



**RECOMMENDATION
MEETING
APRIL 27, 2015
6:30PM**



PROJECT # 3016541 4046 8TH AVE NE

PROPOSAL:

The applicant proposes one four-story residential structure containing 37 units. No on-site vehicular parking is proposed. Covered bicycle parking is proposed on the east portion of the site.

CONTEXT:

The subject site is within the University District Northwest Urban Center Village. Surrounding development and neighborhood character primarily consists of multiple-family and single-family structures of various architectural styles. Pedestrian access is proposed from 8th Avenue Northeast. No vehicular access is proposed.

DPD PROJECT #

3016541
King Co. APN: 409230-1585
Please see the following
pages for a graphic contextual
analysis.

CURRENT DEVELOPMENT:

The subject site includes one single-family structure. Access is via 8th Avenue Northeast. This existing structure is proposed for demolition.

SURROUNDING DEVELOPMENT AND NEIGHBORHOOD CHARACTER:

The subject site is within the University District Northwest Urban Center Village. Surrounding development and neighborhood character primarily consists of multiple-family and single-family structures of various architectural styles.

PROJECT PROGRAM:

ZONE:	LR3
# OF RESIDENTIAL UNITS:	37 studio apartment units
# OF PARKING STALLS:	0 parking stalls
AREA OF RESIDENTIAL USE:	8974.3 SQFT
FLOOR AREA RATIO:	1.77
# OF STORIES:	Basement + 4 stories

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OWNER: Peregrine - 4046, LLC
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Suite 215
Seattle, WA 98103

DPD Contact: Carly Guillory
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206-684-0720



ZONING ANALYSIS

Address: 4046 8th Ave NE
Parcel #: 409230-1585
Zoning: LR3
Overlays: University District Northwest Urban Center Village
Lot Area: 4160 SqFt

PROJECT DESCRIPTION

The applicant proposes one four-story residential structure containing 36 units. No on-site vehicular parking is proposed. Covered bicycle parking is proposed on the east portion of the site. Pedestrian access is proposed from 8th Ave NE. No vehicular access is proposed.

FLOOR AREA RATIO:

SMC 23.45.510 - 2.0 for apartments that meet Green Building Performance Standards and are located inside an Urban Center Village Overlay

STRUCTURE HEIGHT:

SMC 23.45.514 - 40’ for apartments located within an Urban Center Village overlay

SETBACK AND SEPARATION REQUIREMENTS:

23.45.518 Table A - 5’ minimum front setback. 15’ rear setback (no alley). 7’ average; 5’ minimum side setback
23.45.518.H.1 - Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.
23.45.518.J.2. - Ramps or other devices necessary for access for the disabled and elderly that meet the Seattle Residential Code, Section R322 or Seattle Building Code, Chapter 11-Accessibility, are permitted in any required setback or separation.

AMENITY AREA:

23.45.522.A - Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones:
1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.
2. A minimum of 50 percent of the required amenity area shall be provided at ground level
4. For apartments, amenity area required at ground level shall be provided as common space.
23.45.522.D.5 - Common amenity area for rowhouse and townhouse developments and apartments shall meet the following conditions:
a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.
b. Common amenity area shall be improved as follows:
1) At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees.
2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features shall be provided.
c. The common amenity area required at ground level for apartments shall be accessible to all apartment units.

LANDSCAPING AND SCREENING STANDARDS:

23.45.525.A - Landscaping requirements
1. Standards. All landscaping provided to meet requirements under this Section 23.45.524 shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, number of plants, spacing of plants, depth and quality of soil, use of drought-tolerant plants, and access to light and air for plants.
2. Green Factor requirement
a. Landscaping that achieves a Green Factor score of 0.6 or greater, determined as set forth in Section 23.86.019, is required for any lot within a LR zone if development is proposed that has more than one dwelling unit, or a congregate residence. Vegetated walls may not count towards more than 25 percent of a lot’s Green Factor score.
23.45.524.B.1 Street tree requirements - Street trees are required if any type of development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 below and Section 23.53.015. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal. The Director, in consultation with the Director of the Seattle Department of Transportation, shall determine the number, type, and placement of additional street trees.

STRUCTURE WIDTH AND FACADE LENGTH LIMITS

23.45.527.A - Structure may not exceed 150’ in width
23.45.527.B.1 - Maximum façade length in Lowrise zones. The maximum combined length of all portions of façades 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.

FACADE OPENINGS

23.45.529.C.1.A - At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors.
23.45.529.C.2 - B. If the street-facing facade of a structure exceeds 750 square feet in area, division of the facade into separate facade planes is required.
C. In order to be considered a separate facade plane for the purposes of this subsection 23.45.529.C.2, a portion of the street-facing facade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and shall project or be recessed from abutting facade planes by a minimum depth of 18 inches.

REQUIRED PARKING:

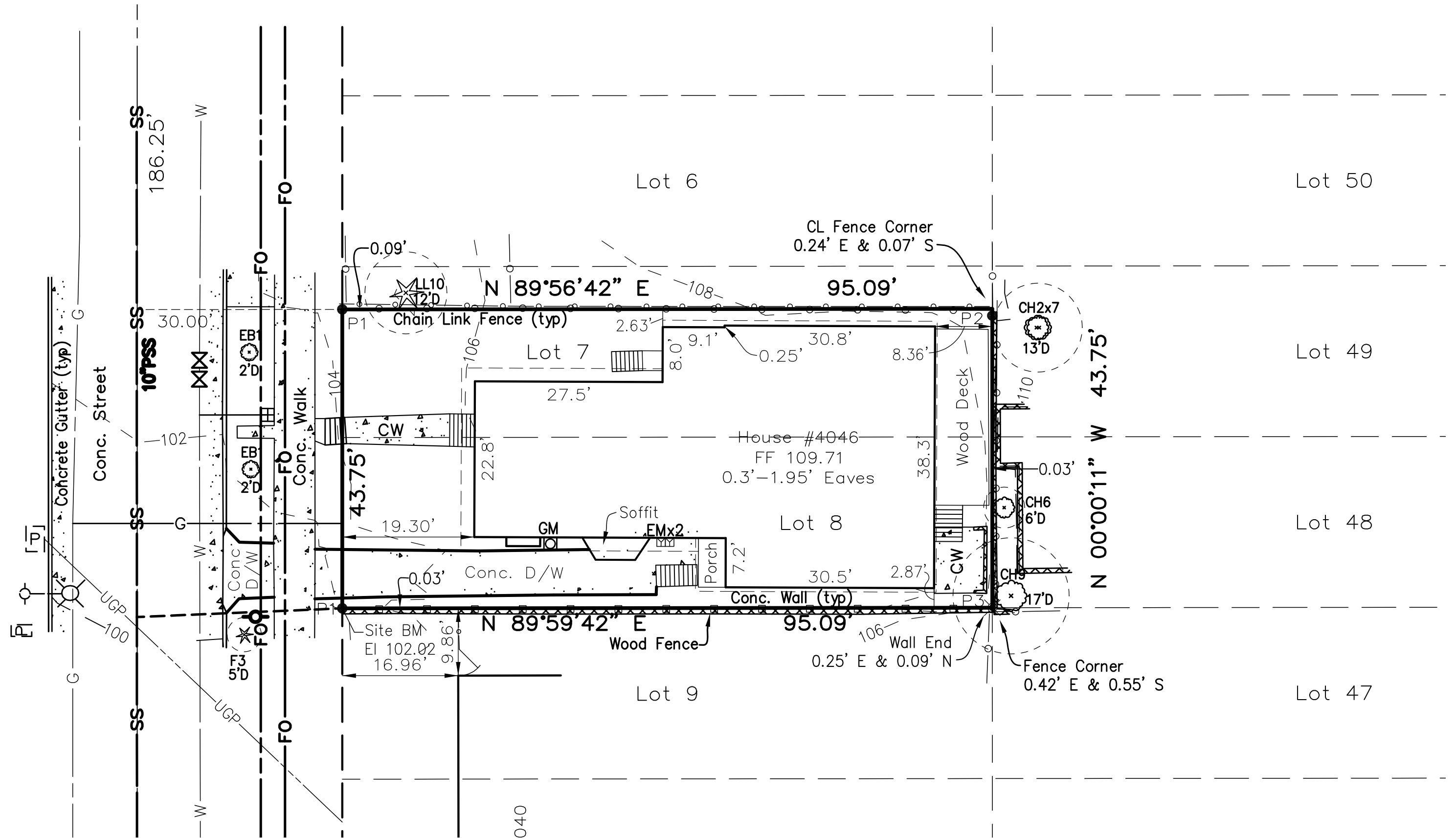
23.54.015 Table B, Section II, L. No minimum parking requirement for all residential uses within urban centers.

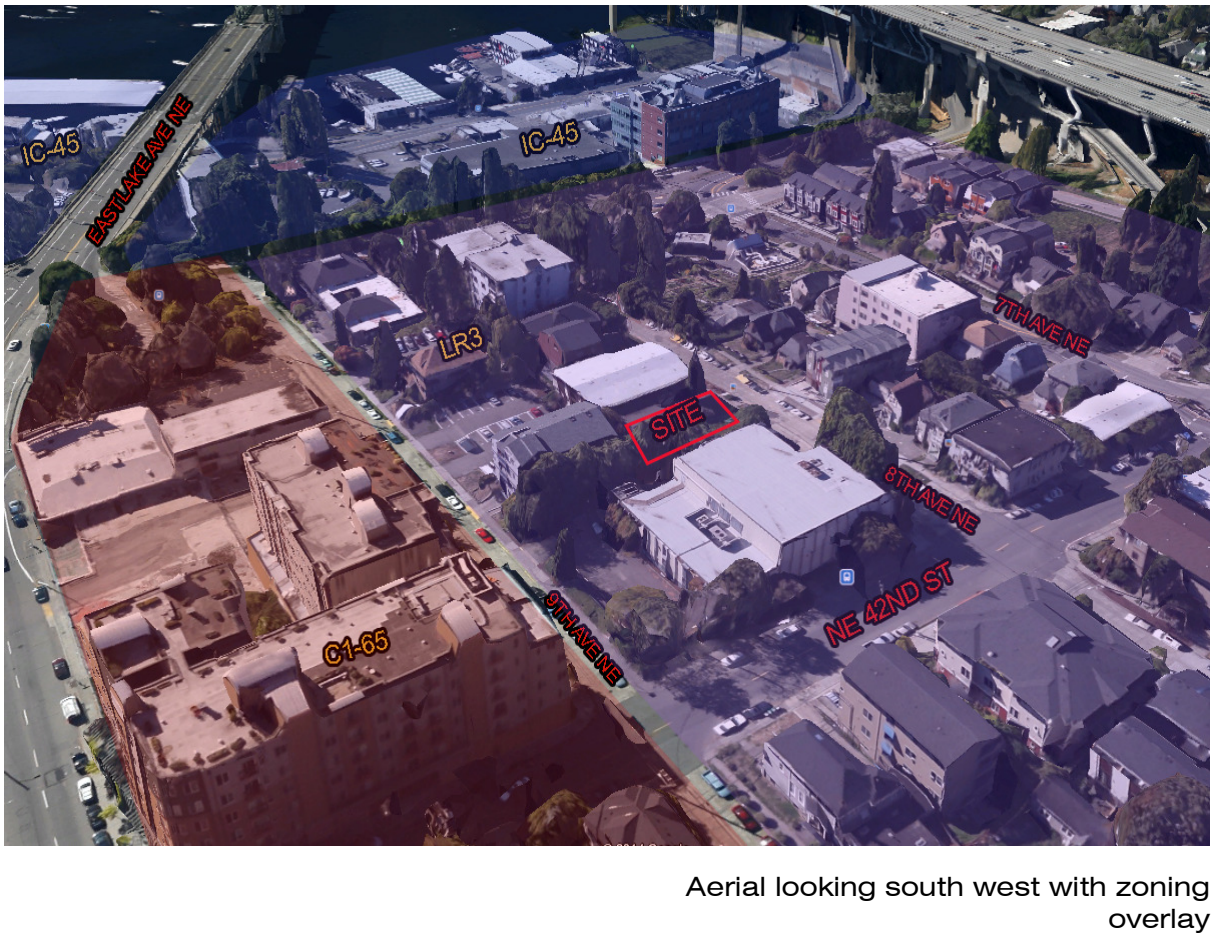
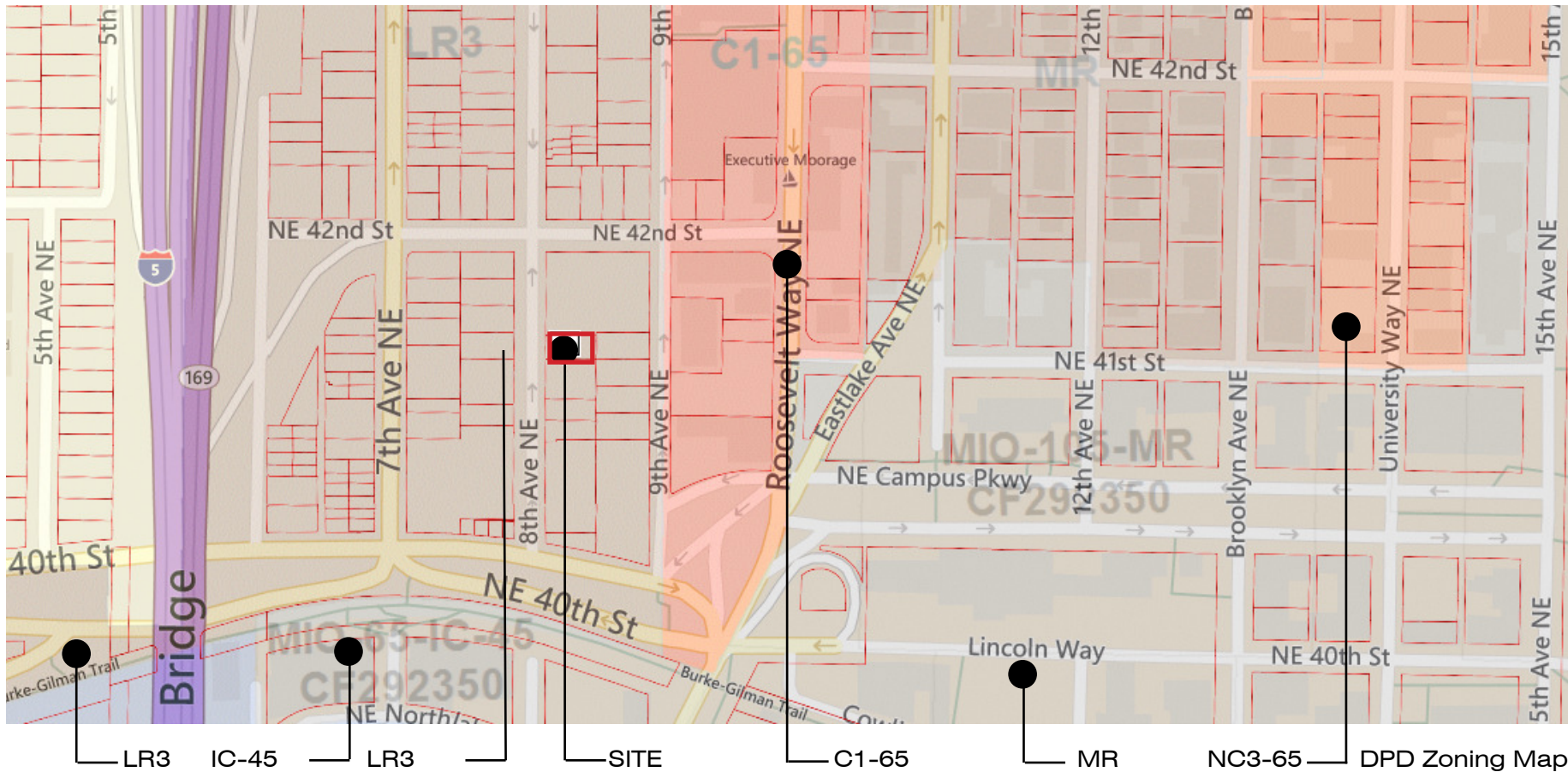
BICYCLE PARKING:

