

LINK MT. BAKER APARTMENTS

3208, 3212, 3218, 3220, 3224 CLAREMONT AVENUE S
SEATTLE, WASHINGTON 98144

**EARLY DESIGN GUIDANCE, PRESENTATION #2
FURTHER DESIGN REFINEMENT
DPD #3018722
JULY 27, 2016**



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TAX ID# 128230-0395, 128230-0400, 128230-0410, 128230-0420, 128230-0430
LOT AREA 21,600 SQ.FT.
ZONING SM-85
OVERLAY HUB URBAN VILLAGE: NORTH RAINIER
AIRPORT HEIGHT: CONICAL SURFACE
LIGHT RAIL MC (MOUNT BAKER)

DESCRIPTION OF PROJECT CONSTRUCT (150) UNIT MIXED-USE BUILDING OF (7) STORIES ON COMBINED LOT. 110 PARKING SPACES PROVIDED ON GRADE & ONE LEVEL BELOW GRADE. THERE IS ACCOMODATION FOR 48 LONG TERM BICYCLE PARKING SPACES.

DWELLING UNITS:

STUDIO 22 UNITS
LIVE/WORK 4 UNITS
URBAN 98 UNITS
1BR 26 UNITS

TOTAL 150 UNITS

FLEXIBLE SPACES: (WITH PLUMBING & ADAPTABLE FOR FUTURE RESIDENTIAL OR OTHER PROGRAM USES)

MEETING 1 UNIT (FLOOR 2)
EXERCISE 5 UNITS (FLOORS 3-7)

GROSS AREAS.:

P1 FLOOR 24,780 SQ. FT.
1ST FLOOR 22,116 SQ.FT.
2ND FLOOR 21,737 SQ.FT.
3RD FLOOR 20,447 SQ.FT.
4TH FLOOR 20,447 SQ.FT.
5TH FLOOR 20,447 SQ.FT.
6TH FLOOR 20,447 SQ.FT.
7TH FLOOR 20,447 SQ.FT.

TOTAL 170,868 SQ. FT.

ROOF DECK 3,632 SQ. FT

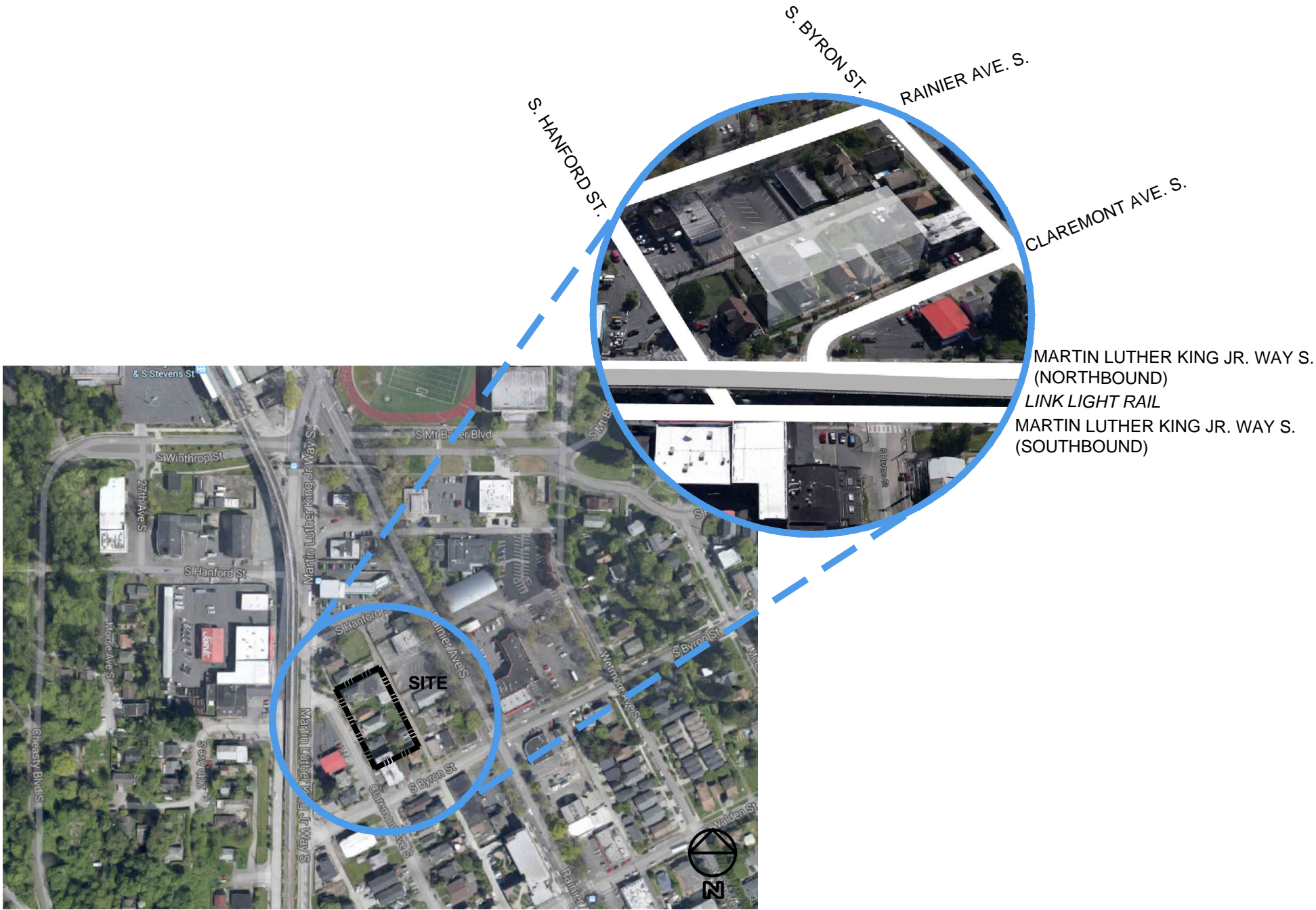
TOTAL GROSS RESIDENTIAL AREA 112,553 SQ.FT.
TOTAL GROSS COMMERCIAL AREA 6,720 SQ. FT.
TOTAL GROSS PARKING AREA 33,862 SQ.FT.

THE EXISTING SITE MEASURES 180' X 120' AND IS FRONTED BY CLAREMONT AVE. SOUTH AND HAS AN UNIMPROVED ALLEY RUNNING BEHIND. THE PROPERTY CURRENTLY CONSISTS OF FOUR SINGLE-FAMILY RESIDENCES. ONE OF THE BUILDINGS IS USED FOR AN ALLSTATE INSURANCE OFFICE AND XTREME REALTY & FINANCE. THERE IS AN APPROXIMATELY 3.5' ELEVATION INCREASE RUNNING FROM NORTH TO SOUTH ON THE PROPERTY.

THE PROPERTY SITS JUST ONE BLOCK TO THE SOUTH OF THE BUSY INTERSECTION BETWEEN RAINIER AVE. SOUTH AND MARTIN LUTHER KING WAY. THE ELEVATED MOUNT BAKER LIGHT RAIL STATION SITS APPROXIMATELY 2 BLOCKS (500') TO THE NORTH OF THE PROPERTY ON THE OTHER SIDE OF MARTIN LUTHER KING WAY. TIRE FACTORY SITS ACROSS CLAREMONT AVE SOUTH IN FRONT OF THE PROPERTY. AND THE VIETNAMESE RESTAURANT, BEN THANH SITS BEHIND THE PROPERTY ACROSS THE ALLEY FACING ONTO RAINIER AVE. SOUTH.

THE SITE'S ZONING DESIGNATION IS SM (SEATTLE MIXED)-85, AND THE SITE IS LOCATED IN THE NORTH RAINIER HUB URBAN VILLAGE. IT IS ALSO HAS THE LIGHT RAIL MOUNT BAKER (MC) CLASSIFICATION AND THE PROPERTY QUALIFIES AS FREQUENT TRANSIT.

THE ADJACENT PROPERTIES ARE ALSO ZONED SM-85. HOWEVER, THE PROPERTY ACROSS THE STREET IS ZONED NC (NEIGHBORHOOD COMMERCIAL)-1. THE FOUR PARCELS THAT MAKE UP THIS DEVELOPMENT SITE HAVE BEEN REVIEWED BY A THIRD PARTY AND DESIGNATED AS NOT HISTORICALLY SIGNIFICANT. THERE ARE POTENTIAL VIEWS OF MOUNT RAINIER TO THE SOUTH FROM THE UPPER FLOORS AND ROOF DECK.



