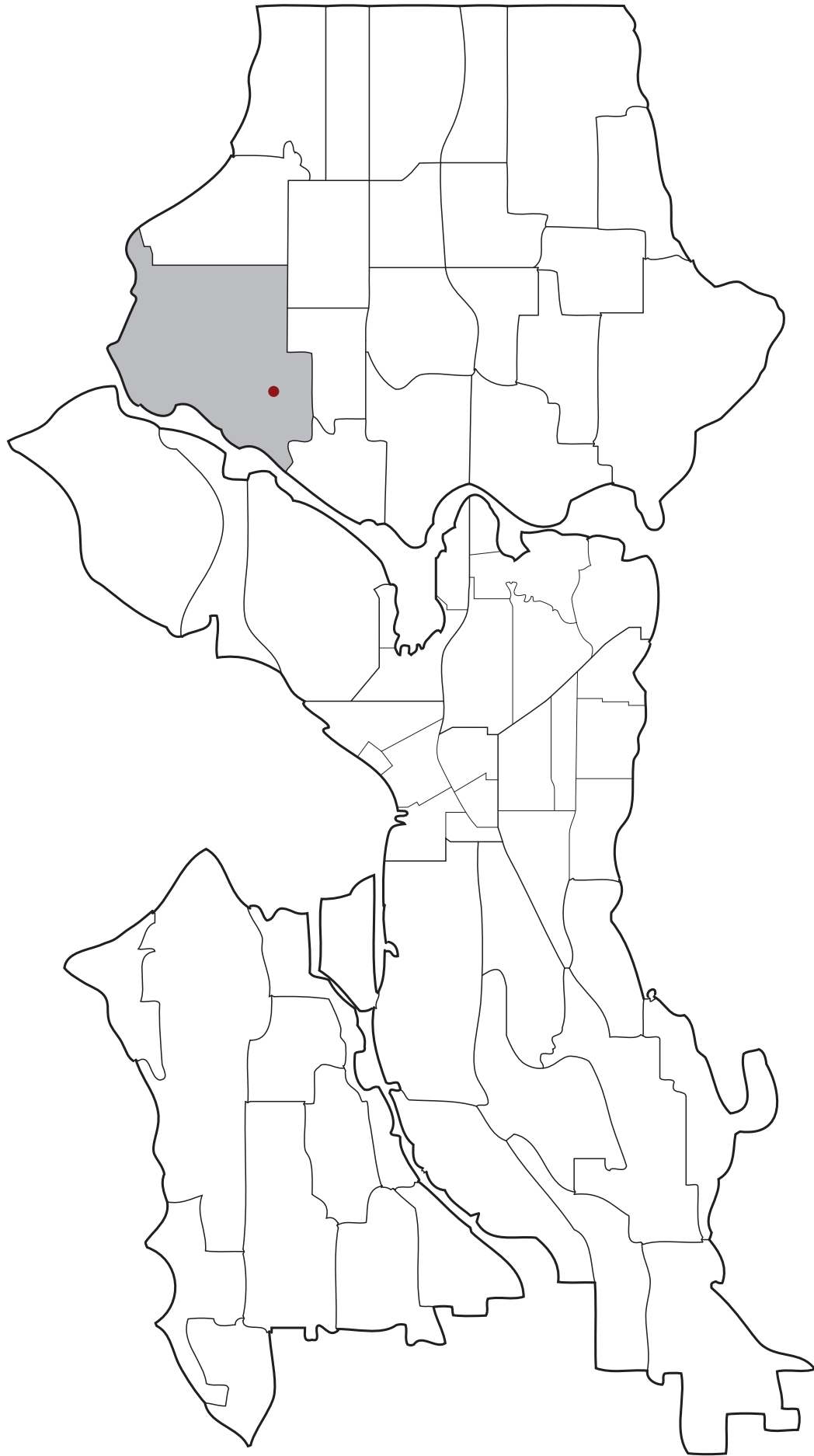


#3018154

5806 14th Ave NW **STREAMLINED DESIGN REVIEW**

DCS **S+HWorks**
ARCHITECTURE & DESIGN



PROPOSAL

The proposed project involves the demolition of an existing single family dwelling unit, and the construction of four townhome units. The townhomes are grouped into two duplexes, one at the front of the site (west), and one at the rear of the site (east). Four parking spaces and four trash storage areas are located at the rear of the site, adjacent to the alley.

The area near the project site is characterized by a mix of uses and housing types. To the west across 14th Avenue are a variety of commercial, institutional, and multifamily residential uses, to the east across the alley is a single family residential zone. To the south a four unit rowhouse project has recently been completed, and to the north a four unit townhome project is currently under construction.

The project goals are as follows:

- 1. To provide four well designed and well constructed townhome units for the growing Ballard neighborhood.
- 2. To provide buildings and uses that positively contribute to the streetscape of 14th Avenue.
- 3. To maximize the development potential of the property while supporting the city's planning objectives and respecting the existing community's scale and character.
- 4. To meet the Built Green 4-Star standard.
- 5. To maximize the development's connection to its surroundings, including views, amenity areas, and street level engagement.

ADDRESS

5806 14TH AVE NW
DPD# 3018154

PROJECT TEAM

OWNER	Delen Construction Services, Inc.
ARCHITECT	S+H Works, LLC
STRUCTURAL	Malsam Tsang
LANDSCAPE	Root of Design
SURVEYOR	Geo Dimensions

PROJECT INFO

ZONING	LR2
LOT SIZE	5,102
FAR	1.2
ALLOWABLE FAR	6,122
PROPOSED FAR	6,108
PROPOSED UNITS	4
PARKING STALLS	4

INDEX

PROJECT INFO / PROPOSAL	1
SITE ANALYSIS	2
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ZONING STANDARDS	30
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RECENT WORK	32

SITE ANALYSIS

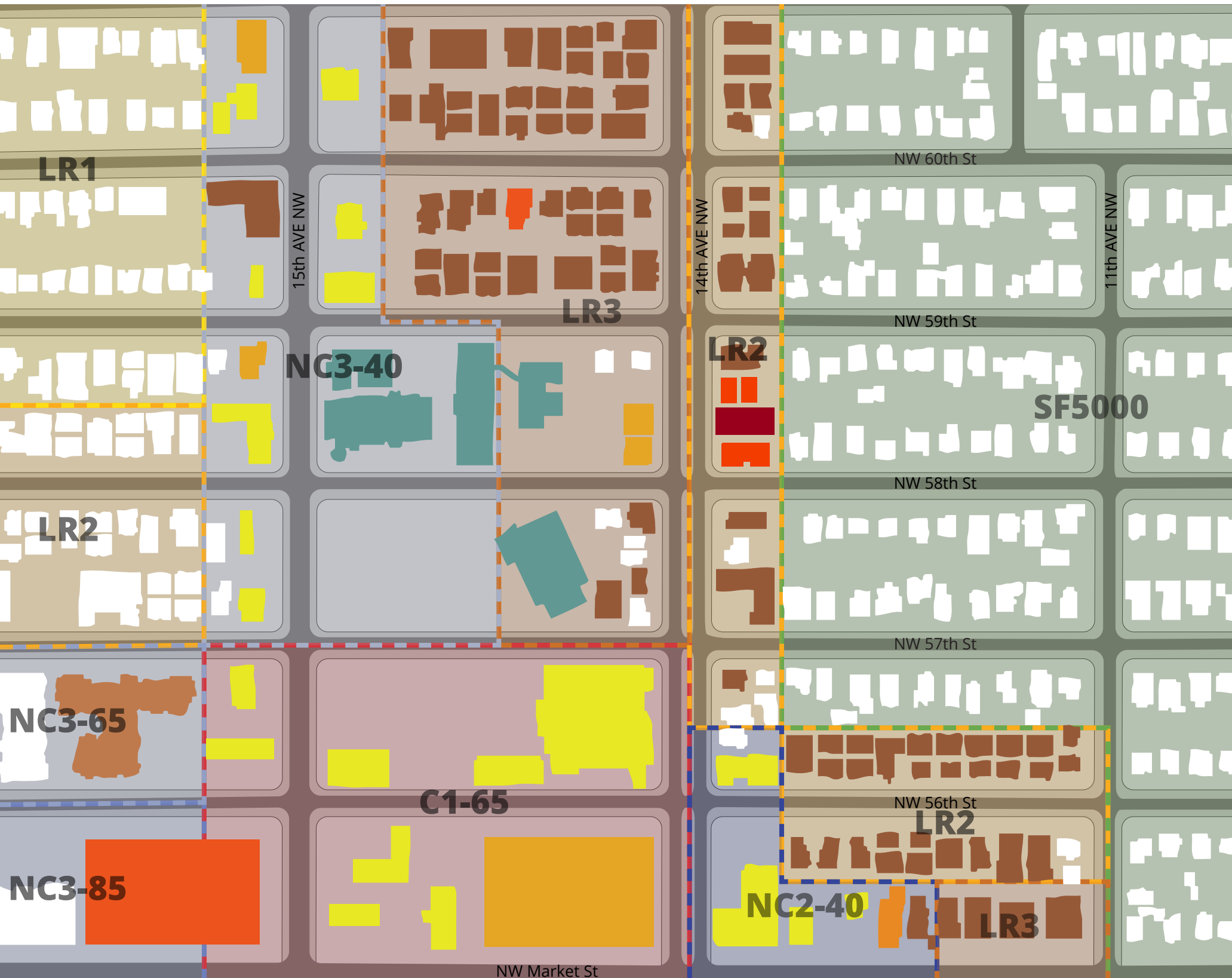
The project is located on the east side of 14th Avenue NW, just north of NW 58th Street, in the Ballard Hub Urban Village. 14th Avenue NW is a unique boulevard, with parking in the median, and is classified as a Collector Arterial. The three block stretch of 14th Avenue immediately to the north of the site is planned to become a city park. To the west across 14th Avenue are a variety of commercial, institutional, and multifamily residential uses, to the east across the alley is a single family residential zone. To the south a four unit rowhouse project has recently been completed, and to the north a four unit townhome project is currently under construction. Frequent public transportation exists one block to the east on 15th Avenue NW and three blocks to the south on NW Market Street.

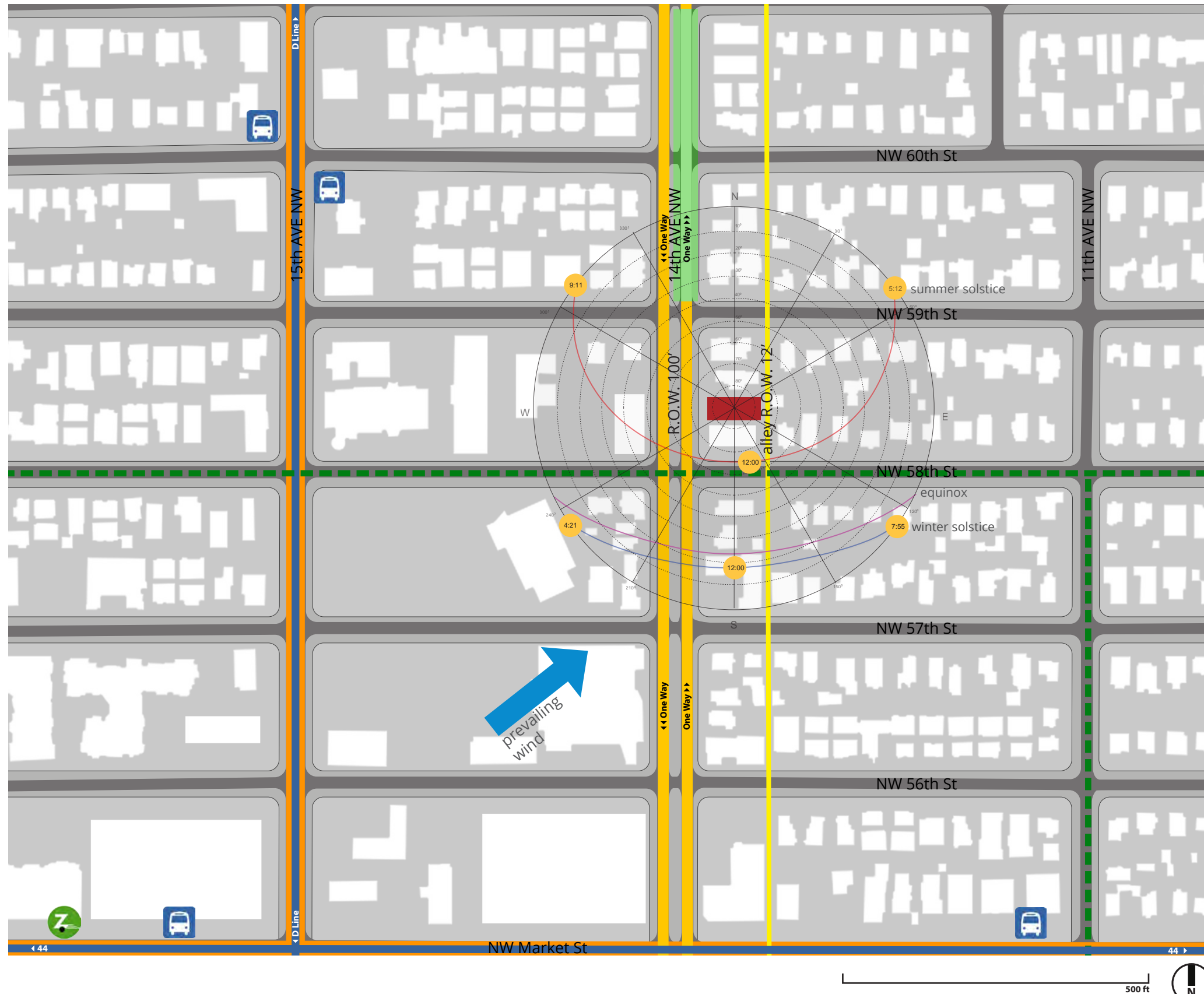
BUILDING TYPE

- Site
- New Development
- Mixed-Use
- Multi-Family
- Retail / Restaurant / Office
- School / Church / Religious

