

**SDCI Project: #3037203-EG**

**Dropped Off: 06/07/2021**



Project Information	<b>3</b>
Area Summaries	<b>4</b>
Public Outreach	<b>5</b>
Site Survey	<b>7</b>
Site Plan	<b>8</b>
Exceptional Tree	<b>9</b>
Context & Zoning Analysis	<b>10</b>
Design Guidelines	<b>14</b>
Architectural Concept	<b>16</b>
Site Concept	<b>17</b>
Adjacency Diagrams	<b>20</b>
Plans	<b>22</b>
Colored Elevations	<b>26</b>
Concept Renderings	<b>31</b>

<u>Project Data</u>		<u>Key Metrics</u>	<u>Current</u>	<u>Previously</u>
<b>Address:</b>	2372 Franklin Ave E Seattle, WA 98102	<b>Zone:</b>	LR3 (M)	LR3
<b>Tax ID Number:</b>	2902200795	<b>Urban Village:</b>	Eastlake (Residential)	Eastlake (Residential)
<b>SDCI Project Number:</b>	# 3037203-EG # 6802894-CN	<b>Frequent Transit:</b>	Yes	
<b>Lot Size:</b>	6,600 SF	<b>Overlay Zoning:</b>	No	
<b>Architect:</b>	Julian Weber Architects, LTD. 1257 S. King St. Seattle, WA 98144		<b>Required/Allowed</b>	<b>Proposed</b>
<b>Owner/Applicant:</b>	Sunny Sun 2020 124th Ave NE, Suite C201 Bellevue, WA 98005	<b>Density:</b>	RH'S - Unlimited	(8) Rowhouses w/ (7) Accessory Dwelling units (ADU)
<b>Proposal:</b>	2372 Franklin Ave E is currently (1) lot with (1) SFR Unit Apartment and (1) garage. The applicant proposes to demo the SFR and garage, and construct (8) rowhouses with (7) accessory dwelling units, construct (1) garage, (1) carport, (3) open parking stalls. Future unit lot subdivision.	<b>Vehicle Parking:</b>	(0) Spaces Parking Flex Zone	(1) Garage (1) Carport (3) Open Stalls
<b>Gross Floor Area:</b>	14,770 SF (Area summaries on page 4)	<b>Bike Parking:</b>	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 10,000 SF	(8) Long-term (2) Short-term
		<b>FAR:</b>	2.3 X 6,600 SF = 15,180 SF Green Building Commitment	14,128.88 SF
		<b>Amenity Area:</b>	25% of Lot Area = 1,650 SF 0.5 Ground Related = 825SF	1,189SF - Ground Related
		<b>Structure Height:</b>	50'-0" + 4' Parapet + 10' Penthouse Bonus	39'-0" + 4' Parapet + 10' Penthouse Bonus
		<b>Front Setback (Franklin Ave):</b>	5' Min	5' Min
		<b>Side Setback (Louisa St):</b>	3.5' Min	3.5' Min
		<b>Side Setback (South):</b>	3.5' Min	3.5'
		<b>Rear Setback (East):</b>	5' Min, 7' Avg	5' Min, 7' Avg
		<b>Facade Length (South):</b>	65% (Within 15' of Property Line) 110' X .65 = 71.5' Max (South Side Only)	Proposed: 31'

FAR AREA		FAR AREA	
RH1		RH5	
LEVEL 1 ADU	341.74 SF	LEVEL 1 ADU	440.89 SF
LEVEL 2	362.01 SF	LEVEL 2	471.40 SF
LEVEL 3	362.01 SF	LEVEL 3	471.40 SF
LEVEL 4	313.31 SF	LEVEL 4	471.40 SF
PENTHOUSE	91.07 SF	PENTHOUSE	73.14 SF
1,470.15 SF		1,928.23 SF	
RH2		RH6	
LEVEL 1 ADU	356.97 SF	LEVEL 1 ADU	460.75 SF
LEVEL 2	362.94 SF	LEVEL 2	472.62 SF
LEVEL 3	362.94 SF	LEVEL 3	472.62 SF
LEVEL 4	314.11 SF	LEVEL 4	472.62 SF
PENTHOUSE	91.31 SF	PENTHOUSE	72.06 SF
1,488.27 SF		1,950.67 SF	
RH3		RH7	
LEVEL 1 ADU	356.97 SF	LEVEL 1	456.79 SF
LEVEL 2	362.94 SF	LEVEL 2	472.62 SF
LEVEL 3	362.94 SF	LEVEL 3	472.62 SF
LEVEL 4	314.11 SF	LEVEL 4	472.62 SF
PENTHOUSE	91.31 SF	PENTHOUSE	72.06 SF
1,488.27 SF		1,946.71 SF	
RH4		RH8	
LEVEL 1 ADU	341.74 SF	LEVEL 1	656.08 SF
LEVEL 2	362.01 SF	LEVEL 2	637.44 SF
LEVEL 3	362.01 SF	LEVEL 3	637.44 SF
LEVEL 4	313.31 SF	LEVEL 4	402.72 SF
PENTHOUSE	91.07 SF	PENTHOUSE	95.64 SF
1,470.15 SF		2,429.33 SF	
		TOTAL	14,171.79 SF

Lot Area: 6,600 SF

FAR Allowed: 2.3 X 6,600 SF = 15,180SF

FAR Proposed: 14,171.79 SF < 15,180 SF;  
1,008.21 SF under

FAR ratio Proposed: 2.14

GROSS FLOOR AREA	
Category	Area
RH1	
ADU	352 SF
LEVEL 2	379 SF
LEVEL 3	379 SF
LEVEL 4	322 SF
PENTHOUSE	96 SF
1,528 SF	
RH2	
ADU	386 SF
LEVEL 2	393 SF
LEVEL 3	393 SF
LEVEL 4	334 SF
PENTHOUSE	100 SF
1,605 SF	
RH3	
ADU	380 SF
LEVEL 2	393 SF
LEVEL 3	393 SF
LEVEL 4	334 SF
PENTHOUSE	100 SF
1,599 SF	
RH4	
ADU	358 SF
LEVEL 2	379 SF
LEVEL 3	379 SF
LEVEL 4	322 SF
PENTHOUSE	96 SF
1,535 SF	

GROSS FLOOR AREA	
Category	Area
RH5	
ADU	468 SF
LEVEL 2	500 SF
LEVEL 3	500 SF
LEVEL 4	499 SF
PENTHOUSE	85 SF
2,051 SF	
RH6	
ADU	505 SF
LEVEL 2	518 SF
LEVEL 3	518 SF
LEVEL 4	517 SF
PENTHOUSE	85 SF
2,143 SF	
RH7	
ADU	505 SF
LEVEL 2	518 SF
LEVEL 3	518 SF
LEVEL 4	517 SF
PENTHOUSE	85 SF
2,143 SF	
RH8	
LEVEL 1	314 SF
LEVEL 2	656 SF
LEVEL 3	681 SF
LEVEL 4	415 SF
PENTHOUSE	100 SF
2,166 SF	
TOTAL	14,770 SF

\*Meets the threshold for SDR  
8,000 SF ~ 15,000 SF

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. Flyers provided information about the project and location, as well as a link to the project website and online survey.

Approved by the Department of Neighborhoods on 12/09/2020

Dear Resident, this flyer is to include you in a

## PROJECT UNDER DESIGN REVIEW

at 2372 Franklin Ave E

Xiang Sun and JW Architects are collaborating to design the redevelopment of 2372 Franklin Ave E.




**Project information:**  
This project will be located at the corner of Franklin Ave E and E Louisa St, across the street from Seward School. When it's complete, the new homes will be 3 stories tall and will include 8 Rowhouses and 7 Accessory Dwelling Units with 1 attached garage, 1 carport and 3 open air parking stalls. We're just getting started planning now – construction could start in Summer 2021 and the building could be open as early as Winter 2022.

**Project Contact:**  
Julian Weber, Founding Principal, JW Architects  
outreach@jwaseattle.com

We request your input through:

**ONLINE SURVEY**  
November 10th - December 1st, 2020  
Link to survey:  
[www.jwaseattle.com/2372](http://www.jwaseattle.com/2372)

**PROJECT WEBSITE**  
Link to website:  
<https://jwaseattleoutreach.wixsite.com/2372>

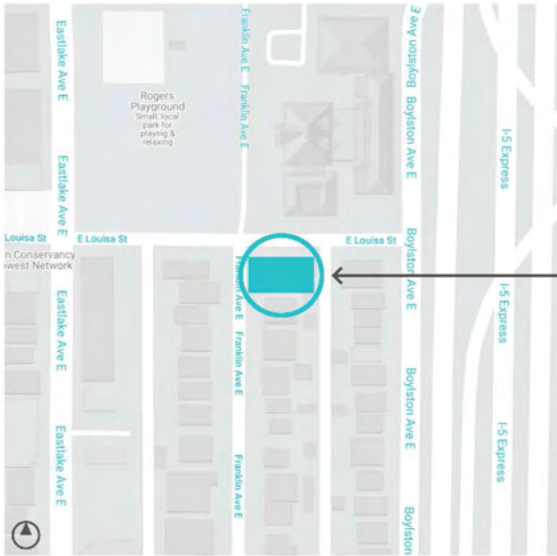
\*additional info on back of flyer



Front page of Flyer.

Link to project website and survey.

Link to dedicated project website and public comments.



**ONLINE SURVEY**  
November 10 - December 1, 2020  
Link to survey:  
[www.jwaseattle.com/9025](http://www.jwaseattle.com/9025)

**Site:** 2372 Franklin Ave E

\*In person event is shifted to online interaction due to public health concern and City requirements by Seattle Department of Neighborhood


To find out more about this project and share your thoughts on the future of the project, please visit JW Architects website ([www.jwaseattle.com](http://www.jwaseattle.com)) and respond with your comments on the project website (<https://jwaseattleoutreach.wixsite.com/2372>).

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (<http://www.seattle.gov/neighborhoods>).

All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy



Back page of Flyer.



# Development Objectives & Public Outreach

## DESIGN REVIEW OUTREACH SURVEY

### Design Review Outreach Survey

Xiang Sun and JW Architects are collaborating to design the redevelopment 2372 Franklin Ave E. When it's complete, the new homes will be 3 stories tall and will include 8 Rowhouses and 7 Accessory Dwelling Units with 1 attached garage, 1 carport and 3 open air parking stalls. We're just getting started planning now – construction could start in Summer 2021 and the building could be open as early as Winter 2022

Please share your thoughts with us on the project website, (<https://jwaseattle.outreach.wixsite.com/9025>) and provide feedback on how to make this a successful development in the Crown Hill neighborhood. The website will be available November 10th – December 1st, 2020.

This survey will be open from November 10th – December 1st, 2020. After that, we'll start preparing for the City's Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (2372 Franklin Ave E) or project number (3037203-EG) in the Design Review Calendar and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood's webpage](#).

