

904 28th Ave S

#3040112-LU

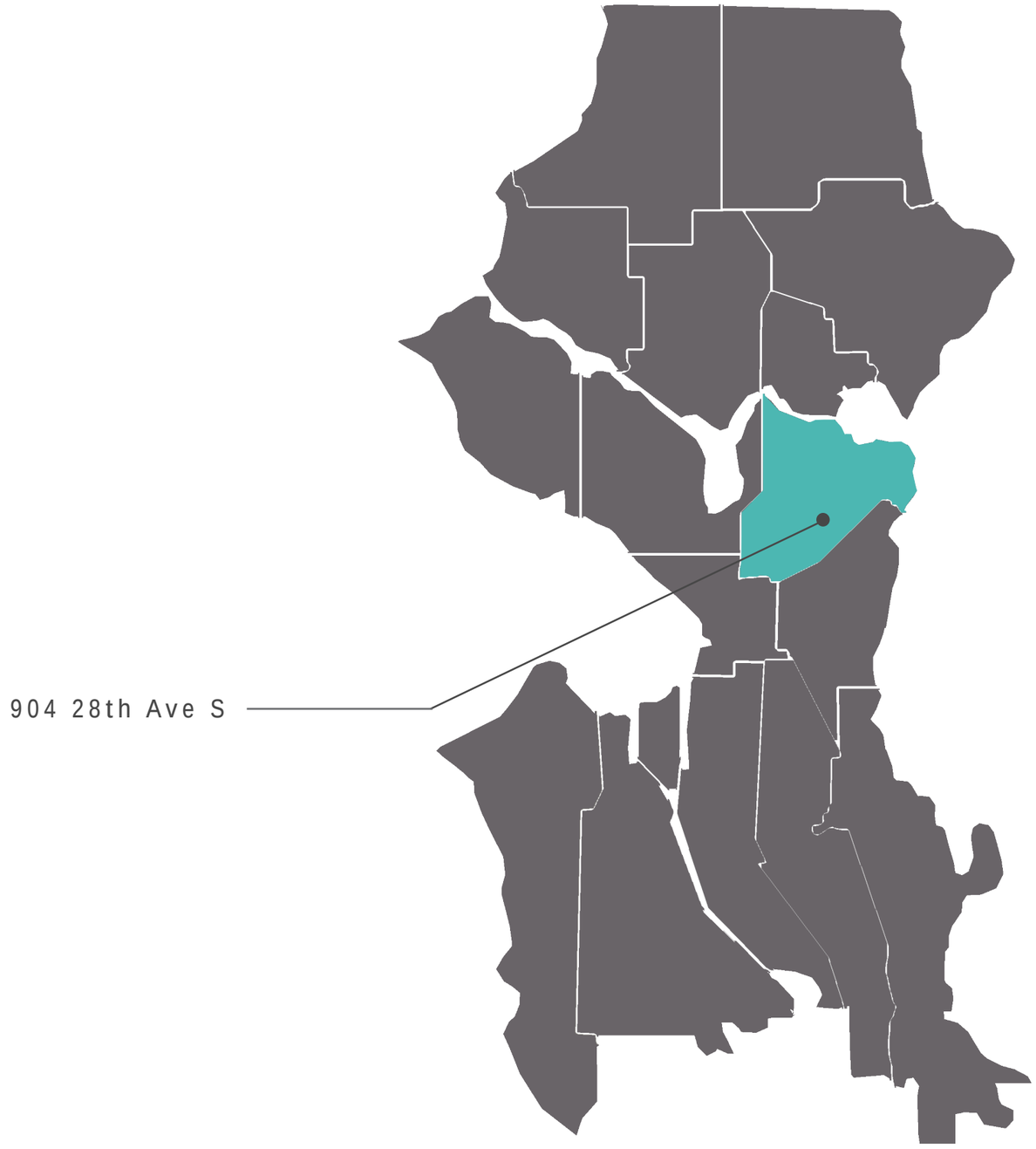
DESIGN RECOMMENDATION (ADR)
April 26th, 2024 SUBMITTAL

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PROJECT DATA

ADDRESS: 904 28TH AVE S
SEATTLE, WA

LEGAL DESCRIPTION: PARCEL B OF LBA #3040110-LU; THE SOUTH HALF OF LOTS 1, 2, 3, AND 4, BLOCK 1, HICK'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT DESCRIPTION

LOT B: CONSTRUCT (1) 3-STORY DUPLEX AND (2) 4-STORY DUPLEX BUILDINGS CONTAINING A TOTAL OF (6) TOWNHOUSES WITH (5) OPEN PARKING STALLS,

PROJECT TEAM

ARCHITECT: FUTURE UNIT LOT SUBDIVISION
JW ARCHITECTS, LTD

DEVELOPER: GREENCITY DEVELOPMENT

PARCEL B: #327480-0010 (PARCEL B)

LOT A SIZE: 5780.09 SF

ZONE: LR2 (M)

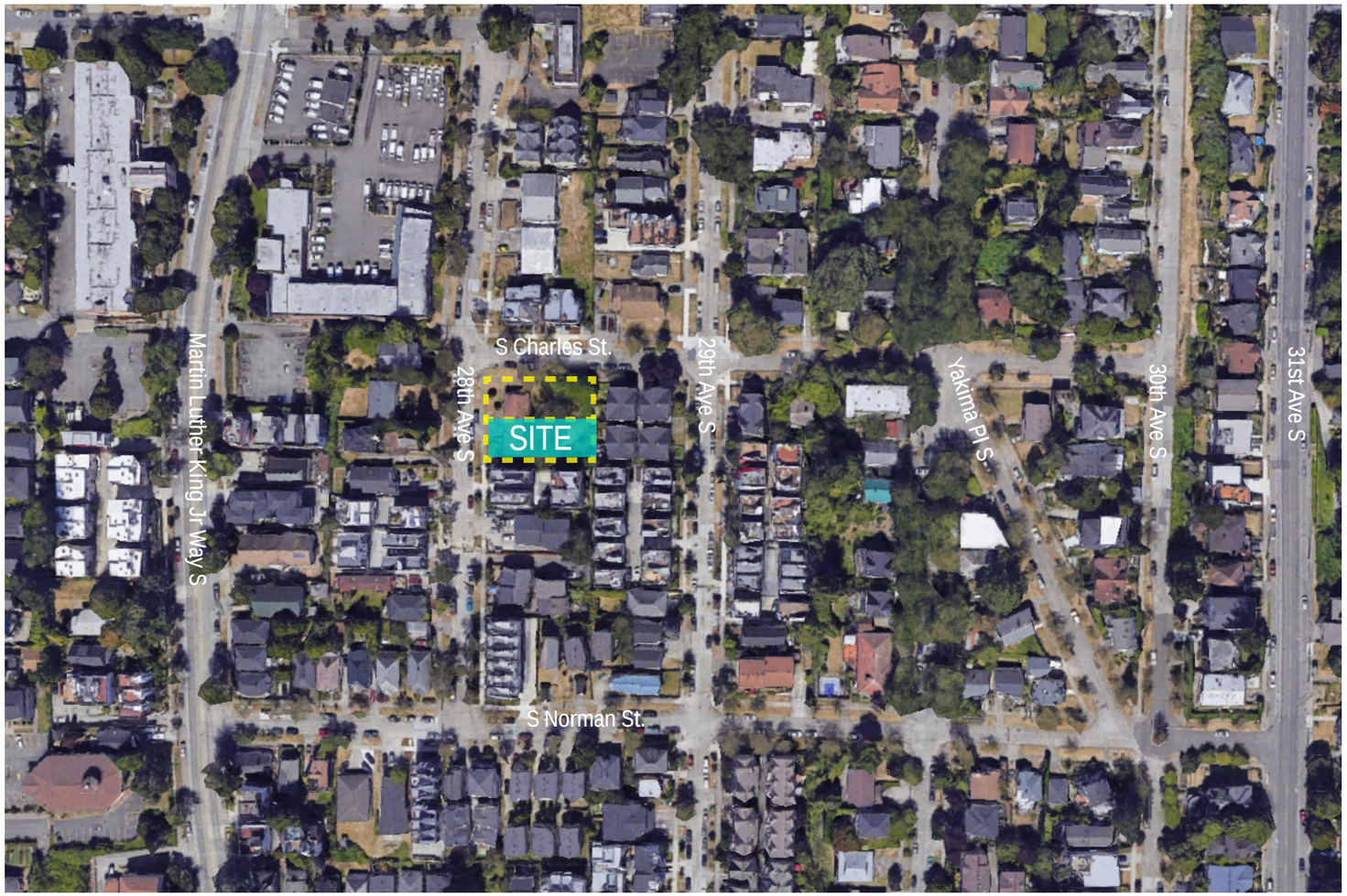
URBAN VILLAGE: NO

ECA: NO

MAX FAR LOT A: 8092 SF

MAX HEIGHT: 40' + 4' PARAPET & 10' PENTHOUSE

PARKING: 3 STALLS REQUIRED



TRANSIT



TRANSIT ANALYSIS:

- THE SITE IS LOCATED NEAR MARTIN LUTHER KING JR. WAY S. WHICH IS THE MAIN ARTERIAL FOR BUS ROUTE 8
- THE SITE IS LOCATED NEAR 31ST AVE S. WHICH IS THE MAIN ARTERIAL FOR BUS ROUTE 14
- THE SITE FALLS NEAR THE EDGE OF A FREQUENT TRANSIT SERVICES AREA, MAPPED IN SDCI GIS.

BOUNDARY CIRCLE (~5 MIN WALK)

FREQUENT TRANSIT AREA

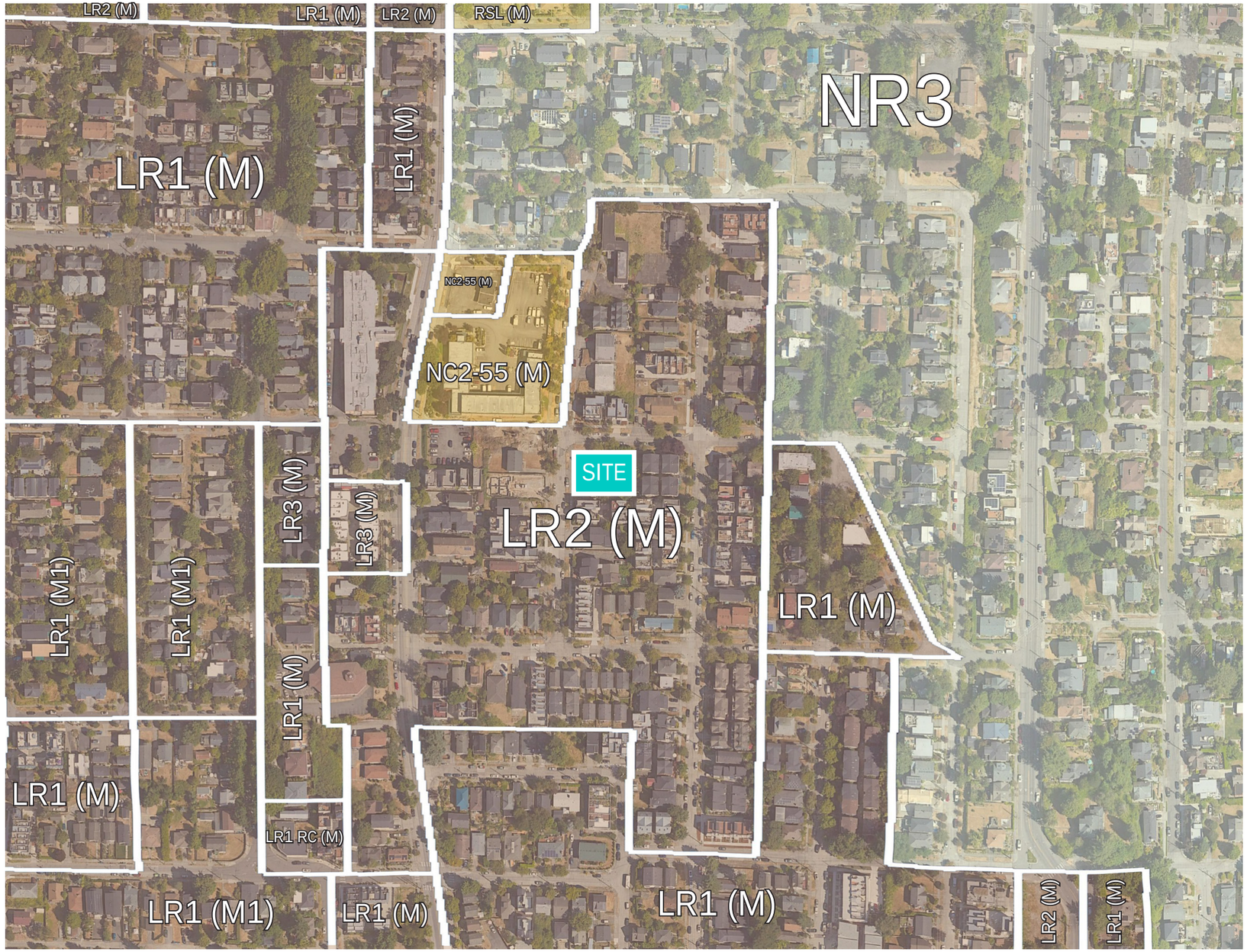
BUS STOPS

SITE

BUILDING OUTLINES

BUS ROUTE

ZONING



N

SITE

NR3

LR

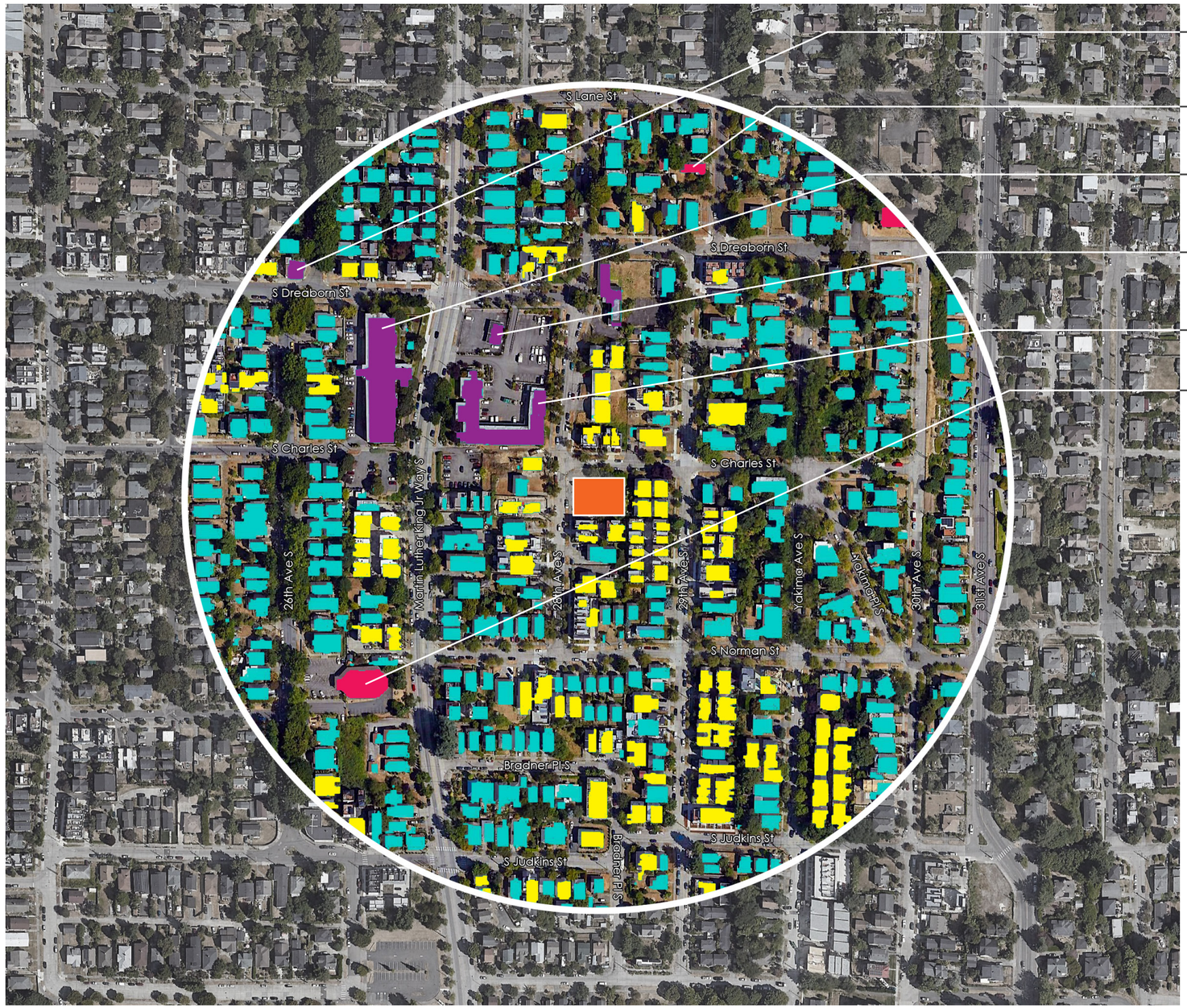
NC3-75 (M)

RSL

ZONING ANALYSIS:

- THE PROJECT SITE, HIGHLIGHTED IN BLUE, IS LOCATED WITHIN A RECENTLY UP-ZONED NEIGHBORHOOD CURRENTLY GOING THROUGH SIGNIFICANT DEVELOPMENT.
- THE PROJECT SITE IS ZONED LR2 (M), DESIGNATING A 40’ HEIGHT LIMIT. THE IMMEDIATELY ADJACENT ZONES ARE NC2-55 (M), NR3, LR1 (M). THIS MULTIFAMILY AREA CONTINUES TO THE WEST AND TRANSITIONS TO SINGLE FAMILY HOUSING TO THE EAST.

LAND USE



TENDER MERCY DELIVERANCE CENTER

SUNLIGHT MISSIONARY BAPTIST CHURCH

TRANSITIONAL CARE CENTER OF SEATTLE

SEATTLE HOUSING AUTHORITY

IMPACT PROPERTY SERVICES

SAINT GEBRIEL ETHIOPIAN ORTHODOX TEWAHIDO CHURCH SEATTLE

SITE

SINGLE FAMILY

MULTI-FAMILY

COMMERCIAL

CULTURAL

NEIGHBORHOOD ARCHITECTURE





1 | 840 28th Ave S | Multifamily Residential (Modulation and Material)



2 | 1122 29th Ave S | Single Family Residential (Modulation and Material)



3 | 1113 29th Ave S| Single Family Residential (Central Circulation)



10 | 901 28th Ave S | MultiFamily Residential (Modulation and Material)



11 | 1105 Yakima Ave S| Single Family Residential (Adressing the Grade)



4 | 1105 29th Ave S | Single Family Residential (Modulation and Material)



5 | 2723 S Norman St | Multifamily Residential (Adressing the Grade)



6 | 831 29th Ave S | Single Family Residential (Modulation and Material)



12 | 2904 S Judkins St | MultiFamily Residential (Adressing the Grade)



13 | 928 29th Ave S | Single Family Residential (Modulation and Material)



7 | 925 29th Ave S | MultiFamily Residential (Central Circulation)



8 | 910 29th Ave S | MultiFamily Residential (Central Circulation)



9 | 924 29th Ave S | Single Family Residential (Modulation and Material)

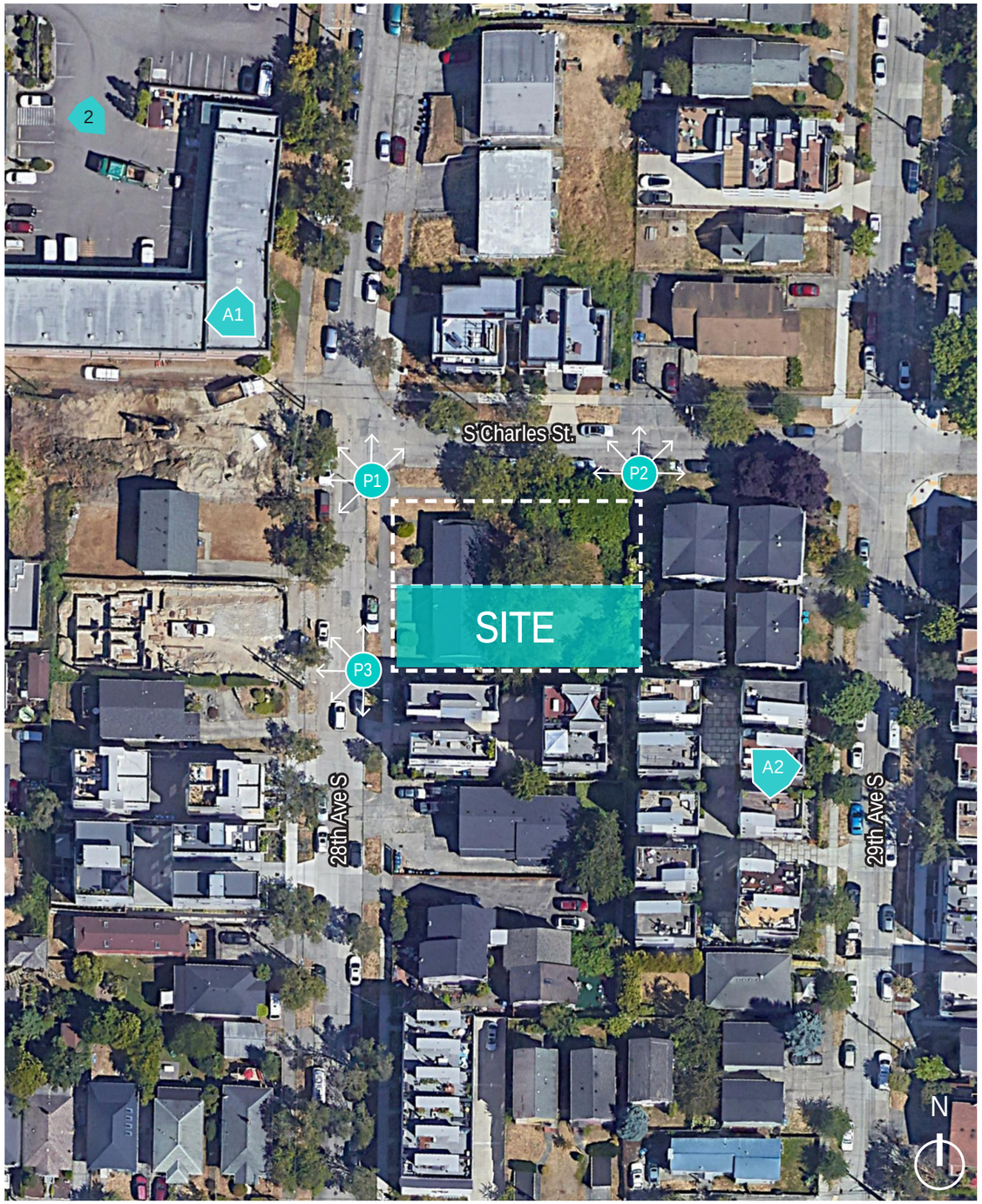


14 | 918 29th Ave S | MultiFamily Residential (Modulation and Material)



15 | 921 28th Ave S | MultiFamily Residential (Modulation and Material)

SITE PHOTOS



REFERENCE AERIAL FOR SITE PHOTOGRAPHS



A1 ~ AERIAL LOOKING NORTH WEST



A2 ~ AERIAL LOOKING SOUTH EAST

STREET ELEVATIONS



P1 ~ PANARAMA ON THE CORNER OF CHARLES AND 28TH



P2 ~ PANARAMA FROM THE NE CORNER OF THE LOT



P3 ~ PANARAMA FROM THE NW CORNER OF THE LOT

STREET COLLAGES



S NORMAN ST



28TH AVE S LOOKING WEST

ACROSS THE STREET

S CHARLES ST



28TH AVE S



S CHARLES ST LOOKING NORTH

ACROSS THE STREET



29TH AVE S

STREET COLLAGES

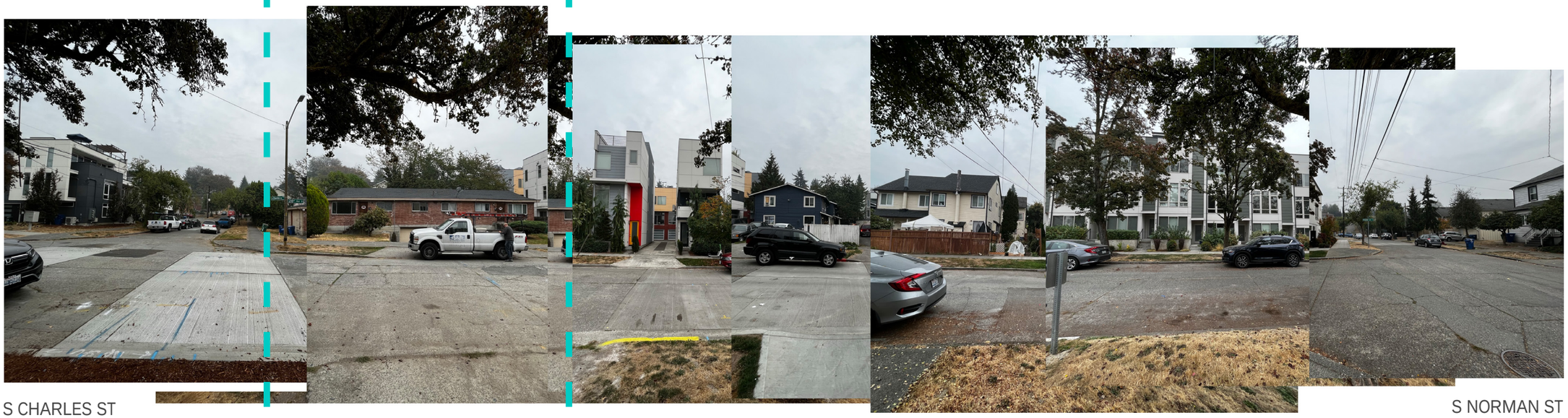


29TH AVE S

S CHARLES ST LOOKING SOUTH

28TH AVE S

SITE



S CHARLES ST

28TH AVE S LOOKING EAST

S NORMAN ST

SITE

CONTEXT SECTION



NORTH/SOUTH SITE SECTION LOOKING EAST



EAST/WEST SITE SECTION LOOKING SOUTH

CONTEXT AXO





1. Judkins Park

Judkins park is multipurpose park in the Central Area. It's a six block strip of land filled with sports areas, grass fields, skate park, playground, ball field, etc. There's expanding views from a lookout area and additional amenities like restrooms and shelters.

2. Wood Technology Center

The Wood Technology Center has been education facility dedicated to the education of building trades.









5. Grace United Methodist Church

Grace United Methodist Church is small progressive church group. They strive to grow relationships with each other and god.



3. Central Area Senior Center

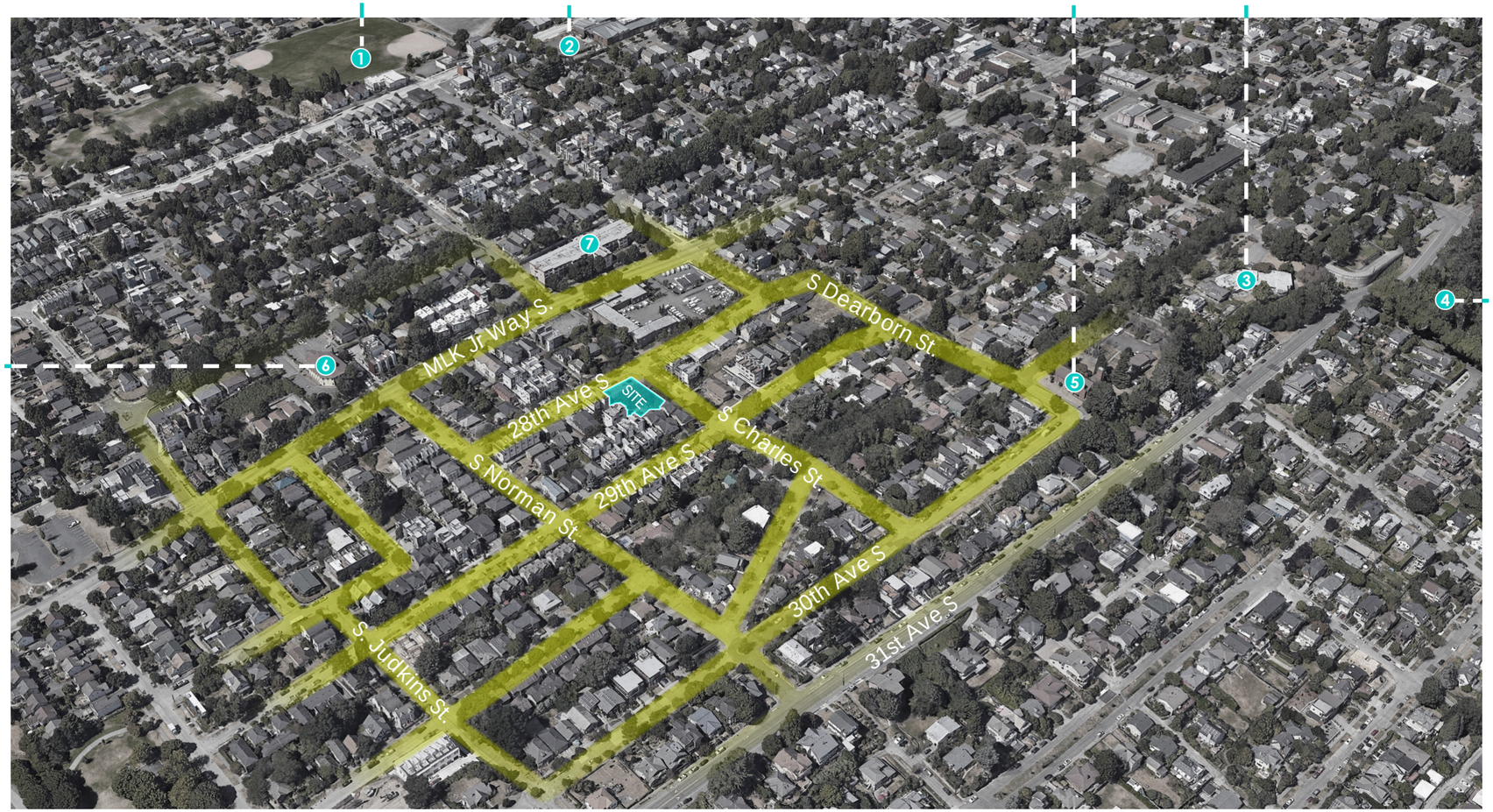
Central Area Senior Center is a community where they help the elderly have the opportunity to continue living rich, healthy and fulfilling lives.



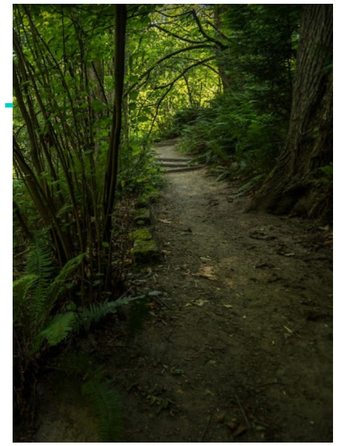


6. Saint Gebriel Ethiopian Orthodox Tewahido Church Seattle

Seattle branch church with the teaching established by the doctrines of Ethiopian Orthodox Tewahdo Church.



