

3138 WETMORE AVE. S

ADMINISTRATIVE DESIGN REVIEW

2020.01.15

PROJECT NO. 3034545-EG

OVERVIEW

3138 WETMORE AVE. S
SEATTLE, WA

SDCI PROJECT NO. 3034545
3138 WETMORE AVE S.
SEATTLE, WA 98144-6154

APPLICANT/ARCHITECT
WEST CARROLL ARCHITECTURE
6635 ERIE ST.
SYLVANIA, OH 43560

OWNER:
DAVID SLIGAR
PO Box 30606
Seattle, WA 98113

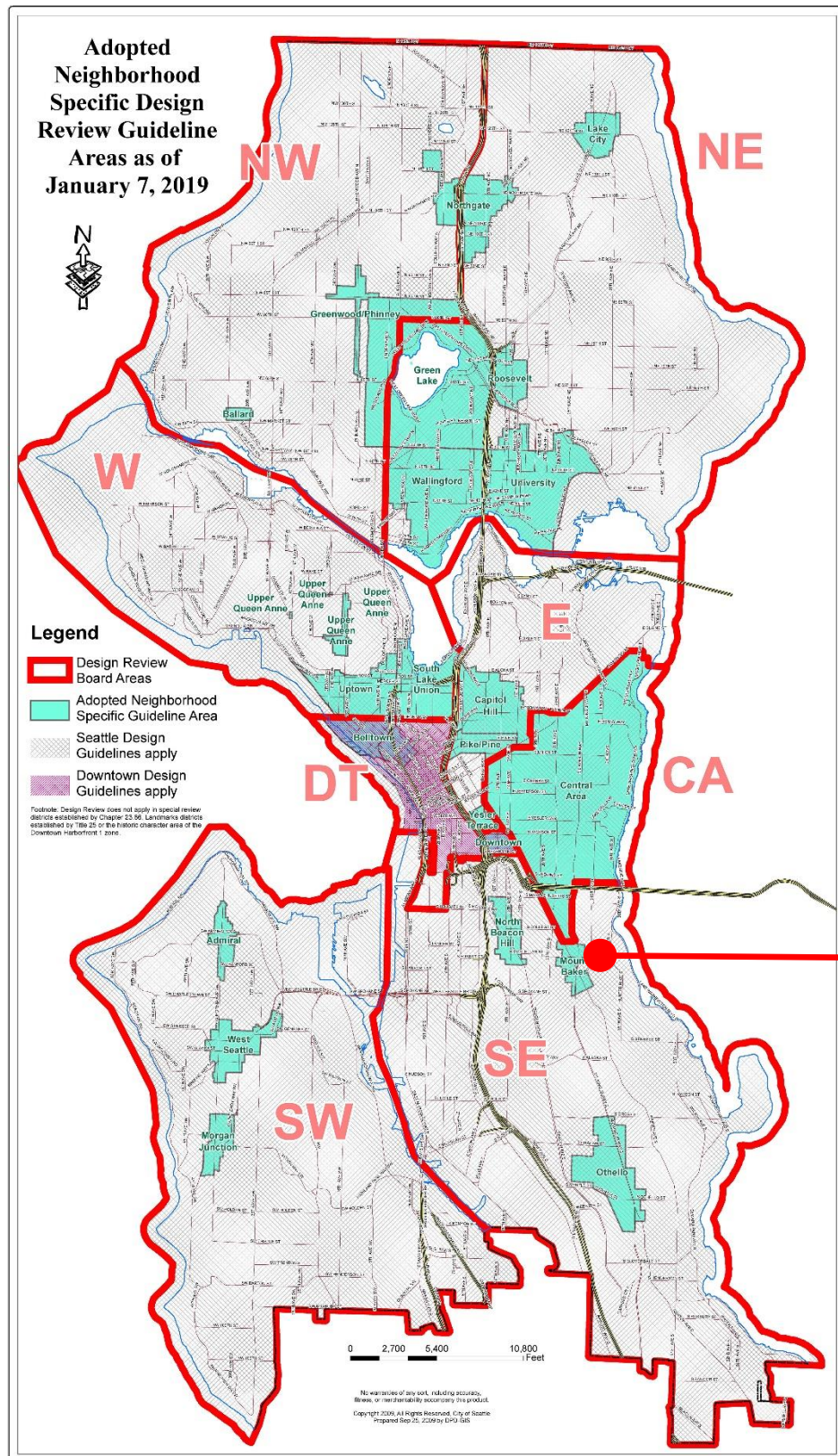
SDCI CONTACT:
ELLEN AEBISCHER
LAND USE PLANNER/GREEN BUILDING
206.386.1981
ELLEN.AEBISCHER@SEATTLE.GOV



SLIGAR PROPERTY

WESTCARROLL
ARCHITECTURE

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WESTCARROLL
ARCHITECTURE
SLIGAR PROPERTY

3138 WETMORE AVE. S

PROJECT INFORMATION:

- Project # 3034545 EG
- Parcel # 1282300120

Development Objectives:

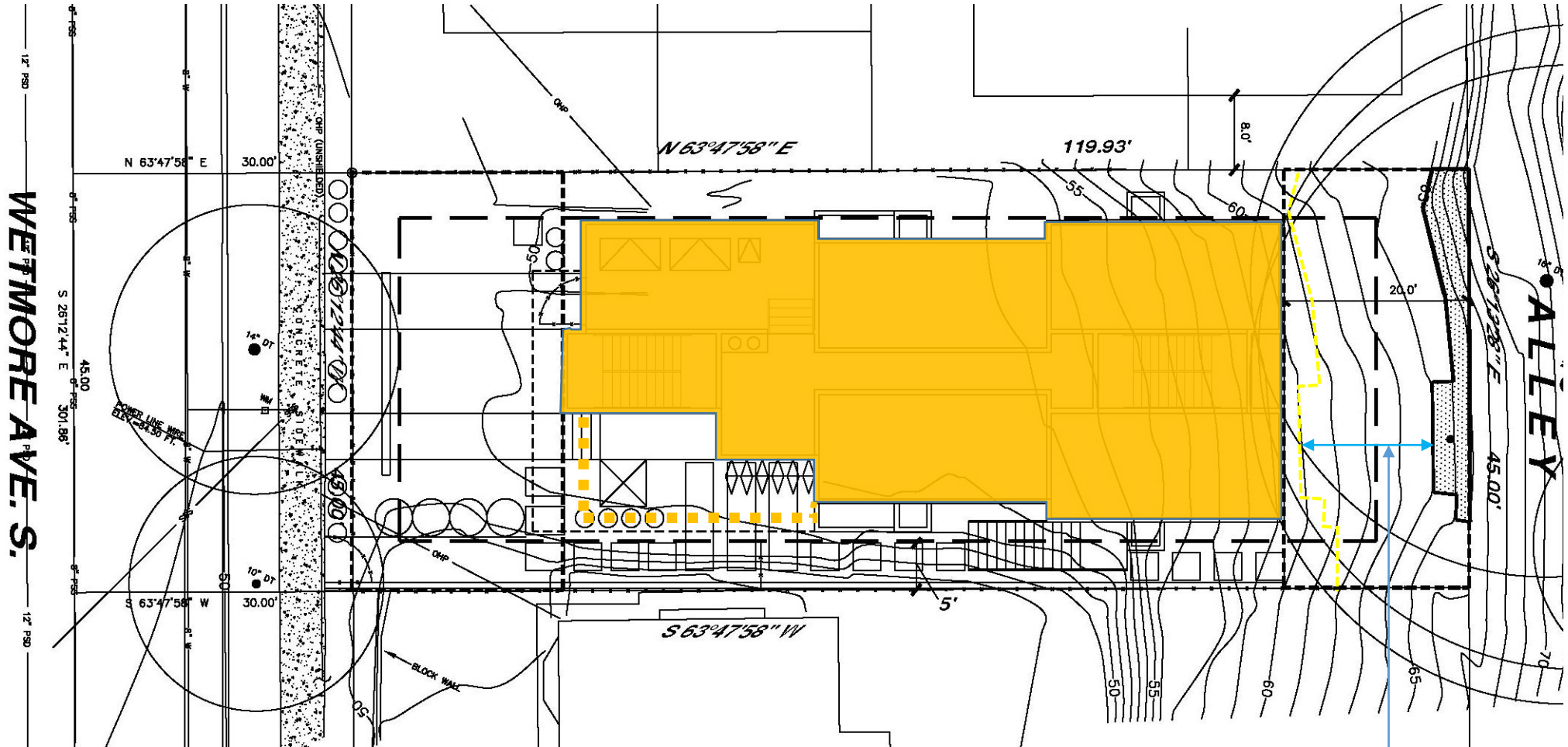
- Demolish existing structures
- Construct New Multi-Family SEDU Apartment BLD. (No. of Units based on Massing Options 1/2/3)
- No parking provided on site

Legal Description:

- South half of Lot 12, and all of Lot 11, Block 2, Byron Addition to the City of Seattle, according to the Plat thereof recorded in Volume 6 of plats, page 87, records of King County, WA.

ZONING SUMMARY:

- Address: 3138 Wetmore Ave. S
- Base Zone: LR2-M
Mt. Baker (Hub Urban Village)
- Light Rail-Mt. Baker Station
- Lot Area: 5,397 sf
- FAR: 5,396 sf (1.4 Base, or 1.6 per Table A-23.45.510 If Note-1-Built Green+35% ground level common amenity-) = 8,644 sf allowable/4 floors above grade (Basement partially below grade = FAR exempt) = 2,161 per flr. (avg)
- Density: No Limit
- Height: 40'
- Parking Flexibility Area-Yes
- Parking (Auto) Table-B 23.54.015.II.M-None Required
- Parking (Bike) Table -D 23.45.105
- Building Height Table-C 23.45.514
Long Term 1:1 Dwelling Unit
+Short Term 1:20 Dwelling Units
= 40' M zone suffix (plus 4'0" rooftop feature/parapet)
- Setbacks (Dashed Line on Site) Table-A 23.45.518
Front 5' Min.
Rear 10' Min. w/alley
Sides 5' Min. (facades < 40')
Sides 5' Min/7'Avg. (facades > 40')
- Mandatory Housing Affordability Zoned LR2-M
Performance Method (M)=6% of units meet MHA
Assume 26 SEDU Units: 26x(.06)=1.56 or 2.0 SEDU MHA

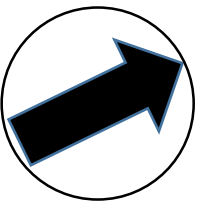


DESIGN OBJECTIVES:

- Option 2-Preferred, is shown here for Summary, 10,665 GSF, including partially below grade basement, 8,676 GSF for FAR calculations, see departures for Option 2.
- ACHIEVE BEST FIT SCENARIO FOR DEVELOPMENT UTILIZING THE DESIGN GUIDELINES OF SEATTLE AND THE MOUNT BAKER COMMUNITY.
- PROVIDE AUTONOMOUS HOUSING, NEAR MASS TRANSIT AND COMMUNITY, IN ADDITION TO PROVIDING A PERCENTAGE OF AFFORDABLE RESIDENTIAL HOUSING PER THE PERFORMANCE STANDARD OF THE SEATTLE MHA INITIATIVE.
- MAXIMIZE CODE-ALLOWED LOT COVERAGE
- PROVIDE LUSHLY LANDSCAPED COMMON AMMENITY AREAS AT GRADE FOR RESIDENT USE
- PROJECT TO ACHIEVE BUILT GREEN OR LEED CERTIFICATION
- OUR PROJECT RECOGNIZES THE NEED TO FIT COMFORTABLY BETWEEN THE SINGLE FAMILY NEIGHBORHOOD TO THE EAST, AND THE EMERGING HIGH DENSITY RESIDENTAIL, COMMERCIAL, AND MIXED USE DEVELOPMENT TO THE WEST.

--- LINE OF FRONT/SIDE/REAR SETBACKS

----- 15' STEEP SLOPE BUFFER



NORTH

1

PROJECT INFORMATION

3138 WETMORE AVE. S

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WESTCARROLL
ARCHITECTURE

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VICINITY

LAKE WASHINGTON

MOUNT BAKER PARK

RAINIER AVE.

