THE VERONA-ROY HOMES

JW ARCHITECTS

3715 S Hudson Street, Suite 105 Seattle, WA 98118 t: 206.953.1305 jwaseattle.com

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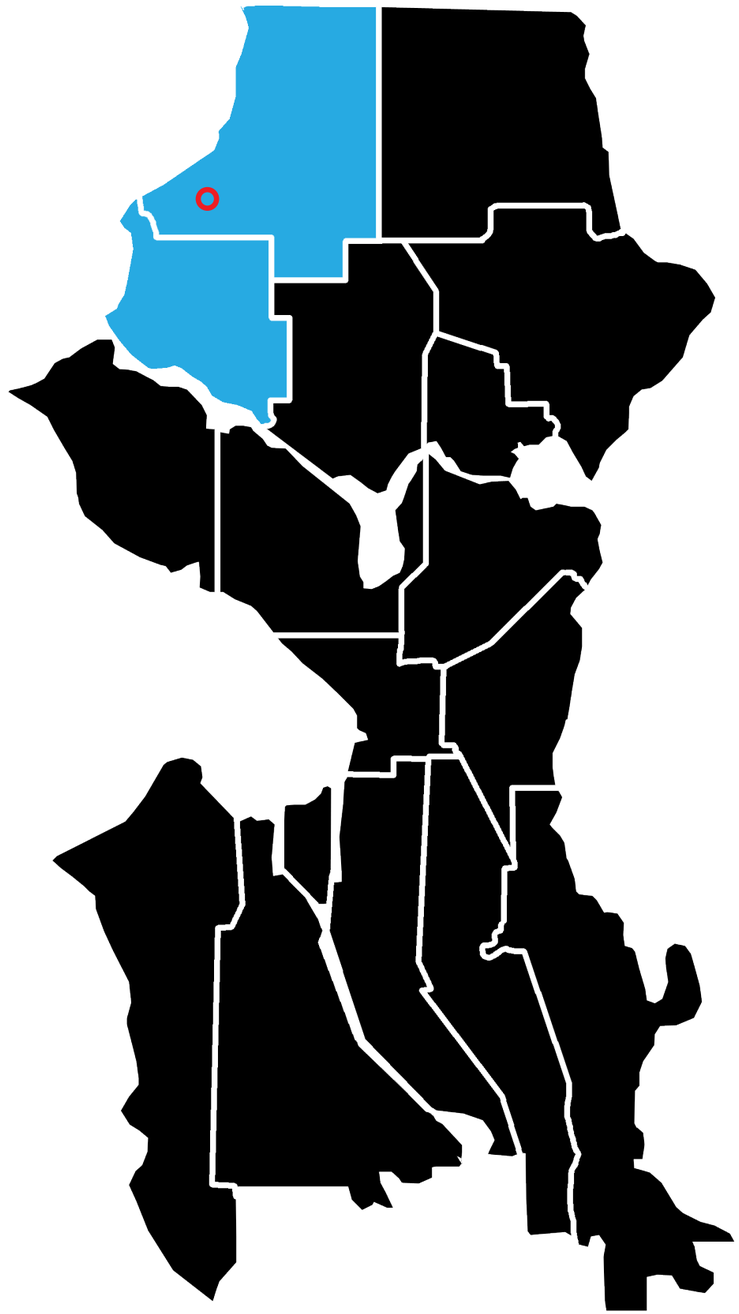


CONTEXT

DESIGN OBJECTIVES

The owner's aim is to construct a twenty-one unit fee-simple development. The intention is that these will not be apartments or condos but rather will be classified as townhouses so that they can be sold individually. These units will be clustered around and above a podium parking garage. These units will between 1,500 and 2,000 square feet each and are intended to provide buyers with a walkable, urban home. Providing quality public and private outdoor space is an important project goal and amenity area will be provided through roof decks and a communal courtyard.

KEY METRICS

ADDRESS: 85590 Mary Avenue NW, Seattle, Washington

PARCEL NUMBER: 2776600145

ZONE: NC3P-40

LOT SIZE: 6,142 SF

OVERLAYS: Crown Hill Residential Urban Village

ALLOWED FAR: 16,142 sf x 3.0 = 48,426 sf allowed (townhouses)

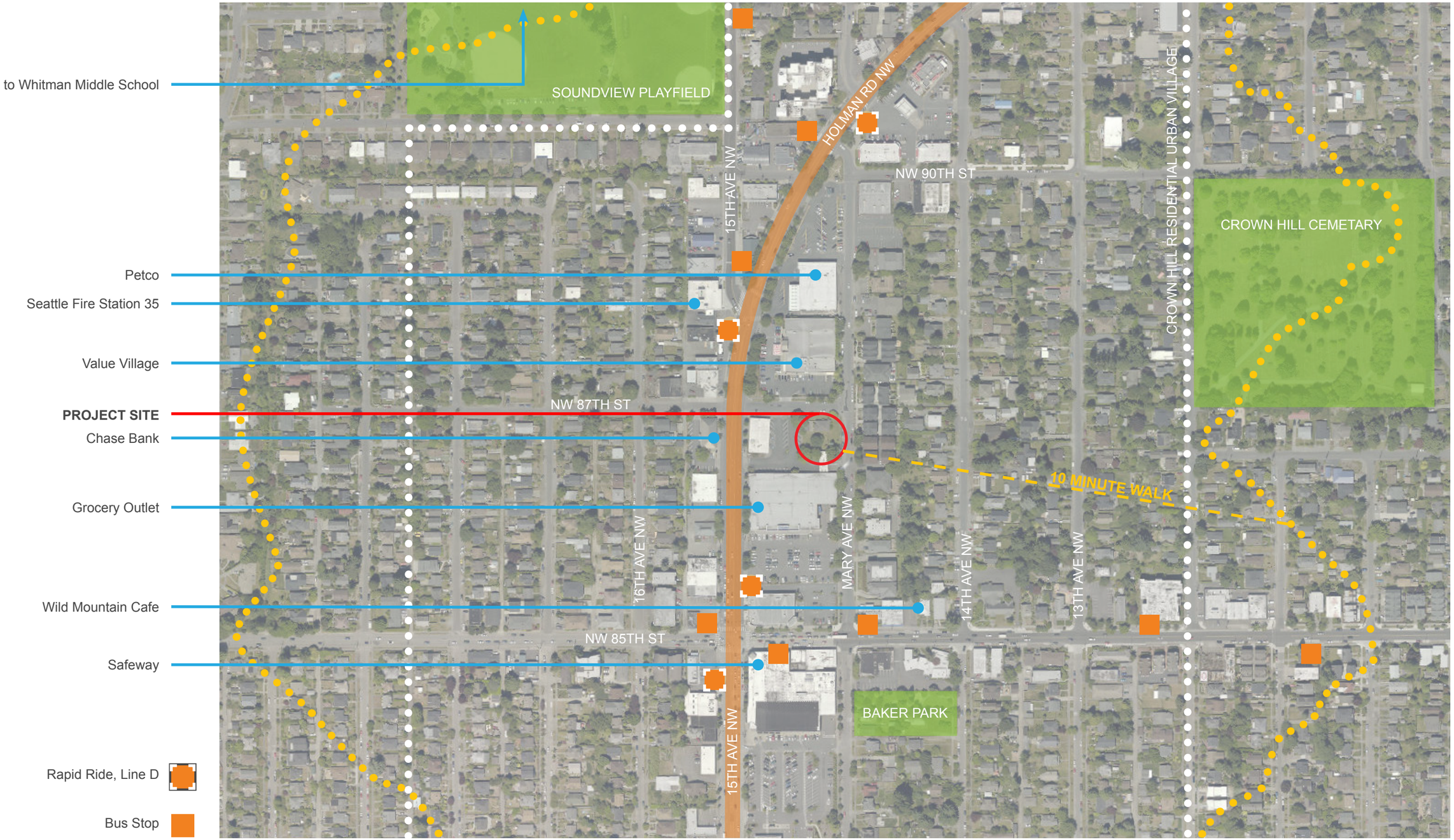
ALLOWED HEIGHT: 40' + 4' Parapet Allowance & 10' Penthouse

ANALYSIS OF CONTEXT: The project site is located at the intersection of Northwest 87th Street and Mary Avenue Northwest in the Crown Hill Residential Urban Village. It is a very walkable site with easy access to a variety of services including grocery stores, restaurants, and shops. The site also has good access to transit including the Rapid Ride D-Line. While the site has many amenities within walking distance the area is very car-oriented. Many of the surrounding sites have large parking lots separating the businesses from the street and nearby 15th Avenue Northwest is a main arterial.

The project site is zoned NC3P-40. The project's direct neighbors, also zoned NC3P-40 are Value Village and the Bank of America. Across Northwest 87th Street in C1-40 zoning is the Grocery Outlet. The land across Mary Avenue is zoned LR2 and is developed as townhouses and small apartment buildings. The project site will be a transition from the boxy commercial development along 15th Avenue Northwest to the more residential scale of development along Mary Avenue Northwest.

