



3039890-EG
9057-9059 16th Ave SW
Early Design Guidance
9 January 2023

SHW

ADDRESS

9057-9059 16TH AVE SW
SDCI#3039890-EG

PROJECT TEAM

Owner	9057-9059 16TH AVE SW LLC
Architect	SHW
Surveyor	Terrane
Arborist	Layton Tree Consulting
Community Outreach	Natalie Quick Consulting

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	67
Vehicle Parking	none
Bicycle Parking	63 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 approximately 67 Small Efficiency Dwelling Units (SEDUs). No parking provided.

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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 pages 24-26, 31

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. See pages 24-26, 28, 30

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 provides privacy between the common amenity space and the neighbor. See pages 24-26, 29, 30, 31

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 24-26, 28, 30

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 adjacent right of way's. The prominent corner entry establishes a presence along both street frontages and provides additional transparency. See pages 24-26, 29, 30

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 pages 24-26, 31

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 24-26

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, including: the existing bus stop and community center to the east across 16th Ave SW, and 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 pages 24-26, 29

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 24-26, 30

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 24-26, 29, 30, 31

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URBAN DESIGN ANALYSIS

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) 5' 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	Façade Length	Maximum combined length of all portions of façades 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.

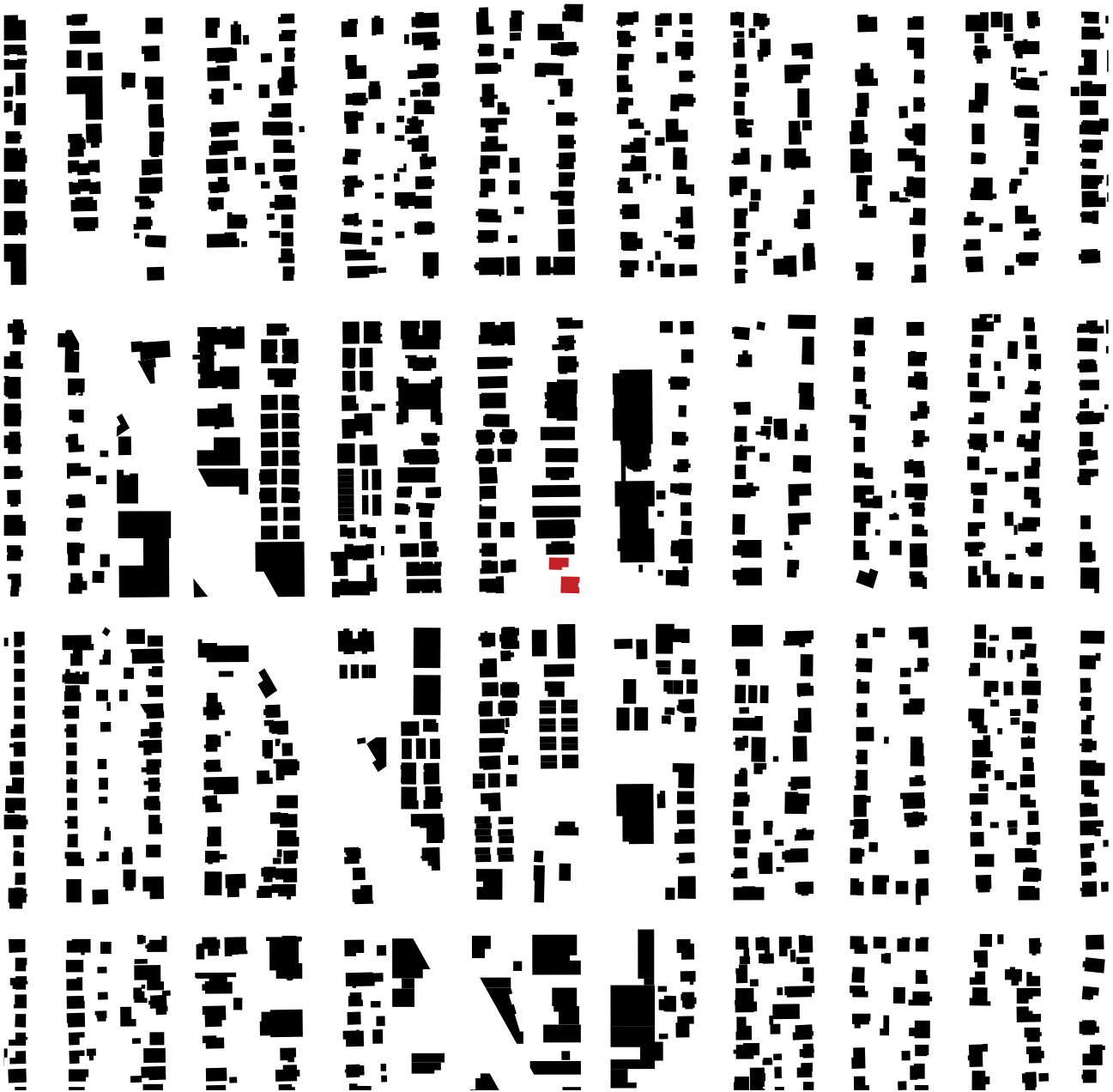
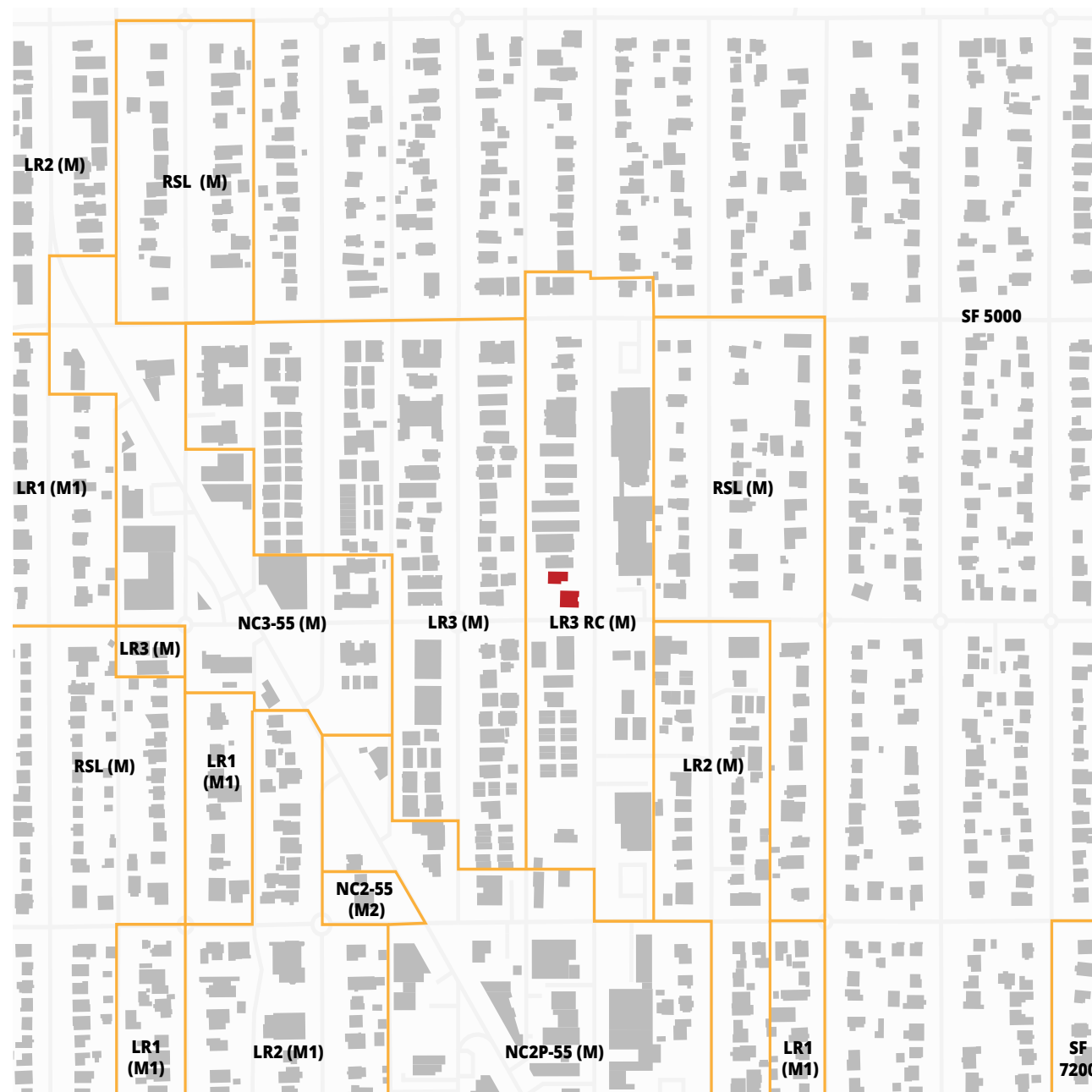


Figure - Ground





Zoning

The project site is zoned LR3 RC (M) located in the Westwood-Highland Park Residential Urban Village. Low Rise Zones abut 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.



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.

SCALE: NTS



AERIAL VIEW



View looking northwest (Aerial Image: 06/29/2021)

South Delridge Establishments

Restaurants / Bars



Boss Drive In

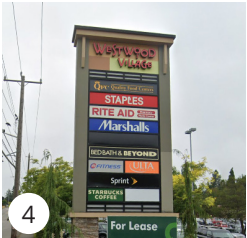


2 Fingers Social

Retail / Grocery



Good Dog Daycare



Westwood Village

Open Spaces / Parks



17th Ave Stay Healthy Street



White Center Pond Natural Area

Community Outreach



Westwood Christian Community



The Salvation Army

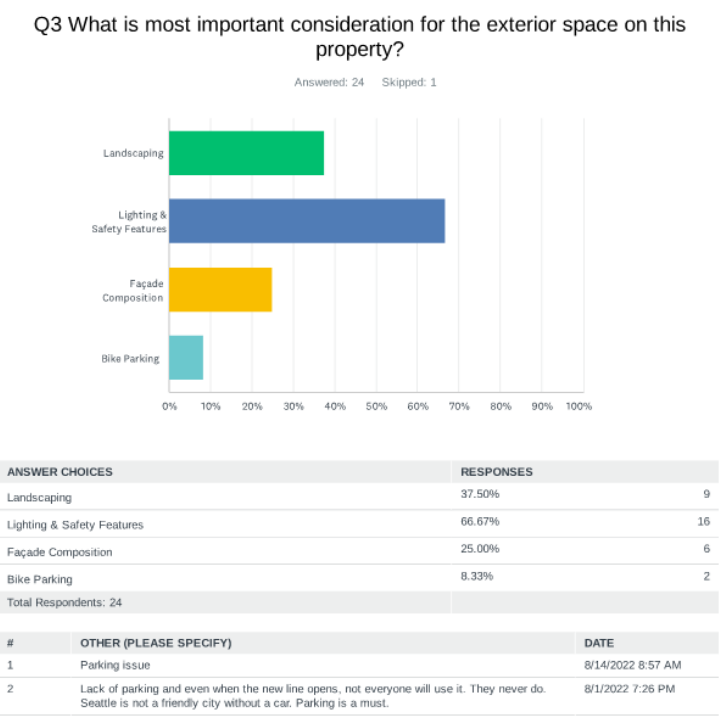
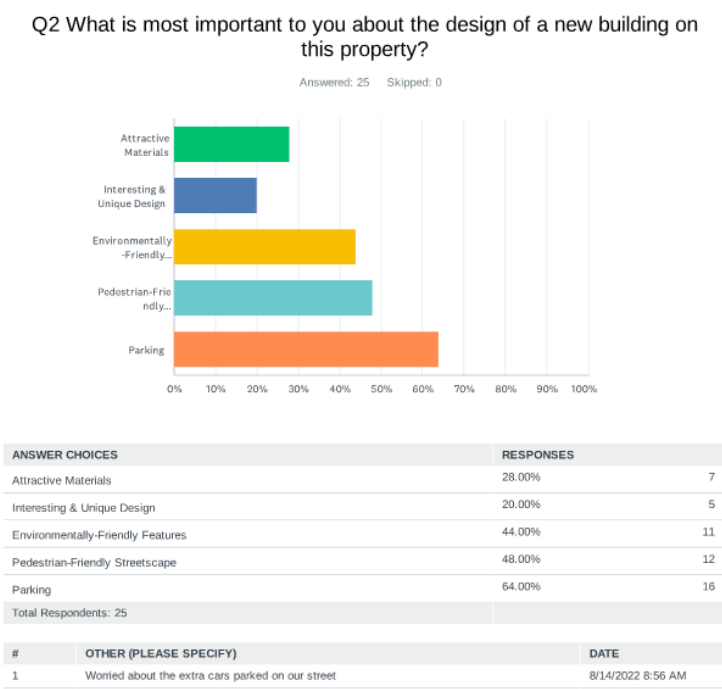
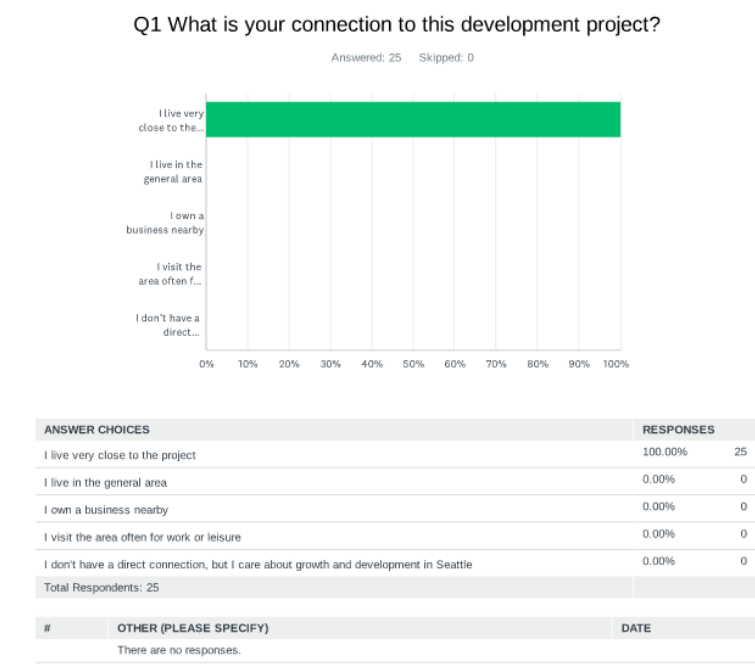
(Google Maps)

PROJECT WEBSITE RECEIVED 2 TOTAL RESPONSES. ONLINE SURVEY RECEIVED 25 TOTAL RESPONSES. PROJECT EMAIL ACCOUNT RECEIVED 1 TOTAL RESPONSES.

