DESIGN REVIEW RECOMMENDATION

ADMINISTRATIVE DESIGN REVIEW (PER CITY COUNCIL BILL 119 769)

SDCI # 3034557-LU
4401 42nd Ave SW
Seattle, WA 98116

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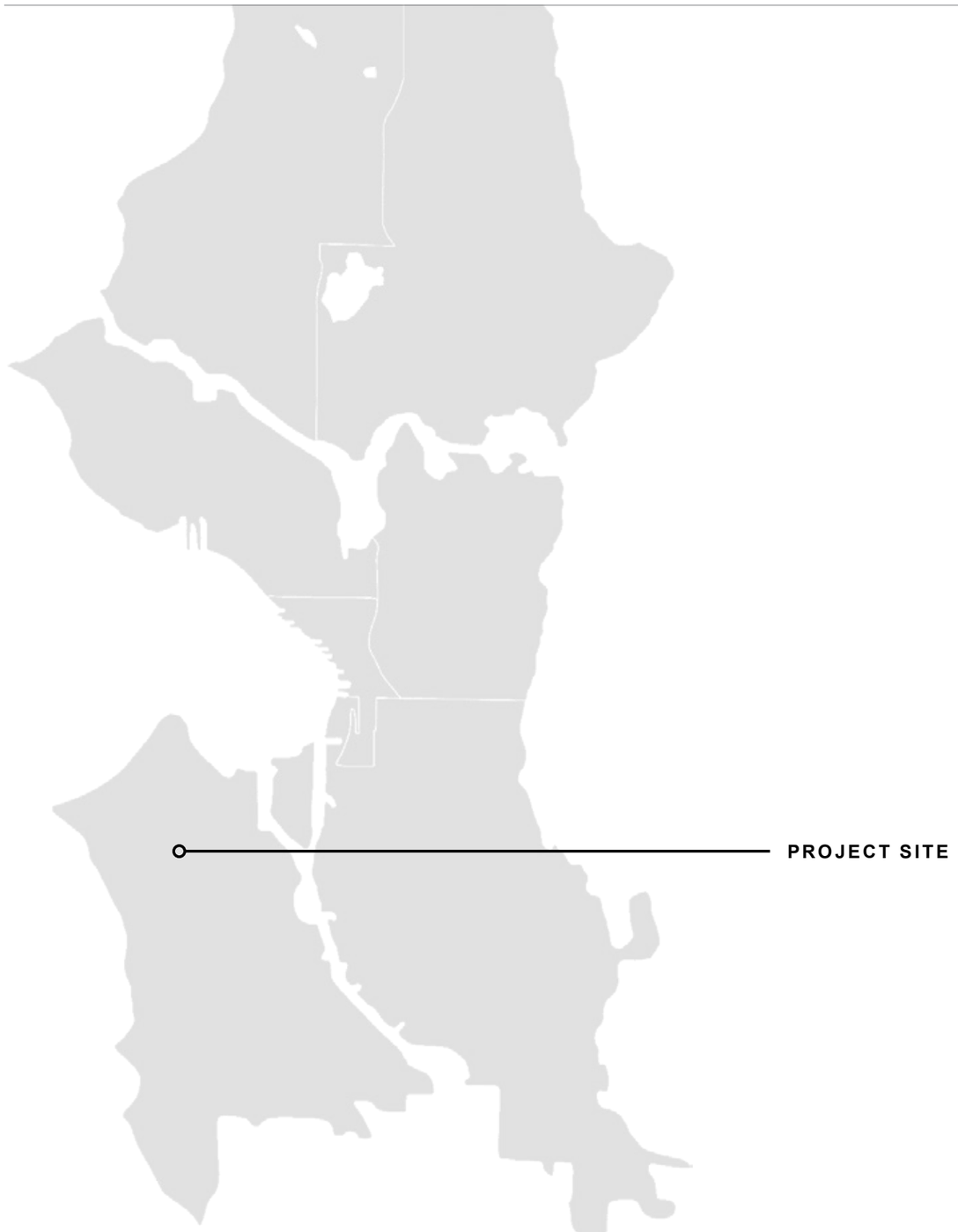


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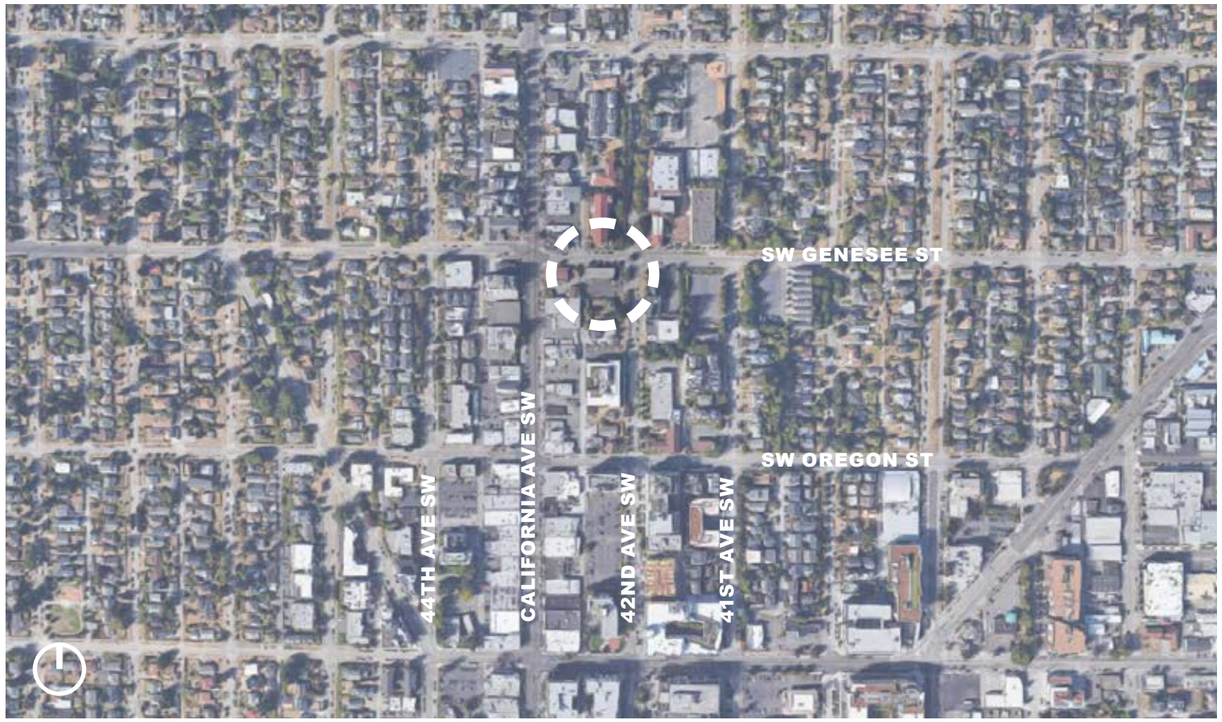
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VICINITY MAP

EXISTING SITE

The project site consists of one lot (APN 095200-6010) at the SW intersection of 42nd Ave SW and SW Genesee St. The site measures approximately 100 feet wide by 115 feet deep and 11,500 SF. The western portion of the parcel is bordered by an alley. A church is directly across the street to the north across SW Genesee St and east across 42nd Ave SW, and to the south is a townhouse and live/work project permitted in April under #6698463-CN and February under #6708032-CN.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55(M), indicating that the structure height limit is 55'-0" plus additional applicable height bonuses. The NC zoning jogs to the west and continues for several blocks to the south and one block to the north along California Ave SW. Directly to the east is also zoned NC. Immediately to the north the zone switches to LR2 (M), however a church (non-residential use) currently occupies the lot here. The subject parcel is within the West Seattle Junction (Residential Urban Village).

SITE LOCATION

4401 42nd Ave SW
Seattle, WA 98116

ZONING SUMMARY

Zone: NC2-55(M)
Overlay: West Seattle Junction
(Residential Urban Village)

PROJECT PROGRAM

Site Area: 11,500 SF
Number of Units:
72 SEDUs, 5 Live-Work Units
Number of Parking Stalls: 36
Proposed Bike Parking:
70 Long Term, 4 Short Term
Allowable Floor Area Ratio: 3.75
Proposed Floor Area Ratio: 3.47

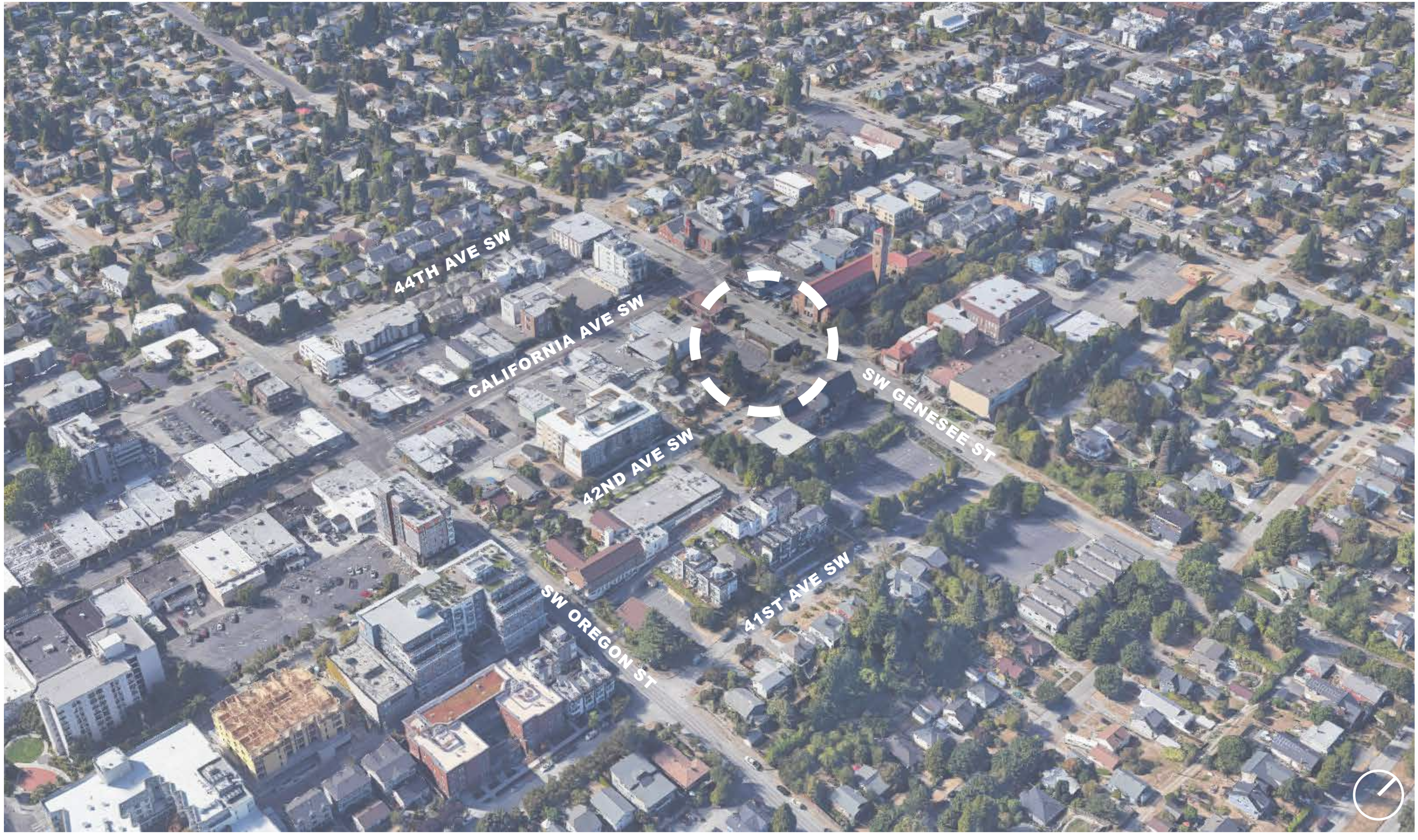
DEVELOPMENT OBJECTIVES

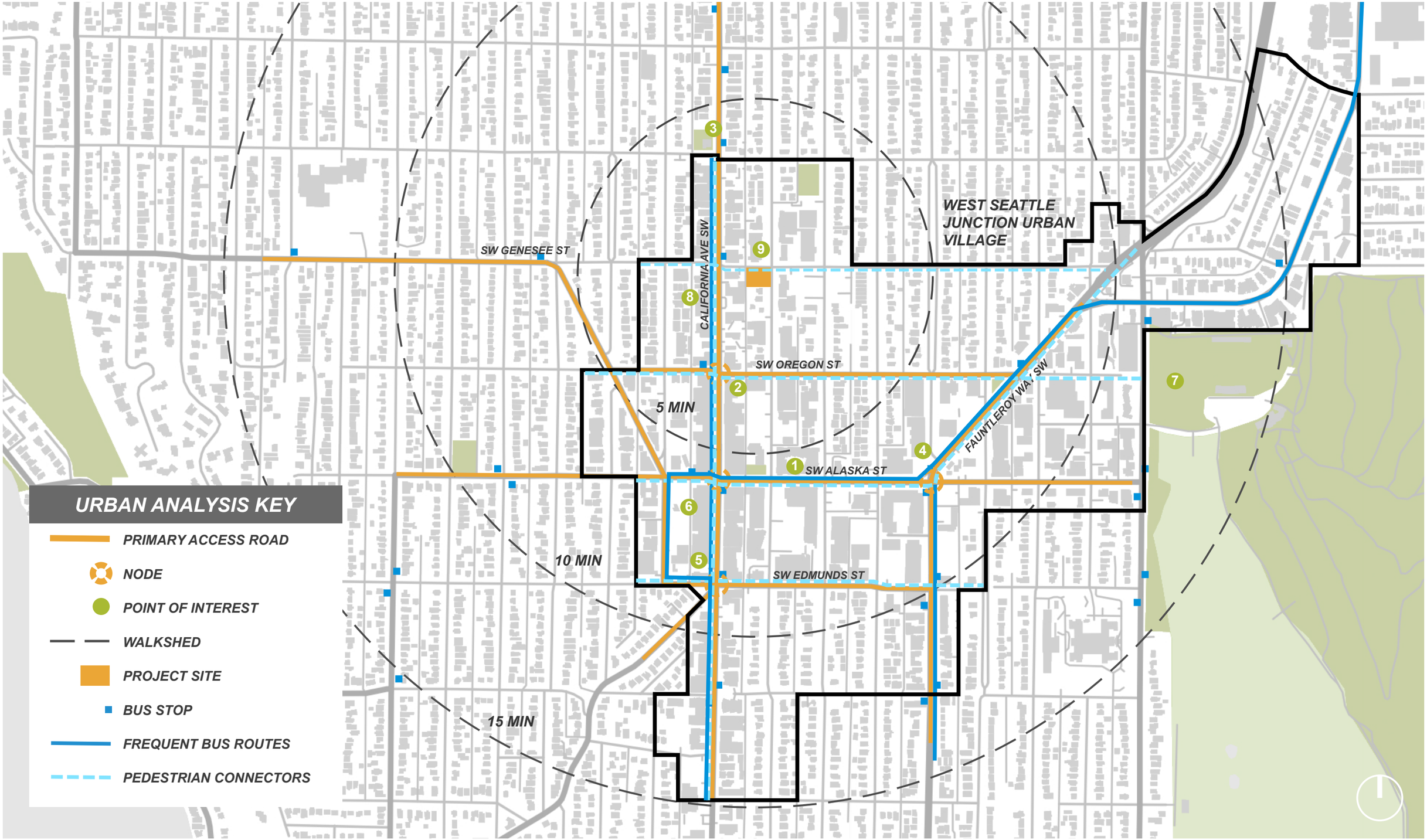
The project proposes the construction of a new mixed-use apartment containing a mix of unit types including small efficiency dwelling units (SEDUs) and live/work units. The objective for these apartments is to provide housing that is within walking distance to the neighborhood core of West Seattle and public transportation. The demographic that will benefit most from this housing will be young professionals, and wage earners in the neighborhood, or city-dwellers seeking a more pedestrian-oriented lifestyle. These apartments will be a transition between the commercial and residential boundaries of the immediate area, and will create convenient housing options that are supportive of the vibrant, active, and community-oriented neighborhood.

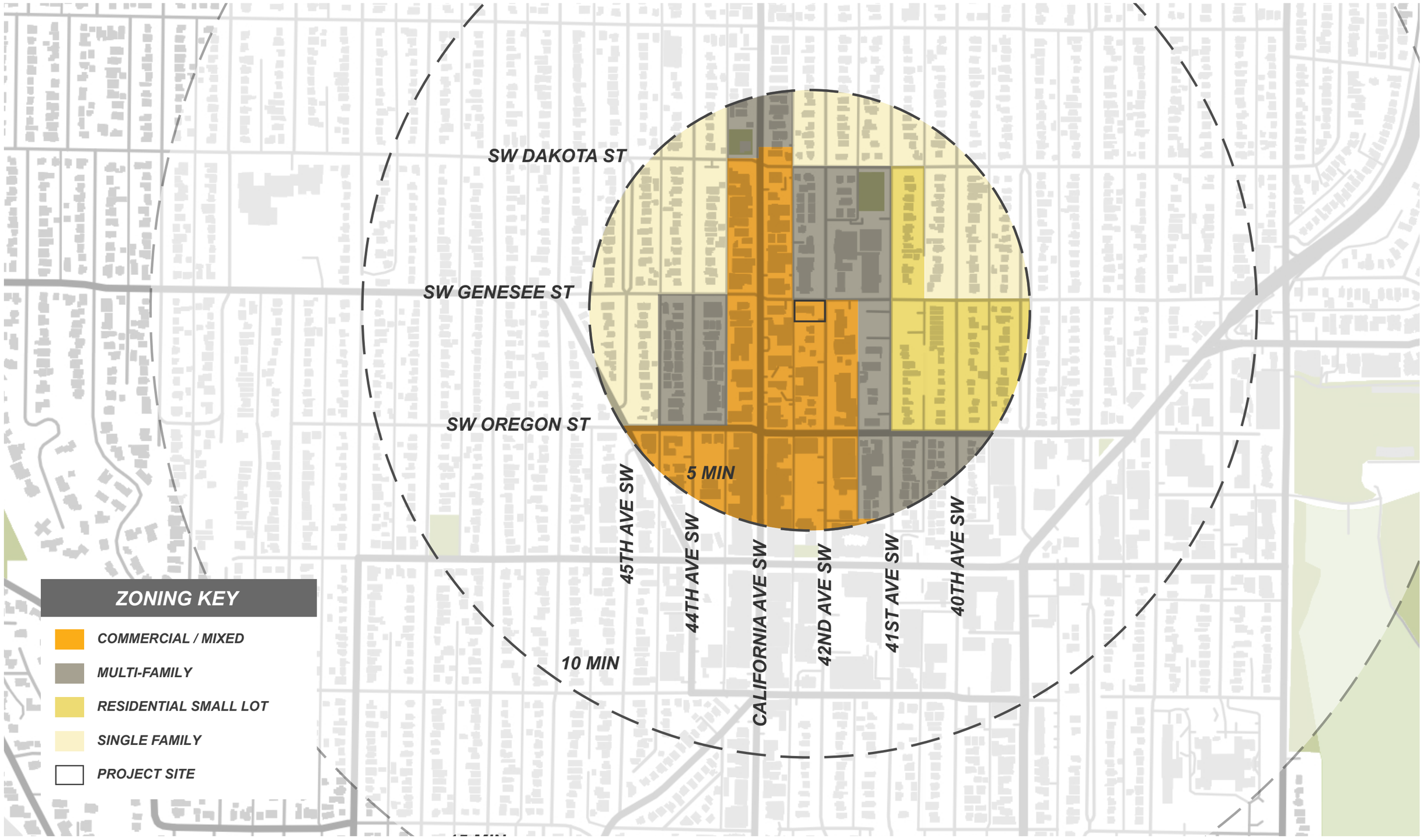
NEIGHBORHOOD DEVELOPMENT

The immediate blocks in the zone are a mix of multi-family apartment buildings, commercial businesses, churches and other religious functions, and single-family homes. There are a variety of commercial buildings along California Ave SW, which includes several restaurants, coffee shops, bars, various small businesses, and a neighborhood grocery store within walking distance. The heart of West Seattle, and associated Farmers Market, are located just two blocks southwest. The C rapid-ride bus line runs along SW Alaska St and provides a quick link between the neighborhood and downtown Seattle. Bus lines also run along California Ave SW for access to the waterfront and Alki Beach. In general, the area is conducive to an active lifestyle and provides the necessary transportation and pedestrian links between the city center and the neighborhood. The proposed project will support increased density in the Junction neighborhood.




44TH AVE SW
CALIFORNIA AVE SW
SW GENESEE ST
42ND AVE SW
SW OREGON ST
41ST AVE SW


WEST SEATTLE JUNCTION URBAN VILLAGE
SW GENESEE ST
CALIFORNIA AVE SW
SW OREGON ST
FAUNTLEROY WAY SW
SW ALASKA ST
SW EDMUNDS ST
5 MIN
10 MIN
15 MIN
1
2
3
4
5
6
7
8
9
URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
POINT OF INTEREST
WALKSHED
PROJECT SITE
BUS STOP
FREQUENT BUS ROUTES
PEDESTRIAN CONNECTORS


SW DAKOTA ST
SW GENESEE ST
SW OREGON ST
5 MIN
10 MIN
45TH AVE SW
44TH AVE SW
CALIFORNIA AVE SW
42ND AVE SW
41ST AVE SW
40TH AVE SW
ZONING KEY
COMMERCIAL / MIXED
MULTI-FAMILY
RESIDENTIAL SMALL LOT
SINGLE FAMILY
PROJECT SITE

SETBACK REQUIREMENTS:
No setbacks required except that the High Voltage Line near the Alley requires a 14'-0" radial setback from the wire.

SOLAR ACCESS & VIEWS
- The proposed building will have solar access from the east, west, and south. There are no immediate structures that will block solar access or cast shadows on the proposed building. The church to the north immediately across SW Genesee St at its roof peak is about 6-stories tall and it has a taller church tower, but these structures will not cast shadows or block any primary views.
- Territorial views of the Cascade Mountains to the east and the Olympic Mountains to the west will be available from the upper floors and roof deck.

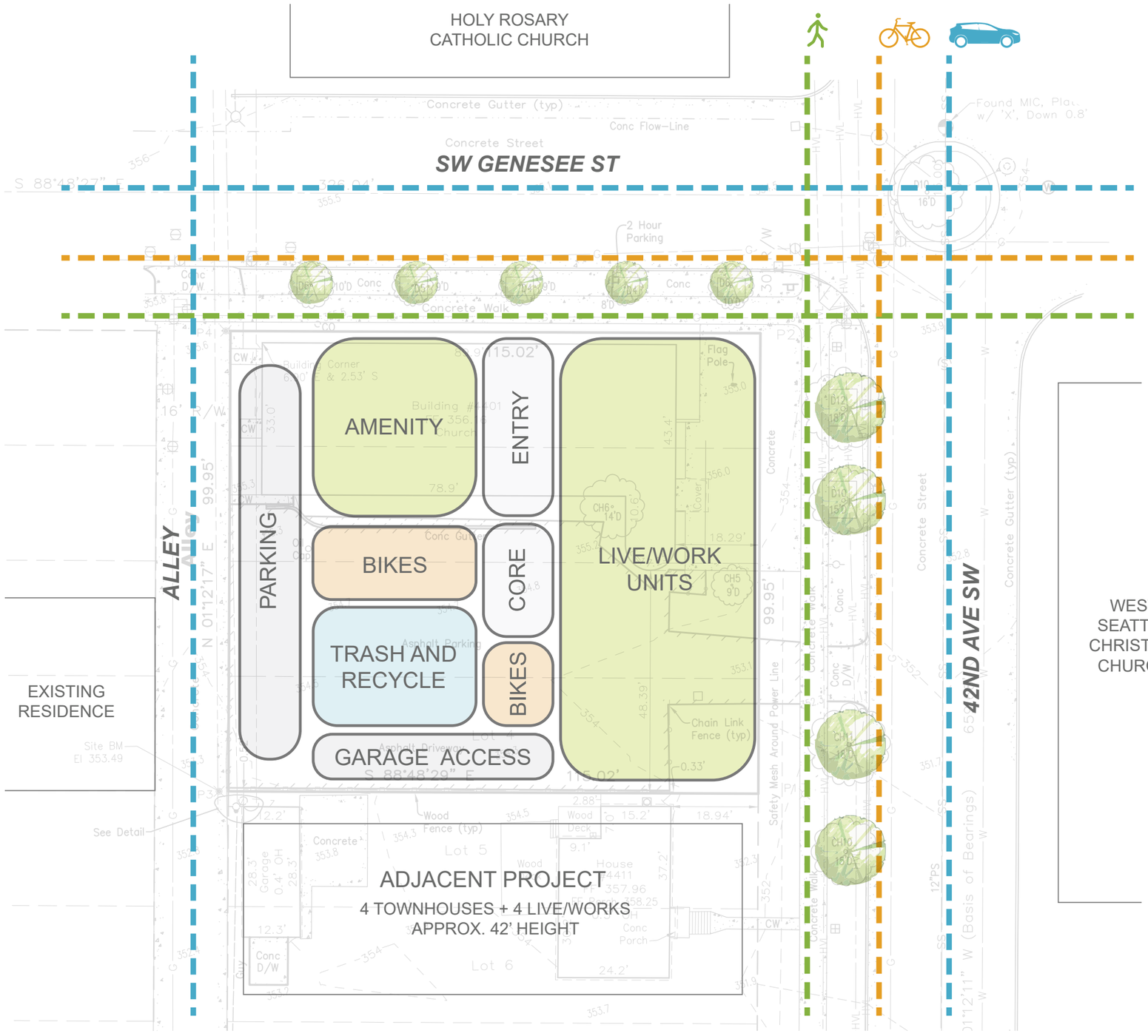
TRAFFIC CIRCULATION
- There is parallel parking along SW Genesee St and 42nd Ave SW
- Four pedestrian crosswalks exists at the intersection of SW Genesee St and 42nd Ave SW
- No designated bike lanes on SW Genesee St or 42nd Ave SW
- The intersection of SW Genesee St and 42nd Ave SW has a traffic circle with no stop signs.

STREETSCAPE
Currently both 42nd Ave and Genesee St have wide sidewalks with a planting strip on the street side and additional greenspace between the sidewalk and property. There are currently street trees along both 42nd Ave and Genesee St. An existing curb cut fronts the site at 42nd Ave and at the alley and will be removed.

NEIGHBORHOOD PATTERNS AND POTENTIAL
The current two-story structure on the project site is not maximizing development potential, especially considering its commercial zoning and proximity to California Ave SW.

LANDSCAPE APPROACH
Existing street trees along SW Genesee St and 42nd Ave SW will be retained. The existing planting strip, currently filled with concrete, will be restored with SDOT-approved plants. Overall, the planting on the site will be mainly focused at the building edges and right-of-way. Additional plants will be provided at the roof deck common amenity space.

SITE STRATEGY
With a street corner lot, the main objective is to design an active environment for pedestrians at the streetscape. The adjacent alley to the west is to be utilized for building services (surface parking, garage access, trash storage, etc) to provide more active spaces toward the streets. Centralizing the main building circulation provides more street frontage for live-work units and residential amenity.



