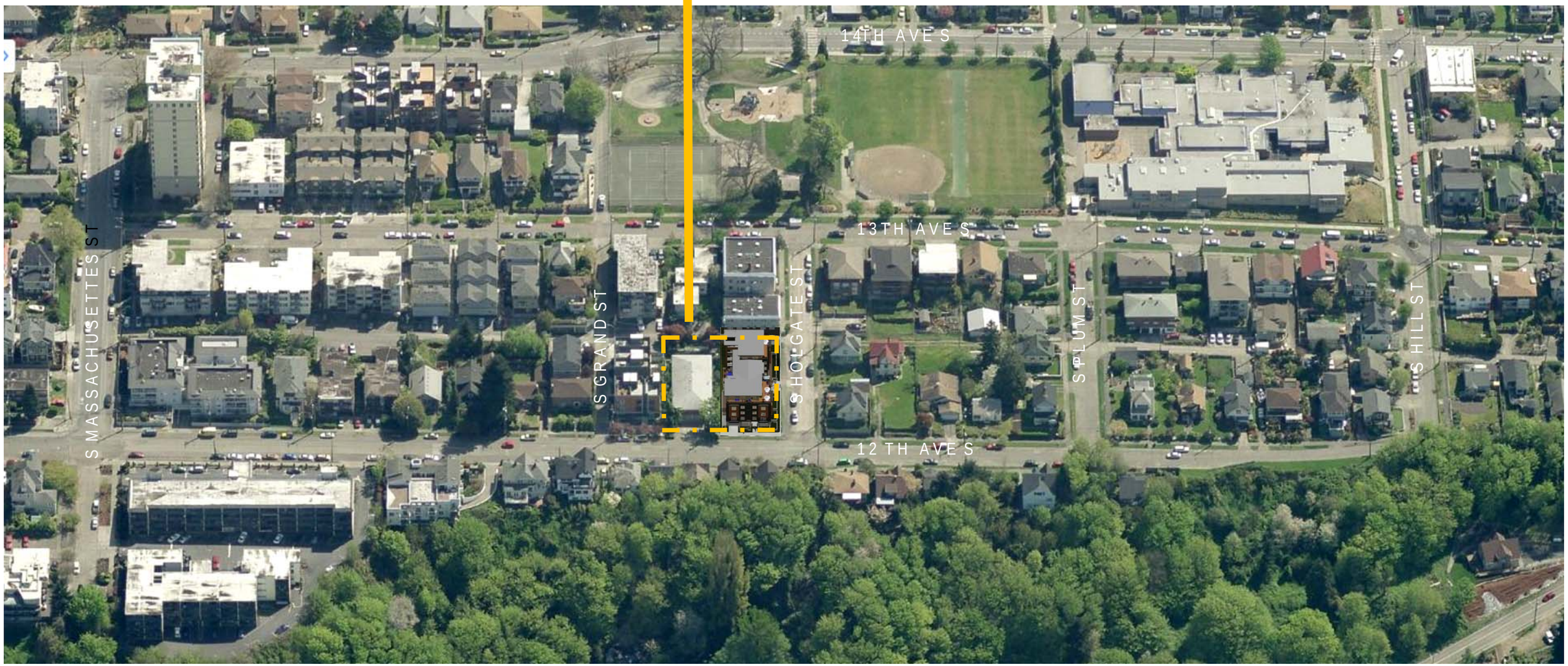
HOLGATE APARTMENTS II



EARLY DESIGN GUIDANCE

180812TH AVE. S.
PROJECT # 3018185

OCTOBER 21, 2014

DIEPENBROCK ARCHITECTURE

HOLGATE APARTMENTS II

180812TH AVE. S.

EARLY DESIGN GUIDANCE

PROJECT # 3018185

OCTOBER 21, 2014

CITY OF SEATTLE

Application for Early Design Review

PART I: CONTACT INFORMATION

1.	Property Address;	1808 12 Ave. S.
2.	Project Number;	3018185
3.	Owner;	RUDD Development Co.
4.	Contact Person:	Jerome J. Diepenbrock
	Firm	Diepenbrock Architecture
	Mailing Address	4525 SW Concord St
	City, State, Zip	Seattle, WA 98136
	Phone	206-932-5432
	Email address	j.diepenbrock@comcast.net
6.	Applicant's Name	Jerome J. Diepenbrock
	Relationship to Project	Architect
7.	Design Professional's Name	Jerome J. Diepenbrock
	Address	4525 SW Concord St, Seattle, WA 98136
	Phone	206-932-5432

PART II: SITE AND DEVELOPMENT INFORMATION

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

   The site is addressed at 1808 12th Ave. S., Seattle, which is a 60' x 120' , 7,200 sf lot with 12th Ave S. on its west side, and an alley on its east side. It is the middle of a 3 lot wide block with S. Holgate Street on the south side and S. Grand Street on the north side. Although S. Grand Street is called a street it is developed like an alley. There is a 3,200 sf 5 unit apartment house on the site which was built in 1950. The lot slopes approximately 20 feet from the alley to 12th Ave S.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

   The site is zoned LR-3 zone. The site is within the North Beacon Hill Residential Urban Village and the North Beacon Hill Planning area which has its own neighborhood guidelines.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

   The site is located on North Beacon Hill's west slope in the block just west of the Beacon Hill Play field at 13th Ave S. and a block east of the green belt on I-5's east side. The west slope of the hill runs from the top of 13th Ave S. down to the I-5 freeway. The neighborhood to the north of the site is zoned LR-3 with a mix of apartments, townhouses, and single family homes. The LR-3 zone boundary is located on S. Holgate St. from 12th Ave S. to 13th Ave S. with an LR-2 zone to the south on the east half of the block facing 13th Ave S. and SF 5000 zone to the south on the west half of the lock facing 12th Ave. S. The neighborhood to the south is also a mix of single family houses and 3 story apartment buildings with single family houses on 12th Ave S. and apartment buildings and single family houses on 13th Ave S.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

   The Owner is currently building a 22 unit apartment building on the lot to the south of this site. He would like to take advantage of the infrastructure that they have already developed to add another 22-26 units to that development for a total of from 44-49units and to add another 10-12 parking stalls for a total of 22-24 cars.

   Potential requests for departure from development standards are:

   1. 23.54.040 *Solid Waste Storage Area.*
   2. 23.45.524 Landscaping Requirements

PROJECT DESCRIPTION, DEVELOPMENT OBJECTIVES

VILLAGE CENTER

EL CENTRO DE LA RAZA

LINK LIGHT RAIL STATION

PROJECT DESCRIPTION

ADDRESS;	1808 12TH AVE S.
DPD PROJECT;	# 3018185
OWNER/APPLICANT;	RUDD DEVELOPMENT CO., INC.
AGENT;	DIEPENBROCK ARCHITECTURE

PROJECT PROGRAM

ADDITION TO EXISTING 22 UNIT APARTMENT BUILDING

Units;	22-26 NEW + 22 EX. = 44-48 TOTAL
Parking Stalls;	10 NEW + 12 EX = 22 TOTAL
Residential Area	20,000 SF NEW + 18,400 SF EX. = 38,400 SF TOTAL
Garage Area	3,300 SF NEW + 4,100 SF EX. = 7,400 SF TOTAL
Total Building Area	23, 300 SF NEW + 22,500 SF EX. = 45,800 SF TOTAL
FAR	14,400 SF NW + 14,400 SF EX. = 28,800 SF TOTAL

STATEMENT OF DEVELOPMENT OBJECTIVES;

To attract residents to the close in location to downtown and the ethic and cultural diversity of the North Beacon Hill Neighborhood, to a quiet neighborhood with no through traffic but with easy access to the Beacon Hill Playfield, frequent transit service, and the North Beacon Hill Village Center with shops, restaurants, a public library, El Centro de la Raza cultural center, and the link light rail station.

To retain residents in a small apartment building of about 48 units by giving the apartment complex a strong identity on a small block with unique architectural image organized around a central courtyard.

To give residents the opportunity to build a community with their neighbors by providing opportunities to connect in a series of outdoor spaces that adjoin the entry path to their units, a roof top deck with views of Elliot Bay and downtown Seattle, and by providing a common work out space.

To attract and keep residents with southern and western exposure for sun, views, and good ventilation, open space amenities, and a variety of apartment sizes and living arrangements.

To build and own an affordable modern apartment building that will be profitable and durable over the long term.

PAC-MED BUILDING

BEACON HILL PLAYFIELD

PUBLIC LIBRARY

URBAN ANALYSIS

DESIGN THEME FOR THE ADDITION

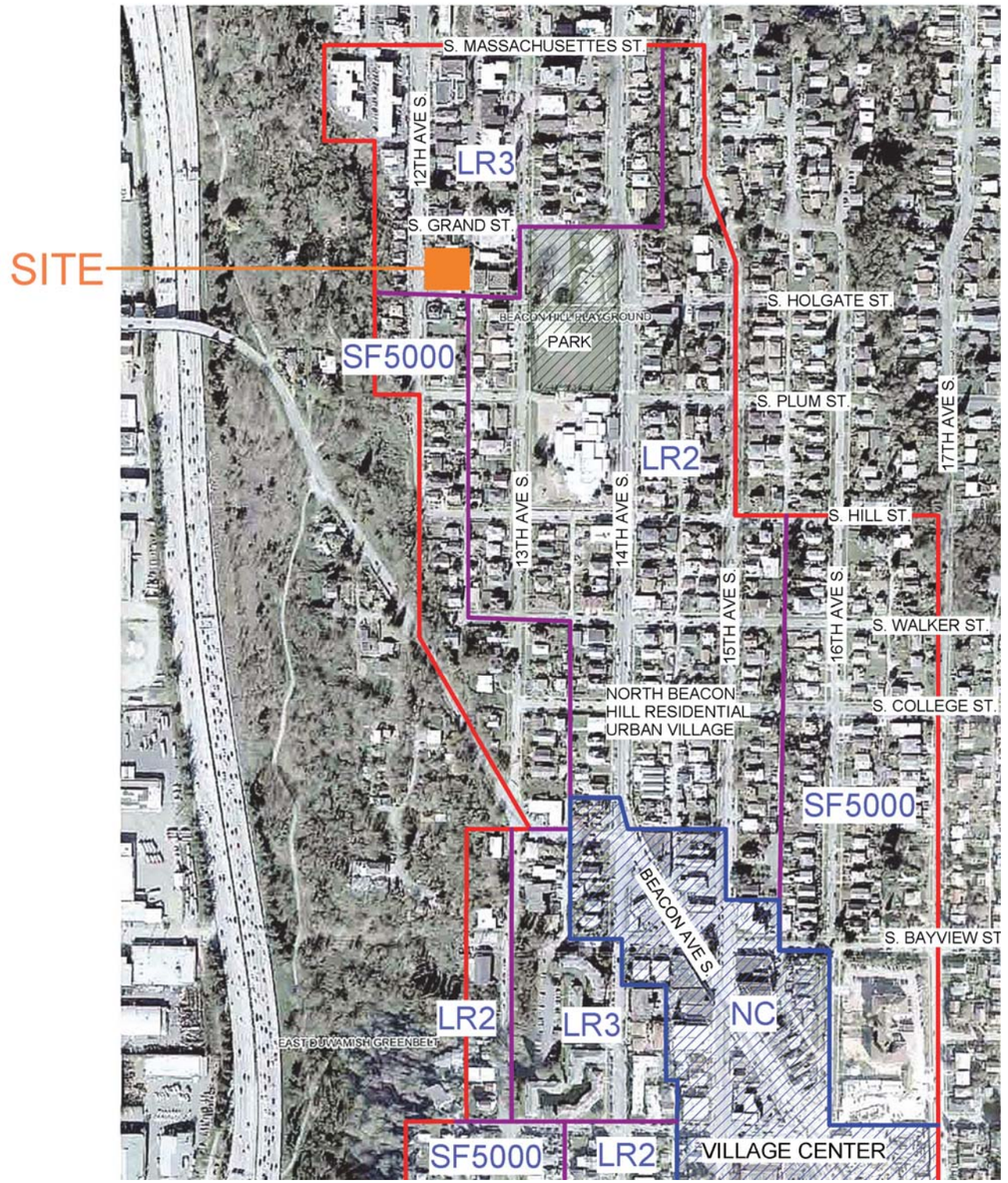
The design theme begins with the opportunity to add onto the apartment under construction and tie the small block together architecturally by relating the new design to the townhouses on the north and the building on the south. The existing building is enhanced by enlarging the existing courtyard which becomes the central focus for the combined project as an outdoor living room and open space. The larger courtyard will be able to get sunlight from April until August. Along with enlarging the courtyard the addition will enlarge and improve the courtyard's connection to 12th Ave. S. and a path to bus routes on S. Massachusetts St. The larger complex will provide an adjacent work out space to the courtyard to create a place for residents to build a community by connecting to their neighbors along their entry path. The larger complex will also provide a large roof deck to take advantage of the sunlight all year and the dramatic views of downtown and Elliot Bay.

The addition will take the advantage of the existing building's infrastructure by sharing the elevator, the main entrance lobby, the basement pedestrian entrance, the garage entrance, and an enlarged solid waste storage area.

The style of the neighborhood's buildings are mixed with no overriding pattern or character. The main street leading to the site is along an unusually wide 12th Ave S. which enters the neighborhood at the north end at S. Massachusetts and has an unusually long block to S. Grand St . This long block has been developed over the last century with multi-family buildings in different decades mostly clustered at the north end. The site of the addition is in the middle lot of a small 3 lot wide block which lies at the end of this long block and is the terminus of the LR-3 zone before it transitions to Single Family on the south side of S. Holgate St. By relating to both buildings on this small block the new addition can have a strong impact on the street at the terminus of the multi family area.

