Arbor Heights

Recommendation Meeting
4220 SW 100th St, Seattle, WA

Lemons Architecture PLLC

Arbor Heights
4220 SW 100th Street
SDCI #:3025192

Design Recommendation

2018.04.03

TABLE OF CONTENTS

PROJECT INFORMATION

ADDRESS: 4220 SW 100TH ST, SEATTLE, WA 98146

LEGAL DESCRIPTION: HARRIS GARDEN TRS

PARCEL #: 3123800055

SITE AREA: 8091 SF

ZONING: NC1-30

OVERLAYS: NONE

MISC: NONE

ECA: NONE

EXISTING USE: EXISTING BUILDING TO BE DEMOLISHED

MAX FAR: 2.5 MAX FOR MIXED USE. 2.25 MAX FOR SINGLE USE

MAX DENSITY: NO LIMIT.

HEIGHT: 30’

PARKING REQUIRED: 1 PER DWELLING UNIT. NONE REQUIRED FOR COMMERCIAL USES < 1,500 SF

PROPOSED PROGRAM: 8 TOWNHOUSE UNITS AND 1 LIVE-WORK UNIT. 8 PARKING STALLS PROVIDED. EXISTING STRUCTURES TO BE DEMOLISHED.

PROJECT TEAM:

DEVELOPER	CLAREMONT PARTNERS LLC
ARCHITECT	LEMONS ARCHITECTURE PLLC
STRUCTURAL	MALSAM TSANG STRUCTURAL ENGINEERING
CIVIL	DAVIDO CONSULTING GROUP
LANDSCAPE	ROOT OF DESIGN

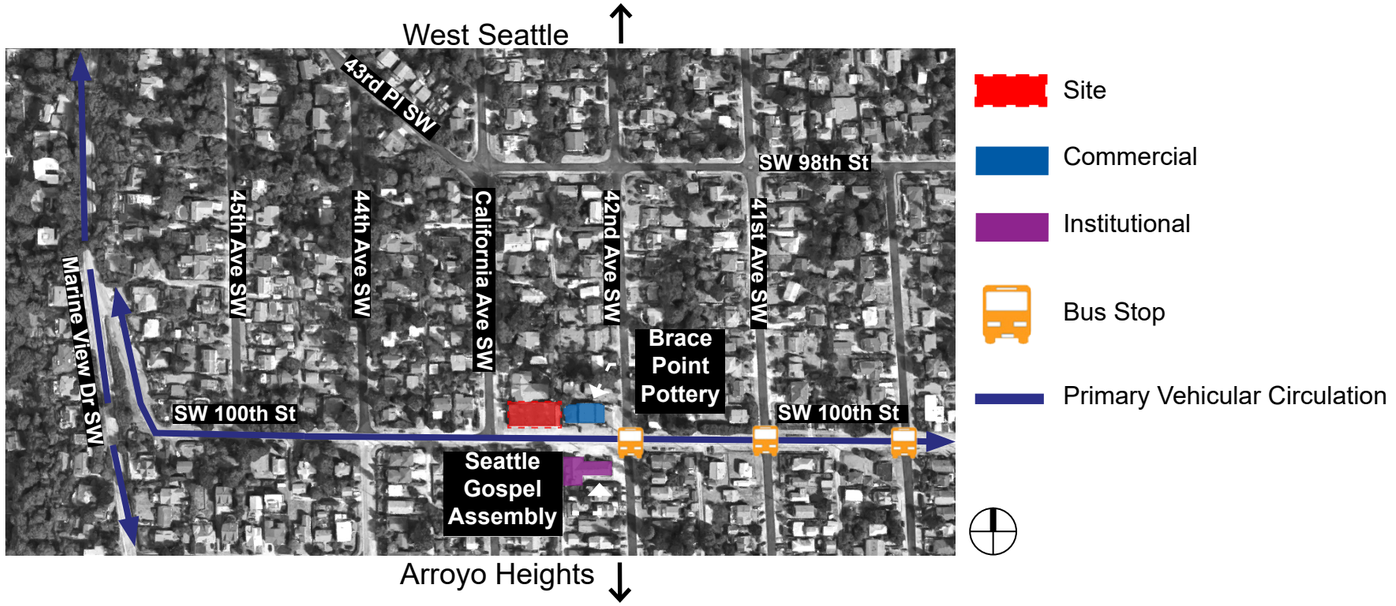

Georgetown
South Seattle College
West Seattle
King County International Airport
I-5
US-99
Boeing
Fauntleroy Ferry Terminal
Duwamish Waterway
Project Site
Puget Sound
Evergreen Campus
Rainier Golf and Country Club

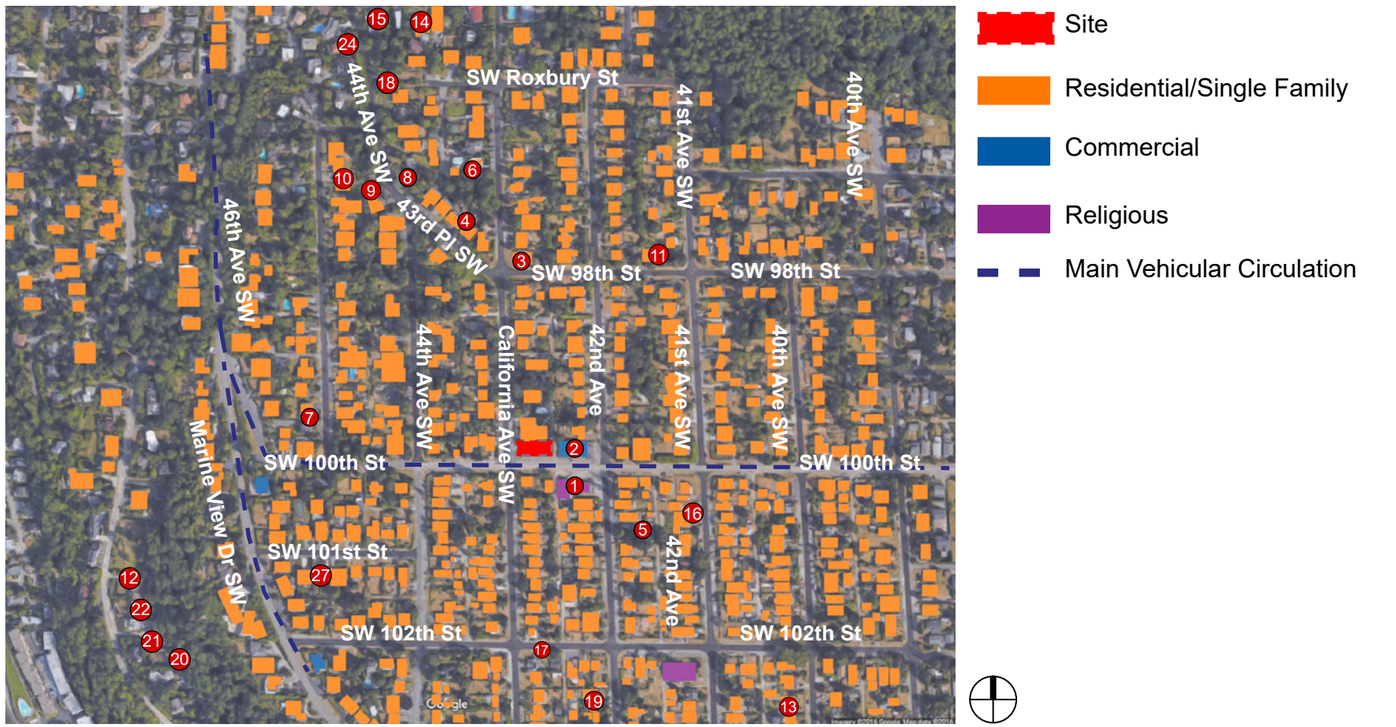
West Seattle/Alki

Arroyo

- Site
- Commercial
- Institutional
- Pedestrian Circulation: 5 Min Radius
- Pedestrian Circulation: 10 Min Radius
- Bus Stop

- NC1-30 - Neighborhood Commercial
- SF-7200 - Single Family
- SF-5000 - Single Family
- LR3 - Low Rise Multi-Family
- SF-9600 - Single Family





1. Seattle Gospel Assembly
2. Brace Point Pottery
3. One-Story House
4. Two-story House
5. Two-story House
6. Three-story House
7. Arbor Heights Elementary School
8. Two-story House
9. Three-story House
10. Three-story House
11. Black Dog Books
12. Two-story House
13. Two-story House
14. Two-story House
15. Two-Story House
16. Three-story House
17. Two-story House
18. Three-story House in Construction
19. Two-story House
20. Three-story House
21. Three-story House
22. Three-story House
23. Two-story House
24. Two-story House
25. Two-story House
26. Three-story House
27. Two-story House

Building Across Site

Building Adjacent to Site

House Adjacent to Site

Windows Facing View; Undulating Roof

Two Part Composition Facade; Window Facing View

Undulating Form; Windows Facing Views

Fiber Cement Cladding; Roof; Window Facing View; Canopy

Wood Entry; Fiber Cement Cladding; Roof; Window Facing View; Landscape along Street

Roof; Wood Cladding; Fiber Cement Cladding; Window Facing View; Metal and Glass Railings; Landscape along Street

Metal Railing; Large Windows Facing View

Large Windows Facing View; Metal Chimneys;

Roof; Decks; Large Windows Facing View; Wood Cladding

Window Facing View; Board and Batten Facade; Decks; Tongue & Groove Wood; Top & Bottom Composition

Roof; Deck; Fiber Cement Cladding; Wood Cladding

Large Windows Facing View; Decks;

Windows Facing View; Fiber Cement Cladding; Canopy; Wood Entry

Board and Batten Facade; Two Part Composition;

Large Windows Facing View; Roof; Decks;

Wood Entry; Metal Entry; Canopy, Fiber Cement Cladding; Decks; Roof

Roof; Decks; Fiber Cement Cladding; Metal Cladding

Large Windows to View; Metal Cladding; Decks; Tongue & Groove Wood

Decks; Tongue & Groove Wood; Large Windows Facing View

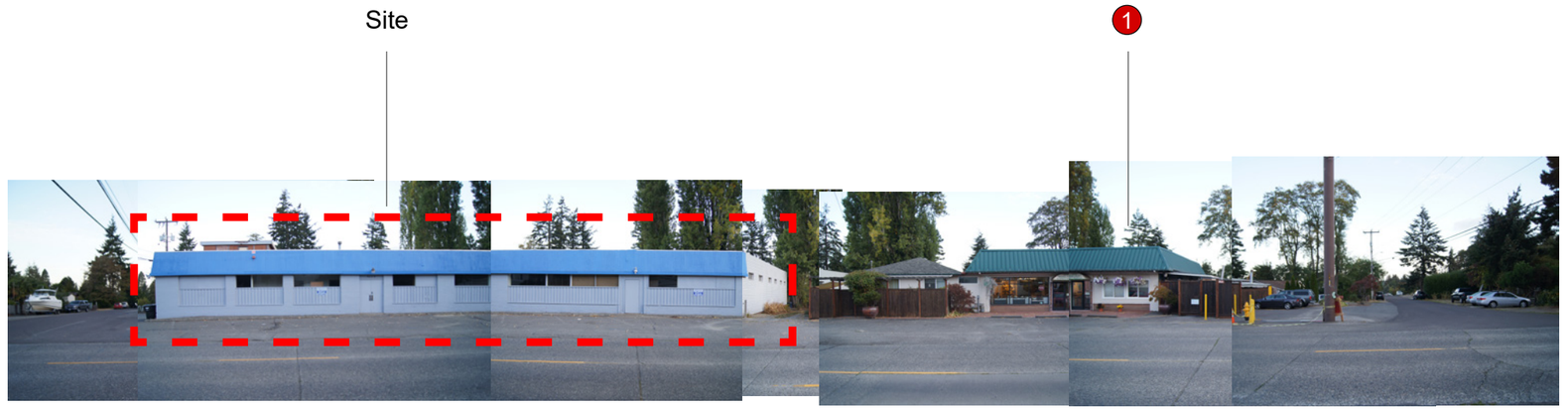
Roof; Metal Cladding

Wood Cladding; Decks; Large Window Facing View

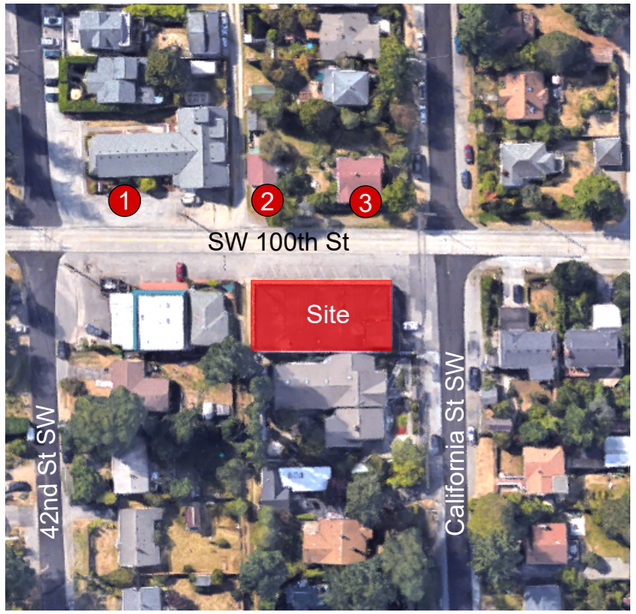
Large Windows to View; Metal Cladding; Decks; Tongue & Groove Wood

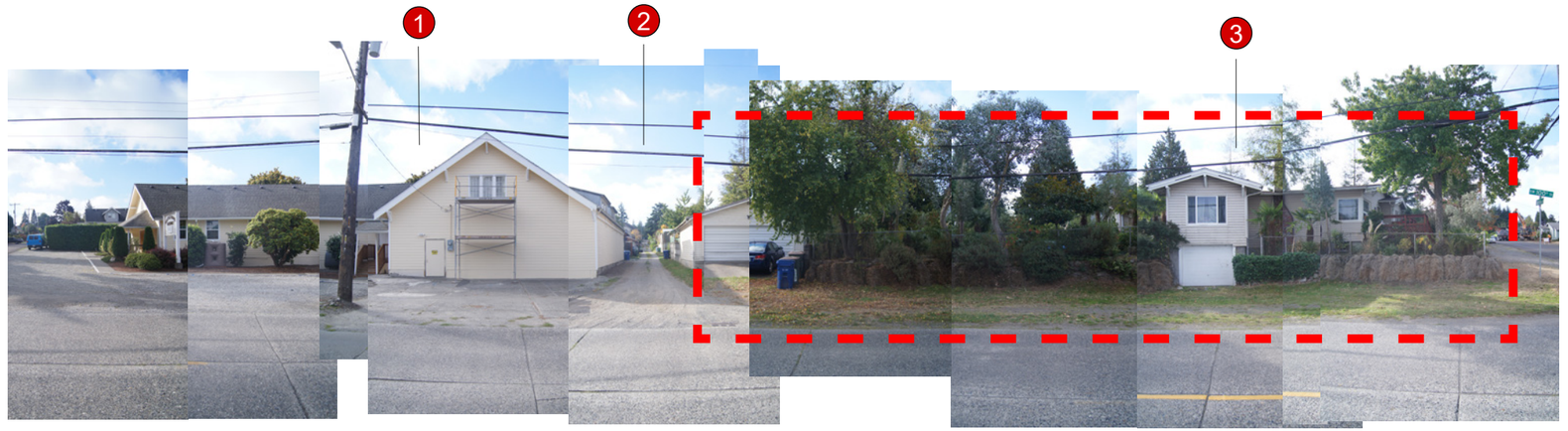
Fiber Cement Cladding; Decks; Roof; Penthouse

Wood Entry; Fiber Cement Cladding: Entry Canopy



Looking North on SW 100th St

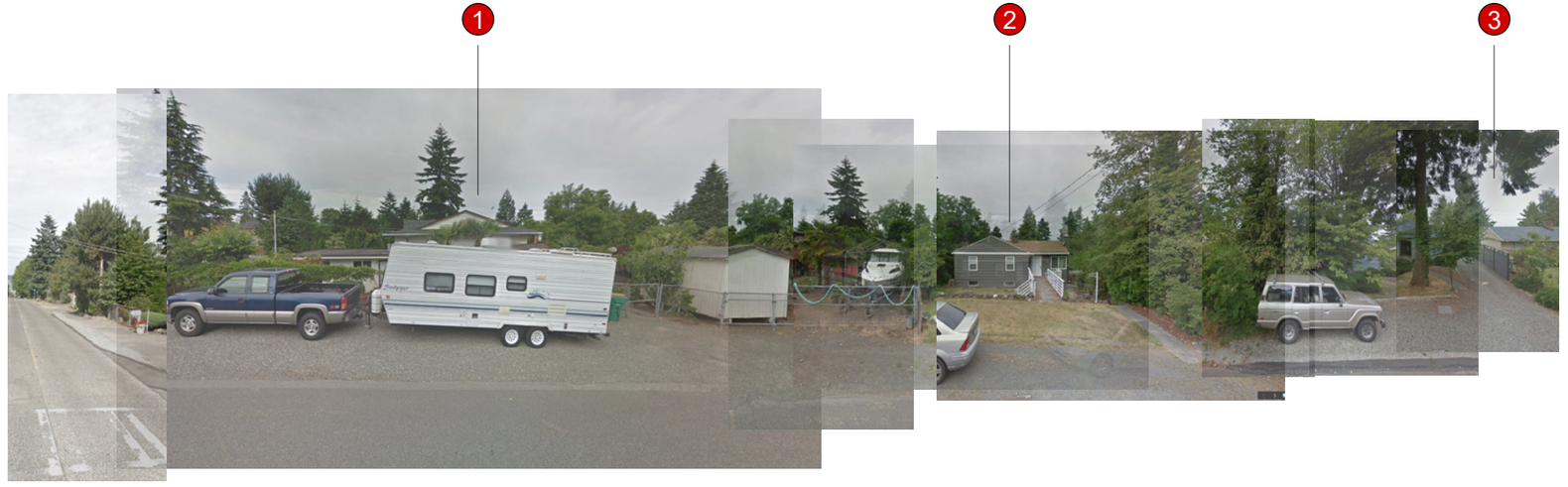




Across From Site

Looking South on SW 100th St.

