



Conceptual Perspective



Lemons Architecture PLLC

3257 Harbor Ave SW
SDCI #:3026267, 3027133, 3027135, 3027140

Early Design Guidance Proposal

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Project Information

Addresses: 3303 & 3257 Harbor Ave SW, Seattle

Legal Description: **PARCEL I:** LOTS 1, 2 AND 3, BLOCK 3, READ'S 1ST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON. EXCEPTING THEREFROM THAT PORTION DEEDED FOR STREET PURPOSES TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED MARCH 27, 2006 AS RECORDING NO. 20060327000917
PARCEL II: LOT1 AND 2, BLOCK 4, STEEL WORKS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON. EXCEPTING THEREFROM THAT PORTION DEEDED FOR STREET PURPOSES TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED MARCH 27, 2006 AS RECORDING NO. 20060327000916.
PARCEL III: LOT 3, 4 AND 5, BLOCK 4, STEEL WORKS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON. EXCEPTING THEREFROM THAT PORTION DEEDED FOR STREET PURPOSES TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED MARCH 27, 2006 AS RECORDING NO. 20060327000916.

Parcel #: 7192800120 (Parcel I), 7987400190 (Parcel II), 7987400200 (Parcel III)

Site Area: 22,239 sf

Zoning: C1-40

Overlays: None

Misc: Infiltration Evaluation Not Req'd, Outer Transitional Surface

ECA: 40% Steep Slope

Existing Use: Existing Structures to be Demolished

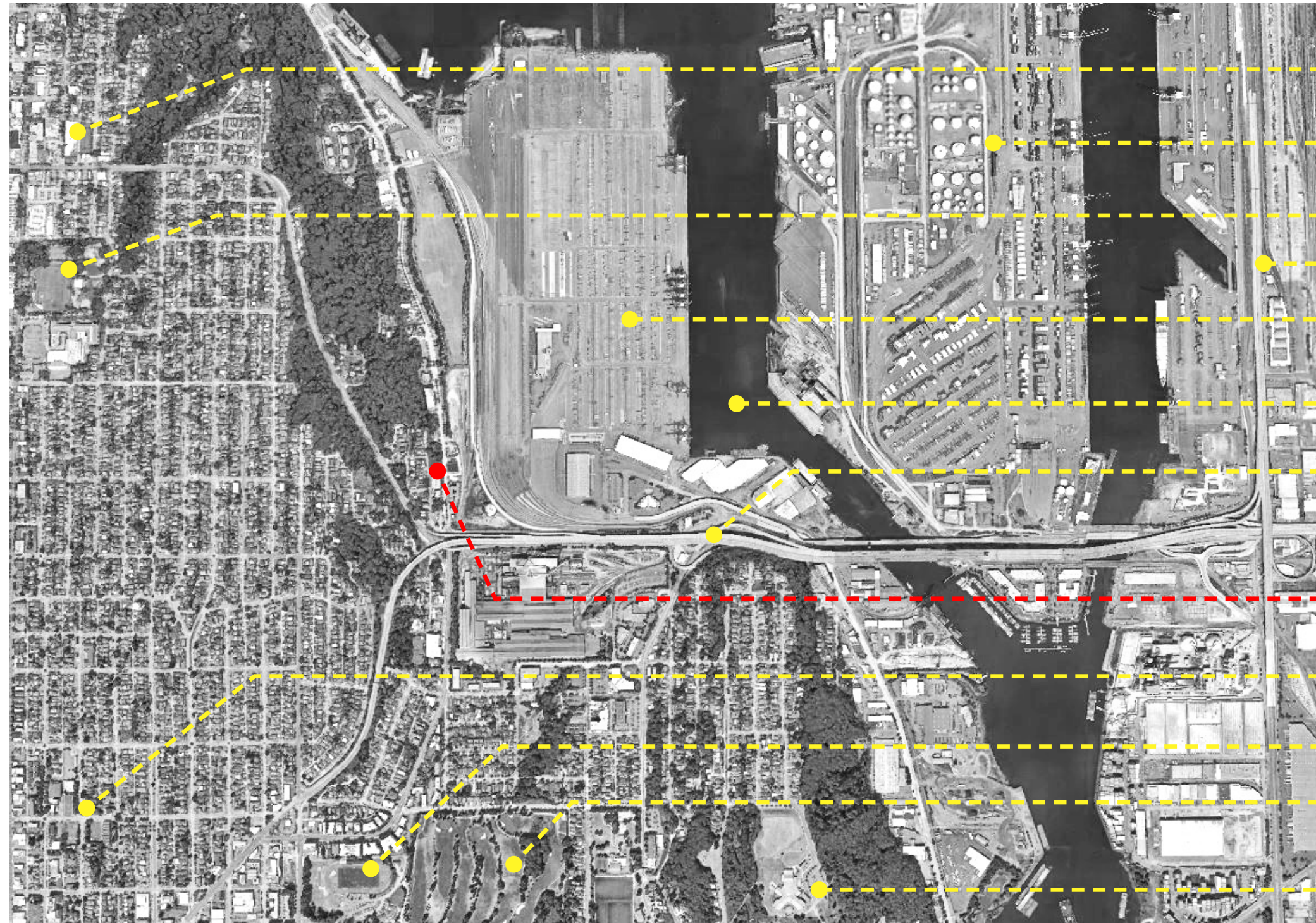
Max FAR: 3.0 Single Use (or 3.25 Mixed-Use)

Height: 40' Above AGP Allowed / Provided (44' if Meets SLSF Facade Req's)

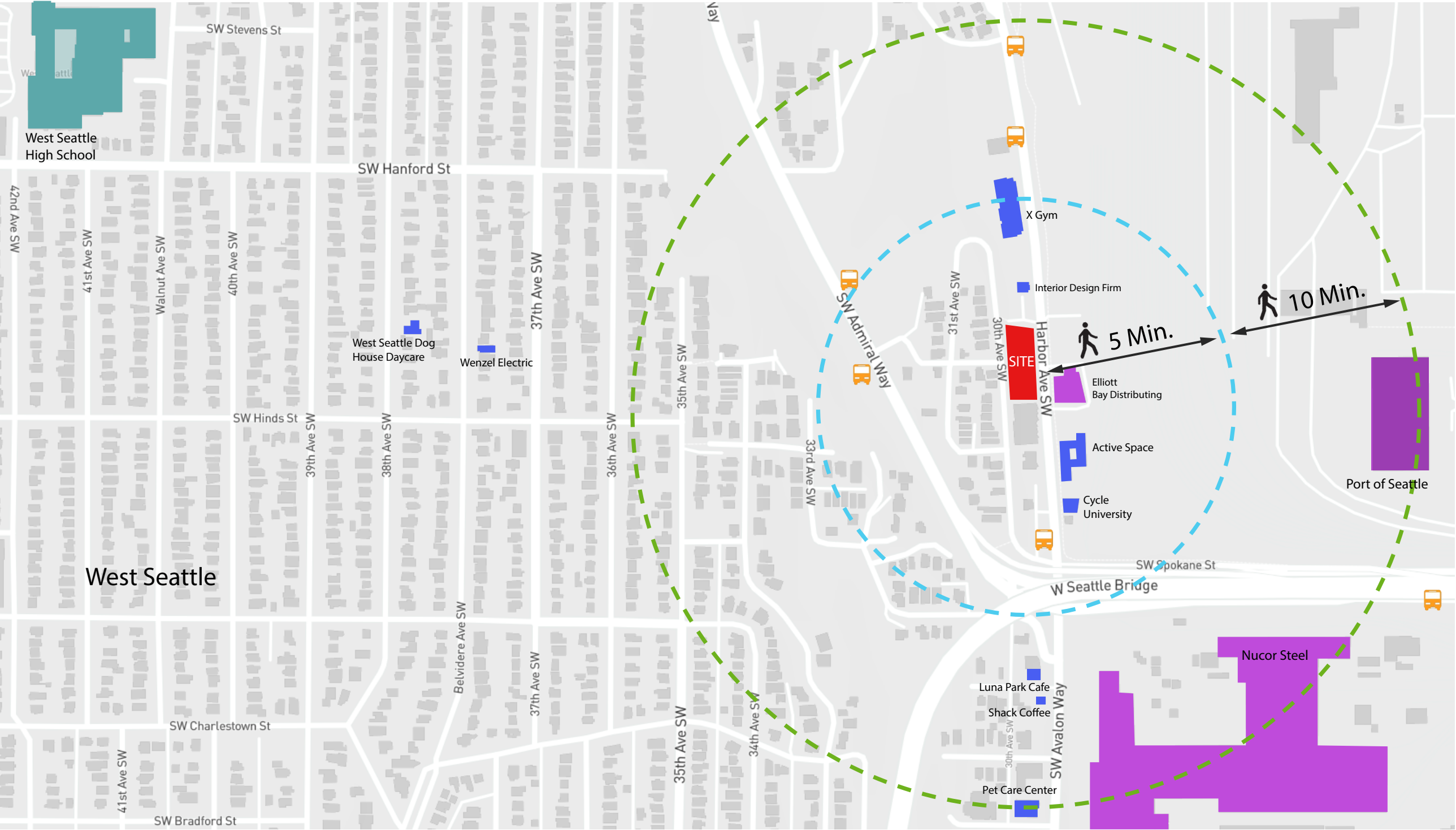
Parking: Frequent Transit, 50% required

Proposed Program: 32 Townhouse Units

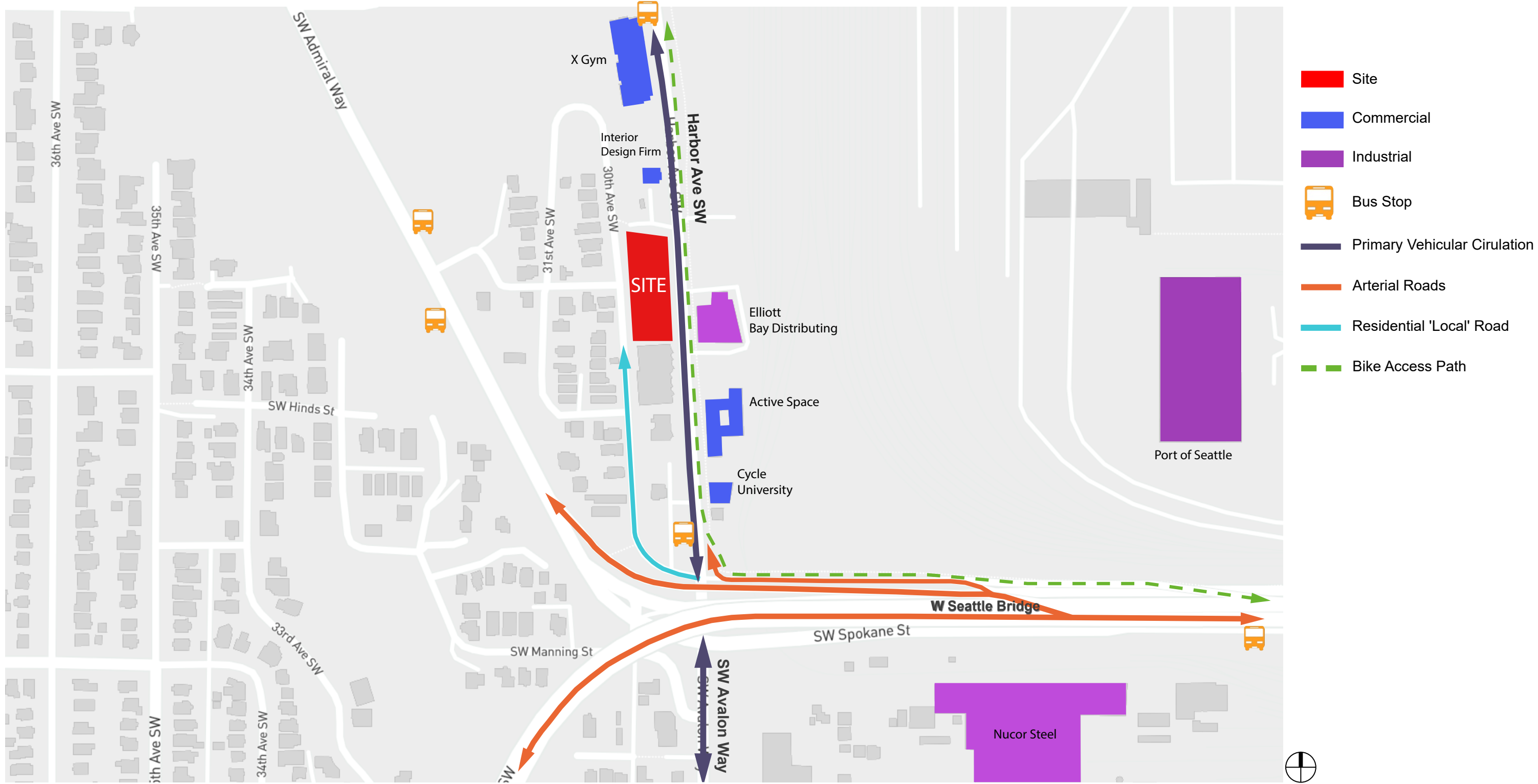
Project Team:
Owner: Isola
Architect: Lemons Architecture PLLC

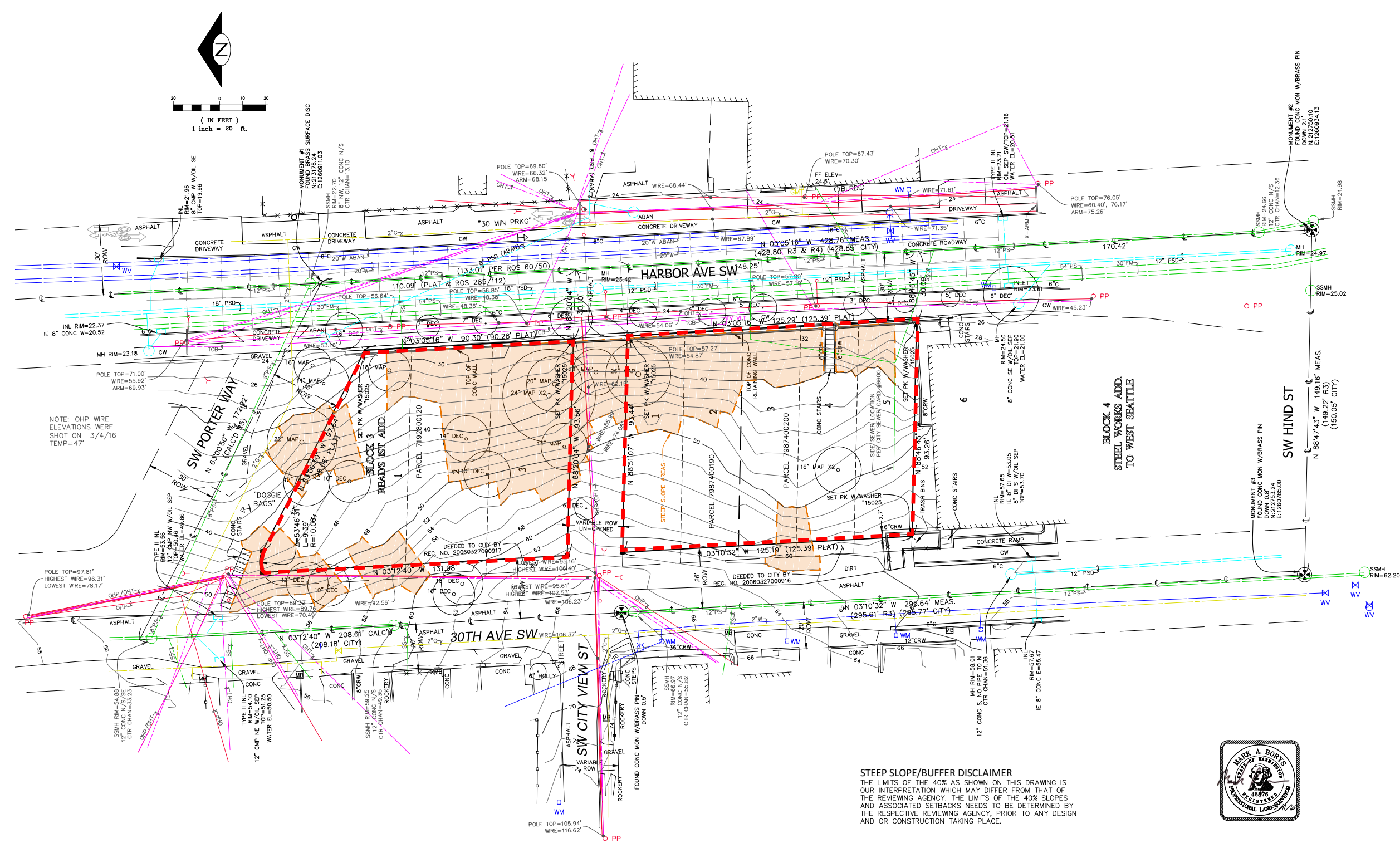


- North Admiral
- Harbor Island
- Hiawatha Playfield
- US-99
- Industrial District West
- Duwamish Waterway
- West Seattle Bridge
- Project Site**
- West Seattle
- West Seattle Stadium
- West Seattle Golf Course
- Puget Park



- Site
- Commercial
- Industrial
- Institutional
- Pedestrian Circulation: 5 Min Radius
- Pedestrian Circulation: 10 Min Radius
- Bus Stop