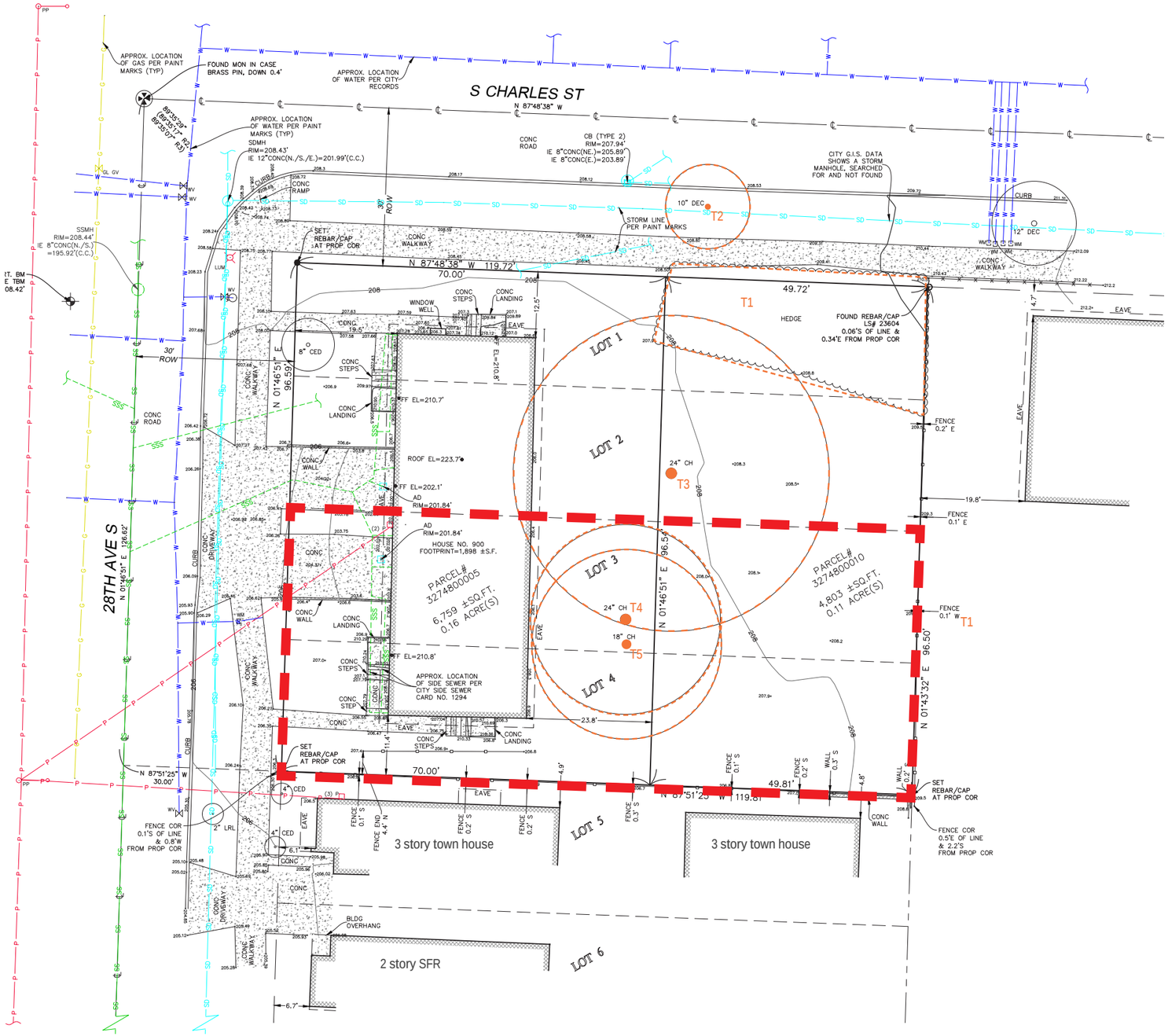




4. Frink Park

Frink park is a 17.2 acre densely vegetated hillside. The Frink Creek runs through the ravine.

SITE SURVEY



SITE CHARACTERISTICS

- THERE ARE TREES ON SITE BUT NONE ARE DEEMED EXCEPTIONAL
- FRONTAGE ON 28TH AVE S
- NO ALLEY ACCESS
- MINIMAL GRADE CHANGE - VERY SLIGHT SLOPE UP TO THE EAST

LEGAL DESCRIPTION

PARCEL B, LBA 3040110-LU

ARBORIST REPORT

#	Species	Dbh	CSD	Condition and Status
1	English laurel (Prunus laurocerasus)	m.t ~ 14”-16”	26’	This “tree” is a stand of approximately 50-60 stems measuring between 1” and 2” in diameter, all likely sharing the same root system, thus, they are collectively a single tree. Not exceptional. Not required to be retained or protected.
2	Crabapple (Malus sp.)	14”	18’	Located within the right-of-way. Does not meet the threshold diameter
3	Bittercherry (Prunus emarginata)	24”	42’	Good condition and health. Never classified as exceptional. Not in a grove.
4	Bittercherry (Prunus emarginata)	26”	42’	Good condition and health. Never classified as exceptional. Not in a grove.
5	Bittercherry (Prunus emarginata)	24”	44’	Good condition and health. Never classified as exceptional. Not in a grove.

SCHEME 2 (FROM EDG)

DESIGN NARRATIVE: LOT B Scheme 2 breaks the units into (3) duplexes. The separation between units allows for easily accessed amenity space distributed across the site. The overall impact of the bulk and scale is reduced by breaking the units into 3 separate buildings.

LOT A: Functionally related per DR.19-2018

UNITS: (6) UNITS, (5) PARKING STALLS

ADVANTAGES:

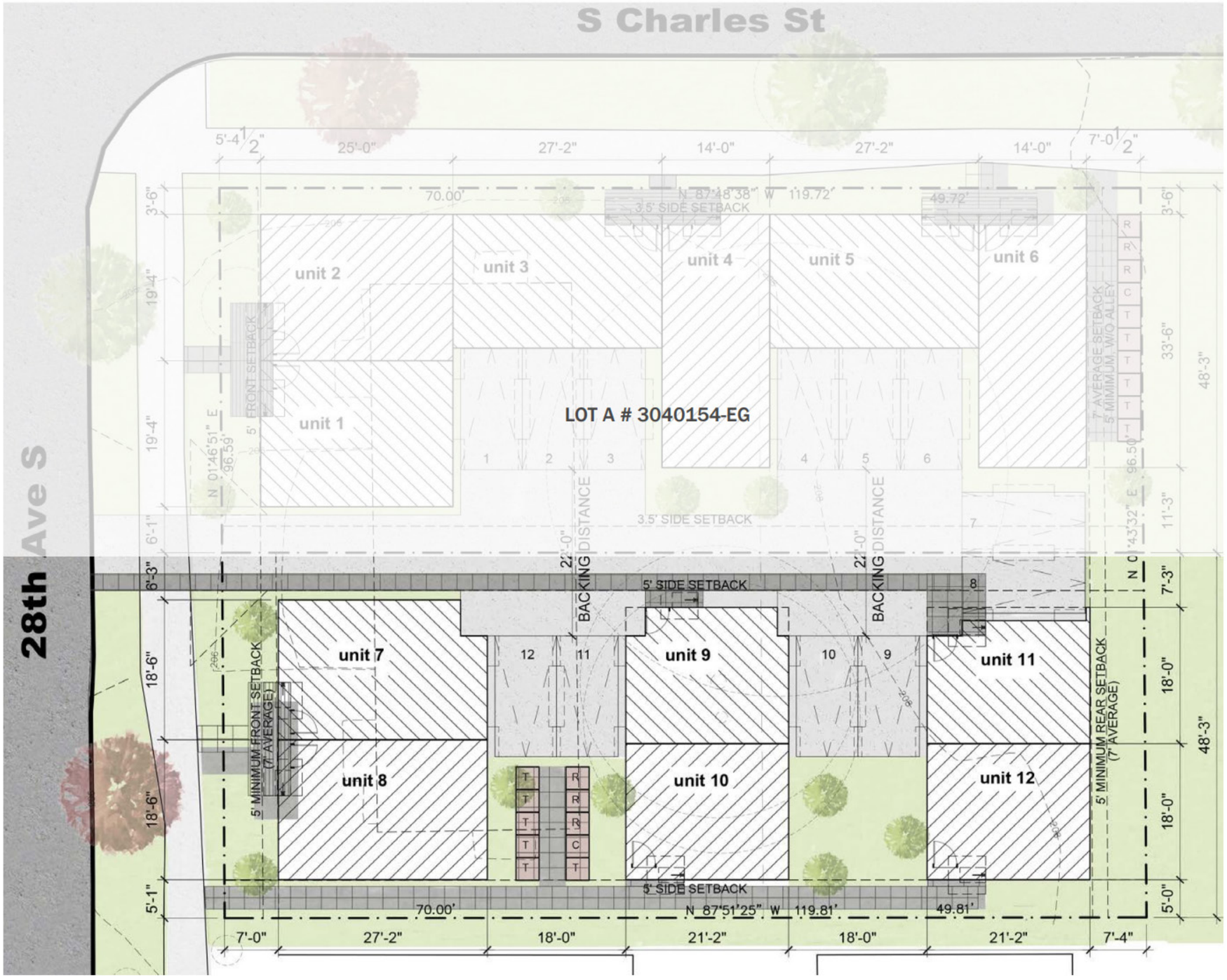
- **Ability to use central maneuvering area as unofficial** gathering spaces
- Street level interaction is encouraged via paired entries creating the opportunity for large porches, and 3 story buildings fronting the street
- Increased solar gain due to the break down of massing along the street
- Decreased curb cuts and total paved area with a shared driveway

DISADVANTAGES:

- Amenity area pushed to edges of lots.

DEPARTURES:

Not Required



SCHEME 2 (FROM EDG)

DESIGN STANDARDS DIAGRAMS

CS3_3.a: Neighborhood Context

Reducing development scale to 3.5 stories. Hardie panel with wood accents are consistent with the commonly used materials throughout the community.

PL3_1.G: Frontages

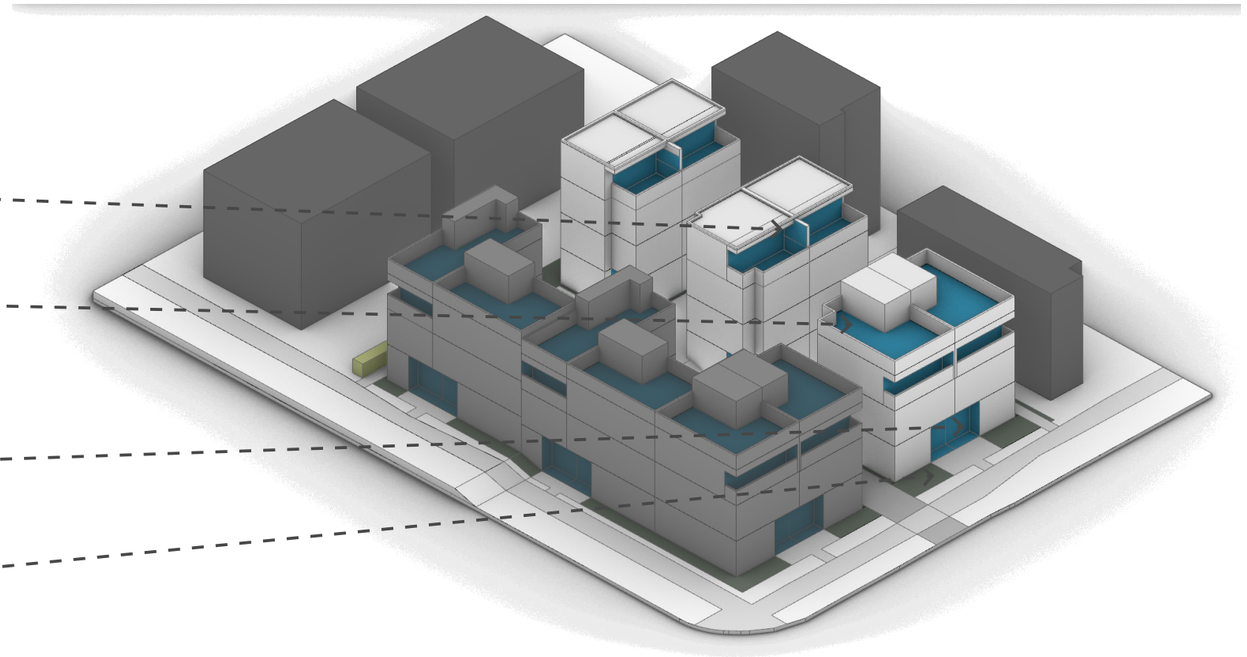
Highlighting the street by using minimum setbacks, pairing entries, and creating multiple view corridors from both covered decks and roof top decks promotes transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

PL3_1.c: Frontages

Paired covered entries were chosen due to the context and because they are encouraged in the central area design guidelines

PL3_1.i: Street scape Treatment

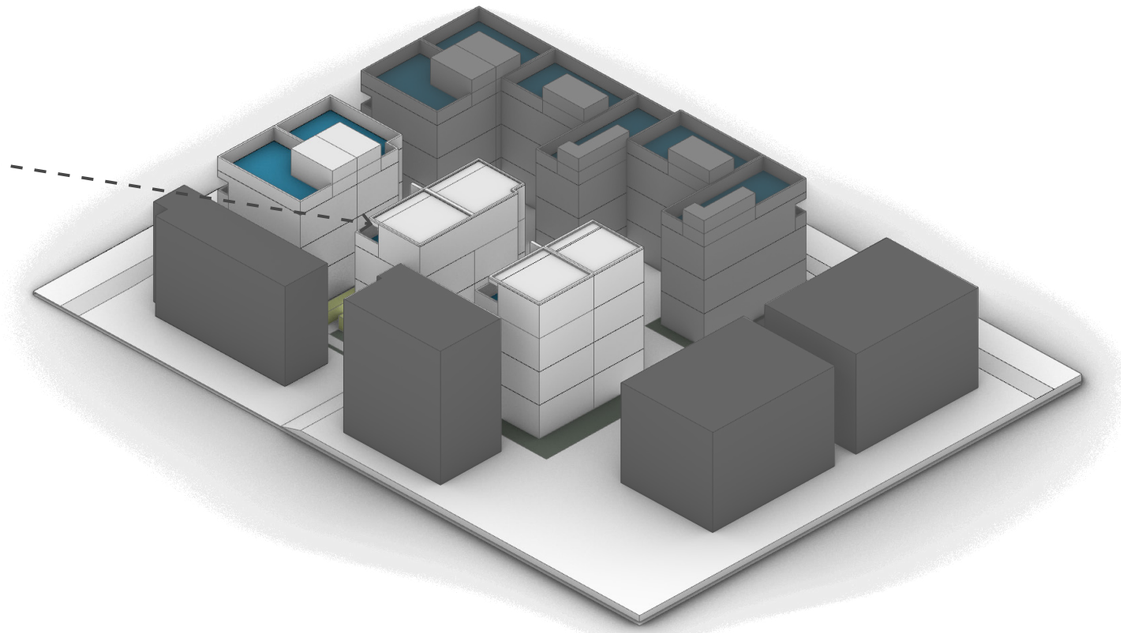
Covered entries, covered decks and roof top decks promote transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.



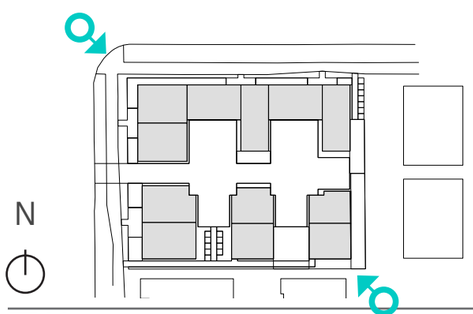
AXO LOOKING SE

DC2_1.d: Building Layout and Massing

This strategy breaks down the bulk and scale of the massing into 3 buildings with large landscaped areas between units.



AXO LOOKING NW



SCHEME 2 (FROM EDG)

DESIGN STANDARDS DIAGRAMS

CS3_3.a: Neighborhood Context

Reducing development scale to 3.5 stories. Hardie panel with wood accents are consistent with the commonly used materials throughout the community.

PL3_1.G: Frontages

Highlighting the street by using minimum setbacks, pairing entries, and creating multiple view corridors from both covered decks and roof top decks promotes transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

PL3_1.c: Frontages

Paired covered entries were chosen due to the context and because they are encouraged in the central area design guidelines

PL3_1.i: Street scape Treatment

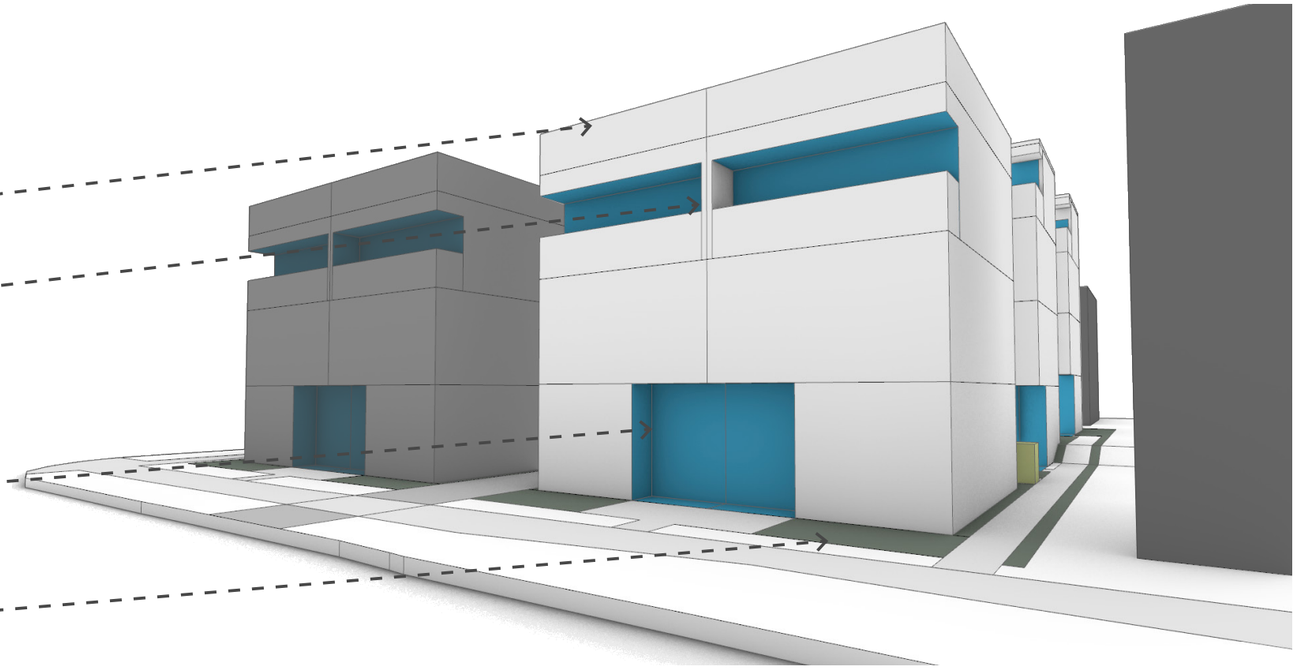
Covered entries, covered decks and roof top decks promote transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

DC2_1.d: Building Layout and Massing

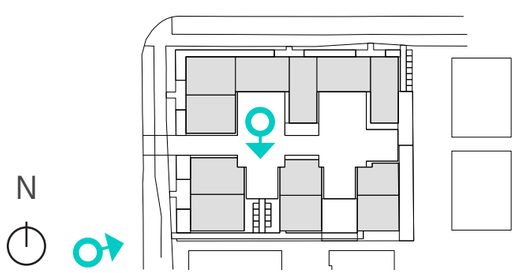
This strategy breaks down the bulk and scale of the massing into 3 buildings with large landscaped areas between units.

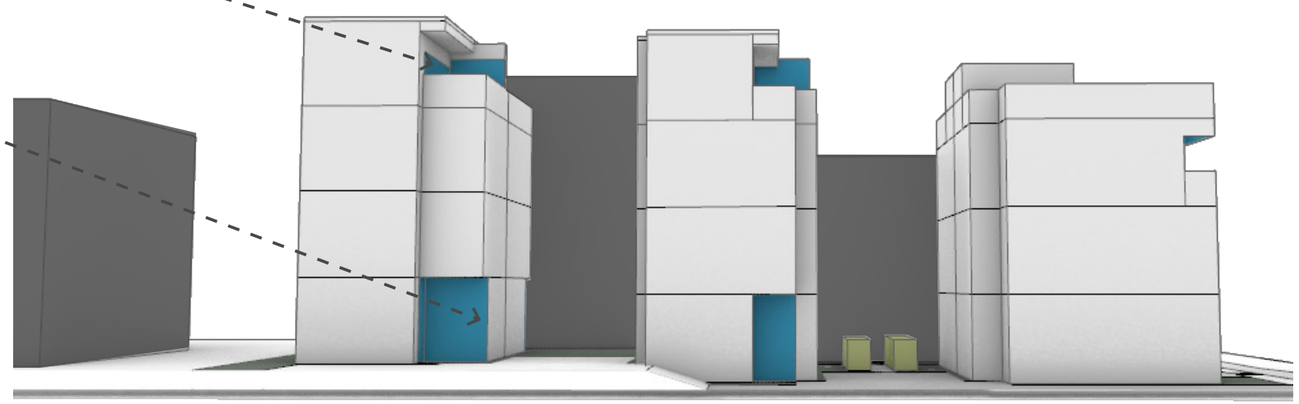
DC2_1.e: Building Layout and Massing

Building material and color variation were employed to break down the perceived building mass. At all recessed conditions, wood was used as a high-quality material.



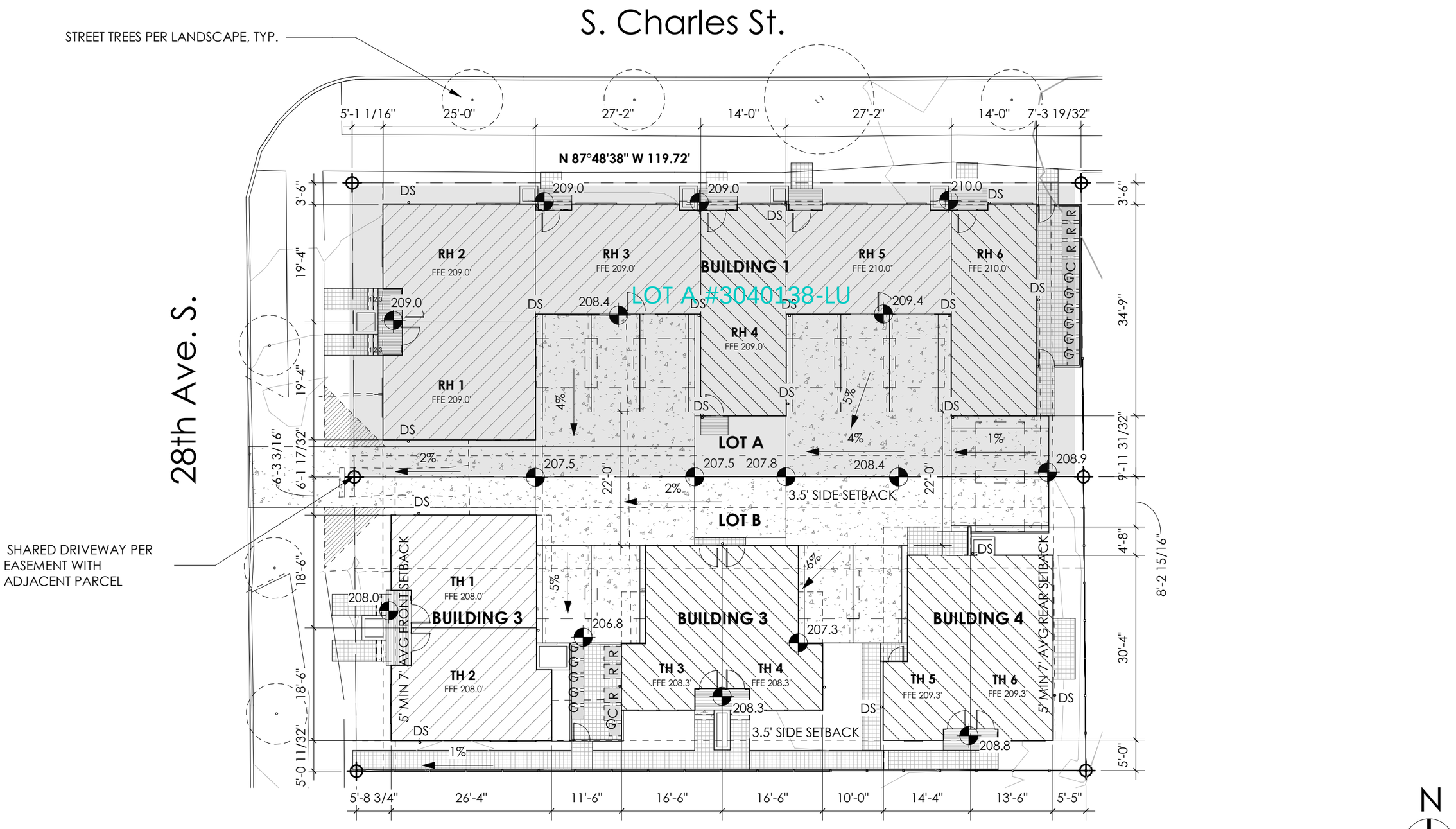
PERSPECTIVE LOOKING DOWN SOUTHERN LOT LINE FROM 28TH AVE S





PERSPECTIVE IN INTERIOR COURTYARD CIRCULATION SPACE

SITE PLAN

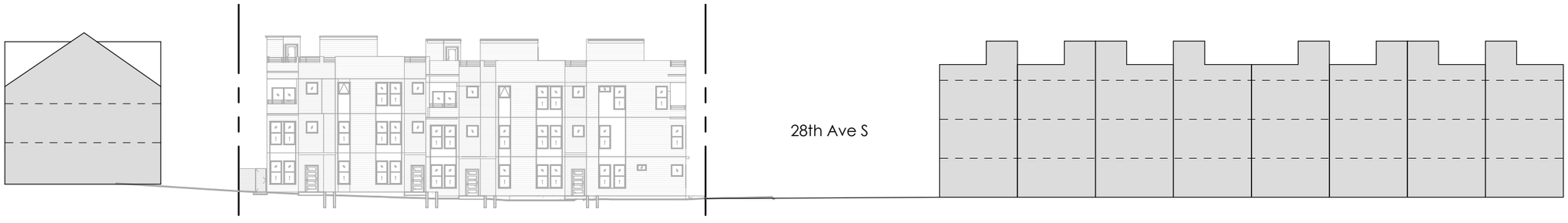

S. Charles St.
28th Ave. S.
STREET TREES PER LANDSCAPE, TYP.
SHARED DRIVEWAY PER EASEMENT WITH ADJACENT PARCEL
N 87°48'38" W 119.72'
5'-1 1/16"
25'-0"
27'-2"
14'-0"
27'-2"
14'-0"
7'-3 19/32"
3'-6"
19'-4"
19'-4"
6'-3 3/16"
6'-1 17/32"
18'-6"
18'-6"
5'-0 11/32"
34'-9"
9'-11 31/32"
4'-8"
8'-2 15/16"
30'-4"
5'-0"
RH 1
FFE 209.0'
RH 2
FFE 209.0'
RH 3
FFE 209.0'
BUILDING 1
RH 4
FFE 209.0'
RH 5
FFE 210.0'
RH 6
FFE 210.0'
LOT A #3040138-LU
LOT A
LOT B
3.5' SIDE SETBACK
3.5' SIDE SETBACK
TH 1
FFE 208.0'
TH 2
FFE 208.0'
BUILDING 3
BUILDING 3
BUILDING 4
TH 3
FFE 208.3'
TH 4
FFE 208.3'
TH 5
FFE 209.3'
TH 6
FFE 209.3'
5' MIN 7' AVG FRONT SETBACK
5' MIN 7' AVG REAR SETBACK
GGGGGG
RRRRRR
209.0
209.0
210.0
208.4
209.4
207.5
207.5
207.8
208.4
208.9
208.0
206.8
207.3
208.3
208.8
4%
5%
4%
1%
2%
2%
5%
6%
1%
DS
5'-8 3/4"
26'-4"
11'-6"
16'-6"
16'-6"
10'-0"
14'-4"
13'-6"
5'-5"
N

RESPONSE TO EDG:

GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
1. ARCHITECTURE MASSING Staff generally supports the massing of Scheme 3, the applicant's preferred option, with parking and residential open space changes described in the "Site" section of this guidance. The breakdown of massing on the two lots facing towards the 28th Ave S frontage, the orientation of entrances towards the sidewalks along S Charles St, and the creation of a shared driveway between the two lots that allows parking and services to be oriented towards the interior of the site are all elements of the Scheme 3 plan that contribute to creation of relatable residential scale along the two street frontages.	Noted, thank you. The proposed scheme maintains the shared driveway that allows parking and services to be oriented towards the interior of the site. Unit entries remain oriented toward S Charles St and 28th Ave S and 3-story massing maintains relatable residential scale along the street frontages.	DC2 Architectural Concept
There are written descriptions of the project relating to neighborhood scale but there are no illustrations of this in the EDG packet. At the Recommendation phase, indicate how the massing volumes relate to the context and scale of adjacent structures along both street frontages. Indicate datum lines and other relevant scale elements and indicate how the conceptual massing and modulations in the proposal respond to these cues. **Although the site itself is relatively flat, show how the massings relate to** surrounding slope and volumes, as indicated in the slope context studies on page 12 of the EDG packets.	Please see diagram showing street elevations within the context of the neighborhood. These elevations demonstrate that the 3-story masses at the street frontage correspond well with the 3-story buildings existing within the neighborhood.	DC2 Architectural Concept



1 Neighborhood Context-28th Ave S facade
1" = 30'-0"



2 Neighborhood Context-S Charles St facade
1" = 30'-0"

RESPONSE TO EDG:

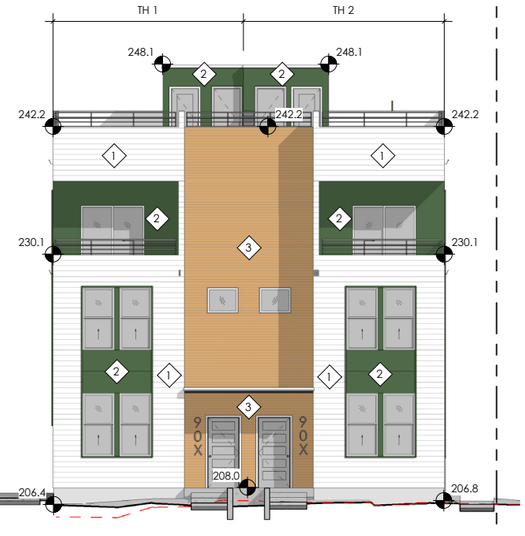
GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
Along the 28th Ave S frontage, the massings shown do not create individual vertical identities of the townhome units and do not create relevant low rise residential scale. Look at ways to create shifts in the unit massing (as in **Scheme 1**) **or significant modulations between the west facing units on both lots so the four units are vertically identifiable and to reduce the perception** of mass.	Modulation and materials have been introduced to the 28th Ave S frontage to visually identify the units. Entries are paired per Central Area Supplemental Guidance PL3-1-g. Wood siding accents the entry and helps distinguish the vertical massing of the units. Lower parapets and metal railing continue the vertical expression of the entries. Each unit facing 28th **Ave S is identifiable to either side of the entries through 3rd level decks and grouped windows accented by green panel. This creates a clearly identifiable** 1-2-1 rhythm of unit – entry – unit.	CS2-D Height Bulk and Scale DC2-A-2 Reducing Perceived Mass Central Area Supplemental Guidance PL3-1-g
On the S Charles St frontage, the scale of the unit layout lacks modulation that would create relatable scale. Similar to the 28th Ave S frontage, staff supports shifts between units or creating vertical modulation to create scale and identify individual units. Staff notes the long sides of unit 2, 3, **and 6 along this street frontage need special attention, with refinements of** modulations and scale, to relate to the scale of Units 4 and 5.	Modulation and materials have been introduced to the S Charles St frontage to visually identify the units. Entries have been separated to provide additional diversity to this façade and allow individual units to be more **clearly identifiable. Wood siding accents the entry and helps distinguish the** vertical massing of the units. Lower parapets and metal railing continue the vertical expression of the entries. Grouped windows accented by green panel with a 2x2 trim provides additional texture and depth. This combination of massing modulations and material treatment results in a rhythm along the **façade that reflects the individual unit scale.**	CS2-D Height Bulk and Scale DC2-B Architectural and Façade Composition DC2-A-2 Reducing Perceived Mass



LOT A NORTH



West - RH 1&2



West - BLDG 2

RESPONSE TO EDG:

GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
Staff recognizes the potential to reduce the perception of mass and scale by stepping the third level back, as shown in the preferred Scheme 3, and especially when the void wraps the corners (as in Scheme 2). Staff notes, **however, that this benefit is greatly reduced by then stepping the forth level roof deck with parapet back out towards the street. As floor plans were not** included with the EDG packet, it is unclear what program is being included **at the upper level and why the mass cannot step back above the third floor** balconies, reducing the bulk of the architecture along the street frontages. Staff recommends studying how the massing can step back the fourth level roof deck above the balconies along both street frontages in order to reduce mass and bulk along the sidewalk. Staff also recommends combining the **recess with significant corner modulations, creating more legible relief in the** façade planes. In response to public comment, Staff recommends incorporating **modulations of the rooflines along the east and south property lines to** reduce the visual impacts to existing neighboring structures.	All units along the street frontages are proposed to be only 3 stories tall, less than the 40' height limit allowed. The 3rd level steps back to create decks accessed from the primary bedrooms. These decks are covered by the roof deck above. This allows us to provide a variety of outdoor amenity spaces for the residents and improves the useability of these spaces. However, the impact of the roof deck stacking above are visually reduced through lowered parapets and guardrails. These decks open up the corners of the buildings, creating a void element within the massing and allowing for views in two directions. Decks with lowered parapets and guardrails additionally provide relief along the east and south property lines.	CS2-D Height Bulk and Scale DC2-A-2 Reducing Perceived Mass CS2-C-1 Corner Sites
Staff does not support window layout, as shown in the rendering on page 33 of the packets. The irregular layout of window types does not aid in bringing scale to the facades or add identity to individual units. Staff recommends **refining the window layout to identifiable patterns of fenestration that are** coordinated with the façade modulation, clearly identify individual units, and are patterned to create residential scale facades.	The window layout has been proposed to further emphasize the vertical unit **identification. Windows are stacked vertically and grouped windows are** highlighted with colored accent panel. This grouping of windows and colored **panel creates identifiable units and breaks the overall massing down into** smaller, human-scale segments. 2x2 trim provides additional depth, texture, and intentionality to the window groupings.	DC2-C Secondary Architectural Features DC2-D Scale and Texture



