

# 3rd & Valley Townhomes Project number 3014211

Architect  
David Vandervort Architects  
Mark Wierenga  
2000 Fairview Ave E, Suite 103  
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206-784-1614

Property Owner  
Valley Street Townhomes LTD  
2000 Fairview Ave E, Suite 103  
Seattle WA 98102



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A I A

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## TABLE OF CONTENTS

1	COVER SHEET, PROJECT INFO
2	SITE CONTEXT
3	ZONING MAP & DATA
4	NARRATIVE RESPONSES TO EDG
5-8	MATRIX RESPONSE TO EDG
9	DEPARTMENTAL APPROVALS
10	SITE SURVEY
11	COMPOSITE SITE PLAN
12-21	BUILDING FLOORPLANS
22-23	LANDSCAPE PLAN & DETAILS
24-32	COLOR ELEVATIONS
33	MATERIAL AND PALETTE BOARD
34-37	COLOR RENDERINGS AND DETAILS
38-39	EXTERIOR LIGHTING & SELECTIONS
40	WASTE STORING & STAGING
41-45	BUILDING SECTIONS
46-47	DEPARTURE REQUESTS
48-49	SHADOW STUDIES



# Proposal and site context

*Project Description:* 16 townhouse units over 16-stall underground parking garage.

*Project # 3014211:*

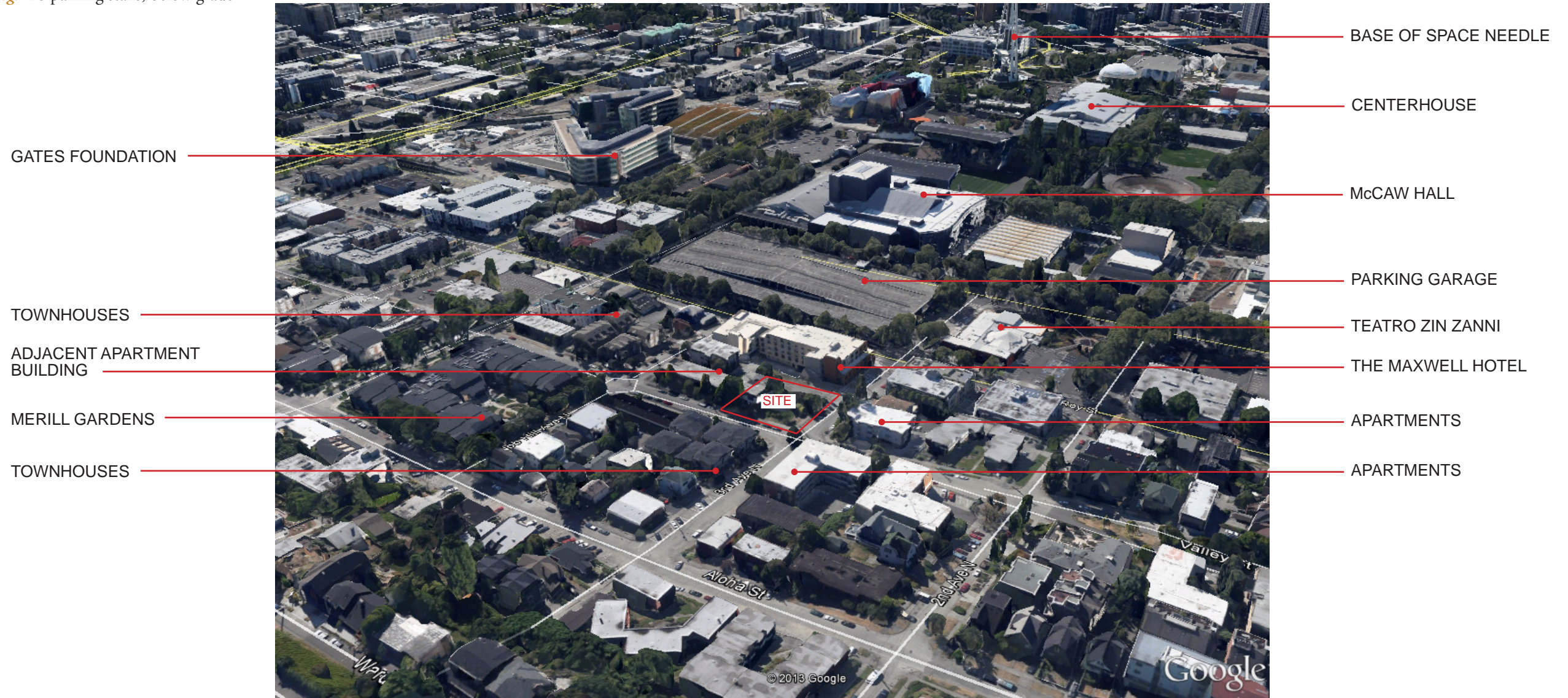
*Lot area:* 15,360 sf

*Proposed number of dwelling units:* 16 ground-related dwellings

*Amount of residential square footage:* 19,964 gsf

*Amount of garage square footage:* 11,101 sf

*Parking:* 16 parking stalls, below grade



3-D VIEW OF 9-BLOCK AREA SURROUNDING SITE

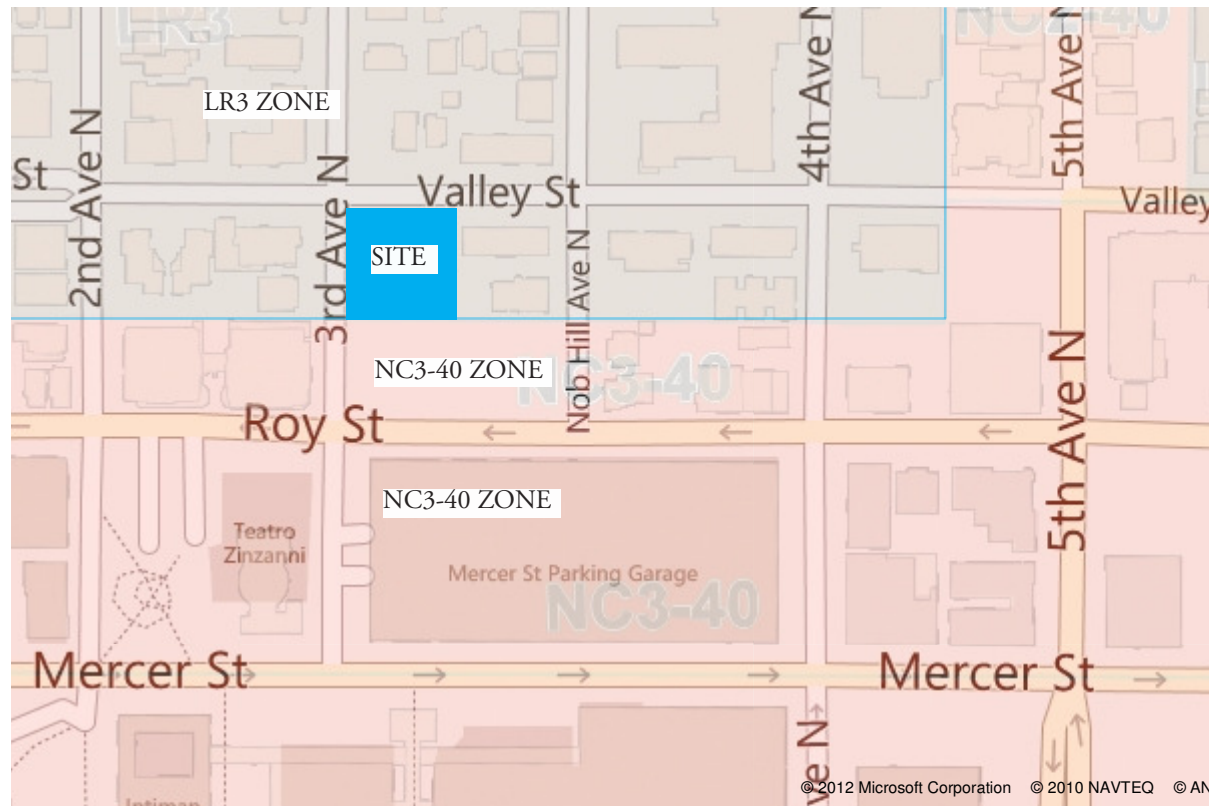
*Image credit: Google Earth*





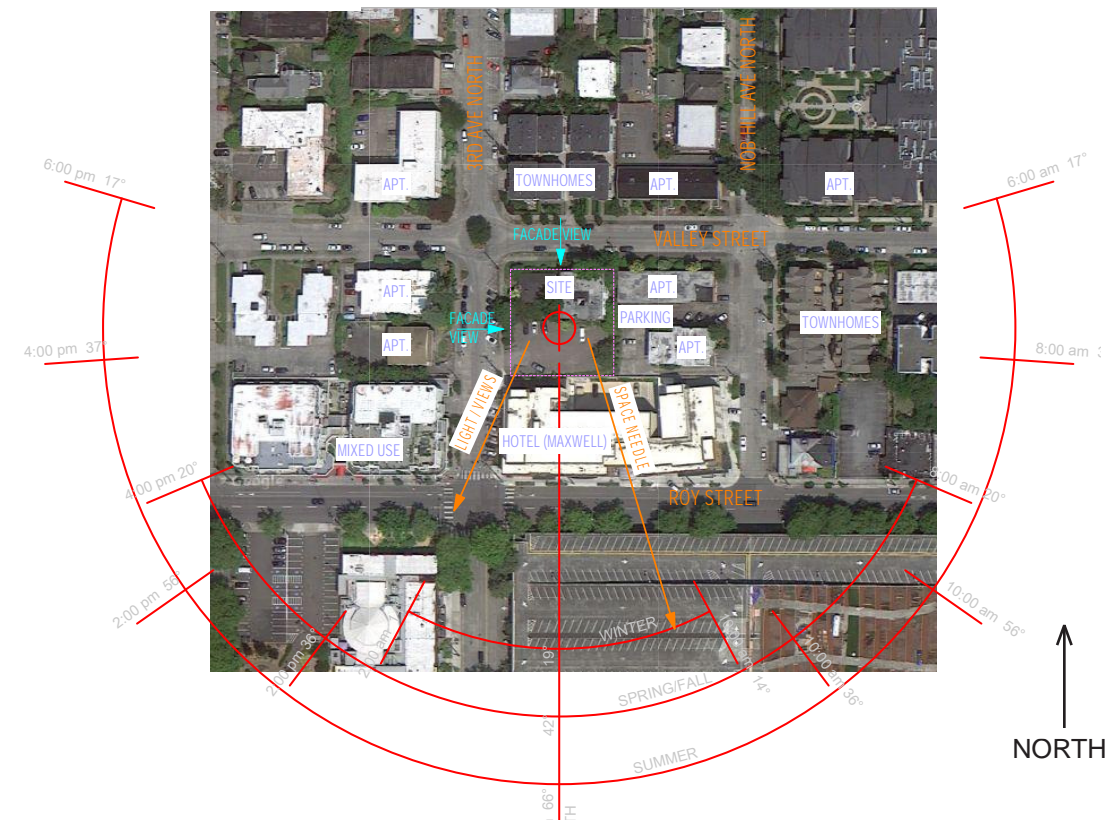
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ZONING MAP

- Lot Area:** 15,360 sf
- Zoning:** LR3 - Lowrise 3
- ECA:** Steep Slope
- Commercial Use:** None
- Residential Use:** 16 Townhouse Units
- FAR:** Table A for 23.47A.013: Maximum Floor Area Ratio (FAR): Allowed FAR is 1.3.
  - Built-Green 4-star
  - Parking located entirely below grade
  - Parking access located along South property line
 Calculation: 15,360 sf x 1.3 = 19,968 sf allowed FAR
- Density Limit:** No Limit (project to meet criteria of 23.45.510.C)  
From 23.45.514: 30 feet with pitched roof exceptions.
- Height:** 30' base height  
5' pitched roof bonus  
Additional height for rooftop features is allowed per 23.45.514.J.6
- Setbacks:** Front - 7' average / 5' minimum  
Rear - 7' average / 5' minimum  
Sides - 7' average / 5' minimum (<40' facade)
- Parking:** 1 per dwelling unit.
- Amenity Area:** 25% lot area (15,360 x .25 = 3,840 sf)  
- At least 50% at ground level.
- Tree Protection:** No significant trees present on site.



VICINITY AND EXISTING SITE CONDITIONS



## Response to EDG (narrative)

### 1. Entrances facing the street

a. We have developed our EDG Concept 2 for our MUP submittal. All of the entrances along Valley Street come directly off of Valley in order to provide excellent street connectivity. The direction of the EDG response was to access some dwellings directly off of 3rd Ave N. In response to this requirement we have developed the courtyard with an entry gate, arbor and stairway to create the desired transition from the sidewalk to the street (A-6), and to make as many entrances as possible visible from the street (A-3). Vehicle access is located as far from the intersection as possible (A-10), and blank walls have been eliminated (D-10) with increased glazing, wood and steel low walls/guardrails that provide a layered visual along 3rd Ave. and landscaping. See landscape plan, elevations, renderings and details later in this packet.

The entry court has been increased in width from 20' to 24'. This assists with increasing visibility into the courtyard from 3rd Ave. The courtyard will provide a mix of private and semi-public functions such as outdoor seating, bicycle parking, dwelling entries, private patio areas.

The increase in the courtyard width was attained by moving building 1 to the north, as discussed by the DR board. This increases the presence of the building at the NE corner of the site.

b. Our design is intended to identify most closely with the residential (particularly townhouse) buildings in the area, but will also make connections to the taller buildings to the south with form and material.

c. Our material palette includes high-quality stained clear cedar, painted metal (railings and arbor), painted fiber-cement cladding, and cast in place concrete (retaining walls and planters).

### 2: Valley Street Frontage

a. The existing mature Ash on the north side of the site is actually in the Valley Street right of way. I have been in touch with Bill Ames, who has approved the removal of this tree. Please see attached correspondence.

b. The Valley Street façade has been modulated to emphasize individuality of each dwelling unit, with stepping both horizontal and vertical. Bioretention planters will be built along the frontage to treat stormwater runoff, but also to provide a high quality visual base for the townhomes. Each dwelling is raised at least two steps above Valley street in order to provide a slight vertical transition from the sidewalk elevation. Also, the building is stepped vertically running north to south in order to address the change in grade along Valley. Entries are aligned with a vertical stained wood element that is a visual theme throughout the project. The entry stoops of the dwelling will be built of a high-quality composite wood decking. Entries are protected with metal-roofed canopy covers. Horizontal projections on individual units are set at different heights to provide depth and visual interest. Window and panel siding configurations are also articulated in a variety of ways for the individual dwelling facades.

### 3. 3rd Ave Frontage:

a. There is an existing mature Chestnut tree along the west property line that will be removed as part of this project. This tree is on our (private) property, but is not an exceptional tree. The canopy area for this will be replaced by the proposed tree canopy area, as noted on the landscape plan.

b. The entry sequence from 3rd Ave down to the landscaped courtyard has been illustrated with renderings from the street and from the courtyard. See renderings on rendering sheets and comments above.

c. Visibility from 3rd into the courtyard will be slightly screened, but mostly open, to provide visual continuity to the dwelling entries.

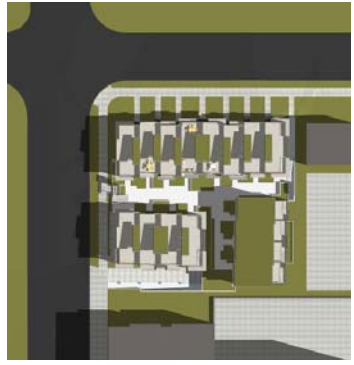

d. Blank walls have been reduced with glazing increases along 3rd Ave N. Also, retaining walls, low walls, the entry arbor and guardrails are used to layer the visual experience along the sidewalk.

### 4. Residential Open Spaces:

a. The courtyard has been made wider, see comments above. Even though Merrill Gardens is a more traditional development than we have proposed, we have studied the entry courtyard and gateway as a model for our project. It was important to the design team to create a varied experience, with an entry arbor and an 'L' shaped stair configuration to soften the transition from sidewalk to courtyard. Planter boxes at varying heights also contribute to a more subtle transition from street to sidewalk.




b. DVA consulted with Liz Kain concerning location and size of waste bins. Each dwelling will have a separate utility bill with SPU, and as such, will be treated as a development of single family homes. The standard for this is to provide a 2'x6' area for storage of waste/recycle receptacles. We have determined that there are two ideal locations for these receptacles: On the lower back patios of building 1, and in the garages of buildings 2 and 3. Building 1 will stage receptacles for pickup along Valley, and buildings 2 and 3 will stage along 3rd Ave. Screening for receptacles at building 1 have been illustrated with design perspective views, see rendering sheets. Also see "Waste storage and staging plan" sheet later in this packet.