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

#### Questions:

1. What is your connection to this development project? (select all that apply)
  - I live very close to the project
  - I live in the general area
  - I own a business nearby
  - I visit the area often for work or leisure
  - I don't have a direct connection, but I care about growth and development in Seattle
  - Other [fill in blank, 100 character maximum]

2. What is most important to you about a new building on this property? (select up to two)
  - That it fits into neighborhood look
  - That it stands out as a unique and landmark building
  - That it brings new services or amenities to the area (businesses, open space, etc.)
  - That is affordable for residents and/or businesses
  - That it is designed to be family-friendly
  - That it is designed with environmental sustainability in mind
  - Other [fill in blank, 100 character maximum]
3. We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
  - Lots of plants/greenery
  - Additional designs for safety (street lighting, gates, fences, etc)
  - Quality building materials at street-level (brick, large windows, etc)
  - Seating/places to congregate (sidewalk cafes, benches, etc)
  - Pet friendly areas
  - Off-street bicycle parking
  - Other [fill in blank, 100 character maximum]
4. What concerns do you have about the project? (select any/all that apply)
  - Construction noise/impacts
  - The existing residence is going away
  - That I will not like the way it looks
  - That it will not be affordable
  - That it may feel out of scale with other buildings nearby
  - I don't really have any specific concerns
  - Other [fill in blank, 100 character maximum]
5. Is there anything specific about this property or neighborhood that would be important for us to know? [fill in blank, 300 character maximum]
6. What are some landmarks/spaces that help to identify your neighborhood? [fill in blank, 300 character maximum]
7. What do you like most about living or working in your neighborhood? [fill in blank, 300 character maximum]
8. What do you like least about living/working in your neighborhood? [fill in blank, 300 character maximum]

#### Additional questions to help us analyze the survey results:

1. What is your age?
  - Under 12 years old
  - 12-17 years old
  - 18-24 years old
  - 25-34 years old
  - 35-44 years old
  - 45-54 years old
  - 55-64 years old
  - 65-74 years old
  - 75 years or older
2. What are the languages spoken in your home? (select any/all that apply)
  - English
  - Spanish
  - Amharic
  - Oromo
  - Tigrinya
  - Other [please specify]
3. How long have you lived in this neighborhood?
  - Less than a year
  - 1-2 years
  - 3-5 years
  - 5-10 years
  - 10-15 years
  - More than 15 years
  - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (2372 Franklin Ave E) or project number (3037203) in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

If you don't want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at [outreach@jwaseattle.com](mailto:outreach@jwaseattle.com)

## SURVEY RESULTS

We received 1 survey. It was completed through our online survey via the link provided on our printed outreach flyer. Percentages are based on the information completed. Not all surveys had all questions answered.

Question 1:  
100% visit the area often for work or leisure

Question 2:  
100% want it to be designed with environmental sustainability in mind

Question 3:  
50% want lots of plants/greenery  
50% want Pet friendly areas

Question 4:  
50% are concerned that it will not be affordable  
50% are concerned that it may feel out of scale with other buildings nearby

Question 5:  
-No comment

Question 6:  
-No comment

Question 7:  
-No comment

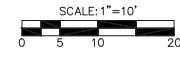
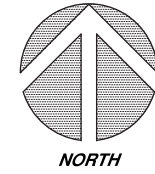
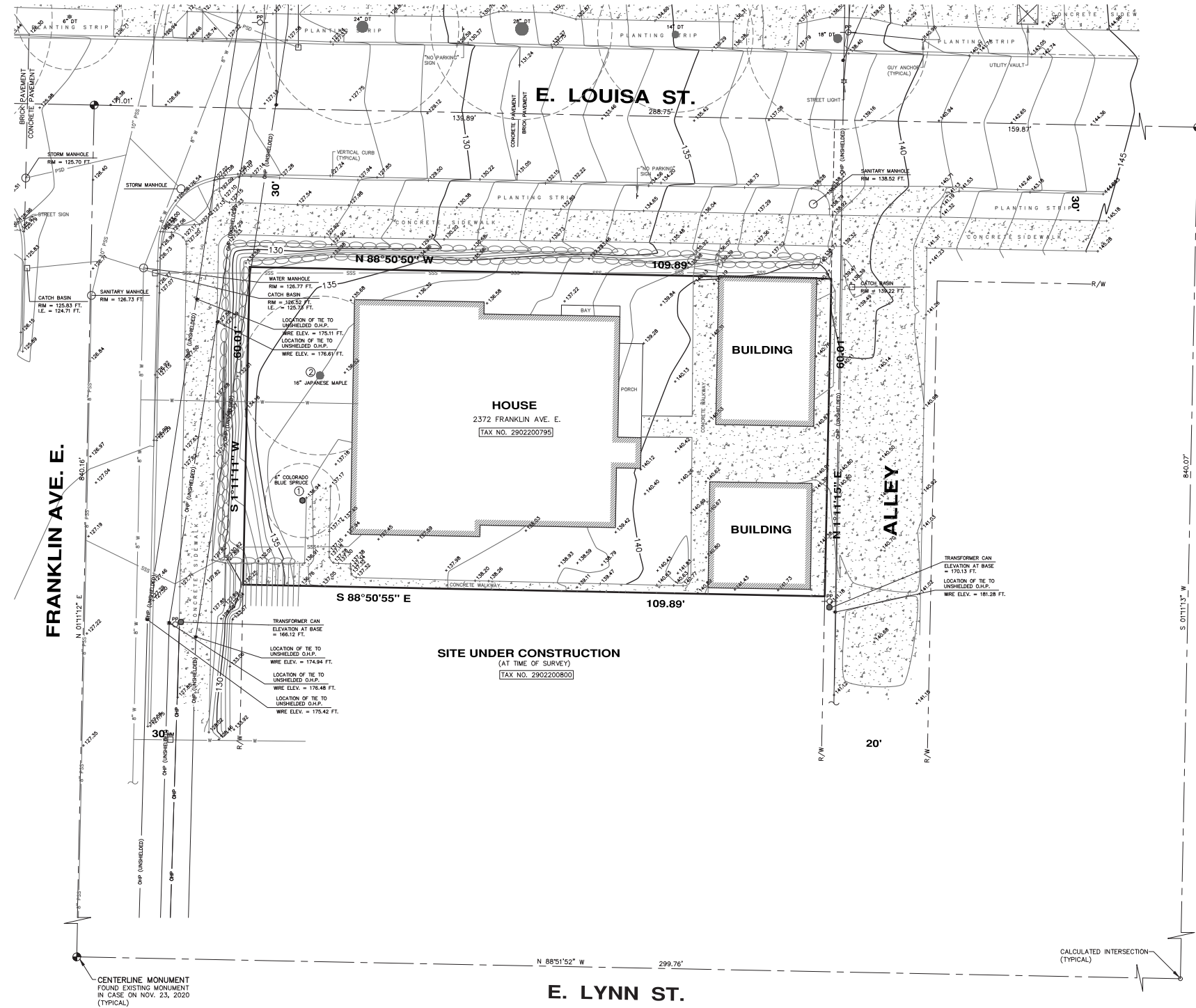
Question 8:  
-No comment

#### Additional results:

Question 1:  
100% were 25-34 years old

Question 2:  
100% English

Question 3:  
100% do not live in this neighborhood



**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. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON NOV 23, 2020.  
HORIZONTAL DATUM = NAD 83/91
4. PARCEL AREA = 6,594 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. 4201 AND 4202 AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 2902200795
8. TREE DIAMETERS AND DRIP LINES 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 EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

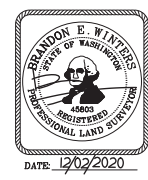
**PROPERTY DESCRIPTION**

LOT 14, BLOCK 11, GREEN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON

**TREE IDENTIFICATION TABLE**

SOURCE: TONY SHOFFNER PN 0909-A, SHOFFNER CONSULTING

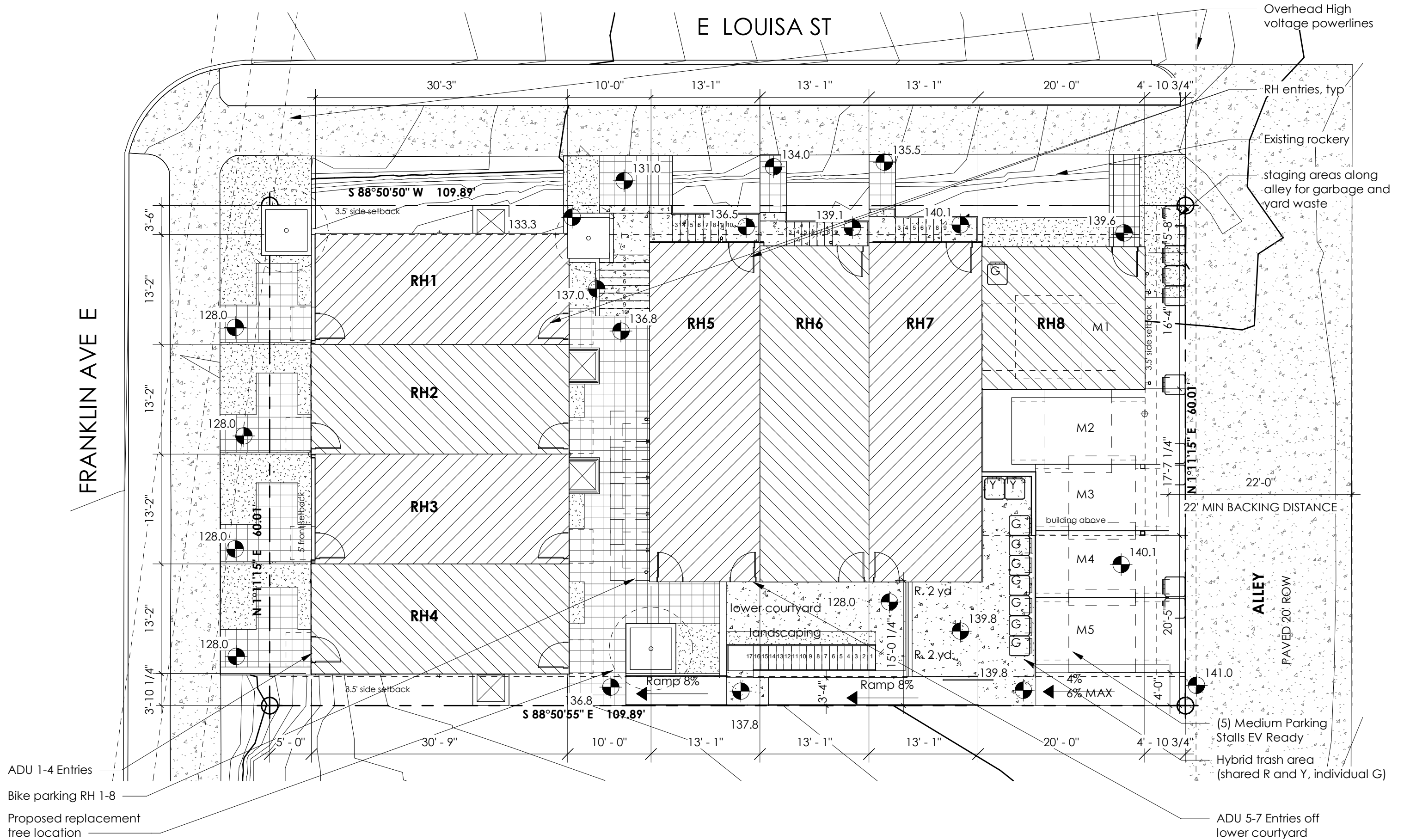
I.D. #	DIAMETER	TREE NAME	BOTANICAL NAME
1	6"	COLORADO BLUE SPRUCE	PICEA PUNGENS "GLAUCA"
2	16"	JAPANESE MAPLE	ACER PALMATUM



**TOPOGRAPHIC SURVEY**  
**2372 FRANKLIN AVENUE EAST**  
**SEATTLE, WASHINGTON**

**CHADWICK WINTERS**  
 LAND SURVEYING AND MAPPING  
 1422 N.W. 85TH ST., SEATTLE, WA 98117  
 PHONE: 206.297.0996  
 FAX: 206.297.0997  
 WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 20-6920  
 DRAWING: 20-6920 TOPO.DWG  
 CLIENT: EASTERN PIONEER CONSTRUCTION  
 DATE: 12/02/2020  
 DRAWN BY: RCS



- ADU 1-4 Entries
- Bike parking RH 1-8
- Proposed replacement tree location

ADU 5-7 Entries off lower courtyard

Scale: 3/32" = 1'0'

