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PROJECT DESCRIPTION

The proposed project will demolish the existing structure and construct (1) 70-80 unit apartment with a mix of efficiency, studio, one and two bedroom apartments with a rooftop deck.

PROJECT INFORMATION

SDCI #:	3024558
OWNER:	Barton Terrace LLC
ARCHITECT:	Justin Kliewer Playhouse Design Group
SURVEYOR:	Dobbs Fox & Associates
CONTACT:	Justin Kliewer justin@playhousedesigngroup.com

SITE INFORMATION

ADDRESS:	2222 SW Barton Street Seattle WA 98106
APN:	436570-0600
LEGAL:	Little City Farms Div #5 Less Street Plat Block 35, Plat Lots 20
ADDRESS:	2221 SW Barton Place Seattle WA 98106
APN:	436570-0575
LEGAL:	Little City Farms Div #5 Portion Southeasterly of Barton Place Plat Block 35, Plat Lots 13-16-17

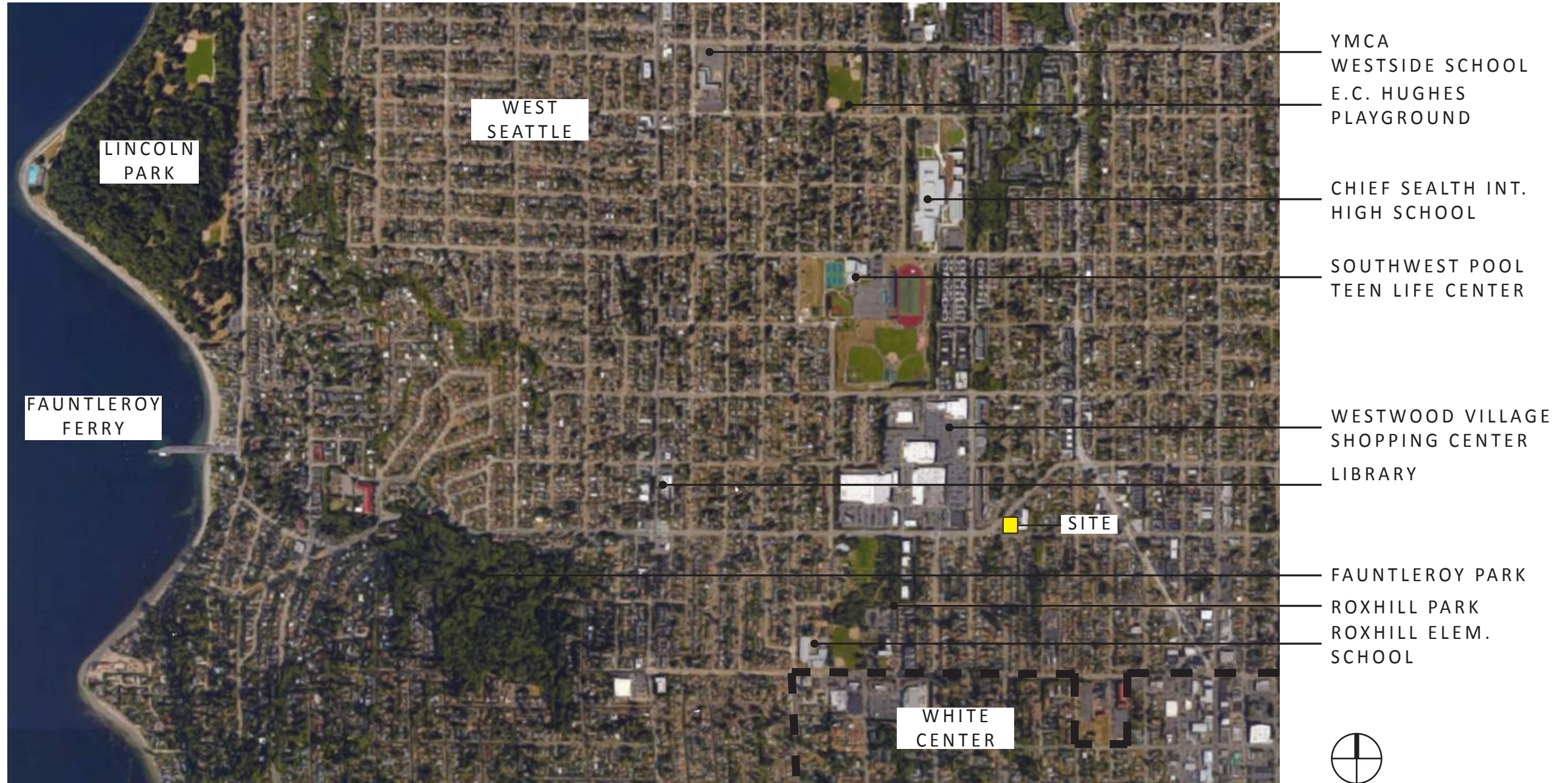
PROJECT PROGRAM

LOT SIZE:	15,506.5 sf
BUILDING TYPE:	Apartment
FAR:	31,000 sf (approximate) (2.0 far = 31,013 sf allowable)
UNIT COUNT:	70-80 TBD
UNIT SIZES:	260 - 515 sf
ABOVE-GROUND STORIES:	4
PARKING STALLS:	0 provided / 0 required (Westwood-Highland Park Residential Urban Village)



VICINITY

The project is located in the Westwood - Highland Park neighborhood at the south end of West Seattle, just north of White Center. It is close to Roxhill Elementary and Chief Sealth High School, as well as the Westwood Village Shopping Center and the retail corridor at Delridge and Roxbury.



ZONING

The site is located in an LR-3 zone, in the Westwood-Highland Park Residential Urban Village. The area is a mix of LR-3, C1-40, SF 5000 and SF 7200 zones.

ARCHITECTURAL CONTEXT

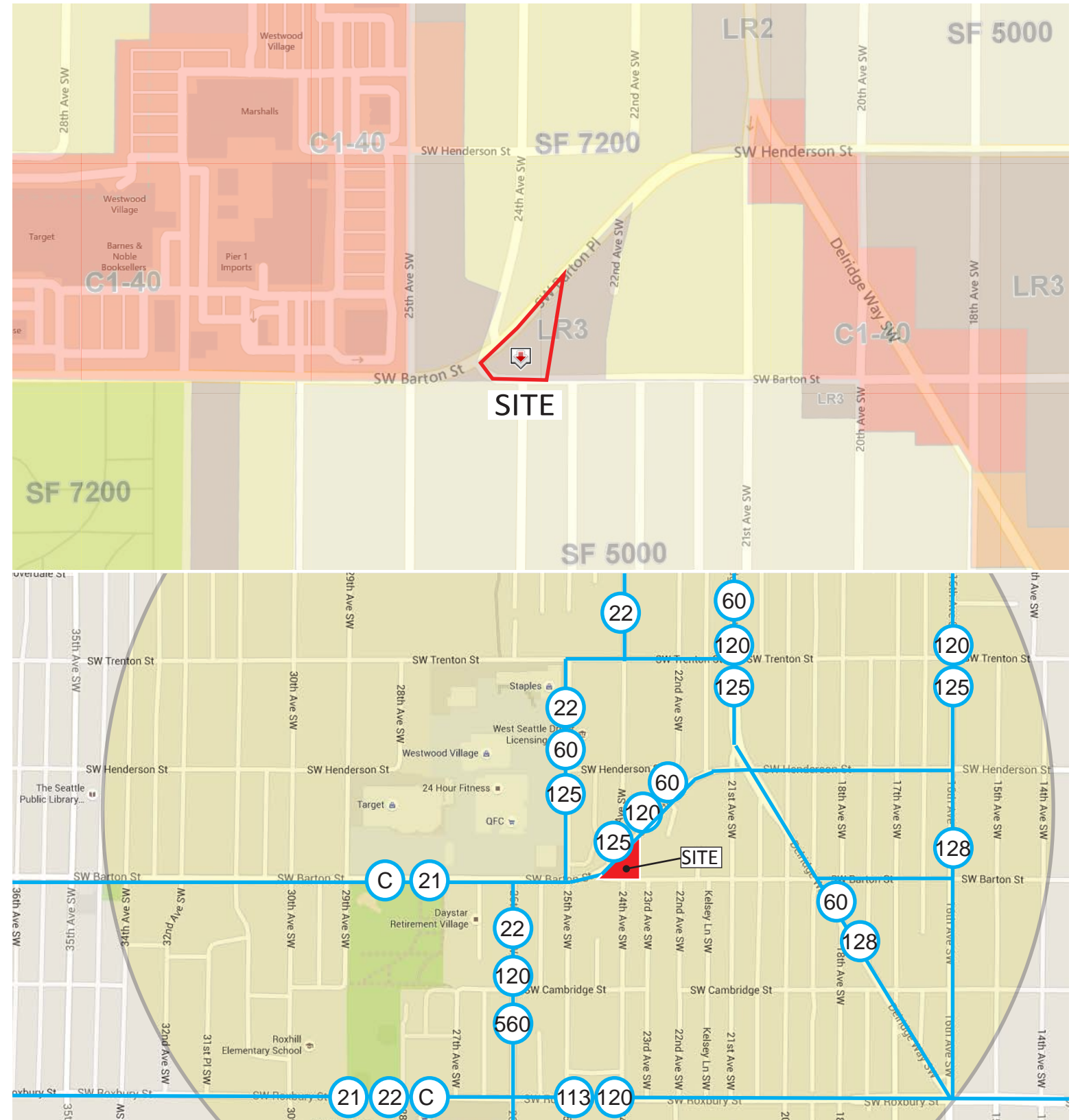
The neighborhood is primarily single family with a mix of homes dating from the 1940's to contemporary townhouses. Apartment buildings are dispersed along Delridge, SW Barton, 16th, 25th, and 27th. The neighborhood does not have a unifying architectural style.

PUBLIC TRANSPORTATION

The project is located in an area with access to several public transit routes within a 1/2 mile radius.

Delridge Way SW and SW Roxbury Street are principle arterials, SW Barton Street is a minor arterial, and 25th Avenue SW and SW Trenton street are collector arterials. The site is mapped as a frequent transit corridor and is within 1000 feet of the RapidRide C Line .

Bicycle infrastructure is limited in the area. 21st Ave SW is an unmarked, unsigned connector, 16th Ave SW and SW Thistle have sharrows.

