



NEIMAN TABER

ARCHITECTURE FOR THE NORTHWEST

1435 34TH AVENUE

SEATTLE, WA 98122

(206) 760-5550

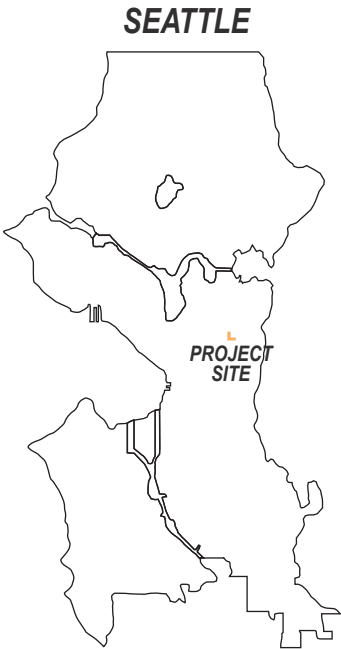
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ADMINISTRATIVE DESIGN REVIEW
 RECOMMENDATION PACKET
 2301 E DENNY WAY
 #3022300

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PROJECT OBJECTIVES

- 1. Provide a contemporary apartment building with a strong street edge and activated facade along the pedestrian way of the 23rd Corridor.
- 2. Create an affordable infill project in a central neighborhood with access to plentiful services and excellent transportation
- 3. Create high-quality, accessible housing with excellent daylighting and views.
- 4. Create community-oriented housing with a plethora of shared amenities and outdoor courtyards to facilitate neighborliness in an urban context.
- 5. Transition between the scale of large apartment blocks along E. Madison St. and townhouses along 23rd Ave. with an apartment development comprised of a cluster of smaller-scale buildings.

PROPOSAL

- The proposed project is a 46-unit apartment building.
- SEDUs account for greater than 50% of proposed units.
- The proposal calls for the demolition of one single-family house and carport and an existing fourplex.
- The project site is in Seattle’s Central District. Twenty-third Avenue, a major commercial arterial, runs along the western edge of the site. The site is one block south of the commercial and transit corridor, E. Madison Street.
- The immediate vicinity is residential, primarily multi-family with the exception of two single-family houses neighboring the project site to the north.
- The existing grade follows the slope of E. Madison Street and E. Denny Way, which drops gradually 10 feet from 23rd Avenue to the eastern property line.
- The site is L-shaped and an exceptional tree lies just outside the property boundary on the eastern edge of the site.
- The proposal responds to the site topography, neighborhood context, and development objectives by offering affordable units within a cluster of buildings that have activated street frontage along 23rd and East Denny.
- The cluster design mediates between the large apartment block to the north and the smaller townhouses to the south, while providing a network of indoor and outdoor amenity spaces to residents.

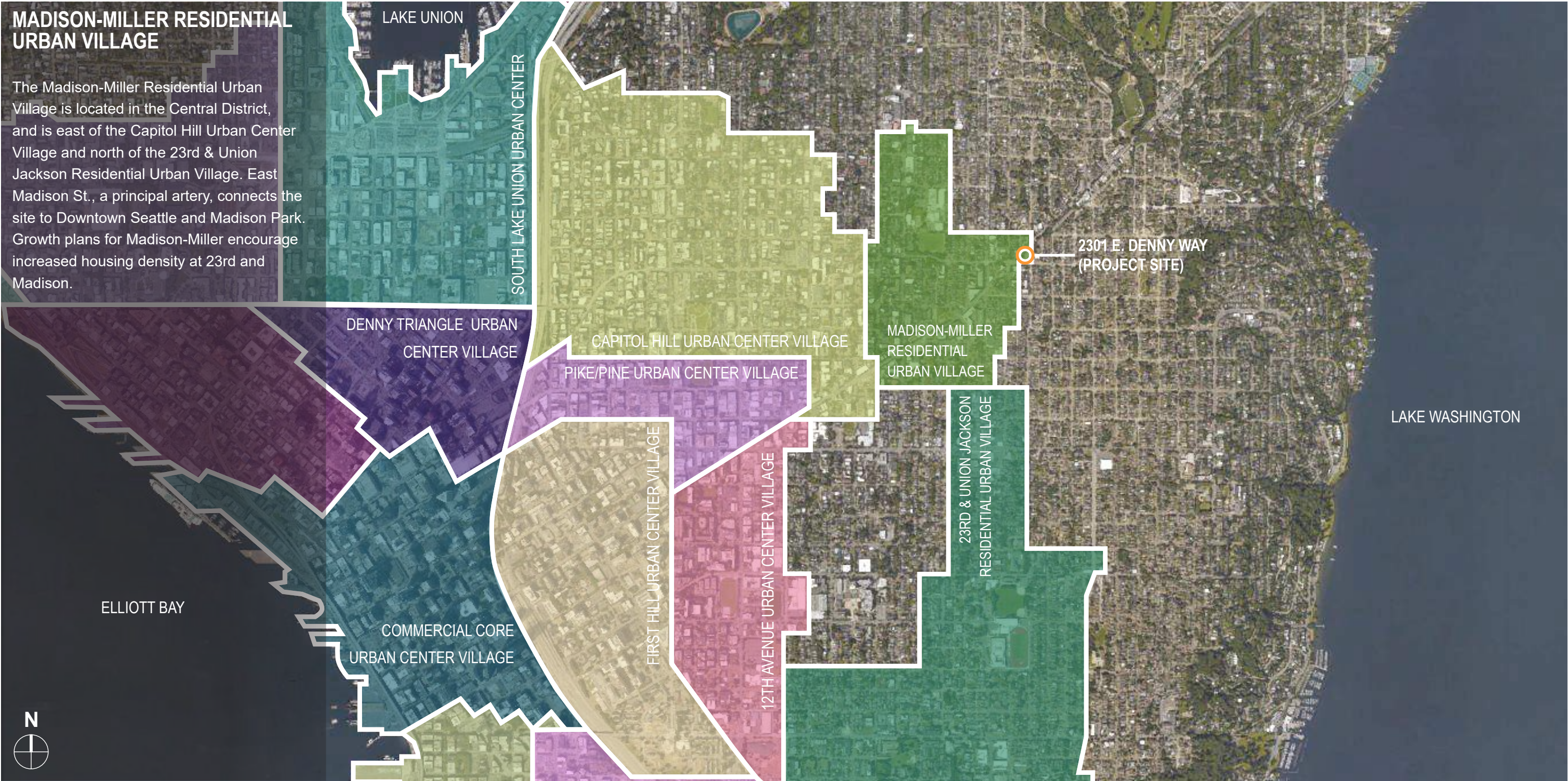
PROJECT INFORMATION

SITE ADDRESS	2301 E DENNY WAY
PARCEL NUMBERS	140730-0055 140730-0045
SDCI #S	3022300, 6494941
APPLICANT	Neiman Taber Architects 1421 34th Avenue, Suite 100 Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	LR3
LOT SIZE	8,006 SF
ALLOWABLE FAR	2.0 (16,012 SF)
PROPOSED UNITS	46 UNITS: (44) SEDUs, (2) 1 BEDRM
FREQUENT TRANSIT	Yes
PROPOSED HEIGHT	44’

PROJECT TEAM

OWNER	Ezra Teshome + Yewubdar Mulugeta
ARCHITECT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 (206) 760-5550
GEOTECHNICAL	Geotech Consultants, Inc.
SURVEYOR	Chadwick & Winters
LANDSCAPE	Pacific Landscape Architecture
STRUCTURAL	Malsam Tsang Structural Engineering

URBAN DESIGN ANALYSIS
URBAN VILLAGES



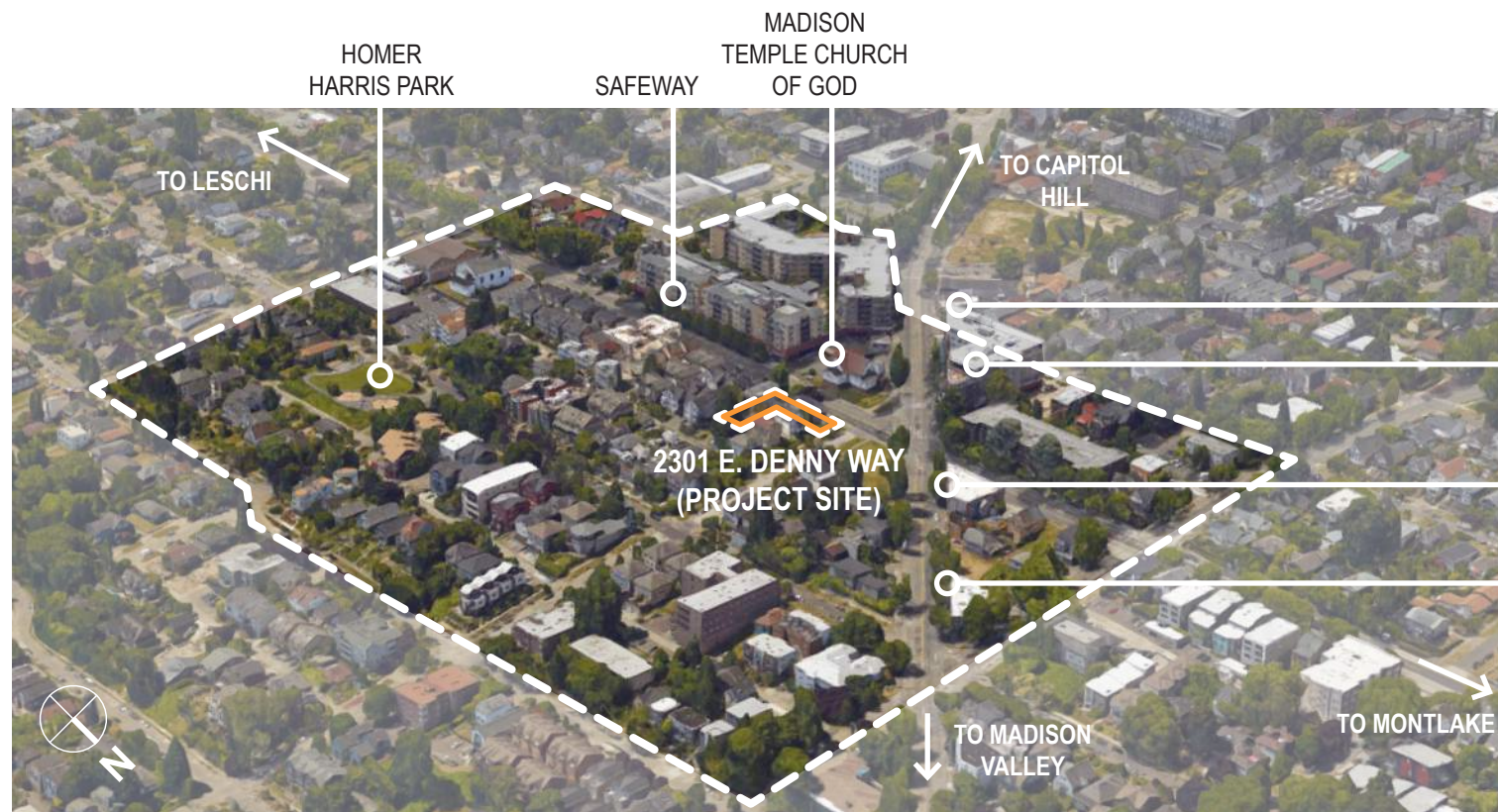
URBAN VILLAGE MAP

URBAN DESIGN ANALYSIS

VICINITY + VIEWS

IMMEDIATE CONTEXT

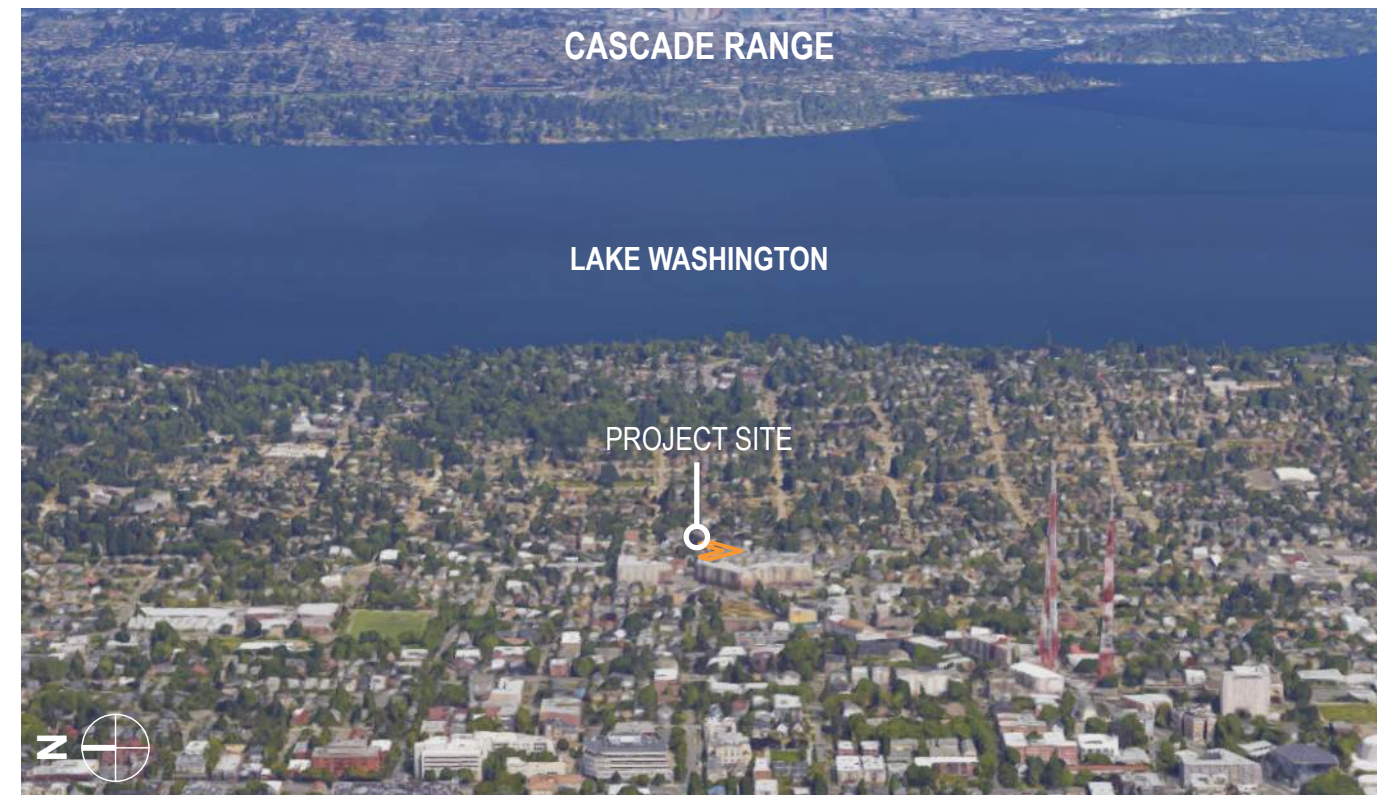
2301 E Denny Way is located near a diversity of uses and services. Groceries, coffee shops, training gyms, restaurants, and lounges are all within nine block area around the site. It's location at the top of Madison Valley provides opportunities for views oriented towards Lake Washington and the Cascade Mountains.



NINE BLOCK AXONOMETRIC FACING SOUTHWEST



NINE BLOCK AXONOMETRIC FACING NORTHWEST



PROJECT SITE IS ORIENTED TOWARD VIEWS OF LAKE WASHINGTON

URBAN DESIGN ANALYSIS

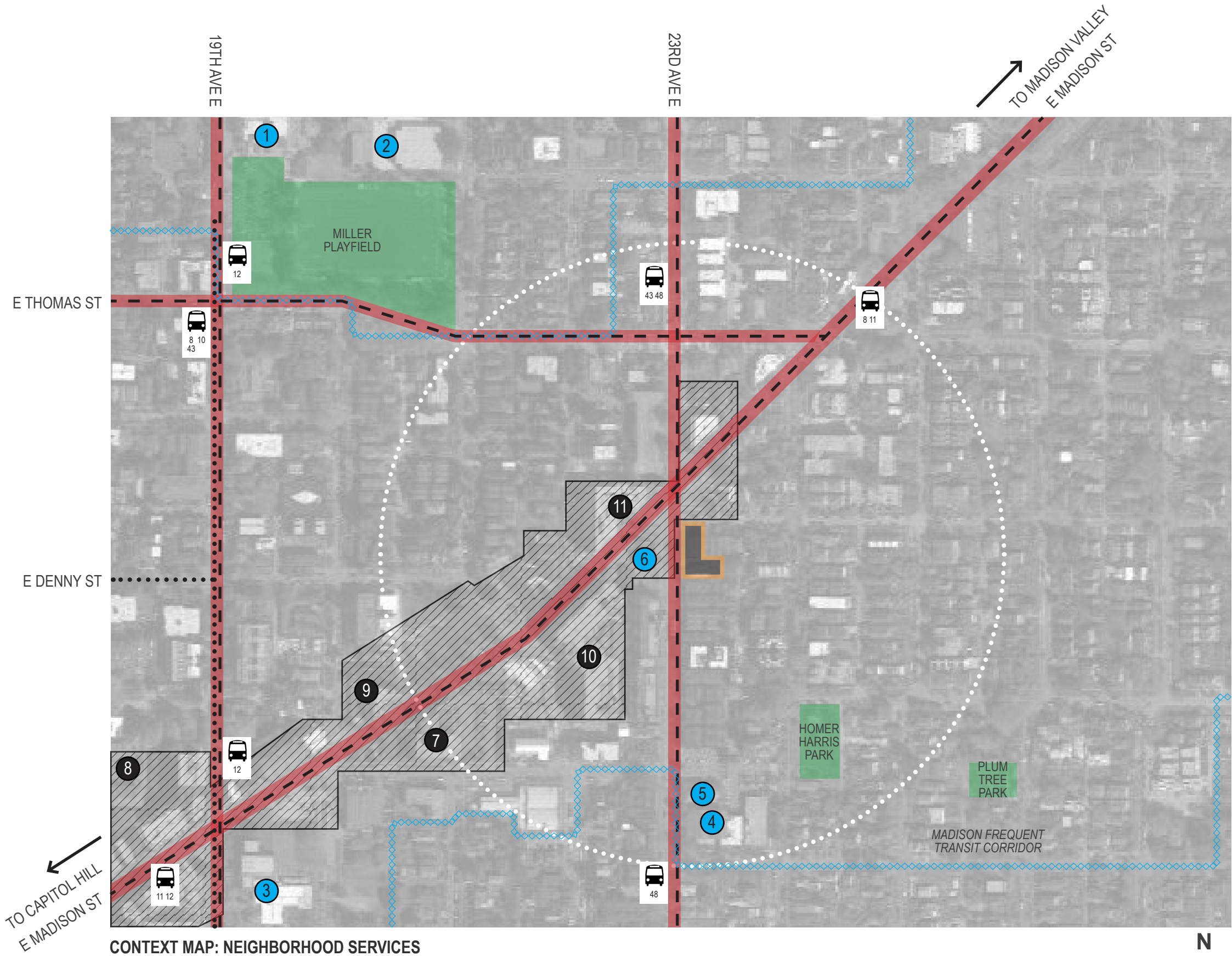
NEIGHBORHOOD ACCESS + SERVICES

The site is located near two primary arterials, E. Madison St and 23rd Ave. Busses run along each arterial with services to Downtown and Madison Park and Lake City and Columbia City. Commuters are also able to connect to other nearby arterials such as E. Thomas St. and 19th St. Along E. Madison St. is a designated pedestrian area that terminates after 23rd Ave.

LEGEND

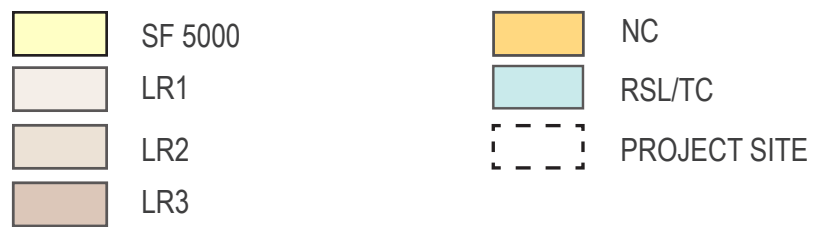
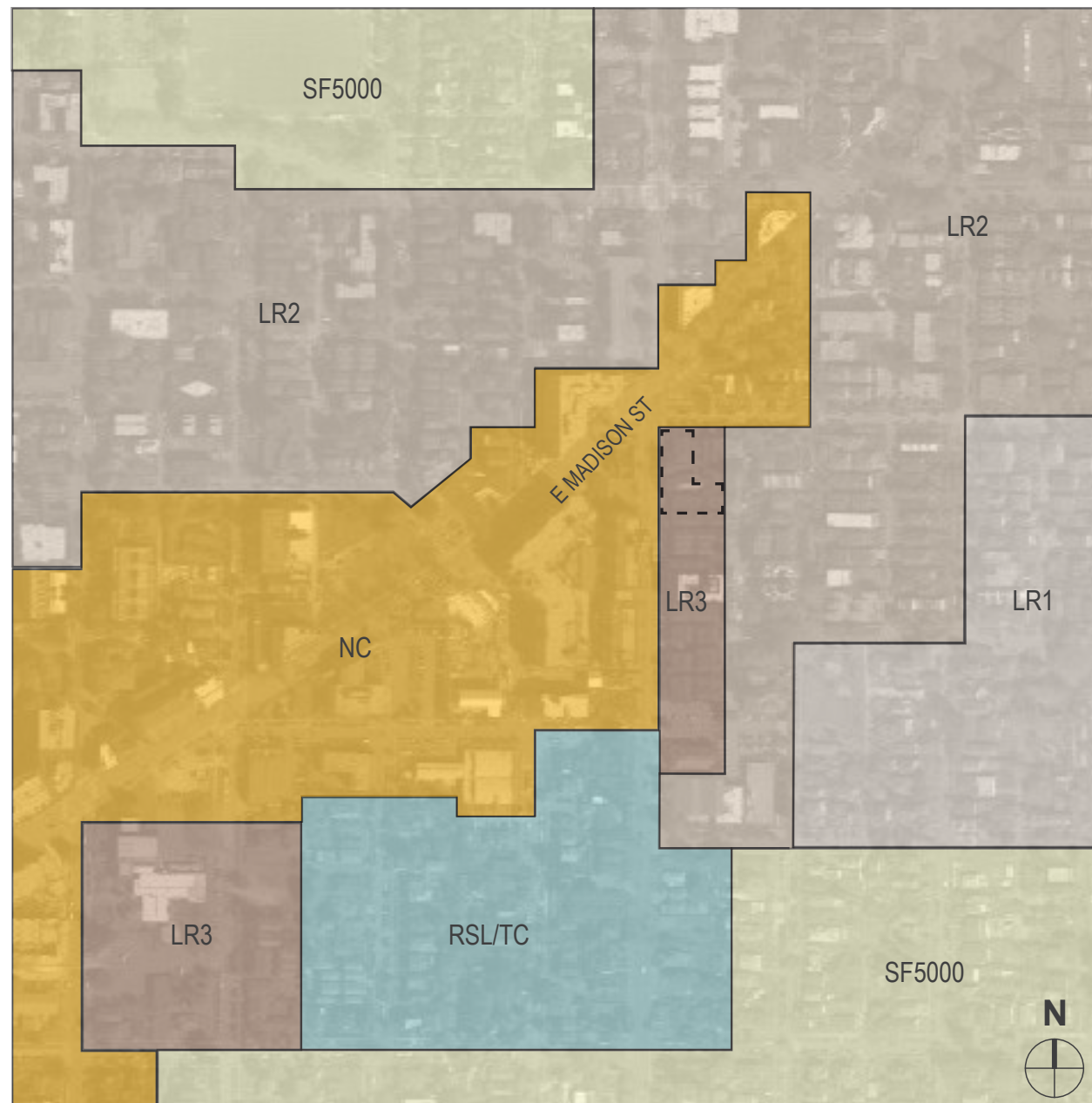
- 5 MINUTE WALKING RADIUS
- ARTERIALS
- FREQUENT TRANSIT CORRIDOR BOUNDARY
- BUS ROUTE
- BUS STOP
- MARKED BIKE PATH
- PEDESTRIAN AREA
- PARK
- PROJECT SITE
- PROMINENT NEIGHBORHOOD INSTITUTIONS
- PROMINENT BUSINESSES / SERVICES

- 1. MILLER COMMUNITY CENTER
- 2. NOVA HIGH SCHOOL
- 3. MOUNT ZION BAPTIST CHURCH
- 4. MEREDITH MATHEWS EAST MADISON YMCA
- 5. EBENEZER AME ZION CHURCH
- 6. MADISON TEMPLE CHURCH OF GOD
- 7. PLANNED PARENTHOOD
- 8. DOM POLSKI POLISH CULTURAL CENTER
- 9. EL GALLITO COCINA MEXICAN RESTAURANT
- 10. SAFEWAY GROCERY STORE
- 11. AEGIS ON MADISON RETIREMENT COMMUNITY



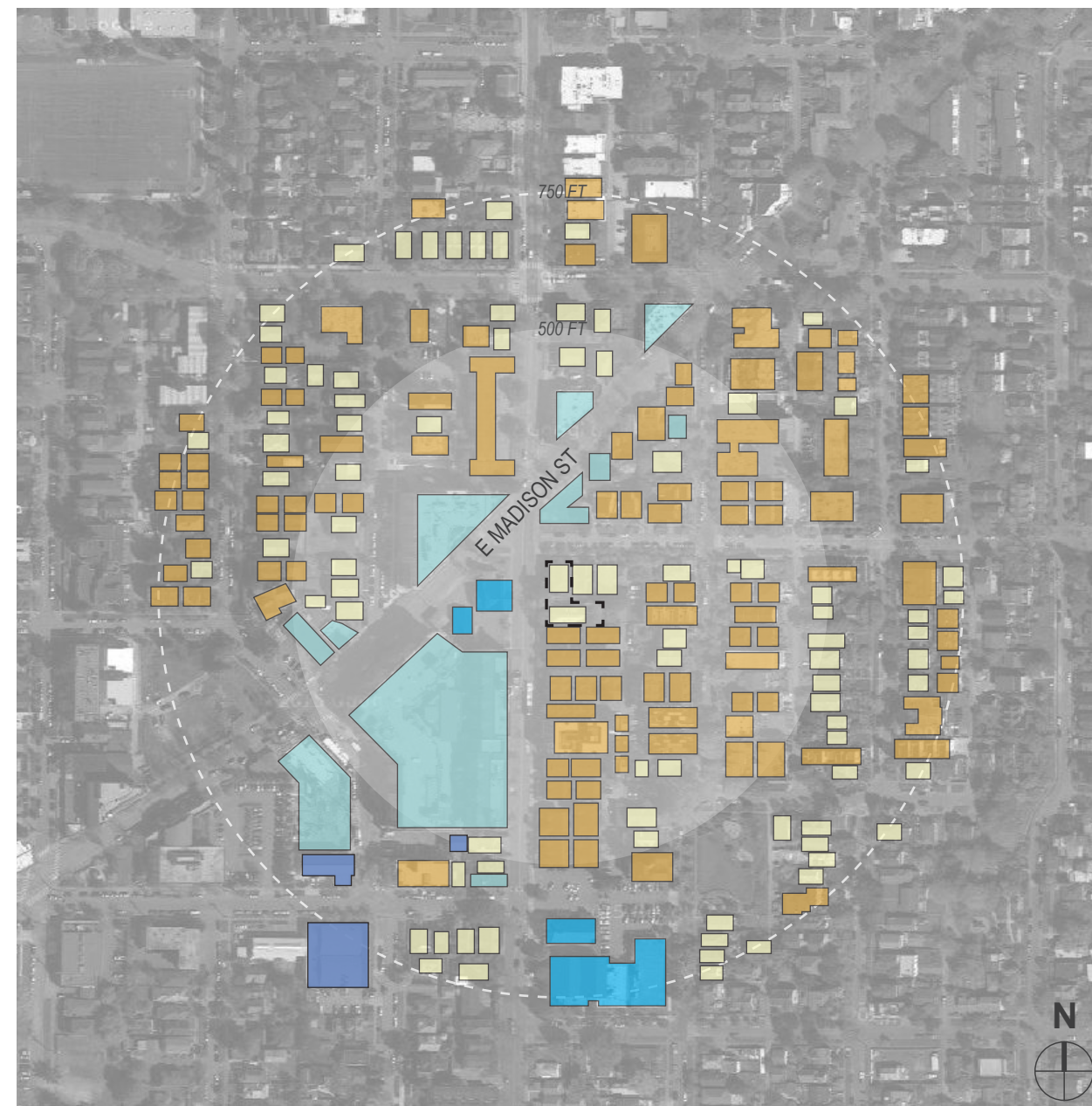
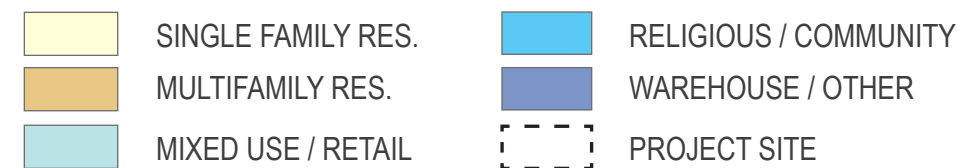
URBAN DESIGN ANALYSIS

ZONING + LAND USE



ZONING

LAND USE



- 2301 E Denny Way (the project site) sits in an LR3 zone
- Bordered by a large LR2 zone (low rise) to the east and south
- Bordered by an NC zone (neighborhood commercial) to the west and north.
- A small portion of an RSL/TC zone (residential small lot with tandem or cottage housing) neighbors the LR3 zone to the southwest.
- This zoning pattern results in a collection of mixed use projects along E Madison Street and multi-family residences to the east.

