



RAVELLO APARTMENTS

3035758-EG

STREAMLINED DESIGN REVIEW

1614 S. DEARBORN ST
SEATTLE, WA 98144

HYBRID

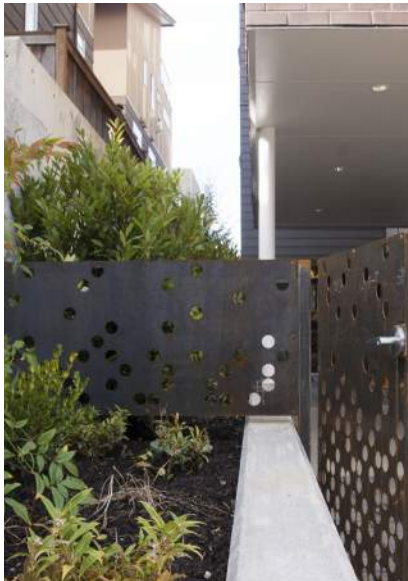
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HYBRID ARCHITECTURE - PREVIOUS EXPERIENCE



Clover Lofts



741 Harvard Entry Gate & Planter



Betula Apartments



Integration of Gabion walls, concrete, cedar siding



Redwood Apartments



Killebrew Apartments



Bellevue Avenue Midrise



Main Entry at Redwood Apartments



Harvard Avenue Apartments

Architect:
Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

Owner:
Ravello, LLC
2371 Eastlake Avenue East, Suite 100
Seattle, WA 98102

Design Objectives:

- Create lasting, durable and elegant building
- Enhance pedestrian environment
- Foster a sense of community and security
- Provide alternate means of mobility including bicycle parking
- Encourage views while breaking down mass

Development Objectives:

- provide 11 apartment dwelling units
- provide 12 long term and 2 short term bike parking spots
- provide 12,100 sf of building far
- provide 1,325 sf of amenity area
- encourage connection with the environment through circulation, courtyards and green space

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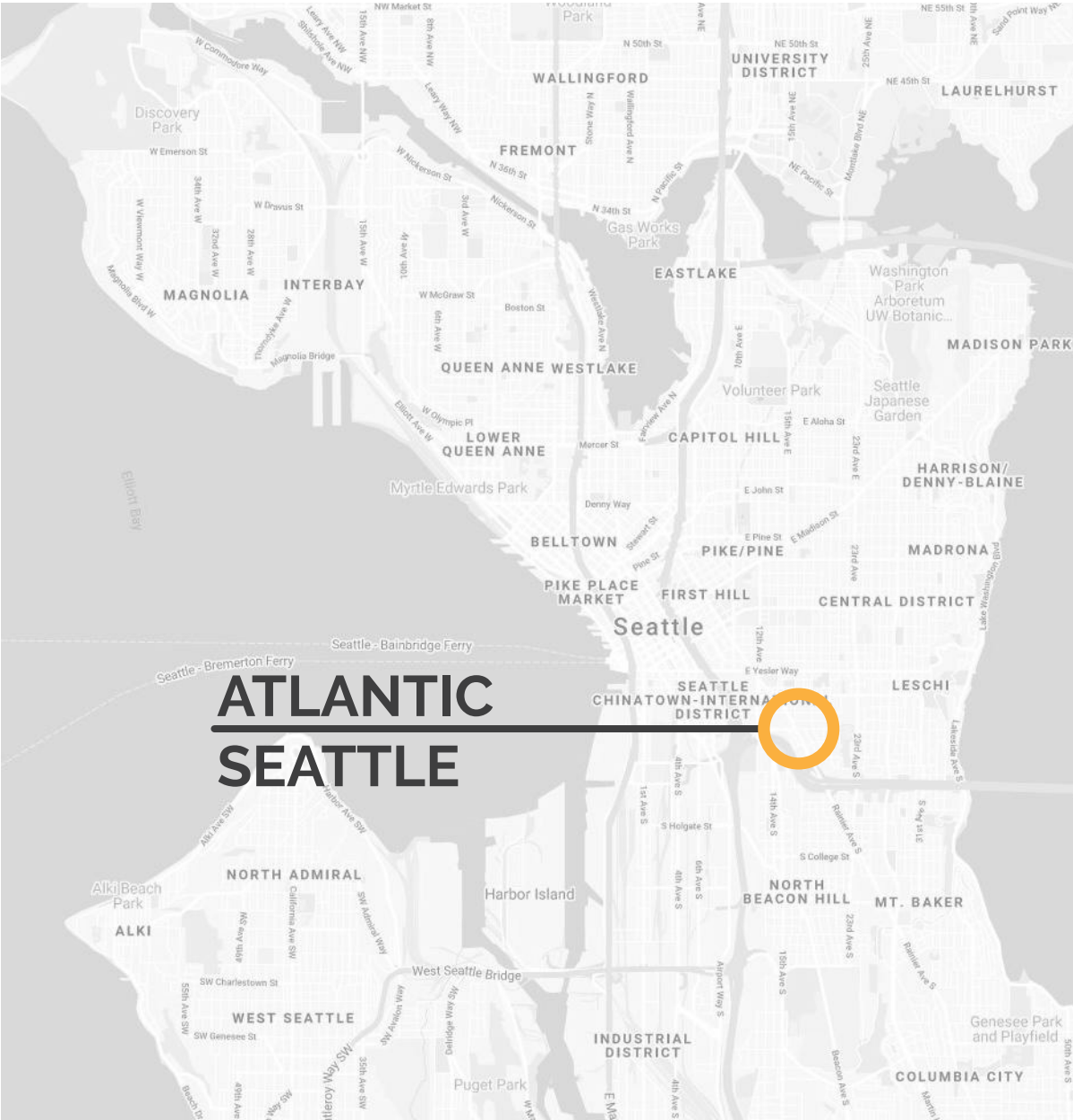
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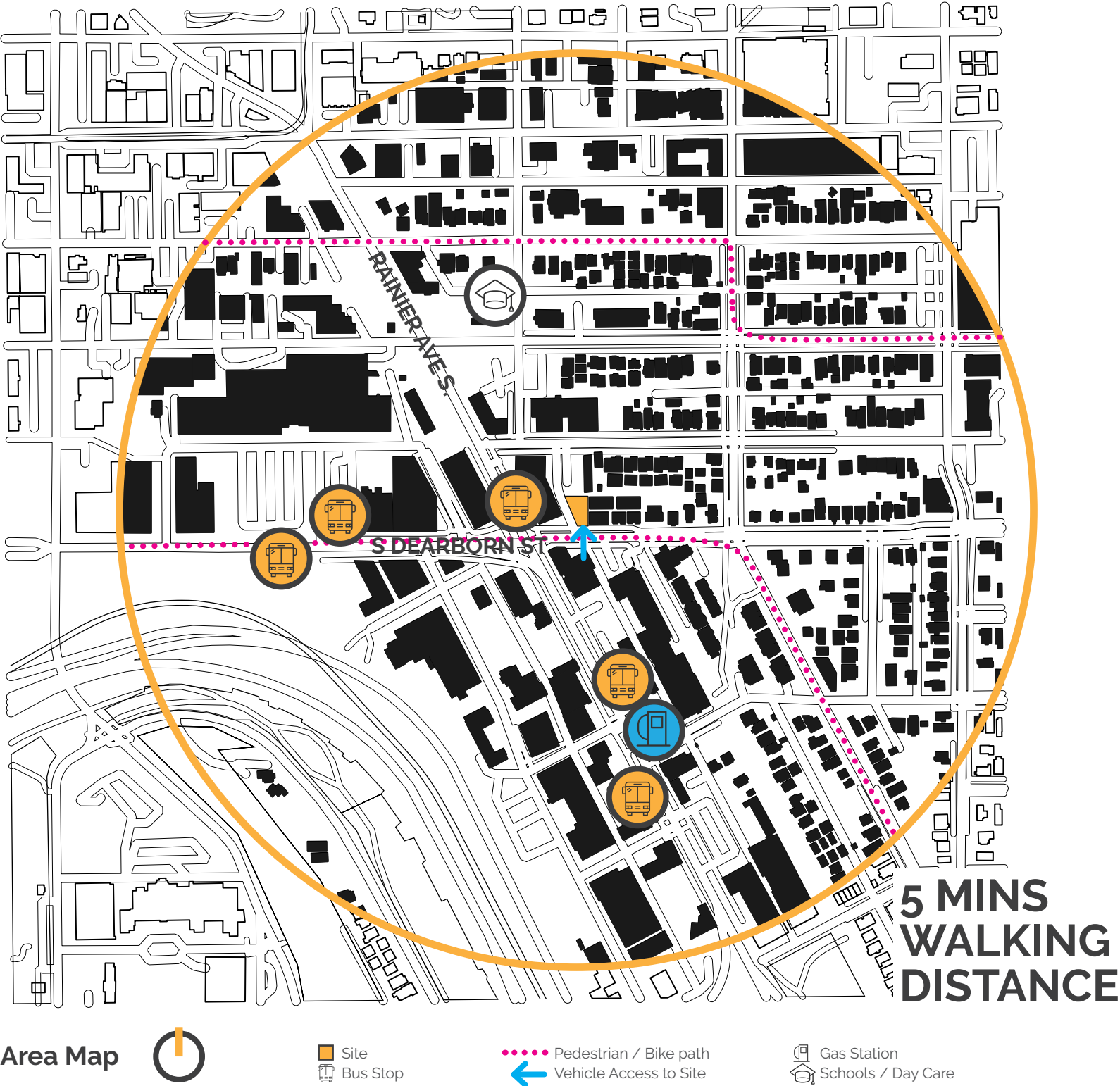
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DEVELOPMENT OBJECTIVES

- Provide mix of 11 apartment dwelling units.
 - Provide 12 long term bicycle parking spaces, 2 short term spaces.
 - Create project with strong sense of community.
- This project will activate a site that is currently occupied by one-story, single family home along a busy residential street, S. Dearborn within the Atlantic neighborhood. This neighborhood is close to the Rainier Avenue S commercial district and currently experiencing an increase in development with new rental and sale properties in both design and construction phases. Project includes demolition of residential structure.