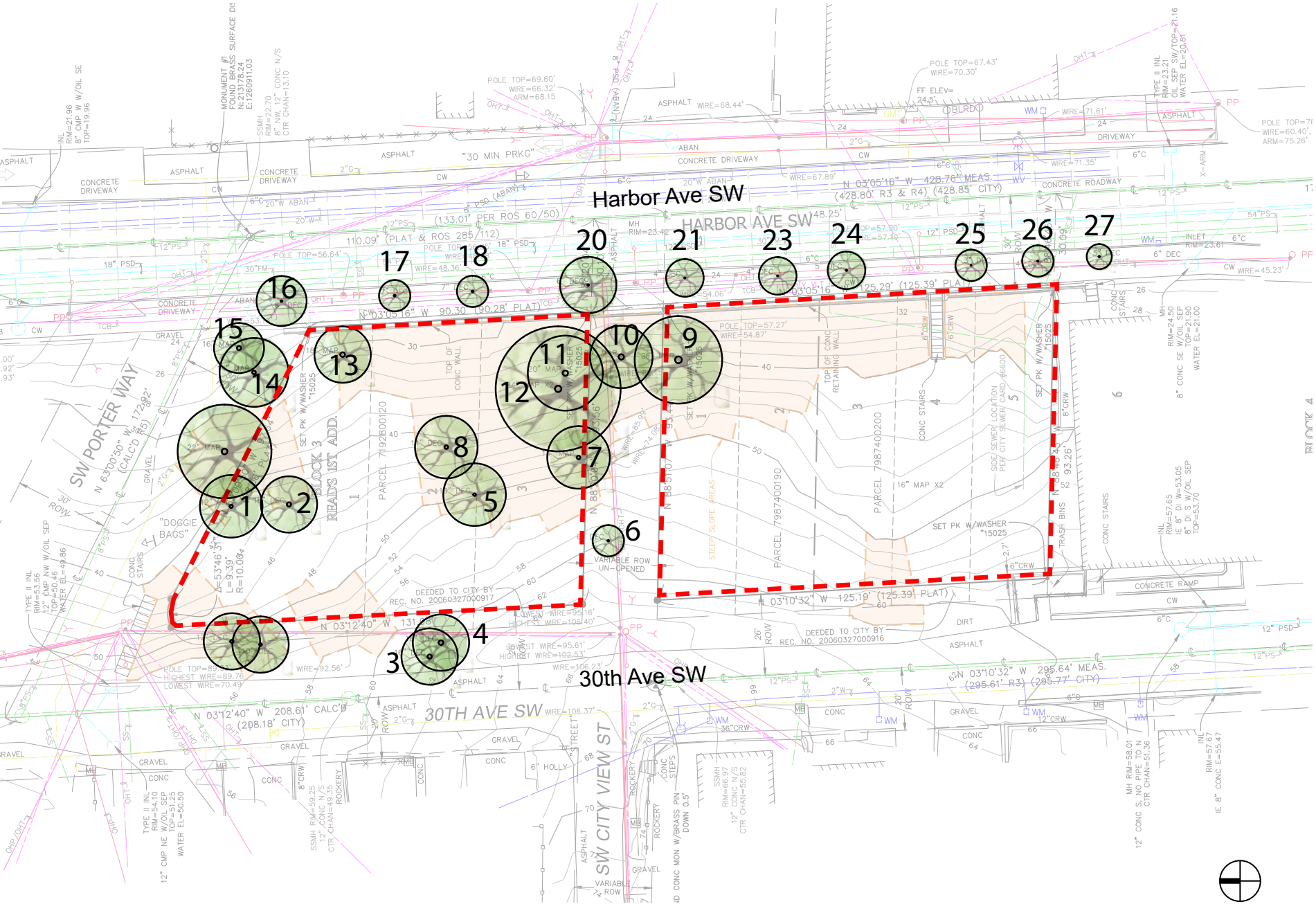




STEEP SLOPE/BUFFER DISCLAIMER
THE LIMITS OF THE 40% AS SHOWN ON THIS DRAWING IS OUR INTERPRETATION WHICH MAY DIFFER FROM THAT OF THE REVIEWING AGENCY. THE LIMITS OF THE 40% SLOPES AND ASSOCIATED SETBACKS NEEDS TO BE DETERMINED BY THE RESPECTIVE REVIEWING AGENCY, PRIOR TO ANY DESIGN AND OR CONSTRUCTION TAKING PLACE.



Existing Tree Conditions



Tree List per Arborist Report:

- 1.) Prunus avium, sweet cherry
Not Exceptional except in grove.

2.) Cryptomeria japonica, Japanese cedar :
(Threshold 30")

3.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

4.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

5.) Acer saccharinum, silver/sugar maple :
(Threshold 30")

6.) Ficus carica, common fig tree :
Not Exceptional except in grove.

7.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

9.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

10.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

11.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

12.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

13.) Acer macrophyllum, bigleaf maple :
(Threshold 30")
- 14.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

15.) Acer macrophyllum, bigleaf maple :
(Threshold 30")

16.) Alnus rubra, red alder :
Not Exceptional except in grove.

17.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree

18.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree

20.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree

21.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree

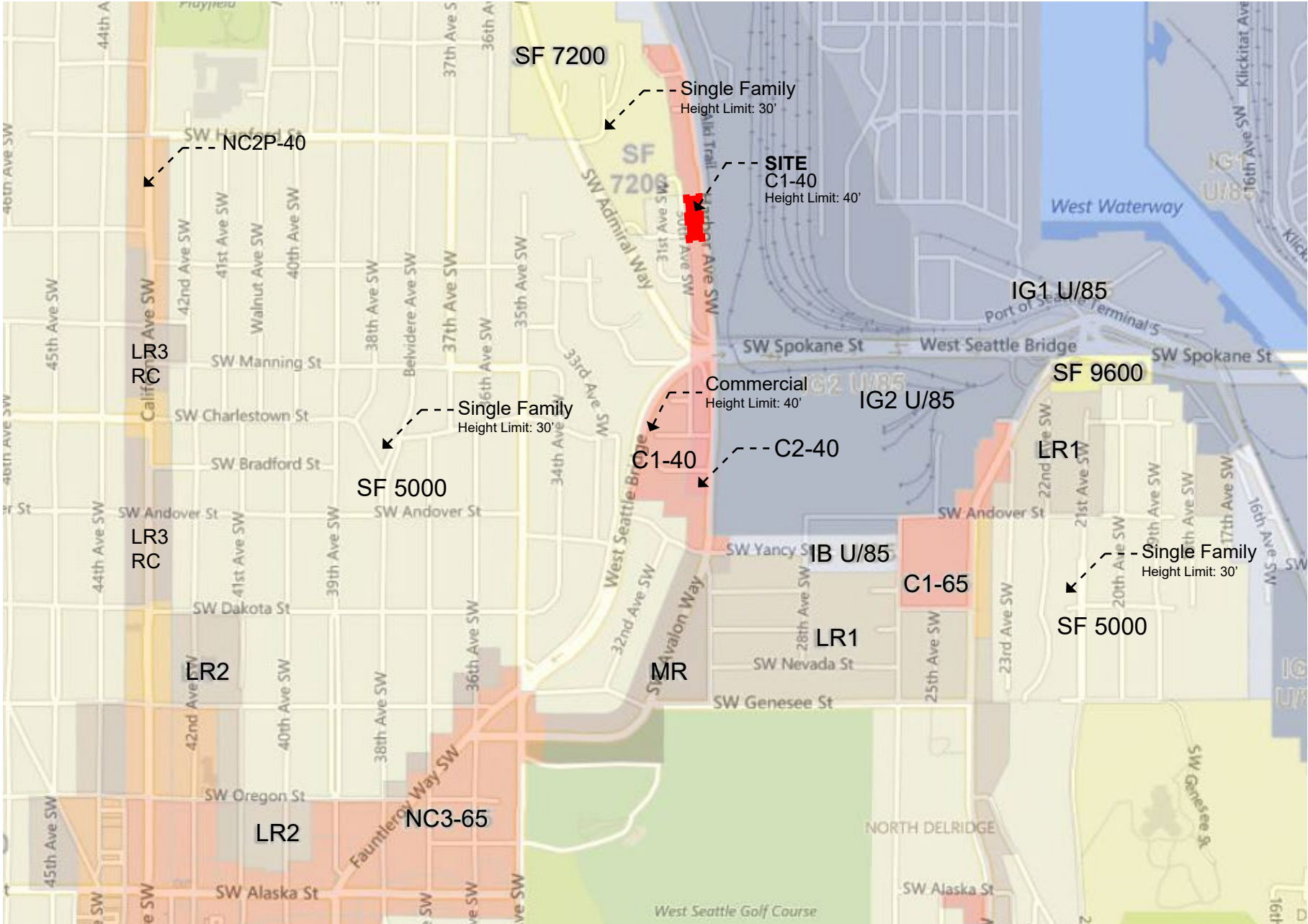
23.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree

24.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree

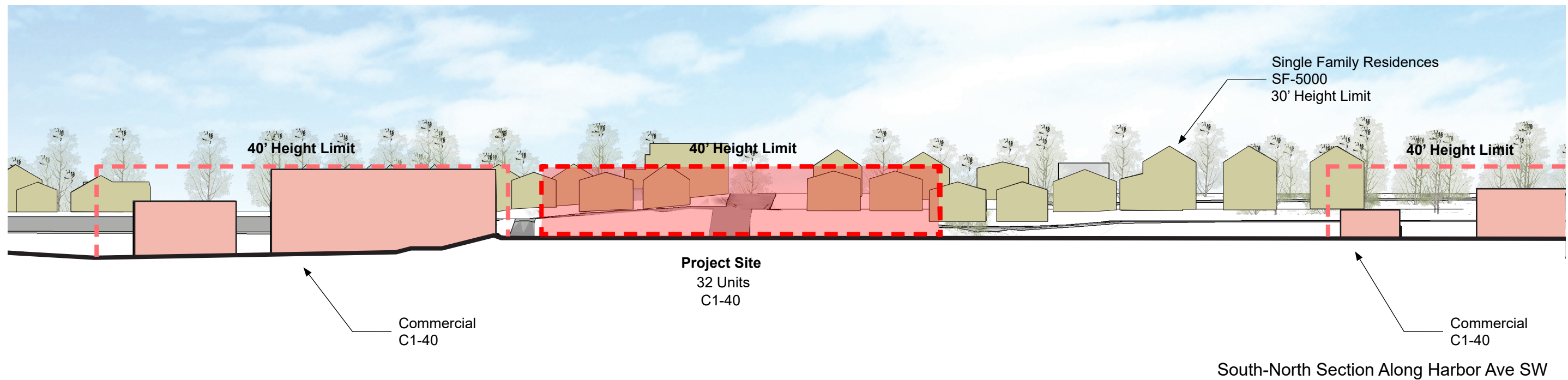
25.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree

26.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree

27.) Acer platanoides, Norway maple :
(Threshold 30") - Harbor Ave SW Street Tree



- C1-40
- C2-40
- C1-65
- IG1 U/85
- IG2 U/85
- NC3-65
- NC2P-40
- SF-7200
- SF-5000
- SF-9600
- LR1
- LR2
- LR3



Applicable Development Standards

23.47A.008 - Street-level development standards

A. Basic street-level requirements

1. The provisions of this subsection 23.47A.008.A apply to:
- b. Structures that contain a residential use in C zones;

The project is located in C1-40 zone.

3. Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

The dimension between street-level street-facing facade and the street lot line is less than 10 feet.

- D. Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:
2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

The first residential level located along Harbor Ave SW street-facing facade of our proposed schemes is 4 feet above sidewalk grade. Scheme 1 and 2 are code compliant and Scheme 3 is requesting a departure to 23.47.008G.



Surrounding Context



Surrounding buildings in the neighborhood varies from old houses to new apartment buildings. We got inspirations from buildings which have large scale fenestration towards water as the typical waterfront buildings. We also try to use traditional form and material to respect the surrounding context.





