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ADDRESS

9057-9059 16TH AVE SW
SDCI#3039754-LU

PROJECT TEAM

Owner	9057-9059 16TH AVE SW LLC
Architect	SHW
Surveyor	Terrane
Arborist	Layton Tree Consulting
Community Outreach	Natalie Quick Consulting
Structural	Swenson Say Faget
Plumbing	HV Engineering
Civil	Davido Consulting Group, Inc.
Energy	Patrick C. Hayes
Landscape	Root of Design
Geotech	Geotech Consultants, Inc.
Traffic	Kimley Horn

PROJECT INFO

Zoning	LR3 RC (M)
Overlays	WESTWOOD-HIGHLAND PARK (RESIDENTIAL URBAN VILLAGE) DESIGN REVIEW EQUITY ZONE PARKING FLEXIBILITY
Lot Area	9,868 SF
Proposed Units	72
Vehicle Parking	none
Bicycle Parking	67 long term / 4 short term

PROJECT BRIEF

The proposed project include the removal of three existing structures and the construction of an apartment building containing 72 Small Efficiency Dwelling Units (SEDUs). No parking provided.

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ZONING SUMMARY

LR3	RC (M)	West-Highland Park (Residential Urban Village), Design Review Equity Zone, Parking Flexibility
23.45.510	FAR	2.3
23.45.510.D	Area Exempt from FAR	All underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower
23.45.530	Green Building Standard	Built Green 4-star compliant
23.45.514	Structure Base Height	50'
23.45.514.I.2	Parapet Bonus	4' above structure base height
23.45.514.I.6	Penthouse Bonus	16' above structure base height
23.45.514.I.5	Rooftop Coverage	Max 15% rooftop coverage, max 20% with screened mechanical equipment
23.45.518.B	Setbacks	Front: 5' min Rear: 10' min (alley) 15' min (no alley) Side: 5' min < 40' 5' min / 7' avg > 40'
23.45.514.H	Projections Permitted in Required Setbacks	Forms of weather protection, such as eaves, may project into required setbacks, and separations a max. of 4' if no closer than 3' to any lot line.
23.45.522	Amenity Area	25% of lot area Common at grade level: 50% min of total amenity
23.45.524.2.b	Landscaping	Green factor of 0.6 min
23.45.524.B	Street Trees	Required for any new development
23.45.527.A	Structure Width	Width of principal structure shall not exceed 150'
23.45.527.B.1	Facade Length	Maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line
23.45.534.A	Light & Glare	Exterior Lighting shall be shielded and directed away from adjacent properties
23.54.015.A	Vehicle Parking	Urban Village + Frequent Transit = no parking required
23.54.015.D.2	Bicycle parking	Efficiency Unit: Long-term : 1 per unit for first 50 & 0.75 per unit after 50 / Short-term: 1 per 20 units
23.54.040	Waste & Recycling Storage	Residential: 51-100 dwelling units = 375 sf plus 4 sf for each additional unit above 50. 50' maximum distance from trash room to pickup location. 6% maximum ramp slope.

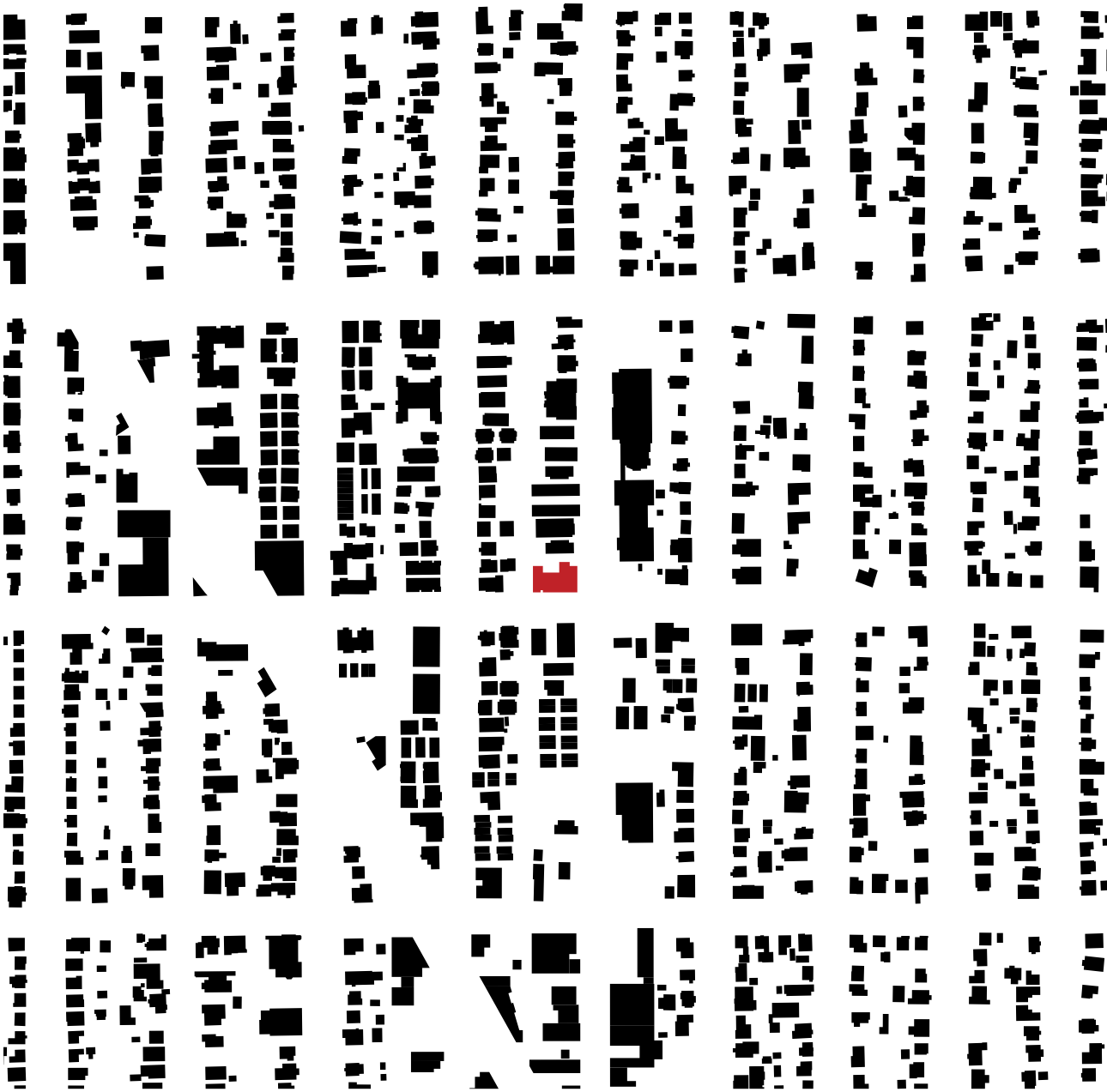


Figure - Ground

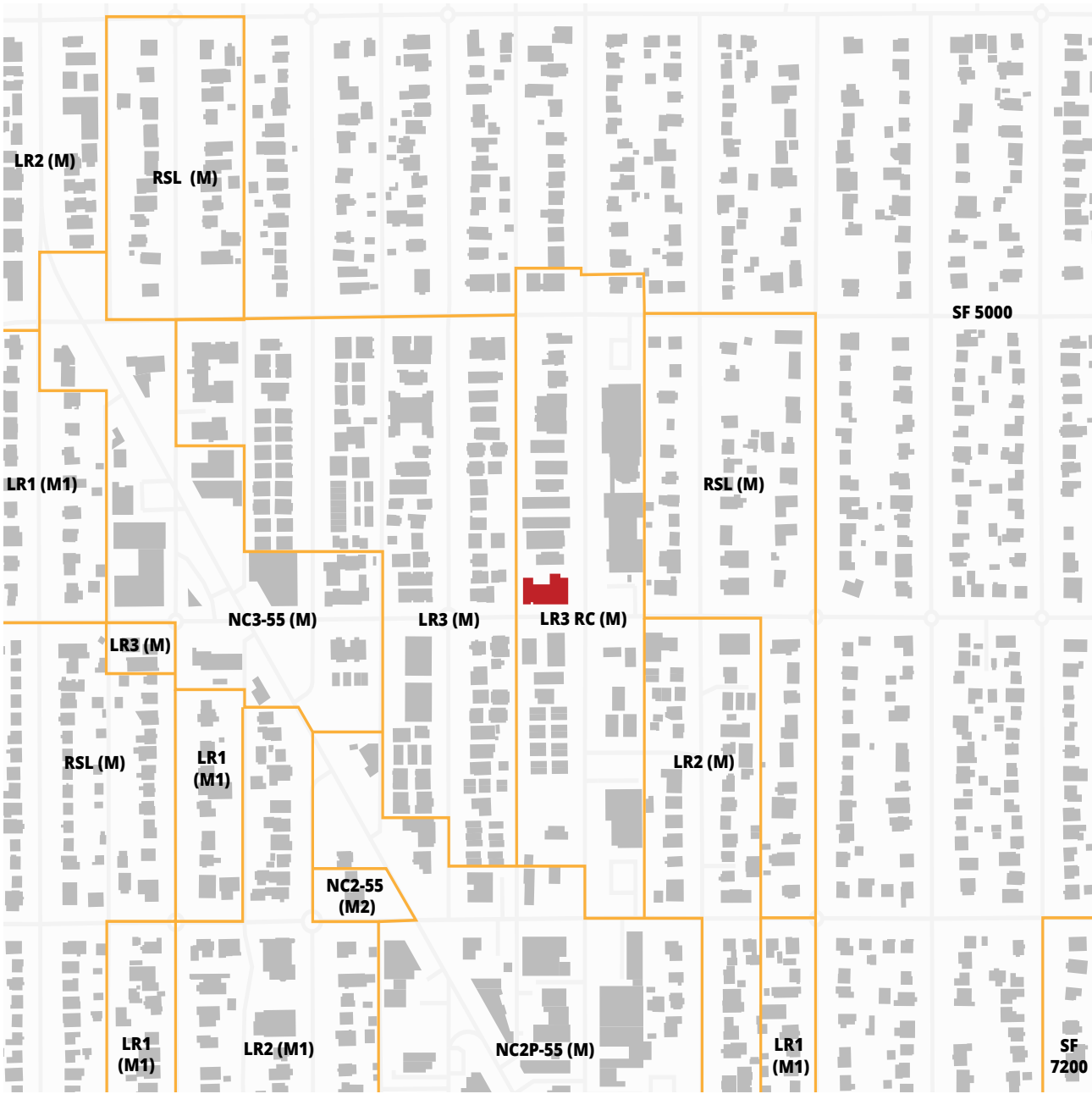


SCALE: NTS



Adjacencies & Circulation

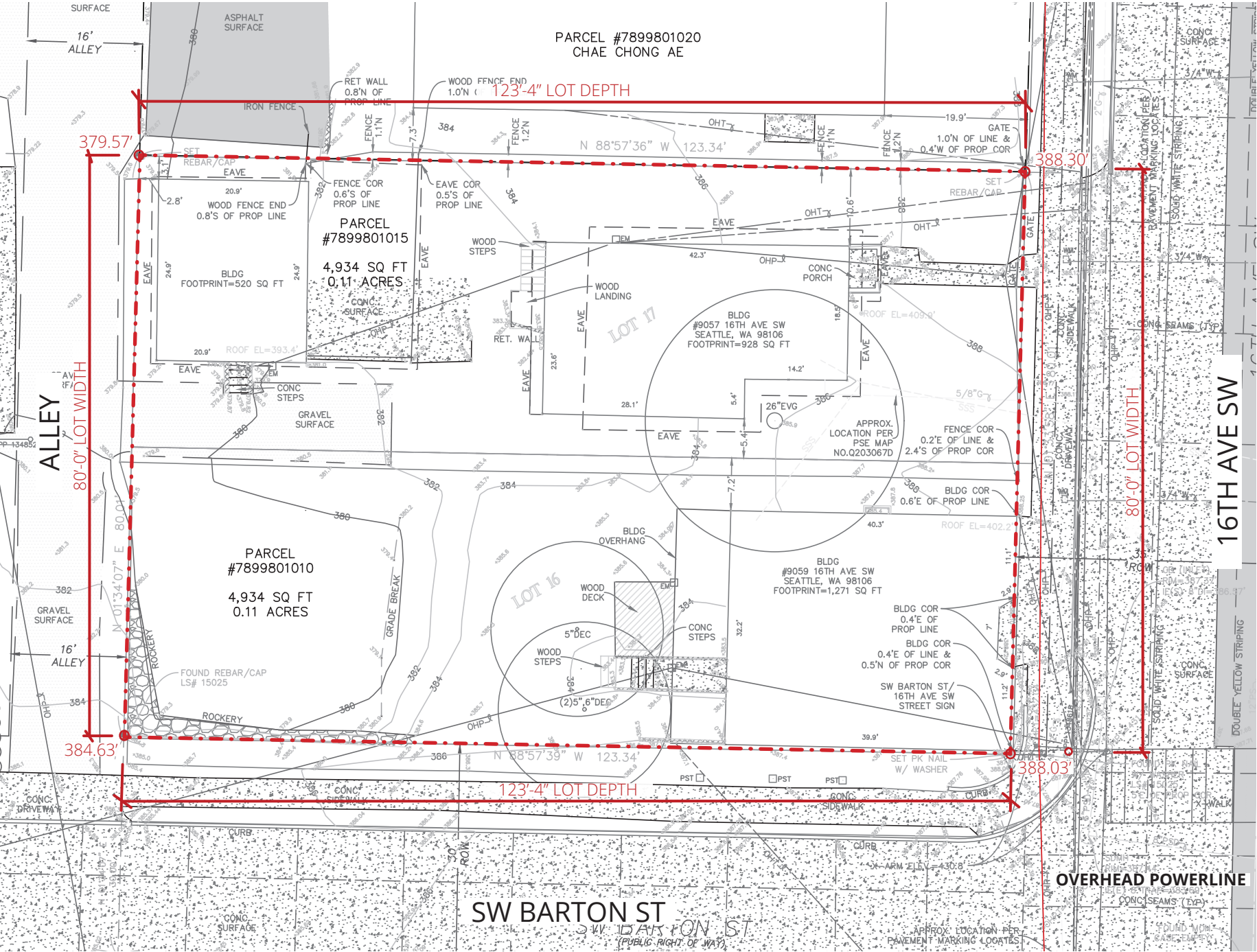
The site is located on the corner of SW Barton St and 16th Ave SW on a block centered between mixed use corridors to the west and single-family residences to the east. The 128-bus running north stops immediately across from the site, connecting Delridge to the West Seattle peninsula. Delridge Way is a major thoroughfare which is served by various bus routes, including the 120 route which connects the community to Downtown Seattle. New development in the area are a range of mixed-use buildings, apartments, townhomes, single family residences, and detached accessory dwelling units.



