

3507 SW WEBSTER ST



#3041858-EG
#3041788-LU

EARLY DESIGN GUIDANCE (ADR)
AUGUST 14th, 2024



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3507 SW WEBSTER ST



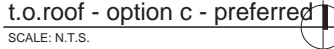
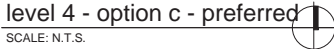
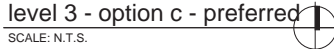
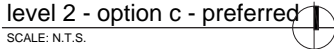
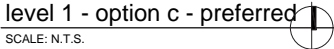
PROJECT DATA

ADDRESS:	3507 SW Webster St Seattle, WA
LEGAL DESCRIPTION:	Fauntleroy Summit add 3 & E 10 ft of 4 Plat Block: 1 Plat Lot: 3-4 (Full description on page 5)
PARCEL #:	2492200015
LOT SIZE:	1,118 sf (NR3) + 4,483 (NC2P-55) = 5,601 SF
ZONE:	Split Zone - NR3 & NC2P-55(M)
URBAN VILLAGE:	No
FREQUENT TRANSIT	Yes
ECA:	Yes, Steep Slope. ECA Relief applied under project # 7040542-EX
MAX FAR:	NC2P-55 = 4,483 sf x 3.75 = 16,811.25 SF
MAX HEIGHT:	NC2P-55 = 55' + 4' Parapet + 15' Penthouse
PARKING:	1 stall per 1 residential unit required Reduced to 1 stall per 2 units per frequent transit

PROJECT DESCRIPTION:	Demo 4plex; construct (1) 4-story building containing a total of (6) townhouses with garages or open parking
PROJECT TEAM ARCHITECT:	JW Architects, LTD
DEVELOPER:	Cobbie Tango Holdings LLC



FAR DIAGRAMS

FAR (PROPOSED)

TH1	
LEVEL1	301_SF
LEVEL2	425_SF
LEVEL3	425_SF
LEVEL4	230_SF
T.O.ROOF	0_SF
<u>TOTAL</u>	<u>1,381_SF</u>

TH2	
LEVEL1	145_SF
LEVEL2	383_SF
LEVEL3	443_SF
LEVEL4	443_SF
T.O.ROOF	68_SF
<u>TOTAL</u>	<u>1,482_SF</u>

TH3	
LEVEL1	176_SF
LEVEL2	478_SF
LEVEL3	478_SF
LEVEL4	440_SF
T.O.ROOF	82_SF
<u>TOTAL</u>	<u>1,654_SF</u>

TH4	
LEVEL1	176_SF
LEVEL2	478_SF
LEVEL3	478_SF
LEVEL4	440_SF
T.O.ROOF	82_SF
<u>TOTAL</u>	<u>1,654_SF</u>

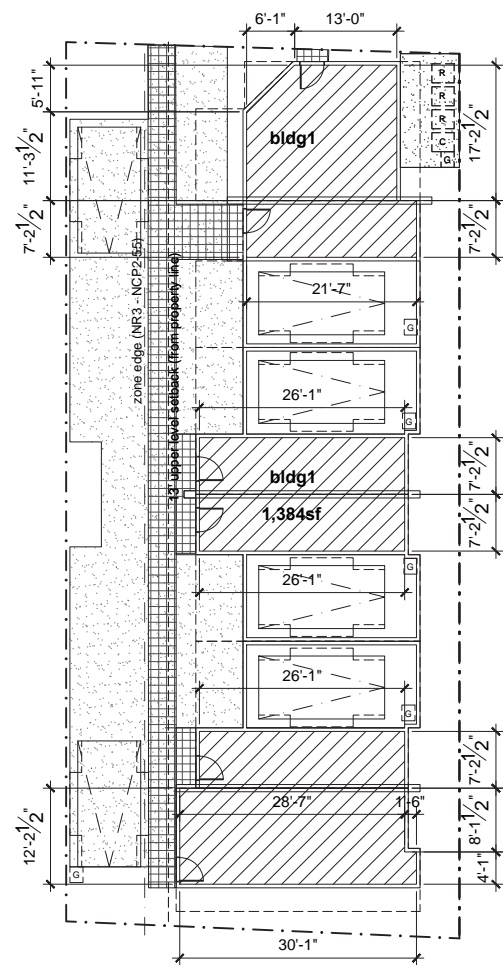
LEVEL1	176_SF
LEVEL2	451_SF
LEVEL3	478_SF
LEVEL4	478_SF
T.O.ROOF	82_SF
<u>TOTAL</u>	<u>1,665_SF</u>

LEVEL1	342_SF
LEVEL2	413_SF
LEVEL3	432_SF
LEVEL4	322_SF
T.O.ROOF	0_SF
<u>TOTAL</u>	<u>1.509_SF</u>

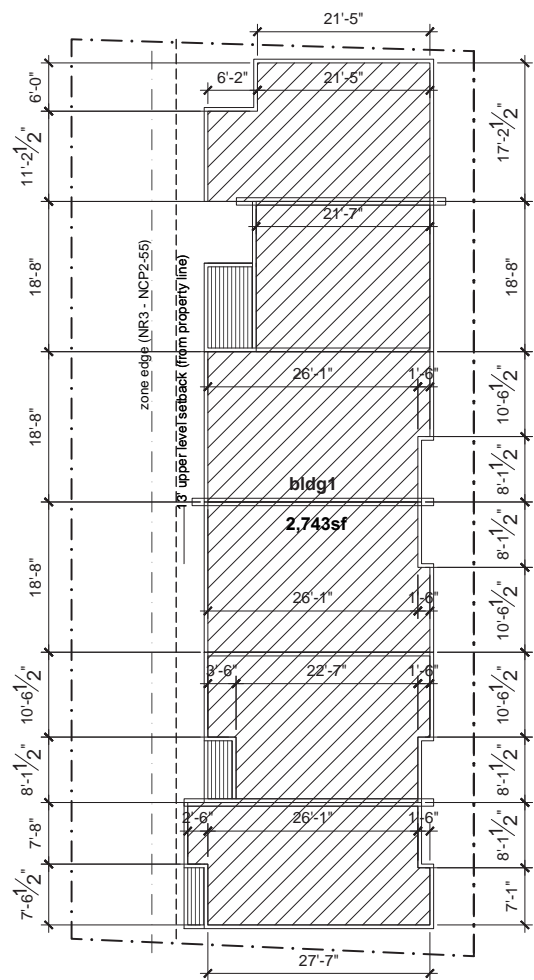
TOTAL PROPOSED = 9,345 SF

MAX ALLOWED = 16,811.25_SF

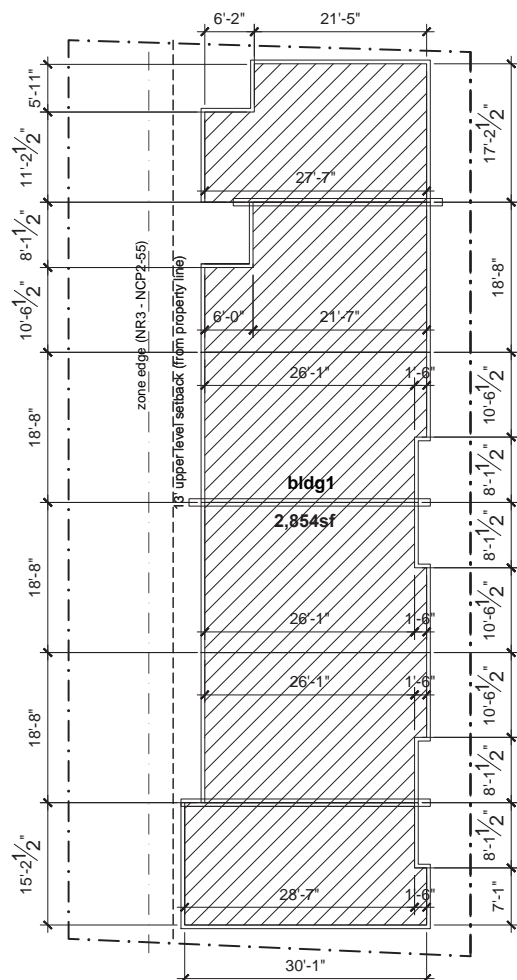
GFA DIAGRAMS



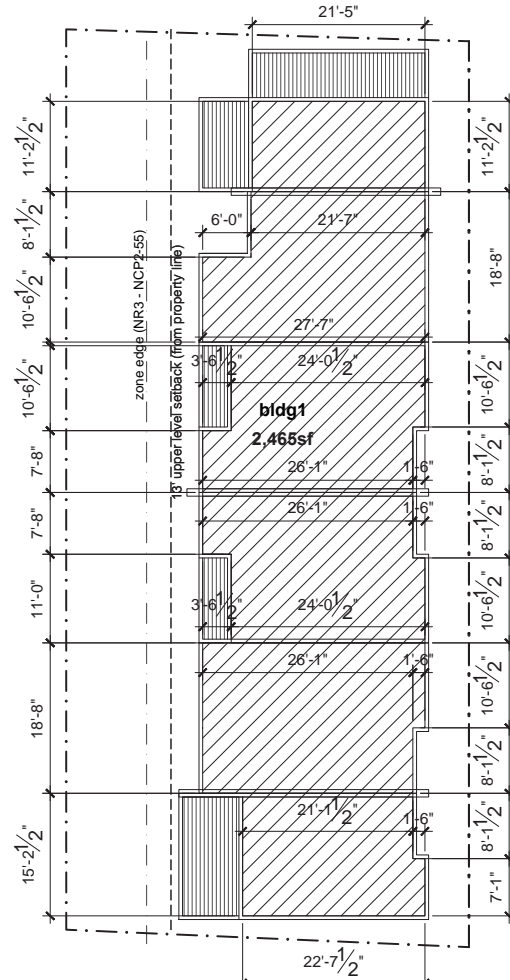
level 1 - option c - preferred
SCALE: N.T.S.



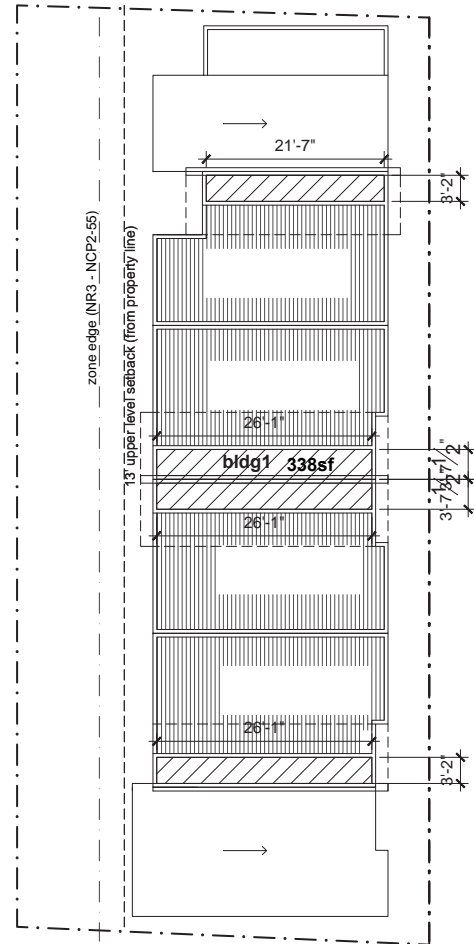
level 2 - option c - preferred
SCALE: N.T.S.



level 3 - option c - preferred
SCALE: N.T.S.



level 4 - option c - preferred
SCALE: N.T.S.

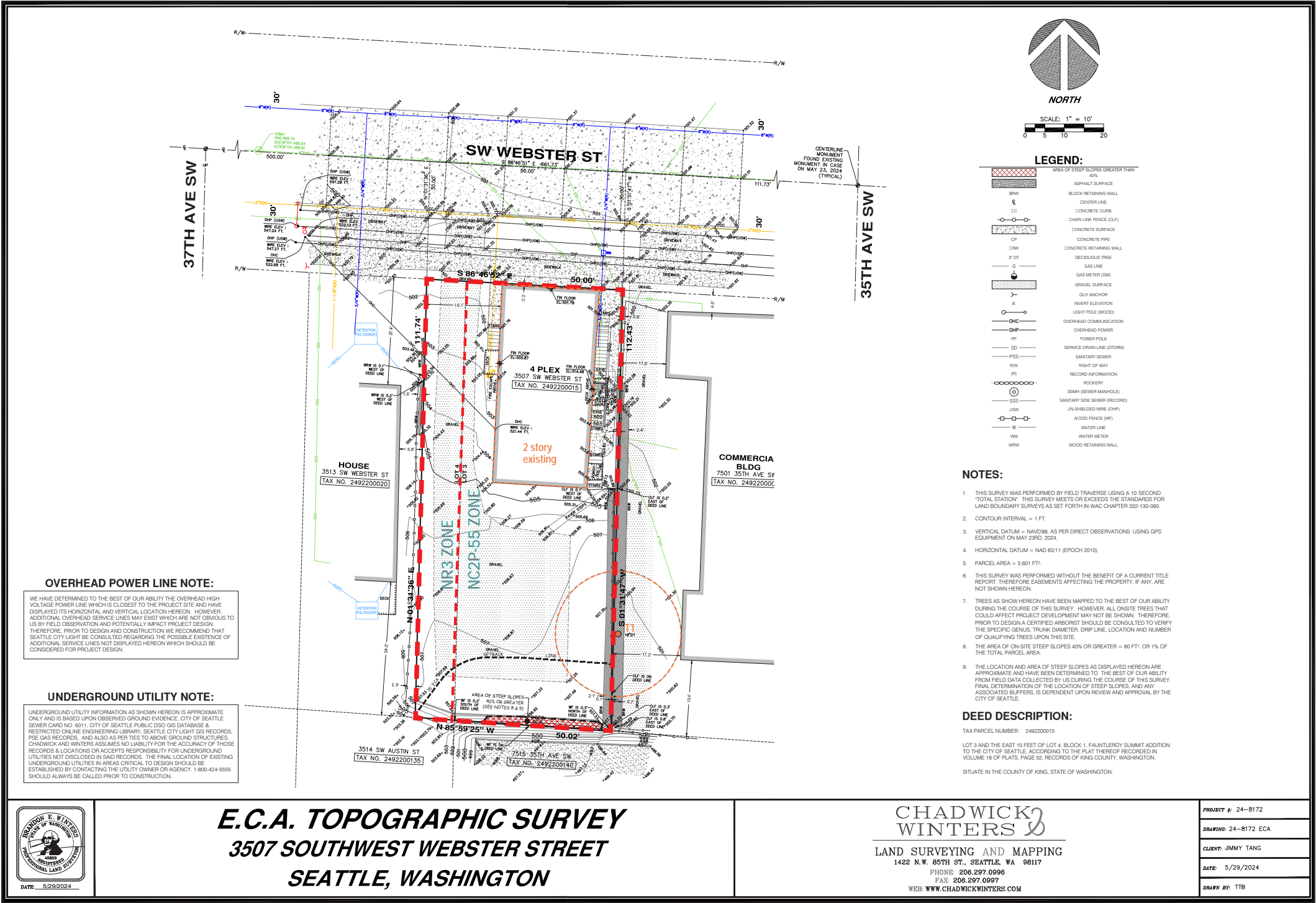


t.o.roof - option c - preferred
SCALE: N.T.S.

GFA (PROPOSED)

BLDG1	
LEVEL1	1,384_SF
LEVEL2	2,743_SF
LEVEL3	2,854_SF
LEVEL4	2,465_SF
T.O.ROOF	338_SF
TOTAL PROPOSED =	9,834_SF

SITE SURVEY



SITE CHARACTERISTICS

- There is one tier 3 tree just beyond the east edge of the site
- Small area of steep slope at the southwest corner of the site. Project team will apply for Steep Slope Relief
- Lot has split zone NR3 & NC2P-55 per survey

LEGAL DESCRIPTION

- Lot 3 and the east 10 feet of lot 4, block 1, Fauntleroy summit addition to the city of Seattle, according to the plat thereof recorded in volume 18 of plats, page 52, records of King County, Washington.