Three-story Mixed-Use (Commercial/Residential) 6



Four-story Mixed Use (Commercial/Residential) 7



Five-story Office 8



Port of Seattle 9



Nucor Steel 10



Two-story House 11



Three-story House 12



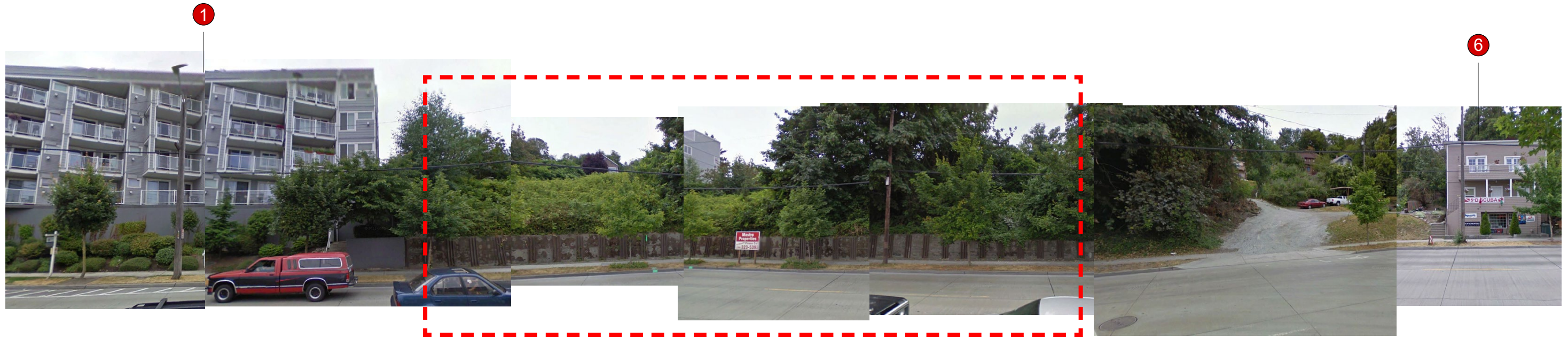
Two-story House 13



Three-story Live-work
Four-story Townhouses 14



Aerial View Looking West with Nine-Block Area Surrounding the Site

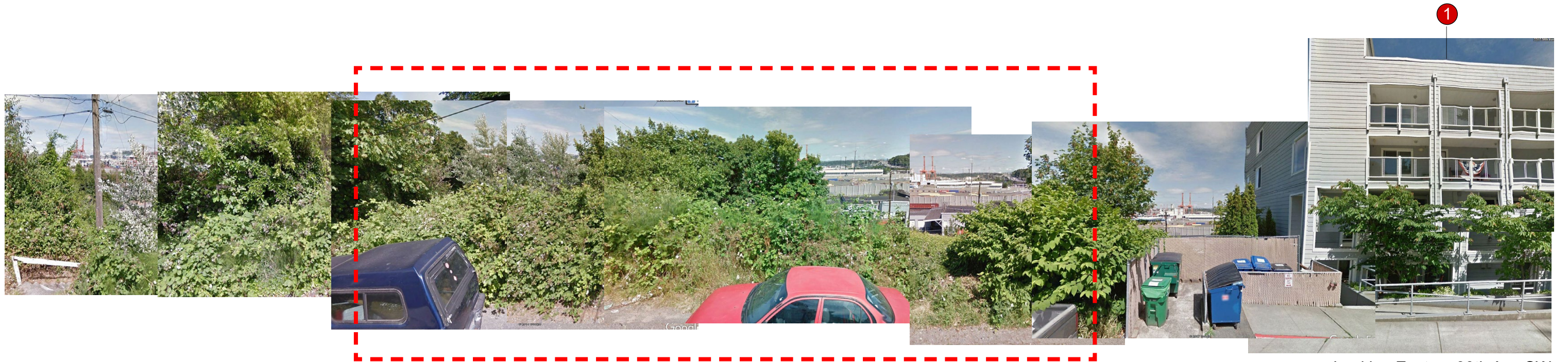


Site

Looking West on Harbor Ave SW



Aerial View Looking West

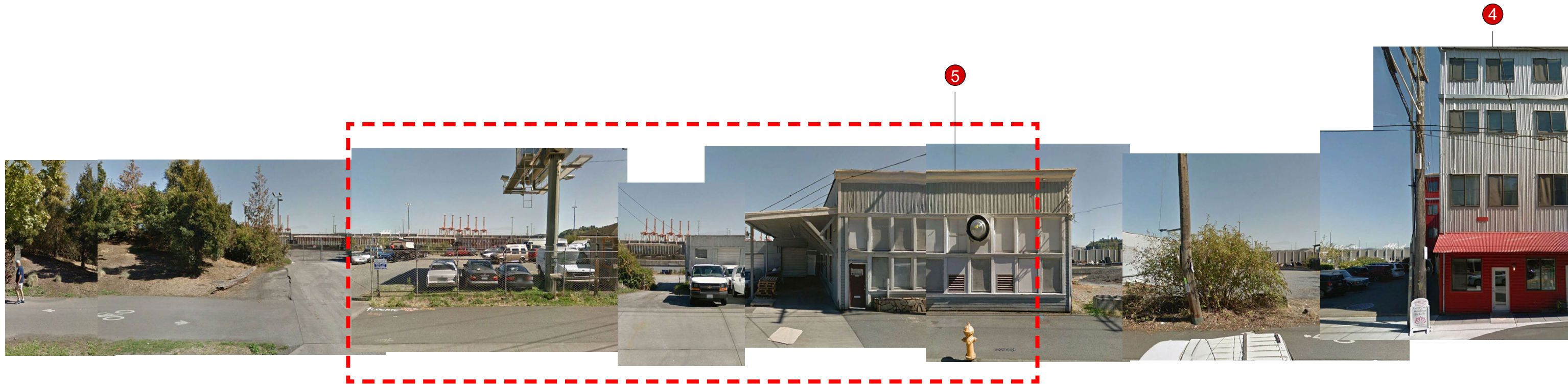


Site

Looking East on 30th Ave SW

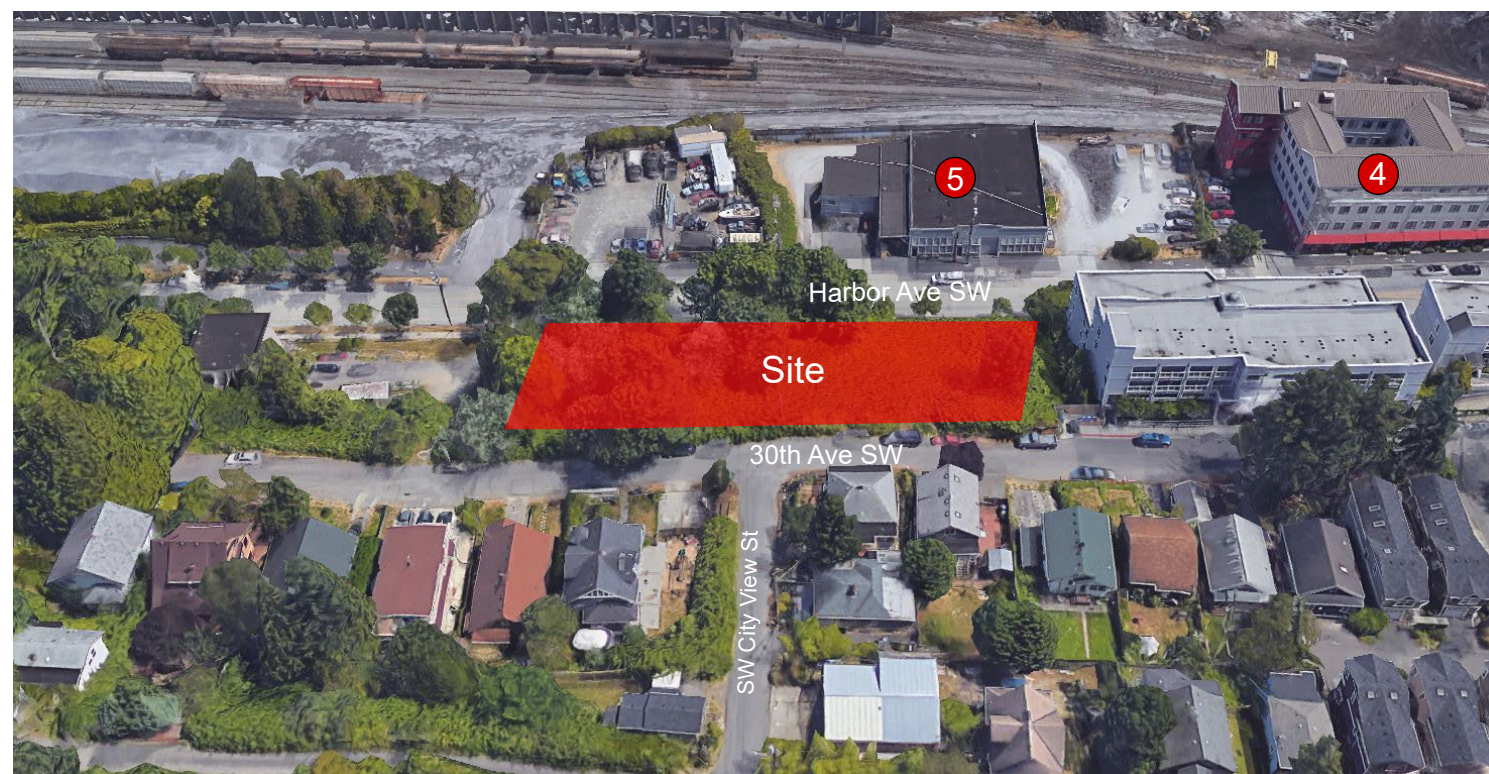


Aerial View Looking East

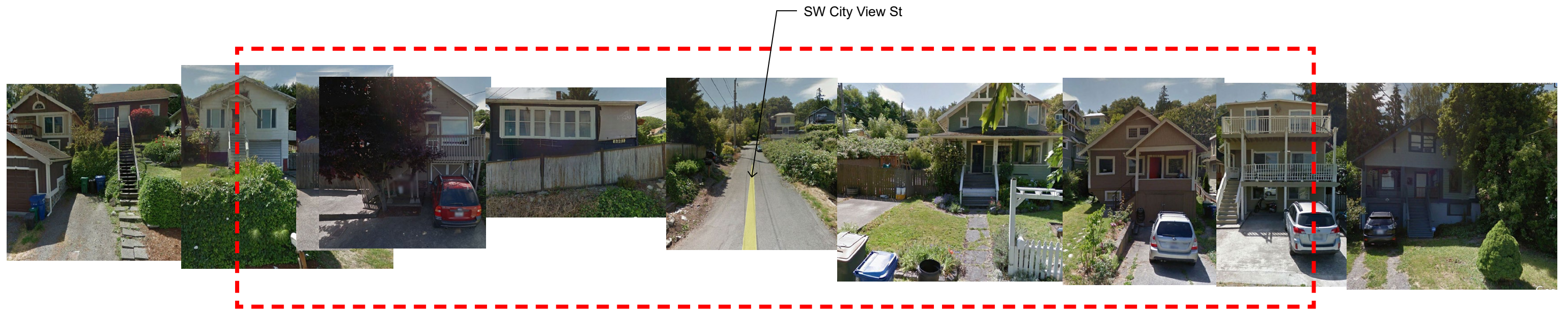


Across From Site

Looking East on Harbor Ave SW

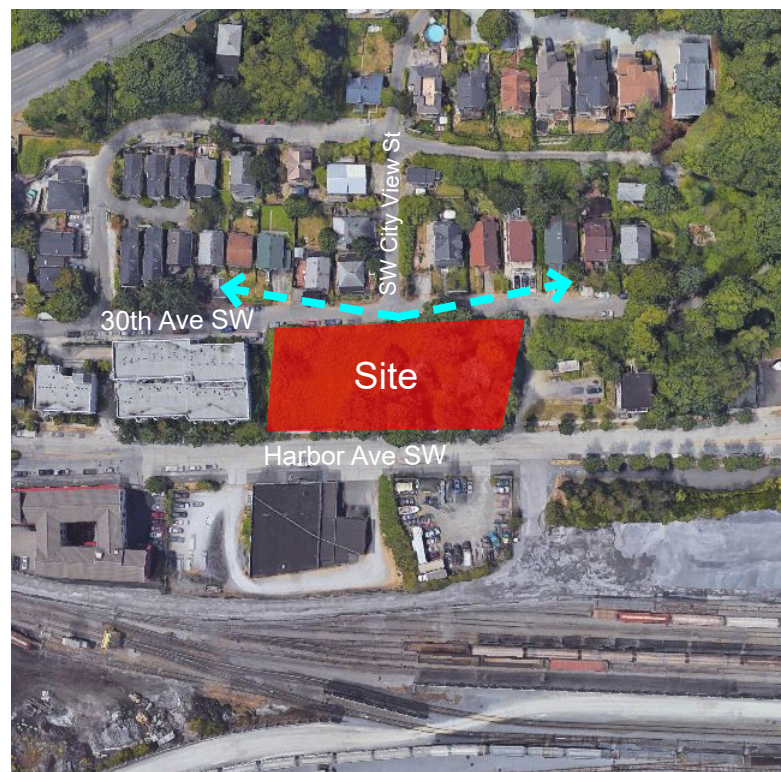


Aerial View Looking East



Across From Site

Looking West on 30th Ave SW



Aerial View Looking West

Proposed Parcels

Parcel A, SDCI# 3027133

Lot Size: 5,627sf

FAR: 5,627sf x 3.0 = 16,881sf

Legal Description: LOTS 1, 2, AND 3, BLOCK 3, READ'S 1ST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST 49.04 FEET THEREOF; EXCEPT THE WEST 6.00 FEET THEREOF, DEEDED FOR STREET PURPOSES TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED MARCH 27, 2006 AS RECORDING NO. 20060327000917; TOGETHER WITH EASEMENT NO.1 CREATED AND DESCRIBED HEREIN.

Parcel B, SDCI# 3027135

Lot Size: 5,815sf

FAR: 5,815sf x 0.3 = 17,445sf

Legal Description: THE EAST 49.04 FEET OF LOTS 1,2, AND 3, BLOCK 3, READ'S 1ST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT NO.1
(FOR PARCEL A&B)

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 63°00'50" WEST 37.99 FEET, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1.38 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 86°54'42" WEST 14.97 FEET; THENCE NORTH 63°05'16" EAST, ALONG SAID WEST LINE OF SAID EAST 49.04 FEET OF SAID LOT 1; THENCE SOUTH 03°05'16" EAST, ALONG SAID WEST LINE, 8.67 FEET, TO SAID NORTH LINE, 55.28 FEET, TO THE POINT OF BEGINNING.

Parcel C, SDCI# 3027140

Lot Size: 5046sf

FAR: 5046sf x 3.0 = 15,138sf

Legal Description: THE EAST 49.01 FEET OF LOTS 1, 2, 3, 4 AND 5, BLOCK 4, STEEL WORKS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; SUBJECT TO EASTMENT NO.1 CREATED AND DESCRIBED HEREIN.

Parcel D, SDCI# 3026267

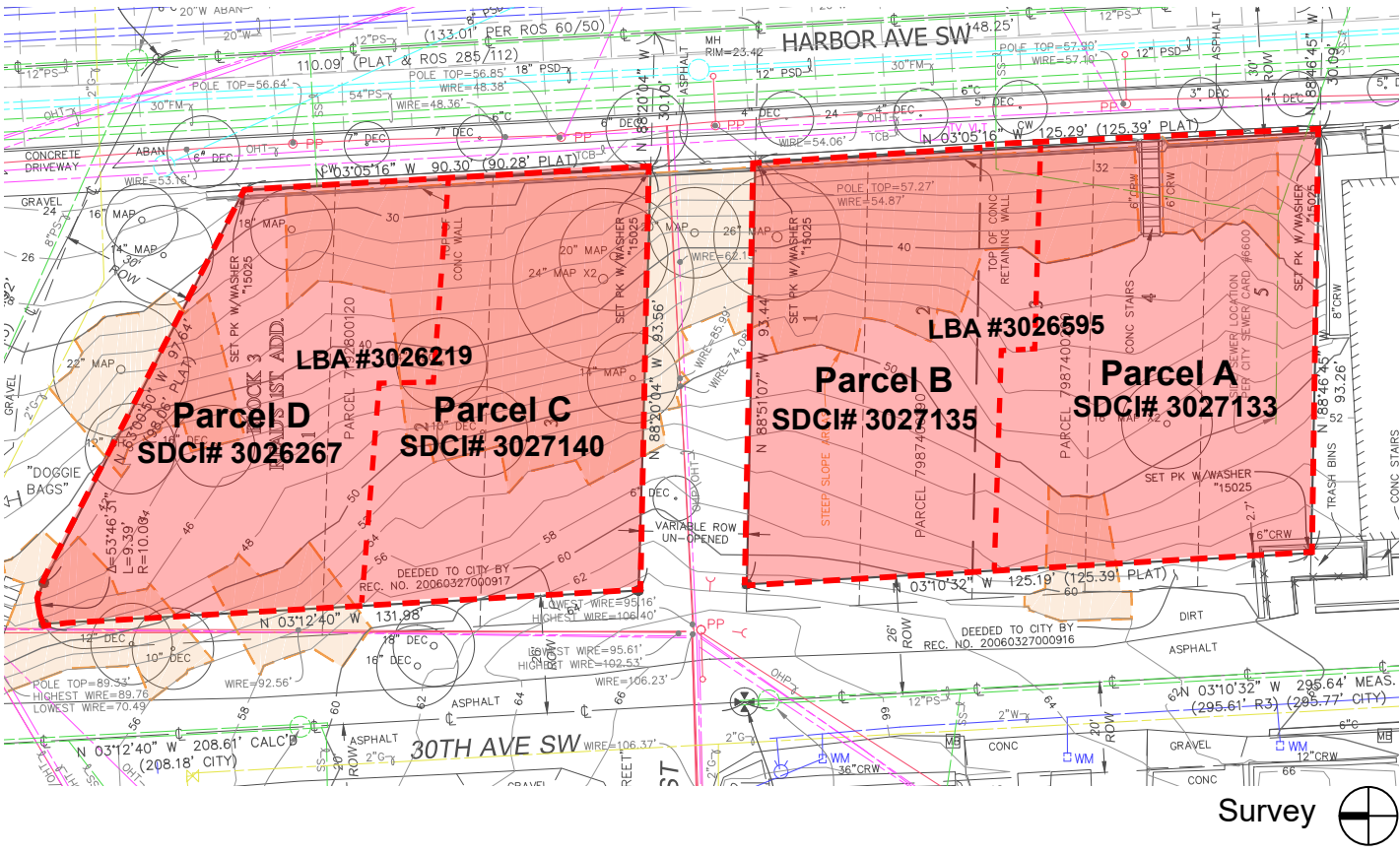
Lot Size: 5,346sf

FAR: 5,346sf x 3.0 = 16,038sf

Legal Description: LOTS 1, 2, 3, 4 AND 5, BLOCK 4, STEEL WORKS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; EXCEPT THE EAST OF 49.01 FEET THEREOF; EXCEPT THE WEST 6.00 FEET THEREOF; DEEDED FOR STREET PURPOSES TO THE CITY OF SEATTLE BY INSTRUMENT RECORDED MARCH 27, 2006 AS RECORDING NO.20060327000917; TOGETHER WITH EASEMENT NO.1 CREATED AND DESCRIBED HEREIN.

EASEMENT NO.1
(FOR PARCEL C&D)

THAT PORTION OF THE EAST 49.01 FEET OF LOT 5, STEELW WORKS ADDITION TO WEST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 88°46'45" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 49.15 FEET, TO THE WEST LINE OF SAID EAST 49.01 FEET OF SAID LOT 5; THENCE NORTH 03°05'16" WEST, ALONG SAID WEST LINE, 7.52 FEET; THENCE SOUTH 88°46'45" EAST 13.05 FEET; THENCE NORTH 86°54'44" EAST 36.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 5; THENCE NORTH 03°05'16" EAST, ALONG SAID EAST LINE, 8.29 FEET, TO THE POINT OF BEGINNING.



Seattle Design Guidelines

CS1 Natural Systems and Site Features

CS1.B: Sunlight and Natural Ventilation

Daylight is maximized for interior and exterior spaces based on the form and placement of the buildings. Sufficient amount of glazing are placed on East and West sides of the buildings. By having five different blocks of massing and 24' central pathway between two parcels, there is more of a chance for natural ventilation and daylighting between the units. Furthermore, large motor court placed between the east buildings and west buildings gives ample space for natural ventilation and daylights.

CS2 Urban Pattern and Forms

CS2.B: Adjacent Sites, Streets, and Open Spaces

Setback facing Harbor Ave SW creates active and vibrant streetscape with planters along the property line facing East. Landscape strips and sidewalks along Harbor Ave SW and 30th Ave SW creates warm, inviting public realm on the site.

CS2.D: Height, Bulk, and Scale

The mass is strategically placed on the site to hide parking behind the buildings facing Harbor Ave SW and create a large buffer between the buildings. The perceived mass is reduced with additional building setbacks and the use of natural materials. These materials create horizontal and vertical articulation helping to break down the scale of each facade, and avoid blank walls. The modulation of the massing helps break down the scale and better fit in with the neighborhood.

CS3 Architectural Context and Character

CS3.A: Emphasizing Positive Neighborhood Attributes

A combination of street trees, facade modulation, and appropriate drop lighting reduces the scale of massing at the street level. These attributes will provide a positive impact and enhance the neighborhood.

PL1 Connectivity

PL1.A: Network of Open Spaces

The central path between the parcels are improved with nice green spaces with plants and paved stairs. The large motor court and courtyard placed between the buildings connect to the central path and provide a gathering space for people to interact and accomodate a variety of activities.

PL1.B: Walkways and Connections

The active sidewalk creates a good transition between the public and private realm. The project is setback from property lines facing Harbor Ave SW. The central path will provide a nice circulation space between 30th Ave SW and Harbor Ave SW for the neighborhood. Appropriately scaled facades and street furniture are designed for human comfort.

PL2 Walkability

PL2.B: Safety and Security

Clear lines of sight facing Harbor Ave SW and 30th Ave SW create a safe environment. Strategic placement of doors and windows encourage natural surveillance as well. Entry lightings provide users and pedestrians with a safer, well-lit street. Planters and planting strips help create more inviting space in the neighborhood.

West Seattle Junction Supplemental Neighborhood Attributes

PL2.I: Human Scale

Thorough explorations have been done to facade articulation to enhance pedestrian comfort. The goal is to provide a welcoming environment that will benefit both residential and urban conditions.

PL2.II: Pedestrian Open Spaces and Entrances

The roof decks and woonerf will promote interaction among residents. The large motor court creates opportunities within reason.

Seattle Design Guidelines

PL3 Street-Level Interaction

PL3.A: Entries

All primary entries facing Harbor Ave SW and 30th Ave SW, respectively are distinctively designed with clear lines of sight. Entries are elevated with planters to warm up the street walls. Recessed entries on the ground level provide welcoming and safe entries for residents and visitors as well as signaling a break from the public sidewalk.

PL3.B: Residential Edges

The setback created to East facing Harbor Ave SW creates a semi-private space between the proposed buildings and the street to provide safe and private entries for residents and visitors. Facade articulation and massing modulation helps to clearly identify the transition from sidewalk to private residence. The project reduces the scale of the street wall with well organized entries and placement of street trees and planters.

PL4 Active Transportation

PL4.A: Entry Locations and Relationships

The proposed design serves all modes of transportation through pedestrian-friendly sidewalks and parking stalls. As both West and East buildings are facing Harbor Ave SW and 30th Ave SW respectively, the proposed design connects all major points of access on the site.

DC1 Project Uses and Activities

DC1.B: Vehicular Access and Circulation

The project provides an easy vehicular transition from 30th Ave SW to the motor court between the buildings. Improved street conditions such as sidewalks and planting strips create safe and attractive conditions for pedestrians and drivers.

DC1.C: Parking and Service Uses

The large motor court placed between the buildings creates opportunities for outdoor activities within reason. The parking stalls are palced behind the buildings from Harbor Ave SW and 30th Ave SW to hide cars for the public realm. A central path between the buildings provides direct access to the motor court from the main pedestrian pathway.

DC2 Architectural Concept

DC2.A: Massing

The form of the building relates to the neighborhood in height and scale. The massing is broken down with materials and facade modulation. The scale of the proposed design has been reduced by breaking down the massing into five blocks.

DC2.B: Architectural and Facade Composition

Each block of proposed design carries consistent architectural concept and has well-balanced horizontal and vertical elements to create a pleasing, warm facade that adds interest to the massing.

DC2.C: Secondary Architectural Features

Careful considerations and studies have been done for facade composition of the proposed design. All facades are carefully designed to avoid blank walls. Well-proportioned placement of bays, materials, and other architectural features create consistent patterns that help break down the scale of perceived massing.

DC2.D: Scale and Texture

Architectural features and elements such as bay windows and wooden panels are incorporated for the proposed design. Character of the proposed design has been well established by the use of materials and facade articulation for the street level and overall design.

DC3 Open Space Concept

DC3.B: Open Spaces and Uses Activities

A motor court placed between the buildings create a nice open space to allow for more natural light and green spaces. The large motor court creates opportunities for outdoor activities. Each unit also has roof deck access for activities and additional outdoor space. It can be used to lounge, barbecue, and interact with adjacent neighbors.

