6314 41st Ave. SW

Morgan Junction, Seattle

SDCI Project# 3036244-LU

Administrative Design Review
June, 24, 2022



storybuilt.

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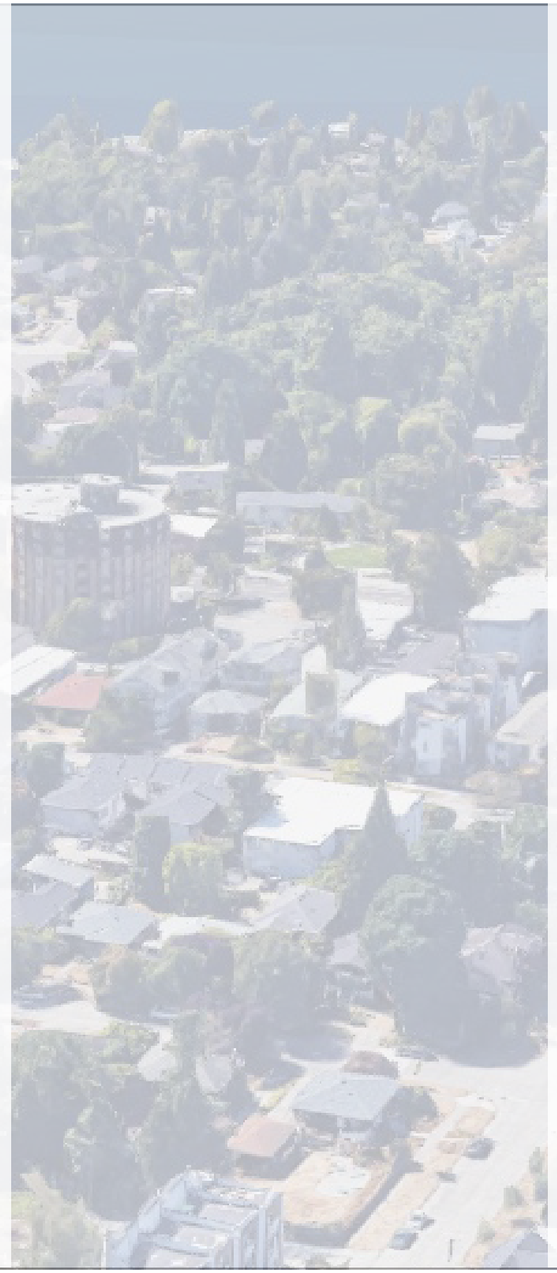
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PROJECT ADDRESS:
6314 41st Ave, SW
Seattle, WA 98136
EDG PROJECT #:
3036511-EG

PARCEL NUMBERS:
082600-0310
082600-0305
082600-0295

OWNER:
StoryBuilt
Manager: Stephan Lee
5506 Sixth Avenue South, Suite 206
Seattle, WA 98108
817.715.9654

ARCHITECT:
StoryBuilt
Project Manager: Schuyler Costello, AIA
900 S 1st Street, Suite 110
Austin, TX 78704
850.723.9566

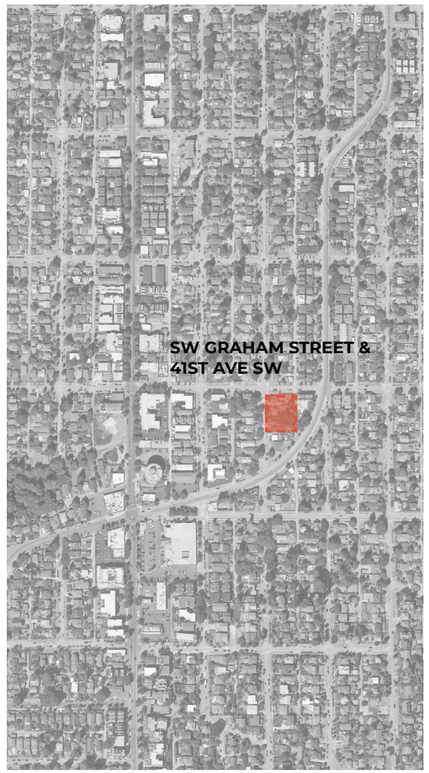
LANDSCAPE ARCHITECT:
Root of Design LLC
Devin Peterson
Seattle, WA
206.491.9545

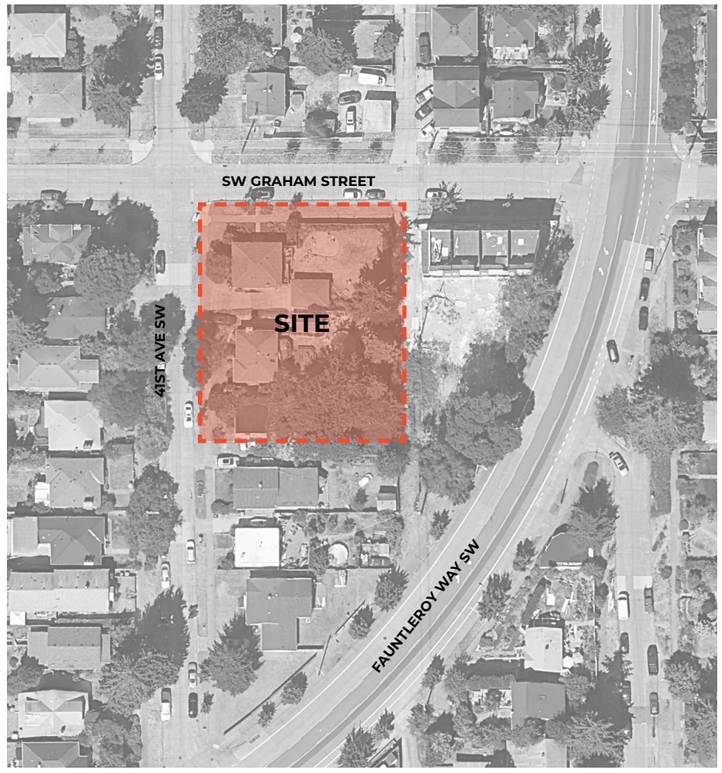
CIVIL ENGINEER:
Kimberly McNabb
The Blueline Group
25 Central Way, Suite 400
Kirkland, WA 98033
425.216.4051

ARBORIST:
Arborists NW
Certified Arborist: Neal Baker
206.779.2579
neal@arboristsnw.com

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MORGAN JUNCTION





PROJECT SUMMARY:

The proposed development is a multi-family residential project containing a mix of dwelling types including efficiencies, 1 bedroom, 2 bedroom, and 3 bedroom units. The project incorporates both private and shared exterior amenity spaces for residents.

The preferred option would include **34 units.**

14 surface parking stalls will be provided along a public alley behind the building. Trash and recycling storage is also located along the alley. **34 bicycle parking spaces** will be provided for residents

PROJECT OBJECTIVES:

Contextually appropriate densification that responds to the scale of surrounding neighborhoods and streets.

Provide a diversity of unit types and sizes to appeal to a variety of residents at different price points.

Provide ample outdoor amenity space for residents that responds to and takes advantage of the site context and views.

Add to the urban edge/streetscape of an evolving urban fabric in Morgan Junction.



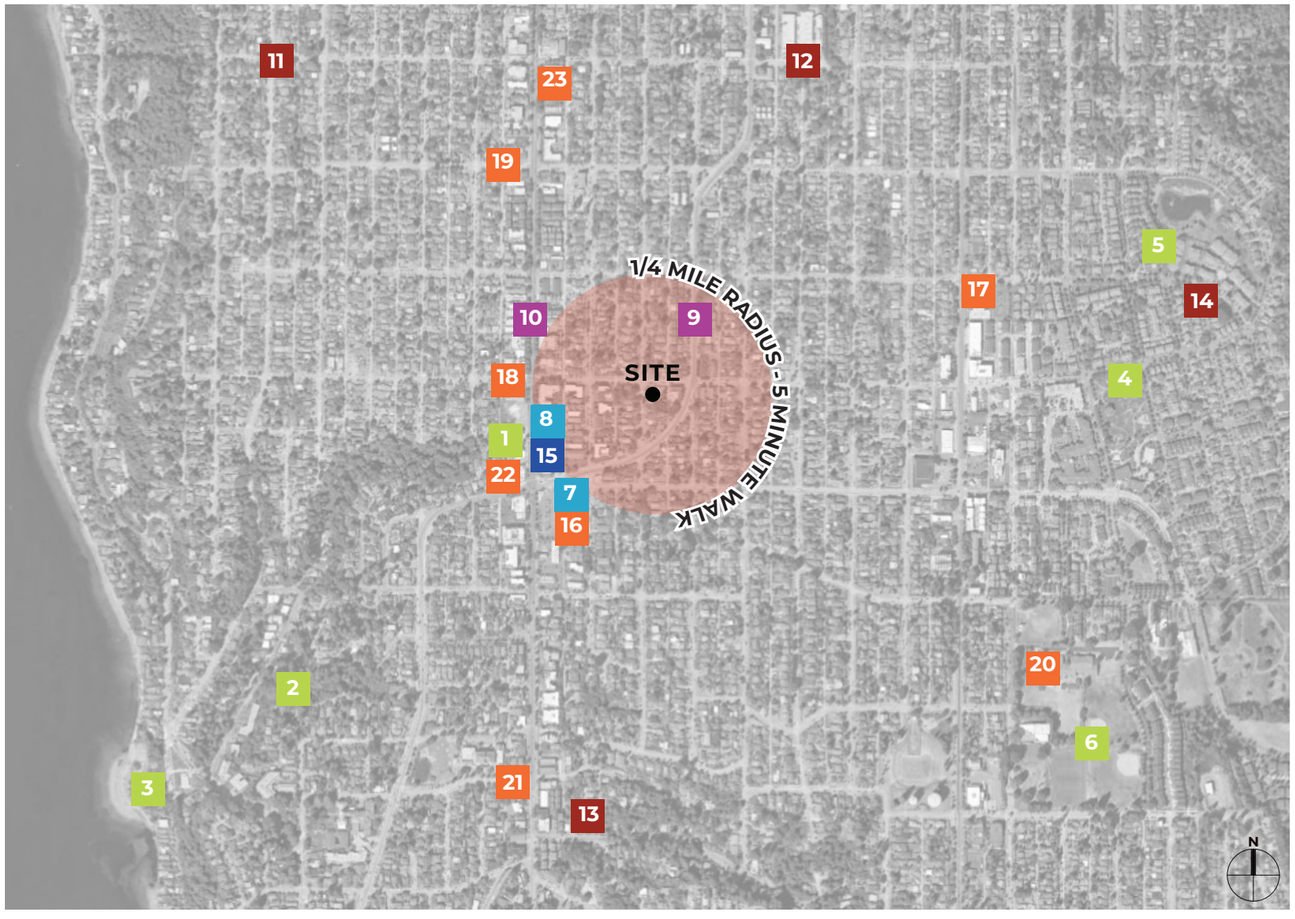
NEIGHBORHOOD LANDMARKS:

1. Lowman Beach Park
2. Thriftway
3. Starbucks
4. Zeke's Pizza
5. Cal-Mor Circle
6. Morgan Junction Park
7. The Bridge
8. West Seattle Coworking

- **THREE-DIMENSIONAL PHOTO OF NEIGHBORHOOD CONTEXT**

4.0 SUMMARY CONTEXT ANALYSIS

4.1 Axonometric Neighborhood Image



- **MORGAN JUNCTION CONTEXT MAP**

COMMUNITY AMENITIES KEY:

NODES:

- 1 Morgan Junction
- 2 Pelly Place Natural
- 3 Lowman Beach Park
- 4 High Point Commons Park
- 5 Viewpoint Park
- 6 Walk Hundley Playfield

CONNECTORS:

- 7 Bus Line 116, 118, 119,
- 8 Bus Line 22, 128, 773, C Line

PEDESTRIAN BARRIERS:

- 9 Fauntleroy Way SW
- 10 California Ave SW

DISTRICTS

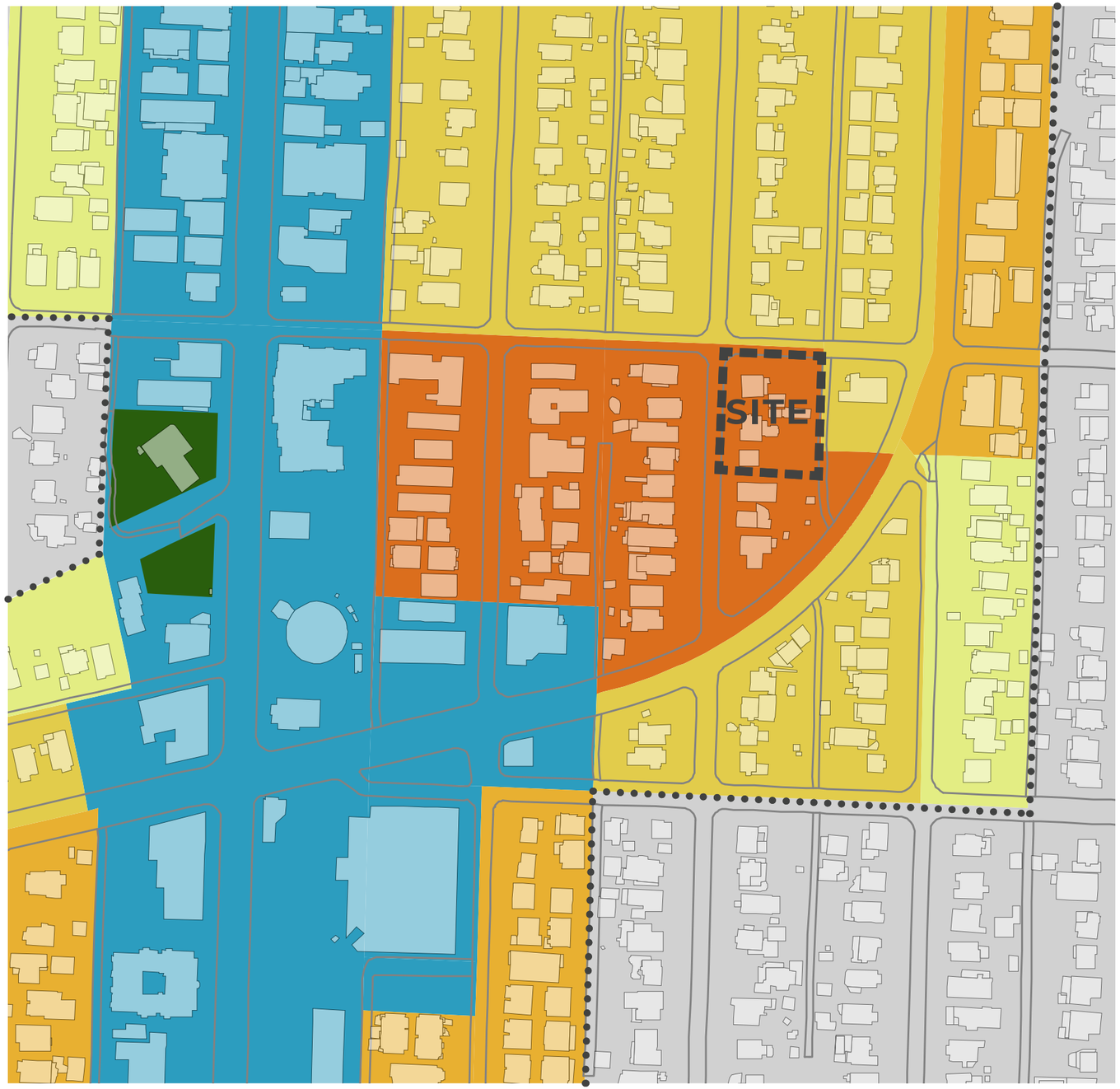
- 11 Seaview
- 12 Fairmount Park
- 13 Gatewood
- 14 High Point

