

5722 APARTMENTS

5722 35TH AVE S, SEATTLE, WA

SDCI Project #3036025-LU

Recommendation Meeting | REC
Southeast Design Review Board
Meeting Time: 04/20/2021

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PROJECT TEAM

OWNER
Greater Seattle Development, LLC
8423 22nd Ave SE
Olympia, WA 98513

ARCHITECT
Studio19 Architects
207½ 1st Ave S.
Suite 300
Seattle, WA 98104
206.466.1225

LANDSCAPE ARCHITECT
AHBL
1220 6th Ave, Suite 1620
Seattle, WA 98101
206.267.2425

SITE INFORMATION

Project Location:
5722 35th Ave S,
Seattle WA 98118

Parcel #:
2224049007

Lot Size:
34,100 SF

FAR Allowed:
5.5

Base Zone:
NC2-75 (M) (Neighborhood Commercial 2-75)

Overlay Zones:
Southeast Seattle Reinvestment Area
Othello (Residential Urban Village)

Design Guidelines:
Seattle Design Guidelines
Othello Neighborhood Design Guidelines

Proposal Summary:

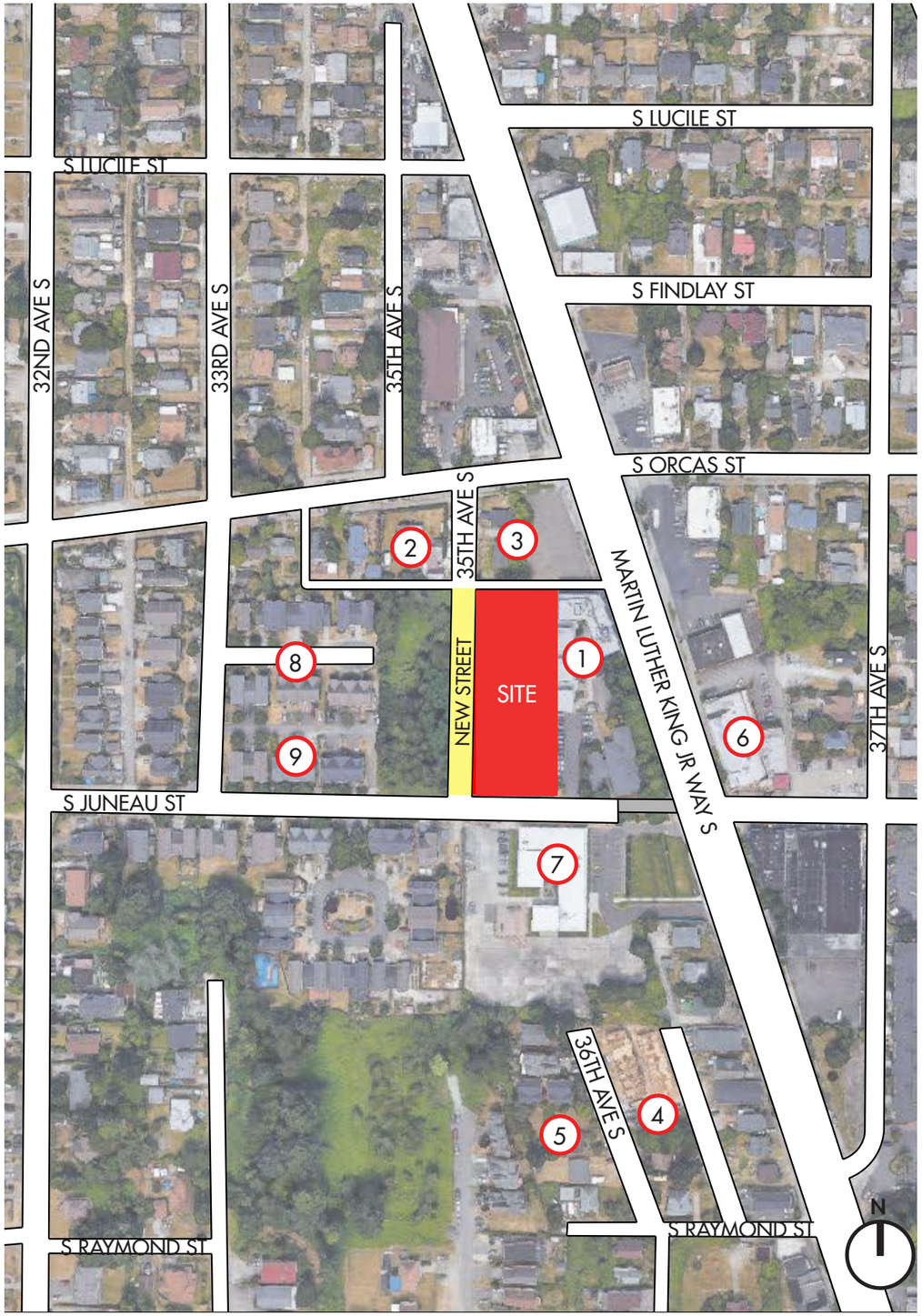
· Total Gross Floor Area:	216,044 SF
· Building Height:	75 FT
· Number of Residential Units:	258
· Parking Stalls at Basement Level:	121

· Bike Stalls: 214 Long term stalls, 14 Short term stalls

Project Description:
New construction of a 258-unit 7 story apartment building with 2 floor of below grade parking.



SITE ANALYSIS SURROUNDING BUILDINGS





1- KATHERINE›S PLACE
3512 S JUNEAU ST | HOMELESS SERVICE

· 25 Units of low-income family housing.
· 15 Units are subsidized by Seattle Housing Authority and are reserved for homeless families with children.



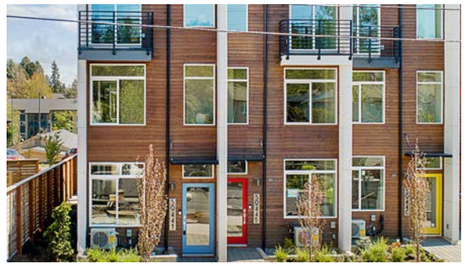
2- 3501 S ORCAS ST
3501 S ORCAS ST | HOUSE

· 1 story single family house that abuts the project site and is adjacent to 39th Ave S.



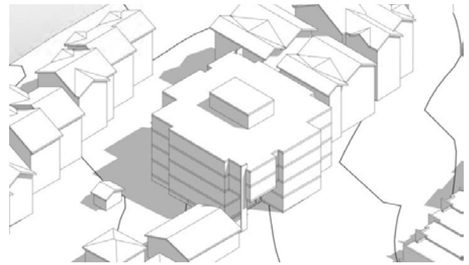
3- 3327 S ORCAS ST
3327 S ORCAS ST | HOUSE

· 1 story single family house that abuts the neighboring project site and is adjacent to 39th Ave S.



4- BRIGHTON STATION TOWNHOMES
5944 36TH AVE S | TOWNHOUSES

· 8 Units with 7 surface level parking stalls with each unit including 3 bedrooms.



5- 5949 APARTMENTS
5949 35TH AVE S | APARTMENTS

· 4 story multifamily apartment building consisting of 55 small efficiency dwelling units.



6- FILIPINO COMMUNITY VILLAGE
5740 MLK JR. WAY S | COMMUNITY CENTER

· Public community center that concentrates on socioeconomic development.
· Includes youth and senior programs.



7- AMARA
5907 MLK JR. WAY S | FOSTER CARE SERVICES

· 1 story building with a non-profit that serves children in foster care and the families who care for them.



8- S MEAD ST NEIGHBORHOOD
S MEAD ST | NEIGHBORHOOD

· One of neighborhoods that abut the adjacent site to the project site.
· The neighborhood consists of fourplex and duplex homes.



9- RESIDENTIAL NEIGHBORHOOD
PRIVATE DRIVE | NEIGHBORHOOD

· One of neighborhoods that abut the adjacent site to our project. The neighborhood consists of fourplex homes.

SITE ANALYSIS CONTEXT MASSING / USES



ZONING SUMMARY ZONE NC2-75 (M1)

Permitted Uses 23.47.004

Residential (including congregate residences if owned by certain entities or located within urban villages)
Restaurants - Limited to 25,000 SF
Drinking Establishments - Conditionally Permitted limited to 25,000 SF
Offices - Limited to 25,000 SF
Retail sales, multipurpose - Limited to 50,000 SF
Live-work units, parks and open space, community gardens

Street-level Development Standards 23.47A.008

· Blank segments of the street-facing facade between 2 feet and 8 feet above sidewalk may not exceed 20 feet in width. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.
· Non-residential uses at street level shall have a floor-to-floor height of at least 13'
· Non-residential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing facade

Structure Height 23.47A.012

The height limit is: 75'-0"
The structure might exceed the limit by 7 feet provided all of the following conditions are met:
1. The total gross floor area of at least one multi-purpose retail sales use exceeds 12,000 square feet;
2. A floor-to-floor height of 16 feet or more is provided for the multi-purpose retail sales use at street level;
3. The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit;
4. Residential and multipurpose retail sales uses are located in the same structure. Open railings, planters, parapets etc. May extend up to 4 feet above the applicable height limit. Insulation, rooftop decks, and soil - 2 feet. Mechanical equipment -15 feet, stair and elevator penthouses - 16 feet.

Floor Area Ratio 23.47A.013

Maximum FAR for all uses for building with height limit 75' is 5.5.
The following gross floor area is not counted toward FAR:
· All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access

Setback Requirements 23.47A.014

· For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.
· Facade modulation. For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line. For structures with a width of more than 500 feet, at least two portions of the structure 30 feet or greater in width and separated by at least 100 feet must be set back a minimum of 15 feet from the front property line.

Landscaping and Screening Standards 23.47A.016

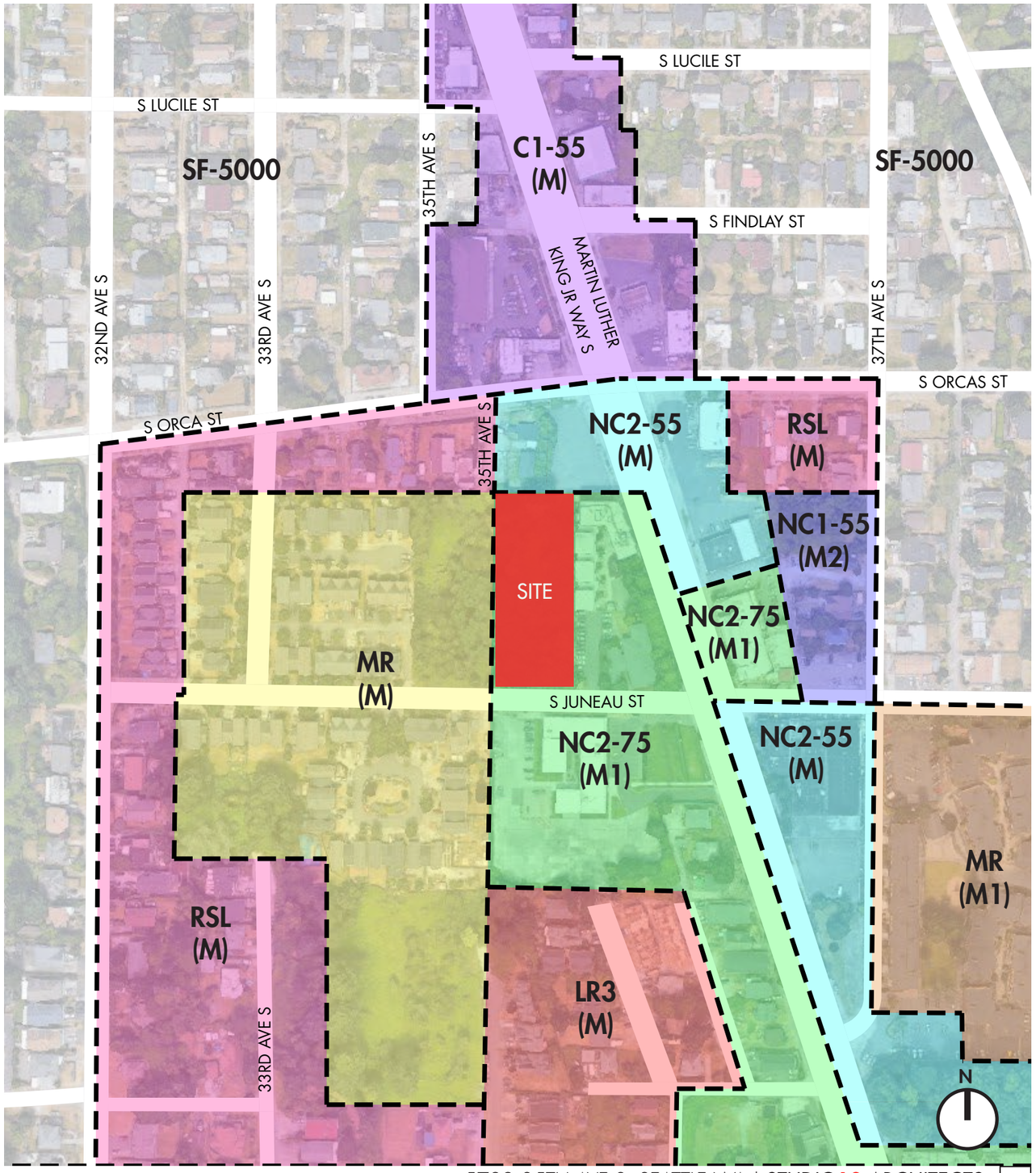
Green Factor Requirement: .30 or greater determined as set forth in Section 23.86.019

Residential Amenity Areas 23.47A.024

· Required Area: 5% of the total gross floor area in residential use
· Minimum horizontal dimension of the amenity: 10 feet, minimum area: 250 SF
· Private balconies: min horizontal dimension: 6 feet, minimum area 60 SF

Required parking 23.54.015

· Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C.
· No parking required





CONCEPT 1

PROS:
- Vertical modulation to reduce the perceived massing
- Building broken down into three main massing voumes to reduce scale
- Residential uses located at ground level to activate the street front
- Multiple public and private courtyard spaces along street front
- Large private courtyard at east facade for residents
- Roof deck amenity space

CONS:
- Smaller unit count
- Smaller public plaza
- Less units located along the street front

DEPARTURES:
- None Requested



CONCEPT 2 | PREFERRED

PROS:
- Simple massing provides clarity in design
- Building massing opens up to centralized courtyard space
- Residential uses located at ground level to activate the street front
- Multiple public and private courtyard spaces along street front
- Roof deck amenity space

CONS:
- Smaller unit count
- Smaller residential plaza located along east facade

DEPARTURES:
- SMC 23.47A.008.A.2 - Blank facades
  Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facade segments may not exceed 40 percent of the width of the facade of the structure along the street.