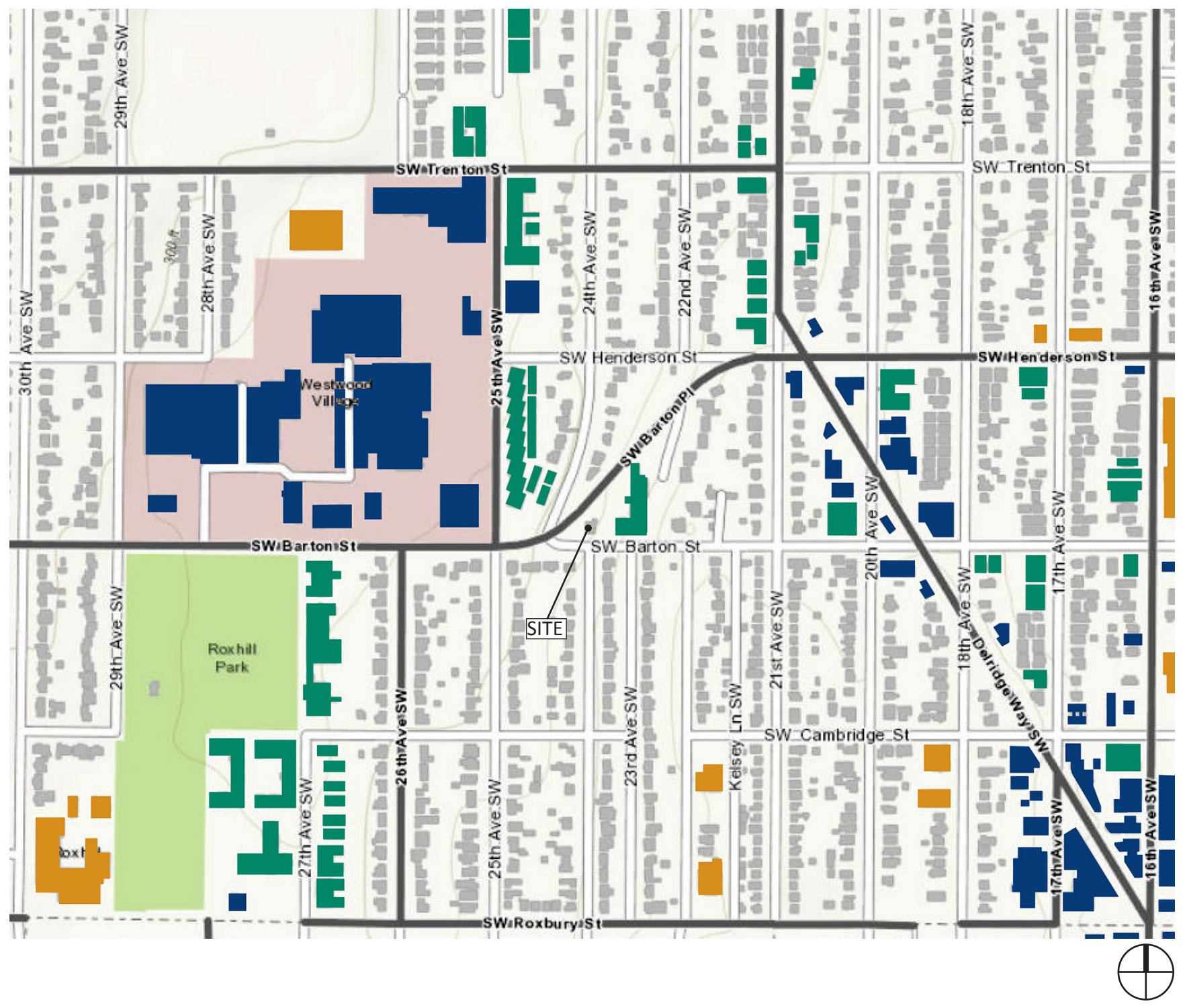


1/2 MILE RADIUS



EARLY DESIGN GUIDANCE PACKET

2222 SW BARTON STREET, SEATTLE WA
SDCI # 3024558 | SPETEMBER 15, 2016



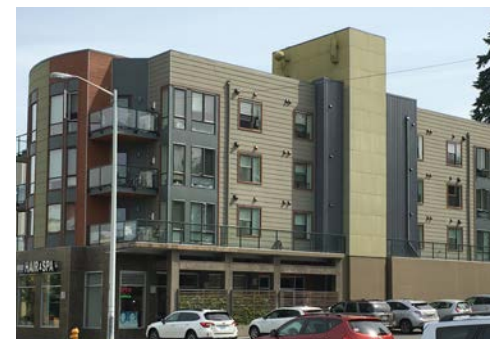
TRADITIONAL SINGLE FAMILY



CONTEMPORARY TOWNHOUSE



APARTMENT / CONDOMINIUM



CONTEMPORARY APARTMENT



ROXHILL ELEMENTARY



ST JAMES LUTHERAN



STREET-FRONT RETAIL



WESTWOOD SHOPPING CENTER



CODE REFERENCE

SMC 23.45.510 - FAR

2.0 Apartment FAR inside growth area (Urban Village)
15,506.5 sf x 2 = 31,103 sf allowed, +/-31,000 sf proposed

SMC 23.45.512 - Density limits

No limit for buildings using higher FAR

SMC 23.45.514 - Structure Height

40'-0" maximum, +4' parapet, +10' stair penthouse
Separated from adjacent SF zones by a street

SMC 23.45.518 - Setbacks and Separations

5'-0" minimum front
15'-0" minimum rear
5'-0" minimum / 7'-0" average side

SMC 23.45.522 - Amenity Space

15,506.5 sf x .25 = 3876.625 sf (1938.3 at ground level) required

SMC 23.45.524 - Landscaping

Proposed Landscape design will achieve .6 Green Factor Score

SMC 23.45.527A - Facade Width and Length

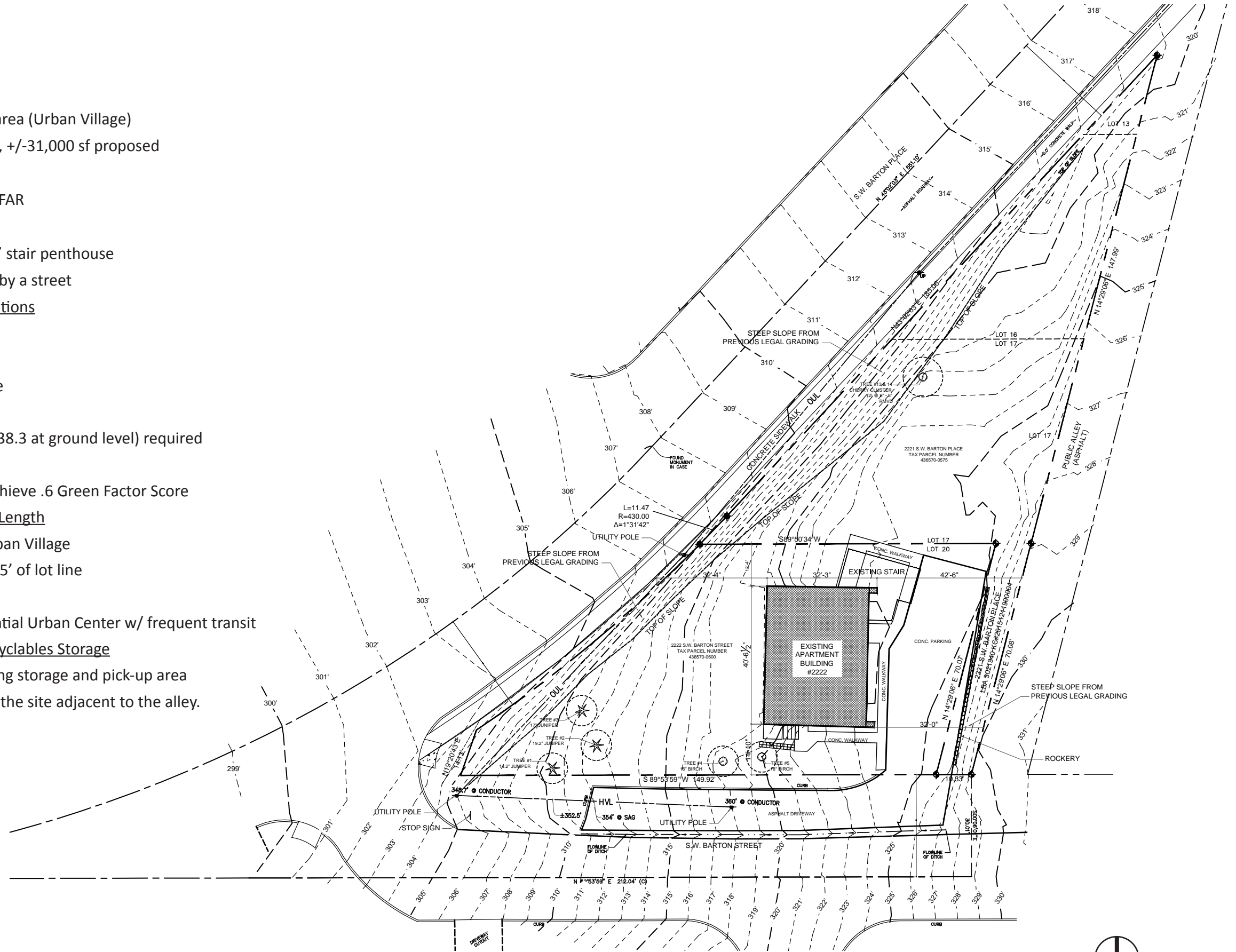
Facade width - 150' max inside Urban Village
Facade length - up to 65% within 15' of lot line

SMC 23.54.015 - Parking (Table B)

0 parking spaces required- Residential Urban Center w/ frequent transit

SMC 23.54.040 - Solid Waste and Recyclables Storage

A screened solid waste and recycling storage and pick-up area
will be located at the north end of the site adjacent to the alley.





SITE FROM NORTH



SITE FROM WEST



SITE FROM SOUTH WEST



SITE FROM SOUTH EAST





SITE

SW BARTON STREET LOOKING NORTH



SW BARTON STREET LOOKING SOUTH





SW BARTON PLACE LOOKING NORTHWEST



SITE

SW BARTON PLACE LOOKING SOUTHEAST



PRIORITY DESIGN GUIDELINES

CS1 C2: ELEVATION CHANGES

The site slopes 25' along SW Barton Street, with the lowest grade at the southwest parcel corner at the intersection of SW Barton Street and SW Barton Place. The building is designed to sit into the grade and step up one floor to the west as grade rises.

CS2 B1: SITE CHARACTERISTICS C1: CORNER SITES

The triangular parcel created by the intersection of SW Barton Street and SW Barton Place will drive the overall massing of the building. While the site topography does not lend itself to placing a primary entry at the building corner, the massing will build out towards the corner to provide a focal point.

CS3 A4: EVOLVING NEIGHBORHOODS

The neighborhood has a variety of architectural styles, and continues to evolve with increased redevelopment, creating the opportunity for a contemporary design.

PL1 B: PEDESTRIAN AMENITIES

Improvements to SW Barton Street will include the installation of a sidewalk, planting strip and street trees. The building will be set back 10'-12' from the SW Barton Street property line.

PL2 A: ACCESSIBILITY

The primary building entrance is designed to work with existing grades in combination with wheelchair ramps that serve as architectural elements and create an entry courtyard.

PL3 A: ENTRIES

The recessed primary building entry located slightly below street level signals a break from the public sidewalk and creates a semi-private entry courtyard.

PL4 B: PLANNING AHEAD FOR BICYCLISTS

The site grade will allow secure bicycle storage located in the building basement to be accessible without the use of stairs or elevators.

DC1 A: ARRANGEMENT OF INTERIOR USES

Building amenities will include a tenant lounge area with access to a roof deck providing views across West Seattle towards the Olympic Mountain Range.

C: PARKING AND SERVICE USES

The waste and recycling storage and pickup location will be located in a screened area adjacent to the existing alley between SW Barton Street and SW Barton Place, away from pedestrian sidewalks.

DC2 A: MASSING

The building massing will respond to the site topography and unique triangular parcel shape. Alternate schemes either engage the street planes directly or step away from the angled street.

DC3 C.2: AMENITIES AND FEATURES

Planting and features at grade in combination with on-site street trees will provide a landscaped project edge. The rooftop deck will feature planting and seating areas for tenant gatherings.





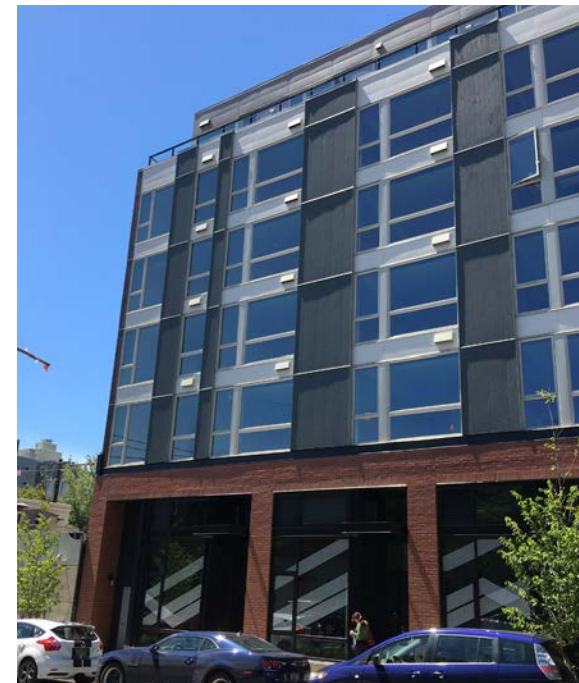
BUILDING CORNER EMPHASIZED THROUGH MATERIAL TRANSITION AND ARCHITECTURAL PROJECTION



PROJECTING VOLUMES EMPHASIZED WITH MATERIAL SELECTION CREATE A DYNAMIC FACADE.