LANDMARKS & NOTABLE

- 15 Cal-Mor Circle

COMMUNITY SERVICES

- 16 West Seattle
- 17 Seattle Public Library
- 18 The Bridge
- 19 New Luck Toy
- 20 West Seattle Elementary
- 21 Café Ladro
- 22 Whisky West
- 23 C&P Coffee Company



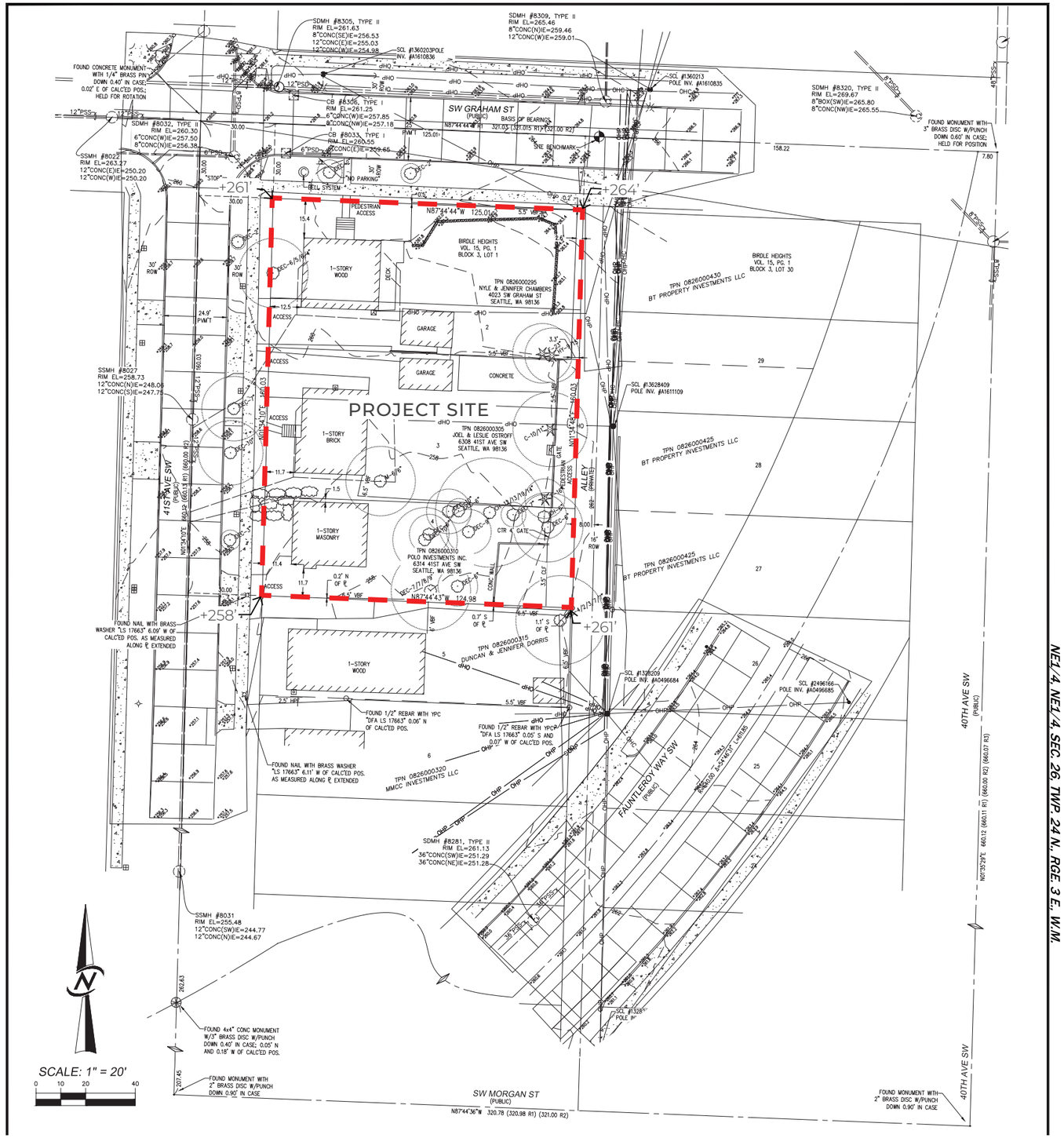
ZONING MAP KEY:

- SF (EXISTING ZONING)
- RESIDENTIAL SMALL LOT (RSL)
- LOWRISE 1 (LR1)
- LOWRISE 2 (LR2)
- LOWRISE 3 (LR3)
- NEIGHBORHOOD COMMERCIAL (NC)
- PARK/OPEN SPACE
- URBAN VILLAGE BOUNDARY
- PROJECT SITE



USE MAP KEY:

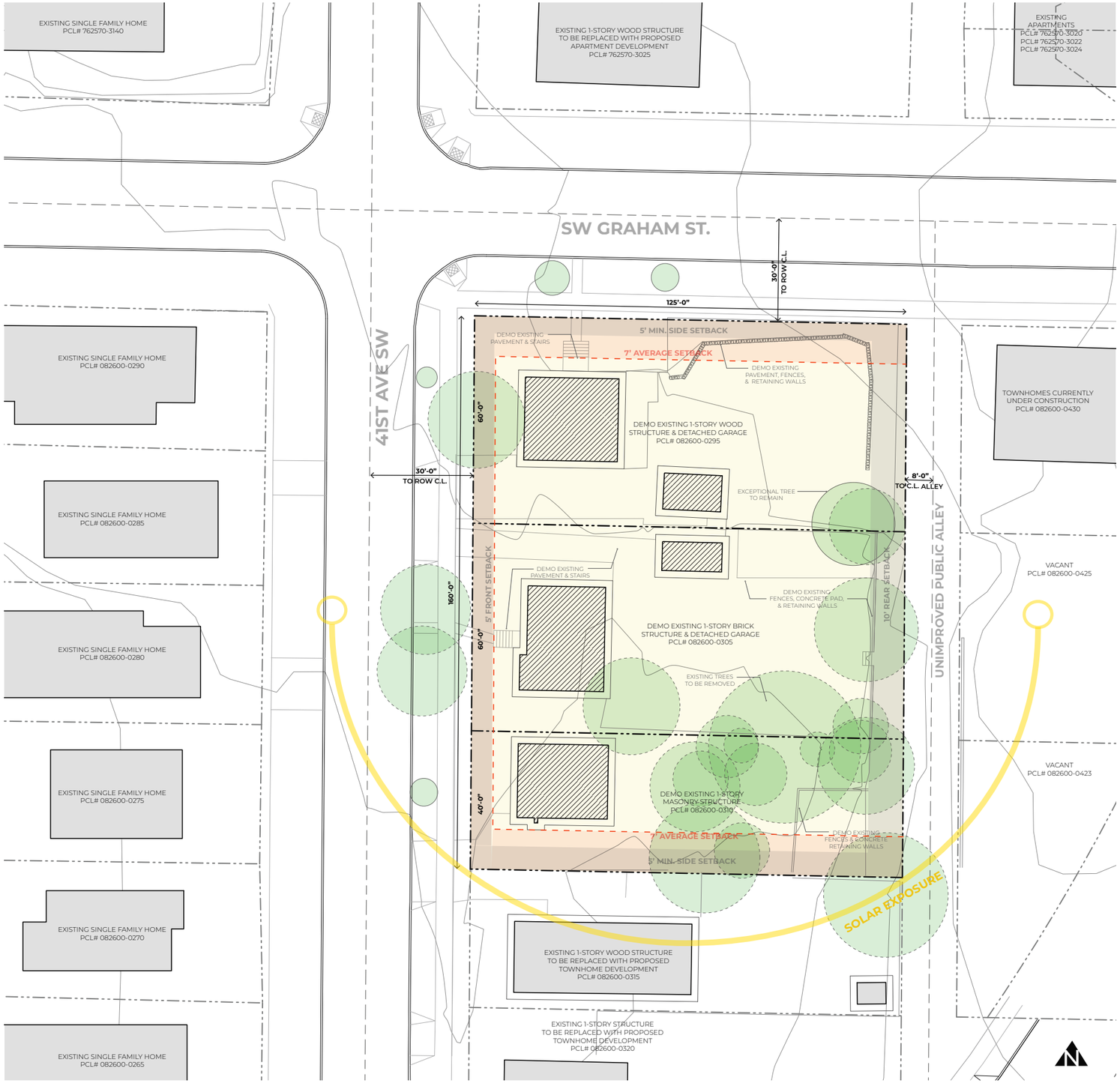
- SINGLE FAMILY RESIDENTIAL
- DETACHED TOWNHOMES
- TOWNHOME/APT COMPLEX
- RETAIL/COMMERCIAL
- MIXED USE
- PARK/OPEN SPACE
- URBAN VILLAGE BOUNDARY
- PROJECT SITE



NE1/4, NE1/4, SEC. 26, TWP. 24 N., RGE. 3 E., W.M.

5.0 EXISTING SITE CONDITIONS

5.1 Survey



PARCEL IDENTIFICATION:

PCL# 082600-0310
PCL# 082600-0305
PCL# 082600-0295

EXISTING SITE NARRATIVE:

The project site includes three parcels totalling 20,002 sf located in the Morgan Junction Urban Village. The site is bounded by 41st Ave SW to the west and SW Graham St to the north. An unimproved public alley runs along a portion of the eastern property line - this public alley is planned to be improved as a part of the adjacent project.

The three parcels that make up the site include 3 existing 1 story structures, pavement, stairs, fencing, and concrete retaing walls. These existing items will be demolished prior to construction. Demolition permit 6775209-DM has been issued.

The site is zoned as LR-3 (M2). This gives the property a 5' front setback, 7' avg., 5' min. side setback and a 10' rear setback. There is also a height limit of 50' from average building grade.

The site features minor grade challenges, with grade inclining ~4 feet f rom south to north along 41st Ave SW, and then rising ~ 3 feet f rom west to east along SW Graham St. From the SW corner to the NE corner of the site grade rises ~6 feet.

Public transit connections nearby include Metro Bus routes 116, 118, & 119 along Fauntleory Way SW, as well as routes 22, 128, 773 and the C Line along California Ave SW. Connections are all within 1/2 mile of the site.



Photo 1
Looking south from Graham St at exceptional tree 17.



Photo 2
Looking southeast from 41st Ave and Graham St intersection at adjacent trees 65, 63 and exceptional tree 17.

Existing Trees On Site

The site contains 17 existing trees larger than 6” in diameter. Of those trees, 1 meets the requirements for an exceptional tree or exceptional grove as described by SDCI Director’s Rule 16-2008 and will be retained. Additionally, this exceptional tree meets the 24” threshold to be required to be shown on site plans, per SMC 25.11.070 and 25.11.080. Exceptional tree 09 has been approved to be removed by SDCI, record number 000285-21TA.

While the survey below proposes removing the existing trees on site, the planned design would attempt to maintain two of the existing trees. The proposed design anticipates retaining trees 07 and 17.

Existing Trees Adjacent to the Site

The site contains 6 existing adjacent trees that overhang the project site. Four of the trees (20, 61, 60, 64) are located in the CL 41ST AVE SW ROW. The remaining two trees (63, 65) are located in the CL SW GRAHAM ST ROW.

TREE #	TREE TYPE		DBH	DRIPLINE	RETAIN OR REMOVE	
01	CHERRY (PRUNUS AVIUM) 'BING'	*Prunus Avium*	10”	14'	REMOVE	
02	CHERRY (PRUNUS AVIUM) 'BING'	*Prunus Avium*	6”	12'	REMOVE	
03	CHERRY (PRUNUS AVIUM) 'BING'	*Prunus Avium*	10”	14'	REMOVE	
04	CHERRY (PRUNUS AVIUM) 'BING'	*Prunus Avium*	6”	12'	REMOVE	
05	4 LEADER TOPPED ENGLISH LAUREL	*Prunus laurocerasus*	16”	15'	REMOVE	
06	CHERRY (PRUNUS AVIUM) 'BING'	*Prunus Avium*	9”	12'	REMOVE	
07	CHERRY (PRUNUS AVIUM) 'BING'	*Prunus Avium*	6”	12'	REMOVE	
08	4 STEM CHERRY 'BING'	*Prunus Avium*	9”	12.	RETAIN	
	Neighboring property tree, protection fencing at the 5’ set back will protect the roots that cross the property line.					
09	CHERRY (PRUNUS AVIUM) 'BING'	*Prunus Avium*	36”	35'	REMOVE	Exceptonal
	95% covered in Ivy with exposed branch tips at top dying back, cavity in trunk. (not exceptional due to health/condition.					
10	CHERRY 'BING'	*Prunus Avium*	7”	12'	REMOVE	
11	DOUGLAS FIR	*Pseudotsuga menziesii*	16”	14'	REMOVE	
12	CHERRY 'BING'	*Prunus Avium*	6”	12'	REMOVE	
13	CHERRY 'BING'	*Prunus Avium*	6”	12'	REMOVE	
14	JAPANESE MAPLE	*Acer Palmatum*	10.6"	12'	REMOVE	
15	BALD CYPRESS	*Taxodium Distichum*	14.8"	13'	REMOVE	
16	HOLLY	*Ilex*	15"	10'	REMOVE	
17	WESTERN HEMLOCK	*Tsuga Heterophylla*	25.7"	14'	RETAIN	Exceptional
18	Dogwood	*Cornus Floridia*	5.5"	25'	REMOVE	
TRE 1054920	HARDY RUBBER TREE	*Eucommia ulmoides*	3”		RETAIN	SDOT
TRE-1109461	PURPLELEAF PLUM VARIETY	*Prunus cerasifera cv/hyb*	9"		RETAIN	SDOT
TRE-1109460	PURPLELEAF PLUM VARIETY	*Prunus cerasifera cv/hyb*	9"		RETAIN	SDOT
TRE-1055064	OSAGE ORANGE	*Maclura pomifera*	2"		RETAIN	SDOT
TRE-1055063	ESPRESSO KENTUCKY COFFEE TREE	*Gymnocladus dioicus 'Espresso-*	3"		RETAIN	SDOT
TRE-1055065	AMERICAN HORNBEAM	*Carpinus caroliniana*	2"		RETAIN	SDOT
	Tree protection will be fencing in a 4’ square around the tree.					