SITE MAP

SITE ANALYSIS



LOCAL AMENITIES

TO NW 90TH STREET AND HOLMAN ROAD NW | MARY AVENUE NW | TO NW 85TH STREET

TO NW 85TH STREET | MARY AVENUE NW | NW 87TH ST

MARY AVENUE FACADES

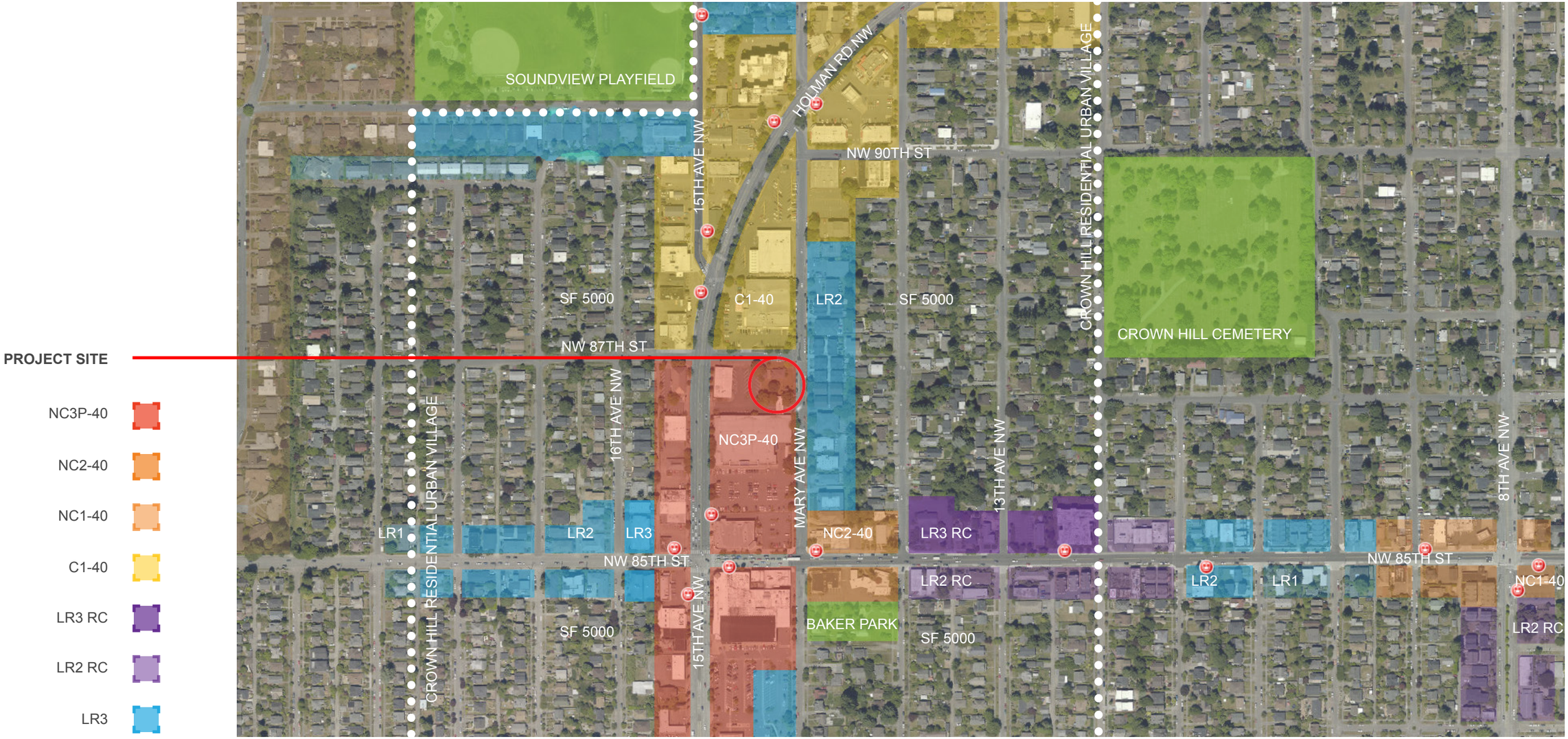
ZONE: NC-3P40

MARY AVENUE NW | NW 87TH STREET | 15TH AVENUE NW

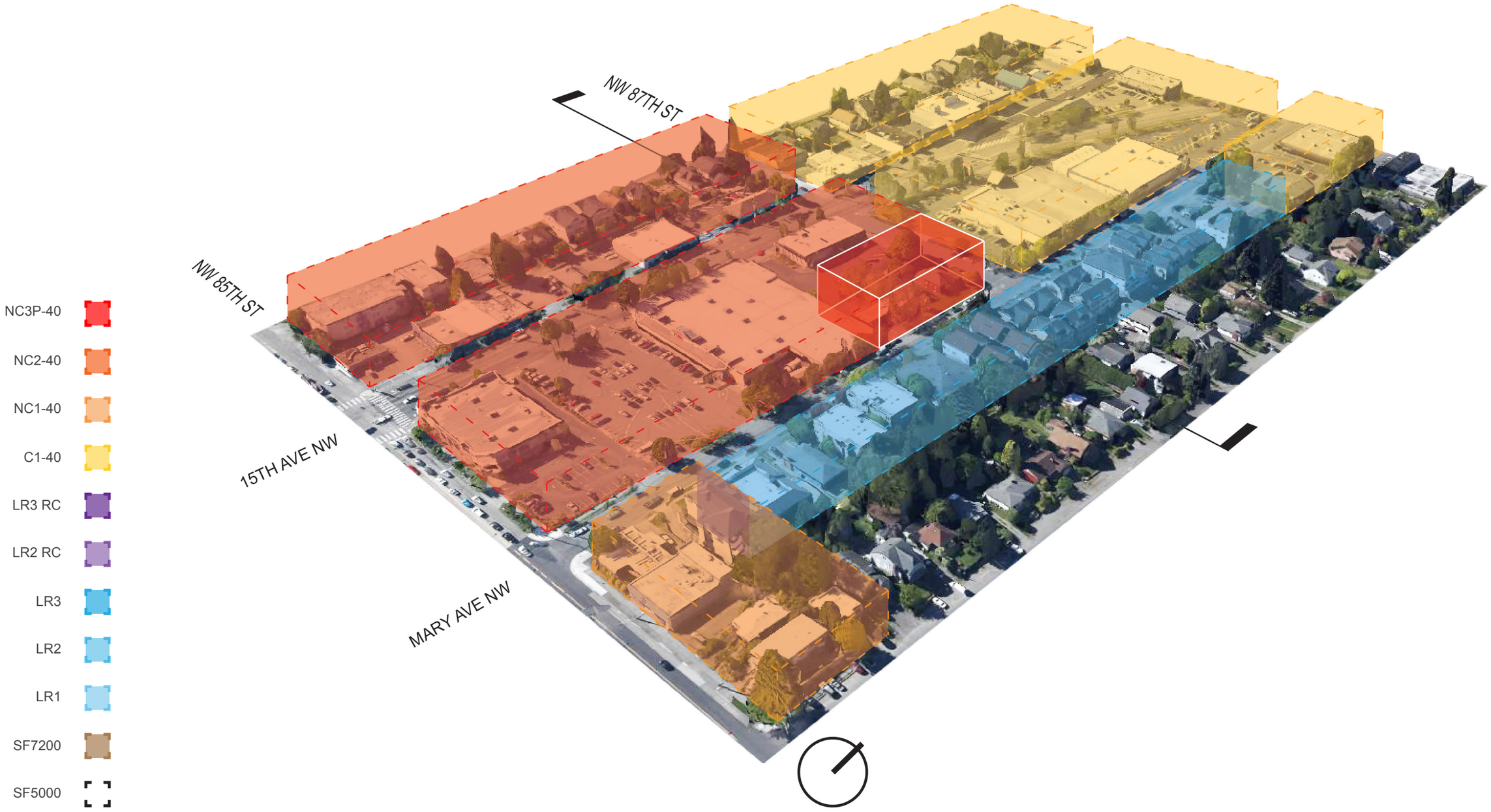
ZONE:C1-40

15TH AVENUE NW | NW 87TH STREET | MARY AVENUE NW

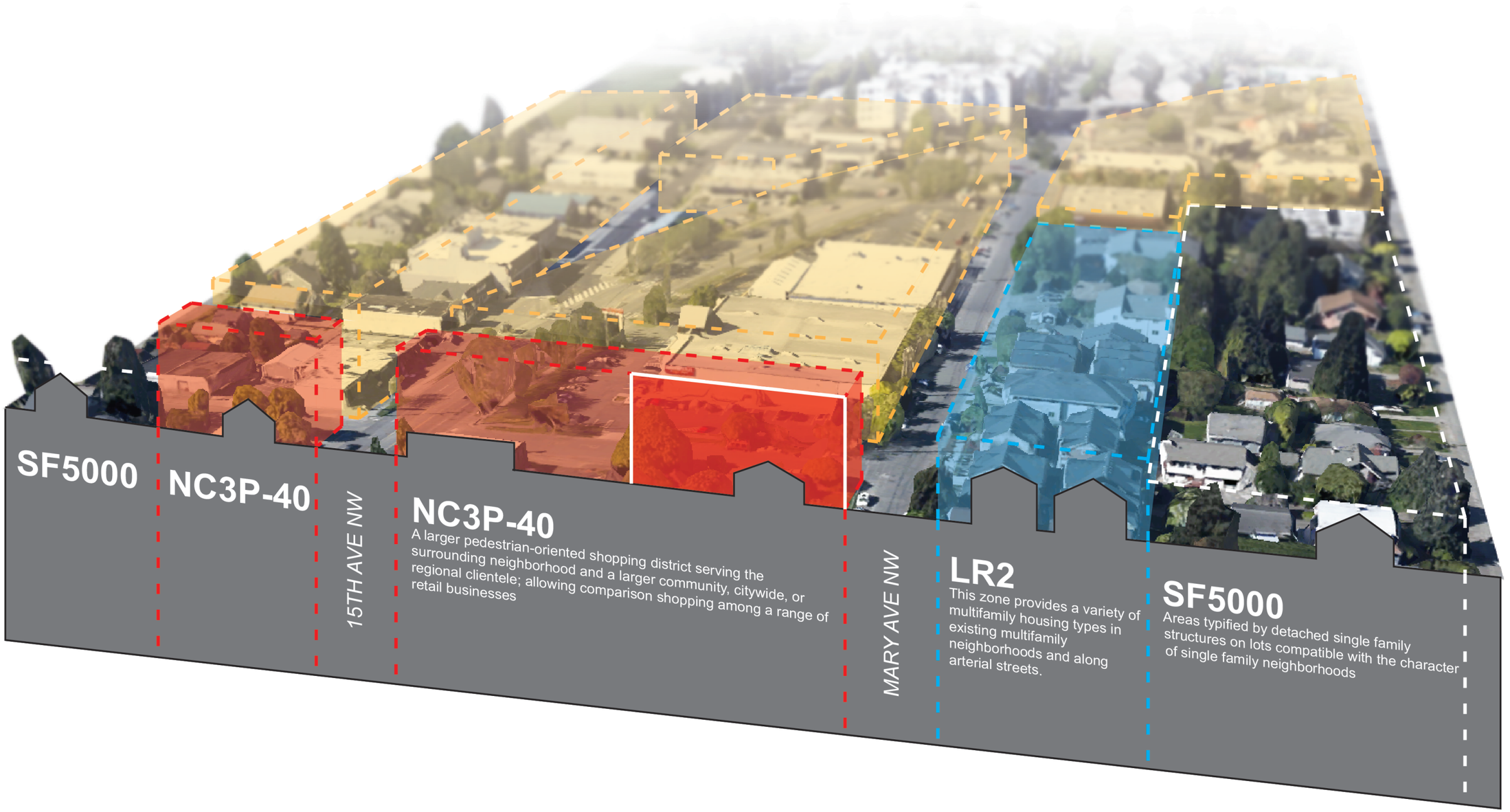
NW 87TH STREET FACADES



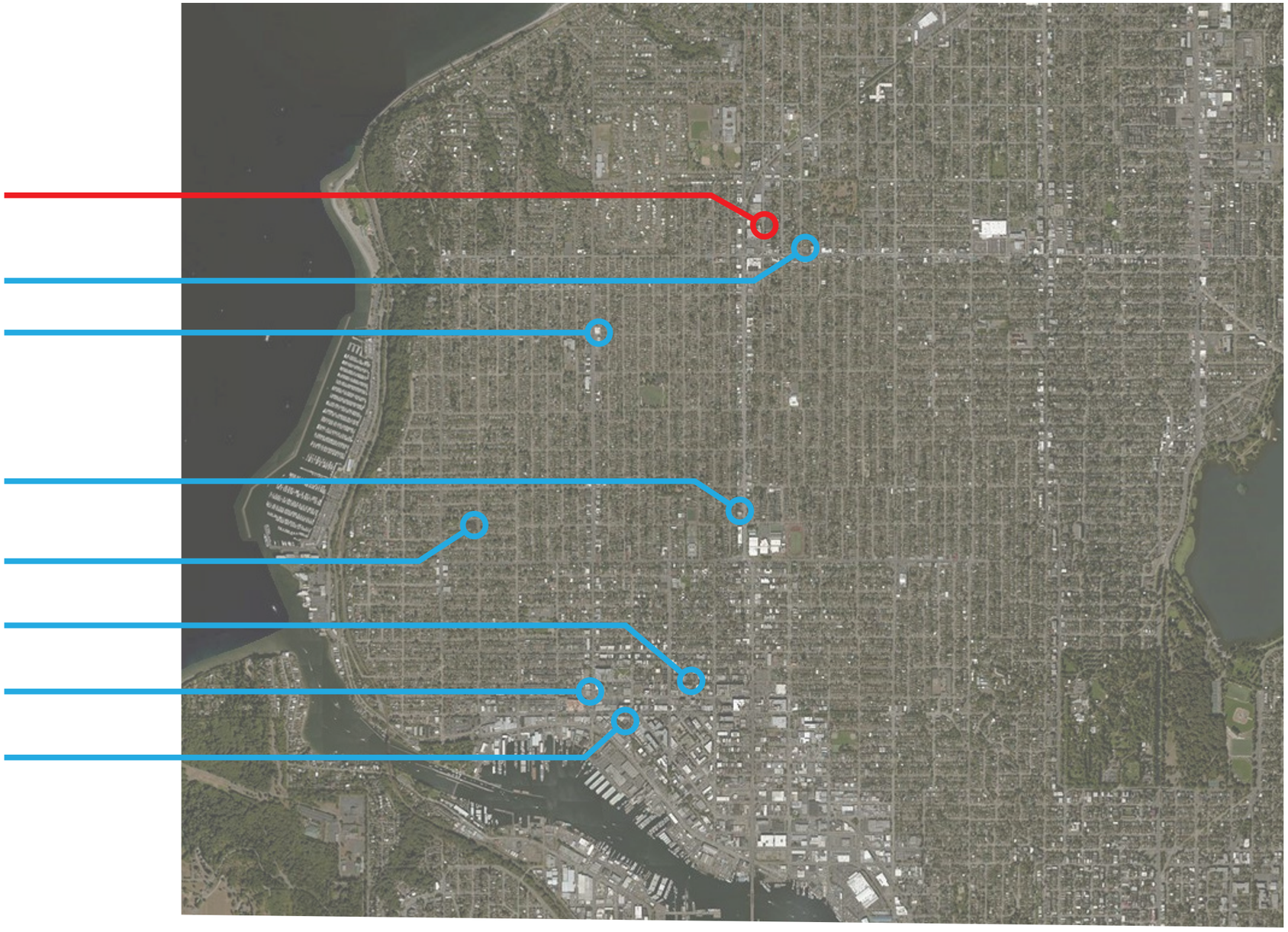
LOCAL ZONING



ZONING MAP DIAGRAM



ZONING SECTION DIAGRAM



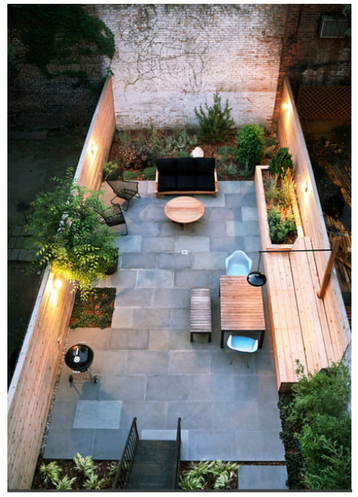
NORDIC HERITAGE MAP

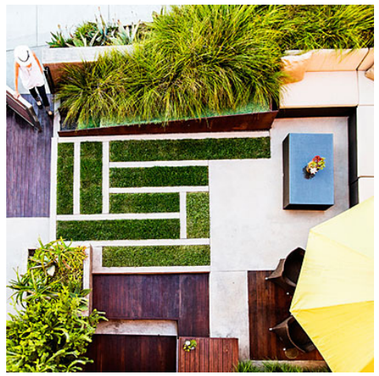
DESIGN PROPOSAL

This project is situated on the northern boundary of the historically Nordic Ballard neighborhood. Symbols of this heritage can be found in neighborhood businesses, parks, and cultural organizations. Local celebrations such as Syttende Mai and Viking Days echo this heritage.