URBAN DESIGN ANALYSIS
DEVELOPMENT CONTEXT: NEW CONSTRUCTION

DEVELOPMENT PRECEDENTS
MIXED USE + MULTI-FAMILY

Recent development proposals in the vicinity of the project site demonstrate various strategies for integrating large projects into the residential and commercial fabric of the Madison-Miller Urban Residential Village. Strategies include: pedestrian-oriented elements; window and panel variation and detail; and erosion of massing scale.

RECENT PROJECTS

PROJECT SITE



URBAN DESIGN ANALYSIS
DEVELOPMENT CONTEXT: NEW CONSTRUCTION



1806 23RD AVE / SDCI #6189533
CONGREGATE HOUSING. Design features: Panelization with staggered rhythm. Windows of similar proportions to panels also have staggered rhythm. Entry marked by large graphic element and contrasting color.



111 + 115 21ST AVE E / SDCI #3019295
MULTI-FAMILY. Design features: Pedestrian-oriented stepped planters, landscaping, and porous building massing. Large front porch and interior courtyard could create opportunities for interaction between neighbors and residents.



2300 E MADISON ST / SDCI #3015490
MIXED USE. Design features: Irregular geometry matching the shape of the irregular site. Long arcade along E Madison St is divided into smaller storefronts, creating more variation in scale and program.



2100 E MADISON ST / SDCI #3020124
MIXED USE. Design features: Corner presence echoes the commercial character of the E Madison corridor. Balconies and windows add variation to a large facade.



2415 E DENNY WAY / SDCI #3018090
ROWHOUSES. Design features: Building form has rhythm and pattern which reduces mass scale. Variation of building materials and their composition.



2202 E OLIVE ST / SDCI #3013256
MIXED USE. Design features: Four story mixed-use building with eroded massing marks the residential entrance. Decorative perforated steel gate at entry provides privacy and detail.

DEVELOPMENT PRECEDENTS

STRATEGIES TO MEDIATE BETWEEN
RESIDENTIAL + COMMERCIAL

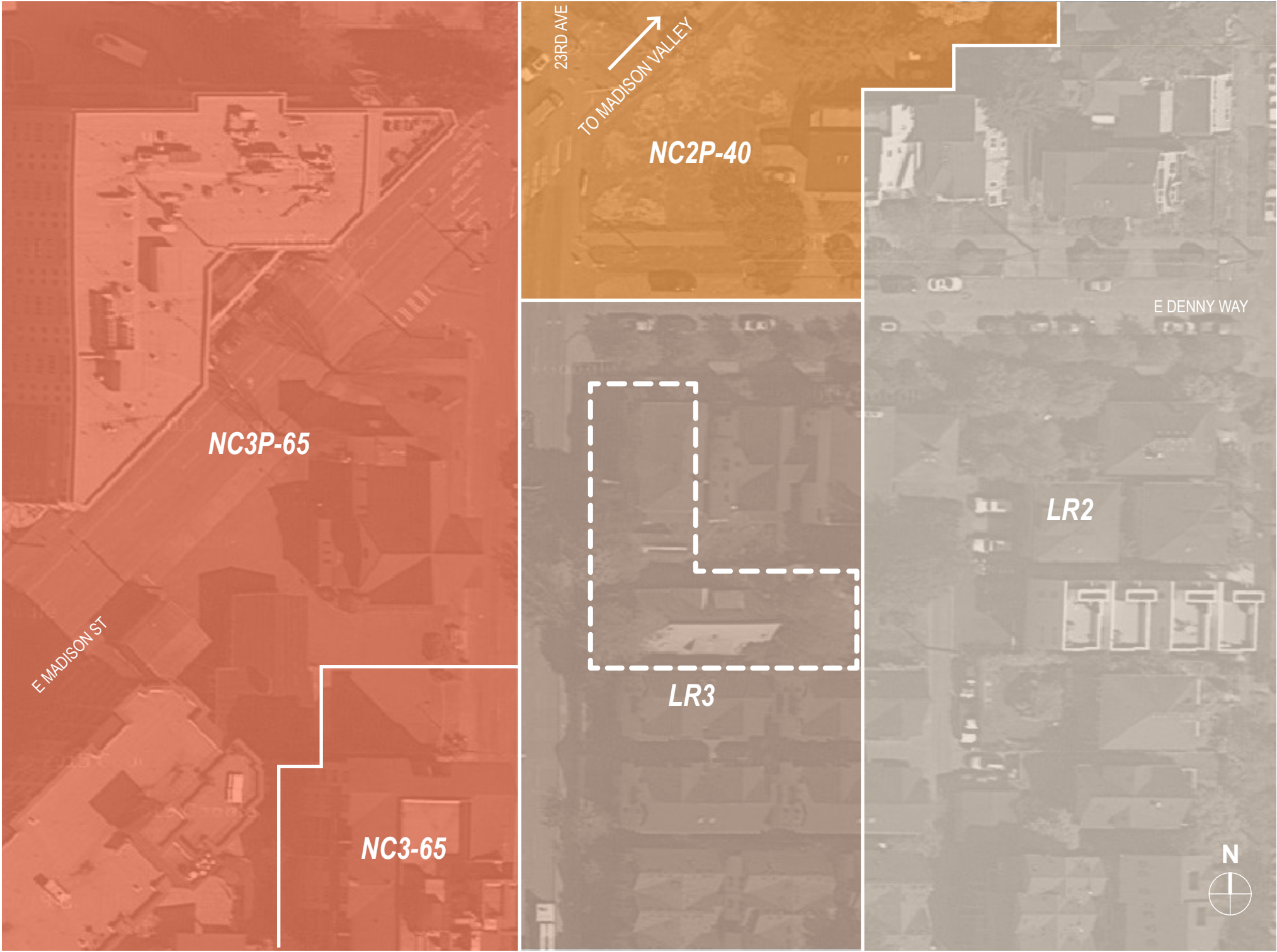
- New developments within the vicinity utilize different strategies to address design guidelines that can be adapted as design precedents for 2301 E Denny Way.
- Relevant projects erode the building form, reducing perceived mass and creating building and open space relationships (B).
- Projects which respond to corner sites (C, D).
- Projects which connect to the street edge (A, B, C, D).
- Projects with small residential scale massing (E) or eroded massing to mark entry (B, F).

SITE ANALYSIS
VICINITY ZONING

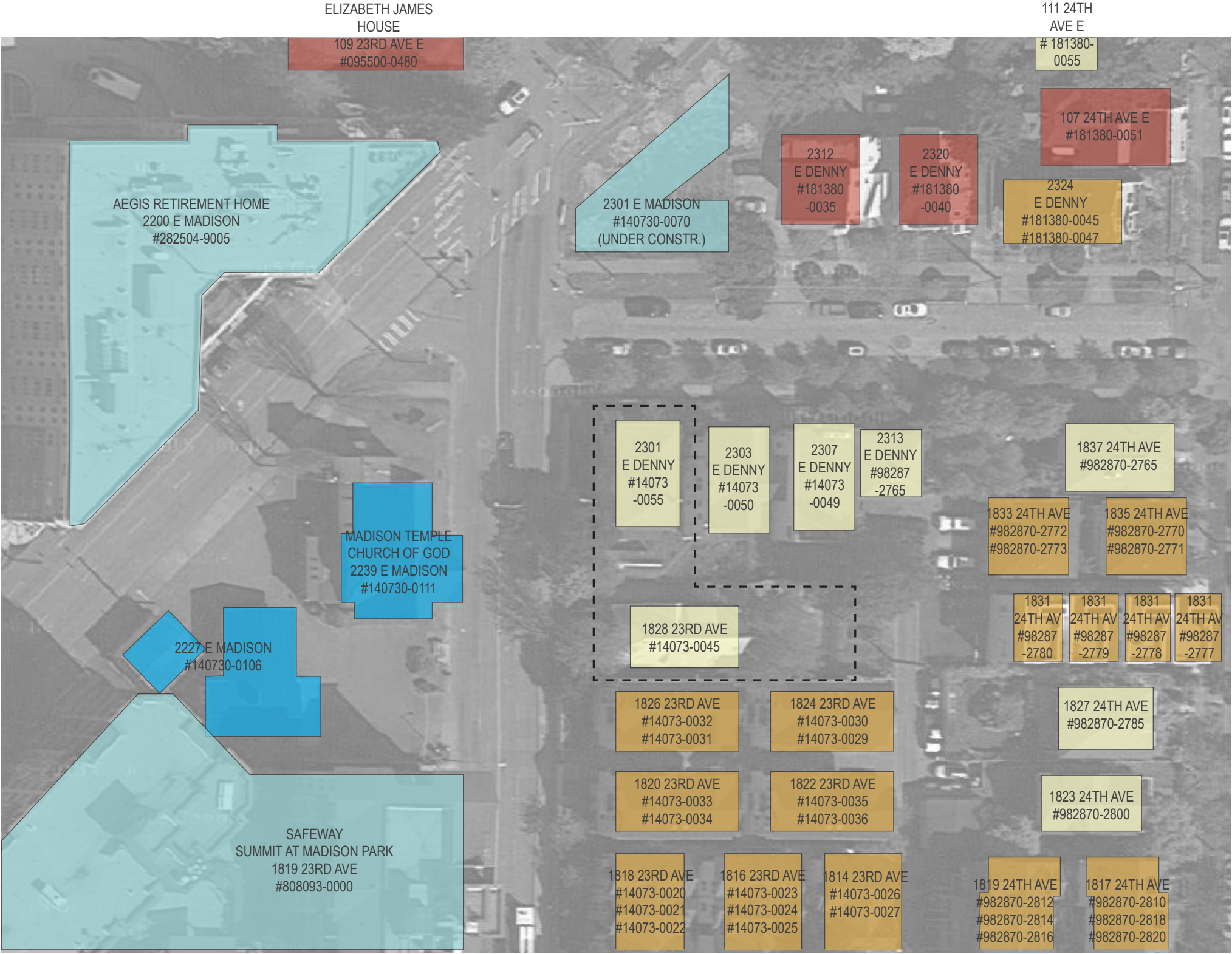
- LR2_LOW RISE
- LR3_LOW RISE
- NC2_NEIGHBORHOOD COMMERCIAL
- NC3_NEIGHBORHOOD COMMERCIAL
- PROJECT SITE

ZONING DIRECTLY ADJACENT TO SITE

- 2301 E Denny Way sits on a corner site at the boundary between low rise zones and neighborhood commercial zones, giving the project an opportunity to serve as a gateway or focal point to the area.
- At a more fine scale, the NC zoning adjacent to the site has some variation, stepping down from NC3P-65 (Neighborhood Commercial 3 Pedestrian-65' Height Limit) to NC2-40 (Neighborhood Commercial 2-40' Height Limit) as one travels on Madison towards Madison Valley.
- NC3P is defined as a larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses. P designates zones along pedestrian-oriented commercial streets.
- NC2 is defined as a moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood.
- LR3 provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale, accommodating residential growth primarily within Growth Areas. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.
- LR2 provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.



SITE ANALYSIS
VICINITY LAND USE



- SINGLE-FAMILY HOUSES
- TOWNHOUSES
- APARTMENTS
- MIXED USE / RETAIL
- RELIGIOUS
- PROJECT SITE

LAND USE DIRECTLY ADJACENT TO SITE

- Most of the land uses to the east of 2301 E Denny Way are residential within the single-family houses, townhouses, or apartments. Scattered within the same area are a couple of small businesses.
- To the west and north are mostly mixed-use projects that host retail at ground level and provide housing above.
- There is also a church directly across 23rd Avenue from the project site.

SITE ANALYSIS

STREET ELEVATIONS

EXISTING USE
STRUCTURE HEIGHT
BY ZONING POTENTIAL
PER SMC 23.45.514

SINGLE FAMILY

ZONING

SINGLE FAMILY

30' LR2

DUPLEX

SINGLE FAMILY 30' LR2

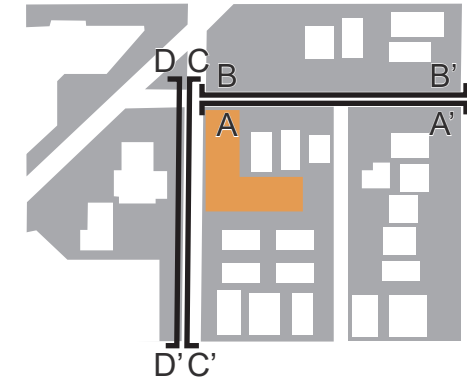
TRIPLEX

30' LR3

PROJECT SITE

23RD AVENUE EAST

E DENNY WAY
FACING SOUTH
A-A' SECTION



OPPOSITE FROM
PROJECT SITE

MIXED USE
APARTMENTS
& COMMERCIAL

40' NC2-40

5 UNIT
APARTMENT
BUILDING

TRIPLEX

TOWNHOUSE

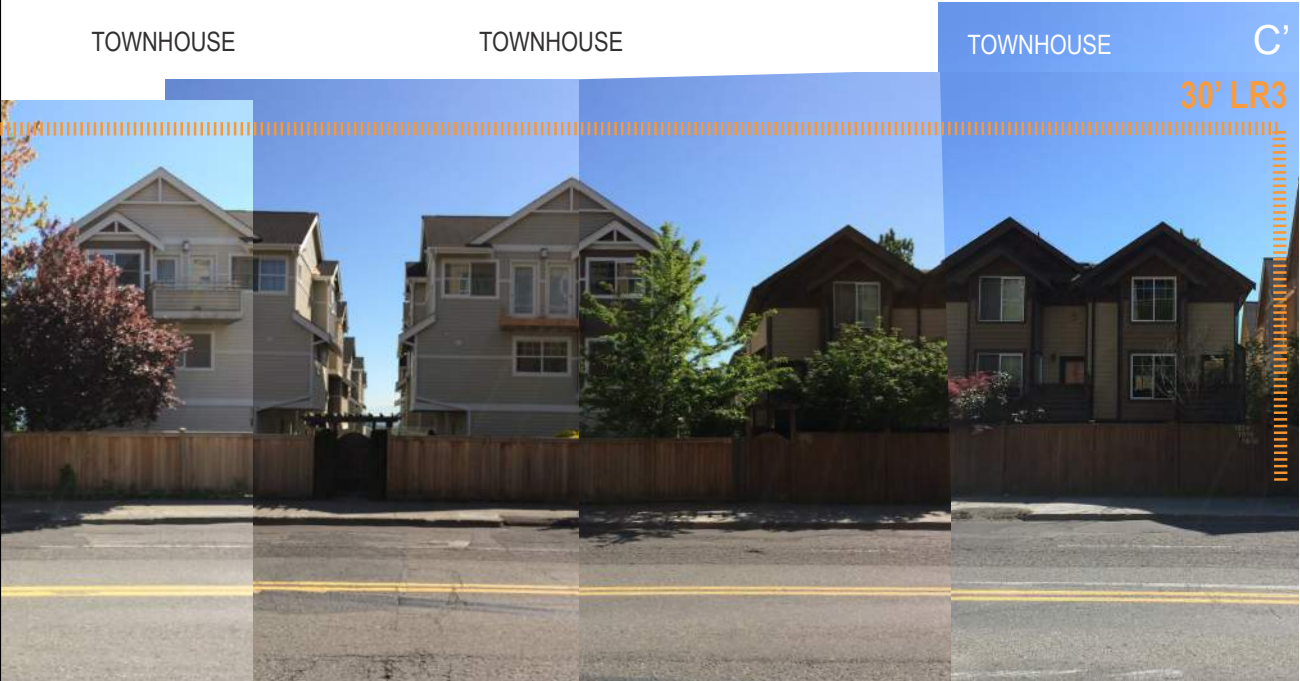
TOWNHOUSE

30' LR3

E DENNY WAY
FACING NORTH
B-B' SECTION



SITE ANALYSIS
STREET ELEVATIONS



23RD AVENUE
FACING EAST
C-C' SECTION

65' NC3-65

65' NC3P-65



23RD AVENUE
FACING WEST
D-D' SECTION



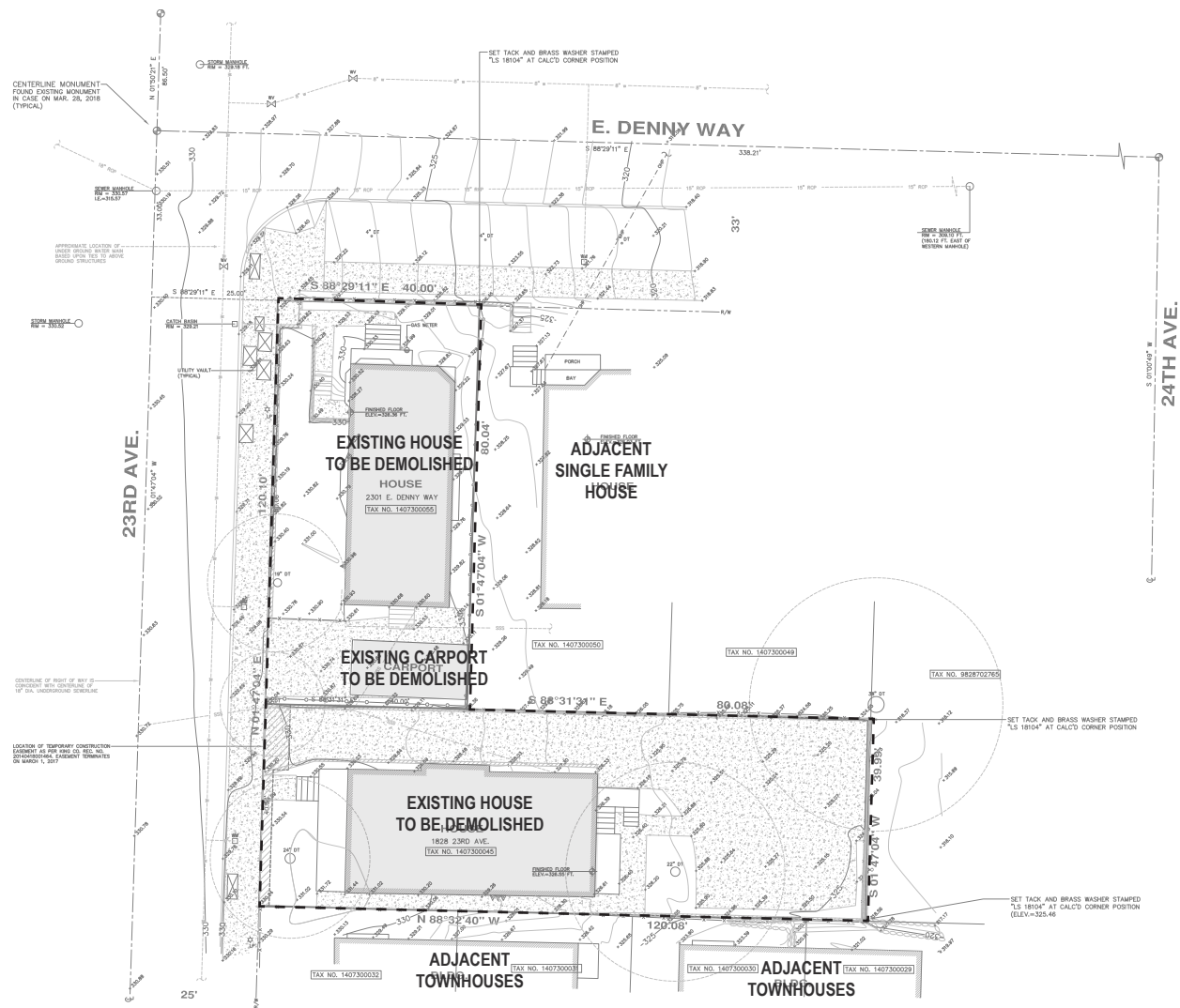
SITE ANALYSIS
SURVEY + SITE FEATURES

LEGAL DESCRIPTION

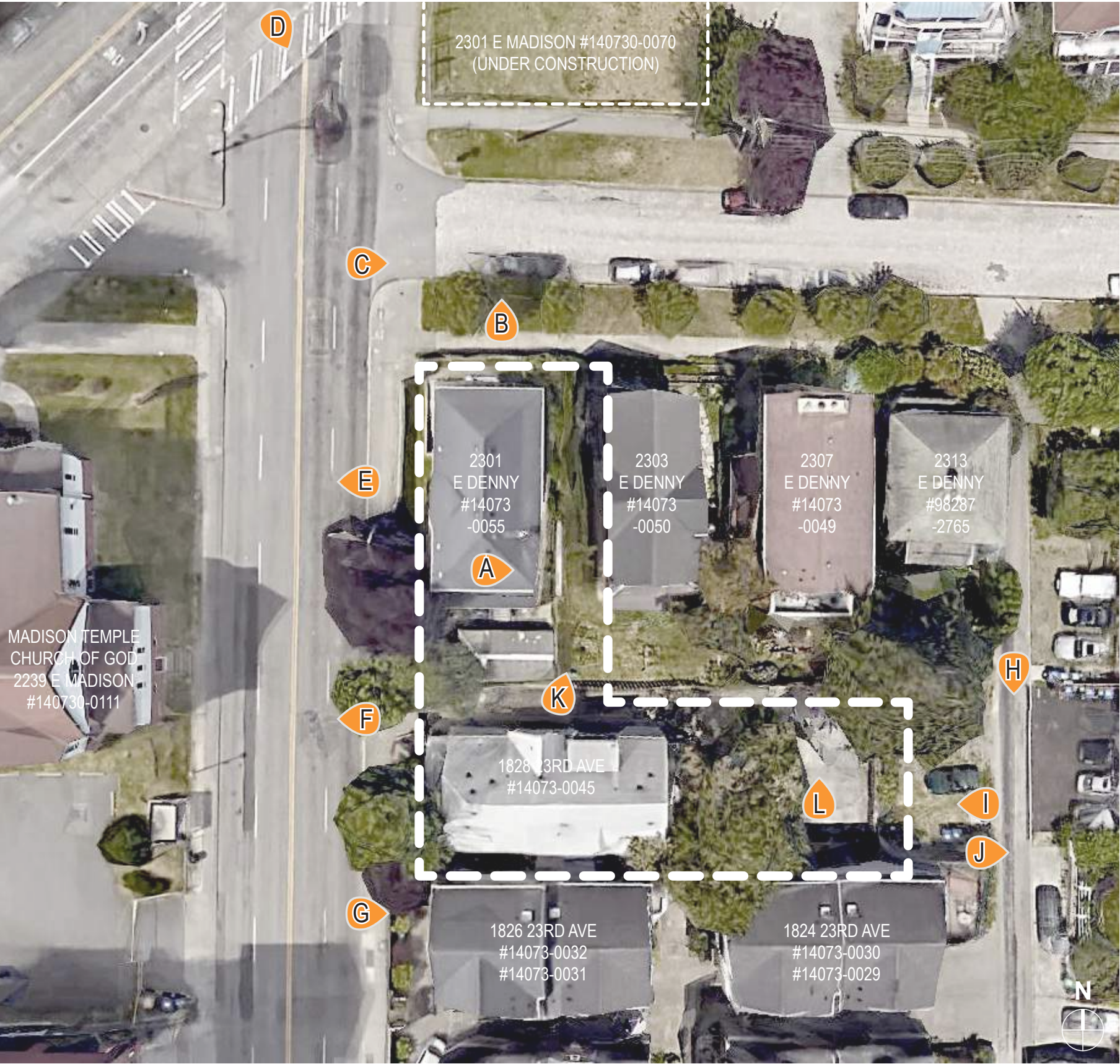
TAX PARCEL NO. 1407300055
THE WEST 40 FT. OF LOTS 9 AND 10, BLOCK 1, CARR'S
ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 2 OF PLATS, PAGE 39, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 1407300055
LOT 8, BLOCK 18, BLOCK 1, CARR'S ADDITION, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE
39, RECORDS OF KING COUNTY, WA.

SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT THAT
WILL TERMINATE ON MARCH 1, 2017.



IMMEDIATE SITE ADJACENCIES



ADJACENCY MAP WITH SITE PHOTOS KEYED

SITE ANALYSIS

SITE PHOTOS + FEATURES

PROMINENT SITE FEATURES

Important cues for design decisions may be taken from prominent site features surrounding the project. These include observing neighboring buildings for heights and setbacks to determine appropriate massing and siting, locating appropriate areas for privacy and common space based on neighbors, identifying important views to and from the project, and more.