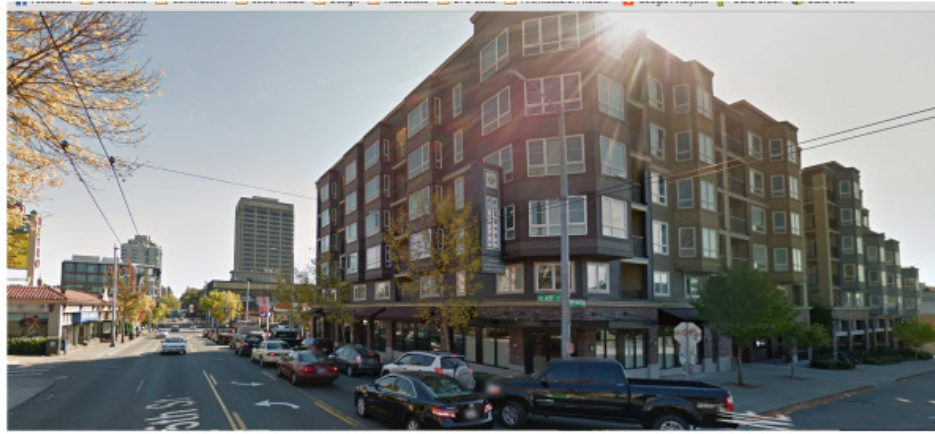
23.54.015. Table E - D.2. 1 per 4 units

SOLID WASTE AND RECYCLABLES:

23.54.040.A Table A - Residential Development for 26-50 dwelling units shall have a minimum area for shared storage space of 375 square feet.







1. 45th Ave NE, The Kennedy Building



2. SF Home



3. UW Cedar Apartments



4. Proposed Development



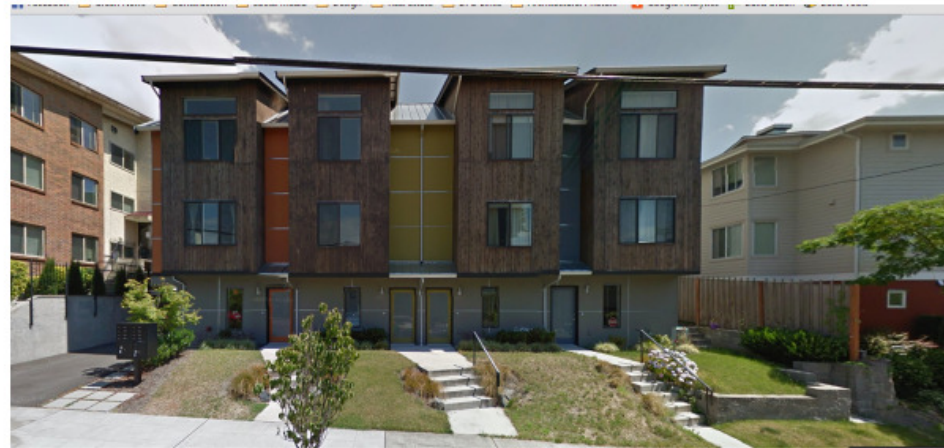
5. SF Home



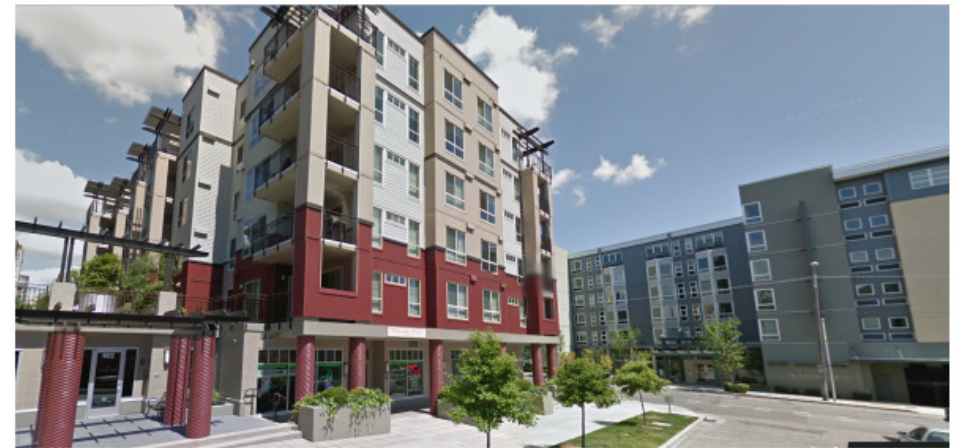
6. Watertown Hotel



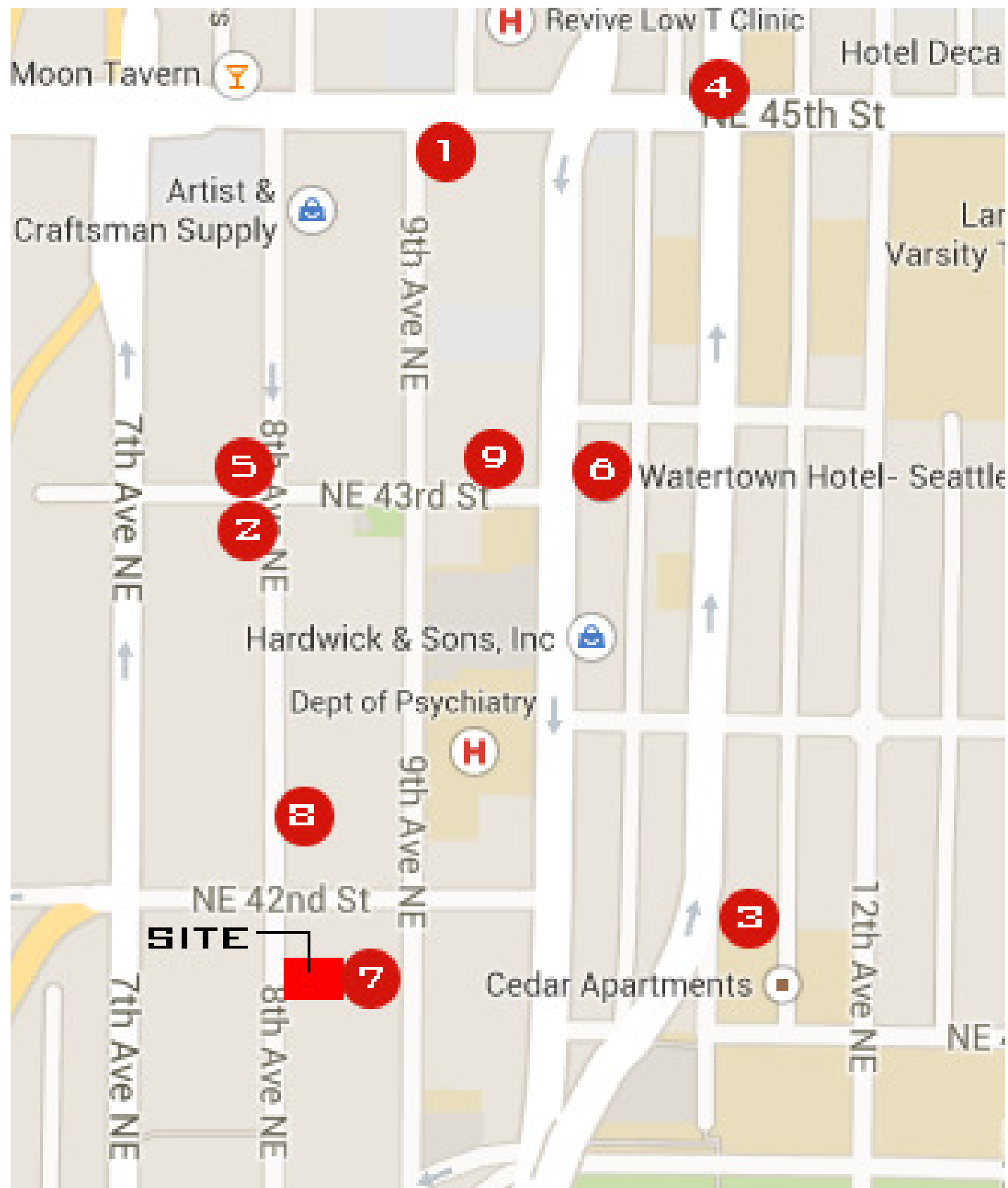
7. Neighboring Apartment Building



8. Townhomes



9. Trinity 43rd Apartments



Architectural Context and Analysis

In our analysis of materials found throughout the neighborhood we found the chosen examples to be good architectural representation of themes found throughout the University area:

- Street-Level Interaction (PL3): All examples show strong connections to the street with an easily identifiable point of entry.
- Architectural Elements and Finished (DC4): A mixture of old and new homes and multi family developments are present throughout the neighborhood with no one single style dominating the neighborhood. The examples shown along 8th Ave are varied in style and size. Our proposal attempts to blend the old and new while adding a well balanced design to the neighborhood.
- Natural Systems and Site Features (CS1): These projects all utilize the natural topography of the site to inform their design and point of entry for the project.
- Architectural Concept (DC2): These project examples utilize interesting pattern, and purposeful use of color to provide architectural interest at the human scale.
- Architectural Context and Character (CS3): The multifamily projects work to create an interesting urban pattern and form at a large scale through the use of material transition and interesting roof lines.
- Architectural Elements and Finished (DC4): Large windows are utilized in the multifamily projects to bring eyes to the street and maintain an outdoor connection for the interior. A mixture of materials is utilized to create visual interest.