PROJECT INFORMATION

Address:	1614 S. Dearborn Street, Seattle, WA 98144
Owner:	Ravello, LLC
SDCI #:	3035758-EG
Parcels:	7132300055
Site Area:	5,300 sf
Zoning:	LR3 (M)
Overlays:	23RD & Union - Jackson (Residential Urban Village) Parking Flexibility Area
Legal Description:	RAINIER BOULEVARD ADD Plat Block: 1 Plat Lot: 11
Building Type:	Multi-Family Apartment Building
Building Size:	14,980 gross sq. ft.
Parking:	No Parking Proposed
Date of Presub Conference:	March 4th, 2020
Planner:	David Sachs, SDCI

COMMUNITY OUTREACH

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director's

Community Outreach Plan

- 1) Flyer Distribution to neighbors
- 2) Established On-line survey for community input
- 3) Electronic Flyer Distribution to area community groups
- 4) Site tour for Community awareness and input
- 5) Posted project on the Early Outreach for Design Review Projects Blog

Feedback received from nearby residents, property managers and business owners is summarized to the right.



Commuity Feedback From Site Tour and Online Survey

- Supported the addition of affordable units
 - encouraged family-friendly units
- Supported environmental sustainability in this design
- Expressed desire for new services or amenities to the area
- Supported bicycle parking that is not mounted too high
- Concern that the block is very congested and lacked adequare parking
- Expressed support for housing more neighbors rather than car-oriented development
- Expressed support for Accessible units
- Concern that the building may feel out of scale with its nearby neighbors
- Acknowledged that parking is an issue already in the neighborhood.
- Concerned about construction impacts to the garbage, alley, street and noise disturbance.

Response:

- Building design has focused on flexible, larger 4-5 bedroom apartments that are family-friendly and affordable
- Building sustainability will be addressed (Built Green)
- Although the apartment building will contain no new services or businesses, a focus will be on continuing a rich open space and landscaping strategy that relates to adjacent neighbors
- Indoor long term bicylc parking will be included in the design and easily accessed from the main entry off Dearborn
- Significant bicycle parking will be provided to encourage alternative transportation.
- Accessible units, per code will be included on the ground level
- Parking is certainly a challenged in any dense, urban core. The project will meet all Seattle Municipal Land Use code requirements and as such, parking is not required.
- Construction impacts can be minimized by on-site staging, and working within allowed business hours.

SURVEY AND SITE ANALYSIS

Address
1614 S Dearborn St.

Parcel Number
7132300055

Description
Rainier Boulevard Addition
PLAT BLOCK: 1
PLAT LOT 11

Site Area
5,300 SF

Zoning
LR3 (M)

Sidewalk
Slope along sidewalk downhill 1' W>E
4" CONC. CURB
CONC. SIDEWALK

Alley on the West side of the site

Utilities
Water - Street
Sewer - Street
Power - Street
Comm - Street
Trash - Street

Topography
Site slopes downhill, 14.5' N>S

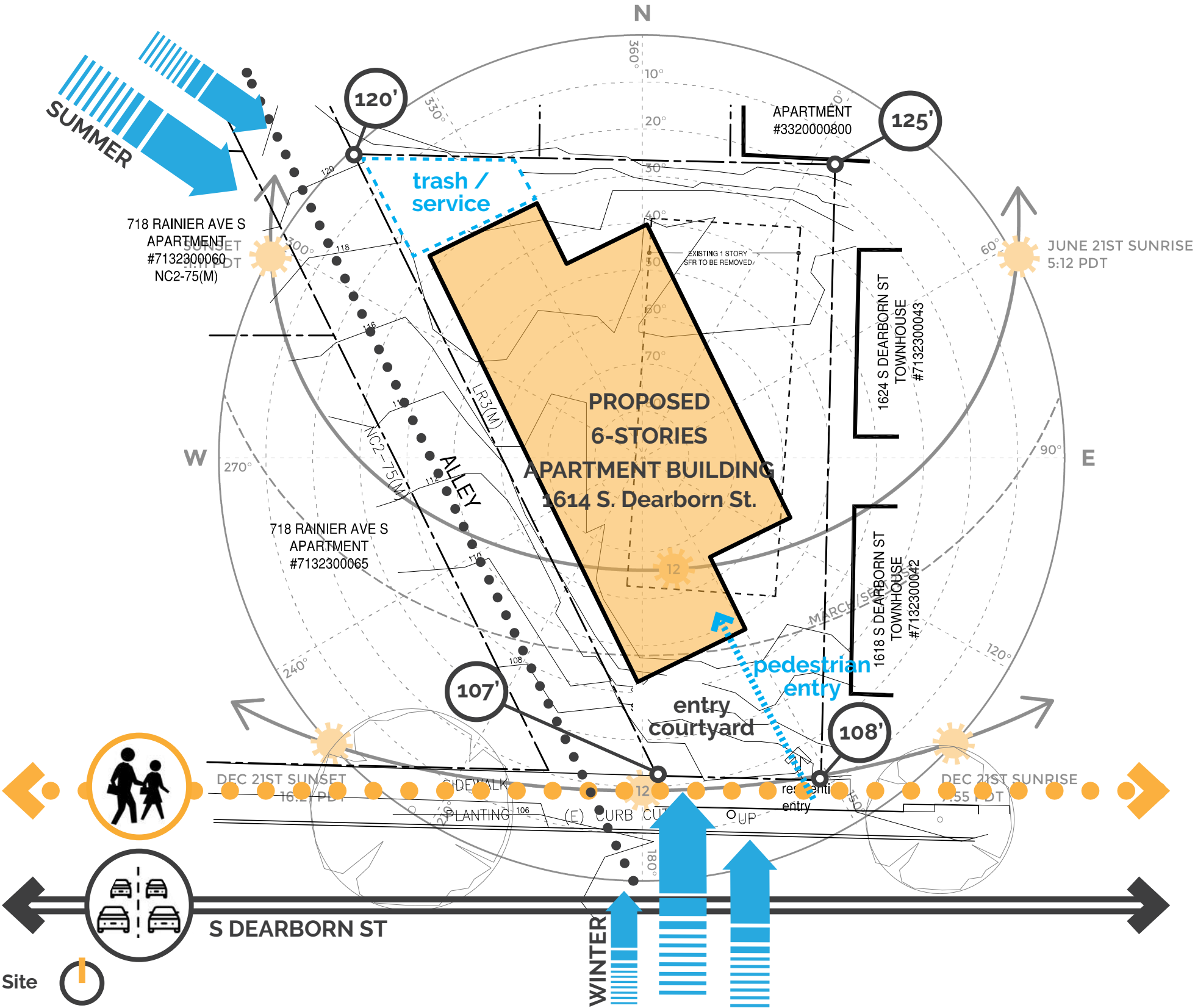
Highest Point - NE Corner
Lowest Point - SW Corner

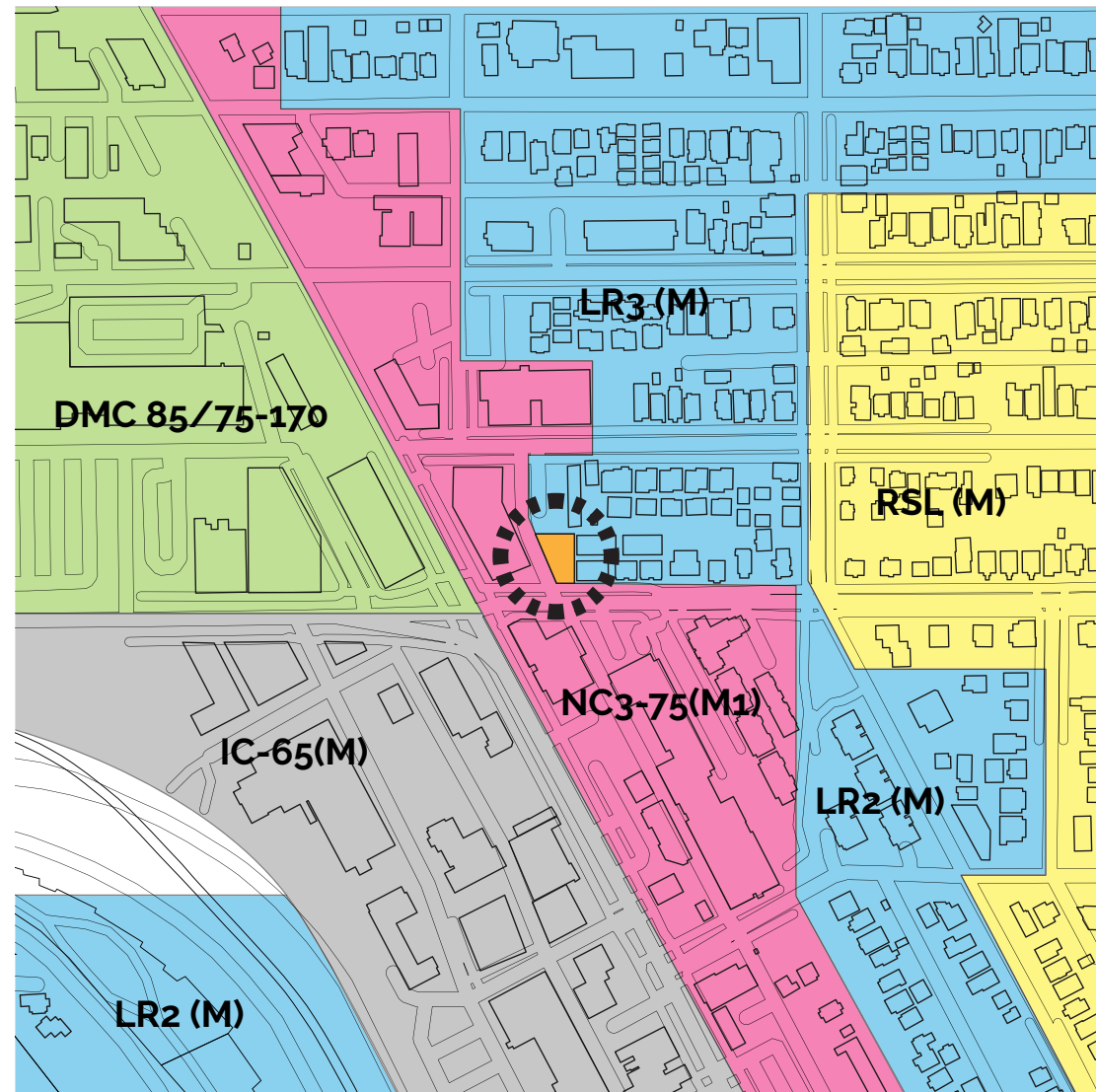
Adjacent Buildings
South - 800 Rainier Ave S
1-Story Service Building

North
Parking Space

East - 1618 S Dearborn S
3- Story Townhouses

West - 718 Rainier Ave S
7-Story Apartment Building





Zoning Map

Site is zoned LR3(M) within the Atlantic Neighborhood in Seattle. The site borders an NC3-75(M1) zone on the west and is in a neighborhood that is densifying with many new mixed use and residential projects under construction or set to start building in the near future. The site lies within the 23rd and Union - Jackson Residential Urban Village.