SUMMARY OF COMMENTS/QUESTIONS

- DESIGN & CHARACTER: When asked what is most important about the design of a new building on this property, 64 percent of survey respondents said parking; 48 percent said pedestrian-friendly streetscape; 44 percent said environmentally friendly features; 28 percent said attractive materials; and 20 percent said interesting and unique design. Several respondents encouraged high-quality, innovative, attractive, aesthetically pleasing design with a well-lit entrance/ articulating façade that is more appealing than the neighboring multi-family buildings constructed over the past several years. Many respondents encouraged incorporating safety/security features including ample lighting, preventing hiding places and anti-graffiti surfaces.
- EXTERIOR: When asked what the most important consideration is for the exterior space on this property, 67 percent of survey respondents said light and safety features; 38 percent said landscaping; 25 percent said façade composition; and 8 percent said bike parking. Respondents encouraged landscaping the perimeter to beautify the area.
- ACCESSIBILITY/IMPACTS: One respondent noted that accessibility is one of the top considerations for making this building successful. Several respondents encouraged being kind, adding value, building community, and not ruining the neighborhood. One respondent noted that adding density is great.
- PARKING: Many respondents expressed concern about extra cars as there is hardly any street parking in the area/most people use street parking, the area has non-amazing transit access, people will not want to park far from where they live as the area has high car break-ins, the crowded streets pose bikes, pedestrians and driver safety hazards, and Seattle is not a friendly city without a car. Several respondents suggested it would be hostile to build 67 units without parking and one respondent suggested including a parking garage for at least 75 percent of the building’s tenants.
- AFFORDABILITY: Numerous respondents encouraged providing places for low-income tenants to live that will not displace those who have lived in the neighborhood for years and encouraged keeping the neighborhood affordable while welcoming working class, diverse families and communities.
- LOCATION/SITE: . Numerous respondents encouraged the project team to understand the financial, disability and cultural make-up of the area and noted that a small neighboring business is being displaced with the project; that the corner is home to many trailers; that a strip of businesses two blocks down has squatters; and there is gun violence, theft and drug activity, but this is an amazing location in terms of community, access to amenities and transit.
- INTERIOR: A few respondents encouraged having family-friendly, multi-bedroom units for working families and including air conditioning. One respondent encouraged having a rooftop deck with vegetable garden space like a pea patch for residents.

- RETAIL: A couple of respondents noted that White Center needs new life/better restaurants and encouraged the project team to consider commercial storefronts to draw additional small businesses to the neighborhood.
- INFRASTRUCTURE: One respondent noted that they value infrastructure to support additional residents in the neighborhood including bike lanes, bus routes, sidewalks, landscaping and lighting.
- CONSTRUCTION: One respondent encouraged the project team to provide realistic timelines for completion and communicate progress with neighbors regularly since people will lurk or squat when construction is paused.
- SUPPORT: Several respondents noted that they’re excited and this is a welcome development for the property as the building has been an eye-sore/problem for 15+ years and expressed hope that a housing project provide more options to the market and help boost the neighborhood appeal. Other respondents encouraged completing the project quickly and investing in protecting it/ the surrounding neighbors. One respondent noted that bringing additional population to the area may deter crime and squatting in the area as well as lessen the amount of parked trailers.



CONTEXT ANALYSIS

PROPOSED DEVELOPMENT - MULTI-FAMILY/MID-RISE

PRECEDENT ANALYSIS

- Massing and materiality establish a simple and consistent language.
- Methods to order the composition vary by development however a minimal number of materials are used consistently.
- Infill panels are commonly used to accent window patterns or provide color or contrast.
- Building entries are located at the corner at corner sites and are centrally located at mid-block sites.
- Entries are further distinguished by building recesses, overhangs and canopies.
- Ground related residences are provided with a landscape buffer.



9218 18th Ave SW (Caron Architecture)



9208 20th Ave SW (Atelier Drome)



8854 Delridge SW (Sazei Design Group LLC)



9225 16th Ave SW (Ryan Rhodes Designs)



9402 18th Ave SW (Arsene Construction)



8822 9th Ave SW (Wittman Estes)

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STREETSCAPE : 16TH AVE SW

1. 16TH AVE SW LOOKING WEST



2. 16TH AVE SW LOOKING EAST



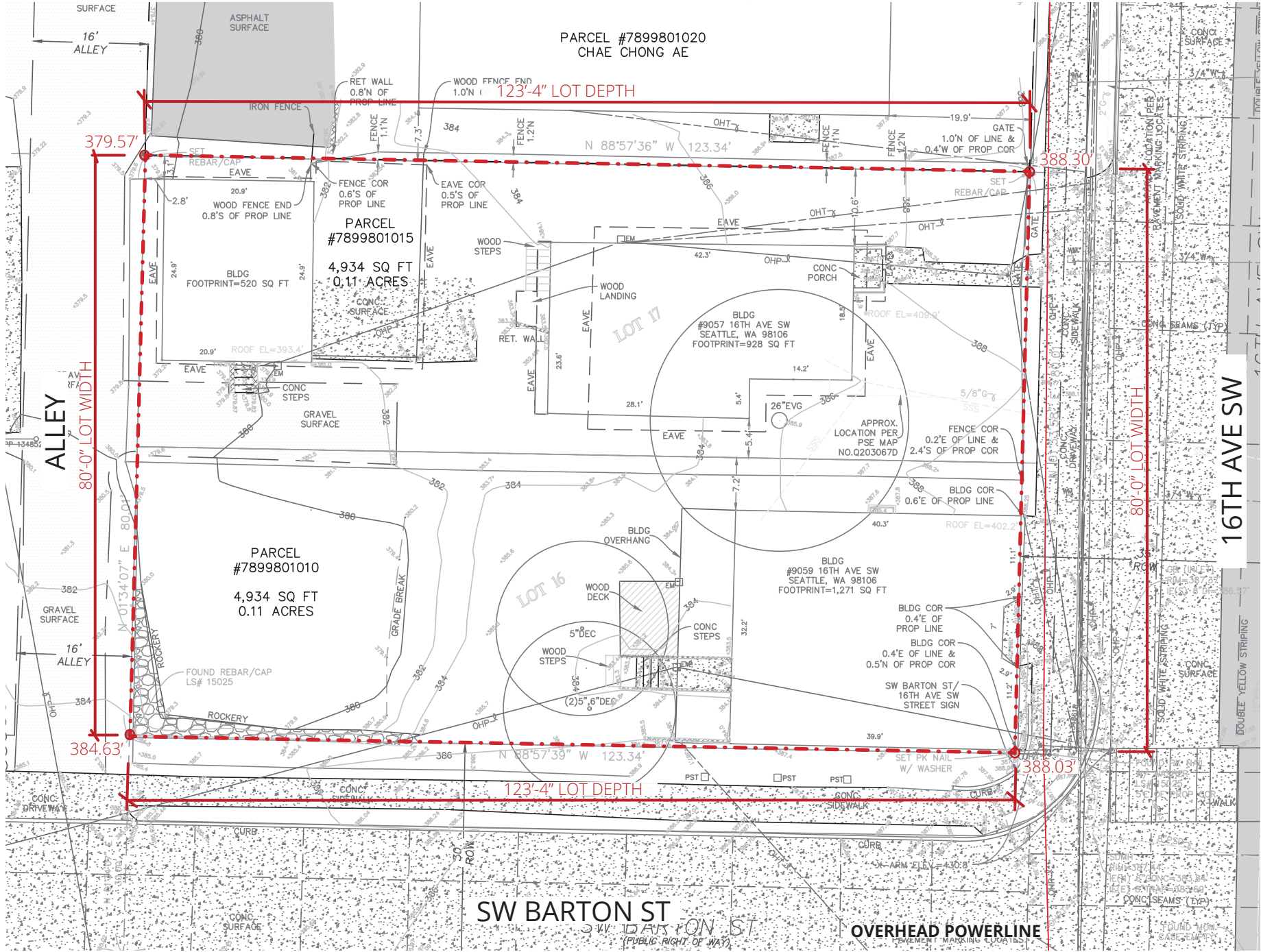
3. SW BARTON ST LOOKING NORTH



4. SW BARTON ST LOOKING SOUTH



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



1. Looking northeast from SW Barton St



2. Looking northwest from SW Barton St



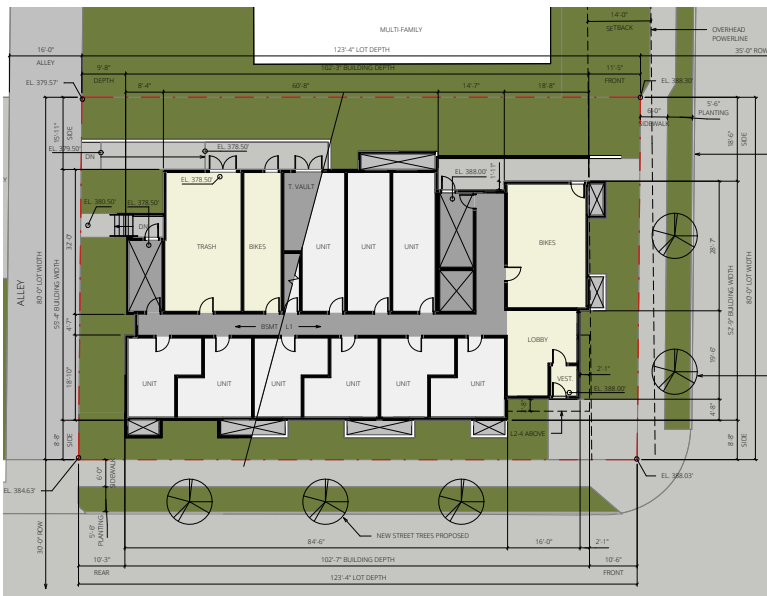
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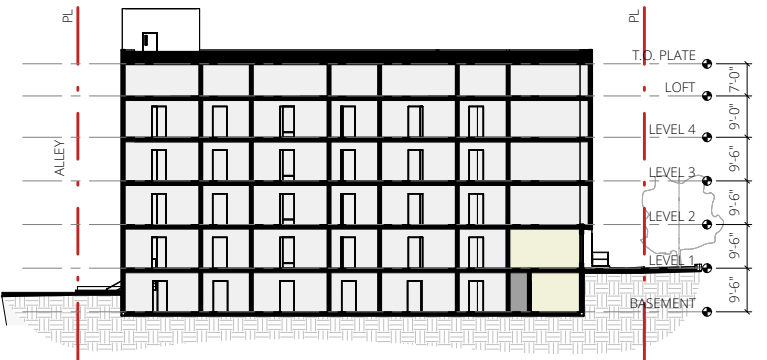
3. Looking west from 16th Ave SW



4. Looking southwest from 16th Ave SW



Plan: Scheme A - Bar (Code Compliant)



Section: Scheme A - Bar (Code Compliant)