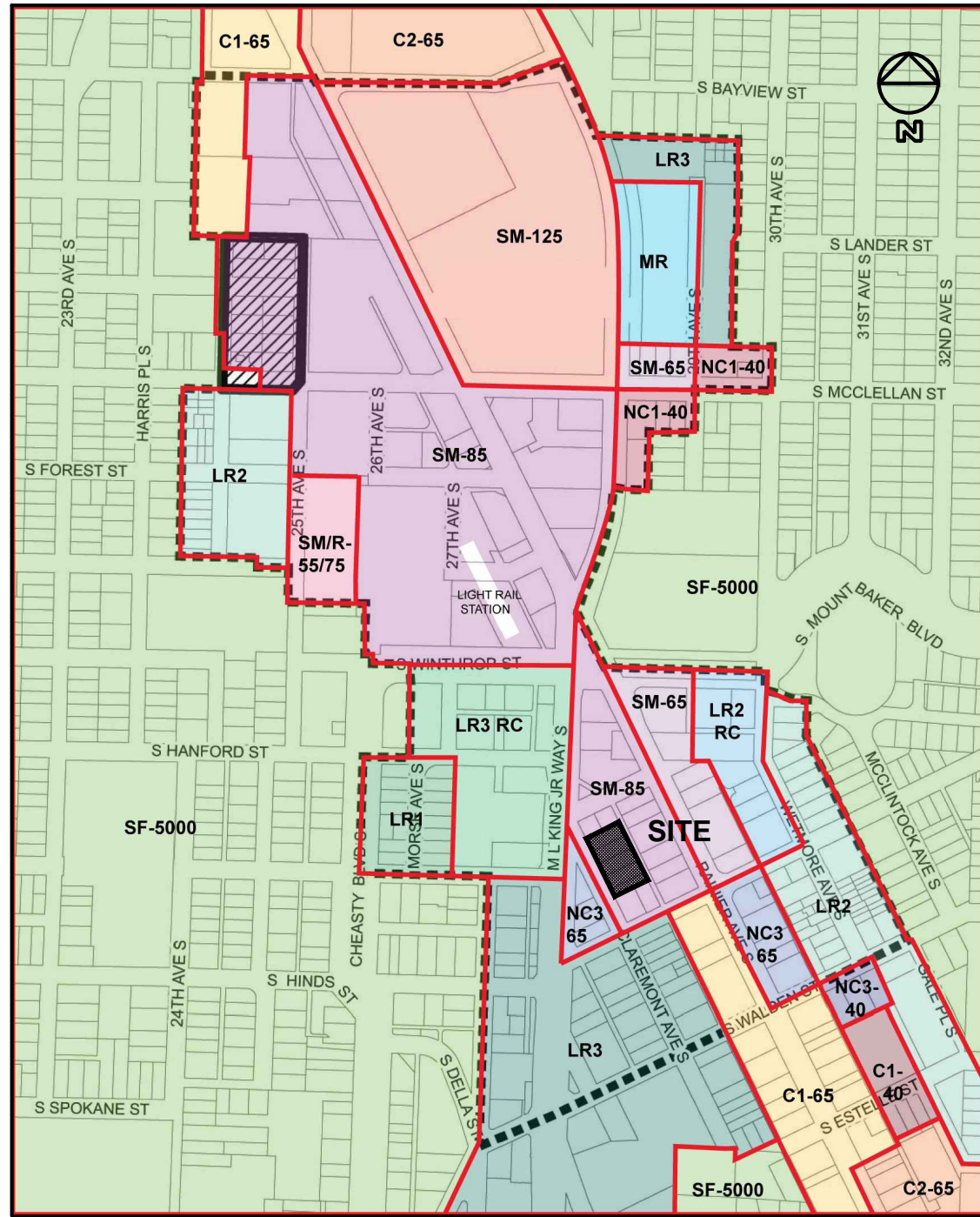
AERIAL PHOTOGRAPH

C1. SITE CONTEXT



SURROUNDING USES

D1. SITE ANALYSIS



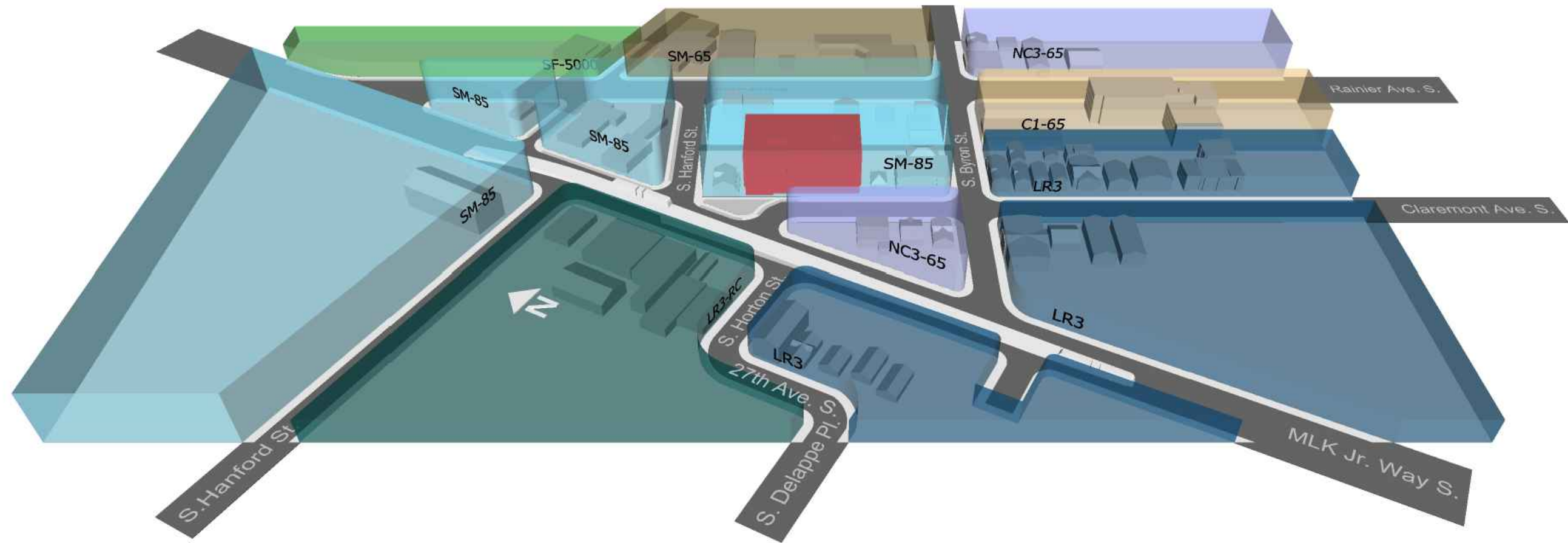
ZONING MAP



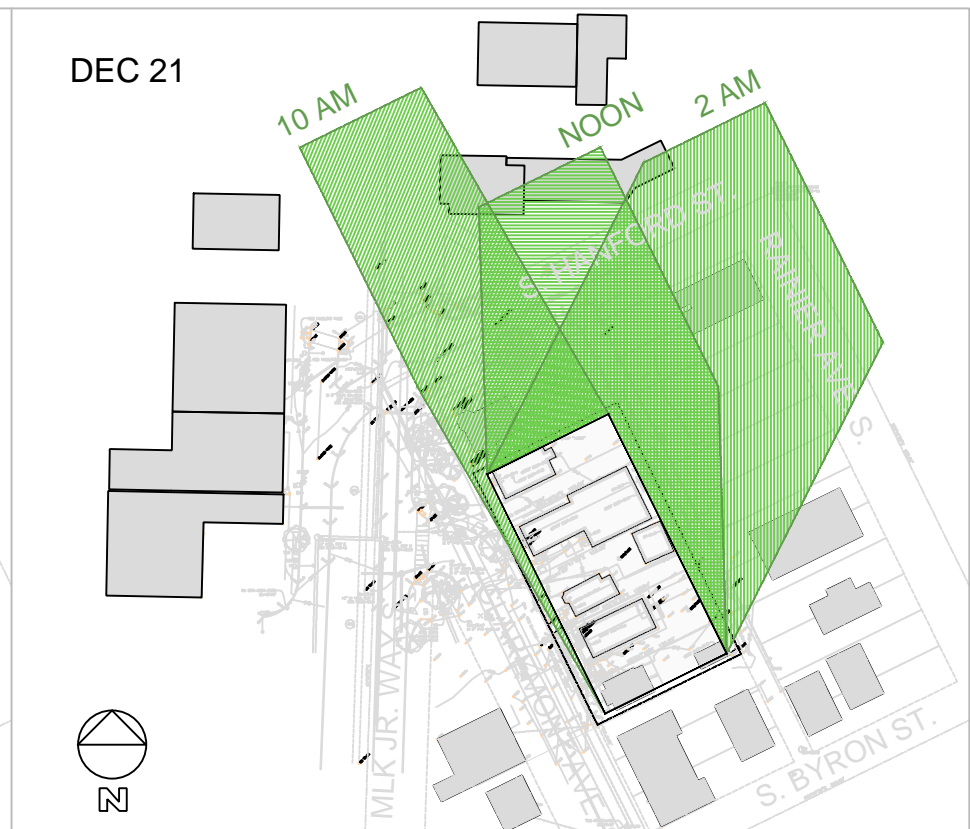
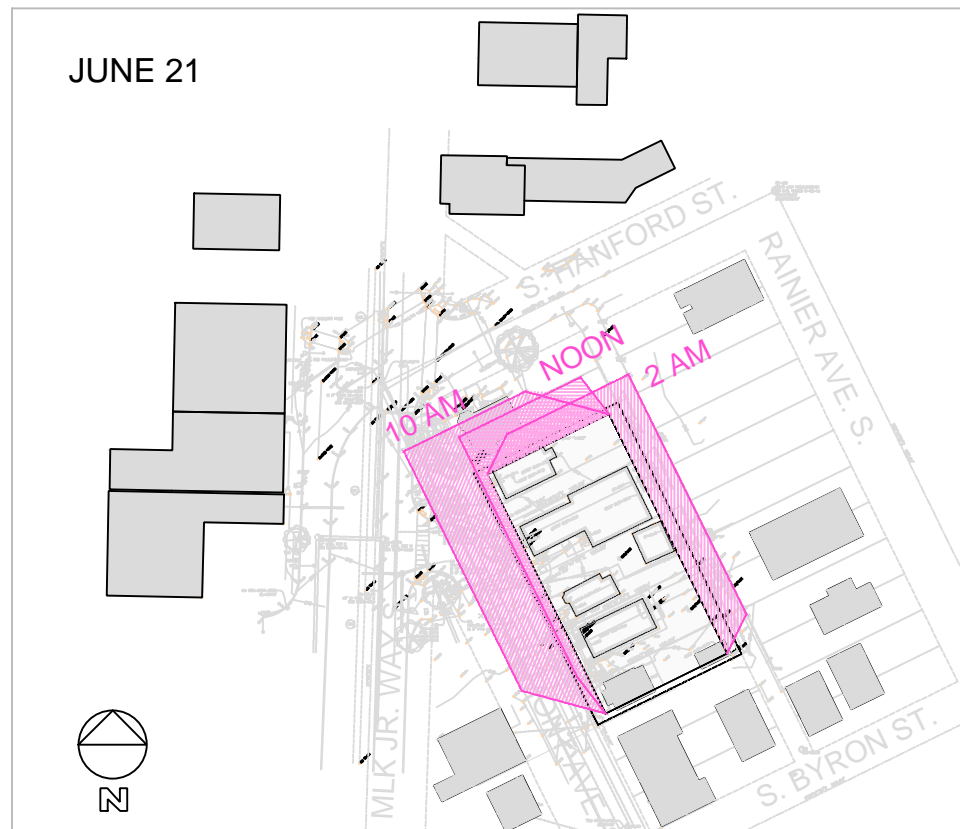
MOUNT BAKER STATION AREA OVERLAY DISTRICT

<u>ZONE</u>	<u>HEIGHT LIMIT</u>
C1-65	65 FT
LR3	40 FT *
LR3-RC	40 FT *
NC3-65	65 FT
SF-5000	30 FT
SM-65	65 FT
SM-85	65 FT

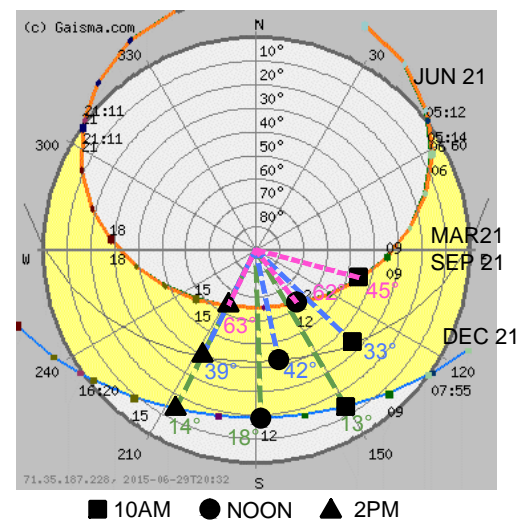
(*) APPLIED TO APARTMENTS



FUTURE DEVELOPMENT HEIGHT POTENTIAL



SHADOW STUDIES



SUN PATH - SEATTLE

BUILDING HEIGHT: 72 FT

JUN 21-10AM:	72/TAN45	= 72 FT
JUN 21-NOON:	72/TAN62	= 38 FT
JUN 21-2PM:	72/TAN63	= 37 FT
MAR/SEP 21-10AM:	72/TAN33	= 111 FT
MAR/SEP 21-NOON:	72/TAN42	= 80 FT
MAR/SEP 21-2PM:	72/TAN39	= 89 FT
DEC 21-10AM:	72/TAN13	= 312 FT
DEC 21-NOON:	72/TAN18	= 222 FT
DEC 21-2PM:	72/TAN14	= 289 FT

SHADOW LENGTH CALCULATIONS

ORGANIZATIONAL STRUCTURE / PROJECT NARRATIVE:

THE FOCUS OF THE SITE PLAN IS TO CREATE A POSITIVE NEIGHBORHOOD EXPERIENCE AS A NODE OR FOCAL POINT FOR THE STRONG POTENTIAL OF FUTURE DEVELOPMENT IN THIS EXPANDING AREA IN COLUMBIA CITY NEAR THE LIGHT RAIL STATION. THE INTENTION IS AN INTEGRATION WITH THE COMMUNITY THROUGH A CLARITY OF PEDESTRIAN ACTIVITIES, COMMERCIAL USES, AND NEW LIVING SPACE. PARTICULAR STEPS INCLUDE;

- * INVITING, WELCOMING OUTDOOR AREAS THAT ARE OBVIOUS & VISIBLE FROM MARTIN LUTHER KING JR WAY AND THE ADJACENT, ELEVATED LIGHT RAIL.
- * INTEGRATING THOSE SPACES SEAMLESSLY WITH EXISTING LANDSCAPE AND IMPROVING ON THOSE ELEMENTS.
- * IMPROVING THE PRESENCE AND QUALITY OF LANDSCAPING AND EXTERIOR LIGHTING. INCLUDING; STREET TREES AND ENHANCEMENTS TO THE LARGE OPEN RIGHT OF WAY AREA ARE PROPOSED PENDING SDOT APPROVAL.
- * CREATING A CLEAR DISTINCTION OF PROGRAM USES ON THE FIRST LEVEL WHILE ENSURING THAT ACCESSES OVERLAP WITH LIMITED PHYSICAL BARRIERS.
- * ENSURING A HIGH LEVEL OF DESIGN IN CONJUNCTION WITH INVITING OUTDOOR AMENITIES WILL HELP ENSURE POSITIVE FUTURE TENANT IMPROVEMENT OPPORTUNITIES KEEPING THIS PROJECT OCCUPIED.

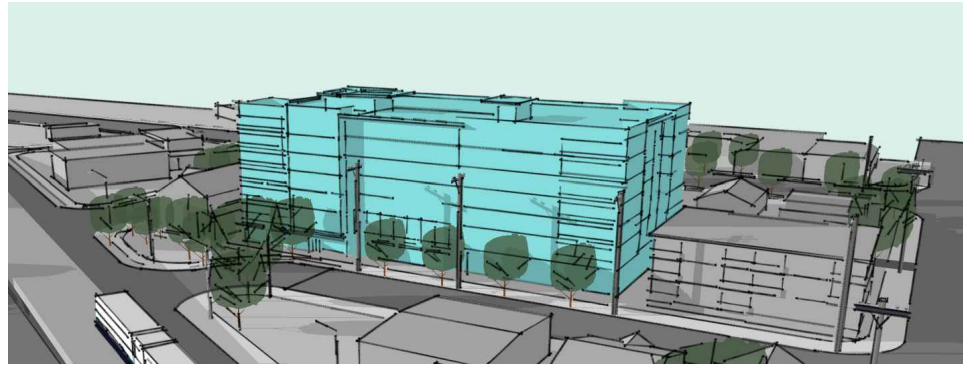
THE OVERALL PROGRAM COMPOSITION IS COMMERCIAL SPACES AND LIVE WORK LOFTS ON THE FIRST FLOOR & RESIDENTIAL UNITS ON FLOORS 2-7. PARKING IS ON THE FIRST FLOOR AND ONE LEVEL BELOW GRADE. THERE ARE 6 FLEXIBLE SPACES ON THE UPPER RESIDENTIAL FLOORS THAT WILL BE SET ASIDE FOR OCCUPANT USES SUCH AS A MEETING ROOM AND EXERCISE SPACES AND THESE WILL HAVE PLUMBING INSTALLED TO ACCOMMODATE FOR THE POTENTIAL OF FUTURE CONVERSION TO ADDITIONAL APARTMENTS OR OTHER UNDETERMINED NEEDS. LIKEWISE, THE ENTIRE FIRST FLOOR HAS THE FLEXIBILITY OF BEING CONVERTED INTO ONE LARGE COMMERCIAL SPACE (MINUS THE RESIDENTIAL LOBBY) OR SUBDIVIDED INTO SMALLER ONES, SHOULD T.I. OPPORTUNITIES ARISE AND WITH CHANGES TO AUTOMOBILE TECHNOLOGY.

THE FIRST FLOOR IS THIRTEEN FEET FLOOR TO FLOOR WITH A RESIDENTIAL ACCESS LOBBY GENEROUSLY SET BACK FROM THE SIDEWALK AND ADJACENT TO AN OUTDOOR PATIO SPACE. IT IS THE INTENTION THAT THIS PATIO IS VISIBLE FROM THE CORNER OF MLK JR WAY AND RANIER AVE AND WILL SEAMLESSLY FLOW TO THE SIDEWALK AND EXISTING GREEN SPACES AND BE PARTIALLY COVERED BY AN AWNING. THE LIVE WORK LOFTS AT THIS LEVEL ARE TWO STORY UNITS AND THERE IS COMMERCIAL SPACE AT THE SOUTH & NORTH ENDS.

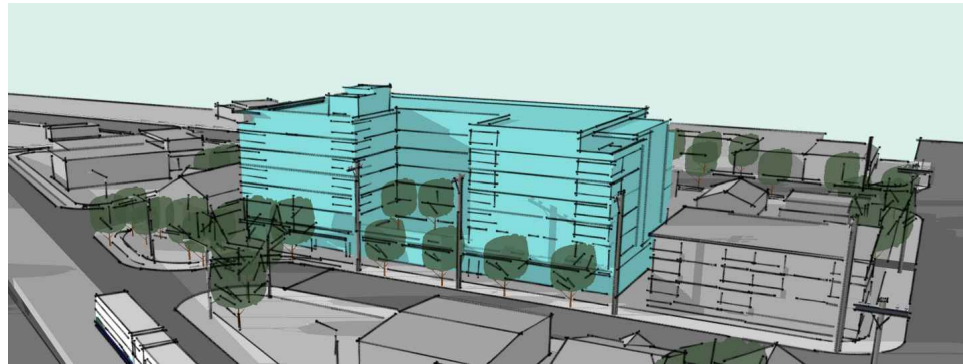
THE VEHICLE ENTRANCE TO THE FIRST FLOOR OF THE BUILDING IS LOCATED IN THE SOUTHEAST CORNER OF THE ALLEY WITH ACCESS TO LOWER LEVEL PARKING AT THE NORTHEAST CORNER. THERE ARE 33 PARKING STALLS AT THE FIRST LEVEL AND ACCOMMODATION FOR BICYCLE STORAGE. UTILITIES AND BUILDING SERVICES ARE LOCATED ALONG THE SOUTH AND THE TRASH/RECYCLE ROOM FEATURES ACCESS FROM THE ALLEY IN THE SOUTHEAST CORNER. THE ALLEY SIDE ELEVATION OF THE PARKING FEATURES OPEN STRUCTURAL BAYS WITH ORNAMENTAL METAL GRILLES FOR SECURITY AND VENTILATION. WE

FLOOR 2 HAS 21 UNITS AND FLOORS 3-7 HAVE 25 UNITS EACH IN ADDITION TO ONE AFOREMENTIONED FLEXIBLE SPACE PER FLOOR. THE CONFIGURATION FEATURES GENEROUS ELEVATOR LOBBIES & 5' WIDE CORRIDORS. RESIDENTIAL ENTRANCES ARE RECESSED TO SUGGEST PRIVACY AND BREAK UP THE LONG PERSPECTIVES OF THE CORRIDORS WITH A STAIR TOWER AT EACH END. EXTERIOR BUILDING MODULATION IS MEANT TO ADD VISUAL INTEREST TO THIS LARGE PROJECT, CREATE A CLEAR DISTINCTION BETWEEN THE TWO LOWER LEVELS AND THE UPPER LEVELS, & TO OPEN UP THE SPACES BETWEEN ADJACENT EXISTING BUILDINGS AT THE NORTH & SOUTH ELEVATIONS.

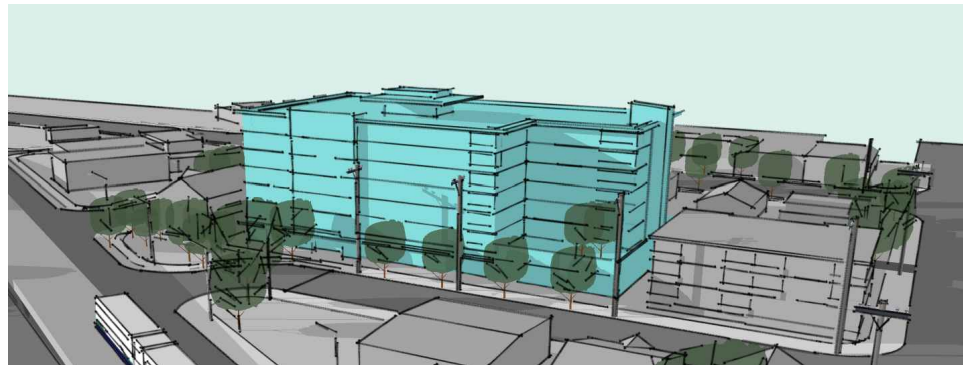
THE BUILDING TERMINATES AT A ROOF DECK WITH COMMON AREA FOR THE RESIDENTS AND A PORTION OF GREEN ROOF. THE ROOF IS ARTICULATED WITH VARYING PARAPET HEIGHTS FOR FURTHER MODULATION.



EDG-1 MASSING OPTION 1



EDG-1 MASSING OPTION 2



EDG-1 MASSING OPTION 3

- Concern #1: Massing and Arrangement of Uses:**
The Board recognized this site as very prominent and recommended the applicant explore ways for the proposal to establish a positive and desirable context for others to build upon in the future. The Board deliberated the massing options and the overall scale, arrangement of uses and response to the context. (Guideline CS3-A-4)
- 1a. *Recognizing that the massing and hierarchy shown in the massing options and directed the applicant to develop other massing options. (Guidelines CS2-B, CS2-C, CS2-D, DC2-A)*
 - 1b. *Recognizing that the northwest portion of the site is highly visible, the Board recommended distinguishing the corner with massing and ground level treatment. (Guidelines CS2-B, CS2-C, DC2-A)*
 - 1c. *Acknowledging that the proposed project does not optimize the arrangement of uses on the site, the Board recommended consideration of future retail to drive program locations and flexibility for these spaces to adapt. (Guidelines PL3, PL3-B-3, DC1-A)*

- Concern #2: Architectural Concept and Blank Facades:**
The Board discussed the building frontages and blank facades.
- 2a. *The Board was unanimously concerned with the blank facades and directed the applicant to explore adding modulation, depth and additional transparency in these locations. (Guidelines DC2-B, DC2-C-1)*
 - 2b. *The Board recommended maximizing daylight for interior corridors and interior units. (Guideline CS1-B-2)*
 - 2c. *Recognizing that the oversized corridors with bike storage constrains exterior building modulation, the Board did not support the bike storage location and recommended the applicant decrease the corridors in width and provide exterior modulation. (Guidelines DC2-B, DC2-C-1)*

- Concern #3: Landscape and Streetscape:**
The Board was very concerned with the quality of the street level design and gave direction on the landscape and streetscape.
- 3a. *The Board was concerned with the lack of public and amenity space presented and recommended providing open space at the northwest corner as well as more active uses, such as retail, along the open space frontage, to encourage interaction and make a strong connection to the street. (Guidelines CS2-B-2, DC1-A)*
 - 3b. *The Board was also concerned with the viability of the commercial and retail spaces and recommended locating these spaces in visible and prominent areas along the street front. (Guidelines PL3, CD1-A)*
 - 3c. *The Board directed the applicant to remove the street fencing and provide a strong grade level connection with ample space for pedestrian visibility and circulation. (Guidelines CS2-B-2, PL1-B, PL2-B)*



EDG-2 NW AERIAL VIEW



EDG-2 SE AERIAL VIEW

Specific Design Guideline Responses are on the following pages:



CS1-B *Sunlight and Natural Ventilation*

CS1-B-2. *Daylight and Shading:* Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

Response:

- * Floor to ceiling glass with 8' ceilings give expansive sight lines and strong day lighting opportunities for apartments.
- * The building steps back from the street to form an outdoor patio and reduces evening shadows on the existing building to the north.
- * The first floor is 13' floor to floor and provides positive opportunities for daylighting in commercial spaces.