NEIGHBORHOOD CHARACTER

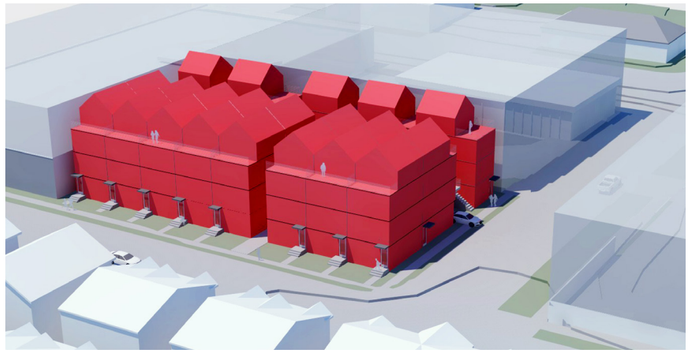
This project will to add to the neighborhood identity with massing that references the gabled roofs of Seattle's sister city, Bergen, Norway. The central courtyard in the project will reference the fjords that run through Bergen and act as a hub of communal activity.





PROJECT INSPIRATION

ITERATION 3: PREFERRED



DISTINGUISHING FEATURES:

- 3.5 STORIES WITH SLOPED ROOFS
- LIVING SPACE ADJACENT TO ROOF DECKS
- 21 UNITS
- 21 PARKING SPACES
- 18’-0” WIDE COURTYARD ABOVE PARKING

DEPARTURES

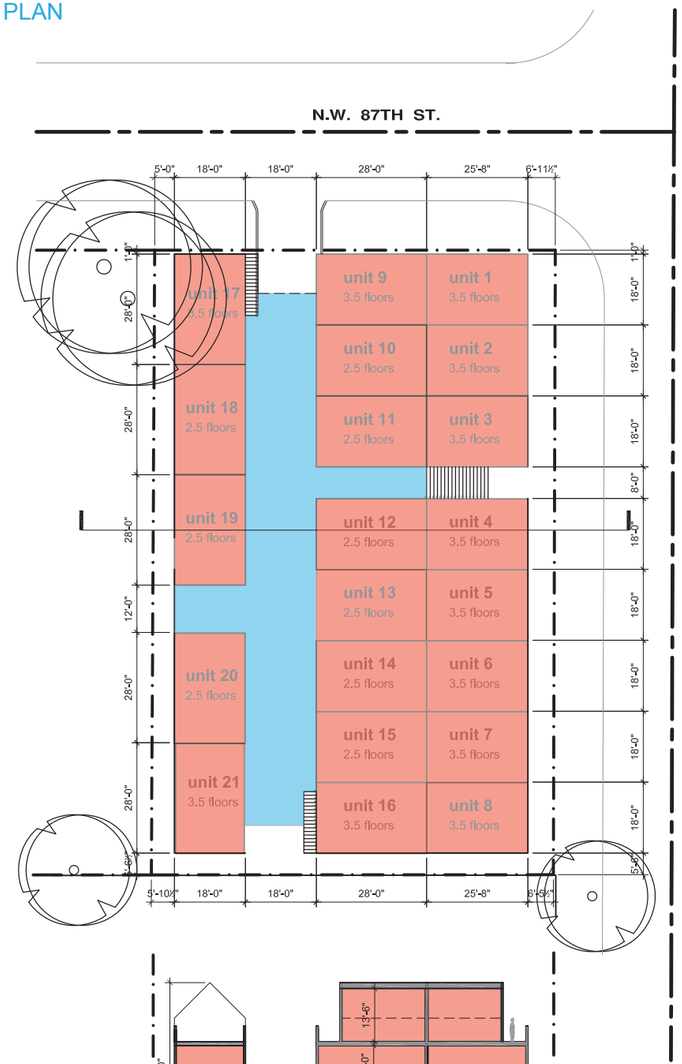
- The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

In the preferred iteration we explored how to make the interior courtyard even more successful than in the previous iteration. This scheme uses the same departure from iteration number two to decrease the required residential setback. In this iteration we made the units narrower to allow for the addition of another circulation axis. Making all of the units narrower allowed the preferred scheme to provide an east-west axis in addition to the north-south axis in the earlier iterations. The addition of this axis helped to break up the façade of the building along Mary Avenue and transition from the surrounding boxy facades to the more residential scale of the townhouses across the street. The axis will be marked by a monumental stair that will allow all residents to use the communal courtyard.

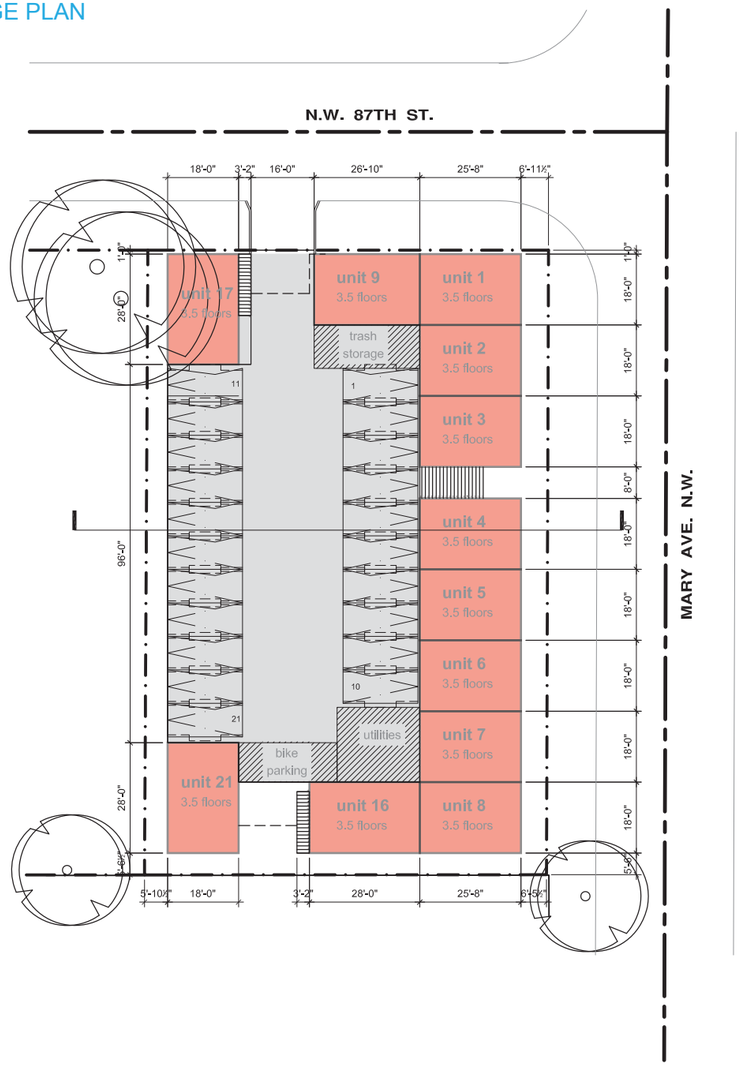
The wider courtyard in this option also improved the quality of outdoor space not only for the interior units but for the project as a whole. The 18 foot separation allowed the courtyard room for communal spaces in addition to private spaces for courtyard facing units.

Making the units narrower in the preferred option also allowed us to provide parking for all 21 units. Access is still proposed off of Northwest 87th Street.