Typologies/Usages

Neighboring area is primarily residential: single family, apartments, condominiums and mixed use with some office, restaurant and parking uses with new developments tending residential or mixed use.

- Office
- Apartment
- Mixed Use Apartment
- Condominium
- Single Family
- Duplex/Triplex
- Townhouse
- Restaurant / Retail / Commercial
- Multi-Family
- School
- Church
- Industrial
- Service

NEIGHBORHOOD ARCHITECTURAL PRECEDENT

The developing Atlantic neighborhood is home to a variety of architectural styles, comprised mostly of modern, newer multi-family developments clad in cement board, metal and other contemporary materials. Pictures below are from the Atlantic neighborhood area and demonstrate the community context our project resides within.



Neighbor Apartment Building - Mixture of Bricks and Cement Board



Neighbor Townhouses Complex



Nearby Condominium



The Roost Apartments - Setback Entrance with Cantilever



Artist Loft Apartment Building - Mixed Use



Neighborhood Commercial Space Along Rainier Ave S.



Neighborhood Commercial Space Along Rainier Ave S.



Good Will Building - Materiality and Architectural Forms



Single Family Houses



Townhouses within the Same Block of the Site

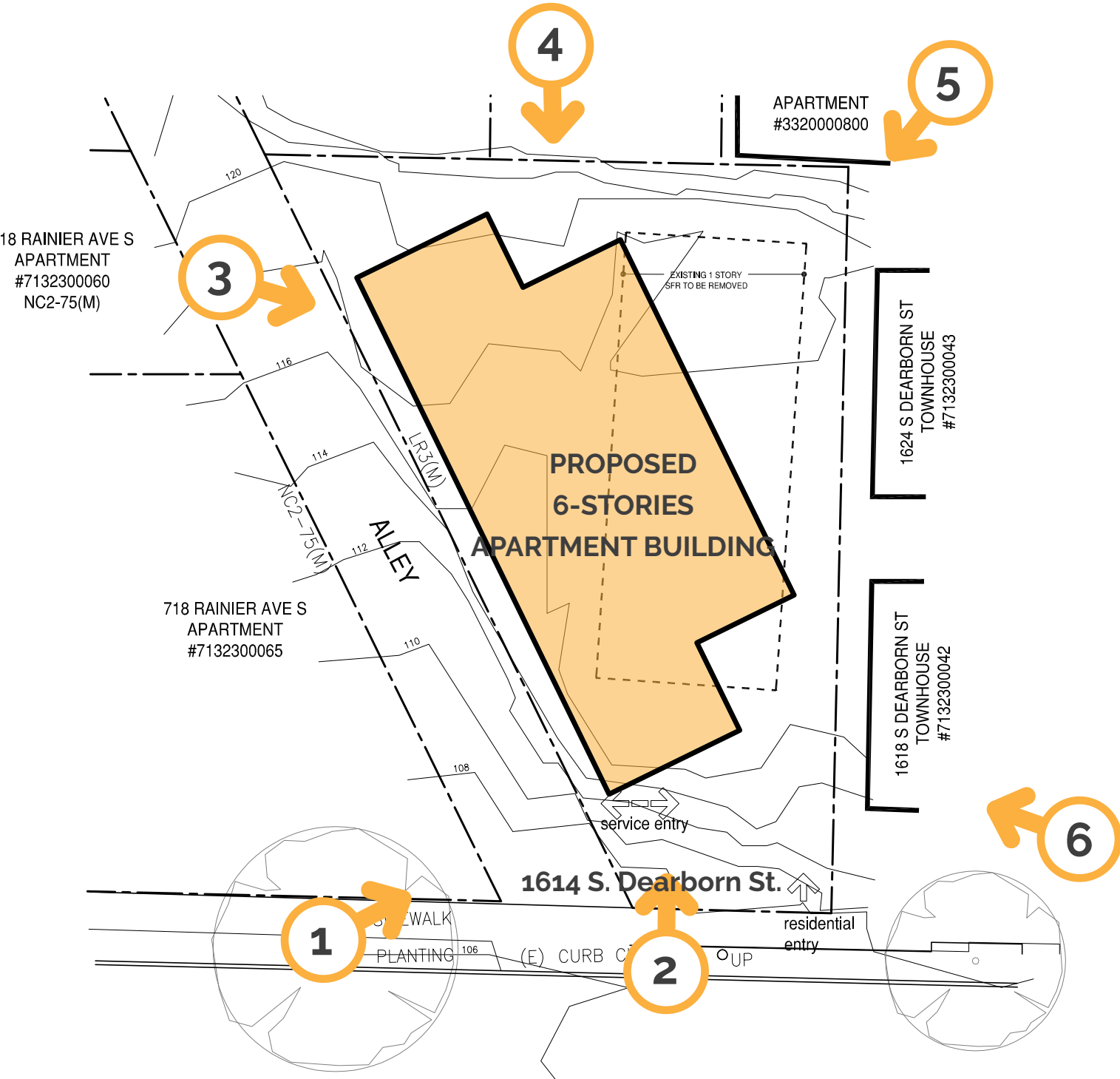


Community P-Patch



Multi-Family Building Precedents

VIEWS INTO SITE



SW Corner View of the Site (from S. Dearborn St.)



S View of the Site (from S. Dearborn St.)



W View of the Site (from Alley)



N Bird Eye View of the Site



NE Bird Eye View of the Site



SE Bird Eye View of the Site



BIRD'S EYE VIEW



STREET MONTAGE - S. DEARBORN ST.

North Elevation



Muir Apartment - A mixed-use apartment at the corner of Rainier Ave S and S Dearborn St. shows variety of material choices including bricks, cement board, and corten metal.



Project Site (1614 S Dearborn St.) - Wedge shape site defined the intersection of S Dearborn St and an alley.



Townhouse complex -3-story next door townhouse complex. Strong expression of the roof line (extend out with angle)



Single Family House

RAINIER
AVE S

SITE

18TH
AVE S



STREET MONTAGE - S. DEARBORN ST.

South Elevation



Future 3-Story Rowhouse - A future row house complex at the corner of 18th Ave S and S Dearborn Street.



Co-Housing Building - Existing Co-Housing building. The building faces the street with an angle to align with the urban grid.



Pontedera Apartment Building - 6-story apartment building.



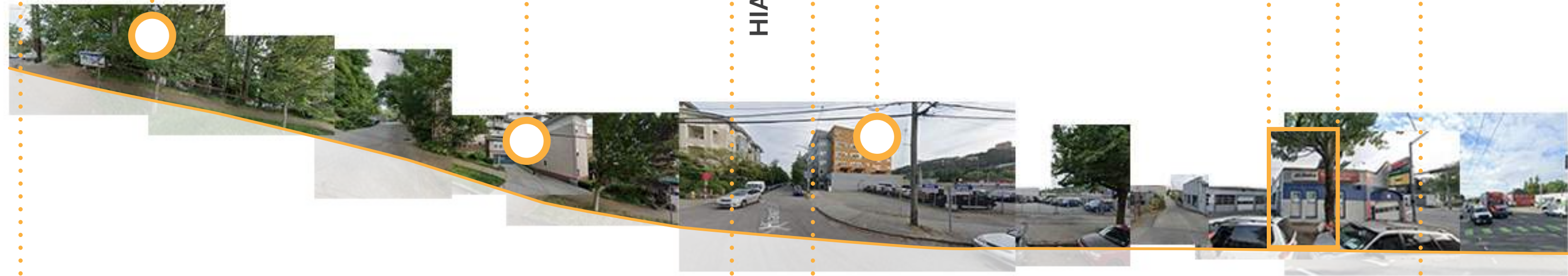
Automobile Shop - Commercial building right across the street from the site. Rough material.

18TH
AVE S

HIAWATHA
PI S

OPPOSITE
FROM SITE

RAINIER
AVE S



Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in LR zone.	Residential use and congregate permitted outright - within urban center.
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for apartment developments in a LR3 (M) zone is 2.3	Lot Area: 5,300 sqft Proposed total area: 12,165 sqft Proposed FAR: 12,165/5,300 sqft site = 2.29 Complies
23.45.510.C: Standards for Higher FAR Green building performance standards	Project will comply with all green building performance standards.
23.45.512: Density Limits - Lowrise Zones Per table 23.45.512 the unit to lot area ratio for LR3 apartment development is no limit.	Design will comply with these standards.
23.45.514: Structure Height Per table 23.45.514 the allowable height for apartment developments within LR3(M) zones is 50 feet.	Proposed structure base height will not exceed: 50'-0". Project is within a residential urban village.
23.45.518: Setbacks and Separations Per table A 23.45.518 for apartment developments in LR3 (M)zones the setbacks are: Front: 5'-0" minimum Rear: 10'-0" (alley) Side: For facade length > 40' : 7' average, 5'-0" min Upper-Level: 12' from front lot line when above 54'	Proposed front setback is 12'-0", complies Adjustment #1- Rear Setback Reduction Reduce rear Setback from 10'-0" to 7'-2", for approximately 43.64 sq ft, adjustment requested Adjustment #2 - West Side Setback Proposed Side Setbacks of 5'-0" min, Complies Average side setback of 5'-0', Adjustment requested Proposed East Side Setback, Complies Proposed Min Side Setback of 5'-0" min Average side setback of 13.49', Complies Adjustment #3 - Upper Level Setback Proposed upper level setback of 8.5', a 34.2% reduction. Adjustment requested
23.45.522: Amenity Area Apartment developments in LR zones having the following amenity area requirements: A.1: The required amount of amenity area for apartment developments in LR zones is equal to 25 percent of the lot area. A.2: A minimum of 50 percent of the required amenity area shall be provided at ground floor. A.4: For apartment development, amenity area required at ground level shall be provided as common space.	Required total: 5,300 sf site area x 25% = 1,375 sqft Required ground floor: 1,375 sf x 50% = 663 sf Total amenity area proposed at ground level: 1,470 sqft, complies .

Zoning Standard	Design Team Response
23.45.527: Structure Width and Facade Length Structure Width: Per Table A, Maximum Structure width for an apartment development in a LR3 zone = 150' Facade length in Lowrise zones: The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.	Project proposal has one interior lot line on the east facade. Due to the design and modulation of the massing of the design, no more than The max facade length should not exceed 65% of the lot line, measured per survey at 100.01'. 100.01' x .65% = 65' max facade length. Proposed facade length within 15' of lot line measures is under the 65' max length.
23.45.534: Light and Glare A. Exterior lighting shall be shielded and directed away from adjacent properties. B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties. C. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height.	Proposed design will comply with all light and glare requirements.
23.45.536: Parking Location, Access and Screening Location of parking 1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B. 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: a. Between a principal structure and a street lot line b. In the required front setback or side street side setback . c. Within 7 feet of any street lot line. Table D for 23.54.015 outlines the bicycle requirements as 1 per dwelling unit for long term parking and 1 per 20 dwelling units for short-term guest parking.	Alley adjacent to site on west. No parking required per M. of Table B for 23.54.015 regarding all residential uses in an urban center. Project is within a residential urban village. No parking proposed. Bicycling Parking Required: 11 dwelling units proposed= 11 required long-term bicycle parking spaces and 1 short term-spaces required. Project will comply will all required long and short-term bicycling parking.