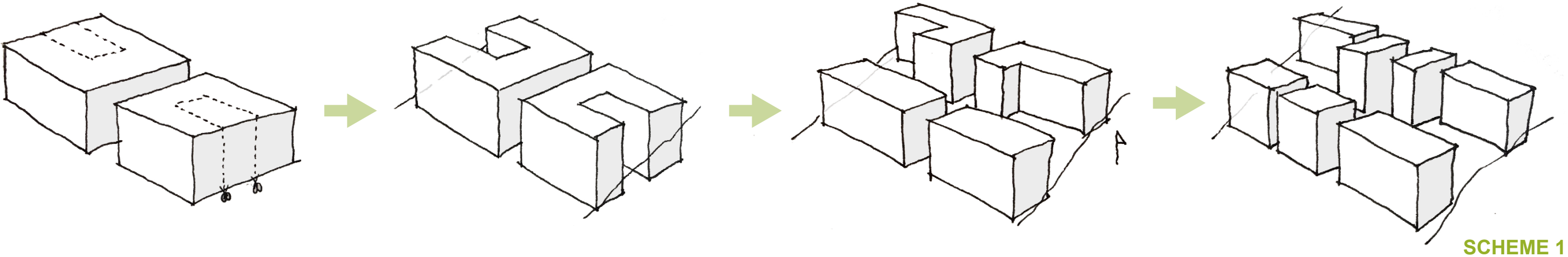
DC4 Materials

DC4.A Exterior Elements and Finishes

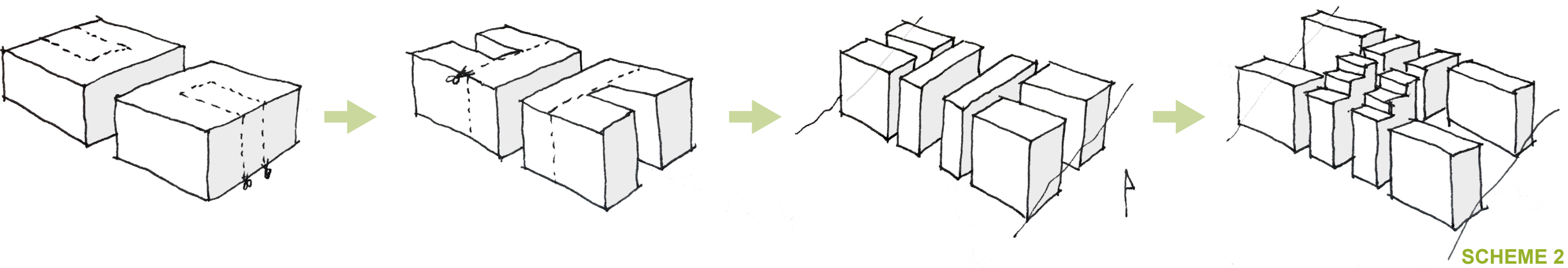
Durable and high-quality materials will be used for the proposed design. Consistent transition between materials will also help to scale down the massing. The natural wood panels break down the facade and compliment the dark shade of the lap siding. These materials will fit in with the architectural context of the area.

Evolution of Massing Ideas

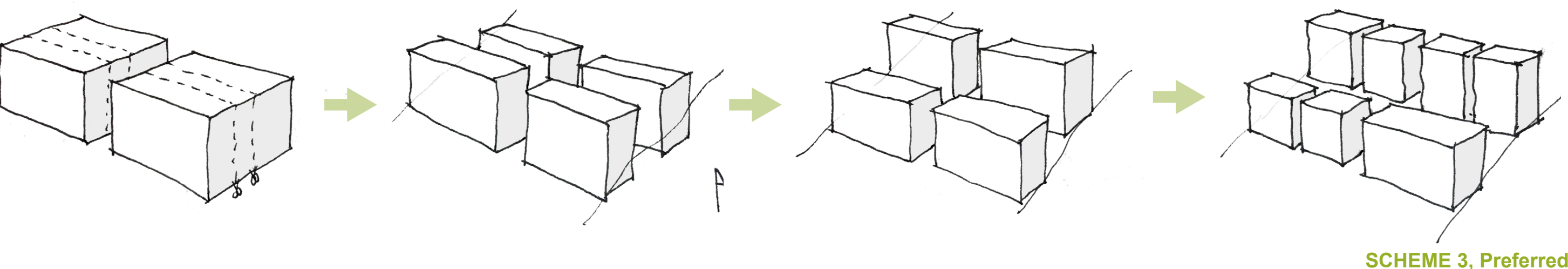
SCHEME 1



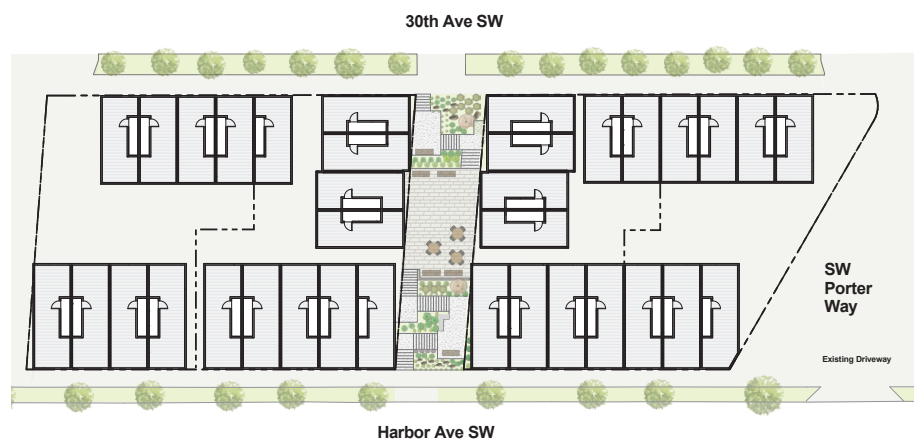
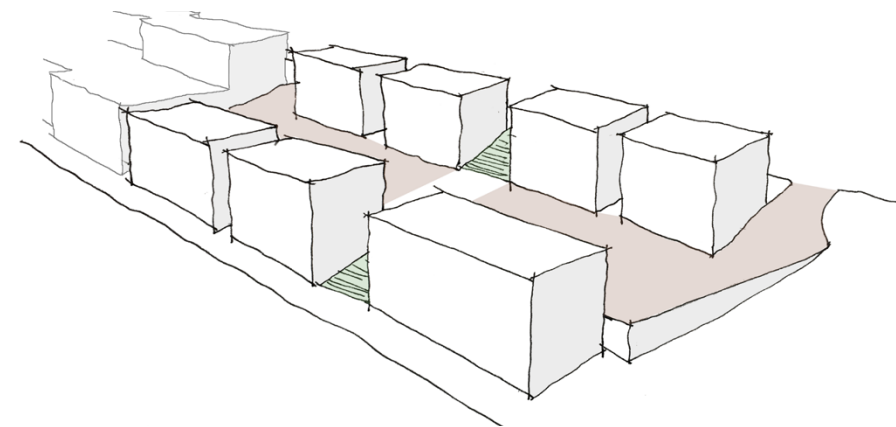
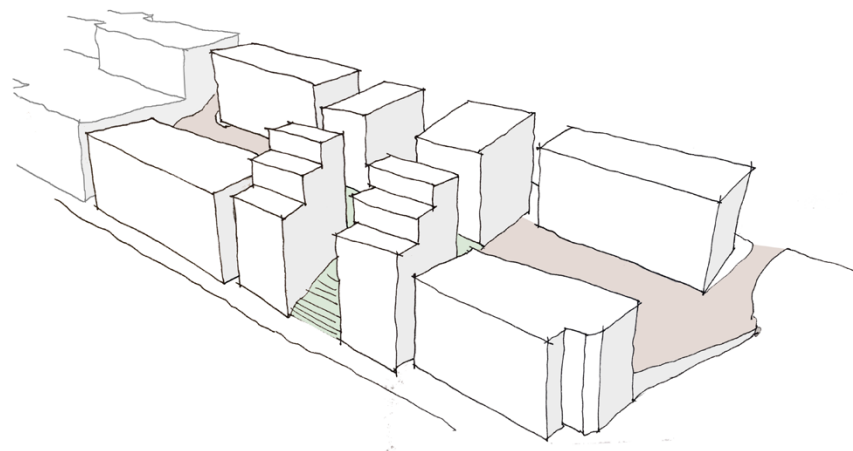
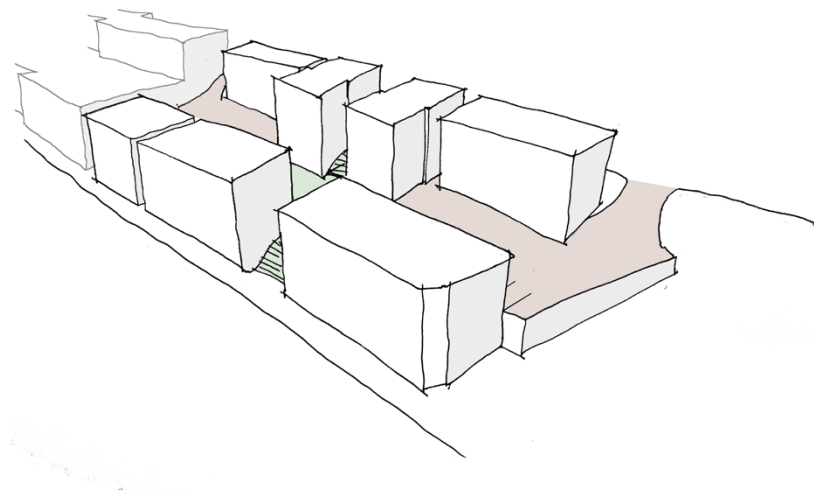
SCHEME 2



SCHEME 3, Preferred



Massing Options



Scheme ①



Scheme ②



Scheme ③

Scheme 1

Scheme 1 focuses on fostering a comfortable living space for residents by creating U-shaped courtyard using building massing. It also makes a statement on the central promenade by putting buildings facing the path. Due to the topography, we separate two rows of units as far as possible to get the maximum view for residents.

Total Area: 44,564sf

Maximum FAR: 3.0 for Single Use
3.0 x 22,239sf = 66,717sf

44,564sf < 66,717sf, **Using 67% of FAR**

Number of Units: 35 Townhouse units

Parcel A: 8 Townhouse Units

Parcel B: 10 Townhouse Units

Parcel C: 10 Townhouse Units

Parcel D: 7 Townhouse Units

Number of Parking Stalls: 35 Parking stalls Provided, 1:1 Parking Required for Residential Use

Positives:

1. U-Shaped courtyard creates a gathering space for residents
2. Off-street parking makes street condition better
3. Nice central path for residents and community
4. Decent view for most of the units facing the water

Negatives:

1. Roof decks are private access only
2. No setbacks to the property lines facing East and West
3. Little facade variation on Harbor Ave SW
4. Less connection with central path except those facing it
5. Limited view and bad sunlight condition for units in the middle
6. Residential use on first level on Harbor Ave SW may be disturbed by pedestrians and bring safety concerns
7. Minimal daylight for units facing South