ARBORIST REPORT

3. Tree Inventory Table - Seattle													
Tree ID	Parcel/Location	Species	DBH (inches)	Health Condition	Structural Condition	Combined Viability	Average Drip-line Diameter	T92 Radius (1" = 1')	Tier Type	Grove (Yes/No)	Overall Risk Rating	Proposed Action	Comments
1	2492200015	Silver Birch <i>Betula pendula</i>	17"	Good	Good	Viable	24'	17'	Tier 3	No	Low	Unknown	Off-site, DSH approximate.

COMMUNITY OUTREACH

SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW



We'd like to hear from you!



SCAN ME
TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**

3507 SW Webster St

SDCI #3041788-LU

Cobbie Tango Holdings LLC and JW Architects are collaborating to design the redevelopment of 3507 SW Webster St. This project will be located on the SW Webster St near the intersection with 35th Ave SW. This proposal is for the demolition of a 4-plex and the construction of a 4-story multifamily building with a combination of live-work and townhouse units with a total of 6 units and attached garages.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number #00593-24PA or project address.

Project Contact:

Julian Weber, Founding Principal
JW Architects
outreach@jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE



www.jwaseattle.com

** jwaseattleoutreach.wixsite.com/3507 ** ONLINE SURVEY from May.6-May 27 2024 **jwaseattleoutreach.wixsite.com/3507-survey

English Flyer

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

APPROVED BY DON ON 05/31/2024

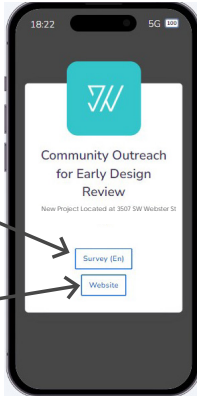
QR Code to easily
access the online survey
and dedicated website

Direct access to Online Survey from QR Code

Direct access to
dedicated project
Website from QR Code

- Link to dedicated project website and public comments.

- Link to Online Survey and dates



SURVEY RESULTS

We received a total of 27 survey responses for this project. The survey available on the dedicated website <https://jwaseattleoutreach.wixsite.com/3507-survey> from May 6 through May 27

What is your connection to this development project?

Summary	
I live very close to the project , I visit the area often for work or leisure	2
I live very close to the project	16
I don't have a connection, but I care about growth and development in Seattle	1
I live in the general area, I visit the area often for work or leisure	2
I live in the general area	3
Other (fill in the blank, 100 characters max.): [I live at this address currently.]	1
I live in the general area, I don't have a connection, but I care about growth and development in Seattle	1
I live very close to the project , I live in the general area, I visit the area often for work or leisure	1

What is most important to you about a new building on this property?

Summary	
That it brings new services or amenities to the area (businesses, open space, etc), That is affordable for residents and/or businesses	1
That it is designed to be family-friendly, Other (fill in blank, 100 character max.): [That it has PARKING for the tenants. Parking on this street is already very scarce.]	1
That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind	3
That it fits into neighborhood look, That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind, Other (fill in blank, 100 character max.): [My main concern is that a 4 story structure will block views and sunlight from neighbors.]	1
That is affordable for residents and/or businesses, That it is designed to be family-friendly	2
That it brings new services or amenities to the area (businesses, open space, etc), That is affordable for residents and/or businesses, That it is designed to be family-friendly, That it is designed with environmental sustainability in mind, Other (fill in blank, 100 character max.): [That is does not invite non-family businesses like massage parlor, smoke/vape shop, car window tinting, etc.]	1
That it fits into neighborhood look, That is affordable for residents and/or businesses	3
	1
That it brings new services or amenities to the area (businesses, open space, etc), That it is designed to be family-friendly	2
That it brings new services or amenities to the area (businesses, open space, etc)	1
That it fits into neighborhood look, That it is designed with environmental sustainability in mind	2
That it fits into neighborhood look, That it is designed to be family-friendly	1
That it fits into neighborhood look, That it brings new services or amenities to the area (businesses, open space, etc), That it is designed with environmental sustainability in mind	1
That it is designed with environmental sustainability in mind, Other (fill in blank, 100 character max.): [Parking]	1
That it fits into neighborhood look	1
That it fits into neighborhood look, That it brings new services or amenities to the area (businesses, open space, etc), Other (fill in blank, 100 character max.): [How tall/big it will be]	1
That it fits into neighborhood look, That it brings new services or amenities to the area (businesses, open space, etc)	1
That it fits into neighborhood look, That it brings new services or amenities to the area (businesses, open space, etc), That is affordable for residents and/or businesses, That it is designed to be family-friendly	1
Other (fill in blank, 100 character max.): [That it provides more housing units than the previous structure]	1
That it fits into neighborhood look, Other (fill in blank, 100 character max.): [That it respects its neighbors and doesn't destroy their privacy or their ability to enjoy their home as they have for decades]	1

We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer?

Summary	
Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc)	6
Lots of plants/greenery, Additional designs for safety (street lighting, gates, fences, etc), Seating/places to congregate (sidewalk cafes, benches, etc)	2
Additional designs for safety (street lighting, gates, fences, etc), Pet friendly areas	1
Lots of plants/greenery	1
Lots of plants/greenery, Additional designs for safety (street lighting, gates, fences, etc)	1
Quality building materials at street-level (brick, large windows, etc), Seating/places to congregate (sidewalk cafes, benches, etc)	3
	1
Seating/places to congregate (sidewalk cafes, benches, etc)	2
Additional designs for safety (street lighting, gates, fences, etc), Seating/places to congregate (sidewalk cafes, benches, etc)	3
Additional designs for safety (street lighting, gates, fences, etc), Other (fill in blank, 100 characters max.): [Off street & secure parking]	1
Lots of plants/greenery, Quality building materials at street-level (brick, large windows, etc), Seating/places to congregate (sidewalk cafes, benches, etc)	1
Additional designs for safety (street lighting, gates, fences, etc), Other (fill in blank, 100 characters max.): [Traffic]	1
Lots of plants/greenery, Additional designs for safety (street lighting, gates, fences, etc), Quality building materials at street-level (brick, large windows, etc)	1
Quality building materials at street-level (brick, large windows, etc)	2
Other (fill in blank, 100 characters max.): [Well maintained parking strip and landscaping offset from street]	1

What concerns do you have about the project?

Summary	
That I will not like the way it looks, That it will not be affordable, That it may feel out of scale with other buildings nearby	2
That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [Not enough parking for new residents]	1
The existing residence is going away, That it will not be affordable	1
Construction noise/impacts, The existing residence is going away, That it will not be affordable, That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [Again, my main concern is that this structure will be 4 stories and block the views and morning sun from neighbors.]	1
That it will not be affordable	2
Other (fill in blank, 100 characters max.): [that it sits empty rather than be affordable to the local businesses]	1
That I will not like the way it looks, That it may feel out of scale with other buildings nearby	2
Other (fill in blank, 100 characters max.): [I feel pity for anybody attempting to take residence at this location. They will have chronic stress and ruined sleep day and night.]	1
I don't really have any specific concerns	2
Construction noise/impacts, That it may feel out of scale with other buildings nearby	1
The existing residence is going away, That it will not be affordable, That it may feel out of scale with other buildings nearby	1
That it will not be affordable, That it may feel out of scale with other buildings nearby	3
The existing residence is going away, That it will not be affordable, Other (fill in blank, 100 characters max.): [Depending on if it happens where current residents like myself will go]	1
Construction noise/impacts	1
Construction noise/impacts, Other (fill in blank, 100 characters max.): [Parking, traffic]	1
That it may feel out of scale with other buildings nearby	1
Construction noise/impacts, The existing residence is going away, That I will not like the way it looks, That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [That it will take away my view and privacy]	1
That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [Sidewalks consistent and not a curb cut]	1
That it may feel out of scale with other buildings nearby, Other (fill in blank, 100 characters max.): [That it will destroy the neighborhood feel of what used to be a Single Family area, be too tall, create congestion, destroy privacy of yards of abutting single family homes with tall, looming structure]	1
That I will not like the way it looks, That it will not be affordable	1
The existing residence is going away, That it may feel out of scale with other buildings nearby	1

Is there anything specific about this property or neighborhood that would be important for us to know?

Summary	
	17
(fill in blank, 300 characters max.): [Parking. Parking is incredibly scarce in the area.]	1
(fill in blank, 300 characters max.): [There are a lot of families looking for family dining/hang out options]	1
(fill in blank, 300 characters max.): [I REALLY appreciate the recognition of a need for off-street parking! Thank you.]	1
(fill in blank, 300 characters max.): [Severe and very frequent unsafe sound levels at this location resulting in significant physical and mental health impacts. The fire station alone has 2500 calls/yr, (8x daily) with sirens and deafening airhorns plus dozens of other police and private ambulance siren events daily]	1
(fill in blank, 300 characters max.): [Having more family friendly dining would be great]	1
(fill in blank, 300 characters max.): [Right now with the light industrial use of the space it is an aesthetic deadzone and is very unfriendly / a walker deadzone]	1
(fill in blank, 300 characters max.): [N/A]	1
(fill in blank, 300 characters max.): [Busy traffic zone WTH fire station, small businesses, large church, nearby popular park and library]	1
(fill in blank, 300 characters max.): [Traffic is heavy in this area]	1
(fill in blank, 300 characters max.): [Parking on this particular block is extremely difficult; off street parking for building residents and tenants!should be givenSome type]	1

What are some landmarks/spaces that help to identify your neighborhood

Summary	
	17
(fill in blank, 300 characters max.): [The cow on top of G&H (Super Cow, as our family calls it),]	1
(fill in blank, 300 characters max.): [The cow above gh pasta]	1
(fill in blank, 300 characters max.): [The cow (GH Pasta). Station 37 (Fire Dept). Realfine Coffee. Greenscore / walkability]	1
(fill in blank, 300 characters max.): [N/A]	1
(fill in blank, 300 characters max.): [Trees]	1
(fill in blank, 300 characters max.): [The cow building]	1
(fill in blank, 300 characters max.): [The \"cow store\" cow on roof of building on the SE corner of 35th & Holden (GH Pizza & Pasta current lesees) used as a travel landmark for decades same for Fite Station 37 on SE corner of 35th & Holden also a landmark given when giving yrael instructions]	1
(fill in blank, 300 characters max.): [Firehouse, Trinity church]	1
(fill in blank, 300 characters max.): [The cow at 35th and Webster]	1
(fill in blank, 300 characters max.): [Kenyon Hall, EC Hughes Elementary School]	1

What do you like most about living or working in your neighborhood?

Summary	
	11
(fill in blank, 300 characters max.): [Lots of homeowners occupied houses.]	1
(fill in blank, 300 characters max.): [That there aren't any structures over 3 stories tall.]	1
(fill in blank, 300 characters max.): [that it is residential with a few walking options for dining, coffee, drinks, parks/play areas, etc.]	1
(fill in blank, 300 characters max.): [The intimacy of single family residences. Our BlockWatch is very vibrant.]	1
(fill in blank, 300 characters max.): [Good bus service. Pleasant nrighborhhod for walking if you get a few blocks away from the the major and secondary arterial streets.]	1
(fill in blank, 300 characters max.): [So close to playgrounds and great coffee options]	1
(fill in blank, 300 characters max.): [distance to downtown seattle]	1
(fill in blank, 300 characters max.): [walkability. greenery.]	1
(fill in blank, 300 characters max.): [Quiet]	1
(fill in blank, 300 characters max.): [Neighborhood feel, sidewalks, proximity to LP]	1
(fill in blank, 300 characters max.): [Being able to drive and park on my block. So many of the new apartments do not provide parking so they park on neighborhood streets.]	1
(fill in blank, 300 characters max.): [The view of the mountains and sound]	1
(fill in blank, 300 characters max.): [Well, I have lived in the neighborhood for 69 years so I am very comfortable living here. I like the neighborhood feel, quick travelling with the major arterials (35th Ave SW & SW Delridge Way) that provide fairly dependable metro bus options]	1
(fill in blank, 300 characters max.): [The character of the area-small businesses , unique spaces, community minded neighbors]	1
(fill in blank, 300 characters max.): [Quaint, home town vibe without tall downtown-like buildings. Quiet area with less density and pride of ownership]	1
(fill in blank, 300 characters max.): [The gardens, native plants, walkability, and friendly vibe. The neighborhood is diverse because it's a mix of home owners and renters, families and single people, so it's important to keep housing affordable.]	1

What do you like least about living/working in your neighborhood?

Summary	
(fill in blank, 300 characters max.): [Lack of amenities within walking distance]	1
(fill in blank, 300 characters max.): [Proximity to main road. Trouble finding parking]	1
	14
(fill in blank, 300 characters max.): [New developments]	1
(fill in blank, 300 characters max.): [Slab-sided new construction monstrosities that stick out like a sore thumb.]	1
(fill in blank, 300 characters max.): [High stress from insane and pointless sound levels by emergency vehicles. The physical trauma of constant elevated cortisol (stress hormone) levels is signigicant, and is compounded by the emotional trauma of knowing how these practices are well documented as not improving outcomes. Stressful AND maddening! Nope, you wouldn't want to live near this intersection, trust me.]	1
(fill in blank, 300 characters max.): [seattle tax laws]	1
(fill in blank, 300 characters max.): [N/A]	1
(fill in blank, 300 characters max.): [Not enough places to within walking]	1
(fill in blank, 300 characters max.): [Congested streets n no parking.]	1
(fill in blank, 300 characters max.): [The lack of a corner store]	1
(fill in blank, 300 characters max.): [The change in the population makeup and the off the chart costs for houses, commercial properties, and rentals in a neighborhood that is and has been my entire life a moderate working class neighborhood]	1
(fill in blank, 300 characters max.): [Car centric/not enough transit options]	1
(fill in blank, 300 characters max.): [Development that is threatening the feel of this neighborhood and destroying the privacy of neighbors. Ugly construction that doesn't fit in. Huge homes that are far from affordable with no yards or garages.]	1

What is your age?

Summary		
35-44 years old		10
75 years or older		2
25-34 years old		2
45-54 years old		1
65-74 years old		5
No Response		6
55-64 years old		1

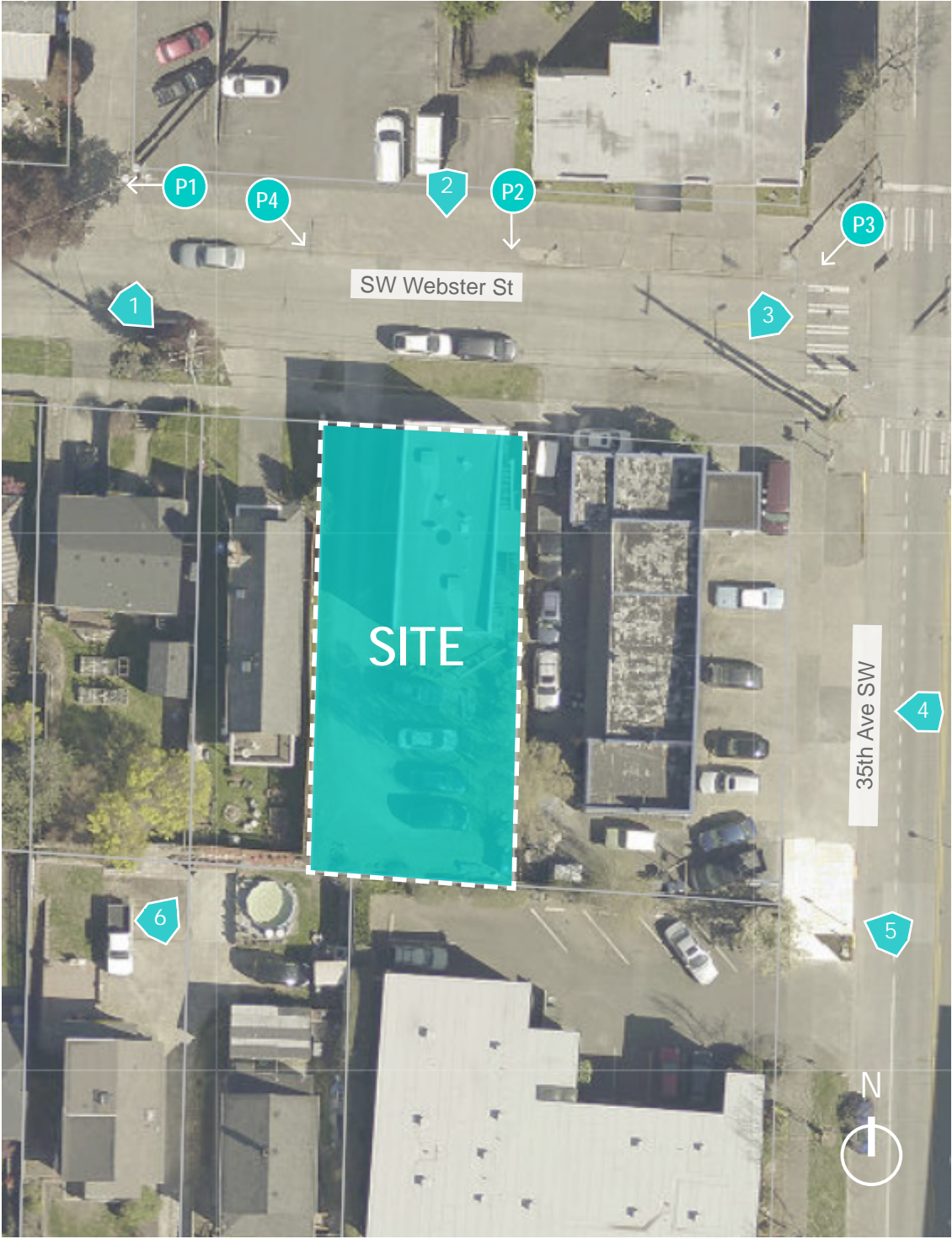
What are the languages spoken in your home?