# Site Plan





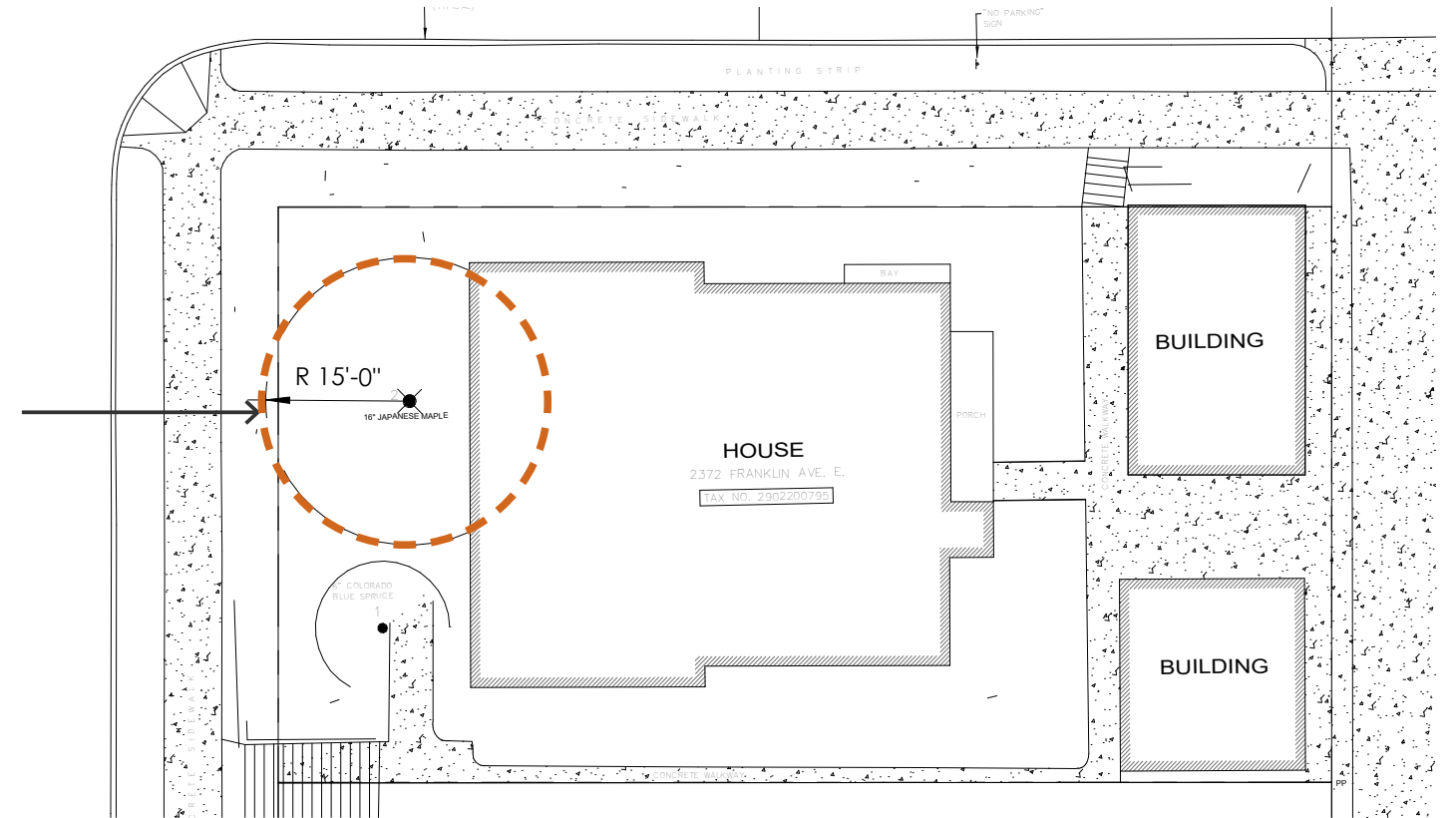
Photo of Exceptional Tree

Arborist Report by Shoffner Consulting  
Tree information:

#	Species	Dbh	CSD	Condition and Status
2	Japanese maple ( <i>Acer japonicum</i> )	16"	30'	Meets the threshold diameter to be classified as exceptional. Required to be retained and protected. See protection measures as required by the City of Seattle.

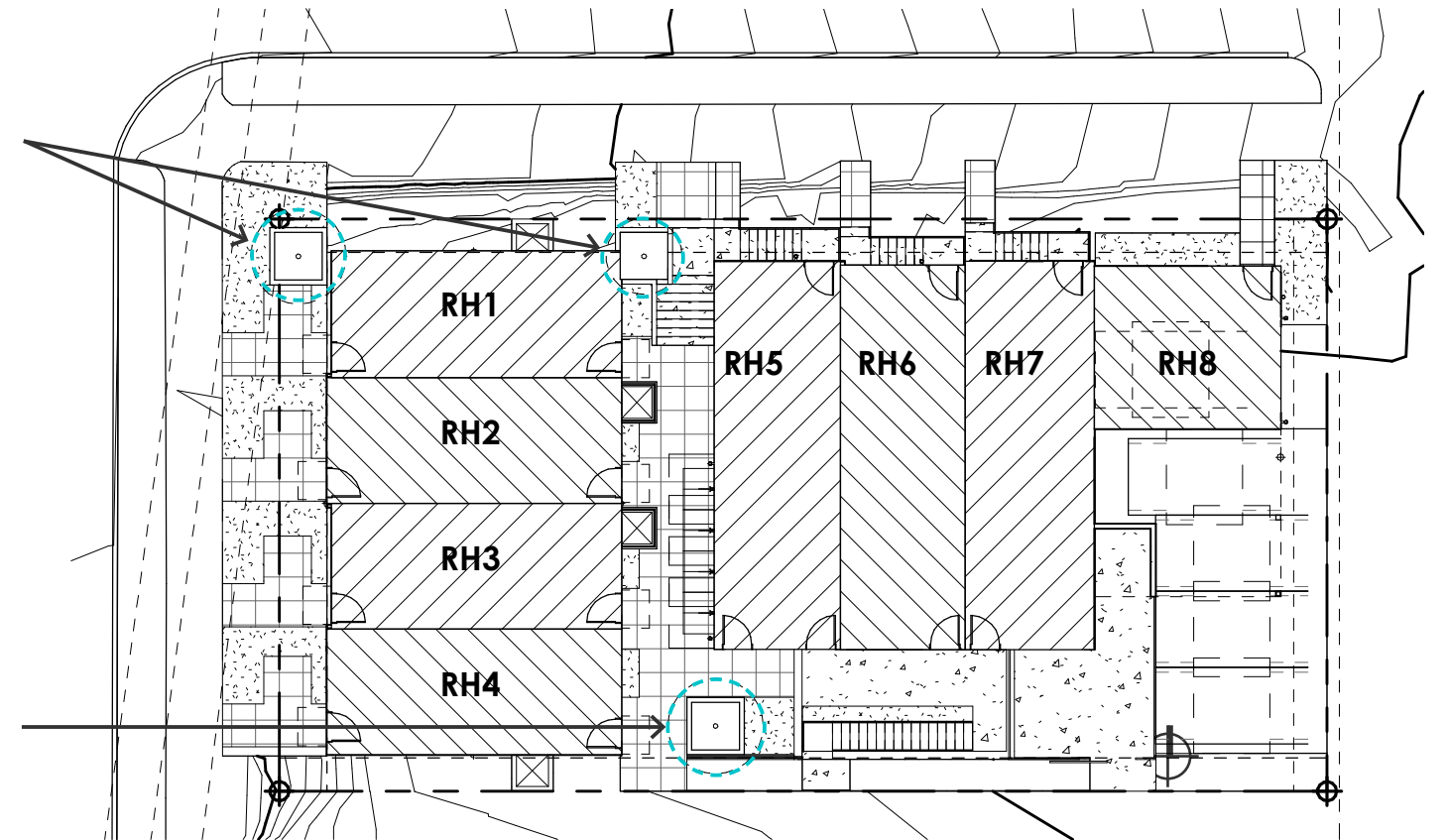
Replacement Trees Information:  
(3) Coral Bark Maples (*Acer japonicum*) 20' diameter full grown expectation per Landscape

Exceptional Tree,  
Japanese Maple  
Removed from site to  
be replaced with similar  
future canopy tree, or  
will grow to be, per city  
arborist direction