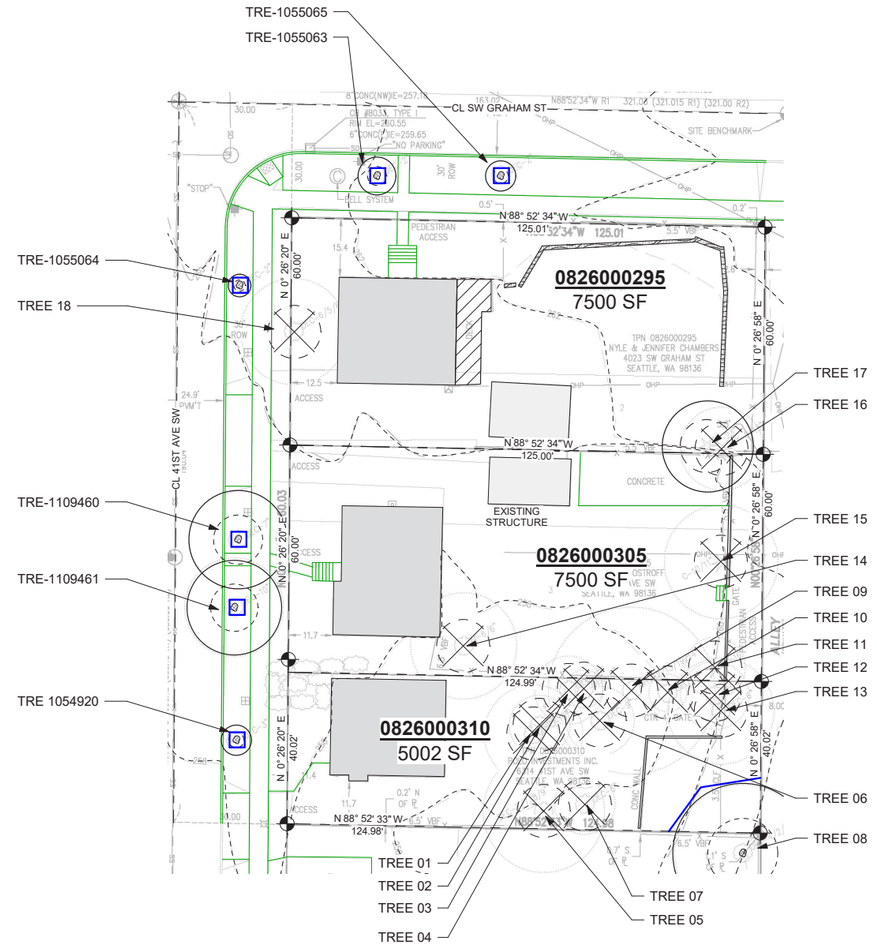
“REPLACEMENT TREE SPECIES AND LOCATIONS TBD”



From the City of Seattle Standard Construction Stormwater Control and post Construction Soil Mitigation Plan (CSC & Soil Plan).

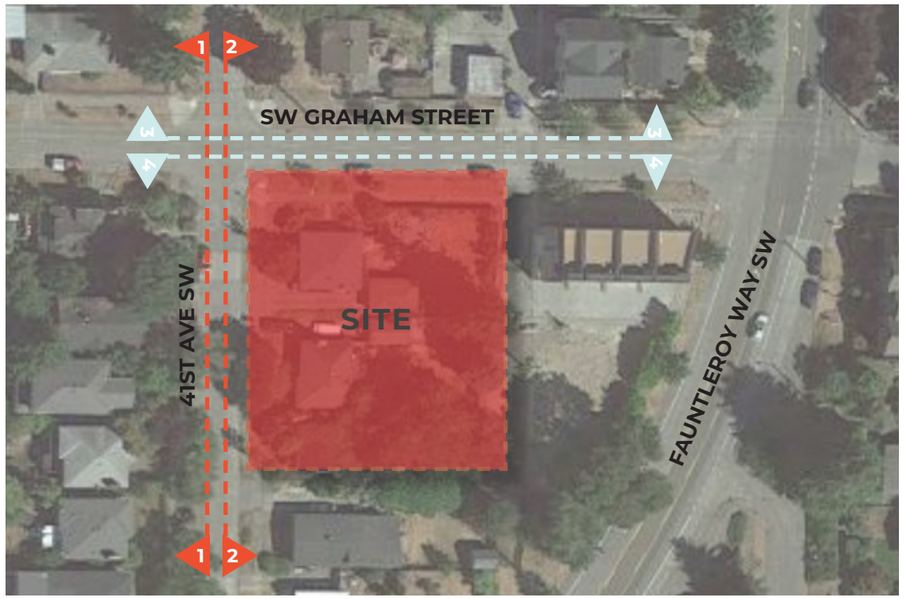
② Seattle Tree Protection Detail
1" = 1'-0"

	TREE DRIP LINE
	EVERGREEN TREE
	DECIDUOUS TREE
	TREE TO BE REMOVED
	TREE PROTECTION FENCING
	NEW TREE



① ARBORISTS SITE PLAN
1" = 20'-0"

0' 10' 20' 80'





Enlarged existing view facing the site from SW Graham Street.

1 View to west side of 41st Ave SW

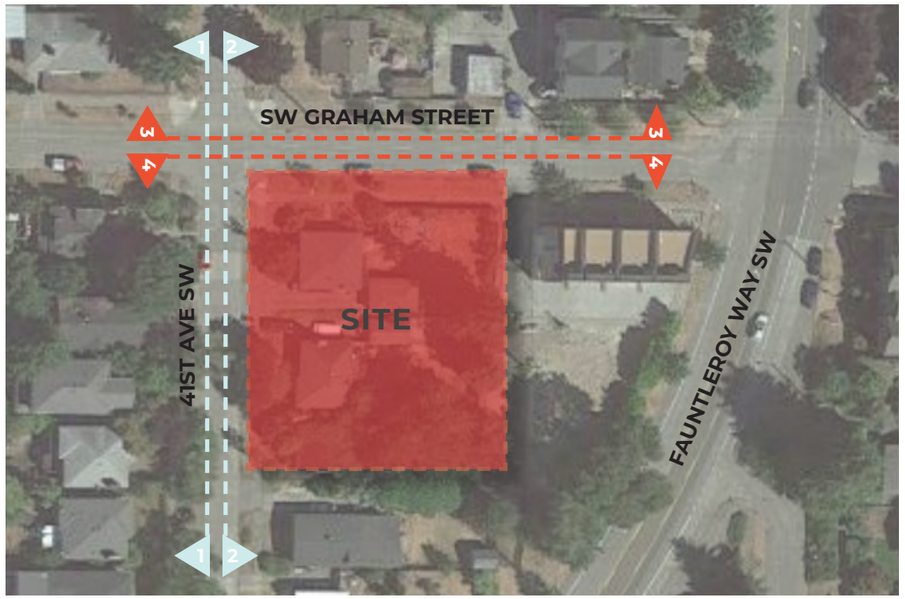


2 View to east side of 41st Ave SW



5.0 EXISTING SITE CONDITIONS

5.4 Existing Street Elevations





Enlarged existing view facing the site from 42st Ave SW.

3 View to north side of SW Graham St



ACROSS FROM SITE

4 View to south side of SW Graham St



SITE

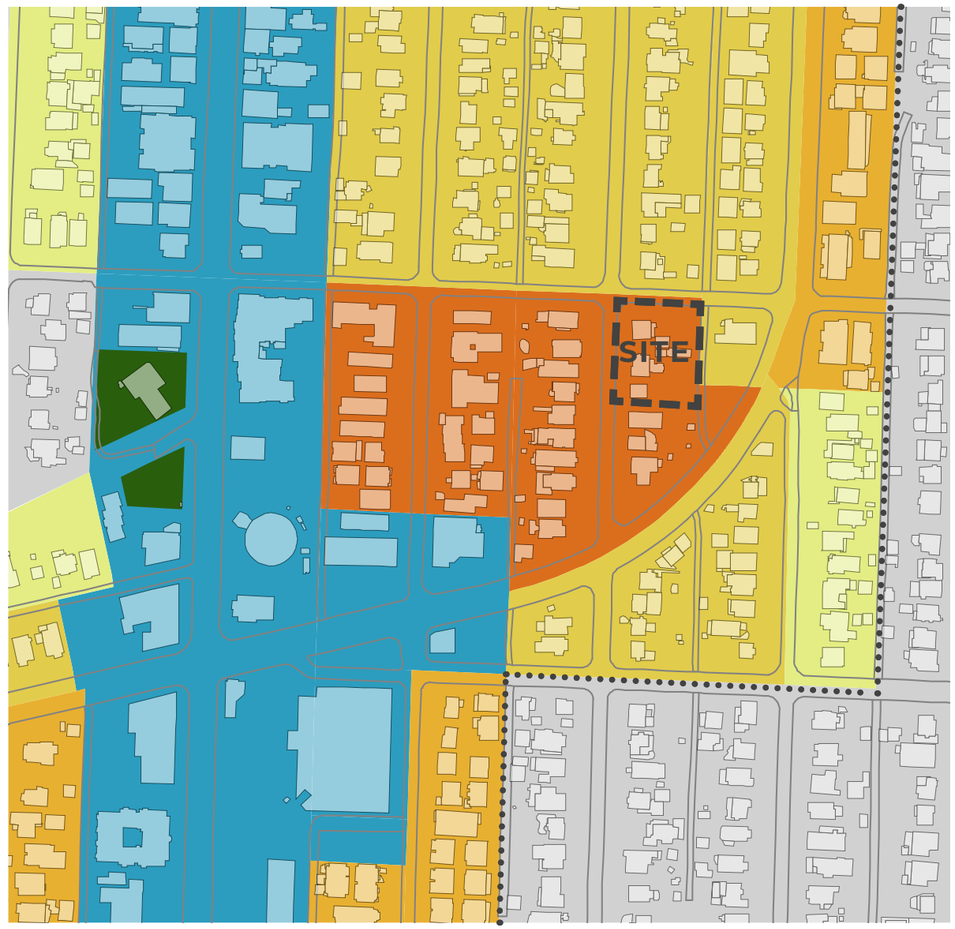
5.0 EXISTING SITE CONDITIONS

5.4 Existing Street Elevations

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LR3(M2)

FAR	SMC 23.45.510.B	2.3
Height	SMC 23.45.514.A SMC 23.45.514.F	50’ base maximum height +4’ increase when structure includes a story that is partially below grade Max. 4 stories above the partially below grade story
Setbacks	SMC 23.45.518.A.1	Front: 5’ min. Side: Facade length <40’: 5’ min. Facade length>40’: 5’ min, 7’ avg Rear: 10’ with alley
Separations	SMC 23.45.518.F	10’ min. between principal structures
Landscaping	SMC 23.45.524	Landscaping must achieve Green Factor score of 0.6 or greater
Facade Length	SMC 23.45.527	Max Width: 90’ for Apartments Max Length: 78’ (≤ 65% of lot depth: 119’) within 15’ of the side lot lines
Parking (Table B.II.M)	SMC 23.45.536.A	Cars: Not required in Urban Villages w/in Frequent Transit Area
	SMC23.54.015 Table D	Long Term Bikes: 1 per dwelling unit; 25% reduction after the first 50 spaces Short Term Bikes: 1 per 20 dwelling units



ZONING MAP KEY:

- NC3
- NC2
- LR3
- LR2
- RSL
- SF5000
- PARK
- COLUMBIA CITY RESIDENTIAL URBAN VILLAGE BOUNDARY
- SITE

SDCI PREFERRED OPTION

APPLICANT PREFERRED OPTION

A



SUMMARY

36 Units
Total GSF: 34,940 SF - 76% of allowable 2.3 FAR
Parking Spaces (surface): 15 automobile, 36 bicycle

POTENTIAL DEPARTURES

- None

OPTIONS

- All walkup units
- Rear courtyard allows for shared outdoor gathering space for tenants, with privacy and protection from the street.
- Street level entries and stoops are clearly distinguished and face both 41st Ave and Graham St.

CONSTRAINTS

- Rear courtyard is inward facing/fronts an alley, and has less beneficial interface with the surrounding community. It would also be in shade during the afternoon.
- Majority of units have only one exterior wall orientation, limiting access to light and air. This also limits the amount of bedrooms in many units.
- Many units face east towards the alley/Fauntleroy, instead of west towards the neighborhood and more desirable views.
- From ground level, upper level units require two flights of stairs to reach the first habitable floor.

B



SUMMARY

36 Units
Total GSF: 34,525 SF - 75% of allowable 2.3 FAR
Parking Spaces (surface): 15 automobile, 36 bicycle

POTENTIAL DEPARTURES

- None

OPTIONS

- All walkup units
- Central courtyard allows for ample daylight and airflow.
- All units have a minimum of two sides with exterior facing walls providing better access to light and airflow.
- Street level entries and stoops are clearly distinguished and face 41st Ave. or the interior courtyard.
- Roof decks provide additional outdoor private space for upper level units.

CONSTRAINTS

- Pedestrian circulation to access parking along the alley is indirect.
- Units along the alley have minimized access to more desirable views facing west.
- No unit entries face Graham St.

C



SUMMARY

36 Units
Total GSF: 34,900 GSF - 76% of allowable 2.3 FAR
Parking Spaces (surface): 15 automobile, 36 bicycle

POTENTIAL DEPARTURES

- None

OPTIONS

- Central courtyard allows for ample daylight and airflow.
- All units have a minimum of two sides with exterior facing walls providing better access to light and airflow.
- Upper units along the alley have improved access to western facing views on the top level.
- Outdoor circulation access from 41st Ave. and the alley improves site porosity.
- Arrangement of entry locations and massing allows for a greater diversity of unit types.
- More units are provided with private outdoor spaces via patios and roof decks.

CONSTRAINTS

- Shared outdoor spaces are not as wide as some other options.

C APPLICANT PREFERRED OPTION



Street perspective along SW Graham St. looking east



Street perspective along 41st Ave SW. looking north



Street perspective along 41st Ave SW. looking south



Street perspective along SW Graham St, looking west



REVISED DESIGN RECOMMENDATION SCHEME

8.0 EDG RESPONSE

8.1 Proposed Site Plan

CS CONTEXT AND SITE

CS2 URBAN PATTERN AND FORM

Priority Guideline	Architect Response
CS2-I Corner Lots	At the intersection of 41st Ave. SW and SW Graham Ave., Building A and C looks to provide a prominent corner massing by creating a strong urban edge along each street.
CS2-II Height, Bulk and Scale	Currently there are single family residential homes bordering the project on 41st Ave. Sw and SW Graham St. Each building is at 4 stories to respond to the existing neighborhood scale as well as future developments. Building A maintains western views towards the Saltish Sea.
CS2-III NW Corner of California Ave. SW and Fauntleroy Ave. SW	Building C's 4th is set back to allow for a roof deck and to minimize visual height from the street toward the existing single family homes. Building C's 4th floor is set back to minimize the visual height



CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3-I Height, Bulk and Scale	The facade design emphasizes individual living units. Facade window composition, downspouts, and vertically oriented facade material changes between units are designed to accentuate the rhythm and legibility of individual unit bays. The lower units are also differentiated from the upper units through setbacks in building and changes in materials.



8.0 EDG RESPONSE

8.2 Response to Supplemental Guidance

PL Public Life

PL1 Connectivity

Priority Guideline	Architect Response
PL1-I Streetscape Compatibility	Sidewalks on 41st Ave. SW and SW Graham St will increase to 6 foot widths and will match to adjacent developments.
PL1-II Pedestrian Open Spaces and Entrances	The main entrance into the site is on 41st Ave SW, in the space between building A and C. This creates a visible entry point that links the sidewalk directly to the main open interior courtyard.

