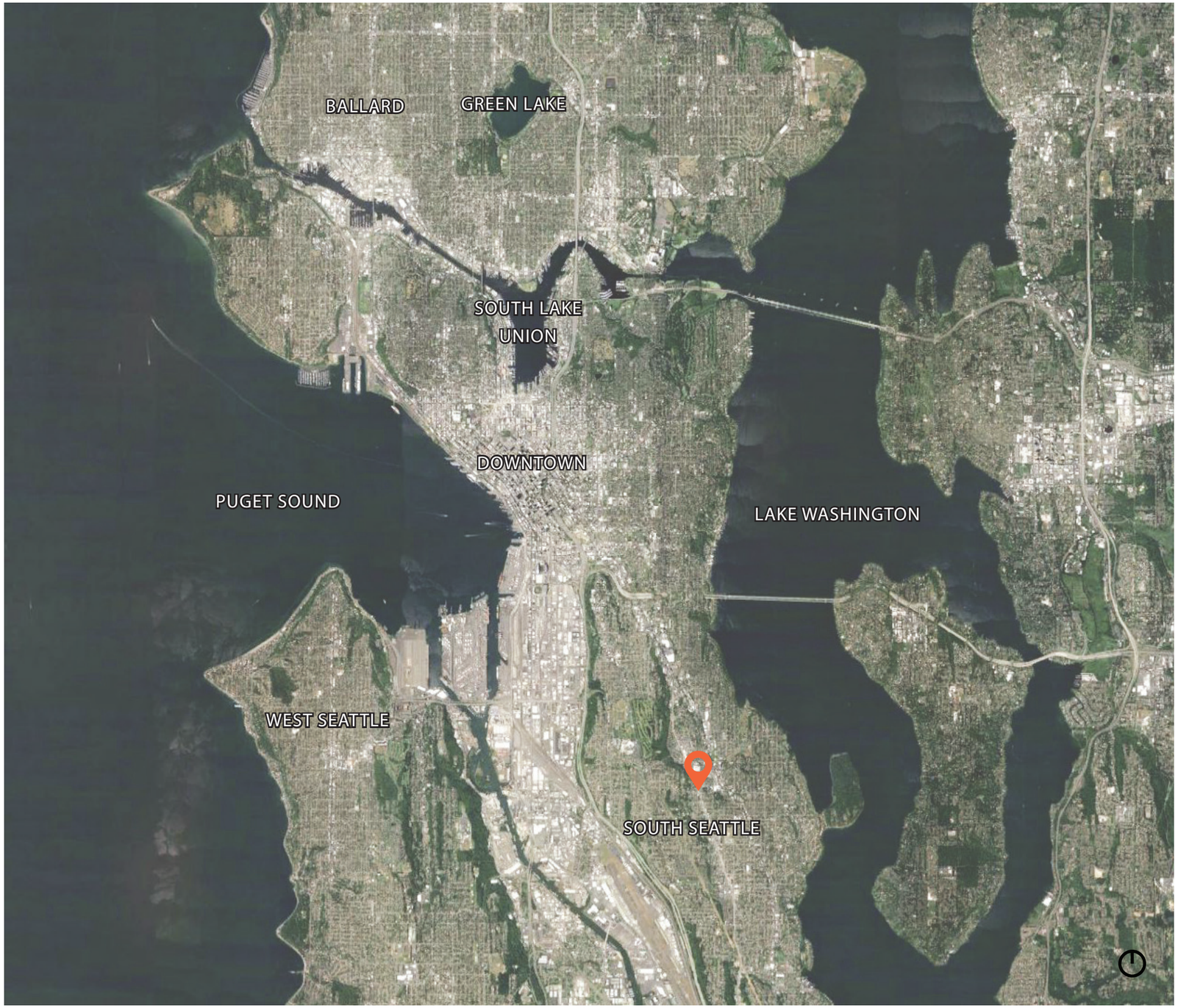

220
MARIJUANA

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INTRODUCTION | Project Overview



ADDRESS
5216 33rd Ave S
Seattle, WA 98118

OWNER/DEVELOPER
Jabooda Homes
1 Eden Lane
Mercer Island, WA 98040
T: 206.288.9527

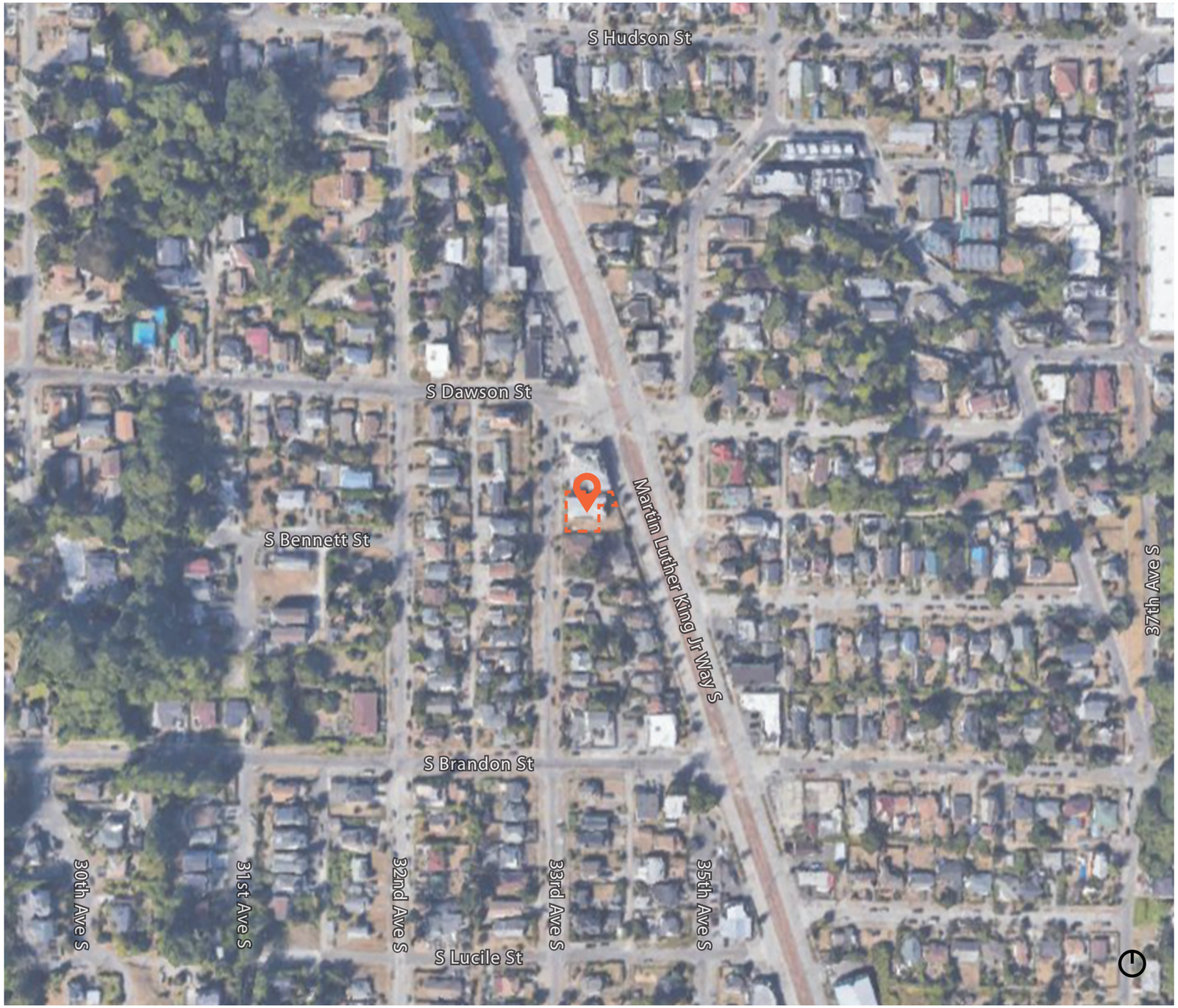
ARCHITECT
MAS Architecture LLC
Seth Hale
2562 Dexter Ave N
Seattle, WA 98109
T: 206.432.9121

PROJECT OVERVIEW

The mid-block site faces 33rd Ave S to the west with a narrow portion continuing through lot to MLK Jr Way S. A three-story mixed-use structure is located on the adjacent parcel to the north. Directly to the south and fronting 33rd Ave S the existing structure has been demolished and construction of four row-houses is under way. Four additional rowhouses are proposed fronting MLK Jr Way S on the vacant parcel to the south.

The parcel is zoned NC2-55 (M) and the proposal is to construct two separate townhome structures. One with four units and the other with five for a total of nine townhome units. No vehicular parking is proposed.

DEVELOPMENT OBJECTIVES | Proposal Summary



PARCEL # 9459200135

PROPERTY LINE

DEVELOPMENT OBJECTIVES

1. Provide attractive, well-constructed, market rate townhomes.
2. Provide a street facade that is sensitive to the SF 5000 zoning across 33rd Ave S.
3. Create an architectural character that is responsive to adjacent developments that are under construction.
4. Establish a positive context for future projects.

PROJECT PROPOSAL

9 Townhomes
0 SF of Commercial Space
22,327.5 SF of FAR Allowed
11,935.34 SF of Gross Floor Area Proposed
0 Vehicle Parking Spaces
9 Bicycle Spaces

PUBLIC OUTREACH

Flyers were distributed to residences and businesses within a 500' radius of the site. Two separate site meetings were held on August 31st and on October 5th. Attendees expressed general approval of the design. Comments included: adding the required curb, gutter, and sidewalks, favor of the use of color on exterior facades and limiting the use of cementitious siding. Most individuals preferred parking to be provided on site, but understood none is required. An Individual requested a community center be constructed on site.

SITE PLAN | Site Context

PROPERTY LINE

STRUCTURES TO BE REMOVED

EXISTING ADJACENT STRUCTURES

TREE CANOPY/VEGETATION

SITE CONTEXT

The site is currently occupied by a metal clad vacant warehouse. The site is relatively flat with a +/-4' retaining wall at the MLK Jr Way S frontage.

There is very little vegetation on site. Street trees are located on the MLK Jr Way S.

