

GNC CALIFORNIA 3024606 5952 CALIFORNIA AVE SW

HYBRID

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This project will consist of efficiency dwelling units. 7500 sf site within LR3 RC zone of the Morgan Junction Residential Urban Village. No parking is required but (5) vehicular parking spots will be provided via existing improved alley. Existing structure to be removed.

5952 CALIFORNIA AVENUE SOUTHWEST

LR3-RC 35

MORGAN JUNCTION (HUB URBAN VILLAGE) FREQUENT TRANSIT

NO - ECA

SEPA REQ

NO PARKING REQ - BUT 5 SPACES PROVIDED

40' BASE MAX HEIGHT +4' W/ HEIGHT BONUSES

7,500 SF

2.0 MAX FAR

15,000 SF TO FAR

5' FRONT SETBACK 5' MIN / 7' AVG SIDE SETBACK 10' REAR SETBACK

25% OF RESIDENTIAL AREA 7,500 LOT = 1,875 SF



① Zoning Map

The site sits within an LR3-RC zone which features a mixture of commercial and residential uses. The zoning adjacent to the site to the west and east consists of a mixture of small multifamily and single family structures. The strip of California Ave. SW directly South of the site is commercial heavy.

Aerial Map

Looking at the site from the air presents a homogeneous and sparse environment, in general one or two story buildings interrupted by larger apartment complexes. The neighborhood scale increases on California Ave. S.

Site



001







6

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4 townshouses parking for 4 vehicles



3 townhouses and a park parking for 12 vehicles GSF: 18,680 SF Project status: EDG accepted

Neighborhood Analysis



Buildings on California Ave. SW

Buildings outside of California Ave. SW



Apartments and retail on the first floor



2 Single family housing



New townhouses - 5941 California West Ave.



5 One story retail





Two story apartments with exterior circulation





Site

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3 West Seattle Church Nazarene



Back alleyway and parking south of our site







Site Analysis

5952 California Ave SW, Seattle, WA 98136

SITE AREA: 7,500 SF



Topography:

The site slopes ~6 feet west to east with the northeast corner at ele. ~266.87'. The lowest corner of the site is along California SW Ave, which is at ele. ~260.

Landscaping: Deciduous Western Red Cedar tree diameter and setback on neighbor's property on our South property line to be respected (See pg 9 for site photo)

Legal Description: LOT 14, BLOCK 28, SEA VIEW PARK ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON.

p: 206.267.9277 w: www.hybridarc.com * SIDE SETBACK IS 5' MIN, 7' AVRG

** OUR SECTIONS SHOW 32' SETBACK FROM PL AS PL IS 28' FROM SINGLE FAMILY SETBACK

FOR ADDITIONAL ZONING ANALYSIS, PLEASE SEE ZONING CODE PROVISIONS PG 37

<u>Site Analysis</u>





1 Existing house, bus stop and Deciduous Western Red Cedar tree









4 Back alley





7 California Ave. S



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Back alley

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Back alley directly behind our site





Office DeSautel Chiropractic 5902 California Avenue Southwest Seattle, WA 98136



Avenue Southwest

Lyly Nails 5910 California

Multi Family Western One 5912 California Avenue Southwest Seattle, WA 98136

Multi Family Apartments 5920-5926 California Avenue Southwest Seattle, WA 98136



Multi Family 5940 California Avenue Southwest Seattle, WA 98136



Mixed Use

5948 California

Avenue Southwest Seattle, WA 98136







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Multi Family 5956 California

Avenue Southwest Seattle, WA 98136





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Aerial California Ave. East



S = Side Entry **1.** Commercial spaces have direct at grade access for guests

2. Several apartment structures are accessed via staircase off California

3. Townhouse developments feature central car court for vehicle and pedestrian entries

4. More recent townhouse developments locate parking at the rear of the alley with pedestrian entries located along sideyards

5. The two single family residences on the block have raised stoop entries which creates a nice entry procession but is difficult for accessibility issues



Brick w/ Storefront

Commercial -1 story Wood w/ Stone Storefront

Condo - 4 story Light Grey 4" lap siding w/ white accents

5916 Condo - 3 story Dark gret Stone Stucco w/ brown balconies

Elevation California Ave. East - Enlarged Α



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entry summary: there is a mix of at grade and raised entries located on this block.

most entries, even those that face California Ave are off centered from the structure.

there is also a precedent for entries that are located along the sideyard of a project where users travel down a landcsaped walkway before they enter their home.

5920-5924 Townhouses - 4 story CMU, 10", brown hardi plank, 6" red hardi plank, Vertical silver corrugated metal, wood & black steel accents

Examples of Entries / Landscaping at sidewalk



Rockery Wall along sidewalk



Many sites require stair access which is a detrement to ease of accessibility



Concrete, steel and wood architectural gateway to project is inviting threshold



Several townhouse projects on the block feature central driveways / walkways for access



height summary:

the recent townhouse developments on the block range from 3 to 4 story buildings, some with rooftop decks.

The other apartment and condo structures on the block also range from 3-4 stories with the commercial and single family structures sitting a couple stories lower at 1-2 on average.

The site is zoned LR3-RC which features a 40' base height limit

material summary:

a majority of the structures on this block feature a variety of horizontal lap siding materials of various colors and thicknesses. There is also a prevalence of rockeries that bound the western portion of many sites.

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FLOOR AREA RATIO

SITE AREA = 7,500 SF 7,500 X 2.0 = 15,000 SF MAX FAR STORIES THAT HAVE LESS THAN 4' FACADE EXPOSED DO NOT COUNT TO FAR UNDERGROUND STORIES DO NOT COUNT TO FAR BIKE STORAGE DOES NOT COUNT TO FAR

STRUCTURE HEIGHT

44' MAX HEIGHT W/ PARTIALLY BELOW GRADE STORY MAX HEIGHT INCREASED TO 4' WHEN PARTIALLY BELOW GRADE

STORY OFFERED THAT HAS MAX. 4' EXPOSED WALL AREA RAILING, PARAPETS, CLERESTORIES MAY EXTEND UP TO 4' OVER

STAIR PENTHOUSES MAY EXTEND 10' OVER MAX HEIGHT ELEVATOR PENTHOUSES MAY EXTEND 16' OVER MAX HEIGHT

5' MIN / 7' AVG SIDE 10' MIN REAR W/ ALLEY FRONT UPPER LEVEL SETBACK - 16' ABOVE HEIGHT OF 44'

AMENITY AREA

SITE AREA = 7,500 SF 25% = 1,875 SF REQ 50% OF AMENITY AREA MUST BE AT GROUND LEVEL **OR AT ROOF IF ELEVATOR PROVIDED**

FACADE WIDTH

• 150' MAX FACADE WIDTH

FACADE LENGTH

150' NORTH LOT LENGTH = 97.5' MAX FACADE LENGTH FIRST 4' OF UNENCLOSED BALCONIES NOT INCLUDED IN CALC.

