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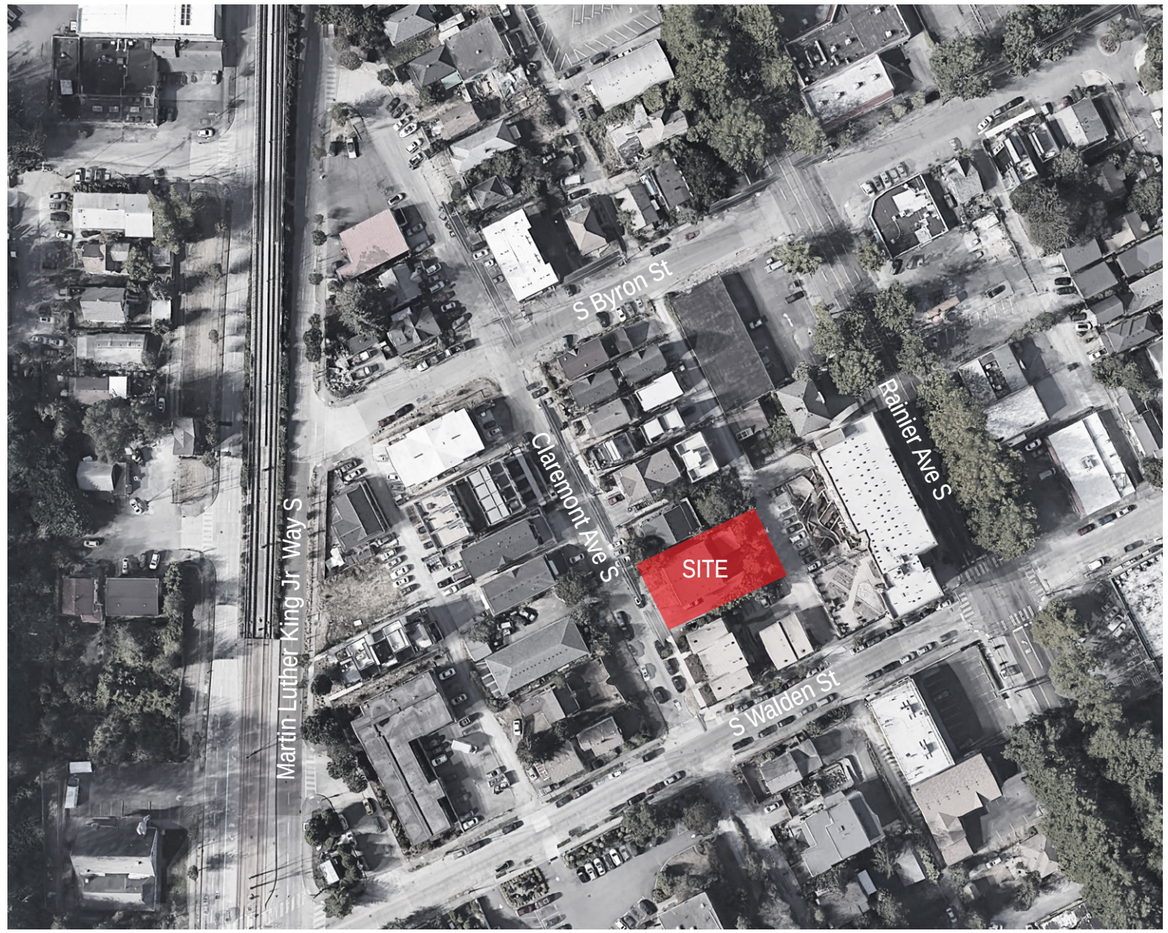
3320 Claremont Ave S Apartments

SDCI #3035421-LU
Administrative Design Review Recommendation
March 2021

PUBLIC47ARCHITECTS



MOUNT BAKER TOWN CENTER MAP



PROPOSAL

Wedged between two converging arterials at the western edge of Seattle's Mount Baker neighborhood, the stretch of Claremont Avenue South between S Walden Street and S Byron Street is surprisingly tranquil. Zoning changes intended to address housing affordability, coupled with proximity to the Mount Baker Light Rail Station have resulted in redevelopment that is rapidly transforming the immediate area. This project seeks to provide high quality, attractive housing that will set a tone for how new construction can positively contribute to an evolving neighborhood. The proposed 4-story building achieves the following objectives:

- Provide 35 Apartment Units (6% Affordable per MHA Performance Method)
- Maximize quantity of one-bedroom units
- Foster pedestrian-friendly sidewalk environment
- Set a positive precedent for well-built, thoughtfully designed construction in an evolving neighborhood
- With easy access to light rail, buses and bicycle routes, no parking is planned for the project

URBAN DESIGN ANALYSIS • NEIGHBORHOOD CONTEXT

The subject property is located in Seattle's Mount Baker neighborhood along the upper Rainier Valley corridor.

- Wide mix of zoning in the immediate vicinity
- Immediate block is predominantly residential
- Commercial, industrial, and institutional uses on surrounding blocks
- Mount Baker Light Rail Station is within a few blocks
- Zoning changes have stimulated redevelopment along Claremont with several townhouses and apartment buildings replacing single-family residences

1. Mount Baker Light Rail Station
2. Seattle Fire Station 30
3. Franklin High School
4. Puget Sound Scout Shop
5. Wing Shop
6. Pho Bac Restaurant
7. Point S Affordable Tire Service
8. Claremont Apartments
9. Emerald City Fired Arts
10. United House of Prayer for All People
11. YMCA
12. Mekong Rainier Supermarket
13. John Muir Elementary School
14. Glant Textiles
15. Estelle Street P-Patch
16. Wetmore Community Farm



BUS · CAR · LINK · BIKE PATH · NEIGHBORHOOD GREENWAY

AERIAL PHOTOGRAPH



ZONING MAP



EXISTING LAND USE MAP

URBAN DESIGN ANALYSIS • CLAREMONT AVENUE SOUTH

Claremont Avenue S is a flat and relatively tranquil street, given its close proximity to two major north-south arterials. The following are distinguishing characteristics:

- Mix of single-family homes and multifamily apartments of varying age
- Newer 3-story townhouse projects are replacing older houses
- Recent townhouses are more modern, older houses are more traditional
- Larger mid-century-era apartment buildings at corner of Byron + Claremont
- Landscaped paths lead to mid-block entry courts for alley-fronting units
- Perpendicular parking and unimproved sidewalks common
- Street terminates abruptly at MLK Jr. Way



Claremont Ave S, Looking SE toward Site


Claremont Ave S, Looking South


Claremont Ave S, Looking North



CLAREMONT AVE S PHOTO-MONTAGE LOOKING EAST



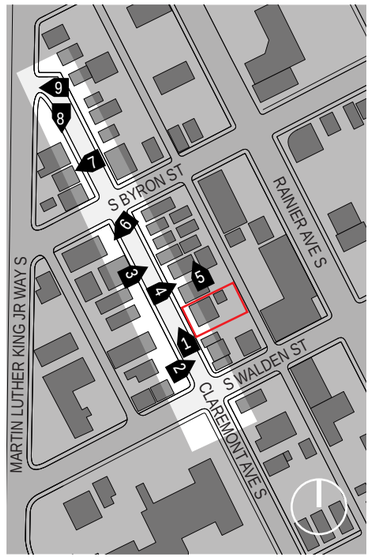
CLAREMONT AVE S PHOTO-MONTAGE LOOKING WEST

(MUP app for New 6-Story Apartment Bldg by others)

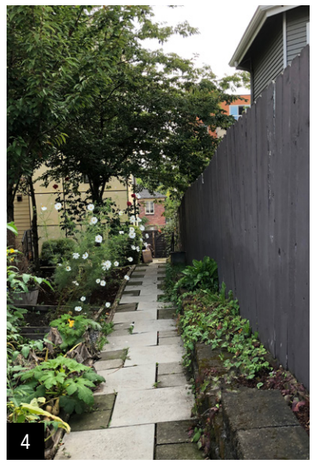


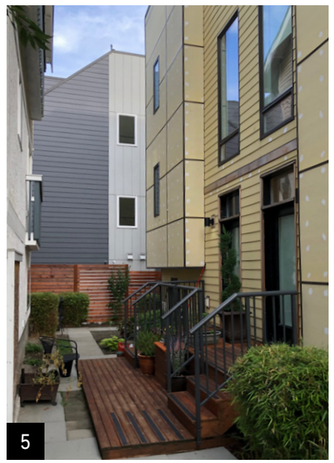






1 Sidewalk interruption and high volt power lines at the subject property
2 Newer multi-family building with entry stoops
3 Recent townhouse development
4 Landscaped path to mid-block entry court
5 Mid-block entry court for alley-fronting duplex
6 Mid-century apartment building with new townhouses beyond
7 Future 6-story apartment building
8 Point S Affordable Tire Center
9 Claremont terminates abruptly at MLK Way













Setbacks

Building setbacks from Claremont Ave S vary on both sides of the block.

- Older buildings along the east side of the street tend to be set back greater than 20’
- Newer buildings are setback 5’ to 15’
- Greater setbacks of older buildings typically occupied by parked cars

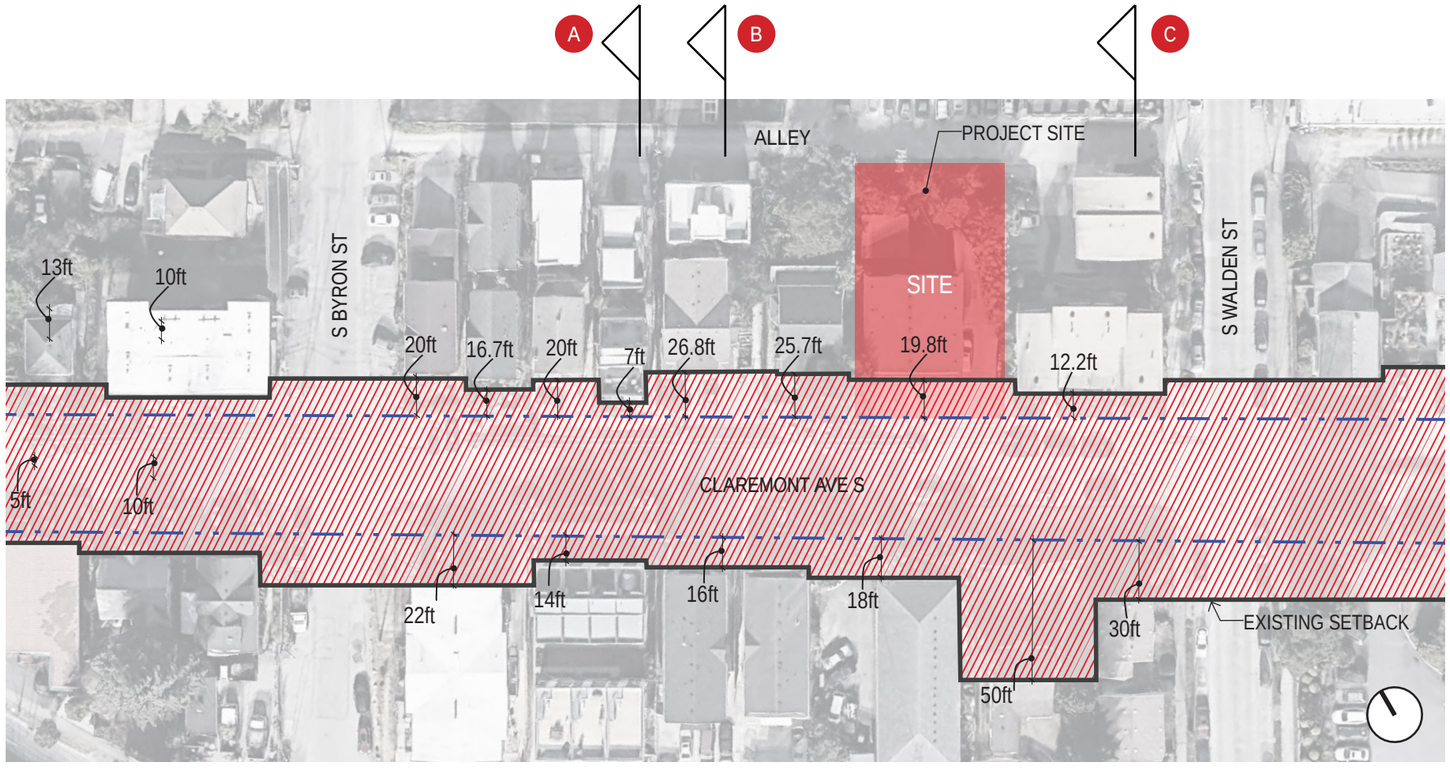
Horizontal Datums

Due in part to the varying building heights and differing eras of construction, there is not a discernible pattern of horizontal datums described by the existing structures.

Positive Patterns of Development

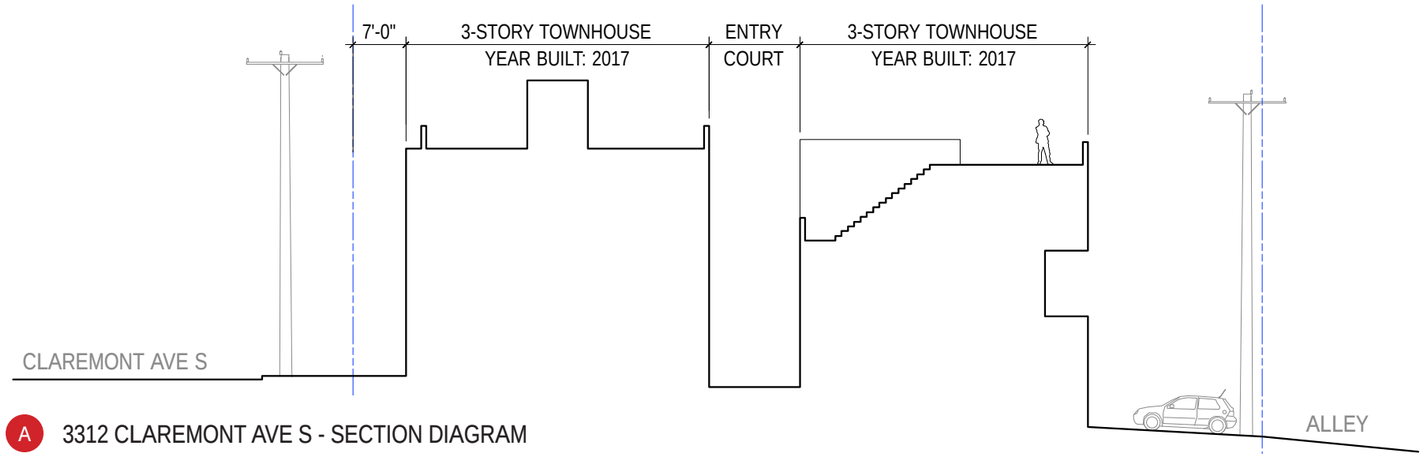
Patterns of development that contribute to a more positive sidewalk experience include:

- Well-landscaped front yards
- Elevated First Floors
- Well-defined building entrances
- Mid-block courtyard entrances to units