RESPONSE TO EDG:

GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
2. ARCHITECTURE LAYOUT Staff supports the stated design concept of orienting front entries toward the street frontages in order to create activation, eyes on the street, and create a more residential neighborhood. Staff notes that the shared walks and indirect access to entry doors works against the development of a strong relationship of the units with the streetscape. Staff recommends providing individual paths to each entry door and development of a transitional zone in the front setback for each unit. Front entry doors should remain oriented towards the street.	Coupled entries are supported by Central Area Design Guidelines PL3-1-g and are maintained along 28th Ave S and the shared pedestrian pathway to the interior units. These paired entries are highlighted through modulation and wood material that extends the full height of the building, topped with metal guardrails. We have provided individual paths centered on the entry doors to help unit individualization. These entry paths are separated by planters or greenscape, creating a transitional zone between the sidewalk and the entries.	CS2-B-2 Connection to the Street PL3-A-3 Individual Entries PL3-2-a Emphasize Building Relationship to the Street Central Area Design Guidelines PL3-1-g
Conceptual floor plans were not included in the EDG packets. In order to complement the orientation of active street facing façade, Staff recommends locating the common living spaces on the ground level to enhance connection of the units to the streetscape and provide natural surveillance. Staff notes that living spaces located on the ground level also have the opportunity to connect to, and activate, usable exterior spaces. Staff notes that with a reduced parking footprint (see comments in 'Site' section), the east units (Units 4,5,6,10,11 and 12) should have access doors to connect and relate to private ground-related amenity space.	Living spaces have been located on the ground level in units RH3-6, facing S Charles St, providing natural surveillance and connection toward the street to the north. TH1, facing 28th Ave S, also has living spaces on level 1, providing natural surveillance to the west and to the shared driveway space. **Living spaces have been elevated to the 2nd floor in units RH1-2 and TH2,** allowing for a dynamic use of the vertical space within the site during all times of the day. Decks on the 3rd level and Roof decks overlook 28th Ave S. Access doors in RH3-5, and TH3-5 provide convenient access to the auto court for these "middle" units.	PL3-1-h Exterior Access at Ground Level PL3-B Residential Edges PL2-B Safety and Security



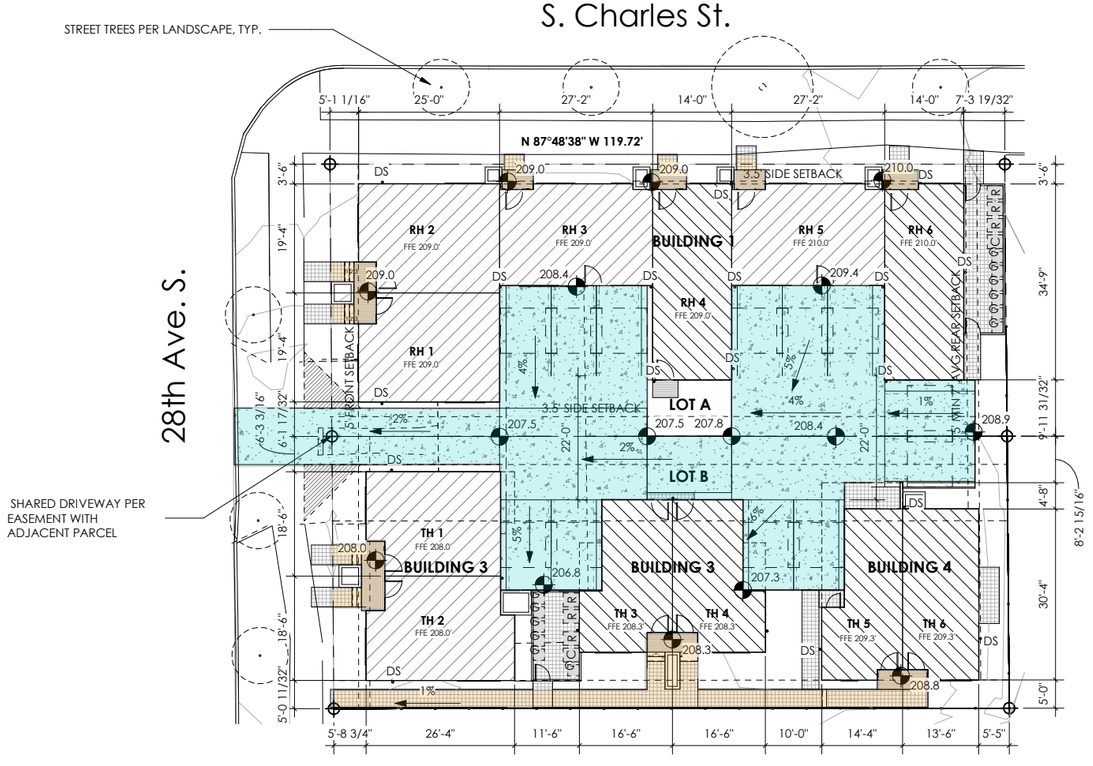


RESPONSE TO EDG:

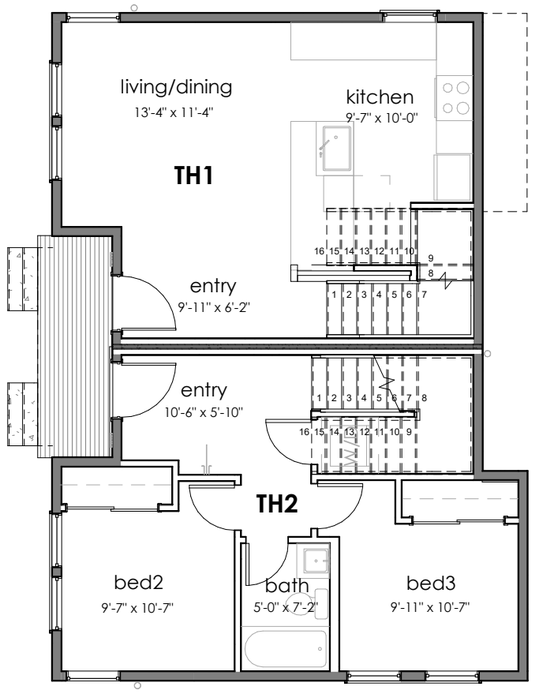
GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
3. ARCHITECTURE MATERIALS **Staff did not see reference to any specific proposed materials indicated** in the EDG packet. Staff recommends developing the materials palette to relate to the neighborhood context and to bring residential scale to the development. Materials may include painted lap siding, both horizontal and **vertical, and intentionally-scaled textural panel materials. Large, flat panel** material applications should be limited to use on the least visible facades. **Clarify the specific proposed materials palette at the Recommendation** phase of review.	The primary material proposed for these units is horizontal white lap siding, **which brings in a clearly identifiable residential scale to the project. Wood** siding brings a warm, human-scale texture to highlight the entries. Green accent panels are introduced in key locations to highlight modulations, decks, and window groupings. 2x2 trim, painted green, wraps the green accent panels at the window groupings to provide a clean material transition that adds depth and texture to the façade.	CD4-2-b Variation and High-Quality Materials DC4-A-1 Exterior Finish Materials DC2-D Scale and Texture
Staff supports the proposed design concept of use of wood as an accent material used in the recesses (shown as blue in the massing options). Staff notes that the wood accents should be coordinated with other façade materials.	Wood remains as an accent material for the entry recesses. This has been expanded to work with massing modulations to further highlight the entries. Metal railing on the roof deck level have been paired with this wood accent.	DC2-B-1 Façade Composition DC2-C Secondary Architectural Features
4. SITE Staff generally supports the site layout of Scheme 3, the applicant's preferred massing options. By locating the vehicle entry drive along the shared property line, the vehicle impact to the pedestrian realm is limited. Parking and services can be located away from the street frontage, limiting visual impacts.	Noted, thank you. Parking and driveway access remains in the center of the site, limiting the vehicle impact on the pedestrian experience.	CS2-B-2 Connection to the Street DC1-C-4 Service Uses
Although staff supports providing a north-south access path towards the center of the long site to create logical and convenient pedestrian access, staff does not support locating solid waste storage along the length of the access path. Staff recommends reducing the number of solid waste bins needed and instead provide shared services, as noted in the EDG pre-submittal conference. Relocate the solid waste storage to locations that are not in the primary use and circulation locations. Storage areas should be convenient to the street-side staging. For the north lot, the solid waste storage could be consolidated along the rear setback at the northeast corner of the site. For the south lot, the storage could be located at the southwest corner of the site.	A hybrid solid waste strategy is proposed to minimize the total amount of storage and staging space. The solid waste storage enclosures have been located to be convenient for staging, while minimizing visual impact. In Lot A, the storage location is in the northeast corner, between RH6 and the rear property line. In Lot B, the storage location is located between TH2 and TH3, adjacent to the path. This is concealed from view from the sidewalk, but still convenient for residents to access and stage the bins.	DC1-C-4 Service Uses

RESPONSE TO EDG:

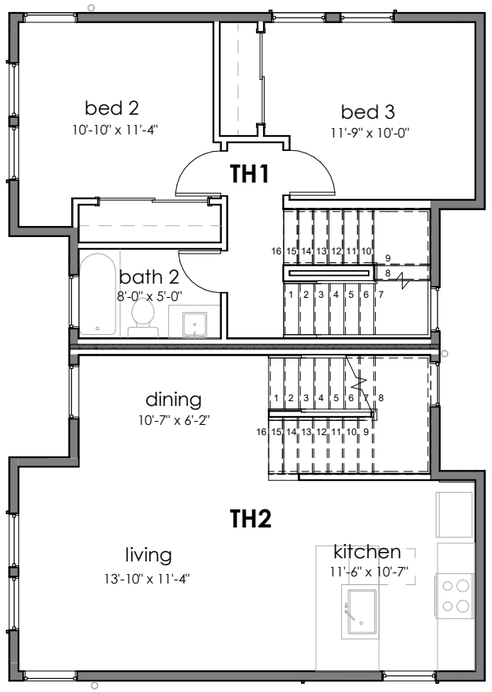
GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
Despite the efficiency of crating a shared driveway at the interior of this site, Staff notes that development of useable outdoor space is lacking in the Scheme 3 site plans. Staff notes that consolidating and limiting parking to the west portion of the site near the drive entrance would allow ground-level amenity space to be provided for the eastern residential units. Revise the site design to minimize vehicle circulation and parking areas and to maximize ground-level amenity space. Solutions to resolve this guidance could include modifying the location of the building breaks, rotating units and the north-south pedestrian access path to consolidate parking and circulation in the west portion of the site, and providing more ground-level amenity space for units in the east portion of the sites.	Parking is proposed the occur in 2 groupings, allowing for the units to be separated into a total of 4 buildings across both lots. This allows for additional green space to occur between units. The north-south pedestrian path has been removed to instead allow for more useable ground-level amenity on the east and west sides of the site. Solid waste storage has been shifted to less prominent areas of the site, allowing for more private amenity area in Lot A and a common amenity space in Lot B. Vehicle circulation now occurs through the center of the site, while all pedestrian circulation occurs along the perimeter. This allows the pedestrian circulation to become more welcoming, protected, and surrounded by greenspace and planting whenever possible.	DC1-B-1 Access Location and Design PL1-A Network of Open Spaces PL1-2-d Common & Accessible Open Spaces
The site plan appears to demonstrate that outdoor space locations are **defined by parking and circulation. Modify the site design to focus on the** pedestrian experience and enhance the entries. Staff suggests consolidating **parking (noted above), defining an entry path along the driveway, and re-**orienting front door access to Units 9, 10, 11, and 12 on Lot B to create an internal common entrance court. Private exterior amenity space for these units can be created in the side and rear yards of these units. Rear doors should be added to units 4, 5, and 6 to access associated yard space.	Lot B units have been reoriented to be accessed from the south by a shared pedestrian path. This path means that no pedestrian path is required to pass through the vehicle circulation spaces shared in the center of the site. These units now experience a shared entry condition, with amenity spaces located in nearby yards whenever possible. Additional doors have been added to RH4, TH5, and TH6 where it is logical to connect to additional private outdoor space.	PL1-2-d Common & Accessible Open Spaces PL3-B-4 Interaction DC3-B Open Space Uses and Activities



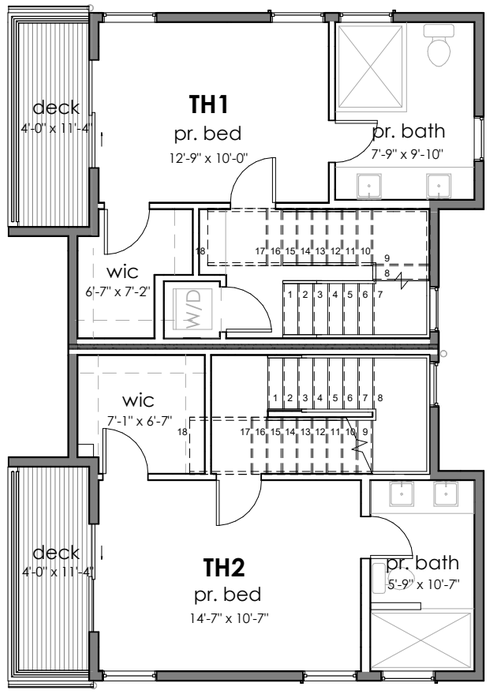
FLOOR PLANS



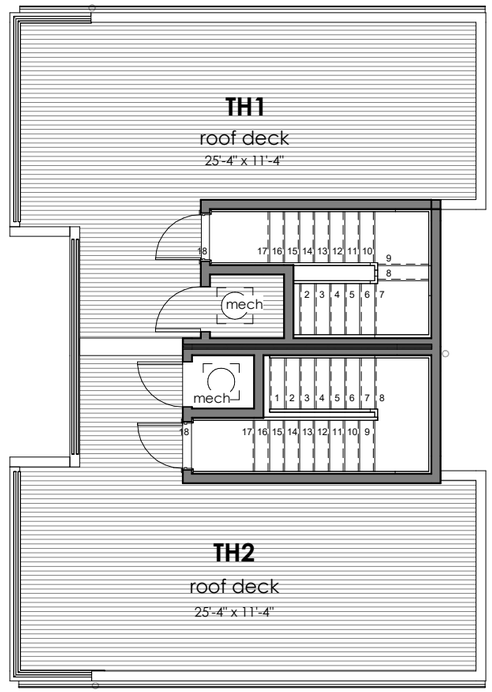
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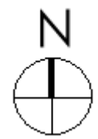
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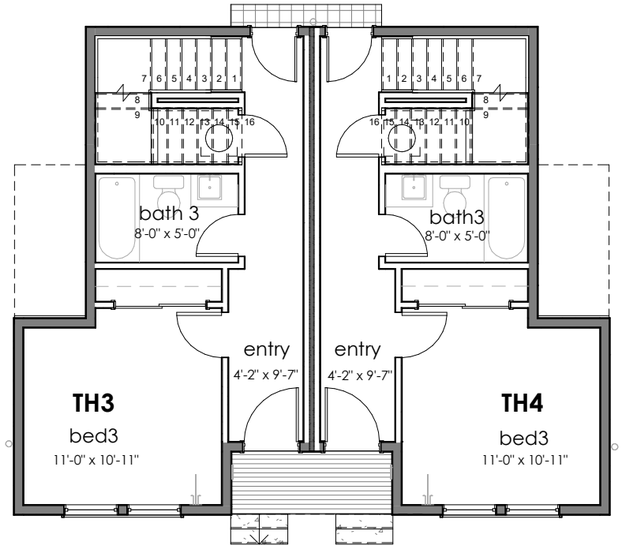
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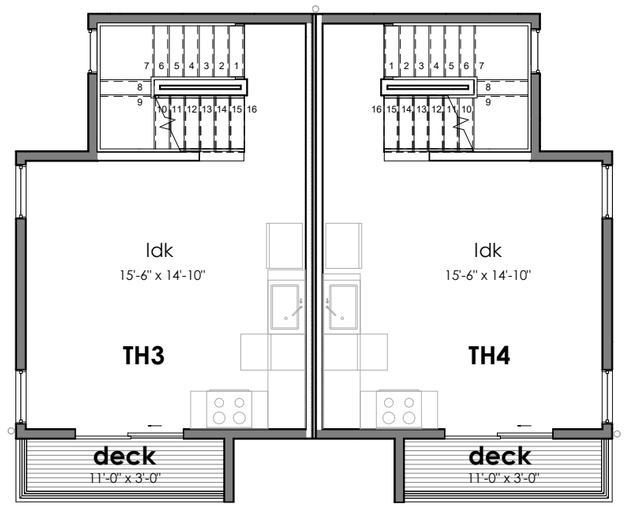
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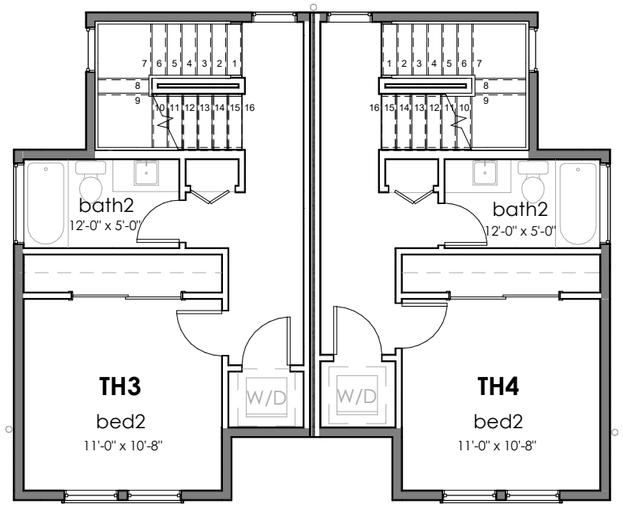
FLOOR PLANS



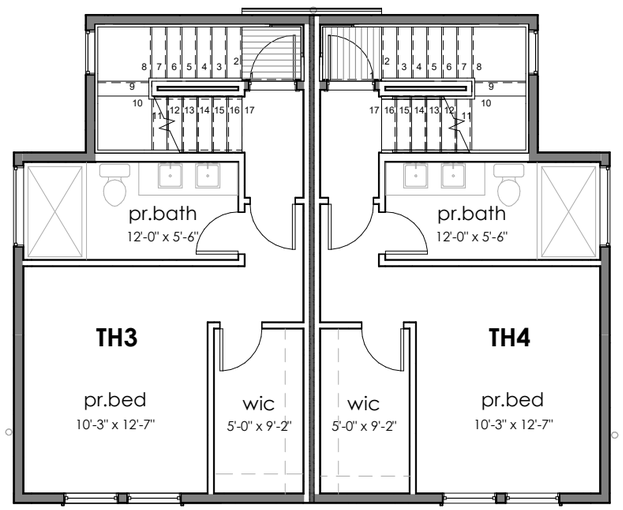
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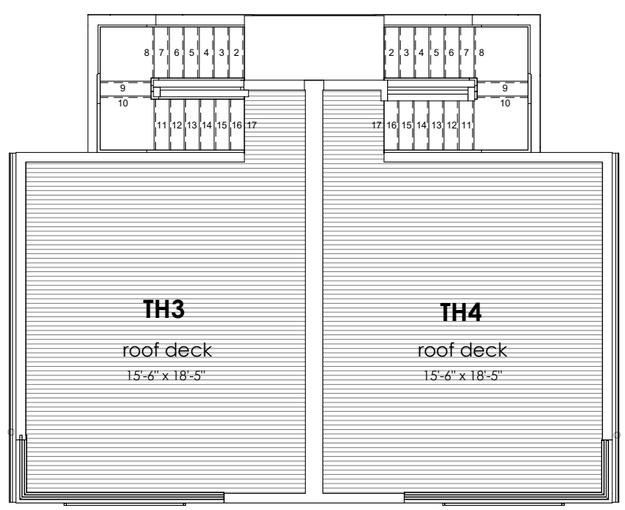
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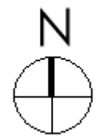
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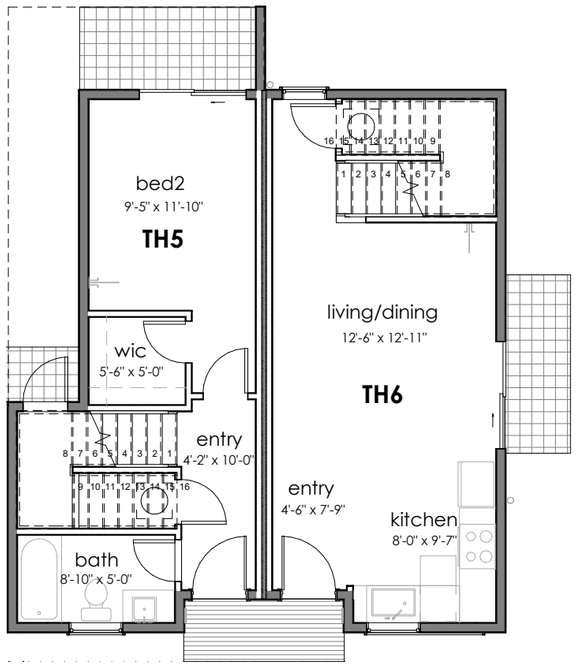
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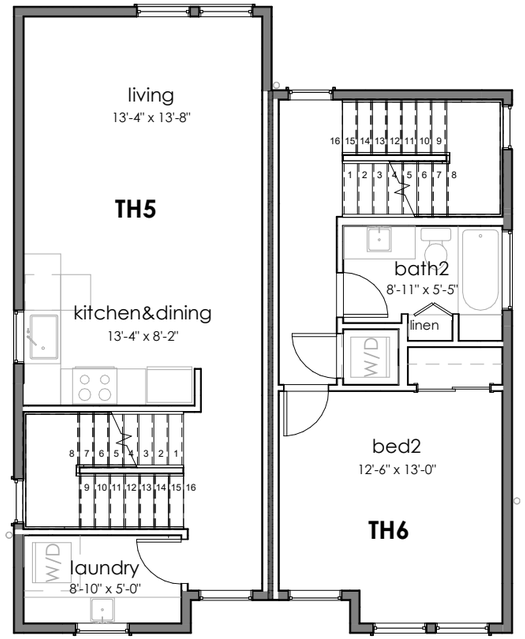
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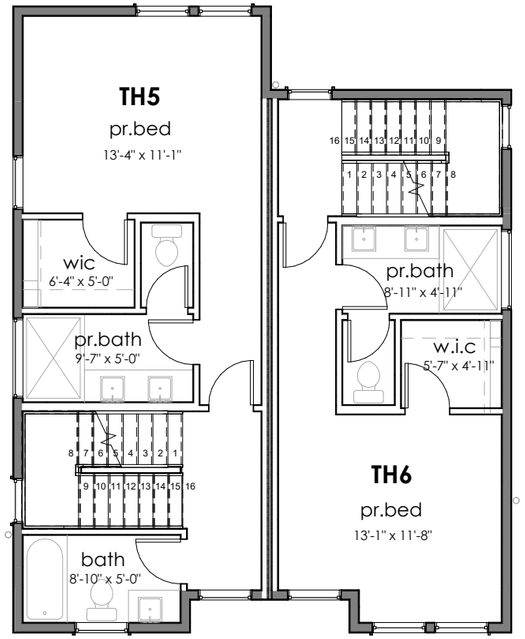
FLOOR PLANS



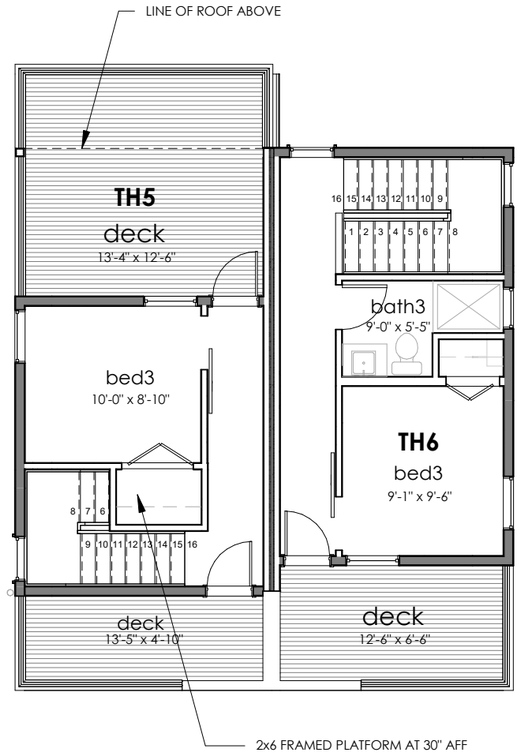
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BLDG 4 - LEVEL 2



BLDG 4 - LEVEL 3



BLDG 4 - LEVEL 4

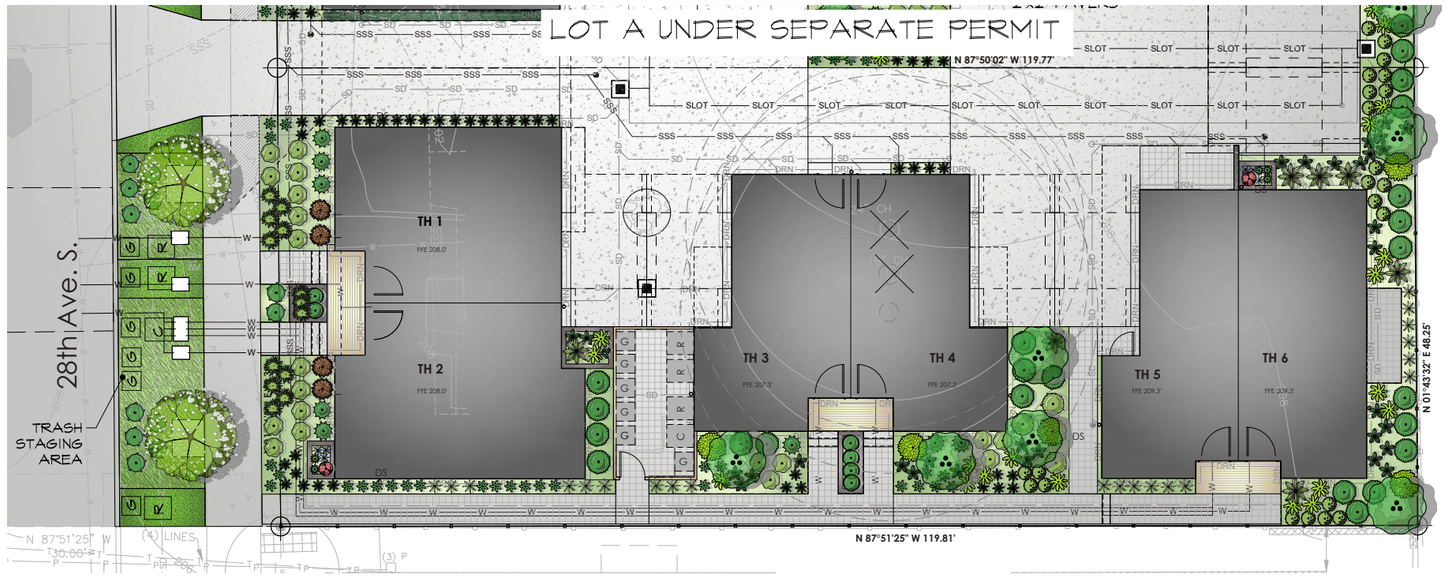
N

LANDSCAPE PLAN

PLANT SCHEDULE LOT B

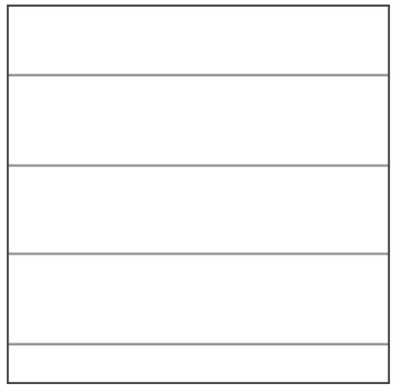
SYMBOL	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE
TREES				
	Acer circinatum Vine Maple	3 stem min, 6' Ht	Yes	Yes
	Quercus coccinea Scarlet Oak Street Tree - Single leader	2"-2.5" Cal B&B	No	No
SHRUBS				
	Berberis thunbergii 'Orange Rocket' Orange Rocket Barberry	2 gal	Yes	No
	Bergenia cordifolia 'Winterglut' Winterglow Bergenia	1 gal	Yes	No
	Carex oshimensis 'CarfitOl' EverColor® Everest Japanese Sedge	1 gal	Yes	No
	Epimedium x rubrum Red Barrenwort	1 gal	Yes	No
	Hakonechloa macra 'Aureola' Golden Variegated Hakonechloa	1 gal	Yes	No
	Hydrangea paniculata 'Limelight' Limelight Hydrangea	5 gal	Yes	No
	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal, 24" ht. min., full	Yes	No
	Leucothoe fontanesiana 'Rainbow' Rainbow Leucothoe	2 gal	Yes	No
	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal	Yes	No
	Lonicera pileata 'Moss Green' Moss Green Honeysuckle	2 gal	Yes	No
	Mahonia eurybracteata 'Soft Caress' Mahonia Soft Caress	2 gal	Yes	No
	Nandina domestica 'Gulf Stream' TM Heavenly Bamboo	2 gal	Yes	No
	Pennisetum orientale Oriental Fountain Grass	1 gal	Yes	No
	Prunus laurocerasus 'Mount Vernon' Mount Vernon Laurel	2 gal	Yes	No
	Sarcococca ruscifolia Fragrant Sarcococca	2 gal	Yes	No
NATIVE SHRUBS				
	Polystichum munitum Western Sword Fern	1 gal	Yes	Yes
BIORETENTION				
	Carex obnupta Slough Sedge	1 gal	Yes	Yes
	Cornus sericea 'Kelseyi' Kelseyi Dogwood	3 gal	Yes	No
	Juncus inflexus 'Blue Arrow' Blue Arrow Juncus	1 gal	Yes	No

SYMBOL	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING
GROUND COVERS					
	Sagina subulata Irish Moss	4"pot	Yes	No	18" o.c.
	Thymus praecox 'Purple Carpet' Mother of Thyme	4"pot	Yes	No	18" o.c.



MATERIAL PALETTE

1. White Lap

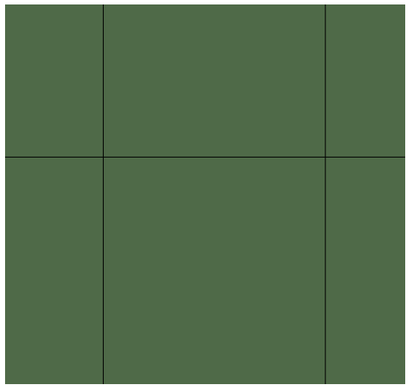


James Hardie 7 1/4” Reveal Lap Siding

Sherwin Williams #7004
Snowbound

Utilized as primary siding material in project

2. Green Panel



7/16” James Hardie Panel

Sherwin Williams #6446
Arugula

Utilized as facade accent material

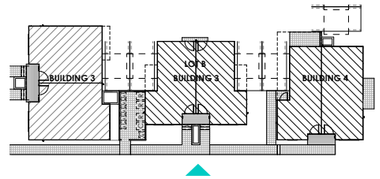
3. Wood Siding



4” Horizontal Wood T&G Siding

Utilized as accent material at entries and soffits.