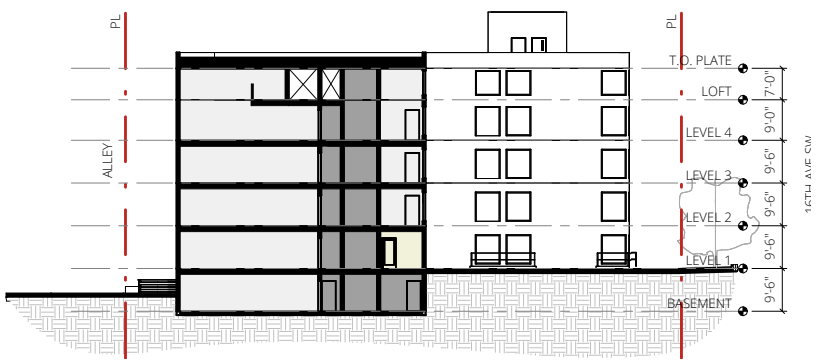
Perspective: Scheme A - Bar (Code Compliant)

Scheme A - Bar (Code Compliant)

- Opportunities:
- Entrance and lobby at the corner allows for increased visibility and connections to the neighborhood
 - Wide landscape buffer at the north provides options for privacy to neighbors
- Constraints:
- Massing restricts opportunities to respond to context and provide a clear architectural concept
 - Units at north face adjacent property
 - Stair penthouse creates bulk at alley facade
 - Amenity space lacks opportunity for large gatherings or a variety of uses



Plan: Scheme B - L-Shape (Alternate)



Section: Scheme B - L-Shape (Alternate)



Perspective: Scheme B - L-Shape (Alternate)

Scheme B - L-Shape (Alternate)

- Opportunities:
- Plaza at street corner allows for a large and active pedestrian space
- Constraints:
- Departure required
 - Massing pushed to the property lines "turns its back" to neighbors and creates privacy concerns
 - Entrance location in far plaza corner has visibility issues
 - Outdoor trash area raises concerns over odors
 - Amenity areas adjacent to right-of-way are difficult to create secure and private common areas for resident
 - Corner massing fragments the street frontage

Scheme C -U-Shape (Preferred)

Opportunities:

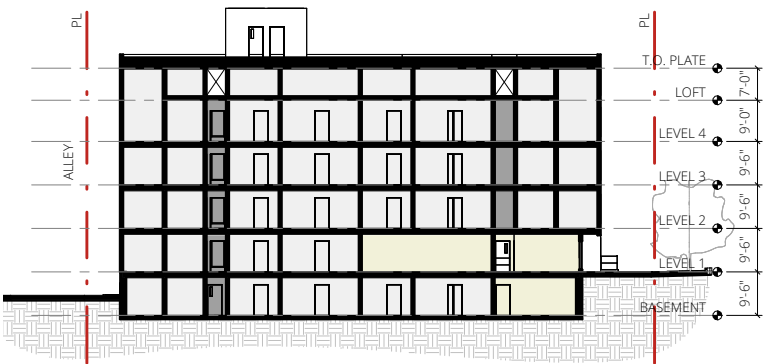
- Modulation and articulation can be used to break down massing and provide a clear architectural concept
- Massing pushed away from north neighbor provides opportunity for privacy with a landscape buffer
- Courtyard offers generous options for resident amenity spaces
- Entrance and lobby at the corner increase visibility and connections
- A strong street edge and corner is defined through massing

Constraints:

- None



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



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



Perspective: Scheme C - U-Shape (Preferred)

SITE PLAN: SCHEME A - BAR (CODE COMPLIANT)

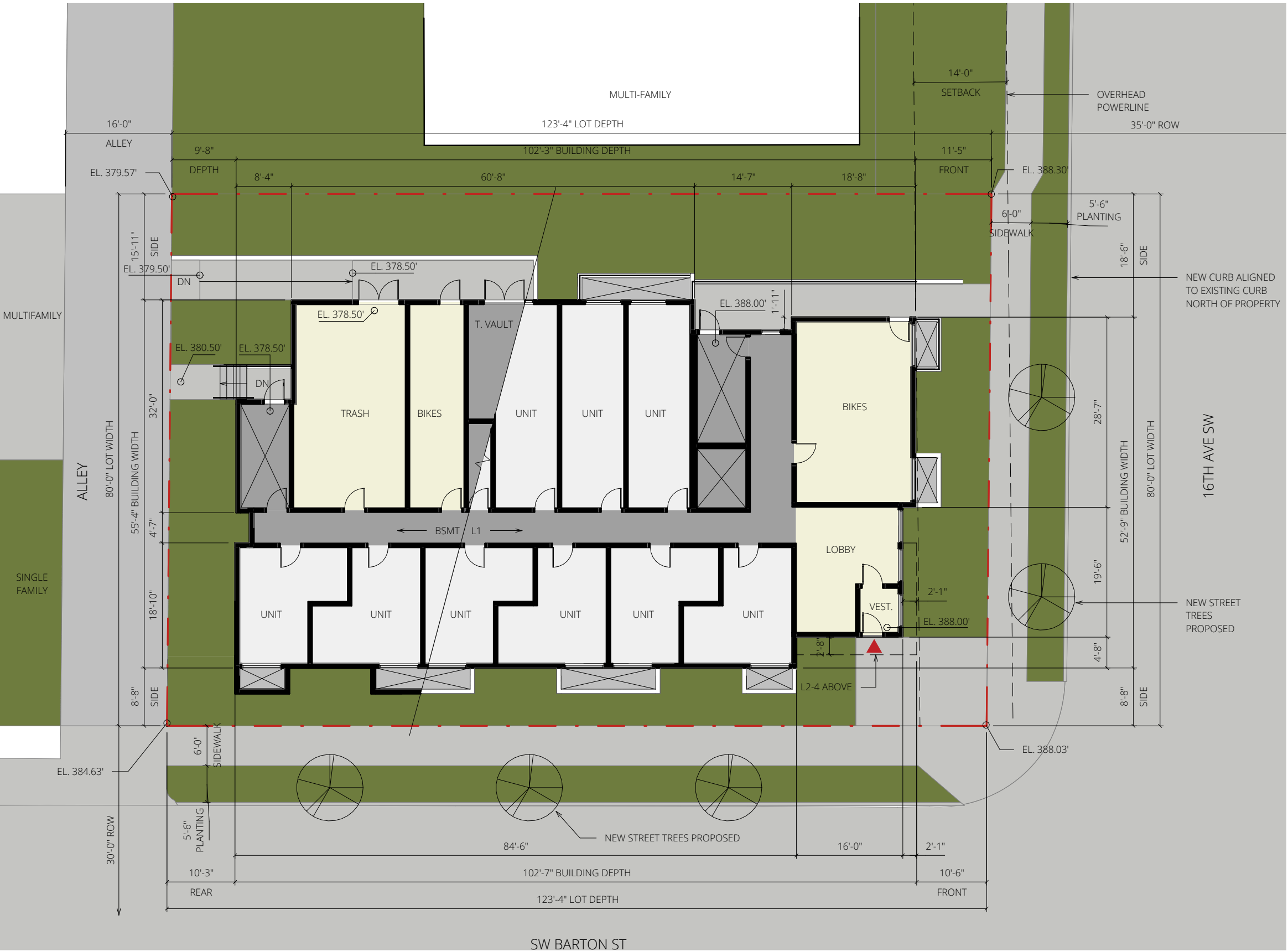
Scheme A - Bar (Code Compliant)

Units: 67 SEDUs
FAR: 2.29
GFA: 22,674 sf
GSF: 27,881 sf
Pros:

- No Departures
- Visible lobby and entrance at the corner
- Wide landscape buffer at north

Cons:

- Massing provides no connection or response to context
- Lacks a cohesive architectural concept
- Units at north face adjacent property
- Stair penthouse adds bulk at alley facade
- Amenity space lacks opportunity for large gatherings

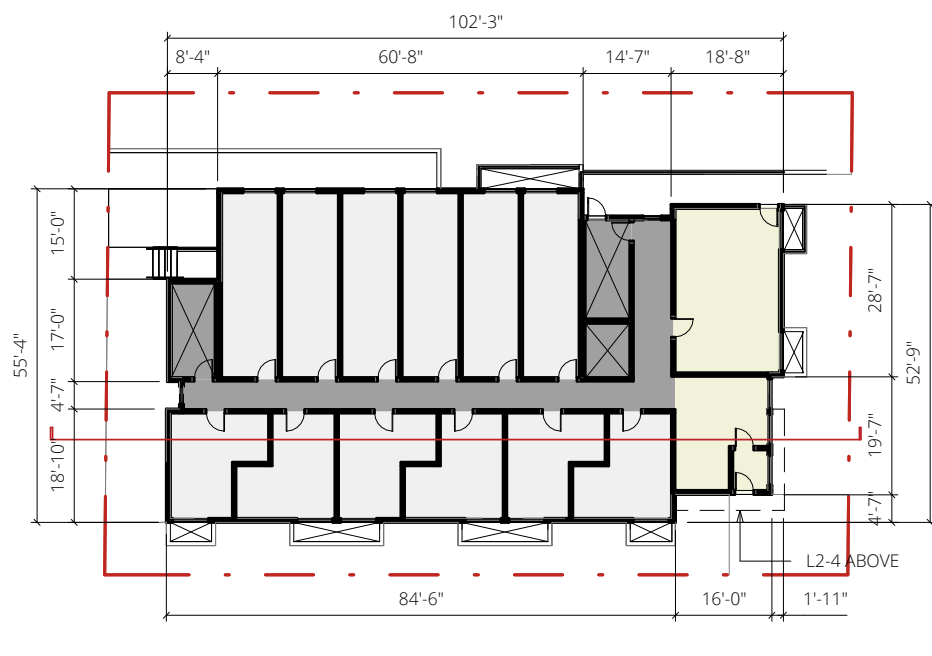


- Entry
- Residential
- Common Building Services
- Circulation / Mechanical

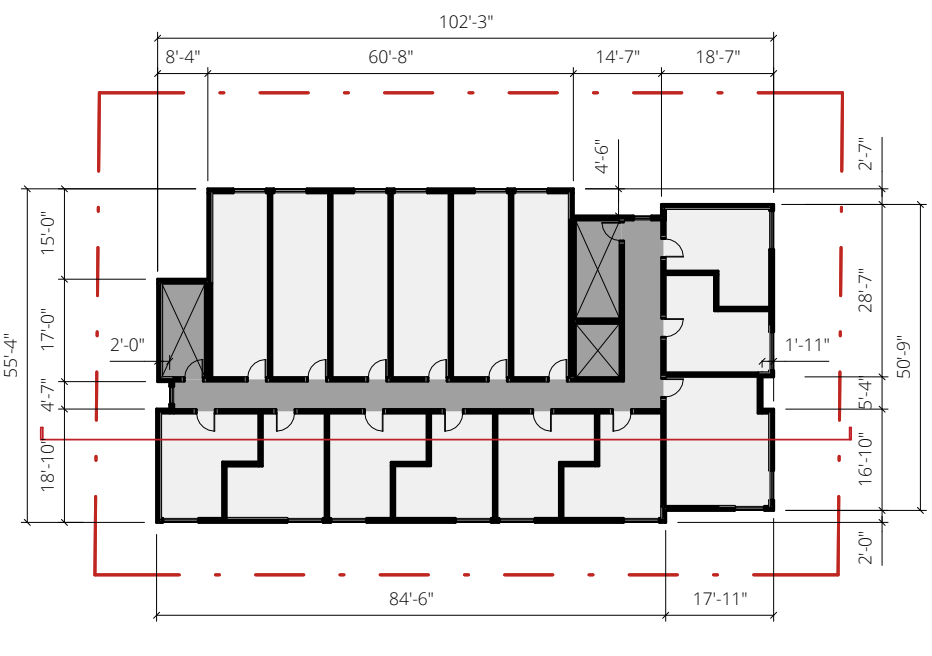
SCALE: 1/16" = 1'-0"