CS3-A *Emphasizing Positive Neighborhood Attributes*

CS3-A-4. *Evolving Neighborhoods:* 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.

Response:

- * The architectural character is contemporary and consistent with the modernity of Seattle's evolving city-scape.
- * The overall concept is meant to be open and inviting creating a welcoming presence on this block.



PL1-A *Network of Open Spaces*

PL1-A-1. *Enhancing Open Space:* Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.
 PL1-A-2. *Adding to Public Life:* Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

Response:

- * Outdoor areas are located to flow seamlessly with existing sidewalk and green spaces, and are intended to extend the pedestrian experience to future projects in the neighborhood.
- * Outdoor spaces are highly visible from the neighboring lightrail and local transit stops.



PL1-B *Walkways and Connections*

- PL1-B-1. *Pedestrian Infrastructure*: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
- PL1-B-3. *Pedestrian Amenities*: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Response:

- * Building entrances on the first floor are meant to overlap seamlessly between each other and with the existing sidewalk.
- * Connections are meant to build on an outgrowth of other area elements, such as neighboring retail and local transit stops.
- * Surface scoring will be consistent between outdoor project spaces and the sidewalk and ensure a visual connection.



PL2-B *Safety and Security*

- PL2-B-1. *Eyes on the Street*: Create a safe environment by providing lines of sight and encouraging natural surveillance.
- PL2-B-2. *Lighting for Safety*: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
- PL2-B-3. *Street-Level Transparency*: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Response:

- * Significant sight lines between open outdoor spaces as well as from apartments to street level will contribute to a safe environment.
- * Lighting levels will be consistent with neighborhood standards.
- * Barriers between exterior program uses will be kept to a minimum and ensure physical and visual transparency.



PL3-A *Entries*

- PL3-A-1. *Design Objectives*: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
- PL3-A-2. *Common Entries*: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
- 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.

Response:

- * The focal point of the northwest plaza consists of entries to the residential lobby and commercial space that are obvious and easily identifiable.
- * All front entries at the street side are signified by overhead awnings and the residential entry is further identified with a soffit and overhead lighting.
- * The residential lobby is meant to be clearly visible from the street.
- * Live/work lofts are meant to be semi-private but still visible from the street.



PL3-B Residential Edges

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.

PL3-B-4. *Interaction*: Provide opportunities for interaction among residents and neighbors.

Response:

* Transparency to live/work lofts is maximized with storefront glazing on the first and second floors.

* The first floor is structured to accommodate the potential for future conversion to changing commercial uses.



PL3-C Retail Edges

PL3-C-1. *Porous Edge*: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. *Visibility*: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. *Ancillary Activities*: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Response:

* In addition to the porous interaction of activities discussed on prior pages, the four bays of commercial space on the southwest of the building are also composed of a storefront system to maximize views to and from the exterior with highly visible product displays.



DC1-A Arrangement of Interior Uses

DC1-A-1. *Visibility*: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. *Gathering Places*: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. *Flexibility*: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. *Views and Connections*: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

Response:

* The entire first floor is adaptable to future improvements and may be subdivided into individual needs or be renovated as one large commercial space. (See pg. 20)



DC2-A *Massing*

- DC2-A-1. *Site Characteristics and Uses:* Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
- DC2-A-2. *Reducing Perceived Mass:* Use secondary architectural elements to reduce the perceived mass of larger projects.

Response:

- * Street side setbacks are expressed along with upper floor setbacks and building modulation to break down the scale and massing of the project.
- * Additional setbacks as well as change in building material and glazing systems give the clear visual cue of a two story building plinth.



DC2-B *Architectural and Facade Composition*

- DC2-B-1. *Facade Composition:* Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.
- DC2-B-2. *Blank Walls:* Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Response:

- * Building modulation is well-proportioned and similarly expressed on all four sides.
- * The exterior expression of window systems are balanced with interior program needs to minimize blank walls.



DC2-C *Secondary Architectural Features*

- 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 facade 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-C-2. *Dual Purpose Elements:* Consider architectural features that can be dual purpose - adding depth, texture, and scale as well as serving other project functions.

Response:

- * Architectural elements include glass guard rails at sliding windows at upper level apartments and awnings over first level entries.



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.

DC2-D-2. *Texture*: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture", particularly at the street level and other areas where pedestrians predominate.

Response:

- * Massing and modulation at the street level addresses overlapping program requirements, open circulation, and the pedestrian scale.
- * Material expressions at the first two floors will differ from the upper levels and refine the project's scale and sense of texture..
- * Project tectonics include the expression of concrete floor slabs at the second and third stories in conjunction with a material palette communicating the look of a strong foundation.



DC3-A *Building-Open Space Relationship*

DC3-A-1. *Interior/Exterior Fit*: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

Response:

- * Overlapping outdoor spaces integrate with the existing green space at the northwest corner of the site and seamlessly connect to the existing sidewalk.
- * The northwest commercial space adjacent to the patio is prime for a small coffee shop, or similar activities, with outdoor seating and bicycle storage.



DC3-B *Open Space Uses and Activities*

DC3-B-1. *Meeting User Needs*: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. *Matching Uses to Conditions*: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

Response:

- * Along with connections between overlapping access points at the street, the project also features a roof top deck and a portion of green roof for residential access. (See pg 23)



Trace North Condos - Johnson Architecture



19'th & Mercer Apartments - Weinstein A + U

DC4-A *Exterior Elements and Finishes*

- DC4-A-1. *Exterior Finish Materials:* Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
- DC4-A-2. *Climate Appropriateness:* Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

Response:

- * Final selection of materials will be consistent with the neighborhood and Seattle's evolving contemporary aesthetic.
- * Above images are meant to relate the intent for final aesthetic and surface treatment in relation to the proposed massing. This intention includes the communication of strong forms and a material pallet balanced with the presence of plentiful glazing.

The hierarchy of the building is formally expressed as a 2-story base supporting five stories above and extends around the entire building.



A pronounced expression of building form adds visual interest and breaks up the mass of the project.

FRONT PERSPECTIVE

Typical stepback at floor #3.

A courtyard accessible from the street opens directly onto the sidewalk. This outdoor, pedestrian friendly amenity flows organically (visually and through circulation) to the rest of the project as well as the adjoining green space. Patio uses include space for bike racks and outdoor seating for food service visible from Martin Luther King Jr Way.



Awnings and changes to hardscape/landscape provide visual cues for the live/work units.

Strategies:
The goal of adding interest to the building mass is accomplished with a mix of horizontal and vertical elements lending complexity and interest to the project with a clear distinction of simple form and shadows.

FRONT BIRD'S EYE PERSPECTIVE

Glazing has been added to the building ends since EDG-1 and is consistent with maximizing operable windows and daylighting throughout the project..



NORTHWEST PERSPECTIVE

Building has high ceilings at the corner retail/commercial space entry for an inviting and open expression at the sidewalk.



SOUTHWEST PERSPECTIVE

EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
DPD # 3018722 August 23, 2016

G2. EDG - 2 FURTHER DESIGN - BUILDING MASSING

MARK TRAVERS Architect, AIA

2315 E. Pike Street
Seattle, WA 98122

Building modulation is consistent on all sides.



NORTHEAST PERSPECTIVE

Parking and commercial spaces beyond these blank walls. "Green walls" are proposed.

Expression of the stair tower adds modularity and interest to the massing of the south facade and communicates building circulation.

Machinery room and garbage collection spaces beyond these blank walls. "Green walls" are proposed.



Fenestration responds to interior program and adds complexity to the north and south facades.

SOUTHEAST BIRD'S EYE PERSPECTIVE

EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
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G3. EDG - 2 FURTHER DESIGN - BUILDING MASSING

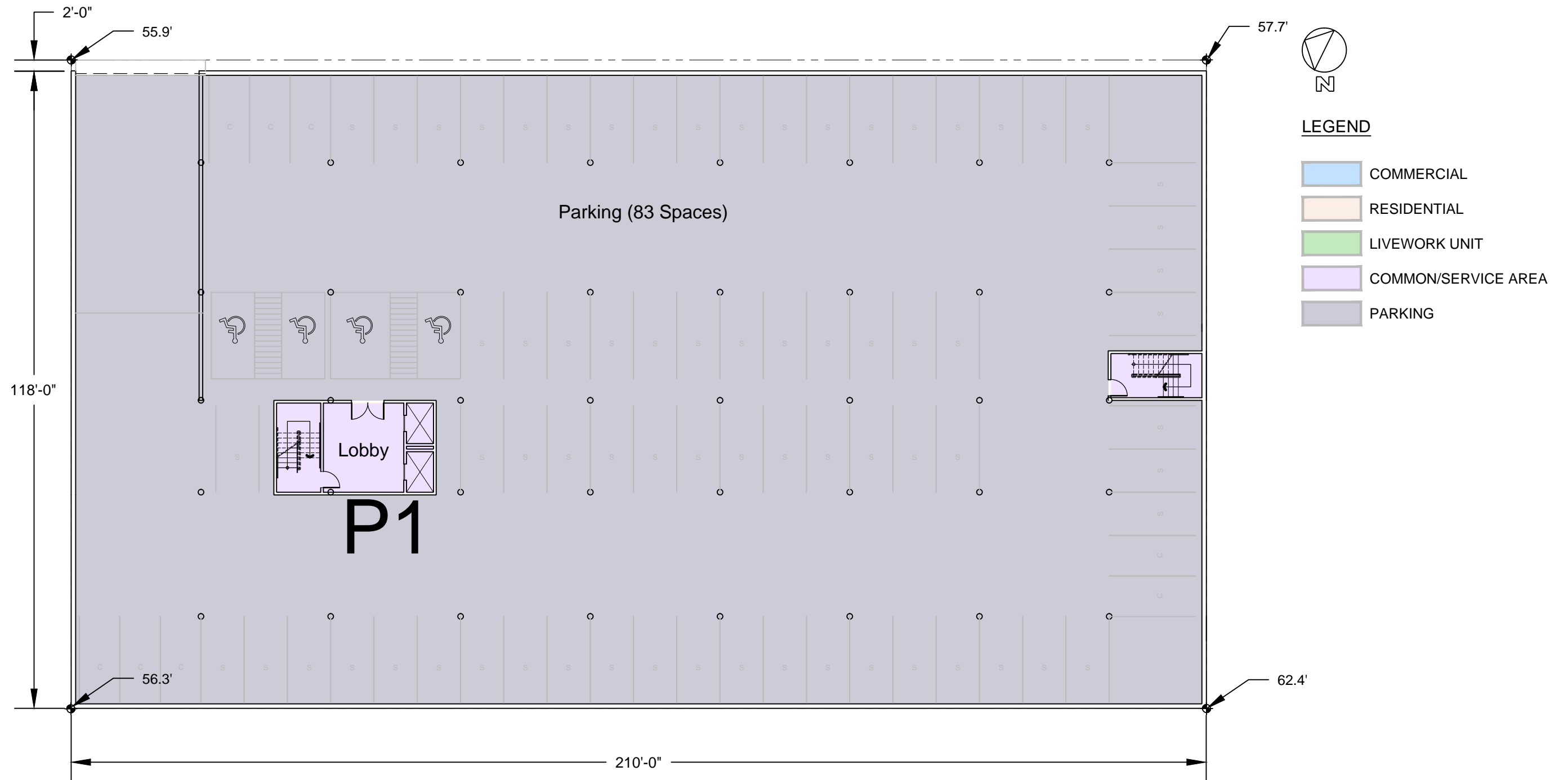
MARK TRAVERS Architect, AIA

2315 E. Pike Street
Seattle, WA 98122

FLOOR:
P1 (LOWER PARKING)