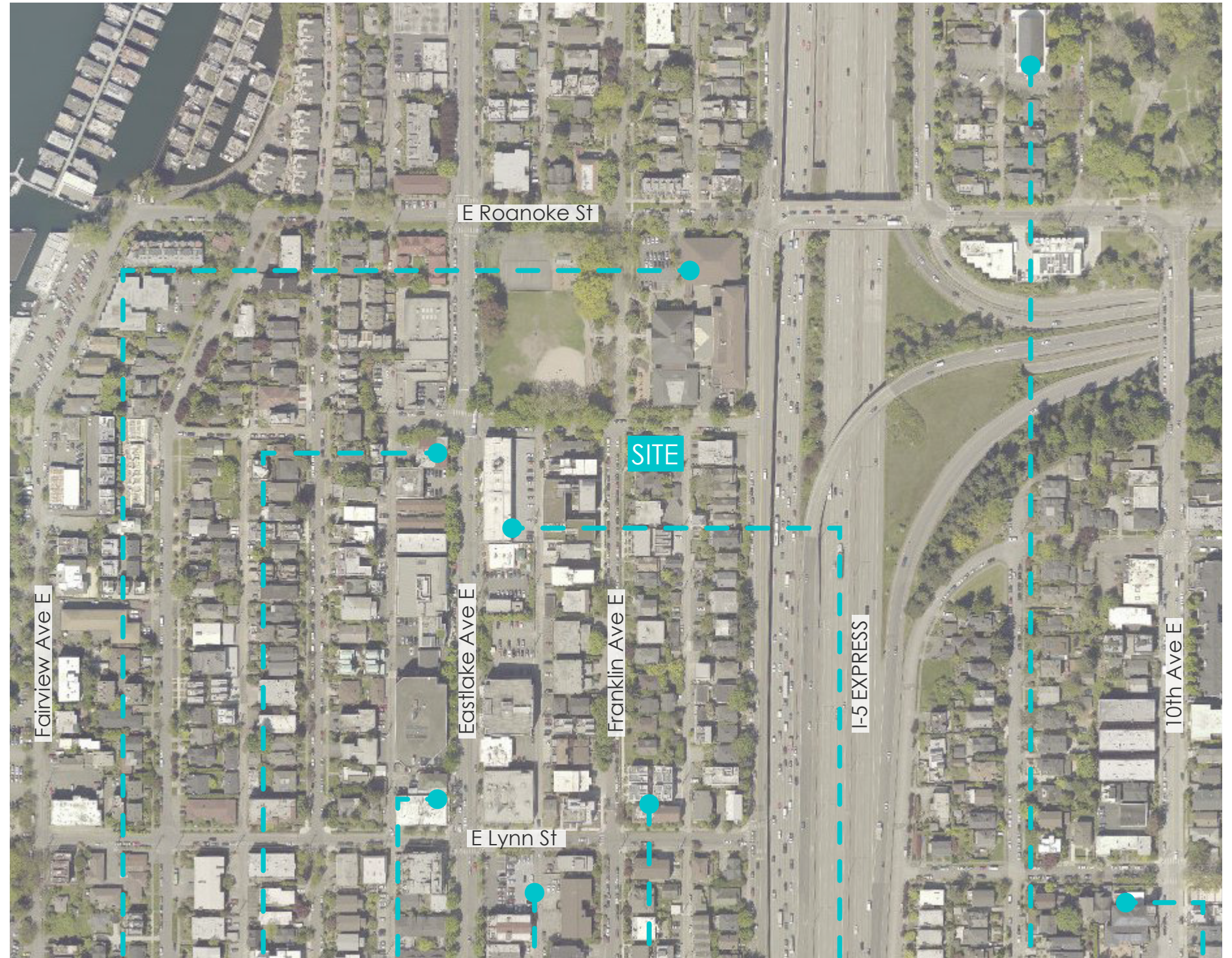
ORIGINAL TREE PLAN

Japanes Maple Proposed  
Refer to Landscape Plan

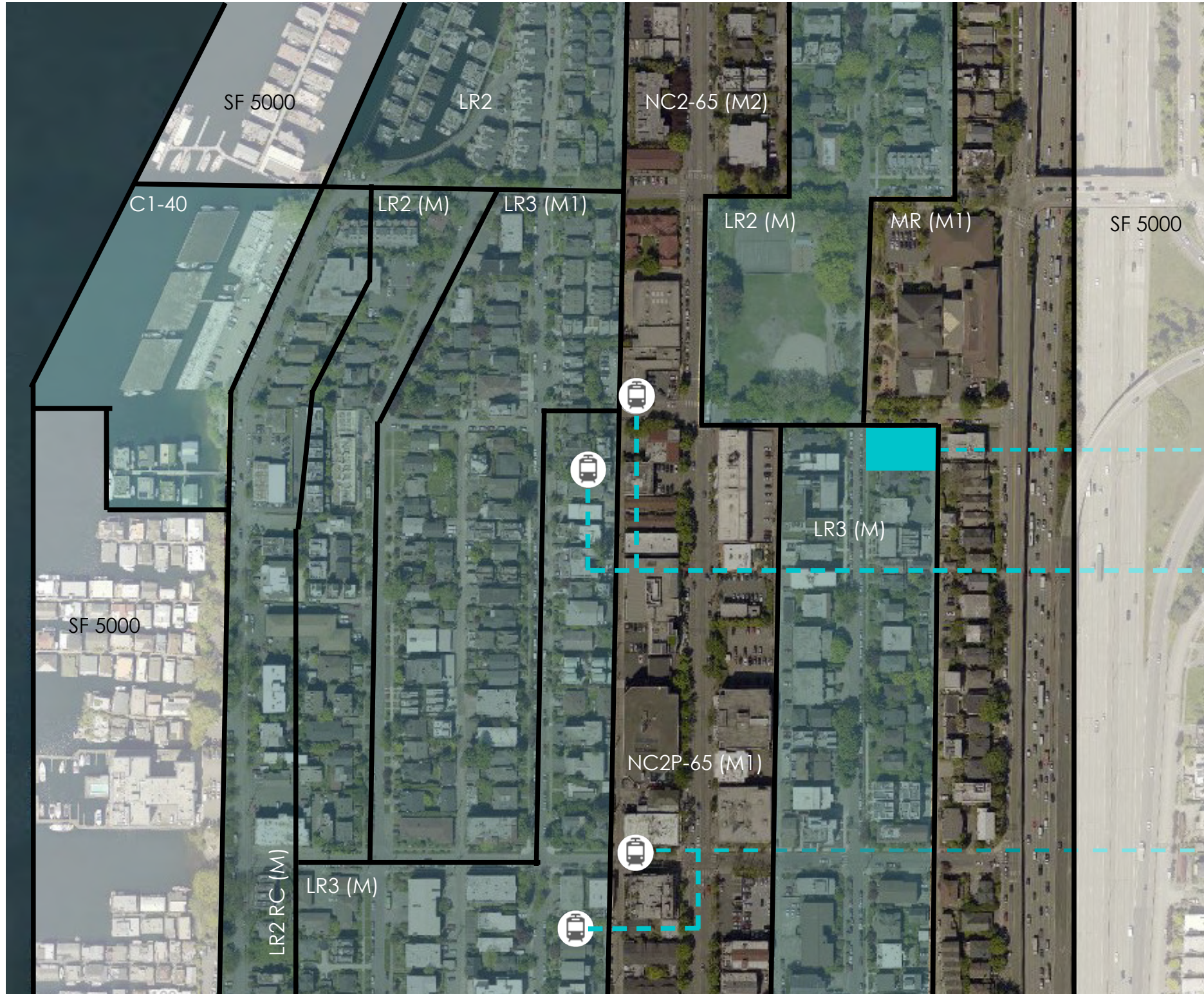


REPLACEMENT TREE PLAN

Japanese Maple Proposed  
Refer to Landscape Plan



-   
 Seward School
-   
 Otter Bar and Burger
-   
 The Ride cycling gym
-   
 Eastlake Supermarket
-   
 Eastlake Bagels
-   
 Pomodoro Ristorante Italiano
-   
 St Patrick Church
-   
 Bertshi School



Project Site Zoning: LR3 (M)

Adjacent Zoning: LR2(M), LR3(M), MR(M1), NC2P-65 (M1)

Public Transportation:  
**Line 70** - Eastlake Ave E & E Louisa St  
**Line 70** - Eastlake Ave E & E Lynn St

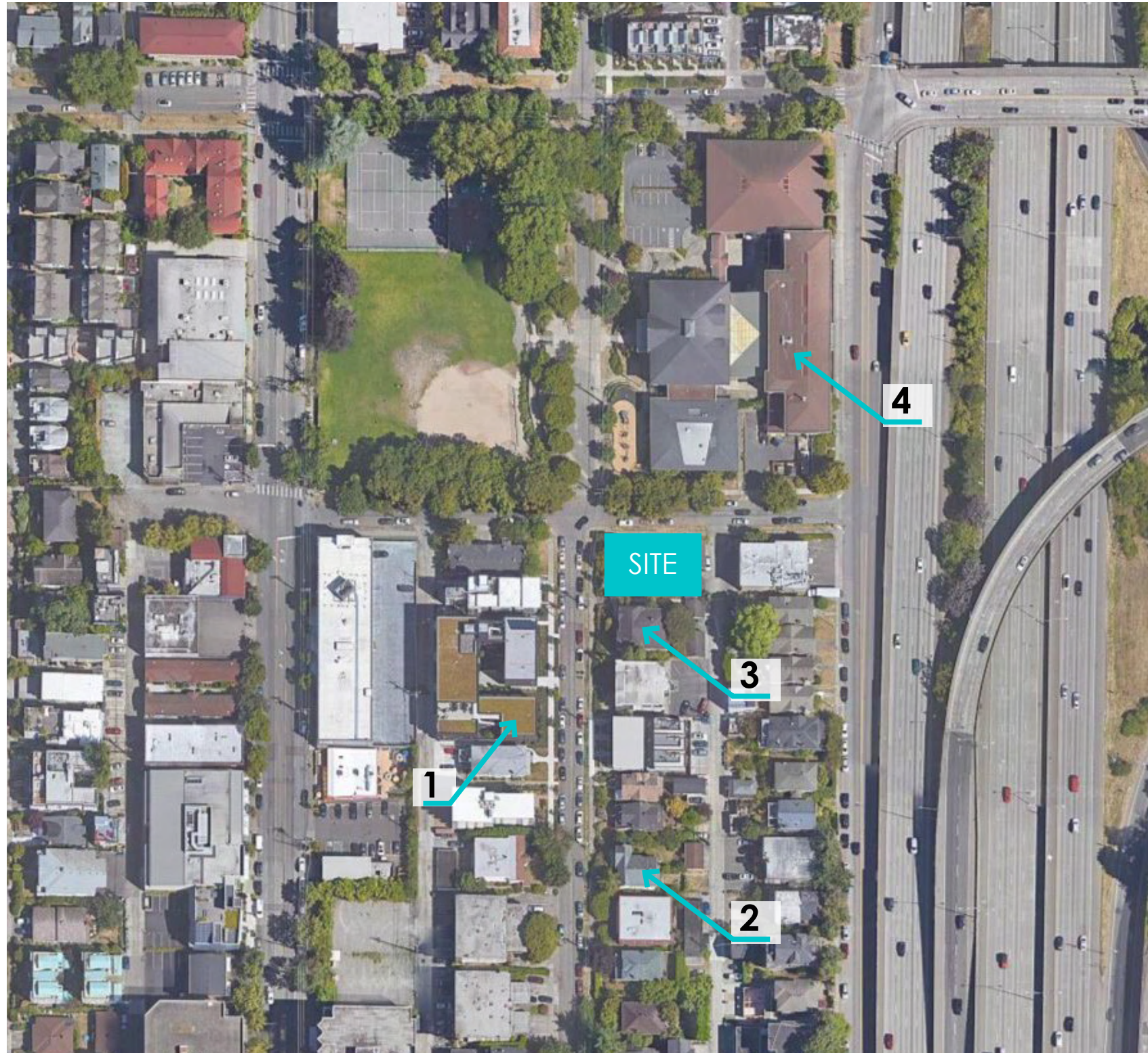
Site: 2372 Franklin Ave E

70 Line

70 Line

**Key:**

- SF5000
- C1-40
- LR1
- LR2
- LR3
- NC
- MR (M1)



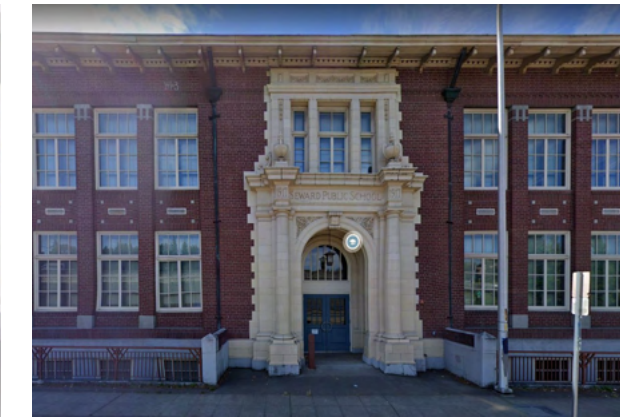
1. 2359 Franklin Ave E



2. 2358 Franklin Ave E



3. 2368 Franklin Ave E



4. Seward School  
2500 Franklin Ave E

**Neighborhood**

The neighborhood surrounding the project at 2372 Franklin Ave E has seen large amounts of development. This development has been a direct response to the multifamily zoning and recent upzone from SF to LR and NC zoning. Single family residences are being transformed into high density townhouses and apartment buildings. This transition to a denser community will be supported by public transportation, the established commercial corridor of Yale Ave E, and nearby access to public amenities.