WARM, RICH MATERIAL PALATE WITH WOOD ACCENTS



LARGE GLAZING SECTIONS BETWEEN CONTRASTING MATERIAL PLANES



ALTERNATE ONE

76 UNITS
 35,865 GSF , +/- 31,000 SF FAR

DESIGN SUMMARY:

ALTERNATE ONE IS ORIENTED PARALLEL TO SW BARTON STREET AND THE ALLEY, AND FEATURES A LARGE ENTRY WITH A SEMI-PUBLIC COURTYARD. APARTMENTS WILL BE SMALL EFFICIENCY DWELLING UNITS.

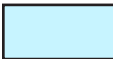
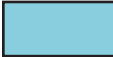


PROS:

- FACADE MODULATION BREAKS DOWN THE BUILDING MASS ALONG SW BARTON
- COURTYARD PROVIDES OPEN SPACE AT SW BARTON STREET ADJACENT TO THE RESIDENTIAL ZONE

CONS:

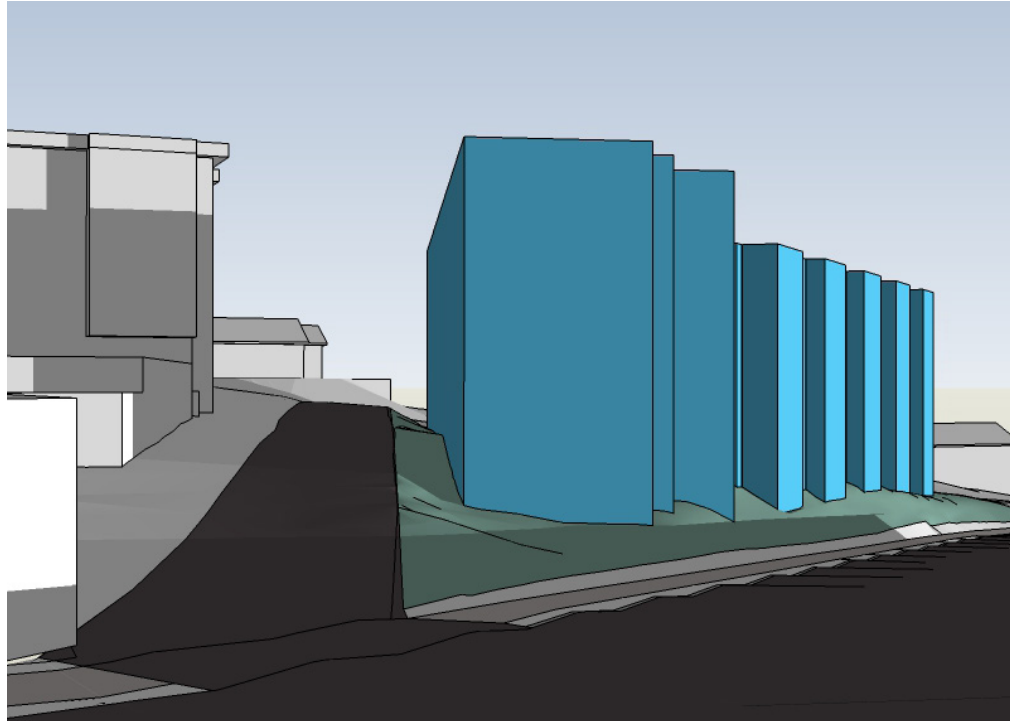
- MINIMAL VARIATION IN UNIT SIZE
- NO RELATION BETWEEN PRIMARY ENTRY AND STREET

DEPARTURES: NONE

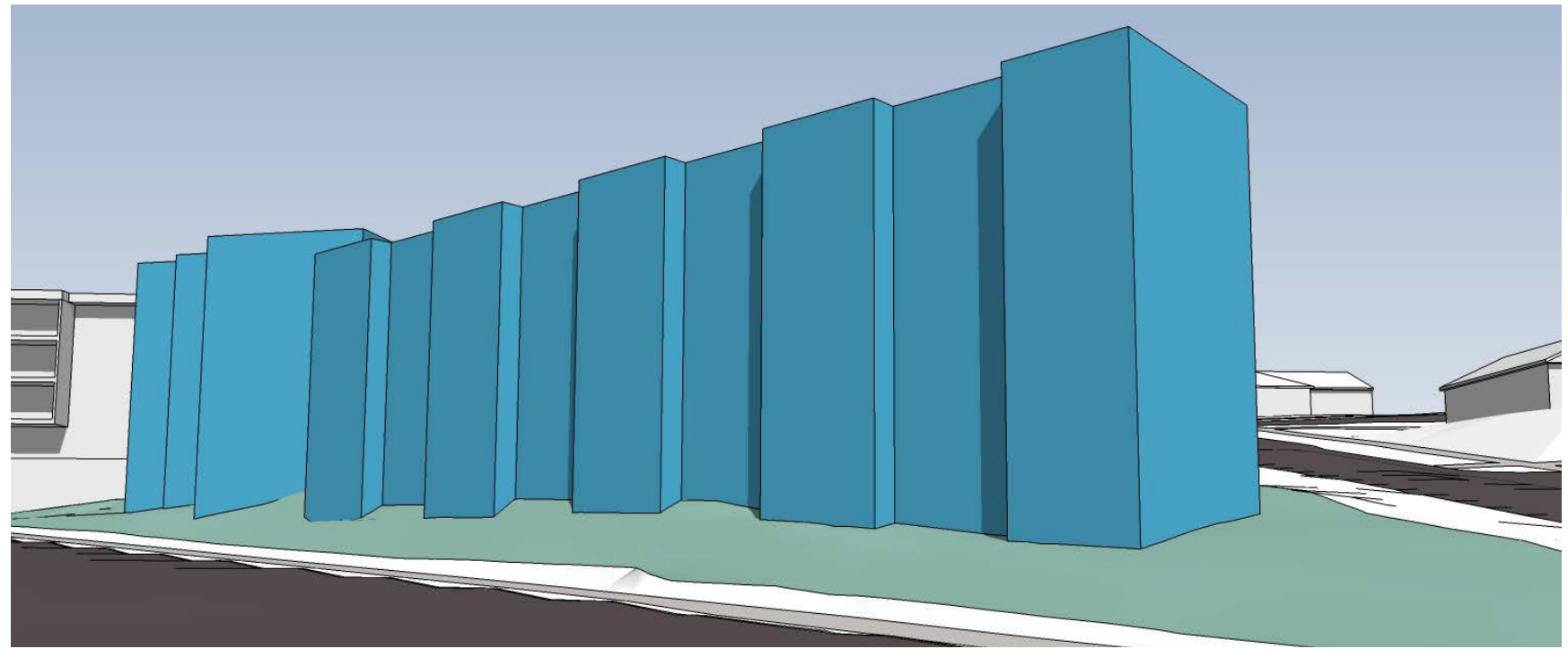
	UNITS
	TENANT AMENITY
	CIRCULATION
	BUILDING SERVICES



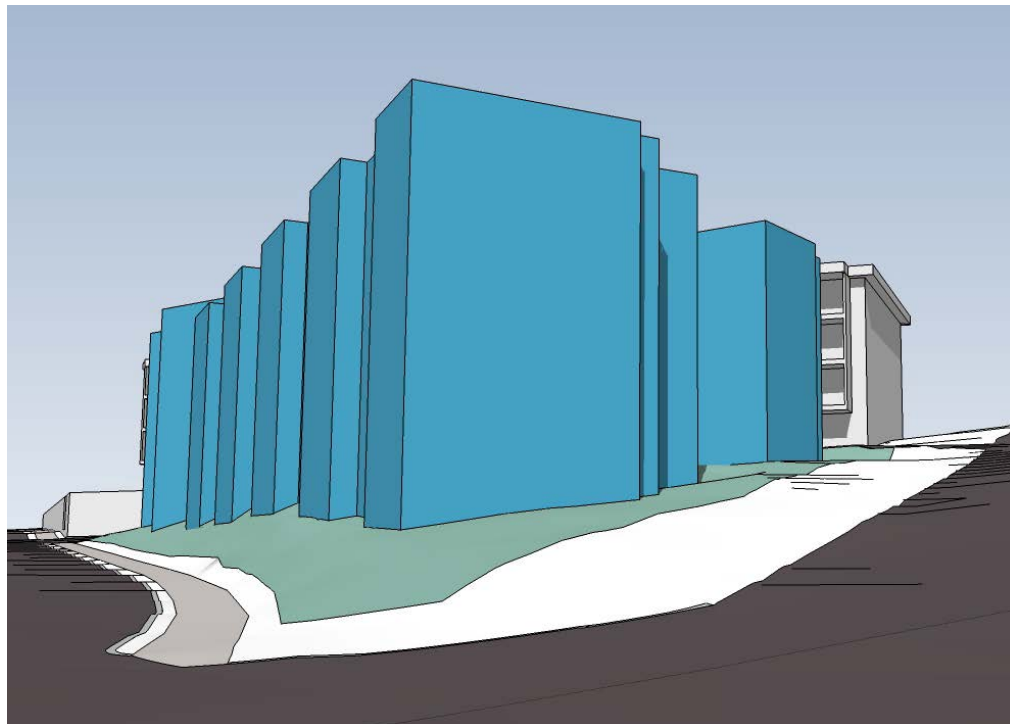
APARTMENT BUILDING
 4 STORIES - 41 UNITS



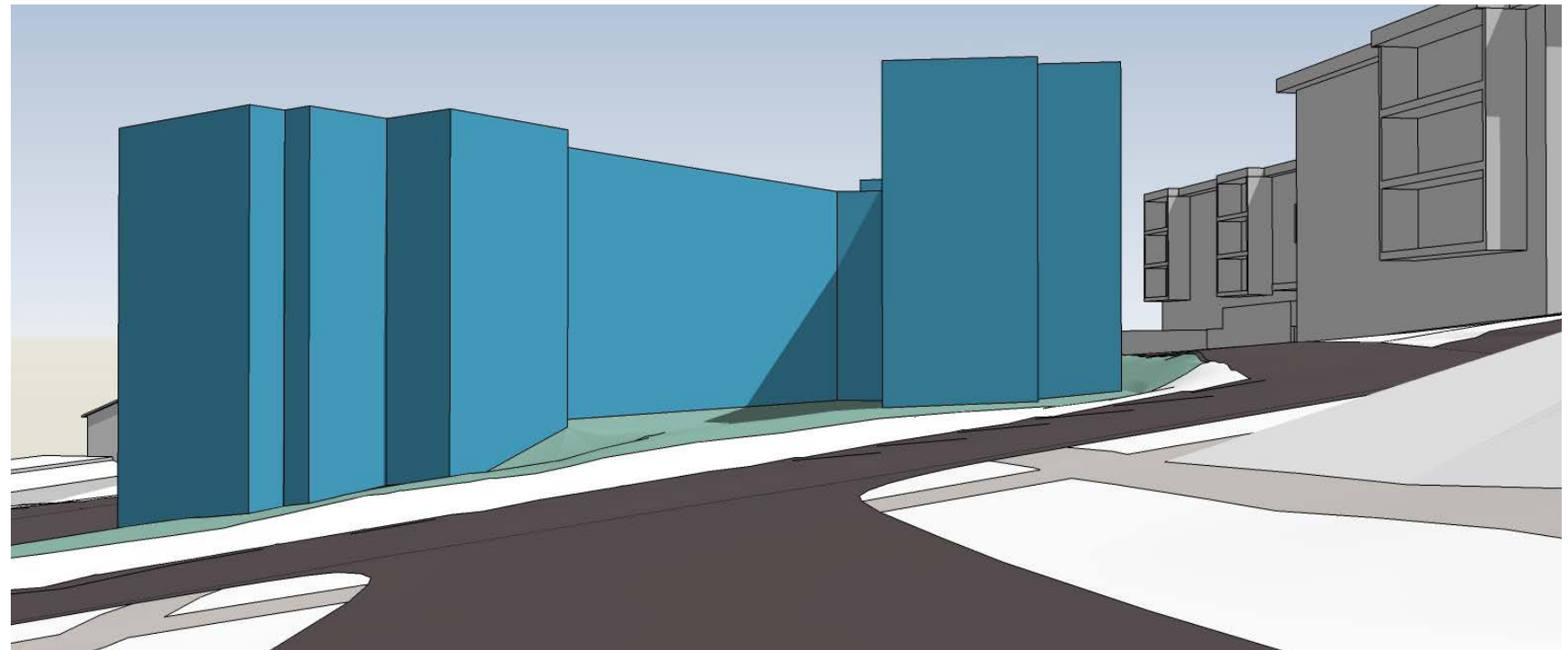
NORTH ELEVATION



WEST ELEVATION (SW BARTON PLACE)