No Departures Requested



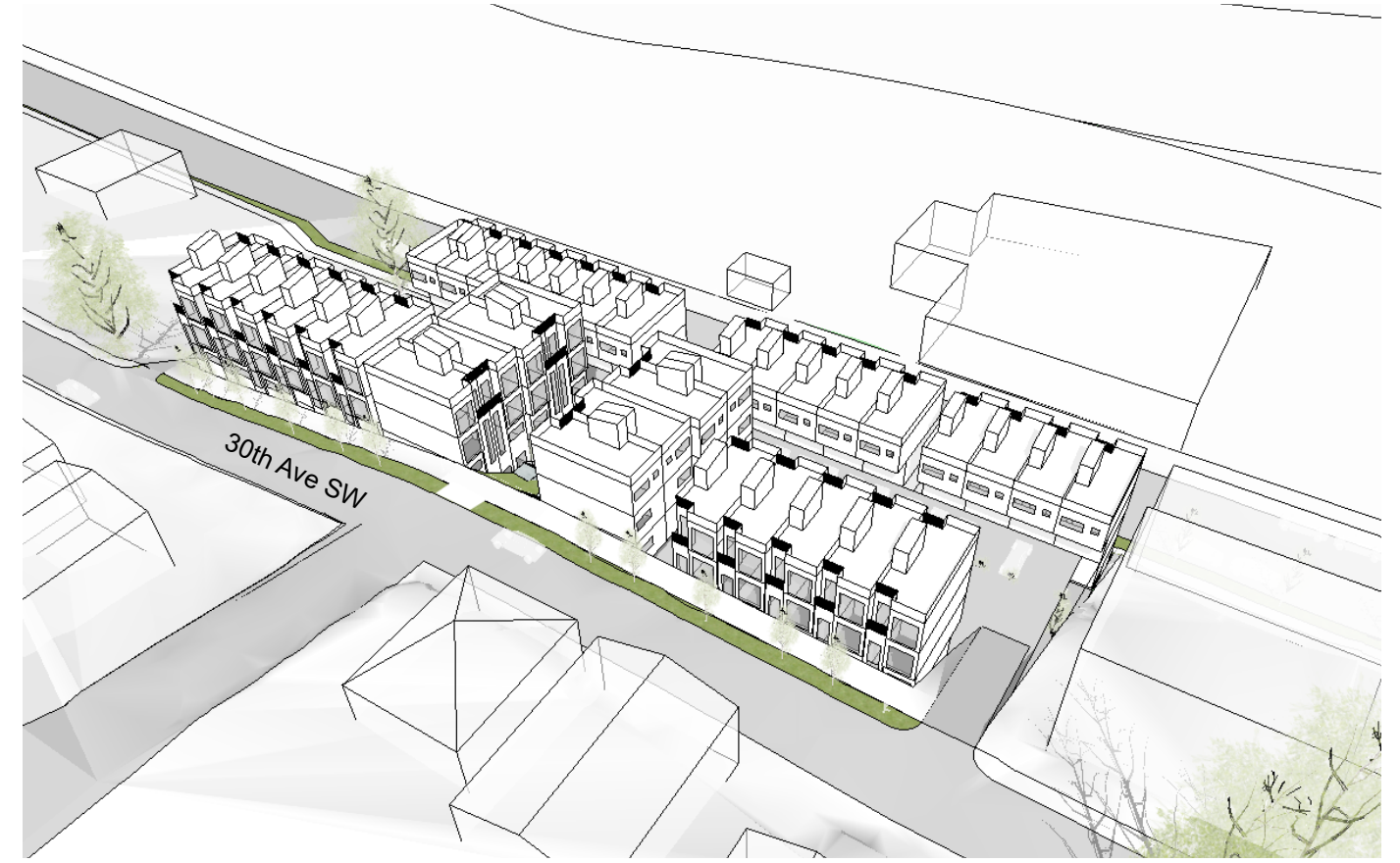
Looking SW Street View



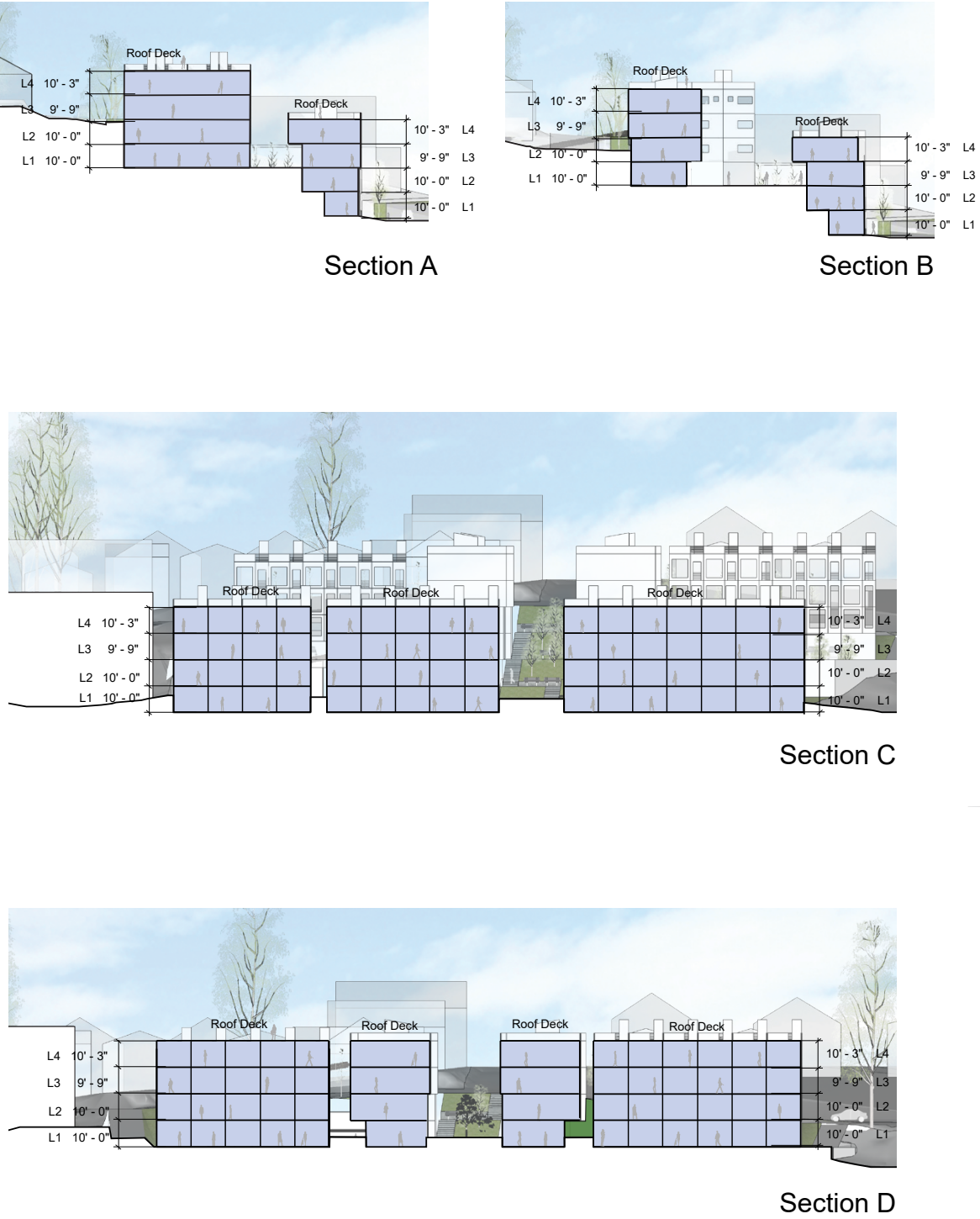
Looking SE Street View



Looking NW View

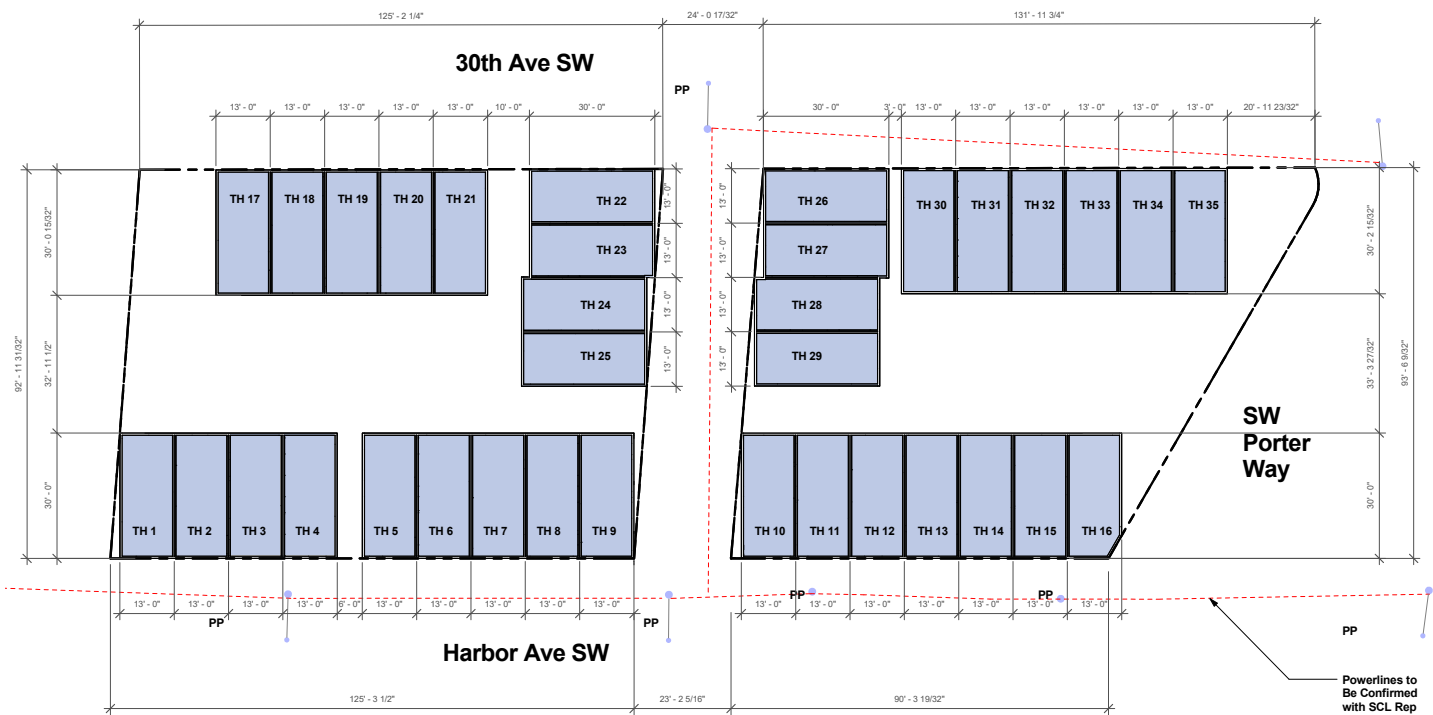


Looking NE View

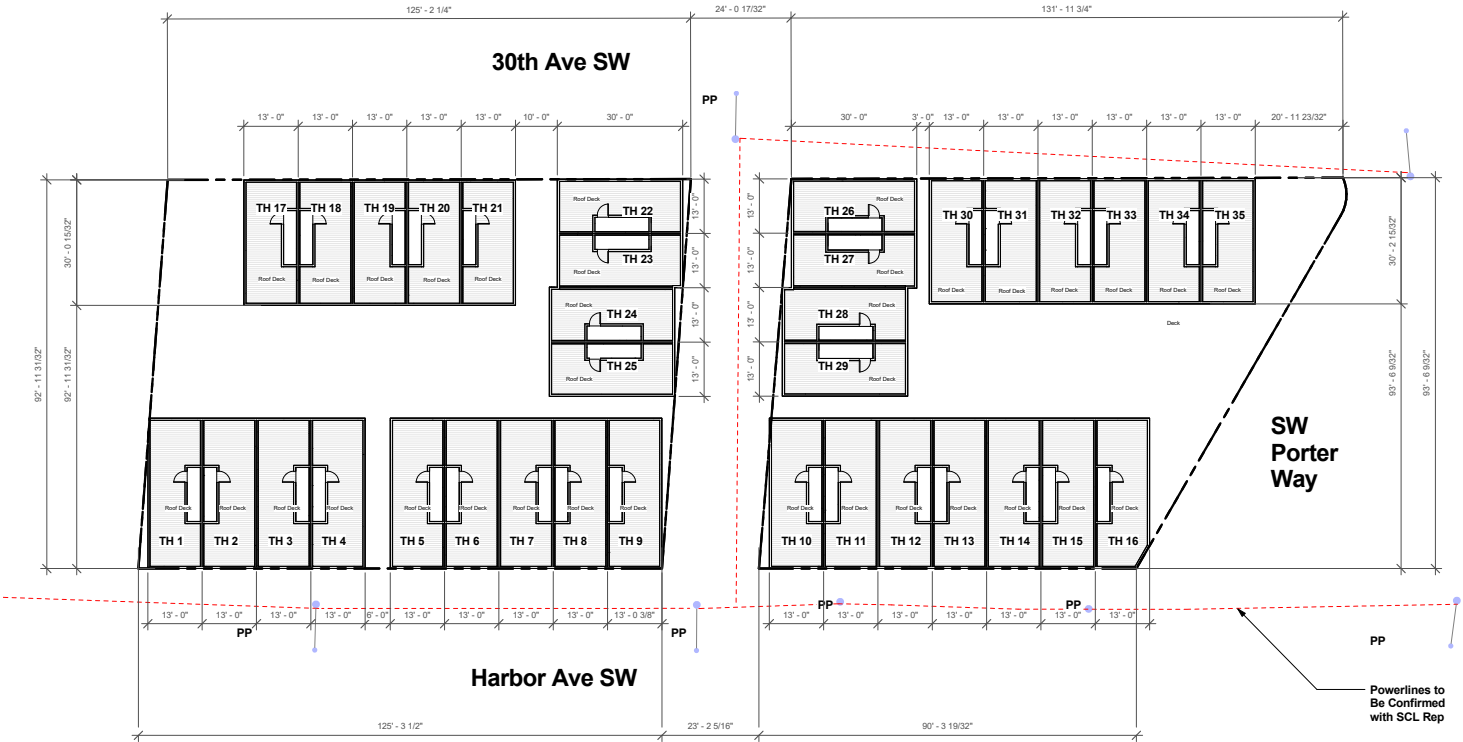


EDG Scheme 1: Site Plan

- Parking, Support
- Courtyard, Green Space
- Residential



EDG Scheme 1: Level 2 - 3 Plan



EDG Scheme 1: Roof Deck Plan



EDG Scheme 1: Level 4 Plan



- Parking, Support
- Courtyard, Green Space
- Residential

Scheme 2

Scheme 2 makes a statement on Harbor Ave SW by using different massing facing it. Stepped units along the central promenade make the path more active. It also creates the U-shaped courtyards for residents. Scheme 2 also proposes Live-Work units on Harbor Ave SW which makes the street condition more accessible.

Total Area: 47,862sf

Maximum FAR: 3.0 for Single Use, 3.25 for Mixed-Use

3.0 x 10,581 = 31,743sf (Parcel II & III), 3.25 x 11,658 = 37,889sf (Parcel I)

31,743sf + 37,889sf = 69,632sf

47,862sf < 66,717sf, **Using 69% of FAR**

Number of Units: 32 Townhouse units, 4 Live-Work Units

Parcel A: 8 Townhouse Units

Parcel B: 11 Townhouse Units

Parcel C: 8 Townhouse Units and 2 Live-Work Units

Parcel D: 5 Townhouse Units and 2 Live-Work Units

Number of Parking Stalls: 33 Parking Stalls Provided, 1:1 Parking Required for Residential Use, Parking Not Required for L-W Units Per Unit Size

Positives:

1. U-shaped courtyard creates a gathering space for residents
2. Off-street parking makes street condition better
3. Nice central path for residents and community
4. Live-Work units improve pedestrian experience on Harbor Ave SW

Negatives:

1. Roof decks are private access only
2. No setbacks to the property lines facing East and West
3. 12 townhouse units do not have good views towards water
4. Reduced sunlight for units in the middle
5. Little privacy for units in the middle facing each other
6. Residential use on first level on Harbor Ave SW may be disturbed by pedestrians and bring safety concerns
7. Parking is not enough for the owner's target (1:1)
8. Minimal daylight for units facing South