MLK JR. WAY

MT. BAKER TOWN CENTER

PROJECT SITE

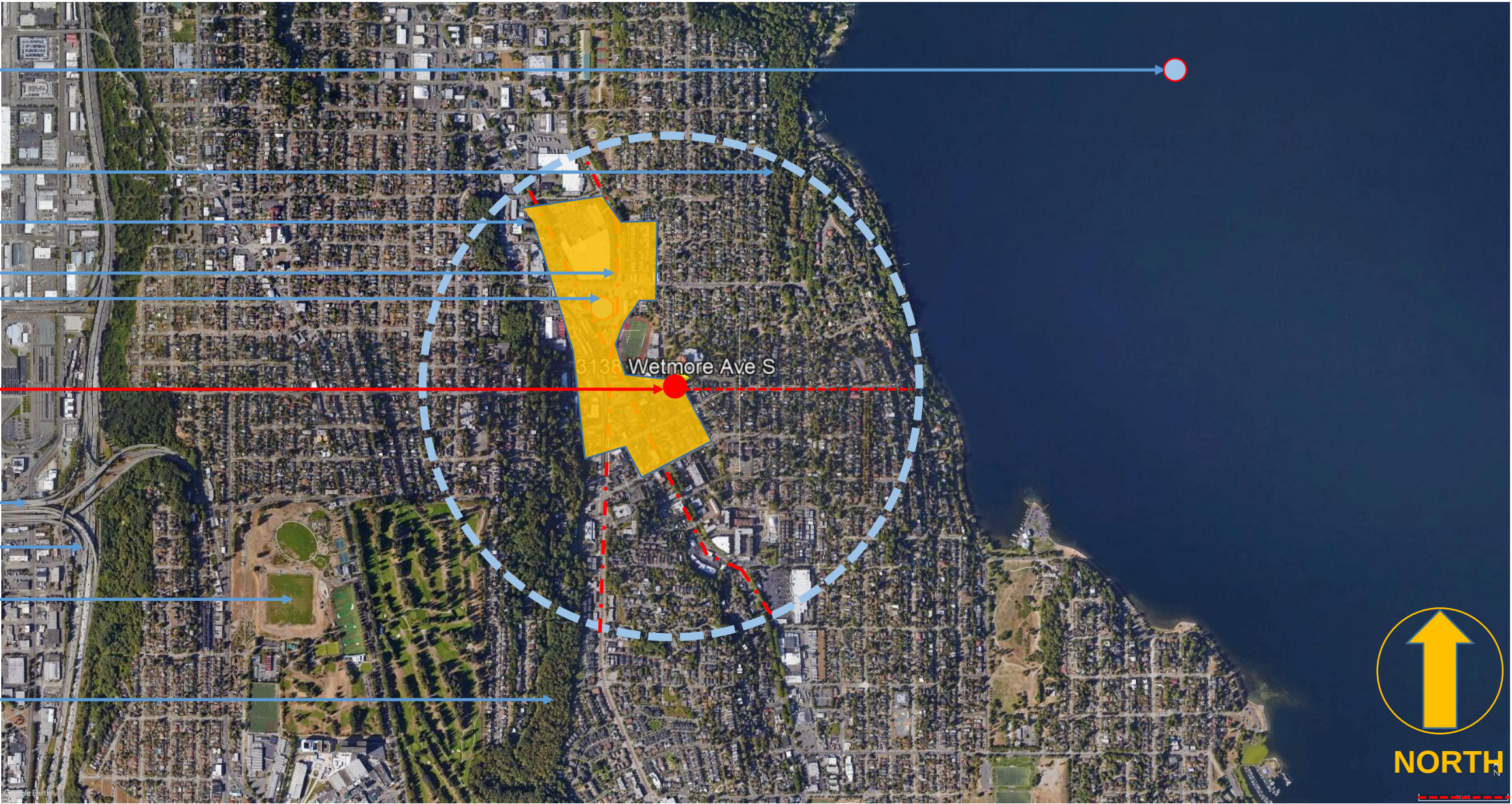
*APROXIMATE OUTLINE OF NORTH RAINIER HUB VILLAGE & MT. BAKER TOWN CENTER

WEST SEATTLE BRIDGE

I-5

BEACON HILL RESEVOIR

CHEASTY GREEN BELT



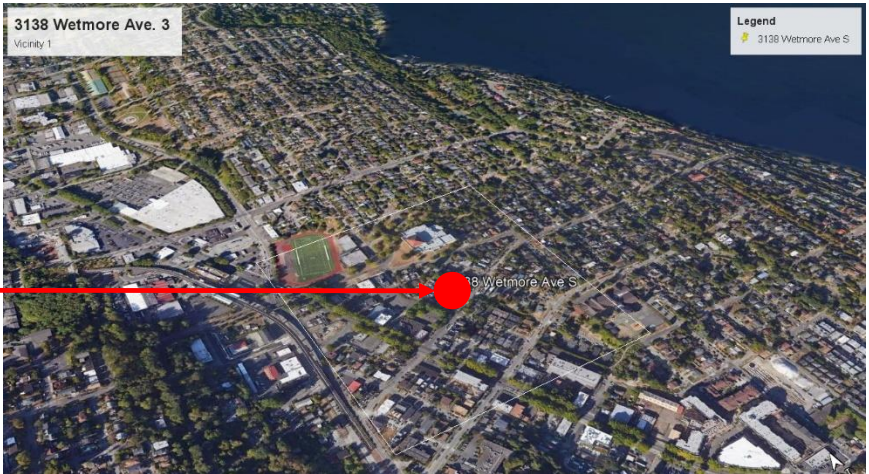
ONE HALF MILE RADIUS

*URBAN VILLAGE:

- LESS THAN FOUR MILES FROM DOWNTOWN SEATTLE, THE NORTH RAINIER URBAN VILLAGE IS LOCATED AT THE CONVERGENCE OF RAINIER VALLEY, BEACON HILL, AND CENTRAL DISTRICT NEIGHBORHOOD DISTRICTS, AND ENCOMPASES PORTIONS OF THE MOUNT BAKER NEIGHBORHOOD.
- “THE NEIGHBORHOOD HAS A RICH CULTURAL HISTORY, HOWEVER LITTLE OF THIS HISTORY IS REFLECTED IN THE BUILT ENVIRONMENT,” PER MBG. THIS NEIGHBORHOOD IS IN TRANSITION REFLECTING THE CONTINUED REGIONAL GROWTH AND RICH CULTURAL DIVERSITY, WITH A DEVELOPING URBAN HUB FOSTERED BY A REGIONAL TRANSIT STATION AT THE CONFLUENCE OF RAINIER AVE. AND MLK JR. WAY.

PROJECT SITE

AERIAL IMAGE LOOKING NE



2

VICINITY MAP

ONE HALF MILE RADIUS/AERIAL IMAGES

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MOUNT BAKER PARK
S McCLELLAN ST.
MOUNT BAKER BLVD.
GREEN BELT
MOUNT BAKER "TOWN CENTER"
& BUS TRANSIT STATION
MOUNT BAKER STATION L RAIL
FRANKLIN HS

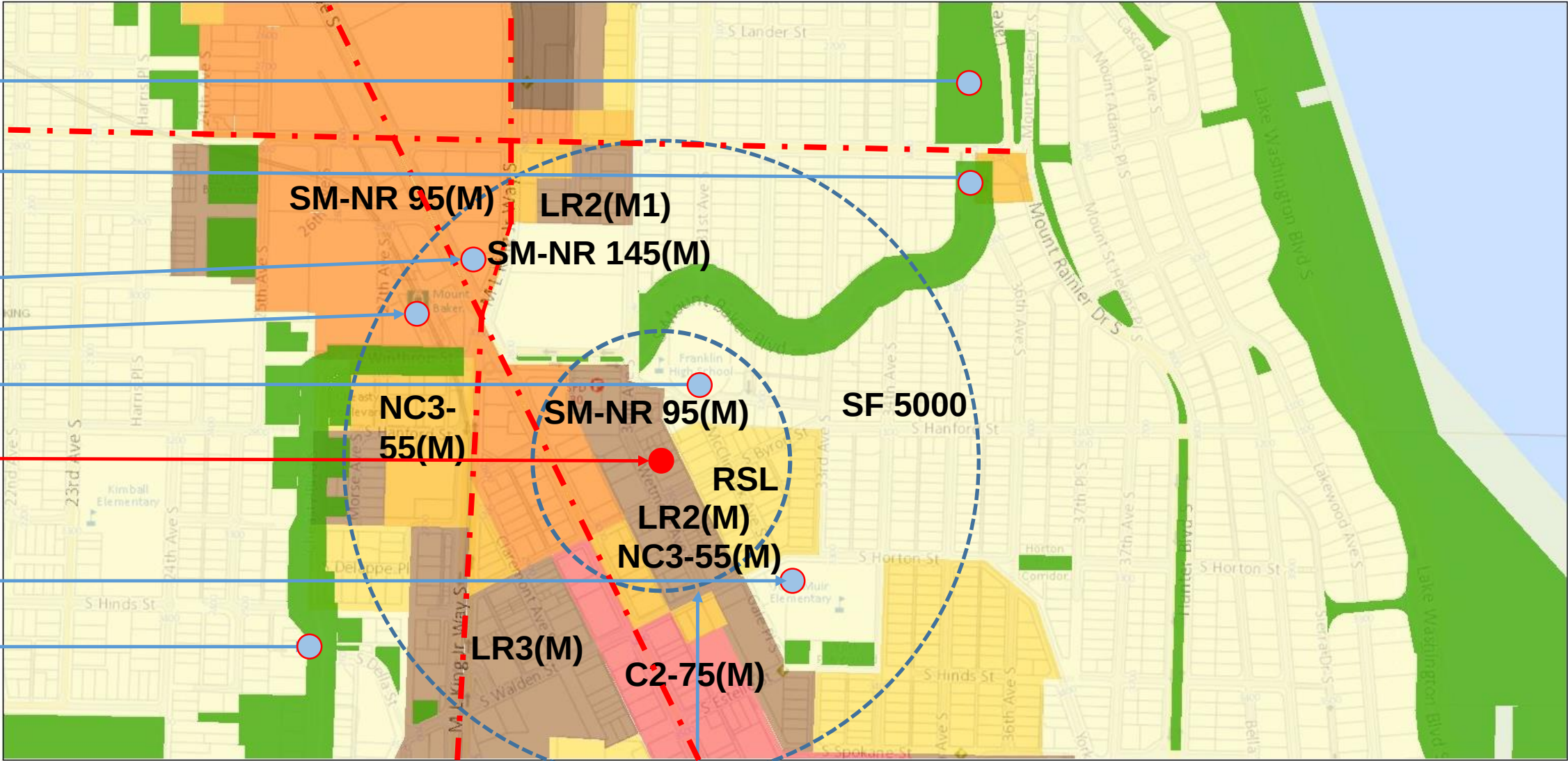
PROJECT SITE

JOHN MUIR ELEMENTARY
CHEASTY GREEN BELT
"FOREST IN THE CITY"



ZONING PERSPECTIVE FROM
MT.BAKER DESIGN GUIDELINES, P8

3 VICINITY MAP
500 FT/1/4 MILE RADIUS & ZONING



10/23/2019, 3:54:46 PM

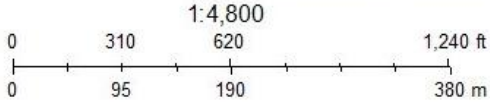
- Zoning**
- Seattle Parks
 - Commercial
 - Seattle Mixed
 - Neighborhood Commercial
 - High-Density Multi-Family
 - Lowrise Multi-Family
 - Residential Small Lot
 - Single Family

MAJOR STREETS
(M)=MANDATORY HOUSING
AFFORDABILITY (MHA) AREAS

MLK JR. WAY

500' RADIUS
1 MINUTE WALK

1/4 MILE RADIUS
3 MINUTE WALK



ADMINISTRATIVE DESIGN REVIEW
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EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE:

- LOT AREA: 5,397 SF
 - Existing Single Family Residence to be removed
- TOPOGRAPHY

- Steep slope at East, primarily in the unimproved alley, 15' landscape buffer creates 20' setback from East
- Eroded slope along South to be addressed with retaining wall and landscape, and private amenity.

EXISTING TREES

- There are no exceptional trees on or overhanging the site. Trees in unimproved alley are leaning South. East hillside to be a lush landscaped common amenity, with existing tree canopy. We plan on replacing street trees (2) as the current trees have been poorly pruned.

ADJACENT BUILDINGS & USES

- Parcel to North and South are now zoned LR2-M. 6 Recently built Townhomes are North, each 3 stories with rooftop stairs and decks. The Townhomes step up in height 12' with the steep grade.
- Parcel to South is a Single Family Residence, 3' from property line with a bay window projection.

SOLAR ACCESS AND VIEWS

- The site has good solar access to East, South and West. Townhomes to the North will affect seasonal morning sunlight in rear yard and Units.
- Upper level views to Mount Baker Center may be afforded. East views into rear landscape buffer, ,a plus. View North between townhomes will vary, and to South, an overview of neighborhood from upper levels.

TRAFFIC CIRCULATION

- Wetmore Ave. is not a frequently traveled, other than by local residents and Franklin HS traffic. Main arterials, Rainier Ave. and ML King Jr. Way, are both 1-2 blocks West of the site affording multiple bus stops within a 5 minute walk. In addition, the Mt. Baker Transit station lies at the confluence of the arterials, and is across the confluence from Mt. Baker bus transit terminal.

STREET SCAPE

- Wetmore Ave. S
 - 30" ROW from CL Wetmore Ave. w/6' planting strip with poor street trees, sidewalk approx. 5' wide, with parking on both sides (free)
 - Pedestrian friendly: Yes



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VICINITY MAP

AERIAL MAP SOUTH/SITE DEVELOPMENT

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EXISTING SITE CONDITIONS

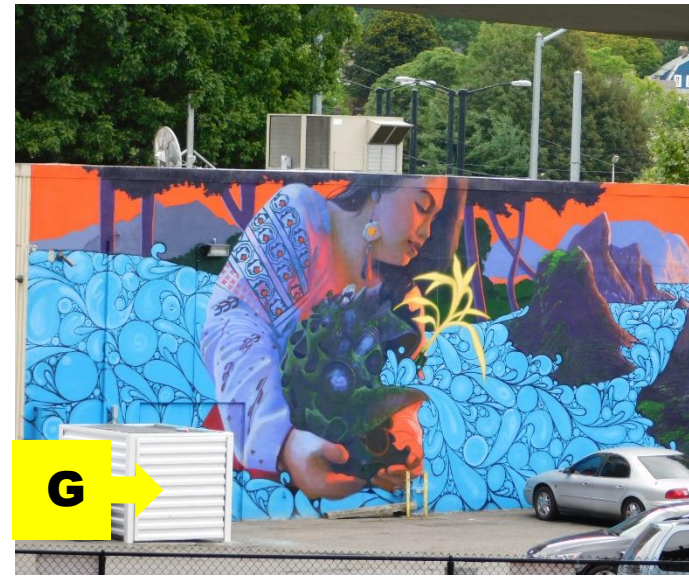
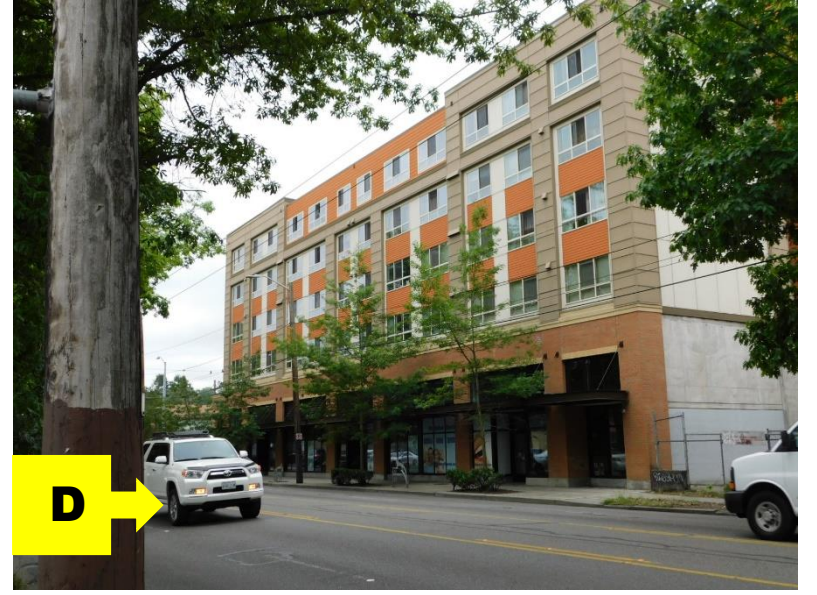
AERIAL VIEW FROM SW-NEIGHBORHOOD OONTEXT ON A MACO LEVELSHOWING 9-BLOCK AREA + AROUND THE PROJECT SITE AND SIGNIFICANT EXISTING AND PROPOSED BUILDINGS IN THE LOCAL COMMUNITY.