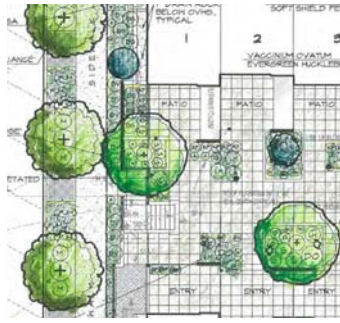


EDG DIRECTION		RESPONSE
<p><b>A-1 Responding to Site Characteristics</b></p> <p><i>Guideline: The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location of prominent intersections, unusual topography, significant vegetation and views or other natural features.</i></p> <p><i>EDG report (summarized): The proposal should include a stronger presence of building massing oriented more closely to the corner of 3rd Ave N and Valley Street and the public street fronts. In general, the board would support moving building 1 closer to Valley street in order to open up the internal courtyard.</i></p>		<p><i>Response:</i></p> <p><i>Building 1 has been moved closer to Valley Street in order to create more space within the amenity court. This also aligns building 1 more closely with the façade of the apartment building to the east.</i></p>
<p><b>A-3 Entries visible from the street</b></p> <p><i>Guideline: Entries that are visible from the street make the project more approachable and create a sense of association among neighbors.</i></p> <p><i>EDG report: The proposal must include some form of residential entrances facing onto 3rd Ave N, in addition to Valley Street to create a stronger street presence.</i></p>		<p><i>Response:</i></p> <p><i>The design review guideline diagrams offer two ways to connect entries to the street: 1. Direct connection, as we are proposing along Valley Street, and 2. Via a courtyard with strong connection to the street. In response to this requirement, we have developed the courtyard with a clear entry gateway, arbor and stairway that creates the desired transition from the sidewalk to the street. Also, five of the eight courtyard entry units (buildings 2 and 3) have a direct visual connection from the street.</i></p>
<p><b>A-6 Transition between residence and street</b></p> <p><i>Guideline: For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.</i></p> <p><i>EDG report: The proposal must include a wider, more communal amenity court.</i></p>		<p><i>Response:</i></p> <p><i>For building 1, the townhomes are set up in traditional rowhouse fashion, with entry walks, a stoop, and individual entries. For buildings 2 and 3, the entry court has been increased in width from 20' to 24'. This increases the visibility into the courtyard from 3rd Ave N. The courtyard has been landscaped with raised planting beds, shrubs and trees, and provides an appropriately scaled transition from public to private.</i></p>
<p><b>A-7 Residential Open Space</b></p> <p><i>Guidelines: Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.</i></p> <p><i>EDG report: See above.</i></p>		<p><i>Response:</i></p> <p><i>The amenity court is used as an organizing element for the pathways to individual dwellings. Planter boxes with trees and other plantings will enliven the internal space.</i></p>



# Response to DESIGN GUIDELINES (matrix)


EDG DIRECTION		RESPONSE
<p>A-10 Corner Lots</p> <p>Guideline: Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from the corners.</p> <p>EDG report: See above</p>		<p><i>Response:</i></p> <p><i>Given the residential nature of this project, we have considered this site as a transition between two street frontage types. Valley street is predominantly residential in nature; thus we have organized dwellings to orient directly off of the street frontage with walk-up stoop entrances. 3rd Ave N is a transition from a commercial zone, and so we have organized the entries off of a common courtyard. Vehicle parking is underneath the structure and the driveway access is taken from the SW corner of the site.</i></p>
<p>B-1 Height, Bulk and Scale Compatibility</p> <p>Guideline: Projects should be compatible with the scale and development anticipated by the applicable land use policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.</p> <p>EDG report (summarized): The board recognizes that this is a zone transition parcel and should relate more to the adjacent residential uses than the commercial use to the south.</p>		<p><i>Response:</i></p> <p><i>See responses for A-10 above. Our project presents a façade of rowhouses facing Valley Street. Along 3rd Ave N, buildings 1 and 2 create visual brackets framing the amenity court. Building 2 is stepped lower than building 1 to more closely follow the grade of the street. The larger façade surfaces facing 3rd tend to make a more appropriate transition from the hotel (south of our site) to the townhomes (north of our site).</i></p>
<p>C-2 Architectural Concept and Consistency</p> <p>Guideline: Building design elements, details and massing should create a well-proportioned and united building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. Rooflines should be clearly distinguished from the façade walls.</p>		<p><i>Response:</i></p> <p><i>Conceptually, this project utilizes a ground-level amenity court as it's organizing element. All dwellings have access to this court for either main entry or as an outdoor partially covered patio space. The exterior of the buildings reflect their interior functions in all instances. Living spaces are organized at the edges of the buildings to increase access to light and air and to encourage community interaction. Roof decks are edged with raised wall parapets or open railings in an alternating fashion. Horizontal shading elements are used to break down and give depth to the exterior facades in multiple locations.</i></p>
<p>C-3 Human Scale</p> <p>Guideline: The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale</p> <p>EDG report: The design of the new townhouse residential development should incorporate architectural features, elements and details to achieve a good human scale, provide a positive transition between the townhouse entries and the street, and reinforce the spatial characteristic of Valley Street.</p>		<p><i>Response:</i></p> <p><i>The rowhouse type units along Valley Street modulate both vertically and horizontally. Bioretention planters provide a raised transition from the street to the dwelling unit. Stoops with overhangs above accentuate the individual entries and break down the scale of the façade.</i></p>



EDG DIRECTION		RESPONSE
<p><b>C-4 Exterior Finish Materials</b></p> <p>Guideline: 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.</p> <p>EDG report: The Board acknowledged that there is some context for higher quality durable materials in the neighborhood and expect to review physical materials at the Recommendation meeting.</p>		<p><i>Response:</i></p> <p><i>Material palette includes stained clear wood, site cast and pre-cast concrete, CMU block, fiber cement panel, metal railings and flashings. Fiber cement panels create smooth, clean background for the texture of the stained wood cladding. A combination of cast concrete and concrete pavers provide texture at the ground level. Wood decking at the Valley street dwelling entries create a 'threshold' between the street and the dwelling entries.</i></p>
<p><b>D-1 Pedestrian Open Space and Entrances</b></p> <p>Guideline: Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted an entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.</p> <p>EDG report: The Board expects to review renderings showing how the townhouse buildings, details, landscaping and design relate to the spatial characteristics of the street.</p>		<p><i>Response.</i></p> <p><i>Building 1 continues and completes the building edge that is created by the apartment building to the east (721 Nob Hill Ave). Building 2 does not follow the building line of the Maxwell Hotel, but is comprised of larger façade elements, in order to transition from the larger building to a smaller townhouse pattern. Entries are recessed and protected in all cases. Valley Street entries are emphasized with raised stoops. Also, the landscaping along Valley is subtly bermed as way of further creating a gentle transition to the sidewalk. Entries off 3rd Ave N are via the amenity court, as outlined above.</i></p>
<p><b>D-2 Blank Walls</b></p> <p>Guideline: Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.</p> <p>EDG report: The board acknowledges that the blank walls visible from 3rd Ave N will need to be addressed (along 3rd Ave)...</p>		<p><i>Response:</i></p> <p><i>By definition given in the DR guidelines, we are not proposing any blank walls along 3rd Ave N. The wall lengths for all façade sections on our 3rd Ave facades do not exceed 15' in width, which is substantially smaller than the neighboring Maxwell hotel (walls are 40' or more in length, and are at least as tall as our proposed walls). Also, all of the proposed facades facing 3rd Ave N will have significant amounts of glazing.</i></p>
<p><b>D-6 Screening of Dumpsters, Utilities and Service Areas</b></p> <p>Guideline: Building sites should locate service elements like trash dumpsters, ... away from the street front where possible. When it is not possible to locate these elements away from the street front, they should be screened from view using high-quality and compatible materials and should not be located in the pedestrian right-of-way.</p> <p>EDG report (summary): The Board supported screening individual trash enclosures, but the applicant should explore options for waste storage and pickup.</p>		<p><i>Response:</i></p> <p><i>Waste will be stored in individual storage locations per the waste container and storage plan (in this packet). Units 1-8 will have an enclosure at the amenity court level, with wood sliding doors for access (see color renderings and details). Units 9-16 will store waste containers in their garages. On pickup day, waste containers will be stored as shown on the waste container storage and staging plan.</i></p>



## Response to DESIGN GUIDELINES (matrix)

EDG DIRECTION		RESPONSE
<p>E-2 Landscaping to Enhance the Building and/or Site</p> <p>Guideline: Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.</p> <p>EDG report: The Board expects to review at the recommendation meeting, renderings showing how the townhouse buildings, details, landscaping and design relate to the spatial characteristics of the street...</p>		<p><i>Response:</i></p> <p><i>Much care has been taken to ensure that the transition from the sidewalk to the amenity court is a rich and inviting experience. At the same time, security has been considered to make sure that sight lines are continuous to the degree possible, and that the lighting is correctly placed.</i></p>
<p>E-3 Landscape Design to Address Special Site Conditions</p> <p>Guideline: The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.</p> <p>EDG report, Valley Street: The Board discussed the merits between protecting an existing mature tree within close proximity to the site's north property line. The applicant wasn't certain if the tree (Oregon Ash) was situated with the right-of-way, therefore making SDOT the decision maker....</p>		<p><i>Response (Valley):</i></p> <p><i>It was determined that the Oregon Ash is in the right-of-way, and a review was performed by SDOT forestry. It was determined that it is not practical to retain the tree and approval to remove the tree has been granted. See attached documentation.</i></p>
<p>E-3 Landscape Design to Address Special Site Conditions</p> <p>Guideline: See above</p> <p>EDG Report, 3rd Ave: The Board discussed the merits between protecting an existing mature tree within close proximity to the site's west property line....</p>		<p><i>Response (3rd Ave):</i></p> <p><i>It was determined that the Horse Chestnut tree is NOT a significant tree, by definition, and that it is not in very good condition. We have proposed that this tree be removed and that the canopy be replaced with new proposed trees. The canopy replacement calculations can be found on the landscape plan.</i></p>





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### SDOT APPROVAL TO REMOVE ASH TREE ON VALLEY STREET

Mark Wierenga

**From:** Ames, Bill [Bill.Ames@seattle.gov]  
**Sent:** Thursday, August 15, 2013 11:37 AM  
**To:** Mark Wierenga  
**Cc:** Chris Jolley  
**Subject:** RE: DPD Project #3014211  
**Attachments:** 12035ELS.PDF; QA Landscape-site plan.pdf

Hi Mark,

The ash tree's location on the property line make it impossible to retain the tree based on the construction that will take place on site. SDOT cannot require a setback or anything else in this situation that would enable its preservation. It is not a size or species that makes it exceptional. Approval for the removal of this tree is granted, please notify me three weeks before the intended removal date so that I can issue the project a no-fee permit.

3<sup>rd</sup> Ave N & Valley St have overhead power lines—will these remain or be undergrounded? Additionally, the planting strip on Valley St appears to be a sub-standard width of 4-feet (5-feet is standard)—can you please confirm the width of this planting strip? If it is 4-feet, we will be looking to plant trees 2-feet off the back of the sidewalk (p/l side), which is still right-of-way. Lastly, what are you considering in terms of street trees?

Thank you,

**Bill Ames**  
Forester  
SDOT URBAN FORESTRY  
206.684.5693  
www.seattle.gov/transportation/forestry.htm

### SPU APPROVAL OF INDIVIDUAL WASTE STORAGE AND STAGING CONCEPT



City of Seattle  
Seattle Public Utilities

February 27, 2014

Mark Wierenga  
Associate, LEED-AP  
David Vandervort Architects  
2000 Fairview Ave E Suite 103

**RE: Solid Waste Storage for Project 3014211**

Dear Mr. Wierenga:

I reviewed the proposed waste storage for your 16 townhouse development at 3rd and Valley (project 3014211). You plan to have the townhouses individually platted and then set-up with 16 separate curb-collected waste services. You have designed 16 individual waste storage areas on the property that meet the 2' x 6' minimum code requirements of residential waste (SMC 23.54.040.A.1) and provided 16 staging areas in the planting strip for required temporary collection day set-outs within 3 feet of the curb.

As discussed, the City prefers residential developments of this size and density to be designed with shared, centralized waste containers, and to avoid sidewalk pedestrian interference due to crowded individual containers on collection day. However, you have shared that the site cannot be designed with shared, centralized services.

Thanks for sharing your project plans.

Sincerely,

Hans VanDusen  
Solid Waste Contracts Manager  
hans.vandusen@seattle.gov  
206-684-4657

Ray Hoffman, Director  
Seattle Public Utilities  
700 5<sup>th</sup> Avenue, Suite 4900  
PO Box 34018  
Seattle, WA 98124-4018

Tel (206) 684-5851  
Fax (206) 684-4631  
TDD (206) 233-7241  
ray.hoffman@seattle.gov  
<http://www.seattle.gov/util>

### LA RECOMMENDATION TO REMOVE HORSE CHESTNUT ON 3RD AVE N



October 4, 2013

Ms.Tami Garrett/Senior Land Use Planner  
Seattle Dept. of Planning and Development  
700 5<sup>th</sup> Ave. Suite 2000  
P.O. Box 34019  
Seattle, Washington 98124-4019

**RE: Project # 3014211 3<sup>rd</sup> and Valley Townhomes**

Dear Ms. Garrett,

This letter is regarding the large existing Horse Chestnut tree on the development site at 3<sup>rd</sup> Ave. North and Valley Street. This is not an "Exceptional Tree" per City standards. Due to its large size and invasive roots the Horse Chestnut tree is not an appropriate tree planted close to the sidewalk.

I am recommending its removal for the following reasons:

- poorly and incorrectly pruned
- invasive roots that break up paved surfaces
- drops large leaves and nuts
- average size of tree is 60 ft. tall and 40 ft.wide
- dense foliage and heavy shade

Thank you for your time reviewing this matter. Please let me know if you have questions.

Sincerely,

*Lee McMaster*  
Lee McMaster Landscape Architect, P.L.L.C.  
206-625-9014

### SDOT APPROVAL OF LANDSCAPING IN R.O.W.s

**From:** Ames, Bill [mailto:Bill.Ames@seattle.gov]  
**Sent:** Thursday, January 30, 2014 9:13 AM  
**To:** Mark Wierenga  
**Subject:** RE:

Thank you, Mark.

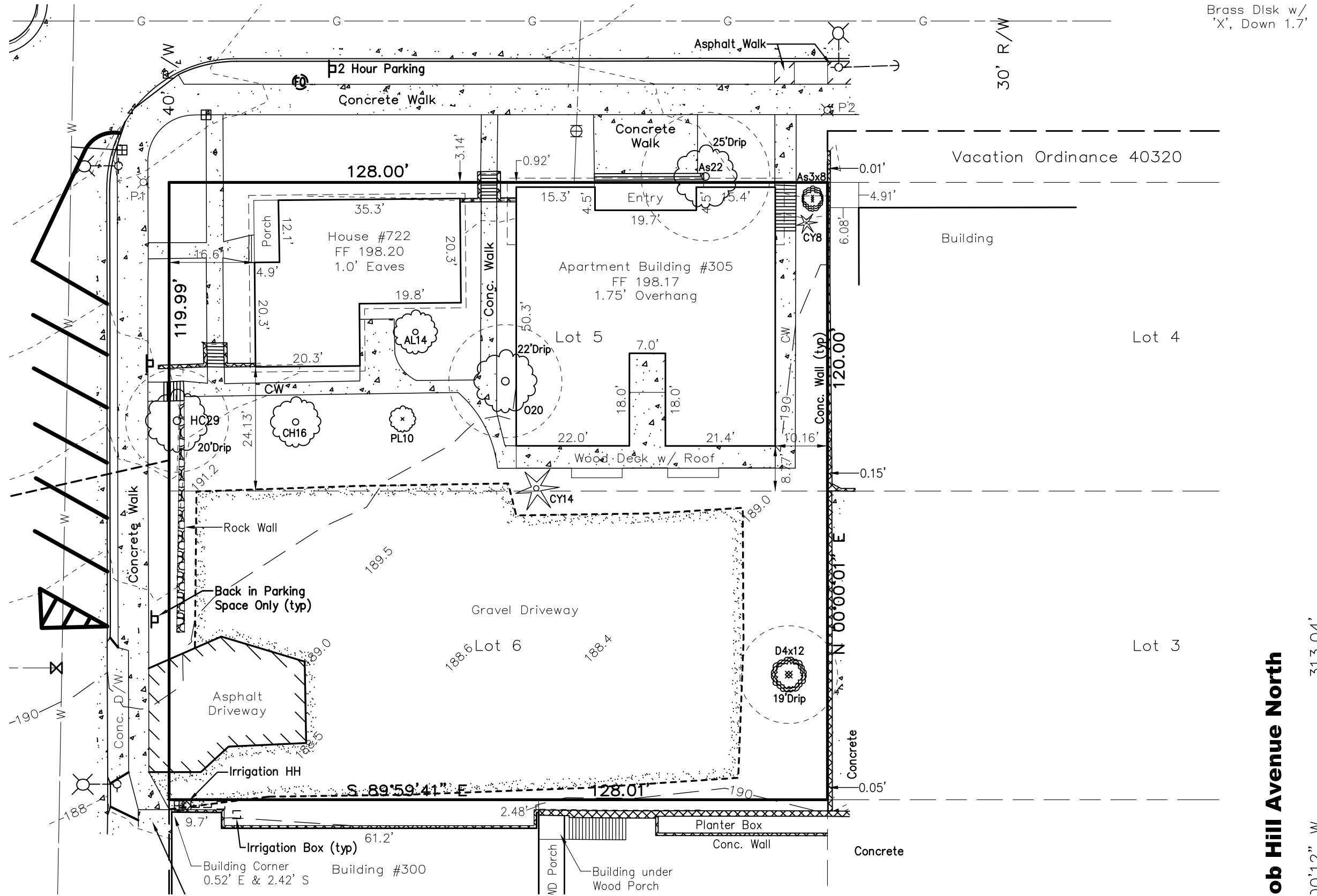
The tree layout, species and plant list are approved. Include on the plans for the contractor to contact me two weeks prior to planting for issuance of a permit to plant.



**BILL AMES** | Forester | [Seattle Department of Transportation](#) |  
Urban Forestry | 206-684-5693 (Tel)



# Existing Conditions (Site Survey)



3rd & Valley Townhomes - 722 3rd Ave N

ob Hill Avenue North

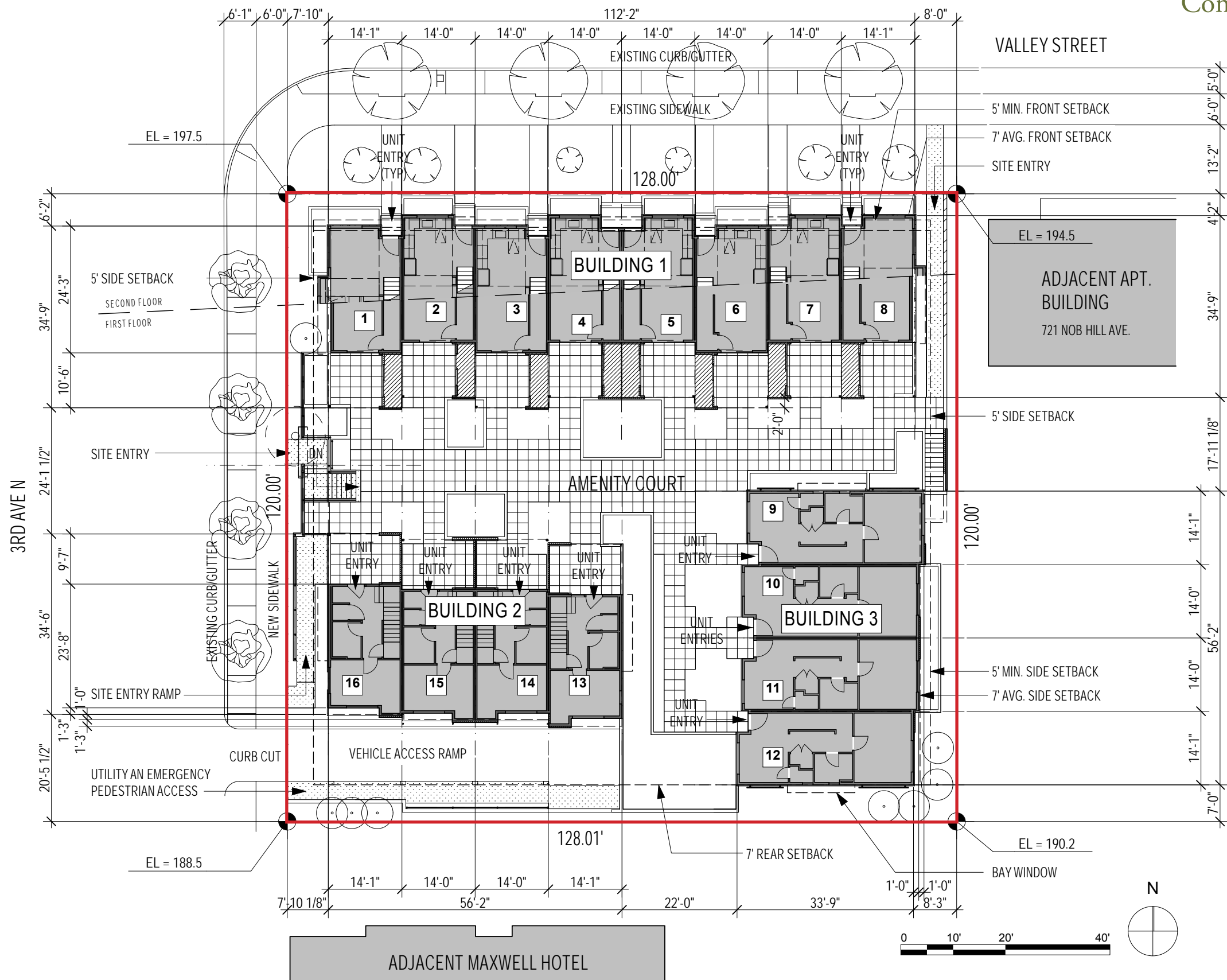
30'12" W 313.04'