AREA:
24,780 SQ.FT

USES:
PARKING



EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
DPD # 3018722 August 23, 2016

G4. EDG - 2 FURTHER DESIGN - LOWER PARKING

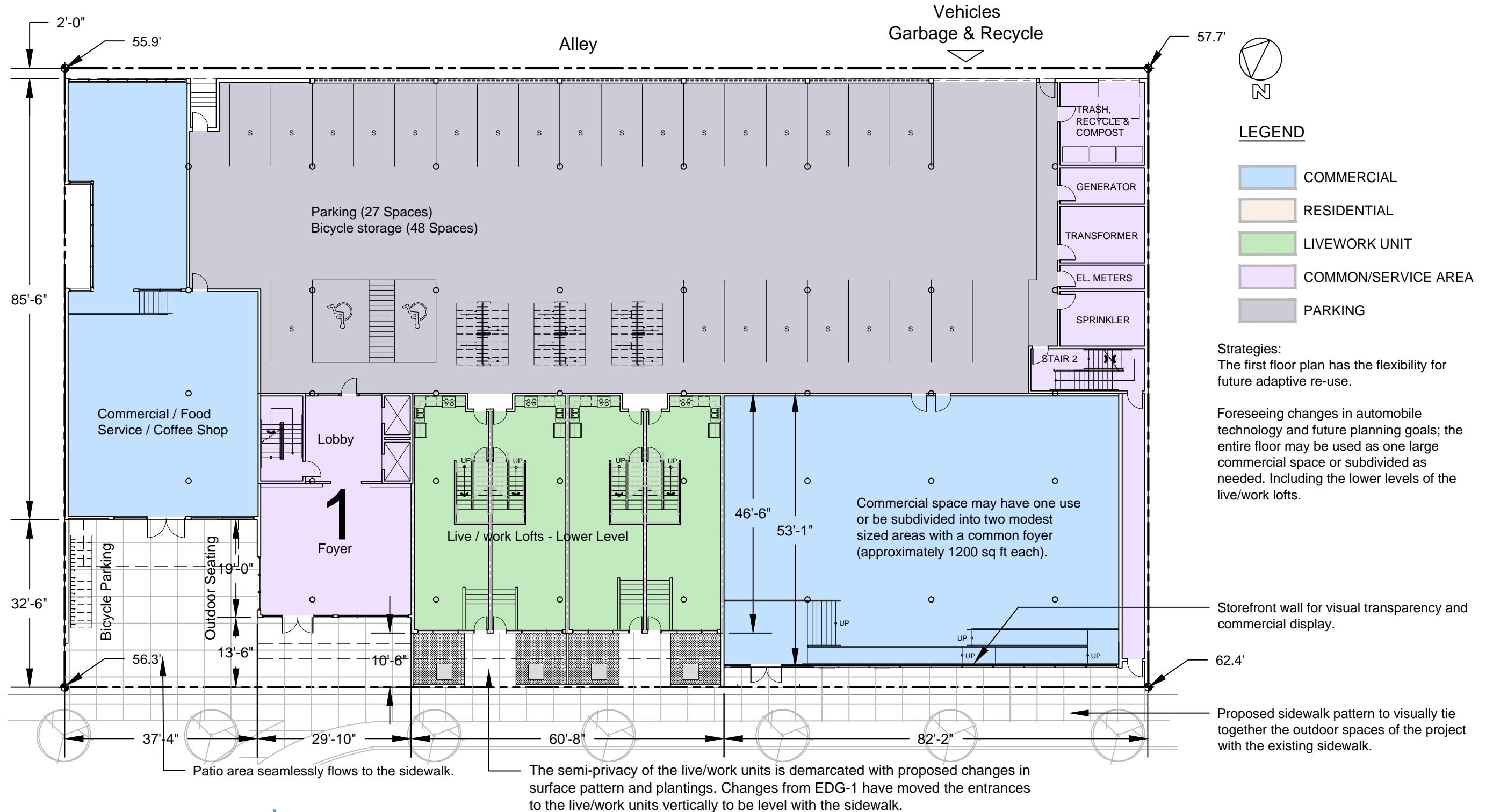
MARK TRAVERS Architect, AIA

2315 E. Pike Street
Seattle, WA 98122

FLOOR:
1ST FLOOR PLAN

AREA:
22,116 SQ.FT

USES:
PARKING, COMMERCIAL, (4) LIVE/WORK UNITS



EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
DPD # 3018722 August 23, 2016

G5. EDG - 2 FURTHER DESIGN - 1ST FLOOR PLAN

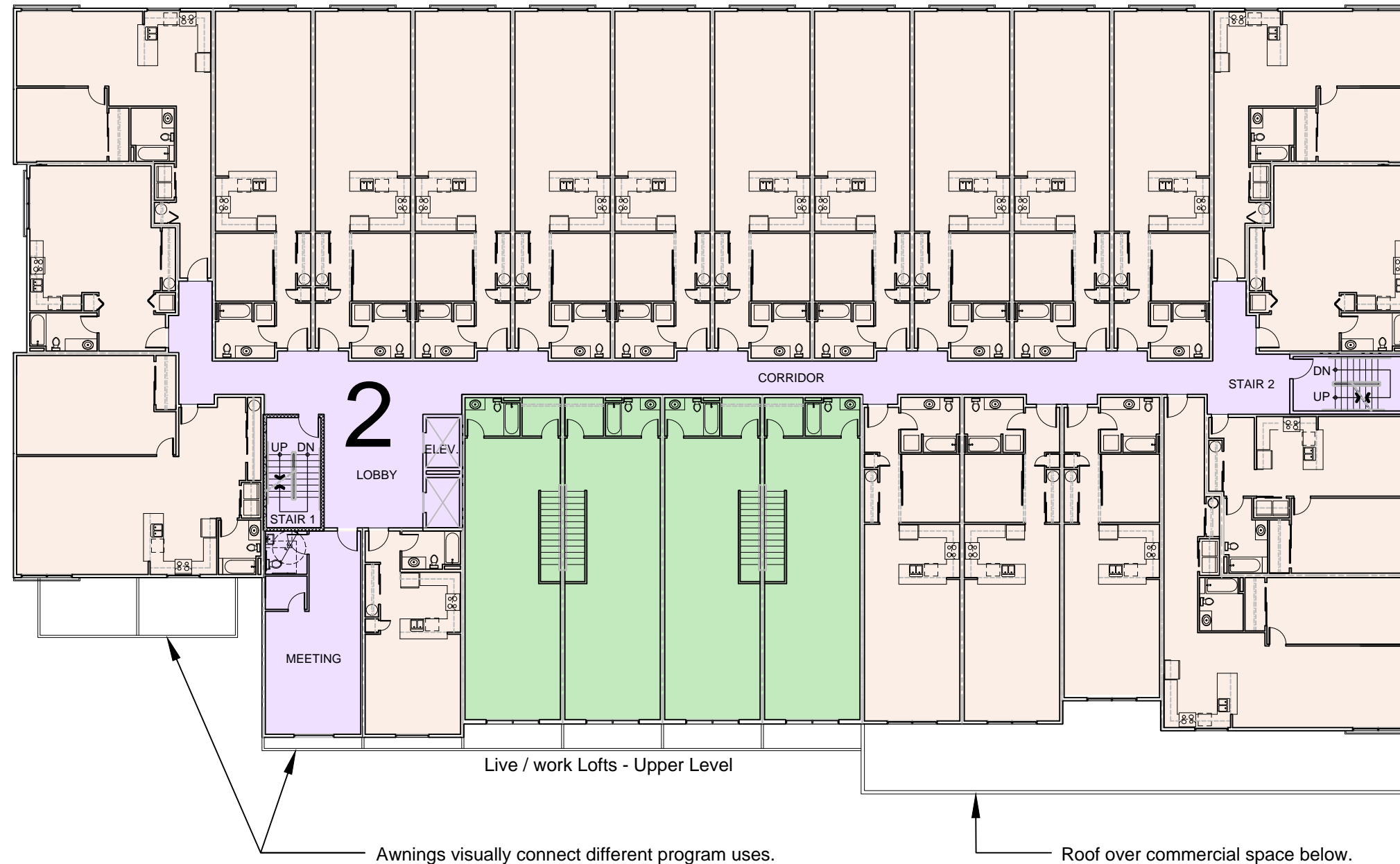
MARK TRAVERS Architect, AIA

2315 E. Pike Street
Seattle, WA 98122

FLOOR:
2ND FLOOR PLAN

AREA:
21,737 SQ.FT

USES:
(21) DWELLING UNITS, (4) UPPER LIVE/WORK UNITS



LEGEND

- COMMERCIAL
- RESIDENTIAL
- LIVEWORK UNIT
- COMMON/SERVICE AREA
- PARKING

Strategies:
Corridors have been narrowed and bike racks have been removed. (Since EDG-1)

Recessed entries break the monotony of straight walls in the corridors on all levels.

The meeting space on this level, and the exercise rooms on upper levels, are adaptable to future needs for additional residences or other program requirements.

Per EDG-1, Daylighting will be maximized in all apartment units. See elevations for indication of fenestration.

EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
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G6. EDG - 2 FURTHER DESIGN - 2ND FLOOR PLAN

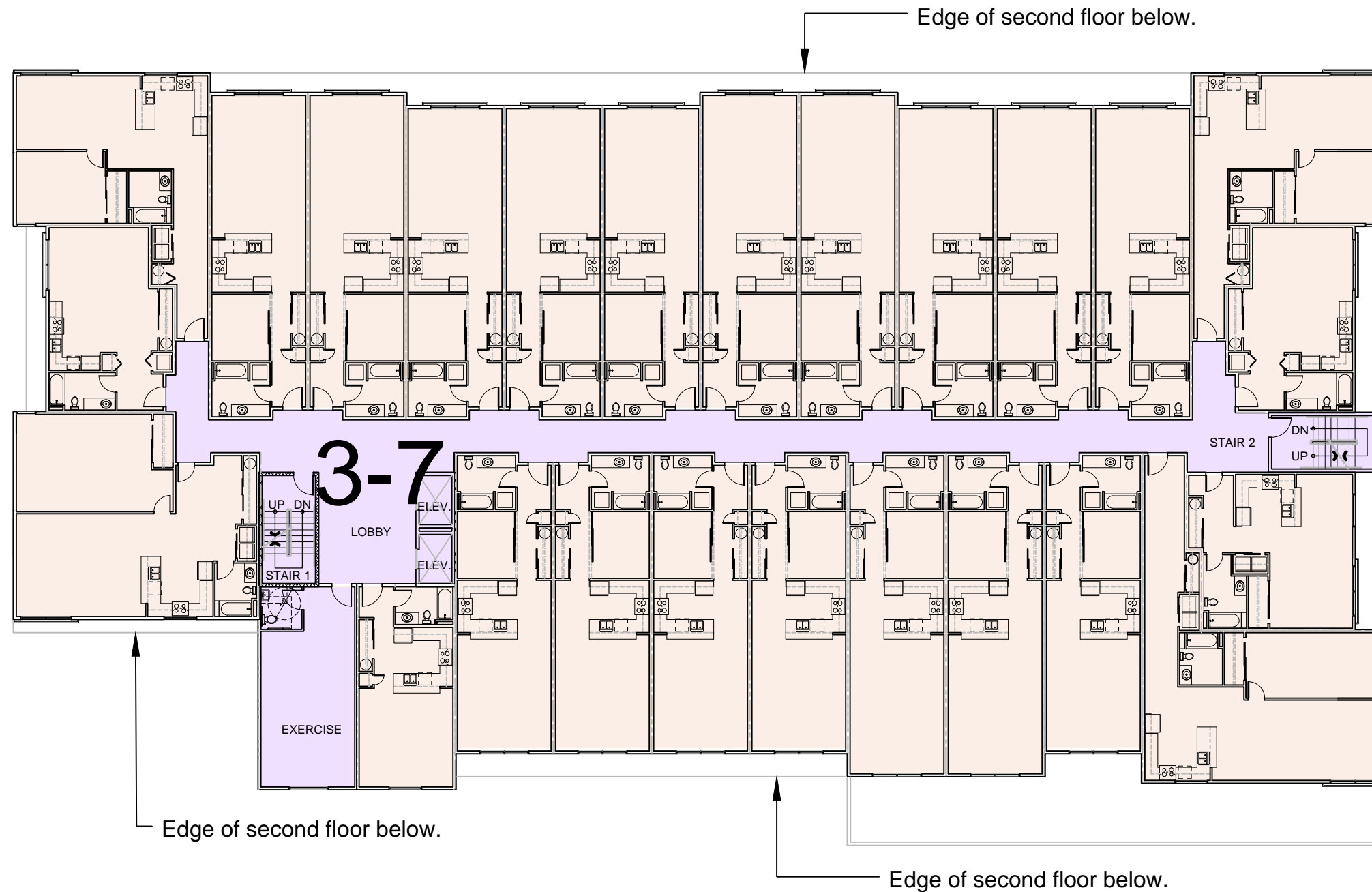
MARK TRAVERS Architect, AIA

2315 E. Pike Street
Seattle, WA 98122

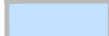
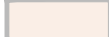



FLOOR:
3RD FLOOR PLAN

AREA:
20,447 SQ.FT

USES:
(25) DWELLING UNITS



LEGEND

-  COMMERCIAL
-  RESIDENTIAL
-  LIVEWORK UNIT
-  COMMON/SERVICE AREA
-  PARKING

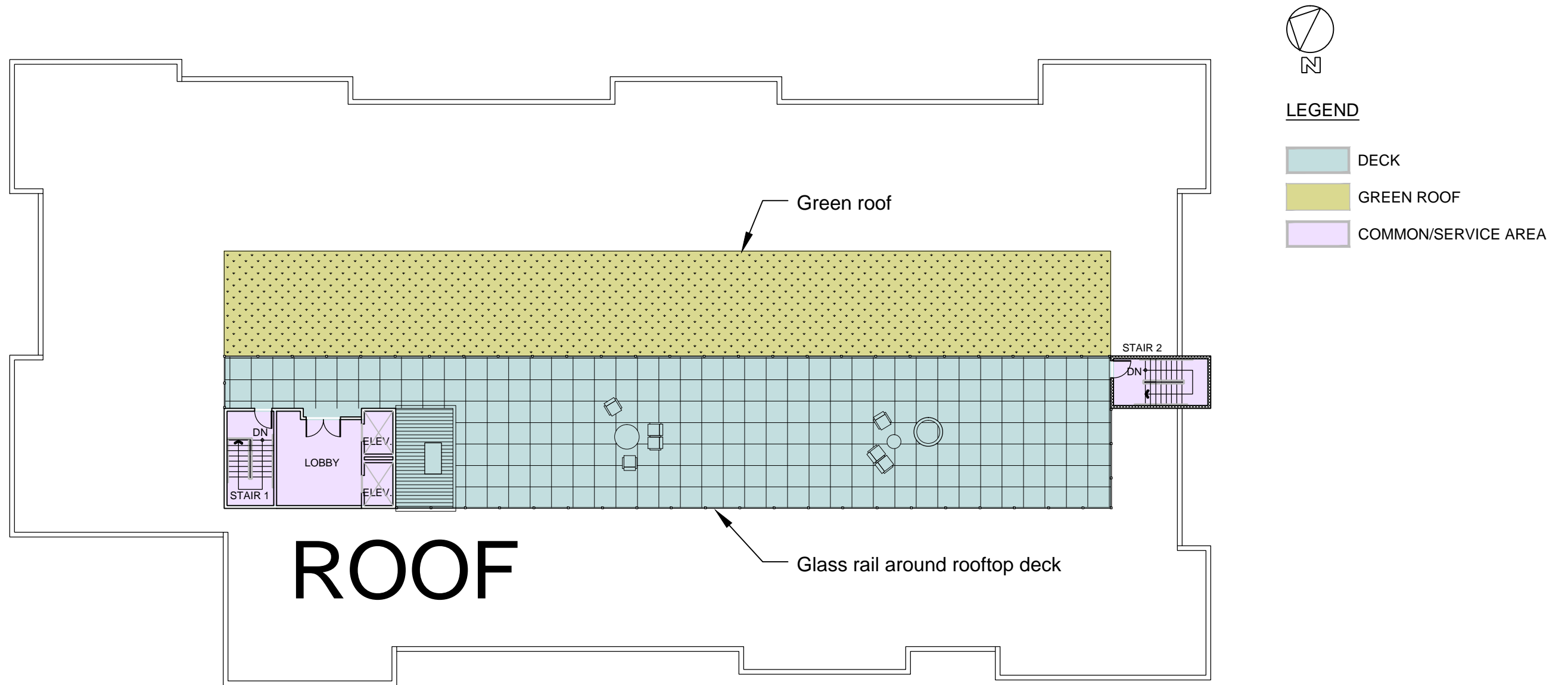
Strategies:
A building plinth is further developed as the modulation at this level and above steps back from the two floors below.

Edge of second floor below.

FLOOR:
ROOF PLAN

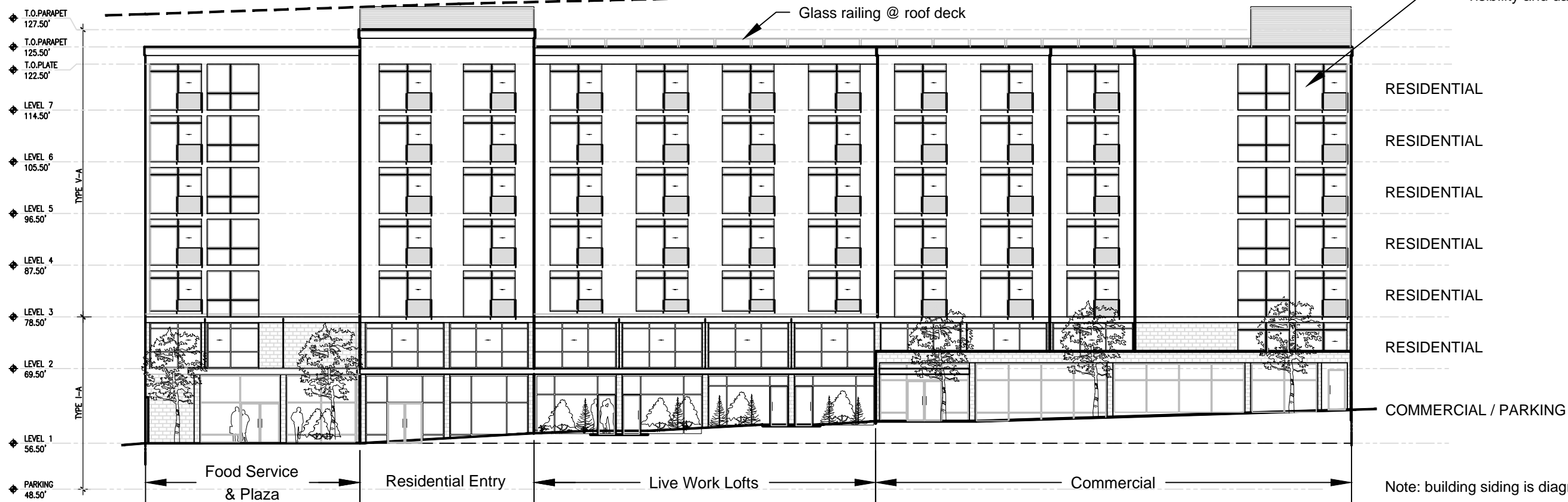
AREA:
19,996 SQ.FT. (INCL. 3,632 SQ.FT. DECK)

USES:
ROOF/ SUNDECK



Max. height per zoning SM-85: +140.58

Max. height per fire department



EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
DPD # 3018722

August 23, 2016

G9. EDG - 2 FURTHER DESIGN - WEST ELEVATION

MARK TRAVERS Architect, AIA

2315 E. Pike Street
Seattle, WA 98122



Note: building siding is diagrammatic

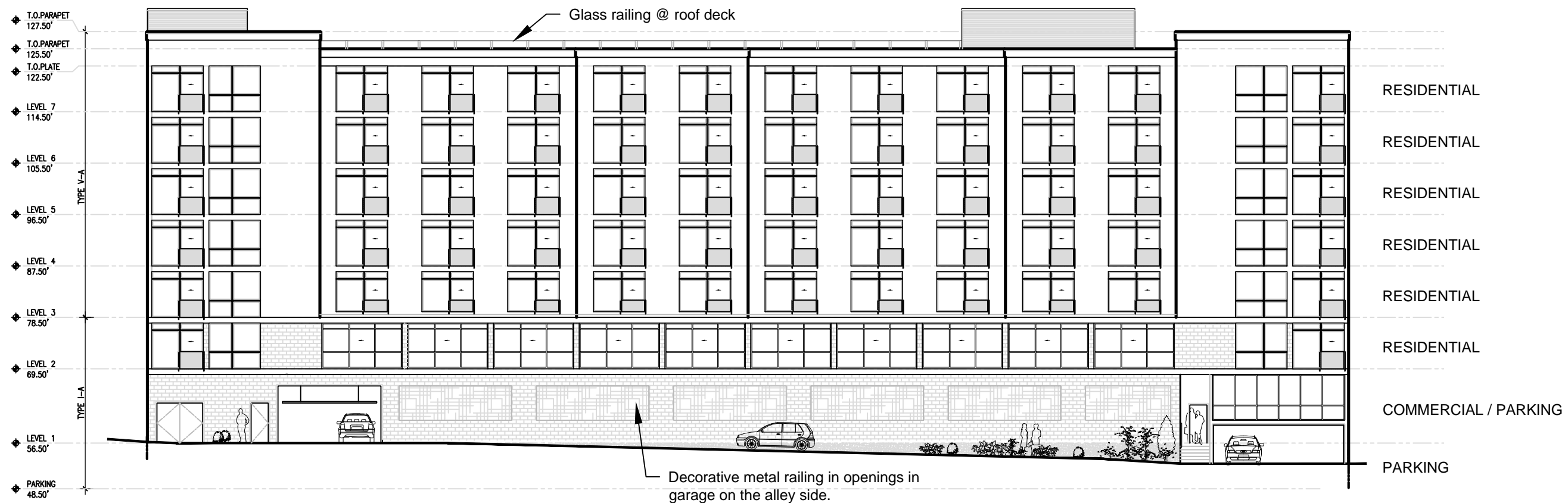
EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
 DPD # 3018722 August 23, 2016