CENTRAL AREA DESIGN GUIDELINES

“ Neighborhood-specific design guidelines reveal the character of the neighborhood as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that neighborhood residents value most in the face of change. Thus, a neighborhood's guidelines, in conjunction with the citywide Design Guidelines, can increase overall awareness of responsive design and involvement in the design review process.”

-Introduction to the Central Area Design Guidelines

DESIGN GUIDELINES - CENTRAL AREA

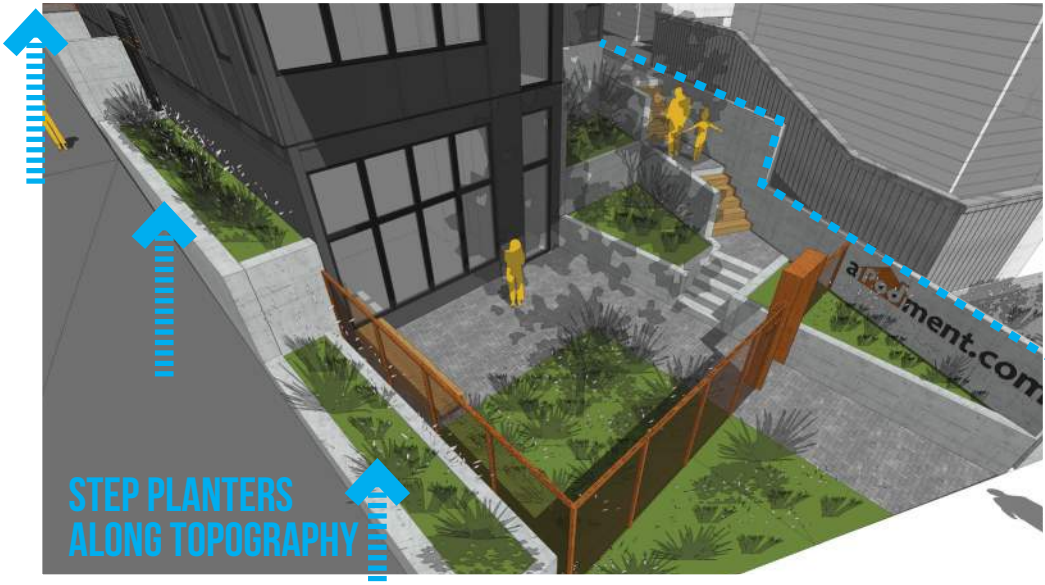
DESIGN GUIDELINE

DESIGN TEAM RESPONSE

CS1 Natural Systems and Site Features 1. Local Topography:

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.
- b. If fencing or screening is included in the design, it should step along with the topography.

To contribute meaningfully to the neighborhood context and continue the streetscape improvements along Dearborn, the design will respond to the local topography by rooting the structure firmly into the hill and stepping all planters and landscape around the building. Appropriate and pedestrian oriented scales will be used in determining the height at which planters and landscape step. Planters on both neighboring edges will be used to define the project and build upon and further align with the adjacent developments on either side of the project.



STEP FENCE TO RESPOND TO NATURAL SLOPE

^ front entry courtyard

At pedestrian walkways and along the entry courtyard, the adjacent planters will remain at a pedestrian scale and step along with the site topography which rises almost 20' from the front property line to the rear part of the development.

precedent imagery >



DESIGN GUIDELINE

DESIGN TEAM RESPONSE

CS1 Natural Systems and Site Features 2. Connection to Nature

- d. Unify streets through street trees and landscaping.
- 1. Consider tree species as a unifying feature to provide identifiable character to a street or project.
- e. Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a "room" between the street and the building.

Although street trees will be a challenge because of the minimal amount of street frontage and clearances needed for the powerline in front of the project, street trees will be incorporated on site within the entry courtyard per SDOT urban forestry standards and approval. The edge of the sidewalk will be planted with lush, drought tolerant landscape and the planters along the adjacent property on the east will be continued on site to form the retaining structures for the proposed development.

Furthermore, the entry courtyard in front of the building will help create a semi-public outdoor room that welcomes visitors and guests and provides some relief from the public sidewalk and street domain.

front entry courtyard



DESIGN GUIDELINE

CS2: Urban Pattern & Form
1. Transition and Delineation of Zones

- a. Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on façades facing the less dense residential zone.
- b. In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation.

DESIGN TEAM RESPONSE

The proposed development borders a more dense NC2-75(M) zone on the west (a newer 7-story apartment building) and transitions into a LR3 (M) zone at the project parcel. On the east is a 3 story townhouse development.

The design will effectively bridge the gap between the two zones through similar material use, alignment of streetscape features and echoing the roof line articulation of the townhouses. The building will also be setback from the sidewalk edge to allow additional southern light on the east and to provide more green and open space at the building entry.

DESIGN GUIDELINE

PL1: Public Life and Connectivity
2. Connection Back to the Community

- b. When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.

DESIGN TEAM RESPONSE

The design of the project includes a dramatic entry courtyard, accessed directly from the sidewalk through a corten, wired mesh fence and gate, providing security to the site and allowing for transparency into the green space. The courtyard will be covered through a building overhang, allowing weather protection and courtyard activation all year long.

Seating and lush, drought tolerant landscape will be used in this semi-public space and trees will be considered to further enhance the front yard of the design.

The proposed design relates to the adjacent building on the west through a similar colored building material and punched opening while relating through related rooflines to the townhouses on the east.



DESIGN GUIDELINES - CITYWIDE

DESIGN GUIDELINE

CS2 Urban Pattern and Form D.4.5: Massing Choices / Respect for Adjacent Sites

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. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

DESIGN TEAM RESPONSE

The design has been considered to best respect adjacent sites while breaking up the bulk/scale through careful erosions of the building's mass. The overall site plan divides the mass into three sections, each at an angle and stepping back to provide generous open spaces on the east, buffering against the townhouses. Outdoor activities and amenity space are in areas of less disruption for neighbors, concentrating the main gathering areas towards the front entry courtyard, minimizing the disruption to the surrounding neighbors. This "outdoor room" will be screened through raised planters, a welded wire fence (which could nurture vine growth), and the natural topography of the site.

Most windows have been carefully considered and a privacy study was incorporated to ensure privacy to adjacent uses.

DESIGN GUIDELINE

DC2 Architectural Concept B.1: Facade Composition

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building 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 sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

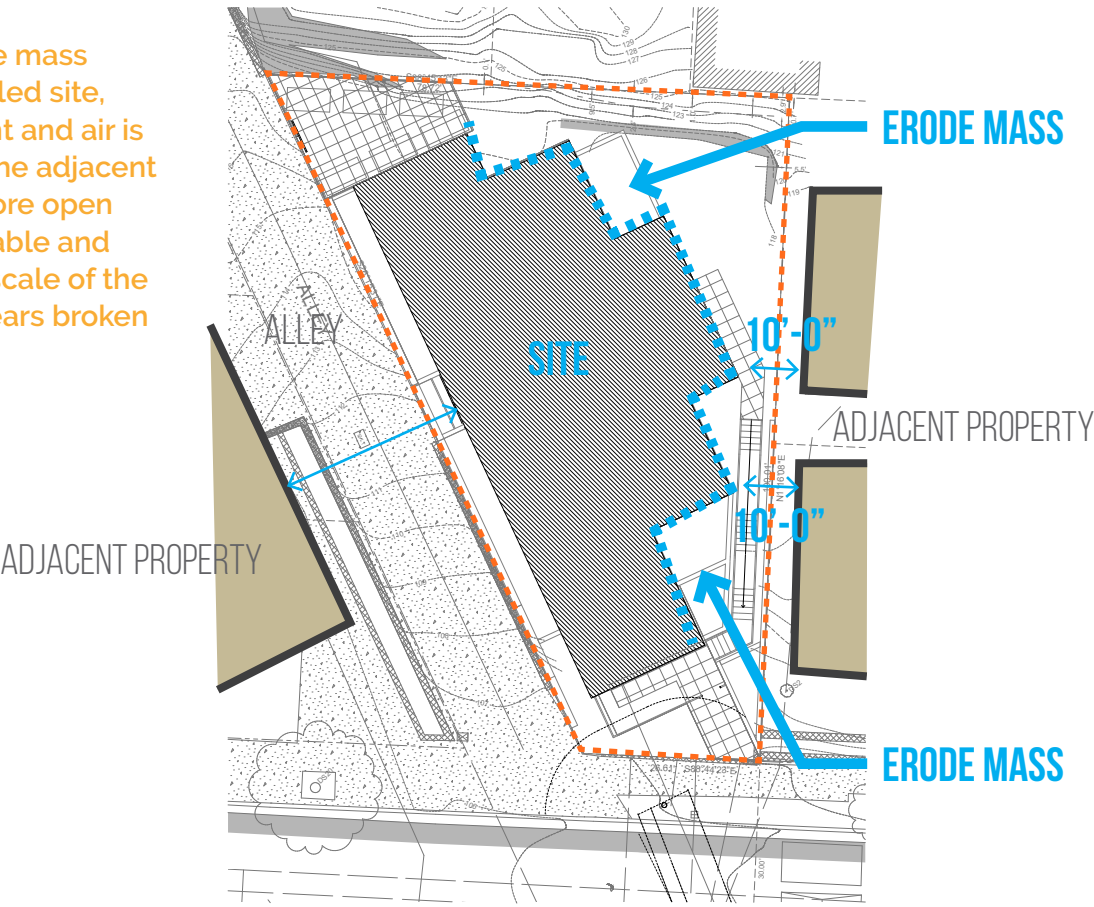
DESIGN TEAM RESPONSE

The design and composition of the facade has been designed with context in mind. The facade, narrow and vertical in nature has been eroded in three main masses to respond to the site geometry. Additionally, the vertical treatment of the mass is further developed through the fenestration patterns and flashing details.

The corten metal massing wraps all parts of the "block" including along the alley and along the back facade, making it appear as a solid unit, with punched openings. This relates to both adjacent structures.