ZONING

The site is located in the North Beacon Hill Residential Urban Village which runs from S. Massachusetts St. 2 blocks north of the site and ends several blocks south of the North Beacon Hill Village Center which is 5 blocks to the south of the site. The site is located in the LR-3 zone which extends south from the Pacific Medical Building to S. Holgate and east to west from 12th Ave S. to 14th Ave. S. The site for the addition is located in the middle of the block which forms the south edge of the zoning boundary between the LR-3 and LR-2 on the east half of the block and between LR-3 and Single Family 5000 on the west half of the block.



URBAN ANALYSIS

NEIGHBORHOOD CONTEXT

The site is located in a neighborhood that is cut off from through traffic on the west facing slope of Beacon Hill directly above a greenbelt which is adjacent to I-5.

A 5 unit apartment building is located on the site for the addition with multifamily development on the rest of the block (the 22 unit apartment under construction to the south, the 6 unit townhouse to the north, a 22 unit, a 10 unit, and 4 unit apartment buildings across the alley). The block is bounded by 13th Ave S. to the east, S. Holgate St. to the south, 12th Ave S. to the west and S. Grand St to the north. Although called a street S. Grand St. is improved like an alley.

The rest of the neighborhood is a mix of single family homes , low-rise apartments, and newer townhouse developments. The apartments in the 2 block radius span the decades from the middle of the 20th century with the exception of the adjacent apartment houses which were built in 1911. Newer development in the neighborhood has been predominantly townhouses built in the last 5 to 6 years including the two 3 story 3 unit buildings at 12th Ave S. and S. Grand St, adjacent to the site and on the northwest corner of the block, built in 2009.

The dominant features of the neighborhood are the steep slope of the streets and the location of Beacon Hill International Elementary School and playfield on the top of the hill. The slope is a block wide sloping down about 40 feet in height from 13th Ave S. to 12th Ave S. The elementary school and playfield extend 3 blocks long north to south and 1 block wide east to west. The playfield also serves the neighborhood as a park with a soccer/baseball field, 2 tennis courts, a basketball court, children's wading pool, 4 picnic tables, and public restrooms.

BARRIERS AND TRAFFIC FLOWS

The site is located on a middle lot that fronts on 12th Ave. S. The street to the south S. Holgate Street has no through traffic having "T" intersections with 13th Ave S. and Beacon Hill Playfield on the east and 12th Ave S. on the west. 12th Ave S. is also not a through street and ends 2 blocks south of the site and only serves the local neighborhood beyond the site.

The 12th Ave S. arterial enters North Beacon Hill on the Dr. Jose Rizal Bridge over I-90 to the west of the Pacific Medical building proceeds south and then turns east up S. Massachusetts St. 2 blocks north of the site.

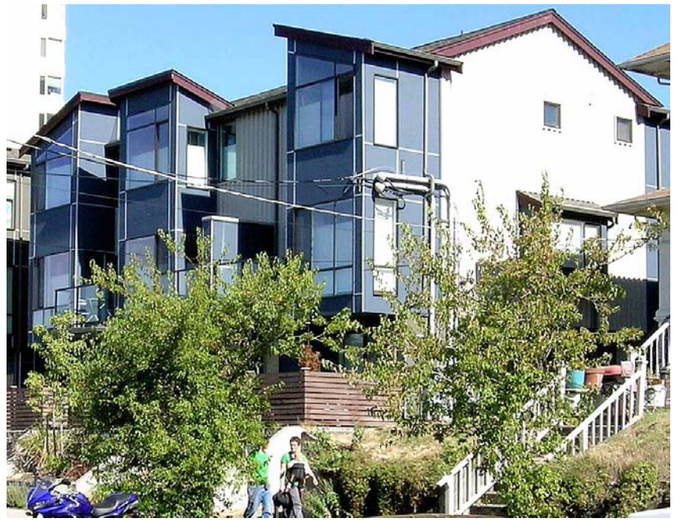
The north south 14th Ave S. arterial is separated from the site by the Beacon Hill Playfield. and lies 2 blocks to the east of the site.

The bus routes 36 and 60 that provide service north towards first hill, capital hill, and downtown and south to the North Beacon Hill Village Center and the Beacon Hill link light rail station are located on the arterial portion of 12th Ave S., S. Massachusetts, and 14th Ave S. The 4 bus stops for these routes that are within 1,320 feet of the site provide sufficient frequency of transit service to exempt the site from providing parking.

1. OLDER MULTI-FAMILY

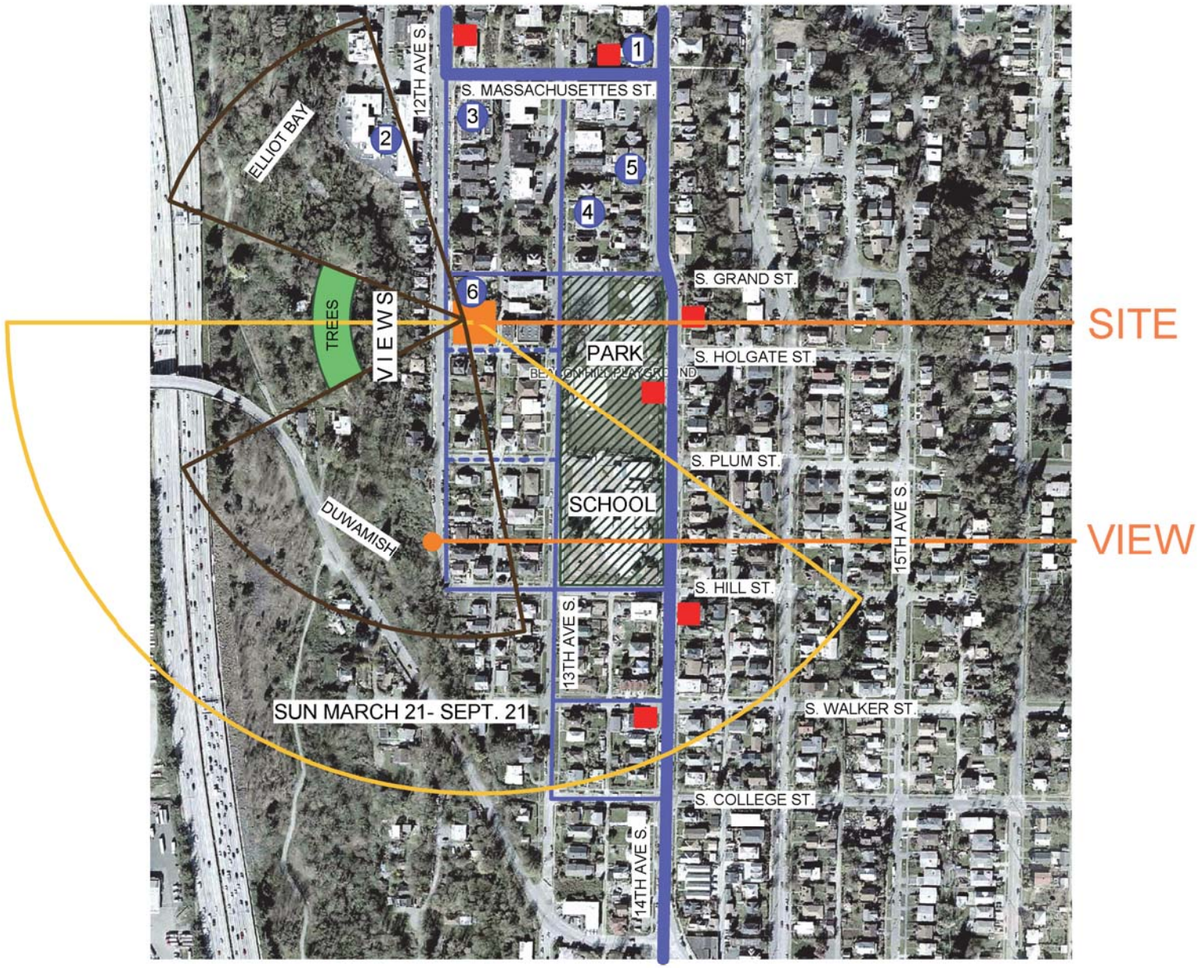
2. OLDER MULTI-FAMILY

3. OLDER MULTI-FAMILY



4. NEW TOWNHOUSE

URBAN ANALYSIS



LEGEND

- ARTERIAL/ BUS ROUTE/BIKE ROUTE
- LOCAL STREETS
- NO THROUGH TRAFFIC STREETS
- BUS STOP

5. NEW TOWNHOUSE

6. NEW TOWNHOUSE

URBAN ANALYSIS

VIEWS, WIND & SOLAR ASPECT

Because the site of the addition is located in the middle of the block only the units facing west will have views of the street and westerly exposure. The other units will either face the interior of the site or east across the alley.

Because the lot rises 20 feet to the alley from the street only the upper 3 floors will be able to look east. Because the apartment house to the east is only 2 stories tall from the alley the 5th floor may look over the building and see the park on top of the hill. To provide access to the sun and air for the interior units the addition proposes to separate the units from the existing building by a large courtyard .

This addition will shade the property to the north and reduce west sun and views from the apartment houses across the alley to the east.

The mid block lot is blocked from the view west by the trees in the greenbelt that cover the west side of Beacon Hill. However on the 4th and 5th floors will have views to the northwest of downtown and Elliot Bay. The 4th floor will view through the single family houses on the west side of 12th Ave S. and the 5th floor will see over the top of the townhouse development to the north.

The addition proposes to add a fifth floor roof deck for the combined project which will take advantage of this dramatic view to the northwest.

VIEW NORTH FROM 5TH FLOOR

STREETSCAPE

S. HOLGATE ST.

12TH AVE S. LOOKING WEST

S. MASSACHUSETTS

12TH AVE S. LOOKING EAST (block north of the site)

STREETSCAPE

S. MASSACHUSETTS ST

12TH AVE S. LOOKING WEST

S. GRAND ST.

SITE

S. HOLGATE ST.

12TH AVE S. LOOKING EAST

CONTEXT ANALYSIS

LEGEND

1 SINGLE FAMILY

2 TOWNHOUSES

3 MULTI-FAMILY

1. BEACON PLAYFIELD LOOKING NORTH

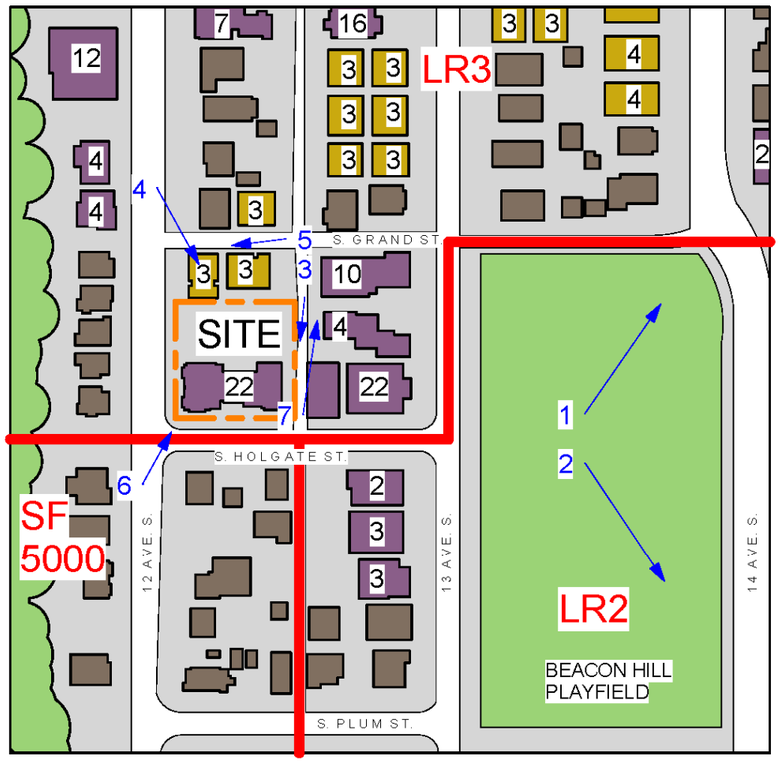
2. BEACON PLAYFIELD LOOKING SOUTH

3. LOOKING NORTH ON ALLEY AT GRAND

CONTEXT ANALYSIS

4. TOWNHOUSES ON 12TH & GRAND

5. TOWNHOUSES LOOKING S. ON GRAND



LEGEND

- APARTMENTS WITH # UNITS
- TOWNHOUSES WITH # UNITS
- SINGLE FAMILY HOUSES

6. NEW 22 UNIT APARTMENT AT 12TH AVE S. & S. HOLGATE ST.

7. LOOKING N ON ALLEY E OF SITE

EXISTING SITE CONDITIONS

EXISTING SITE

Site Area; 7,200 square feet (60 x 120)

Existing 5 -1 bedroom unit Apartment; with 3 garages, 3,200 square feet , Built in 1950

Grade change; 20 feet from 12Th Ave S. to the alley

ZONING

LR3 zone (Low-rise 3)

40 feet maximum height, bonus height to 44 feet

1.5 Floor Area Ratio/FAR, bonus to 2.0 FAR

No parking required

ADJACENT TO THE SITE

North; 3 story 2-3 unit townhouse buildings, 6 units total built in 2009

Northwest ;Gravel alley and Asphalt Parking for 4 story 10 unit apartment built in 1973

East; Gravel alley, asphalt parking lot for 2 story, 4 unit apartment, built in 1953.