PER SMC 23.54.015. - TABLE B - M PROJECT IS WITHIN URBAN VILLAGE AND FREQUENT TRANSIT THEREFORE NO PARKING IS REQUIRED. **BIKE PARKING SHALL BE PROVIDED PER REQ.**

25-50 UNITS = 375 SF TRASH REQ.

• PROJECT MAY REDUCE SF REQ WITH SPU WRITTEN APPROVAL





MASSING DIRECTION

<u>1</u>. push away from alley



<u>**3.**</u> push down at the street</u>

<u>divide massing to</u> respond to South neighbors



EDG Summary

<u>1: Puzzle Piece</u>

37 SEDU + 4 EDU

Bike:	29
Parking:	5
Allowable Max. FAR	15,000 SF
Proposed FAR	14,222 SF
Gross SF	17,955 SF
MAX allowed height	44 FT

Positive

- Frontal vertical circulation to California Ave •
- Large rear yard setback •
- Building mass broken down with offsets in plan

Negative

- Minimal front setback
- Bulk and scale visible from the South

Departures

- Departure required for Amenity Area •
- Current Amenity area provided: 1,050 SF •
- Required Amenity area required: 1,875 SF

2: Trident

35 SEDU + 4 EDU

Bike:	27
Parking:	0
Allowable Max. FAR	15,000 SF
Proposed FAR	13,006 SF
Gross SF	15,794 SF
MAX allowed height	44 FT

Positive

- All units to the South have a view to a courtyard
- Massiveness of building is broken down with exterior stairs
- Large front yard setback

Negative

- Elevator / Clerestory volumes on roof
- No parking provided in the lot
 Mass focussed adjacent to single family zoning

Departures

- Departure required for Facade Length
- Current facade length: 106'-6"
- Required max. Facade Length: 97.5'



37 SEDU + 4 EDU

Bike: Parking: Allowable Max. FAR Proposed FAR Gross SF MAX allowed height

Positive

- Parking provided
- Large rear setback
- Modulated form

Negative

• Project is close to the California Ave. S

Departures

• No departure required









- 29 5 15,000 SF 13,146 SF 15,995 SF 44 FT
- Building frontage is reduced Smallest building footprint on site Step down volume from the street

Preferred Scheme at EDG



SW Aerial Image Transitioning between low to mid rise buildings.



W Perspective Main Entrance off of California Ave.



South Elevation

Southern Facade Visible over Smaller Residences



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AGP

18'-0"

328 51

Ground Floor Plan

Typical Floor Plan

Residential Unit

Lobby/Amenity Space Green Space

Section

Circulation

Parking

California Ave SW

bus stop

Ň

 \uparrow

Ν

18'-0'

18'-0"

10'

16

FROM

5'

ΡL

40' FROM SIDEWALK

18'

56 sf amenit

Main Entry 108'-0'

18'-0"

lobby / mail

18'-0

290 s/



Responses to Early Design Guidance

GUIDELINE	GUIDANCE	RESPONSE
1. Massing	Staff recognizes individual merits of all three massing options presented in the EDG packet but supports Option 3 as the better approach to a very narrow infill lot. This option provides opportunities for a better entry transition and connection to the street. Conversely the location of the lobby in relationship to the front entry depicted in Massing Option 1 provides a transition that is dominated by a very large street facing open stairway which does little to provide an identifiable and distinctive entryway into the building. Further the entry transition and lobby in Option 2 are located down a narrow corridor; a potential ambush point that is not well defined nor celebrated as a building entry point nor does it have much of a connection to the street. a. Staff directs the applicant to proceed with Massing Option 3 to further develop façade articulation and detailing designed to create a residential scaled building.	Applicant has furthered the façade to feature res north and south and larg commercial activity alor have been selected to h building as well includin and horizontal lap siding



Project at EDG

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d design of Option 3 and developed esidentially scaled openings to the rger openings to the west towards the ong California Ave SW. Other elements help create a residential scaled ng downspouts, planters, sloped roofs,

GUIDELINE	GUIDANCE	RESPONSE
1. Massing	b. The applicant shall provide additional information; i.e., color elevations depicting the entry transition, and associated landscaping, seating, lighting and other detailing. (CS2-A, CS2-DC1)	This Recomme information to landscaping, li
	c. Staff recommends the use of high quality materials, architectural screens, emphasis to entrances, and fenestration to be used to create perceived modulation and movement along the facades. (CS2D3; DC2A, DC2B, DC4A1)	Project massin façade. Furthe roof form that at the roof line grouped toget downspouts, w quality materia overall buildin that is similar i in the immedia material.

Project at EDG - Monolithic forms with no fenestration or materiality

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ing steps in plan to create modulation in the ner modulation is achieved through a sawtooth at breaks up the overall massing of the proposal ne and gives the appearance of several buildings ether. Finally, secondary elements like metal wood fences and concrete planters are high-rials that help articulate the façade at level 1. The ing material will be a vertical cement board siding r in materiality to many other residential projects liate vicinity and is a high quality and durable

Project at REC - The building has been developed with durable concrete base, vertical cement board cladding and large street facing windows with smaller openings to the north and south. Additionally the sawtooth roof form remains and a more transparent main entry was created.

GUIDELINE	GUIDANCE	RESPONSE
1. Massing	d. The applicant shall demonstrate how the exterior façade appear look- ing from the alley and how the entryways work from the parking area.	Response: This recomme elevations of the east fac rendered landscape plar alley. Finally, additional 3 entryways work from par

Project at REC - Lowered massing at alley, Facade adjusted to provide relief along north prop line and added planting / screening at base of building and at sideyards (per landscape plan)

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acade at the alley as well as a acade at the alley as well as a an to show planting / screening at 3d images are attached to show how arking area.