ELEVATIONS



1. White Lap
2. Green Panel
3. Wood Sliding

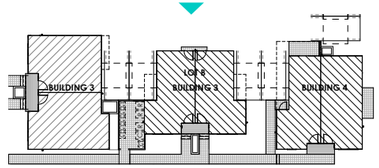


South - BLDG 2

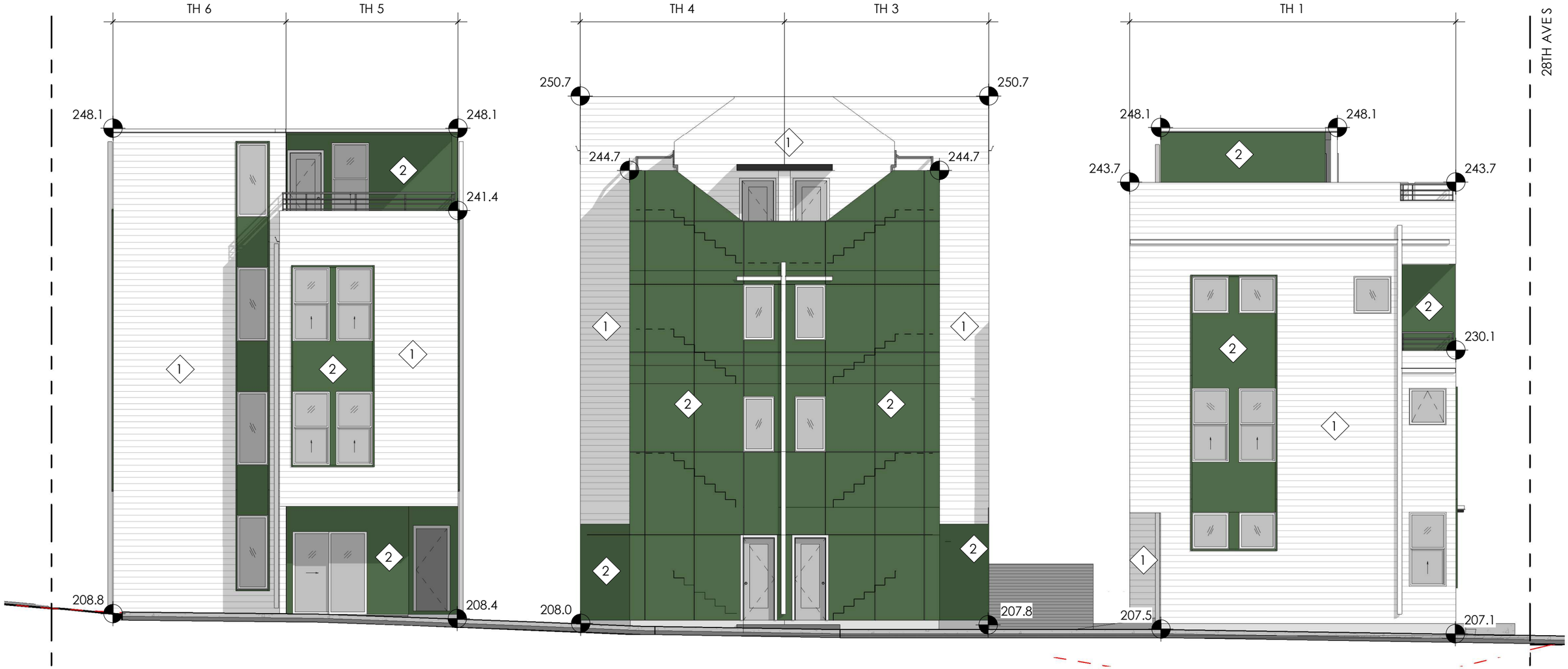
South - BLDG 3

South - BLDG 4

ELEVATIONS

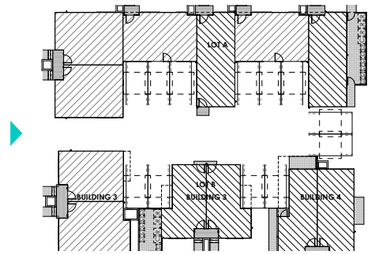


1. White Lap
2. Green Panel
3. Wood Sliding



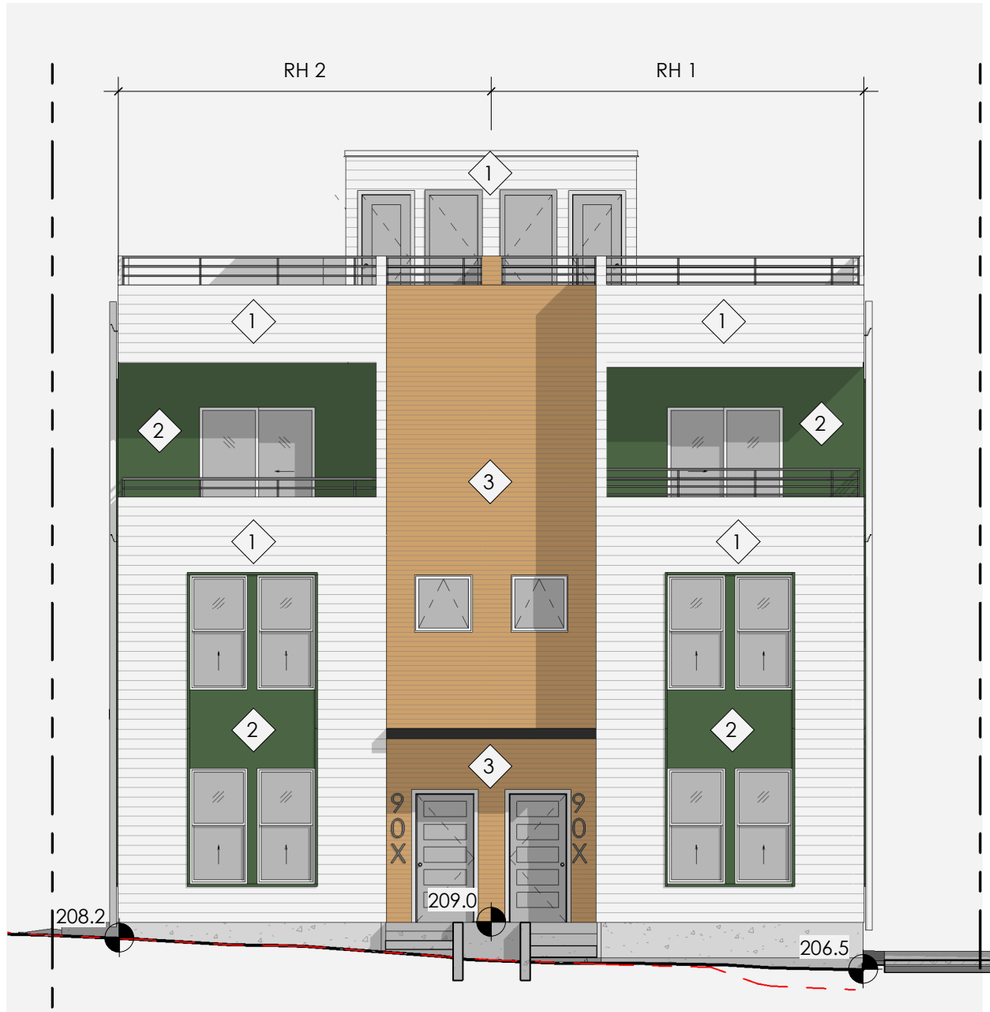
North - BLDG 2 **North - BLDG 3** **North - BLDG 4**

ELEVATIONS

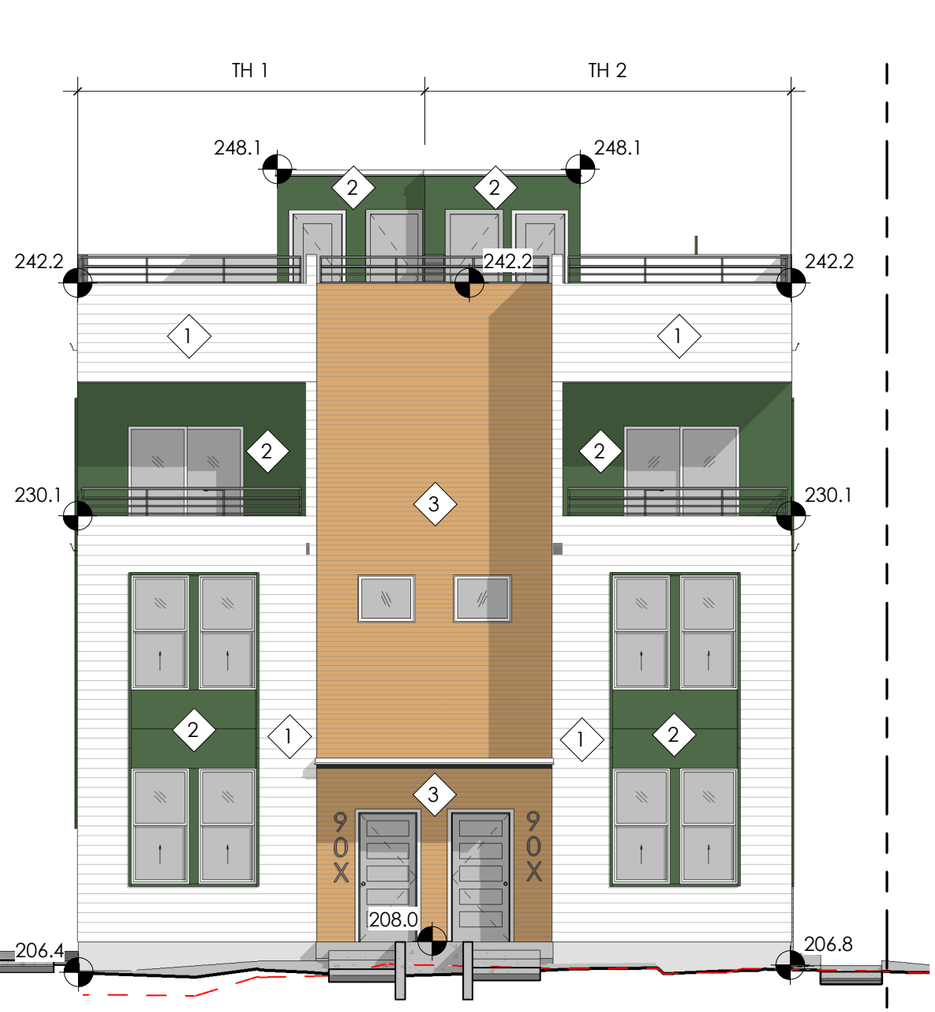


1. White Lap
2. Green Panel
3. Wood Sliding

LOT A #3040138-LU

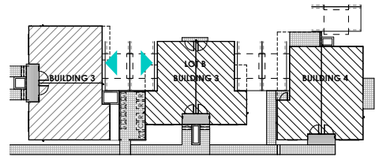


West - RH 1&2

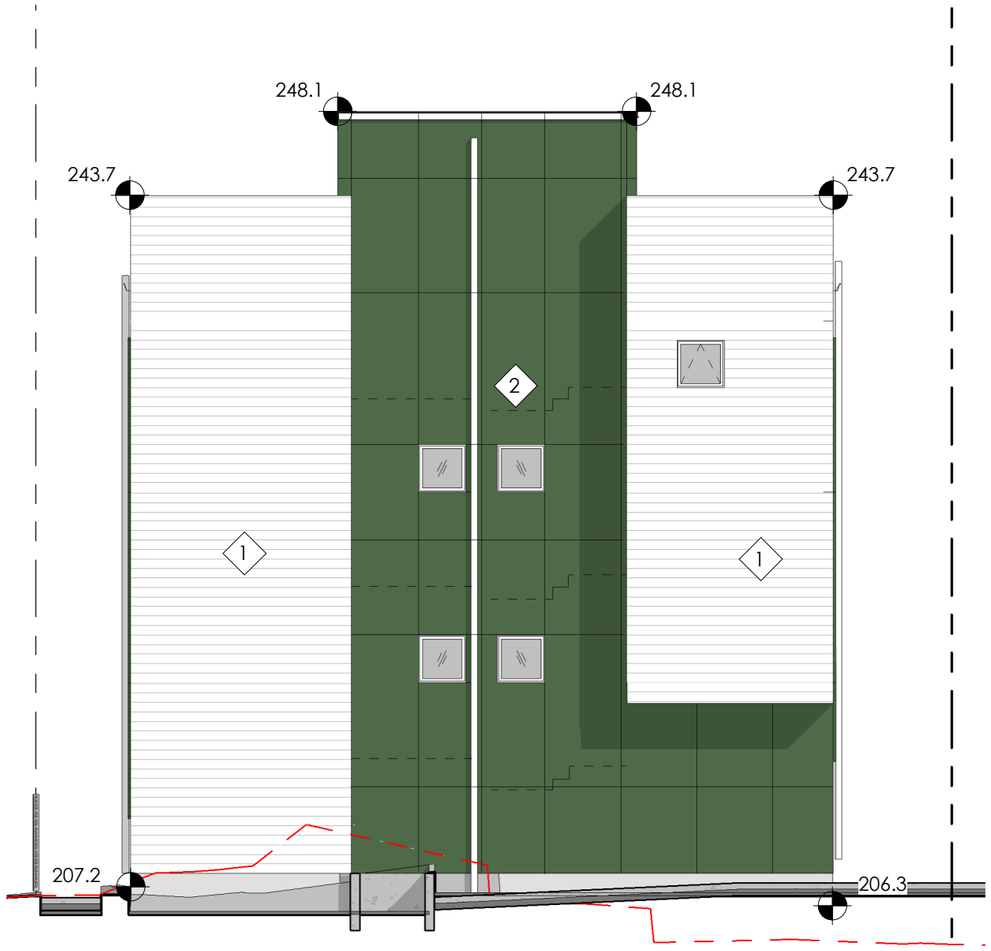


West - BLDG 2

ELEVATIONS



1. White Lap
2. Green Panel
3. Wood Sliding

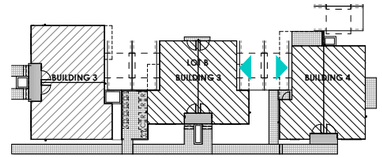


East - BLDG 2

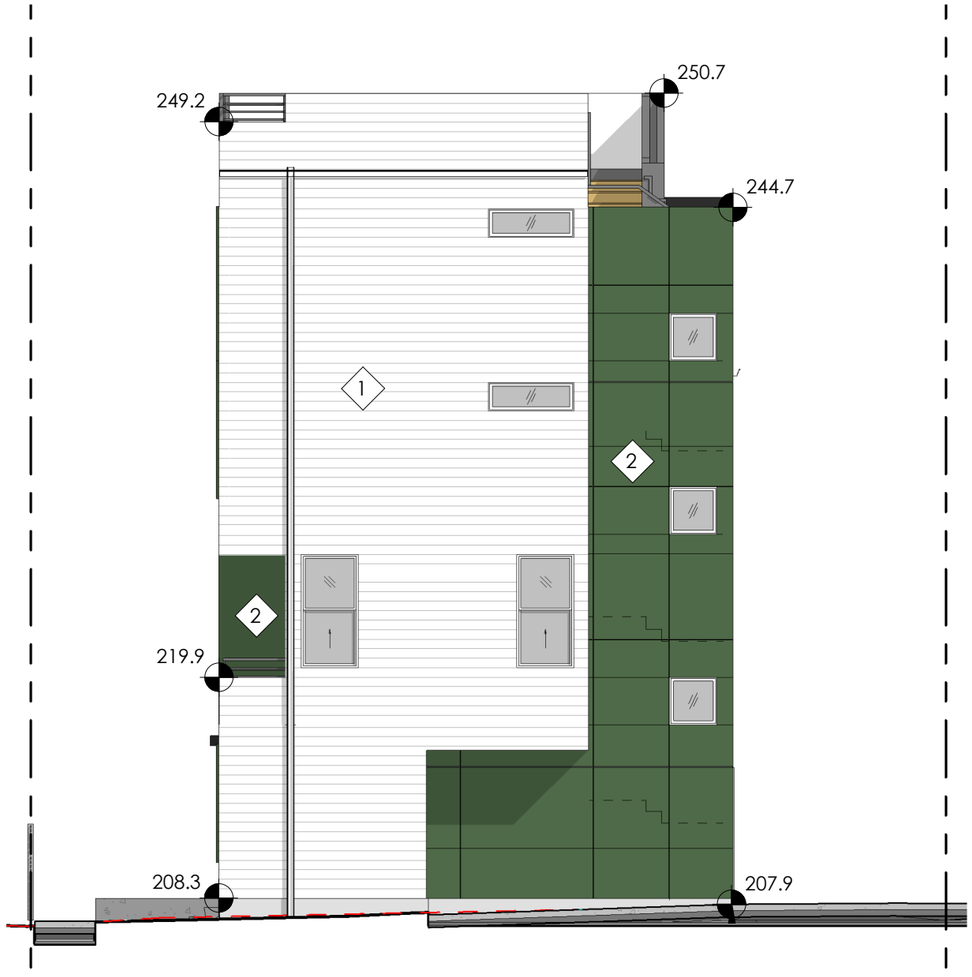


West - BLDG 3

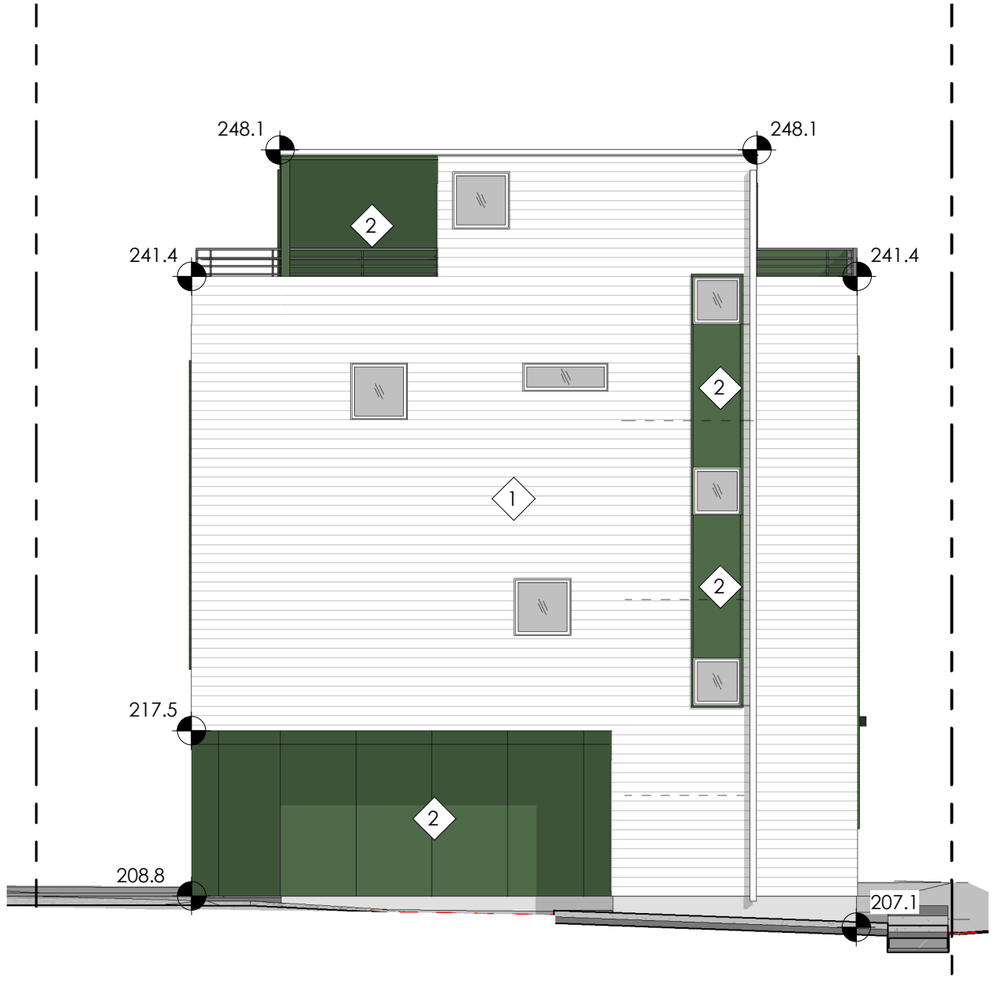
ELEVATIONS



1. White Lap
2. Green Panel
3. Wood Sliding

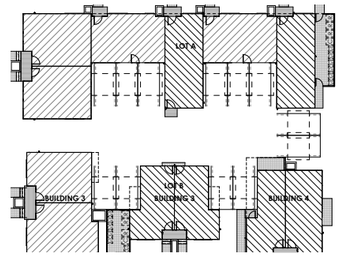


East - BLDG 3



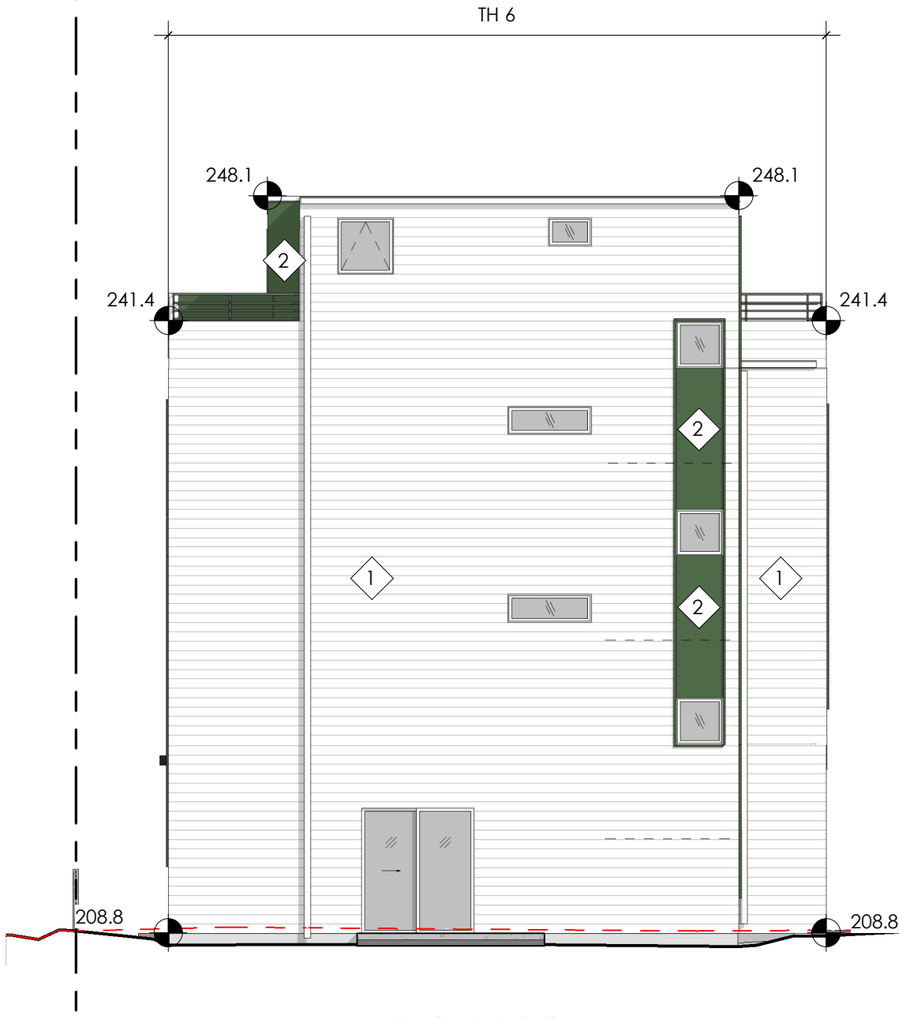
West - BLDG 4

ELEVATIONS

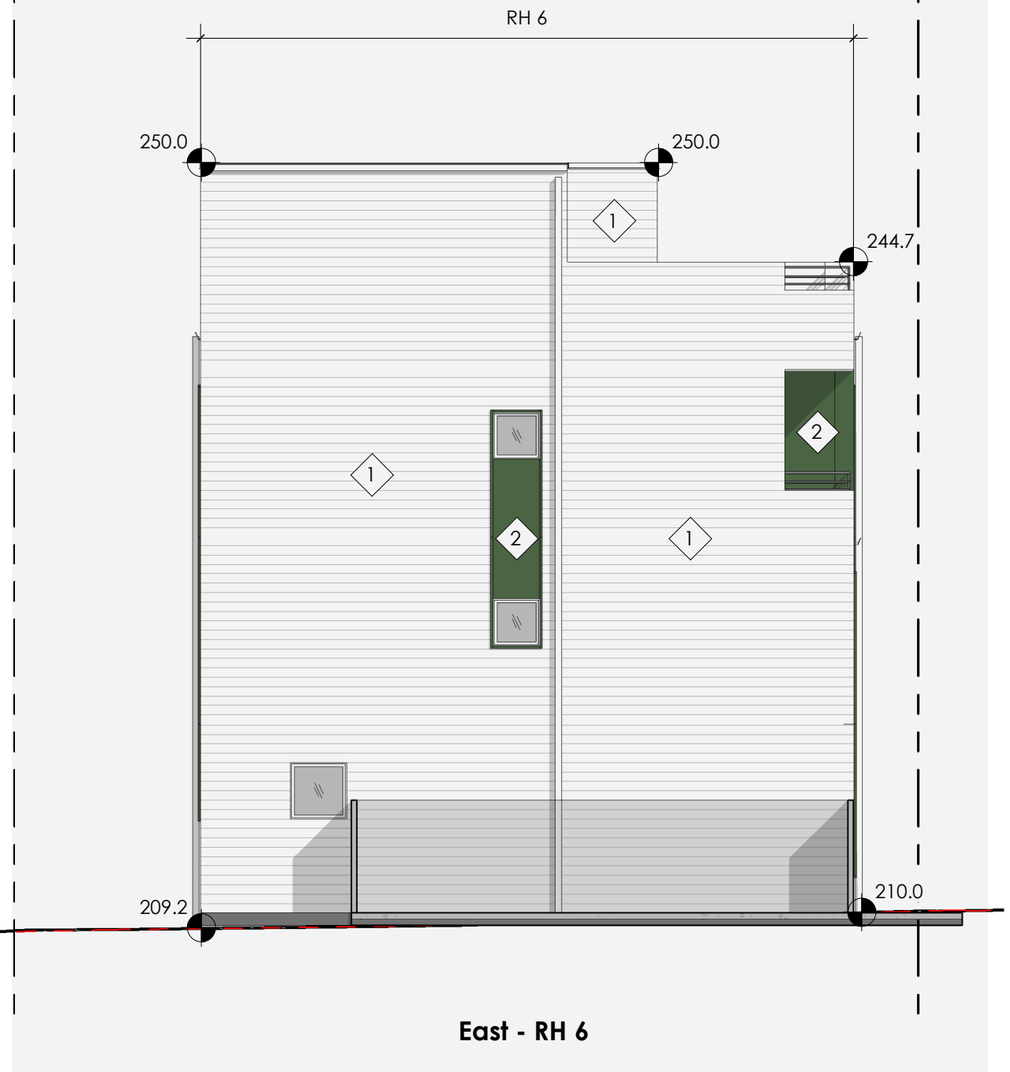


LOT A #3040138-LU

1. White Lap
2. Green Panel
3. Wood Sliding

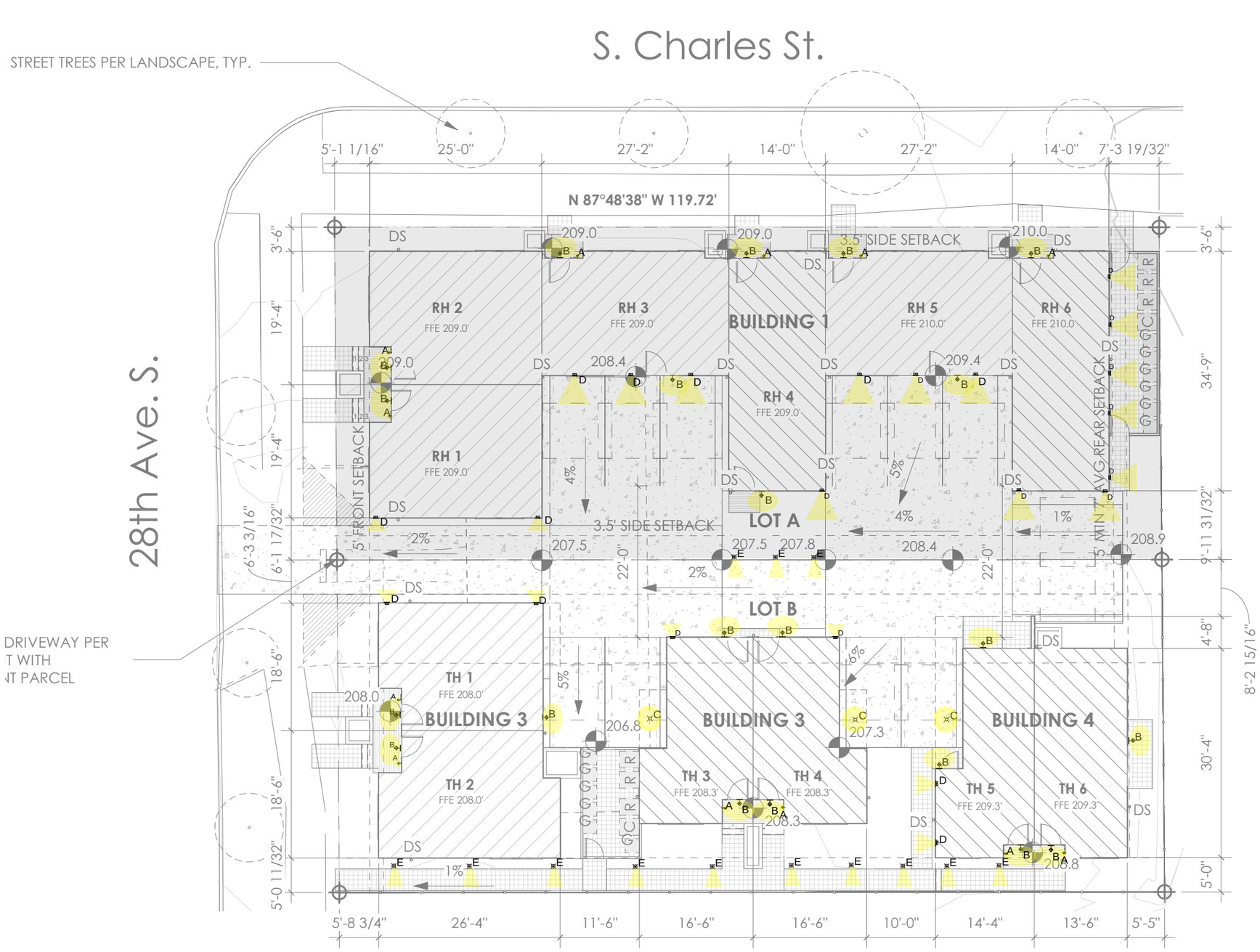


East - BLDG 4



East - RH 6

LIGHTING PLAN



A.



Back-lit House Numbers

Location: Entries

SPECIFICATIONS:

Color Temp:	white LED
Input:	10-16 V
Mounting:	Wall mounted
Standards:	Rated for outdoor use
Construction:	Anodized Aluminum

B.



Wall Sconce

Location: Entries & Patios

SPECIFICATIONS:

Color Temp:	3000K
Input:	120-277V, 50/60 Hz
CRI:	90
Dimming:	ELV: 100-10%, 0-10V: 100-5%
Rated Life:	50000 hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant Wet location listed
Construction:	Aluminum body with die-cast glass diffuser

C.



Surface Downlight

Location: Garage Entries & Trash

SPECIFICATIONS:

Color Temp:	3000K, 4000K, 3500K
Input:	120 VAC, 50/60 Hz
CRI:	90
Dimming:	ELV: 100-10%, TRIAC: 100-5%
Rated Life:	54000 hours
Mounting:	Can be mounted on ceiling or wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant Wet location listed
Construction:	Aluminum body, glass diffuser

D.



Step Light

Location: Stairs and Walkways, mount 15" AFF

SPECIFICATIONS:

Lighting Source:	2700K or 3000K CCT Samsung HV-AC High Power LED.
CRI:	85
Power:	Direct wiring, no remote driver needed.
Input Voltage:	120V or 277V, AC 50/60 Hz
Dimming:	Dim to 10& with ELV dimmer
Mounting:	Fits into 2"x4" J-box with minimum inside dimensions of 3"Lx2"Wx2"H
Standards:	IP66, UL & cUL listed for wet locations. Title 24 Compliant (120V only)
Construction:	Die-cast aluminum or 316 marine grade cast stainless steel

E.



