

Narrative

The Bryant townhouse project occupies the middle of the block that extends from N.E 65th St. to N.E 68th St. and from 32nd Ave. N.E. to 34th Ave. N.E.. The block is a transitional zone beginning on the south with neighborhood commercial zoning and to the east with lowrise zoning. To the north and west single family zones dominate. The neighborhood ranges from brick and wood sided bungalows to modern style pavilions.

The site design for the townhouses is based on the park like character of the site today. It is also part of a transition from commercial buildings to the south along 65th to townhouses and single family residences to the north. Lastly, vehicular access will be from an extension of the alley that opens onto N.E. 68th St.. At the townhouse property line, the alley will split, providing two driveways that will be designed in a “wonerf” style to promote contemporaneous use by occupants as well as the necessary drive lanes. The vehicular lanes combined with the east west dimension of the site generate four rows of townhouses articulated by pedestrian pathways and courtyards as well as the drive lanes.

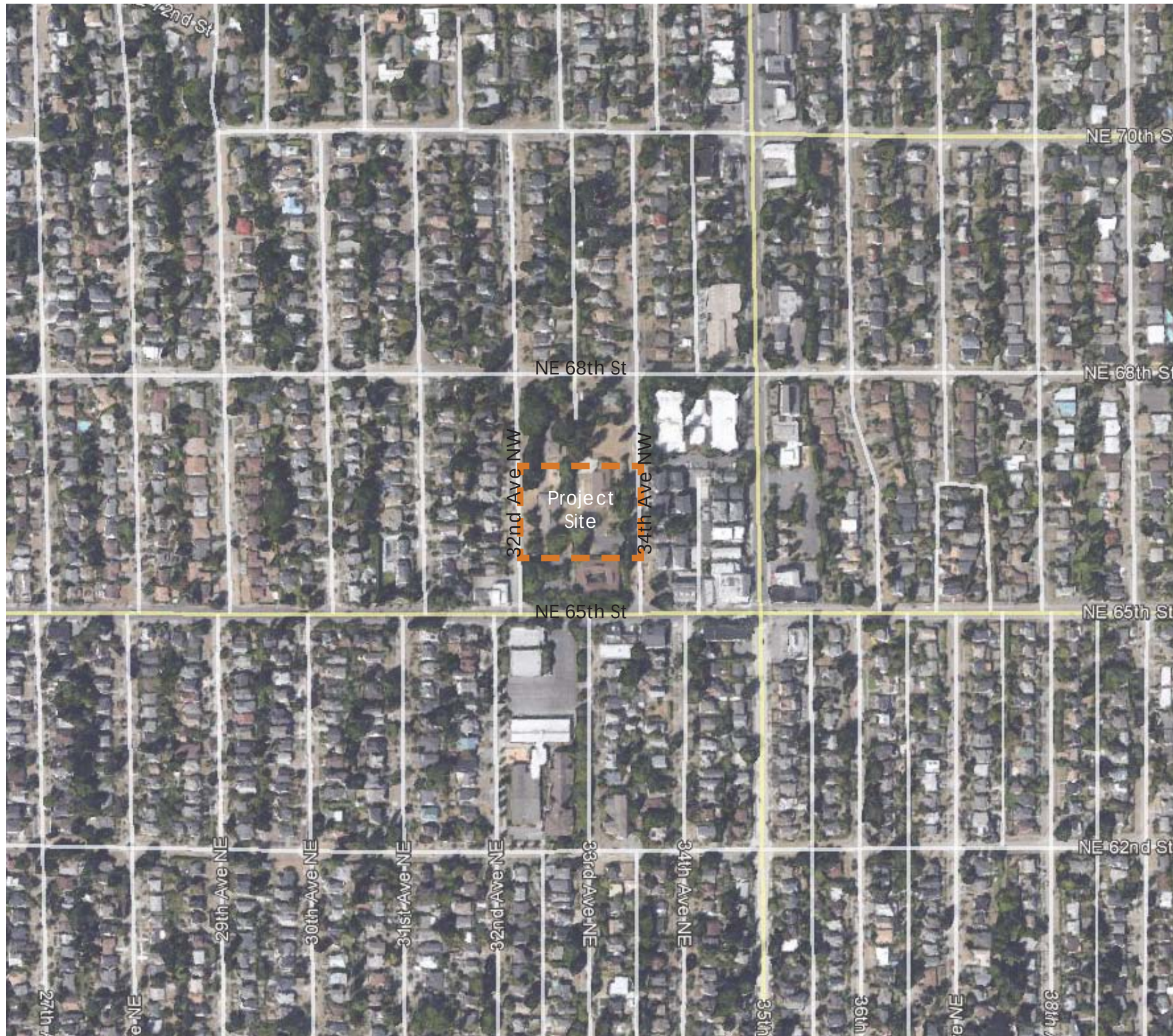
The east and west faces of the site are occupied by 3 unit and 4 unit townhouse buildings, each stepped back from its neighbor creating a fluid series of small scaled buildings across from brick single family on the west and townhouse blocks to the east.

Generous street trees and site entry planting will modulate these facades from the street and maintain the pleasant wooded character of the neighborhood. All townhouses will have porches and private entry areas.

Behind the street front townhouses the “wonerf” drive lanes provide access to a second set of buildings. These flank a central green which is the heart of the townhouse development. Existing trees dominate the center of the site with two exceptional trees – an Elm and an Atlas Cedar – creating a park like environment. Front door paths wind through the green punctuated by communal areas for seating and other activities.

The Bryant Townhouse project will reflect the quality and aesthetic blend of the neighborhood and provide a smooth transition between commercial and residential areas, respecting a tradition of high quality design and human scaled environments.

6556 32nd Ave NE
January 03 2014
DPD Project # 3016468



SITE AREA

LR2: 66,456 sf

ZONING

LR-2

DEVELOPMENT OBJECTIVES

LR-2:

39 townhomes (approx.)

66,582/1600 or 41.6 allowable

SUMMARY OF

DEVELOPMENT STANDARDS

Height limit: LR2:

30' to spring point, +5' to
gable ridge
(SMC 23.45.514)

Parking:

LR2:

townhomes: 1/dwelling
(SMC 23.54.015)

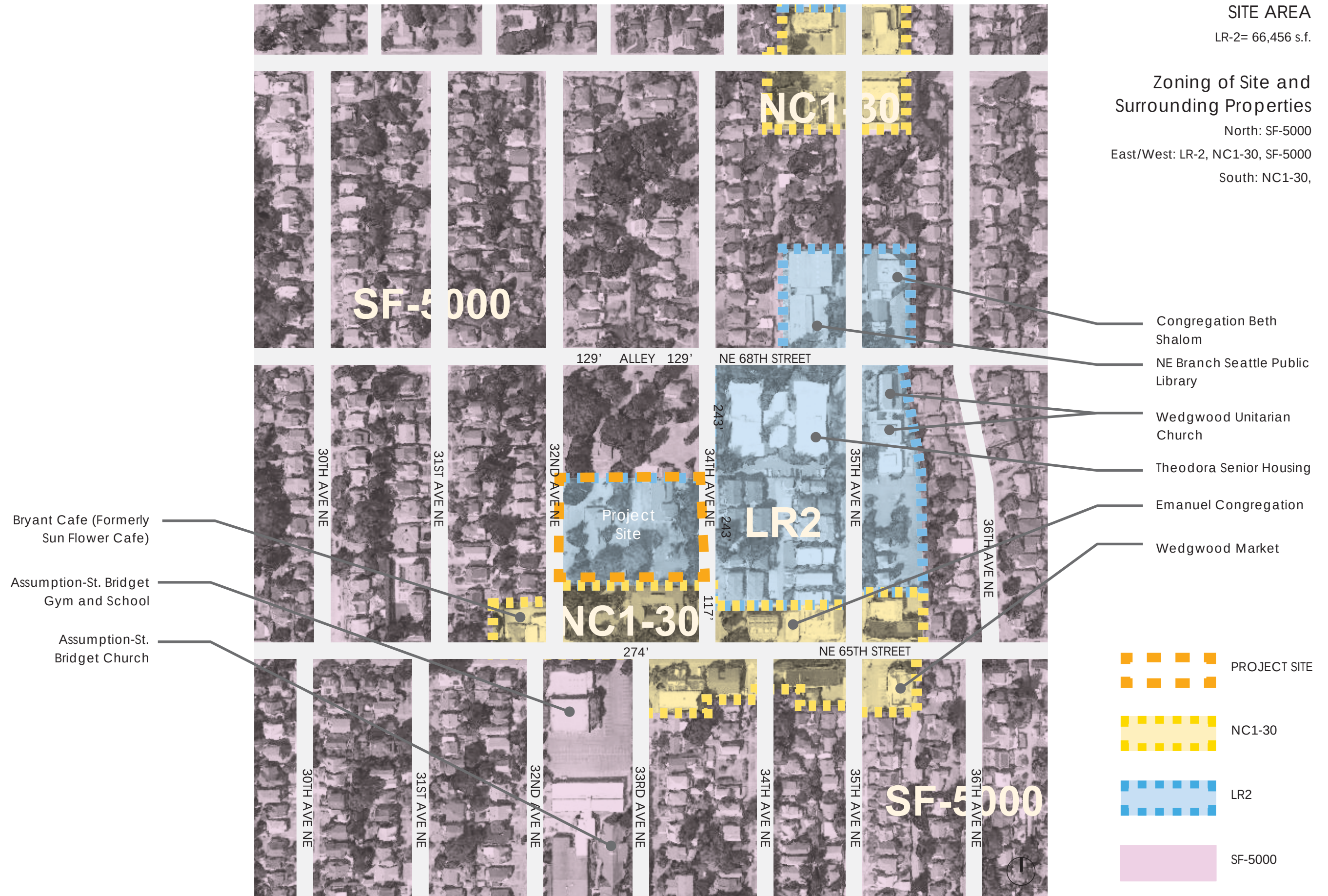
FAR:

LR2: $1.2 \times 66,582 =$
79,898.4
(SMC 23.54.510)

Setbacks:

LR2:

front: 7' ave., 5' minimum
rear:
side: 5' if facade <40' or
7' ave., 5' min
Building width limit: 90'
(SMC 23.45.518)



potential views east to Cascade

existing site access

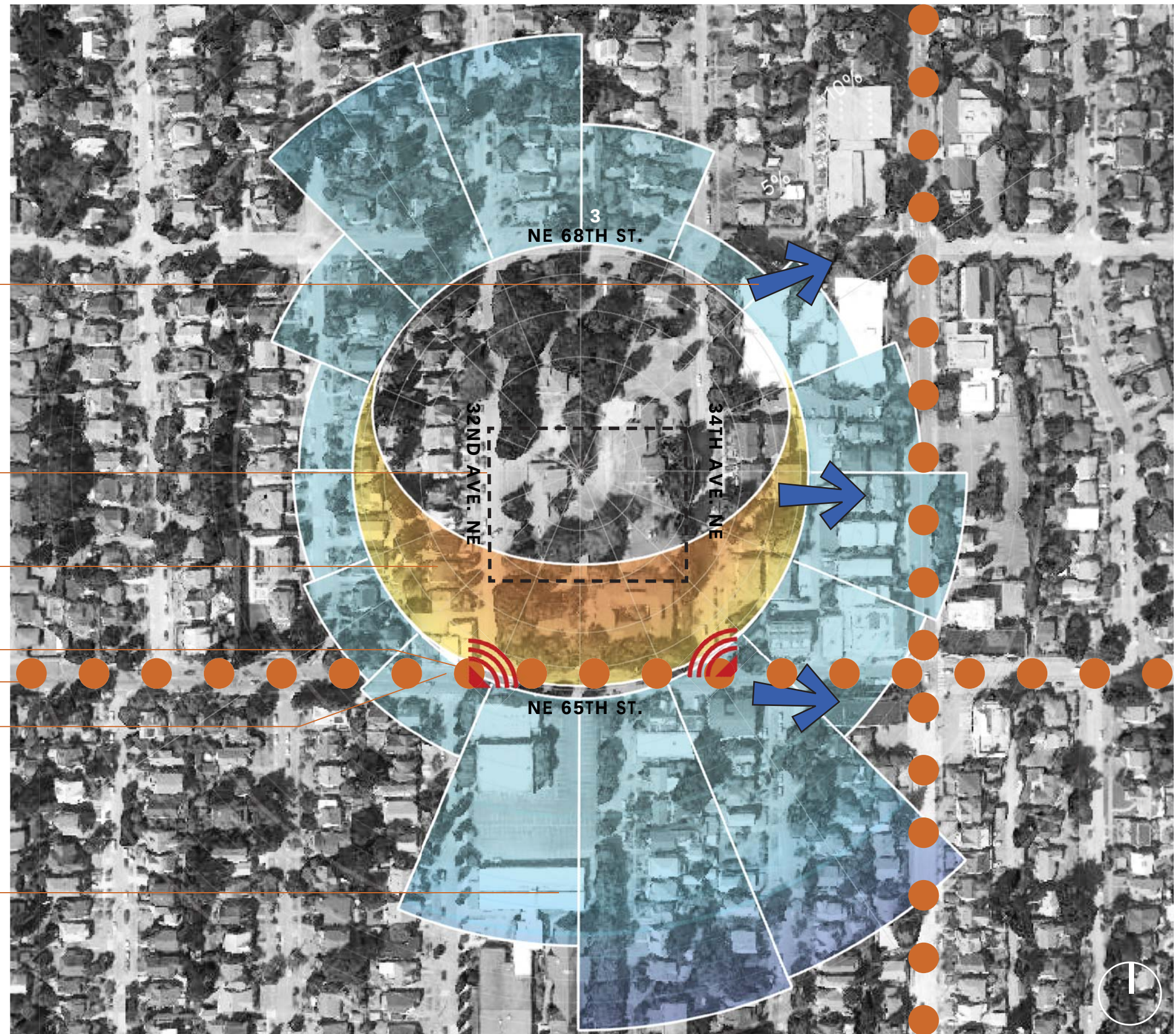
solar exposure

traffic noise

arterial street/
bus routes

power lines on NE 65th St.

annual wind approach





32nd Ave NE and NE 65th St. Historic Photo of Children's Home Society (Built in 1901. Image taken in 1939)



NE 68th Street Historic Photo of Children's Home Society (Built in 1945. Image taken in 1961)



NE 65th Street Historic Photo of Children's Home Society (Built in 1908. Image taken in 1939)



NE 65th Street Historic Photo of Children's Home Society (Built in 1905. Image taken in 1939)