GUIDELINE	GUIDANCE	RESPONSE
2. Entries and Street Frontage	 a. It is still unclear how the transition from the public realm to the private realm works. Reiterating public comment, staff requests additional information and further development on how street level entries compliment the character of the residential neighborhood. At the Recommendation phase, the design packet should also provide enlarged elevations, landscape plans and detailed sections demonstrating how frontage treatment and privacy for the residential units has been achieved. (PL3.A.4, PL3.B.2, PL3.3) b. Develop a strategy for managing security, that includes establishing clear sight lines and eliminating ambush points while creating an inviting entry space that will draw people into the building. (PL2-B-1,2,&3, PL2-I-i, PL3-I) 	There will be Ave SW that v articulation to The main entr respond to se lines betweer (sidewalks). T visibility into to building.

Project at EDG - Long Dark Entry along north walkway

Project at REC - Entry along sidewalk, facing south with more natural light, large windows into lobby and low concrete planters at street.

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e a main residential entry located off California will have direct and well identified signage and to indicate it as the main entry to the building.

try has been adjusted from EDG to better ecurity concerns and to establish clear sight en the main entry and the public right of way The entry will be well glazed to ensure ample o the lobby and help draw people directly into the

GUIDELINE	GUIDANCE	RESPONSE
2. Main Entry	c. Echoing public comments, demonstrate where and how tenants will move in and out of the living units. The applicant shall provide additional information on how the access to the bike storage area will work. (PL4.B.1, PL4.B.2)	Tenants will be able to m Ave SW where there is pu of the street. There will a entrance for people to ea and goods. Furthermore, along the alley in additio to easily load / unload in building. The bike storage area is l level 1 that is easily acces where most cyclists will I bike room will be located give precedent to resider street and access to light eyes on the street rather south façade. This bike ro ample space for short ter

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nove in either at grade along California public street parking along both sides also be a large open space at the main easily load and unload their boxes by there will be parking spots provided on to a wide walkway for tenants nto the rear at grade entry to the

located within the building along essed at grade from California Ave SW be traveling to/from. The enlarged d further into the building in order to ential units to be located closer to the it and views as well as to have more r than another lightwell along the room will be secured and well lit with rm and long term cyclists.

Common Space Bike / Storage / Trash

GUIDELINE	GUIDANCE	RESPONSE
2. Entries and Street Frontage	d. Staff is unclear as to how the solid walls along the sidewalk in front of the lobby area in the preferred option work and suggests that the design team develop a series of perspective sketches which show the relationship between the public realm and the bus stop and the private realm.	Response: the the site to bet provide an en- gather to allow There will be a along the nort to help soften sidewalk.

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the main entry was mirrored to the south side of etter align with the activity of the bus stop and to nlarged space for people waiting for the bus to ow more space for pedestrians on the sidewalk. a low concrete planter located rth side of the site that will feature landscaping n the transition between the building and the

GUIDELINE	GUIDANCE	RESPONSE
3. Pedestrain Realm, Streetscape & Uses.	Staff is concerned that none of the three options appears to respond well to the pedestrian realm and streetscape. The front entryway in all three options appears not to have been completely designed. The front entry should be more to be more of an architectural statement with greater visual cues, not hidden away (CS2-C, PL2-A&B, PL3-A,PL4-A, PL3-I)	The front entry has been to visible from the sidewalk architectural statement. The from the sidewalk to decorr main entry. There will be door to see into the lobby generated from the roof of building signage will assis
4. Architectural Character	a. The design imagery as depicted in the packet has not yet been completely translated into a unifying design approach. Further develop the architectural concept for the next updated recommendation packet. (DC4-A-1, DC4-A-2, DC2-D-1, DC2-D-2	The architectural concep public comment and desi

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further designed to be more and act as a much more apparent The paving at the entry will change corative paving to indicate it as the large windows and a glazed front by as well as weather protection overhang above. Finally lighting and ist in wayfinding st in wayfinding

ot has been further developed with ign guidance in mind.

GUIDELINE	GUIDANCE	RESPONSE
4. Architectural Character	b. Materials and façade treatments will be critical to the success of the massing and as such 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. (DC4-A-1, DC4-C, DC4-D.2)	This packet co board images the project. Th board siding, v wood fencing, the main entry as ornamental canopies).
5. Amenity Space	Staff supports the general arrangement of uses and locations of the ground floor amenity spaces in the preferred option, including the lobby and amenity location. Staff is concerned about the placement of the 957 square feet of amenity space located on the south side of the property and the possibility that this area will become unused dead space and request that further detail and study be presented in the next packet. (CS2-B-2; CS1-D-1; DC1-A; & DC3-A-1)	See the rende 3d images tha and rear yards hardscaping e

Project at EDG - Long Skinny amenity area for planting along south property line - not programmed with specific use / character.

Project at REC - Amenity area at front of building developed with planting / seating / paving. Amenity area along south developed with private, fenced patio spaces. Amenity area along north (see p.28/29) developed with planters, lightwells, paving and bioplanters.

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ontains rendered exterior elevations and material that show the variety of materials utilized in hese materials include: white vertical cement white vinyl windows with white trim, dark stained g, concrete retaining walls, decorative paving at y and in the parking area along the alley as well al metal accents (gutters, downspouts and entry

ered landscape plan as well as the following at illustrate how the amenity area in the front s shall be utilized with both landscaping and elements.

Responses to Public Comments

GENERAL TOPIC	PUBLIC COMMENT	RESPONSE
1. Parking & Loading	a) Request to add additional parking spots. b) Place parking in underground garage	a/b) Project is within Morgan Junction Residential Urban Village as well as Frequent Transit corridor and is therefore not required to provide any parking; However, parking has been provided for 5 vehicular stalls along the existing alley, which is reflective of the typical parking conventions of the area.
	c) Local businesses will be impacted due to the loss of parking for patrons	c) There will be temporary parking impacts during construction however the project is not introducing new curb cuts and will not block the bus stop.
	d) Cars that are parked on the property will encroach into the adjacent neighbor's rear yard and garden.	d) All parking stall dimensions and their backing distances has been designed in accordance with the City of Seattle code.
	e) No loading zone for tenants to move in	e) Vehicular parking access can be utilized for parking load and unload only off of the alley.
	f) The alley isn't designed for increased traffic flow	f) The alley is improved per SDOT standards
	PUBLIC COMMENT	RESPONSE
2. Landscaping, Sun and	a) No Space for trees	a) Ample landscaping has been provided - see landscape plans & 3d images provided in packet
Water Runoff	b) Building height is too tall. Project will block sunlight and reduce privacy to the adjacent neighborhood.	b) The building conforms with required max. height requirements as defined by Seattle Municipal Code. Project doesn't include parapets, stair or elevator overruns, the sawtooth roof provides more light and air than the max development would allow - per page 15
	c) Concern about increased stormwater runoff	c) New bio retention planters will be provided which will be

c) New bio retention planters will be provided which will be improved from existing condition of gravel paved. completed project will enhance water with civil infrastructure.