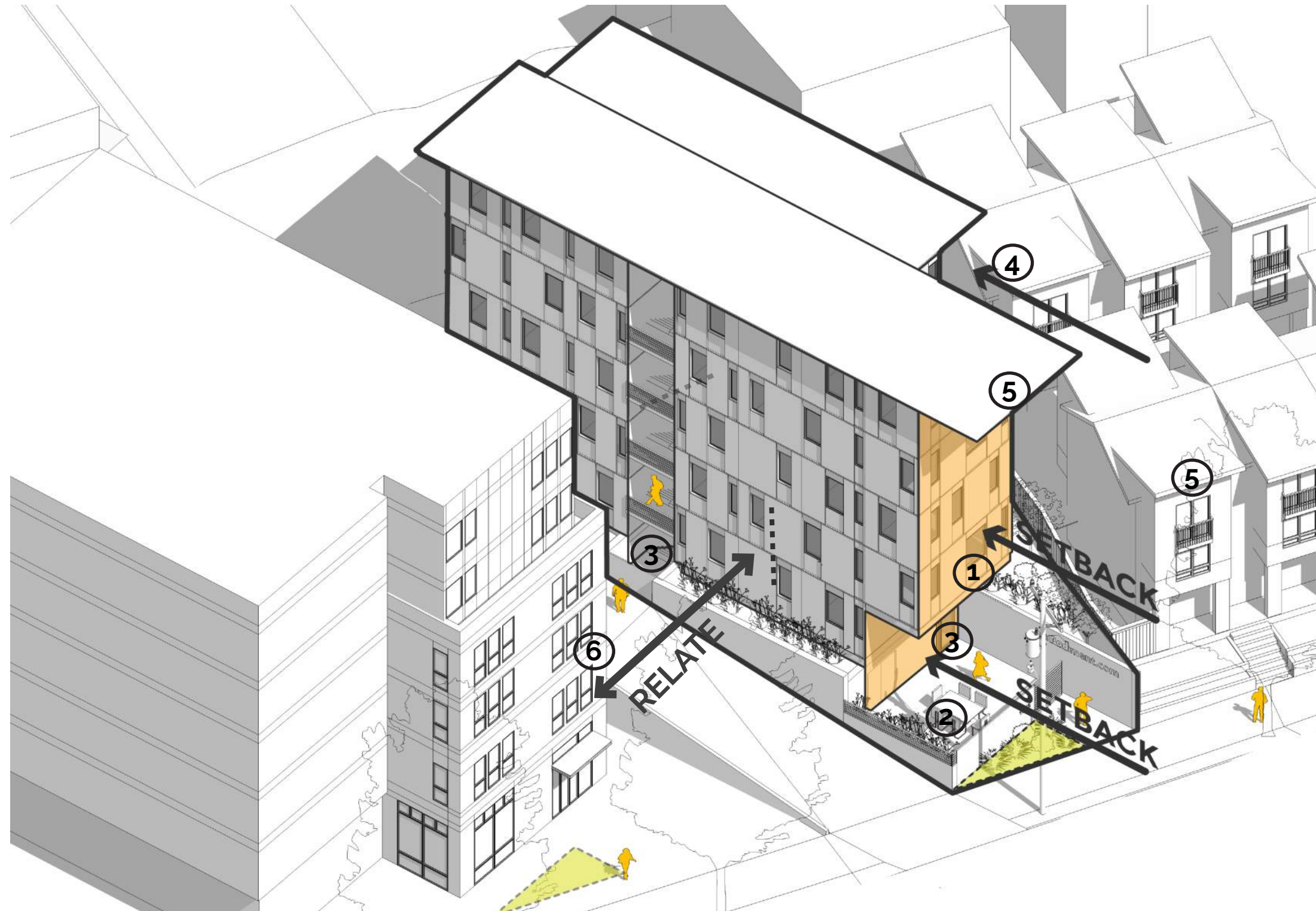
The building entry is eroded at the ground level and second level and the mass above lifted off in a way to further break down the scale and provide street level transparency and activation at the building entry.

By eroding the mass along the angled site, additional light and air is available for the adjacent properties, more open space is available and the bulk and scale of the property appears broken down.



ARCHITECTURAL CONCEPT

DESIGN PRIORITIES



1 - SETBACK THE BUILDING

2 - CONTINUE STREET EDGE AND LANDSCAPING BUFFER

3 - CARVE OUT / ACCENTUATE ENTRY

4 - BREAK UP THE MASS

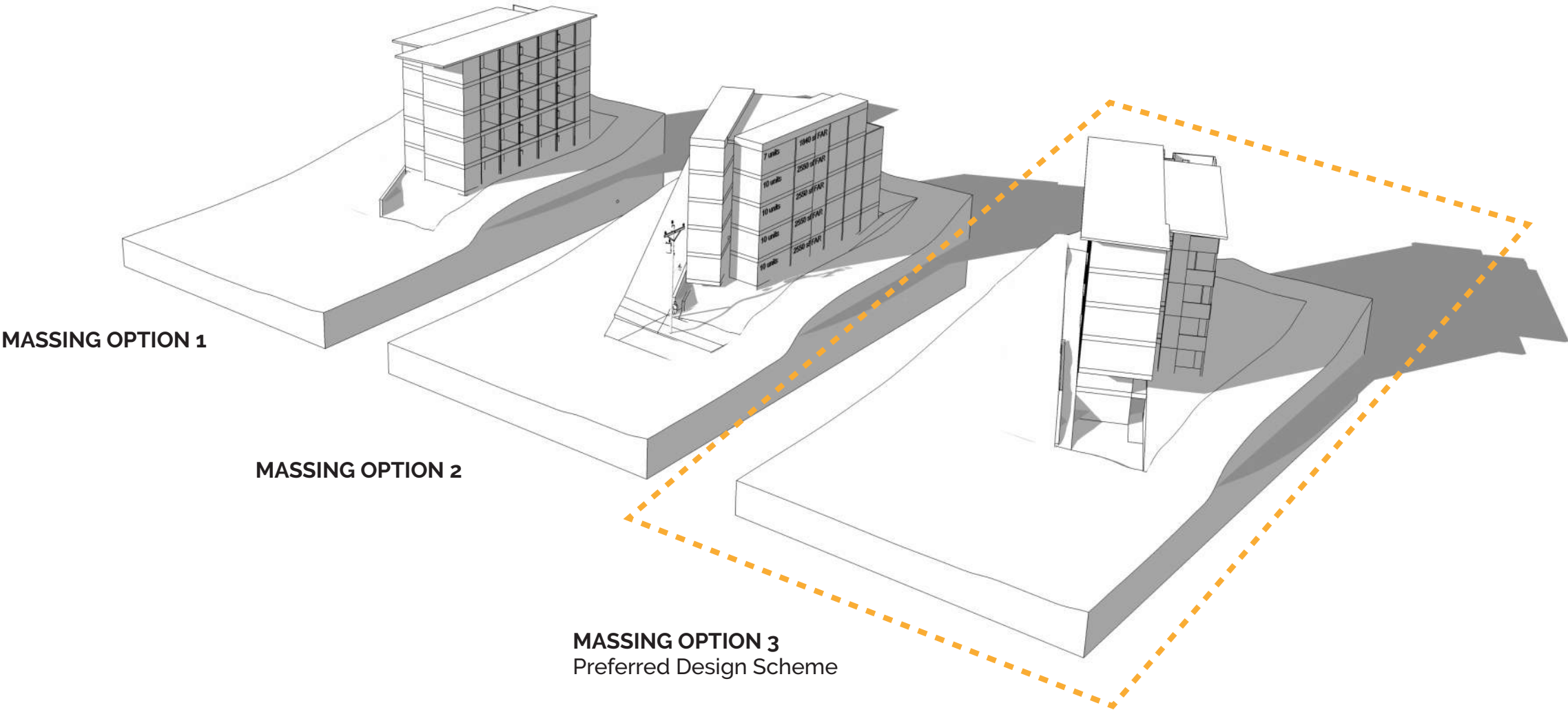
5 - ADOPT ROOF LINE (NEIGHBORHOOD CHARACTERISITC)

6 - RELATE THROUGH BUILDING MATERIALS

MASSING INVESTIGATION

MASSING DEVELOPMENT

Throughout the early conceptual development, careful consideration was given towards a massing scheme that respected the neighboring properties, reduced bulk and scale and provided for open space, and a pronounced entry sequence into the residential development. Through crafted design priorities, the design team arrived at a preferred massing scheme that solved into this challenge.



DESIGN ASPIRATIONS

- 1 Concept - Three Massing Blocks Differentiated by Material Change
- 2 Industrial + durable siding option with a strong horizontal flashing detail
- 3 Open Front porch with wood soffit welcomes residents and guests
- 4 Random window pattern adds to variety and scale / vertical expression
- 5 Modern, industrial exterior material that relates to context (corten relates to red in adjacent building to the west)
- 6 Distinct roof overhang with wood soffit caps each massing volume
- 7 Dynamic exterior materials with strong roof expression

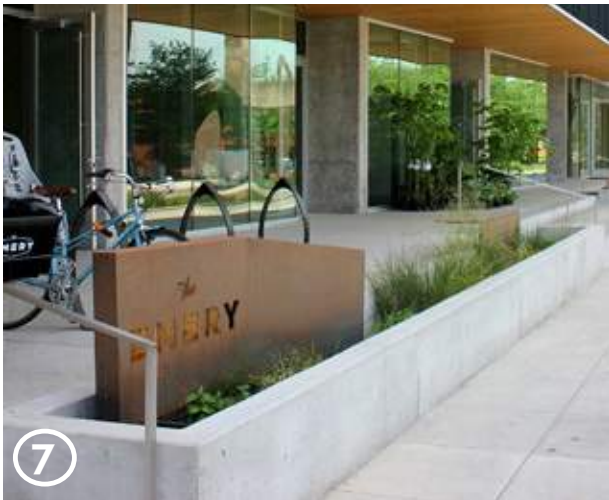
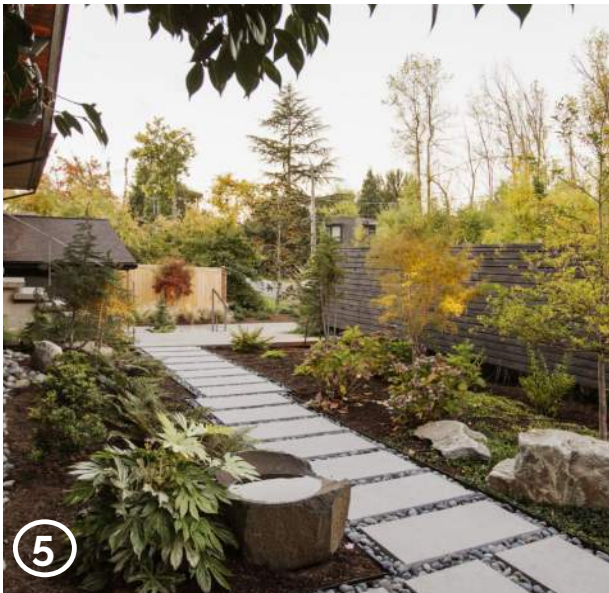
MATERIAL
corten industrial metal paneling related to historic red brick in buildings around the neighborhood, ample glazing facing the street with punched openings to break up the scale of the structure