CONCEPT 3

PROS
- Simple massing provides clarity in design
- Two interlocking L-Shape volumes create generous public plaza along street front and private plaza along east façade
- Building cantilever along street front provides outdoor covered space
- Recessed plaza along east façade provides relief from neighboring property
- Residential uses located at ground level to activate the street front
- Multiple public and private courtyard spaces along street front
- Roof deck amenity space

CONS
- Less private outdoor space for residents along the streetfront

DEPARTURES:
- SMC 23.47A.008 - Street-Level Development Standards
  Street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

1. SITE PLAN AND STREETSCAPE

a. All Board members cited positive aspects of Concept 2. There was not complete agreement on the other options.

i. Some Board members expressed an appreciation for Concept 1 and the generous and consistent buffer. Not all Board members agreed specifically in EARLY DESIGN GUIDANCE #3033854-EG Page 4 of 16 regard to the mid-block plaza as a potential barrier to activation. (PL1, PL2 and DC3-B)

ii. The Board described Concept 2 as having the best of both worlds with a continuous ground plane to set up a connection to the street and a generous pull back that creates an entry plaza that could be activated with seating or other uses. (CS2-B and PL3-2)

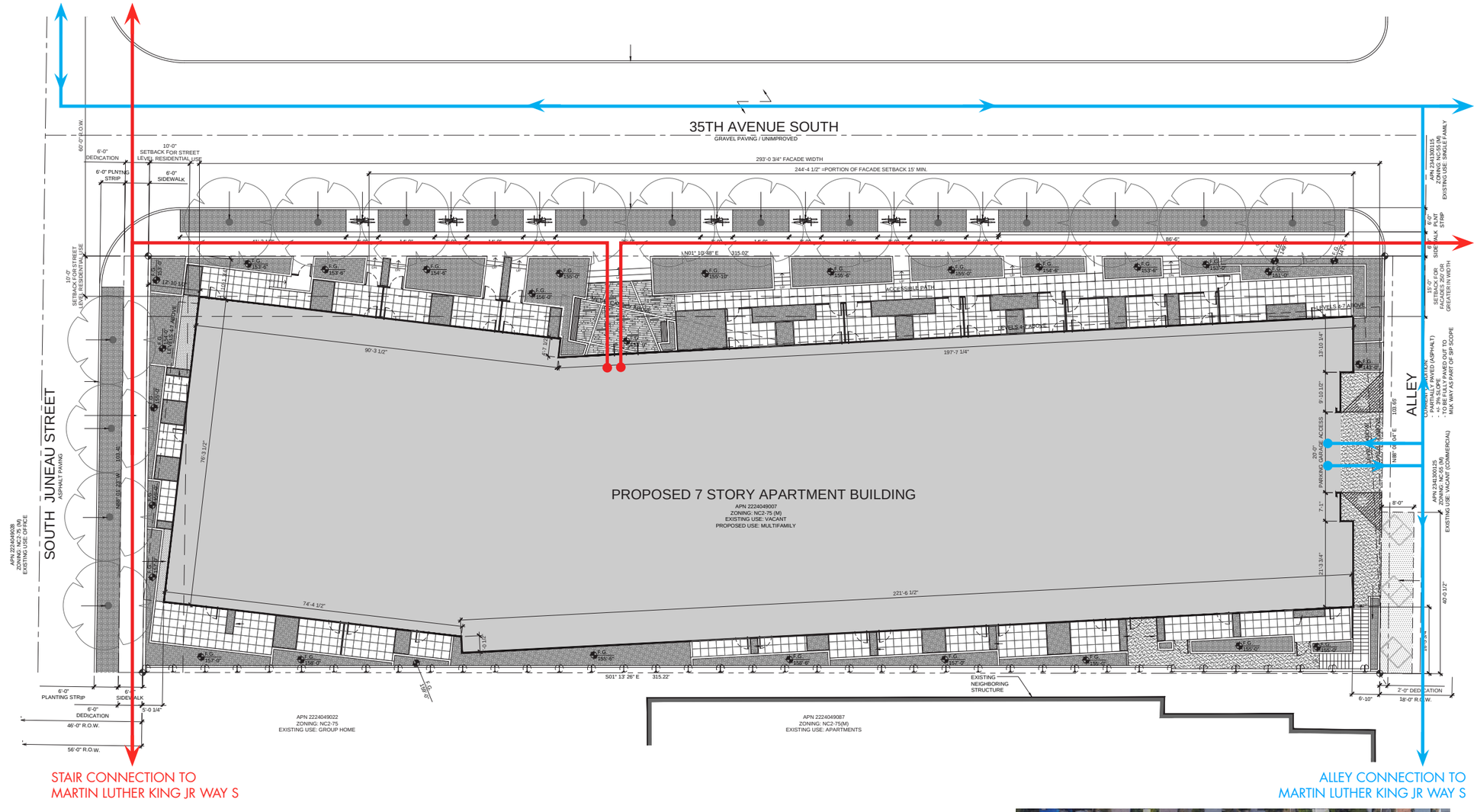
b. The Board suggested highlighting the new part of SW 35th as a more pedestrian area. They informed the applicant that they would be willing to support traffic calming features on this side if SDOT agrees. (DC-1B)

c. The Board stated that more clarity around the hierarchy within the design will be required, specifically regarding how the proposal will separate vehicular and pedestrian access. (DC-1B)

RESPONSE:

The design has been developed based on the Concept 2 shown in the EDG package according to the board's comments. The generous setback and the continuous ground plane along the 35th Ave South are provided to promote a natural flow of pedestrian circulation, create a connection to the street and activate the street front. The generous set back also provides an area for the private patio spaces for the units as well as ample landscaping and pedestrian sidewalk area. All of these have highlighted the residential character of 35th Avenue. The extra pull back at the main entry also creates a plaza that will be furnished with seating and pavers integrated with public art.

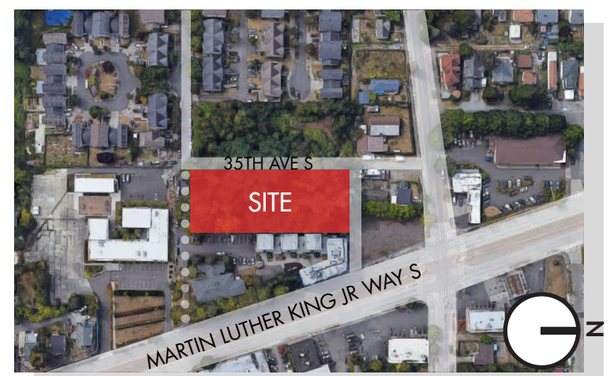
As shown in the diagram, there is clearly separated access for pedestrians and vehicles. The pedestrians enter the building entrance located along 35th Avenue, which is buffered by landscaping and street trees from the vehicles. Vehicles will enter the building through the garage entrance from the alley located at the north end of the property.



1.C VEHICULAR AND PEDESTRIAN ACCESS ROUTES

PEDESTRIAN / VEHICULAR CIRCULATION LEGEND

- Pedestrian path
- Vehicular path



EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

1. SITE PLAN AND STREETSCAPE

d. The Board requested an exploration of artwork as a way of activating public space, including but not limited to in the hardscape on the buildings or at the entrances. Information about the artist's portfolio and conceptual artwork options for review will suffice at the Recommendation meeting. (CSB-3)

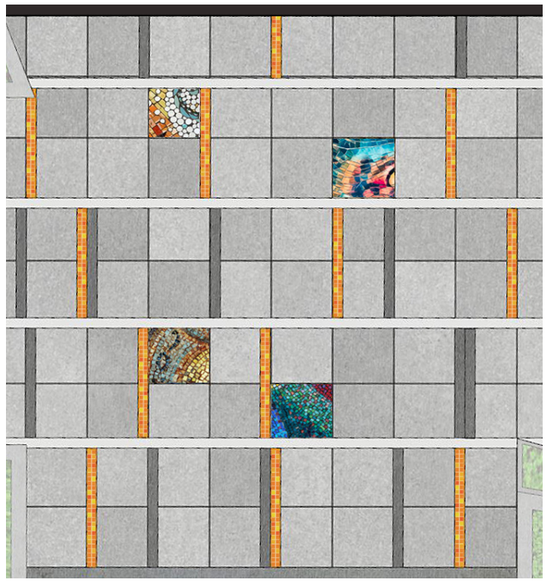
e. Board members reminded the applicant that expected to see a lighting plan at the recommendation phase and underlined its importance evaluating how well the project meetings design guidelines. (PL2-I-ii.)

RESPONSE:

The proposed design incorporates artwork in multiple locations through various medias, which include on the building entry canopy, integrated into the entrance plaza pavers and on the north building corner entering the development. The artwork on the building entry canopy glass provides sunshade and brings attention to the building entrance to make it stand out from the surroundings. The artwork incorporated into the pavers at the building entry public plaza, which are different languages of "HOME" by local artists, inspired by the "O! Hello Othello!" project by Onboard Othello, is a fun representation of the cultural diversity in the Othello neighborhood. It also brings the human scale and interest to the space while activating the plaza at the same time. The artwork is placed on the north corner of the building along 35th Avenue S and provides signage and wayfinding for the public and residents.

The lighting plans are provided in the REC packet.