PL2 Walkability

PL2-I Human Activity	Both 41st Ave. Sw and Graham Ave SW will have street trees along the sidewalk to act as cover for pedestrians.

PL3 Street-Level Interaction

PL3-I Streetscape Compatibility	On both street frontages, Building A and C are close to the minium setback, with private patios extending closer to the sidewalk. Each of these patios follow the grade along the street and have landscaping in front the patios to give more privacy.
PL3-II Human Activity	Each of the ground level units has secondary features at entries like awnings, landscaping and private patios to enhance the street frontage and to increase readability along the street.
PL3-III Pedestrian Open Spaces and Entrances	Buildings A and C's lower unit entries are accessed directly off of street sidewalks. The main site entry path way is a pedestrian focused path to common site amenities and other unit entries. The vehicular parking acts as a secondary entrance to the site and is located off of the alley.



Building C ground floor unit entry



DC Design Concept

DC1 Project Uses and Activites

Priority Guideline	Architect Response
DC1-I Streetscape Compatibility	Vehicle parking acts as a secondary entry to the site, and is located off of the improved alley.
DC1-II Screening of Dumpsters, Utilites and Service Areas	The solid waste storage will have landscape to screen it from SW Graham St. Meters and condensers will not be visible from the street and will have landscaping screening.
DC1-III Thriftway Mixed-Use Redevelopment	This project does not have any commercial uses and is only residential.

DC2 Architectural Concept

DC2-I Human Scale	Each facade consists of a vertical rhythm of windows, materials and secondary features to emphasize individual unit bays. At each of the ground level units, there are secondary features at entries like awnings, sconces, landscaping and private patios to enhance the street frontage and to relate to the human scale.

DC3 Open Space Concept

DC3-I Streetscape Compatibilty	Street trees provided in planter strips along 41st Ave. SW and Graham Ave. SW. See Landscape Plan.
DC3-II Landscaping to Enhance the Building or Site	The site has an internal common courtyard space that connects to an existing exceptional tree and provides new landscaping.
DC3-III Landscape Design to Address Special Site Conditions	Street trees selected to provide a consistent street frontage and for cover for pedestrians.
DC3-IV Pedestrian Open Spaces and Entrances	The main path through the site has landscaping, site lighting, furniture and other amenities to encourage pedestrian use.



Perspective View of Trash Enclosure



8.0 EDG RESPONSE

8.2 Response to Supplemental Guidance

DC4 Exterior Elements and Finishes

Priority Guideline	Architect Response
DC4-I Streetscape Compatibility	Path and entry lighting is proposed along each street frontage to provide a safe and consistent streetscape. Each Please refer to section 14.0 for site lighting plan.
DC4-II Exterior FInish Materials	Durable, high-quality exterior materials are consistent throughout the project with subtle color variations, creating a cohesive and unified appearance. Wood and ribbed metal panel are utilized with fiber cement accents. Please refer to sections 11.0 and 12.0 of this package for further information on materials and finishes.
DC4-III Personal Safety and Security	Outdoor spaces and pathways will have site lighting to provide good visibility. Each unit entry also has individual lighting. Please refer to section 14.0 for site lighting plan.

1.a MASSING DESIGN

Cited Guidelines	Board Recommendation
PL1-C-1 PL2-B-1 PL3-A PL3-B-1	“Of the three proposed design schemes, Staff prefers Scheme A due to its placement of front entries and front unit façades on both street frontages, its intent for legible raised front entries, and its intent for contiguous common open space at grade”

Response

While EDG Scheme A has entries facing both streets, each stoop is shared between an upper and a lower unit. The shared nature of these entries reduces the opportunity for private porches or patios.

EDG Scheme C similarly has entries along both street frontages. Individual unit entries allow for private street facing patios at each entry. However, as noted in the reviewer comments, patios at Building A were shown between 3-4 ft below sidewalk level. Building C’s entries and patios were shown at grade in order to meet accessibility requirement for ground floor flats.

The revised proposed scheme maintains unit entries and private patios facing both streets. Building A has been raised bringing the private patios and entries closer to sidewalk grade, allowing for more sunlight and a more direct visual connection to the street. Building C’s ground floor flats maintain at grade patios and entries along Graham St. to meet accessibility requirements. All patios are enlarged to the property boundary and are framed with planters and ample landscaping.

REVISED DESIGN RECOMMENDATION SCHEME

16 ft bay removed to allow for larger common ammenity space at grade for use by all residents.



Site Plan



Building A - Ground Floor



Building C - Ground Floor

1.B MASSING DESIGN

Cited Guidelines	Board Recommendation
CS3-A-4 PL3-A PL3-B-2	"Staff acknowledges public comment expressing concerns over the massing relationship of the development proposal to the smaller scale of surrounding single family dwellings. With recent zoning changes to surrounding blocks, the height, bulk and scale of development is likely to evolve to taller and larger development similar to that of the proposed development size. Staff supports the general massing proposed through Scheme A and its relationships to existing development and zone transitions. Guidance included within Section 2 – Façade Articulation discusses building scale and requests building design refinement to address pedestrian scale, façade length along street frontages, and façade depth"

Response

The massing of the proposed design has been updated to respond to staff comments regarding the massing of EDG Scheme A.

Building A maintains a four story massing.

Building B is maintained as a four-story massing above grade with a basement level. The building setback from the rear property line has been increased 7 ft to a total of 31 ft vs. the 24 ft shown at EDG Scheme C. Basement patios have been removed in favor of patio entries for the lower unit along the inner landscaped walkway. And in response to concerns about the exceptional tree, a 16ft wide bay containing 2 units has been removed to allow for additional open space.

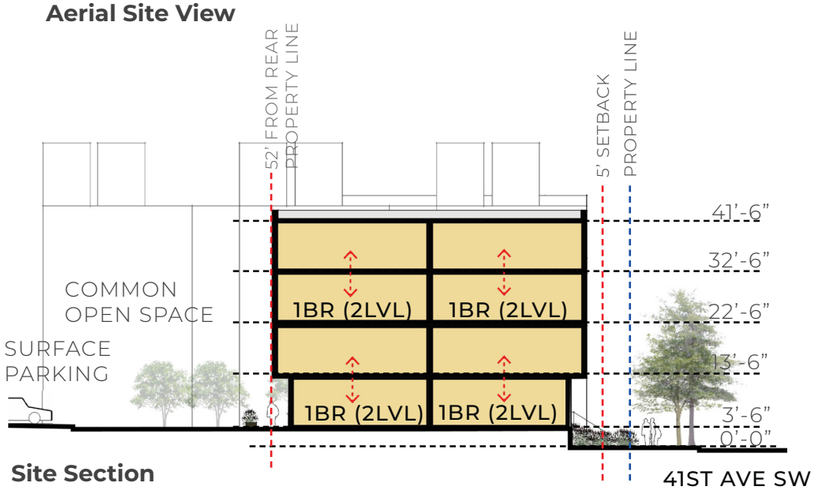
The area from these two units has been reapportioned to a 1/2 4th story at Building C. This story is set back 15'-6" from the street facing facade to reduce visual impact from the street.

These changes to the overall massing allow for the building to respond to public concerns and existing building context as well as future developments.

EDG SCHEME A



Aerial Site View

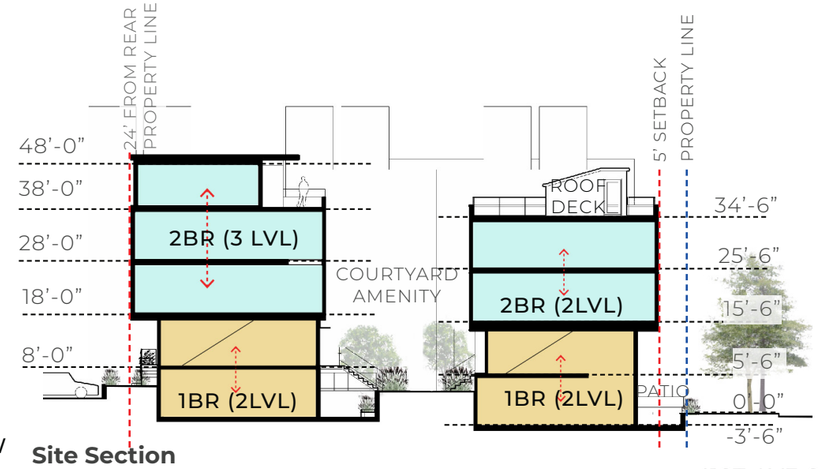


Site Section

EDG PREFERRED SCHEME C



Aerial Site View

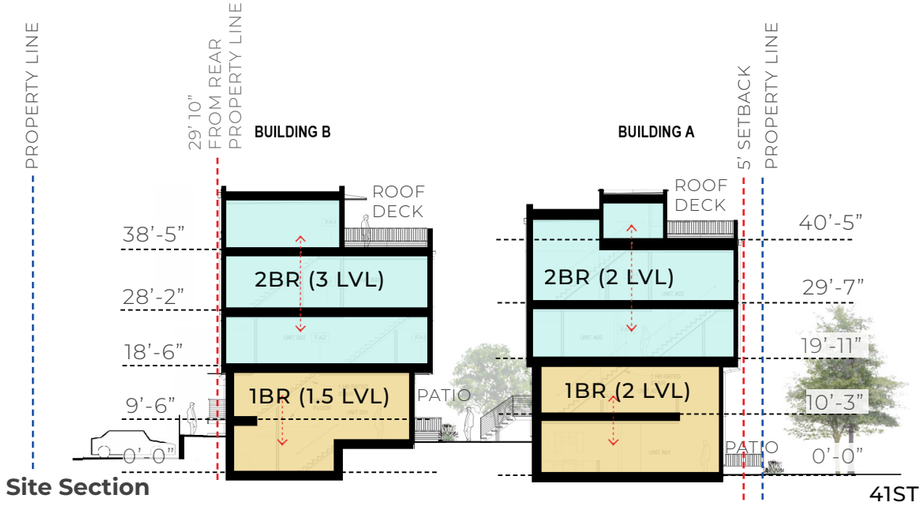


Site Section

REVISED DESIGN RECOMMENDATION SCHEME



Aerial Site View



Site Section

2.a Façade Articulation

Cited Guidelines	Board Recommendation
PL2-D-1 PL3-I-ii PL3-A-2 DC2-C-1 DC2-D-2	"The intent to place individual unit entries along both street frontages will provide a strong basis for a pedestrian-scaled street frontage. Enhance the street frontage design through pedestrian-scaled details along the street frontage, including façade details that enhance façade depth, textured building materials, secondary architectural features, and layered landscaping"

Response

The proposed design maintains pedestrian-scaled individual unit entries along both street frontages. The private and individual nature of the patios in the proposed design will encourage residents to use these spaces frequently and make these spaces their own. Patios are maximized to the property boundaries, responding to public comment.

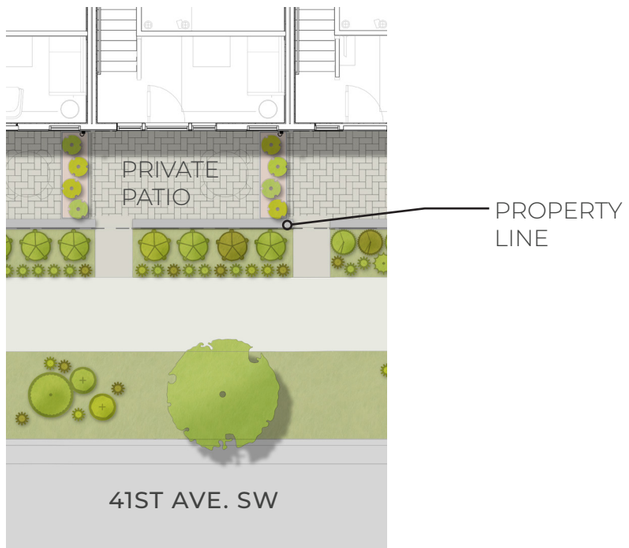
All street facing patios at Buildings A and C are framed with planters and/or at-grade landscaping, with privacy screens between adjacent patios. Landscaping is designed to both allow for a buffer between public and private and to create a varied and textured sidewalk experience.

Facade treatments at street level are also designed to create clear and legible entries and a pedestrian-scaled relationship to the street. At Building A, the facade of the lower 2-level ground floor units is set back an additional 4 ft. The change in plane is highlighted by a material change to wood plank siding and increased glazing. At Building C street facing entries, a composition of elements including a material change, additional glazing, planters, and entry awnings helps to highlight the connection to the at-grade patios.



Building A - Perspective ground floor unit

Building C ground floor unit entry





2.b Façade Articulation

Cited Guidelines	Board Recommendation
PL3-A PL3-B DC2-D-2	"Scheme A includes a common portal entry along the SW Graham Street frontage that leads to the east-facing residential units. Ensure that this common entry is designed and detailed to appear as a legible common entry from the street frontage. Utilize elements such as seating, artwork, and special landscaping materials to mark the portal entrance from the street and design the portal to emphasize pedestrian scale using textured materials."

Response

The proposed scheme has a main pedestrian entry proposed off of 41st Ave. Two secondary entries are proposed at Graham St. north of Building C and at the alley parking area.

The main entry is located at the void space between Buildings A and C and is framed with landscaping, project signage and a mail kiosk. Its location at a separation in the massing helps to accentuate the legibility of the entry. The paving material transitions from the concrete of the sidewalk to a permeable paver material used throughout the interior site walkways. This entry also connects directly to the interior site common open space that includes seating, bike storage.



Aerial View of common open space



View from 41st Ave looking east



View looking at main pedestrian entry



Rendered Site plan

2.c.2.d. Façade Articulation

Cited Guidelines	Board Recommendation
DC2-B-1 DC2-C-1 DC2-D-1 DC2-D-2 DC2-E-1 PL2-D-1 PL3-A-2	“Of the three design schemes, only Scheme C shows a conceptual window layout. Staff generally supports this conceptual window layout because it successfully relates massing shifts to changes in window patterns while also legibly expressing the intended unit layout along the street frontage. A legible window concept similar to Scheme C should be applied to Scheme A” “While Staff supports the overall massing relationship to its surroundings, the details of the façade design should be implemented with the intent to set a strong precedent for establishing pedestrian scale and visually segmenting the street-facing facades through the following” “i. Maintaining and augmenting secondary massing shifts to express individual units “ii. Utilizing secondary architectural features along the ground-level to strengthen the building relationship to human scale” “iii. Employment of legible window depth throughout the façades to strengthen the façade expression”

Response

Each building includes a change in material at lower units to help express the delineation between upper and lower units. At Building A and Building B, a shift in the set back massing at the 2-level lower units accentuates this expression.

Facade window composition, downspouts, and vertically oriented facade material changes between units are designed to accentuate the rhythm and legibility of individual unit bays. Window expressions similar to those illustrated in EDG Scheme C have been carried through to the proposed design.

Each of the ground level units has secondary features at entries like awnings, landscaping and private patios to enhance the street frontage and strengthen the building relationship to human scale.