1



2



3



4



A



B



C



D



J

1 NE Branch Library

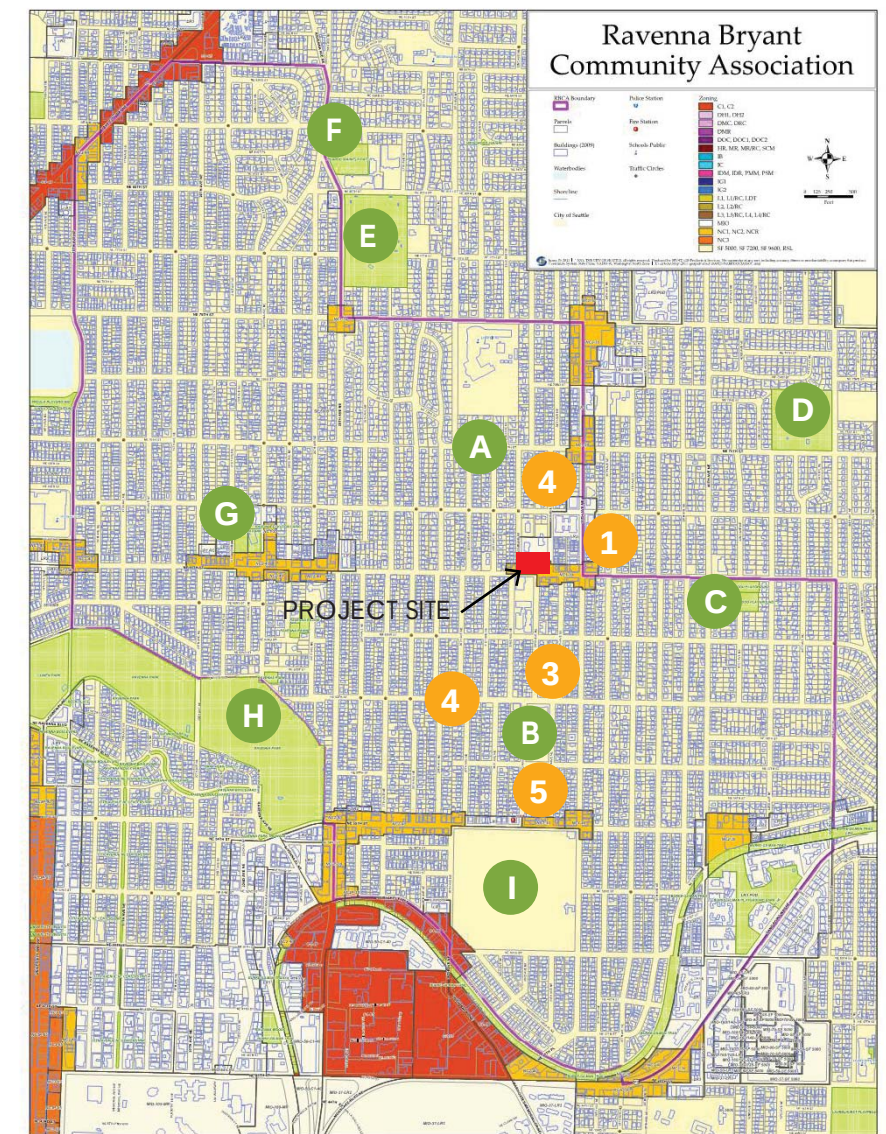
2 Ravenna United Methodist Church

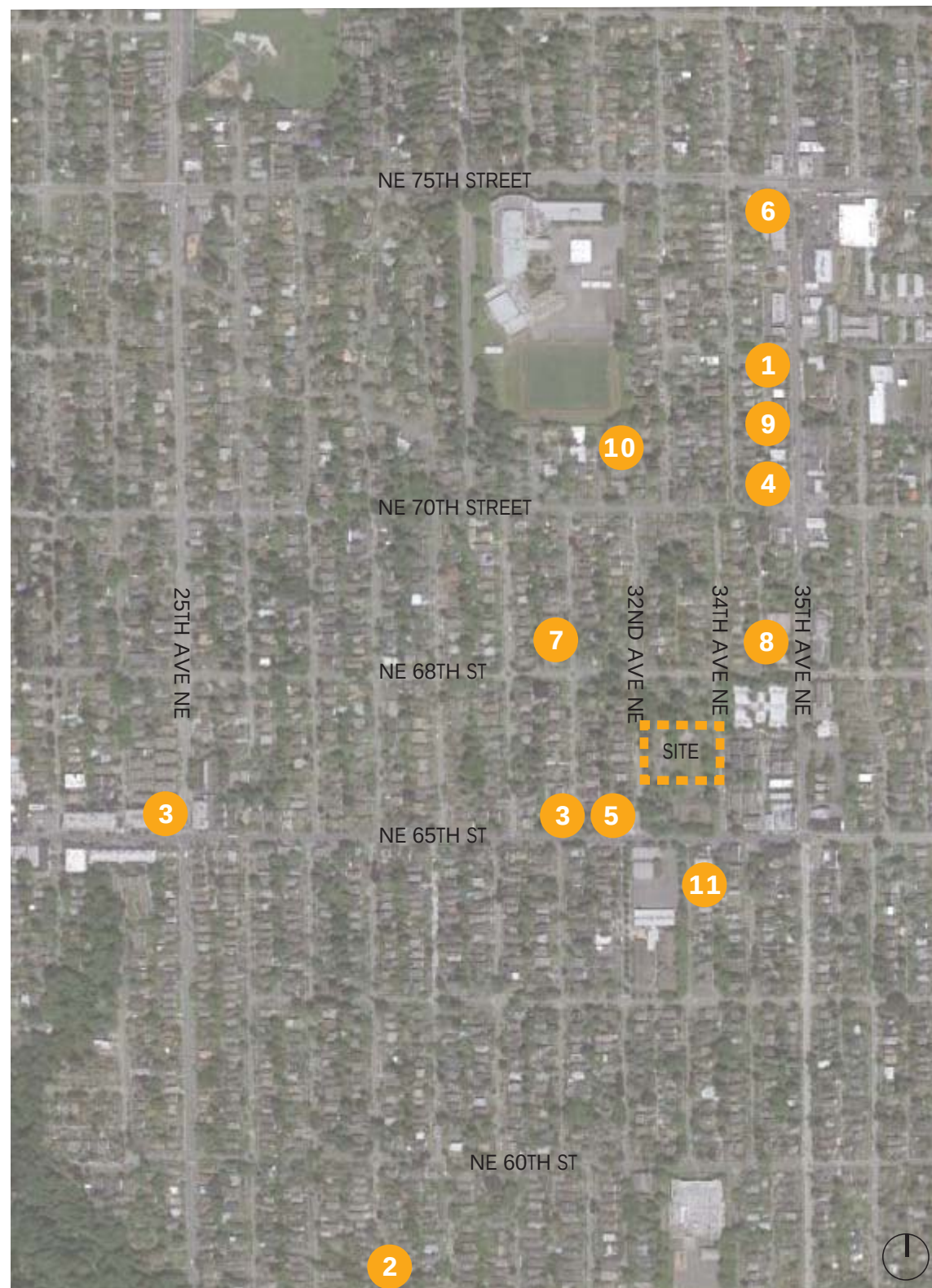
3 Theodora Senior Living

4 Wedgwood Unitarian Church

PARKS, FIELDS, AND OPEN SPACE

- A Eckstein Middle School
- B Bryant Elementary School
- C Bryant Neighborhood Playground
- D View Ridge Play Field
- E Dahl Play Field
- F Picardo Pea Patch
- G Ravenna Eckstein Community Center
- H Carver Park
- I Calvary Cemetery
- J Assumption-St. Bridget School and Church