ZONING

- LR1
- LR2
- LR3
- SF5000
- C1-65
- NC2-40
- NC3-40
- NC3-65
- NC3-85





ENVIRONMENT

There are no environmentally critical areas or other natural features of note on the site. Territorial views of the Olympic mountain range reside to the west.

TRANSPORTATION

This portion of 14th Avenue NW is classified as a Boulevard, Collector Arterial, and Local Connector by the city of Seattle. NW 58th Street is classified as an Access Street. NW 58th is also a Neighborhood Greenway and designated bicycle route. Two blocks to the north on 14th Avenue, between 59th and 61st Street, a city park is planned in the Right of Way. This will alter traffic patterns slightly, and make 14th Avenue much more pedestrian and bicycle friendly.

Metro routes 15, 994, and D Line run north and south one block from the site on 15th Avenue, and route 44 runs east and west three blocks away at Market Street. Both 15th Avenue and Market Street offer Frequent Transit service. Metro route 28 runs north and south six blocks to the east on 8th Avenue NW.

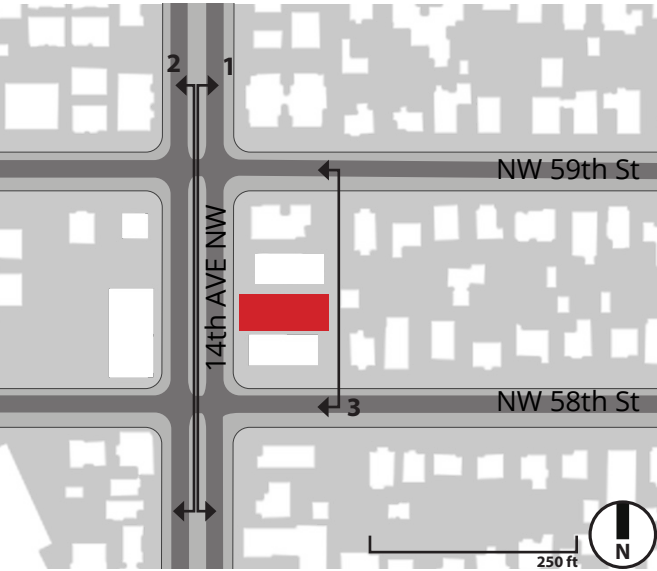


- Future Park in Development
- Z Zipcar Location
- 🚌 Designated Bus Stop
- Transit Route
- Dedicated Bicycle Lane
- Major Arterial
- Collector Arterial
- Alley
- ◀ View Opportunity

1 14TH AVE NW LOOKING EAST



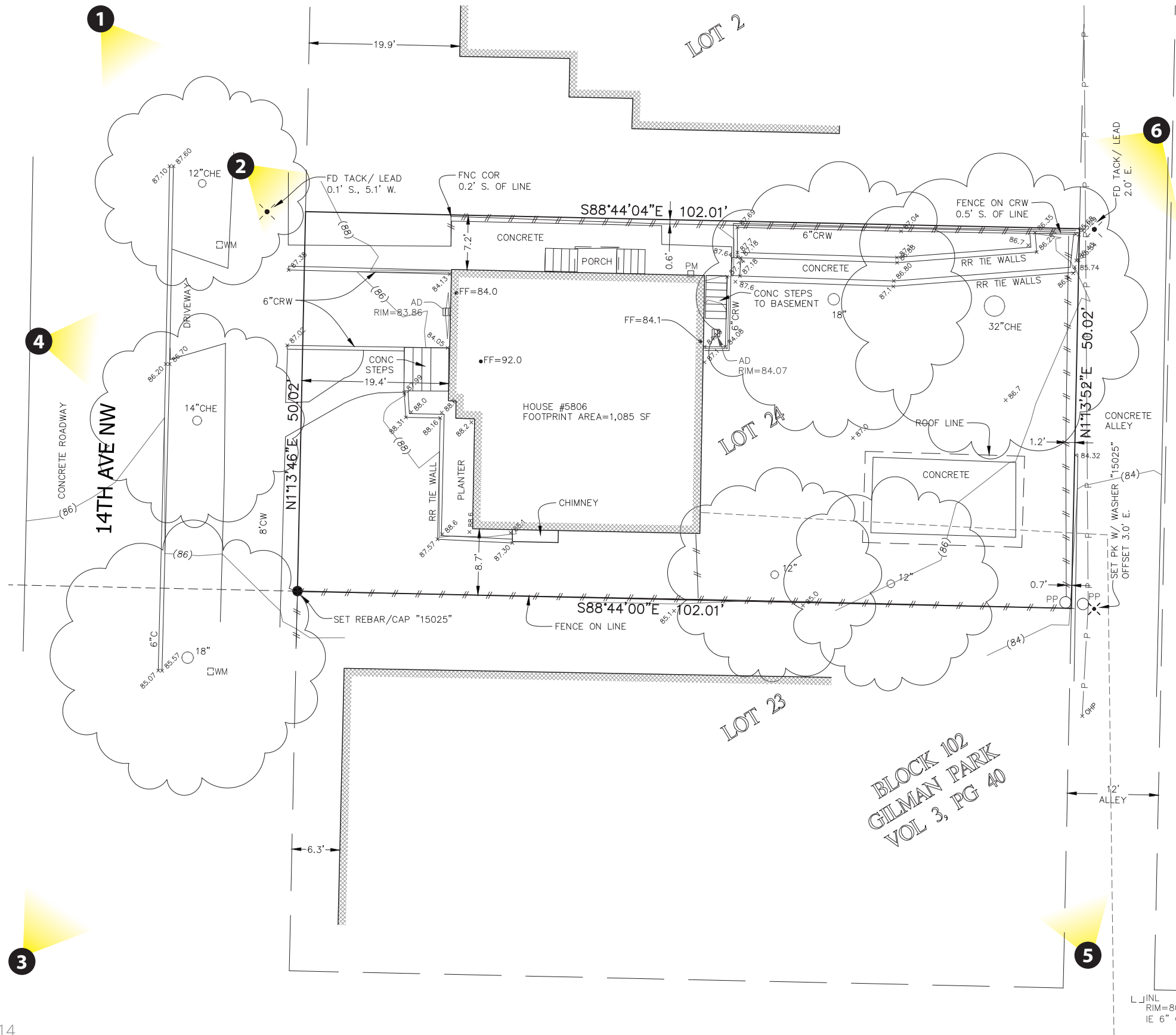
2 14TH AVE NW LOOKING WEST



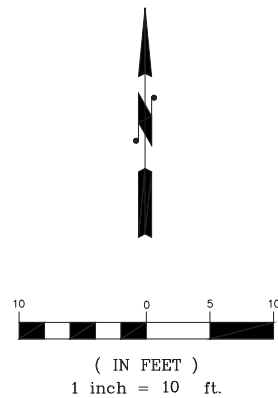
3 FROM ALLEY LOOKING WEST



(INTENTIONALLY BLANK)



SURVEY LEGEND	
	AREA DRAIN
	BUILDING LINE
	CONCRETE CURB
	CONCRETE RETAINING WALL
	CONCRETE WALK
	DECIDUOUS TREE
	FOUND MONUMENT IN CASE
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	NAIL AS NOTED
	MAINTENANCE HOLE
	POWER METER
	POWER POLE
	POWER POLE W/ LIGHT
	REBAR SET
	STORM INLET
	WATER METER



SURVEY

Surveyor: GeoDimensions Date: 07/08/14

6

DCS S+HWorks

5806 14th Ave NW STREAMLINED DESIGN REVIEW DPD# 3018154



EXISTING CONDITIONS

The site is currently occupied by a 1,380 square foot single family dwelling unit, built in 1947. The site slopes down about four feet diagonally across the site, from the high point at the northwest corner to the low point at the southeast corner. There are four existing trees on the site, all are to be removed, no other landscaping of note exists on the site. The existing alley abutting the east side of the site is paved, although undersized at twelve feet wide. We are providing a two foot alley dedication for future alley widening. The lot immediately to the south is occupied by a recently completed four unit rowhouse, and there is a four unit townhome project under construction immediately to the north. Both projects are similar in scale and character to this proposal.