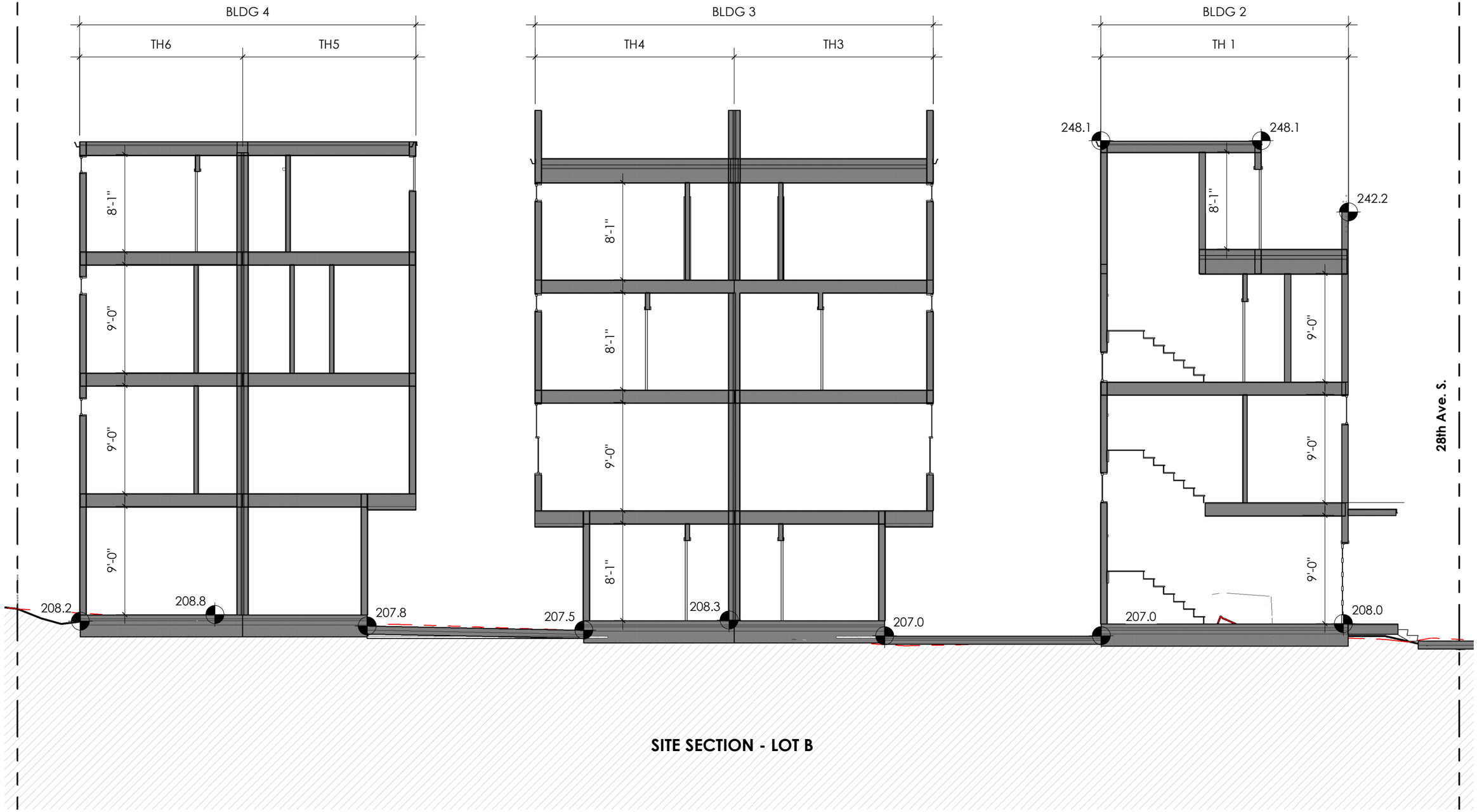
Path Light

Location: Walkways

SPECIFICATIONS:

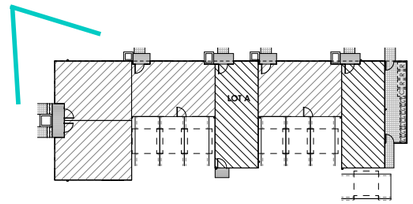
Input:	9-15VAC (Transformer is required)
CRI:	85
Power:	4.1W / 6.6VA
Brightness:	35 lm
Rated Life:	70000 hours

SITE SECTION



SITE SECTION - LOT B

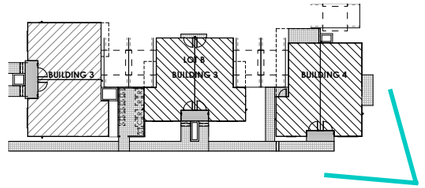
RENDERINGS



1. AERIAL VIEW - FROM NW LOOKING OUT TO NEIGHBORHOOD



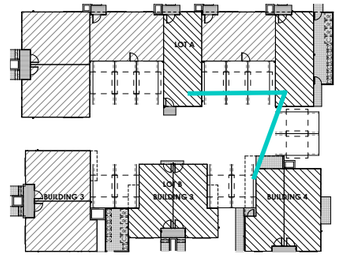
RENDERINGS



1. AERIAL VIEW - FROM SE LOOKING OUT TO NEIGHBORHOOD



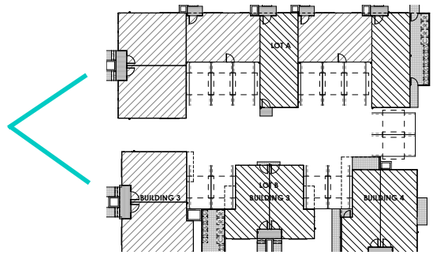
RENDERINGS



2. PEDESTRIAN VIEW - IN BETWEEN LOT A & LOT B



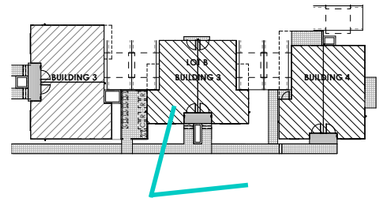
RENDERINGS



3. PEDESTRIAN VIEW - ACROSS 28TH AVE S.



RENDERINGS



3. PEDESTRIAN VIEW - ENTRANCE DETAIL



DEPARTURES

SMC 23.41.12.A - The director may waive of modify application of a development standard to a development **proposal if the direcor decides that waiver or modification would result in a development that better meets the** intent of adopted design guidelines.

SMC 23.45.527.B.1 - The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line.

ALLOWED FACADE LENGTH:

NORTH = 77’-10”
SOUTH = 77’-10.5”

FACADE LENGTH CALCULATION - CODE COMPLIANT				
ORIENTATION	LOT DEPTH	% LOT DEPTH	ALLOWED	Proposed
NORTH	119.77 ft	65	77' - 10"	69'-6"
SOUTH	119.81 ft	65	77' - 10 1/2"	77'-6"

PROPOSED FACADE LENGTH:

NORTH = 79’-2”
SOUTH = 87’-52”

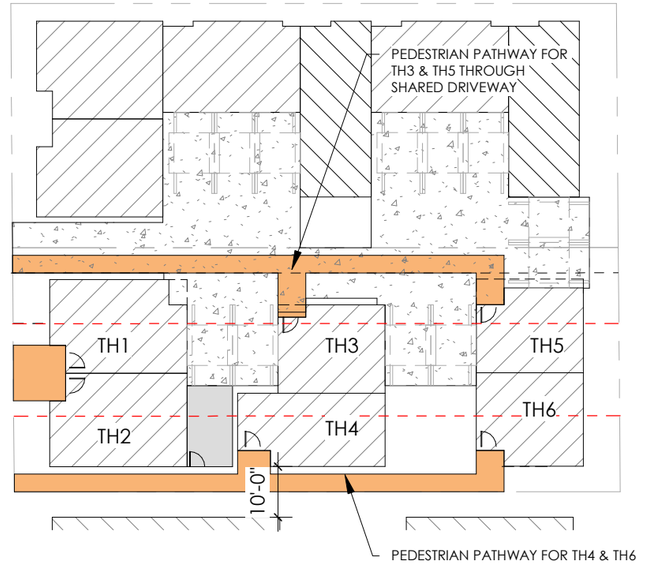
FACADE LENGTH CALCULATION - LOT B				
ORIENTATION	LOT DEPTH	% LOT DEPTH	ALLOWED	PROPOSED
NORTH	119.77 ft	65	77' - 10"	79'-2"
SOUTH	119.81 ft	65	77' - 10 1/2"	87'-2"

PROPOSED ADJUSTMENT:

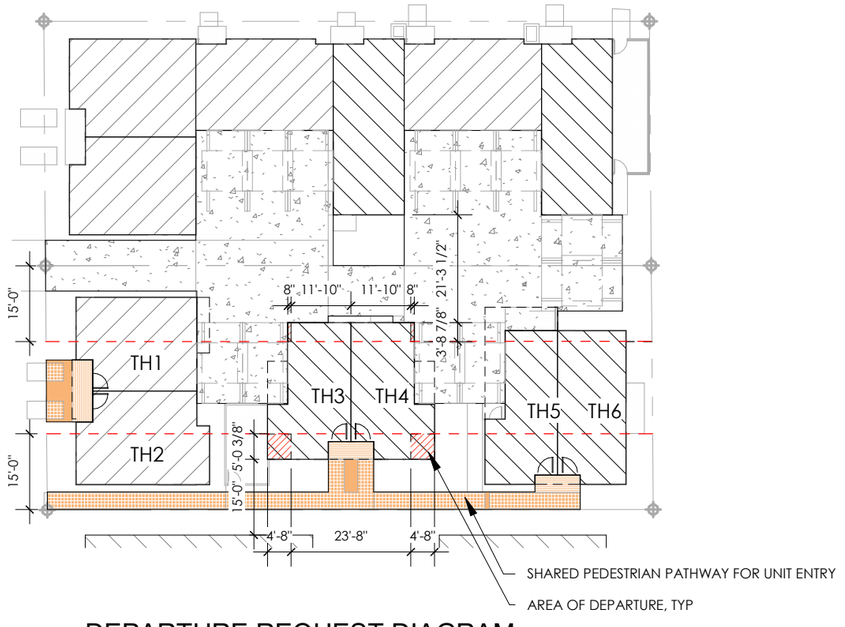
We propose to increase the allowed facade length by 1’-4” along the north facade and by 9’-3.5” along the south facade.

RATIONALE:

By increasing the allowed facade length, we are able to adjust the unit orientation for TH3-6 to all have south-facing entries. The added with is necessary to create feasible and functional units oriented to the south. Without this additional width, the units would be too narrow to be feasible. This strategy will allow these units to feature paired entries and a shared southern circulation path (Design Guideline PL3-B-4, Central Area Supplemental Guidance PL3-1-g). We are **able to remove the pedestrian entry path from the shared driveway and create a more defined, pedestrian-scaled entry** sequence for all units. Parking is now fully separated from the pedestrian realm, limiting the vehicle impact on the site experience (Design Guideline DC1-B-1). Entry to the units can now be more clearly seen and navigation when arriving to site will be more intuitive. Signage can aid in directing visitors to the shared pedestian path (Deisgn Guideline PL2-D). The side-by-side unit proportions allow for TH3&4 to be shifted further north. This creates a 15’ foot separation from the neighboring building across the entire entry facade of TH4&5, rather than only a 10’ separation that would be allowed with code compliant option (Design Guideline CS2-d). As a result, this southern portion of the site is able to feel more open and provides a greater opportunity for landscaping and green space that can be enjoyed by all residents (Central Area Supplemental Guidance PL1-2-d).



1 CODE COMPLIANT DIAGRAM
1" = 30'-0"



2 DEPARTURE REQUEST DIAGRAM
1" = 30'-0"

900 28th Ave S

#3040138-LU

DESIGN RECOMMENDATION (ADR)
April 26th, 2024 SUBMITTAL



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TABLE OF CONTENTS

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PROJECT DATA

ADDRESS: 900 28TH AVE S
SEATTLE, WA

LEGAL DESCRIPTION: PARCEL B OF LBA #3040110-LU; THE SOUTH HALF OF LOTS 1, 2, 3, AND 4, BLOCK 1, HICK'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT DESCRIPTION

LOT A: DEMO DUPLEX, CONSTRUCT (6) 3-STORY ROWHOUSES WITH (7) OPEN PARKING STALLS, FUTURE UNIT LOT SUBDIVISION

PROJECT TEAM

ARCHITECT: JW ARCHITECTS, LTD

DEVELOPER: GREENCITY DEVELOPMENT

PARCEL A: #327480-0010 (PARCEL A)

LOT A SIZE: 5780.09 SF

ZONE: LR2 (M)

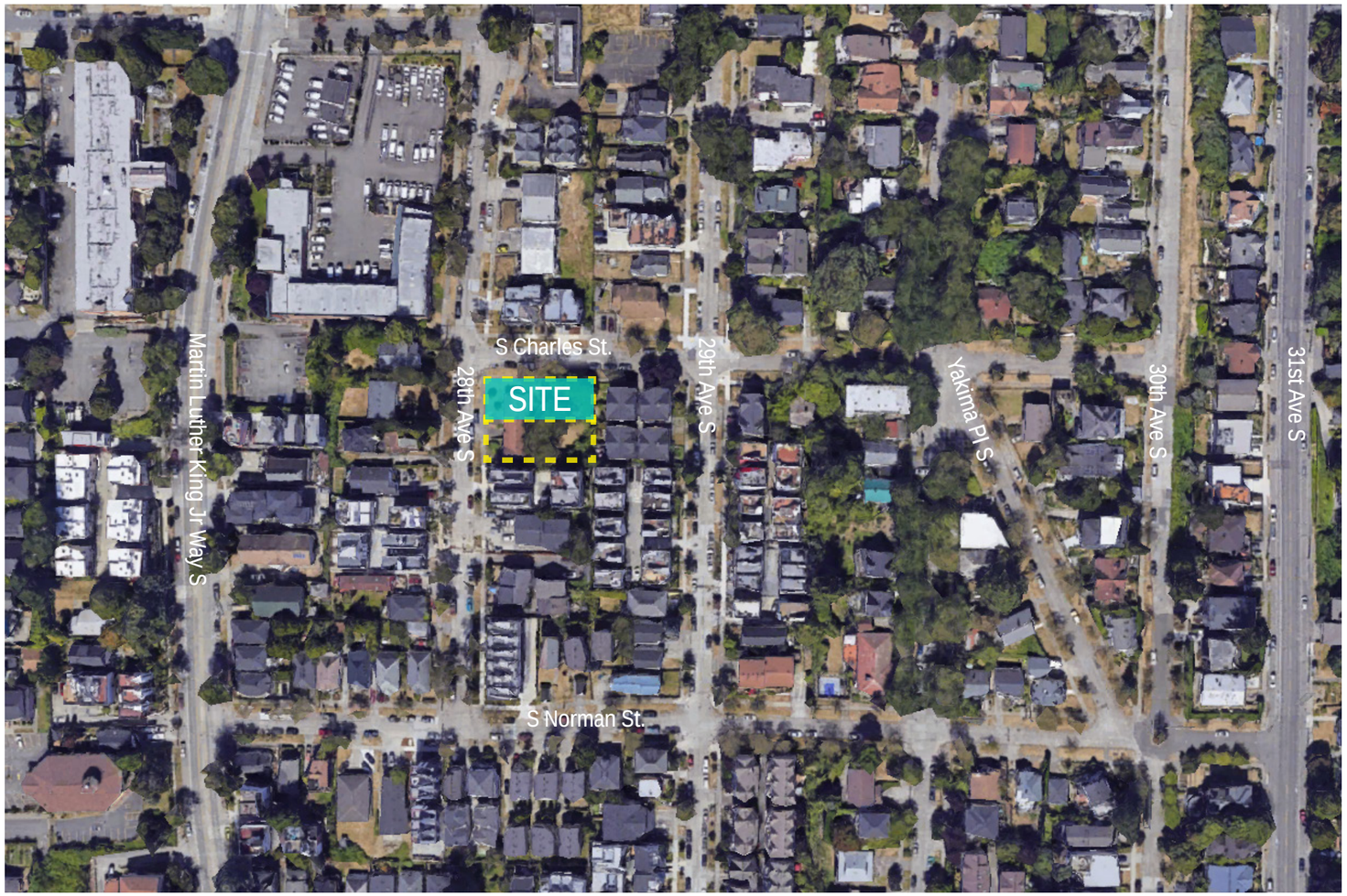
URBAN VILLAGE: NO

ECA: NO

MAX FAR LOT A: 8092 SF

MAX HEIGHT: 40' + 4' PARAPET & 10' PENTHOUSE

PARKING: 3 STALLS REQUIRED



TRANSIT



TRANSIT ANALYSIS:

- THE SITE IS LOCATED NEAR MARTIN LUTHER KING JR. WAY S. WHICH IS THE MAIN ARTERIAL FOR BUS ROUTE 8
- THE SITE IS LOCATED NEAR 31ST AVE S. WHICH IS THE MAIN ARTERIAL FOR BUS ROUTE 14
- THE SITE FALLS NEAR THE EDGE OF A FREQUENT TRANSIT SERVICES AREA, MAPPED IN SDCI GIS.

BOUNDARY CIRCLE (~5 MIN WALK)

FREQUENT TRANSIT AREA

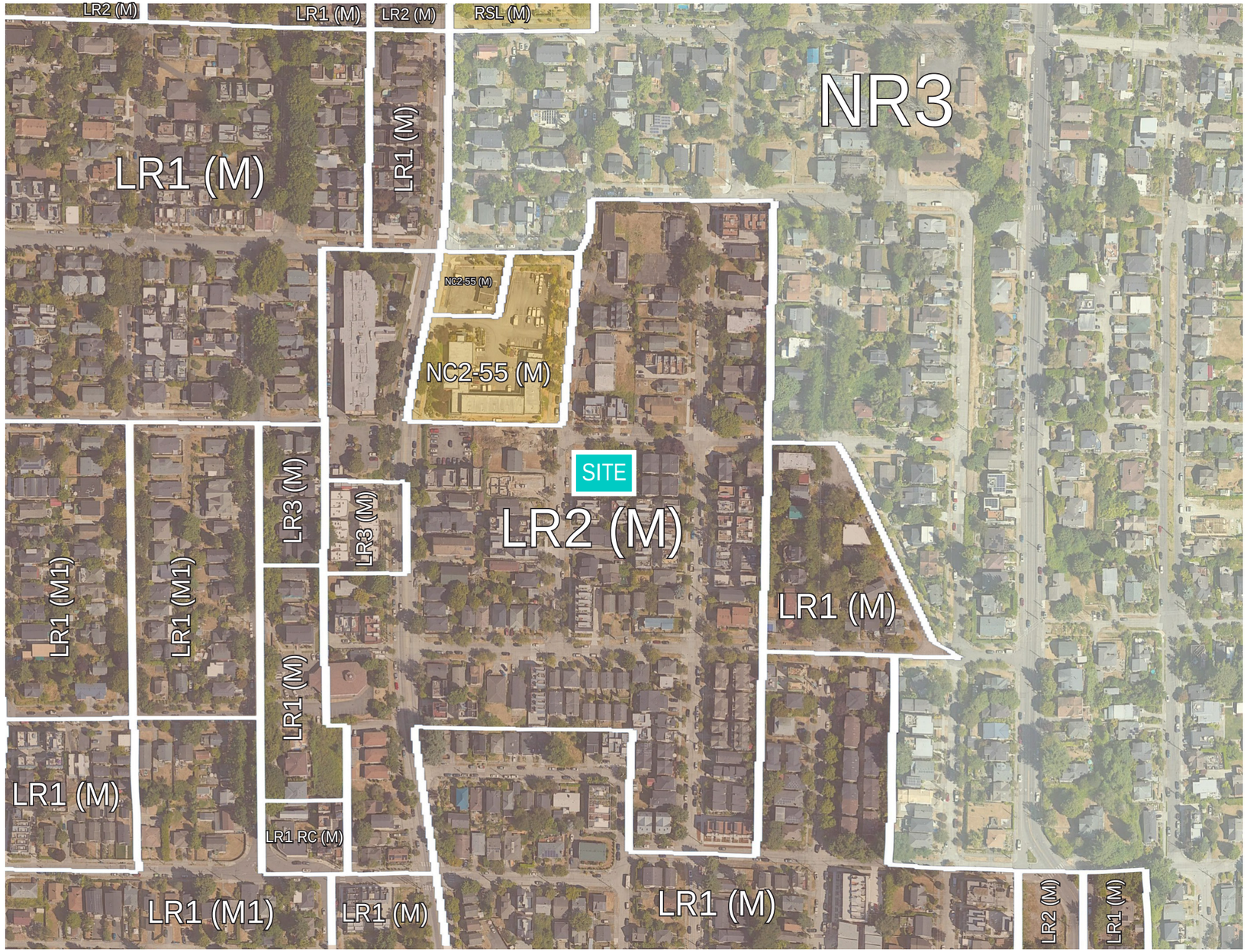
BUS STOPS

SITE

BUILDING OUTLINES

BUS ROUTE

ZONING



N

SITE

NR3

LR

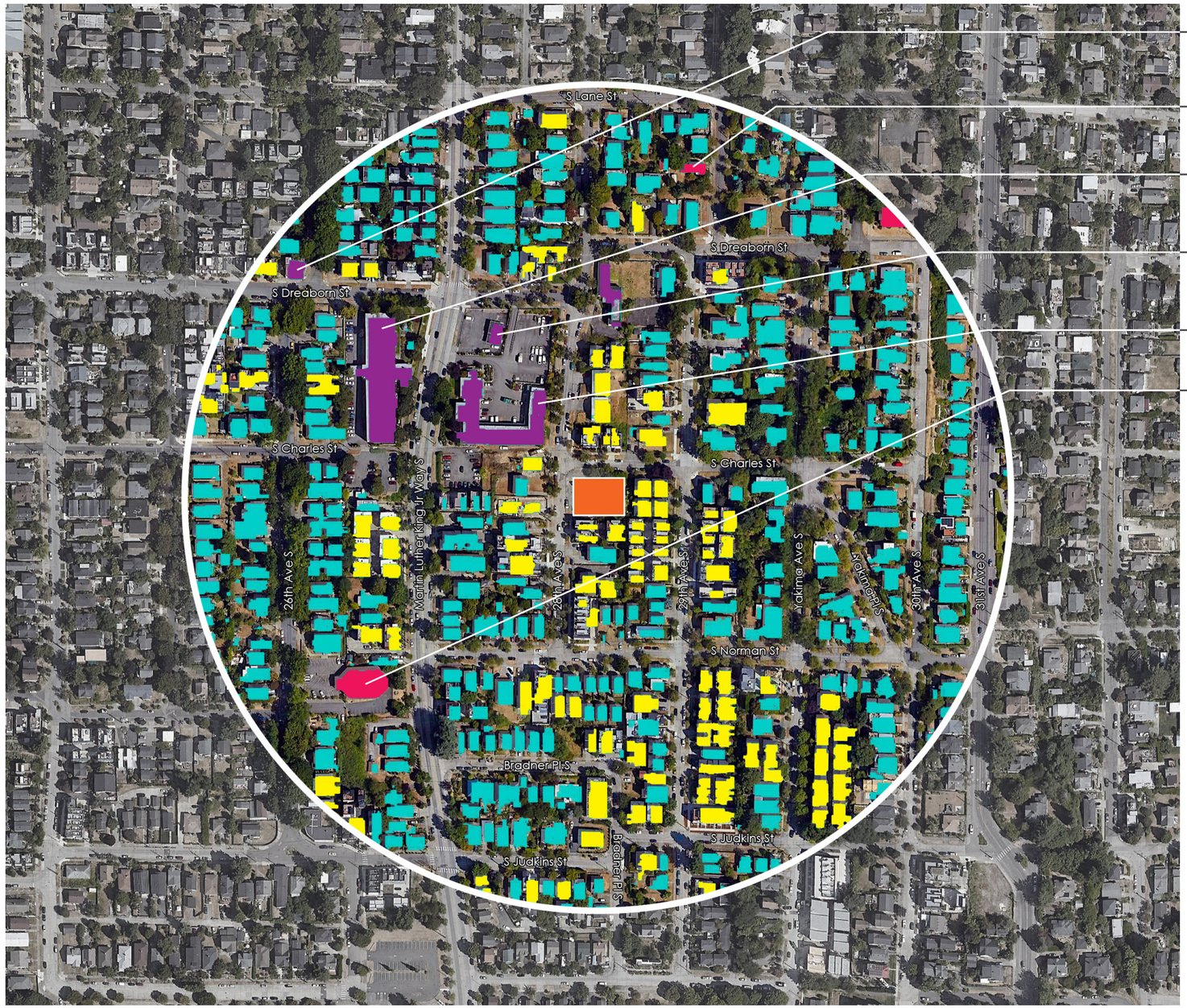
NC3-75 (M)

RSL

ZONING ANALYSIS:

- THE PROJECT SITE, HIGHLIGHTED IN BLUE, IS LOCATED WITHIN A RECENTLY UP-ZONED NEIGHBORHOOD CURRENTLY GOING THROUGH SIGNIFICANT DEVELOPMENT.
- THE PROJECT SITE IS ZONED LR2 (M), DESIGNATING A 40’ HEIGHT LIMIT. THE IMMEDIATELY ADJACENT ZONES ARE NC2-55 (M), NR3, LR1 (M). THIS MULTIFAMILY AREA CONTINUES TO THE WEST AND TRANSITIONS TO SINGLE FAMILY HOUSING TO THE EAST.

LAND USE



TENDER MERCY DELIVERANCE CENTER

SUNLIGHT MISSIONARY BAPTIST CHURCH

TRANSITIONAL CARE CENTER OF SEATTLE

SEATTLE HOUSING AUTHORITY

IMPACT PROPERTY SERVICES

SAINT GEBRIEL ETHIOPIAN ORTHODOX TEWAHIDO CHURCH SEATTLE

SITE

SINGLE FAMILY

MULTI-FAMILY

COMMERCIAL

CULTURAL

NEIGHBORHOOD ARCHITECTURE





1 | 840 28th Ave S |
Multifamily Residential
(Modulation and Material)



2 | 1122 29th Ave S |
Single Family Residential
(Modulation and Material)



3 | 1113 29th Ave S|
Single Family Residential
(Central Circulation)



10 | 901 28th Ave S |
MultiFamily Residential
(Modulation and Material)



11 | 1105 Yakima Ave S|
Single Family Residential
(Adressing the Grade)



4 | 1105 29th Ave S |
Single Family Residential
(Modulation and Material)



5 | 2723 S Norman St |
Multifamily Residential
(Adressing the Grade)



6 | 831 29th Ave S |
Single Family Residential
(Modulation and Material)



12 | 2904 S Judkins St |
MultiFamily Residential
(Adressing the Grade)



13 | 928 29th Ave S |
Single Family Residential
(Modulation and Material)



7 | 925 29th Ave S |
MultiFamily Residential
(Central Circulation)



8 | 910 29th Ave S |
MultiFamily Residential
(Central Circulation)



9 | 924 29th Ave S |
Single Family Residential
(Modulation and Material)



14 | 918 29th Ave S |
MultiFamily Residential
(Modulation and Material)



15 | 921 28th Ave S |
MultiFamily Residential
(Modulation and Material)

SITE PHOTOS



REFERENCE AERIAL FOR SITE PHOTOGRAPHS



A1 ~ AERIAL LOOKING NORTH WEST



A2 ~ AERIAL LOOKING SOUTH EAST

STREET ELEVATIONS



P1 ~ PANARAMA ON THE CORNER OF CHARLES AND 28TH



P2 ~ PANARAMA FROM THE NE CORNER OF THE LOT



P3 ~ PANARAMA FROM THE NW CORNER OF THE LOT

STREET COLLAGES



S NORMAN ST



28TH AVE S LOOKING WEST

ACROSS THE STREET

S CHARLES ST



28TH AVE S

S CHARLES ST LOOKING NORTH

ACROSS THE STREET

29TH AVE S

STREET COLLAGES

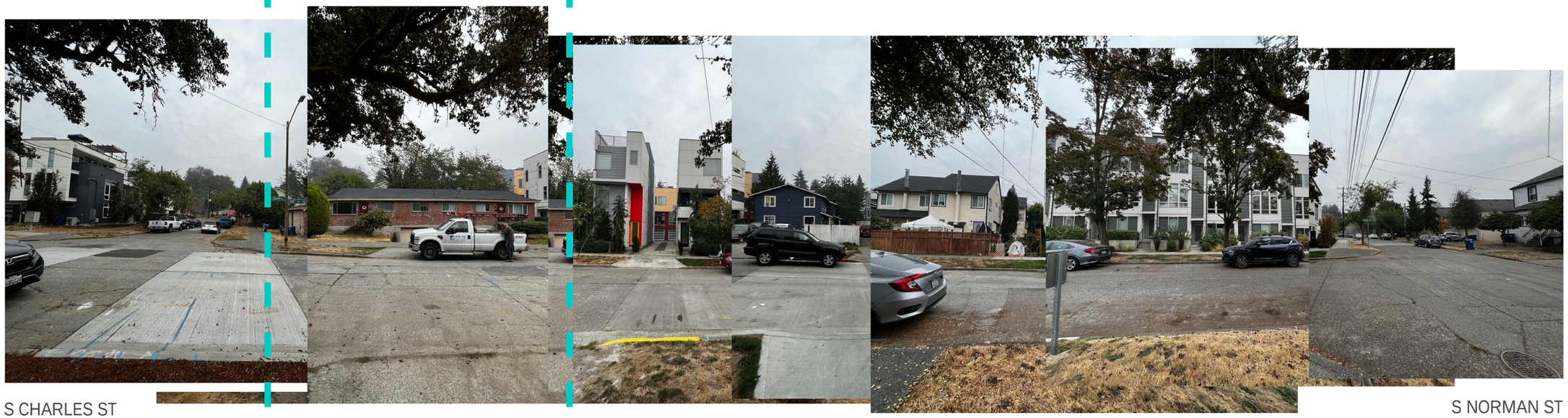


29TH AVE S

S CHARLES ST LOOKING SOUTH

28TH AVE S

SITE



S CHARLES ST

28TH AVE S LOOKING EAST

S NORMAN ST

SITE

CONTEXT SECTION



NORTH/SOUTH SITE SECTION LOOKING EAST



EAST/WEST SITE SECTION LOOKING SOUTH

CONTEXT AXO





1. Judkins Park

Judkins park is multipurpose park in the Central Area. It's a six block strip of land filled with sports areas, grass fields, skate park, playground, ball field, etc. There's expanding views from a lookout area and additional amenities like restrooms and shelters.

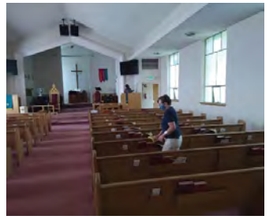
2. Wood Technology Center

The Wood Technology Center has been education facility dedicated to the education of building trades.









5. Grace United Methodist Church

Grace United Methodist Church is small progressive church group. They strive to grow relationships with each other and god.



3. Central Area Senior Center

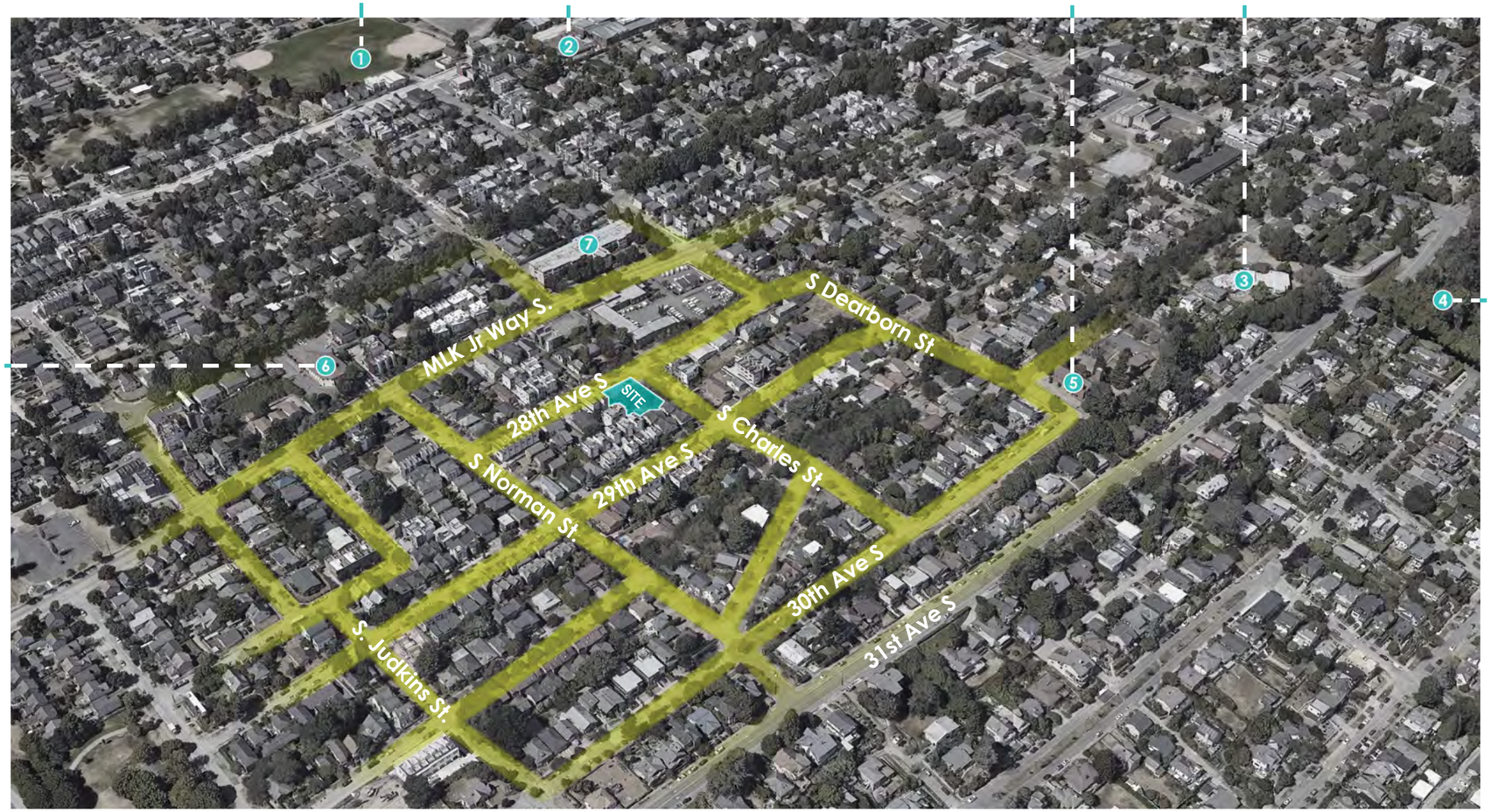
Central Area Senior Center is a community where they help the elderly have the opportunity to continue living rich, healthy and fulfilling lives.