Recessed corner provides retail presence



Brick facade, corner entry, large storefront windows



Corner relief at sidewalk and retail



Modern expression in existing commercial context



Activation at sidewalk, corner entry



Brick expression in existing commercial context



Brick expression in single family



Large windows and vegetation at sidewalk



Recessed corner provides sidewalk relief



Modern expression in single family



Vibrant colors and pedestrian-scaled detailing



1 32nd Avenue NE Looking East



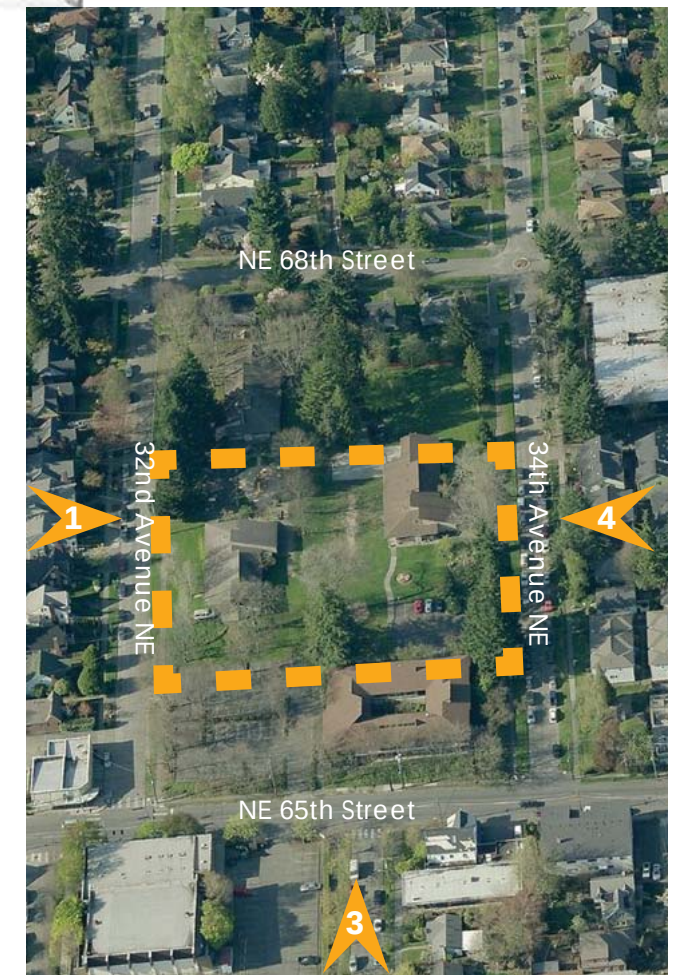
4 34th Avenue NE Looking West



3 NE 65th Avenue Looking North



2 NE 68th Avenue Looking South



SITE PHOTOS: FROM WITHOUT



1 34th Avenue NE Looking East



2 32nd Avenue NE Looking West



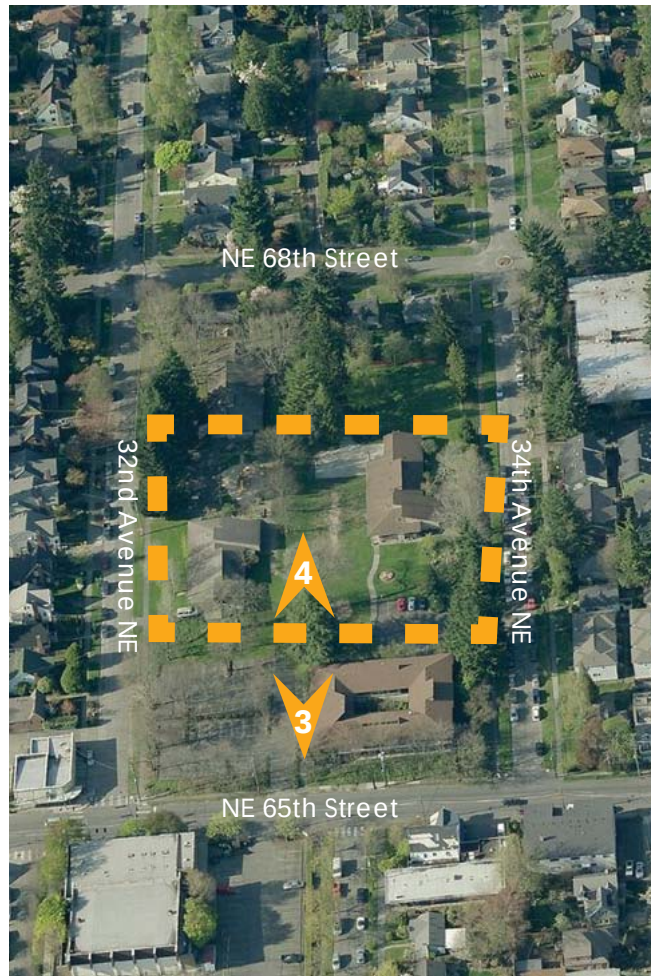
SITE PHOTOS: FROM WITHIN



3 NE 65th Street Looking South



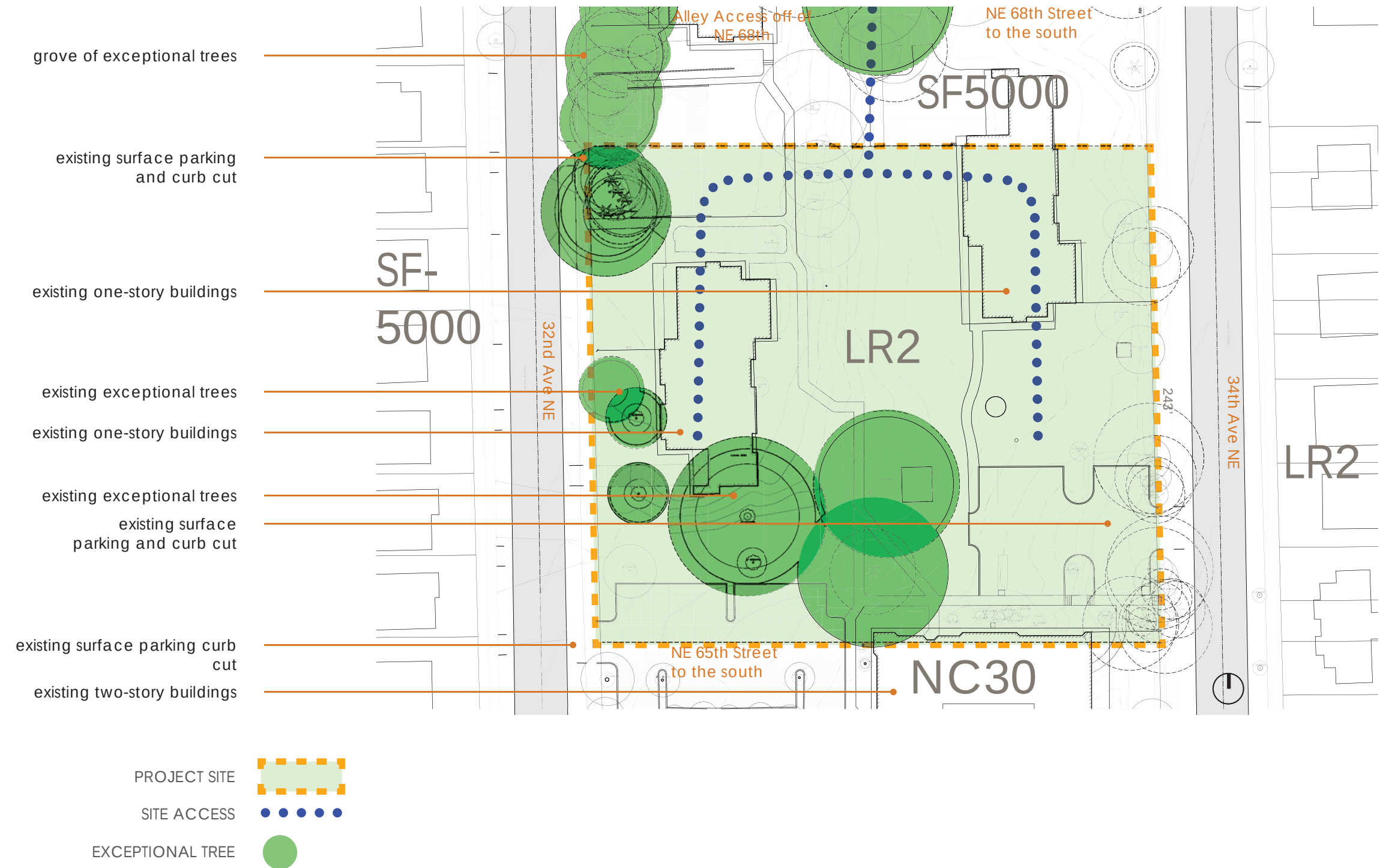
4 Site Interior (mid-block, looking East)



SITE PHOTOS: FROM WITHIN



32nd Avenue NE Looking East

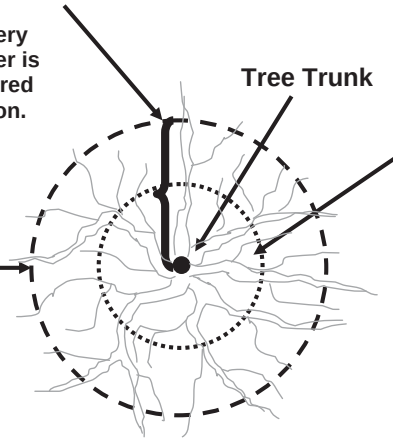


CONSTRAINTS AND OPPORTUNITIES

Critical Root Zone (CRZ) =
12" Radius for every
Tree inch diameter is
generally considered
optimum protection.

**Perimeter Critical
Root Zone (PCRZ)
= the outer half of the
CRZ**

The greater the
disturbance allowed in
this area, the greater
Post Care is required.



**Interior Critical Root
Zone (ICRZ)
= the inner half of the
CRZ**

Protecting only this area
would cause significant
impact to the tree,
potentially life
threatening, and would
require maximum Post
Care Treatment to retain
the tree. See Post Care
Treatment below.

The Critical Root Zone (CRZ) of a tree is established on the basis of the trunk diameter. The CRZ is a circular area which has a radius of 12 inches to every inch diameter of trunk measured at 4.5 feet above grade. Root systems will vary both in depth and spread depending on size of tree, soils, water table, species and other factors. However, this CRZ description is generally accepted in the tree industry. Protecting this entire area should result in no adverse impact to the tree.

The above CRZ drawing has been further differentiated into the 'Perimeter' (PCRZ) and 'Interior' (ICRZ) to help define potential impact and required Post Care. Generally, the full PCRZ is considered the optimum amount of root protection for a tree. As one encroaches into the "Perimeter CRZ, but not into the "Interior CRZ" the greater Post Care the tree would require to remain alive and stable. The 'Interior CRZ is half the radius of the full PCRZ. Disturbance into the ICRZ could destabilize or cause the tree to decline.