PUBLIC COMMENT	RESPONSE
a) Concerned about soil contamination	a) From the Pha a potential for s conditions base During demolit encountered, th contamination, demolition, an a conducted to ver remediation me required.
b) Adjacent properties will be impacted due to excavation	b) The project p on adjacent bui
c) Concern about rats after demolition of existing structures	c) Rat Abateme the City of Seat
	•
PUBLIC COMMENT	RESPONSE
a) Efficiency units should be changed to apartments or townhomes and incorporate a more 'sympathetic' design for livability.	a) The develop types in this inc services and ac for efficiency ur been designed contains a mixt units.
b) Increase in the amount of noise and foot traffic that will impact families living in the neighborhood	b) front door an and going to th
c) Concerned that the removal of the professional garage business will impact employees.	c) this new proje opportunities fo
	PUBLIC COMMENT a) Concerned about soil contamination b) Adjacent properties will be impacted due to excavation c) Concern about rats after demolition of existing structures PUBLIC COMMENT a) Efficiency units should be changed to apartments or townhomes and incorporate a more 'sympathetic' design for livability. b) Increase in the amount of noise and foot traffic that will impact families living in the neighborhood c) Concerned that the removal of the professional garage business will impact employees.

ase 1 - Environmental Report - There is not Tase 1 - Environmental Report - There is not significant or widespread environmental sed off of the phase 1 environmental study. ition if petroleum contaminated soil (pcs) is the contractor is to stop work and remove the n, disposing it at the local pcs facility. Before asbestos and lead paint survey is to be verify if these materials are present. If found, nethods from an asbestos certified contractor is

provides ecoblock shoring to eliminate impact ildings and within the site.

ent procedures will be followed as required by ttle

oment objective is to provide affordable unit creasingly dense area of West Seattle. Existing accessibility make this site a great place to live units in a walkable community. The units have d for adaptability. Additionally, the building cture of efficiency units, 1-bedrooms and loft

nd all foot traffic is coming off of california ave ne bus. traffic minimal

ject will add density and economic growth for local businesses that residents will patronize.

Rendering of West Facade along California Ave

3d Images

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East Image from south along Alley

3

-----4

East Image from north along Alley

NE Image along alley - building setback from alley

001 Landscape Development

2

Pervious Paver Parking Area along alley

Mix of low to medium plants as well as three trees at building face.

Pervious Pavers along walkway. Low plants along property line and tree at building setback

4

Three trees to provide buffer to adjacent uses. Level 1 planters to provide light to basement units.

Raised Planter at sidewalk to provide buffer at sidewalk towards building with two trees to help screen the building.

Pervious Paver patio along sidewalk to differentiate walking surface with concrete sidewalk .

Raised planter with trees along south west corner of site to help screen neighboring walkway to south.

Pervious Paver patios along south property line with a $\tilde{6}$ '-0" tall stained cedar fence to provide privacy.

Landscape Images

SW Corner at California

NW Image at sidewalk on california ave

SW Image of Planter along south property line

Planter and seating along sidewalk main entry

Lightwells and planters along north property line

Exit at NE corner with planters and fencing

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South private patios with stained cedar fencing

All 4 private patios along south property line

SE Image of hedge along south property line and fencing

Pervious pavers for parking at alley

page left intentionally blank

(\Box) Site Plan

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$(\square$ **Ground Floor Plan**

Second Floor Plan (\Box)

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3rd Floor Plan

(T) 4th Floor Plan

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5th Floor Plan \top

Roof Plan \square

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West Exterior Elevation

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Material Legend

1	Vertical Cement Board Siding - White Metal Accents - White
3	Aluminum Storefront - White
4 5	Vinyl Windows - White 4" TK Cedar Fencing - Stained Dark
6	Concrete Base & Raised Planters

North Exterior Elevation

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DR RECOMMENDATION 3024606

Vertical Cement Board Siding - White Metal Accents - White Aluminum Storefront - White Vinyl Windows - White 4" TK Cedar Fencing - Stained Dark Concrete Base & Raised Planters

East Exterior Elevation

Material Legend

1	Vertical Cement Board Siding - White
2	Metal Accents - White
3	Aluminum Storefront - White
4	Vinyl Windows - White
5	4" TK Cedar Fencing - Stained Dark
6	Concrete Base & Raised Planters

South Exterior Elevation

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Material Legend

1	Vertical Cement Board Siding - White
2	Metal Accents - White
3	Aluminum Storefront - White
4	Vinyl Windows - White
5	4" TK Cedar Fencing - Stained Dark
6	Concrete Base & Raised Planters

East / West Building Section - Looking North

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North / South Building Section 1 - Looking East

North / South Building Section 2 - Looking East

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DR RECOMMENDATION 3024606

2 Wood Fencing - Rear & Side yards Black stained cedar fencing to enclose side patios

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Bright and Height Vertical White Cement Board Cladding & White Vinyl Windows

3 Glazing at Entry Large windows at the sidewalk provide views in/out of entry

Pervious Pavers Interlocking Square and Rectangular Precast **Concrete Pavers**

Wood - Accents 3" thick cedar planks used as seating elements Clear Coating

White Window Frames Vinyl Window Frames White Finish

Wood - Fencing 1x4 TK Cedar Plank Fencing Stained with Solid Ebony Stain

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DR RECOMMENDATION 3024606

5952 California Ave SW| Seattle, WA

SW7005 - Pure White Cement Board Cladding Roof, Interior Courtyard & Base

Metal Accents White - Railing, Vent Hoods, Accents (UC43350 - Duranar - Bone White)