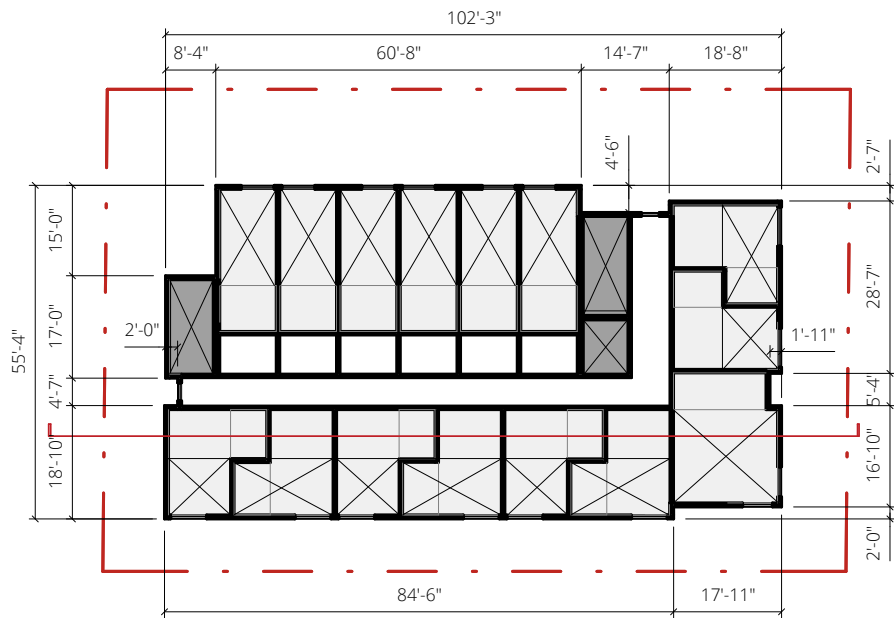
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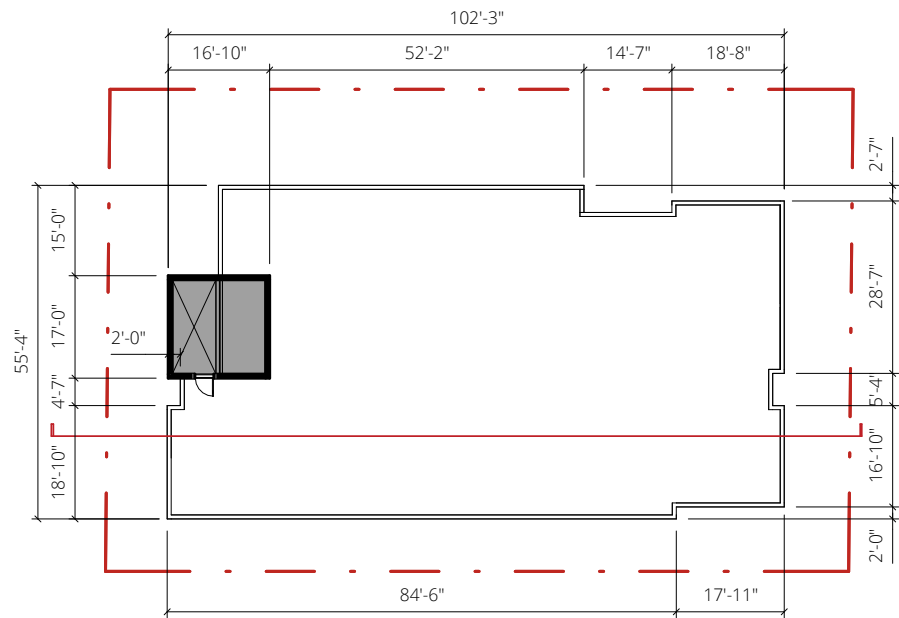
Level 1



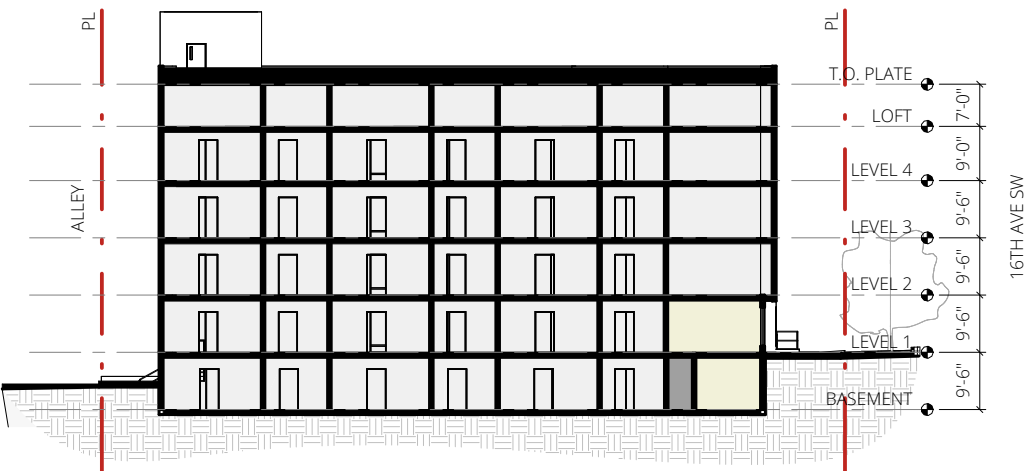
Level 2 - 4



Loft



Roof



Section

- Residential
- Common Building Services
- Circulation / Mechanical

SCALE: 1/32" = 1'-0"



2. Looking northeast from SW Barton St



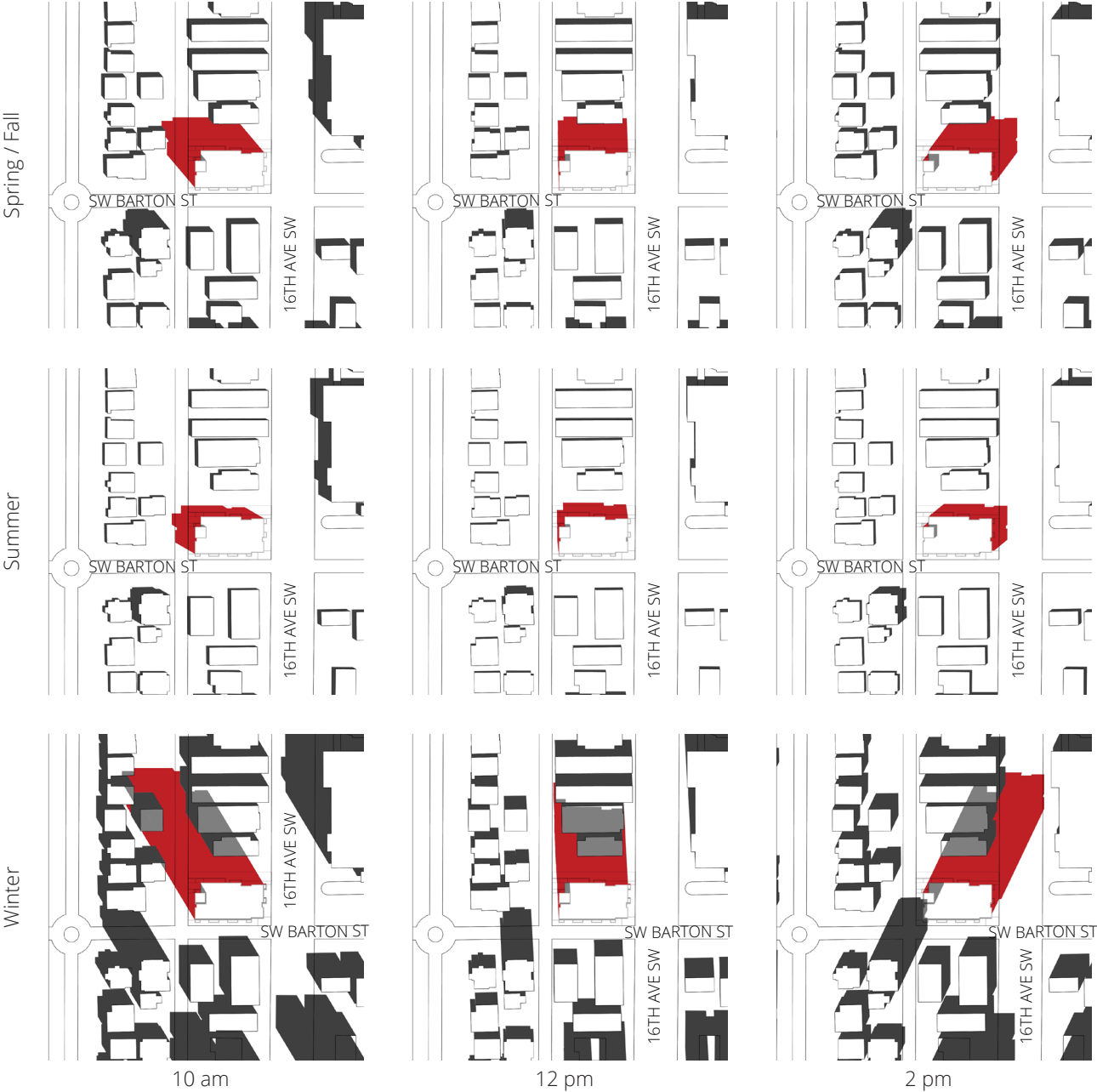
3. Looking southeast from the alley



4. Looking southwest from 16th Ave SW

 SCALE: NTS

No Departures Requested



SCALE: NTS 

SITE PLAN: SCHEME B - L-SHAPE (ALTERNATE)

Scheme B - L-Shape (Alternate)

Units: 67 SEDUs
FAR: 2.29
GFA: 22,590 sf
GSF: 27,945 sf
Pros:

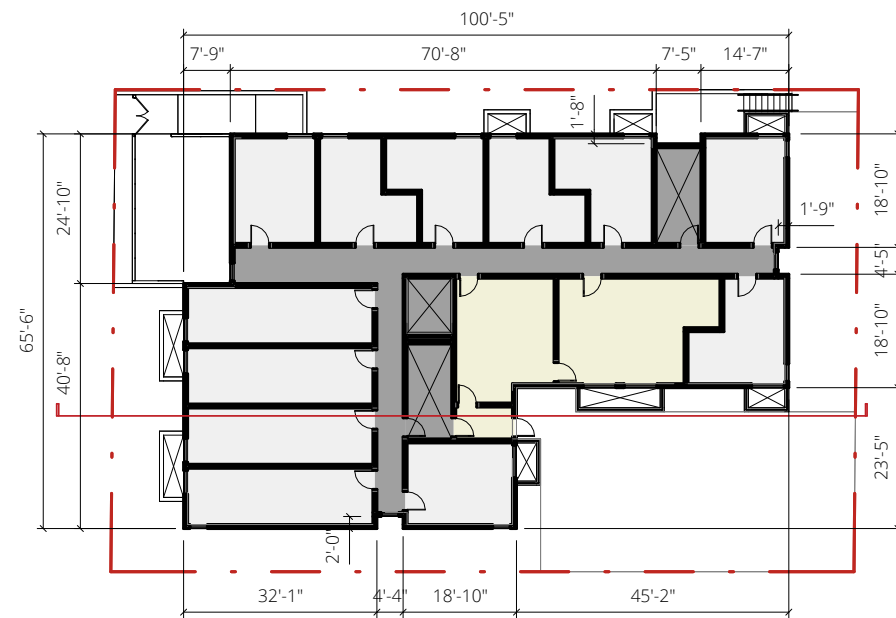
- Plaza creates a large and active pedestrian space at street corner
- Cons:
 - Departure required
 - Massing is pushed to all property lines to accommodate entry plaza and “turns its back” to neighbors
 - Entry in far plaza corner is not immediately visible on approach
 - Outdoor trash area
 - All amenity areas are adjacent to right-of-way, lacks private and secure amenity areas for residents
 - Corner massing fragments the street frontage



