#3032892-LU

4735 32ND AVE S **ADR: RECOMMENDATION**

PROJECT ADDRESS

4735 32ND AVE S, SEATTLE, WA 98118
SDCI# 3032892-LU

PROJECT TEAM

OWNER	4735 32ND AVE S LLC
ARCHITECT	SHW, LLC
SURVEYOR	EMERALD LAND SURVEYING, INC

PROJECT INFO

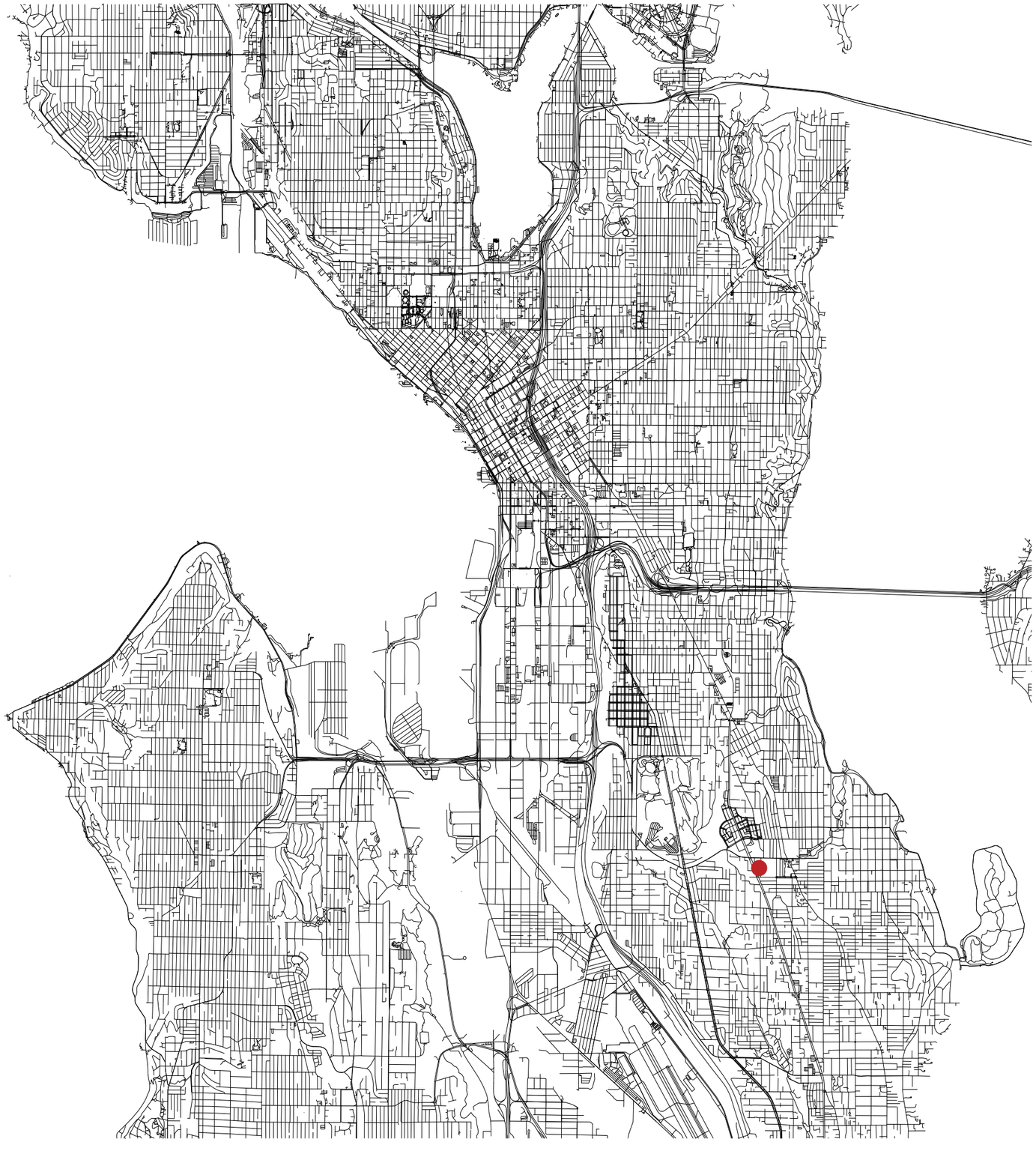
ZONING	LR3, COLUMBIA CITY RESIDENTIAL URBAN VILLAGE, PARKING FLEXIBILITY, SE SEATTLE REINVESTMENT AREA, AIRPORT HEIGHT OVERLAY (HORIZONTAL SURFACE)
LOT SIZE	6,000 SF
FAR	2.0
ALLOWABLE FAR	12,000 SF
PROPOSED UNITS	40
PARKING STALLS	0
BICYCLE PARKING	40

PROJECT DESCRIPTION

The project involves demolishing a SFR and constructing an approximately 16,000 sq. ft. residential building with 40 units and no parking.

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VICINITY ANALYSIS



COLUMBIA CITY

Columbia City is a growing and vibrant urban area within Seattle which offers a unique combination of parks and public amenities. Following the recent addition of the light rail train, there has been a significant amount of development within the area consisting primarily of multi-family townhouse and mixed use projects.

LEGEND

- COLUMBIA CITY RESIDENTIAL URBAN VILLAGE
- COLUMBIA CITY
- MAJOR ARTERIALS

ZONING

The site is zoned LR3, with LR3 to the north, east, and south. Across the alley to the east is LR2 zoning. The project also includes the following overlays: Columbia City Residential Urban Village, Parking Flexibility, SE Seattle Reinvestment Area, and Airport Height Overlay (Horizontal Surface).

LR3 zoning: "The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas***. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses." (SDCI Handout)

Growth Areas: "Growth areas include urban centers, urban villages, and station area overlay districts" (SDCI Handout)

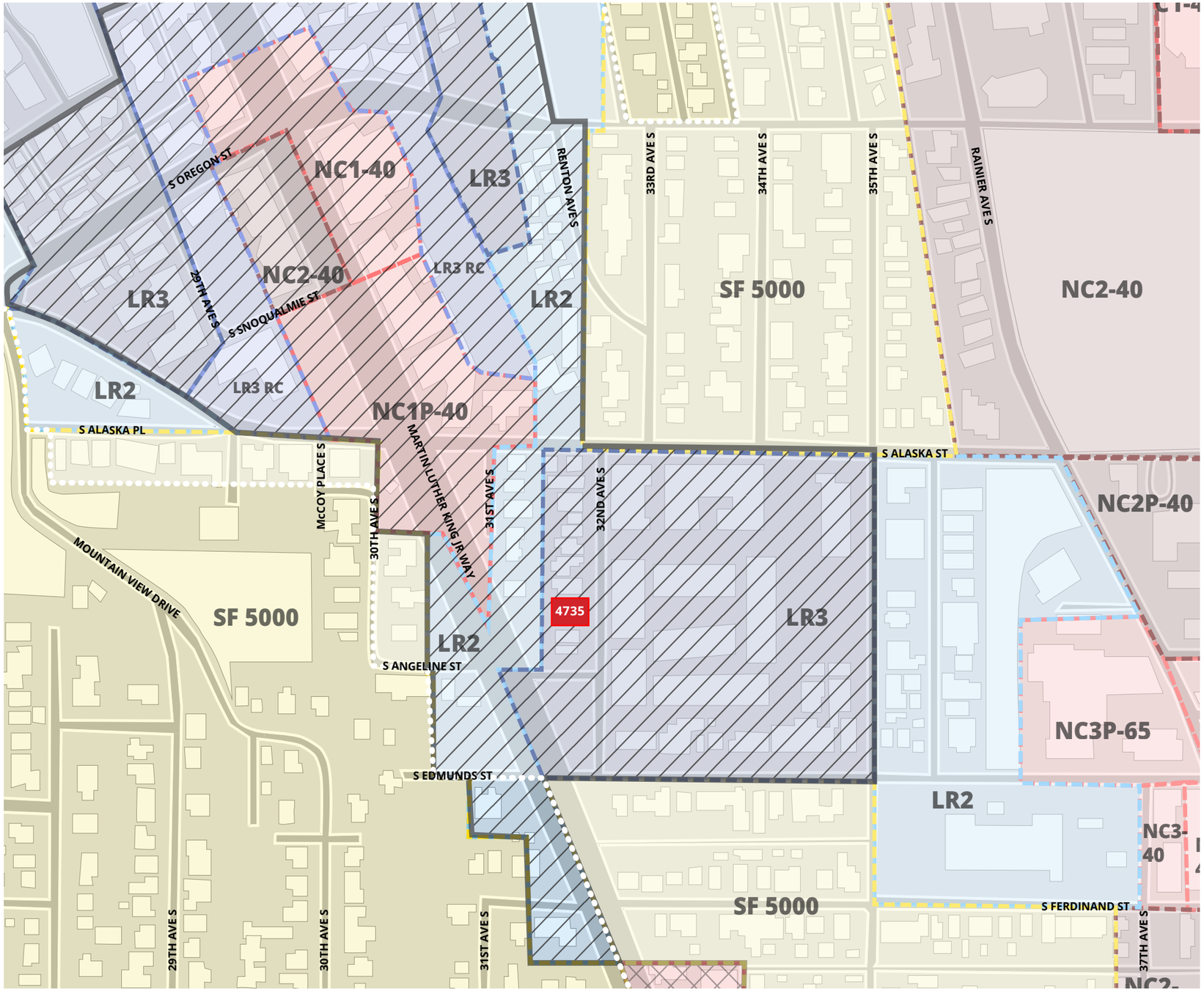
OVERLAYS

COLUMBIA CITY RESIDENTIAL URBAN VILLAGE

TRANSIT STATION AREA OVERLAY DISTRICT

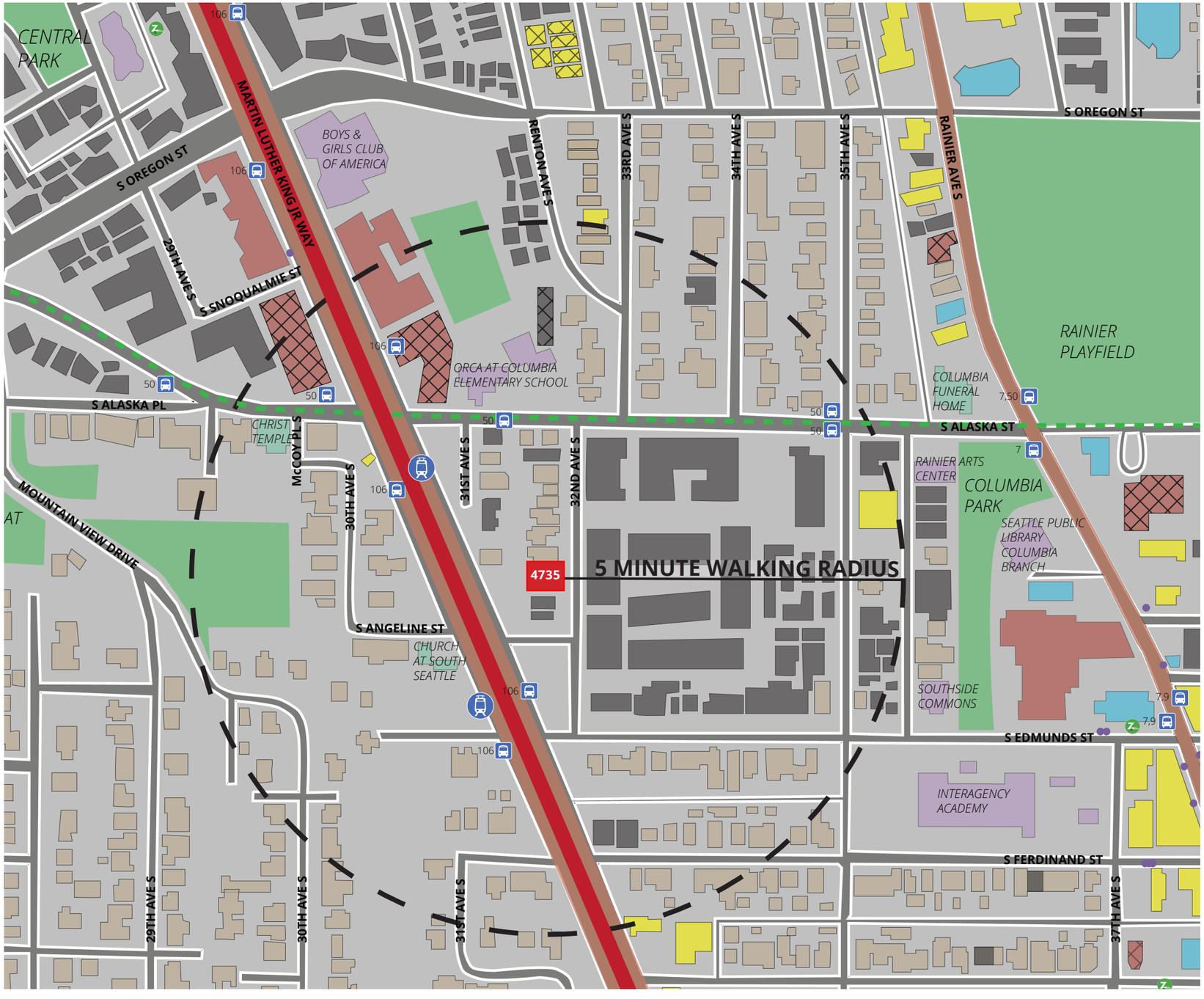
ZONING

- NC2-40
- NC1-40
- NC1P-40
- C1-40
- NC3P-65
- SF 5000
- LR2
- LR3
- LR3 RC



ADJACENCIES / CIRCULATION

The immediate vicinity of the site is dominated by both multi-family and single family residential buildings, including a large complex of 8 four-story multi-family residential buildings directly across the street. The Rainier Playfield, Columbia Park, and the Columbia City Branch Public Library are all within a 1/2 mile walk (10 minutes), as is access to PCC and the Rainier Ave S commercial district. To the north on S Alaska St is a dedicated bike lane.
The Columbia City Light Rail Station is around the corner on Martin Luther King Jr Way S. The site is also served by bus routes 50, 106, and 7.