Zoning

The project site is zoned LR3 RC (M) located in the Westwood-Highland Park Residential Urban Village. Low Rise Zones about the site to the east and west. A Residential Small Lot zone starts one street to the east of the site. An SF 5000 zone starts about a block north of the site. Additionally, a Neighborhood Commercial Zone starts about a block south of the site. These commercial zones envelop Delridge Way, a major thoroughfare about two blocks west of the site.

EXISTING CONDITIONS - SURVEY



PARCEL #7899801010:
PARCEL A: LOT 16, BLOCK 8, SOUTHWEST SEATTLE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 5 FEET THEREOF CONVEYED TO THE CITY OF SEATTLE, FOR WIDENING OF 16TH AVENUE SOUTHWEST, BY DEED RECORDED UNDER RECORDING NUMBER 2706223.

PARCEL #7899801015:
PARCEL B: LOT 17, BLOCK 8, SOUTHWEST SEATTLE ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 93, IN KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Parcel Area = 9,868 SF

Surveyor: Terrane
Date: 5/6/22

No exceptional trees found on site. Arborist report prepared by Layton Tree Consulting to be provided at MUP submittal.

- - - • Property Line
- Overhead Power Lines



SCALE: NTS

EXISTING CONDITIONS - SITE PHOTOS



1. Looking northeast from SW Barton St



2. Looking northwest from SW Barton St



3. Looking west from 16th Ave SW



4. Looking southwest from 16th Ave SW

EDG SCHEME SUMMARY



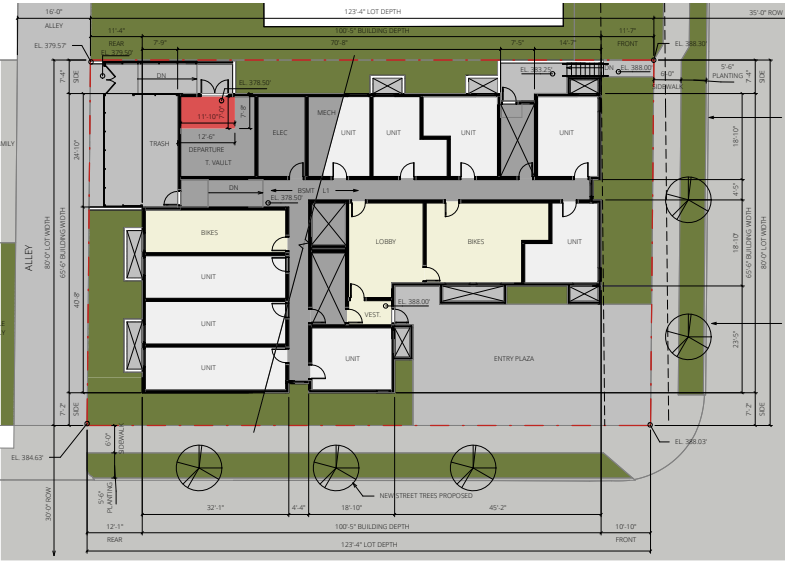
Plan: Scheme A - Bar (Code Compliant)



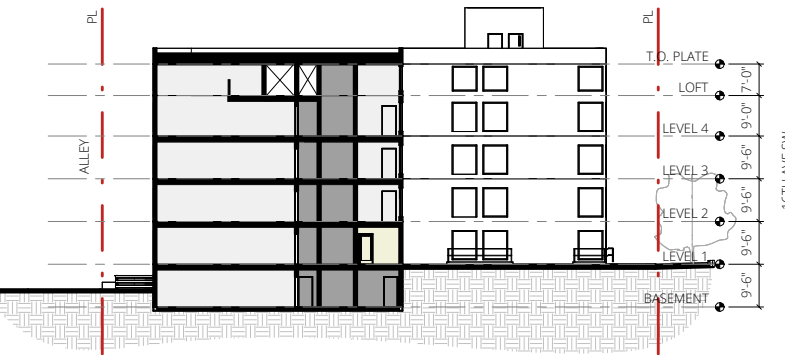
Section: Scheme A - Bar (Code Compliant)



Perspective: Scheme A - Bar (Code Compliant)



Plan: Scheme B - L-Shape (Alternate)



Section: Scheme B - L-Shape (Alternate)

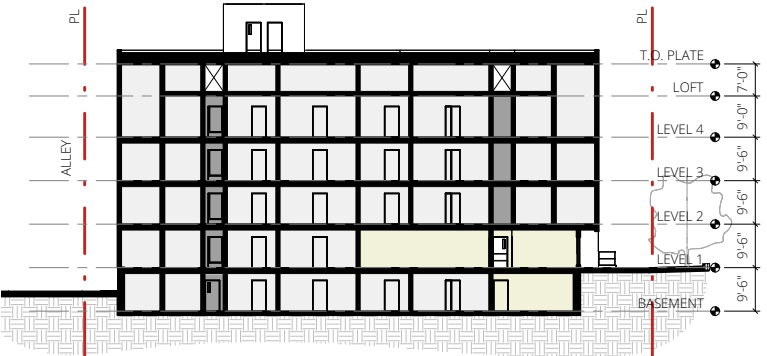


Perspective: Scheme B - L-Shape (Alternate)

PREFERRED SCHEME / SUPPORTED SCHEME



Plan: Scheme C - U-Shape (Preferred & Code Compliant)



Section: Scheme C - U-Shape (Preferred & Code Compliant)



Perspective: Scheme C - U-Shape (Preferred)



SCHEME SUMMARY: SCHEME C - PREFERRED

Scheme C -U-Shape (Preferred)

UNITS: 72 SEDUs

FAR: 2.26

GFA: 22,326 sf

GSF: 29,256 sf

Pros:

- Balanced use of modulation and articulation break down massing
- Clear architectural concept
- Massing is pushed away from north neighbor to provide a buffer
- Courtyard provides a generous resident amenity space
- Articulated corner entry massing is visible when approaching from all access points
- Massing creates strong street edge and corner

Cons:

- None

SCHEME C UPDATES FROM EDG:

UNITS: 72 SEDUs

FAR: 2.29

GFA: 22,572sf

GSF: 29,230sf

- North massing developed; further defines open spaces
- Rear yard departure requested



1. Looking northwest from 16th Ave SW



2. Looking northeast from SW Barton St



3. Looking southeast from the alley



4. Looking southwest from 16th Ave SW



Key

PRIORITY GUIDELINES

CS2.B.2 CONNECTION TO THE STREET

Guideline Description: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.
Project Response: The primary entry located at the street corner provides an identifiable entry from multiple directions and modes of approach. Articulation at the ground-level further emphasizes the entrance location and provides a transitional space while maintaining a strong street edge.
See page 26

CS2.C.1 CORNER SITES

Guideline Description: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block
Project Response: As the project is located in an evolving neighboring, the massing provides a strong urban edge at the corner as precedent for future development, while articulation at the ground-floor creates more pedestrian area and a transitional space. The building is visible from multiple approaches, and has a cohesive architectural concept that applies to the dominant facades.
See page 26

CS2.C.5 RESPECT FOR ADJACENT SITES

Guideline Description: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.
Project Response: The courtyard at the north of the building turns units inward towards the site and away from the north neighbor. A generous landscape buffer and fence provide privacy between the common amenity space and the neighbor. The north yard modulation steps back in transition to the adjacent existing condition.
See pages 27-28

CS3.A.4 EVOLVING NEIGHBORHOODS

Guideline Description: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.
Project Response: A majority of the surrounding properties currently contain 1- and 2-story structures. The project establishes a precedent for future development in the neighborhood by creating a strong and inviting street presence and respecting the neighboring property to the north.
See pages 26-29

PL2.B.1 SAFETY AND SECURITY: EYES ON THE STREET

Guideline Description: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
Project Response: Units are oriented towards 16th Ave SW, SW Barton St and the alley creating transparency and lines of sight along all rights of way. The prominent corner entry establishes a presence along both street frontages and provides additional transparency.
See pages 15, 18 and 26

PL3.A.1 ENTRIES

Guideline Description: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public Sidewalk.
Project Response: The massing is recessed at the prominent corner entry to provide a semi-private transitional space, create a pedestrian scale entry sequence, and be readily visible. Secondary architectural features further enhance the entry.
See page 15 and 26

PL3.B.1 RESIDENTIAL EDGES: SECURITY AND PRIVACY

Guideline Description: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.
Project Response: The powerline setback along 16th Ave SW creates a wide setback along the street frontage that serves as a privacy and security buffer. Purposeful landscape design at the corner emphasizes the transitional space while maintaining a welcoming entry. A landscape buffer along SW Barton St provides security and privacy for the units and window wells facing south.
See pages 14-15 and 18

PL4.A.2 ENTRY LOCATIONS AND RELATIONSHIPS: CONNECTIONS TO ALL MODES

Guideline Description: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.
Project Response: The primary entry located at the corner of 16th Ave SW and SW Barton St is highly visible and accessible to various points of access from the neighborhood. Some key connections include the existing bus stop and community center to the east, pedestrian, vehicular, and bicycle traffic from the Del Ridge commercial area and future Rapidride line to the west, and the commercial area to the south.
See page 15 and 26

DC2.A.1 REDUCING PERCEIVED MASS

Guideline Description: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.
Project Response: Recesses along the south and north facades break up the perceived facade length. The massing is carved away at the southeast corner of the ground level to bring pedestrian scale to the entry.
See pages 12-13 and 23

DC3.B.4 MULTIFAMILY OPEN SPACE

Guideline Description: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.
Project Response: A large courtyard formed by the building massing to the north provides a generous amenity area for residents that can serve a variety of functions at different scales. The landscape buffer provides attractive native planting and acts as a privacy screen for the neighboring property.
See pages 15-16 and 27

GUIDANCE SUMMARY

1 Massing Scheme

EDG Guidance:

a) Staff supports the preferred Scheme 3 and asks the applicant to proceed with development based on this option. The primary entry lobby is located at the southwest corner with ground level entry plaza at the intersection of SW Barton St and 16th Ave SW, providing opportunity for a strong connection to the street and a highly obvious and identifiable entry, clear connections to nearby transit and pedestrian connections, and enhancing open space and adding to public life (CS2.B.2, CS2.C.1, PL2.B.1, PL3.A.1, PL4.A.2).

b) Proposed materiality and secondary architectural features suggested include a variety of paving types, recessed entry and lighting, integrated landscaping, textured materials, and signage. The success of the massing relies on the success of the material selection and application.

c) Units are oriented toward the west, south, and east to provide eyes on the street, mitigate privacy impacts to the north, and encourage safety and security (PL3.B.1).

Project Response:

Scheme 3 has been further developed. The organization and orientation of the units has been maintained.

Page 15 Site Plan
Page 16 Site Plan Landscape
Page 17 Site Plan Lighting
Page 26 Street Level Experience: 16th Ave SW and SW Barton St Plaza
Page 27 Street Level Experience: At North Property Line

2 Natural Systems and Site Features

EDG Guidance:

a) The proposed siting of the structures provides large areas for potential onsite stormwater infiltration. Staff strongly encourages the use of onsite stormwater infiltration. Incorporate project drainage systems as opportunities to add interest to the site through water related design elements and planting.

b) The removal of trees along the east portion of the site will require replacement canopy; include replacement canopy calculations on the landscape plan. In agreement with public comment, the proposed location of the replacement trees should be visible to the public and use this opportunity to add interest to the 16th Ave SW and SW Barton St frontages, potentially with smaller sculptural trees (PL3.B.1).

Project Response:

Due to site & soil conditions, the stormwater strategy on site relies on detention instead of infiltration. It is not viable to feature within the design. The replacement trees have been selected for the site and are visible from the street frontage along 16th SW. Smaller trees (not part of the replacement requirements) are included in the south yard to accentuate the building composition.

