



# 88TH & NESBIT APARTMENTS

1141 N 88TH ST, SEATTLE WA 98103

DESIGN REVIEW BOARD PACKET

9/8/2016

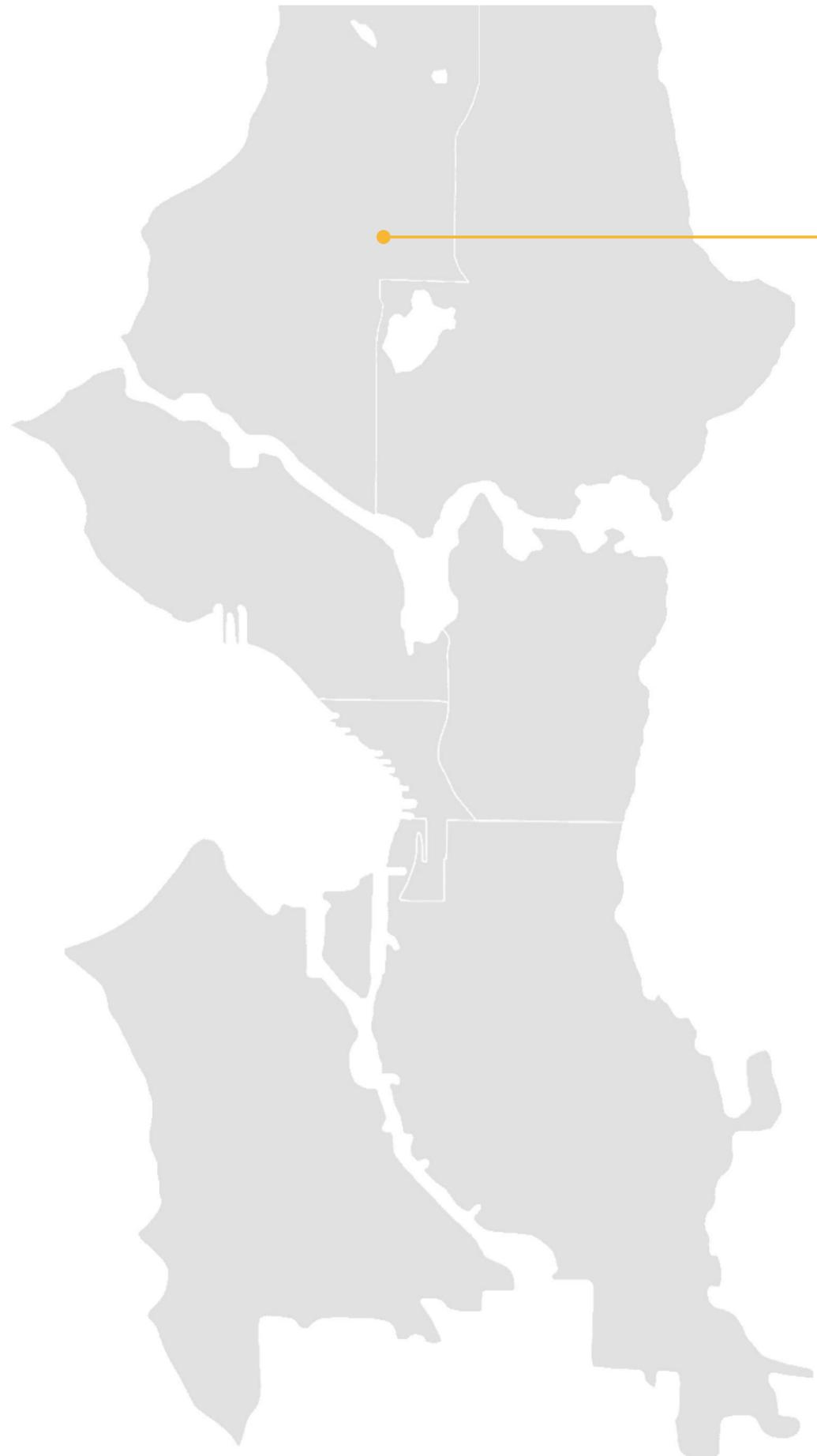
DPD # 3019553

APPLICANT: **rma** [www.rutledgemaul.com](http://www.rutledgemaul.com)