THE FOLLOWING DESIGN GUIDELINES WERE DETERMINED TO BE OF HIGH IMPORTANCE BY THE DESIGN REVIEW BOARD AT THE FIRST MEETING:

CS1 NATURAL SYSTEMS AND SITE FEATURES

Use natural systems/features of the site and its surroundings as a starting point for project design.
CS1-C Topography
CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

At the Early Design Guidance Meeting, the Board discussed the difference in elevation between the main entrance at the street, and the accessible entrance at the north facade. The Board directed the applicant to create a unified entry, and recommended consideration of including a ramp at the northwest corner of the site to the elevated entrance.

Response: This design proposal accepts the Board’s recommendation and incorporates the main entry at the North West corner of the building, along with an ADA ramp for accessibility at this location.

CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.
CS2-B Adjacent Sites, Streets, and Open Spaces
CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing and surrounding open spaces.
CS2-C Relationship to the Block
CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

At the Early Design Guidance Meeting, the Board recommended that the design should respond to the south, and locate windows and materials to respond to the adjacent structure.

Response: We have followed the boards recommendation and brought the main entry of the building to the northwest corner, in order to utilize existing topography opposed to “fighting” it, by entering along the southwest corner. A window privacy study has been conducted (see pages 32-36), and we feel it appropriately responds to the neighboring buildings to the south and east. The majority of window overlap has been significantly reduced by a vegetation buffer.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood
CS3-A Emphasizing Positive Neighborhood Attributes
CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

At the Early Design Guidance Meeting, the Board encouraged design development that sets a high quality content for future development. The Board encouraged a design that compliments, not duplicates, surrounding design.

Response: Along the block of 8th Ave NE adjacent our building site, a variety of architectural styles are found. Immediately adjacent to the south is a building that speaks to a mid-century modern aesthetic, having been built in the 60s. Immediately across 8th Ave NE is a contemporary “apodment.” Our building aesthetic attempts to blend the two aesthetics while utilizing contemporary, high quality materials in order to better navigate the transition from and older to newer neighborhood. The mix of material and color we feel adds an element of sophistication to the project (See pages 26-27 for material selections). The extensive use of glazing also helps to navigate this transition and bring eyes to the street.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.
PL2-A Accessibility
PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.
PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.
PL2-B Safety and Security
PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.
PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
PL2-C Weather Protection
PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and

ensure that it also relates well to neighboring buildings in design, coverage, or other features.

At the Early Design Guidance Meeting, the Board discussed the importance of access for all, and directed the applicant to design the primary access point to be welcoming for visitors and residents. The Board encouraged further development of the floor plan to encourage eyes on the street. The Board suggested relocating the stairwell to provider additional opportunities for windows.

The Board supported the weather protection at the main entrance, but was concerned it may provide opportunity for unwanted access to the windows above, creating a safety concern. The Board requested additional information illustrating this relationship.

Response: Through the incorporation of the ADA ramp at the main entry we have met the board’s request and this has resulted in a more cohesive design proposal. An additional window set has been incorporated into the stairwell along the west facade to bring more eyes onto the street. An extensive lighting plan for the site has been proposed (See page 30-31). An eave has been extended to cover both the front and back entry, and is further incorporated as protection for most of the bicycle parking.

PL3 STREET-LEVEL INTERACTION

Encourage human interaction an activity at the street level with clear connections to building entries and edges.
PL3-A Entries
PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
PL3-B Residential Edges
PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.
PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

At the Early Design Guidance Meeting, the Board supported the use of elements such as overhead features, landscaping, and

lighting at the main entry. The entry should be clearly identifiable and provide access for people of all abilities.

Response: The main entry has been set back in order to gain weather protection and provide a distinct location for building access. The lobby is directly connected to the street via a window along the west facade, and the main door incorporates glazing to achieve this connection as well. This purposeful location of glazing allows a direction connection while maintaining a sense of privacy for residents.



PL4 ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

At the Early Design Guidance Meeting, the Board was concerned that ten bicycle parking spaces may not accommodate the potential need generated by this project. The location of the bicycle parking also raised some questions. The Board recommended that the bicycle facilities be located to maximize convenience, security, and safety. The Board requested further development of the location, screening, and functionality of the bicycle parking and its relationship to the courtyard and unit windows.

Response: We have incorporated twice the amount of required bicycle parking per code, with most of the stalls having weather

protection by the eave overhanging from the building. We feel this will further encourage residents to utilize bicycling as a mode of transportation. Screening that incorporates a trellis and planting further defines these spaces and have been located for a better relationship to the courtyard.

DC1 PROJECT USES & ACTIVITIES

Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

At the Early Design Guidance Meeting, the Board discussed the potential functionality of the trash/recycle at the proposed location along the south property line, and was concerned that the trash/recycle receptacles may end up on the pathway. The Board recommended further development of the trash/receptacle staging area, and requested additional information regarding function, aesthetics, screening, and odor mitigation. The Board suggested consideration of landscape screening and/or moving the trash/recycle area closer to the street. Perspectives from the street were requested.

Response: The trash and recycle area was incorporated into the south west corner of the property. This location is screened with fencing, a trellis and landscaping to minimize the visibility from the ADA pathway, neighboring building and ROW. Frequent pickup will assist in odor mitigation. This location eliminates the need for a staging area at the ROW, and allows for increased vegetation along the north pathway, resulting in a better designed entry experience to the site and amenity area.



DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

At the Early Design Guidance Meeting, the Board agreed the project has view opportunities to the west and south, and the fenestration on the south façade is a good response to this context. Architectural elements and/or materials should be used to mitigate blank walls and offer privacy measures. The Board agreed that the large blank wall component of the west façade is a strong architectural statement; however, it is not a good response to the neighborhood context, considering views to the west and security at the street level. The Board directed the applicant to avoid large blank walls on the west façade and north façade. The Board requested additional information about the north façade and window placement relative to the pedestrian path and bicycle parking.

Response: Along the block of 8th Ave NE adjacent our building site, a variety of architectural styles are found. Immediately adjacent to the south is a building that speaks to a mid-century modern aesthetic, having been built in the 60s. Immediately across 8th Ave NE is a contemporary “apodment.” Our building aesthetic attempts to blend the two aesthetics while utilizing contemporary,

high quality materials. We intend to utilize hardie paneling, mixed with hardie lap siding, together to bring texture, and pattern to the building. Each facade has a mix of color, lap, and paneling to bring a consistent scale and pleasing proportion to the building site and neighboring sites. The color palette is intended to add an element of sophistication and will be of high quality and durable materials.

The blank facade along the north west corner was utilized to indicate the main entry of the building, and we feel is successfully integrated into the building design with a pleasing proportion, scale, and material.

DC3 OPEN SPACE CONCEPT

Integrate open space design with the building design so that they complement each other.
DC3-C Design
DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

At the Early Design Guidance Meeting, the Board agreed that the consolidation of multiple open spaces into one area, as proposed in Option 3, is preferable. The Board supported the location of the courtyard, and requested more information regarding the functionality and aesthetics of the open space and how it relates to the building, bicycle parking, windows, and the property to the east.
Response: Working with Communita Design on the Landscape plan, we planned the amenity area to be functional for a large amount of bicycle parking, in addition to incorporating tables and seating for residents to enjoy. This area has also incorporated a landscape buffer for neighboring sites to reduce the impact of this area on existing buildings, and maintaining a sense of privacy for our residents



DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.
DC4-A Exterior Elements and Finishes
DC4-A-1. Exterior Finish Materials: 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.
DC4-B Signage
DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.
DC4-C Lighting
DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.
DC4-D Trees, Landscape, and Hardscape Materials
DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.
DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.
DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

At the Early Design Guidance Meeting, the Board discussed the neighborhood context, and recommended that the design utilize attractive elements and materials to complement, not replicate, surrounding development. The Board agreed that landscaping and street trees should not be compromised to aid in visibility of the address sign from the street. The Board recommended the use of landscape and/or hardscape to define the front entrance.

Response: We intend to utilize hardie paneling, mixed with hardie lap siding, together to bring texture, and pattern to the building. The hardie paneling will be of various colors to further incorporate

pattern and detailing into the building exterior.

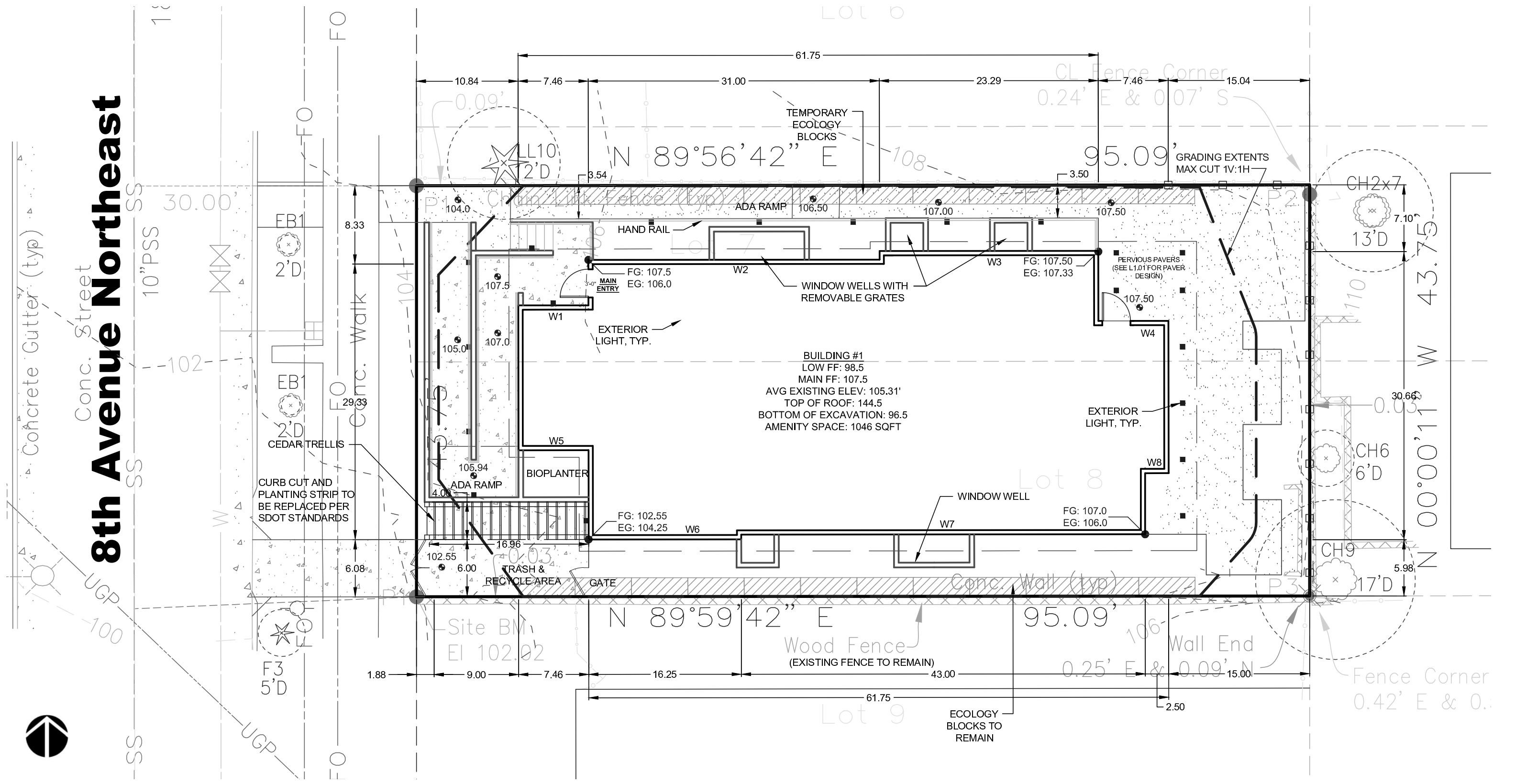
Lighting has been incorporated into the building elevations to designate the main and secondary entries. Pathway lighting has been incorporated for safety purposes and to further extend the usability of the amenity area.

