88TH & NESBIT APARTMENTS

APPLICANT:
rma www.rutledgemaul.com

DESIGN REVIEW BOARD PACKET
6/9/2016

DPD # 3019553
1141 N 88TH ST, SEATTLE WA 98103

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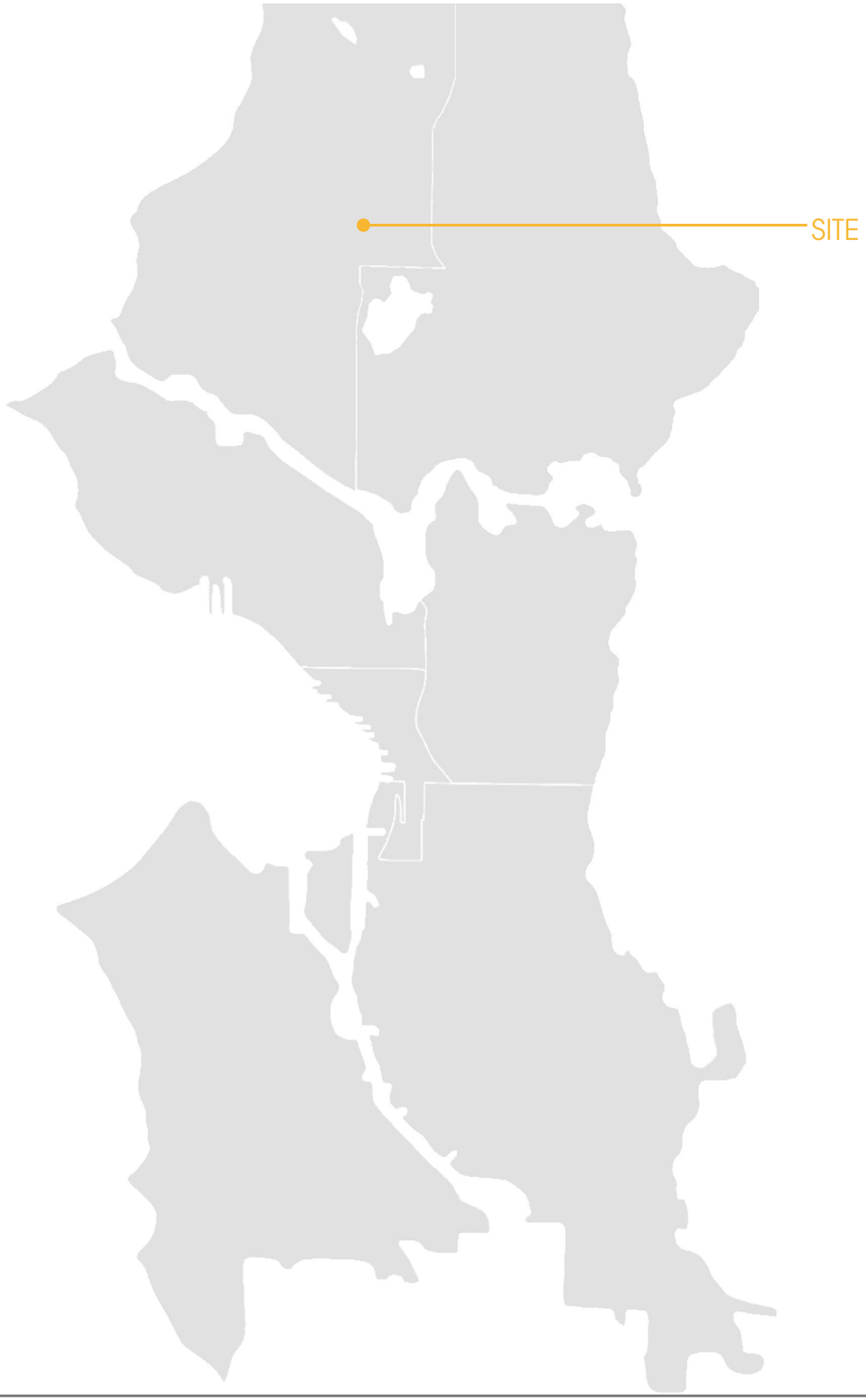

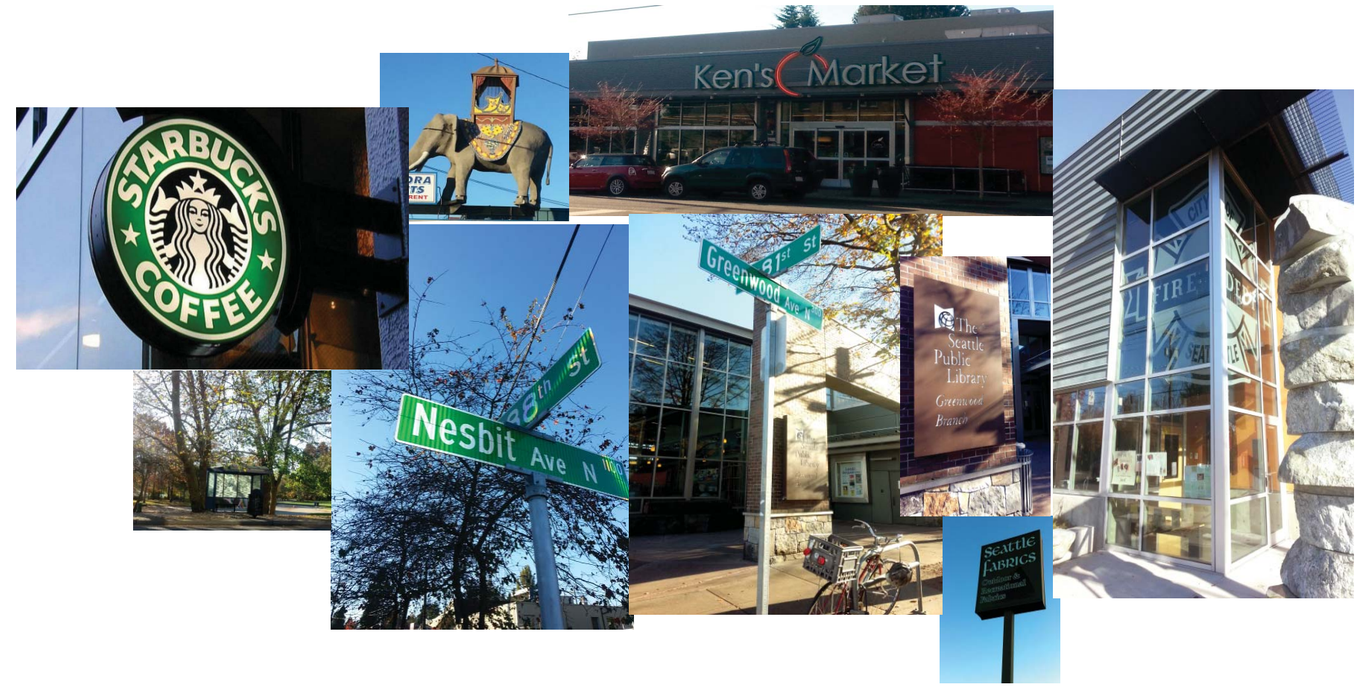

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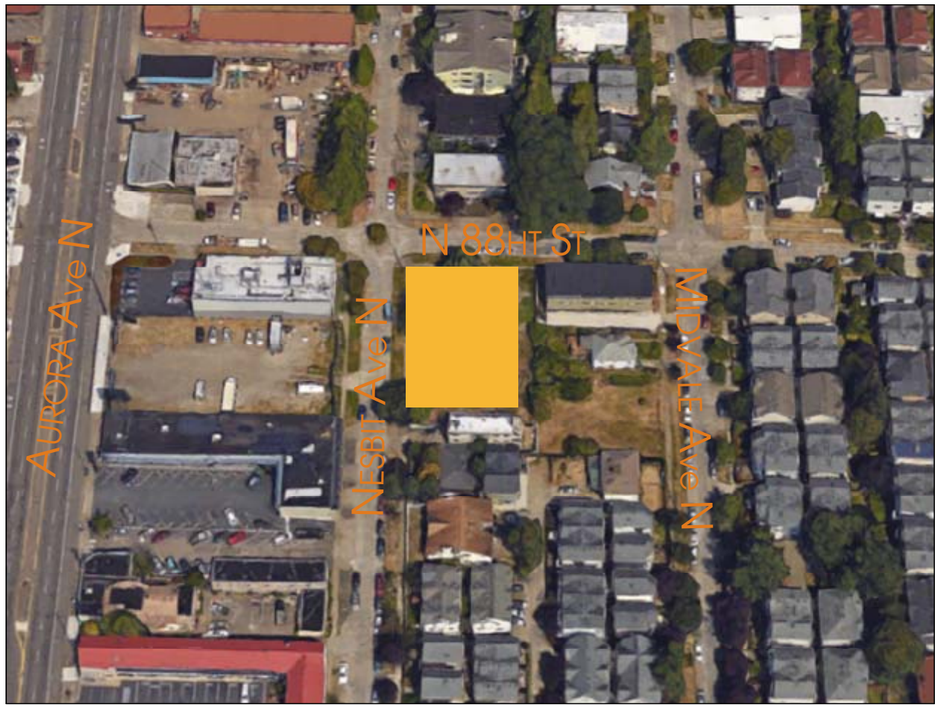

PRPOSAL SUMMARY

PROJECT ADDRESS:	1141 N 88TH ST SEATTLE WA 98103
DESCRIPTION:	NEW CONSTRUCTION OF A FOUR STORY APARTMENT BUILDING WITH 74 UNITS. 39 OPEN ONE BEDROOMS APARTMENTS AND 35 EFFICIENCY UNITS.
ASSESSOR PARCEL NUMBER:	0993001655
LEGAL DESCRIPTION:	LOTS 7 AND 12, INCLUSIVE, BLOCK 28, BOULEVARD PACE ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 2 IN KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.
ZONING:	LR-3, AURORA LICTON SPRINGS URBAN VILLAGE
BUILDING HEIGHT:	40' ALLOWABLE
LOT AREA:	15,376 S.F.
FAR:	2.0 (30,752 S.F. MAX)
PROPOSED:	30,734 S.F.

GSF DATA SUMMARY:

FLOOR:	G.S.F
BASEMENT:	4,421
1ST.:	7,447
2ND.:	7,700
3RD.:	7,700
4TH.:	7,700
ROOF:	247
TOTAL:	35,215

OBJECTIVES

THE PROJECT IS A PROPOSED FOUR STORY RESIDENTIAL BUILDING LOCATED ON NESBIT AVE N, JUST EAST OF THE AURORA STEET CROSSING. THIS PROJECT IS DESIGNED TO SERVE THE EXPANDING POPULATION OF AURORA LICTON SPRINGS URBAN VILLAGE BY CREATING A RESIDENTIAL COMMUNITY OF HIGH QUALITY ENDURING DESIGN AND INCREASED DENSITY. THE PROJECT WILL BE RESPONSIVE TO THE UNIQUE NEEDS OF THE NEIGHBORHOOD RESIDENTS AND WILL ENHANCE THE NEIGHBORHOOD WITH EXCELLENT WALKABILITY AND AN ENRICHED STREETSCAPE DESIGN.
THE PROJECT SITE AREA IS 15,376 S.F CONTAINING TWO ADJACENT PARCELS. THE BUILDING IS COMPRISED OF FOUR WOOD FRAME LEVELS OVER ONE LEVEL OF BELOW GRADE BASEMENT. THE MAIN ENTRANCE LOCATED ON NESBIT AVE N. WILL PROVIDE DIRECT ENTRY INTO THE BUILDING, PROVIDING AN INCREASED PEDESTRIAN ACTIVITY. THE PROJECT WILL HAVE APPROXIMATELY 74 APARTMENT UNITS WITH NO PARKING PROVIDED.
THROUGH ITS SCALE, MODULATION AND MATERIAL SELECTION, THE PROPOSED BUILDING WILL REFLECT CHARACTERISTICS OF THE AREA'S RECENT & HISTORICAL DEVELOPMENT, OFFERING A VIBRANT, ENDURING ASSET TO THE COMMUNITY.

Team |

- **Architect**
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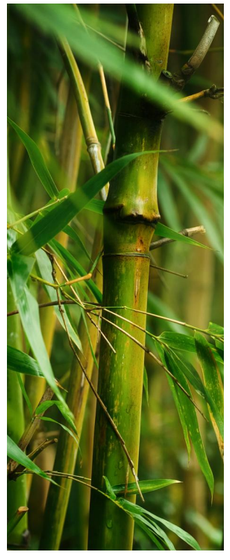
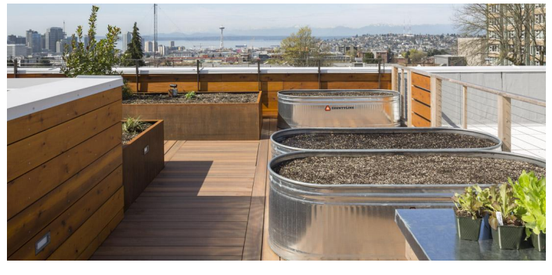
  FAX: (206) 388-1648

Design Inspiration |

- Entry
- Courtyard
- Unit entries and streetscape
- Micro- apartments





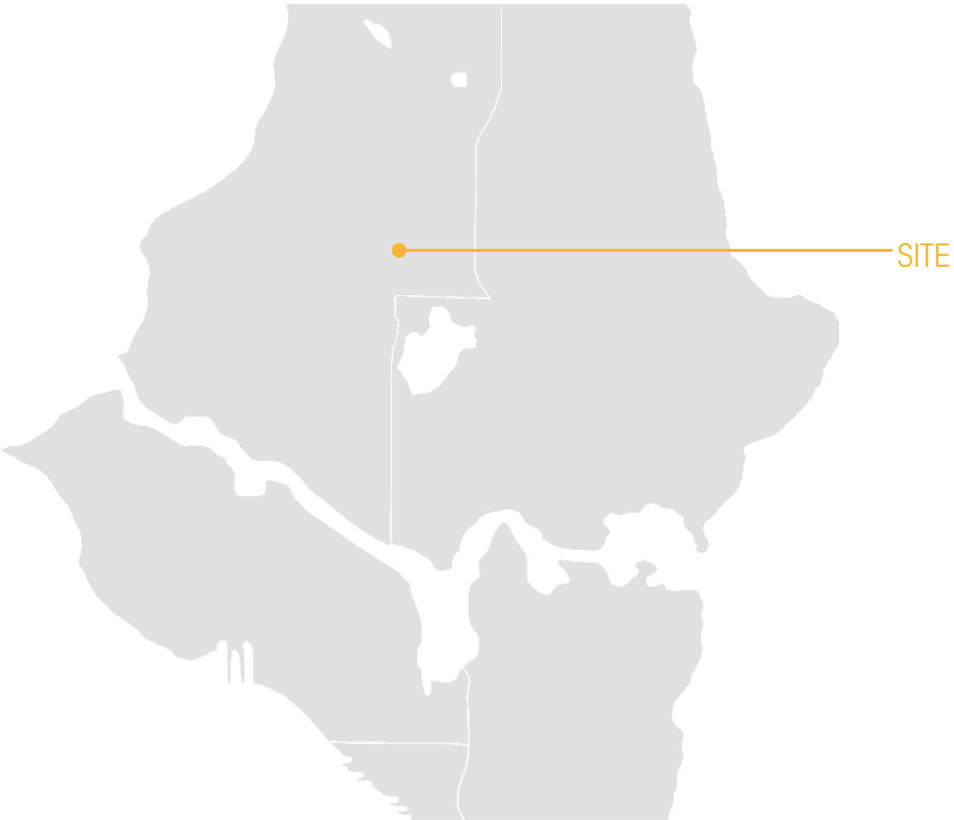
Goals |

Enhance The Neighborhood
- Complete the urban fabric by infilling vacant site.
- Define the urban edge by reinforcing the street
- Improve pedestrian amenity with landscape buffers
- Increase safety with eyes on the street

Enduring Building
- Architectural design that references context
- Incorporate high quality, durable materials

Sustainability
- Achieve a 4-star built green certification.
- Utilize reclaimed materials.

Community
- The proposal will be designed around a central courtyard and exterior walkway that connects the site from north to south.



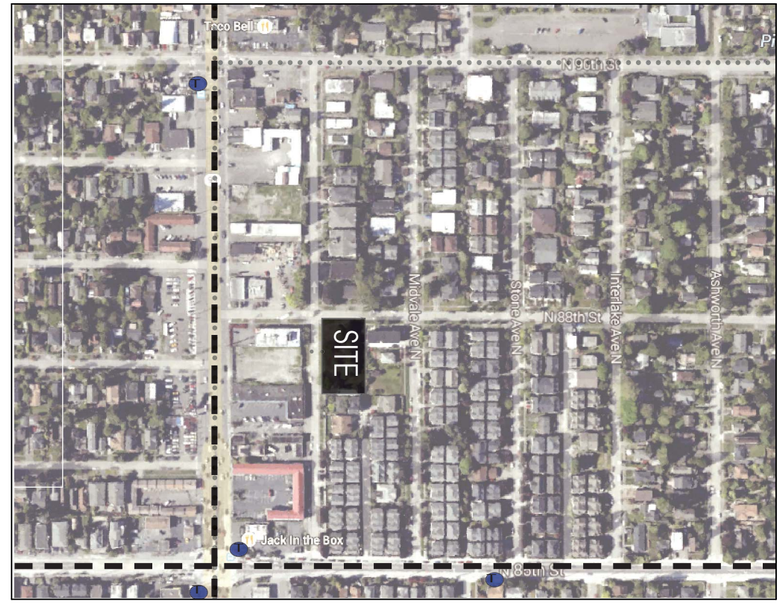
Contextual Relationship |

The proposal will have to negotiate the polarity between the contextual relationship of multifamily residential zoning to the east and the auto oriented retail zoning to the west. The west side of Nesbit Ave N is rather pedestrian unfriendly.
The sidewalk is interrupt-ed by loading docks and ramps.

The pedestrian experiance is disrupted by curb cuts and loading platforms behind aging retail buildings that front Aurora Ave N. These areas were not intended to be walkable; rather they areas are intended for loading and unloading of commercial product.

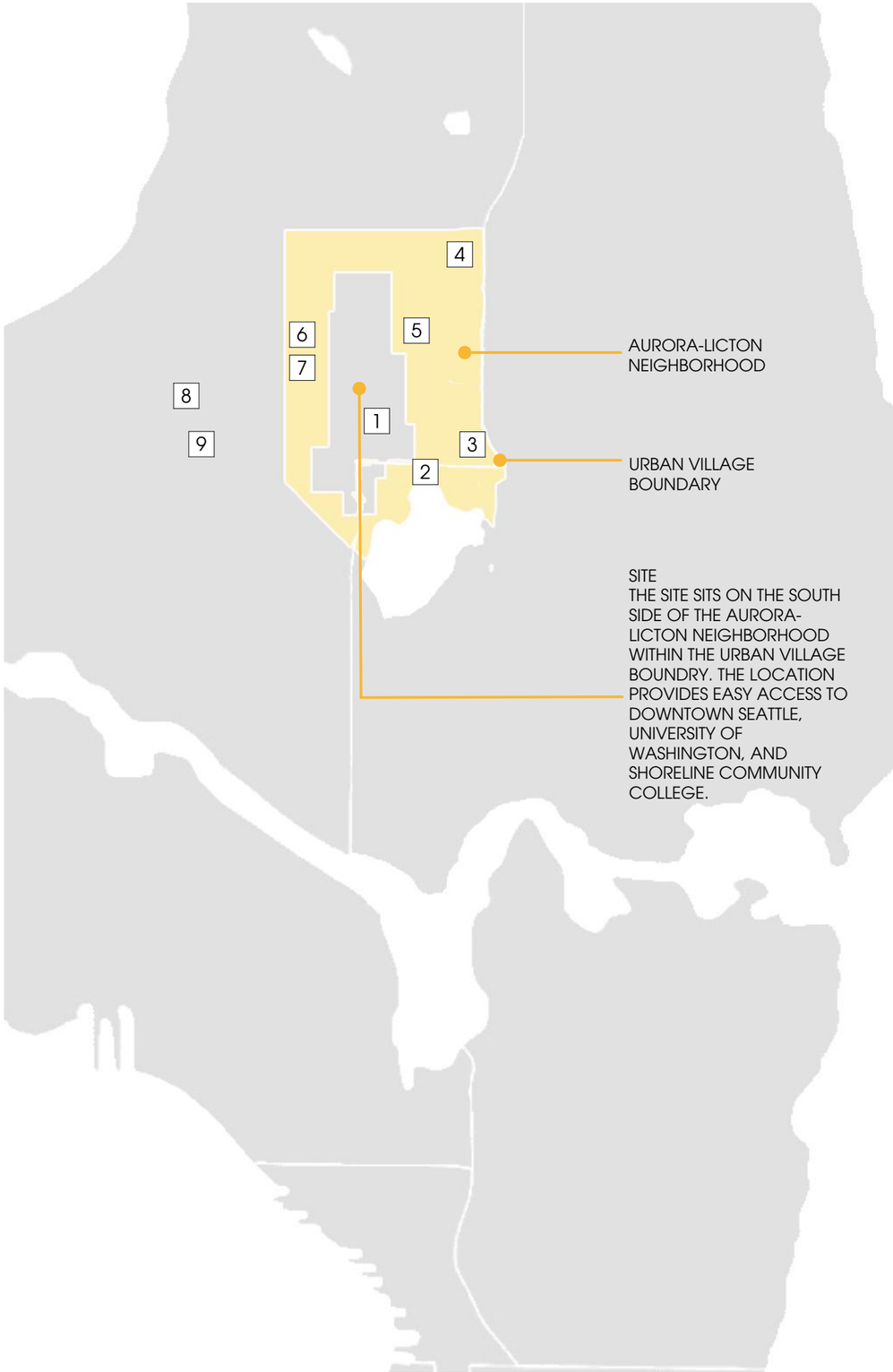
To contrast, the east side of Nesbit introduces a new language of dense multifamily housing that is dependent on walkable routes to public transportation or bicycle friendly streets.

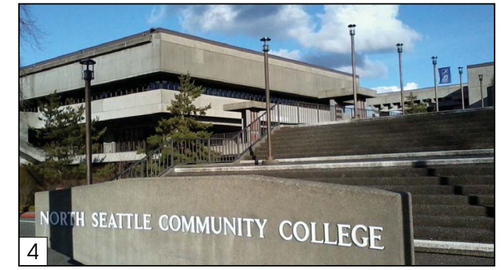
Our contextual response is to define the edge of the pedestrian experience on the west side of Nesbit Ave N. The bulk and height of the building represents a beacon to the residential zoning to the east. This "beacon" serves as a physical and visual barrier from Aurora Ave N. The rhythm and repetition of building elements and materials will borrow from neighboring residential typologies while the building height and architectural expressiveness will define the transition into the residentilal neighborhood.



The site sits on the south side of the Aurora-Licton neighborhood within the urban village boundry. The location provides easy access to downtown Seattle, University of Washington, and Shoreline Community College.

Micro-housing is a new trend developing to accommodate growth. Small-scale living within a community atmosphere provides students, recent graduates, com-muters, young professionals, and seniors the opportunity to affordably in urban areas. The proposal includes a mix of single bedroom and efficiency dealling units. To complement the culture of outdoor enthusiasts living in the area, bicycle storage and repair facilities will be located on the basement level. Residents efficient living spaces with amenity areas that will enhance and foster a social atmosphere. The project will benefit the nieghborhood by providing livable effiencent units that will be constructed to be environmentally freindyl and sustainable.





SIGNED BICYCLE ROUTES

TRANSIT STOP

MAIN TRANSIT ROUTE

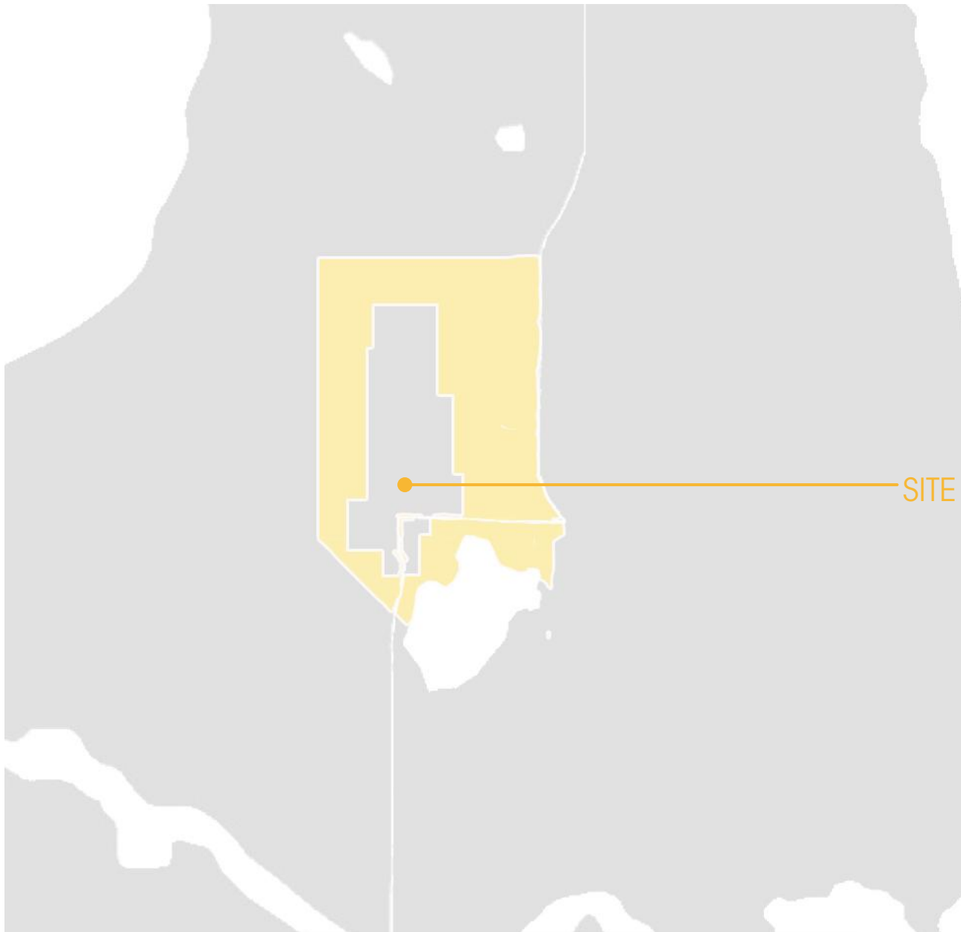
BICYCLE ROUTES

SIGNED BICYCLE ROUTES ARE LOCATED OFF OF FREMONT AVENUE NORTH, NORTH 90TH STREET, AND GREENWOOD AVENUE NORTH, AND PHINNY AVENUE NORTH TO CONNECT TO GREEN LAKE, THE WOODLAND PARK ZOO, AND THE BURKE-GILMAN TRAIL.