Looking East on SW 100th St



Looking East on California Ave SW

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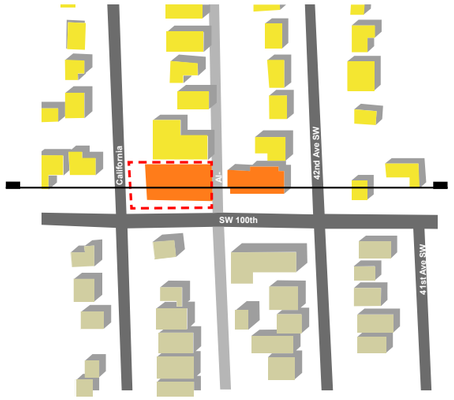
View from Alley 1

Looking North on SW 100th St. 2

SW Corner view of Site 3

Looking East on California Ave SW 4

SURROUNDING USES

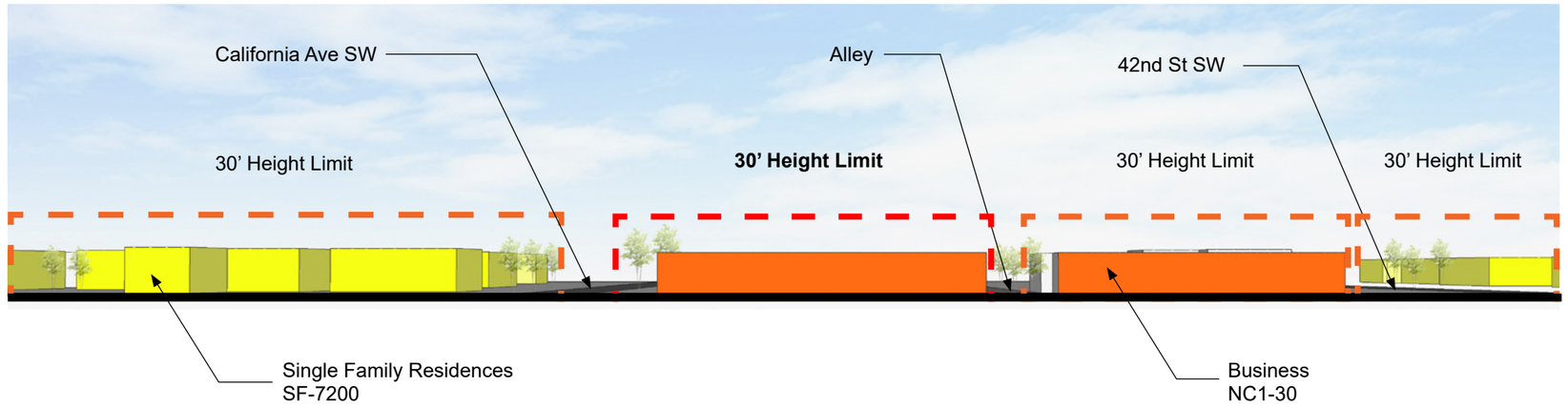


Single Family Residence
SF-7600
30’ Height limit

NC1-30
30’ Height limit

Single Family Residence
SF-5000
30’ Height limit

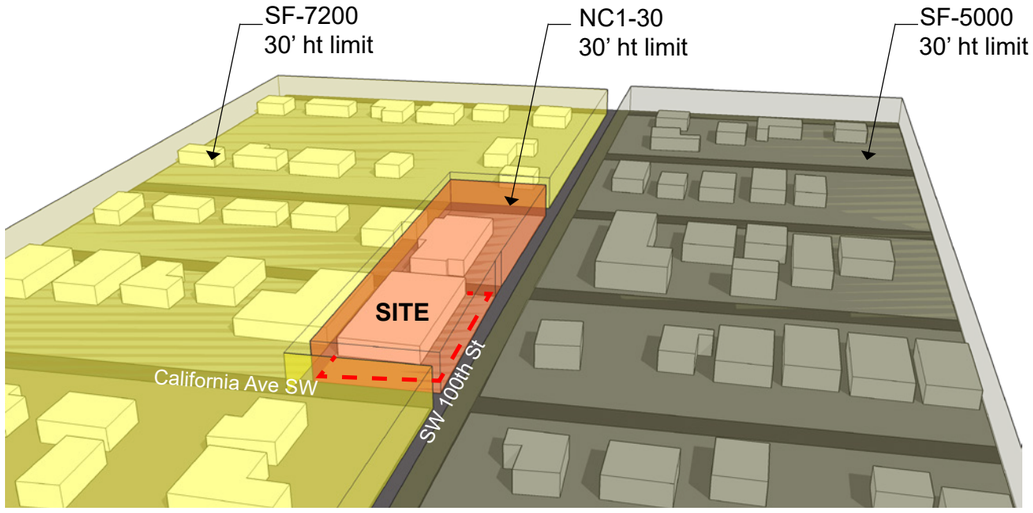
Site



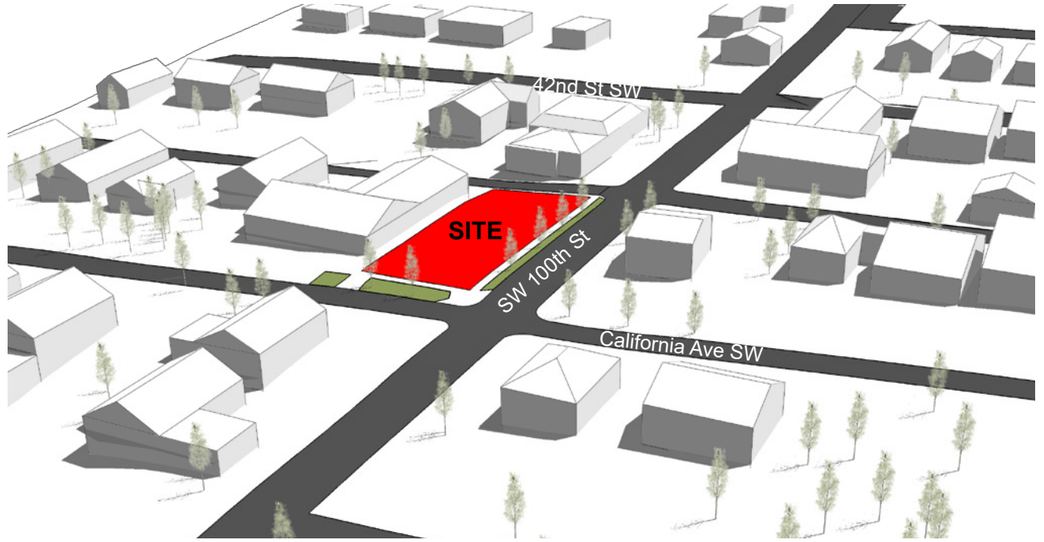
East-West Section

Project Site
Existing 1-story Building
NC1-30

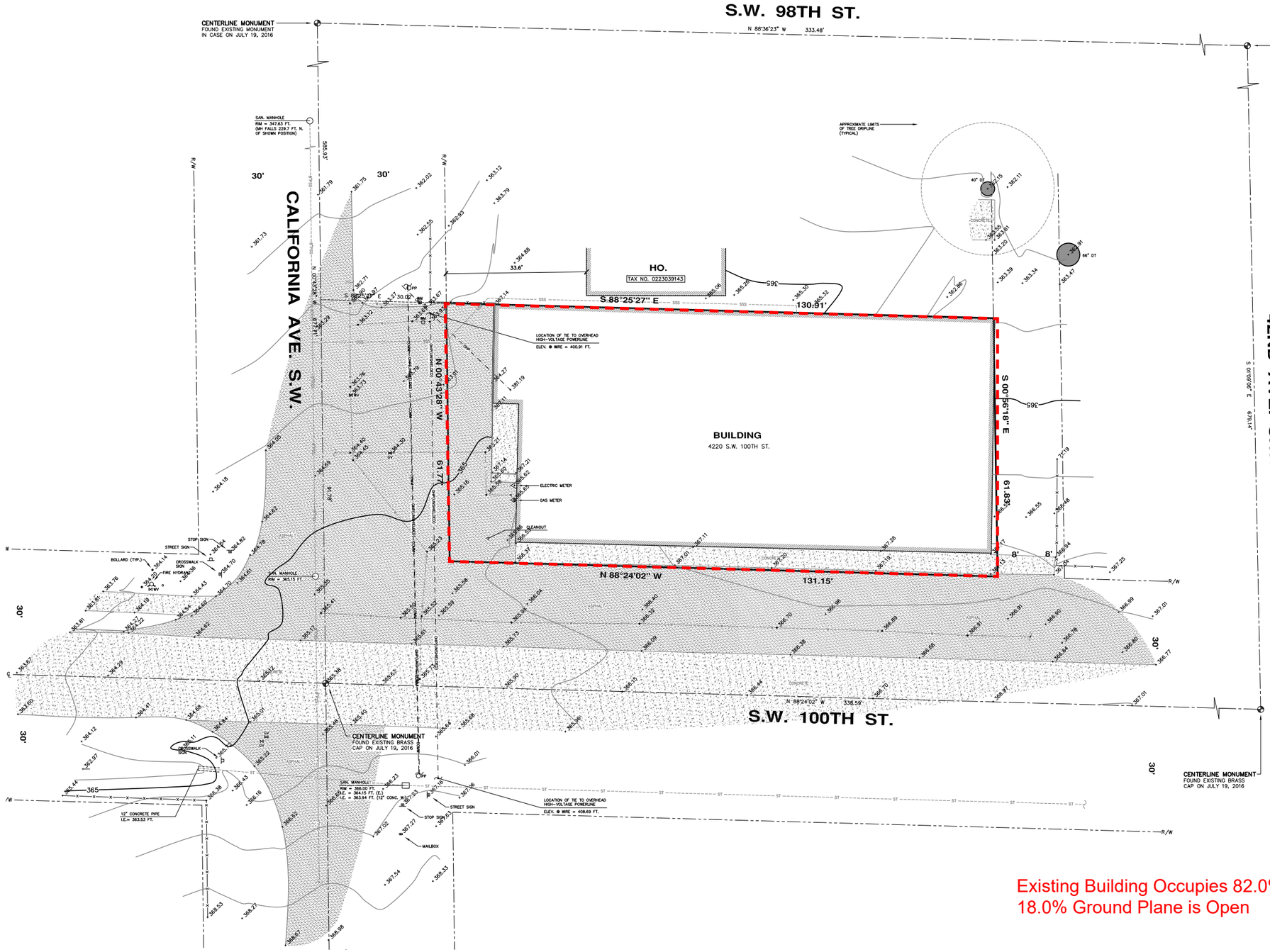
Zoning Map



Current Zoning with Existing Context - NE View



Massing with Existing Context - NE View



Existing Building Occupies 82.0%
18.0% Ground Plane is Open

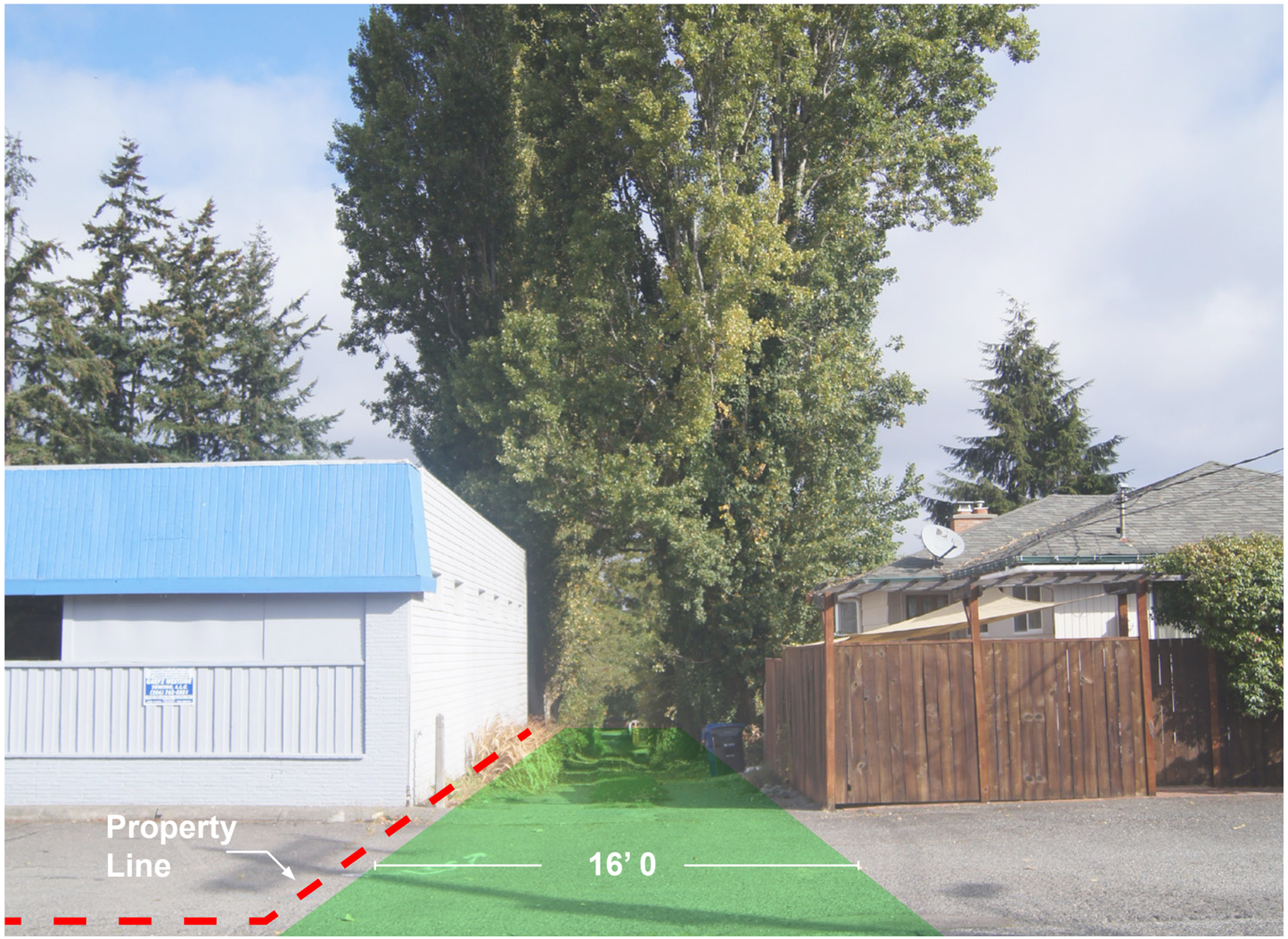
NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JULY 19, 2016.
4. PARCEL AREA = 8,091 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE SEWER CARD NO. 3633-9 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 3123800055
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

LOT 10, BLOCK 1, HARRIS GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS, PAGE 25, RECORDS OF KING COUNTY, WA.