ADDRESSES: 4401 42nd Ave SW
PARCEL #: 095200-6010
ZONING: NC2-55 (M)
OVERLAYS: West Seattle Junction
SITE AREA: 11,500 SF

23.47A.004 PERMITTED USES

Permitted Outright:
- Residential
- Live/Work Units

23.47A.012 STRUCTURE HEIGHT

	ALLOWED	PROPOSED
Allowed Maximum Base Height	55'-0”	53'-1"
4’ Additional Allowed for Rooftop Features (Parapets, Clerestories, etc.)	59'-0”	57'-1"
16’ Additional Allowed for Stair & Elevator Penthouses	71'-0”	69'-1"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level (“average grade level” means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.47A.013 FLOOR AREA RATIO

	ALLOWED	PROPOSED
Maximum Floor Area Ratio:	3.75 (43,125 SF)	3.47 (39,933 SF)

23.47A.014 SETBACKS REQUIREMENTS

Setback requirements for lots abutting or across the alley from residential zone - site not adjacent to a residential zone.
Seattle Interpretation of SBC 1205 and 1206 - SEDU Story count for natural light
High Voltage Lines - 14'-0" radial setback

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .30 or greater, per Section 23.86.019, is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.47A.016.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.47A.024 AMENITY AREA

	REQUIRED	PROPOSED
5% of Gross Floor Area in Residential Use (43,125 SF)	2,156.25 SF MIN	2,936.4 SF

23.54.015 REQUIRED PARKING

	REQUIRED	PROPOSED
Parking Spaces	1 SPACE PER 2 SEDU'S	36 SPACES (72 SEDU'S)
Residential Use Stall Size	60% MEDIUM 40% ANY SIZE	22 MEDIUM (61%) 14 SMALL (39%)

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 51-100 dwelling units: 375 SF + 4 SF for each additional unit above 50. Live/works can be both residential or commercial depending on the final tenant use of the space. If the live/work tenant use is unknown, then solid waste must be treated as a commercial component and will require separate storage spaces from that of the residential. For non-residential spaces that range between 0-5,000 SF an additonal 82 SF of shared storage space is required. The minimum horizontal dimension of required solid waste storage space is 12 feet.

	REQUIRED	PROPOSED
Dwelling Units	375 SF + 4 SF (EACH UNIT OVER 50)	72 SEDU'S
Live-Works	82 SF (0-5,000 SF)	5 LIVE-WORKS (3,000 SF)
Total	545 SF	546 SF

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

- Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.
- 60% of the street facing facade between 2 and 8 feet shall be transparent.
- Nonresidential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade.
- Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.
- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.
- 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.

23.47A.008.E STREET-LEVEL LIVE-WORKS

The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed and arranged to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

1.A. MASSING

The Board supported a number of elements presented in Options Two and Three and recommended the project proceed with a hybrid of the two options using the following guidance.

APPLICANT RESPONSE:
Per the boards guidance, the proposed project is a hybrid of the previously supported two options. It incorporates various elements from both proposals that the board approved and encouraged to move forward with.

1 Clearly Articulated corners at the northeast and northwest of the proposal

2 Main Residential Entry informed by church to the north across SW Genesee St

3 Respect the Privacy of the south property by locating units to face east and west

4 West Facade needs to be well proportioned due to its high visibility from California Ave

5 Below-Grade Garage Entry ramp to be located in the southwest corner of site, as well as trash access and surface parking

SEATTLE
CS2-A.1. SENSE OF PLACE
CS2-C.1. CORNER SITES

WEST SEATTLE JUNCTION
CS2-III.iii. FACADE ARTICULATION



1

Both the northeast and northwest corners are clearly defined and become one of the visual highlights of the overall design concept. Both are emphasized with recessed volumes that extend upwards from the street level.



2

The primary residential entry is located on SW Genesee Street to more successfully respond to the existing grand entry of the church to the north. The entry is framed with a recessed three-story volume portal.



3

Units in the south corners have been oriented to face east and west and have minimal glazing on their south facades. Units that do look south have been provided a wide setback buffer for additional privacy.



4

The west facade is treated with proportions and overall composition similar to that of the east facade. An assymetrical facade defined by the upper volume contrasts the lower volume and corner.



5

The service areas such as parking, trash access, and the below-grade garage entry ramp have all been located near the southwest corner of site. This area is defined with a warm material also used as infill panels.

1.B. MASSING

Those elements the Board noted as important include: a residential entry on SW Genesee Street; clear articulation of the northwest and northeast corners; and a façade composition that responds to the architectural context of the neighborhood.

APPLICANT RESPONSE:
The proposal has located the main residenital entry to the north along SW Genesee Street. This places the entrance closer to the more active street - California Ave - to the west. Both the northeast and northwest corners are clearly defined and become one of the visual highlights of the overall design concept. To relate to the conext of the neighborhood and nearby material palette these corners are clad in brick. The textured brick continues at the street level for an enhanced pedestrian experience. Other major materials include dark vertical textured metal and french walnut accent panels which can also be found in the surrounding architectural context.

SEATTLE
CS2-A.1. SENSE OF PLACE
CS2-C.1. CORNER SITES

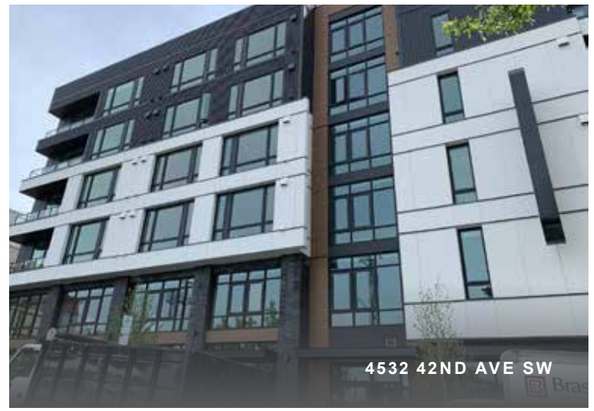
WEST SEATTLE JUNCTION
CS2-III.iii. FACADE ARTICULATION



STREET LEVEL PERSPECTIVE FROM NORTHEAST







MATERIAL PRECEDENT PROJECTS

2. SENSE OF PLACE
FACADE COMPOSITION

The Board agreed that the site's location in the neighborhood and relationship to the block were important considerations that ought to inform the architectural concept and façade composition. Namely, the Board noted the adjacent institutions: the grand entry to the church to the north, and the setback of the church to the west. This grand entry should inform this project's primary residential entry while the setback at the west necessitates a clearly articulated west elevation and corner treatment.

APPLICANT RESPONSE:
The design is highly influenced by the church to the north across Genesee St. The north facade has been composed to favor views to the north and present itself as a grand front facade. Exterior decks are proposed at the north to further activate Genesee St and emphasize its dramatic importance. The main residential entry is assymetrical on the facade so as to be positioned partially on axis from the main entry of the church to the north. The northwest corner and west facade facing the alley have been composed similarly to that of the east facade. The upper level overhangs the street level and incorporates infill panels for window grouping and similar material transitions at the corner volume.

SEATTLE
CS2-A.1. SENSE OF PLACE
CS2-C.1. CORNER SITES

WEST SEATTLE JUNCTION
CS2-III.iii. FACADE ARTICULATION



ENTRY DIAGRAM - AXIS OF CHURCH TO THE NORTH

2.A. ENTRIES

The Board supported the location of the residential entry presented in Option Two: on SW Genesse Street. This location was preferred over an entry on 42nd Ave SW, the Board agreeing it successfully responded to the existing neighborhood context by addressing the grand entry to the church across the street. The Board identified this as an important component of the design and recommended placing the entry on Genesee Street. In addition to the location of the primary entry, its expression was also identified as a priority. In direct response to the grand entry across the street, the Board agreed the residential entry should be emphasized with a grander expression, such as a two-story gesture or expression.

APPLICANT RESPONSE:
Per the boards guidance, the primary residential entry is located on SW Genesee Street to more successfully respond to the existing grand entry of the church to the north. This placement further activates Genesee St and enhances its connection to the various active uses to the west on California Ave. The primary residential entry is emphasized with a framed three-story volume that is recessed from the overall massing. The frame itself protrudes from the building so as to be seen from a pedestrian on the sidewalk. A deep awning directly over the entry door and glazing sits within the three-story volume so as to maintain the grand experession of the entry frame. To further emphasize the framed condition of the entry, the interior is clad in warm-toned french walnut panels and the exterior in dark panels. More use of glass is incorporated into the entry portal to differentiate it from the upper volume typical glazing strategy.

SEATTLE
CS2-A.1. SENSE OF PLACE

WEST SEATTLE JUNCTION
CS2-III.iii. FACADE ARTICULATION



STREET LEVEL PERSPECTIVE FROM NORTH (GENESEE ST)

2.B. NE AND NW CORNERS

Option Three was described by the applicant as emphasizing the northeast corner with a taller, recessed volume (EDG Packet, page 50). The Board supported this concept of a corner emphasis but agreed it should also be applied to the northwest corner. The northwest corner was described as an important corner due to its high visibility from California Ave SW given the adjacent alley and location of the church to the west. The Board agreed emphasizing this corner would be an appropriate response to this existing context and recommended both the northeast and northwest corners be clearly articulated.

APPLICANT RESPONSE:
The northeast and northwest corner massing conditions are both emphasized with recessed volumes that extend upwards from the street level. They are clad in brick and incorporate larger amounts of glazing area for a more grand expression. Sliding doors and bolt-on decks face the north to activate the facade and street front below. The corner volumes and the dark upper volumes have differing parapets heights (by 2'-0") to further set them apart and allow the corner to stand out. The dark upper volumes extend higher than the brick volume to provide the active roof deck, which is proposed to correspond to the dark volumes, its required full parapet height. There are also several corner lot precedent projects in the neighborhood that incorporate slightly lower corner volumes into the massing.

SEATTLE
CS2-A.1. SENSE OF PLACE
CS2-C.1. CORNER SITES

WEST SEATTLE JUNCTION
CS2-III.iii. FACADE ARTICULATION



STREET LEVEL PERSPECTIVE FROM NORTHEAST



STREET LEVEL PERSPECTIVE FROM NORTHWEST







LOWER CORNER PRECEDENT PROJECTS

2.B. WEST ELEVATION

In addition to the corner, the west elevation will also be highly visible, necessitating an attractive and well-proportioned expression.

APPLICANT RESPONSE:
The west elevation is well-proportioned with similar treatments to that of the east facade. Upper portions of the west and south facades can be seen from California Ave. The high quality dark metal material wraps the upper volume and is complimented with warm-toned wood infill panels. These panels help to group the windows horizontally across the upper level facade. The recessed brick volume at the corner adds a vertical element to help balance the overall composition.

SEATTLE
CS2-A.1. SENSE OF PLACE
CS2-C.1. CORNER SITES

WEST SEATTLE JUNCTION
CS2-III.iii. FACADE ARTICULATION



STREET LEVEL PERSPECTIVE FROM WEST (CALIFORNIA AVE)



STREET LEVEL PERSPECTIVE FROM NORTHWEST (CALIFORNIA AVE)

3.A. GARAGE LOCATION

The location of the garage entry was proposed at the southwest corner in both Options Two and Three. The Board supported this location and requested a section be presented at the Recommendation meeting illustrating the relationship between the project and the site to the south. Additionally, a Type I request was proposed to increase the drive aisle slope from 17 to 20 percent. The Board supported this request for the reasons outlined in the packet (page 48).

APPLICANT RESPONSE:
Per the boards support, the southwest alley entrance location to the garage remains. A section showing its relationship to the southern adjacent property and an updated diagram regarding the Type I request are included on pages 19, 47, and 55 in this design review packet.

SEATTLE
DC1-C. PARKING AND SERVICE USES

WEST SEATTLE JUNCTION
-



STREET LEVEL PERSPECTIVE FROM SOUTHWEST

3.B. PRIVACY

Acknowledging public comment, the Board agreed the design should respect adjacent properties and minimize disrupting the privacy of adjacent residents and users.

APPLICANT RESPONSE:
To minimize privacy conflicts, the proposed design has minimal glazing near the southern property line. Units along 42nd Ave and the alley have been arranged to face east and west respectively. A southern courtyard cuts into the massing to create a wide buffer between the central units that face south to the southern adjacent property. Though the two center units that face south have significant windows on this facade they are 15'-0" from the neighboring building. Additionally, the difference in building heights limits privacy conflicts mainly to Level 2 of our proposal. A privacy diagram illustrates the relationship between windows on the next page. To respect and minimize visual disruption to adjacent properties the design proposal includes a neutral material palette of high-quality materials.

SEATTLE
CS2-D.5. RESPECT FOR ADJACENT SITES

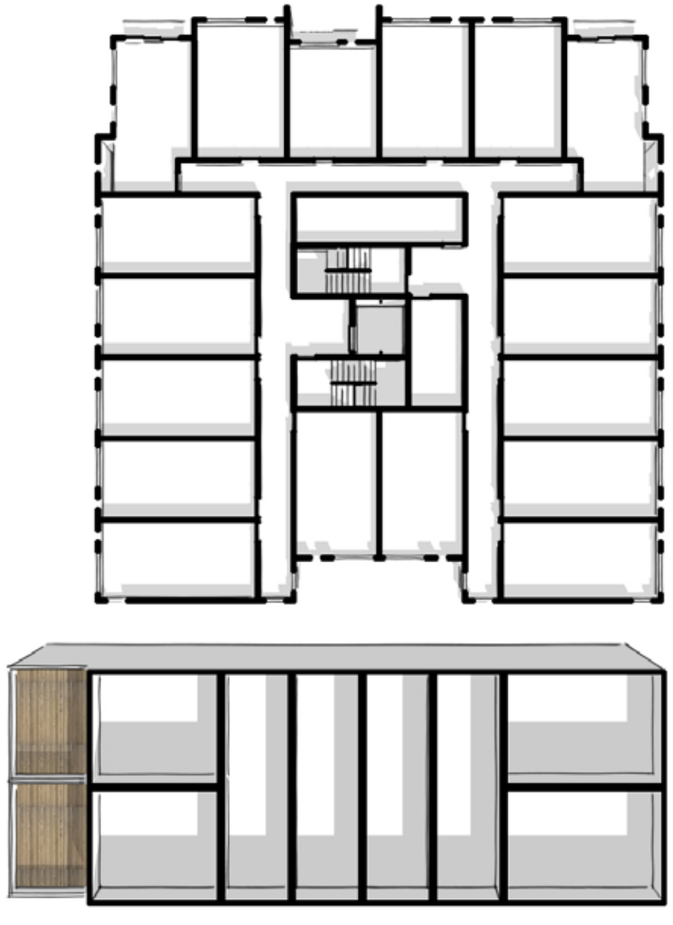
WEST SEATTLE JUNCTION
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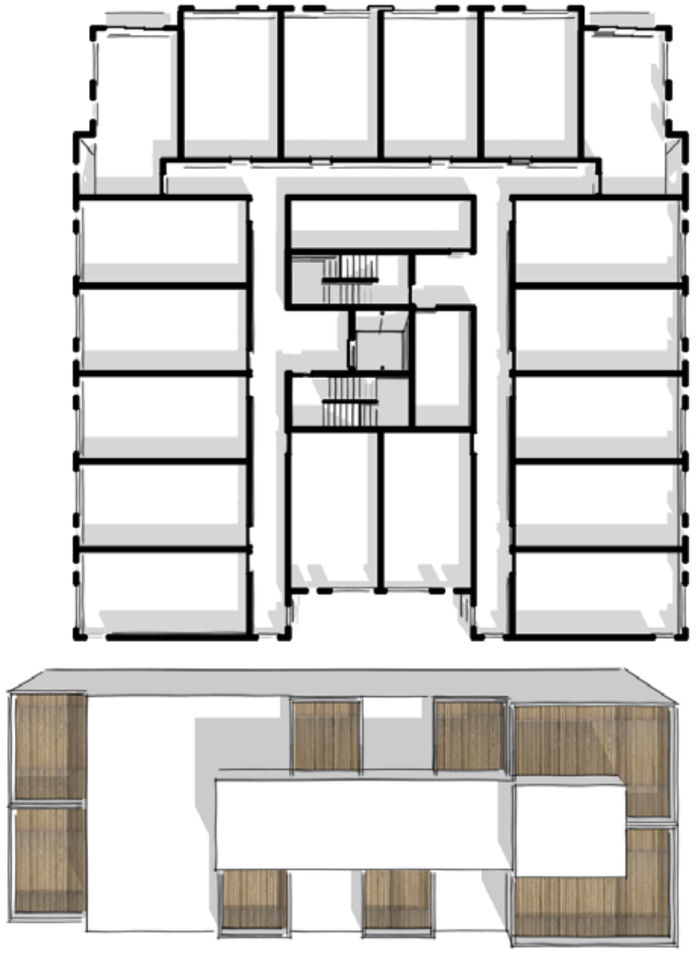
PERSPECTIVE FROM SOUTH



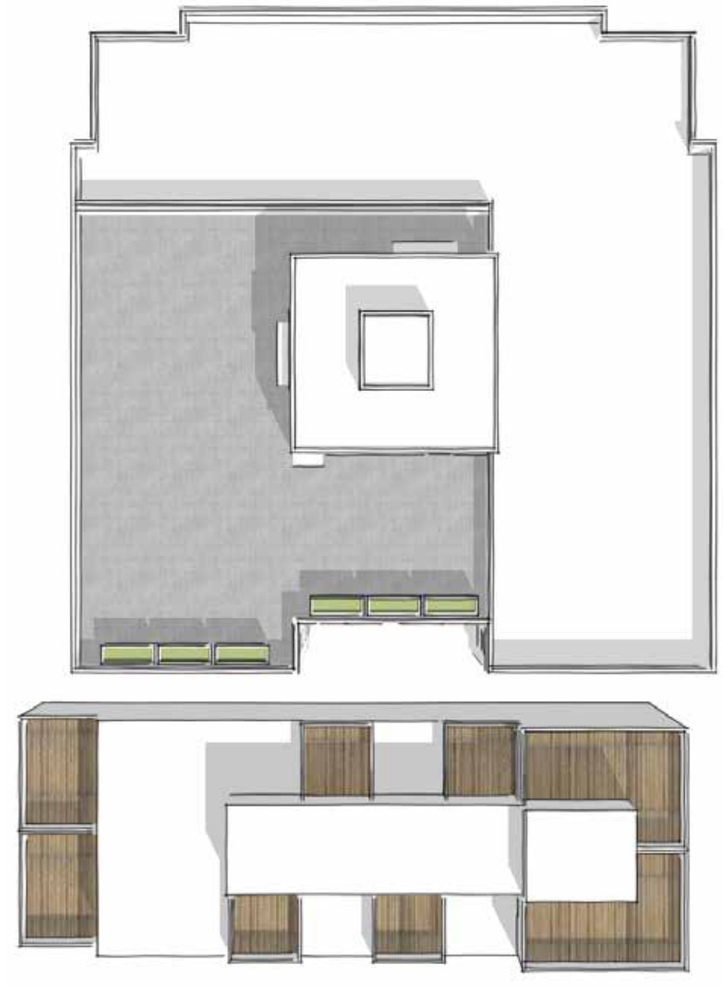
PRIVACY DIAGRAM - SOUTHERN ADJACENT DEVELOPMENT



SOUTHERN ADJACENT DEVELOPMENT - LEVEL 3



SOUTHERN ADJACENT DEVELOPMENT - LEVEL 5



SOUTHERN ADJACENT DEVELOPMENT - ROOF DECK

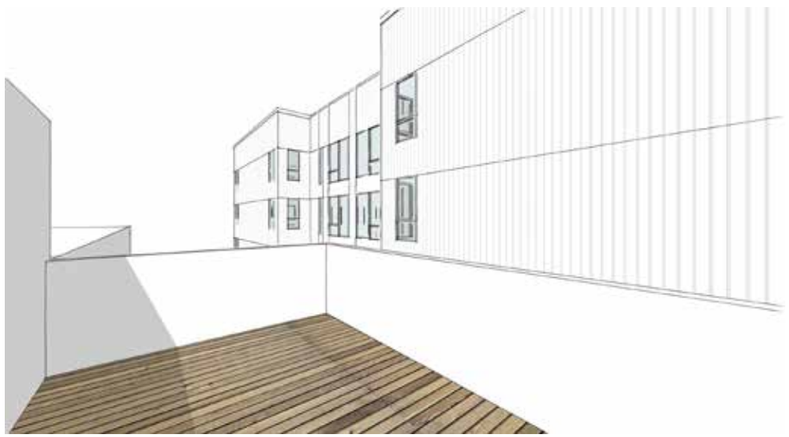
PRIVACY DIAGRAM - RELATION TO SOUTHERN DEVELOPMENT OUTDOOR AMENITY SPACE



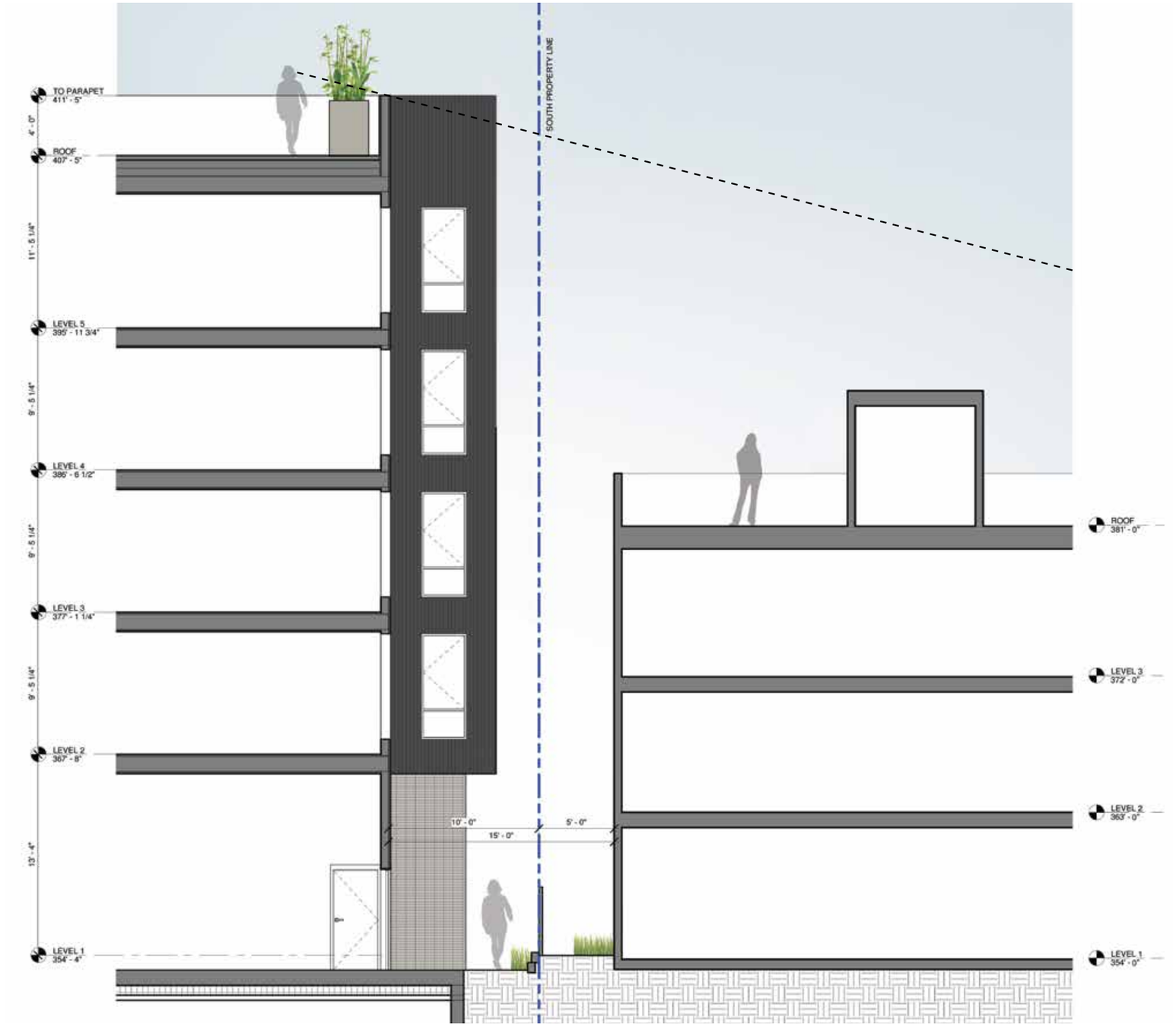
SOUTHERN ADJACENT DEVELOPMENT - WEST UNIT ROOF DECK



SOUTHERN ADJACENT DEVELOPMENT - CENTRAL UNIT ROOF DECK



SOUTHERN ADJACENT DEVELOPMENT - EAST UNIT ROOF DECK



SECTION WITH SOUTH NEIGHBORING STRUCTURE



SOUTHERN PATHWAY - LOOKING WEST



EASTERN PATHWAY - LOOKING NORTH

3.C. ROOF DECK

The roof deck was proposed approximately at the northeast corner of the roof.
The Board supported this location, but recommended exploration of locating the roof deck at the northwest corner. Create a landscape design that helps define spaces with significant elements.

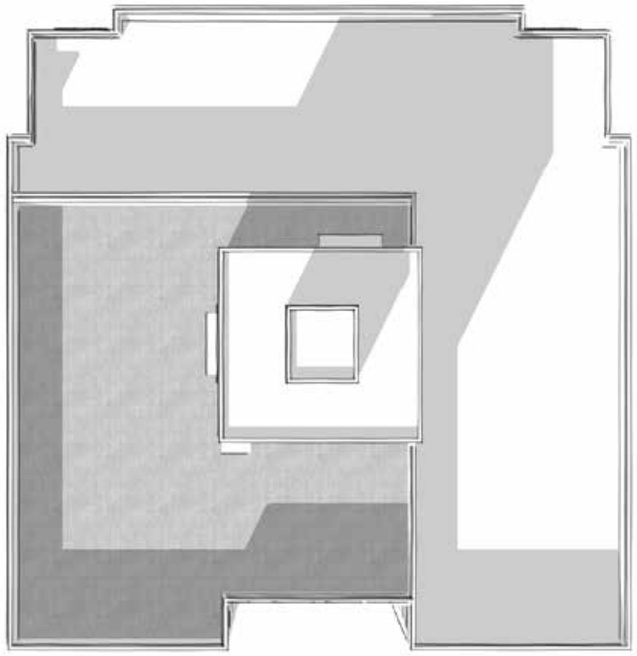
APPLICANT RESPONSE:
For the best views and solar exposure, the roof deck has been relocated to the southwest portion of the roof. This location prevents the rooftop penthouse from casting its shadows onto the roof deck area and provides residents with the maximum solar exposure. It also provides residents with various viewing opportunies toward the Puget Sound to the southwest, The Olympics to the west, and Mount Rainer to the southeast. The roof deck area has been designed and sized to follow the modulation moves of the dark metal volume and its full-height parapet wall. The strong northeast and northwest recessed corners are set apart from the upper volumes by having a lower parapet expression. In order to maintain privacy for the adjacent development to the south, a landscape buffer is provided along the southern edge of the roof deck.