TYPOLOGY

- PERMITTED/ UNDER CONSTRUCTION
- COMMERCIAL
- MIXED-USE
- MULTI-FAMILY
- INSTITUTIONAL/EDUCATIONAL
- OFFICE
- SINGLE-FAMILY
- RELIGIOUS
- PUBLIC PARK

CIRCULATION

- MAJOR ARTERIAL
- LIGHT RAIL ROUTE
- DEDICATED BIKE LANE
- BIKE RACK
- BUS STOP
- LINK STATION
- ZIPCAR

Walk Score 88 | Transit Score 64 | Bike Score 51

N

400 ft

* note: entire map is within 10 minute walking radius

EXISTING SITE PLAN

EXISTING CONDITIONS

The irregularly shaped lot is approximately 60′ x 100′. The 60′ of frontage along 32nd Ave S has a sidewalk and small planting strip. New curbs will be provided along 32nd Ave S, and the existing curb cut will be filled. The site does have an alley but it is unimproved. The site slopes down to the west approximately 4′. The lot is sparsely vegetated with most of the surface covered in gravel and used for parking. Existing chain link and old wooden fences surround the site.

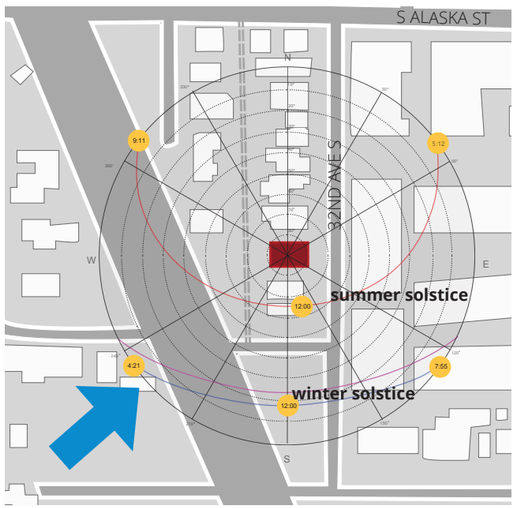
LEGAL DESCRIPTION

LOTS 12 AND 13, BLOCK 1, MEADOW PARK ADDITION TO THE CITY OF COLUMBIA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WASHINGTON.
APN: 541410-0070
Surveyor: Emerald Land Surveying, Inc.
Date: 08/29/2017

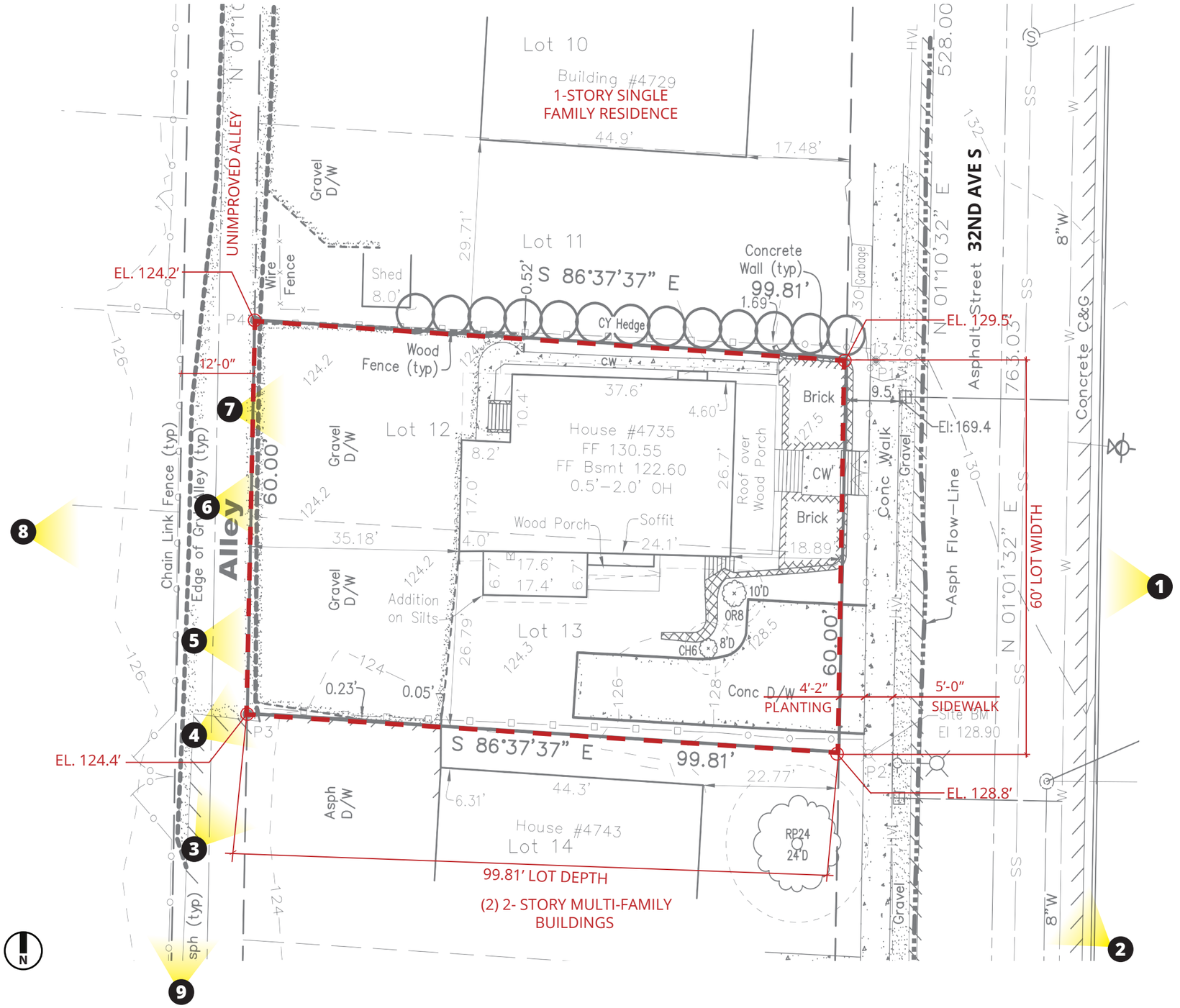
EXCEPTIONAL TREES

Per Arborist report dated 5/4/2018 there are no exceptional trees on the site.

PROPERTY LINE



SOLAR AND WIND DIAGRAM



EXISTING SITE CONDITIONS


1


2


3


4


5


6


7

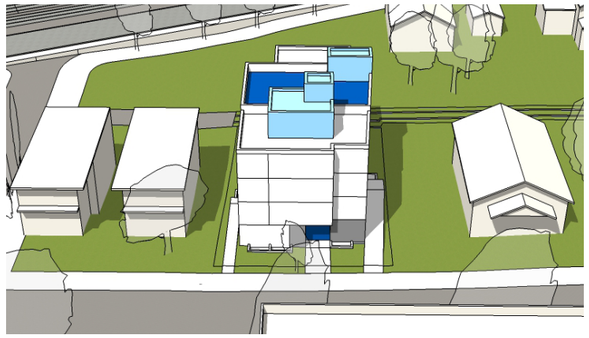

8


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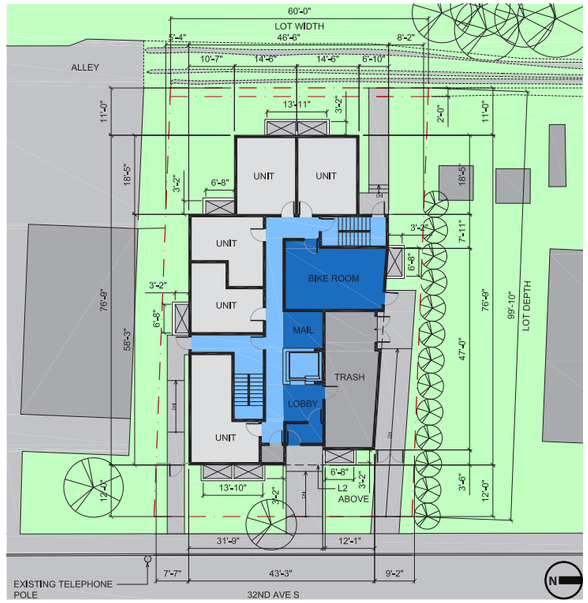
SCHEME SUMMARY

SCHEME A: CODE COMPLIANT

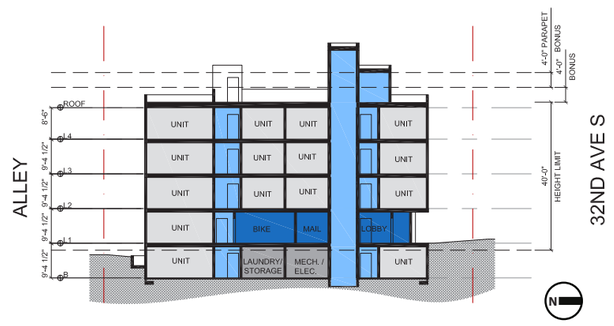
AERIAL



SITE PLAN

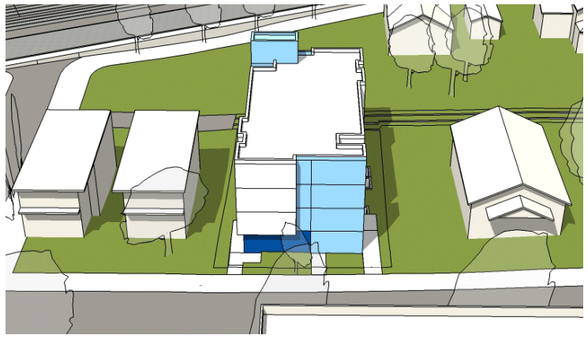


SECTION

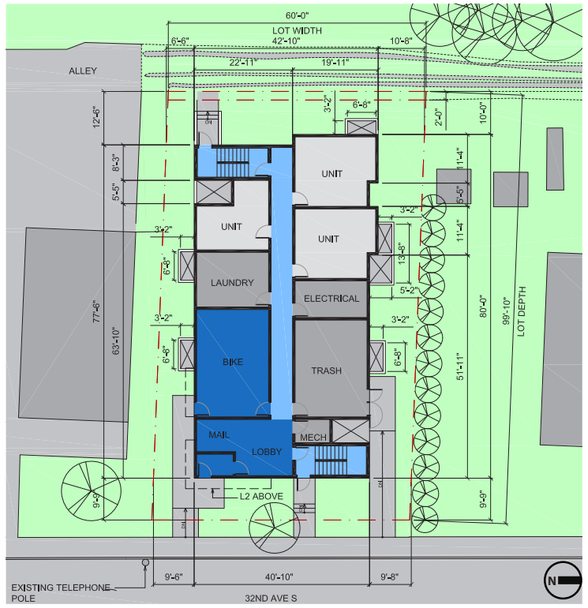


SCHEME B

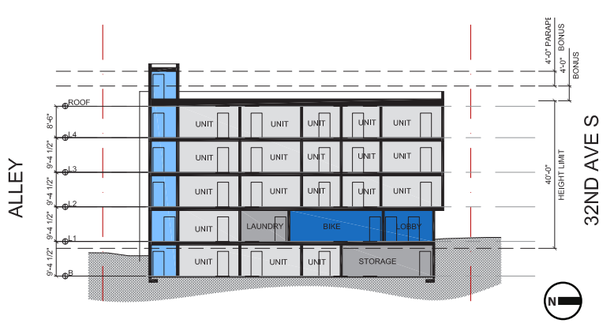
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SITE PLAN