1.PAVER AT ENTRY PLAZA / ARTWORK







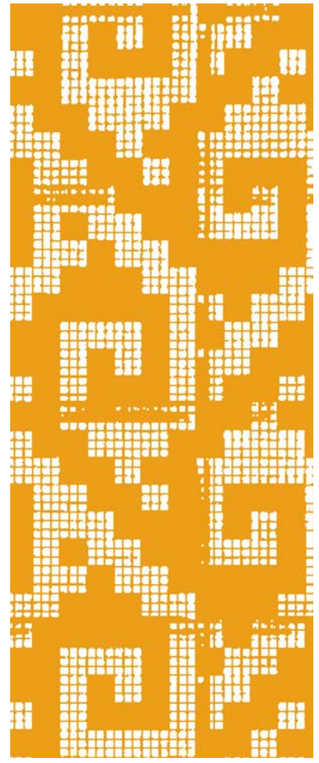




3.METAL SIGNAGE ON CONCRETE



2.ANGLED CANOPY WITH TRANSLUCENT TEXTURE



EDG RESPONSE

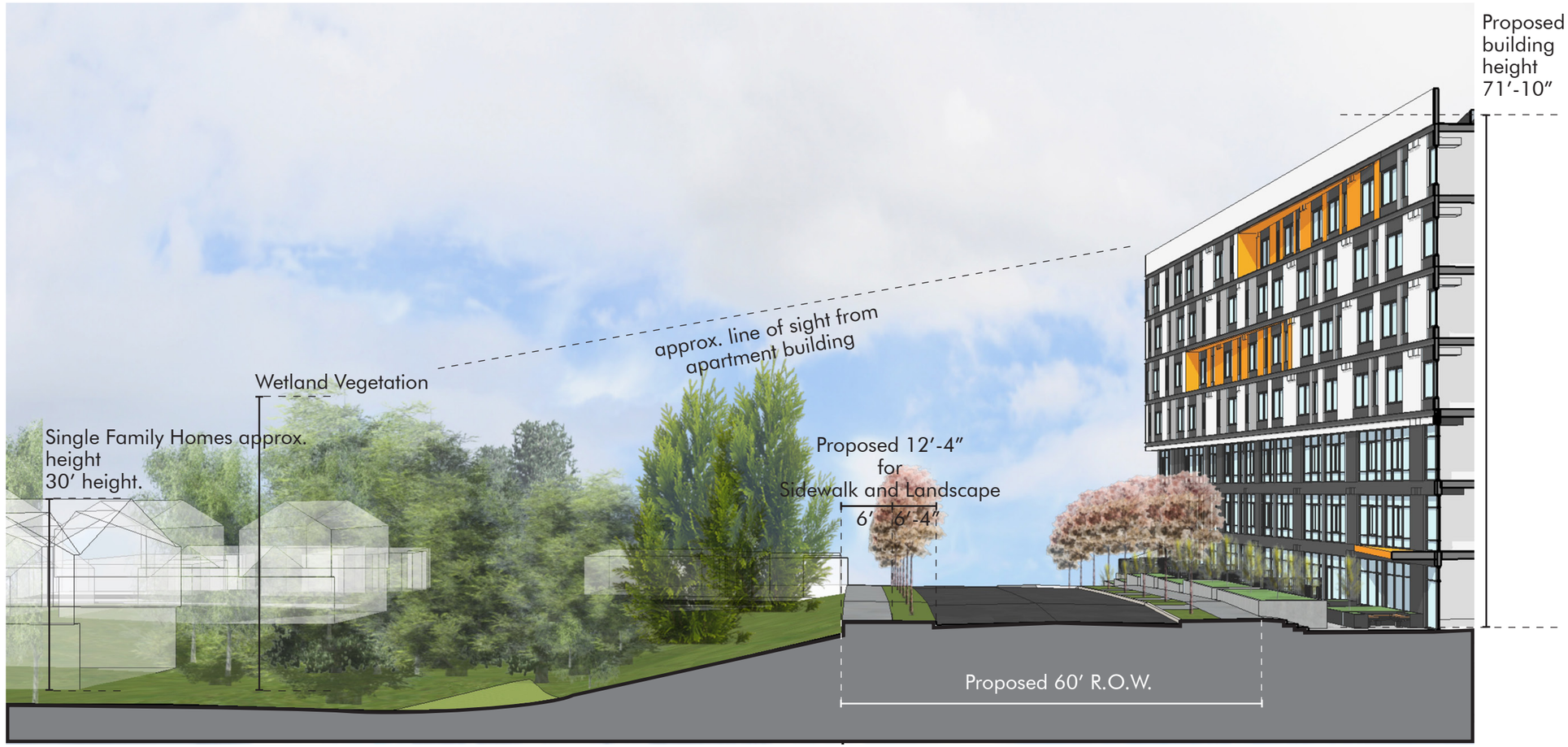
BOARD RECOMMENDATIONS & RESPONSES:

1. SITE PLAN AND STREETSCAPE

f. The wetland nearby is unique to the neighborhood context and the Board would like to see sections demonstrating how the building relates to this feature. (CS1-D and CS1-E-1)

RESPONSE:

We are proposing the shift the centerline of the new street to be closer to the east so that there is more of a buffer between this project and the wetland, which will be used as an amenity area for the public. The building's main façade and building entry face the wetland in order to maximize the resident's views of this feature. The heavily vegetated wetland functions as a visual and acoustic barrier between the apartment building and the existing single-family houses to the west. A section through this area is provided in the packet.



EDG RESPONSE

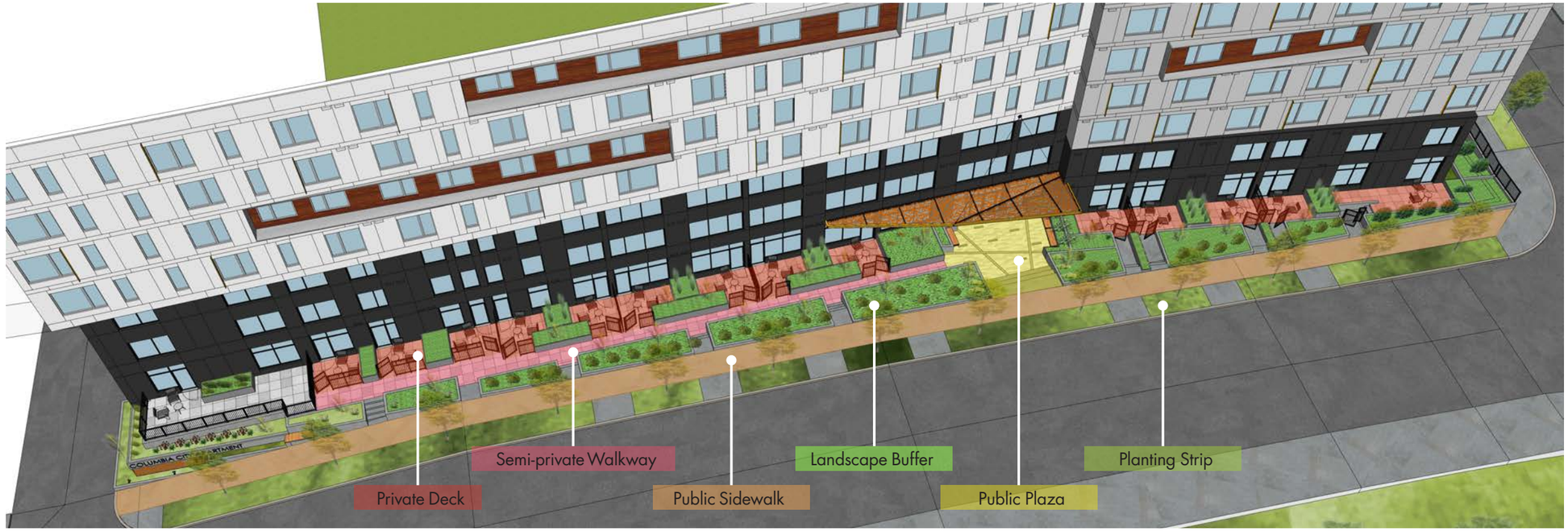
BOARD RECOMMENDATIONS & RESPONSES:

2. MASSING AND BULK

a. The Board expressed concern about the moderness of the form of Concept 2. They said this should be softened with focus on the ground plane, lush plantings and careful detailing. They clarified that this did not require the building must be traditional in styling. (DC-2-D)

i. This point was strengthened by a request from the Board to explore stoops and lots of porosity on the ground floor. The Board noted this is particularly important because of the site's proximity to the light rail station. (PL-3-2 and PL3-I-ii)

ii. The Board said that a "neighborly feel" would more successfully integrate the ground plane, rather than large gestures like an open plaza. (DC-2-C)



GROUND PLANE DESIGN - TOWARDS 35TH AVE S

RESPONSE:

Taking the board's comments into consideration, the ground floor plaza has been broken down into smaller spaces and carefully detailed individually, in order to achieve a "neighborly feel" as well as to soften the modern appearance of the building. The individual patios and stoops are created on both the west and east sides of the building to provide privacy to the individual units on the ground floor. The lush landscape along with the site furniture and planters add the neighborly feel to the street level, as well as a pedestrian scale along the street front.



'NEIGHBORLY FEEL' PEDESTIAN EXPERIENCE



STOOPS AND POROSITY ON THE GROUND FLOOR

EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. MASSING AND BULK

iii. The Board stated that Concept 1 had positive attributes, including the safety, walkability and transition provided by this option. There was not agreement that this was, in and of itself, a preferred option. (PL-3)

1. The Board unanimously agreed that consideration of the buffer on the east side should be taken. Maintaining the 30 feet setback on the east was suggested. They said slightly less was acceptable on the south side. They further stated that that the applicant should provide good graphics at the Recommendation phase of review that illustrate this location. (CS2-II and CS2-D)

iv. The Board also stated Concept 3 had positive attributes with its public gathering spaces and setback at the base and top to create stoops and a lower scale. There was not specific agreement that Concept three was the preferred option. (PL-3-A-2)

v. The Board suggested that vertical modulation should be explored on Concept 2 as a way of breaking up its mass and making it feel less stridently modern and monotonous. (DC2-A)vi. Expressing individual units through push and pull of the volume or punching windows was suggested as another potential way of softening option 2. (DC-2-B)

RESPONSE:

The proposed design followed the Board's recommendations and provides a generous setback on the east side. The north end has more setback than the south along this façade. The proposed design provides a generous setback at the base along 35th Avenue. Individual stoops and patios are provided to achieve the neighbourly feel and soften the ground plane. A few recessed angular moves are introduced to the facades break down the mass to make it feel less modern and monotonous. Warm wood look materials are used in these recesses to bring warmth to the material palette as well as human scale. The difference in the window treatments and patterns at the lower and higher levels add another layer of modulation to the facades. Moreover, the smaller mass of the building is expressed in a different color to be perceived as a vertical element. To further break down the mass and express the individuality of the masses, bright colored vertical metal fins are also added to both the west and east facades. This has added more texture and color to the façade.

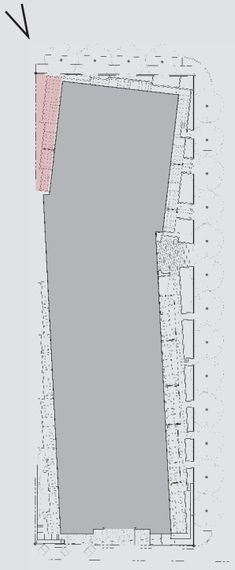


SETBACK - NORTH EAST





SETBACK - SOUTH EAST



EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. MASSING AND BULK

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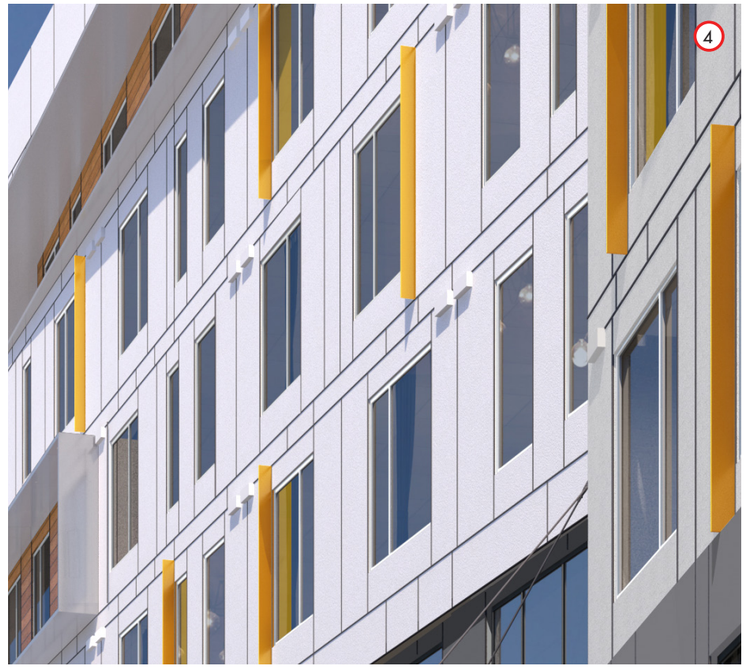
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FACADE MODULATION DIAGRAM



RESPONSE:

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1-2. Multiple colors and massing division used to break its volumn.
3. Vertical modulation/ Pushing and pulling individual units
4. Vertical Fins used to create rhythm on the facade.
5. Canopy used to break the blank facade.

EDG RESPONSE

BOARD RECOMMENDATIONS & RESPONSES:

2. MASSING AND BULK

b. Board Members indicated that, given the scale of the proposed building, a view from MLK Blvd should be included with the recommendation packet. CS2-II



VIEW FROM SOUTH ON MLK JR WAY S

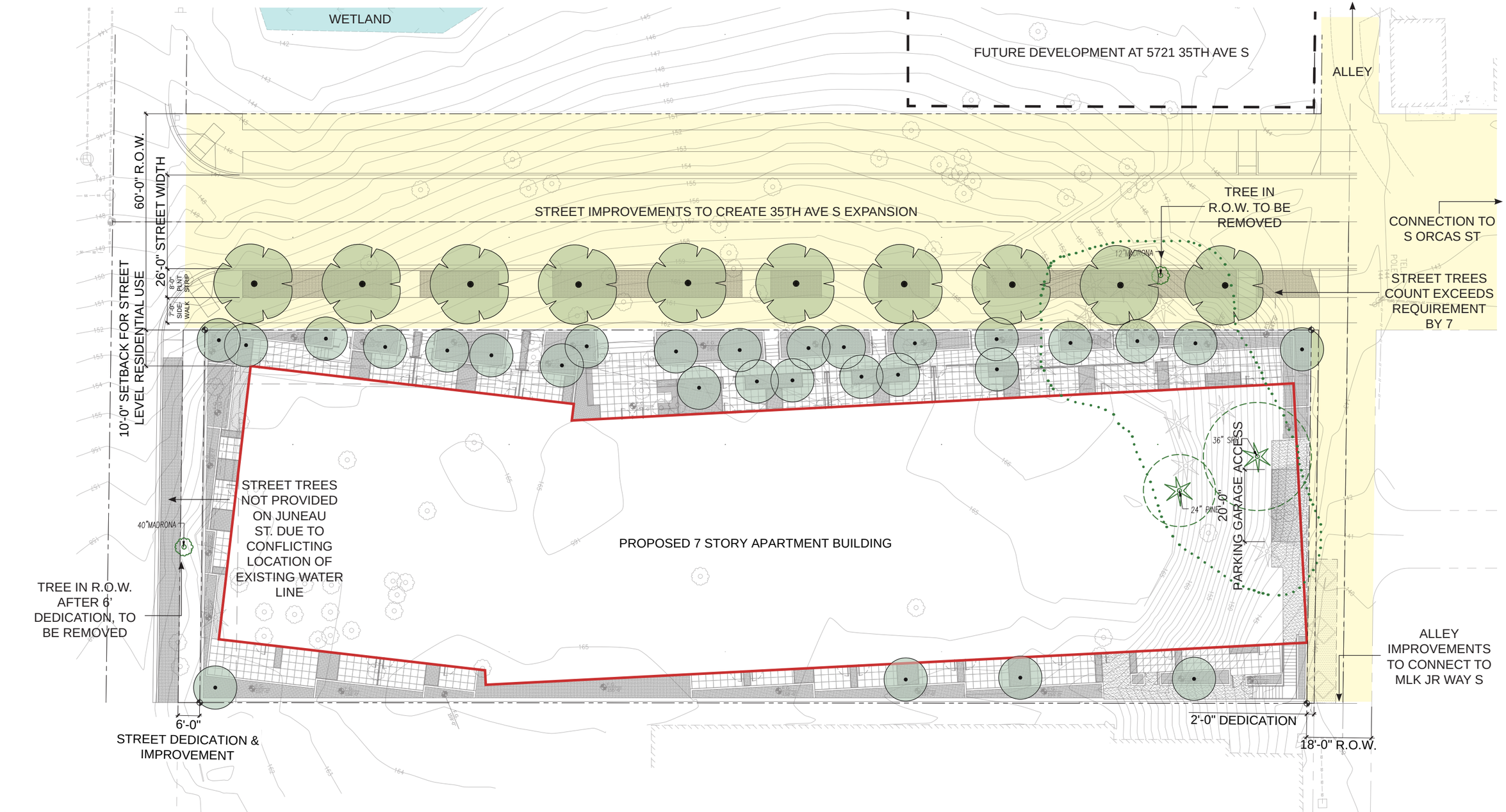
RESPONSE:

A perspective view MLK Blvd is provided in the packet. As shown, the proposed project is hardly visible from MLK as a result of the drastic elevation change and the heavy vegetation between MLK JR WAY S and the project site.



