

RED WILLOW RESIDENCES

REVISED 9/9/2021

STREAMLINED DESIGN REVIEW

SDCI NO. 3037679-EG
6732 40TH AVE S
SEATTLE, WA 98118

APPLICANT:
VY ARCHITECTURE
442 W. THATCHER ST.
BOISE, ID 83702

OWNER/DEVELOPER:
RED WILLOW RESIDENCES LLC
6910 ROOSEVELT WAY NE #332
SEATTLE, WA 98115



REVISION 1

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3.0 DEVELOPMENT OBJECTIVES

To Whom It May Concern,

We face a common concern as a community: providing one of the basic human needs for every person, a stable, healthy and affordable home. Due to mounting economic and demographic pressures, the City of Seattle and surrounding municipalities are struggling to meet this need, a struggle which is particularly acute among those individuals and groups which have fewer economic resources.

Public housing resources in this region are among the strongest, per capita, across the U.S. Even with this foundation, we, as a wider community, are continuing to fall further behind in terms of meeting one foundational element of a more equitable society: healthy, stable, community-based housing which can be accessed without undue stress on household economics.

The Red Willow Apartments is a project of a team of three, all long-term Seattleites who have endeavored to address housing concerns through both professional roles and public advocacy. A structural, foundational goal of this project is delivering sustainable rental housing utilizing only private funding. Financial support for meeting the above goals, beyond standard for-profit/market-rate housing, will be by a limited return investment structure. Financial returns which would otherwise be realized by investors will instead be directed to construct and maintain a better building and to support reduced rental rates for at least 33% of the apartments.

While this project is not a non-profit endeavor, the limited-return structure will provide a stable, modest, annual return to the long-term investors. With proof-of-concept, further projects will be pursued following the completion of the Red Willow Apartments. A non-financial reward for the investors is the reality of supporting a vibrant building which is designed and constructed to deliver healthy, comfortable, environmentally balanced, energy efficient and affordable housing in one of Seattle’s dynamic neighborhoods.

Sincerely,

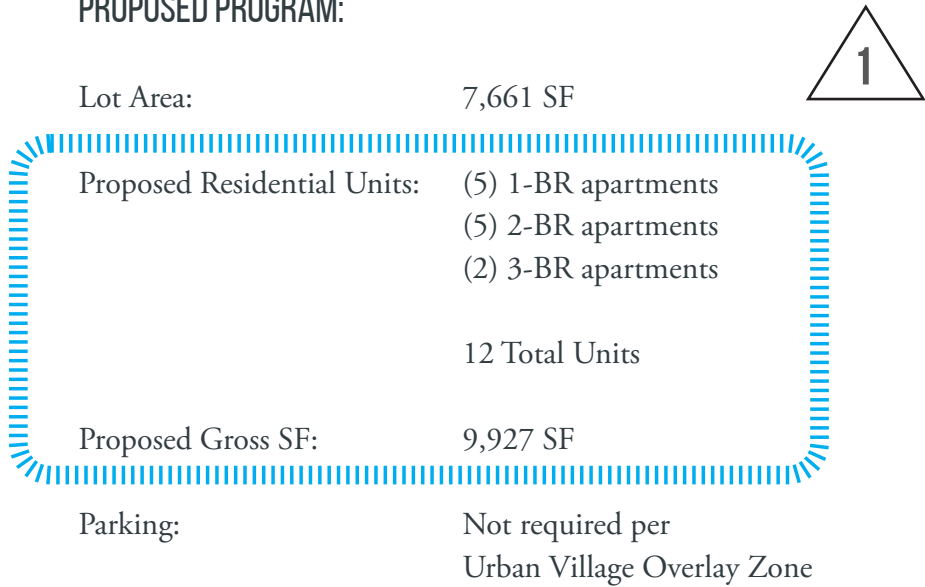
The Red Willow Apartments Team

3.0 DEVELOPMENT OBJECTIVES

SDCI PROJECT NUMBERS:

Early Design Guidance:	3037679-EG
Demolition Permit:	6825766-DM
Construction Permit:	6825765-CN

PROPOSED PROGRAM:



The Red Willow Residence consists of twelve (12) residential units with no associated parking. The twelve units vary in size, from 3 bedroom units to 1 bedroom units, and are intended to fill a gap in the Seattle rental market for low-income families. The project goals are rooted in an investment in building and community with a commitment to families, sustainability, and the specificity of place, and include the following:

- Social Impact Investment: reduction of ROI in order to keep rents low and provide affordable housing to individuals and families without public funding, addressing extant and relevant need in Seattle.
- Building quality sustainable and energy-efficient housing that is durable and long-lasting. Owner-owned, owner-maintained, with a minimum of a 10-15 year ownership trajectory.
- Building good community, focused on livability and quality wherein the site design and architecture provides a framework of livability.
- Realizing a project in support of community culture that is designed to encourage and facilitate connection and interaction of neighbors (places to gather, eat, play, etc.)
- Commitment to sustainability, including integration of Passive House Performance criteria into the project at the outset. Through the construction of a quality high-performance envelope, coupled with a simple mechanical system, the building energy needs will be significantly reduced. The low energy needs that remain can be covered in a cost-effective manner by tenants through renewable energy sources.
- An investment in place - a housing development that is built for the neighborhood, specific to its needs.
- An investment in the aesthetics and utility of the built environment.

- A first step - the first of its scale in a current single-family neighborhood, the first of its kind in energy efficiency, the first of its kind as a financial model.

The project is designed with careful consideration of the surrounding neighborhood, and an understanding of the transitional nature of that neighborhood from of single-family homes, to a higher-density corridor, and a recognition of the LR-1 Zone as a transitional zone between densities. In response to the adjacent single-family homes, the project massing is reduced through the expression of multiple volumes and roof forms. Material selections are based on relevant neighborhood materials and desire to maintain a pedestrian scale. Site elements, landscaping, detailing, and fenestration are articulated to create a layered and dynamic façade and entry experience and for the passersby and inhabitants alike.

The Red Willow Residences are envisioned as a model project in the vibrant Othello neighborhood.

3.0 SUMMARY OF PUBLIC OUTREACH

Printed Outreach:

A door-to-door fact sheet was distributed to all residences and businesses within 500 feet of the proposed site. The fact sheet provided basic project information and directions to complete an online survey. The fact sheet was translated to Chinses, Vietnamese, and Spanish. (See Appendix for Community Outreach Survey Flyer)

Digital Outreach:

Project information was posted on the Department of Neighborhood’s early outreach blog on March, 18th 2021.

An online survey, open on April, 25th 2021, invited neighbors and member of the community to provide input for the project. The survey was advertised via:

*Fact sheet delivered to neighbors within 500 feet;
Email to community organizations; and
Posted on local blog and community newsletter (“The Facts”)*

See Appendix for Distributed Flyer

Summary of Responses:

Of the respondents to the survey, four indicated that they lived close to the project site, two visit the area for work or leisure, and one is a direct neighbor to the site (6718 40th Ave. S). The respondents are most concerned with the affordability of the units and that the project is designed with environmental sustainability in mind, with four responses to each. One individual would like to see that the project is designed to be family-friendly, and another is worried about parking availability along the street.

Those who responded want improvements to the sidewalk, street, and landscaping to be pedestrian oriented with greenery/plants, lighting to promote safety, potential seating and places to congregate, and to be made from quality building materials. Some of the other key concerns of those surveyd are the potential construction disruptions to the neighborhood, that parking and driving will become more difficult, and that the project is out of scale with the other buildings.

What would make the new building successful for decades to come?

“That the carbon footprint is very [minimal]. We need a sustainable building and quality ensures everything works...”

The project is going to be designed and built to PHIUS+ Passive House Standard. A prerequisite for achieving Passive House Certification is an investment in the quality of the building envelope.

“It is very important for this new building to have its own parking facilities. There is a lack of parking on this block in particular because of the church that has several services throughout the week...It is a huge problem and the addition of 12 more units will only add to the issue.”

“In-house parking and fewer units”

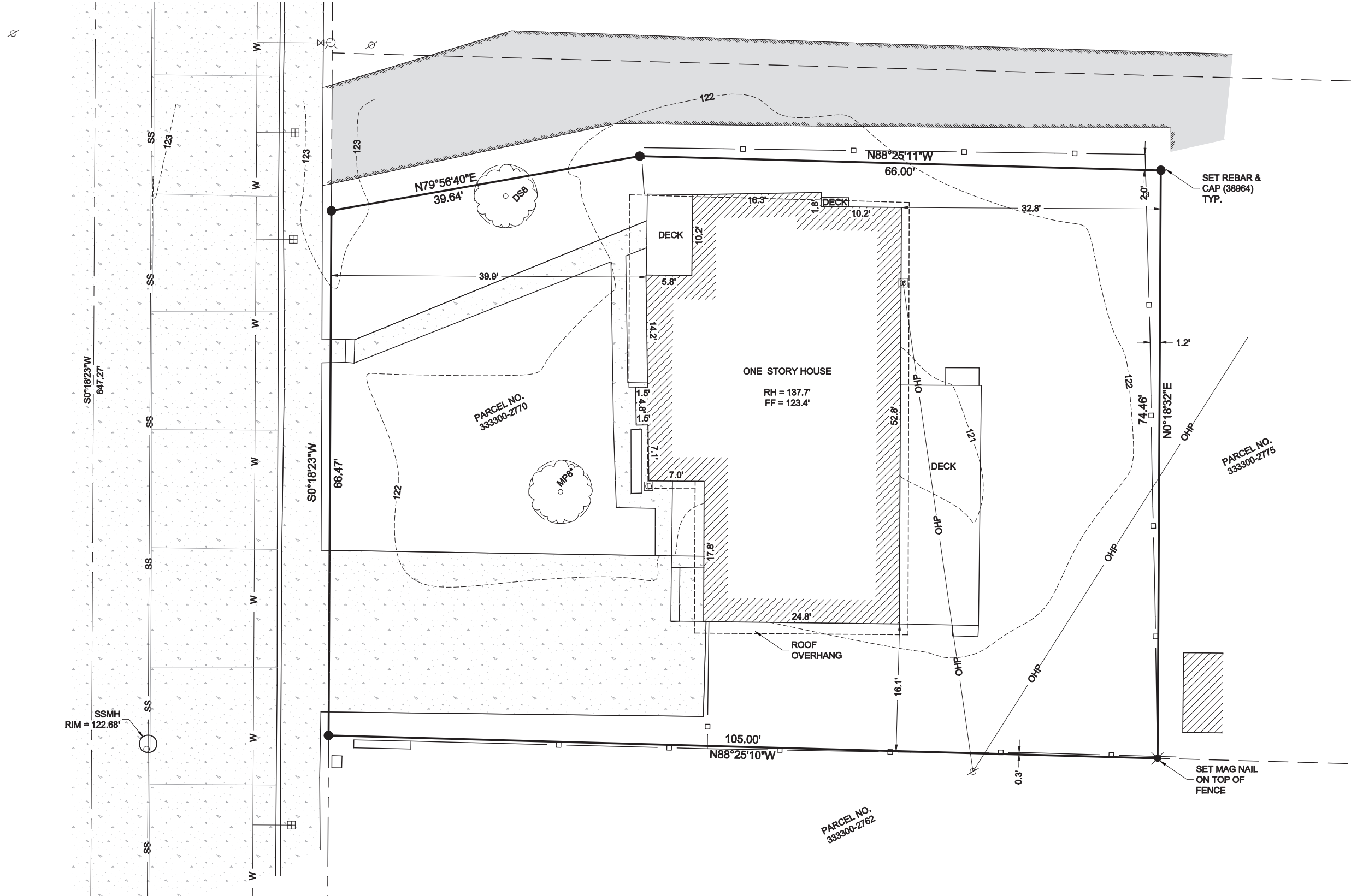
Because of the proximity to the Othello Station, and being sited within the urban village overlay zone, the project is not required to provide on-site parking. In order to promote a more community oriented design, the project focuses on the scale of the predestrian, with a sizeable portion of the property being dedicated to an outdoor amenity space with ample bicycle parking, rather than vehicular parking.

