

CAMWEST - CHILDREN'S HOME SITE - QUEEN ANNE

901 MCGRAW STREET

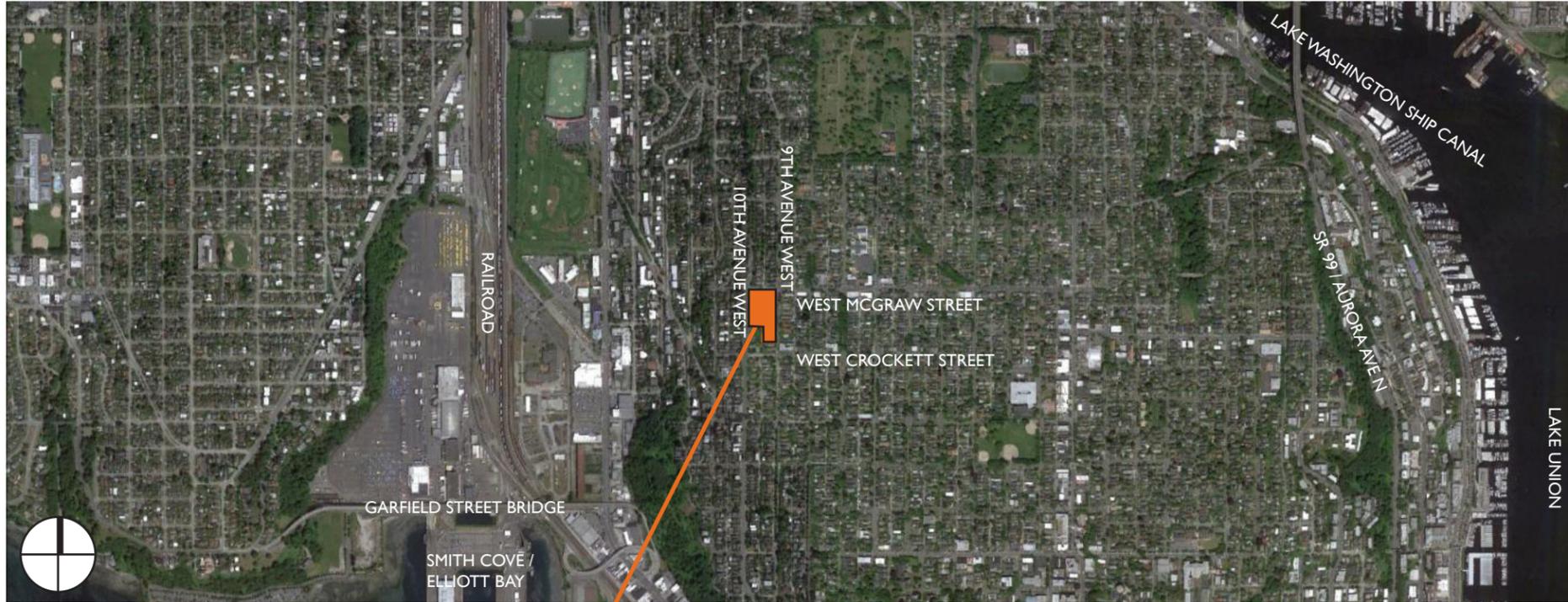


EARLY DESIGN GUIDANCE
WEST DESIGN REVIEW BOARD
DECEMBER 18, 2013
DPD #3015522

310 FIRST AVENUE S, SUITE 4S
SEATTLE, WA 98104
206.933.1150
www.nkarch.com



PROJECT DESCRIPTION



SITE LOCATION

PROJECT VISION

- Provide an attractive low-rise, low-density, residential development that compliments the existing surrounding neighborhood.
- Provide desirable homes and common areas for residents that respond to site conditions.
- Enhance the surrounding pedestrian environment
- Preserve existing significant trees.
- Retain existing 1912 cottage.

PROJECT TEAM

OWNER

Camwest - A Toll Brothers Company
9720 NE 120th Place, Suite 100
Kirkland WA 98020
Contact: Andrew Miller

ARCHITECT

Nicholson Kovalchick Architects
310 1st Avenue S, Suite 4S
Seattle, WA 98104
Contact: Steve Fischer

DPD CONTACT

Garry Papers
garry.papers@seattle.gov
206.684.0916

EXISTING SITE

Historically the site has been the home for the Seattle Children's Home since 1905 when an orphanage was constructed on the site. The original orphanages have long been demolished and in the 1960's several modern low-rise structures were constructed that for the most part still occupy the site today. The 29 parcels that make up the site are bound by 10th Avenue W to the west, W McGraw Street to the north, and 9th Avenue W to the east. Several parcels to the south of the site are developed with single family homes as well as a duplex and an undeveloped lot intended for townhouses, all divided by an alley that terminates at the subject property.

The site is made up of a larger rectangle with a smaller rectangle in the southeast corner with a total site area of 107,997 square feet. The site slopes approximately 40 feet from 9th Avenue W down to 10th Avenue W. The site contains many large adult trees in a variety of species located on and off of the property, and many of these trees are designated exceptional as defined by the City of Seattle.

ZONING DESIGNATION

The project site is zoned LR-1 in its entirety. Abutting parcels to the south and across the street to the west and east are also LR-1. Properties across W McGraw St. to the north are zoned SF-5000.

NEIGHBORHOOD RESOURCES

Two small commercial nodes are located two blocks to the east on 7th Avenue W at both McGraw Street and Crockett Street while the much larger and popular thriving neighborhood related service and retail uses along Queen Anne Avenue are just 9 blocks to the east. Also on 7th Avenue W just north of McGraw Street is Frantz Coe Elementary School and the associated playground. Commercial services are also available to the west on 15th Avenue W although this area is less neighborhood related. The site is also served by King County Metro bus #1 with service to downtown Seattle.

PROJECT PROGRAM

| | |
|------------------------------|-------------------------------|
| Number of Residential Units: | Approximately 61 |
| On site parking provided: | Approximately 122 |
| Area of Residential Uses: | Approximately 107,997 Sq. Ft. |

LAND USE CODE ANALYSIS

PARCEL #: 701120-0200
ZONING: LRI
OVERLAYS: Airport Height Overlay: Outer Approach Surface
LOT AREA: 107,997 s.f.

CHAPTER 23.45 RESIDENTIAL, MULTIFAMILY

23.45.504 PERMITTED USES (LRI)

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO (LRI)

Rowhouses: 1.0 standard, 1.2 if Built Green 4-Star
 Townhouses: 0.9 standard, 1.1 if Built Green 4-Star

23.45.512 DENSITY LIMITS (LRI)

Rowhouses: No Limit
 Townhouses: 1/2,200 standard, 1/1600 if Built Green 4-Star

23.45.514 STRUCTURE HEIGHT (LRI)

Allowed Maximum Base Height: 30'-0"
 Exception for non-shed or butterfly roofs >6:12 pitch: 4'-0"
 Exception for shed or butterfly roofs:
 To top of upper plate: 3'-0"
 To top of eave: Add'l 1'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.45.518 SETBACK REQUIREMENTS (LRI)

Rowhouses:
 Front setback: 5'-0" min.
 Rear setback: None with alley, 7'-0" avg/5'-0" min if no alley
 Side if facade ≥ 40-feet: None
 Side if facade ≤ 40-feet: None
 Interior building separation: 10'-0"
Townhouses:
 Front setback: 7'-0" avg/5'-0" min
 Rear setback: 7'-0" avg/5'-0" min
 Side if facade ≥ 40-feet: 5'-0"
 Side if facade ≤ 40-feet: 7'-0" avg/5'-0" min
 Interior building separation: 10'-0"

23.45.522 AMENITY AREAS (LRI)

Required: 25% of the lot area, or 26,999 s.f.
 General Requirements:
 - All residents shall have access to at least one private or common amenity area
 - A minimum of 50% of the required amenity area shall be at ground level.
 - Amenity areas at ground level may be private or common space

23.45.524 LANDSCAPING STANDARDS (LRI)

Green factor score minimum 0.6 required.
 - Vegetated walls may not count towards more than 25% of a lot's Green Factor score.

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH IN LR ZONES

Maximum Rowhouse Structure Width: No Limit
 Maximum Townhouse Structure Width: 60'-0"