THE  
STRATFORD  
COMPANY

[info@thestratfordcompany.com](mailto:info@thestratfordcompany.com)

BLANK



SITE

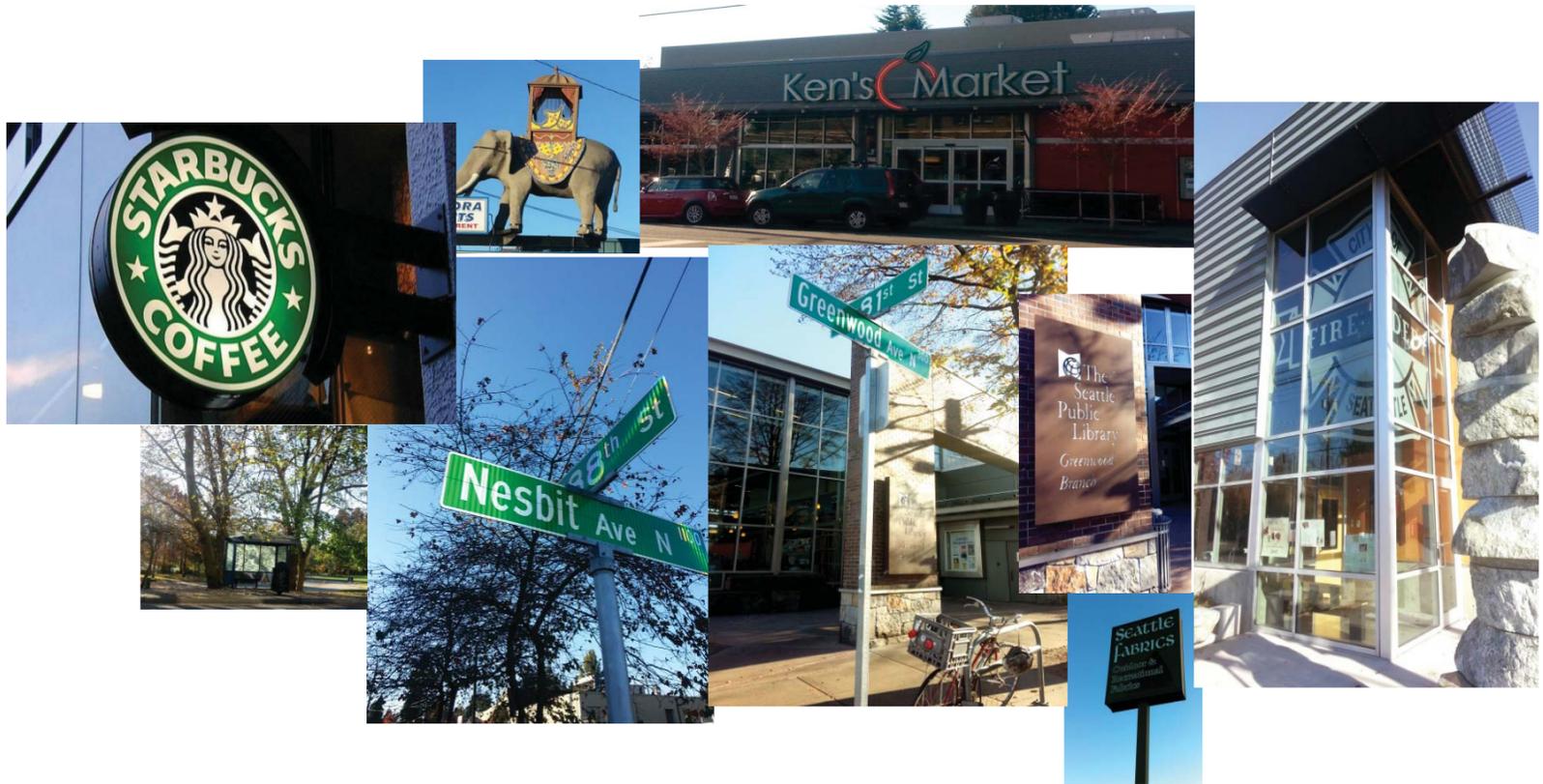
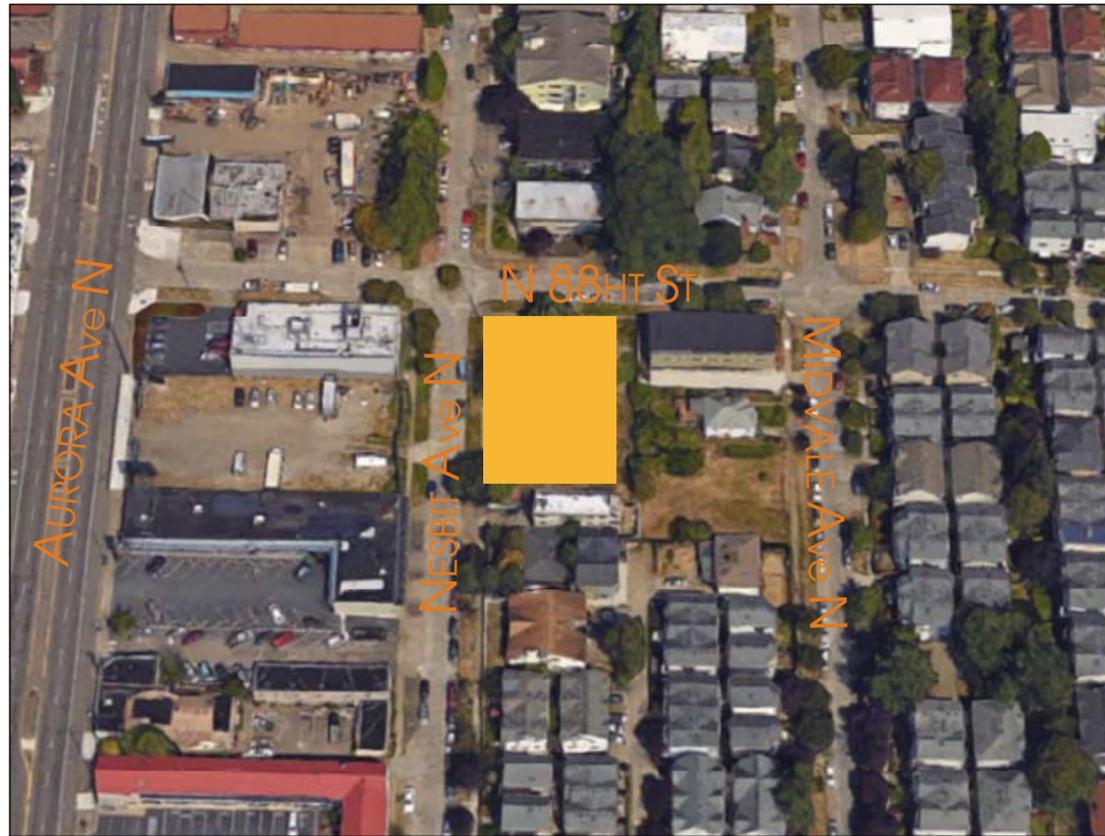