The landscape plan calls out a very detailed pattern for the pervious pavers along the pathway and amenity area. This adds a fun element to the site and helps to inform the purpose of each space for residents and guests

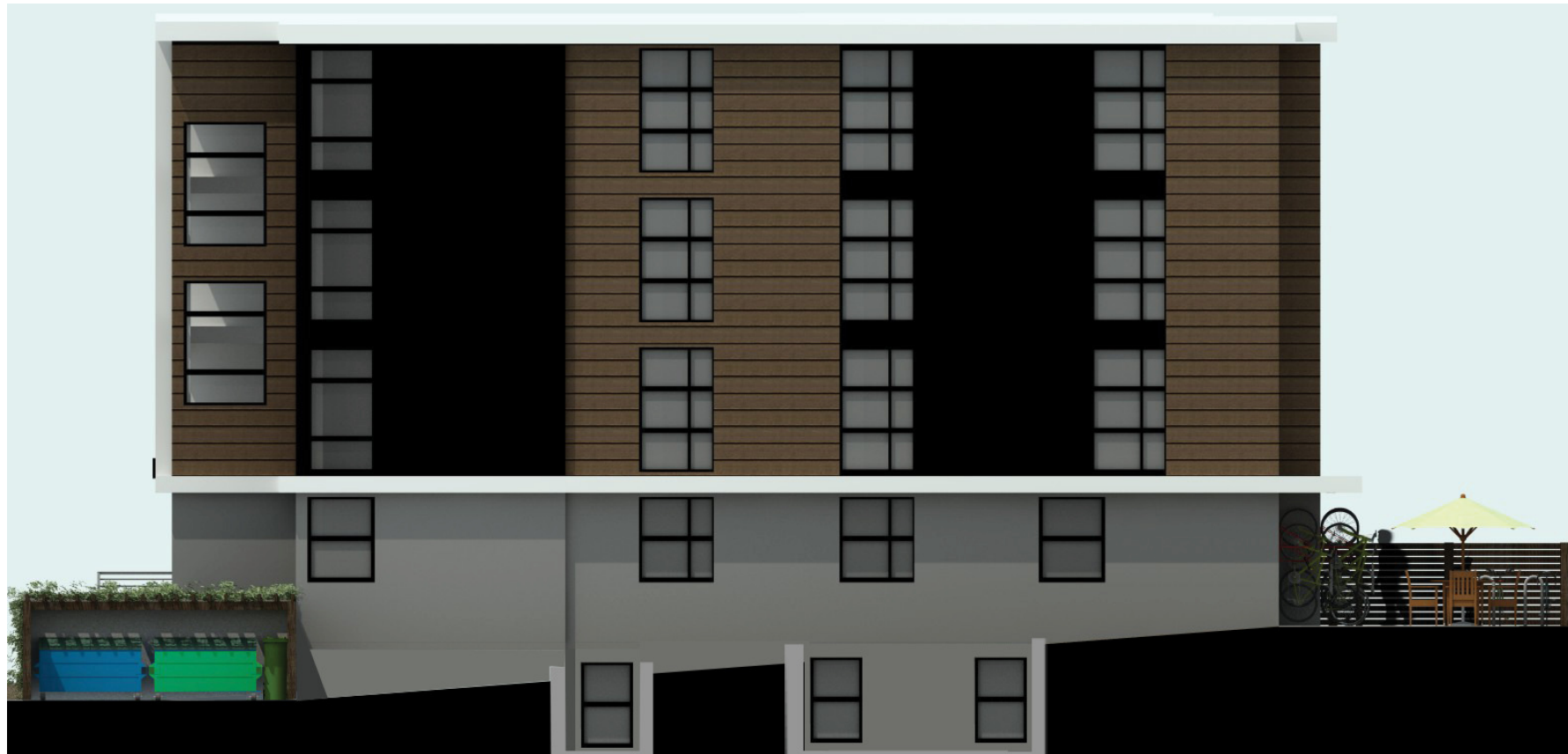


South West
Perspective

8th Avenue Northeast



Site Plan