EXISTING SITE CONDITIONS



Alley Adjacent to Site

Looking South in Alley

Looking North in Alley

EXISTING SITE CONDITIONS

Existing Structure
0' Setback to Property Line per Survey

Existing Structure

Existing Building and Adjacent Building Shown Above

EXISTING SITE CONDITIONS

Existing Structure on the Project Site

The current site has no sidewalks, planters, or seating areas as shown above.

Brace Point Pottery Adjacent to the Project Site

The brightly lit studio/storefront displays artwork and products. Brace Point Pottery also hosts events such as inviting other artists to display their artwork to the community.

Looking Along California Ave SW

Looking Along SW 100th St

← Residence for Brace Point Pottery

Brace Point Pottery Storefront

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SEATTLE DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

CS1.B: SUNLIGHT AND NATURAL VENTILATION

Daylight is maximized for interior and exterior spaces based on the form and placement of the buildings. The East Building's Facade is oriented East to West. Units get the maximum amount of natural daylight through windows and storefront from the South. Similarly, units in the West Building receive direct daylight from openings on the south facade but they get the maximum amount of daylight from the west in the afternoon hours. By having two different massings, there is more of a chance for natural ventilation between the units.

CS2 URBAN PATTERN AND FORMS

CS2.C: RELATIONSHIP TO THE BLOCK

30' setback from the ground level and 25' setback in upper levels from the property behind gives ample space for natural ventilation and daylights between the proposed design and the adjacent property to North.

The project reduces the scale of the street wall with well organized entries and placement of street trees and planters. With wide sidewalks and planting strips along California Ave SW and SW 100th St, the street conditions are enhanced for pedestrian environment.

CS2.II: CORNER LOTS

The overall design reinforces the corner lot condition and enhances the pedestrian environment. The building is appropriately scaled and the seven-foot sidewalk facilitates successful pedestrian flow with good visibility at the intersection.

CS2.III: HEIGHT, BULK, AND SCALE

The mass is strategically placed on the site to hide parking in the rear and create a large buffer between the existing context. The perceived mass is reduced with additional building setbacks and the use of high quality materials. These materials create horizontal and vertical articulation helping to break down the scale of each facade, and avoid blank walls. The modulation of the massing helps break down the scale and better fit in with the neighborhood.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A: EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

All three zones surrounding the site have a 30' - 0" height limit, therefore, the massing will fit well with existing context and future context. A combination of street trees, facade modulation, and appropriate drop lighting reduces the scale of massing at the street level. These attributes will provide a positive impact and enhance the neighborhood. In consideration of the surrounding residential context, massing modulation as well as facade articulation have been thoroughly explored to reduce the scale of the proposed design. Use of natural materials and facade articulation also help the proposed design to fit into the residential context.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1.A: NETWORK OF OPEN SPACES

A corridor between the buildings extending off the pedestrian sidewalk giving direct access to the motor court in the back. Setbacks are also created to the property lines facing the streets to provide more wide sidewalks and planting strips.

PL1.B: WALKWAYS AND CONNECTIONS

The active sidewalk creates a good transition between the public and private realm. The project is setback from property lines allowing for a 7' wide sidewalk and 10.5' wide planting strip on California Ave SW and a 7' wide sidewalk and 5' wide planting strip on SW 100th St. Appropriately scaled facades and street furniture are designed for human comfort.

PL1.C: OUTDOOR USES AND ACTIVITIES

The large amount of glazing on the street level facades provides large open inviting spaces. A combination of street trees, facade modulation, and appropriate drop lighting reduces the scale at the street level.

PL2 WALKABILITY

PL2.A: ACCESSIBILITY

Entries for all units are facing the streets. Three units in West building is facing California Ave SW and six units in East Building are facing SW 100th St. The primary entries are obvious with clear lines of sight from SW 100th St. and California Ave SW. Residents have separate entrances setback from the main pathway for privacy.

PL2.B: SAFETY AND SECURITY

Retail units from both East and West buildings face SW 100th St. and California Ave SW, respectively. Large, glazed windows facing the street provide users and pedestrians with a safer, well-lit street.

PL2.D: WAYFINDING

Well-lit storefronts at the street level creates a strong retail edge with maximum visibility into the building interior. Planters, planting strips, and bike racks along California Ave SW and SW 100th St. help create more inviting space in the neighborhood.

PL3 STREET-LEVEL INTERACTION

PL3.A: ENTRIES

As already mentioned in PL2.A: Accessibility, all primary entries are located facing SW 100th St and California Ave SW, and private entries are located at the rear side for privacy for residents. Wooden screen canopies also add warmth to the entries and provide cover from weather for patrons.

PL3.B: RESIDENTIAL EDGES

Residential entries are placed at the street facing facades. Canopies are placed so entries are easily identifiable and also provide weather protection. Private entries are located at the rear side for security and privacy for residents. There is also 30' - 0" of buffer from the property line to North and provide privacy between the proposed building and the adjacent building. The proposed design is placed back from the street to provide wider sidewalks and planting strips.

PL4 ACTIVE TRANSPORTATION

PL4.A: ENTRY LOCATIONS AND RELATIONSHIPS

The proposed design serves all modes of transportation through pedestrian-friendly sidewalks, bike racks, and parking stalls. As both West and East buildings are facing California Ave SW and SW 100th St. respectively, the proposed design connects all major points of access on the site.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

DC1.B: VEHICULAR ACCESS AND CIRCULATION

The project provides an easy vehicular transition from SW 100th St into the pedestrian and Motor Court via the adjacent Alley. Improved street conditions such as sidewalks, planting strips, and placement of bike racks create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1.C: PARKING AND SERVICE USES

Parking is angled for ease of access. Parking is also placed on North side of the site behind the buildings to hide cars for the public realm. A corridor between the buildings provides direct access to parking from the main pedestrian pathway.

DC2 ARCHITECTURAL CONCEPT

DC2.A: MASSING

The form of the building relates to the neighborhood in height and scale. The massing is broken down with materials and facade modulation. The scale of the proposed design has been reduced by breaking down the massing into two.

DC2.B: ARCHITECTURAL AND FACADE COMPOSITION

Additional building setbacks add to the facade composition and enhance the natural materials.

DC2.D: SCALE AND TEXTURE

Architectural features and elements such as bay windows and wooden panels are incorporated for the proposed design. Character of the proposed design has been well established by the use of materials and facade articulation for the street level and overall design. The articulation of the facade is consistent throughout the design and the relationship of the roof decks to the street level enhances the concept. The warm feel of the dark materials provides comfort for residents and the public.

DC3 OPEN SPACE CONCEPT

DC3.B: OPEN SPACES AND USES ACTIVITIES

A corridor placed between West and East buildings creates a nice open space between the buildings to allow for more natural light and green spaces. The large motor court creates opportunities for outdoor activities. Each unit also has roof deck access for activities and additional outdoor space. It can be used to lounge and accommodate a variety of activities.

DC4 MATERIALS

DC4.A: EXTERIOR ELEMENTS AND FINISHES

Warm, wood finish panels break down the facade and compliment the dark shade of the lap siding. These materials fit in with the architectural context of the area. Lighting from the large amount of glazing along SW 100th St. and California Ave SW will further enhance the street front facades and the pedestrian pathway.

DC4.D: TREES, LANDSCAPE, AND HARDSCAPE MATERIALS

With nice planting strips on California Ave SW and SW 100th St, landscape materials and plants will accent the design. Improved landscape on streets will help create the site to be more welcoming and inviting place in the neighborhood.

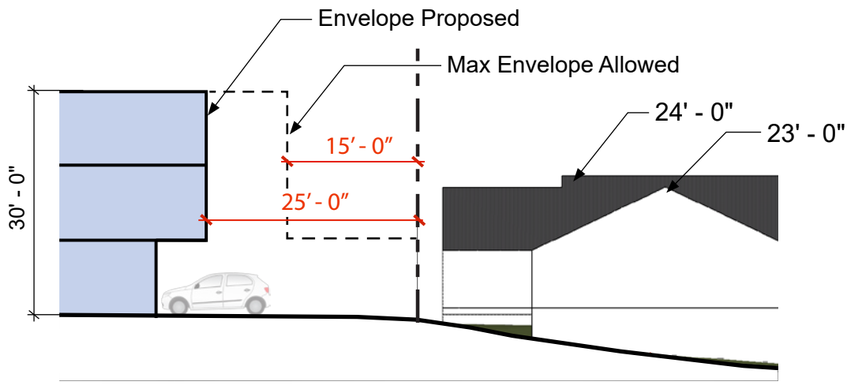
INITIAL DESIGN CONSTRAINTS

NORTH PROPERTY LINE: 15' - 0" RESIDENTIAL ZONE SETBACK

SMC 23.47A.014.B3 Setback Requirements:

North Lot Line Abutting Residential Zone: Zero feet up to a height of 13' - 0", then 15' - 0" setback required for portions of structure from 13' - 0" to 40' - 0", then an additional 2' - 0" of setback for every 10' - 0" above 40' - 0".

Setback provided: 30' - 0" setback provided on ground level and 25' - 0" setback in upper levels for East Building. 15'-0" setback provided for West Building.

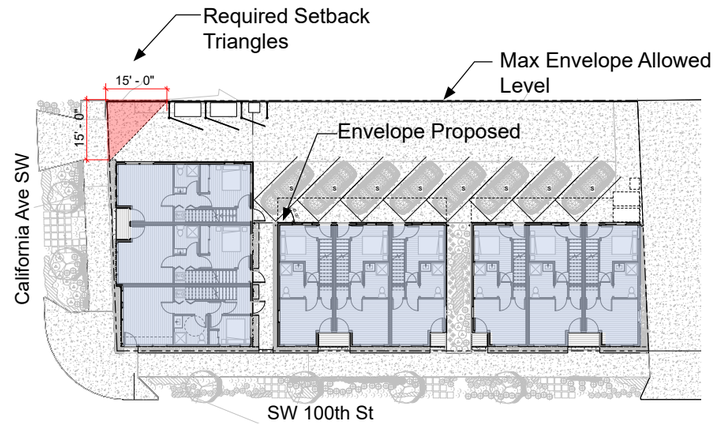


WEST PROPERTY LINE: 15' - 0" RESIDENTIAL ZONE SETBACK

SMC 23.47A.014.B1 Setback Requirements:

Side Lot Lines and Front Lot Line Abutting Residential Zone: The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and side lot line abutting the residentially zoned lot.

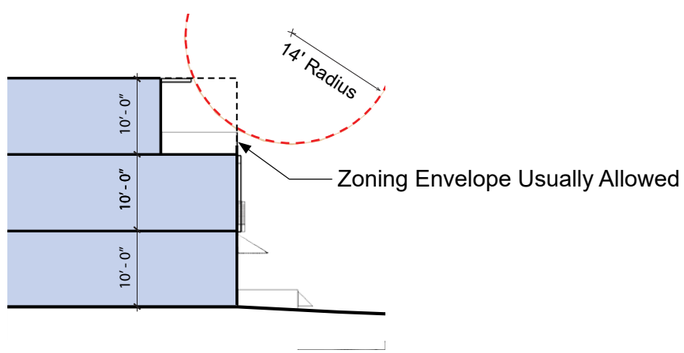
Setback Provided: The proposed design meets the code requirement as shown in the diagram.

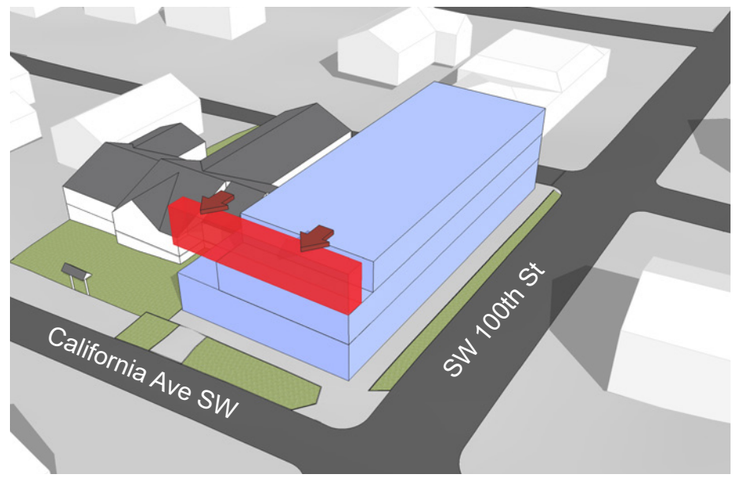


WEST PROPERTY LINE: 14' - 0" POWERLINE CLEARANCE

Powerline Clearance:

Seattle City Light requires a 14' - 0" radius clearance at height voltage powerlines.





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EDG SCHEME 3: APPROVED WITH 3 STRUCTURES TO MOVE FORWARD

The massing is broken down by articulating the facade with warm natural materials extending vertically from the ground. The L-shaped mass is situated along the South property line providing a natural setback from adjacent buildings to the North. The setbacks in the building allow for natural daylighting to all facades and bring a positive impact on the neighborhood. A large motor court and woonerf fits naturally to the North of the building with vehicular access via the alley.

Total Area: 12,000 sf

Maximum FAR: 2.25 Residential Use only and 2.5 for Mixed Residential
2.25 x 8,091sf = 18,225sf

11,867sf < 18,225sf, **Using 65% of FAR/ Development Capacity**

Number of Units: 8 Townhouse Units and 1 Live-Work Unit

Number of Parking Stalls: 8 Medium Stalls, None Required

Positives:
1. Form allows for daylighting on all facades
2. Two different levels of private roof decks
3. Corridor separates two massings and provides access to parking
4. Parking screened from street view
5. Large amounts of glazing at the street front facilitates interaction
6. Warm natural materials enhance the neighborhood
7. Parking is accessed off the alley
8. Provides the most parking of all 3 options

Negatives:
1. Few setbacks from the South property line
2. Roof decks are private access only
3. Minimal daylight in the separation corridor

Departures requested
1. Curb cut exit on California Ave SW for 1-way woonerf vehicle exit
2. Residential uses are occupying more than 20% of the street-level street-facing facade
3. The floors of the dwelling units along California Ave SW and SW 100th St at less than required minimum of 4 feet above/below sidewalk grade
4. Reduced floor to floor height for commercial use/ live-work (IE not 13' FTF)

Looking NW Street View

Looking NE Street View

Looking SE View

Looking SW View

RESPONSE TO EDG

1. MASSING AND SITING

GUIDANCE

A.i The design concept should be further reduced from two masses to three distinct masses as contemplated in Scheme 2 that harken to the existing pattern and scale of the immediate context of single family-zoned properties.

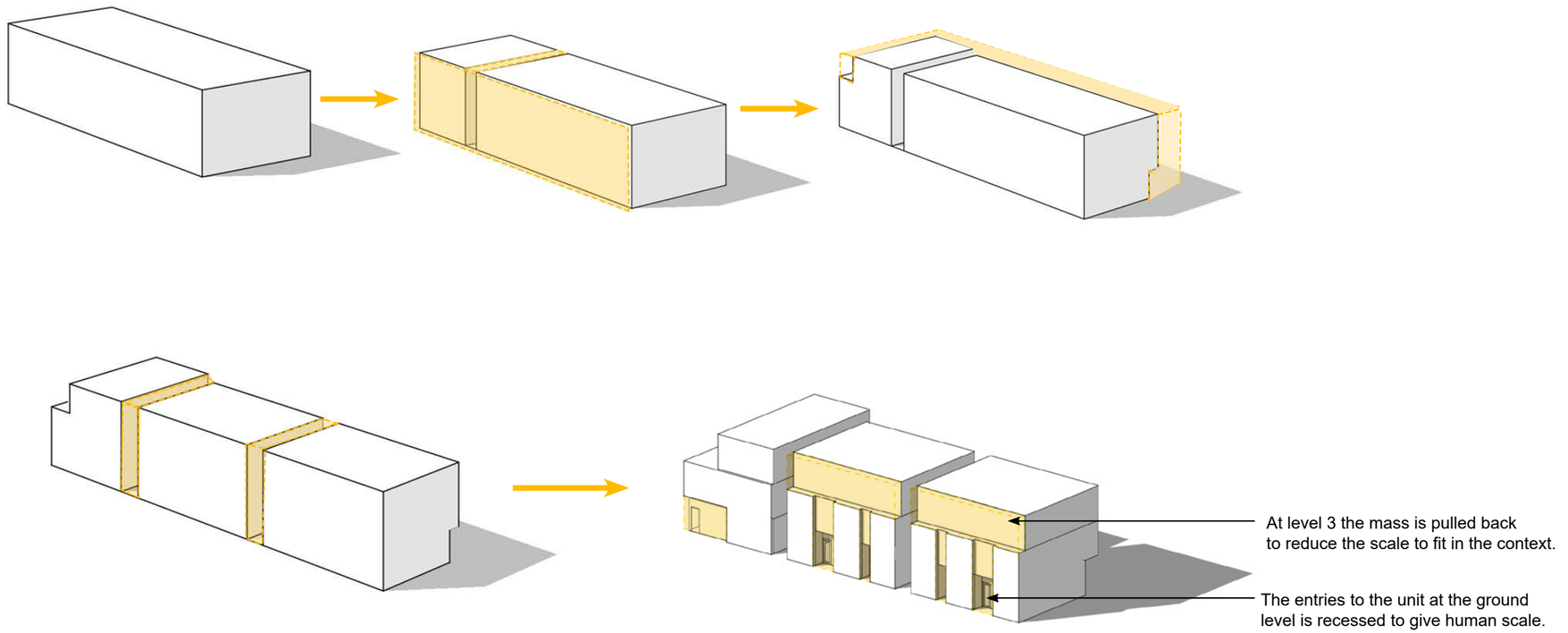
RESPONSE

A.i Approved Scheme 3 has been developed further and has been reduced from two mass to three mass as a response to the existing character of the single-family neighborhood. The developed masses fits well within the existing rhythm and urban pattern. The building is set away from the north property lot to create a buffer from the single-family residence and maintain privacy for the neighboring units. To maintain the scale on the California Ave SW street, the west building mass at level 3 is stepped back to create a transition from the multi-family residential zone to single-family zone. The penthouses of the east units facing SW 100th St are removed to reduce the scale of the building.