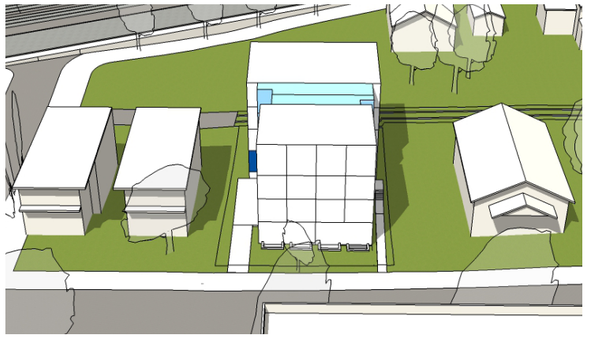


SECTION

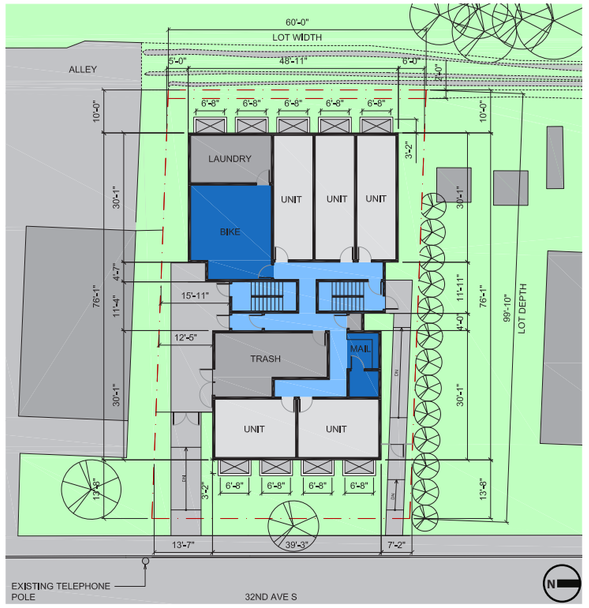


SCHEME C: PREFERRED

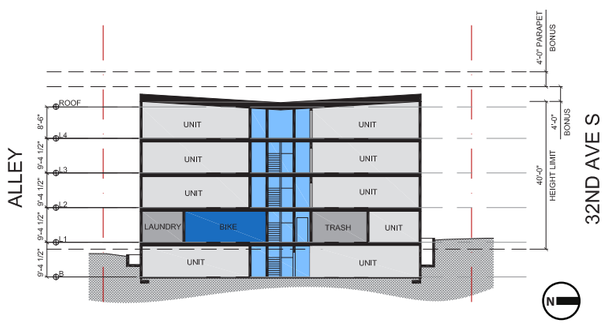
AERIAL



SITE PLAN



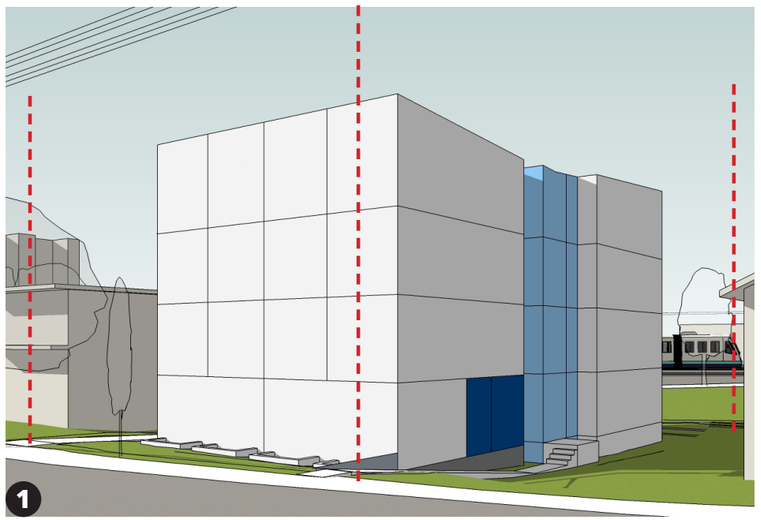
SECTION



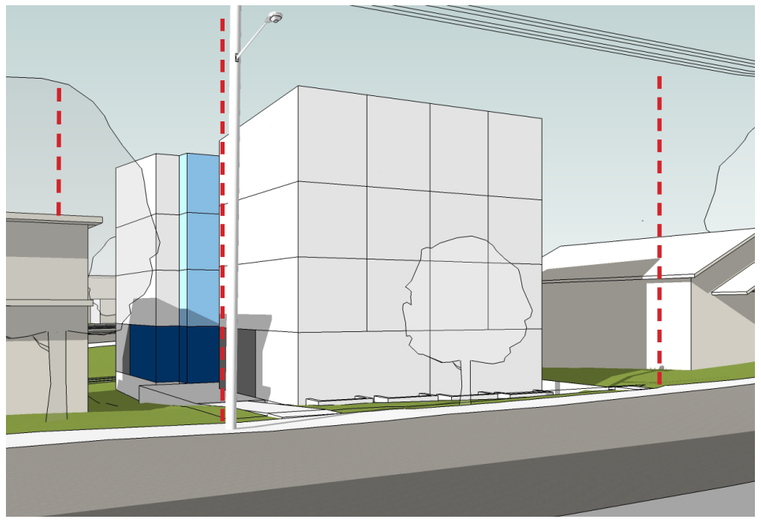
*ALL DRAWINGS NOT TO SCALE

EDG PERSPECTIVES: SCHEME C: PREFERRED

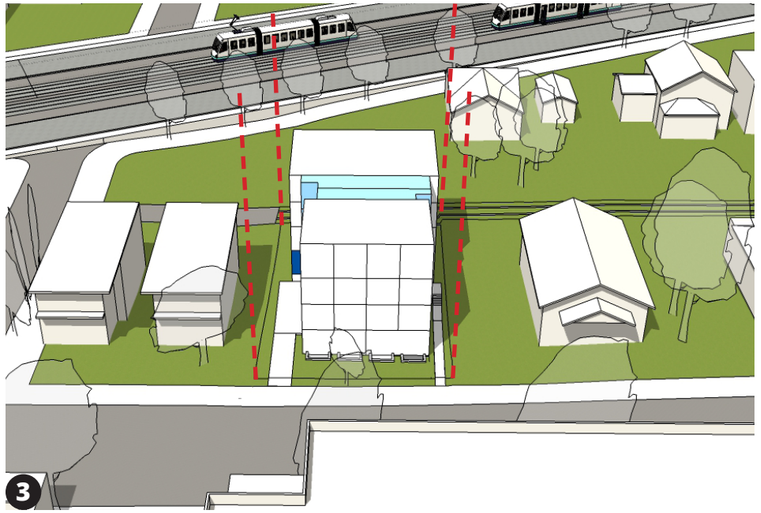
* STREET TREES NOT SHOWN FOR CLARITY



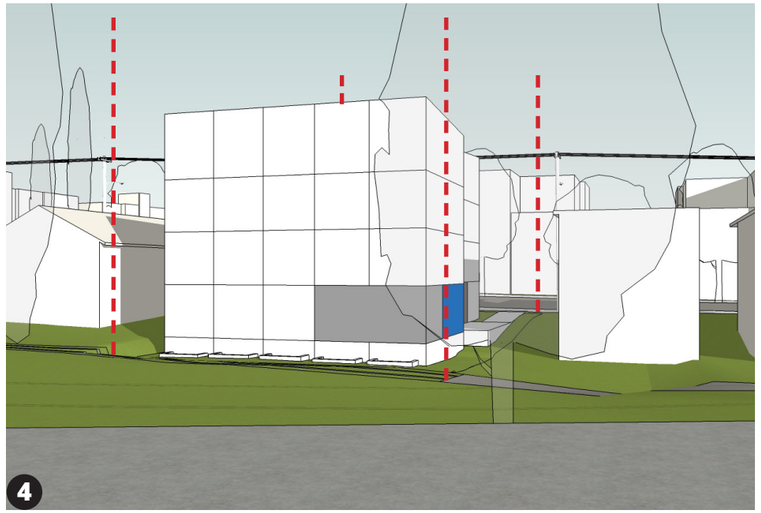
PERSPECTIVE LOOKING AT NORTHEAST CORNER



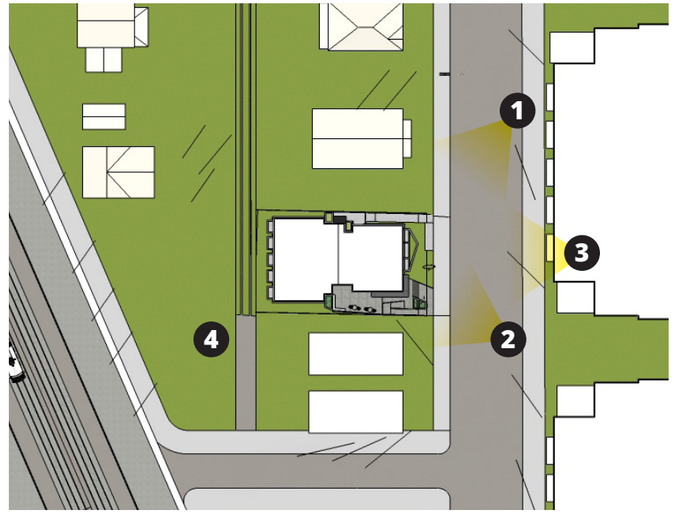
PERSPECTIVE LOOKING AT SOUTHEAST CORNER



AERIAL LOOKING WEST



PERSPECTIVE LOOKING AT SOUTHWEST CORNER



AERIAL VIEW

BOARD COMMENTS OF SUPPORT:

- THE BOARD VOICED UNANIMOUS SUPPORT FOR THE PREFERRED DESIGN OPTION C
- STAFF ALSO SUPPORTS THE EAST/WEST ORIENTATION OF UNITS PROVIDED IN SCHEME C WHICH MAXIMIZES ACCESS TO NATURAL LIGHT AND AIR, PROVIDES EYES ON THE STREET, AND MINIMIZES PRIVACY IMPACTS TO NEIGHBORS.
- STAFF APPRECIATES THAT THE MASSING SCHEMES PROVIDE CONVENIENT ACCESS TO BICYCLE STORAGE FROM THE SIDEWALK.
- STAFF APPRECIATES THE CLEAR PARTI EXPRESSED IN SCHEME C INCLUDING THE CIRCULATION CORE WHICH DIVIDES THE MASS AND CREATES A CLEAR RATIONALE FOR MODULATION.

RESIDENTIAL COMMON CIRCULATION / CORE BUILDING SERVICES

BOARD RECOMMENDATIONS

AUGUST 7, 2018 EARLY DESIGN GUIDANCE

BOARD FEEDBACK/GUIDANCE

1 MASSING

1A) SITE CHARACTERISTICS AND USES (DC2-A-1 AND CS2-A-2)

Staff appreciates the clear parti expressed in Scheme C (pg. 29 of the EDG packet) including the circulation core which divides the mass and creates a clear rationale for modulation.

1B) SUNLIGHT AND NATURAL VENTILATION (S1-B, PL2-B-1, AND CS2-D-5)

Staff also supports the east/west orientation of units provided in Scheme C which maximizes access to natural light and air, provides eyes on the street, and minimizes privacy impacts to neighbors.

2 ENTRY

2A) DESIGN OBJECTIVES (PL3-A-1 AND DC1-4)

Staff supports the entry sequence of Schemes A and B which provide a small residential lobby on the street façade, appropriately sized for the scale of the building. Staff also supports the entry location of Schemes A and B due to the clear visual connection created between the lobby and the street. Develop an entry which is appropriately scaled with the building and connected to the street.

2B) ENSEMBLE OF ELEMENTS (PL3-A-2)

Further develop a design that incorporates lighting, signage, overhead weather protection and other design elements to create a distinctive and welcoming entry.

2C) DESIGN OBJECTIVES (PL3-A-1)

Staff is concerned about the indicated character of security gates. Provide a thoughtfully designed security boundary which is compatible with the overall design aesthetic and creates a welcoming entry sequence.