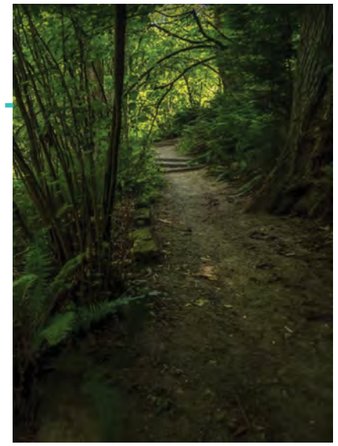


6. Saint Gebriel Ethiopian Orthodox Tewahido Church Seattle

Seattle branch church with the teaching established by the doctrines of Ethiopian Orthodox Tewahdo Church.



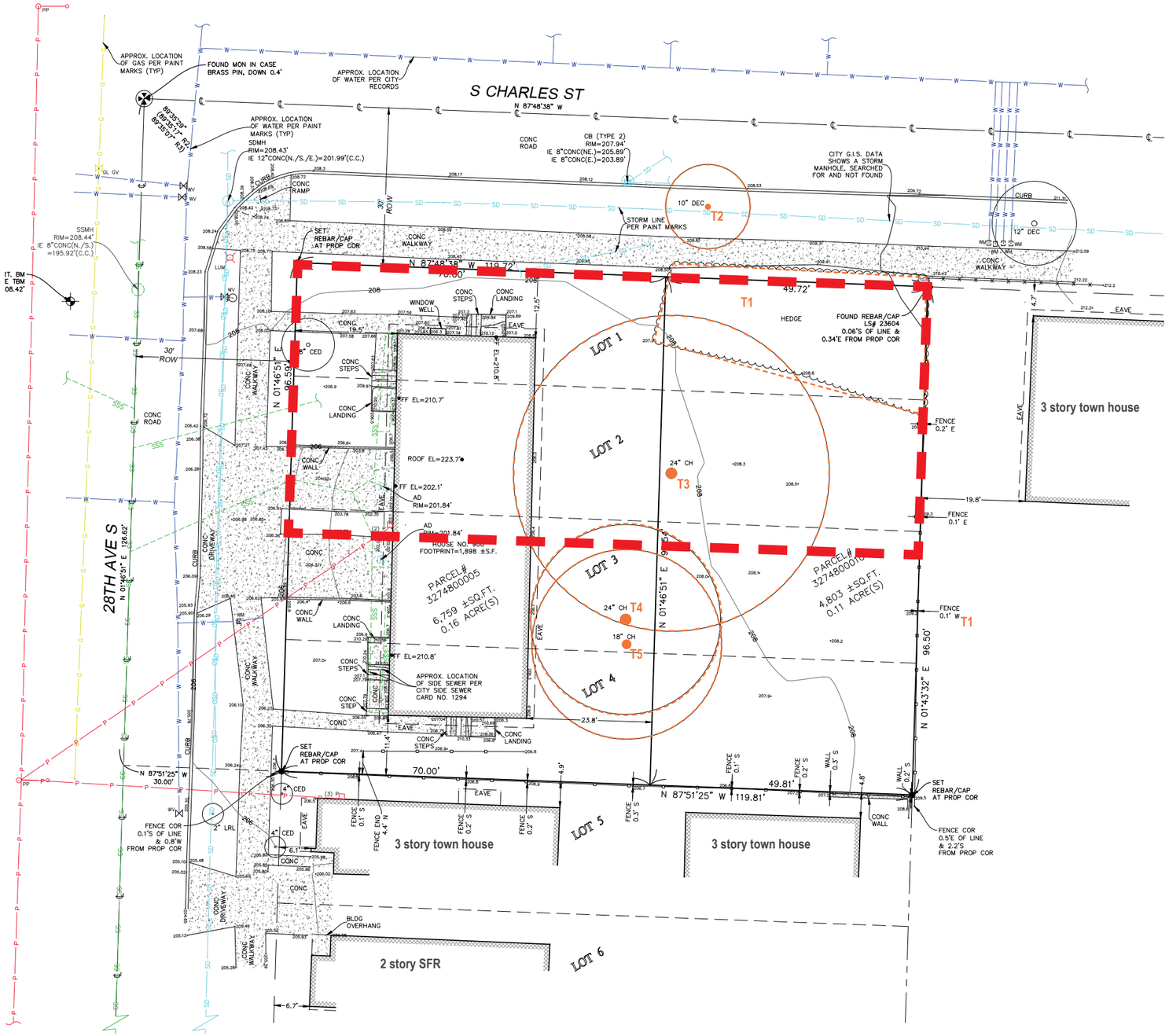




4. Frink Park

Frink park is a 17.2 acre densely vegetated hillside. The Frink Creek runs through the ravine.

SITE SURVEY



SITE CHARACTERISTICS

- THERE ARE TREES ON SITE BUT NONE ARE DEEMED EXCEPTIONAL
- CORNER LOT W/ ACCESS FROM 28TH AVE S AND S CHARLES ST
- NO ALLEY ACCESS
- MINIMAL GRADE CHANGE - VERY SLIGHT SLOPE UP TO THE EAST

LEGAL DESCRIPTION

PARCEL A, LBA 3040110-LU

ARBORIST REPORT

#	Species	Dbh	CSD	Condition and Status
1	English laurel (Prunus laurocerasus)	m.t ~ 14"-16"	26'	This "tree" is a stand of approximately 50-60 stems measuring between 1" and 2" in diameter, all likely sharing the same root system, thus, they are collectively a single tree. Not exceptional. Not required to be retained or protected.
2	Crabapple (Malus sp.)	14"	18'	Located within the right-of-way. Does not meet the threshold diameter
3	Bittercherry (Prunus emarginata)	24"	42'	Good condition and health. Never classified as exceptional. Not in a grove.
4	Bittercherry (Prunus emarginata)	26"	42'	Good condition and health. Never classified as exceptional. Not in a grove.
5	Bittercherry (Prunus emarginata)	24"	44'	Good condition and health. Never classified as exceptional. Not in a grove.

SCHEME 2 (FROM EDG)

DESIGN NARRATIVE:

LOT A: Scheme 2 uses a Row House pairing of (6) units fronting South Charles Street and 28th Ave South. The Row House setbacks allows building facades to modulate by incorporating decks and covered entries fronting the street. This scheme also minimizes parking stalls visual impact by using a shared curb cut and driveway with the functionally dependent lot to the south.

LOT B: Functionally related per DR.19-2018

UNITS: (6) UNITS, (7) PARKING STALLS

ADVANTAGES:

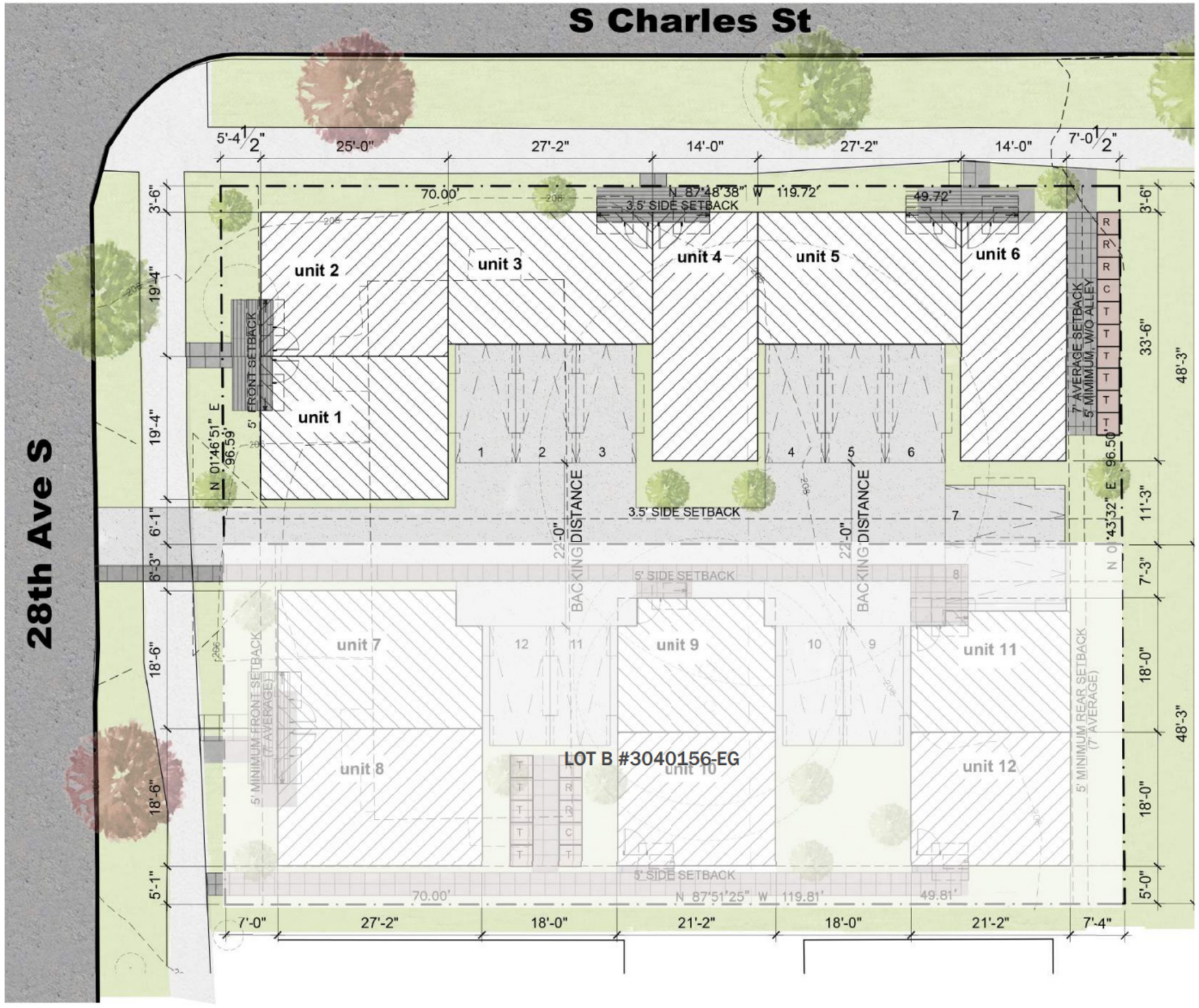
- All entries are visible from the street
- **Ability to use central maneuvering area as unofficial** gathering spaces
- Street level interaction is encouraged via paired entries creating the opportunity for large porches, and 3 story buildings fronting the street
- Increased solar gain due to the reduced massing along the street
- Decreased curb cuts and total paved area with a shared driveway

DISADVANTAGES:

- Amenity area pushed to edges of lots

DEPARTURES:

Not Required



SCHEME 2 (FROM EDG)

DESIGN STANDARDS DIAGRAMS

CS3_1.a: Local Topography

The building responds to the 3' change in topography across the site by breaking into two different masses. This cleanly meets the street and allows for a transition zone between the sidewalk and buildings front facades.

PL3_1.c: Frontages

The proposed development seeks to match the neighborhood context by reducing development scale to 3 stories plus penthouse. Paired covered entries were chosen due to the context and because they are encouraged in the central area design guidelines

PL3_1.G: Frontages

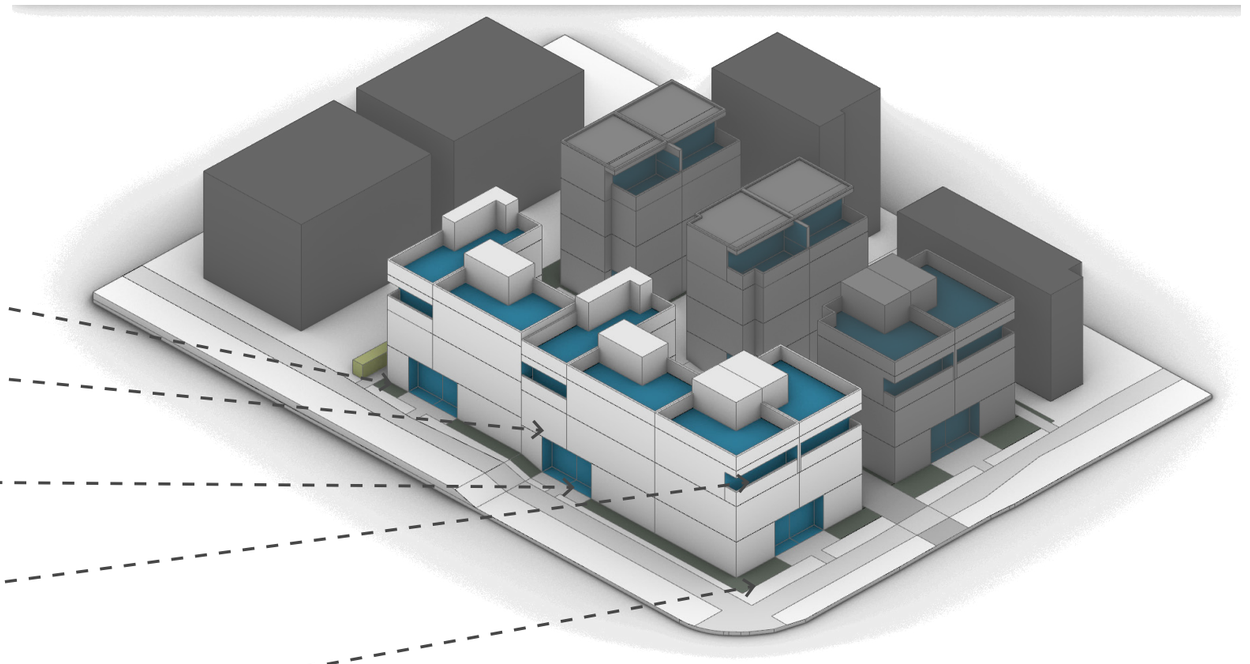
Highlighting the street by using minimum setbacks, pairing entries, and creating multiple view corridors from both covered decks and roof top decks promotes transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

DC2_1.e: Building Layout and Massing

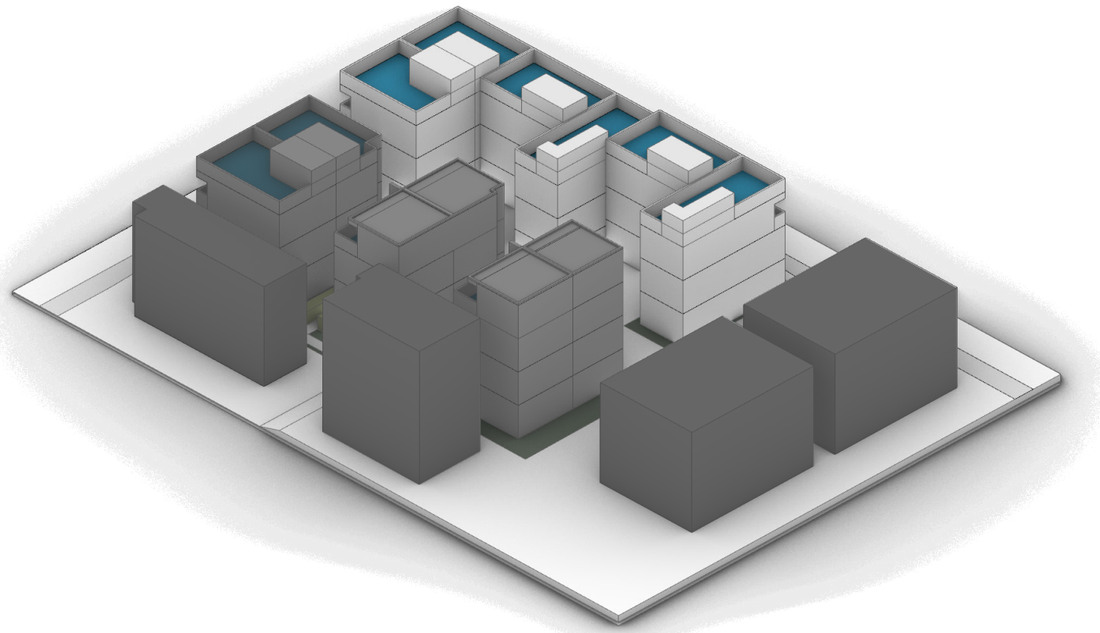
Building material and color variation were employed to break down the perceived building mass. At all recessed conditions, wood was used as a high-quality material.

PL3_1.i: Street scape Treatment

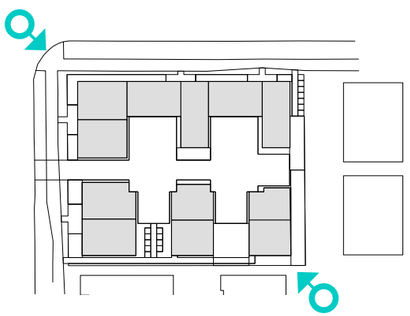
Covered entries, covered decks and roof top decks promote transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.



AXO LOOKING SE



AXO LOOKING NW



SCHEME 2 (FROM EDG)

DESIGN STANDARDS DIAGRAMS

CS3_3.a: Neighborhood Context

Reducing development scale to 3 stories plus penthouse. Hardie panel with wood accents are consistent with the commonly used materials throughout the community.

PL3_1.G: Frontages

Highlighting the street by using minimum setbacks, pairing entries, and creating multiple view corridors from both covered decks and roof top decks promotes transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming community.

PL3_1.c: Frontages

Paired covered entries were chosen due to the context and becasue they are encouraged in the central area design guidelines

PL3_1.i: Streetscape Treatment

Covered entries, covered decks and roof top decks promote transparency from private to public spaces. Creating multiple locations where the street is visible to encourage a safe and welcoming comunity.

DC2_1.d: Building Layout and Massing

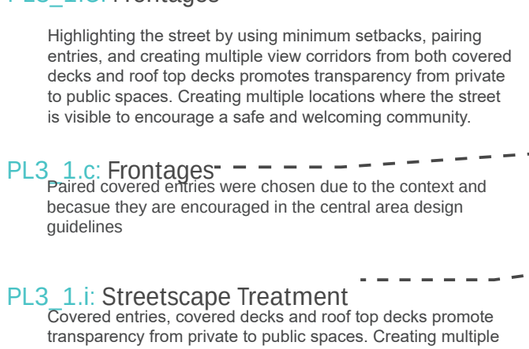
The design considered facades by grouping, banding and stacking windows, using decks to provide visual interest and recessed entries at ground level. This strategy allows for units to be individually defined at the street level, and creates modulation on an otherwise long, flat facade.

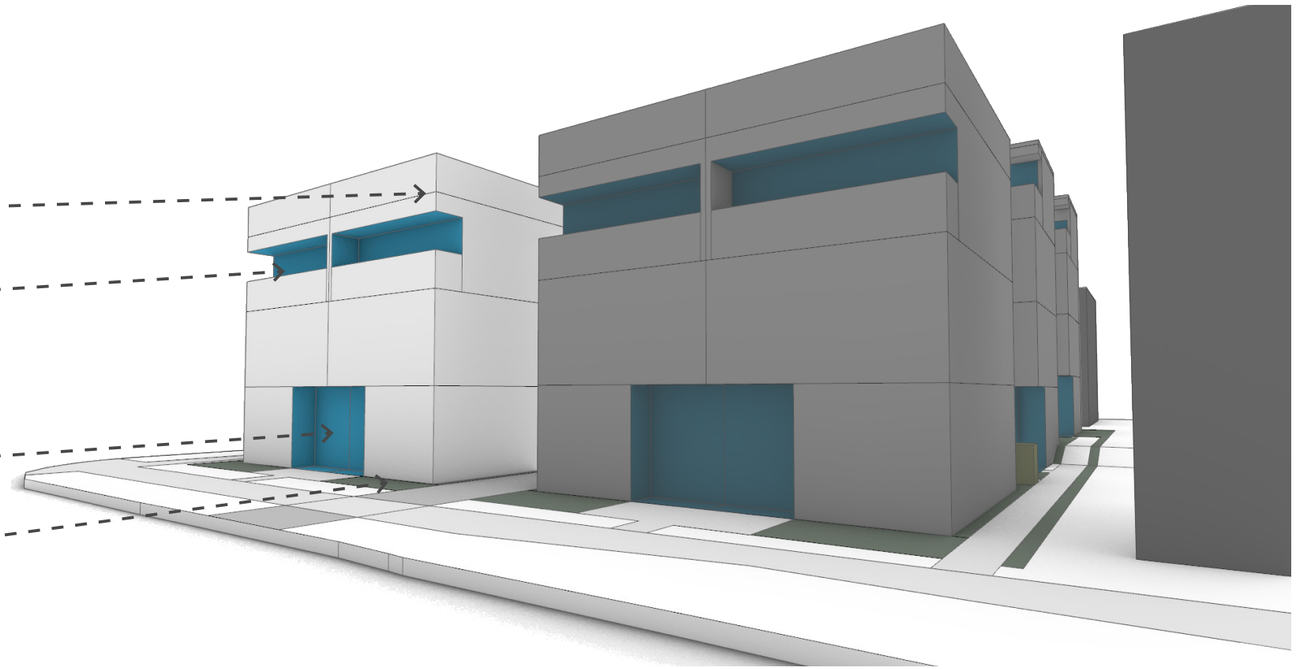
DC2_1.e: Building Layout and Massing

Building material and color variation were employed to break down the perceived building mass. At all recessed conditions, wood was used as a high-quality material.

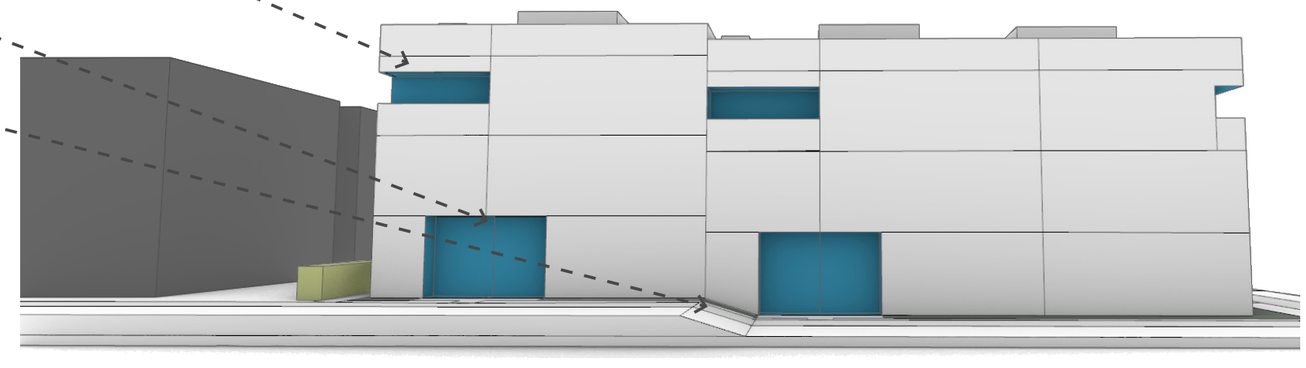
CS3_1.a: Local Topography

The building responds to the 3' change in topography across the site by breaking into two different masses. This cleanly meets the street and allows for a transition zone between the sidewalk and buildings front facades.



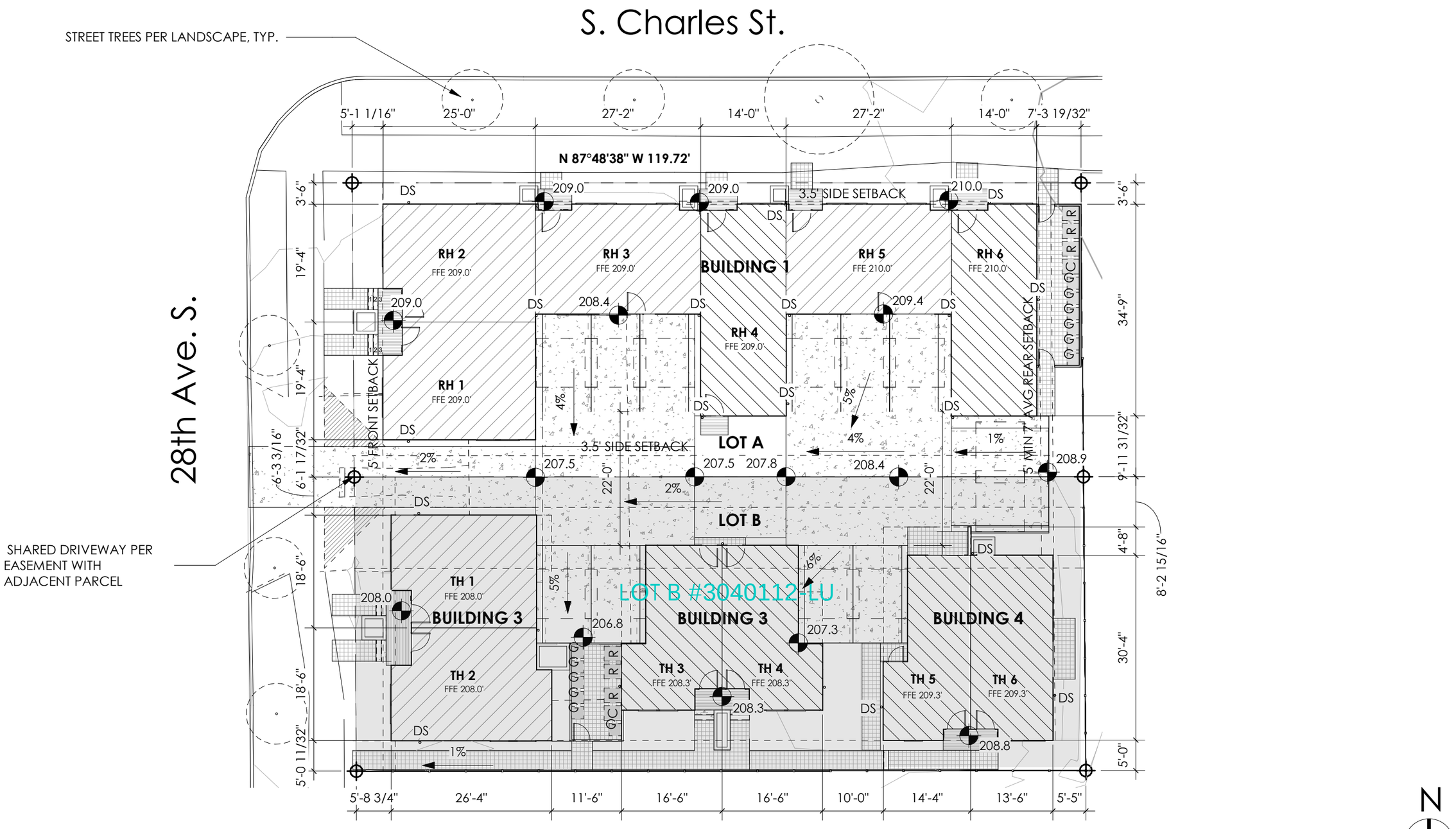


PERSPECTIVE LOOKING DOWN SOUTHERN LOT LINE FROM 28TH AVE S



LOOKING AT NORTHERN ELEVATION FROM S CHARLES ST

SITE PLAN


S. Charles St.
28th Ave. S.
STREET TREES PER LANDSCAPE, TYP.
SHARED DRIVEWAY PER EASEMENT WITH ADJACENT PARCEL
N 87°48'38" W 119.72'
5'-1 1/16"
25'-0"
27'-2"
14'-0"
27'-2"
14'-0"
7'-3 19/32"
3'-6"
19'-4"
19'-4"
6'-3 3/16"
6'-1 17/32"
18'-6"
18'-6"
5'-0 11/32"
34'-9"
9'-11 31/32"
4'-8"
8'-2 15/16"
30'-4"
5'-0"
3.5' SIDE SETBACK
5' FRONT SETBACK
5' MIN 7' AVG REAR SETBACK
22'-0"
22'-0"
RH 1
FFE 209.0'
RH 2
FFE 209.0'
RH 3
FFE 209.0'
RH 4
FFE 209.0'
RH 5
FFE 210.0'
RH 6
FFE 210.0'
BUILDING 1
LOT A
LOT B
LOT B #3040112-LU
TH 1
FFE 208.0'
TH 2
FFE 208.0'
TH 3
FFE 208.3'
TH 4
FFE 208.3'
TH 5
FFE 209.3'
TH 6
FFE 209.3'
BUILDING 3
BUILDING 3
BUILDING 4
209.0
209.0
210.0
208.4
209.4
207.5
207.5
207.8
208.4
208.9
208.0
206.8
207.3
208.3
208.8
2%
4%
5%
4%
1%
2%
5%
6%
1%
DS
5'-8 3/4"
26'-4"
11'-6"
16'-6"
16'-6"
10'-0"
14'-4"
13'-6"
5'-5"
N

RESPONSE TO EDG:

GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
1. ARCHITECTURE MASSING Staff generally supports the massing of Scheme 3, the applicant's preferred option, with parking and residential open space changes described in the "Site" section of this guidance. The breakdown of massing on the two lots facing towards the 28th Ave S frontage, the orientation of entrances towards the sidewalks along S Charles St, and the creation of a shared driveway between the two lots that allows parking and services to be oriented towards the interior of the site are all elements of the Scheme 3 plan that contribute to creation of relatable residential scale along the two street frontages.	Noted, thank you. The proposed scheme maintains the shared driveway that allows parking and services to be oriented towards the interior of the site. Unit entries remain oriented toward S Charles St and 28th Ave S and 3-story massing maintains relatable residential scale along the street frontages.	DC2 Architectural Concept
There are written descriptions of the project relating to neighborhood scale but there are no illustrations of this in the EDG packet. At the Recommendation phase, indicate how the massing volumes relate to the context and scale of adjacent structures along both street frontages. Indicate datum lines and other relevant scale elements and indicate how the conceptual massing and modulations in the proposal respond to these cues. **Although the site itself is relatively flat, show how the massings relate to** surrounding slope and volumes, as indicated in the slope context studies on page 12 of the EDG packets.	Please see diagram showing street elevations within the context of the neighborhood. These elevations demonstrate that the 3-story masses at the street frontage correspond well with the 3-story buildings existing within the neighborhood.	DC2 Architectural Concept



1 Neighborhood Context-28th Ave S facade
1" = 30'-0"



2 Neighborhood Context-S Charles St facade
1" = 30'-0"

RESPONSE TO EDG:

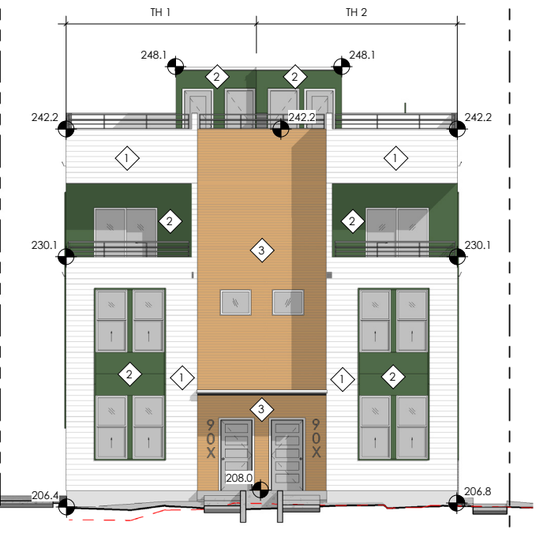
GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
Along the 28th Ave S frontage, the massings shown do not create individual vertical identities of the townhome units and do not create relevant low rise residential scale. Look at ways to create shifts in the unit massing (as in **Scheme 1**) **or significant modulations between the west facing units on both lots so the four units are vertically identifiable and to reduce the perception** of mass.	Modulation and materials have been introduced to the 28th Ave S frontage to visually identify the units. Entries are paired per Central Area Supplemental Guidance PL3-1-g. Wood siding accents the entry and helps distinguish the vertical massing of the units. Lower parapets and metal railing continue the vertical expression of the entries. Each unit facing 28th **Ave S is identifiable to either side of the entries through 3rd level decks and grouped windows accented by green panel. This creates a clearly identifiable** 1-2-1 rhythm of unit – entry – unit.	CS2-D Height Bulk and Scale DC2-A-2 Reducing Perceived Mass Central Area Supplemental Guidance PL3-1-g
On the S Charles St frontage, the scale of the unit layout lacks modulation that would create relatable scale. Similar to the 28th Ave S frontage, staff supports shifts between units or creating vertical modulation to create scale and identify individual units. Staff notes the long sides of unit 2, 3, **and 6 along this street frontage need special attention, with refinements of** modulations and scale, to relate to the scale of Units 4 and 5. (CS2-D Height Bulk and Scale, DC2-B Architectural and Façade Composition, DC2-A-2 Reducing Perceived Mass)	Modulation and materials have been introduced to the S Charles St frontage to visually identify the units. Entries have been separated to provide additional diversity to this façade and allow individual units to be more **clearly identifiable. Wood siding accents the entry and helps distinguish the** vertical massing of the units. Lower parapets and metal railing continue the vertical expression of the entries. Grouped windows accented by green panel with a 2x2 trim provides additional texture and depth. This combination of massing modulations and material treatment results in a rhythm along the **façade that reflects the individual unit scale.**	CS2-D Height Bulk and Scale DC2-B Architectural and Façade Composition DC2-A-2 Reducing Perceived Mass