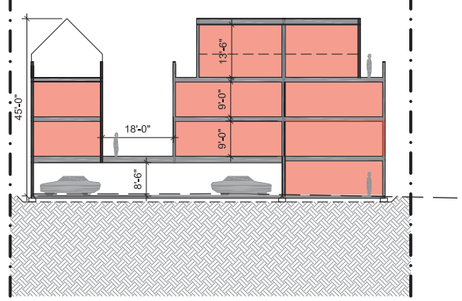
SITE PLAN



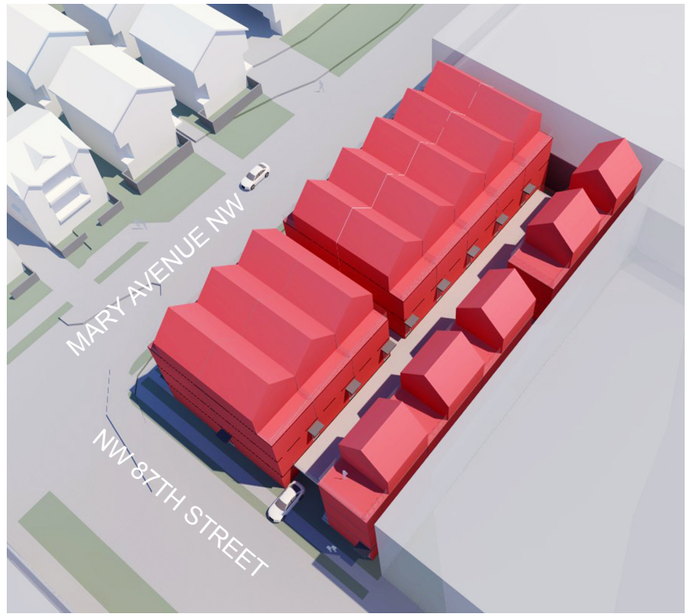
GARAGE PLAN



SITE SECTION



EDG CONCEPT

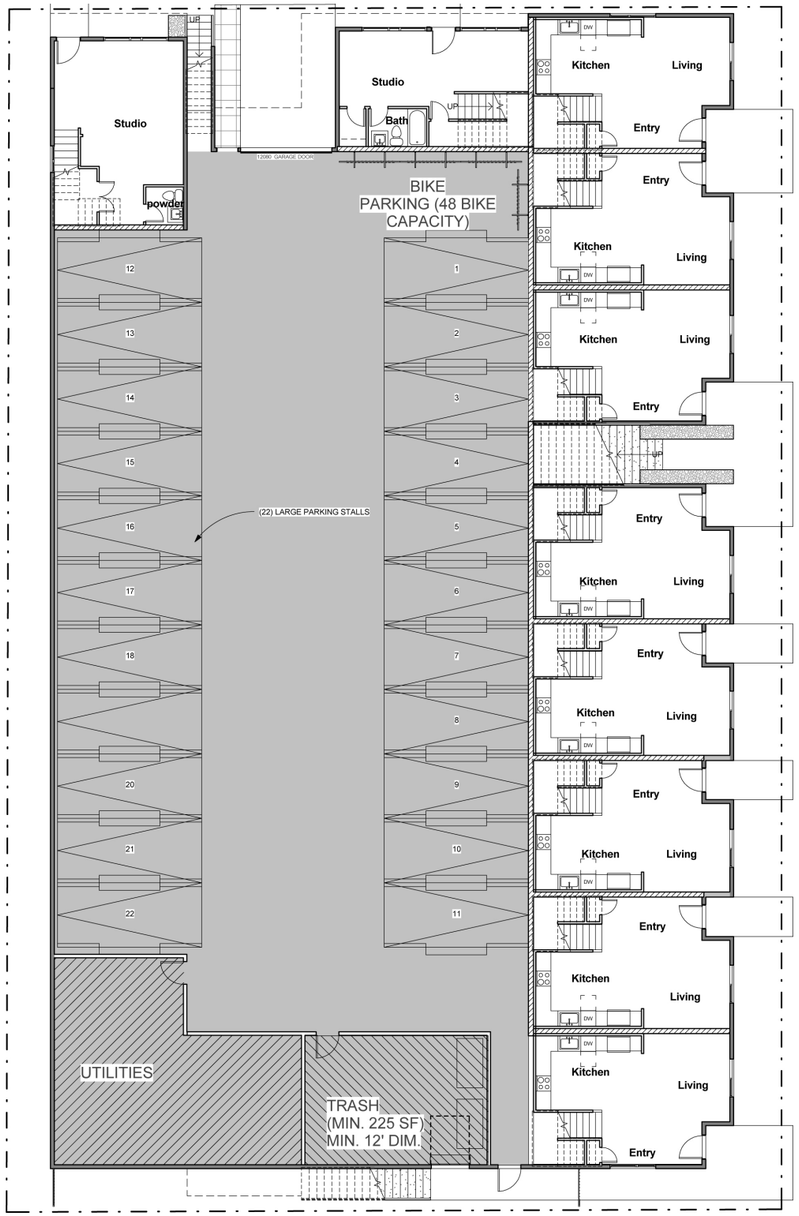


EDG CONCEPT

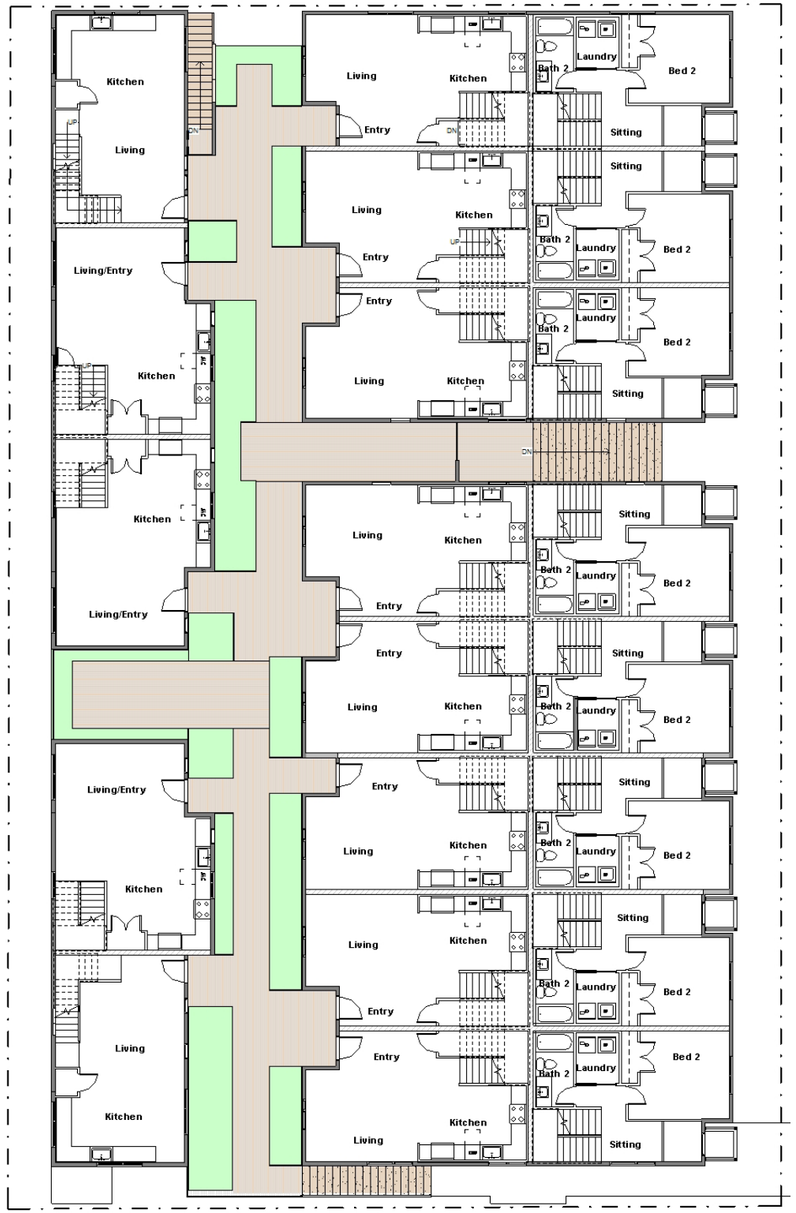
DESIGN OF STREET LEVEL SPACES

The street facing entries of the units facing Mary Avenue NW have been articulated by recessing the entries and marking them with awnings. Plantings buffer living spaces from the street while bioretention planters buffer the units from each other. The entries along 87th Avnenu Northwest are recessed and accented with cedar siding. The building modulation at the street level helps to reduce the bulk of the building and provide a clear entry sequence for residents.

PEDESTRIAN PERSPECTIVES

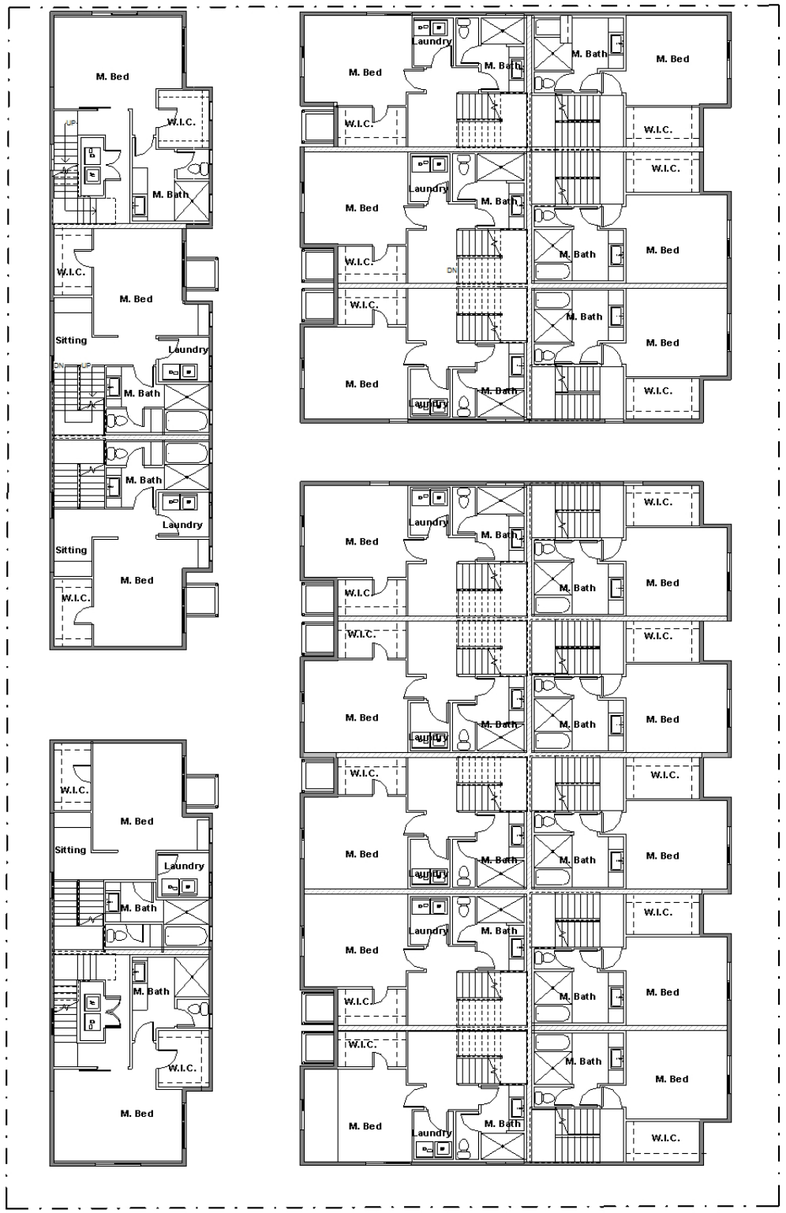


GARAGE (FIRST) LEVEL



COURTYARD (2ND) LEVEL

FLOOR PLANS



3RD LEVEL

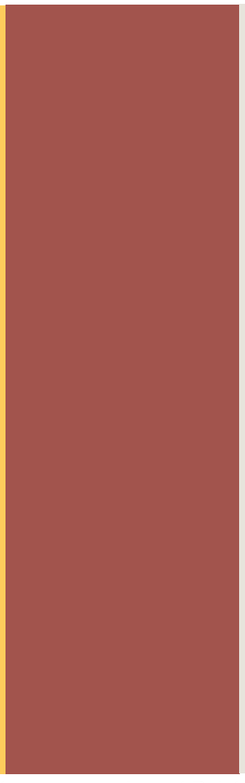
4TH LEVEL

FLOOR PLANS

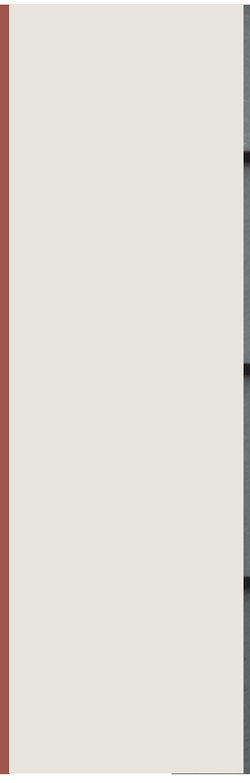
Corten Steel
planters

Walnut Stain
cedar siding & decking

Accent Paint
cementitious panel siding



Accent Paint
cementitious panel siding



Accent Paint
cementitious panel siding

Field Paint
cementitious lap siding

MATERIAL PALETTE

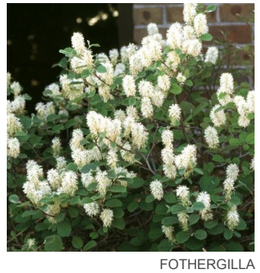
AUTUMN MOON MAPLE

BARBERRY HELMOND PILAR

BRANDYWINE HELLEBORE

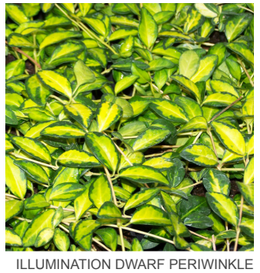
BRIDAL VEIL ASTIBE

COLUMNAR JAPANESE HOLLY

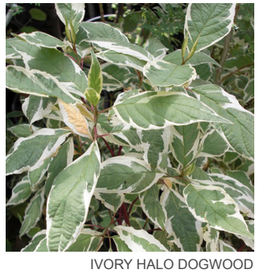


FOTHERGILLA

GOLDEN DUCHESS HEMLOCK



ILLUMINATION DWARF PERIWINKLE



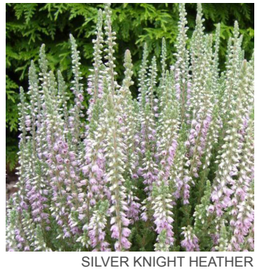
IVORY HALO DOGWOOD

JAPANESE PAINTED FERN

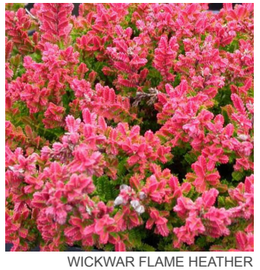
JELENA WITCH HAZEL

KARL FOERSTER GRASS

ORANGE SEDGE



SILVER KNIGHT HEATHER



WICKWAR FLAME HEATHER

LANDSCAPE PLAN

AERIAL VIEW LOOKING SE

AERIAL VIEW LOOKING SW

MARY AVENUE NW

NW 87TH STREET

PEDESTRIAN PERSPECTIVES

STANDARD

SMC 23.47A.008.D Street Level Development Standards

Where residential uses are located along a street-level street-facing facade the following requirements apply unless exempted by subsection 23.47A.008.G:
2. The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

DEPARTURE REQUESTED, NW 87TH STREET

Proposed Setback:
7” minimum
1’-6” average setback

Difference: 85% reduction

Applicable Design Guidelines:

- CS2.D.3 Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
- PL2.B.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.
- PL2.B.3 - Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.
- DC1.3 - Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DEPARTURE REQUESTED, MARY AVENUE NW

Proposed Setback:
6’-4” minimum, 10’-10” at entries
8’-2” average setback

Difference: 18% reduction

Applicable Design Guidelines:

- CS2.D.3 Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
- PL2.B.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.
- PL3.A.1C Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.
- PL3.B.2 Ground-level Residential: Privacy and security issuesare 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.