AERIAL VIEWS



NORTHWEST



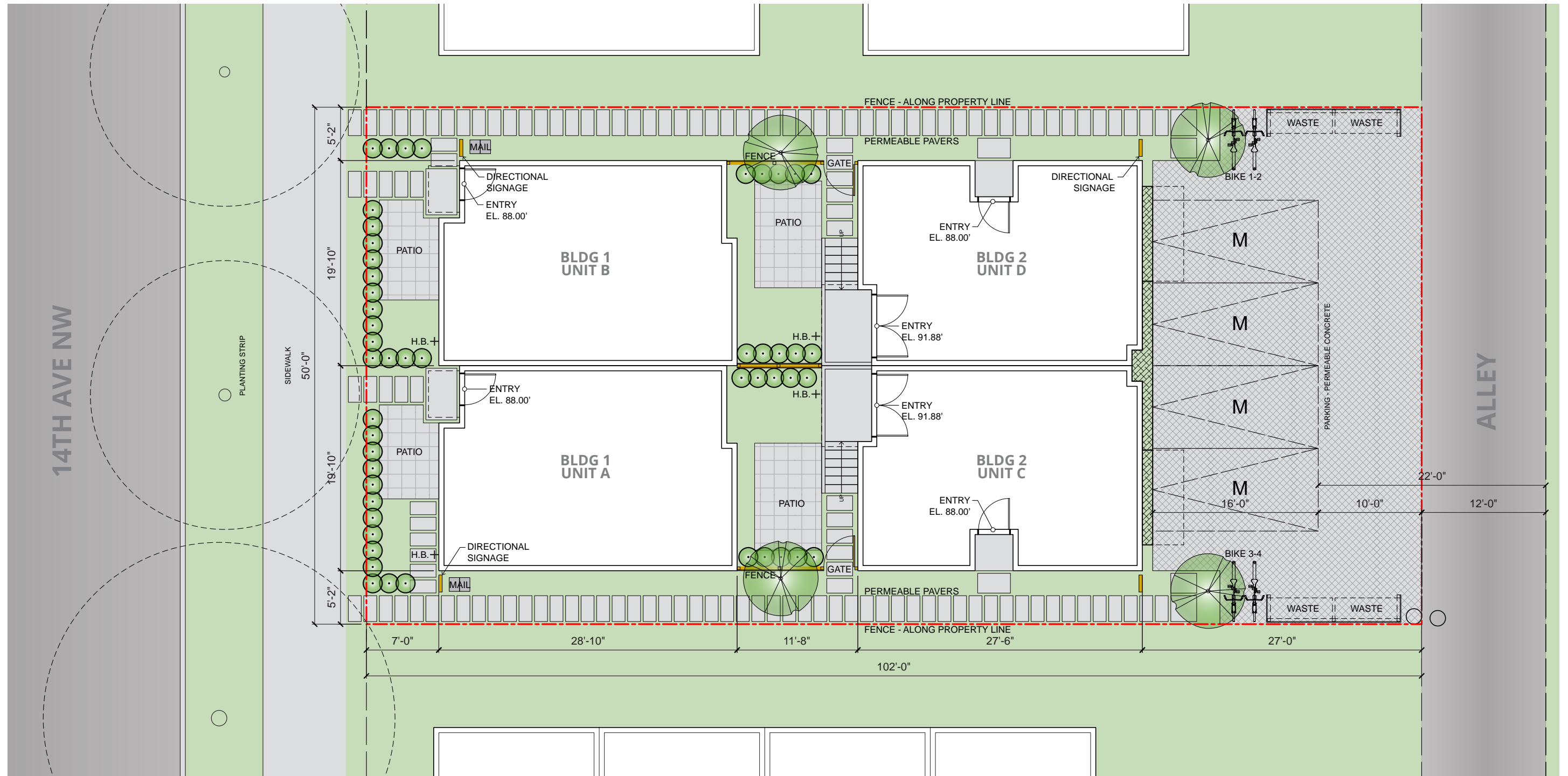
NORTHEAST



SOUTHWEST



SOUTHEAST



SITE PLAN

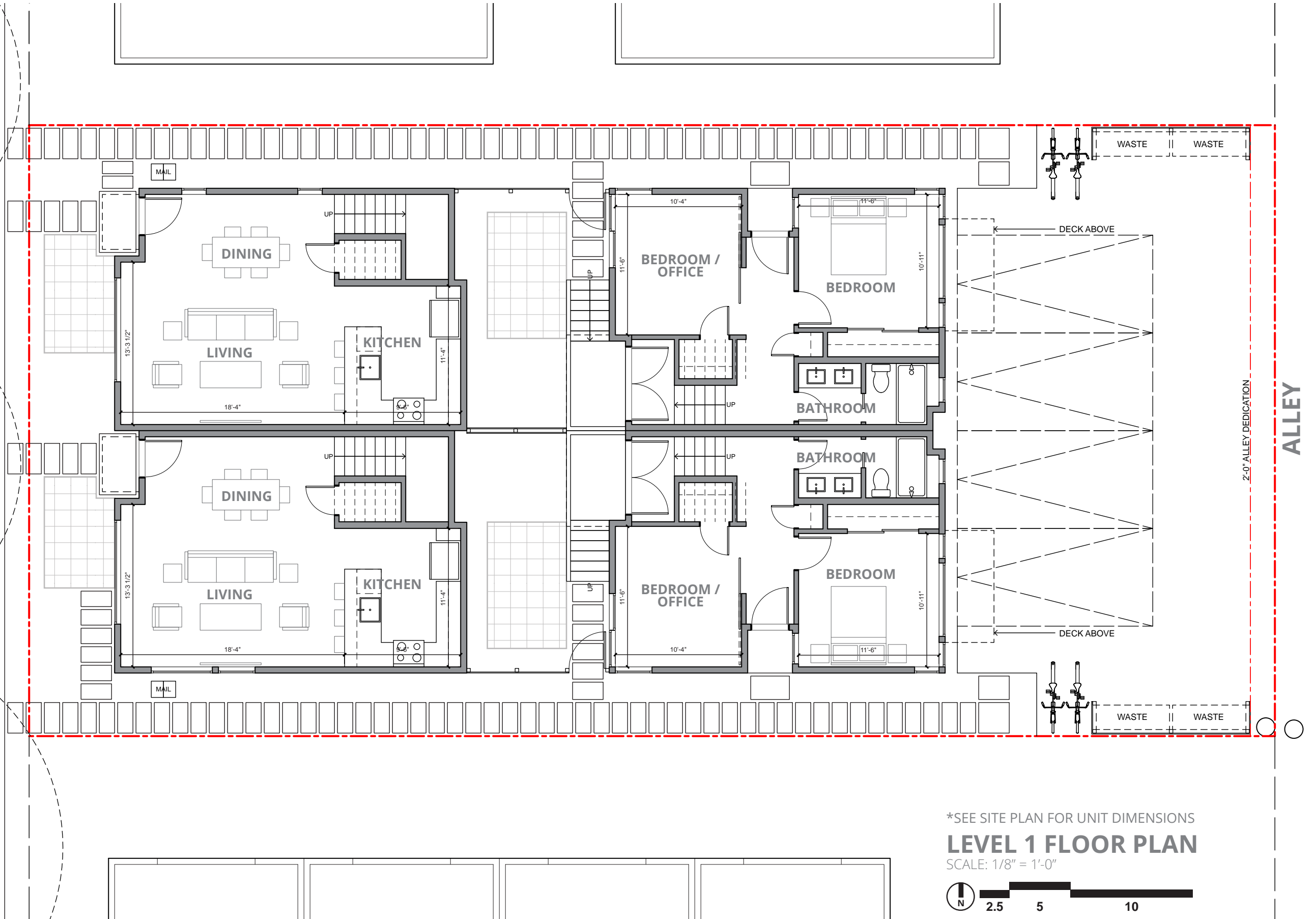
SCALE: 1" = 10'-0"



The buildings are placed on the site to create private amenity spaces to the west of each unit. Entries from the front units face 14th Avenue NW, creating a strong street presence. Units are oriented to the east and west to capture potential views, sunrises, and sunsets. Parking and waste storage areas are located off the alley, minimizing negative impacts to the public realm. The

buildings are set in a lush landscape, softening the building edges, and creating transitions and buffers where needed. Four bicycle parking spaces are provided, exceeding code requirements. Setbacks and separations are oversized, creating generous open spaces and buffers between buildings.

14TH AVE NW



*SEE SITE PLAN FOR UNIT DIMENSIONS

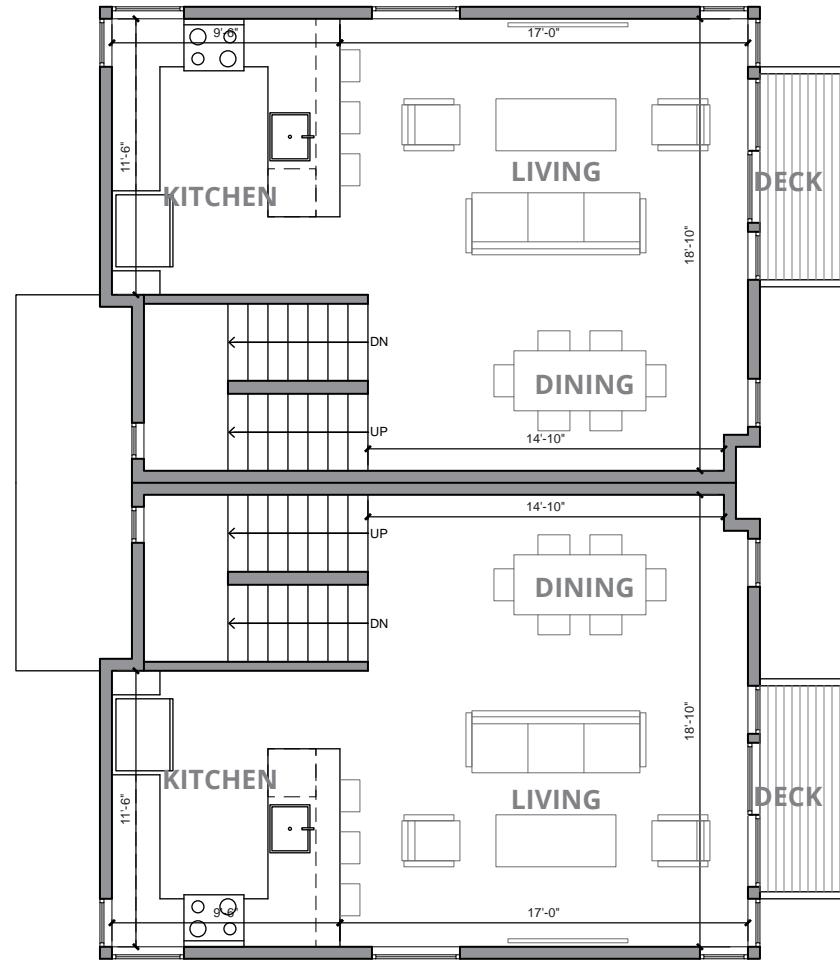
LEVEL 1 FLOOR PLAN

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



14TH AVE NW

ALLEY



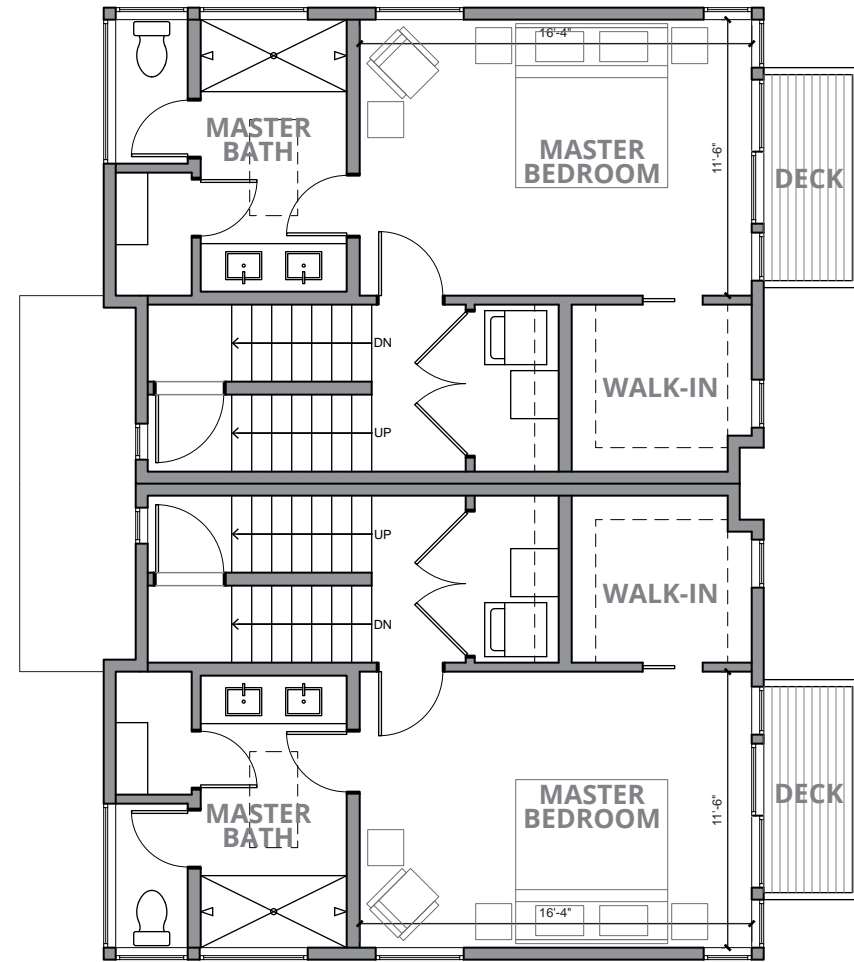
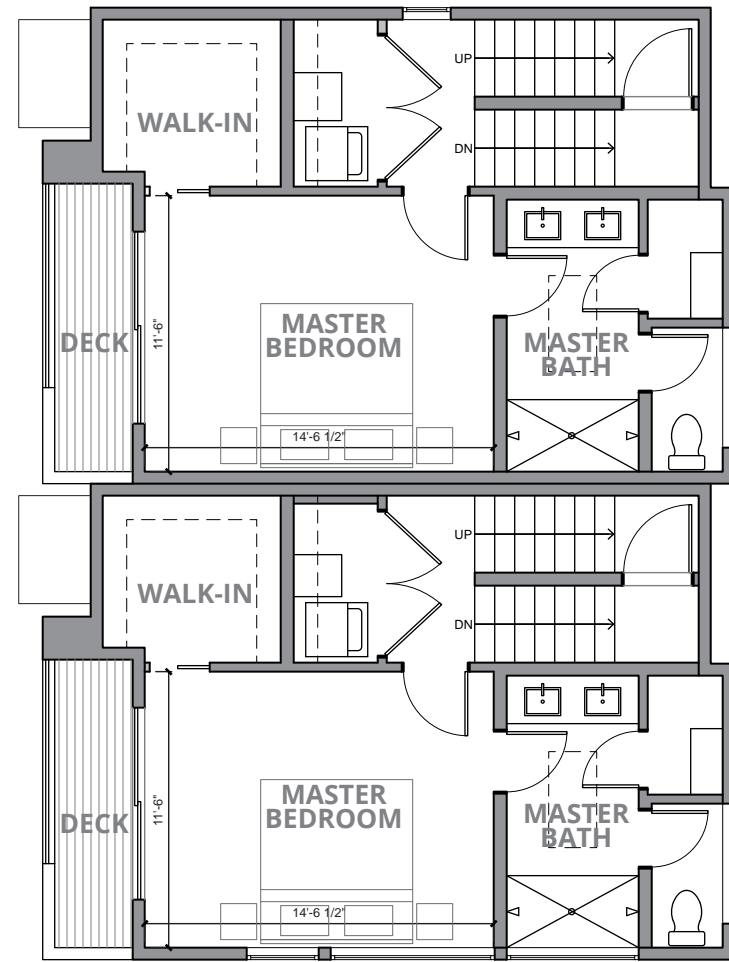
LEVEL 2 FLOOR PLAN