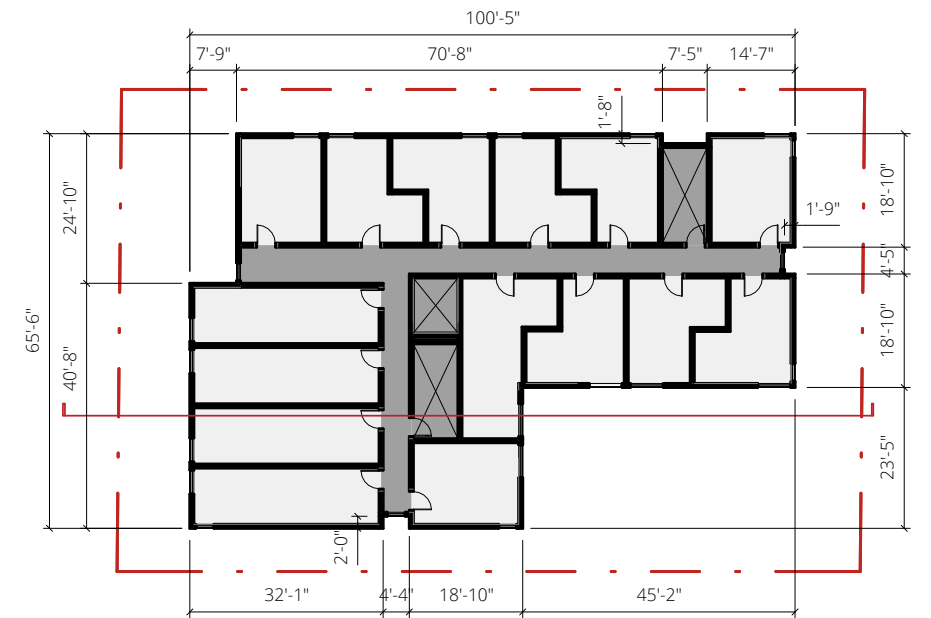
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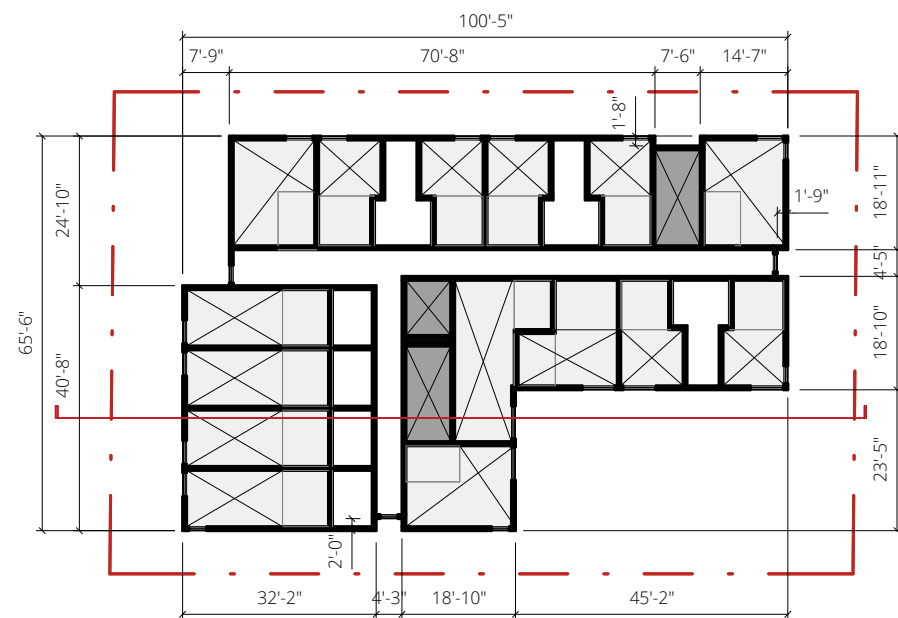
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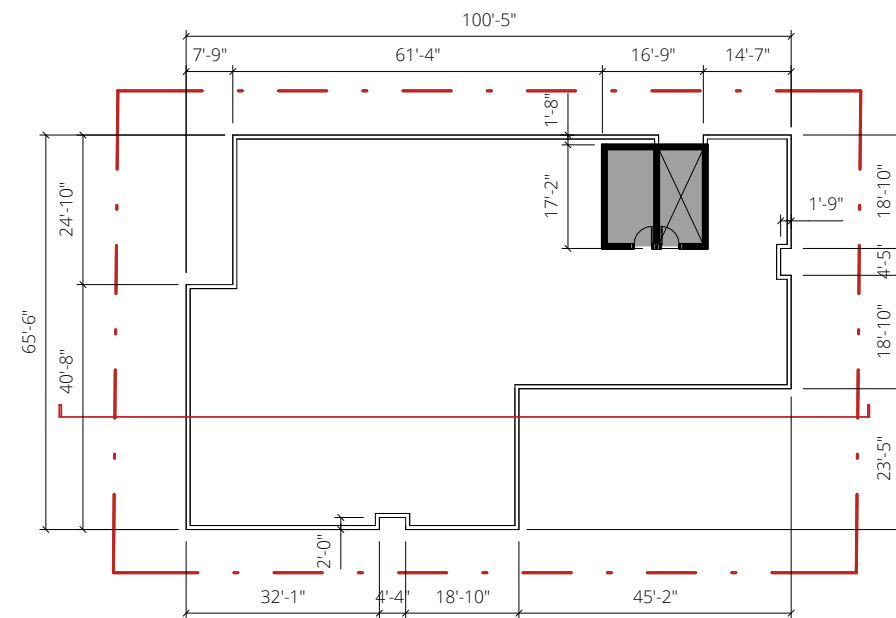
Level 1



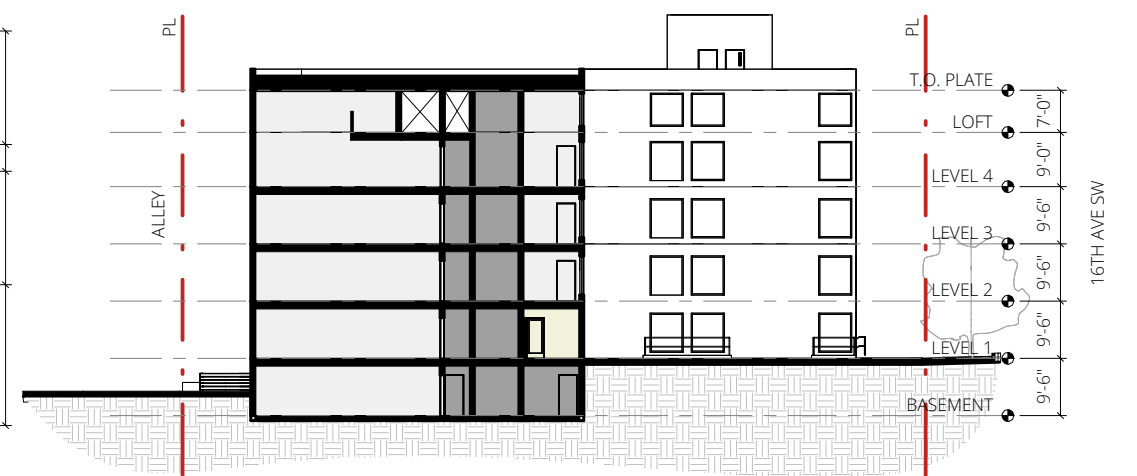
Level 2 - 4



Loft



Roof

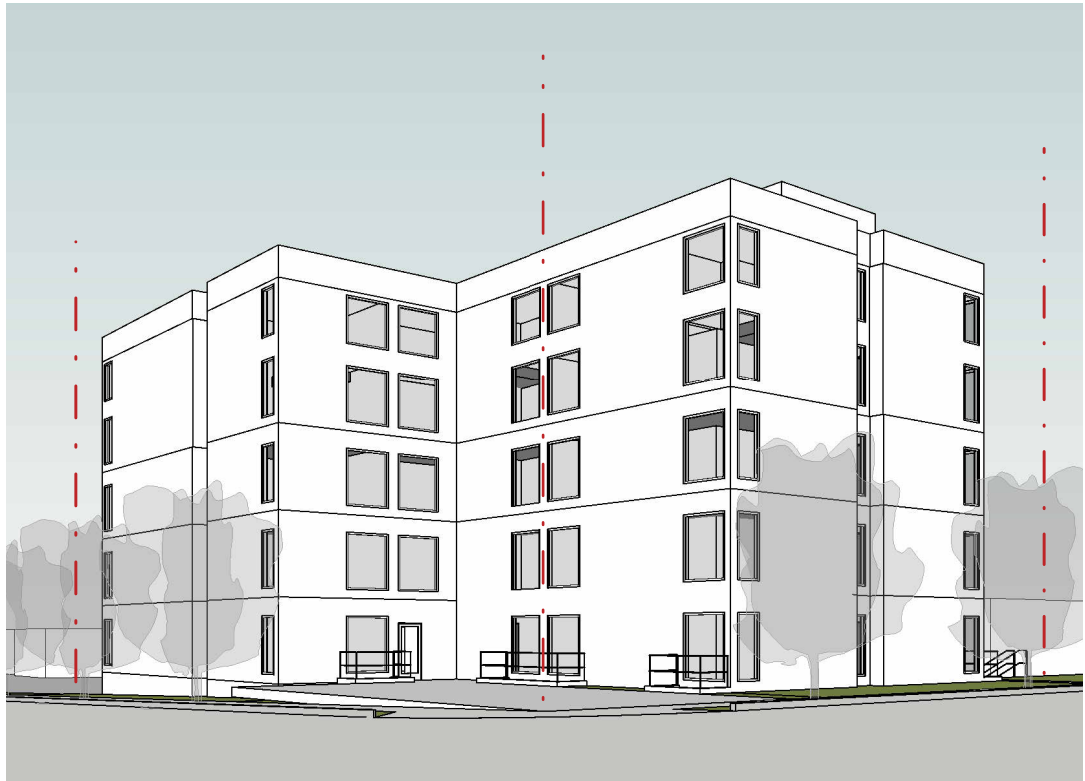


Section

- Residential
- Common Building Services
- Circulation / Mechanical

SCALE: 1/32" = 1'-0"