Page 15 Site Plan
Page 16 Site Plan Landscape

3 Massing and Respect for Adjacent Sites

EDG Guidance:

a) The setback from the north property line and implied datum lines on the 16th Ave SW facade respond to existing development and should be maintained.

b) The lack of plane changes along the SW Barton St facade do not adequately provide visual facade depth. Resolve the flatness of the facade facing SW Barton St by introducing plane changes or substantially increasing the depth of the plane changes proposed, providing upper level setbacks, or introducing another massing solution as appropriate (DC2.A.1).

c) The stair penthouse location away from street frontage reduces the perceived height of the building as seen from the street and should be maintained (DC2.A.1).

d) Carefully consider the materiality of the rooftop parapets to reduce perceived height, bulk, and scale, particularly as viewed from the public realm (DC2.A.1).

Project Response:

The north yard has been developed into a series of spaces for residential amenity. Deep recesses facing Barton with varying parapet heights are provided to relieve the bulk of the facade. Additionally, the Barton facade includes varying window sizes, an oscillating pattern, and a clear A/B/A element composition. The stair penthouse location has been maintained and has minimal impact on the street or neighbor's experience.

Pages 12-13 Guidance Response Studies: Facades
Page 14 Perspective Looking Northwest From 16th Ave SW and SW Barton St
Page 15 Site Plan
Page 27 Street Level Experience: At North Property Line
Pages 28-29 Departure Request: Rear Setback

4 Walkability, Wayfinding, and Interaction

EDG Guidance

a) Staff strongly supports the pedestrian direct connection from the central courtyard to 16th Ave SW. This element should be maintained.

b) In agreement with public comment, primary entries should be obvious and identifiable and visually connected to the street (CS2.B.2). The proposed primary entry is recessed and located at the southwest corner, providing a transition between public to semi-public space, creating human scale, and providing for visibility, and is supported. Refinement of the design should carefully consider scale and detail to provide privacy and security for residents while being welcoming and identifiable to visitors, foster human interaction, and contain place-making elements (PL3.A.1). Trees, seating, signage, low walls, landscaping, and other elements should be considered.

c) It appears there is only a very slight change in grade from the sidewalk to primary building entry, providing safe and convenient access for people of all abilities. Staff supports this aspect of the design and it should be maintained.

d) The massing and building layout result in window wells and unit windows located in close proximity to property lines and the public sidewalk and/or the shared amenity area courtyard. Safety and security at these residential edges is important. Provide appropriate transition elements and spaces and choose materials carefully to clearly identify the transition from public sidewalk and semi-public space to private residence. Consider design approaches such as elevating the main floor, providing a greater setback from the sidewalk, landscaping to indicate the transition from one type of space to another, and/or a combination of window treatments to provide solutions to varying needs for light, ventilation, noise control, and privacy (PL3.B.1).

e) Add lighting where appropriate to provide a sense of security to walkways and entries while mitigating glare impacts (PL2.B.1).

f) Early planning for bicyclists and pedestrians is a priority. In refinement of the design, ensure access and connections to and through the site are well integrated, and that facilities such as bike racks and bicycle storage are located to maximize convenience, security, and safety (PL4.A.2).

g) Trash storage is proposed within the building, accessed via a paved path from the alley. Staff supports locating the trash storage within the building, which reduces possible impacts of these facilities on building aesthetics and pedestrian circulation.

h) Thoughtfully design the alley condition and pathway to trash storage room to avoid conflict with vehicles in the alley. Clearly delineate the pedestrian path from the alley, being mindful of safety and security concerns noted by public comment.

MUP Items:

1. It appears a six foot fence is proposed along the alley, with a gate at the north property line. Please clarify the location of this fence and describe how it may or may not impact access to the trash room.

2. Include, in the MUP plan set and Recommendation packet, details describing/illustrating the proposed low fence and gate at the pedestrian walkway from 16th Ave SW.

Project Response:

The site edges, lighting and entry sequence have all been developed. The north yard has been developed into a series of spaces that still maintain a wide connection to 16th Ave SW.

Page 15 Site Plan
Page 16 Site Plan Landscape
Page 17 Site Plan Lighting
Page 26 Street Level Experience: 16th Ave SW and SW Barton St Plaza
Page 27 Street Level Experience: At North Property Line

5 Architectural Concept and Materials

EDG Guidance:

a) The corner window composition has a strong presence and is an appropriate response to the multifamily character present throughout the neighborhood and should be carried forward in the final design. Fenestration proportions and material reveals will be important elements in a successful design.

b) The proposed material palette suggests large- and small-scale material patterning with flat panel and horizontal cladding. Explore how changes in material, cladding orientation, etc. can subtly articulate the mass and architectural concept while reducing perceived height, bulk, and scale (DC2.A.1).

c) The soffit at the recessed entry will be highly visible. Consider the material treatment of these surfaces to strengthen the design concept (PL3.A.1).

d) The applicant's precedent analysis identified the following elements that have informed the proposed design: simple and consistent application of materiality; infill panels to accent window patterns or provide color or contrast; building entries at corners and distinguished with building recesses, overhangs, and canopies; and landscaping to buffer ground level units.

e) Lighting at sufficient lumen intensities and scales is an important element for safety and security, a topic identified in public comment as a priority. Provide lighting to illuminate areas and elements such as pathways and pedestrian entries to create a safe environment and support lines of sight and encourage natural surveillance (PL2.B.1).

f) Facades shall include a fine-grained development in response to the Design Guidelines. Refinement of the design should incorporate additional elements and detail that create shadow and texture and provide visual depth and interest (DC2.A.1). Consider the following elements: including balconies, canopies, awnings, decks, or other secondary elements into the facade design; enhancing window composition and detailing with deeper trim, over-framed window "bays," and/or inset window framings; providing weather protection with canopies, entry rooves, scuppers, rain leaders or flashings that is carefully composed and detailed; and/or incorporating dual-purpose elements such as exterior light fixtures, solar control devices, etc.

MUP Items :

1. It does not appear that the following elements are included in the design, as was described in the EDG Packet: infill panels to accent window patterns or provide color or contrast. Include in the Recommendation packet information describing how the material application reinforces the architectural concept. Include your study of these infill panels and why they are not included in the proposed facade composition.

2. Include information in the Recommendation packet describing your study of the facade composition and material application. How is the project responding to Design Guidelines DC2-B, C and D and related guidance from the EDG Report?

Project Response:

The material palette has been developed to include high contrast fiber cement panel. The high contrast provides depth within the simple composition. Cedar is proposed at the lobby as a warm and welcoming accent.

Page 14 Perspective Looking Northwest From 16th Ave SW and SW Barton St
Page 15 Site Plan
Page 17 Site Plan Lighting
Page 21 Material Board
Pages 22-24 Elevations
Page 26 Street Level Experience: 16th Ave SW and SW Barton St Plaza

6 Landscape and Open Space Concept

EDG Guidance:

a) Refinement of the landscape and open space design should carefully consider robust landscaping along the site's perimeter to enhance the public realm and provide for safety and security for residents (PL3.B.1).

b) Reinforce the overall architectural and open space design concepts through the selection of landscape and hardscape materials (DC3.B.4). Consider a variety of hardscape treatments to distinguish the semi-public corner entry plaza from the central courtyard and pedestrian walkway

c) The courtyard along the north property line is connected to the public right-of-way via a pedestrian path to 16th Ave SW. Staff supports the connection between the courtyard and the public right-of-way which supports pedestrian connections within and outside the project. Carefully design the pathway to consider privacy, safety and security, respect for adjacent sites, and be consistent with the architectural concept and open space concept (CS2.C.5). Ample space for pedestrian circulation shall be provided (PL4.A.2).

Project Response:

The north yard has been developed into a series of spaces connecting to 16th Ave SW. The landscape responds to the volume and program of the spaces.

Page 15 Site Plan
Page 16 Site Plan Landscape
Page 17 Site Plan Lighting
Page 18-20 Floor Plans and Sections
Page 27 Street Level Experience: At North Property Line



EDG PROPOSAL AND GUIDANCE:
At EDG, staff expressed support for the preferred mass but asked that the facade facing SW Barton St be more articulated to provide more visual depth.

Several project constraints inform the south facade composition, and are critical to the overall project feasibility:

- The proportion of A/B/A massing is dependent on the unit configuration. Additional modulation/setbacks is not feasible.
- The width and depth of the accent recesses relate to unit & circulation organization.
- The unit venting strategy dictates the size and spacing of the window pattern.
- The design intent is simple and consistently executed on all facades facing the public R.O.W.



OPTION: BLACK CENTER MASS

REJECTED

Pros

- Color contrast creates visual articulation along SW Barton St

Cons

- High contrast is conspicuous
- Less considerate of neighbors and existing context



DESIGN RESPONSE
The overall building massing has been refined to respond to the corner condition and the high visibility of three facades. See the next page for analysis on the overall concept.

The adjacent studies illustrate the variables that were highlighted to create visual interest on the south facade:

- The window size and location.
- The cladding texture, scale, and orientation.
- The use of color for accents.

The proposed facade implements the following strategies:

- The window widths vary on the corner edges of the masses.
- The windows are grouped with contrasting panels to create larger elements.
- The windows in the center of the massing oscillate locations to establish rhythm on the facade.



OPTION: VERTICAL INFILL PANELS

REJECTED

Pros

- Vertical “stripes” break up massing in an obvious pattern

Cons

- Approach is less successful than chosen scheme



OPTION: HORIZONTAL WINDOW ORIENTATION

REJECTED

Pros

- Changes in panel orientation creates visual articulation along SW Barton St

Cons

- Horizontality is incongruent with verticality of the rest of the panels
- More opportunities exist for facade interest

PERSPECTIVE LOOKING NORTH WEST FROM 16TH AVE SW AND SW BARTON ST

CONCEPT:
 Each R.O.W. frontage (SW Barton St, 16th Ave SW and alley) is addressed with a facade composition consistent in:

- overall plane dimensions,
- fenestration that is simplified into three main stacks,
- an oscillating window pattern per level
- and contrasting infill panels that reinforces the window stacks and accentuates the oscillating effect per floor.

OVERALL PROPORTIONS:
 An overall facade plane module is consistent on all three R.O.W frontages

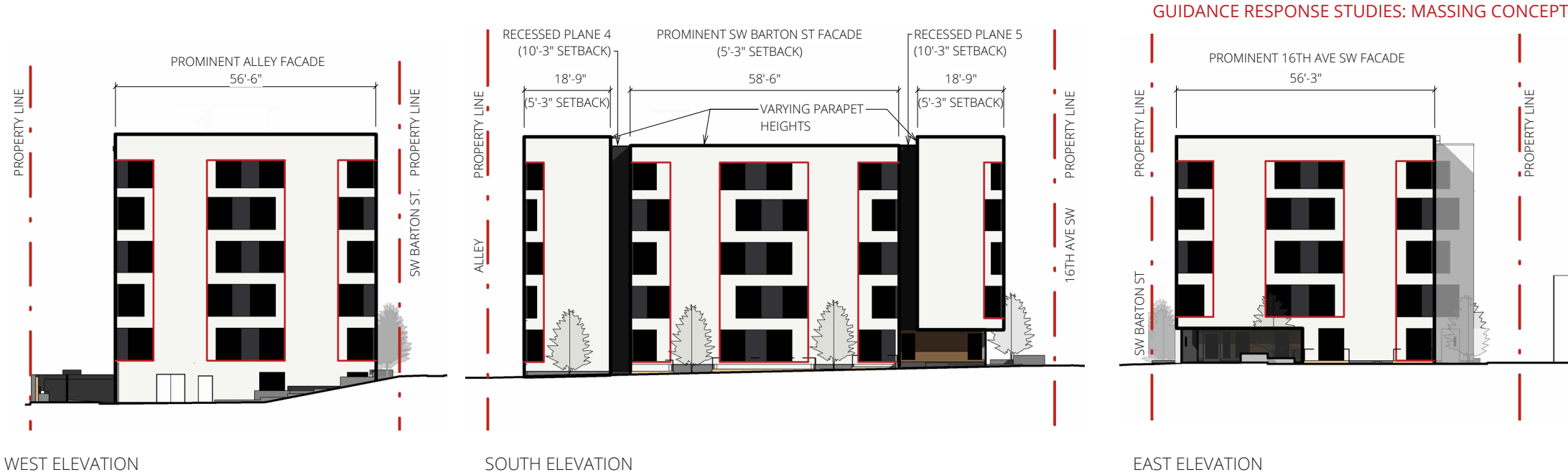
- 16th Ave SW 56'-3"
- SW Barton St 58'-6"
- Alley 56'-3"

This plane module width is appropriate as a precedent for future development given the area's lot proportions and development potential based on current zoning regulations.
 Where the building width exceeds the established facade plane module along SW Barton St, the elevation is broken up into three distinct planes. Each plane is delineated by building recesses and reinforced with contrasting infill panels as well as breaks in the fenestration pattern.

FACADE PLANE BREAKDOWN
 To break down the visual impact of each facade plane module, the windows are organized into three main stacks. This introduces a prominent vertical element to the composition particularly at the center where the stack of windows becomes an element of their own within the facade plane. Secondary elements including railings and accent trees provide additional rhythm on the facade.

WINDOW OSCILLATION
 Windows oscillate back and forth from level to level to add a secondary level of visual interest within each window stack. The oscillating groups of windows are accentuated with contrasting infill panels.

The design concept is simple and refined. Its strength comes from consistently implementing a few key elements around the building. Adding additional breaks, recesses and secondary architectural features compromises the design.
 Also to note: powerlines along the 16th Ave SW frontage prohibit the installation of extra features such as balconies, juliets, canopies etc. In the interest of consistency, the south and west elevations also do not utilize these features.