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



14TH AVE NW

ALLEY



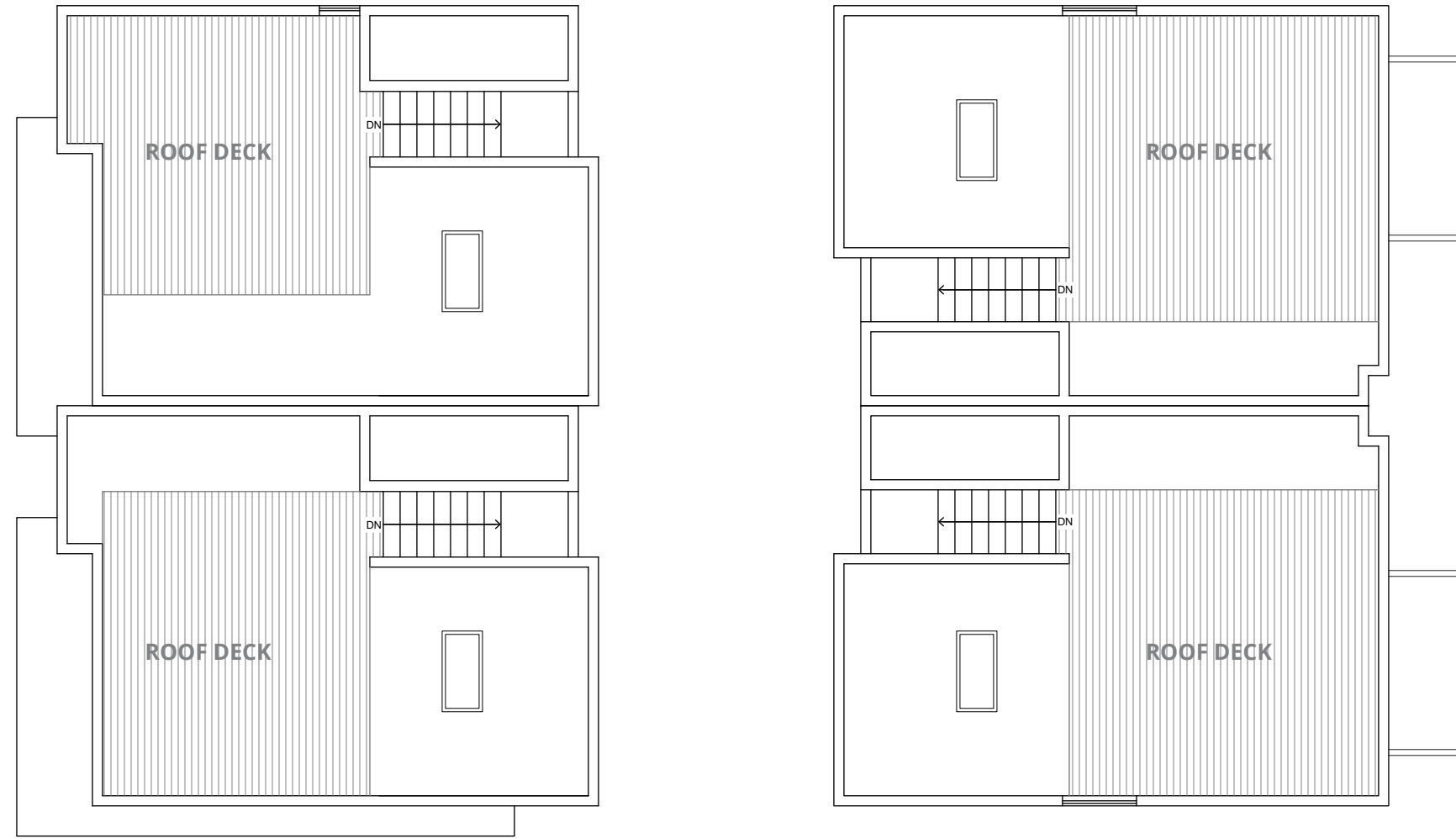
LEVEL 3 FLOOR PLAN

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



14TH AVE NW

ALLEY



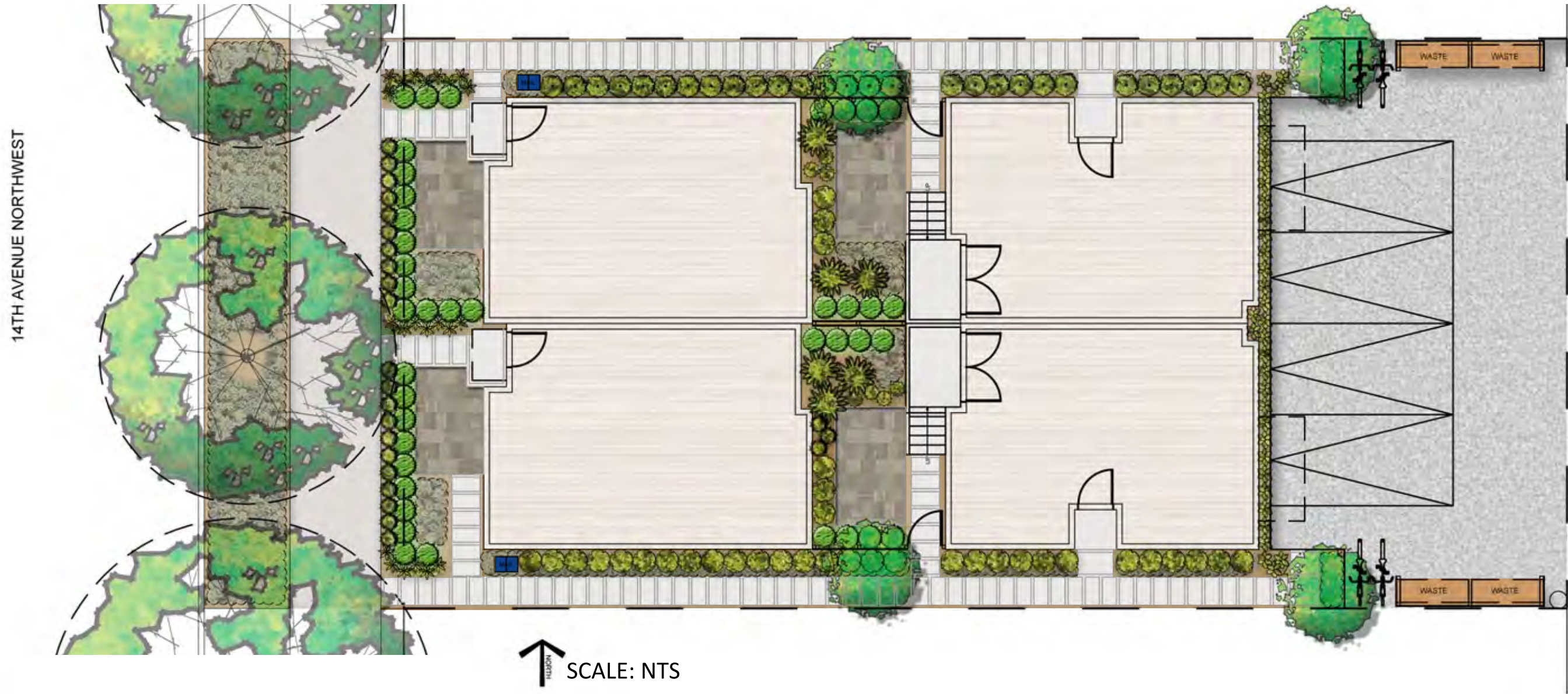
LEVEL ROOF PLAN

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



LANDSCAPE PLAN (N.T.S)

The landscape design reinforces the site plan, enhancing the project's relationship to the street and serving as an amenity to the residents. The buildings and paths through the site are set in a lush landscape, creating an enjoyable experience walking through the site. Several plant species provided are native and/ or drought tolerant. Trees are provided to create buffers at site transitions and to contribute to Seattle's tree canopy. Wood fencing provided along side lot lines protect resident privacy and shields neighbors from light and glare.





PLANTING SCHEDULE

(top row, left to right)

- 1. princeton sentry ginkgo
- 2. orange sedge
- 3. evergold japanese sedge
- 4. harbor dwarf nandina
- 5. kinnikinnick
- 6. deer fern

(bottom row, left to right)

- 1. fragrant sweet box
- 2. hybrid epimedium
- 3. pee wee oakleaf hydrangea
- 4. golden variegated japanese sweet flag
- 5. h.m. eddie yew
- 6. black mondo grass

Revised 12/28/10

SEATTLExgreen factor

Project title:

enter sq ft of parcel

Parcel size (enter this value first) * 5,102

SCORE 0.612

Landscape Elements**	Totals from GF worksheet	Factor	Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	<div>enter sq ft</div> <div>0</div>	0.1	-
2 Landscaped areas with a soil depth of 24" or greater	<div>enter sq ft</div> <div>1231</div>	0.6	738.6
3 Bioretention facilities	<div>enter sq ft</div> <div>0</div>	1.0	-
B Plantings (credit for plants in landscaped areas from Section A)			
1 Mulch, ground covers, or other plants less than 2' tall at maturity	<div>enter sq ft</div> <div>1231</div>	0.1	123
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	<div>enter number of plants</div> <div>197</div> <div>2364</div>	0.3	709
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	<div>enter number of plants</div> <div>4</div> <div>300</div>	0.3	90
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	<div>enter number of plants</div> <div>0</div> <div>0</div>	0.3	-
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	<div>enter number of plants</div> <div>0</div> <div>0</div>	0.4	-
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	<div>enter number of plants</div> <div>0</div> <div>0</div>	0.4	-
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	<div>enter inches DBH</div> <div>14</div> <div>280</div>	0.8	224.0
C Green roofs			
1 Over at least 2" and less than 4" of growth medium	<div>enter sq ft</div> <div>0</div>	0.4	-
2 Over at least 4" of growth medium	<div>enter sq ft</div> <div>0</div>	0.7	-
D Vegetated walls			
	<div>enter sq ft</div> <div>0</div>	0.7	-
E Approved water features			
	<div>enter sq ft</div> <div>0</div>	0.7	-
F Permeable paving			
1 Permeable paving over at least 6" and less than 24" of soil or gravel	<div>enter sq ft</div> <div>0</div>	0.2	-
2 Permeable paving over at least 24" of soil or gravel	<div>enter sq ft</div> <div>1724</div>	0.5	862.0
G Structural soil systems			
	<div>enter sq ft</div> <div>0</div>	0.2	-
sub-total of sq ft = 7,130			
H Bonuses			
1 Drought-tolerant or native plant species	<div>enter sq ft</div> <div>2364</div>	0.1	236.4
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	<div>enter sq ft</div> <div>0</div>	0.2	-
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	<div>enter sq ft</div> <div>1,374</div>	0.1	137
4 Landscaping in food cultivation	<div>enter sq ft</div> <div>0</div>	0.1	-
Green Factor numerator =			3.121

* Do not count public rights-of-way in parcel size calculation.

** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)



VIEW FROM SOUTHWEST

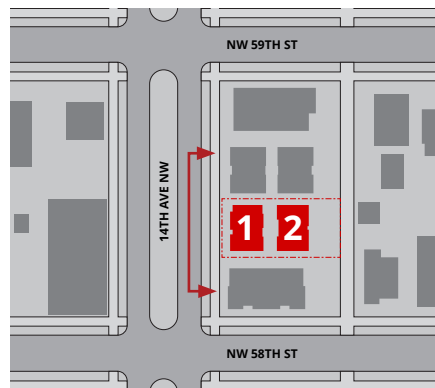


VIEW FROM SOUTHEAST



BUILDING 1
UNIT B

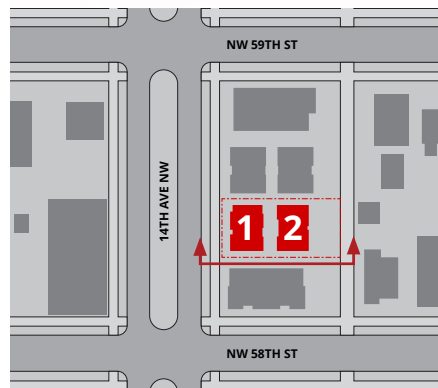
BUILDING 1
UNIT A



WEST ELEVATION

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

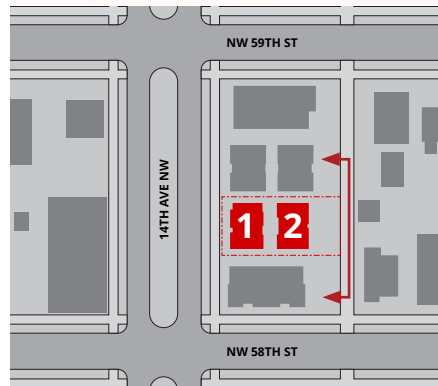




SOUTH ELEVATION

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

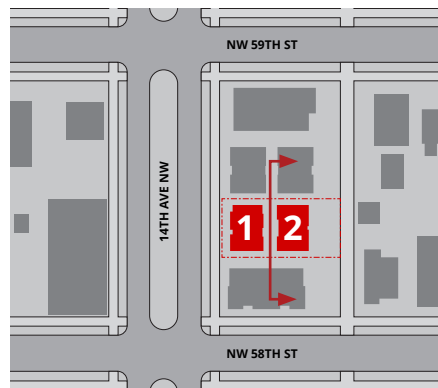




EAST ELEVATION

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

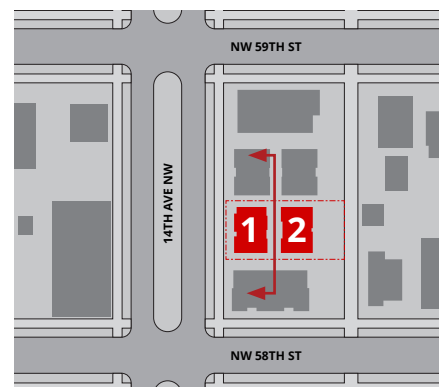




INTERIOR WEST ELEVATION

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

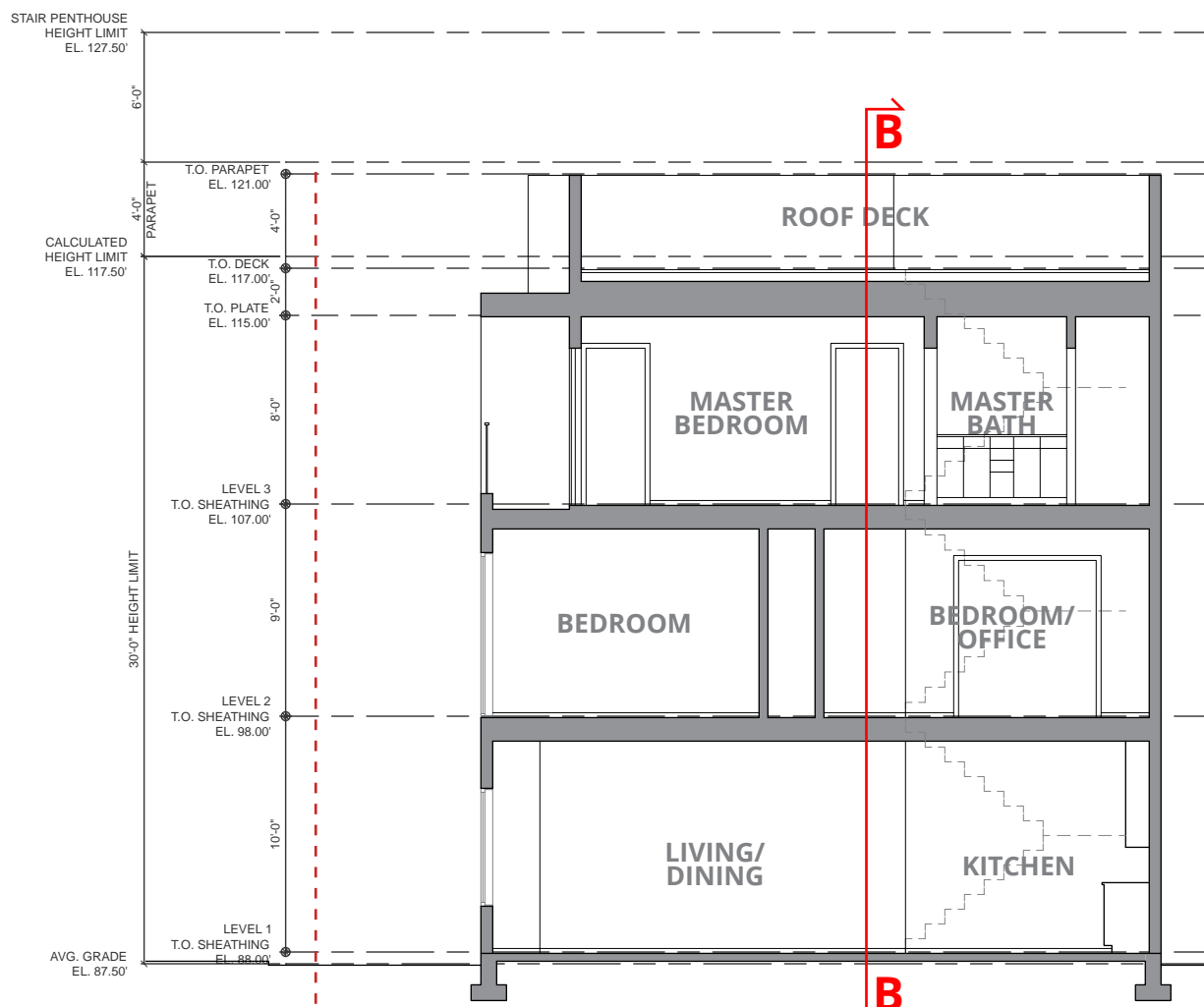
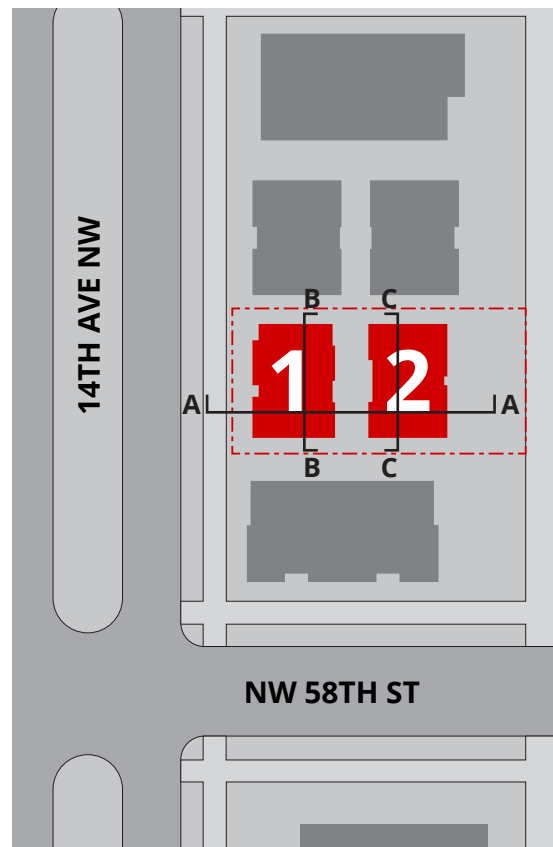




INTERIOR EAST ELEVATION

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

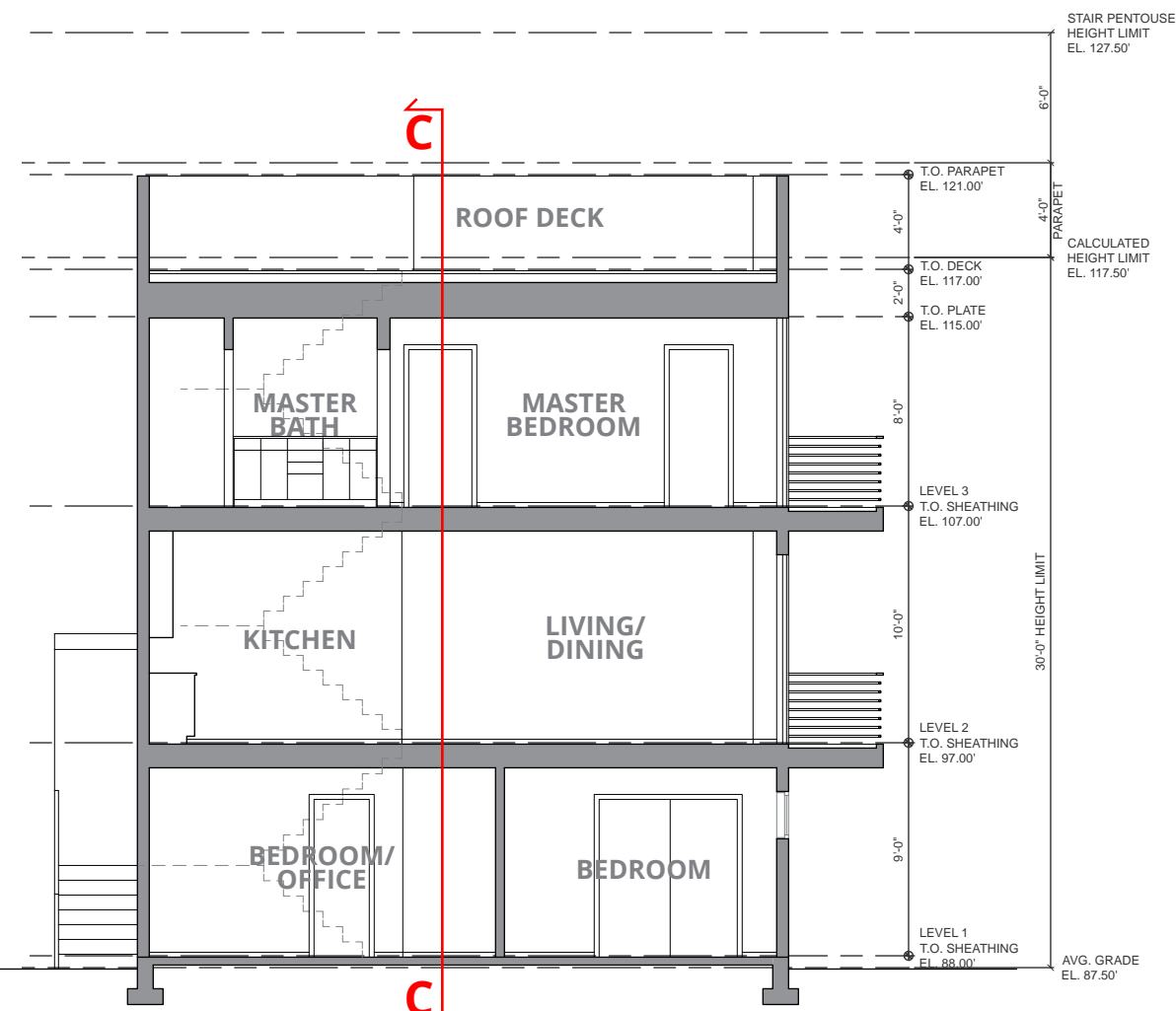




SECTION A
SCALE: 1/8" = 1'-0"