CASCADE RANGE



NEW MIXED-USE ACROSS FROM PROJECT SITE



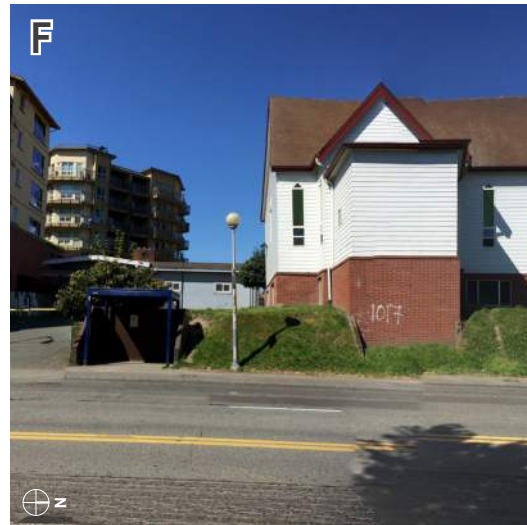
GRADE GRADUALLY SLOPES ALONG E DENNY WAY



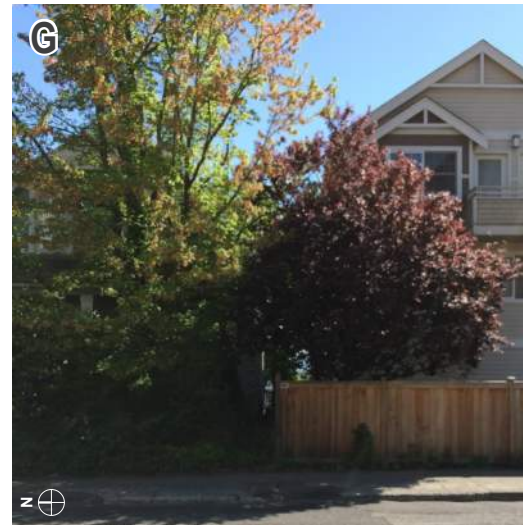
NEW MIXED-USE PROJECT HEIGHT



CHURCH LOCATION ALLOWS STREET VISIBILITY



BUS STOP AND CHURCH ACROSS FROM SITE



SOUTH PROPERTY BOUNDARY



BACK ALLEY



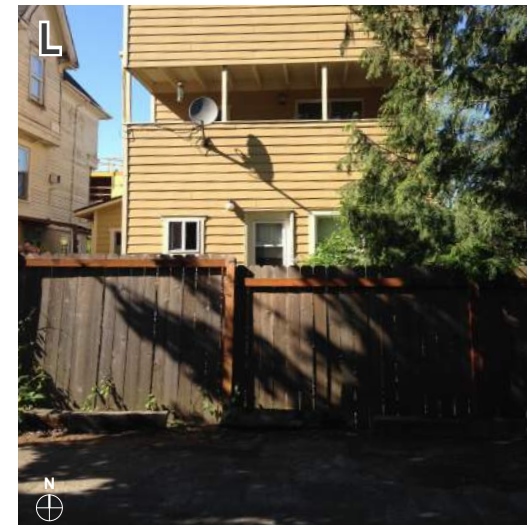
APARTMENT ACROSS FROM ADJACENT LOT



ADJACENT EMPTY LOT



ADJACENT APARTMENT AND GREEN SPACE

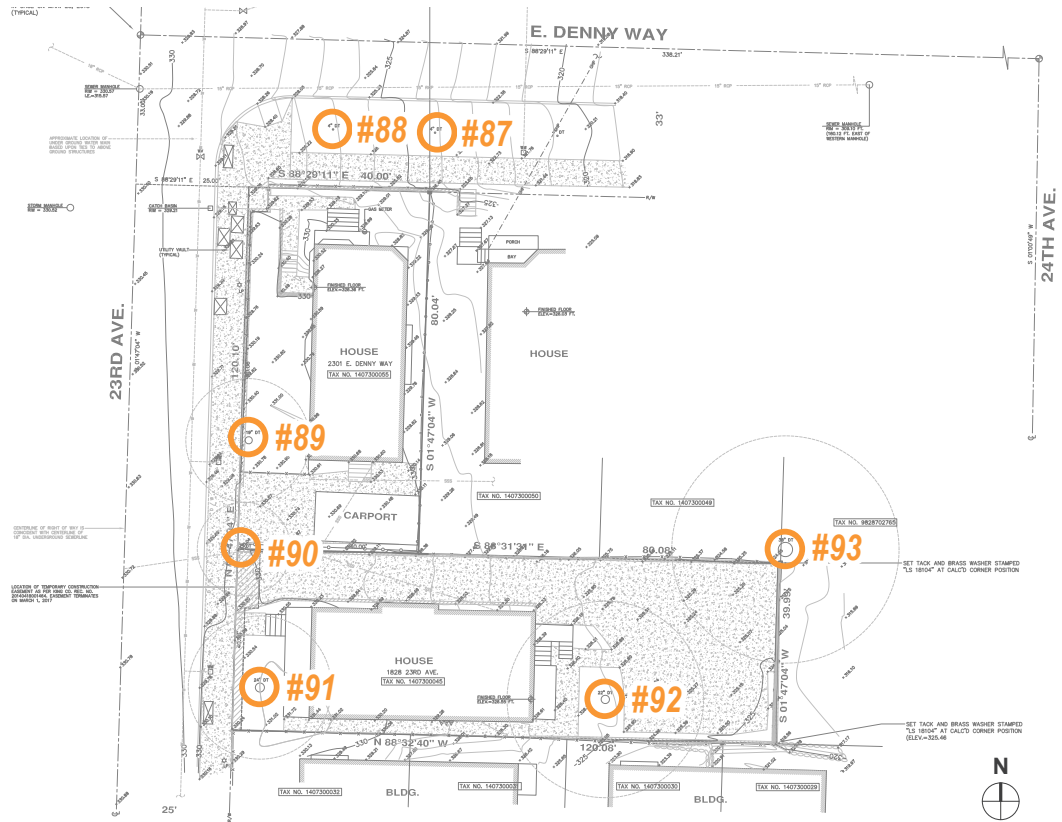


ADJACENT APARTMENT

SITE ANALYSIS
TREE SURVEY

SUMMARY

Per Brian K. Gilles of Gilles Consulting, there is one tree (#93) determined to be Exceptional out of the seven trees evaluated at the site. Trees #89 and #90 are in Poor Condition, are not worthy of retention, and their removal is recommended. Tree #92 is in Fair Condition, is surrounded on three sides by hard surfaces, and is not worthy of much effort to retain it. Trees #87, #88, #91 are in Good Condition, and have the potential to be retained if development requirements allow it.



#93 WESTERN RED CEDAR, EST. 36" DIA.
THUJA PLICATA
EXCEPTIONAL TREE (PASV)
LOCATED ON ADJACENT PROPERTY



#92 RED MAPLE, 19.7" DIA.
ACER RUBRUM
NON-EXCEPTIONAL



#87 CHANTICLEER PEAR, 5.1" DIA.
PYRUS CALLERYNA 'CHANTICLEER'
NON-EXCEPTIONAL
LOCATED IN RIGHT OF WAY



#88 CHANTICLEER PEAR, 6.4" DIA.
PYRUS CALLERYNA 'CHANTICLEER'
NON-EXCEPTIONAL
LOCATED IN RIGHT OF WAY



#89 THUNDERCLOUD PLUM, 18.0" DIA.
PRUNUS CERASIFERA
NON-EXCEPTIONAL



#90 NORWAY MAPLE, 6.5" DIA.
ACER PLATANOIDES
NON-EXCEPTIONAL



#91 RED MAPLE, 17.0" DIA.
ACER RUBRUM
NON-EXCEPTIONAL

TREE SURVEY INFORMATION
GILLES CONSULTING (02/12/2016)

SITE ANALYSIS TOPOGRAPHY

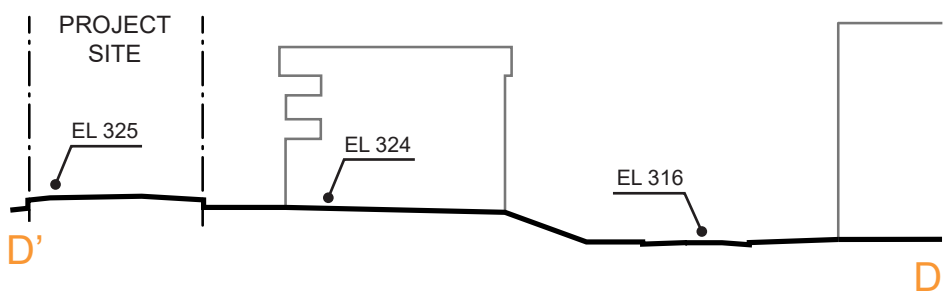
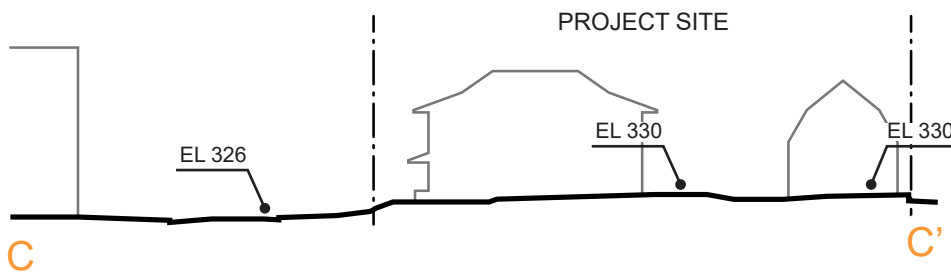
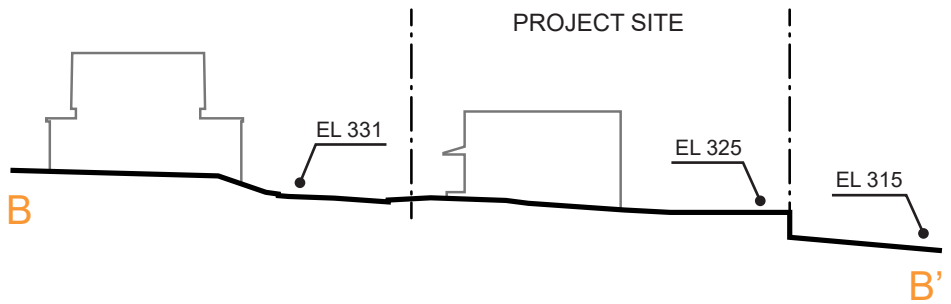
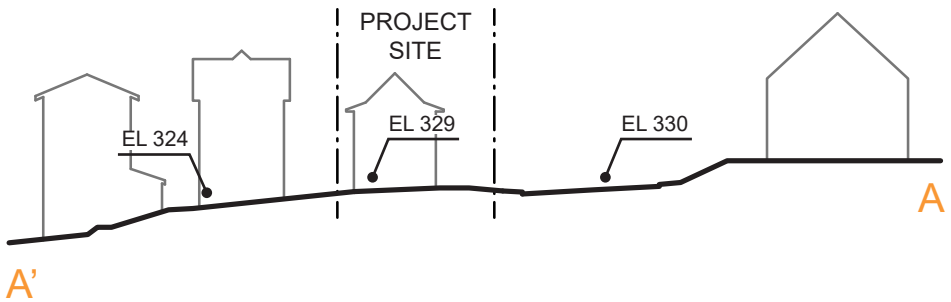
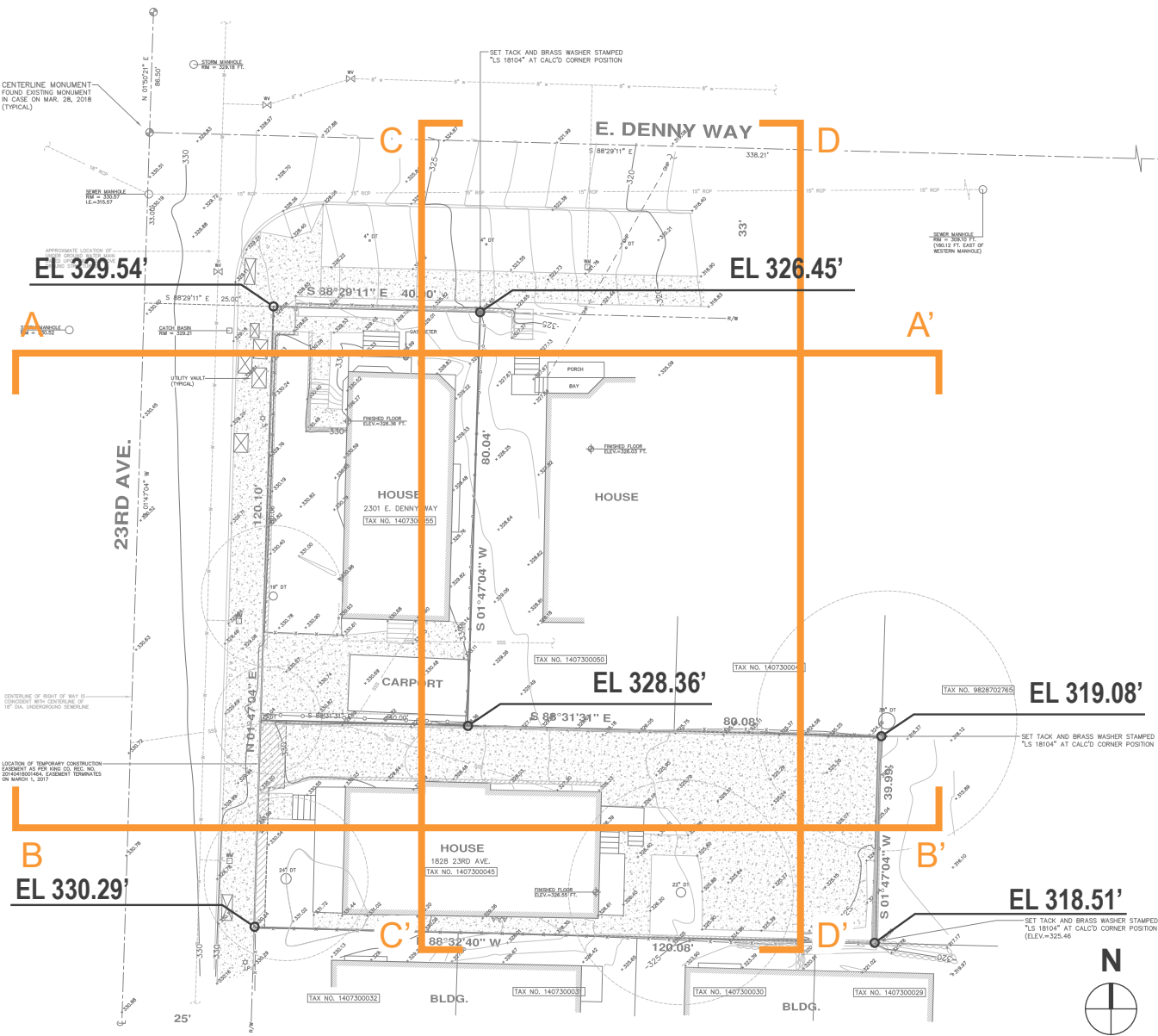
CHARACTERISTICS

The slope of the topography runs primarily in one direction: west to east.

The slope of E Denny Way is approximately a 12% slope. The property and its neighbors are elevated on a plateau above Denny, with small retaining walls and sloped rockeries supporting the properties. The plateau slopes west to east downhill about 4%.

The grade at the middle portion and the long leg of the site is approximately 5%, sloping west to east.

At the southeastern edge of the property, near the alley, there is a retaining wall and a drop of about 5' down to the neighbor's property. There are no neighboring structures in this area.

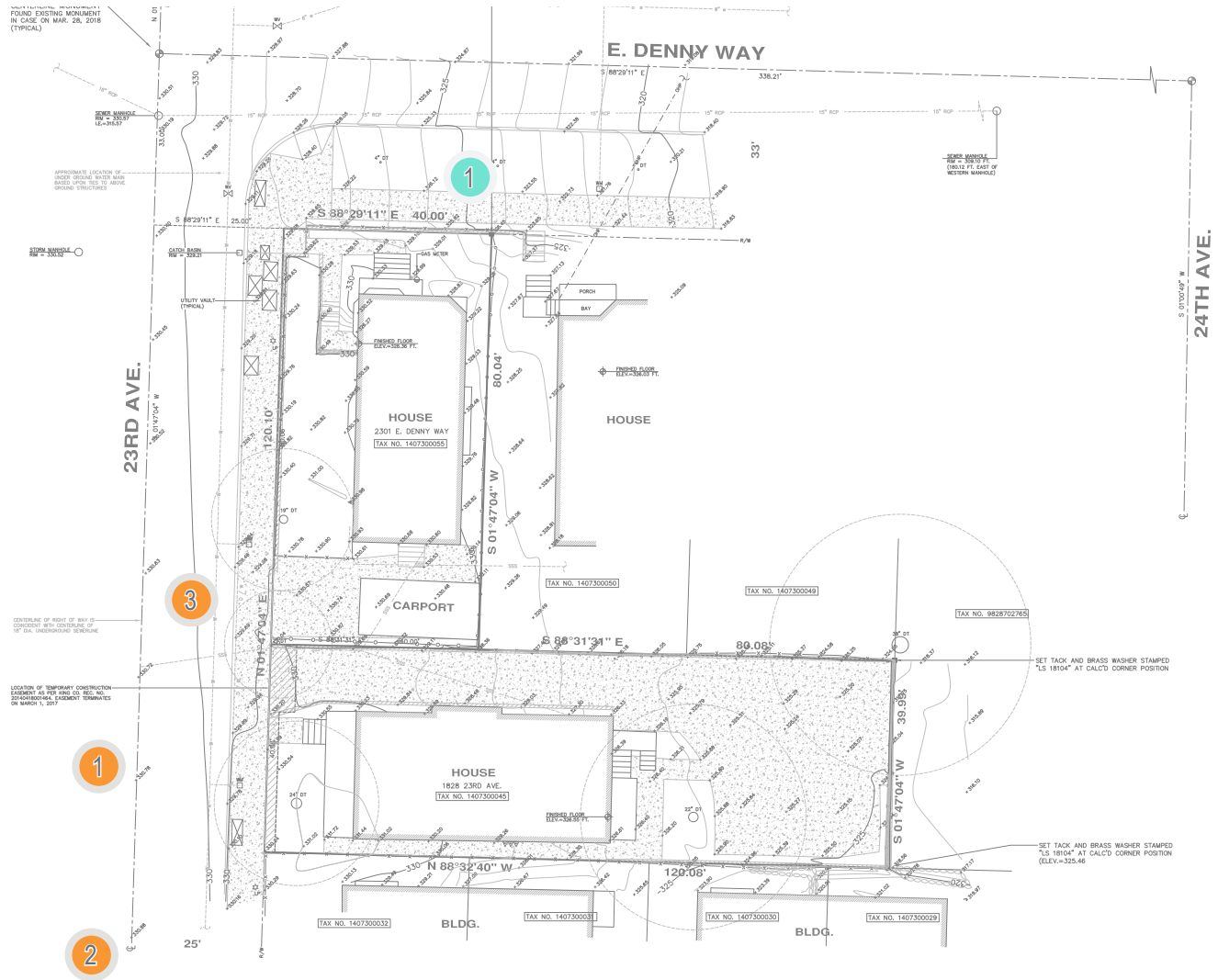


SITE SURVEY

CHADWICK & WINTERS LAND SURVEYING AND MAPPING (11/9/2015)

SITE ANALYSIS

ACCESS: OPPORTUNITIES + CONSTRAINTS



OPPORTUNITIES

- 1 #48 BUS: Bus stop increases pedestrian activity and activates the street and project site.
- 2 SAFEWAY: Proximity to groceries and pharmacy encourages pedestrian activity.
- 3 GRADE: Relatively flat grade makes pedestrian access easy and comfortable.

CONSTRAINTS

- 1 SLOPE: Slope of site makes access to the project difficult for pedestrians with disabilities.

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STANDARDS + GUIDELINES
ZONING: LR3 / MADISON-MILLER RESIDENTIAL URBAN VILLAGE

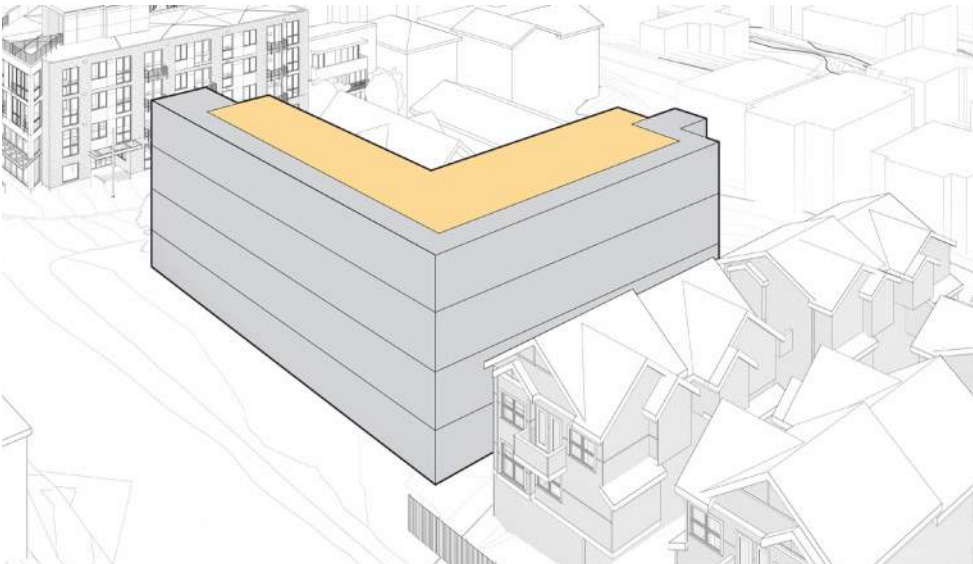
CITATION	TOPIC	CODE STATEMENT	NOTES
23.45.510	FAR Limit	2.0 (Built Green 4-Star)	2.00 provided (Vested pre MHA)
23.45.512	Density Limit	No Limit (Built Green 4-Star)	
23.45.514.A	Structure Height	40' Base Height Limit +4' for partially below grade stories +4' for open railings, planters, skylights, clerestories, parapets and firewalls on roof	See sections on pages 36-39
23.45.518	Setbacks and Separations	Front 5' min. Rear 15' min. (no alley) Side 5' min. at facades 40 or less in length 5' min., 7' avg. at facades 40' or greater in length	See departures pages 58-62
23.45.522	Amenity areas	25% of lot area (2,004.5 sf), 50% to be at grade common (1,002.25 sf)	2,722.2 sf common amenity area at ground level
23.45.524	Landscaping	Green Factor of 0.6 or greater, street trees required	
23.45.527	Structure Width and Facade Length	150' Max. Structure width 65% Max of length of lot line (71.5') for facade length within 15' of property line	96'-1" provided See departures pages 58-62
23.54.015	Parking	None required within 1,320 feet of street with frequent transit	0 parking provided
23.54.015	Bicycle Parking	1 per 4 for standard dwelling units; 0.75 per SEDU	(0.75 * 44 SEDU) + (0.25 * 2 dwelling units) = 34 Bikes Vested pre Bike Parking Legislation
23.54.040	Solid waste and recycling	375 sf for 26 - 50 dwelling units	384 sf provided, SPU approved
23.53.015.B.2	Minimum Right-of-Way Widths	8' Setback at 23rd Avenue	8' Setback provided
23.53.015.D.1.b.1	Improvements for Existing Streets	Exceptions: Streets with existing curbs	No-Protest Agreement submitted

EDG Planner's Report:
MUP Submission:
MUP Application Complete:
MHA in Effect:
Bike Parking Legislation:

02.01.2018
04.13.2018
05.01.2018 (Within 90 Days from EDG Report. Project vested)
04.19.2019
04.02.2019

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EDG DESIGN OPTIONS



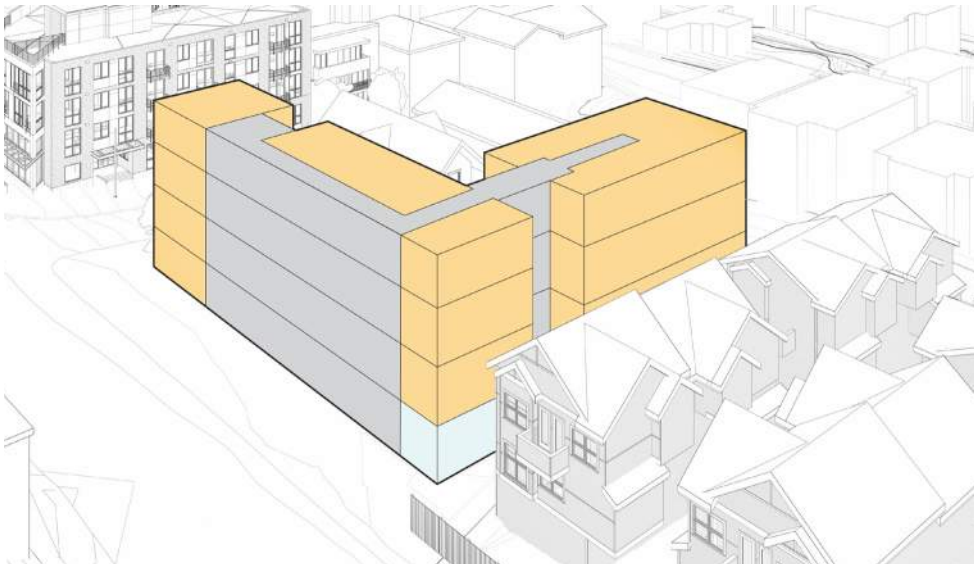
SCHEME A (Code Compliant)

OBJECTIVE
Orient building to capture views and maximize site. Lower project costs.

DESCRIPTION
The simplified floor plate minimizes cladding costs, but necessitates interior circulation along 23rd, reducing activity along the street edge.

- ADVANTAGES**
- Slightly higher FAR
 - Efficient layout
 - Better unit diversity than scheme B
 - No departures required
 - Takes advantage of views (DC1.A4)

- CHALLENGES**
- Inefficient circulation
 - Facade along 23rd is entirely circulation resulting in a large blank wall along 23rd (DC2.B2)
 - Does not contribute to natural surveillance (PL2.B1)
 - Perceived building massing not reduced (DC2.A2)



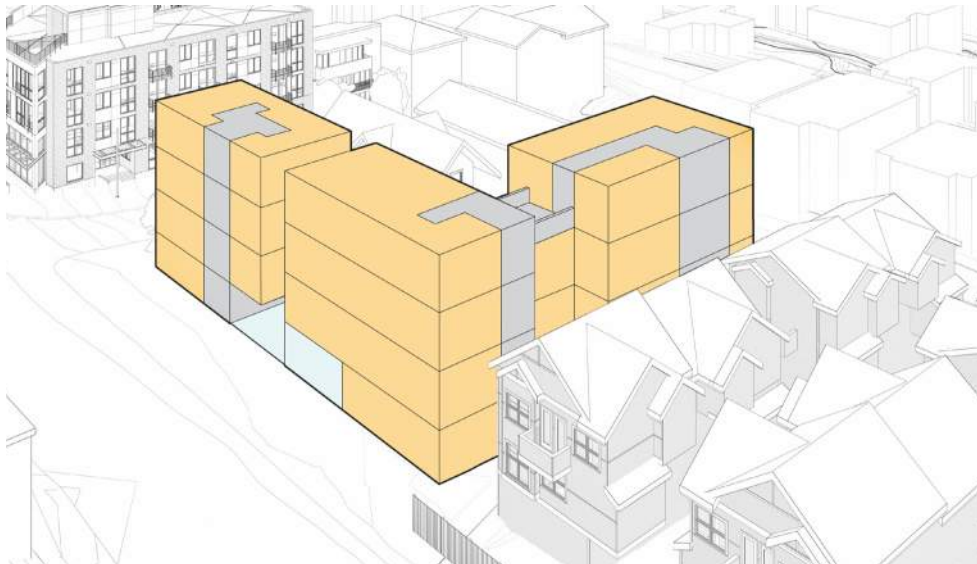
SCHEME B (Code Compliant)

OBJECTIVE
Orient building to capture views and maximize site. Build on ideas of previous scheme, while improving unit views and pedestrian experience along Denny.

DESCRIPTION
Maintains view orientation of scheme A. Moves units out to corners and stairs inwards, creating more corner units and activating Denny. More units have views on east edge of project.