DESIGN GUIDELINES

A.i CS2-D-1. Existing Development and Zoning:
Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-3. Zone Transitions:
For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

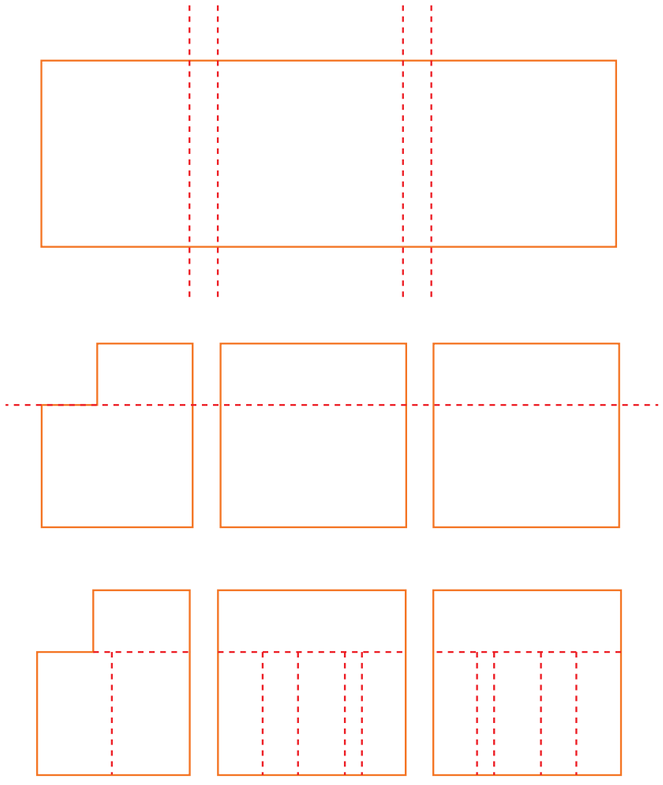


RESPONSE TO EDG

1. MASSING AND SITING

GUIDANCE

A.ii A. II. It is imperative that each building mass be scaled down appropriately to better respond to the surrounding residential context. The Board looks forward to reviewing the next design iteration which should be comprised of secondary architectural elements, minor massing moves, materials, glazing, etc. That successfully achieve this design direction. Initial Board feedback concerning the conceptual perspective illustrated in the design packet (pg. 47) was that the amount of glazing applied to the buildings' exterior facades was an inappropriate response to this guidance.



RESPONSE

A.ii The facade is further broken down using well-composed openings and balconies. Facades are modulated through the use of high-quality, durable materials. Materials help enhance the simple massing forms and overall architectural character within the neighborhood. At street level, the human scale is achieved by using recessed doorways, steel canopies, and large windows. This helps to maintain the interaction with the street.

Facade Broken into 3 units vertically to fit in the context of single family neighborhood

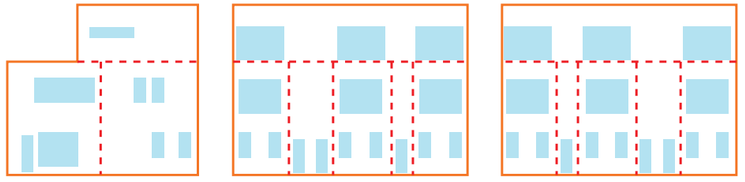
Horizontally broken to match the human scale. Level 3 is terraced back to match the scale on the street.

Each facade and entrance is further divided to resemble the neighborhood scale.

DESIGN GUIDELINES

A.ii DC2-C-1. Visual Depth and Interest:
Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D Scale and Texture - DC2-D-1. Human Scale:
Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept pedestrian and encourage active street life and window shopping (in retail areas).



Maximum glazing is provided to maintain eyes on street. The entrance to the units are recessed to maintain privacy.

High quality materials are well composed to complete the facade.

RESPONSE TO EDG

1. MASSING AND SITING

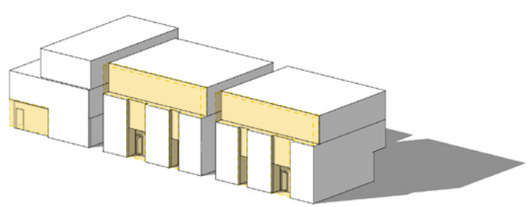
GUIDANCE

A.iii The Board emphasized that special attention be applied to the entry sequencing of the townhouse units' entrances at grade. A design that creates a strong street wall, especially for the residential units abutting Southwest 100th Street, was strongly discouraged by the Board.

A.iv In response to public concerns pertaining to roof forms (pitched versus flat), the Board discussed roof forms. The Board stated that the presented height of the proposed flat-roofed massing forms is respectful to the allowable height limits of existing residential structures within the neighborhood and will be complementary to the surrounding varied architectural style of neighboring buildings.

RESPONSE

A.iii As requested in the departure, the buildings abut the California Ave SW and SW 100th St. The entries to the townhouses are at the sidewalk level. The entry doors are recessed 4'- 4" from the property line. Each entryway is composed to human scale by a metal canopy, landscape features and is well lit with exterior light fixtures.



As requested in the departure the entries to the units are recessed.

A.iv In response to the Board, the proposed design utilizes the flat roof design by eliminating the roof decks to maintain its relationship with the existing structures within the neighborhood.

DESIGN GUIDELINES

A.iii PL3-A Entries

PL3-A-3. Individual Entries:
Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements:
Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges
PL3-B-4. Interaction:
Provide opportunities for interaction among residents and neighbours.

A.iv CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together:
Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

To maintain the scale on the street and to make the proposal efficient the roof was opted to kept flat.

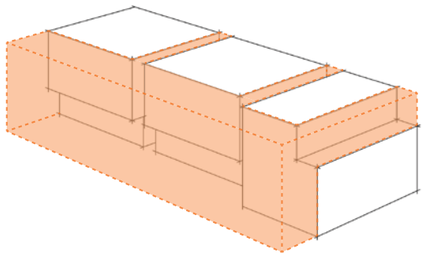
RESPONSE TO EDG

1. MASSING AND SITING

GUIDANCE

B The Board acknowledged that, in response to public comments voiced at the first EDG meeting, the design proposal had evolved from a commercial use (nine live-work units) to now a mixed-use proposal with both commercial (one live-work unit) and residential uses (eight townhouse units). The Board voiced concern that differentiating the sole live-work unit from the surrounding townhouse units may be difficult. The Board voiced a willingness to support a design that includes additional live-work units that, if pursued by the design team, be arranged in the western building mass with corner frontage to accommodate live-work units with internal programing to allow viable commercial spaces.

C The Board recognized that the removal of the “towering” stair penthouses was effective in reducing the perceived height of the massing and encouraged this design modification be carried through to the next design iteration.

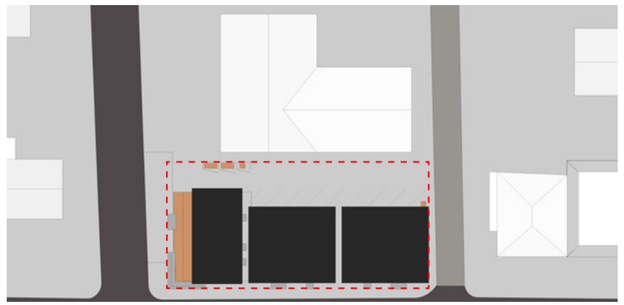


Building is set back from the north property to maintain privacy for the single family home adjacent to the proposal.

D The Board requested that in addition to building materials, color palette, conceptual lighting and signage designs; specifics concerning waste storage, location, access, and feedback from SDCI and Seattle Public Utilities (SPU) should be presented to the Board at the next meeting.

B The corner portion of the site is designed as a live-work unit to maximize the visibility. The facade is designed with maximum transparency to accommodate the commercial use. The glazing for the live work unit is at much higher percentage compared to the other townhouse units. This maintains the eye on the street and activates the corner.

C The building mass is set away from the north property line, to maintain the privacy of the single-family house adjacent on the north side. The Building program is designed to achieve a gradual transition from single family to a multifamily residence and then to commercial part of the site. The height along the street is reduced by setting the upper level back from the facade.



D The waste storage area and its size, coordinated and approved by SPU, is located along the north property line next to the drive aisle away from pedestrian circulation. The waste storage area is screened with clear sealed cedar slats.

DESIGN GUIDELINES

B CS2-C-1. Corner Sites:
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.

PL3-B-3. Buildings with Live/Work Uses:
Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

C CS2-D Height, Bulk, and Scale:

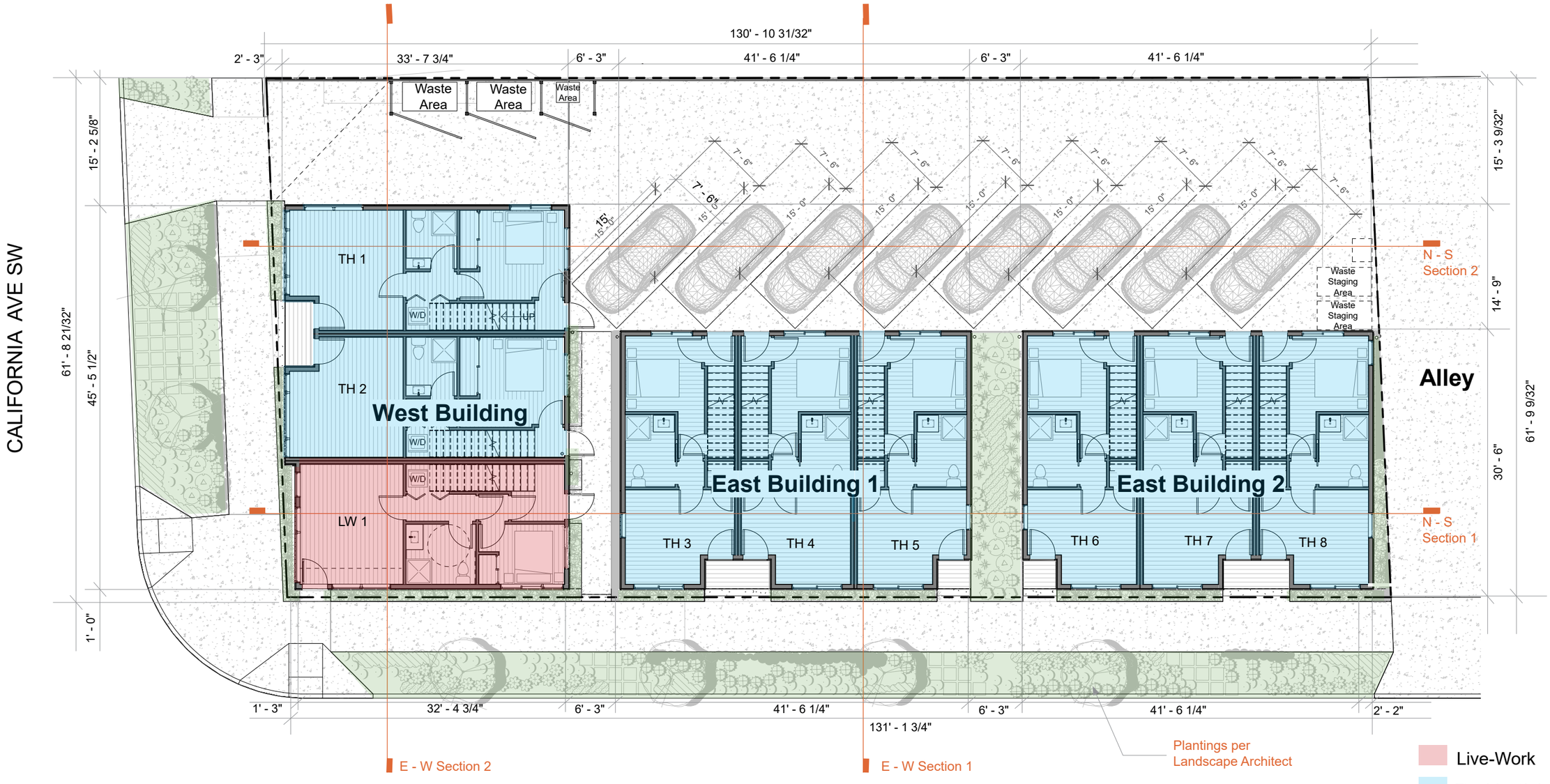
CS2-D-1. Existing Development and Zoning:
Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-3. Zone Transitions:
For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

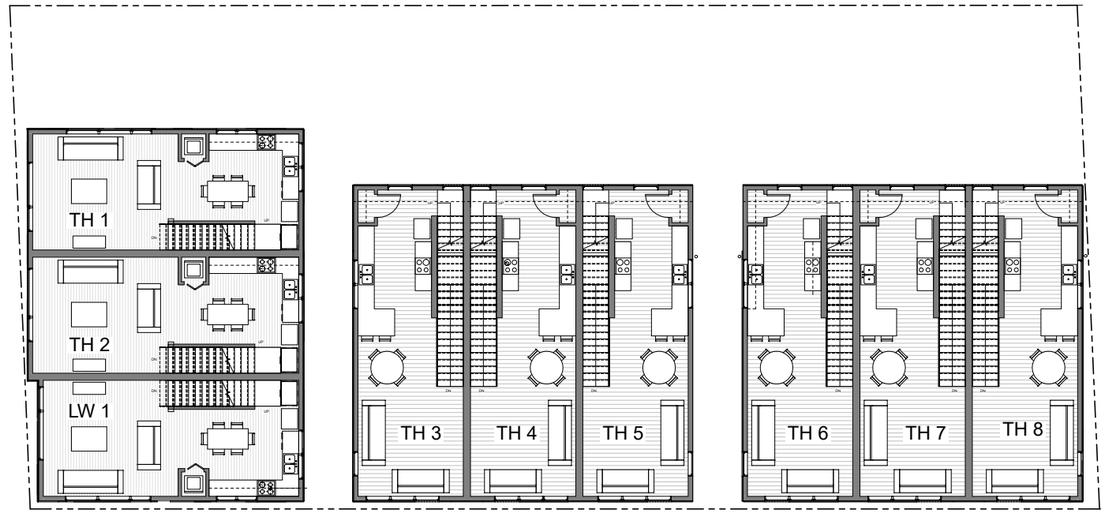
CS2-D-5. Respect for Adjacent Sites:
Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