AERIAL MASSING DIAGRAM
 LOOKING NORTH WEST FROM 16TH AVE SW AND SW BARTON ST



PERSPECTIVE LOOKING NORTH EAST FROM SW BARTON ST

GUIDANCE RESPONSE STUDIES: MASSING CONCEPT

PERSPECTIVE: LOOKING NORTHWEST FROM 16TH AVE SW AND SW BARTON ST

RECOMMENDATION DESIGN RESPONSE:

- 3b
- 4d
- 5b
- 5d
- 5f

The design of the street facing facades has been maintained. Refinement of the material palette along SW Barton St creates more visual interest and breaks up the length of the facade into three distinct planes while keeping a uniform design concept (DC2.A.1). To achieve this, two deep recesses with black siding frame the center plane. The center plane also utilizes a unique panel composition and lower parapet height to differentiate it from the planes at either end.

Along 16th Ave SW, the simplicity and consistency of the design references the existing context while creating a precedent for future developments (CS3.A.4). Fiber-cement panel siding with reglet breaks are used throughout to create a cohesive architectural concept, accented by different panel orientations along the south facade and varying colors and materials at the building recesses.

Guardrails, landscape buffer, and lighting will provide security and privacy for the residents with window wells (PL3.B.1). Sky Pencil Japanese Holly is proposed, which is expected to grow to 3’ to 3.5’ in height.

The recessed mass at the corner creates an identifiable and inviting building entrance (PL3.A.1). Its volume and purpose is reinforced using cedar siding, chosen for its warmth, light, and human scale qualities. Built-in seating refines the character of this transition space.



SITE DESIGN



The building massing is distributed towards the 16th Ave SW and SW Barton St street frontages to engage the street while opening up a generous courtyard amenity area at the north portion of the site.

The primary building entry is recessed to create an entry area which serves as a transitional zone from public street/sidewalk to private residences within the building.

The north yard is developed into a series of outdoor spaces:

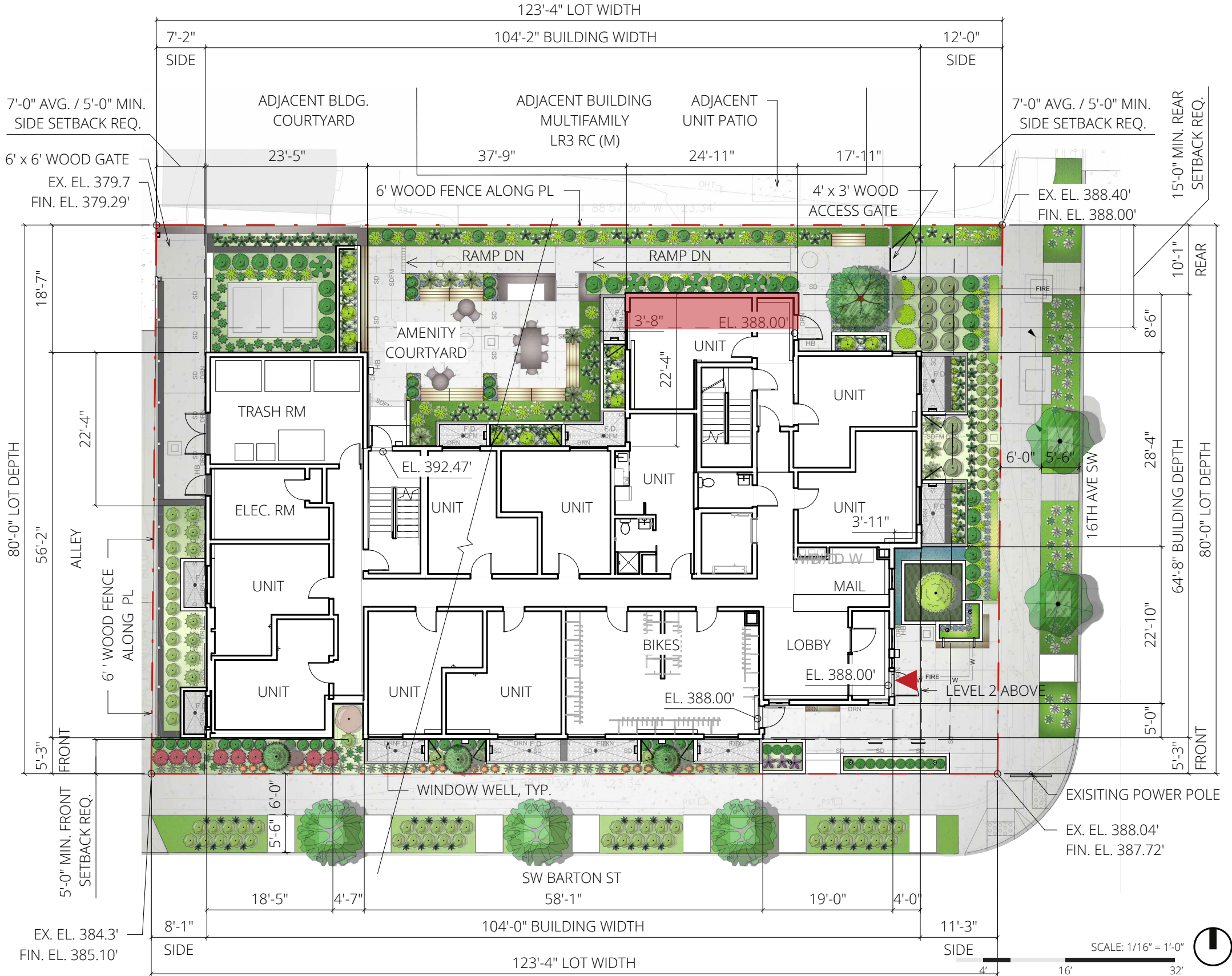
- At the east edge, a small transitional zone is proposed. This space features an Eastern Redbud as a focal point. A 4' fence and gate defines a clear boundary for the private domain, but allows ample landscaping and view from the sidewalk.
- A direct and unobscured path is provided from the sidewalk to the private courtyard amenity. This path is the primary access to the courtyard for residents. The ramp and landscape experience along the path varies as residents transition through the space
- The courtyard is developed with a variety of spaces for resident's use and planting buffers it on all 4 edges.
- The northwest yard is heavily planted as a buffer to the alley and service areas.

At the alley edge:

- A 6' wood fence is specified along the entire length of the alley property line to provide security and privacy for units along the west side of the building.
- A ramp dedicated to solid waste service, providing a direct path from the interior trash room to a collection point in the alley.

- Property Line
- ▶ Primary Entry
- Departure Requested
See page 30

*Note: On-site storm-water infiltration and permeable paving is not feasible due to soil conditions according to site specific geotechnical analysis.



SITE PLAN: LANDSCAPE



SITE LANDSCAPE STRATEGY

2 6

- Landscaping delineates the entry plaza from the sidewalk while maintaining a visual connection between public and private uses. A large planter takes advantage of the generous east setback to accommodate a specimen Chief Joseph Lodgepole Pine (one of the site's 2 Replacement Trees).
- An Eastern Redbud (the 2nd Replacement Tree) inhabits the northeast open space providing a focal point for the north setback.
- A variety of planting colors and textures are specified along the north property line at the path leading to the courtyard.
- A mix of at grade planting and above grade planters are specified at the courtyard area to create a diverse experience of seating and gathering spaces.
- Dense landscaping is proposed between the sidewalk and building edge for security and privacy, particularly at window well locations.

SCALE: NTS

GROUND COVERS	BOTANICAL / COMMON NAME
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Ophiopogon japonicus 'Nanus' / Dwarf Mondo Grass
	Pachysandra terminalis / Japanese Spurge
	Sagina subulata / Irish Moss
	Thymus praecox 'Purple Carpet' / Mother of Thyme
	Vinca minor 'Boxles Blue' / Dwarf Periwinkle

TREES	BOTANICAL / COMMON NAME
	Cercis canadensis / Eastern Redbud
	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress
	Magnolia kobus 'Nada's Memory' / Nada's Memory Magnolia Street Tree - Single leader
	Pinus contorta latifolia 'Chief Joseph' / Chief Joseph Lodgepole Pine
	Ulmus 'Homestead' / Homestead Elm Street Tree - Single leader
SHRUBS	BOTANICAL / COMMON NAME
	Beesia deltophylla / Beesia
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex oshimensis 'Cartitoi' / EverColor® Everest Japanese Sedge
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Carex testacea / Orange Sedge
	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree
	Epimedium x rubrum / Red Barrenwort
	Fatsia japonica / Japanese Fatsia
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Phormium tenax / New Zealand Flax
	Polystichum munitum / Western Sword Fern
	Polystichum polyblepharum / Japanese Tassel Fern
	Sarcococca ruscifolia / Fragrant Sarcococca
	Viburnum davidii / David Viburnum
BIORETENTION	BOTANICAL / COMMON NAME
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus
	Polygonatum odoratum / Solomon's Seal

SITE LIGHTING STRATEGY

4e

6c

The lighting design focuses on illuminating common use areas and accentuating key site features while minimizing glare which would impact adjacent uses. Linear lighting at the primary entry's soffit highlight accent materials and address signage. Stake lighting emphasizes planting at the southeast corner, the specimen trees adjacent to the primary entry and northeast open space. String lights are specified at the courtyard to bring a sense of enclosure to the space. Wall scones illuminate the perimeter of the building for safety and security.