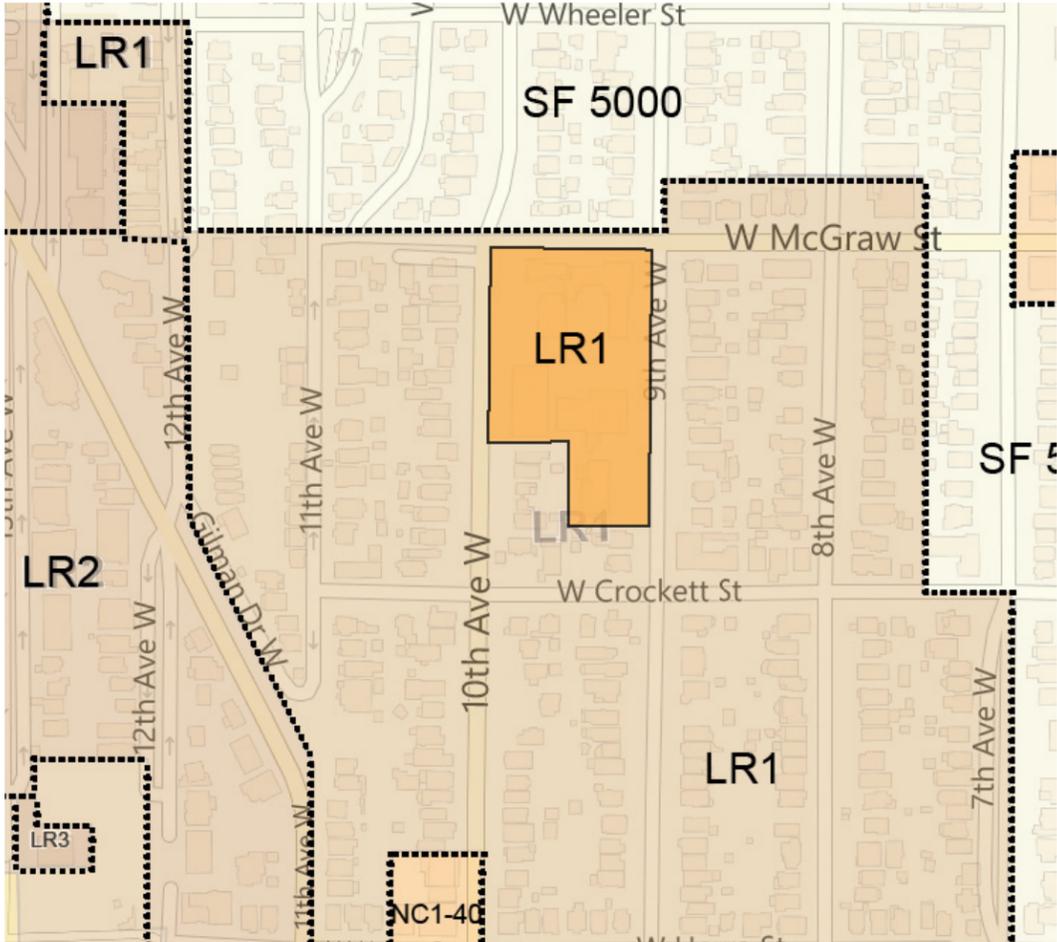
Max combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line

23.54.015 REQUIRED PARKING (LRI)

Residential Use: 1 space per dwelling unit
 Bicycle parking: 1 space for every 4 dwelling units

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS

Residential on separate lots w/individual utility billing:
 - 2'-0" x 6'-0" storage area per dwelling unit
 Resdiental with a home ownership association and shared billing:
 - 375 square foot shared storage space + 4 sf for each unit over 50
 - 419 square feet of shared storage space required



DPD ZONING MAP

BROADER COMMUNITY CONNECTIVITY



COMMUNITY CONNECTIVITY KEY

-  SITE
-  PARKS
-  NODES
-  WALKSHED
-  FREQUENT TRANSIT BUS ROUTE
-  BICYCLE ROUTE
-  MAIN ARTERIAL ROUTE
-  INTERSTATE ROUTE