South Elevation



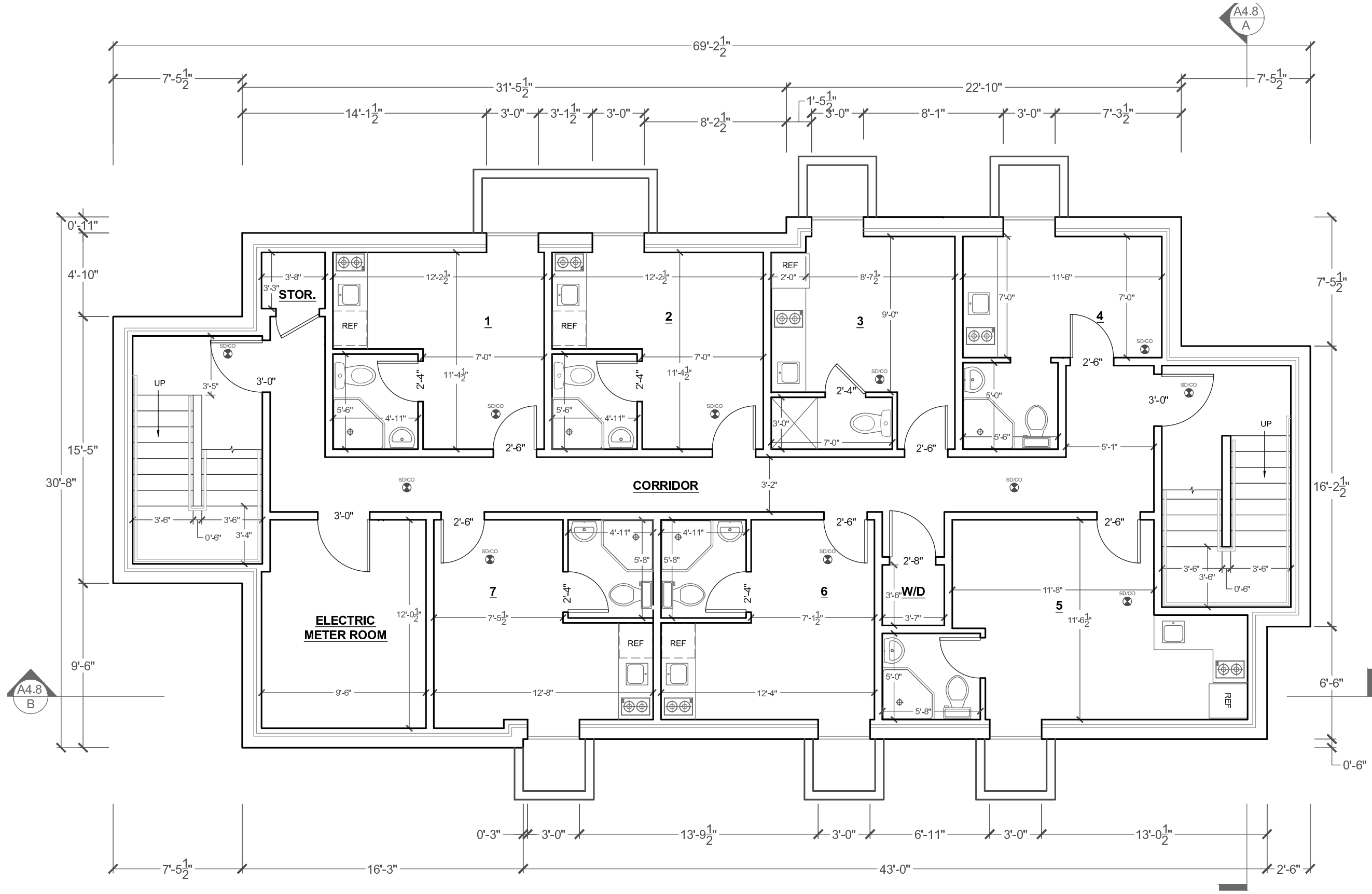
West Elevation



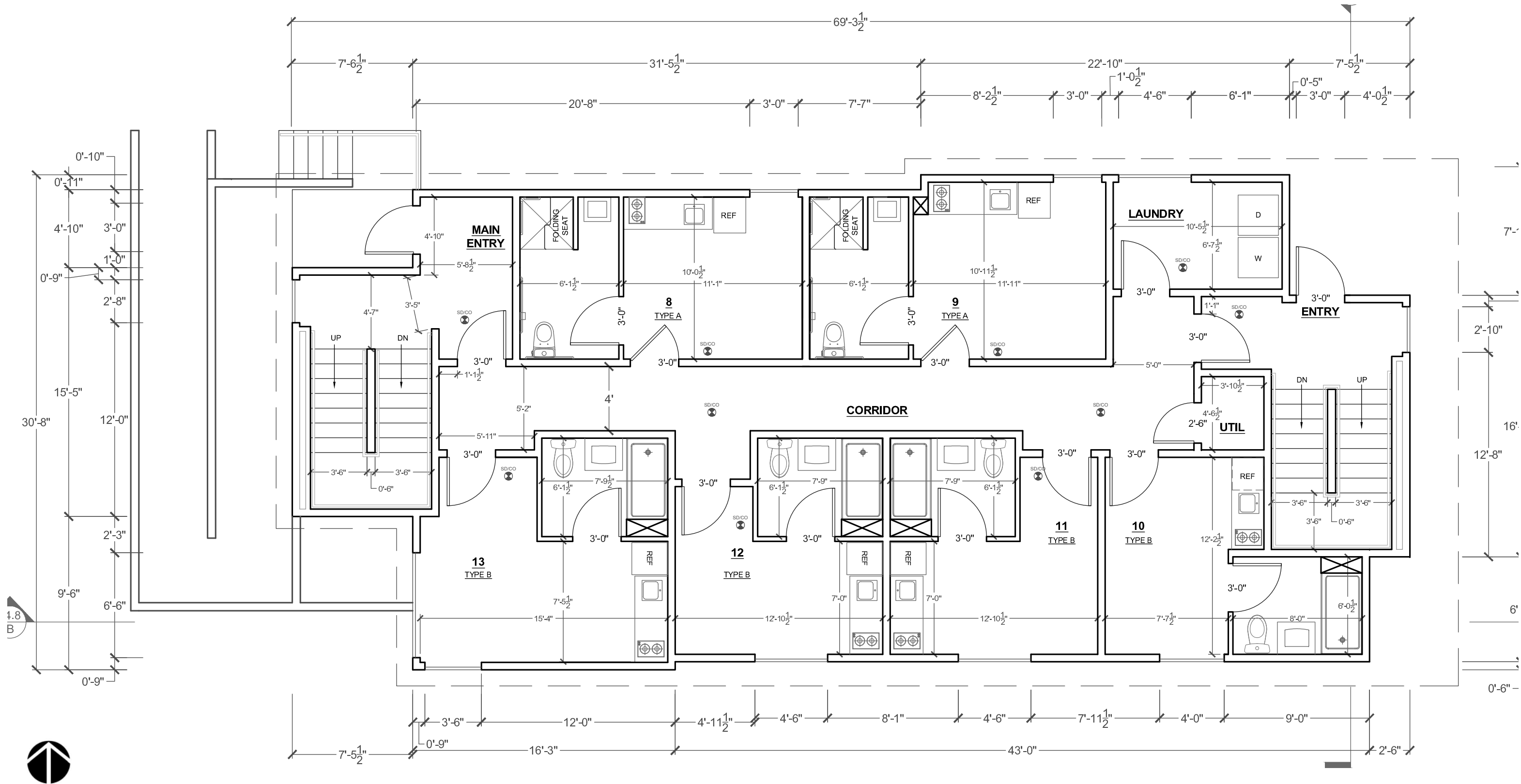
North Elevation



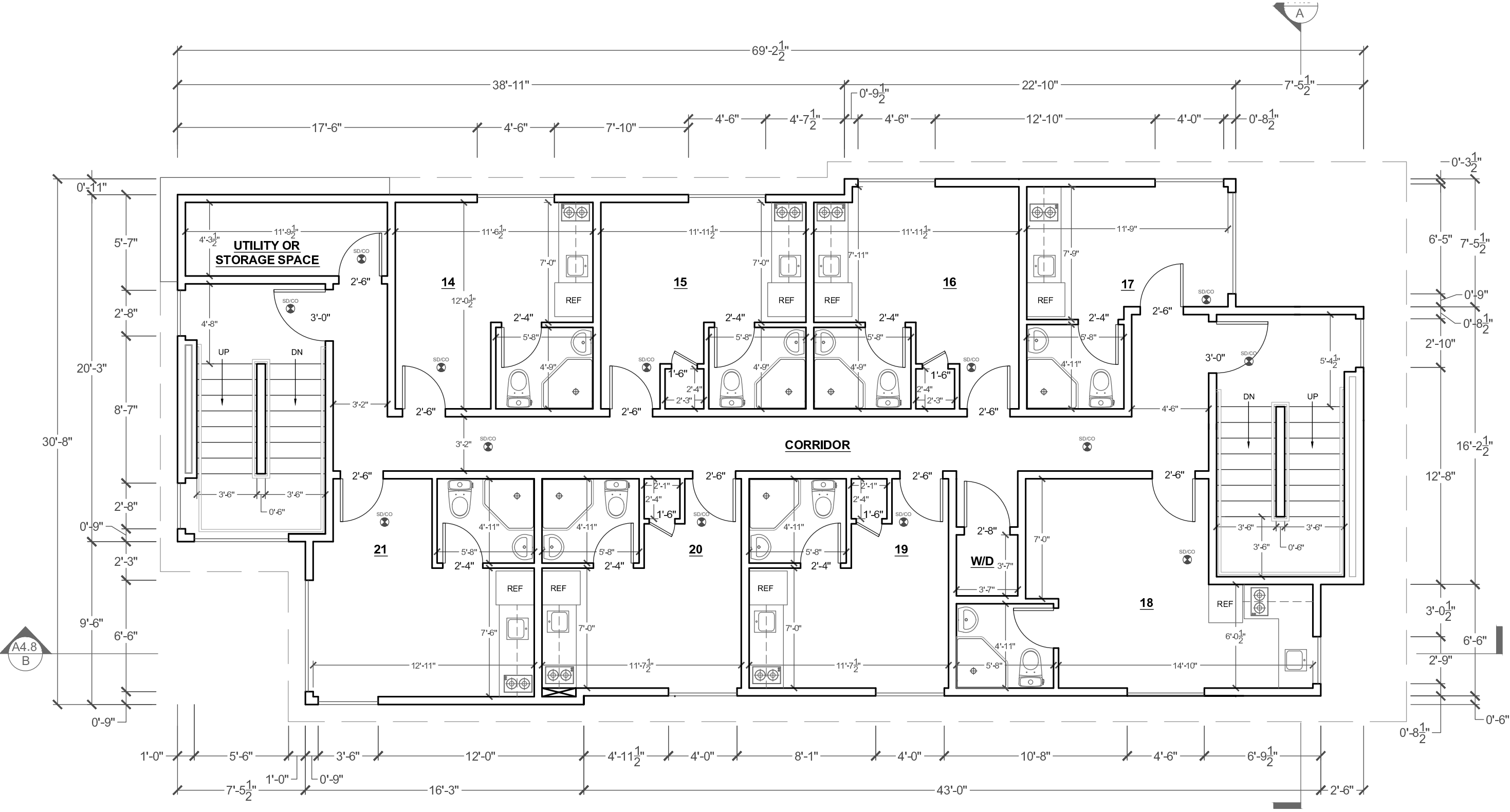
East Elevation



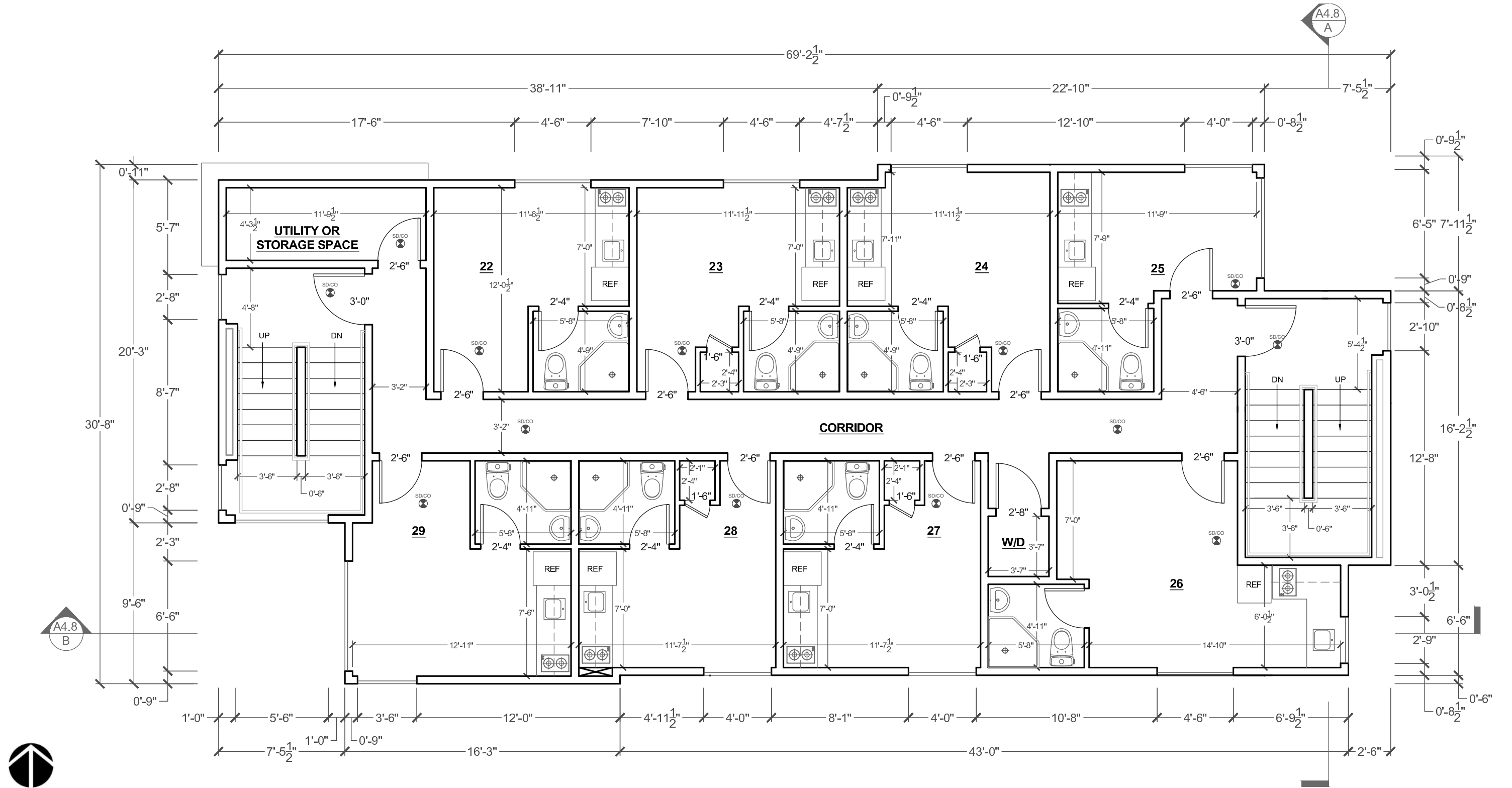
Floor Plan
Basement



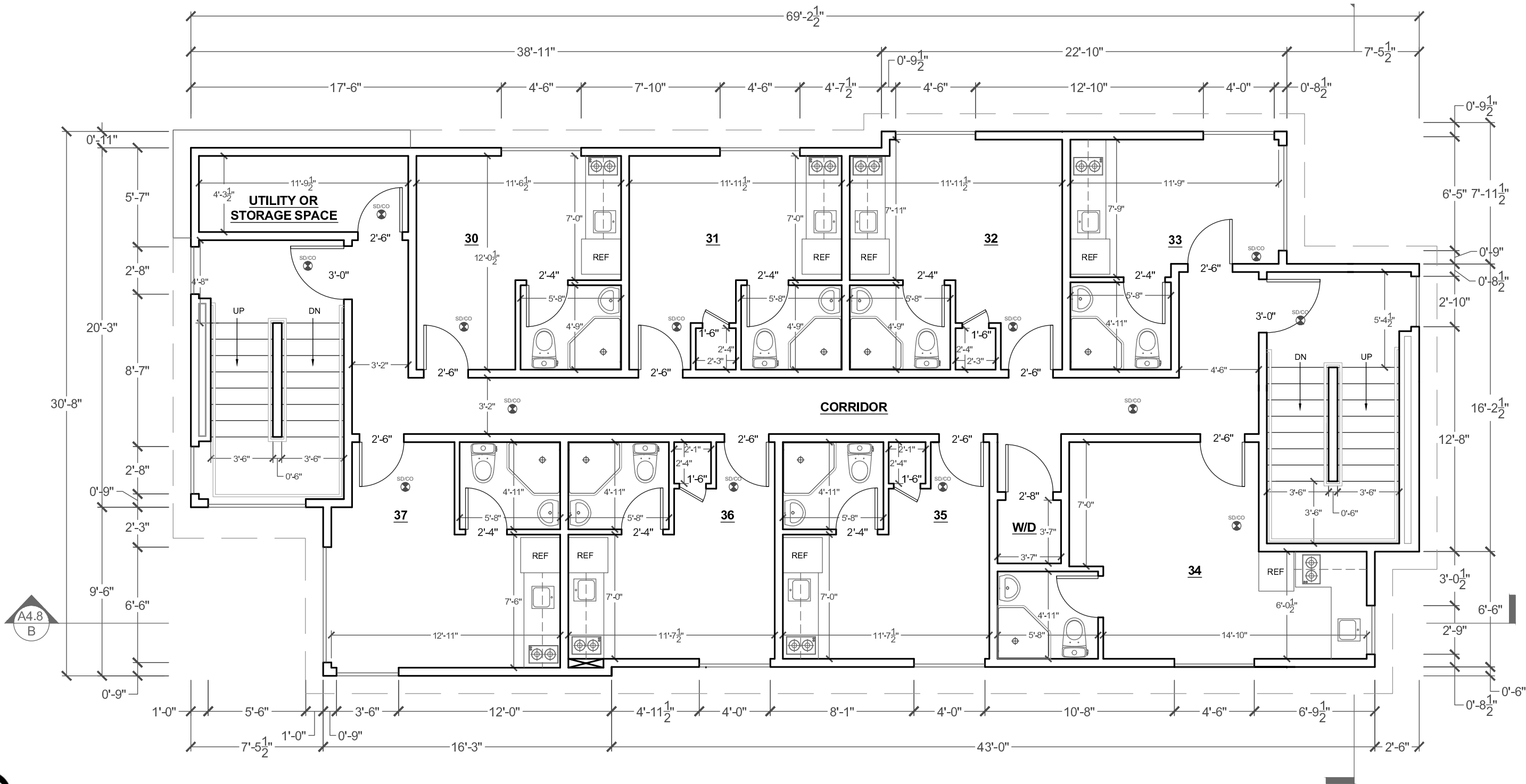
Floor Plan
1st Floor (Entry Level)