TABLE OF CONTENTS |

INTRODUCTION AND CONTEXT	INTRODUCTION . . . . .	3
	CONTEXT . . . . .	5
	CONTEXT   URBAN VILLAGE . . . . .	6
SUMMARY OF GUIDANCE	DESIGN NARRATIVE . . . . .	9
	SURVEY . . . . .	12
	EXISTING SITE CONDITIONS . . . . .	13
	ZONING REGULATION . . . . .	15
	DRB REPORT AND RESPONSE . . . . .	16
	MAIN ENTRY . . . . .	17
	MAIN ENTRY SECTION . . . . .	18
	UNIT ENTRIES & STREETScape . . . . .	19
	SIGNAGE CONCEPT . . . . .	23
	SITE COMPOSITE PLAN . . . . .	24
PROPOSED DESIGN	AMENITY AREA . . . . .	25
	FACADE ELEMENTS . . . . .	27
	ROOF DECK . . . . .	28
	EXTERIOR LIGHTING . . . . .	29
	OVERVIEWS . . . . .	31
	SUN STUDY . . . . .	33
	WINDOW STUDY . . . . .	34
	BUILDING PLANS . . . . .	35
	BUILDING ELEVATIONS . . . . .	37
	BUILDING SECTIONS . . . . .	41
	LANDSCAPE . . . . .	43
	GREEN FACTOR WORKSHEETS . . . . .	45
APPLICANT WORK SAMPLES . . . . .	46	



## PROPOSAL 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  
RUTLEDGE MAUL ARCHITECTS | P.S. INC.  
19940 BALLINGER WAY NE SUITE A-3  
SEATTLE, WA 98155  
PHONE: (206) 440-0330
- OWNER  
GEORGE WEBB  
THE STRATFORD COMPANY  
9001 LAKE CITY WAY NE  
SEATTLE, WA 98155  
PHONE: (206) 234-4556
- LANDSCAPE DESIGN  
GLENN TAKAGI, LANDSCAPE ARCHITECT  
18550 FIRLANDS WAY NORTH SUITE 102  
SHORELINE, WA 98133-3917  
PHONE: (206) 542-6100  
FAX: (206) 546-1128
- CIVIL ENGINEER  
PACIFIC ENGINEERING DESIGN, LLC  
15445 53RD AVENUE SOUTH, SUITE100  
SEATTLE, WA 98188  
PHONE: (206) 4331-7970  
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.



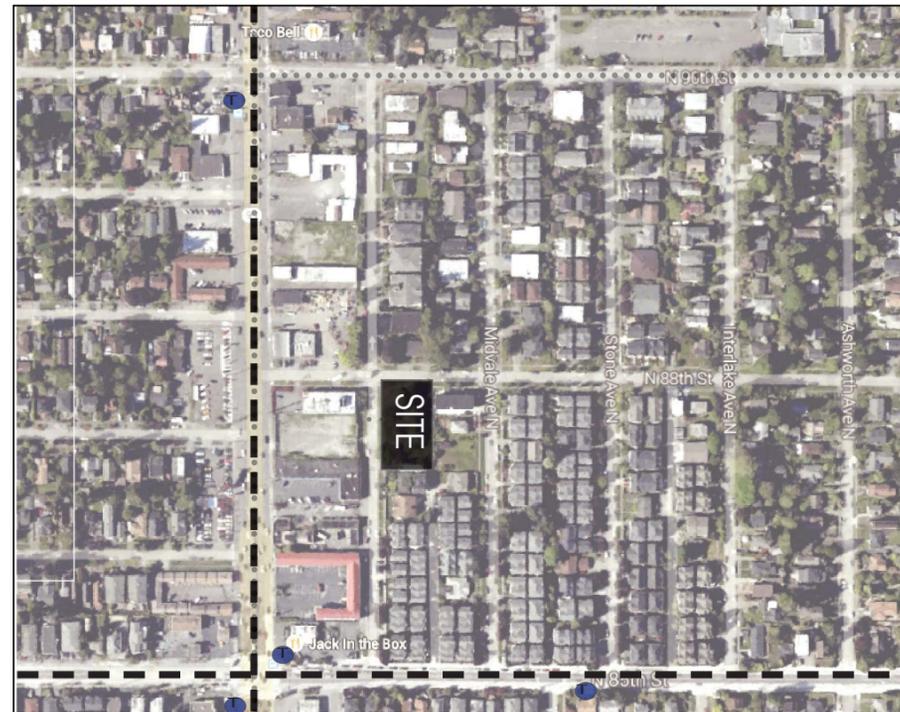
## CONTEXTUAL RELATIONSHIP |

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 EXPERIENCE 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.