Departure Requested

1. The non-residential portion of Live-Work units extend less than 30' required average depth from the street-level



Looking SW Street View



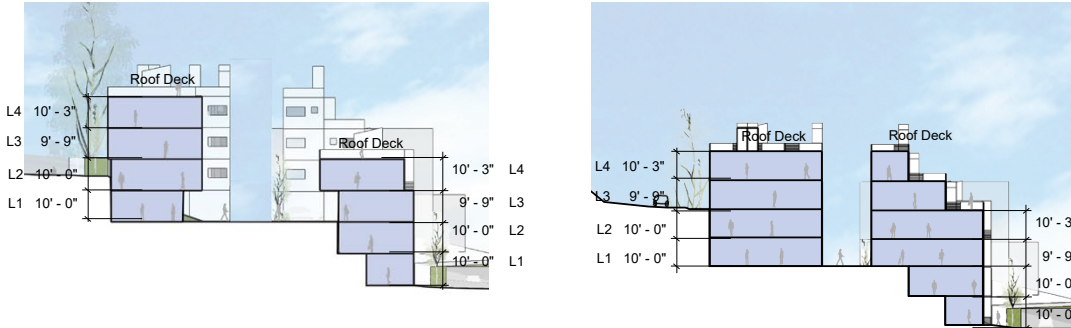
Looking SE Street View



Looking NW View

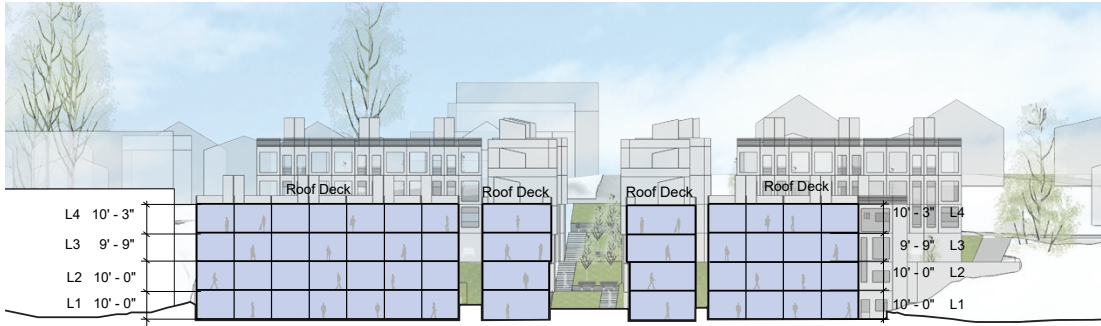


Looking NE View

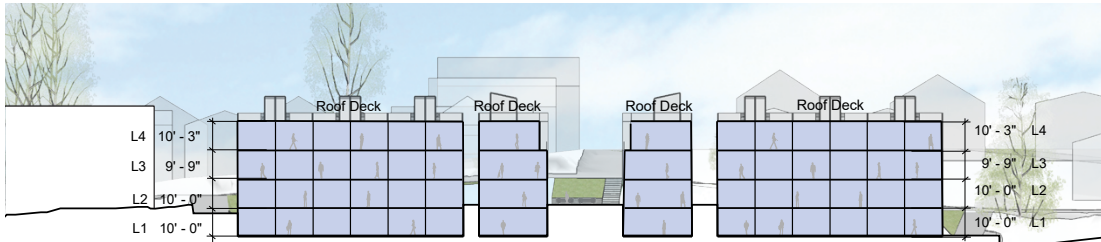


Section A

Section B



Section C



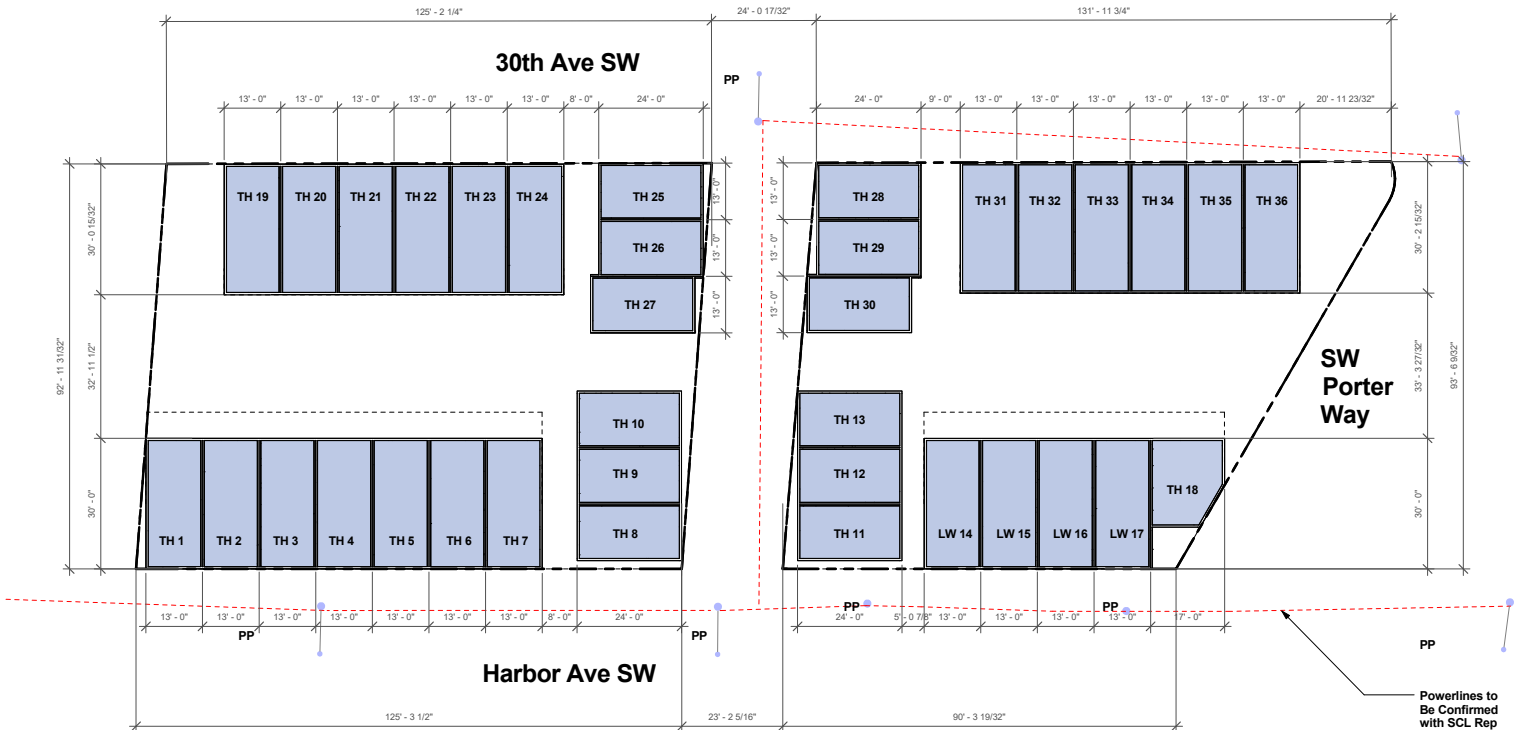
Section D



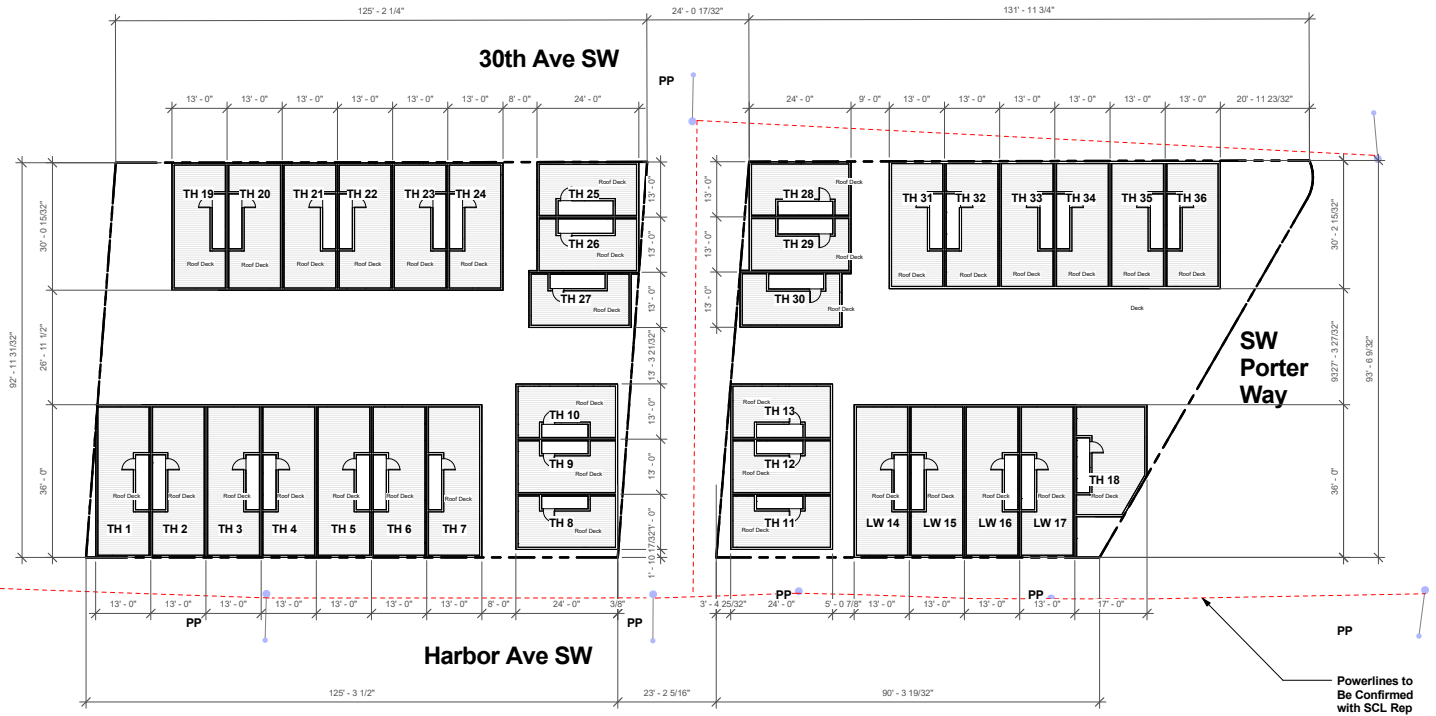
EDG Scheme 2: Site Plan

- Parking, Support
- Courtyard, Green Space
- Residential
- Live-Work

Scheme 2



EDG Scheme 2: Level 2-3 Plan



EDG Scheme 2: Roof Deck Plan



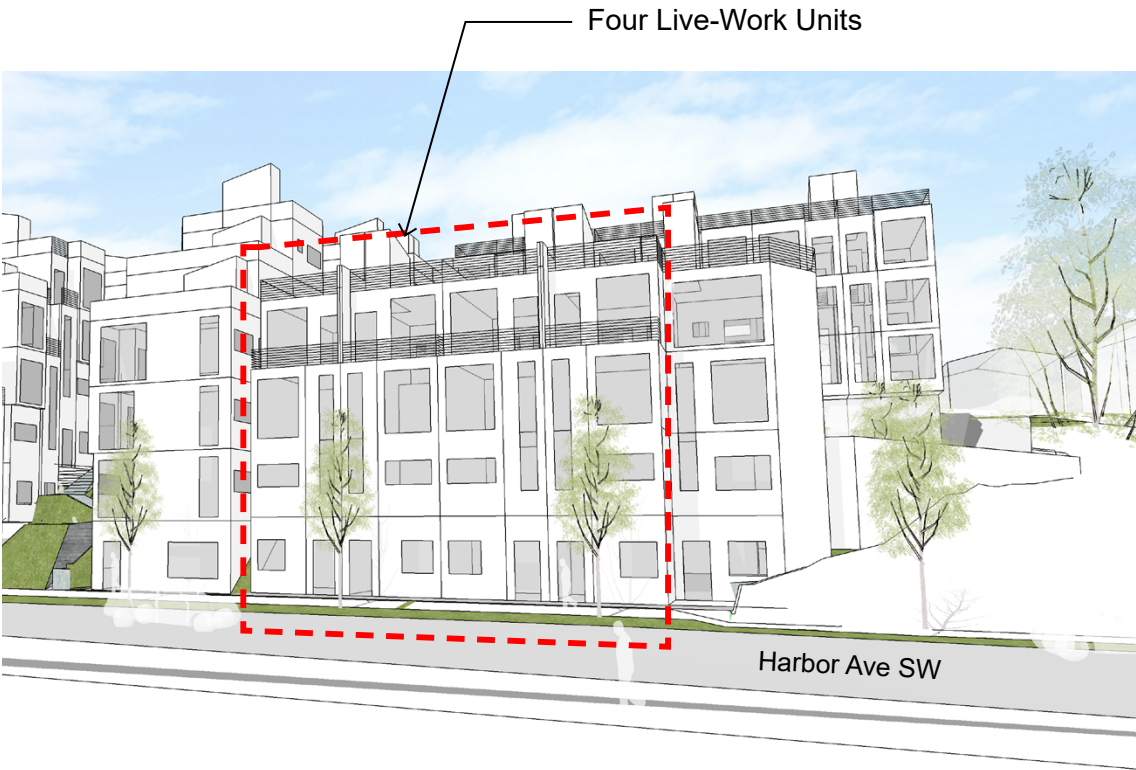
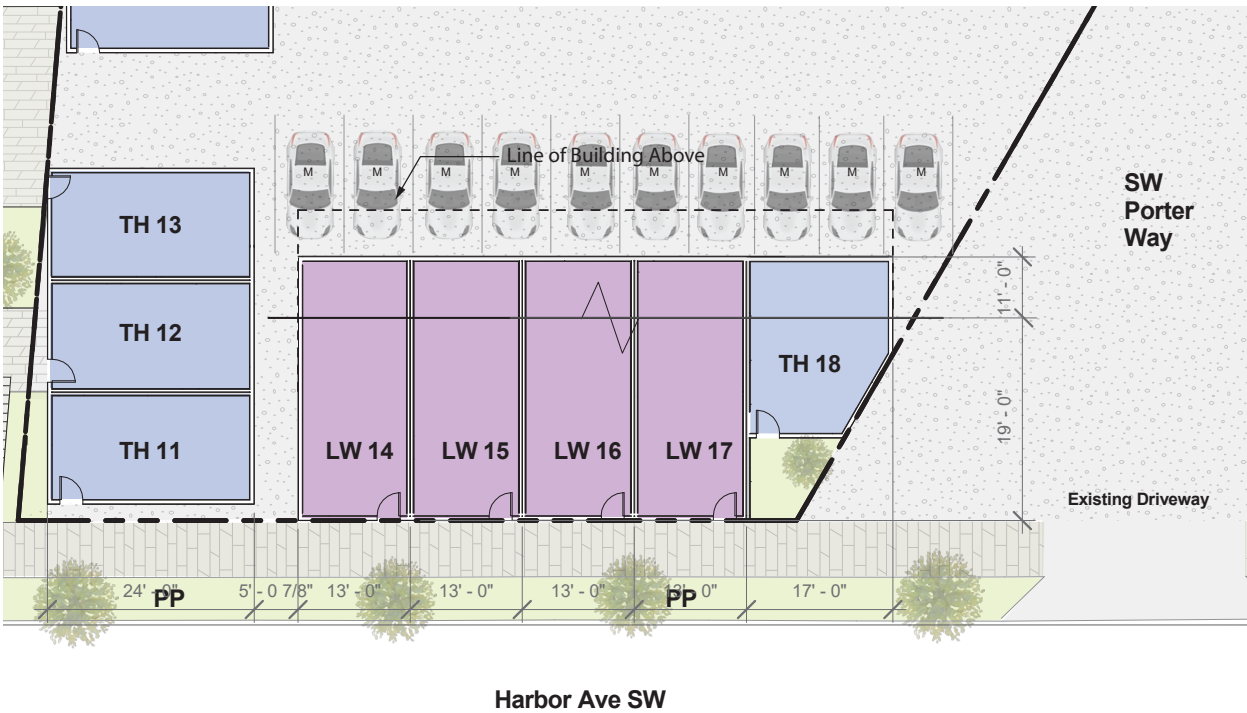
EDG Scheme 2: Level 4 Plan



- Parking, Support
- Courtyard, Green Space
- Residential

Scheme 2 Departure Request

#	Departure Request	Code Requirements	Explanation for Departure
1	Four live-work units have less than 30' required average depth for non-residential portion of live-work units.	23.47A.008.B.3: Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-facing facade.	Scheme 2 is proposing four live-work units that have less than 30 feet required depth for non-residential uses. The topography of the site with steep slope does not allow for 30 feet. However, this scheme proposes live-work units to make Harbor Ave SW more accessible.



Scheme 3

Scheme 3 is the best scheme for keeping the residential character of the surrounding context. The setback created facing Harbor Ave SW provides pedestrian separation and safety for residents, as well as stoops for nice landscaping features on the site. The massing breaks down into five blocks, allowing for a generous space for motor court and courtyard. The setbacks create active streetscape and massing modulation to further scale down the massing.

Total Area: 42,628sf

Maximum FAR: 3.0 for Single Use
 $3.0 \times 22,239\text{sf} = 66,717\text{sf}$

$42,628\text{sf} < 66,717\text{sf}$, **Using 64% of FAR**

Number of Units: 32 Townhouse units

Parcel A: 8 Townhouse Units
Parcel B: 9 Townhouse Units
Parcel C: 8 Townhouse Units
Parcel D: 7 Townhouse Units

Number of Parking Stalls: 32 Parking stalls Provided, 1:1 Parking Required for Residential Use

Positives:

1. U-shaped courtyard creates a gathering space for residents
2. Off-street parking makes street condition better
3. Nice central path for residents and community
4. Setbacks and bays help modulate massing and reduce scale
5. Setback on East facing Harbor Ave SW allows for stoops and pedestrian separation
6. Large courtyards that connect to the central path
7. All units get nice views facing water

Negatives:

1. Roof decks are private access only
2. No setbacks to the property lines facing West
3. Minimal daylight for units facing South