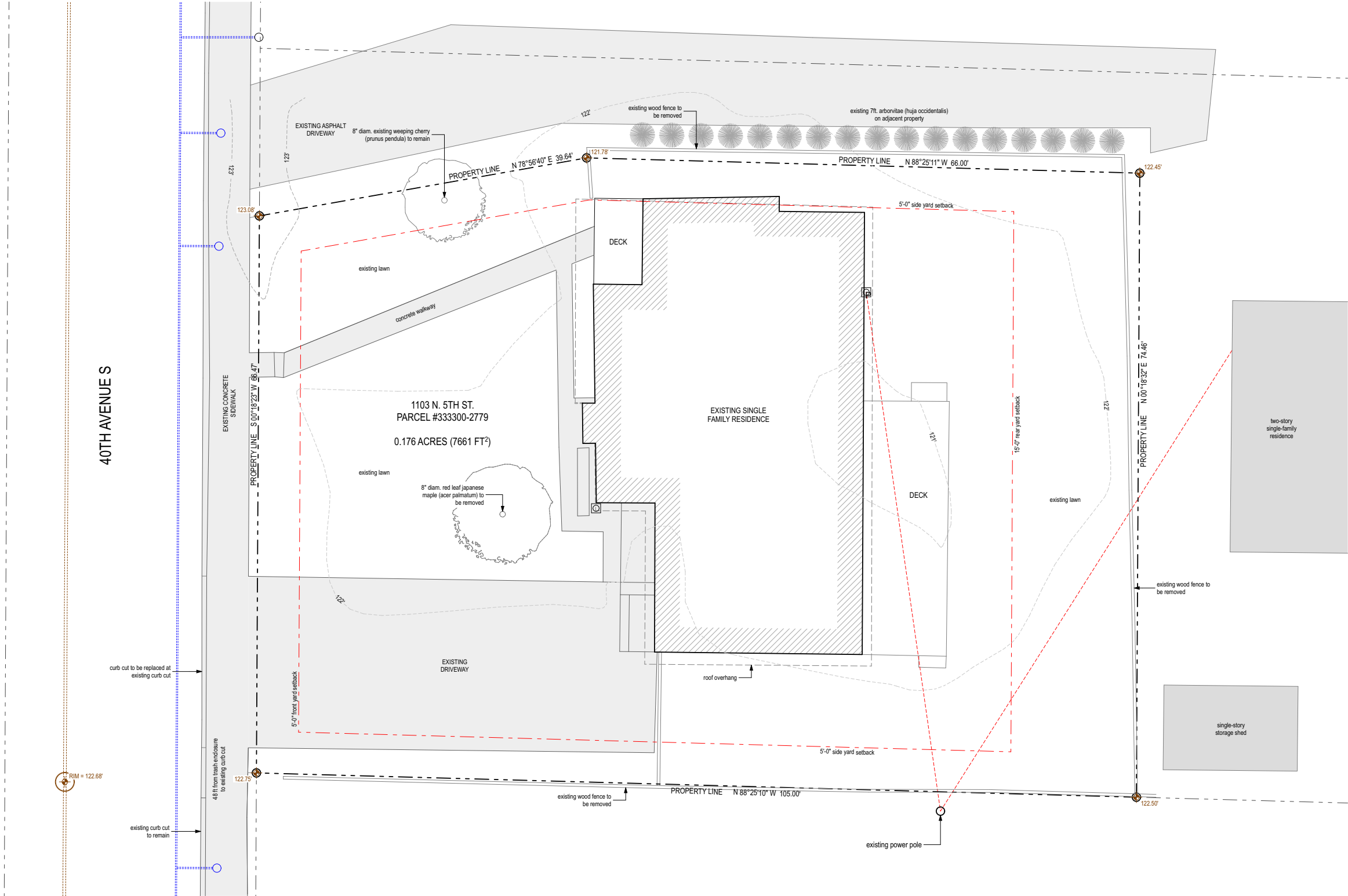
Is there anything specific about this property that would be important to know?

“It’s in the middle of a residential street... There are homes on the back of the property that will lose significant sunlight.”

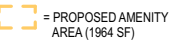
The project is oriented along an east-west axis, with the street facing facade maintaining a similar width to the surrounding context. The project is composed of three main volumes with distinct roof lines, in order to reduce the percieved mass of the building. Since the project is sited to the north-west of the site and the presence of driveways to the north and south, the impacts of shading on the surrounding lots is minimal.

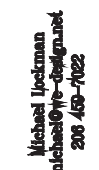
40TH AVENUE S

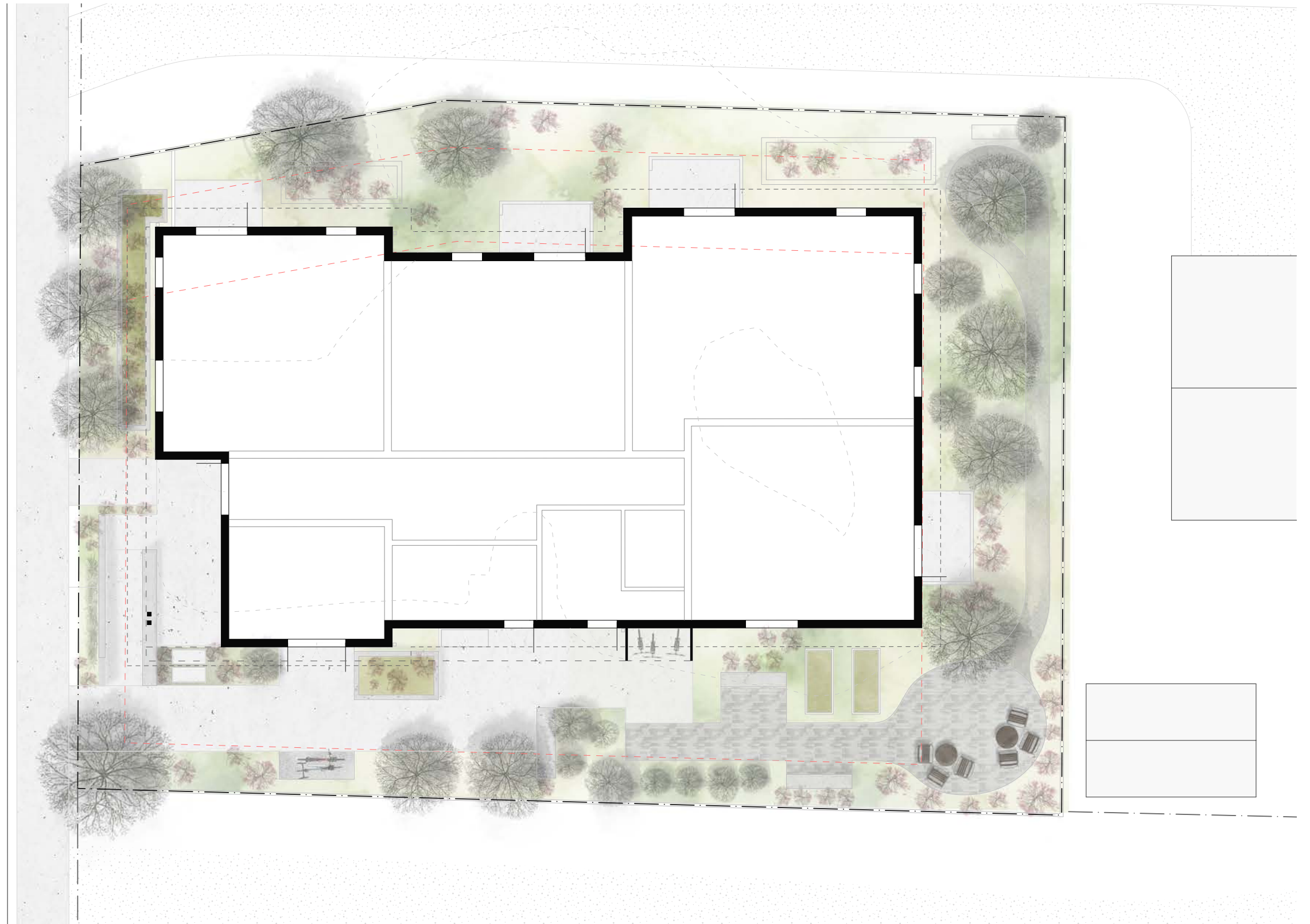




4.0 SITE PLAN

A large triangle with a black outline and a white fill, containing the number '1' in the center.

A large triangle with a black outline and a black number '1' in the center.

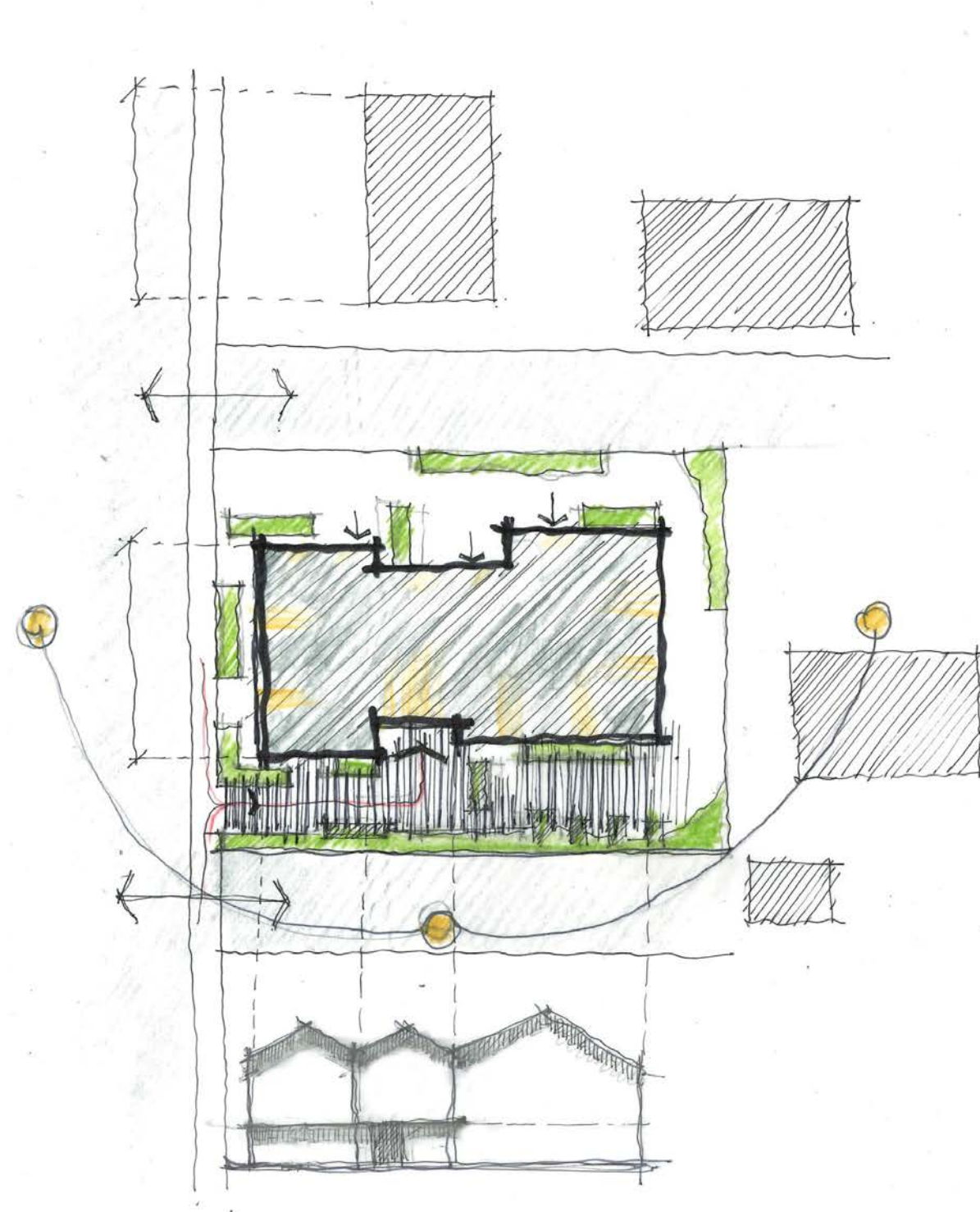


5.0 CONTEXT ANALYSIS | NEIGHBORHOOD CONTEXT & CUES

The project site is located at 6732 40th Ave, in the Othello Neighborhood, in a recently up-zoned LR-1 zone and within the bounds of a Residential Urban Village. The site is separated from Martin Luther King Jr. Way and the Central Link Light Rail by a narrow block that is home to the Debre Mihret St. Michael Ethiopian Orthodox Church and its dedicated parking. The project lies between single family homes to the North and East, and a larger commercial and multi-family developments to the South and West. As such, it is in a position of transition between scales. While there is a significant amount of development underway to the South, along Martin Luther King Jr. Way, Red Willow Residences will be the first development on its block.