Recessed linear light
@ entry plaza



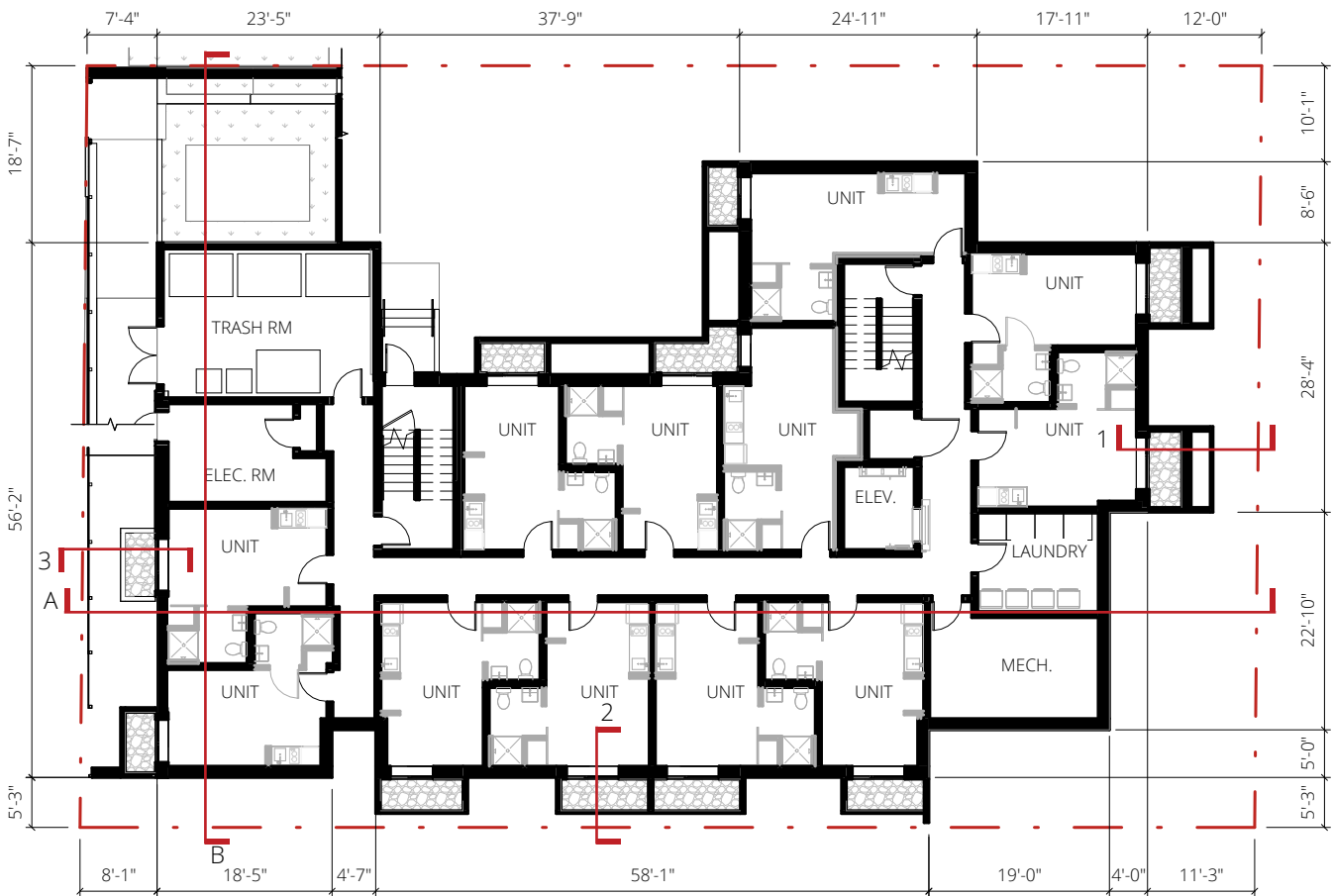
String lights
@ north courtyard



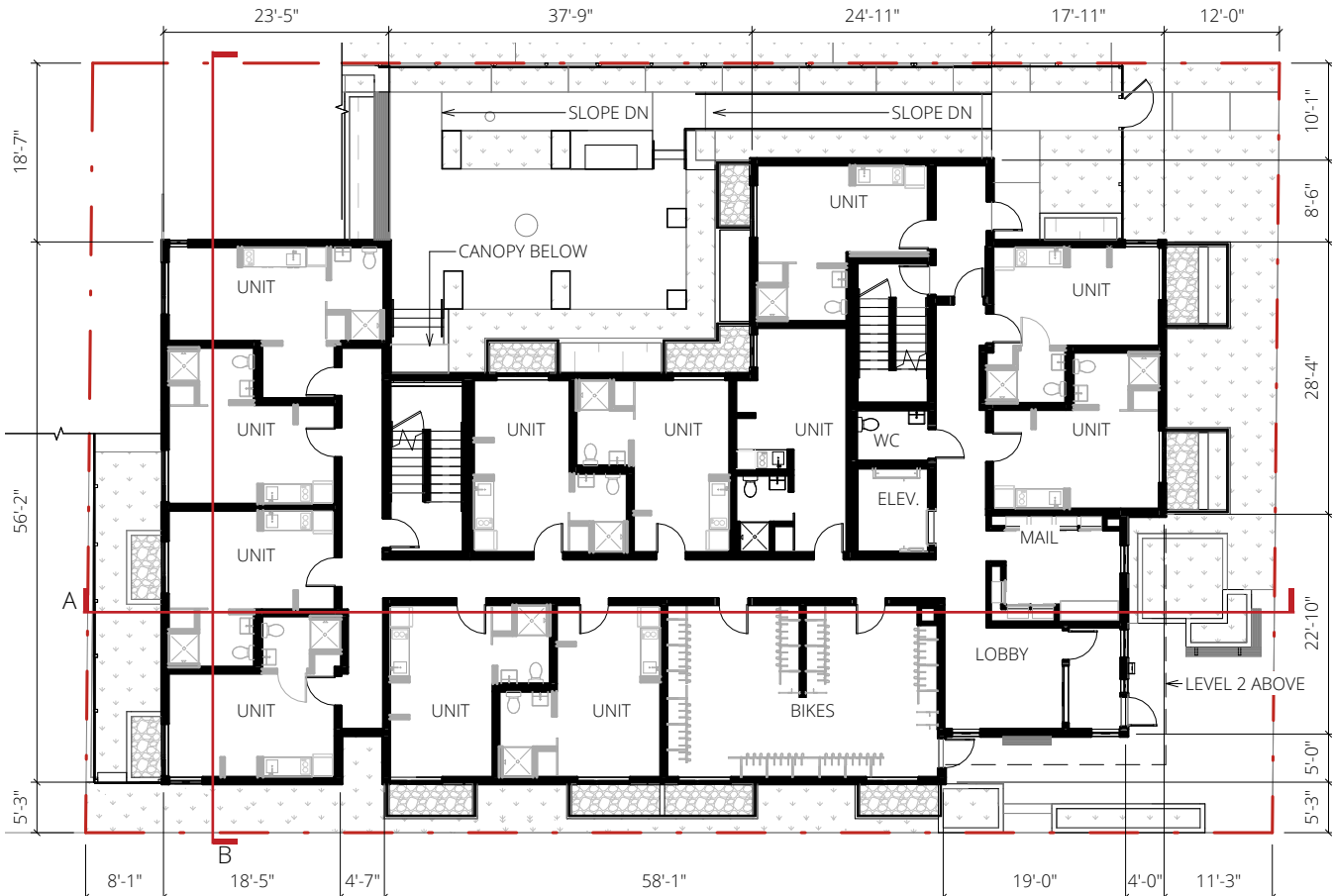
SCALE: NTS



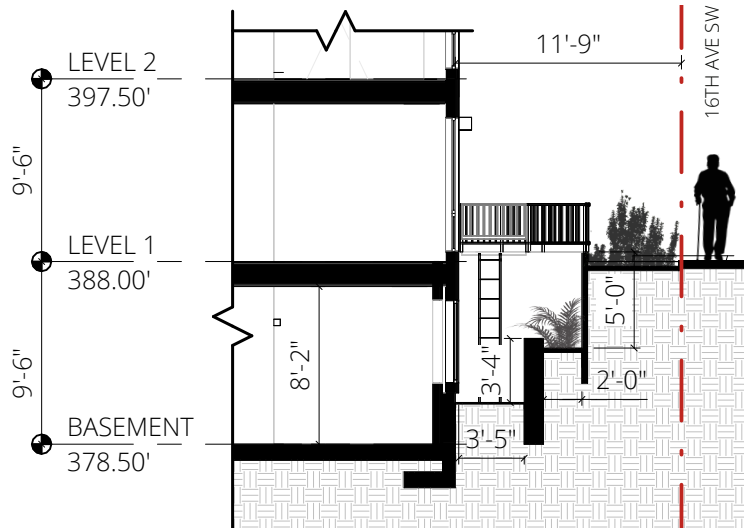
FLOOR PLANS



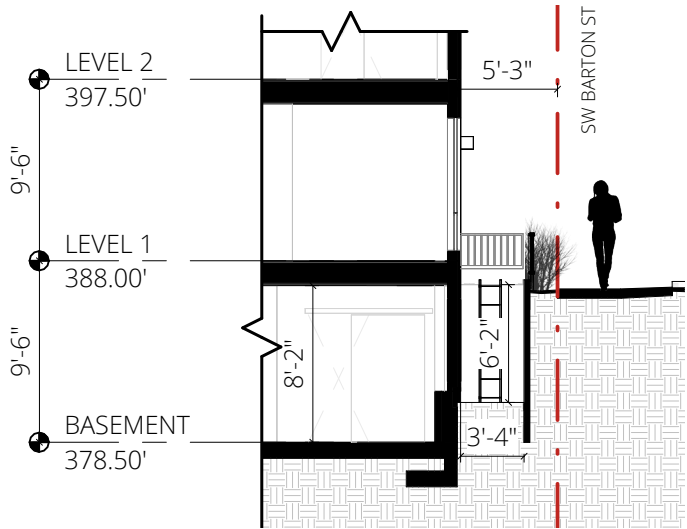
BASEMENT



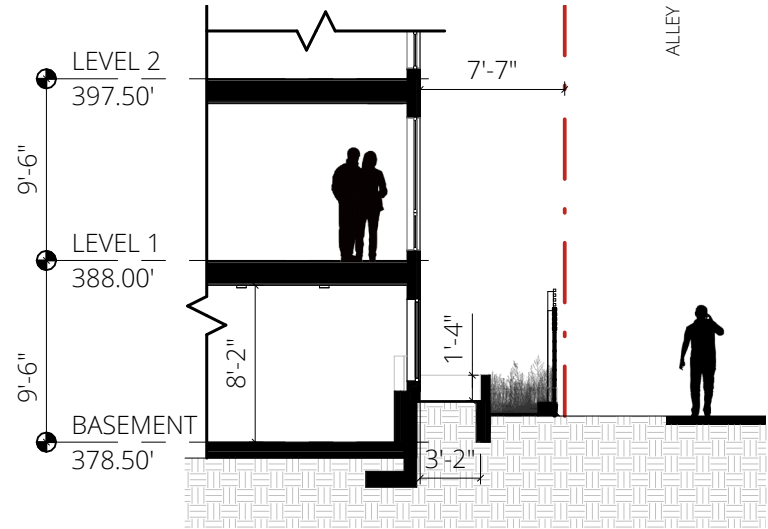
LEVEL 1



1: WINDOW WELL AT EAST PROPERTY LINE SCALE: 1" = 10'

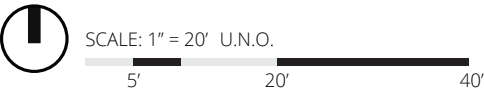


2: WINDOW WELL AT S. PROPERTY LINE SCALE: 1" = 10'



3: WINDOW WELL AT WEST PROPERTY LINE SCALE: 1" = 10'

WINDOW WELLS
Window wells are designed to provide privacy and security through vertical separation from adjacent uses and landscape buffers (PL3.B.1). Planting and guardrails are configured to provide visual interest and public safety as experienced from the public R.O.W. along SW Barton St and 16th Ave SW.

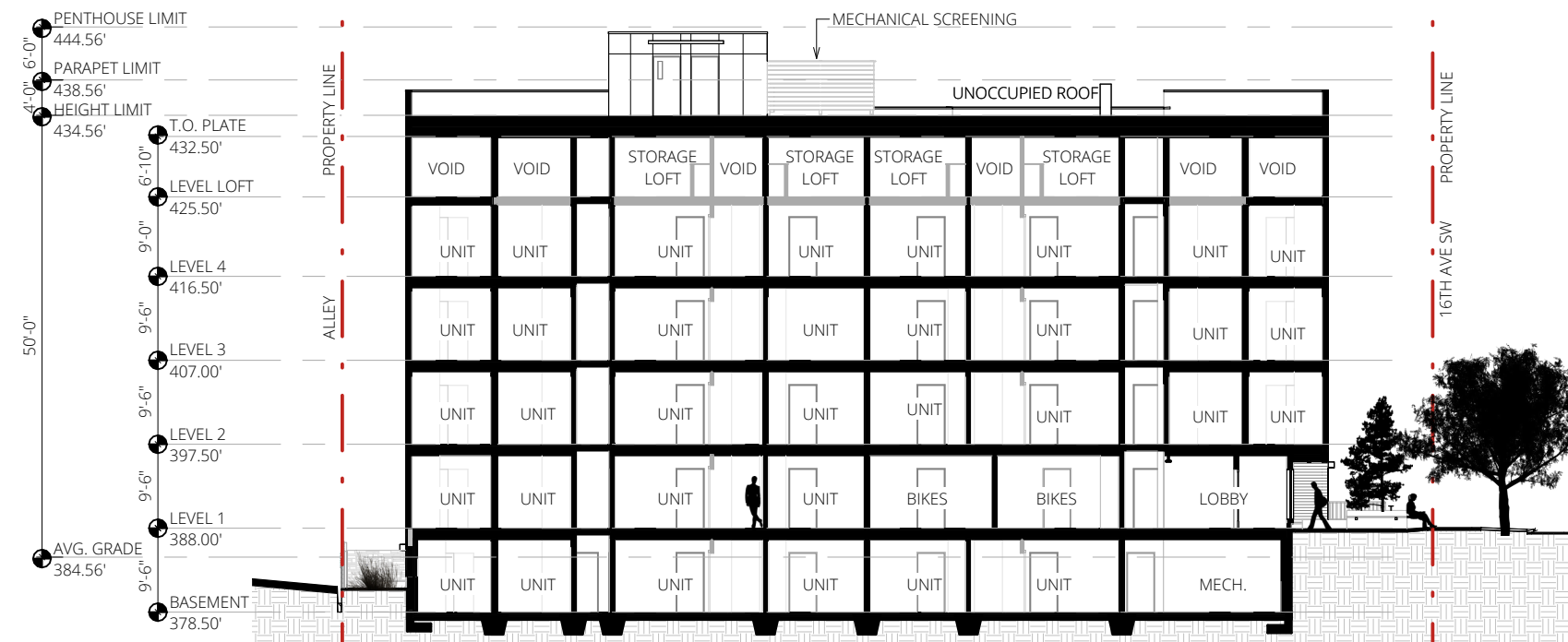




LEVEL 2 (LEVEL 3 SIM.)