D DC1-C-4. Service Uses:
Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

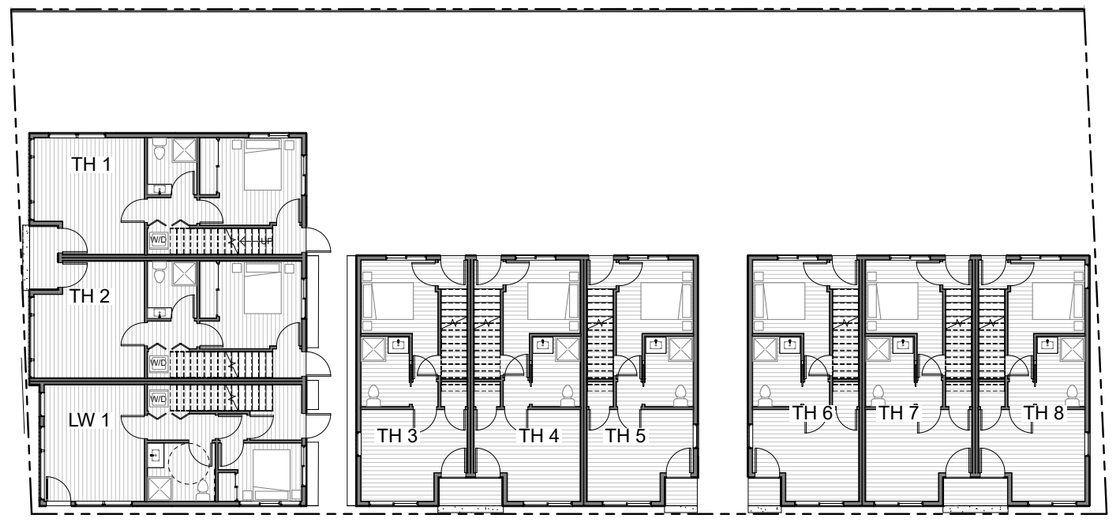
PREFERRED SITE PLAN



FLOOR PLANS

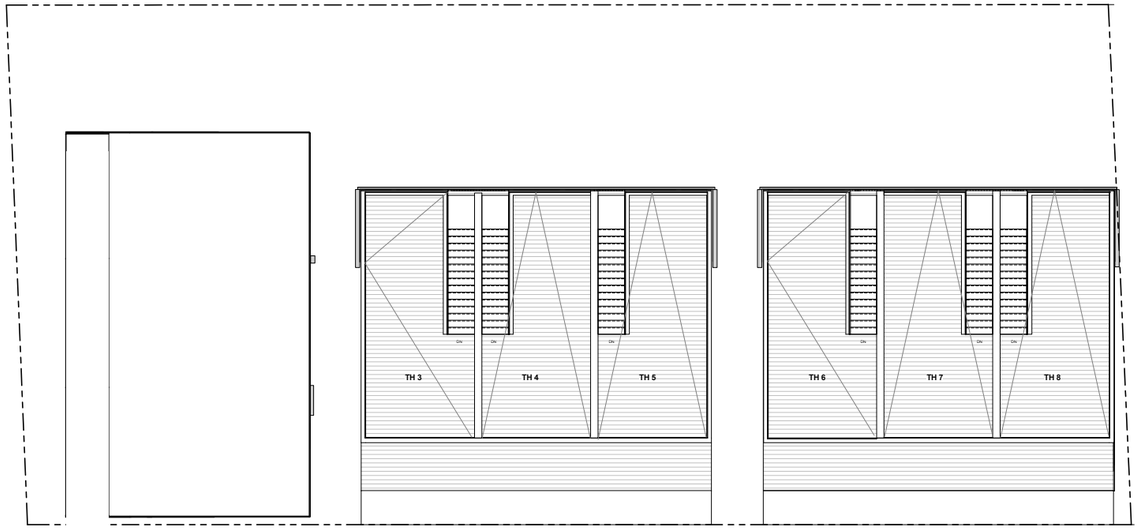


Level 2 Plan

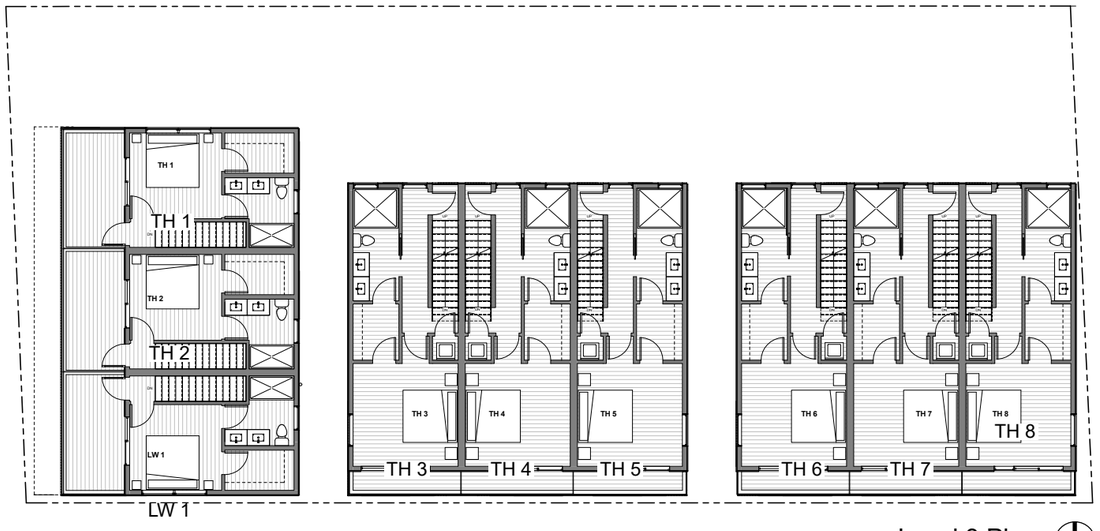


Level 1 Plan

FLOOR PLANS

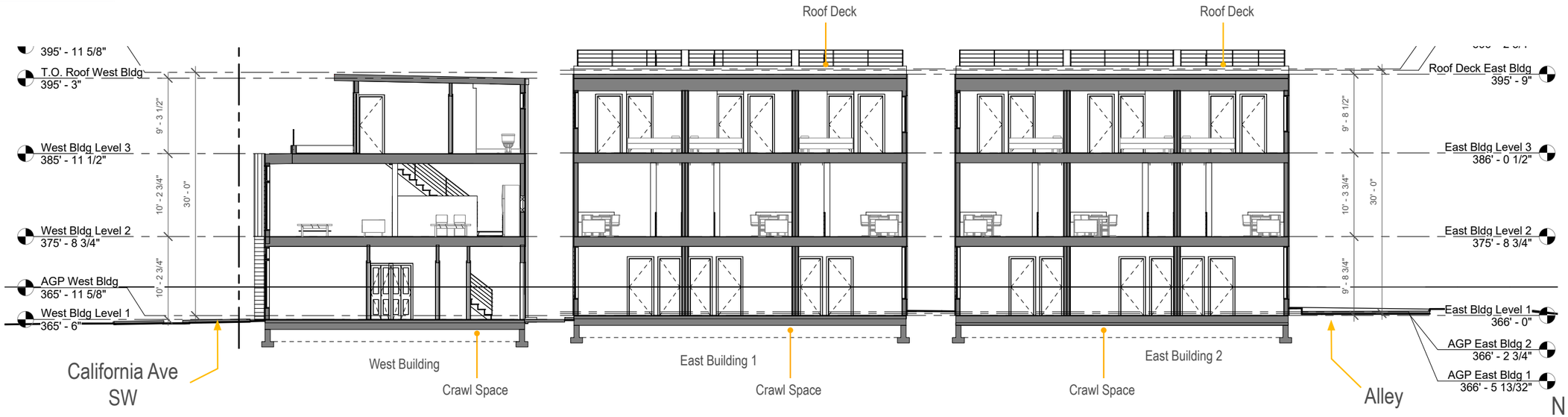


Roof Deck Plan

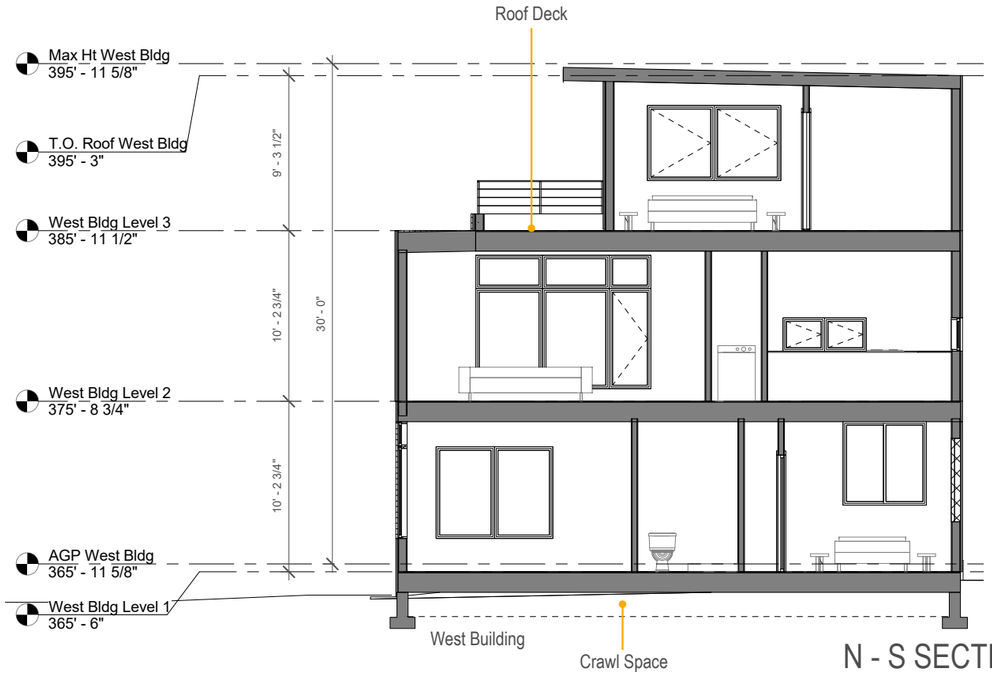


Level 3 Plan

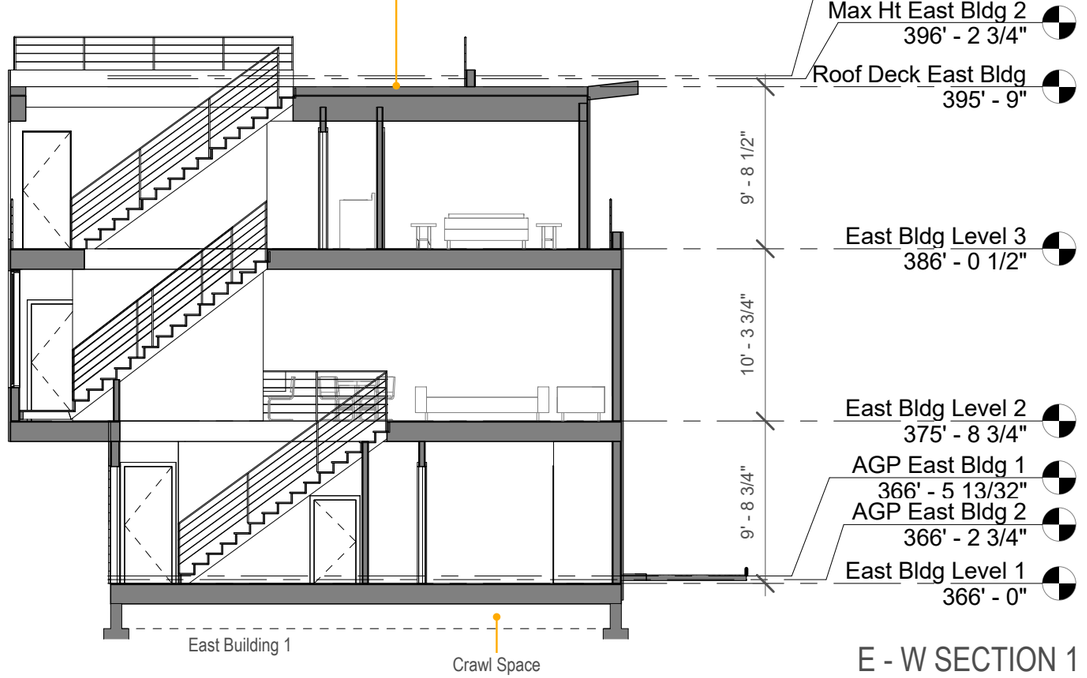
SECTIONS



N - S SECTION 1



N - S SECTION 2



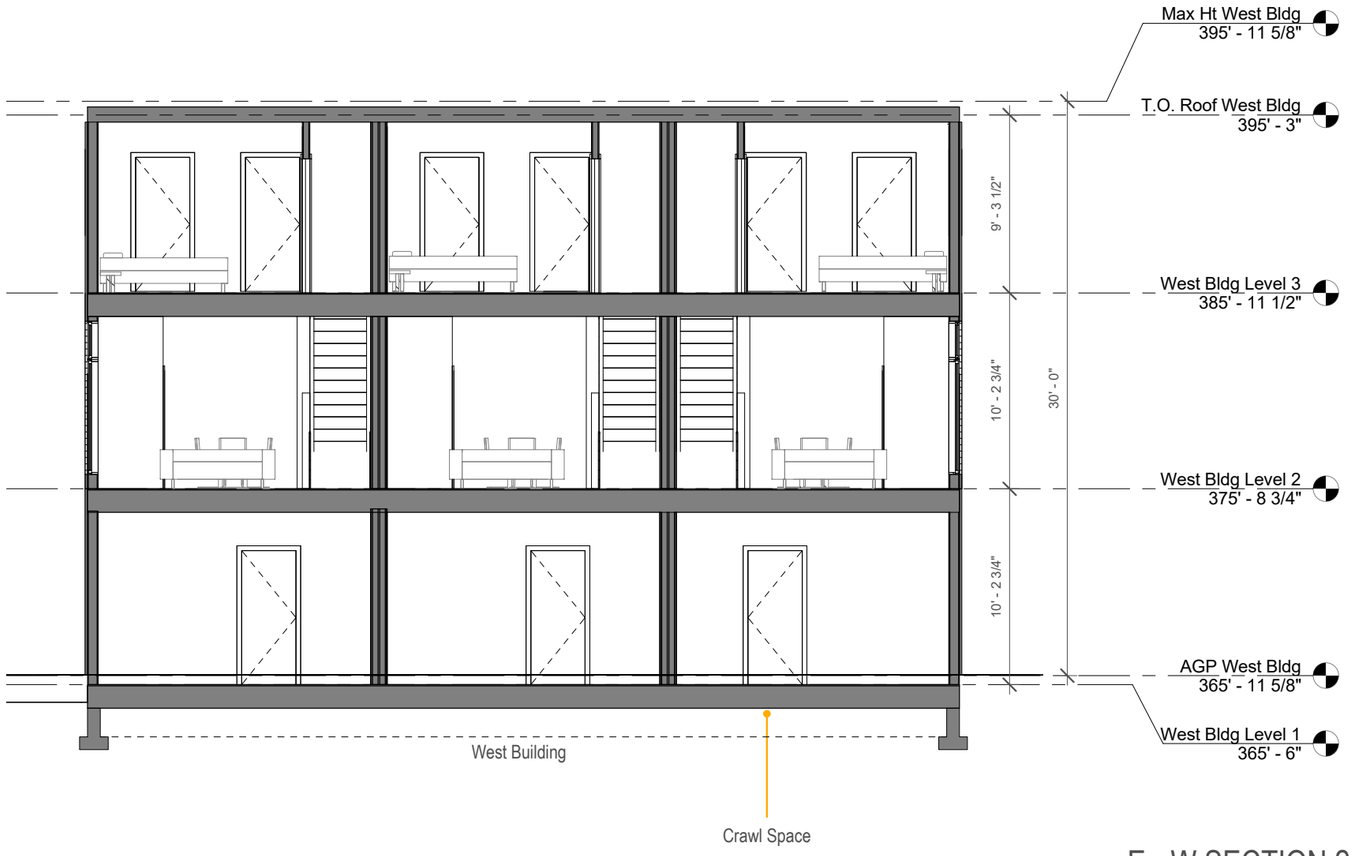
E - W SECTION 1

Lemons Architecture PLLC

Arbor Heights
4220 SW 100th Street
#3025192

Sections
Design Recommendation

SECTIONS



E - W SECTION 2

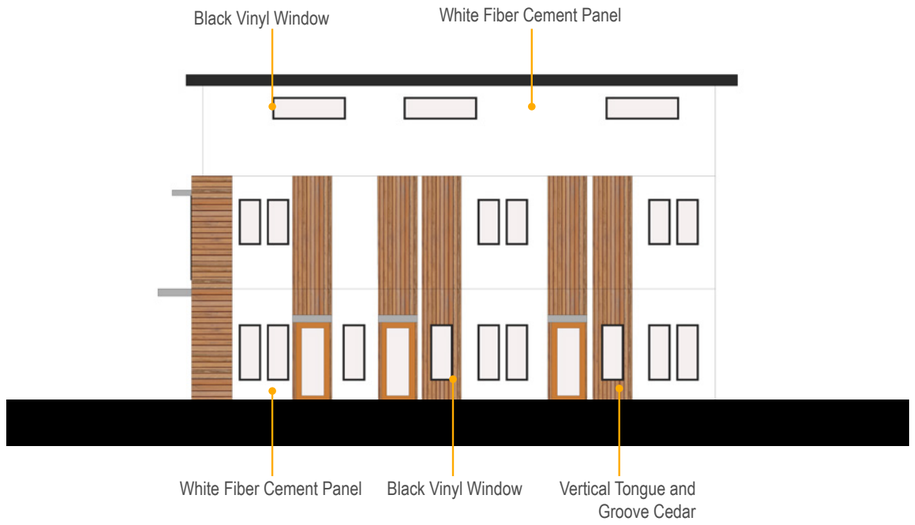
ELEVATIONS

South Elevation

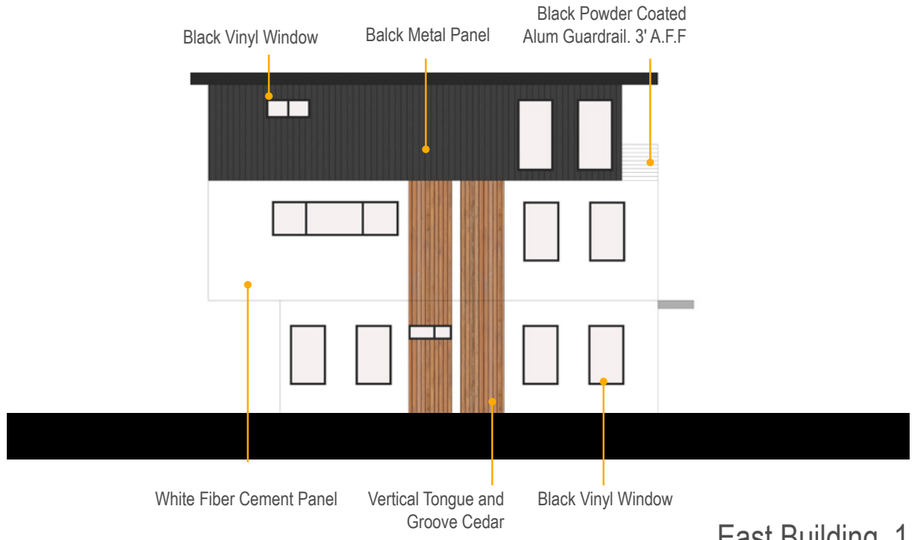
North Elevation

ELEVATIONS

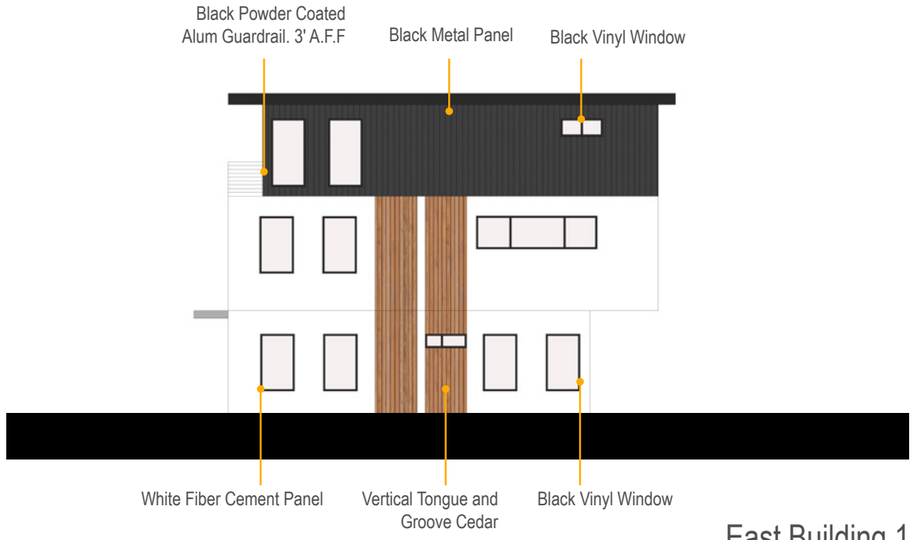
West Building
West Elevation



West Building
East Elevation



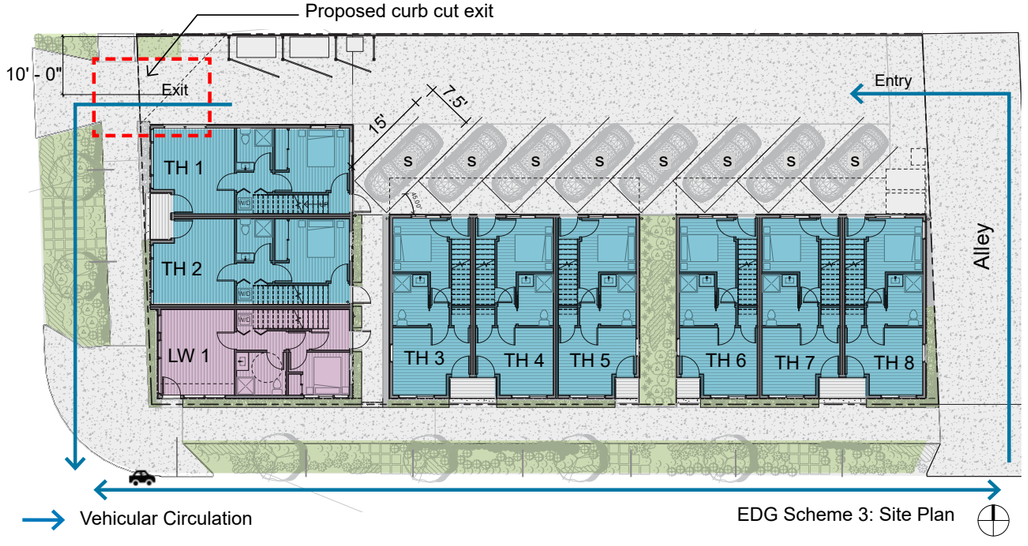
East Building 1
West Elevation



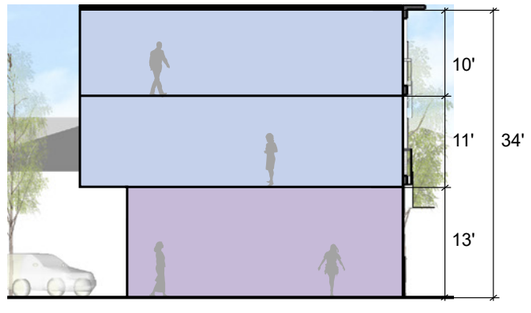
East Building 1
East Elevation

PREFERRED SCHEME: DEPARTURE REQUEST

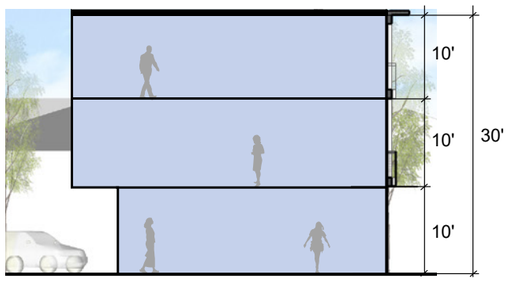
#	Departure Request	Code Requirements	Explanation for Departure
1	Departure requested for curb cut exit on California Ave SW for 1-way drive aisle vehicle exit.	**SMC 23.47A.032.A21:** Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.	Proposed 1-way drive aisle vehicle exit on California Ave SW allows for 30'-6" depth for six units and 32'-5" depth for three units and meets the requirement for at least 30'-0" depth for commercial spaces on the ground level. Vehicles enter via the alley and exit through the proposed curb cut exit on California Ave SW, providing a generous radius for vehicles to turn. This supports 8 parking stalls for the project.
2	Departure requested for units with residential uses that occupy more than 20% of the street-level street-facing facade.	**SMC 23.47A.005.C1:** Residential uses at street level in NC and C zones may occupy no more than 20 percent of the street-level street-facing facade.	In respect to the site's surrounding residential context, the project is proposing eight townhouse units and one live-work unit. This reduces the amount of proposed commercial activity. This also eliminates commercial design standards which require extra height.