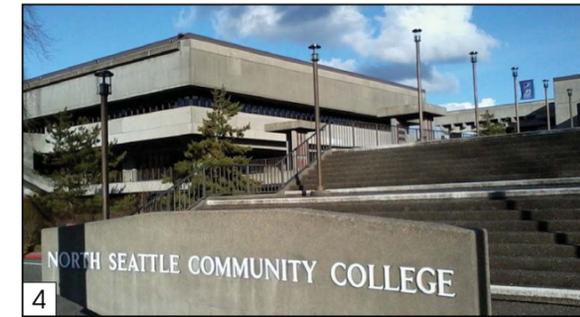
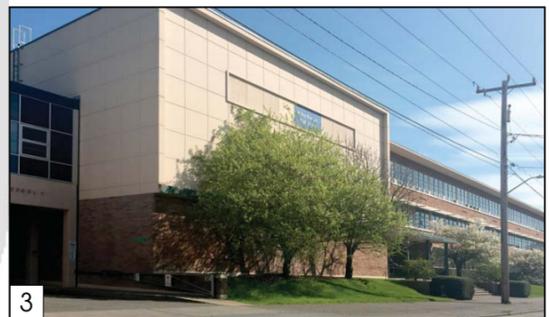
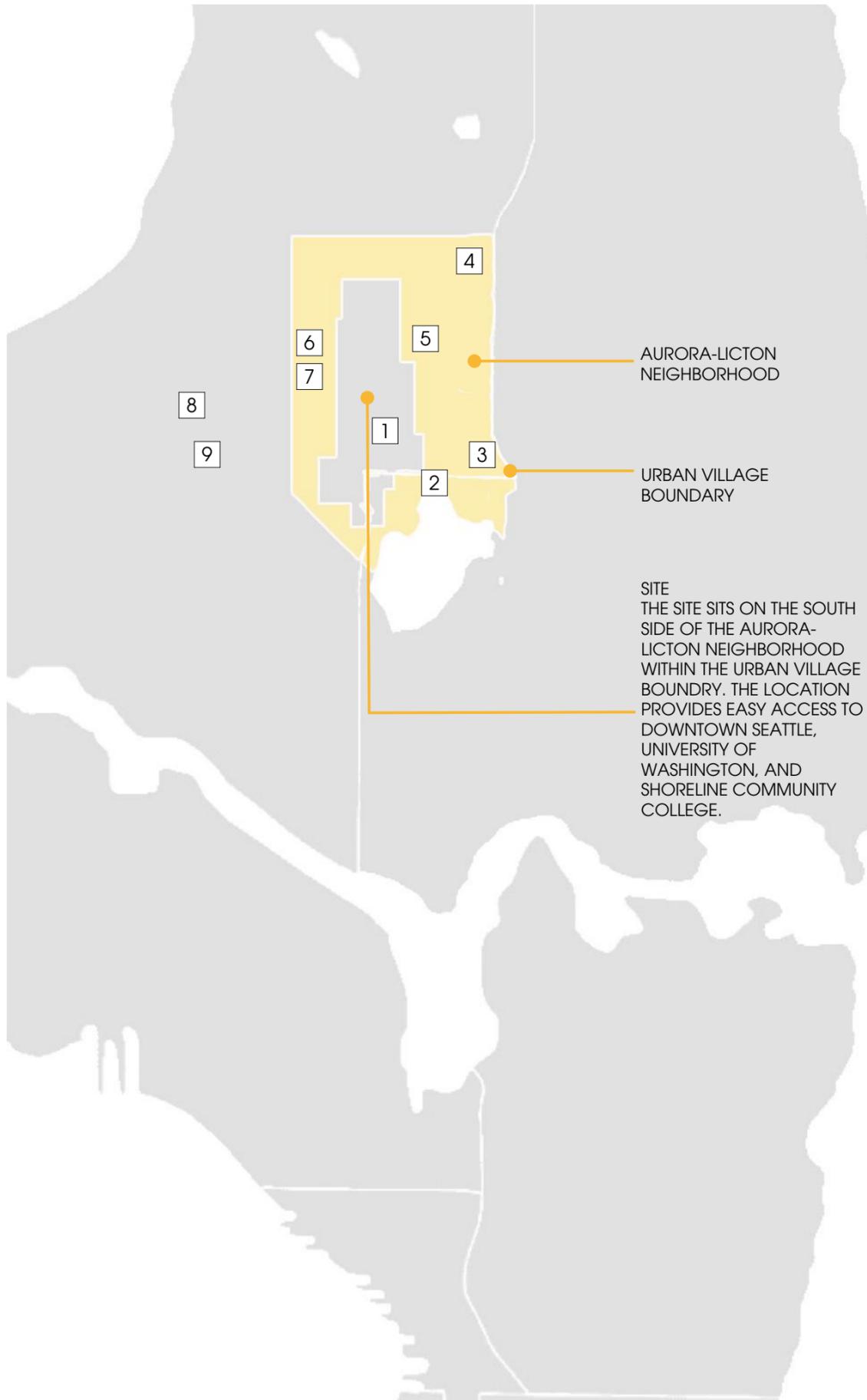
TO CONTRAST, THE EAST SIDE OF NESBIT INTRODUCES A NEW LANGUAGE OF DENSE MULTIFAMILY HOUSING THAT IS DEPENDENT ON WALKABLE ROUTES TO PUBLIC TRANSPORTATION OR BICYCLE FRIENDLY STREETS.