Departure requested

1. The residential entries for West Buildings are on the same grade as the sidewalk on 30th Ave SW.



Looking SW Street View



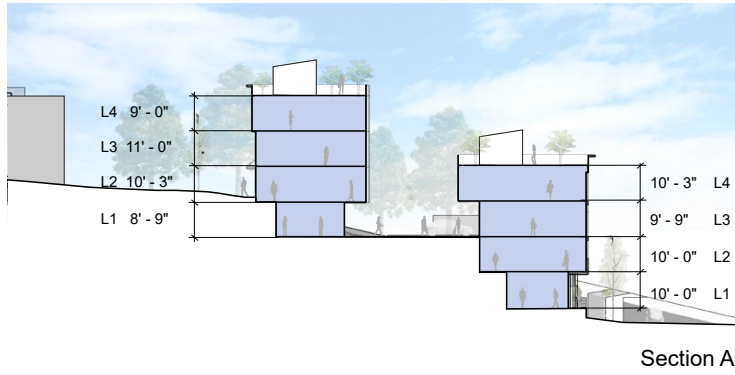

Looking SE Street View






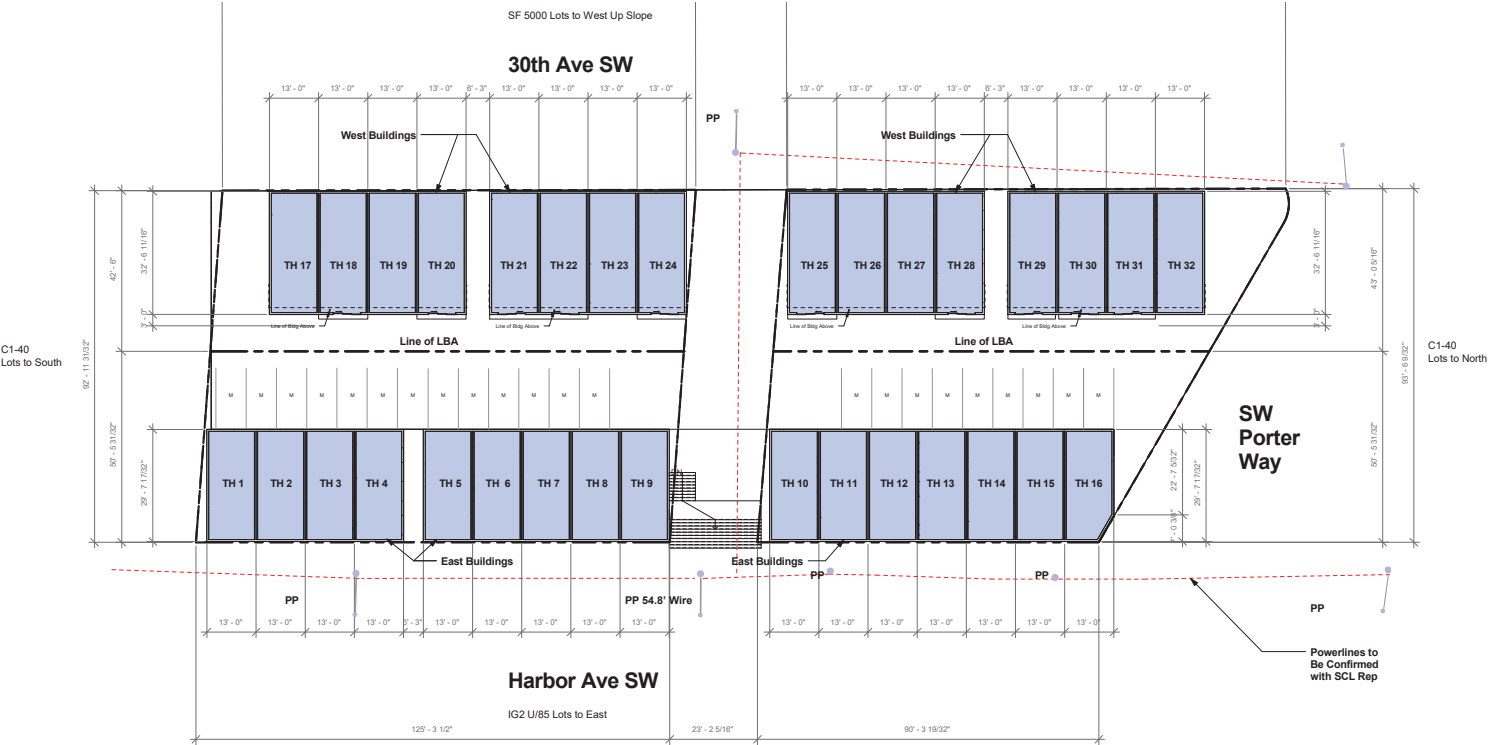
Looking NW View



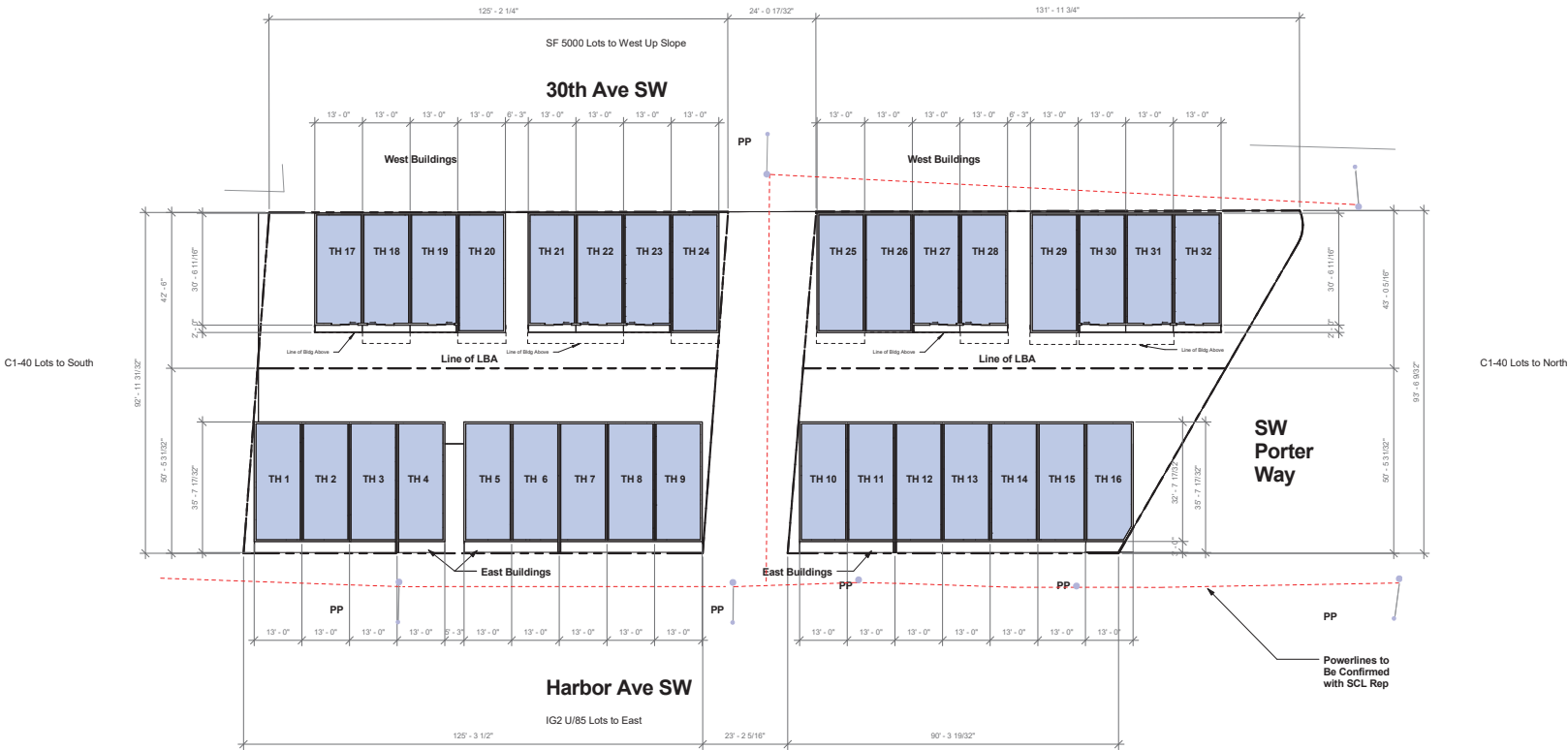
Looking NE View

EDG Scheme 3: Site Plan 

-  Parking, Support
 Courtyard, Green Space
 Residential






EDG Scheme 3: Level 2-3 Plan



EDG Scheme 3: Level 4 Plan



-  Parking, Support
-  Courtyard, Green Space
-  Residential



EDG Scheme 3: Roof Deck Plan



Roof Deck Concept Imagery



Roof Deck Concept Imagery



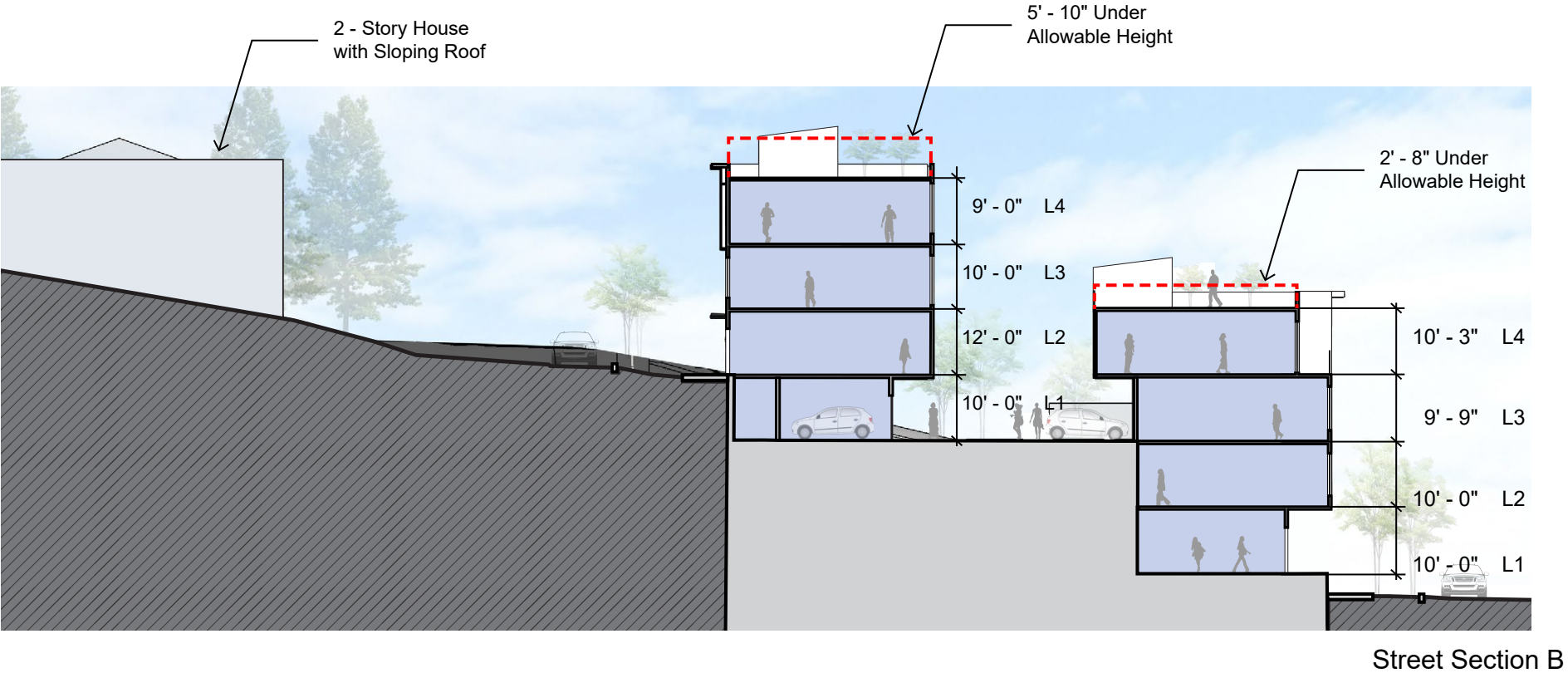
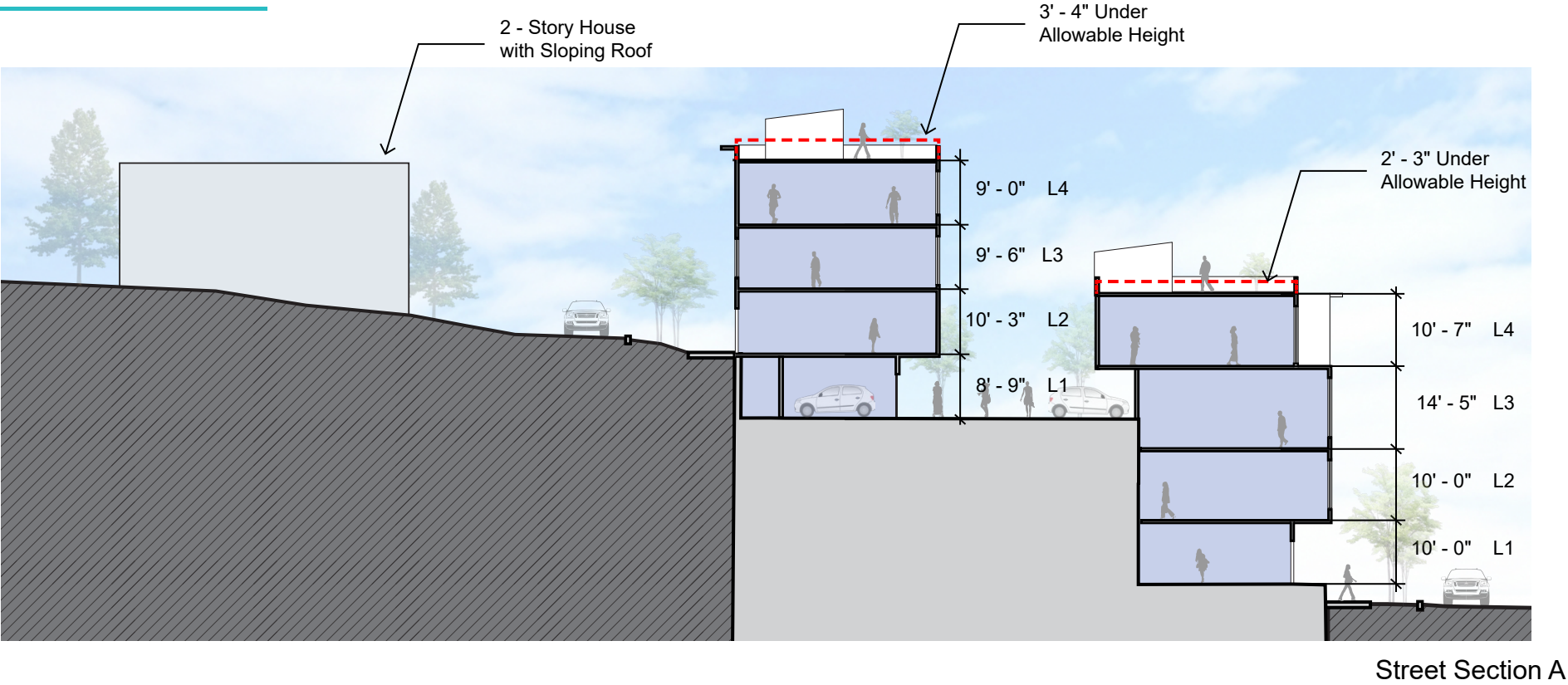
Roof Deck Concept Imagery

Scheme 3 Departure Request

#	Departure Request	Code Requirements	Explanation for Departure
1	The residential entries for the proposed West Buildings facing 30th Ave SW are placed on the same grade as the sidewalk on 30th Ave SW.	23.47A.008.D.2: Where residential uses are located along a street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	The neighborhood located on 30th Ave SW facing west from the project site is in SF 5000 zone. To respect the residential character of the surrounding context, the entries for the proposed West Buildings are placed on the same grade as the sidewalk on 30th Ave SW.



Street Sections

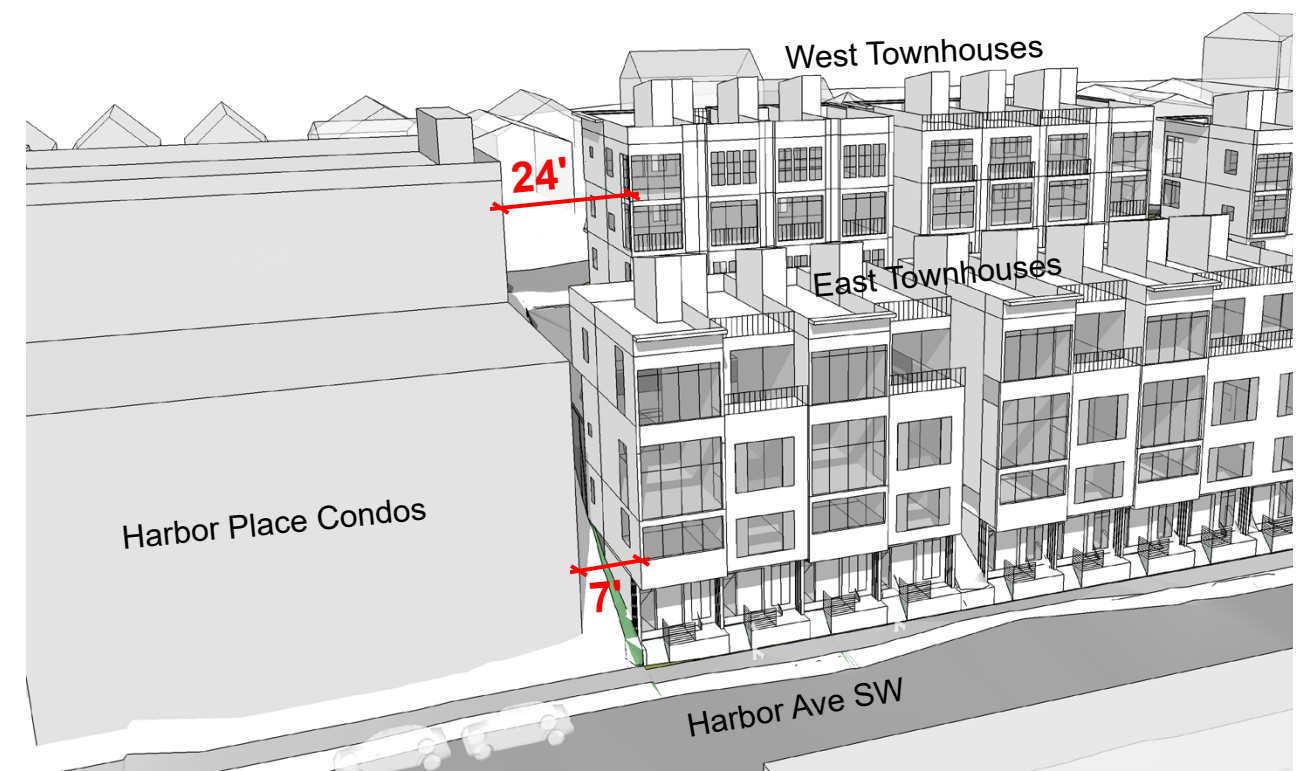


Window Study

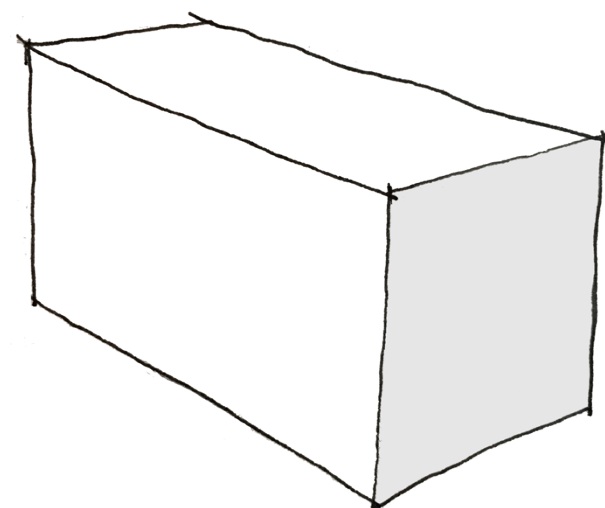
The diagram below illustrates the window study with adjacent Harbor Place Condos. The proposed West Townhouses are 24' apart from the adjacent Condos while East Townhouses 7' apart.



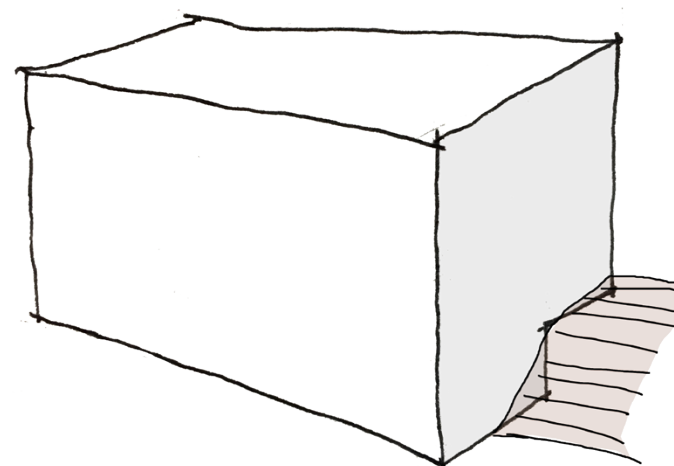
Harbor Place Condos Adjacent to the Project Site



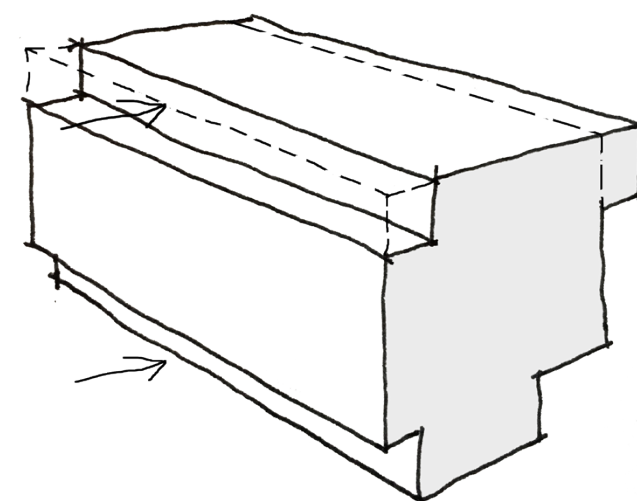
Evolution of Scheme 3 Massing



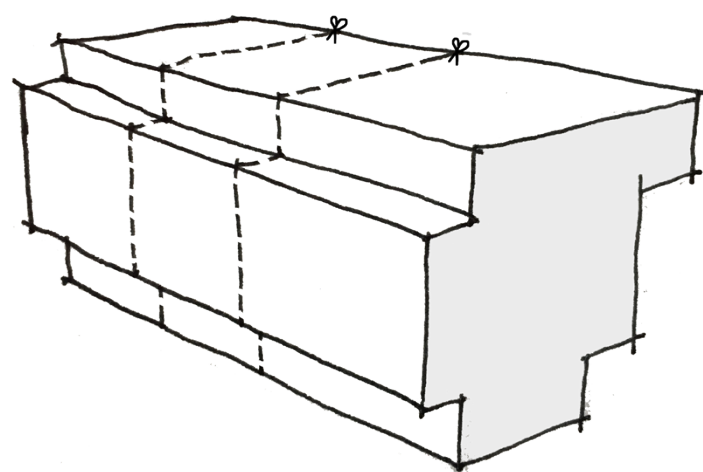
1



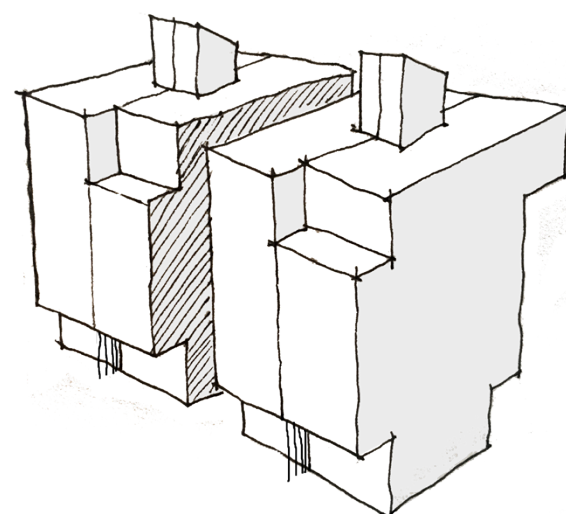
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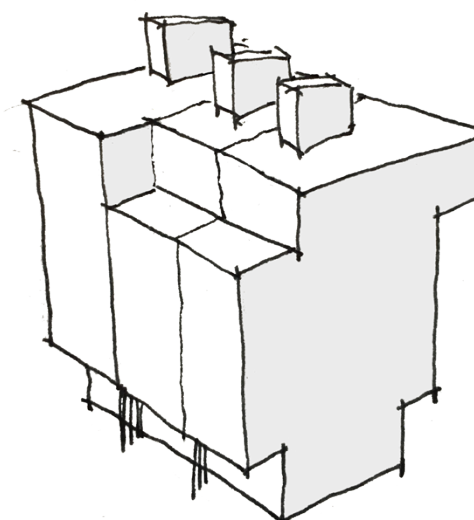
3



4

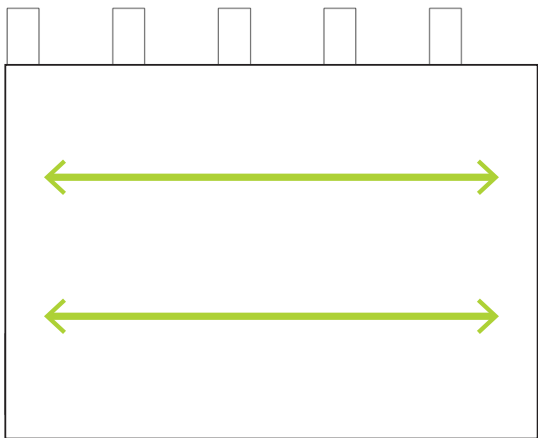


5

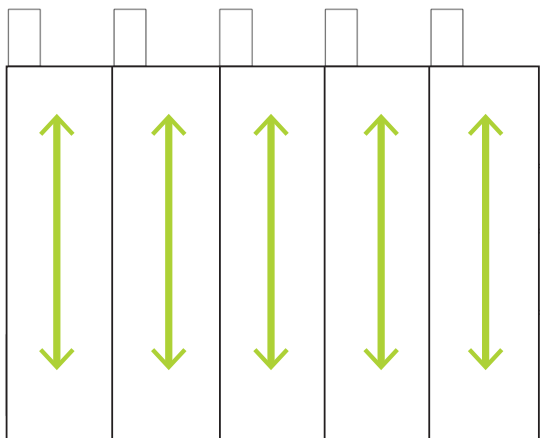


6

Facade Modulation



East Building Blank Facade



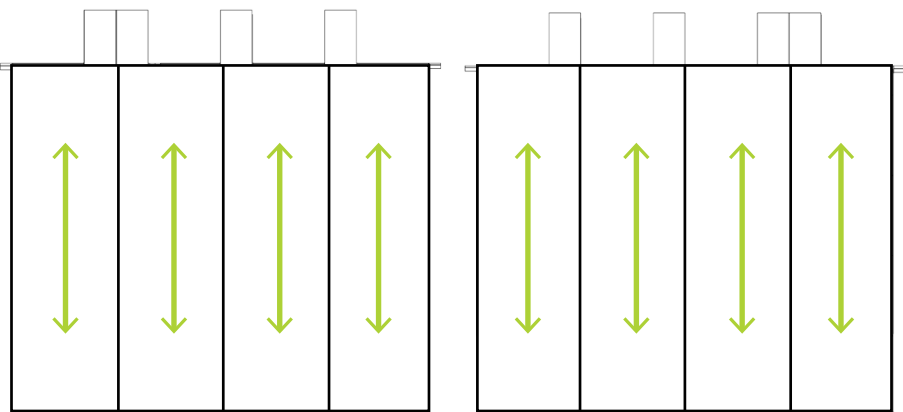
East Building with Vertically Articulated Facade