① (FORMER) SEVENTH CHURCH OF CHRIST SCIENTIST



② COTTERILL HOUSE



③ HANDSCHY / KISTLER HOUSE



④ QUEEN ANNE PUBLIC LIBRARY

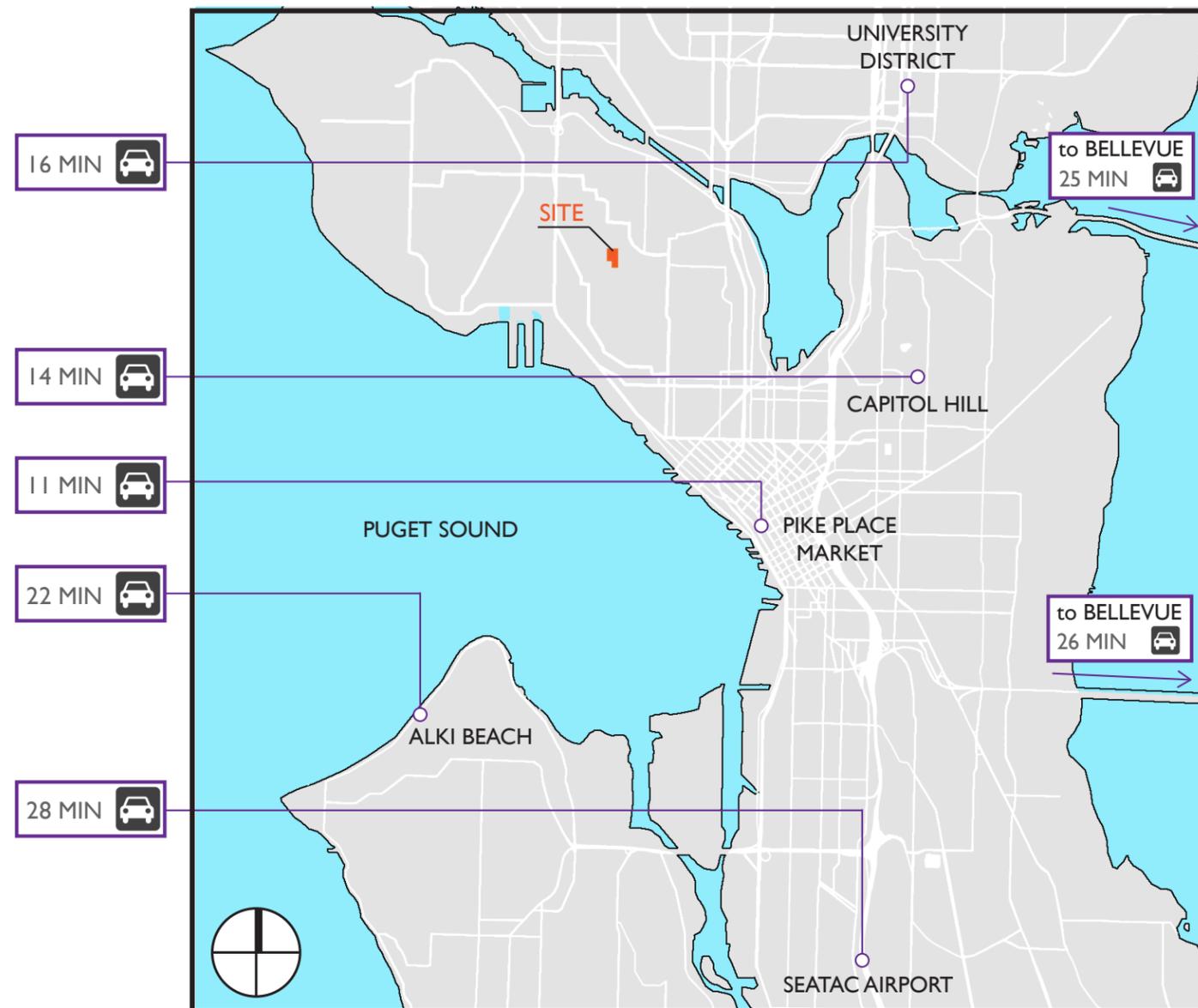


⑤ FRANTZ COE ELEMENTARY SCHOOL



⑥ QUEEN ANNE COMMUNITY CENTER

BROADER COMMUNITY CONTEXT

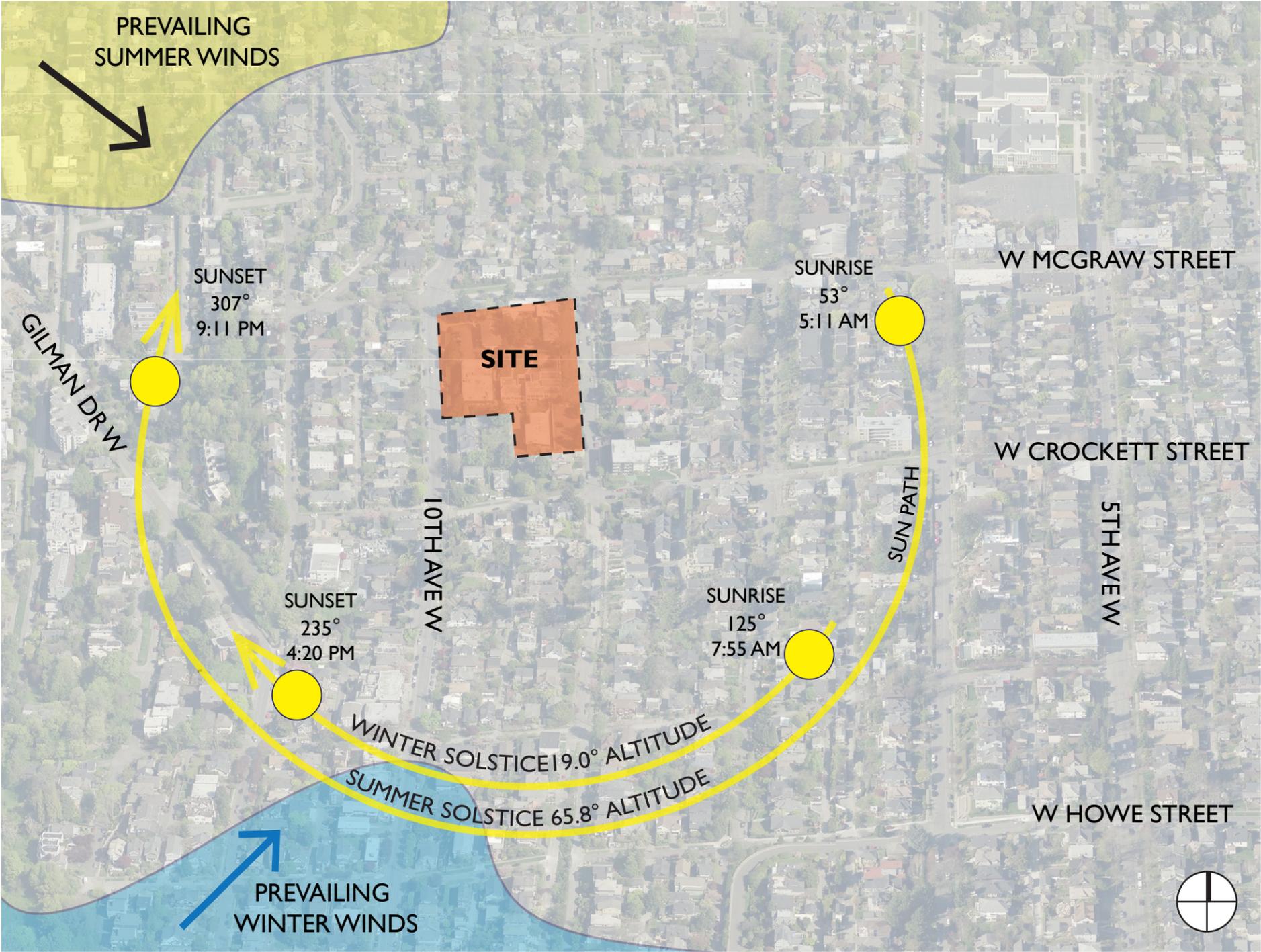


NATURAL SITE FORCES

SUN, WIND & LIGHT

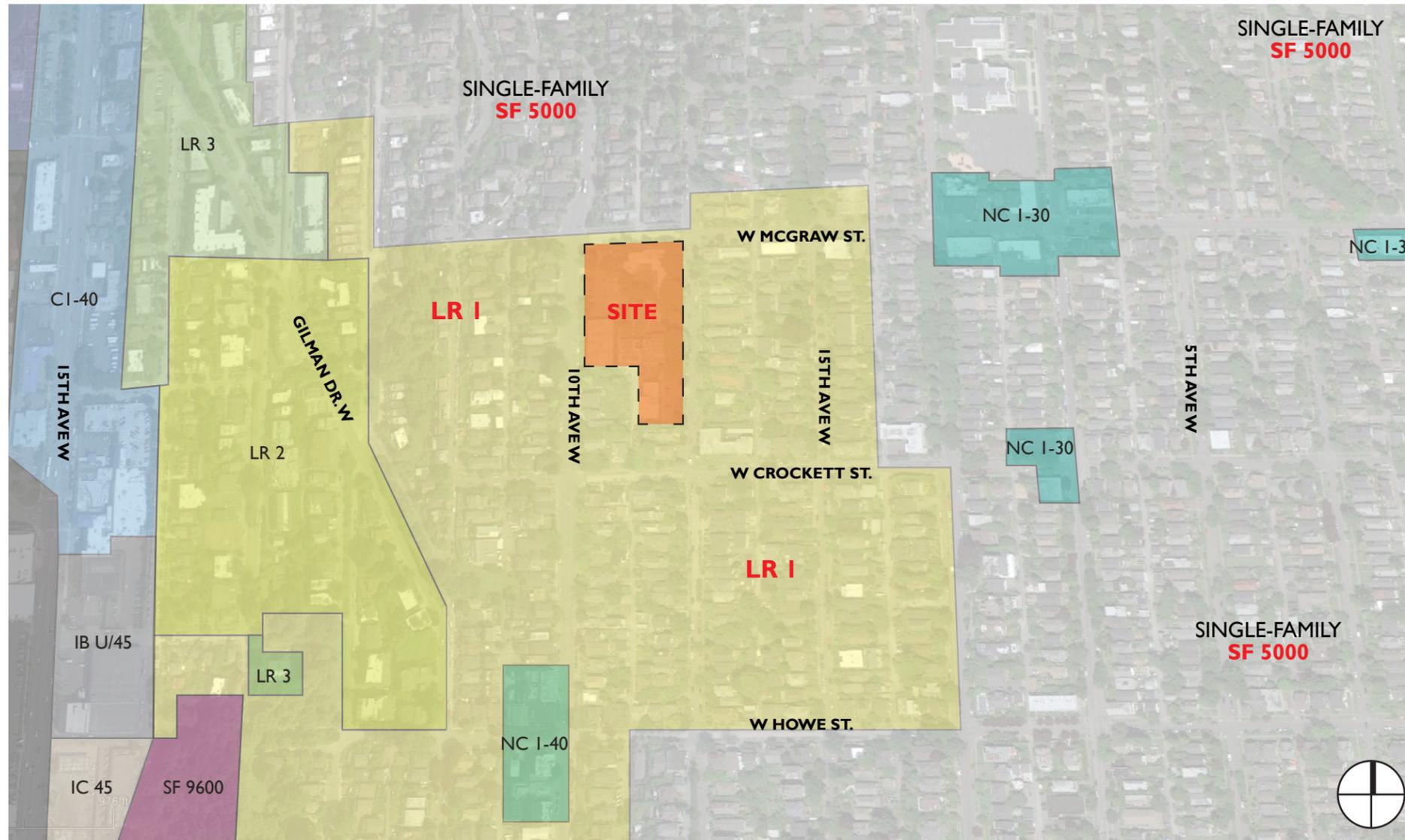
The site is oriented predominantly in the north / south direction sloping from the east down to the west. With this in mind, individual components of the proposed low-rise development will have good access to sun exposure on the south facing façades and very good exposure to the afternoon sun throughout the year. Also, due to the size of the site and the fact that the proposed structures are limited in height, neighboring properties will not be impacted by the project.

For most of the year, from October through June, the prevailing winds come from the south or southeast. During the summer, from July through September, prevailing winds come from the northwest off Puget Sound.



URBAN CONTEXT ANALYSIS

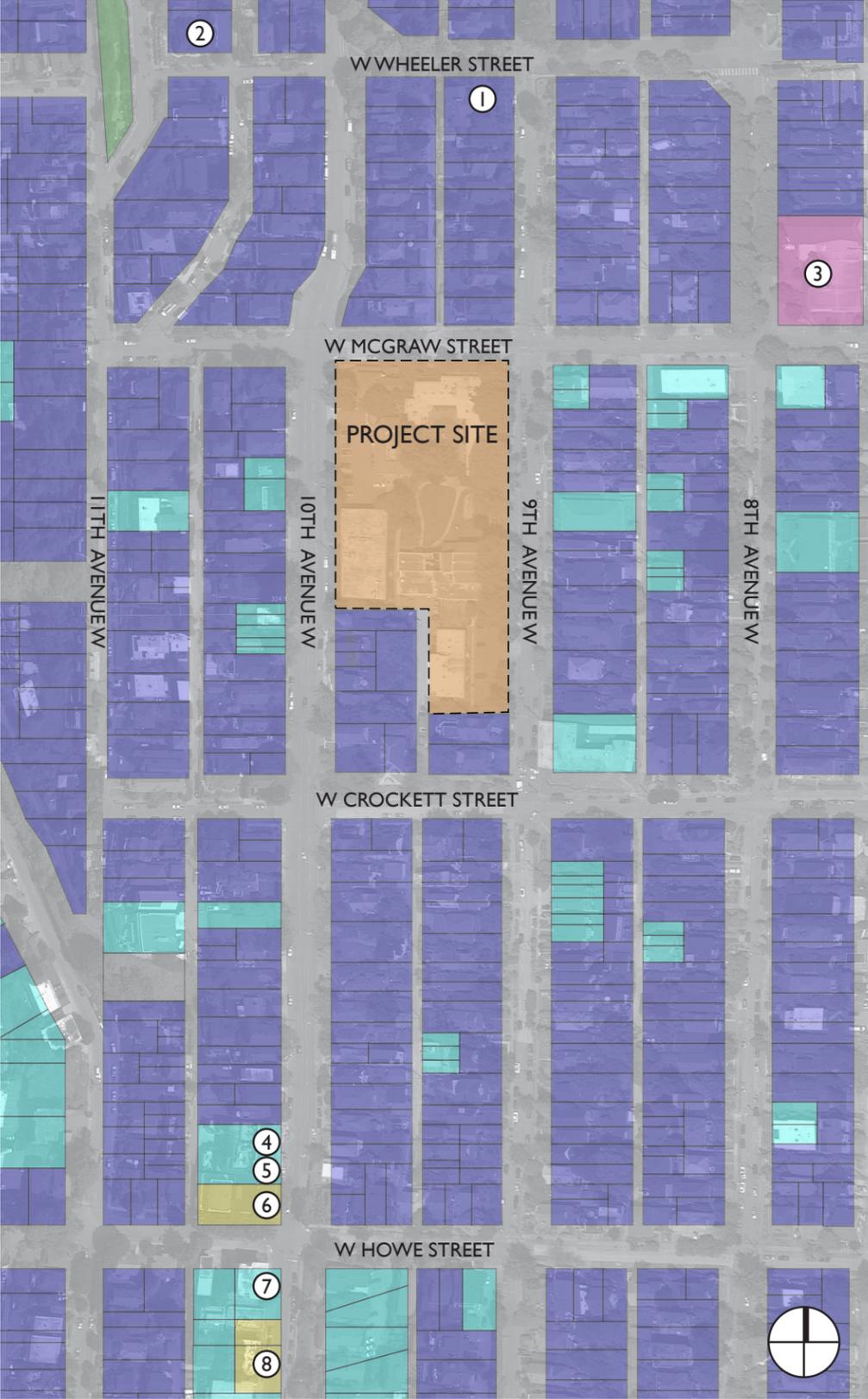
ZONING DESIGNATIONS AND URBAN PATTERNS



The project site is zoned LR-1 in its entirety. The LR designation refers to low-rise development where structures of a limited height would provide a buffer between low density and much higher density zones. The base height limit in the LR-1 zone is 30' with exceptions for roof slopes and other accessory features. Uses specifically designated for the LR-1 zone include cottage housing, row-housing, townhouses, and apartments.