VIEW FROM NORTH ON MLK JR WAY S

SITE SURVEY

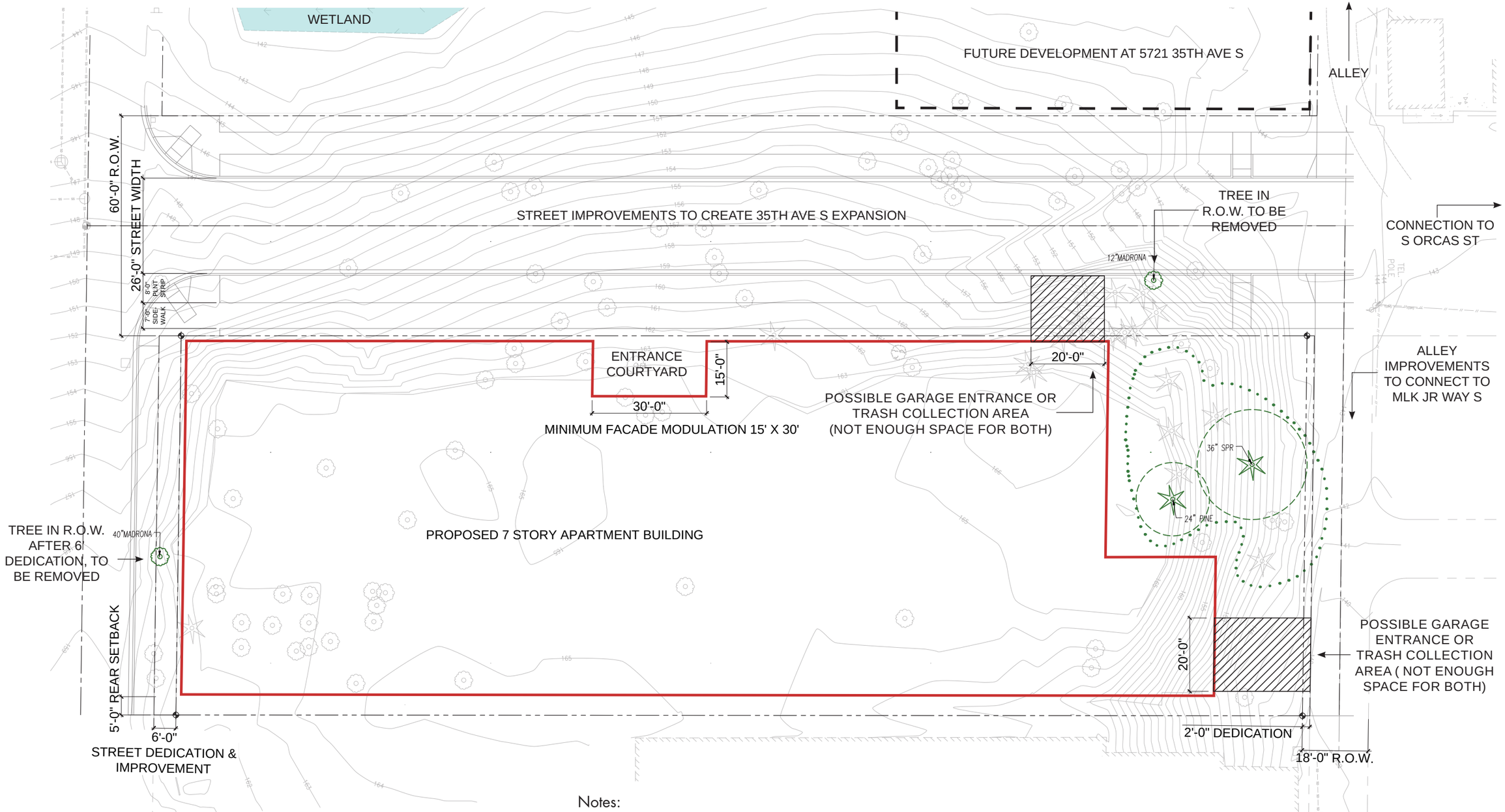


Legend

- New Trees to Be Planted
- Roads to Be Improved
- Wetland
- Proposed Building Footprint
- Significant Trees
- Existing Tree Grove

Seattle Municipal Code	Calculations	Required	Provided
13.06.502 (E) : Trees per LF of site frontage	Two large trees per 100 LF. 297'-2" (Site frontage lf)/100= 2.97.	3	10
25.11.090 Tree Replacement		4 of equal mature canopy width	28 small trees

SITE SURVEY ALTERNATIVE SITE PLAN



Legend

- Proposed Building Footprint
- Significant Trees
- Existing Tree Grove
- Wetland
- Location of Garage Entrace / Trash Collection Area

Notes:

1. Plan shows trash collection and parking entrance cannot both be located in the alley (as required by code) due to location of exceptional trees and grove, so one would need to be located along the street frontage.
2. No modulation shown at building other than the required 15' X 30' along 35th Ave S. Additional modulation would most likely be required. This would decrease buildable area.
3. Rear setback is shown at 5 feet. This would most likely need to be increased and result in less building area.
4. Project cannot maximize FAR due to location of exceptional trees and groves.
5. Preserving trees and grove would result in less parking in the building for residents.

SITE PLAN


35TH AVENUE SOUTH
6'-0" SIDEWALK
4'-8" PLANTING STRIP
6'-4" STREET WIDTH
26'-0" 60'-0" R.O.W.
10'-0" SETBACK
SECTION 2
293'-0 3/4" FACADE WIDTH
244'-4 1/2" =PORTION OF FACADE SETBACK 15' MIN.
8'-0" PLANTING STRIP
7'-0" SETBACK SIDEWALK
2'-0"
10'-0"
15'-0" SETBACK
ALLEY
SOUTH JUNEAU STREET
ASPHALT PAVING
PROPOSED 7 STORY APARTMENT BUILDING
SECTION 1
SECTION 1
60'-5"
101'-6 3/8"
17'-5 3/4"
23'-7 5/8"
16'-5 3/4" SETBACK
2'-0" DEDICATION
6'-10" 18'-0" R.O.W.
EXTRUDED CURB
5'-0 1/4"
6'-0" DEDICATION
93'-4 3/4"
SECTION 2
31'-10"
82'-9 1/4"
39'-0 7/8"
56'-1 7/8"
303'-2 3/4"
Public Plaza
Private Deck
Corridor
Landscape
Apartment Amenities
N

FLOOR PLAN PARKING LEVEL 2



Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

FLOOR PLAN PARKING LEVEL 1



Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

FLOOR PLAN LEVEL 1



Landscape
Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

FLOOR PLAN LEVEL 2



Landscape
Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

N

FLOOR PLAN LEVEL 3



Landscape
Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

N

FLOOR PLAN LEVEL 4



Landscape
Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

FLOOR PLAN LEVEL 5



Landscape
Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

N

FLOOR PLAN LEVEL 6



Landscape
Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

FLOOR PLAN LEVEL 7



Landscape
Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

FLOOR PLAN ROOF LEVEL



Landscape
Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
			MED/LARGE STREET TREE		
	UE	10	ULMUS PARVIFOLIA `EMER II` TM	ALLEE ELM	2" CAL MIN.
		*28	SMALL TREES		
	AC	9	ACER CIRCINATUM	VINE MAPLE	1.5" CAL MIN.
	ML	10	MAGNOLIA GRANDIFLORA `LITTLE GEM`	DWARF SOUTHERN MAGNOLIA	1.5" CAL MIN.
	SJ	9	STYRAX JAPONICUS	JAPANESE SNOWBELL	1.5" CAL MIN.

VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	LH	11	LONICERA JAPONICA `HALLIANA`	HALLS HONEYSUCKLE FLOWERING VINE	3 GAL

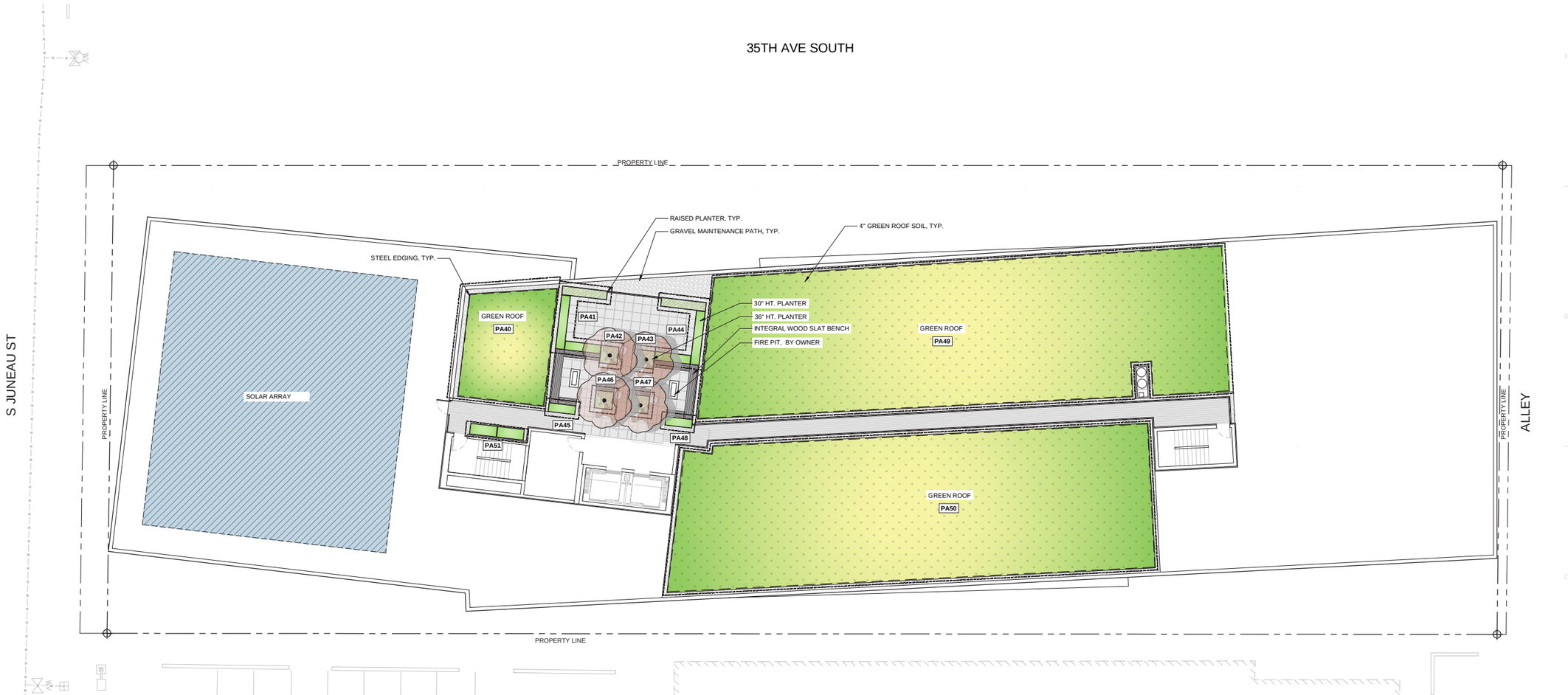
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
		673 SF	SHADE - LARGE SHRUB		
	CS		CAMELLIA SASANQUA	CHRISTMAS CAMELLIA	3 GAL
	MA		MAHONIA X MEDIA `ARTHUR MENZIES`	MAHONIA	3 GAL
	ND		NANDINA DOMESTICA	HEAVENLY BAMBOO	3 GAL
	VO		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL

	1,191 SF	SUN - LARGE SHRUB			
HQ		HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL	
PC		PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	3 GAL	
TD		TAXUS X MEDIA	DENSE YEW	3 GAL	
	473 SF	SHADE - SMALL SHRUBS/GROUNDCOVER			
AH		AZALEA X `HINO CRIMSON`	HINO CRIMSON AZALEA	1 GAL	
PM		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	
SD		SARCOCOCCA HOOKERIANA DIGYNA	SLENDER SWEETBOX	1 GAL	
	3,271 SF	SUN - SMALL SHRUB/GROUNDCOVER			
AU		ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	
FL		FRAGARIA CHILOENSIS `LIPSTICK`	BEACH STRAWBERRY	1 GAL	
LP		LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL	
	108 SF	GREENROOF			

NOTES

1. FOR AT-GRADE PEDESTRIAN AND VEHICULAR PAVING, SEE CIVIL DRAWINGS.
2. FOR ON-STRUCTURE PAVING, SEE ARCHITECTURAL DRAWINGS.
3. SEE SHEET L1.02 FOR PLANTING SPECIFICATIONS.
4. SEE SHEET L2.00 FOR DETAILS.
5. SEE SHEET L3.00 - L3.02 FOR IRRIGATION.