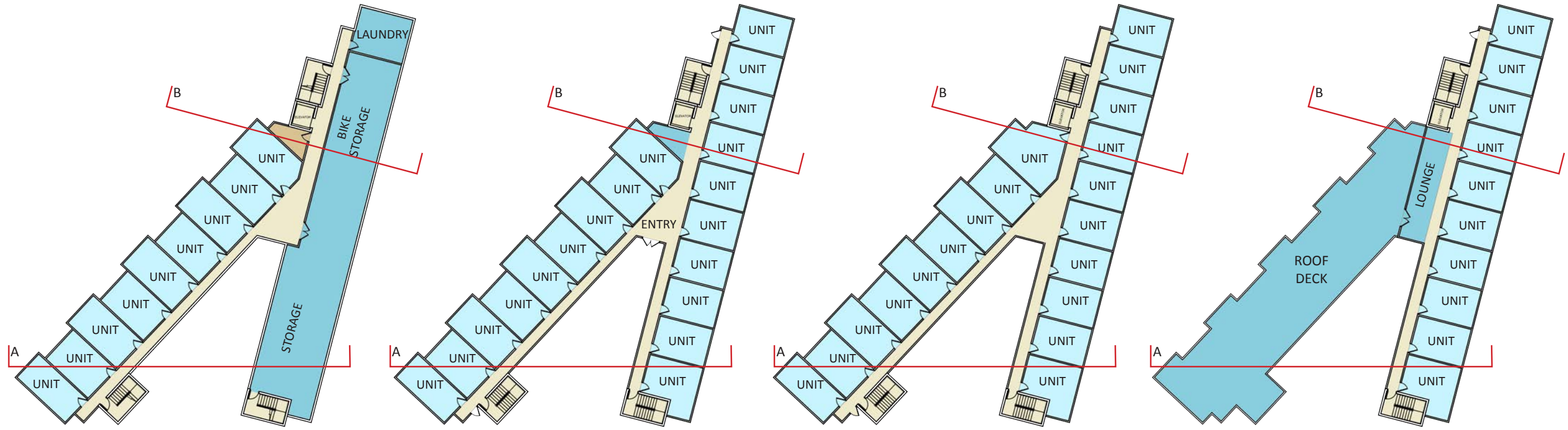


SOUTH-WEST ELEVATION



SOUTH ELEVATION (SW BARTON STREET)





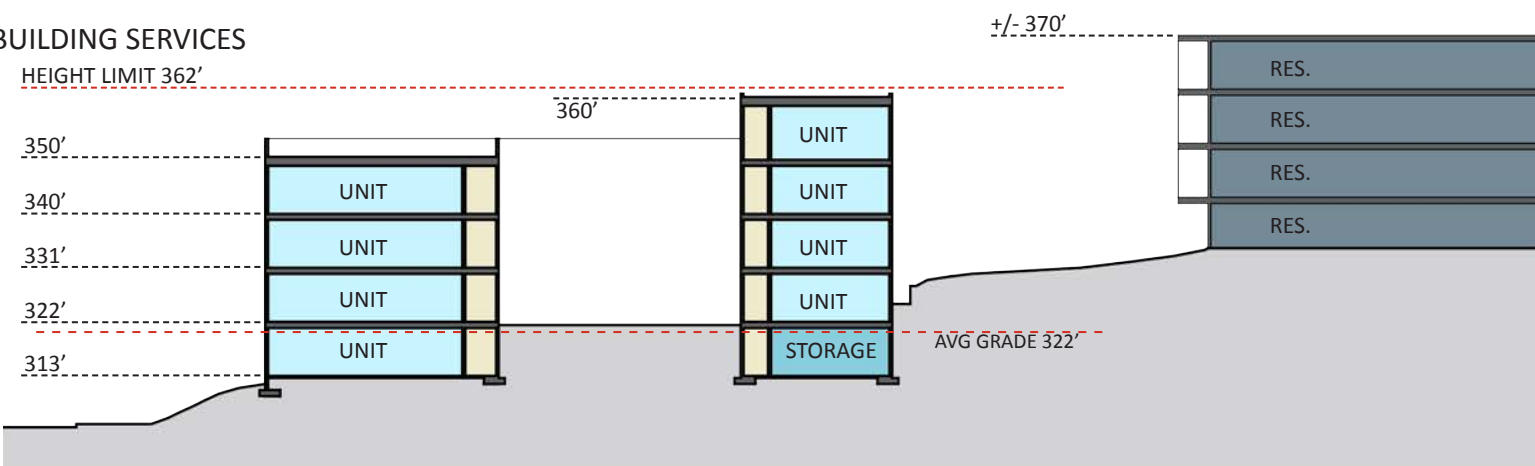
⊕ BASEMENT

⊕ FIRST FLOOR (ENTRY)

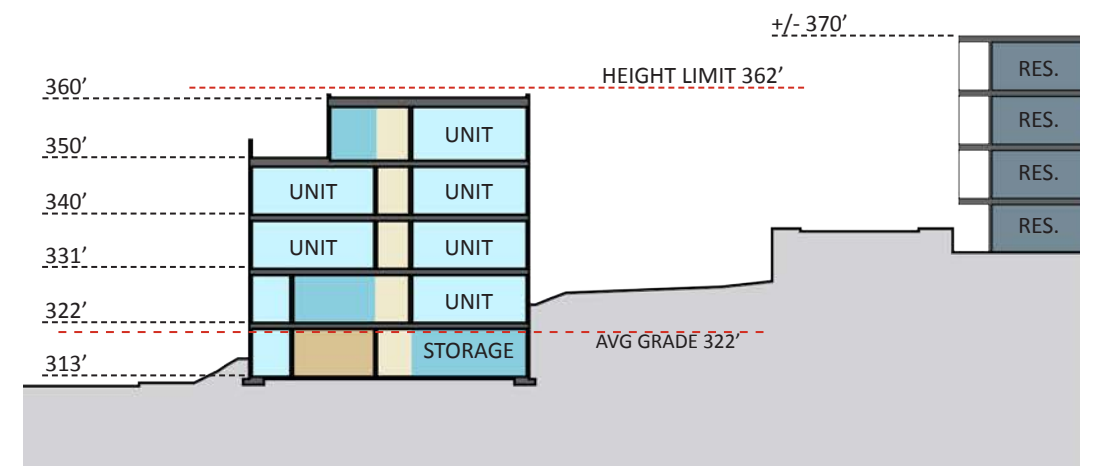
⊕ SECOND AND THIRD FLOORS

⊕ FOURTH FLOOR / ROOF DECK

- UNITS
- TENANT AMENITY
- CIRCULATION
- BUILDING SERVICES

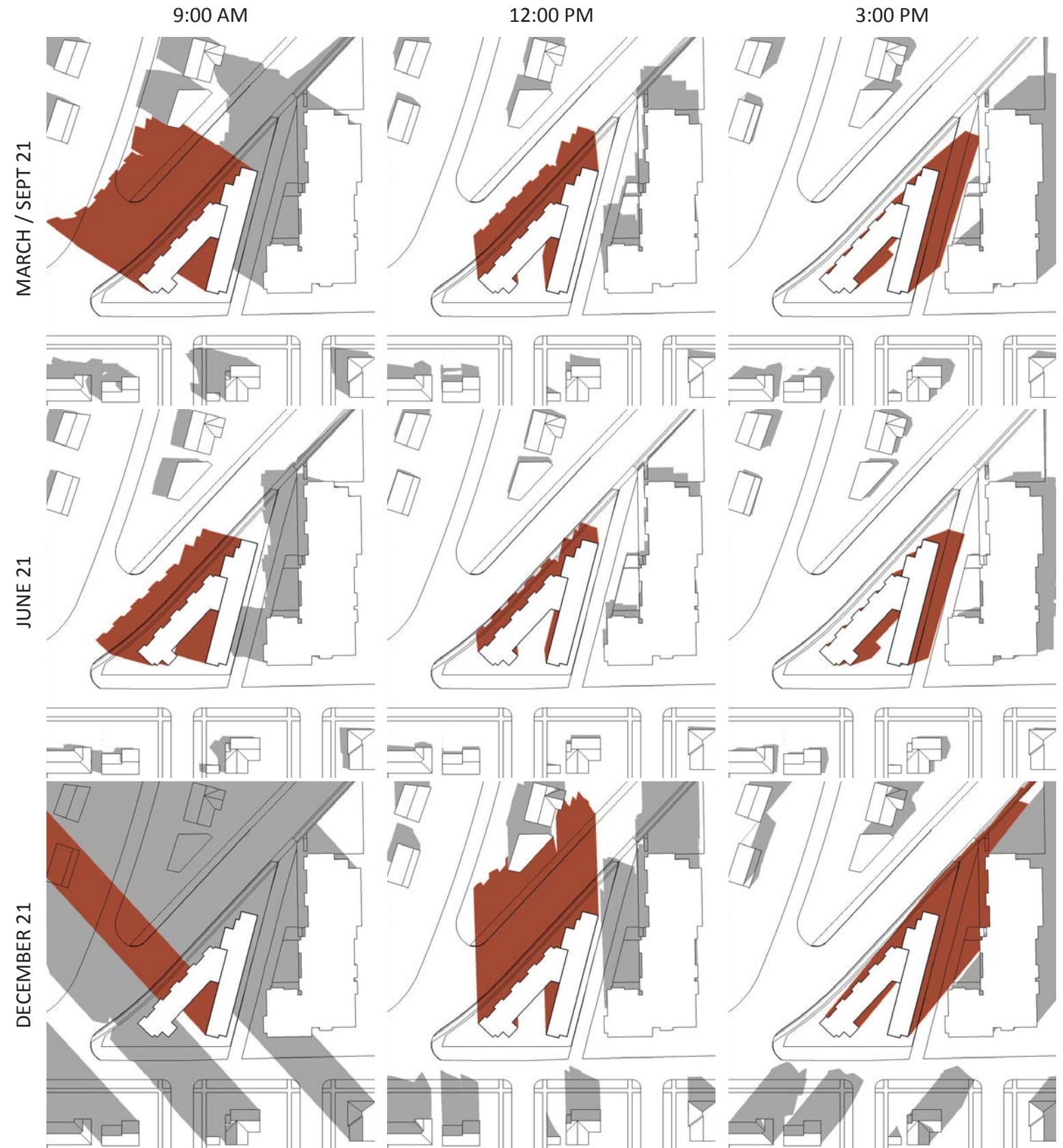


BUILDING SECTION A



BUILDING SECTION B





ALTERNATE TWO

80 UNITS
34,940 GSF, +/- 31,000 SF FAR

DESIGN SUMMARY:

ALTERNATE TWO HAS BUILDING FACADES PARALLEL WITH ALL THREE PROPERTY LINES, CREATING AN INTERIOR GROUND LEVEL COURTYARD. APARTMENT UNITS INCLUDE SMALL EFFICIENCY AND STUDIO+

PROS:

- INTERIOR COURTYARD PROVIDES PRIVATE GROUND LEVEL TENANT AMENITY SPACE
- PRIMARY BUILDING ENTRY HAS A CLEAR CONNECTION TO SW BARTON STREET