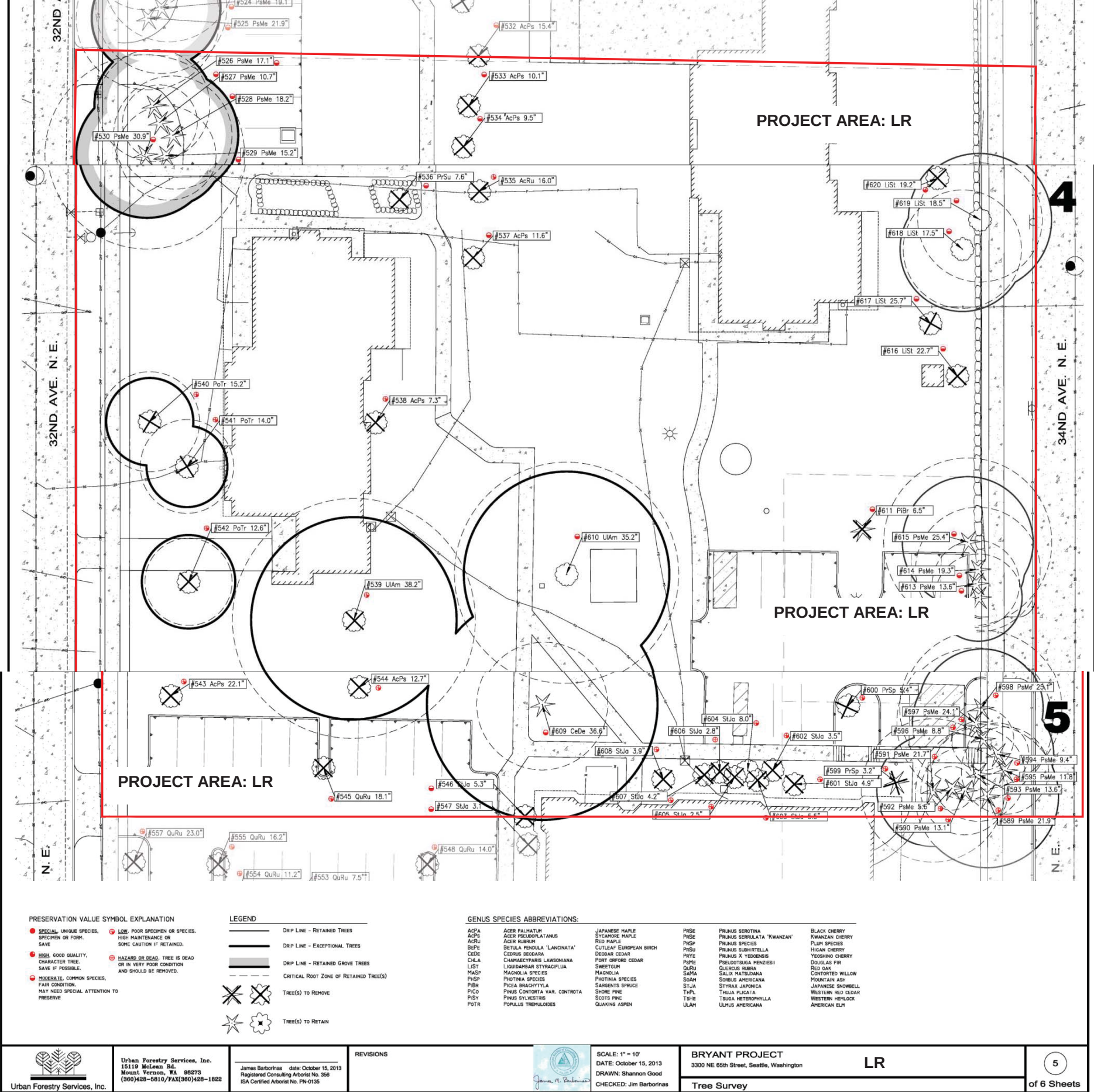
The absolute maximum disturbance allowed should leave the 'Interior' CRZ undisturbed if the tree is to have any chance of survival. This 'Interior' CRZ would approximately equal the size of a rootball needed to transplant this tree which in turn would require extensive Post Care and possibly guying. Post Care Treatment includes but may not be limited to; regular irrigation, misting, root treatment with special root hormones, mulching, guying and monitoring for several years.



Urban Forestry Services, Inc.
15119 McLean Rd.
Mount Vernon, WA 98273

Title: Explanation of Critical Root Zone (CRZ)
Source: Urban Forestry Services, Inc.
Jim Barborinas, ISA Certified Arborist PN-0135
ASCA Registered Consulting Arborist #356,
Certified Tree Risk Assessor #PNW-0327

Date: 2011-12
Not to Scale



Tree #	Species	DBH (in.)	Drip - line (ft.)	CRZ (ft.)	Vigor	Structure	Defects / Comments	Target	Likelihood of Failure	Likelihood of Impacting Target	Likelihood of Failure & Impact Calc.	Consequences of Failure	Tree Risk Rating	Exceptional Tree Value / Preservation	Maintenance Recommend - ations
526	Douglas fir, <i>Pseudotsuga menziesii</i>	17.1	19	18	Good	Good	I noted surface roots growing from the tree. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Some-what likely	Minor	Low	Moder - ate / Exceptional Tree Grove B	Crown clean pruning.
527	Douglas fir, <i>Pseudotsuga menziesii</i>	10.7	12	12	Good	Fair	I noted surface roots growing from this tree. The crown contains deadwood upto 1.5 inches diameter. In addition I noted a poor trunk taper.	Pedestrians, and parked vehicles.	Probable	Medium	Some-what likely	Minor	Low	Moder - ate / Exceptional Tree Grove B	Crown clean pruning.
528	Douglas fir, <i>Pseudotsuga menziesii</i>	18.2	21	19	Good	Good	I noted surface roots growing from this tree. The crown contains deadwood upto 1.5 inches diameter. Root growth from this tree is causing damage to surrounding asphalt.	Pedestrians, and parked vehicles.	Probable	Medium	Some-what likely	Minor	Low	Moder - ate / Exceptional Tree Grove B	
529	Douglas fir, <i>Pseudotsuga menziesii</i>	15.2	18	16	Good	Good	I noted surface roots growing from this tree. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Some-what likely	Minor	Low	Moder - ate / Exceptional Tree Grove B	Crown clean pruning.
530	Douglas fir, <i>Pseudotsuga menziesii</i>	30.9	22	32	Good	Good	I noted surface roots growing from this tree. The crown contains deadwood upto 1.5 inches diameter. Root growth from this tree is causing damage to surrounding sidewalk.	Pedestrians, and parked vehicles.	Probable	Medium	Some-what likely	Minor	Low	Moder - ate / Exceptional	
533	Sycamore maple, <i>Acer pseudoplatanus</i>	10.1	12	11	Fair-Good	Fair-Good	The crown contains minor deadwood, and also has minor dieback.	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Moderate	
534	Sycamore maple, <i>Acer pseudoplatanus</i>	9.5	17	11	Fair-Good	Fair-Good	The crown contains minor deadwood, and also has minor dieback.	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Moderate	
535	Red maple, <i>Acer rubrum</i>	16.0	21	17	Fair-Good	Fair-Good	The crown contains minor deadwood, and also has minor dieback. This tree has a significant girdling root, potentially reducing its stability.	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Low	
536	Higan cherry, <i>Prunus subhirtella</i>	7.6	11	8	Good	Good	n/a	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Moderate	
537	Sycamore maple, <i>Acer pseudoplatanus</i>	11.6	16	12	Good	Good	The crown contains minor deadwood, and also has minor dieback.	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Moderate	Crown clean pruning.
538	Sycamore maple, <i>Acer pseudoplatanus</i>	7.3	15	8	Good	Fair	This tree has multiple trunks with a tight and weak codominant arrangement. The crown contains crossing and rubbing branches.	Building	Possible	High	Some- what likely	Minor	Low	Low	Crown clean pruning.
539	American elm, <i>Ulmus americana</i>	38.2	33	39	Poor-Fair	Poor-Fair	SEE THE 'EXCEPTIONAL TREE REMOVAL MATRIX'. Summary: This tree has extensive crown dieback, with deadwood upto 3 inches diameter. This tree is in a general state of decline.	Building, pedestrians, and parking.	Probable	Medium	Some- what likely	Signific ant	Moderate	Low / Exceptional	Remove tree. This tree is in general decline, and so it is not advisable to retain as an exceptional tree and construct around it.
540	Quaking aspen, <i>Populus tremuloides</i>	15.2	14	16	Good	Good	The crown contains deadwood upto 1.5 inches diameter.	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Low / Exceptional	Option to 1) remove and replace 2) transplant.
541	Quaking aspen, <i>Populus tremuloides</i>	14.0	13.0	15	Good	Good	This tree is producing surface roots. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Low / Exceptional	Option to 1) remove and replace 2) transplant.
542	Quaking aspen, <i>Populus tremuloides</i>	12.6	15	14	Good	Good	developed in the mid crown, with a stable structure. The crown contains deadwood upto	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Low / Exceptional	Option to 1) remove and replace 2) transplant.