**BUILDING 1
UNIT A**

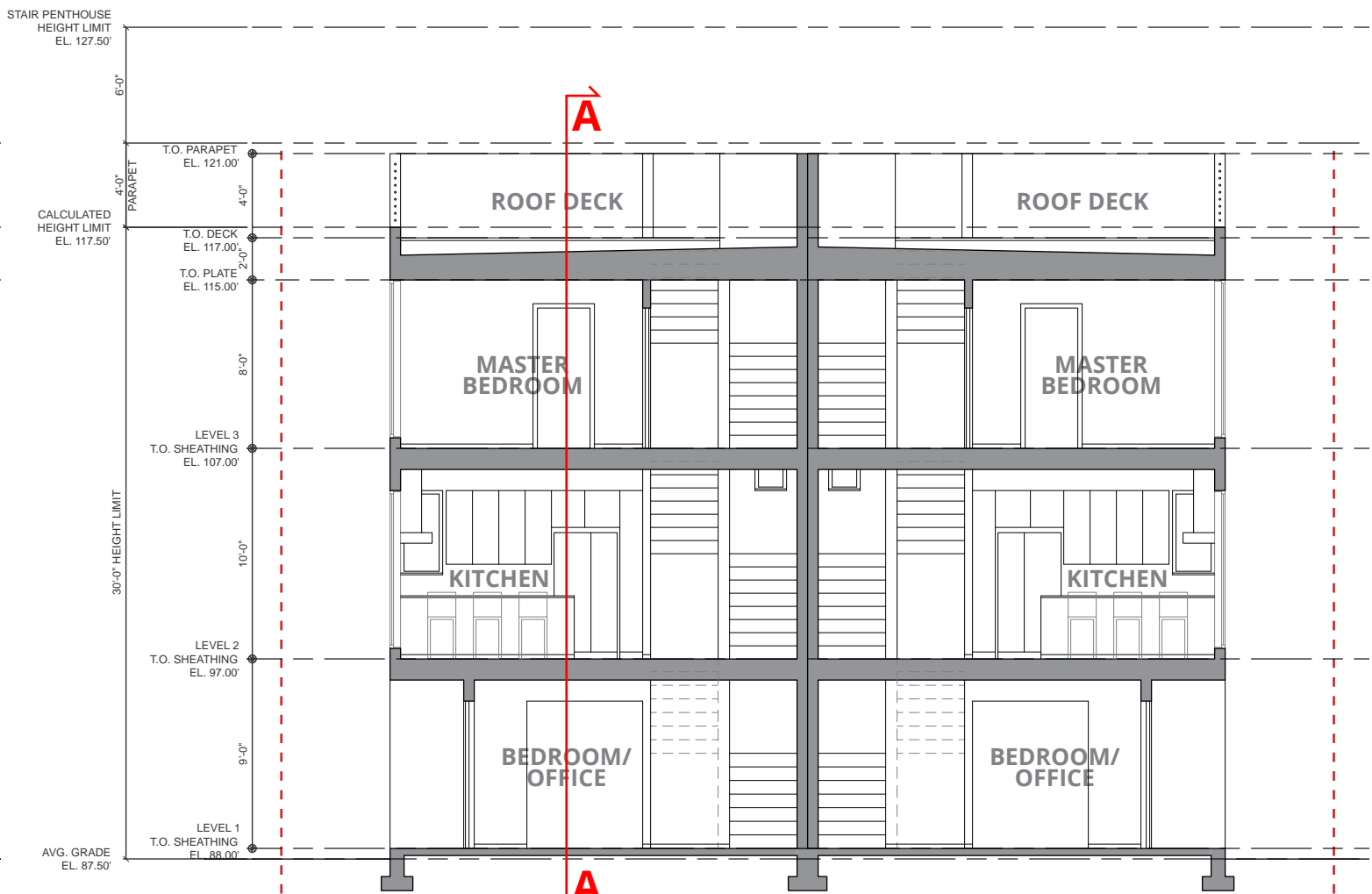


**BUILDING 2
UNIT C**



SECTION B

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



SECTION C

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








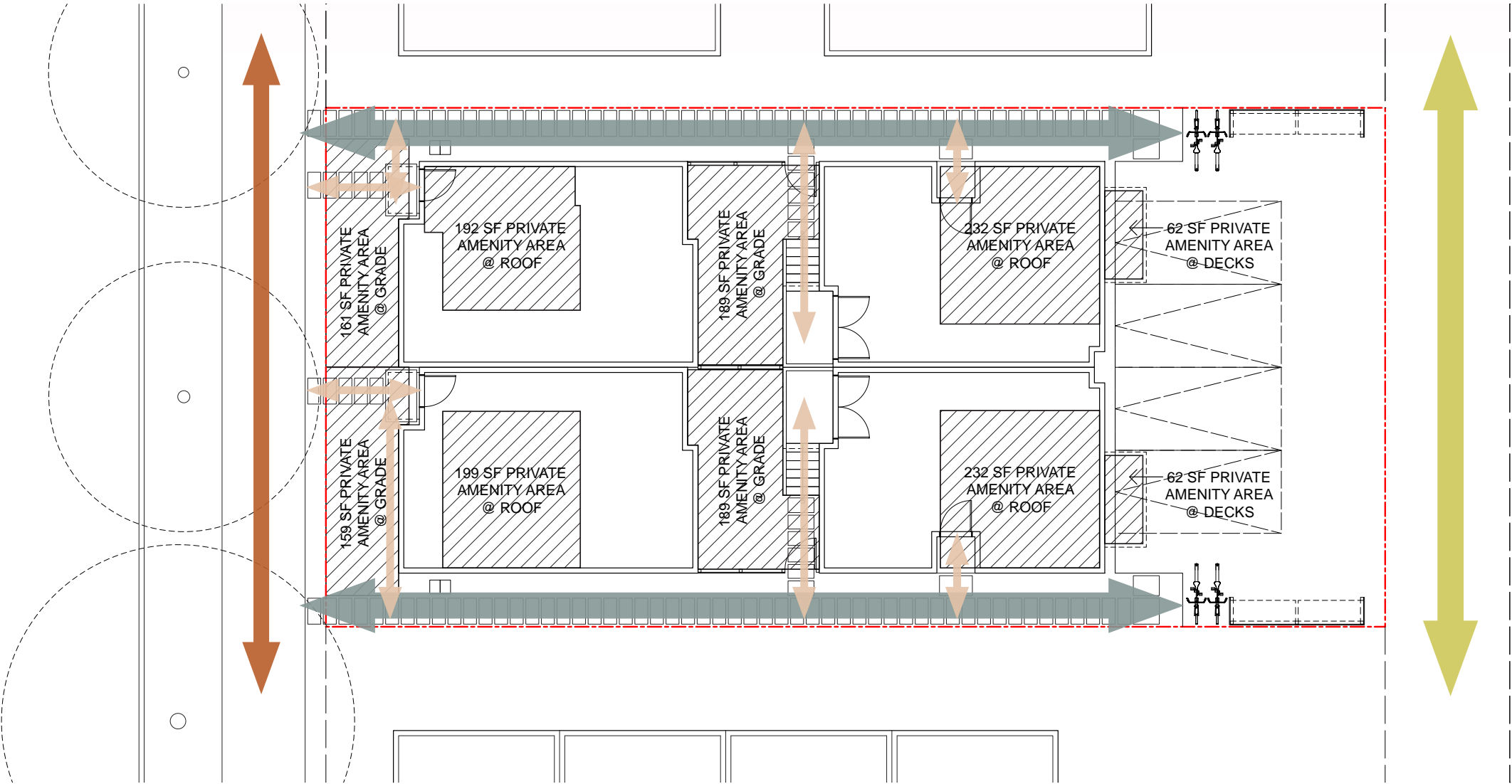
AMENITIES / CIRCULATION

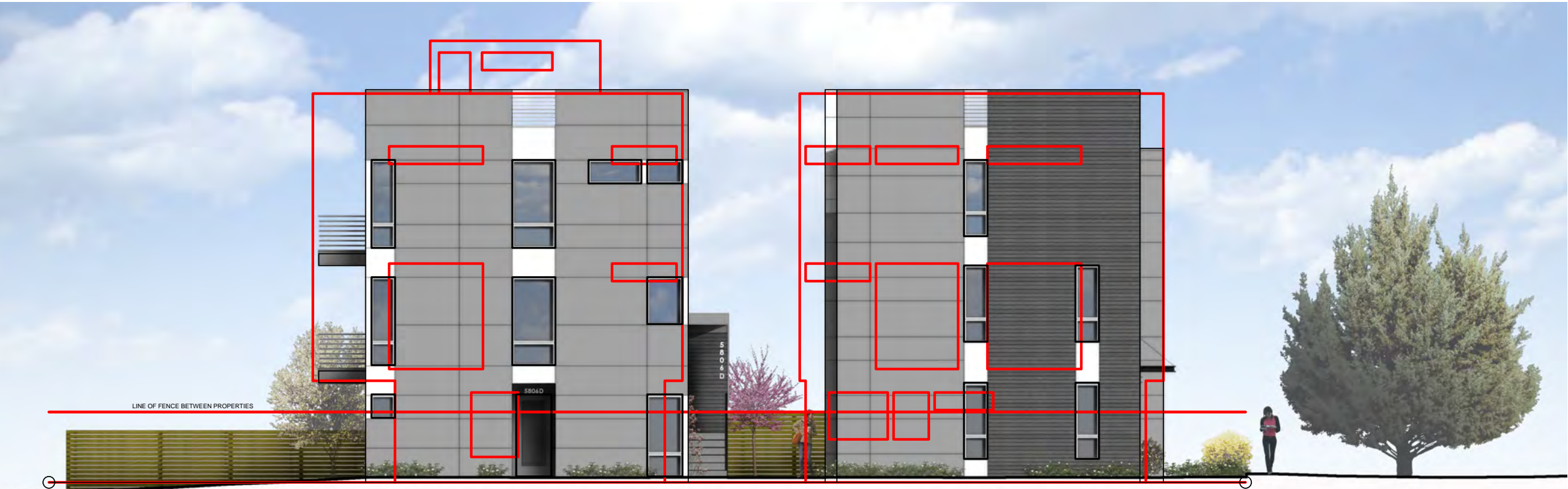
The side setbacks provide space for circulation through the site, extending all the way from the sidewalk to the alley, and connecting to the rear building's entries. Front entries along 14th Avenue have direct access to and from the sidewalk. Private amenity spaces are provided at ground level at the front entries along 14th Avenue, simultaneously providing a street presence and a buffer between the building and the public realm. The separation between the two buildings is utilized to create generous ground level amenity space for the rear units. Roof decks are provided for all units for additional amenity space, and access to light, air and views. Decks off the second and third floors of the units provide additional outdoor living space while enhancing the connection between interior and exterior.

AMENITY AREA CALCULATIONS

LOT AREA:	5,102 sf
REQUIRED:	
25% REQ. BY CODE:	1,276 sf
50% AMENITY @ GRADE:	638 sf
PROVIDED:	
TOTAL AMENITY @ GRADE:	698 sf
TOTAL AMENITY @ DECKS:	979 sf
TOTAL AMENITY AREA:	1,677 sf

-  PRIVATE AMENITY AREA
-  SIDEWALK CIRCULATION
-  ALLEY WAY ACCESS
-  PRIMARY CIRCULATION
-  PRIVATE ENTRY



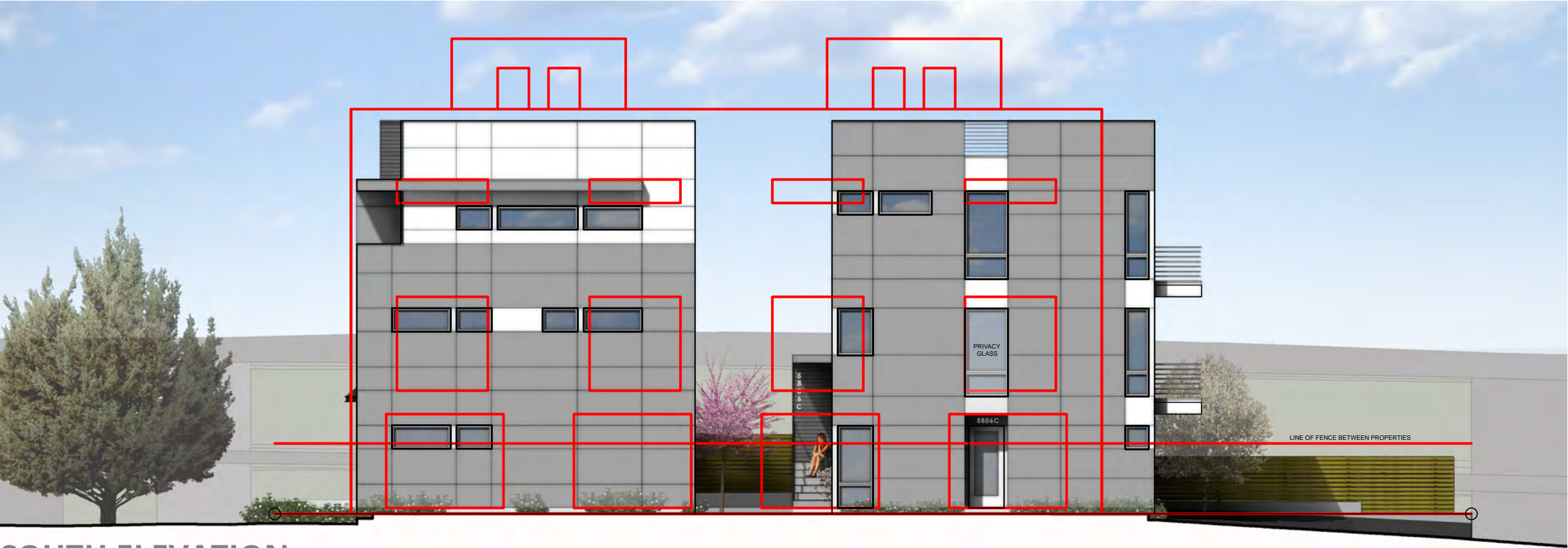


NORTH ELEVATION
N.T.S.