PUBLIC TRANSPORTATION

THE PROJECT IS LOCATED WITHIN 0.5 MILES OF SEVERAL MAJOR PUBLIC TRANSIT ROUTES OFF OF AURORA AVENUE NORTH, NORTH 90TH STREET, AND NORTH 85TH STREET. THESE STOPS PROVIDE TRANSIT TO THE DOWNTOWN CORE, UNIVERSITY DISTRICT, WALLINGFORD, MOUNT BAKER TRANSIT CENTER, AURORA VILLAGE TRANSIT CENTER, AND SHORELINE COMMUNITY COLLEGE.

TRANSPORTATION ANALYSIS



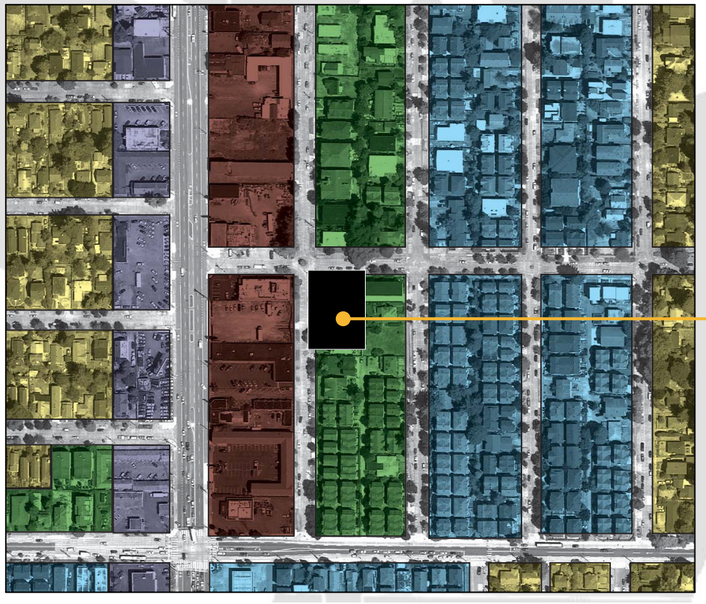
City Of Seattle Zoning Regulations

Zoning: LR-3, AURORA LICTON SPRINGS URBAN VILLAGE
Lot area: 15,376 S.F.
Total number of units proposed: 74 UNITS
Number of efficiency dwelling units: 35 UNITS
PROJECT WILL COMPLY WITH 23.45.510.C TO QUALIFY FOR HIGHER FAR & NO DENSITY LIMITS.

The site is zoned for lowrise 3; lowrise 3 development standards require moderate scale multifamily housing including apartments, townhomes, and rowhouses. Seattle municipal code states that "multifamily structures that include micro-housing may be constructed in all zones that allow multifamily residential development."

Compliance Summary

SMC SECTION	ISSUE	REQUIREMENT	PROVIDED
23.45.510	FAR	2.0 MAX. (30,752 S.F. MAX)	1.99 (30,734 S.F.)
23.45.512	DENSITY LIMIT	NO LIMIT	74 UNITS
23.45.514	STRUCTURE HEIGHT	40′ MAX.	40'
23.75.110.E.1	ELEVATOR PENTHOUSE HEIGHT	55' (15' MAX. ABOVE H.L.)	53.16'
23.45.514.J.4	STAIR PENTHOUSE HEIGHT	50' (10′MAX. ABOVE H.L.)	50'
23.45.514.	PARAPET HEIGHT	44' (4' MAX. ABOVE H.L.)	44'
23.45.514.	SHED ROOF HEIGHT	44' (4' MAX. EAVE EXTENDING ROOF LINE)	44'
23.45.518.A	FRONT SETBACK	5' MIN.	5'
23.45.518.A	REAR SETBACK	15' MIN	15'
23.45.518.A	NORTH SIDE SETBACK	5' MIN. 7′-0″ AVG.	7.03' (1ST FLOOR AVG.) 7.2' (2ND FLOOR AVG.)
23.45.518.A	SOUTH SIDE SETBACK	5' MIN. 7′-0″ AVG.	9.36' (1ST FLOOR AVG.) 8.86' (2ND FLOOR AVG.)
23.45.522.A.	AMENITY AREA	3,844 S.F. (25% OF LOT AREA)	5,546 S.F.
23.45.522.D.5	GROUND FLOOR AMENITY AREA	1,922 S.F. (50% OF THE REQUIRED AMENITY AREA)	2,924 S.F.
23.45.524.2.b.	GREEN FACTOR	0.6 MIN.	0.615
23.45.526	BUILT GREEN	4-STAR	4-STAR
23.45.527.B	FACADE LENGTH	66.625' MAX (65% OF LOT LINE)	66.625'
23.45.527.A	STRUCTURE WIDTH	150' MAX	136.5'
23.15.015. B	PARKING	NONE REQUIRED	0 SPACES
23.54.015. D.D.2	SHORT- TERM BICYCLE PARKING	NONE REQUIRED	8 SPACES
23.54.015. D.D.2	LONG- TERM BICYCLE PARKING	27 (1 PER 4 DWELLING UNITS OR 0.75 PER SMALL EFFICIENCY UNIT)	30 SPACES
23.45.529.C.1.	STREET FACING FACADE TRANPARENCY/ OPENINGS AREA	WEST FACADE: 1,220 S.F. (20% OF FACADE AREA) NORTH FACADE: 715.25 S.F. (20% OF FACADE AREA)	2,366 S.F. 1,332 S.F.



Zoning

- C1-65, AUTO ORIENTED RETAIL.
- C1-40, SERVICE COMMERCIAL AREA.
- SF-5000, SINGLE FAMILY RESIDENTIAL.
- LR-3, MULTIFAMILY RESIDENTIAL.
- LR-2, MULTIFAMILY RESIDENTIAL.
- LR-1, MULTIFAMILY RESIDENTIAL.

LEGAL DESCRIPTION

LOTS 7 AND 12, INCLUSIVE, BLOCK 28, BOULEVARD PLACE ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 2, IN KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

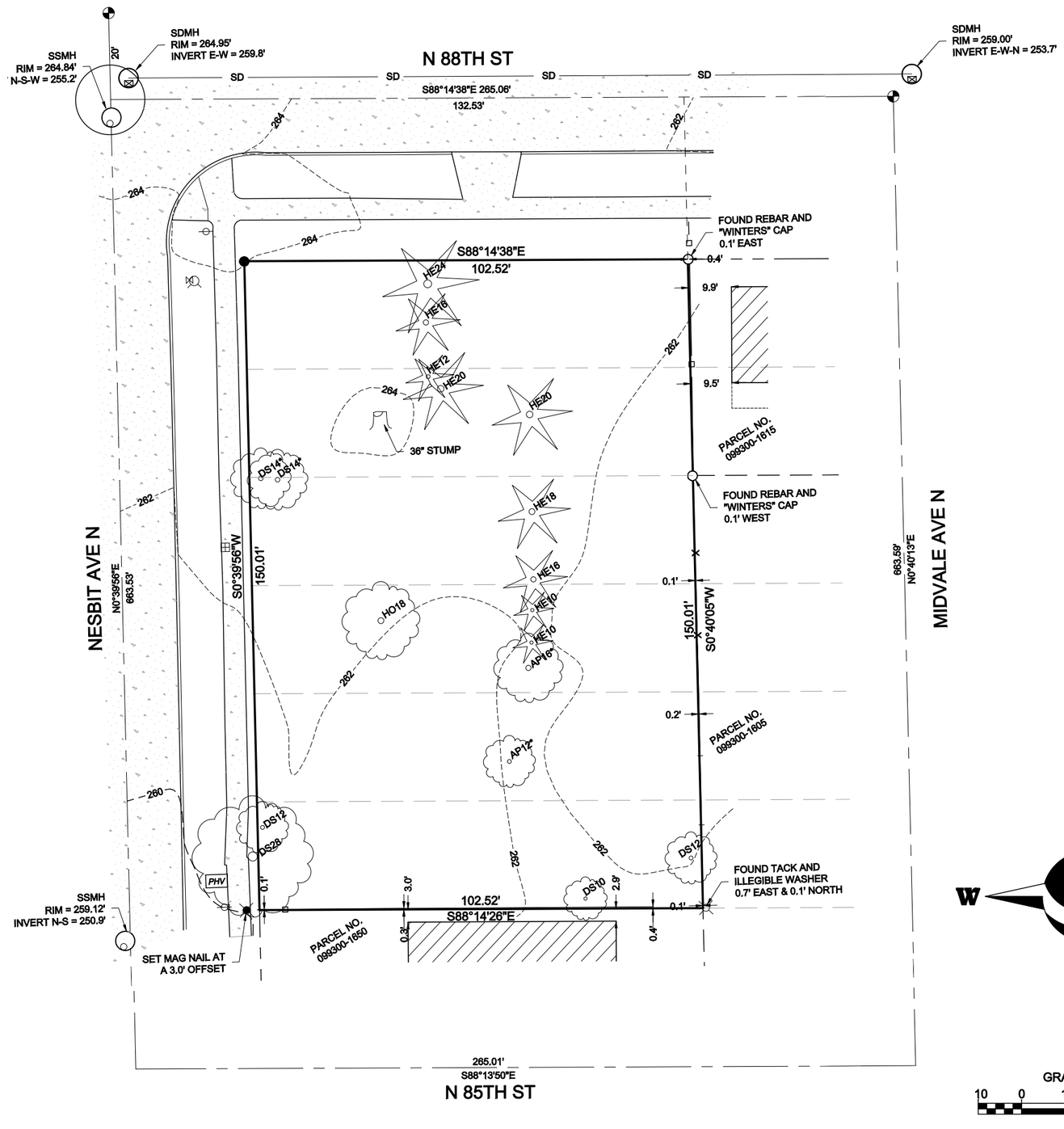
ACCEPTED A BEARING OF N88°14'30"W ALONG THE CENTERLINE OF NORTH 88TH STREET BASED ON FOUND MONUMENTS PER RECORD OF SURVEY RECORDED UNDER KING COUNTY WASHINGTON RECORDING NO. 20070517900008

GENERAL NOTES

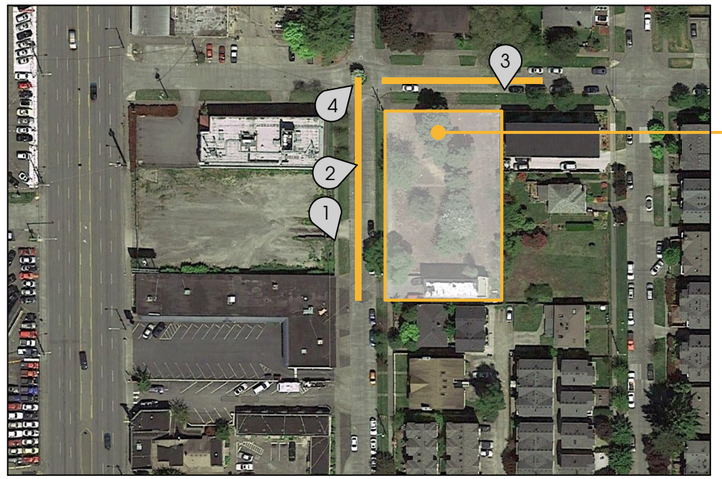
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN DECEMBER 2014 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND REBAR AS DESCRIBED
- SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP
- SET MAG NAIL
- FOUND TACK AND WASHER
- UTILITY POLE
- PHV — TELECOMMUNICATION VAULT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- —SS— APPROXIMATE LOCATION SANITARY SEWER LINE
- —OHU— OVERHEAD UTILITIES
- —I— HOGWIRE FENCE
- —X— CHAINLINK FENCE
- WOOD FENCE
- CONCRETE SURFACE
- AP APPLE
- DS DECIDUOUS
- HE HEMLOCK
- HO HOLLY
- * DENOTES MULTI-TRUNK



Existing Site Conditions



PROPOSED PROJECT SITE:
•THE SITE IS LOCATED WITHIN THE AURORA-LICTON URBAN VILLAGE.
• TWO (2) LOTS 7 AND 12, INCLUSIVE, BLOCK 28, BOULEVARD
• LOT AREA= 15,376 SQ. FT.
• CURRENTLY THE SITE IS VACANT WITH A NUMBER OF MEDIUM SIZED TREES, NONE OF WHICH WERE FOUND TO BE EXCEPTIONAL PER DR 16-2008.

TOPOGRAPHY:
• THE SITE IS RELATIVELY FLAT WITH APPROXIMATELY 2FT OF GRADE CHANGE. POWER LINES RUN ADJACENT TO THE SITE ALONG NESBIT AVE N AND N 88TH STREET.

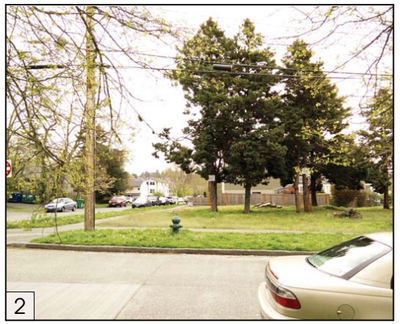
ADJACENT BUILDINGS AND USES:
•NEIGHBORING PROPERTIES ZONED C1-65. THE SITE IS ZONED TO BE A TRANSITION FROM THE AUTO ORIENTED RETAIL AND COMMERCIAL TO THE EAST.
• THE NEIGHBORING BUILDING TO THE WEST, SEATTLE FABRICS, IS A CMU BUILDING APPROXIMATELY 25′ IN HEIGHT WITH ROOFTOP EQUIPMENT INCLUDING ANTENNA. SURROUNDING BUILDINGS TO THE NORTH, SOUTH AND EAST INCLUDE APARTMENT BUILDINGS AND SINGLE FAMILY RESIDENCES.

SOLAR ACCESS & VIEWS:
• THE SITE HAS GOOD SOLAR ACCESS
• EXCEPTIONAL TERRITORIAL VIEWS OF GREEN LAKE, DOWNTOWN SEATTLE, AND MT. RAINER FROM THE UPPER REACHES OF THE SITE.
• ENVIRONMENTALLY CRITICAL AREAS: NONE.

ALLOWABLE STRUCTURE HEIGHT:
• LR-3 ZONING ALLOWS FOR A 40′-0″ STRUCTURE HEIGHT
• 4′ BONUS FOR SHED ROOFS
• 4′ BONUS FOR ROOFTOP FEATURES
• 15′ BONUS FOR STAIR/ELEVATOR PENTHOUSES

ALLOWABLE BUILDING AREA: • 2.0 BASE FAR
• 2.0 MAX FAR = 15,376 SF X 2.0 = 30,752 S.F.

1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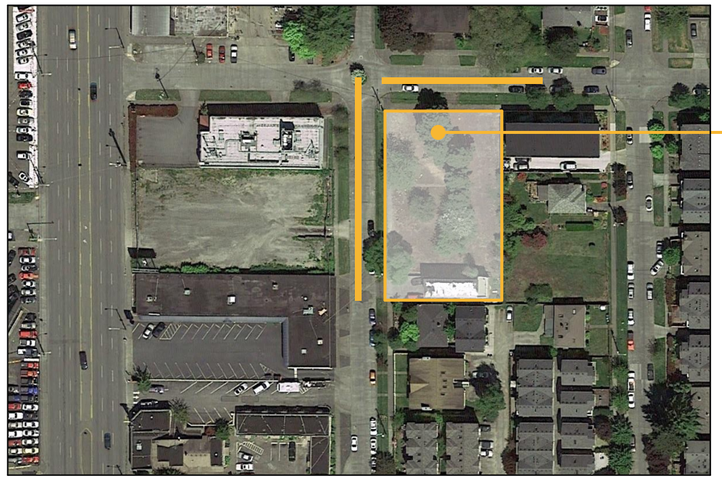
3

Existing Site Conditions

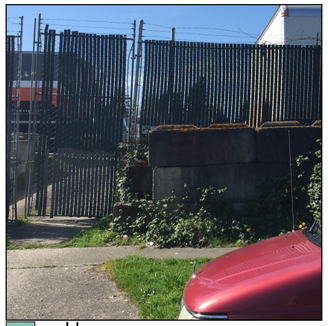


NESBIT AVENUE NORTH FACING EAST TOWARDS THE PROPOSED SITE

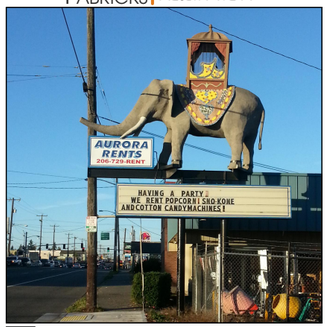
PANORAMIC VIEW ON SITE FACING NORTH DOWN NESBIT AVENUE NORTH TOWARDS 88TH STREET.

2 Seatle Fabricks

3 Seatle Fabricks | Nesbit Ave N



4 Unpaved Parking Lot



5 Aurora Rents

7 Apartments

8 Apartments

9 Apartments

10 Bluemental Uniforms | Aurora

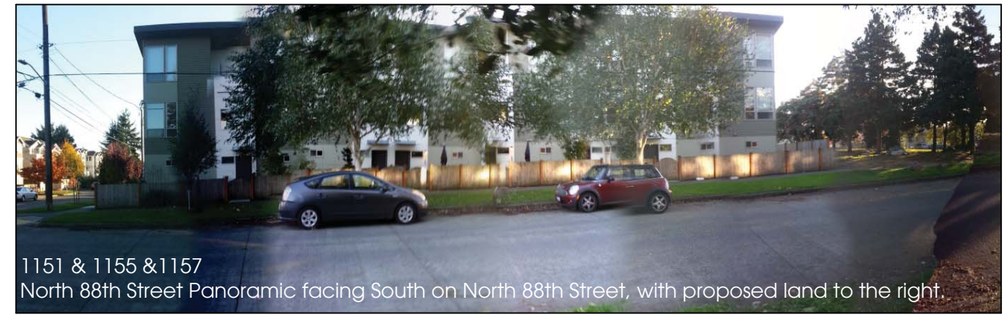
11 Loading Docks

12 Multy Family Units

13 Multy Family Units

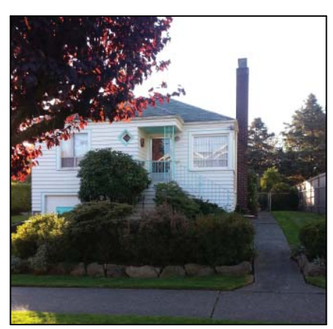
14 Travelodge | Aurora

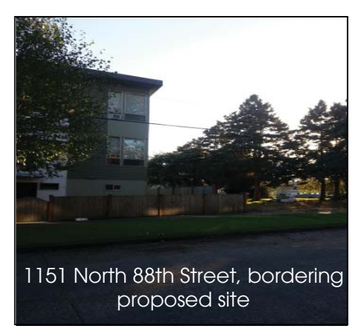
1157 North 88th Street - Corner of Midvale and 88th facing South-west



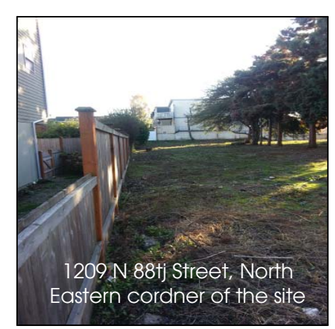
1151 & 1155 &1157
North 88th Street Panoramic facing South on North 88th Street, with proposed land to the right.

1. Site
2. Seatle Fabricks
   1-Story Retail Space | Along Aurora
3. Seatle Fabricks
   Storage Along Nesbit Ave N
4. Unpaved Parking Lot
5. Aurora Rents
   1-Story Retail Space
6. Single Family Residence
7. Apartments
   2-Story With Below Grade Parking
8. Apartments
   3-Story With Tuck Under Garages
9. Apartments
   3-Story
10. Bluemental Uniforms
    1-Story Retail Space | Along Aurora
11. Bluemental Uniforms
    Loading Docks | Along Nesbit Ave N
12. Multy Family Units
    3-Story
13. Apartments
    3-Story
14. Travelodge Seattle North
    1-Story Retail Space





1151 North 88th Street, bordering proposed site



1209 N 88tj Street, North Eastern cordner of the site

Way West Apartments
8641 Nesbit Avenue North

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES:
USE NATURAL SYSTEMS/FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN
.

CS1-B SUNLIGHT AND NATURAL VENTILATION:
CS1-B-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 SITE.

CS2 URBAN PATTERN AND FORM:
STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

CS2-B ADJACENT SITES, STREETS, AND OPEN SPACES:
CS2-B-2. CONNECTION TO THE STREET: IDENTIFY OPPORTUNITIES FOR THE PROJECT TO MAKE A STRONG CONNECTION TO THE STREET AND PUBLIC REALM.

CS2-D HEIGHT, BULK, AND SCALE:
CS2-D-5. RESPECT FOR ADJACENT SITES: RESPECT ADJACENT PROPERTIES WITH DESIGN AND SITE PLANNING TO MINIMIZE DISRUPTING THE PRIVACY OF RESIDENTS IN ADJACENT BUILDINGS.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER:
CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
CS3-A-2. CONTEMPORARY DESIGN: EXPLORE HOW CONTEMPORARY DESIGNS CAN CONTRIBUTE TO THE DEVELOPMENT OF ATTRACTIVE NEW FORMS AND ARCHITECTURAL STYLES; AS EXPRESSED THROUGH USE OF NEW MATERIALS OR OTHER MEANS.

CS3-A-4. EVOLVING NEIGHBORHOODS: IN NEIGHBORHOODS WHERE ARCHITECTURAL CHARACTER IS EVOLVING OR OTHERWISE IN TRANSITION, EXPLORE WAYS FOR NEW DEVELOPMENT TO ESTABLISH A POSITIVE AND DESIRABLE CONTEXT FOR OTHERS TO BUILD UPON IN THE FUTURE.

RESPONSE:
MODULATION OF MICRO UNITS AND SINGLE BEDROOM UNITS FUNCTION TO PROVIDE OPEN SPACE, VENTILATION AND LIGHT FOR RESIDENTS. NOT ONLY WILL RESIDENTS BE ABLE TO UTILIZE A ROOF DECK WITH VIEWS OF GREENLAKE, DOWNTOWN SEATTLE AND RAINIER, SMALLER DECKS ON THE 2ND AND 3RD FLOORS POSITIONED TO TAKE ADVANTAGE OF AFTERNOON SUNLIGHT.

AS VISIBLE FORM THE ZONING MAP, THE PROJECT SITE IS ON A TRANSITION ZONE FROM THE COMMERCIAL ORIENTED LANDSCAPE OF AURORA AVE N AND THE LOW RISE RESIDENTIAL ZONING TO THE WEST. THE PROJECT ATTEMPTS TO BE A GRADIENT BETWEEN THE COMMERCIAL CHARACTERISTICS OF THE AURORA CORRIDOR AND THE LOW RISE RESIDENTIAL CHARACTERISTICS TO THE WEST. THE BUILDING HEIGHT AND BULK DEFINE THE CHARACTER OF THE SIDEWALK WHILE DISTINGUISHING PRIVATE SPACE OF THE BUILDING. THE SET-BACK CORNER OF THE SITE CREATES VISIBILITY, SAFETY AND OPENNESS AS PART OF THE PEDESTRIAN EXPERIENCE.