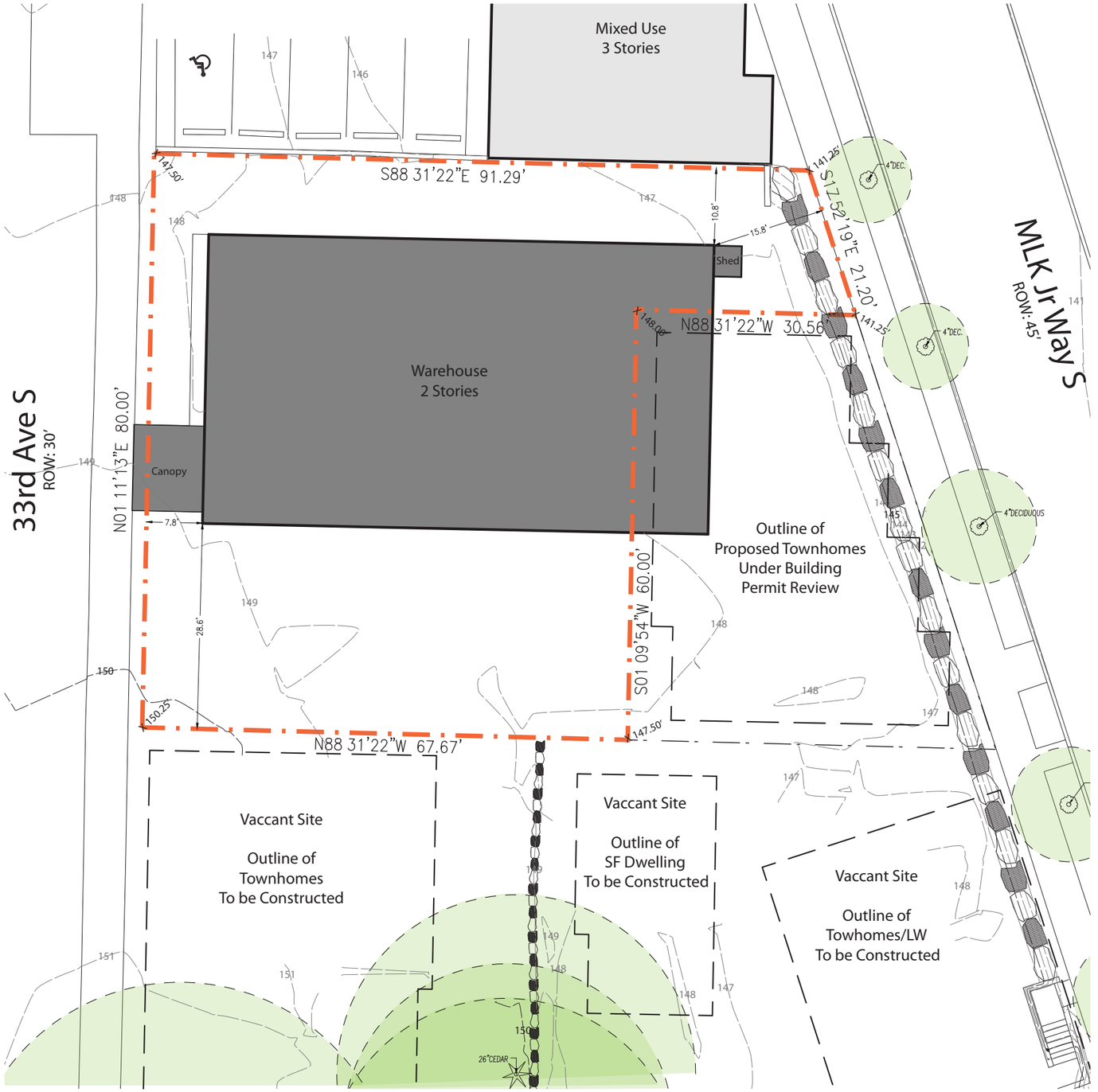
The site is bounded by 33rd Ave S to the west. Directly across 33rd Ave S the zoning transitions to SF 5000 with individual single-family dwellings. The single-family dwellings are +/-10 above street elevation due to slope.

A narrow portion of the site, +/-21.0' extends to MLK Jr Way S. There is a +/-4'-0" rockery at the east property line that will be removed. MLK JR Way S, a relatively busy arterial includes two lanes of southbound traffic, Light Rail and two lanes of northbound traffic.

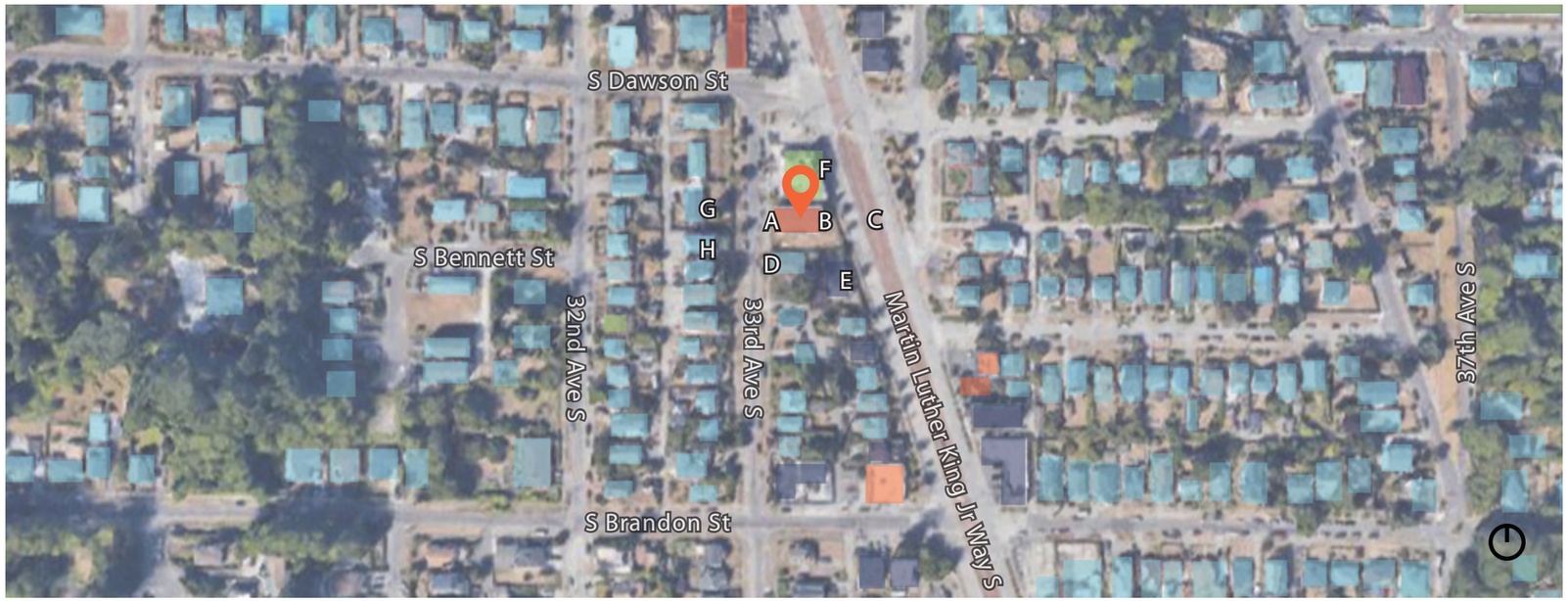
Directly north is a three-story mixed-use structure and surface parking. The structures to the south fronting 33rd Ave S has been demolished and construction is underway for four rowhouses. The vacant parcel to the south fronting MLK Jr Way S is under building permit review and is proposed for four rowhouses.

LEGAL DESCRIPTION

Wilson's 2nd addition, parcel A, Seattle lot boundary adjustment #3031153 record no. 20181115900003. Said lot boundary adjustment defined as follows - Lots 27 & 28 said plat less portion for Central Puget Sound Regional Transit Authority per record no. 20031202000860.



CONTEXT ANALYSIS | Neighborhood Context



COMMERCIAL
INDUSTRIAL
INSTITUTIONAL
MIXED USE
SINGLE FAMILY
MULTIFAMILY

BUILDING TYPOLOGIES

The area is primarily dominated by SF dwellings with some diverse building typology along MLK Jr Way S including apartments, mixed-use structures, and duplexes.

Directly north of the site is a three-story mixed-use structure. Eight rowhouses, two townhomes, two live-works, and one SF dwelling are under construction directly south of the site.

SURROUNDING BUILDINGS & LOCAL CHARACTER



Existing Warehouse
Large existing warehouse that currently occupies the site. View is from 33rd Ave S.



Existing Warehouse
Large existing warehouse that currently occupies the site. View is from MLK Jr Way S.



Light Rail
Located along MLK Jr Way S, the light rail provides great opportunity for public transit.



Single Family Home
This structure was demolished. Four rowhouses are being constructed.



Duplex Home
This structure was demolished. Two townhomes, two live-works and a SF dwelling are being constructed.



Mixed Use Structure
To the north is a mixed use structure that consists of one business and three residential units.