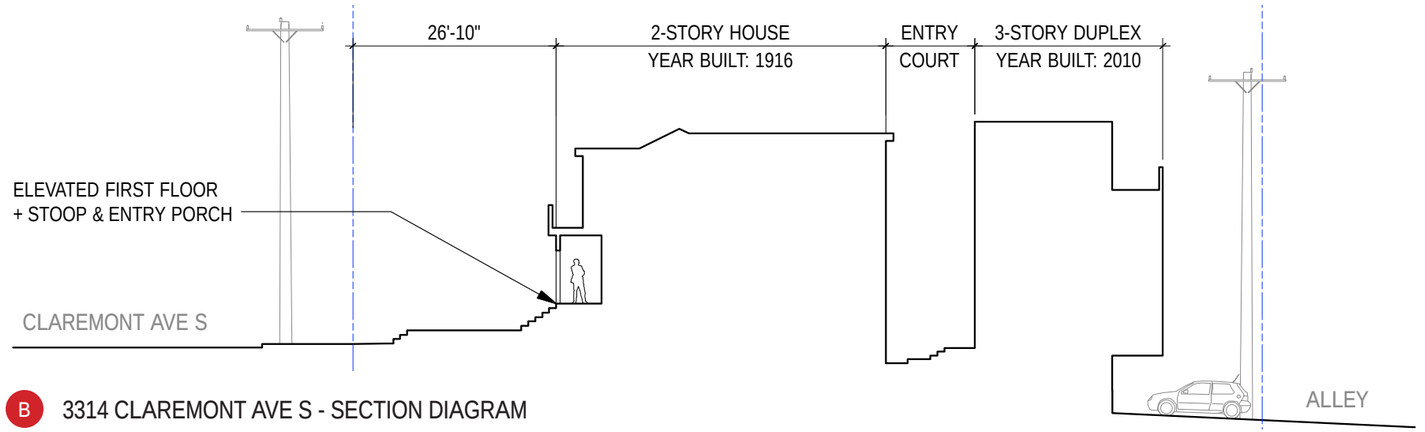




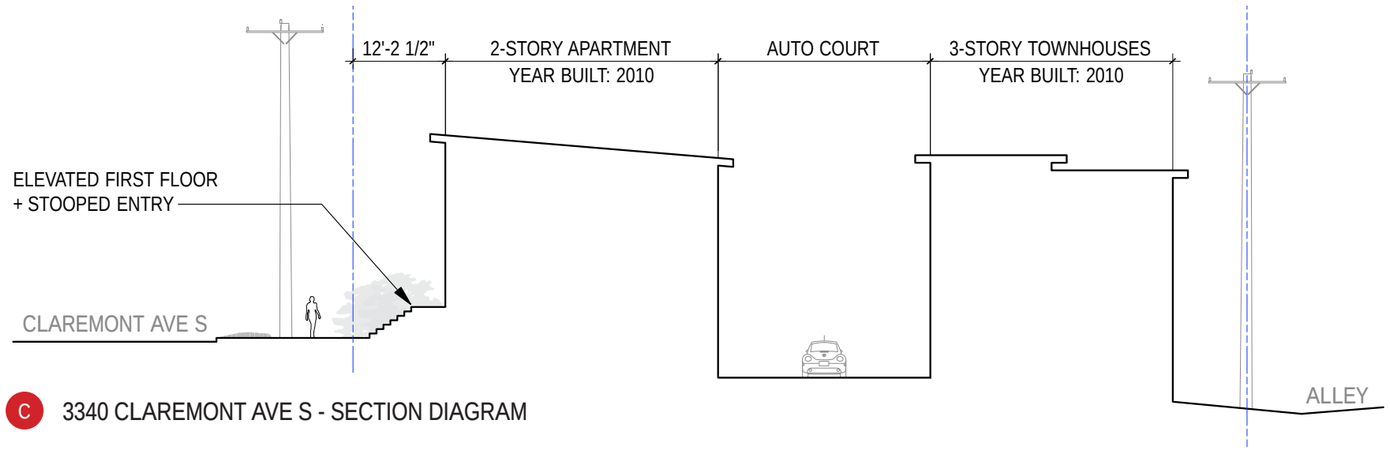
CLAREMONT EXISTING SETBACK DIAGRAM



A 3312 CLAREMONT AVE S - SECTION DIAGRAM



B 3314 CLAREMONT AVE S - SECTION DIAGRAM



C 3340 CLAREMONT AVE S - SECTION DIAGRAM



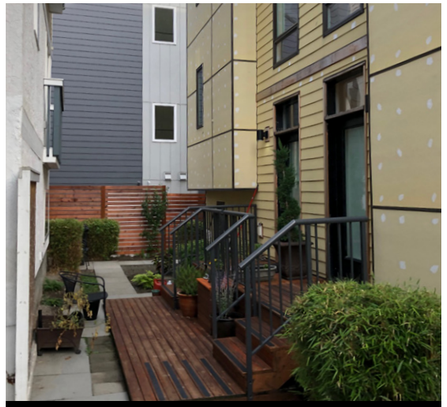
Well defined entry, modern aesthetic



Mid-block entry court for rear units



Elevated first floor with stoop + entry porch



Mid-block entry court to duplex units



Elevated first floor with stoop and landscape



Auto court served by alley

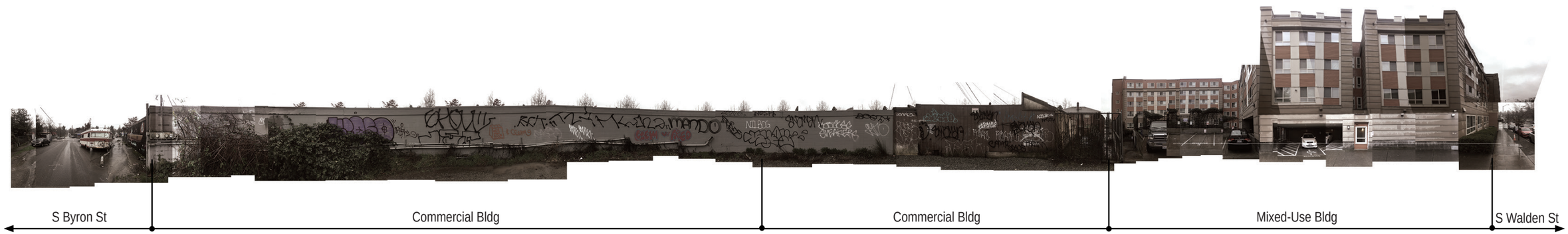
URBAN DESIGN ANALYSIS • ALLEY

A 16'-wide alley runs along the east side of the site. The following are distinguishing characteristics:

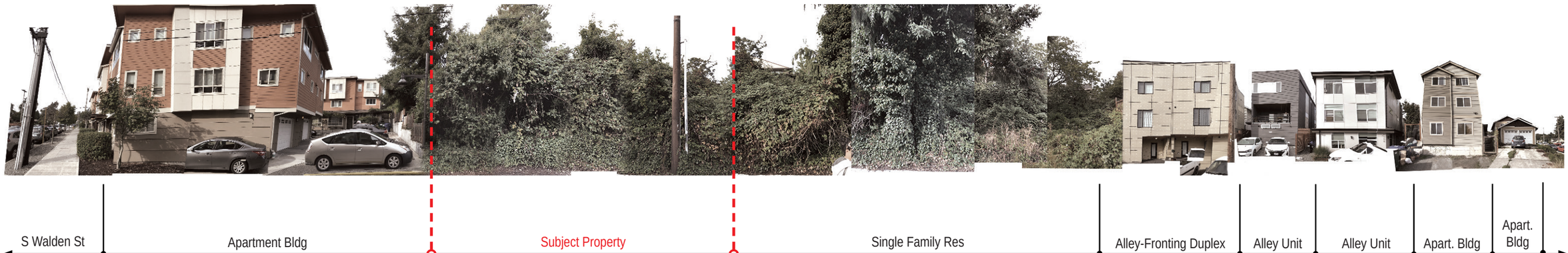
- North half of alley is unimproved with a gravel roadbed
- South half of alley is fully improved with pavement extending to S Walden Street
- Townhouses + Duplexes front west side of wally, some with paved parking areas
- Townhouses front the west side of the alley, some with paved parking areas
- Parking court for apartment building is accessed off of alley just south of site
- Underground and surface parking for Claremont Apartments accessed across alley from site
- High voltage power lines run the length of the alley.


Alley, Looking North


Alley, Looking South



ALLEY PHOTO-MONTAGE LOOKING EAST

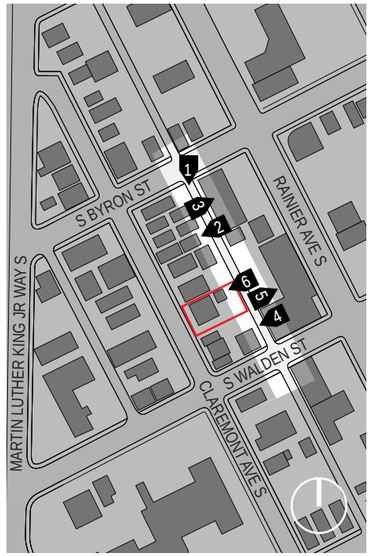


ALLEY PHOTO-MONTAGE LOOKING WEST

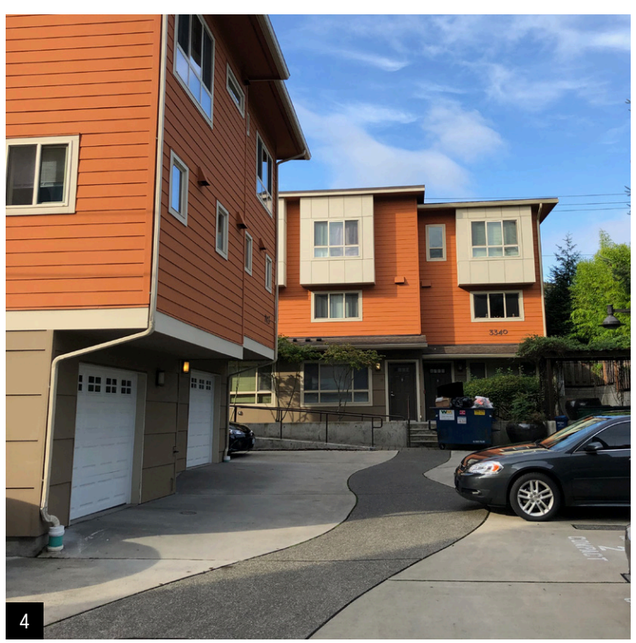








1 Unimproved northern portion of the alley, from S Byron St
2 Alley-fronting townhouse unit with paved parking area
3 Graffiti-covered back wall of Saigon Printing
4 Access to the parking court, south neighbor
5 Surface parking with courtyard beyond at the Claremont Apartments
6 Overgrown alley-side of subject property







SITE ANALYSIS • EXISTING SITE PLAN

Solar Access for New Building
Southern and western exposure affords ample access to sun

Grade Change
±10’ grade change between street and alley affords massing opportunities

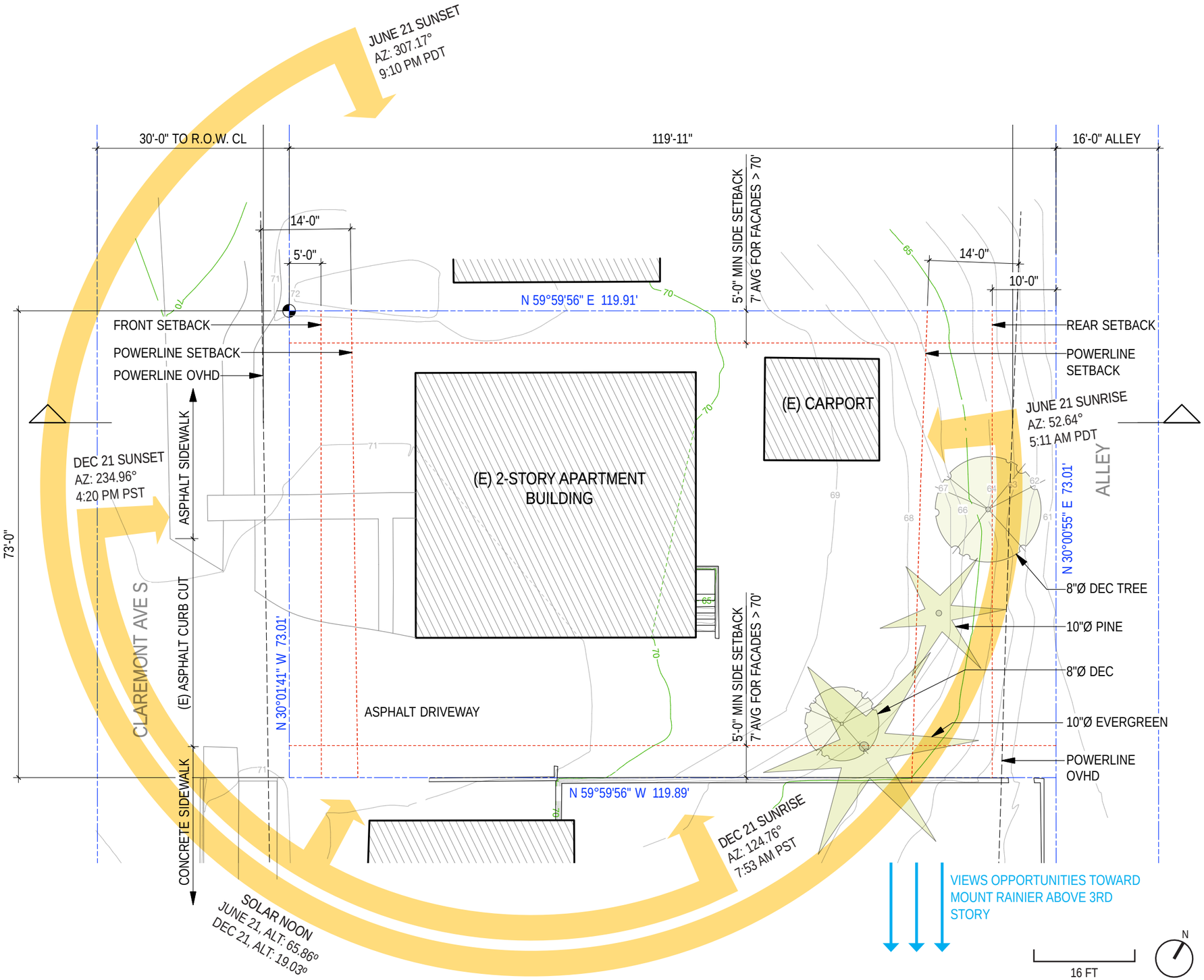
Power Lines
Existing power high voltage power lines along street and alley require proper clearance

Sidewalks
Opportunity to extend improved sidewalk from the south and improve the pedestrian environment

Alley Access
Access to improved alley along the east side suggests appropriate location for trash storage and other services





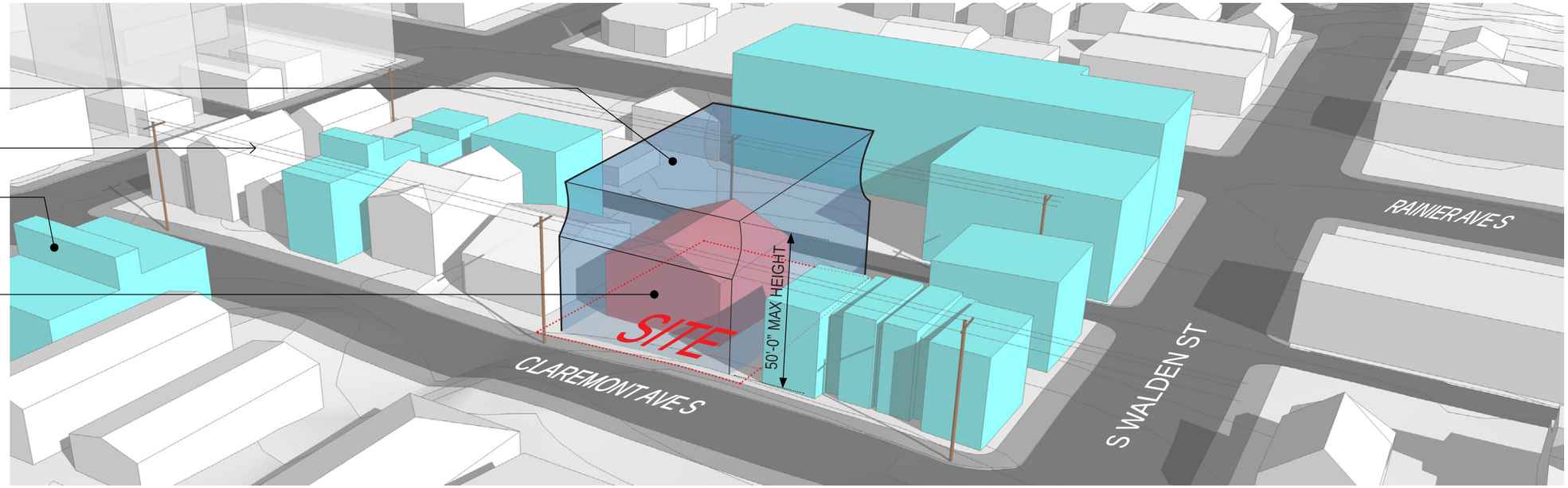


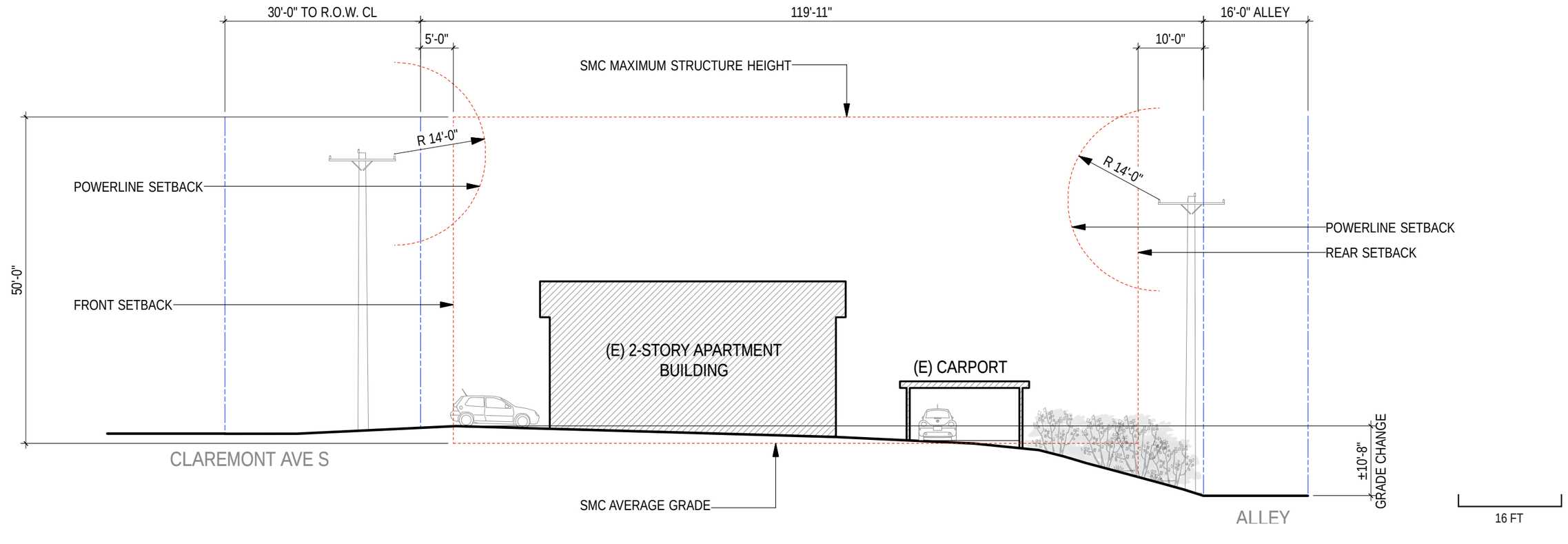
MAXIMUM ALLOWABLE BUILDING ENVELOPE WITH POWERLINE SETBACK

(E) HIGH VOLTAGE POWER LINES

RECENT MULTI FAMILY

EXISTING BUILDING





PRIORITY DESIGN GUIDELINES

CONTEXT + SITE

*Denotes Mount Baker Town Center Guideline

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surrounding as a starting point for design.

CS1.C2 Elevation Change: *Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.*

CS1.E2 Add Interest with Project Drainage: *Use project drainage systems as opportunities to add interest to the site through water-related design elements.*

*CS1.IV Water: *Where possible, use on-site stormwater management to collect stormwater and create visual interest.*

CS2 Urban Pattern + Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area.

CS2.A1 Sense of Place: *…create a sense of place where the physical context is less defined.*

CS2.B2 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.*

CS2.C2 Mid-Block Sites: *Continue a strong street-edge where it is present.*

*CS2.I Location in City and Neighborhood: *New buildings should set a positive precedent for future development with quality design.*

CS3 Architectural Context + Character

Contribute to the architectural character of the neighborhood.

CS3A.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.*

*CS3.I Emphasizing Positive Neighborhood Attributes: *Thoughtful, high-quality design will be critical for the new development, because they will set the context for quality design for future development.*

RESPONSE:

The preferred design takes advantage of the 10' grade change between street and alley, locating lower level units and a trash room off of the alley and reducing the apparent mass from the street side. A butterfly roof affords the opportunity to illustratively capture rainwater and distribute to an on-site storm water detention system.