The adjacent residential buildings consist largely of 1-2 story gabled homes with horizontal lap siding. The colors are often neutral with the occasional bright color. The fenestration patterns are generally inconsistent, and there are frequent overhangs on the street-facing façade.

The site is relatively flat, with a narrow street, and sidewalk directly adjacent to the street with no park strip present. Planting is sporadic and there are no consistent street trees or shrubs on the site. Hedges and shrubs often serve to create zones of privacy.



5.0 CONTEXT ANALYSIS | COMPOSITE SITE PHOTOGRAPHS

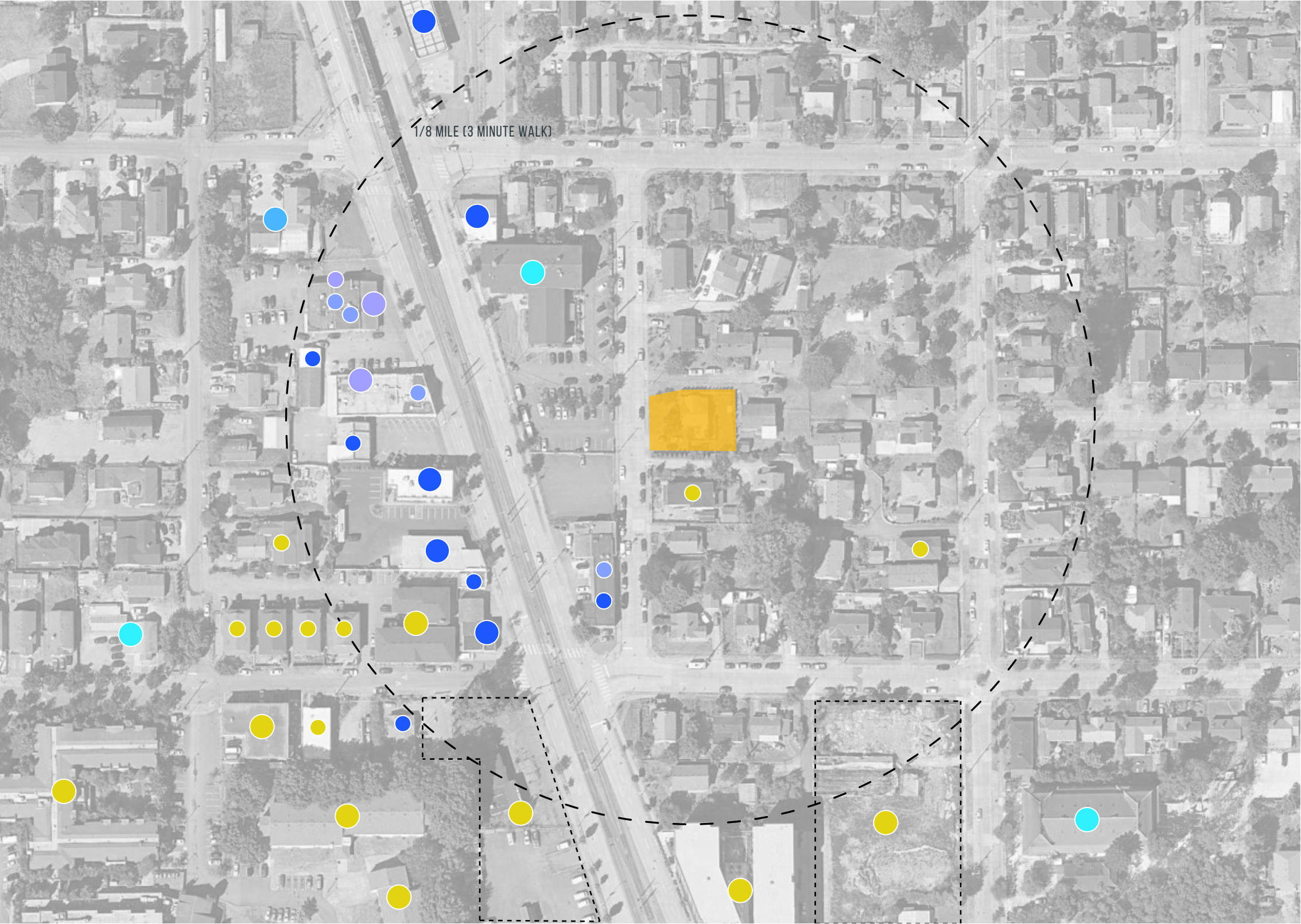


5.0 CONTEXT ANALYSIS | SITE PHOTOGRAPHS



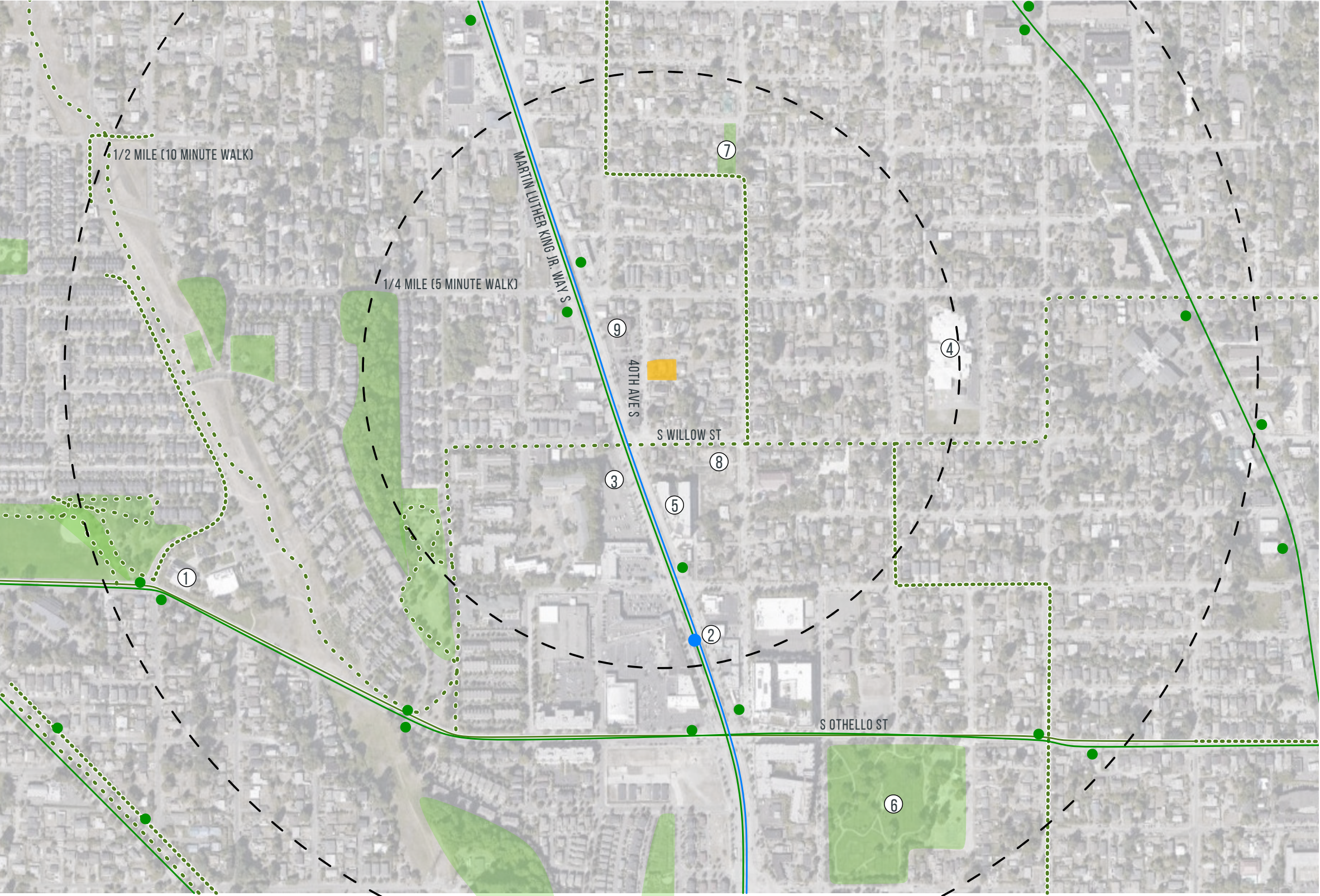


5.0 CONTEXT ANALYSIS | ADJACENT USES & AMENITIES



LEGEND

- DEVELOPMENT SITE
- MULTIFAMILY
- COMMERCIAL
- RELIGIOUS
- RESTAURANT
- GROCERY
- COMMUNITY
- FUTURE DEVELOPMENT

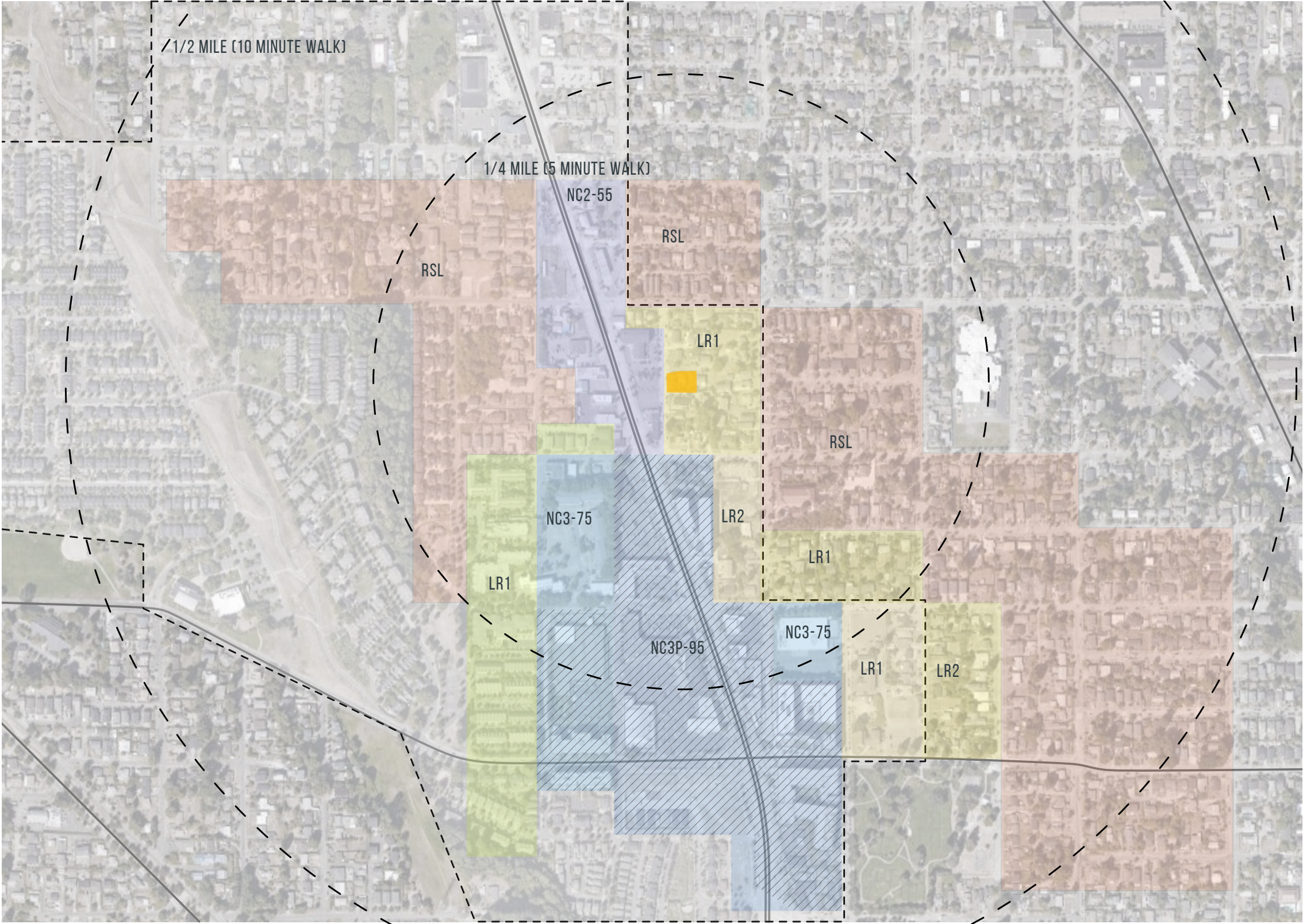


LEGEND

- DEVELOPMENT SITE
- LIGHT RAIL LINK
- BUS ROUTE
- BIKE ROUTES
- LIGHT RAIL LINK STOP
- BUS STOP
- POINT OF INTEREST (SEE NEXT PAGE)
- GREEN SPACES