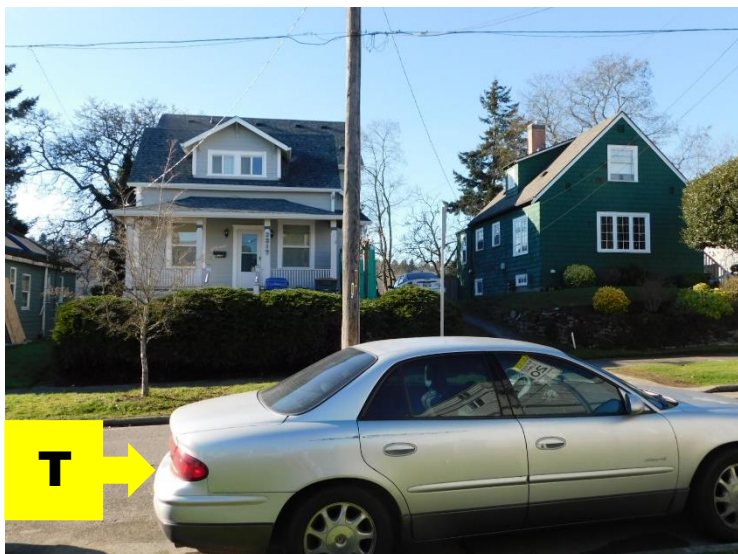
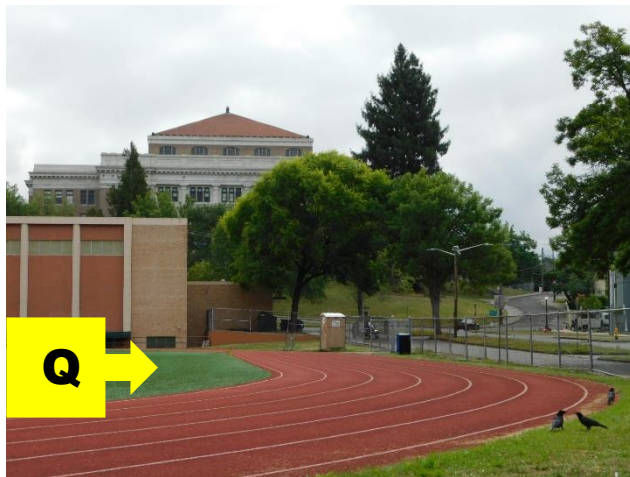
- A-TOWNHOMES
- B-PHO BAC VIETNAMESE RESTAURANT
- C-COMMERCIAL REALESTATE 1-STRY.
- D-COMMERCIAL/RES. MIXED 5-STRY
- E-FIRE STATION 30
- F-MULTIFAMILY 3-STRY.
- G-STREET ART MURAL
- H-BUS TRANSFER STATION
- I/J/K/L-MT. BAKER STATION
- M-"PROPOSED" 90 UNIT, RESID./RETAIL
- N-"PROPOSED" 102 UNIT RESID./RETAIL
- O-RESIDENTIAL-4-STRY.
- P-AERIAL PHOTO OF PROJECT BLOCK-EAST
- Q-FRANKLIN HS ATHLETIC + BUILDING
- R-AERIAL PHOTO OF PROJECT BLOCK-SW
- S-SFR-NORTH-CLASSIC BUNGALOW
- T-SFR-EAST NEIGHBORS-MIXED HISTORIC
- U-PAIR OF CONTEMPORARY SFR.

(SEE PAGES 6 &7 FOR IMAGES)

- [Orange arrow] = PROPOSED
- [Blue arrow] = AERIAL IMAGE
- [Yellow arrow] = STREET IMAGE







7 NEIGHBORHOOD CONTEXT

NEIGHBORHOOD CONTEST PHOTOS

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ARCHITECTURE
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TOWNHOMES
3 STORY + ROOF



2-SINGLE FAMILY
TOWNHOMES ABUTT EACH



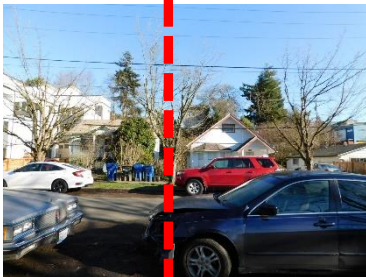
6-TOWNHOMES
NORTH ABUTTER



PROJECT LOCATION



2-SNGLE FAMILY
SOUTH ABUTTER



WETMORE AVE. S (SOUTH)

NORTH END WETMORE
SFR FACING JEFFERSON HS



WETMORE AVE. S (NORTH)

FENCED PARKING LOT
OPPOSITE PROJECT SITE



SEDU MULTI.
4-STORY



PARKING LOTS FOR COMMERCIAL LOTS ON RAINIER AVE
PRIVATE



FENCED PARKING (UNUSED)
SCHOOL DISTRICT (PRIVATE)



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NEIGHBORHOOD CONTEXT
WETMORE AVE. NEIGHBORHOOD PHOTOS

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ADJACENT BUILDINGS & USES

- Parcel to North and South are now zoned LR2-M. 6 Recently built Townhomes are North, each 3 stories with rooftop stairs and decks. The Townhomes step up in height 12' with the steep grade.
- Parcel to South is a Single Family Residence, 3' from property line with a bay window projection, a tight fit.

SOLAR ACCESS AND VIEWS

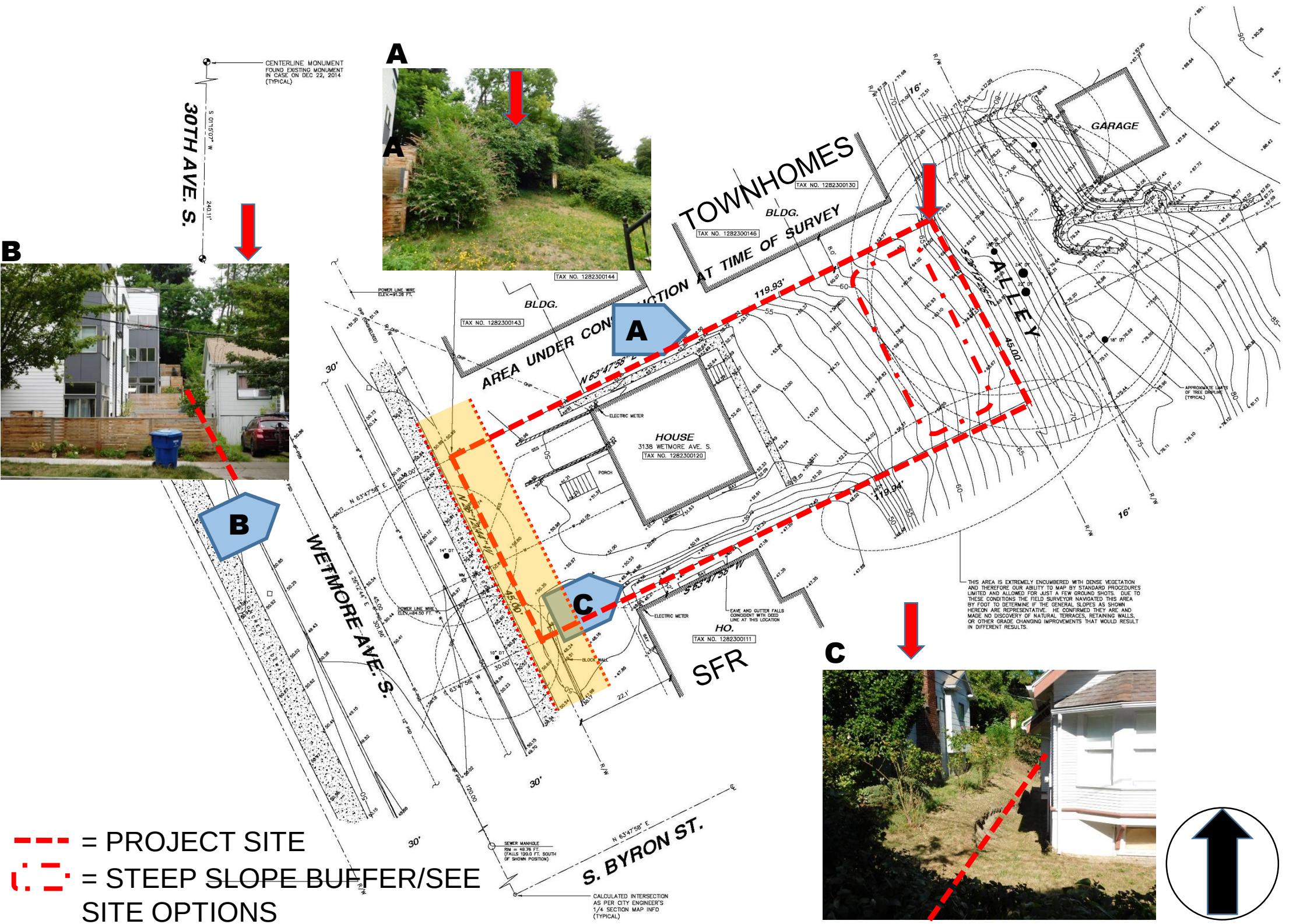
- The site has good solar access to East, South and West. Townhomes to the North will affect seasonal morning sunlight in rear yard and Units.
- Upper level views to Mount Baker Center may be afforded. East views into rear landscape buffer, a plus. View North between townhomes will vary, and to South, an overview of neighborhood from upper levels.

TRAFFIC CIRCULATION

- Wetmore Ave. is not a frequently traveled street, other than by residents and Franklin HS traffic. The main arterials, Rainier Ave. and ML King Jr. Way, are both 1-2 blocks West of the site affording multiple bus stops within a 3-4 minute walk. In addition, the Mt. Baker Transit station lies at the confluence (Mt. Baker Center) of the arterials, and is across the confluence from Mt. Baker bus transit terminal.

STREET SCAPE

- Wetmore Ave. S
 - 30" ROW from CL Wetmore Ave. w/6' planting strip with poor street trees, sidewalk approx. 5' wide, with parking on both sides (free)
 - Pedestrian friendly: Yes



- - - = PROJECT SITE
- . . . = STEEP SLOPE BUFFER/SEE
- . . . = OVERHEAD POWER & CLEARANCE (14' Clear Radius at 85.50', Grade at 50.00')
- ↓ = PROJECT SITE IMAGES

CONTEXT AND SITE

CS2-C RELATIONSHIP TO THE BLOCK

- MBG (Mount Baker Guidelines)-Provide active street level uses
- MBG-increase pedestrian connectivity through the neighborhood.

• **Project Narrative:**

- The Project proposes to incorporate a forecourt adjacent to Wetmore Ave., activating the street level, encouraging neighborhood interaction and open space. Main entry will address the street, be open and transparent, fostering safety and interaction.

CS2-D HEIGHT, BULK, AND SCALE

Acknowledge height, bulk and scale of neighboring buildings as well as the scale of development anticipated by zoning.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

- Contribute to the architectural character of the neighborhood
- **Project Narrative:**
- The neighborhood has a recent up-zone, allowing taller structures, and increased density to foster more options for residential uses. Project proposes to provide the exterior amenity space primarily at grade, to reduce the overall height of the building, but maximizing FAR density and housing units.
- The scale of the building is compatible with the 3+ story townhomes to the north and anticipates compatibility with future development to the south.
- The topography of the site allows for, and frankly requires, a larger buffer on the east side abutting established single family residences. The project proposes a lushly landscaped sloped amenity space, incorporating existing trees in the undeveloped alley, providing a green buffer to the neighbors, and a quiet private amenity space for the residents.
- The basement and portion of the first floor are built into the hill on the east, versus stepping up, to further reduce the mass of the building to the rear.
- The architectural character of the building shall be contemporary, of its time, and yet incorporate materiality references to the more established and historical homes and buildings in the neighborhood. (Example Images S & T, page 10) Lapped siding, layered trim, color variety, rich detail at porches, balconies, and entries, reminiscent of the bungalows which surround

PUBLIC LIFE

PL1-B WALKWAYS AND CONNECTIONS

- Connect lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building.
- MBG Incorporate small gathering spaces, seating, bike racks and planting spaces.
- MBG Use landscape buffer at transition from public to private amenity and entries.

• **Project Narrative:**

- Fore court entry complex, mentioned in CS2-C, brings activity, incorporates both pedestrian, and sedentary gathering spaces in a lushly landscape oriented to the SW for maximum solar exposure. Bike storage shall be adjacent to entry, for ease of use, and without negotiation of a grade change.
- The court shall use a landscape buffer at the street edge, combined with a decorative fencing feature, developing a recognized transition between public street space and private resident space, while welcoming to visitors.

PL2-B SAFETY AND SECURITY

- Create safe environment by providing lines of sight and encouraging natural surveillance.
- Ensure transparency of street level uses by views open into spaces.

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A ENTRIES

- Common entries to multi-story residential buildings need to provide privacy and security for residents but also for welcoming and identifying visitors.
- MBG Provide a physical feature behind sidewalk defining boundary.