LOT A NORTH



West - RH 1&2



West - BLDG 2

RESPONSE TO EDG:

GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
Staff recognizes the potential to reduce the perception of mass and scale by stepping the third level back, as shown in the preferred Scheme 3, and especially when the void wraps the corners (as in Scheme 2). Staff notes, **however, that this benefit is greatly reduced by then stepping the forth level roof deck with parapet back out towards the street. As floor plans were not** included with the EDG packet, it is unclear what program is being included **at the upper level and why the mass cannot step back above the third floor** balconies, reducing the bulk of the architecture along the street frontages. Staff recommends studying how the massing can step back the fourth level roof deck above the balconies along both street frontages in order to reduce mass and bulk along the sidewalk. Staff also recommends combining the **recess with significant corner modulations, creating more legible relief in the** façade planes. In response to public comment, Staff recommends incorporating **modulations of the rooflines along the east and south property lines to** reduce the visual impacts to existing neighboring structures.	All units along the street frontages are proposed to be only 3 stories tall, less than the 40' height limit allowed. The 3rd level steps back to create decks accessed from the primary bedrooms. These decks are covered by the roof deck above. This allows us to provide a variety of outdoor amenity spaces for the residents and improves the useability of these spaces. However, the impact of the roof deck stacking above are visually reduced through lowered parapets and guardrails. These decks open up the corners of the buildings, creating a void element within the massing and allowing for views in two directions. Decks with lowered parapets and guardrails additionally provide relief along the east and south property lines.	CS2-D Height Bulk and Scale DC2-A-2 Reducing Perceived Mass CS2-C-1 Corner Sites
Staff does not support window layout, as shown in the rendering on page 33 of the packets. The irregular layout of window types does not aid in bringing scale to the facades or add identity to individual units. Staff recommends **refining the window layout to identifiable patterns of fenestration that are** coordinated with the façade modulation, clearly identify individual units, and are patterned to create residential scale facades.	The window layout has been proposed to further emphasize the vertical unit **identification. Windows are stacked vertically and grouped windows are** highlighted with colored accent panel. This grouping of windows and colored **panel creates identifiable units and breaks the overall massing down into** smaller, human-scale segments. 2x2 trim provides additional depth, texture, and intentionality to the window groupings.	DC2-C Secondary Architectural Features DC2-D Scale and Texture



RESPONSE TO EDG:

GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
2. ARCHITECTURE LAYOUT		
Staff supports the stated design concept of orienting front entries toward the street frontages in order to create activation, eyes on the street, and create a more residential neighborhood. Staff notes that the shared walks and indirect access to entry doors works against the development of a strong relationship of the units with the streetscape. Staff recommends providing individual paths to each entry door and development of a transitional zone in the front setback for each unit. Front entry doors should remain oriented towards the street.	Coupled entries are supported by Central Area Design Guidelines PL3-1-g and are maintained along 28th Ave S. These paired entries are highlighted through modulation and wood material that extends the full height of the building, topped with metal guardrails. We have provided individual paths centered on the entry doors to help unit individualization. These entry paths are separated by planters or greenscape, creating a transitional zone between the sidewalk and the entries. The entries facing S Charles St have been separated to provide individual entry sequences for each unit. This provides a strong connection to the street along this longer property line by providing more points of activation.	CS2-B-2 Connection to the Street PL3-A-3 Individual Entries PL3-2-a Emphasize Building Relationship to the Street Central Area Design Guidelines PL3-1-g
Conceptual floor plans were not included in the EDG packets. In order to complement the orientation of active street facing façade, Staff recommends locating the common living spaces on the ground level to enhance connection of the units to the streetscape and provide natural surveillance. Staff notes that living spaces located on the ground level also have the opportunity to connect to, and activate, usable exterior spaces. Staff notes that with a reduced parking footprint (see comments in 'Site' section), the east units (Units 4,5,6,10,11 and 12) should have access doors to connect and relate to private ground-related amenity space.	Living spaces have been located on the ground level in units RH3-6, facing S Charles St, providing natural surveillance and connection toward the street to the north. TH1, facing 28th Ave S, also has living spaces on level 1, providing natural surveillance to the west and to the shared driveway space. **Living spaces have been elevated to the 2nd floor in units RH1-2 and TH2,** allowing for a dynamic use of the vertical space within the site during all times of the day. Decks on the 3rd level and Roof decks overlook 28th Ave S. Access doors in RH3-5, and TH3-5 provide convenient access to the auto court for these "middle" units.	PL3-1-h Exterior Access at Ground Level PL3-B Residential Edges PL2-B Safety and Security



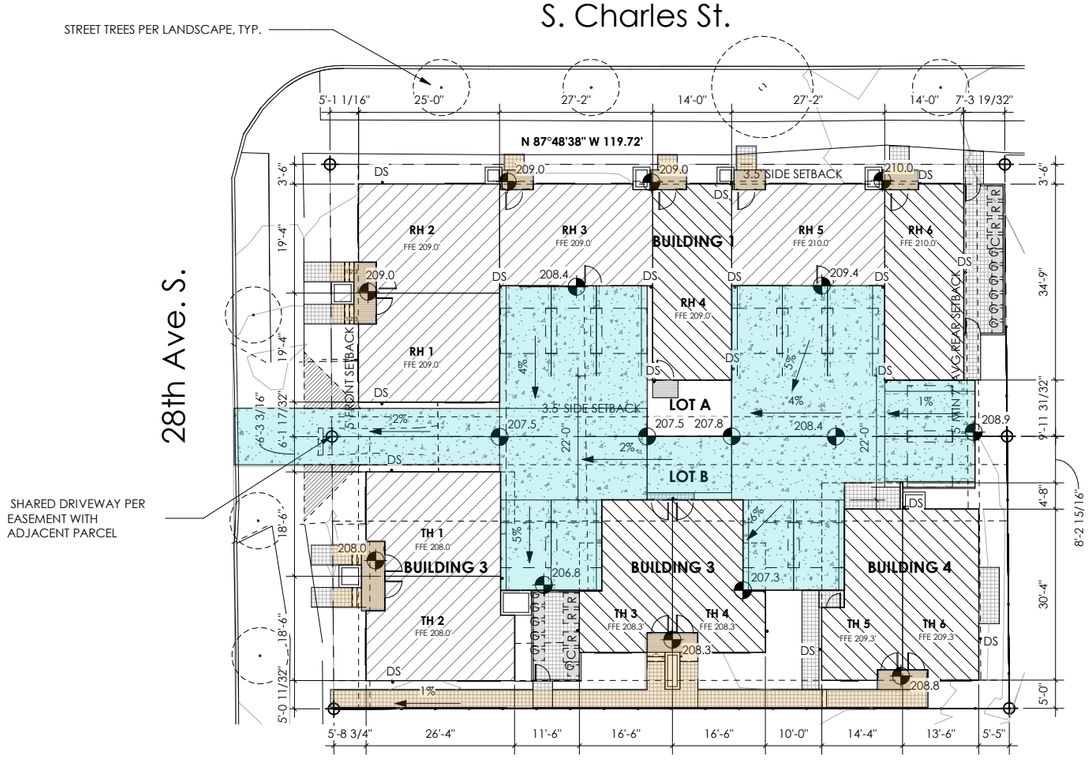


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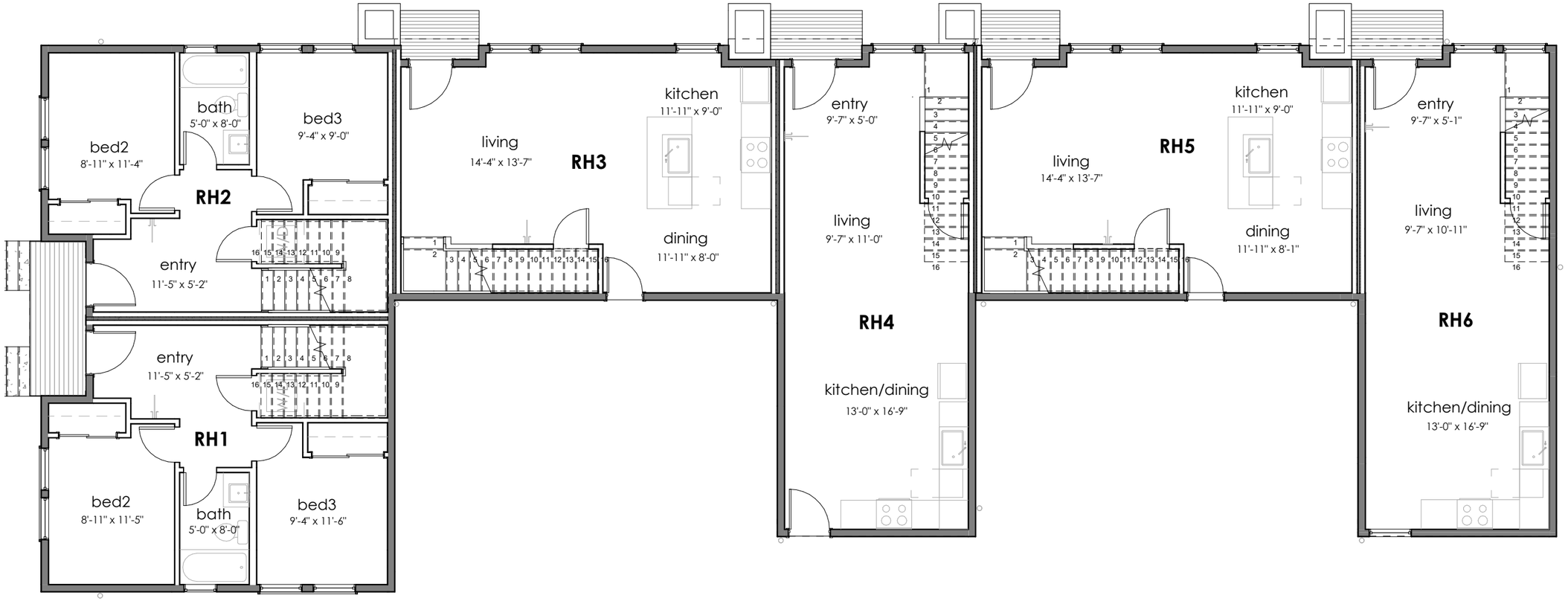
GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
3. ARCHITECTURE MATERIALS **Staff did not see reference to any specific proposed materials indicated** in the EDG packet. Staff recommends developing the materials palette to relate to the neighborhood context and to bring residential scale to the development. Materials may include painted lap siding, both horizontal and **vertical, and intentionally-scaled textural panel materials. Large, flat panel** material applications should be limited to use on the least visible facades. **Clarify the specific proposed materials palette at the Recommendation** phase of review.	The primary material proposed for these units is horizontal white lap siding, **which brings in a clearly identifiable residential scale to the project. Wood** siding brings a warm, human-scale texture to highlight the entries. Green accent panels are introduced in key locations to highlight modulations, decks, and window groupings. 2x2 trim, painted green, wraps the green accent panels at the window groupings to provide a clean material transition that adds depth and texture to the façade.	CD4-2-b Variation and High-Quality Materials DC4-A-1 Exterior Finish Materials DC2-D Scale and Texture
Staff supports the proposed design concept of use of wood as an accent material used in the recesses (shown as blue in the massing options). Staff notes that the wood accents should be coordinated with other façade materials.	Wood remains as an accent material for the entry recesses. This has been expanded to work with massing modulations to further highlight the entries. Metal railing on the roof deck level have been paired with this wood accent.	DC2-B-1 Façade Composition DC2-C Secondary Architectural Features
4. SITE Staff generally supports the site layout of Scheme 3, the applicant's preferred massing options. By locating the vehicle entry drive along the shared property line, the vehicle impact to the pedestrian realm is limited. Parking and services can be located away from the street frontage, limiting visual impacts.	Noted, thank you. Parking and driveway access remains in the center of the site, limiting the vehicle impact on the pedestrian experience.	CS2-B-2 Connection to the Street DC1-C-4 Service Uses
Although staff supports providing a north-south access path towards the center of the long site to create logical and convenient pedestrian access, staff does not support locating solid waste storage along the length of the access path. Staff recommends reducing the number of solid waste bins needed and instead provide shared services, as noted in the EDG pre-submittal conference. Relocate the solid waste storage to locations that are not in the primary use and circulation locations. Storage areas should be convenient to the street-side staging. For the north lot, the solid waste storage could be consolidated along the rear setback at the northeast corner of the site. For the south lot, the storage could be located at the southwest corner of the site.	A hybrid solid waste strategy is proposed to minimize the total amount of storage and staging space. The solid waste storage enclosures have been located to be convenient for staging, while minimizing visual impact. In Lot A, the storage location is in the northeast corner, between RH6 and the rear property line. In Lot B, the storage location is located between TH2 and TH3, adjacent to the path. This is concealed from view from the sidewalk, but still convenient for residents to access and stage the bins.	DC1-C-4 Service Uses

RESPONSE TO EDG:

GUIDANCE:	RESPONSE:	DESIGN GUIDELINES
Despite the efficiency of crating a shared driveway at the interior of this site, Staff notes that development of useable outdoor space is lacking in the Scheme 3 site plans. Staff notes that consolidating and limiting parking to the west portion of the site near the drive entrance would allow ground-level amenity space to be provided for the eastern residential units. Revise the site design to minimize vehicle circulation and parking areas and to maximize ground-level amenity space. Solutions to resolve this guidance could include modifying the location of the building breaks, rotating units and the north-south pedestrian access path to consolidate parking and circulation in the west portion of the site, and providing more ground-level amenity space for units in the east portion of the sites.	Parking is proposed the occur in 2 groupings, allowing for the units to be separated into a total of 4 buildings across both lots. This allows for additional green space to occur between units. The north-south pedestrian path has been removed to instead allow for more useable ground-level amenity on the east and west sides of the site. Solid waste storage has been shifted to less prominent areas of the site, allowing for more private amenity area in Lot A and a common amenity space in Lot B. Vehicle circulation now occurs through the center of the site, while all pedestrian circulation occurs along the perimeter. This allows the pedestrian circulation to become more welcoming, protected, and surrounded by greenspace and planting whenever possible.	DC1-B-1 Access Location and Design PL1-A Network of Open Spaces PL1-2-d Common & Accessible Open Spaces
The site plan appears to demonstrate that outdoor space locations are **defined by parking and circulation. Modify the site design to focus on the** pedestrian experience and enhance the entries. Staff suggests consolidating **parking (noted above), defining an entry path along the driveway, and re-**orienting front door access to Units 9, 10, 11, and 12 on Lot B to create an internal common entrance court. Private exterior amenity space for these units can be created in the side and rear yards of these units. Rear doors should be added to units 4, 5, and 6 to access associated yard space.	Lot B units have been reoriented to be accessed from the south by a shared pedestrian path. This path means that no pedestrian path is required to pass through the vehicle circulation spaces shared in the center of the site. These units now experience a shared entry condition, with amenity spaces located in nearby yards whenever possible. Additional doors have been added to RH4, TH5, and TH6 where it is logical to connect to additional private outdoor space.	PL1-2-d Common & Accessible Open Spaces PL3-B-4 Interaction DC3-B Open Space Uses and Activities



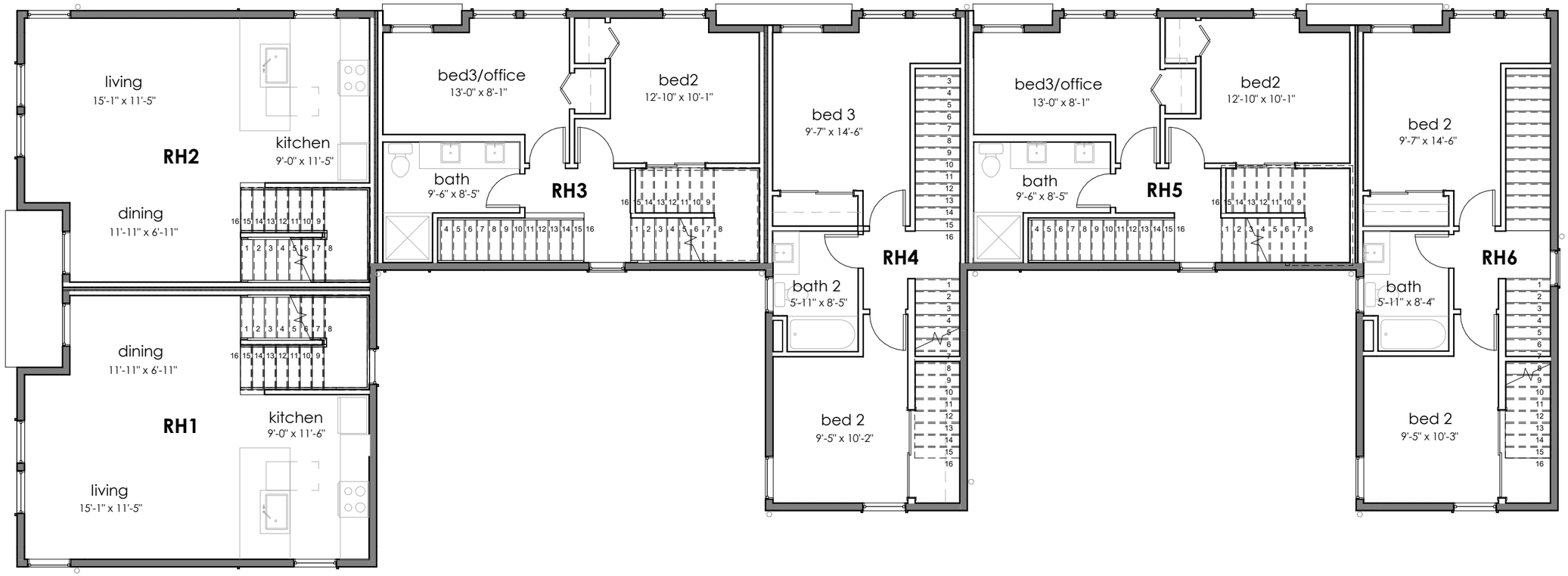
FLOOR PLANS



LEVEL 1

N

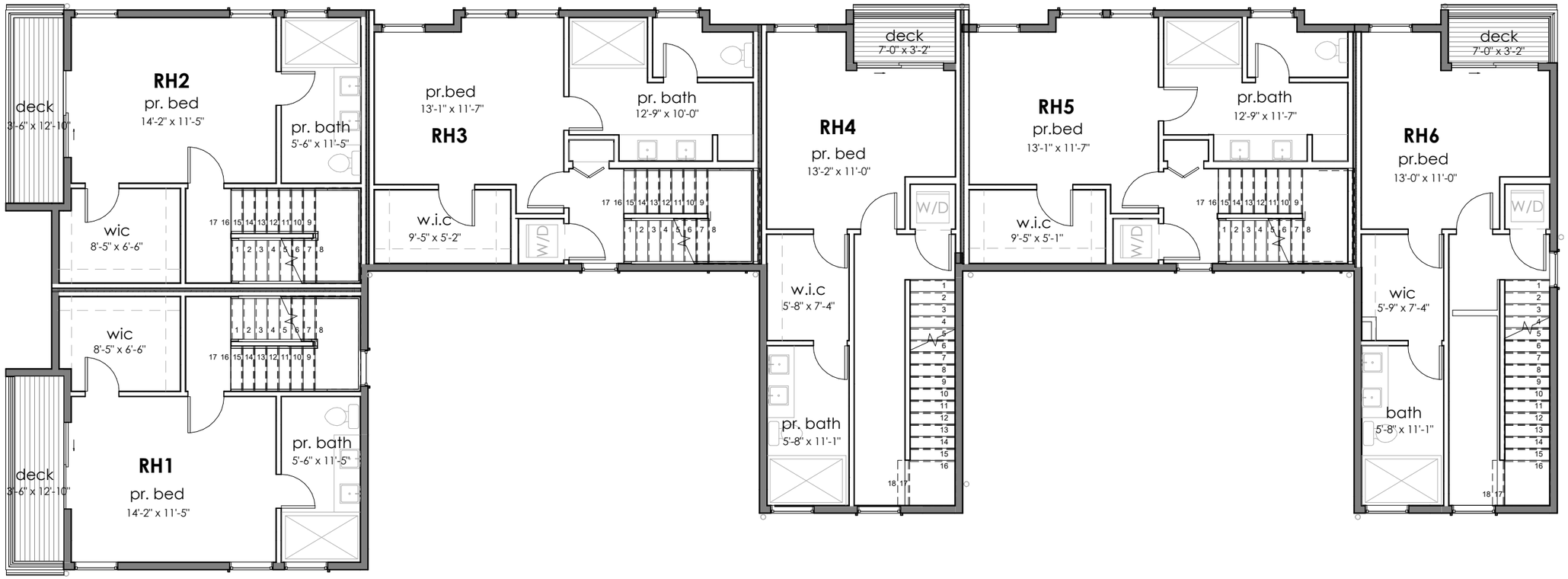
FLOOR PLANS



LEVEL 2

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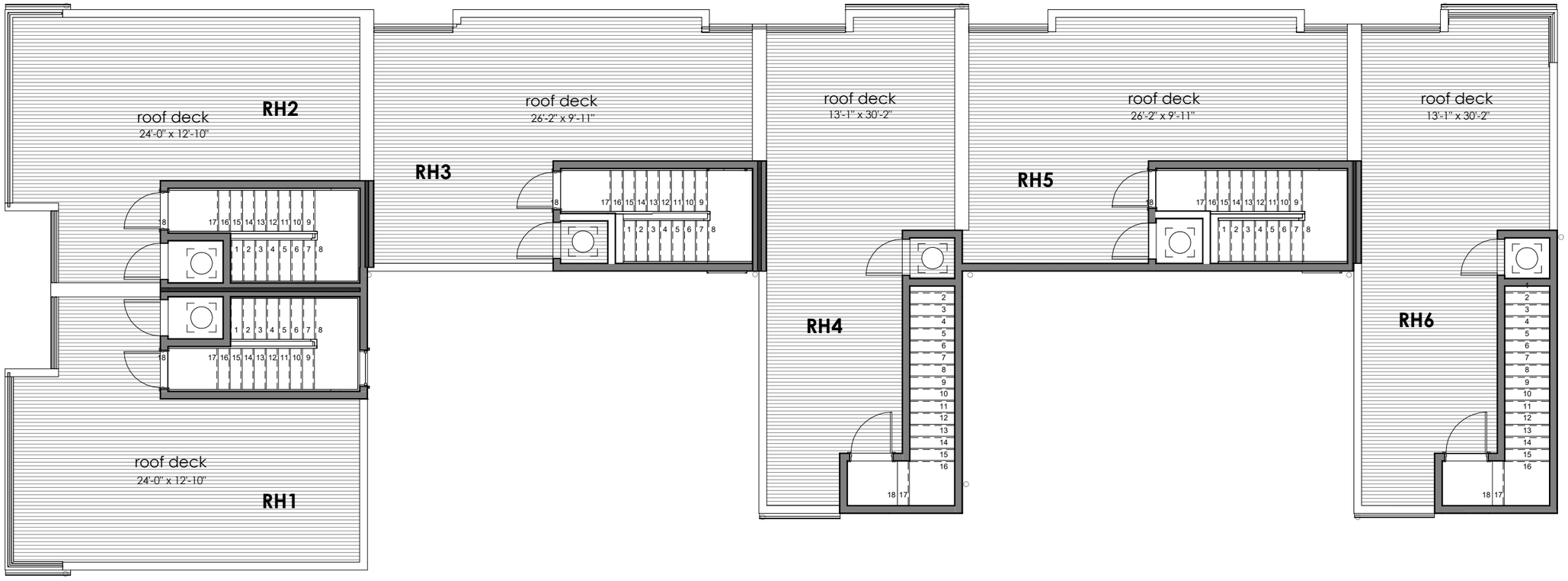
FLOOR PLANS



LEVEL 3

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FLOOR PLANS



ROOF PLAN

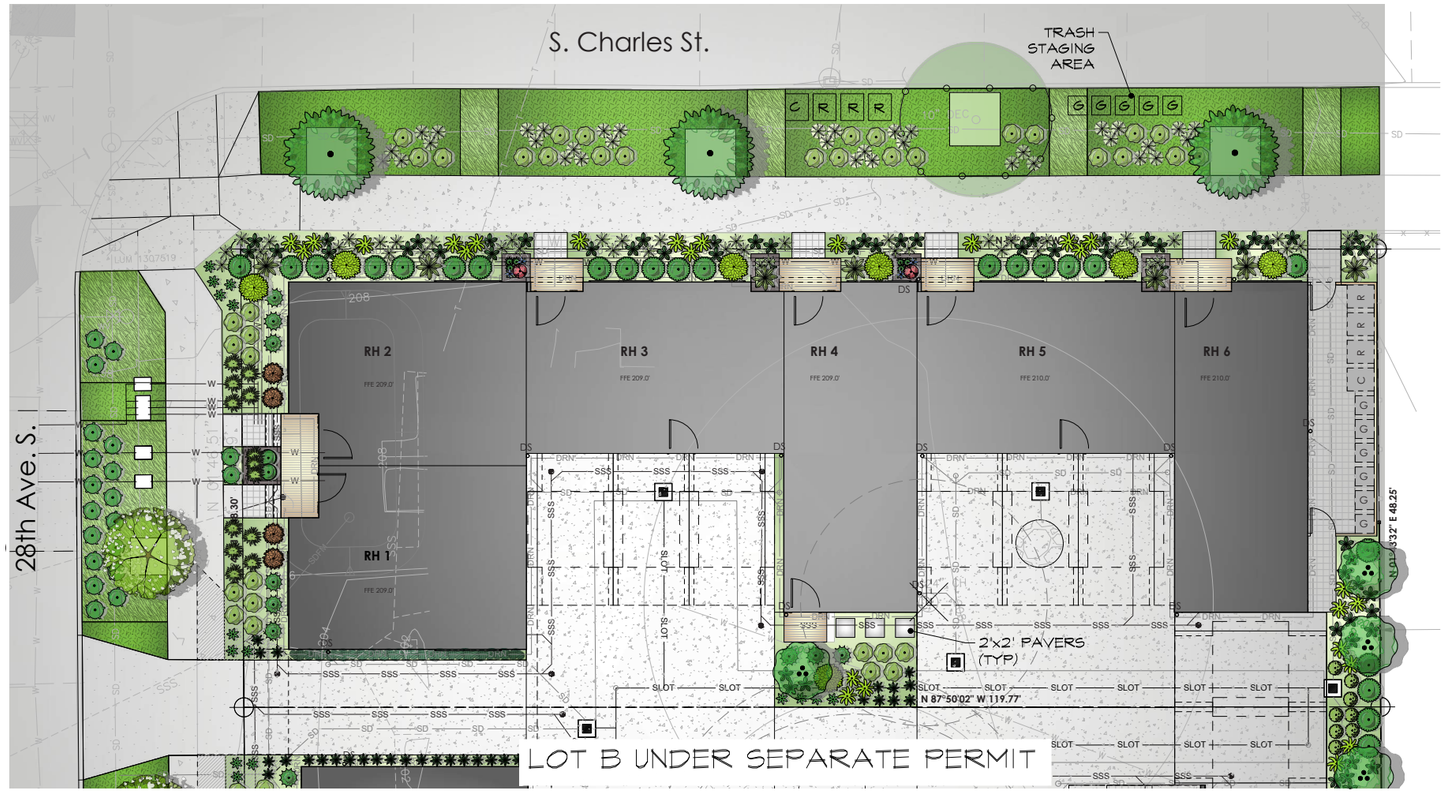
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LANDSCAPE PLAN

PLANT SCHEDULE LOT A

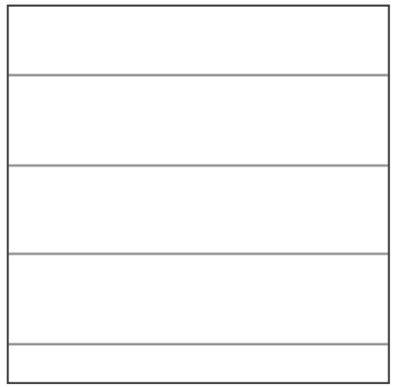
SYMBOL	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE
TREES				
	Acer circinatum Vine Maple	3 stem min, 6' Ht	Yes	Yes
	Quercus coccinea Scarlet Oak Street Tree - Single leader	2"-2.5" Cal B&B	No	No
	Zelkova serrata 'Village Green' Village Green Zelkova Street Tree - Single leader	2"-2.5" Cal B&B	No	No
SHRUBS				
	Berberis thunbergii 'Orange Rocket' Orange Rocket Barberry	2 gal	Yes	No
	Bergenia cordifolia 'Winterglut' Winterglow Bergenia	1 gal	Yes	No
	Carex oshimensis 'Carfit01' EverColor® Everest Japanese Sedge	1 gal	Yes	No
	Epimedium x rubrum Red Barrenwort	1 gal	Yes	No
	Hakonechloa macra 'Aureola' Golden Variegated Hakonechloa	1 gal	Yes	No
	Hydrangea paniculata 'Limelight' Limelight Hydrangea	5 gal	Yes	No
	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal, 24" ht. min., full	Yes	No
	Liriope muscari 'Big Blue' Big Blue Lilyturf	1 gal	Yes	No
	Lonicera pileata 'Moss Green' Moss Green Honeysuckle	2 gal	Yes	No
	Mahonia eurybracteata 'Soft Caress' Mahonia Soft Caress	2 gal	Yes	No
	Nandina domestica 'Gulf Stream' TM Heavenly Bamboo	2 gal	Yes	No
	Pennisetum orientale Oriental Fountain Grass	1 gal	Yes	No
	Prunus laurocerasus 'Mount Vernon' Mount Vernon Laurel	2 gal	Yes	No
	Sarcococca ruscifolia Fragrant Sarcococca	2 gal	Yes	No
NATIVE SHRUBS				
	Polystichum munitum Western Sword Fern	1 gal	Yes	Yes
BIORETENTION				
	Carex obnupta Slough Sedge	1 gal	Yes	Yes
	Cornus sericea 'Kelseyi' Kelseyi Dogwood	3 gal	Yes	No
	Juncus inflexus 'Blue Arrow' Blue Arrow Juncus	1 gal	Yes	No

SYMBOL	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING
GROUND COVERS					
	Ajuga reptans Bugleweed	4"pot	Yes	No	24" o.c.
	Sagina subulata Irish Moss	4"pot	Yes	No	18" o.c.
	Thymus praecox 'Purple Carpet' Mother of Thyme	4"pot	Yes	No	18" o.c.



MATERIAL PALETTE

1. White Lap

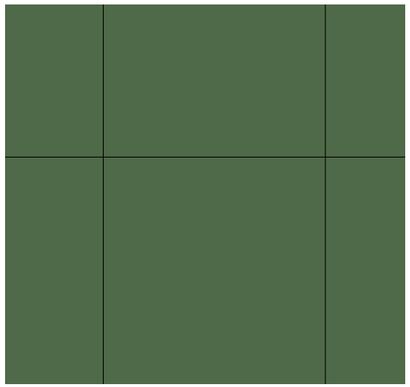


James Hardie 7 1/4” Reveal Lap Siding

Sherwin Williams #7004
Snowbound

Utilized as primary siding material in project

2. Green Panel



7/16” James Hardie Panel

Sherwin Williams #6446
Arugula

Utilized as facade accent material

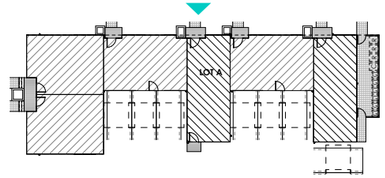
3. Wood Siding



4” Horizontal Wood T&G Siding

Utilized as accent material at entries and soffits.

