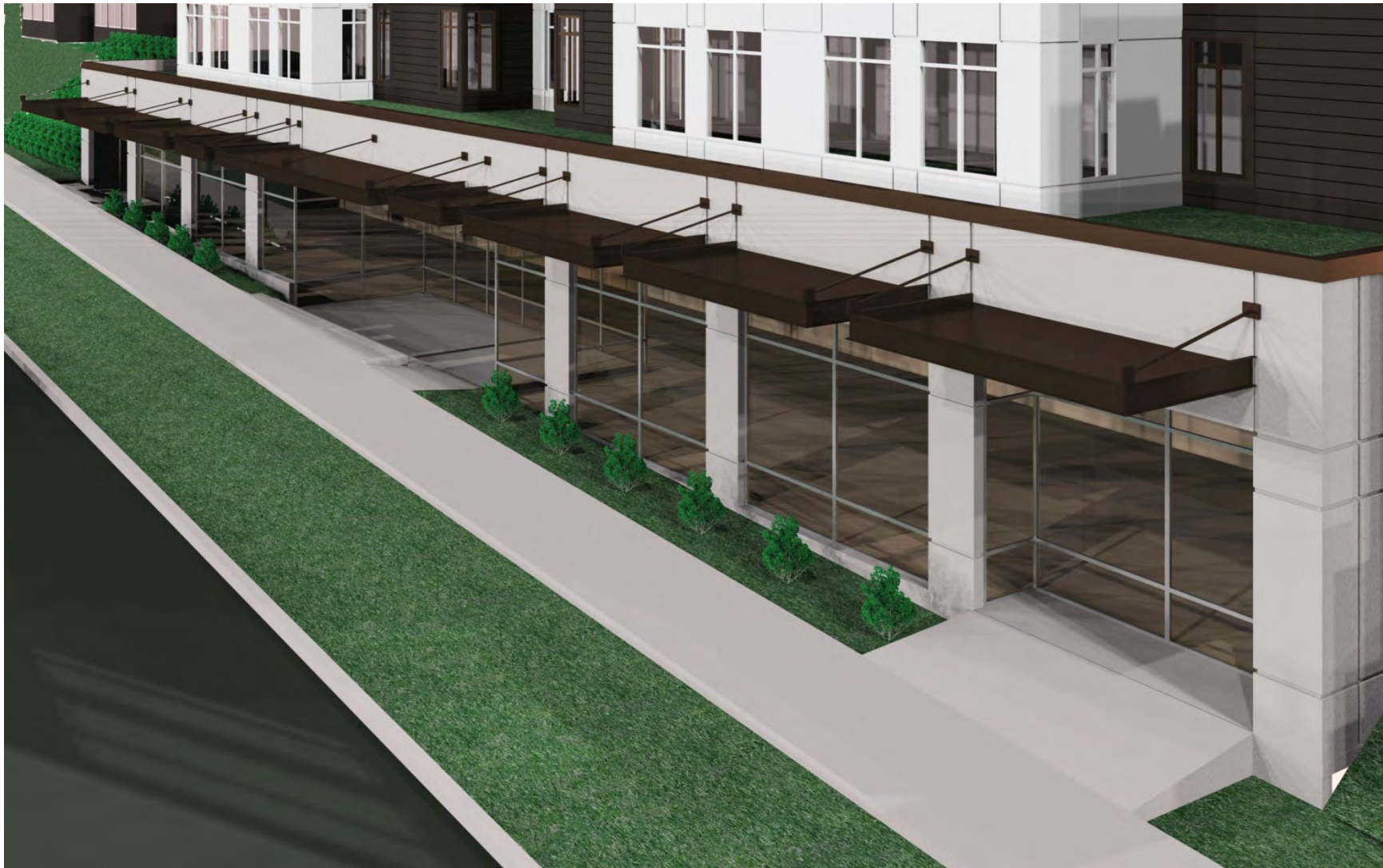
RETAIL SINGAGE



TENANT SIGNAGE OPTIONS



RENDERING



RENDERING



RENDERING