# Composite Site Plan



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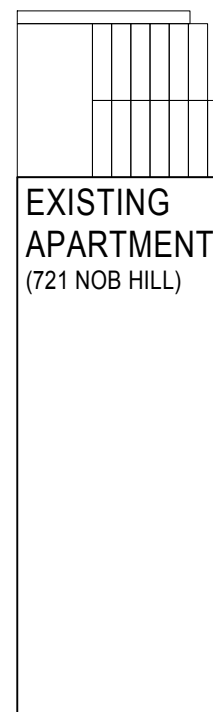
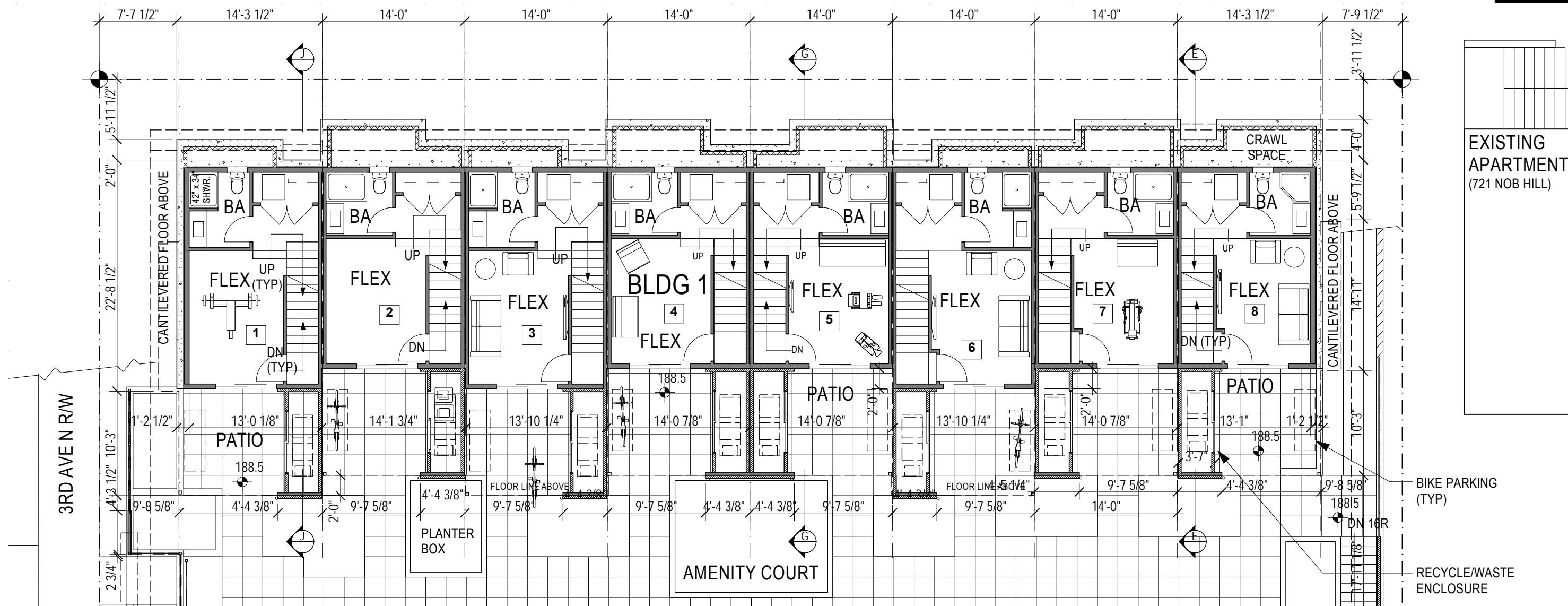
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**COMPOSITE SITE PLAN**  
SCALE: 1" = 20'

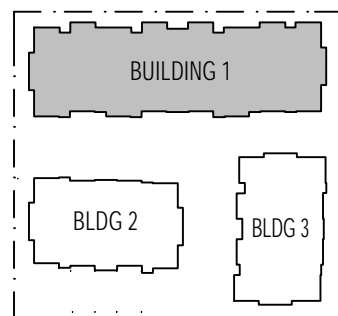
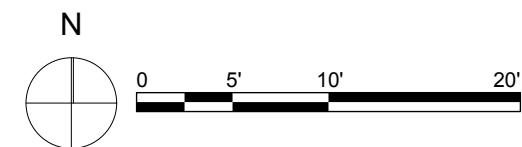
3rd & Valley Townhomes - 722 3rd Ave N





**BUILDING 1, FIRST FLOOR PLAN**

SCALE: 1" = 10'

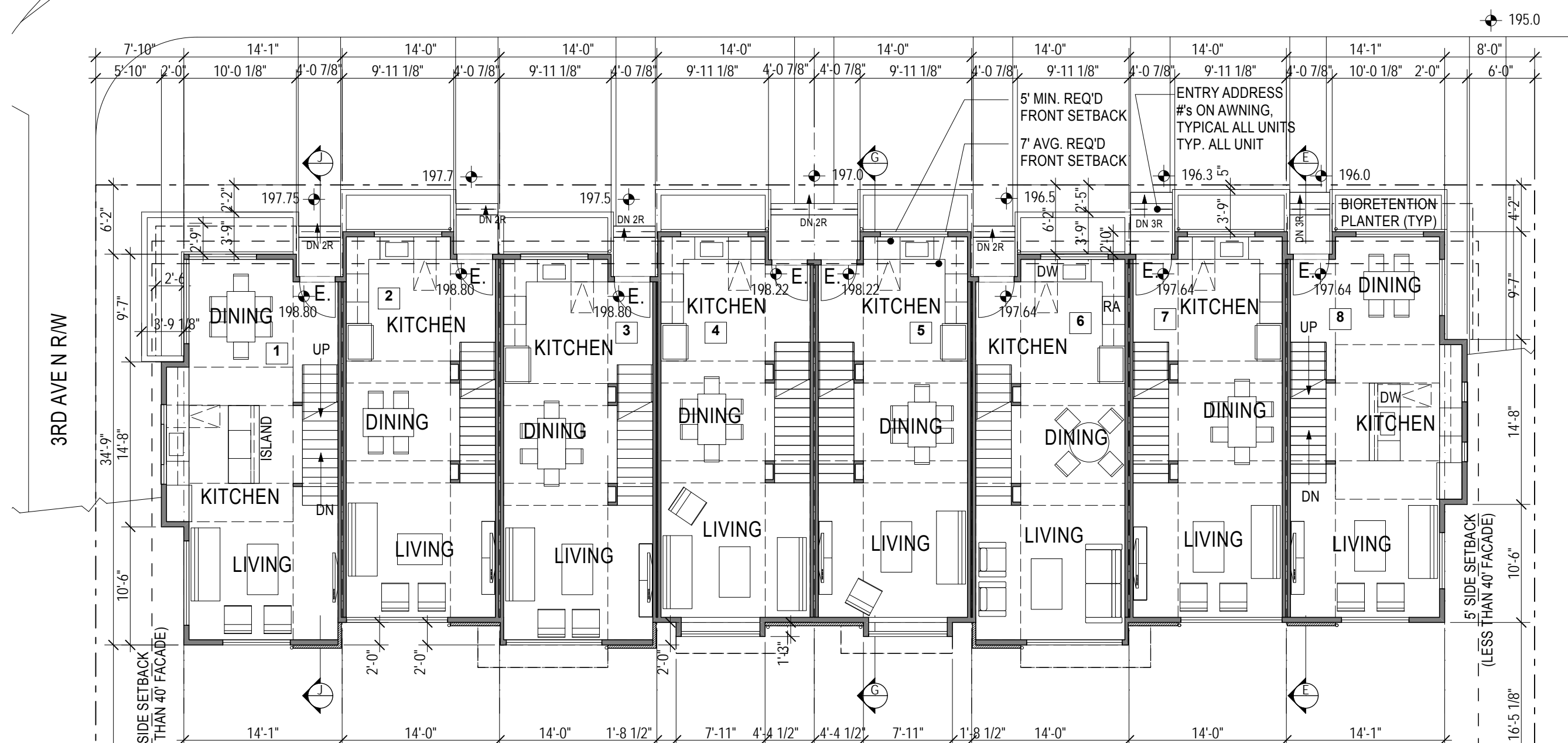


3rd & Valley Townhomes - 722 3rd Ave N



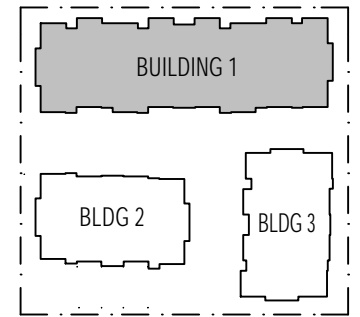
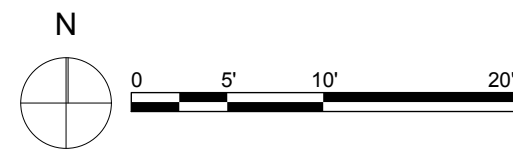
# Floor plans

VALLEY STREET R/W

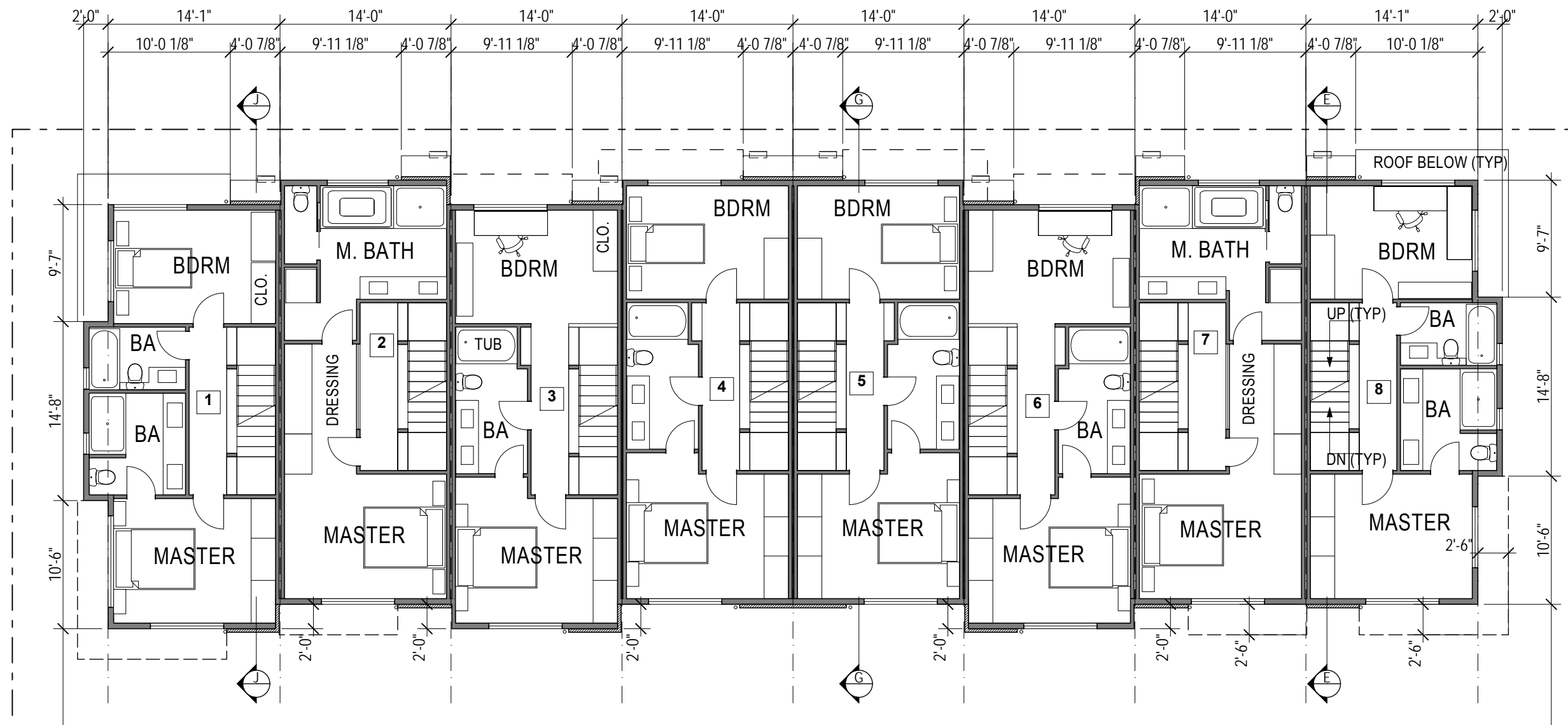


### BUILDING 1, SECOND FLOOR PLAN

SCALE: 1" = 10'

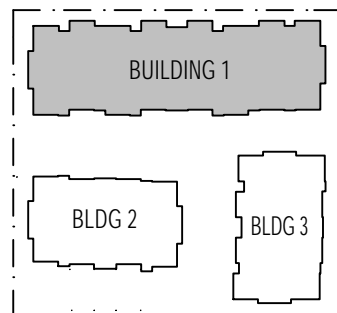
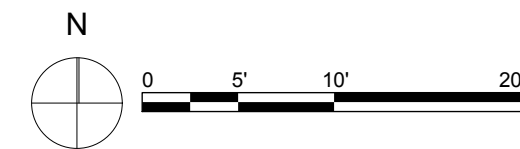


3rd & Valley Townhomes - 722 3rd Ave N

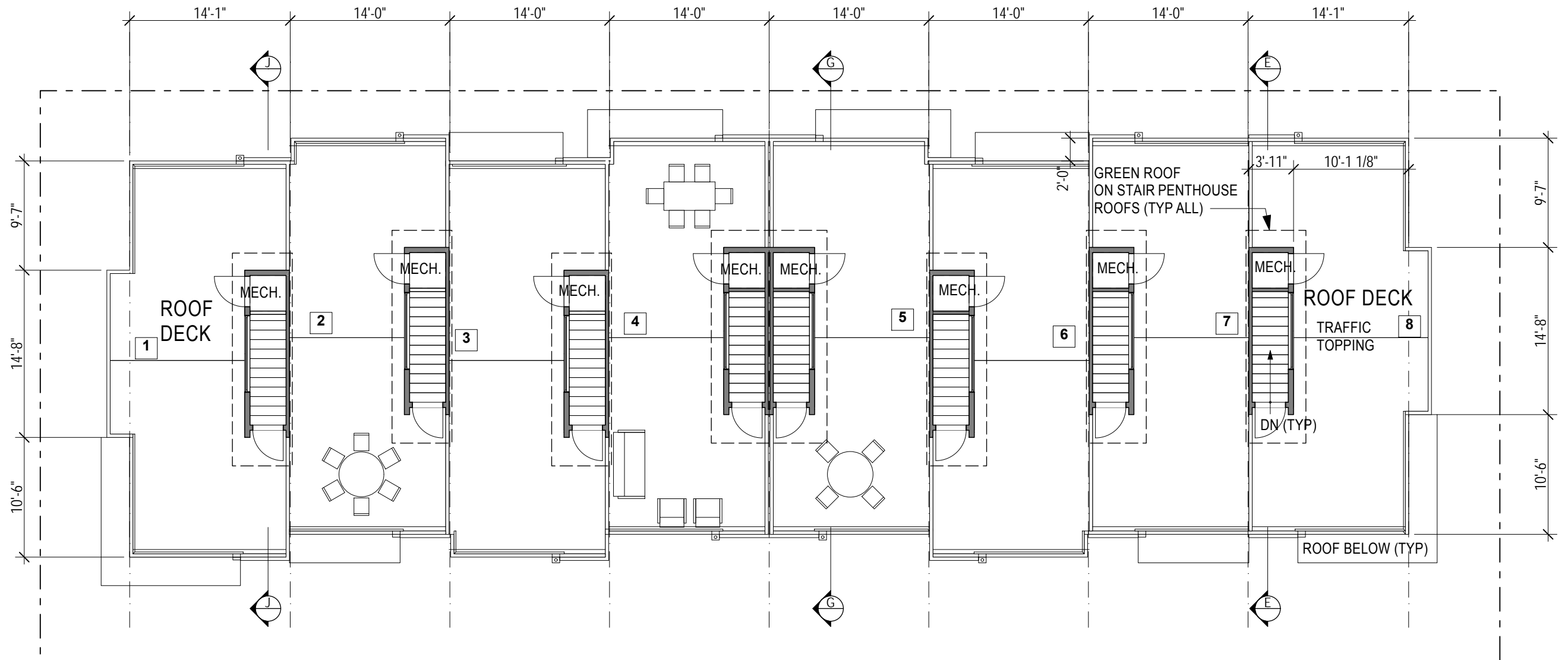


**BUILDING 1, THIRD FLOOR**

SCALE: 1" = 10'

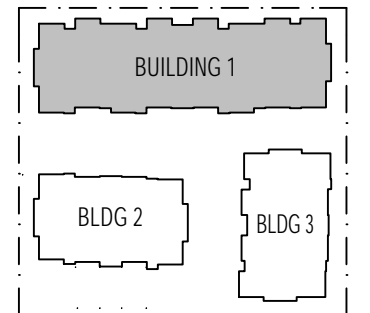
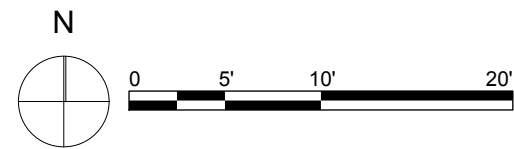