The zoning diagram on this page shows the extent of the LR-1 zone which extends east to beyond 8th Avenue W, south to W Howe Street, and west down the bluff until it runs into the LR-2, Commercial, and Industrial zones found along 15th Avenue W and the Port of Seattle Terminal 91. Directly across McGraw Street to the north is the SF-5000 zone which wraps the LR-1 zone and extends east with small pockets of NC I-30 zones until it meets the NC2-40 associated with commercial retail uses on Queen Anne Avenue.

NEIGHBORHOOD DEVELOPMENT AND USES



- PROJECT SITE
- COMMERCIAL/RETAIL/OFFICE
- CIVIC/RELIGIOUS
- SINGLE-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCES
- RECREATION/OPEN SPACE

- 1 HANDSCHY/KISTLER HOUSE
 - 2 COTTERILL HOUSE
 - 3 QUEEN ANNE LUTHERAN CHURCH
 - 4 RED SQUARE YOGA
 - 5 MUSE COFFEE
 - 6 ICEBOX GROCERY
 - 7 YOUNG PILATES AND FITNESS
 - 8 THE WORKSHOP
- * SEE PHOTOS ON PAGE 5

STREETSCAPE MONTAGES



① W MCGRAW ST LOOKING NORTH



MONTAGE KEY MAP



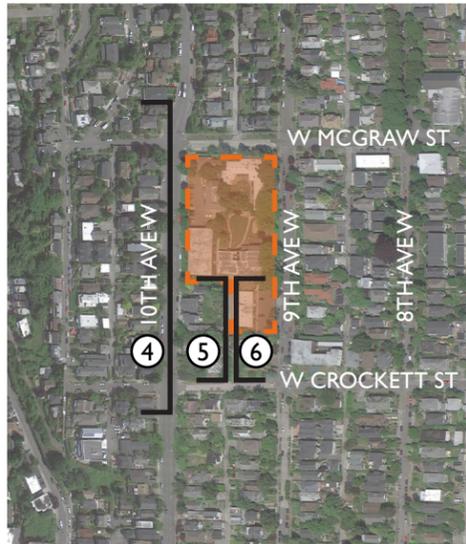
② W MCGRAW ST LOOKING SOUTH



③ 10TH AVE W LOOKING EAST

COTTAGE TO STAY, SEE P. 13

STREETSCAPE MONTAGES



MONTAGE KEY MAP 

PROJECT SITE



CROCKETT ST

⑥ ALLEY LOOKING EAST

PROJECT SITE ACROSS ALLEY



W CROCKETT ST

⑤ ALLEY LOOKING WEST

PROJECT SITE ACROSS 10TH AVE W



W CROCKETT ST

W MCGRAW ST

④ 10TH AVE W LOOKING WEST

STREETSCAPE MONTAGES



MONTAGE KEY MAP



⑦ 9TH AVE W LOOKING WEST



⑧ 9TH AVE W LOOKING EAST

EXISTING SITE PLAN



- EXCEPTIONAL TREE
- NON-EXCEPTIONAL TREE

OPPORTUNITIES & CONSTRAINTS

CURRENT SITE CONDITIONS

The project site consists of 29 parcels comprising 107,997 square feet in area. The site is made up of one larger rectangle with a smaller rectangle attached in the southeast corner.

The property frontages are:

| | |
|-----------------------------|---------|
| McGraw Street: | 255.94' |
| 9th Avenue W: | 510.17' |
| South property line (east): | 119.99' |
| The alley frontage: | 166.05' |
| South property line (west): | 119.99' |
| 10th Avenue W: | 344.11' |

There is between 35 and 40 feet of grade change from 9th Avenue W down to 10th Avenue W. 9th & 10th Avenues are generally flat whereas McGraw Street slopes down to the west. Note that the current site grades were modified extensively when the property was redeveloped in the 1960's and it appears that much of the soil was removed from at that time and the structures were set down into a depression.

Both 9th & 10th Avenues are 74' wide right-of-ways and McGraw Street is a 67' wide right-of-way. The adjacent right-of-way widths meet City of Seattle standards. Neither additional right-of-way setbacks (beyond those required by zoning) nor dedications are required on these streets.

Overhead power lines run along 10th Avenue W although should not have an influence on the design due to the setting back and low height of the proposed structures.

The most obvious feature on the site is the extensive amount of large adult trees. Many trees currently occupy the site in a variety of species; 22 of these trees are designated exceptional trees by the City of Seattle.



EXISTING COTTAGE TO REMAIN, REMODELED INTO 2 UNITS.

SITE TOPOGRAPHY

The site topography roughly slopes between 35 and 40 feet from 9th Avenue W down to 10th Avenue West, and serves as both a constraint and an opportunity. As a constraint, west-east drive aisles become steep and exceed maximum grades for fire apparatus access and maneuvering. On the other hand, the grade change allows residential parking garages to be buried into the slope on the up hill side thus reducing the perceived overall height of the individual structures. The western facing slope also provides a good opportunity for afternoon solar exposure throughout the year.

SITE AREA

The site is a conjoined 29 parcel property available for low-rise residential development within the City of Seattle. On the surface this may appear to be a constraint since a unified architectural design character could easily be applied to the entire site creating a foreign residential typology in the neighborhood. However, this size can also be seen as an opportunity for a unique site-specific architectural character to be applied to the site, resulting in a flagship, showpiece, low-rise residential project that elevates this already walkable Queen Anne neighborhood.

MATURE TREES

The site contains many full-grown trees in a variety of species; several of them have been designated as exceptional. These trees create a constraint by reducing opportunities across the site for residential development and design efficiencies. Mature trees provide an opportunity to integrate development with the surrounding neighborhood quickly and allow for enhanced outdoor spaces.

INTEGRATING LOW-RISE RESIDENTIAL USE

When the original orphanage was constructed on the site, it was located far outside the downtown Seattle urban center. Over time, the city has grown outward to include the Queen Anne neighborhood and in turn low-rise residential development has grown up around the institutional Children's Home site leaving the 29 parcels that were conjoined back in 1903 primed for contemporary redevelopment in the midst of an evolving neighborhood.

EXISTING SITE PHOTOS



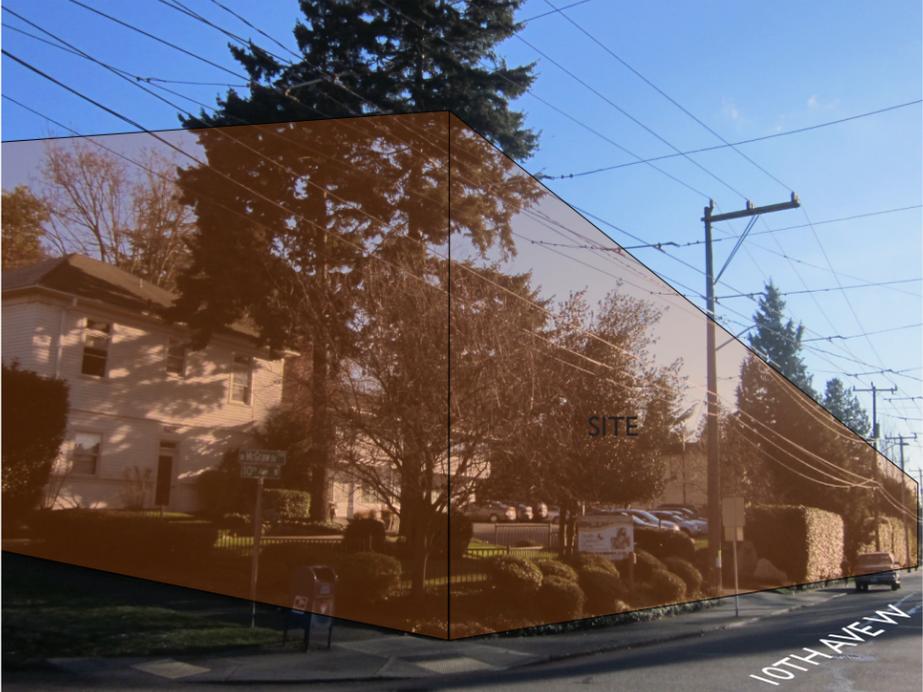
① VIEW OF SITE LOOKING EAST ALONG W MCGRAW ST



② VIEW OF SITE LOOKING WEST ALONG W MCGRAW ST



③ VIEW OF SITE LOOKING SOUTH ALONG 9TH AVE W



④ VIEW OF SITE LOOKING SOUTH ALONG 10TH AVE W



⑤ LOOKING NORTH IN ALLEY TOWARD SITE



⑥ LOOKING SOUTHWEST ACROSS MCGRAW ST W

NOTE: ORANGE SHOWS THE MAX HEIGHT ENVELOPE OF LRI

3 MASSING OPTIONS

Of the three massing options prepared by the design team, Option One is the code-compliant scheme and Option Three is the preferred scheme.

OPTION ONE (CODE COMPLIANT)
VEHICULAR ACCESS TO THE SITE FROM THE ALLEY



OPTION TWO
VEHICULAR ACCESS FROM 9TH AVENUE W



OPTION THREE - **PREFERRED**
VEHICULAR ACCESS FROM W MCGRAW STREET



Option One

- Access to the site from the alley.
- Alley dedication, improvements and widening required from subject site to W Crockett Street.
- Fire apparatus access from the existing alley does not meet fire department minimum guidelines.
- The cottage building to remain.
- 1 exceptional tree to be removed.
- Long building massing along 9th Avenue W.
- Row-house development at the perimeter and townhouses in the central portion of the site via lot boundary adjustments.
- Townhouse structures limited to 60' in width.
- Full permitted FAR is not achieved.