3.a Open Space Design

Cited Guidelines	Board Recommendation
DC3-C-2 DC3-B	"Staff supports the conceptual intent for community open space at grade within the site. At the Recommendation phase, provide a detailed design for the open space and include study diagrams of alternate designs with an explanation of the preferred design using design guidelines within DC3-B. Open Space Uses and Activities"

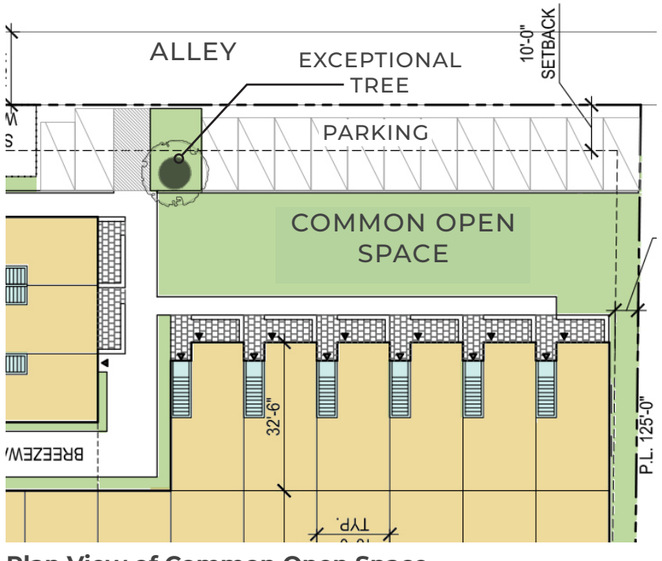
Response

EDG Scheme A includes a common open space on the eastern side of the site, adjacent to the parking and alley. While Scheme A's consolidation of the massing allows for this open space, this space is only directly visbile to units that face east or south, with less of a connection to street facing units. In addition, the consolidation of the massing results in a high percentage of units with only one exterior wall orientation, limiting unit interior access to to light and air circulation.

The main focus of the proposed design is to create a community oriented open space that is integral to the project. In response to staff comments, the massing of Building B has been adjusted to remove a bay of units, creating a larger interior open space centered on the exceptional tree. Locating the common open space between the building massing allows for a direct visual connection to interior open spaces for nearly all units. In addition, it allows for far more units to have multiple exterior wall orientations, improving access to sunlight and air circulation.

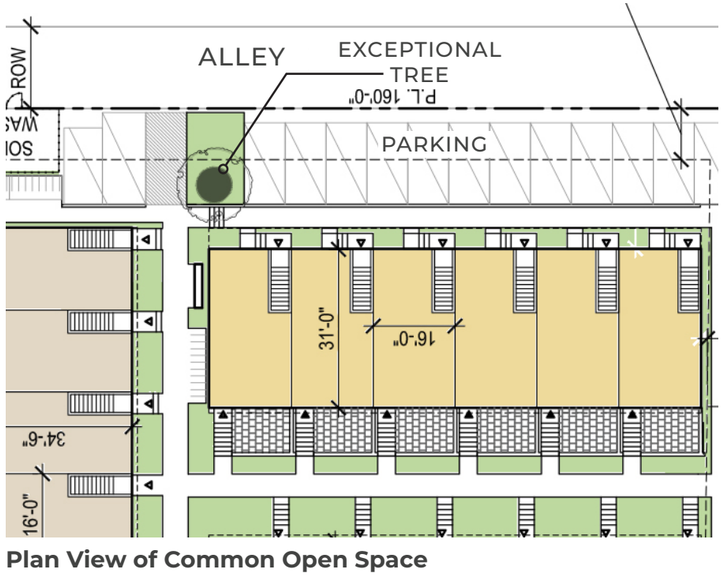
The open space will include access to bicycle parking, seating, and a mail kiosk, encouraging resident interaction to help activate the space.

EDG SCHEME A



Plan View of Common Open Space

EDG PREFERRED SCHEME C



Plan View of Common Open Space

REVISED DESIGN RECOMMENDATION SCHEME



Plan View of Common Open Space



Aerial View of Common Open Space

3.b Open Space Design

Cited Guidelines	Board Recommendation
CS1-D-1	"All design schemes show the conceptual intent to preserve an exceptional tree on the east side of the site. Scheme A, with its contiguous open space on the east side of the site, provides the strongest opportunity to integrate this existing site feature into a common amenity space. Staff requests study of the eastern open space at the Recommendation phase to examine how best to integrate the exceptional tree into the open space design. Revise the design of parking and walkways to further reduce encroachments into the critical root zone and organize the adjacent amenity space associated with the existing tree."

Response

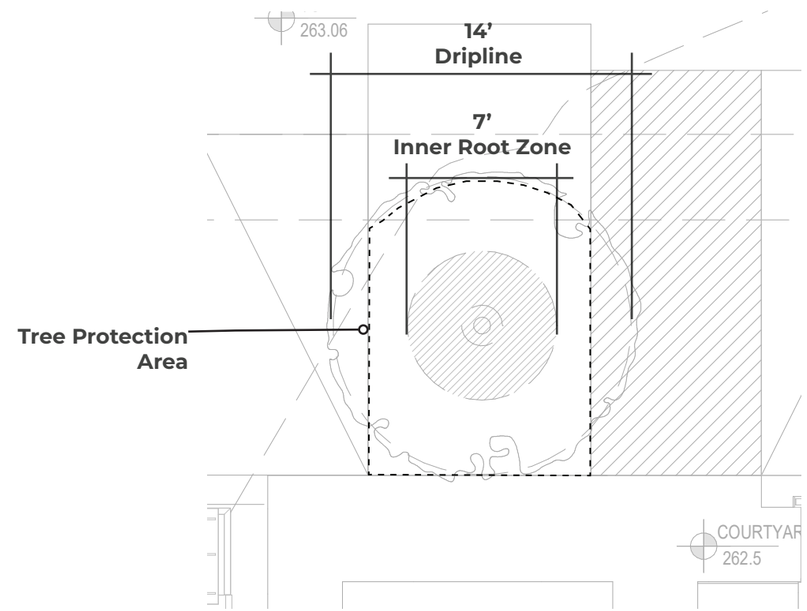
The common open space has been redesigned in response to staff comments in order to better integrate the exceptional tree.

The proposed design now integrates the exceptional tree as a main focus and anchor for the common community space. Greater separation from Building B and surrounding open space will increase tree access to sunlight and will help to maintain the health of the tree.

Care is taken to adhere to SMC 25.11.050.B requirements that restrict all encroachments into the inner root zone of the tree and to minimize intrusion into the dripline area to less than 1/3rd of the area.



View of Courtyard towards the Exceptional Tree



Tree Protection Plan Diagram



Rendered Courtyard Plan

4.a,4.b Site Planning

Cited Guidelines	Board Recommendation
DC1-II DC1-C-2 DC1-C-4 DC1-B-1	"The Board requested the applicant examine locating and arranging the ground-related commercial uses/entries along Rainier Avenue South in manner that could engage the breezeway entrance and accommodate ancillary activities (seating, etc.) to activate the public terrace area within the site." "In addition to the solid waste guidance above, utilize any services functions on the northeast side of the site to visually reduce the alley width and screen the proposed parking spaces to the south from the SW Graham Street frontage"

Response

The project team has been collaborating with SPU on the proposed solid waste storage and staging location along the alley. SPU has uploaded a letter of approval for a solid waste plan designed with the location and sizing as shown. An enclosure will be provided clad in the the same materials proposed on the buildings, and a 6 ft wide landscape buffer utilizing taller native plantings will help to screen the enclosure and parking from the street.



Perspective View of Trash Enclosure



Rendered Plan of Trash Enclosure

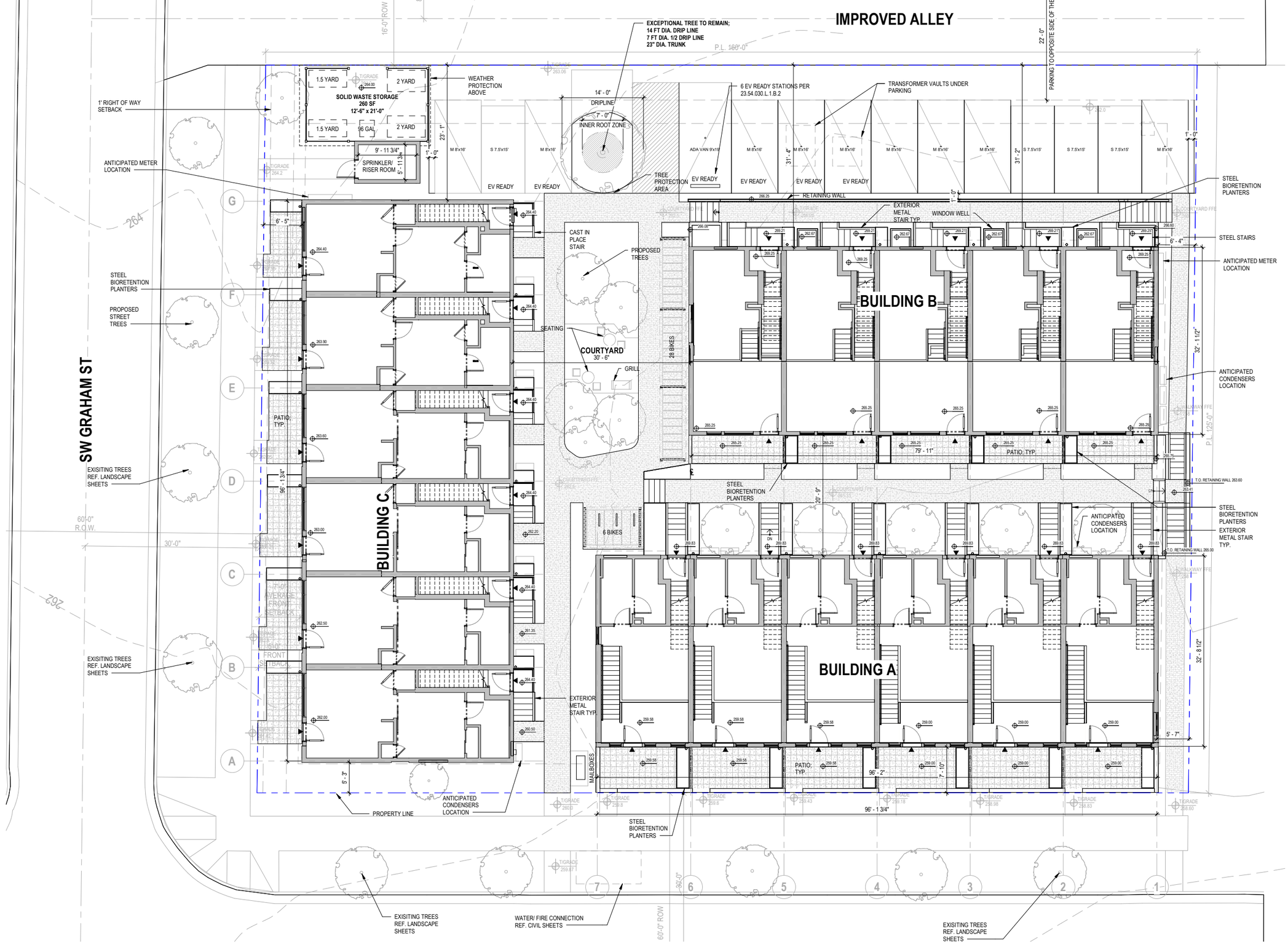
5.a BUILDING DESIGN

Cited Guidelines	Board Recommendation
DC4-II DC4-A-1	“Staff prioritizes design guidelines promoting the use of durable materials throughout the building design and ensuring that the use of materials and colors remains consistent throughout the project design”

Response

The revised scheme aims to create a unified material composition across all three buildings, while still giving each building its own identity. Please refer to sections 11.0 and 12.0 of this package for further information regarding updated elevations and material/finish selections.