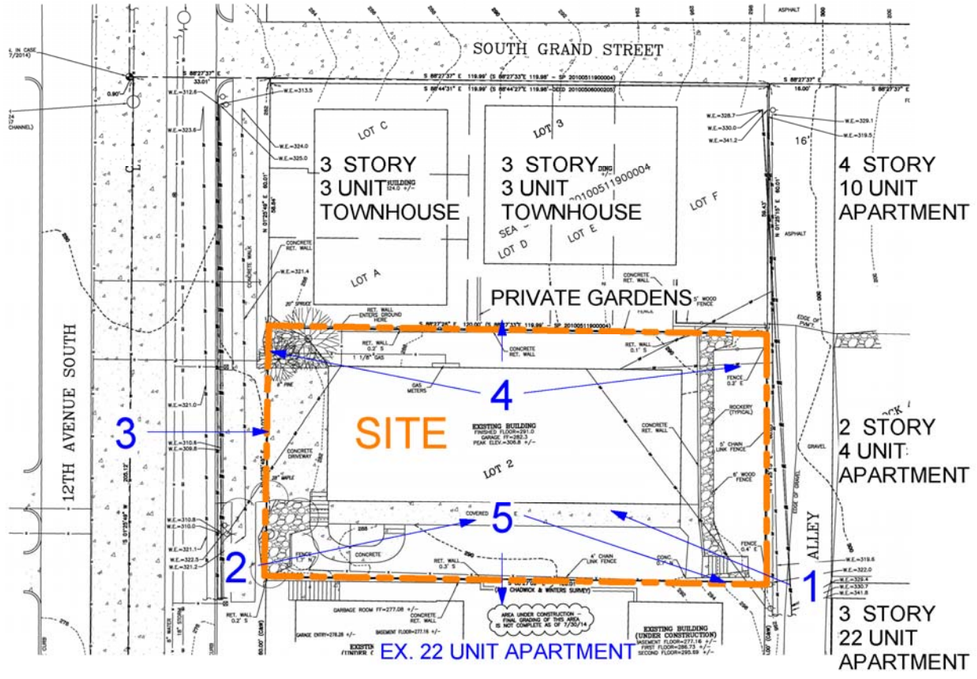
Southeast; 3 story 2-22 unit apartment buildings built in 1911

South; 22 unit apartment building under construction

West; zoned LR-3 across 12th Ave S. with single family houses

1. LOOKING WEST OVER SITE

2. EXISTING APARTMENT FROM S



SURVEY OF SITE

3. EXISTING APARTMENT FROM W

EXISTING SITE CONDITIONS

4. LOOKING WEST, NORTH, AND EAST FROM SITE

5. LOOKING EAST AND SOUTH FROM SITE

DESIGN GUIDELINES

CONTEXT & SITE

CS1: Natural Systems and Site Features

B. SUNLIGHT AND NATURAL VENTILATION

1. Sun and Wind: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

I: RESIDENTIAL OPEN SPACE. (NBH Specific)

ii. Upper-Level Setbacks: Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.

iv. Solar Access: Site outdoor spaces to take advantage of as much sunlight as possible.

All 3 options are organized around a south facing courtyard that will connect to the existing 22 unit apartment building's north courtyard and create a more active and sunny open space.

All 3 options are proposed to step back on the north side to allow more sun on the townhouses to the north.

PROPOSED ADDITION CREATES LARGER COURTYARD

All 3 options will continue to use exterior balconies to access the apartment units thus providing natural ventilation and natural light on at least 2 sides of most of the units.

C. TOPOGRAPHY

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

All 3 options are proposed to mirror the stepping of the existing building down the hillside and minimize the height of the west elevation to lessen the impact of the building on the lower scale buildings to the west and to step down to the north to lessen the impact on the adjacent townhouses.

STEPS DOWN THE HILL AND STEPS BACK THE UPPER FLOORS

E. WATER

2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bios wales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site storm water and allow reuse of potable water for irrigation.

All 3 options plan to incorporate bio planters at strategic locations around the site to catch and treat the rain water from the roofs and the plaza.

CS2: Urban Pattern and Form

A. LOCATION IN THE CITY AND NEIGHBORHOOD

2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

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.

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the Streetscape; its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street); in siting and designing the building.

The mid block site currently has a 30 foot wide curb cut with a 3 car garage at street level with no street tress or landscaping. All 3 options propose to continue the residential development at grade level from the apartment building to the south and fill in street trees and landscaping at sidewalk level to create a continuous pedestrian experience .

ADDITION PROPOSES TO FILL IN DEVELOPMENT AT STREET LEVEL

DESIGN GUIDELINES

C. RELATIONSHIP TO THE BLOCK

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 where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

All 3 options allow the opportunity to use bays to articulate the number of units on the street side and relate to the apartment building to the south and the townhouses to the north.

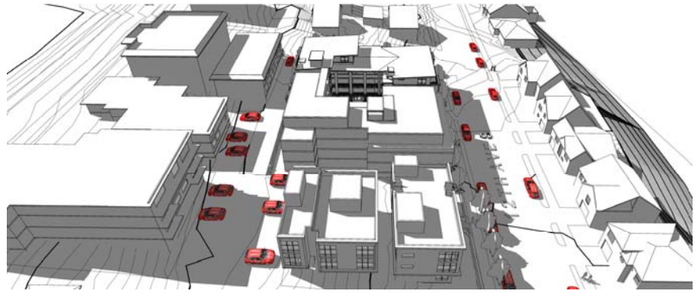
The mid block site of the 3 lot block present the opportunity to tie the newer buildings on either side together and create a single identity for the block and add significantly to the image of the neighborhood.

ADDITION CAN TIE BLOCK TOGETHER

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.



UPPER FLOORS OF ADDITION STEP BACK

5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities or residents in adjacent buildings.

III: HEIGHT, BULK, AND SCALE COMPATIBILITY. (NBH Specific)

ii. Small Scale Development: Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
v. Upper-Level Setbacks: Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.

vi. Articulate Building Facades: Either vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.

vii. Visual Mass Reduction: Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.

ix. Domestic Features: Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).

x. Reference Nearby Design: Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.

All 3 options are proposed to step back the upper levels to the west and to the north to relate to the existing apartment building, lessen the impact on the single family across the street and relate to and lessen the impact on the townhouses to the north.

All 3 options will provide separation between it and the existing apartment building and only be connected by a 5' wide bridge to provide the image of single lot incremental development and avoiding a large monolithic building.

CS3: Architectural Context and Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

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.

As discussed under Urban Pattern and Form the mid block site has the unique opportunity to relate to the building's on either side and thereby create a block with a consistent architectural image and change the image of the neighborhood.

PUBLIC LIFE

PL1: Connectivity

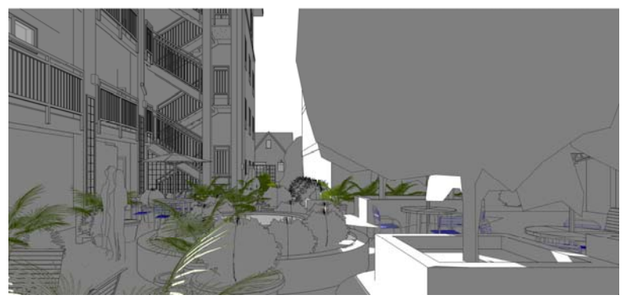
A. NETWORK OF OPEN SPACES

1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

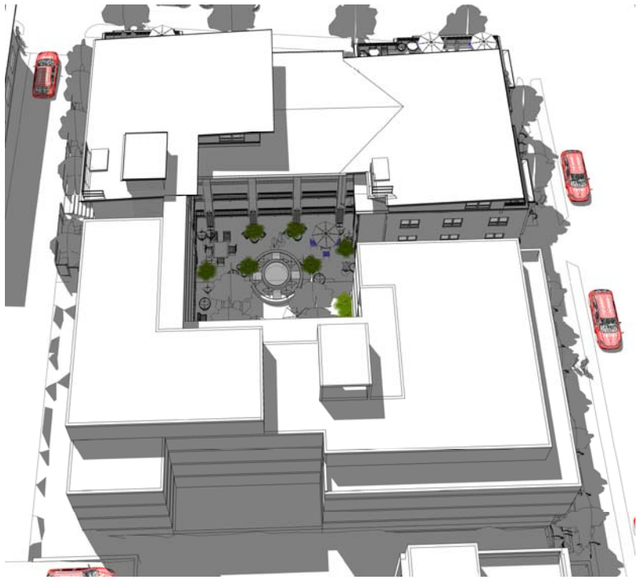
I. RESIDENTIAL OPEN SPACE (NBH Specific)

i. Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.

ii. Create substantial courtyard-style open space that is visually accessible to the public view.



COURTYARD CAN CONNECT TO 12TH AVE S.



ADDITION ENLARGES COURTYARD AND ARCADE

All three options are organized around a courtyard open space with a path and visual connection to the main entry courtyard and S. Holgate St. through the existing glass enclosed lobby.

The addition presents the opportunity to enlarge the planned 12th Ave S. connection to the courtyard and create a larger visible entrance to the street and a more active exterior pathway to 12th Ave S. and the major bus routes on S. Massachusetts St.

B. WALKWAYS AND CONNECTIONS

All 3 options will take advantage of the 2 existing pedestrian entries, the main entrance off of S Holgate St and the secondary entrance off of 12th Ave S . All 3 will also take the opportunity to enlarge the courtyard entrance to 12th Ave S.

C. OUTDOOR USES AND ACTIVITIES

1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

2 of the 3 options (A &C) propose to complete the courtyard with an arcade on the ground floor that will provide a covered path from the main lobby to the main stair in the addition and exterior balconies on the other floors which will ring the courtyard and provide an active edge. The 3rd option, B connects both courtyards north and south with the arcade on the ground floor. A 400 sf work out space is also proposed in all 3 options to add a community focus and activity to the courtyard which is located along the pedestrian path and which will provide for the opportunity to use the covered areas in the rain and the courtyard during the nice weather.

PL2: Walkability

A. ACCESSIBILITY

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. Refrain

ADDITION WILL USE EXISTING FRONT DOOR

All 3 options will take advantage of the existing pedestrian entries, the main entrance off of S Holgate St and the secondary entrance off of 12th Ave S both of which are designed to be accessible.

ADDITION WILL USE EX. COURTYARD, GARAGE & BASEMENT ENTRIES

B. SAFETY AND SECURITY

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes I topography as needed to provide continuous coverage the full length of The building, where possible.

I. PERSONAL SAFETY & SECURITY. (NBH Specific)

i. Defensible Space:
(a) Create awareness of the boundary between public and private space;
(b) Allow for clear lines of sight;
(c) Prevent spaces of Entrapment;
(d) Maximize visibility of people, parking areas and building Entrances with doors and windows that look out on to streets and parking Areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent “eyes on the street”;
(e) Clearly indicate public routes and discouraging access to private areas with structural elements.

ii. Access Control: (a) Providing safe routes with clearly visible spaces into and through entrances; (b) Prevent hiding places and scaffolding that may be used to climb into structures; (c) Prevent confusion between public and private pathways while reducing “maze-like” pathways.

iii. Surveillance: Provide lighting on buildings and in open spaces, paying particular attention to exterior lighting fixtures above entries, lighting in parking areas and open spaces, and pedestrian street lights near sidewalks.

All 3 options will site residential units on the street level and allow the opportunity to continue providing balconies and sliding glass doors for the units one level above the street to provide eyes on the street.

ADDITION WILL CONTINUE UNITS AT STREET LEVEL AND OVERLOOKING

C. WEATHER PROTECTION

All 3 options create an arcade at ground level to provide weather protection for residents coming and going from their units.

PL3:Street-Level Interaction

A. ENTRIES

All 3 options will take advantage of the 2 existing pedestrian entries; the main entrance off of S Holgate St and the secondary entrance off of 12th Ave S . All 3 will also take the opportunity to enlarge the courtyard entrance to 12th Ave S.

B. RESIDENTIAL EDGES

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. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

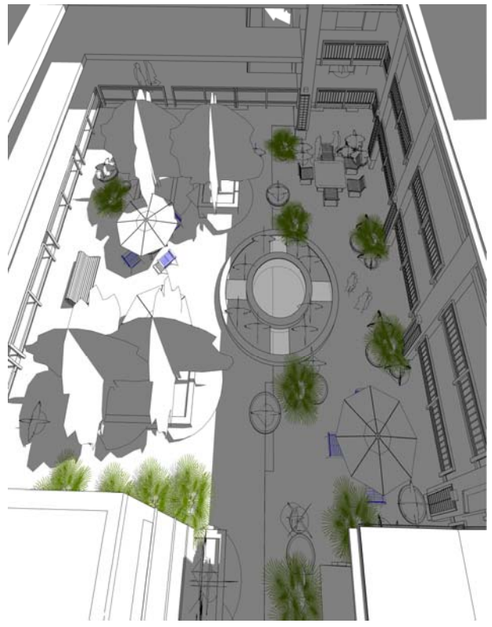
2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

a. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries;
b. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
c. a combination of window treatments at street level, to provide solutions to varying needs for light, ventilation, noise control, and privacy.

All 3 options propose locating residential units along the street edge in the basement level 2’-3’ below sidewalk grade similar to the existing building. All 3 also propose to provide separate entrances directly into the units from the street which is different form the existing units that only enter off the main entrance. To enhance this edge and allow security all 3 allow the opportunity to create a covered porch to set the unit further back from the street than the façade of the building and to provide a green wall and landscaping for screening and a locked gate and fence for security.

4. Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

All 3 options propose to locate a work out space adjacent to the courtyard and main walking path and to furnish the courtyard with benches and table and chairs to encourage interaction and build a sense of community among the residents.



ADDITION WILL ENLARGE THE COURTYARD AND PROVIDE A WORK OUT SPACE AT THE END OF THE 12TH AVE ENTRANCE

DESIGN GUIDELINES

PL4: Active Transportation

A. ENTRY LOCATIONS AND RELATIONSHIPS

2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

The existing lobby entrance and the enlarged 12th Ave S. entrances are located to connect to the major bus routes going north and south.

B. PLANNING AHEAD FOR BICYCLISTS

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.

Bicycle storage is planned for in the garage with possible temporary bike parking in the courtyard.

DESIGN CONCEPT

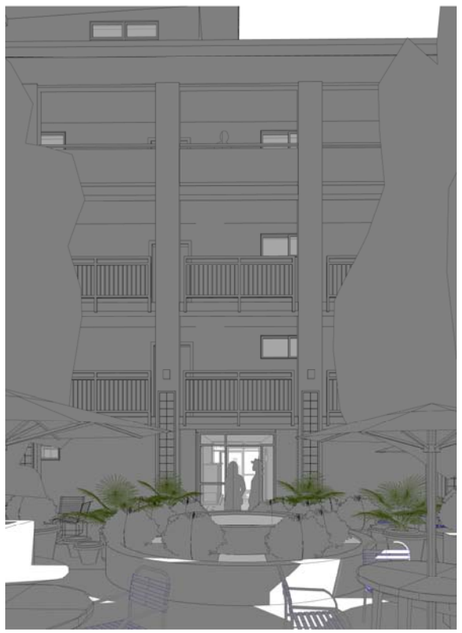
DC1: Project Uses and Activities

2. Gathering Places: Maximize the use of any interior or exterior gathering spaces by considering the following:
a. a location at the crossroads of high levels of pedestrian traffic;

All 3 options are organized around the main courtyard which in 2 of the options (A & C) will be wrapped with exterior balconies and an arcade on the ground floor to keep the courtyard active.

B. VEHICULAR ACCESS AND CIRCULATION
C. PARKING AND SERVICE USES

All 3 options propose to use the existing garage entrance and add onto the existing parking garage which is below grade to add an additional 10 cars to the project.



COURTYARD CAN BE WRAPPED WITH BALCONIES

DC2: Architectural Concept

A. MASSING

1. Site Characteristics and Uses: Arrange the mass of the building taking Into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very Large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged As they can accentuate mass and height.

All 3 options propose to step the upper floors back from the west and north sides of the building to lessen the perceived mass of the building.

2. Reducing Perceived Mass: Use secondary architectural elements to Reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

All 3 options allow the opportunity to add bays and balconies to the west side to both relate to the other 2 buildings on the block as well as to reduce the perceived mass of the building.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

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 Through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the Treatment of the street-facing façade around the alley corner of the building.

All 3 options propose to use a range of exterior materials similar to the existing building and to treat the alley façade similarly to the existing alley façade.

STEPS DOWN THE HILLSIDE AND STEP BACK UPPER FLOORS

I: RESPECT FOR ADJACENT SITES. (NBH Specific)

i. Windows/Decks: Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.

ii. Upper-Floor Setbacks: Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.

iii. Window Location: Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

The townhouse windows on the South side are limited and most are not into private areas therefore all 3 options will be able to avoid aligning windows with the townhouse windows to the north .

II: ARCHITECTURAL CONCEPT & CONSISTENCY. (NBH Specific)

i. Floor Integration: New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels.

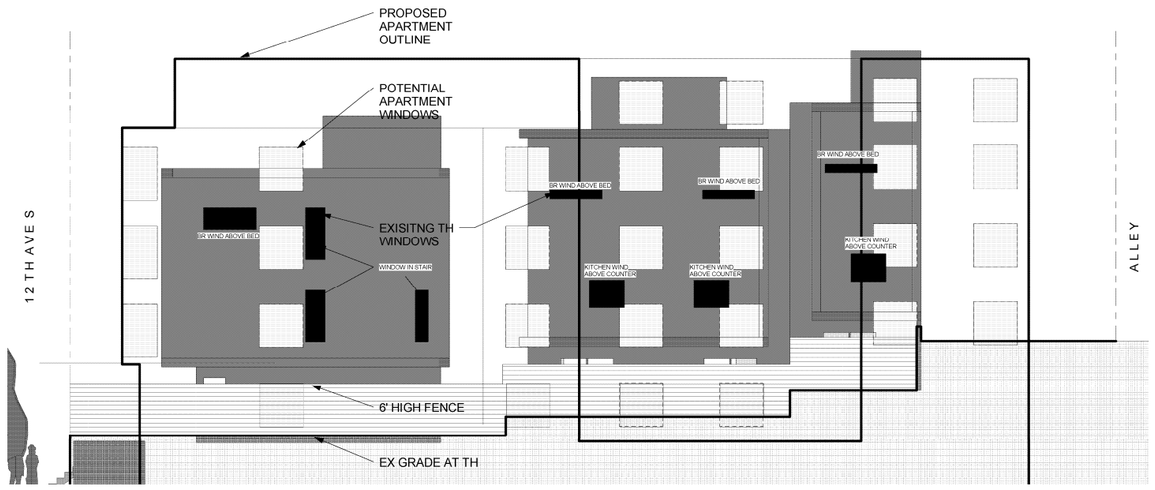
ii. Proportioned Design: Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept: (a) Facade modulation and articulation; (b) Windows and fenestration patterns; (c) Trim and moldings; (d) Grilles and railings; (e) Lighting and signage.

ADDITION CAN USE BAYS TO RELATE TO THE OTHER BUILDINGS

All 3 options propose to use a range of exterior materials similar to the existing building and to create a similarly pleasing façade.

A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with The architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.



OVERLAY OF POTENTIAL APARTMENT WINDOWS WITH TOWNHOUSE WINDOWS

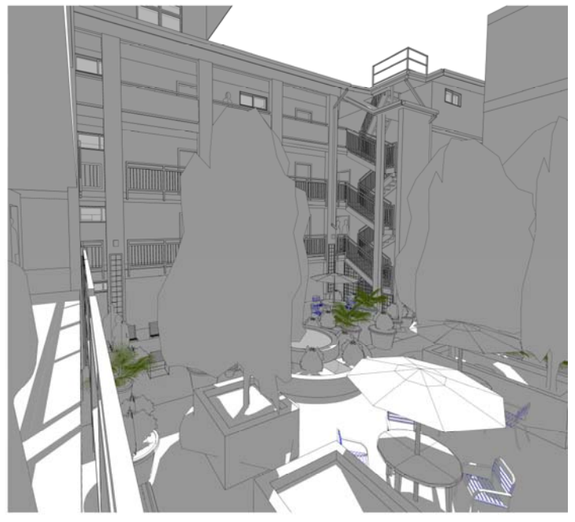
A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with The architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

B. OPEN SPACE USES AND ACTIVITIES

1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

2. Matching Uses to Conditions: Respond to changing environmental Conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.



COURTYARD IS LIVING ROOM OF COMBINED PROJECT

3. Connections to Other Open Space: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

C. DESIGN

1. Reinforce Existing Open Space: Where a strong open space concept Exists in the neighborhood, reinforce existing character and patterns of Street tree planting, buffers or treatment of topographic changes. Where no Strong patterns exist, initiate a strong open space concept, where appropriate, That other projects can build upon in the future.

2. Amenities and Features: Create attractive outdoor spaces well-suited to The uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

All 3 options are organized around the main courtyard which will provide the major open space on the site.

All 3 options propose to integrate the existing courtyard with a new, larger courtyard allowing for a larger palette of plant and furnishings to be offered to both buildings residents.. Using a design departure to reduce the percentage of area that is planted will create a single, multi-use area broadening the useable area .

All 3 options propose to provide a work out space adjacent to the courtyard to encourage social interaction. With the design departure spaces within the courtyard can be arranged to allow for flow between the buildings and street and the central part of the courtyard can become the second 'living room' for residents of the two buildings.

The design departure to reduce the percentage of area that is planted will also allow moveable benches, tables and chairs are also proposed for opportunities for areas for rest and socialization.

Central to the courtyard is the fountain which adds a gentle sound that will play off the buildings and soften the traffic noise from the adjacent streets. Seating around the fountain adds another level of interaction in the courtyard whether it is to sit at the fountains edge and talk to neighbors or to spend a few leisure

Seating at the north and north east corner of the courtyard takes advantage of the sunlight from April to August. Seating is also placed to allow shade and cooler areas of respite from hot, sunny days.

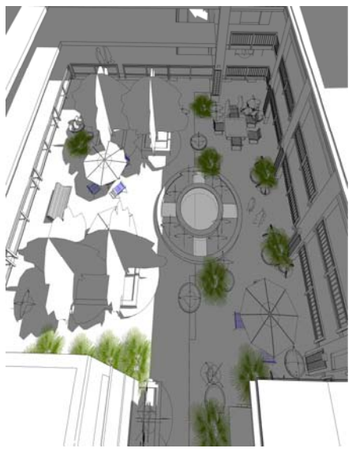
Providing a workout space open to the entire complex and access onto the expanded terrace offers a variety of opportunities for work outs, small classes, and areas for social interaction.

i. LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE. (NBH Specific)

i. Planting Function: Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bio retention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill.

ii. Native Plants: Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural

Enhancement of the relationship between the courtyard and building entryways by using diverse plant materials that offer visual appeal and engage the residents while they move between buildings. The rhythmic meter of the paving provides a comfortable walking surface that adds a cadence for movement between the buildings and plantings are a visual accent that create a more relaxed pace.



COURTYARD WILL PROVIDE OPEN SPACE & LANDSCAPING

DC4: Exterior Elements and Finishes

A. BUILDING MATERIALS

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.

2. Climate Appropriateness: Select durable and attractive materials that will Age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and Railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.

All 3 options propose to use similar façade materials to the existing project of fiber cement board in a variety of patterns and textures including one that matches the natural cedar siding of the adjacent townhouses to provide for a durable and attractive exterior.

II: STREETSCAPE COMPATIBILITY. (NBH Specific)

i. Planting Strips: Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate Low Impact Development (LID) interventions in the same space.

The larger landscape within the neighborhood is both residential and pedestrian/commuter oriented. Newer buildings offer enhanced pedestrian experiences and an opportunity to enhance the separation of the pedestrian from the automobile traffic. This new building will fill in the existing gap created by the 30' wide driveway to continue this pedestrian scale landscape and enhance the flow of plantings along 12th Ave. S.

By planting a variety of trees and shrubs this project adds to the benefits of the larger urban corridor. The mixture of native and geo-compatible plantings address habitat needs and encourages the use of the property by local avian and mammalian species.

Bio-retention elements moderate run-off burden with the use of plants, soil, and retention slowing and filtering the water flow through the site.

OPPORTUNITIES & CONSTRAINTS

CONSTRAINT: ADDITION WILL DECREASE THE SUNLIGHT INTO THE BACK OF 3 OF THE 6 TOWNHOUSES AND THEIR PRIVATE OPEN

OPPORTUNITY: ENLARGE 12TH AVE ENTRANCE TO COURTYARD TO CREATE A MORE ACTIVE CONNECTION TO STREET & BUS ROUTES

OPPORTUNITY: USE THE DESIGN OF THE ADDITION TO TIE THE APARTMENT AND THE TOWNHOUSES TOGETHER AND CREATE A STRONG IMAGE TO THE BLOCK

OPPORTUNITY: ADDITION WILL FILL IN THE STREETSCAPE WHERE THE CURRENT DRIVEWAY AND GARAGES ARE WITH RESIDENTIAL UNITS AND STREET LANDSCAPING.