ACROSS FROM SITE



WEST

EAST

LOUISA ST SOUTH

S SPENCER STREET

SITE



EAST

WEST

LOUISA ST NORTH

S GRAHAM ST

SITE



NORTH

SOUTH

FRANKLIN AVE WEST

S BATEMAN STREET

ACROSS SITE



SOUTH

NORTH

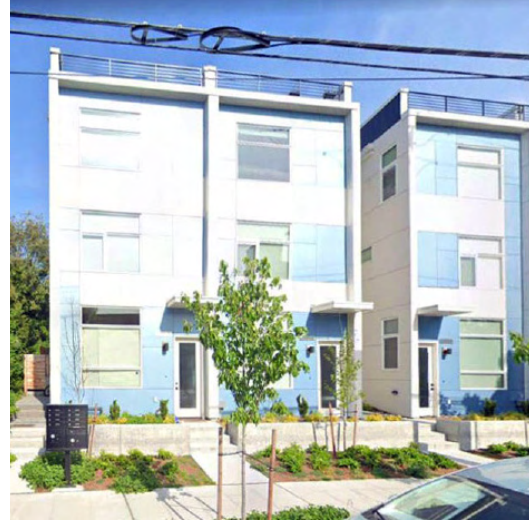
FRANKLIN AVE EAST

S SPENCER ST

# Street Elevations

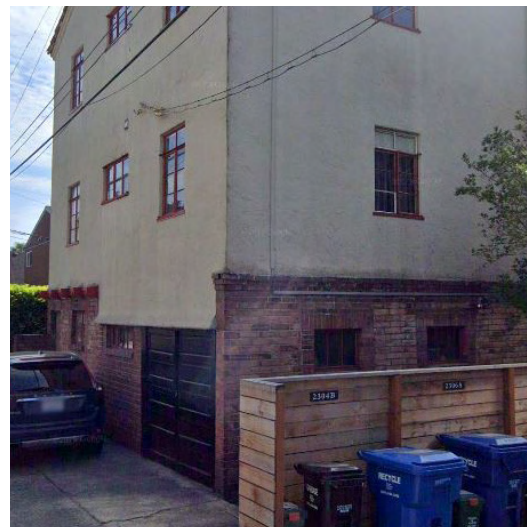
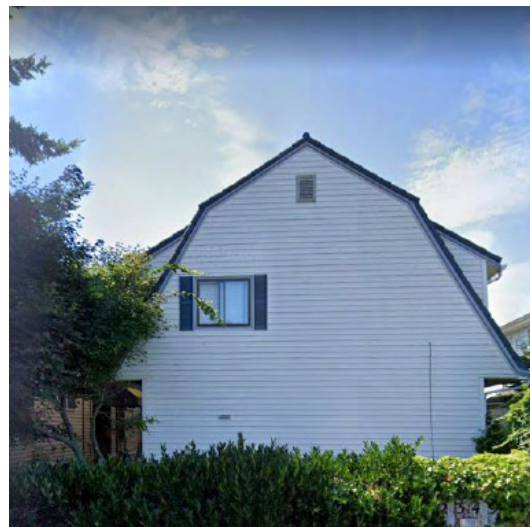
<b>CS1. Natural Systems and Site Features</b>	B. Sunlight and Natural Ventilation	Design Response: The site layout of the buildings hug the two streets, Franklin Avenue and Louisa Street, which creates a strong street presence but also opens up the south end of the property for daylighting. Windows have also been placed for optimum daylighting according to the internal program layout.
<b>CS2. Urban Pattern and Form</b>	A. Location in the City and Neighborhood	Design Response: The design promotes a sense of place by connecting to the street with unit entries at grade or with stoops. The existing residence on site did not connect to the main streets and was separated by a rockery which we worked to resolve. The design also aims to fit into the context as whole. It holds the street edge of the public realm which invites social intervention and promotes an active street life with the park across the street.  There are roof decks at each unit which provide a sense of place by capturing views of Lake Union.
<b>CS2. Urban Pattern and Form</b>	B. Adjacent Sites, Streets, and Open Spaces	Design Response: The design allowed characteristics fo the site to inform the design. This was done by maintaing a rockery condition along Louisa Street. Stoop entrances were designed to connec the units to the street while also embracing the the unique topography. The connection to both streets were laid out with care and the tenants in mind. The units face both streets while parking and trash storage and bike storage are placed on the interior side of the lot.
<b>CS2. Urban Pattern and Form</b>	D. Height, Bulk, and Scale	Design Response: The scale of this development compliments the height, bulk and scale fot hte neighboring buildings. The site directly south of this project is very similar in scale. This is a neighborhood which is in a growth stage with lowrise buildings being constructed are normal. While we are within the scale of the zone, we have not maiximized the allowed building height. We have chosen to step the buildings up from the lowest grade point. This compliments the topography while also minimizing our effect on neighboring building views.
<b>CS3. Architectural Context and Character</b>	A. Emphasizing Positive Neighborhood attributes	Design Response: The Eastlake Neighborhood is an evolcing neighborhood which has many new developments with contemporary design. But, the area also has a history of residential design. This projects takes these factors into consideration and provides a contemporary residential design solution. It utlizies lap siding and brick which is typical in the residential context. But, it also uses more modern materials like vertical metal siding, metal awnings and cementitious panels.
<b>PL3. Street Level Interacion</b>	A. Entries	Design Response: Individual entries have been scaled and detailed to provide a unique and personal type of entry. Lighting, addressing and awnings have been provided at each entrance. There are also stoop conditions along Louisa Street which offer privacy and safety. Landscaping provides a buffer for the units along Franklin Ave to provide a safe but welcoming entry.

<b>DC1. Project Uses and Activities</b>	A. Arrangement of Interior Uses	Design Response: Interior uses and activities have been located to take advantage of views to Lake Union and to the park across the street. An exterior courtyard has been designed on site which is entered off of Louisa Street with a prominent staircase.
<b>DC2. Architectural Concept</b>	A. Massing	Design Response: The massing was arranged with the site considered. The buildings hug the streets to allow open space on the internal southern side of the site. The massing was stepped with the slope of topography so the perceived mass is reduced.
<b>DC2. Architectural Concept</b>	B. Architectural and Facade Composition	Design Response: All building facades were considered in the proposed design. Brick is proposed at the base to stabilize the design while also calling attention to the historical school across the street. Alternating siding colors give distinction and individuality to each unit but are also seen together as a whole, one complete design. The alley facade and the top living level adjacent to Franklin Ave consider the street carefully in regards to the powerlines and the clearances required. Sloped walls, to give an modern Mansard roof appearance, are applied as the design solution.
<b>DC2. Architectural Concept</b>	C. Secondary Architectural Feature	Design Response: Depth is added to the street facades to show alternating units. The material also changes at these plane changes. Awnings, addressing and lighting are detailed at the street level unit entrances.
<b>DC2. Architectural Concept</b>	D. Scale and Texture	Design Response: The facades are broken down into several material and color types to have a human scale factor. Brick is used at the base which adds texture and smaller details. Alternating colors with windows grouped by panels also breaks down the mass. The top level is capped with metal siding. The building along Frankling Ave also steps back from the main plane for a small roof deck. This adds to the activation of the street front while also minimizing the perceived mass.
<b>DC4. Exterior Elements and Materials</b>	A. Exterior Elements and Finishes	Design Response: The building exterior is constructed of durable and maintainable materials while also being attractive in texture and pattern. The brick at the base is durable and adds texture and weight to the foundation of the design. Lap siding juxtaposed with panels provides interest with material patterning while also being a maintainable material. Metal siding at the top levels provides a high quality material, patterning interest and durability.
<b>DC4. Exterior Elements and Materials</b>	D. Trees, Landscape and Hardscape Materials	Design Response: Trees were placed with careful consideration on the site. They are place makers to orient visitors to the site. One tree welcomes one to the shared stair access to the courtyard and another is put in a central location in the courtyard which acts as a focal point for anyone who is walking along the path. Hardscape materials and landscaping are design throughout to emphazie the design layouts.



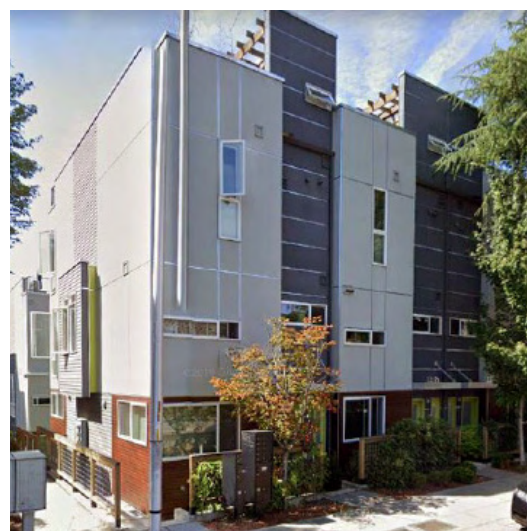
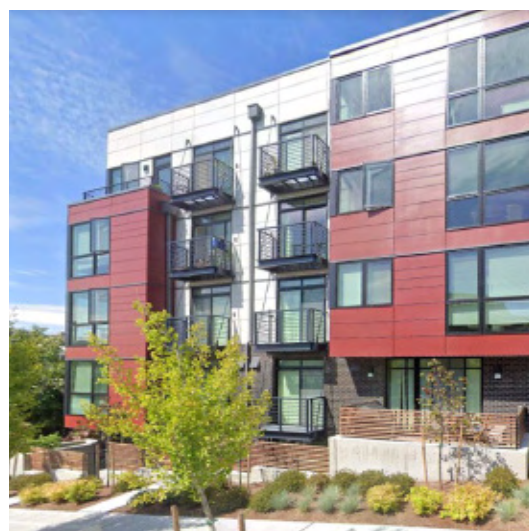
### Stoops, Green Space Buffer Courtyard Entry

The neighborhood has a strong precedent set for how an entry sequence is executed. The images provided display the 3 common entry moves utilized in the surrounding context. The first example is a stoop condition off of the street. The next example is a green-scape buffer between the street and the raised yard, the last example is an entry off of a shared courtyard space. These elements can be found in the proposed design.



### Materiality

The use of brick and lap siding are commonly seen on buildings throughout the neighborhood. Brick is best demonstrated at the adjacent Seward School but found throughout the community along with lap siding which is used in single family homes and apartment buildings. Materials in the area commonly delineated by placing one material on the main floor of a building and using a different material for the additional floors. Both materials can be found in the proposed design.

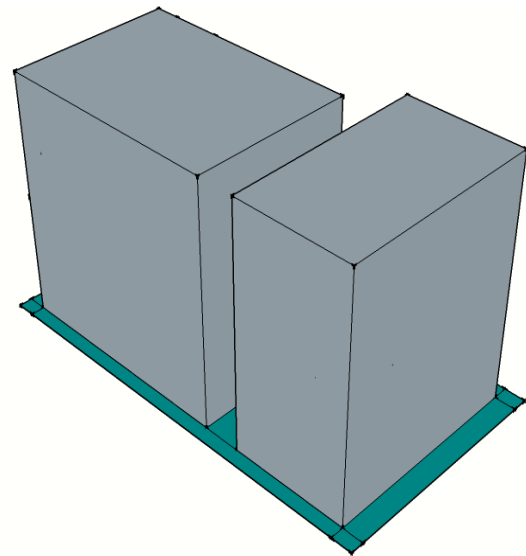


### Massing

The surrounding context is a developing area where multifamily town homes and apartments which are replacing single family residences. This proposal's scale fits into the context. But, the proposal also minimizes its perceived mass by stepping down with the slope, stepping back from the street at the top level and reducing the stair penthouse areas and setting them back from the street facade.

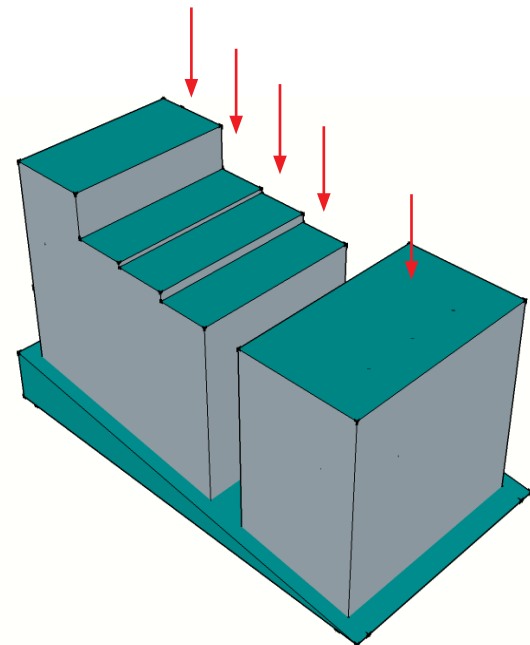
# Neighborhood Precedents





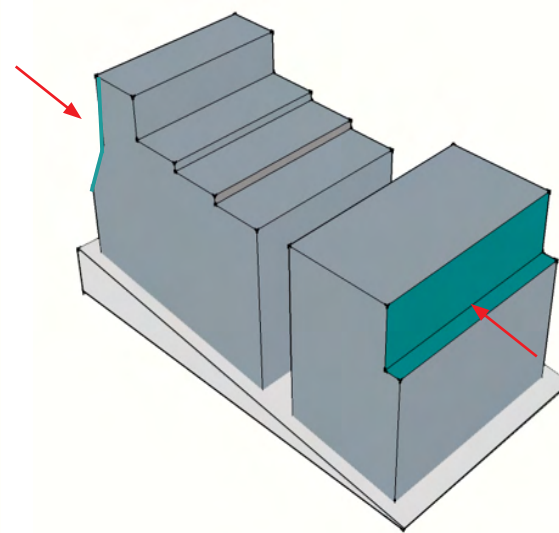
### 1. Engage the corner

To keep the proposed project site in scale with the neighborhood, a (2) building scheme was selected. Two rowhouse buildings engage the streets on the corner lot, while opening back lot for open space.