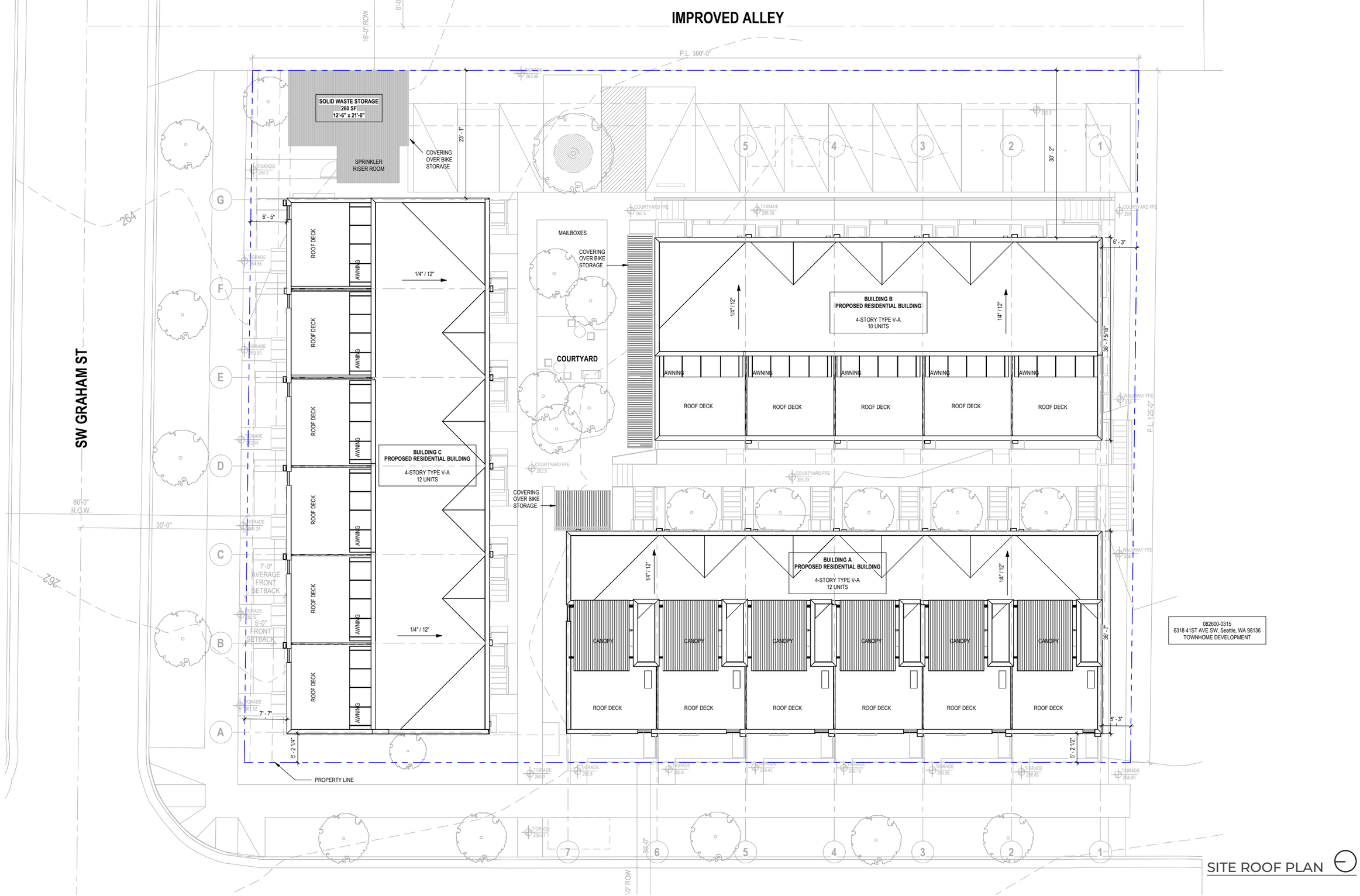




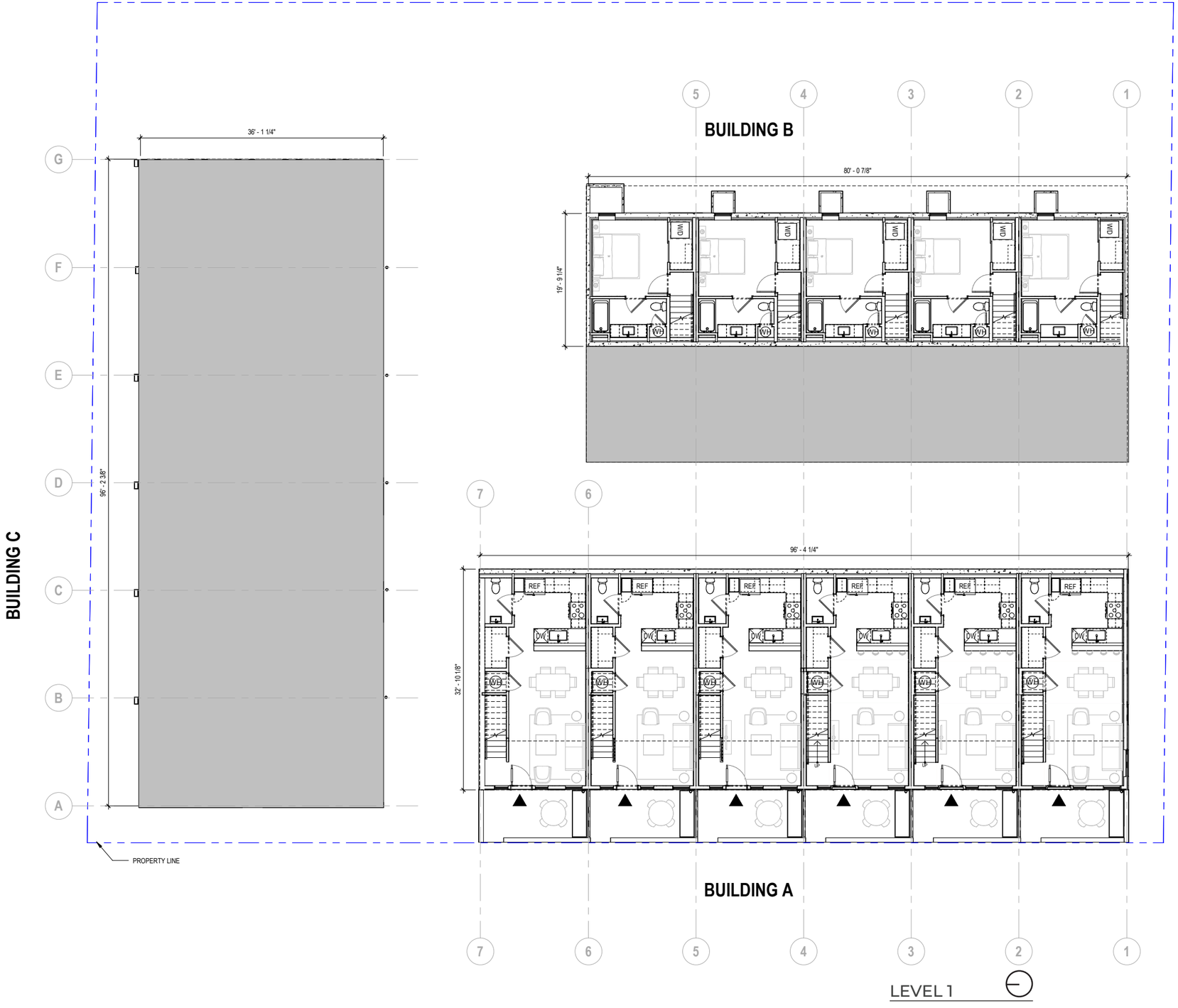
SITE PLAN

9.0 FLOOR PLANS

9.1 Overall Floor Plans

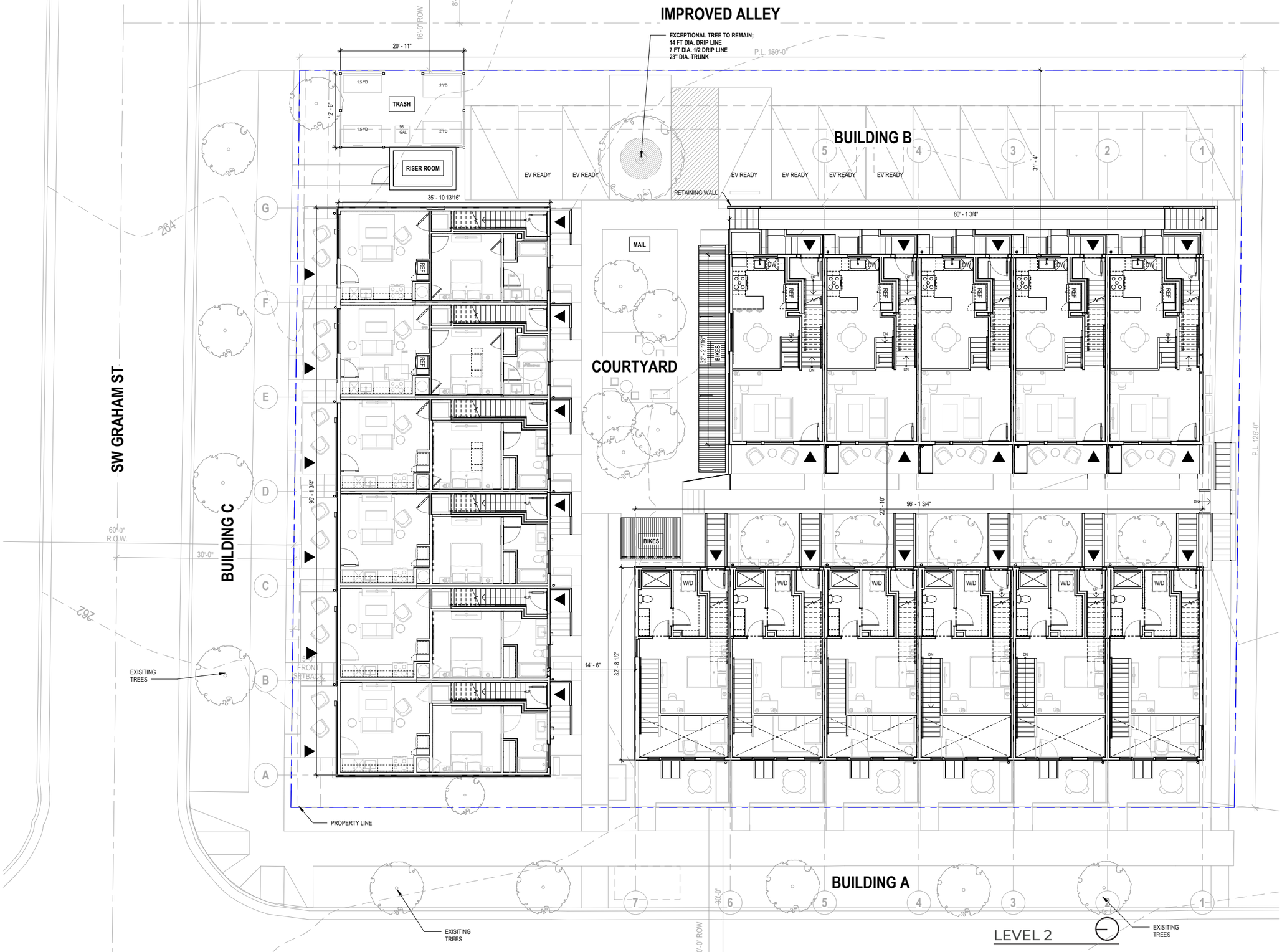


SITE ROOF PLAN



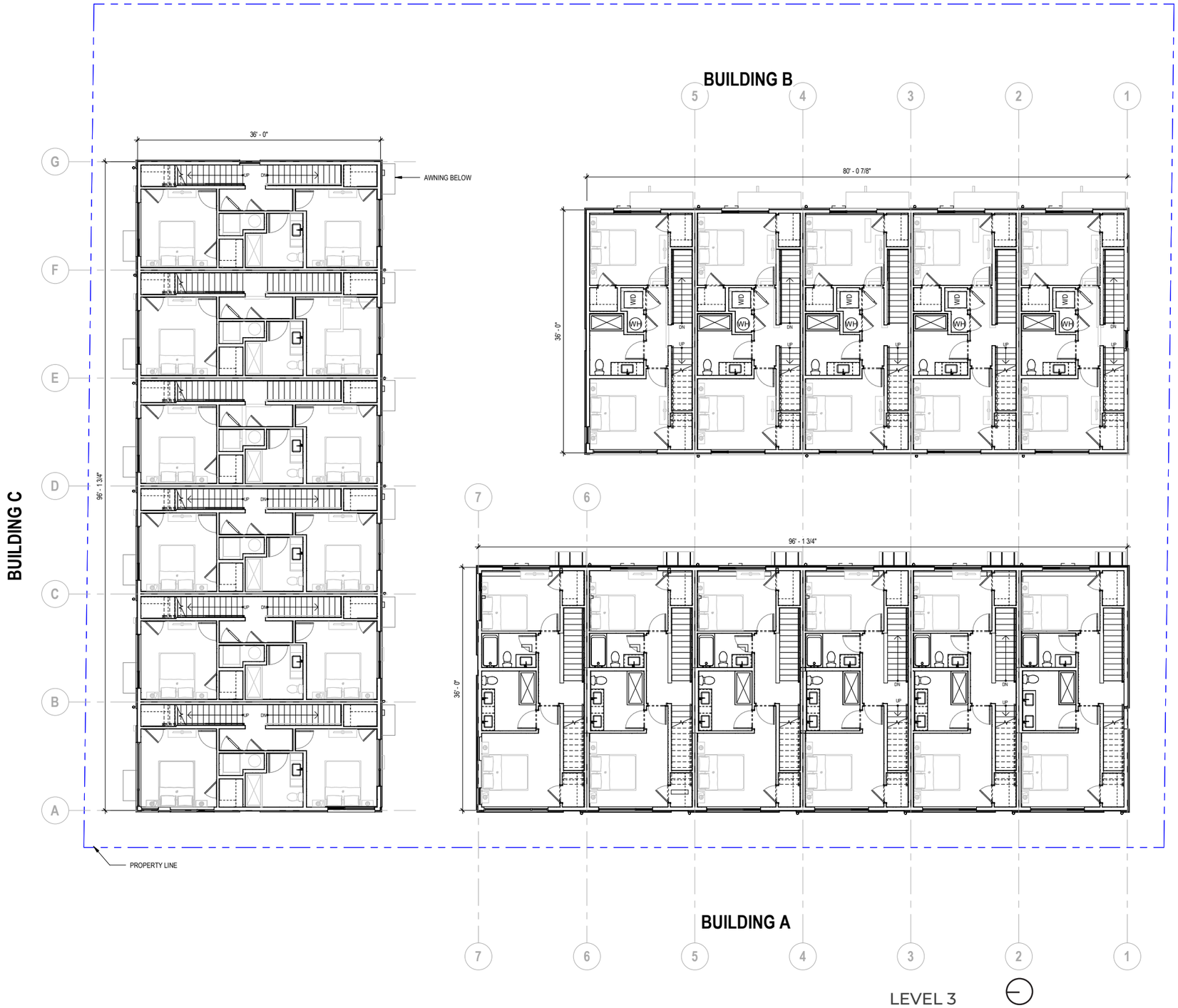
9.0 FLOOR PLANS

9.1 Overall Floor Plans



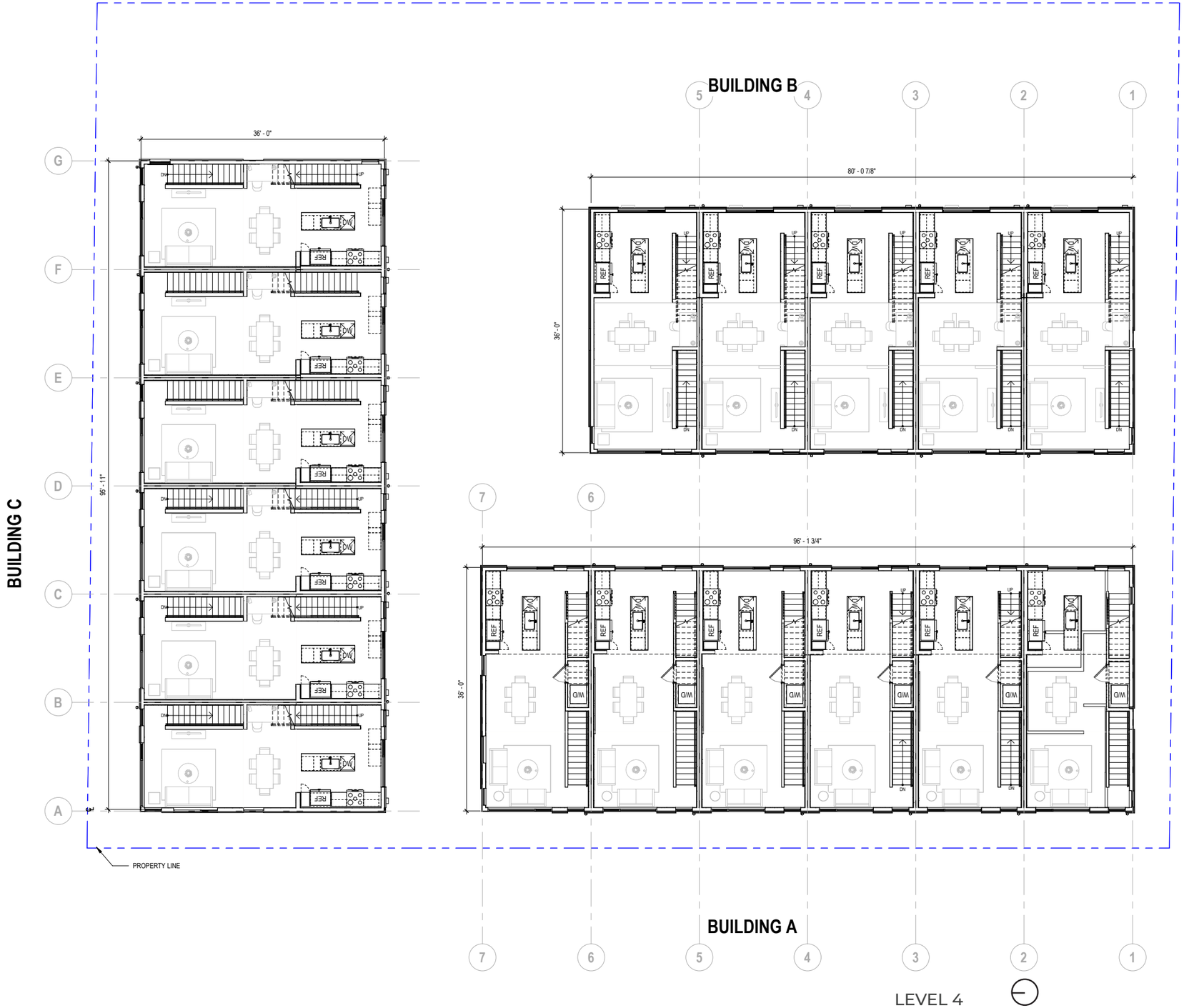
9.0 FLOOR PLANS

9.1 Overall Floor Plans



9.0 FLOOR PLANS

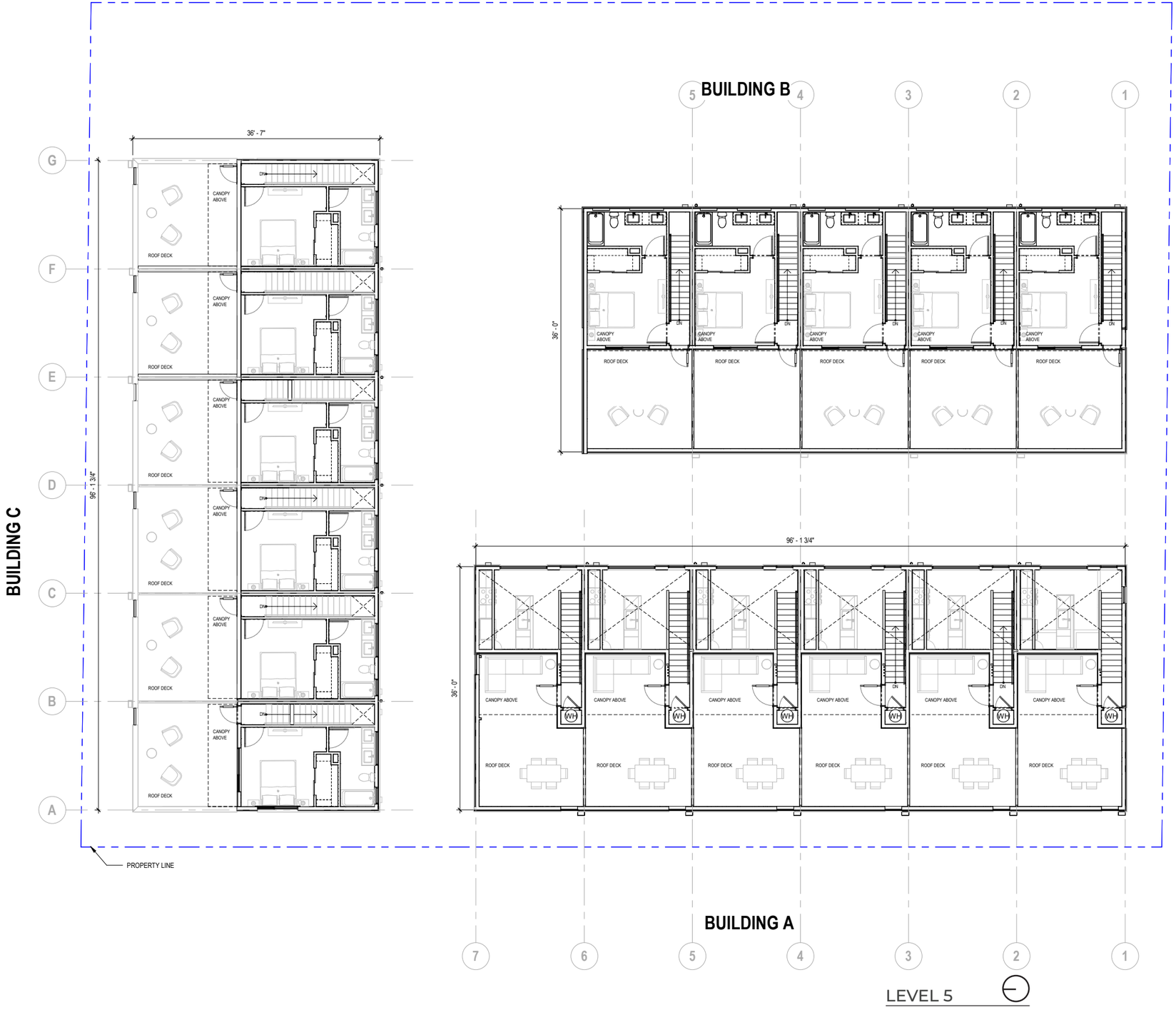
9.1 Overall Floor Plans



LEVEL 4

9.0 FLOOR PLANS

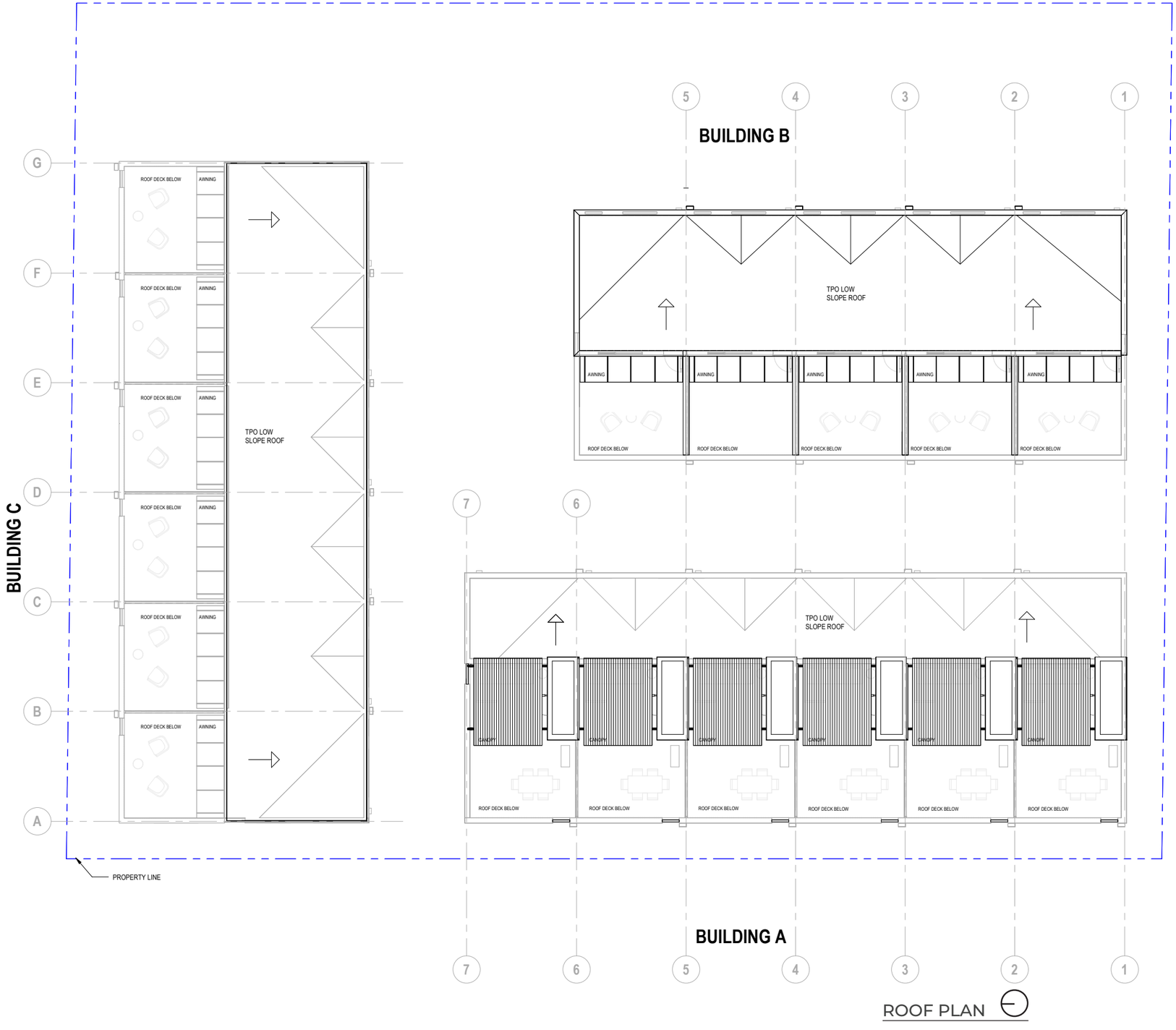
9.1 Overall Floor Plans



LEVEL 5

9.0 FLOOR PLANS

9.1 Overall Floor Plans

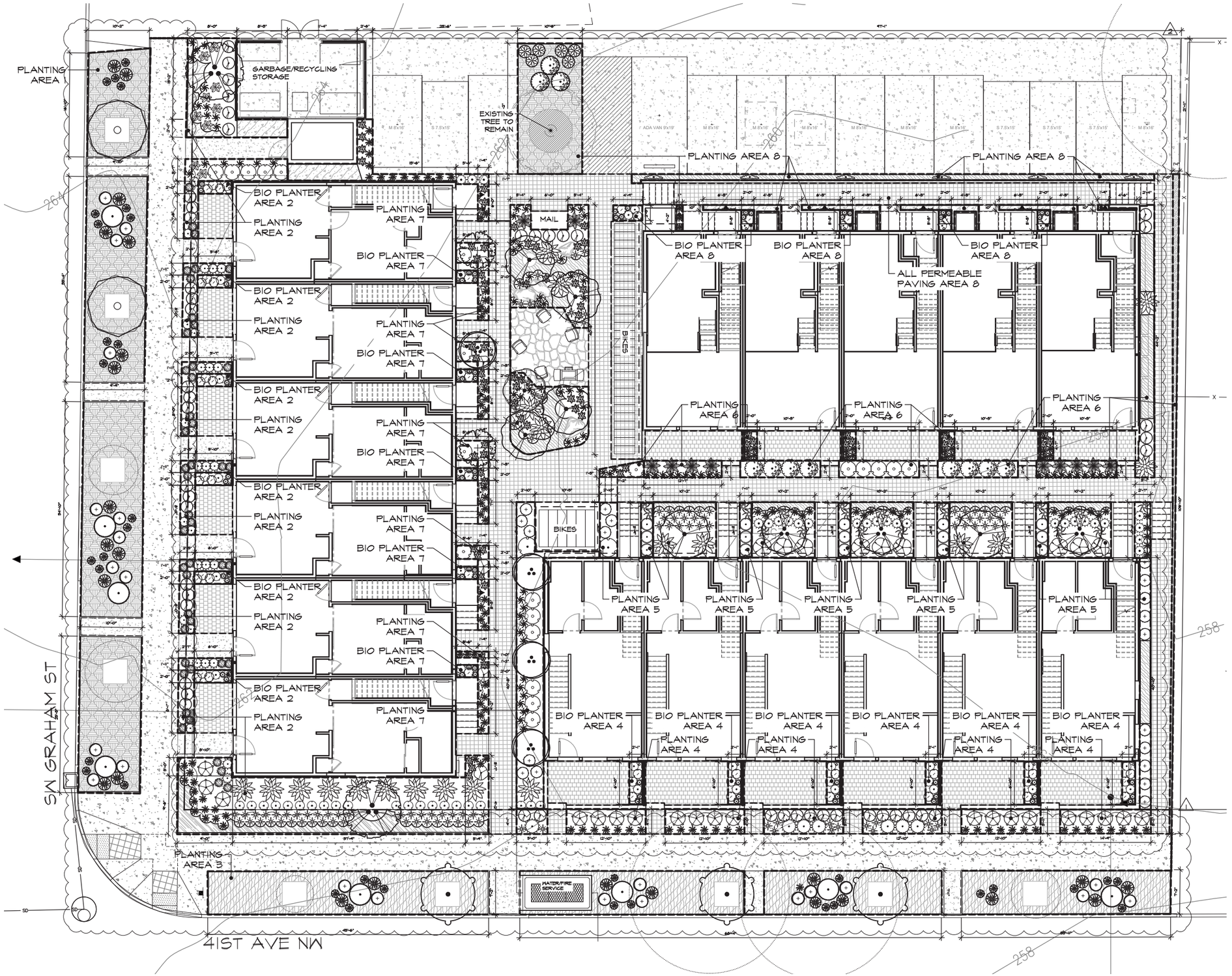

BUILDING B
BUILDING C
BUILDING A
PROPERTY LINE
TPO LOW SLOPE ROOF
ROOF DECK BELOW
AWNING
G
F
E
D
C
B
A
7
6
5
4
3
2
1

ROOF PLAN



10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans



10.0 LANDSCAPE PLAN

10.1 Landscape Illustrated Plans



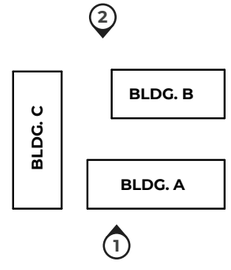