Option Two

- Access to the site from 9th Avenue.
- 20' wide curb cut width (Departure Request).
- Alley widening at subject site only.
- Fire apparatus access also from 9th Avenue W.
- The cottage building to remain.
- 6 exceptional trees to be removed to achieve maximum FAR.
- Building masses broken up more along 9th Avenue W.
- Rowhouse development at the perimeter and townhouses in the central portion of the site via lot boundary adjustments.
- Townhouse structures exceed 60' maximum width (Departure Request).

Option Three

- Access to the site from W McGraw Street.
- 20' wide curb cut width (Departure Request).
- Alley widening at subject site only.
- Fire apparatus access also from W McGraw Street.
- The cottage building to remain.
- 1 exceptional tree to be removed.
- Building masses broken up more along 9th Avenue W. with additional modulation between existing trees.
- Rowhouse development at the perimeter and townhouses in the central portion of the site via lot boundary adjustments.
- Townhouse structures exceed 60' maximum width (Departure Request).

OPTION ONE (CODE COMPLIANT) - VEHICULAR ACCESS FROM THE ALLEY



DISTINGUISHING FEATURES

- Existing exceptional trees remain.
- The existing cottage structure is to remain.
- Longer row-house structure along 9th Avenue W.
- Alley improvements required from site to W Crockett Street.
- Structures located in the central portion of the site are smaller; limited to 60' maximum width.

PROS

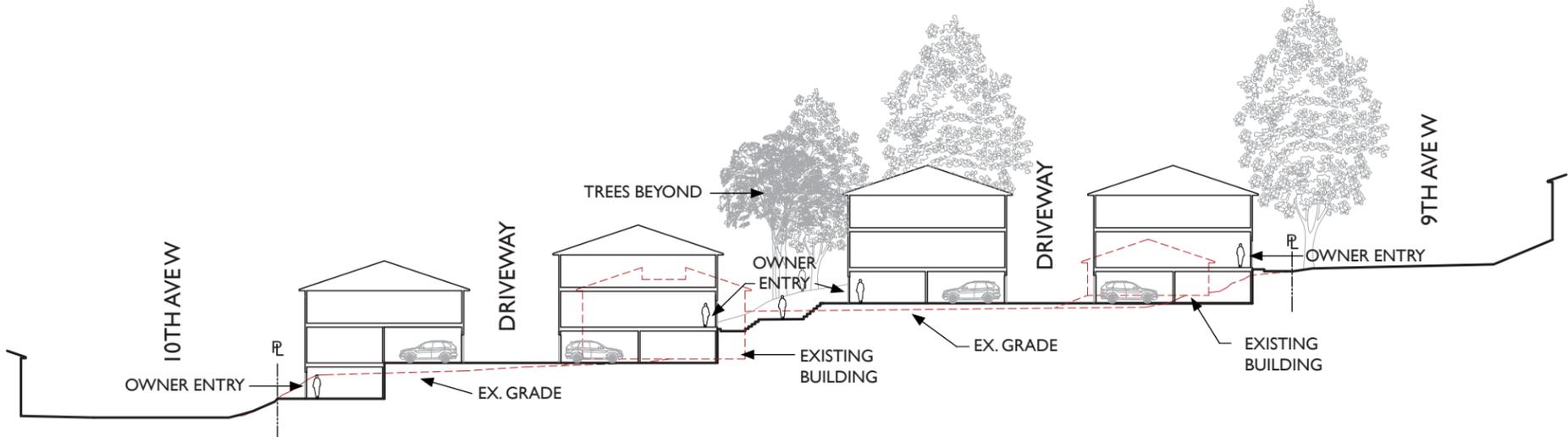
- Code compliant.
- Building massings step down following existing topography.
- All but 1 exceptional trees are saved.

CONS

- Maximum FAR is not achieved.
- Most of the development density occurs at the perimeter row-houses while the interior of the site is less dense.
- All vehicle access to the site utilizes an alley in close proximity to houses.

REQUESTED DEPARTURES

- None



TYPICAL SITE SECTION - WEST TO EAST

OPTION ONE (CODE COMPLIANT) - VEHICULAR ACCESS FROM THE ALLEY



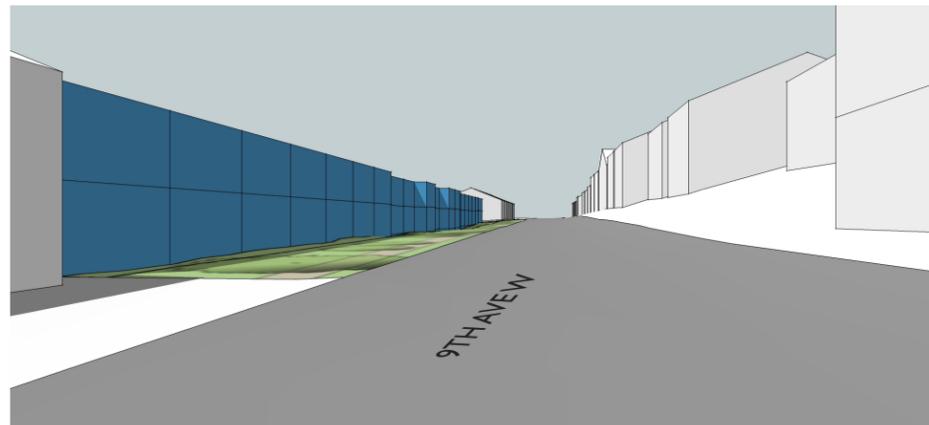
VIEW SOUTH DOWN 9TH AVENUE WEST



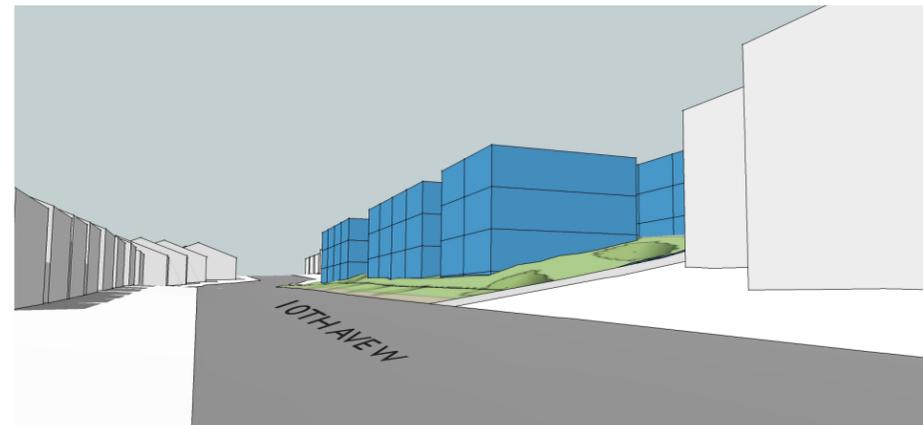
AERIAL VIEW FROM THE NORTH



VIEW SOUTH DOWN 10TH AVENUE WEST



VIEW NORTH UP 9TH AVENUE WEST



VIEW NORTH UP 10TH AVENUE WEST



AERIAL VIEW FROM THE NORTHWEST



AERIAL VIEW FROM THE SOUTH



AERIAL VIEW FROM THE SOUTHWEST

OPTION 2 - VEHICULAR ACCESS FROM 9TH AVENUE W



DISTINGUISHING FEATURES

- Exceptional trees impacted.
- The existing cottage structure is to remain.
- Building masses along 9th Avenue W are more broken up.
- Structures located in the central portion of the site are longer.
- New curb cut location on 9th Avenue W. Curb cut is 24' wide.

PROS

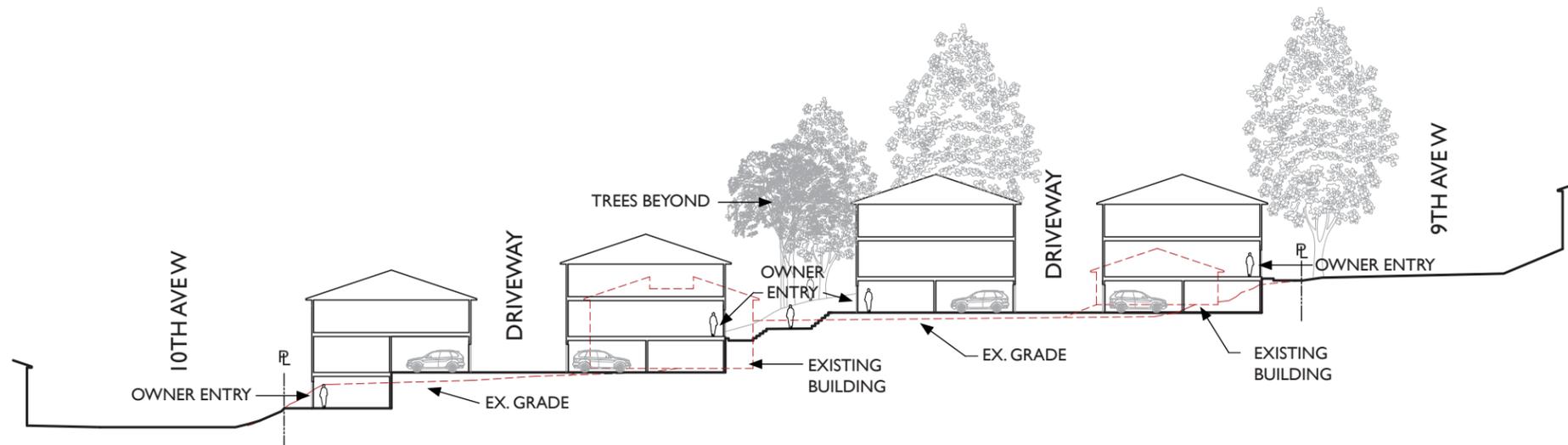
- Structural massing and density are more evenly distributed.
- Building massing step down following existing topography.
- Provides a two-way and fire accessible entrance to the site.