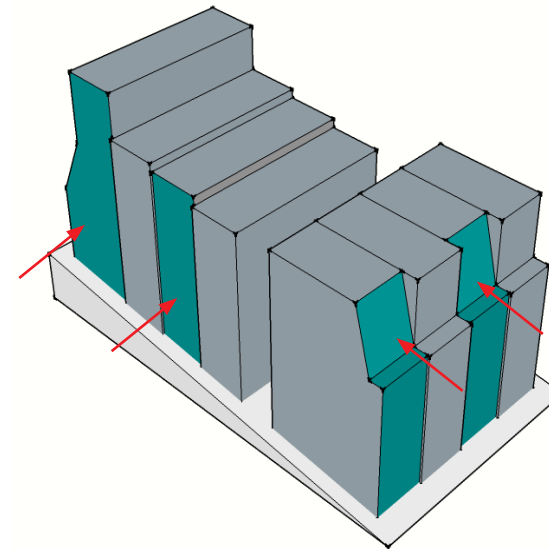
### 2. Reduce the Mass and Step with Grade

Breaking down the perceived mass is a key driver to the building's articulation. Each unit steps down with the grade which captures unique views to Lake Union for each unit. The buildings also don't maximize the building height allowance by stepping down so the massing is reduced and also respects other neighbor's views.



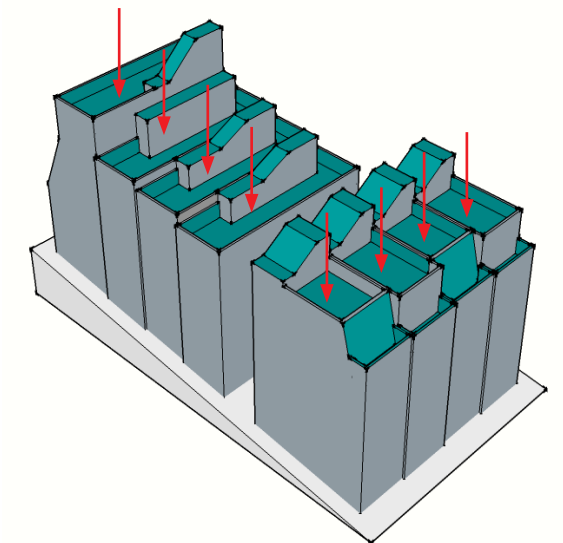
### 3. Powerline Clearance

Powerlines run along Franklin Ave and the Alley. The building takes this opportunity to set back from the streets to create private patios and angled facades which define and add character to the building.



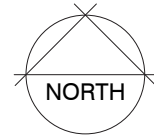
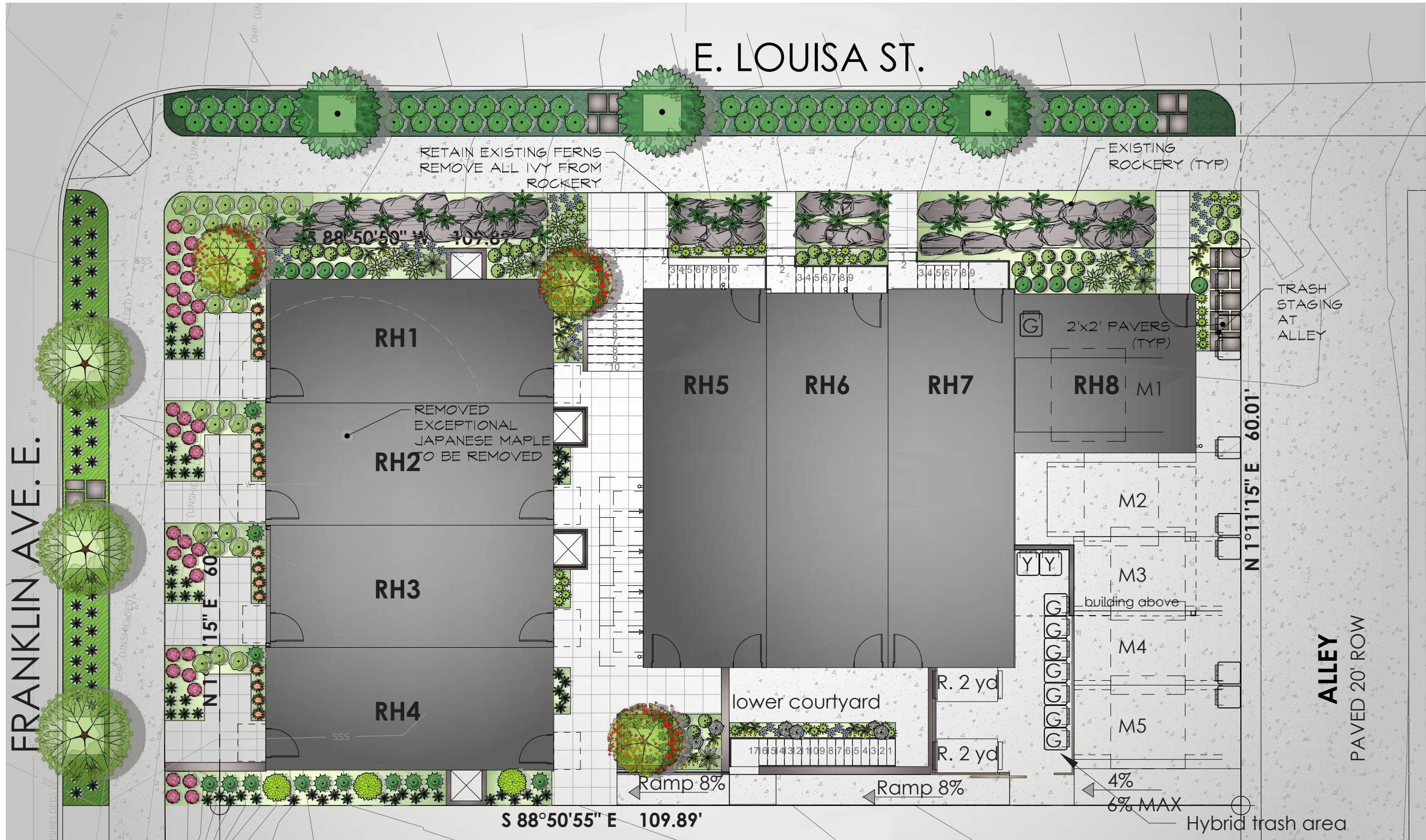
### 4. Differentiate with Push and Pull

With massing and materiality, each unit is given uniqueness and definition from it's adjacent neighbor. Each unit is pushed or pulled to have materials changes occur at the plane change.



### 5. Maximize Views

All units have roof decks which capture views to Lake Union. Penthouse massings are reduced to maximize these views while also still providing privacy between units.

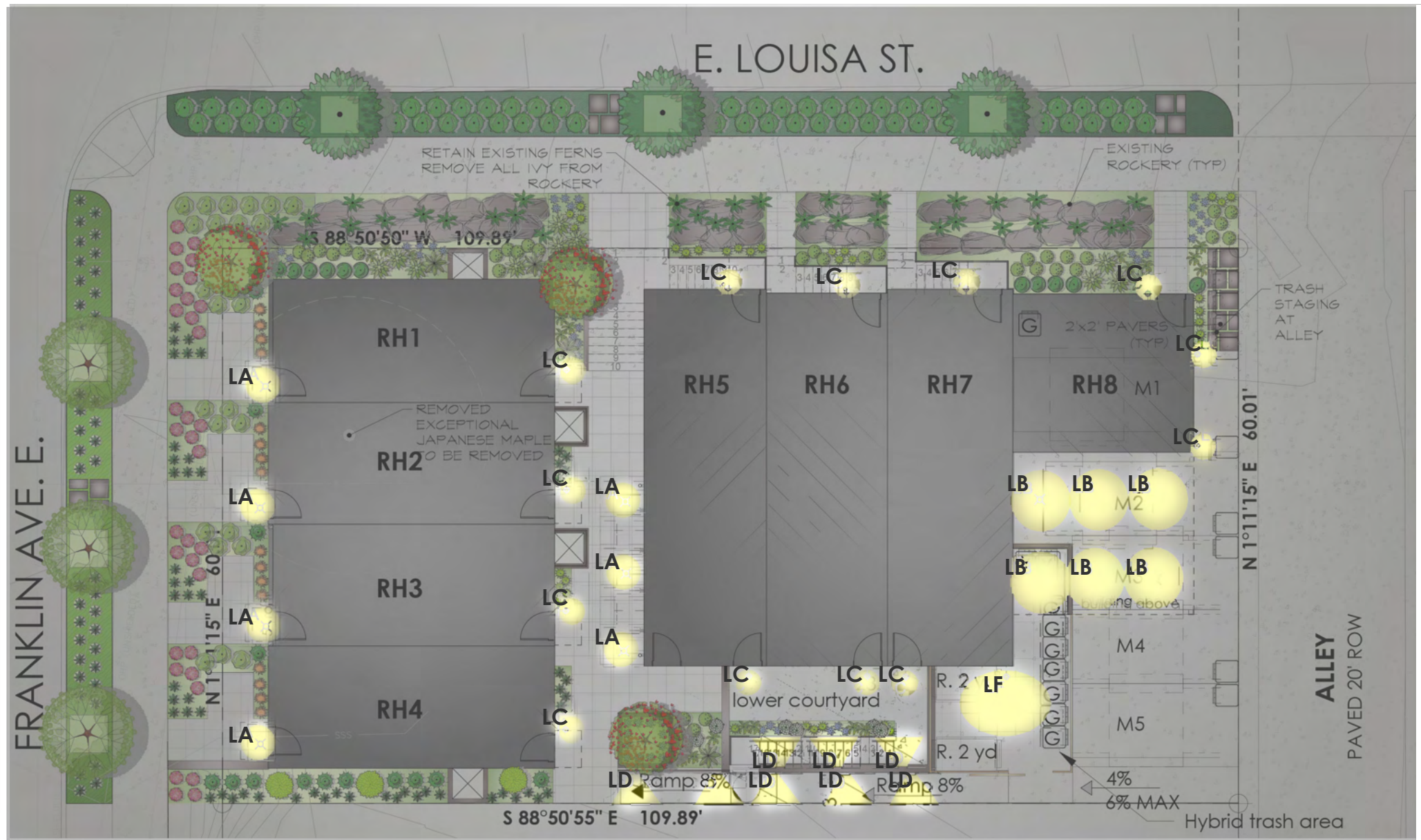


RENDERED LANDSCAPE PLAN  
NTS



Scale: NTS

# Concept Landscape Plan



FIXTURES

**LA** SURFACE MOUNT DOWN LIGHT  
 LOCATION: ENTRIES & BIKE STORAGE MOUNTED UNDER AWNINGS



**SPECIFICATIONS**  
 Construction: Injection molded UV rated plastic with translucent diffuser for outdoor application  
 Power: 12W  
 Input: 120-277 VAC, 50/60Hz  
 Dimming: ELV 100-5%, TRIAC 100-5%  
 Light Source: Integrated LED  
 Lens: Translucent acrylic diffuser  
 Mounting: Installs over a 2", 4" or 3/4-4/8 hybrid junction box. Can be mounted on ceiling or wall in all orientations  
 Finish: Enamel Coated White, Enamel Coated Nickel, Enamel Coated Bronze  
 Operating Temp: -40°F to 122°F (-40°C to 50°C)  
 Standards: ETL, dETL, Wet Location Listed, Energy Star 2.0, Title 24, 2016, ADA