Summary		
English		19
		6
English, Spanish		1
Spanish		1

How long have you lived in this neighborhood?

Summary		
10-15 years		3
5-10 years		4
I do not live in this neighborhood		1
3-5 years		4
More than 15 years		9
No Response		5
Less than a year		1

SITE PHOTOS



REFERENCE AERIAL FOR SITE PHOTOGRAPHS



P1 ~ PERSPECTIVE LOOKING WEST



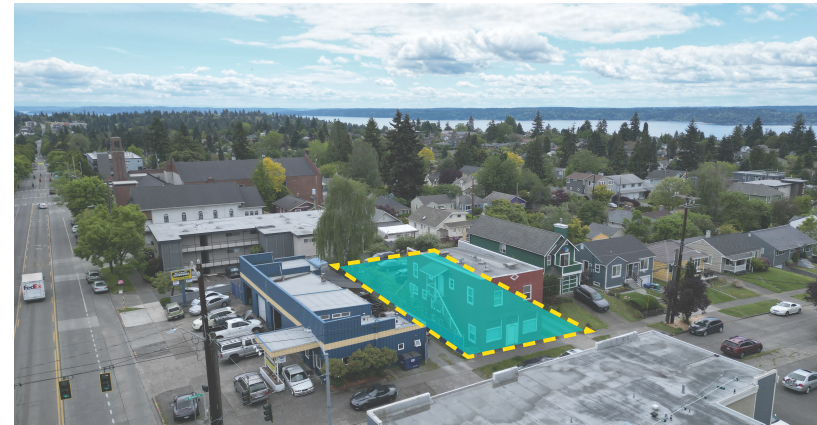
P2 ~ PERSPECTIVE LOOKING SOUTH



1 ~ AERIAL LOOKING SOUTHEAST



2 ~ AERIAL LOOKING SOUTH



3 ~ AERIAL LOOKING SOUTHWEST



4 ~ AERIAL LOOKING WEST



5 ~ AERIAL LOOKING NORTHWEST



6 ~ AERIAL LOOKING NORTHEAST



P4 ~ PERSPECTIVE LOOKING SOUTHEAST



P2 ~ PERSPECTIVE LOOKING SOUTH



P3 ~ PERSPECTIVE LOOKING SOUTHWEST

STREET COLLAGES



SITE SECTION



NORTH/SOUTH SITE SECTION LOOKING WEST

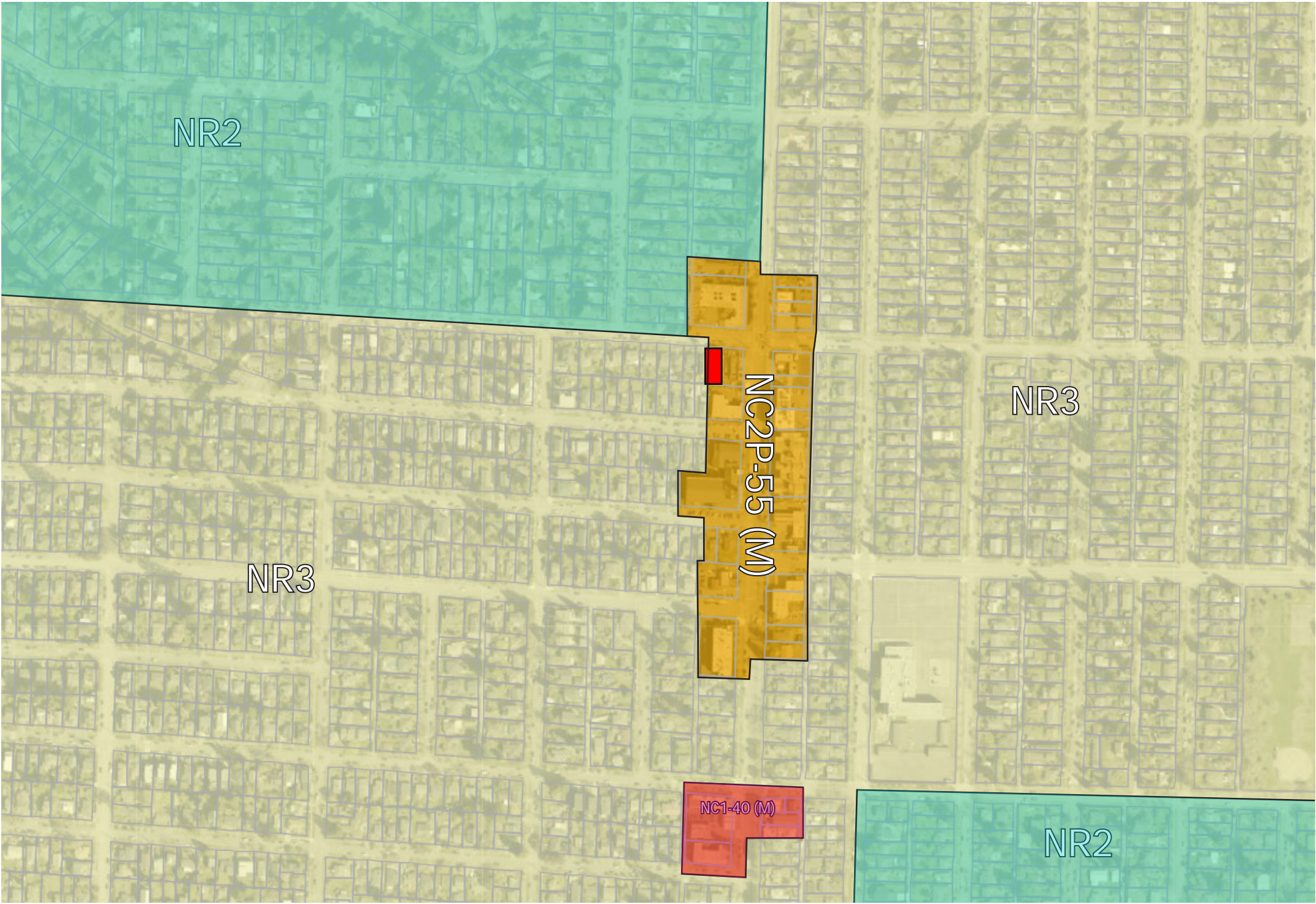


EAST/WEST SITE SECTION LOOKING NORTH

NEIGHBORHOOD AXONOMETRIC VIEW

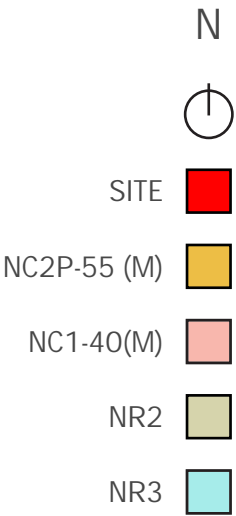


ZONING

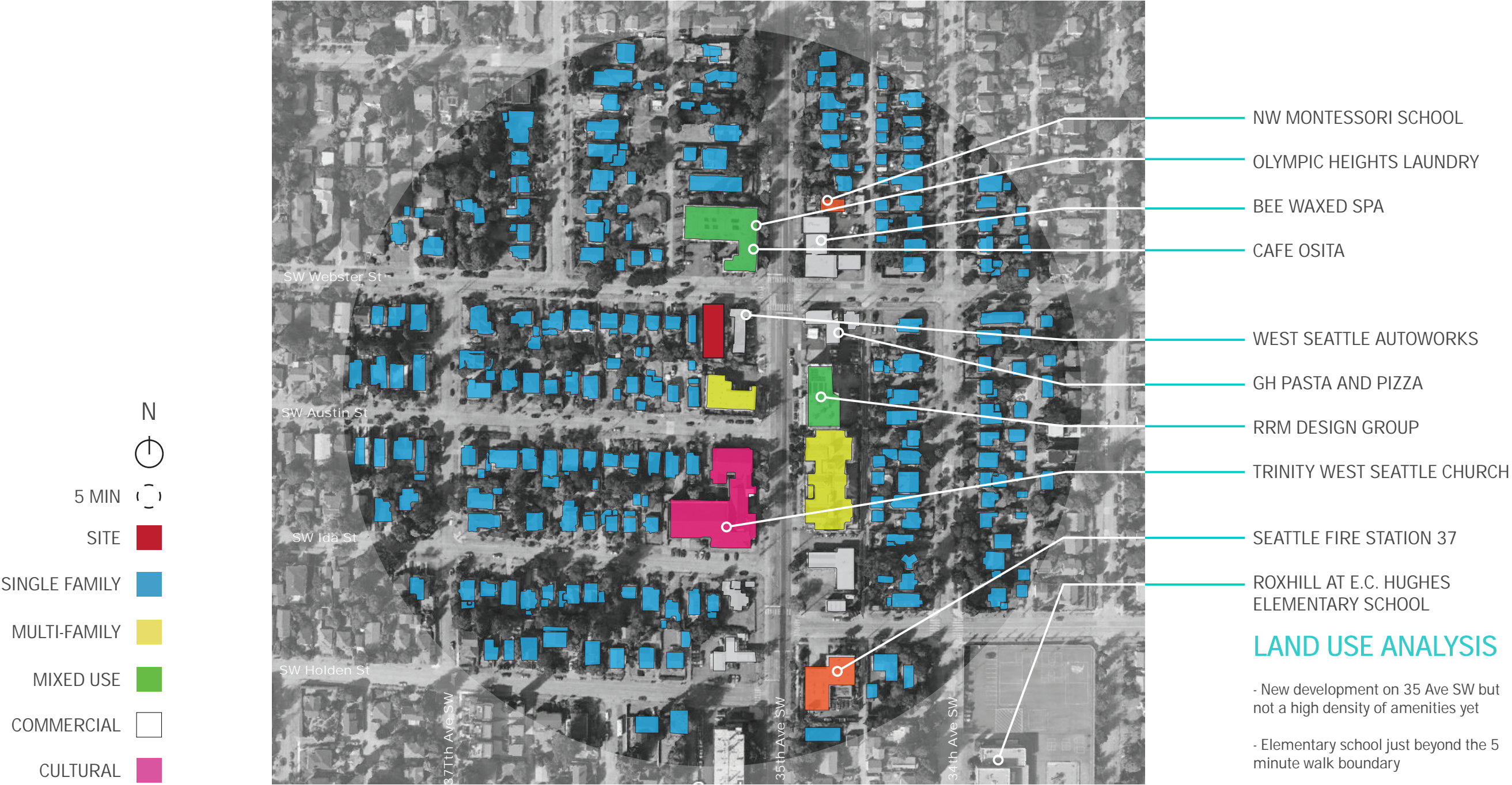


ZONING ANALYSIS:

- The project is located on a split zone lot wherein the west side is NR3 zoning and the East side is NC2P-55(M)
- The adjacent zones are NR3 and NR2 which host primarily single family residences.



CONTEXT + ZONING + LAND USE



TRANSIT ANALYSIS



CONTEXT AXO



1. Orchard Street Ravine

A small park in the neighborhood.



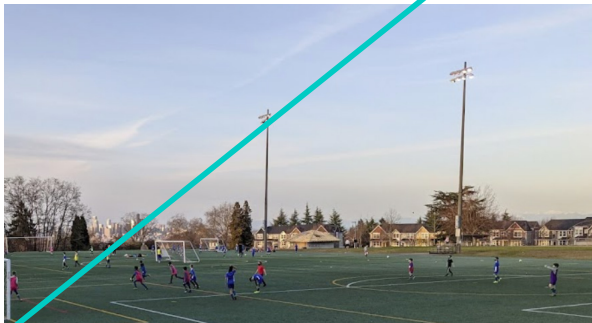
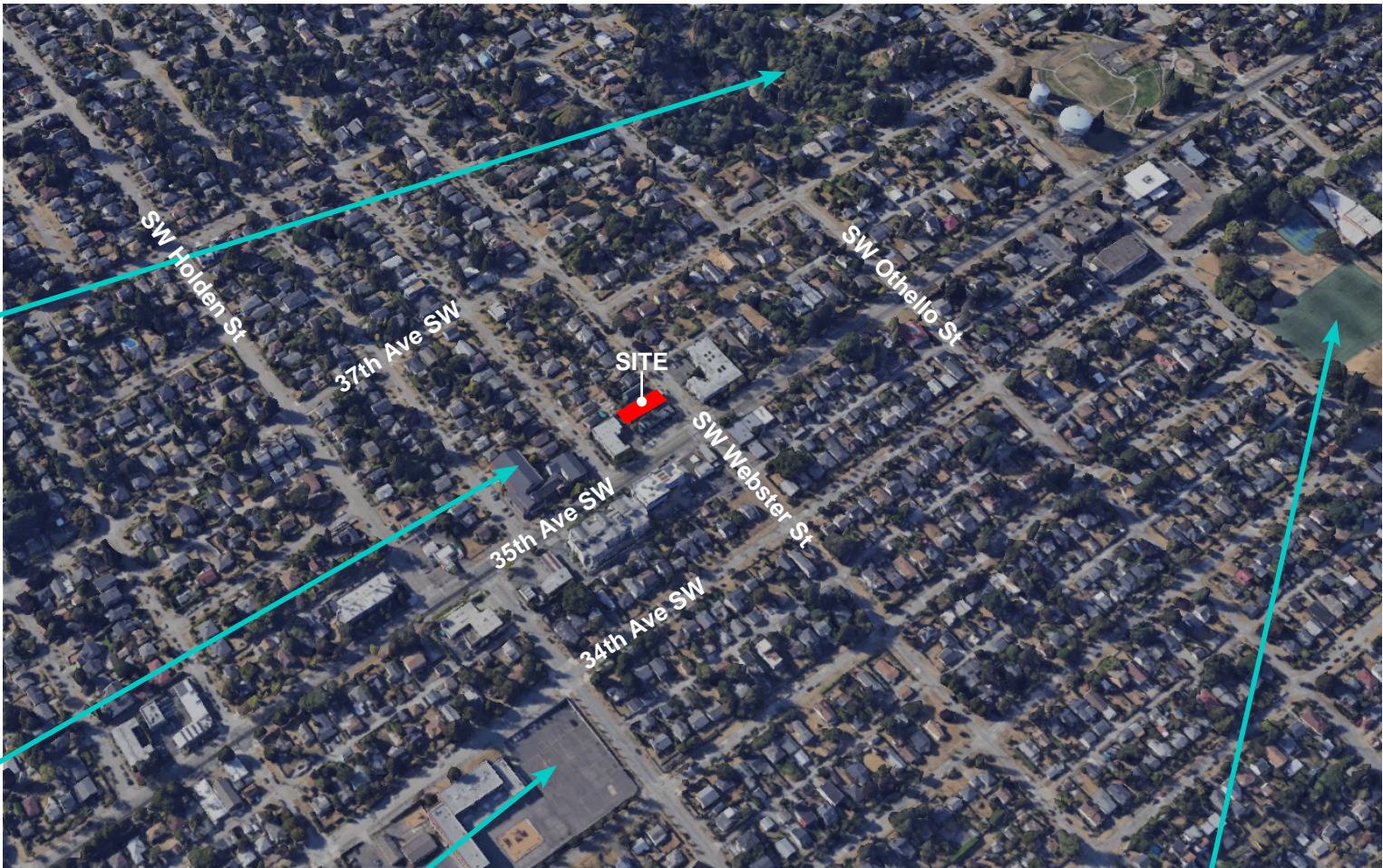
2. Trinity West Seattle

A local non-denominational church.