LANDSCAPE ROOF PLAN



PLANT SCHEDULE

	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES			SMALL TREES		
	AC	2	ACER CIRCINATUM	VINE MAPLE	1.5" CAL MIN.
	ML	1	MAGNOLIA GRANDIFLORA `LITTLE GEM`	DWARF SOUTHERN MAGNOLIA	1.5" CAL MIN.
	SJ	1	STYRAX JAPONICUS	JAPANESE SNOWBELL	1.5" CAL MIN.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
		120 SF	SUN - LARGE SHRUB		
	HQ		HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3 GAL
	PC		PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	3 GAL
	TD		TAXUS X MEDIA	DENSE YEW	3 GAL
		95 SF	SUN - SMALL SHRUB/GROUNDCOVER		
	AU		ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL
	FL		FRAGARIA CHILOENSIS `LIPSTICK`	BEACH STRAWBERRY	1 GAL
	LP		LONICERA PILEATA	PRIVET HONEYSUCKLE	1 GAL
		7,452 SF	GREENROOF		

NOTES

1. FOR AT-GRADE PEDESTRIAN AND VEHICULAR PAVING, SEE CIVIL DRAWINGS.
2. FOR ON-STRUCTURE PAVING, SEE ARCHITECTURAL DRAWINGS.
3. SEE SHEET L1.02 FOR PLANTING SPECIFICATIONS.
4. SEE SHEET L2.00 FOR DETAILS.
5. SEE SHEET L3.00 - L3.02 FOR IRRIGATION.

ELEVATION WEST



01 FIBER CEMENT PANEL - COLOR #1 WHITE	04 METAL FIN - COLOR #4 LIGHT ORANGE	07 VINYL WINDOWS - COLOR #5 BLACK	10 ALUMINUM PLANK SIDING WITH WOOD GRAIN PATTERN - COLOR #6	13 UNIT VENTILATION GRILLE - COLOR TO MATCH SURROUNDING SIDING	16 RETAINING WALL BEHIND WHITE
02 FIBER CEMENT PANEL - COLOR #2 CHARCOAL	05 METAL SHADOW BOX - COLOR #7 GREY	08 ALUMINUM STORE FRONT SYSTEM - COLOR #5 BLACK	11 METAL COPING COLOR TO MATCH SIDING BELOW	14 ARCHITECTURAL CONCRETE PLANTER / RETAINING WALL GREY	17 SHORING WALL BEHIND WHITE
03 FIBER CEMENT PANEL - COLOR #3 GREY	06 VINYL WINDOWS - COLOR #1 WHITE	09 METAL AND GLASS CANOPY WITH C CHANNEL PERIMETER PROFILE - COLOR #4 ORANGE	12 PERFORATED ALUMINUM GARAGE ROLL-UP DOOR DARK GREY	15 FIBERGLASS PLANTER BOX GREY	18 PAINTED CONCRETE WALL - COLOR #2 DARK GREY

ELEVATION SOUTH



01 FIBER CEMENT PANEL - COLOR #1 WHITE

02 FIBER CEMENT PANEL - COLOR #2 CHARCOAL

03 FIBER CEMENT PANEL - COLOR #3 GREY

04 METAL FIN - COLOR #4 LIGHT ORANGE

05 METAL SHADOW BOX - COLOR #7 GREY

06 VINYL WINDOWS - COLOR #1 WHITE

07 VINYL WINDOWS - COLOR #5 BLACK

08 ALUMINUM STORE FRONT SYSTEM - COLOR #5 BLACK

09 METAL AND GLASS CANOPY WITH C CHANNEL PERIMETER PROFILE - COLOR #4 ORANGE

10 ALUMINUM PLANK SIDING WITH WOOD GRAIN PATTERN - COLOR #6

11 METAL COPING COLOR TO MATCH SIDING BELOW

12 PERFORATED ALUMINUM GARAGE ROLL-UP DOOR DARK GREY

13 UNIT VENTILATION GRILLE - COLOR TO MATCH SURROUNDING SIDING

14 ARCHITECTURAL CONCRETE PLANTER / RETAINING WALL GREY

15 FIBERGLASS PLANTER BOX GREY

16 RETAINING WALL BEHIND WHITE

17 SHORING WALL BEHIND WHITE

18 PAINTED CONCRETE WALL - COLOR #2 DARK GREY

ELEVATION EAST



01 FIBER CEMENT PANEL - COLOR #1 WHITE	04 METAL FIN - COLOR #4 LIGHT ORANGE	07 VINYL WINDOWS - COLOR #5 BLACK	10 ALUMINUM PLANK SIDING WITH WOOD GRAIN PATTERN - COLOR #6	13 UNIT VENTILATION GRILLE - COLOR TO MATCH SURROUNDING SIDING	16 RETAINING WALL BEHIND WHITE
02 FIBER CEMENT PANEL - COLOR #2 CHARCOAL	05 METAL SHADOW BOX - COLOR #7 GREY	08 ALUMINUM STORE FRONT SYSTEM - COLOR #5 BLACK	11 METAL COPING COLOR TO MATCH SIDING BELOW	14 ARCHITECTURAL CONCRETE PLANTER / RETAINING WALL GREY	17 SHORING WALL BEHIND WHITE
03 FIBER CEMENT PANEL - COLOR #3 GREY	06 VINYL WINDOWS - COLOR #1 WHITE	09 METAL AND GLASS CANOPY WITH C CHANNEL PERIMETER PROFILE - COLOR #4 ORANGE	12 PERFORATED ALUMINUM GARAGE ROLL-UP DOOR DARK GREY	15 FIBERGLASS PLANTER BOX GREY	18 PAINTED CONCRETE WALL - COLOR #2 DARK GREY

ELEVATION NORTH



01 FIBER CEMENT PANEL - COLOR #1 WHITE

02 FIBER CEMENT PANEL - COLOR #2 CHARCOAL

03 FIBER CEMENT PANEL - COLOR #3 GREY

04 METAL FIN - COLOR #4 LIGHT ORANGE

05 METAL SHADOW BOX - COLOR #7 GREY

06 VINYL WINDOWS - COLOR #1 WHITE

07 VINYL WINDOWS - COLOR #5 BLACK

08 ALUMINUM STORE FRONT SYSTEM - COLOR #5 BLACK

09 METAL AND GLASS CANOPY WITH C CHANNEL PERIMETER PROFILE - COLOR #4 ORANGE

10 ALUMINUM PLANK SIDING WITH WOOD GRAIN PATTERN - COLOR #6

11 METAL COPING COLOR TO MATCH SIDING BELOW

12 PERFORATED ALUMINUM GARAGE ROLL-UP DOOR DARK GREY

13 UNIT VENTILATION GRILLE - COLOR TO MATCH SURROUNDING SIDING

14 ARCHITECTURAL CONCRETE PLANTER / RETAINING WALL GREY

15 FIBERGLASS PLANTER BOX GREY

16 RETAINING WALL BEHIND WHITE

17 SHORING WALL BEHIND WHITE

18 PAINTED CONCRETE WALL - COLOR #2 DARK GREY

MATERIALS & COLOR

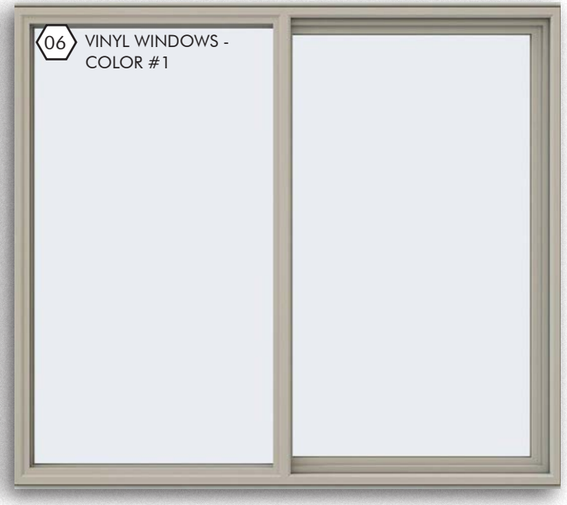
























MATERIALS & COLOR



LIST OF PRODUCTS:

1.2.3. HARDIE PANELS - WHITE, DARK GRAY, LIGHT GRAY:
https://www.jameshardie.com/products/hardiepanel-vertical-siding?loc=refresh

4. METAL FINS - YELLOW:
https://www.tiger-coatings.com/us/products/tiger-drylacr-products#/show/38-20014

5. METAL SHADOW BOX:
https://www.citadelap.com/products/envelope-2000-r-reveal-rv

6. ALUMINUM STOREFRONT SYSTEM - BLACK / DARK BRONZE:
https://www.kawneer.com/kawneer/north_america/catalog/pdf/Finishes/Anodize-finish-chart--F.pdf