**LB** SURFACE MOUNT DOWN LIGHT  
 LOCATION: CARPORT & TRASH MOUNTED UNDER BUILDING




**SPECIFICATIONS**  
 Construction: Die-cast Aluminum  
 Size: 120-277 VAC, 50/60Hz  
 Power: 12W  
 Input: ELV 100-5%, 0-10V 100-10%  
 Dimming: Integrated LED  
 Light Source: Integrated LED  
 Rated Life: 70000 Hours  
 Mounting: Mounts directly to junction box. Can be mounted on ceiling or wall in all orientations  
 Finish: Electrostatically Powder Coated White, Electrostatically Powder Coated Graphite, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Black, Electrostatically Powder Coated Brushed Aluminum  
 Operating Temp: -40°F to 122°F (-40°C to 50°C)  
 Standards: ETL, dETL, Wet Location Listed, IP65, ADA

**LC** SURFACE WALL MOUNT DOWN LIGHT  
 LOCATION: ENTRIES MOUNTED UNDER AWNINGS



**SPECIFICATIONS**  
 Hardware Material: Metal  
 Shade Material: Glass  
 Net Weight: 2.5 lbs  
 Height: 5 in  
 Width: 3.5 in  
 Lens Dia: 4.5 in  
 Min. Extension From Wall: 3.5 in  
 Up Light / Down Light / Both  
 Wet Listed  
 Damp Listed  
 Dry Listed  
 Up / Down  
 Horizontal / Vertical  
 Wall / Ceiling Mount  
 General Listing: ETL Listed  
 ADA Compliant  
 Includes

**LD** SURFACE WALL MOUNT STEP LIGHT  
 LOCATION: RAMP & STAIRWELL MOUNTED 15" AFF

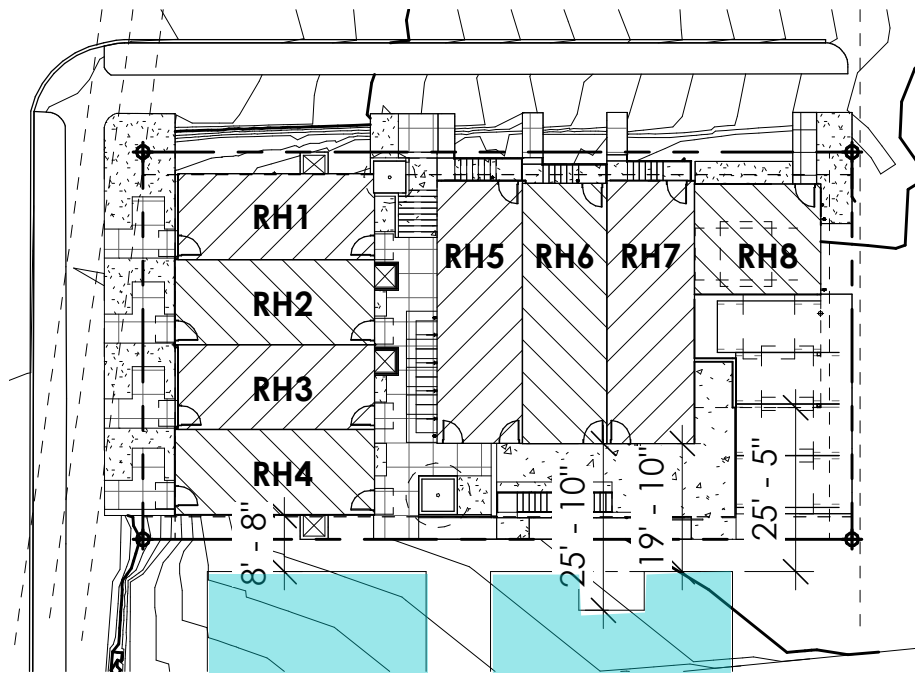


**SPECIFICATIONS**  
 Enclosed Lumens: 200 Lumens  
 Watts: 12 W  
 Voltage: 120-277VAC (not applicable in US)  
 Dimming: 0-10V ELV, 0-10V and Triac, 0-10V not dimmable  
 Light Distribution: Symmetric  
 Optics: Not applicable  
 Mounting Options: Wall, 4" junction box with planer plate, 3/4" junction box  
 CCT: 2700K, 3000K, 4000K  
 CR: 90+  
 Color Rendering: 3 Step  
 Bus Rating: 80-100 A  
 Case Size: Compact  
 Wet Listed: IP65  
 General Listing: ETL  
 California Title 24: Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Application Database not required.  
 Start Temp: 0°F  
 Field Serviceable LED: No  
 Construction: Aluminum  
 Hardware: Stainless Steel  
 Finish: Powder Coat  
 LED Lifetime: 50,000 Hours  
 Warranty: 5 Years  
 Weight: 1.5 lbs


**LF** SURFACE WALL MOUNT FLOOD LIGHT  
 LOCATION: TRASH ENCLOSURE MOUNTED TO BUILDING TO BE CONTROLLED BY MOTION SENSOR



**SPECIFICATIONS**  
 Construction: Die-cast aluminum  
 Power: Line Voltage Input (120V)  
 Dimming: 100% - 10% with Electronic Low Voltage (ELV) dimmer  
 Finish: Architectural Black, Bronze, White and Graphite  
 Standards: IP66, Wet Location, ETL & dETL Listed  
 Operating Temperature: -40°C (-40°F) to 40°C (104°F)



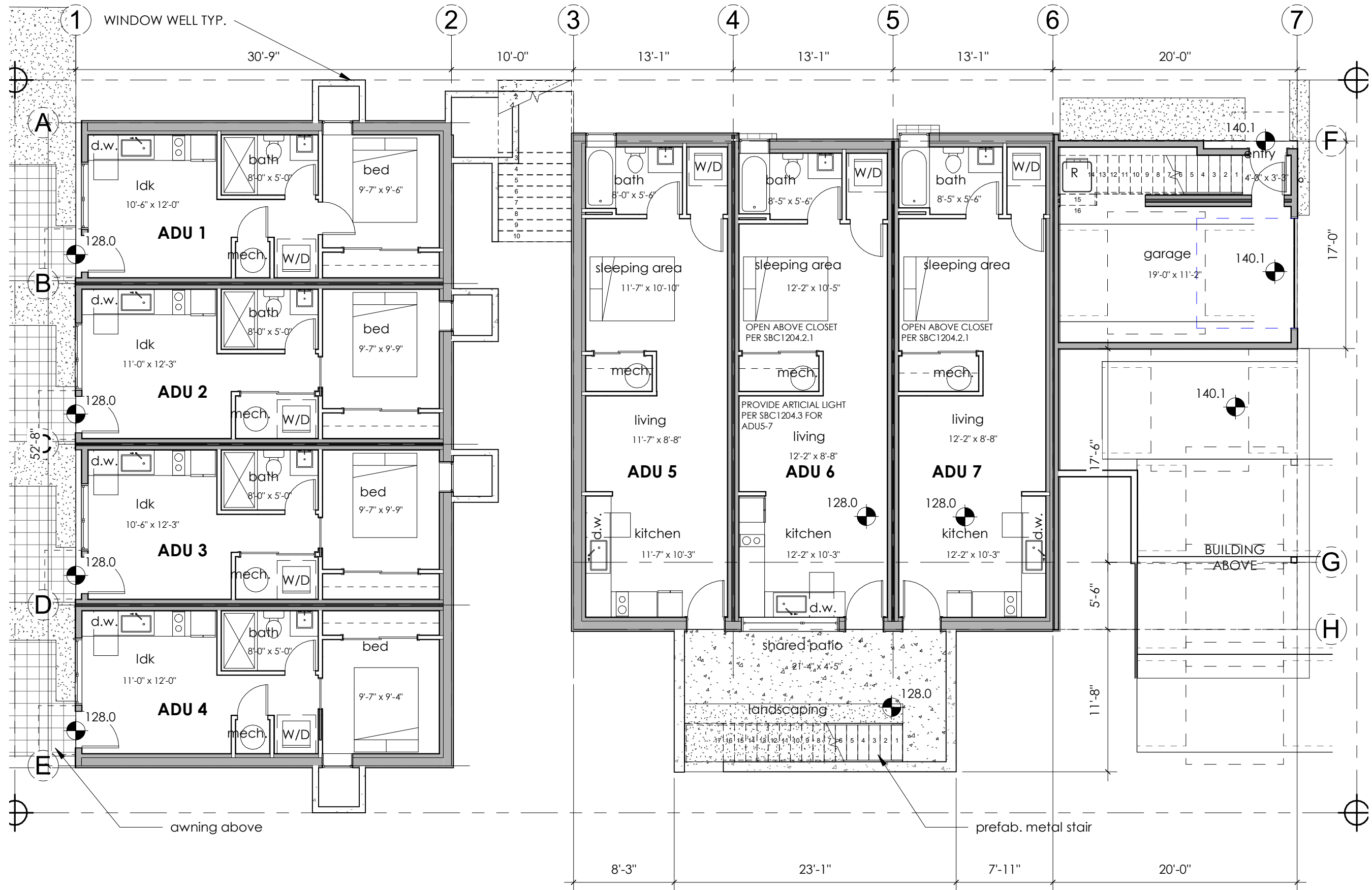
 This area represents the windows on the adjacent properties.

 This area represents the Building on the adjacent Properties



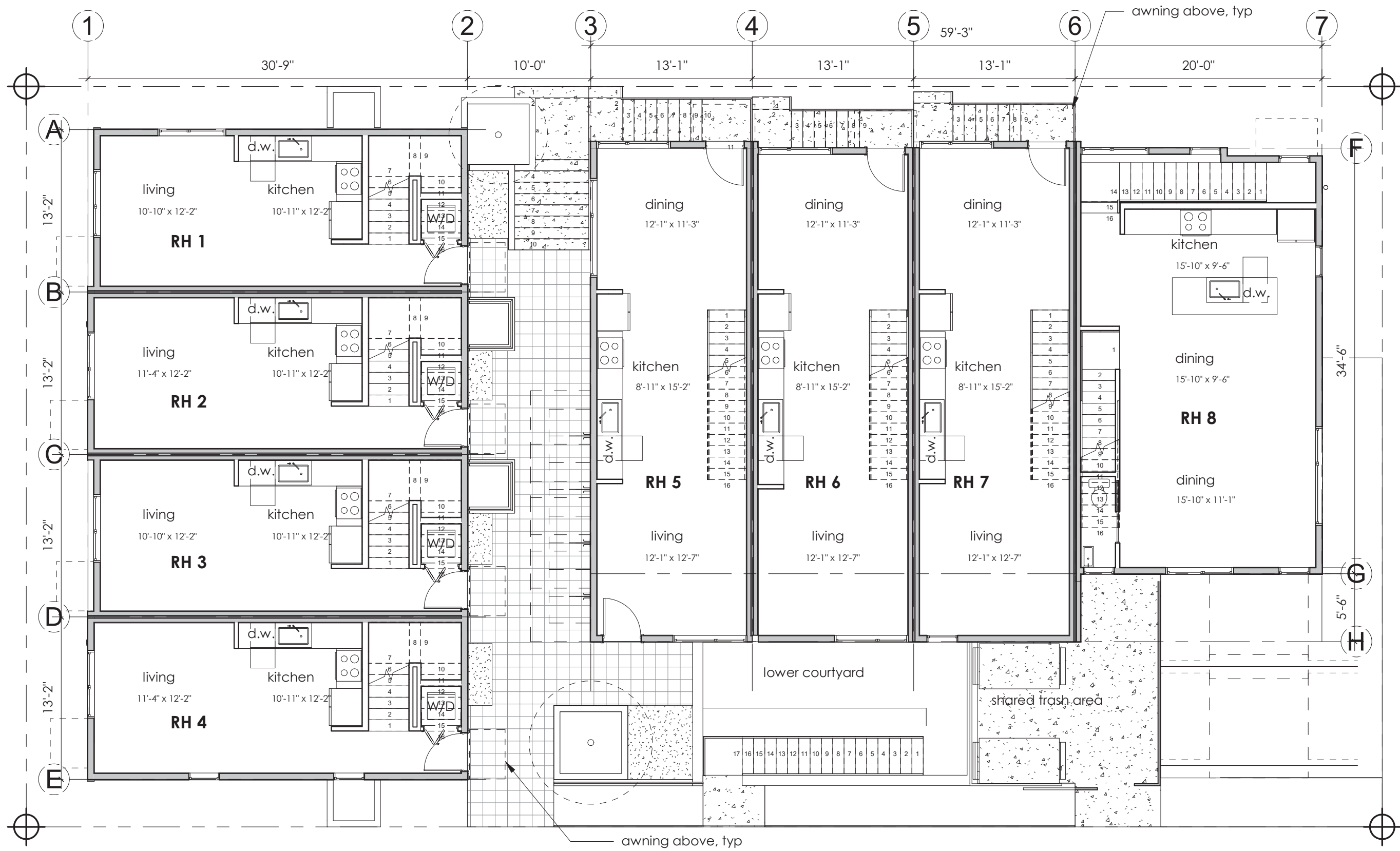
Scale: NTS

# Adjacency Diagrams



Scale: 1/8" = 1'