CONSTRAINT: ADDITION WILL INCREASE THE BULK AND SCALE IMPACT OF THE BLOCK TO THE SINGLE FAMILY HOUSES ACROSS THE STREET

CONSTRAINT: ADDITION WILL BLOCK VIEWS FROM UNITS ACROSS THE ALLEY

CONSTRAINT: VIEWS TO THE EAST ARE BLOCKED BY GRADE OF SITE, & VIEW NOT DESIRABLE OF PARKING LOT AND FACING UNIT

OPPORTUNITY: ADDITION CAN SHARE THE EXISTING ELEVATOR

OPPORTUNITY: ADDITION CAN ENLARGE NORTH COURTYARD TO ALLOW SUNLIGHT AND CREATE A MORE ACTIVE OPEN SPACE

OPPORTUNITY: ADDITION USE EXISTING BUILDING'S ACCESS FOR PEDESTRIANS, CARS, AND SOLID WASTE

OPPORTUNITY: ORIENT HE MAJORITY OF THE UNITS TOWARDS THE VIEWS AND WEST

SOLAR STUDY

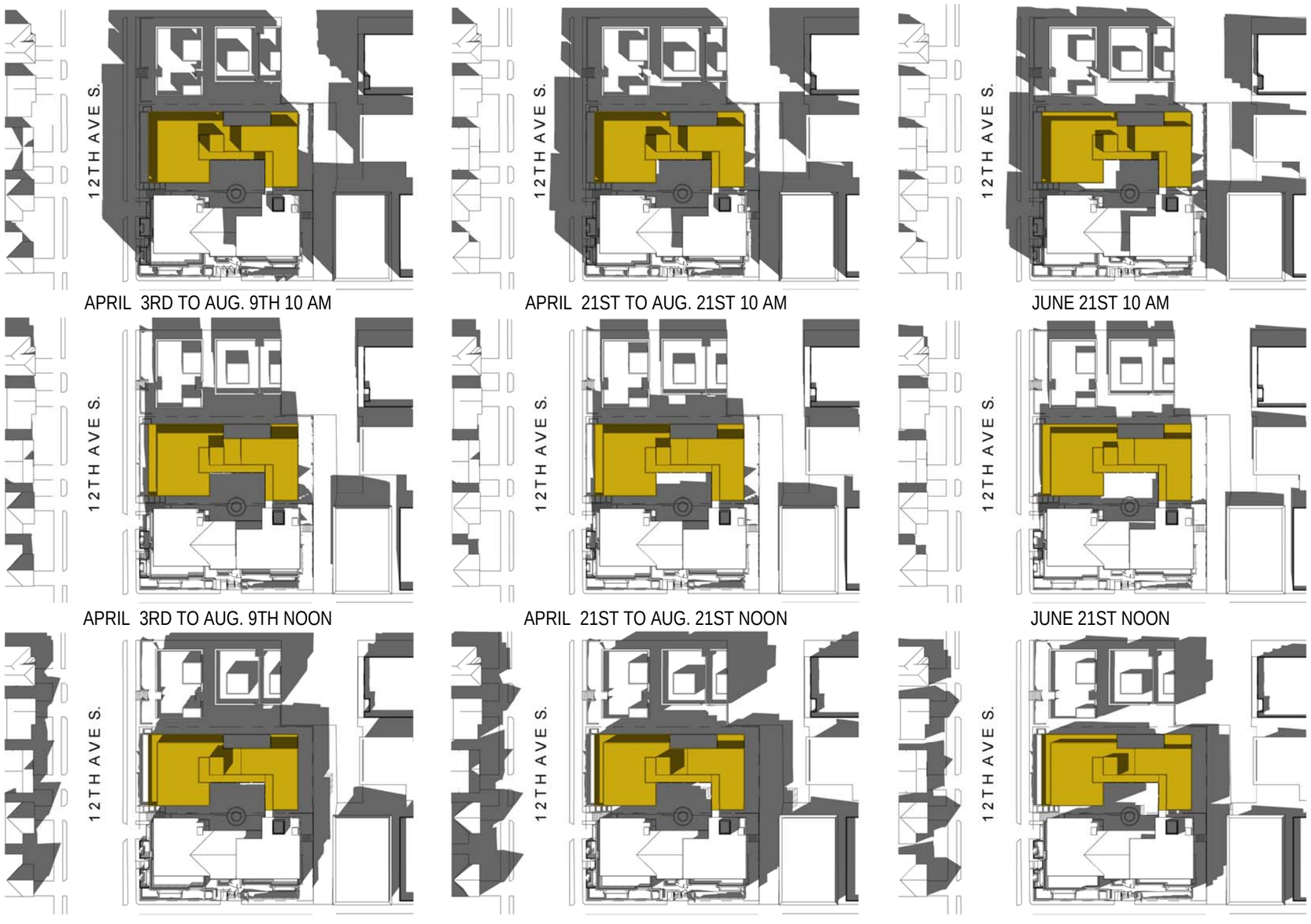
SOLAR STUDY FOR THE PREFERRED OPTION A

The 3 Options only differ about 2 weeks to a month out of the year. The Option A addition will cast shadow on the townhouse private gardens to the north from September 8th to April 3rd of the year. The existing building will cast a shadow into the courtyard of the addition during the same time.

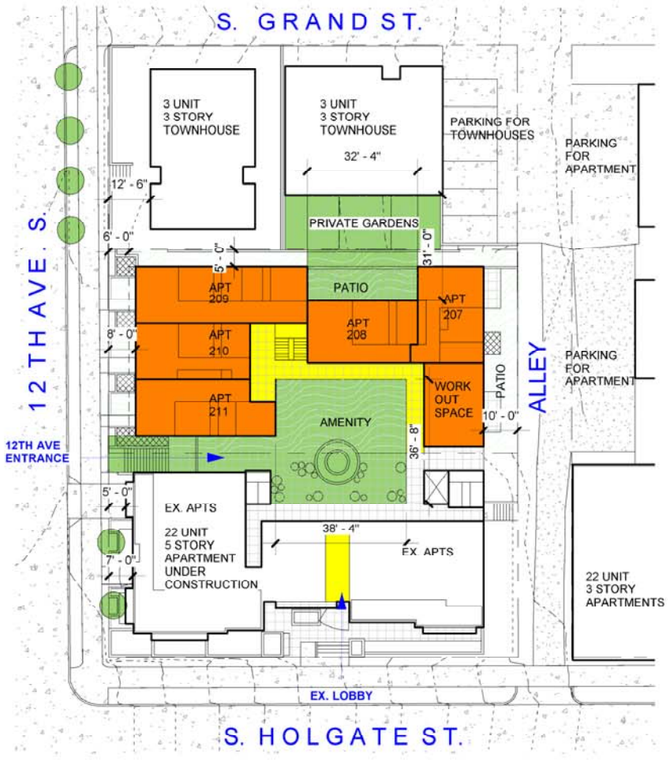
After April 3rd the sun will increase in both the townhouse's private gardens and the new courtyard of the addition until by April 21st there will be enough to fill about a quarter of the spaces. By noon on June 21st the private gardens of the townhouses will almost be 100% filled with sunlight and the new courtyard of the addition will receive sunlight in about have of its depth.

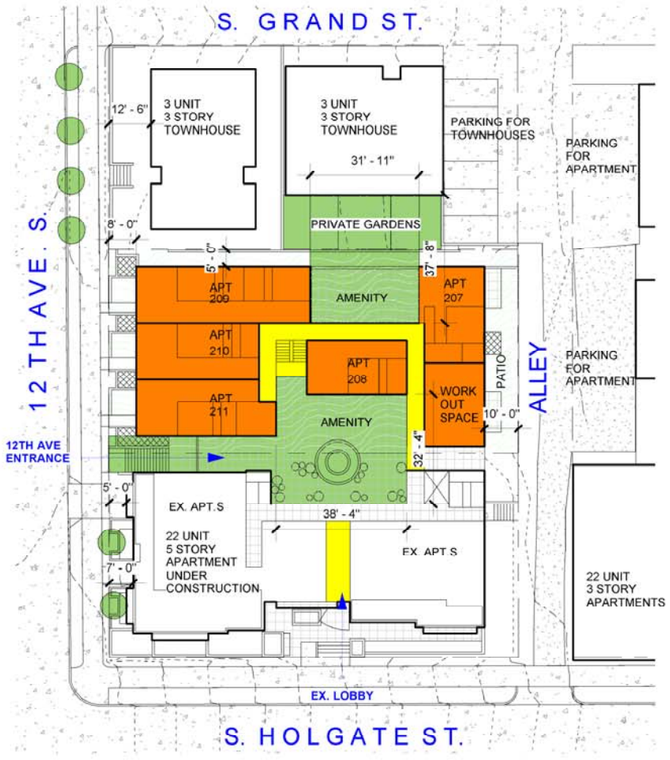
The Option B addition will have its courtyard shaded from August 25th until April 17th or about a month longer than Option A because the courtyard depth is less (32' versus 37') but because the north courtyard is deeper (38' versus 31') it will only shade the townhouses from September 14th until March 28th or about 2 weeks less than A .

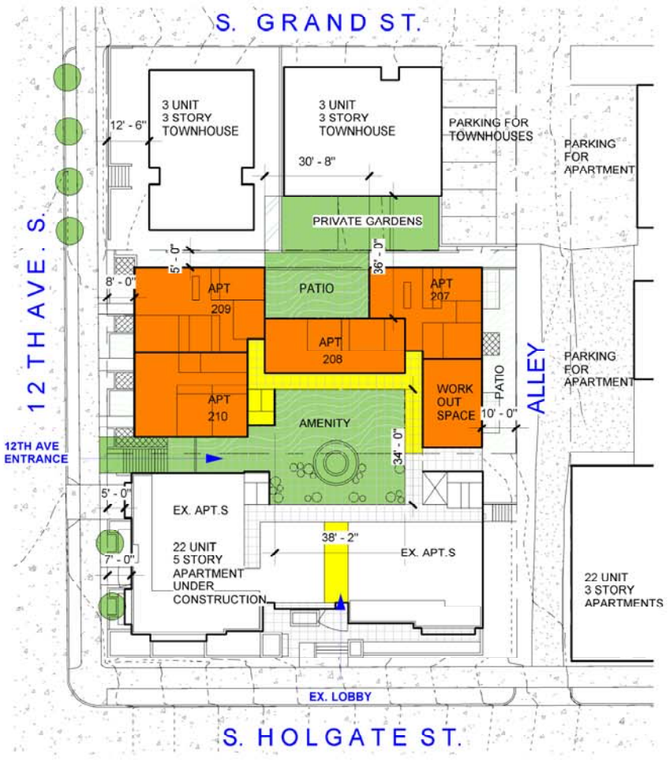
The Option C addition will perform the same as Option B on both the townhouses and the new courtyard between the existing building and the addition because both the new courtyard (34' versus 32') and the north courtyard (36' versus 38') are almost the same as Option B.



OPTION COMPARISON







OPTION A; balcony wraps courtyard, 14 on street, 26 units (preferred)

OPTION B; unit in courtyard, 14 on street , 26 units

OPTION C; balcony wraps courtyard, 11 on street, 22 units

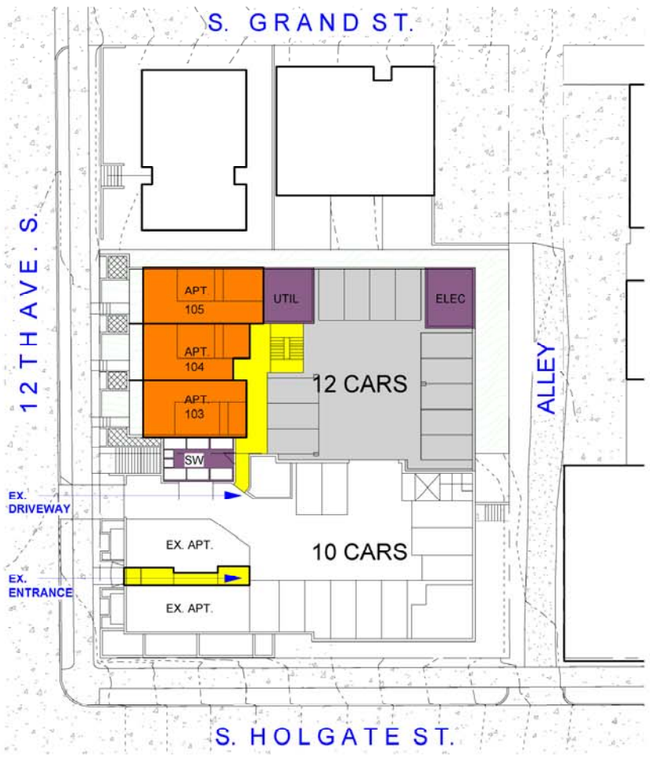
OPTION A (preferred) ; balcony wraps courtyard, 14 on street, 26 units

OPPORTUNITIES:

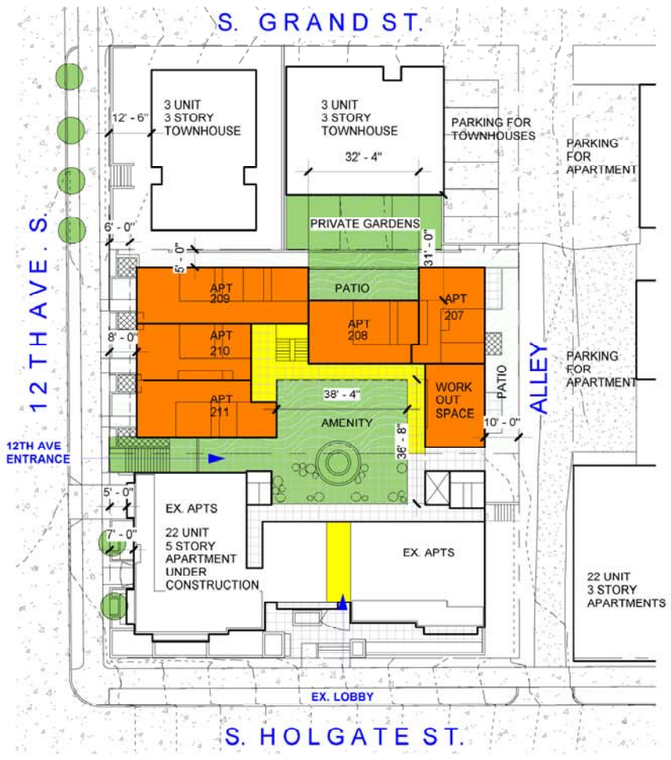
- Provides a good range of unit sizes and affordable units.
- Allows the majority of units (14) to have street views.
- Provides the largest central courtyard that allows about 1 month more sunlight per year that Options B & C
- Provides an arcade at ground level for a more active courtyard and mirrors the same function as the existing building.
- Creates a private open space on the north side which reflects the use of the adjacent townhouse's open space.
- Creates a north courtyard centered on the adjacent town-house's private gardens.