7. ALUMINUM PLANK SIDING WITH WOOD GRAIN PATTERN:
https://www.longboardproducts.com/finish-gallery

8. PAINTED CONCRETE

ADJACENT CONTEXT S JUNEAU ST



PROJECT SITE

ADJACENT CONTEXT S ORCAS ST



PROJECT SITE

PERSPECTIVE VIEWS SOUTHWEST CORNER




EVERMOTION

PERSPECTIVE VIEWS NORTHWEST CORNER





PERSPECTIVE VIEWS VIEW FROM 35TH AVE S





LIGHTING GROUND PLAN





A. WALL MOUNTED LIGHT FIXTURE



B. WALL MOUNTED STEP LIGHT



C. RECESSED CEILING MOUNTED LIGHT

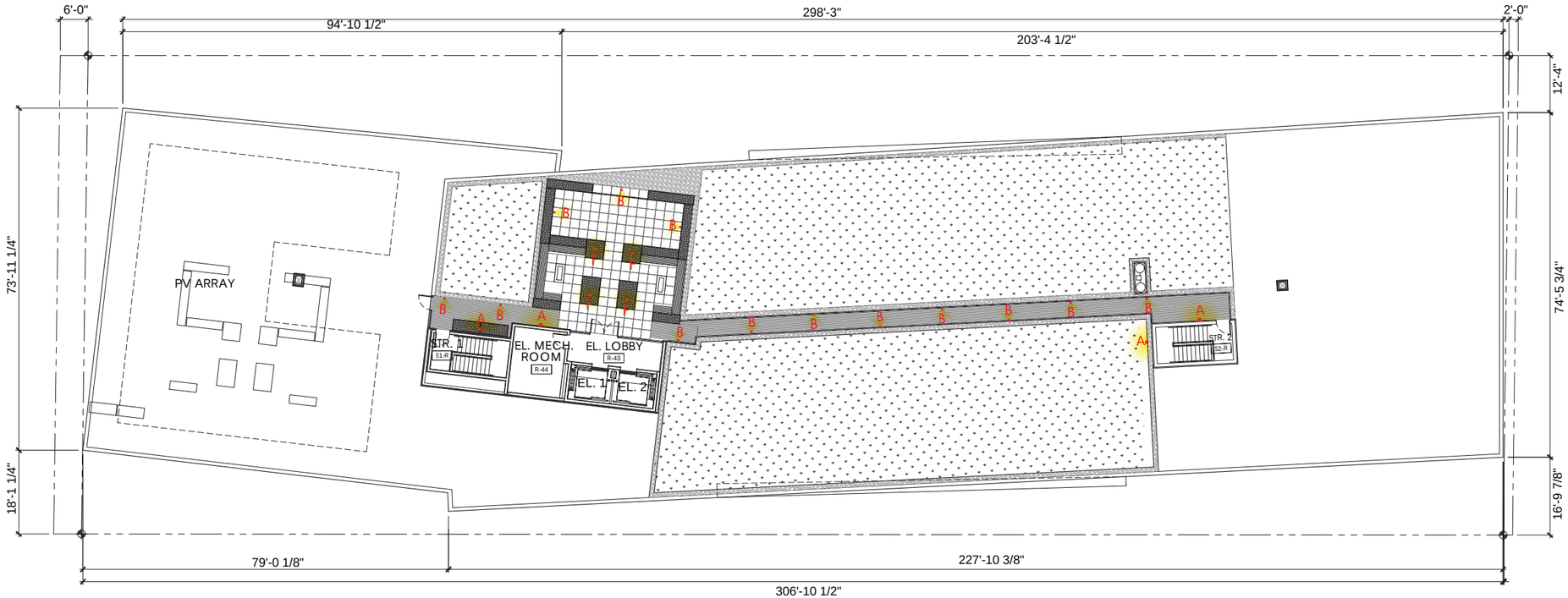


D. EXTERIOR GRADE LED STRIP LIGHTING



E LANDSCAPE IN-GROUND LIGHT FIX-TURE

LIGHTING ROOF PLAN





A. WALL MOUNTED LIGHT FIXTURE



B. WALL MOUNTED STEP LIGHT



C. RECESSED CEILING MOUNTED LIGHT



D. EXTERIOR GRADE LED STRIP LIGHTING



E LANDSCAPE IN-GROUND LIGHT FIX-TURE

LIGHTING WEST ELEVATION





A. WALL MOUNTED LIGHT FIXTURE



B. WALL MOUNTED STEP LIGHT



C. RECESSED CEILING MOUNTED LIGHT

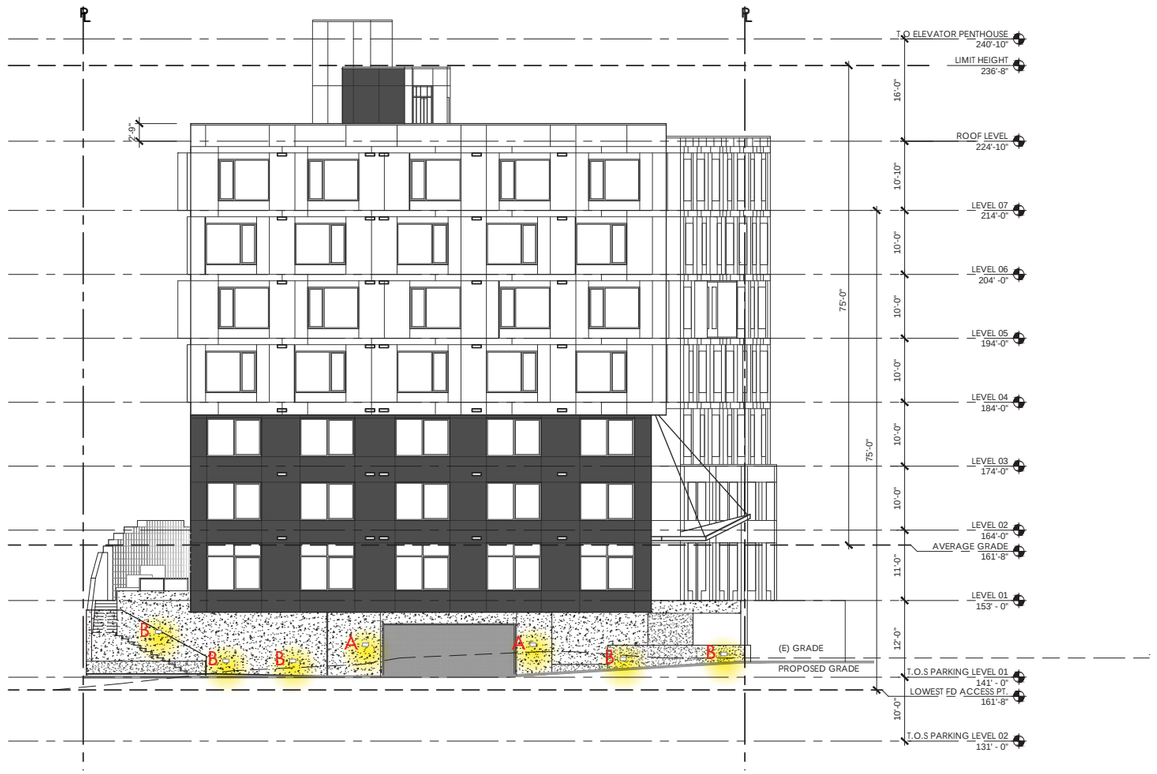


D. EXTERIOR GRADE LED STRIP LIGHTING



E LANDSCAPE IN-GROUND LIGHT FIX-TURE

LIGHTING NORTH ELEVATION





A. WALL MOUNTED LIGHT FIXTURE



B. WALL MOUNTED STEP LIGHT



C. RECESSED CEILING MOUNTED LIGHT



D. EXTERIOR GRADE LED STRIP LIGHTING



E LANDSCAPE IN-GROUND LIGHT FIX-TURE

LIGHTING EAST ELEVATION



WEST ELEVATION



A. WALL MOUNTED LIGHT FIXTURE



B. WALL MOUNTED STEP LIGHT



C. RECESSED CEILING MOUNTED LIGHT



D. EXTERIOR GRADE LED STRIP LIGHTING



E LANDSCAPE IN-GROUND LIGHT FIX-TURE

LIGHTING SOUTH ELEVATION





A. WALL MOUNTED
LIGHT FIXTURE



B. WALL MOUNTED STEP
LIGHT



C. RECESSED CEILING
MOUNTED LIGHT

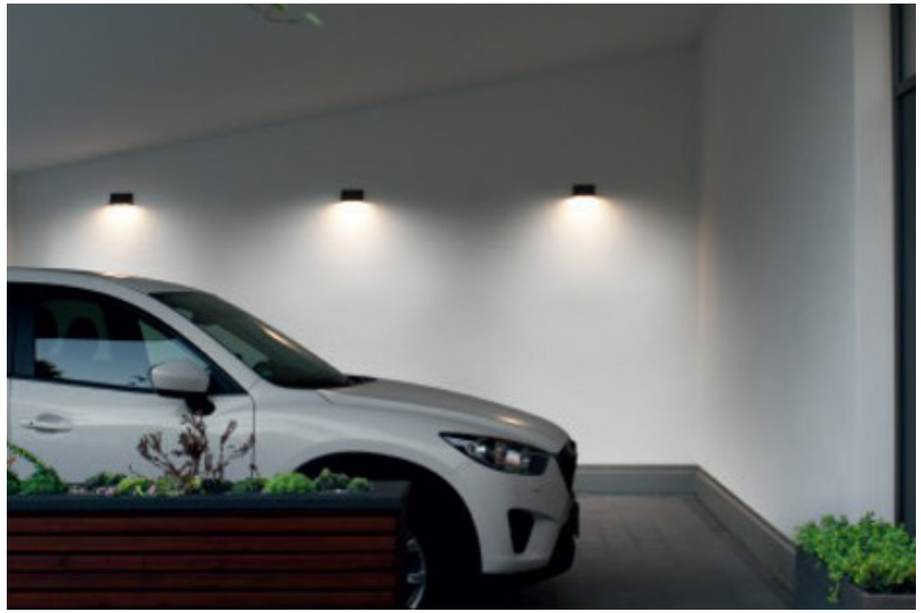


D. EXTERIOR GRADE LED
STRIP LIGHTING

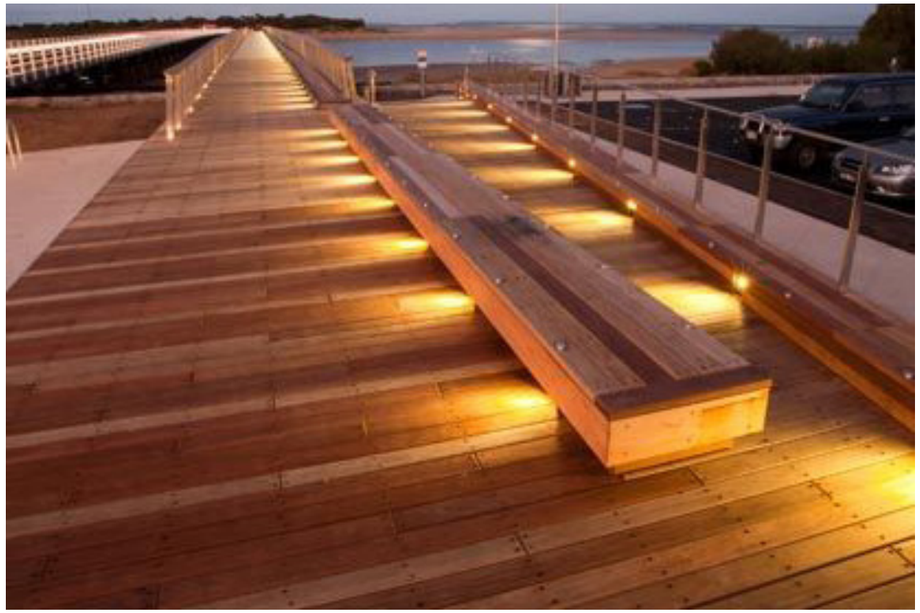


E LANDSCAPE
IN-GROUND LIGHT FIX-
TURE

LIGHTING VISUAL CONCEPTS



PRODUCT RENDERING
WALL MOUNTED SCONCE (A)



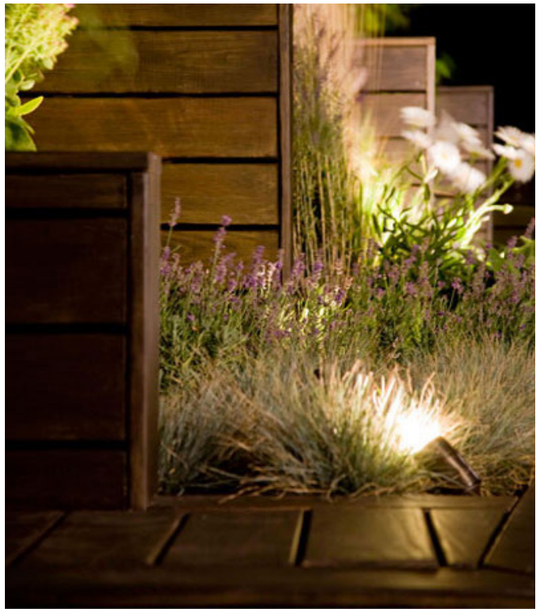
INSPIRATION IMAGE
PLANTER MOUNTED STEP LIGHT GRAZING THE WALKWAY (B)



INSPIRATION IMAGE
RECESSED CEILING MOUNTED LIGHT (C)



INSPIRATION IMAGE
EXTERIOR GRADE LED STRIP LIGHTING (D)



INSPIRATION IMAGE
IN-PLANTER LIGHTING (E)