FITTING OLD AND NEW TOGETHER
THE TRANSITION ZONE PROVIDES A UNIQUE OPPORTUNITY TO MERGE THE COMMERCIAL CHARACTER OF THE AURORA CORRIDOR TO THE WEST AND THE MULTIFAMILY RESIDENTIAL AREA TO THE EAST. THE URBAN CHARACTER OF THE COMMERCIAL CORE IS EVIDENT IN THE STRUCTURAL EXPRESSION AND MATERIALS. THE BUILDING ALSO BLENDS THE URBAN COMMERCIAL CHARACTER WITH MULTIFAMILY RESIDENTIAL USING ELEMENTS SUCH AS DECK RAILING AND FENESTRATION CREATE AND UNMISTAKABLE CONTEMPORARY RESIDENTIAL CHARACTER.

PUBLIC LIFE

PL1 CONNECTIVITY:
COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

PL1-A NETWORK OF OPEN SPACES
PL1-A-2. ADDING TO PUBLIC LIFE: SEEK OPPORTUNITIES TO FOSTER HUMAN INTERACTION THROUGH AN INCREASE IN THE SIZE AND QUALITY OF PROJECT-RELATED OPEN SPACE AVAILABLE FOR PUBLIC LIFE.

PL1-C OUTDOOR USES AND ACTIVITIES
PL1-C-1. SELECTING ACTIVITY AREAS: CONCENTRATE ACTIVITY AREAS IN PLACES WITH SUNNY EXPOSURE, VIEWS ACROSS SPACES, AND IN DIRECT LINE WITH PEDESTRIAN ROUTES.

PL2 WALKABILITY:
CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

PL2-B SAFETY AND SECURITY
PL2-B-1. EYES ON THE STREET: CREATE A SAFE ENVIRONMENT BY PROVIDING LINES OF SIGHT AND ENCOURAGING NATURAL SURVEILLANCE.
PL2-B-2. LIGHTING FOR SAFETY: PROVIDE LIGHTING AT SUFFICIENT LUMEN INTENSITIES AND SCALES, INCLUDING PATHWAY ILLUMINATION, PEDESTRIAN AND ENTRY LIGHTING, AND/OR SECURITY LIGHTS.

PL3 STREET-LEVEL INTERACTION:
ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

PL3-A ENTRIES
PL3-A-1. DESIGN OBJECTIVES: DESIGN PRIMARY ENTRIES TO BE OBVIOUS, IDENTIFIABLE, AND DISTINCTIVE WITH CLEAR LINES OF SIGHT AND LOBBIES VISUALLY CONNECTED TO THE STREET.
PL3-A-2. COMMON ENTRIES: MULTI-STORY RESIDENTIAL BUILDINGS NEED TO PROVIDE PRIVACY AND SECURITY FOR RESIDENTS BUT ALSO BE WELCOMING AND IDENTIFIABLE TO VISITORS.
PL3-A-4. ENSEMBLE OF ELEMENTS: DESIGN THE ENTRY AS A COLLECTION OF COORDINATED ELEMENTS INCLUDING THE DOOR(S), OVERHEAD FEATURES, GROUND SURFACE, LANDSCAPING, LIGHTING, AND OTHER FEATURES.

PL3-B RESIDENTIAL EDGES
PL3-B-1. SECURITY AND PRIVACY: PROVIDE SECURITY AND PRIVACY FOR RESIDENTIAL BUILDINGS THROUGH THE USE OF A BUFFER OR SEMI-PRIVATE SPACE BETWEEN THE DEVELOPMENT AND THE STREET OR NEIGHBORING BUILDINGS.
PL3-B-2. GROUND-LEVEL RESIDENTIAL: PRIVACY AND SECURITY ISSUES ARE PARTICULARLY IMPORTANT IN BUILDINGS WITH GROUND-LEVEL HOUSING, BOTH AT ENTRIES AND WHERE WINDOWS ARE LOCATED OVERLOOKING THE STREET.

RESPONSE:
THIS PROPOSED PROJECT INCORPORATES MODULATION OF THE FRONT FACADE THAT HELPS TO VISUALLY LOCATE, PROVIDING AN EASILY IDENTIFIABLE ENTRY SEQUENCE WITH A STRONG CONNECTION TO THE STREET.
IN ADDITION, LIGHTING, HARDSCAPE, AND LANDSCAPING FURTHER HELP TO IDENTIFY THESE LOCATIONS. A COMPREHENSIVE LIGHTING PLAN FOR THE SITE WILL PROVIDE ENOUGH LIGHT TO MAINTAIN A SENSE OF SAFETY FOR THE RESIDENTS AND PEDESTRIAN ACCESS. ALL ENTRY DOORS HAVE GLASS INSETS TO PROVIDE NATURAL LIGHT TO PUBLIC SPACES WHERE WINDOWS MIGHT NOT BE POSSIBLE.

THE ARRANGEMENT OF THE BUILDING IS A COURTYARD BASED PLAN. THIS ARRANGEMENT ALLOWS FOR "EYES ON THE STREET" ALONG WITH BENEFIT OF DIFFERENT OUTDOOR AMENITY AREAS PUBLIC, SEMI- PRIVATE AND PRIVATE. THE GOAL OF THE ARRANGEMENT IS TO CREATE A FAÇADE THAT MODULATES AND IS INTERACTIVE WITH ITS SURROUNDINGS WHILE STILL CREATING A DEFINED PRIVATE SPACE IN THE CENTER COURTYARD.

THE PROPOSED DESIGN PROVIDES LANDSCAPED AMENITY SPACES ALONG THE STREET FACADE AND A LARGE PEDESTRIAN PATH TO THE FRONT DOOR.
A BICYCLE STORAGE ROOM HAS BEEN INTEGRATED INTO THE BASEMENT OF THE BUILDING FOR ALL OPTIONS, PROVIDING SECURE STORAGE FOR RESIDENT'S BICYCLES WITHIN THE BUILDING.

PUBLIC LIFE

PL4 ACTIVE TRANSPORTATION:
INCORPORATE DESIGN FEATURES THAT FACILITATE ACTIVE FORMS OF TRANSPORTATION SUCH AS WALKING, BICYCLING, AND USE OF TRANSIT.

PL4-A ENTRY LOCATIONS AND RELATIONSHIPS

PL4-A-1. SERVING ALL MODES OF TRAVEL: PROVIDE SAFE AND CONVENIENT ACCESS POINTS FOR ALL MODES OF TRAVEL.
PL4-A-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.

PL4-B PLANNING AHEAD FOR BICYCLISTS

PL4-B-2. BIKE FACILITIES: FACILITIES SUCH AS BIKE RACKS AND STORAGE, BIKE SHARE STATIONS, SHOWER FACILITIES AND LOCKERS FOR BICYCLISTS SHOULD BE LOCATED TO MAXIMIZE CONVENIENCE, SECURITY, AND SAFETY.

RESPONSE:
THIS APARTMENT COMPLEX IS DESIGNED SPECIFICALLY FOR PROFESSIONALS LOOKING TO LIVE A LOW-ENVIRONMENTAL-IMPACT LIFESTYLE. A SECURE STORAGE FACILITY IN THE BASEMENT IS PROVIDED FOR BICYCLES IN LIEU OF PARKING, AIMING THE PROJECT TOWARD OCCUPANTS WITHOUT CARS. EXTERIOR, COVERED BICYCLE STORAGE IS ALSO OFFERED.
THE SITE IS LOCATED IN THE URBAN VILLAGE AND FREQUENT TRANSIT AREA SO PARKING IS NOT REQUIRED. METRO'S RAPIDRIDE E LINE OPERATES IN THE AURORA CORRIDOR WITH FREQUENT SERVICE. THE LINE OPERATES BETWEEN DOWNTOWN SEATTLE AND ARORA VILLAGE TRANSIT CENTER VIA GREENLAKE AND NORTH SEATTLE. FREQUENT SERVICE IS PROVIDED EVERY DAY OF THE WEEK, AND ALMOST EVERY HOUR OF THE DAY. THERE IS A BUS STOP LOCATED WITHIN A FEW BLOCKS THAT SERVICE BUS ROUTES RAPIDRIDE E LINE, OFFERING TRANSPORTATION TO QUEEN ANNE, DOWNTOWN AND CONNECTIONS TO OTHER ROUTES.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES:
OPTIMIZE THE ARRANGEMENT OF USES AND ACTIVITIES ON SITE.

DC1-A ARRANGEMENT OF INTERIOR USES

DC1-A-2. GATHERING PLACES: MAXIMIZE THE USE OF ANY INTERIOR OR EXTERIOR GATHERING SPACES.
DC1-A-4. VIEWS AND CONNECTIONS: LOCATE INTERIOR USES AND ACTIVITIES TO TAKE ADVANTAGE OF VIEWS AND PHYSICAL CONNECTIONS TO EXTERIOR SPACES AND USES.

DC2 ARCHITECTURAL CONCEPT:
DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

DC2-A MASSING

DC2-A-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.

DC2-B ARCHITECTURAL AND FACADE COMPOSITION

DC2-B-1. FAÇADE COMPOSITION: DESIGN ALL BUILDING FACADES-INCLUDING ALLEYS AND VISIBLE ROOFS- CONSIDERING THE COMPOSITION AND ARCHITECTURAL EXPRESSION OF THE BUILDING AS A WHOLE. ENSURE THAT ALL FACADES ARE ATTRACTIVE AND WELL-PROPORTIONED.
DC2-B-2. BLANK WALLS: AVOID LARGE BLANK WALLS ALONG VISIBLE FAÇADES WHEREVER POSSIBLE. WHERE EXPANSES OF BLANK WALLS, RETAINING WALLS, OR GARAGE FACADES ARE UNAVOIDABLE, INCLUDE USES OR DESIGN TREATMENTS AT THE STREET LEVEL THAT HAVE HUMAN SCALE AND ARE DESIGNED FOR PEDESTRIANS.

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-C-3. FIT WITH NEIGHBORING BUILDINGS: USE DESIGN ELEMENTS TO ACHIEVE A SUCCESSFUL FIT BETWEEN A BUILDING AND ITS NEIGHBORS.

DC2-D SCALE AND TEXTURE

DC2-D-1. HUMAN SCALE: INCORPORATE ARCHITECTURAL FEATURES, ELEMENTS, AND DETAILS THAT ARE OF HUMAN SCALE INTO THE BUILDING FACADES, ENTRIES, RETAINING WALLS, COURTYARDS, AND EXTERIOR SPACES IN A MANNER THAT IS CONSISTENT WITH THE OVERALL ARCHITECTURAL CONCEPT.

MASSING OF THE PROPOSED DESIGN HAS BEEN ORGANIZED TO DEMARCATE ENTRANCES AND CREATE OPEN EXTERIOR SPACES FOR RESIDENTS AS WELL AS RESPOND TO EXISTING BUILDING STYLES IN THE NEIGHBORHOOD. THE DESIGN RELATES TO MASSING CUES FROM THE SURROUNDING BUILDINGS BUT THROUGH MATERIALITY AND DETAILS, PROVIDE A MORE MODERN APPEARANCE.
THE FACADE MATERIALITY IS CHOSEN TO ACCENTUATE CERTAIN MODULATIONS AND DETAILS ON THE FACADES. THE MATERIAL SELECTION WAS INFORMED BY THE COLORS AND TEXTURES EXISTING ON ADJACENT DEVELOPMENTS TO BOTH FIT IN WITH THE NEIGHBORHOOD AND MAINTAIN AN INDIVIDUAL APPEARANCE.

THE DESIGN INCORPORATES MODULATION OF THE FRONT FACADE THAT HELPS TO VISUALLY LOCATE, PROVIDING AN EASILY IDENTIFIABLE ENTRY WITH AN ENLARGED PAVED AREA AND PROVIDE A LARGER FRONT AMENITY SPACE ALONG THE STREET ENCOURAGING INTERACTION BETWEEN RESIDENTS, NEIGHBORS AND PASSERSBY. THE PROPOSED DESIGN PROVIDES A LARGER COURTYARD FOR AMENITY AND GATHERING SPACES ON THE GROUND WILL BE DENSLY PLANTED WITH A VARIETY OF PLANTS CHOSEN BASED ON SHAPE, SIZE, COLOR AND TEXTURE TO REINFORCE THE OVERALL DESIGN AND PROVIDE PRIVACY FOR UNITS ON THE FIRST FLOOR THROUGHOUT THE YEAR.
A ROOFTOP DECK IS PROPOSED WITH A COMBINATION OF GATHERING SPACES AND PLANTERS ALONG THE PERIMETER TO HELP DAMPEN SOUND AND SOFTEN THE APPEARANCE OF THE BUILDING.

RESPONSE:
THE DESIGN RESPONSES TO THE DESIRE TO CREATE A COHESIVE APPEARANCE, A CLEAR ORGANIZATION WILL BE CREATED WITHIN THE FENESTRATION PATTERS. THIS ORGANIZATION WILL BE FURTHER REINFORCED BY MATERIALITY AND LANDSCAPE RELATIONSHIPS AT THE GROUND LEVEL. A SIMPLE PALETTE OF COLORS AND TEXTURES WILL BE IMPLEMENTED AS TO CREATE ARCHITECTURAL INTEREST IN A WAY THAT REMAINS TIMELESS TO THE SURROUNDING NEIGHBORHOOD CONTEXT.

THE PLANTERS AND SOFFIT OVERHANGS WILL MORE APPROPRIATELY BRING THE BUILDING TO A HUMAN SCALE AS IT MEETS THE SIDEWALK. THESE ELEMENTS WILL PROVIDE INTEREST AT THE EYE LEVEL AND ELEMENTS OF COLOR THROUGH THE USE OF LIGHTING AND LANDSCAPING. THE SLIGHTLY RECESSED LOBBY AREA AND CANOPY WILL NOT ONLY PROVIDE PEDESTRIAN FRIENDLY SIGNAGE, BUT ALSO PROVIDE WEATHER PROTECTION.

DC3 OPEN SPACE CONCEPT
INTEGRATE OPEN SPACE DESIGN WITH THE BUILDING DESIGN SO THAT THEY COMPLEMENT EACH OTHER.

DC3-A BUILDING-OPEN SPACE RELATIONSHIP

DC3-A-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.

DC3-B OPEN SPACE USES AND ACTIVITIES

DC3-B-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.
DC3-B-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.

DC3-C DESIGN

DC3-C-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 THAT OTHER PROJECTS CAN BUILD UPON IN THE FUTURE.
DC3-C-2. AMENITIES/FEATURES: CREATE ATTRACTIVE OUTDOOR SPACES SUITED TO THE USES ENVISIONED FOR THE PROJECT.

MULTIFAMILY OPEN SPACE - RESIDENTIAL SHARED OPEN SPACE CONSISTS OF EXPANSIVE ROOF TOP DECK. THIS GATHERING SPACE WILL HAVE A BARBEQUE AS WELL AS VEGETABLE ROOF GARDEN FOR RESIDENTS TO ENJOY AND CONNECT. THE DECK IS SURROUNDED 2' DEEP PLANTERS TO ENHANCE THE AREA.

DESIGN CONCEPT

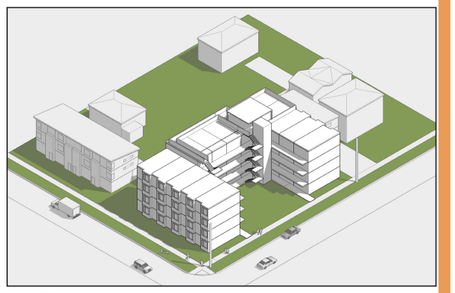
DC4 EXTERIOR ELEMENTS AND FINISHES:
USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.

DC4-C LIGHTING
DC4-C-1. FUNCTIONS: USE LIGHTING BOTH TO INCREASE SITE SAFETY IN ALL LOCATIONS USED BY PEDESTRIANS AND TO HIGHLIGHT ARCHITECTURAL OR LANDSCAPE DETAILS AND FEATURES SUCH AS ENTRIES, SIGNS, CANOPIES, PLANTINGS, AND ART.

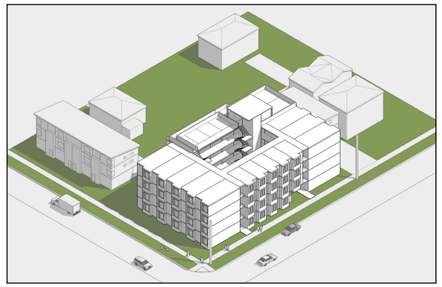
DC4-D TREES, LANDSCAPE, AND HARDSCAPE MATERIALS
DC4-D-1. CHOICE OF PLANT MATERIALS: REINFORCE THE OVERALL ARCHITECTURAL AND OPEN SPACE DESIGN CONCEPTS THROUGH THE SELECTION OF LANDSCAPE MATERIALS.
DC4-D-2. HARDSCAPE MATERIALS: USE EXTERIOR COURTYARDS, PLAZAS, AND OTHER HARD SURFACED AREAS AS AN OPPORTUNITY TO ADD COLOR, TEXTURE, AND/OR PATTERN AND ENLIVEN PUBLIC AREAS THROUGH THE USE OF DISTINCTIVE AND DURABLE PAVING MATERIALS. USE PERMEABLE MATERIALS WHEREVER POSSIBLE.

RESPONSE:
BUILDING MATERIALS CONSIST OF PAINTED SMOOTH FIBER CEMENT PANELS, CONCRETE AND WOOD. THE WOOD AND CONCRETE WILL BE USED AT THE BASE WHERE IT WILL PROVIDE A WARM EXPERIENCE FOR PEDESTRIANS AND HIGHLIGHT ACCENT AREAS.

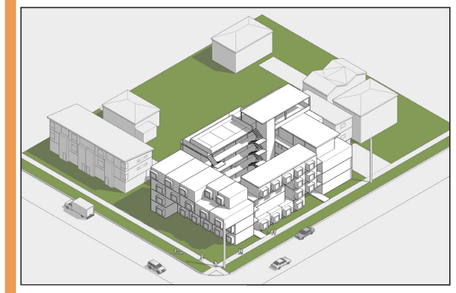
Massing Options Summary, Edg1



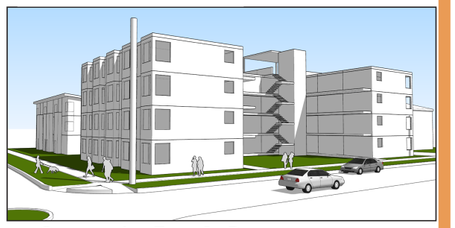
Option A, (Edg 1) Isometric



Option B, (Edg 1) Isometric

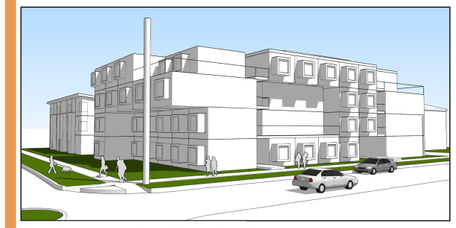


Option C, (Edg 1) Isometric



Option A, (Edg 1) Perspective

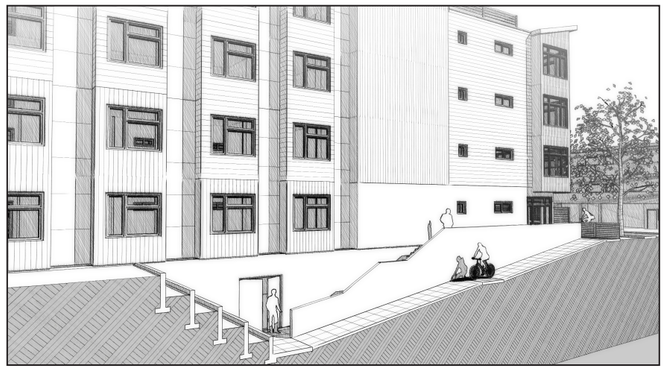
Option B, (Edg 1) Perspective



Option C, (Edg 1) Perspective

Preferred Option B, (Edg 2) Perspectives

Option B Summary, Edg 2

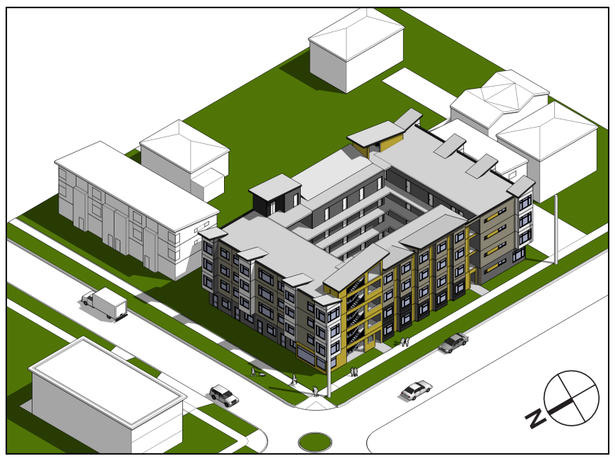


Edg 2, Views: Street View From Nesbit Ave. n Looking South-east At Building Façade And View Of The Proposed Bike Ramp.

THE ORIGINAL PROPOSED MODEL HAS AN INTERIOR COURTYARD WITH FOUR ENTRANCES FROM NESBIT AVENUE AND THE ALLEYWAY ADJACENT TO THE BORDERING 3 STORY APARTMENT COMPLEX. THE NUMEROUS ENTRANCES CREATE A POTENTIAL SECURITY RISK WITH THE HIGH TRANSIENT POPULATION IN THE AREA.

OUR IDEAL SOLUTION FOR OPTION B HAS AN INTERIOR COURTYARD, GATED ENTRANCES WITH KEYCARD ACCESS & A VISITOR CALLBOX, AND WE HAVE REMOVED ALL COURTYARD EN-TRANCES FROM THE EAST SIDE OF THE PROPERTY. THE LEASING OFFICE AND MAILROOM ARE IN SIGHTLINE OF THE ENTRANCES TO INCREASE SECURITY MEASURES. SECURITY MEASURES WILL ALSO BE INCREASED WITH UNITS FACING OUTWARD ONTO NORTH 88TH STREET AND NESBIT AVENUE NORTH. THIS VERSION CREATES A SEMI-PRIVATE AND SECURE AMENITY AREA WHILE ALSO HAVING THE MOST AESTHETICALLY PLEASING OPEN SPACES FOR THE NEIGH-BORHOOD AND RESIDENTS.

THIS ALTERNATIVE HAS AN INTERIOR COURTYARD AND ENCLOSED CORRIDORS. THE INTERIOR COURTYARD CREATES A SAFER AND MORE PLEASING LANDSCAPE FOR RESIDENTS TO ENJOY VERSUS THE PREVIOUS OPTIONS. AGAIN, RESIDENTS WILL HAVE KEY CARD ACCES-SIBILITY ONLY AND ALL DOORS WILL REMAIN LOCKED WHEN CLOSED, BUT, THE REDUCED SIGHT AND NOISE DEADENING EFFECTS ARE POTENTIAL SECURITY CONCERNS WITH THIS DIAGRAM.



Preferred Option B, (Edg 2) Isometric

1 Courtyard Massing (CS1-B, CS2-B, CS3A, PL1-A, PL1-C, DC3-B, DC3-C):

Early Design #1: (Item 2.a) The Board preferred the open courtyard in Option A, as it presented an opportunity to establish a usable open space with strong connection with the street and is complementary to the residential character of the neighborhood.

Applicant's Response:

The Board did encourage the architect to explore courtyard options while addressing security concerns. An open courtyard scheme was considered with a security fence along the street. As stated in the original EDG packet, the back of Seattle Fabrics and the adjacent parking lot is not a pleasant view. The courtyard would be opening up to the back of a CMU building, loading docks and a fenced parking lot. Not only are these areas unsightly, but these areas are often frequented by transients. Our revised proposed structure provides a favorable corner entry at Nesbit & 88th St. The main building entry is off this corner and includes a building office and mailbox. A second entry is located near the southwest corner of the building. The following Seattle Design Guidelines were considered in the development of option B.

2 Architectural Concept & Massing (CS3-A, DC2-D, DC2-B, DC3-A):

Early Design #1: (Item 2.d) The arrangement of the modular units should read as intentional and establish well composed facades. Consider both the exterior of the building as well as the interior facades facing the courtyard.

Early Design #2: (Item 2.a) The Board supported the modulated unit concept and recommended further exploration of modulation as it pertains to the massing.

Land-use Corrections # 1: (Item 8) At EDG2, the "Board supported the modular unit concept and recommended that further exploration of modulation as it pertains to the massing" (item 2.a).

The proposed design is almost an exact replica of the studies shown at EDG2. Demonstrate that further exploration of the massing and architectural composition have been studied, and why the proposed design is the most successful. Strive for clarity in the massing and a material application that reinforces the underlying architecture. As proposed, the material application appears unrelated to the units, as well as to the composition overall. It is unclear why one column of units has been grouped with the massing of the stairs (west façade) as opposed to reading as part of the larger block of units in the center. The east elevation appears most successful in this regard, as the massing is broken down more clearly into distinct portions. Continue to revise the groupings of units and materials to reflect a residential scale and clarify the design concept.