	PLAI	NT SCH	EDULE					
	Qty. S	symbol	Botanical/ Common Name	Size/ Remarks	6	₩.	Hydrangea g `Pee Wee'/ OAKI FAF HYDRANGFA	min. 24" spr.
	6	AT THE REAL		$min = 1 = 1/2^{11}$ col	7	1	llex c. 'Convexa'/ JAPAN. BOXLEAF HOLLY	min. 18" hgt., spr.
	0	A		11111. 1-1/2 Cal.	8	\odot	Kalmia I. `Elf/ MTN. LAUREL	min. 21" spr.
	1 🚽	8.7	Franklinia alatamaha/ FRANKLINIA	min. 1-1/2" cal.,	1	*	Miscanthus s. `Morning Light'/ MAIDENGRASS	5 gal. can
			single trunk	5	E ?	Myrica californica/ PACIFIC WAX MYRTLE	min. 36" hgt., strong central leader	
	2 ((•))	Magnolia g. `Little Gem'/ EVERGREEN MAGNOLIA	min. 7'0" hgt.	10	88	Nandina d. `Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
	A		Parrotia n `Vanossa'//PONW/OOD	min 1 1/2" ool !	95	Market State	Pennisetum a. `Hamelyn'/ DWARF FOUNTAIN GRASS	1 gal.
	2L	fritting		min. 1 w/single trunk	2	$(\mathbf{\cdot})$	Pittosporum tobria/ PITTOSPORUM	min. 36" hgt.
	1	0 3	Populus t. `Erecta' / SWEDISH ASPEN	min. 2-1/2" cal.	6	Ø	Pittosporum t. `Wheelers Dwarf'/ PITTOSPORUM	min. 18" spr.
Ž	2 m	-			38	and the	Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.o
	3	and the	Pyrus c. `Capital'/ COLUMNAR FLWG. PEAR	min. 2" cal., street	46	210hrz	Prunus I. `Mt. Vernon'/ DWARF LAUREL	2 gal.
		N			18	\odot	Sarcococca humilis/ FRAGRANT SARCOCOCCA	1 gal.
		,	SHRUBS/PERENNIALS:		12	\odot	Sedum `Autumn Joy'/ SEDUM	1 gal.
	13	\odot	Buxus s. `Suffruiticosa'/ COMMON BOXWOOD	min. 12" spr., 15" hgt.	22	Õ	Thuja o. `Emerald Green'/ PYRAMIDALIS	min. 6'0" hgt.
	7	×	Choisya t. `Sundance'/ MEXICAN ORANGE	min. 30" hgt., 21" spr.	11	\bigcirc	Vaccinium ovatum/ EVERGREEN HUCKLEBERRY	min. 30" hgt.
	17	\odot	Epimedium x versicolor `Sulphureum' / NCN	1 gal.			<u>GROUNDCOVERS:</u>	
	12	Re .	Hakonechloa macra/ JAPAN. FOREST GRASS	1 gal.		· · · ·	Lawn (non-net sod)	No. 1 Sod, pre- punche
	24	+	Hemerocallis spp/ DAYLILY	1 gal.		·		and non-netted.

ed

bowles golden sedge

day lily

common spikerush

dwarf fountain grass

dwarf laurel

evergreen huckleberry

pacific wax myrtle

vine maple

japan boxleaf holly

japan forest grass

emerald green

little henry sweetspire

Low Sarcococca

sulphureum shrub

heavenly bamboo

sword fern

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DR RECOMMENDATION

pittosporum

maidenhair tree

oakleaf hydrangea

sundance mexican orange

autumn joy

hybrid boxwood

Mountain Laurel

Lawn - Sod

LF -1 - PATHWAY LIGHT

LF -3 - MOTION SENSOR SECURITY

LF -4 - WALKWAY CEILING LIGHT

LF - 5 - LANDSCAPE PATH LIGHT

LF - 6 - LANDSCAPE UPLIGHT

Lighting Legend

- Surface Mount Pathway Lighting Interior Ceiling Mount Downlight
- Wall Sconce Motion Sensor Security Light
- Canopy Mount Downlight
- Pathway Landscape Lighting
- Landscape Lighting 6