- ADVANTAGES**
- Slightly higher FAR
 - More corner units, activity along Denny
 - No departures required
 - Moderate natural surveillance (PL2.B1)
 - Building massing somewhat reduced for neighbors (DC2.A2)

- CHALLENGES**
- Inefficient circulation
 - Poor unit diversity (nearly all SEDU)
 - Facade along 23rd is mostly circulation resulting in a large blank wall along 23rd that is not activated by residents (DC2.B2)



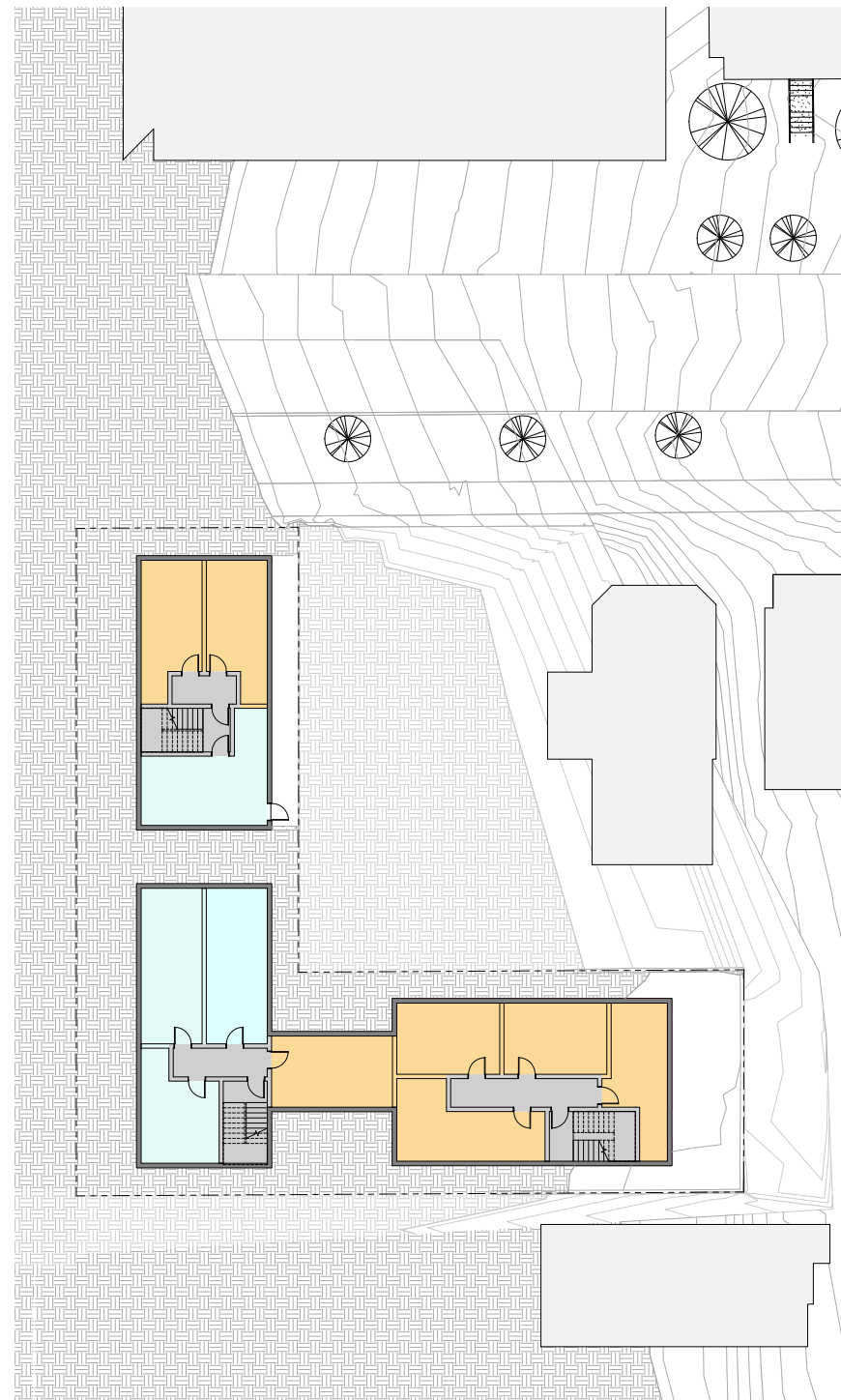
SCHEME C (Preferred Scheme - DRB Supported)

OBJECTIVE
Builds on previous two schemes, but responds appropriately to pedestrian experience along 23rd. Improved resident experience through courtyard amenity.

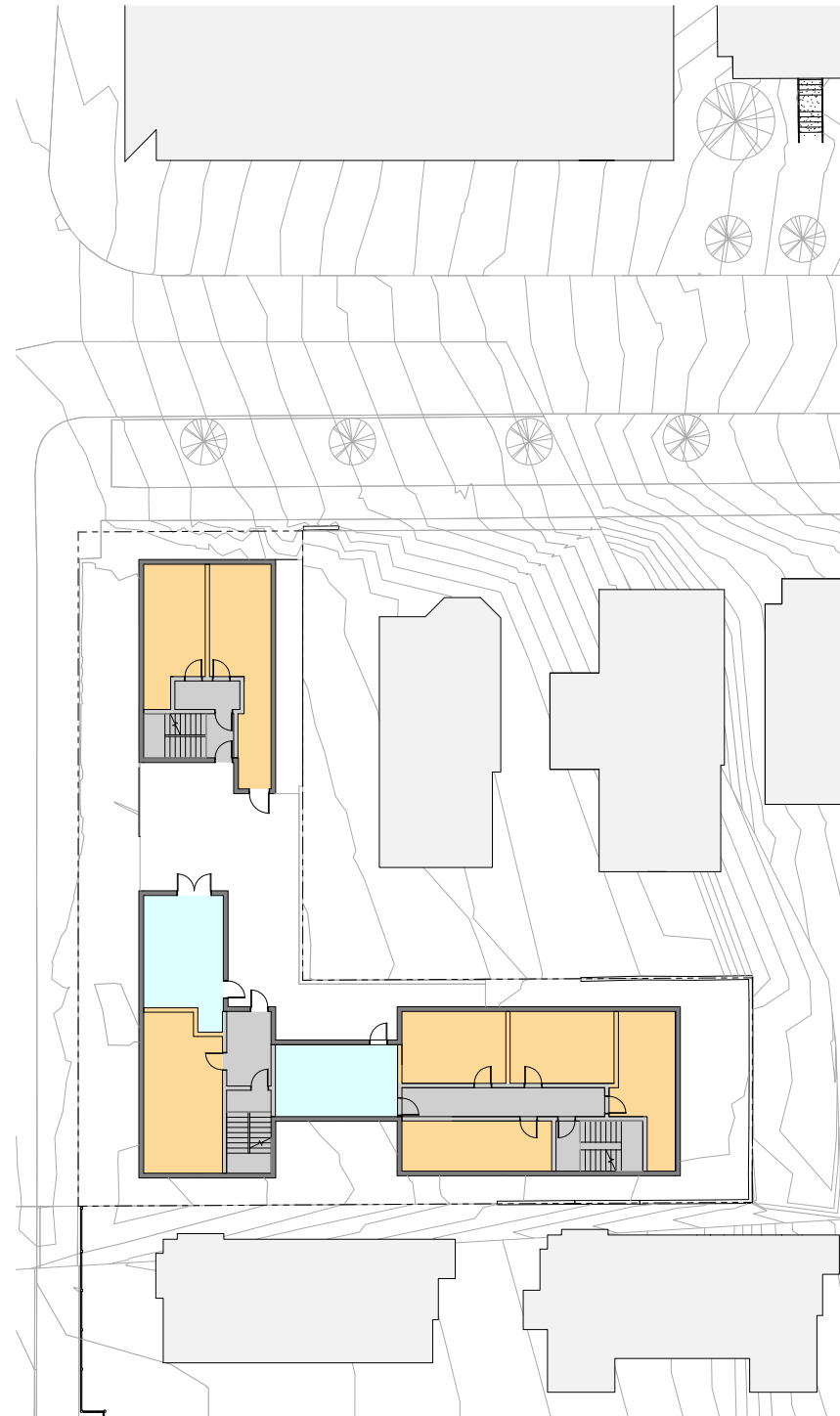
DESCRIPTION
Improves experience along 23rd Corridor by holding strong street edge and activating the 23rd facade with units. Circulation moves to interior and becomes more efficient. Breaking down unit masses creates a transition from large apartment blocks to adjacent townhouses.

- ADVANTAGES**
- Efficient circulation allows area for residential and amenity uses
 - Unit diversity
 - Open spaces at ground level and along 23rd create a network of amenities in the heart of project (CS2.B2, PL1.C3, DC3.A1)
 - Residences along 23rd & Denny provide natural surveillance (PL2.B1)
 - Reduction of building mass along 23rd and neighbors (DC2.A2)
 - Setback along 23rd will be used for place making (DC4.D1, DC4.D4)

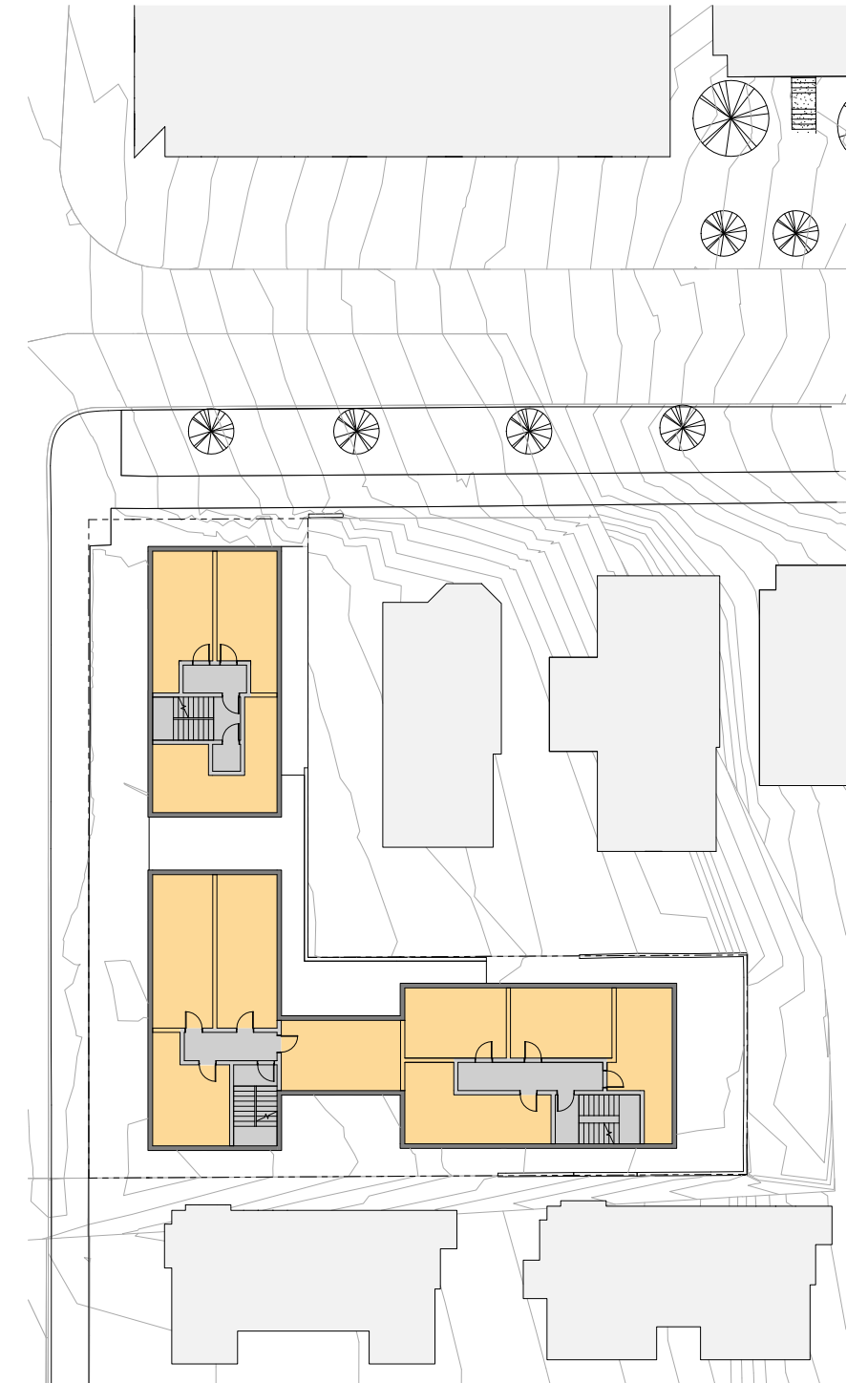
- CHALLENGES**
- Facade length departures along east, south & middle north side lots;
 - Rear setback departure;
 - Setback average departure.



BASEMENT LEVEL PLAN



LEVEL ONE PLAN



TYPICAL LEVEL PLAN

DESIGN DEVELOPMENT
EDG PLANS OF DRB SUPPORTED SCHEME

BASEMENT PLAN

- Units are located where window wells are readily possible or the basement daylights with the topography/level change.
- Storage and utility spaces are placed in locations where the basement is more buried.

CS1.B2 / Natural Systems and Site Features:
Daylighting and Shading

PL4.B2 / Active Transportation: Bike Facilities

DC1.C4 / Project Uses and Activities: Parking
and Service Uses

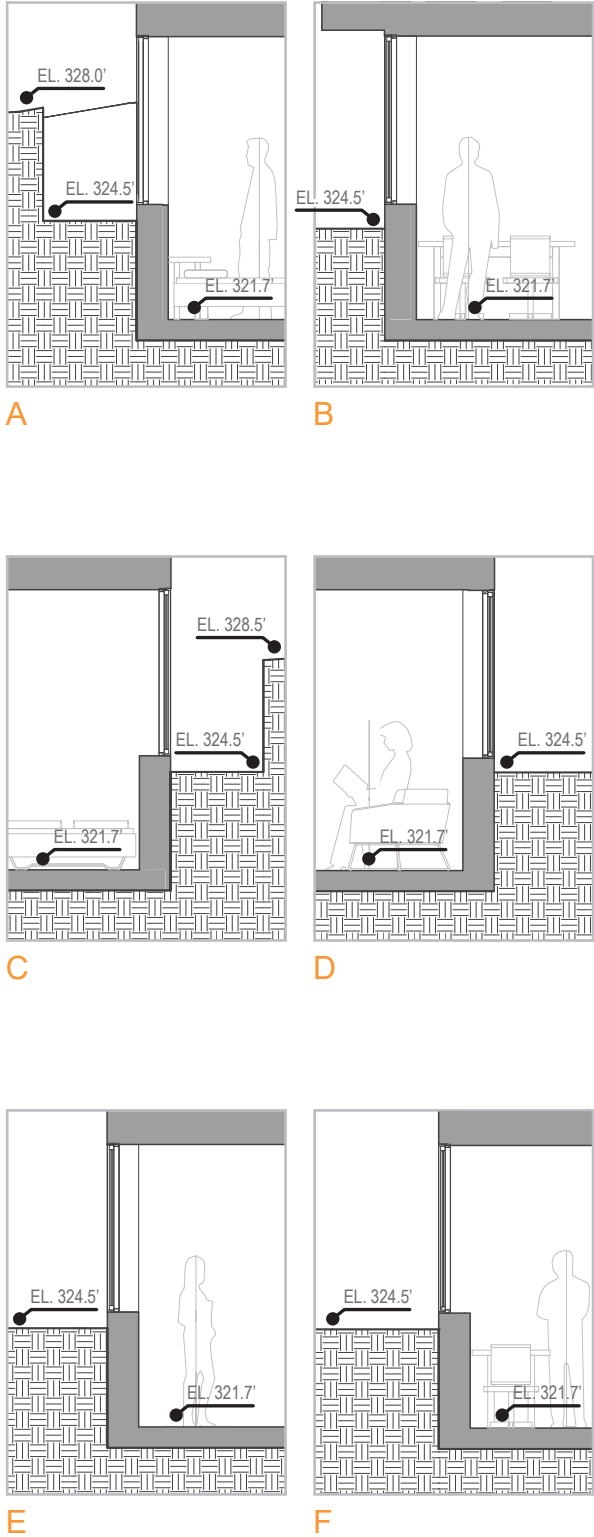
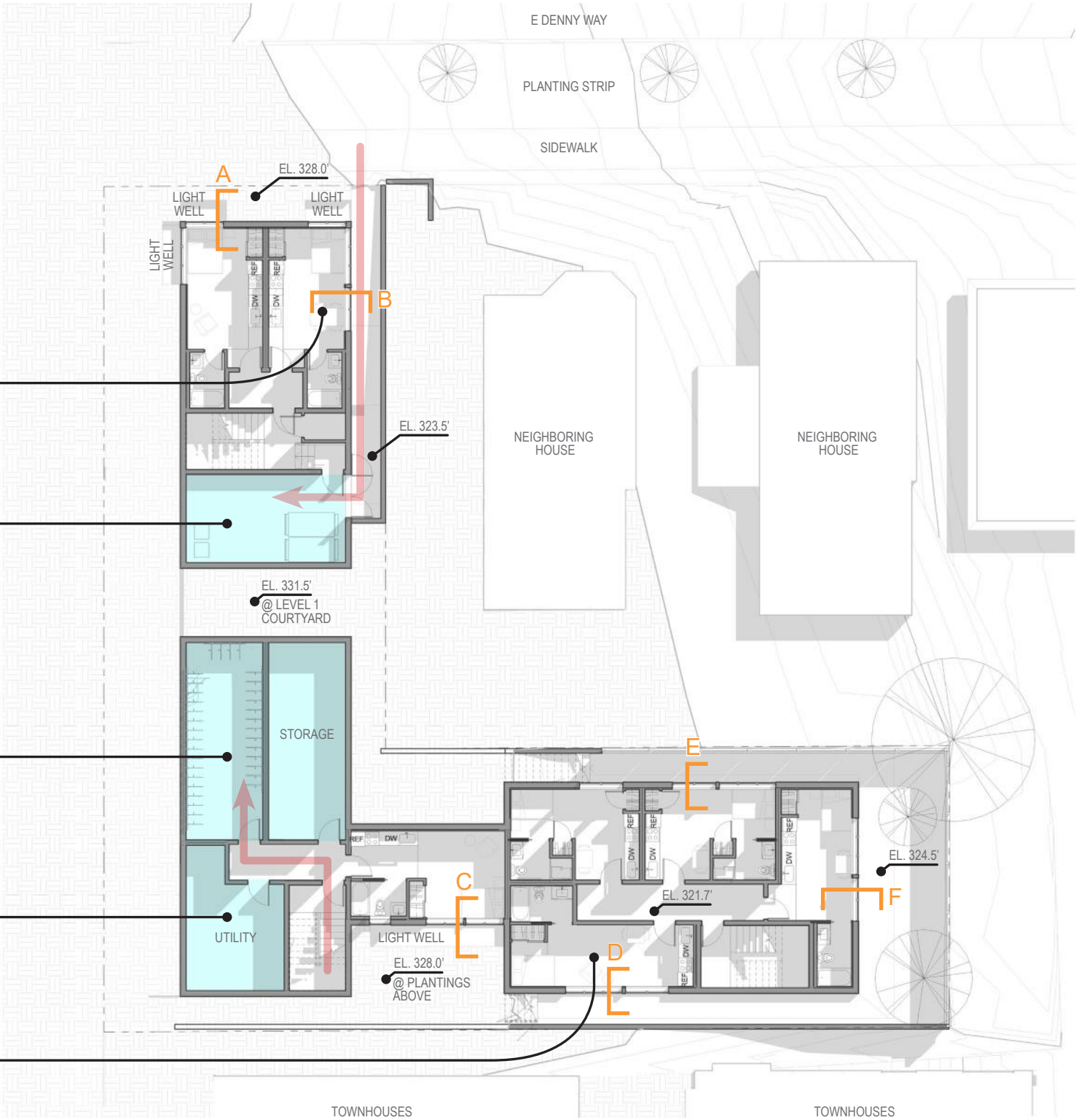
RESIDENTIAL UNITS ARE PLACED IN
LOCATIONS WHERE THEY HAVE MOST
ACCESS TO LIGHT. (CS1.B2)

WASTE ROOM (DC1.C4)

LONG-TERM BIKE STORAGE (PL4.B2)

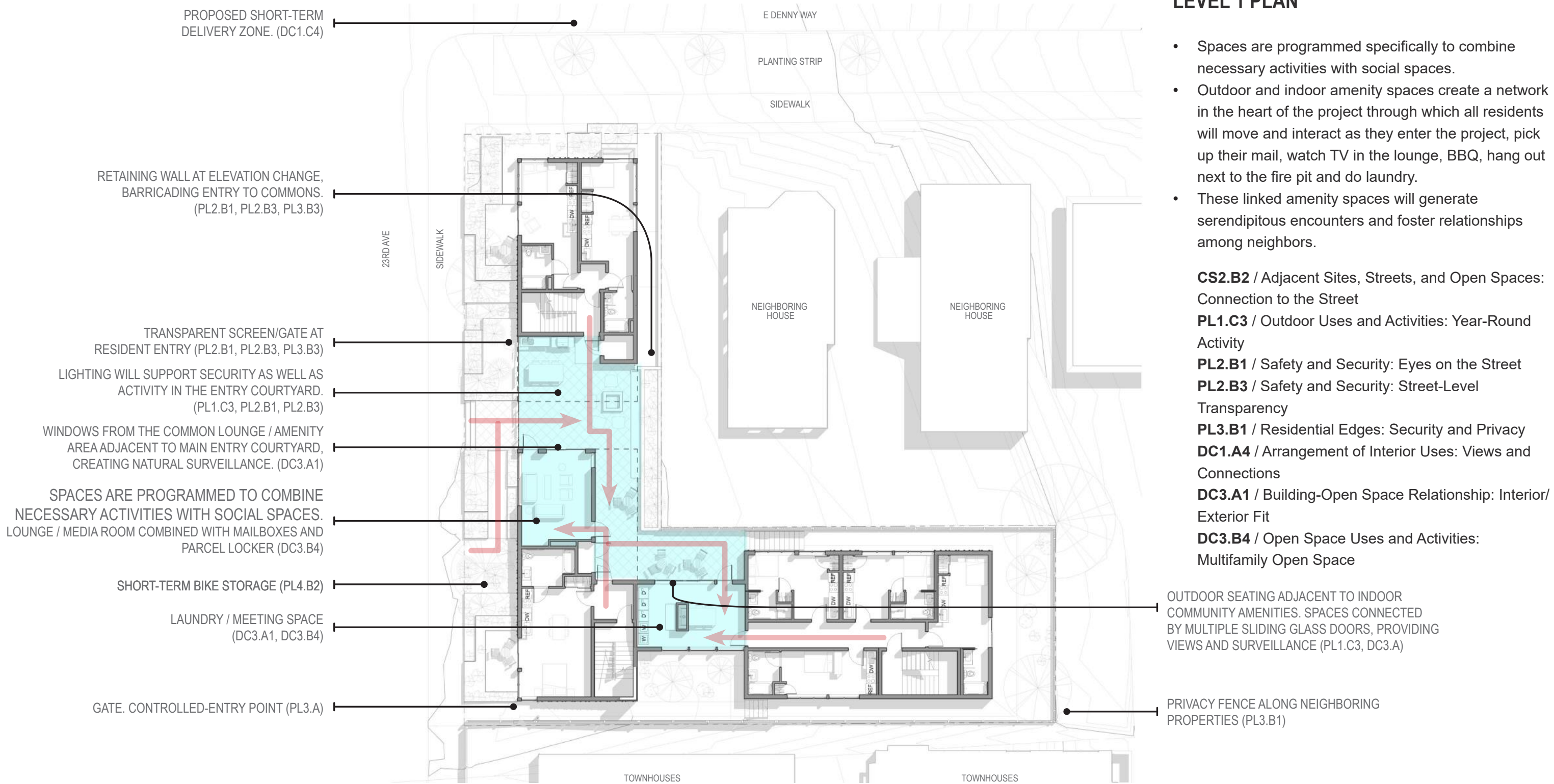
STORAGE AND UTILITY SPACES ARE
PLACED IN LOCATIONS WHERE THE
BASEMENT IS MORE BURIED (CS1.B2)

RESIDENTIAL UNITS ARE PLACED IN
LOCATIONS WHERE THEY HAVE MOST
ACCESS TO LIGHT. BASEMENT UNITS
IN THIS WING ARE DAYLIT (CS1.B2)



DESIGN DEVELOPMENT
EDG PLANS OF DRB SUPPORTED SCHEME

LEVEL 1 PLAN



- Spaces are programmed specifically to combine necessary activities with social spaces.
- Outdoor and indoor amenity spaces create a network in the heart of the project through which all residents will move and interact as they enter the project, pick up their mail, watch TV in the lounge, BBQ, hang out next to the fire pit and do laundry.
- These linked amenity spaces will generate serendipitous encounters and foster relationships among neighbors.