The neighborhood is rapidly evolving and this project will set a positive example of how high-quality design can realize the development potential *and* enhance the pedestrian environment. While the existing physical context is somewhat ill-defined, there are some positive patterns that offer design cues worth exploring. These include elevated first floors, landscaped front yards, integrated balconies, and well-proportioned building forms.

PUBLIC LIFE

*Denotes Mount Baker Town Center Guideline

PL1 Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

PL1.B3 Pedestrian Amenities: *Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided.*

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2.B1 Eyes on the street: *Seek opportunities to foster human interaction through an increase in the size and/or quality of project related open spaces available for public life.*

*PL2.II Safety and Security: *All streets, open spaces, walkways and connections should be designed to ensure clear sightlines, such as pedestrian lighting, low or see-through fencing, or landscaping.*

PL3 Street-Level Interaction

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

PL3.A1 Entries: *Common entries to multi-story residential buildings need to provide privacy and security for residents, but also be welcoming and identifiable to visitors.*

PL3.A2 Ensemble of Elements: *Design the entry as a collection of coordinated elements include the door, overhead features, ground surface, landscaping, lighting and other features.*

PL3.B1 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.*

PL3.B2 Ground-level Residential: *Privacy and security issues are particularly important in buildings with ground-level housing. Consider providing a greater number of transition elements and spaces.*

PL3.B4 Interaction: *Provide opportunities for interaction among residents and neighbors.*

*PL3.III Residential Edges: *i) Main residential entries should be designed to maximize their positive impact on the pedestrian environment; iv) Establish a streetscape that clearly looks and feels residential; vi) Provide a physical feature behind the sidewalk that both defines and bridges the boundary between public right-of-way and private yard or patio.*

PL4 Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, cycling, and use of transit.

*PL4.II Planning Ahead for Cyclists: *Provide visible, attractive bike racks at entrances to buildings and pedestrian pathways…*

RESPONSE: The preferred design alternative presents a lively, pedestrian oriented frontage towards Claremont Ave S. Integrated balconies at upper levels and elevated patios for first floor units provide massing articulation and "eyes on the street". Unit living rooms are oriented toward the rights-of-way, reinforcing the visual connection and enhancing pedestrian safety. The building entry will be through an articulated breezeway providing physical and visual access to a central courtyard. The breezeway will be secured with a gate that maintains a high level of transparency. Bike racks will be located within the breezeway on the secured side of the gate. The entry path leading from sidewalk to breezeway will be defined by paving and landscaping on either side. First floor units are recessed back an additional 5'-6" from the building face, elevated 30" above grade, and buffered from the sidewalk by 10-feet of planting.

DESIGN CONCEPT

*Denotes Mount Baker Town Center Guideline

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2.A1 Reducing Perceived Mass: *Use secondary architectural elements to reduce the perceived massing 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.*

DC2.B1 Architectural and Façade Composition: *Design all building façades considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned…*

DC2.C1 Visual Depth and Interest: *Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.*

DC2.D1 Human Scale: *Incorporate architectural features, elements, and details that are of human scale into the building façade*

*DC2.I Massing: *Highly articulated building forms are desirable for a vibrant urban realm.*

DC3 Open Space Concept

Integrate open space design with the design of the buildings so that each complements the other.

DC3.C1 Reinforce Existing Open Space: *Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street planting, buffers or treatment of topographic changes. Where no strong pattern exists, initate a strong open space concept, where appropriate, that other projects can build on in the future.*

*DC3.I Building-Open Space Relationship: *i) Semi-private and private open spaces should provide building residents with more intimate places to socialize; ii) Private yards, patios and balconies should integrate with building design; vii) Apply passive and active design strategies for making spaces safe and secure; viii) Design forecourts and entry courtyards to provide clear physical and visual differentiation between the public realm…and the semi-private realm; x) Entry courtyards may extend all the way through a project site and effectively become a pedestrian pathway.*

DC4 Exterior Elements + Finishes

Use appropriate and high-quality elements and finishes for the building and open spaces.

DC4.A.1 Exterior Finish Materials: *Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.*

RESPONSE:

The proposed building will be cohesive in form, but articulated. The preferred scheme integrates recessed balconies that break up the upper stories into well- proportioned bays. The first floor is set back 5'-6" from the upper levels, creating a spatial buffer from the sidewalk and effectively give the building a base. A butterfly roof expresses the rainwater management, while allowing living rooms to open-up towards the street. A semi-public space connects the sidewalk to the breezeway entry. This space will likely include an integrated bench and mailboxes fostering a sense of community amongst residents and neighbors.

High quality materials that provide a sense of scale and texture, such as corrugated metal and fiber cement lap siding will be explored during design development.



Design Cues: Elevated First Floor, Eyes on the Street, Articulated Building Mass



Design Cues: Well-landscaped Front Yard , Articulated Entry, Pedestrian Friendly Fence



Design Cues: Elevated + Recessed First Floor, Well Proportioned Building Mass



Design Cues: Clean Sidewalk, Clear Entry, Well Proportioned Building Mass



Design Cues: Pedestrian Entry Path from Sidewalk to Mid-Site Entry Court

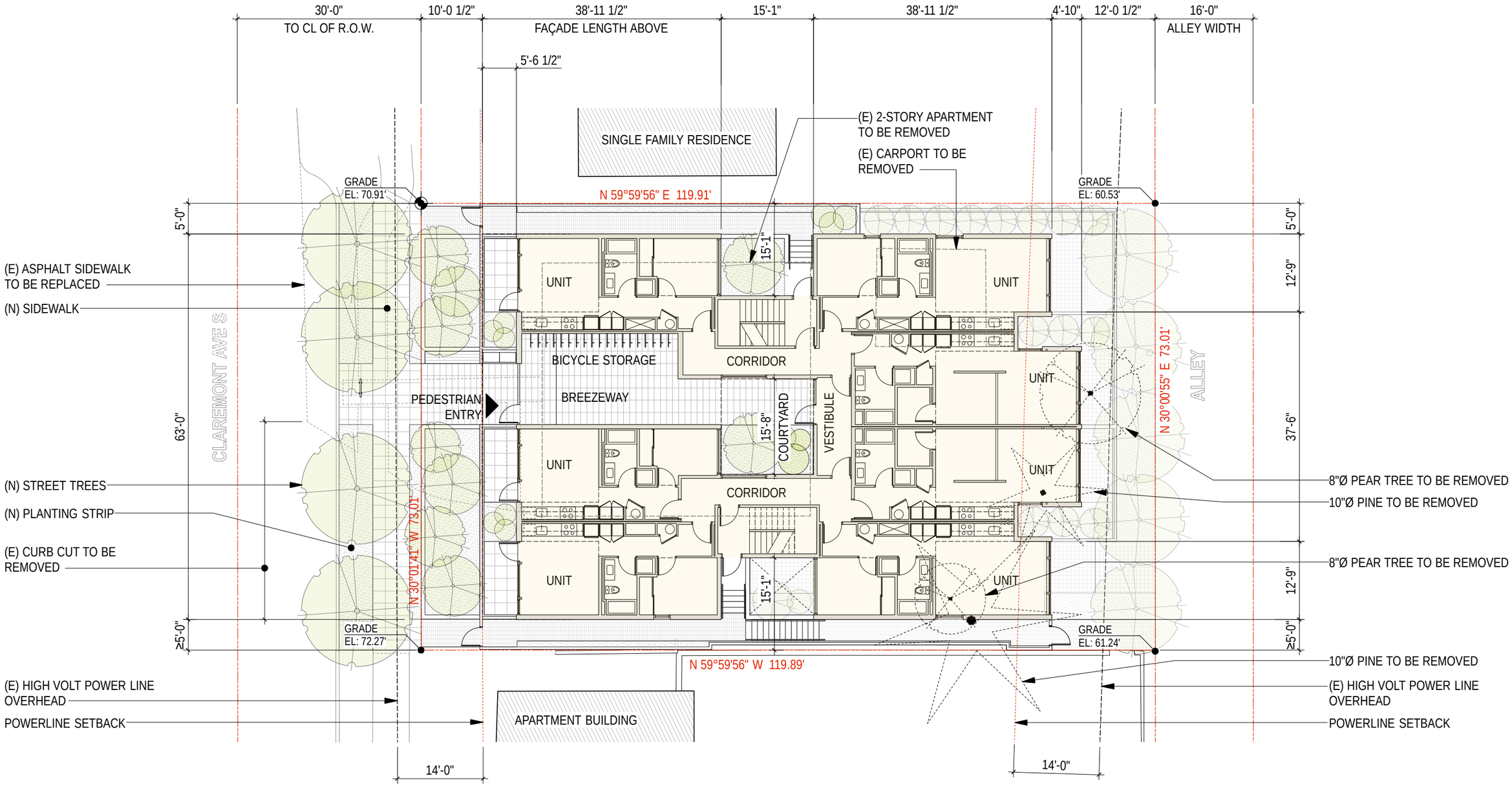


Design Cues: Integrated Balconies + Quality Building Materials

SITE ANALYSIS • ZONING SUMMARY

Address	3320 Claremont Avenue South
Site Area	8,754-SF
Zone	LR3 (M)
Mandatory Housing Affordability	Yes
Urban Village	Mount Baker Hub Urban Village
Frequent Transit	Yes
Design Review	Administrative Design Review required
Design Review Equity	Yes

Topic	Code Citation	Standard	Project-Specific Notes
Floor Area	SMC 23.45.510, Table A	FAR limit = 2.3	
	SMC 23.45.510 D	FAR exemptions: 1) underground portions of stories; 4) portions of stories that extend no more than 4' above grade	Portions of the lower level will be exempt
Density Limit	SMC 23.45.512 A.1.b	No density limit for zones that have a mandatory housing affordability suffix.	
Structure Height	SMC 23.45.514, Table A	Height Limit = 50' for apartments in LR3-zones with MHA suffix located in urban villages	
Setbacks (Apartments)	SMC 23.45.518, Table A	Front: 5' minimum	
		Side: 5' min, 7' average for façades greater than 40' in length	
		Rear: 10' minimum with alley	
	SMC 23.45.518 H.4	Unenclosed decks up to 18" above grade may project into required setback to lot line.	Lower level patios will be ≤ 18" above grade
	SMC 23.45.518 I.7	Fences ≤ 6' in height are permitted in side and rear setbacks	
	SMC 23.45.518 I.8	Retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6' above the low side, whichever is greater. If retaining wall is greater than 6', open guardrail of no more than 42" may be placed on top of the it.	Retaining walls at the north and south side lot lines will be required to exceed 6' and will have guardrails placed on top.
Amenity Area (Apartments)	SMC 23.45.522 A	1. 25% of lot area	
		2. Minimum of 50% of required amenity area to be located at ground level and shall be common	
	SMC 23.45.522 D	1. All units shall have access to a common or private amenity area	
		2. In LR zones, amenity area shall not be enclosed within a structure	
		4. No minimum for private amenity areas, except if abutting non-street side lot line.	No private amenities abut side lot lines
		5.a No common amenity may be less than 250-sf in area or 10' in length.	
		5.b At least 50% of common amenity area provided at ground level must be landscaped	
		5.c Common amenity at ground level shall be accessbile to all apartment units.	
Landscaping Standards	SMC 23.45.524 A.2.a	Green Factor score of 0.6 or greater is required	
	SMC 23.45.524 B.1	Street trees required	
Structure Width + Façade Length	SMC 23.45.510 D	Maximum structure width = 150'	
	SMC 23.45.527 B.1	Maximum façade length within 15' of side lot line shall not exceed 65% of length of lot line	
	SMC 23.86.015 C.4	The first 4' of unenclosed porches are not included in the façade length calculation.	Departure required for stair stoops which extend more than 4'.
Light and Glare Standards	SMC 23.45.534 A	Exterior lighting shall be shielded and directed away from adjacent properties.	
Parking Location	SMC 23.45.536 A	Off-street parking spaces are required to the extent provided in Chapter 23.54.	Per SMC 23.54 parking is not required.
Pedestrian Access + Circulation	SMC 23.53.006 C.2	In urban villages, sidewalks and curbs that do not comply with the Right-of-Way Improvements Manual shall be brought into	New sidewalk and curb will be provided.
Alley Improvements	SMC 23.53.030 Table A	Minimum width for Existing Alley = 20 feet for C1 zones	2' alley setback is required per SMC 23.53.030 F.2
Parking Requirement	SMC 23.54.015, Table B, II.M	Parking not required for residential uses within urban villages located within a frequent transit area.	
Bicycle Parking	SMC 23.54.015, Table D, D.2	Long term: 1 per dwelling unit, short term: 1 per 20 dwelling units	35 long term + 2 short term required
Solid Waste Storage	SMC 23.54.040, Table A	375-sf of shared storage space required for 26-50 dwelling units	
	SMC 23.54.040 D	Minimum horizontal dimension = 12' for developments with more than 9 units	
	SMC 23.54.040 F.1	For 2 cu yd containers, max access ramp = 6%, max distance to collection location = 50'	
MHA Requirements	SMC 23.58C	Payment option: $13.25/SF	Project will pursue the performance option.
		Performance option: 6% of units must be affordable	


30'-0"
TO CL OF R.O.W.
10'-0 1/2"
38'-11 1/2"
FAÇADE LENGTH ABOVE
15'-1"
38'-11 1/2"
4'-10"
12'-0 1/2"
16'-0"
ALLEY WIDTH
5'-6 1/2"
SINGLE FAMILY RESIDENCE
(E) 2-STORY APARTMENT TO BE REMOVED
(E) CARPORT TO BE REMOVED
GRADE
EL: 70.91'
N 59°59'56" E 119.91'
GRADE
EL: 60.53'
5'-0"
12'-9"
37'-6"
63'-0"
(E) ASPHALT SIDEWALK TO BE REPLACED
(N) SIDEWALK
CLAREMONT AVE S
UNIT
BICYCLE STORAGE
CORRIDOR
PEDESTRIAN ENTRY
BREEZEWAY
15'-8"
COURTYARD
VESTIBULE
15'-1"
N 30°00'55" E 73.01'
ALLEY
(N) STREET TREES
(N) PLANTING STRIP
(E) CURB CUT TO BE REMOVED
N 30°01'41" W 73.01'
8"Ø PEAR TREE TO BE REMOVED
10"Ø PINE TO BE REMOVED
8"Ø PEAR TREE TO BE REMOVED
GRADE
EL: 72.27'
GRADE
EL: 61.24'
N 59°59'56" W 119.89'
10"Ø PINE TO BE REMOVED
(E) HIGH VOLT POWER LINE OVERHEAD
POWERLINE SETBACK
APARTMENT BUILDING
14'-0"
14'-0"
0'
8'
16'
32'



Alternative 1

Description
Alternative 1 proposes a 5-story building with a lower level off of the alley. Open-one bedroom apartment units are organized along a single loaded corridor, and are primarily oriented south towards the side property-line. The building mass is set-back 13 to 15 feet from the south property-line to provide a landscape buffer for the south-facing units. Vertical circulation is located on the north-side of the corridor along with a stack of one-bedroom units faces the alley. Alternative 1 is code-compliant and does not require any departures.

Program
- 36 Apartments
- Average Unit Size: 495-SF
- Net Rentable Area: 17,828-SF
- 36 Covered Bike Parking Stalls
- No Auto Parking

Advantages
- Code-compliant Scheme—No departures required
- Maximizes Unit Count

Challenges
- Units oriented towards side property line, limiting “eyes on the street”
- South units have limited access to light, air, and view below 3rd floor
- Front façade is side of units + stair tower
- 5-story tall mass along Claremont with limited articulation
- Poor unit mix with only 14% one-bedrooms



Alternative 2

Description
Alternative 2 proposes a 5-story building that steps down at the eastern half. Units are organized around a central courtyard and oriented towards the street or alley. A breezeway connects the sidewalk to the courtyard, where the building entrance is located. Along the street side, the fifth-floor steps back and on the alley-side a fifth-floor roof deck offers a communal gathering space. First floor units are elevated 30” above grade, set back 5’-6” from the mass above, and located behind 10-feet of landscaping. Balconies are integrated into the building façade. Alternative 2 is code-compliant and does not require any departures.

Program
- 34 Apartments
- Average Unit Size: 558-SF
- Net Rentable Area: 18,968-SF
- 34 Covered Bike Parking Stalls
- No Auto Parking

Advantages
- Code-compliant Scheme—No departures required
- Good unit mix with 71% one-bedrooms
- Opportunities for massing articulation
- Units oriented towards street + alley provide “eyes on the street”
- Balconies + Breezeway reduce perceived mass and add visual depth
- Breezeway provides opportunity for well-defined, welcoming entrance
- First floor units are well-buffered from street
- Common roof deck with view toward Mount Rainier

Challenges
- 5-Story tall mass along Claremont
- Lower unit count



Alternative 3 - Staff Supported

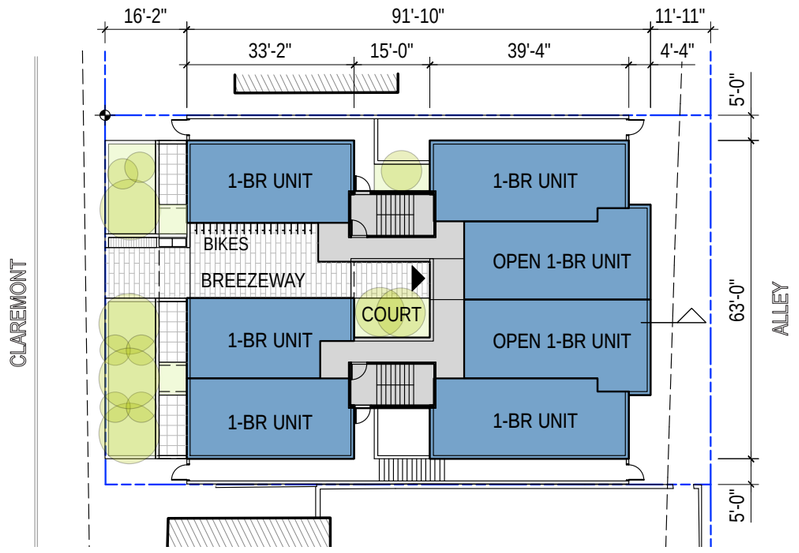
Description
Alternative 3 proposes a 4-story building, organized around a central courtyard with a lower level at the alley. Units are oriented towards the street or alley. A breezeway connects the sidewalk to the courtyard, where the building entrance is located. Efficient circulation is created by grouping 4 units per floor around each of the two stair towers, allowing for mid-block true-one bedroom units with windows facing the courtyard. As with Alternative 2, first floor units are elevated 30” above grade, set back 5’-6” from the mass above, and located behind 10-feet of landscaping. Balconies are integrated into the building façade. A butterfly roof illustratively directs storm water to the central courtyard and emphasizes the east/west orientation of the top floor living spaces. Alternative 3 is code-compliant and does not require any departures.