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PERMITTED AND PROHIBITED USES SMC 23.45.504	ALL USES ARE PERMITTED OUTRIGHT	PROPOSED: RESIDENTIAL - COMPLIES	23.45.522 - AMENITY AREA	23.45.522.A 1. THE REQUIRED AMOUNT OF AMENITY AREA FOR ROWHOUSE AND TOWNHOUSE	7500 SF X 0.25 = 1875 SF MIN REQ.
23.45.510 - FLOOR AREA RATIO (FAR) LIMITS	TABLE A FOR 23.45.510 LR3 - R3 APARTMENTS 1.5 OR 2.0 HIGHER F.A.R IF REQUIRMENTS OF 23.45.510.C. ARE MET	PROPOSED: FAR 2.0 MAX COMPLIES		DEVELOPMENTS AND APARTMENTS IN LR ZONES IS EQUAL TO 25 PERCENT OF THE LOT AREA. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE	AMENITY AREA. REQUIRED - COMPLIES
	C.IN LR ZONES, IN ORDER TO QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510, THE FOLLOWING STANDARDS SHALL BE MET:			PROVIDED AT GROUND LEVEL, EXCEPT THAT AMENITY AREA PROVIDED ON THE ROOF OF A STRUCTURE THAT MEETS THE PROVISIONS OF SUBSECTION 23.45.510.E.5 MAY BE COUNTED AS AMENITY AREA PROVIDED AT GROUND LEVEL.	
	THE ALLEY IS USED FOR ACCESS, IMPROVEMENTS TO THE ALLEY SHALL BE REQUIRED AS PROVIDED IN SUBSECTIONS 23.53.030.E AND 23.53.030.F, EXCEPT THAT THE ALLEY SHALL BE PAVED RATHER THAN IMPROVED WITH CRUSHED POCK EVEN FOR LOTS CONTAINING FEWER THAN IMPROVED WITH CRUSHED POCK EVEN FOR LOTS CONTAINING FEWER THAN IMPROVED WITH CRUSHED			3. FOR APARTMENTS, AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE. D.2.A IN LR ZONES, AN AMENITY AREA SHALL NOT BE ENCLOSED WITHIN A	
	3.PARKING LOCATION IF PARKING IS PROVIDED	PARKING PROVIDED		STRUCTURE. D.5. a COMMON AMENITY AREAS SHALL BE LESS THAN 250 SQUARE FEET IN AREA AND SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET.	
	E.THE FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMITS:	ALLEY COMPLIES	23.45.524 -		SEE LANDSCAPE
	4.PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET AB(EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING ACCESS, (SEE EXHIBIT A FOR 23 45 510). IN THE FOLLOWING CIRCLIMSTANCES:		STANDARDS	2. GREEN FACTOR REQUIREMENT A. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER, DETERMINED AS SET FORTH IN SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITHIN A IR ZONE IF DEVELOPMENT IS PROPOSED THAT HAS MORE THAN ONE	COMPLIES
	A. APARTMENTS IN LR ZONES THAT QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510;	PORTION OF LOWER STORY NO MORE THAN 4 FEET ABOVE GRADE COMPLIES		WITHIN A LR 2014E IF DEVELOPMENT IS PROPOSED THAT HAS MORE THAN ONE DWELLING UNIT, OR A CONGREGATE RESIDENCE. VEGETATED WALLS MAY NOT COUNT TOWARDS MORE THAN 25 PERCENT OF A LOT'S GREEN FACTOR SCORE. B. STREET TREE REQUIREMENTS. 1. STREET TREES ARE REQUIRED IF ANY TYPE OF DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.45.524.B.2 AND B.3 BELOW AND SECTION	
23.45.512 - DENSITY LIMITS—LOWRISE ZONES	TABLE A FOR 23.45.512: DENSITY LIMITS IN LOWRISE ZONES LR3 - 1/800 OR NO LIMIT (3) FOR APARTMENTS THAT MEET THE STANDARDS OF SUBSECTION 23.45.510.C, THERE IS NO DENSITY LIMIT IN LR2 AND LR3 ZONES.			23.53.015. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF THE SEATTLE DEPARTMENT OF TRANSPORTATION APPROVES THEIR REMOVAL. MAXIMUM SIZE OF RESIDENTIAL UNITS DOES NOT APPLY.	
23.45.514 - STRUCTURE HEIGHT	23.45.514 - TABLE A ZONE: LR3 - R3 BASE HEIGHT: 40 FT	PROPOSED: NO LIMIT COMPLIES PROPOSED: 40FT BASE HEIGHT + 4FT HEIGHT INCREASE = 44FT MAX. HEIGHT ALLOWED 44'-0" PROVIDED COMPLIES PROPOSED: ROOFTOP FEATURES DO NOT EXTEND ABOVE HEIGHT LIMIT COMPLIES PROPOSED: ROOFTOP FEATURES DO NOT EXTEND ABOVE HEIGHT LIMIT COMPLIES	23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES	23.45.527.A: TABLE A - MAXIMUM STRUCTURE WIDTH LR3 INSIDE URBAN VILLAGE - 150'	
	THE HEIGHT LIMIT IS 30 FEET ON THE PORTIONS OF THE LOTS THAT ARE WITHIN 50 FEET OF A SINGLE FAMILY ZONED LOT, UNLESS THE LOT IN THE LR ZONE IS SEPARATED FROM A SINGLE FAMILY ZONES LOT BY A STREET. 23.45.514.F EOR ADAPTMENTS IN LP3 ZONES, AND EOR ALL DESIDENTIAL LISES IN LP3 ZONES			23.45.527.B.1 MAXIMUM FACADE LENGTH IN LOWRISE ZONES THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF 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 PERCENT OF THE LENGTH OF THAT LOT LINE, EXCEPT AS SPECIEIED IN SUBSECTION 23 45 572 B 2	97.5' MAX FACADE LENGTH 90' PROVIDED
	THE APPLICABLE HEIGHT LIMIT IS INCREASED 4 FEET ABOVE THE HEIGHT SHOWN ON TABLE A FOR 23.45.514 FOR A STRUCTURE THAT INCLUDES A STORY THAT IS PARTIALLY BELOW-GRADE, PROVIDED THAT		23.45.534 - LIGHT AND GLARE STANDARDS 23.54.015 -PARKING 23.54.040 - SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	23.45.534.A A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES	SEE EXTERIOR
	3. ON THE STREET-FACING FACADE(S) OF THE STRUCTURE, THE STORY ABOVE THE PARTIALLY BELOW-GRADE STORY IS AT LEAST 18 INCHES ABOVE THE ELEVATION OF THE STREET, EXCEPT THAT THIS REQUIREMENT MAY BE WAIVED TO ACCOMMODATE UNITS ACCESSIBLE TO THE DISABLED OR ELDERLY, CONSISTENT WITH THE SEATTLE RESIDENTIAL CODE, SECTION R322, OR THE SEATTLE BUILDING CODE, CHAPTER 11; AND			C. DRIVEWAYS AND PARKING AREAS FOR MORE THAN 2 VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL BETWEEN 5 AND 6 FEET IN HEIGHT OR A SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST 5 FEET IN HEIGHT.	
	4. THE AVERAGE HEIGHT OF THE EXTERIOR FACADES OF THE PORTION OF THE STORY THAT IS PARTIALLY BELOW-GRADE DOES NOT EXCEED 4 FEET, MEASURED FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LESS.			PER TABLE B . M - ALL RESIDENTIAL USES IN LOWRISE ZONES IN URBAN CENTER VILLAGE- DOES NOT REQUIRE VEHICULAR PARKING. SMALL FEFICENCY DWELLING UNITS REQUIRE 0.75 RIKE PARKING PER UNIT	SEE LEVEL 1 PLAN. SEE BIKE RACK SPECIFICATION /
	23.45.514.J.2 OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES NOT DEDICATED TO FOOD PRODUCTION, PARAPETS AND FIREWALLS ON THE ROOFS OF PRINCIPAL STRUCTURES MAY EXTEND 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT SET IN SUBSECTIONS A, B, E, AND F OF THIS SECTION 23.45.514			DWELLING UNITS 1 PER 4 = 29 SEDUS X 75% = 22 BIKES + 6 UNITS X 25% = 2 BIKES FOR A TOTAL OF 24 BIKE PARKING SPOTS REQUIRED. PER TABLE A - FOR RESIDENTIAL DEVELOPMENT WITH 26-50 DWELLING UNITS REQ. 375 SQUARE FEET OF SHARED STORAGE SPACE. 37 UNITS IN BUILDING	375 SF REQ / 176 SF PROVIDED PENDING SPU REDUCED SIZE APPROVAL
	23.45.514.J.4 IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT:A. STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.J.6;				
23.45.518 - SETBACKS AND SEPARATIONS	23.45.518 - TABLE A FRONT (CALIFORNIA): 5' MINIMUM SIDES: 7' AVG. / 5' MINIMUM REAR (ALLEY): 10' MINIMUM W/ ALLEY HEIGHT @ STREET: 16' SETBACK ABOVE 44 FEET	PROPOSED: FRONT - COMPLIES	-		
	2.RAMPS OR OTHER DEVICES NECESSARY FOR ACCESS FOR THE DISABLED AND ELDERLY THAT MEET THE SEATTLE RESIDENTIAL CODE, SECTION R322 OR SEATTLE BUILDING CODE, CHAPTER 11-ACCESSIBILITY, ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 4.UNDERGROUND STRUCTURES ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION. 8.BULKHEADS AND RETAINING WALLS. A.BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN EACH REQUIRED SETBACK IF THEY ARE LIMITED TO 6 FEET IN HEIGHT, MEASURED ABOVE EXISTING GRADE. A GUARDRAIL NO HIGHER THAN 42 INCHES MAY BE PLACED ON TOP OF A BULKHEAD OR RETAINING WALL EXISTING AS OF JANUARY 3, 1997.	SIDE - COMPLIES REAR - COMPLIES HEIGHT - COMPLIES			
	L. IN LR ZONES, A MINIMUM UPPER LEVEL SETBACK FROM ALL STREET LOT LINES IS REQUIRED IN ADDITION TO ANY REQUIRED GROUND LEVEL SETBACK: - FOR STRUCTURES WITH A 40 HEIGHT LIMIT, THE UPPER LEVEL SETBACK REQUIREMENT IS 16 FEET ABOVE A HEIGHT OF 44 FEET.				