LEVEL 4

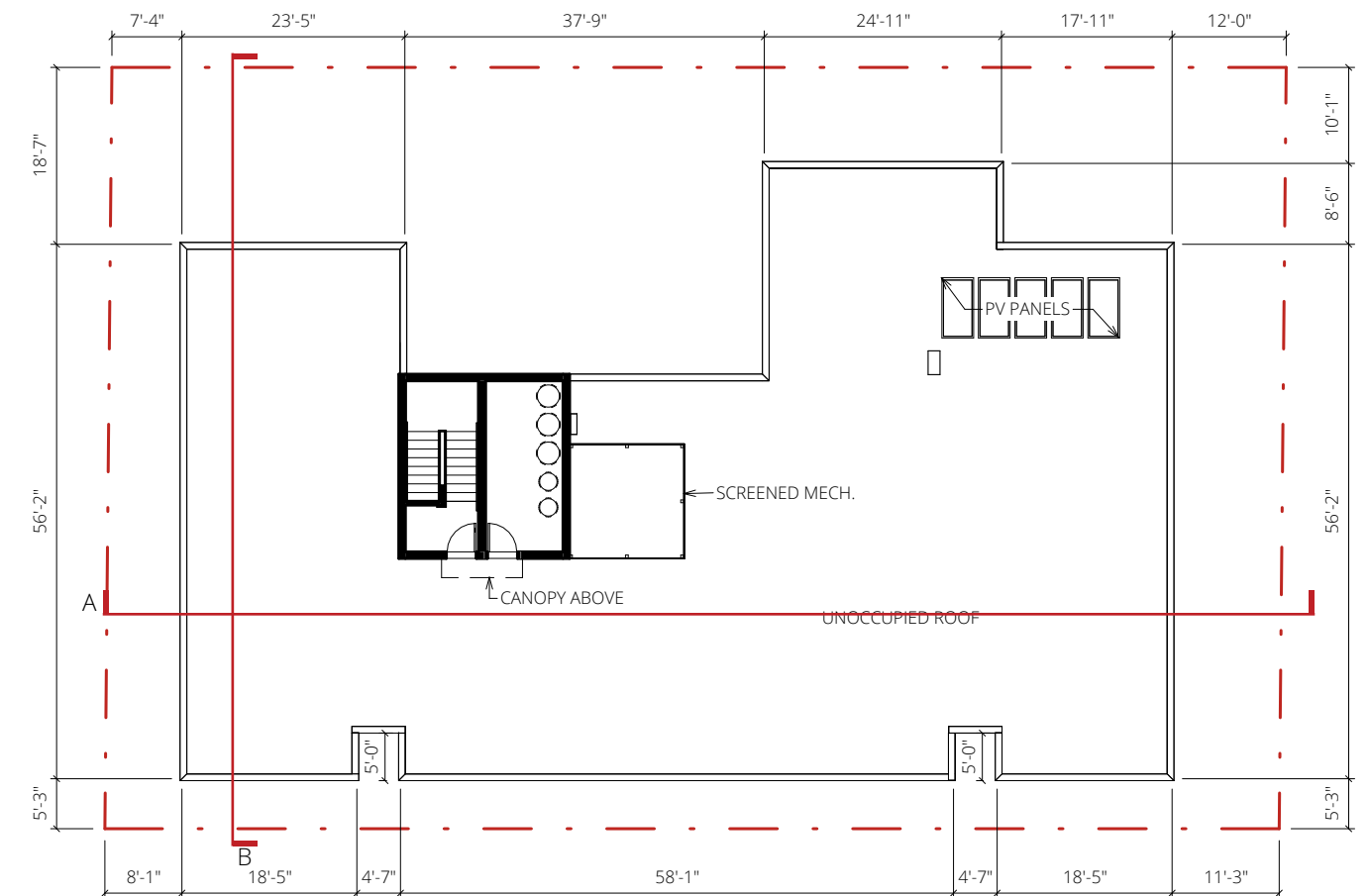


SECTION A

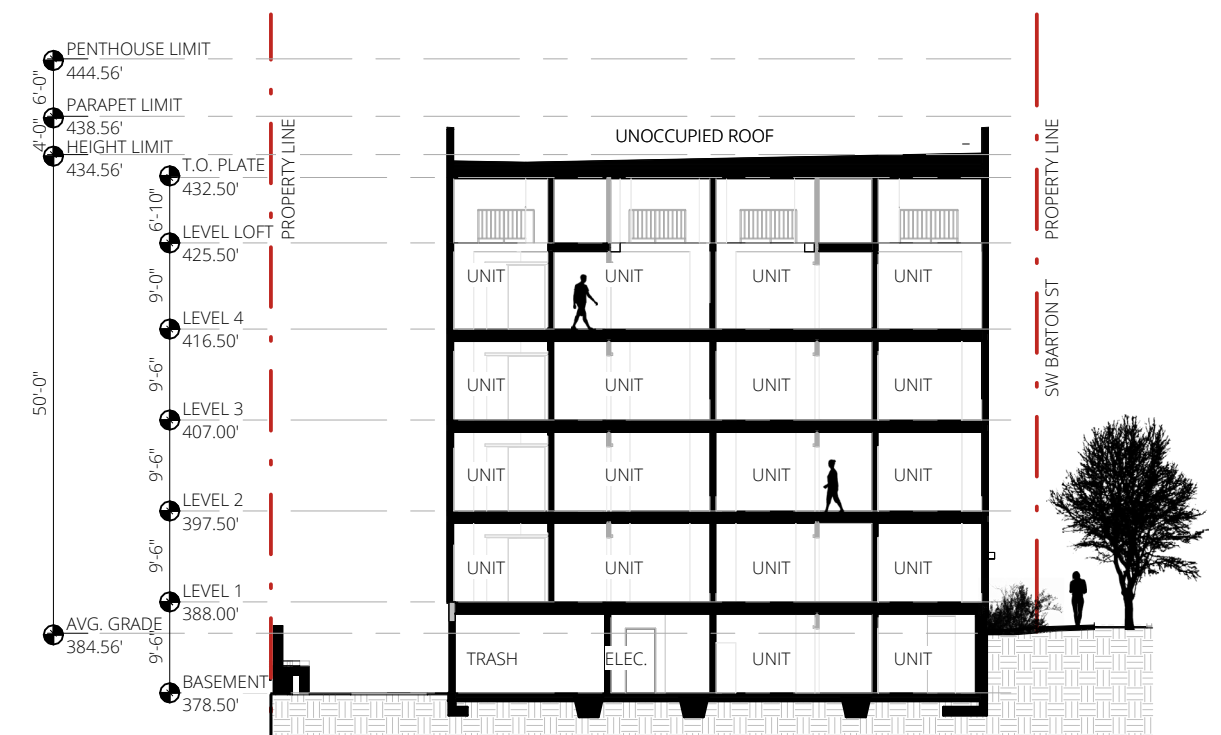
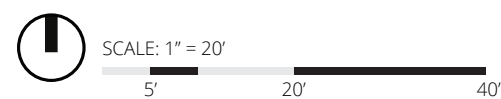
FLOOR PLANS



LOFTS



ROOF



SECTION B



9057-9059 16th Ave SW
3039754-LU

- 1. Fiber cement panel, BM Chantilly Lace, smooth finish
- 2. Fiber cement panel, BM Jet Black, smooth finish
- 3. Vinyl window, white
- 4. C Clear cedar privacy fence, clear finish
- 5. VG Clear cedar siding, horizontal, Cabot Semi-Transparent Stain Ultra White

1

Chantilly Lace

2121-70

2

Jet Black

2120-10

3

Ultra White

4

5

BUILDING ELEVATIONS: NORTH



- 1. FIBER CEMENT PANEL, SMOOTH
BENJAMIN MOORE OC-65 CHANTILLY LACE
- 2. FIBER CEMENT PANEL, SMOOTH
BENJAMIN MOORE 2120-10 JET BLACK
- 3. VINYL WINDOW
WHITE
- 4. C CLEAR CEDAR PRIVACY FENCE
CLEAR FINISH
- 5. VG CLEAR CEDAR SIDING, HORIZONTAL
STAIN CABOT SEMI-TRANSPARENT ULTRA WHITE



SOUTH ELEVATION

SCALE: 1" = 20'



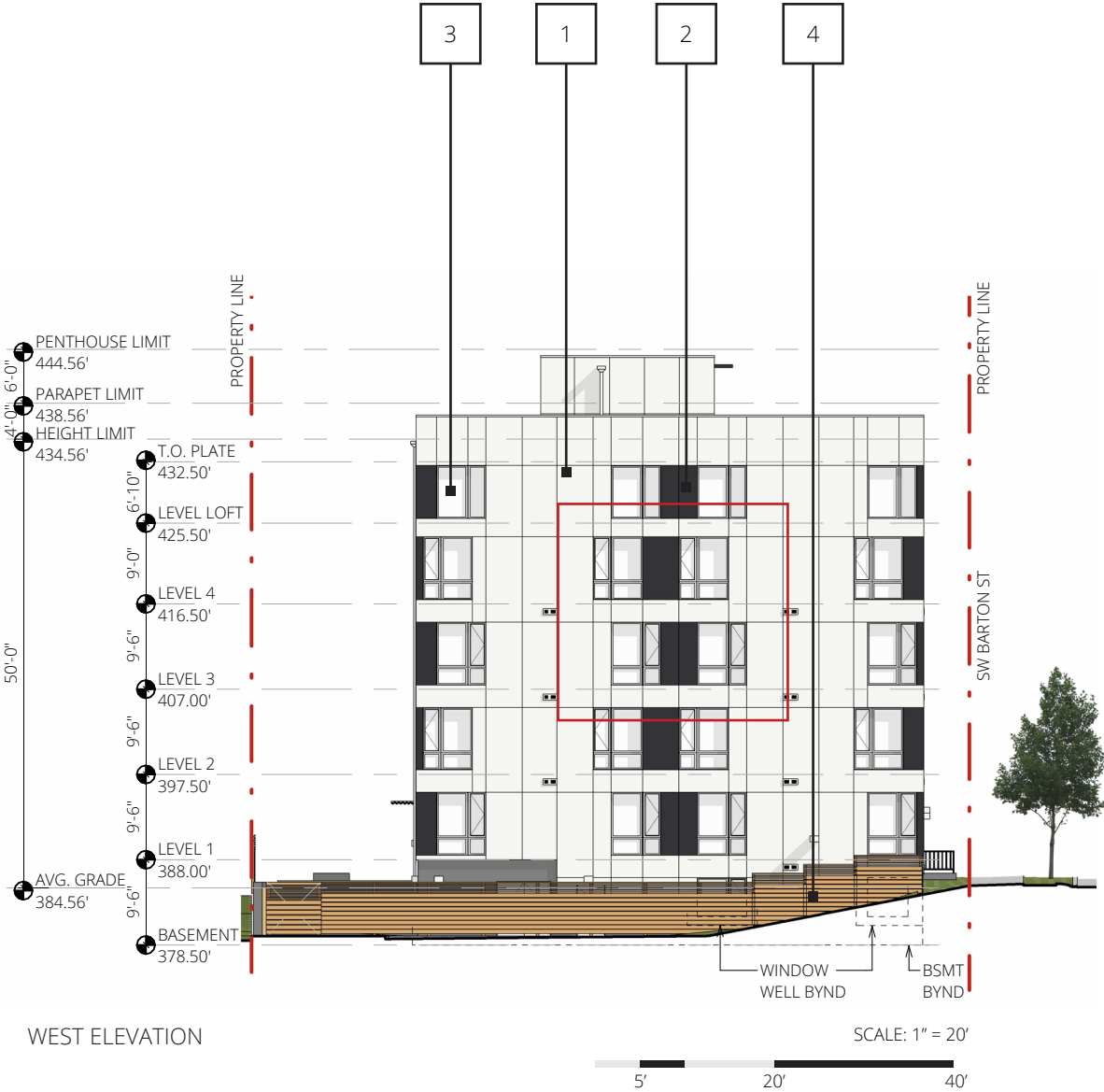
EAST ELEVATION

SCALE: 1" = 20'



- 1. FIBER CEMENT PANEL, SMOOTH
BENJAMIN MOORE OC-65 CHANTILLY LACE
- 2. FIBER CEMENT PANEL, SMOOTH
BENJAMIN MOORE 2120-10 JET BLACK
- 3. VINYL WINDOW
WHITE
- 4. C CLEAR CEDAR PRIVACY FENCE
CLEAR FINISH
- 5. VG CLEAR CEDAR SIDING, HORIZONTAL
STAIN CABOT SEMI-TRANSPARENT ULTRA WHITE

BUILDING ELEVATIONS: WEST



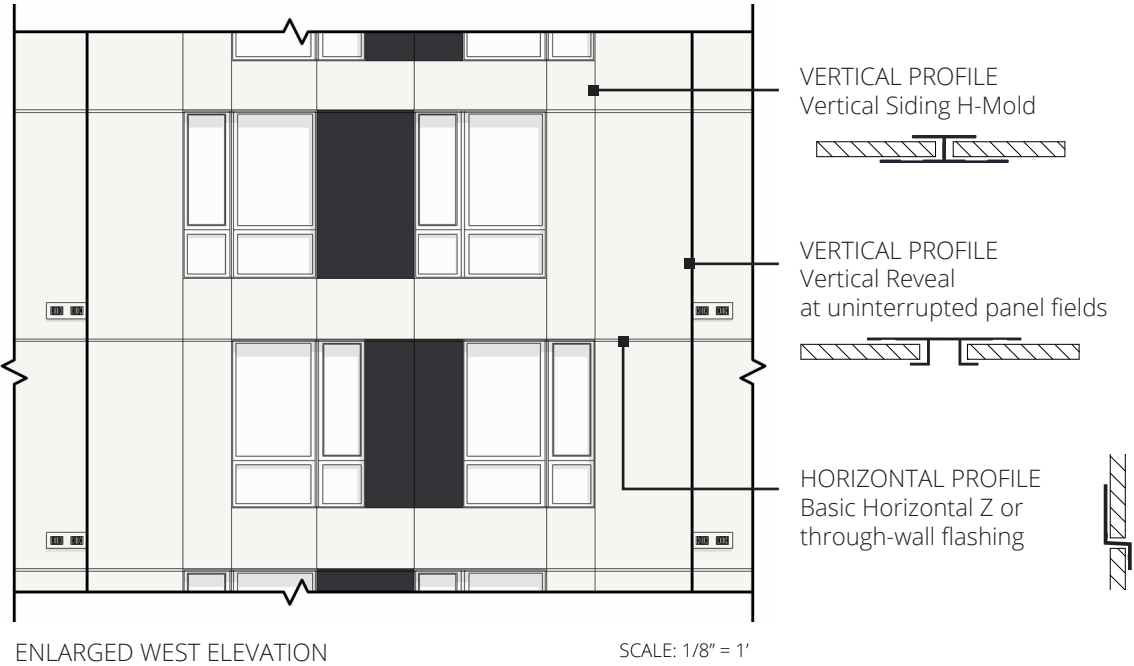
MATERIAL SELECTION STRATEGY

- 3d
- 5

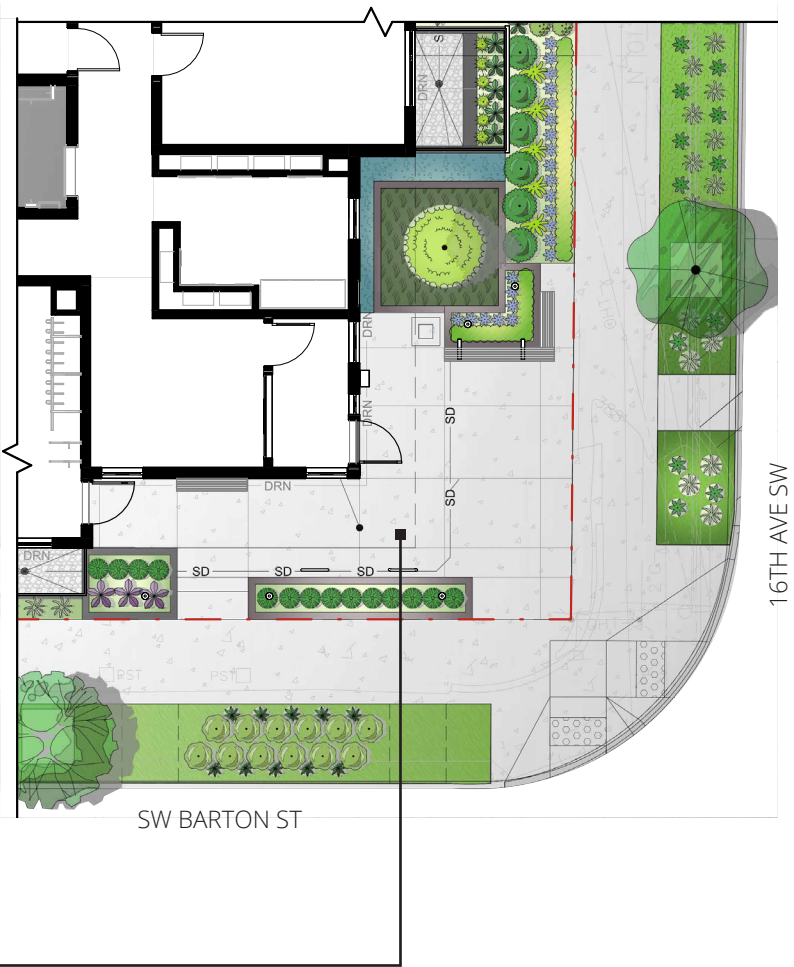
Fiber-cement panel siding is used throughout to create a cohesive architectural concept, accented by different panel widths and infill window groupings (CS3.A.4). The cladding's consistent application is refined with opening locations used to further reinforce the concept. A hierarchy of panel joints create subtle variation on the facade to add detail to the composition.