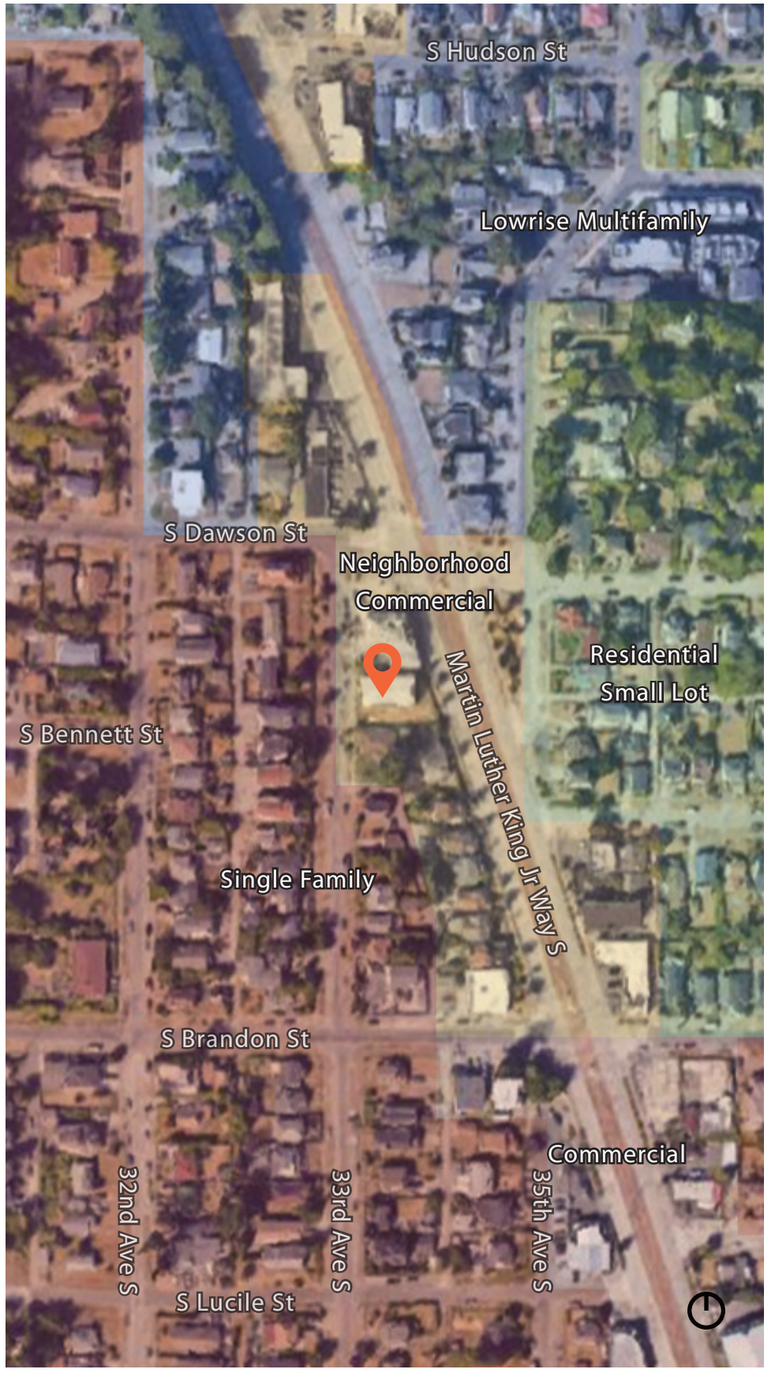


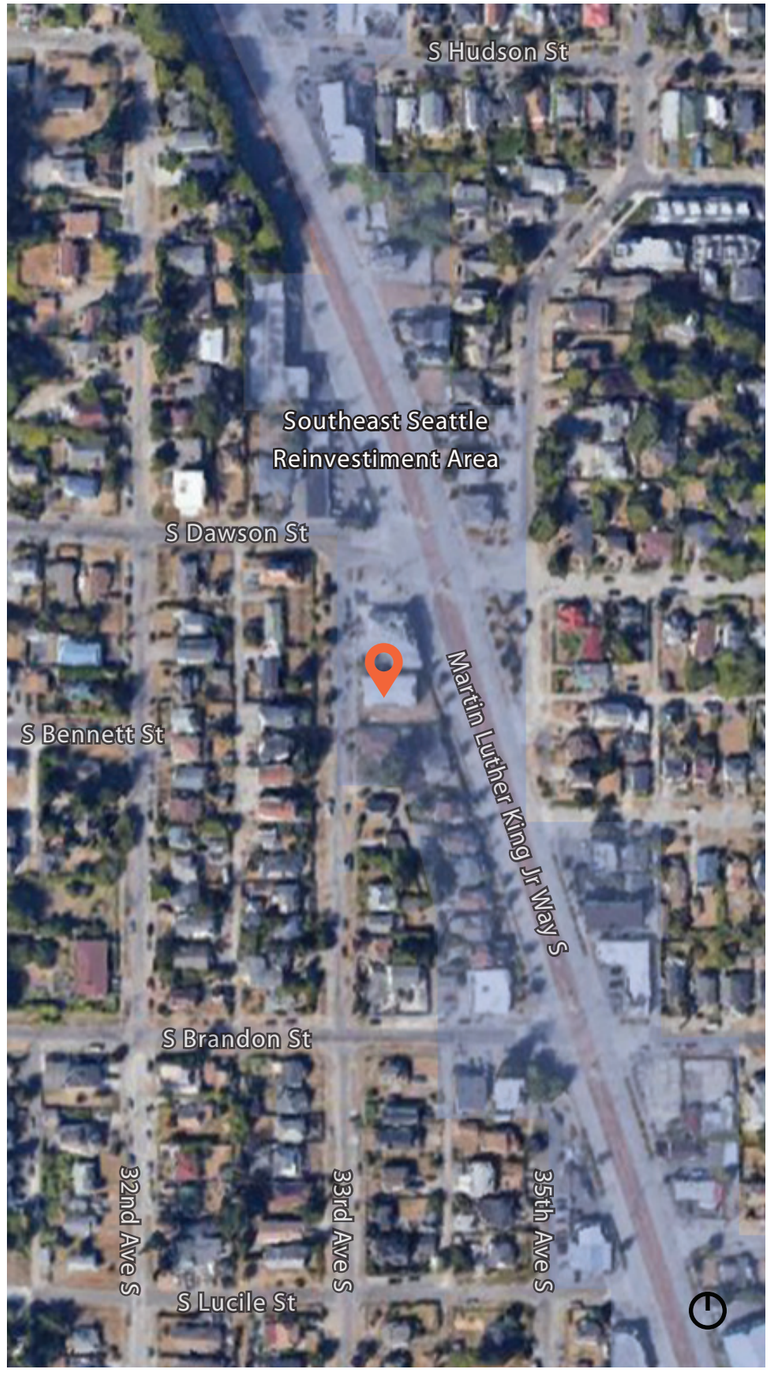
Single Family Home
An example of the many single famly dwellings that dominae the building typology in the area.



Single Family Home
Another example of the many single famly dwellings that dominae the building typology in the area.

CONTEXT ANALYSIS | Zoning & Overlay Designation





ZONING & OVERLAY DESIGNATION

The parcel is zoned NC2-55 (M) and is within the Columbia City Urban Village and the Southeast Seattle Reinvestment Area. The site is bounded by NC2-55 (M) zoning to the north, east, and south with SF 5000 to the west.

PARCEL #	9459200135
ZONE	NC2-55 (M)
OVERLAY DESIGNATION	Southeast Seattle Reinvestment Area
URBAN VILLAGE	Columbia City Urban Village
PEDESTRIAN AREA	No
PARKING FLEXIBILITY	Yes
ECA	None
LOT SF	5,954 SF

ZONING DATA | Land Use Code

DESIGN REVIEW

23.41.004 - Applicability
A.1.b. Design review is required in commercial zones
Table A for 23.41.004 - Design review Threshold
C.2. Gross floor area is at least 8,000 but less than 15,000 SF = Streamlined Design Review

PERMITTED USES

23.47A.004 - Permitted and prohibited uses
Table A for 23.47A.004 - Uses in commercial zones
j. Residential uses permitted for NC2 zone

STREET-LEVEL DEVELOPMENT STANDARDS

23.47A.008 - Street-level development standards
A. 2. Blank facades
b. Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.
c. The total of all blank facade segments may not exceed 40% of the width of the facade along the street.
A. 3. Street-level, street-facing facades shall be located within 10' feet of the street lot line, unless sidewalks or landscape/open spaces are provided.
D. 1. At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
2. The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

PERMITTED HEIGHT

23.47A.012 - Structure Height
A. Zone NC2-55 = 55 ft height limit

FLOOR AREA RATIO

23.47A.013 - Floor area ratio
Table A for 23.47A.013 - Floor area ratio limit outside the Station Area Overlay District
FAR = 3.75 ; 5,954 SF (Lot Area) X 3.75 = 22,327.5 SF

SETBACK REQUIREMENTS

23.47A.014 - Setback requirements
Under NC2-55 (M) zone: No setbacks required.

LANDSCAPE GREEN FACTOR

23.47A.016 - Landscaping and screening standards
A.2. Landscaping that achieves a Green Factor score of 0.3 or greater.

MANDATORY HOUSING AFFORDABILITY

NC2-55 (M) is subject to the provisions of chapters 23.58B and 23.58C.

AMENITY AREA

23.47A.024 - Amenity area
A. Amenity areas are required in an amount equal to 5% of the total gross floor area in residential use.

REQUIRED PARKING

23.54.015 - Required parking and maximum limits
Table B for 23.51.015 - Parking for residential uses
M. All residential uses in commercial zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area = No minimum requirement

Table D for 23.54.015 - Parking for bicycles
D. Residential uses
D.2. Multi-family structures = 1 long term per dwelling unit & 1 short term per 20 dwelling units

CONTEXT AND SITE

CS2. URBAN PATTERN AND FORM

D. Height, Bulk, and Scale
3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

- Proposed developement maximum height +/-40'.
- Two structures to reduce bulk and scale viewed from 33rd.
- 33rd facade articulation reduces perceived bulk and scale.
- SF structures are elevated approximately 10' above 33rd Ave S enabling appropriate and complementary transition between zones.

4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing.

- Proposed development maximum height +/-40' in zone with 55' height potential.
- Two separate structures reduce massing facing 33rd Ave S and SF zoning to the west.
- 33rd facade modulation reduces perceived bulk and scale.
- SF structures are elevated approximately 10' above 33rd Ave S enabling appropriate transition between zones.

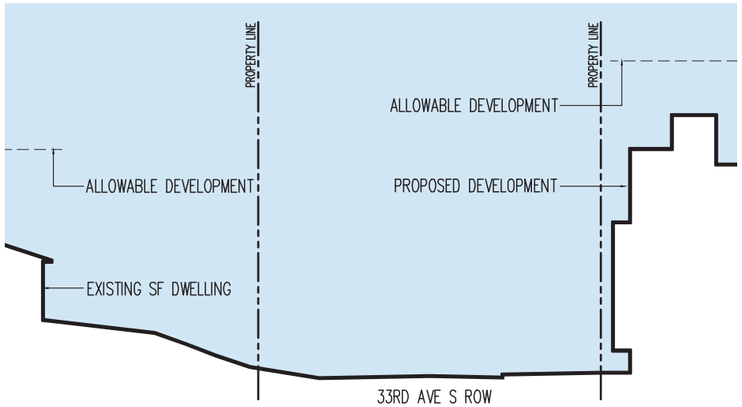


Diagram for CS2.D.4: 33rd Ave S Longitudinal Section

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

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.

- Proposed townhomes are contemporary in nature and are designed in context with the proposed and under construction rowhouse and townhome projects to the south.
- 33rd Ave S and MLK Jr Way S facades continue the rhythm and language precedent created by the proposed and under construction projects to the south.
- 33rd Ave S facades replicated elevated floor plates and upper level setbacks like the townhomes to the south.
- MLK Jr Way S facade designed to replicate the proposed rowhouse development to the south utilizing elevated floor plates and similar fenestration patterns and materials.
- Residential entries, facade modulation, and setbacks at 33rd Ave S maintain a pleasing residential experience along frontage and across street from SF Dwellings.