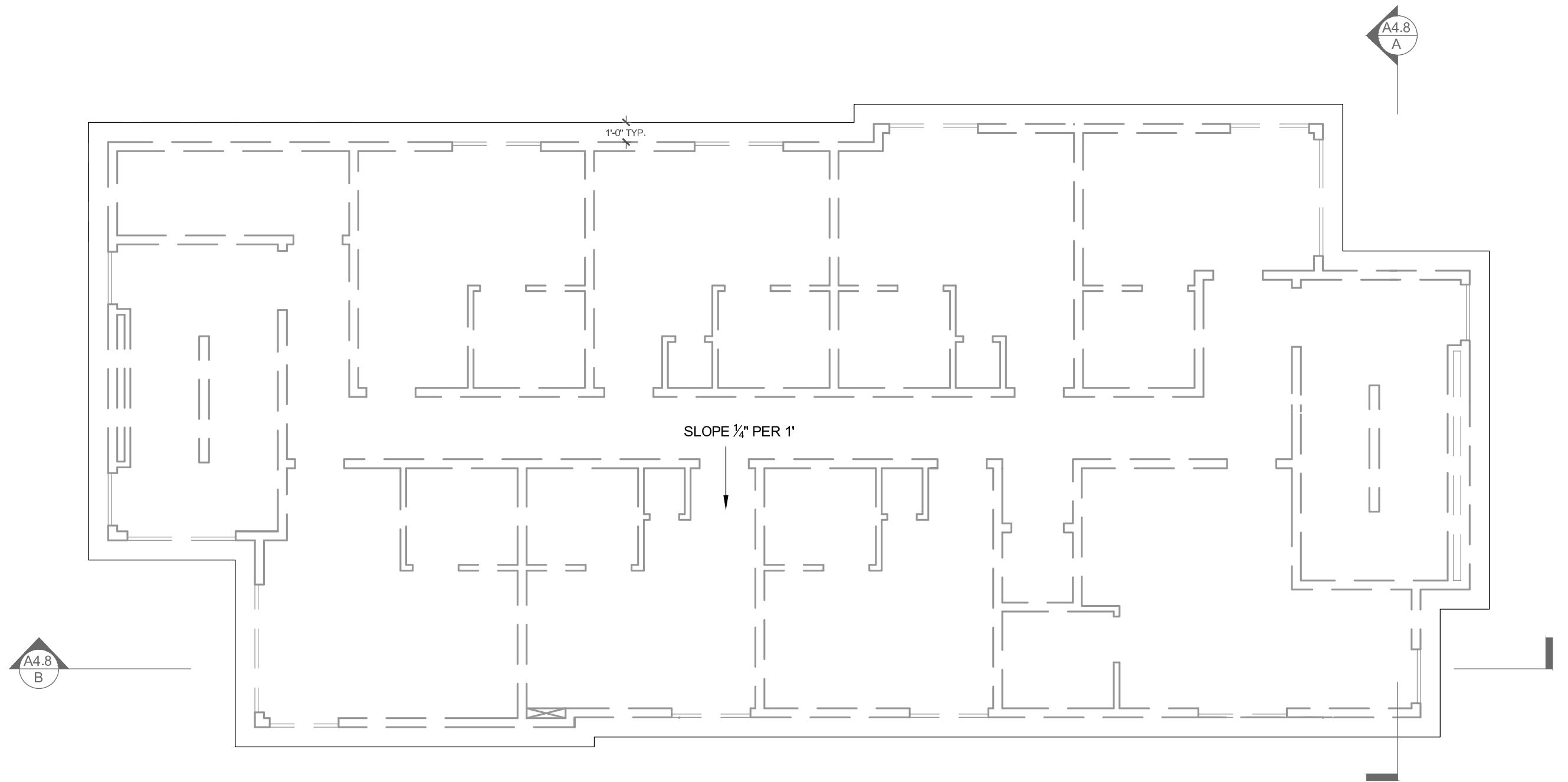
Floor Plan
2nd Floor



Floor Plan
3rd Floor



Floor Plan
4th Floor



Roof Plan

STREET TREE



Acer buergerianum
Trident Maple

SHRUBS/ FERNS/ GRASSES/ GROUNDCOVERS



Abelia x grandiflora 'Confetti'
Variegated Glossy Abelia



Fothergilla Gardenia 'Blue Mist'
Blue Mist Fothergilla



Helictotrichon sempervirens
Blue Oat Grass



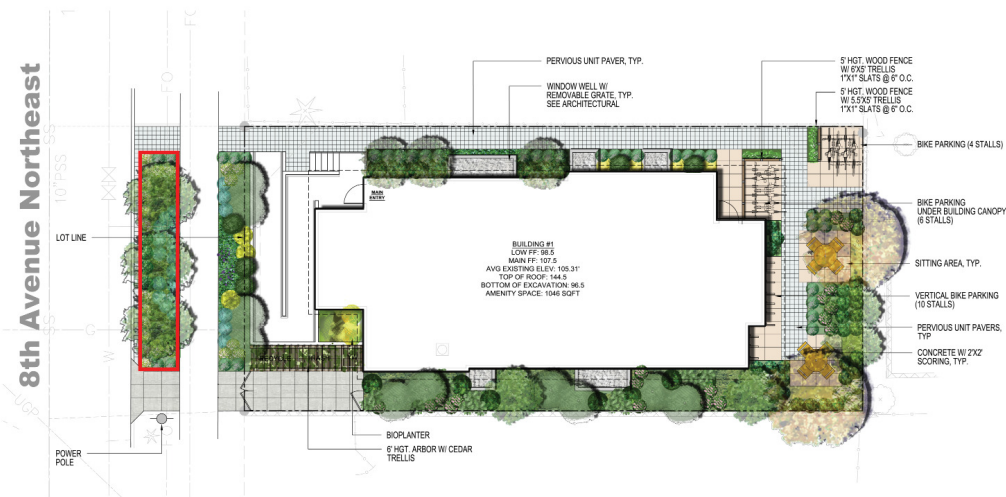
Lavandula x intermediate 'Provence'
Provence Lavander



Polystichum neolobatum
Asian Saber Fern



Rosa 'Schneekoppe'
White Snow Pavement



Plant Selections

TREES



Carpinus betulus 'Frans Fontaine'
French Fontaine Columnar Hornbeam

SHRUBS/ FERNS/ GRASSES/ GROUNDCOVERS/ BULBS



Allium sphaerocephalon
Drumstick Allium



Helictotrichon sempervirens
Blue Oat Grass



Lavandula x intermediate 'Provence'
Provence Lavender



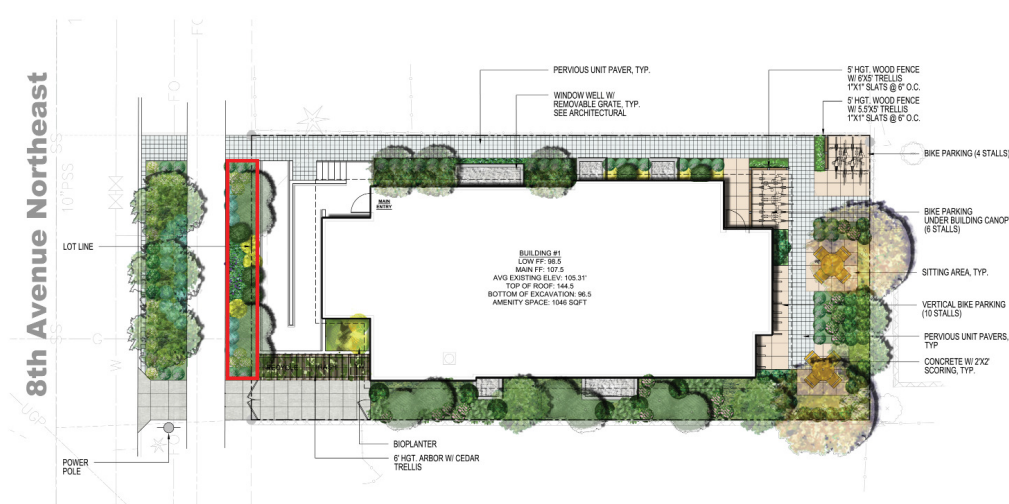
Liriope spicata
Creeping Lily Turf



Physocarpus opulifolius 'Dart's Gold'
Dart's Gold Ninebark



Polystichum neolobatum
Asian Saber Fern



Rosa 'Schneekoppe'
White Snow Pavement



Taxus baccata 'Fastigiata'
Columnar Irish Yew

Plant Selections - Unit Frontage

TREES



Acer circinatum
Vine Maple

Plant Selections
Native Buffer Along South
Property Line



Carpinus betulus 'Frans Fontaine'
French Fontaine Columnar Hornbeam

SHRUBS/ FERNS/ GROUNDCOVERS



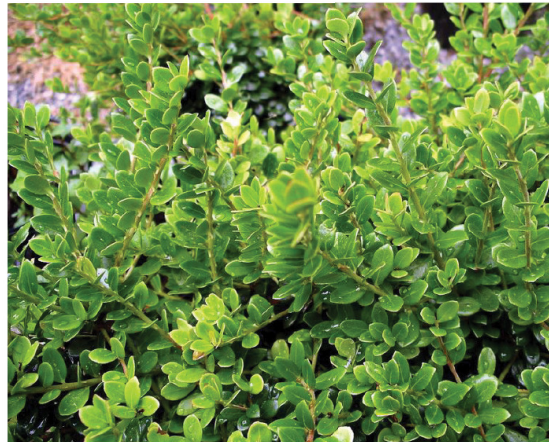
Arctostaphylos uva-ursi
Kinnickinnick



Polystichum munitum
Sword Fern



Rhododendron 'Cilpinense'
Rhododendron



Vaccinium ovatum
Evergreen Honeysuckle

BIOPLANTER



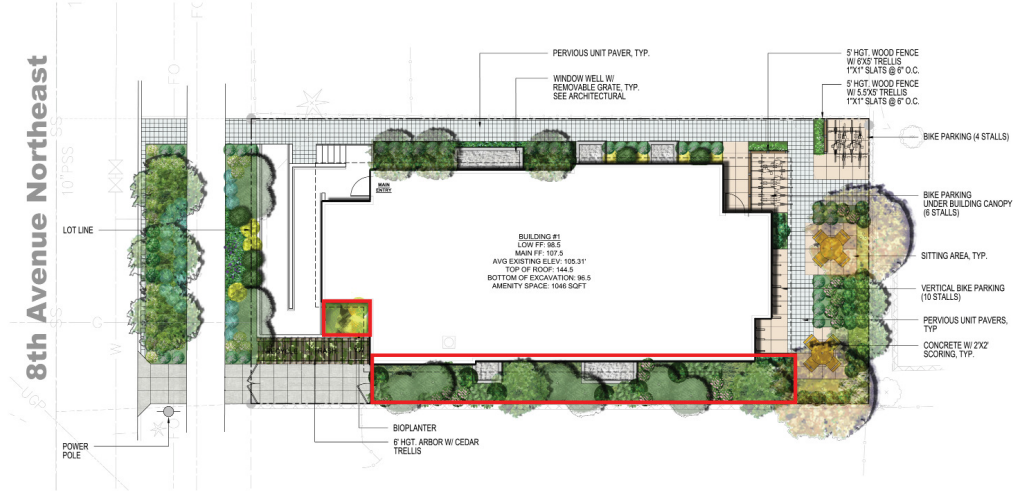
Carex pachystachya
Chamisso Sedge



Cornus sericea 'Flaviramea'
Yellow Twig Dogwood



Juncus effusus
Common Rush



TREES



Acer circinatum
Vine Maple



Cercidiphyllum japonicum
Katsura Tree

SHRUBS/ GRASSES/ GROUNDCOVERS/ VINES



Deschampsia cespitosa 'Goldtau'
Tufted Hairgrass



Hydrangea quercifolia 'Pee Wee'
Oak Leaf Hydrangea



Lavandula x intermediate 'Provence'
Provence Lavender



Liriope spicata 'Silver Dragon'
Silver Dragon Lilyturf



Rhododendron 'Cilpinense'
Rhododendron



Sarcococca ruscifolia
Fragrant Sweet Box



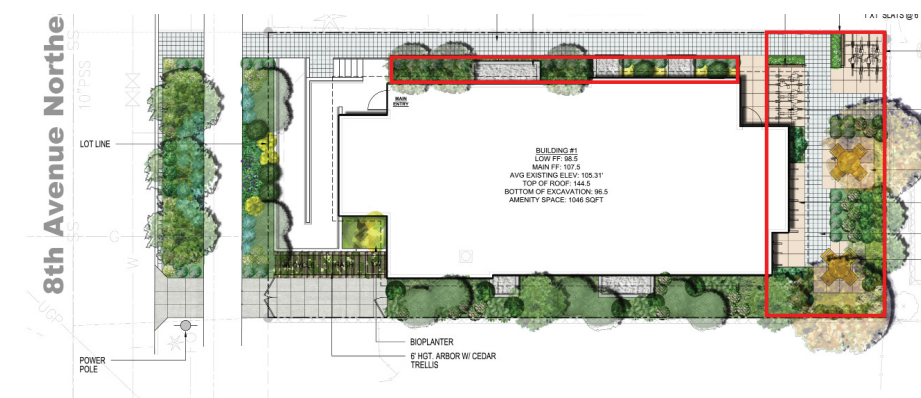
Taxus baccata 'Fastigiata'
Columnar Irish Yew