DEPARTURE RATIONALE, NW 87TH STREET

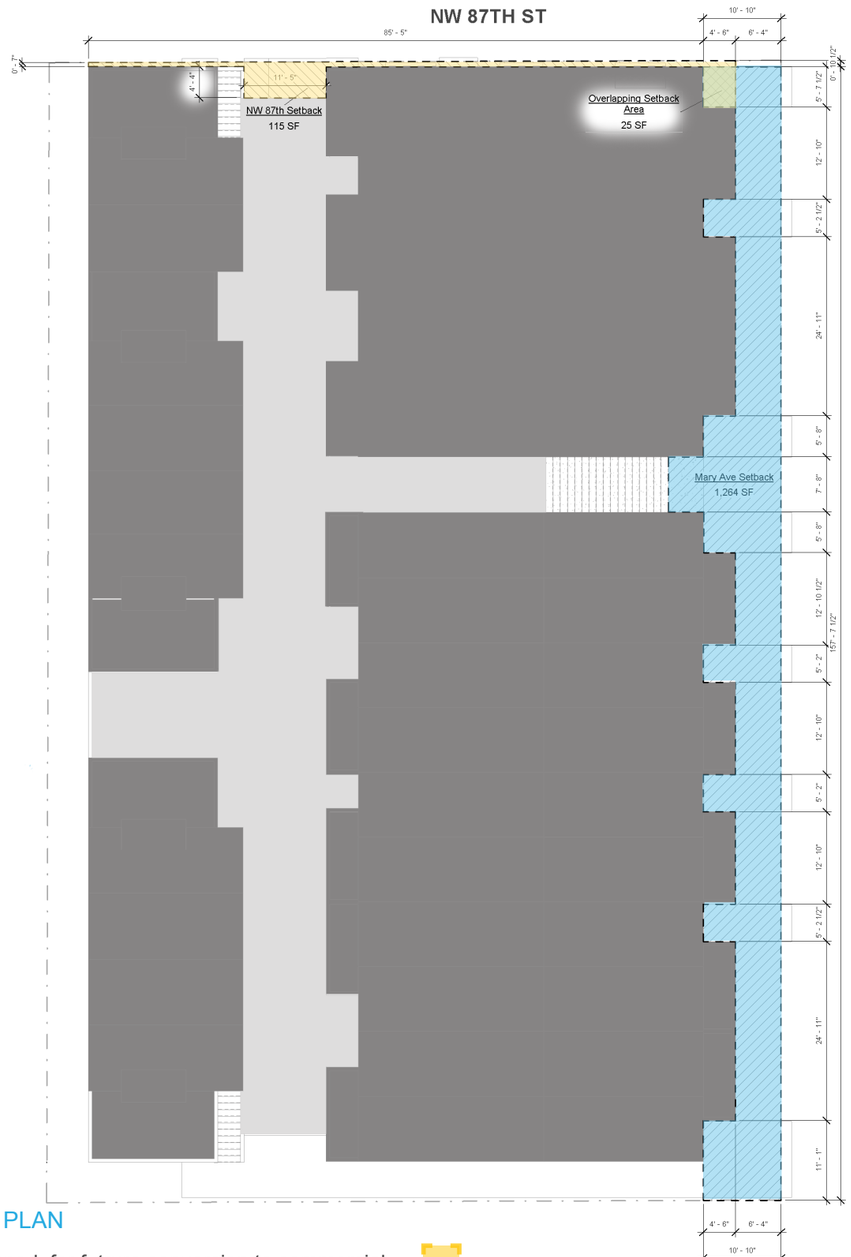
The façade along Northwest 87th has been indentified as the commercial-oriented façade of this development. The properties adjacent to this site on NW 87th Street and the across the street are zoned commercial and neighborhood commercial. This façade has a 7” minimum setback in order to reflect the commercial nature and present a strong urban edge.

The two units with ground floor spaces along NW 87th are designed so that the ground floor can function separately from the residential floors above. This allows the ground floor to be converted to a commercial space such as an office and provides for greater flexibility of use in the future. This will provide street level uses that provide passive surveillance of NW 87th. This will be enhanced with designs for street level transparency that allows residents and neighbors to clearly see the entries for these units and large amounts of glazing at the ground floor.

DEPARTURE RATIONALE, MARY AVENUE NW

The façade along Mary Avenue Northwest has been identified as the residential-oriented façade of this development. The properties across Mary Avenue NW are zoned LR2. This façade has a more residential setback to reflect the neighboring homes. The minimum setback is 6’-4” while the entries are set back 10’-10.”

The setback entry allows provides a clear entry sequence and helps to break the building down to a more human scale. The entries are marked with awnings, lighting, and house numbers to help differentiate them further. While the entries are setback the living space is closer to the street to allow for passive surveillance from the large central window in to the space. Transitional landscape elements help to provide a line between public and private space.



SITE PLAN

Designed for futrure conversion to commercial

Residential Street

DEPARTURE

STANDARD

SMC 23.454.030G Sight Triangle

For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk.

DEPARTURE REQUESTED

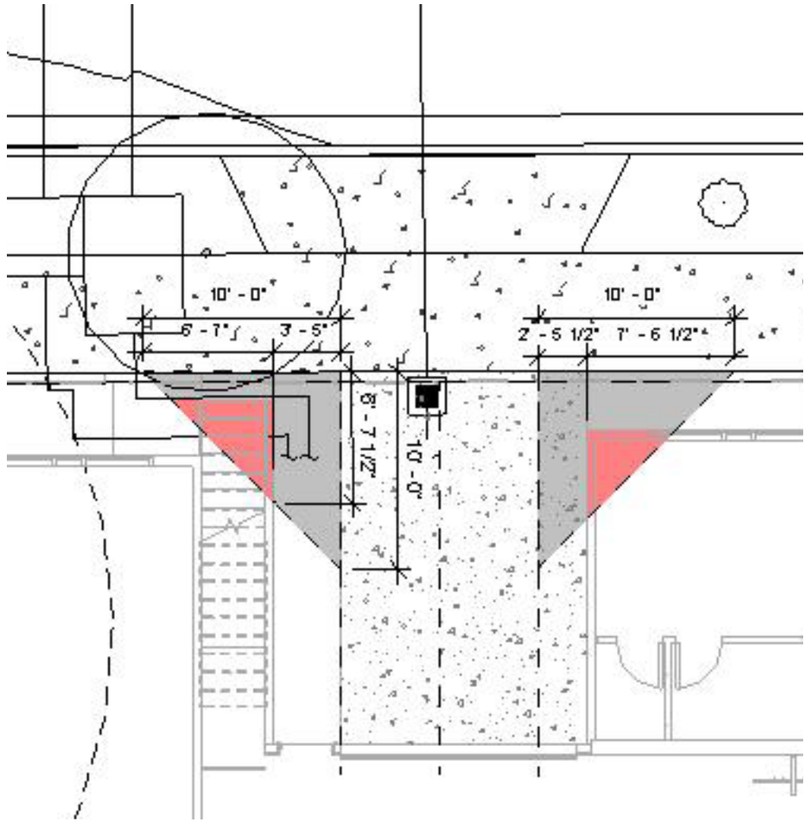
Proposed Departure
Replace the required sight triangle with mirrors and an alert system to warn pedestrians of oncoming vehicles.

Applicable Design Guidelines:

- DC1. B1 - Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:
  b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or
  c. employing a multi-sensory approach to areas of potential vehiclepedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.
- DC1.C2 - Visual Impacts
  Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.

DEPARTURE RATIONALE

Replacing the required sight triangle with mirrors and an oncoming car alert will allow the project to have a narrower driveway. Reducing the size of the opening for the drive will be more in keeping with the goal of making 87th Street the more commercial facade by eliminating the need for additional building setbacks from the street.



DEPARTURE REQUESTED

Encroachment into Sight Triangle

Required Sight Triangle

Distinct entries 1
separate public and private uses and provide a sense of privacy

Clear grain wood siding 2
distinguishes the units at ground level, where they could act as commercial spaces

Intentional lighting 3
at unit entries and along pathways provide security, liveliness, and warmth

Design for flexibility 4
is provided for with space adjacent to entries and at soffits for future commercial signage

Oversized windows 5
create storefront appropriate show space and clear lines of sight for passive surveillance

Massing shift 6
creates a buffer between public and private, overhead weather protection at entries, and further distinguishes the units

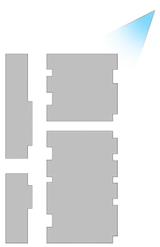
87TH AVE NW TREATMENT

Articulated mass (1)
creates a strong corner, identifies the shift in building orientation, and buffers the corner unit entry from the public intersection

Material breaks (2)
provide visual interest and definition while highlighting the fine detailing of intentional design

Focus coloring (3)
identifies the special moments of the building--the paired entries and the corner-facing facade

Enlivened corner (4)
injects rich materials and vegetation through a planter, creating a pedestrian edge that further buffers public and private uses.



CORNER TREATMENT

Identifiable Building Entries
(EDG:2d, DR:PL1-B) 1

Entry Recessed per Board Recommendation
(EDG:1a) 2
Entry Obvious, Identifiable, and Distinctive
(PL3-A-1))

Stoops removed per board recommendation
(EDG:1a) 3

Screening for Privacy and Security
(DR:PL3-B-1, PL3-B-2) 4

Transition Between Public and Private
(DR:PL2-B-1) 5

Natural Surveillance
(DR:PL2-B-1) 6

End unit mirrored
to provide greater buffer between public and private 7

MARY AVE NW TREATMENT

Transition Between Public and Private
(DR:PL2-B-1) 1

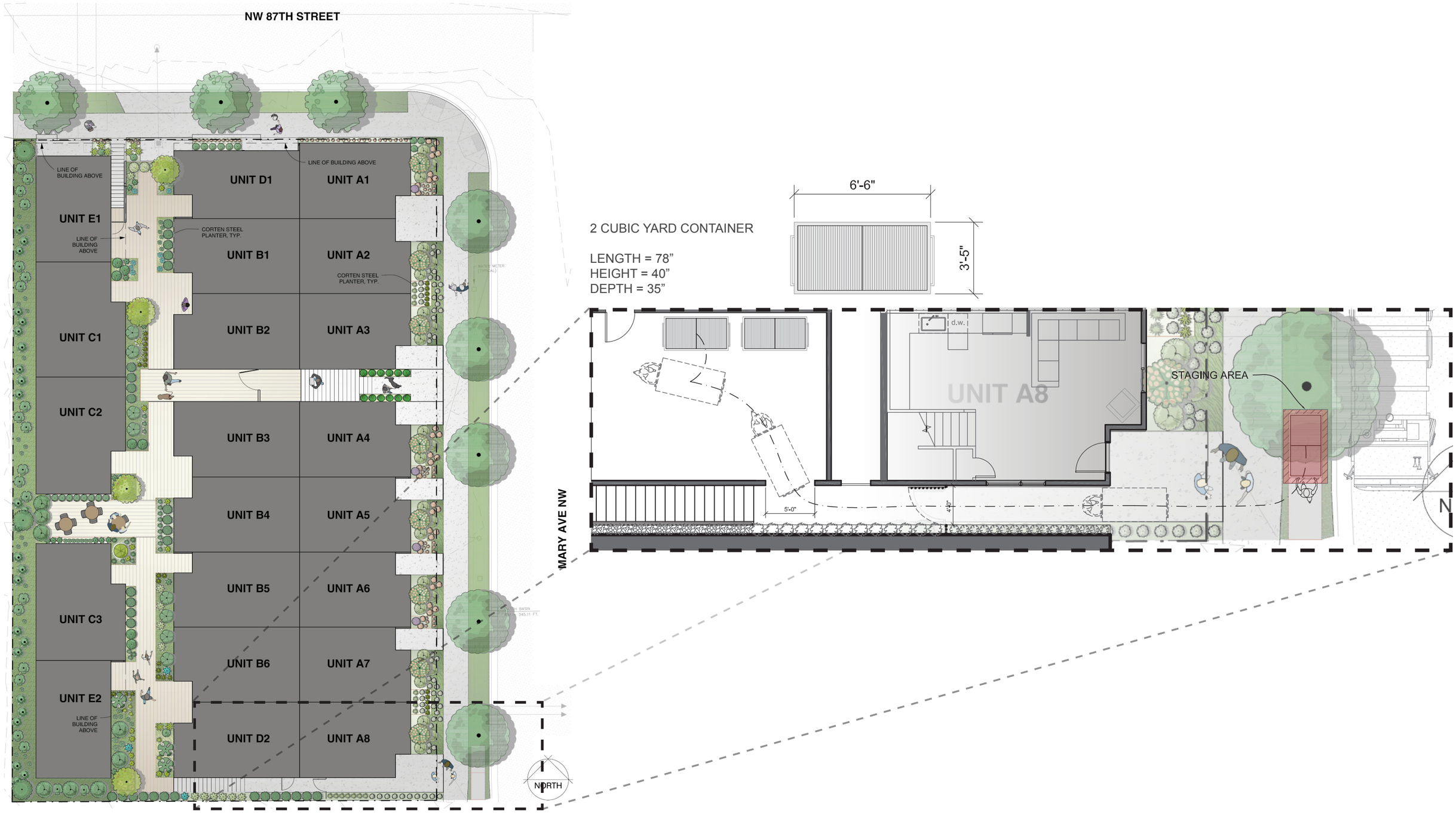
Entry Recessed per Board Recommendation
(EDG:1a) 2

Entry Obvious, Identifiable, and Distinctive
(EDG:2d, DR:PL1-B, PL3-A-1)