Diagram for CS3.A.4: 33rd Ave S Elevation



Diagram for CS3.A.4: MLK Jr Way S Elevation

PUBLIC LIFE

PL2. WALKABILITY

B. Safety and Security
1. Eyes on the Street: Create a safe enviornment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.

2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

- Units facing 33rd Ave S include significant fenestration and street facing entries providing direct line of sight to street.
- Unit facing MLK includes significant fenestration and street facing entries providing direct line of sight to street.
- Pedestrian scale lighting will be provided between structures at unit entries for on-site safety.
- Lighting will provide at north and south property line walkways for site safety. Lighting will be directed down and away from adjacent properties.

PL3. STREET-LEVEL INTERACTION

B. Residential Edges

1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one space to another.

- Main floor elevated at 33rd Ave S and MLK Jr Way S facades.
- Main floor elevated at internal townhomes.
- 6′-9″ setback between face of sidewalk and structures provided at 33rd Ave S.
- 5′-8″ average setback (due to angle) provide between face of sidewalk and structure at MLK Jr Way S.
- Elevated planters located between the sidewalk and facades on 33rd to delineate public from private.
- Recessed entries at 33rd street facing dwelling units.
- Internal units accessed via courtyard with recessed entries and small landscaping areas delineating individual entries.

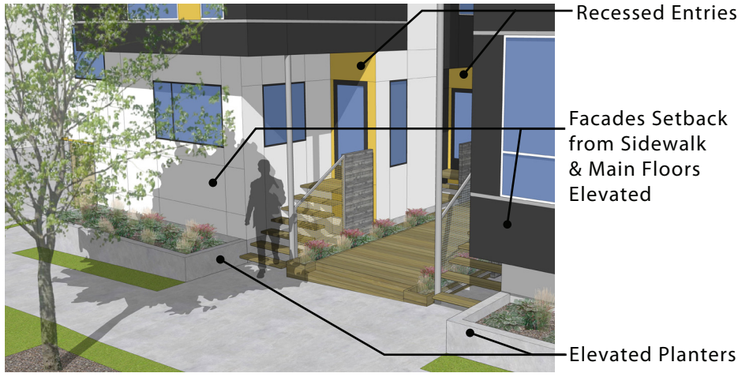


Diagram for CS3.A.4: Residential Edge

DESIGN CONCEPT

DC2. ARCHITECTURAL CONCEPT

A. Massing

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

- Two structures provided facing 33rd Ave S and SF5000 zoning across street to the west to reduce perceived massing.
- Individual entries elevated, recessed and highlighted by color change.
- Street facing facades provided with cantilevers to reduce perceived massing.

B. Architectural and Facade Composition

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

- Color and materials express modulation. Cantilevers at 33rd are expressed with a darker palette whereas recessed entries and bike storage are expressed with yellow.
- MLK facade utilizes modulation, fenestration and materials to create a pattern and rhythm to correspond with the four-unit rowhouses proposed directly to the south.
- Fenestration patterns indicate interior function by placement, size and vertical exterior rhythms at stairs.
- Contemporary facade and composition differentiation from adjacent project at 33rd to provide interest while utilizing similar materials, colors and fenestration for context.

DC4. EXTERIOR ELEMENTS AND FINISHES

C. Lighting

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site glare and light pollution.

- Lighting provided at individual main and secondary entries to highlight entries and increase site safety.
- Lighting screened at north and south property lines to avoid spillover to adjacent properties.

ARCHITECTURAL CONCEPT | Overview

9 Townhomes
0 SF of Commercial Space
22,327.5 SF of FAR Allowed
11,935.34 SF of Gross Floor Area Proposed
0 Vehicle Parking Spaces
9 Bicycle Spaces

OVERVIEW

The mid-block site faces 33rd Ave S to the west with a narrow portion continuing through lot to MLK Jr Way S. A three-story mixed-use structure is located on the adjacent parcel to the north that fronts MLK. It is also a through lot with parking adjacent to 33rd. Directly south fronting MLK four townhomes are proposed on the vacant parcel. There are four townhomes under construction on the parcel directly south and facing 33rd Ave S. The parcel is zoned NC2-55(M).

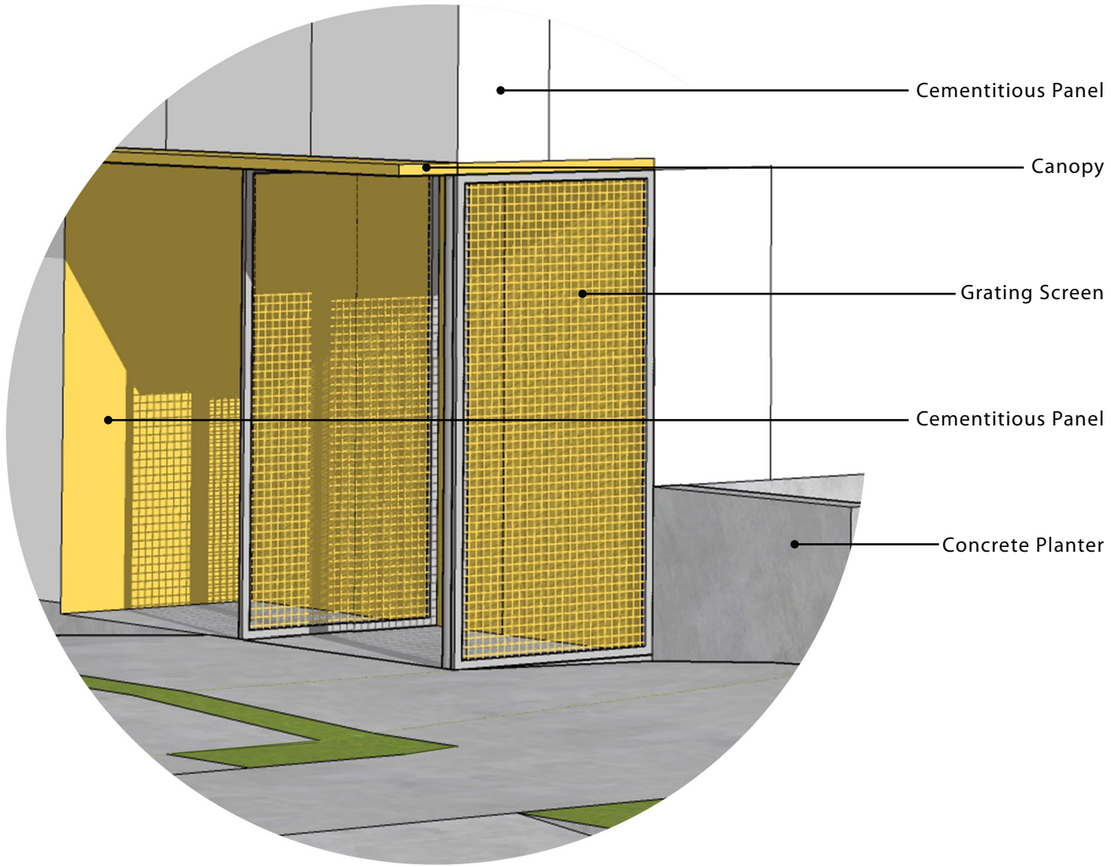
The proposal includes two separate townhome structures with no parking. The north structure has five units and extends through the lot. The south structure has four units. Two units front 33rd and one unit fronts MLK. These three units are elevated a minimum of 4′ above adjacent sidewalk grade. The other units are accessed from 33rd via an elevated courtyard located between the strucutres.

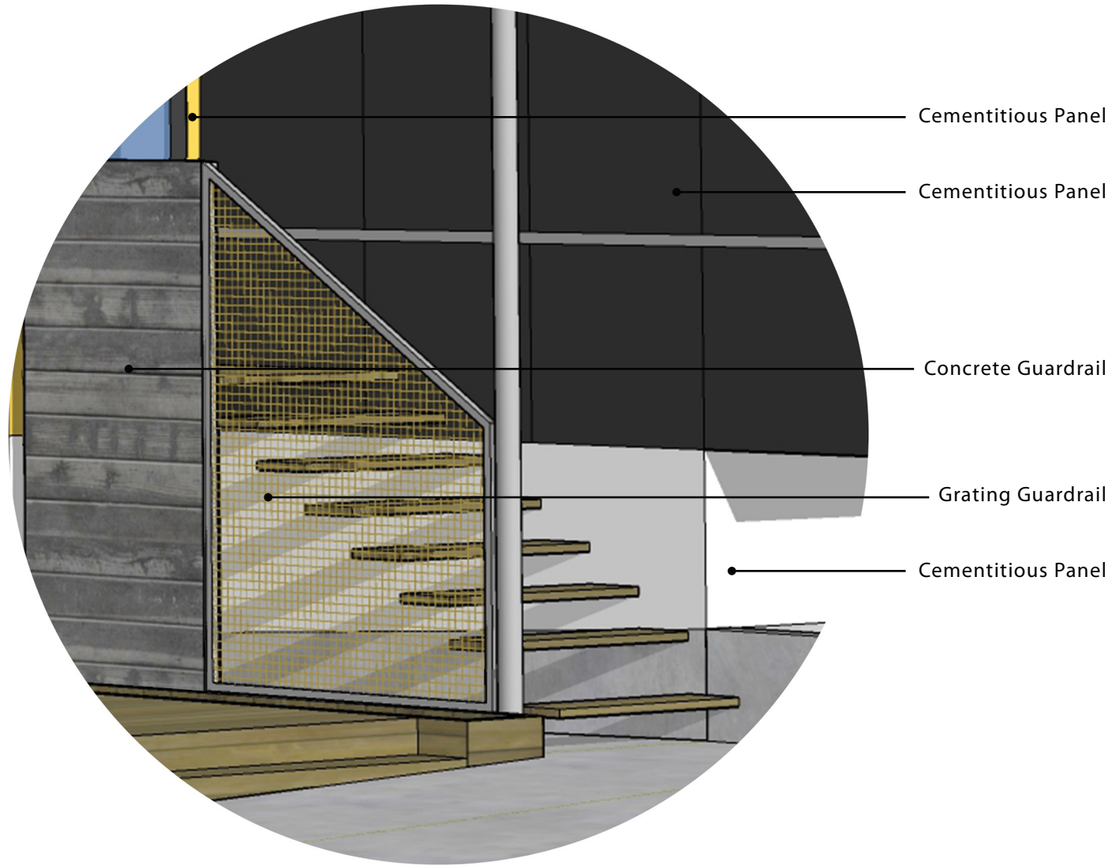
Building facades are articulated with recessed entries and material differentiation. Significant fenestration is provided at street facing facades and maximized at interior facades as allowed by the building code. Amenity area is provided with the courtyard and individual rooftop decks. Solid waste and bicycle storage are located along the north and south property lines and are recessed below individual units.