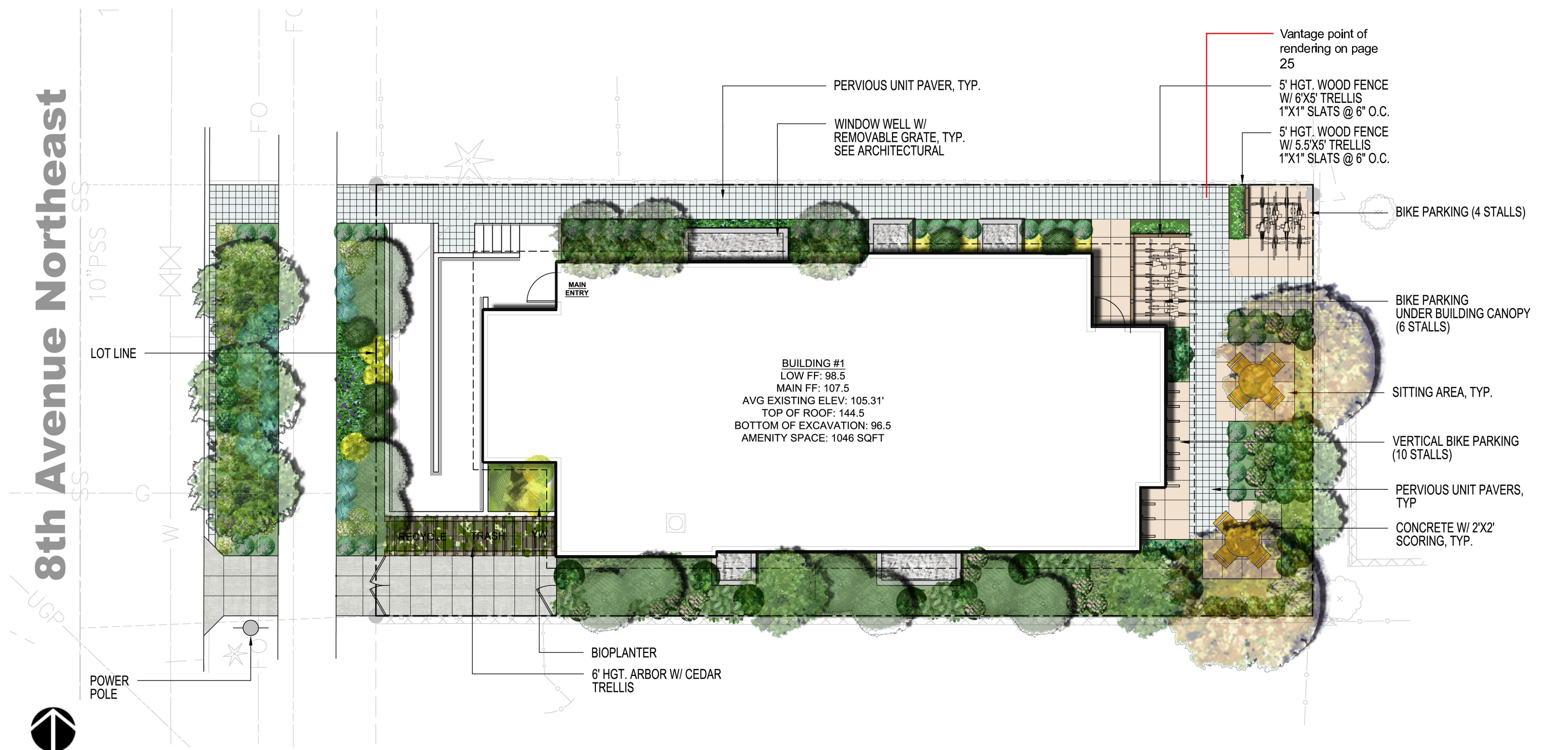
Trachelospermum jasminoides
Star Jasmine Vine



Viburnum davidii
David Viburnum



Plant Selections -
North Pathway &
Amenity Area



Rendered
Landscape Plan



Back Yard Amenity Area



Natural concrete stoop and dark gray powder coated metal railing



Grizzle Gray and Passive Paint Combination



Black windows as material upgrade



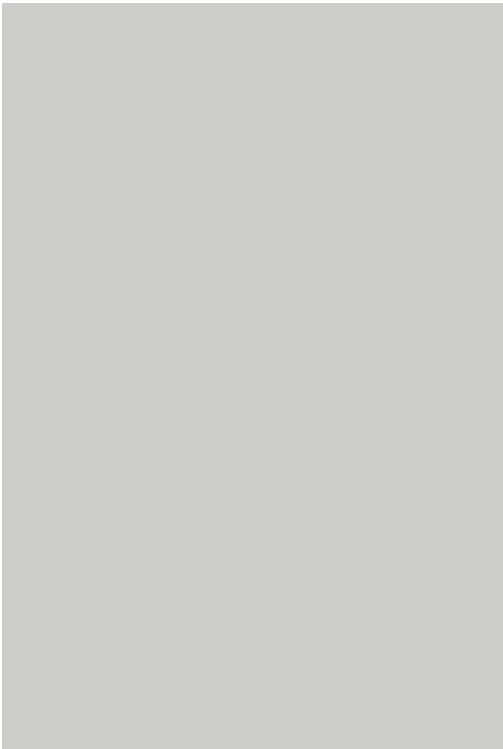
Hardie Reveal - Painted Flashing



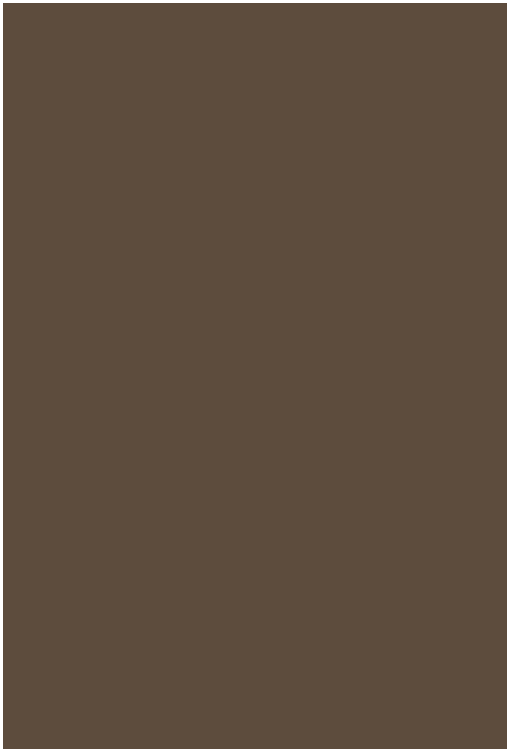
SW 6990 "Caviar"
4' x 8' Hardie Panel



SW 7068 "Grizzle Gray"
4' x 8' Hardie Panel



SW 7064 "Passive"
4' x 8' Hardie Panel



SW 6083 "Sable"
12" Hardie Lap siding



Lap and Panel Combination

Exterior Materials - Proposed
Physical Material board with samples to be provided at meeting



Vancouver Bay 2' x 2' slabs in Natural



Eco Piora 8" x 8" permeable pavers in Natural



Concrete at ADA Ramp and Biplanter (smooth finish)



Outdoor Furniture
"Compamia Artemis"



Exterior sconce



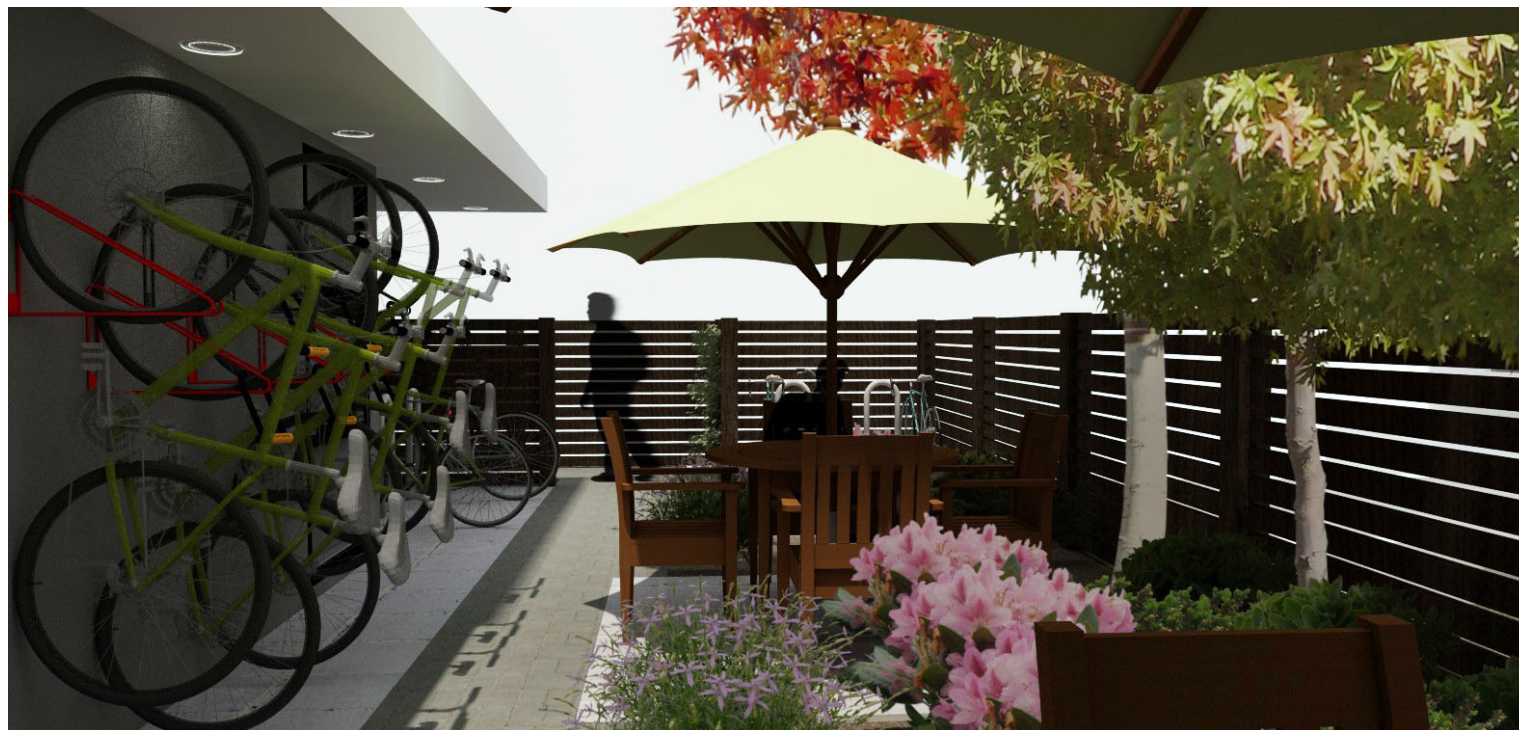
Path Lighting



ADA Ramp Lighting



Street view



Back Yard Amenity



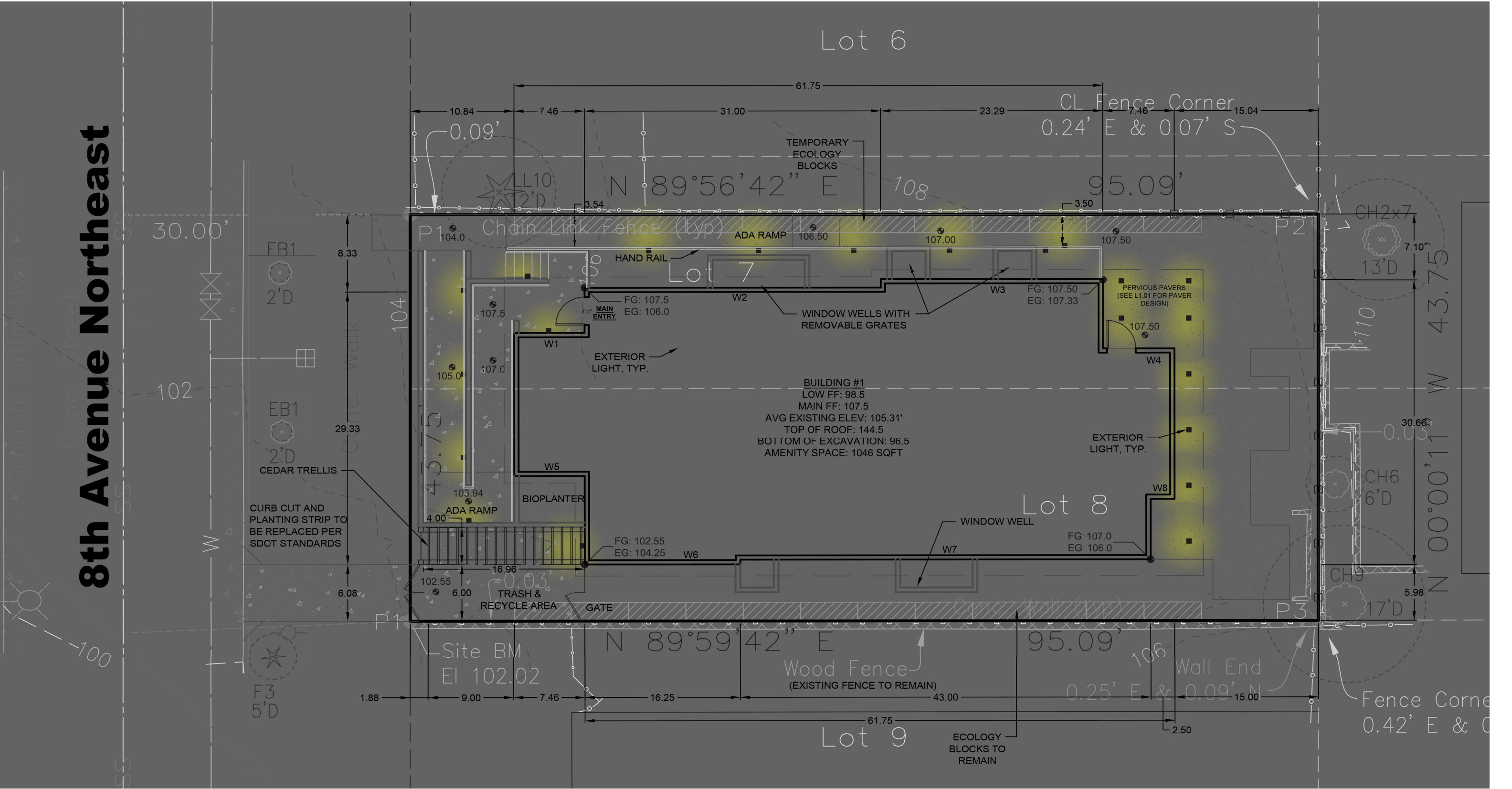
South West Corner



North West Corner & Entry



North East corner



Exterior Lighting
& Spillage



Exterior Sconce

Product Details:
 BRAND: Kichler Lighting
 NAME: Modern LED
 Outdoor Wall Light in
 Textured Black Finish
 MODEL #: 11251BKT
 WIDTH: 5"
 HEIGHT: 12.25"
 WATTAGE: 4w