Design Guidelines: Morgan Junction

View of building from SW corner along California Ave SW

CS2: URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

II. Height, Bulk and Scale Compatibility

ii. Respond to adjacent residential uses with a sensitive transition in scale and massing; for instance, stepping back building height and/or breaking up building mass.

iii. Consider shadows cast from proposed structures, in order to maximize the amount of sunshine on adjacent sidewalks throughout the year.

The massing of the building has been broken up in several ways to reduce its overall bulk and scale. The building has been setback considerably from the alley in plan. The street facing and alley facing masses have been stepped down in height to reduce the shadows cast along the street. Finally, the building features a sawtooth roof form with no roof deck or stair / elevator penthouses in order to drastically reduce the mass at the top of the building so that shadows are reduced to the adjacent northern property.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

I. Height. Bulk and Scale

i. For commercial and mixed-use developments ... not applicable

View of sidewalk, bus stop and main entry along California Ave SW

PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

I. Streetscape Compatibility

i. Consider retaining or increasing the width of sidewalks. Wider sidewalks make for more interesting and active streets, while still allowing for adequate pedestrian movement.

The width of the sidewalk along California Ave was retained.

II. Pedestrian Open Spaces and Entrances

i. Consider creating open spaces at street level that link to the open space of the sidewalk. Provide "outdoor rooms" such as plazas, forecourts, interior courtyards and passages.

A new urban plaza was created at the entry of the building which also correlates to an existing bus stop to allow for more pedestrian movement and to act as a public outdoor room with places for seating and landscaping for visual interest.

street.

PL2: WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

I. Human Activity

New development should be sited and designed to encourage human activity on the street. i. Overhead cover along the sidewalk can provide for pedestrian comfort.

While overhead cover has not been provided at the sidewalk, due to the building's setback from the front property line, overhead cover has been provided at the building's main entry.

PL3: STREET LEVEL INTERACTION

Encourage human interaction and activity at the streetlevel with clear connections to building entries and edges.

I. Streetscape Compatibility

ii. Residential development guidance: Shallow setbacks and minor grade separations between the first floor and sidewalk where residential uses occupy the ground floor can promote privacy and also accommodate entry porches and stoops.

The main residential entry to the building is setback from the sidewalk to provide a slight degree of privacy from the noise of the

II. Human Activity

i. Promote active, pedestrian-oriented uses with a high degree of transparency along the street; uses should be readily discernible to the passer-by.

The main residential entry features large glazing that looks into a shared amenity space for residents of the building that shall encourage visual interaction with people on the sidewalk.

III. Pedestrian Open Spaces and Entrances

i. Entryways can link the building to the surrounding landscape. ii. Building entrances should emphasize pedestrians over vehicles.

Vehicles are separated from the main pedestrian entry with parking along the rear alley of the project. In addition to the openness and visibility of the main entry along California Ave there is a raised concrete planter at the north end of the entry to connect residents and guests to the natural environment as they enter / exit this threshold.

DC1: PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

I. Streetscape Compatibility

i. Vehicle entrances to buildings should not dominate the streetscape.

Vehicle entrance is located at the rear of the site and is not a presence at the streetscape of the project.

II. Screening of Dumpsters, Utilities and Service Areas

i. Consider service facilities as an integral part of the site plan; avoid siting service areas and mechanical equipment as an afterthought.

ii. Service, loading and storage areas should be located away from facing public streets, residential neighborhoods or other important civic spaces; where possible, take service access along an alley.

iii. Adjacent sensitive land uses can be buffered from the undesirable impacts of service facilities with landscaping or cohesive architectural treatments.

iv. Consider locating screened, roof-mounted mechanical equipment away from the street edge.

Many of the service functions of the building will be located indoors (mechanical, trash, etc). Service will be located at the alley for loading/ unloading.

Stained wood fencing will be located along the north and south property lines to screen views and increase at grade privacy.

DC2:ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

I. Human Scale

i. Establish a rhythm of vertical elements along the streetlevel façade to create a pattern of display windows and shop entrances consistent in scale with existing commercial buildings in the business district. ii. Design elements such as multiple storefronts, shop entrances, exterior light fixtures, awnings and overhangs can add interest and give a human dimension to street-level building façades. iii. Show creativity and individual expression in the design of

storefronts; for instance, unique signs and tile work can add artistry and craft to the streetscape.

iv. Exterior light fixtures, canopies and awnings should be sized to the scale of the building and sidewalk.

These elements are not applicable to this project as it does not contain commercial uses and is not in a business district.

DC3:OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

I. Streetscape Compatibility

i. Provide street trees in tree grates or in planter strips, using appropriate species to provide summer shade, winter light and yearround visual interest.

II. Landscaping to Enhance the Building and/or Site

i. Landscaped open spaces as part of new commercial or mixed-use developments should be visible from the street. ii. Providing landscaping on upper levels of neighborhood commercial buildings, where feasible, is encouraged.

III. Landscape Design to Address Special Site Conditions

i. Street tree species should be selected to ensure visibility of first floor businesses from the street.