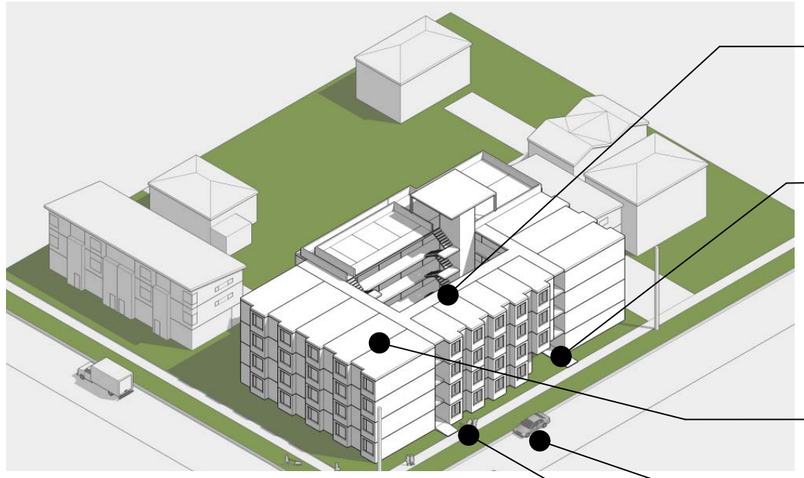
Revise the design as necessary to achieve a clear and cohesive composition that relates to the demarcation of units.

Applicant's Response: (Page 22)

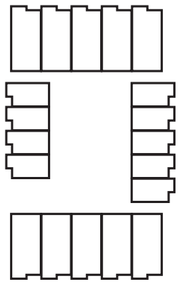
The massing and material application was revised to develop clear massing that is broken down into distinct portions.

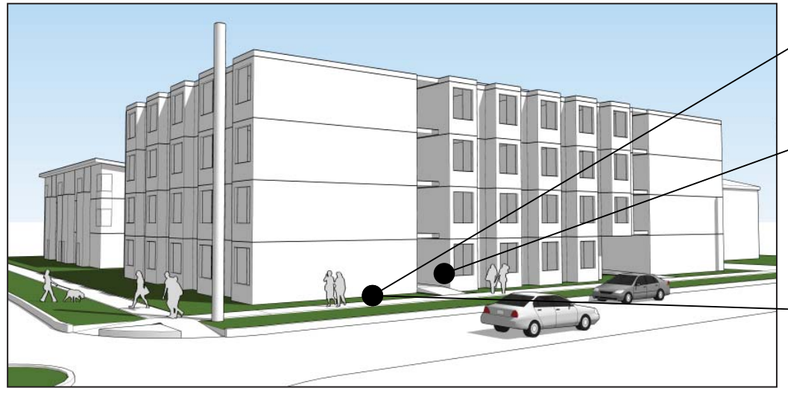
The following elements were considered in our preferred revised design:

1. Simpler organizational hierarchy: Designed the west facade with simpler organizational hierarchy. Relocated the stair and the elevator tower away from the street to promote a more balanced, clearer cohesive composition. The stair penthouses and the elevator tower appeared to be contributing to the overall perceived height, bulk and scale. We revised our design seeking to reduce the bulk and massing through relocating them away from the street to the interior of the courtyard. We explored designs and architectural expressions seeking for a contemporary and attractive building character. Our preferred design results in a clearer composition and a better modulation of the facade's elements.
2. The primary entry consists of distinct vertical element and variations in material and color. To highlight the building's entry, we apply accent color to the overhead feature and we added signage.
3. The west and east facades: We revised color and material application to relate the individual elements of the building and to emphasize the massing variation between the units located in the center, the corner and the entries.
4. The north and the south facades: The variation of color emphasizes the vertical arrangement of the stacking bay windows. To highlight these vertical building portions, we use shed roofs and added transom windows.



EDG: PREFERRED OPTION B, ISOMETRIC





EDG: PREFERRED OPTION B, PERSPECTIVE

CS1-B-2, Sunlight and Natural Ventilation: Removed staircases and trash chute from courtyard to decrease shadows and increase light. 15 foot setback from property to the east. Option B meets all zoning codes required by City of Seattle.

CS2-B-2, Connection to the street: Our preferred option provides a sense of security and privacy just beyond neighboring auto-oriented zoning and high-crime streets. The project will enhance the character of the sidewalk by providing eyes on the street. A strong corner entrance provides residents a secure entry with an office and mailboxes. Potential residents and guests will be able to use a call box to gain entry. Along the north side of the building, patio fences will provide security for ground floor residence. Fencing and landscaping along the sidewalk allow ground floor residence to have privacy while defining the residential feel of the sidewalk along North 88th Street

CS2-D-5, Respect Adjacent Sites: The preferred option proposes a new rooftop deck location to minimize noise impacts. Please see the shadow studies in the revised EDG packet.

CS3-A-4, Evolving Neighborhoods: The architectural character of the building reflects upon Seattle's need for transit oriented housing that allows residents to enjoy their neighborhood without the need of an automobile.

DC3-A & B, Building Open Space Relationship, Open Space Uses and Activities: Common open spaces include courtyard, basement bike storage and maintenance, leasing office & mailroom, and rooftop deck. With small living spaces we stress the importance of physical activity and social community interaction. To increase security measures all amenity spaces are secured areas.

DC3-C-1, Reinforce Existing Open Space: The surrounding neighborhood consists of sidewalks with large landscaped buffers with private multifamily housing beyond landscaped edges and fences. The proposal reinforces this language with the contemporary residential character of the building and landscaped areas around sidewalks. The project utilizes similar neighborhood typologies to indicate public and private space.

PL1-A, Network of Open Spaces: Adding to public life, we are fostering human interaction through open public space. This element of design is very important with small space living. Roof top deck, bike maintenance & storage and courtyard spaces create a secure open space for residents.

PL3-A, Design Objective, Common Entries, Ensemble of Elements: The primary entrance of Option B has been moved to the northwest corner of Nesbit Avenue. The main entry features a recessed entrance with landscaping, planter boxes, lighting and signage to accent the green trellis up the staircase as well as the leasing office. Secured key fob entrances are at every shared external door. Visitors can use a call box for entry.

DC1-A-2, Gathering Places: Residents will have easy access to gathering area amenities on the roof deck for entertaining and relaxation. The proposal provides areas of shade and cover for rain to allow the roof deck to be utilized year around.

3 Loading/Unloading On-street Parking Space (DC1-C):

Early Design #2: (Item 1.h) The Board discussed the functionality of the site relative to residents loading and unloading. The Board recommended exploration of obtaining a designated loading/unloading on-street parking space near the main entrance.

Applicant's Response:

The applicant will request the city to provide striping on site along Nesbit Ave N near the main entrance for loading/unloading stall for moving trucks, trash trucks and emergency vehicles.

4 Sunlight/ Shadow (CS1-B, PL1-C, PL2-B):

Early Design #1: (Item 2.b) The Board was concerned that enclosing the courtyard would not provide adequate sunlight to be an inviting, comfortable space. The Board also commented on the potential noise and security impacts of an enclosed courtyard and limited sightlines.

Applicant's Response: (Page 39)

The preferred massing option shows in shadow studies that the courtyard is sufficiently large enough to provide natural light for walkways. Shadow studies indicate that during sunny days in the periods between the vernal and autumnal equinox, the courtyard will receive ample daylight. The private courtyard provides a safe environment for residents to enjoy outdoor amenities while also allowing residents to monitor the activities in their courtyard fostering a feeling of safety.

Per the request of the Board, a shadow study of the courtyard and adjacent structures is provided. The shadow studies indicate that during sunny days between the vernal and autumnal equinox, the courtyard receives ample daylight. The Board did express concerns with the shadow cast by our proposed four story building on neighboring buildings to the north. The shadow studies show a minimal impact even during short winter days. In addition, neighboring properties to the north are lined with trees on the south side. As a result, the shadow impacts of our building are negligible as these buildings are already shaded.

5 Courtyard Entry (DC1-A, DC3-A, DC3-B, PL2-B, PL3-A, PL3-B, PL4-A):

Early Design #1: (Item 2.d) The entries and courtyard should be designed with security in mind. The Board discussed the opportunity to tie a main entry sequence into the design of the courtyard, and suggested potentially raising the courtyard or using a visually permeable fence to provide a semi-private amenity area while still allowing views in to the space.

Applicant's Response:

The Board's recommendations of a raised courtyard or a visually permeable fence to provide a semi-private amenity area were considered. To reiterate one of the main disadvantages to the open courtyard option is that the courtyard would open up to the back of Seattle Fabrics, loading docks and a fenced parking lot. The view from the courtyard would not foster a pleasant environment. In addition, the loading docks are frequented by transients. Therefore, it is the architect's professional discretion that the courtyard option be abandoned.

6 Fences (CS2-B):

Early Design #2: (Item 1.g) The Board requested additional information describing the proposed fencing, and recommended that fences be designed such that they can be seen through or over to improve safety.

Applicant's Response: (Page 28, 29, 30, 31, 41)

Per PL3 privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street. We propose fences to provide security and privacy for the residential units at the ground- level through the use of a buffer or semi-private space. Between the development and neighboring buildings proposed fences are wood fence designed such that they can be seen through or over.

7 Dog Run Location (CS2-D, DC3-A):

Early Design #1: (Item 1.c) The Board was concerned with the location of the dog run at the northeast property edge, and encouraged the applicant to either relocate or provide appropriate buffering to reduce noise and visual impacts on the neighbor to the east.

Applicant's Response:

The dog run area has been eliminated.

8 Bicycle Parking Ramp (PL4-A, PL4-B,PL2-B):

Early Design #1: (Item 2.e) The location of access to bicycle parking at the end of a ramp behind the building on the east side of the property is inconvenient to access and presents security concerns Consider relocating the access closer to N 88th Street to improve visibility and provide convenient access.

(Item 2.d) The Board was concerned about the safety of the access ramp at the east property line and requested additional information describing how this area will be secured.

Applicant's Response:

The ramp has been eliminated.

9 Safety And Security (PL2-B):

Early Design #1: (Item 3.c) The Board encouraged the applicant to consider the security implications of having entries, and requested more detail regarding how entries would be secured.

Applicant's Response:

1. The site will be fenced and gated along the east and the south sides.
2. Doors with security systems will be used at all the residential entries. Gates, lighting and multi-resident overviews enhance the safety of the building entries, patios and open space adjacent to the building.

10 Amenity Areas (DC1-A, DC3-A, DC3-B, PL2-B, PL3-A, PL3-B, PL4-A):

Land-use Corrections # 1: (Item 7) At EDG, the Board noted that providing a strong relationship to the street and public realm was a top priority (item 1).

Consider locating the amenity areas (media room, fitness room) at the upper levels or ground level to provide welcoming shared spaces that establish a relationship with the street. This could also be used to add an interesting statement to the design concept and architectural composition, such as an intentional change of design language at the base.

Applicant's Response:

The recommendations of locating the amenity areas (media room, fitness room) at the upper levels or ground level was considered. Due to the density of the site we have decided to locate the amenity areas in the basement and roof. These two locations leverage the program of the building in the most efficient and effective manner. The media room needs little if any natural light and the roof top terrace would be ideal located in an area that exposed to the natural elements. Therefore, it is the architect's professional discretion that the common amenity areas are in the basement and on the roof. Our design maximizes the use of the exterior gathering spaces at ground level with welcoming amenity areas and establishes a relationship with the street.

11 Streetscape (PL3-B) : (Page 28, 29, 30, 31)

Early Design #1: (Item 2.e) The Board noted that the right-of-way between the sidewalk and the property line is quite wide on the north side of the site, and requested more detail regarding the relationship of the ground-level units to the streetscape. Include sections and elevations that demonstrate how the design is addressing the privacy and security of these units.

Applicant's Response:

The surrounding neighborhood consists of sidewalks with large landscaped buffers with private multifamily housing beyond landscaped edges and fences. The proposal reinforces this language with the contemporary residential character of the building and landscaped areas around sidewalks. The project utilizes similar neighborhood typologies to indicate public and private space. An enlarged corner entry provides residents a secure entry with an office and mailboxes close together. Potential residents will be able to use a call box to gain entry. Along the north side of the building paving, landscaping, pedestrian oriented lighting and street furniture will activate the entries and enhance the pedestrian experience. Lighting, eye on the street connection and multi-resident overview enhance the safety of those entries. The streetscape character designed to provide small gardens and patios along with other elements that work to create a transition between the public sidewalk and

12 Hierarchy Of Entries (PL3-A, PL3-B):

Early Design #1: (Item 3.a) The Board noted that the proposed design schemes have 4 entries but lack a hierarchy. Although the proposal does not include a residential lobby, a main entry to the site should be integrated into the design to give the project the experience of a front entry.

Early Design #2: (Item 2.b) The entry locations to the site were supported by the Board.

Land-use Corrections # 1: (Item 6) The multiple entries should have a clear hierarchy. In addition, the Board noted at EDG2 that "providing a strong connection to the street and public realm are a top priority (Item 1). Consider combining the office entry and residential entry and enlarge the paved area at the corner to create a more generous and welcoming entry.

Revise the design as necessary, and demonstrate how the proposal responds to Board guidance.

Applicant's Response: (Page 25, 26, 27)

The north entry was revised to combine the office and residential entry and establishes opportunities to make a strong connection to the street and public realm. In that revised location, the primary entry connects all major points of access: the corner piece of the building, residents lobby, the courtyard area and the leasing office.

(1) An enlarged paved area at the north-west corner was added to provide a significant common open space and encourages physical activity and social interaction. The design proposes streetscape that adds color, texture, and distinctive paving materials.

(2) The design provides the primary entry privacy and security for residents but also welcoming and identifiable to visitors. The entry area set back from the street and including identifiable and distinctive elements with clear lines of sight and lobbies visually connected to the street.

(3) The design provides the primary entry physical and visual prominence. Along the Nesbit facade, occurs a break in the building with distinct vertical element and variations in color and material. To achieve human scale into the building's entry we are including welcoming features at grade such as overhead features, storefront door, paving, benches, landscaping and signage.

13 Stair And Elevator Penthouse (PL2-B, DC2-A):

Early Design #2: (Item 1.e) The Board agreed that locating a stair penthouse at the east parapet contributed to the overall perceived height, bulk, and scale. The Board recommended exploration of moving the stairway to the west along Nesbit Ave N.

(Item 1.f) The Board supported an open stair concept at the street, and recommended the fence be non-climbable at the first and second levels.

Land-use Corrections # 1: (Item 10) Revise the location of the elevator tower to the interior of the courtyard, to reduce the height, bulk and scale along Nesbit.

Applicant's Response:

Revised the location of the elevator tower to the interior of the courtyard.

14 Unit Entries (PL2-B, DC2-B, PL3-B)):

Early Design #1: (Item 2.f) The Board supported a high level of visibility from the unit entries to the courtyard and street to encourage natural surveillance. Including courtyard-facing windows and consider the location of blank walls.

Early Design #2: (Item 1.a) The Board expressed concern that the fencing along the street frontages would not activate the street. Instead, the Board recommended the ground floor units have direct access to the street to activate the streetscape and improve security. The Board requested detailed images illustrating the response to the streetscape.

Applicant's Response: (Page 28, 29, 30, 31)

Our frontage was revised to develop attractive facade, interest and contemporary design. The stacking arrangement of modular units established to promote open spaces, daylighting, views and resident interaction with the environment. All ground floor units have direct access to the street. The patio's fences along Nesbit Ave N and N 88th Street were eliminated. Paving, landscaping, pedestrian oriented lighting and street furniture will activate the entries and enhance the pedestrian experience. Lighting, eye on the street connection and multi-resident overview enhance the safety of those entries. The streetscape character includes small gardens and patios along with other elements that work to create a transition between the public sidewalk and private entry.

15 Landscape (DC3-A, DC3-B, DC4-D):

Early Design #1: (Item 2.c) The Board requested to see conceptual landscape plans for the streetscape, courtyard, and buffers.
Applicant's Response: (Page 55, 56)
Per the request of the Board, landscape plans for the streetscape, courtyard and buffers are shown in landscape sheets.

16 Solid Waste Storage Area (DC1-C):

Early Design #2: (Item 1.b) The Board discussed the proposed location of the solid waste storage area in the basement and the ramp up to the street. The Board was concerned that this location could result in the trash being stored at the street.
Early Design #2: (Item 1.c) The board recommended moving the solid waste storage area to a location on site that is closer to the street and as far from the residential development to the east. Locating the solid waste area closer west to Aurora was
Land-use Corrections # 1: (Item 10) Carefully consider the location of the trash, and how the impacts to the pedestrian environment, especially in regards to the blank wall, will be mitigated. Provide information regarding the material of the door and how it relates to the design concept.
Applicant's Response:
In Early Design #2 the Board recommended moving the solid waste storage area to a location on site that is closer to the street and as far from the residential development to the east. Locating the solid waste area to be accessed from Nesbit so that the containers could remain inside out of sight but accessible for collection. After exploration of alternative locations, we found the proposed form to result in the most reasonable solution. We believe, creating a pedestrian environment is one of our top guideline. However, the location will not significantly impact the safe and comfortable walking environment and will still allow well-connected access to existing pedestrian walkways and features. Our design addresses the concern expressed in this item, and treats this area to include elements at the street level that have human scale and designed for pedestrians. Per guideline DC2-B-2 we seek to avoid large blank walls along visible façades wherever possible. The proposed location should not form a significant blank wall along the facade. Per sheet A0.07 the blank wall facade can demonstrate the longest blank facade is 6'-5". Also, all dumpsters are located within the building and are screened away from view. As an unavoidable blank wall, this area proposes paving, pedestrian oriented lighting and landscaping to activate and enhance the pedestrian experience. We propose Double Hollow Metal Doors in this location, and aligned with openings above and relating to the facade colors.

17 Roof Deck (DC3-B-40) :

Early Design #1: (Item 1.b) The Board agreed that the location of the roof deck (proposed for the southwest corner) should be relocated or revised to reduce potential for noise and privacy impacts to the adjacent neighbor.
Applicant's Response: (Page 37, 38)
The roof deck has been relocated per the Board's recommendation. The following Seattle Design Guidelines were considered in the relocation of the roof deck:
CS2-D-5, Respect Adjacent Sites: The preferred proposal relocated the roof deck to the north-west corner minimize noise impacts per the Board's recommendation. The new location does not provide residents with a view to downtown Seattle or Greenlake. The new location is adjacent to a 3 story condominium, and across the street from a 3 story apartment building. The northwest and southwest corners were considered but would not satisfy egress requirements in keeping with board recommendations for a strong northwest corner entry into the building.
PL1-C-1, Outdoor Uses and Activity Areas: Rooftop activity will be adjacent to N 88th Street, activating the public walk along N 88th street as pedestrians walk east into the residential neighborhood.
DC1-A-2, Gathering Places: Residents will have easy access to gathering area amenities on the roof deck for entertaining and relaxation. The proposal provides areas of shade and cover for rain to allow the roof deck to be utilized year around.
DC1-A-4, Views and Connections: Locating the roof deck on the northeast corner of the building allows views of the Cascade Mountains to the east and downtown Seattle to the south.

18 Architectural Composition (DC2-B, DC2-C, DC2-D):

Early Design #2: (Item 2) The Board supported the conceptual architectural concept of the preferred option, finding the forms to result in a reasonable solution.
Early Design #2: (Item 2.c) The Board described the mass as having many commercial elements with domestic or residential rooflines. While the Board supported the conceptual architectural concept, they recommended that all building facades be designed considering the composition and architectural expression of the building as a whole.
Land-use Corrections # 1: (Item 9) At EDG2, "the Board described the mass as having many commercial elements with residential rooflines," and recommended that "all building facades be designed considering the composition and architectural expression of the building as a whole (item 2.c).
The design concept should continue to explore the façade composition. Include graphics that demonstrate the parti behind the design concept, as well as additional studies that show the exploration of façade composition. Consider the following elements as you continue to refine and edit the design proposal:

1. Entry. The north entry should be clearly identifiable and welcoming. Consider combining the office and residential entry, and enhancing its presence with an awning, more welcoming features at grade such as paving or benches, landscaping, and signage.
   Applicant's Response: (Page 25, 26, 27)
   The north entry was revised to combine the office and residential entry and establishes opportunities to make a strong connection to the street and public realm. In the revised location, the primary entry connects all major points of access: the corner of the building, residents lobby, the courtyard area and the leasing office.
   (1) An enlarged paved area at the north-west corner was added to provide a significant common open space and encourages physical activity and social interaction. The design proposes streetscape that adds color, texture, and distinctive paving materials.
   (2) The design provides the primary entry privacy and security for residents but also welcomes and is identifiable to visitors. The entry area is set back from the street and including identifiable and distinctive elements with clear lines of sight and a lobby visually connected to the street.
   (3) The design at the primary entry provides physical and visual prominence. Along the Nesbit facade, a break occurs in the building with distinct vertical element and variations in color and material. To achieve human scale at the building entry, we are including welcoming features at grade such as overhead features, storefront door, paving, benches, landscaping and signage.
2. Stairs. The shed roof has been eliminated on the stair tower, greatly reducing the prominence of the mass and further diminishing the presence of the stair tower as a design feature. In addition, the proportion of the stair tower mass to the other portions of the west facade make them appear bulky, and the change in material at the base does not highlight the verticality of the feature. Consider strategies refine the massing and material application. Include features which make the stairs a prominent component of the design concept--this includes the exterior of the stair tower, as well as the materials and visible portions of the interior spaces and stairs. Include detail regarding lighting, screening, and color. Provide precedent studies of other designs that have used stairs as design features (I.e. Stone 34).
   Applicant's Response:
   Relocated the stair and the elevator tower away from the street to promote a more balanced, clearer cohesive composition. The stair penthouses and the elevator tower appeared to be contributing to the overall perceived height, bulk and scale. We revised our design seeking to reduce the bulk and massing by relocating them away from the street to the interior of the courtyard. We explored designs and architectural expressions seeking a contemporary and attractive building character. Our preferred design results in a clearer composition and better modulation of the facade's elements.
3. Fenestration. The changes in fenestration appear random and unrelated to the architectural composition. Please demonstrate how the fenestration reinforces the design concept, and how it relates to the underlying massing.
   Applicant's Response: (Page 33)
   The fenestration of the building was revised to emphasize the arrangement of the stacking units.
   (1) The west and east facades: Relates the individual elements of the facade and emphasizes the massing variation between the units located in the center, the corner and the entries.
   (2) The corner piece of the building consists of an increase number of windows, which maximizes transparency.
   (3) The north and the south facades: Emphasizes the vertical arrangement of the stacking bay windows.
4. Materials. Carefully consider material changes, and how these relate to the massing and design concept. Consider judicious applications of accent colors, and how color/materials can be used to highlight areas of importance, such as the stair tower and entry. Provide a diagram that demonstrates how the material application reinforces the massing moves.
   Applicant's Response: (Page 33)
   (1) The west and east facades: We revised color and material application to relate the individual elements of the building and to emphasize the massing variation between the units located in the center, the corner and the entries.
   (2) The north and the south facades: The variation of color emphasizes the vertical arrangement of the stacking bay windows. To highlight these vertical building portions, we use shed roofs and added transom windows.
   (3) The primary entry consists of distinct vertical element and variations in material and color. To highlight the building's entry, we applied accent color to the overhead feature and signage.

19 Context Response, Corner (CS2-B, CS2-D, PL2-B, CS3-A, DC2-A, DC3-C):

Early Design #1: (Item 1.a) The Board discussed the massing options at length; the majority of the Board present preferred the street-facing open courtyard in Option A as an appropriate response to the residential character of the context, and reduced the bulk of the massing. However, the Board agreed that further design exploration could result in a revised massing concept, and that the design should respond to the corner condition, modular unit construction, security concerns, and adjacent structures.
Land-use Corrections # 1: (Item 6) At EDG 1, the Board noted that the "design should respond to the corner condition, modular unit construction, security concerns, and adjacent structures (item 1.a). It does not appear that the massing or architectural composition respond to the corner location. Explore how the corner piece can be revised to create interest at the corner, both in the upper massing and at the ground floor. The corner massing could tie in to a more identifiable and welcoming entry, and respond to the Board's concern about creating a hierarchy of entries.
Applicant's Response: (Page 34)
The massing and architectural composition was revised to respond to the corner location. The following elements were considered in our revised design:

1. The upper and the ground floor units, are designed to be unique at the corner location. The corner now has an increased number of windows to promote daylighting, maximize transparency at the facade and develop an attractive and contemporary design. In addition, the windows create street views and resident interaction with the environment.
2. The roof at the corner locations was revised to a shed roof along with adding transom windows at the fourth floor.
3. The north entry was revised to combine the office and residential entry and establish physical and visual prominence at the building corner. The primary entry connects all major points of access: the corner of the building, residents lobby, the courtyard area and the leasing office. An enlarged paved area at the north-west corner was added to provide a significant common open space and encourage physical activity and social interaction. The design proposes streetscape that adds color, texture, and distinctive paving materials.

11 Streetscape (PL3-B) :

Land-use Corrections # 2: (Item 2) Architectural Concept & Relationship to the Street. At EDG, the Board noted that providing a strong relationship to the street and public realm was a top priority (item 1). Pay special attention to privacy and security of the ground-level units. Please provide details that demonstrate how these concerns were taken into consideration. This may include specific details regarding built-in window treatments, fencing materials, landscaping strategies, etc.

Applicant's Response: (Page 28, 29, 30, 31)

We revised our design to promote relationship to the street, privacy and security with the following elements:

1. Our frontage was revised to develop attractive facade, interest and contemporary design. The stacking arrangement of modular units established to promote open spaces, daylighting, views and resident interaction with the environment. All ground floor units have direct access to the street.

2. Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street. Window treatments will be used in all the units to provide privacy for the residents.