CONS

- 6 exceptional trees are removed in this scheme to allow area for access drive off of 9th Avenue W.

REQUESTED DEPARTURES

- Structural Width - SMC 23.45.527.
- See page 22.



TYPICAL SITE SECTION - WEST TO EAST

OPTION 2 - VEHICULAR ACCESS FROM 9TH AVENUE W



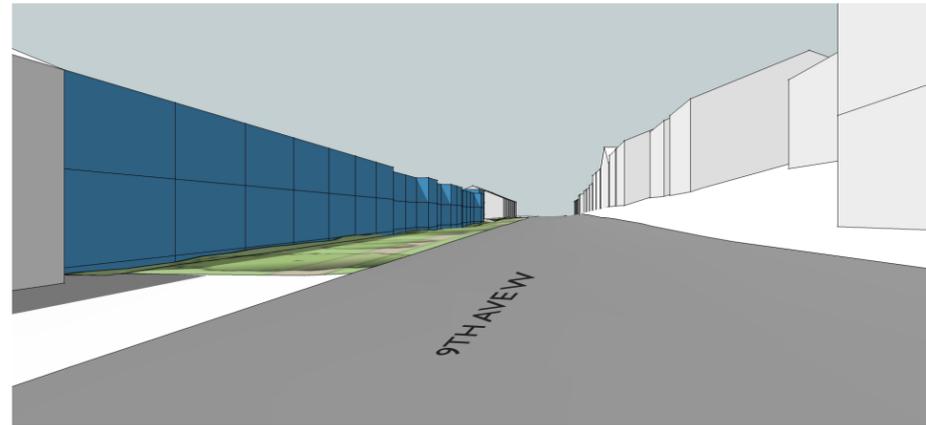
VIEW SOUTH DOWN 9TH AVENUE WEST



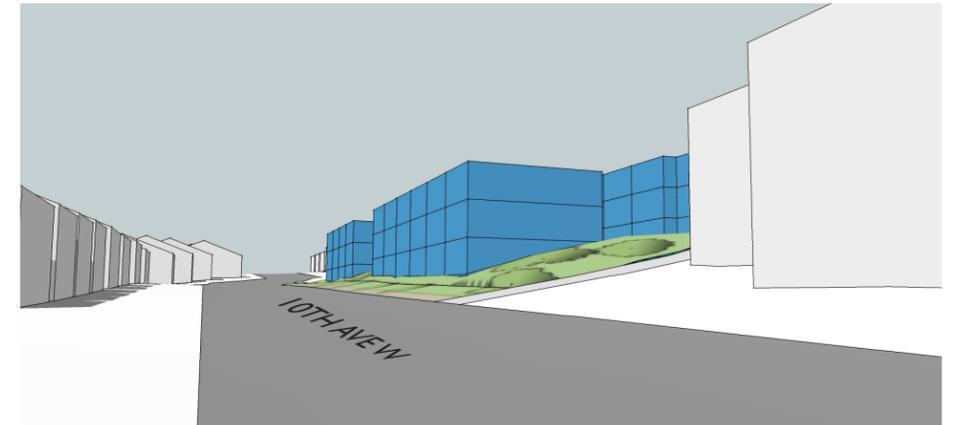
AERIAL VIEW FROM THE NORTH



VIEW SOUTH DOWN 10TH AVENUE WEST



VIEW NORTH UP 9TH AVENUE WEST



VIEW NORTH UP 10TH AVENUE WEST



AERIAL VIEW FROM THE NORTHWEST
CAMWEST MCGRAW - DPD # 3015522



AERIAL VIEW FROM THE SOUTH



AERIAL VIEW FROM THE SOUTHWEST

EARLY DESIGN GUIDANCE

OPTION 3 (PREFERRED) - VEHICULAR ACCESS FROM W MCGRAW STREET



DISTINGUISHING FEATURES

- Nearly all exceptional trees to remain.
- The existing cottage structure is to remain.
- Building masses along 9th Avenue W are more broken up than Option 2.
- Structures located in the central portion of the site are longer and more dense than Option 2.
- New curb cut location on W McGraw Street. Curb cut is limited to 20' in width.

PROS

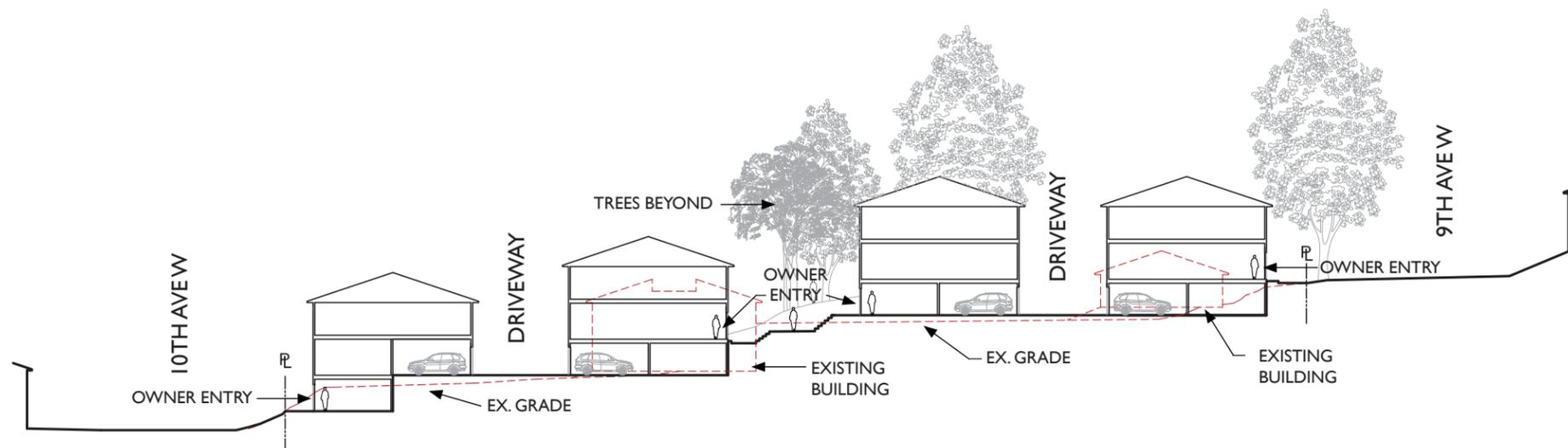
- Massing and density are more evenly distributed with more massing and density moved to the interior portion than shown in Option 2.
- Building massing step down following existing topography.
- Curb cut width is held to only 20' in width.
- Provides a two-way and fire accessible entrance to the site.
- All but 1 exceptional trees are saved.

CONS

- None identified.

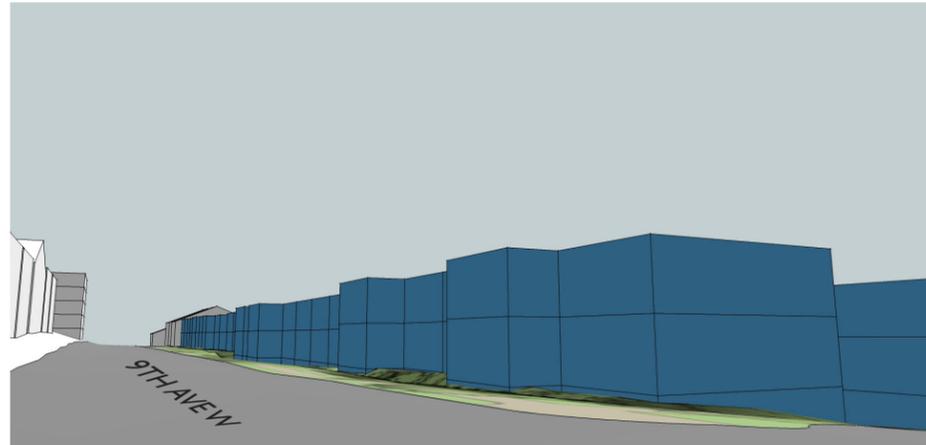
REQUESTED DEPARTURES

- Vehicular Access Width - SMC 23.53.025
- Structural Width - SMC 23.45.527.
- Front Yard Setback - SMC 23.45.518
- See page 22.