FORM
simple mass and form relate to the neighborhood vernacular through stepped volumes, a welcoming, covered "porch" and by preserving the sidewalk edge and landscaping patterns found on the street. The roof form is designed to share a similar quality of the townhouses to the east, firmly rooting the development within the surrounding context



LANDSCAPE ASPIRATIONS

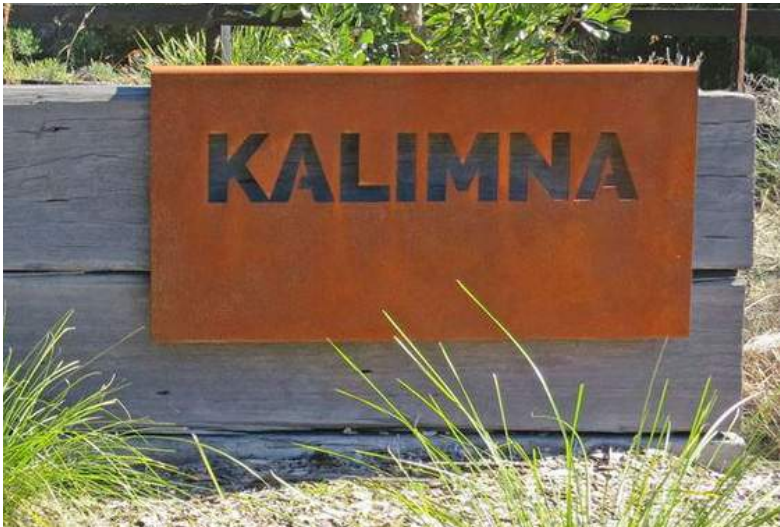
- 1 Corten, welded-wire mesh fence to promote security, plant growth and transparency
- 2 Metal gate threshold to highlight entry into the residential development
- 3 Integrated security and path lighting within landscape with site build planters and stairs
- 4 Seating area provided within building entry courtyard with hardscape (covered)
- 5 Organic secondary planting areas to screen neighbors and provide amenity area
- 6 Native, drought tolerant plants throughout (layered landscape with trees)
- 7 Bioretention strategies to be utilized into the landscape design



SIGNAGE AND FENCING DESIGN

SIGNAGE

The signage design has been developed to promote wayfinding and building identity by the use of well-placed, composed laser cut metal signage. The design is materially consistent with the building facade material (proposed corten) and is meant to enhance the easily identity the addressing and brand.



Cut Metal Building and Brand Signage



- composite wood product at soffit
- cut metal address signage at entry gate, color to match fencing
- integrated, cut metal brand signage in corten (on standoffs)
- welded wire fencing (security, transparency, and green screen)



Building Signage to be backlit



Branding Logo At Building



Laser Cut Metal Signage



Modern Welded Wire Fence Precedent



Addressing Signage in Fence / Gate

PROPOSED DESIGN

PROJECT RENDERINGS



S Dearborn Street View - Looking Northeast



S Dearborn Street Entrance

AERIAL VIEWS



Looking North (west and south facade)



Looking West (east facade)



Looking South (east and north facade)



Front Perspective

STREET AND ALLEY FACADE DEVELOPMENT

CS1 Natural Systems and Site Features

1. Local Topography:

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.
- b. If fencing or screening is included in the design, it should step along with the topography.

DC2 Architectural Concept B.1: Façade Composition

Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades 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 sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

ENTRY COURTYARD AND SIDEWALK



stepped retaining planters that follow grade along the alley

transparent welded wire fence allows for transparency while providing security to the residential courtyard

landscape buffer provides transition from the public realm of the sidewalk to the semi-public residential entry courtyard

ALLEY FACADE AND WEST STAIR ACCESS



building gate at alley to be well lit, provide building security and egress in and out of the building for residents

the design of the building supposed has been designed to feel like a mass , wrapped with the same building materials on all sides of the form

TRASH ENCLOSURE AND DESIGN



trash enclosure will be located directly off of the alley, with additional solid waste storage rooms provided on all floors

front facade is recessed at lower level to provide weather protection at entry

transparent welded wire fence allows vegetation to grow on it to provide screening for adjacent properties while continuing the same design language around the project

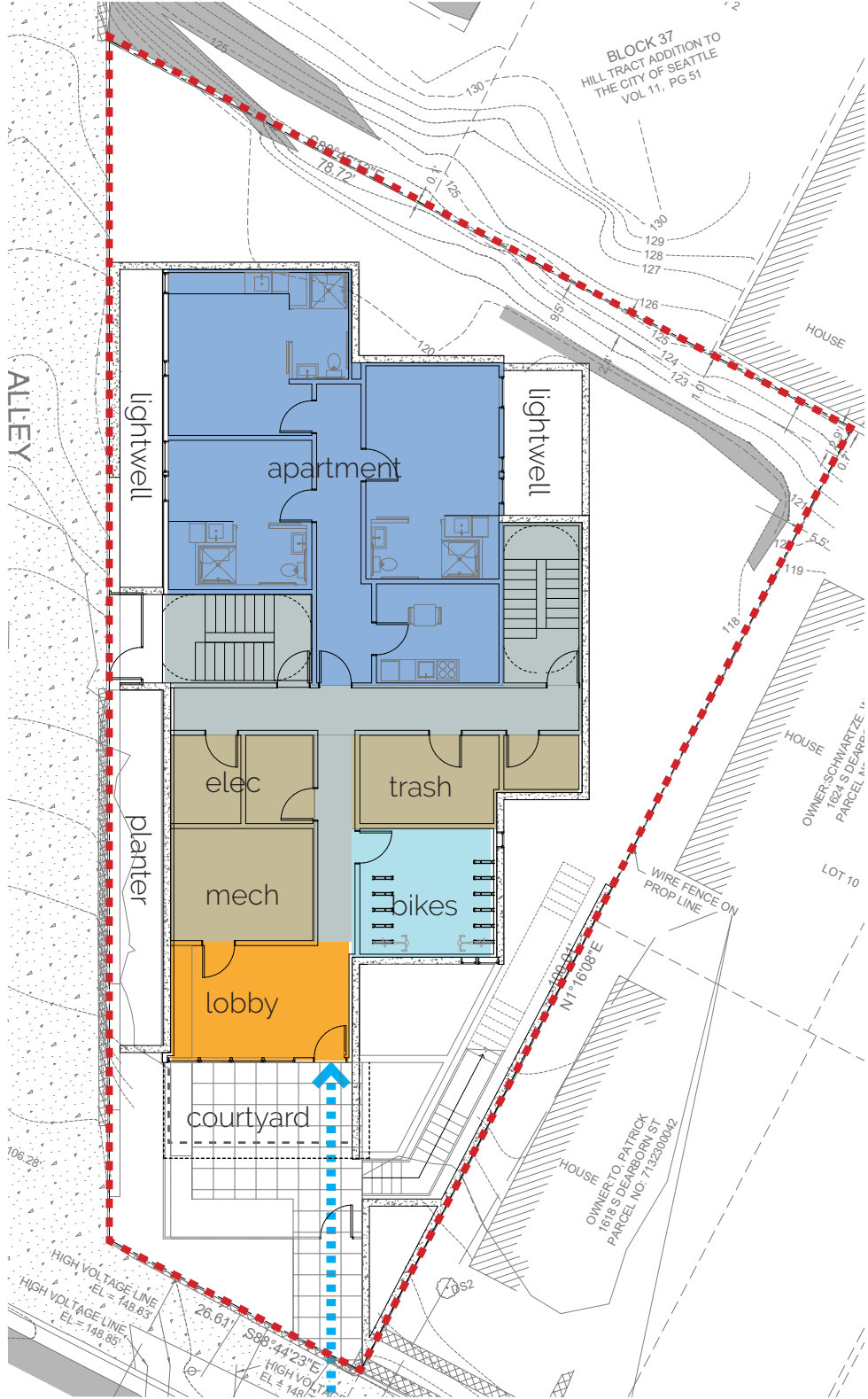
light well will provide light and air / egress for lower, level 1 units