5.0 CONTEXT ANALYSIS | POINTS OF INTEREST





LEGEND

- DEVELOPMENT SITE
- MULTIFAMILY
- MIXED USE
- SINGLE FAMILY
- PEDESTRIAN ORIENTED ZONING
- RESIDENTIAL URBAN VILLAGE

ZONE:

LR-1

OVERLAYS:

OTHELLO RESIDENTIAL URBAN VILLAGE, PARKING FLEXIBLE AREA

LOT AREA:

7,661 SF

23.45.510

FLOOR AREA RATIO

ALLOWED: 1.3 (APARTMENTS IN LR-1 W/ MHA SUFFIX)
1.3 X 7,661 = 9,959 SF MAX

PROVIDED: 9,927 SF

23.45.512

FAMILY-SIZED UNIT REQUIREMENTS IN LR1 ZONES

REQUIRED: FOR EVERY 4 UNITS
ONE 1-2 BED UNIT MIN 850 SF
OR
ONE +3 BED UNIT MIN 1,050 SF MAY REPLACE UP TO TWO 1-2 BED UNITS

PROVIDED: 12 UNITS/4 = 3
TWO 3 BED UNITS, 1,058 SF EACH

23.45.514

STRUCTURE HEIGHT

ALLOWED: 30' MAX (APARTMENTS IN LR1 W/ MHA SUFFIX)
+5' FOR PITCHED ROOFS WITH MIN SLOP OF 3:12

PROVIDED: 35' MAX ABOVE AVERAGE GRADE WITH 3:12 PITCHED ROOF

23.45.518

SETBACKS

FRONT (WEST) REQUIRED: 5' MIN
PROVIDED: 7'-0"

REAR (EAST) REQUIRED: 10' MIN W/ ALLEY; 15' MIN NO ALLEY
PROVIDED: 15'-0"

SIDE REQUIRED: 5' MIN; 7' AVERAGE (FACADE >40')
PROVIDED: 15'-7" MIN (S); 7'-8" MIN (N)

23.45.522

AMENITY AREA

REQUIRED: 25% LOT AREA
25% X 7,661 = 1,915.25 SF MIN

PROVIDED: 1,964 SF

23.45.527

STRUCTURE WIDTH

ALLOWED: 45'

PROVIDED: 46'-9" *

* SEE SECTION 9.0 ADJUSTMENTS

23.45.527

FACADE LENGTH

REQUIRED: THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15' OF A LOT LINE THAT IS NEITHER A REAR OR STREET LOT LINE SHALL NOT EXCEED 65% OF THE LENGTH OF THAT LOT LINE

NORTH: 66'-0" X 65% = 42'-10"
NORTHWEST: 39'-8" X 65% = 25'-9"

PROVIDED: NORTH: 31'-10"
NORTHWEST: 26'-4" *

* SEE SECTION 9.0 ADJUSTMENTS

23.54.015

VEHICLE PARKING

REQUIRED: NO MINIMUM REQUIREMENT
IF THE LOT IS WITHIN AN URBAN VILLAGE & FREQUENT TRANSIT SERVICE AREA, THE PARKING REQUIREMENT IS REDUCED TO ZERO

PROVIDED: 0 SPACES

23.54.015

BICYCLE PARKING

REQUIRED: 1 LONG TERM SPACE PER DWELLING UNIT

PROVIDED: 12 LONG TERM SPACES (1 PER UNIT)

23.54.040

SOLID WASTE AND RECYCLABLE MATERIALS STORAGE

REQUIRED: 150 SF FOR 9-15 DWELLING UNITS

PROVIDED: 183 SF

7.0 DESIGN GUIDELINE RESPONSES

CS1 Natural Systems and Site Features

A. Energy Use

- 1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting and orientation, and factor in the findings when making siting and design decisions.
- 2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

RESPONSE:

The project will be designed and built to PHIUS+ Passive House Standard, setting a lofty goal of energy performance that provides comfort and excellent indoor air quality to inhabitants while drastically reducing energy consumption of the building. The investment in the quality of the building envelope is a prerequisite for achieving Passive House Certification, and is a “conservation first” approach to achieving a zero carbon building. The resulting ultra-low energy needs will then be addressed in a cost-effective manner using renewable energy sources, thereby, reducing utility costs for renters, increasing quality of living, and contributing to a built environment that is free of carbon dependency.

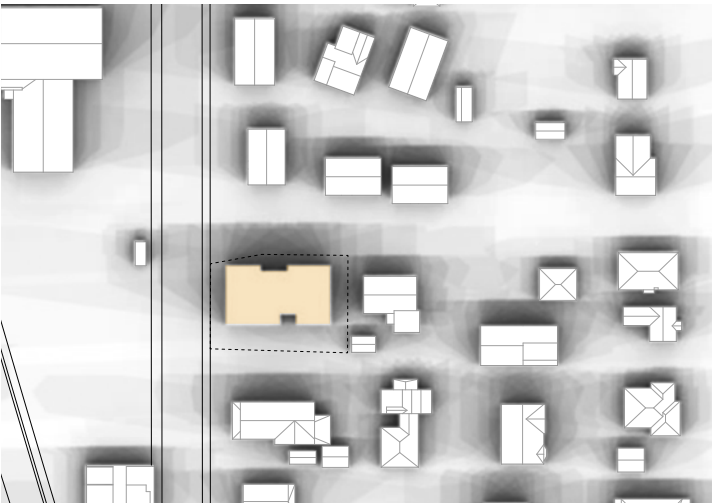
The site is conducive to orienting the long axis of the building in a preferred east-west. The building is sited as far north as possible in order to maximize exposure to the southern façade (should future development be built to the south). This shift in the building also allows for a generous amenity space in the Southeast corner – a location that receives significant sunlight, is buffered from traffic noise to the west, and contributes to the continuation and activity surrounding the entry experience. It is anticipated that garden beds and community gathering space will be located along this southern edge and culminate in the Southeast corner of the space. Because the site is flanked on both the North and South by double or single driveways, the adjacent sites are minimally impacted by the proposed massing.

The proposed project has large openings in all living spaces, particularly the living spaces, allowing for solar gain where applicable, and flooding the interiors with natural light. Deciduous trees planted along the West are anticipated to mitigate excessive glare or heat gain in the summer months.

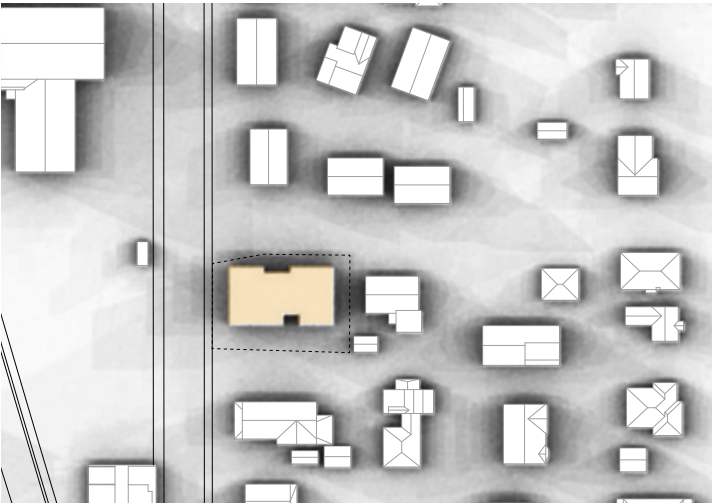
RELEVANT DESIGN GUIDELINES:

DC3 OPEN SPACE CONCEPT - Integrate open space design with the design of the building so that each complements the other.

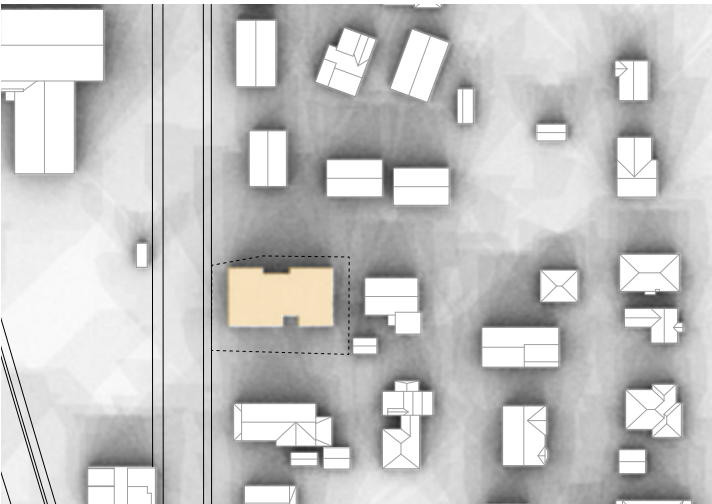
Shadow Study:
Summer Solstice



Shadow Study:
Equinox



Shadow Study:
Winter Solstice



CS2 Urban Pattern and Form

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

Othello Supplemental Guidance:

I. Streetscape Compatibility - shallow setbacks and a minor grade separation are encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.

IV. Height, Bulk, and Scale Compatibility - design building volumes to maintain a compatible scale with smaller buildings nearby - rely on building massing and orientation to place a strong visual emphasis on the street in activating public space - use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale.

RESPONSE:

The project will be the first development on the block in the recently up-zoned LR-1 zone. It must therefore bridge the transition from single family homes to multifamily in both scale and form. In response to bridging these scales, the volume is conceived as a structure composed of three parts, with volumetric shifts and three distinct gabled rooflines. This division of the principal structure breaks down the perceived mass of the architecture and is more compatible in scale with the surrounding single-family homes. In addition, the building is oriented with the short façade facing the street, and is consistent in width with the adjacent homes, thereby maintaining an intimately scaled street experience. The proposed structure has a shallow setback, and is buffered with a series of planters, site walls, and benches, from the street in order to create a sense of privacy without sacrificing activity. The main entry, located on the street front, is recessed from the primary façade, and the upper two floors shift slightly beyond the ground level, further reducing the scale and adding layers of interest and privacy to the front façade. A series of site walls and strips of planting frame a raised front porch to the main entry, creating a sense of separation from the street while maintaining a visual connection to the street activity. The shifts in the street facing façade also contribute to a pedestrian-scale sidewalk and street experience. Design elements including planters, site walls, benches, and planting strips define the entry, and welcome the inhabitants and visitors into the space on the southwest corner, leading to a shared and more private amenity space located on the southeast of the lot.