• **Project Narrative:**

- The line of site from the street to the front entry shall be afforded. A single entry to this multistory is proposed, slightly elevated to create a porch, but incorporating means for access for all. Entry will be transparent, allowing internal and external connectivity and safety.
- Residents can access all amenity space on site via well defined paths, to a variety of smaller courts or greenspace, in a more private setting.

DESIGN CONCEPT

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.

DC2-A MASSING

- Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space (See relevant Narrative for this objective to left, Item CS3)
- Use secondary architectural elements to reduce the perceived mass

DC2-B & C FAÇADE COMPOSITION AND SECONDARY FEATURE

- Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements.

• **Project Narrative:**

- The design shall incorporate secondary elements to reduce the perceived mass of the building and articulate the façade. Full height glazing, corner windows, projecting and recessed balconies, bay windows, and differential façade materiality and color.
- The use of a living wall is incorporated into Option 1, creating a green façade as a foil, and opposition to the rigid structure of a siding material. It additionally provides for landscaped edges balconies to residents. This may be incorporated in other schemes.

DC3 OPEN SPACE CONCEPT

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

DC3-A BUILDING OPEN-SPACE RELATIONSHIP

- MBG Private open spaces should be provide building residents with more intimate place to socialize.
- **Project Narrative:**
- Primary open spaces are provided in both the fore court and the rear court of the site. The constraint of a steep slope buffer to the rear, suggests this space as a more “natural” court, sloped as required, but create a quiet place of refuge for the residents, as well as a complimentary open space to adjacent building residents. The fore court on the street, shall be more structured, refined, with a variety of seating areas, dispersed in this more visually open space, where solar exposure is most consistent and potentially less affected by future development to South

COURTYARDS/ENTRY

- CS-2C+MBG strong connection to the street. Make forecourt.
- PL-1B+MBG Connect pedestrian walkways with public, provide landscape buffer at transition from private to public space, incorporate small gathering spaces, seating, lush landscape
- PL-3 Encourage street level interaction.
- PL-3A Common entries to multitenant buildings shall be safe, secure, and easily recognized. Visually open to Wetmore Ave.
- PL-3B Provide physical feature behind sidewalk defining boundary. Combination of landscaping and decorative fence.
- DC-3+MBG Integrate open space design with design of building,, provide private open space for residents to socialize



INSPIRATION FORE COURT



CONCEPT FORE COURT



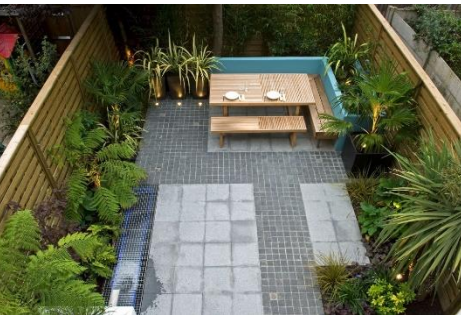
INSPIRATION REAR COURT



INSPIRATION FORE COURT



CONCEPT FORE COURT



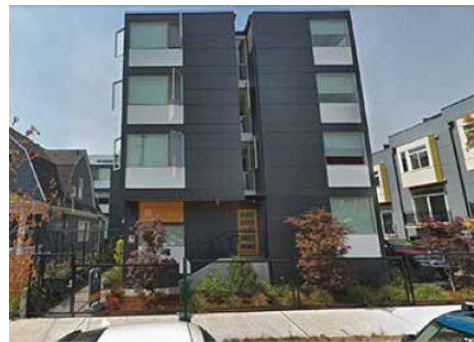
INSPIRATION FORE COURT

MASSING/SCALE/MATERIALITY

- CS-2D+MBG Massing match bulk and scale of adjacent (LR2-M)
- Set back building from street, reduce frontage mass.
- Overall building height similar to townhomes to North, future deve.
- CS-3A +MBG High level of transparency and durable materials.
- Floor to ceiling windows
- DC-2A+MBG Use secondary elements to reduce the perceived mass. Use massing to differentiate portions of the building with different uses.
- Bay windows vary apparent building mass, allow materiality interest, and provide unique interior spaces. Recessed balconies and railing systems will be incorporated to enhance the relationship between solid and void space, public and private



INSPIRATION-SIMILAR SCALE, TRANSPARENCY, SECONDARY ELEMENTS.BAYS/WINDOWS



INSPIRATION-SIMILAR SCALE



INSPIRATION- LIVING WALL, SECONDARY ELEMENTS, NATURAL SYSTEMS

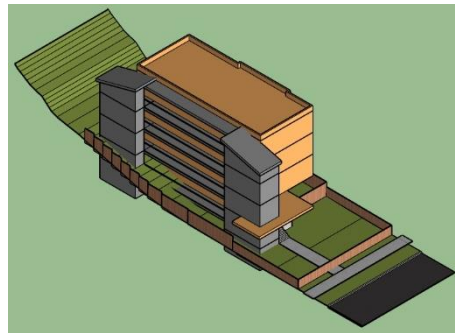
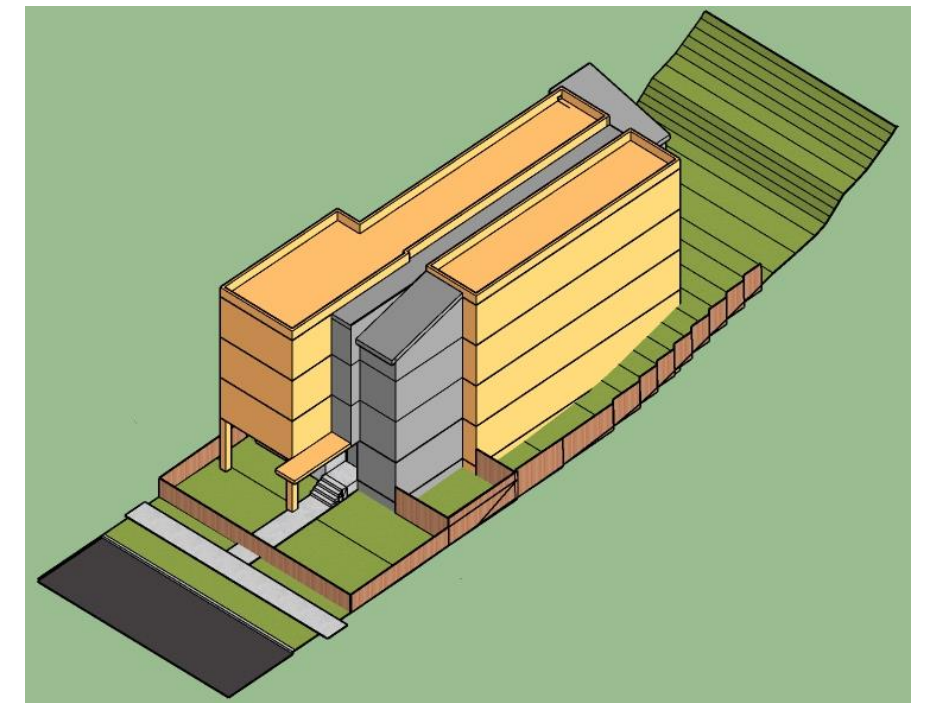
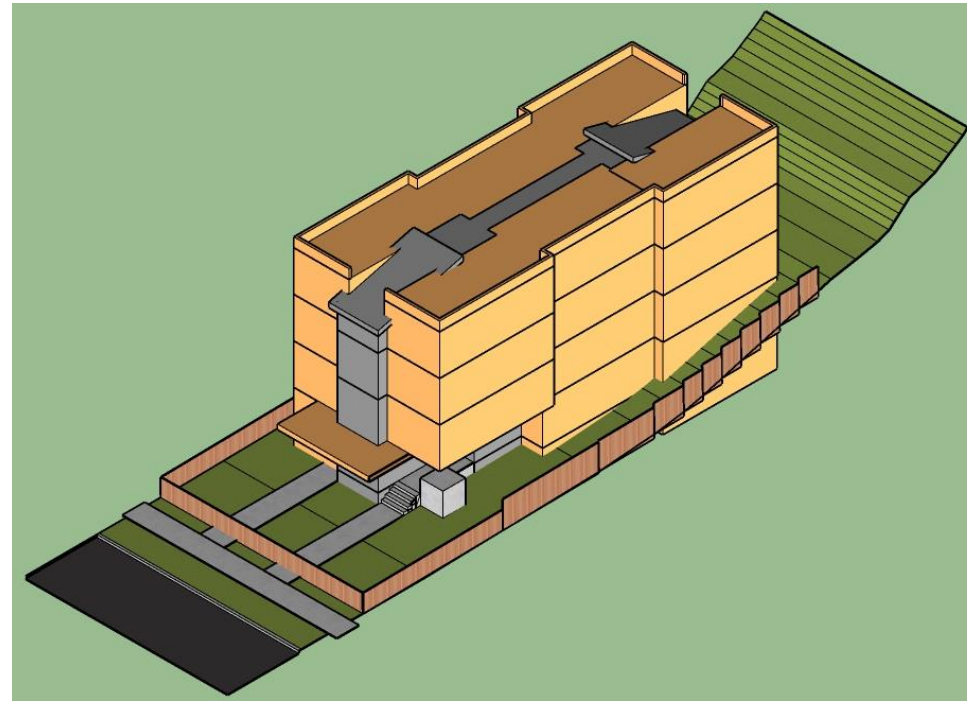
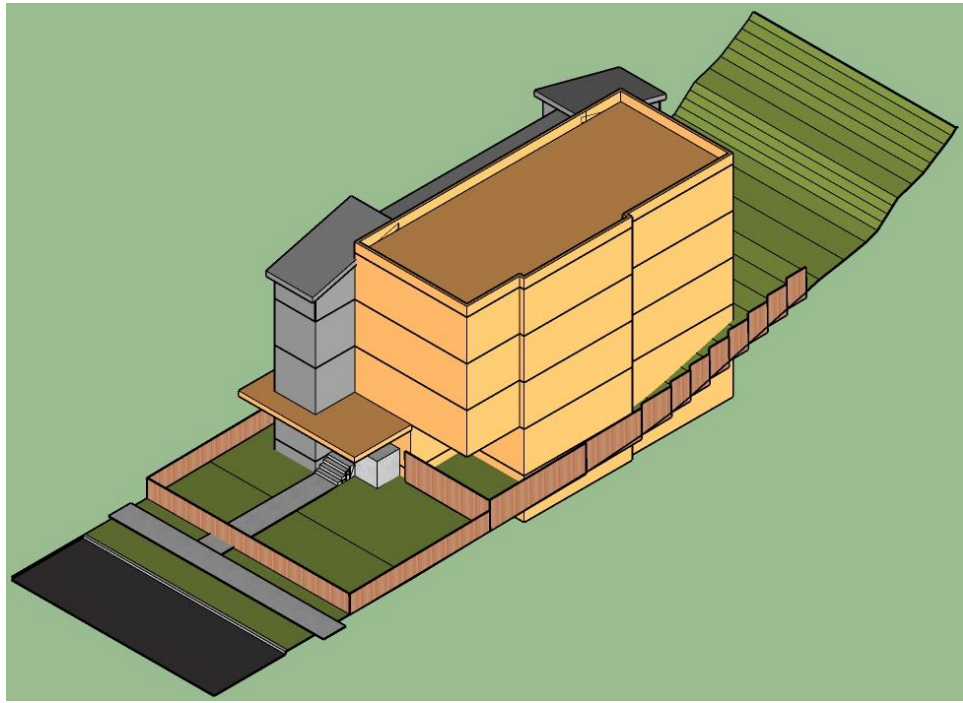


INSPIRATION SECONDARY E.

DESIGN CONCEPT

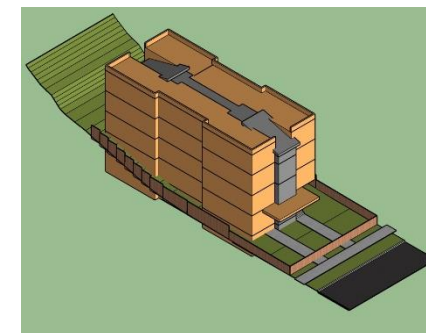
BASED SITE ANALYSIS, SEATTLE AND MT. BAKER GUIDELINES

- The site is located transitional midblock zone of a secondary Avenue, Wetmore, bounded by single family residential zoning (SF 5000) to the east, low rise residential multi-family (LR2M0, north, south and across Wetmore to the west, and is centrally located in the Mt. Baker- Hub Urban Village, less than a 5 minute walk to Mt. Baker Station Lite Rail. As the area continues to evolve, both sides of Wetmore Ave. will transition to multi-family residential development, 40' in height, with high density multi-family to west, 55' in height, then to neighborhood mixed use and commercial, along main arterials Rainier Avenue and MLK Jr. Way, from 75' to 95' in height. This apex of density and height surrounds Mt. Baker Town Center, Seattle mixed use zoning, 145 in height, at the confluence of the main N/S arterials, the front door to Mt. Baker Rail Station, and linkages to bus transfer stations. There are currently over 110 projects within a 3-minute walk of this site under design approval consideration by the City of Seattle, a perspective that speaks to transition and progress. .
- MB continues to evolve into a bustling urban community center anchored by historical and rich residential community east to Lake Washington, with contemporary multifamily, commercial, and mixed use development to the west.
- Our project recognizes a need to fit comfortably between the single family neighborhood east, with an emerging high density commercial and residential development west. The scale and materiality of the project will compliment new 3+ story residential multifamily along the avenue in mass, quality, and diversity. We wish to embrace the sites proximity to mass transit, remain pedestrian focused, and provide zoning specific low rise (4-story) efficiency residential apartments. Consistent with Seattle housing initiatives, the project will provide a number of units meeting affordable housing standards per Seattle MHA performance standards.
- Site specific design objectives are to: create a public/private boundary incorporating a landscape buffer and physical feature edge, develop private courtyards (common amenity space representing 35% of the ground level space), with seating and lush landscaping complimenting the sites natural features. A singular and private entry into the building will face the street, provide security, weather protection, and transparency. Dwelling units will incorporate private entry, full bath, kitchen, private laundry, storage, and living space.