SEATTLE
DC4-D.4. PLACE MAKING

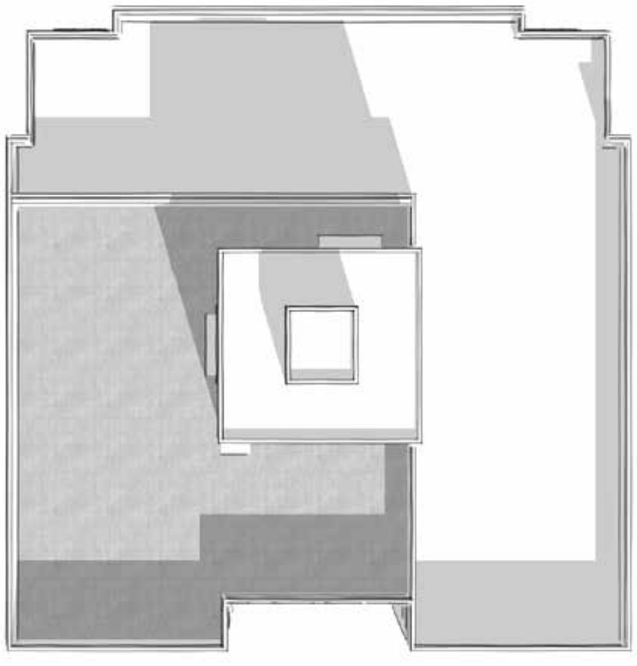
WEST SEATTLE JUNCTION
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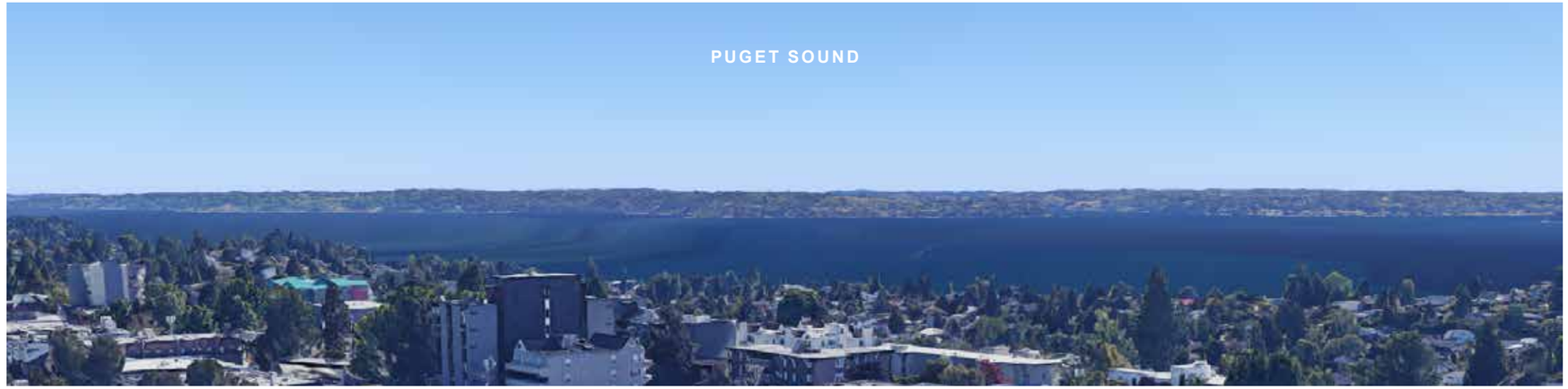
AERIAL PERSPECTIVE FROM SOUTHWEST



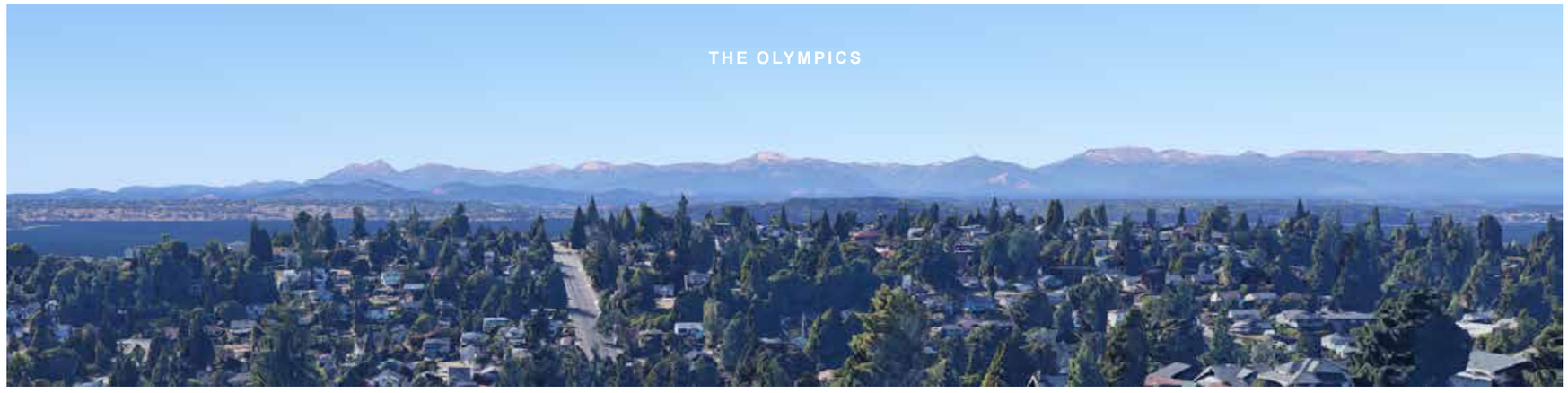
DECEMBER 21, 2 PM



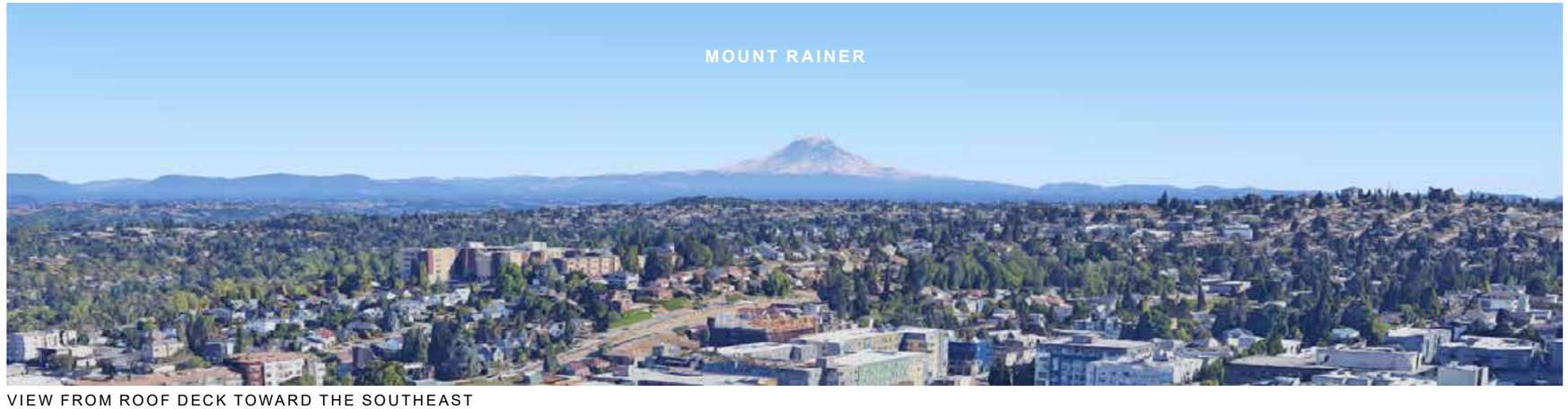
DECEMBER 21, 11 AM



VIEW FROM ROOF DECK TOWARD THE SOUTHWEST



VIEW FROM ROOF DECK TOWARD THE WEST



VIEW FROM ROOF DECK TOWARD THE SOUTHEAST


4401


GENESEE FLATS


GENESEE FLATS


GENESEE FLATS




GENESEE FLATS
4401


GENESEE FLATS
4401


102
101


GENESEE FLATS


GENESEE FLATS


105
104
103

CONTEXT AND SITE

CS2. URBAN PATTERN AND FORM Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.		
CS2. A. Location in the City and Neighborhood	1. Sense of Place. Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.	The proposal incorporates various materials and textures from the surrounding neighborhood, with brick being the most prominent of them. Because of this, the proposal highlights its use of brick at the street-level and at its two highly-visible corner conditions. To enhance the brick volumes, the corners are further differentiated from the other facades with a simplified glazing strategy and active balconies.
CS2. C. Relationship to the Block	1. Corner Sites. Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.	Because the site is visible from California Ave to the west, both the northeast and northwest corners are prominent. Both have been clearly defined with full height recessed volumes that are clad in brick. The corner is emphasized and further activated by incorporating metal balconies and high amounts of glazing.
CS2. D. Height, Bulk and Scale	5. Respect for Adjacent Sites. Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.	The majority of upper level units have been designed to face east, west and north - away from the adjacent development to the south. A small number of units are facing south, but have a wide setback from the property line and minimal window overlap. At the roof deck, a landscape buffer to the south has been designed for added privacy.
CS2. III. Height, Bulk and Scale	3. Facade Articulation. New buildings should use architectural methods including modulation, color, texture, entries, materials and detailing to break up the façade— particularly important for long buildings—into sections and character consistent with traditional, multi-bay commercial buildings prevalent in the neighborhood's commercial core.	The proposal incorporates various methods to break up the facade including modulation and material transitions at the corners, upper volumes and entries. Materials with a range of tones and textures have been proposed to create contrast between the massing volumes of the project. Architectural features and details have been designed to enhance the visually prominent corners and highlight entry conditions.
CS3. ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood.		
CS3. A. Emphasizing Positive Neighborhood Attributes	4. Evolving Neighborhoods. In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	In a neighborhood with an evolving architectural character, this proposal seeks to blend elements from the existing neighborhood with recent developments nearby. This proposal uses materials found in the older more established context in a more modern, elegant and simplified way to blend the two neighborhood aesthetics.

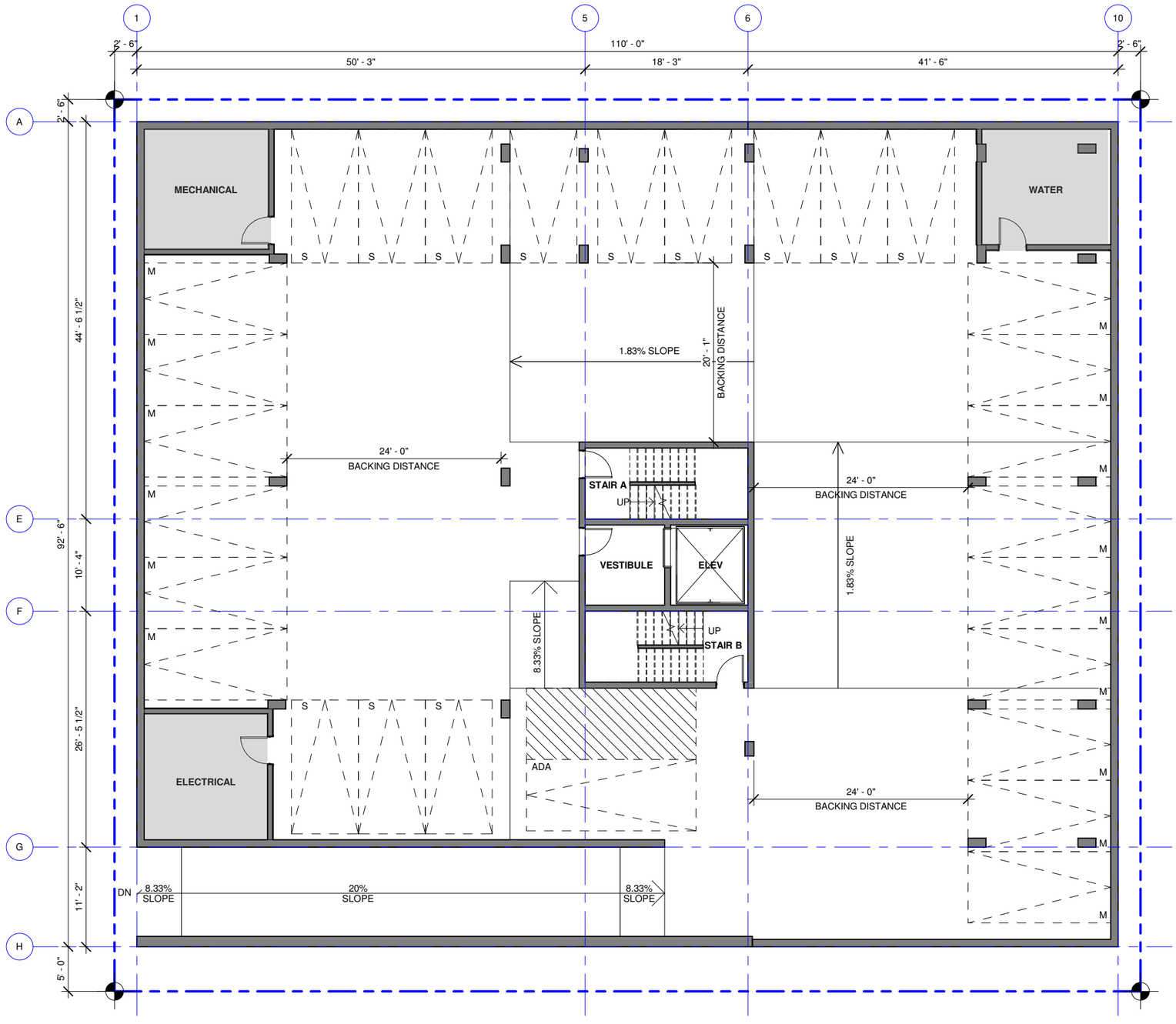
DESIGN CONCEPT

DC1. PROJECT USES AND ACTIVITIES Optimize the arrangement of uses and activities on site.		
DC1. C. Parking and Service Uses	1. Below-Grade Parking. Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.	The proposed project has 36 parking spaces, 28 of which are located at the below-grade parking garage. The remaining 8 parking spaces are surface stalls that are accessed from the alley. These parking locations enable the proposal to maintain an active and pedestrian oriented street corner.
DC1. C. Parking and Service Uses	2. Visual Impacts. Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.	The alley spaces are partially screened from the sidewalk with a landscape buffer and planter. The below-grade garage entrance is accessed from the alley and is located in the southwest corner of the site, which is the furthest from pedestrian views at Genesee St.
DC1. C. Parking and Service Uses	3. Multiple Uses. Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.	The majority of the proposed parking has been located at the below-grade garage. The remaining spaces are located at the alley as surface parking near the trash access and parking garage access ramps. Due to this location these spaces will most likely not be used as outdoor gathering spaces.
DC1. C. Parking and Service Uses	4. Service Uses. Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	Solid Waste collection is located at the southwest corner of the site from the alley, which is furthest from pedestrian views. This location enables service members to enter the trash room for pickup rather than staging receptacles outside. The southwest corner will have the least amount of pedestrian circulation.
DC4. EXTERIOR ELEMENTS AND FINISHES Use appropriate and high-quality elements and finishes for the building and its open spaces.		
DC4. A. Exterior Elements and Finishes	1. Exterior Finish Material. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	High-quality durable materials with texture have been proposed throughout the project. The upper volume is clad in a textured vertical metal, and the street-level and corner volumes are brick. A panel with wood texture is used throughout as an infill panel at unit locations and as an accent to the main building entries.
DC4. D. Trees, Landscape, and Hardscape Materials	4. Place Making. Create a landscape design that helps define spaces with significant elements such as trees.	A wide landscape area with trees and various plants has been designed at the street corner and along 42nd Ave. Pavers and benches located within this wide planting area help to create a defined usable space for pedestrians to enjoy.



SITE PLAN

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



BASEMENT

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



LEVEL 1

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



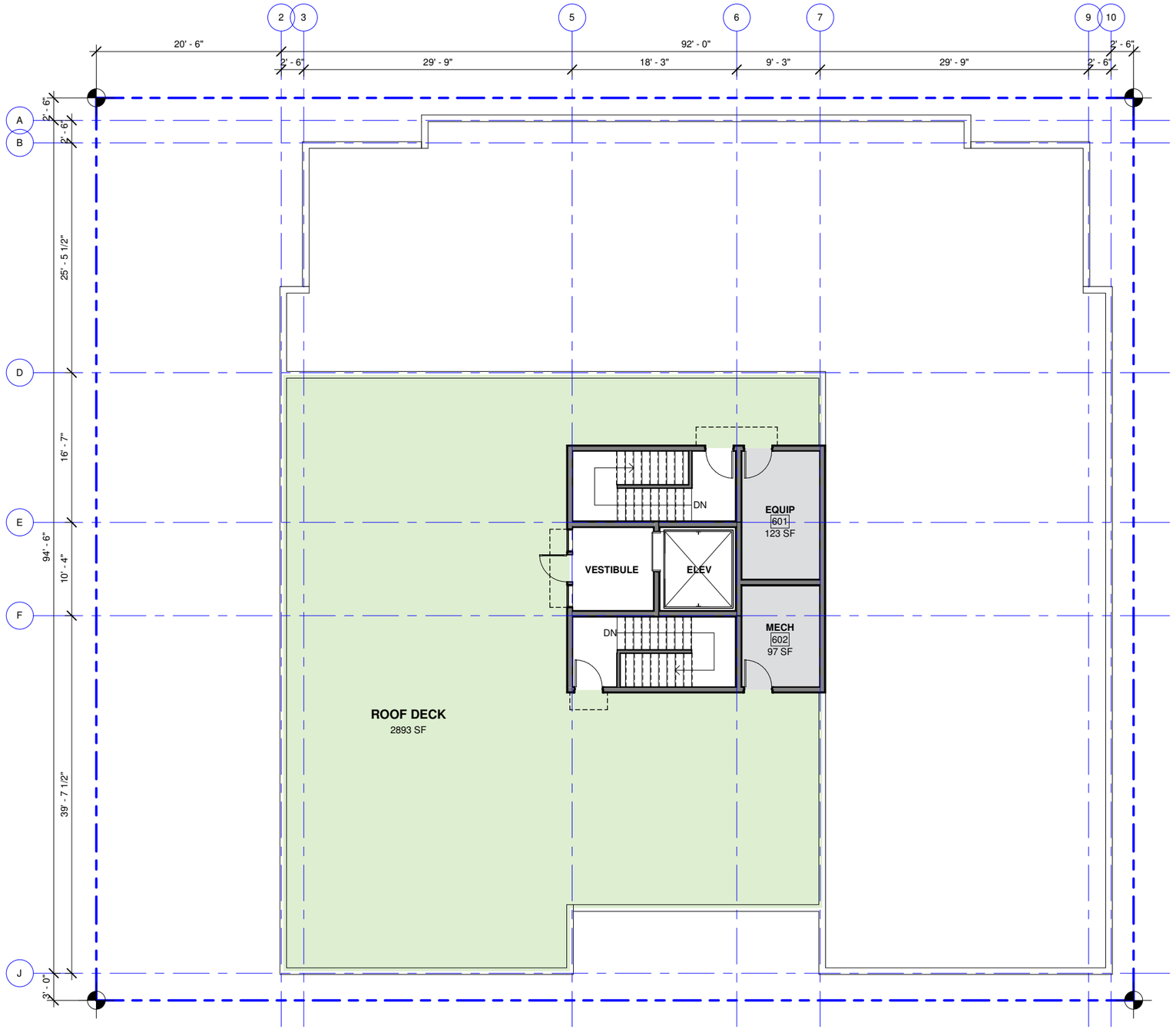
LEVELS 2-3

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



LEVELS 4-5

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



ROOF DECK

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



RENDERED NORTH ELEVATION



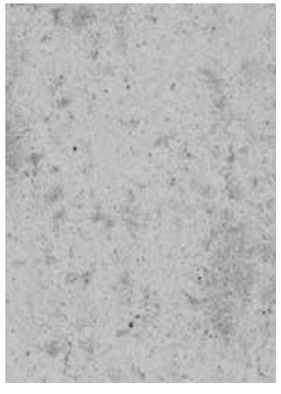
MINI V BEAM VERTICAL (A)
AEP SPAN
MIDNIGHT BRONZE



SLIM BRICK (B)
MUTUAL MATERIALS
HARBOR MIST



HIGH PRESSURE LAMINATE PANEL (C)
TRESPA FRENCH WALNUT



CONCRETE (D)
GRAY TEXTURE



FIBER CEMENT PANEL (E)
IRON ORE PAINT



METAL DECK (F)
IRON ORE



METAL AWNING (G)
IRON ORE



RENDERED EAST ELEVATION



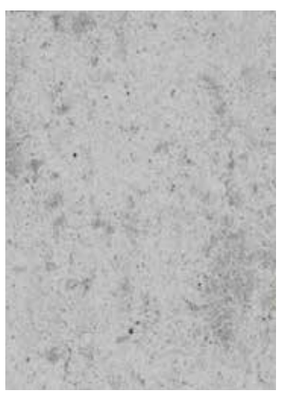
MINI V BEAM VERTICAL (A)
AEP SPAN
MIDNIGHT BRONZE



SLIM BRICK (B)
MUTUAL MATERIALS
HARBOR MIST



HIGH PRESSURE LAMINATE PANEL (C)
TRESPA FRENCH WALNUT



CONCRETE (D)
GRAY TEXTURE



FIBER CEMENT PANEL (E)
IRON ORE PAINT



METAL DECK (F)
IRON ORE



METAL AWNING (G)
IRON ORE



RENDERED SOUTH ELEVATION



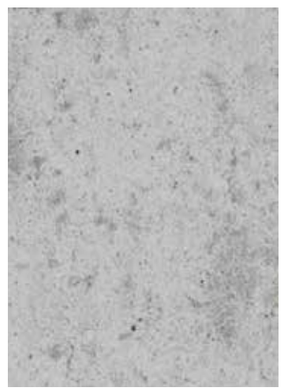
MINI V BEAM VERTICAL (A)
AEP SPAN
MIDNIGHT BRONZE



SLIM BRICK (B)
MUTUAL MATERIALS
HARBOR MIST



HIGH PRESSURE LAMINATE PANEL (C)
TRESPA FRENCH WALNUT



CONCRETE (D)
GRAY TEXTURE



FIBER CEMENT PANEL (E)
IRON ORE PAINT



METAL DECK (F)
IRON ORE



METAL AWNING (G)
IRON ORE



RENDERED WEST ELEVATION



MINI V BEAM VERTICAL (A)
AEP SPAN
MIDNIGHT BRONZE



SLIM BRICK (B)
MUTUAL MATERIALS
HARBOR MIST



HIGH PRESSURE LAMINATE PANEL (C)
TRESPA FRENCH WALNUT



CONCRETE (D)
GRAY TEXTURE



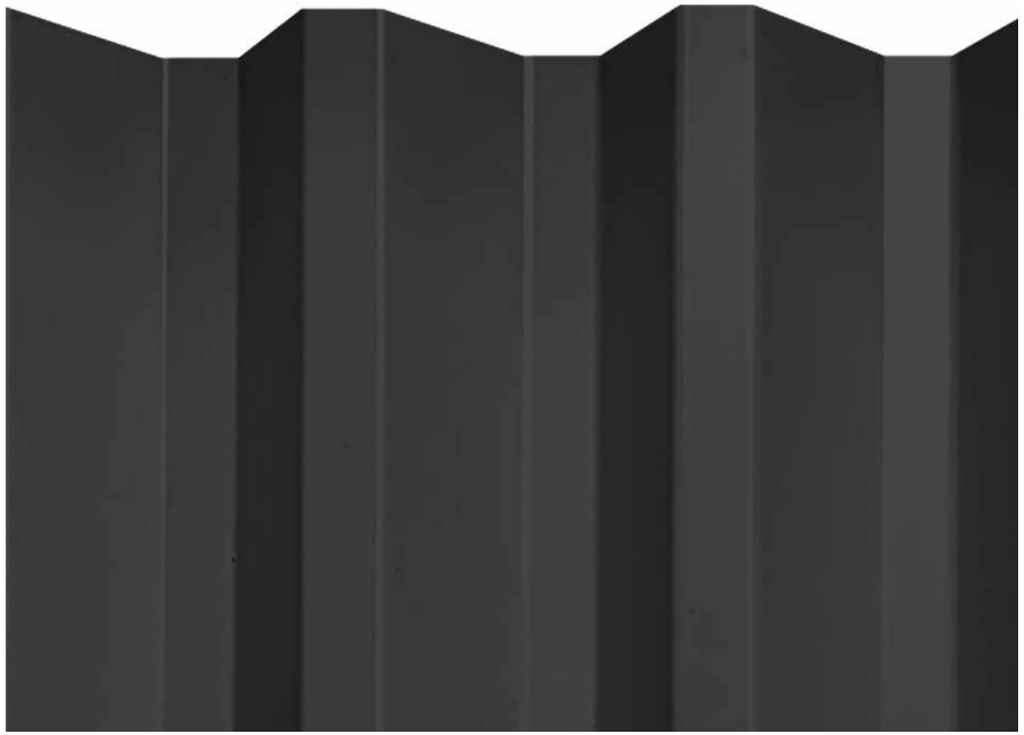
FIBER CEMENT PANEL (E)
IRON ORE PAINT



METAL DECK (F)
IRON ORE



METAL AWNING (G)
IRON ORE







C O N E ARCHITECTURE

4401 42ND AVE SW 3034569-EG MATERIAL BOARD



MINI V BEAM VERTICAL
AEP SPAN, MIDNIGHT BRONZE

AEP Span's Mini V Beam vertical metal panel clads the upper modulation that begins at the second floor and extends to the fifth. The material indicates a change in use from the public realm on the first floor to the private residential use on the second floor and above.

SLIM BRICK
MUTUAL MATERIALS, HARBOR MIST

Mutual Materials' Harbor Mist slim brick is used at the street level and carries up at the corners to the roof. Brick is used to highlight the moments in which the public interacts with the building most: as they walk along side the building at the ground floor and visually at the prominent corners of the building. The brick is an indicator to the pedestrians at street level of the live-works' commercial use while also being a familiar and textural material to interact with. The brick highlights the most visible and prominent corners of the building on the north east and north west which can be seen throughout the neighborhood. This high quality material speaks to the vernacular of the neighborhood which has many traditional brick buildings.

HIGH PRESSURE LAMINATE PANEL
TRESPA, FRENCH WALNUT MATTE

The French Walnut Trespa panel is used throughout to highlight entries and individual units with this warm, natural material. In the upper volume and on the south facade, the French Walnut is used to group the two window types of a single unit together. At street-level it provides a warm recessed focal point for the live-work entries and a grand experience at the main residential entry. In all of these instances, the French Walnut panel is being used as an inviting accent material to emphasize individual units and entries.

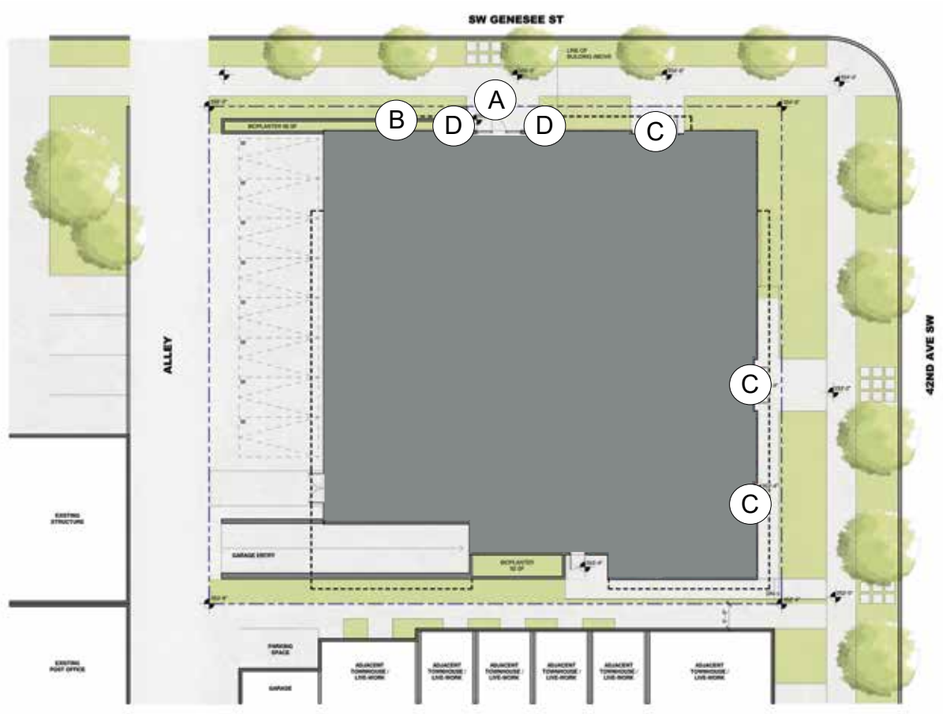
FIBER CEMENT PANEL
PAINTED IRON ORE

The Iron Ore painted fiber cement panel material supports our high quality and uncluttered material palette by matching the metal panels, awnings, and bolt-on balconies. The fiber cement panel is used on the south facade and penthouse where durability is needed.