3 TRASH

3) SERVICE USES (DC1-C-4)

Staff does not support trash storage immediately adjacent to the primary residential entry or in a location which requires collection to occur through the primary pedestrian pathway. Design this aspect of the proposal to be similar to Scheme B, which locates trash storage off of the street-facing façade and provides for collection on a secondary pathway which is separated from the primary pedestrian access.

4 AMENITY AREA AND COURTYARD/OPEN SPACE CONCEPT

4) AMENITIES AND FEATURES (DC3-C-2, DC3-B-4, AND DC3-B-1)

Staff emphasizes the value of amenity area to small residential units. Staff is not inclined to support the departure request to reduce the amount of required amenity area. Provide adequate amenity area which meets the needs of expected users and encourages social interaction between residents.

5 BELOW-GRADE UNITS

5A+B) SUNLIGHT AND NATURAL VENTILATION (CS1-B)

Design this aspect of the proposal similar to Scheme B, which eliminates below-grade units at the street-facing facade, thereby providing a stronger streetscape condition, reducing security concerns and decreasing the number of units with limited access to natural light and air. Where window wells are unavoidable, design them to maximize access to natural light and air. Study options for increasing the size of window wells or incorporating terracing.

5C) SECURITY AND PRIVACY (PL3-B-1)

Utilize landscaping and other design elements to provide to privacy and security to below-grade units.

6 BIKE ACCESS

6) PLANNING AHEAD FOR BICYCLISTS (PL4-B)

Staff appreciates that the massing schemes provide convenient access to bicycle storage from the sidewalk. Maintain this access as the design is further developed.

APPLICANT RESPONSE

1 MASSING

1A+B) SITE CHARACTERISTICS AND USES (DC2-A-1 AND CS2-A-2)

The massing has retained the clear parti and modulation of Scheme C. The east/west orientation was retained, and the fenestration pattern has been further refined to create access to natural air and light while minimizing privacy conflicts.

2 ENTRY

2A) DESIGN OBJECTIVES (PL3-A-1 AND DC1-4)

The entry sequence was restructured to provide a residential lobby on the street facing facade. The lobby is appropriately scaled with the building and establishes a direct connection with 32nd Ave S.

2B) ENSEMBLE OF ELEMENTS (PL3-A-2)

The entry is defined by floor-to-ceiling windows and a steel canopy that wraps the corner of the building, distinguishing it as the primary entry point. The black entry elements contrast with the building color palette, differentiating the entry from the rest of the facade. The address next to the entry door further identifies the entrance. The entry area development has been refined with planters, entry stairs, and ramp.

2C) DESIGN OBJECTIVES (PL3-A-1)

The entry gate at the courtyard provides both security from 32nd Ave S and a welcoming entry. Reduced height and railing pattern create a clear boundary with less visual imposition.

3 TRASH

3) SERVICE USES (DC1-C-4)

The trash room has been moved to the north side of the building with access along a secondary pathway, separating it from the courtyard amenity area and primary pedestrian pathway. There is a staging area at the alley for trash collection.

4 AMENITY AREA AND COURTYARD/OPEN SPACE CONCEPT

4) AMENITIES AND FEATURES (DC3-C-2, DC3-B-4, AND DC3-B-1)

Level 1 and the entry sequence were reconfigured to create a direct connection between the courtyard and lobby. The front yard area includes the primary residential entry and robust landscaping. The courtyard extended to the south and east, providing more gathering area. The trash room was relocated to the north side of the building to remove trash access from the courtyard.

5 BELOW-GRADE UNITS

5A+B) SUNLIGHT AND NATURAL VENTILATION (CS1-B)

5C) SECURITY AND PRIVACY (PL3-B-1)

The window wells adjacent to 32nd Ave S are increased in size and are terraced to maximize access to light and air. Landscaping at this terrace provides privacy and security to the below-grade units, and creates visual interest from the street. We cannot eliminate below grade units facing the street and keep Scheme C viable.

6 BIKE ACCESS

6) PLANNING AHEAD FOR BICYCLISTS (PL4-B)

Direct access to the bike room from the exterior of the building is provided and compliments the south courtyard.

BOARD FEEDBACK/GUIDANCE (*CONT.*)

7 LANDSCAPE CONCEPT

7A) CHOICE OF PLANT MATERIALS (DC4-D-1, DC4-D-3, AND DC3-C-2)

Staff supports the indicated direction of overall landscape concept and the relationship between the hardscape and plantings. Utilize textural plantings which provide privacy for ground level and below-grade residential units and create a buffer with adjacent properties.

7B) HARDSCAPE MATERIALS (DC3-C-2, DC4-D-2, AND PL2-D)

Staff appreciates the contrasting paving which provides visual interest and aids with wayfinding. Continue to utilize this element in the design.

8 MATERIALITY & FAÇADE COMPOSITION

8A + B) FAÇADE COMPOSITION (DC2-B-2 AND CS2-A-2)

Staff supports a simple and restrained façade composition as indicated on pg. 30 of the EDG packet. Staff also supports the large glazing and rigorous fenestration pattern indicated in the character sketch on pg. 30 of the EDG packet. Staff notes that the rear façade will be highly visible from Martin Luther King Jr Way S and should be similarly treated as a primary façade.

8C+E) BUILDING MATERIALS (DC4-A)

Utilize durable, high quality materials. Panel scale, material thickness, use of integral color, joint detailing, flashing and trim quality (gauge), as well as overall composition will be considered in reviewing the application of materials. Staff encourages utilizing the application of materials and colors to express the design parti. This could be done by utilizing alternative materials or colors to emphasize the circulation core.

8D) BLANK WALLS (DC2-B-2)

Minimize large expanses of blank walls along the north and south facades as the massing scheme evolves. Where unavoidable, be thoughtful in the application of façade treatments to break up the massing.

APPLICANT RESPONSE (*CONT.*)

7 LANDSCAPE CONCEPT

7A) CHOICE OF PLANT MATERIALS (DC4-D-1, DC4-D-3, AND DC3-C-2)
7B) HARDSCAPE MATERIALS (DC3-C-2, DC4-D-2, AND PL2-D)

The landscape plan has been refined and expanded. A contrasting palette continues to extend the hardscape concept and provide visual and textural interest.

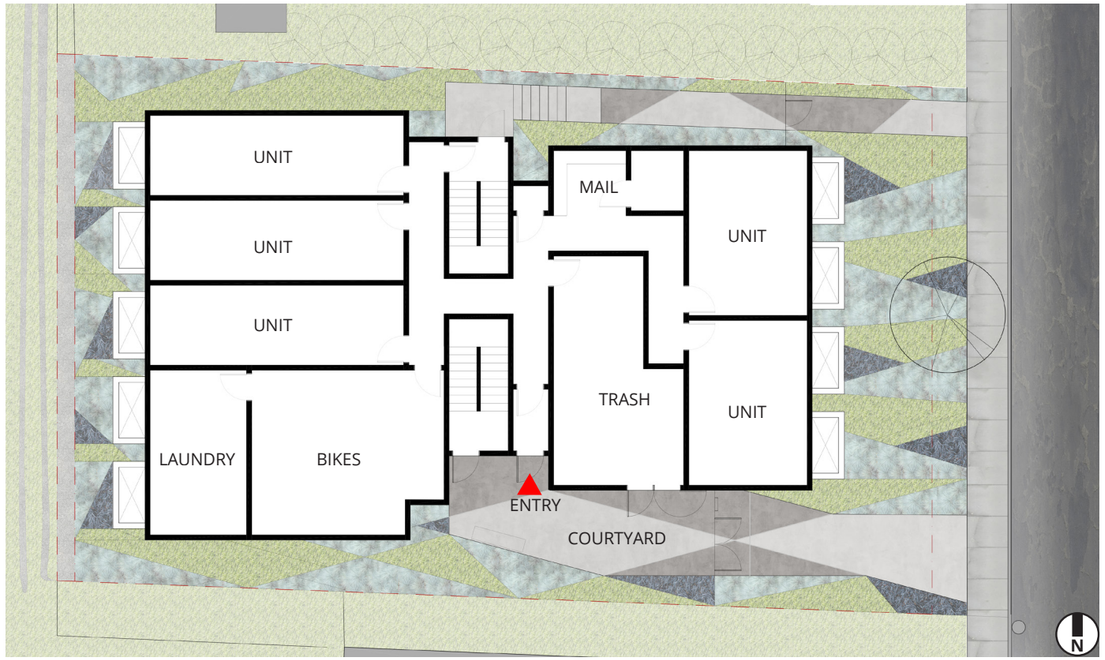
8 MATERIALITY & FAÇADE COMPOSITION

8A + B) FAÇADE COMPOSITION (DC2-B-2 AND CS2-A-2)
8C+E) BUILDING MATERIALS (DC4-A)
8D) BLANK WALLS (DC2-B-2)

The simplicity of the façade composition, the rigorous fenestration pattern and large openings remain, allowing for a legible parti. The staggered massing and butterfly roof break down the larger facades along the north and south sides of the building. Durable fiber cement panel will be used throughout, with carefully detailed panel joints and flashing that follow the rigor of the fenestration pattern. Panel color variation emphasizes the staggered massing.

INTENTIONALLY BLANK

BOARD GUIDANCE & RESPONSE: EDG COMPARISON



EDG SITE PLAN:

- PRIMARY RESIDENTIAL ENTRY FACES SOUTH AND LACKS A CLEAR VISUAL CONNECTION WITH THE STREET
- TRASH STORAGE IS IMMEDIATELY ADJACENT TO PRIMARY RESIDENTIAL ENTRY, WITH TRASH COLLECTION PASSING THROUGH THE PRIMARY PEDESTRIAN PATHWAY
- CONVENIENT ACCESS TO BIKE STORAGE IS PROVIDED
- BELOW-GRADE UNITS ON EAST SIDE OF BUILDING HAVE LIMITED ACCESS TO NATURAL LIGHT AND AIR DUE TO WINDOW WELL SIZE
- COURTYARD SIZE DOES NOT PROVIDE ADEQUATE GATHERING AREA FOR SEATING, LOUNGING, AND SOCIAL INTERACTION



CURRENT SITE PLAN:

- PRIMARY RESIDENTIAL ENTRY FACES THE STREET AND ESTABLISHES A DIRECT CONNECTION WITH 32ND AVE S
- TRASH ROOM IS RELOCATED TO NORTH SIDE OF BUILDING WITH TRASH ACCESS ALONG A SECONDARY WALKWAY SEPARATE FROM PRIMARY PEDESTRIAN ACCESS
- CONVENIENT ACCESS TO BIKE STORAGE IS MAINTAINED. PRIMARY BIKE STORAGE IS ACCESSIBLE FROM 32ND AVE S VIA LOBBY AND COURTYARD. A SECONDARY BIKE STORAGE AREA IS ACCESSIBLE FROM THE ALLEY VIA THE NORTH WALKWAY
- WEST WINDOW WELLS ARE EXPANDED WITH TERRACED LANDSCAPING THAT ALLOWS ACCESS TO LIGHT AND AIR. LANDSCAPING PROVIDES SECURITY AND PRIVACY FOR BELOW-GRADE UNITS AND CREATES VISUAL INTEREST FROM THE STREET
- COURTYARD SPACE IS LARGER, EXPANDING TO THE SOUTH AND EAST. THE COURTYARD PROVIDES MORE GATHERING AREA FOR SEATING, LOUNGING, AND SOCIAL INTERACTION

PERSPECTIVE

1 MASSING

- CLEAR PARTI AND MODULATION ARE MAINTAINED
- EAST/WEST ORIENTATION IS RETAINED AND FENESTRATION PATTERN CREATES ACCESS TO NATURAL LIGHT AND AIR WHILE MINIMIZING PRIVACY CONFLICTS

2 ENTRY

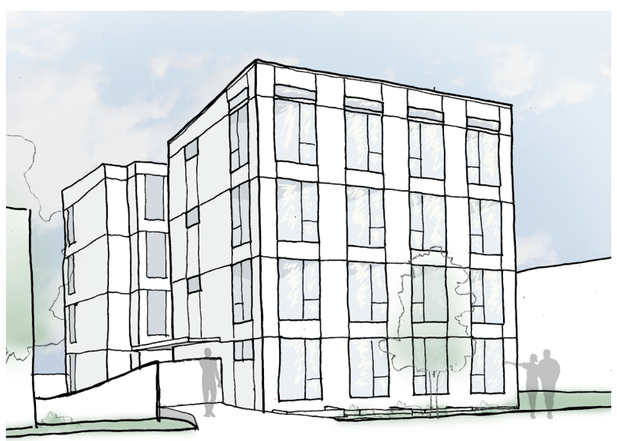
- ENTRY SEQUENCE IS RESTRUCTURED TO PROVIDE A MAIN ENTRY ON THE STREET FACING FACADE THAT ESTABLISHES A DIRECT CONNECTION WITH 32ND AVE S (PL3-A-1 AND DC1-4)
- ENTRY GATE ESTABLISHES BOTH A CLEAR BOUNDARY AND A VISIBLE COURTYARD ENTRY (PL3-A-1)
- ENTRY ELEMENTS SUCH AS PLANTERS, STAIRS, AND RAMP ARE DESIGNED FOR PEDESTRIAN SCALE (PL3-A-2)
- RESIDENTIAL LOBBY IS APPROPRIATELY SCALED TO BUILDING AND DIRECTLY CONNECTS WITH BOTH 32ND AVE S AND THE COURTYARD