3	Departure requested for the floors of the dwelling units along California Ave SW and SW 100th St at less than required minimum of 4 feet above/below sidewalk grade.	**SMC 23.47A.008.D2:** 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.	To keep the residential character of the surrounding context, the street-level floors of the units are placed at less than required minimum of 4 feet above/below sidewalk grade for both California Ave SW and SW 100th St. This allows for a reduced height for the project. If now allowed, a viable townhouse configuration cannot be achieved.
4	Departure requested to allow reduced floor to floor height for L-W unit to match TH heights at L1.	**SMC 23.47A.008.B4:** Height provisions for new structures or new additions to existing structures. Non-residential uses at street-level shall have a floor to floor height of at least 13 feet.	This allows for a reduced ceiling height at the L-W L1, allowing the unit with reduced overall height.
5	Departure requested to allow small parking spaces (7.5' x 15') for the proposed project.	**23.54.030.B1.B:** When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.	Small parking spaces shrink the depth of the parking area to provide more parking stalls for future residents and allow for the appropriate backup distance. Smaller parking stalls also allow for a waste staging area along the alley.



EDG Scheme 3: Site Plan



Without Departures



With Departures

With the curb cut exit on California Ave SW, 8 parking stalls are provided in the motor court.

According to SDOT, this new curb alignment will not eliminate parking. SDOT cannot guarantee future curbside parking, but for now and near future SDOT does not see any reason to restrict curb side parking on this site.

MATERIAL PALETTE

1 VERTICAL TONGUE AND GROOVE CEDAR RAIN-SCREEN

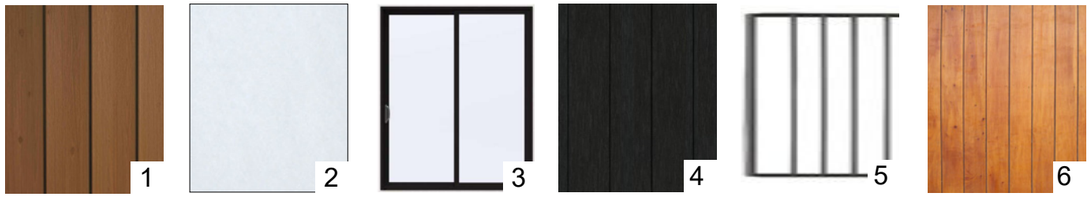
2 WHITE FIBER-CEMENT PANEL

3 BLACK VINYL WINDOW

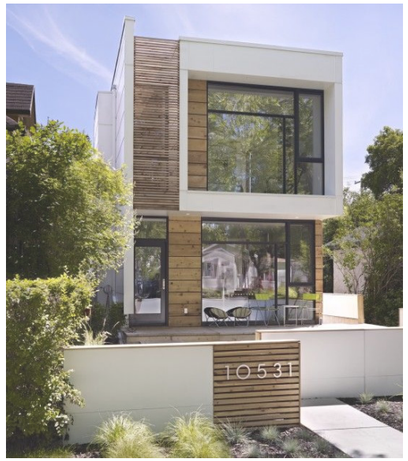
4 BLACK METAL PANEL

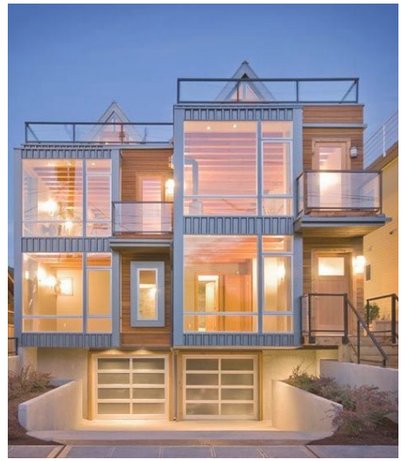
5 BLACK POWDER COATED ALUM GUARDRAIL 3' A.F.F

6 CEDAR SOFFIT



Conceptual Perspective





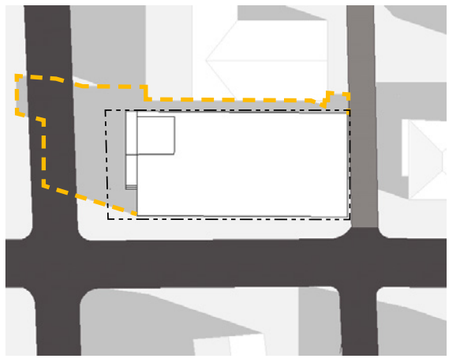
EXISTING SHADOW STUDY

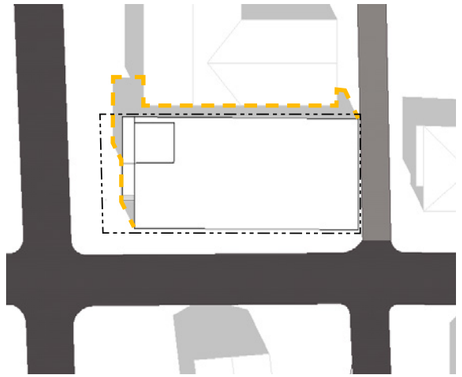
9:00 am

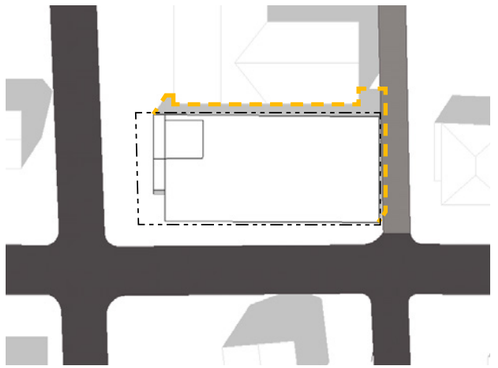
12:00 pm

3:00 pm

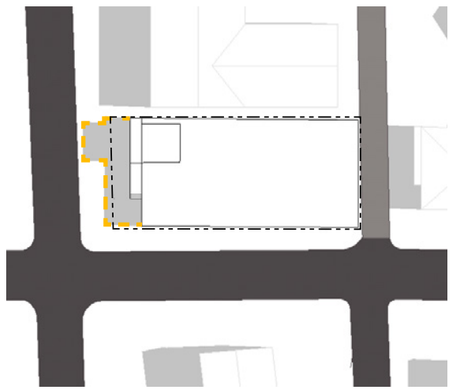
March 21
(Vernal/ Autumnal Equinox)

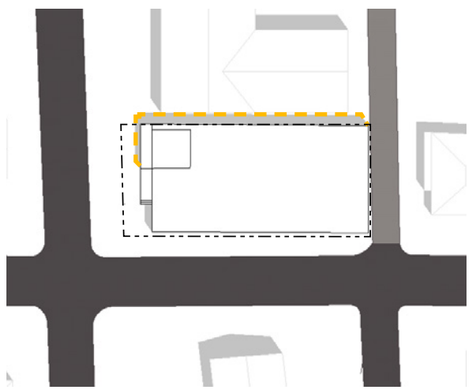


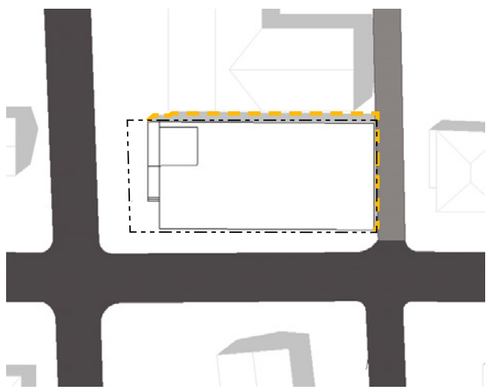




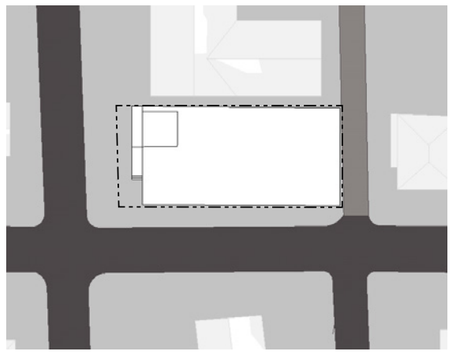
June 21
(Summer Solstice)

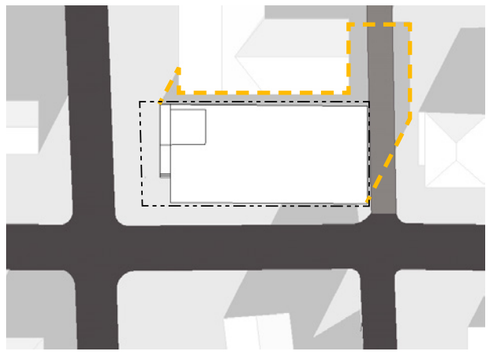






December 21
(Winter Solstice)