1 West Elevation



2 East Elevation

MATERIAL LEGEND

- CS-1 CEMENTITIOUS SIDING
- CP-1 CEMENTITIOUS PANEL
- MTL-1 METAL PANEL
- MTL-2 METAL PANEL
- WD1 WOOD SIDING





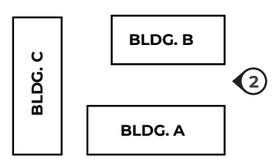
1 South Elevation



2 North Elevation

MATERIAL LEGEND

- CS-1 CEMENTITIOUS SIDING
- CP-1 CEMENTITIOUS PANEL
- MTL-1 METAL PANEL
- MTL-2 METAL PANEL
- WD1 WOOD SIDING





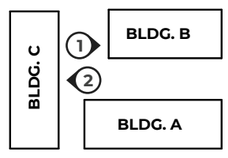
1 North Elevation



2 South Elevation

MATERIAL LEGEND

- CS-1 CEMENTITIOUS SIDING
- CP-1 CEMENTITIOUS PANEL
- MTL-1 METAL PANEL
- MTL-2 METAL PANEL
- WD1 WOOD SIDING





BUILDING A

1 East Elevation

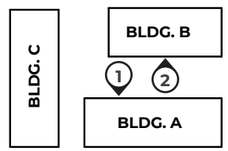


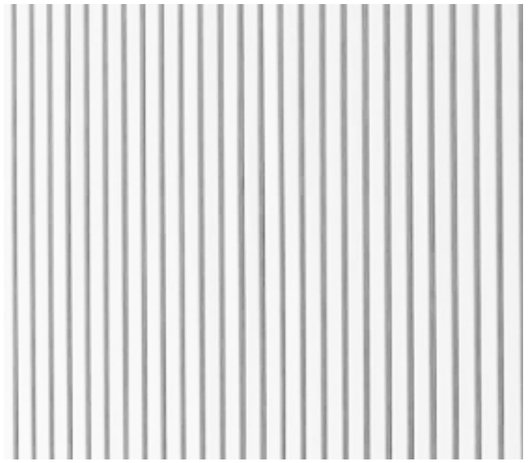
BUILDING B

2 West Elevation

MATERIAL LEGEND

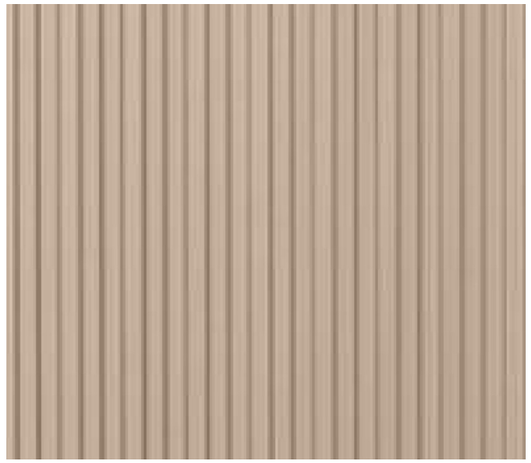
- CS-1 CEMENTITIOUS SIDING
- CP-1 CEMENTITIOUS PANEL
- MTL-1 METAL PANEL
- MTL-2 METAL PANEL
- WD1 WOOD SIDING