Screening for Privacy and Security
(DR:PL3-B-1, PL3-B-2) 3

Connected Pedestrian Infrastructure
(DR:PL1-B) 4

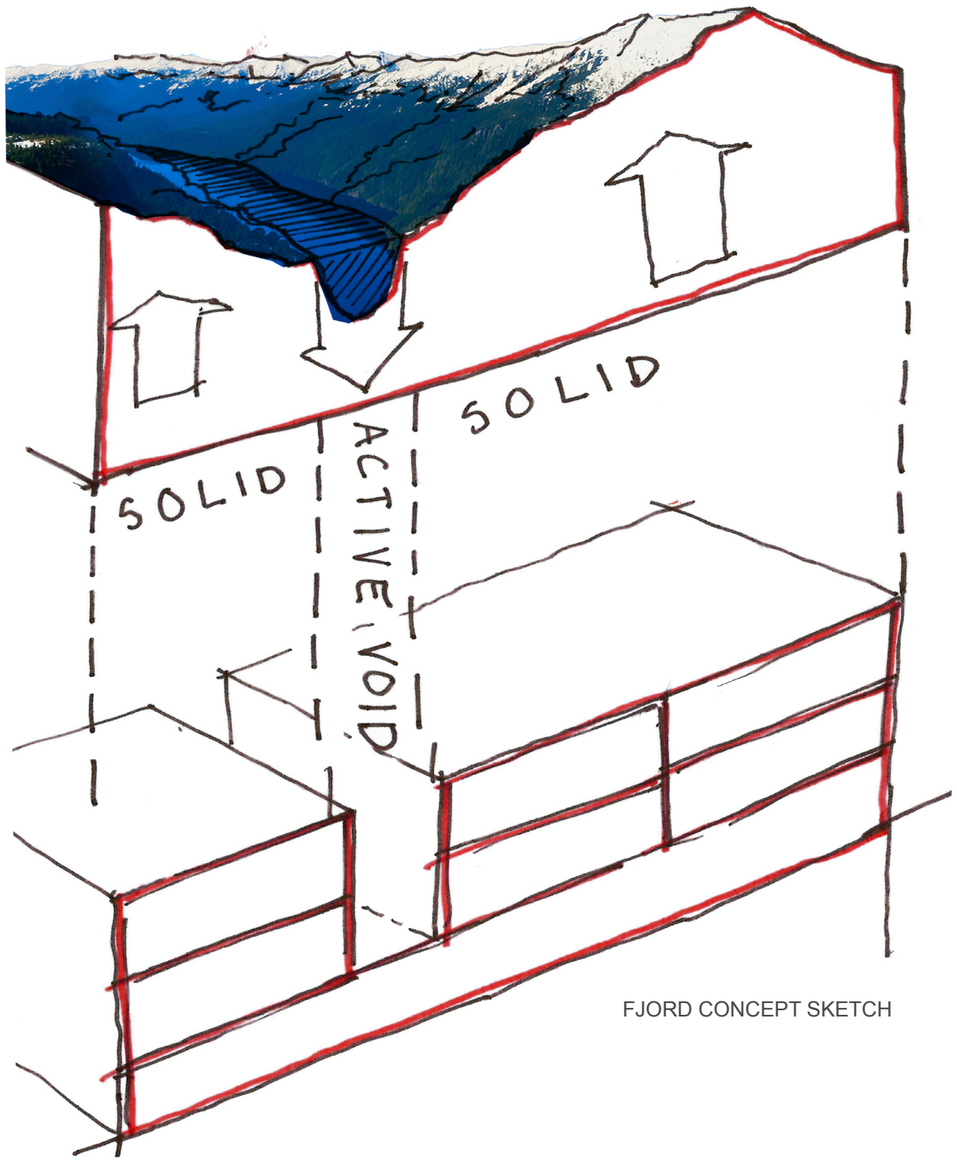
SOUTH ENTRY CONDITION



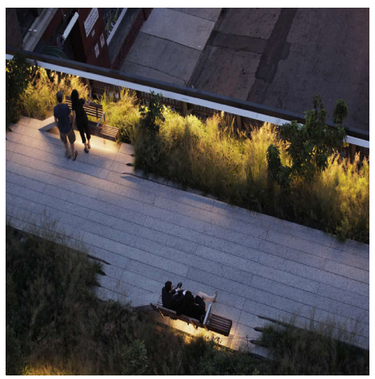
TRASH STAGING

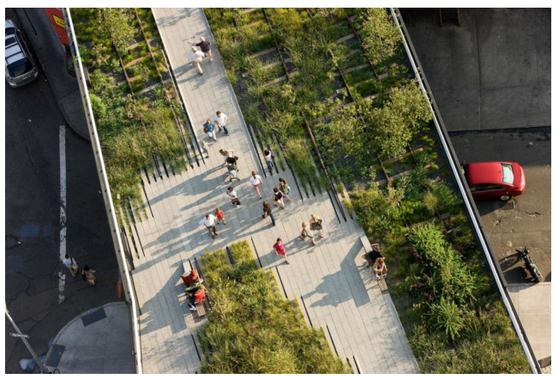
RESIDENTIAL MAIN STAIRS

RESIDENTIAL STAIRS ON 87TH AVENUE

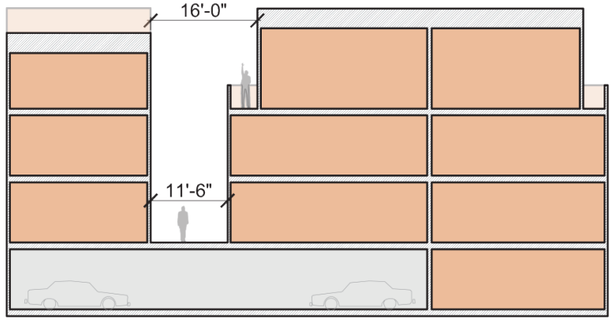


FJORD CONCEPT SKETCH

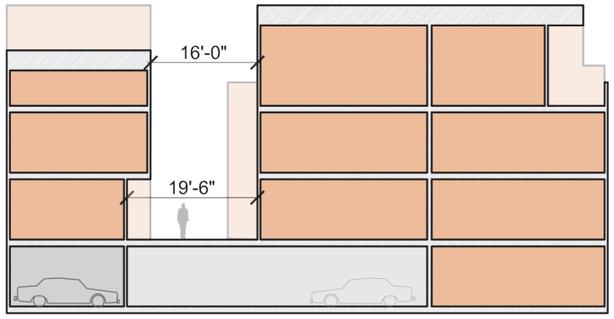




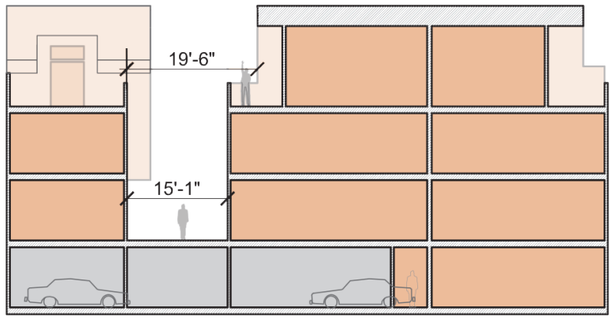
COURTYARD CONCEPT



SECTION A-A



SECTION B-B

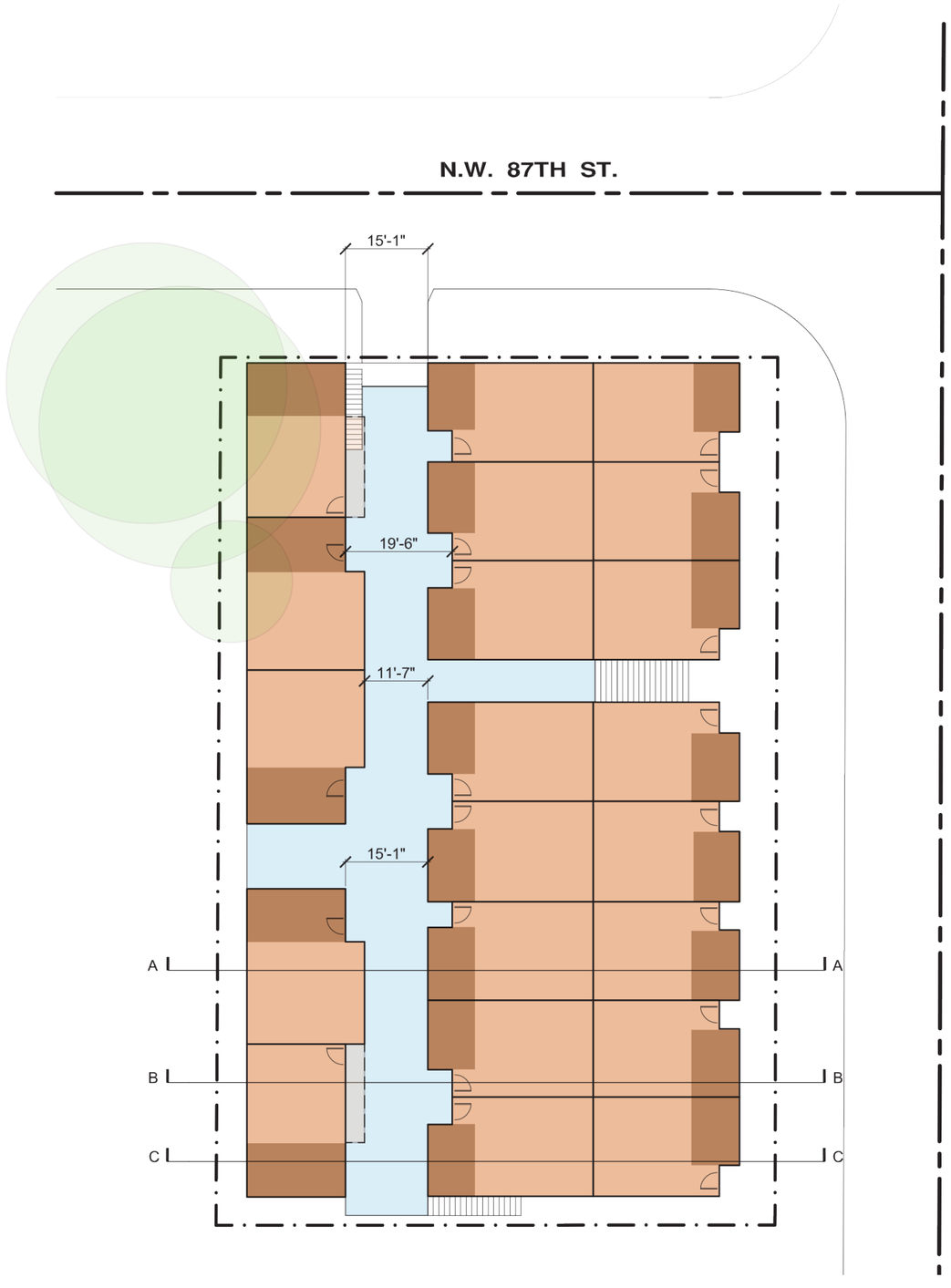


SECTION C-C

DECK SPACE

UNIT SPACE

GARAGE



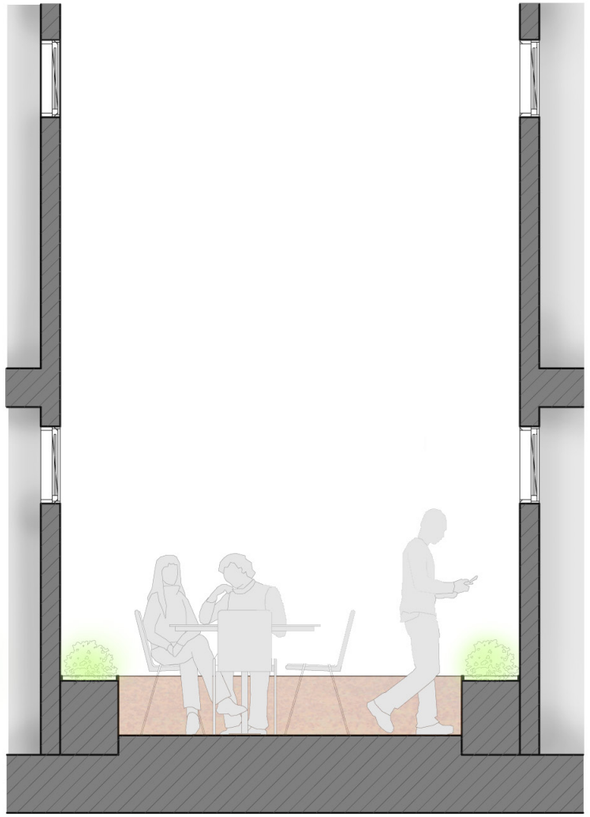
COURTYARD DIAGRAM

Transparency at West Elevation, Eastern units

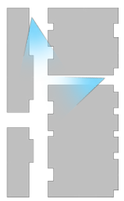
Transparency at East Elevation, Western units