Urban Forestry Services, Inc.
15119 McLean Road,
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Tree #	Species	DBH (in.)	Drip - line (ft.)	CRZ (ft.)	Vigor	Structure	Defects / Comments	Target	Likelihood of Failure	Likelihood of Impacting Target	Likelihood of Failure & Impact Calc.	Consequences of Failure	Tree Risk Rating	Exceptional Tree Value / Preservation	Maintenance Recommend - ations
543	Sycamore maple, <i>Acer pseudoplatanus</i>	22.1	22	23	Poor-Fair	Good	The tree has sustained large basal injuries, and the root crown has fill around it. The crown has minor dieback.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	If retained complete a root crown excavation, and root invigoration treatment.
544	Sycamore maple, <i>Acer pseudoplatanus</i>	12.7	23	13	Poor-Fair	Good	The tree has sustained large basal injuries, and the root crown has fill around it. The crown has minor dieback. The crown is suppressed by more dominant surrounding trees.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	If retained complete a root crown excavation, and root invigoration treatment.
545	Red oak, <i>Quercus rubra</i>	18.1	22	19	Good	Good	Root growth is causing damage to surrounding curb and asphalt.	Pedestrians, and parked vehicles.	Possible	Medium	Unlikely	Minor	Low	Low	
589	Douglas fir, <i>Pseudotsuga menziesii</i>	21.9	23	23	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
590	Douglas fir, <i>Pseudotsuga menziesii</i>	13.1	15	14	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
591	Douglas fir, <i>Pseudotsuga menziesii</i>	21.7	18	23	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
592	Douglas fir, <i>Pseudotsuga menziesii</i>	5.6	6	7	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Growth is suppressed by surrounding trees. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
593	Douglas fir, <i>Pseudotsuga menziesii</i>	13.6	18	15	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
594	Douglas fir, <i>Pseudotsuga menziesii</i>	9.4	18	10	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
595	Douglas fir, <i>Pseudotsuga menziesii</i>	11.8	13	14	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
596	Douglas fir, <i>Pseudotsuga menziesii</i>	8.8	17	10	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Growth is suppressed by surrounding trees. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
597	Douglas fir, <i>Pseudotsuga menziesii</i>	24.1	20	25	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
598	Douglas fir, <i>Pseudotsuga menziesii</i>	25.1	20	26	Good	Good	The crown contains deadwood upto 1.5 inches diameter. Root growth is damaging surrounding sidewalk.	Pedestrians, and vehicle parking.	Probable	Medium	Some- what likely	Minor	Low	Low	
599	Cherry species, <i>Prunus</i> species	3.2	10	n/a	Poor	Poor	This tree is in general decline.	n/a	-	-	-	-	-	Low	Remove tree.
600	Cherry species, <i>Prunus</i> species	5.4	11	n/a	Poor	Poor	This tree is in general decline.	n/a	-	-	-	-	-	Low	Remove tree.
601	Japanese snowbell, <i>Styrax japonica</i>	4.9	4	7	Poor-Fair	Fair	This tree has dieback in the top of the crown.	Pedestrians	Improbable	Low	Unlikely	Negli- gable	Low	Low	

Tree #	Species	DBH (in.)	Drip - line (ft.)	CRZ (ft.)	Vigor	Structure	Defects / Comments	Target	Likelihood of Failure	Likelihood of Impacting Target	Likelihood of Failure & Impact Calc.	Consequences of Failure	Tree Risk Rating	Preservation Value / Exceptional Tree	Maintenance Recommend -ations
602	Japanese snowbell, <i>Styrax japonica</i>	(1.5, 2.9) 3.5	7	4	Fair	Fair	This tree has dieback in the top of the crown.	Pedestrians	Improbable	Low	Unlikely	Negligable	Low	Low	
603	Japanese snowbell, <i>Styrax japonica</i>	(1.8 x4, 1.3, 5) 5.5	5	7	Fair	Fair	n/a	Pedestrians	Improbable	Low	Unlikely	Negligable	Low	Low	
604	Japanese snowbell, <i>Styrax japonica</i>	(1.8 x8) 8	9	9	Fair	Fair	n/a	Pedestrians	Improbable	Low	Unlikely	Negligable	Low	Low	
605	Japanese snowbell, <i>Styrax japonica</i>	(2, 1.4 x2) 2.5	6	4	Fair	Fair	n/a	Pedestrians	Improbable	Low	Unlikely	Negligable	Low	Low	
606	Japanese snowbell, <i>Styrax japonica</i>	2.8	4	n/a	Dead	-	Dead	n/a	-	-	-	-	-	n/a	Remove tree.
607	Japanese snowbell, <i>Styrax japonica</i>	4.2	6	7	Fair	Fair	n/a	Pedestrians	Improbable	Low	Unlikely	Negligable	Low	Low	
608	Japanese snowbell, <i>Styrax japonica</i>	3.9	5	7	Poor-Fair	Fair	The crown has minor dieback.	Pedestrians	Improbable	Low	Unlikely	Negligable	Low	Low	
609	Deodar cedar, <i>Cedrus deodara</i>	36.6	21	37	Good	Fair-Good	Root growth is causing damage to surrounding sidewalk. The crown contains deadwood upto 1.5 inches diameter.	Building, and pedestrians.	Probable	Medium	Somewhat likely	Significant	Moderate	Moderate / Exceptional	Crown clean pruning.
610	American elm, <i>Ulmus americana</i>	35.2	33	36	Good	Good	The crown contains minor deadwood.	Playground, and pedestrians.	Possible	Medium	Unlikely	Significant	Moderate	Moderate / Exceptional	Crown clean pruning.
611	Sargents spruce, <i>Picea brachytyla</i>	6.5	8	10	Good	Good	n/a	-	-	-	-	-	-	Moderate	If retained remove invasive Himalayan blackberry, Rubus discolor growing around the tree.
612	Douglas fir, <i>Pseudotsuga menziesii</i>	13.8	14	14	Good	Good	The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Unlikely	Minor	Low	Moderate	Crown clean pruning.
613	Douglas fir, <i>Pseudotsuga menziesii</i>	13.6	14	14	Good	Good	The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Unlikely	Minor	Low	Moderate	Crown clean pruning.
614	Douglas fir, <i>Pseudotsuga menziesii</i>	19.3	15	20	Good	Good	The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Unlikely	Minor	Low	Moderate	Crown clean pruning.
615	Douglas fir, <i>Pseudotsuga menziesii</i>	25.4	21	27	Good	Good	The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Unlikely	Minor	Low	Moderate	Crown clean pruning.
616	Sweetgum, <i>Liquidambar styraciflua</i>	22.7	19	24	Good	Fair	This tree has multiple trunks. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Possible	High	Somewhat likely	Significant	Moderate	Moderate	Crown reduction pruning.
617	Sweetgum, <i>Liquidambar styraciflua</i>	25.7	24	27	Good	Good	The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Unlikely	Minor	Low	Moderate	
618	Sweetgum, <i>Liquidambar styraciflua</i>	17.5	20	19	Good	Poor-Fair	This tree has multiple trunks with a tight and weak codominant arrangement. The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	High	Likely	Significant	High	Moderate	Crown reduction pruning and cabling.
619	Sweetgum, <i>Liquidambar styraciflua</i>	18.5	23	20	Good	Fair	The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Unlikely	Minor	Low	Moderate	
620	Sweetgum, <i>Liquidambar styraciflua</i>	19.2	28	21	Good	Fair	The crown contains deadwood upto 1.5 inches diameter.	Pedestrians, and parked vehicles.	Probable	Medium	Unlikely	Minor	Low	Moderate	

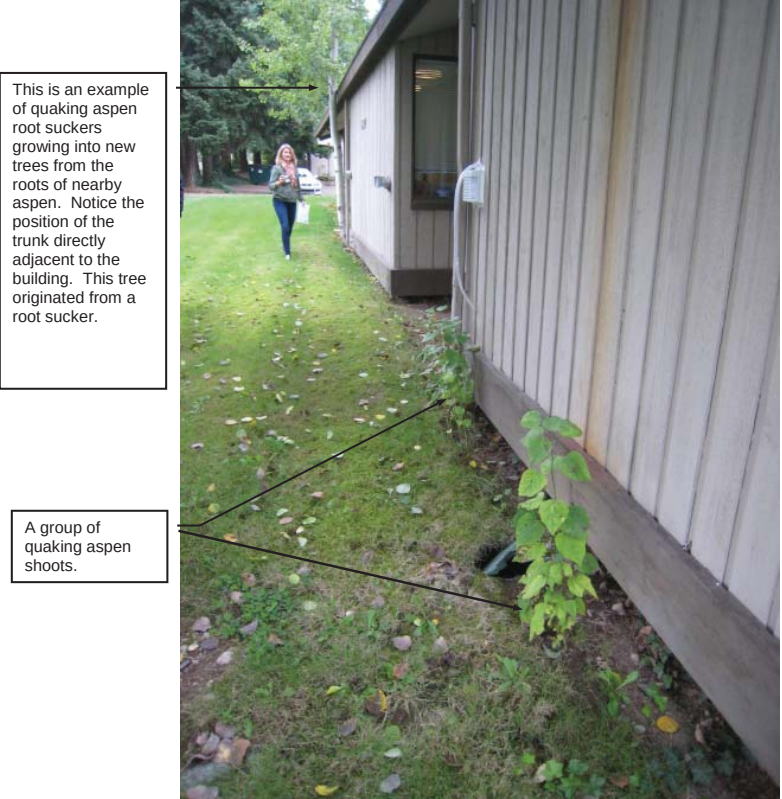
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Photo 2, Tree #539. This Elm is recommended for removal. The tree is in poor condition as demonstrated by large sections of dead crown and dieback of remaining branches.