3. Doors with security systems will be used at all the entries. Lighting, eye on the street connection and multi-resident overview enhance the safety of those entries.

4. Along Nesbit Ave N and N 88th Street the patio's fences were eliminated. Paving, landscaping, pedestrian oriented lighting and street furniture will activate the entries and enhance the pedestrian experience. The ground floor units have direct access to the street. Along Nesbit Ave N a stepping stone was added to access the unit from the sidewalk.

5. The site will be fenced and gated along the east and the south sides. We propose fences for the residential units at the ground- level between the development and neighboring buildings. The proposed fences designed such that they can be seen through or over.

Let the Board know what your intention is with the small patio spaces on Nesbit--are they supposed to be accessible from the sidewalk, or have a buffer that prohibits direct access--and then demonstrate how your intent has been achieved.

Applicant's Response: (Page 29)

1. The ground floor units along Nesbit Ave N have direct access to the street. A stepping stone was added to access the unit from the sidewalk.

2. Through the use of a buffer we treat the small patio spaces on Nesbit as semi-private space. The streetscape character includes small planting area and patios along with other elements that work to create a transition between the public sidewalk and private entry.

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ARCHITECTUAL MASSING & CONCEPT

AT EDG2, THE "BOARD SUPPORTED THE MODULAR UNIT CONCEPT AND RECOMMENDED THAT FURTHER EXPLORATION OF MODULATION AS IT PERTAINS TO THE MASSING" (ITEM 2.A). THE PROPOSED DESIGN IS ALMOST AN EXACT REPLICA OF THE STUDIES SHOWN AT EDG2. DEMONSTRATE THAT FURTHER EXPLORATION OF THE MASSING AND ARCHITECTURAL COMPOSITION HAVE BEEN STUDIED, AND WHY THE PROPOSED DESIGN IS THE MOST SUCCESSFUL. STRIVE FOR CLARITY IN THE MASSING AND A MATERIAL APPLICATION THAT REINFORCES THE UNDERLYING ARCHITECTURE. AS PROPOSED, THE MATERIAL APPLICATION APPEARS UNRELATED TO THE UNITS, AS WELL AS TO THE COMPOSITION OVERALL. IT IS UNCLEAR WHY ONE COLUMN OF UNITS HAS BEEN GROUPED WITH THE MASSING OF THE STAIRS (WEST FAÇADE) AS OPPOSED TO READING AS PART OF THE LARGER BLOCK OF UNITS IN THE CENTER. THE EAST ELEVATION APPEARS MOST SUCCESSFUL IN THIS REGARD, AS THE MASSING IS BROKEN DOWN MORE CLEARLY INTO DISTINCT PORTIONS. CONTINUE TO REVISE THE GROUPINGS OF UNITS AND MATERIALS TO REFLECT A RESIDENTIAL SCALE AND CLARIFY THE DESIGN CONCEPT.
REVISE THE DESIGN AS NECESSARY TO ACHIEVE A CLEAR AND COHESIVE COMPOSITION THAT RELATES TO THE DEMARCATION OF UNITS.

EDG 1 JUNE 1, 2015

EDG 2 SEPTEMBER 28, 2015

MUP APPLICATION DECEMBER 29, 2015

RESPONSE:

SIMPLER ORGANIZATIONAL HIERARCHY:

THIS CONCEPT FOCUSES ON CREATING A RHYTHM OF MODULATION THAT DRAWS DIRECT RELATIONSHIP TO THE GROUND LEVEL CONDITION. THE FORM CATERS TO A SENSE OF HIERARCHY AND INTRODUCES MODULATION IN A WAY THAT MORE CONTEMPORARY IN NATURE. THE BUILDING INCLUDES 4 LEVELS OF WOOD FRAMED TYPE-V CONSTRUCTION. THE OUTDOOR ROOF SPACE BECOMES A MORE LINEAR ELEMENT THAT PULLS BACK FROM THE EDGE OF THE PROPERTY, THUS OFFERING INCREASE PRIVACY FOR THE ADJACENT SINGLE FAMILY ZONE. THROUGH ITS SCALE, MODULATION AND MATERIAL SELECTION, THE PROPOSED BUILDING WILL REFLECT CHARACTERISTICS OF THE AREA'S RECENT & HISTORICAL DEVELOPMENT, OFFERING A VIBRANT, ENDURING ASSET TO THE COMMUNITY.

DESIGNED THE WEST FACADE WITH SIMPLER ORGANIZATIONAL HIERARCHY. RELOCATED THE STAIR AND THE ELEVATOR TOWER AWAY FROM THE STREET TO PROMOTE A MORE BALANCED, CLEARER COHESIVE COMPOSITION. THE STAIR PENTHOUSES AND THE ELEVATOR TOWER APPEARED TO BE CONTRIBUTING TO THE OVERALL PERCEIVED HEIGHT, BULK AND SCALE. WE REVISED OUR DESIGN SEEKING TO REDUCE THE BULK AND MASSING THROUGH RELOCATING THEM AWAY FROM THE STREET TO THE INTERIOR OF THE COURTYARD. WE EXPLORED DESIGNS AND ARCHITECTURAL EXPRESSIONS SEEKING A CONTEMPORARY AND ATTRACTIVE BUILDING CHARACTER. OUR PREFERRED DESIGN RESULTS IN A CLEARER COMPOSITION AND BETTER MODULATION OF THE FACADE'S ELEMENTS.

PROPOSED DESIGN

Response To Item 19

Context Response, Corner
Page 34

The design was revised to establish physical and visual prominence at the building corner. We increased the number of windows to maximize transparency at the facade. The upper and the ground floor units, are designed to be unique at the corner location.

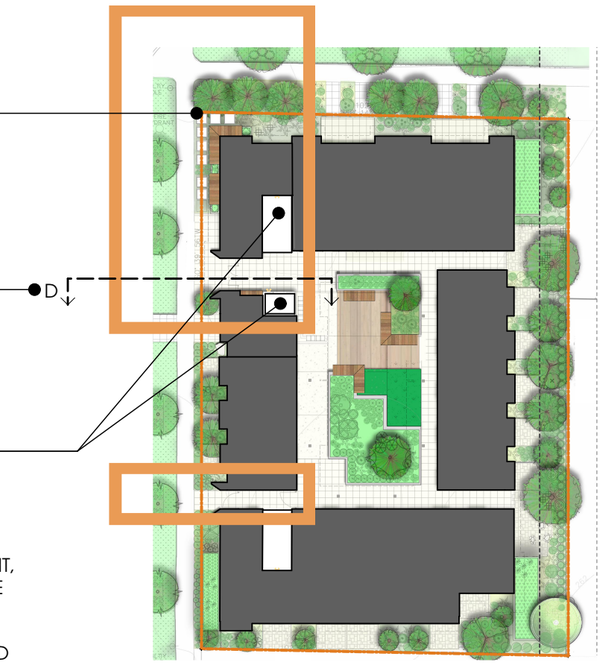
Response To Items 12 18

Hierarchy Of Entries
Page 25, 26, 27

The north entry was revised to combine the office and residential entry and establishes opportunities to make a strong connection to the street and public realm. In that revised location, the primary entry connects all major points of access: the corner piece of the building, residents lobby, the courtyard area and the leasing office.

Context Response, Corner

Hierarchy Of Entries



Response To Item 13

Stair And Elevator

Relocated the stair and the elevator tower away from the street to promotes a more balanced, clearer cohesive composition. The stair penthouses and the elevator tower appeared to be contributing to the overall perceived height, bulk and scale. We revised our design seeking to reduce the bulk and massing by relocating them away from the street to the interior of the courtyard. We explored designs and architectural expressions seeking for a contemporary and attractive building character. Our preferred design results in a clearer composition and a better modulation of the facade's elements.

RESPONSE TO ITEM 18

MATERIAL APPLICATION & MASSING
PAGE 33

WE REVISED COLOR AND MATERIAL APPLICATION TO RELATE THE INDIVIDUAL ELEMENTS OF THE BUILDING AND TO EMPHASIZE THE MASSING VARIATION BETWEEN THE UNITS LOCATED IN THE CENTER, THE CORNER AND THE ENTRIES. THE PRIMARY ENTRY CONSISTS OF DISTINCT VERTICAL ELEMENT AND VARIATIONS IN MATERIAL AND COLOR. TO HIGHLIGHT THE BUILDING'S ENTRY, WE APPLIED ACCENT COLOR TO THE OVERHEAD FEATURE AND SIGNAGE.

THE VARIATION OF COLOR IN THE NORTH AND THE SOUTH FACADES EMPHASIZES THE VERTICAL ARRANGEMENT OF THE STACKING BAY WINDOWS.

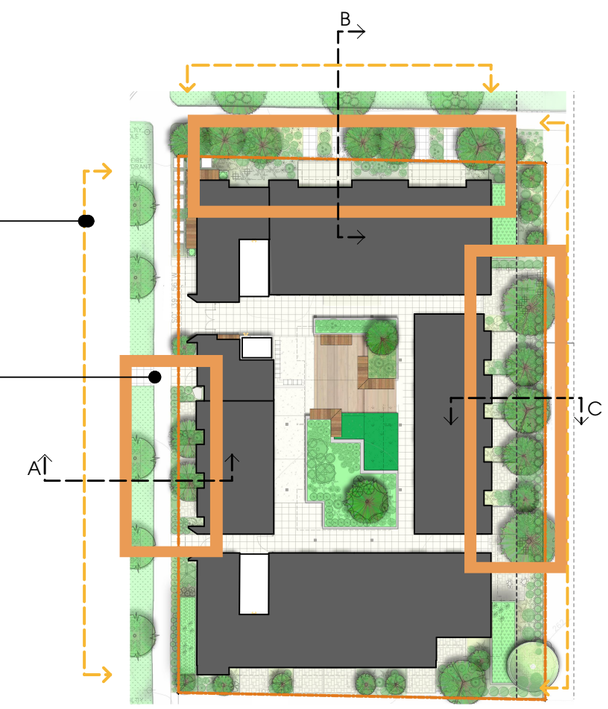
RESPONSE TO ITEMS 6 9 11 14

UNIT ENTERIES & STREETSCAPE
PAGE 28, 29, 30, 31

THE STREETSCAPE CHARACTER DESIGNED TO PROVIDE SMALL GARDENS AND PATIOS ALONG WITH OTHER ELEMENTS THAT WORK TO CREATE A TRANSITION BETWEEN THE PUBLIC SIDEWALK AND PRIVATE ENTRY.

MATERIAL APPLICATION & MASSING

UNIT ENTERIES & STREETSCAPE



WEST FACADE PERSPECTIVE

THE NORTH ENTRY WAS REVISED TO COMBINE THE OFFICE AND RESIDENTIAL ENTRY AND ESTABLISHES OPPORTUNITIES TO MAKE A STRONG CONNECTION TO THE STREET AND PUBLIC REALM.

IN THAT REVISED LOCATION, THE PRIMARY ENTRY CONNECTS ALL MAJOR POINTS OF ACCESS: THE CORNER PIECE OF THE BUILDING, RESIDENTS LOBBY, THE COURTYARD AREA AND THE LEASING OFFICE.

AN ENLARGED PAVED AREA AT THE NORTH-WEST CORNER WAS ADDED TO PROVIDE A SIGNIFICANT COMMON OPEN SPACE AND ENCOURAGES PHYSICAL ACTIVITY AND SOCIAL INTERACTION.

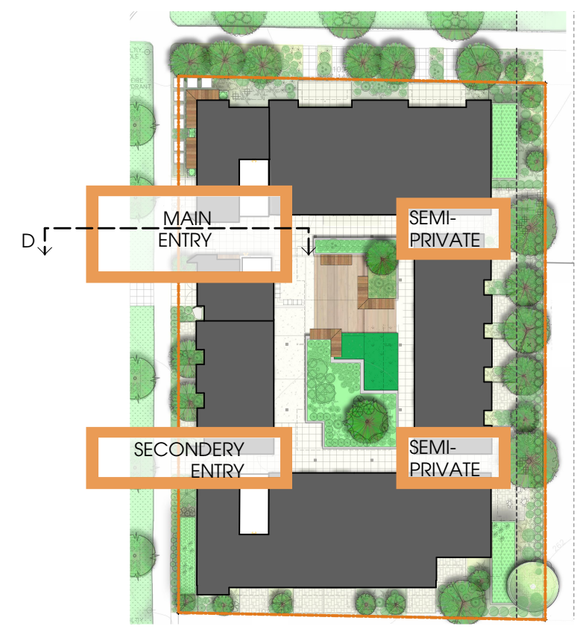
THE DESIGN PROVIDES THE PRIMARY ENTRY PRIVACY AND SECURITY FOR RESIDENTS BUT ALSO WELCOMING AND IDENTIFIABLE TO VISITORS.

THE ENTRY AREA SET BACK FROM THE STREET AND INCLUDING IDENTIFIABLE AND DISTINCTIVE ELEMENTS WITH CLEAR LINES OF SIGHT AND LOBBIES VISUALLY CONNECTED TO THE STREET.

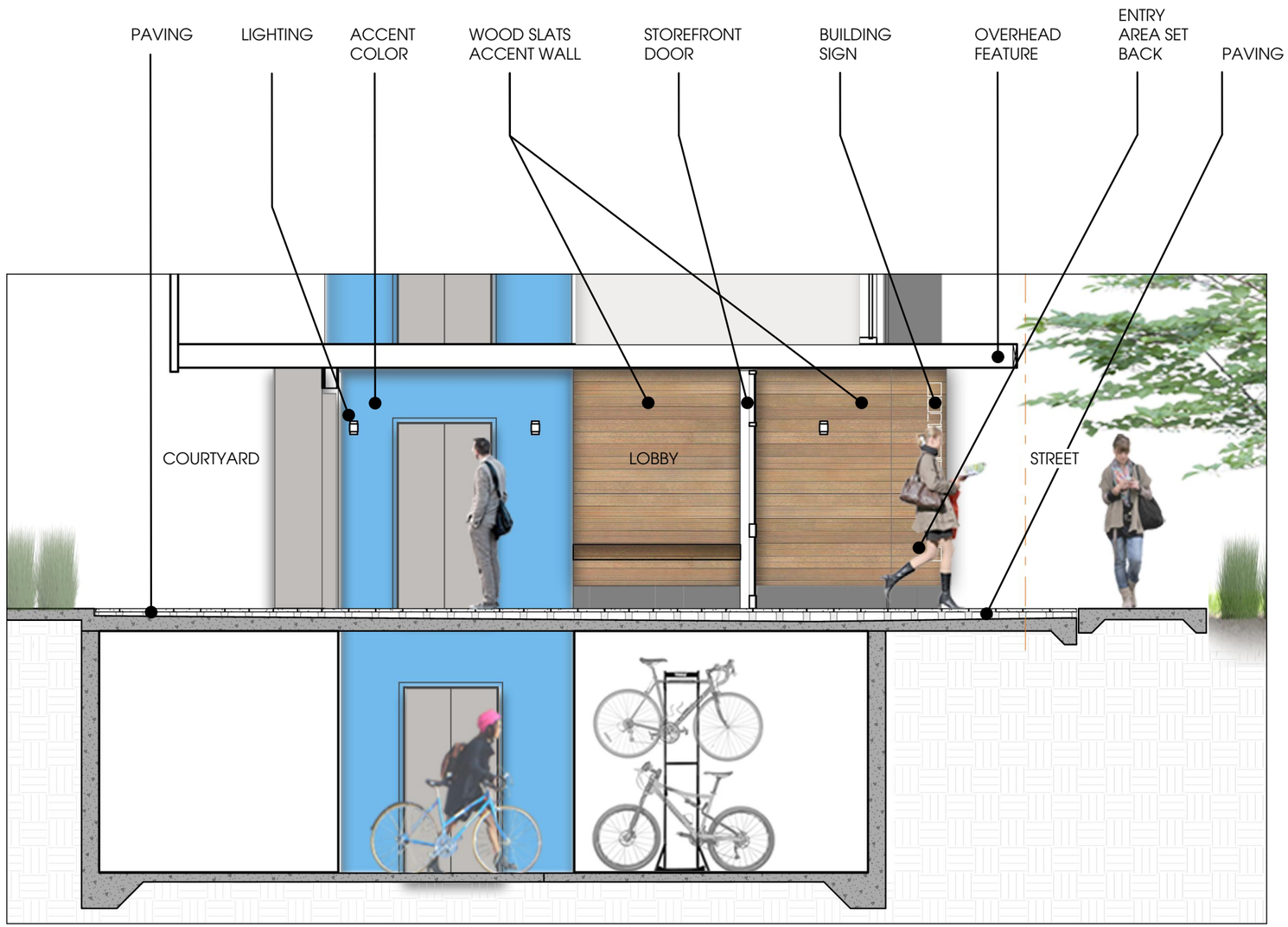
STREETSCAPE THAT ADDS COLOR, TEXTURE, AND DISTINCTIVE PAVING MATERIALS.

TO ACHIEVE HUMAN SCALE INTO THE BUILDING'S ENTRY WE ARE INCLUDING WELCOMING FEATURES AT GRADE SUCH AS OVERHEAD FEATURES, STOREFRONT DOOR, PAVING, BENCHES, LANDSCAPING AND SIGNAGE.

MAIN ENTRY PERSPECTIVE

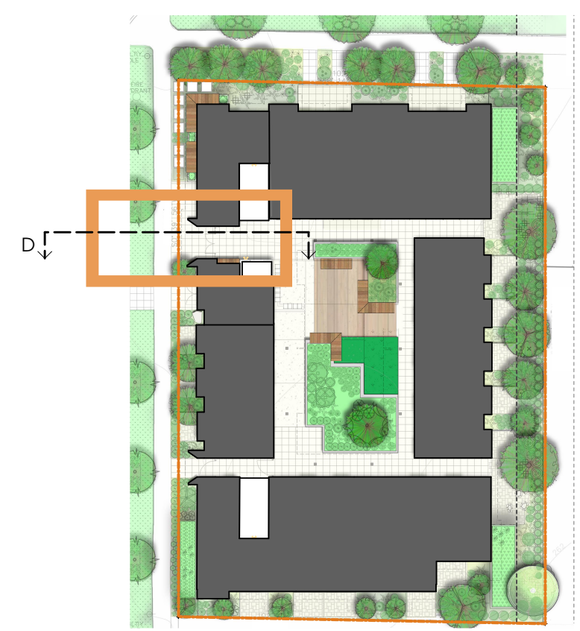


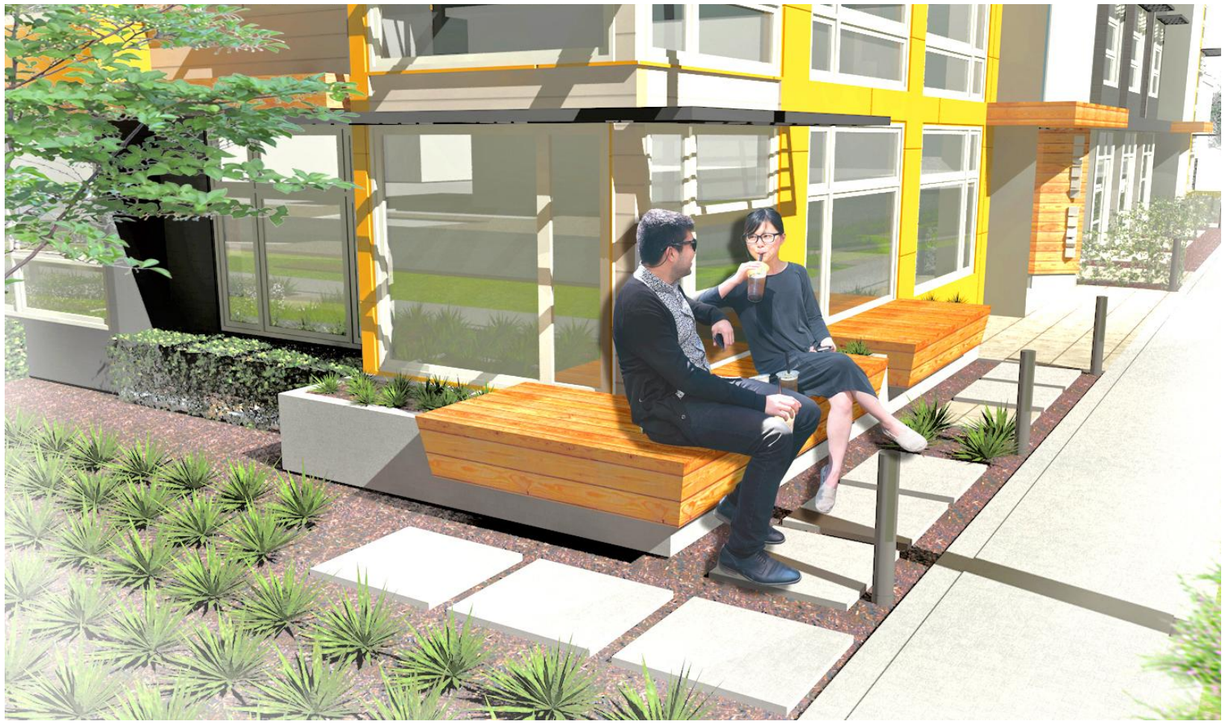
HIERARCHY OF ENTRIES

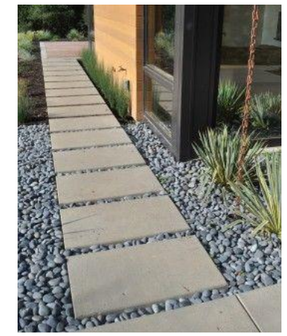


SECTION D-D | MAIN ENTRY CONCEPT

PERSPECTIVE | MAIN ENTRY







MAIN ENTRY CONCEPT

THE STREETSCAPE CHARACTER INCLUDES SMALL GARDENS AND PATIOS ALONG WITH OTHER ELEMENTS THAT WORK TO CREATE A TRANSITION BETWEEN THE PUBLIC SIDEWALK AND PRIVATE ENTRY.

ALL GROUND FLOOR UNITS HAVE DIRECT ACCESS TO THE STREET.

THE FENCES BETWEEN THE DEVELOPMENT AND NEIGHBORING BUILDINGS DESIGNED SUCH THAT THEY CAN BE SEEN THROUGH OR OVER.

NORTH ELEVATION ALONG N 88TH ST.

PAVING, LANDSCAPING, PEDESTRIAN ORIENTED LIGHTING AND STREET FURNITURE WILL ACTIVATE THE ENTRIES AND ENHANCE THE PEDESTRIAN EXPERIENCE.

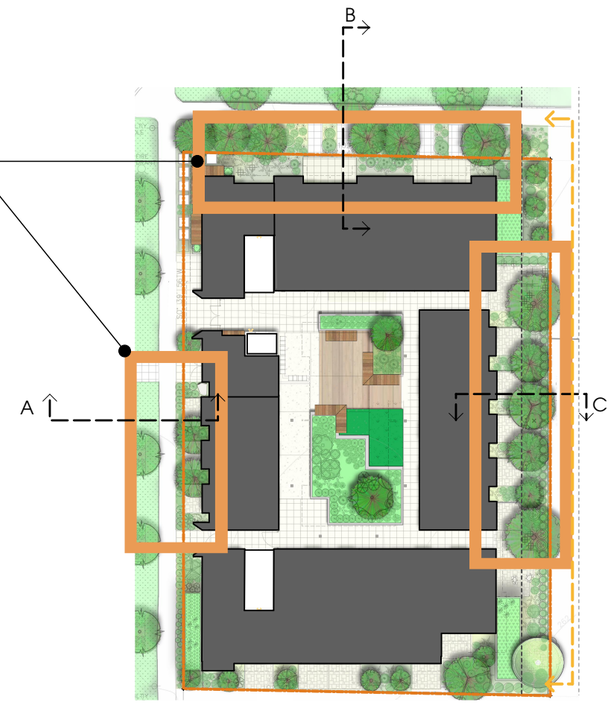
THE PATIO'S FENCES WERE ELIMINATED ALONG STREET FACING FACADES.

LIGHTING, EYE ON THE STREET CONNECTION AND MULTI-RESIDENT OVERVIEW ENHANCE THE SAFETY OF THOSE ENTRIES.

WEST ELEVATION ALONG NESBIT AVE. N

UNIT ENTERIES & STREETSCAPE

THE STREETSCAPE CHARACTER DESIGNED TO PROVIDE SMALL GARDENS AND PATIOS ALONG WITH OTHER ELEMENTS THAT WORK TO CREATE A TRANSITION BETWEEN THE PUBLIC SIDEWALK AND PRIVATE ENTRY.