CONSTRAINTS:

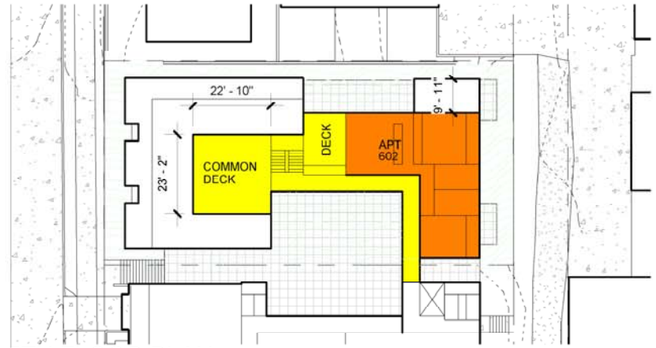
- Provides less opportunity for southern exposure to the unit in the middle.
- Shades the townhouse private gardens 2 weeks more per year than Options B & C



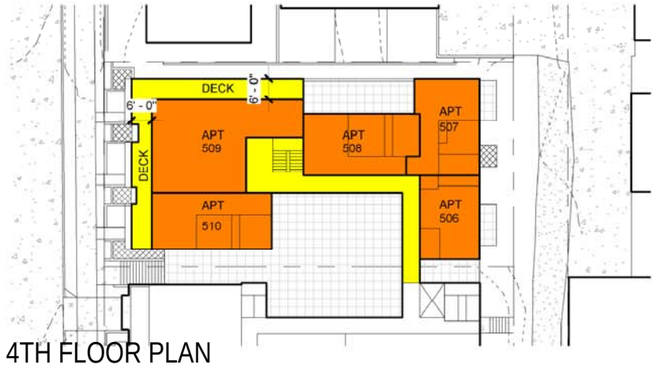
BASEMENT PLAN



SITE PLAN



5TH FLOOR PLAN



4TH FLOOR PLAN

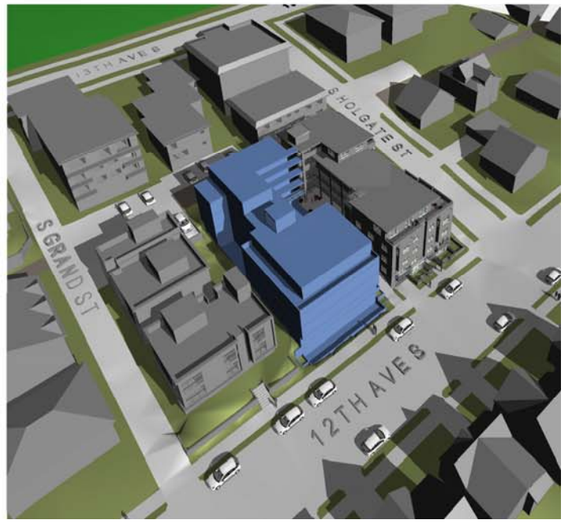
2ND & 3RD FLOOR PLAN

OPTION A (preferred) ; balcony wraps courtyard, 14 on street, 26 units

LOOKING SOUTH ON 12TH AVE S

LOOKING NE

LOOKING NORTH ON 12TH AVE S



LOOKING SE

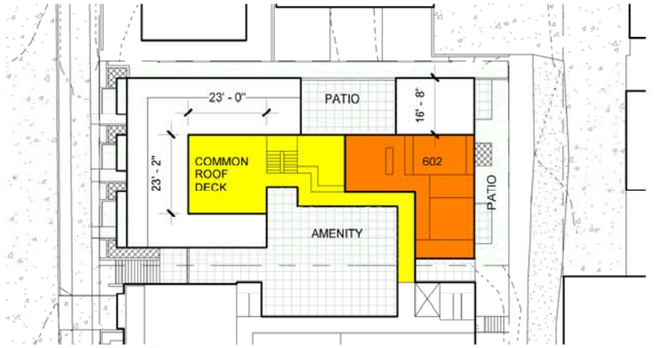
OPTION B; unit in courtyard, 14 on street, 26 units

OPPORTUNITIES:

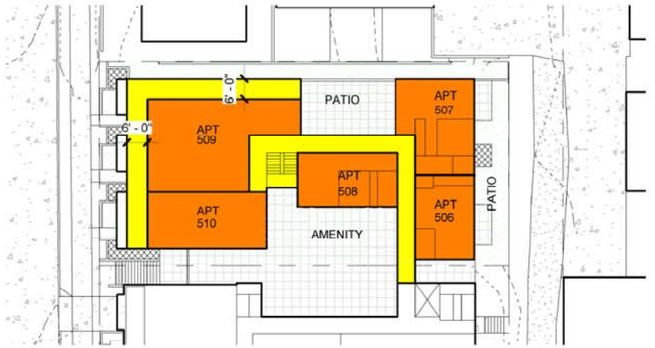
- Provides a good range of unit sizes and affordable units
- Allows the majority of units (14) to have street views.
- Provides opportunity for southern exposure to the unit in the middle.
- Creates a deeper (38' versus 32') north courtyard centered on the adjacent townhouse's private gardens
- Shades the townhouse's private gardens 2 weeks less per year than Option A

CONSTRAINTS:

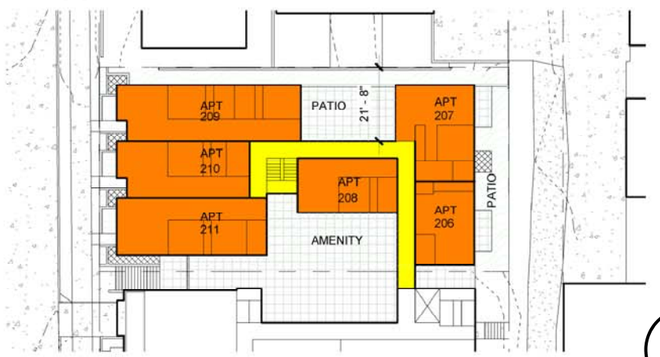
- Doesn't provides an arcade at ground level for a more active court-yard and mirror the same function as the existing building.
- Creates public space on the north side which doesn't reflect the use of the adjacent townhouse's open space.
- Creates a conflict between privacy of the middle unit and the public open space in the central courtyard .
- Shades the central courtyard 1 month more per year than Option A



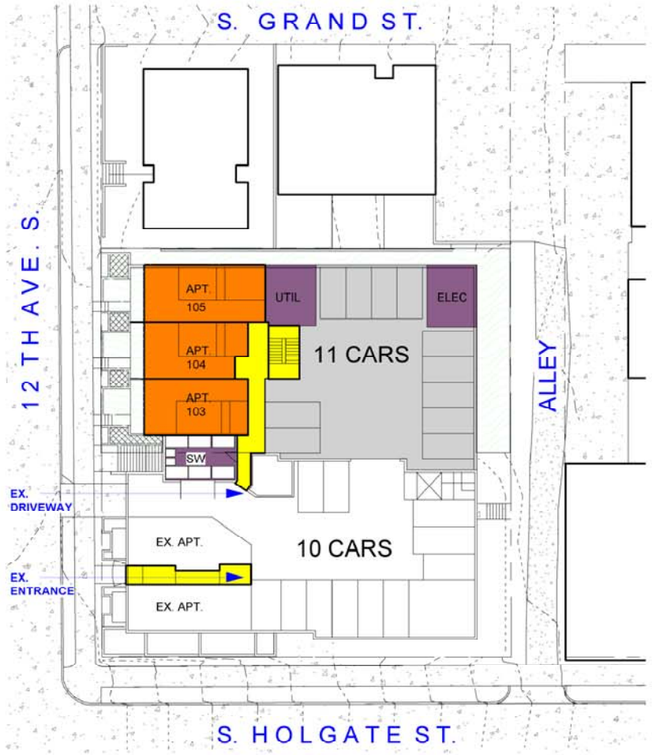
5TH FLOOR PLAN



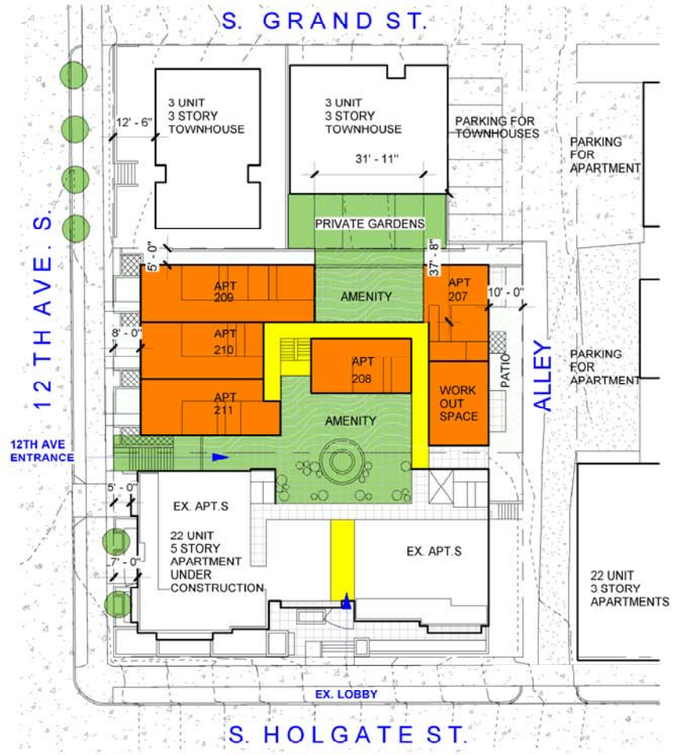
4TH FLOOR PLAN



2ND & 3RD FLOOR PLAN



BASEMENT PLAN



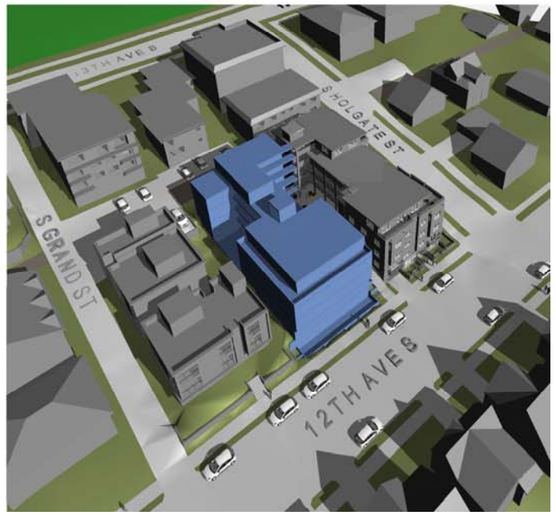
SITE PLAN

OPTION B; unit in courtyard, 14 on street, 26 units

LOOKING SOUTH ON 12TH AVE S

LOOKING NE

LOOKING NORTH ON 12TH AVE S



LOOKING SE

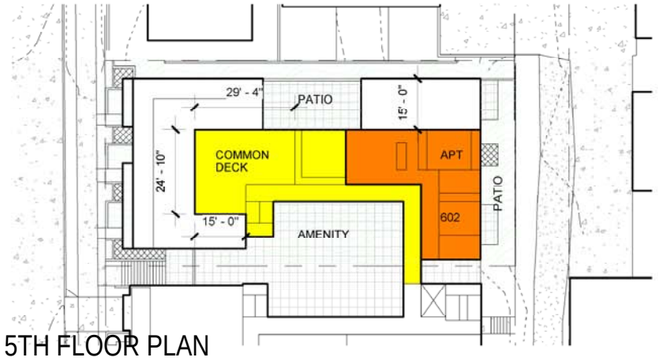
OPTION C; balcony wraps courtyard, 11 on street, 22 units

OPPORTUNITIES:

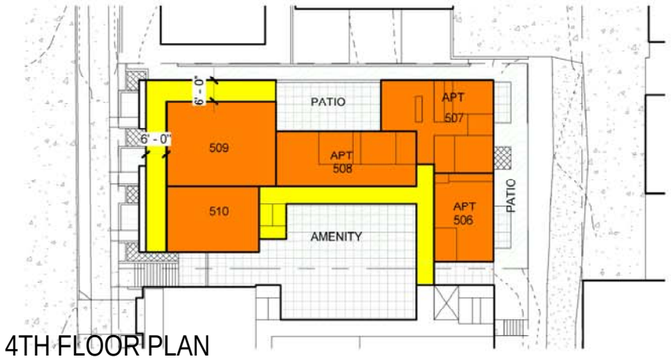
- Provides an arcade at ground level for a more active courtyard and mirrors the same function as the existing building
- Creates a deeper (36' versus 31') private open space on the north side which reflects the use of the adjacent townhouse open space.
- Shades the adjacent townhouse's private gardens 2 week less per year than Option A

CONSTRAINTS:

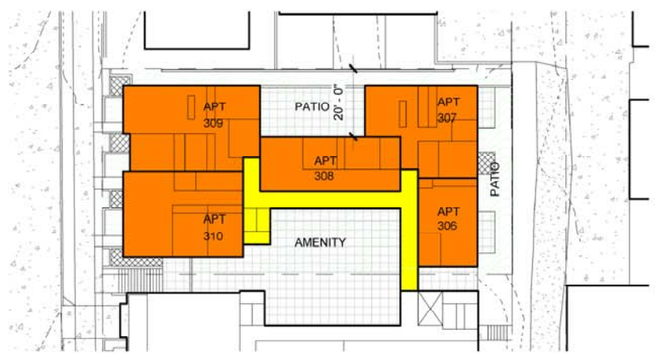
- Doesn't provide for as much variety of unit sizes and as affordable units as Option A & B.
- Doesn't use the western exposure for the maximum number of units
- Provides less opportunity for southern exposure to the middle unit.
- Doesn't center the north courtyard on the townhouse's private gardens
- Shades the central courtyard 1 month more per year than Option A