SITE PLAN

Unit Break Down
11 Total Units
0 sedu units
no vehicular parking

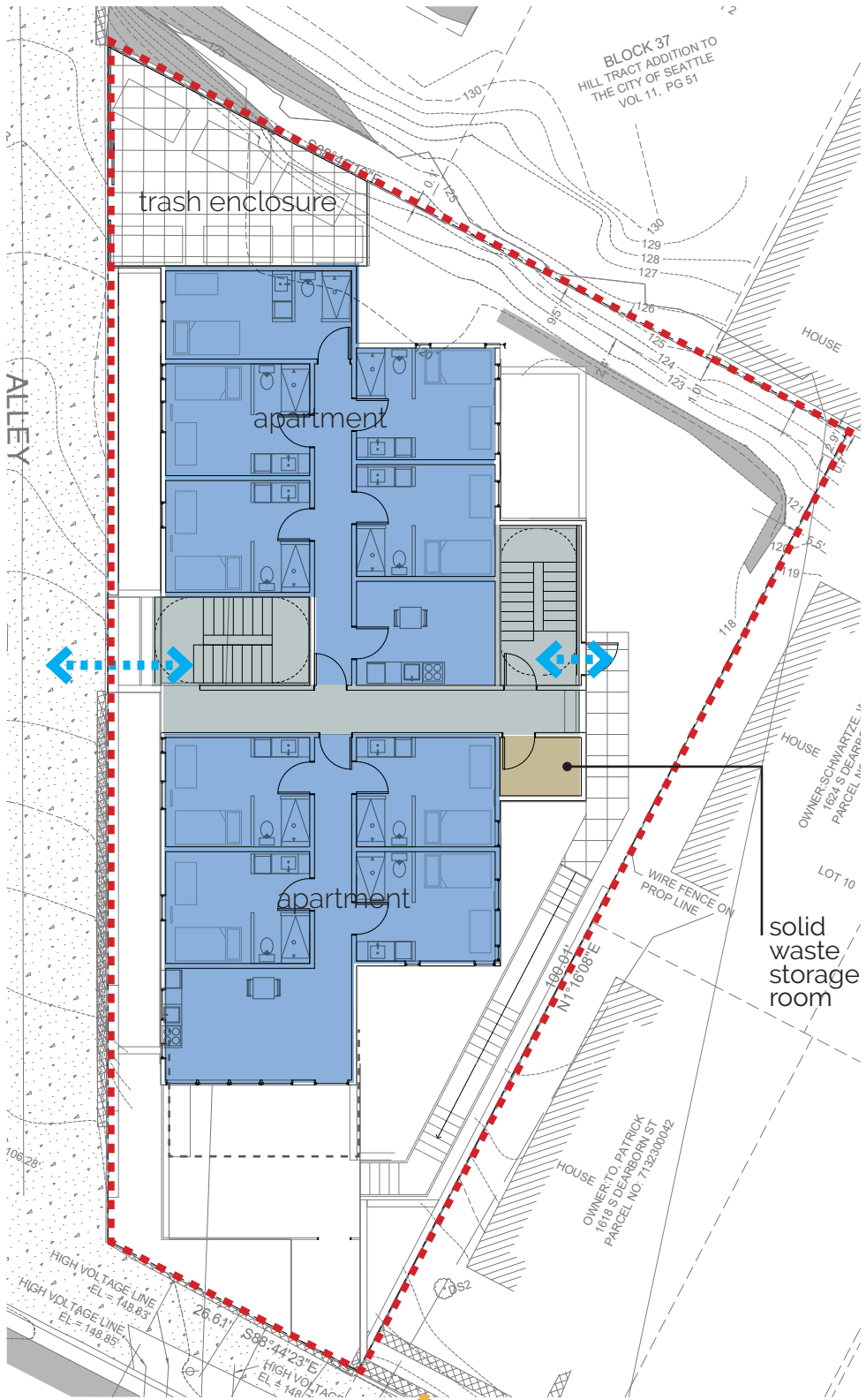


FLOOR PLANS



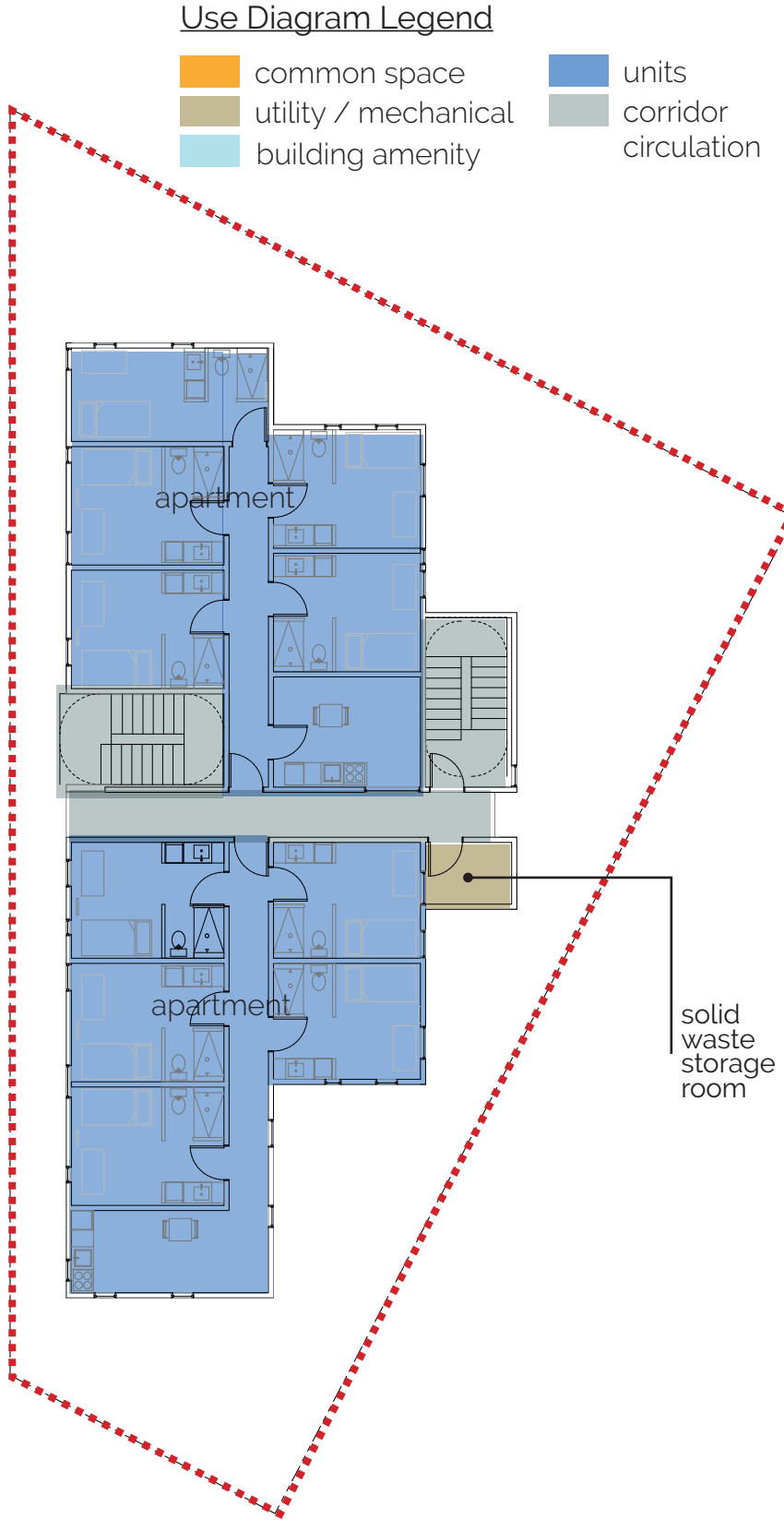
1st Floor Plan

Scale 1/16" = 1' - 0"



2nd Floor Plan

Scale 1/16" = 1' - 0"



General Floor Plan (3-6)

Scale 1/16" = 1' - 0"

EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



ARCHITECTURAL MATERIALS

Materials

Materials for this project are being selected because of their scale, character and durability. While most of the facade will be cladded with a vertical, corten metal panel, additional materials will be used to define fenestration and provide contrast at the base of the structure.

Design Guidelines

DC4 A.1. Exterior Elements and Finishes- Exterior Finish Materials:
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.

DC4 A.2. Exterior Elements and Finishes- Climate Appropriateness:
Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

CORTEN METAL PANEL

CORRUGATED METAL

FIBER CEMENT PANEL

CONCRETE PLANTERS

COMPOSITE PANEL SOFFIT



Metal Panel Siding



Exterior Metal Siding - Corrugated



Exterior Siding (Light Gray)



Exterior Siding (Dark Gray)

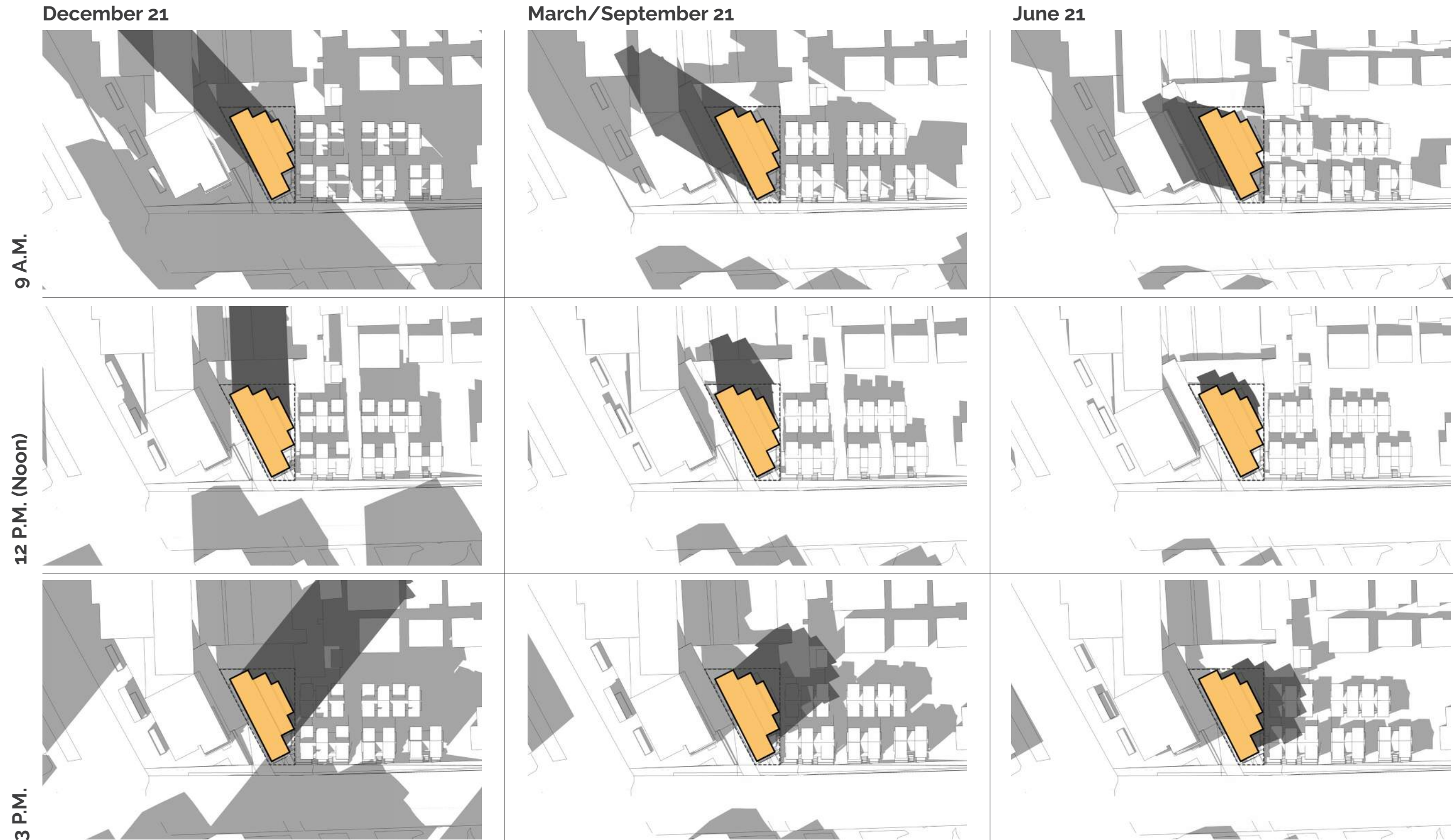


Retaining Walls



Warmth and Visual Interest

SHADOW STUDY



PRIVACY STUDY



WEST NEIGHBORS: MUIR APARTMENTS



EAST NEIGHBORS: TOWNHOUSE DEVELOPMENT

REQUESTED ADJUSTMENTS DIAGRAM / RATIONALE

1 50%

Adjustment #1- Rear Setback Reduction

Reduce Rear Setback from 15'-0" (no alley) to 7.51", a 50% adjustment

Adjustment Rationale

Due to the abnormal site configuration and site topography, the proposed design has been developed to respond sensitively to given circumstances while bridging the gap between adjacent sites. To create a welcoming sense of entry off S. Dearborn, a large recess was created to provide covered activity area, pushing the building back. Additionally, the minor adjustment is not for a continuous facade but rather (132.1 sq ft) of mass that protrudes into the setback at the identified places on plan - in blue. The mass has been broken down into these three blocks to reduce bulk and scale. Tall privacy walls and fences have been eliminated in support of a more open and landscaped buffer between adjacent sites.