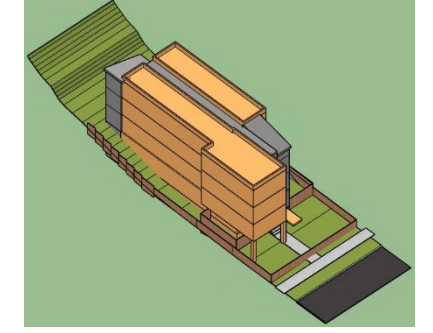
MASSING OPTION 1

- Code compliant
- 9,261 GSF-4 Floors with Basement. FAR Area 7,497 SF.
- Larger street facing mass set back from slender open circulation stair. Generous fore court
- Open to circulation, stairs & balconies to north. Enhanced sense of neighborhood community.
- Light and ventilation to all units both north and south
- Living wall opportunity on face of circulation stair and balconies for enhanced private use, as well as natural screen of building mass to neighbors.
- Future development may impact south views
- Good solar exposure to east, west, and south



MASSING OPTION 2-Preferred

- Code compliant
- 10,623 Floors with Basement. FAR Area 8,634 SF.
- Street scape massing more layered, push pull of massing
- Most compact footprint, opens solar access to E/W
- More open view for Trash/Recycle in building
- Corner units (14 of 26) have two sided views, lite, ventilation from 2-different sides, enhance interior space opportunities, and exterior fenestration expression.
- Majority of units have direct views to east and west court yards & common amenity. Safety & privacy.
- Open, private courtyard on street, partially covered, sloped natural landscape in rear.



MASSING OPTION 3.

- Code Compliant
- 10,665 GSF, FAR Area 8,443 SF
- Larger setback from north PL, private amenity
- Covered and uncovered fore court common amenity
- More corner units than 1, and two different SEDU sizes offered on each floor.
- Future development may impact south views
- Good solar exposure to east, west, and south

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SUMMARY OF OPTIONS

SUMMARY OF OPTIONS 1/2/3

ADMINISTRATIVE DESIGN REVIEW
3138 WETMORE AVE. S
PROJECT NO. 3034545-EG

WESTCARROLL
ARCHITECTURE
SLIGAR PROPERTY

MASSING OPTION 1

SUMMARY:

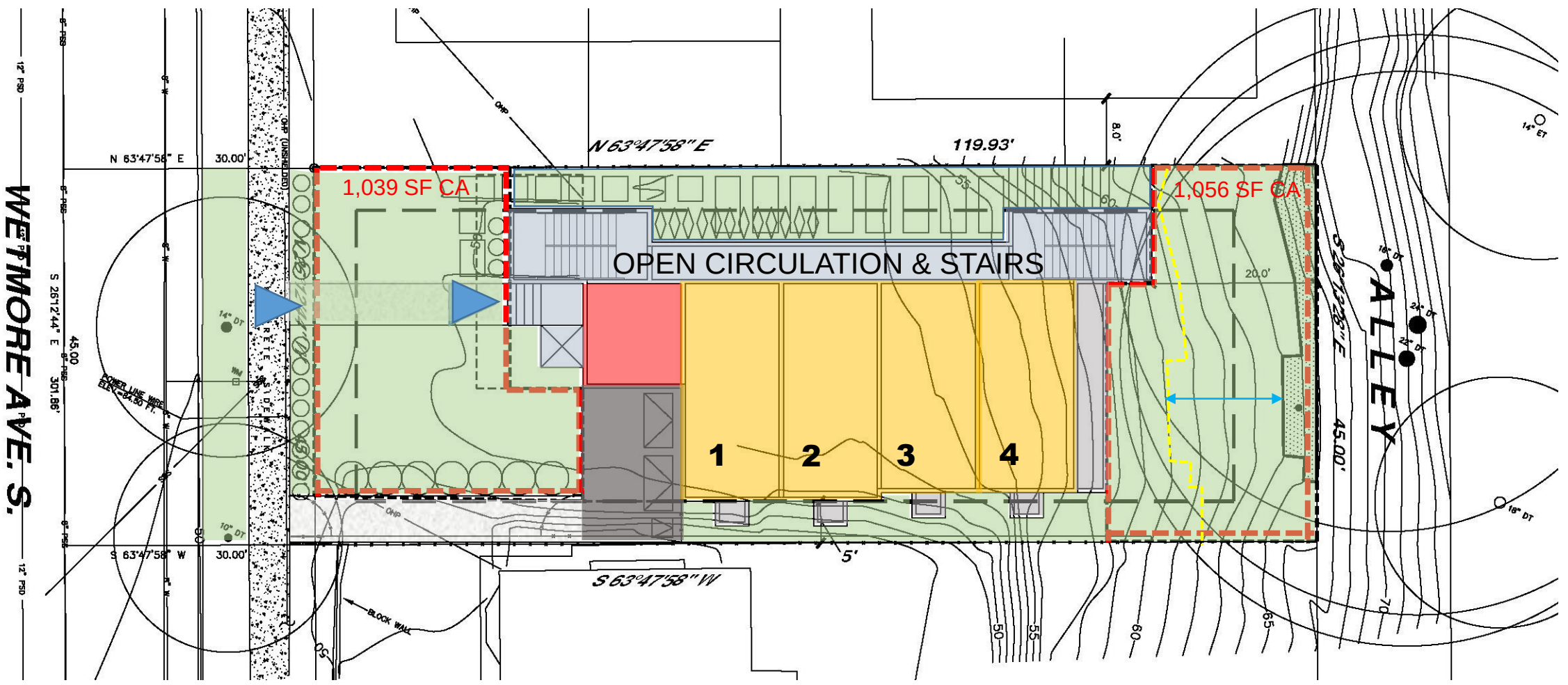
- Max FAR 1.6 @ 8,635 sf per 4 floors above grade (basement exempt) 35% Ground Level Amenity
- One 4-story SEDU apartment building totaling 9,261 sf = (1,911 floors 2/3/4 + 1,764 first floor & basement, partially below grade)
- (Partially below grade basement not included in FAR) Total area for FAR calculation, 7,497 SF<8,635, OK.
- 5 Units per floors 2/3/4, 4 Units first floor, 3 Units Basement = 22 Units
- All units are SEDU, including single room, closet, kitchen, full bath, w/d, entry.
- No on site parking proposed
- No rooftop amenity space
- 2,095 Ground Level Common Amenity space, open and covered, 2,095 SF>1889 SF (38.8%>35%) OK

OPPORTUNITIES:

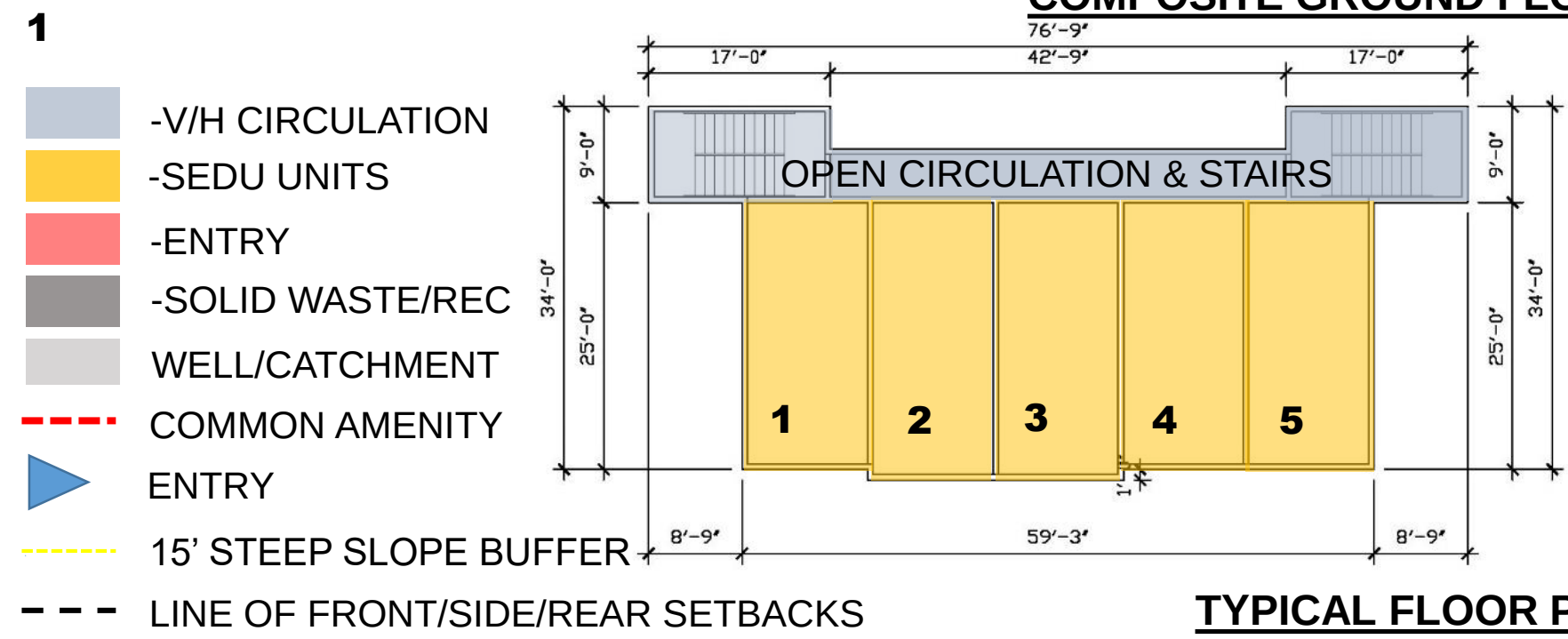
- Open circulation and stairs N/W, layered light and shadow, though open railings, landings, and reduced massing, increased visual connection to neighborhood/community for residents.
- Natural ventilation from 2-directions-all units, n/s.
- Opportunity for Living wall for balcony/circulation, offering micro-living wall garden on North façade, effectively screening the building mass from neighbors. Courtyards in front and rear yard allow open space and solar access, SE and SW, for townhomes to north.
- West/street side courtyard open to SW
- Good solar access to south for all units

CONSTRAINTS:

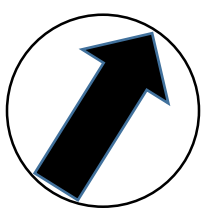
- Steep slope buffer in rear yard prohibits re-grading, but does allow a lush landscape courtyard residents
- Primary views from units' living space may be impacted by future development.



COMPOSITE GROUND FLOOR PLAN scale 1:16



TYPICAL FLOOR PLAN 2/3/4 scale 1:16



NORTH

MASSING OPTION 1

- All street facing facades shown here will have more articulation and fenestration. Images demonstrate massing and scale in relationship to adjacent properties. Approved project may vary based on design review.



MASSING OPTION 2 (Preferred)
SUMMARY:

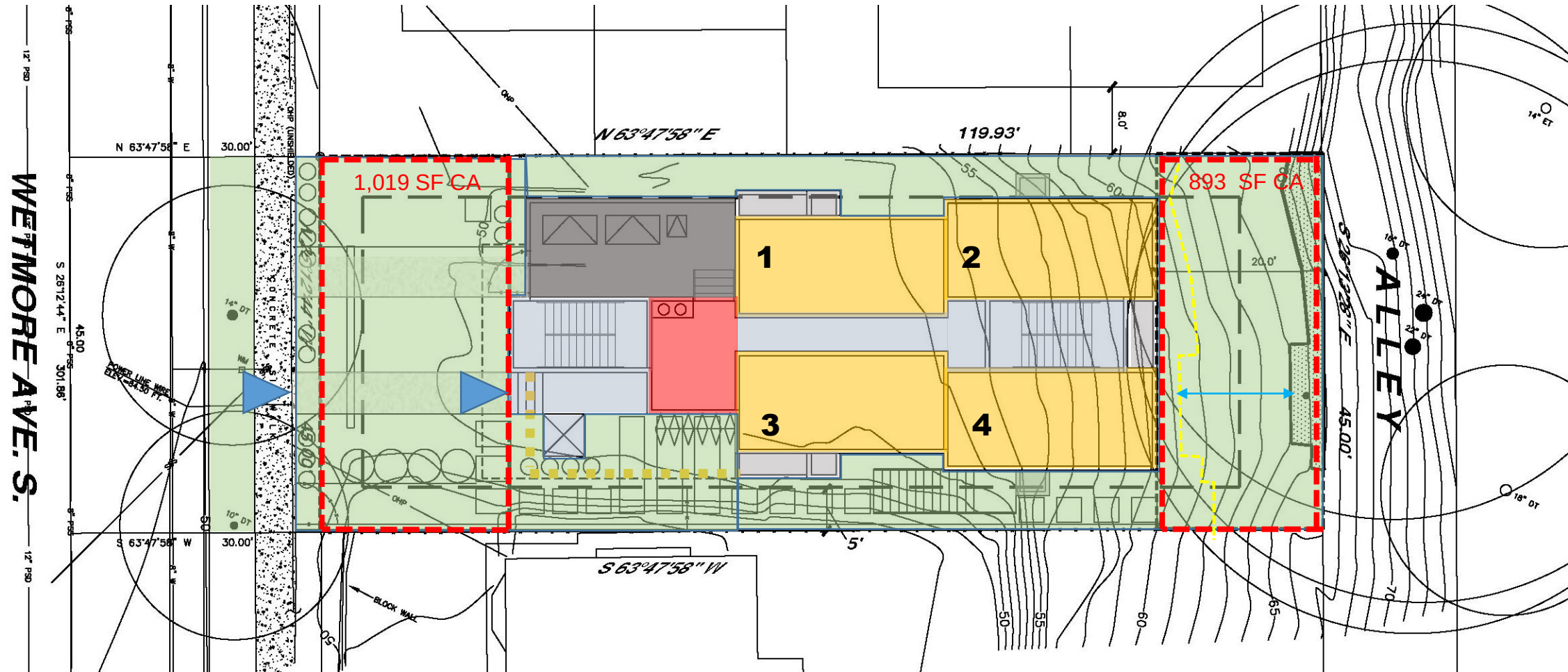
- Max FAR 1.6 @ 8,635 sf per 4 floors above grade (basement exempt) 35% Ground Level Amenity
- Allow FAR 1.6 (larger Common Area provided, Interior Waste and recycle provided).
- One 4-story SEDU apartment building totaling 10,623 sf = (2,215 floors 2/3/4 + 1,989 first floor & basement, partially below grade)
- (Partially below grade basement not included in FAR) Total area for FAR calculation, 8,634 SF<8,635, OK.
- 6 Units per floors 2/3/4, 4 Units first floor, 3 Units Basement = 26 Units
- All units are SEDU, including single room, closet, kitchen, full bath, w/d, entry
- No on site parking proposed
- No rooftop amenity space
- 1,912 Ground Level Common Amenity space, open and covered, 1,912 SF>1,889 SF (35.4%>35%) OK

OPPORTUNITIES:

- Waste recycle room with chutes on each floor and enclosed storage
- Covered bike storage near entry
- Off-sets in building volumes offers reduced scale of massing
- Enhanced natural light and corner views for 14 units
- Most compact footprint=more site amenity and green space.
- Courtyards in front and rear yard allow open space and solar access, SE and SW, for townhomes to north.