Photo 3, Tree #539. An extremely large amount of epicormic branches are being produced on the primary and secondary trunks indicating tree #539 is in decline. In the upper crown, large sections of the crown are either dead or dying back.



This is an example of quaking aspen root suckers growing into new trees from the roots of nearby aspen. Notice the position of the trunk directly adjacent to the building. This tree originated from a root sucker.

A group of quaking aspen shoots.

Photo 1: Note the range of root shoot sizes that have grown from exceptional tree #'s 450 through 542. Also, note the size of the shoot growing against the building next to individual shown in this photograph. In the lower part of this photograph you can see how the root suckers are growing near underground utilities. These suckers must be continually removed because of the live aspen trees growing nearby.



PRELIMINARY TREE REMOVAL PLAN

DESIGN GUIDELINES MOST APPLICABLE TO LR-2 PROJECT

Site Planning

- Responding to site character
- Streetscape compatibility
- Respect for adjacent sites
- Transition between residence and street
- Residential open space
- Parking and vehicle access

Height/Bulk/Scale

Architectural Elements and Materials

- Architectural context
- Human scale

Pedestrian Environment

- Pedestrian open spaces and entrances

Landscaping

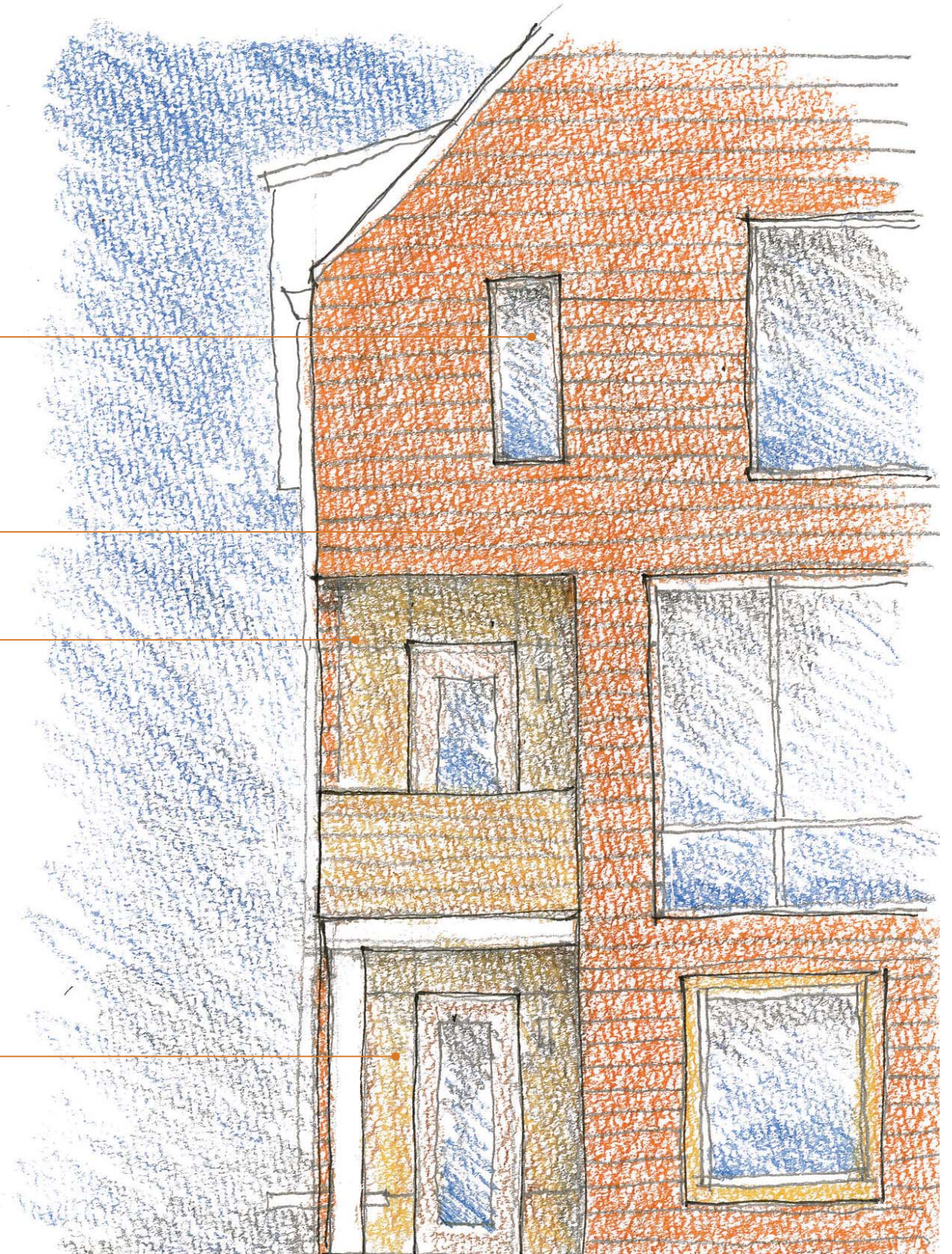
- Landscaping to reinforce design continuity with adjacent sites
- Landscape design to address special site conditions

rhythmic window patterns

material palette reflects existing neighborhood character

material transition at recessed space breaks up materials and scale of structure

recessed entry breaks up material and form



SCHEME A

Overview

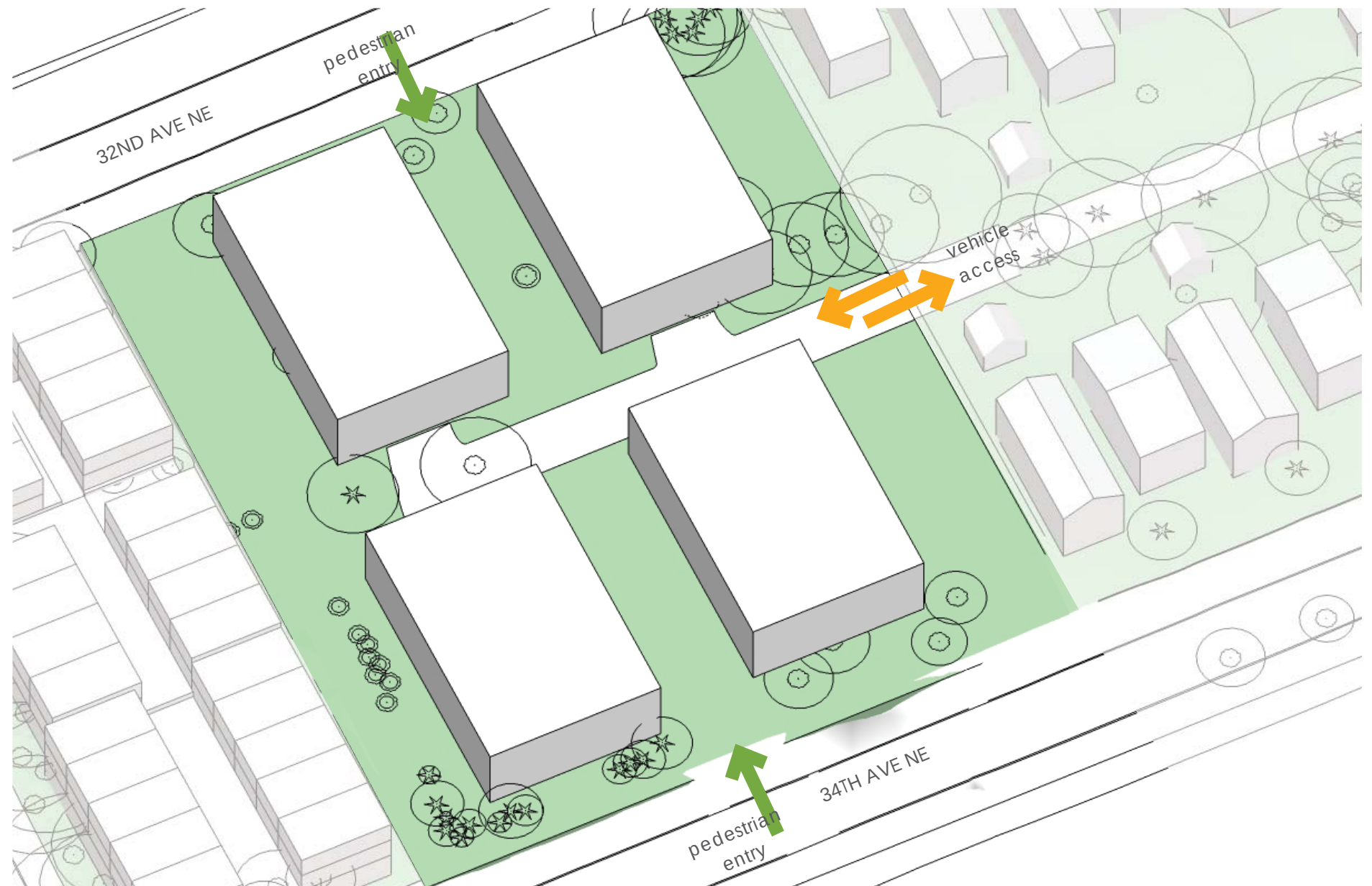
- (4) buildings of 12 units each, total of (48) 3-story residential units
- all parking access at alley from NE 68th Ave
- parking provided within structures