SIGNAGE CONCEPT







CANOPY MOUNTED RESIDENTIAL SIGN

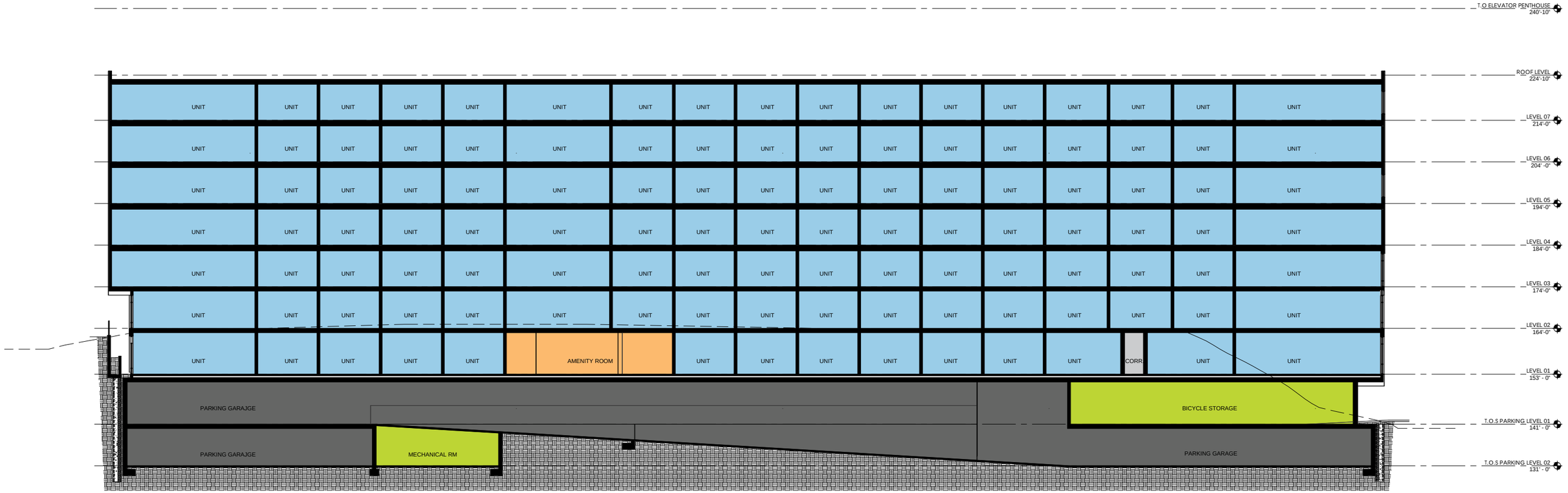


SIGNAGE AT CORNER



ARTWORK AT CORNER

SECTION 1 NORTH-SOUTH



Utility / Storage

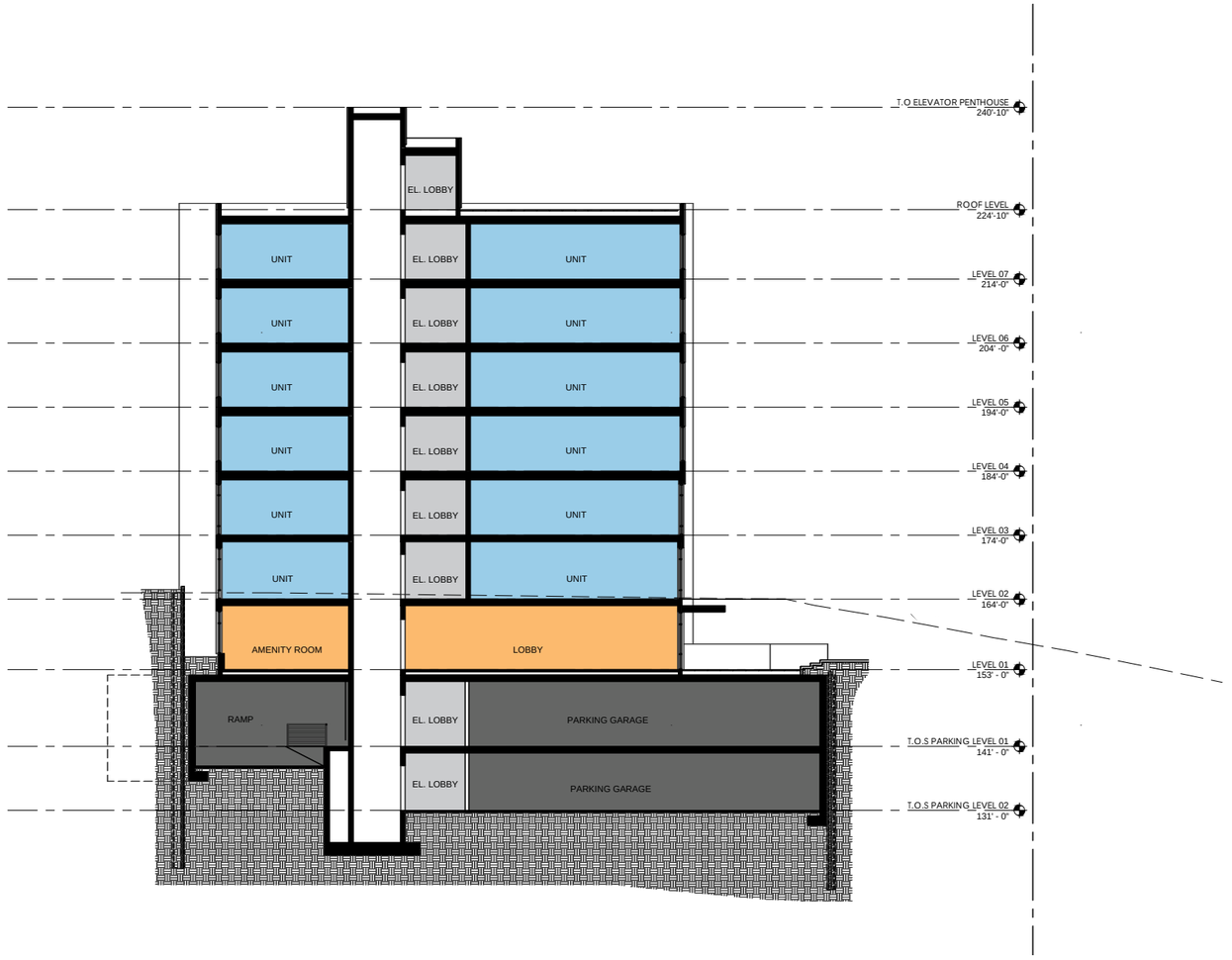
Apartment Units

Corridor

Parking

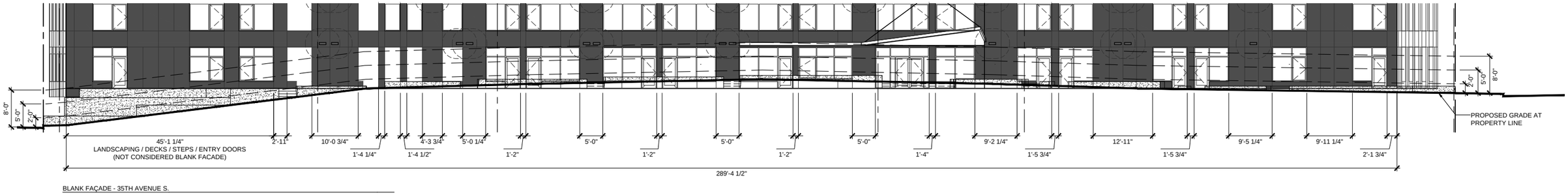
Apartment Amenities

SECTION 2 EAST-WEST



Utility / Storage
Apartment Units
Corridor
Parking
Apartment Amenities

DEPARTURE REQUEST



BLANK FAÇADE - 35TH AVENUE S.



BLANK FAÇADE - S. JUNEAU STREET

DEPARTURE NUMBER	REQUIRED	REQUEST	JUSTIFICATION
1 D1	SMC 23.47A.008.A.2 Blank Facades a. Façade segments are considered blank if they do not include at least one of the following: windows, entryways or doorways, stairs, stoops, or porticos, decks or balconies, or screening and landscaping on the façade itself. Blank segments of the street-facing façade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank façade segments may not exceed 40 percent of the width of the façade of the structure along the street.	We are requesting an increase of the maximum blank façade length to be 32'-8.5", which is more than the 20 feet allowed. We are also requesting an increase of the maximum percentage of blank façade permitted from 40% to 51.5%.	A departure from this code section is being requested for this one area of the building due to the fact that S Juneau Street is sloping up in one area and the grade is not consistent with the building location. The building has been pulled back from the street to a point where the blank façade will not be recognized at all. This is an abnormality due to the slope of the exiting sidewalk at this location. The entire façade along this frontage has windows placed throughout and will not appear as a blank façade. Please see the Blank Façade Diagram – S Juneau Street on Sheet G0.10 for reference.

APPENDIX SITE ANALYSIS

TREES

Heavy vegetation to be cleared within the boundaries of the site. Wetland to be preserved. Treeline on the lot to the East provides a visual barrier between the site and MLK Jr Way.

SIGNIFICANT VIEWS

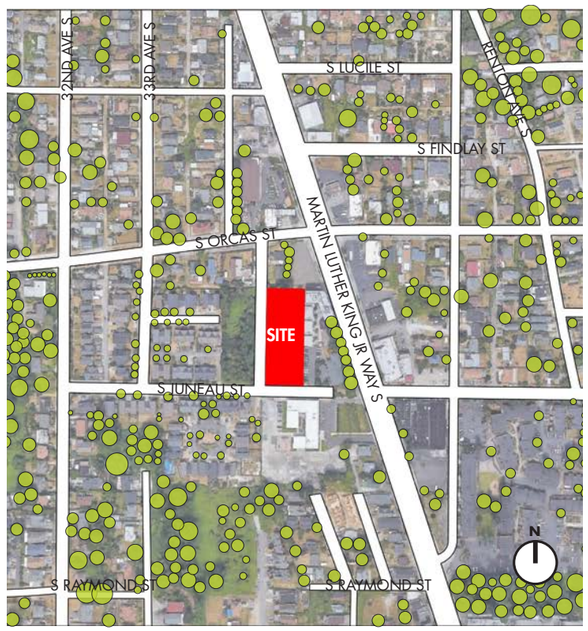
Immediate ground level views are limited due to the heights of the surrounding buildings on the East and heavy vegetation to the West. The upper floors and the building's rooftop will have views of the surrounding neighborhood, Mt. Rainier and the Olympic Mountain range.

ACCESS OPPORTUNITIES + CONSTRAINTS

The site is located near the Southwest corner of the intersection of S Orcas Street and Martin Luther King Jr Way S. Martin Luther King Jr Way S is the most active of the surrounding streets and is a major arterial in this area. There are three nearby bus stops for Route 106, which will take you north to the International District or South to Renton. Route 106 also intersects with several light rail stations such as the Columbia City Station and the Othello Station nearby. A bike trail also runs through S Orcas Street.

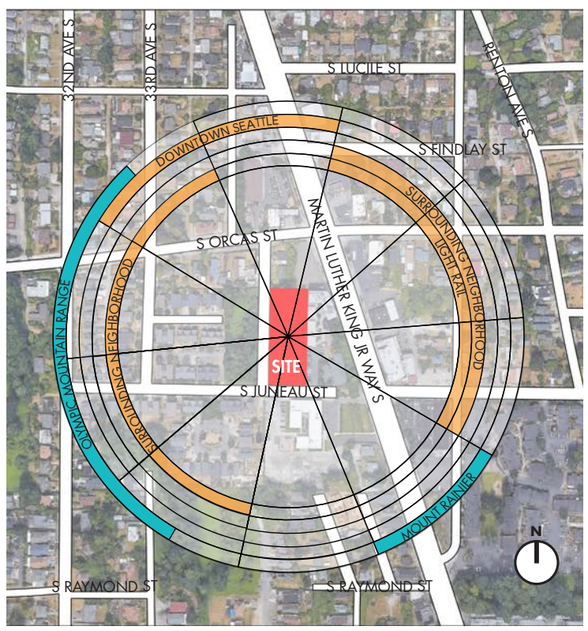
SOLAR EXPOSURE + PREVAILING WINDS

The site is bordered by several one-story and two-story single family houses to the north and west, and a 3 story multifamily building to the east, which could potentially block the sunlight to the lower levels of the proposed structure. The existing structures to the south of the site across the street are relatively short, therefore the southern facades of the proposed structure are expected to receive full sun and wind exposure.



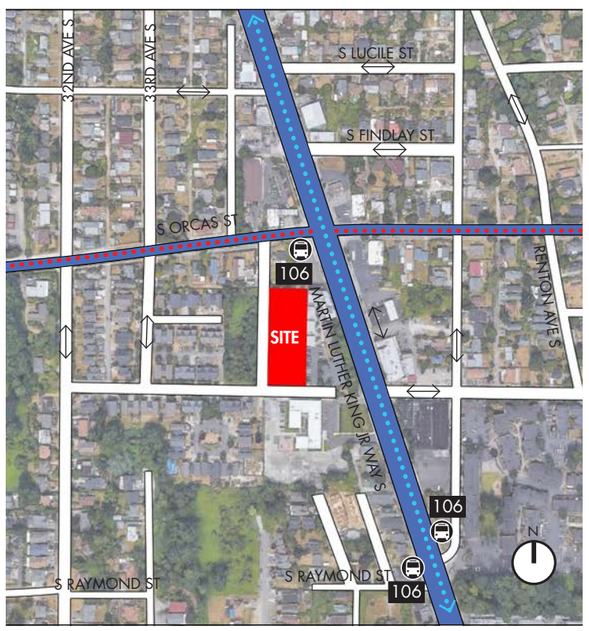
TREES LEGEND

- Site
- Trees



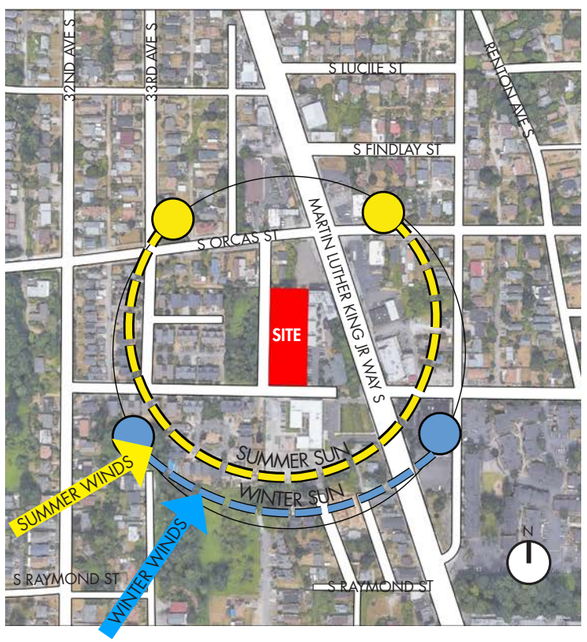
VIEWS LEGEND

- Site
- Neighborhoods and Structures
- Natural Surroundings



ACCESS/CIRCULATION LEGEND

- Site
- Direction of Traffic
- Arterial Streets
- Bike Routes
- Existin Rail
- Bus Stops