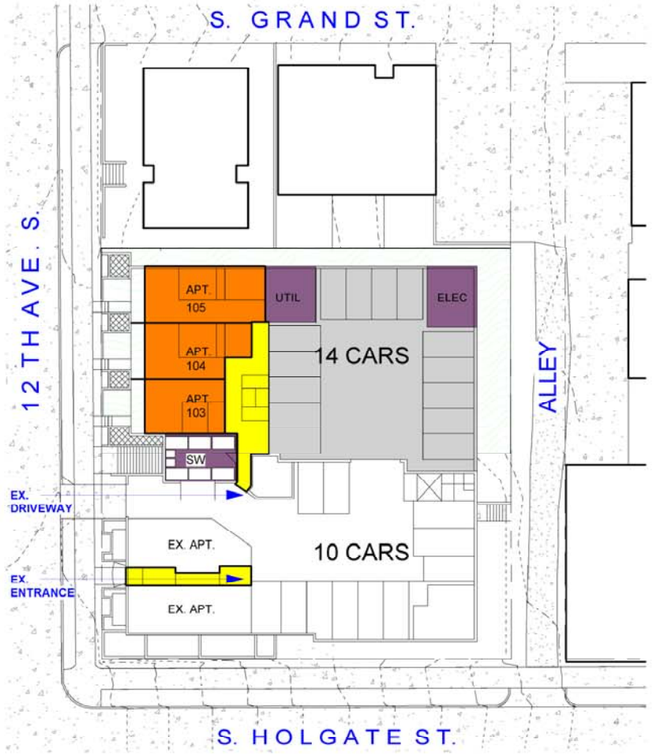
5TH FLOOR PLAN



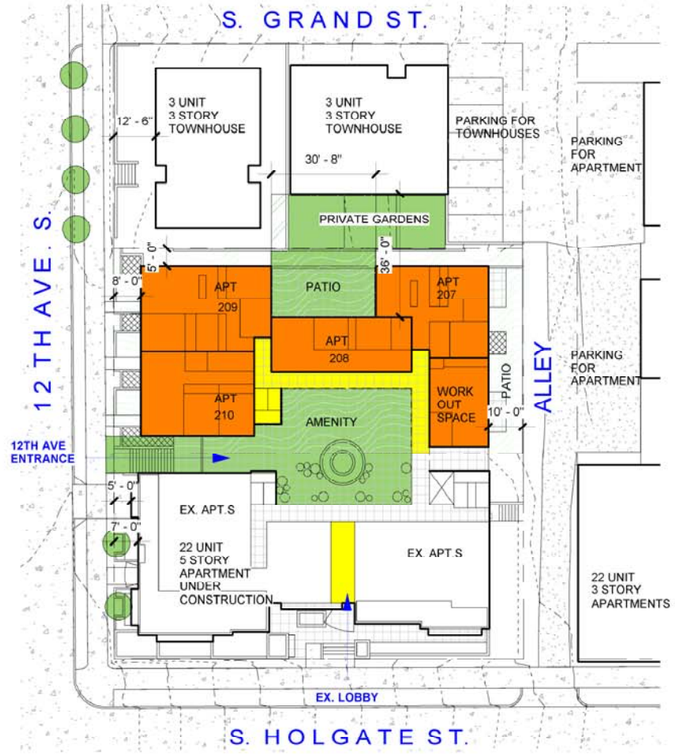
4TH FLOOR PLAN



2ND & 3RD FLOOR PLAN



BASEMENT PLAN



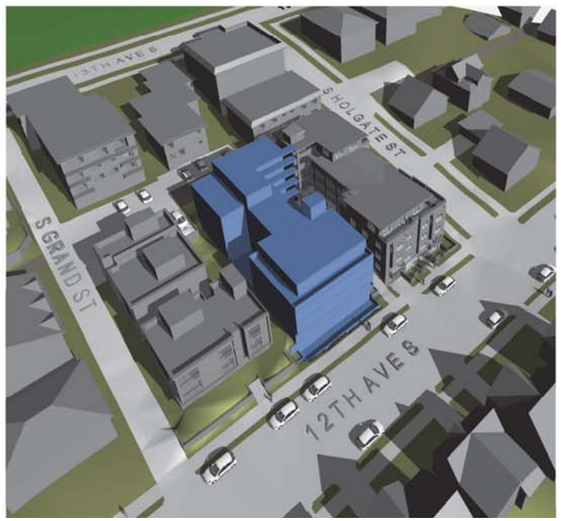
SITE PLAN

OPTION C; balcony wraps courtyard, 11 on street, 22 units

LOOKING SOUTH ON 12TH AVE S

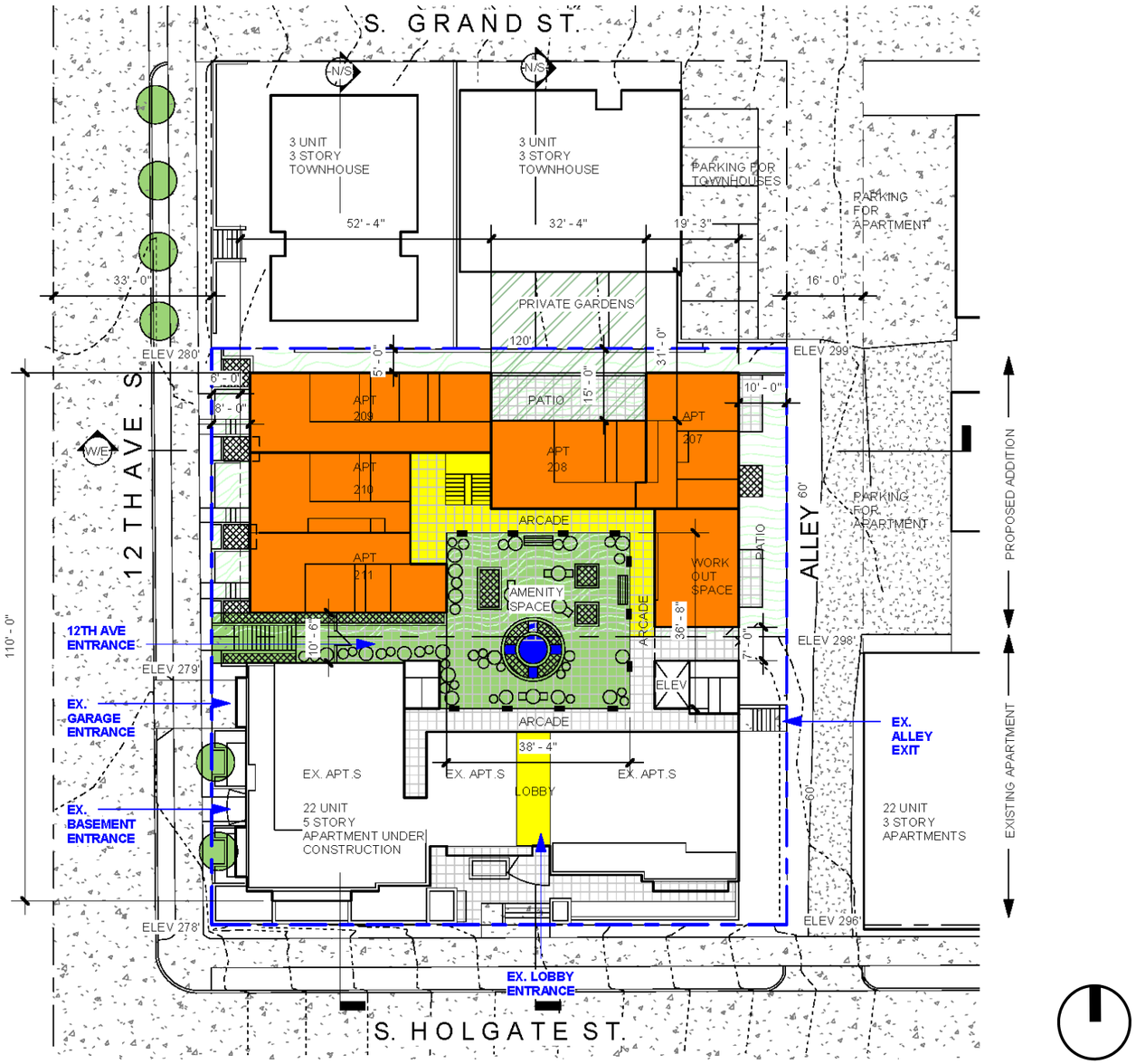
LOOKING NE

LOOKING NORTH ON 12TH AVE S



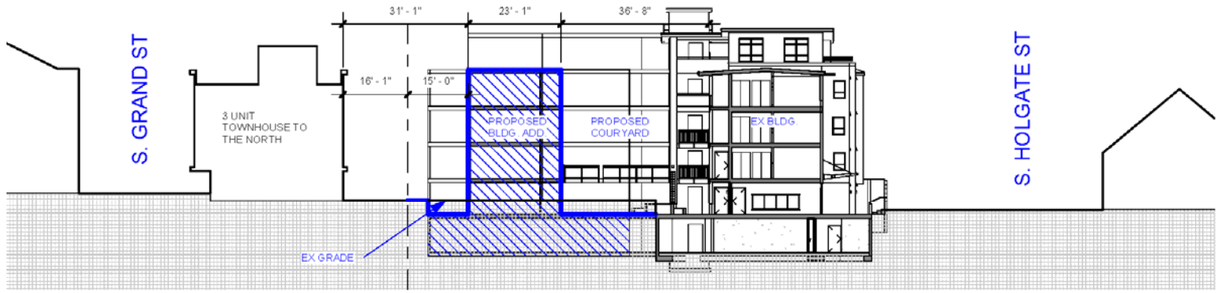
LOOKING SE

SITE PLAN (preferred option A)

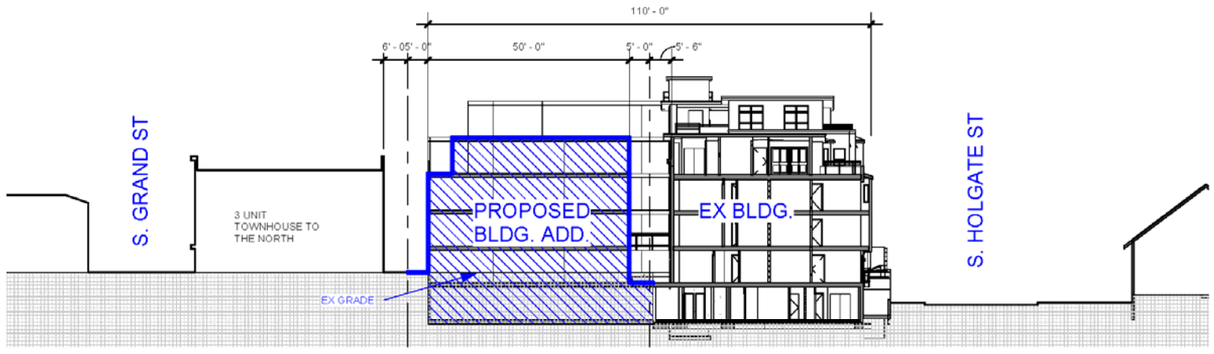


SITE PLAN OPTION A

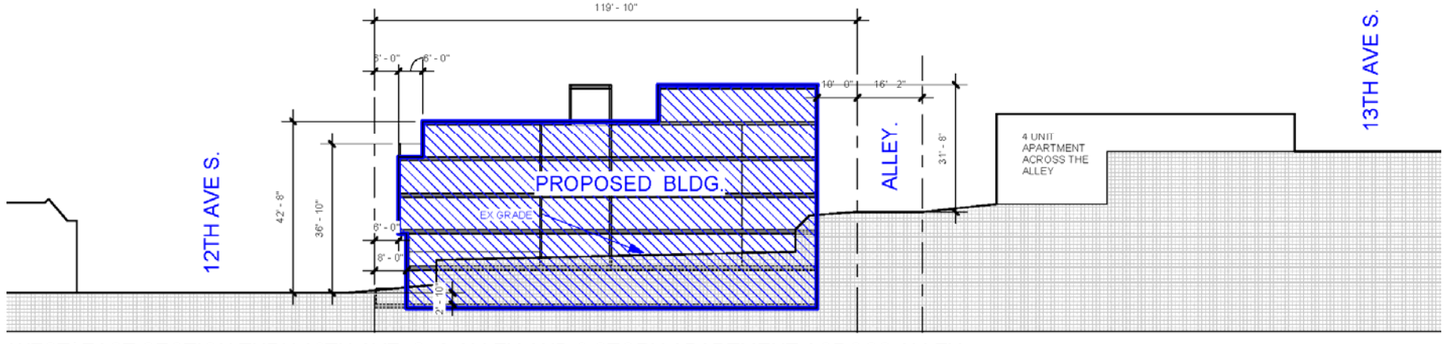
SITE SECTIONS (preferred option A)



NORTH/ SOUTH SECTION THRU EAST TOWNHOUSE BLDG.



NORTH/ SOUTH SECTION THRU WEST TOWNHOUSE BLDG.