1. Looking northwest from 16th Ave SW



2. Looking northeast from SW Barton St



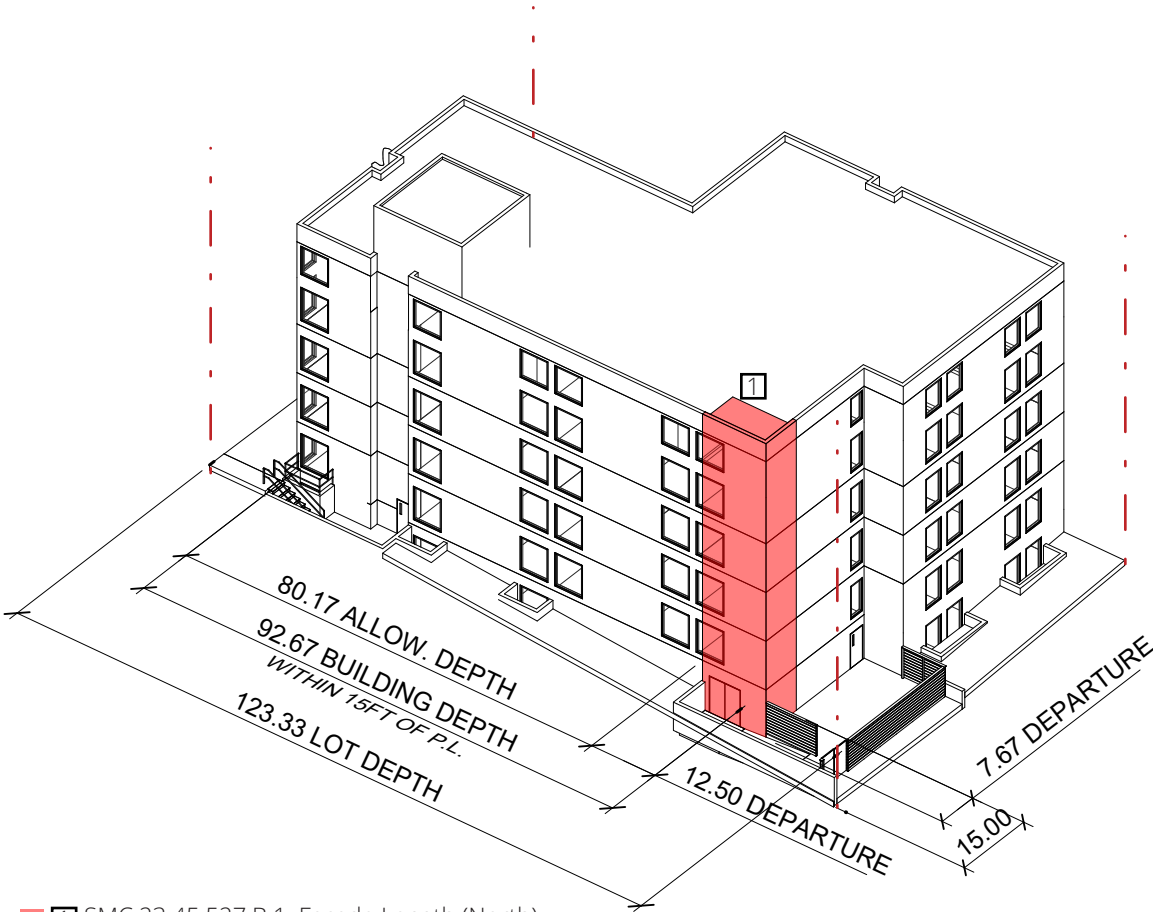
3. Looking southeast from the alley



4. Looking southwest from 16th Ave SW

 SCALE: NTS

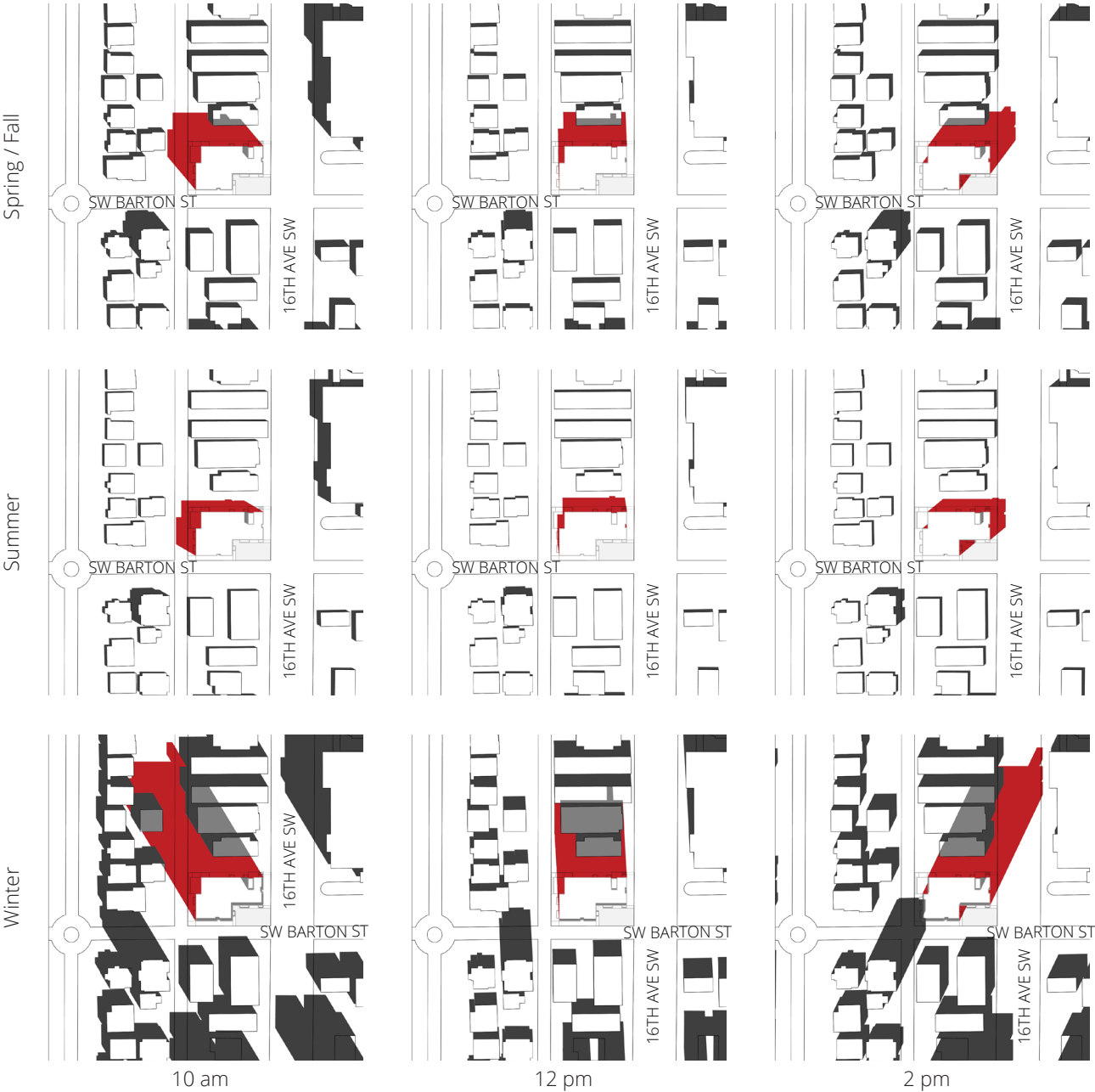
DEPARTURES: SCHEME B - L-SHAPE (ALTERNATE)



1 SMC 23.45.527.B.1: Facade Length (North)
REQUIRED: Facades within 15' of side lot line not to exceed 65% of lot depth (123.33' * 0.65 = 80.17')
PROPOSED: 75.14% or 92.67'

- Guidelines / Justification:
- Departure allows massing to push further north to accommodate large corner plaza (CS2.B.2 Connection to the Street, CS2.C.1 Corner Sites)

SUN STUDY: SCHEME B - L-SHAPE (ALTERNATE)



SCALE: NTS

SITE PLAN: SCHEME C - U-SHAPE (PREFERRED & CODE COMPLIANT)

Scheme C -U-Shape (Preferred)

Units: 67 SEDUs
FAR: 2.28
GFA: 22,519 sf
GSF: 28,512 sf
Pros:

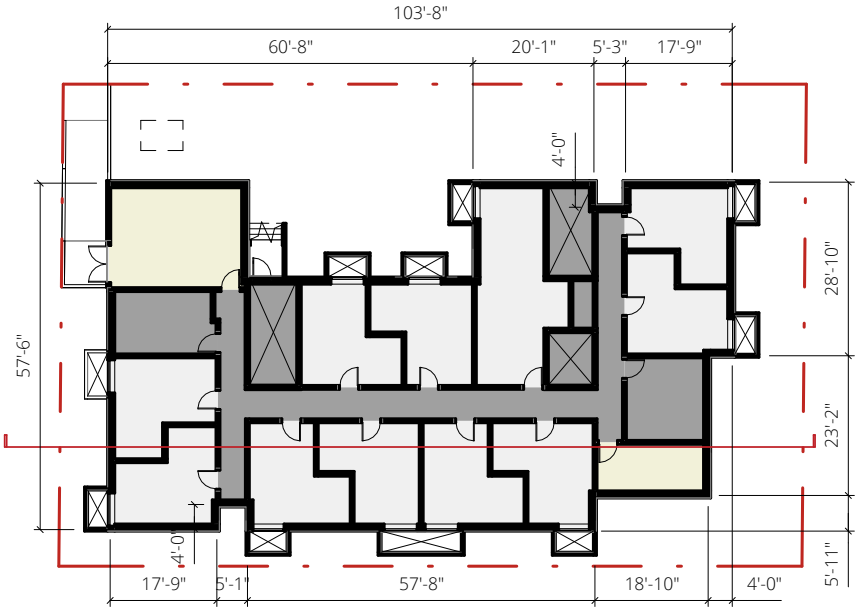
- Balanced use of modulation and articulation break down massing
- Clear architectural concept
- Massing is pushed away from north neighbor to provide a buffer
- Courtyard provides a generous resident amenity space
- Articulated corner entry massing is visible when approaching from all access points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

Cons:
• None

- Entry
- Residential
- Common Building Services
- Circulation / Mechanical



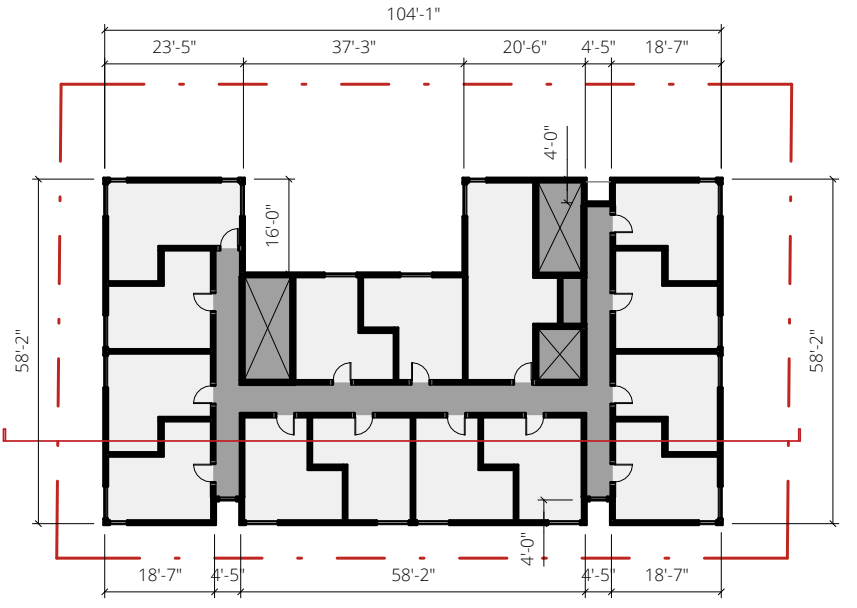
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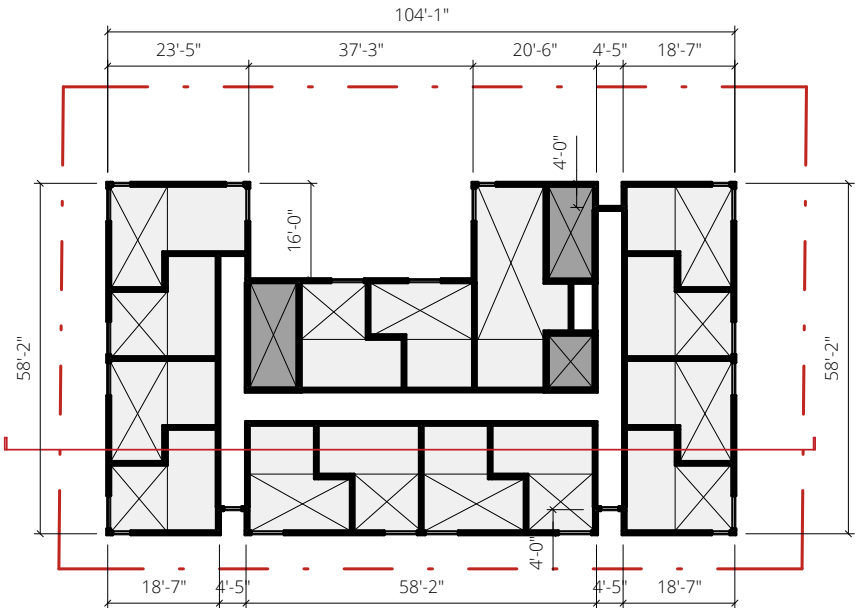
Basement



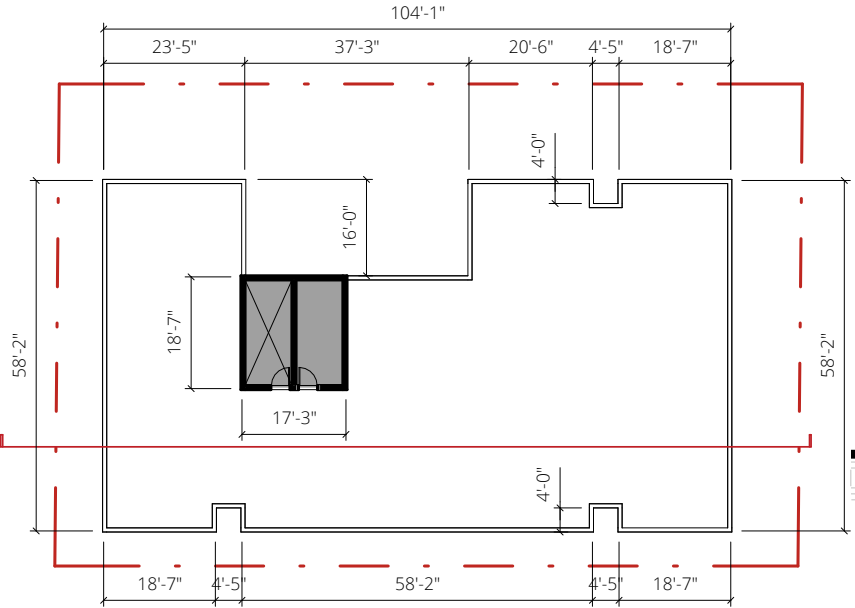
Level 1



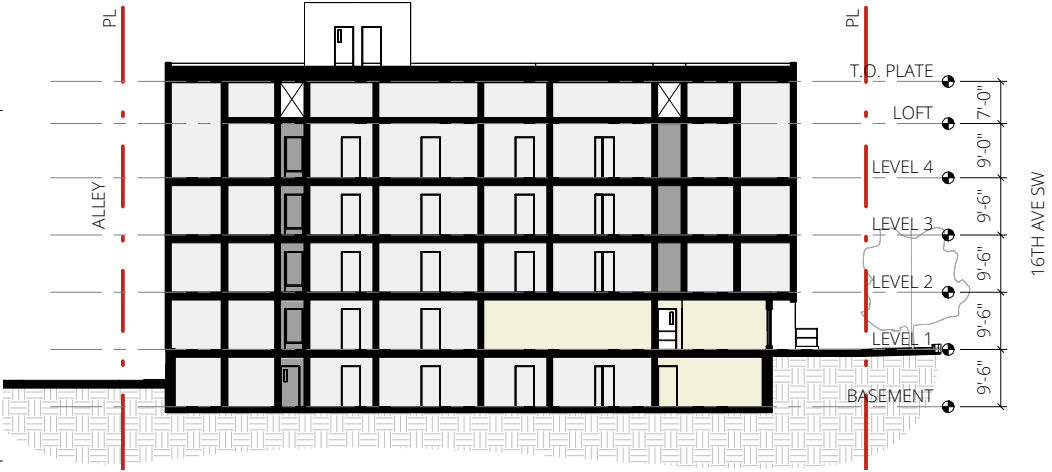
Level 2 - 4



Loft



Roof



Section

- Residential
- Common Building Services
- Circulation / Mechanical

SCALE: 1/32" = 1'-0"