3rd & Valley Townhomes - 722 3rd Ave N

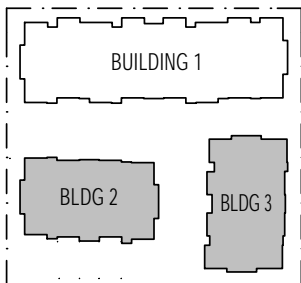
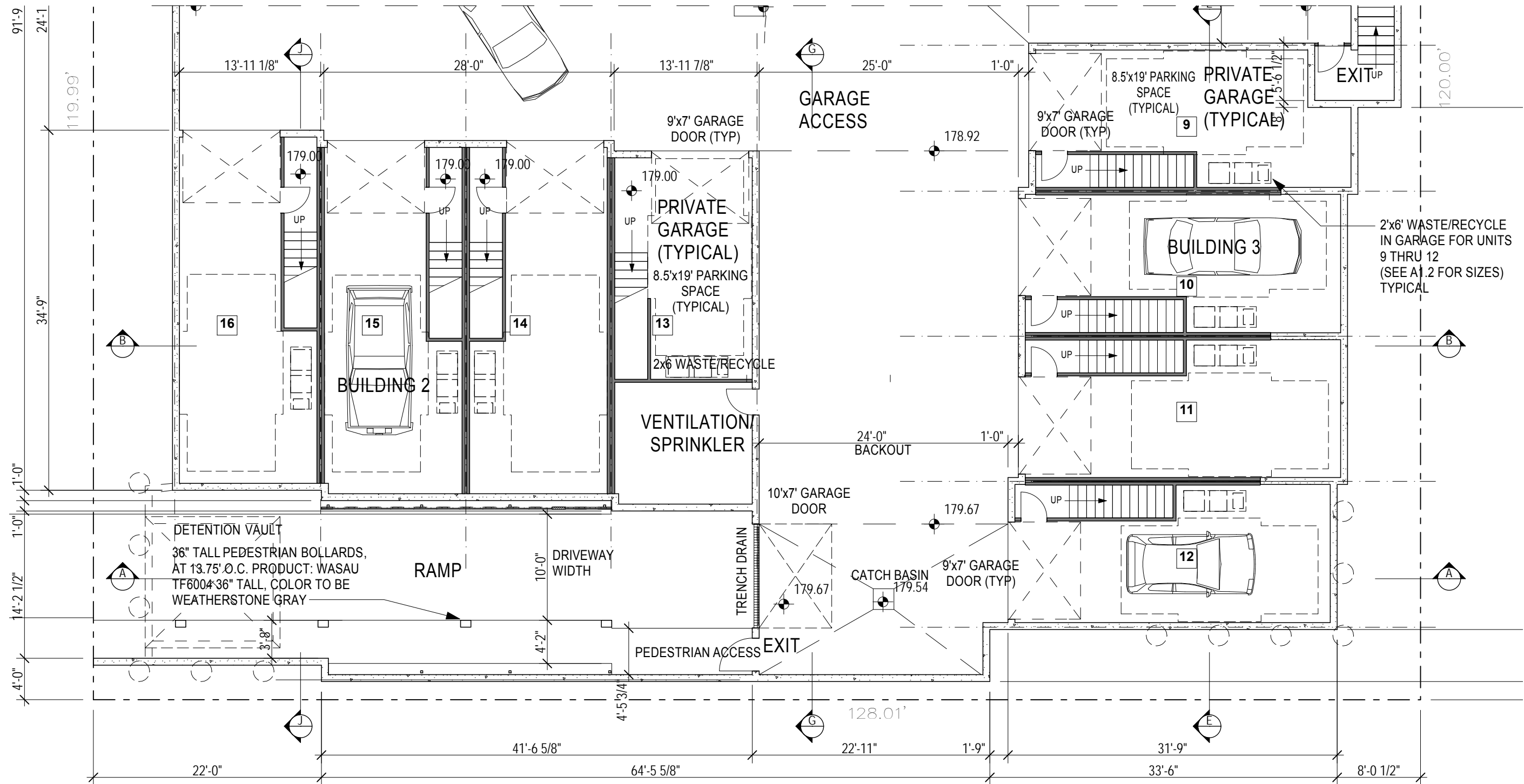


**BUILDING 1, ROOF DECK PLAN**

SCALE: 1" = 10'

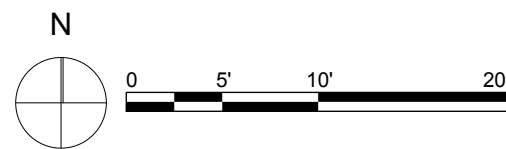






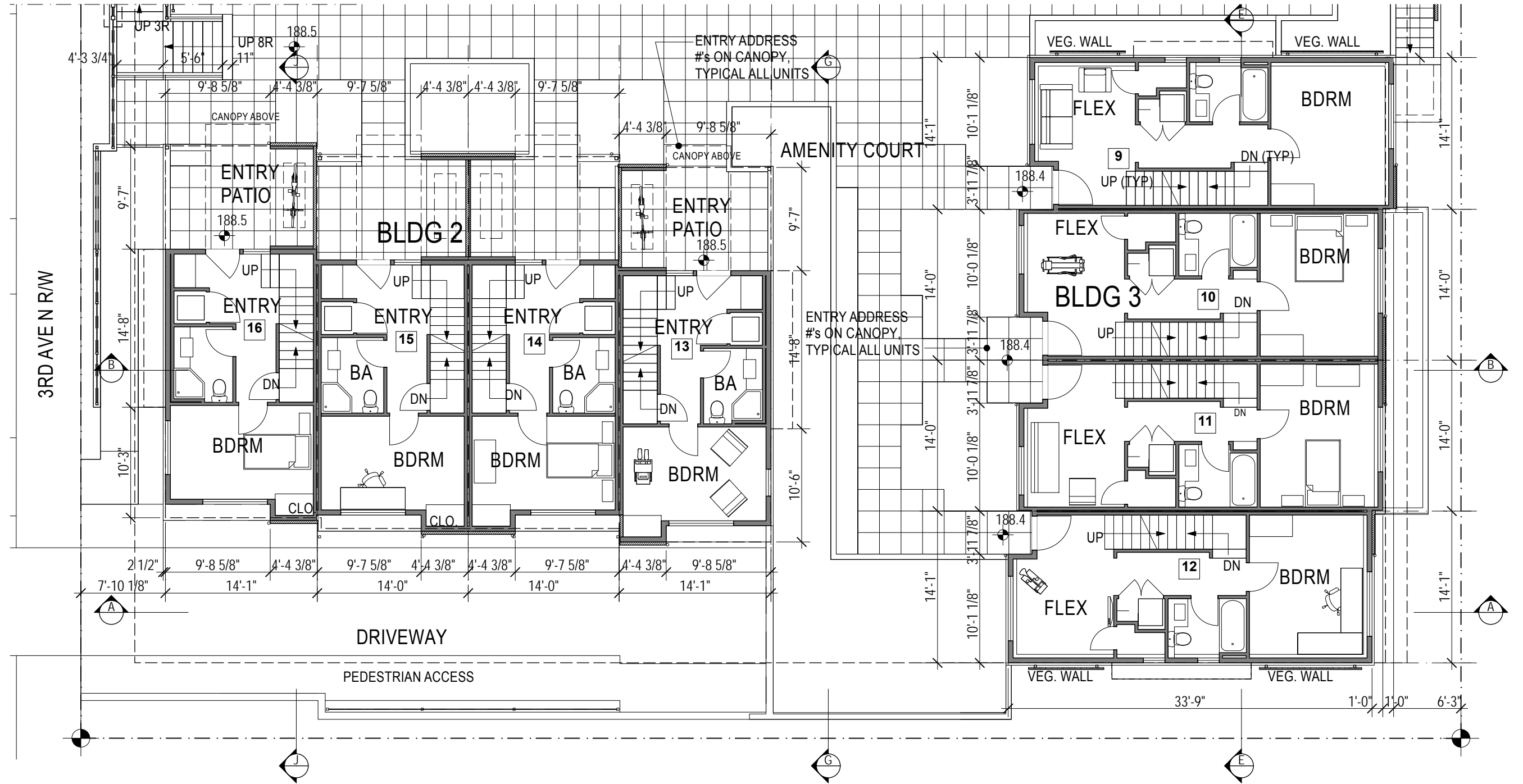
**BUILDINGS 2 & 3, GARAGE**

SCALE: 1" = 10'



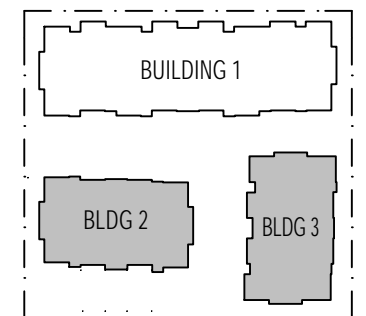
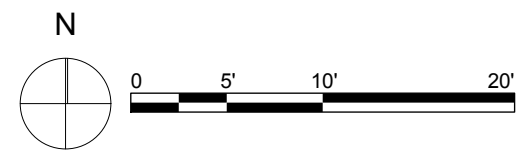


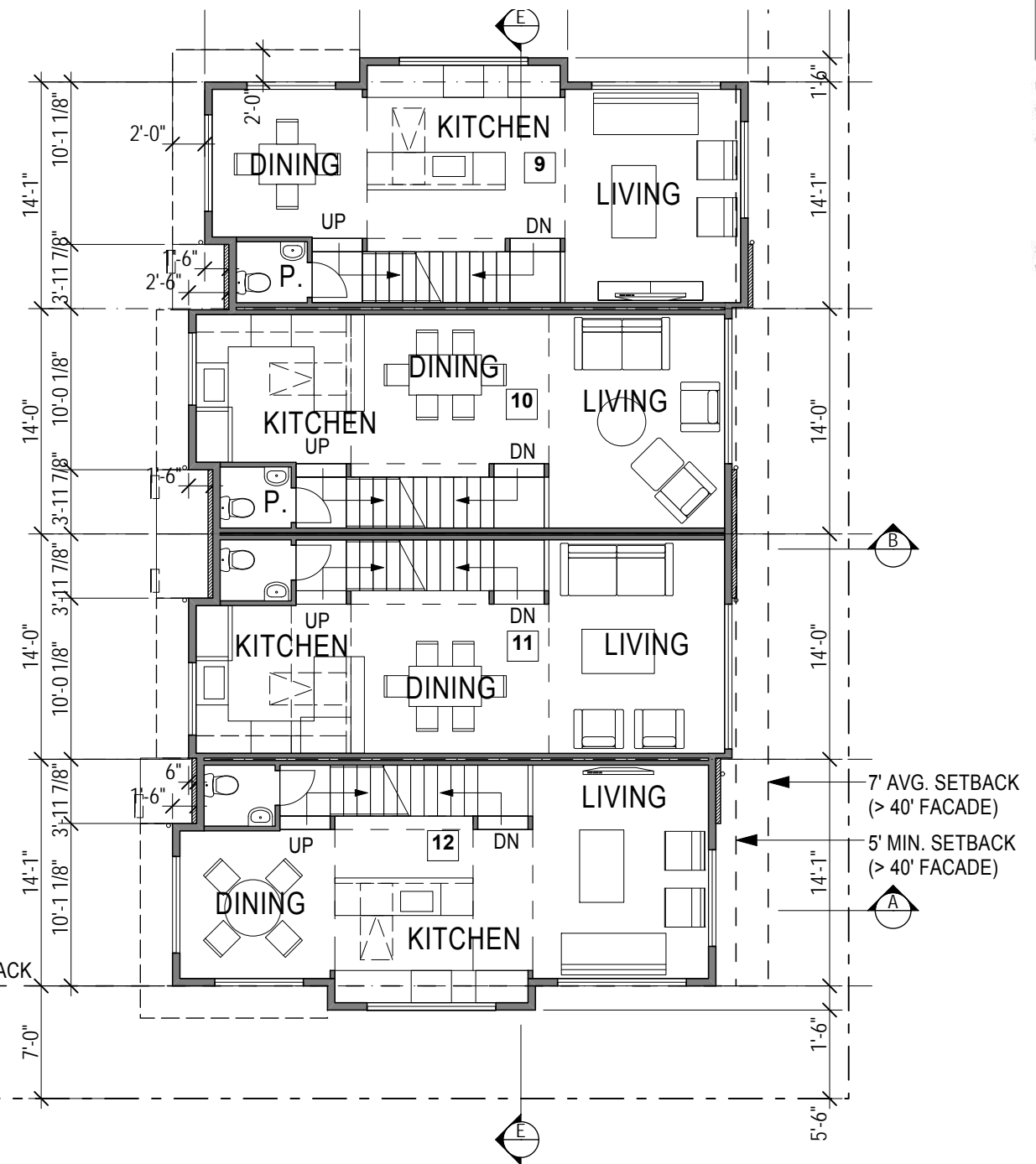
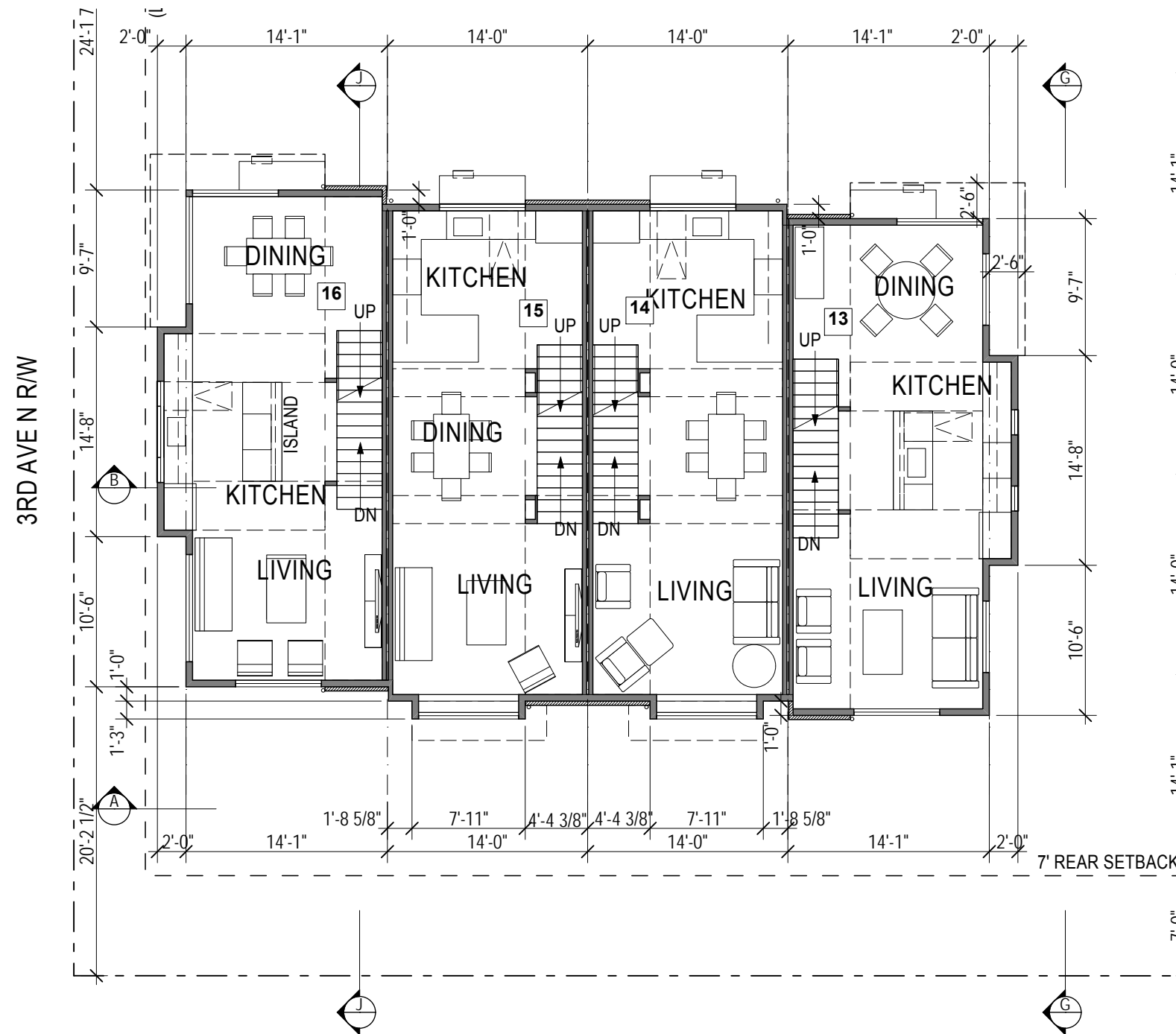
# Floor plans



## BUILDINGS 2 & 3, FIRST FLOOR

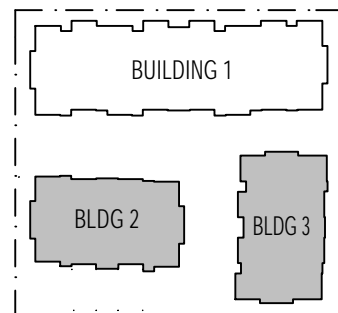
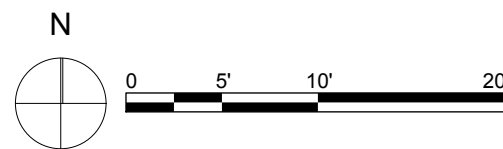
SCALE: 1" = 10'