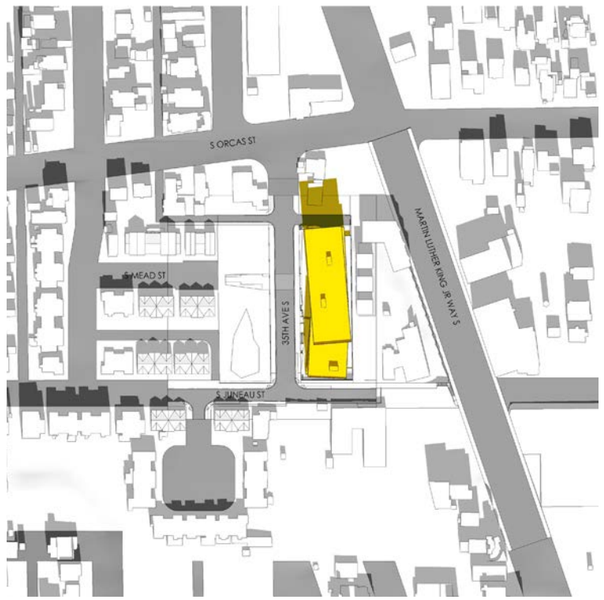
SOLAR / WINDS LEGEND

- Site
- Summer Sun and Winds
- Winter Sun and Winds

APPENDIX SHADOW ANALYSIS



10 AM | SPRING EQUINOX March 20, 2020



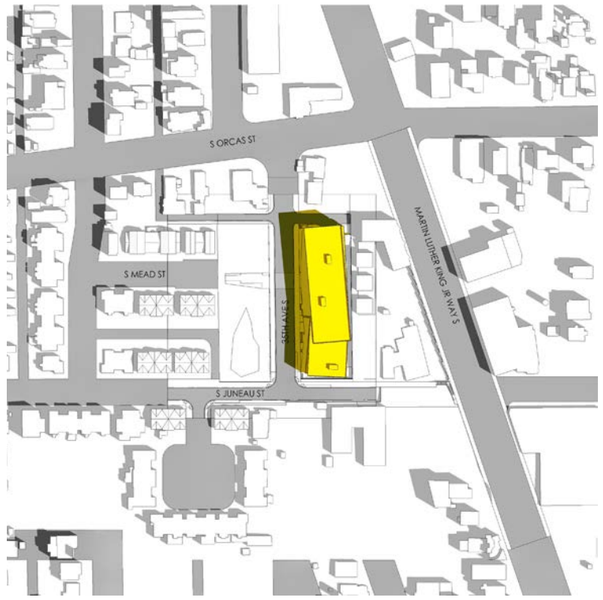
12 PM | SPRING EQUINOX March 20, 2020



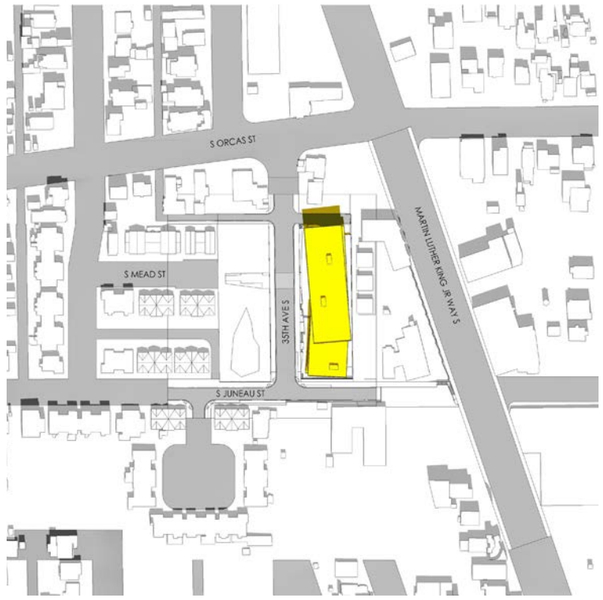
2 PM | SPRING EQUINOX March 20, 2020



4 PM | SPRING EQUINOX March 20, 2020



10 AM | SUMMER SOLSTICE June 21st, 2020



12 PM | SUMMER SOLSTICE June 21st, 2020



2 PM | SUMMER SOLSTICE June 21st, 2020

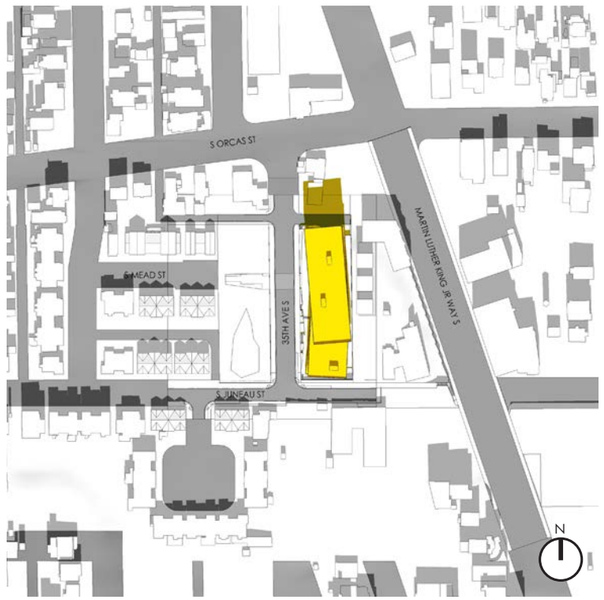


4 PM | SUMMER SOLSTICE June 21st, 2020

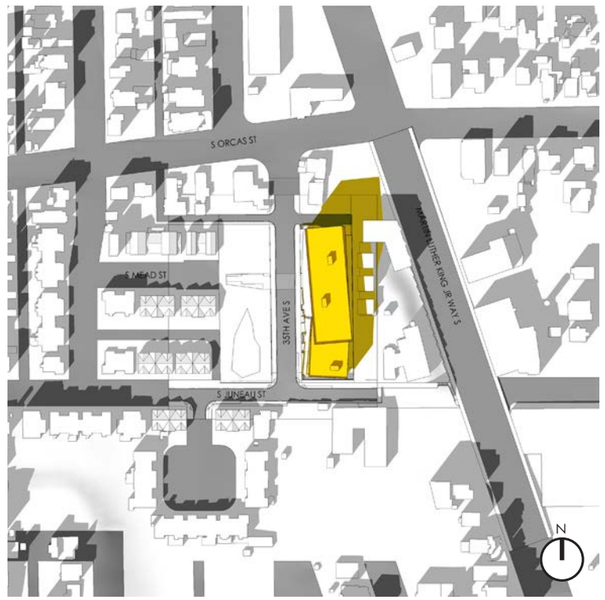
APPENDIX SHADOW ANALYSIS



10 AM | AUTUMN EQUINOX September 23, 2020



12 PM | AUTUMN EQUINOX September 23, 2020



2 PM | AUTUMN EQUINOX September 23, 2020



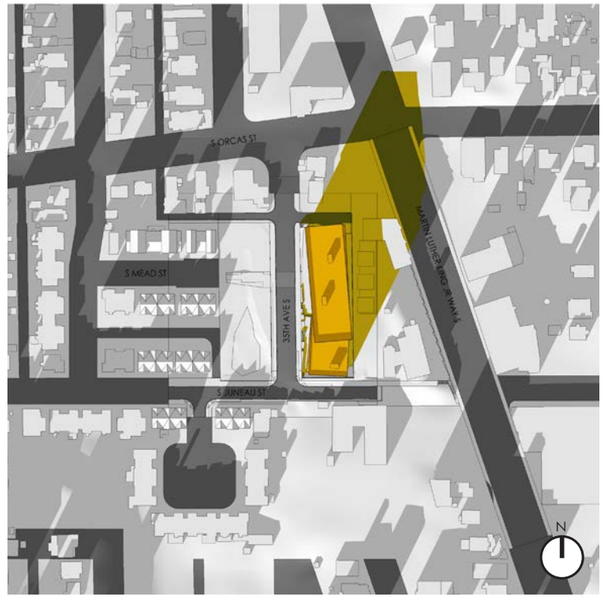
4 PM | AUTUMN EQUINOX September 23, 2020



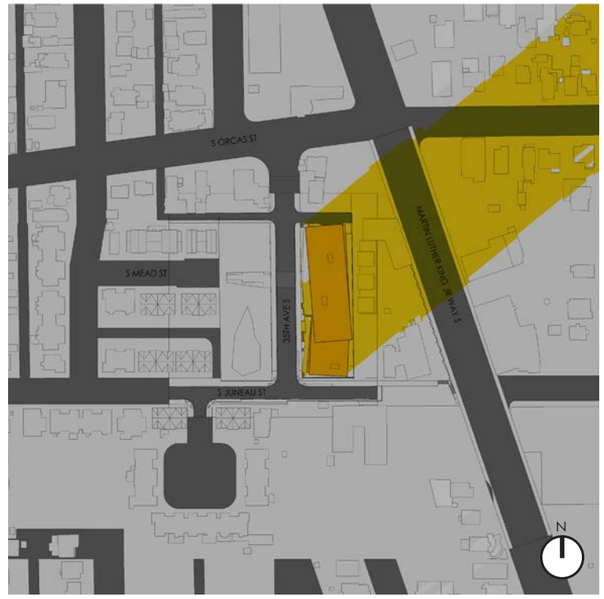
10 AM | WINTER SOLSTICE December 21st, 2020



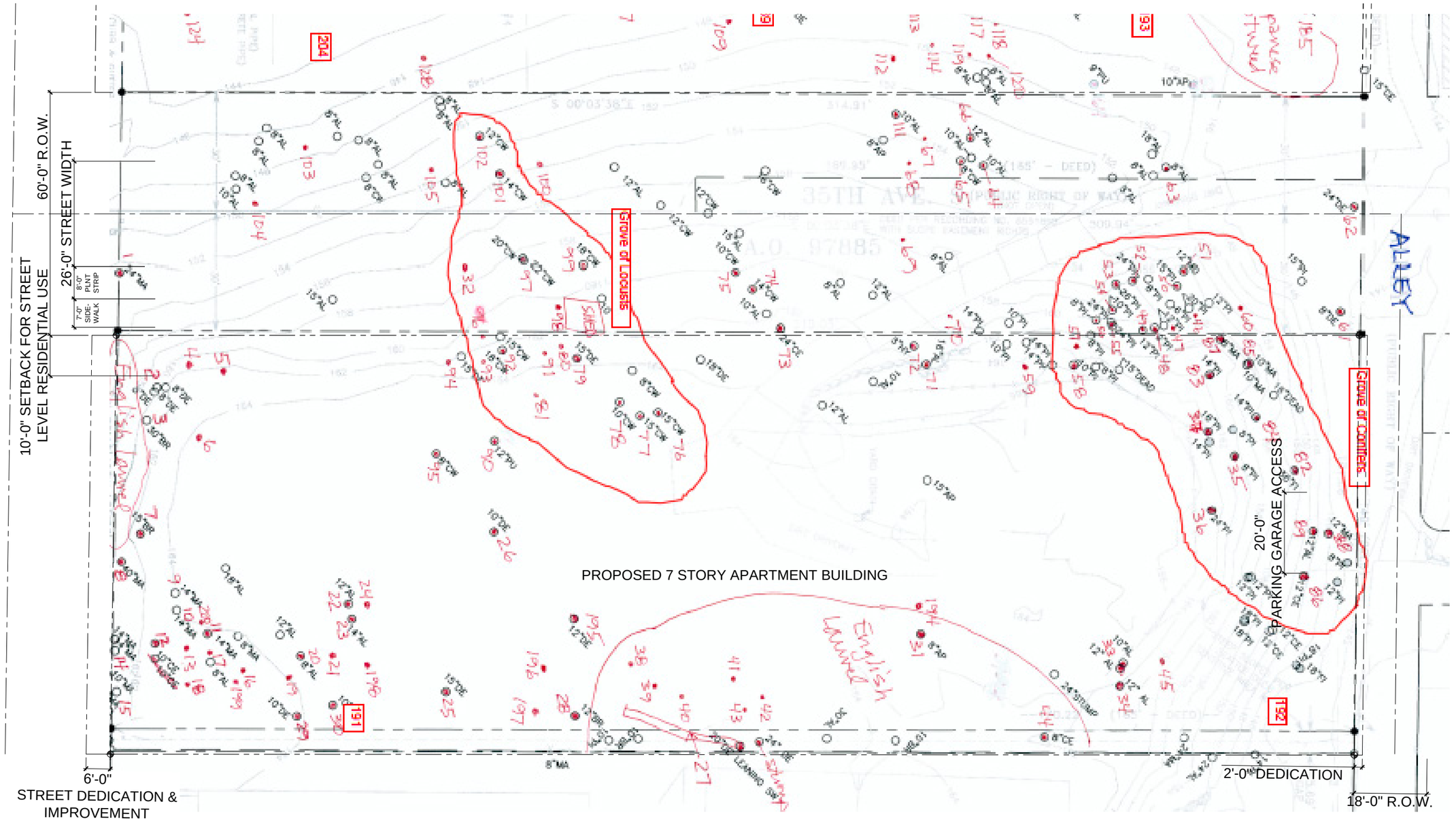
12 PM | WINTER SOLSTICE December 21st, 2020



2 PM | WINTER SOLSTICE December 21st, 2020



4 PM | WINTER SOLSTICE December 21st, 2020


10'-0" SETBACK FOR STREET
LEVEL RESIDENTIAL USE
60'-0" R.O.W.
26'-0" STREET WIDTH
7'-0" SIDE-WALK
8'-0" PLNT STRP
Grove of Locusts
Grove of Locusts
ALLEY
PROPOSED 7 STORY APARTMENT BUILDING
20'-0" PARKING GARAGE ACCESS
6'-0" STREET DEDICATION & IMPROVEMENT
2'-0" DEDICATION
18'-0" R.O.W.