Cited Design Guidelines

CS1 Natural Systems and Site Features

1. Local Topography:

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.
- b. If fencing or screening is included in the design, it should stepalong with the topography.

PL1: Public Life and Connectivity

2. Connection Back to the Community

- b. When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.

2 33.3%

Adjustment #2- Average Side Setback Reduction (west setback only)

Reduce Average Side Setback from 7' average to 5' average. The minimum side setback would remain 5'-0".

Allowed, per Streamline Design Review (50%)

Adjustment Rationale

While relatively minor, the granted adjustment would allows for greater amounts of open space, light and air to the townhouses on the east. The adjustment is requested on the west alley-facing facade because of the large amounts of light and air already made available through that alley setback. The adjustment would maintain the minimum required 5'-0" setback and be heavily planted with drought-tolerant native landscaping. Additionally, bio-retention planters and light wells will help to break down the scale at pedestrian level and add additional visual interest. The open stairway and bridge will further break down the facade, breaking the main mass see on the adjacent diagram in pink.

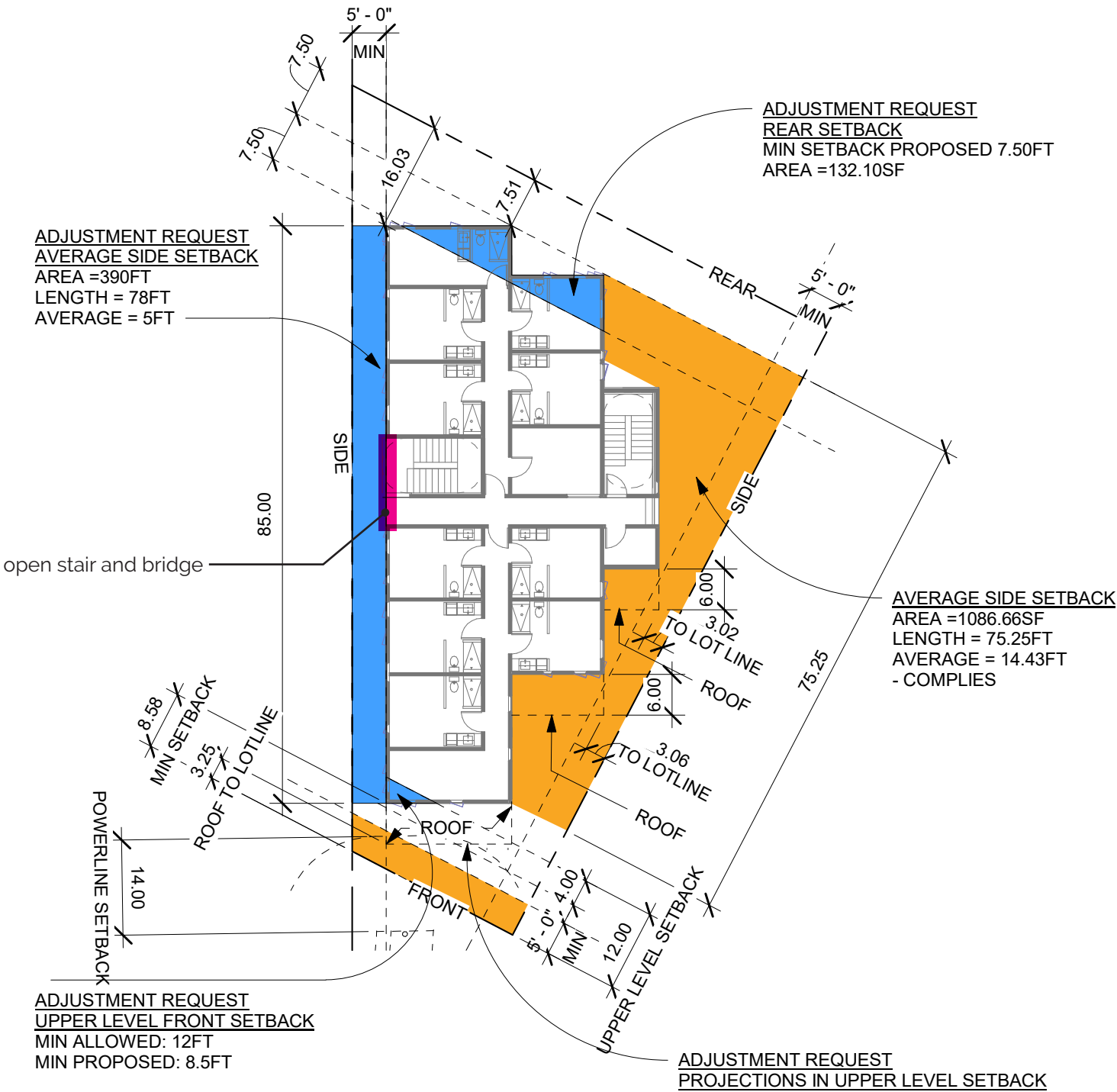
Cited Design Guidelines

CS2 Urban Pattern and Form

D.4.5: Massing Choices / Respect for Adjacent Sites

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. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.



SETBACK DIAGRAM



REQUESTED ADJUSTMENTS DIAGRAM / RATIONALE

3 34.2%

Adjustment #3- Upper Level Setback Reduction

Reduce Upper level setback from 12' to 8.5' .

Allowed, per Streamline Design Review (50%)

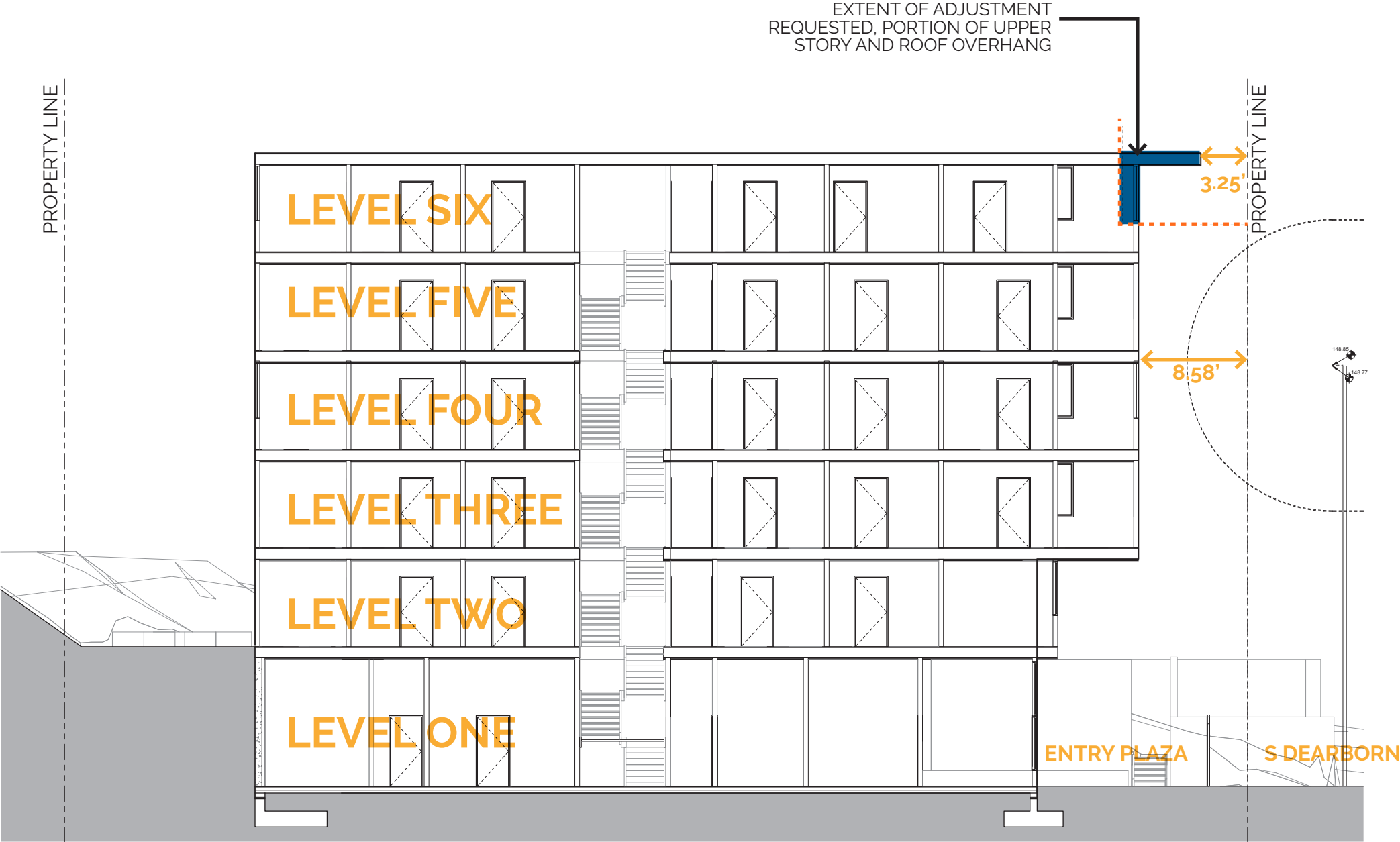
Adjustment Rationale

The design of the project has strongly been considered, specifically in regards to relating to context meaningfully. One of the primary design influences was the project on either side - the taller mixed-use apartment building on the west and the three story townhouse project on the east with its street-facing shed roofs. The design has adopted a similar roof character and bridges the gap in height between the two scales on either side. Through using a similar design language the project seems to fit more appropriately and a minor 34.2% upper level setback reduction is requested to maintain the visual interest and

Cited Design Guidelines

CS2: Urban Pattern & Form 1. Transition and Delineation of Zones

- a. Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on façades facing the less dense residential zone.
- b. In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation.



BUILDING SECTION