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 RESIDENTIAL NEIGHBORHOOD.



THE SITE SITS ON THE SOUTH SIDE OF THE AURORA-LICTON NEIGHBORHOOD WITHIN THE URBAN VILLAGE BOUNDARY. 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 EFFICIENT UNITS THAT WILL BE CONSTRUCTED TO BE ENVIRONMENTALLY FREINDYL AND SUSTAINABLE.



••••• SIGNED BICYCLE ROUTES

T TRANSIT STOP  
- - - MAIN TRANSIT ROUTE

BICYCLE ROUTES |

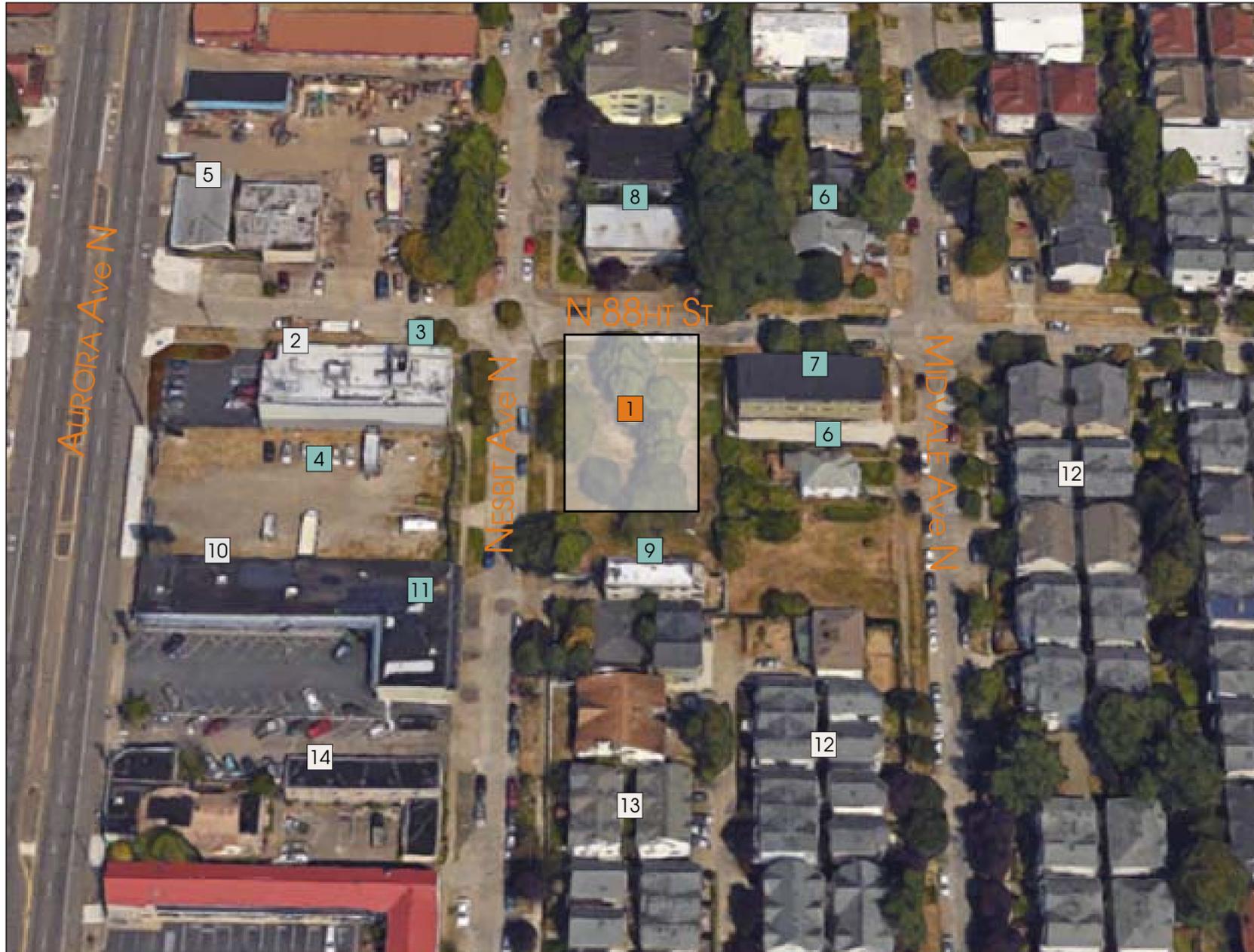