Program
- 35 Apartments
- Average Unit Size: 543-SF
- Net Rentable Area: 19,009-SF
- 35 Covered Bike Parking Stalls
- No Auto Parking

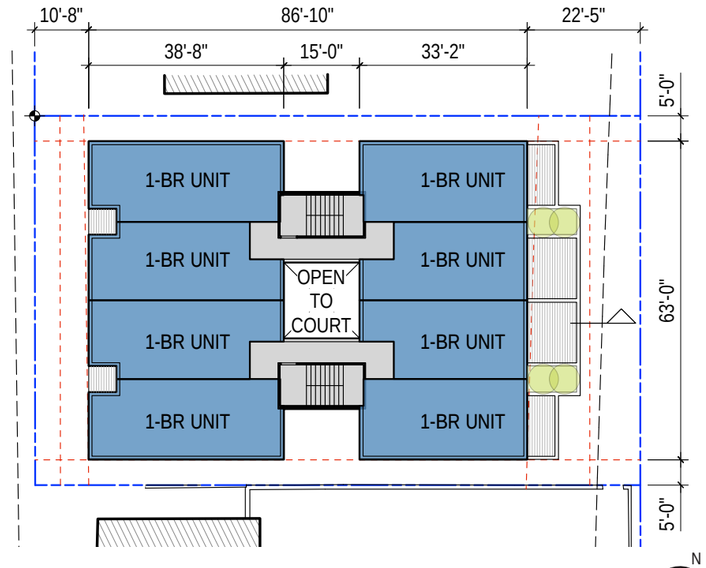
Advantages
- Code-compliant Scheme—No departures required
- Best unit mix with 86% one-bedrooms
- Maximizes net-rentable area
- Opportunities for massing articulation
- Units oriented towards street + alley provide “eyes on the street”
- Balconies + Breezeway reduce perceived mass and add visual depth
- Breezeway provides opportunity for well-defined, welcoming entrance
- 4-story massing along Claremont is more appropriately scaled



Perspective From Claremont and Walden



STREET LEVEL



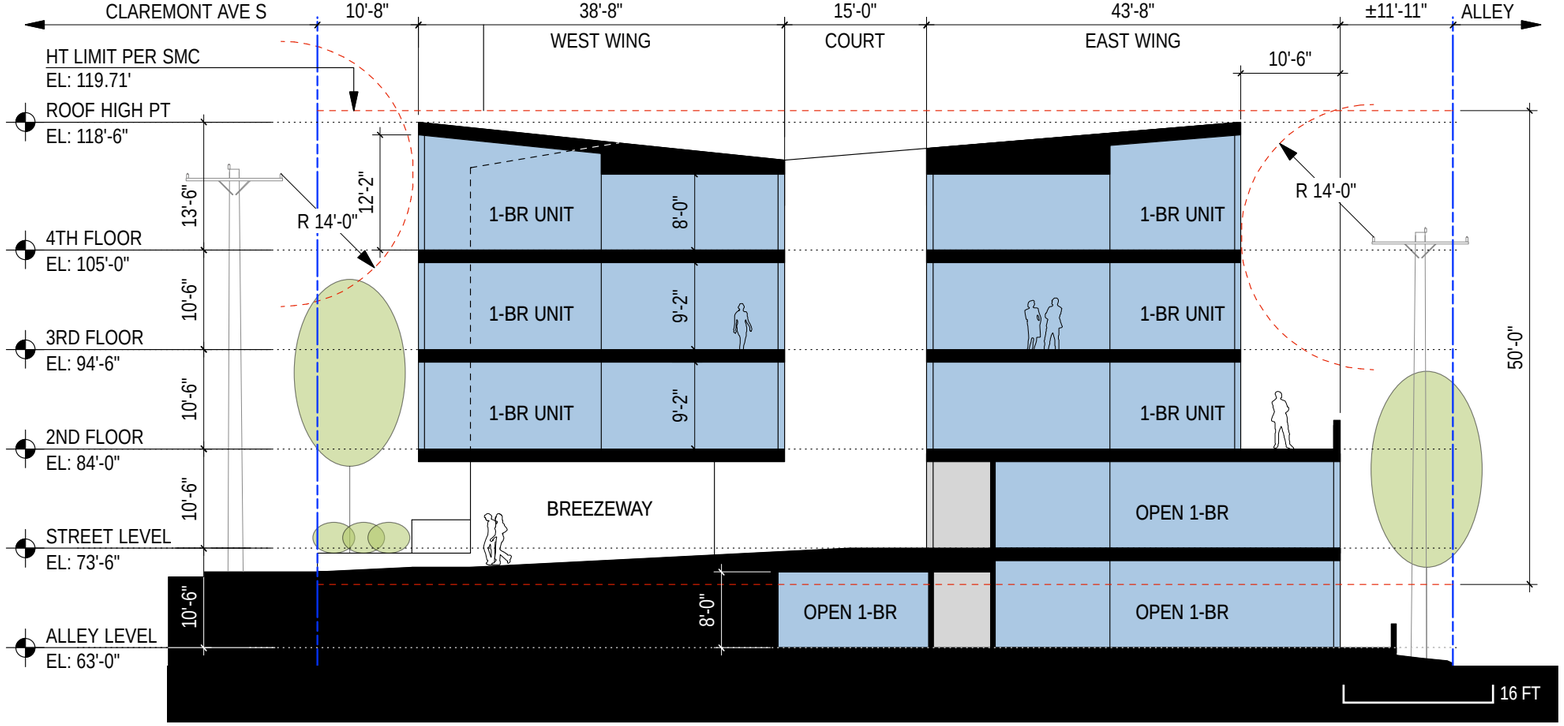
TYPICAL UPPER LEVEL

30 FT

N



Perspective From Claremont and Byron



RESPONSE TO EARLY DESIGN GUIDANCE

1. *Massing*

a) *Staff generally supports the overall massing associated with the preferred option, Alternative 3, which features a butterfly roof designed to direct storm water to the central court area, the reduced four-story building height at the street, and the five-story building height at the alley. Staff acknowledges public comment regarding the size of the development in relation to nearby context, and supports the preferred massing option which is lower in height than the other options and responds well to nearby context. (CS1-C, CS1-IV-i, CS2-A, CS2-B, CS3-A-2, CS3-A-4, DC2-A, DC3)*

DESIGN RESPONSE:
The design proposal is consistent with this guidance.

b) *Staff supports the uniform bay concept and the use of the notches along the street facing façade which affords opportunities for balconies, in addition to the upper level setback at the ally and the first floor set back at the street which provide added opportunities for building articulation. (CS2-A, CS2-B, DC2-I, DC2-A)*

DESIGN RESPONSE:
The design proposal is consistent with this guidance.

c) *Staff generally supports the layout of the residential units in the preferred alternative with the longest dimension in the north-south direction, in addition to the enclosed stairwells toward the middle of the building encapsulating the central court area. (CS2-A, CS2-B, DC2-I, DC2-A)*

DESIGN RESPONSE:
The design proposal is consistent with this guidance.

d) *Staff directs the design team to continue exploration of the preferred option by incorporating similar design elements as seen in the precedent imagery in the EDG packet. (CS1-C, CS1-IV-i, CS2-A, CS2-B, CS3-A-2, CS3-A-4, DC2-A)*

DESIGN RESPONSE:
Consistent with the precedents and design opportunities identified in the EDG packet, the proposed building is cohesive in form, but articulated. Large expanses of glass at the street and alley elevations not only provide ample daylight for living spaces, but place eyes on the street. Recessed balconies are integrated into the street façade weaving the articulated bays together. The exterior cladding material is vertical corrugated metal with refined “shadow-box” detailing framing the living room windows. An entry breezeway further breaks-up the street front mass, creating a welcoming front door to the building, and providing views into the central courtyard. A custom designed steel gate will secure the breezeway and inner courtyard but preserve visibility. The first level is set 18 to 32” above sidewalk grade and set back behind generous landscaping to clearly define public and private zones.


Balcony guardrails weave together articulated bays creating a cohesive form


Recessed first floor units are buffered by generous landscaping along the sidewalk


Massing steps back at the second floor along the alley



PROPOSED MASSING SCHEME (PREFERRED)



ALTERNATIVE MASSING SCHEME

e) *Staff requests a variation of the preferred option that pushes or recesses the fourth-floor elevation along Claremont Ave inward. Staff requests that the design team study how a more distinct datum line along the top of the third floor might better fit into the existing neighborhood context. (CS1-C, CS1-I, CS2-B, CS3-A-2, CS3-A-4, DC2-A)*

DESIGN RESPONSE:
As requested, the design team explored a massing alternative that pushes the fourth floor back Claremont Avenue. This design modification marginally reduces the apparent height of the building as seen from the sidewalk and creates a strong datum line at the top of the third story. However, the resulting continuous “penthouse level” diminishes the impact of the modulation created by the articulated bays. While the pattern of bays emphasized by the preferred massing picks up on a rhythm established by the neighboring apartment building, the horizontal datum established by the alternate scheme is more than ten feet higher than the neighboring roof line making for a more a tenuous contextual reference. Furthermore, there is not a discernible pattern of top level penthouses in the neighborhood. In fact, many of the surrounding buildings are likely to be redeveloped to take advantage of new zoning changes. These new buildings will create new datums and massing patterns. Based on these observations, the design team concluded that the alternative massing scheme did not meaningfully enhance the neighborhood fit and therefore based the proposed design on the original massing alternative 3. The result is a more cohesive and well-proportioned building that establishes a positive context for future development to build upon, pursuant to Design Guidelines CS2-1 and CS3A.4.



PROPOSED MASSING SCHEME (PREFERRED)



ALTERNATIVE MASSING SCHEME







PROPOSED MASSING SCHEME (PREFERRED)



ALTERNATIVE MASSING SCHEME



Courtyard materials + landscape

2. Architectural Concept

a) Staff supports the articulated building mass concept which features the integrated balconies, the recessed elevated floor along Claremont Ave S, and the wide landscape buffer between the street and the first-floor units. (DC2-A1, DC2-B-1, DC2-C, DC2-C-2)

DESIGN RESPONSE:
The design proposal is consistent with this guidance.

b) Staff supports how the stair enclosures have been pushed inward away from the adjacent side lot lines to reduce the perceived length of the façade as seen from the adjacent residences. (CS3-A, PL3-A-4, DC2-1, DC2-A)

DESIGN RESPONSE:
The design proposal is consistent with this guidance.

c) Staff supports the location and the layout of living units with windows oriented towards Claremont Ave and the alley enabling more eyes on the street. (CS2-A-1, CS2-A-1)

DESIGN RESPONSE:
The design proposal is consistent with this guidance.

d) Staff supports the use of the centralized court space designed to bring daylight and air into the interior of the building space and how it connects with the entry breezeway. (DC2-D, DC3.1-viii, DC3.1-x)

DESIGN RESPONSE:
The design proposal is consistent with this guidance.

e) Staff directs the design team to provide additional details on how the court space will be appointed, in terms of fixtures, furnishings, hardscape, and landscaping elements. (PL3-A-4, PL4-B-2, PL4-B-3, PL4.II.ii, DC4-D)

DESIGN RESPONSE:
The main entrance to the apartment building will be from the courtyard. Concrete pavers on pedestals will occupy half of the courtyard space, extending to the breezeway to the sidewalk. A large planter featuring shade-tolerant planting and a Japanese Maple tree will occupy the other half of the courtyard. The courtyard walls will be clad in fiber cement lap siding painted white to bounce daylight into the space.

3. Materiality

a) Materials, window sizes and depths and façade treatments will be critical to the success of the final preferred massing option. The design team should explore the subtle use of varying textures and materials that extend into the interior building façade and common areas which will create visual interest and continuity. (DC2-A-2, DC2-B-1, DC2-C1, DC2-C-1, DC2-D-1, DC2-D-2)

DESIGN RESPONSE:
The exterior shell of the building will be corrugated metal providing a strong vertical texture. The interior courtyard will be clad in fiber cement lap siding providing a strong horizontal texture. The north and south walls are relatively opaque to afford greater privacy between adjacent properties, while the east and west facades feature wall-to-wall, floor-to-ceiling glazing, emphasizing the orientation towards street and alley. Special attention will be given to the detailing where the corrugated side walls meet the large expanses of glass to give a sense of depth to the openings.

b) Staff supports the fine-grained texture and façade compositions and materiality as depicted in the precedent imagery in the EDG packet. (CS2-D, DC2-D, DC4-A)

DESIGN RESPONSE:
The proposed design is consistent with the precedent images from the EDG packet.

c) Staff supports the varied but semi-subdued façade composition and materiality and discourages the use of numerous contrasting colors of a singular material type. (DC2-B-1, DC2-D-2, DC4-A)

DESIGN RESPONSE:
The proposed building is restrained in its color palette. The primary cladding material will be dark grey corrugated metal. Metal trim throughout and wood guardrails at the balconies will be painted the same dark grey color. Windows will be white vinyl, providing a crisp contrast. The courtyard will be white fiber cement lap siding to provide a horizontal texture and bounce light. Walls at the bike storage areas will be fiber cement panel painted an accent color.

d) Staff supports the integrated balconies, the recessed first floor units and the upper level step backs along the alley. (CS3-A, PL3-A-4, DC2-I, DC2-A)

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DESIGN RESPONSE:
The design proposal is consistent with this guidance.

e) Staff recommends continued exploration of secondary architectural features that add depth and visual interest, activate the façade, and reduce the perceived mass, in particular the use of punched window as seen in precedent imagery, and wrapping materials around corners into recessed areas. (DC2-A-2, DC2-C)

DESIGN RESPONSE:
The design team has continued to explore secondary features and how best to create a cohesive and dynamic composition. Corrugated metal sidewalls give way to glass end walls creating a container-like quality to the massing. Framing for the east and west window walls will be set in relative to the side walls to emphasize this reading. Horizontal wood slat guardrails contrast with the corrugated metal, but are painted the same color to weave the elements together. Corrugated metal wraps into the recesses on the east and west facades to maintain a sense of building wholeness.



Quality materials, restrained palette, crisp contrast



Entry plaza with clear definition between private and semi-private areas

4. *Streetscape and Alley*

a) *Staff generally supports the recessed first floor living units and the individual private outdoor spaces. The design team shall provide additional details depicting the relationship between the elevated first floors and the landscaped front yards. (CS1-D-1, DC4-C-1, DC4-D, PL3-A-4)*

DESIGN RESPONSE:
The elevated private patios that front Claremont Ave are tucked behind a elevated planting beds which will feature a lush mix of shrubs, grasses, and vine maples (refer to L100). The patios are about 6" above the planting beds, which, in turn, are between 8" and 24" above sidewalk level. The patios are surrounded by horizontal wood slat guardrails which, in conjunction with the generous planting, provides privacy and definition between public and private.

b) *Staff generally supports the elevated first floor design and landscaped front yard concept, which is in the vein of some existing residences in the area. The design team shall clearly define the relationship between private and semi-private domains and their relationship with the public street edge. Include detailed information about the landscaping, hardscapes, seat or retaining walls, and their relationship to the breezeway walk and the street edge. (PL1-B-3, PL3, DSC2-D, DC3.I-viii, DC3.I-x)*

DESIGN RESPONSE:
As previously mentioned, elevated planting beds and patio-guardrails provide a layered buffer between public and private zones. An expanded public entry walk leads from sidewalk to breezeway. Outboard of the secured entrance gate, this expanded walkway is a welcoming public area defined by elevated planters on either side and featuring an integrated wood bench. Mailboxes are accessed from this entry plaza. The security gate defines the boundary between public and semi-public spaces.

5. *Interior Courtyard*

a) *Staff supports the interior courtyard area as a means for infiltrating light and air into the center of the building and breezeway. As the courtyard space is small in nature, Staff requests that additional information on how the space will be used and how it might be appointed in terms of landscaping, hardscapes, the space programming for the bike parking and the connection to the breezeway. (CS1-D-1, PL4.II.ii, DC2-D, DC3.I-viii, DC3.I-x, DC4-D-4)*

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DESIGN RESPONSE:
Refer to the response to item 2e for detail on the landscaping and hardscape appointment of the courtyard and the connection to the breezeway.

b) *Provide additional information about the bike storage areas, the breezeway and front entry. Include specific design elements such as bike racks gates, ground treatments, landscaping and other fixtures. (PL3-A-4, PL4-B-2, PL4-B-3, PL4.II.ii, DC4-D)*

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DESIGN RESPONSE:
The portion of the entry walk nearest to the sidewalk serves as a public space and includes a built-in bench. Beyond the entrance gate, the breezeway accommodates secured wall-mounted bike storage. The walkway emerges from the breezeway into the courtyard which features a large planting area. Access to the interior of the building is from the courtyard. Ground treatment will be permeable pavers at the entry plaza, transitioning to sand-set pavers at the breezeway and matching pavers-on-pedestals at the courtyard.

6. ***Respect for Adjacent Sites***

a) *Staff supports the use of the exterior walkways on the east and west sides of the building but requests additional information depicting the walkway, fencing, and landscaping elements and their relationship to the adjacent properties to the east and west. (CS2-D-5, PL2-D, PL3-A_4, PL3-B-1)*

DESIGN RESPONSE:
The exterior walkways on either side of the building will have a fence that matches the guardrail detail of the building—wood slats painted to match the dark grey siding color. The ground surface will be permeable pavers and a planting pocket along the side will allow for green walls.

b) *Care should be taken in designing the east and west facing building facades in order to minimize views into abutting residential uses. Identify the sizes, location, and type of windows to be used on these facades. Provide a window privacy analysis for all exterior non-street facing facades. (CS2-B, CS2-D-5, CS2-I-iii, CS3-A-1, CS3-A-4, DC2-B, DC2-C)*

DESIGN RESPONSE:
Refer to page 46 for a graphic analysis of the sidewall window locations. The windows have been located in units to wash the wall that divides the bathroom from the living room with daylight. These locations generally maintain a high degree of privacy from the neighboring buildings. There is one bathroom window in the apartment to the south that partially overlaps one of proposed living room windows on the south elevation.