Overlap

COURTYARD PRIVACY STUDY



COURTYARD TREATMENT



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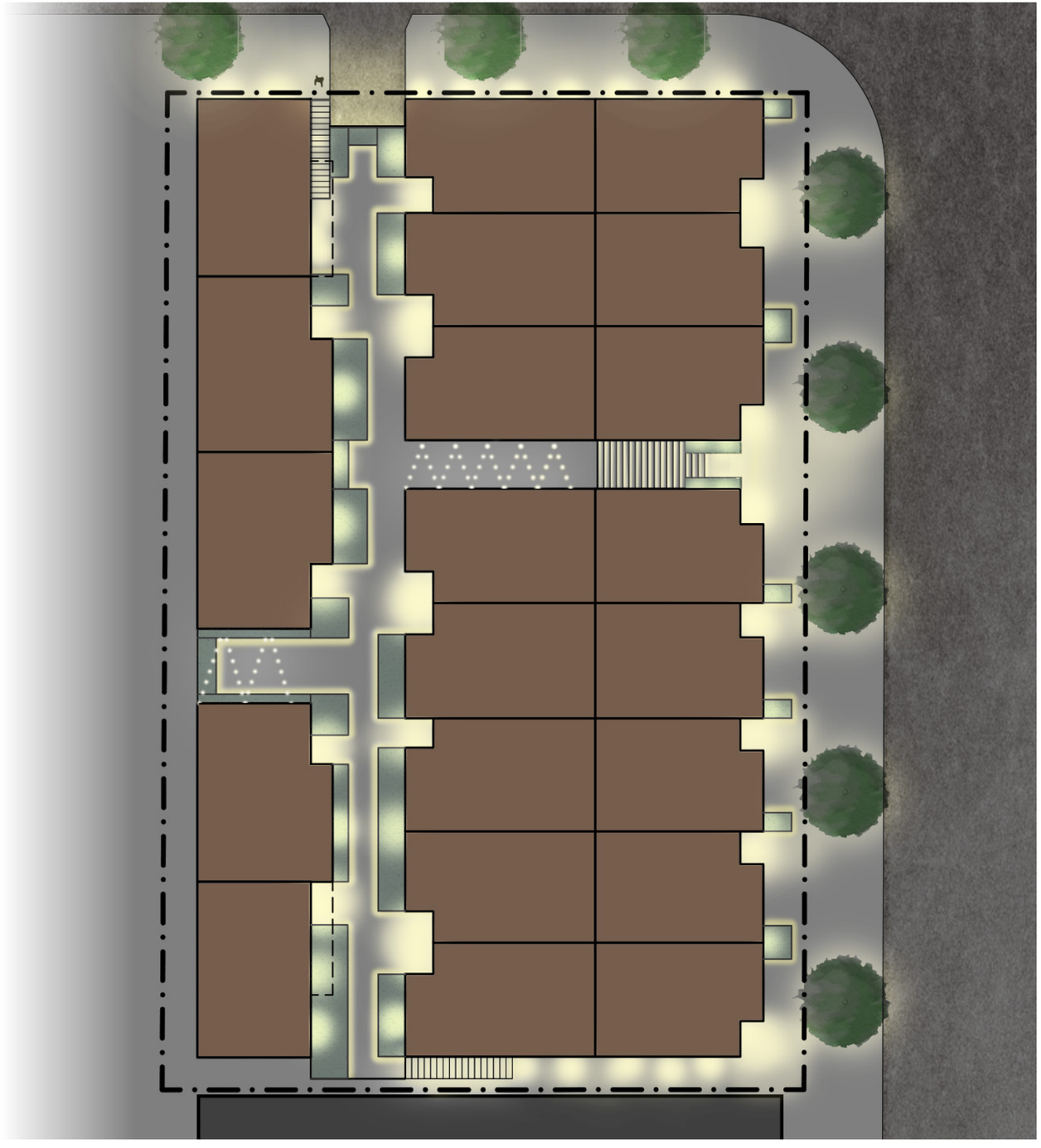
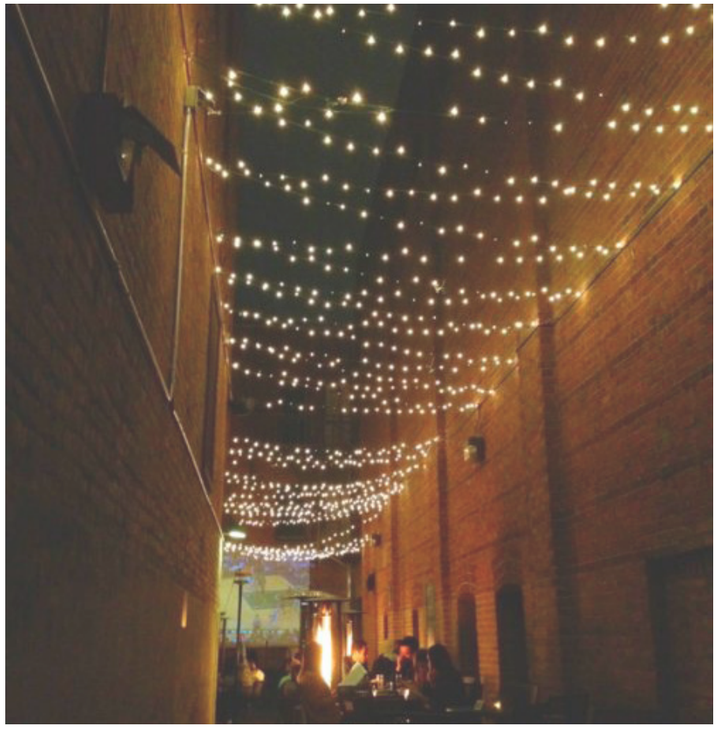
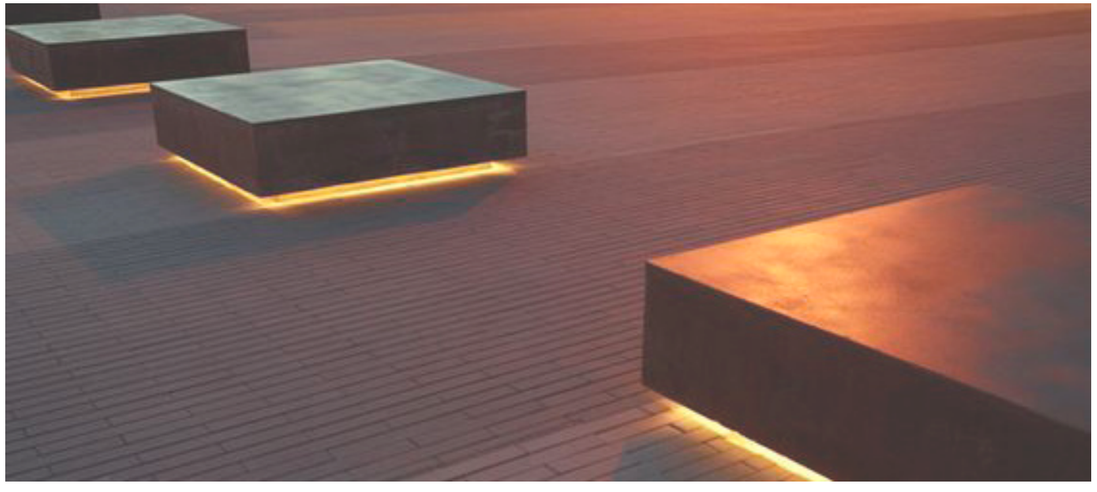


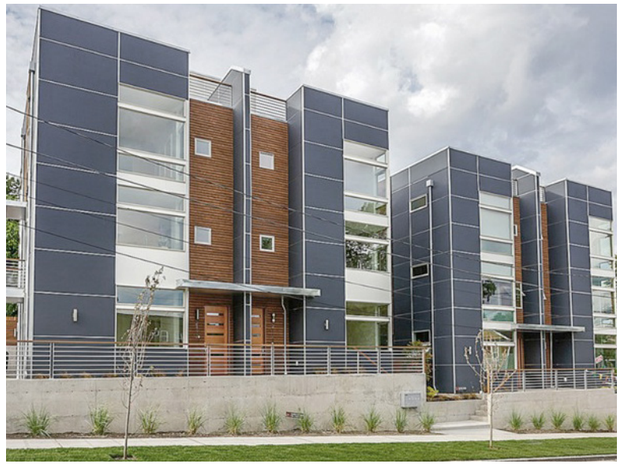
SCHEMATIC LIGHTING PLAN

Lighting will be placed adjacent to both the courtyard and street facing entries of each unit to establish a sense of security and identity. Outdoor lighting will also be focused on the pedestrian entries to the courtyard to help signify the points of entry.





COURTYARD LIGHTING PLAN



RECENT JWA PROJECTS

APPENDIX

SEATTLE DESIGN GUIDELINES			DESIGN RESPONSE
CS1. Natural Systems and Site Features Use natural systems and features of the site and its surroundings as a starting point for project design	**B1**	**Sunlight and Natural Ventilation** 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.	The proposed structure features a large common courtyard running North-South through the site. This large courtyard will not only enable daylight penetration into the site but also facilitate natural ventilation due to the northerly and southerly winds found within the Puget Sound area.
CS2. Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	**C1**	Corner Sites Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	The proposed structure is designed to hold the corner in this urban context. The residential entries are designed so that they are not located at the corner but instead front only Mary Avenue.
	D1	**Height, Bulk, and Scale** Review the height, bulk, and scale of neighboring buildings as well as the scale of the 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.	From commercial to multi-family, the site is currently surrounded by a mix of higher density uses. While the existing site use is currently a single family residence, this design proposes to increase the density to better match that of the surrounding area, while maintaining a residential pedestrian experience both internally and externally.
CS3. Architectural Context and Character Contribute to the architectural character of the neighborhood.	**B1**	**Local History and Culture** Exploring the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.	Due to the site's proximity to Ballard, there is a strong prevalence of Scandinavian heritage within the site's context. From the massive geological landmarks of fjords to the tightly knit yet distinctive fishing villages, the proposed design will draw inspiration from the culture of the early Ballard settlers.
PL1.Connectivity Complement and contribute to the network of open spaces around the site and the connections among them.	**B1**	Pedestrian Infrastructure Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.	The proposed design features a large courtyard running through the site with pedestrian access points at the street level along the north, east, and south sides. This courtyard will primarily function as a pedestrian corridor for the future residents to easily circulate the site. This active internal space will also, however, provide the future residents an opportunity to interact with one another and form a sense of community within the site.
	B2	**Pedestrian Volumes** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.	
	B3	**Pedestrian Amenities** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and the building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.	
PL2.Walkability Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	**B1**	**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.	Large windows from the ground-level living spaces on Mary Avenue provide eyes on the street. The more commercial facades on 87th Street also have large areas of glazing to provide visibility. Lighting at all of the entries and additional lighting allong the access stairs provide ample lighting for pathways and to provide security to the courtyard.
	B2	**Lighting for Safety** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights..	
PL3.Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	**A1**	**Design Objectives** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.	The street-level residential entries will be located along Mary Ave NW. These entries will feature a generous landscaped buffer and metal awning that demarcate the public/private threshold and distinguish the individual entry of each unit. The courtyard in the center of the building provides circulation to enter the rear units as well as areas for community interaction. A communal seating area in the center of the project provides an area for informal gatherings.
	A2	**Ensemble of Elements** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.	
	B1	**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.	
	B2	**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.	
	B	**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.	

POTENTIAL DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES			DESIGN RESPONSE
DC1.Project Uses and Activities Optimize the arrangement of uses and activities on site.	**A2**	**Gathering Places** Maximize the use of any interior or exterior gathering spaces by considering the following: -a location at the crossroads of high levels of pedestrian traffic; -proximity to nearby or project-related shops and services; and -amenities that complement the building design and offer safety and security when used outside normal business hours.	The main courtyard within the proposed design contains two main circulation axes that intersect each other at the center of the site. While the north/south axis will act as the primary circulation axis and the east/west the secondary, it is at their intersection that the converging pedestrian traffic and landscaped deck will facilitate an active space for the future residents to gather and interact.
	A3	**Flexibility** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.	The ground floor of all the units facing the more commercial 87th Street NW will be designed to initially function as residential with the plan for maximum adaptability for potential future commercial uses.
	C2	**Visual Impacts** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.	The proposed design features an at-grade parking lot, however, it is tucked within the site and covered with a common deck. By fully incorporating the parking into the structure, the design reduces the visual impact of the parking lot, minimizes excavation, and introduces a new pedestrian-oriented program element in the common deck. The proposed sight triangle departure further reduces the impact of the drive on the pedestrian experience by minizing the garage opening.
DC2.Architectural Concept Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	**A2**	**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.	The design scheme steps the massing of the structures back at the fourth story and introduces gable roof forms. This staggered massing allows for a diminished visual presence while still reaching the intended density of the site's zoning.
	B1	**Facade 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 wellproportioned 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.	
	C3	**Fit With Neighboring Buildings** Use design elements to achieve a suc-cessful fit between a building and its neighbors, such as: -considering aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials, -using trees and landscaping to enhance the building design and fit with the surrounding context, and/or -creating a well-proportioned base, middle and top to the building in loca-tions where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions—or similar ones—might be a good fit for the project and its context.	The site's current surrounding context consists of both multi-family and commercial structures, each of which conveys their respective uses with differing distinct architectural forms. The preferred design scheme relates to the hard urban edge of the surrounding commercial structures while maintaining the gable roof precedent of the adjacent multi-family structures.
DC3.Open Space Concept Integrate open space design with the design of the building so that each complements the other.	**C2**	**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 foun-dation plantings, street trees, and seasonal displays.	The large central courtyard will feature a variety of enhancing elements aimed at sparking communal interaction amongst the future residents. These amenities range from larger plantings and benches to outdoor lighting and awnings. The goal is to create a space in which a sense of community within the project can thrive.
DC4.Exterior Elements and Finishes Use appropriate and high quality elements and finishes for the building and its open spaces.	**D4**	**Place Making** Create a landscape design that helps define spaces with significant elements such as trees.	The proposed design of the common deck aims to feature larger landscaping elements along with a variety of smaller plantings to enhance the sense of a unique lively space, activating the project from the center of the site.