# Floor Plans - Level 1



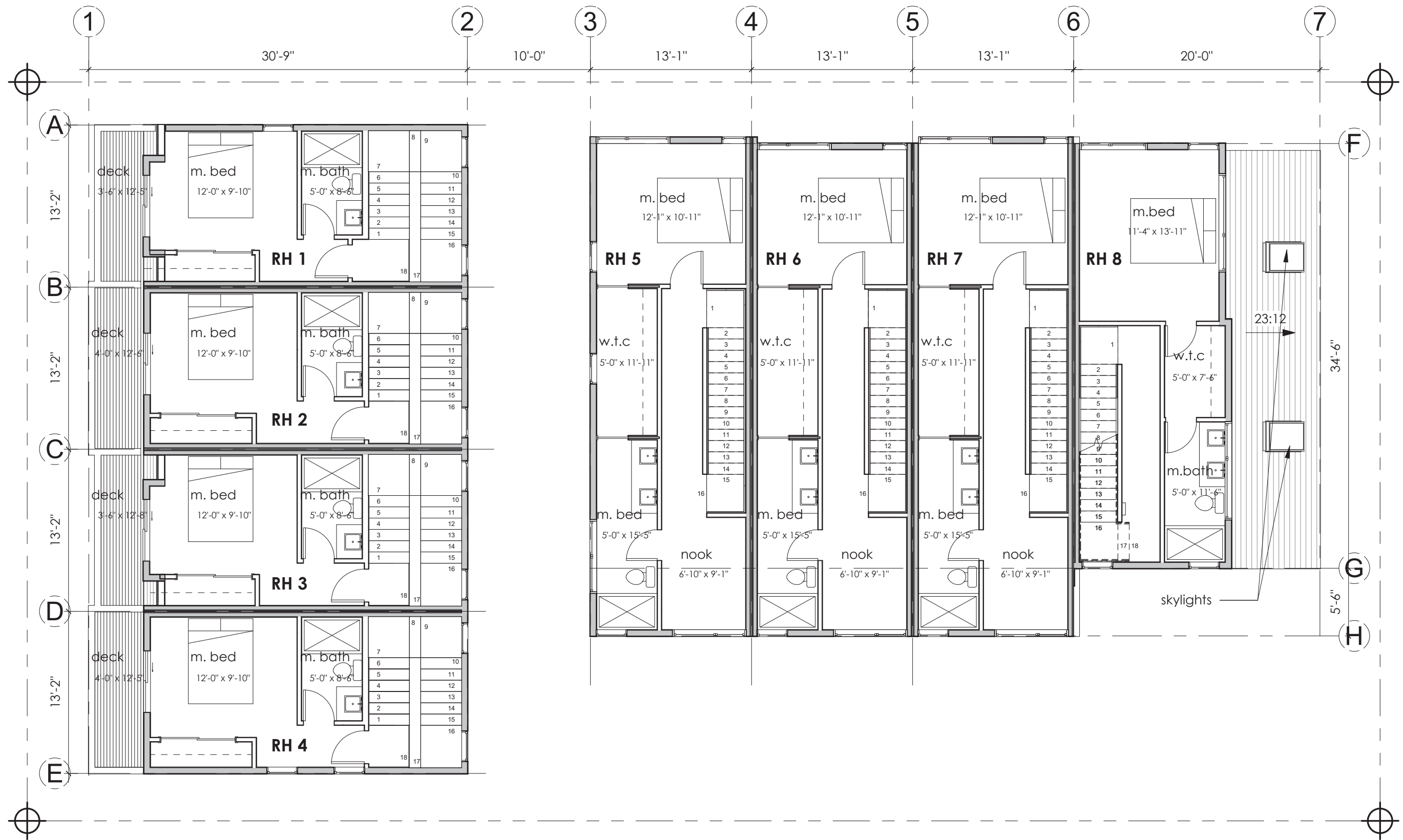
Scale: 1/8" = 1'

# Floor Plans - Level 2



Scale: 1/8" = 1'

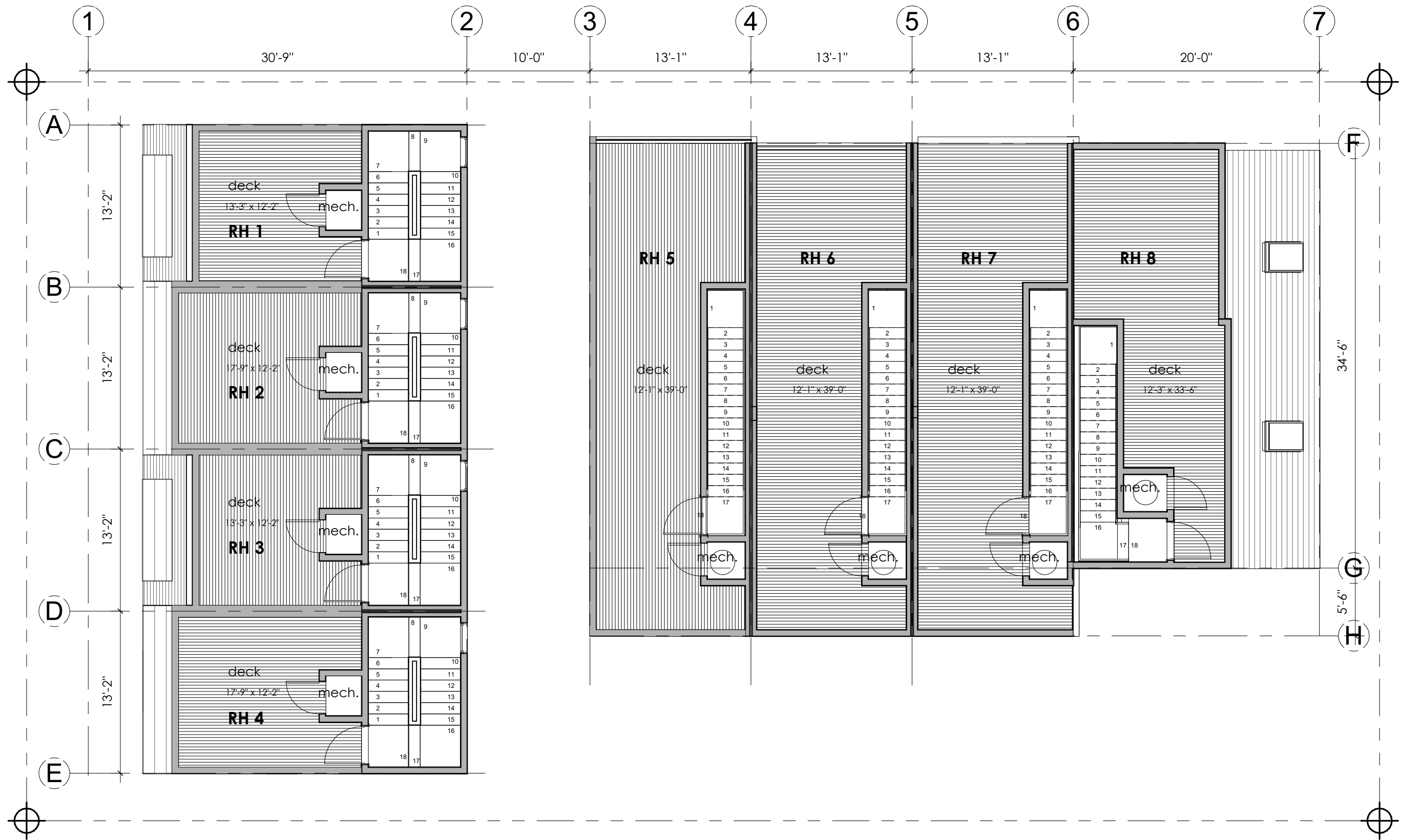
# Floor Plans - Level 3



Scale: 1/8" = 1'

# Floor Plans - Level 4





Scale: 1/8" = 1'

# Floor Plans - Level 5

### 1. Brick



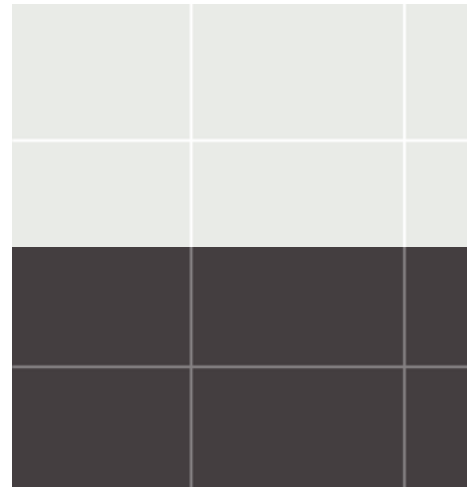
0.5" Mutual Materials Thin Brick  
Westport - Tumbled texture with dark grout  
Fronting Louisa Street - ADU facade

### 2. Lap Siding



James Hardie 7.25" Lap Siding  
Sherwin Williams #7006 Off-white  
Sherwin Williams #7048 Urbane Bronze  
Utilized as primary material on level 1-3

### 3. Cementitious Infill Panel



7/16" James Hardie Panel  
Sherwin Williams #7007 Ceiling Bright White  
Sherwin Williams #7083 Darkroom  
Utilize as accent material throughout.

### 4. Standing Seam



Nuray Metal, NRM1000 Panels  
Charcoal Gray SRI-31  
Utilized on sloped roof and penthouse

### 5. Front Door



Fiberglass and Glass Door Painted Orange  
Sherwin Williams #6887 Navel  
Unit Entries



Scale: 1/8" = 1'-0"

## Building Elevations - North



Scale: 1/8" = 1'-0"

## Building Elevations - South

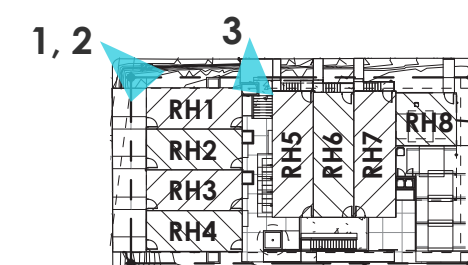


Scale: 1/8" = 1'-0"



Scale: 1/8" = 1'-0"

## Building Elevations - East



# Renderings



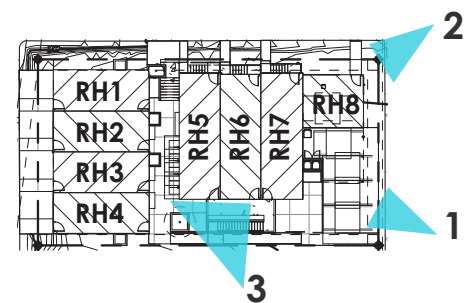
1.



2.



3.



# Renderings