TYPICAL SITE SECTION - WEST TO EAST

OPTION 3 (PREFERRED) - VEHICULAR ACCESS FROM W MCGRAW STREET



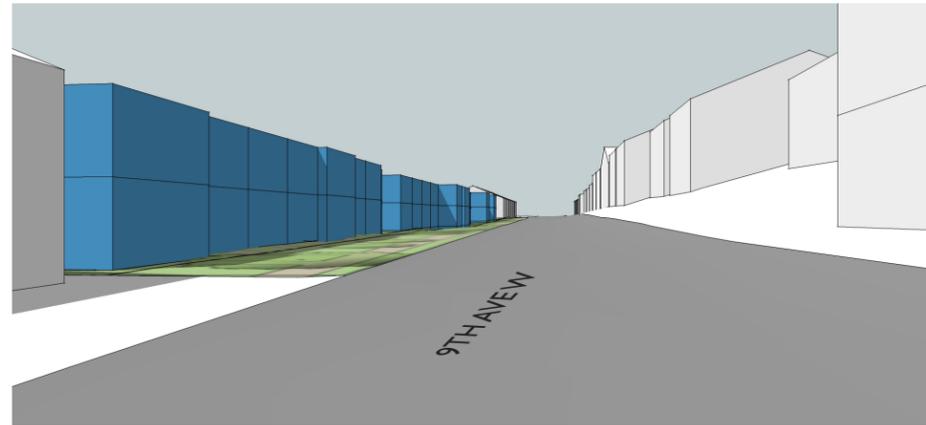
VIEW SOUTH DOWN 9TH AVENUE WEST



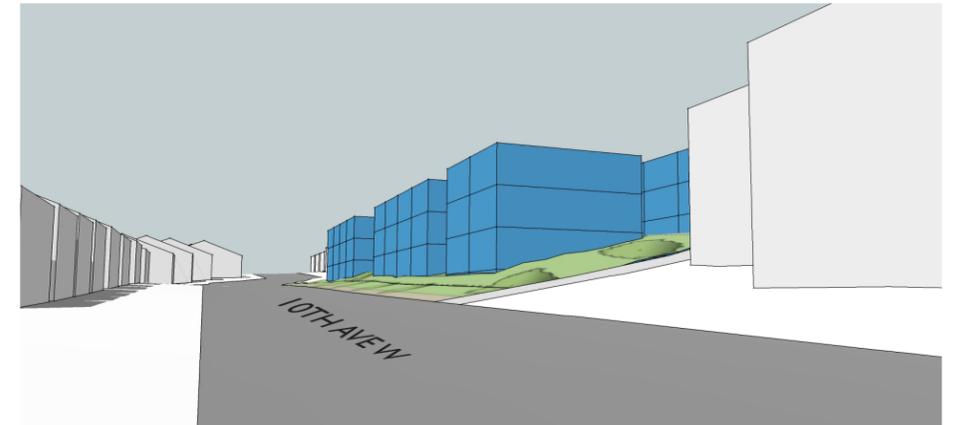
AERIAL VIEW FROM THE NORTH



VIEW SOUTH DOWN 10TH AVENUE WEST



VIEW NORTH UP 9TH AVENUE WEST



VIEW NORTH UP 10TH AVENUE WEST



AERIAL VIEW FROM THE NORTHWEST



AERIAL VIEW FROM THE SOUTH

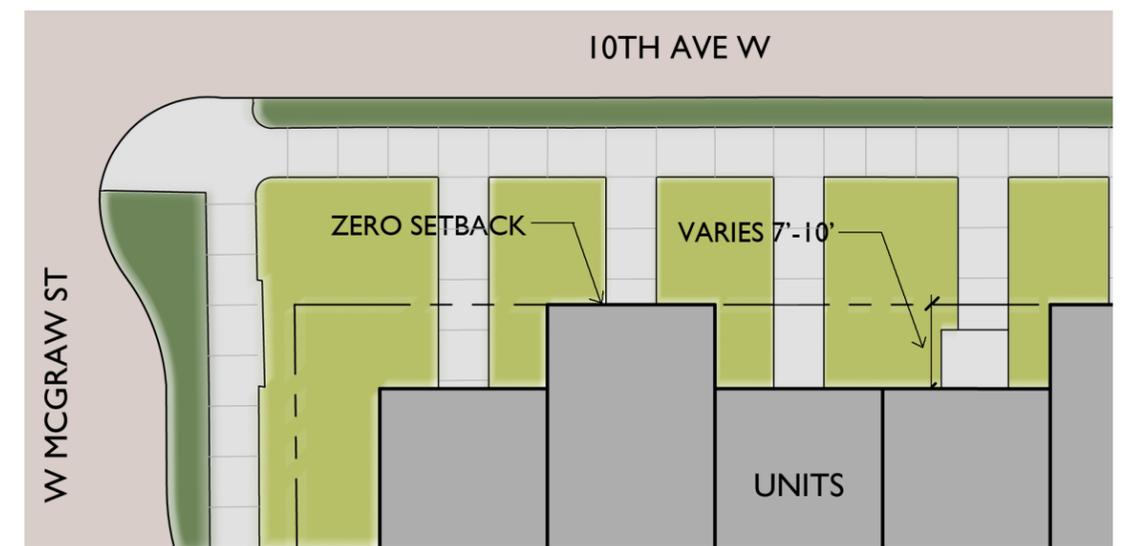
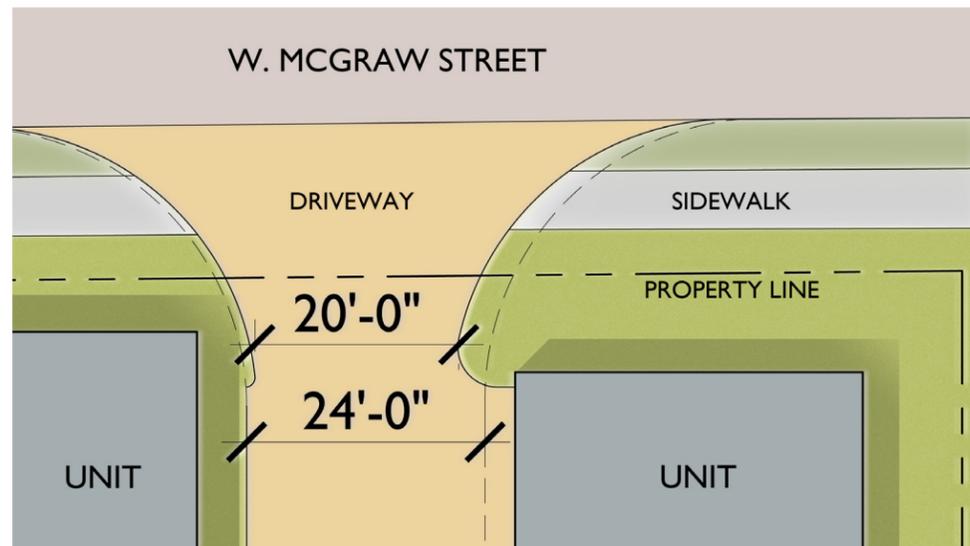
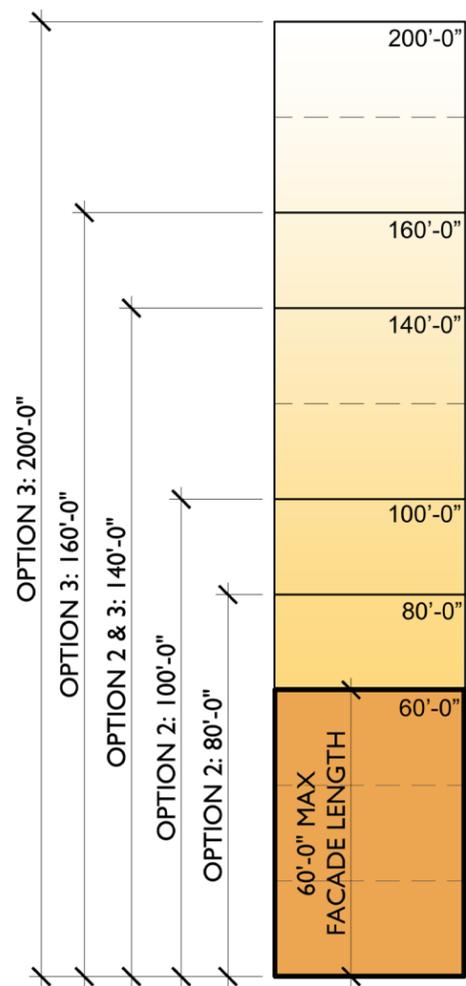


AERIAL VIEW FROM THE SOUTHWEST

REQUESTED DEPARTURES FOR THE 3 DESIGN OPTIONS

| REQUESTED DEPARTURE | REQUIREMENT | PROPOSED | DEPARTURE AMOUNT | REASON FOR DEPARTURE |
|--|--|---|--|--|
| STRUCTURE WIDTH (SMC 23.45.527) | Maximum Townhouse Structure Width: 60'-0" | Option 2: 80', 100', & 140' Option 3: 140', 160', & 200' | Option 2: 33%, 66%, & 133% Option 3: 133%, 166%, & 233% | Increasing the structure width of the townhouses allows development capacity to be reallocated from the perimeter row houses and moved to the interior townhouses thus reducing the amount of massing and increased density at the perimeter of the site. |
| VEHICULAR ACCESS WIDTH (SMC 23.53.025) | Easement width shall be 32' and roadway surface width shall be 24' wide. | Option 3: Easement width to be 32', roadway surface width to be 20'. | Option 3: Less by 4' or 83.3% of the required width. | Reducing the roadway width at the vehicular access point will provide a more quaint entry that is consistent with the surrounding uses, will tend to slow traffic at the entry by providing a visual cue to the interior woonerf streets, will reduce the feeling of a institutional development, and will reduce the amount of roadway crossing by pedestrians thus making the pedestrian experience safer. |
| FRONT YARD SETBACKS (SMC 23.45.518) | Minimum Front yard setback for row-houses: 5'-0" | Option 3: 0' front yard setback for limited portions of the row-houses. | Option 3: Less by 5' or 100% of the required setback for limited portions of the front yard setback. | Reducing the front yard setback will further increase the flexibility of where development massing occurs on the site. By allowing more development area in the front setback, more open space can be applied to other areas within the site. |

| REQUESTED DEPARTURE | OPTION 1 | OPTION 2 | OPTION 3 |
|------------------------|----------|----------|----------|
| STRUCTURE WIDTH | - | X | X |
| VEHICULAR ACCESS WIDTH | - | - | X |
| FRONT YARD SETBACKS | - | - | X |