CS2.B2 / Adjacent Sites, Streets, and Open Spaces: Connection to the Street

PL1.C3 / Outdoor Uses and Activities: Year-Round Activity

PL2.B1 / Safety and Security: Eyes on the Street

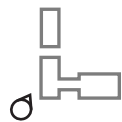
PL2.B3 / Safety and Security: Street-Level Transparency

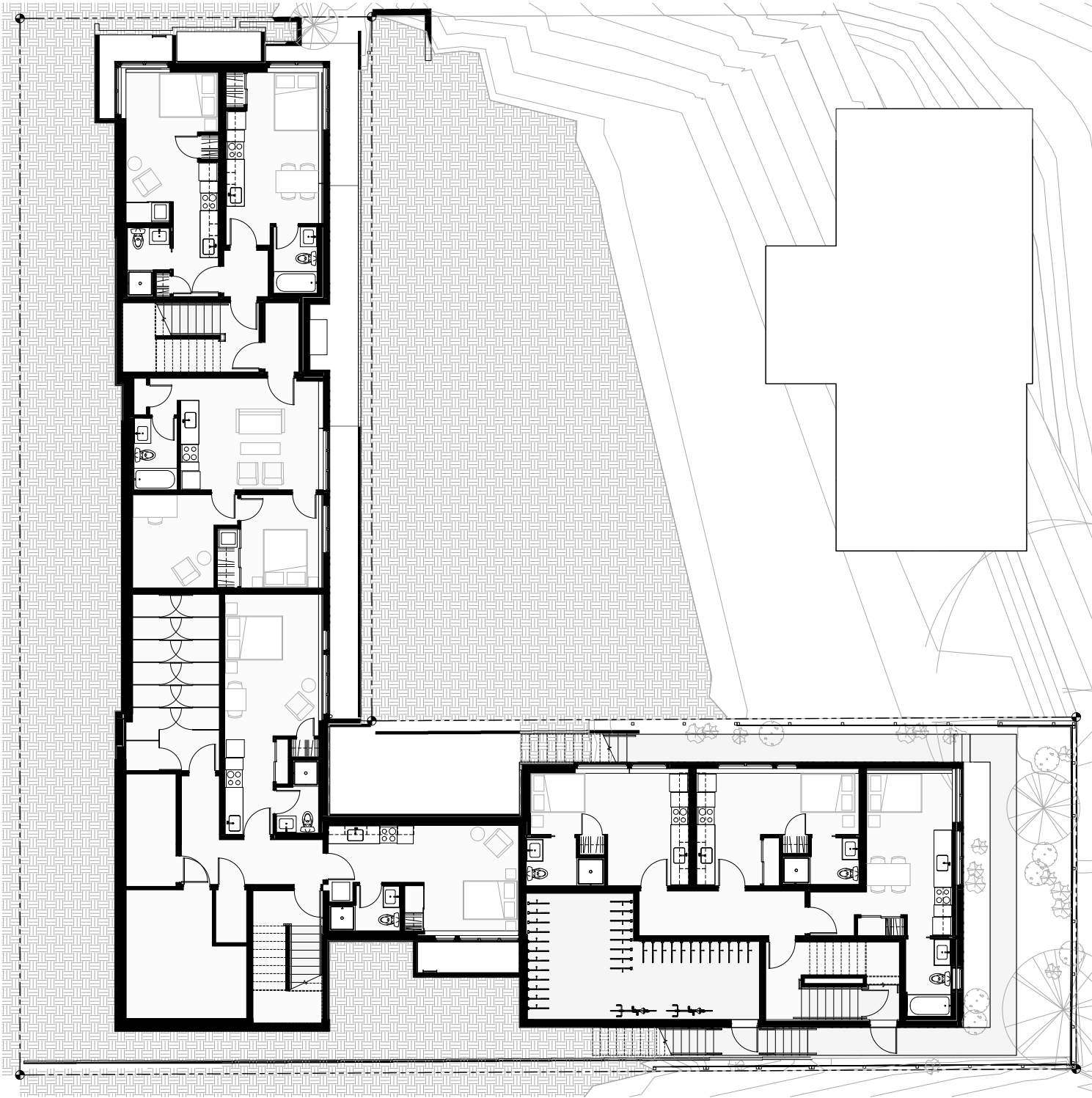
PL3.B1 / Residential Edges: Security and Privacy

DC1.A4 / Arrangement of Interior Uses: Views and Connections

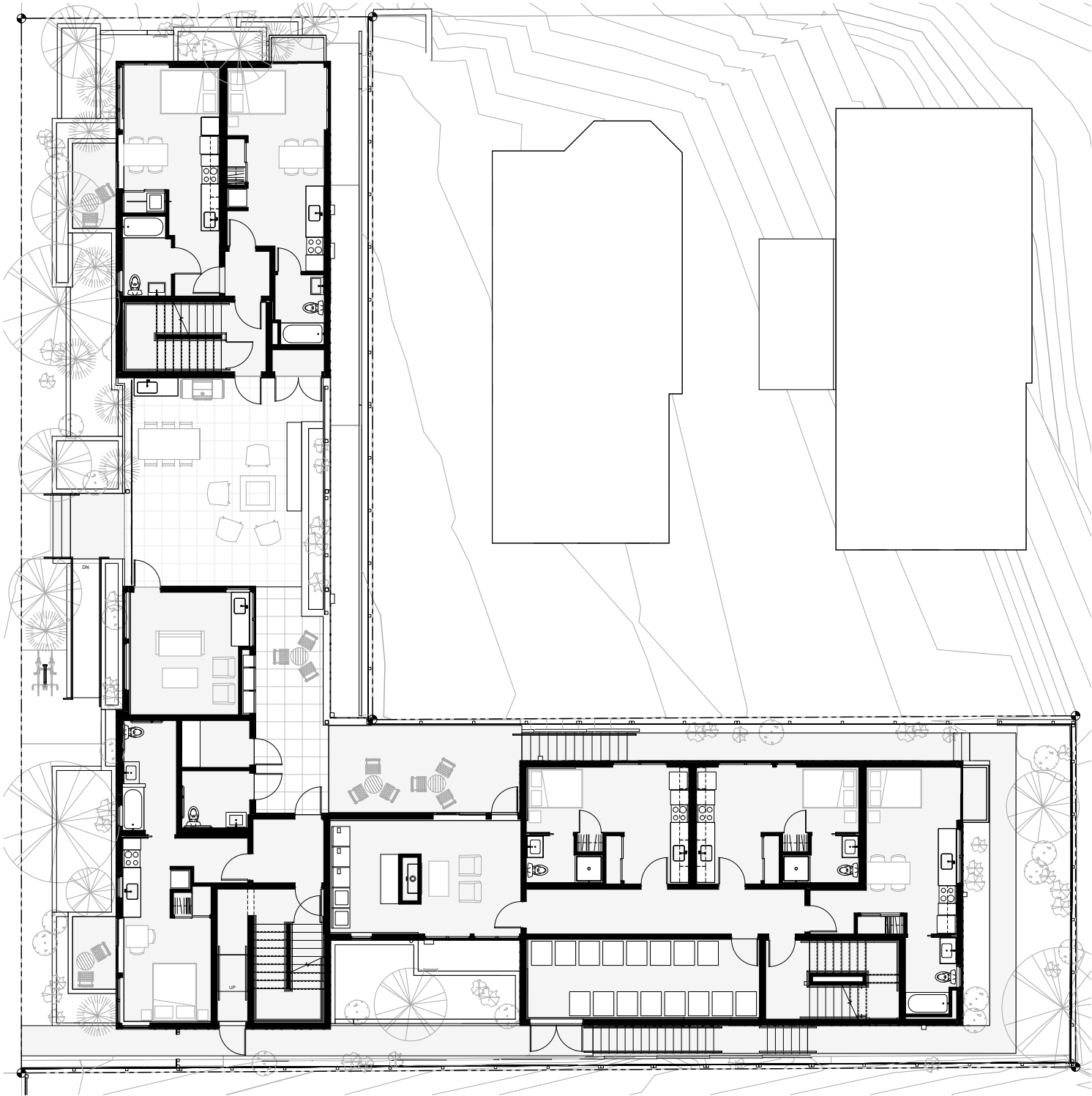
DC3.A1 / Building-Open Space Relationship: Interior/ Exterior Fit

DC3.B4 / Open Space Uses and Activities: Multifamily Open Space



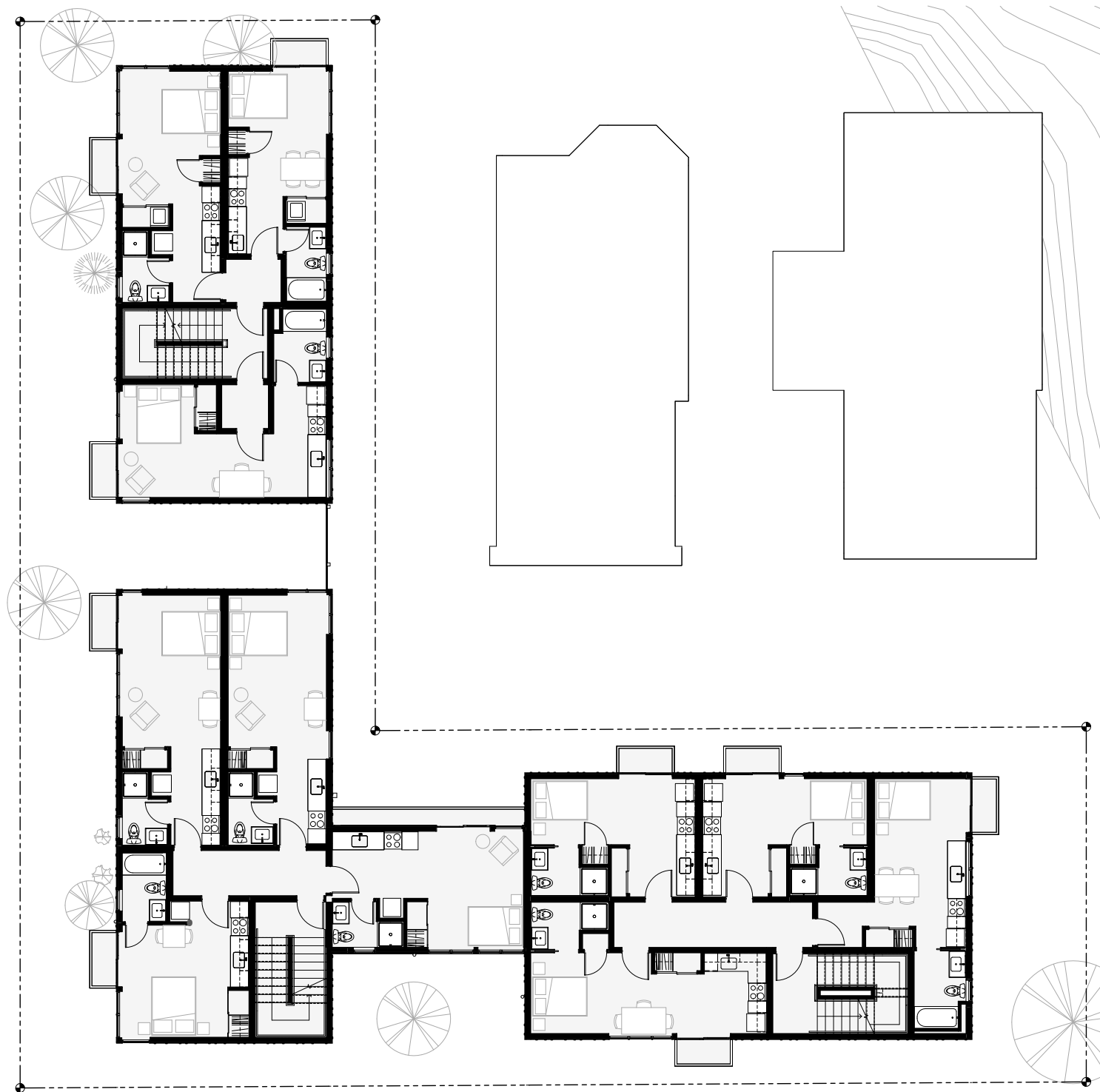


BASEMENT LEVEL PLAN

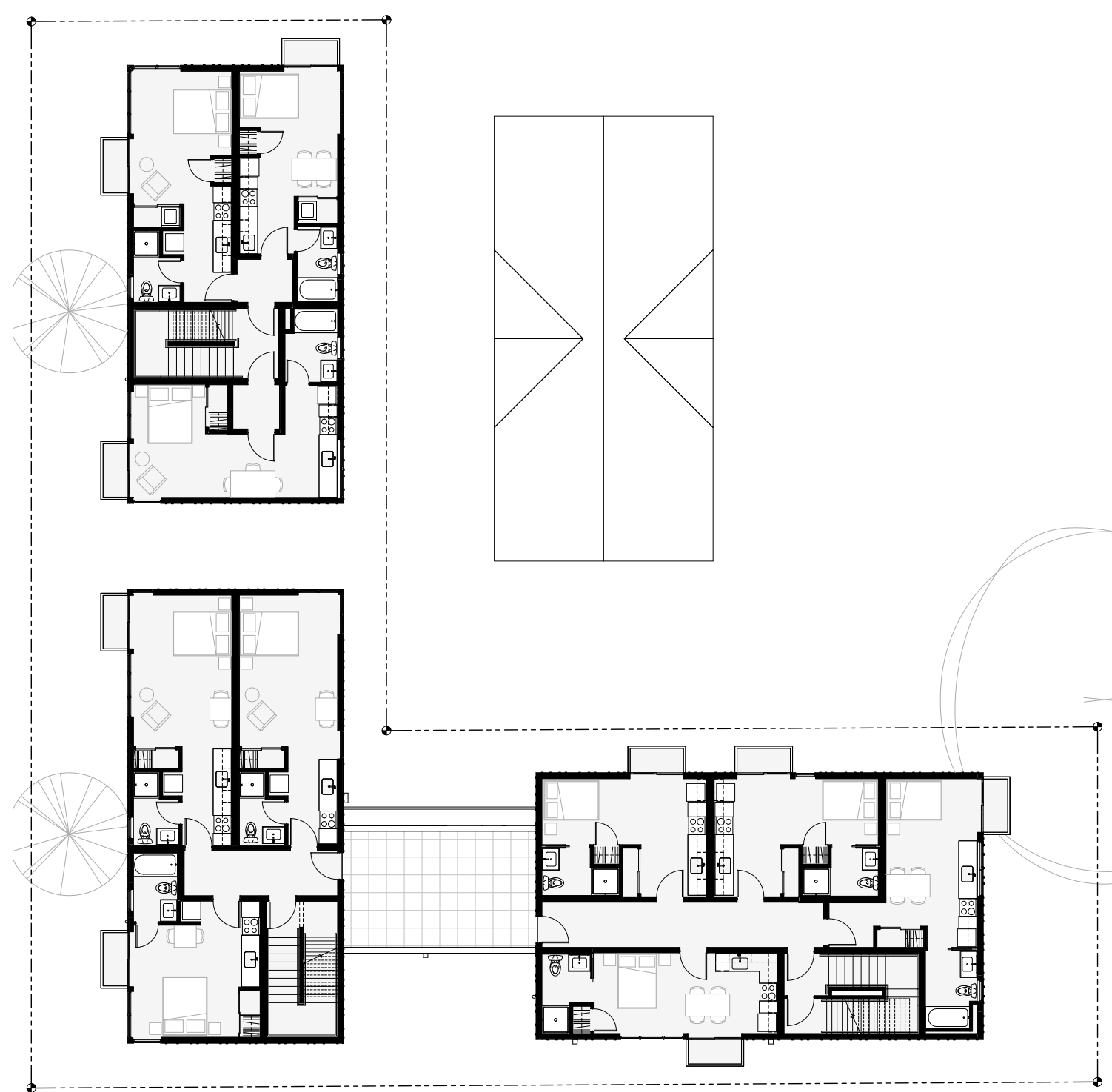


LEVEL 1 PLAN





LEVELS 2-3 PLAN

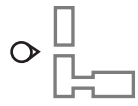


LEVEL 4 PLAN

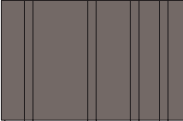


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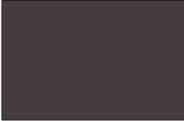
DESIGN DEVELOPMENT
WEST ELEVATION



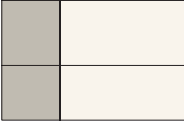
EXTERIOR MATERIAL PALETTE



A. FIBER CEMENT PANELS WITH
1X4 VERTICAL BATTENS AT
VARIED SPACING, PAINTED
MEDIUM GRAY



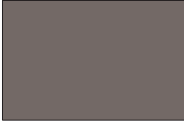
B. FIBER CEMENT PANEL
PAINTED DARK GRAY



C. FIBER CEMENT PANELS
PAINTED LIGHT GRAY &
CREAM



D. EXPOSED CONCRETE
SITE WALLS, APPLY
ANTI-GRAFFITI COATING



E. STUCCO & INSULATION
OVER CONCRETE, GRAY
FINISH





DESIGN DEVELOPMENT

NORTH ELEVATION - BUILDING A



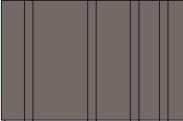
EXTERIOR MATERIAL PALETTE

	A. FIBER CEMENT PANELS WITH 1X4 VERTICAL BATTENS AT VARIED SPACING, PAINTED GRAY		B. FIBER CEMENT PANEL PAINTED DARK GRAY		C. FIBER CEMENT PANELS PAINTED LIGHT GRAY & CREAM		D. EXPOSED CONCRETE SITE WALLS, APPLY ANTI-GRAFFITI COATING		E. STUCCO & INSULATION OVER CONCRETE, GRAY FINISH
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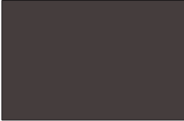
DESIGN DEVELOPMENT
EAST ELEVATION



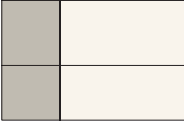
EXTERIOR MATERIAL PALETTE



A. FIBER CEMENT PANELS WITH
1X4 VERTICAL BATTENS AT
VARIED SPACING, PAINTED
MEDIUM GRAY



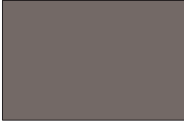
B. FIBER CEMENT PANEL
PAINTED DARK GRAY



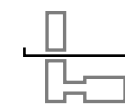
C. FIBER CEMENT PANELS
PAINTED LIGHT GRAY &
CREAM



D. EXPOSED CONCRETE
SITE WALLS, APPLY
ANTI-GRAFFITI COATING



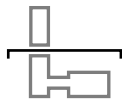
E. STUCCO & INSULATION
OVER CONCRETE, GRAY
FINISH



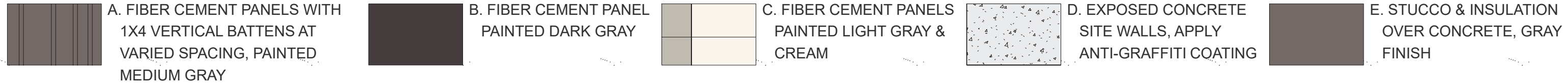
EXTERIOR MATERIAL PALETTE

	A. FIBER CEMENT PANELS WITH 1X4 VERTICAL BATTENS AT VARIED SPACING, PAINTED GRAY		B. FIBER CEMENT PANEL PAINTED DARK GRAY		C. FIBER CEMENT PANELS PAINTED LIGHT GRAY & CREAM		D. EXPOSED CONCRETE SITE WALLS, APPLY ANTI-GRAFFITI COATING		E. STUCCO & INSULATION OVER CONCRETE, GRAY FINISH
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DESIGN DEVELOPMENT
NORTH ELEVATION - BUILDING B



EXTERIOR MATERIAL PALETTE





DESIGN DEVELOPMENT

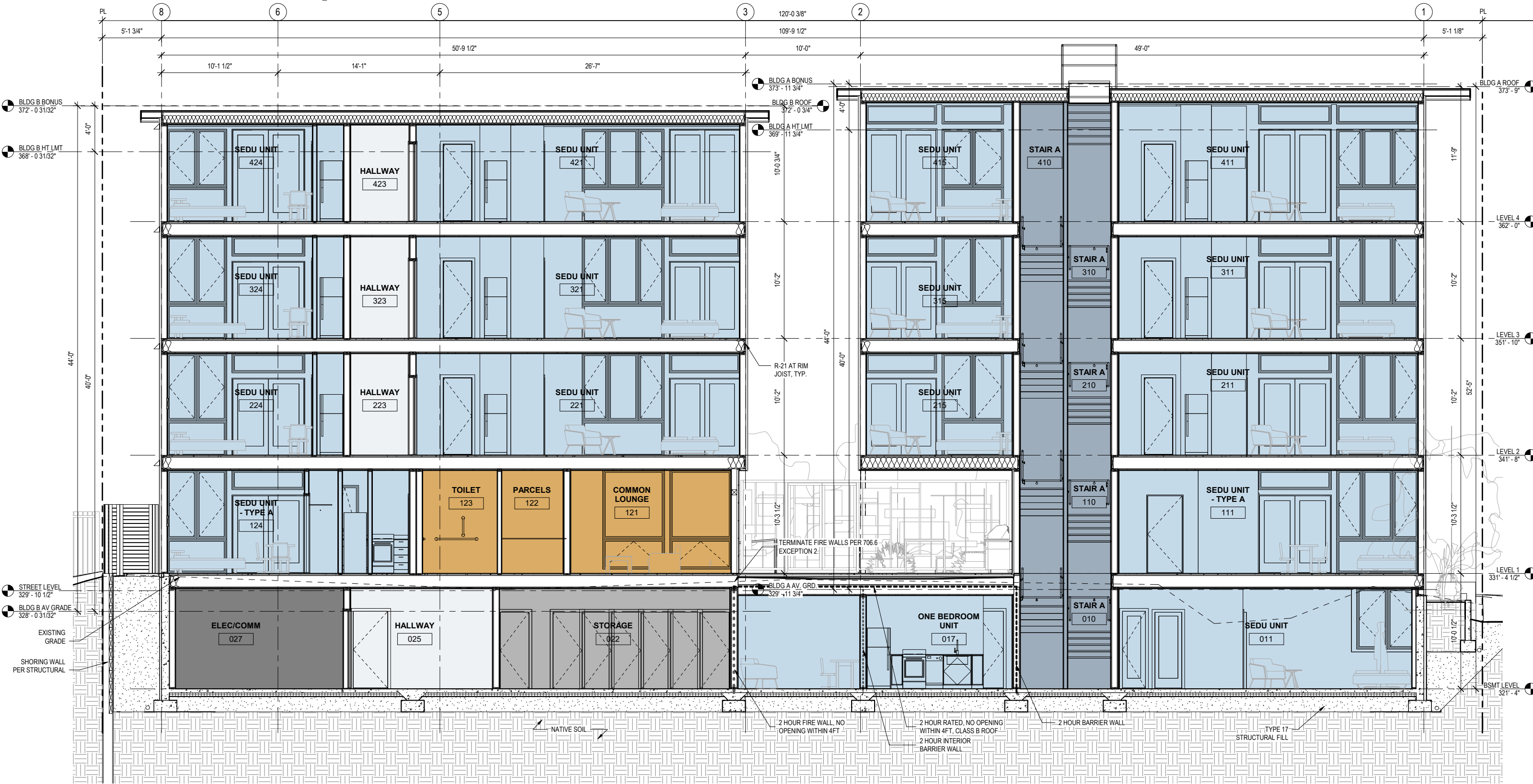
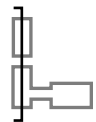
SOUTH ELEVATION - BUILDING A

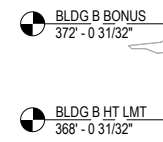


EXTERIOR MATERIAL PALETTE

	A. FIBER CEMENT PANELS WITH 1X4 VERTICAL BATTENS AT VARIED SPACING, PAINTED GRAY		B. FIBER CEMENT PANEL PAINTED DARK GRAY		C. FIBER CEMENT PANELS PAINTED LIGHT GRAY & CREAM		D. EXPOSED CONCRETE SITE WALLS, APPLY ANTI-GRAFFITI COATING		E. STUCCO & INSULATION OVER CONCRETE, GRAY FINISH
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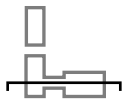
DESIGN DEVELOPMENT
N-S LONGITUDINAL SECTION

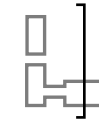




DESIGN DEVELOPMENT

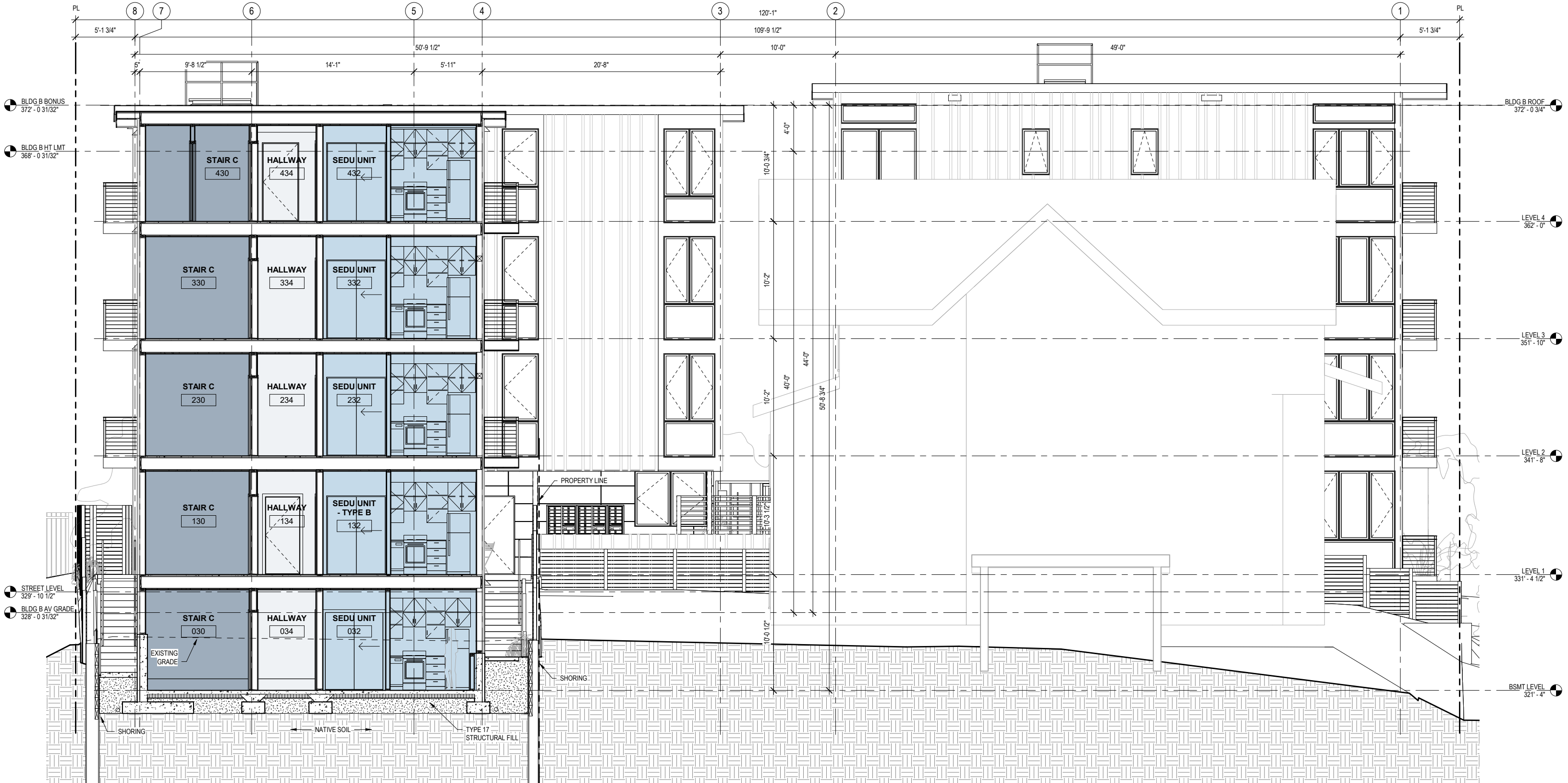
E-W LONGITUDINAL SECTION





DESIGN DEVELOPMENT

N-S TRANSVERSE SECTION



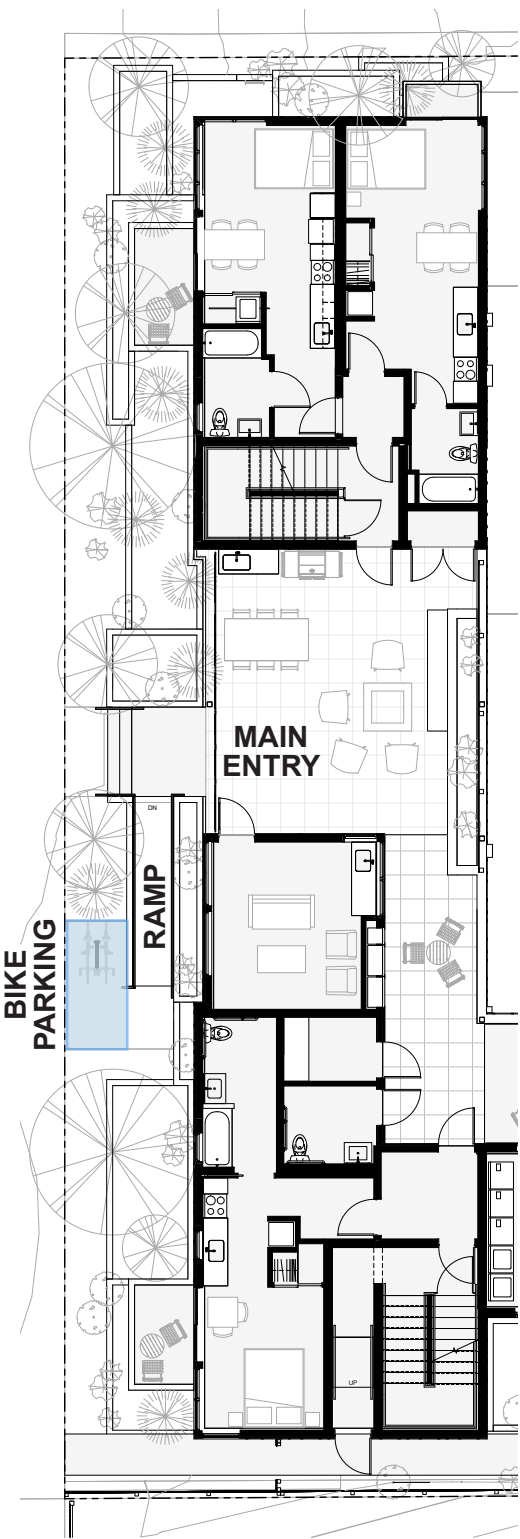
ITEMIZED RESPONSE TO EDG
ENTRIES / ACCESS & SECURITY

Locations for both short term bicycle parking and long term bicycle storage have now been provided. For the recommendation phase of the project staff would like to see additional details pertaining to the actual location and potential bike rack designs for the short term bike parking as discussed on page 39 of the revised EDG packet. (PL4-B-2).

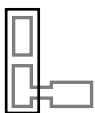
RESPONSE: Bike parking is located directly adjacent to the accessibility ramp at the main entrance. See rendering and floor plan, right. This allows residents to utilize the ramp with their bike, if needed. A simple and sturdy bike parking stand (A), similar to the model below and in the rendering, will accent the contemporary design and hold up over time.