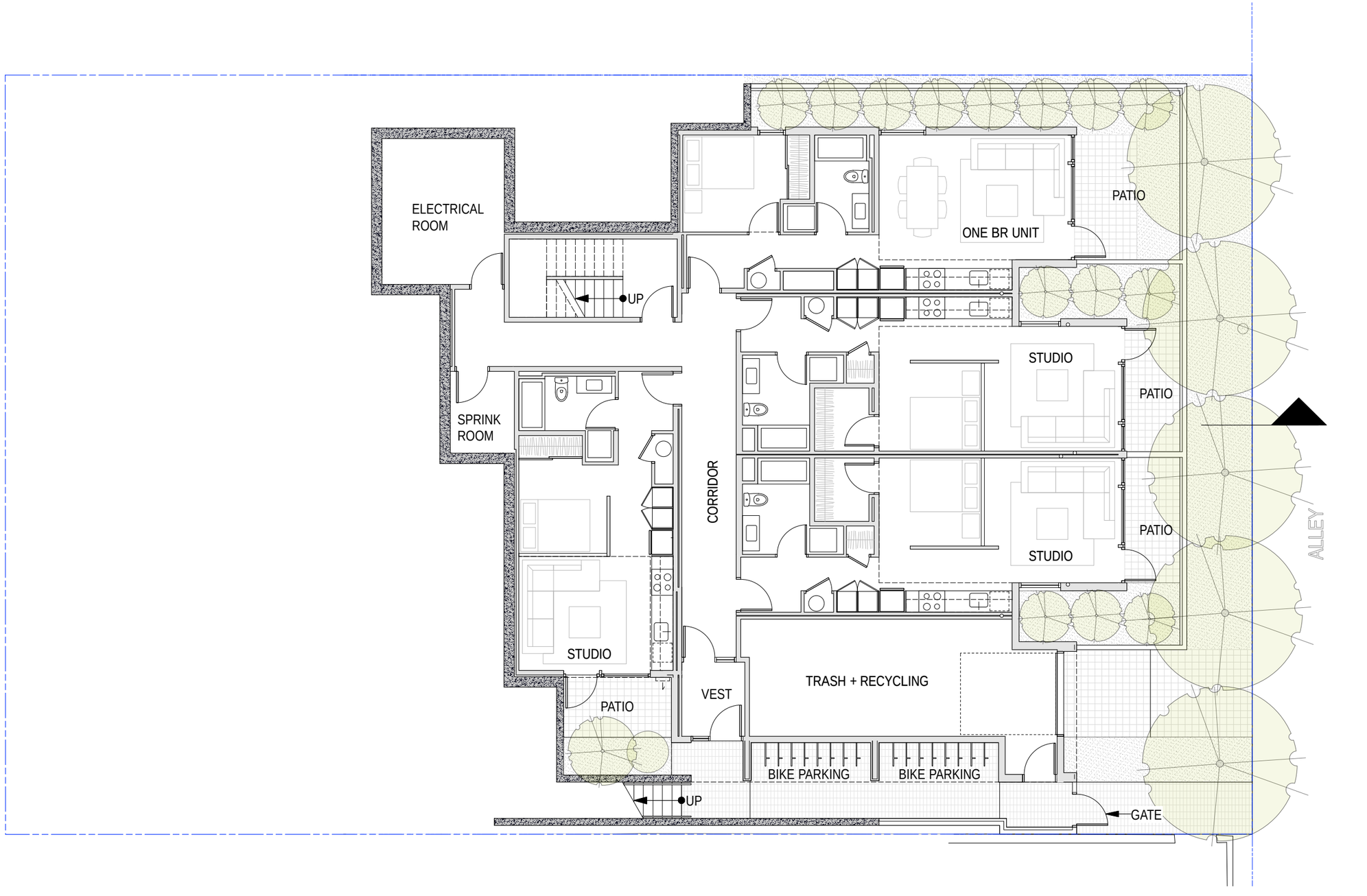
7. ***Trash***

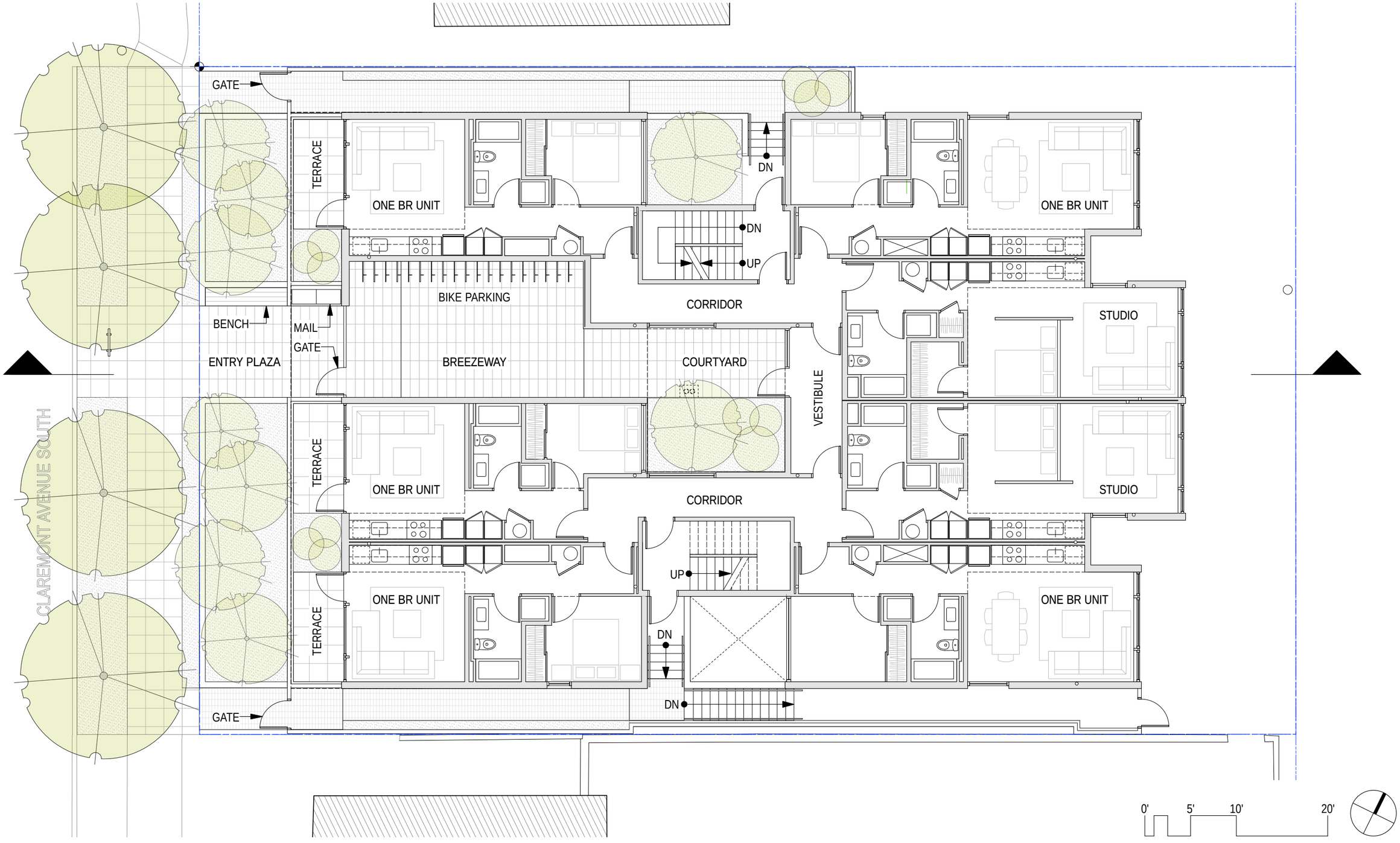
a) *Clearly demonstrate how solid waste collection will function; where the collection areas are located; and how it will be staged and/or picked up. (DC1-C-4)*

DESIGN RESPONSE:
The partial plan on page 47 shows how the size and quantity of solid waste containers specified by Faith Sugerman at the pre-submittal conference could be configured in the proposed trash and recycling room. Dumpsters would be carted to the collection location on pick-up days through a coiling overhead door.

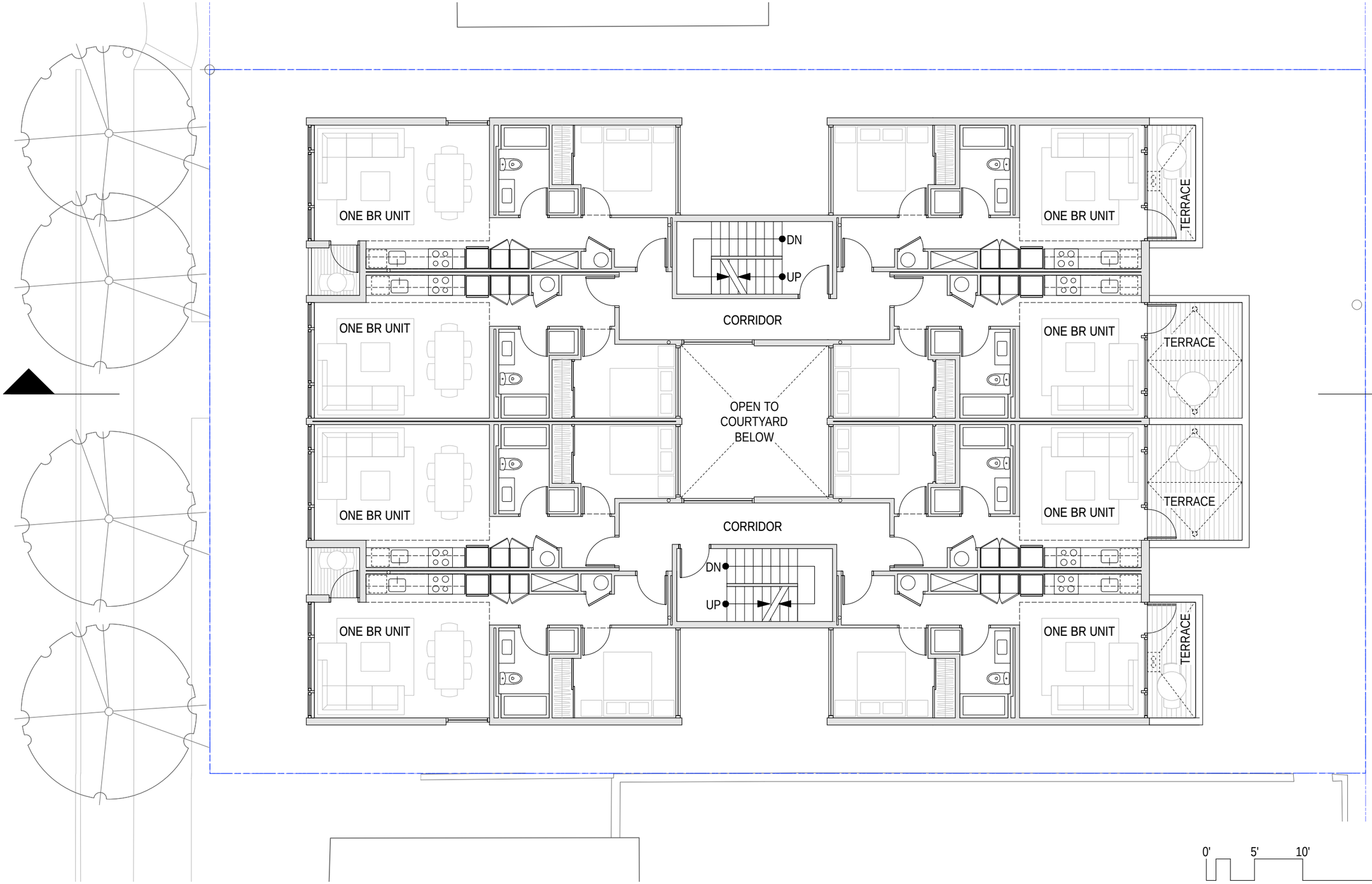

Breezeway with wall-mounted bike racks

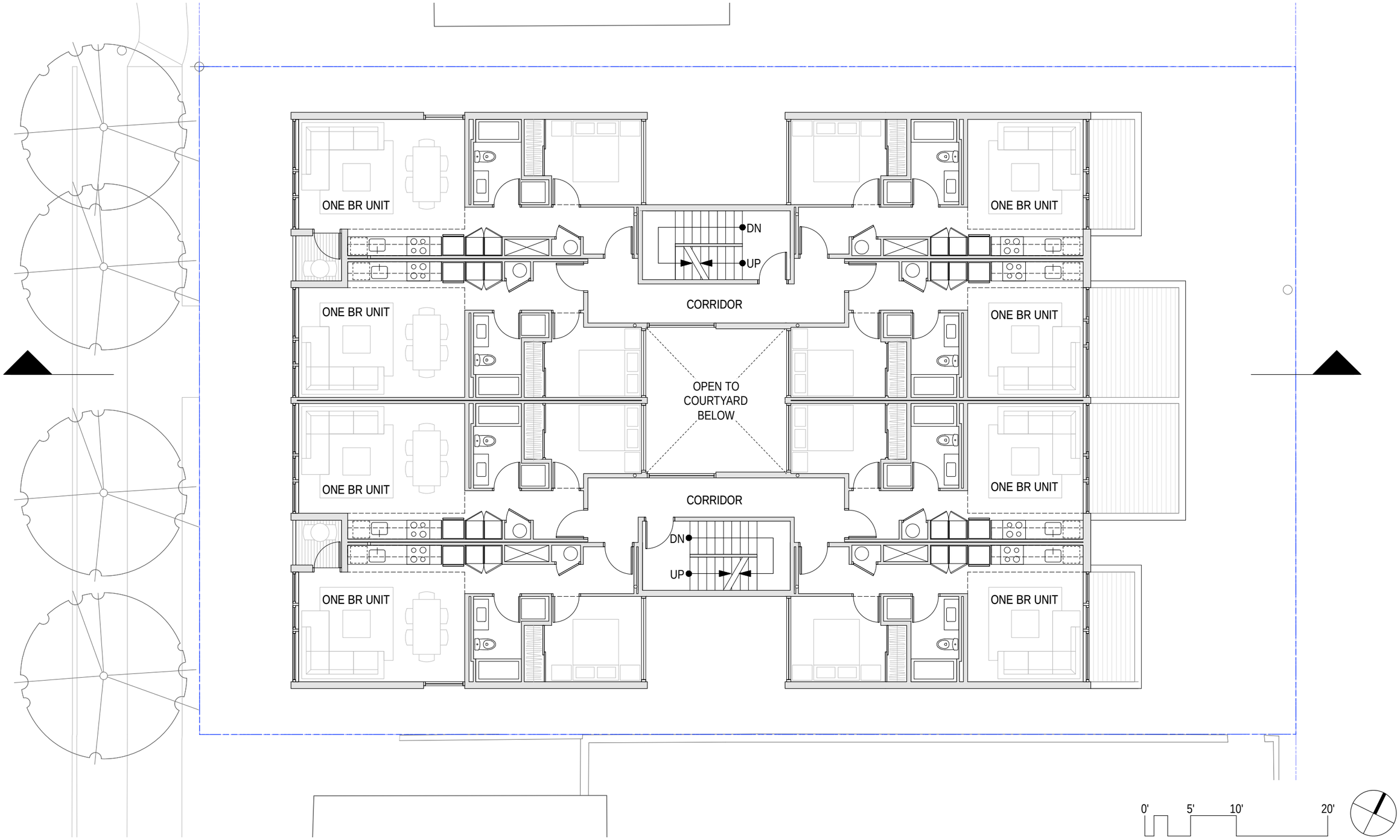
LOWER LEVEL FLOOR PLAN



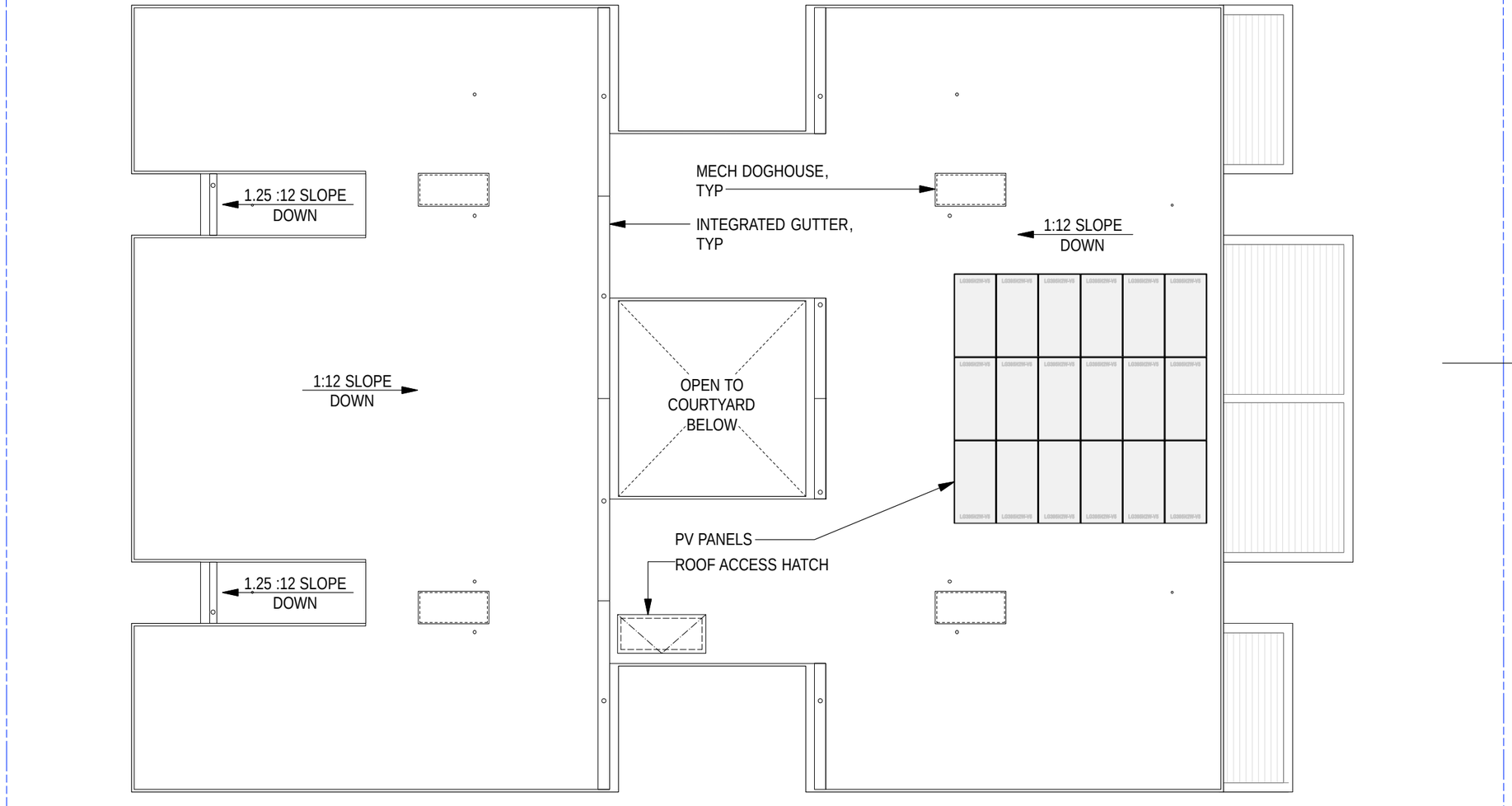

GATE
TERRACE
ONE BR UNIT
DN
ONE BR UNIT
DN
UP
BIKE PARKING
CORRIDOR
STUDIO
BENCH
MAIL
GATE
ENTRY PLAZA
BREEZEWAY
COURTYARD
VESTIBULE
CLAREMONT AVENUE SOUTH
TERRACE
ONE BR UNIT
CORRIDOR
STUDIO
UP
TERRACE
ONE BR UNIT
ONE BR UNIT
DN
DN
GATE
0'
5'
10'
20'