3. Roxhill at E.C. Hughes Elementary

A local elementary school.



4. Walt Hundley Playfield Park

Walt Hundley Playfield Park has a variety of community amenities such as sports fields, a playground, and a community center.

NEIGHBORHOOD ARCHITECTURE



1 | 7350 35th Ave SW
| Mixed Used (Facade
articulation and scale)



2 | 7503 35th Ave SW |
Commercial (Material)



3 | 7513 35th Ave SW |
Multifamily (Material
articulation and scale)



4 | 7720 35th Ave SW
| Multifamily (Scale,
massing and decks)



5 | 7357 35th Ave SW |
Commercial (Material)



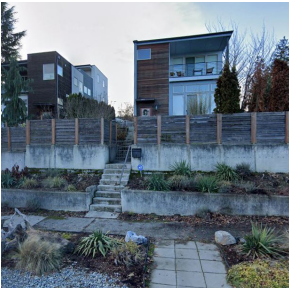
6 | 7524 35th Ave SW |
Commercial (Materials and
facade detailing)



7 | 7524 35th Ave SW |
Multifamily (Scale and
decks)



8 | 3479 SW Holden St |
Equipment (Roof shape
and Character)



9 | 7527 32nd Ave SW |
Single Family (Decks and
facade articulation)



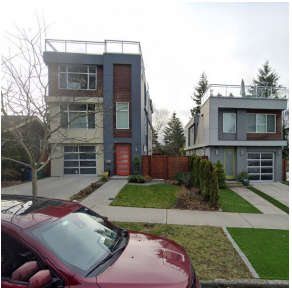
10 | 3539 SW Webster St
| Single Family (Scale and
deck)



11 | 3609 SW Othello St |
Single Family (Roof shape
and massing)



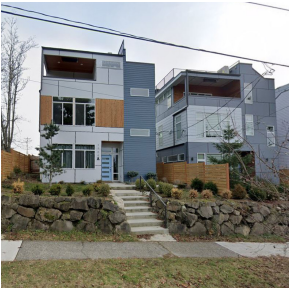
12 | 7516 37th Ave SW |
Single Family (Roof shape,
deck and articulation)



13 | 3708 SW Austin St |
Multi Family Residential
Single Family (Scale and
articulation)



14 | 7549 37th Ave SW |
Single Family (Roof shape
and massing)



15 | 7701 37th Ave SW |
Single Family (decks and
articulation)



DESIGN GUIDELINES

CS2 Urban Pattern and Form

SEATTLE DESIGN GUIDELINES

B. Adjacent sites, streets and open spaces.
D. Height, bulk and scale

The project intends to bridge the gap between the commercial at 35th Ave and the residential zoning. In all schemes, the bulk of the project is located on the East side of the property proposing a minimum 10 feet setback from the Neighborhood Residential zoning. The combined car and pedestrian circulation on the west side maintains a clear and organized site layout, reducing conflicts and enhancing safety. The building's street façade articulation and the inclusion of decks on the fourth level create a human-scaled interface with the street, fostering a sense of community. Lastly, reducing the building height to four stories (scheme 2 and 3) and proposing a minimum 14' setback provide a gentle transition to the neighborhood residential area.

CS3 Architectural Context and Character

SEATTLE DESIGN GUIDELINES

A. Emphasizing Positive Neighborhood Attributes

The use of brick and the commercial style on the east façade visible from 35th Ave connect the building to its commercial context, while the roof shapes (scheme 3) and articulated massing respect the residential neighborhood.

PL1 Connectivity

SEATTLE DESIGN GUIDELINES

A. Network of open space.
B. Walkways and connections

The decks and roof decks provide valuable semi-public open spaces that enhance connectivity with the street promoting community interaction. The combined car and pedestrian circulation path will include enhanced layers of landscape and will create a pleasant and safe pedestrian experience for the residents. This will improve walkability and a good transition from public to private.

PL2 Walkability

SEATTLE DESIGN GUIDELINES

A. Safety and security.

The inclusion of decks not only provides private outdoor spaces for residents but also contributes to the building's transparency and natural surveillance. These elements are scattered around the façade, adding visual interest and providing residents with views of the street, driveway, and surrounding areas. This placement encourages residents to observe and engage with the street, enhancing safety and community interaction.

D. Wayfinding

The pathways will be designed with special treatment at unit entries to make them inviting and easily distinguished. The goal is to provide a seamless and pleasant pedestrian experience thorough the site.

PL3 Street- Level Activation

SEATTLE DESIGN GUIDELINES

A. Entries
C. Residential edges

The project is designed to have only one unit entry facing the street. The façade facing the street will act as a transition from commercial to residential zoning. The entry will be clearly delineated with vertical modulation and will have a good balance of transparency that helps create a strong connection with the street while maintaining privacy. The design team is seeking a departure to have the residential uses at street level without the required 10-foot setback. The windows will be strategically set to ensure enough street activation while maintaining the resident's privacy. The base material will extend all the way to the back to act as a guide to the rest of the rear entry units.

DC2 Architectural Concept

SEATTLE DESIGN GUIDELINES

A. Massing
B. Architectural and Façade composition

The massing of the building is broken down (scheme 3) through the use of penthouse towers and various massing articulations, which help to reduce the overall scale and make the building more compatible with the adjacent residential zoning. The sloped roofs are designed to decrease the perceived mass of the building, providing a gentle transition from the commercial to the residential area. Additionally, the inclusion of decks at the edges of the third level further reduces the building's scale facing the street and the back. These decks provide a visual break in the façade, helping to soften the building's presence and making it more pedestrian-friendly.

DC4 Exterior Elements & Finishes

SEATTLE DESIGN GUIDELINES

A. Exterior Finish Materials
D. Trees, Landscape and hardscape materials

The use of high-quality materials such as brick on the street facing façade and the incorporation of commercial materials on the penthouse towers ensure durability, aesthetic appeal and reflect the character of the neighborhood. Lastly, the combined circulation provides an opportunity to use different hardscape materials with different landscape strategies that help define the pedestrian entries and create a more pleasant experience.

SCHEME 1

DESIGN NARRATIVE: Scheme 1 maximizes development by proposing a five-story building with ten live-work units. The massing is optimized to the zoning transition, incorporating setbacks on the north, east, and south sides. The north façade recesses at the third level due to power line clearance, adding modulation to the design. The proposed building is a single-exit apartment building with no parking. The building will follow a commercial aesthetic, with balconies added for façade articulation.

UNITS: (10) FIVE-STORY LIVE+WORK UNITS, (0) PARKING STALLS

ADVANTAGES:

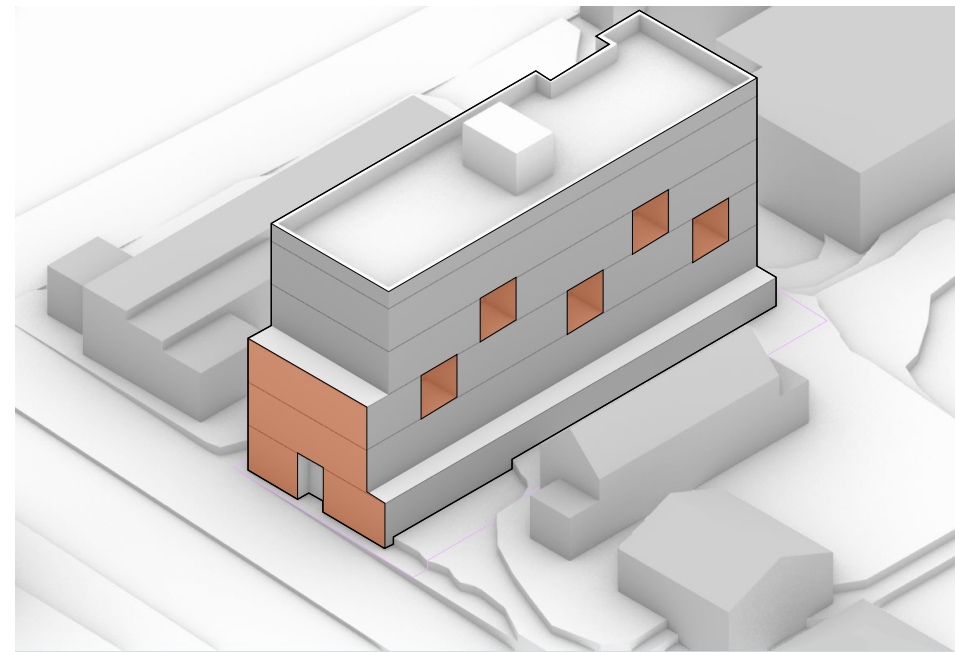
- Maximizes development potential

DISADVANTAGES:

- Unparked
- Massing transition to neighborhood residential zoning
- Out of scale

DEPARTURES:

- None Required



SCHEME 2

DESIGN NARRATIVE: Scheme 2 proposes six four-story townhouses, each with an attached garage. Pedestrian and vehicular circulation, as well as hybrid solid waste storage, are consolidated on the west side of the site. The units feature yards on the east side. In this scheme, the massing is broken down, providing a better transition to the residential zoning. The front façade recesses at the third level due to power line clearance, which helps reduce the scale. The building will adopt a more commercial aesthetic, foregoing the individualization of units, and incorporating scattered decks for façade articulation. All units will have roof decks with penthouses.

UNITS: (6) FOUR-STORY TOWNHOUSE UNITS W/ATTACHED GARAGES

ADVANTAGES:

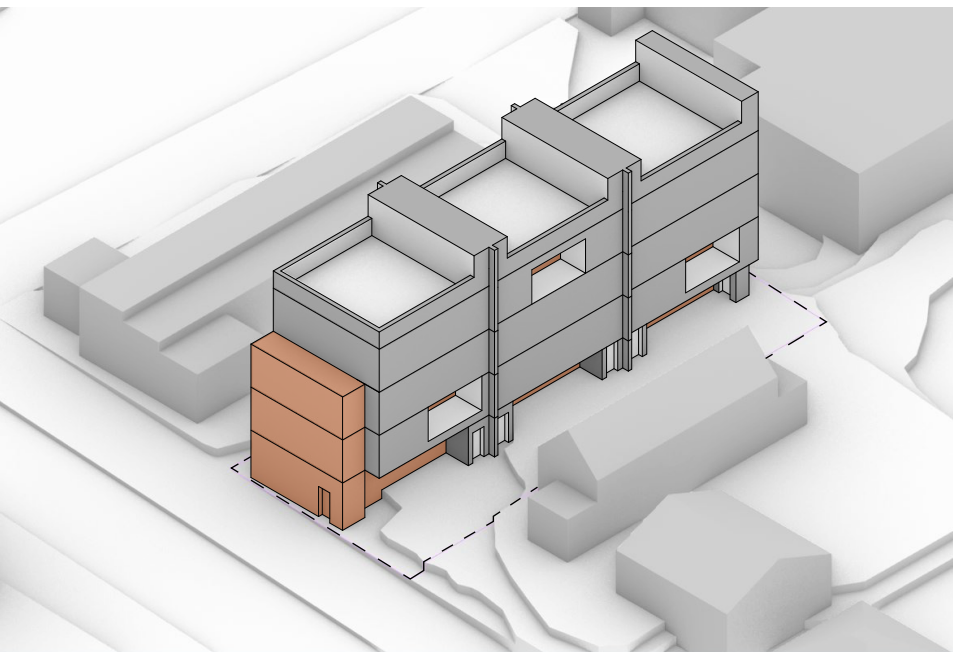
- Site circulation consolidated on West side
- Private yard on East side
- TH1 entry from the street
- All units have parking
- Hybrid solid waste consolidated

DISADVANTAGES:

- TH1 side facade fronting street
- Tree encroachment

DEPARTURES:

- None Required



SCHEME 3 (PREFERRED)

DESIGN NARRATIVE: Scheme 3 builds upon the approach of Scheme 2, offering an enhanced transition between the commercial and residential zoning. This scheme proposes front and back units without garages, allowing for more flexibility in the program and façade articulation. The street façade features additional modulations, including a deck that spans the entire third level. This design choice breaks down the scale and creates a more inviting atmosphere for residents. Circulation is consolidated in this scheme as well, with most units featuring small yards. Units with garages will have roof decks, while end units will have decks on the fourth level. The commercial aesthetic is maintained, but the addition of varied roof shapes ensures a smoother transition to the residential context.

UNITS: (4) FOUR-STORY TOWNHOUSE UNITS W/ATTACHED GARAGES & (2) FOUR-STORY TOWNHOUSE UNITS WITH OPEN PARKING

ADVANTAGES:

- TH 1 entry from street and front facade facing the street
- Site circulation consolidated on West side
- Private yard on East side
- All units have parking

DISADVANTAGES:

- Solid waste not consolidated
- Needs departure

DEPARTURES:

- Street level use - Residential 4' above or below grade, or 10' setback.



SCHEME 1

DESIGN NARRATIVE: Scheme 1 maximizes development by proposing a five-story building with ten live-work units. The massing is optimized to the zoning transition, incorporating setbacks on the north, east, and south sides. The north façade recesses at the third level due to power line clearance, adding modulation to the design. The proposed building is a single-exit apartment building with no parking. The building will follow a commercial aesthetic, with balconies added for façade articulation.