3 TRASH

- TRASH ROOM IS RELOCATED TO NORTH SIDE OF BUILDING WITH STAGING AREA AT THE ALLEY **(DC1-C-4)**

4 AMENITY AREA AND COURTYARD/OPEN SPACE CONCEPT

- ENTRY SEQUENCE IS RECONFIGURED TO CREATE A DIRECT CONNECTION BETWEEN LOBBY AND COURTYARD (DC3-1-A).
- COURTYARD IS EXPANDED TO PROVIDE MORE USABLE AMENITY AREA (DC3-C-2)
- PLANTERS, BUILT-IN SEATING, AND REMOVABLE SEATING IN COURTYARD ENCOURAGE ACTIVITY AND SOCIAL INTERACTION BETWEEN RESIDENTS (DC3-B-4)



EDG CONCEPT RENDERING

CONCEPTUAL SKETCH OF PROPOSED DEVELOPMENT



COMPOSITE SITE PLAN

SCALE: 3/32" = 1'-0"



PRIMARY RESIDENTIAL ENTRANCE

5 BELOW-GRADE UNITS

- WINDOW WELLS ADJACENT TO 32ND AVE S ARE INCREASED IN SIZE AND TERRACED TO MAXIMIZE ACCESS TO LIGHT AND AIR (CS1-B)
- LANDSCAPING AT WINDOW WELL TERRACE PROVIDES PRIVACY AND SECURITY TO BELOW-GRADE UNITS (PL2-B-1)

6 BIKE ACCESS

- BIKE ROOM HAS DIRECT ACCESS TO BUILDING EXTERIOR (PL4-B)

7 LANDSCAPE CONCEPT

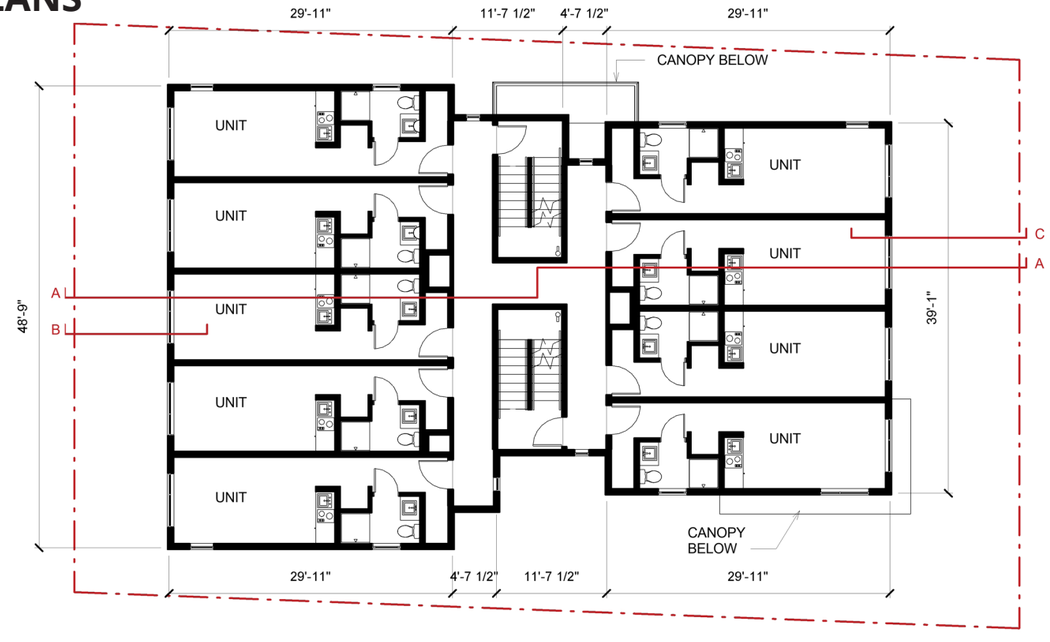
- PLANTING CONCEPT AND RELATIONSHIP BETWEEN HARDSCAPE AND PLANTINGS ARE REFINED AND EXPANDED (DC4-D-1, DC4-D-3, AND DC3-C-2)
- CONTRASTING PALETTE CONTINUES TO PROVIDE VISUAL AND TEXTURAL INTEREST (DC3-C-2 DC4-D-2, AND PL2-D)

8 MATERIALITY & FAÇADE COMPOSITION

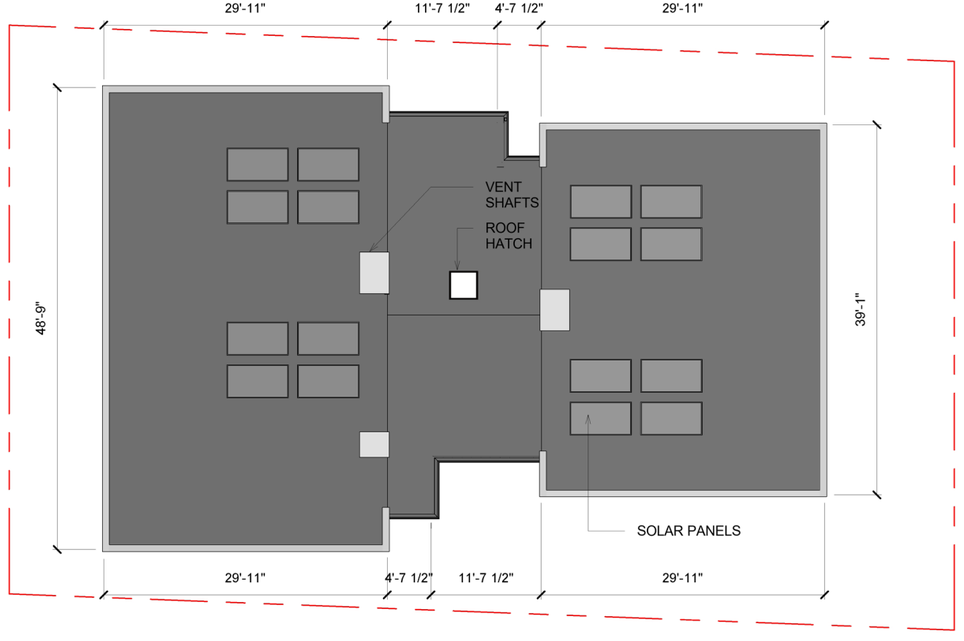
- SIMPLE FACADE COMPOSITION, RIGOROUS FENESTRATION PATTERN, AND LARGE OPENINGS REMAIN (DC2-B-2)
- PROGRAMMATIC PARTI IS EXPRESSED THROUGH STAGGERED MASSING AND BUTTERFLY ROOF (CS2-A-2)
- DURABLE FIBER CEMENT PANEL COLORS AND CAREFULLY DESIGNED PANEL DETAILING FURTHER DEFINE RIGOR OF OVERALL COMPOSITION (DC4-A)

BUILDING PLANS

SCALE: 1/16" = 1'-0"



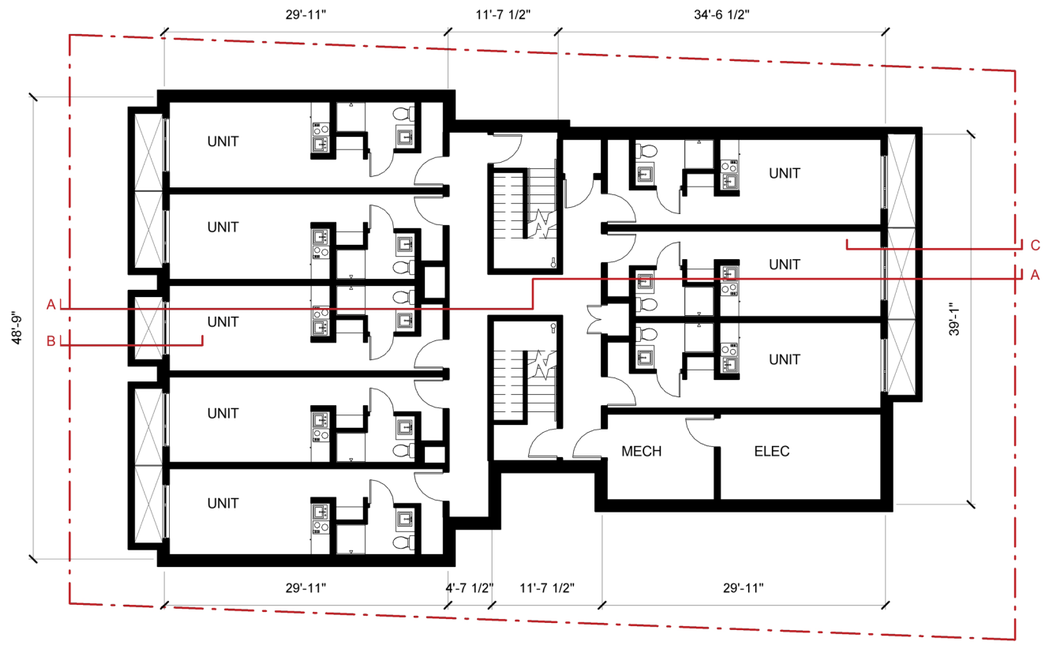
LEVEL 2 - 4



ROOF



LEVEL 1



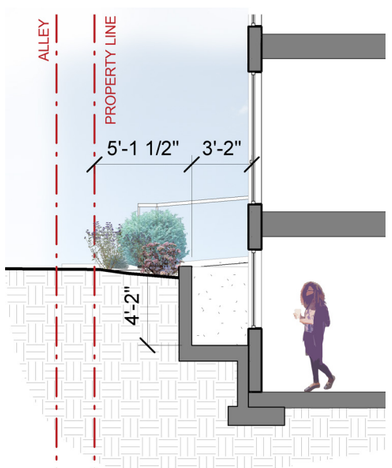
BASEMENT

SECTIONS: BUILDING & WELLS

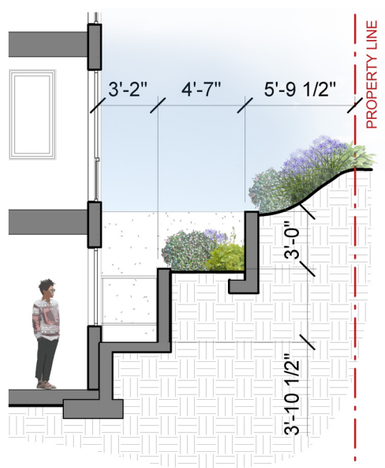
SCALE: 1/16" = 1'-0"



SECTION A



SECTION B - WEST WINDOW WELL



SECTION C - EAST WINDOW WELL

DESIGN RESPONSE **5**

- WINDOW WELLS ADJACENT TO 32ND AVE S ARE INCREASED IN SIZE AND TERRACED TO MAXIMIZE ACCESS TO LIGHT AND AIR (CS1-B)
- LANDSCAPING AT WINDOW WELL TERRACE PROVIDES PRIVACY AND SECURITY TO BELOW-GRADE UNITS (PL2-B-1) AND CREATES VISUAL INTEREST FROM THE STREET

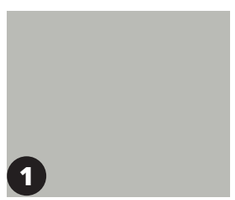
EAST ELEVATION

SCALE: 3/32" = 1'-0"



METAL FABRICATIONS:

- **A** DOWNSPOUT, PRIME + PAINT TO MATCH FIELD
- **B** VENT SHROUD, PRIME + PAINT TO MATCH FIELD



1 STANDARD FIBER CEMENT PANEL; SMOOTH, PAINTED BENJAMIN MOORE, COVENTRY GRAY



2 STANDARD FIBER CEMENT PANEL; SMOOTH, PAINTED BENJAMIN MOORE, BLUE NOTE



3 CANOPY



4 VINYL WINDOW, WHITE



5 METAL RAILING, BLACK



6 METAL ACCESS GATE



7 CIP CONCRETE PLANTER

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



METAL FABRICATIONS:

- **A** DOWNSPOUT, PRIME + PAINT TO MATCH FIELD
- **B** VENT SHROUD, PRIME + PAINT TO MATCH FIELD



1 STANDARD FIBER CEMENT PANEL; SMOOTH, PAINTED BENJAMIN MOORE, COVENTRY GRAY



2 STANDARD FIBER CEMENT PANEL; SMOOTH, PAINTED BENJAMIN MOORE, BLUE NOTE



3 CANOPY



4 VINYL WINDOW, WHITE



5 METAL RAILING, BLACK



6 METAL ACCESS GATE



7 CIP CONCRETE PLANTER

WEST ELEVATION

SCALE: 3/32" = 1'-0"



METAL FABRICATIONS:

- **A** DOWNSPOUT, PRIME + PAINT TO MATCH FIELD
- **B** VENT SHROUD, PRIME + PAINT TO MATCH FIELD



STANDARD FIBER CEMENT PANEL; SMOOTH, PAINTED BENJAMIN MOORE, COVENTRY GRAY



STANDARD FIBER CEMENT PANEL; SMOOTH, PAINTED BENJAMIN MOORE, BLUE NOTE



CANOPY



VINYL WINDOW, WHITE



METAL RAILING, BLACK



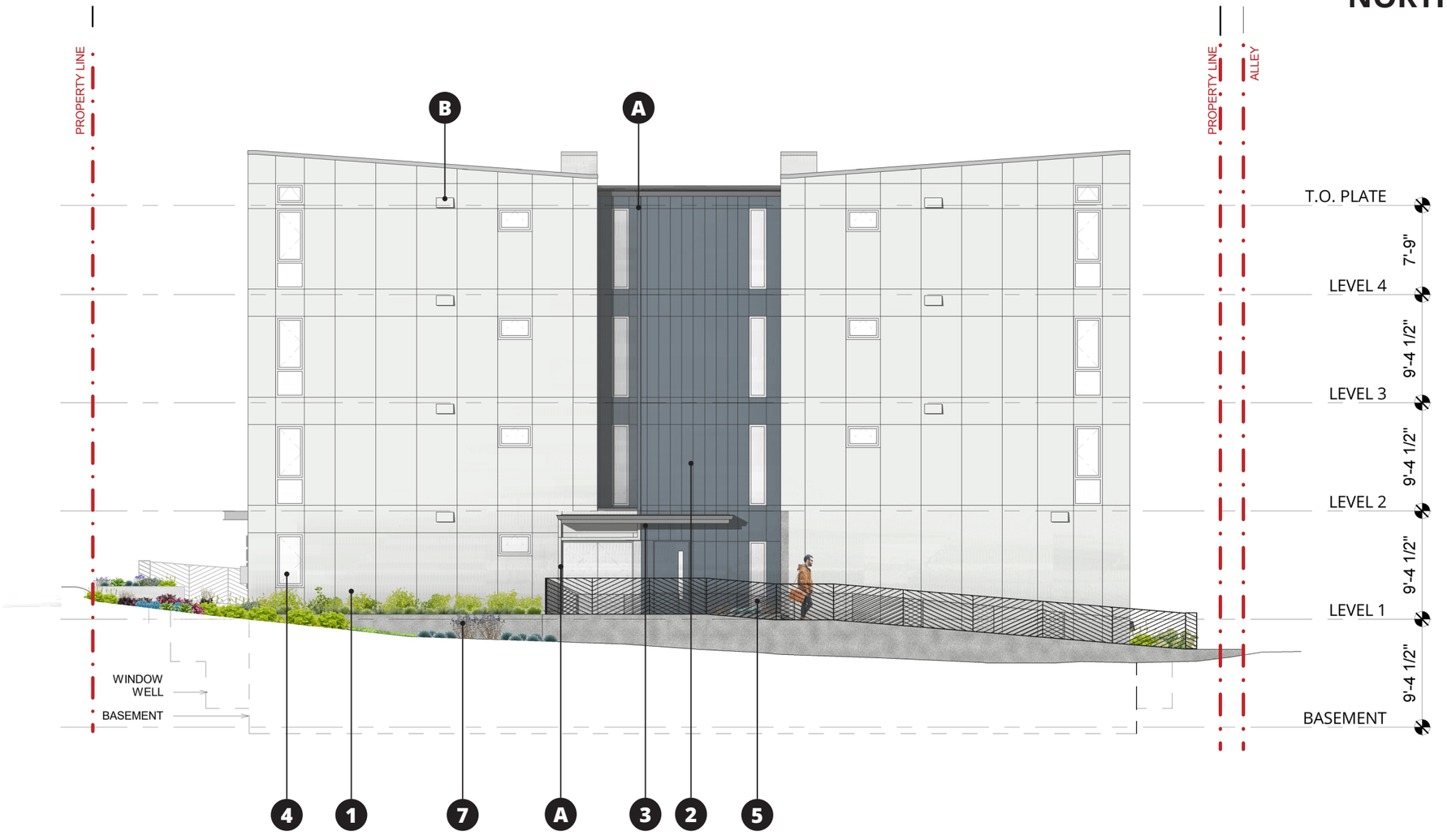
METAL ACCESS GATE



CIP CONCRETE PLANTER

NORTH ELEVATION

SCALE: 3/32" = 1'-0"



METAL FABRICATIONS:

- **A** DOWNSPOUT, PRIME + PAINT TO MATCH FIELD
- **B** VENT SHROUD, PRIME + PAINT TO MATCH FIELD



STANDARD FIBER CEMENT PANEL; SMOOTH, PAINTED BENJAMIN MOORE, COVENTRY GRAY



STANDARD FIBER CEMENT PANEL; SMOOTH, PAINTED BENJAMIN MOORE, BLUE NOTE



CANOPY



VINYL WINDOW, WHITE



METAL RAILING, BLACK



METAL ACCESS GATE



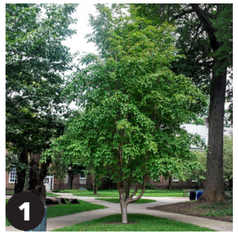
CIP CONCRETE PLANTER

CONCEPT DEVELOPMENT: LANDSCAPE



LANDSCAPE PLAN

CONCEPT DEVELOPMENT: LANDSCAPE IMAGES



JAPANESE STEWARTIA



GOLDEN VARIEGATED SWEETFLAG



GOLDENLEAF DOGWOOD



SOFT RUSH



8X8" PERMEABLE PAVERS - CHARCOAL



8X8" PERMEABLE PAVERS - GREY



LILY OF THE NILE



WINTER DAPHNE



LIME RICKEY CORAL BELLS



STONECROP



GOLDEN CREEPING JENNY



WOOLLY THYME



SAPPHIRE SURF BLUEBEARD



BABY BLUE SAWARA CYPRESS



BLUE FESCUE



PLANTAIN LILY



BLUE STAR JUNIPER



LAMB'S EAR



REGAL RED PAINTED FERN



BLACK SNAKEROOT



BLACK MONDO GRASS



POSTMAN'S PRIDE STONECROP



WEIGELA



BURGUNDY GLOW BUGLEWEED

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Stewartia pseudocamellia / Japanese Stewartia Street Tree
BIORETENTION	**BOTANICAL NAME / COMMON NAME**
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Juncus effusus / Soft Rush
BRIGHT GREENS	**BOTANICAL NAME / COMMON NAME**
	Agapanthus africanus / Lily of the Nile
	Daphne odora 'Maejima' / Winter Daphne
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells
	Sedum telephium 'Autumn Charm' / Stonecrop
COOL BLUES	**BOTANICAL NAME / COMMON NAME**
	Caryopteris x clandonensis 'Sapphire Surf' TM / Sapphire Surf Bluebeard
	Chamaecyparis pisifera 'Baby Blue' / Baby Blue Sawara Cypress
	Festuca glauca / Blue Fescue
	Hosta x 'Hadspen Blue' / Plantain Lily
	Juniperus squamata 'Blue Star' / Blue Star Juniper
	Stachys byzantina 'Big Ears' / Lamb's Ear
DARK BURGUNDY	**BOTANICAL NAME / COMMON NAME**
	Athyrium nipponicum 'Regal Red' / Regal Red Painted Fern
	Cimicifuga ramosa 'James Compton' / Black Snakeroot
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Sedum x 'Postman's Pride' / Postman's Pride Stonecrop
	Weigela florida 'Wine & Roses' / Weigela
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**
	Ajuga reptans 'Burgundy Glow' / Burgundy Glow Bugleweed
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Thymus pseudolanuginosus / Woolly Thyme
SITE	**BOTANICAL NAME / COMMON NAME**
	5/8 (~) Crushed Rock

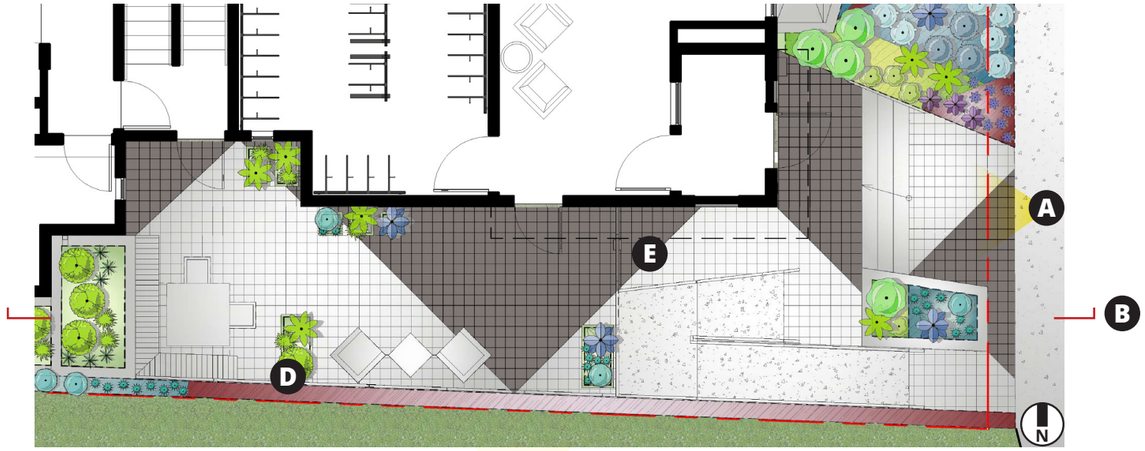
CONCEPT DEVELOPMENT: ENTRY



A VIEW OF MAIN ENTRY FROM 32ND AVE S

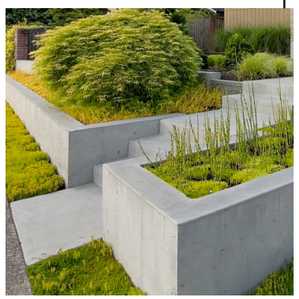


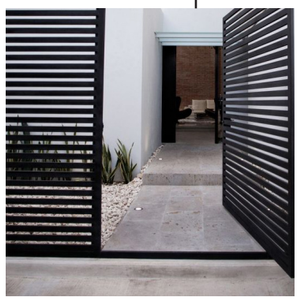
B SECTION A - SITE ENTRY & COURTYARD



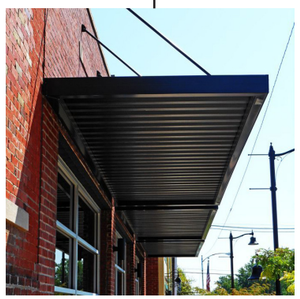
PLAN - SITE ENTRY & COURTYARD

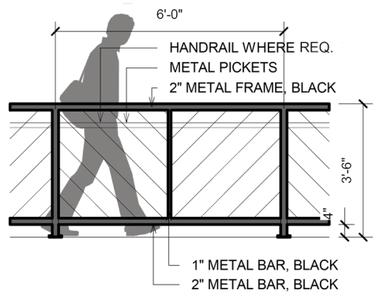
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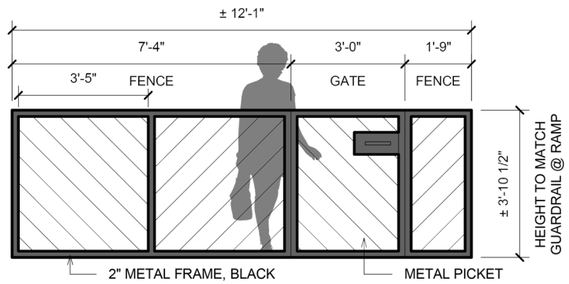