A
MAIN ENTRY AWNING



B
SIDEWALK PLANTER



C
LIVE-WORK ENTRIES

D
UPPER-LEVEL EAST FACADE







A
MAIN ENTRY AWNING



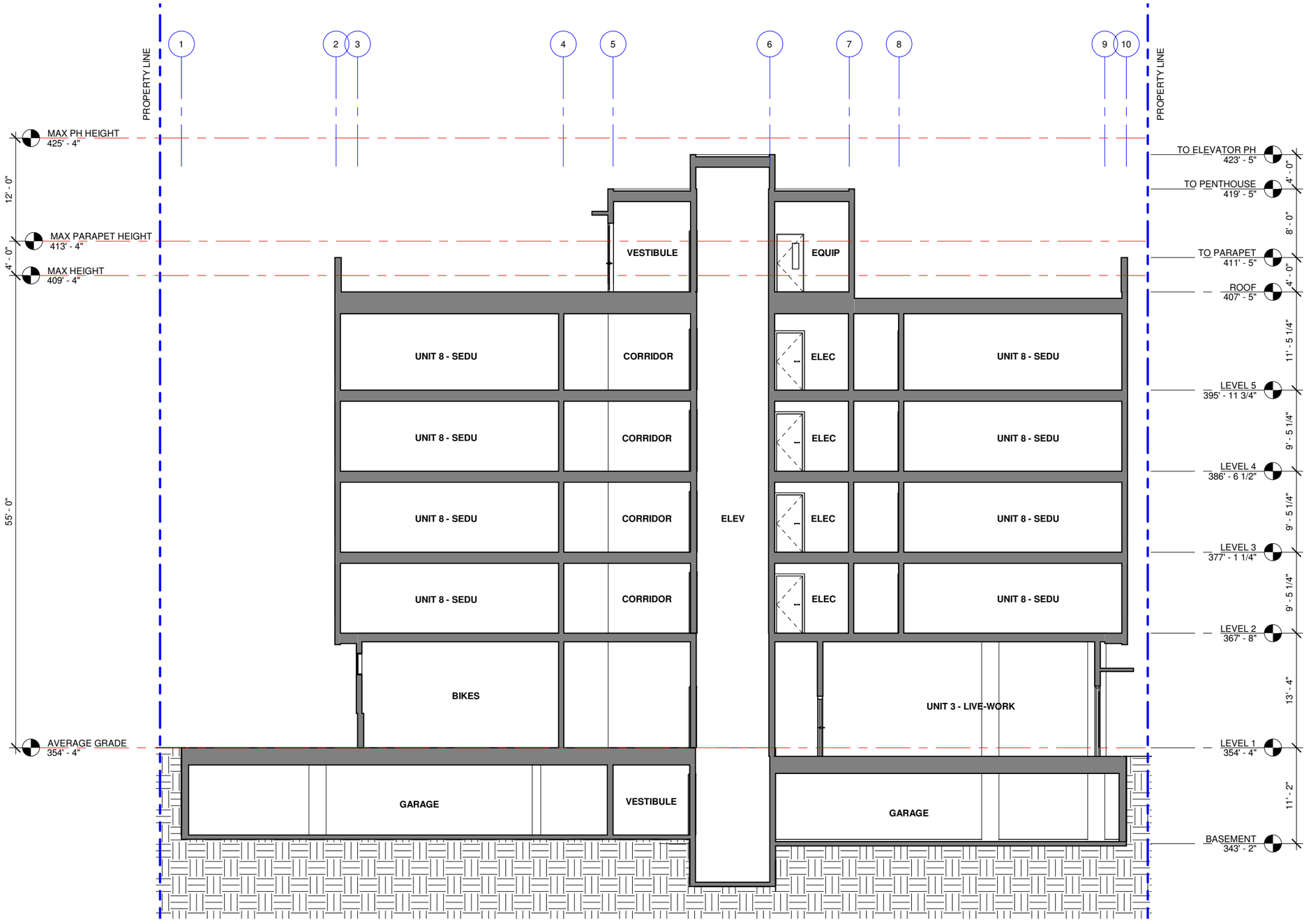
B
SIDEWALK PLANTER



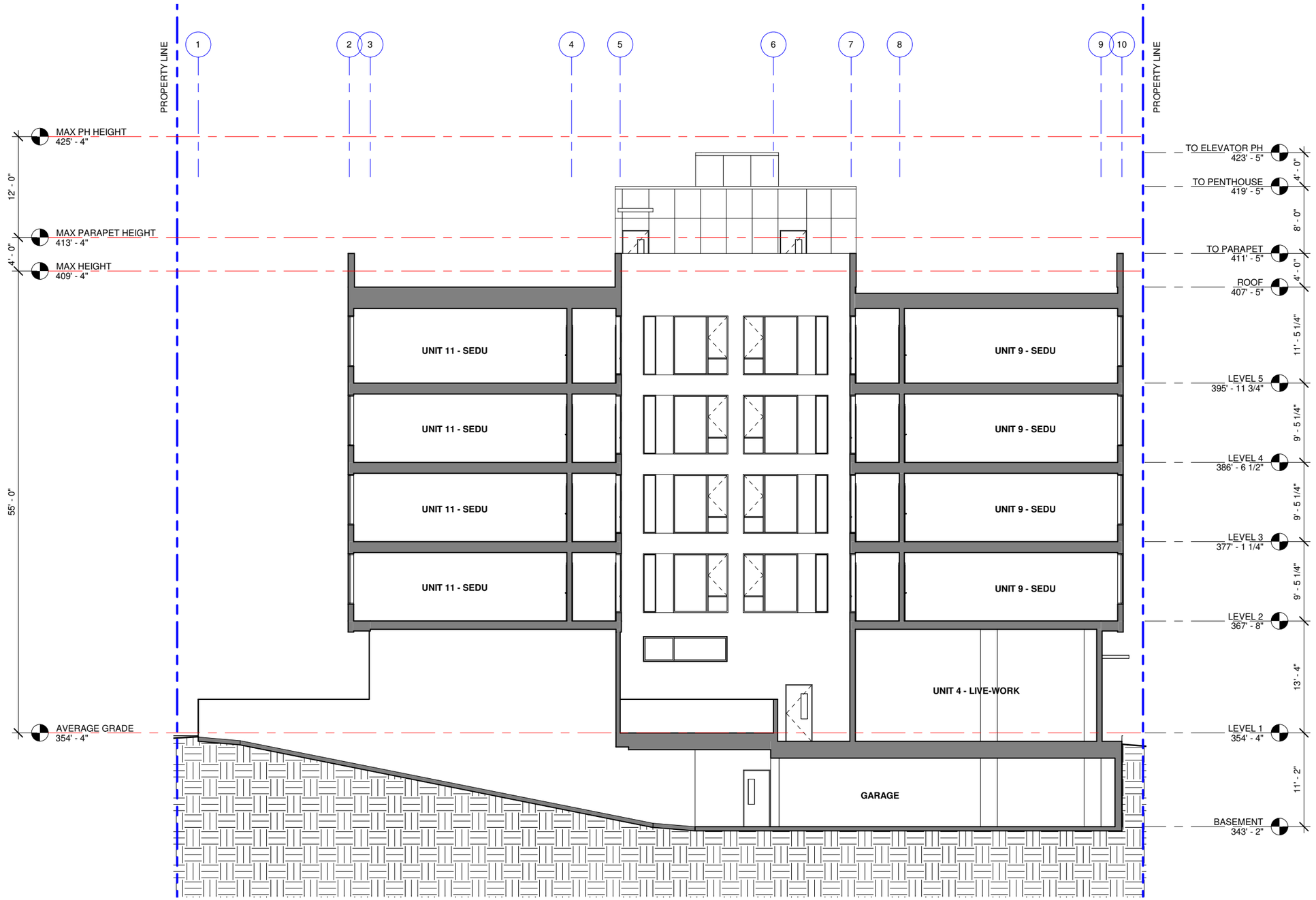
C
LIVE-WORK ENTRIES



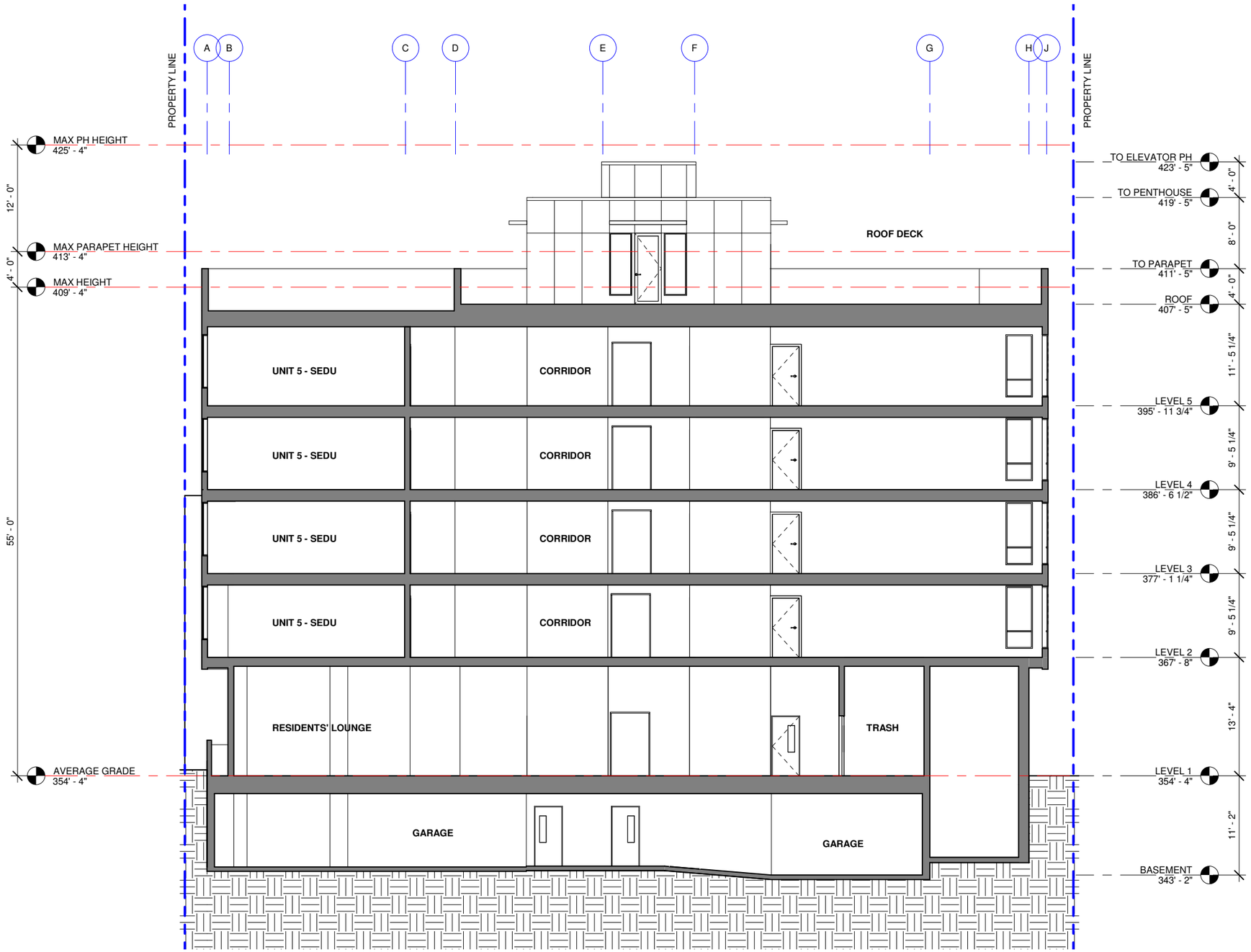
D
UPPER-LEVEL EAST FACADE



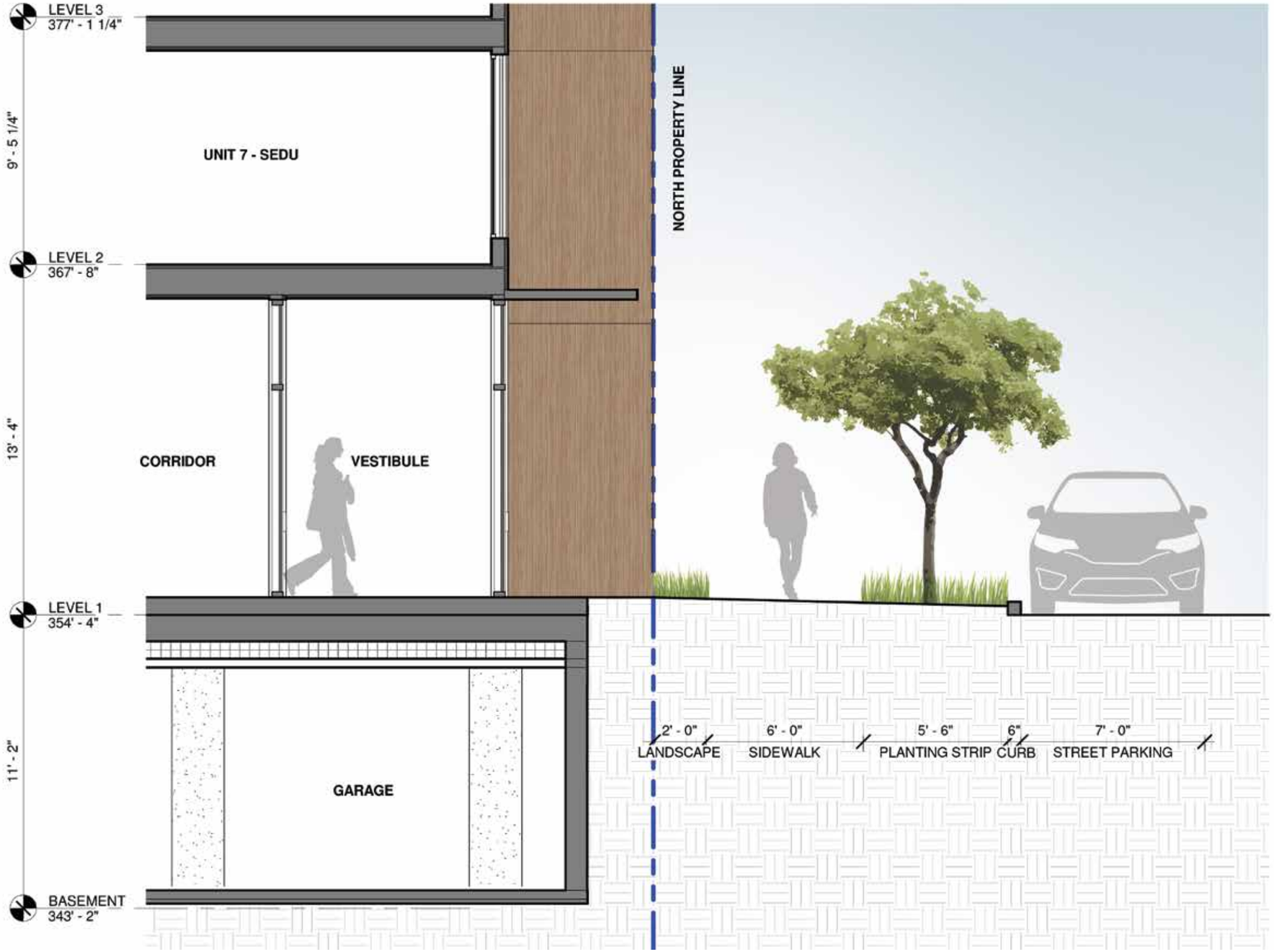
LONGITUDINAL SECTION LOOKING NORTH



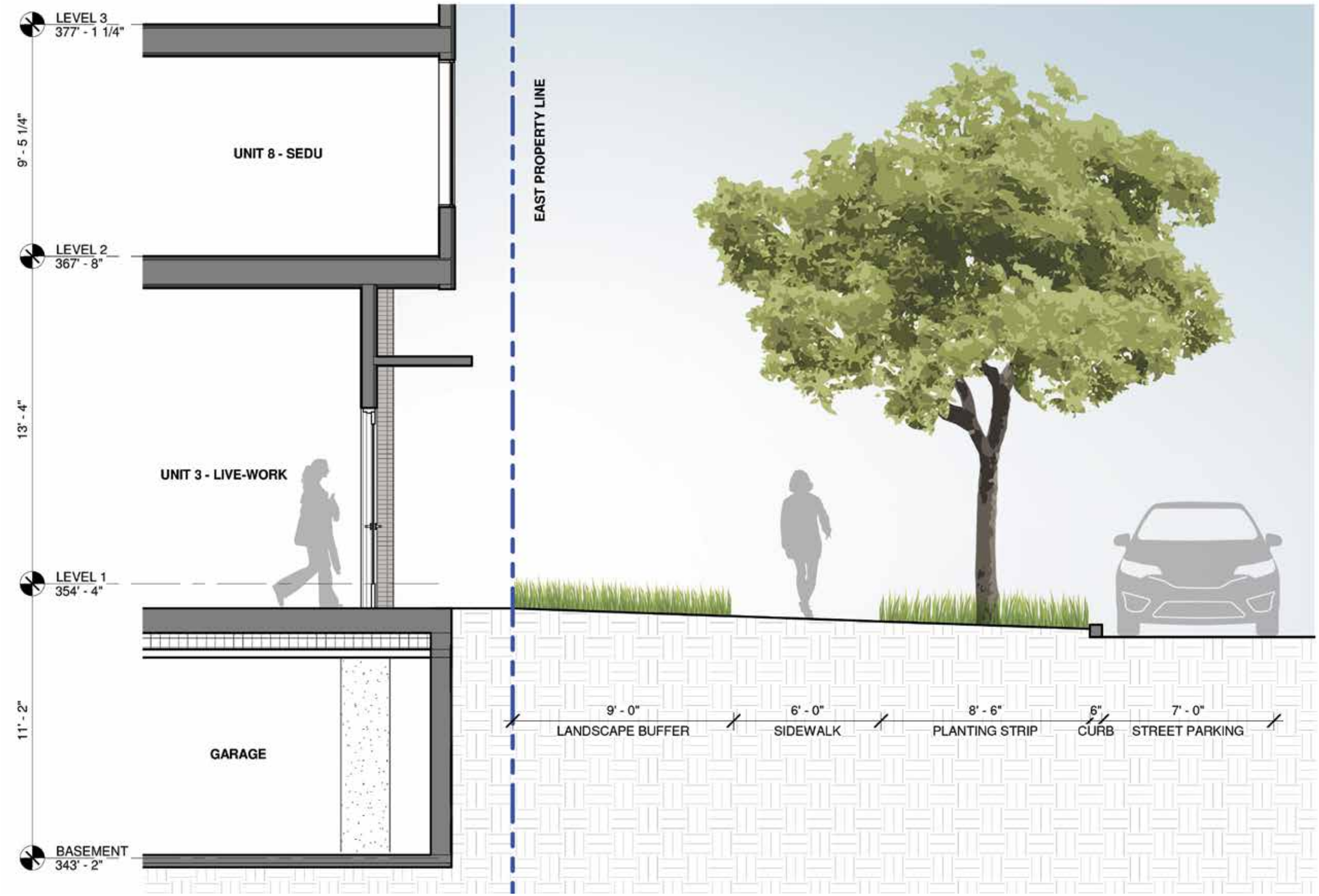
LONGITUDINAL SECTION AT GARAGE RAMP



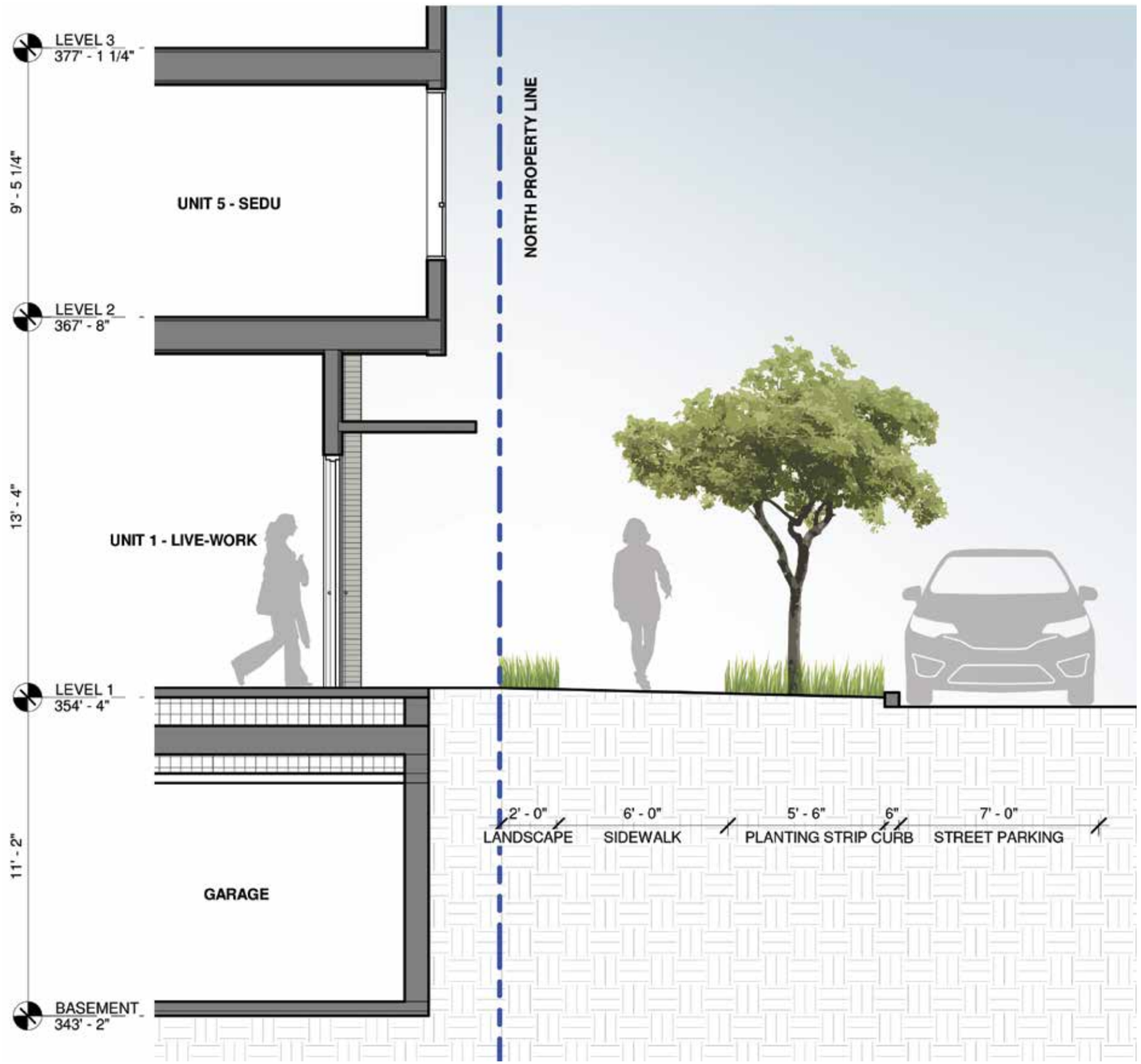
TRANSVERSE SECTION LOOKING EAST



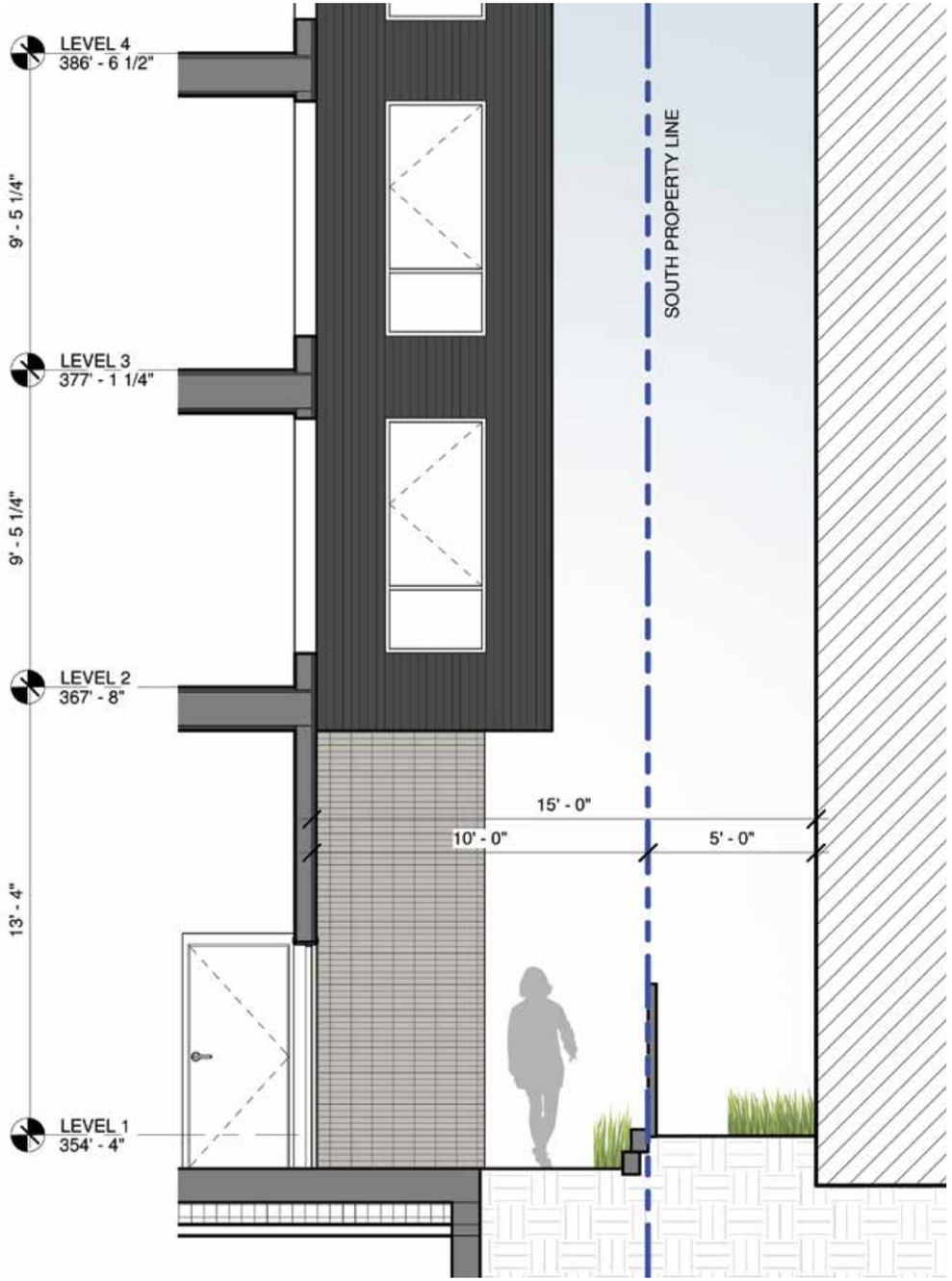
PEDESTRIAN SECTION AT MAIN RESIDENTIAL ENTRY



PEDESTRIAN SECTION AT EAST LIVE-WORK ENTRY



PEDESTRIAN SECTION AT NORTH LIVE-WORK ENTRY



PEDESTRIAN SECTION WITH SOUTH NEIGHBORING STRUCTURE

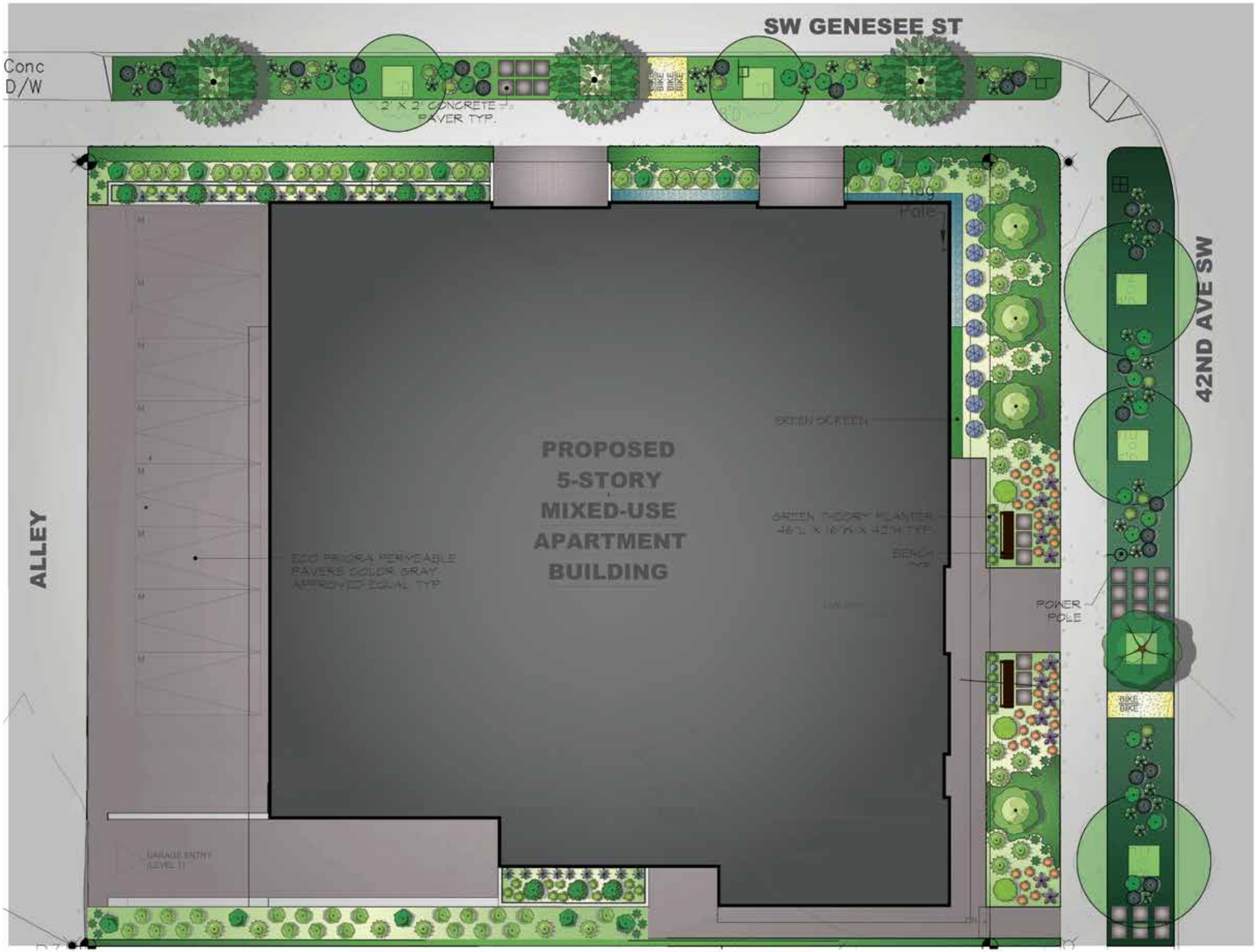


PLANT SCHEDULE STREET LEVEL PLANTINGS

TREES	BOTANICAL / COMMON NAME
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
	Cornus kousa chinensis / Kousa Dogwood Street Tree
	Gymnocladus dioica / Kentucky Coffee Tree Street Tree
SHRUBS	**BOTANICAL / COMMON NAME**
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Carex testacea / Orange Sedge
	Evonymus fortunei 'Emerald Gaiety' TM / Wintercreeper
	Gaultheria shallon / Salal
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Pennisetum orientale / Oriental Fountain Grass
	Phormium tenax / New Zealand Flax
	Polystichum munitum / Western Sword Fern
BIORETENTION	**BOTANICAL / COMMON NAME**
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus alba / Tatarian Dogwood
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass
PLANTERS	**BOTANICAL / COMMON NAME**
	Hebe x 'Red Edge' / Hebe
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass
GROUND COVERS	**BOTANICAL / COMMON NAME**
	Fragaria chiloensis / Beach Strawberry
	Pachysandra terminalis / Japanese Spurge
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle
SITE	**BOTANICAL / COMMON NAME**
	1/8" Drain Rock
	Arborist Chips 3" Depth