RELEVANT DESIGN GUIDELINES:

DC2 ARCHITECTURAL CONCEPT - Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

CS3 Architectural Context and Character – Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

1. Fitting Old and New Together: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials and other means.
3. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

RESPONSE:

While the project is anticipating future development, it also looks to the surrounding neighborhood as a reference for scale, proportion, roof forms, fenestration, and material. Aspects such as a gabled roof, shifted façade [modulated volumes], punched windows, material articulation and overhangs all contribute to the integration of the proposed project into the evolving Othello Neighborhood. The building is broken down in scale through a shift of vertical planes in plan, creating a series of volumes that corresponds to the gabled roof; and also through shifts in section, which differentiate the ground level from the upper stories. The upper volumes are clad in horizontal lap siding, consistent with the many adjacent residential homes, while the ground floor is clad in a larger vertically-oriented cementitious panel that shifts to reclaimed wood around the entry porch and southwest corner of the building. The use of wood and shift of scale at the entry add warmth and detail in an active pedestrian area. Punched openings are amplified with the integration of window boxes that break down the scale of the façade and introduce an element of dimensionality and dynamic shadow-play on the building façade. Small, recessed or covered entries are present along the block, and are typically located just above the door of the residence. This design element is expressed in a contemporary way on the proposed project with a recessed primary entry and a shift of planes that extends into a thin plate of steel to cover the side entry and bike storage along the south side of the building.

RELEVANT DESIGN GUIDELINES:

PL2 Walkability / C. Weather Protection, D. Wayfinding
 PL3 Street-Level Interaction / A. Entries / B. Residential Edges



PL2. Walkability - Create a safe an comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

A. Accessibility

1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges. Examples include exterior stairs and landings, escalators, elevators, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).

B. Safety and Security / I. Personal Safety and Security

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

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

3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

C. Weather Protection

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activ- ity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accomodate regular cleaning and maintenance.

D. Wayfinding

1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

RESPONSE:

The site design is anticipated to fully accommodate people of all abilities, including those with mobility limitations.

The project is designed with community as a priority and the safety of the community as a requisite part of the site design. Because the building is in close proximity to the sidewalk, buffer zones are articulated with planters, landscaping, and site walls that create a separation from the public to the semi-private real. The entrance, located on the west of the building, is inset from the main façade in order to provide a delineation between the public and the residents while maintaining a direct connection to the street. A small, covered patio and a series of benches at the entry provide a moment of pause and a waiting area for residents that is in view of the street.

In addition to a clearly marked entry, the property boundary is marked with a low fence that creates a sense of privacy in the outdoor spaces. Several of the ground floor units are connected to the exterior through small private semi-enclosed patios along the north and east. These small spaces and low fences contribute to the layers of privacy in the outdoor spaces. Along the south of the building, a walkway connects the street with the amenity area in the southeast corner of the property, including access to bicycle storage and a secondary access/egress point for the building. The walkway is punctuated with a series of site walls, planting areas, and benches in order to facilitate a transition from the public to shared semi-private zones, and into more private patios or interior space.

RELEVANT DESIGN GUIDELINES:

CS2 URBAN PATTERN & FORM - Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces.

PL1 CONNECTIVITY - Complement and contribute to the network of open spaces around the site and the connections among them.

PL3 STREET-LEVEL INTERACTION -Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

DC1 PROJECT USES AND ACTIVITIES - Optimize the arrangement of uses and activities on site.

DC3 OPEN SPACE CONCEPT - Integrate open space design with the design of the building so that each complements the other.w

PL2-I.i Defensible Space:

i. Defensible Space: “Defensible space” is the term used to describe an area that has been made a “zone of defense” by the design characteristics that create it. Under the defensible space guidelines, areas associated with a development site are categorized as either public, semi-public, semi-private or private. This designation helps define the appropriate activity and use for each area.

Public Zones: These areas are generally open to anyone, such as the public sidewalk.

Semi-public, Semi-private Zones: These areas create a buffer between public and private zones, and serve as common use spaces, such as plazas or courtyards on private property. They are accessible to the public, but are set off from the public zone of the right-of-way. This separation is accomplished with design features that establish definite transitional boundaries between the zones.

Private Zones: These are areas of restricted entry on a building site, such as interior open spaces, residential entries, and on-site parking areas. Access is controlled and limited.

RESPONSE:

The raised entry and small patio zone provide a transition zone from the street to the interior of the building – from the sidewalk, to the porch, to the building lobby, to the interior of the residences. The access to the shared yard space on the south side of the building is defined by plantings and a textural shift in the sidewalk, creating a perceived threshold. Access to the trash/service door and a short-term bike parking is provided by this semi-public zone. Flanked by a bioretention planter and a series of trees, the walkway narrows and shifts to the north to provide further privacy for the secondary building entry and access to the long-term bike parking. A grouping of small trees, plantings, and site benches transition the access along southern part of the property to the semi-private amenity zone. The ground floor apartments have access to their own private patio area, which are separated from the amenity area by a low fence, planting buffers, as well as bioretention planters.

RELEVANT DESIGN GUIDELINES:

PL2 Walkability / C. Weather Protection, D. Wayfinding
 PL3 Street-Level Interaction /A. Entries / B. Residential Edges



PL3. Street-Level Interaction – Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

B. Residential Edges

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

RESPONSE:

The building, entry, and site are designed to have a clear and legible interaction with the street front while also creating transition zones between the street, and the semi-private porch and lobby areas. The main entry is located along the street-front, recessed in the primary façade and emphasized through a change in material. The entry is slightly raised, and is buffered by a series of low landscaping walls and benches and layers of low planting. The protected entry also provides a place to sit and wait for a ride or meet visitors before entering the building. Planters also buffer the ground-level residences from the street front and bring additional attention and focus on the point of entry.

RELEVANT DESIGN GUIDELINES:

PL1 CONNECTIVITY - Complement and contribute to the network of open spaces around the site and the connections among them.

PL3 STREET-LEVEL INTERACTION -Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

DC1 PROJECT USES AND ACTIVITIES - Optimize the arrangement of uses and activities on site.

DC3 OPEN SPACE CONCEPT - Integrate open space design with the design of the building so that each complements the other.



DC2. Architectural Concept - Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- A. Massing
- B. Architectural and Facade Composition
- C. Secondary Architectural Features
- D. Scale and Texture

RESPONSE:

The massing is broken down in scale by large volumetric shifts, distinct roof forms, and is further reduced in scale through a horizontal shift in the façade along the west side. A number of large windows are composed on all facades, with operable windows integrated into the larger fenestrations in all bedroom and living spaces. The windows are framed in window boxes in order to give additional depth to the building façade. The ground level is further activated with the presence of planter boxes, benches, plantings, and an awning that carries from the sidewalk and building entry, along the south façade to the amenity area.

RELEVANT DESIGN GUIDELINES:

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER - Contribute to the architectural character of the neighborhood.

PL3 STREET LEVEL INTERACTION - Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.



DC4. Exterior Elements and Finishes - Use appropriate and high quality elements and finishes for the building and its open spaces.

ii. Residential Development

RESPONSE:

The material selections for the building and for the site interventions reflect the surrounding neighborhood. The horizontal lap siding on the top two floors, shifts in size to produce a human-scale texture. The ground floor consists of large fiber-cement panels, in order to provide a simple and unimposing backdrop for the landscaping, site work, and potential art pieces. Wrapping the southwest corner, the material of the wall transitions from the fiber-cement panel to vertical wood, to bring warmth and highlight the recessed entry and small patio area. This ground floor datum is consistent with adjacent building in the neighborhood. The site materials consist of durable concrete or wood planters, concrete benches and site walls, and a concrete walkway. The materials are quiet but vary in scale and form subtle textures that frame human activity.

RELEVANT DESIGN GUIDELINES:

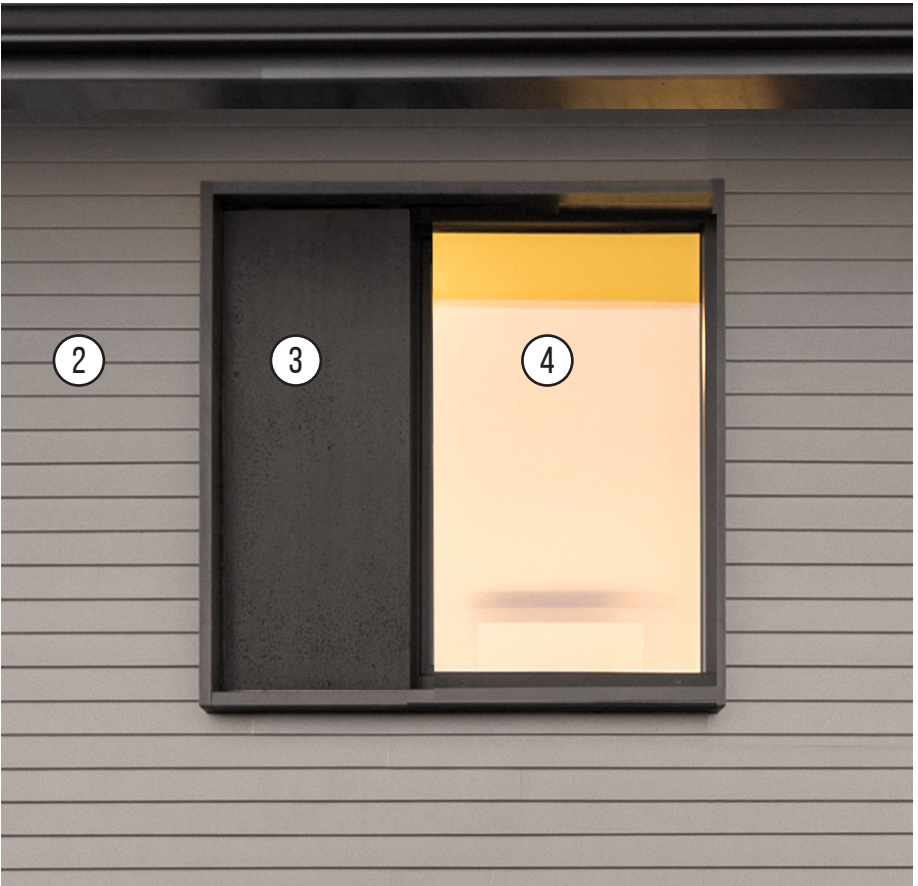
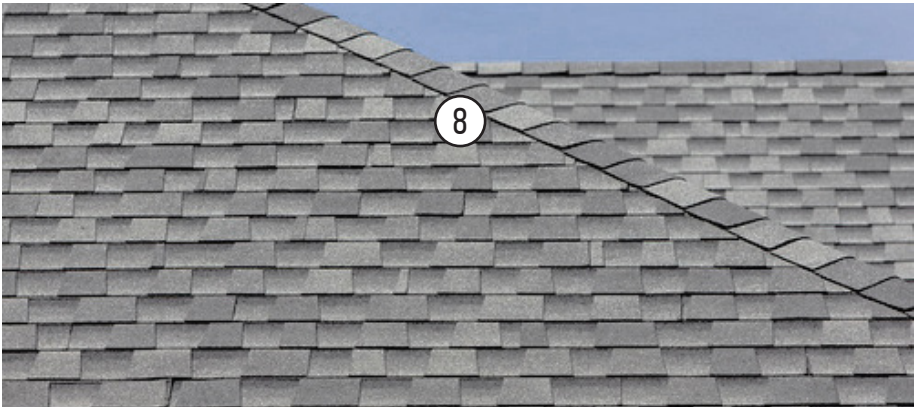
CS3 - ARCHITECTURAL CONTEXT AND CHARACTER - Contribute to the architectural character of the neighborhood.