1. Looking northwest from 16th Ave SW



2. Looking northeast from SW Barton St



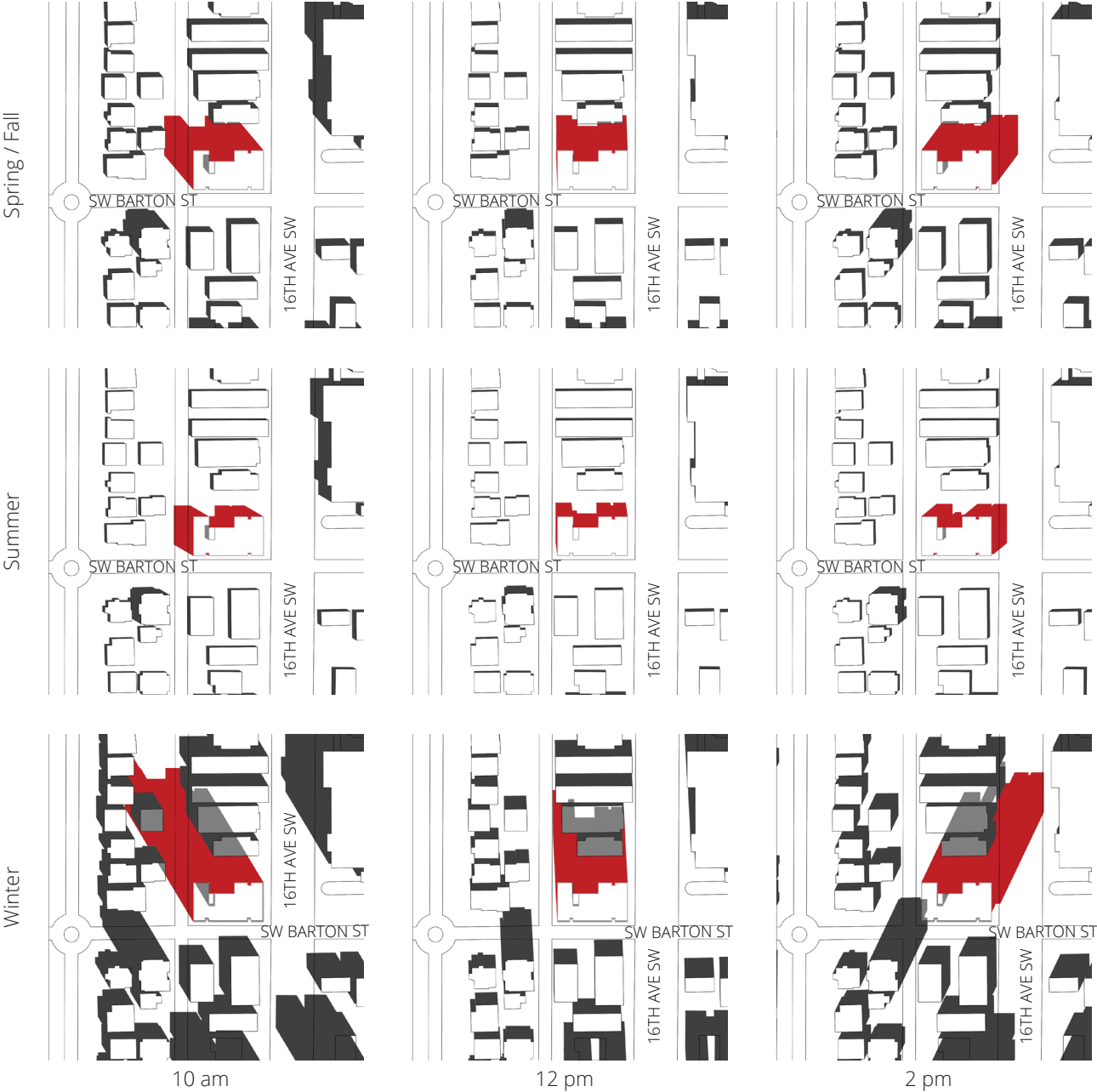
3. Looking southeast from the alley



4. Looking southwest from 16th Ave SW

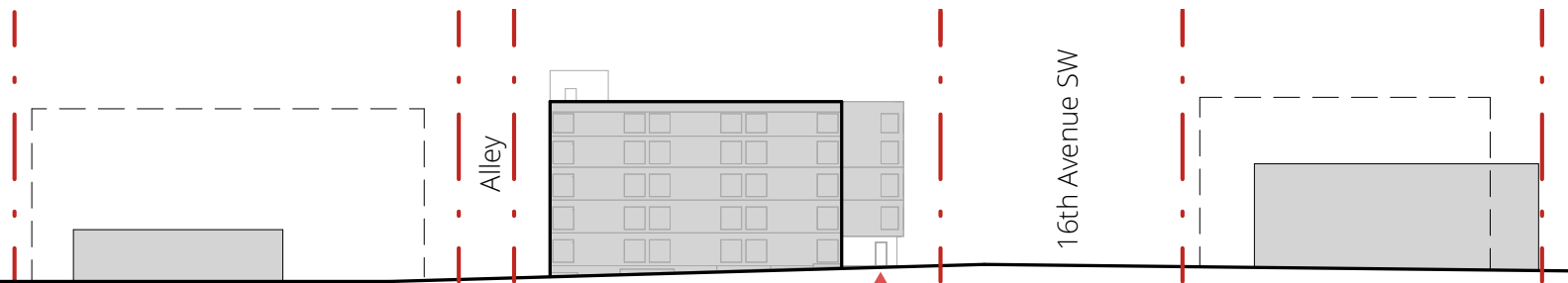
 SCALE: NTS

No Departures Requested



SCALE: NTS 

SCHEME COMPARISON: STREET FRONTAGE ANALYSIS



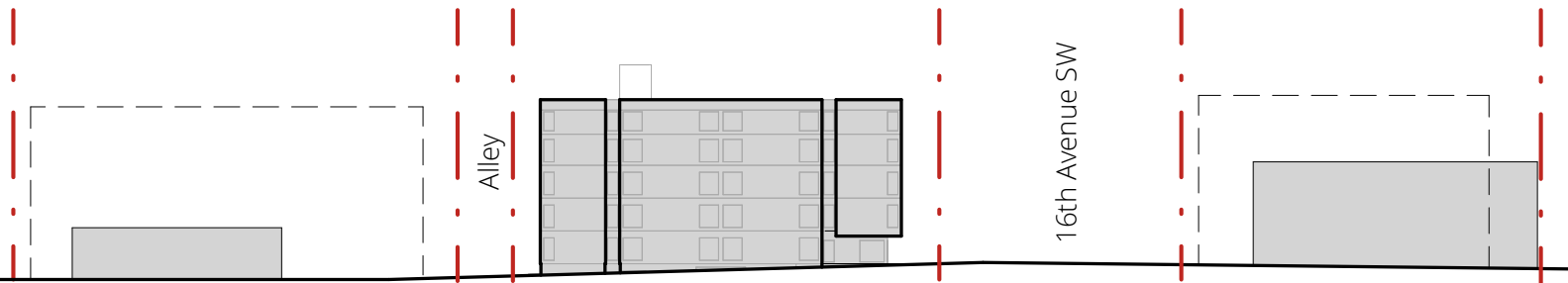
Scheme A - Bar (Code Compliant)

- The SW Barton St facade does not provide any articulation or relief along the narrower right-of-way



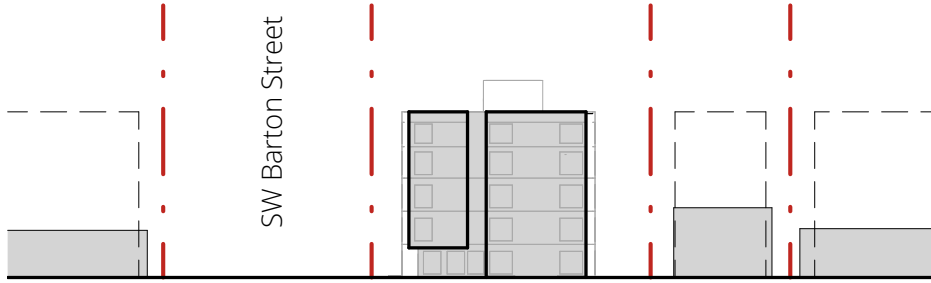
Scheme B - L-Shape (Alternate)

- The plaza at the corner fragments the frontage on both streets



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

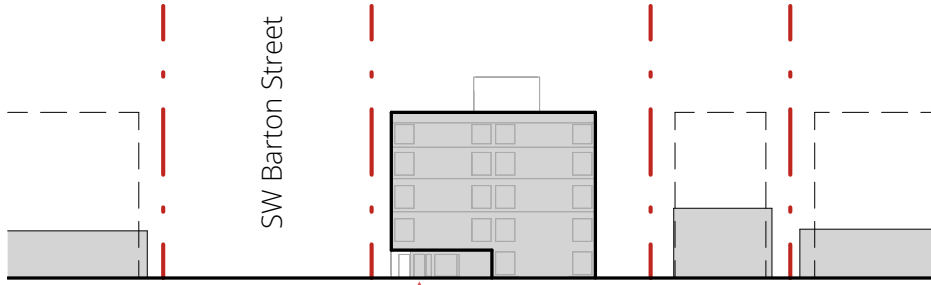
- Massing creates a strong urban edge at the corner as a precedent for future development on nearby sites (CS2.C.1 Corner Sites)
- Articulation along SW Barton St breaks up facade length (CS3.A.4 Evolving Neighborhoods)



16th Avenue SW



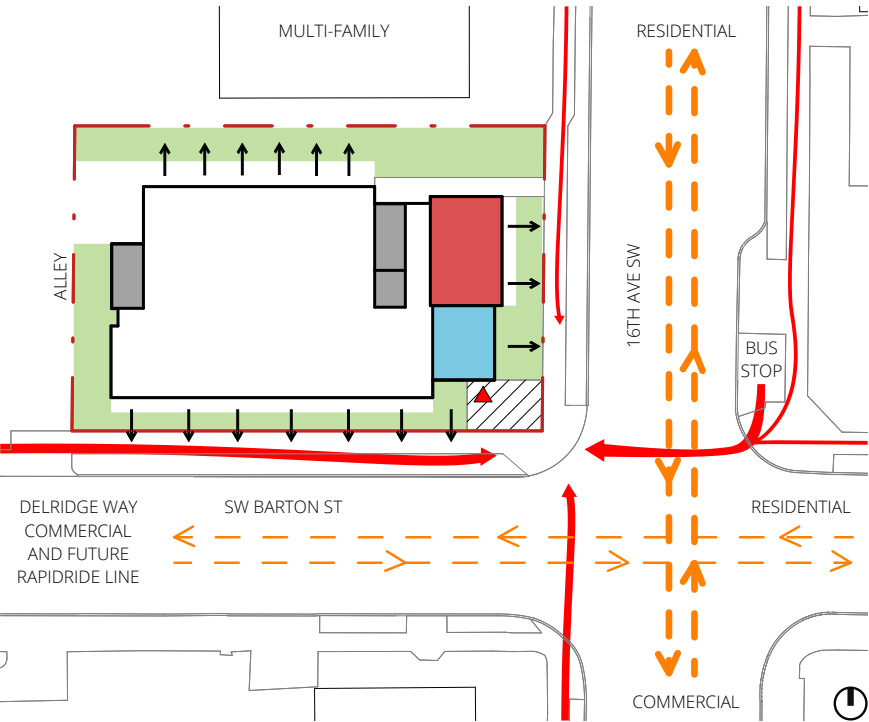
16th Avenue SW



16th Avenue SW

Existing Buildings
Potential Envelope
Property Line
Building Entry
Building Facade at Street

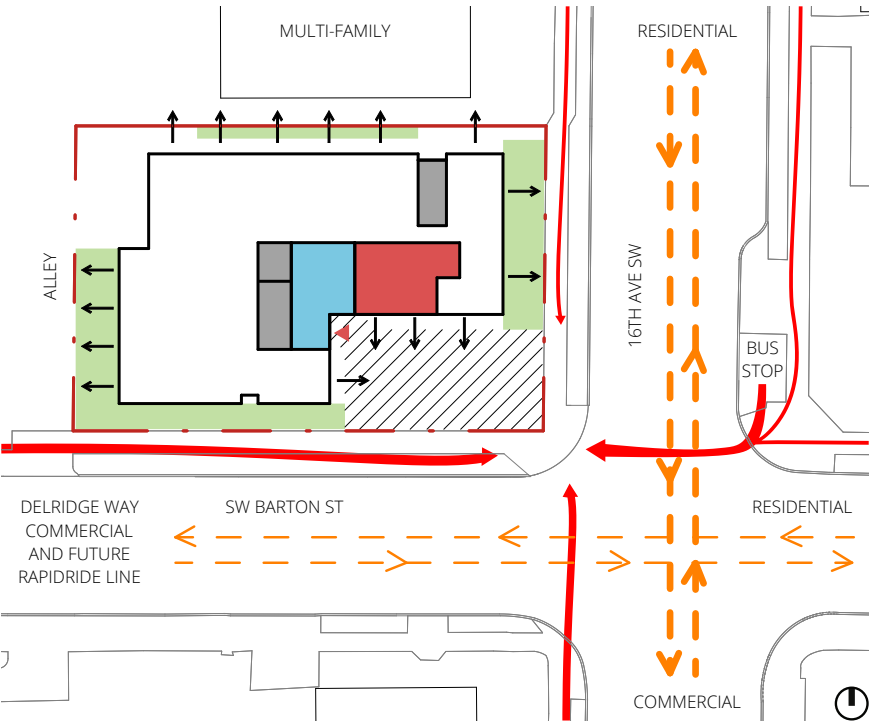
Scheme A - Bar (Code Compliant)