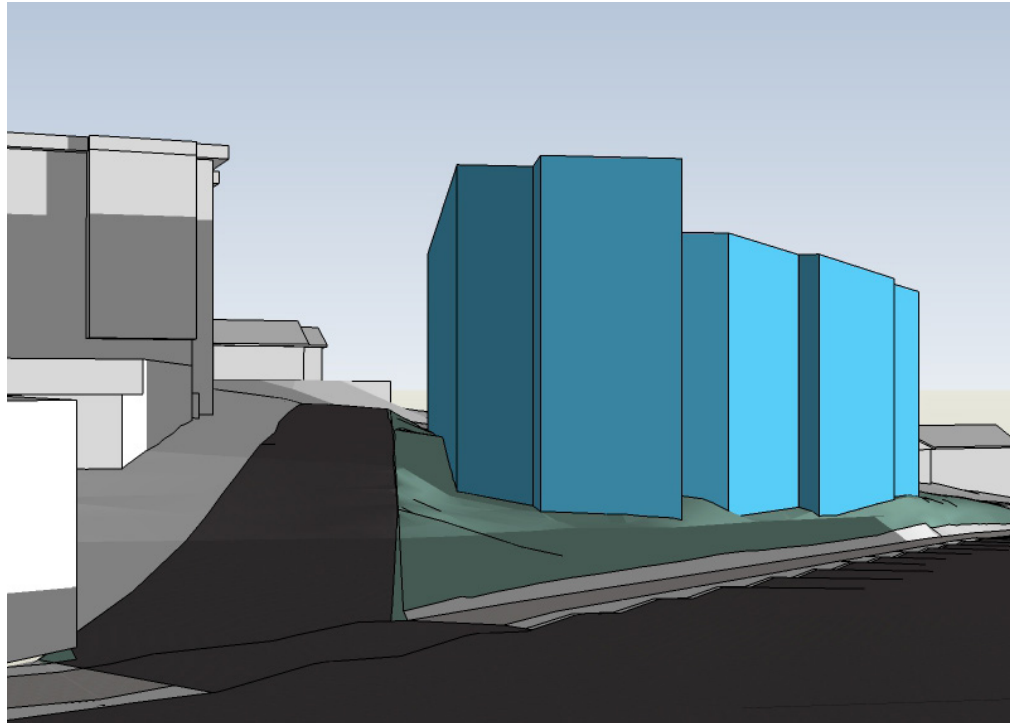
CONS:

- MINIMAL VARIATION IN UNIT SIZE
- HIGHEST UNIT COUNT
- LARGEST PERIMETER VOLUME

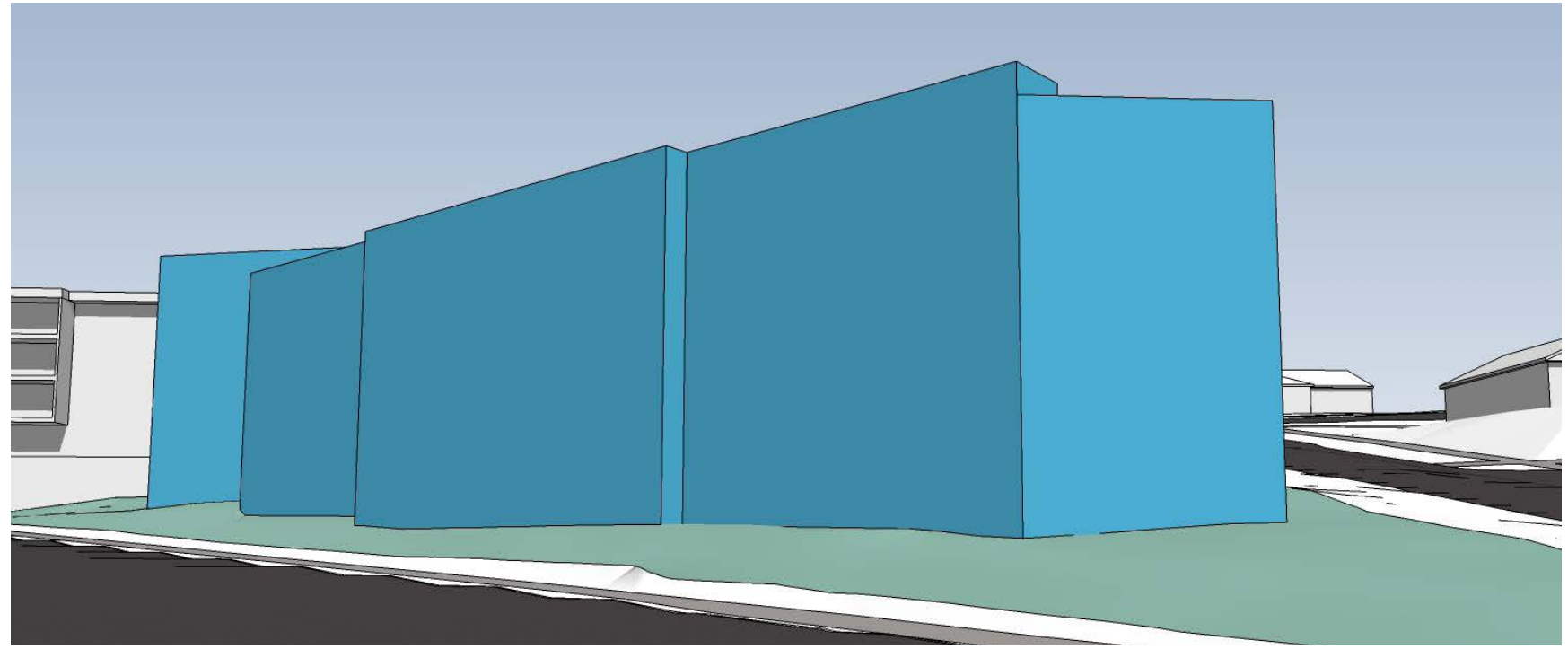
DEPARTURES: NONE

- UNITS
- TENANT AMENITY
- CIRCULATION
- BUILDING SERVICES

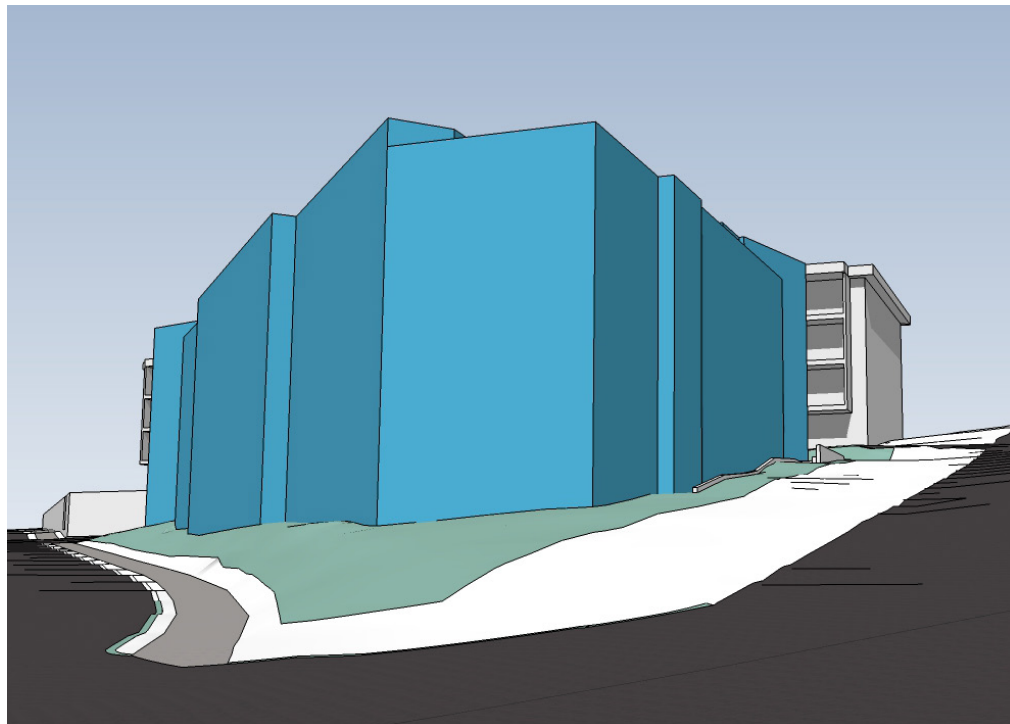




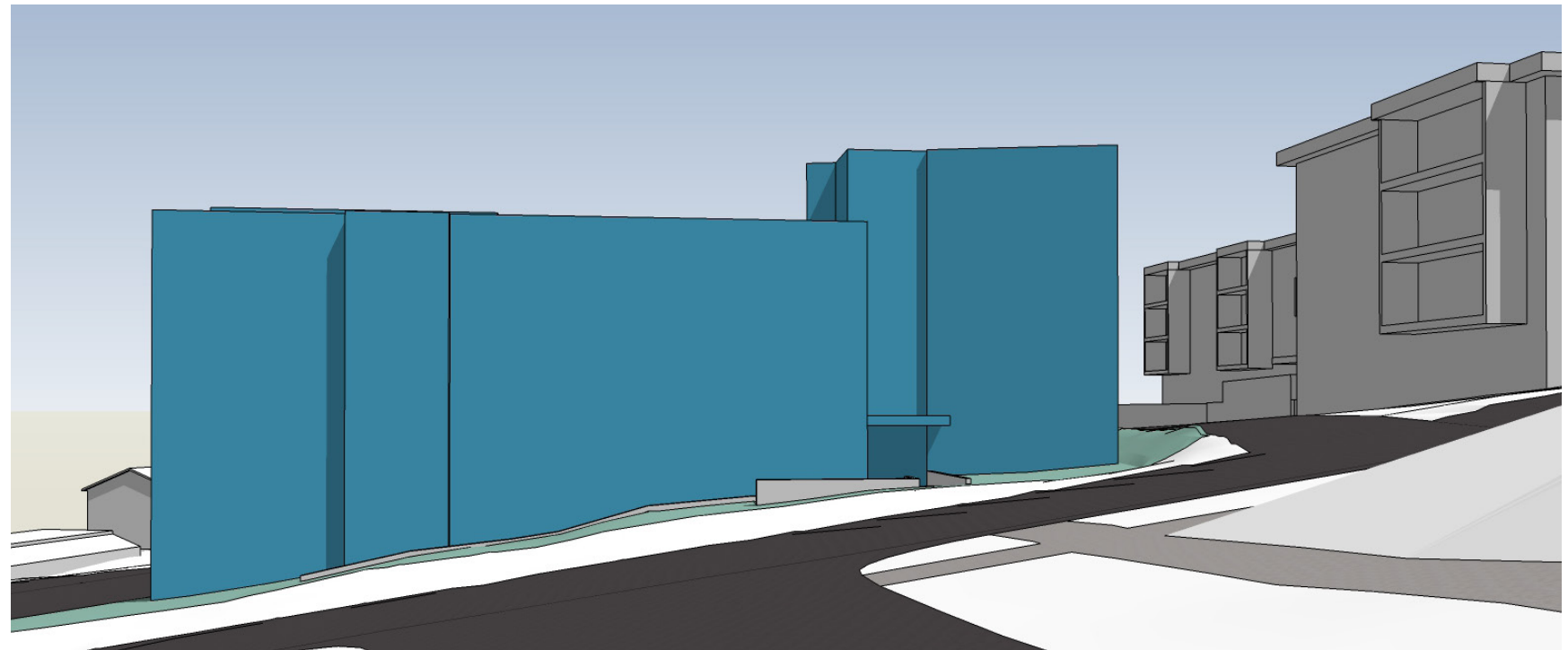
NORTH ELEVATION



WEST ELEVATION (SW BARTON PLACE)