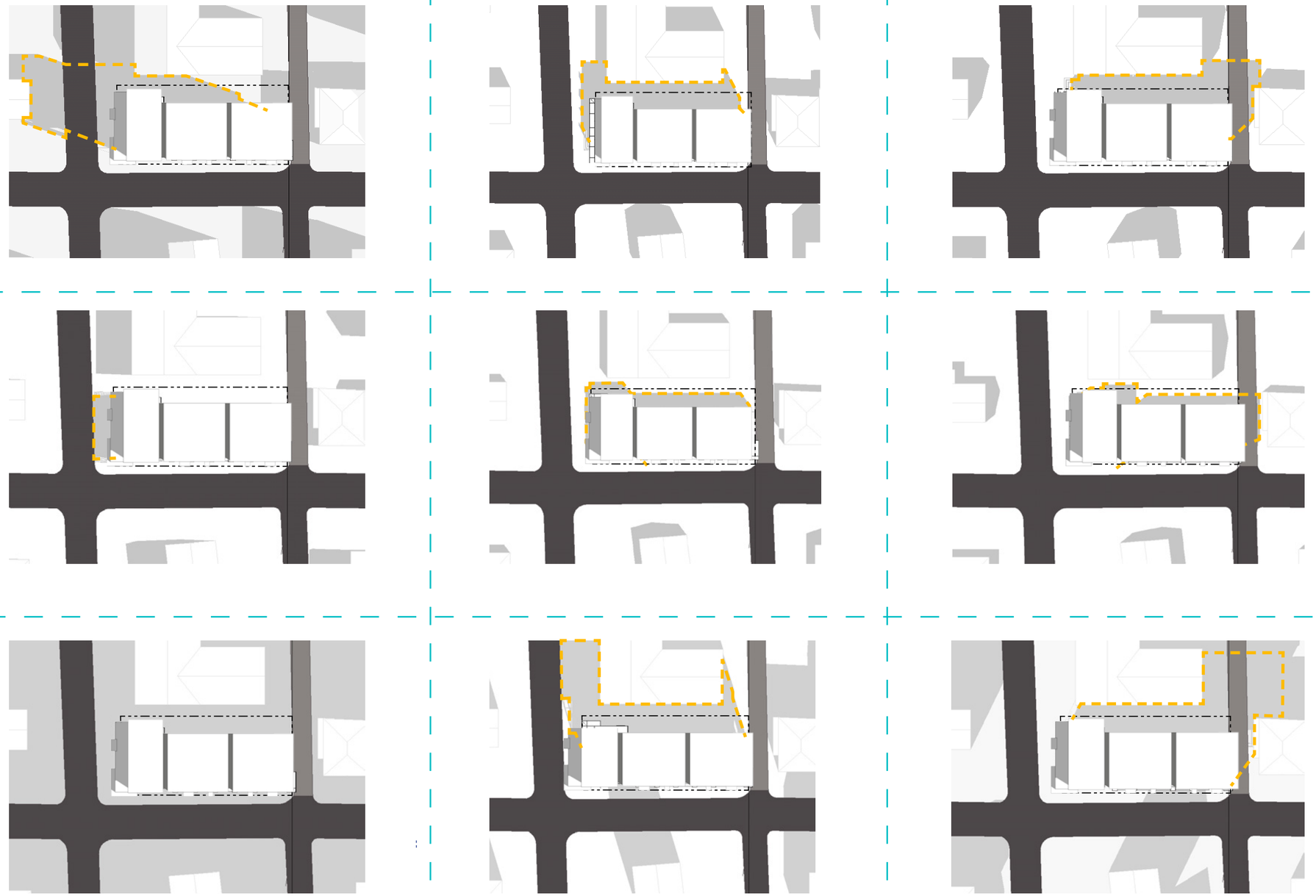




SHADOW STUDY

9:00 am | 12:00 pm | 3:00 pm

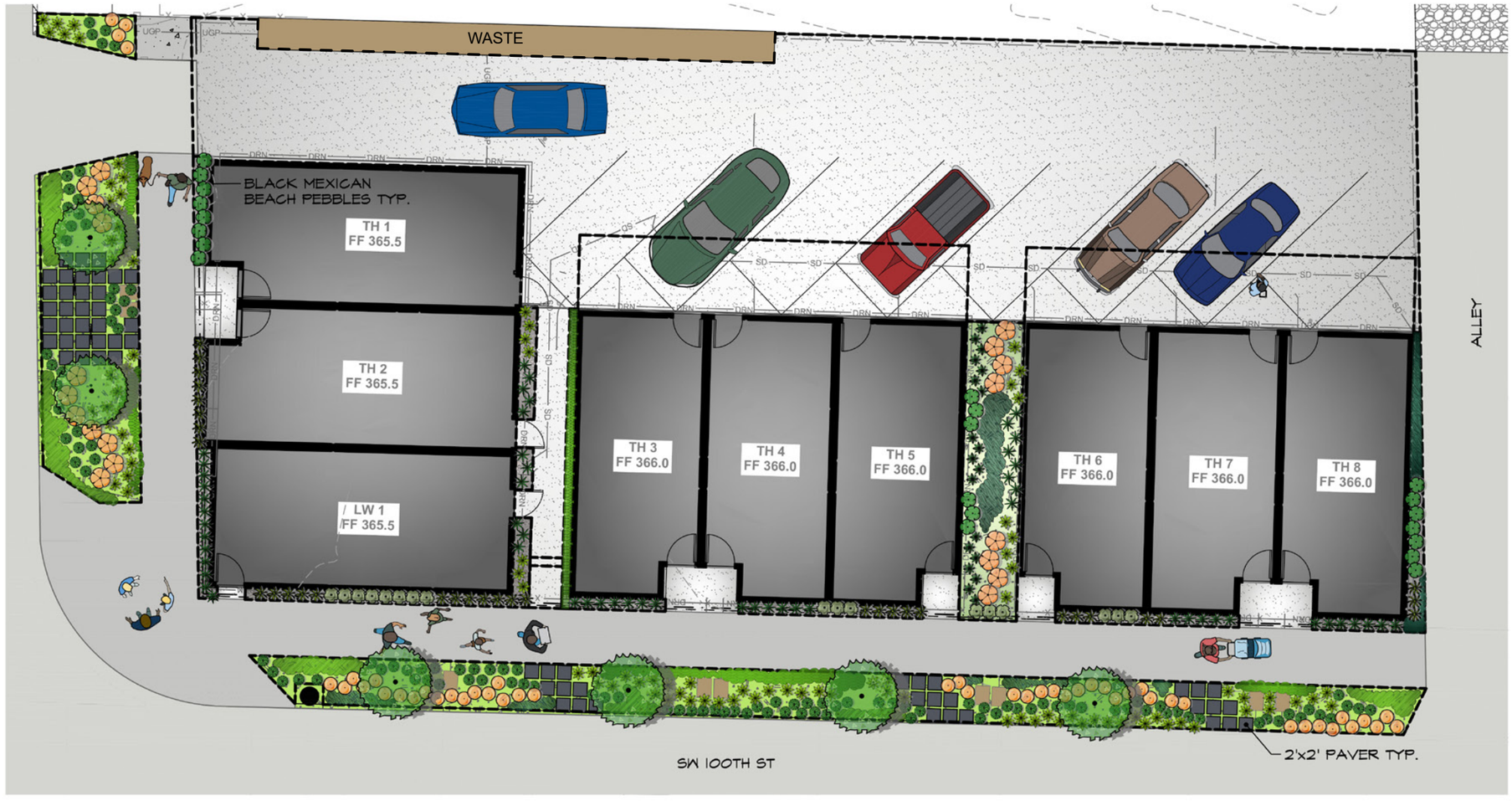
March 21
(Vernal/ Autumnal Equinox)



June 21
(Summer Solstice)

December 21
(Winter Solstice)

LANDSCAPE PLAN

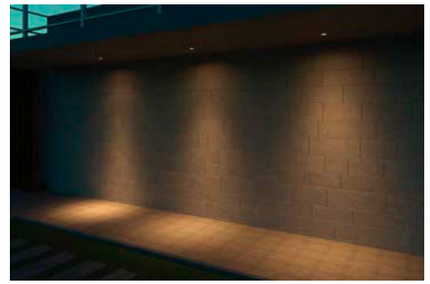


LIGHTING PLAN

LIGHT TYPES

1

Soffit Light Fixture



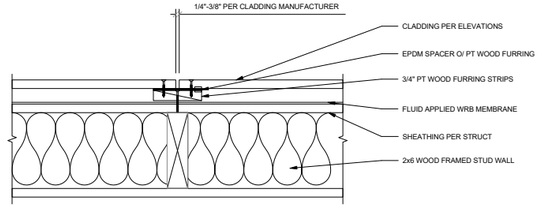
2

Landscape Lighting Fixture

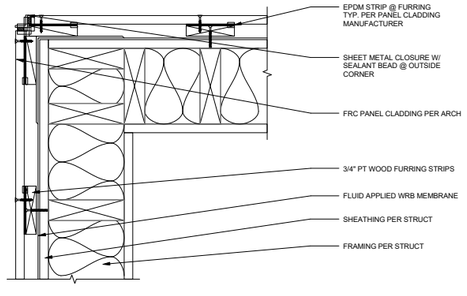
3

Wall Mounted Lighting Fixture

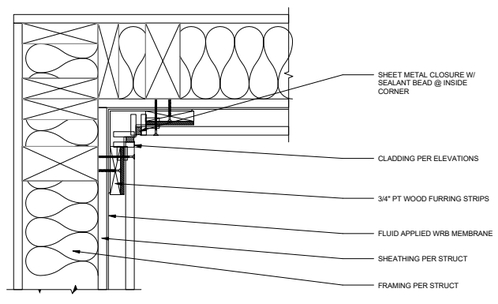
DETAILS



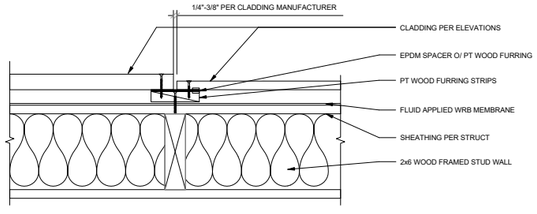
1 Ext Wall - FRC Panel Vertical Joint
3" = 1'-0"



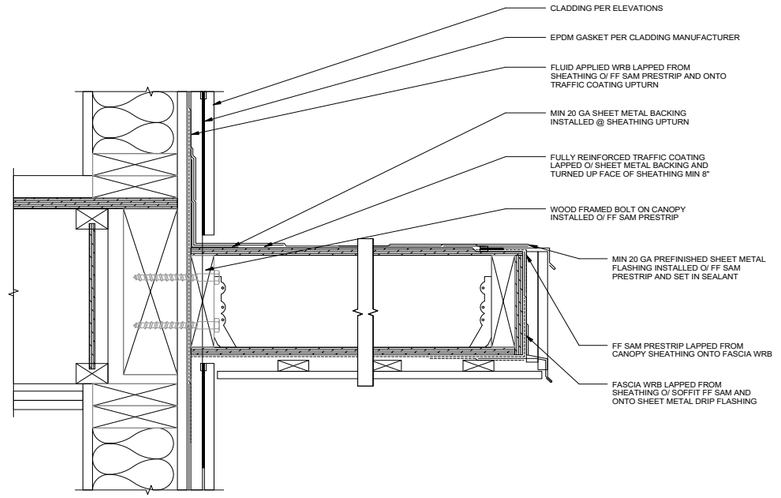
2 Ext Wall - FRC Panel @ Outside Corner
3" = 1'-0"



3 Ext Wall - FRC Panel @ Inside Corner
3" = 1'-0"

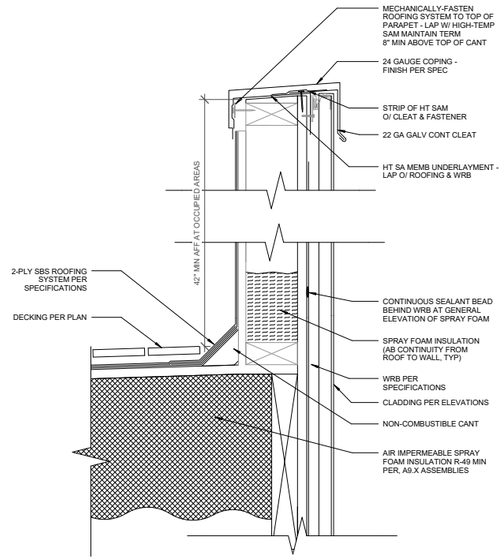


5 Ext Wall - FRC Panel Material Transition Vertical Joint
3" = 1'-0"

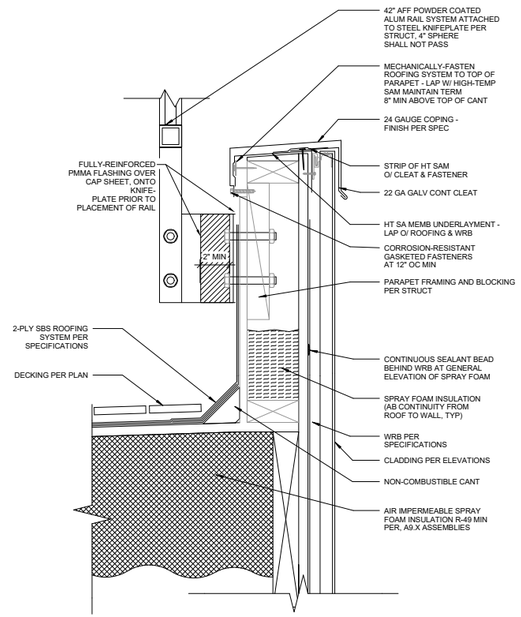


Ext Wall - Wood Framed Canopy @ FRC Panel

DETAILS



1 Roof - Typ Parapet
3" = 1'-0"



2 Roof - Guard Rail at Parapet, Typ
3" = 1'-0"

DETAILS

MAILBOXES AND WOOD FRAMED CANOPY UNIT ENTRIES

WASTE AREA SCREENED WITH CLEAR SEALED CEDAR SLATS

STAINLESS STEEL UNIT ADDRESS SIGNAGE

3" BENT GALVANIZED STEEL

STREET LEVEL

Live-Work unit distinguishes itself by material composition relative to residential units.

Set backs of live-work and residential units promote pedestrian circulation.

Vibrant

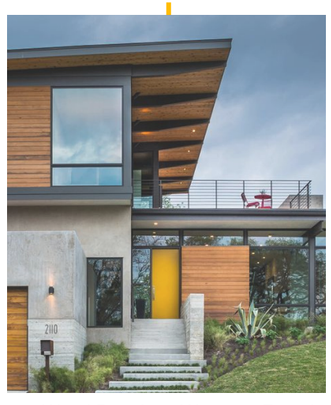
Lively

Active Streetscape

Facade Modulation

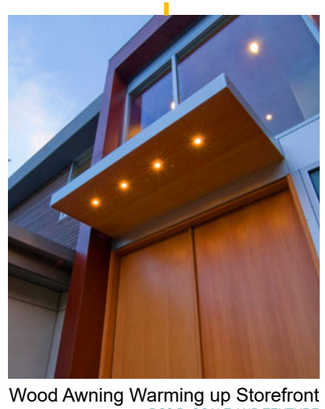
Warming Up Street Walls

Large Windows and Wood Panels
CS1.B: SUNLIGHT AND NATURAL VENTILATION
PL1.C: OUTDOOR USES AND ACTIVITIES



Wood Panels to Warm up Facade
DC2.B: ARCHITECTURAL AND FACADE COMPOSITION
DC4.A: EXTERIOR ELEMENTS AND FINISHES

Wide Planting Strip
PL1.B: WALKWAYS AND CONNECTIONS
DC4.D: TREES, LANDSCAPE, AND HARDSCAPE MATERIALS



Wood Awning Warming up Storefront
DC2.D: SCALE AND TEXTURE
DC4.A: EXTERIOR ELEMENTS AND FINISHES

Vibrant and Lively Streetscape
CS2.C: RELATIONSHIP TO THE BLOCK
PL1.B: WALKWAYS AND CONNECTIONS

STREET LEVEL

Drive-way condition relative to pedestrian and vehicular circulation on California Ave. SW.

The rear set back of the site and the proposed design create spatial separation and privacy between residential units and its neighboring buildings.

Indented entrances into the residential units provide smooth pedestrian circulation on SW 100th street.

SW 100th street perspective of pathway circulation between east and west building.

STREET LEVEL ENTRY CONDITIONS

Live-Work entry condition relative to pedestrian and vehicular circulation on SW 100th St. and California Ave. SW.