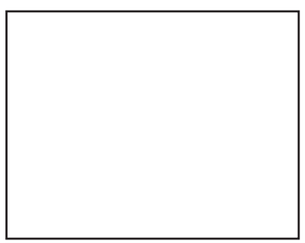




ARCHITECTURAL CONCEPT | Materials







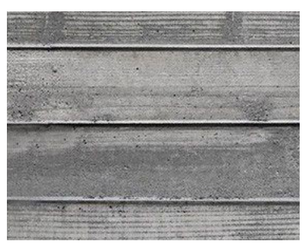
Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete

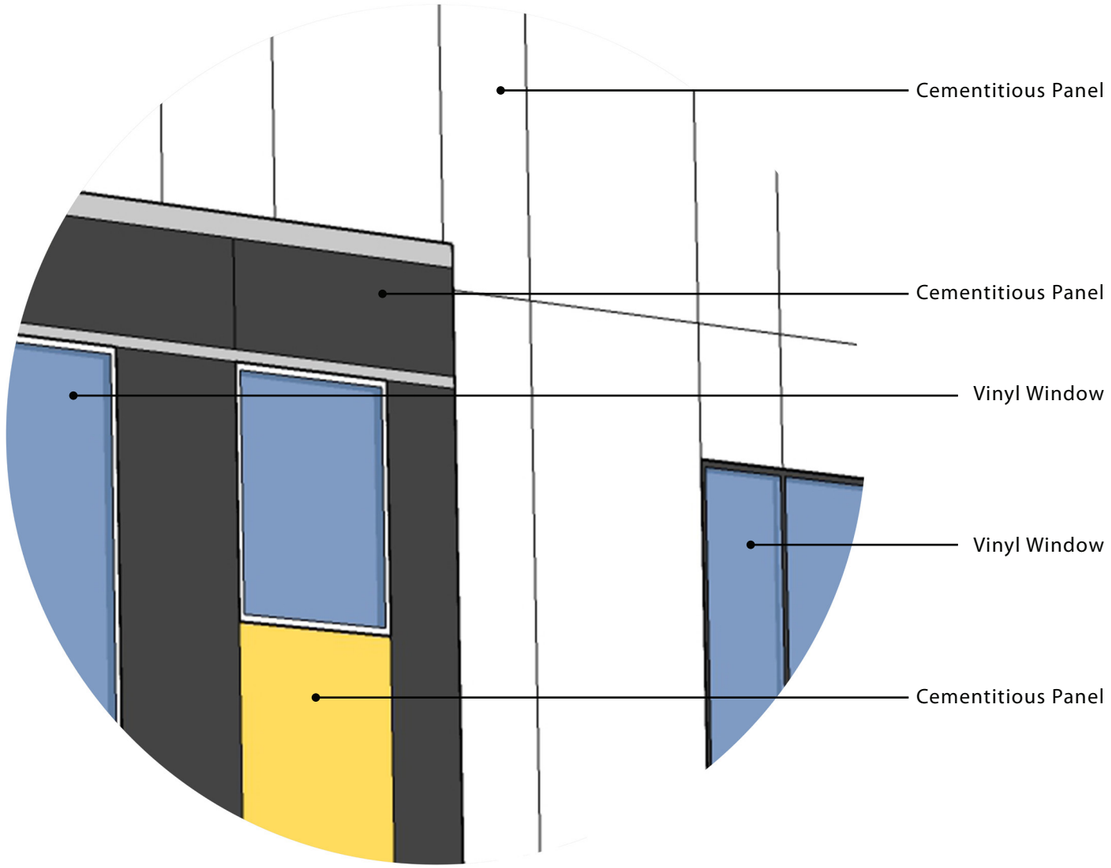


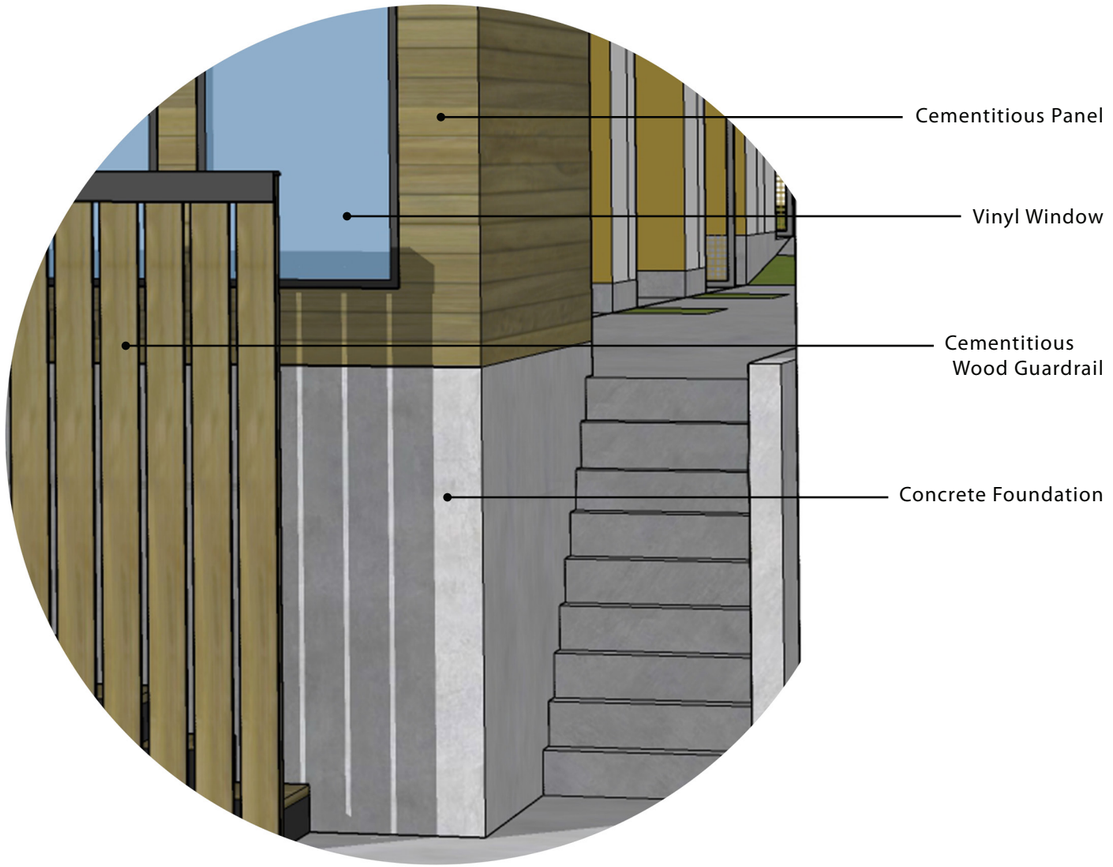
Massing Wall -
Concrete

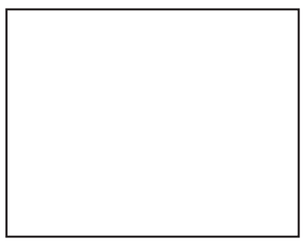


Lap Siding -
Prefinished Cementitious Siding

ARCHITECTURAL CONCEPT | Materials







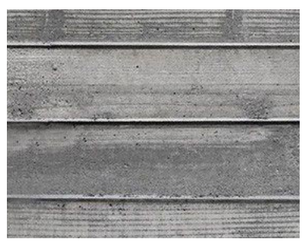
Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete



Massing Wall -
Concrete



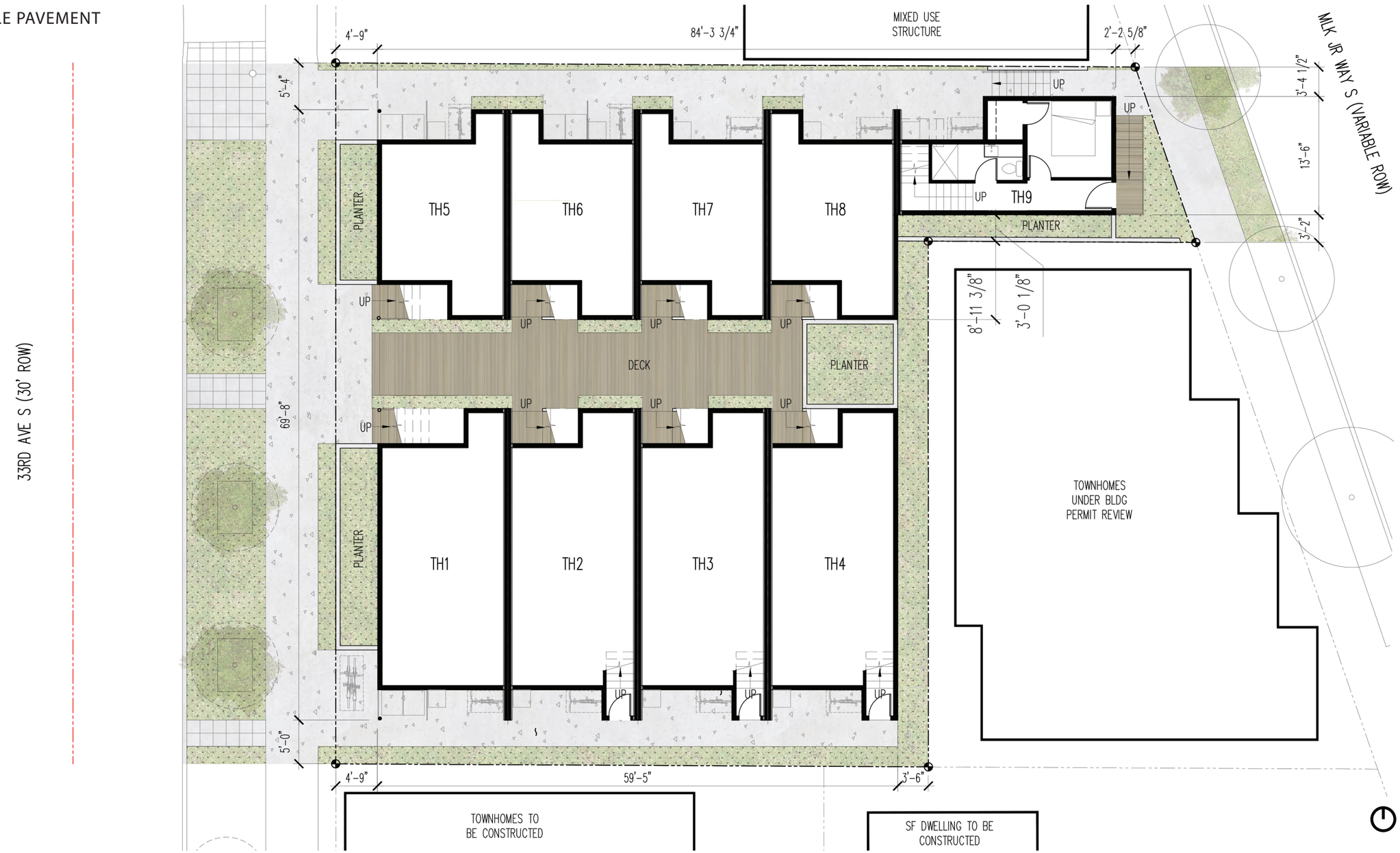
Lap Siding -
Prefinished Cementitious Siding