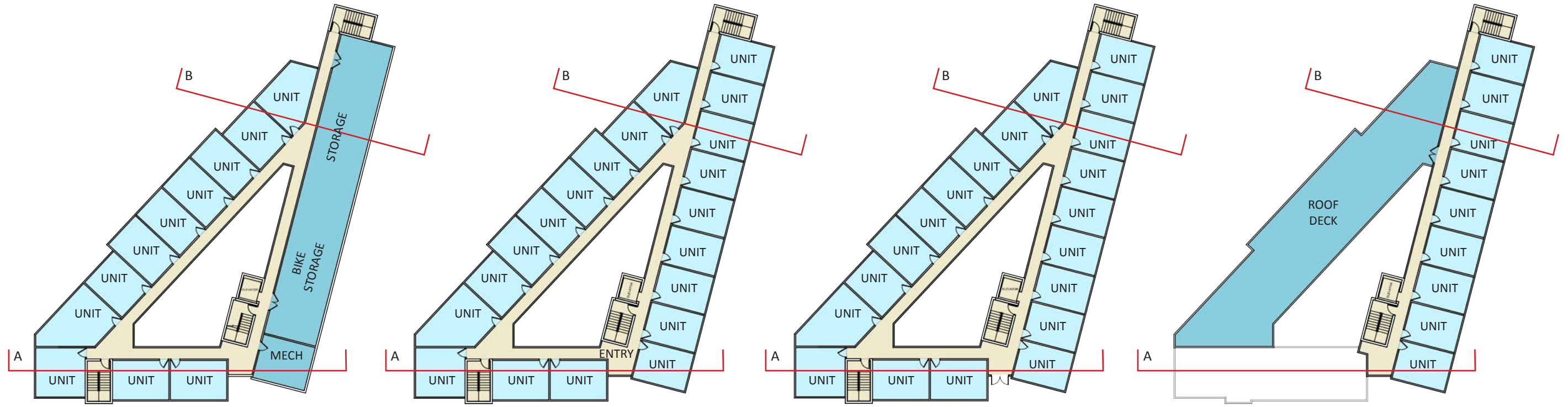


SOUTH-WEST ELEVATION



SOUTH ELEVATION (SW BARTON STREET)





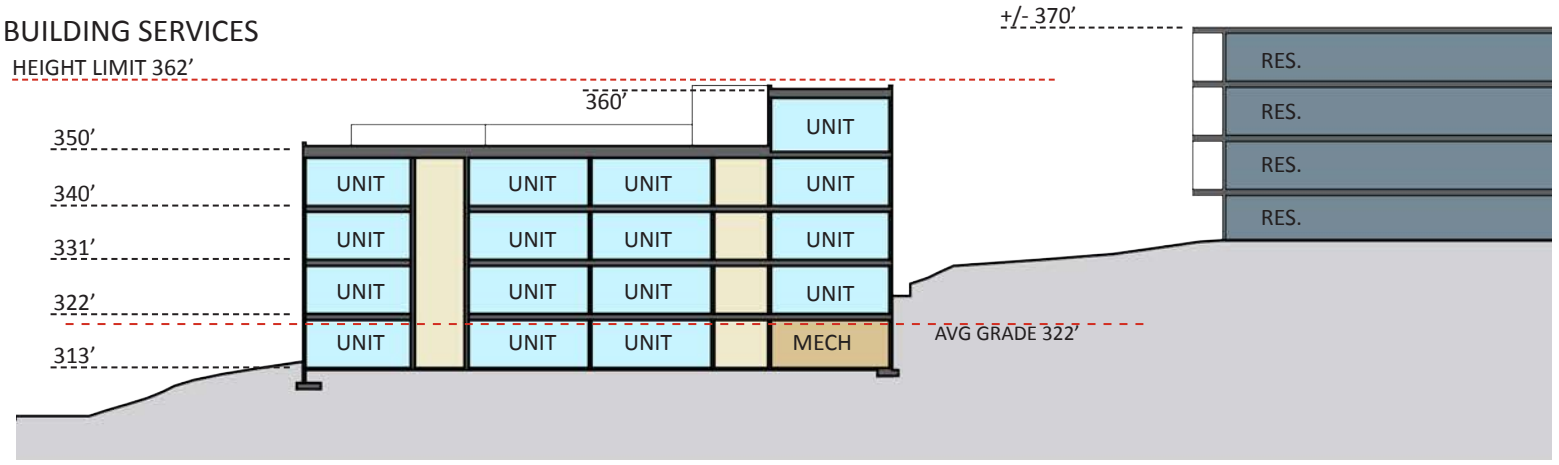
⊕ BASEMENT

⊕ FIRST FLOOR (ENTRY)

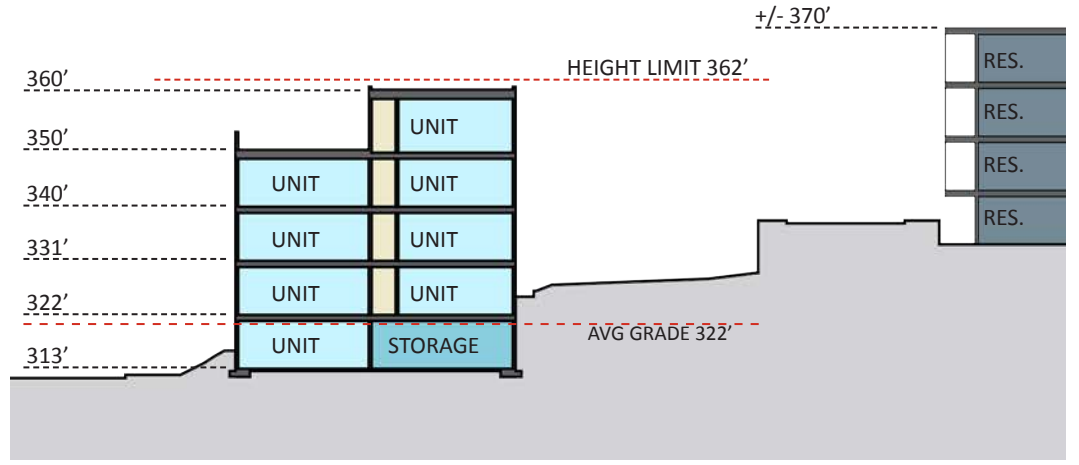
⊕ SECOND AND THIRD FLOORS

⊕ FOURTH FLOOR / ROOF DECK

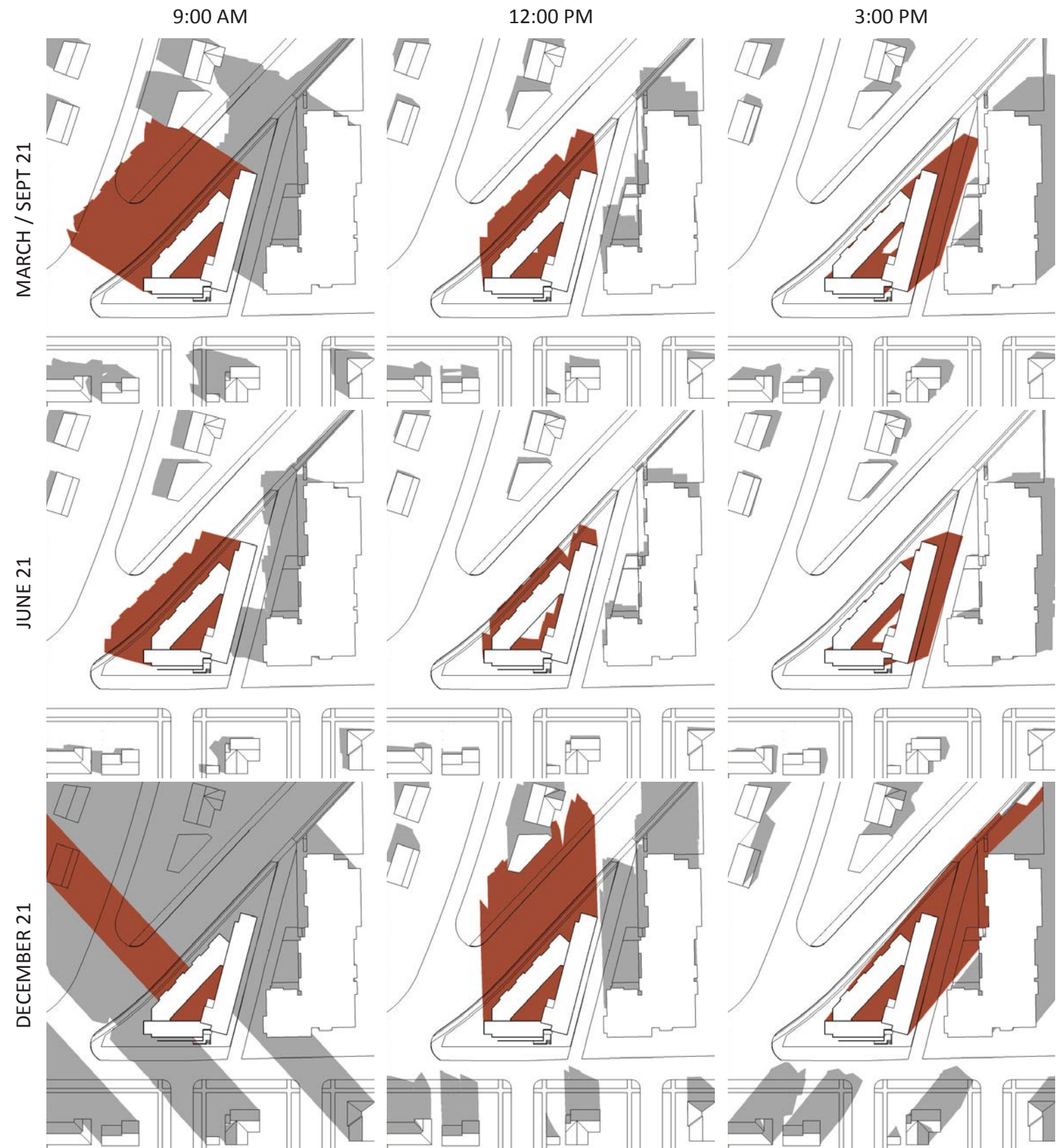
- UNITS
- TENANT AMENITY
- CIRCULATION
- BUILDING SERVICES



BUILDING SECTION A



BUILDING SECTION B



ALTERNATE THREE : PREFERRED

73 UNITS
36,017 GSF, +/- 31,000 SF FAR

DESIGN SUMMARY:

ALTERNATE THREE HAS FACADES PARALLEL TO SW BARTON STREET AND THE ALLEY, WITH A STEPPED FACADE AND LARGE OPEN SPACE ADJACENT TO SW BARTON STREET. APARTMENT UNITS INCLUDE SMALL EFFICIENCY, STUDIO+, ONE AND TWO BEDROOMS.