A. BIKE PARKING STAND



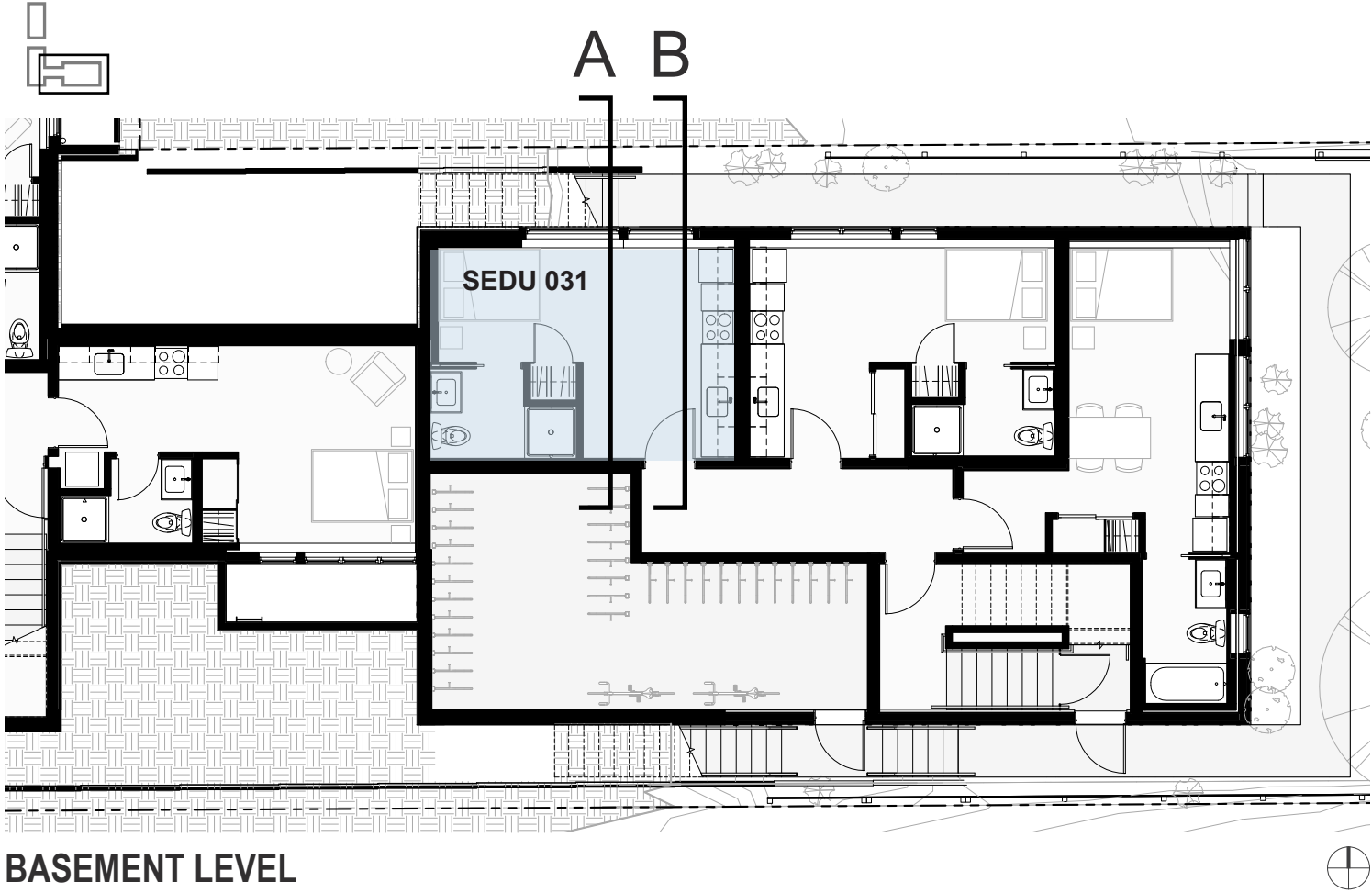
LEVEL 1 PLAN



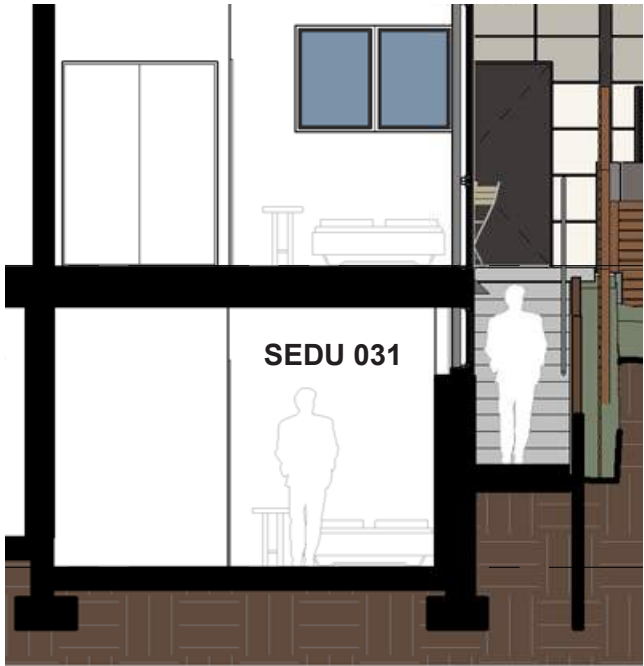
SHORT TERM BIKE PARKING LOCATED AT SOUTH ENTRY RAMP



ITEMIZED RESPONSE TO EDG
BASEMENT LEVEL UNITS



BASEMENT LEVEL



A. SECTION AT HIGH WINDOW



B. SECTION AT LOW WINDOW

LEVEL 1
331' - 4 1/2"

BSMT LEVEL
321' - 4"



SHEER CURTAINS



TOP-DOWN-BOTTOM-UP BLINDS

Staff appreciates the further development of the basement floor plan which depicts the location of the window wells and the potential for gaining daylight into the basement living units. Staff would like to see additional details depicting the placement of windows in the basement SEDU unit located at the northeast corner of the laundry facilities as the unit is immediately adjacent to the descending stairs leading from the lounge area to the basement units to the east. Staff is concerned with the potential privacy impacts into the unit. The added details can be made a part of the Recommendation packet. (CS1-B-2; DC3-B).

Sections A and B are provided, left, to depict the relationship between the walkway, the windows and the unit. The unit is challenged by privacy issues, however, we do not want to limit the choice for residents to access views out by changing the glass from vision glass to frosted. Therefore, the design will utilize both bottom-up-top-down blinds, as well as sheer curtains to give residents choices between layers of privacy and views.

ITEMIZED RESPONSE TO EDG ADJACENCIES / PRIVACY

While privacy studies have been provided on pages 60 and 61 of the revised packet, Staff would like to get a better understanding of the privacy study in relationship to the proposed landscaping and fencing similar to what is being depicted in image “D” on page 54 of the packet. This added information can be made a part of the Recommendation packet submission. (CS2-C, CS2-D-1, CS2-D-5, PL3-B, DC2-C).

RESPONSE: The project uses a number of strategies to maintain respectful privacy relationships with the neighboring properties. Windows are offset in elevation. Floors are also offset from neighbors’ floors in order to jog window alignment at eye level. Privacy fences will provide screening for ground level neighbors’ windows from both project exterior amenities, as well as windows.

The south elevation privacy study, on page 43, indicates the minimal privacy conflicts between the project and the townhouses to the south. The section, right, depicts the vine maple and other plantings which will mitigate privacy conflicts. Note also the depiction and dimension of the fence design.

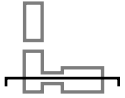
Note: Perimeter fences are typically 6’ tall, 6’ average on slopes, and 4’ on top of retaining walls, subject to the limitations of SMC 23.45.518.1.7.



NORTH ELEVATION PRIVACY STUDY



SOUTH ELEVATION PRIVACY STUDY



ITEMIZED RESPONSE TO EDG ADJACENCIES / PRIVACY

While privacy studies have been provided on pages 60 and 61 of the revised packet, Staff would like to get a better understanding of the privacy study in relationship to the proposed landscaping and fencing similar to what is being depicted in image “D” on page 54 of the packet. This added information can be made a part of the Recommendation packet submission. (CS2-C, CS2-D-1, CS2-D-5, PL3-B, DC2-C).

RESPONSE: The project uses a number of strategies to maintain respectful privacy relationships with the neighboring properties. Windows are offset in elevation. Floors are also offset from neighbors’ floors in order to jog window alignment at eye level. Privacy fences will provide screening for ground level neighbors’ windows from both project exterior amenities, as well as windows.

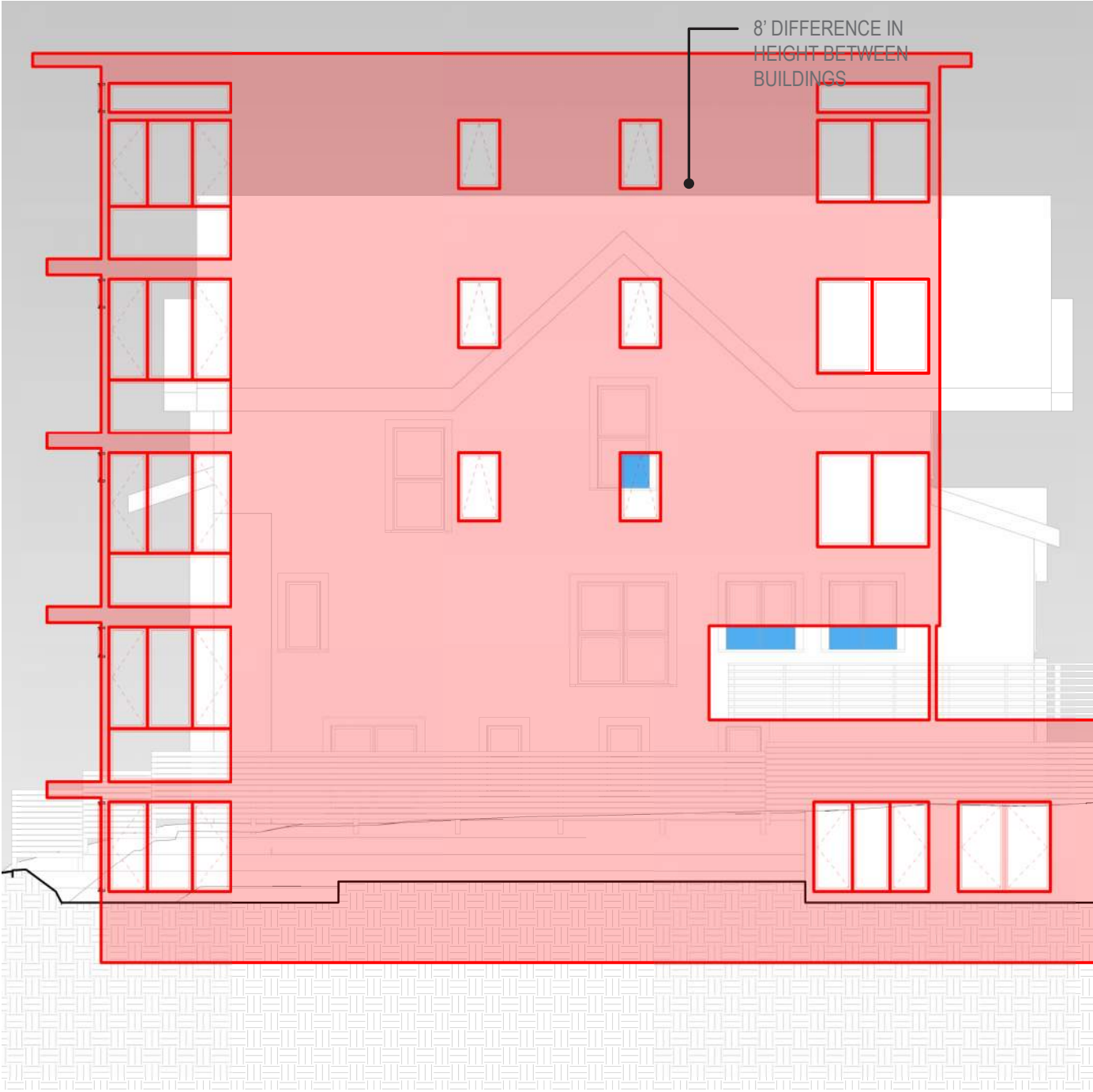
The privacy studies at the north elevation for the south building and east elevation for the north building, on page 45, indicate the minimal privacy conflicts between the project and the adjacent single family homes. The section, right, depicts the fence and vines, such as clematis and silvervein creeper, which will mitigate the privacy conflicts at the lower levels.

Also see the landscape plan on page 48 and planting species images on page 49 for further information.

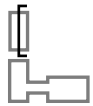
Note: Perimeter fences are typically 6’ tall, 6’ average on slopes, and 4’ on top of retaining walls, subject to the limitations of SMC 23.45.518.1.7.



NORTH ELEVATION PRIVACY STUDY



EAST ELEVATION PRIVACY STUDY



NORTH ELEVATION PRIVACY STUDY



ITEMIZED RESPONSE TO EDG
ADJACENCIES / PRIVACY

Staff requested more information regarding the landscaping buffer along the southern property line for purposes of screening from the adjacent residential property located to the south.

The revised packet indicates that native landscaping will be used in the building notch that faces to the south as well as added landscaping to the southeast, towards the alley, and to the southwest, along 23rd. There will also be privacy fencing and planting strip along the perimeter with neighboring properties on all sides. For the Recommendation phase, Staff would like to see a more robust depiction of the native planting in the form of a landscape planting plan that depicts the screening of adjacent properties along with the type and dimensions of the fencing. (CS2-D-5, PL3-B, DC4-D) .

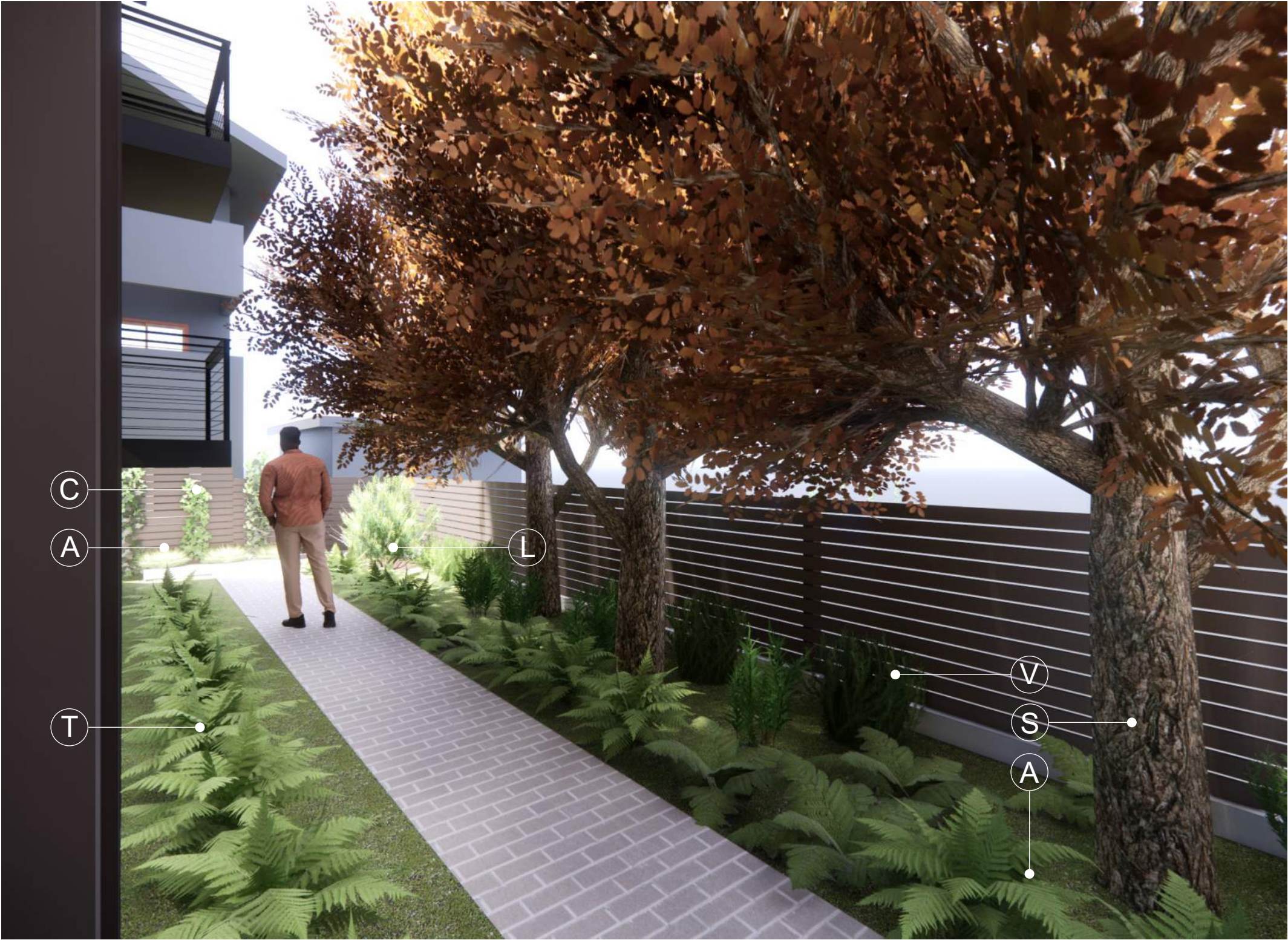
RESPONSE: Renderings, right, depict the character of the fence and plantings and also key to the landscape plan on page 48 and planting species images on page 49.

Also refer to renderings on page 54 and 55 for depictions of the courtyard planter and trellis, as well as art entrance gate/screen. Note that the final design of the gate will be determined by an artist, but will be constructed of high quality materials.



PRIVACY FENCE ALONG SOUTH PROPERTY LINE





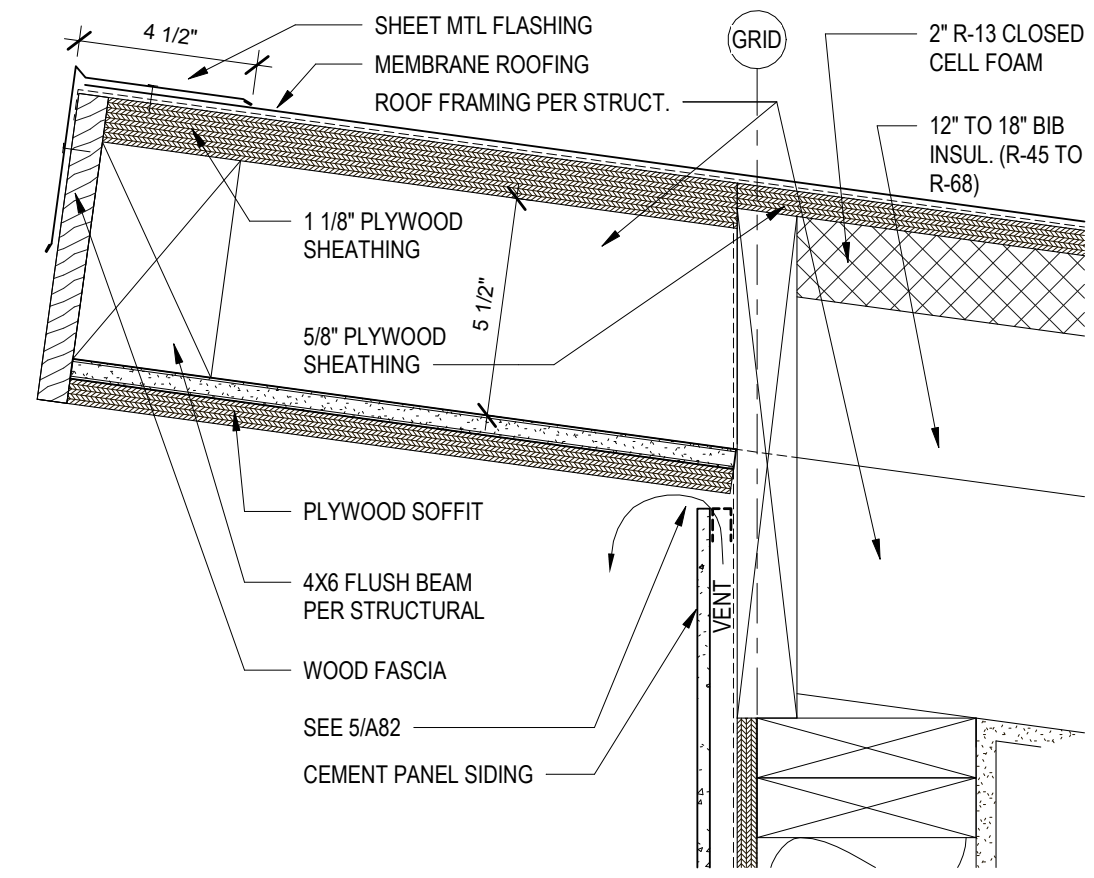
PRIVACY FENCE ALONG SOUTHEAST PROPERTY LINES



ITEMIZED RESPONSE TO EDG ROOF LINE

Staff questions the use of the roof form depicted in the renderings in the revised EDG packet. The form appears to be unnecessarily thick and heavy. Revise the roof form to be thinner and lighter with less structure cantilevering over the exterior wall should be explored. The roof form may use exposed beams or other design element to achieve this.

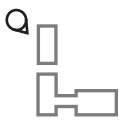
RESPONSE: The design has been revised and the roof line will be lighter and thinner, with 2x6 rafter tails sistered onto the roof structure. See revised rendering and roof detail below.



ROOF DETAIL



STREET PERSPECTIVE LOOKING SOUTHEAST



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LANDSCAPE
CONCEPT & PLAN



GF Plant List, DT, +24"		
	Cornus sanguinea 'Midwinter Fire' / Blood-Twig Dogwood GF Plant List Variety, DT, +24"	1 gal
	Geranium macrorrhizum 'Ingwersen's Variety' / Ingwersen's Geranium GF Plant List, DT, +24", Meets SDOT 30" Req.	1 gal
	Helictotrichon sempervirens 'Saphirsprudel' / Blue Oat Grass DT, +24"	1 gal
	Hemerocallis x 'Pardon Me' / Pardon Me Daylily GF Plant List, DT, +24"	1 gal
	Heuchera x 'Palace Purple' / Coral Bells GF Plant List, DT, +24"	1 gal
	Hosta x 'Patriot' / Patriot Hosta	1 gal
	Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea GF Plant List, DT, +24"	2 gal
	Libertia peregrinans / Orange Libertia DT, +24"	1 gal
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress DT, +24"	2 gal
	Mahonia nervosa / Oregon Grape GF Plant List, Native, +24"	1 gal
	Mahonia x media 'Arthur Menzies' / Mahonia GF Plant List Variety, DT, +24"	2 gal
	Parthenocissus henryana / Silvervein Creeper Great Plant Pick, DT, +24"	1 gal.
	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum GF Plant List, DT, +24"	1 gal
	Polystichum munitum / Western Sword Fern GF Plant List, DT, +24"	1 gal
	Prunus laurocerasus 'Mt Vernon' / Mt. Vernon Laurel GF Plant List, DT, +24", Meets SDOT 30" Req.	2 gal
	Rhododendron yakusimanum 'Grumpy' / Yaku Rhododendron GF Plant List, DT, +24"	1 gal
	Sarcococca hookeriana humilis / Sweet Box GF Plant List, DT	2 gal
	Spirea x bumalda 'Magic Carpet' / Spirea GF Plant List, DT, +24", Meets SDOT 30" Req.	2 gal
GROUND COVERS		
BOTANICAL / COMMON NAME		SIZE
	Juncus ensifolius / Swordleaf Rush GF Plant List, Native, +24"	4"pot
	Pachysandra terminalis / Japanese Spurge GF Plant List, DT	4"pot
	Scirpus microcarpus / Small-fruited Bulrush GF Plant List, Native, +24"	4"pot
	Sedum oregonum / Oregon Sedum GF Plant List, DT	4"pot
COS Standard Street Tree Clearance 3W/ Face of the curb		
Abbreviations GF = Green Factor		



A. Blechnum spicant



I. Hydrangea 'Pee Wee'



Q. Scirpus microcarpus



V. Sarcococca hookeriana 'humilis'

LANDSCAPE
PLANT SCHEDULE



B. Prunus laurocerasus 'Mount Vernon'



C. Clematis armandii 'Snowdrift'



D. Cornus sanguinea 'Midwinter Fire'



E. Geranium macrorrhizum



F. Hemerocallis x 'Pardon Me'



G. Heuchera micrantha 'Palace Purple'



H. Hosta 'Patriot'



J. Juncus ensifolius



K. Libertia peregrinans



L. Mahonia eurybracteata 'Soft Caress'



M. Mahonia nervosa



N. Mahonia x media 'Charity'



O. Parthenocissus henryana



P. Rhododendron 'Grumpy'



R. Spirea japonica 'Magic Carpet'



S. Amelanchier alnifolia 'Autumn Brilliance'



T. Polystichum munitum



U. Acer circinatum



AA. Parrotia persica



BB. Quercus frainetto



CC. Ginkgo biloba 'Princeton Sentry'



W. Cephalotaxus harringtonia prostrata



X. Pachysandra terminalis



Y. Pittosporum tobira 'Wheelers Dwarf'



Z. Sedum

MATERIALS & COLOR PALETTE

a. During the first EDG cycle, Staff noted that material and façade treatments are critical to the success of the project and therefore the applicant should explore texture and variety in the materials to create interest. For the next packet submission, the applicant should include conceptual sketches of material character and application, showing how the façade will be treated. The applicant has provided additional graphic materials depicting the use of vertical board and batten siding for major portions of the exterior building façade which adds texture and visual interest. Other details depict the use of wood at the exterior and interior wall of the front entry and soffits. (CS2-A-2, DC2-D, DC4-A-1, DC4-C-1, DC4-D-2, DC4-D-4)

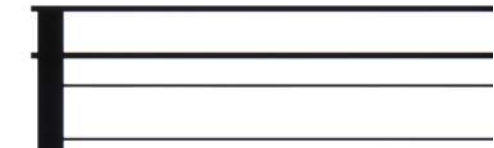
RESPONSE: Fiber cement panels with 1x4 vertical battens at varied spacing (A) will provide the cladding for the majority of all three masses and unify the project. Black fiber cement panels, acting as spandrels between the black windows (B), emphasize the vertical stacks of black windows (G) and create a storefront effect. Black steel railings match the windows and panels. Light grey and cream painted cement board accent panels (C) will be installed in a horizontal stack bond configuration to offset the otherwise mostly vertical cladding. The accent panels, installed on the walls and soffits of the courtyard and amenity areas, will highlight the entry brighten these spaces. The changing directionality of the light grey accent color draws residents through the amenity areas. Exposed concrete planters (D) support the extensive landscaping scheme along the pedestrian way. An art gate and screen (I) will provide security and interest at the entry.