UNITS: (10) LIVE+WORK UNITS, (0) PARKING STALLS

ADVANTAGES:

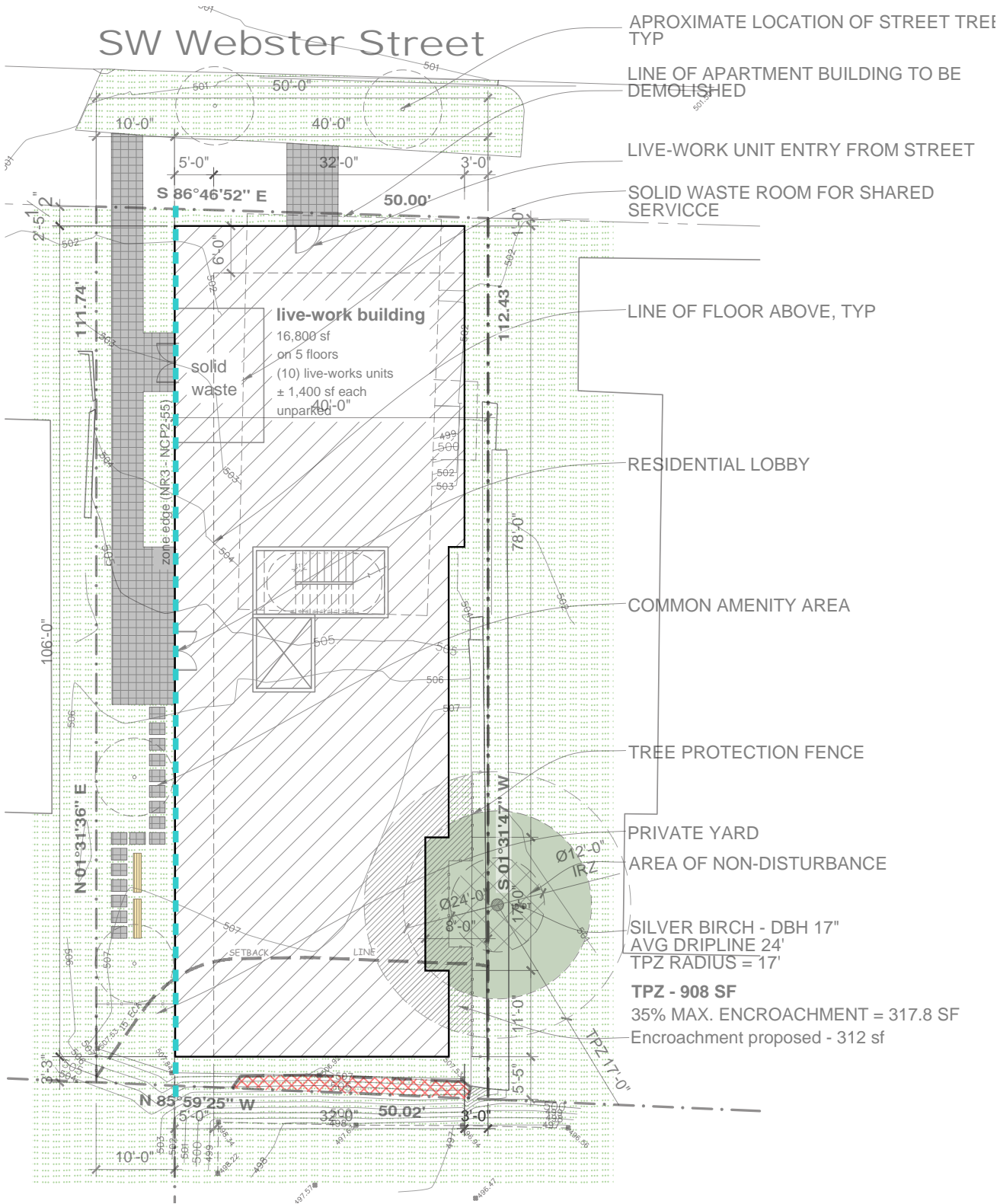
- Maximizes development potential
- Open space for residents

DISADVANTAGES:

- Unparked
- Massing transition to neighborhood residential zoning
- Out of scale

DEPARTURES:

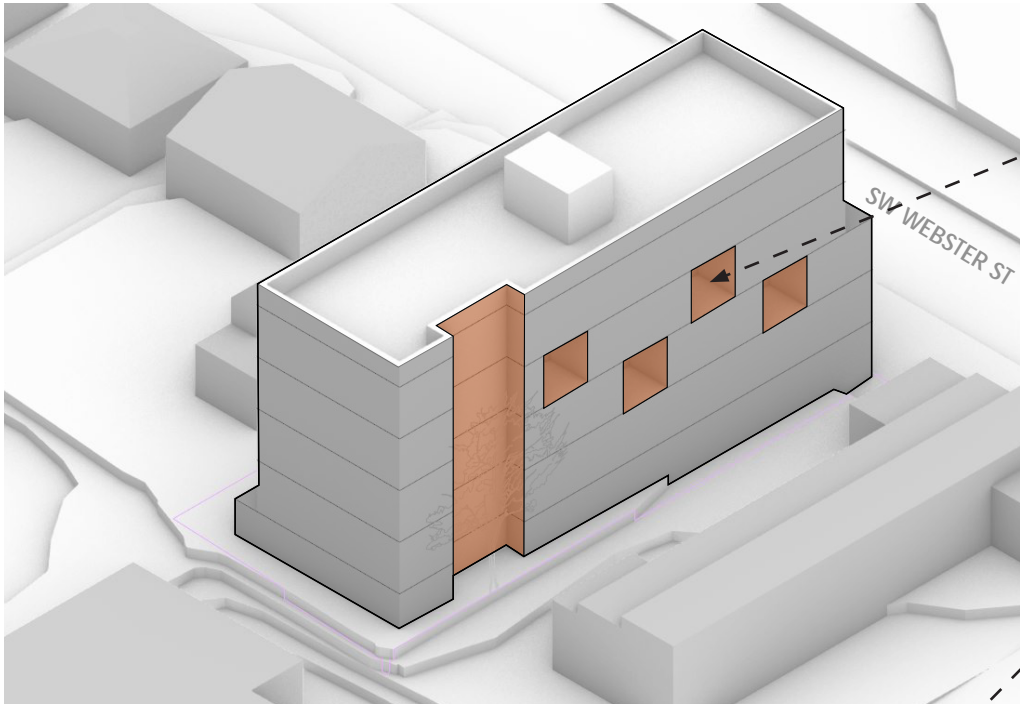
- None Required



SCHEME 1 - PROGRAM PLANS



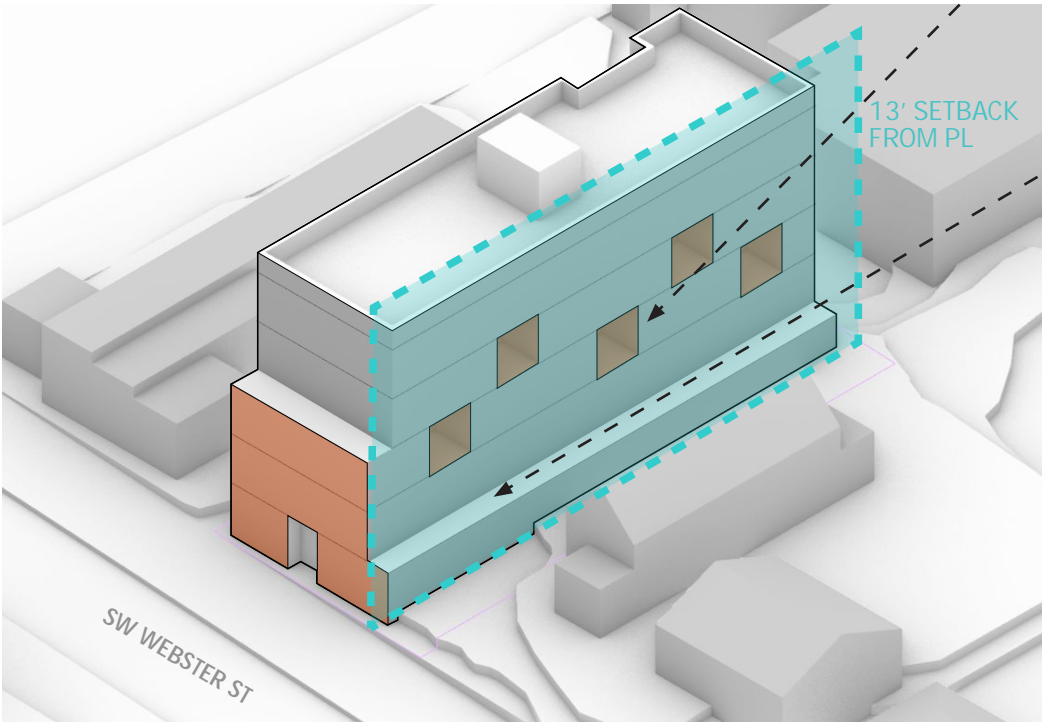
SCHEME 1 - DESIGN STANDARDS DIAGRAMS



AXO LOOKING NW

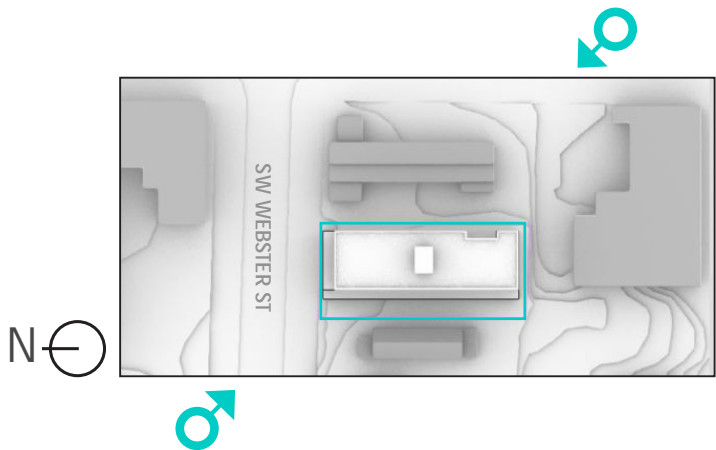
PL1_A,B: Network of open space, Walkways and connections
The decks provide valuable semi-public open spaces that enhance connectivity with the street promoting community interaction.

CS2_B,D: Adjacent sites, streets and open space. Height, bulk and scale
The project intends to bridge the gap between the commercial at 35th Ave and the residential zoning. In all schemes, the bulk of the project is located on the East side of the property proposing a minimum 10 feet setback from the Neighborhood Residential zoning. The building's street façade articulation and the inclusion of decks create a human-scaled interface, fostering a sense of community.



AXO LOOKING SE

DC2_A,B: Massing, Architectural and Façade composition
The massing of the building is broken down through the use of penthouse towers and various massing articulations, which help to reduce the overall scale and make the building more compatible with the adjacent residential zoning.



PL2_A: Safety and Security

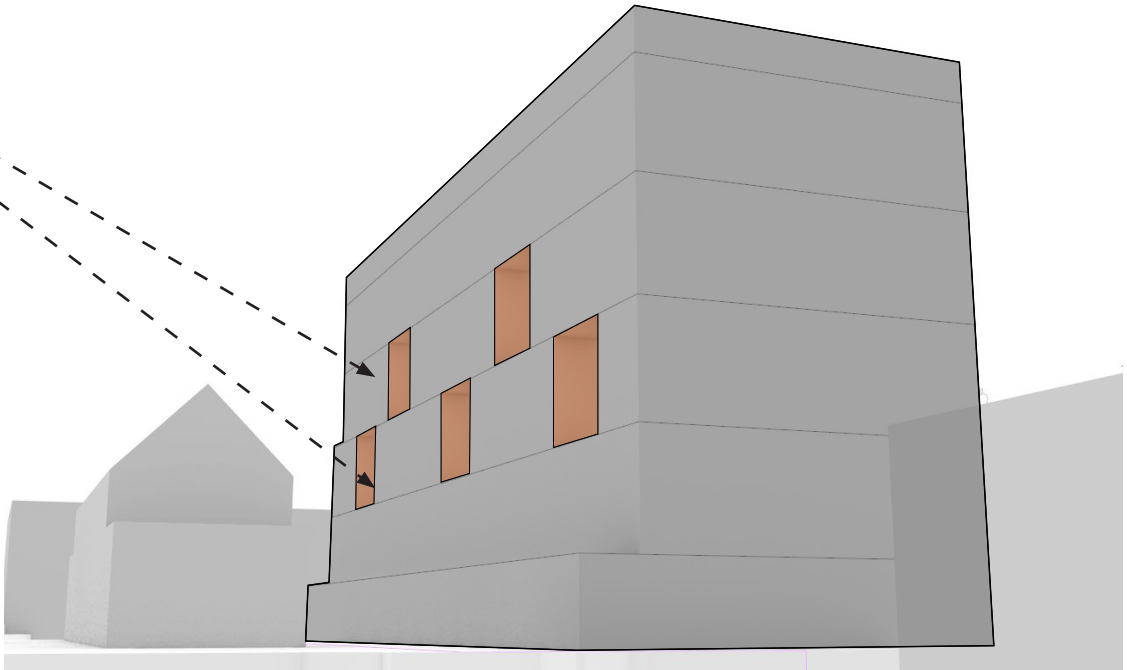
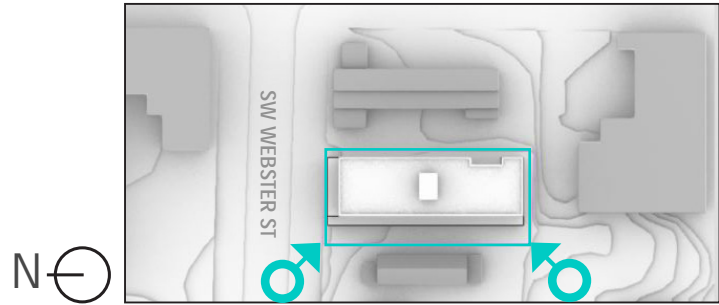
The inclusion of decks not only provides private outdoor spaces for residents but also contributes to the building's transparency and natural surveillance. These elements are scattered around the façade, adding visual interest and providing residents with views of the street, driveway, and surrounding areas. This placement encourages residents to observe and engage with the street, enhancing safety and community interaction

DC4_A.1: Exterior Finish Materials

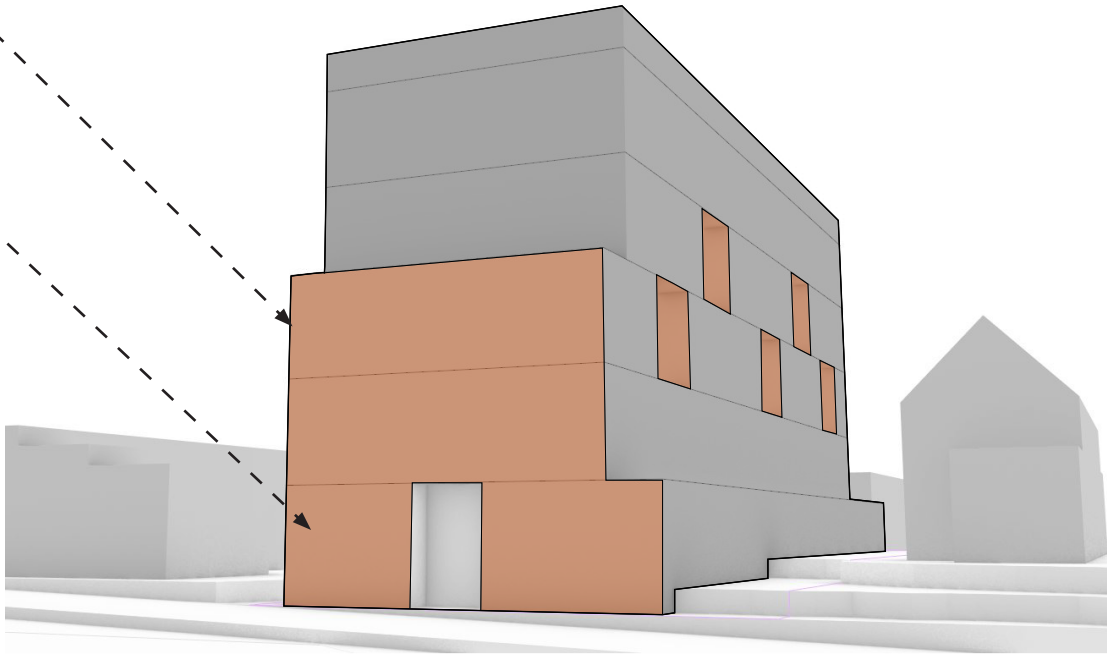
The use of high-quality materials such as brick on the street facing façade ensure durability and reflect the character of the neighborhood.

PL3_A: Street level interaction

The project is designed to have the main live-work entry facing the street. The façade facing the street will act as a transition from commercial to residential zoning. The entry will be clearly delineated with vertical modulation and will have a good balance of transparency that helps create a strong connection with the street while maintaining privacy. The windows will be strategically set to ensure enough street activation while maintaining the resident's privacy.