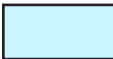
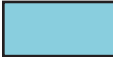


PROS:

- DYNAMIC SW BARTON PLACE FACADE PROVIDES VISUAL INTEREST AND REDUCED MASSING
- MULTIPLE UNIT TYPES
- PRIMARY BUILDING ENTRY HAS A CLEAR CONNECTION TO SW BARTON STREET

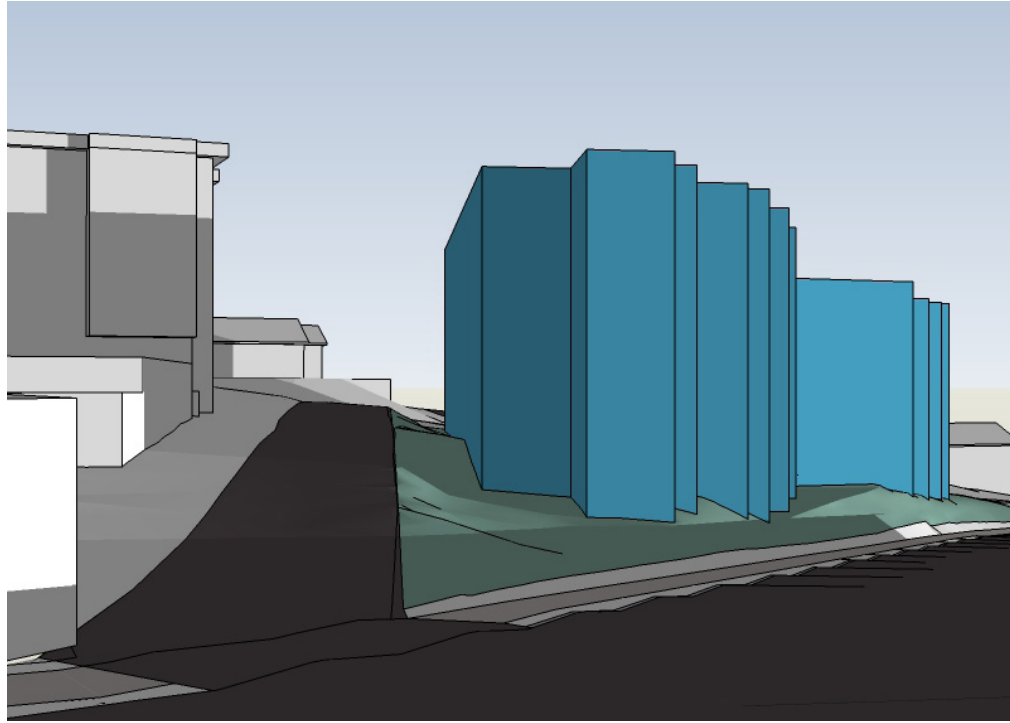
CONS:

- SMALLER / SEPARATE OPEN SPACE AREAS
- LARGEST FOOTPRINT
- PROMINENT STAIR TOWERS AT BUILDING CORNERS

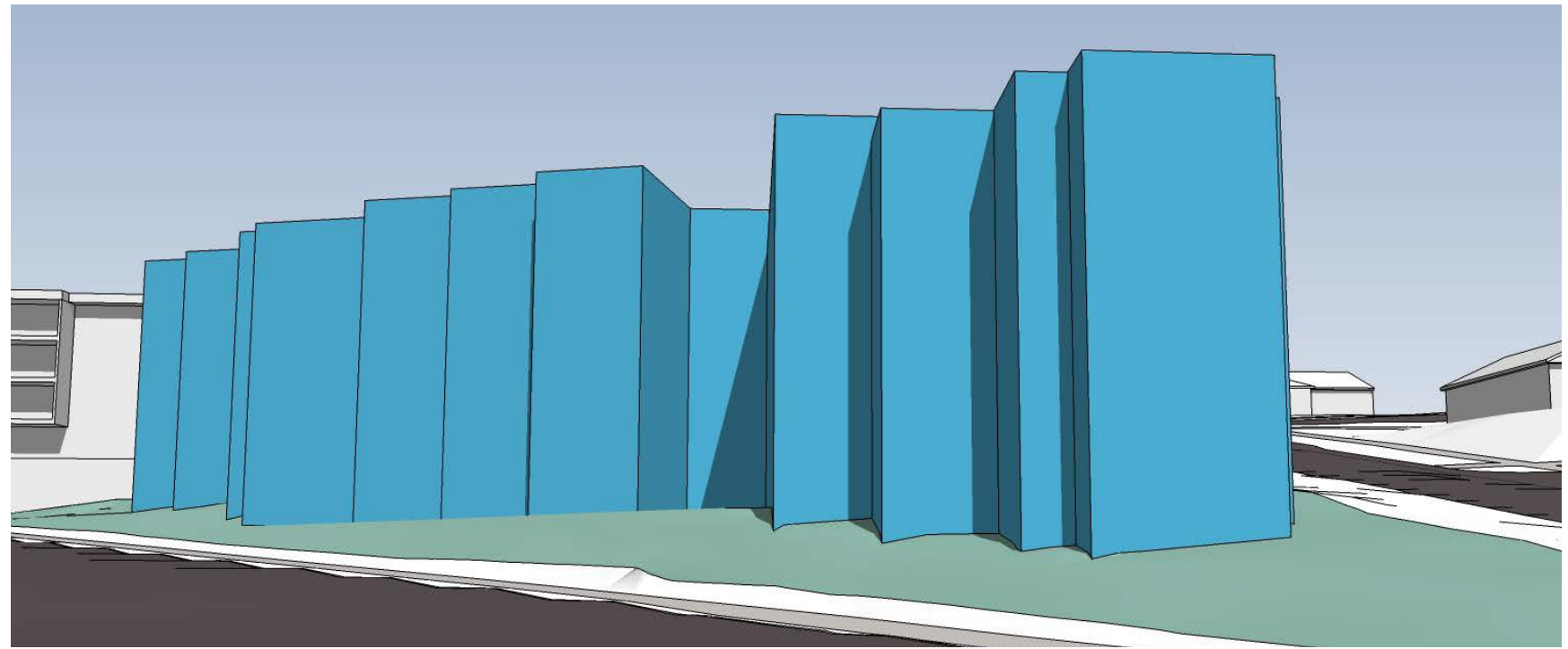
DEPARTURES: NONE

	UNITS
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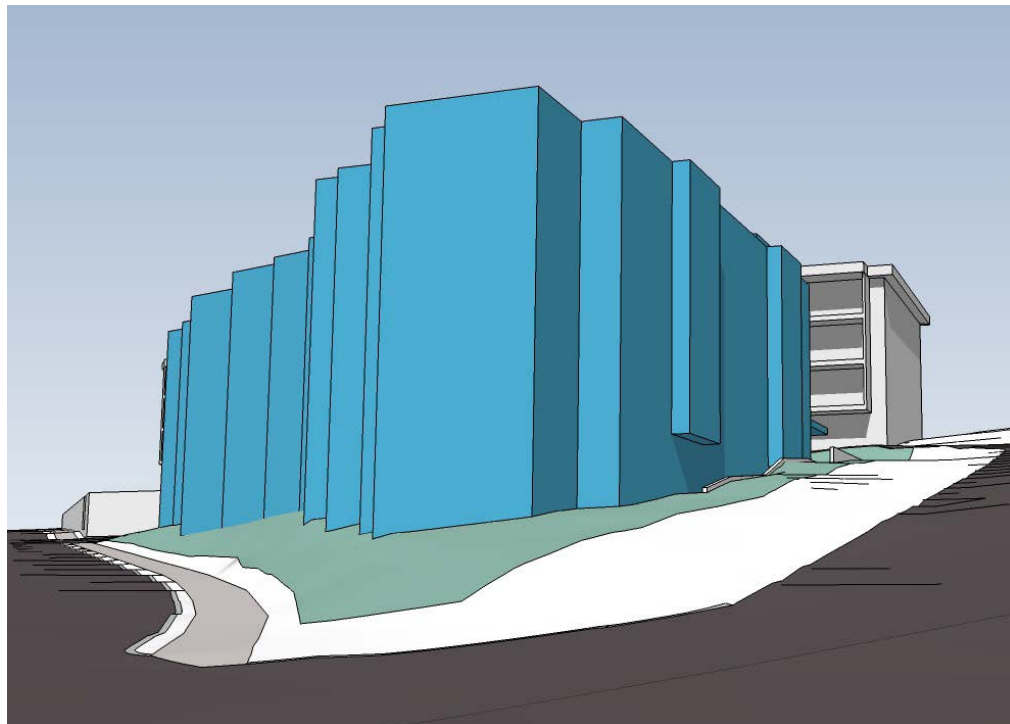




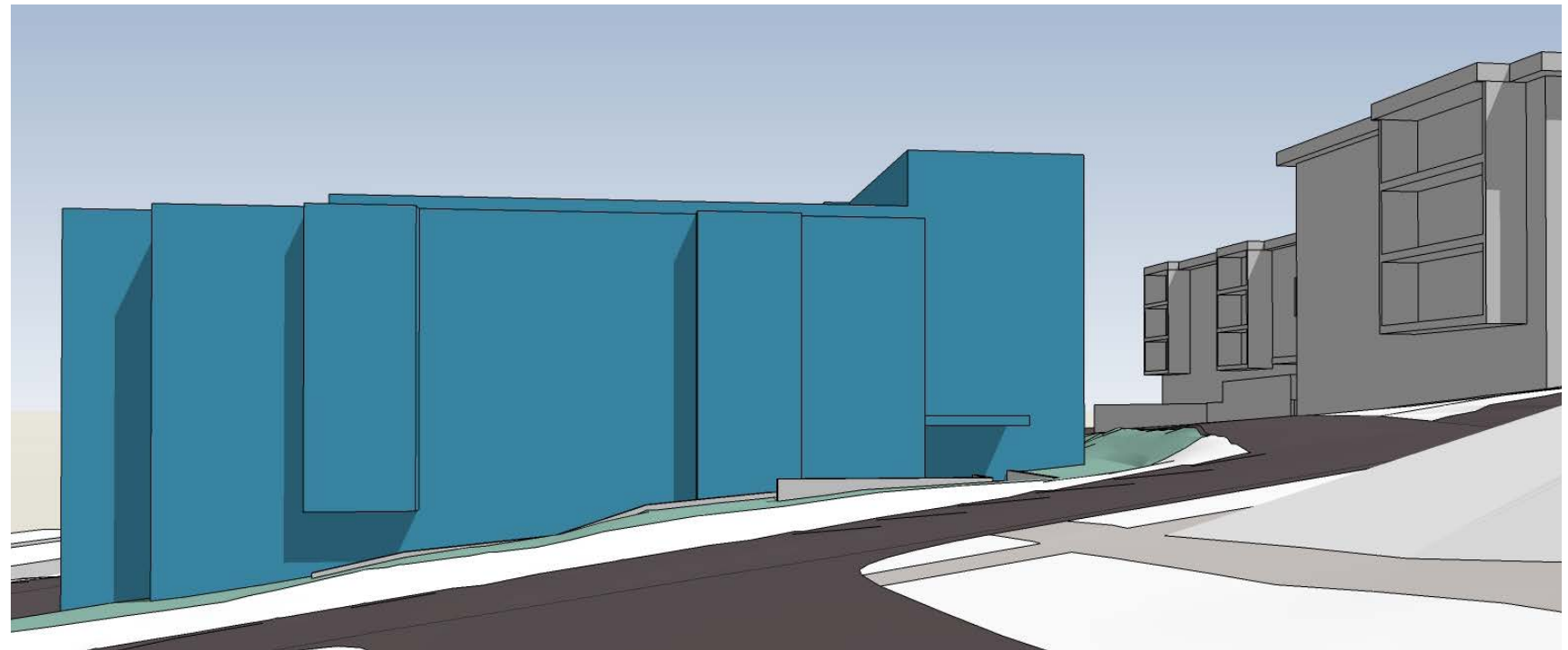
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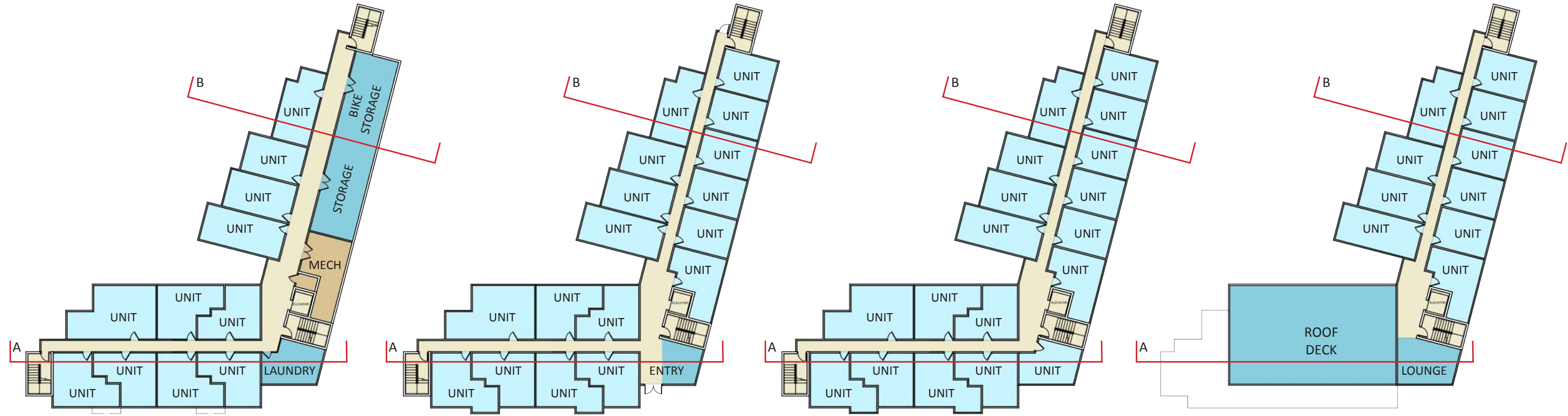