D. EXPOSED CONCRETE SITE WALLS, APPLY ANTI-GRAFFITI COATING



E. STUCCO & INSULATION OVER CONCRETE, GRAY FINISH



F. STEEL RAILINGS - BLACK



G. VINYL WINDOWS - BLACK



H. STAINED CEDAR FENCE

I. SCREEN & GATE, BY ARTIST DESIGN & MATERIAL TBD



A. FIBER CEMENT PANELS WITH 1X4 VERTICAL BATTENS AT VARIED SPACING, PAINTED MEDIUM GRAY



B. FIBER CEMENT PANEL PAINTED DARK GRAY



C. FIBER CEMENT PANELS PAINTED LIGHT GRAY & CREAM



A. FIBER CEMENT PANELS W/ 1x4 VERTICAL BATTENS

- Fiber cement board with 1x4 vertical battens
- Varied spacing, painted medium gray.
- SW 7019 - Gauntlet Gray. Acrylic latex exterior paint, satin



C. FIBER CEMENT ACCENT PANELS

- Fiber cement board, painted light gray and cream.
- Long panels in running bond configuration.
- SW 7016 - Mindful Gray. Acrylic latex exterior paint, satin
- SW 7562 - Roman Column. Acrylic latex exterior paint, satin



B. FIBER CEMENT PANEL

- Fiber cement board window spandrels, painted dark gray.
- SW 7069 - Iron Ore. Acrylic latex exterior paint, satin



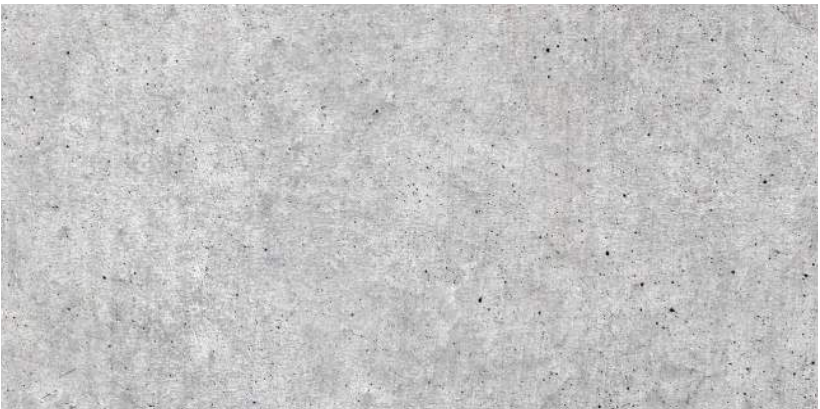
E. STUCCO & INSULATION OVER CONCRETE

- To match SW 7019 - Gauntlet Gray



H. STAINED CEDAR FENCE

- Cedar stained to match SW 6103 - Tea Chest
- Perimeter fence and at entry courtyard



D. EXPOSED CONCRETE

- Planters, site walls, and precast stair treads
- Use smooth clean MDO formwork for a well-crafted finish
- Use form ties with recessed conical tie holes
- Sack and patch form tie holes and any rock pockets larger than 1". Grind smooth any ridges or fins.
- Apply anti-graffiti coating



F. STEEL RAILINGS - BLACK

- Black powder-coated steel
- Horizontal rails
- Balcony and roof deck railings



G. VINYL WINDOWS - BLACK

- Mikron SuperCapSR Black



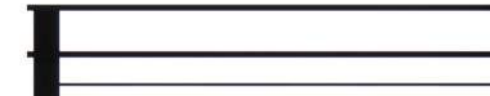
I. SCREEN & GATE, BY ARTIST

- Design & material TBD per artist

MATERIALS & COLOR PALETTE



G. VINYL WINDOWS - BLACK



F. STEEL RAILINGS - BLACK



E. STUCCO & INSULATION OVER CONCRETE, GRAY FINISH



D. EXPOSED CONCRETE SITE WALLS, APPLY ANTI-GRAFFITI COATING



C. FIBER CEMENT PANELS PAINTED LIGHT GRAY & CREAM



B. FIBER CEMENT PANEL PAINTED DARK GRAY



A. FIBER CEMENT BOARD PANELS WITH 1X4 VERTICAL BATTENS AT VARIED SPACING, PAINTED MEDIUM GRAY

I. SCREEN & GATE, BY ARTIST DESIGN & MATERIAL TBD



AMENITY AREA - LOOKING WEST

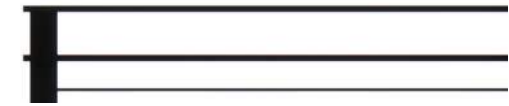




AMENITY AREA - LOOKING SOUTH



G. VINYL WINDOWS - BLACK



F. STEEL RAILINGS - BLACK



E. STUCCO & INSULATION OVER CONCRETE, GRAY FINISH



D. EXPOSED CONCRETE SITE WALLS, APPLY ANTI-GRAFFITI COATING



C. FIBER CEMENT ACCENT PANELS PAINTED LIGHT GRAY & CREAM



B. FIBER CEMENT PANEL PAINTED DARK GRAY



A. FIBER CEMENT PANELS WITH 1X4 VERTICAL BATTENS AT VARIED SPACING, MEDIUM GRAY



H. STAINED CEDAR FENCE

EXTERIOR LIGHTING PLAN

Exterior lighting will support safety and security for the residents of the project, as well as highlight the design. Generally, pathway lighting will illuminate the circulation paths around the building while sconces will provide lighting adjacent to doors. Landscape accent lighting will emphasize the extensive plantings and string lights will create ambiance at the main entry courtyard.



L1 - WALL SCONCE



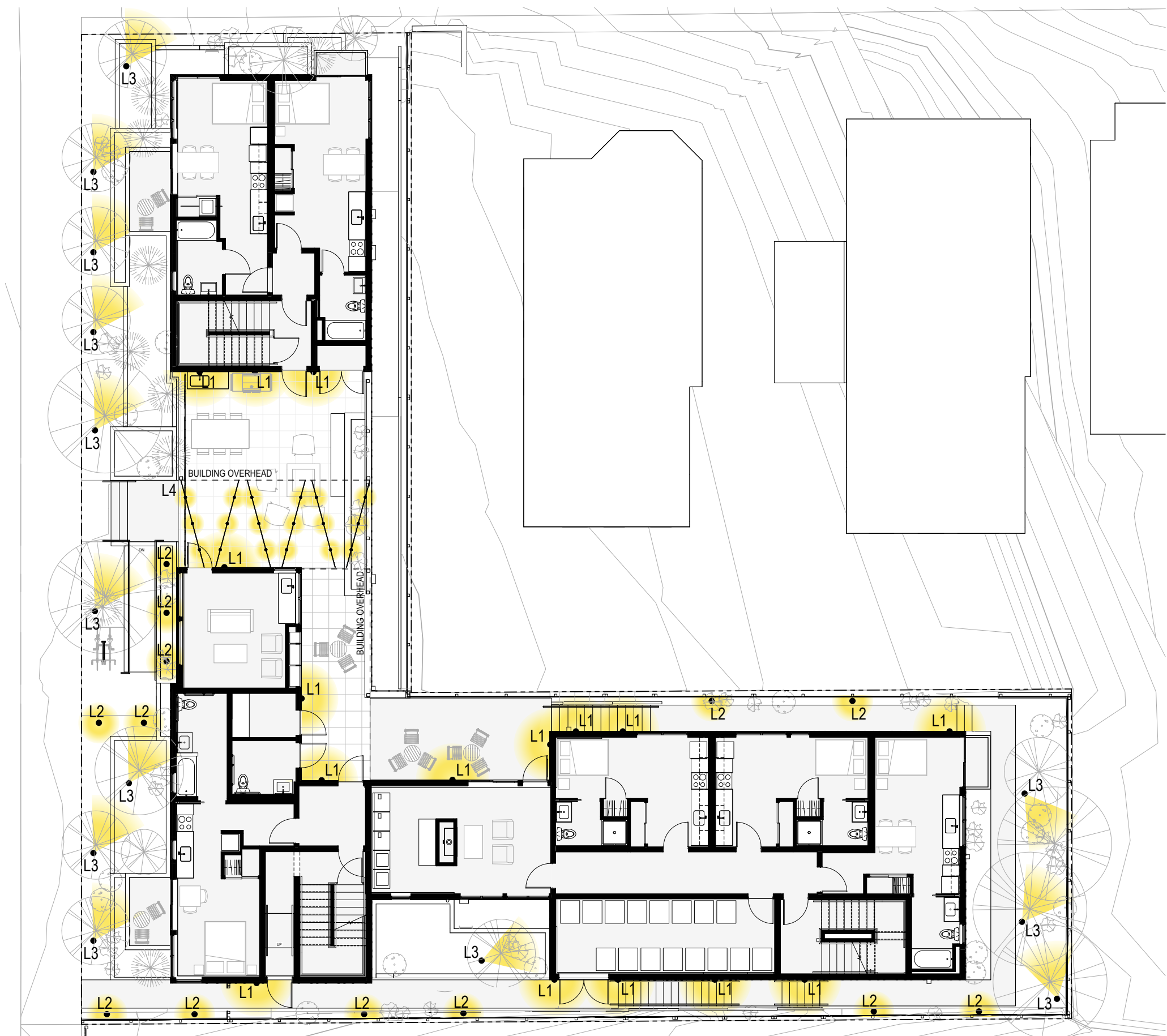
L2 - PATHWAY LIGHT



L3 - LANDSCAPE ACCENT LIGHT



L4 - STRING LIGHT

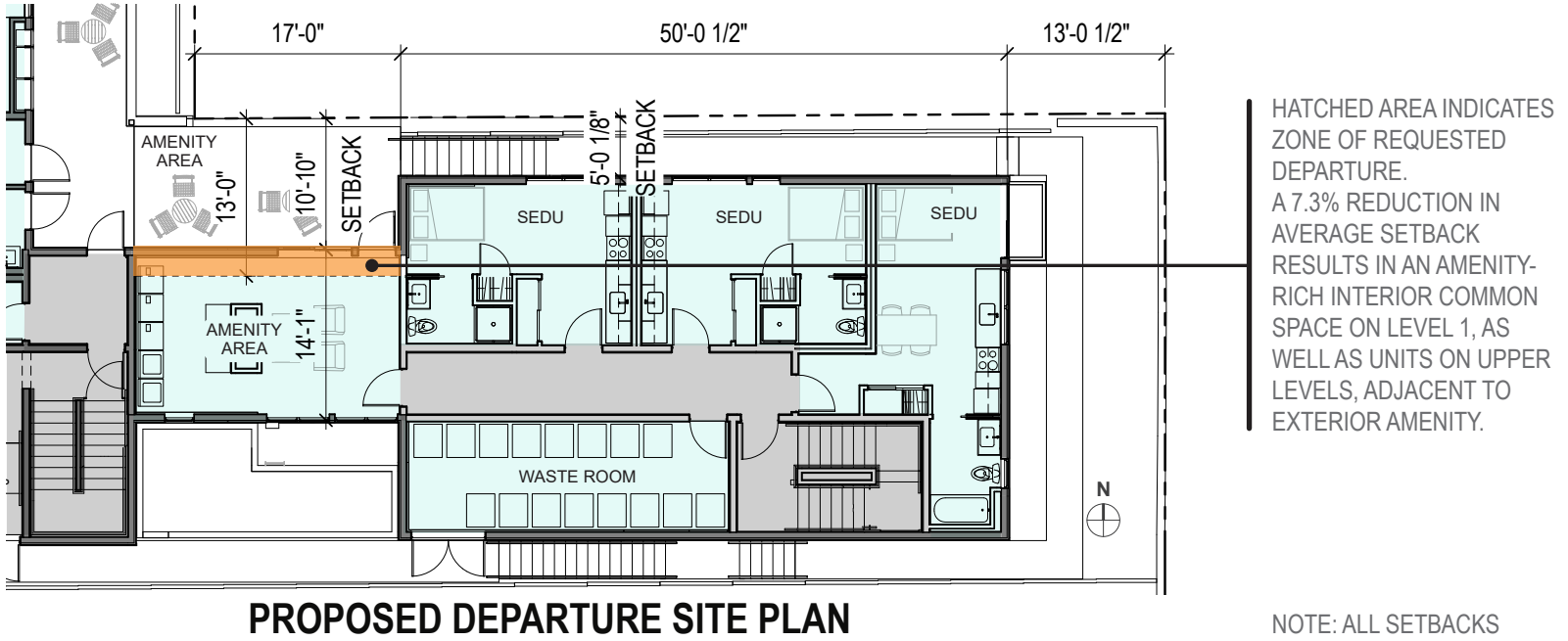
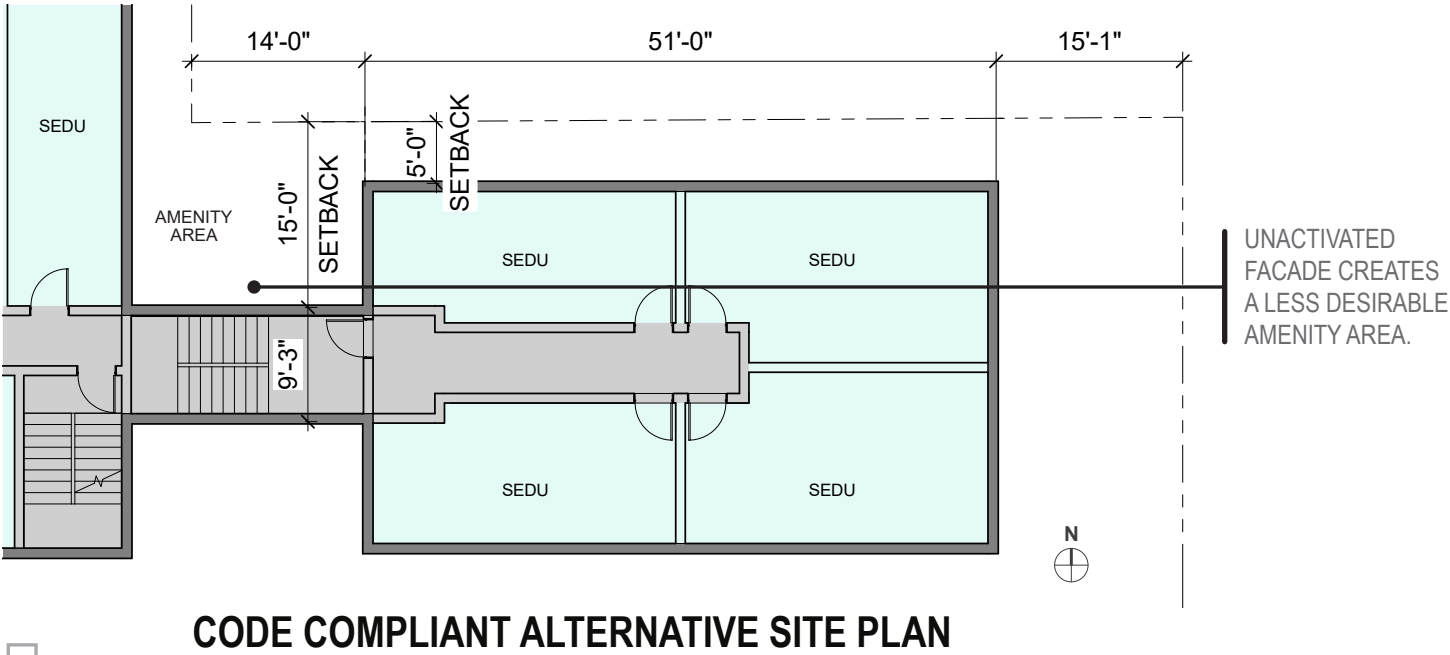


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DEPARTURE REQUESTS

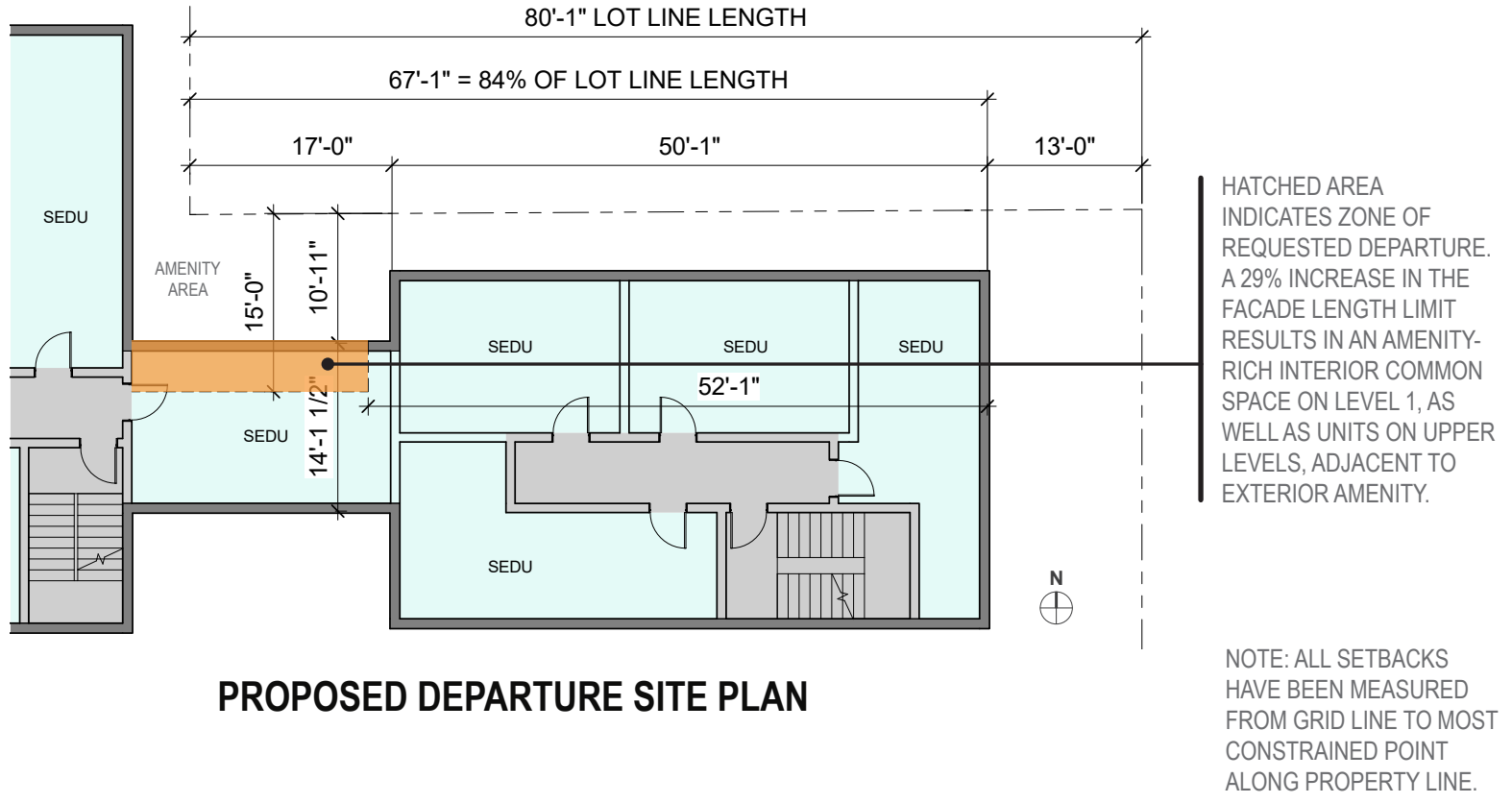
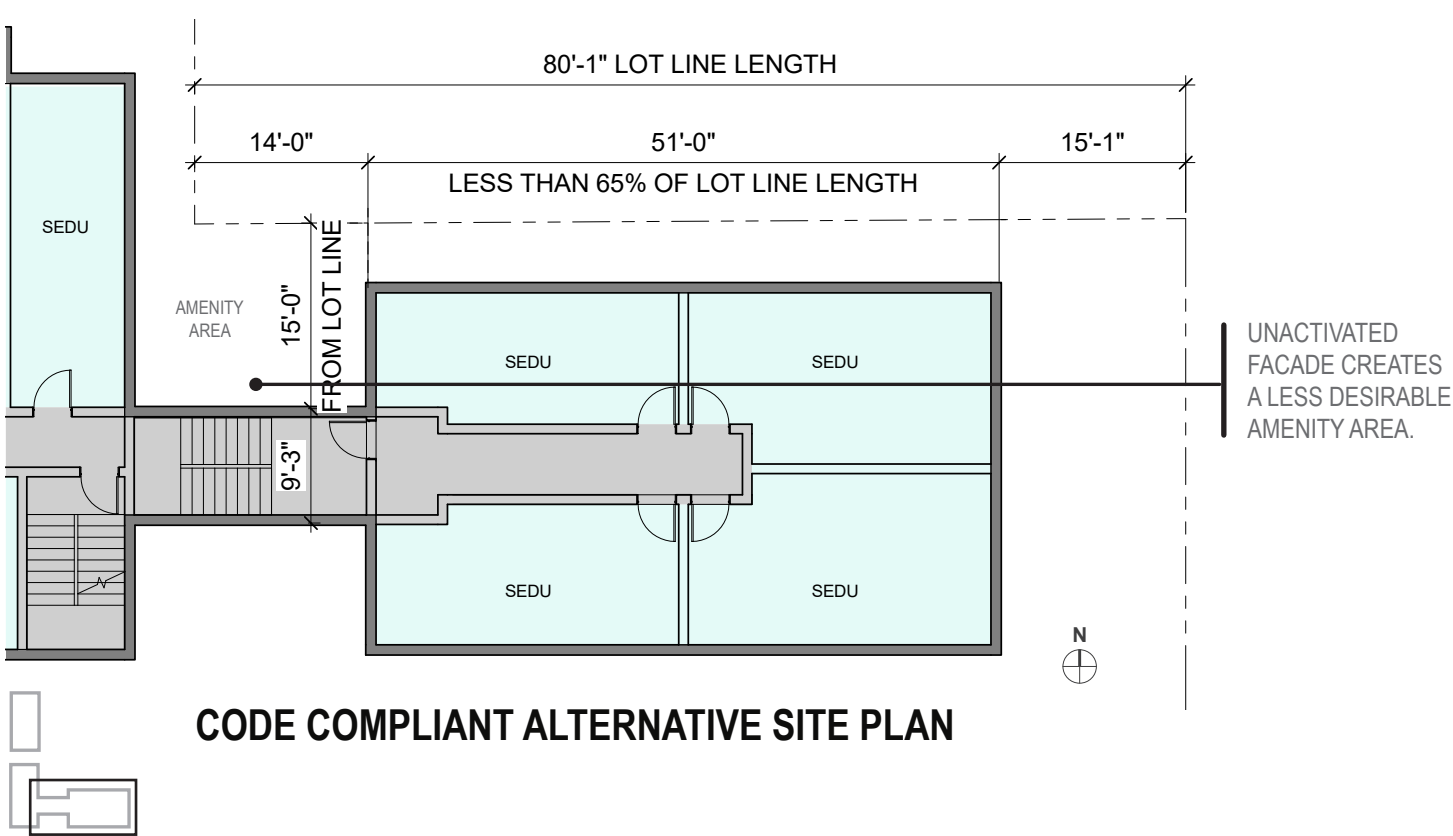
DEPARTURE 1

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	SEATTLE DESIGN GUIDELINES
23.45.518 Required Setbacks in LR Zones Side setback for facades greater than 40 feet in length must be 7' average; 5' minimum	Request to depart from the 7' average setback. Allow a 6'-5 3/4" average setback. Maintain the 5' minimum. CALCULATIONS: ((17' x 10'-10") + (50'-1/2" x 5'-1/8")) / (17' + 50'-1/2") = 6'-5 3/4" average setback	The requested departure represents a 7.3% reduction in setback average, compared to the required setback average. CALCULATIONS: (7' - 6'-5 3/4") / 7' = 7.3% change	Reducing the average setback expands the interior dimension, making indoor amenity and functional SEDU programming possible, activating the adjacent exterior amenity and creating a better space that tenants may use year-round. The generous indoor laundry/gathering space will accommodate amenities such as a TV, fireplace, meeting table, shared laundry and sliding glass doors, connecting to the exterior. Units above will have windows and balconies that will activate the outdoor amenity space, providing additional surveillance. The exterior amenity will be programmed with plantings, café tables and a nearby fire pit. The upper level will be an egress balcony, reducing perceived building mass. <i>Refer to diagrams and inspiration images on the following pages.</i>	A constrained interior dimension leaves a stair/ circulation as the only feasible programming element. Required fire-rated construction for the stairwell discourages activation of the façade and reduces surveillance of the adjacent open space. Outdoor commons lacks an adjacent activated edge, resulting in a less desirable amenity area which is also less amenable to year-round activity. Since the stair tower would be the same height as the adjacent masses, the perceived massing would not be reduced.	PL1.C3 / Outdoor Uses and Activities: Year-Round Activity DC1.A2 / Gathering Spaces DC1.A4 / Views and Connections DC2.A2 / Reducing Perceived Mass DC2.B2 / Blank Walls DC2.B1 / Architectural and Facade Composition DC3.A1 / Interior/Exterior Fit



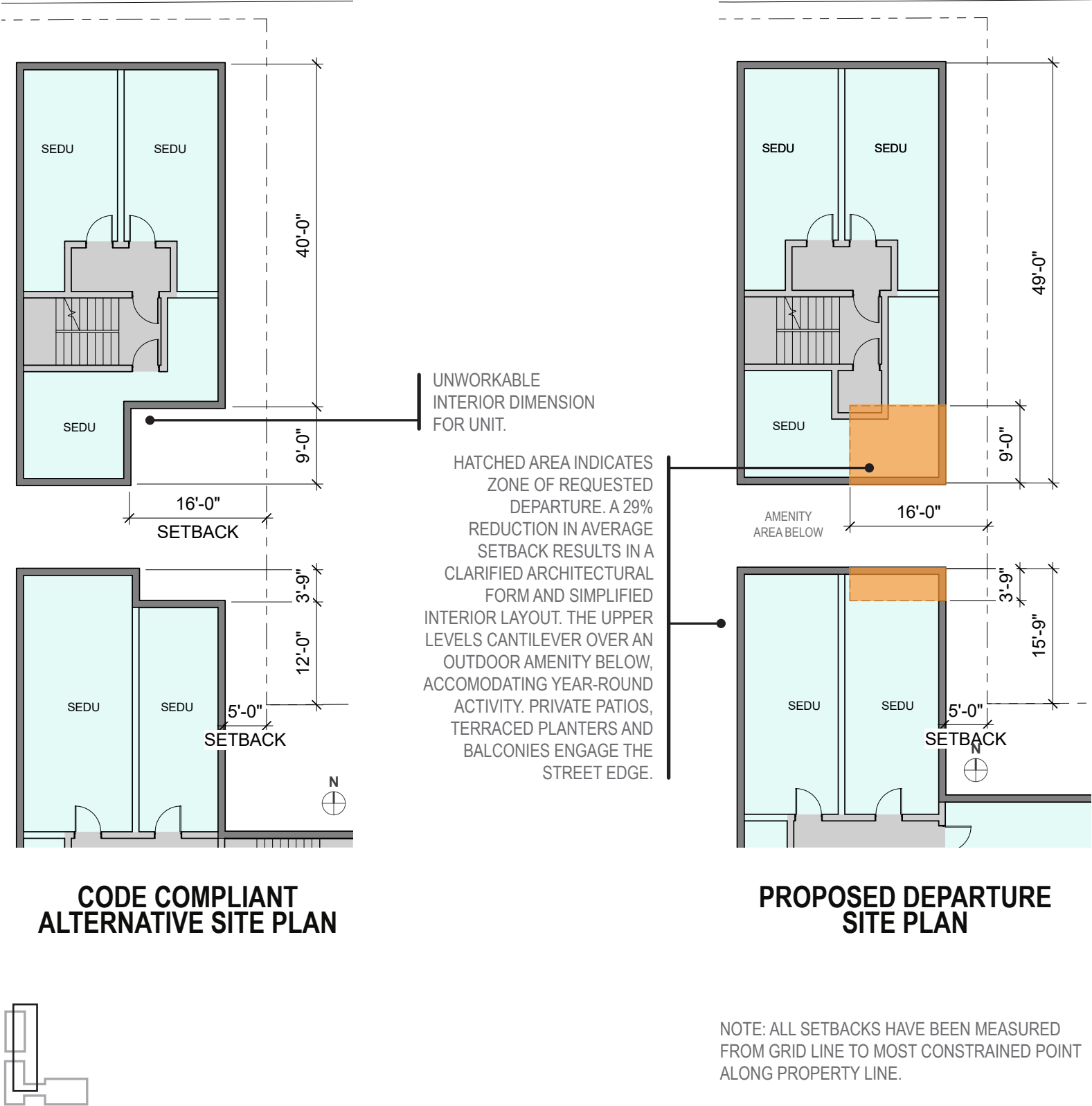
NOTE: ALL SETBACKS
HAVE BEEN MEASURED
FROM GRID LINE TO MOST
CONSTRAINED POINT
ALONG PROPERTY LINE.