D RAILING DETAIL



E ENTRY & SECURITY GATE DETAIL

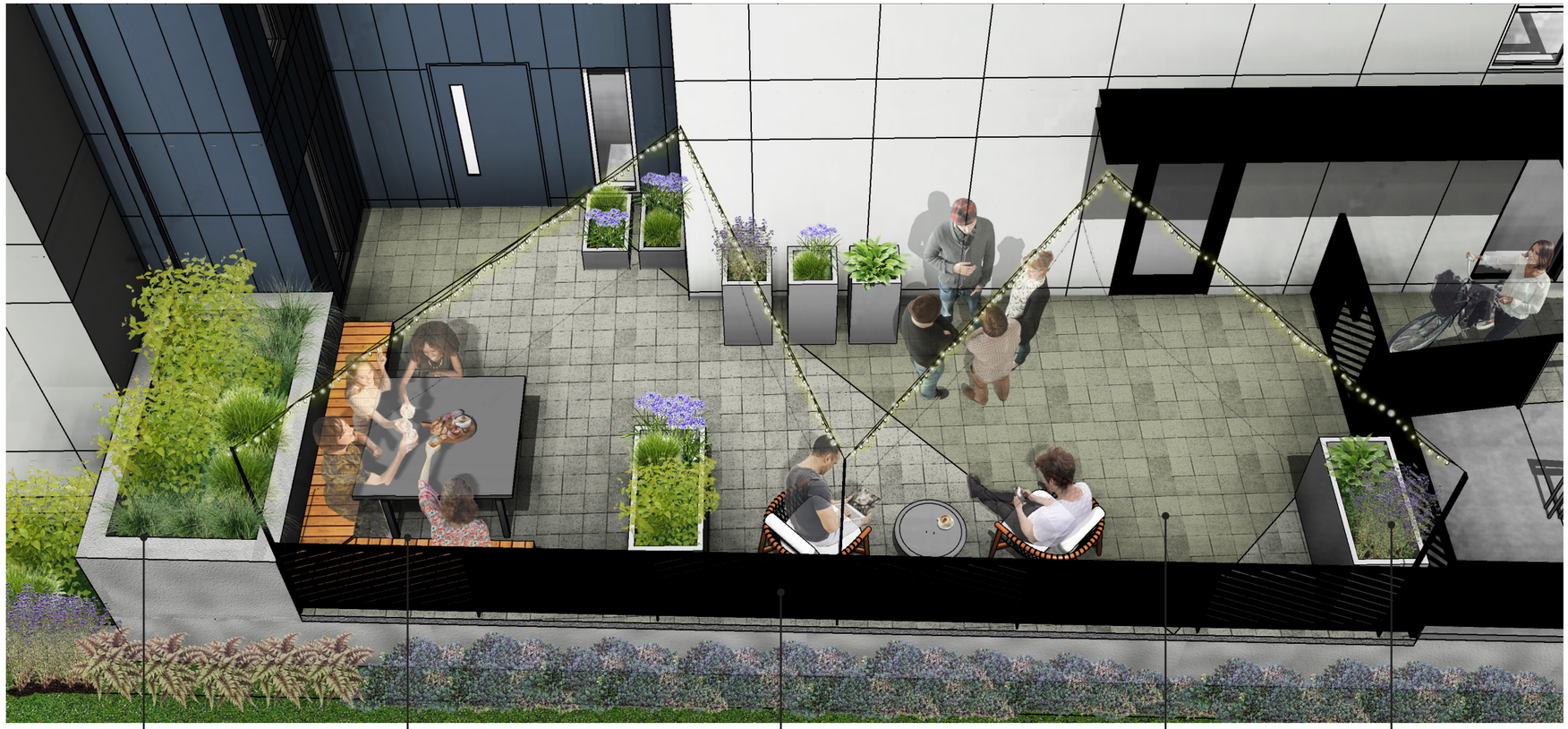
CONCEPT DEVELOPMENT: COURTYARD

DESIGN RESPONSE 2

- ENTRY SEQUENCE IS RESTRUCTURED TO PROVIDE A MAIN ENTRY ON THE STREET FACADE THAT ESTABLISHES A DIRECT CONNECTION WITH 32ND AVE S (PL3-A-1 AND DC1-4)
- ENTRY GATE ESTABLISHES A CLEAR BOUNDARY AND A VISIBLE ENTRY TO THE COURTYARD (PL3-A-1)
- ENTRY ELEMENTS INCLUDING PLANTERS, STAIRS, AND RAMP ARE DESIGNED FOR PEDESTRIAN SCALE AND NEEDS (PL3-A-2)
- RESIDENTIAL LOBBY IS APPROPRIATELY SCALED TO BUILDING AND DIRECTLY CONNECTS WITH 32ND AVE S AND THE COURTYARD

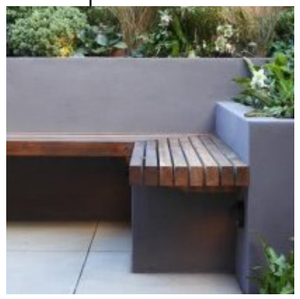
DESIGN RESPONSE 4

- ENTRY SEQUENCE IS RECONFIGURED TO CREATE A DIRECTION CONNECTION BETWEEN LOBBY AND COURTYARD (DC3-1-A)
- COURTYARD IS EXPANDED TO SOUTH AND EAST TO PROVIDE MORE USABLE AMENITY AREA (DC3-C-2)
- PLANTERS, BUILT-IN SEATING, AND REMOVABLE SEATING IN COURTYARD ENCOURAGE ACTIVITY AND SOCIAL INTERACTION BETWEEN RESIDENTS (DC3-B-4)



C AERIAL VIEW OF COURTYARD











CONCEPT DEVELOPMENT: MATERIAL STUDIES





MATERIALS & DETAILS: RIGOROUS TEXTURE

EXPLORING SCALE, TEXTURE & TONE:

- BLUE FIBER CEMENT PANEL DEFINES CIRCULATION CORE
- LIGHT GREY FIBER CEMENT PANEL WRAPS RESIDENTIAL VOLUMES
- LIGHT GREY LAP SPANDRELS ADD TEXTURE AT EACH OPENING
- SPANDRELS GROUP WINDOWS INTO VERTICAL ELEMENTS

CONCLUSIONS:

- LIGHT GREY LAP SPANDRELS AT NORTH & SOUTH STRENGTHEN RIGOR OF OPENING LAYOUT, BUT COMPETE WITH THE RIGOR OF WINDOW PLACEMENT
- VERTICAL EMPHASIS CREATED BY SPANDRELS IS OUT OF PROPORTION WITH BUILDING SCALE
- ENTRY CORNER SUCCESSFUL IN BOTH DISTINCTION FROM AND COHESION WITH REST OF FACADE





MATERIALS & DETAILS: RANDOMIZED TEXTURE

EXPLORING SCALE, TEXTURE & TONE:

- BLUE FIBER CEMENT PANEL DEFINES CIRCULATION CORE
- LIGHT GREY FIBER CEMENT PANEL WRAPS RESIDENTIAL VOLUMES
- FLIPPED WINDOWS AND RANDOMIZED LAP SPANDRELS ADD INTEREST AND TEXTURE

CONCLUSIONS:

- RANDOMIZED INFILL PANELS ADD INTEREST TO RIGOR OF OPENING LAYOUT, BUT ALSO CLUTTER FACADES AND INTERRUPT THE RESTRAINT AND ELEGANCE OF OVERALL COMPOSITION
- SCALE OF FACADE IS TOO SMALL FOR THE IRREGULAR CLADDING INFILL
- ENTRY CORNER SUCCESSFUL IN BOTH DISTINCTION FROM AND COHESION WITH REST OF FACADE





MATERIALS & DETAILS: HIGH CONTRAST

EXPLORING SCALE, TEXTURE & TONE:

- BLUE FIBER CEMENT PANEL DEFINES CIRCULATION CORE
- DARK GREY FIBER CEMENT PANELS WRAPS RESIDENTIAL VOLUME
- WHITE SPANDRELS GROUP OPENINGS AND CONTRAST WITH DARK GREY FIELD

CONCLUSIONS:

- SPANDRELS COMPETE WITH FENESTRATION LAYOUT, CLUTTERING THE EAST & WEST FACADES
- WINDOW GROUPINGS ADD INTEREST BUT DISTRACT FROM RESTRAINED COMPOSITION
- ENTRY CORNER IS DISTINCT, BUT NOT SUCCESSFUL IN COHESION WITH REST OF FACADE

MATERIALS & DETAILS:

EXPLORING SCALE, TEXTURE & TONE:

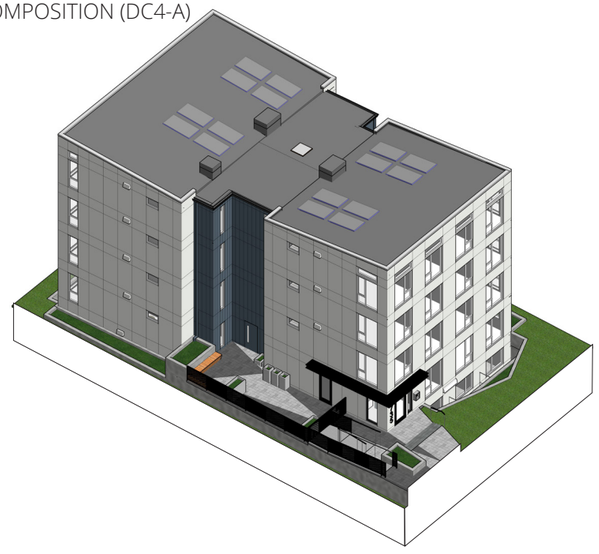
- BLUE FIBER CEMENT PANEL WITH BATTENS DEFINES CIRCULATION CORE
- LIGHT GREY FIBER CEMENT PANEL WITH REVEAL JOINTS WRAPS RESIDENTIAL VOLUMES
- PANEL BREAKS FOLLOW THE RIGOR AND RESTRAINT OF THE FENESTRATION LAYOUT

CONCLUSIONS:

- BLUE AND GREY PANELS MAINTAIN CLARITY OF MASSING PARTI
- WINDOWS FUNCTION AS A HIGH QUALITY MATERIAL WITH LARGE AREAS OF GLAZING, CREATING CONTRAST AT 42% OF EAST FACADE AND 43% OF WEST FACADE
- PANEL BREAKS PROVIDE TEXTURE AND COMPLEMENT THE RESTRAINT OF THE COMPOSITION
- FLASHING, PANEL JOINTS, AND BATTENS ADD INTEREST WITHOUT CLUTTERING FACADE
- ENTRY CORNER IS CLEARLY DISTINGUISHED FROM THE REST OF THE FACADE, WHILE ALSO SUCCESSFULLY FUNCTIONING AS A COHESIVE ELEMENT WITHIN OVERALL COMPOSITION

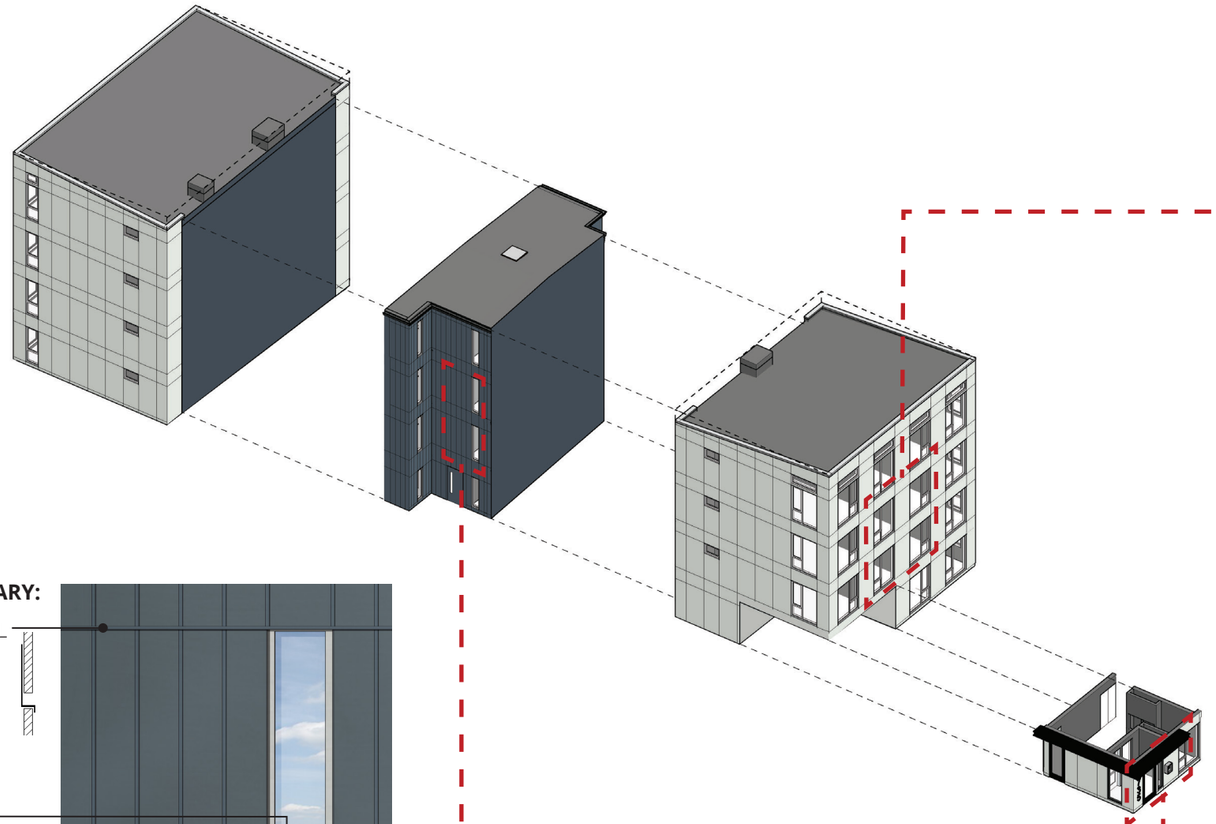
DESIGN RESPONSE 8

- SIMPLE FACADE COMPOSITION, RIGOROUS FENESTRATION PATTERN, AND LARGE OPENINGS REMAIN (DC2-B-2)
- PROGRAMMATIC PARTI ESTABLISHED THROUGH STAGGERED MASSING AND BUTTERFLY ROOF (CS2-A-2)
- DURABLE FIBER CEMENT PANEL, VARIED COLORS, AND CAREFULLY DESIGNED PANEL BREAKS FURTHER DEFINE RIGOR OF OVERALL COMPOSITION (DC4-A)