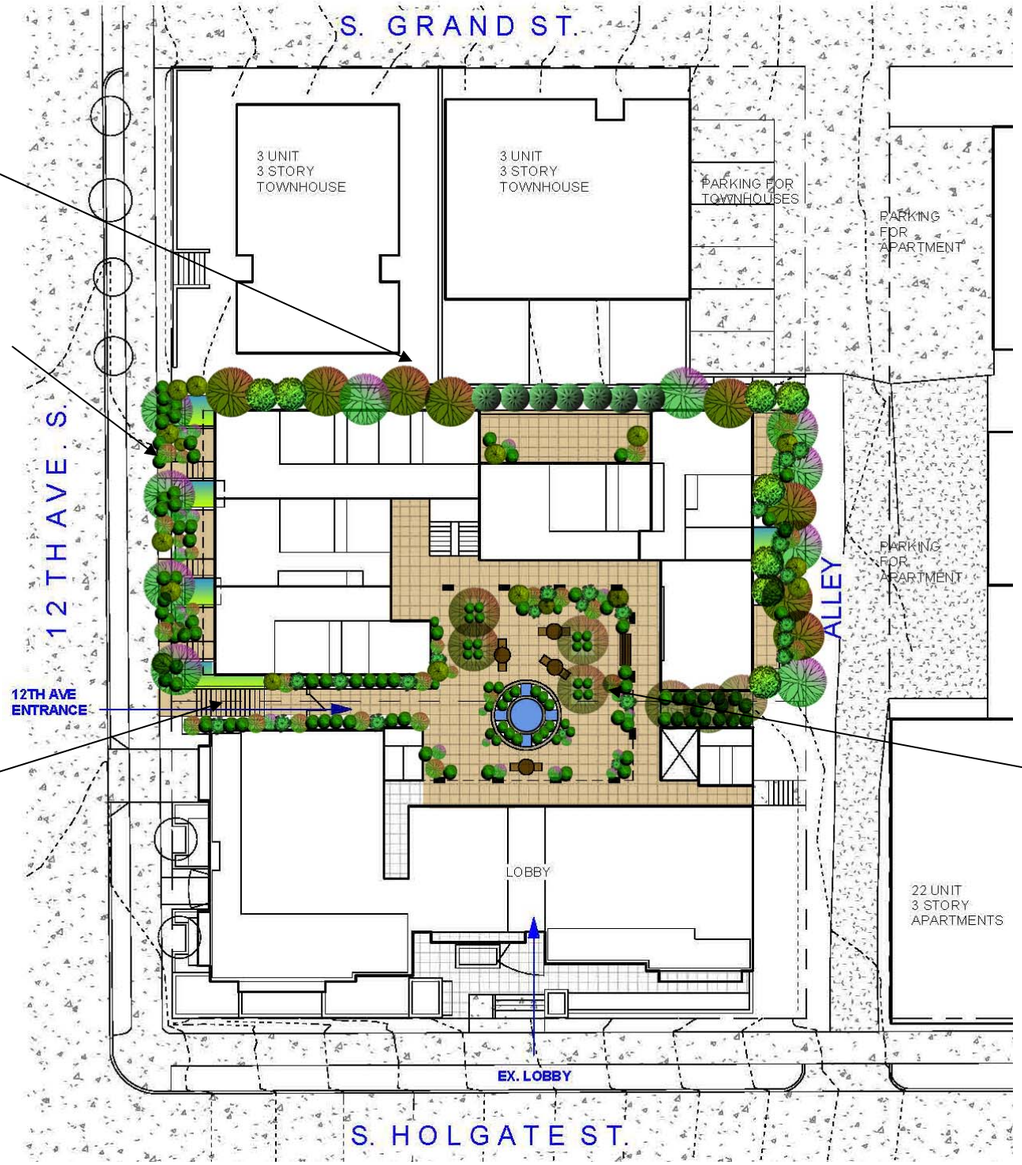


WEST/ EAST SECTION THRU 12TH AVE. S. & ALLEY AND 2 STORY APARTMENT ACROSS ALLEY.

LANDSCAPE PLAN 20% OF COURTYARD

Screening at the North and East side provides privacy with aesthetically pleasing evergreens and deciduous plants to provide and texture and color and year round interest.

Street Side: The pedestrian walkway brings a calming influence to a busy streetscape. Continuity along the 12th street edge is key to maintaining a pedestrian friendly walk.



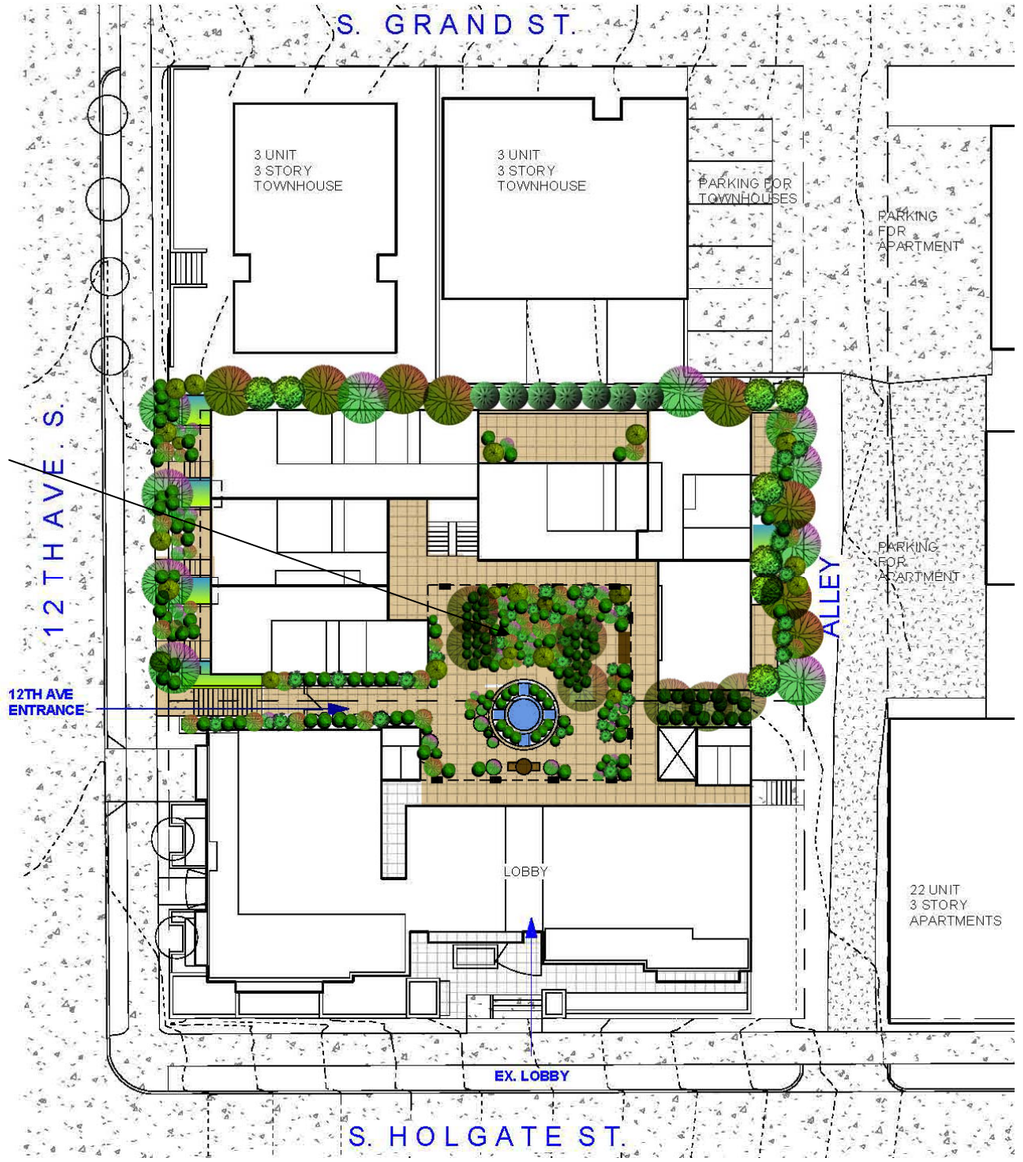
Walkway: This corridor uses raised beds and planters to soften the space and provide a pleasant area to move through.

Courtyard: raised tree beds and assorted pots offer year-round color for a visual respite for residence, encouraging socializing and a restful enjoyment of the courtyard area.

LANDSCAPE PLAN OPTION A COURTYARD 20% LANDSCAPED

LANDSCAPE PLAN 50% OF COURTYARD

Courtyard: with half of the new courtyard planted with raised tree beds the courtyard is limited to offer year-round color for a visual respite for residence, there is very little area left for socializing or any other activities.



COURTYARD 50% LANDSCAPED

ZONING SUMMARY (option A)

FOR PROPOSED OPTION A PREFERRED SCHEME
ADDITION + EXISTING BUILDING = TOTAL

23.45.510 Floor area ratio (FAR) limits
ALLOWED; 28,800 SF
PROPOSED; 28,800 SF

23.45.514 STRUCTURE HEIGHT
ALLOWED; 40'+ 4' FOR SHED ROOF
PROPOSED; 40'+ 4' FOR SHED ROOF

23.45.518 SETBACKS
REQUIRED; Front; 5'
PROPOSED; 5' min ex. bldg. 6' minimum addition
REQUIRED/ PROPOSED Rear; 10' min. both ex. bldg. and addition
REQUIRED/ PROPOSED Side; 7' average; 5' min./ addition 8' average, 5' min.

23.45.522 AMENITY AREA
TOTAL REQUIRED;
14,400 SF X .25 = 3,600SF
PROPOSED = 5,700 SF

COMMON AREA REQUIRED;
3,600 X .5 = 1800 SF
PROPOSED = 2,000 SF (combined central courtyard) + 346 (ex. bldg. entry courtyard) = 2,346 SF

COMMON AMENITY AREA REQUIRED
TO BE LANDSCAPED AT LEAST 50%
Existing Main Entry Courtyard departure granted to be 28% landscaped
Existing courtyard between building and addition departure granted to be 32% landscaped

PROPOSED COMBINED COURTYARD BETWEEN BUILDING AND ADDITION TO BE 20% LANDSCAPED

23.45.524 LANDSCAPING REQUIREMENTS
REQUIRED GREEN FACTOR; = .6
PROPOSED; > .6

23.45.527 STRUCTURE WIDTH & FAÇADE LENGTH
STRUCTURE WIDTH;
ALLOWED; 150'
PROPOSED; 50' ex. bldg. + 53' addition + 7' separation = 110' total
FAÇADE LENGTH;
ALLOWED; 78'
PROPOSED; 72' (north side of the addition)

23.45.536 PARKING LOCATION, ACCESS, AND SCREENING
PARKING;
REQUIRED; NONE
PROVIDED; 12 ex. bldg. + 10 addition = 22 cars

BICYCLE PARKING;
REQUIRED; 12
PROVIDED; 5 ex. bldg. + 7 addition =12 bikes

23.54.040 SOLID WASTE AREA; DEPARTURE REQUESTED
AREA REQUIRED; 375 SF
PROPOSED; 270 SF

WIDTH REQUIRED; 12'
PROPOSED; 12'

DEPARTURES, EXCEPTION SUMMARY

DEPARTURE	OPT. A	OPT. B	OPT. C
SOLID WASTE	x	x	x
20% LANDSCAPE FOR COMMON AREA	x	x	x

DEPARTURE, EXCEPTIONS REQUESTED

The departure from the solid waste storage area standards are allowed by the zoning code if the projects meets certain conditions.

The solid waste storage room for the existing building is located in the garage with access from the garage door. This location was selected because it was the least intrusive on the apartment residents and on the neighbors.

The addition would double the existing solid waste area to also double the container storage to include sufficient storage for the additional units but would still be less than the code required amount. To depart from the required area and width the proposed room must be workable, approved by Seattle Public Utilities (SPU), and the additional space must increase the proposed residential density.

The location of the waste storage has already been approved by SPU as workable. The size is per the SPU guidelines for the amount of container storage for the anticipated number of units. The area above the required amount will be removed from the area of the residential units on the garage level. Therefore the proposed solid waste storage meets the conditions for the departure.

LANDSCAPE DEPARTURE

The zoning code requires landscaping 50% of the amenity area which includes both the enlarged courtyard between the existing building and the addition and the enlarged connection to 12th Ave S along the new 10' wide walkway. The enlarged courtyard and walkway will become pathways to the new units in the addition from the main entrance on Holgate and from 12th Ave S., which is the connection to the main bus routes to downtown. Because of the increased pedestrian traffic it will become more important as outdoor activity area for the combined development. A work out space is proposed to be located on the east side of the courtyard facing the new enlarged entrance to help activate the courtyard. The desire is for the courtyard to support other activities as well such as small gatherings, gardening, and children playing.

A departure for the existing courtyard was granted to allow it to be landscaped to only 32% to allow it to support a broader range of resident's activities. Now with a larger and potentially more active courtyard the design shows that it can only support this activity and the many pathways through it if 20% of the courtyard is landscaped.

POSSIBLE FAÇADE TREATMENTS

TOWNHOUSE USES STAINED CEDAR SIDING, FIBER CEMENT PANELS, METAL RAILINGS, AND VINYL WINDOWS.

FAÇADE MATERIALS ARE PROPOSED TO BE SIMILAR TO THE MATERIALS PLANNED FOR THE EXISTING BUILDING UNDER CONSTRUCTION FIBER CEMENT LAPPED SIDING AND PANELS, VINYL WINDOWS, AND PAINTED METAL AND RELATE THEM TO THE FAÇADES OF BOTH THE APARTMENT AND THE TOWNHOUSE BUILDING, THE DESIGN GOAL IS TO USE DURABLE MATERIALS THAT ARE ROT RESISTANT AND DO NOT NEED A LOT OF MAINTE-

THE EXISTING APARTMENT WILL USE DIFFERENT COLORS AND TEXTURES OF FIBER CEMENT LAPPED SIDING AND SMOOTH PANELS. THE LAPPED SIDING ON THE BAYS IS A FAUX CEDAR CHOSEN TO MATCH THE NATURALLY STAINED WOOD TOWNHOUSE SIDING.