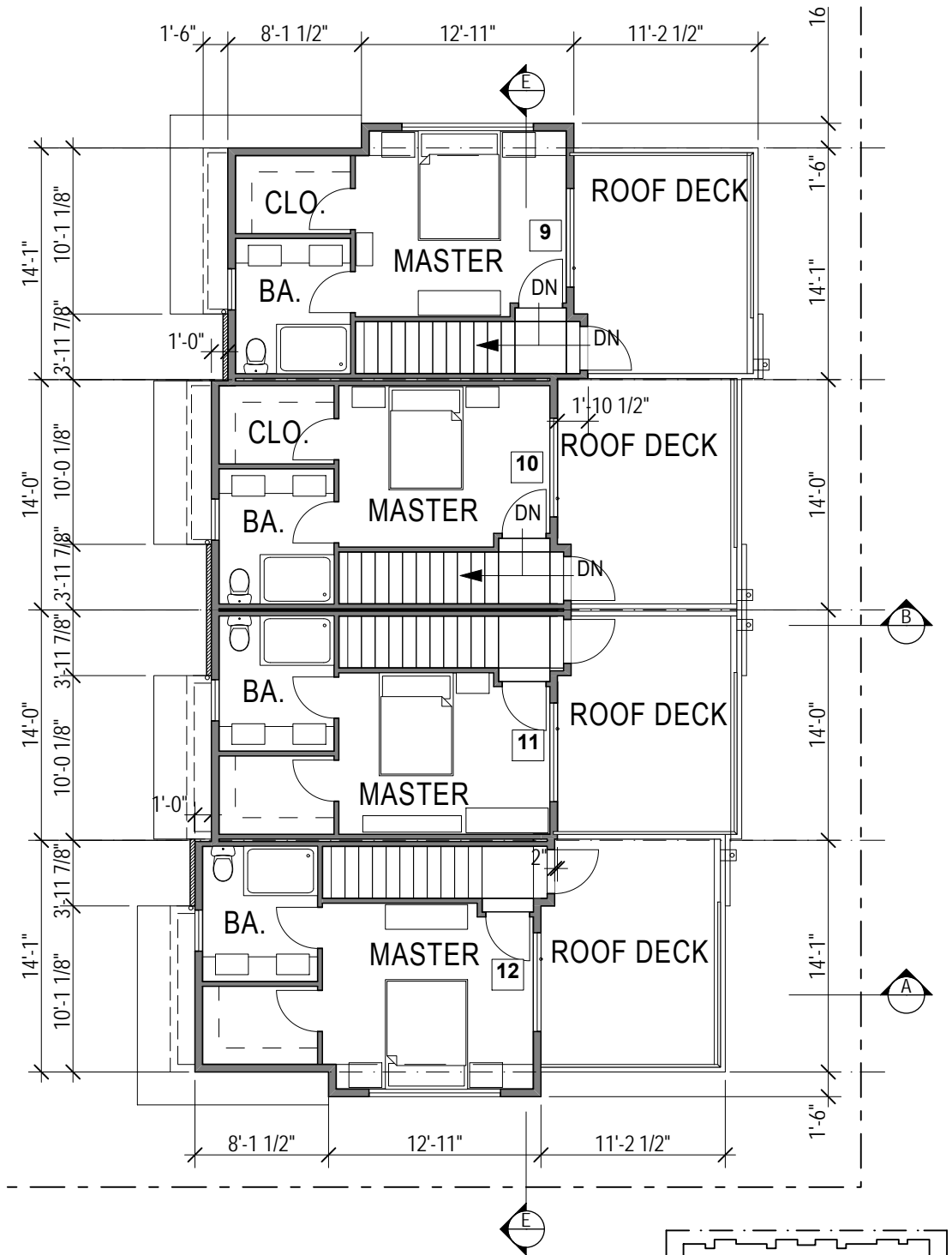
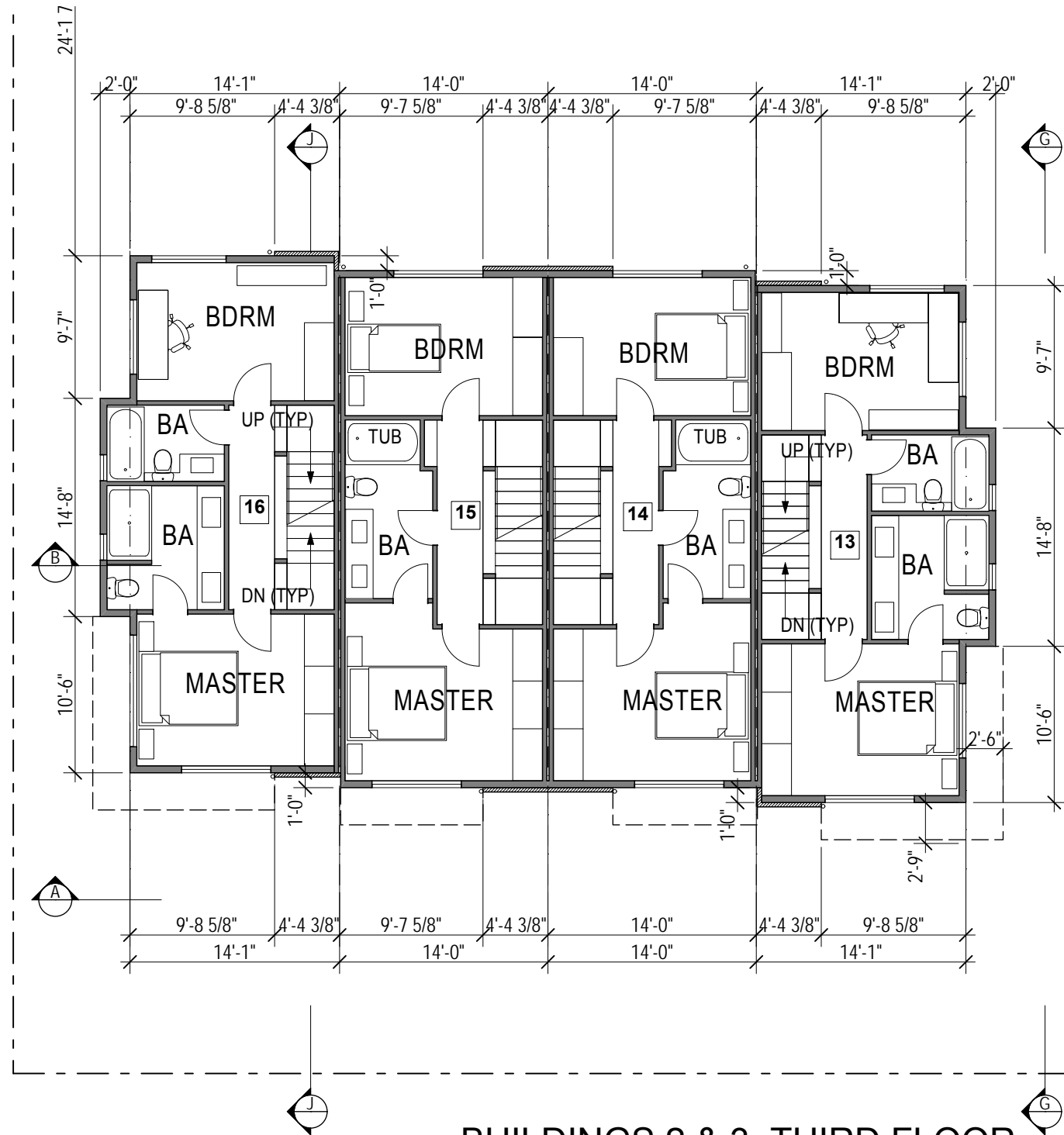




**BUILDINGS 2 & 3, SECOND FLOOR**

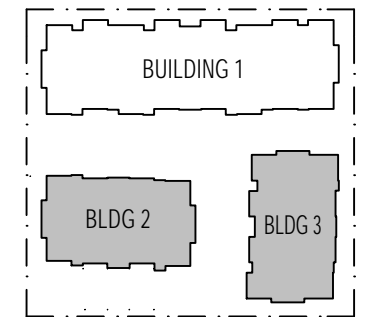
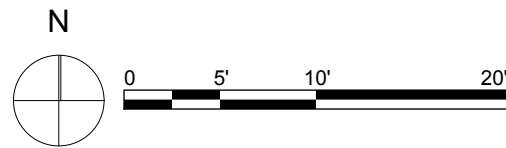
SCALE: 1" = 10'





### BUILDINGS 2 & 3, THIRD FLOOR

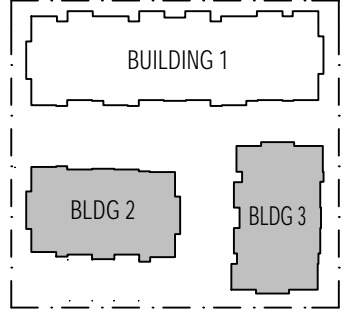
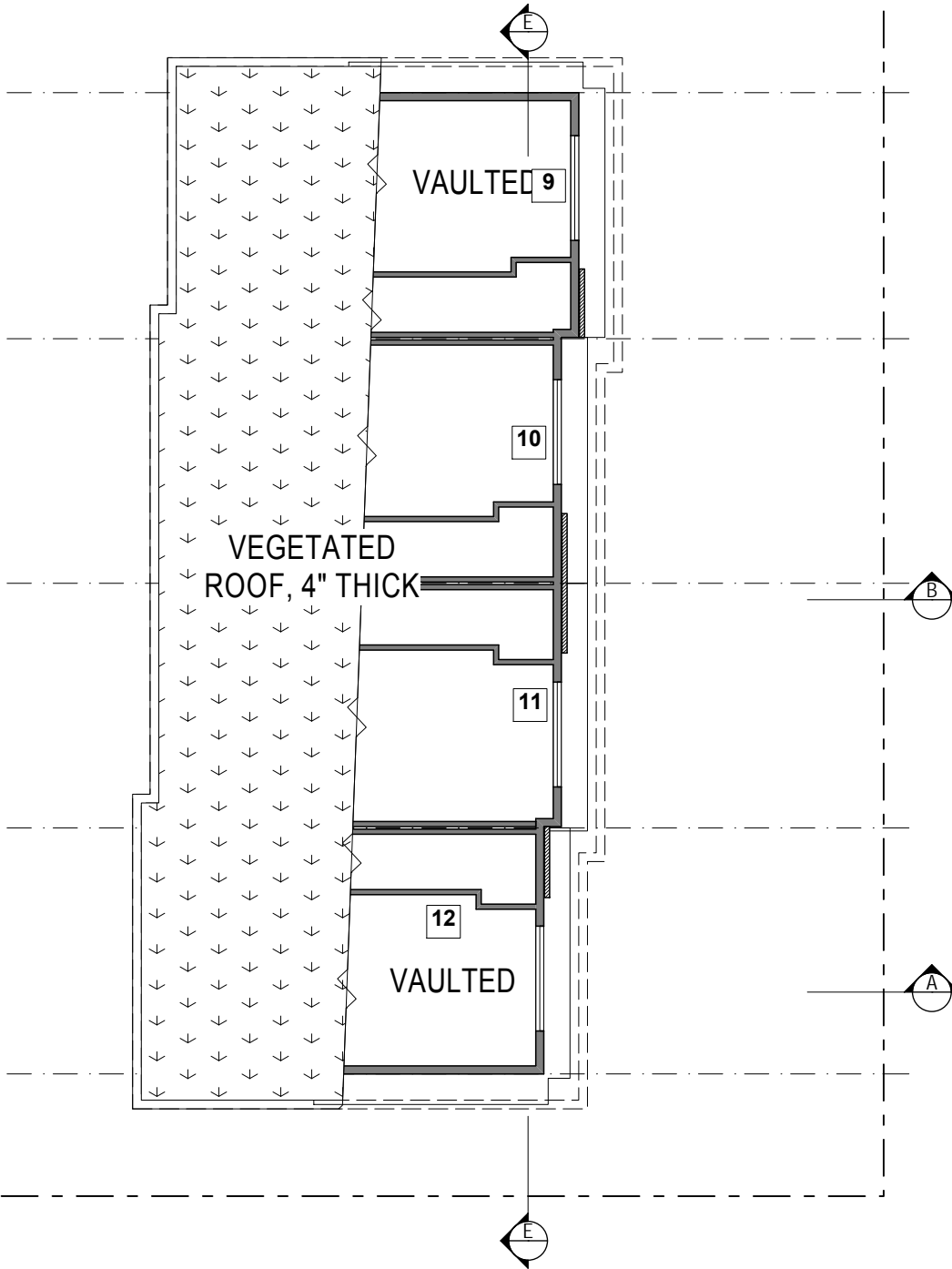
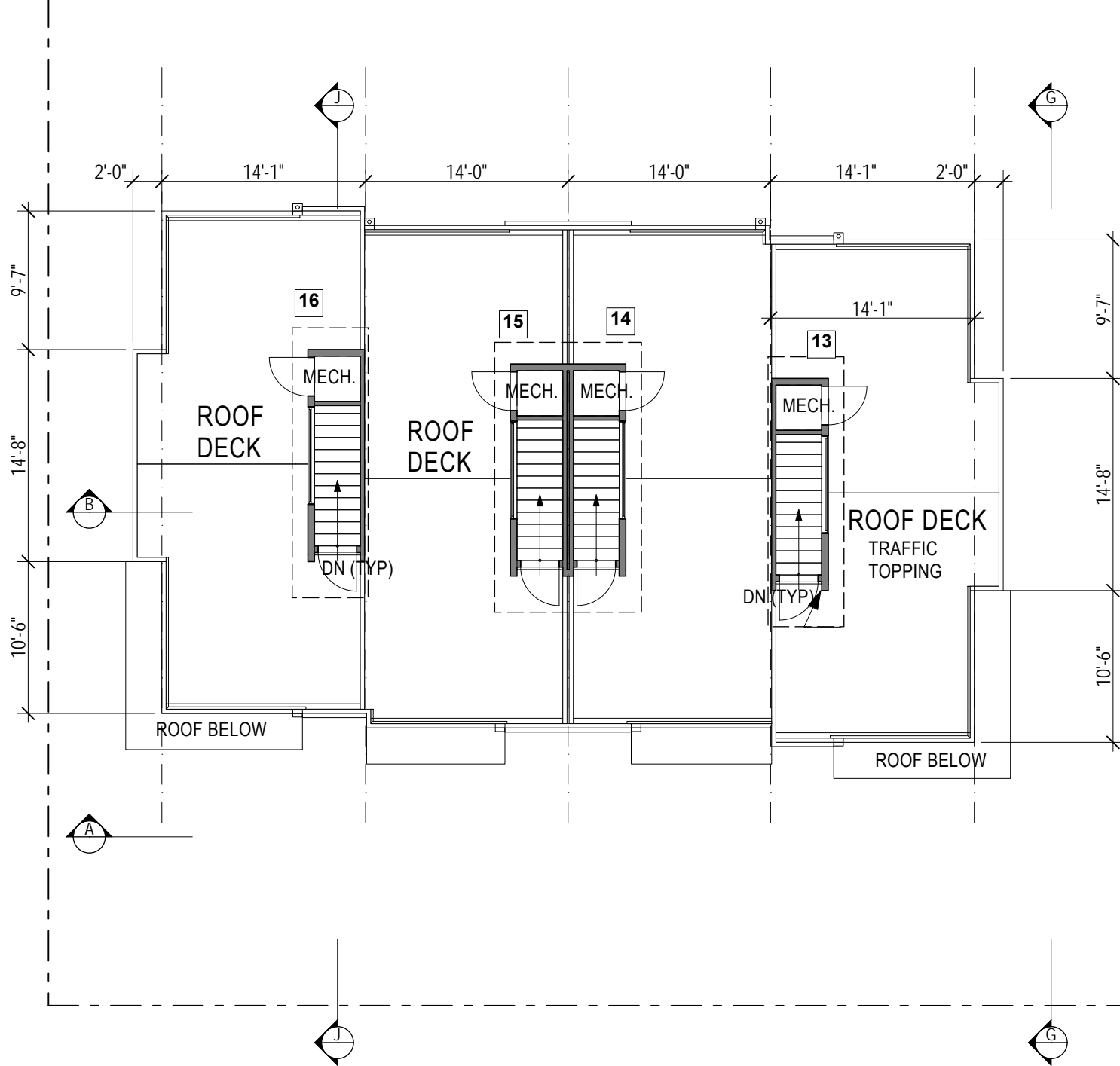
SCALE: 1" = 10'





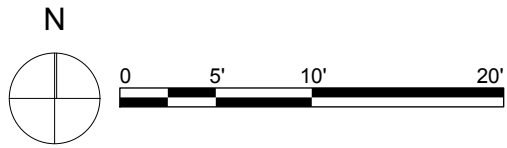
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VANDERVORT  
ARCHITECTS  
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**BUILDINGS 2 & 3, ROOF DECK**

SCALE: 1" = 10'





# Landscape plan and details

## TYPICAL SHRUBS



SYMPHORICARPOS ALBUS/  
SNOWBERRY



JUNIPERUS SQUAMATA/  
'BLUE STAR'/  
BLUE STAR JUNIPER



VACCINIUM OVATUM/  
EVERGREEN HUCKLEBERRY



MAHONIA AQUIFOLIUM  
'COMPACTA'/  
COMPACT ORE. GRAPE



PARTHENOCISSUS  
TRICUSPIDATA/  
BOSTON IVY



CORNUS SERICEA  
'SILVER & GOLD'/  
SILVER & GOLD DOGWOOD



## 3rd & Valley Townhomes - 722 3rd Ave N





### NORTH ELEVATION WITH STREET CONTEXT

SCALE: 1" = 20'



### WEST ELEVATION WITH STREET CONTEXT

SCALE: 1" = 20'

3rd & Valley Townhomes - 722 3rd Ave N





NORTH ELEVATION, BUILDING 1

SCALE: 1" = 10'

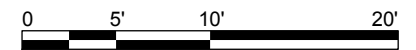


# Color elevations



## WEST ELEVATION, BUILDINGS 1 & 2

SCALE: 1" = 10'

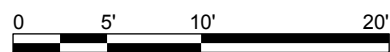


### 3rd & Valley Townhomes - 722 3rd Ave N



SOUTH ELEVATION, BUILDINGS 2 & 3

SCALE: 1" = 10'





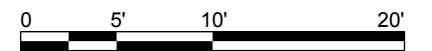
# Color elevations



### EAST ELEVATION, BUILDINGS 1 & 3

SCALE: 1" = 10'

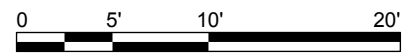
3rd & Valley Townhomes - 722 3rd Ave N





### SOUTH ELEVATION, BUILDING 1

SCALE: 1" = 10'





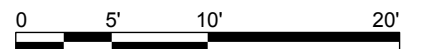
# Color elevations



## NORTH ELEVATION, BUILDINGS 2 & 3

SCALE: 1" = 10'

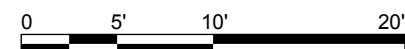
3rd & Valley Townhomes - 722 3rd Ave N





EAST ELEVATION, BUILDING 2

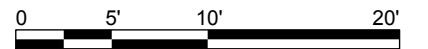
SCALE: 1" = 10'





WEST ELEVATION, BUILDING 3

SCALE: 1" = 10'





Material and color palette board



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A R C H I T E C T S  
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GUARDRAIL IMAGES AND COLOR EXAMPLE

GREEN FEATHERS 'CAS-CADIA' MIX



PAINTED ROOF EDGE  
COLOR: DARK BRONZE



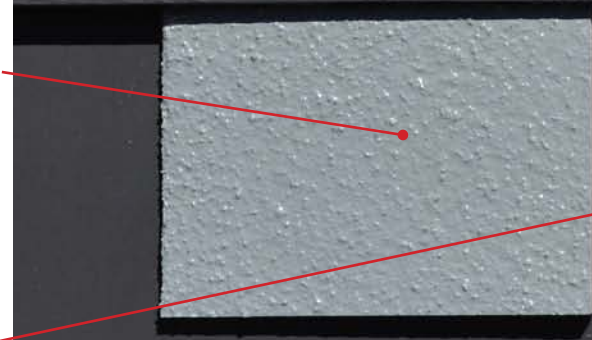
GROUND FACE CMU  
COLOR: 'NATURAL'



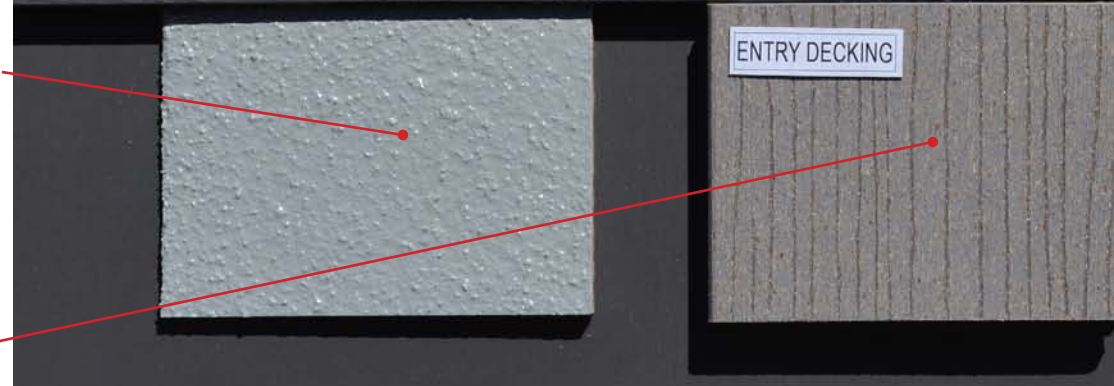
TEXADA PEDESTAL  
PAVER, 24" SQ.  
COLOR: 'NATURAL'



TUFFLEX TRAFFIC  
TOPPING (ROOF DECKS)  
COLOR: 'SIDEWALK GREY'



TIMBERTECH  
TWIN FINISH PLANK  
COLOR: 'GREY'