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	SEATTLE DESIGN GUIDELINES
23.45.527.B.1 Structure Width & Facade Length Limits The maximum combined length of all portions of the facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.	Allow the combined length of all portions of the facades within 15' to equal 84% of the length of the lot line. Note: 65% of the lot line is 52'-1" CALCULATIONS: $(17' + 50'-1") / 80'-1" = 84\%$	29% increase in facade length within 15 feet as a percentage of lot line length CALCULATIONS: $((17' + 50'-1") - 52'-1") / 52'-1" = 29\% \text{ increase}$	Adjusting the 65% facade length limit requirement expands the interior dimension, making indoor amenity and functional SEDU programming possible, activating the adjacent exterior amenity and creating a better space that tenants may use year-round. The generous indoor laundry/gathering space will accommodate amenities such as a TV, fireplace, meeting table, shared laundry and sliding glass doors, connecting to the exterior. Units above will have windows and balconies that will activate the outdoor amenity space, providing additional surveillance. The exterior amenity will be programmed with plantings, café tables and a nearby fire pit. The upper level will be an egress balcony, reducing perceived building mass. <i>Refer to diagrams and inspiration images on the following pages.</i>	A constrained interior dimension leaves a stair/circulation as the only feasible programming element. Required fire-rated construction for the stairwell discourages activation of the façade and reduces surveillance of the adjacent open space. Outdoor commons lacks an adjacent activated edge, resulting in a less desirable amenity area which is also less amenable to year-round activity. Since the stair tower would be the same height as the adjacent masses, the perceived massing would not be reduced.	PL1.C3 / Outdoor Uses and Activities: Year-Round Activity DC1.A2 / Gathering Spaces DC1.A4 / Views and Connections DC2.A2 / Reducing Perceived Mass DC2.B2 / Blank Walls DC2.B1 / Architectural and Facade Composition DC3.A1 / Interior/Exterior Fit

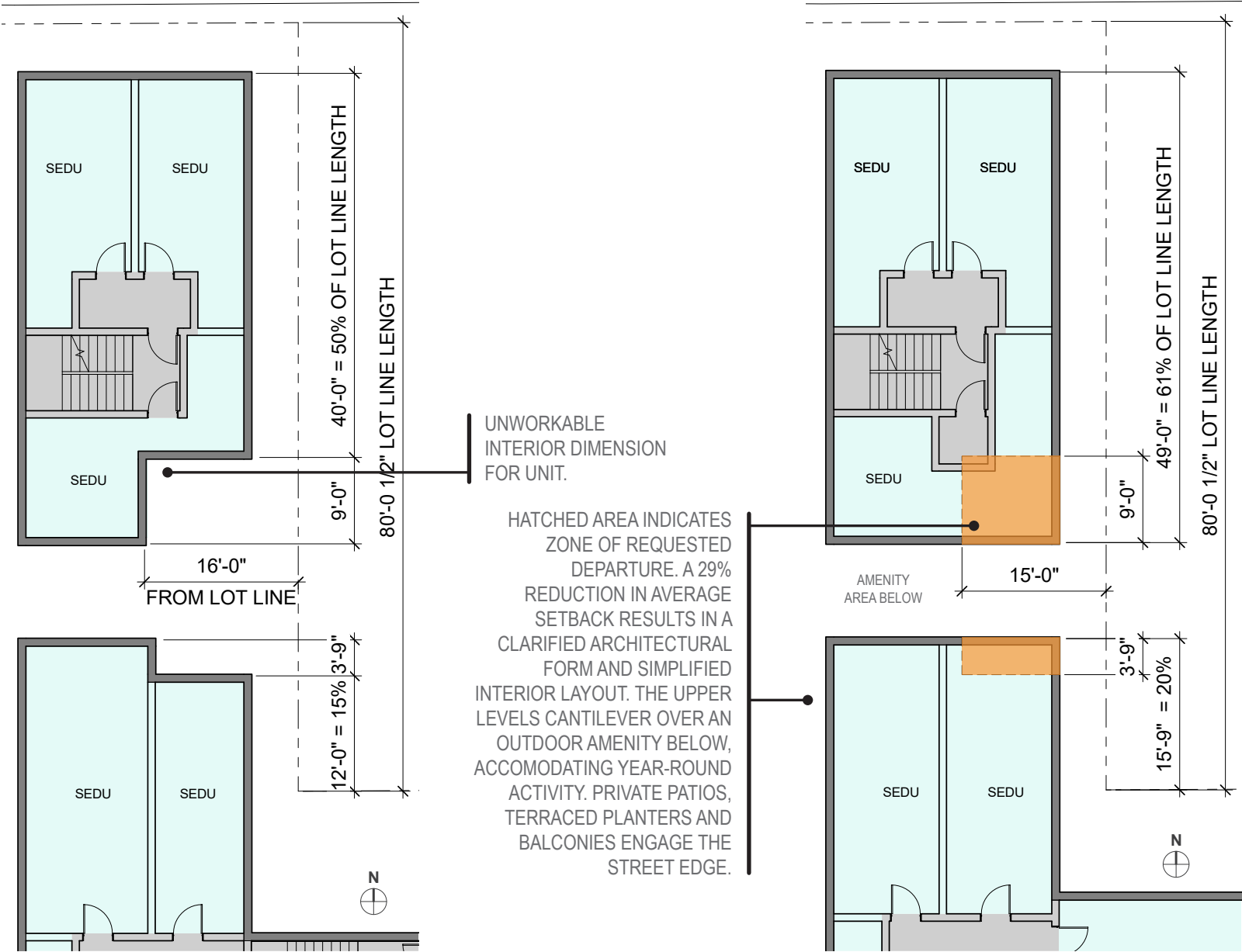


DEPARTURE REQUESTS
DEPARTURE 3

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE
23.45.518 Required Setbacks in LR Zones Side setback for facades greater than 40 feet in length must be 7' average; 5' minimum	Request to depart from the 7' average setback. Allow a 5' average setback. Maintain the 5' minimum. CALCULATIONS: $((49' \times 5'') + (15'-9'' \times 5')) / (49' + 15'-9'')$ = 5' average setback	The requested departure represents a 29% reduction in setback average, compared to the required setback average. CALCULATIONS: $(7' - 5') / 7' = \mathbf{29\% \text{ change}}$
PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	SEATTLE DESIGN GUIDELINES
Reducing the average setback expands the interior dimension, simplifying the building form and the interior layouts. The clarified building form accommodates a contemporary architectural concept. The upper levels cantilever over the outdoor kitchen and fire pit area below, creating a space that accommodates year-round activity. The simplified units allow a configuration that addresses the street, creating an active streetscape character and natural surveillance. The project provides an extraordinary setback along the 23rd street edge, which is filled with private patios, terraced planters and balconies. <i>Refer to diagrams and inspiration images on the following pages.</i>	The constrained interior dimension results in a less workable unit layout at the project entry and a less engaged street edge.	CS2.A2 / Architectural Presence CS2.B2 / Connection to the Street PL1.C3 / Outdoor Uses and Activities: Year-Round Activity PL2.B1 / Eyes on the Street PL2.B3 / Street-Level Transparency DC1.A2 / Gathering Spaces DC2.B1 / Architectural and Facade Composition DC4.D / Trees, Landscape and Hardscape Materials



DEPARTURE REQUESTS
DEPARTURE 4



CODE COMPLIANT
ALTERNATIVE SITE PLAN

PROPOSED DEPARTURE
SITE PLAN

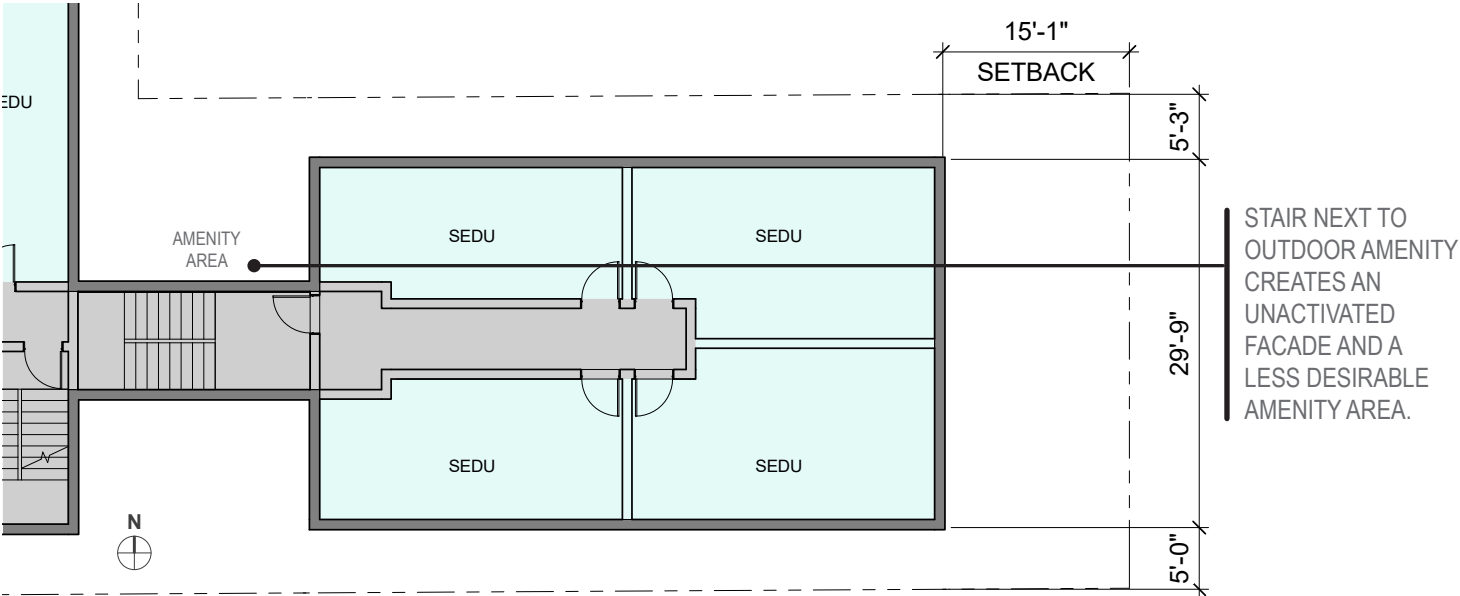
NOTE: ALL SETBACKS HAVE BEEN MEASURED FROM GRID LINE TO MOST CONSTRAINED POINT ALONG PROPERTY LINE.

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE
23.45.527.B.1 Structure Width & Facade Length The maximum combined length of all portions of the facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.	Allow the combined length of all portions of the facades within 15' to equal 81% of the length of the lot line. Note: 65% of the lot line is 52' CALCULATIONS: $(15'-9" + 49') / 80'-1/2'$ = 81%	25% increase in facade length within 15 feet as a percentage of lot line length CALCULATIONS: $((15'-9" + 49') - 52') / 52'$ = 25% increase
PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	SEATTLE DESIGN GUIDELINES
Adjusting the 65% facade length limit requirement simplifies the building form and the interior layouts. The clarified building form accommodates a contemporary architectural concept. The upper levels cantilever over the outdoor kitchen and fire pit area below, creating a space that accommodates year-round activity. The simplified units allow a configuration that addresses the street, creating an active streetscape character and natural surveillance. The project provides an extraordinary setback along the 23rd street edge, which is filled with a covered entry courtyard amenity, private patios, terraced planters and balconies. <i>Refer to diagrams and inspiration images on the following pages.</i>	The constrained interior dimension results in a less workable unit layout at the project entry and a less engaged street edge.	CS2.A2 / Architectural Presence CS2.B2 / Connection to the Street PL1.C3 / Outdoor Uses and Activities: Year-Round Activity PL2.B1 / Eyes on the Street DC1.A2 / Gathering Spaces DC2.B1 / Architectural and Facade Composition DC4.D / Trees, Landscape and Hardscape Materials

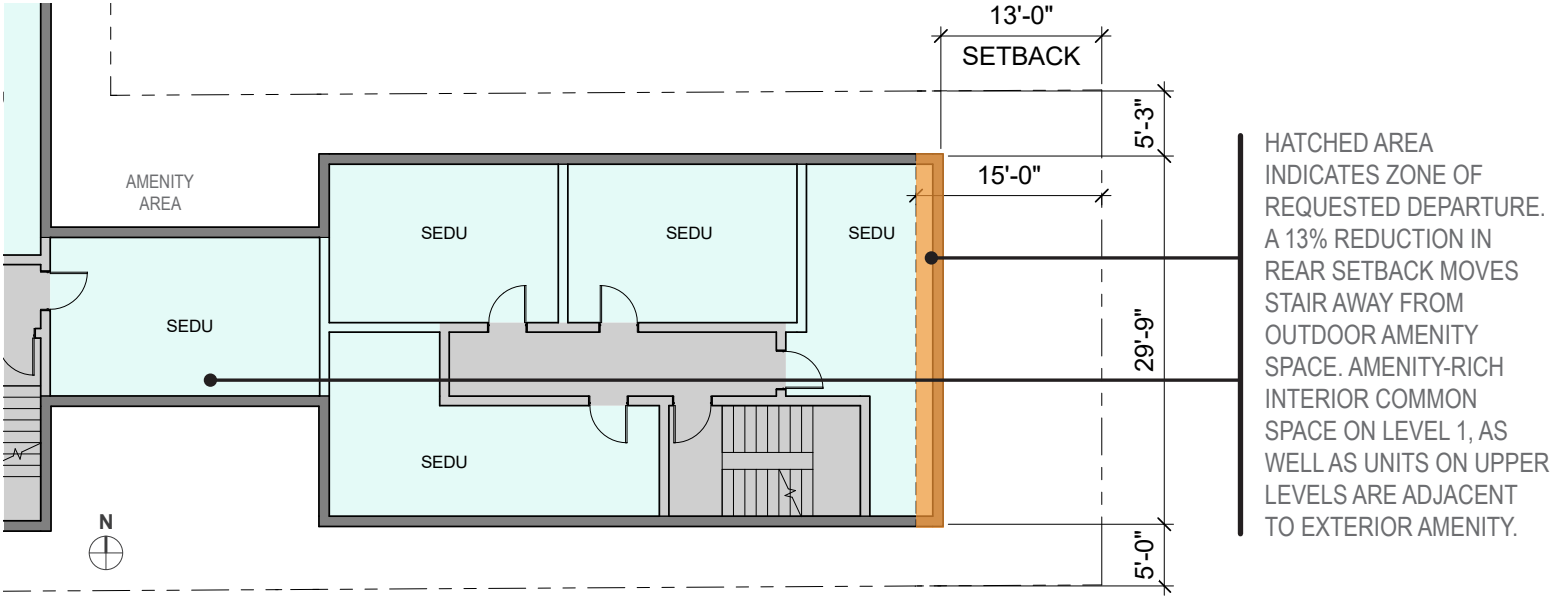
DEPARTURE REQUESTS

DEPARTURE 5

DESIGN STANDARD	PROPOSED DEPARTURE	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	SEATTLE DESIGN GUIDELINES
23.45.518 Required Setbacks in LR Zones Rear setbacks with no alley must be 15' minimum.	Allow a rear setback of 13'.	13% reduction in rear setback. CALCULATIONS: (15'-13') / 15' = 13% change	Reducing the rear setback moves the stair away from the outdoor amenity space. This allows building area to be programmed with a laundry/gathering space on level 1 and SEDUs above, activating the adjacent exterior amenity and creating a better space that tenants may use year-round. The generous indoor laundry/gathering space will accommodate amenities such as a TV, fireplace, meeting table, shared laundry and sliding glass doors, connecting to the exterior. Units above will have windows and balconies that will connect residents between levels, while also providing additional surveillance. The exterior amenity will be programmed with plantings, café tables and a nearby fire pit. The upper level will be an egress balcony, reducing perceived building mass. <i>Refer to diagrams and inspiration images on the following pages.</i>	The constrained interior dimension results in less workable unit layouts unless stair is moved adjacent to the outdoor amenity area. Required fire-rated construction for the stairwell discourages activation of the façade and reduces surveillance of the adjacent open space. Outdoor commons lacks an adjacent activated edge, resulting in a less desirable amenity area which is also less amenable to year-round activity. Since the stair tower would be the same height as the adjacent masses, the perceived massing would not be reduced.	PL1.C3 / Outdoor Uses and Activities: Year-Round Activity DC1.A4 / Views and Connections DC2.A2 / Reducing Perceived Mass DC2.B1 / Architectural and Facade Composition DC1.A2 / Gathering Spaces DC3.A1 / Interior/Exterior Fit



CODE COMPLIANT ALTERNATIVE SITE PLAN



PROPOSED DEPARTURE SITE PLAN

NOTE: ALL SETBACKS HAVE BEEN MEASURED FROM GRID LINE TO MOST CONSTRAINED POINT ALONG PROPERTY LINE.

DEPARTURE REQUESTS
PLAN DETAIL & INSPIRATION IMAGES



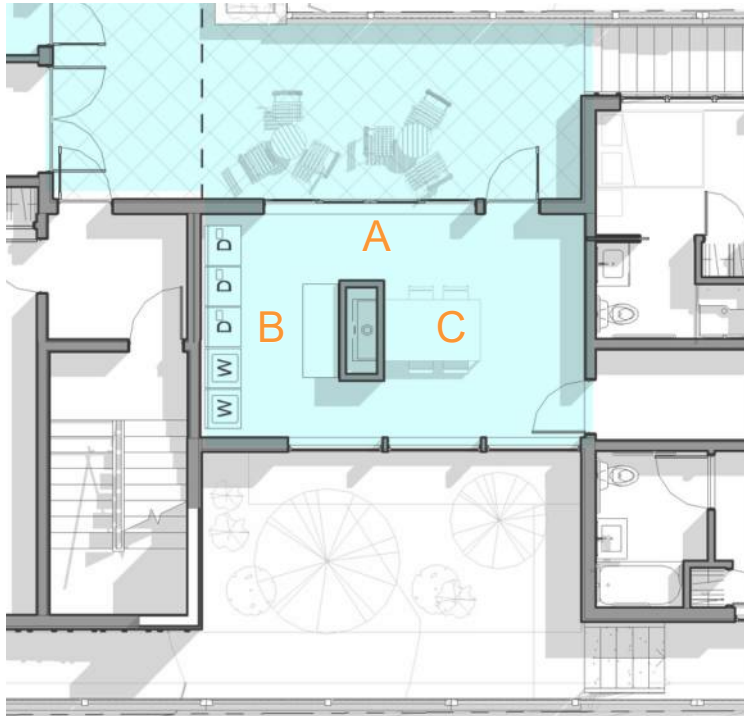
A
GLASS WALL @ LAUNDRY / GATHERING



B
LAUNDRY / GATHERING SPACE



C
BALCONIES ABOVE 23RD



Departures 1, 2 & 5.
Laundry / Gathering Space
PL1.C3 / Outdoor Uses and Activities:
Year-Round Activity
DC1.A2 / Gathering Spaces
DC1.A4 / Views and Connections
DC2.A2 / Reducing Perceived Mass
DC2.B1 / Architectural and Facade
Composition
DC3.A1 / Interior/Exterior Fit



D
COVERED AMENITY



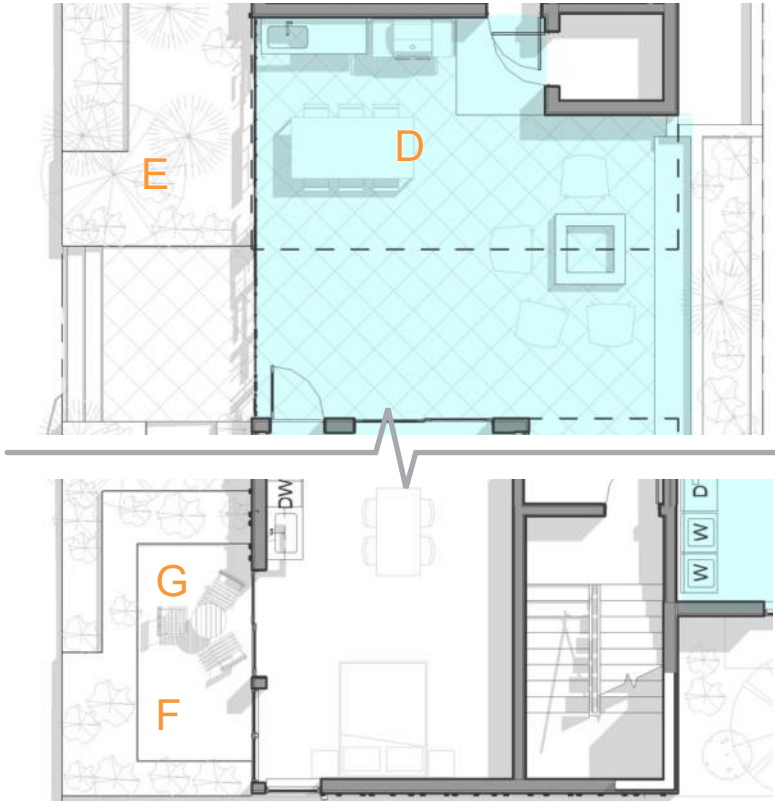
E
PLANTERS @ 23RD



F
PRIVATE PATIOS @ 23RD



G
BALCONIES ABOVE 23RD



Departures 3 and 4.
**Covered Outdoor Amenity & Activated
Street Edge**
CS2.A2 / Architectural Presence
CS2.B2 / Connection to the Street
PL1.C3 / Outdoor Uses and Activities:
Year-Round Activity
PL2.B1 / Eyes on the Street
DC1.A2 / Gathering Spaces
DC2.B1 / Architectural and Facade
Composition
DC4.D / Trees, Landscape and Hardscape
Materials

DEPARTURE REQUESTS
PERSPECTIVE VIEWS



CODE COMPLIANT ALTERNATIVE AS DEPICTED IN EDG



PROPOSED DEPARTURE



Departures 1, 2 and 5.

- **In the Code Compliant Alternative**, a constrained interior dimension leaves circulation as the only feasible programming element. Refer to plan views on previous pages.
- Since the goes to level 4, the massing is taller than the proposed option: 40' tall versus 34'.
- Required fire-rated construction for the stairwell discourages activation of the facade.
- Outdoor commons lack an activated edge adjacent to interior resident life, resulting in a less desirable amenity area.
- **In the Proposed Departure**, the larger interior dimension makes indoor common amenity programming possible. Refer to plan views on previous pages.
- Indoor and outdoor common amenity spaces may be programmed adjacent to each other, creating a better amenity area that tenants may use year-round.
- The generous indoor laundry/gathering space will accommodate amenities such as a TV, fireplace, meeting table, shared laundry and sliding glass doors, connecting to the exterior. Units above will have windows and balconies that will connect residents between levels, while also providing additional surveillance. The exterior amenity will be programmed with plantings, café tables and a nearby fire pit. The upper level will be an egress balcony, reducing perceived building mass.

PL1.C3 / Outdoor Uses and Activities: Year-Round Activity

DC1.A4 / Views and Connections

DC2.A2 / Reducing Perceived Mass

DC2.B1 / Architectural and Facade Composition

DC1.A2 / Gathering Spaces

DC3.A1 / Interior/Exterior Fit



DEPARTURE REQUESTS PERSPECTIVE VIEWS

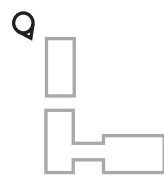
Departures 3 and 4.

- **In the Proposed Departure**, the interior dimension increases and unit plans become workable, allowing more purposeful composition of the exterior facades along Denny and 23rd. Refer to plan views on previous pages.
- The quality of the street edge improves due to increased eyes on the street and the activated facade composition.
- Reducing the average setback expands the interior dimension, simplifying the building form and the interior layouts.
- The clarified building form accommodates a contemporary architectural concept. The upper levels cantilever over the outdoor kitchen and fire pit area below, creating a space that accommodates year-round activity.
- The simplified units allow a configuration that addresses the street, creating an active streetscape character and natural surveillance.
- The project provides an generous setback along the 23rd street edge, which is filled with private patios, terraced planters and balconies, activating the pedestrian experience.

CS2.A2 / Architectural Presence
CS2.B2 / Connection to the Street
PL1.C3 / Year-Round Activity
PL2.B1 / Eyes on the Street
DC1.A2 / Gathering Spaces
DC2.B1 / Architectural and Facade Composition
DC4.D / Trees, Landscape and Hardscape Materials



PROPOSED DEPARTURE



APPENDIX: DESIGN PRECEDENTS
COURTYARDS + SMALL SOCIAL SPACES



TAKERU SHOJI ARCHITECTS



SANAA / KAZUYO SEJIMA & RYUE NISHIZAWA



NATALIE DIONNE



BERNARDO BADER



COLIZZA BRUNI ARCHITECTS



b9 ARCHITECTS



SEBASTIAN MARISCAL

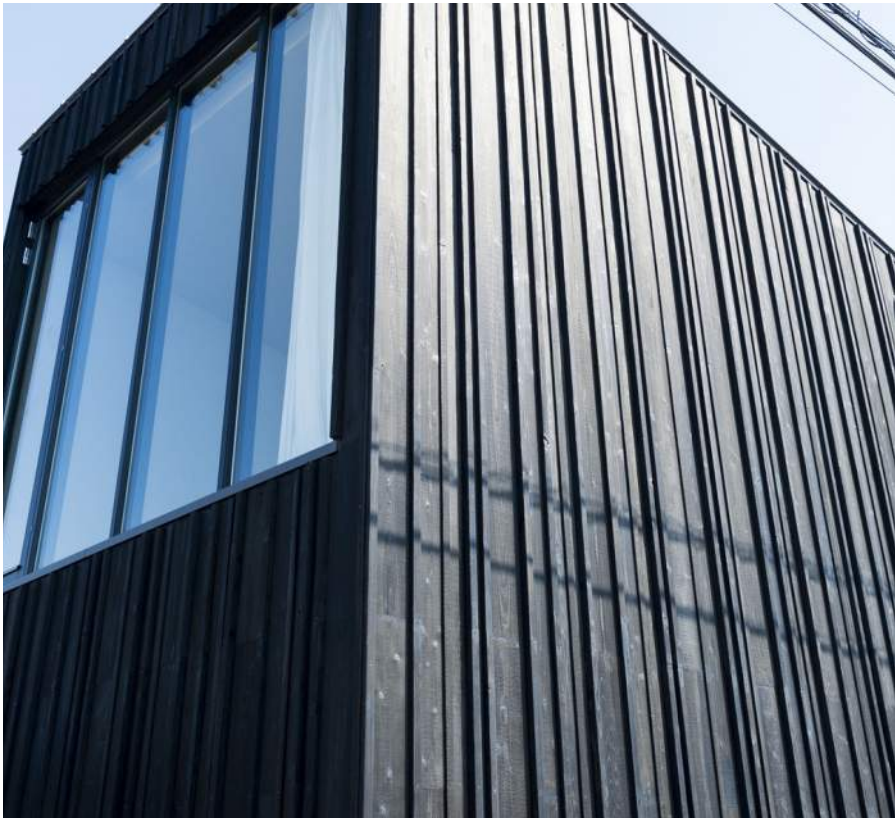
APPENDIX: DESIGN PRECEDENTS
FACADE + SIDING IDEAS



BOARD + BATTEN / FFA ARCHITECTURE



BOARD + BATTEN /
DIRK DENISON ARCHITECTS



VERTICAL BOARD + BATTEN /
TAKERU SHOJI ARCHITECTS



VERTICAL BOARD + BATTEN /
NEIL DUSHEIKO





MODERN METAL + WOOD SIDING / SEBASTIAN MARISCAL



VERTICAL METAL SIDING / COLIZZA BRUNI ARCH



BALCONIES + FENESTRATION