Opportunities

- maximizes FAR
- simplifies alley and parking access by consolidating access
- simplifies constructability of structure
- maximizes pedestrian-oriented uses along the street fronts by providing parking entry off alley only
- maintains green space

Challenges

- does not respond to existing site character such as trees and topography
- departures required for exceptional tree removal
- massing does not respond to scale of neighborhood
- lacks street-oriented frontage as found in existing adjacent homes
- minimizes access to day-light for individual units



elevation at 34th Ave NE

SCHEME B

Overview

- (48) 3-story townhomes
- parking access from 32nd and 34th Ave NE
- parking provided within structures

Opportunities

- maximizes FAR
- allows better access to daylight
- provides pedestrian path between 32nd and 34th Ave NE
- all parking is contained within structure

Challenges

- most existing trees are eliminated
- requires departure for removal of exceptional trees
- requires departure for curb-cuts at 32nd and 34th Ave NE
- inward-oriented units, unlike existing neighborhood street-oriented frontage
- minimizes the pedestrian-oriented experience by introducing curb-cuts at 32nd and 34th Ave NE
- less green space is retained between units
- more impervious surface (drives) introduced to the site



elevation at 34th Ave NE

MASSING SCHEME B

SCHEME C (PREFERRED)

Overview

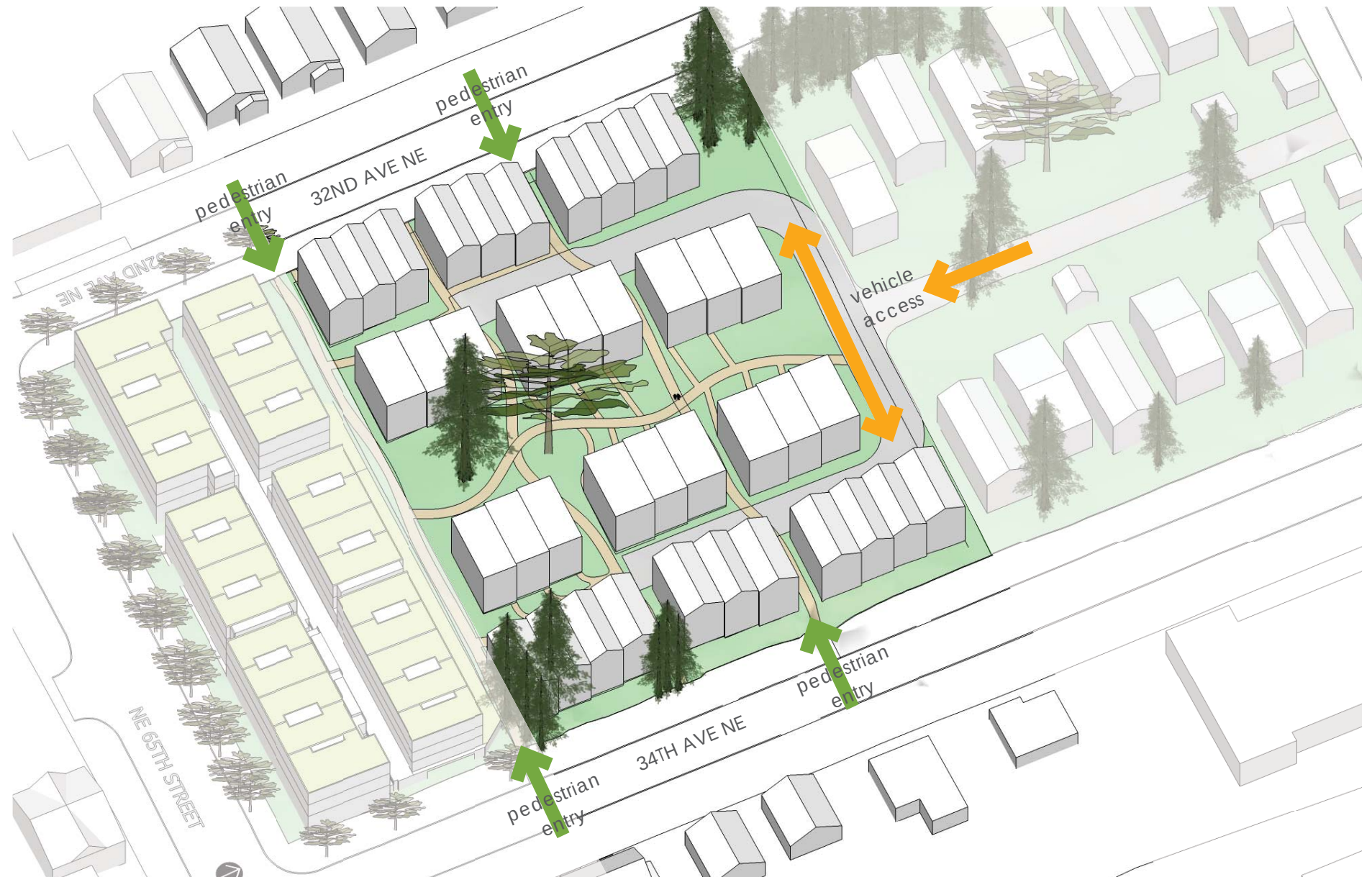
- (39) 3-story residential units
- primary access is from alley at NE 68th Street
- 12 units use reserved parking spaces within NC garage, all other parking within individual lots
- access for NC garage off of 34th Ave NE

Opportunities

- minimizes driveway and impervious surface
- maximizes tree retention
- maximizes green space at central path
- unit access to day-light
- aligns with neighborhood street-oriented frontage
- similar scale to existing neighborhood fabric
- existing trees contribute to neighborhood character
- no development departures required
- maximizes pedestrian-oriented uses along the street fronts by eliminating curb-cuts
- allows for more green space between buildings

Challenges

- does not maximize FAR
- creates fewer units due to tree retention



elevation at 34th Ave NE

SCHEME C (PREFERRED SCHEME)

- (3) 4" caliper Specimen Trees to mitigate for the removal of (3) 'Exceptional' Aspens
- entry pedestrian feature
- "Exceptional" defined grove at prominent site entry feature
- bio-retention planters as landscape edges help define public and private space and incorporates a sustainable feature in the site
- common driveway to private garages
- accent pavers at pedestrian interface over driveway
- private patios
- common driveway to private garages
- bio-retention planters as a sustainable feature
- pedestrian site access
- front stoop patios
- two "exceptional" defined trees as prominent central green feature
- common green
- entry pedestrian feature
- pedestrian site access



0' 48'



FAZIO
ASSOCIATES LLC
LANDSCAPE ARCHITECTS

PRELIMINARY PLAN: LANDSCAPE