East Building with Modulated Facade



East Building with Materials



West Buildings with Vertically Articulated Facade



West Buildings with Modulated Facade



West Buildings with Materials

Proposed Materials

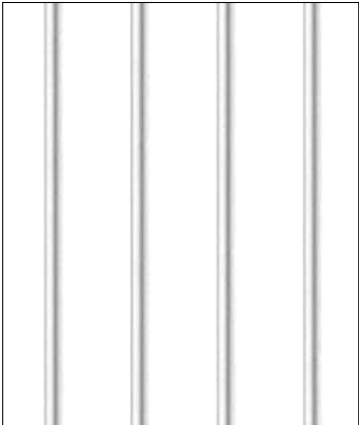
- 1 WHITE BOARD + BATTEN
- 2 BLACK FIBERCEMENT PANEL
- 3 WOOD GRAIN COMPOSITE PANEL
- 4 WOOD GRAIN SOFFIT
- 5 FIBER/VINYL WINDOW



BLACK FIBERCEMENT PANEL



WOOD COMPOSITE PANEL



WHITE BOARD + BATTEN





Looking West



Looking East



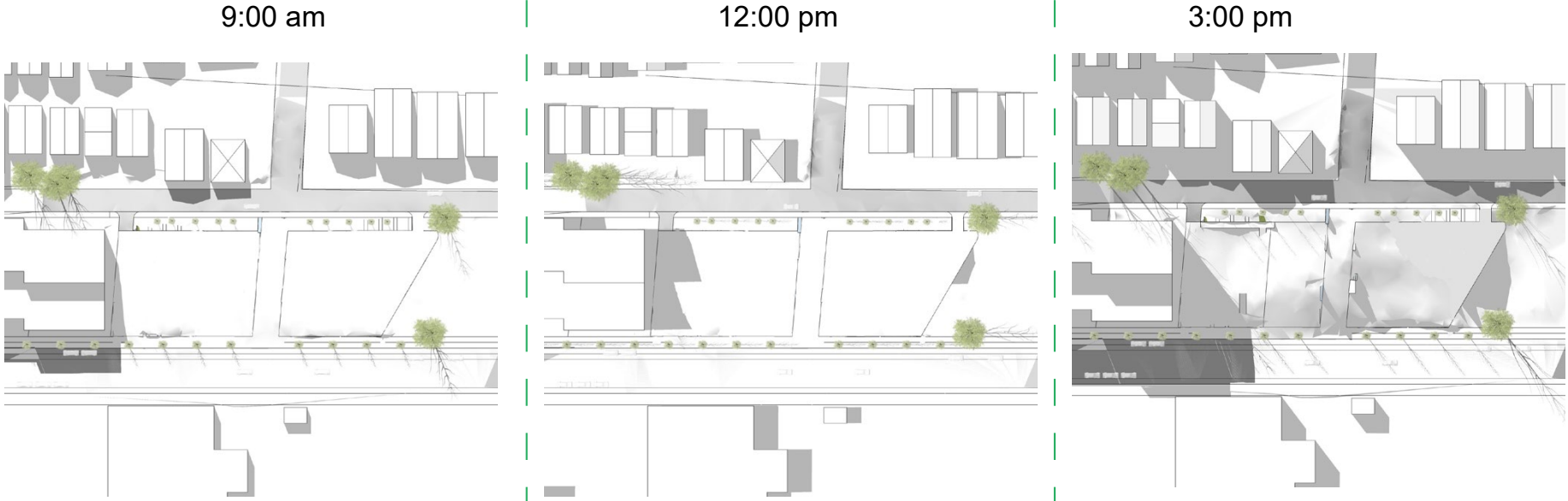
Section Perspective



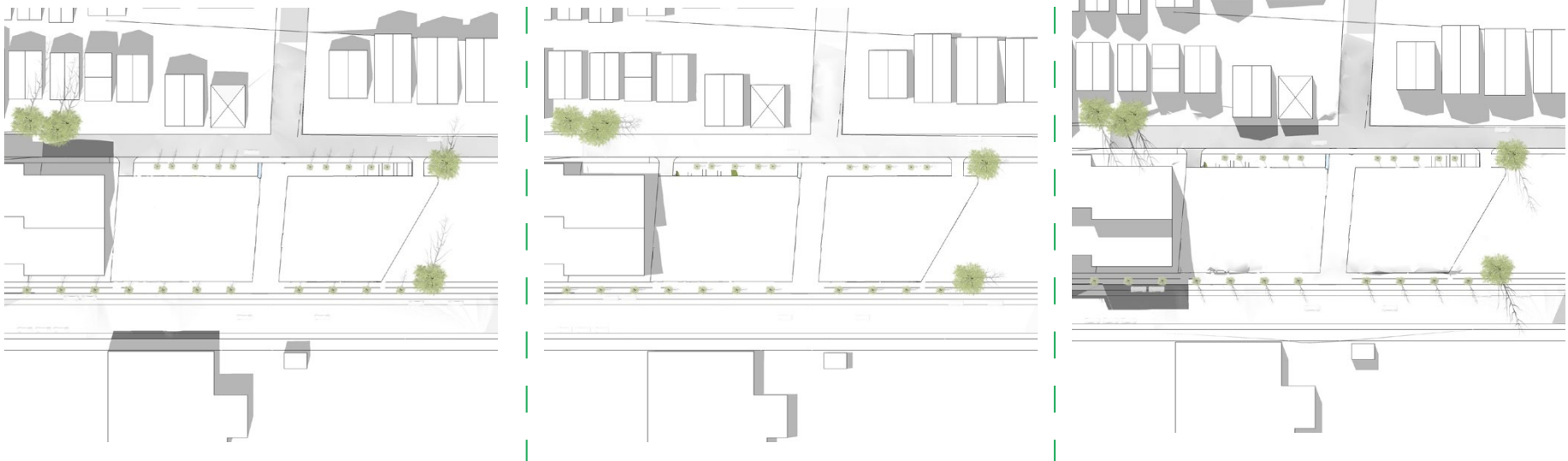
Looking West

Existing Shadow Study

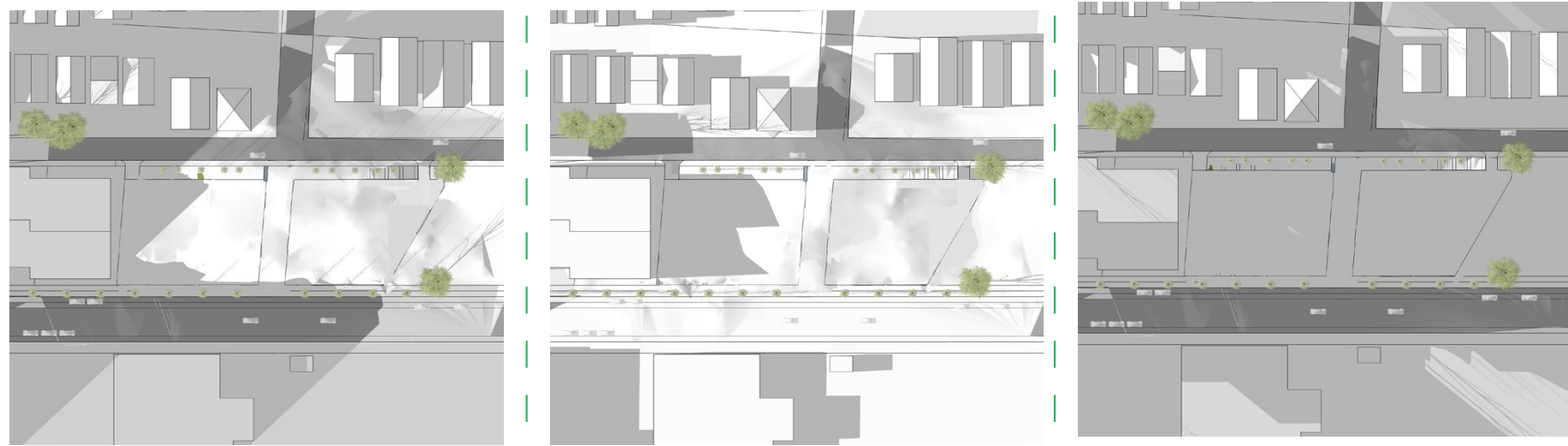
March 21
(Vernal/ Autumnal
Equinox)



June 21
(Summer Solstice)



December 21
(Winter Solstice)



9:00 am

12:00 pm

3:00 pm

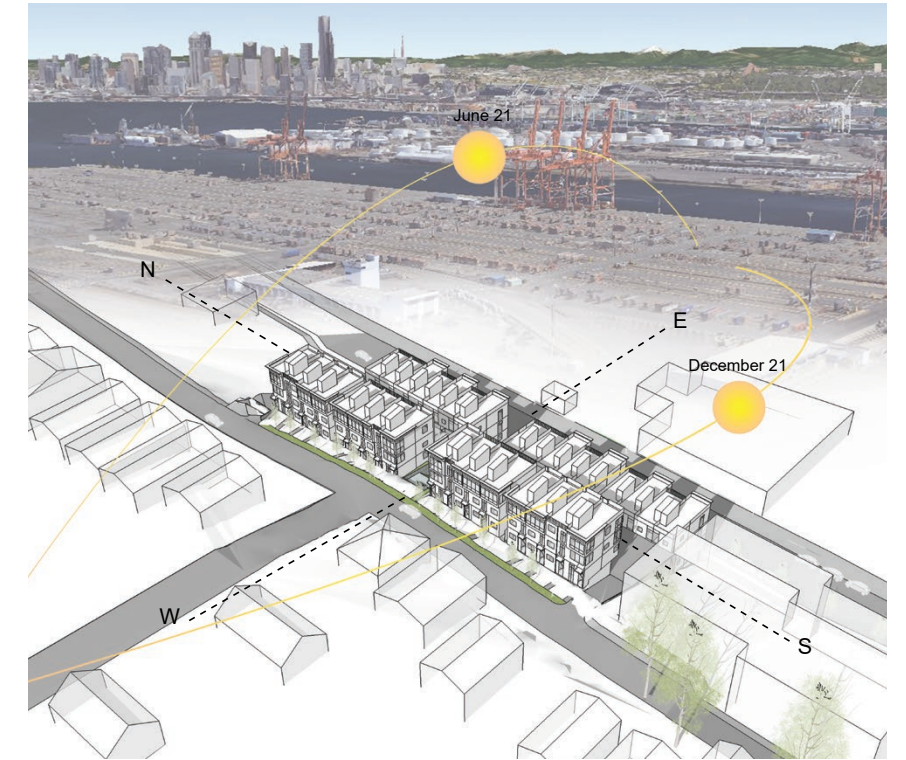
March 21
(Vernal/ Autumnal
Equinox)



June 21
(Summer Solstice)



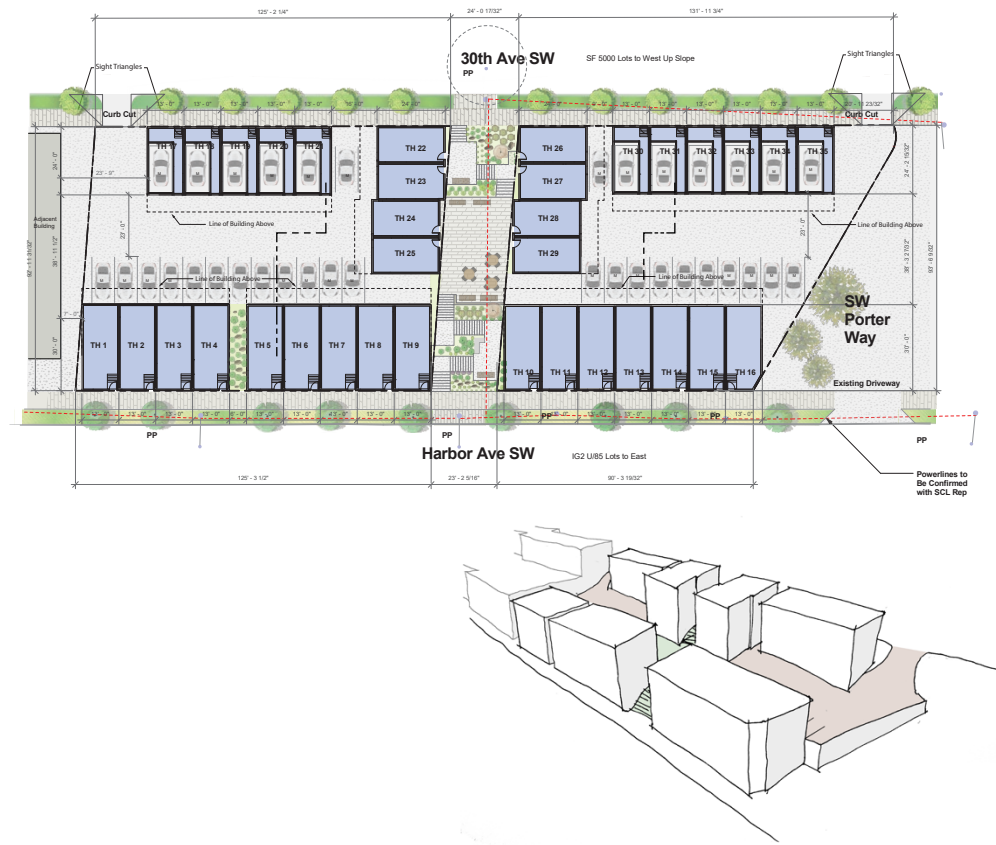
December 21
(Winter Solstice)



Solar Orientation Diagram



Scheme 1



Positives:

1. U-Shaped courtyard creates a gathering space for residents
2. Off-street parking makes street condition better
3. Nice central path for residents and community
4. Decent view for most of the units facing the water

Negatives:

1. Roof decks are private access only
2. No setbacks to the property lines facing East and West
3. Little facade variation on Harbor Ave SW
4. Less connection with central path except those facing it
5. Limited view and bad sunlight condition for units in the middle
6. Residential use on first level on Harbor Ave SW may be disturbed by pedestrians and bring safety concerns
7. Minimal daylight for units facing South

No Departures Requested

Scheme 2



Positives:

1. U-shaped courtyard creates a gathering space for residents
2. Off-street parking makes street condition better
3. Nice central path for residents and community
4. Live-Work units improve pedestrian experience on Harbor Ave SW

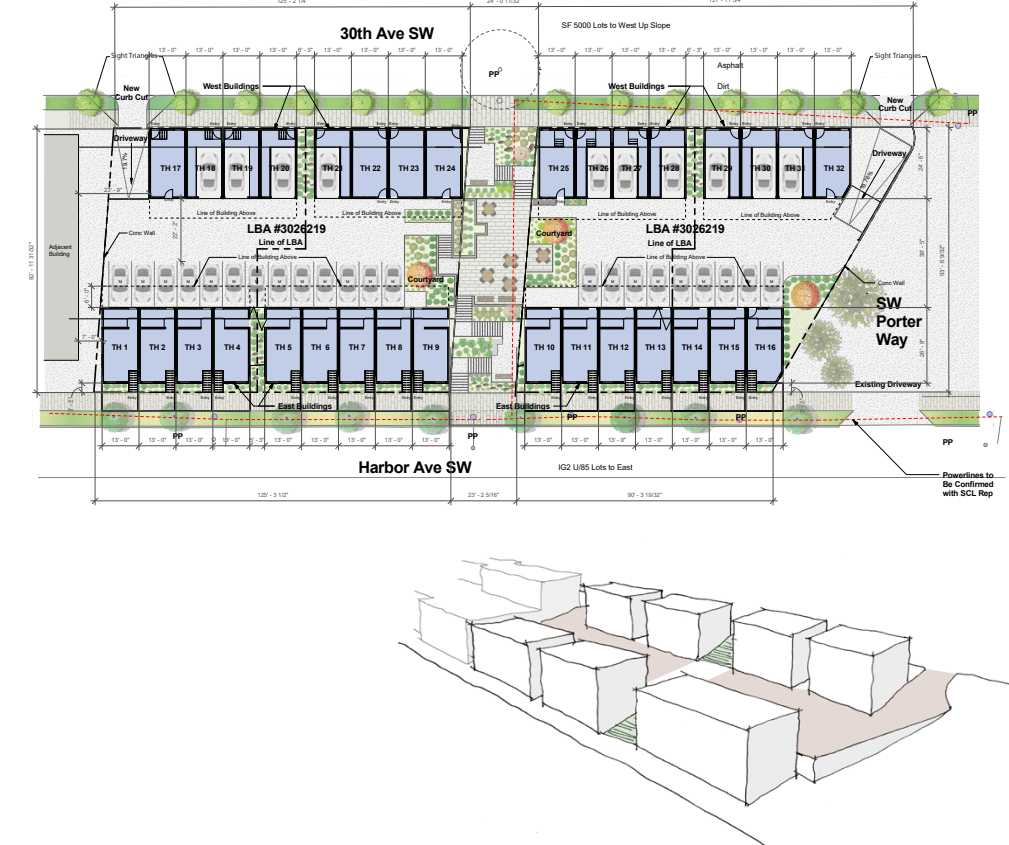
Negatives:

1. Roof decks are private access only
2. No setbacks to the property lines facing East and West
3. 12 townhouse units do not have good views towards water
4. Reduced sunlight for units in the middle
5. Little privacy for units in the middle facing each other
6. Residential use on first level on Harbor Ave SW may be disturbed by pedestrians and bring safety concerns
7. Parking is not enough for the owner's target (1:1)
8. Minimal daylight for units facing South

Departure Requested

1. The non-residential portion of Live-Work units extend less than 30' required average depth from the street-level

Scheme 3: Preferred



Positives:

1. U-shaped courtyard creates a gathering space for residents
2. Off-street parking makes street condition better
3. Nice central path for residents and community
4. Setbacks and bays help modulate massing and reduce scale
5. Setback on East facing Harbor Ave SW allows for stoops and pedestrian separation
6. Large courtyards that connect to the central path
7. All units get nice views facing water

Negatives:

1. Roof decks are private access only
2. No setbacks to the property lines facing West
3. Minimal daylight for units facing South

Departure requested

1. The residential entries for West Buildings are on the same grade as the sidewalk on 30th Ave SW.