MARY AVENUE NW

WEST ELEVATION

COLOR ELEVATIONS

NW 87TH STREET

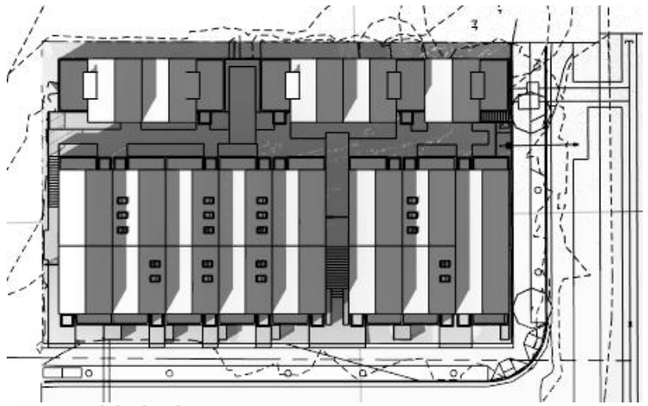
SOUTH ELEVATION

COLOR ELEVATIONS

COURTYARD EAST ELEVATION

COURTYARD WEST ELEVATION

COLOR ELEVATIONS



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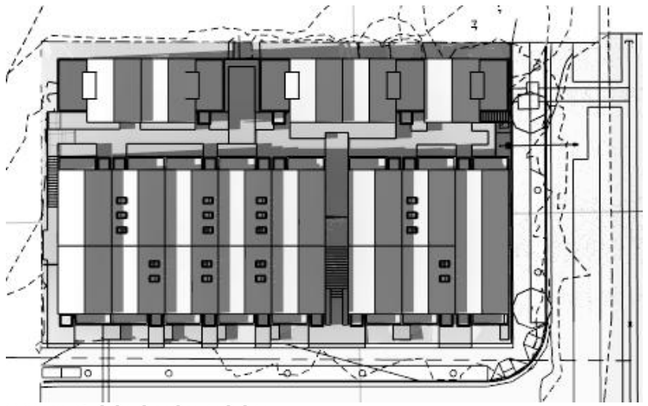

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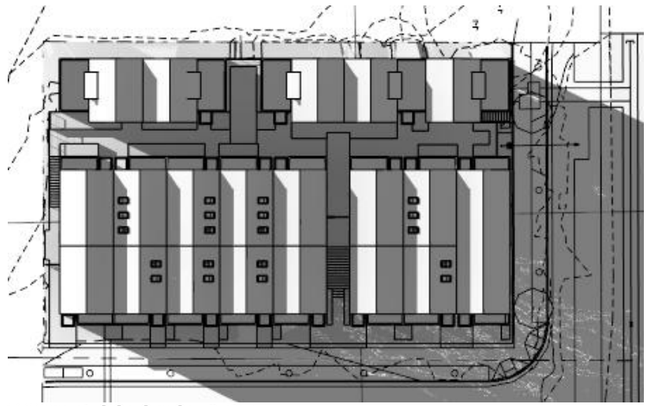

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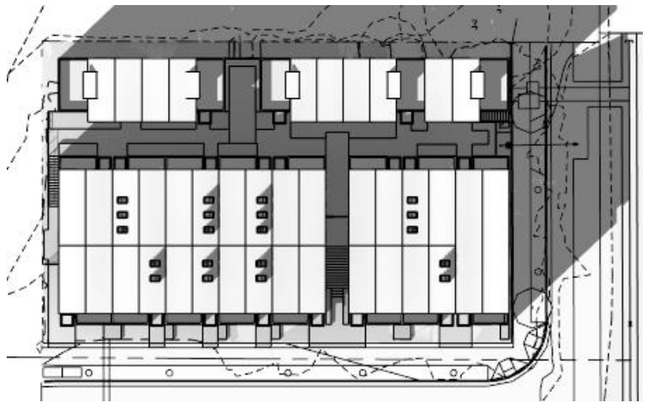
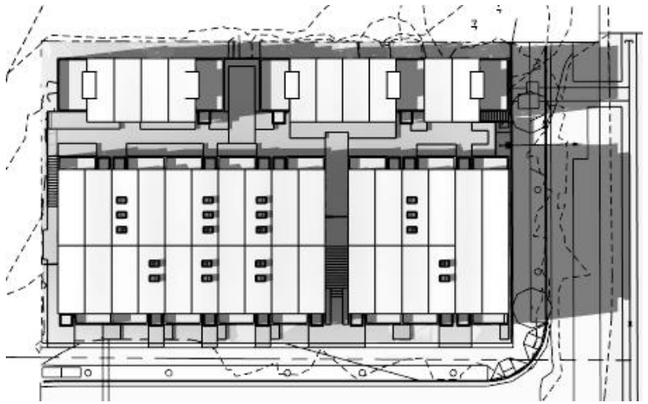


VERNAL EQUINOX 10 AM



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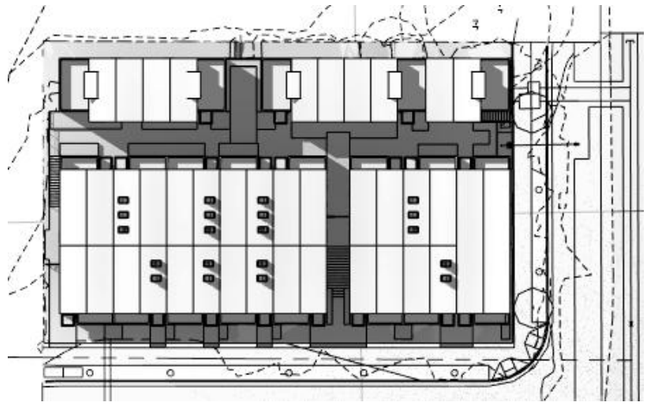
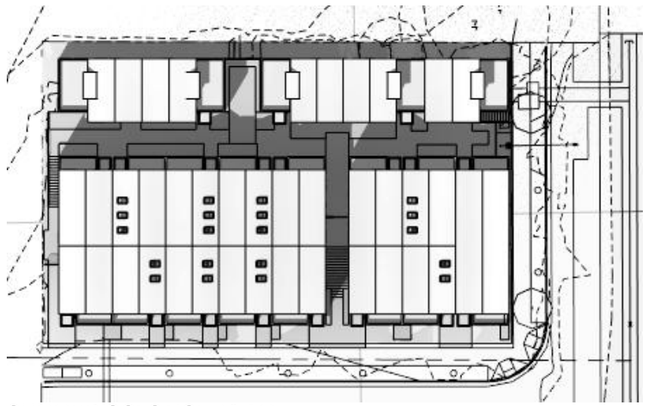


VERNAL EQUINOX 2 PM

WINTER SOLSTICE NOON WEST

WINTER SOLSTICE NOON EAST

COURTYARD SHADOW STUDIES



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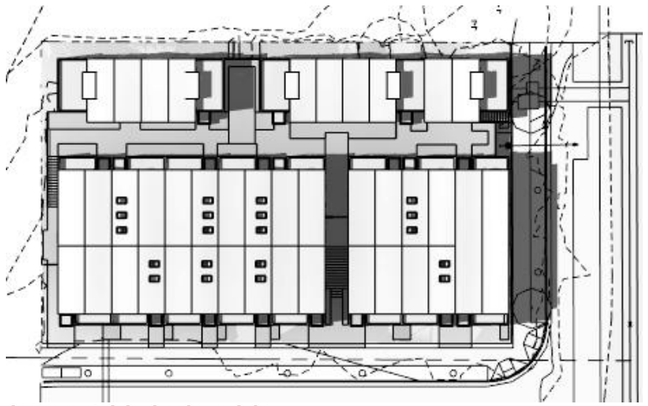

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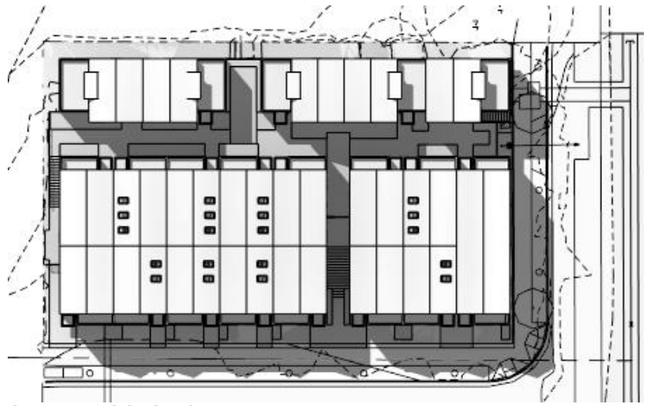

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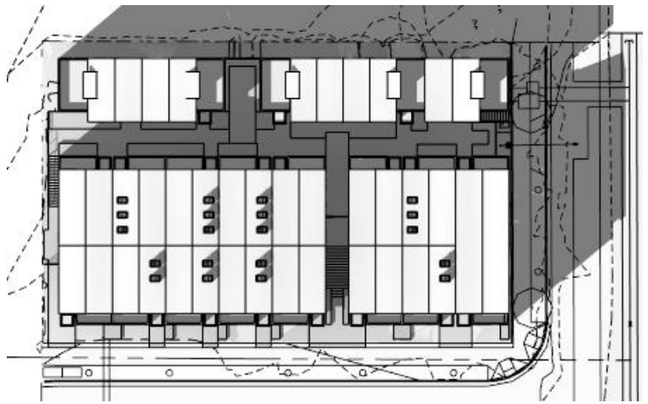

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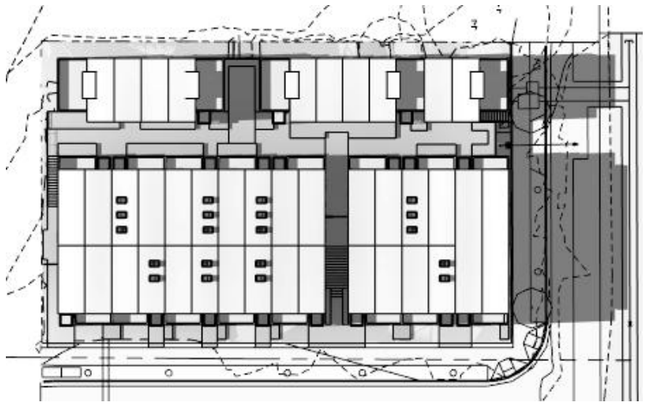

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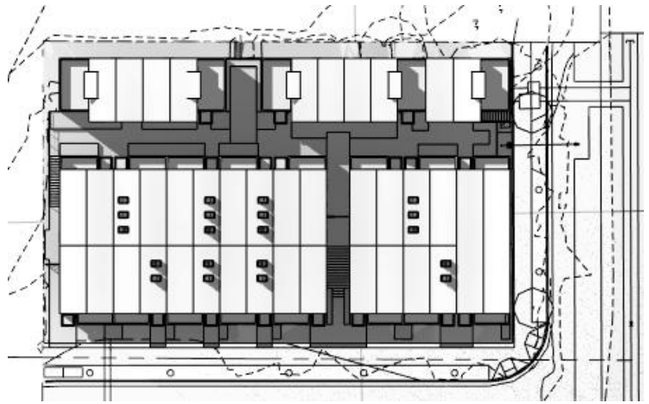

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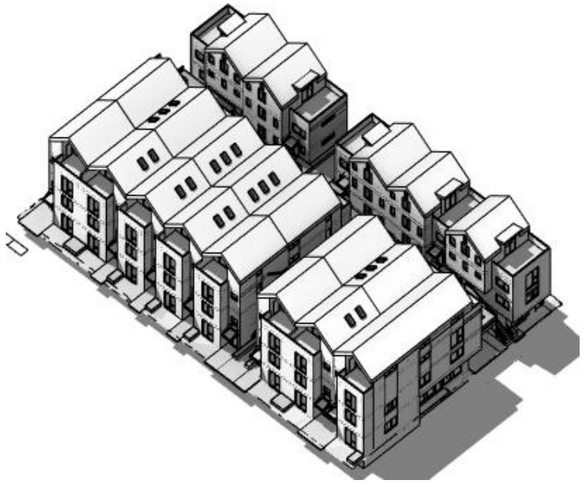

SUMMER SOLSTICE NOON EAST

COURTYARD SHADOW STUDIES