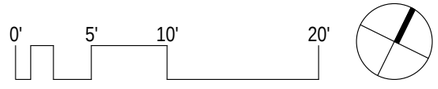
SECOND FLOOR PLAN

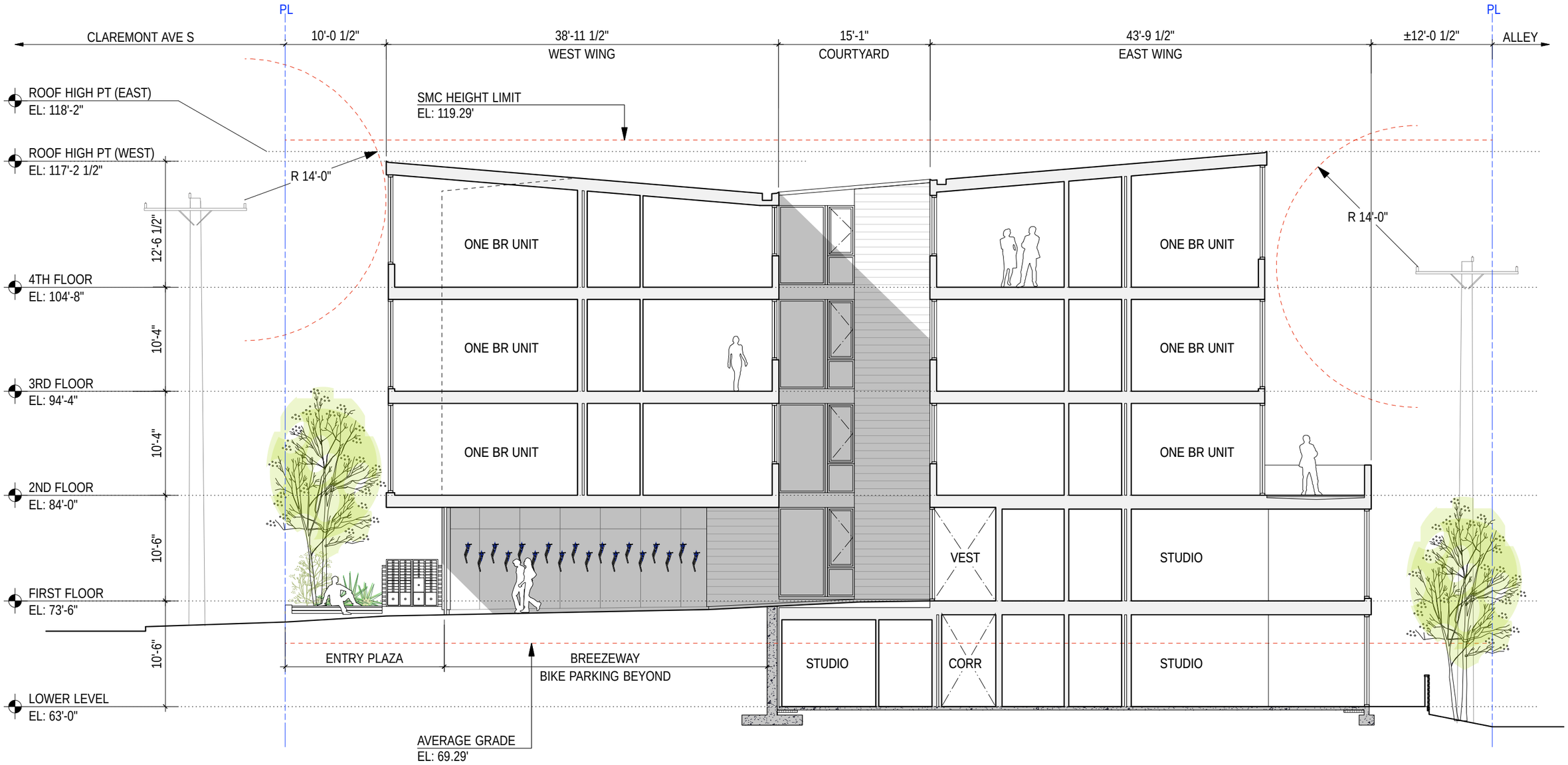



ONE BR UNIT
ONE BR UNIT
DN
UP
CORRIDOR
ONE BR UNIT
ONE BR UNIT
OPEN TO
COURTYARD
BELOW
ONE BR UNIT
CORRIDOR
DN
UP
ONE BR UNIT
ONE BR UNIT
0'
5'
10'
20'

ROOF PLAN


1.25 :12 SLOPE
DOWN
MECH DOGHOUSE,
TYP
INTEGRATED GUTTER,
TYP
1:12 SLOPE
DOWN
1:12 SLOPE
DOWN
OPEN TO
COURTYARD
BELOW
PV PANELS
ROOF ACCESS HATCH
1.25 :12 SLOPE
DOWN


0'
5'
10'
20'


PL
CLAREMONT AVE S
10'-0 1/2"
38'-11 1/2"
WEST WING
15'-1"
COURTYARD
43'-9 1/2"
EAST WING
±12'-0 1/2"
PL
ALLEY
ROOF HIGH PT (EAST)
EL: 118'-2"
ROOF HIGH PT (WEST)
EL: 117'-2 1/2"
SMC HEIGHT LIMIT
EL: 119.29'
R 14'-0"
R 14'-0"
12'-6 1/2"
4TH FLOOR
EL: 104'-8"
10'-4"
3RD FLOOR
EL: 94'-4"
10'-4"
2ND FLOOR
EL: 84'-0"
10'-6"
FIRST FLOOR
EL: 73'-6"
10'-6"
LOWER LEVEL
EL: 63'-0"
ONE BR UNIT
ONE BR UNIT
ONE BR UNIT
ONE BR UNIT
ONE BR UNIT
VEST
STUDIO
STUDIO
CORR
STUDIO
ENTRY PLAZA
BREEZEWAY
BIKE PARKING BEYOND
AVERAGE GRADE
EL: 69.29'
0'
5'
10'
20'



0 5' 10' 20'

1 12”x24” Concrete Pavers

2 24”x24” Concrete Pavers

3 Permeable Pavers

4 1x6 Ipe Deck

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Acer circinatum	Vine Maple
	Acer circinatum `Monroe`	Monroe Vine Maple
	Fraxinus americana `Autumn Applause`	White Ash
	Koelreuteria paniculata	Golden Rain Tree

SHRUBS	BOTANICAL NAME	COMMON NAME
	Berberis nervosa	Cascade Barberry
	Buxus sempervirens `Green Tower`	Green Tower Boxwood
	Cornus sericea `Kelseyi`	Kelseyi Dogwood
	Geranium x cantabrigiense `Biokovo`	Biokovo Cranesbill
	Hebe x `Red Edge`	Red Edge Hebe
	Helictotrichon sempervirens `Blue Oats`	Blue Oat Grass
	Hemerocallis x `Ruby Stella`	Ruby Stella Daylily
	Lavandula x intermedia `Phenomenal`	Lavender
	Pieris japonica `Brookside Miniature`	Lily of the Valley Shrub
	Polystichum munitum	Western Sword Fern
	Prunus laurocerasus `Mt Vernon`	Mt. Vernon Laurel



Acer circinatum
Vine Maple



Acer circinatum 'Monroe'
Monroe Vine Maple



Fraxinus americana 'Autumn Applause'
White Ash



Koelreuteria paniculata
Golden Rain Tree



Berberis nervosa
Cascade Barberry



Cornus sericea kelseyi
Kelseyi Dogwood



Geranium x cantabrigiense 'Bikovo'
Biokovo Cranesbill



Hebe albicans 'Red Edge'
Red Edge Hebe



Helictotrichon sempervirens 'Blue Oats'
Blue Oat Grass



Hemerocallis x 'Ruby Stella'
Ruby Stella Daylily



Buxus sempervirens 'Green Tower'
Green Tower Boxwood



Lavadula x intermedia 'Phenomenal'
Lavender



Pieris japonica 'Brookside Miniature'
Lily of the Valley Shrub



Polystichum munitum
Western Sword Fern



Prunus laurocerasus 'Mt Vernon'
Mt Vernon Laurel

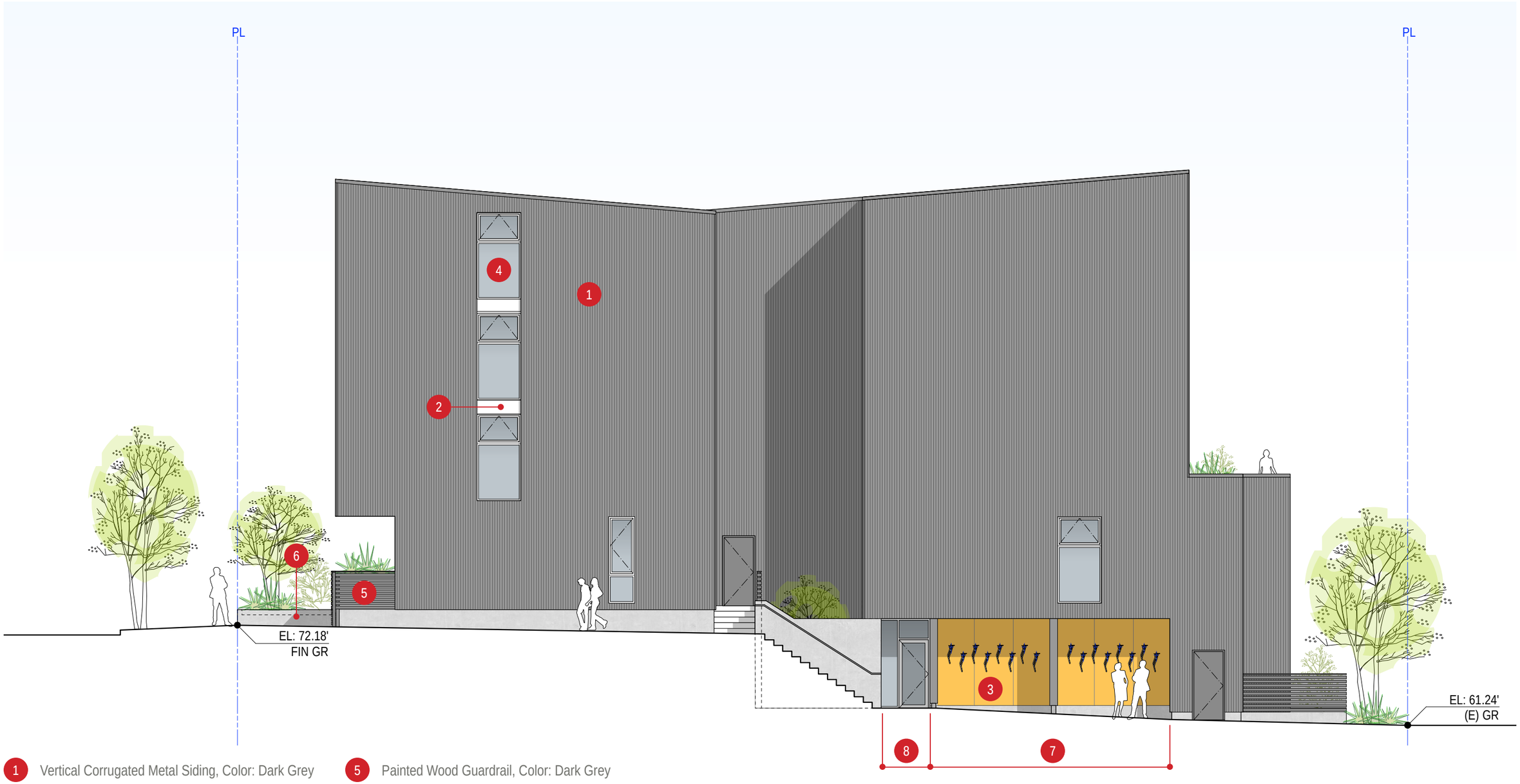
WEST (CLAREMONT AVE S) ELEVATION



1. Vertical Corrugated Metal Siding, Color: Dark Grey
2. Fiber Cement Panel Infill, Color: White
3. Vinyl Windows, Color: White
4. Painted Steel Fascia, Color: Dark Grey
5. Painted Wood Guardrail, Color: Dark Grey
6. Painted Wood Side Yard Gate, Color: Dark Grey
7. Custom Steel Entry Gate, Color: Black
8. Entry Plaza + Breezeway Beyond
9. Concrete Planters
10. Recessed First Floor Units

0' 5' 10' 20'

SOUTH ELEVATION



1. Vertical Corrugated Metal Siding, Color: Dark Grey
2. Fiber Cement Panel Infill, Color: White
3. Fiber Cement Panel, Color: TBD
4. Vinyl Windows, Color: White
5. Painted Wood Guardrail, Color: Dark Grey
6. Concrete Planters
7. Bike Parking
8. Storefront Entrance

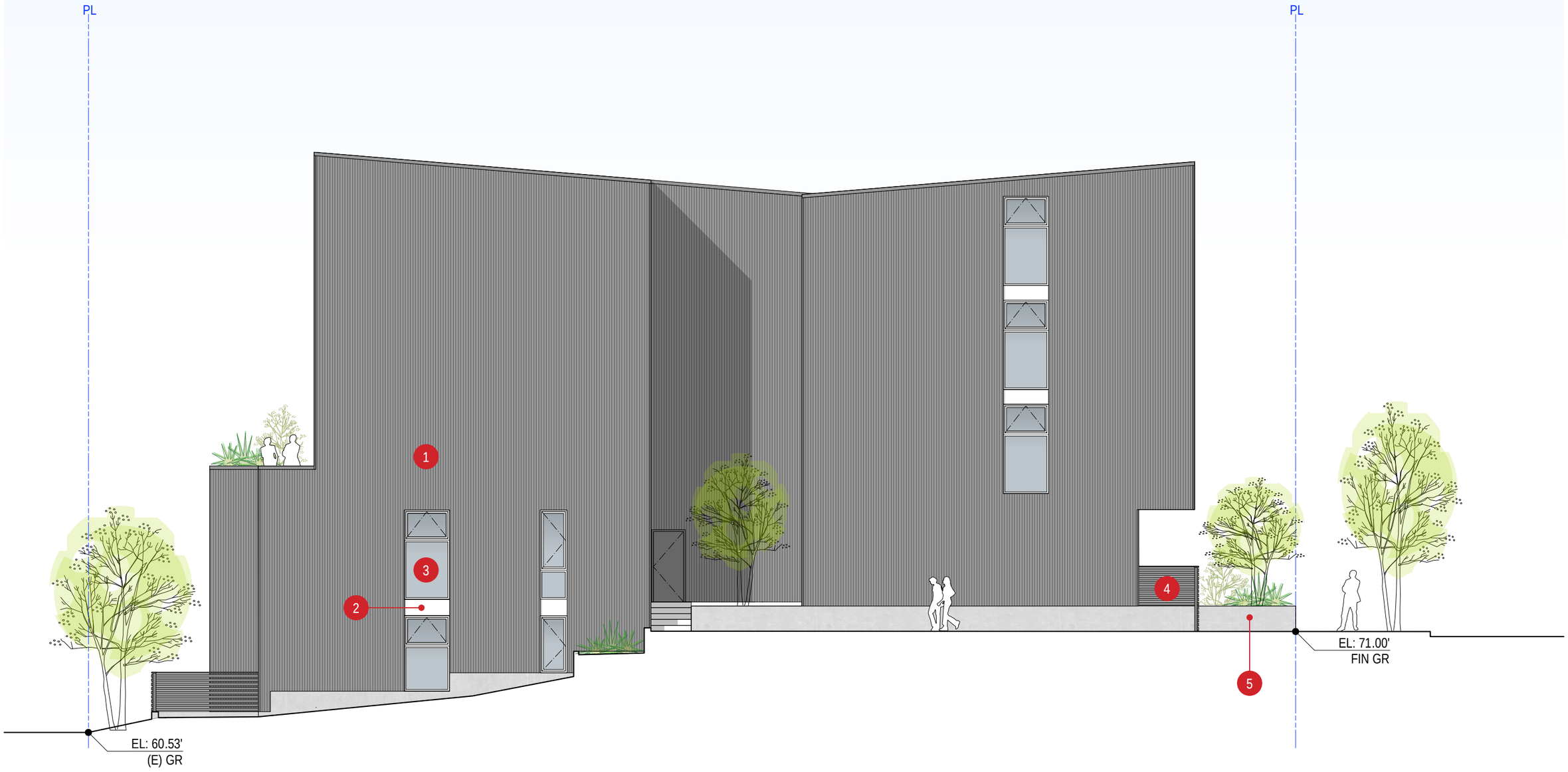
0' 5' 10' 20'