CONCEPT DEVELOPMENT: MASSING & MATERIALITY



MASSING & MATERIALITY CONCEPT DIAGRAM

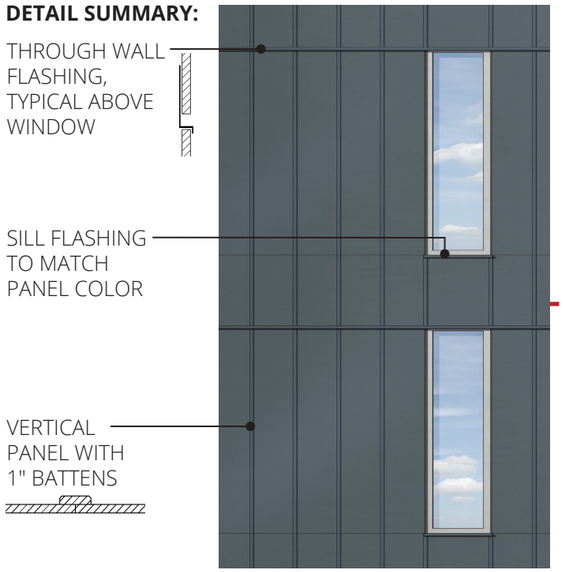
DETAIL SUMMARY:



RESIDENTIAL VOLUME:

- ROOFLINE TILTS UP AT EAST & WEST WITH LARGE AREAS OF GLAZING FACING PRIMARY VIEWS
- RESTRAINED AND RIGOROUS PANEL AND OPENING LAYOUT CREATES OVERALL COMPOSITION
- HIERARCHY OF PANEL JOINTS CREATE SHADOW LINES ON FACADE

DETAIL SUMMARY:



CIRCULATION & BUILDING CORE:

- PANELS & WINDOWS INTRODUCE VERTICAL LANGUAGE UNIQUE TO CIRCULATION CORE
- BATTENS PROVIDE DEPTH & TEXTURE AT PANEL JOINTS
- COLOR PROVIDES CONTRAST APPROPRIATE FOR MASSING SCALE

DETAIL SUMMARY:



PRIMARY ENTRY CORNER:

- BLACK ELEMENTS DISTINGUISH ENTRY WHILE MAINTAINING RESTRAINED COMPOSITION
- ADDRESS IS IDENTIFIABLE FROM 32ND AVE S
- CANOPY DEFINES EXTENTS OF ENTRY & LOBBY VOLUME

CONCEPT DEVELOPMENT: LIGHTING



LEVEL 1 PLAN: NTS



1 WALL SCONCE



2 PATH LIGHT



3 STEP LIGHT

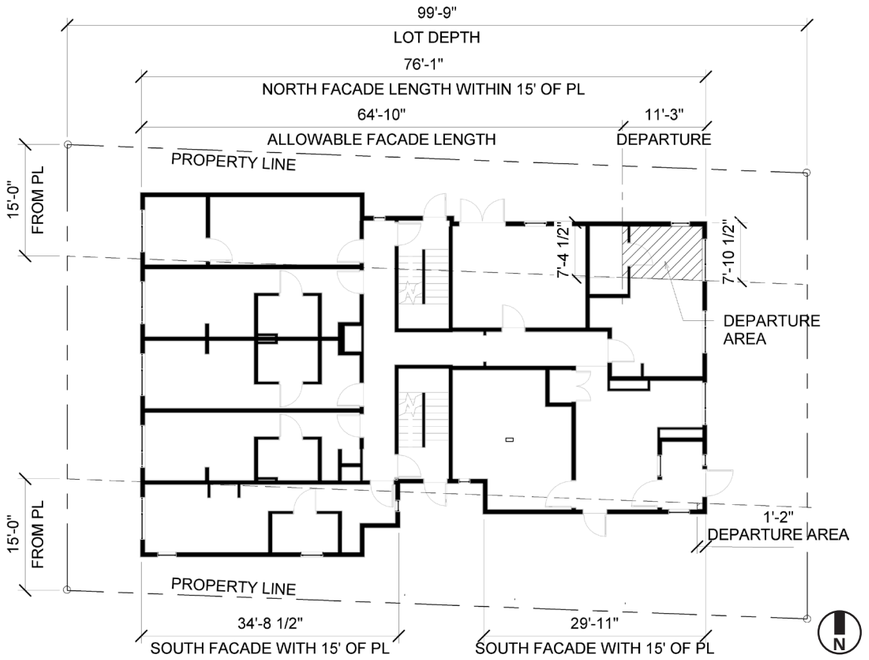


4 RECESSED STRIP LIGHT

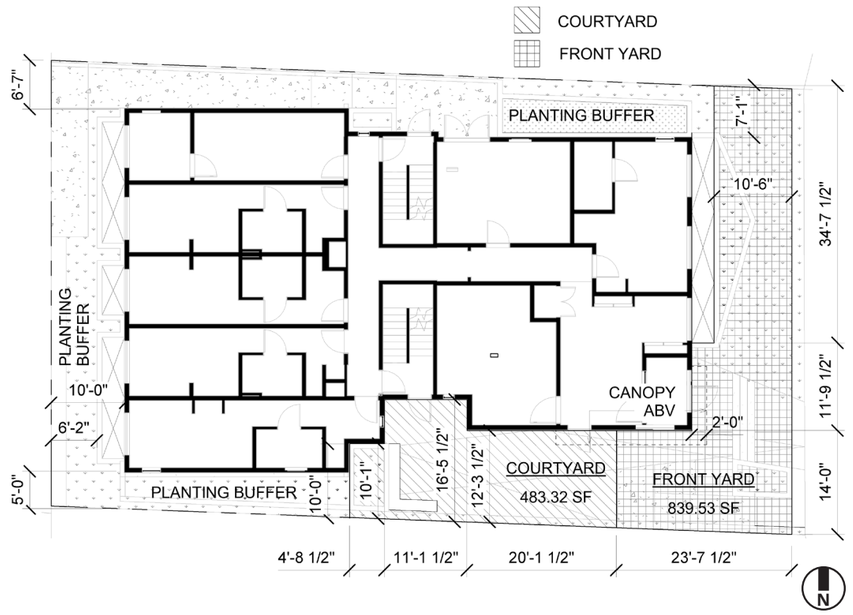


5 STRING LIGHT

DEPARTURES



64'-7 1/2" TOTAL SOUTH FACADE WITHIN 15' OF PL



1 **SMC 23.45.28.B.1: FAÇADE LENGTH IN LR3 ZONE (NORTH)**

REQUIRED: Depth of structure within 15′ of side lot line not to exceed 65% of lot depth (97′-10″ * 0.65 = 63′-7″)
PROPOSED: 77.8% lot depth or 76′-1″ façade length

JUSTIFICATION / GUIDELINES:

- Departure redistributes the mass to allow for a large courtyard entry to respond to PL3.A.1c *Residential Entries*
- Departure allows for a stronger building form per CS2.A.2 *Architectural Presence* and DC2.A.1 *Site Characteristics*
- Wide side setback allows for ample buffer area to better respond to CS2.D.5 *Respect for Adjacent Sites*

2 **SMC 23.45.28.B.1: FAÇADE LENGTH IN LR3 ZONE (SOUTH)**

REQUIRED: Depth of structure within 15′ of side lot line not to exceed 65% of lot depth (97′-10″ * 0.65 = 63′-7″)
PROPOSED: 66.2% lot depth or 64′-9″ façade length

JUSTIFICATION / GUIDELINES:

- Departure redistributes the mass to allow for a large courtyard entry to respond to PL3.A.1c *Residential Entries*
- Departure allows for a stronger building form per CS2.A.2 *Architectural Presence* and DC2.A.1 *Site Characteristics*
- Wide side setback allows for ample buffer area to better respond to CS2.D.5 *Respect for Adjacent Sites*

3 **SMC 23.45.522.A.1: AMENITY AREA**

**all proposed amenity area is at grade, common and will be minimum 50% landscaped*

REQUIRED: : provide amenity area that totals 25% of lot area (5,864sf * 0.25 = 1,466sf)
PROPOSED: 22.11% of lot area (1,323 sf)

JUSTIFICATION / GUIDELINES:

-Departure redistributes the mass toward side/rear lot lines to allow for a large courtyard entry that serves as the principal building entrance and encourages interaction among residents per PL3.A.1.c *Residential Entries*, PL3.B.4 *Interaction,* and PL1.B.3 *Pedestrian Amenities*

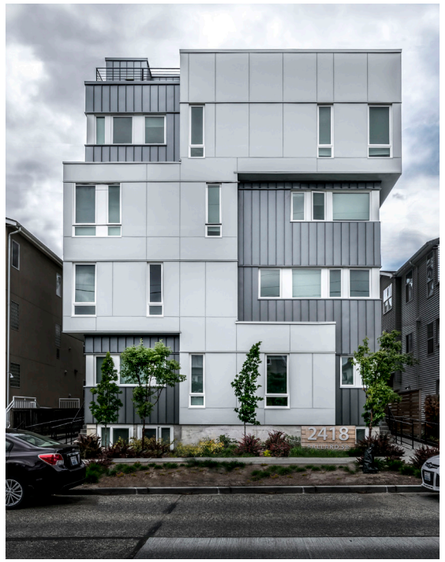
-Although amenity area is reduced, the proposed area provides high quality entry courtyard and buffer that respond to PL2.C.3. *People Friendly Spaces* and PL3.B.1 *Residential Edges*

- Rear setback area used as a buffer at adjacent alley and neighbors to provide privacy for units in response to PL3.B.1 *Residential Edges*

- Note: The proposed amenity area has increased from 21.6% at EDG to 22.11%



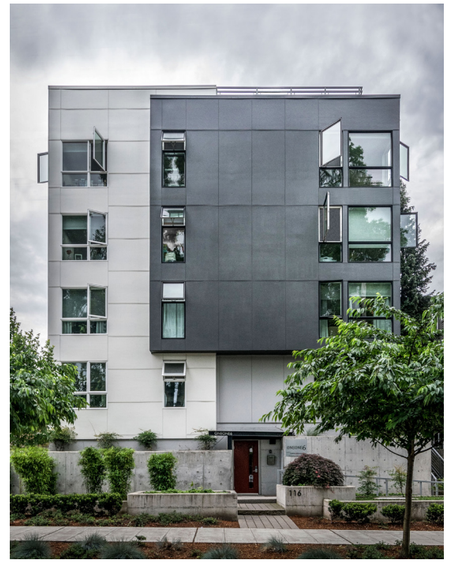
800 5TH AVE N (PERMITTING)



2418 NW 58TH ST



120 10TH AVE E



116 13TH AVE E



1806 23RD AVE



6301 15TH AVE NW (UNDER CONSTRUCTION)



1404 BOYLSTON AVE