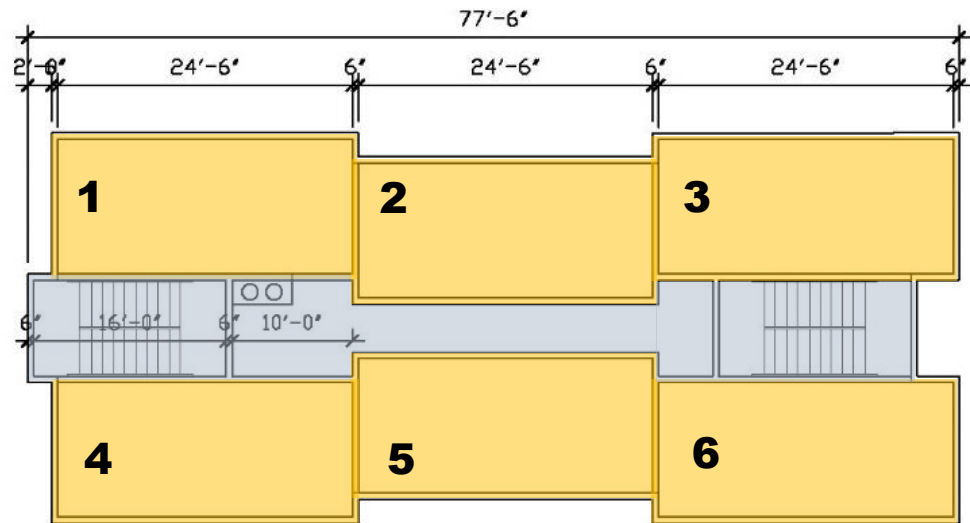
CONSTRAINTS:

- Steep slope buffer rear yard



COMPOSITE GROUND FLOOR PLAN scale 1:16

- V/H CIRCULATION
- SEDU UNITS
- ENTRY
- SOLID WASTE/REC
- WELL/CATCHMENT
- COMMON AMENITY
- ENTRY
- 15' STEEP SLOPE BUFFER
- LINE OF FRONT/SIDE/REAR SETBACKS



TYPICAL FLOOR PLAN 2/3/4 scale 1:16

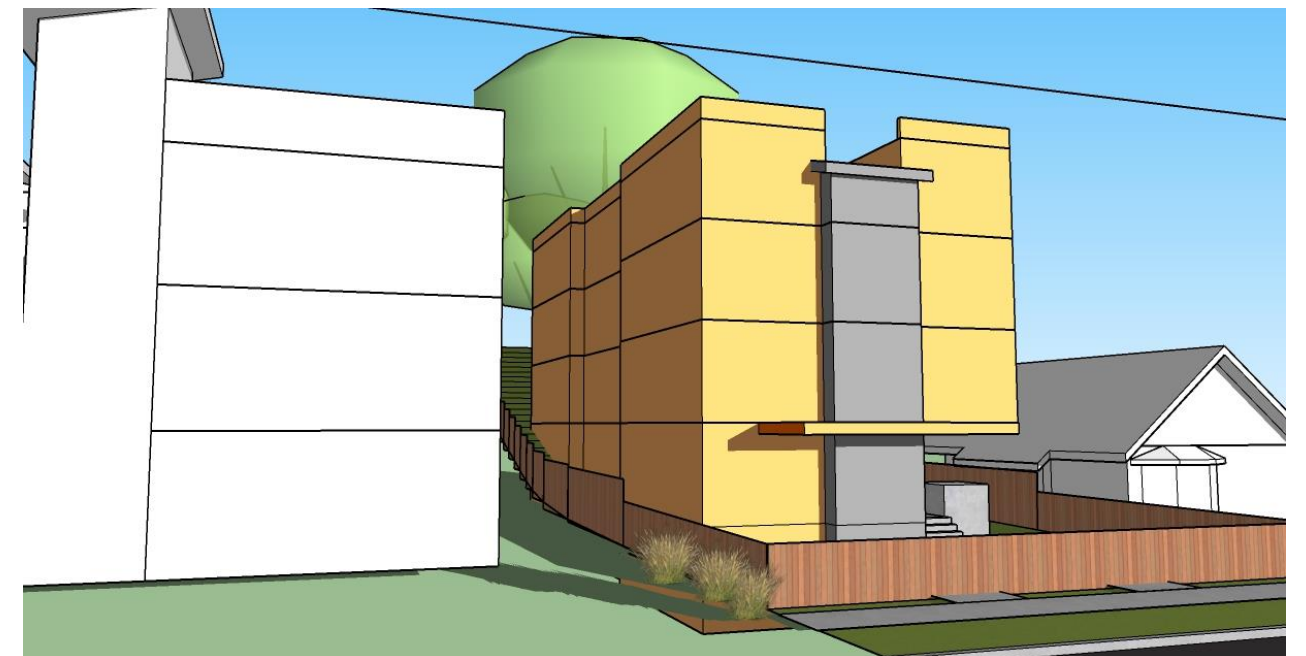
15 OPTION 2 “PREFERRED”
SITE & PLAN DIAGRAMS

ADMINISTRATIVE DESIGN REVIEW
3138 WETMORE AVE. S
PROJECT NO. 3034545-EG

WESTCARROLL
ARCHITECTURE
SLIGAR PROPERTY

MASSING OPTION 2-"Preferred"

- All street facing facades shown here will have more articulation and fenestration. Images demonstrate massing and scale in relationship to adjacent properties. Approved project may vary based on design review.



16 **OPTION 2 "PREFERRED"**
BUILDING MASS IMAGING

ADMINISTRATIVE DESIGN REVIEW
3138 WETMORE AVE. S
PROJECT NO. 3034545-EG

WESTCARROLL
ARCHITECTURE
SLIGAR PROPERTY

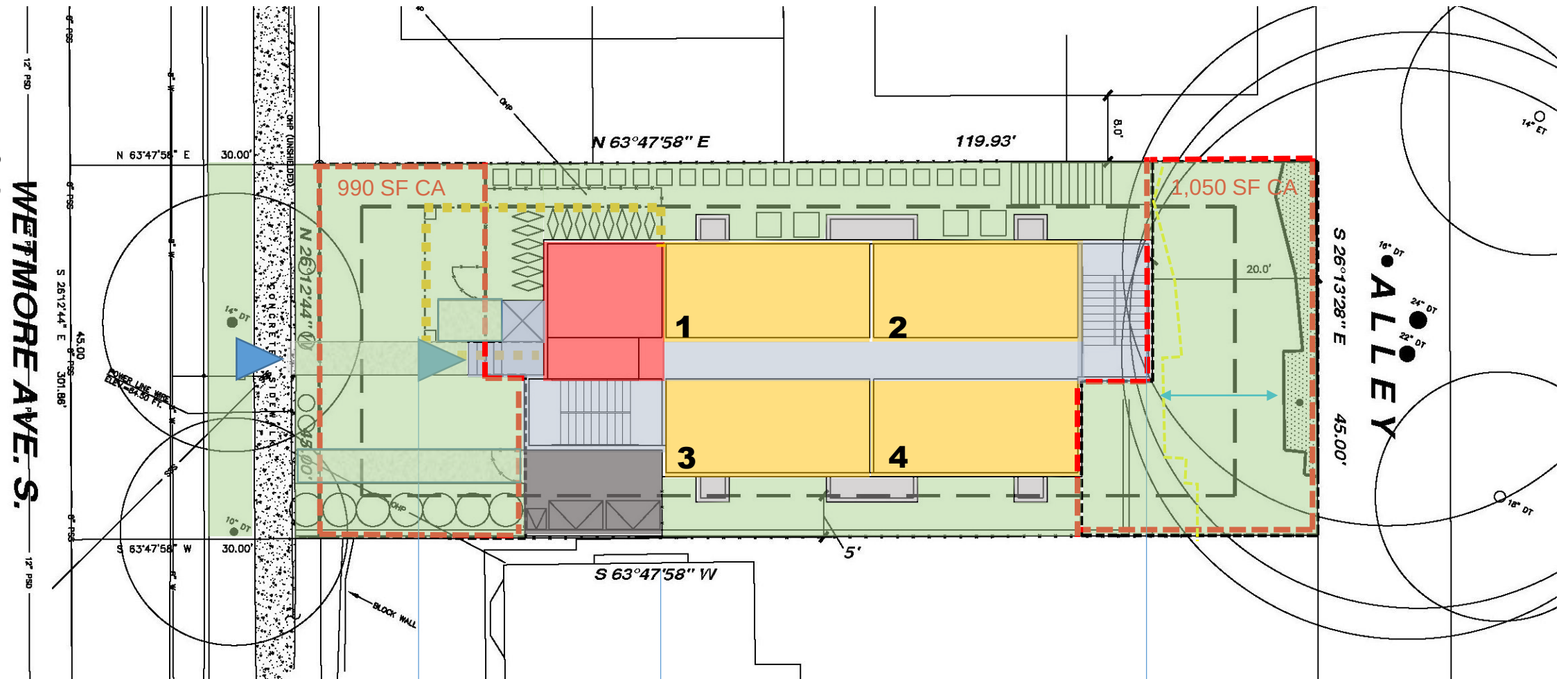
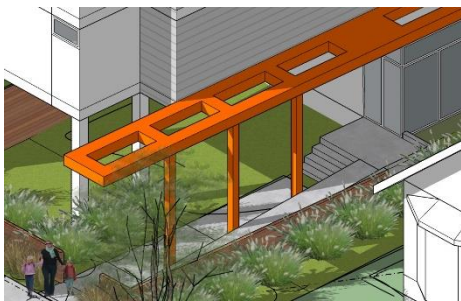
MASSING OPTION 3

SUMMARY:

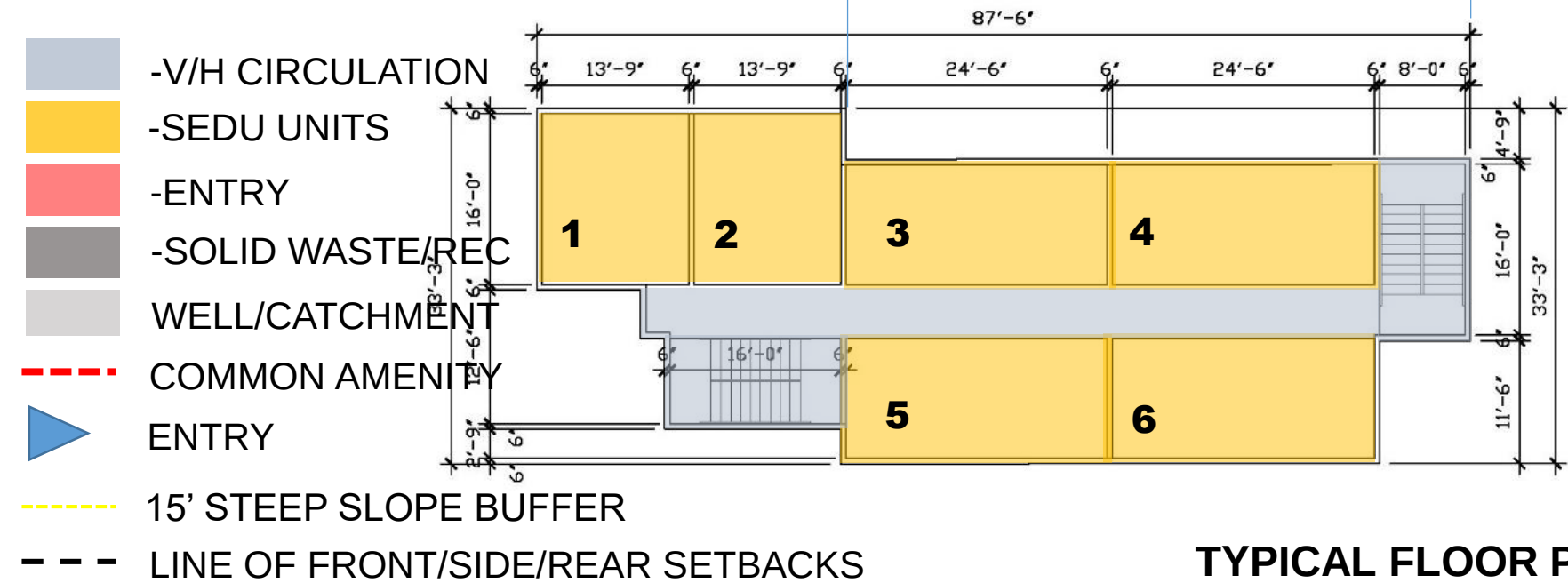
- Max FAR 1.6 @ 8,635 sf per 4 floors above grade (basement exempt) 35% Ground Level Amenity
- One 4-story SEDU apartment building totaling 10,305 sf = (2,194 floors 2/3/4 + 1,861 first floor & basement, partially below grade)
- (Partially below grade basement not included in FAR) Total area for FAR calculation, 8,443 SF<8,635, OK.
- 6 Units per floors 2/3/4, 4 Units first floor, 3 Units Basement = 25 Units
- All units are SEDU, including single room, closet, kitchen, full bath, w/d, entry. 2 size units offered
- No on site parking proposed
- No rooftop amenity space
- 2,040 SF Ground Level Common Amenity (CA) space, open and covered, 2,040 SF>1,890 SF (37,8%>35%) OK
- **OPPORTUNITIES:**
- 10' clr. Height covered Common Amenity area to SW, combined with un-covered. Good solar access from S and SW.
- Private amenity on north, with common amenity east and west.
- Courtyards in front and rear yard allow open space and solar access, SE and SW, for townhomes to north.