The Small Patio Spaces On Nesbit:

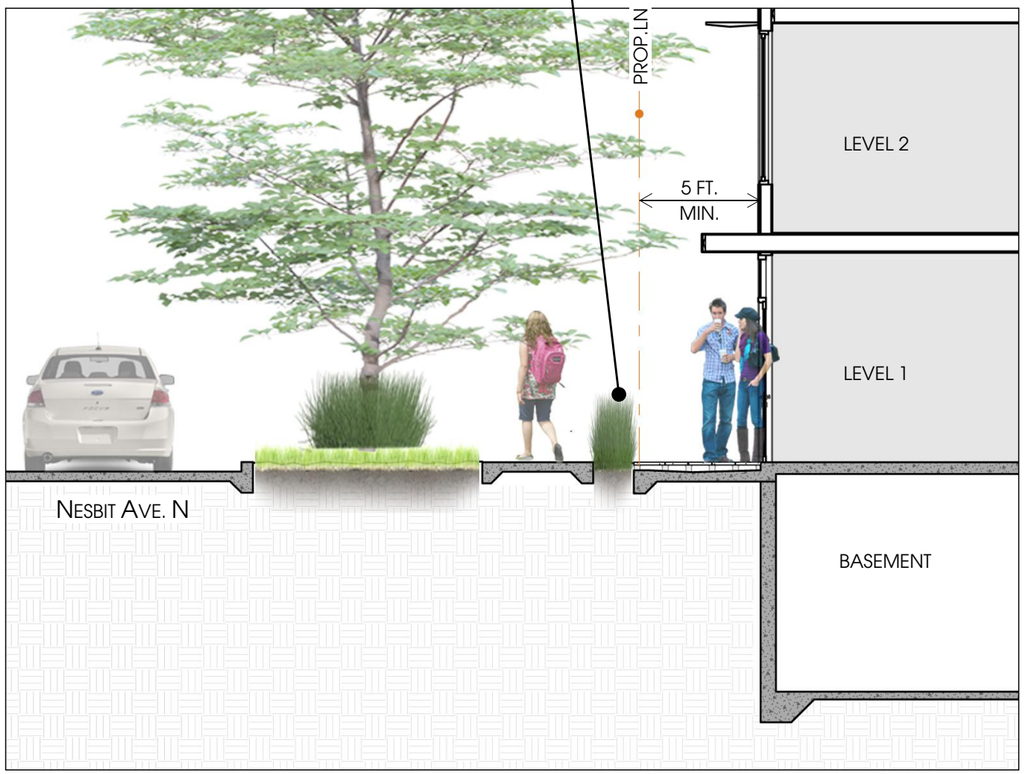
The ground floor units along Nesbit Ave N have direct access to the street.

A stepping stone was added to access the unit from the sidewalk.

Perspective | Units Entries Nesbit Ave N

Privacy And Security Of The Ground-Level Units

Through the use of a buffer we treat the small patio spaces on Nesbit as semi-private space. The streetscape character includes small planting area and patios along with other elements that work to create a transition between the public sidewalk and private entry.



Section A | Nesbit Ave. N Streetscape

Privacy And Security Of The Ground-Level Units

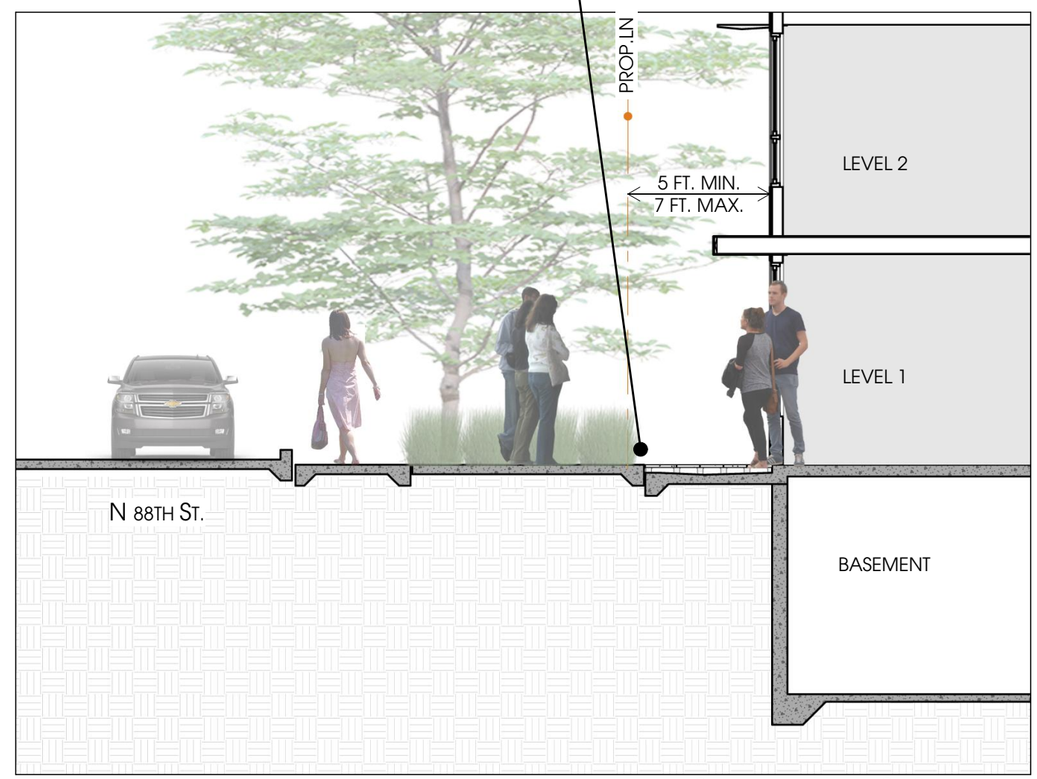
Window treatments will be used in all the units to provide privacy for the residents.

Doors with security systems will be used at all the entries. Lighting, eye on the street connection and multi-resident overview enhance the safety of those entries.

The stacking arrangement of modular units established to promote open spaces, daylighting, views and resident interaction with the environment. All ground floor units have direct access to the street.

Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

Perspective | Units Entries N 88th St.



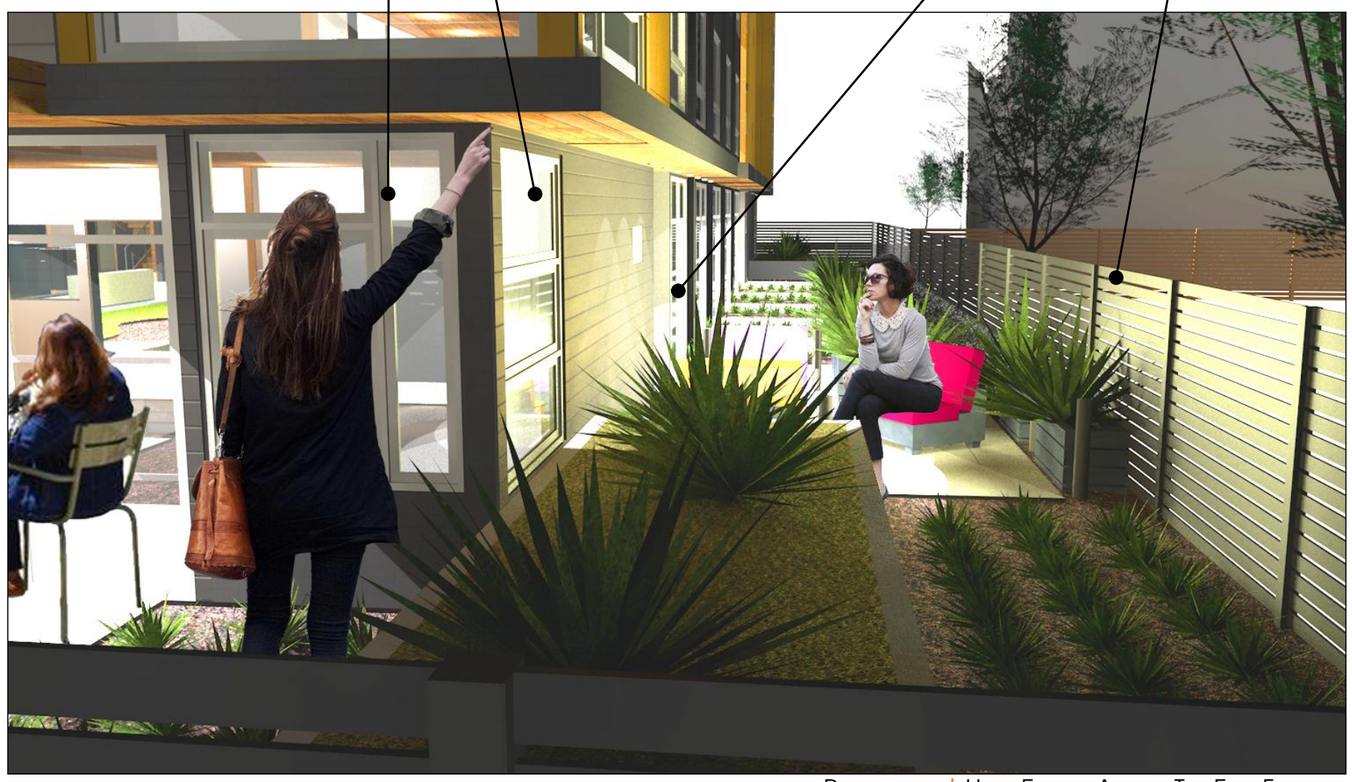
Section B | N 88th St. Streetscape

Privacy And Security Of The Ground-Level Units

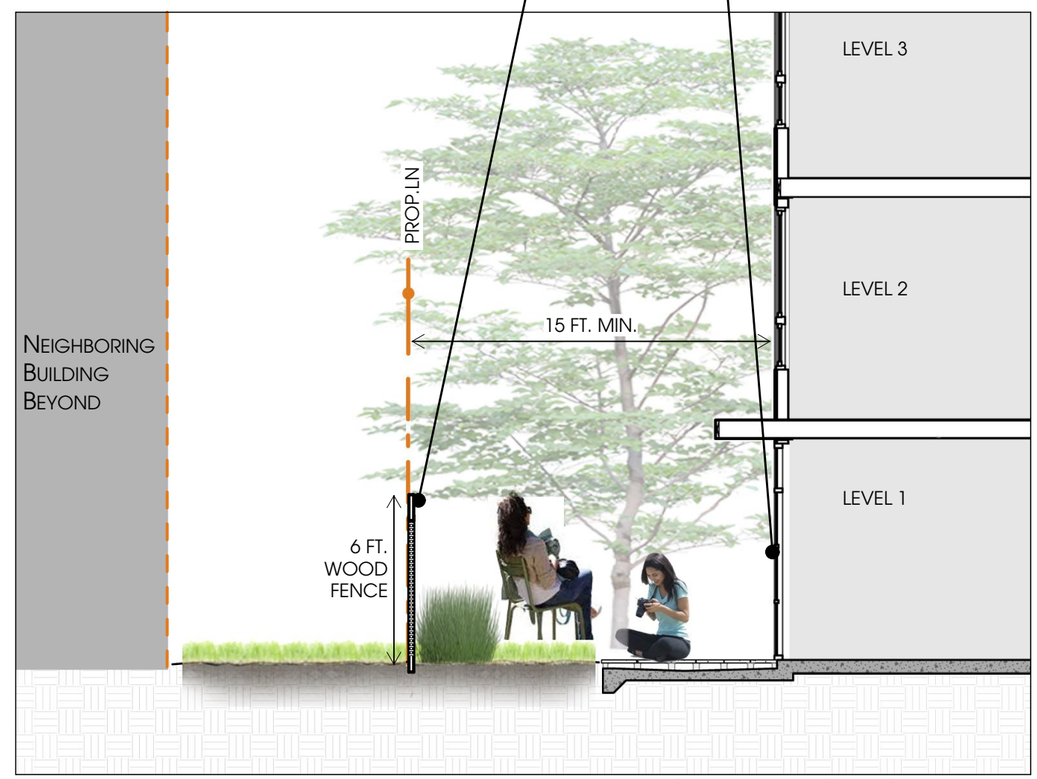
Window treatments will be used in all the units to provide privacy for the residents.

Doors with security systems will be used at all the entries. Lighting, eye on the street connection and multi-resident overview enhance the safety of those entries.

The site will be fenced and gated along the east and the south sides.
We propose fences for the residential units at the ground- level between the development and neighboring buildings. The proposed fences designed such that they can be seen through or over.

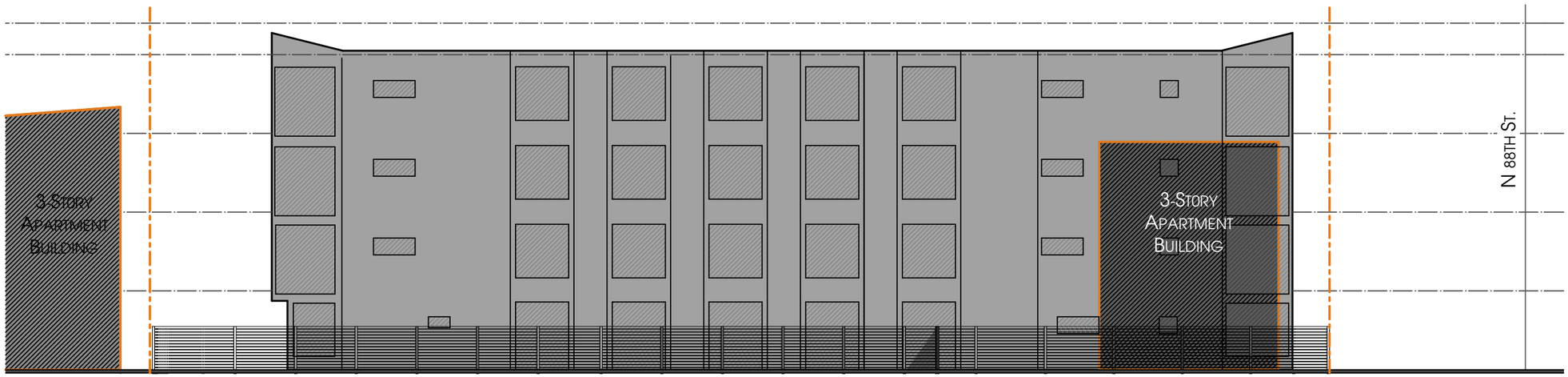


Perspective | Units Entries Along The East Facade.

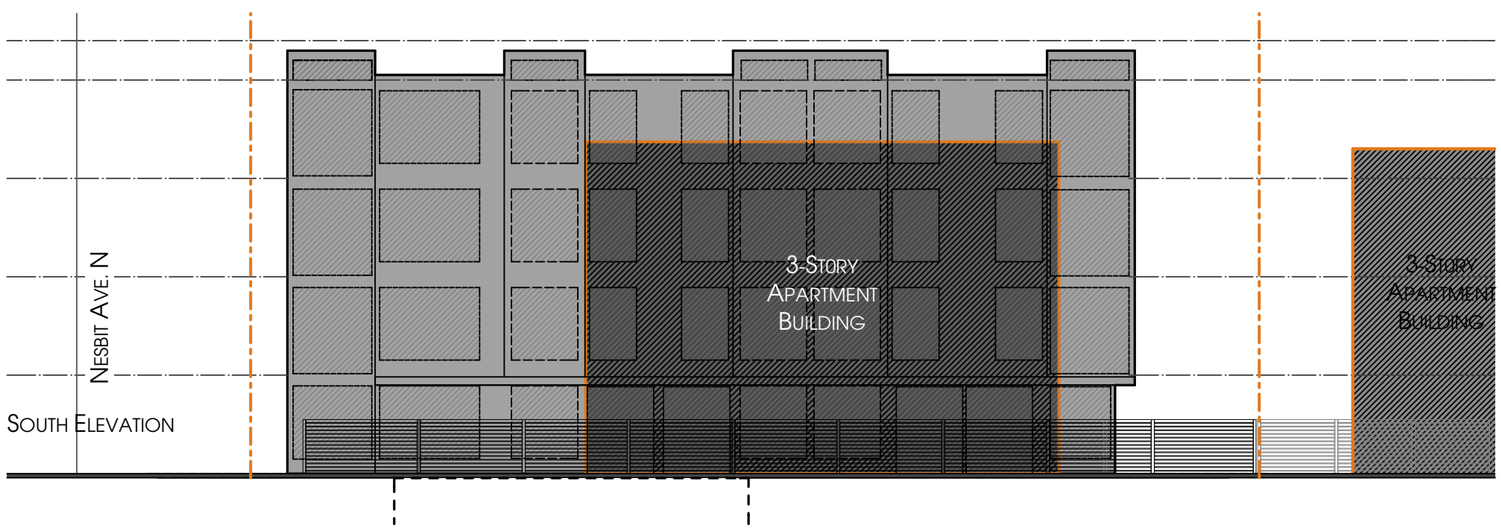


Section C | East Streetscape

A WINDOW STUDY HAS BEEN ADDED TO SHOW THE RELATIONSHIP BETWEEN OUR WINDOWS AND THE NEIGHBORING STRUCTURES TO THE SOUTH AND THE EAST.



East Elevation

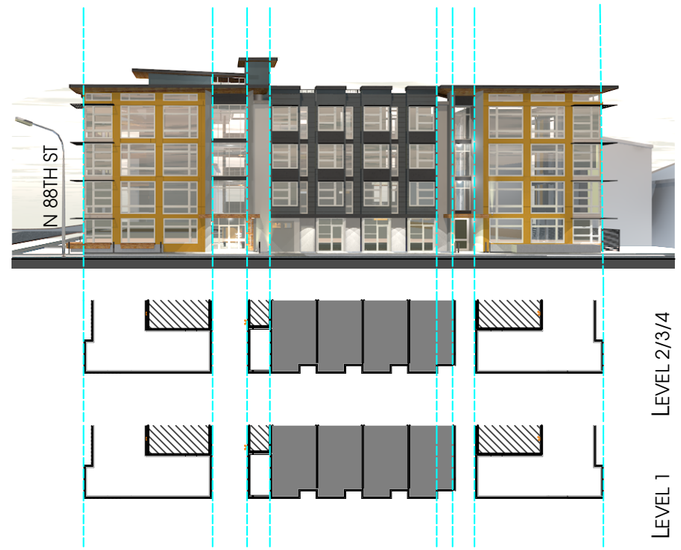


South Elevation

02 A CENTER UNITS
01 B CORNER UNITS
12 ACCENT FEATURES
05 STOREFRONT DOOR/ WINDOW
01 E VERTICAL CIRCULATION

THE WEST AND EAST FACADES:
THE VARIATION OF COLOR EMPHASIZES THE MASSING VARIATION BETWEEN THE UNITS LOCATED IN THE CENTER, THE CORNER AND THE ENTRIES.
THE ENTRIES CONSIST OF DISTINCT VERTICAL ELEMENT AND VARIATIONS IN MATERIAL AND COLOR. TO HIGHLIGHT THE BUILDING'S ENTRY, WE APPLIED ACCENT COLOR TO THE OVERHEAD FEATURE AND SIGNAGE.

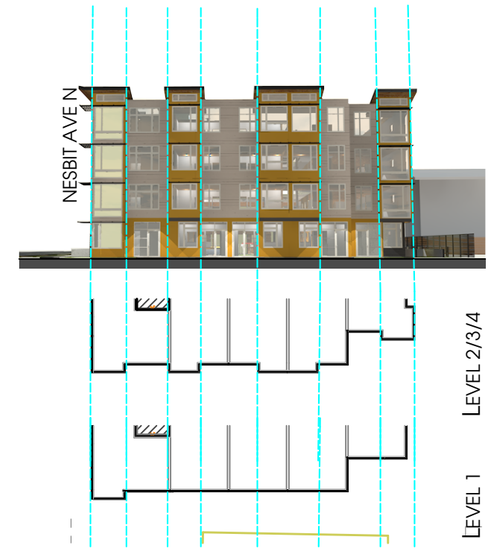
EAST ELEVATION



WEST ELEVATION

02 A GROUND FLOOR
02 C BASE COLOR
01 B BAY WINDOWS
12 ACCENT FEATURES

THE NORTH AND SOUTH FACADES:
THE VARIATION OF COLOR EMPHASIZES THE VERTICAL ARRANGEMENT OF THE STACKING BAY WINDOWS. TO HIGHLIGHT THESE VERTICAL BUILDING PORTIONS, WE USE SHED ROOFS AND ADDED TRANSOM WINDOWS.



SOUTH ELEVATION

NORTH ELEVATIONT

METAL MESH FENCE / SCREEN 08
SW 7674 PEPPERCORN A
SW 6678 SUNFLOWER B
SW 7648 BIG CHILL C
STOREFRONT 05
WOOD PLANKS 12
SW 9163 TIN LIZZIE D
SW 9140 BLUSTERY SKY E

MATERIAL LEGEND

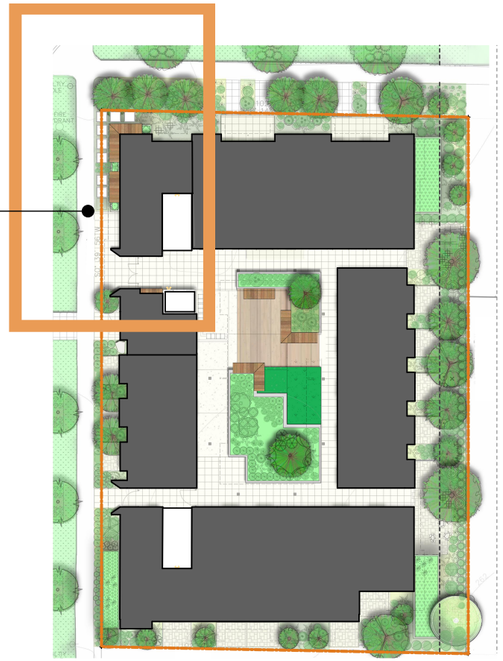
01 FIBER CEMENT PANEL 4'-0" x 8'-0" SHEETS
02 FIBER CEMENT LAP SIDING 8" REVEAL
12 ACCENT FEATURES:
TO HIGHLIGHT THE BUILDING'S ENTRIES, WE APPLIED ACCENT COLOR TO THE OVERHEAD FEATURE AND SIGNAGE.

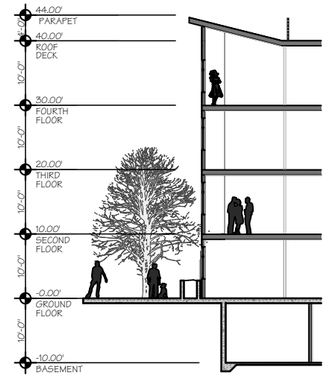
THE MASSING AND ARCHITECTURAL COMPOSITION WAS REVISED TO RESPOND TO THE CORNER LOCATION. THE FOLLOWING ELEMENTS WERE CONSIDERED IN OUR REVISED DESIGN:

1. THE UPPER AND THE GROUND FLOOR UNITS, ARE DESIGNED TO BE UNIQUE AT THE CORNER LOCATION. THE CORNER NOW HAS AN INCREASED NUMBER OF WINDOWS TO PROMOTE DAYLIGHTING, MAXIMIZE TRANSPARENCY AT THE FACADE AND DEVELOP AN ATTRACTIVE AND CONTEMPORARY DESIGN. IN ADDITION, THE WINDOWS CREATE STREET VIEWS AND RESIDENT INTERACTION WITH THE ENVIRONMENT.
2. THE ROOF AT THE CORNER LOCATIONS WAS REVISED TO A SHED ROOF ALONG WITH ADDING TRANSOM WINDOWS AT THE FOURTH FLOOR.
3. THE NORTH ENTRY WAS REVISED TO COMBINE THE OFFICE AND RESIDENTIAL ENTRY AND ESTABLISH PHYSICAL AND VISUAL PROMINENCE AT THE BUILDING CORNER. THE PRIMARY ENTRY CONNECTS ALL MAJOR POINTS OF ACCESS: THE CORNER OF THE BUILDING, RESIDENTS LOBBY, THE COURTYARD AREA AND THE LEASING OFFICE. AN ENLARGED PAVED AREA AT THE NORTH-WEST CORNER WAS ADDED TO PROVIDE A SIGNIFICANT COMMON OPEN SPACE AND ENCOURAGE PHYSICAL ACTIVITY AND SOCIAL INTERACTION. THE DESIGN PROPOSES STREETSCAPE THAT ADDS COLOR, TEXTURE, AND DISTINCTIVE PAVING MATERIALS.

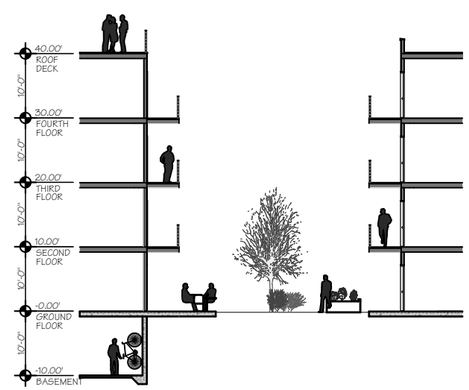
CONTEXT RESPONSE, CORNER

THE DESIGN WAS REVISED TO ESTABLISH PHYSICAL AND VISUAL PROMINENCE AT THE BUILDING CORNER. WE INCREASED THE NUMBER OF WINDOWS TO MAXIMIZE TRANSPARENCY AT THE FACADE. THE UPPER AND THE GROUND FLOOR UNITS, ARE DESIGNED TO BE UNIQUE AT THE CORNER LOCATION.