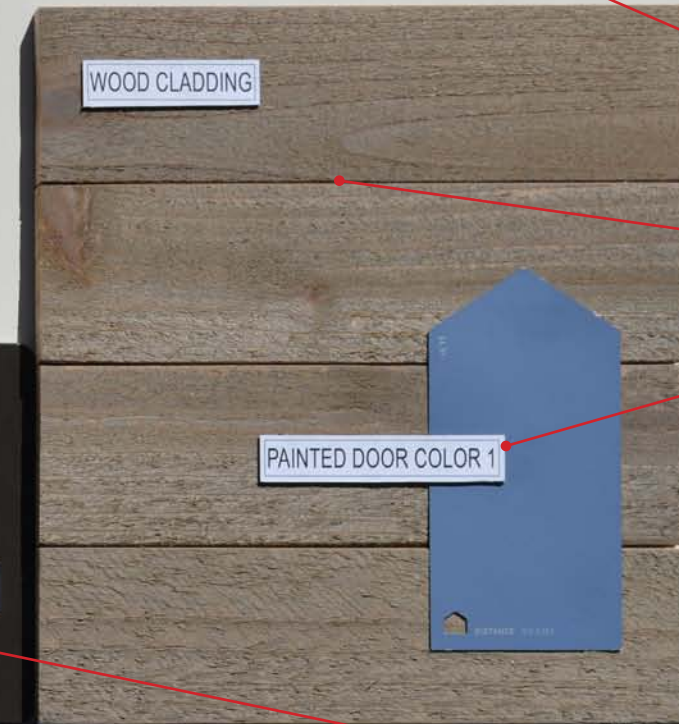
WINDOW FRAME & TRIM COLOR

PANEL 1

PANEL 2

ROOF OVERHANG  
COLOR

WOOD CLADDING



PANEL 1  
COLOR: 'BIRCH BARK'  
CA 010 (RODDA)

WOOD STAIN  
CABOT'S COLOR:  
'PEWTER GRAY'

DOOR COLOR:  
'DISTANCE' BY  
SHERWIN WILLIAMS

PLY-GEM VINYL WINDOW  
EXTERIOR COLOR:  
'BRONZE'

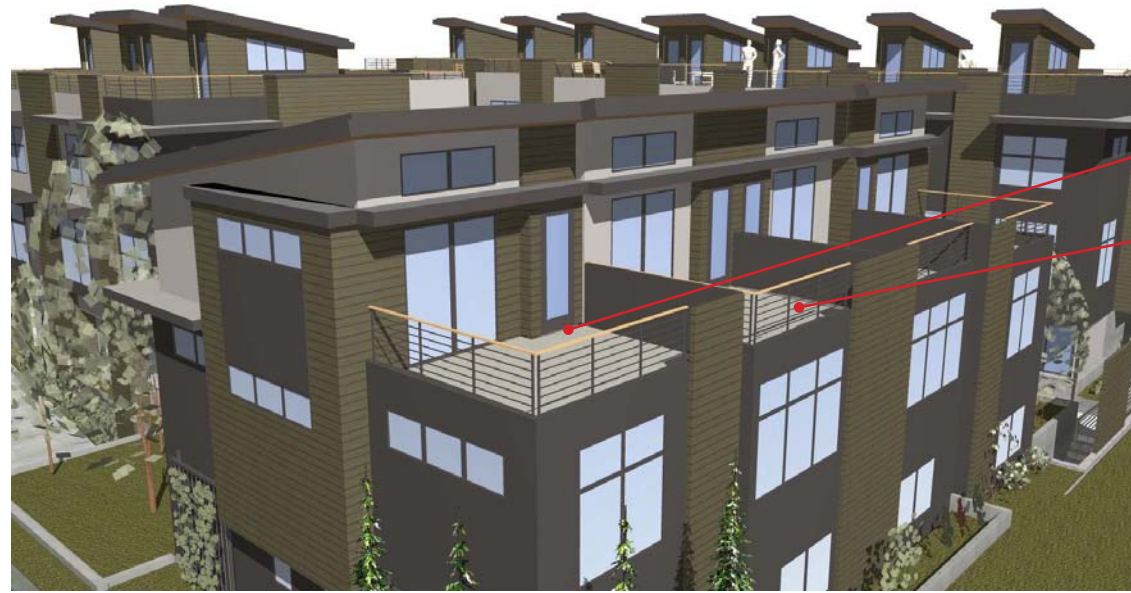
PANEL 2  
COLOR: 'STORM'  
CA 211 (RODDA)

UNDERSIDE OF ROOF  
PENTHOUSES TO BE SAME COLOR  
AS PANEL 2

3rd & Valley Townhomes - 722 3rd Ave N



Color renderings and details



ROOF DECK AMENITY AREAS, BUILDING 3



ROOF DECK AMENITY AREAS, BUILDINGS 1 & 2

ENTRIES VISIBLE FROM 3RD AVE

HORIZONTAL BAR RAILINGS AT ENTRY TRELLIS

TRAFFIC TOPPING ROOFDECK

CABLE RAILINGS

PROJECTING OVERHANGS

PATIO DOORS

PEDESTAL PAVERS

RAISED PLANTERS

GREEN ROOF

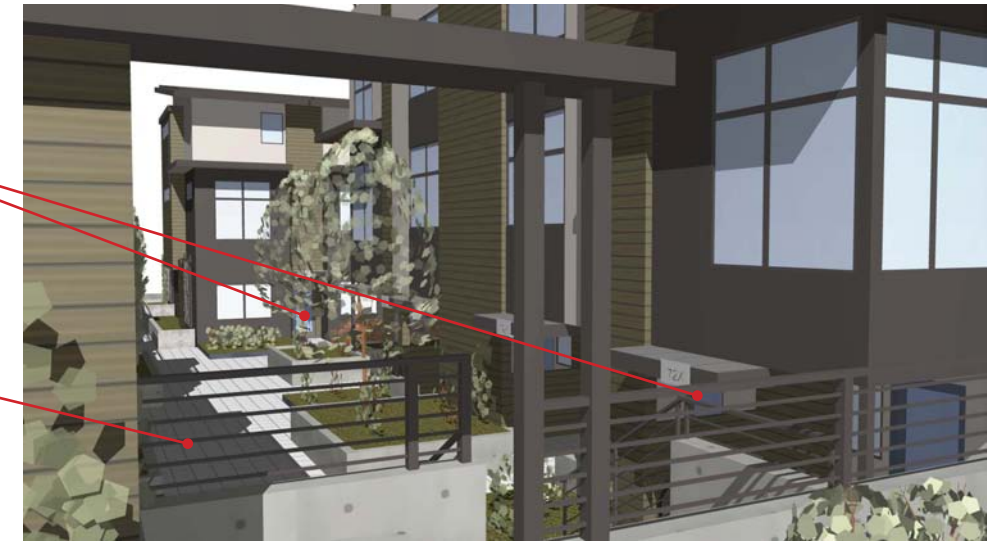
DOOR TO ROOF DECK

TRAFFIC TOPPING ROOFDECK

METAL ROOF OVERHANG, DARK BRONZE COLOR

METAL ROOF, DARK BRONZE COLOR

SCREENED WASTE ENCLOSURE W/ SLIDING DOORS



VIEW THROUGH TRELLIS FROM 3RD AVE



VIEW OF COURTYARD FROM 3RD AVE



PATIO / STORAGE AT BUILDING 1



WASTE ENCLOSURE EXAMPLE



VIEW FROM NE (ON VALLEY)



VIEW OF DRIVEWAY & PED. WALK

GARAGE DOOR W/ PERF. PANEL  
WALK DOOR: SOLID METAL

(4) 8"x16"x36" (H) BOLLARDS

VEGETATED WALL

DRIVEWAY (CONCRETE)

WALKING SURFACE  
(CONCRETE)



PROPOSED BOLLARD COLOR  
(WEATHERSTONE GRAY)

## Color renderings



BOLLARD SPEC: WAUSAU TF6004



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A R C H I T E C T S  
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VIEW AT ENTRY TRELIS (3RD AVE)



VIEW FROM CORNER OF 3RD AVE AND VALLEY

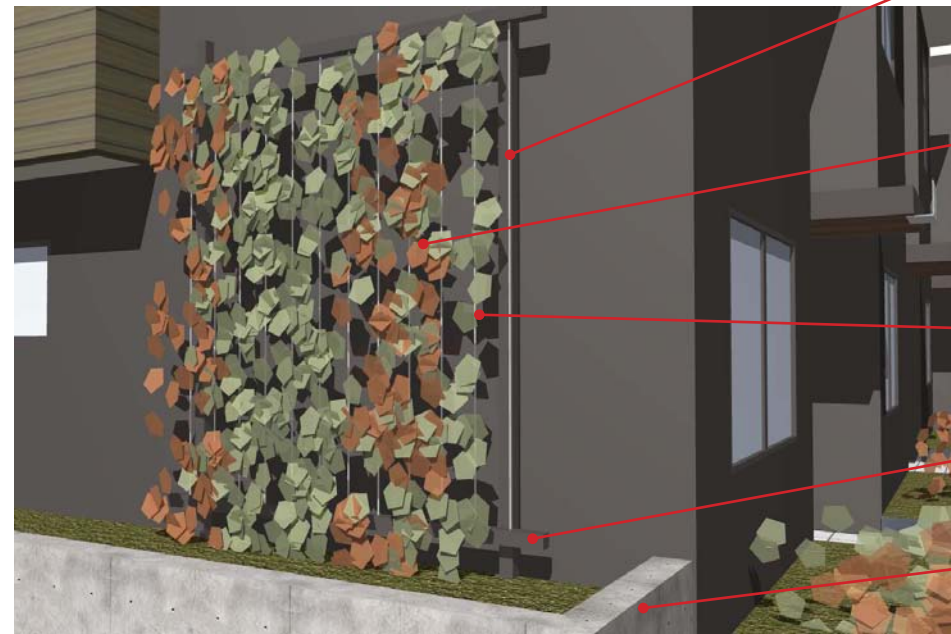
3rd & Valley Townhomes - 722 3rd Ave N



VIEW FROM SW (ON VALLEY)



# Color renderings - details



GREEN SCREEN, NORTH SIDE OF BLDG. 3

2" SQ. STEEL MOUNTING RAIL, PAINTED

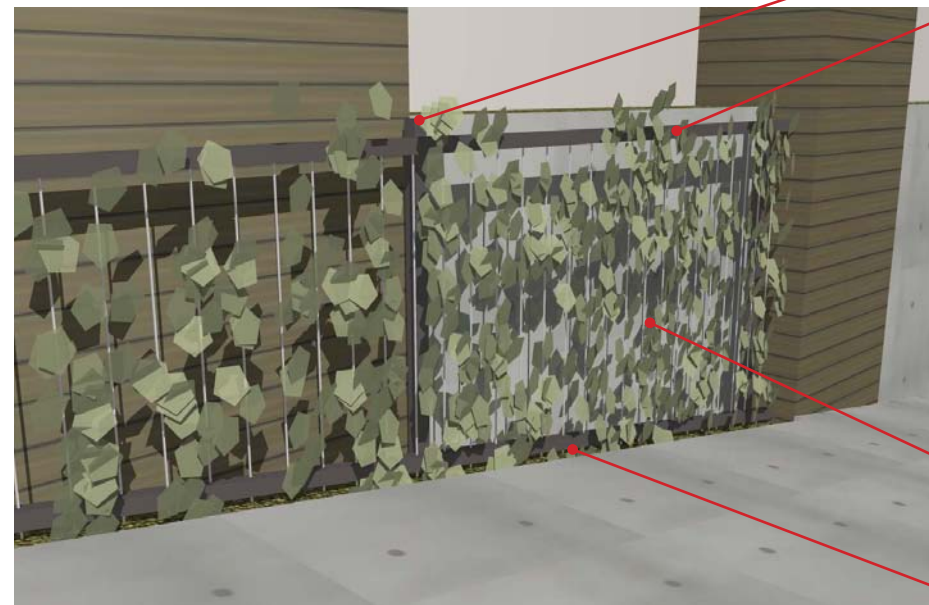


BOSTON IVY

STAINLESS STEEL CABLE, SET VERTICALLY BETWEEN HORIZONTAL RAILS, 6" O.C.

2" SQ. HORIZONTAL RAIL, TOP AND BOTTOM, PAINTED

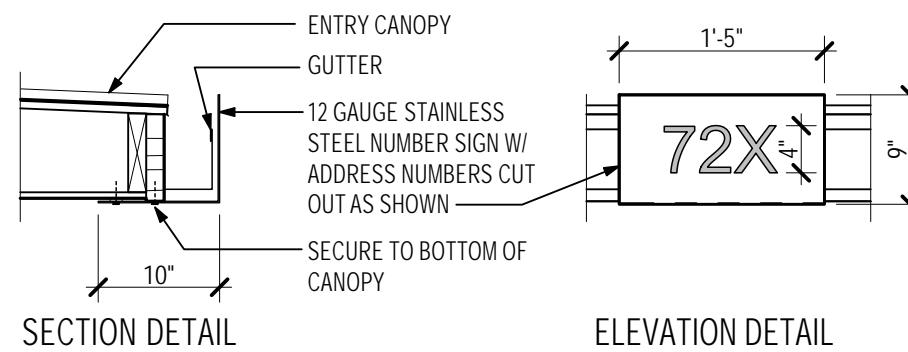
RAISED PLANTER



GREEN SCREEN, AT DRIVEWAY RAMP

2" SQ. STEEL MOUNTING RAIL, PAINTED

2" SQ. HORIZONTAL RAIL, TOP AND BOTTOM, PAINTED



ENTRY SIGNAGE DETAIL

STAINLESS STEEL CABLE, SET VERTICALLY BETWEEN HORIZONTAL RAILS, 6" O.C.

2" SQ. SLOPED RAIL, TOP AND BOTTOM, PAINTED

ENTRY CANOPY:

- 2x8 PAINTED WOOD FASCIA
- STAINED WOOD SOFFIT UNDERNEATH

DWELLING ENTRY SIGN: STAINLESS STEEL PLATE W/ CUT-OUT ADDRESS NUMBERS. PLATE BENDS UNDER AND MOUNTS TO BOTTOM OF CANOPY

ENTRY DOOR (PAINTED)

WOOD DECK

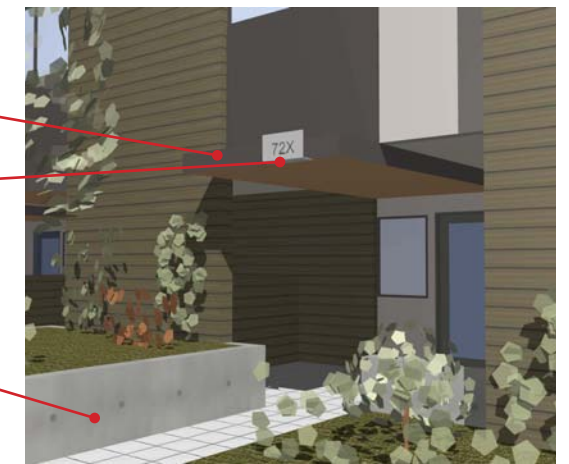


BUILDING 1

ENTRY CANOPY:

DWELLING ENTRY SIGN

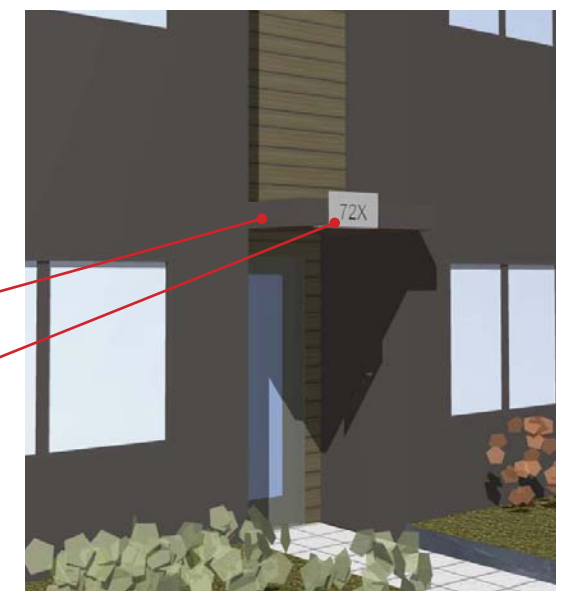
RAISED CONCRETE PLANTER BED



BUILDING 2

ENTRY CANOPY:

DWELLING ENTRY SIGN



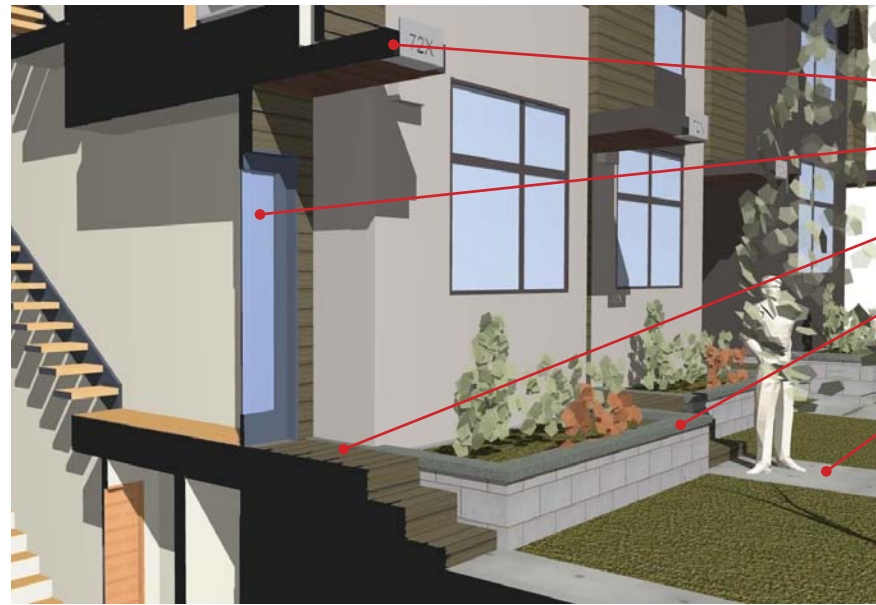
BUILDING 3

Color renderings - sections



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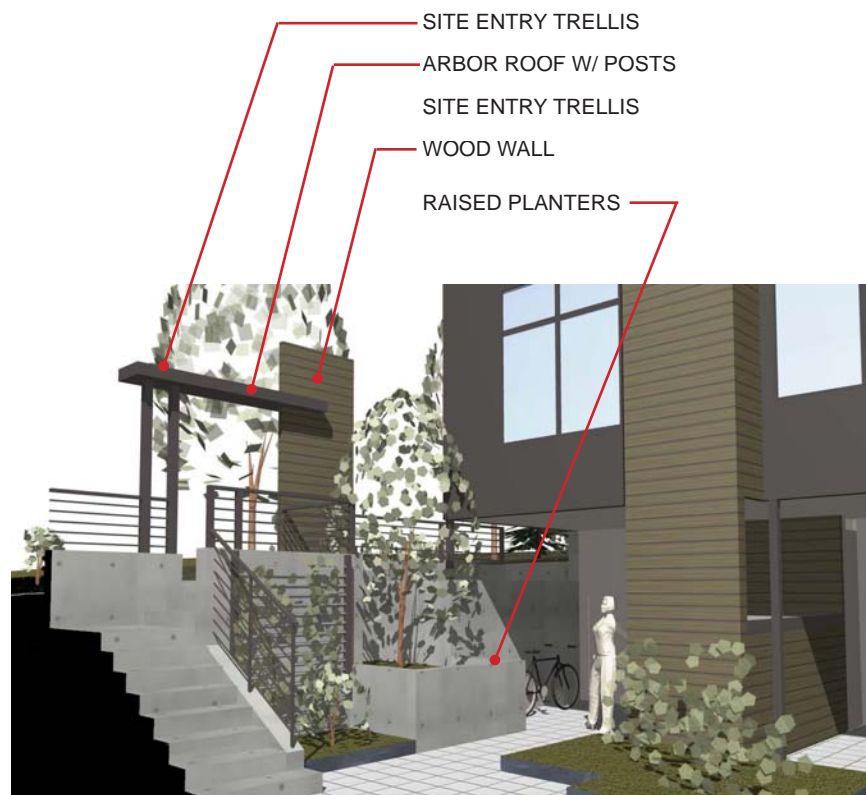
- ENTRY CANOPY
- ENTRY DOOR (PAINTED)
- WOOD ENTRY DECK
- BIORETENTION PLANTER W/  
PRECAST CONCRETE CAP
- PERVIOUS PAVER ENTRY WALK

SECTION THRU ENTRY ON VALLEY ST.