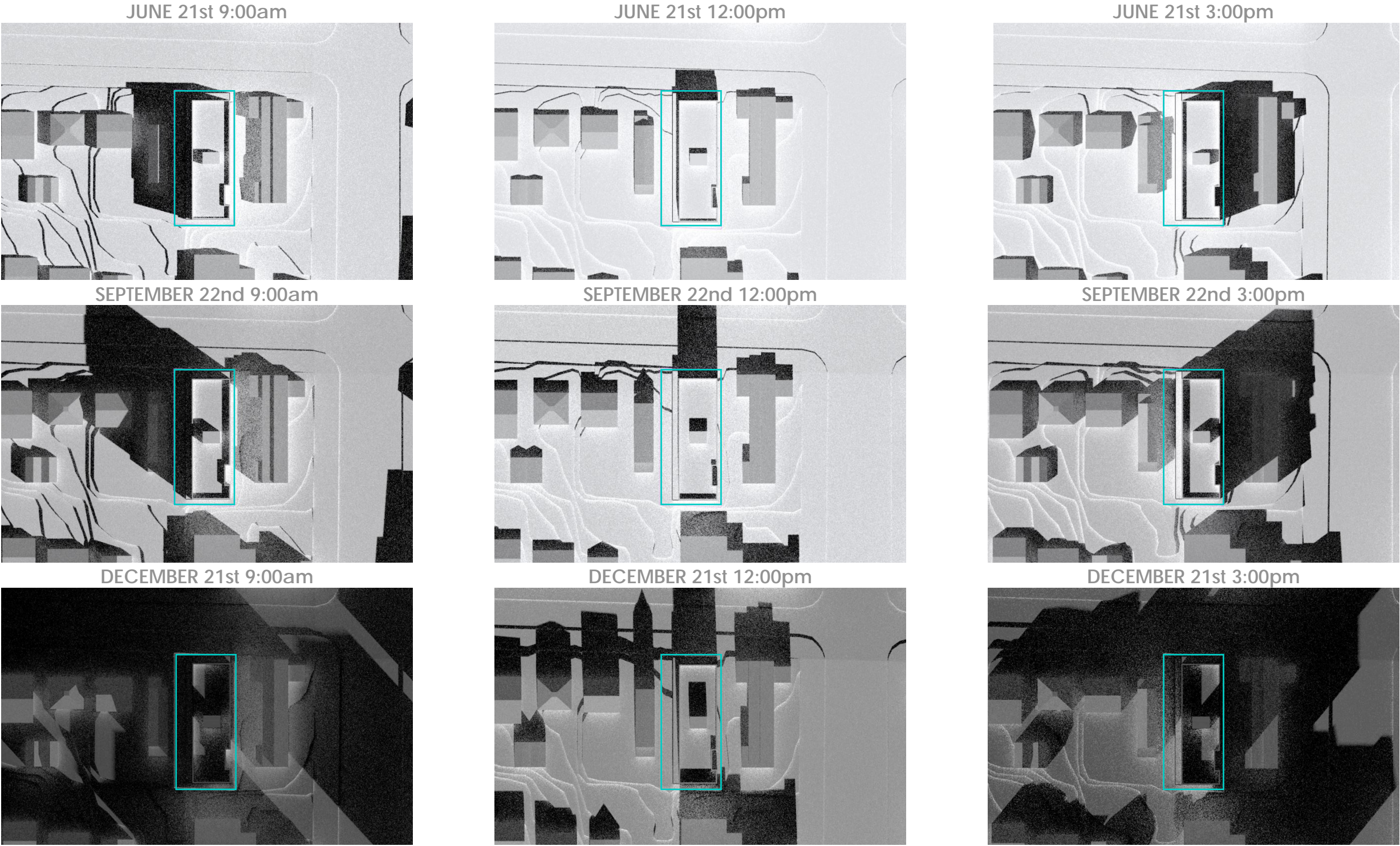


PERSPECTIVE FROM SIDEYARD



PERSPECTIVE FROM SW WEBSTER ST

SCHEME 1 - SUN STUDY



SCHEME 2

DESIGN NARRATIVE: Scheme 2 proposes six four-story townhouses, each with an attached garage. Pedestrian and vehicular circulation, as well as hybrid solid waste storage, are consolidated on the west side of the site. The units feature yards on the east side. In this scheme, the massing is broken down, providing a better transition to the residential zoning. The front façade recesses at the third level due to power line clearance, which helps reduce the scale. The building will adopt a more commercial aesthetic, foregoing the individualization of units, and incorporating scattered decks for façade articulation. All units will have roof decks with penthouses.

UNITS: (6) FOUR-STORY TOWNHOUSE UNITS W/ATTACHED GARAGES.

ADVANTAGES:

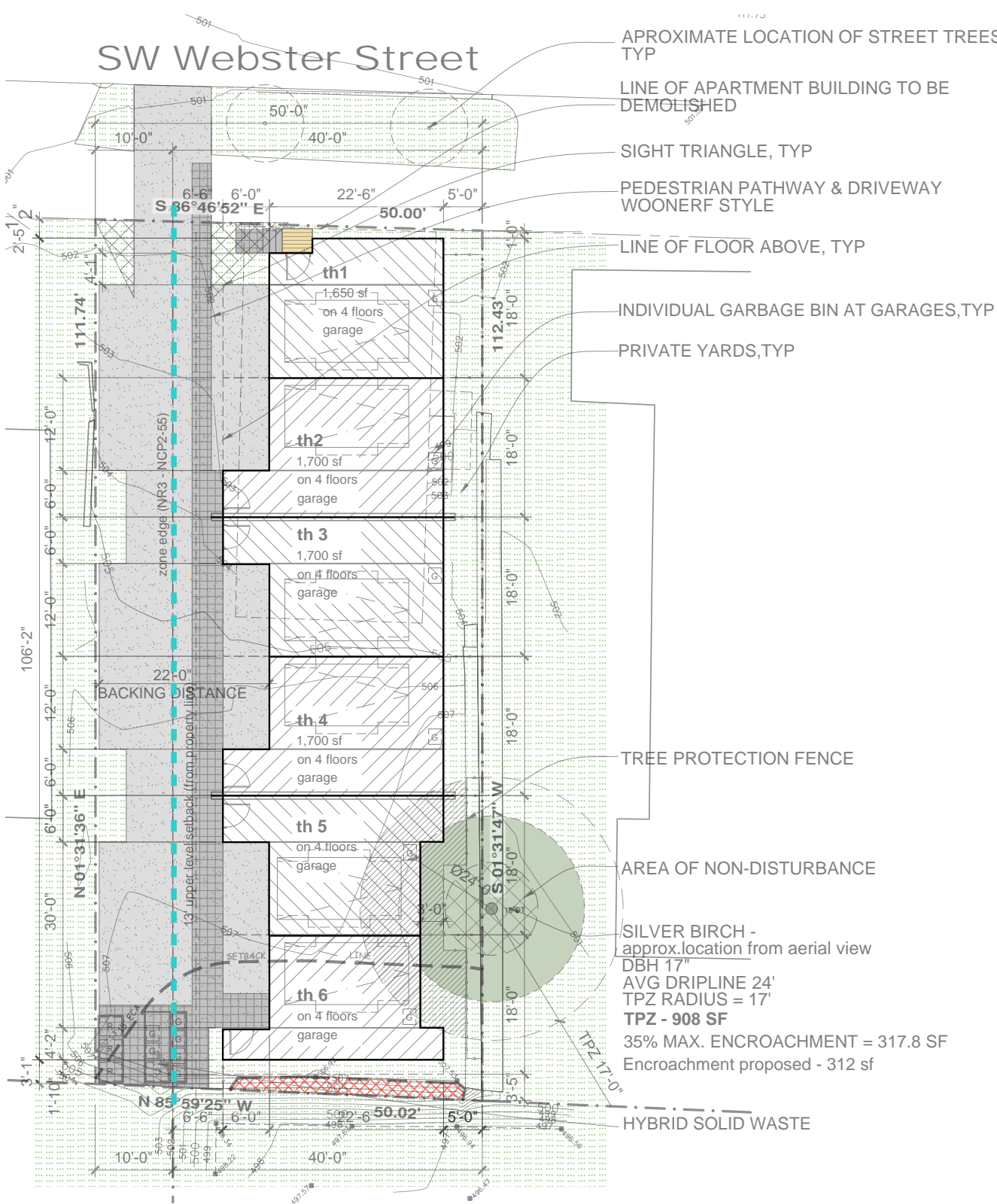
- Site circulation consolidated on West side
- Private yard on East side
- TH1 entry from the street
- All units have parking
- Hybrid solid waste consolidated

DISADVANTAGES:

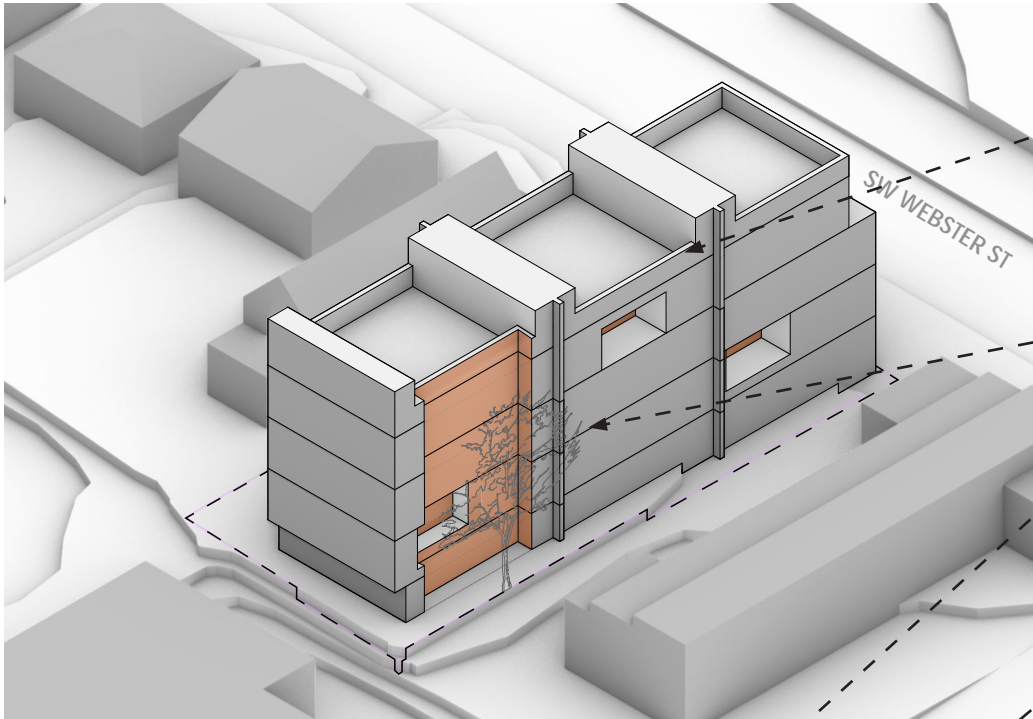
- TH1 side facade fronting street
- Tree encroachment

DEPARTURES:

- None Required



SCHEME 2 - DESIGN STANDARDS DIAGRAMS



DC2_A,B: Massing, Architectural and Façade composition

The massing of the building is broken down through the use of penthouse towers and various massing articulations, which help to reduce the overall scale and make the building more compatible with the adjacent residential zoning.

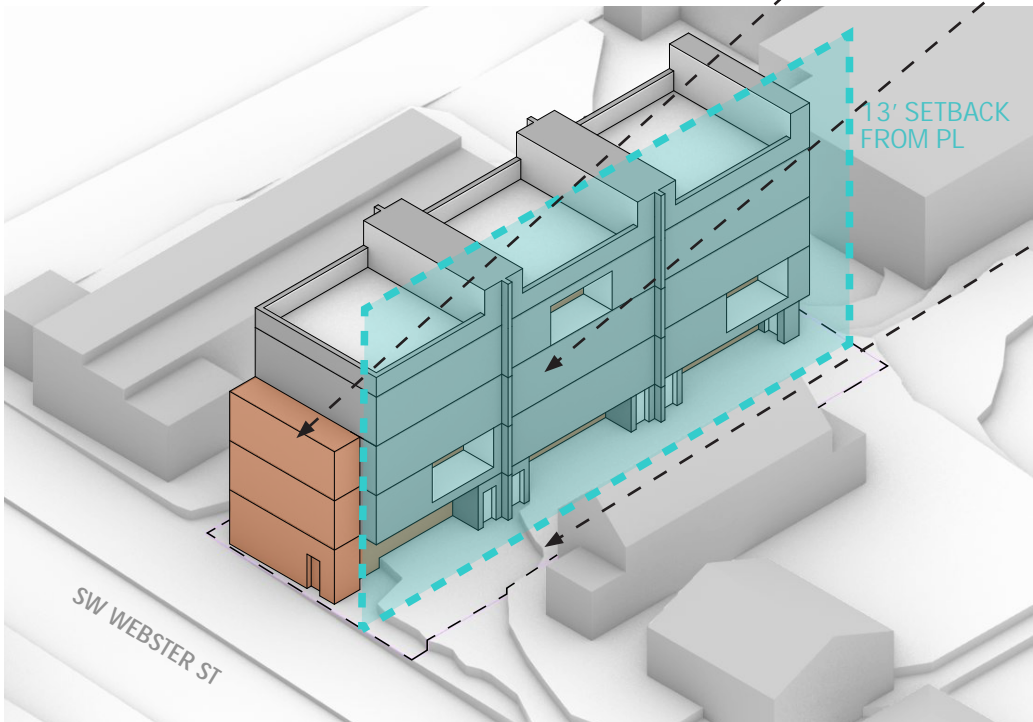
CS3_A: Emphasizing Positive Neighborhood Attributes

The use of brick and the commercial style on the east façade visible from 35th Ave connect the building to its commercial context.

CS2_B,D: Adjacent sites, streets and open space. Height, bulk and scale

The project intends to bridge the gap between the commercial at 35th Ave and the residential zoning. In all schemes, the bulk of the project is located on the East side of the property proposing a minimum 10 feet setback from the Neighborhood Residential zoning. The combined car and pedestrian circulation on the west side maintains a clear and organized site layout, reducing conflicts and enhancing safety. The building's street façade articulation and the inclusion of decks create a human-scaled interface, fostering a sense of community. Lastly, reducing the building height to four stories and proposing a minimum 14' setback provide a gentle transition to the neighborhood residential area.

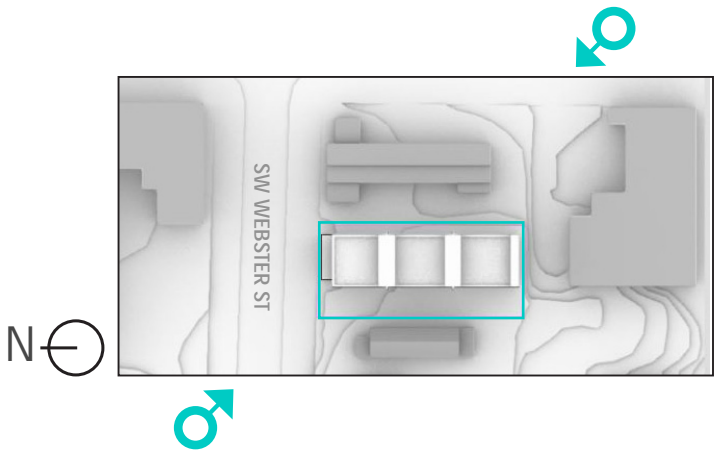
AXO LOOKING NW



PL1_A,B: Network of open space, Walkways and connections

The decks and roof decks provide valuable semi-public open spaces that enhance connectivity with the street promoting community interaction. The combined car and pedestrian circulation path will include enhanced layers of landscape and will create a pleasant and safe pedestrian experience for the residents. This will improve walkability and a good transition from public to private.

AXO LOOKING SE



PL2_A: Safety and Security

The inclusion of decks not only provides private outdoor spaces for residents but also contributes to the building's transparency and natural surveillance. These elements are scattered around the façade, adding visual interest and providing residents with views of the street, driveway, and surrounding areas. This placement encourages residents to observe and engage with the street, enhancing safety and community interaction

PL2_D: Wayfinding

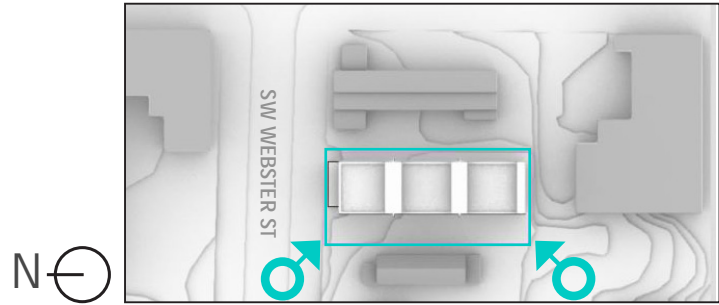
The pathways will be designed with special treatment at unit entries to make them inviting and easily distinguished. The goal is to provide a seamless and pleasant pedestrian experience through the site.