BASIC LANDSCAPE CONCEPT

LANDSCAPE DESIGN

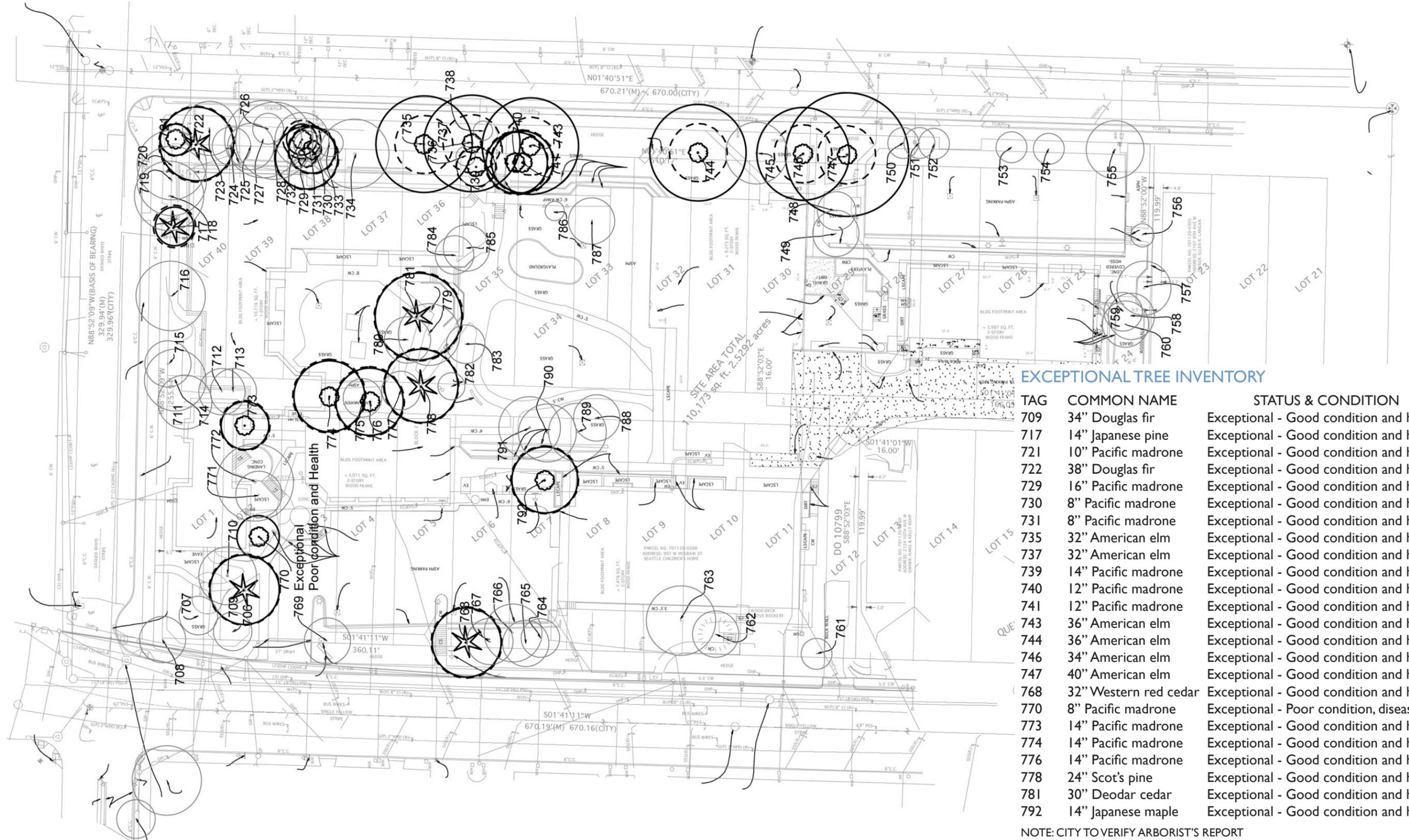
The conceptual landscape design for the project is actually very basic. This is due to the fact that a very large component of the landscape design is already installed on site in the form of exceptional trees. One visit to the site and it becomes very apparent that these trees play an important role in the character of the project and for this reason we propose to keep many of them. The one notable exception in the preferred scheme is the removal of one exceptional tree at the interior of the site to allow increased development at the interior and reduced density at the perimeter structures. Option 2 saves 5 perimeter exceptional trees versus Option 1, and allows access to the project by means other than the alley.

The next layer of landscape will be the on-site ground cover. These plantings will fill in interior portions of the site with an attractive natural landscape of a character that will compliment the exceptional trees and residential structures. The interior plantings will consist of draught tolerant native species highlighted with flowering accents and tall grasses. Beyond the interior of the site, the landscape character in the right-of-ways are pretty much already established. It is our intent to leave the right-of-way plantings as is except where new pedestrian pathways will cut through the existing landscape. Note that the City may require adjustment to the right-of-way plantings meet city standards including the addition of new street trees on the standard on center spacing.

This project is not a gated community. Several pedestrian pathways and access points are proposed across and around the property. These pedestrian pathways will originate at the public sidewalk and pass through the site meandering through the exceptional trees and tall grasses. Soft low level lighting will illuminate these interior pathways providing a safe environment. To emphasize the pedestrian experience within the site, the interior vehicular drive aisles are to be woonerfs thus enhancing the pedestrian realm and de-emphasizing the importance of the automobile. The woonerfs will be surfaced with accent pavings and will be further accented with pockets of landscaping between building entrances and the same low level lighting will also be applied in the woonerfs to provide a safe pedestrian environment.



ARBORIST'S TREE SURVEY



EXCEPTIONAL TREE INVENTORY

| TAG | COMMON NAME | STATUS & CONDITION |
|-----|-----------------------|---|
| 709 | 34" Douglas fir | Exceptional - Good condition and health |
| 717 | 14" Japanese pine | Exceptional - Good condition and health |
| 721 | 10" Pacific madrone | Exceptional - Good condition and health |
| 722 | 38" Douglas fir | Exceptional - Good condition and health |
| 729 | 16" Pacific madrone | Exceptional - Good condition and health |
| 730 | 8" Pacific madrone | Exceptional - Good condition and health |
| 731 | 8" Pacific madrone | Exceptional - Good condition and health |
| 735 | 32" American elm | Exceptional - Good condition and health |
| 737 | 32" American elm | Exceptional - Good condition and health |
| 739 | 14" Pacific madrone | Exceptional - Good condition and health |
| 740 | 12" Pacific madrone | Exceptional - Good condition and health |
| 741 | 12" Pacific madrone | Exceptional - Good condition and health |
| 743 | 36" American elm | Exceptional - Good condition and health |
| 744 | 36" American elm | Exceptional - Good condition and health |
| 746 | 34" American elm | Exceptional - Good condition and health |
| 747 | 40" American elm | Exceptional - Good condition and health |
| 768 | 32" Western red cedar | Exceptional - Good condition and health |
| 770 | 8" Pacific madrone | Exceptional - Poor condition, diseased. |
| 773 | 14" Pacific madrone | Exceptional - Good condition and health |
| 774 | 14" Pacific madrone | Exceptional - Good condition and health |
| 776 | 14" Pacific madrone | Exceptional - Good condition and health |
| 778 | 24" Scot's pine | Exceptional - Good condition and health |
| 781 | 30" Deodar cedar | Exceptional - Good condition and health |
| 792 | 14" Japanese maple | Exceptional - Good condition and health |

NOTE: CITY TO VERIFY ARBORIST'S REPORT

PREFERRED OPTION 3: SHADE AND SHADOW STUDIES

MARCH/SEPTEMBER 21 - 10AM



MARCH/SEPTEMBER 21 - 12PM



MARCH/SEPTEMBER 21 - 2PM



JUNE 21 - 10AM



JUNE 21 - 12PM



JUNE 21 - 2PM



DECEMBER 21 - 10AM



DECEMBER 21 - 12PM



DECEMBER 21 - 2PM



DESIGN PRECEDENTS



▲ CLEAN, UPDATED SHINGLE STYLE WITH SIMPLE, STRONG MASSING - PULLING TRADITIONAL COLORS AND MATERIALS COMMONLY USED IN QUEEN ANNE.

▲ MODERN VERSION OF CLASSIC SHINGLE STYLE CURRENTLY USED ON THE BLOCK. INTRODUCES MORE MODERN MATERIALS AND DETAILS WHILE MAINTAINING CLASSIC FORM.

▼ CLASSIC STONE/SHINGLE ROWHOME WITH STRONG BALANCE AND MASSING. ACTIVATES THE STREET.

▼ CLEAN, BRICK FORMS, FLAT ROOF, WITH SIMPLE DETAILING EVOKING ROWHOME ARCHITECTURE.

▲ CONTEMPORARY ELEVATION USING COMMON MATERIAL WITH MODERN BOLD LINES, FORMS AND COLORS.



▶ UPDATED BROWNSTONE INFLUENCED DESIGN WITH STRONG, DEEP COLORED BAY WINDOWS WITH REPETITIVE MASSING AND MODULATION.



EXAMPLES OF DEVELOPER PROJECTS



NETTLETON MANSION



CAMWEST MCGRAW - DPD # 3015522



RECENT NK PROJECTS - TOWNHOMES



FOURTH + ROY TOWNHOMES



WOODLAND PARK TOWNHOMES



QUADRANT TOWNHOMES



GALER 8 TOWNHOMES



ADMIRAL LOFT TOWNHOMES



HARBOR TOWNHOMES