ENTRIES ARE VISIBLE FROM  
COURTYARD AND STREET

SITE SECTION (SHOWING ENTRIES TO BUILDINGS 2&3)



- SITE ENTRY TRELLIS
- ARBOR ROOF W/ POSTS
- SITE ENTRY TRELLIS
- WOOD WALL
- RAISED PLANTERS

ENTRY STAIR FROM 3RD



SITE SECTION (THRU UNITS 3 & 14)



EXTERIOR LIGHTING SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER / HOUSING	TRIM	LAMP	REMARKS	WATTS	# OF FIXTURES	TOTAL WATTS
P	PATH LIGHT	KICHLER / MODERN LED PATH LIGHT - MODEL P641845	BRONZE FINISH	(1) 4W LED LAMP	DOWNLIGHT ONLY WITH REMOTE PHOTOCELL	4	27	108
R	EXT. DOWNLIGHT	JUNO IC22LEDG2	27C-WH	14W LED	TO PHOTOCELL	14	24	336
S	STEP LIGHT	BK LIGHTING / STEP STAR BKSSL	ALUM FINISH	8W LED DRIVER	WALL MOUNTED STEP LIGHTS	8	14	112
Z	LANDSCAPE UPLIGHT	RAB / LFLED5A	BRONZE FINISH	LED 5 WATTS	LED LIGHTING, TO PHOTOCELL	5	8	40
							TOTAL:	668



LED Modern Path Light  
by Kichler  
Finish: Dark Bronze



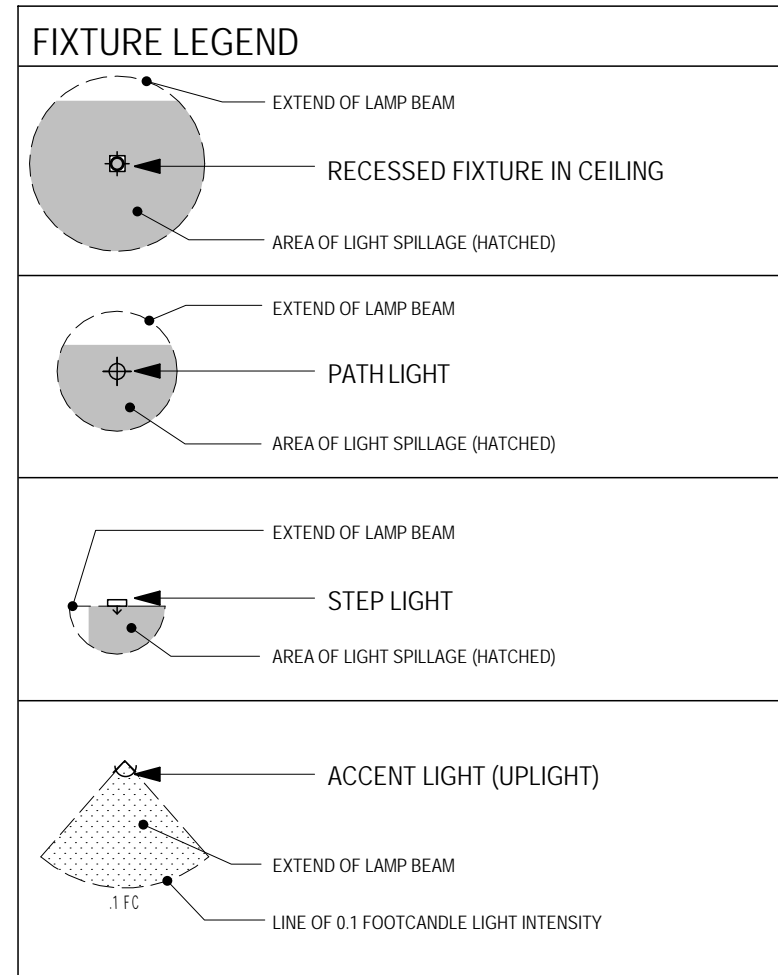
LED Recessed Light  
by Juno  
Trim: Clr. alzack



LED Accent light  
by RAB  
Finish: Dark Bronze



LED Step light  
by BKLighting  
Finish: Anodized Alum.



**EXTERIOR ELECTRICAL LAYOUT PLAN**

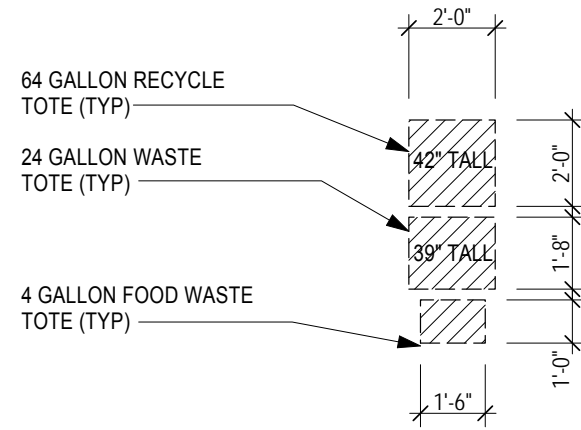
SCALE: 1/16" = 1'-0"



3rd & Valley Townhomes - 722 3rd Ave N



# Waste Container Storage and Staging



**NOTES:**

- ONE OF EACH SIZE/TYPE CONTAINER PER DWELLING UNIT
- UNITS 1 THRU 8 STORED AT FIRST FLOOR (AMENITY AREA) LEVEL
- UNITS 9 THRU 16 STORED IN GARAGES

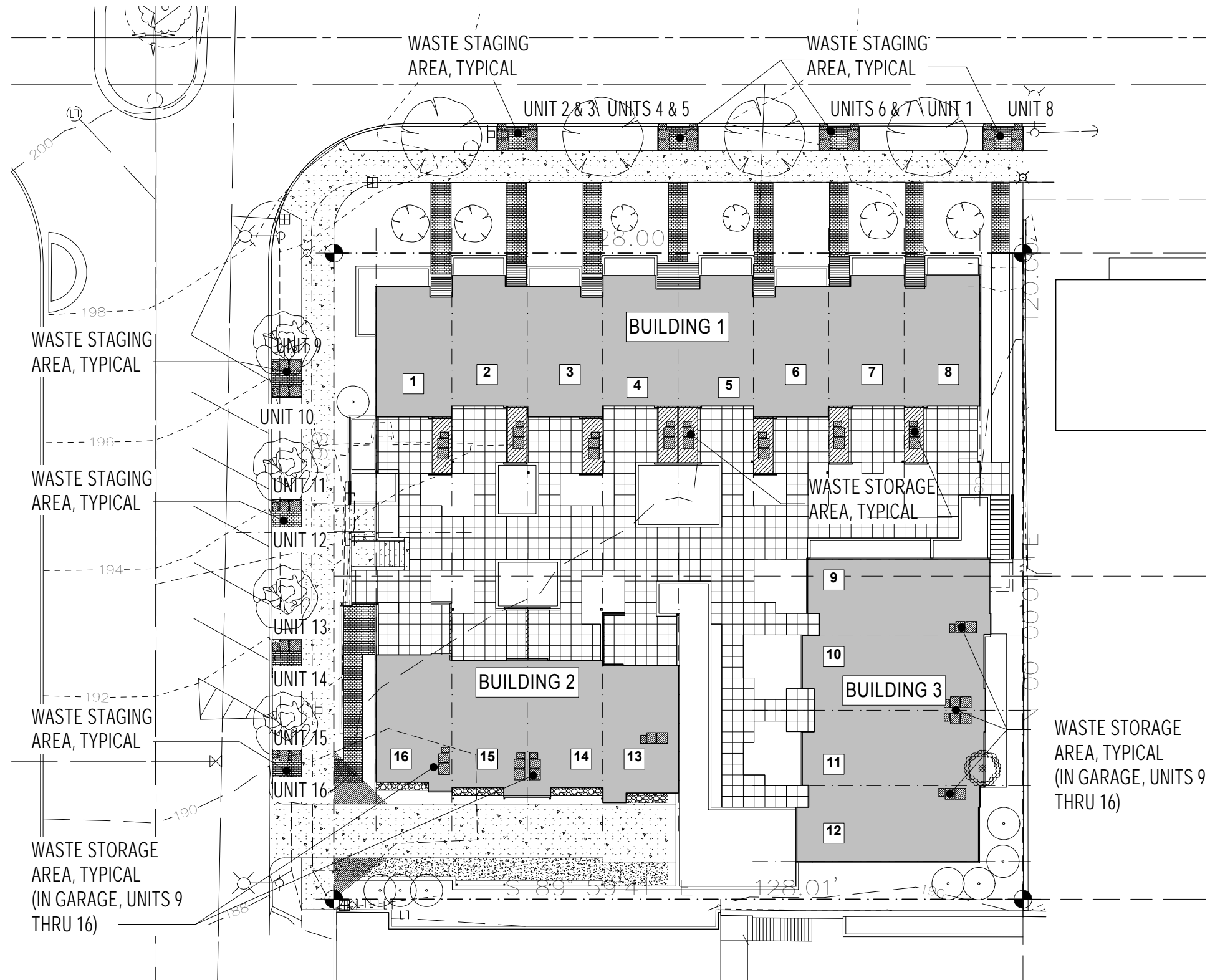
**SOLID WASTE CODE COMPLIANCE NOTES:**

SMC 23.54.040 G:

1. DIRECT ACCESS IS PROVIDED FROM THE STREET TO THE CONTAINERS, SEE PLAN ABOVE.
2. PICK-UP LOCATION FOR 6 OF THE DWELLINGS ARE WITHIN 50' OF CURBCUT ON 3RD AVE N. PICKUP LOCATIONS FOR THE REMAINDER ARE DESIGNATED IN THE PLANTING STRIP AS SHOWN. ALL CONTAINERS ARE STAGED OUTSIDE OF THE SIDEWALK AND ALLOW MOVEMENT IN ALL SIDEWALKS AND RIGHTS-OF-WAY.
3. LANDSCAPING FOR STAGING AREA IN PLANTING STRIP TO BE PERVIOUS PAVEMENT AS SHOWN ON SITE PLAN AND LANDSCAPE PLANS.

SMC 23.54.040 H:

PICKUP CONTAINER SIZE, STORAGE AND STAGING LOCATIONS HAVE BEEN COORDINATED WITH LIZ KAIN OF SPU. SEE CONTAINER SIZE SPECIFICATIONS AT LEFT.

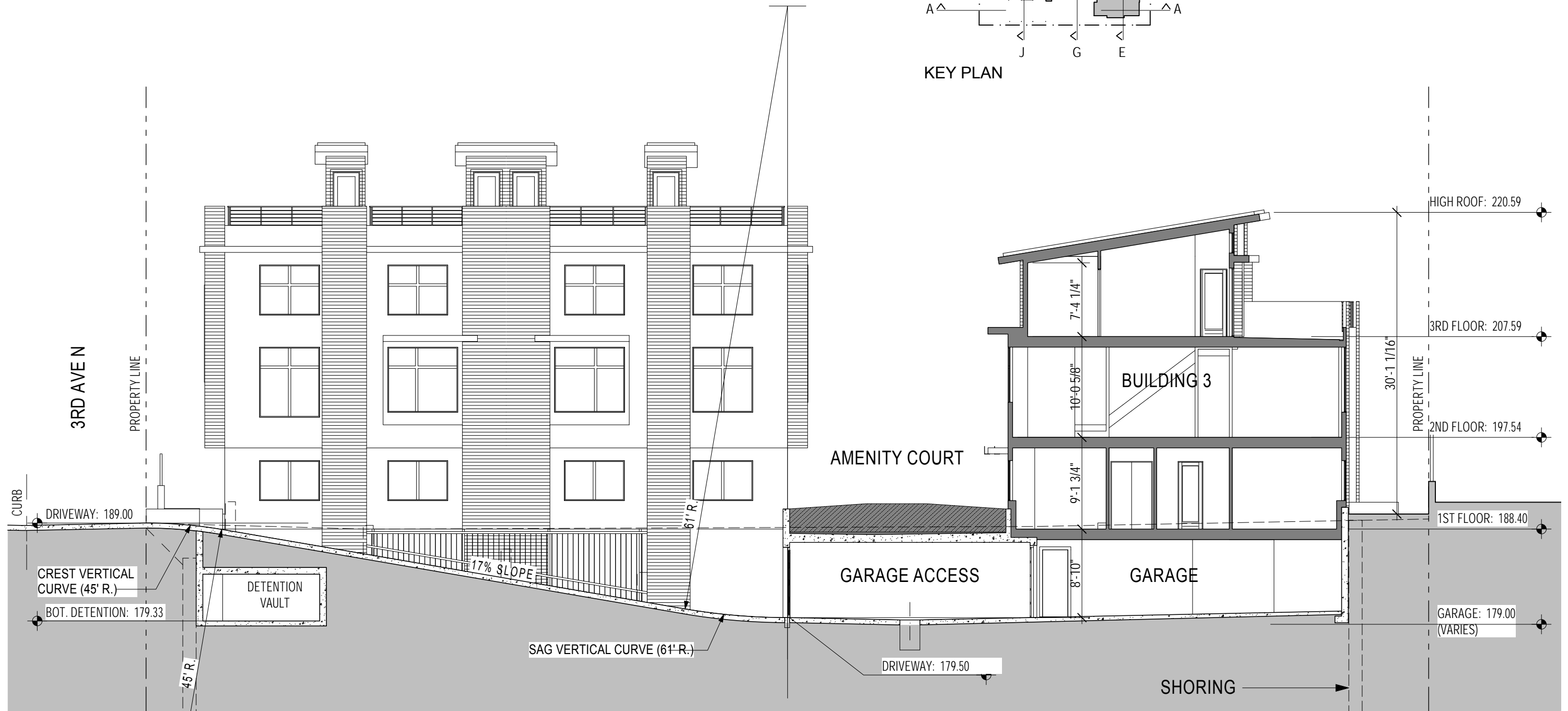
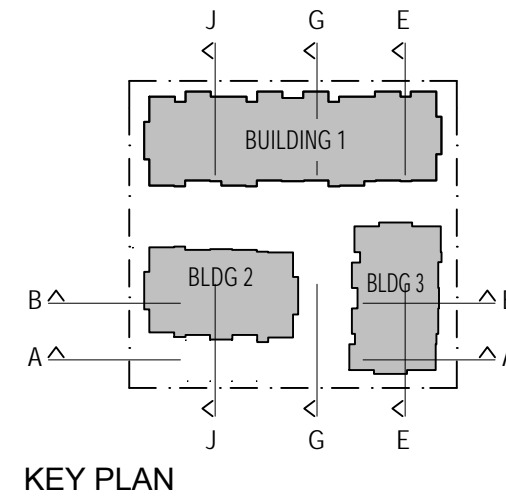


**WASTE CONTAINER NOTES**

**WASTE CONTAINER STORAGE AND STAGING PLAN**

SCALE: 1" = 20'





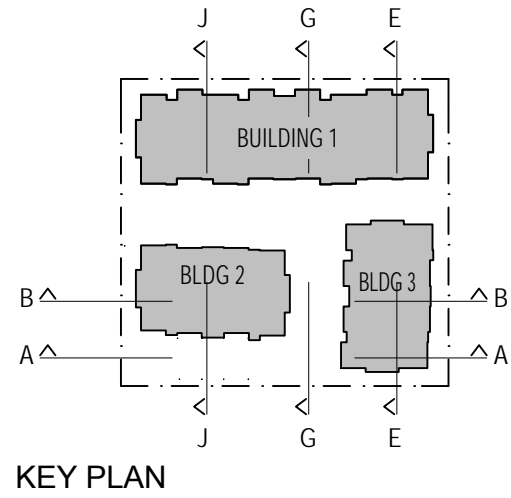
**BUILDING SECTION A**

SCALE: 1" = 10'