G10. EDG - 2 FURTHER DESIGN - NORTH ELEVATION

MARK TRAVERS Architect, AIA

2315 E. Pike Street
 Seattle, WA 98122



Note: building siding is diagrammatic

EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
 DPD # 3018722
 August 23, 2016

G11. EDG - 2 FURTHER DESIGN - EAST ELEVATION

MARK TRAVERS Architect, AIA

2315 E. Pike Street
 Seattle, WA 98122



Note: building siding is diagrammatic

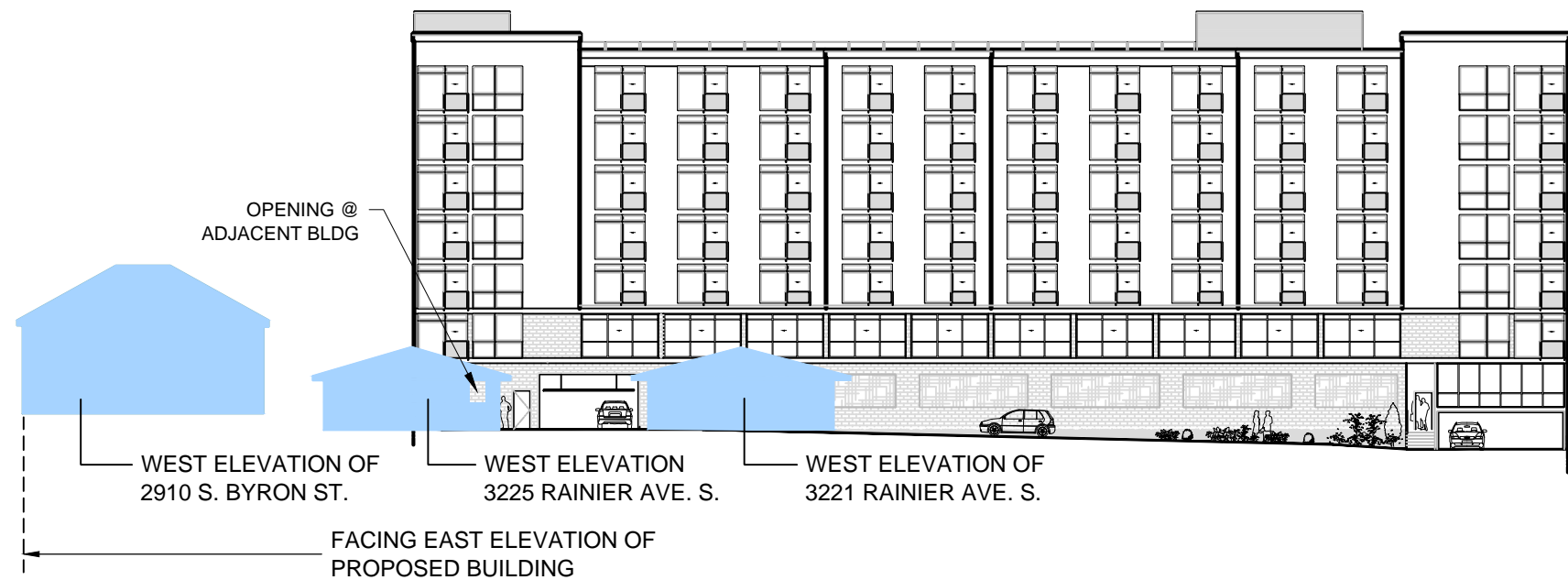
EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
 DPD # 3018722
 August 23, 2016

G12. EDG - 2 FURTHER DESIGN - SOUTH ELEVATION

MARK TRAVERS Architect, AIA

2315 E. Pike Street
 Seattle, WA 98122



EAST ELEVATION



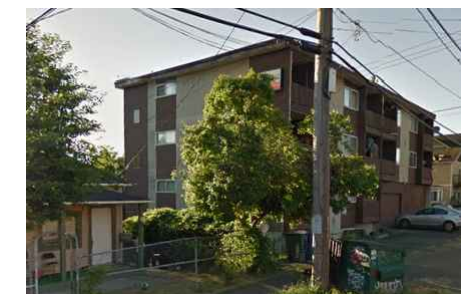
2801 S. HANFORD ST.



3221, 3225 RAINIER AVE. S.