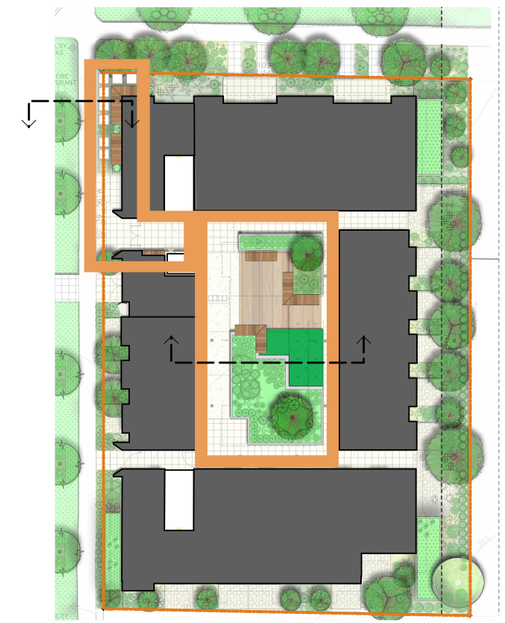


CONCEPTUAL CORNER AREA SECTION



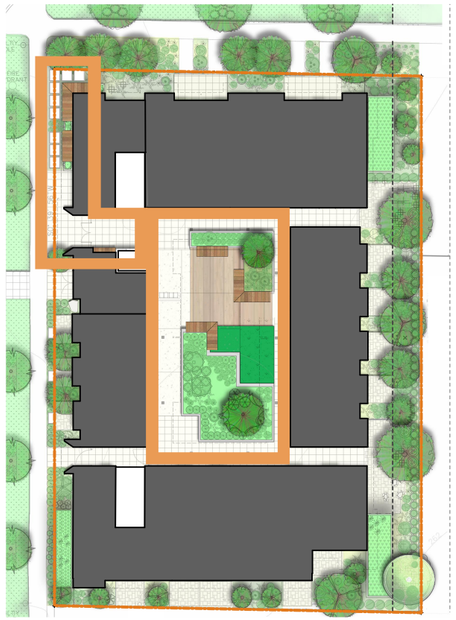
CONCEPTUAL COURTYARD SECTION

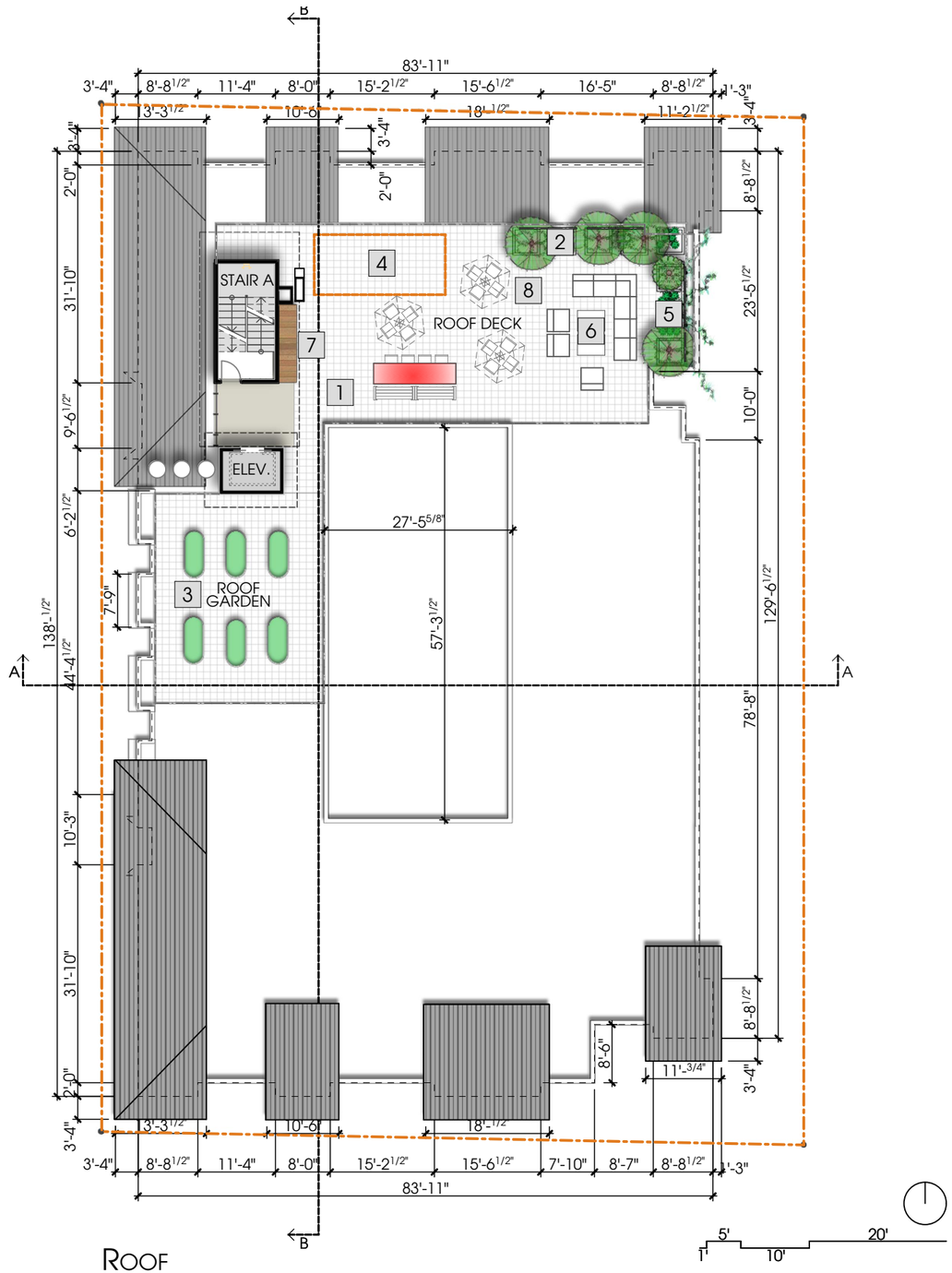
THE COMMON AMENITY AREA PROPOSE ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART AND OTHER SIMILAR FEATURES.



COURTYARD CONCEPT

BY USING MATERIALS THAT RELATE TO OTHER ARCHITECTURAL ACCENT MATERIALS THROUGHOUT THE PROJECT, THE COURTYARD CAN SEAMLESSLY INTEGRATE INTO THE ARCHITECTURAL LANGUAGE.

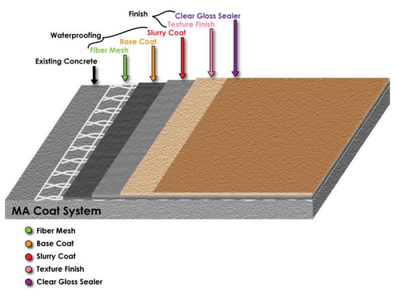


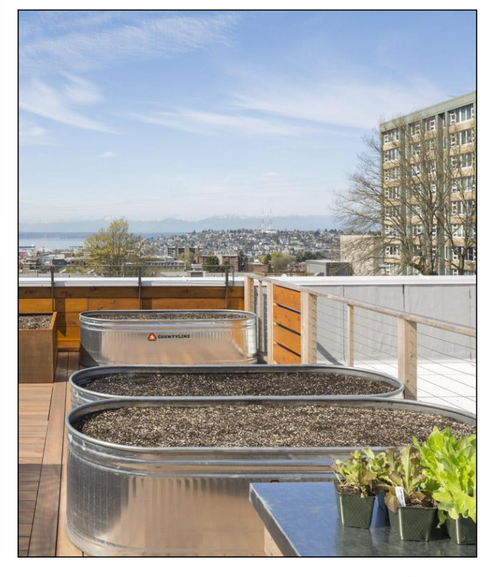


ROOF

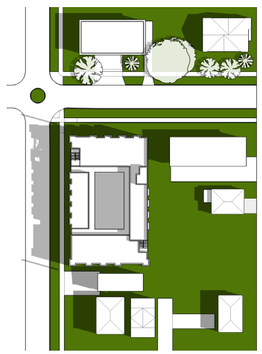
ROOF TOP FEATURES

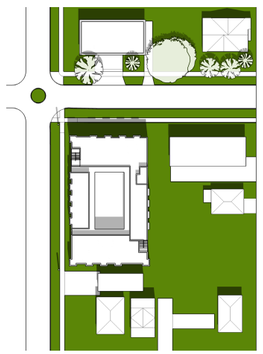
1. MA COAT SYSTEM PAVEMENT
2. PLANTERS
3. GALVANIZED STOCK TANKS FOR RAISED BEDS
4. POTENTIAL LOCATION FOR BBQ
5. VERTICAL PLANTED SCREEN
6. EXTERIOR-GAREDEN FURNITURE
7. BENCH
8. WEATHER PROTECTION FEATURE





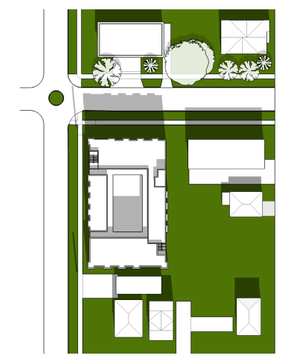
Galvanized stock tanks for raised beds


SUMMER SOLSTICE 6/21 9:00 AM

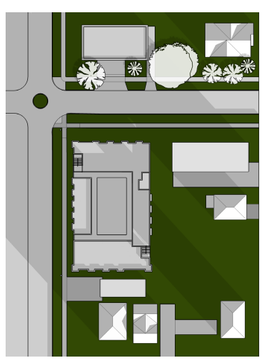

SUMMER SOLSTICE 6/21 12:00 PM

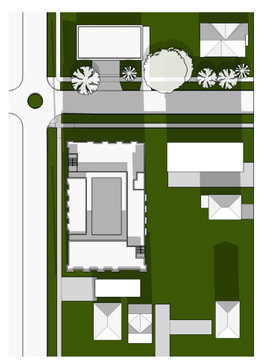
SUMMER SOLSTICE 6/21 3:00 PM

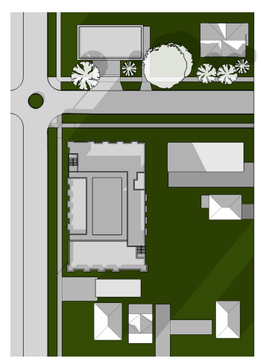
VERNAL EQUINOX 3/21 9:00 AM


VERNAL EQUINOX 3/21 12:00 PM

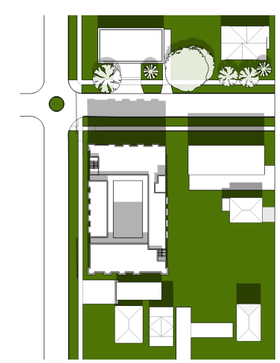
VERNAL EQUINOX 3/21 3:00 PM


WINTER SOLSTICE 12/21 9:00 AM


WINTER SOLSTICE 12/21 12:00 PM


WINTER SOLSTICE 12/21 3:00 PM

AUTUMNAL EQUINOX 9/21 9:00 AM


AUTUMNAL EQUINOX 9/21 12:00 PM

AUTUMNAL EQUINOX 9/21 3:00 PM

Signage

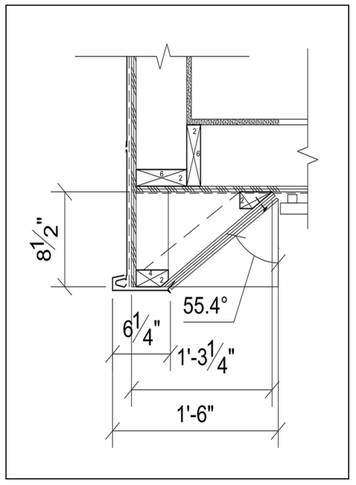
THE PROJECT IDENTIFICATION SIGNAGE WILL BE LOW KEY, DISTINCTIVE AND SCALED FOR THE STREET/ NEIGHBORHOOD CONTEXT AS AN APPROPRIATE RESPONSE TO THE RESIDENTIAL CHARACTER OF THE CONTEXT.

BY USING SIGNAGE MATERIALS THAT RELATE TO OTHER ARCHITECTURAL ACCENT MATERIALS THROUGHOUT THE PROJECT, THE SIGNAGE CAN SEAMLESSLY INTEGRATE INTO THE ARCHITECTURAL LANGUAGE.

PERSPECTIVE | MAIN ENTRY

PROPOSED LOCATION FOR THE PROJECT IDENTIFICATION SIGNAGE

SECTION | MAIN ENTRY



EXTERIOR WALL DETAIL

PROPOSED FENCING /SCREENING

CONCEPTUAL PALETTE

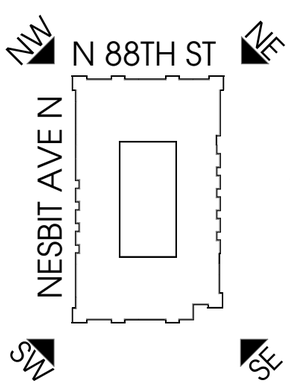
SITE COMPOSITE LEGEND

1. STAMPED PAVEMENT
2. SCORED CONCRETE
3. PERVIOUS PAVEMENT
4. POTENTIAL LOCATION FOR WOOD DECKING
5. LAWN
6. FIELD TURF
7. STORM WATER BIO-FILTRATION PLANTER TYP.
8. (4) BICYCLE RACKS
9. IGNEOUS BOULDER SET AT SEATING HEIGH
10. CONCRETE SEATING WALL
11. POTENTIAL LOCATION FOR BUILDING SIGN