BOX RIB ALUMINUM PANEL - LIGHT

Color: Snowdrift White
Profile: 90 deg. vertical box ribs on 6” centers
Panel Size: 30”
Depth: 1.5”
Thickness: 22 ga.
Rainscreen application



BOX RIB ALUMINUM PANEL - DARK

Color: Copper Penny
Profile: 90 deg. vertical box ribs on 6” centers
Panel Size: 30”
Depth: 1.5”
Thickness: 22 ga.
Rainscreen application



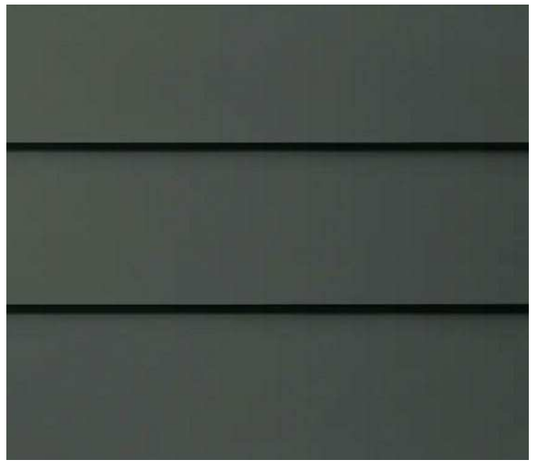
STAINED CEDAR TONGUE & GROOVE VERTICAL PLANK

Color: Medium Stain
Panel Size: 5 1/2”
Thickness: .75”
Rainscreen application



LINEAR GLASS FIBER REINFORCED CONCRETE PANEL

Color: Asphalt Gray
Texture: 50% Matte, 50% Sandblasted
Panel Size: 5.75” x 5’-10”
Thickness: 1/2”
Exposed Fasteners
Rainscreen application



FIBER CEMENT PANEL, INTEGRAL COLOR

Color: Asphalt Gray
Panel Size: 2’-0” x 8’-0”
Thickness: 8mm
Exposed Fasteners
Butt Joints
Rainscreen Application



COMPOSITE FRAME UNIT WINDOWS

Color: Dark Grey Vinyl



13.0 RENDERINGS

13.1 Building Perspective Renderings



13.0 RENDERINGS

13.1 Building Perspective Renderings



13.0 RENDERINGS

13.1 Building Perspective Renderings



13.0 RENDERINGS

13.1 Building Perspective Renderings



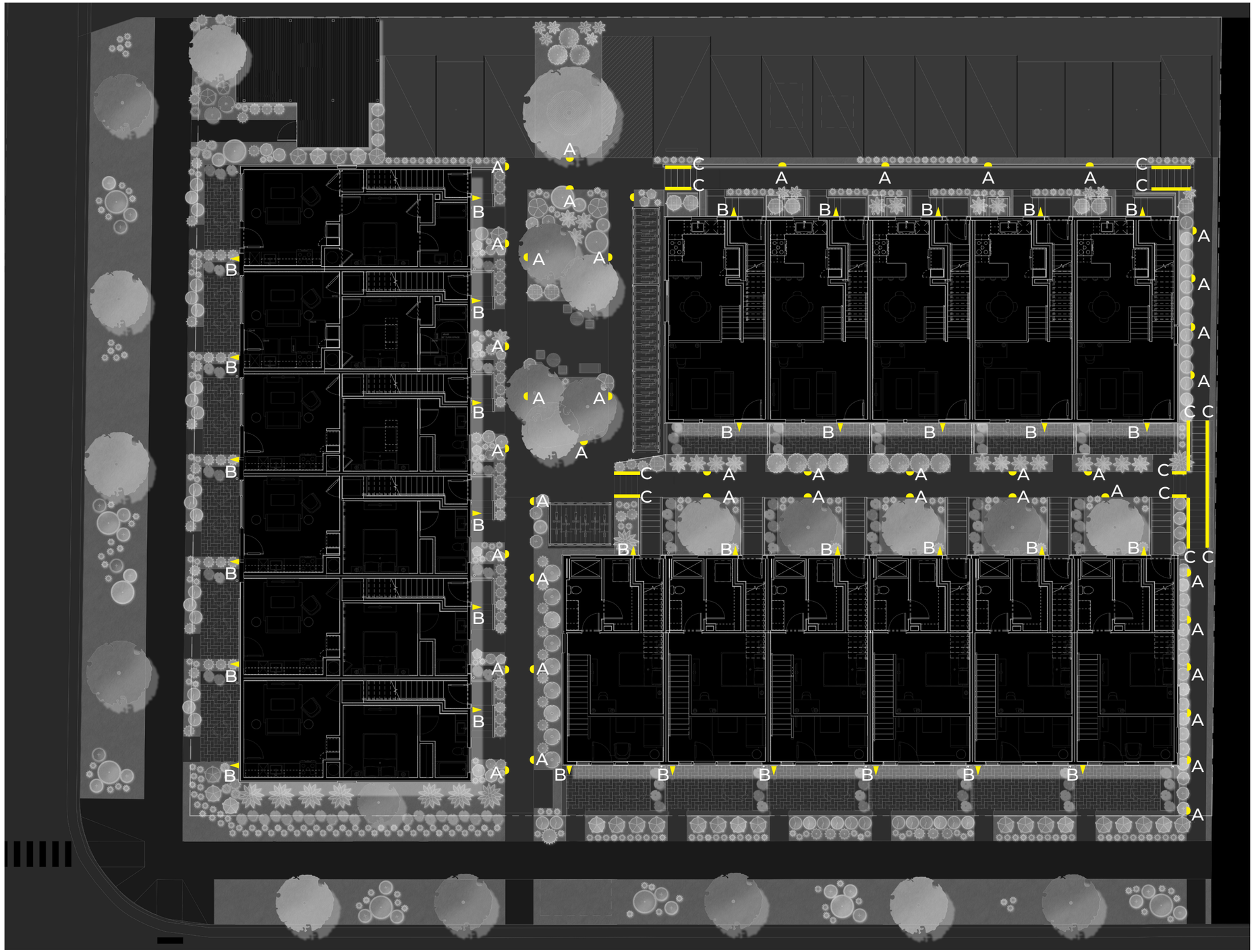
A PATH LIGHTING



B WALL MOUNTED SCONCE



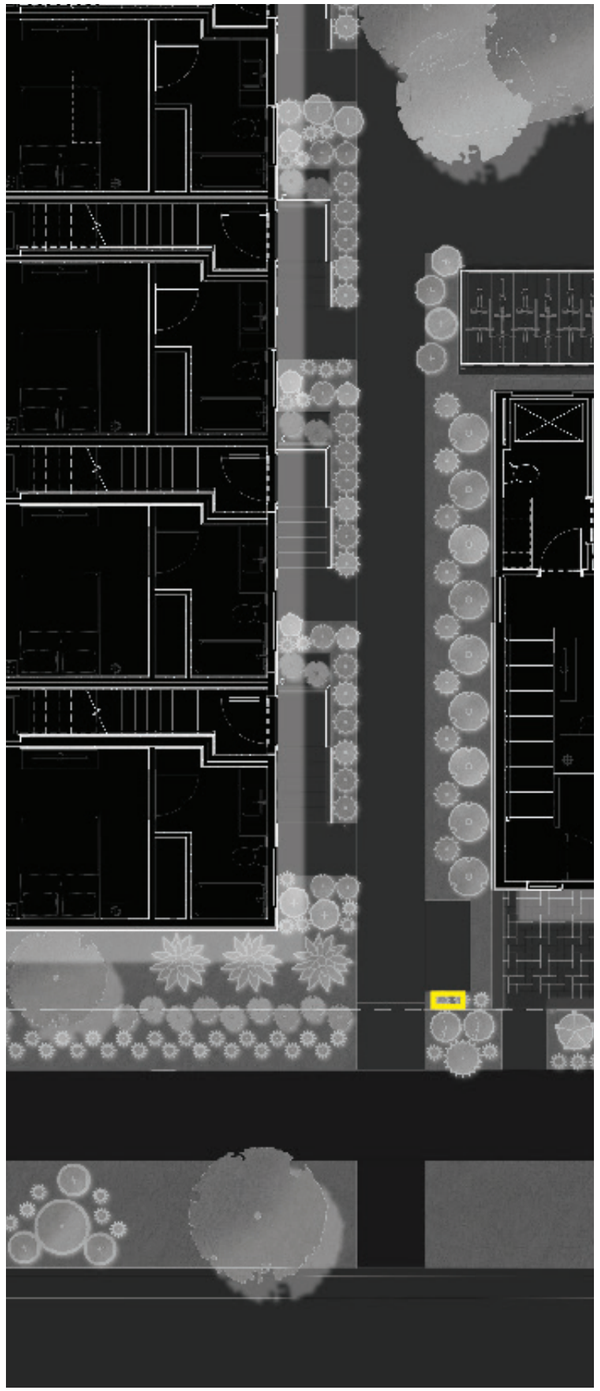
C STAIR OR RAMP LIGHTING



SITE LIGHTING PLAN DIAGRAM

14.0 EXTERIOR LIGHTING PLAN

14.1 Exterior Lighting and Signage Plan

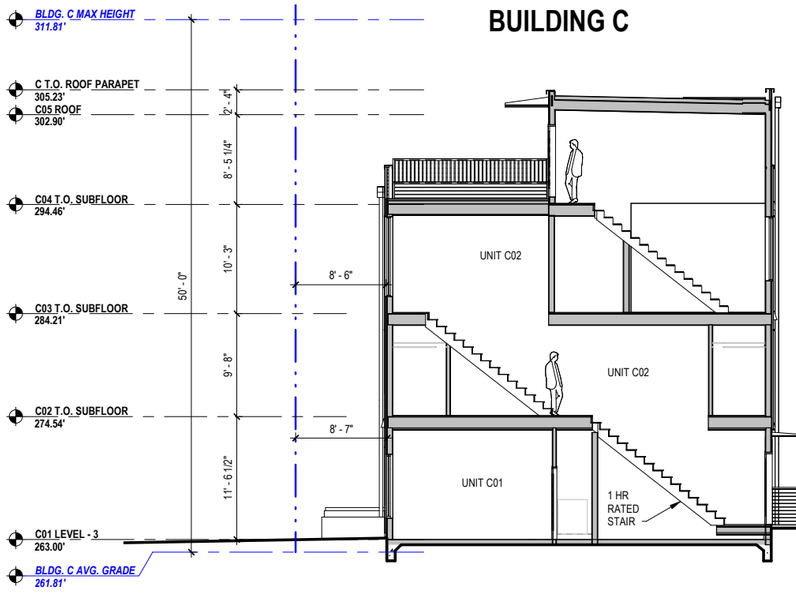




15.0 SIGNAGE CONCEPT PLAN

15.1 Signage Plan

BUILDING C

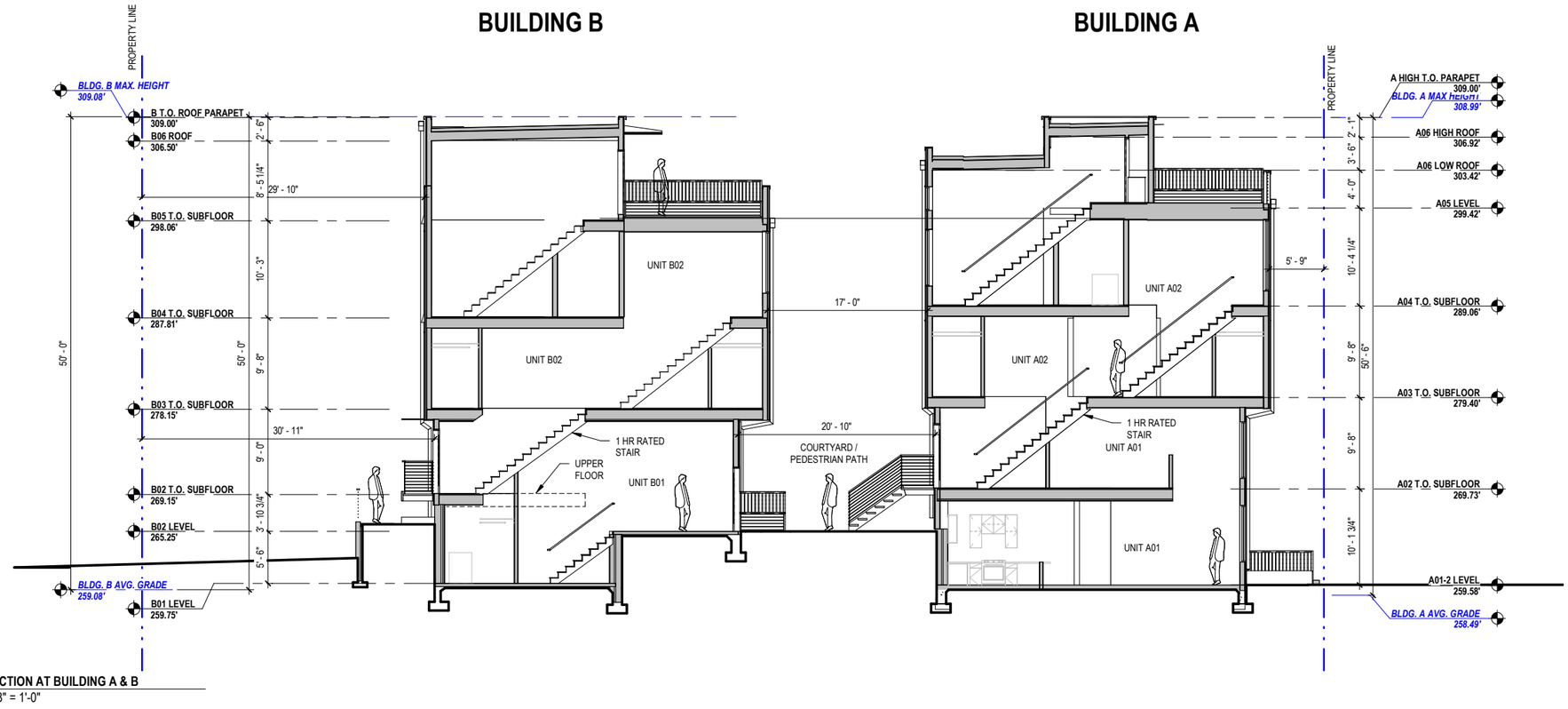


BUILDING B



16.0 BUILDING SECTIONS

16.1 Building Sections



2 SECTION AT BUILDING A & B
1/8" = 1'-0"

16.0 BUILDING SECTIONS

16.1 Building Sections