PLANT SCHEDULE ROOF PLANTERS

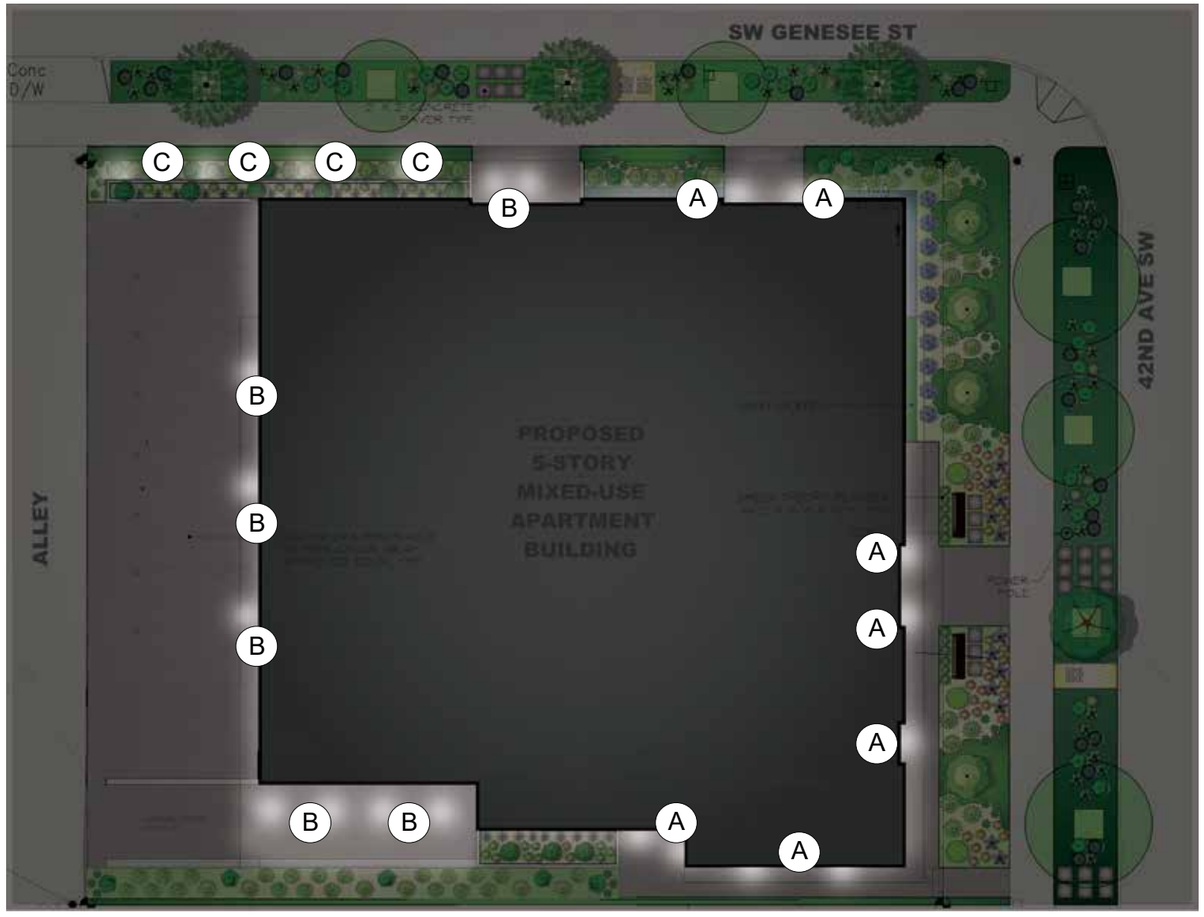
PLANTERS	BOTANICAL / COMMON NAME
	Bergenia purpurascens / Purple Bergenia
	Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress
	Fargesia robusta / Fountain Bamboo
	Hebe x 'Red Edge' / Hebe
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass
	Phormium tenax 'Amazing Red' / 'Amazing Red' New Zealand Flax
	Physocarpus opulifolius / Ninebark



LANDSCAPE PLAN



ROOF AMENITY PLAN







WALL SCONCES (A)

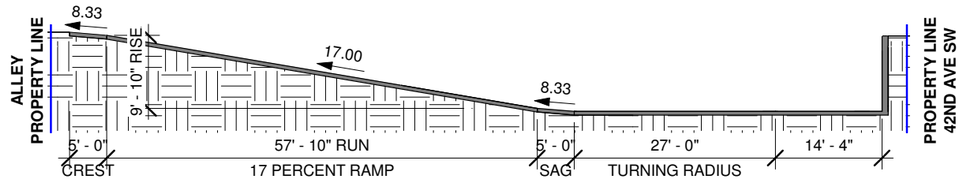


RECESSED DOWNLIGHTS (B)

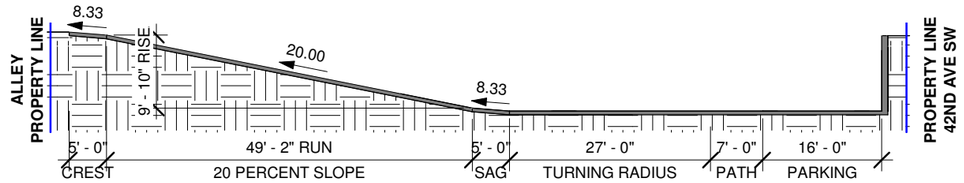


LANDSCAPE SPOTLIGHTS (C)

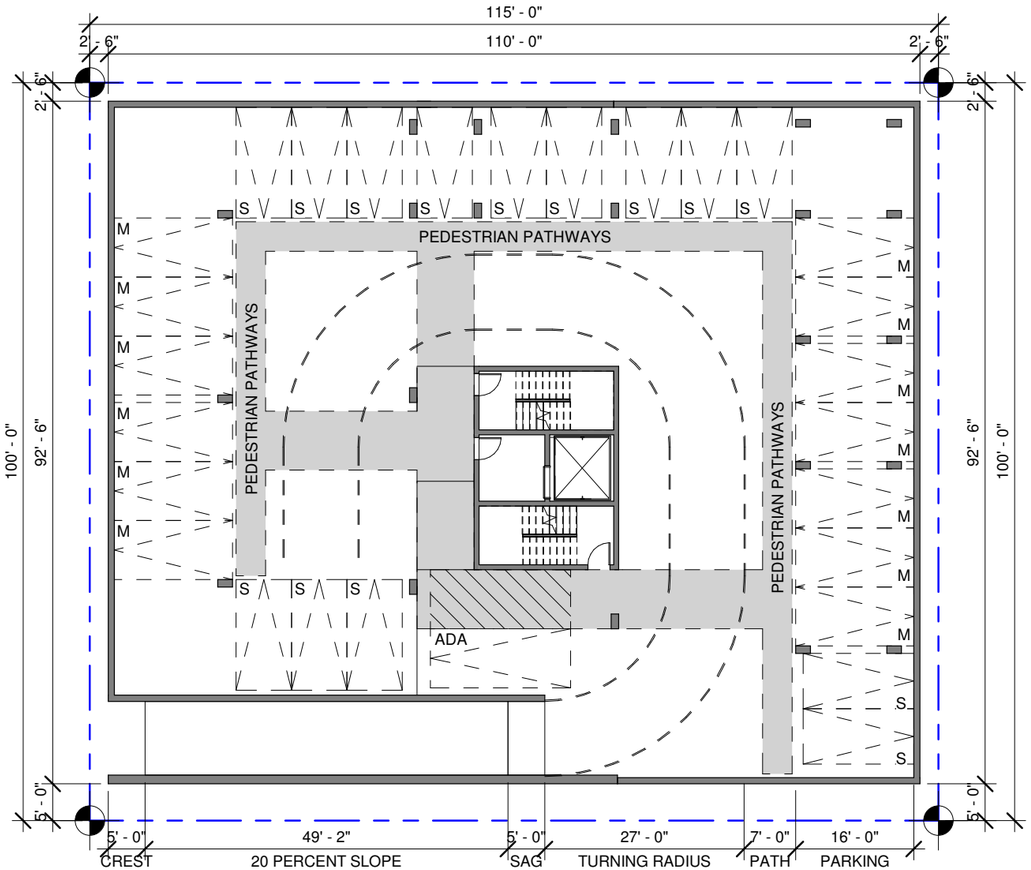
PROPOSED LIGHTING



CODE COMPLIANT DRIVE AISLE SLOPE



INCREASED DRIVE AISLE SLOPE



INCREASED DRIVE AISLE SLOPE GARAGE PLAN

TYPE I DECISION

PER SMC 23.54.030.E.4
Aisle slope shall not exceed 17 percent provided that the Director may permit a greater slope if the criteria in subsections 23.54.030.D.3.a, 23.54.030.D.3.b, and 23.54.030.D.3.c are met.

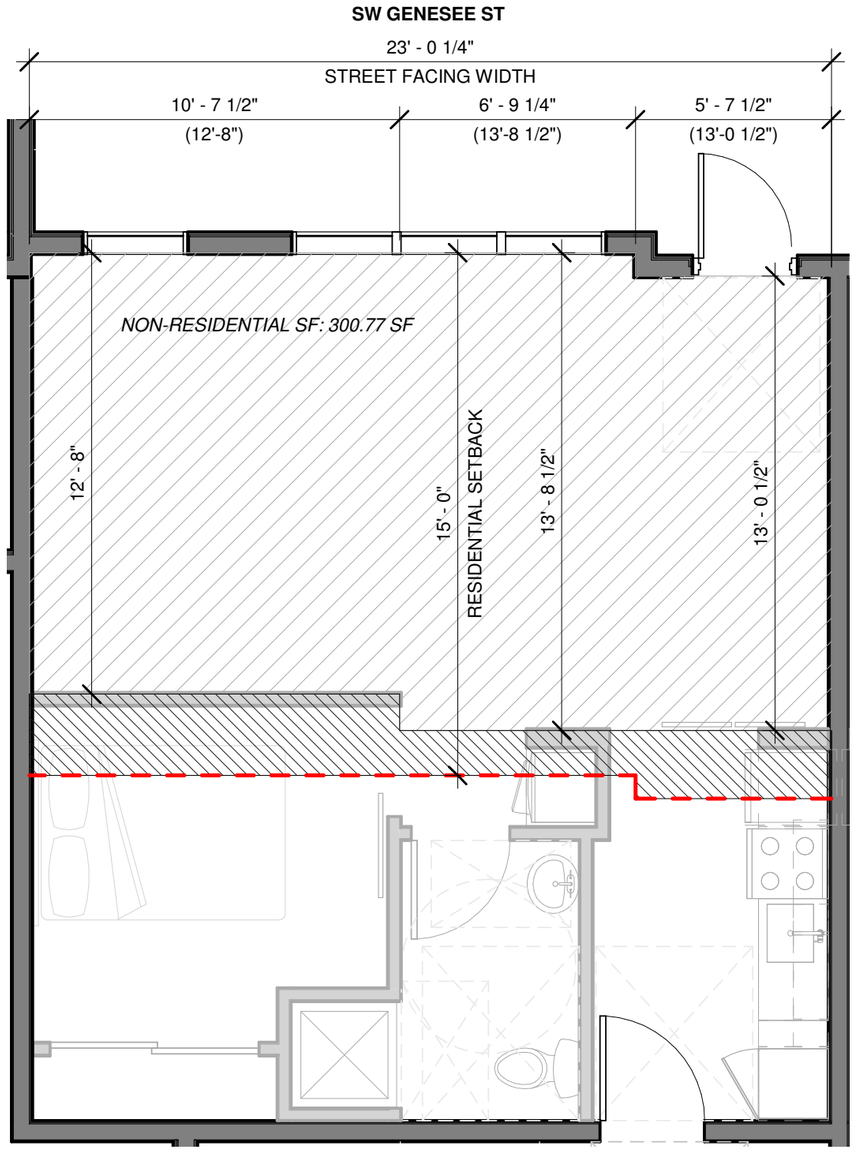
a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible; b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and c. The driveway is still usable as access to the lot.

TYPE I DECISION REQUEST
To allow the drive aisle slope to increase from 17 percent to 20 percent.

RATIONALE FOR DEPARTURE:
Due to the limited width of our site, a 17 percent drive aisle slope would require excessive parking circulation paths and potentially create areas for vehicle-pedestrian conflict. A 20 percent drive aisle slope will provide the underground parking garage with a feasible turning radius at the entry condition and a more simplified circulation path for both vehicles and pedestrians.

DESIGN GUIDELINES

PL1.B.2. WALKWAYS AND CONNECTIONS **Pedestrian Volumes: Provide ample space for pedestrian flow and circulation.**
A 20 percent sloping drive aisle would enable enough width needed to provide a wide pedestrian walking space between the vehicles and the drive aisles. It would also enable the turning radius to be in a more successful location - directly in line with the drive aisle at the underground garage - removing the need for excessive vehicle circulation at the entry location.
PL2.D.1. WAYFINDING **Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.**
Signage in the form of a designated pathway with texture/color will provide a safe means of circulation for pedestrians and will help guide pedestrians from their vehicles and in the direction of stair towers and the elevator vestibule.
PL4.A.1. ENTRY LOCATIONS AND RELATIONSHIPS **Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.**
Vehicular as well as pedestrian traffic needs to be accounted for within the parking garage. A 17 percent sloping drive aisle would require vehicle traffic to maneuver more than 90 degrees at the entry condition to align with the drive aisle below. A 20 percent slope would not require turning past 90 degrees.
DC1.B.1. VEHICULAR ACCESS AND CIRCULATION **Access Location and Design: Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by employing a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances.**
A 20 percent slope would simplify the circulation path and provide designated vehicle and pedestrian areas to avoid potential conflicts from occuring.



LIVE/WORK - UNIT 1

PER SMC 23.47A.008.E.1
The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

UNIT 1 - DEPARTURE REQUEST

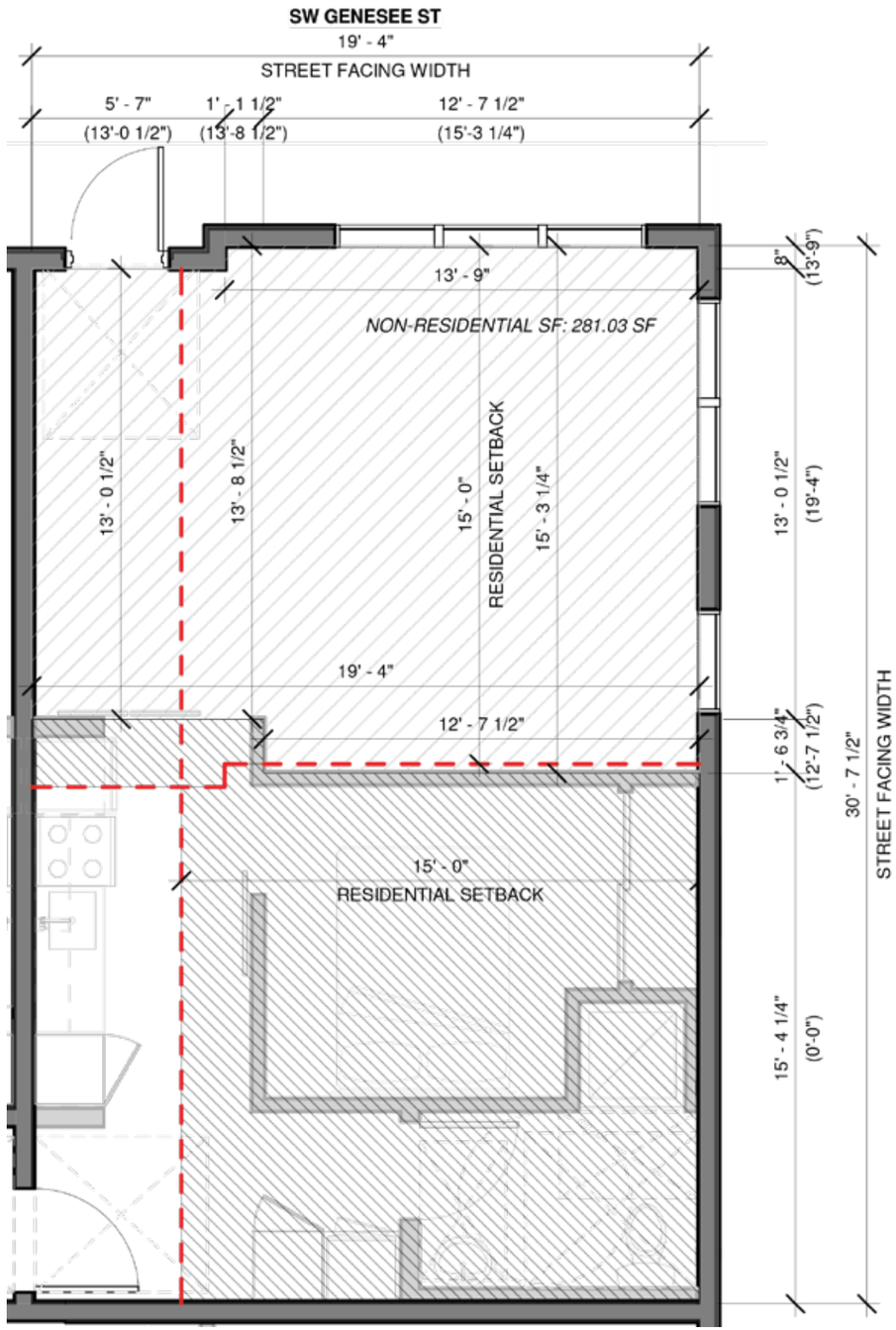
- To allow the minimum required depth of the non-residential portions of Live-Work Unit 1 facing SW Genesee St to be reduced from 15'-0" to (12'-8"), (13'-8 1/2"), and (13'-0 1/2") for their respective widths.

RATIONALE:

The code required 300 square feet min of non-residential space will be provided between the live portion of the unit and (SW Genesee St) the street-level, street-facing facade. The live-work unit has more width at the street-facing facade, thus the required 300 square feet of non-residential space is provided in less depth.

DESIGN GUIDELINES

PL3.C.1. RETAIL EDGES **Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.**
Live-Work Unit 1 has multiple locations of glazing to further engage passersby. With added width to the street front, it is possible to have a more porous facade with multiple pockets of transparency and create visual interest that follows the sidewalk edge.
PL3.B.3. RESIDENTIAL EDGES **Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street.**
Live-Work Unit 1 orients its wide proportion of non-residential area toward the street to increase the possibility for an active and transparent facade. Enabling the non-residential area to span lengthwise across the street-level facade provides the opportunity to add an extra panel of glazing for transparency.
PL3.C.2. RETAIL EDGES **Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.**
Live-Work Unit 1 has an extra wide street-facing facade to maximize transparency, enhance visibility, and activate the facade. Wide portions of glazing along the street edge provide an abudance of natural light into the unit for higher visibility. Unit 1 is in close proximity to the sidewalk which enables a tenant to promote their business and be visible by pedestrians better than if a 15'-0" depth was provided.



LIVE/WORK - UNIT 2

PER SMC 23.47A.008.E.1
The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

UNIT 2 - DEPARTURE REQUESTS

- To allow the minimum required depth of the non-residential portions of Live-Work Unit 2 facing SW Genesee St to be reduced from 15'-0" to (13'-0 1/2"), and (13'-8 1/2") for their respective widths.
- To allow the minimum required depth of the non-residential portions of Live-Work Unit 2 facing 42nd Ave SW to be reduced from 15'-0" to (0'-0"), (12'-7 1/2"), and (13'-9") for their respective widths.
- To reduce the combined street facing width of non-residential portions of Live-Work Unit 2 to 70% of the total street-level facade width that faces both SW Genesee St and 42nd Ave SW.
- To allow the non-residential portions of the Live-Work Unit 2 to be 281.03 SF, 94% of the required non-residential 300 SF area.

RATIONALE:
The proposed live-work unit would face SW Genesee St, which has more of a commercial influence whereas 42nd Ave SW is predominantly residential in nature. The first (15'-3 1/4") along 42nd, from the corner, will be business oriented and highly transparent. A reduced non-residential area is necessary to provide usable interior spaces for the tenant as well as provide accessibility to the building.

DESIGN GUIDELINES

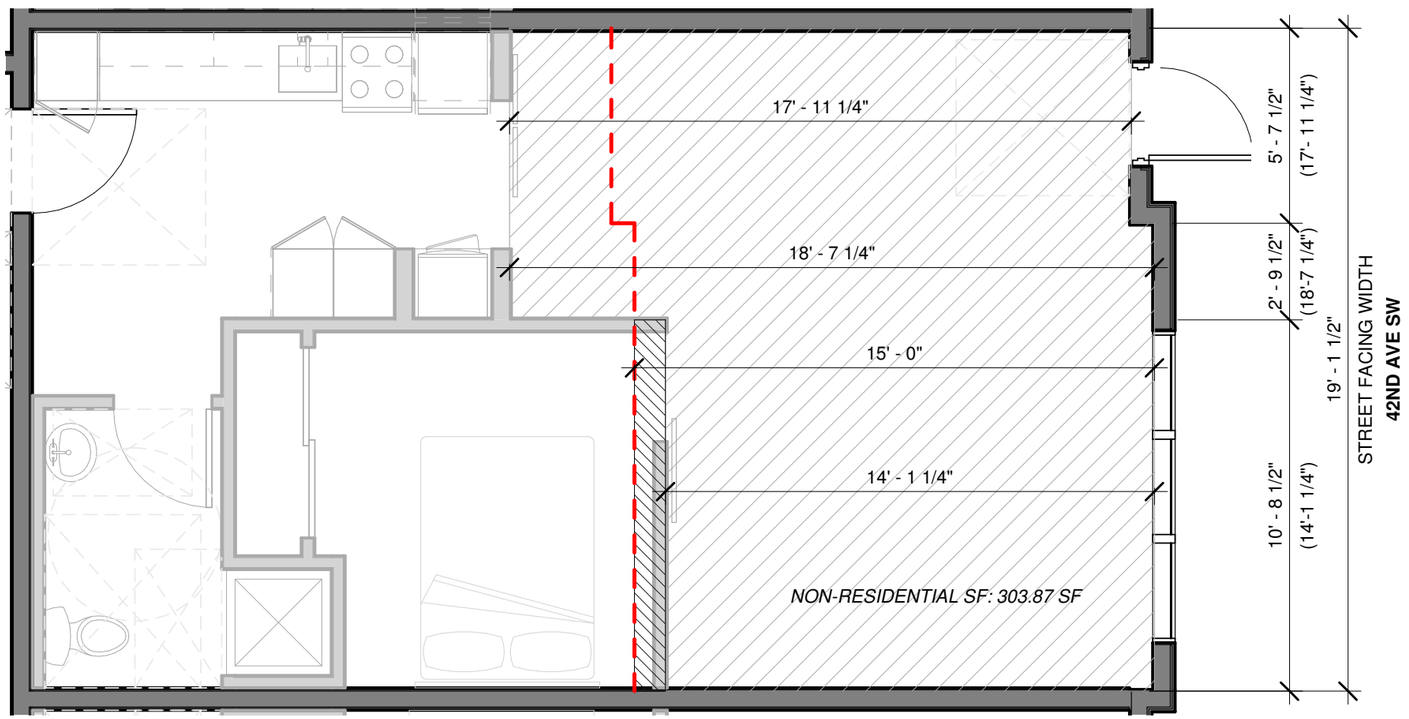
CS2.C.1. RELATIONSHIP TO THE BLOCK **Corner Sites: Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.**
Live-Work Unit 2 faces Genesee St because it is a more predominantly commercial/retail corridor and pedestrian connector street that will continue the strong urban commercial core further east from California Ave to Fauntleroy Way. Providing a live-work at the corner will strengthen the commercial street edge and create an active corner for the block. Facing the unit toward Genesee St, gives it a closer proximity to the sidewalk and creates an uninterrupted landscape space along 42nd Ave.
DC1.A.1. ARRANGEMENT OF INTERIOR USES **Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.**
Live-Work Unit 2 has a strong connection to the sidewalk along Genesee St and will have a highly visible non-residential space for pedestrian passersby. The location, at the prominent corner, enables the unit to take full advantage of glazing opportunities along both Genesee St and 42nd Ave.
DC2.B.2. ARCHITECTURAL AND FAÇADE COMPOSITION **Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.**
Live-Work Unit 2 fronts Genesee St which places its residential uses toward 42nd Ave. Glazing has been held to the non-residential portion of the unit to maintain privacy within the living spaces of the unit. A portion of the facade facing 42nd Ave will incorporate a green wall element that will have various natural textures and human scale vegetation to enliven the pedestrian experience and is more appropiate for this more residential street.