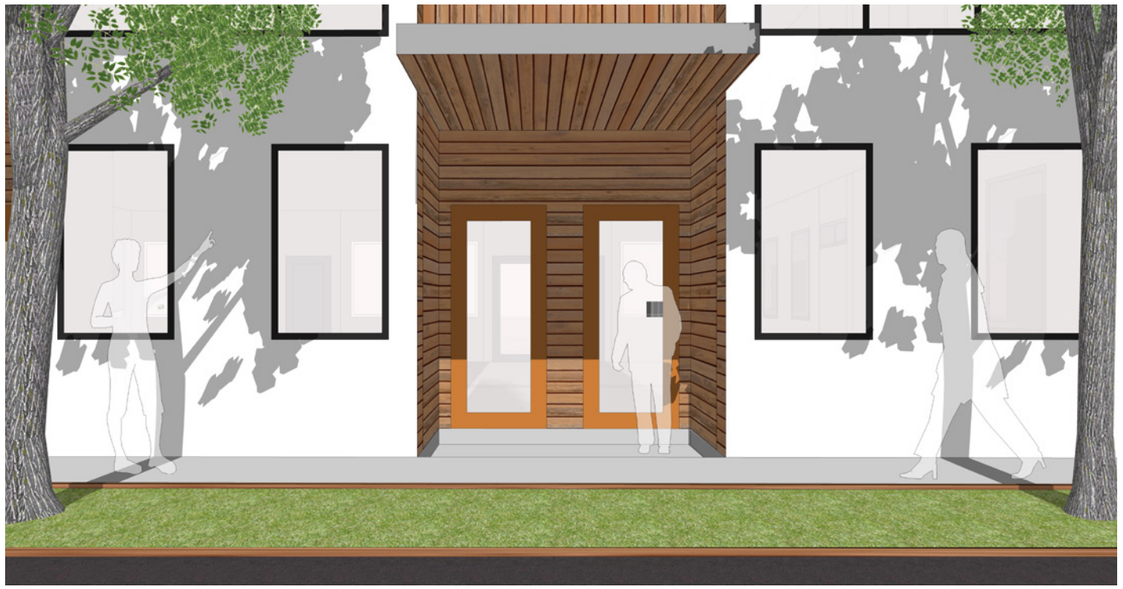
West Building (Townhouse 1 & 2) entry condition on California Ave. SW.

East building (Townhouse 3 & 4) entry conditions relative to pedestrian and vehicular circulation on SW 100th St.

East building (Townhouse 5) entry condition relative to pedestrian circulation on SW 100th St.

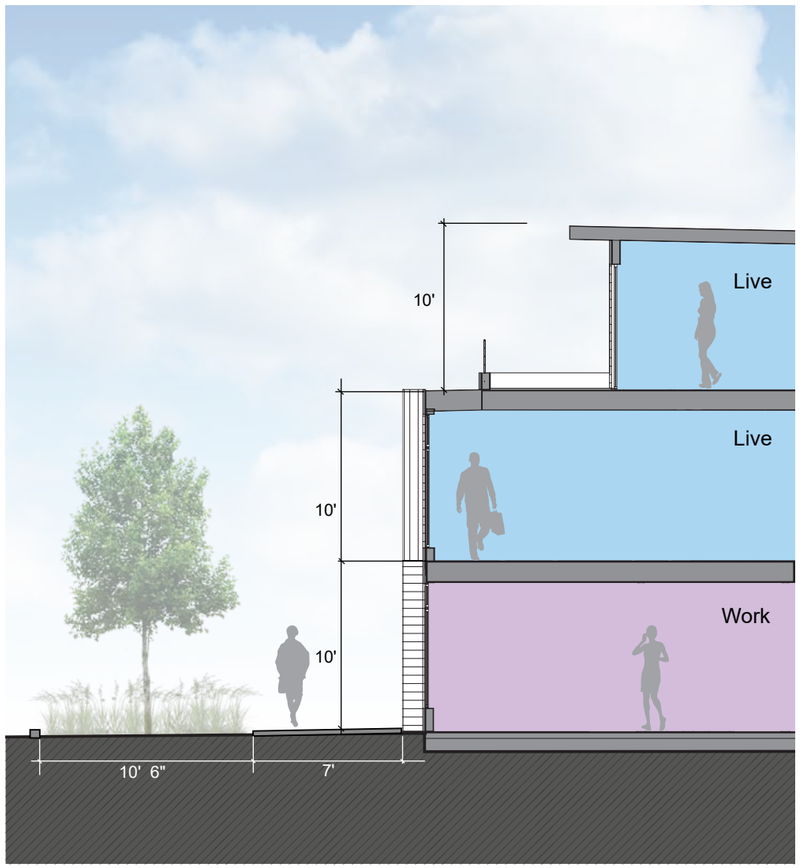
STREET LEVEL ENTRY CONDITIONS

East building (Townhouse 6) entry condition relative to pedestrian and vehicular circulation on SW 100th St.

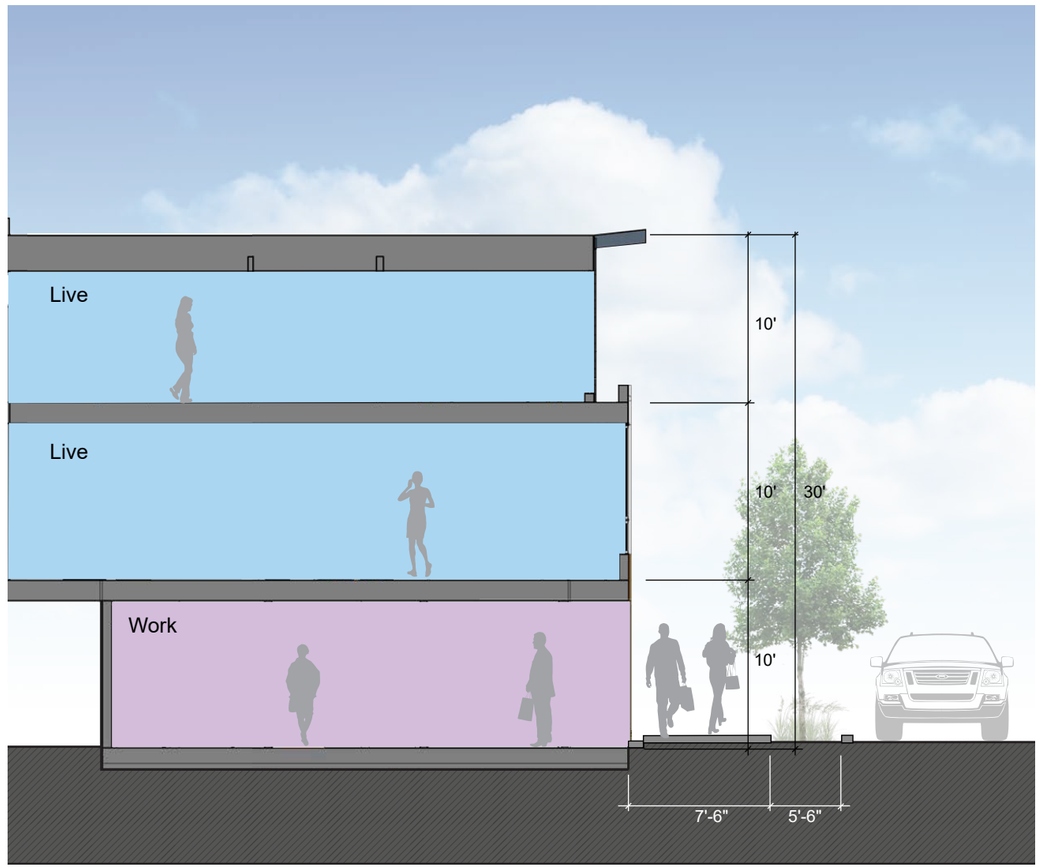


East building (Townhouse 7 & 8) entry condition relative to pedestrian and vehicular circulation on SW 100th St.

STREET SECTIONS

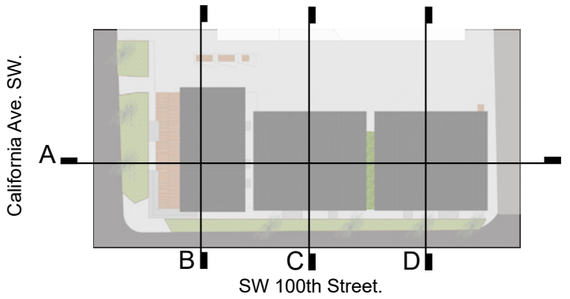


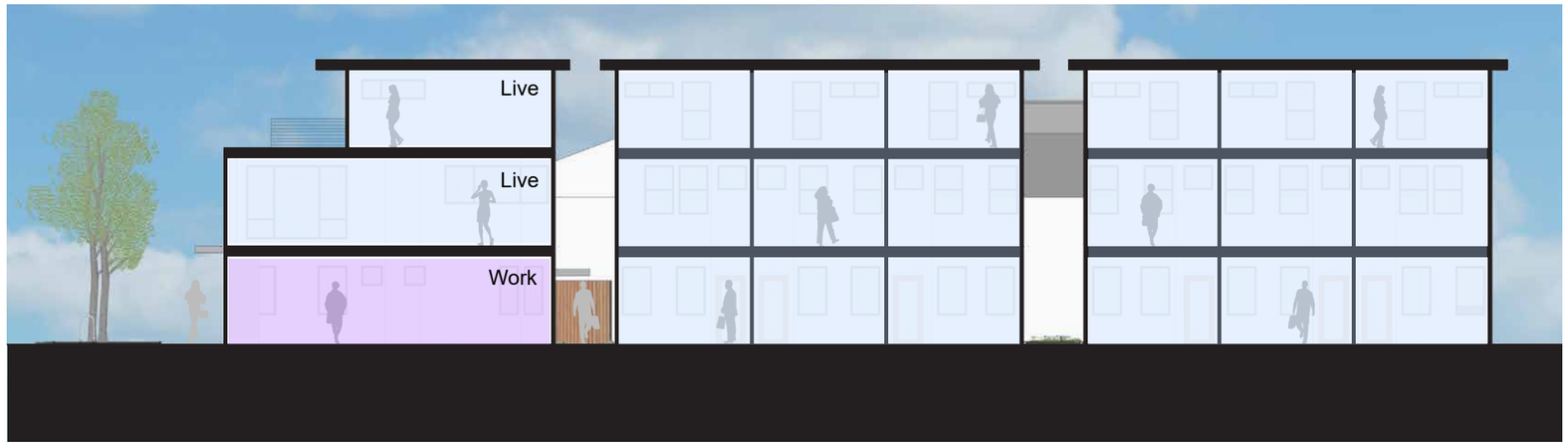
Street Section A
Along California Ave SW



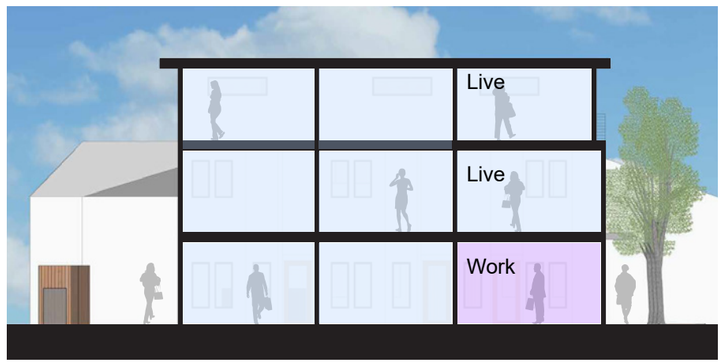
Street Section B
Along SW 100th St

STREET SECTIONS

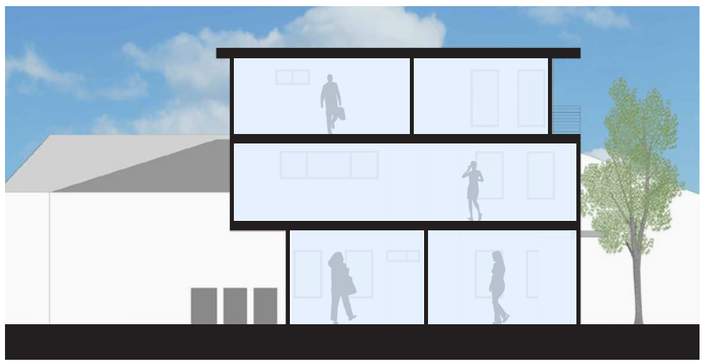




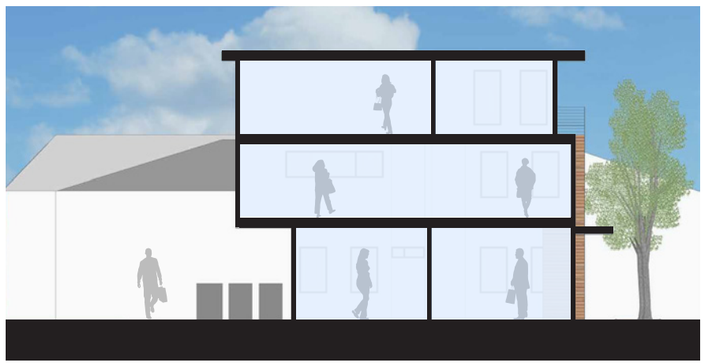
Section A



Section B



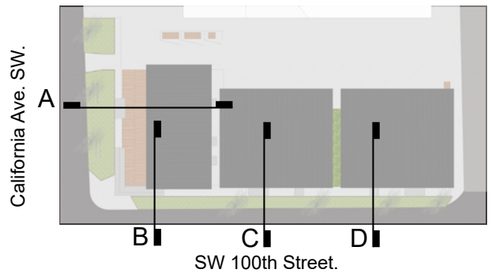
Section C



Section D

Residential
Work

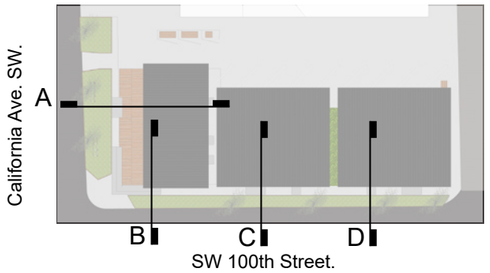
STREET LEVEL ENTRY SECTIONS

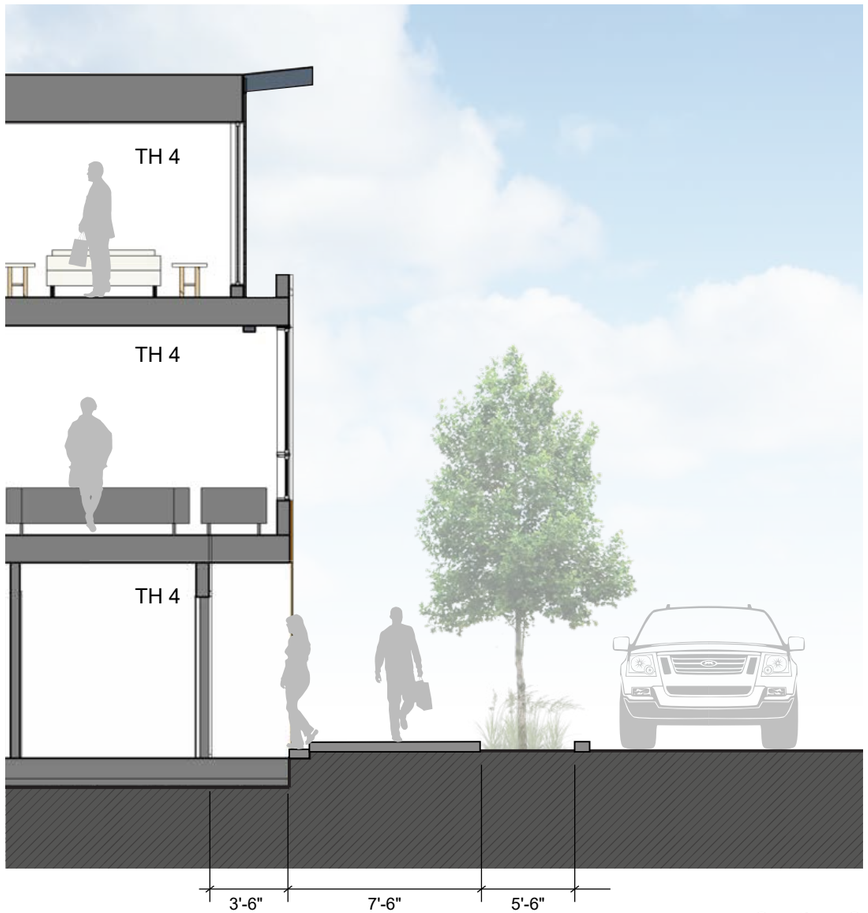


Section A

Section B

STREET LEVEL ENTRY SECTIONS





Section C

Section D