Pathway Lighting

Product Details:
 BRAND: Kichler Lighting
 NAME: Modern LED
 Path Light
 MODEL #: 15805BKT
 WIDTH: 6"
 HEIGHT: 23.8"
 WATTAGE: 4w



ADA Ramp and Entry Step Lighting

Product Details:
 BRAND: Wac Lighting
 NAME: Black LED Recessed
 Step Light
 MODEL #: WL-LED100-AM-BK-
 WIDTH: 5"
 HEIGHT: 3"
 WATTAGE: 4w

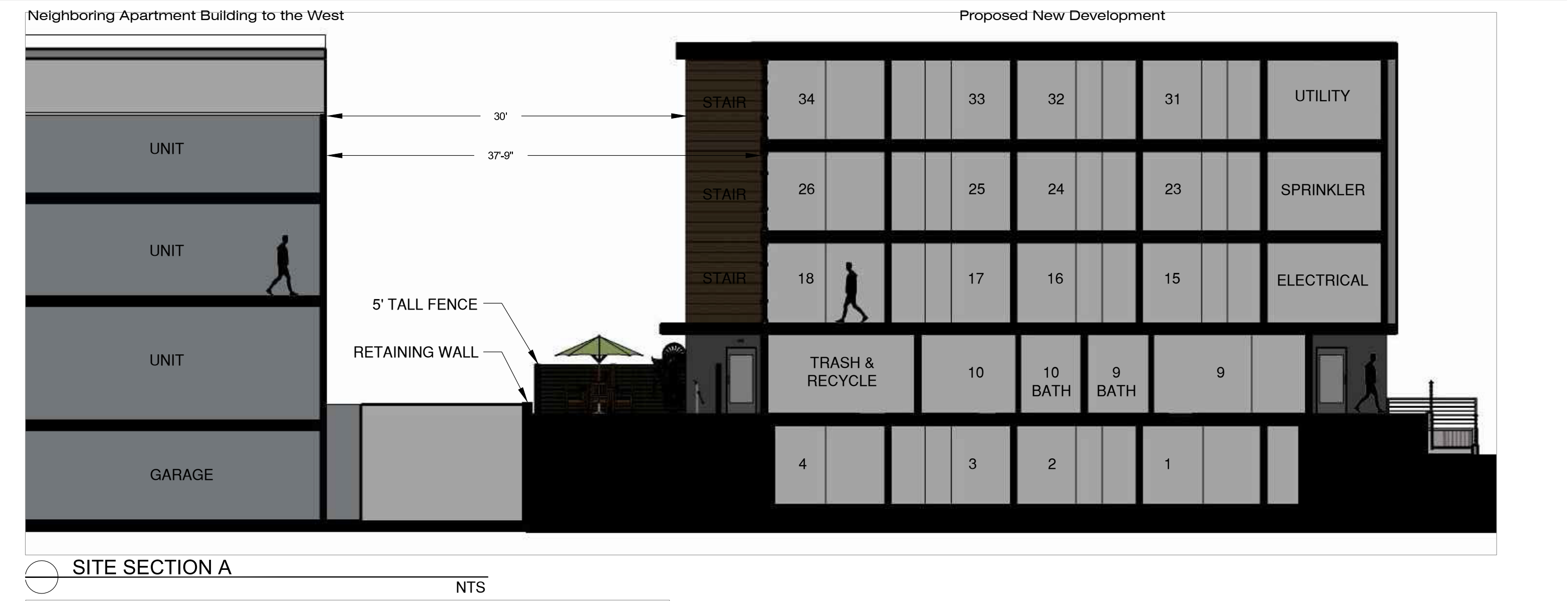


House # Signage

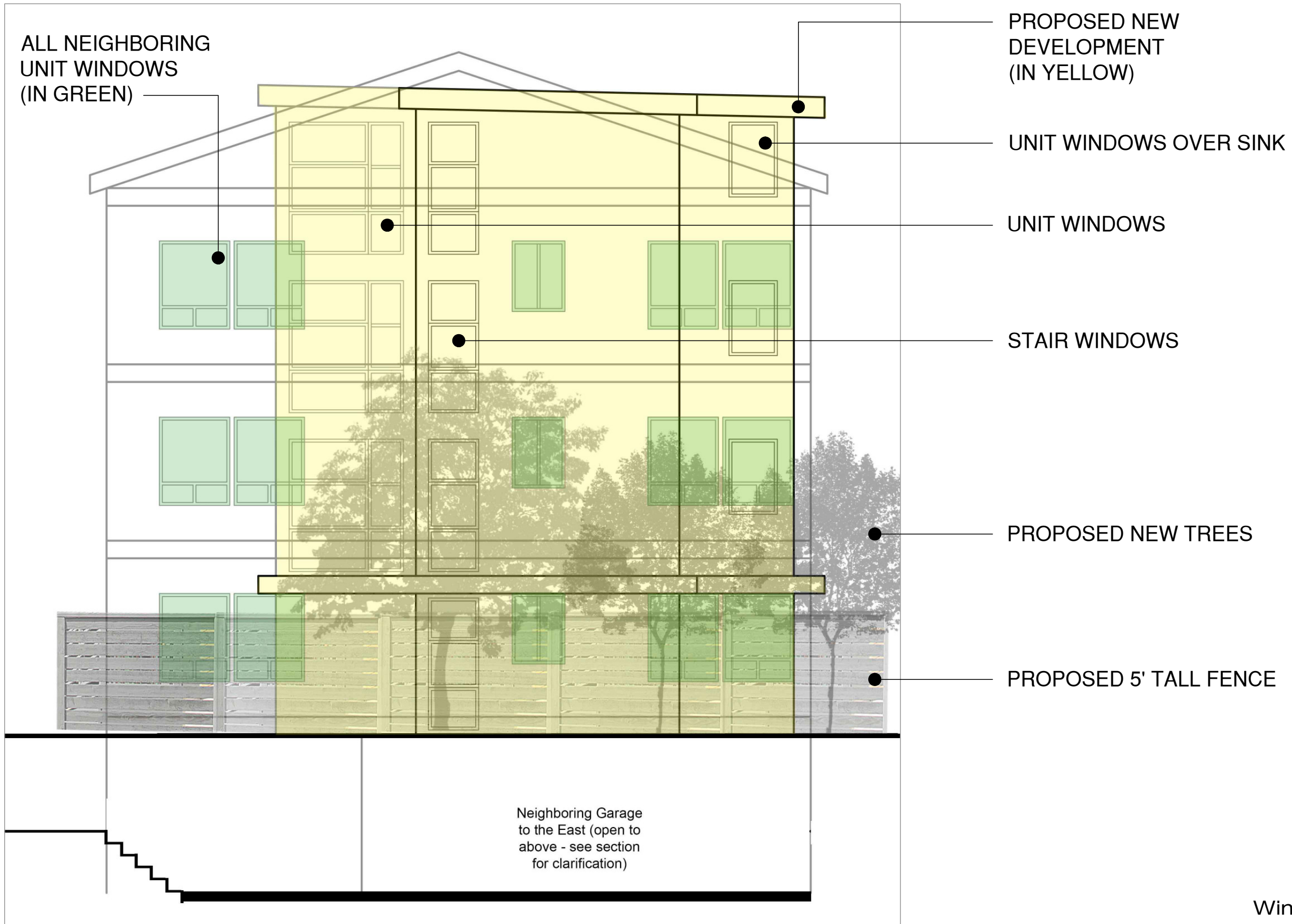
15' aluminum #s
 Matte Black Color



Lighting selections & signage



Building Section

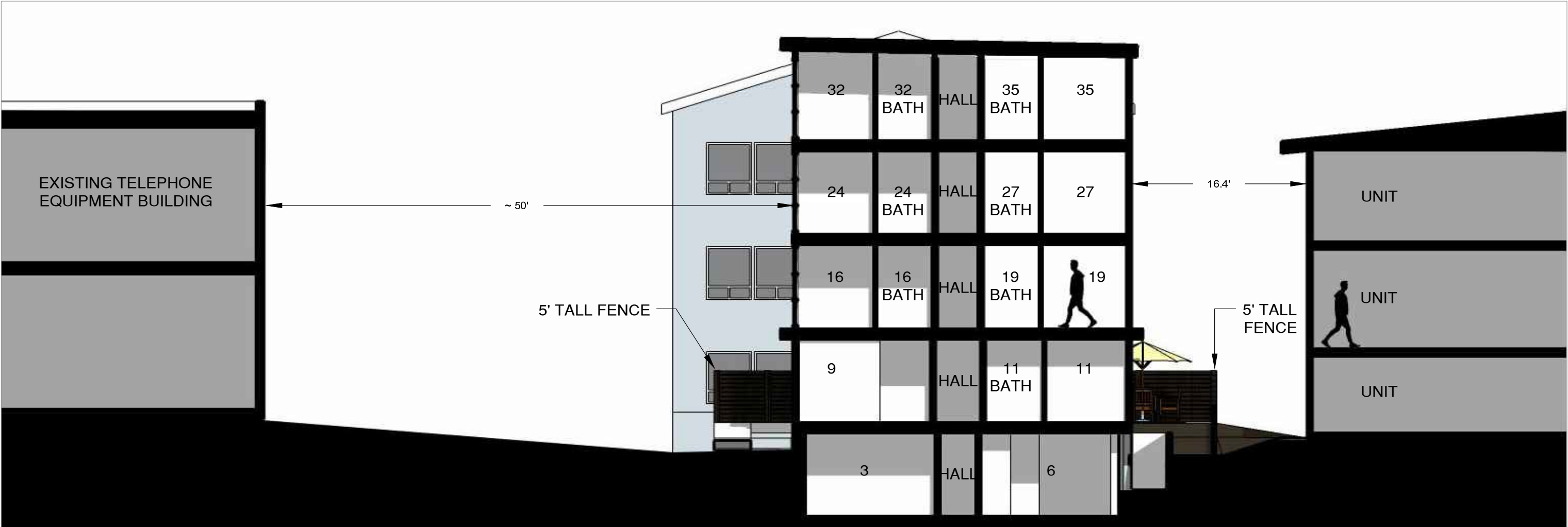


Window Study for Neighbor to the East

Neighboring Building to the North

Proposed New Development

Neighboring Apartment Building to the South



○ SITE SECTION B
NTS

Site Section with Neighbors
to North and South



Window Study for
Neighbor to the South

DEPARTURE SUMMARY

Amenity Area (23.45.522.D.5.b1)

At least 50 percent of common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes and/or trees.

Response:
In order to accomodate the additional bicycle parking and the ADA ramp, more than 50% of the amenity area needed to be paved. We feel that the landscape plan addresses this through a vegetation buffer and tree canopy to reduce any heat island effects this may have. The planting plan appears lush, and allows for a more active community by extending living and communal spaces to the outdoors.

Solid waste and Recyclable Materials Storage SMC 23.54.040.E.1:

To allow for the storage space to be located between a street facing facade of the structure and the street. See DR-2 for rationale, and DR-5 for perspectives.

At the Early Design Guidance Meeting, the Board discussed the potential functionality of the trash/ recycle at the proposed location along the south property line, and was concerned that the trash/recycle receptacles may end up on the pathway. The Board recommended further development of the trash/ receptacle staging area, and requested additional information regarding function, aesthetics, screening, and odor mitigation. The Board suggested consideration of landscape screening and/or moving the trash/recycle area closer to the street. Perspectives from the street were requested.

Response:
The trash and recycle area was incorporated into the south west corner of the property. This location is screened with fencing to minimize the visibility from the ADA pathway, neighboring building and ROW, and frequent pickup will assist in odor mitigation. This location eliminates the need for a staging area at the ROW, and increased vegetation along the north pathway allows for a better designed entry experience to the site and amenity area.





Build Urban - Past Work