DC4_A.1: Exterior Finish Materials

The use of high-quality materials such as brick on the street facing façade and the incorporation of commercial materials on the penthouse towers ensure durability, aesthetic appeal and reflect the character of the neighborhood.

PL3_A: Street level interaction

The project is designed to have only one unit entry facing the street. The façade facing the street will act as a transition from commercial to residential zoning. The entry will be clearly delineated with vertical modulation and will have a good balance of transparency that helps create a strong connection with the street while maintaining privacy. The windows will be strategically set to ensure enough street activation while maintaining the resident's privacy. The base material will extend all the way to the back to act as a guide to the rest of the rear entry units

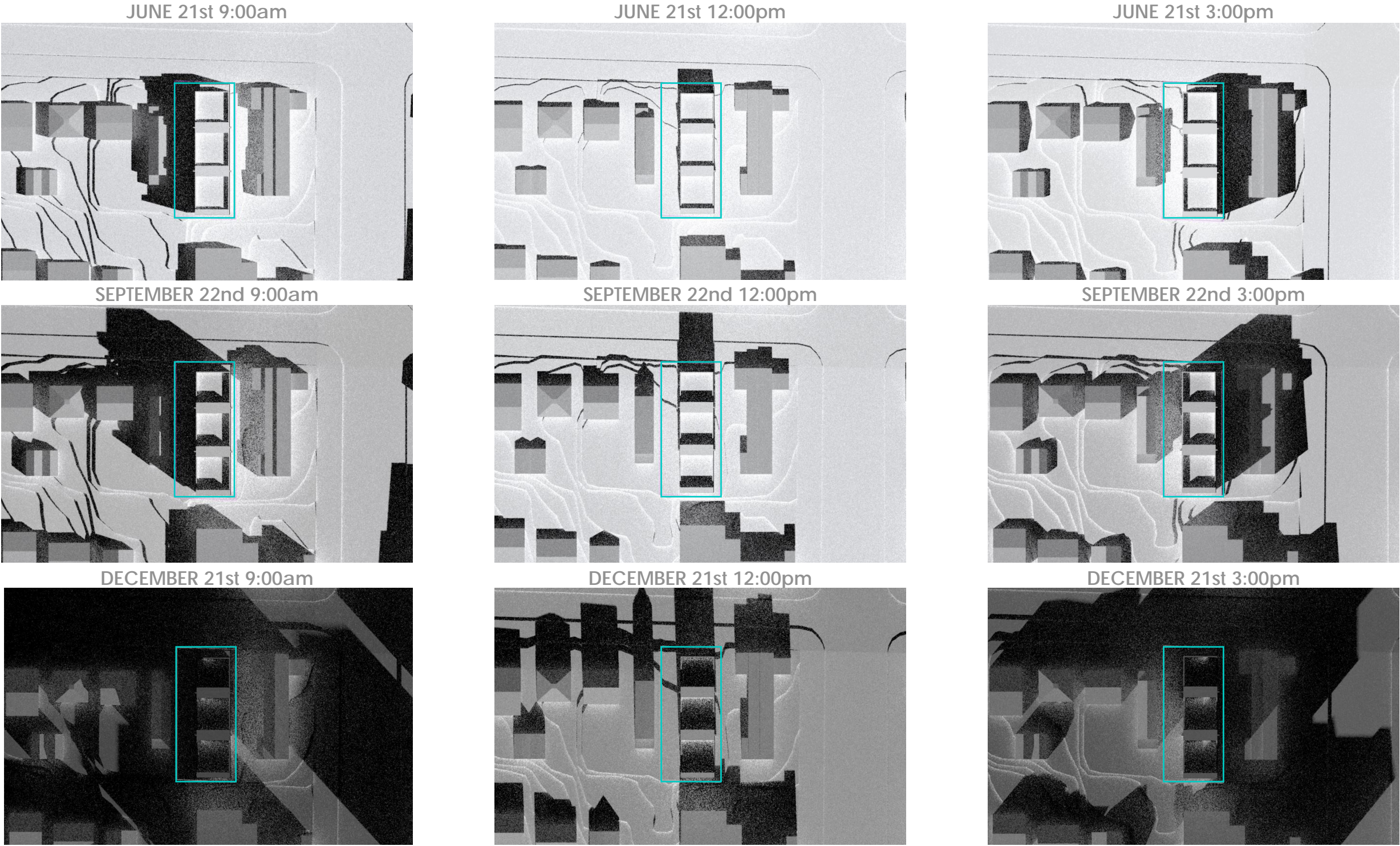


PERSPECTIVE FROM SIDEYARD



PERSPECTIVE FROM SW WEBSTER ST

SCHEME 2 - SUN STUDY



SCHEME 3 (PREFERRED)

DESIGN NARRATIVE:

Scheme 3 builds upon the approach of Scheme 2, offering an enhanced transition between the commercial and residential zoning. This scheme proposes front and back units without garages, allowing for more flexibility in the program and façade articulation. The street façade features additional modulations, including a deck that spans the entire third level. This design choice breaks down the scale and creates a more inviting atmosphere for residents. Circulation is consolidated in this scheme as well, with most units featuring small yards. Units with garages will have roof decks, while end units will have decks on the fourth level. The commercial aesthetic is maintained, but the addition of varied roof shapes ensures a smoother transition to the residential context.

UNITS: (4) FOUR-STORY TOWNHOUSE UNITS W/ATTACHED GARAGES & (2) FOUR-STORY TOWNHOUSE UNITS WITH OPEN PARKING

ADVANTAGES:

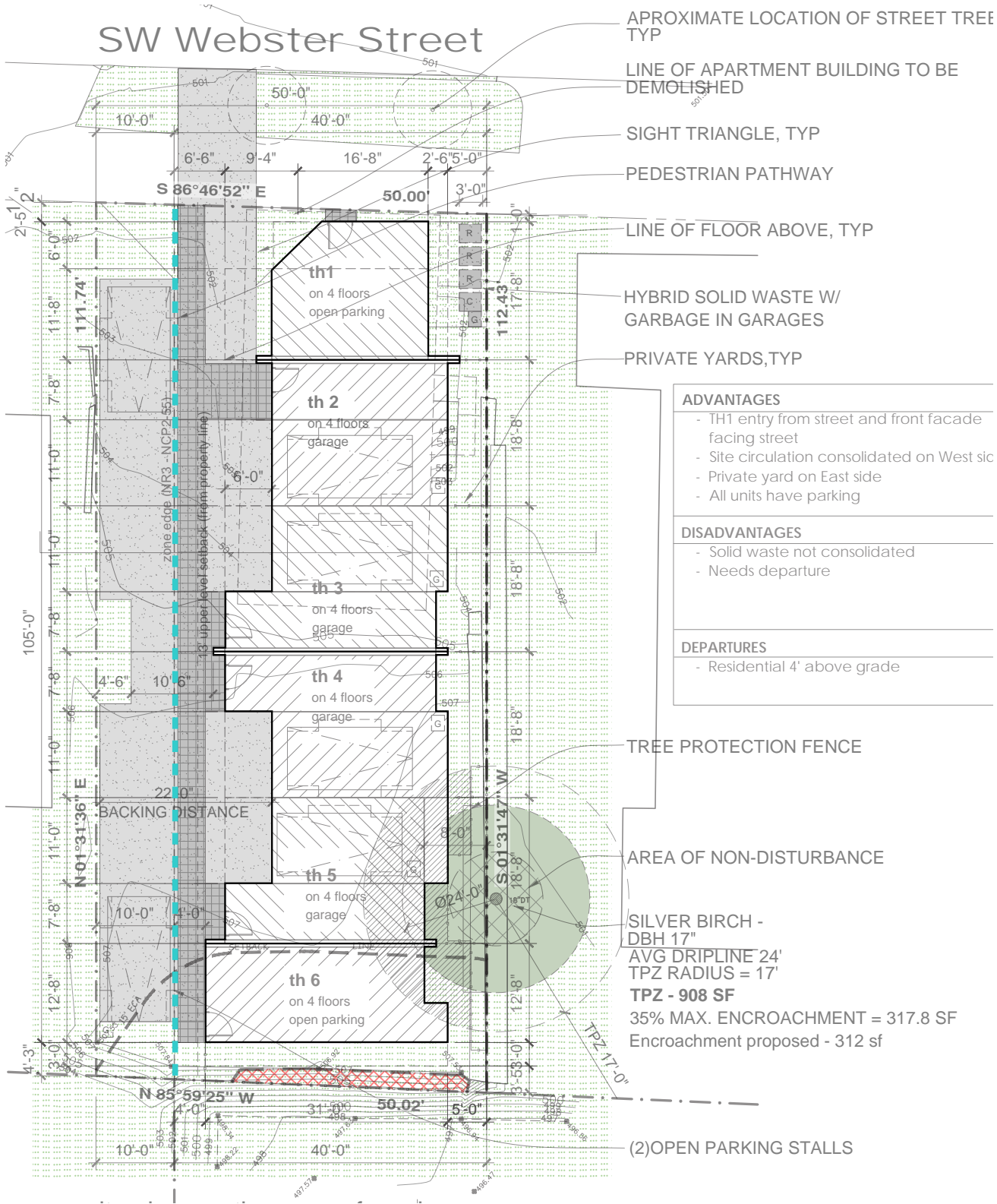
- TH 1 entry from street and front facade facing the street
- Site circulation consolidated on West side
- Private yard on East side
- All units have parking

DISADVANTAGES:

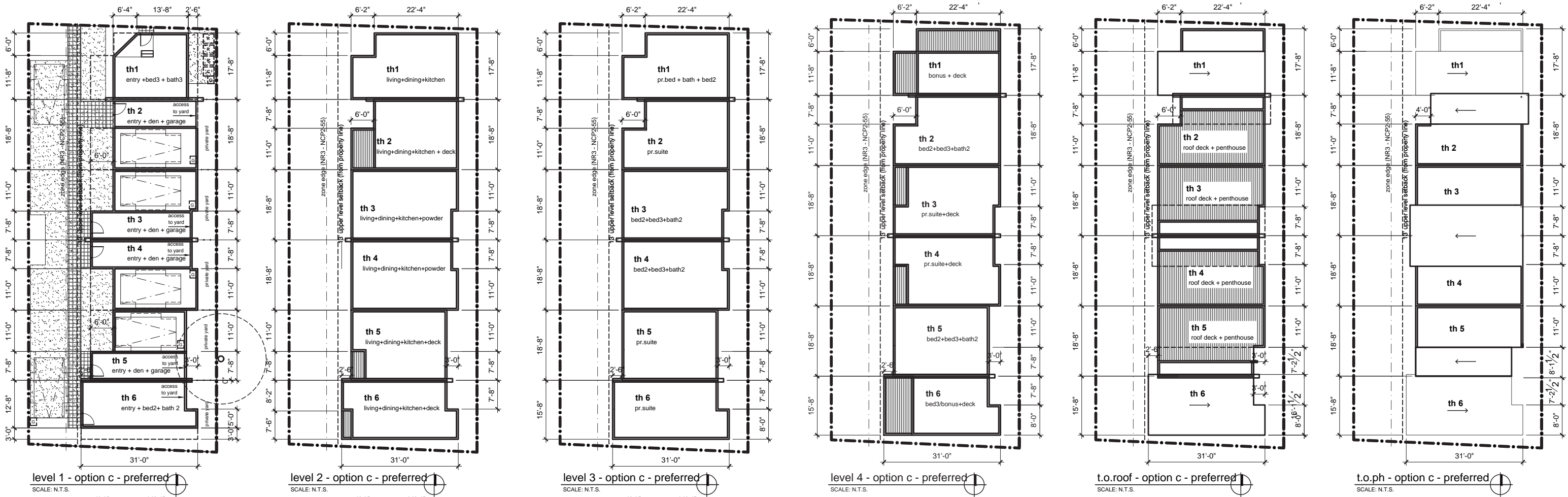
- Solid waste not consolidated
- Needs departure

DEPARTURES:

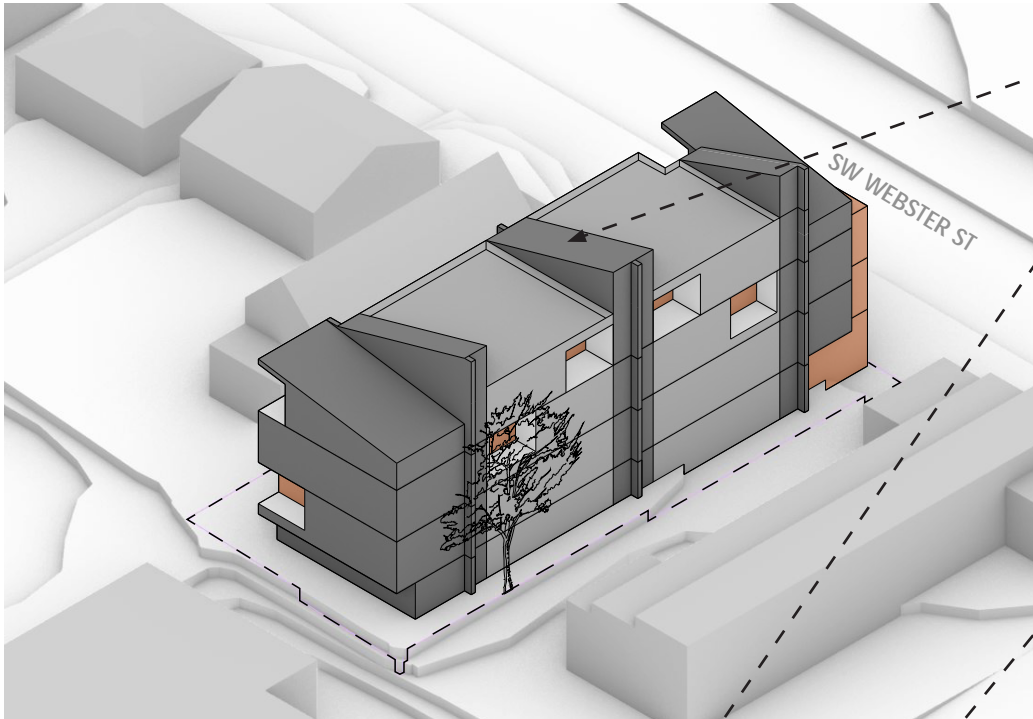
- Street level use - Residential 4' above or below grade, or 10' setback.



SCHEME 3 - FLOOR PLAN DIAGRAMS



SCHEME 3 - DESIGN STANDARDS DIAGRAMS



AXO LOOKING NW

DC2_A,B: Massing, Architectural and Façade composition

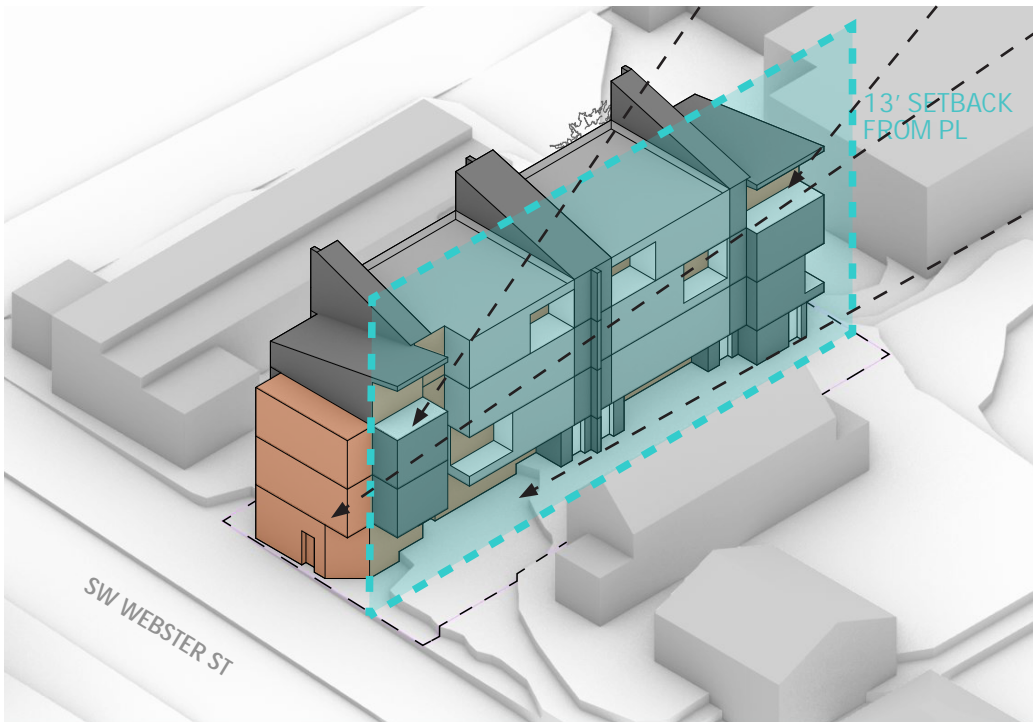
The massing of the building is broken down through the use of penthouse towers and various massing articulations, which help to reduce the overall scale and make the building more compatible with the adjacent residential zoning. The sloped roofs are designed to decrease the perceived mass of the building, providing a gentle transition from the commercial to the residential area. Additionally, the inclusion of decks at the edges of the third level further reduces the building's scale facing the street and the back. These decks provide a visual break in the façade, helping to soften the building's presence and making it more pedestrian-friendly.