ELEVATIONS



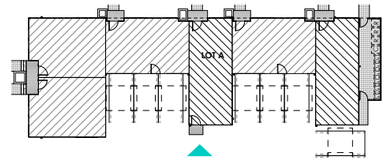
1. White Lap
2. Green Panel
3. Wood Sliding



S CHARLES ST

LOT A NORTH

ELEVATIONS

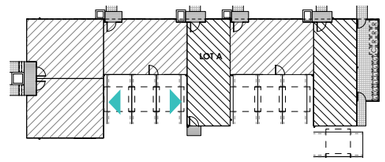


1. White Lap
2. Green Panel
3. Wood Sliding

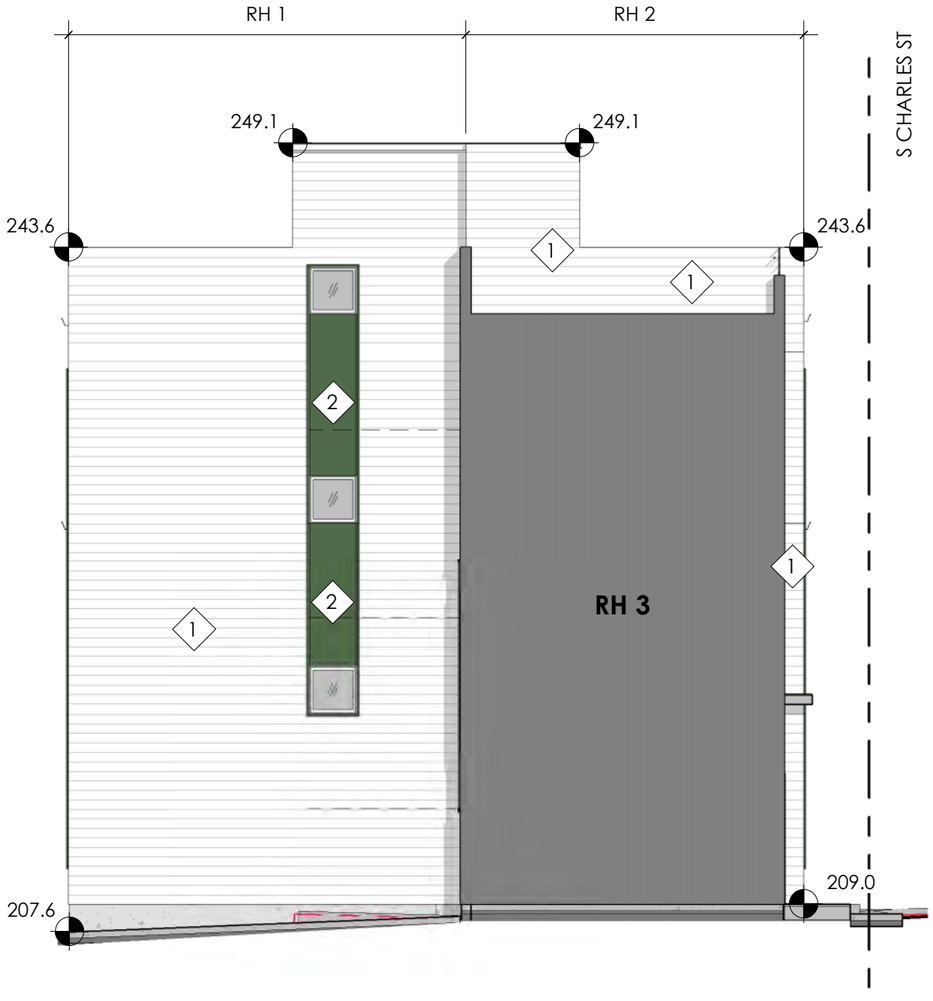


LOT A SOUTH

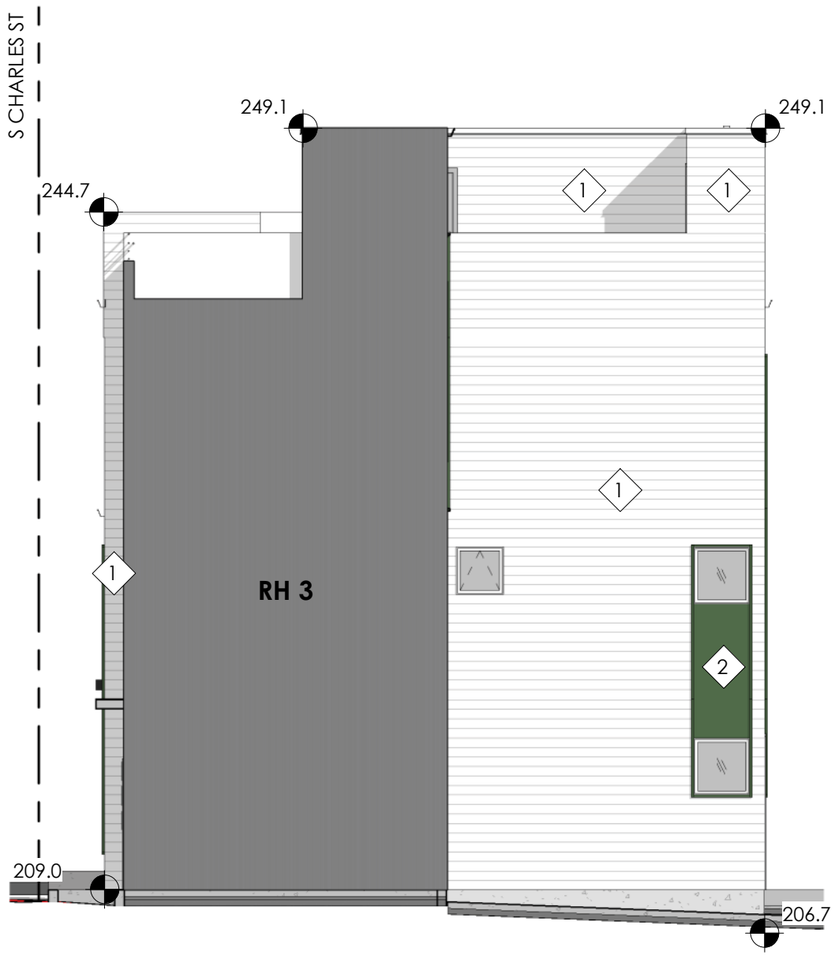
ELEVATIONS



1. White Lap
2. Green Panel
3. Wood Sliding

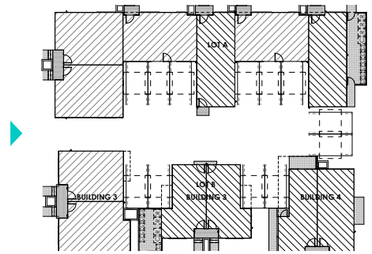


East - RH 1



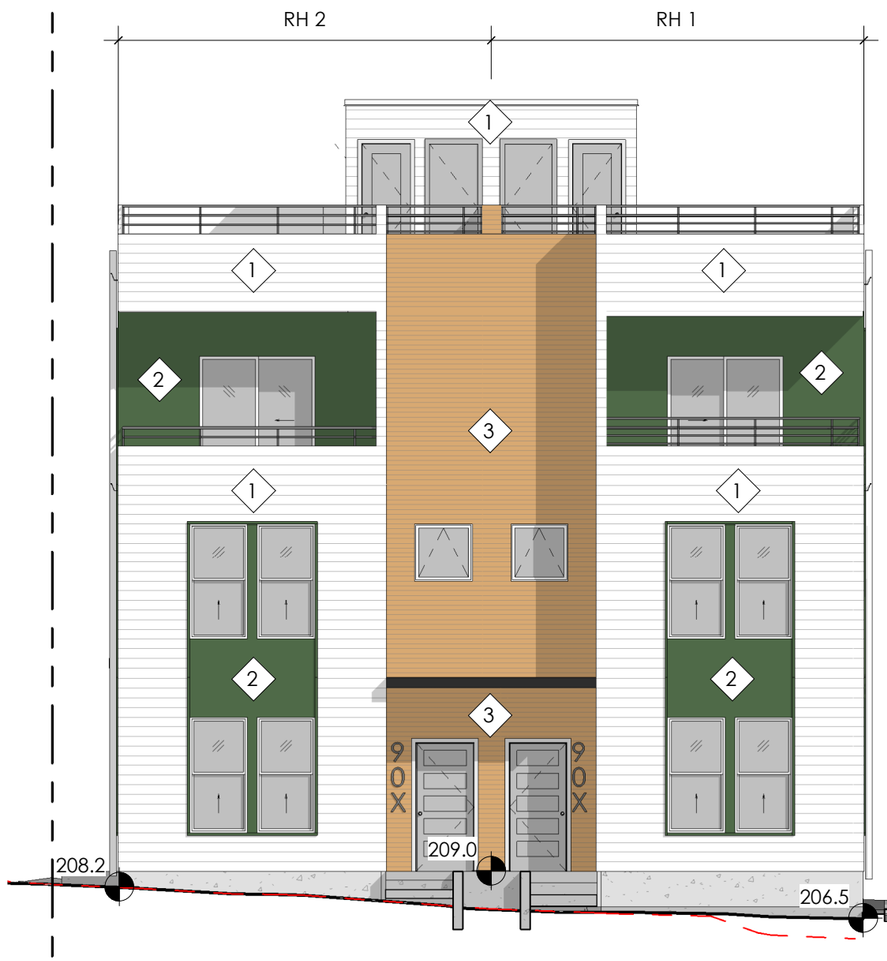
West - RH 4

ELEVATIONS

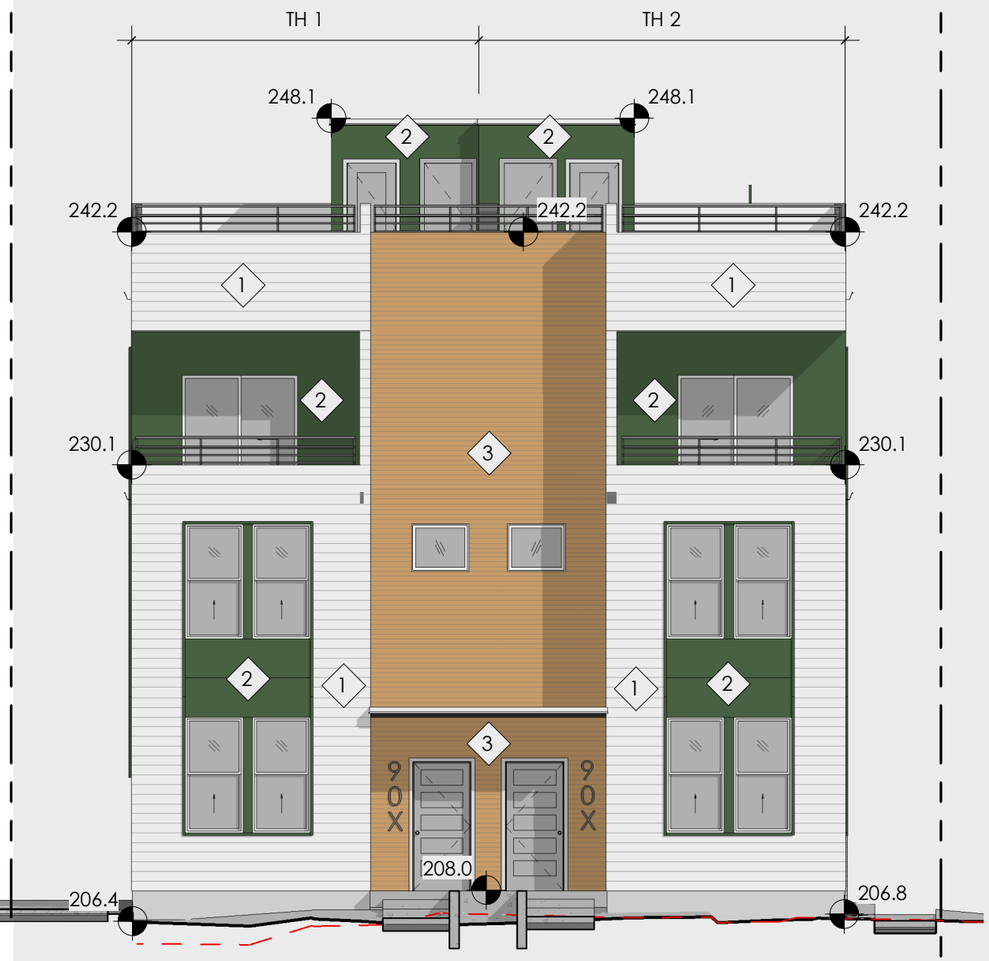


1. White Lap
2. Green Panel
3. Wood Sliding

LOT B #3040112-LU

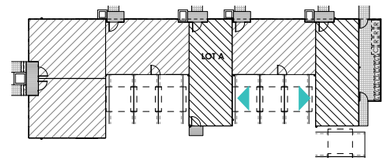


West - RH 1&2

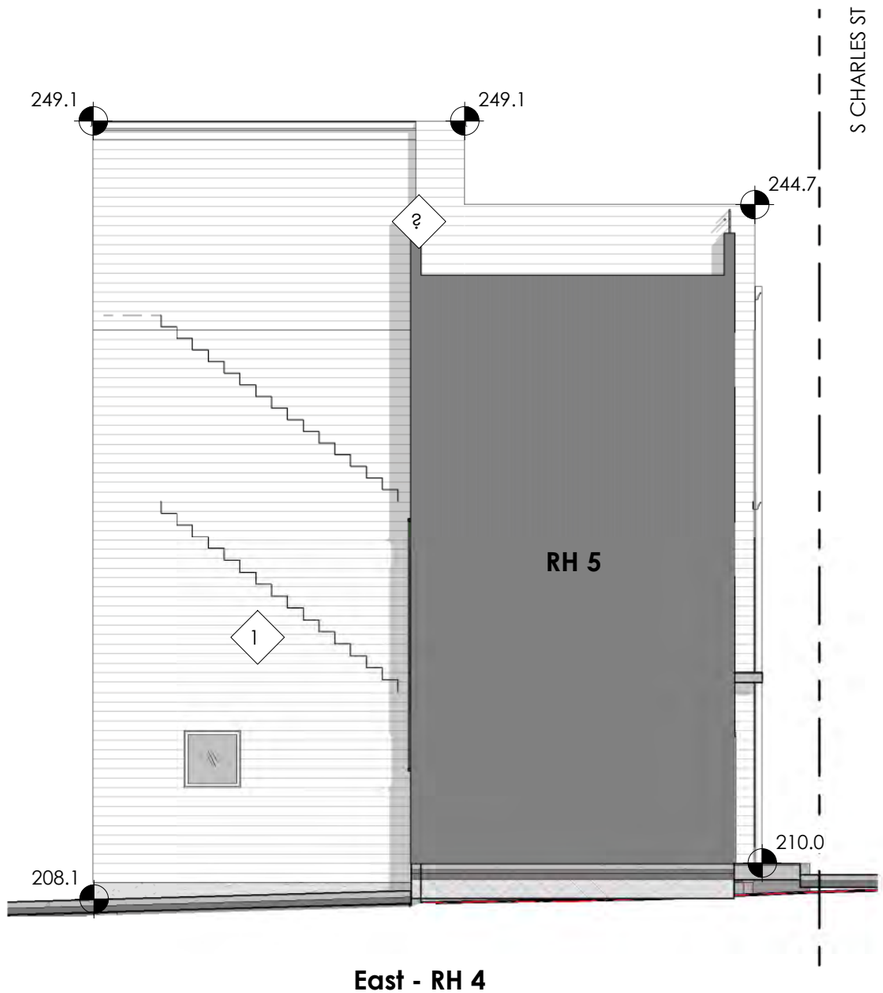


West - BLDG 2

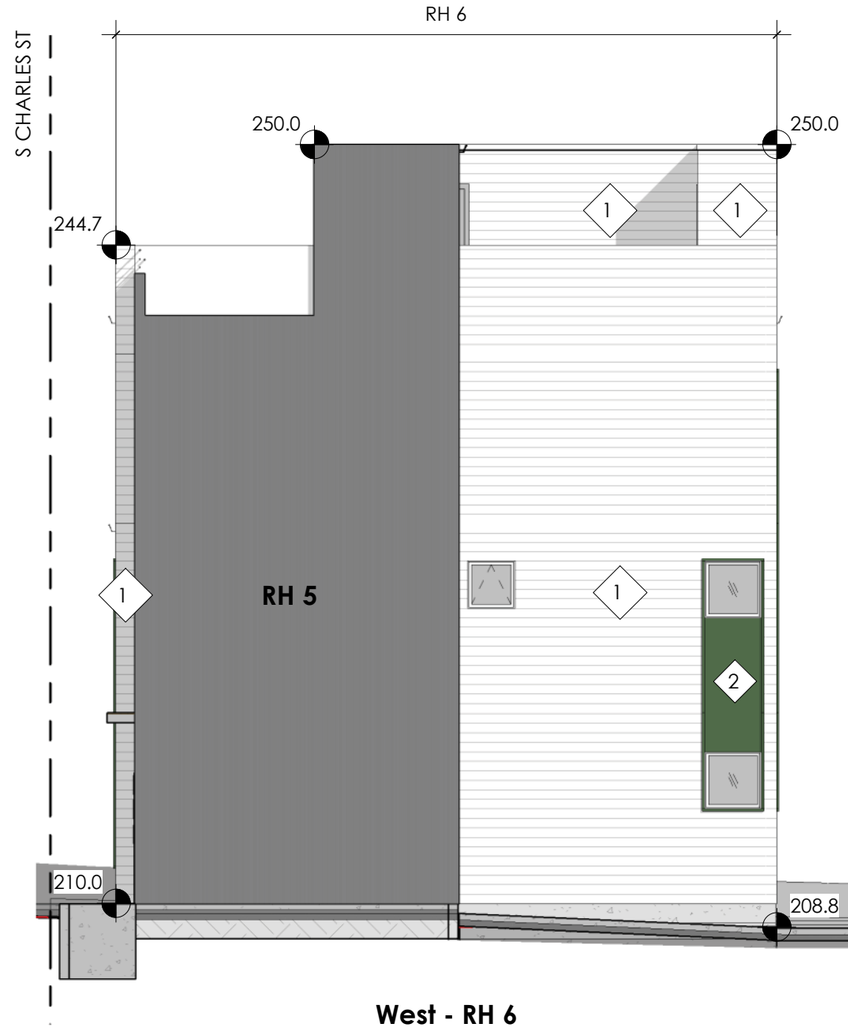
ELEVATIONS



1. White Lap
2. Green Panel
3. Wood Sliding

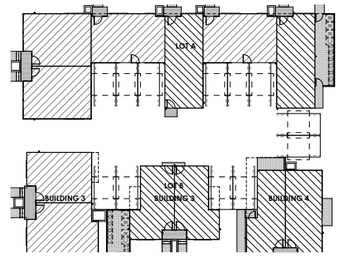


East - RH 4



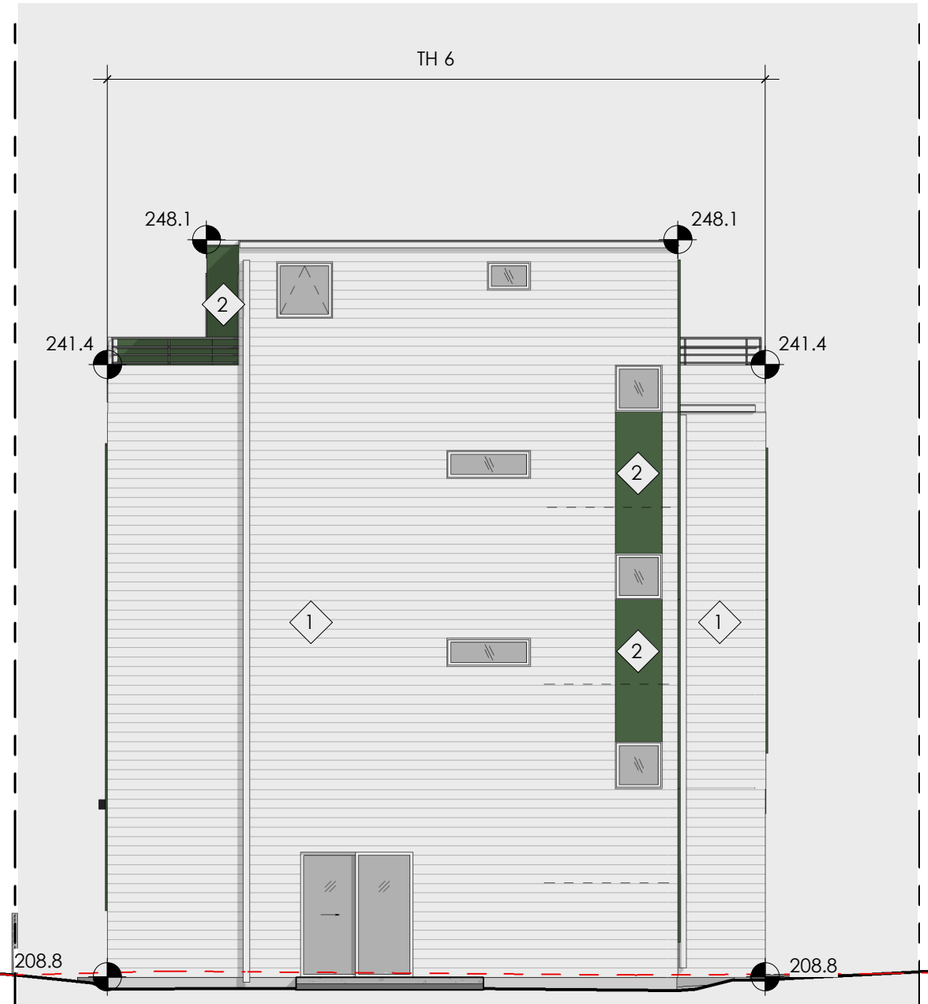
West - RH 6

ELEVATIONS

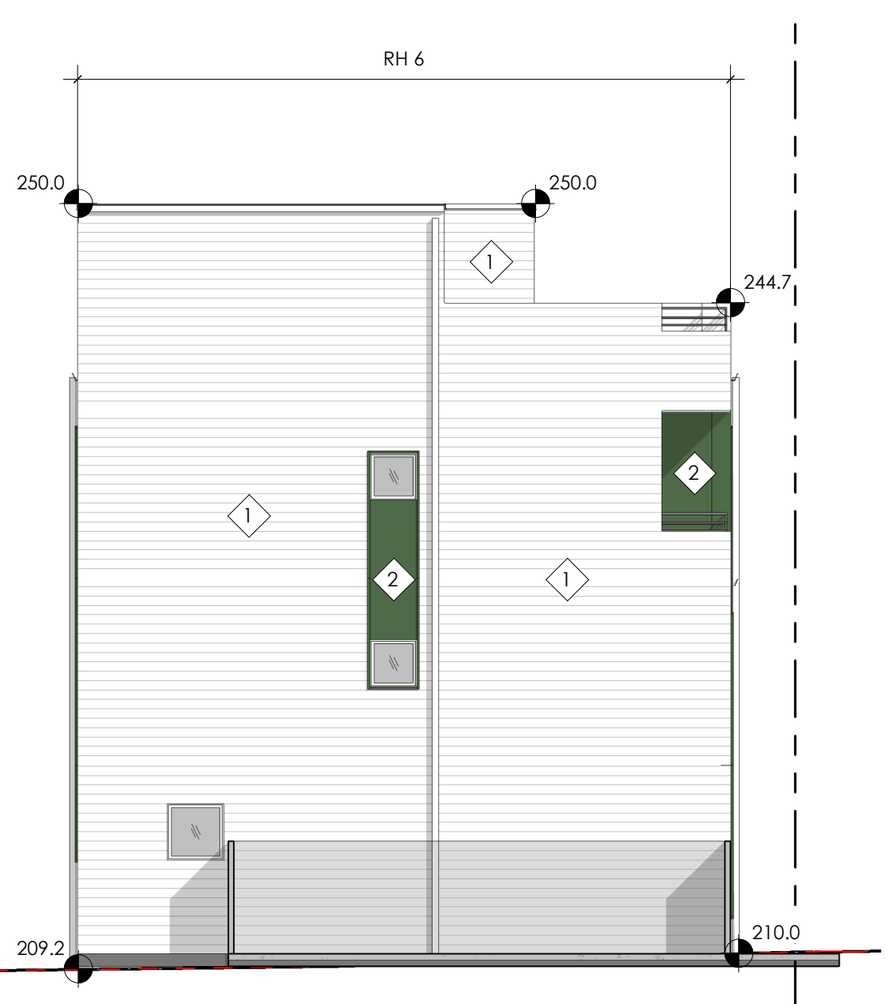


1. White Lap
2. Green Panel
3. Wood Sliding

LOT B #3040112-LU

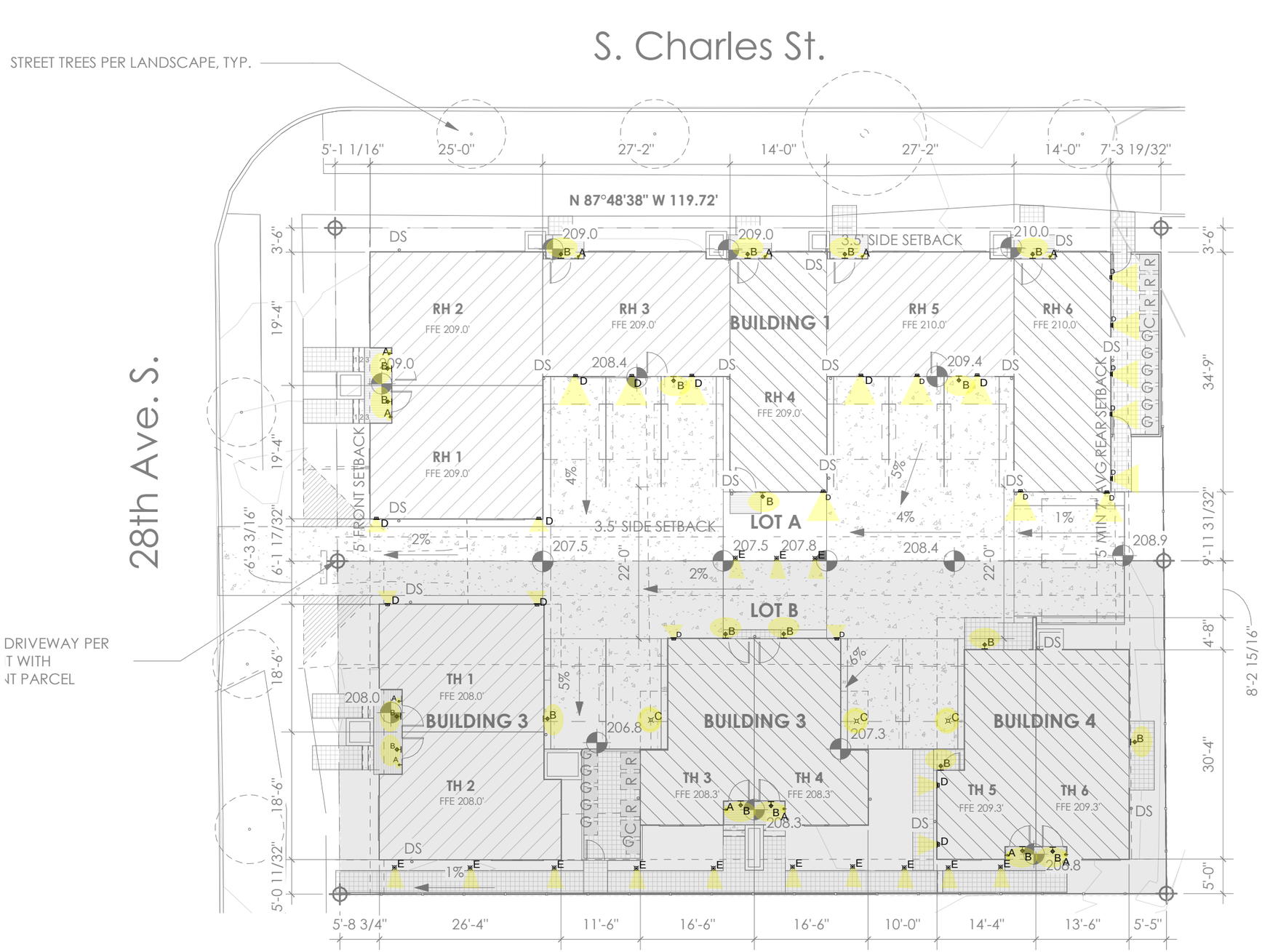


East - BLDG 4



East - RH 6

LIGHTING PLAN



A.



Back-lit House Numbers

Location: Entries

SPECIFICATIONS:

Color Temp:	white LED
Input:	10-16 V
Mounting:	Wall mounted
Standards:	Rated for outdoor use
Construction:	Anodized Aluminum

B.



Wall Sconce

Location: Entries & Patios

SPECIFICATIONS:

Color Temp:	3000K
Input:	120-277V, 50/60 Hz
CRI:	90
Dimming:	ELV: 100-10%, 0-10V: 100-5%
Rated Life:	50000 hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant Wet location listed
Construction:	Aluminum body with die-cast glass diffuser

C.



Surface Downlight

Location: Garage Entries & Trash

SPECIFICATIONS:

Color Temp:	3000K, 4000K, 3500K
Input:	120 VAC, 50/60 Hz
CRI:	90
Dimming:	ELV: 100-10%, TRIAC: 100-5%
Rated Life:	54000 hours
Mounting:	Can be mounted on ceiling or wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8 Compliant Wet location listed
Construction:	Aluminum body, glass diffuser

D.



Step Light

Location: Stairs and Walkways, mount 15" AFF

SPECIFICATIONS:

Lighting Source:	2700K or 3000K CCT Samsung HV-AC High Power LED.
CRI:	85
Power:	Direct wiring, no remote driver needed.
Input Voltage:	120V or 277V, AC 50/60 Hz
Dimming:	Dim to 10& with ELV dimmer
Mounting:	Fits into 2"x4" J-box with minimum inside dimensions of 3"Lx2"Wx2"H
Standards:	IP66, UL & cUL listed for wet locations. Title 24 Compliant (120V only)
Construction:	Die-cast aluminum or 316 marine grade cast stainless steel

E.



Path Light

Location: Walkways

SPECIFICATIONS:

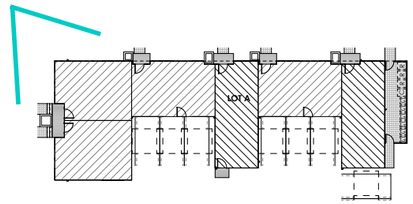
Input:	9-15VAC (Transformer is required)
CRI:	85
Power:	4.1W / 6.6VA
Brightness:	35 lm
Rated Life:	70000 hours

SITE SECTION



SITE SECTION - LOT A

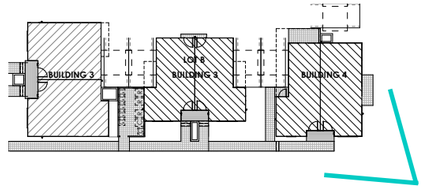
RENDERINGS



1. AERIAL VIEW - FROM NW LOOKING OUT TO NRIGHBORHOOD



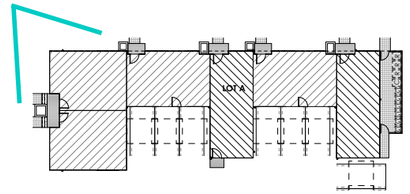
RENDERINGS



2. AERIAL VIEW - FROM SE LOOKING OUT TO NEIGHBORHOOD



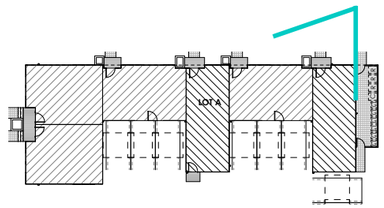
RENDERINGS



3. PEDESTRIAN VIEW - FROM INTERSECTION



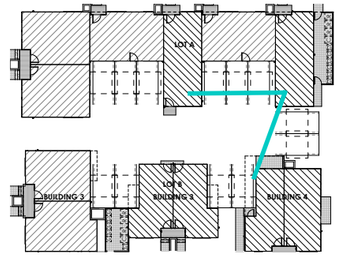
RENDERINGS



4. PEDESTRIAN VIEW - ACROSS S. CHARLES ST.



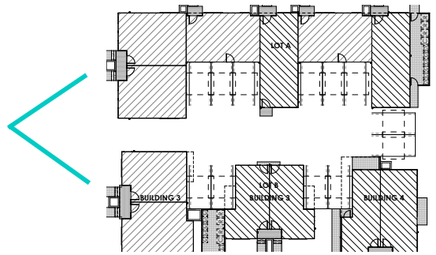
RENDERINGS



2. PEDESTRIAN VIEW - IN BETWEEN LOT A & LOT B



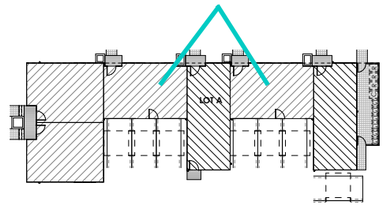
RENDERINGS



3. PEDESTRIAN VIEW - ACROSS 28TH AVE S.



RENDERINGS



7. PEDESTRIAN VIEW - ENTRANCE DETAIL