PRIVACY
Special consideration was taken to assure minimal overlapping fenestration on the southern units. Note, neighboring facade openings are approximations.

proposed facade opening

neighboring facade opening



SOUTH ELEVATION
N.T.S.

MATERIALS



WHITE VINYL WINDOWS



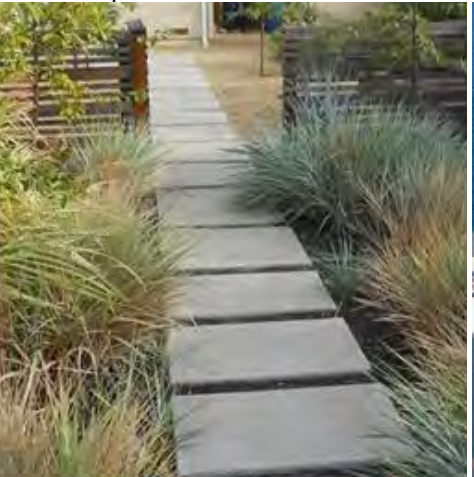
HORIZONTAL METAL RAILING



PAINTED CEMENT BOARD SIDING



RECLAIMED CEDAR SIDING

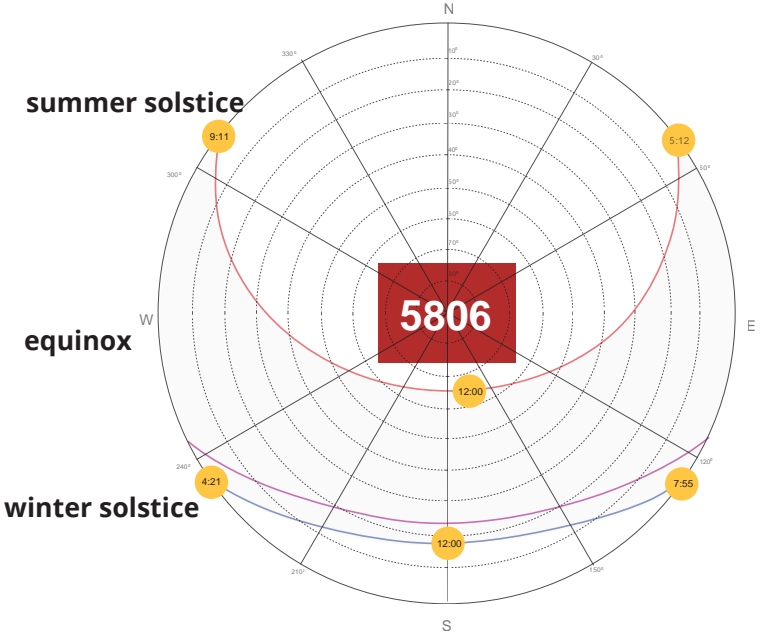
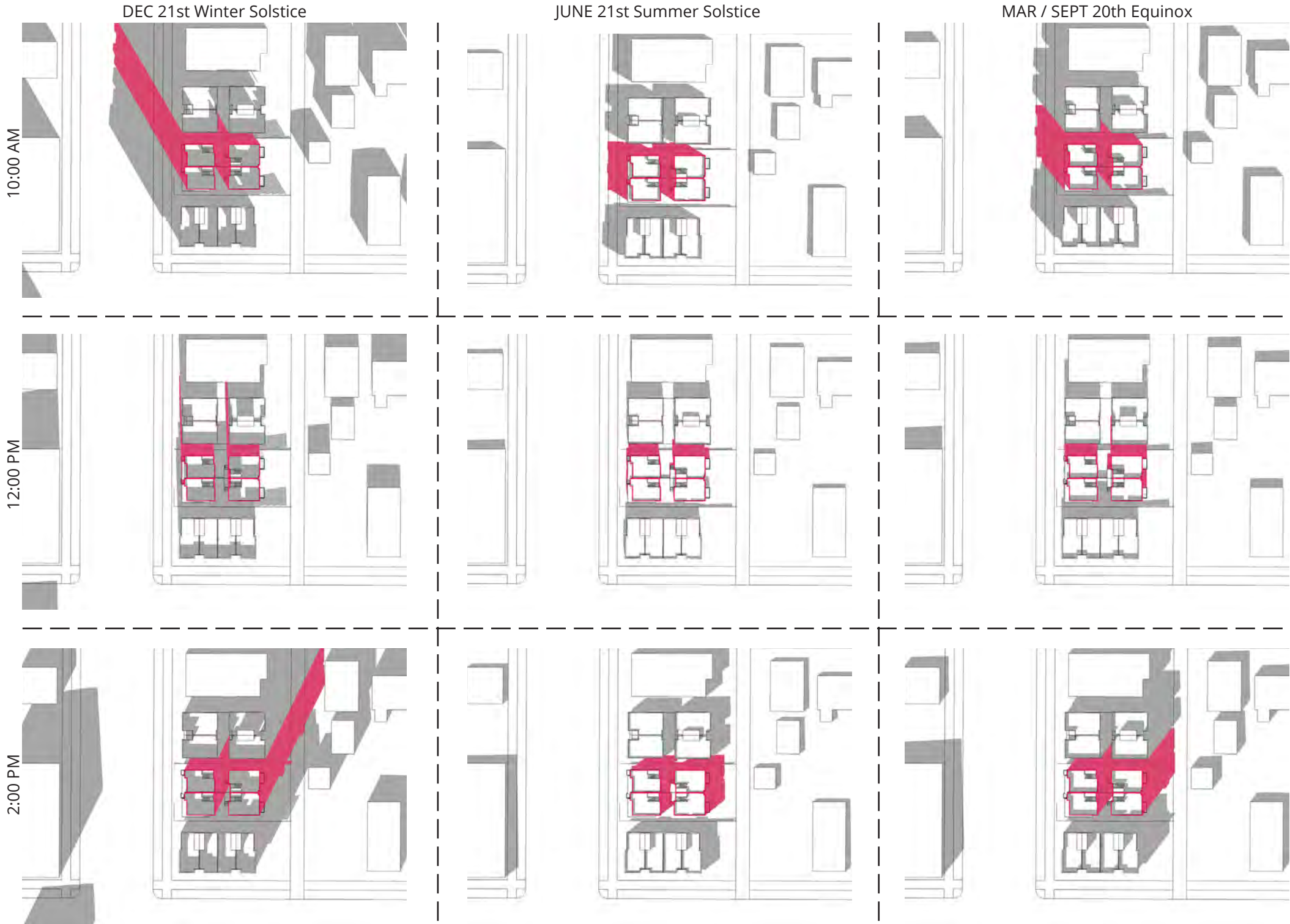


LARGE BLOCK PAVING



GLASS RAILING AT DECK

SUN PATH/SHADOW STUDY



LAND USE CODE REQUIREMENTS + ADJUSTMENTS

ONE ADJUSTMENT IS PROPOSED:

Per SMC 23.45.518.H.5.a, “unenclosed porches or steps above existing grade may project into the required rear setback or separation between structures a maximum of 4 feet provided they are a minimum of 5 feet from a rear lot line. Unenclosed porches or steps permitted in required setbacks shall be limited to a maximum width of 20 feet.”

We propose an Adjustment to increase the allowable width of the porch and steps from 20 feet to 25 feet.

RATIONALE:

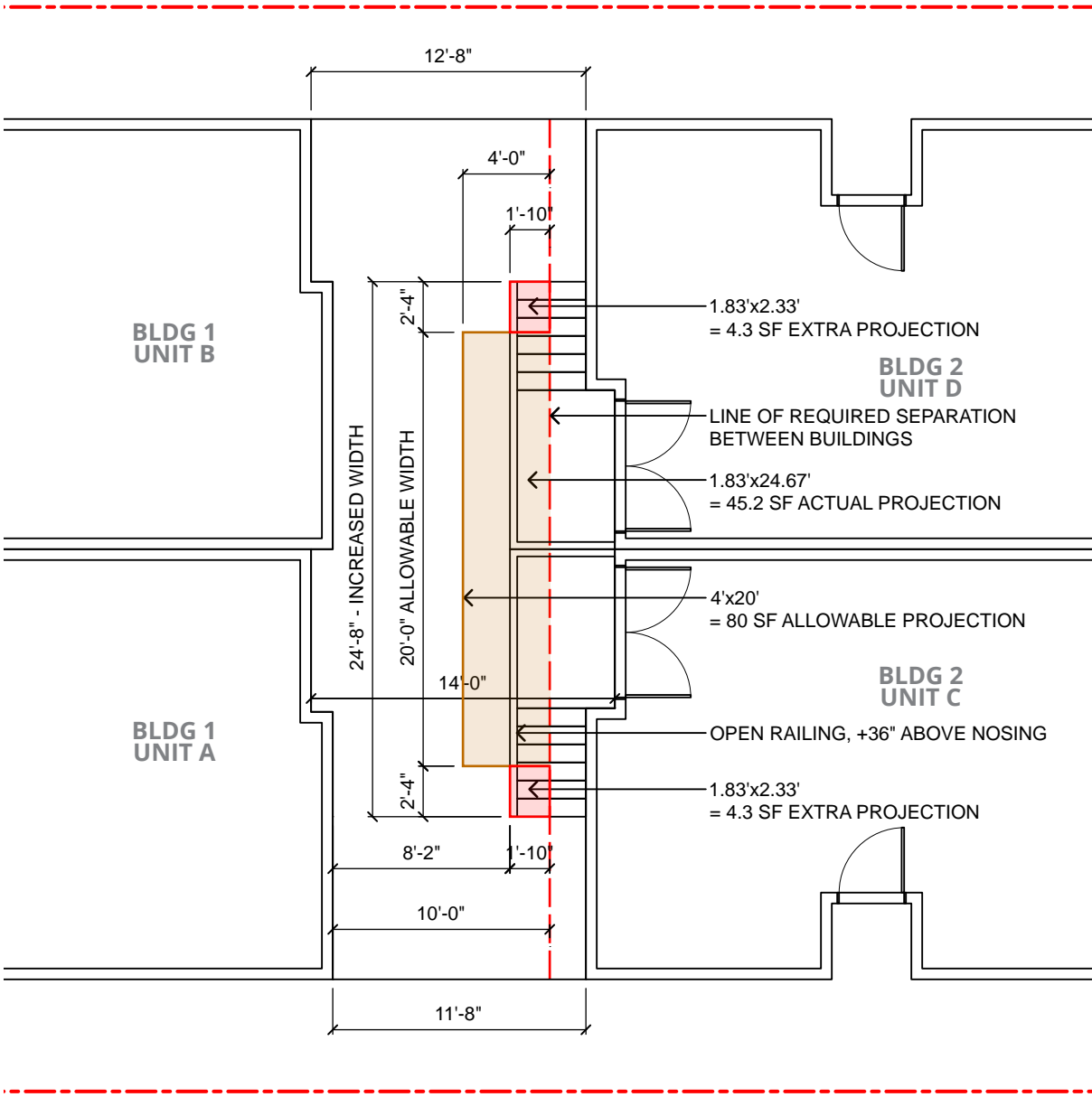
In our Pre-Submittal Conference it was noted that the porches and stairs at this location should create a better relationship with the outdoor and indoor spaces. Our solution is to make the porch larger than originally shown and widen the entry from a single door to a double door. This makes the porch more useable and creates a stronger connection between the interior and the exterior.