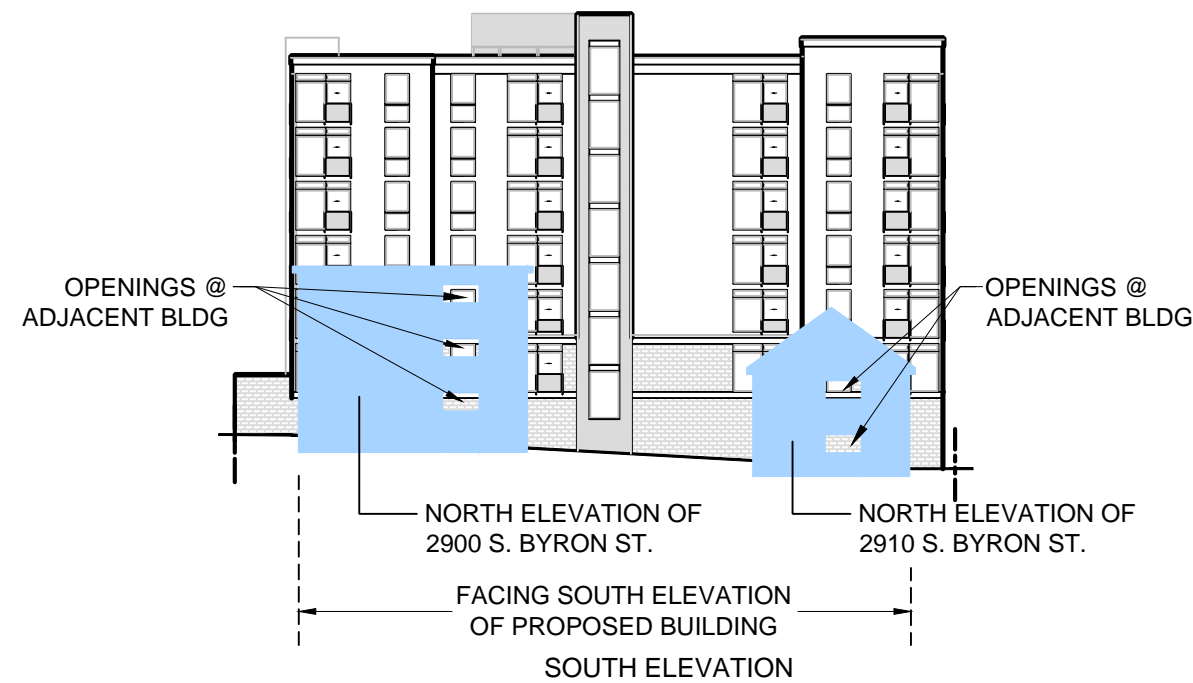


2910 S. BYRON ST.

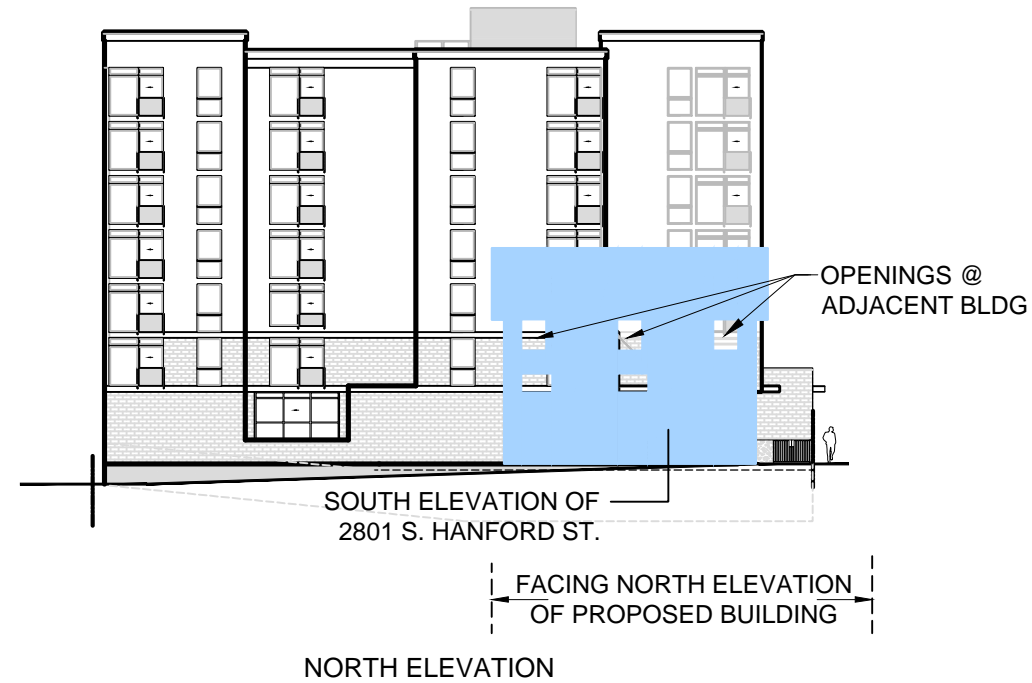


2900 S. BYRON ST.

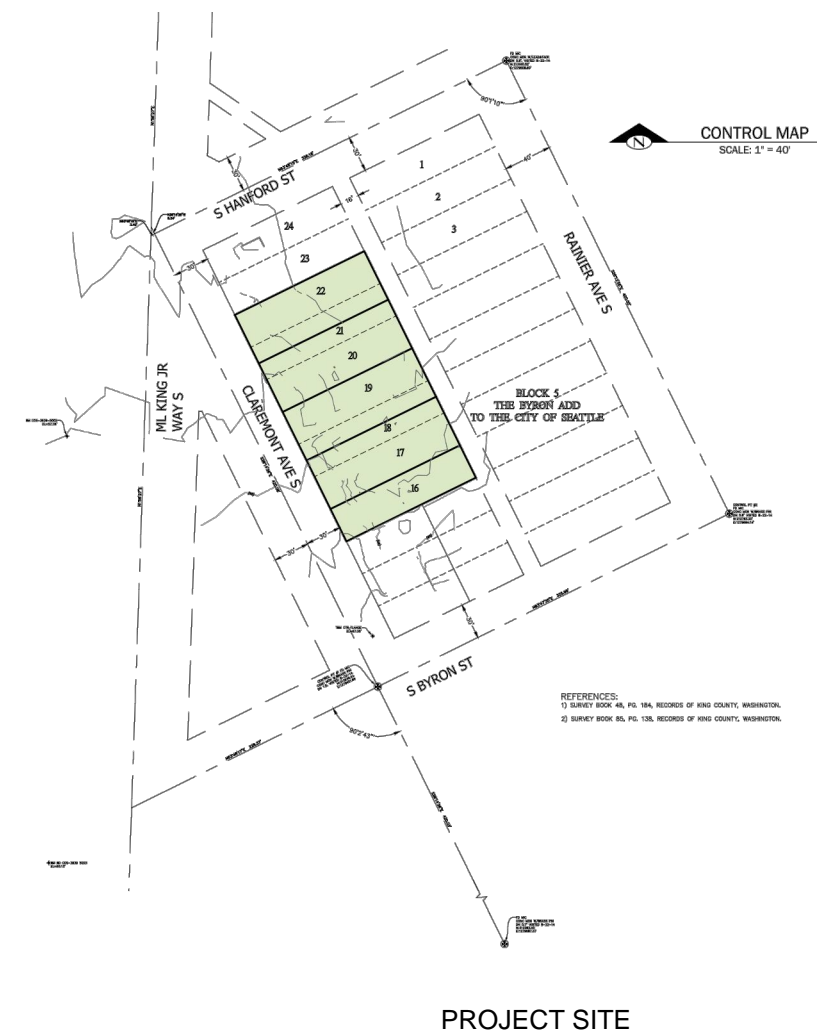
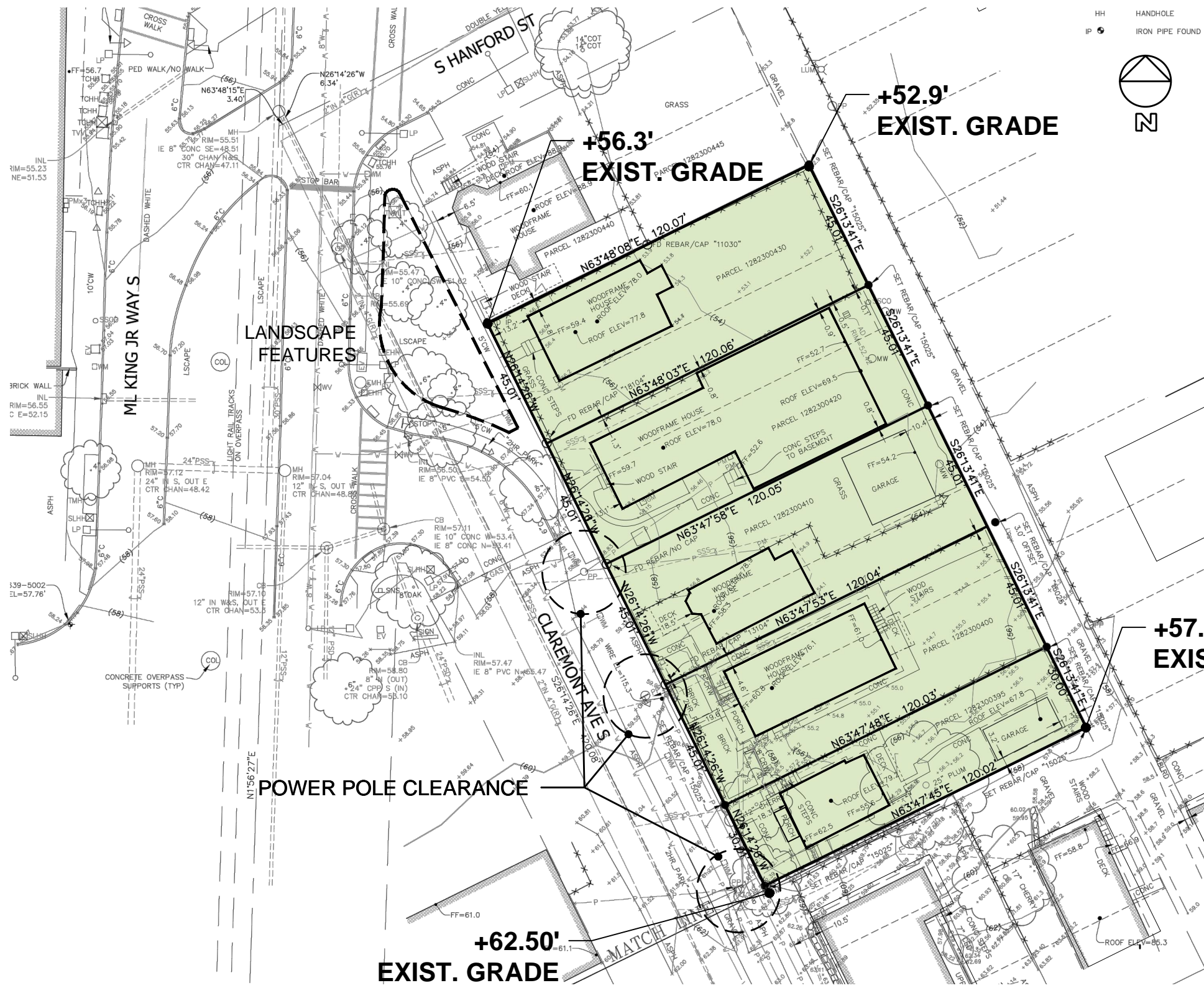
ADJACENT STRUCTURES



SOUTH ELEVATION



NORTH ELEVATION



EARLY DESIGN GUIDANCE - 2

3208, 3212, 3218, 3220, 3224 CLAREMONT AVE. S.
 DPD # 3018722 August 23, 2016

appendix. TOPOGRAPHIC SURVEY

MARK TRAVERS Architect, AIA

2315 E. Pike Street
 Seattle, WA 98122

ZONE: SM-85

PRESENT USE:

SFR (128230-0400, 128230-0410, 128230-0430, 128230-0395)
SERVICE BUILDING (128230-0420)

FLOOR AREAS (EXIST.):

2,090 + 950 + 0 + 980 + 630 = 4,650 SF

<u>CODE REFERENCE</u>	<u>CODE LANGUAGE</u>	<u>COMPLIES</u>
23.48.009	TABLE A: FLOOR AREA RATIO BASE FAR: 4.5 MAX FAR: 6	FLOOR AREA: 4.5 X 21,600 = 97,200 SF MAX FLOOR AREA: 6 X 21,600 = 129,600 SF
23.48.010	STRUCTURE HEIGHT BASE AND MAX HEIGHT LIMIT: 85 FT	72 FT
23.48.014	STREET-LEVEL DEVELOPMENT STANDARDS: A: GENERAL REQUIREMENTS: 1: PRIMARY ENTRANCE/COURTYARD: MAX 3 FT ABOVE/BELOW SIDEWALK GRADE 2C: MIN HEIGHT 15 FT FOR STREET-FACING FACADES 3B: PERMITTED SETBACKS FROM STREET LOT LINES: UP TO 12 FT FROM STREET LOT LINE 1) THE SETBACK AREA SHALL BE LANDSCAPED 2) ADDITIONAL SETBACK UP TO 30% OF STREET FACADE AND PROVIDED MIN 20 FT FROM ANY STREET CORNER 3) OUTDOOR AMENITY AREA, OPEN SPACE IS NOT CONSIDERED PART OF THE SETBACK AREA D: TRANSPARENCY AND BLANK FACADE REQUIREMENTS: BETWEEN 2 FT AND 8 FT ABOVE THE SIDEWALK OF STREET FACING FACADE TRANSPARENCY: 1B: MIN 30% 1C: MIN 22% IF SLOPE > 7.5% BLANK FACADE: 2B1: MAX 30 FEET WIDE 2B2: SEPARATED BY TRANSPARENT AREA AT LEAST 2 FEET WIDE 2B3: MAX 60%. IF SLOPE > 7.5% MAX 55%	APPROX. 40%

CODE REFERENCE	CODE LANGUAGE	COMPLIES
23.48.020	<p>E: STREET LEVEL USE:</p> <ol style="list-style-type: none"> 1. MIN 70% OCCUPIED 2. MIN FLOOR-TO-FLOOR HEIGHT OF 13 FEET 3. LOCATED WITHIN 10 FT OF THE STREET LOT LINE 4. PEDESTRIAN ACCESS DIRECTLY FROM STREET, MAX 3 FT ABOVE/BELOW SIDEWALK GRADE <p>AMENITY AREA FOR RESIDENTIAL USES</p> <p>A. AMENITY AREA FOR NEW DEVELOPMENT WITH MORE THAN 20 DWELLING UNITS</p> <p>B: 5% OF GROSS FLOOR AREA (4.5 X 21600 X .05 = 4860 SF)</p> <p>C: STANDARD FOR AMENITY AREA:</p> <ol style="list-style-type: none"> 1. AT OR ABOVE GROUND LEVEL 2. MAX 50% BE ENCLOSED 3. MIN DIM 15 FT, MIN HORIZ. DIM 10 FT, MIN AREA 225 SF 4. AMENITY AREA PROVIDED AS LANDSCAPED, STREET-LEVEL OPEN SPACE ACCESSIBLE FROM STREET, COUNTED TWICE 5. A BONUSED PUBLIC OPEN SPACE TO SATISFY A PORTION OF THE REQUIRED AMENITY AREA (DIRECTOR) 6. PARKING, DRIVEWAY, PEDESTRIAN ACCESS NOT COUNTED 7. LANDMARK : WAIVED OR MODIFIED (CAM 3000) 8. ABUTTING A DESIGNATED GREEN STREET: UP TO 50% CONTRIBUTING TO THE DEVELOPMENT OF GREEN STREET 	
23.48.032	<p>REQUIRED PARKING AND LOADING</p> <p>OFF-STREET PARKING SPACES AND BICYCLE PARKING REQUIRED</p>	
23.54.015	<p>PARKING REQUIREMENTS:</p> <p>TABLE A: FOR NONRESIDENTIAL USES OTHER THAN INSTITUTIONS</p> <p>I- NONRESIDENTIAL USES, EXCEPT HOSPITALS, IN URBAN CENTERS OR THE STATION AREA OVERLAY DISTRICT: NO MINIMUM REQUIREMENT</p> <p>TABLE B: FOR RESIDENTIAL USES</p> <p>L- ALL RESIDENTIAL USES WITHIN URBAN CENTERS OR WITHIN THE STATION AREA OVERLAY DISTRICT: NO MINIMUM REQUIREMENT</p> <p>TABLE E: BICYCLE PARKING:</p> <p>D2: MULTI-FAMILY STRUCTURES:</p> <p>LONG-TERM: 1 PER 4 UNITS</p> <p>SHORT-TERM: NONE</p>	