PER SMC 23.47A.008.E.1
The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

UNIT 3 - DEPARTURE REQUEST

- To allow the minimum required depth of the non-residential portions of Live-Work Unit 3 facing 42nd Ave SW to be reduced from 15'-0" to (14'-1 1/4") for their respective widths.

RATIONALE:
The code required 300 square feet min of non-residential space will be provided between the live portion of the unit and (42nd Ave SW) the street-level, street-facing facade. The live-work unit has more width at the street-facing facade, thus the required 300 square feet of non-residential space is provided in less depth.



LIVE/WORK - UNIT 3

DESIGN GUIDELINES

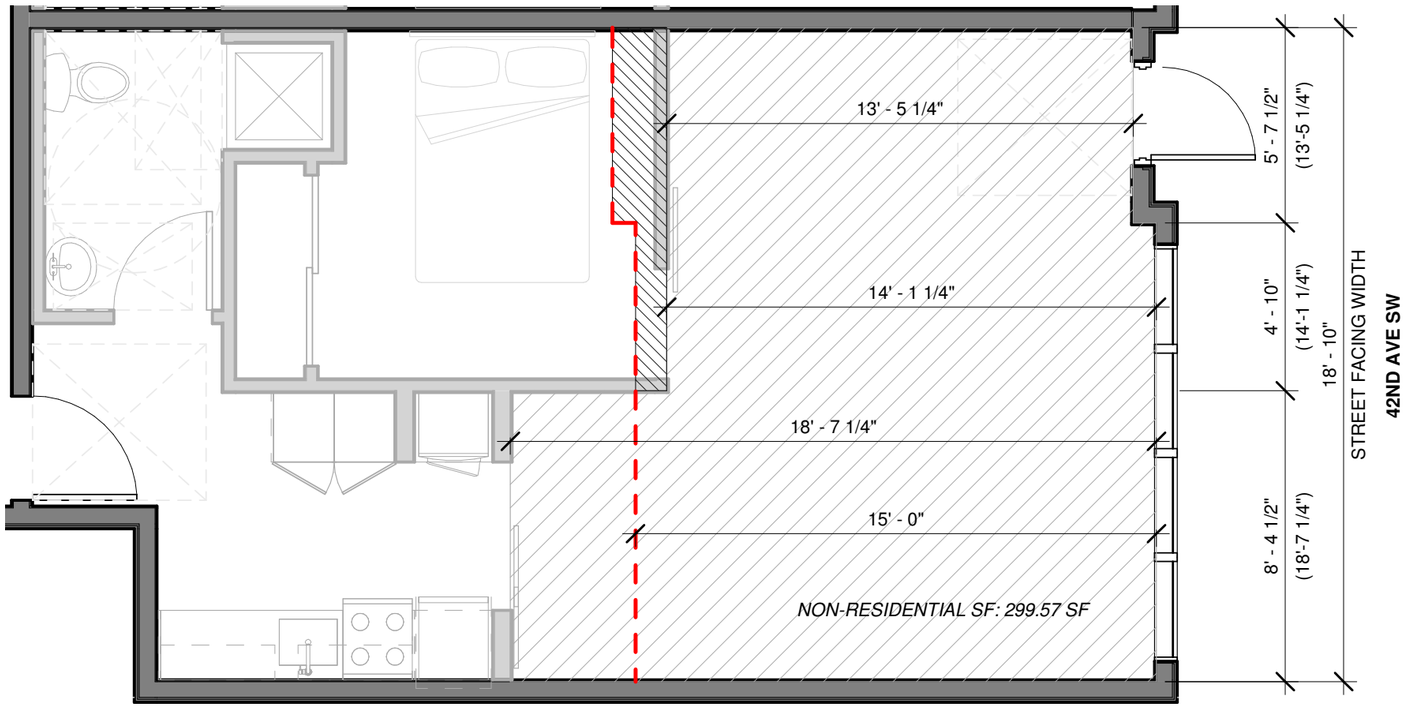
PL3.B.3. RESIDENTIAL EDGES **Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street.**
Live-Work Unit 3 has tall portions of glazing along the street edge to provide an abudance of natural light into the unit and give larger amounts of transparency to the overall unit facade.
DC1.A.1. ARRANGEMENT OF INTERIOR USES **Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.**
Live-Work Unit 3 locates its more active non-residential portion of the unit toward the street to enhance the pedestrian experience.
CS2.B.2. ADJACENT SITES, STREETS, AND OPEN SPACES **Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the surrounding streetscape - its physical features and function.**
Live-Work Unit 3 continues the strong street edge of live-work units that are proposed at the adjacent southern development. These proposed live-works will bring the strong urban commercial core from California Ave further east and connect the overall neighborhood.

PER SMC 23.47A.008.E.1
The portion of each such live-work unit in which business is conducted must be a minimum of 300 square feet and must be located between the street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level, street-facing facade, shall extend a minimum depth of 15 feet from the street-level, street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, sleeping, or laundry facilities, or bathrooms containing a shower or bathtub. These basic residential features shall be designed to be separated from the work portion of the live-work unit by a physical divider such as a wall or partition.

UNIT 4 - DEPARTURE REQUEST

- To allow the minimum required depth of the non-residential portions of Live-Work Unit 4 facing 42nd Ave SW to be reduced from 15'-0" to (14'-1 1/4"), and (13'-5 1/4") for their respective widths.

RATIONALE:
The code required 300 square feet min of non-residential space will be provided between the live portion of the unit and (42nd Ave SW) the street-level, street-facing facade. The live-work unit has more width at the street-facing facade, thus the required 300 square feet of non-residential space is provided in less depth.



LIVE/WORK - UNIT 4

DESIGN GUIDELINES

PL3.B.3. RESIDENTIAL EDGES **Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street.**
Live-Work Unit 4 has tall portions of glazing along the street edge to provide an abudance of natural light into the unit and give larger amounts of transparency to the overall unit facade.
DC1.A.1. ARRANGEMENT OF INTERIOR USES **Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.**
Live-Work Unit 4 locates its more active non-residential portion of the unit toward the street to enhance the pedestrian experience.
CS2.B.2. ADJACENT SITES, STREETS, AND OPEN SPACES **Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the surrounding streetscape - its physical features and function.**
Live-Work Unit 4 continues the strong street edge of live-work units that are proposed at the adjacent southern development. These proposed live-works will bring the strong urban commercial core from California Ave further east and connect the overall neighborhood.

APPENDIX


1



2

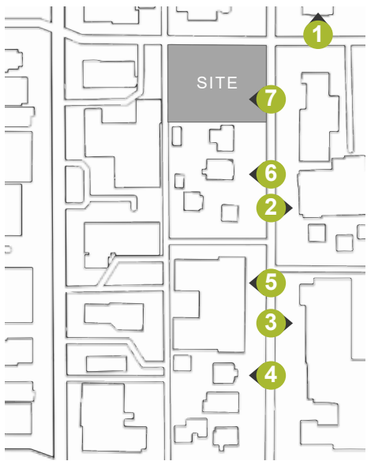

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6





7

PROJECT SITE - LOOKING WEST





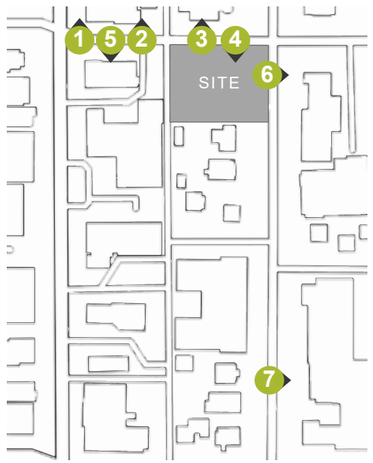


ACROSS FROM PROJECT SITE - LOOKING NORTH



PROJECT SITE - LOOKING SOUTH







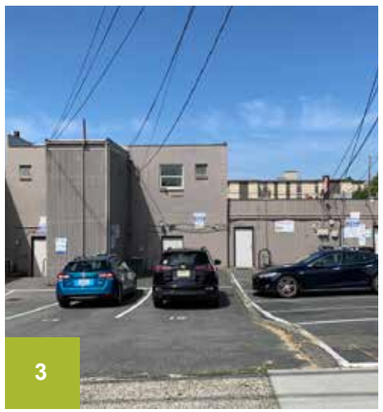
ACROSS FROM PROJECT SITE - LOOKING EAST









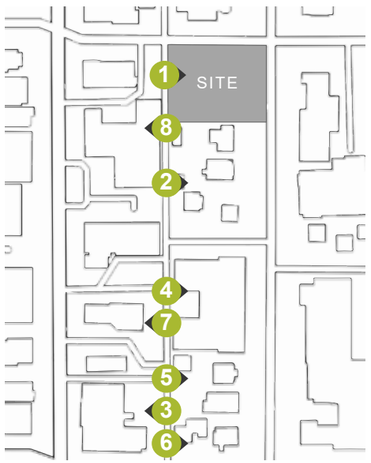


PROJECT SITE - LOOKING EAST











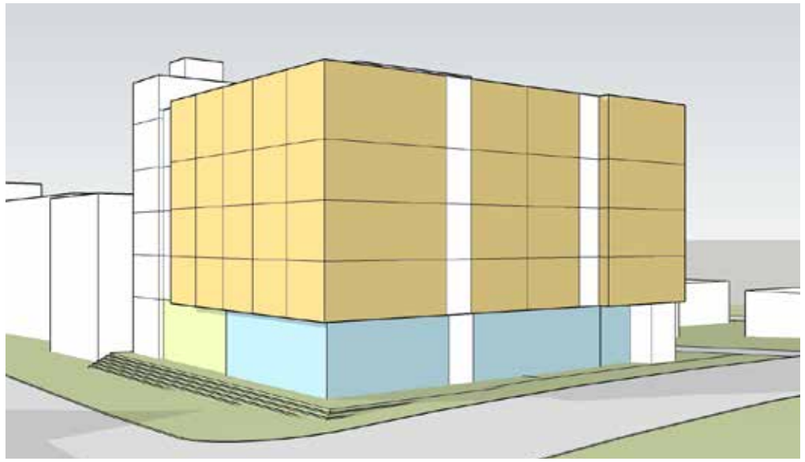






ACROSS FROM PROJECT SITE - LOOKING WEST

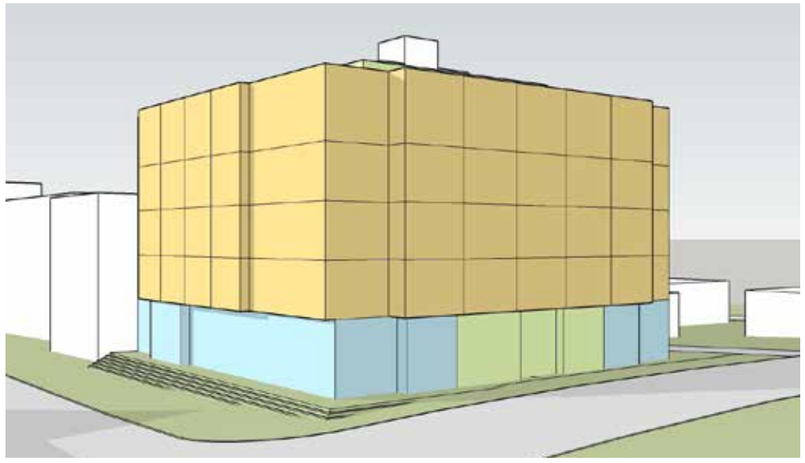




OPTION ONE

In plan, Option One locates the residential entry at the southeast corner along 42nd Ave SW to better align with the residential nature of this street and to provide a grouping of live-work units at the north, most with entries located at SW Genesee, in order to continue commercial activity east from California Ave SW. One of the stairs is internalized, however, the second stair and elevator shaft are located at the southeast corner of the building and are visible from the street, creating a tall mass that is disproportionate to the surrounding buildings on 42nd. Additionally, the units on Levels 2 through 5 are broken into four groups, with a majority of units facing the alley and 42nd Ave SW, leaving the Genesee elevation discontinuous and less active.





OPTION TWO

Option Two takes the opposite approach and centralizes the residential entry along Genesee breaking up the commercial street frontage but capturing residents returning from the commercial uses and transportation stops on California Ave SW. The live-work units predominantly face 42nd Ave SW. All circulation is internal, helping to reduce the height of the building from the street level perspective. Units are oriented in all directions, with a majority facing both 42nd and Genesee. However, a few face south causing privacy conflicts with the proposed buildings to the south and solar access disruption. Modulation of units at the building corners provide aesthetic interest, however, it reduces access to light in the hallways at the upper levels.

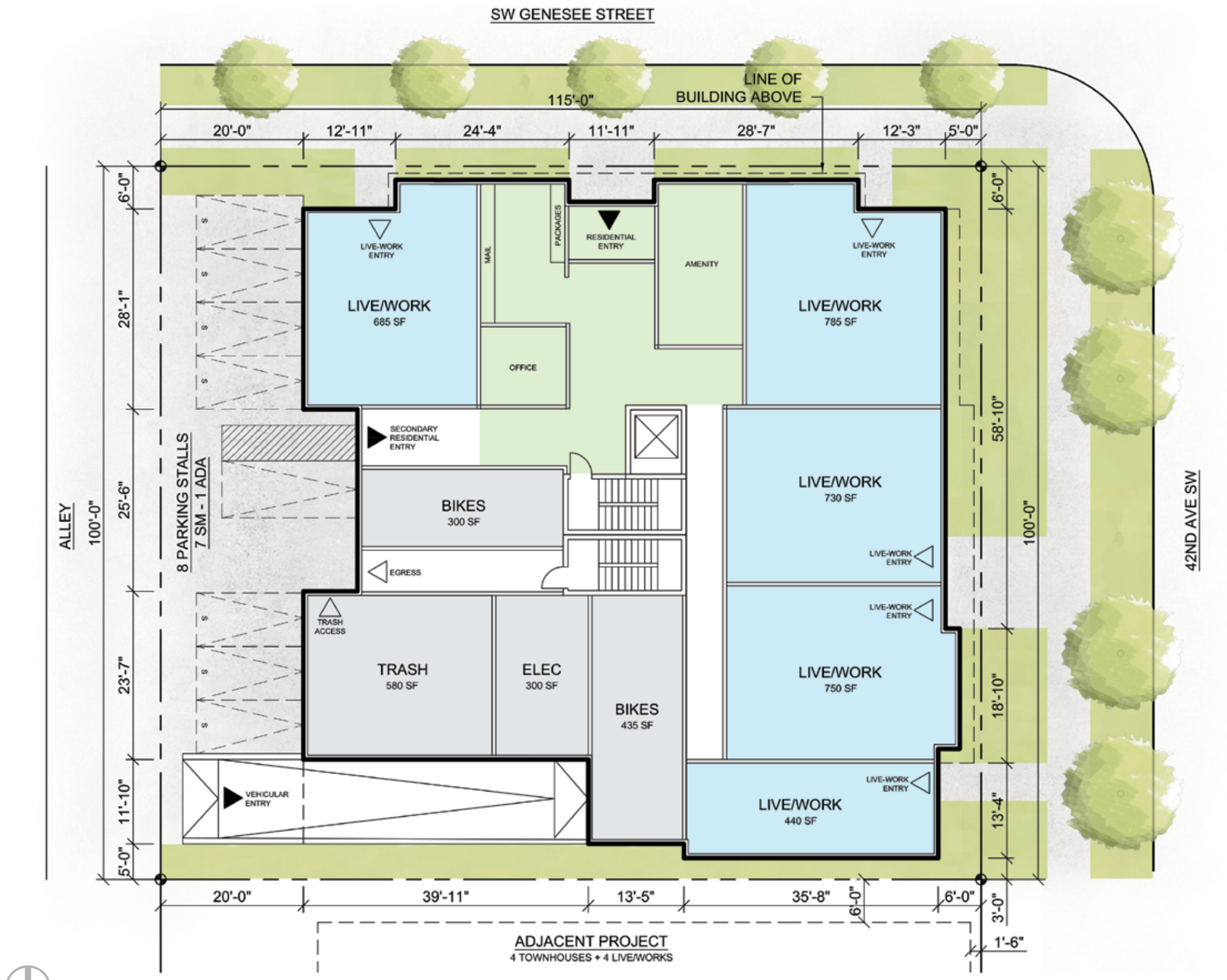




OPTION THREE - PREFERRED OPTION

Option Three, the applicant's preferred option, returns the residential entry to 42nd Ave SW, however, locates it in the center of the building creating two groups of live-work units. The Genesee oriented live-work units continue commercial use east from California and the two live-work units located at the southeast corner are aligned with the new live-work units under development to the south. Similar to Option Two, all circulation is internal, reducing the height and scale of the building for pedestrians. Units predominantly face 42nd and Genesee, as well as the alley, providing privacy and better access to natural light. Modulation of units along Genesee and 42nd draw from neighborhood precedents and strengthen the corner as well as express the residential entry. Unlike Option Two this modulation does not restrict access to natural light in the hallways.

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



LEVEL 1 (5 LIVE/WORK UNITS)

OPTION TWO

PROJECT DATA
- 72 Small Efficiency Dwelling Units
- 5 Live-Work Units
- 36 Parking Stalls
- FAR: 40,973 SF

OPPORTUNITIES
- Centralized circulation.
- Live-work units have internal access to building. No need for paved pathway on site provides more opportunities for landscaping.
- Garage entrance is at the southwest corner which provides for more efficient parking.
- Majority of units face the streets.
- Roof deck oriented toward 42nd Ave SW.

CONSTRAINTS
- Residential entry faces SW Genesee Street which breaks up the commercial continuity.
- South oriented units have privacy conflicts and less solar access at lower levels.

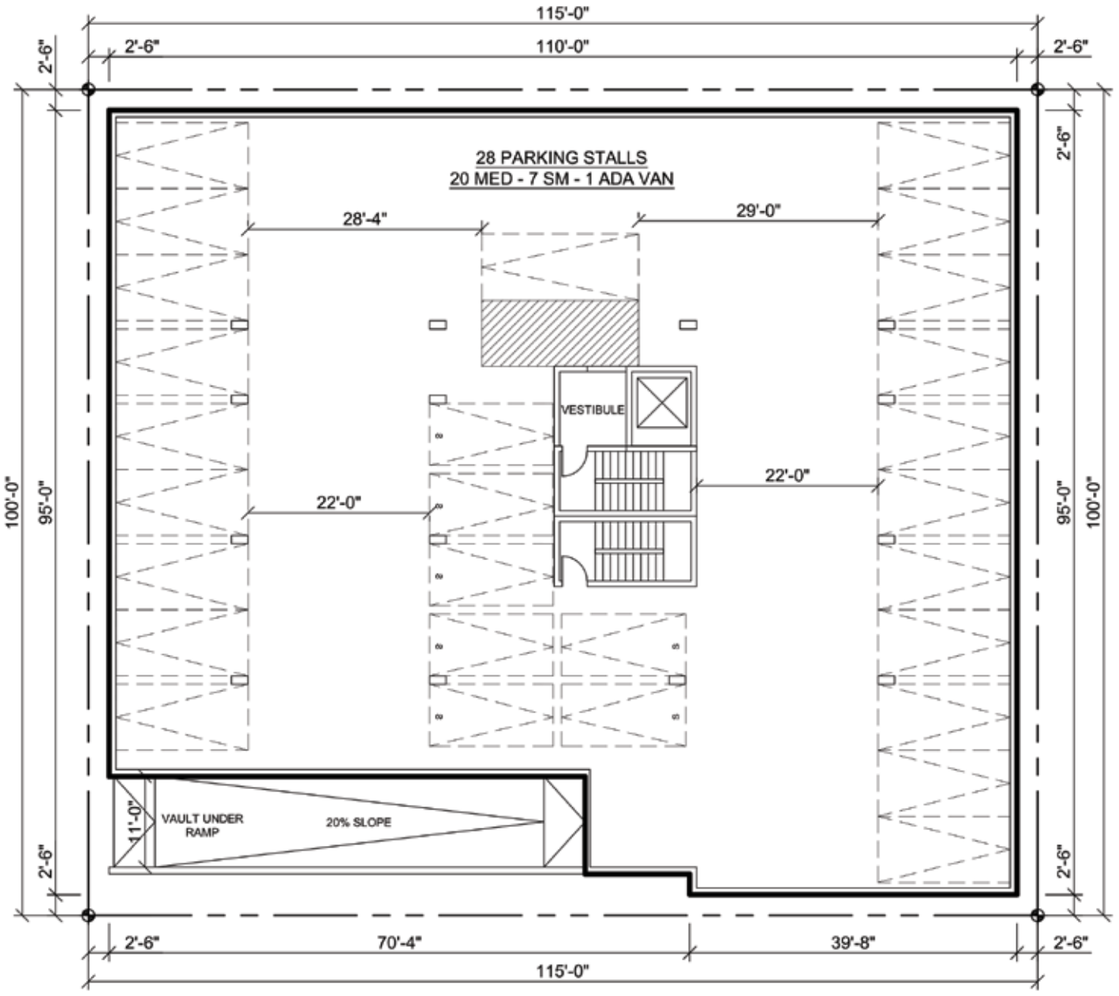
DEPARTURES REQUESTED
- 20 percent Drive Aisle Slope

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY

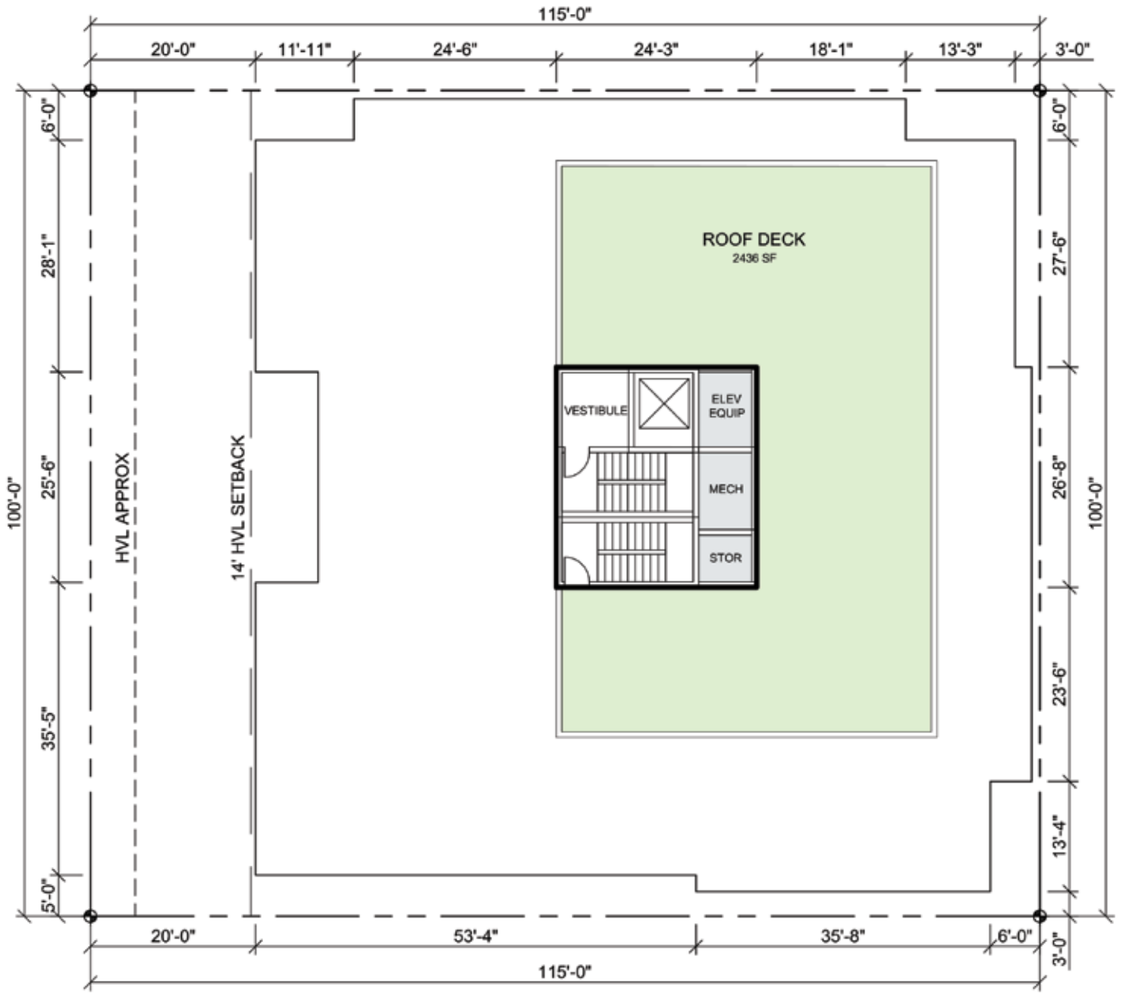


LEVELS 2-5 (18 UNITS PER FLOOR)

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



BASEMENT

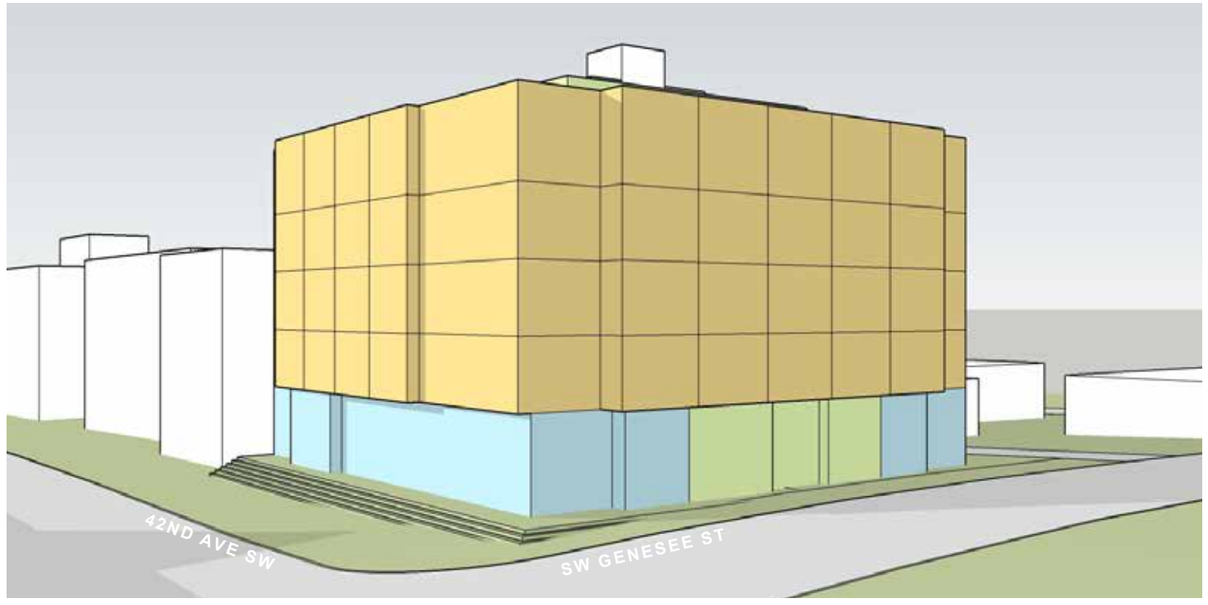


ROOF PLAN

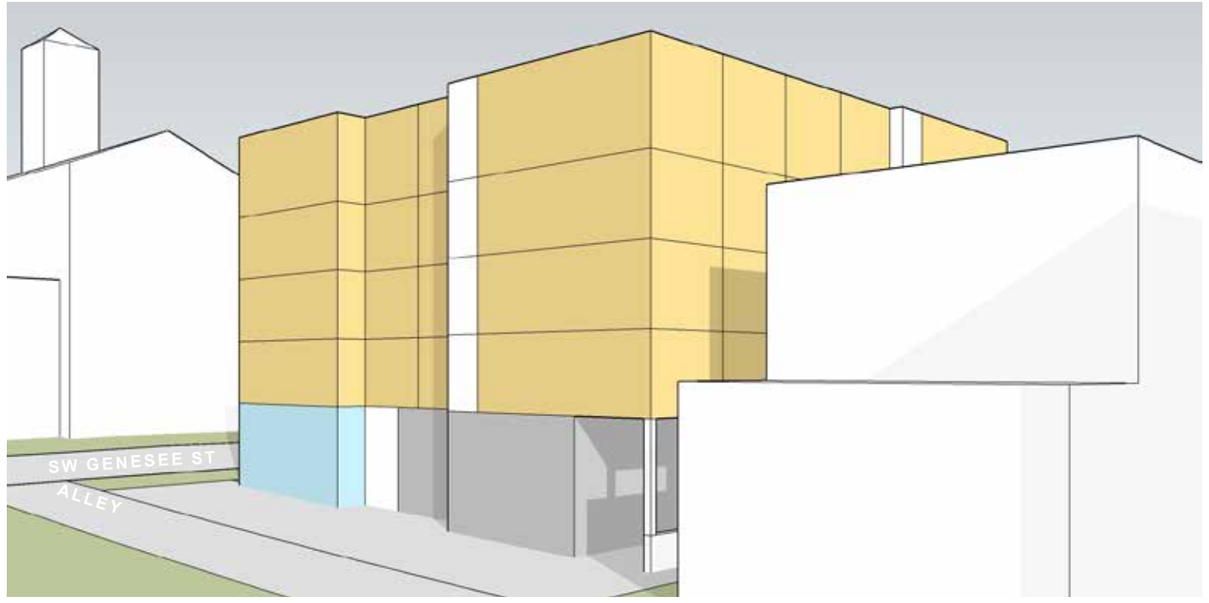
CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