SOUTH-WEST ELEVATION



SOUTH ELEVATION (SW BARTON STREET)





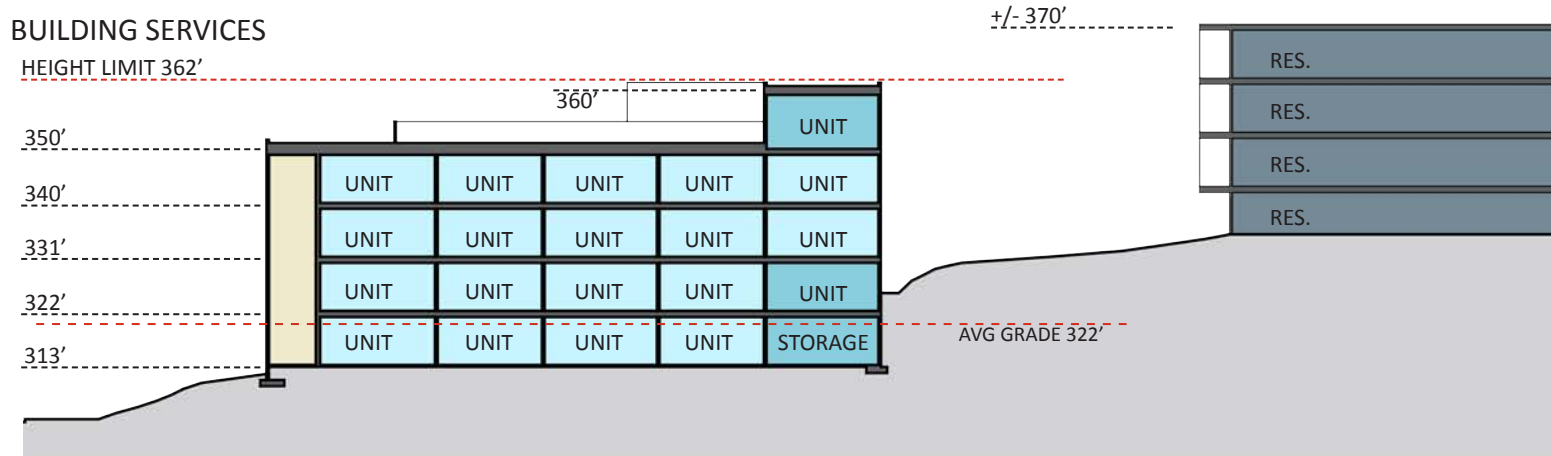
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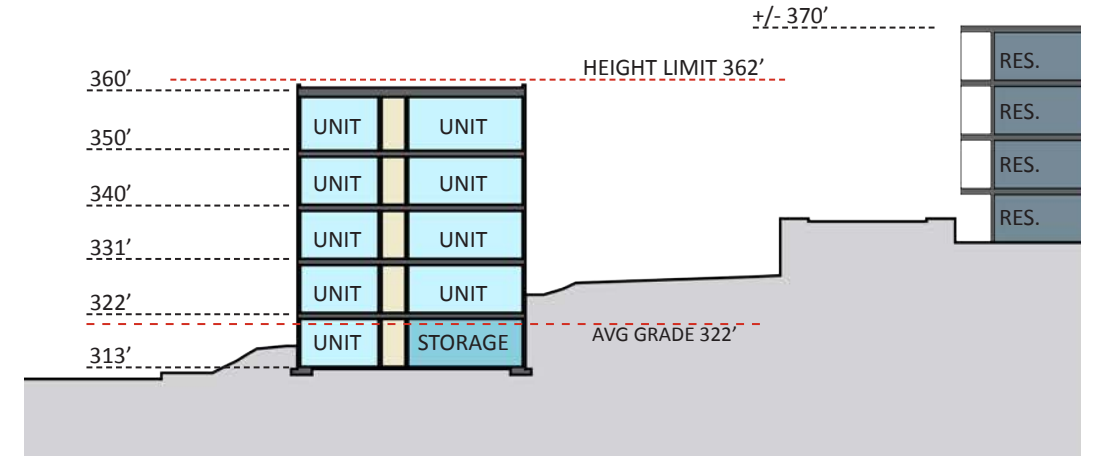
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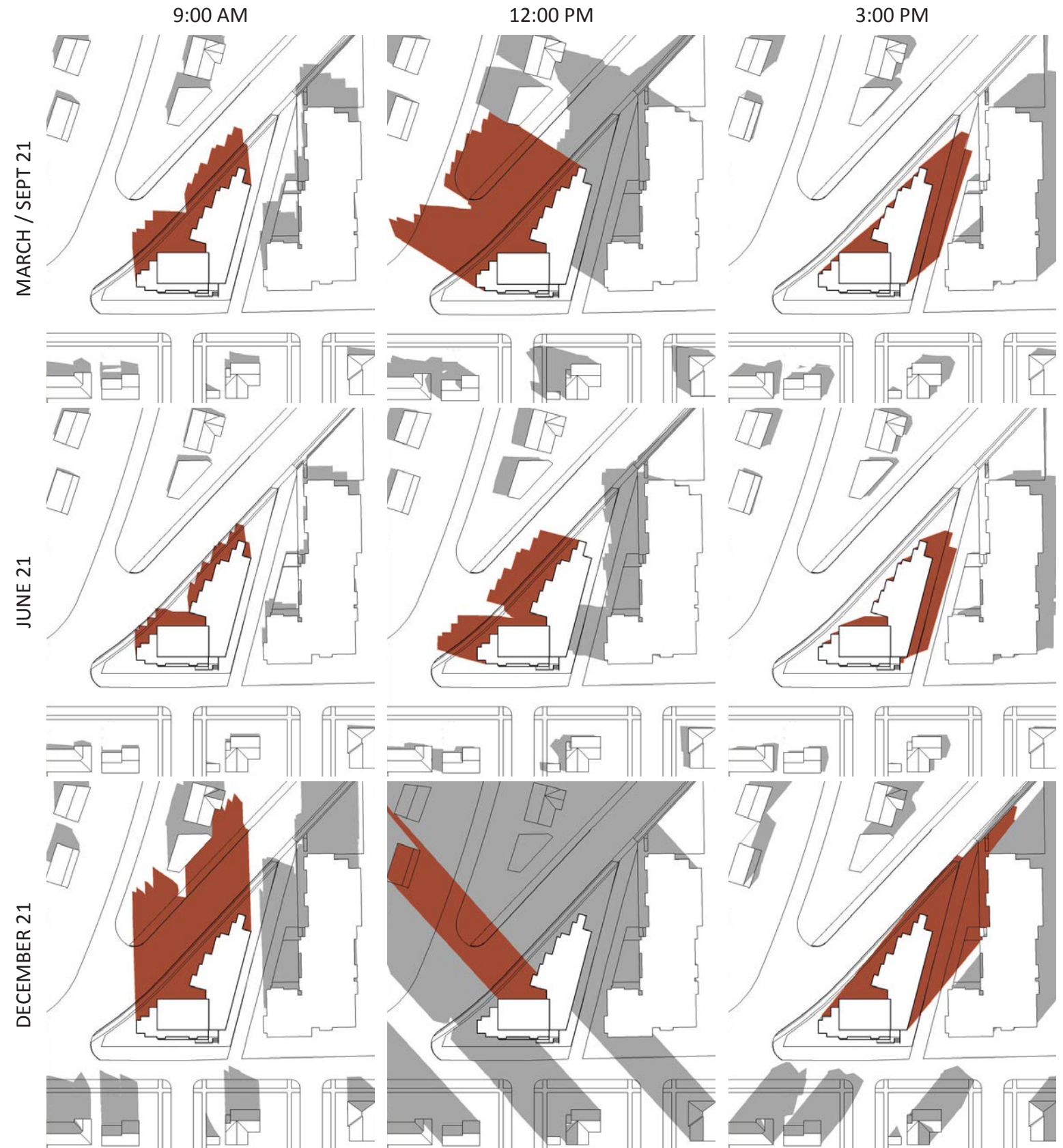


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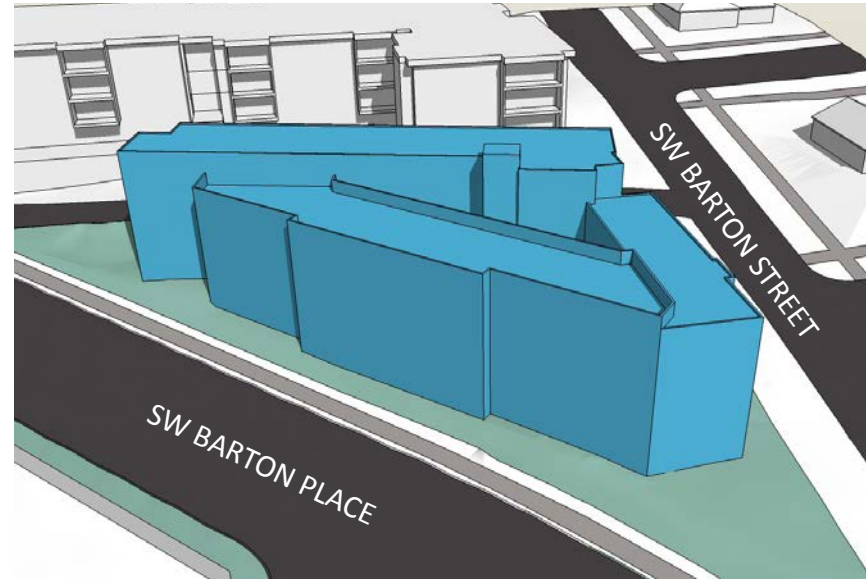
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CONS:

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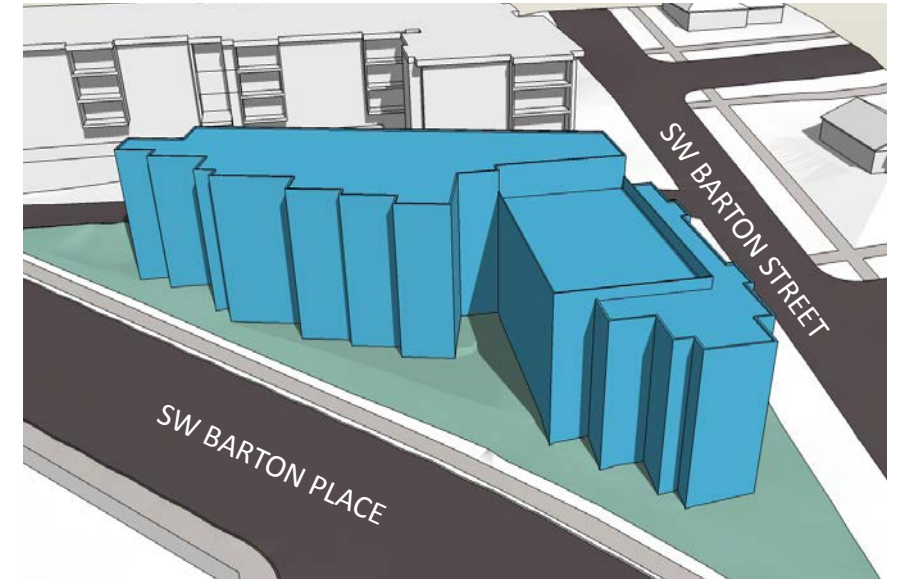
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