PL3 STREET LEVEL INTERACTION - Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

DC2 ARCHITECTURAL CONCEPT - Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings

PROPOSED MATERIALS:

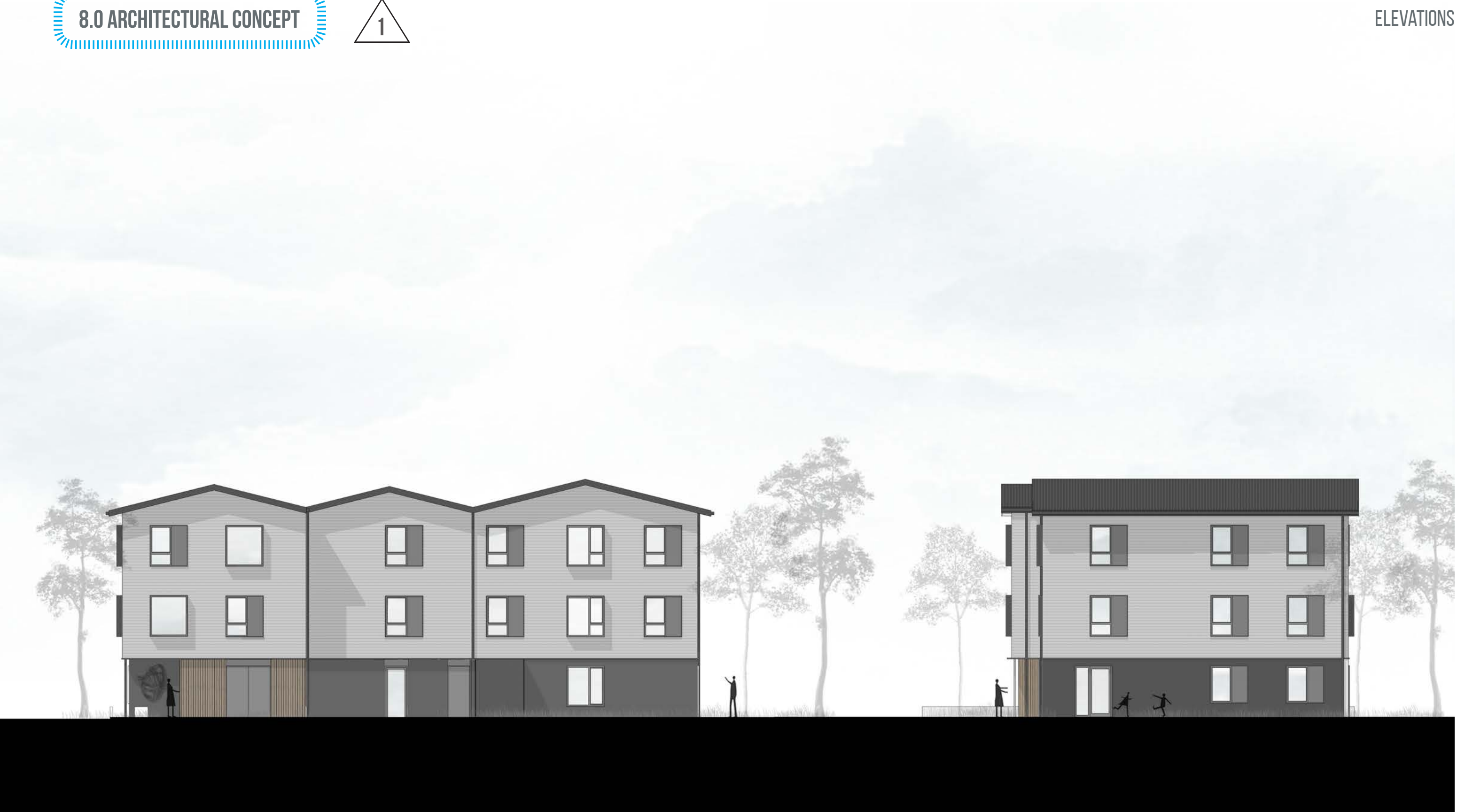
1. Fiber reinforced cementitious panel (vertical 2’/3’ x 9’ modules)
2. Fiber cement lap siding (5” reveal)
3. Fiber reinforced cementitious panel
4. uPVC Triple-Pane Windows (Dark Bronze)
5. Concrete/Wood benches, planters & site walls
6. Wood siding (reclaimed from existing house if possible)
7. Pre-finished plate steel canopy
8. Asphalt shingle roof





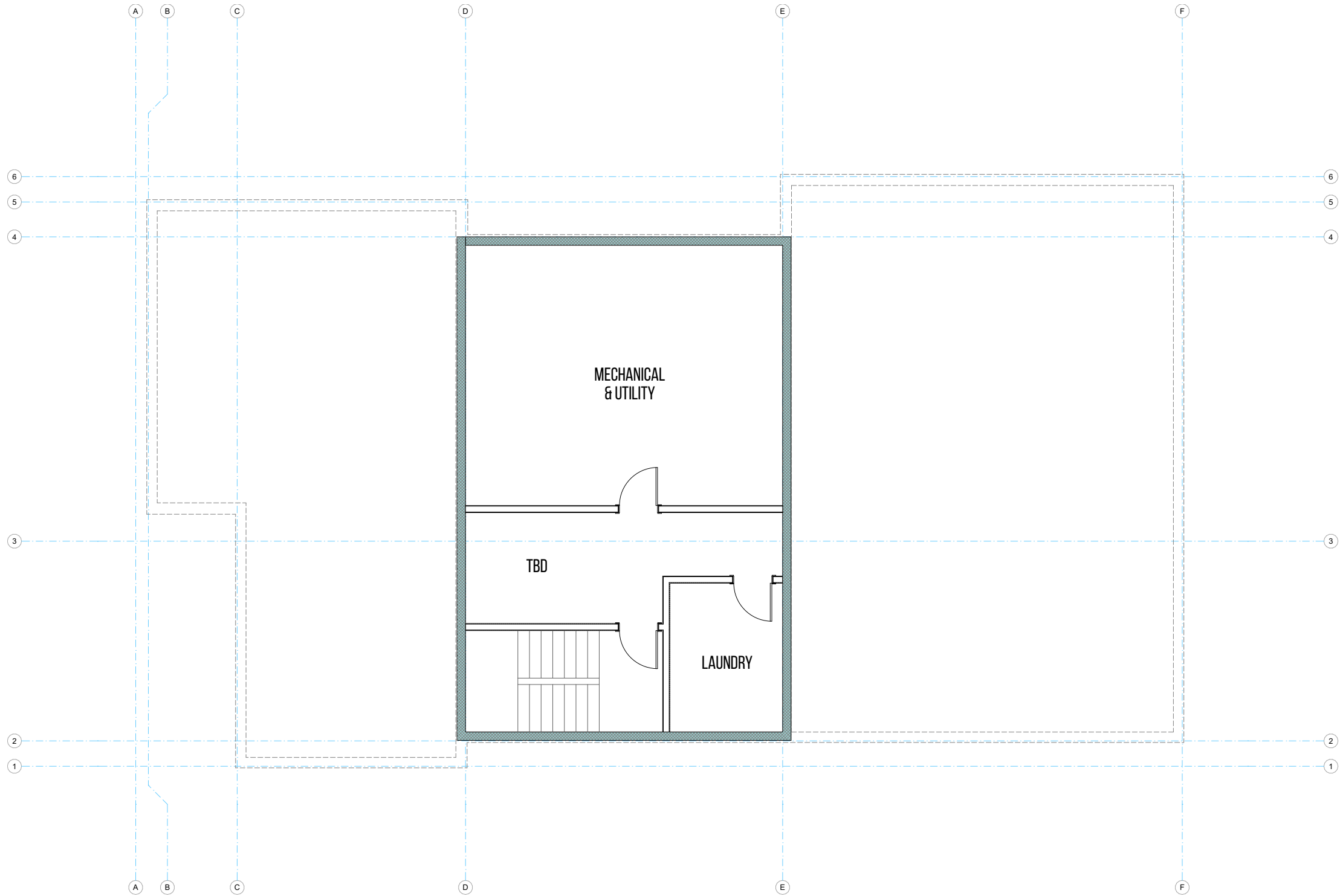
NORTH ELEVATION

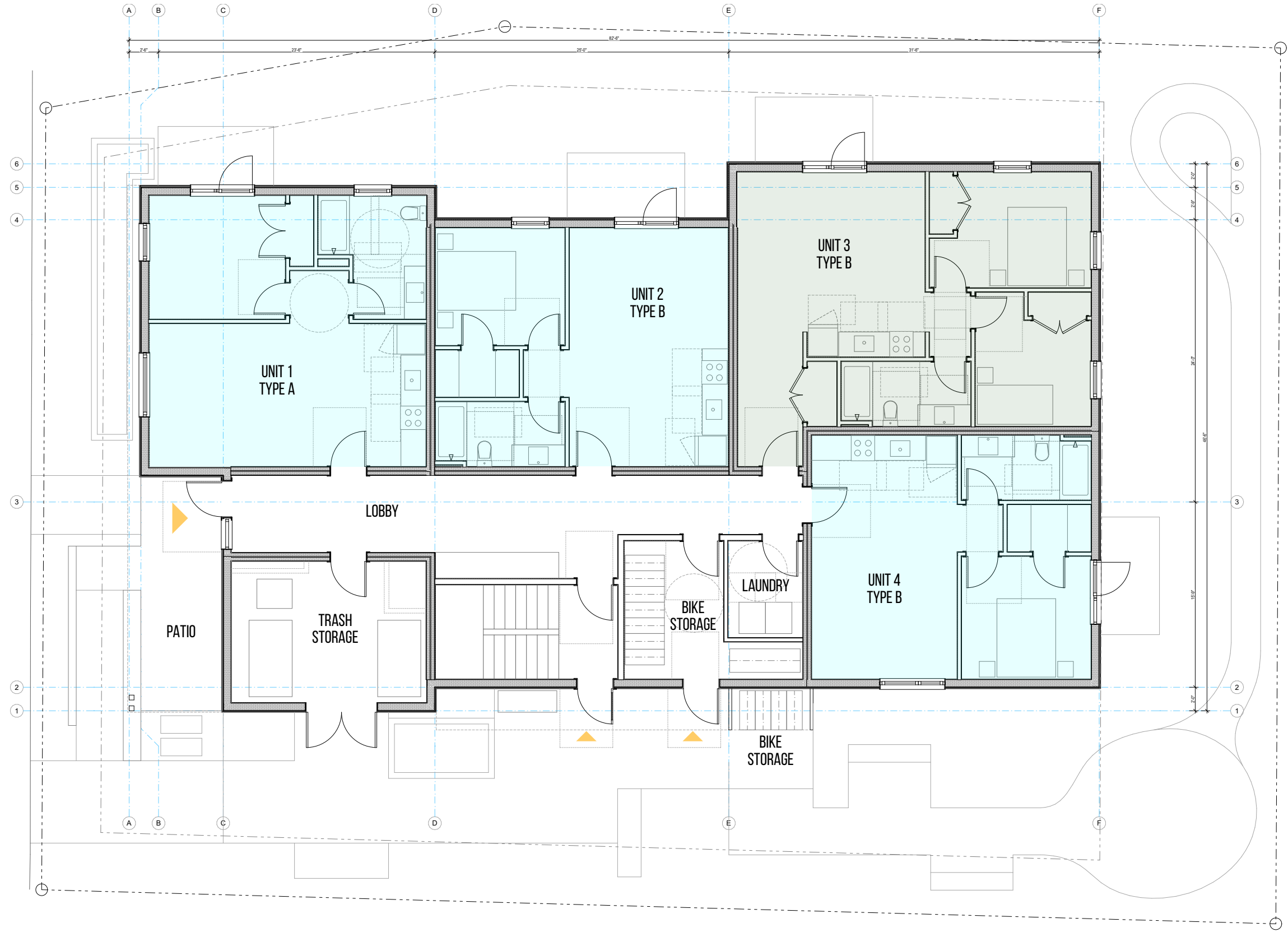
WEST ELEVATION (STREET)



SOUTH ELEVATION

EAST ELEVATION







UNIT 5:

3 BR
1058 NSF

UNIT 6:

1 BR
505 NSF

UNIT 7:

2 BR
670 NSF

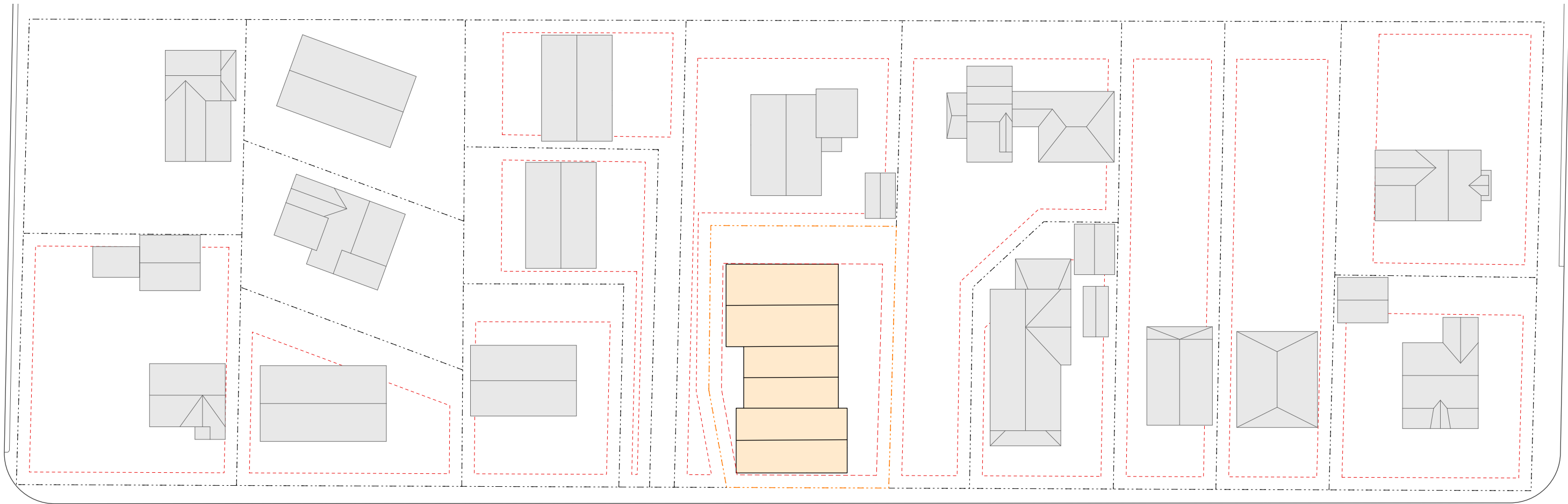
UNIT 8:

2 BR
623 NSF

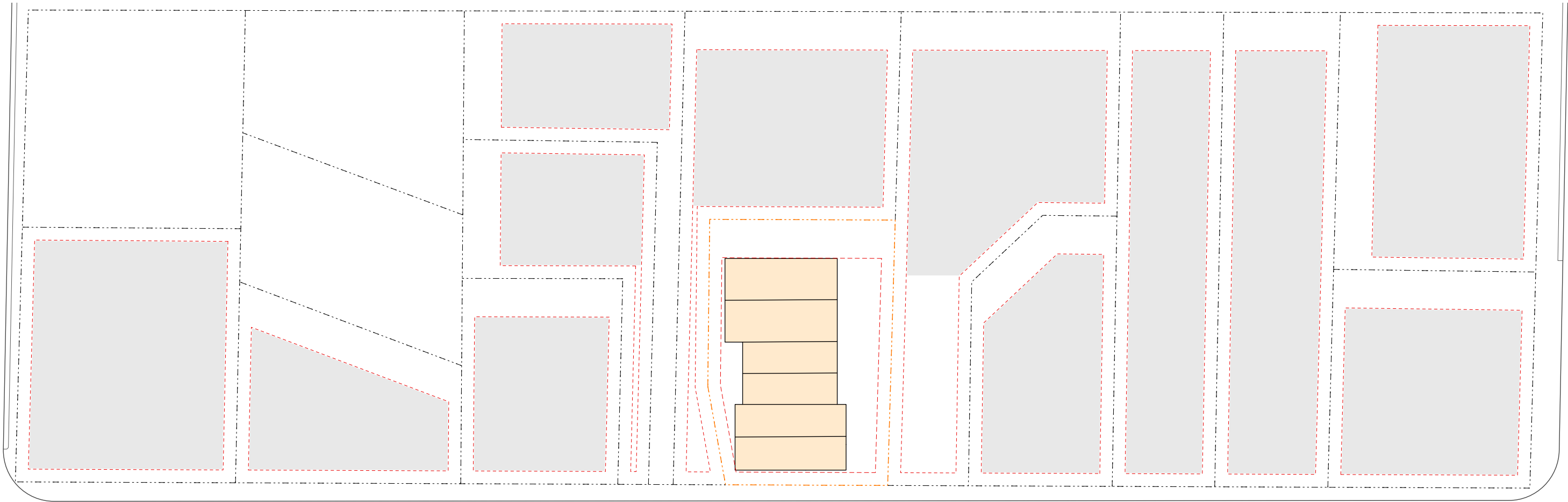








40TH AVE SOUTH



40TH AVE SOUTH

BUILDING WIDTH ADJUSTMENT

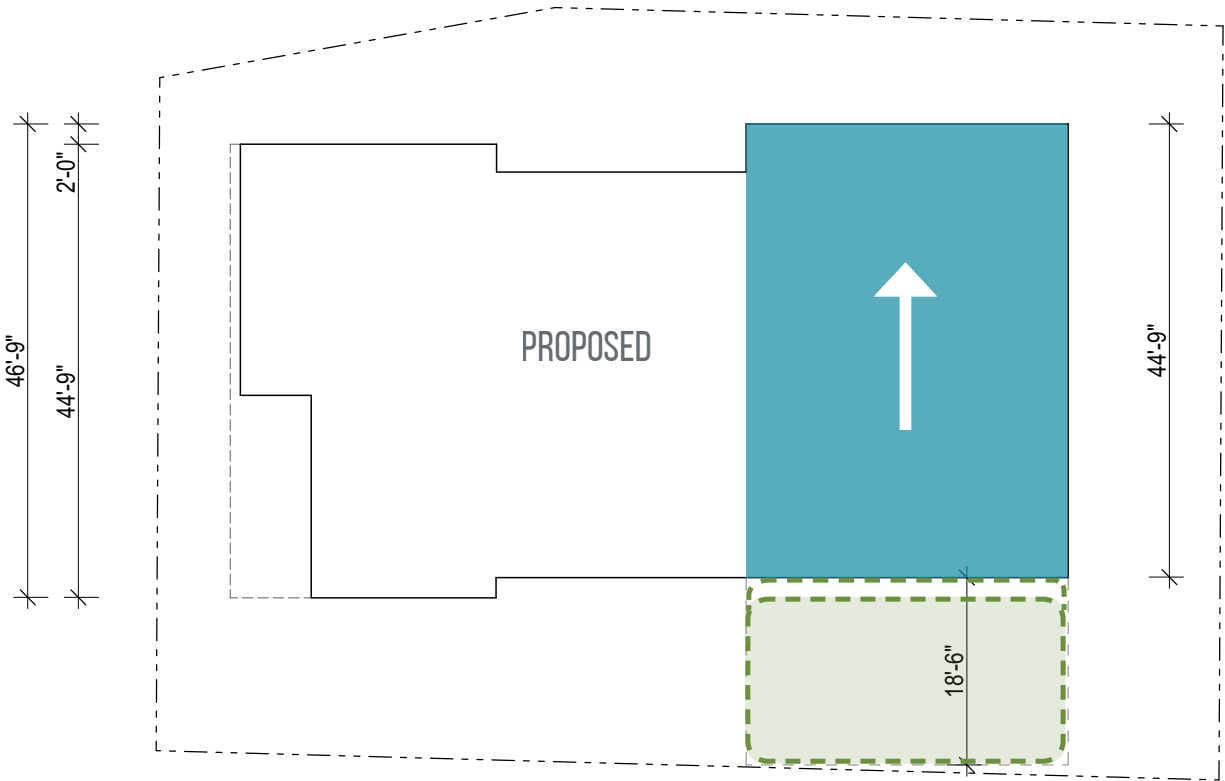
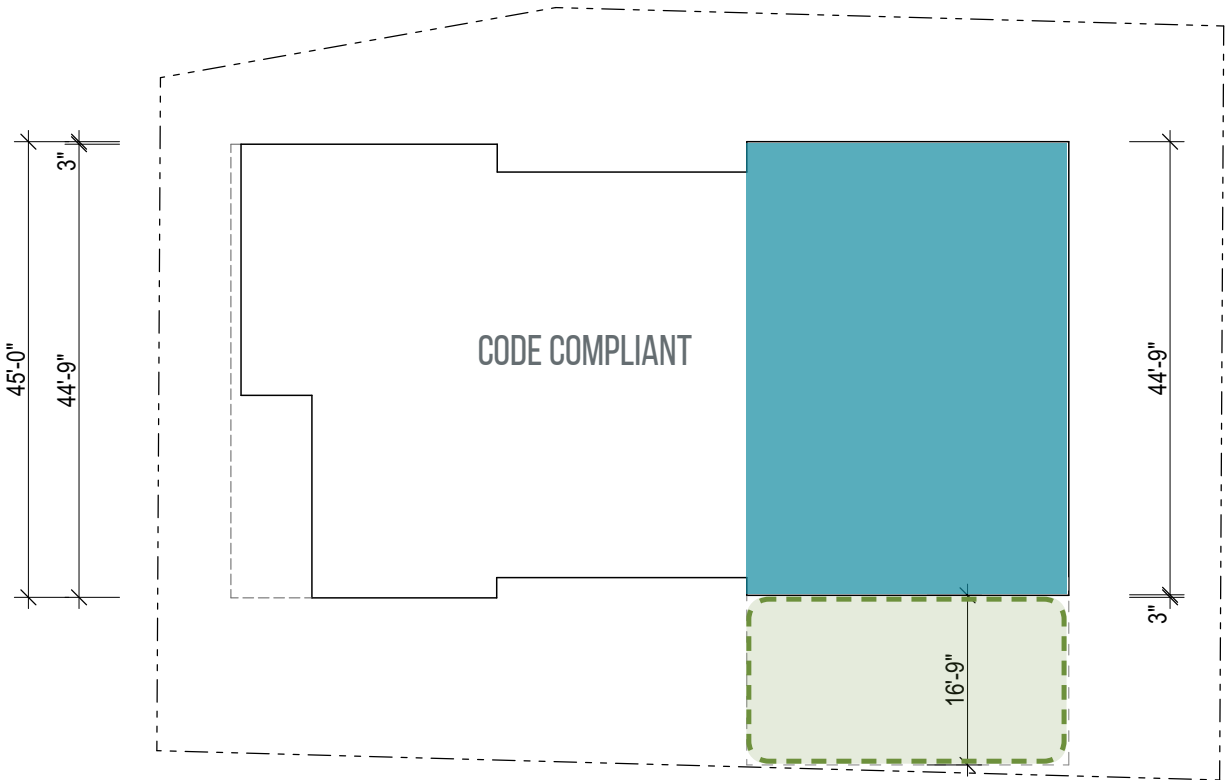
CODE REQUIREMENT

23.45.527	ALLOWED STRUCTURE WIDTH:	45'
	PROPOSED STRUCTURE WIDTH:	46'-9" (ADDITIONAL 3.9%)

RATIONALE

Per 23.45.527.A the allowable total structure width of the building is 45'. The proposed adjustment would increase the total building width by 1'-9" to 46'-9"(and additional 3.9%) by shifting the eastern portion of the façade to the north. While the total building width exceeds 45 feet, no single portion of the building is greater than 45 feet wide.

The proposed adjustment allows the east portion of the south façade to align, both simplifying the interior and construction, and most importantly, providing more amenity space along the southern portion of the property. The adjustment also shifts the eastern portion of the north façade, creating a greater differentiation between the three volumes and roof lines as described in section 7.0 Design Guideline Response DC.2 Architectural Concept.