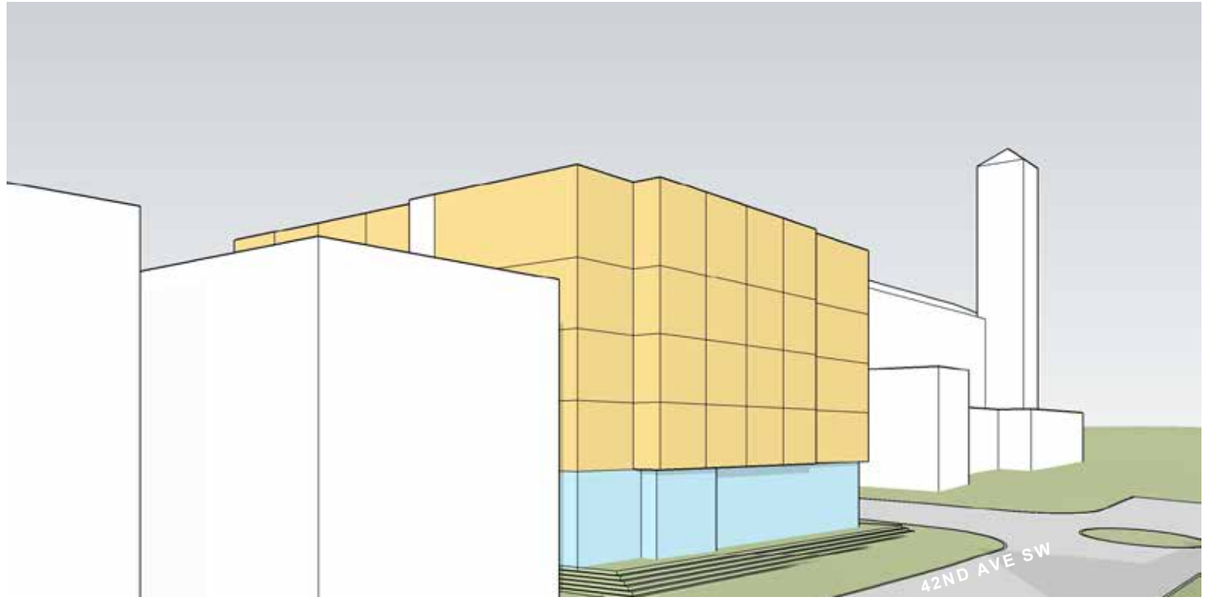
VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER

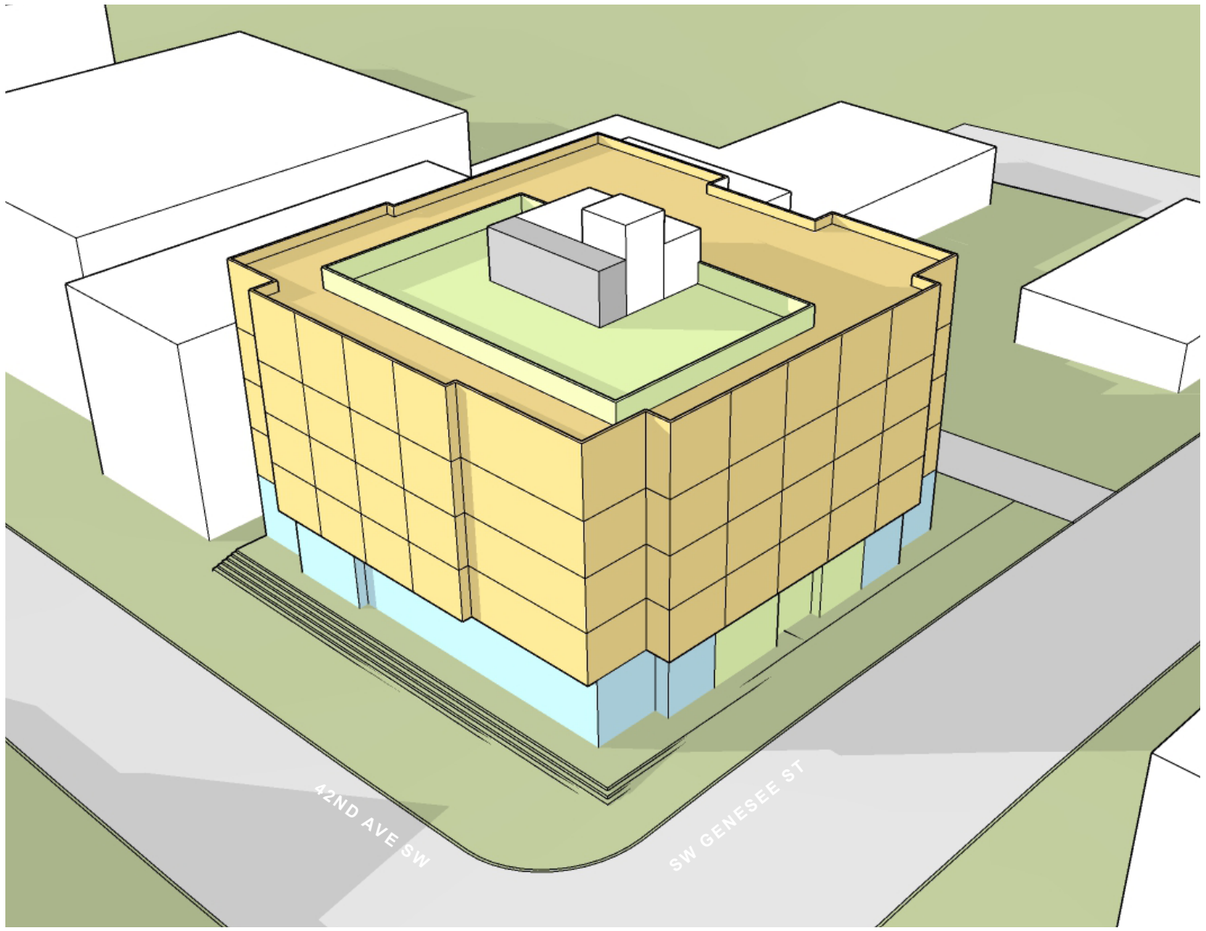


VIEW FROM SOUTHWEST CORNER

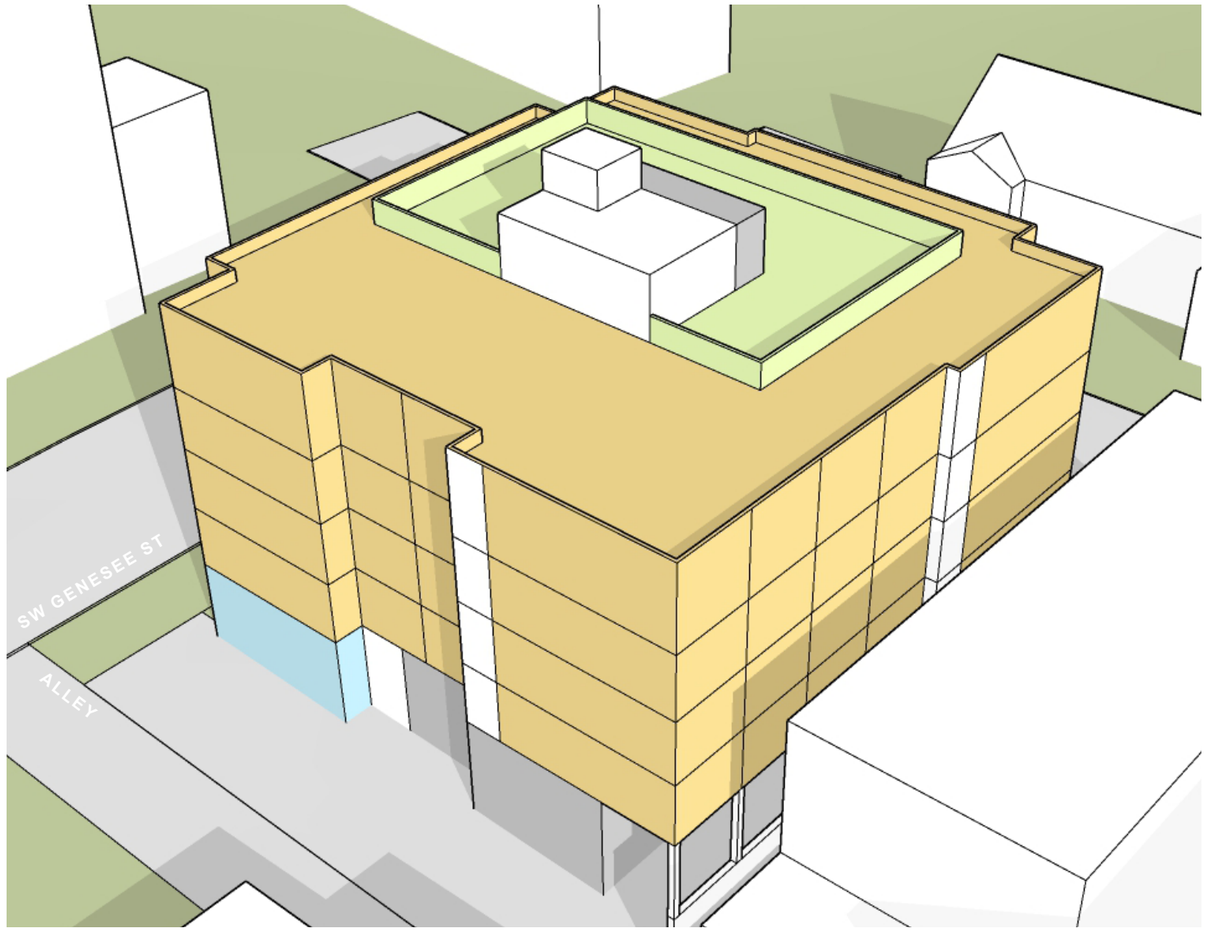


VIEW FROM SOUTHEAST CORNER

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY

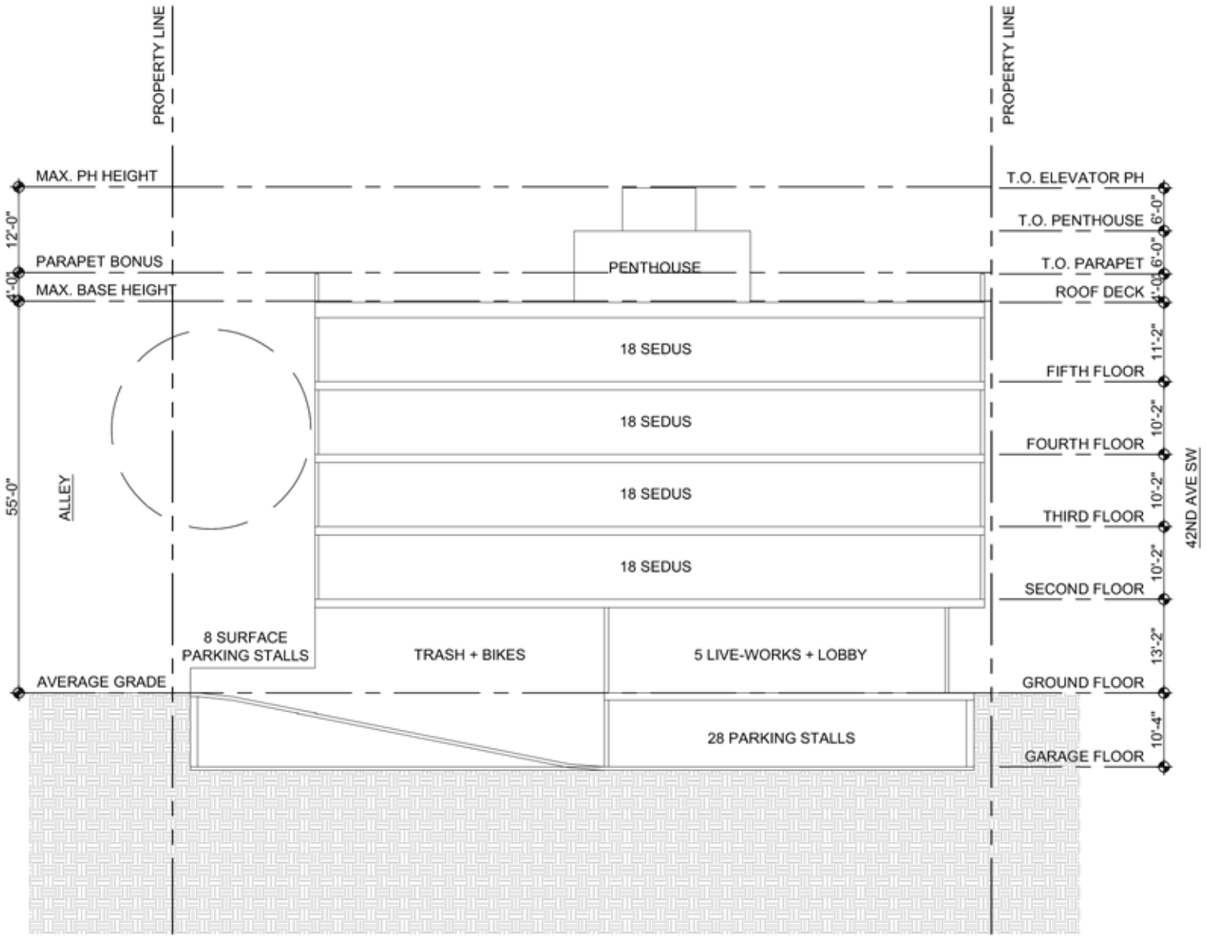


VIEW FROM BIRDSEYE (NORTHEAST)

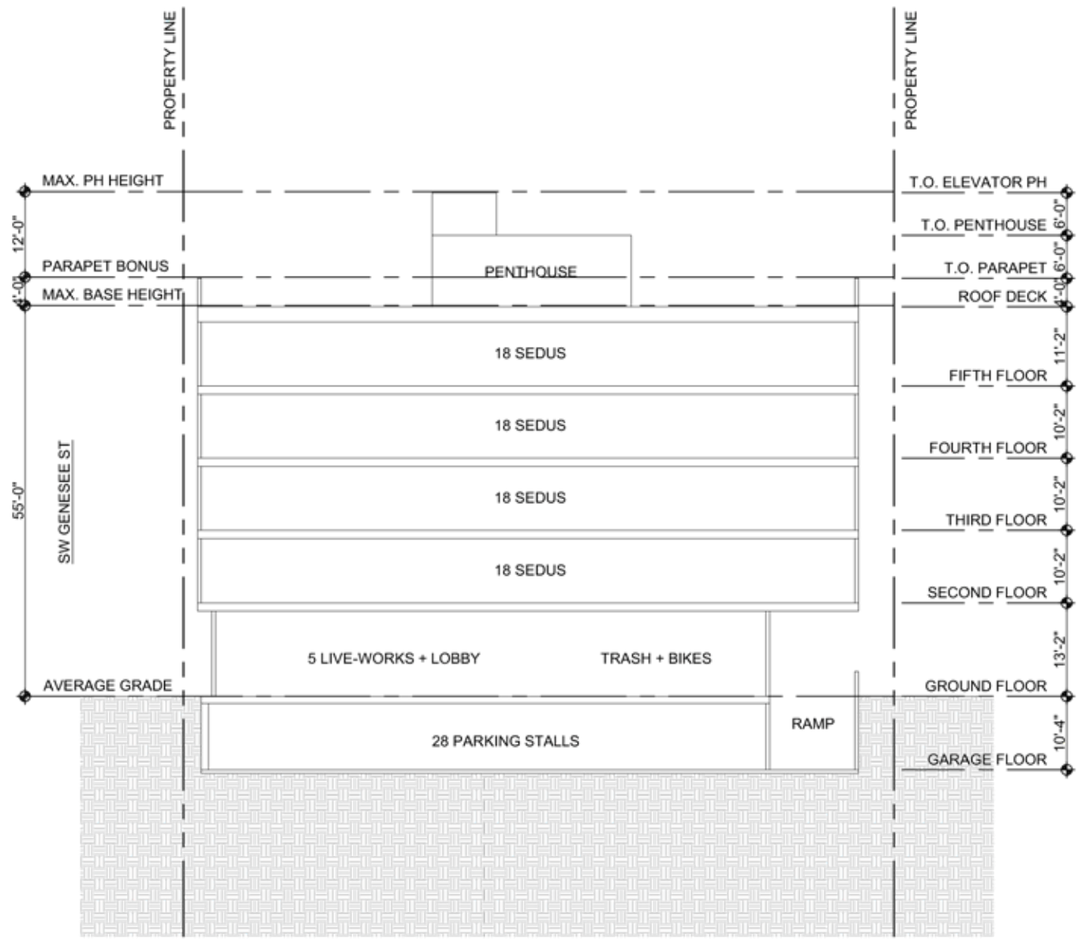


VIEW FROM BIRDSEYE (SOUTHWEST)

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



STACKING DIAGRAM - LOOKING NORTH



STACKING DIAGRAM - LOOKING EAST



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



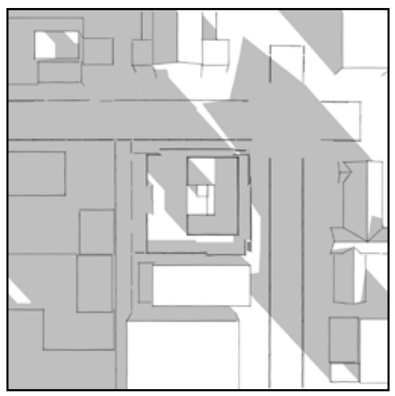
JUNE 21, 9 AM



JUNE 21, 12 PM



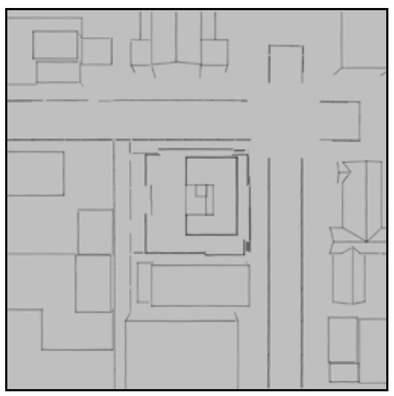
JUNE 21, 5 PM



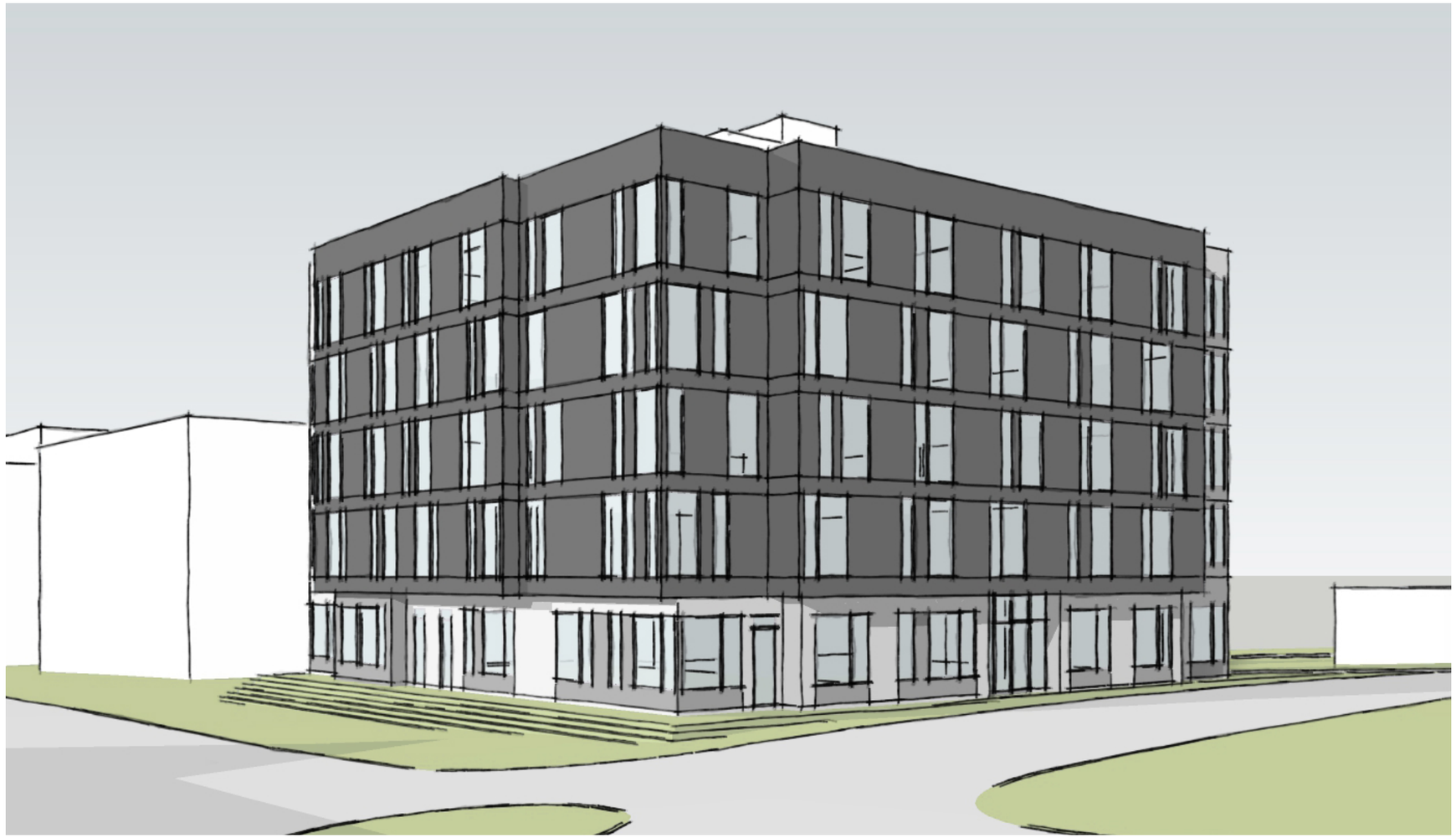
DECEMBER 21, 9 AM

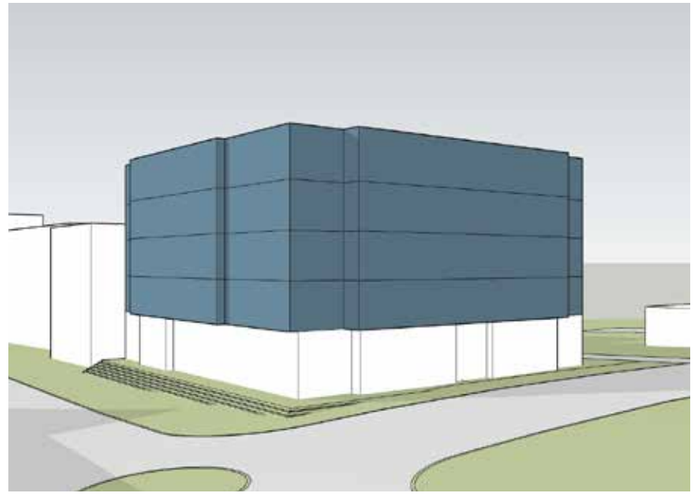


DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





OPTION TWO

CONCEPT
Dark, heavy upper level volume with expression of floor plates and scattered window pattern over lighter base.

GROUND LEVEL CHARACTERISTICS
- Light Warm Tones
- Smooth with Subtle Textures
- Grouped Windows with Infill Panels

UPPER VOLUME CHARACTERISTICS
- Scattered Floor-to-Ceiling Windows
- Emphasis of Floor Lines
- Vertical Textures



SCATTERED WINDOWS



SCATTERED WINDOWS



SCATTERED WINDOWS



FLOOR LINE EMPHASIS



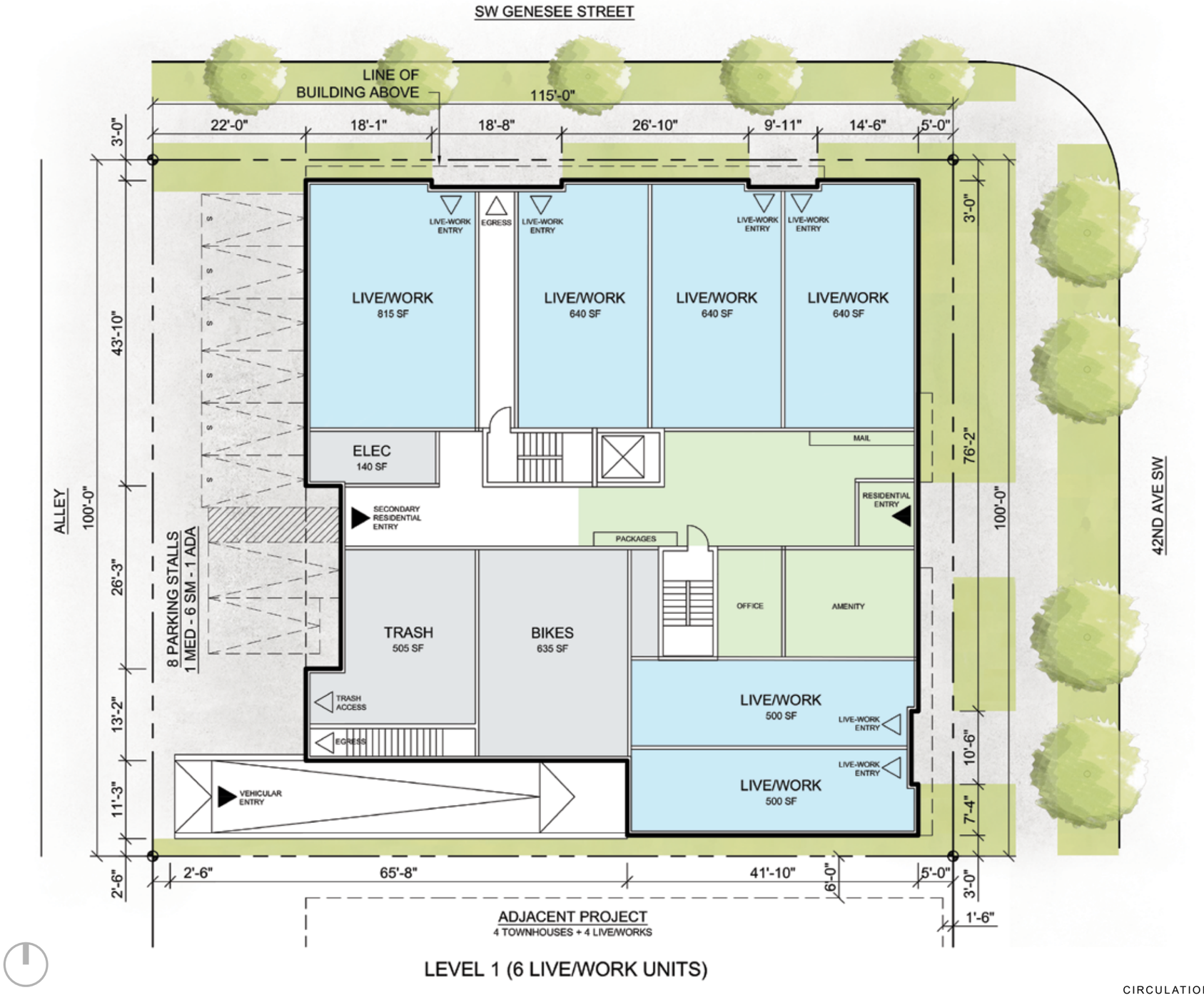
FLOOR LINE EMPHASIS



WARM VERTICAL MOVEMENT AT GROUND



WARM VERTICAL MOVEMENT AT GROUND



LEVEL 1 (6 LIVE/WORK UNITS)

OPTION THREE

PROJECT DATA
- 72 Small Efficiency Dwelling Units
- 6 Live-Work Units
- 36 Parking Stalls
- FAR: 38,738 SF

OPPORTUNITIES
- Centralized circulation.
- Residential entry located at 42nd Street, the quieter, more residential street.
- Four live-work units are grouped together and face SW Genesee, providing a continuity of commercial use east from California.
- Two live-work units are grouped together at the southeast and relate to neighboring live-work units under development.
- Live-work unit entrances are paired and recessed providing an active and cohesive street presence.
- Garage entrance is at the southwest corner which provides for more efficient parking layout.
- Majority of units face the streets.
- Roof deck oriented toward the intersection of 42nd and Genesee.