Scheme A - Bar (Code Compliant)

- Unit orientation is facing north reducing privacy to neighbor
- Building orients its back to the alley, reducing security
- Lobby and bike room facing 16th Ave SW ignore pedestrian, bicycle, and vehicular traffic approaching from the Delridge commercial area to the west
- Compact active amenity space at building entry

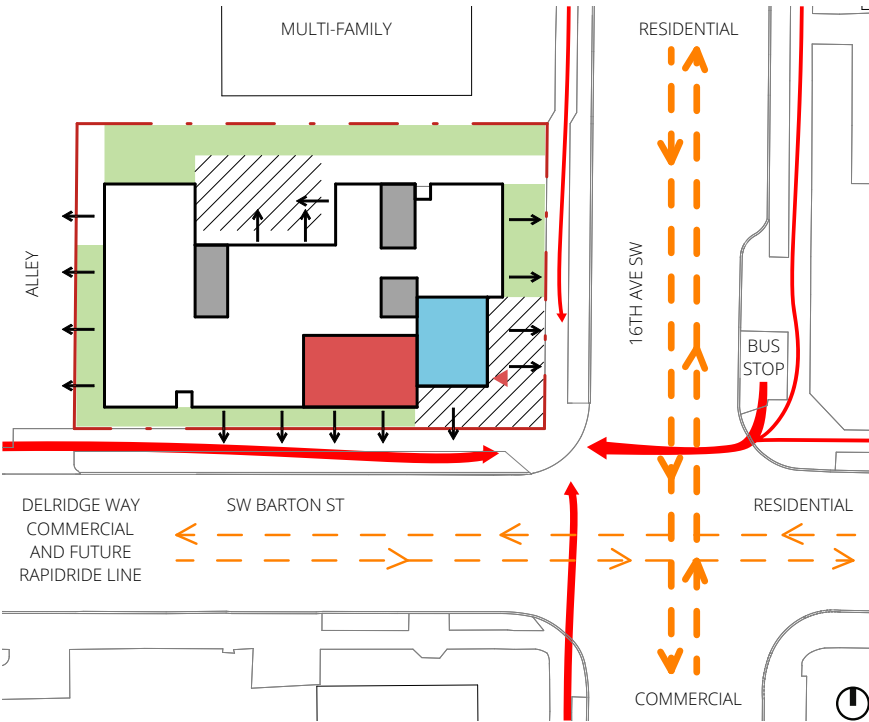
Scheme B - L-Shape



Scheme B - L-Shape (Alternate)

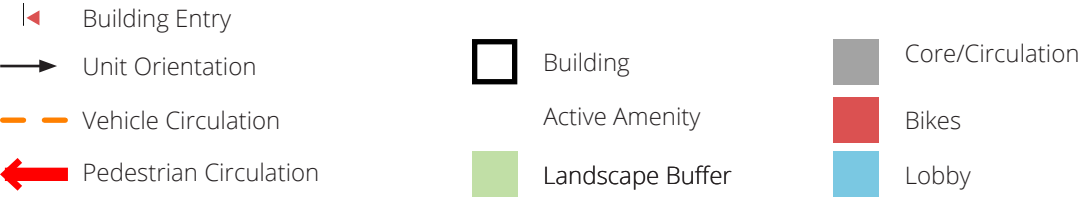
- Unit orientation is facing north reducing privacy to neighbor
- Corner plaza pushes Entry, lobby, and bike room deep into the site making it less visible and distinguishable for people approaching the site
- Amenity space at corner gives less opportunities for residents' use

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



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

- Units are oriented towards the west, south, and east providing eyes on the street and alley (PL2.B.1 Eyes on the Street)
- Units at north are oriented towards the courtyard and ROW providing privacy for north neighbor (CS2.C.5 Respect for Adjacent Sites)
- Corner entry is readily visible from all directions and all modes of transportation to the site (PL4.A.2 Connections to All Modes)
- Lobby and bike room are located at prominent corner and are readily identifiable when approaching from any direction (PL4.A.2 Connections to All Modes)
- Two amenity areas provide a variety of experiences for residents (DC3.B.4 Multifamily Open Space)



SCALE: NTS



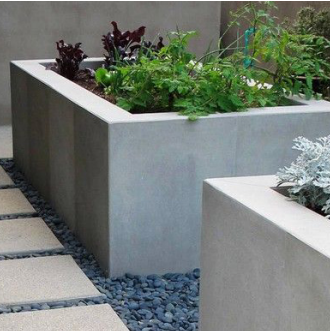
Large Scale Pattern



White Vinyl Windows



Small scale pattern



Cast-in-place planter



Street tree



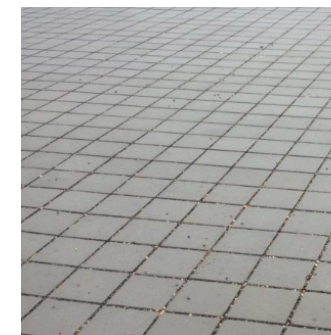
Landscape buffer

View looking NW from the corner of SW Barton Street & 16th Avenue SW

- Building mass is pulled away from north neighbor creating a multi-purpose resident amenity area with a generous landscape buffer (CS2.D.5 Respect for Adjacent Sites, DC3.B.4 Multifamily Open Space)
- Articulation is providing along SW Barton St to provide relief while maintaining a strong street presence and eyes on the street (PL2.B.1 Eyes on the Street, DC2.A.1 Reducing Perceived Mass)
- The White Center neighborhood is evolving at this project establishes a precedent for future developments by creating a strong corner and street frontage, providing a welcoming entry, and responding to multiple approaches (CS2.C.1 Corner Sites, CS3.A.4 Evolving Neighborhoods)



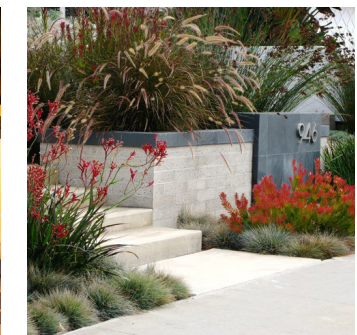
View looking NE from the corner of 11th Ave E and E Thomas St



Square pavers



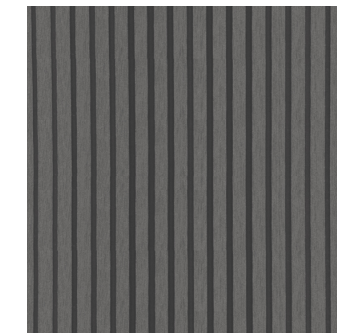
Recessed Entry & Lighting



Integrated Landscape



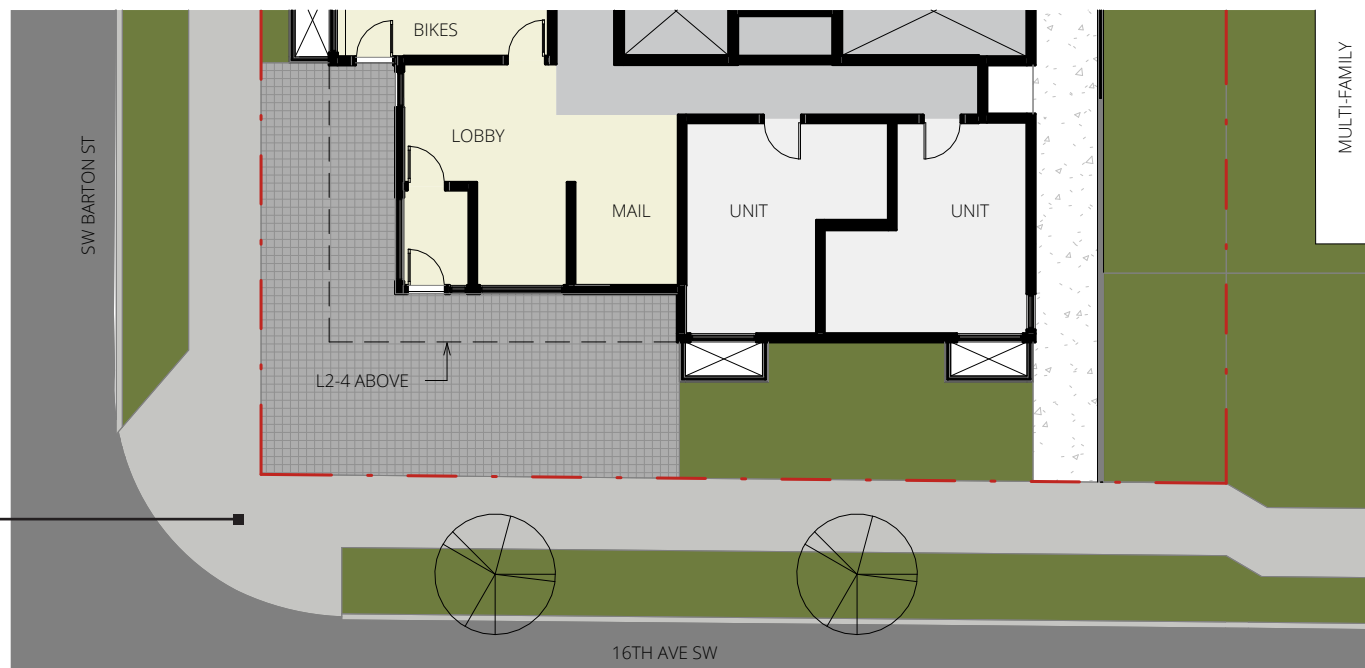
Cast-in-place planters



Textured Material



Signage



Enlarged Plan - E Thomas St

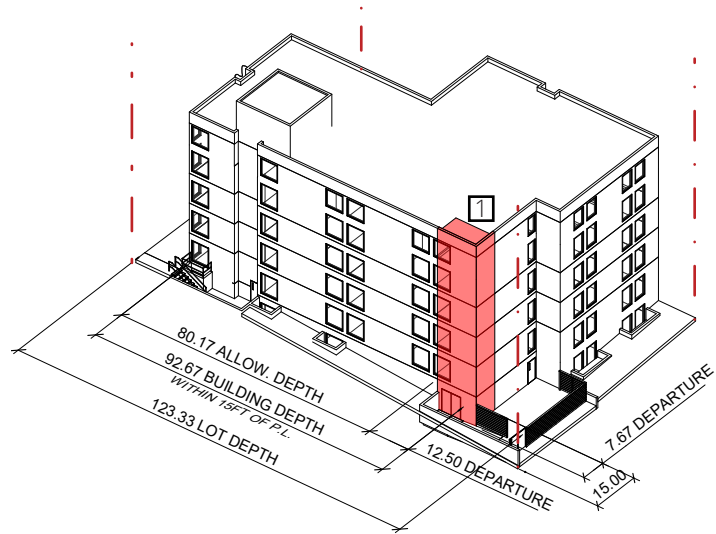
- Ground-level massing at corner entry is pulled in to provide a pedestrian scale and transitional space (CS2.B.2 Connection to the Street, PL3.A.1 Entries)
- Composition of features such as paving, landscaping, lighting, signage, and high transparency will be coordinated to create a welcoming and secure entry (PL3.A.1 Entries)
- Two distinct amenity areas address the different site conditions. The entry area provides a transitional space as an extension of the lobby and encourages eyes on the street. The north courtyard provides resident amenity space that can serve multiple purposes and scales of gathering (CS2.B.2 Connection to the Street, CS2.C.5 Respect for Adjacent Sites, DC3.B.4 Multifamily Open Space)

DEPARTURE SUMMARY

DEPARTURES: SCHEME A - BAR (CODE COMPLIANT)
NO DEPARTURES

DEPARTURES: SCHEME B - L-SHAPE (ALTERNATE)
SEE PAGE 23 FOR MORE DETAILED INFORMATION

DEPARTURES: SCHEME C - U-SHAPE (PREFERRED & CODE COMPLIANT)
NO DEPARTURES



■ 1 SMC 23.45.527.B.1: Facade Length (North)
REQUIRED: Facades within 15' of side lot line not to exceed
65% of lot depth (123.33' * 0.65 = 80.17')
PROPOSED: 75.14% or 92.67'

BLANK

RECENT WORK



5201 Rainier Ave S



6301 15th Ave NW



4735 32nd Ave S



5231 Rainier Ave S (Under Construction)



600 E Howell St



800 5th Avenue N



4710 20th Avenue NE



1806 23rd Avenue



1728 12th Avenue



1715 12th Avenue



1404 Boylston Avenue