EAST (ALLEY) ELEVATION



1. Vertical Corrugated Metal Siding, Color: Dark Grey
2. Fiber Cement Panel Infill, Color: White
3. Vinyl Windows, Color: White
4. Painted Steel Fascia, Color: Dark Grey
5. Painted Wood Fence / Gate, Color: Dark Grey
6. Overhead Coiling Trash Room Door

0' 5' 10' 20'



1. Vertical Corrugated Metal Siding, Color: Dark Grey
2. Fiber Cement Panel Infill, Color: White
3. Vinyl Windows, Color: White
4. Painted Wood Guardrail, Color: Dark Grey
5. Concrete Planters

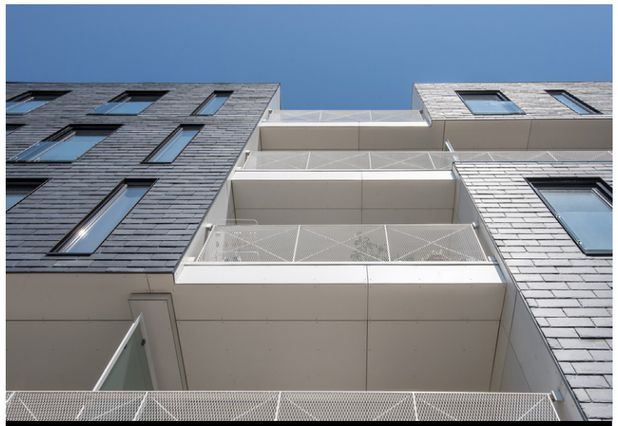
0' 5' 10' 20'



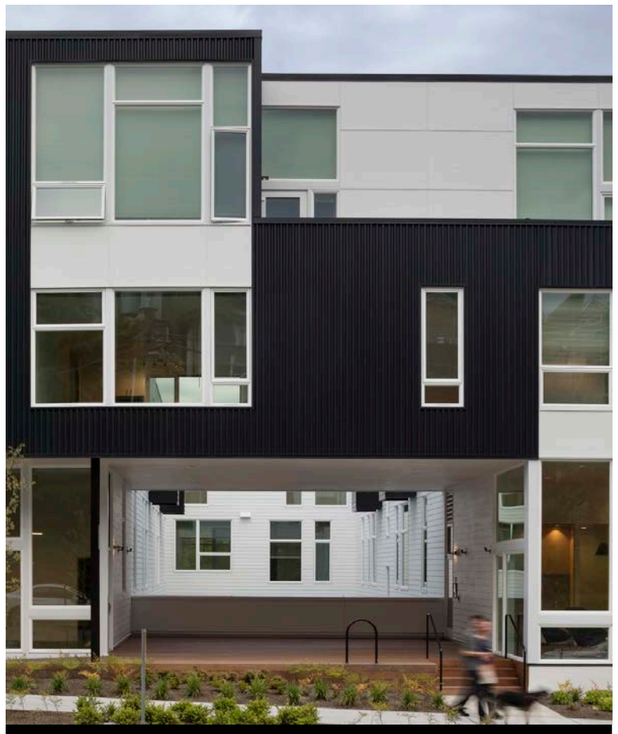
Quality Material + Detailing: Corrugated Metal



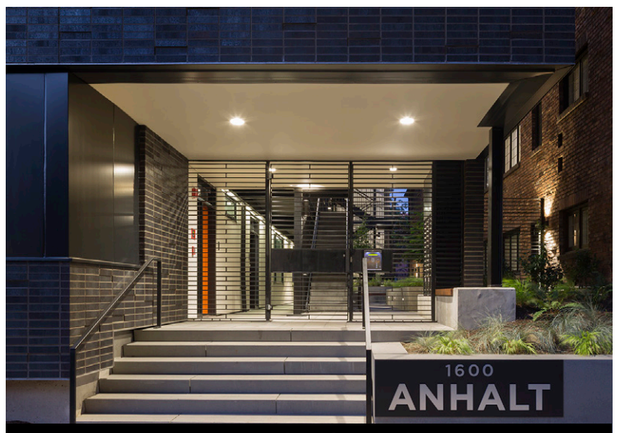
Articulated but Cohesive Building Mass, "Eyes on the Street"



Integrated Balconies Breaking up Building Mass



Entry Breezeway with View to Courtyard, Corrugated Metal Siding



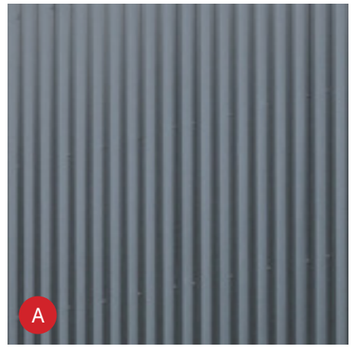
Entry Breezeway with Attractive Steel Security Gate

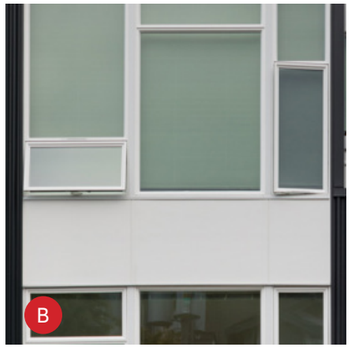


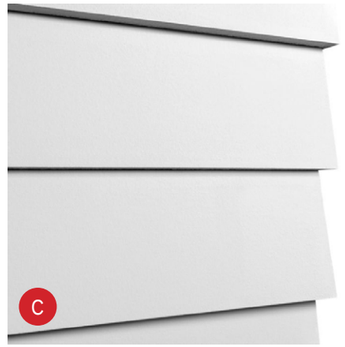
1. Articulated Building Mass (DC2A1, DC2.I)
2. "Eyes on the Street" (PL2.B1, PL2.II)
3. Integrated Balconies (PL3.III, DC2.A1, DC2.C1)
4. Well-Defined Entry Walk + Welcoming Breezeway (PL1.B3, PL3.A1, PL3.A2, PL3.B1, PL3.B4, DC3.I)
5. Elevated + Recessed First Floor Units (CS3.I, PL3.B1, PL3.B2, PL3.III)
6. 10'-Wide Landscape Buffer (PL3.B1, PL3.B2, PL3.III, DC3.I)
7. Court (CS1.E2, CS1.IV, DC3.I)
8. Butterfly Roof (CS1.E2, CS1.IV)

- A Vertical Corrugated Metal Siding, Color: Dark Grey
- B Fiber Cement Panel Infill, Color: White
- C Fiber Cement Lap Siding, Color: White
- D Painted Wood Guardrail, Color: Dark Grey
- E Painted Wood Fence + Gate, Color: Dark Grey
- F Custom Steel Entry Gate
- G Wood Bench















- A Vertical Corrugated Metal Siding, Color: Dark Grey
- B White Vinyl Windows with White Fiber Cement Panel Infill
- C Fiber Cement Lap Siding (Courtyard), Color: White
- D Painted Wood Guardrail, Color: Dark Grey
- E Painted Steel Fascia / Wall Endcap, Color Dark Grey
- F Custom Steel Entry Gate