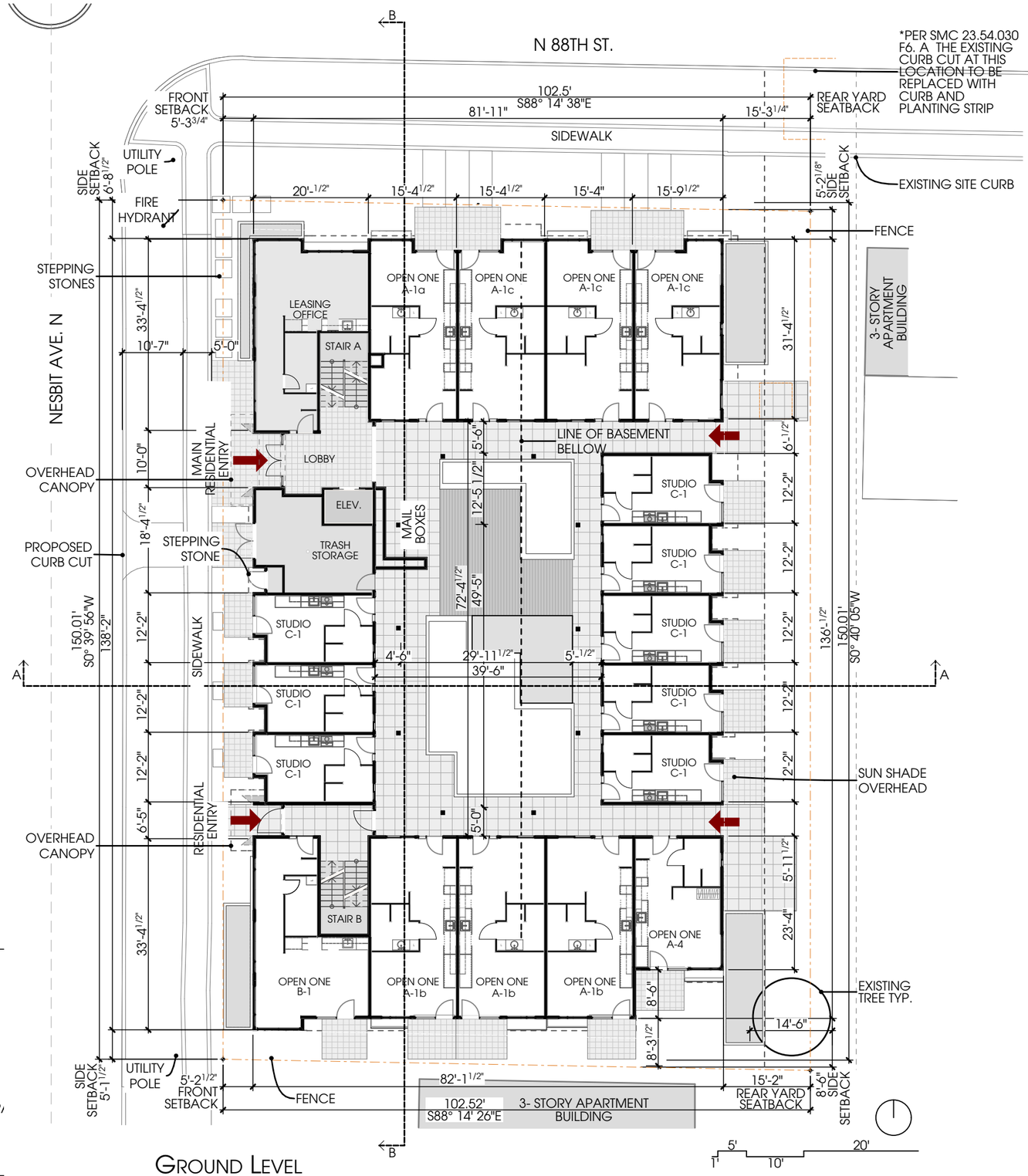
NW AERIAL

SW AERIAL

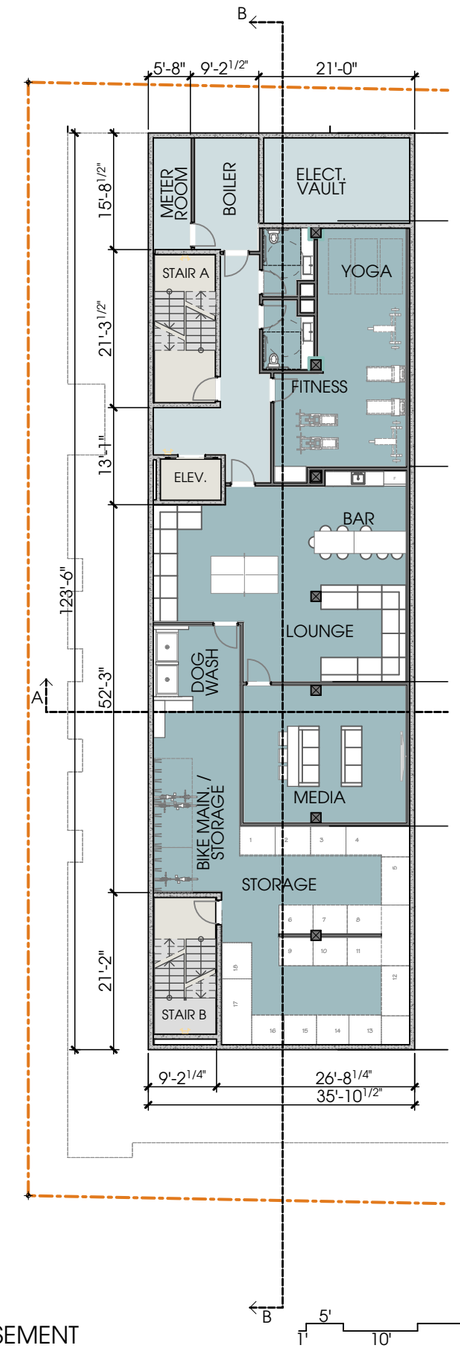
SE AERIAL


NW
N 88TH ST
NE
NESBIT AVE N
SW
SE

NE AERIAL



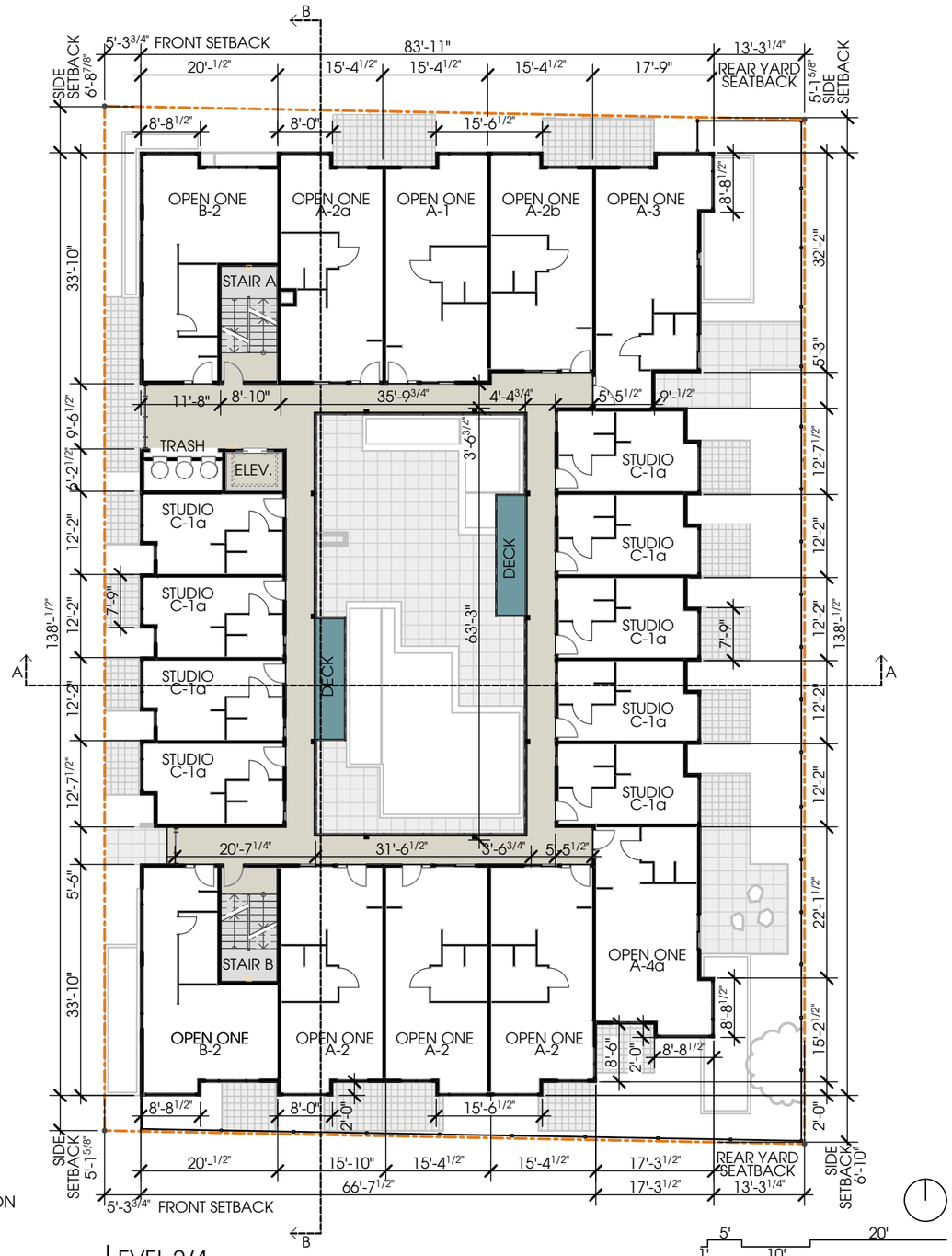
GROUND LEVEL



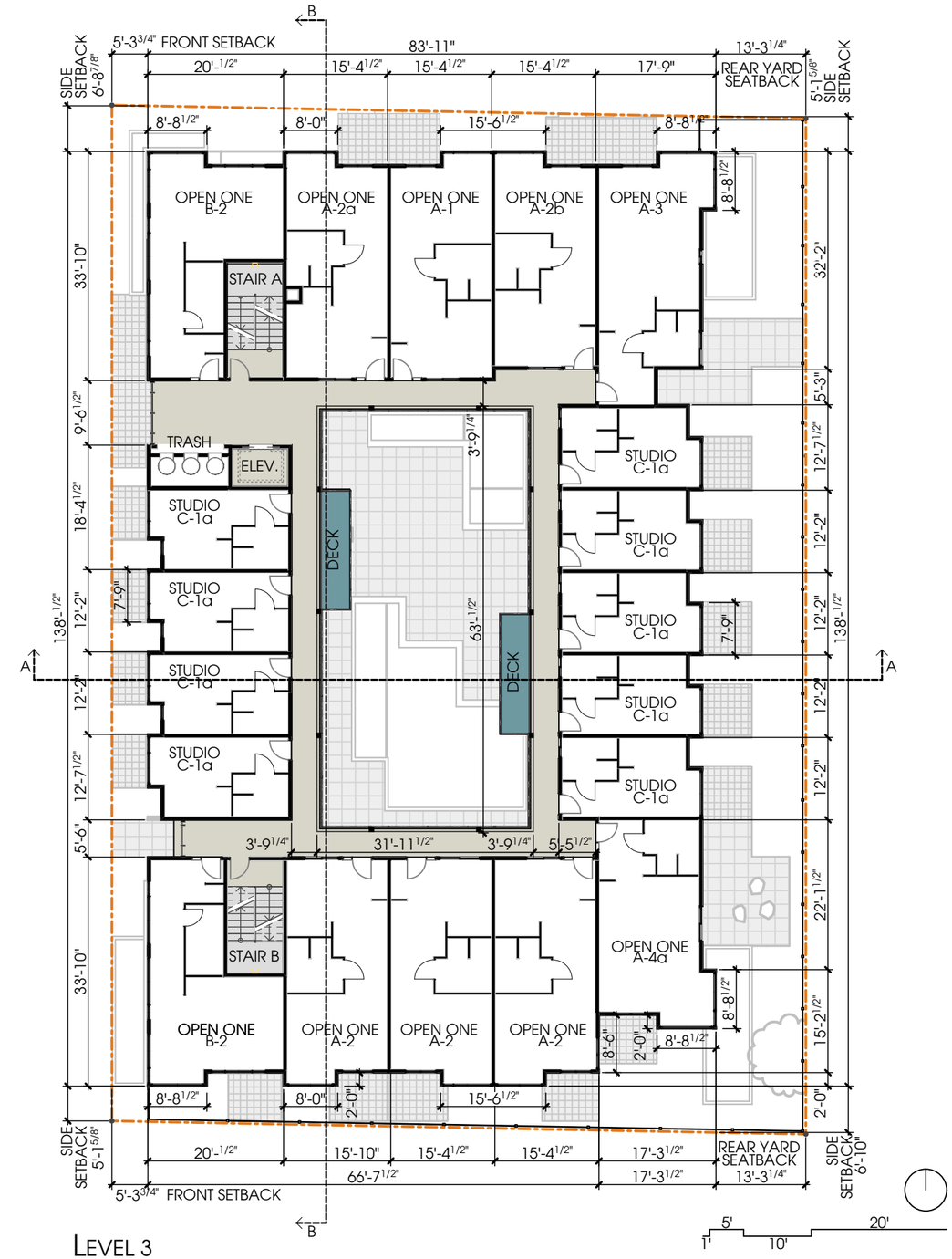
BASEMENT

LEGEND

- RESIDENTIAL UNIT
- RESIDENTS SERVICE AREA
- RESIDENTS AMENITY COMMON SP
- BUILDING CIRCULATION



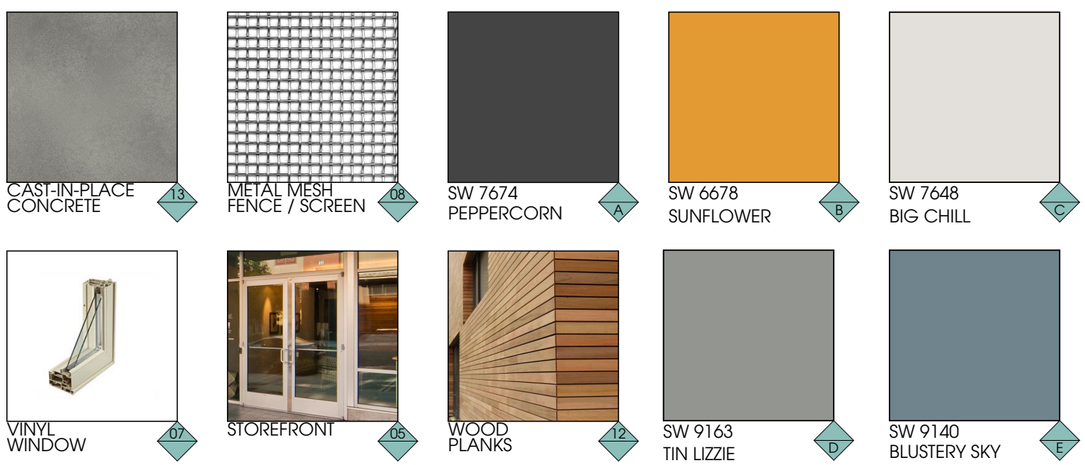
LEVEL 2/4



LEVEL 3

LEGEND

- RESIDENTIAL UNIT
- RESIDENTS SERVICE AREA
- RESIDENTS AMENITY COMMON
- BUILDING CIRCULATION

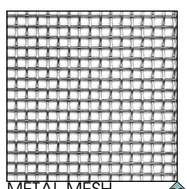


MATERIAL LEGEND

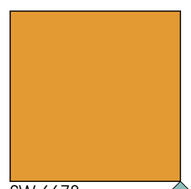
- 01 FIBER CEMENT PANEL 4'-0" x 8'-0" SHEETS
- 02 FIBER CEMENT LAP SIDING 8" REVEAL
- 03 BOLT-ON METAL SUN SHADE
- 04 CORRUGATED METAL SIDING
- 05 VINYL DOOR/ WINDOW
- 06 BELLY BAND
- 07 STOREFRONT DOOR
- 08 METAL RAILINGS
- 09 FACIA/ EAVE / RAKE
- 10 METAL COLUMN
- 11 METAL EXHAUST VENT | PAINT TO MATCH WALL COLOR
- 12 WOOD PLANKS
- 13 CAST-IN-PLACE CONCRETE
- 14 VERTICAL PLANTED SCREEN
- 15 BUILDING SIGN

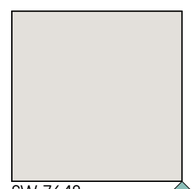
MATERIAL CODE
01A
1E
COLOR CODE

CAST-IN-PLACE CONCRETE 13


METAL MESH FENCE / SCREEN 08

SW 7674 PEPPERCORN A

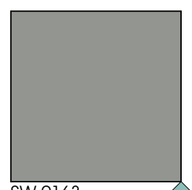

SW 6678 SUNFLOWER B

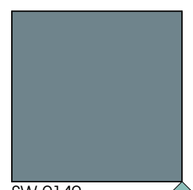

SW 7648 BIG CHILL C

VINYL WINDOW 07

STOREFRONT 05

WOOD PLANKS 12


SW 9163 TIN LIZZIE D


SW 9140 BLUSTERY SKY E

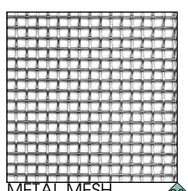
Material Legend

- 01 Fiber Cement Panel 4'-0" x 8'-0" Sheets
- 02 Fiber Cement Lap Siding 8" Reveal
- 03 Bolt-on metal Sun Shade
- 04 Corrugated Metal Siding
- 05 Vinyl Door/ Window
- 06 Belly Band
- 07 Storefront Door
- 08 Metal Railings
- 09 Facia/ Eave / Rake
- 10 Metal Column
- 11 Metal Exhaust Vent | Paint To Match Wall Color
- 12 Wood Planks
- 13 Cast-in-place Concrete
- 14 Vertical Planted Screen
- 15 Building Sign

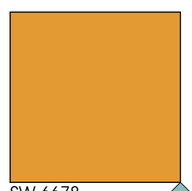
01 E — Material Code / Color Code

NORTH ELEVATION

CAST-IN-PLACE CONCRETE 13


METAL MESH FENCE / SCREEN 08

SW 7674 PEPPERCORN A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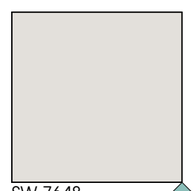
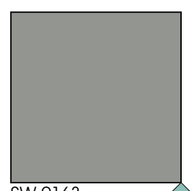

SW 7648 BIG CHILL C

VINYL WINDOW 07

STOREFRONT 05

WOOD PLANKS 12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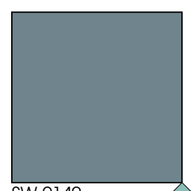
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- 13 Cast-in-place Concrete
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- 15 Building Sign

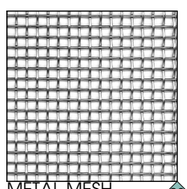
01 E — Material Code / Color Code

THE STARTFORD COMPANY info@thestratfordcompany.com

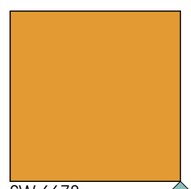
PREPARED BY:
rma www.rutledgemaul.com

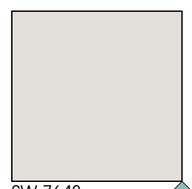
EAST ELEVATION

CAST-IN-PLACE CONCRETE 13


METAL MESH FENCE / SCREEN 08

SW 7674 PEPPERCORN A

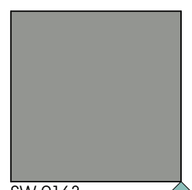

SW 6678 SUNFLOWER B

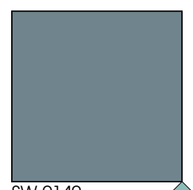

SW 7648 BIG CHILL C

VINYL WINDOW 07

STOREFRONT 05

WOOD PLANKS 12


SW 9163 TIN LIZZIE D


SW 9140 BLUSTERY SKY E

MATERIAL LEGEND

- 01 FIBER CEMENT PANEL 4'-0" x 8'-0" SHEETS
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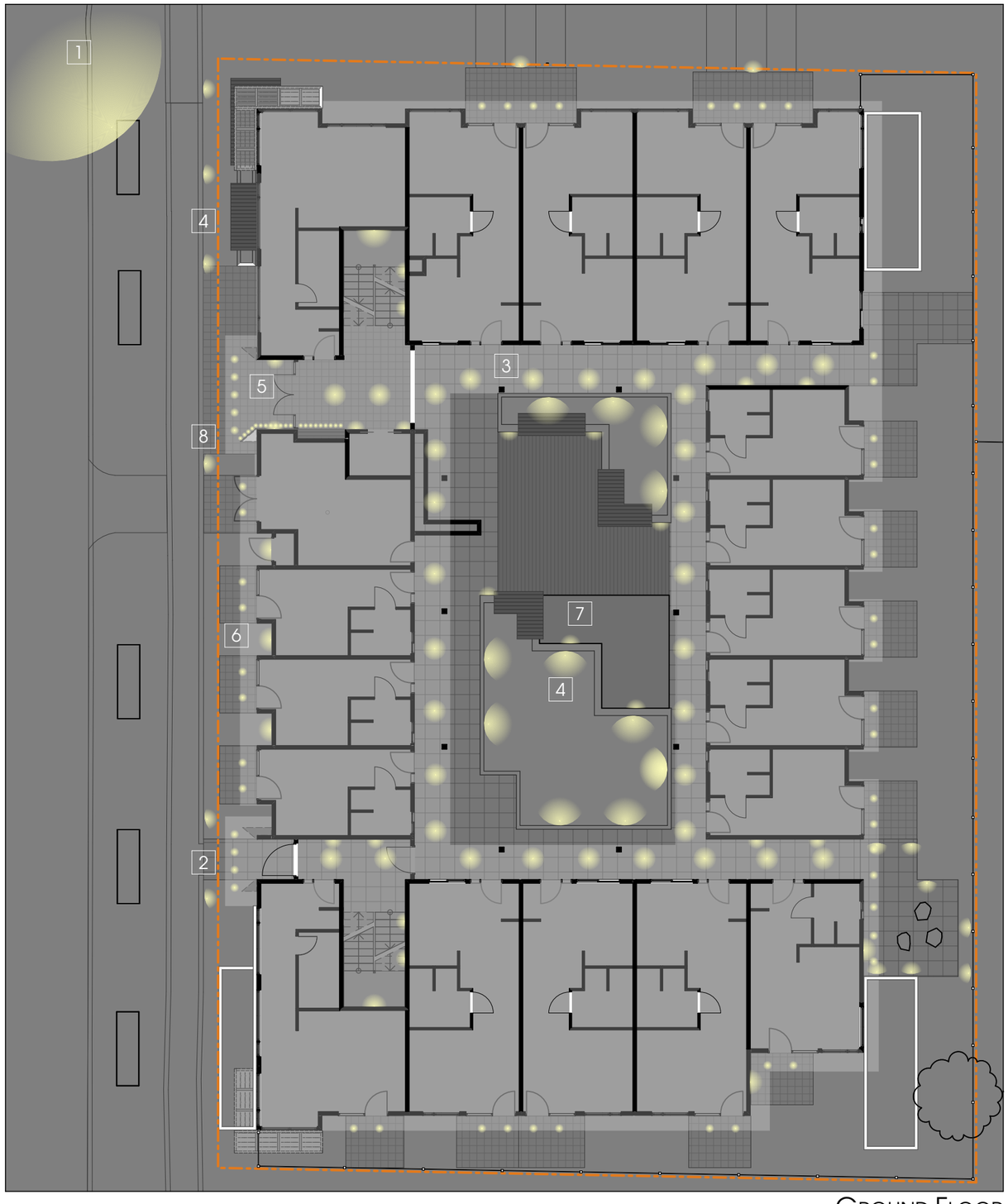
- 04 CORRUGATED METAL SIDING
- 05 VINYL DOOR/ WINDOW
- 06 BELLY BAND
- 07 STOREFRONT DOOR
- 08 METAL RAILINGS

MATERIAL CODE
01
E
COLOR CODE

- 09 FACIA/ EAVE / RAKE
- 10 METAL COLUMN
- 11 METAL EXHAUST VENT | PAINT TO MATCH WALL COLOR
- 12 WOOD PLANKS
- 13 CAST-IN-PLACE CONCRETE
- 14 VERTICAL PLANTED SCREEN
- 15 BUILDING SIGN

NORTH SOUTH SECTION

EAST WEST SECTION



GROUND FLOOR

ROOF

EXTERIOR LIGHTING LEGEND

1. EXSISTING STREET LIGHT
2. LED OUTDOOR RECESSED LIGHT 4"
3. LED OUTDOOR RECESSED LIGHT 6"
4. LED GARDEN AND PATHWAY BOLLARD LIGHT
5. SMALL DECORATIVE CFL SCONCE LIGHT
6. LARGE DECORATIVE CFL SCONCE LIGHT
7. LED STEP LIGHT
8. LED STRIP LIGHT

LED STRIP LIGHT

HELSINKI | BOLLARD

BRIONES | WALL

BEVERLY 1 | WALL

LED STEP LIGHT

CANOPY MOUNTED DOWN RECESSED LIGHT

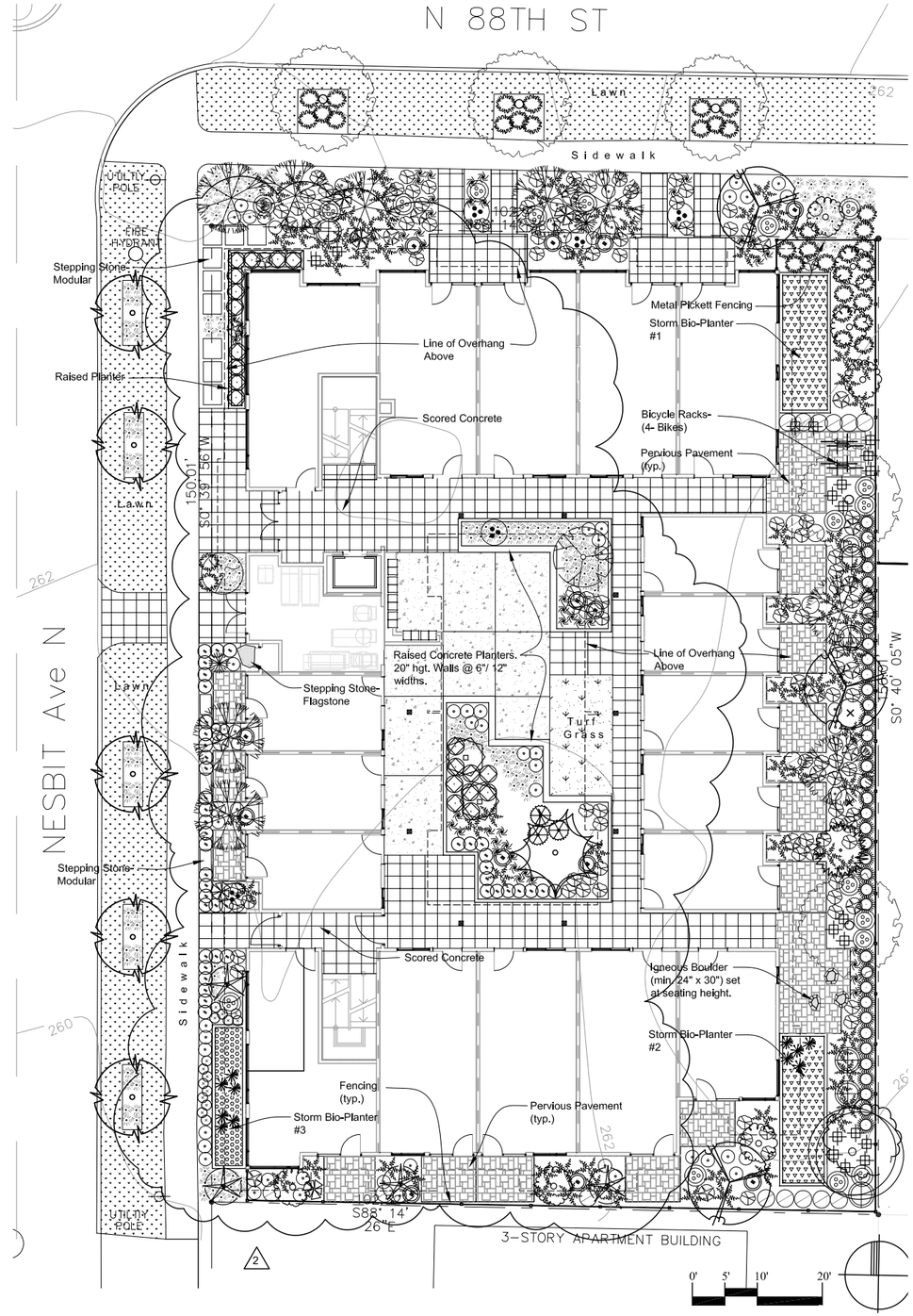
EXTERIOR LIGHTING

Plant Schedule

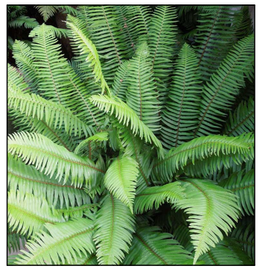
Qty.	Symbol	Botanical /Common name	Size /Remark
		Trees	
9		Acer circinatum/ VINE MAPLE	min. 1–1/2" cal.
5		Betula u. 'Jacquemontii'/ BIRCH	min. 2" cal., single trunk, street tree form
5		Carpinus caroliniana 'JFS–KW6'/AMERICAN HORNBEAM	min. 2" cal., street tree form
1		Chamecyparis o. 'Gracilis'/ HINOKI CYPRESS	min. 6'0" hgt.
3		Cornus k. 'Satomi'/ KOREAN DOGWOOD	min. 2" cal.
1		Magnolia g. 'Victoria'/ EVERGREEN MAGNOLIA	min. 7'0" hgt.
3		Parrotia p. 'Vanessa'/IRONWOOD	min. 1–1/2" cal.
1		Pinus d. 'Umbraculifera'/ TANYOSHO PINE	min. 5' hgt., high graft, provide photo for approval

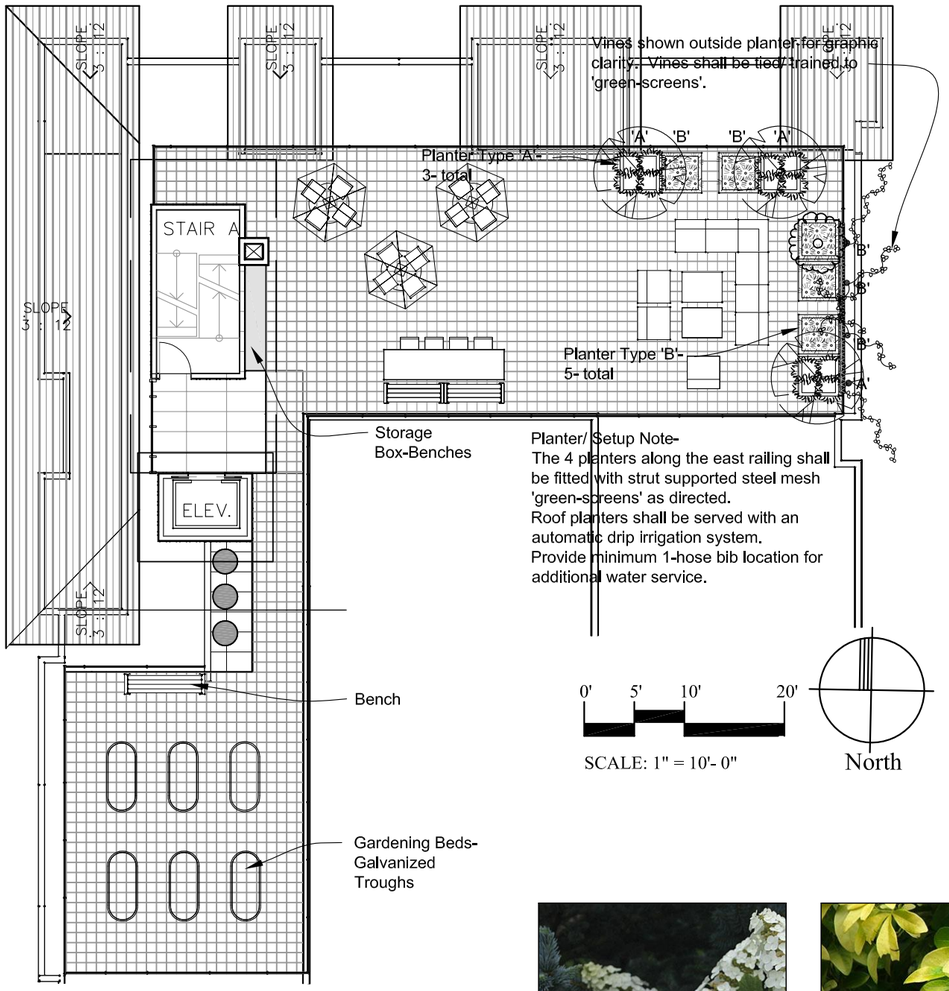
Ground Covers /Bio -Planters

		Lawn (non–net sod)	No. 1 Sod, pre– punched and non–netted.
as required		Equisetum hymale/ SCOURING RUSH	4" pots @ 12" o.c.
as required		Juncus ensifolius/ DAGGER LEAF RUSH	2–1/4" pots @ 12" o.c. tri. spacing
11		Carex o. 'Evergold'/ JAPAN SEDGE	1 gal.



Landscape Plan | Ground Level

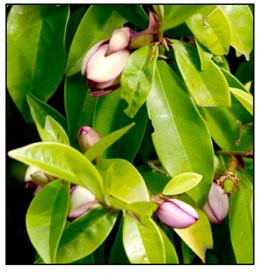




Landscape Plan | Roof

Plant Schedule

Qty.	Symbol	Botanical /Common name	Size /Remark
		Shrubs /perennials	
2		Akebia quinata/ FIVE FINGERED AKEBIA	2 gal.
27		**Buxus s. 'Suffruiticosa'/ COMMON BOXWOOD**	min. 12" spr., 15" hgt.
4		Cryptomeria j. 'Black Dragon'/ HYBRID JAPAN. CEDAR	min. 42" hgt.
2		**Choisya t. 'Sundance'/ MEXICAN ORANGE**	min. 24" hgt., spr.
2		**Clematis m. 'Elizabeth'/ ANEMONE CLEMATIS**	2 gal.
1		Enkianthus campanulatus/ RED VEIN ENKIANTHUS	min. 48" hgt., single leader
59		**Epimedium x versicolor 'Sulphureum' / NCN**	1 gal.
30		Hakonechloa macra/ JAPAN. FOREST GRASS	1 gal.
22		**Hemerocallis spp/ DAYLILY**	1 gal.
5		Hydrangea q. 'Pee Wee'/ OAKLEAF HYDRANGEA	min. 24" spr.
19		**Ilex c. 'Convexa'/ JAPAN. BOXLEAF HOLLY**	min. 18" hgt., spr.
9		Kalmia l. 'Elf'/ MTN. LAUREL	min. 21" spr.
2		**Ligustrum j. 'Texanum'/ TEXAS WAX LEAF PRIVET**	min. 36" hgt.
4		**Miscanthus s. 'Morning Light'/ MAIDENGRASS**	5 gal. cans
8		**Myrica californica/ PACIFIC WAX MYRTLE**	min. 30" hgt., strong central leader
24		**Nandina d. 'Sienna Sunrise'/ HEAVENLY BAMBOO**	min. 24" hgt.
180		**Pennisetum a. 'Hamelyn'/ DWARF FOUNTAIN GRASS**	1 gal.
4		**Pittosporum tobria/ PITTOSPORUM**	min. 24" hgt.
14		**Pittosporum t. 'Wheelers Dwarf'/ PITTOSPORUM**	min. 18" spr.
76		**Polystichum munitum / SWORD FERN**	min. 5 fronds @ 12" o.c.
9		**Polystichum polyblepharnum / TASSEL FERN**	min. 5 fronds at 12"
47		**Prunus l. 'Mt. Vernon'/ DWARF LAUREL**	2 gal.
7		**Ribes s. 'King Ed. VII'/ FLWG. CURRANT**	min. 30" hgt.
111		**Sarcococca humilis/ FRAGRANT SARCOCOCCA**	1 gal.
27		**Sedum 'Autumn Joy'/ SEDUM**	1 gal.
13		Semiarundinaria fastuosa 'Viridis'/ BAMBOO	min. 5 culms at 3/4" dia.
38		Thuja o. 'Emerald Green'/ PYRAMIDALIS	min. 6'0" hgt.
17		**Vaccinium ovatum/ EVERGREEN HUCKLEBERRY**	min. 24" hgt.



RMA | APPLICANT WORK SAMPLES

Rutledge Maul Architects is an award winning full service architecture and design firm. Over the past 40 years we have successfully completed projects around the United States. We specialize in commercial, multifamily, residential, and institutional facilities. Our project portfolio ranges from upscale corporate buildings to custom homes with a wide range of budgets and architectural taste.