ARCHITECTURAL CONCEPT | Composite Site Plan

LANDSCAPING

PERMEABLE PAVEMENT

DECKING



ARCHITECTURAL CONCEPT | Floor Plans

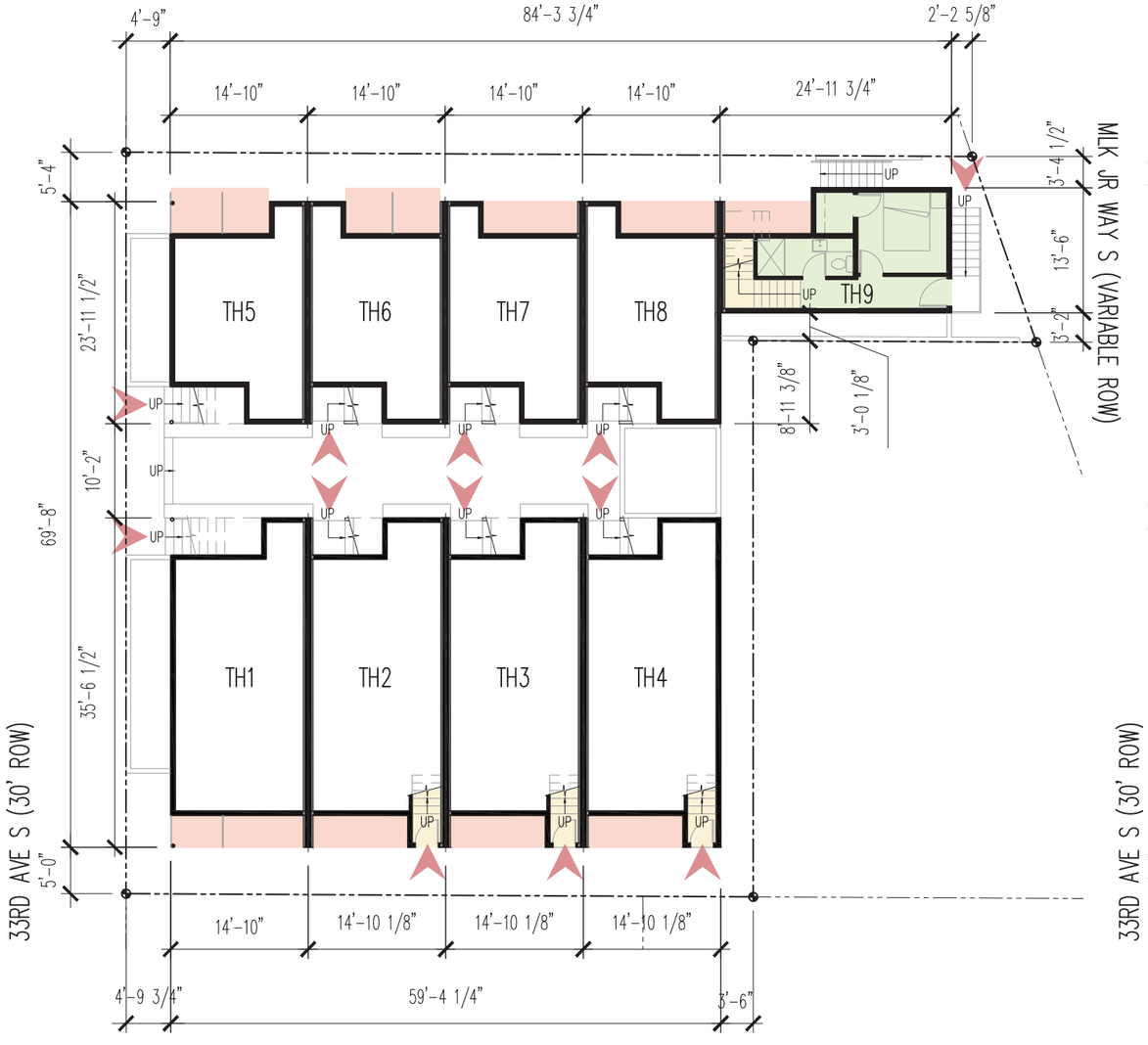
RESIDENTIAL

AMENITY

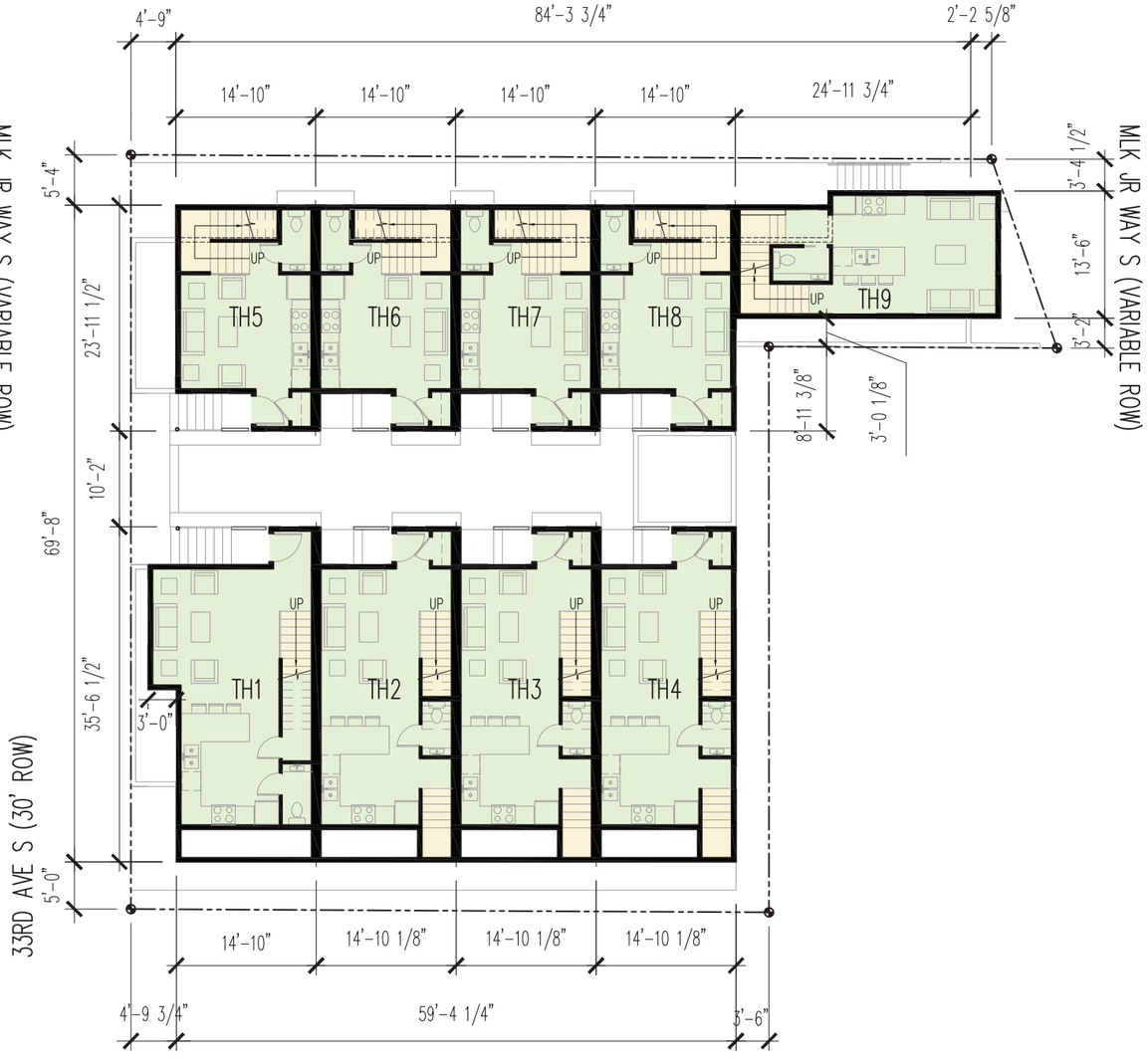
CIRCULATION

SOLID WASTE/BICYCLE STORAGE

TENANT ACCESS



LEVEL B1



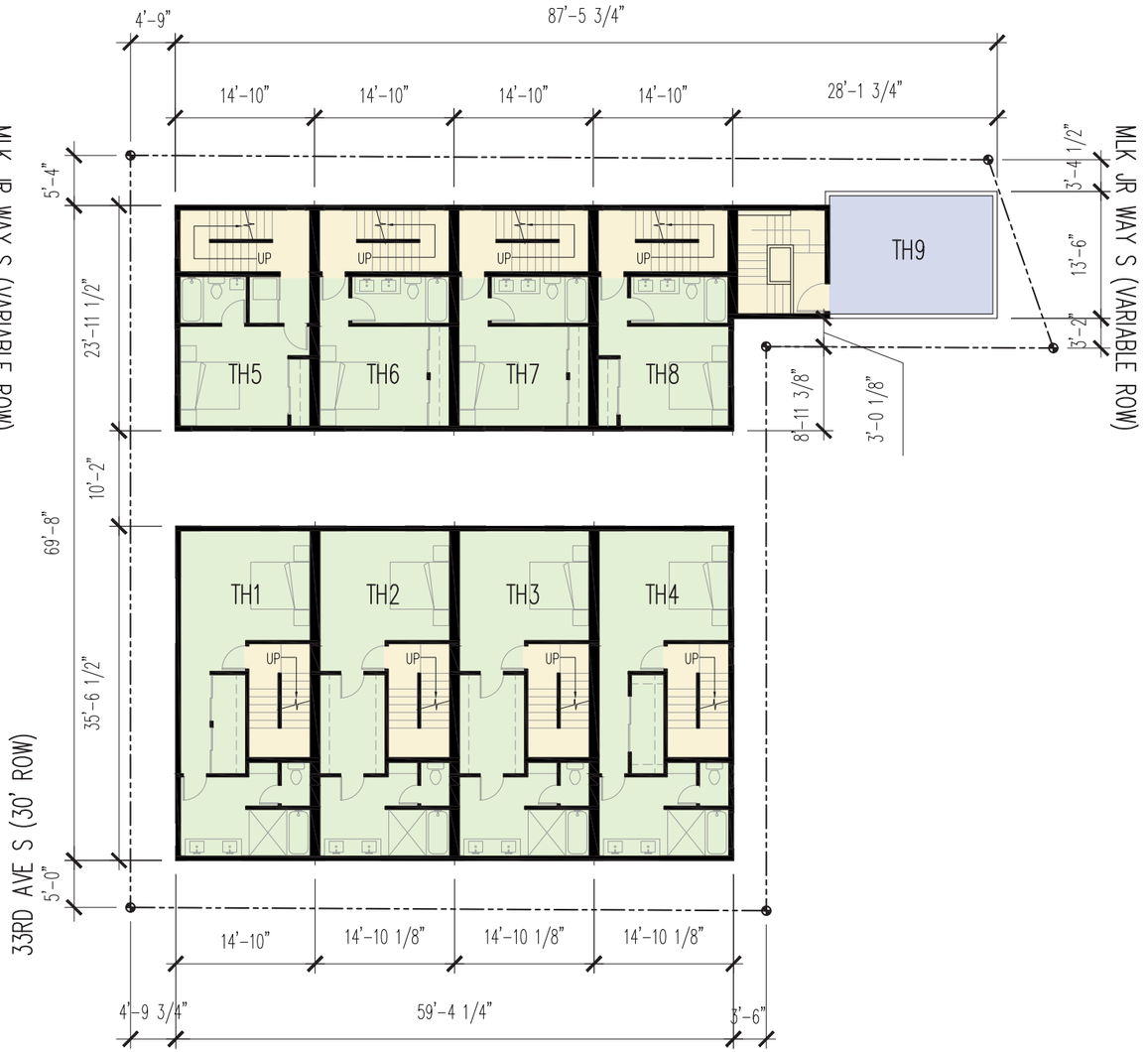
LEVEL 1

ARCHITECTURAL CONCEPT | Floor Plans

RESIDENTIAL
AMENITY
CIRCULATION
SOLID WASTE/BICYCLE STORAGE