Cedar was chosen at the entry plaza and privacy screening for the warmth and texture it brings to the street level (PL3.A.1).

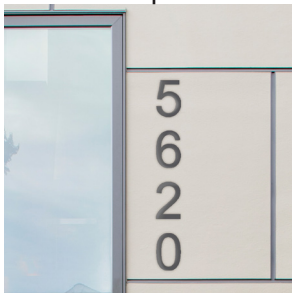
Vent shrouds, lighting fixtures, and downspouts provide smaller scale texture on the facades.



1. FIBER CEMENT PANEL, SMOOTH
BENJAMIN MOORE OC-65 CHANTILLY LACE
2. FIBER CEMENT PANEL, SMOOTH
BENJAMIN MOORE 2120-10 JET BLACK
3. VINYL WINDOW
WHITE
4. C CLEAR CEDAR PRIVACY FENCE
CLEAR FINISH
5. VG CLEAR CEDAR SIDING, HORIZONTAL
STAIN CABOT SEMI-TRANSPARENT ULTRA WHITE



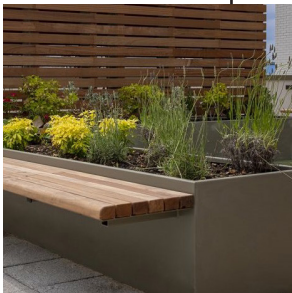
Cedar soffit & matching siding



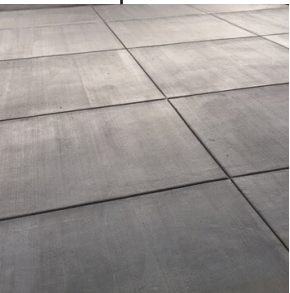
Address signage



Specimen Tree, Chief Joseph Lodgepole Pine (Replacement Tree)



Cast-in-place concrete planter with cedar bench



Brushed finish concrete pavement, saw cut per plan

ENTRY EXPERIENCE AND MATERIALITY



The recessed mass at the corner creates an identifiable and inviting building entrance (CS2.C.1). Cedar siding continues onto the soffit, providing a light and warm material at the entry and reinforcing the cut out volume. This serves to highlight the building's entry and to provide a human-scale experience.

Architectural features including built-in seating, low planters, and a focal tree refine the character of the transition space (PL3.A.1) .

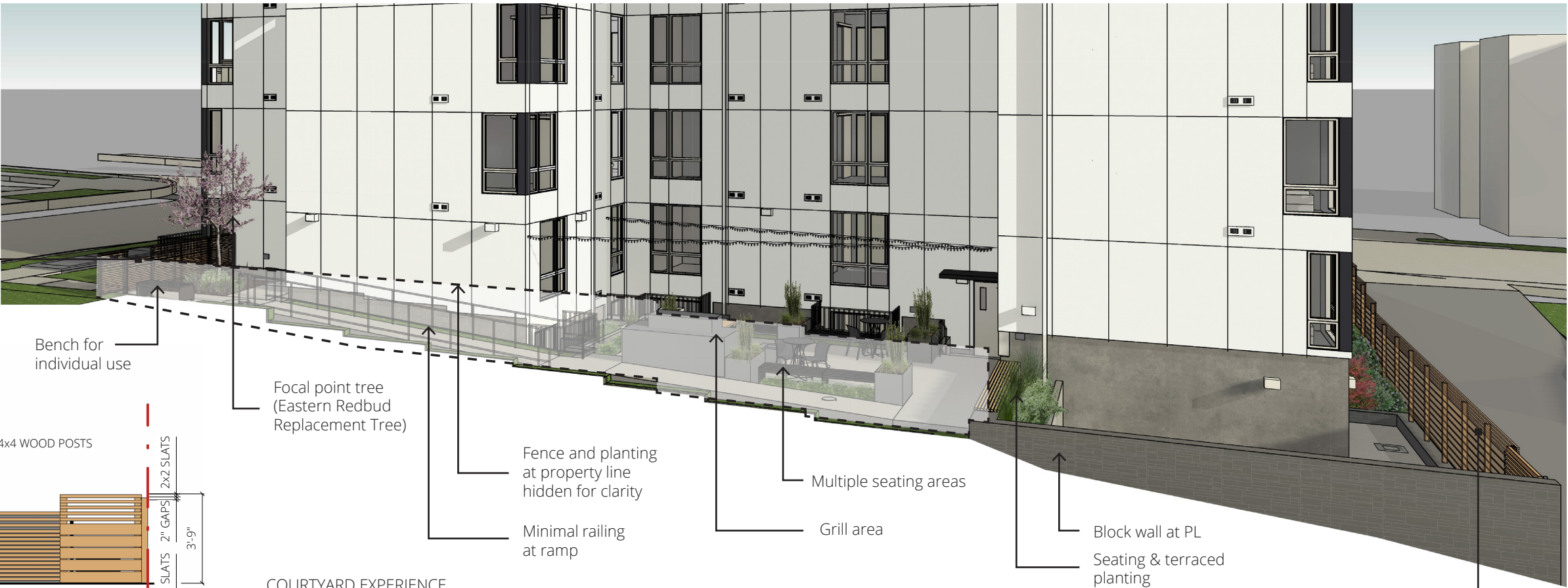
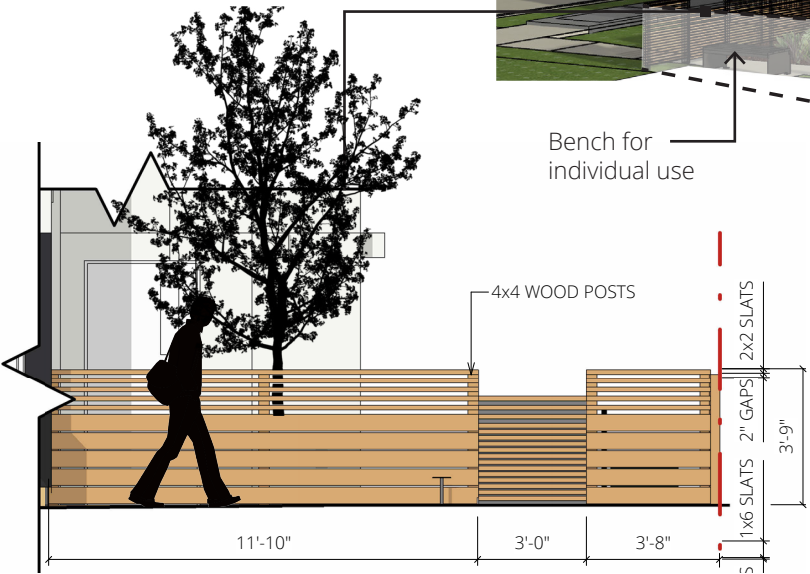
Saw cut concrete patterns at the plaza break down the ground plane to a smaller scale and distinguish the edge of the plaza from the adjacent sidewalk.

The bike room, located near the main building entrance and building elevator, provides easy and convenient access for both coming and going. An exterior door provides direct access to the bike room from the entry area, with weather protection and a nearby bench. Short-term bike stalls are also located near the lobby door (CS2.B.2 and PL4.A.2).

PEDESTRIAN PATH EXPERIENCE

5b 6c

The pedestrian connection from 16th Ave SW to the north courtyard has been refined. A low fence and gate provides a clear boundary for the residents while allowing a visual connection to the NE open space abutting the R.O.W. Dense landscaping and a 6' fence provide a buffer to adjacencies to the north.



COURTYARD EXPERIENCE

6b

Site furnishings break up the space to allow for smaller zones of activity. The area best suited for larger gatherings is situated away from the north property line to respect the privacy of adjacent residences.



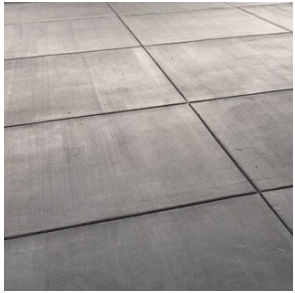
Bench



Metal guardrail



Metal planter



Control joints

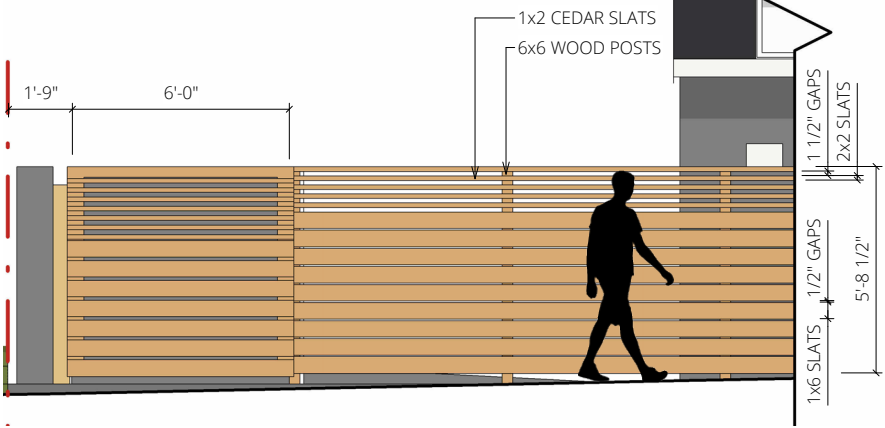


Block wall

TRASH ENCLOSURE EXPERIENCE

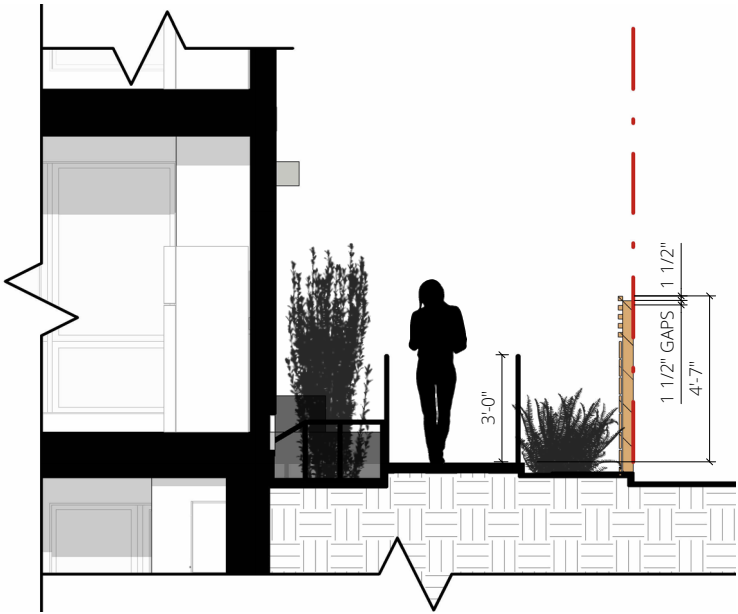
4g 4h 5b

For safety and security, a 6' wood fence with a 6'x6' sliding gate will demarcate the property from alley.



SOLID WASTE ACCESS GATE AT ALLEY

AMENITY COURTYARD ACCESS GATE AT SIDEWALK



AMENITY COURTYARD ACCESS RAMP EXPERIENCE

DEPARTURE REQUEST: REAR SETBACK

- 3a
- 4a
- 4d
- 4h

SMC 23.45.518.A - SETBACKS
Required: 15' Rear Setback
Proposed: 10' - 1" Rear Setback
Departure: 4' - 11" Encroachment Into Rear Setback (33% reduction of the required 15'-0" rear setback).