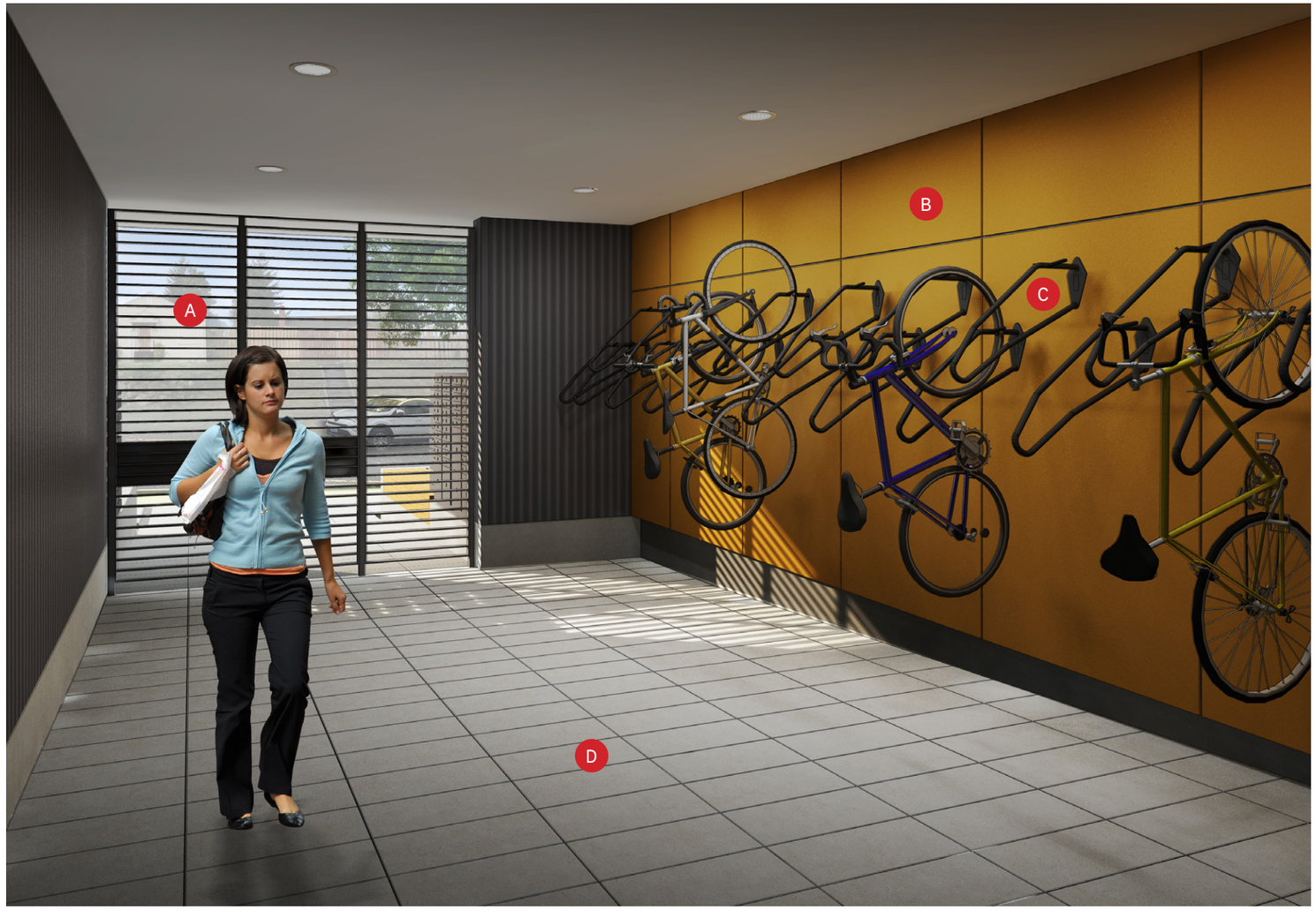
STREET LEVEL PERSPECTIVE • VIEW FROM THE SOUTHWEST






3320





A Custom Steel Entry Gate

B Fiber Cement Panel in Accent Color

C Wall Mounted Bike Rack

D 1'x2' Concrete Pavers

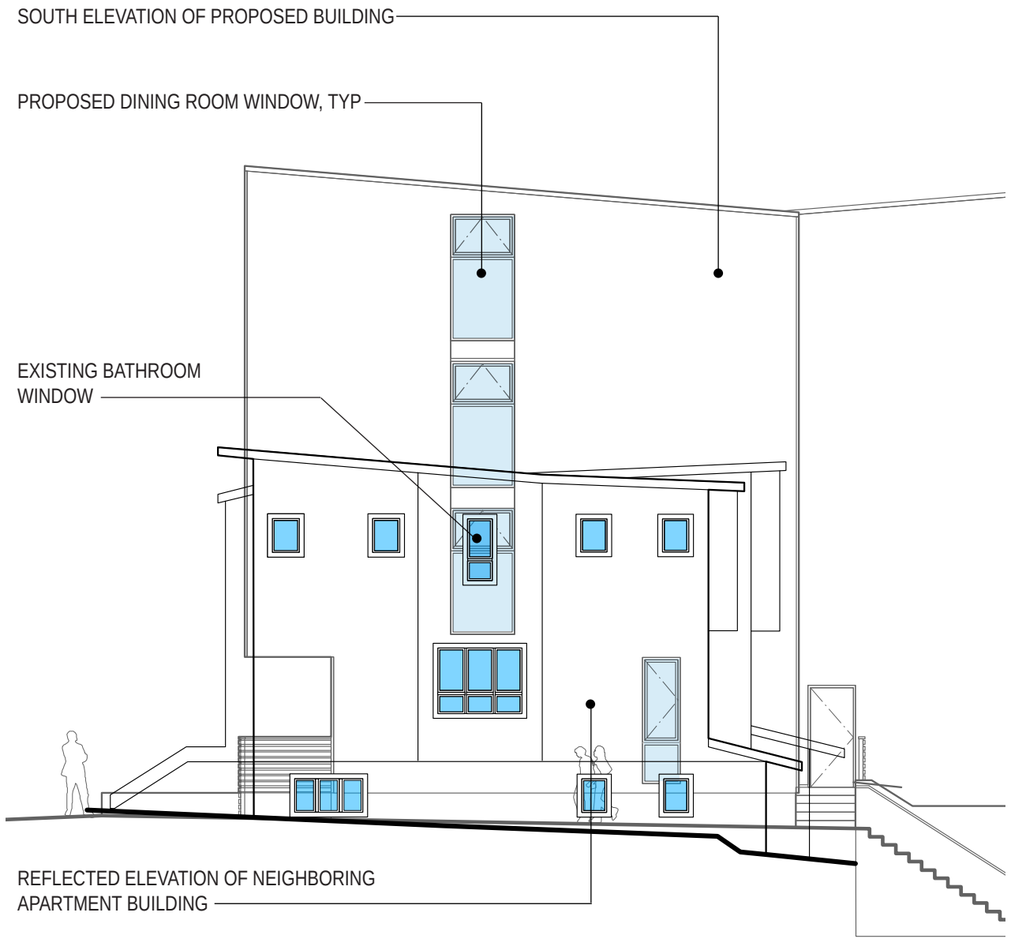
E Fiberglass Planter in Courtyard

F Fiber Cement Lap Siding, Color: White

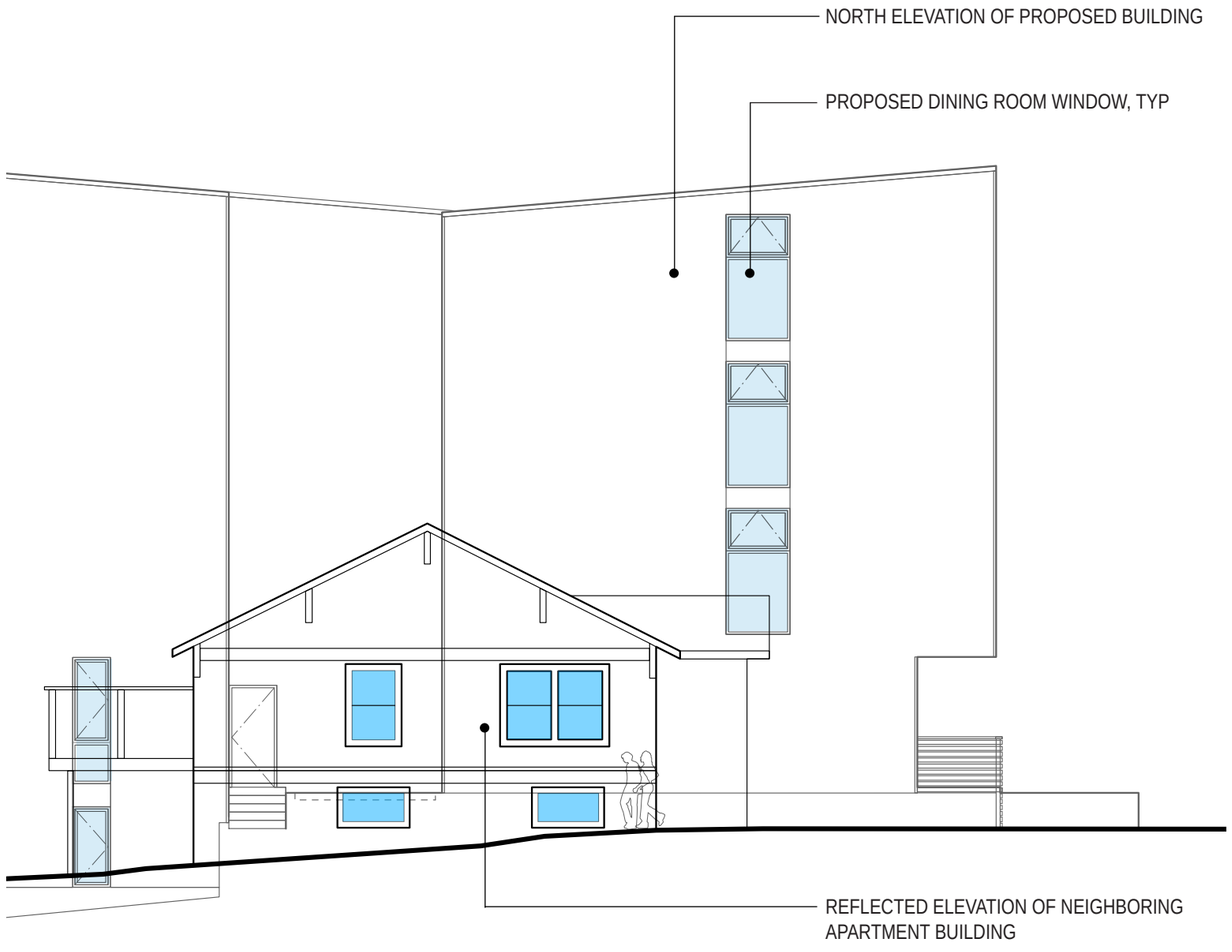
ALLEY LEVEL PERSPECTIVE • VIEW FROM THE SOUTHEAST



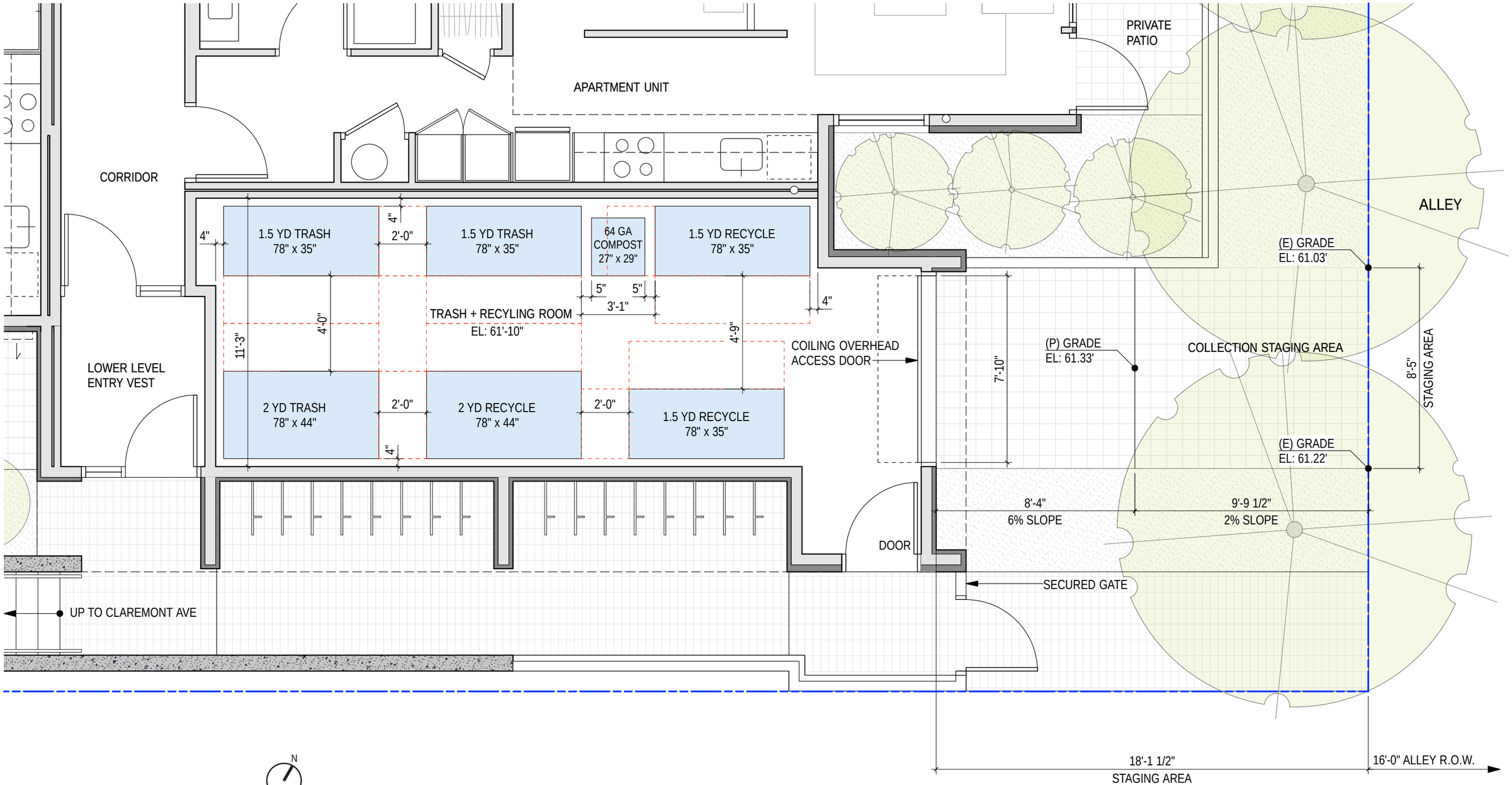

Saigon
PRINTING
Saigon PRINTING
ASM directmail
S Byron St
Rainier Ave S



SOUTH ELEVATION



NORTH ELEVATION



PARTIAL LOWER LEVEL FLOOR PLAN

N

CONCEPTUAL LIGHTING PLAN





1 Recessed Downlight



2 Wall Sconce



3 Step Light



4 Landscape Up-Light



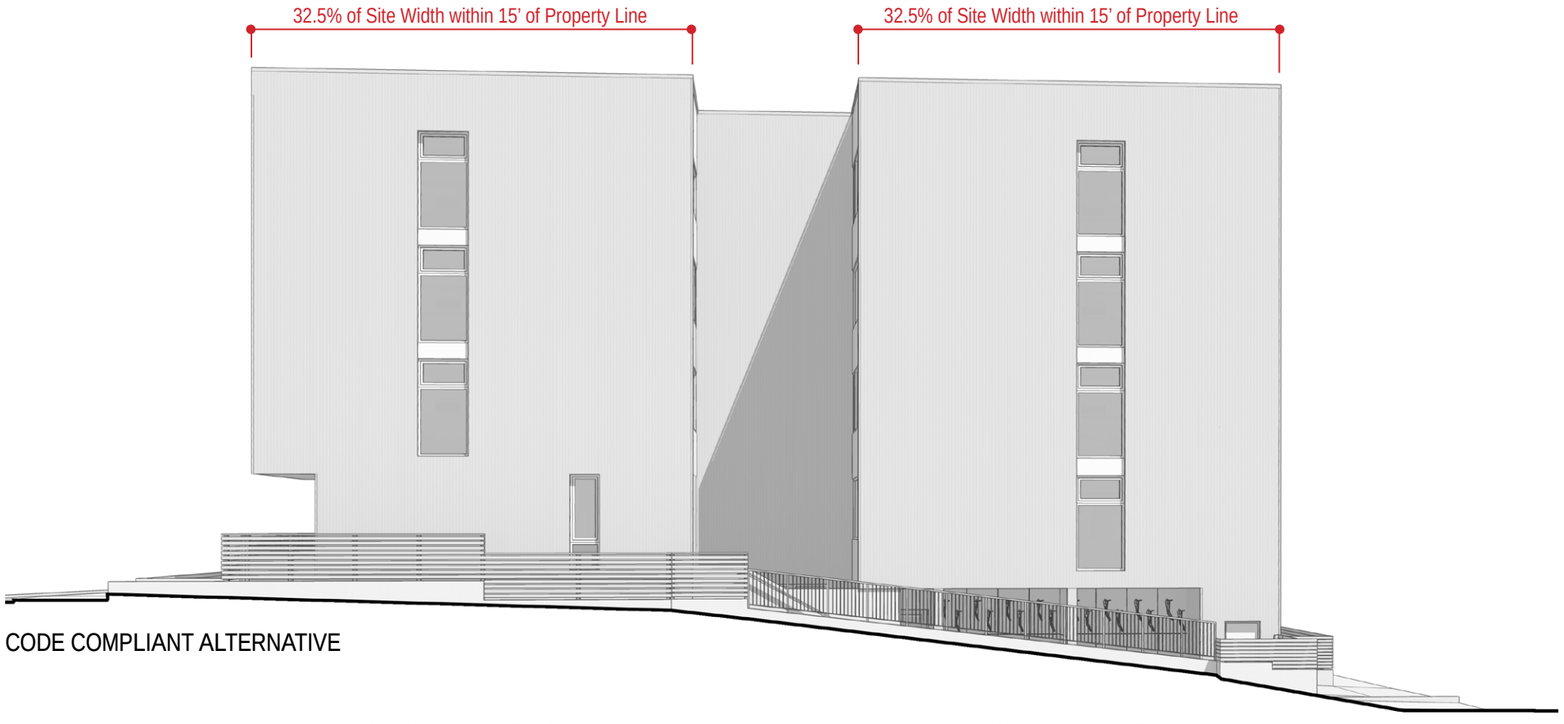
5 Landscape Path Light

Departure Request #1: SMC 23.86.015 C4 Maximum Façade Length Measurement

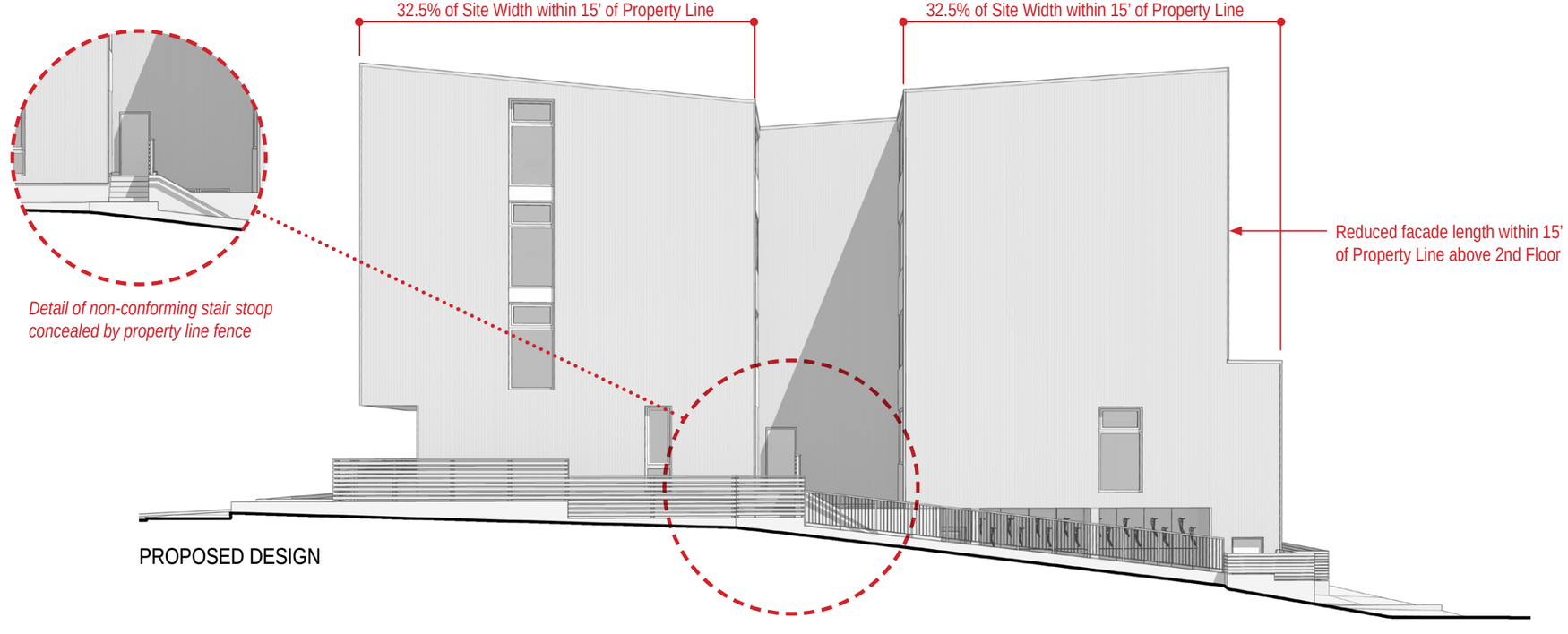
Standard:
Portions of a structure that are not included in façade length measurement include the first 4-feet of unenclosed decks, balconies, and porches.

Proposed:
At both the north and south façades, a 15'-1" wide by 15'-1" deep court abuts the parallel property line, limiting the length of the façade to 65% of the lot line length in accordance with SMC 23.45.527 B1. At each of these courts, an unenclosed exit stoop extends 9'-0" into the court, exceeding the allowable maximum encroachment by 5-feet.

Rationale:
The proposed encroachment on the setback area is minimal and would be indistinguishable from a code-compliant condition when viewed from the neighboring properties. This is because a code-compliant 6'-high fence is proposed along each of the side property lines, concealing the non-conforming condition. The proposed building steps back from the alley above the second floor providing further reduction to façade length that is of direct benefit to the neighbors pursuant to Design Guideline CS2.D5 (Respect for Adjacent Sites). A strictly code compliant scheme configured to avoid the stair stoop encroachment, but maximizing the façade length for the full building height offers no advantage to neighboring properties in terms of access to light and air.



CODE COMPLIANT ALTERNATIVE



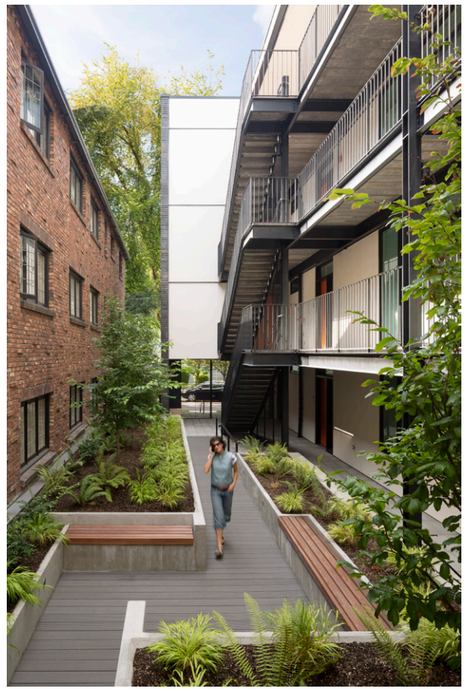
PROPOSED DESIGN

EXAMPLES OF PAST WORK



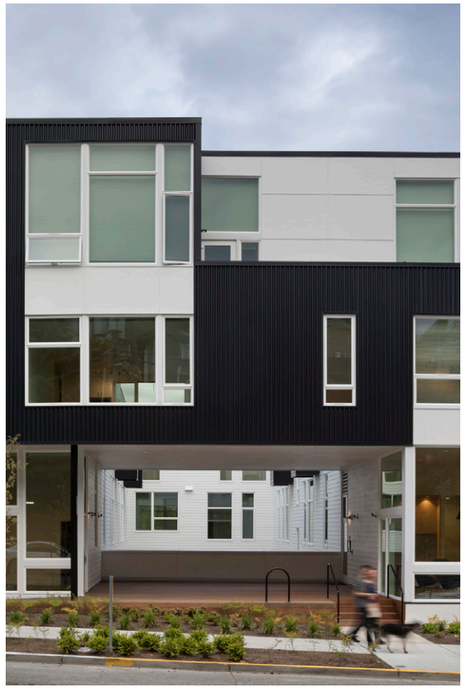
Anhalt Apartments Renovation + Addition - Seattle, WA





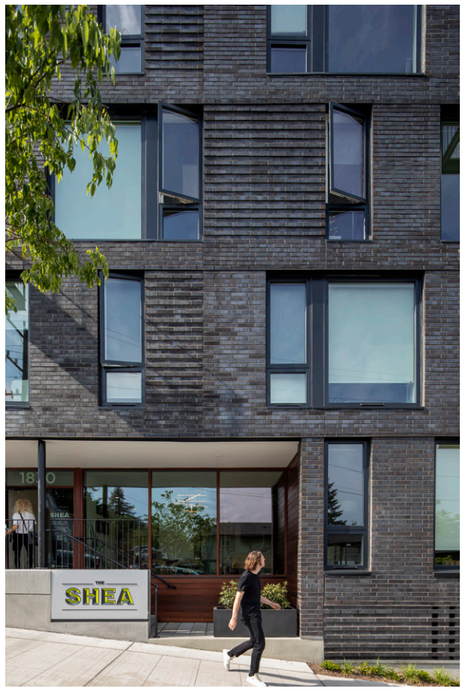


Henry Apartments - Seattle, WA

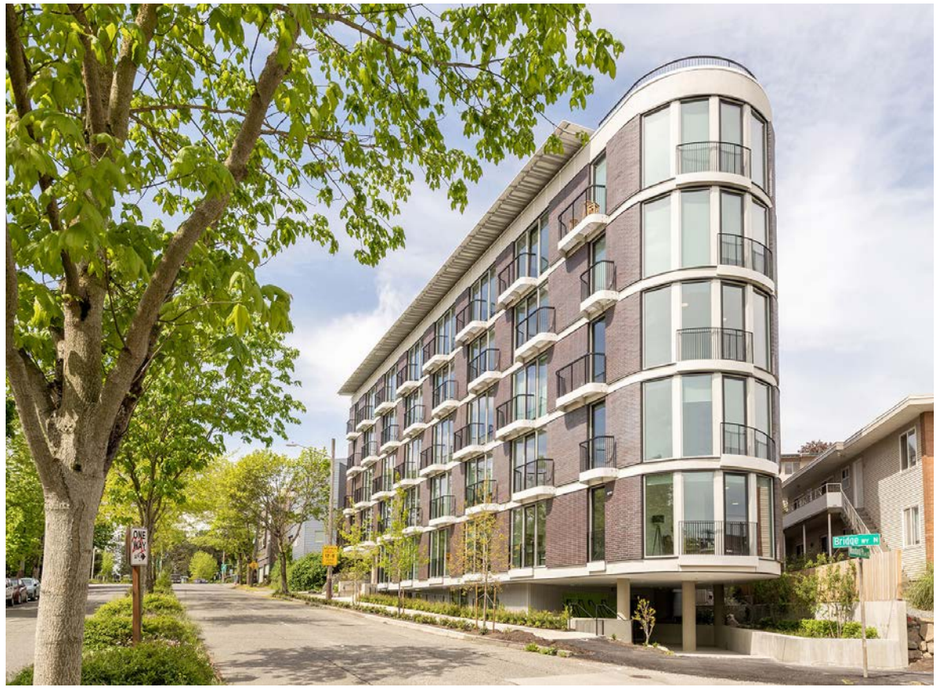


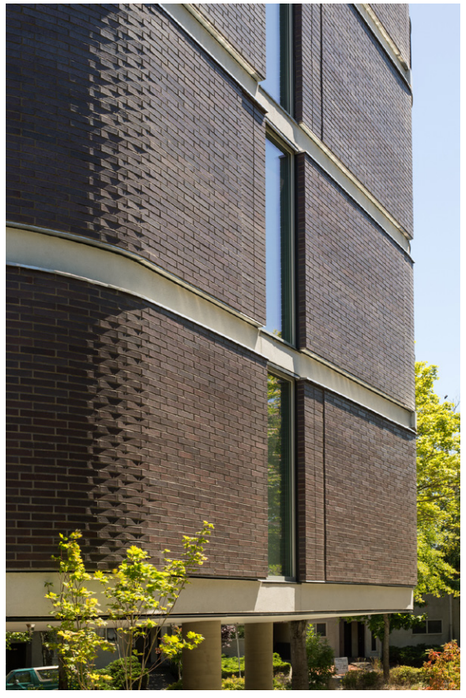







The Shea - Seattle, WA







Inspire Apartments - Seattle, WA