The separation between buildings is oversized: 11 feet 8 inches at a minimum, 14 feet at most, and an average separation of 12 feet 6 inches. The steps and porch project only 1 foot 10 inches into the required separation, while up to a 4 foot projection is allowable. The proposed extra width of the projection is only the first three stairs and railing at each end. The three stairs are less than 24” tall, and the railing is 36” above the tread but is an open railing, creating a minimal increase in the mass of the projection.

Taken as an area, the actual projection is 45.2 square feet, while the 4 foot by 20 foot allowable projection is 80 square feet, so the actual projection is only 57% of the allowable projection area. The extra projections at the ends are 4.3 square feet each for a total of 8.6 square feet of non-conforming projection, a very small area.

Given the oversized separation between buildings, increase in experiential qualities, and minimal impact, we feel this Adjustment is consistent with the intent of the Land Use Code.

SMC	Standard	Requirement	Proposed
23.45.504	Permitted and Prohibited Uses	Residential Use permitted outright.	Compliant: Residential Use proposed.
23.45.510	Floor Area Ratio Limits	LR2 Townhouse: 1.2 (Built Green, Parking located at rear of lot and accessed from alley). 5,102 SF x 1.2 = 6,122.4 SF Maximum FAR.	Compliant: 6,108 SF FAR proposed.
23.45.512	Density Limits	LR2 Townhouse: No Limit (Built Green, Parking located at rear of lot and accessed from alley).	Compliant: 4 Dwelling Units proposed.
23.45.514	Structure Height	Maximum 30' height limit.	Compliant: 29'-6" height proposed.
23.45.518	Setbacks and Separations	Front: 7' Average, 5' Minimum; Side: 5' Minimum; Rear: 7' Average, 5' Minimum; Separations between structures: 10' Minimum.	Separation between structures Adjustment proposed, see Adjustment diagram and text. All other setbacks compliant.
23.45.522	Amenity Area	25% of Lot Area, 50% at Ground Level, Minimum. 5,102 SF x 25% = 1,276 SF Required. 1,276 x 50% = 638 SF Required at Ground Level.	Compliant: 1,677 SF total proposed, 698 SF at Ground Level.
23.45.524	Landscaping	Minimum 0.6 Green Factor Required, Street Trees Required.	Compliant: Green Factor greater than 0.6 proposed; Street Trees Existing, To Remain.
23.45.527	Structure Width and Façade Length Limits	Maximum Width: 90', Maximum Façade Length: 65% of lot line length within 15' of lot line, 102' x 65% = 66.3' Maximum Façade Length.	Compliant: Structure Width 39'-8" total proposed; Façade Length 56'-4" total proposed.
23.54.015	Required Parking	No parking required, project site is in the Ballard Hub Urban Village and is located within 1,320 feet of a street with Frequent Transit.	Compliant: 4 medium parking spaces proposed.
23.54.040	Solid Waste Storage and Access	One 2'x6' storage area per dwelling unit required.	Compliant: (4) 2'x6' storage areas proposed.



PRIORITY GUIDELINES

CS2. Urban Pattern and Form

B.2. Connection to the Street:

Front entries and side yard pathways make a strong connection to the sidewalk and street. Also see PL3 below.

B.3. Character of Open Space:

Private open spaces between the building and the sidewalks are defined by paths and landscaping, creating private outdoor rooms with an appropriate buffer from the sidewalk. Also see PL3, DC3 and DC4 below.

D.1, D.3, D.4, D.5. Height, Bulk and Scale:

This project is located between two new developments of a similar scale and character. The buildings are designed to fit in well with these new neighboring buildings, and to complete the new pattern of the block. Enlarged rear setback and presence of existing alley create a significant buffer between this project and the adjacent single family zone. Windows are located to minimize privacy impacts to the adjacent residences to the north and south. Exterior stairs are utilized for roof deck access rather than penthouses to minimize building mass and light blockage.

PL1. Open Space Connectivity

B.1, B.3. Pedestrian Infrastructure, Pedestrian Amenities

Front building entries and side yard pathways connect strongly with the sidewalk, supporting pedestrian activity. Signage increases the effectiveness of pedestrian circulation through the site. The side yard pathways connect through the site and to the alley, creating opportunities for pedestrian circulation through the site, to and from all directions. Also see DC3 below.

PL2. Walkability

B.1, B.2. Eyes on the Street, Lighting for Safety:

Windows and entries facing the street and entry lighting increase safety and security both on site and in the right of way.

D.1. Design as Wayfinding:

Addressing signage is provided to improve pedestrian circulation to and through the site. See the site plan on page 9.

PL3. Street Level Interaction

A.1, A.2, B.1, B.2, B.4. Entries, Residential Edges:

Entries are recessed and protected by canopies and overhangs. The massing and finishes of the buildings articulate and reinforce the building entries. The buildings are set back from the street enough for privacy and to provide a transitional buffer, yet the buildings are still close enough to the sidewalk to have a presence and connection with the public realm. Landscaping and lighting improve the quality of the entry spaces. The front entries are buffered by landscaping, creating a more intimate entry sequence. Grouped mailboxes provide opportunities for interaction. The side yard pathways create a clear and graceful transition from the sidewalk, to the individual entries, and through the site. Also see DC3 below.

PL4. Active Transit

A.1, A.2, B.1, B.2, B.3, C.1, C.2, C.3. Active Transportation:

NW 58th Street is a Neighborhood Greenway and bicycle friendly street, and the park planned for 14th Avenue NW is designed to accommodate and promote bicycling, so we have provided four bicycle parking spaces in the site plan in an effort to encourage bicycling. Metro routes 15, 994, and D Line are located one block from the site on 15th Avenue, route 44 runs three blocks away at Market Street, while Metro route 28 is available on 8th Avenue NW. Overall the site offers great opportunities for active transportation.

DC1. Project Uses and Activities

A.1, A.2, A.4. Arrangement of Interior Uses:

On the street side of the building, living areas and entries are located on the ground floor and oriented to the street. Third floor bedrooms and roof decks are oriented to take advantage of territorial and distant views. On the alley side, living areas are elevated to the second floor to separate them from the parking area.

B.1. Vehicular Access and Circulation:

Parking is located at the rear of the site, and is accessed from the alley, minimizing impacts to the sidewalk, streetscape, pedestrians, and adjacent properties. The parking area is screened on the sides to minimize visual impacts to the neighbors.

DC2. Architectural Concept

A.1, A.2. Massing:

The buildings are massed to create useable private open spaces in front of and in between the buildings. Rather than providing penthouses to the roof decks, the buildings have exterior stairs, reducing height where the buildings would be tallest. This minimizes the blockage of light and air to the neighbors as well as into the courtyard. The building's facades are articulated and have contrasting material changes to break down their perceived mass.

B.1, B.2, C.1, C.2, C.3, D.1, D.2. Façade Composition, Secondary Architectural Features, Scale and Texture:

The facades of the buildings have been carefully arranged and articulated to create a balanced composition. The façade patterns repeat to reinforce the rhythm and scale of the street wall. Recessed planes create relief and shadow that will change at different times of day and year. Large windows are included where possible, windows are placed so as to create a visually pleasing arrangement, and no facades are blank. Decks, balconies, and canopies add depth as secondary architectural features. The relief, articulation, and windows break down the mass of the buildings to create a more human scale. High quality materials are used at the street fronts, adding a variety of textures where the buildings are most visible and public, see DC4 below. The landscape design is closely integrated with the architecture to complete the composition.

E.1. Form and Function:

The articulated, repeating façades visually identify the buildings as what they are: attached, side by side, residential townhomes. Each individual unit is clearly articulated and identifiable.

DC3. Open Space Concept

A.1. Building-Open Space Relationship:

The buildings are arranged to create and attractive, useable open spaces that connect the building entries and private open spaces to the sidewalk and parking areas. Roof decks and decks off the second and third floors are also provided for additional private amenity space and access to light, air, and views. The landscape design reinforces the relationship between open spaces and buildings. Also see PL3 above and DC4 below.

B.1, B.2, B.3, B.4, C.1, C.2. Open Space Uses and Activities, Design:

Private open spaces are provided for each unit at ground level, decks, and roof. Open spaces at ground level relate well to the sidewalk, alley, parking, and entries. The quantity of amenity space provided exceeds Land Use Code requirements. Grouped mailboxes encourage interaction among the residents. The ground level open spaces are carefully landscaped with both plants and paving to create a pleasant experience when using or passing through the site. Also see PL3 above.

DC4. Exterior Elements and Finishes

A.1, A.2. Building Materials:

Exterior building materials include cedar and fiber cement panels, both are highly durable. Cedar is used at the street facades, giving the buildings a warm, softer aesthetic, and as a regional material it is appropriate for the context. The composition and details of the materials are modern and simple, with carefully placed joint lines and clean transitions. Exterior material transitions reflect the articulation of the building, reinforcing the architectural concept.

B.1, B.2. Signage:

Addressing signage is incorporated into the landscape near the sidewalk to provide clear direction to the rear units. See the site plan on page 9.

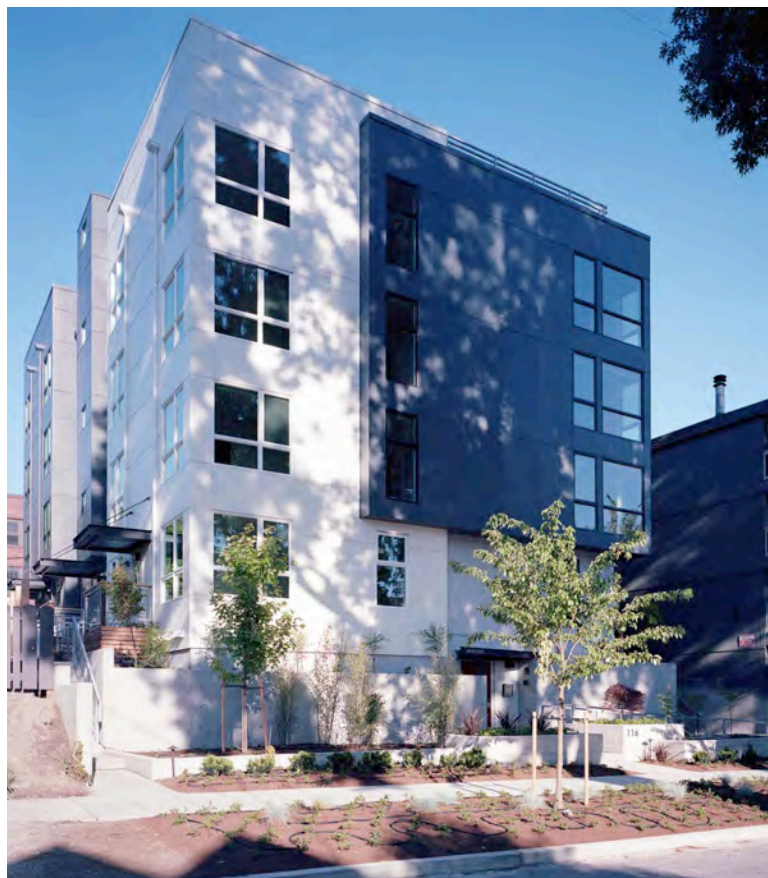
C.1, C.2. Lighting:

Lighting is provided at entries and along pathways, providing safety and security. All lighting is directed down and/or shielded from the neighbors. Pathway lighting is integrated into the landscape, highlighting the plantings and landscape design.

D.1, D.2, D.3, D.4: Trees, Landscape, and Hardscape Materials:

A variety of plant species have been selected to create a varied yet harmonious landscape. Some species are drought tolerant, some are native; all are aesthetically complimentary with each other and the context. Several trees are included in the project; they are located to create visual buffers and highlight transition points in the site. Three large street trees are preserved. Hardscape materials include pavers through the courtyard and to building entries, creating an interesting texture and pattern along pathways. The parking area is paved with permeable pavement to aid in stormwater management.

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