A departure is requested to reduce a portion of the required rear setback from the code required 15'-0" to 10'-1", a 33% reduction of the required setback. The departure distributes massing in a way that better responds to the Design Guidelines for this site and surrounding context than the prescribed Land Use Code requirements of section 23.45.518.A.
The surrounding context is underdeveloped and lacks substantial examples of recent design (see pg. 29 for context analysis). The proposed massing establishes a precedent in accordance with the Seattle Design Guidelines for future development in the surrounding area. See page 29 for additional analysis.

CS2-B.2 Connection to the Street:
The departure allows the massing to frame a space that is readily visible from the public way. The 'borrowed view' includes the east facing wall with windows, an Eastern Redbud tree, dense planting and small seating area. This composed area brings an on-site amenity adjacent to the ROW, and visual interest closer to the street.

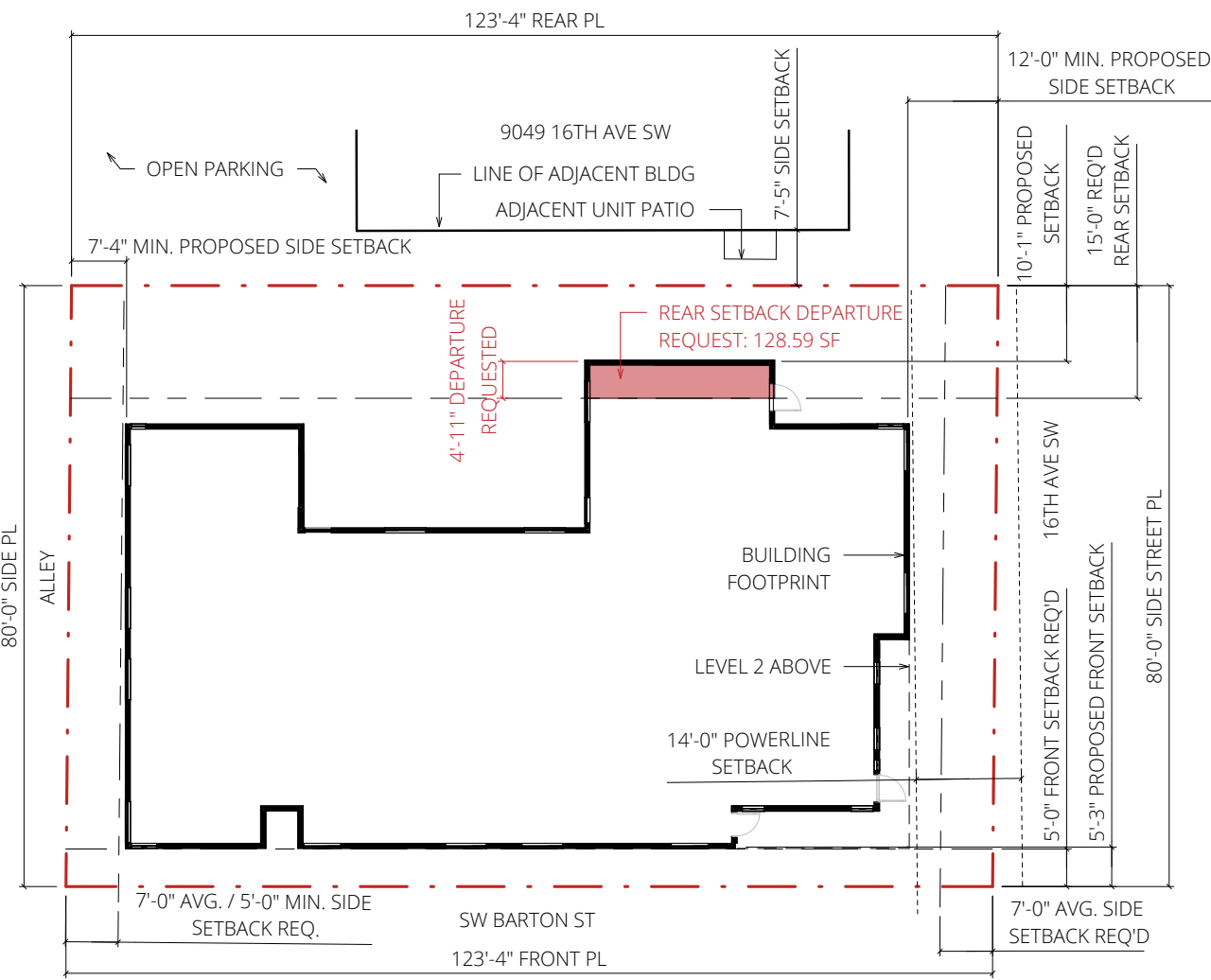
CS2-C.1 Corner Sites
The departure responds to the corner site condition. Even though the north yard is the 'rear', it acts as a side yard. The northeast corner creates a transition area that steps the massing back and towards the adjacent property.

CS2-D.1 Existing Development and Zoning:
The departure responds to the anticipated street frontage rhythm of 16th Ave SW as adjacent sites undergo in-fill development. Reducing the rear setback, which functions as a side setback along 16th Ave SW, is more in-line with the typical 7' average setback required on adjacent sites. At 10'-1", the proposed setback is approximately the average of a rear setback and side setback.

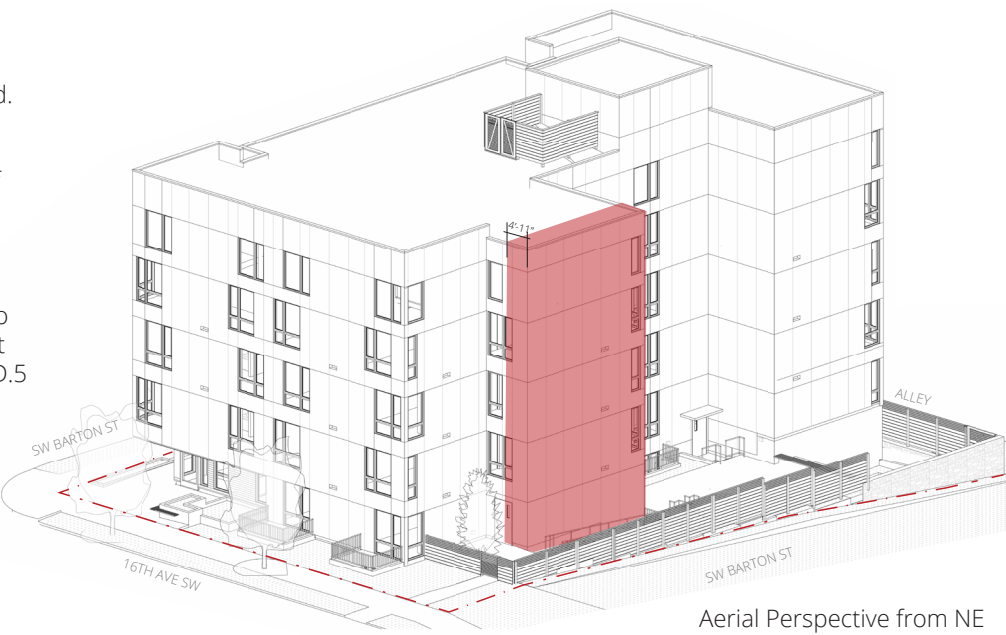
CS2-D.5 Respect for Adjacent Sites
The departure strategically pushes the bulk of massing towards the two street frontages while carving out an interior courtyard for the residents. The increased modulation along the north reduces daylighting impacts and allows for a generous buffer to the adjacent neighbors (present and future).

CS3-A.4 Emphasizing Positive Neighborhood Attributes: Evolving Neighborhoods:
The area of departure serves as an acknowledgment of the adjacent existing conditions while establishing a precedent for the neighborhood including the following:

- Establishes a strong urban edge to the block. A full rear setback in this context would introduce an inconsistency in the streetscape's built form. The overhead powerlines along 16th Ave SW will continue to push facades back from the street, regardless of zoning conditions.
- Provides a well-defined open space at the NE corner that contributes to the public realm's experience.
- Maintains a 10'-1" setback that is adequate to still allow visibility into the site from the 16th Ave SW R.O.W.



- Only 24 % of the overall building width encroaches into the required rear yard. All other portions are setback at least 18.59' with an average rear setback of 21.57' and a maximum rear setback of 32.42' for 36% of the building width.
- Windows at the rear setback encroachment are minimized. There are no windows at ground-level and no windows proposed above the adjacent apartments building's unit patio.(CS2-D.5 Height, Bulk, and Scale Respect for Adjacent Sites) (PL3.B.2) (PL3.B.1)..



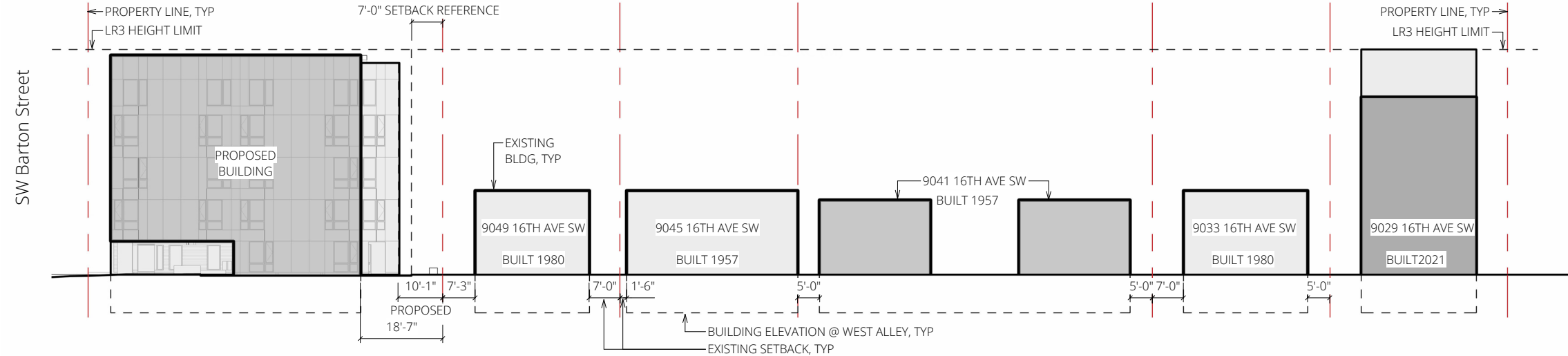
Aerial Perspective from NE

- There is no established architectural rhythm for this block of 16th Ave SW and the older structures are not consistent with current urban street experiences:
- Residences are not, for the most part, oriented towards the street - units are oriented parallel to the street.
 - Minimal or no fenestration facing the street (blank facades)
 - Parking in the front setback
 - Minimal to no landscaping in the front setback



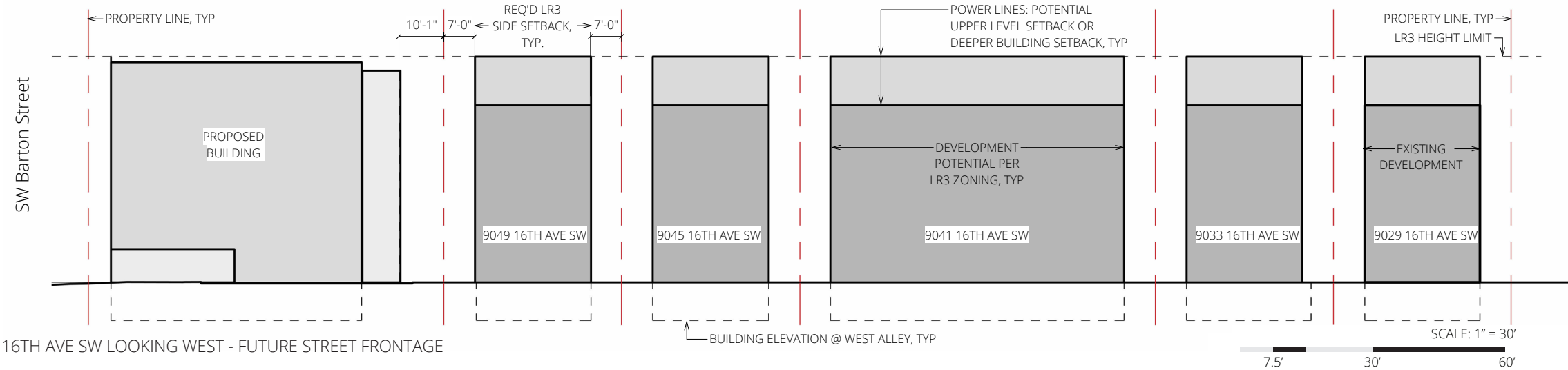
16TH AVE SW LOOKING WEST - EXISTING STREET FRONTAGE

The immediate existing context is underdeveloped. Existing buildings are at an age that significant new development/redevelopment is likely to occur during the proposal's lifespan. It is important to establish a precedent for forthcoming development and respond to existing context. The existing conditions vary in their setback from the street, creating an irregular street edge experience. The proposed development responds to the critical aspects of current adjacencies while also setting up the area for increased future development.



16TH AVE SW LOOKING WEST - EXISTING STREET FRONTAGE - ANALYSIS

The development potential of the street is LR3 zoning with similar height limit. The narrow lot width will likely push future development to minimum side setbacks, creating a strong street edge. The power lines that run along 16th SW will either push buildings back or create upper level setbacks. Regardless, the proposed project creates a strong end cap on the block, and open up to the corner. The proposed 10' setback further supports the rhythm of the future street edge.



16TH AVE SW LOOKING WEST - FUTURE STREET FRONTAGE



12328 33rd Ave NE (under construction)



3019 S Angeline St (under construction)



4734 31st Ave S



4735 32nd Ave S



5231 Rainier Ave S (under construction)



1728 12th Avenue



1715 12th Avenue