FACADE LENGTH ADJUSTMENT

CODE REQUIREMENT

23.45.527 THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15' OF A LOT LINE THAT IS NEITHER A REAR OR STREET LOT LINE SHALL NOT EXCEED 65% OF THE LENGTH OF THAT LOT LINE

ALLOWABLE: LOT LINE 1 = 39'-8" X 65% = 25'-9"

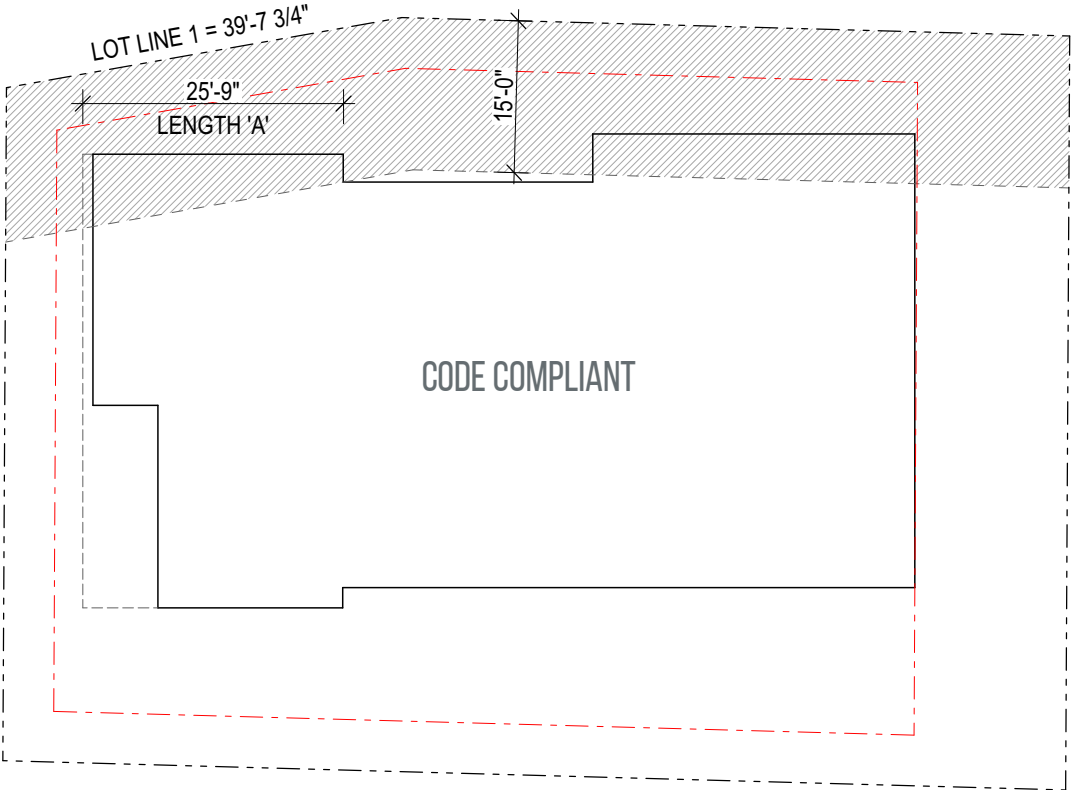
PROVIDED: FACADE LENGTH A = 26'-4" (INCREASE OF 2.3%)

RATIONALE

Per 23.45.527.B the maximum combined length of façades within 15 feet of the lot line cannot exceed 65% of the lot line. The north property line is comprised of two sections – of which, the western section is 39.64 feet and the eastern length is 66 feet. The western portion of the north façade is within 15 feet of the property line and is 26'-4" long, which is 66% of the property line.

The proposed adjustment would allow that portion of the north façade to exceed the allowable proportion by 2.3%. If the northern lot line were a single segment, the building as proposed would meet the zoning ordinance.

Allowing the slight increase in facade length given the irregular lot line will allow for as much open amenity space as possible on the south side of the building , which is in line with the Seattle Design Guidelines section DC3: Open Space Concept.



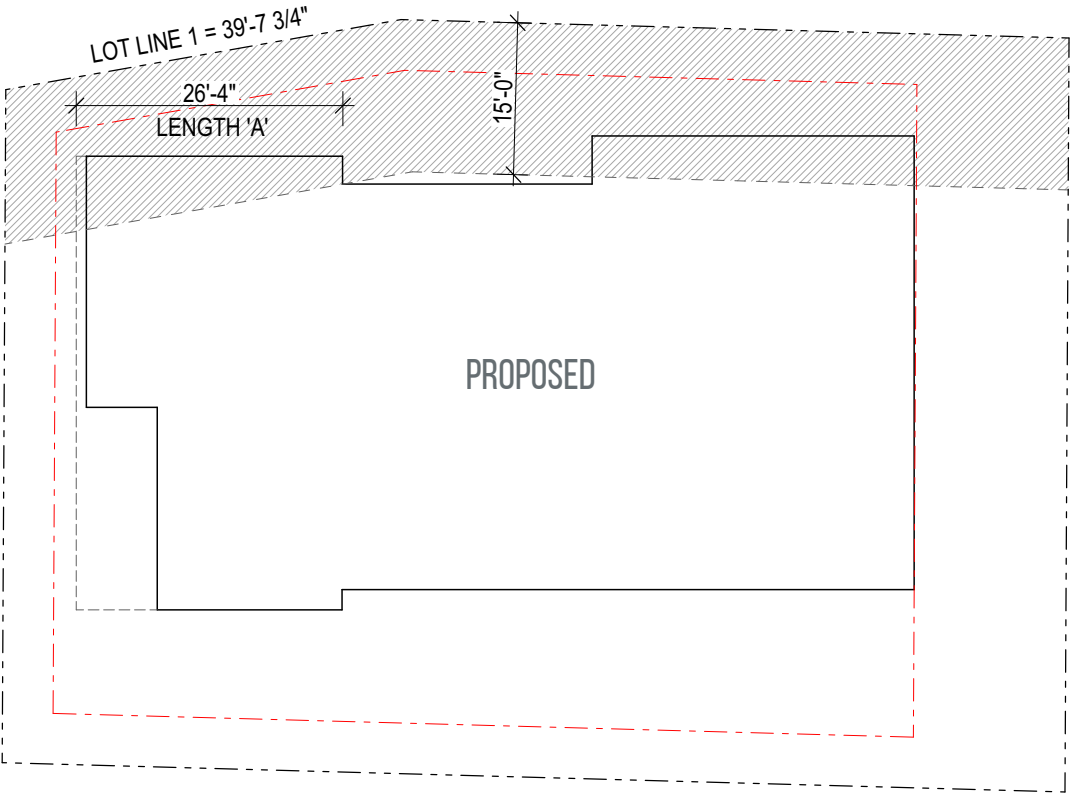
= AREA WITHIN 15' OF LOT LINE

ALLOWABLE FACADE LENGTH

LOT LINE 1:

ALLOWABLE: 39'-7 3/4" x 65%
A = 25'-9"

CODE COMPLIANT FACADE LENGTH A ≤ 25'-9"



= AREA WITHIN 15' OF LOT LINE

ALLOWABLE FACADE LENGTH

LOT LINE 1:

ALLOWABLE: 39'-7 3/4" x 65%
A = 25'-9"

PROPOSED: A = 26'-4" (INCREASE OF 2.3%)

Red Willow Apartments

Project Description:
Red Willow Residences is redeveloping 6732 40th Avenue South. A single-family home will be demolished and replaced with a three story 12-unit apartment building with 1-, 2-, and 3-bedroom units. Four of units will have below market affordable rents. We are just getting started now, construction could begin in the spring of 2022 and the building completed in the spring of 2023.

Community Survey:
Please give us your input! We will be taking information through an online community survey from April 25th to May 17th. Please go to this link to take the survey: <https://freeonlinesurveys.com/s/xZaCAK3F>.

More Information:
To find out more about this project and track our progress through the permitting process, search the project address/number **6732 40th Ave S / 3037679-EG** in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood’s webpage.

Project Contact:
redwillowapartments@outlook.com

Privacy Statement:
Any information you share could be made public. Please do not share any personal or sensitive information.



QR Code for Survey



Tờ thông tin căn hộ Red Willow

Mô tả dự án:
Red Willow Residences đang tái phát triển 6732 40th Avenue South. Một ngôi nhà dành cho một gia đình sẽ bị phá bỏ và thay thế bằng một tòa nhà chung cư 3 tầng 12 căn hộ với các căn hộ 1, 2 và 3 phòng ngủ. Bốn trong số các căn hộ sẽ có giá thuê thấp hơn giá cả phải chăng thị trường. Hiện chúng tôi mới bắt đầu, việc xây dựng có thể bắt đầu vào mùa xuân năm 2022 và tòa nhà hoàn thành vào mùa xuân năm 2023.

Khảo sát cộng đồng:
Vui lòng cung cấp cho chúng tôi ý kiến của bạn! Chúng tôi sẽ lấy thông tin thông qua một cuộc khảo sát cộng đồng trực tuyến từ ngày 25 tháng 4 đến ngày 17 tháng 5. Vui lòng truy cập liên kết này để thực hiện khảo sát: <https://freeonlinesurveys.com/s/9Z7juh0S>.

Thêm tin tức:
Để tìm hiểu thêm về dự án này và theo dõi tiến độ của chúng tôi trong quá trình cấp phép, hãy tìm kiếm địa chỉ dự án / số 6732 40th Ave S / 3037679-EG trong Lịch Đánh giá Thiết kế và Công Dịch vụ Seattle. Để tìm hiểu thêm về cách tiếp cận sớm để đánh giá thiết kế, hãy truy cập trang web của Bộ phận lân cận.

Liên hệ dự án qua:
redwillowapartments@outlook.com

Cam kết bảo mật:
Mọi thông tin bạn chia sẻ đều có thể được công khai. Vui lòng không chia sẻ bất kỳ thông tin cá nhân hoặc thông tin nhạy cảm nào.



Apartamentos en Red Willow

Descripción del Proyecto:
Red Willow Residences está remodelando 6732 40th Avenue South. Una casa unifamiliar será demolida y reemplazada por un edificio de apartamentos de tres pisos y 12 unidades con unidades de 1, 2 y 3 habitaciones. Cuatro de las unidades tendrán alquileres asequibles por debajo del mercado. Recién estamos comenzando ahora, la construcción podría comenzar en la primavera de 2022 y el edificio se completará en la primavera de 2023.

Encuesta a la comunidad:
¡Por favor dénos su opinión! Tomaremos información a través de una encuesta comunitaria en línea del 25 de abril al 17 de mayo. Vaya a este enlace para realizar la encuesta: <https://freeonlinesurveys.com/s/NYY1hGKI>.

Más información:
Para obtener más información sobre este proyecto y seguir nuestro progreso a través del proceso de permisos, busque la dirección / número del proyecto 6732 40th Ave S / 3037679-EG en el Calendario de revisión de diseño y el Portal de servicios de Seattle. Para obtener más información sobre el alcance temprano para la revisión del diseño, visite la página web del Departamento de Vecindarios.

Contacto del proyecto:
redwillowapartments@outlook.com

Declaración de privacidad:
Cualquier información que comparta podría hacerse pública. No comparta ninguna información personal o confidencial.



红柳(Red Willow)公寓单

项目描述：
Red Willow Residences正在重新开发第40大道南6732号。一栋独栋别墅将被拆除，取而代之的是一栋有12套公寓的三层楼房。公寓分为单卧室、双卧室和三卧室的。其中四套公寓的租金将低于市场可负担水平。我们现在刚刚启动，施工可能在2022年春季开始，该楼在2023年春季完成。

社区调查：
请给我们提供意见！我们将于4月25日至5月17日通过在线社区调查来收集信息。请用这个链接参加调查：
<https://freeonlinesurveys.com/s/FaIFJqLU>。

更多信息：
要了解这个项目的更多信息以及跟踪我们在取得许可过程中的进展，请在设计审查日历（Design Review Calendar）和西雅图服务门户（Seattle Services Portal）中搜索项目地址/编号 **6732 40th Ave S / 3037679-EG**。要了解关于设计审查早期扩展的更多信息，请访问邻里部（Department of Neighborhood）的网页。

项目联系方式：
redwillowapartments@outlook.com

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您分享的任何信息都可能被公开。请不要分享任何个人信息或敏感信息。



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