CONSTRAINTS
- Two live work units do not have internal access to the building and require a paved path on site to access the main residential entry.

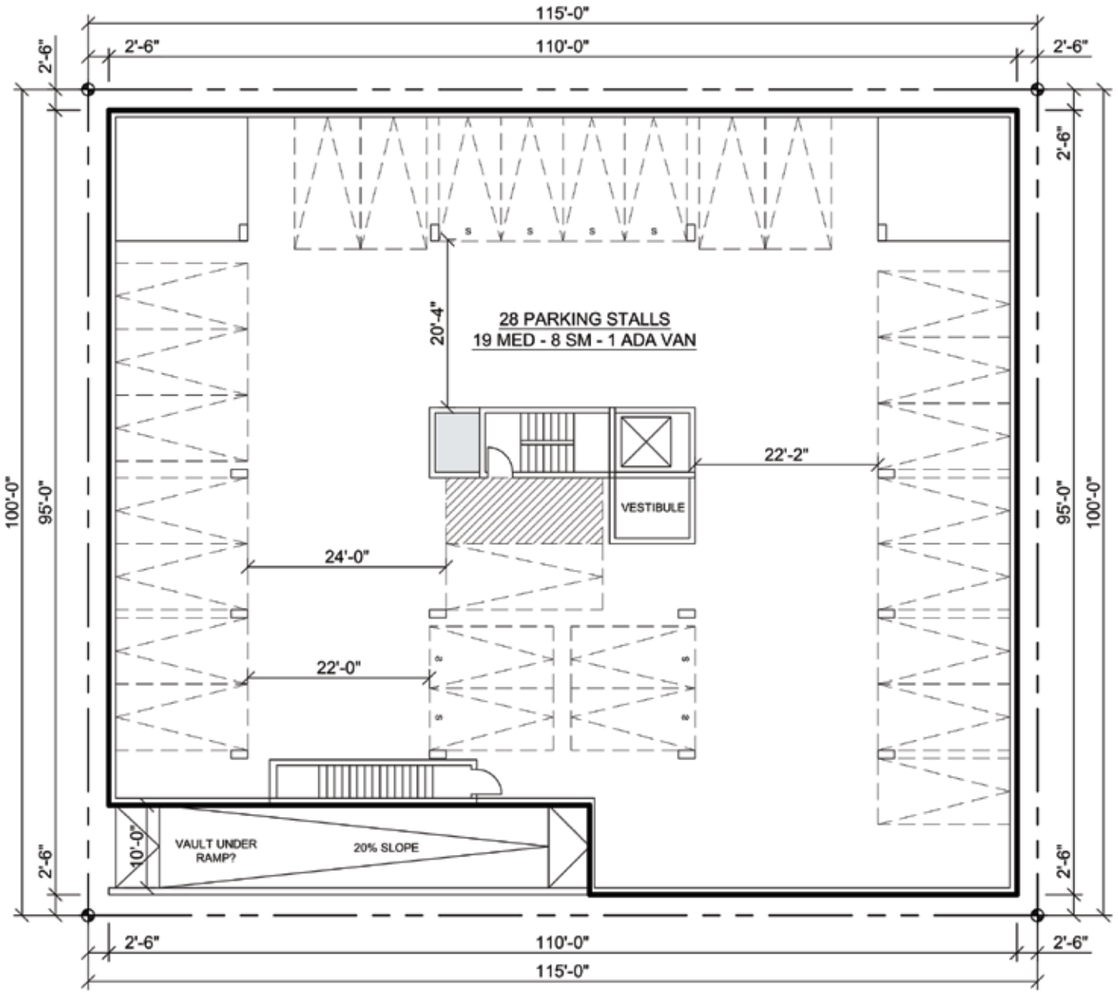
DEPARTURES REQUESTED
- 20 percent Drive Aisle Slope
- Live/Work: 15'-0" Street-Facing Commercial Depth

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



LEVELS 2-5 (18 UNITS PER FLOOR)

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



BASEMENT



ROOF PLAN

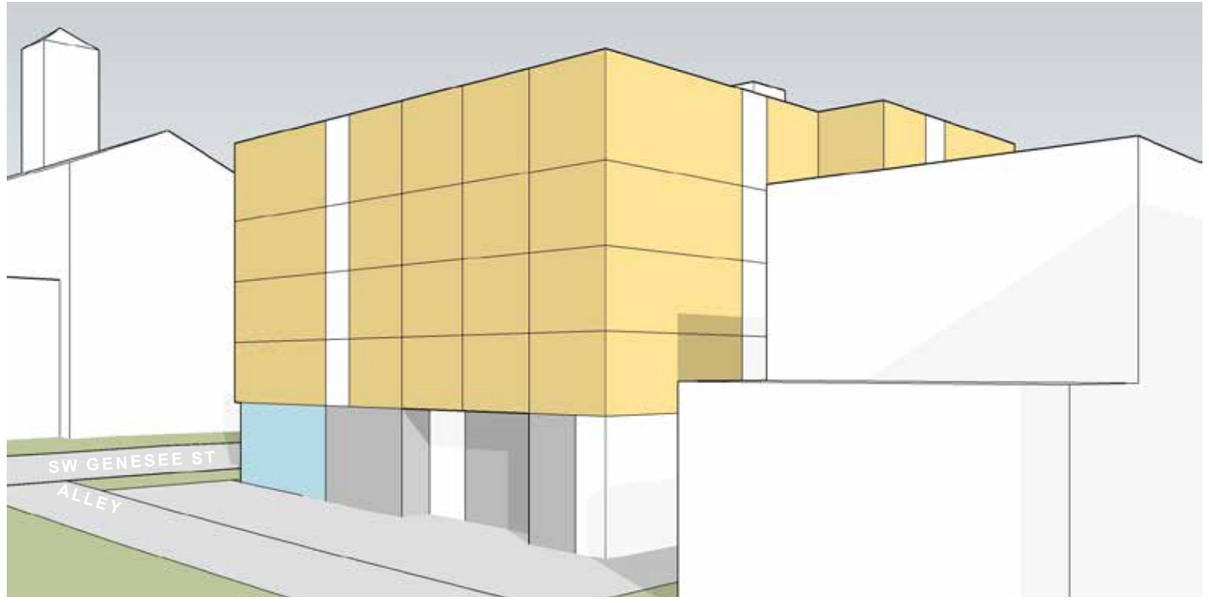
CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



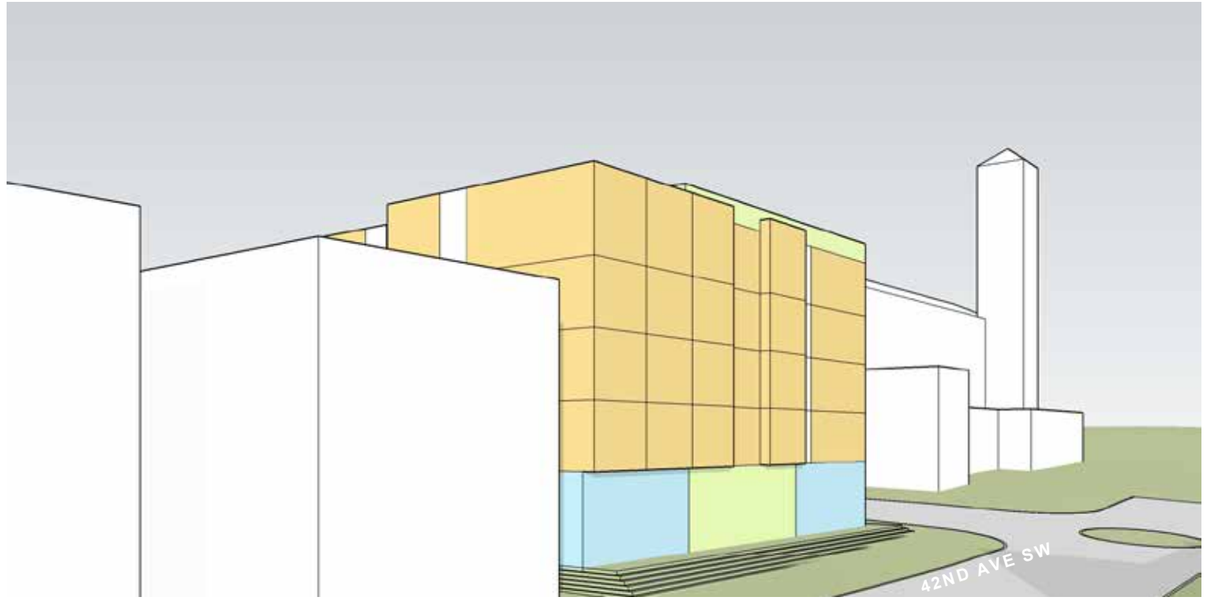
VIEW FROM NORTHWEST CORNER



VIEW FROM NORTHEAST CORNER

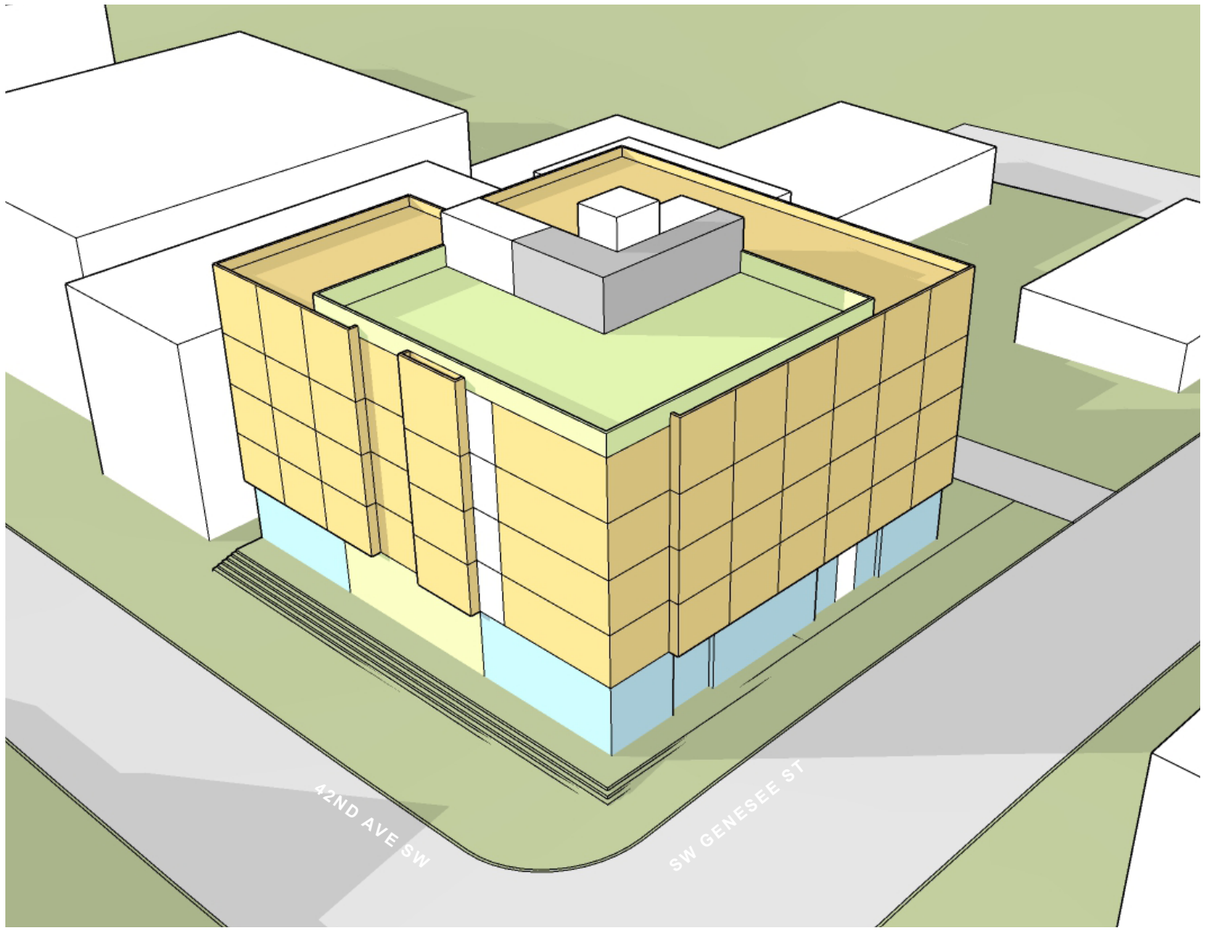


VIEW FROM SOUTHWEST CORNER

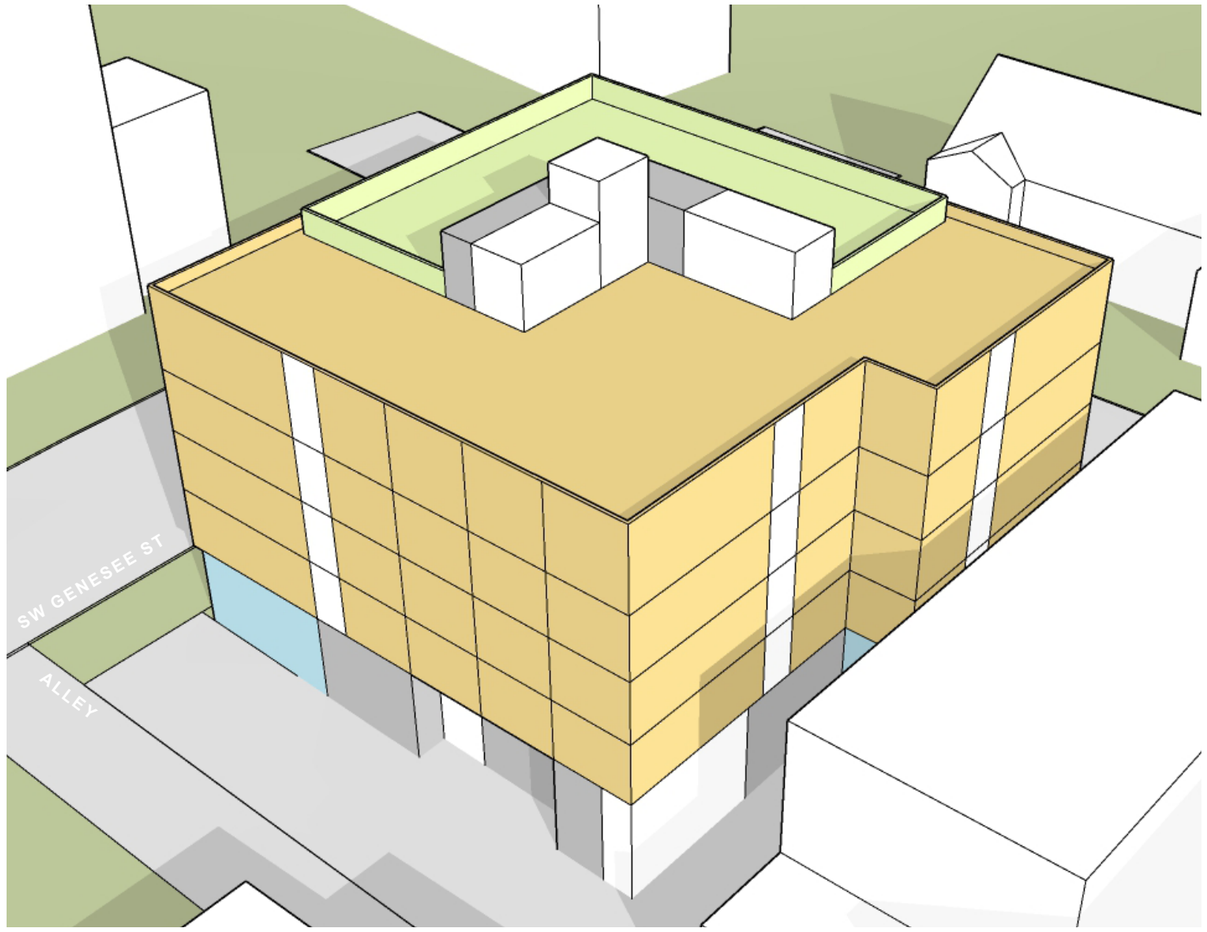


VIEW FROM SOUTHEAST CORNER

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY

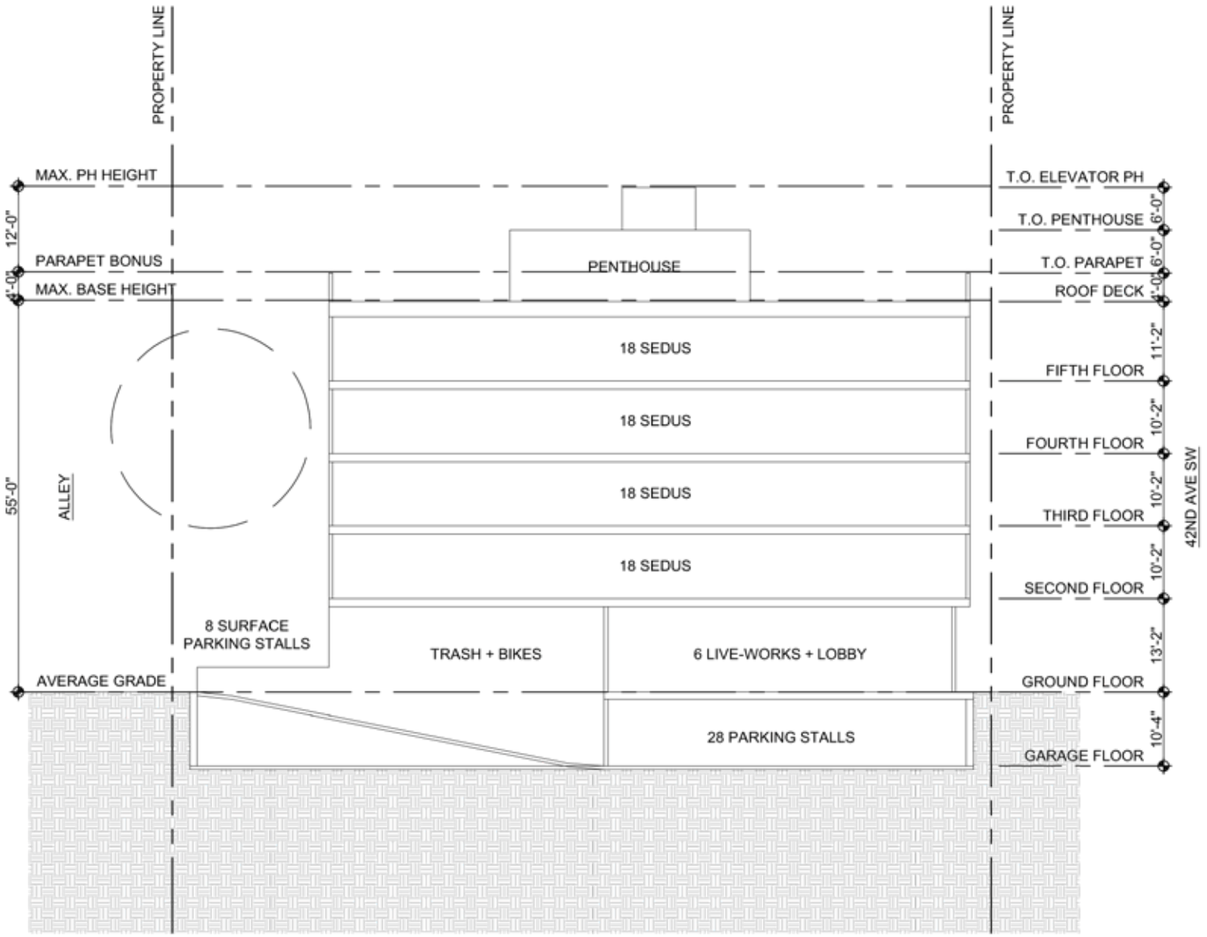


VIEW FROM BIRDSEYE (NORTHEAST)

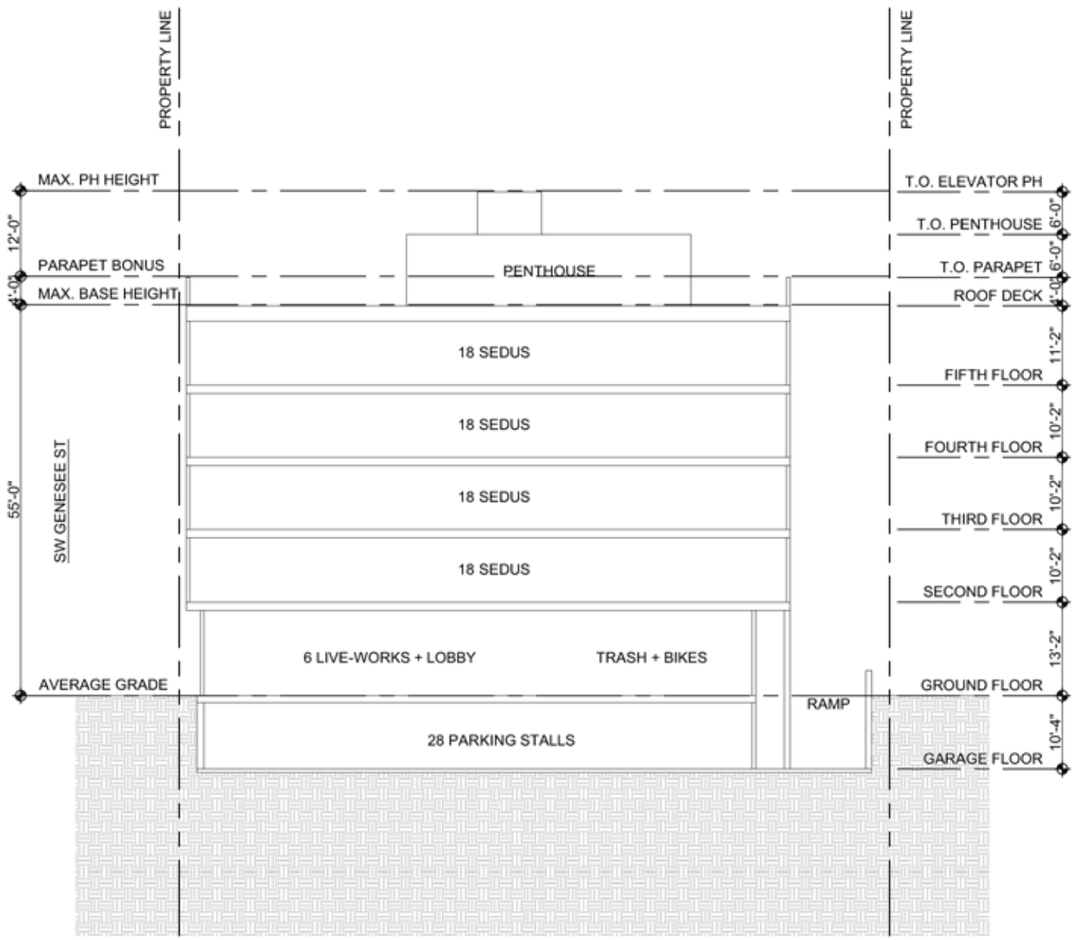


VIEW FROM BIRDSEYE (SOUTHWEST)

CIRCULATION SERVICE DWELLING LIVE/WORK AMENITY



STACKING DIAGRAM - LOOKING NORTH



STACKING DIAGRAM - LOOKING EAST



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



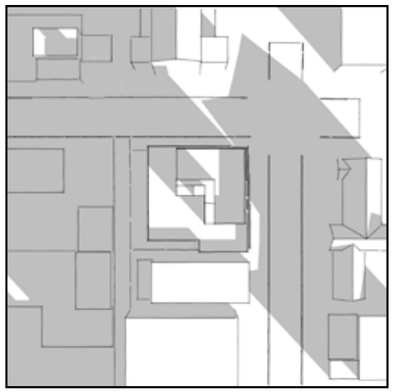
JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM

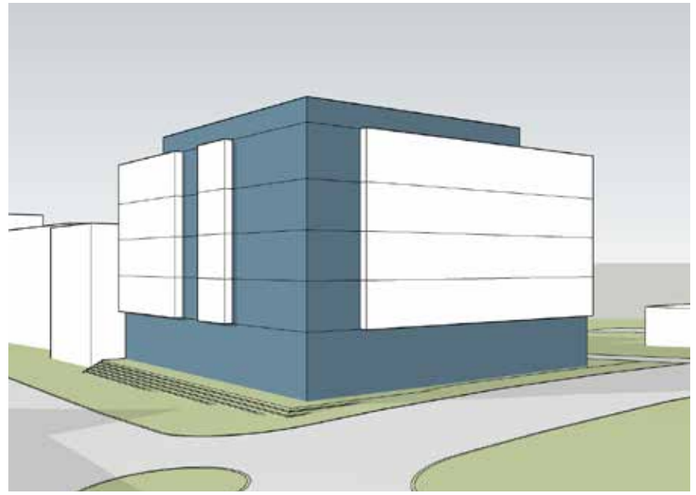


DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





OPTION THREE - PREFERRED OPTION

CONCEPT
Corner emphasis with taller, dark recessed volume and high transparency. Lighter volumes cantilevered over base with horizontal window groupings.

GROUND LEVEL CHARACTERISTICS
- Dark and Textured Materials
- Large Amount of Transparency
- Street Level Storefront
- Deep Metal Awnings

UPPER VOLUME CHARACTERISTICS
- Light and Smooth Materials
- Horizontally Grouped Windows
- Window Frames with Infill Panels



STREET LEVEL TRANSPARENCY



STREET LEVEL TRANSPARENCY



DARK TEXTURES AT GROUND LEVEL + CORNER



DARK TEXTURES AT GROUND LEVEL + CORNER



DARK TEXTURES AT GROUND LEVEL + CORNER



WINDOW FRAMES AND TEXTURED INFILL



WINDOW FRAMES AND TEXTURED INFILL