CS2_B,D: Adjacent sites, streets and open space. Height, bulk and scale

The project intends to bridge the gap between the commercial at 35th Ave and the residential zoning. In all schemes, the bulk of the project is located on the East side of the property proposing a minimum 10 feet setback from the Neighborhood Residential zoning. The combined car and pedestrian circulation on the west side maintains a clear and organized site layout, reducing conflicts and enhancing safety. The building's street façade articulation and the inclusion of decks on the fourth level create a human-scaled interface with the street, fostering a sense of community. Lastly, reducing the building height to four stories and proposing a minimum 14' setback provide a gentle transition to the neighborhood residential area.

CS3_A: Emphasizing Positive Neighborhood Attributes

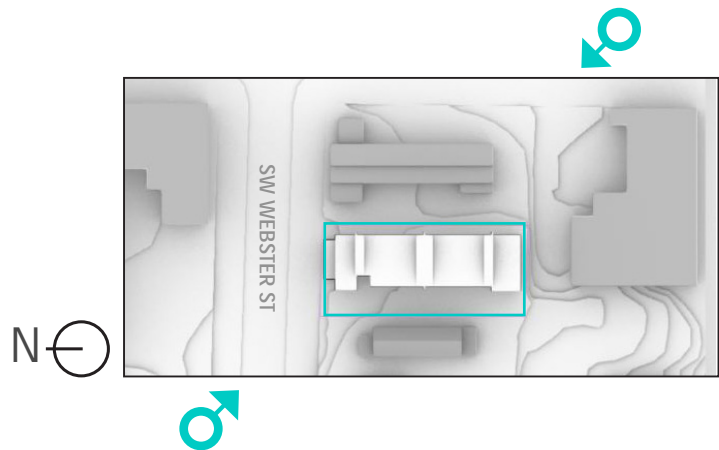
The use of brick and the commercial style on the east façade visible from 35th Ave connect the building to its commercial context, while the roof shapes and articulated massing respect the residential neighborhood.



AXO LOOKING SE

PL1_A,B: Network of open space, Walkways and connections

The decks and roof decks provide valuable semi-public open spaces that enhance connectivity with the street promoting community interaction. The combined car and pedestrian circulation path will include enhanced layers of landscape and will create a pleasant and safe pedestrian experience for the residents. This will improve walkability and a good transition from public to private.



PL2_A: Safety and Security

The inclusion of decks not only provides private outdoor spaces for residents but also contributes to the building's transparency and natural surveillance. These elements are scattered around the façade, adding visual interest and providing residents with views of the street, driveway, and surrounding areas. This placement encourages residents to observe and engage with the street, enhancing safety and community interaction

PL2_D: Wayfinding

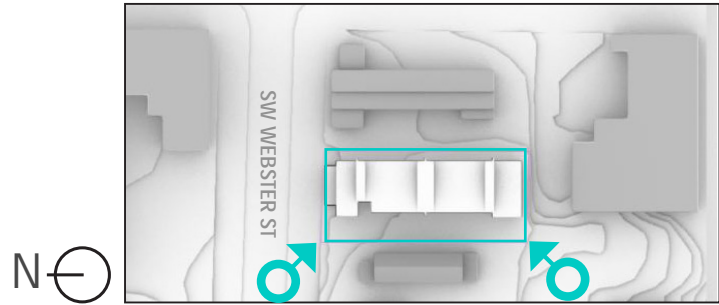
The pathways will be designed with special treatment at unit entries to make them inviting and easily distinguished. The goal is to provide a seamless and pleasant pedestrian experience thorough the site.

DC4_A.1: Exterior Finish Materials

The use of high-quality materials such as brick on the street facing façade and the incorporation of commercial materials on the penthouse towers ensure durability, aesthetic appeal and reflect the character of the neighborhood.

PL3_A: Street level interaction

The project is designed to have only one unit entry facing the street. The façade facing the street will act as a transition from commercial to residential zoning. The entry will be clearly delineated with vertical modulation and will have a good balance of transparency that helps create a strong connection with the street while maintaining privacy. The design team is seeking a departure to have the residential uses at street level without the required 10-foot setback. The windows will be strategically set to ensure enough street activation while maintaining the resident's privacy. The base material will extend all the way to the back to act as a guide to the rest of the rear entry units

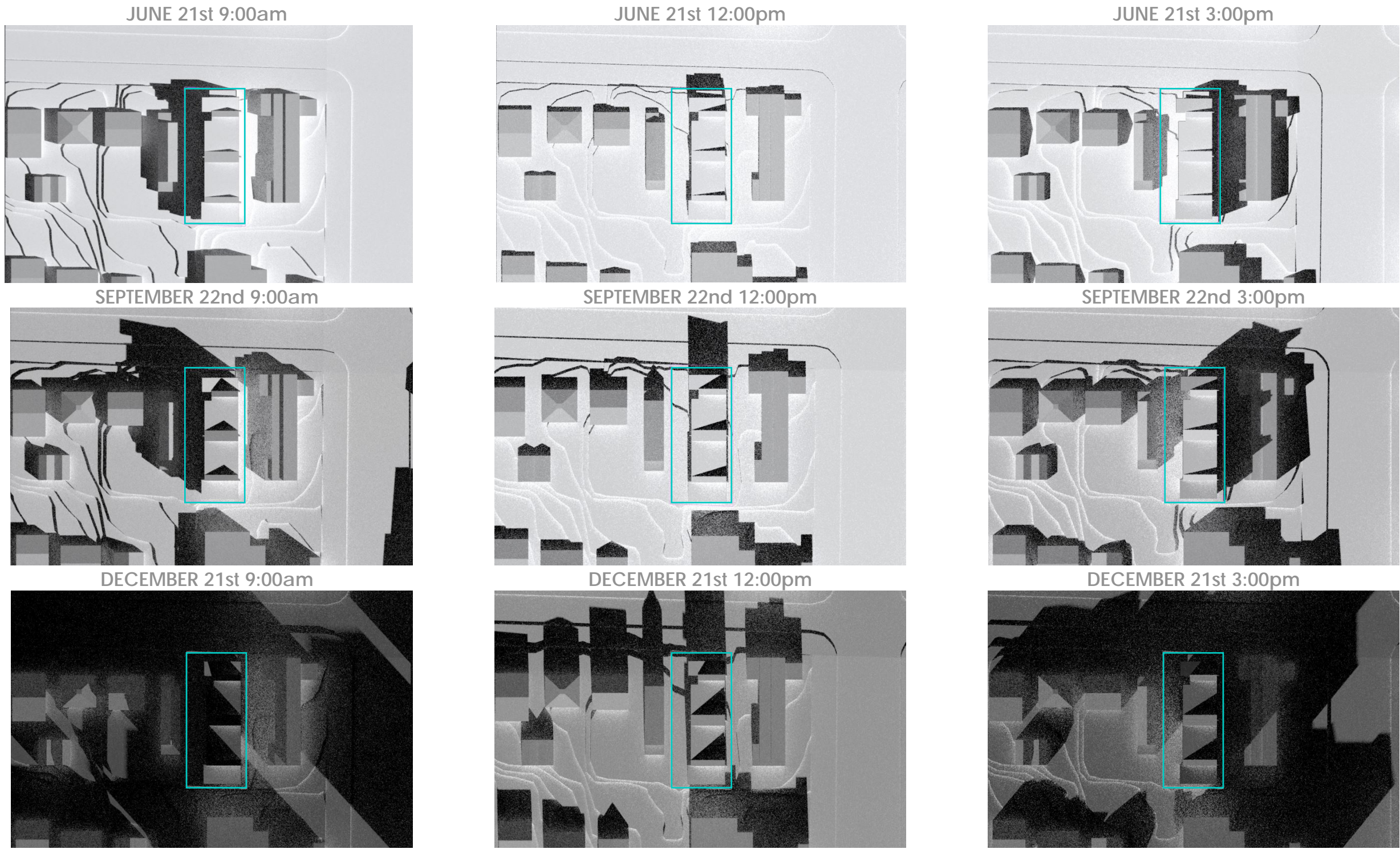


PERSPECTIVE FROM SIDEYARD

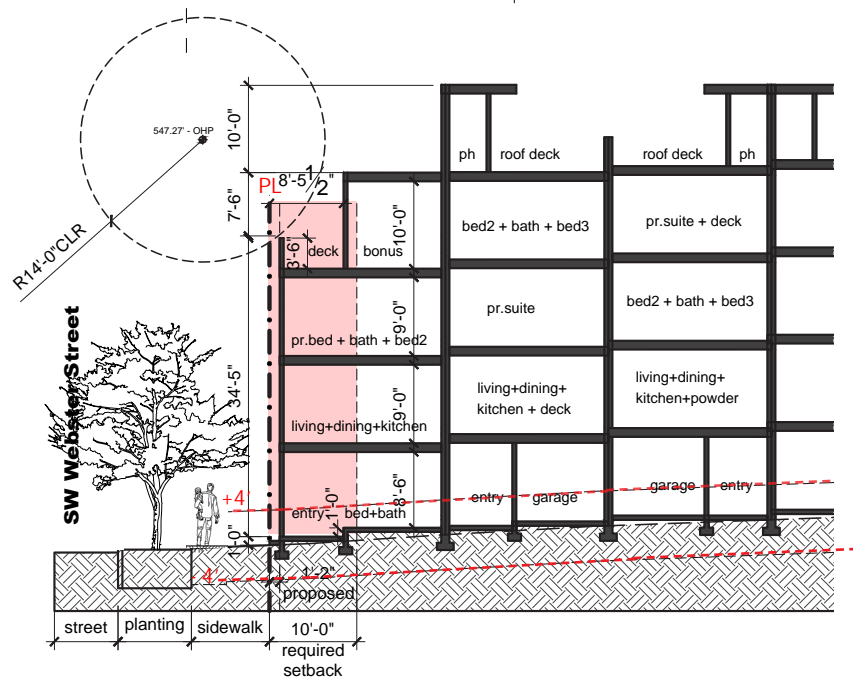
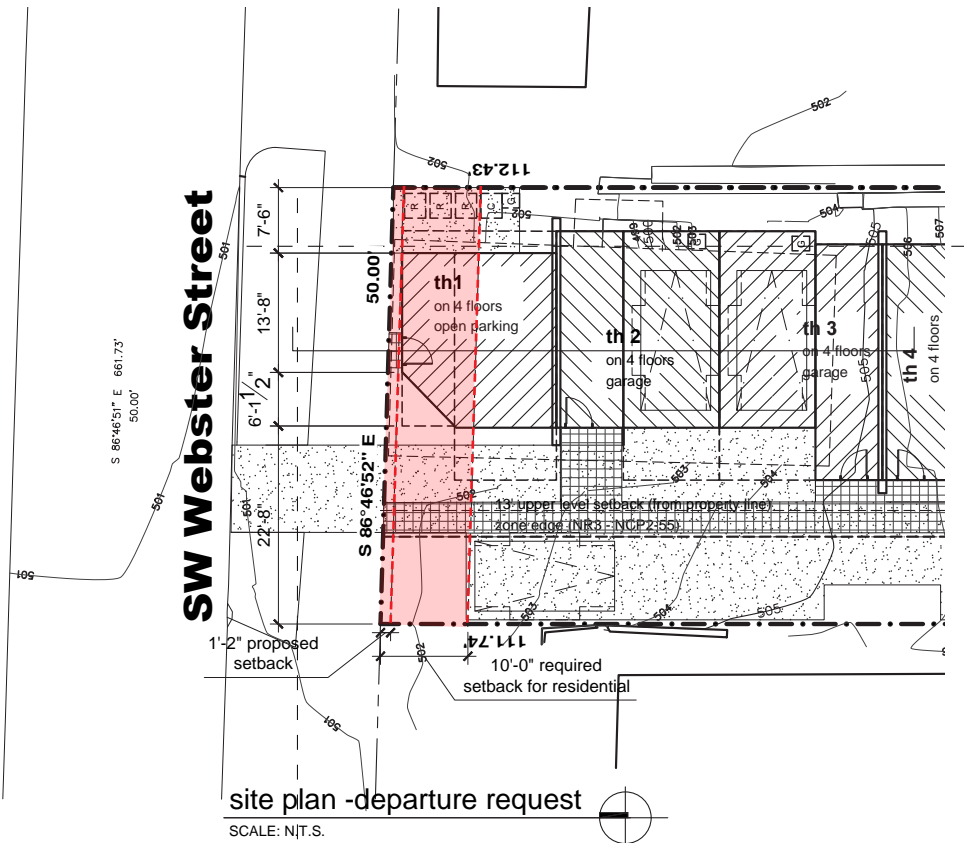


PERSPECTIVE FROM SW WEBSTER ST

SCHEME 3 - SUN STUDY



STREET LEVEL USE- RESIDENTIAL DEPARTURE



Code Citation

SMC 23.47A.008. – Street-level development standards.

D. Where residential uses are located along a street-level, street-facing facade, the following requirements apply unless exempted by subsection 23.47A.008.G:

1. At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry; and
2. The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. An exception to the standards of this subsection 23.47A.008.D.2 may be granted as a Type I decision if the following criteria are met:
 - a. An accessible route to the unit is not achievable if the standard is applied or existing site conditions such as topography make access impractical if the standard is applied;
 - b. The floor is at least 18 inches above average sidewalk grade or 4 feet below sidewalk grade, or is set back at least 10 feet from the sidewalk; and
 - c. The visually prominent pedestrian entry is maintained.

Code Requirement

The floor of a dwelling unit shall be 4' above or below sidewalk grade or set back 10' from sidewalk.

Proposed Design Departure

The dwelling unit will be setback 1'-2" from the sidewalk and 1' above sidewalk grade.

Rationale

This departure will allow us to reduce the scale on the site which will provide a better transition to the adjacent NR3 zone. There is room to push the building up to 4' to meet the requirement, but we feel that the reduced scale is more important than the 4' above grade code requirement. The site is constrained by the split zoning and overhead power lines, making it challenging to maximize development. Commercial uses are not required on this site, so residential uses are proposed for the entire footprint. The reduced setback from the street aligns with the commercial character of the surrounding area. The project team aims to create a strong street edge with the unit facing the street, promoting neighborhood interaction (PL3. Street-Level Interaction). The unit facing the street will have a split level on the ground floor to adapt to the topography (CS1. Natural Systems and Site Features, C. Topography). The entry will be designed to be 1 foot above the sidewalk, with the rest of the ground level 2 feet above. Raising the entire unit 4 feet above the sidewalk is challenging due to the power line clearance. Lastly, having the residential unit at this level will enhance transparency and provide "eyes on the street" at street level (PL2. Walkability, B. Safety).

STREET VIEW PERSPECTIVE