CONSTRAINTS:

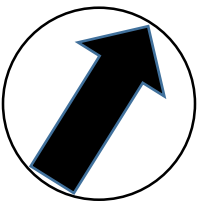
- Waste/Recycle in front of building, further for rear tenants, but within 50' of curb line
- Steep slope buffer/OHP at South prohibits massing.



COMPOSITE GROUND FLOOR PLAN scale 1:16



TYPICAL FLOOR PLAN 2/3/4 scale 1:16



NORTH

MASSING OPTION 3

- All street facing facades shown here will have more articulation and fenestration. Images demonstrate massing and scale in relationship to adjacent properties. Approved project may vary based on design review.



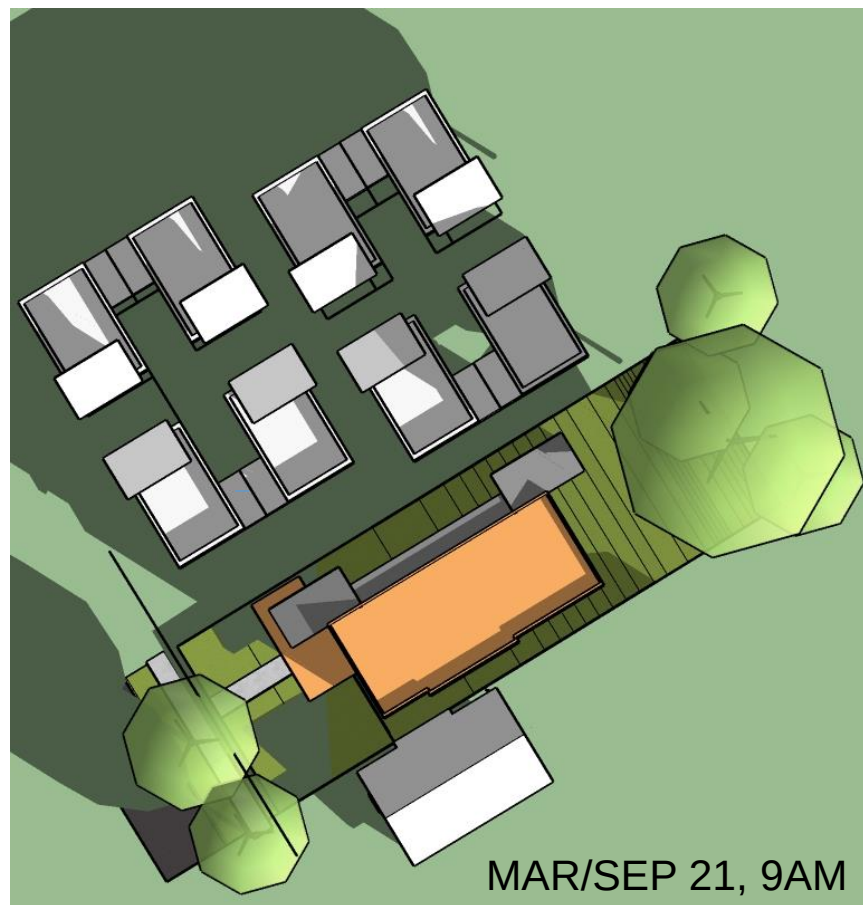
18

OPTION 3

BUILDING MASS IMAGING

ADMINISTRATIVE DESIGN REVIEW
3138 WETMORE AVE. S
PROJECT NO. 3034545-EG

WESTCARROLL
ARCHITECTURE
SLIGAR PROPERTY



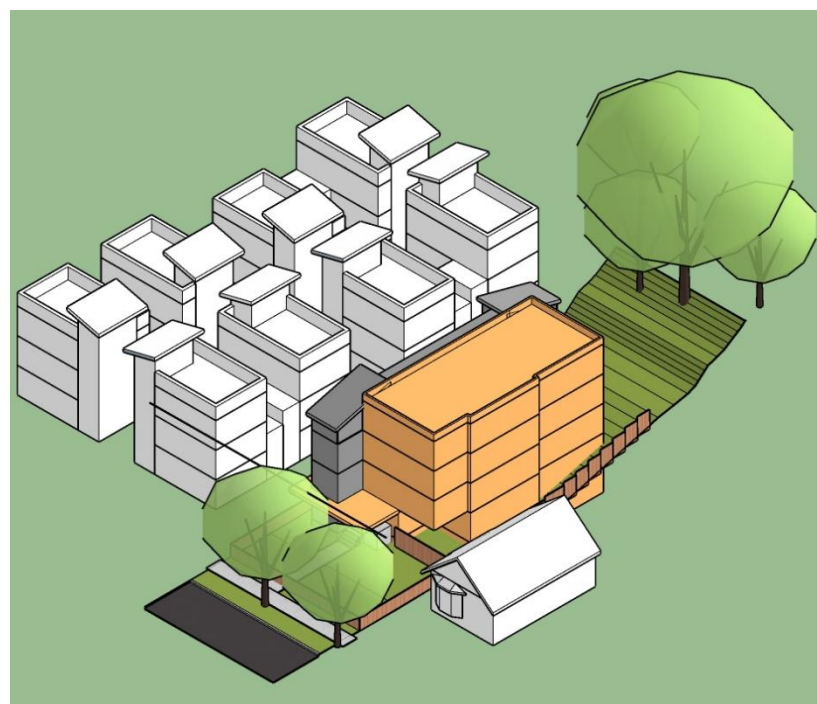
MAR/SEP 21, 9AM



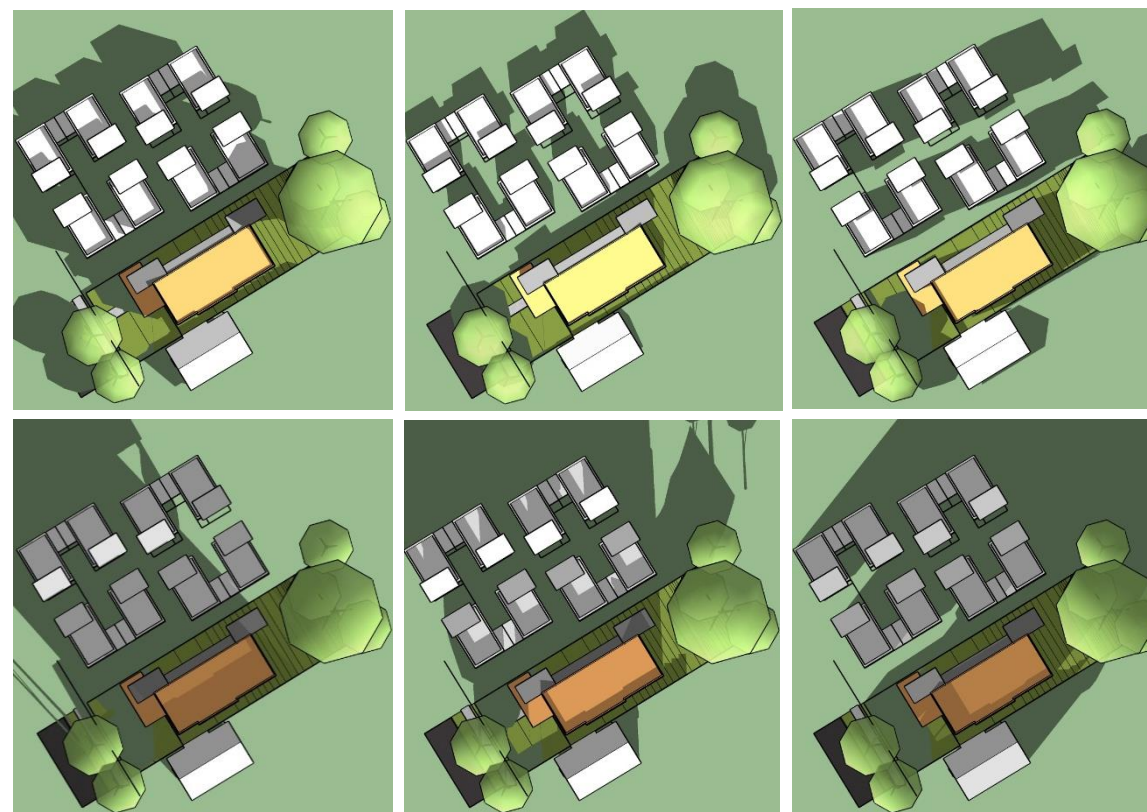
MAR/SEP 21, 12PM



MAR/SEP 21, 3PM



ORTHO FROM SOUTH



JUNE 21, 9AM/12PM/3PM

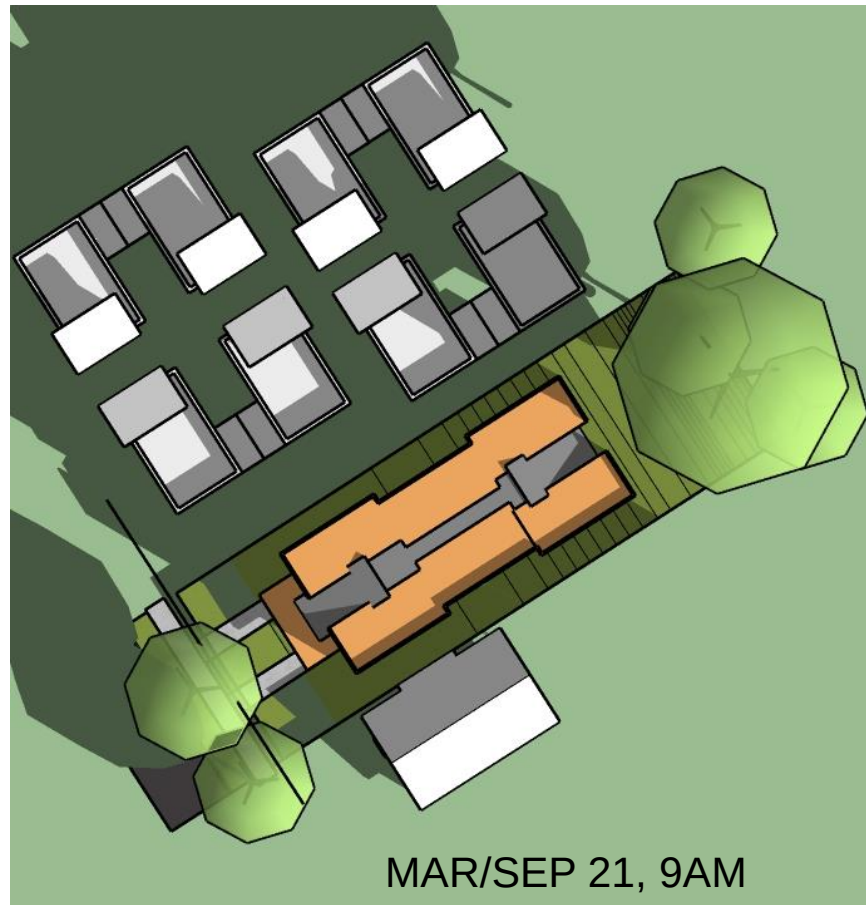
19

OPTION 1

SOLAR STUDIES

ADMINISTRATIVE DESIGN REVIEW
3138 WETMORE AVE. S
PROJECT NO. 3034545-EG

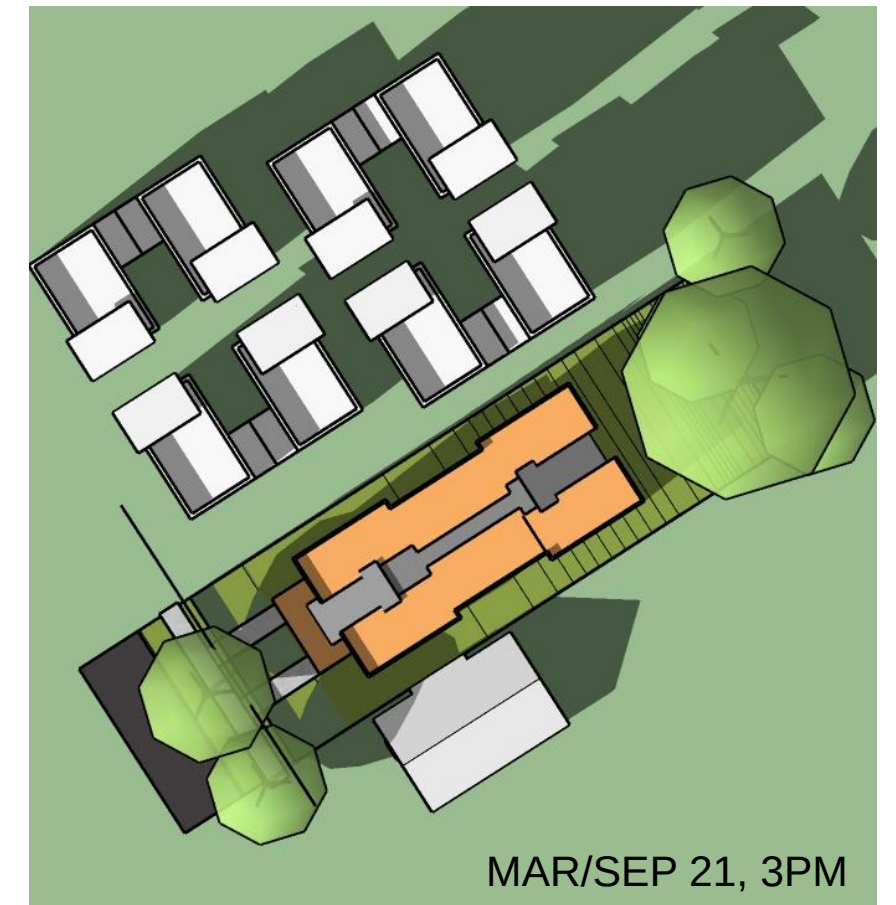
DEC 21, 9AM/12PM/3PM



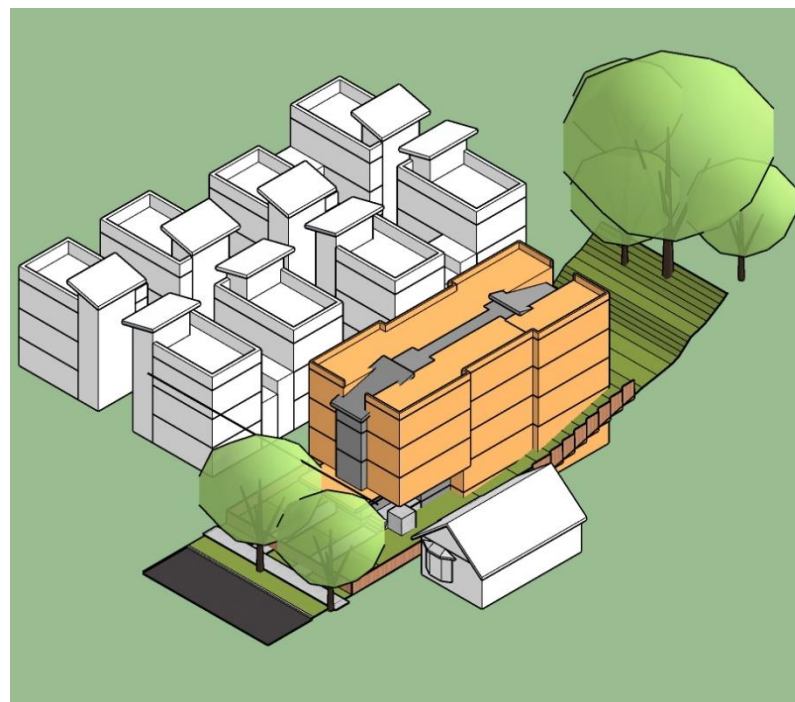
MAR/SEP 21, 9AM



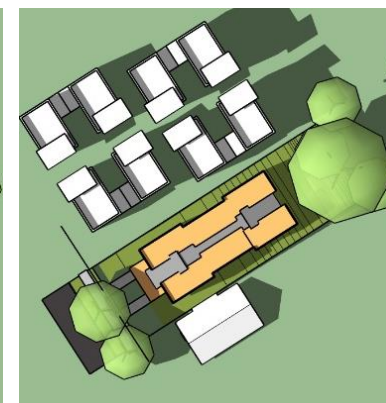
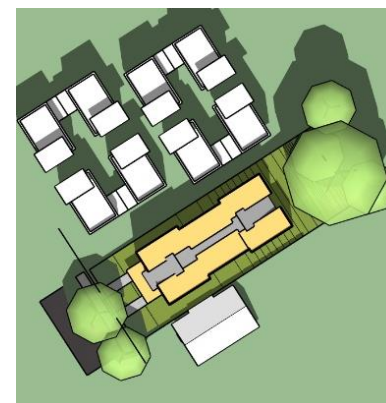
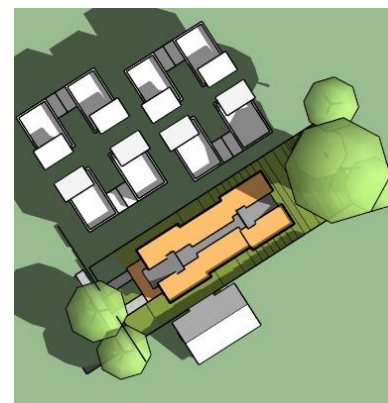
MAR/SEP 21, 12PM



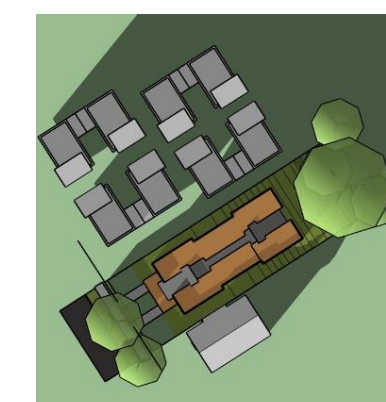
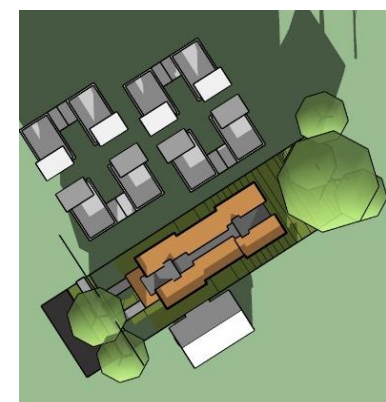
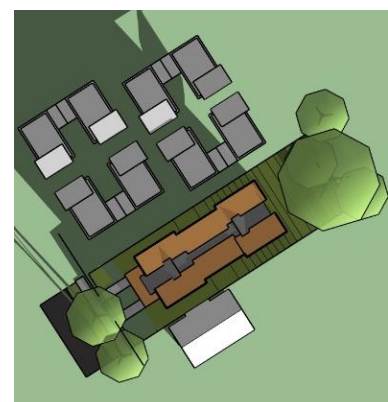
MAR/SEP 21, 3PM



ORTHO FROM SOUTH



JUNE 21, 9AM/12PM/3PM



DEC 21, 9AM/12PM/3PM

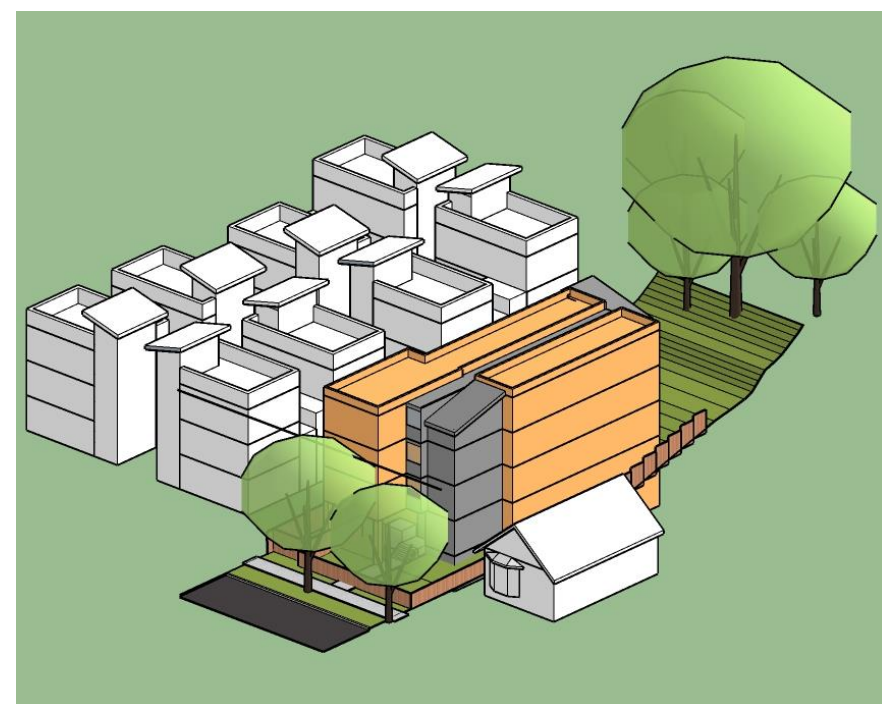
20

OPTION 2

SOLAR STUDIES

ADMINISTRATIVE DESIGN REVIEW
3138 WETMORE AVE. S
PROJECT NO. 3034545-EG

WESTCARROLL
ARCHITECTURE
SLIGAR PROPERTY



ORTHO FROM SOUTH



JUNE 21, 9AM/12PM/3PM



DEC 21, 9AM/12PM/3PM

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OPTION 3
SOLAR STUDIES

ADMINISTRATIVE DESIGN REVIEW
3138 WETMORE AVE. S
PROJECT NO. 3034545-EG

WESTCARROLL
ARCHITECTURE
SLIGAR PROPERTY

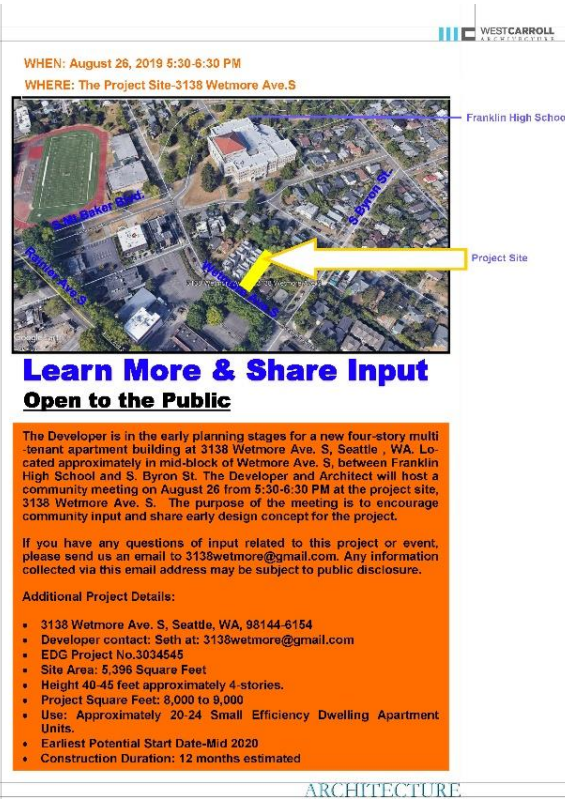
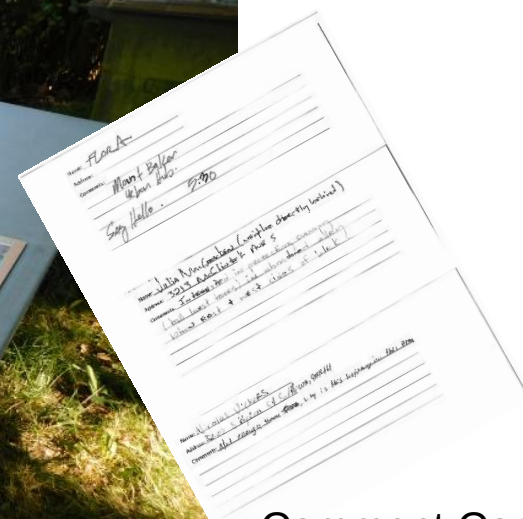


Image: Fact/Flyer Notice

Image: Story Board for meeting.

Photo: Owners/Poster at Outreach Meeting August 25, 2019



Comment Cards

Chronology Summary of the DON-COP:

West Carroll Architecture (WCA), agent/applicant for Owner-Sligar Development, contacted the DON seeking guidance and approval of a Community Outreach Plan (COP) intended to communicate and engage the Mount Baker Neighborhood regarding the development of a property on Wetmore Ave. S.

DON Representative, Danielle Friedman-Strategic Initiatives Advisor, responded with information and guidance for both developing and implementing a COP. Danielle advised the plan should follow SDCI Directors Rule 4-2018/DON Rule 1-2018. WCA submitted a COP to Danielle, which was approved on August 14, 2019, information regarding the project was added to the DON website per Danielle. A copy of the plan and record of the implementation is included with this Summary.

Summary COP/Record:

Printed-Fact/Flyer was created and mailed, August 14, 2019, to 146 residents of the neighborhood surrounding the project site. A copy of this flyer and the mailing list is included. Flyer described the project, and served as an invitation to an on-site meeting with neighbors as a personal forum for information exchange. Further, the flyer provided a specific email address for use for community comments. Comments received are included.

Digital/Multi-Pronged-

DON provided an email list to WCA of local Mt. Baker Organizations to contact. WCA sent Fact/Flyer to as many of the organizations that offered an email address to communicate, on 19.08.14. A copy of these emails is included.

WCA posted the Fact/Flyer on the Mt. Baker Community Blog (www.mountbaker.org), 19.08.13, via the "contact us" portal and the "newsletter editor."

In-Person-The developer/owner and WCA held an on-site community meeting on Monday, August 26, 2019, from 5:30-6:30 PM. This meeting was communicated via the Fact/Flyer in both Printed and Digital/Multi-Pronged methods described above. A Poster Board was created and displayed at the meeting, which defined the project location, general design parameters, as well as defined the nature of the Mount Baker Community Design Guidelines. A copy of this poster is included.

Attendees were asked to sign-in (all chose not to) and blank comment cards were provided for use.

Approximately 20-25 people attended the meeting over the course of an hour. A few of the attendees filled out comment cards, which are included.

A representative of the Mount Baker Hub Alliance, was present, and offered favorable comments regarding the project and introduced herself to those attending and offered the organizations support as needed.

All attendees were encouraged to write comments, if they chose to, and send to the project specific email address which would be included in our COP report. There were a few, which are included.

What we heard:

Many of the long term residents spoke favorably about the continued growth and improvement to the neighborhood. Derelict homes, often long neglected, were being replaced with fine new residential dwellings comprised of single family upgrades, apartments, and townhomes.

Concerns about parking in the neighborhood were voiced. The immediate neighboring townhome owners were most vocal in this regard, a recent 8-Unit townhome development, with no parking. Many residents owned auto and acknowledge little use of the Mt. Baker Lite Rail station a block away.

Some voiced a desire to see more townhomes versus apartments for the development.

Concern for views and privacy were also voiced. Again, most vocal were the adjacent property owners in 4-level town homes, that have become use to looking over a single family home to be replaced with a 4-level apartment building. Saving trees was another comment. We acknowledged this, noting that no existing trees were present on our site, and street trees would remain, or be replaced per the City of Seattle ROW requirements.

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END OF DESIGN REVIEW PROPOSAL