3rd & Valley Townhomes - 722 3rd Ave N

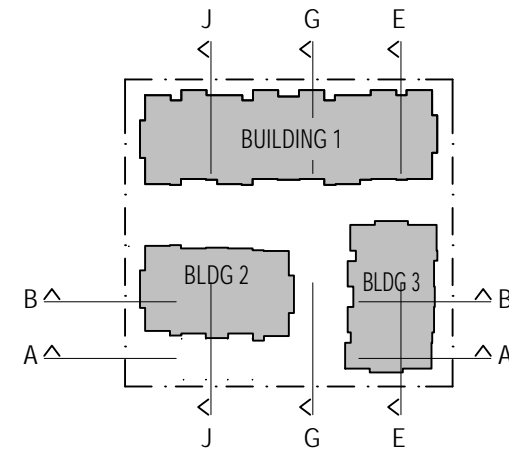


# Site Sections

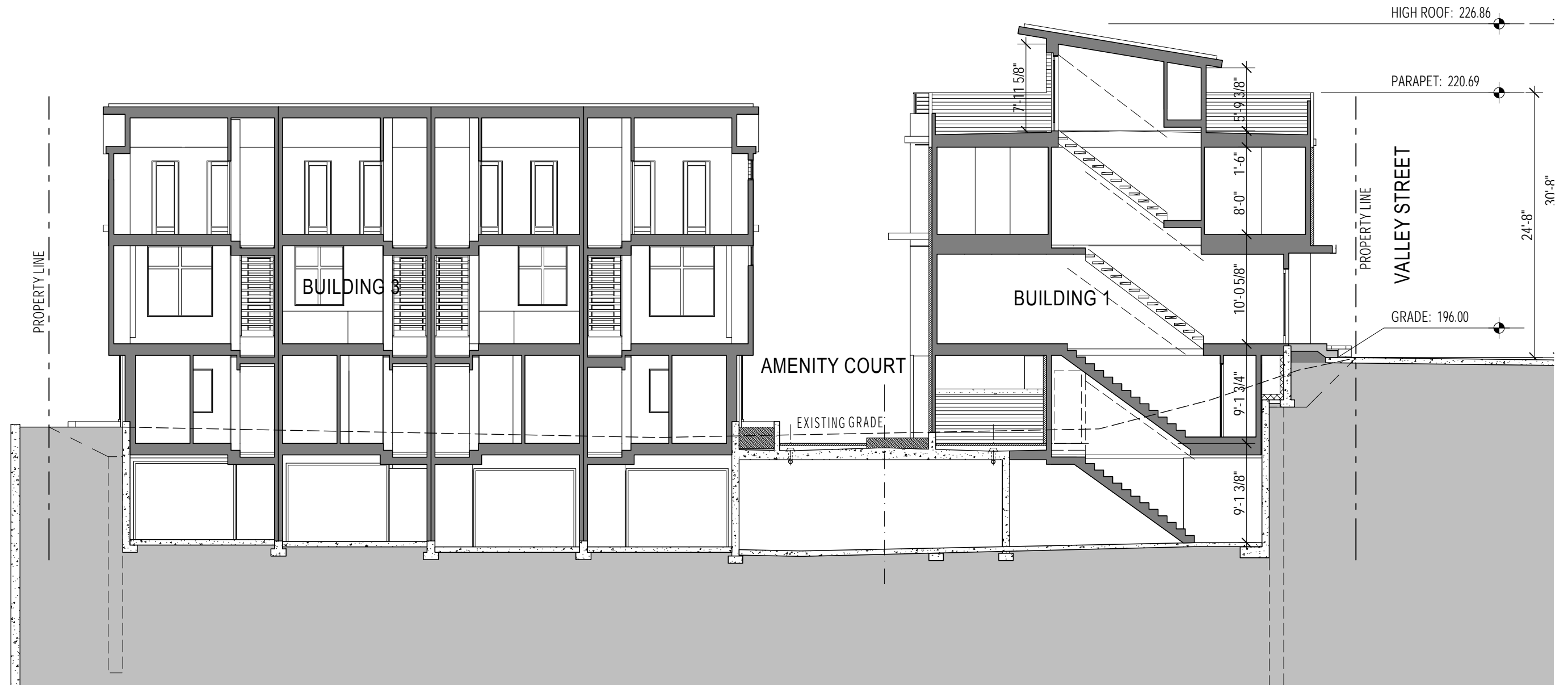


## BUILDING SECTION B

3rd & Valley Townhomes - 722 3rd Ave N



KEY PLAN



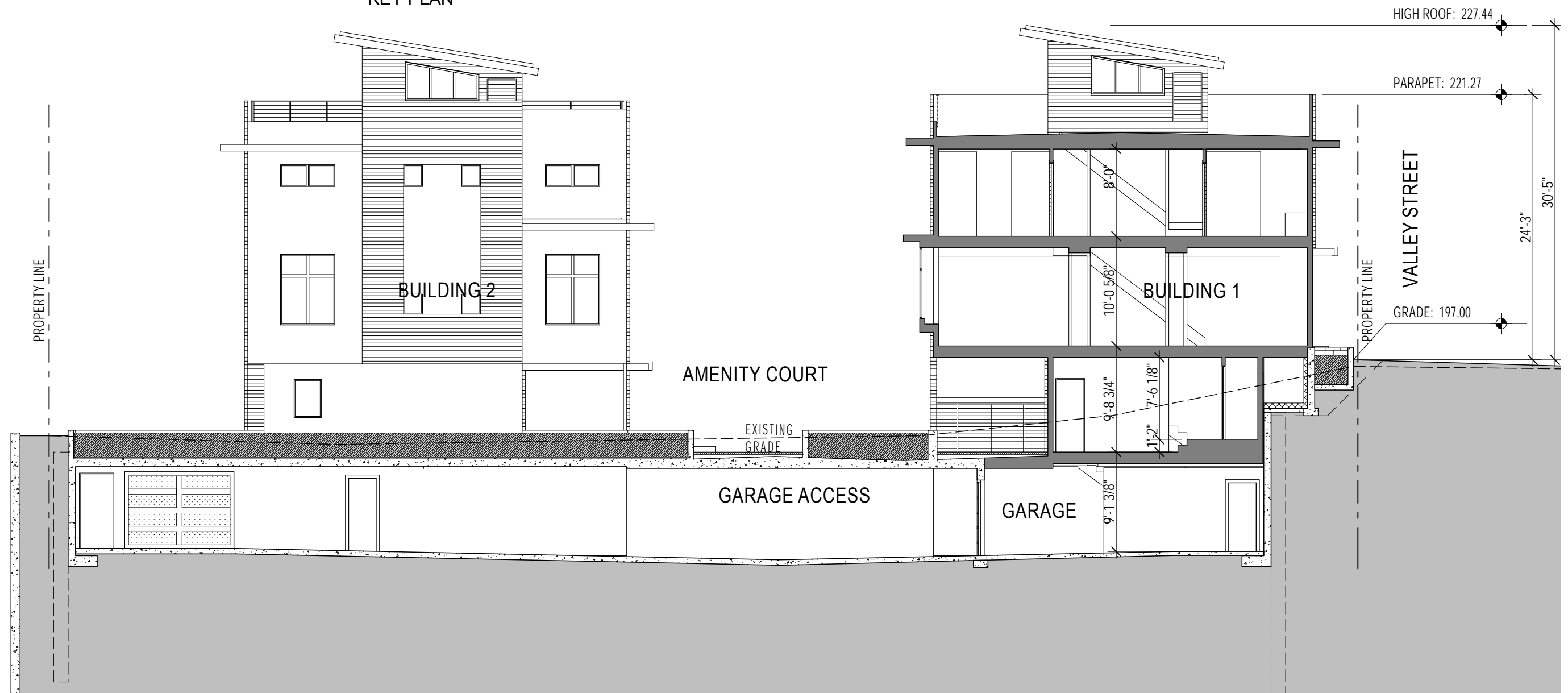
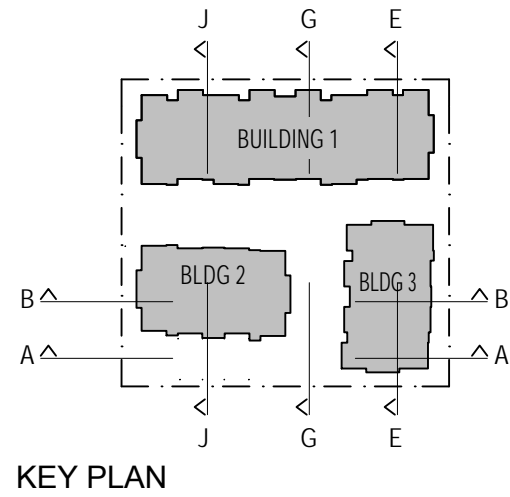
BUILDING SECTION E

SCALE: 1" = 10'

3rd & Valley Townhomes - 722 3rd Ave N

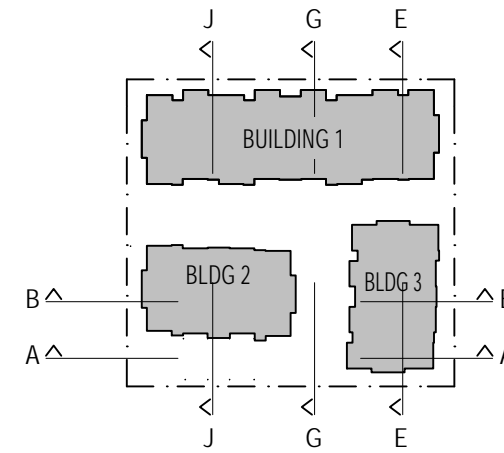


# Site Sections

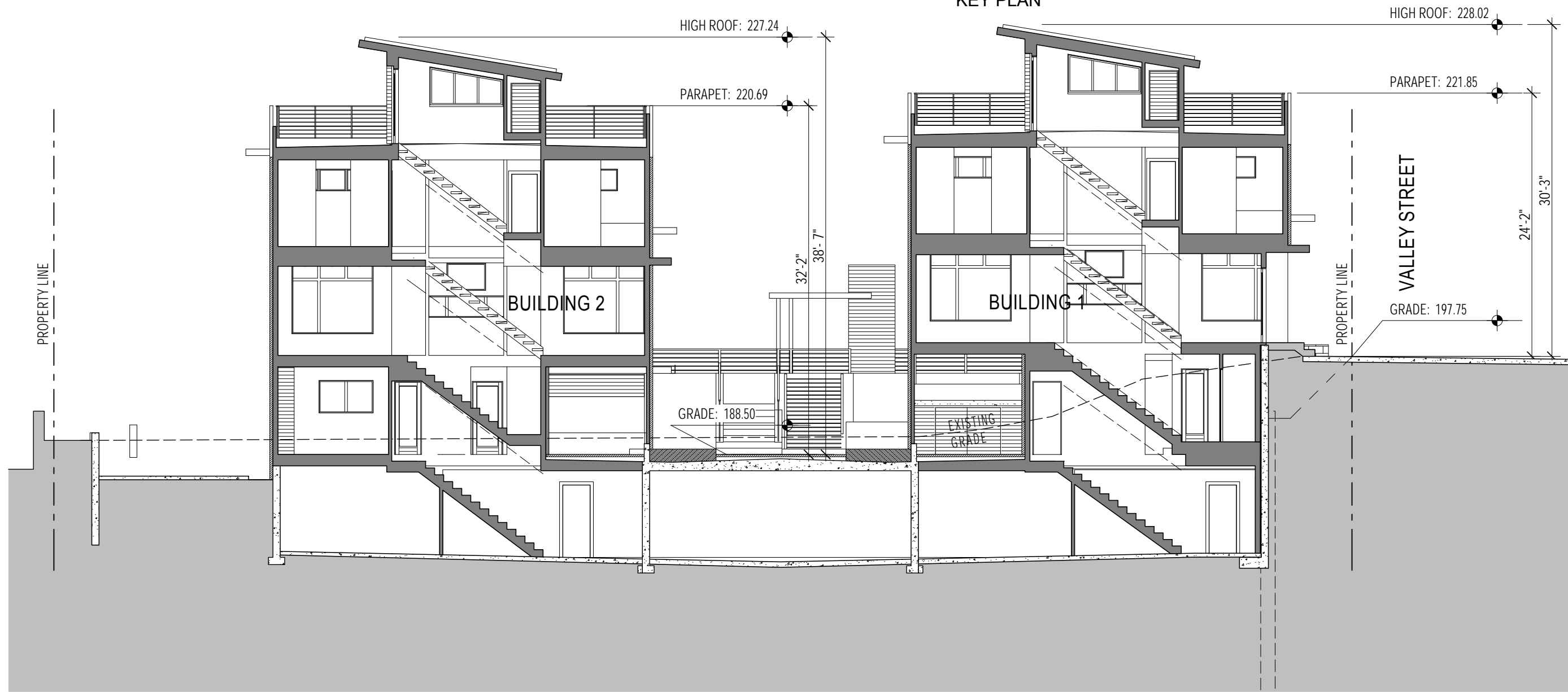


## BUILDING SECTION G

3rd & Valley Townhomes - 722 3rd Ave N



KEY PLAN



BUILDING SECTION J

SCALE: 1" = 10'

3rd & Valley Townhomes - 722 3rd Ave N



**CODE DEPARTURES CHART:**

I. FRONT SETBACK (SMC TABLE A FOR 23.45.518)

DEPARTURE DESCRIPTION	CODE REQUIREMENT	PROPOSED SETBACK	REASON FOR REQUEST
TO ALLOW BUILDING 1 TO PROJECT INTO THE REQUIRED <b>FRONT SETBACK</b> .	7' AVG., 5' MIN.	4.92' AVG., 4.2' MIN.	TO MATCH MORE CLOSELY WITH ESTABLISHED STREET FRONTAGE ALONG VALLEY STREET (SEE 721 NOB HILL AVE N).

II. PROJECTIONS PERMITTED INTO SETBACK. (SMC 23.45.518.H.1)

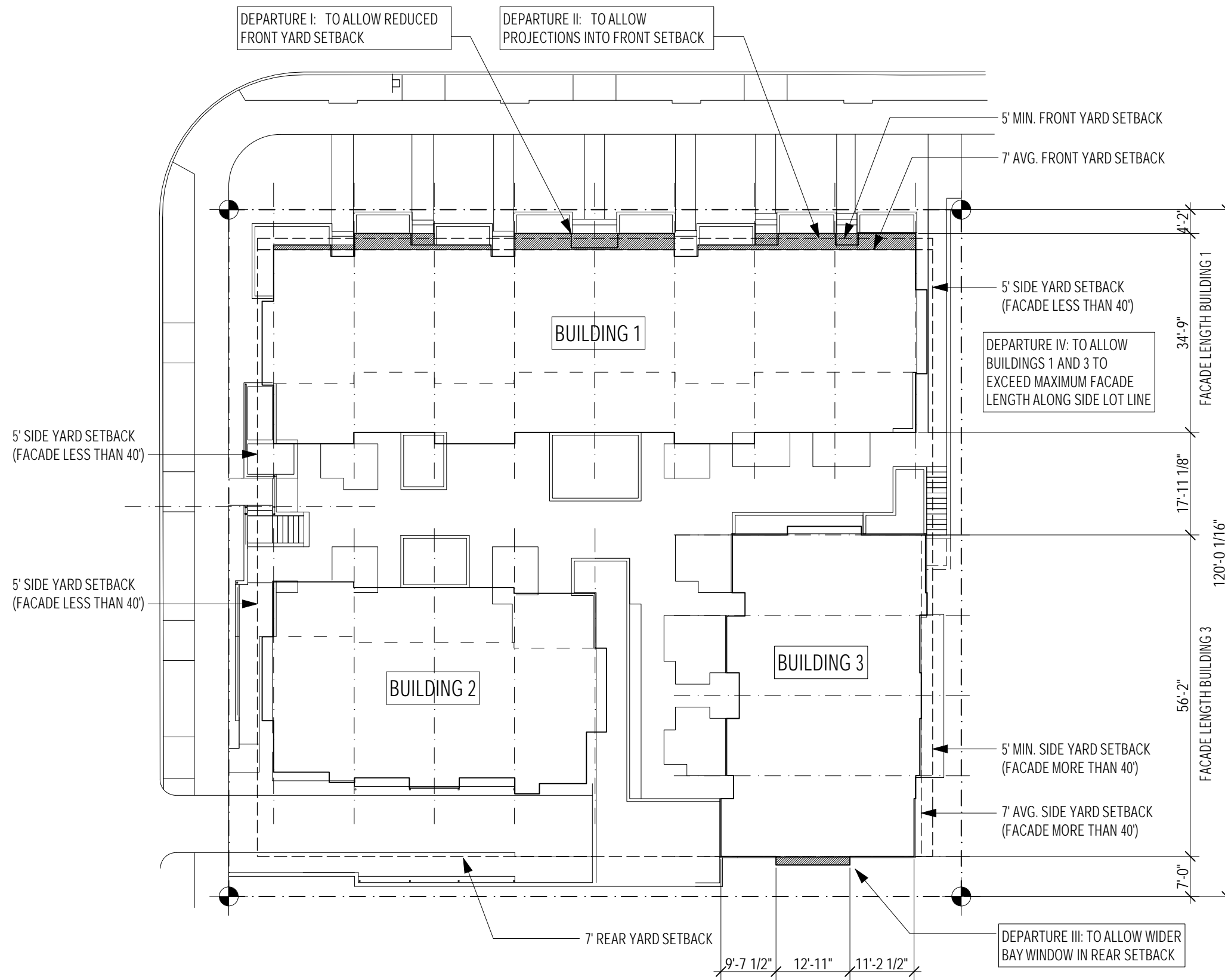
DEPARTURE DESCRIPTION	CODE REQUIREMENT	PROPOSED MODIFICATION	REASON FOR REQUEST
TO ALLOW PROJECTIONS ON BUILDING 1 (CORNICES, EAVES, GUTTERS, ROOFS AND OTHER FORMS OF WEATHER PROTECTION) TO PROJECT FURTHER THAN PERMITTED INTO THE <b>FRONT SETBACK</b> .	4' PROJECTION, NO CLOSER THAN 3' TO P.L.	2'-6" PROJECTION, NO CLOSER THAN 1'-8" TO P.L.	TO PROVIDE DEPTH TO FACADE AND MATCH MORE CLOSELY W/STREET FRONTAGE PREVIOUSLY ESTABLISHED (SEE ABOVE).

III. BAYS INTO SETBACK. (SMC 23.45.518.H.3)

DEPARTURE DESCRIPTION	CODE REQUIREMENT	PROPOSED DEPARTURE	REASON FOR REQUEST
TO ALLOW A BAY WINDOW ON BUILDING 3 TO BE WIDER THAN PERMITTED WITHIN THE <b>REAR SETBACK</b> .	BAYS ALLOWED IF: b. NO MORE THAN 10' WIDE	BAY WINDOW 13' WIDE	MAINTAINS ARCHITECTURAL CONSISTENCY THROUGHOUT PROJECT, CREATES MORE INTERESTING SOUTH FACADE

IV. FACADE LENGTH. (SMC 23.45.527.B.1)

DEPARTURE DESCRIPTION	CODE REQUIREMENT	PROPOSED MODIFICATION	REASON FOR REQUEST
TO ALLOW BUILDINGS 1 AND 3 TO EXCEED THE <b>MAXIMUM FACADE LENGTH</b> ALONG THE EASTERN PROPERTY LINE.	The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.	AT EAST PROPERTY LINE (SIDE LOT LINE): ALLOW 76% OF LOT LINE LENGTH FOR FACADE LENGTH (BUILDINGS 1 & 3).	FACADE LENGTHS ARE NOT LIMITED ALONG REAR PROPERTY LINES IN LR ZONES. FOR THIS PROJECT, WE ARE NOT ABLE TO TAKE ADVANTAGE OF THIS DEVELOPMENT ALLOWANCE ALONG THE REAR LOT LINE DUE TO THE LOCATION OF THE AUTO ACCESS RAMP. AS SUCH, WE ARE ASKING FOR AN INCREASE IN ALLOWED FACADE LENGTH ALONG THE SIDE LOT LINE AS COMPENSATION FOR THIS CONDITION.



CODE DEPARTURES DIAGRAM

SCALE: 1" = 20'



Shadow Studies



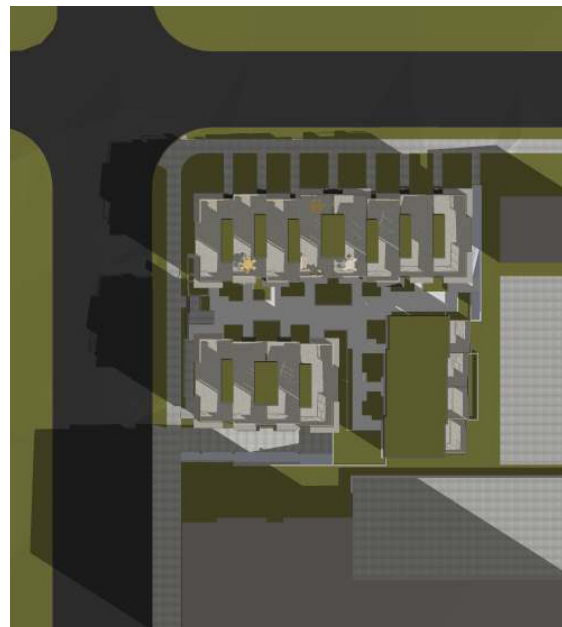
Dec 21, 10 am



Dec 21, Noon



Dec 21, 2 pm



Mar 21, 10 am



Mar 21, Noon



Mar 21, 2 pm





Jun 21, 10 am



Jun 21, Noon



Jun 21, 2 pm