TENANT ACCESS



LEVEL 2



LEVEL 3

ARCHITECTURAL CONCEPT | Floor Plans

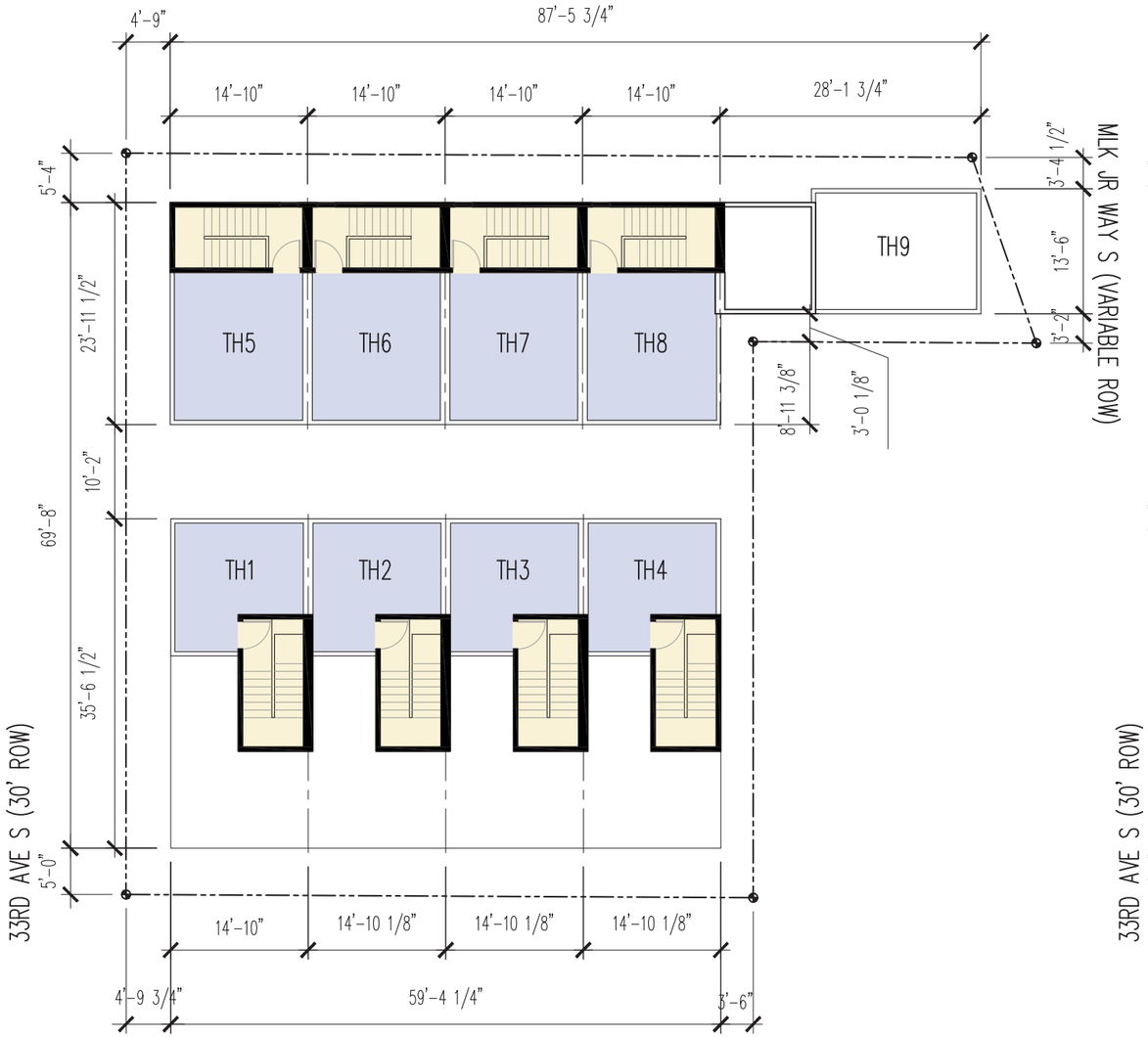
RESIDENTIAL

AMENITY

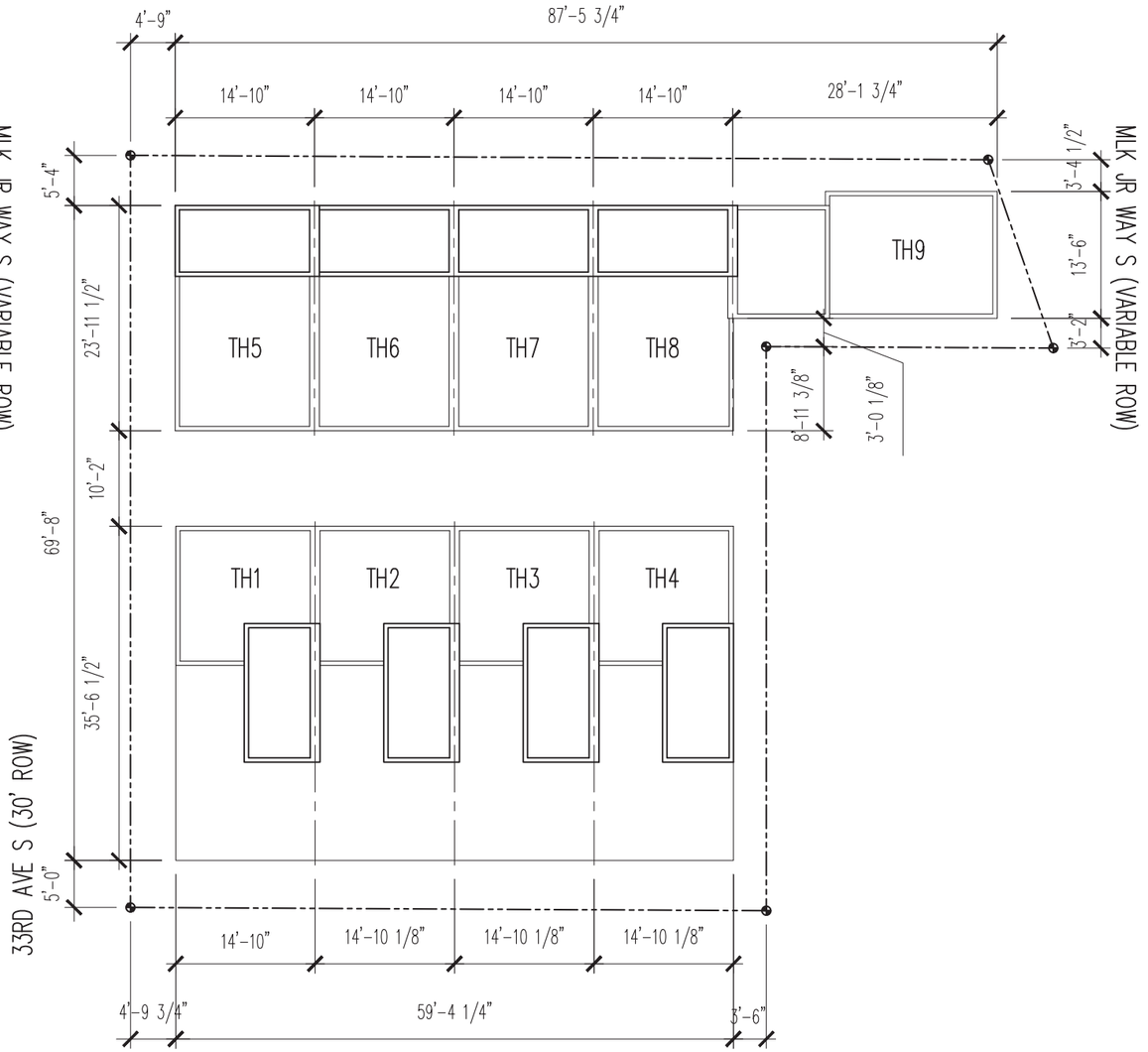
CIRCULATION

SOLID WASTE/BICYCLE STORAGE

TENANT ACCESS



ROOF DECKS

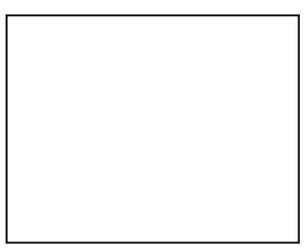


ROOFS

ARCHITECTURAL CONCEPT | Facade Treatments



NORTH ELEVATION



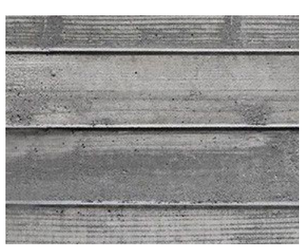
Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete



Massing Wall -
Concrete

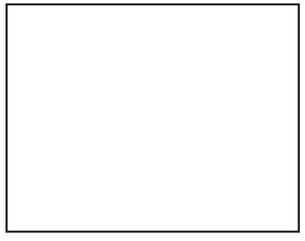


Lap Siding -
Prefinished Cementitious Siding

ARCHITECTURAL CONCEPT | Facade Treatments



WEST ELEVATION



Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete



Massing Wall -
Concrete

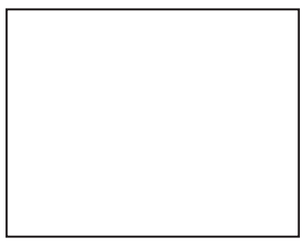


Lap Siding -
Prefinished Cementitious Siding

ARCHITECTURAL CONCEPT | Facade Treatments



SOUTH ELEVATION



Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete

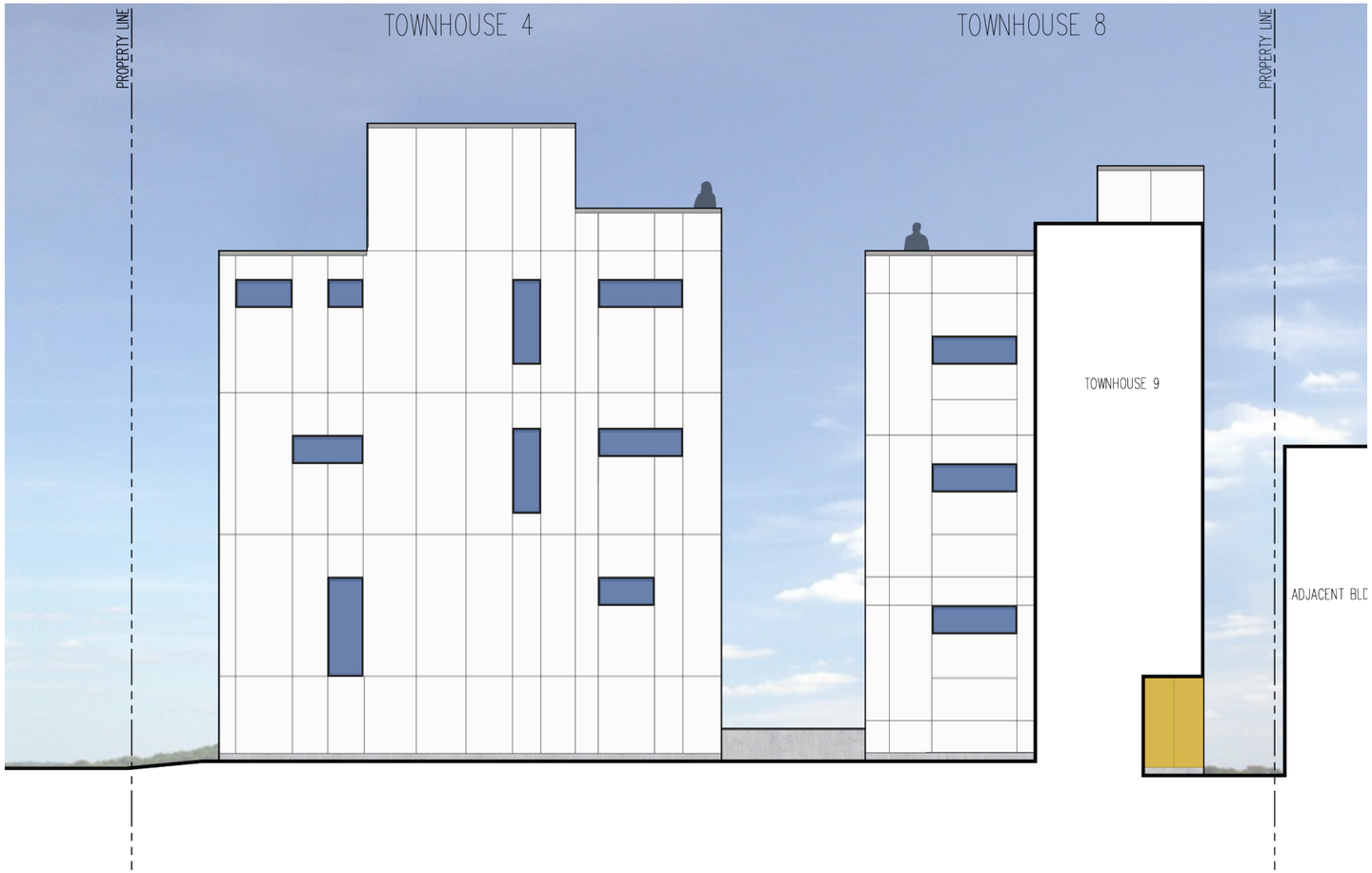


Massing Wall -
Concrete

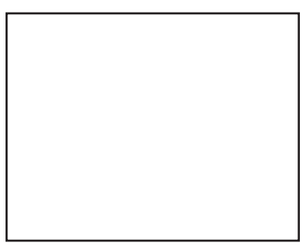


Lap Siding -
Prefinished Cementitious Siding

ARCHITECTURAL CONCEPT | Facade Treatments



EAST ELEVATION



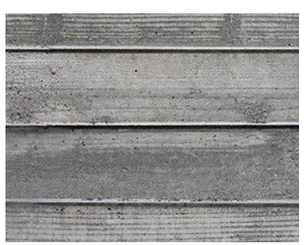
Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete



Massing Wall -
Concrete

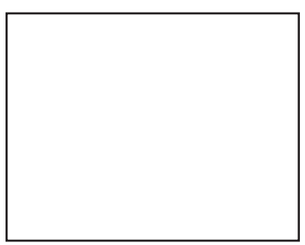


Lap Siding -
Prefinished Cementitious Siding

ARCHITECTURAL CONCEPT | Facade Treatments



SOUTH COURTYARD ELEVATION



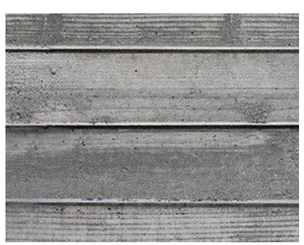
Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete



Massing Wall -
Concrete

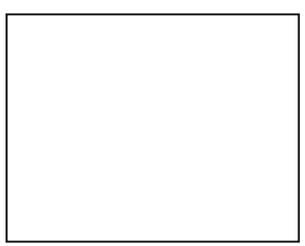


Lap Siding -
Prefinished Cementitious Siding

ARCHITECTURAL CONCEPT | Facade Treatments



NORTH COURTYARD ELEVATION



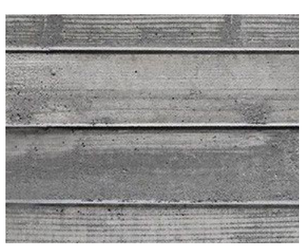
Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete

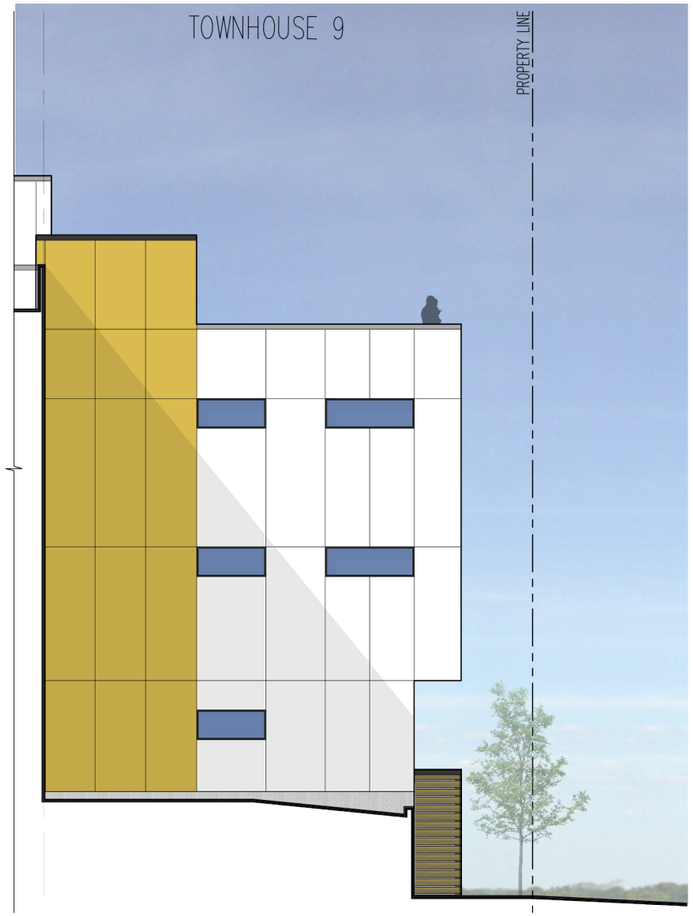


Massing Wall -
Concrete



Lap Siding -
Prefinished Cementitious Siding

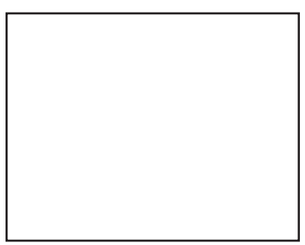
ARCHITECTURAL CONCEPT | Facade Treatments



SOUTH ELEVATION OF TH9



EAST ELEVATION OF TH9



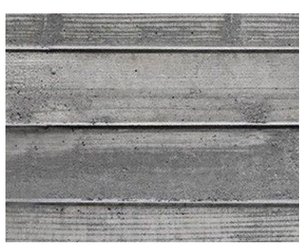
Panel Siding -
Cementitious Panels in White

Panel Siding -
Cementitious Panels in Yellow



Panel Siding -
Cementitious Panels in Grey

Guardrail / Screen -
Fiberglass Grating in Yellow



Guardrail -
Board Form Concrete



Massing Wall -
Concrete



Lap Siding -
Prefinished Cementitious Siding