IV. Pedestrian Open Spaces and Entrances

i. To support the neighborhood's pedestrian-oriented commercial areas, the use of street furniture, landscaping, on-site lighting and site details that support the design intentions of the building architecture are encouraged.

Most of these elements are not applicable to this project as it does not contain commercial uses and is not in a business district; however, the project shall provide street trees in a planter strip.

Durable and quality materials at the street level, including metal and transparent glass, are encouraged for commercial spaces.

The building is to be clad in a durable and high quality vertical hardi-board siding that will unify the facades in a consistent palette across all 4 facades of the building. The base of the building will be of concrete and large transparent glass will be featured at the main building entry by the sidewalk.

III. Personal Safety and Security

DC4:EXTERIOR ELEMENTS AND **FINISHES**

Use appropriate and high quality elements and finishes for the building and its open spaces.

I. Streetscape Compatibility

i. Consider pedestrian-scale street lighting to promote a unified and attractive business district streetscape.

II. Exterior Finish Materials

i. Consider each building as a high-quality, long-term addition to the neighborhood: exterior design and building materials should exhibit permanence and quality appropriate to the "small town" urban village setting

ii. Materials, colors and details can unify a building's appearance; buildings and structures should be built of compatible materials on all sides.

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iii. Consider employing durable and high quality materials, encouraging those materials that show permanence and quality, minimize maintenance concerns, and extend the life of the building. Examples of appropriate building materials include: brick, terracotta or tile, masonry, and various types of wood, or hardi-board.

i. New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night. Bright spots and shadows should be avoided. Highly vulnerable areas and those that could conceal a potential attacker should be illuminated more brightly than areas designed for normal activity.

The project will feature lighting at the main entry to guide residents and guests into the building. There will also be security lighting at the rear exit to the building and in several landscaped areas to provide diffuse lighting that will be shielded from neighboring sites. See lighting plan on previous spread.

Rendering of West Facade along California Ave SW

Design Guidelines: Seattle 001

CS1: NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

B. SUNLIGHT AND NATURAL VENTILATION

Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

D. PLANTS AND HABITAT

On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

B: Sunlight and Natural Ventilation: The project creates outdoor courtyards for the residents of the building. The courtyard allows for natural ventilation.

Orientation of residential units: The apartments are oriented along and East - West axis to minimize solar exposure and increase cross ventilation.

D: Plants and Habitat: By preserving the Western Cedar tree (neighbor's tree) on the Southern edge of the property, the mass of the building is broken down.

CS2: URBAN PATTERN & FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

C. RELATIONSHIP TO THE BLOCK

Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong streetedge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

D. HEIGHT, BULK, AND SCALE

Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

C: The massing of the building responds to the buildings adjacent to the site by breaking down the roof form and massing to reflect the scale of a single family residences along Raymond St.

D: The height of the structure is smaller on California Ave. SW, responding to the scale of the single family and multi family buildings on the street. The triangulated roof line is lowest when facing the back alley way so as to accomodate the small scale residential character of the houses on the back alley.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A: The neighborhood is constituted of townhomes and apartments to the north and smaller lots/buildings to the south. The project will acknowledge the current architectural context, by addressing in its triangulated roof design.

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/ or the use of complementary materials.

Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

PL2: WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. SAFETY AND SECURITY

- **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

C. WEATHER PROTECTION

Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

B: Outdoor plazas and entries shall be well lit and located along the sidewalk and along the circulation stairs, allowing for a secure pedestrian open space.

C: Weather protection at the entry shall be designed at entries and stairways. Gutters shall be designed to be visually integrated in the design.

PL4: TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. ENTRY LOCATIONS AND RELATIONSHIPS

1. Serving all Modes of Travel: Provide safe and convenient access points or all modes of travel.

This projesct shall serve all modes of travel. In the project, we provide parking, a bike storage room and also assist residents to utilize public transit.

DC1: PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

B. VEHICULAR ACCESS AND CIRCULATION

•

- width as much as possible; and/or
- safety devices.

C. PARKING AND SERVICE USES

• or on lower or less visible portions of the site.

B. Vehicular Access Circulation: Vehicular access will be provided at the back of the project, off the back alley. This minimizes pedestrian and vehicular crossings. Pedestrian access is safely provided through the landscaped route from the sidewalk to the entry.

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1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

a. using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use;

b. where driveways and curb cuts are unavoidable, minimize the number and

c. employing a multi-sensory approach to areas of potential vehicle pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and s similar

1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards,

C. Parking and Service uses: The parking lot is located at the back of the lot, and can be accessed only via the back alley.

DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

A. MASSING

• 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries

B. ARCHITECTURAL AND FAÇADE COMPOSITION

• **1. Façade Composition:** Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building

A: Reducing Perceived Mass: The site has been broken up though deep building recesses to aleviate the perceived mass and length of the structure.

B: Façade Composition: All facades of the building will be designed in a uniform arrangement so that there is a consistency to the openings and materiality all the way around the building.

DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

A: Building Open space relationship:

An exterior courtyard and an exterior staircase before the residence's entry will be located along the north facade of the building and will provide residents with a direct connection to the outdoors.

DC4: EXTERIOR ELEMENTS **AND FINISHES**

B. SIGNAGE

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- conditions.
- materials wherever possible.

D. Trees, Landscape and Hardscape materials: Plants will be chosen to accent the design and create inviting courtyards. The project will preserve the existing tree so as to enliven the public area. Permeable materials will be used as necessary in the courtyard.

Use appropriate and high quality elements and finishes for the building and its open spaces.

1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

• 1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban

2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable

B. Signage: Signage to the main entry is critical as the main door to the building is on the North side, away from the California Ave. SW.

Privacy Studies

In order to respect the privacy of the adjacent townhomes to the northeast of the site, the project as removed any openings from the north facade which faces the existing balconies and large windows to the adjacent townhouse development.

North Exterior Elevation - Privacy Study

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South Exterior Elevation - Privacy Study

A 6'-0" tall wood fence will help screen the views between the ground level units that face the existing structures along the south property line. Most openings are along the western end of the project. South facing openings are concentrated away from the existing windows of the multi-family structure at the corner of California and Raymond Street.

DR RECOMMENDATION p: 206.267.9277 w: www.hybridarc.com

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⁰⁰¹ Hybrid _ Previous Projects

The Art Inn - Start Construction 2018

Betula Apartments - Start Construction 2018

Kulle Apartments - Built 2015

Clover Apartments - Under Construction

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