SIGNED BICYCLE ROUTES ARE LOCATED OFF OF FREMONT AVENUE NORTH, NORTH 90TH STREET, AND GREENWOOD AVENUE NORTH, AND PHINNY AVENUE NORTH TO CONNECT TO GREEN LAKE, THE WOODLAND PARK ZOO, AND THE BURKE-GILMAN TRAIL.

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 |

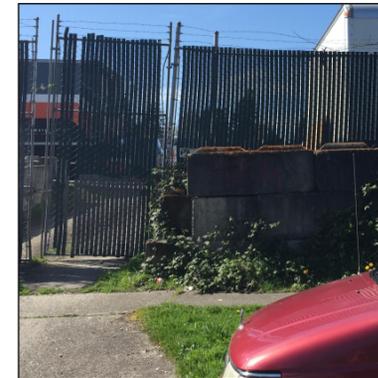




2 SEATTLE FABRICKS



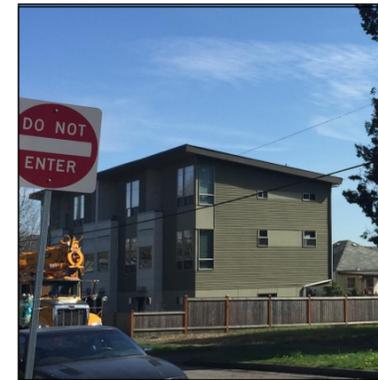
3 SEATTLE FABRICKS | NESBIT AVE N



4 UNPAVED PARKING LOT



5 AURORA RENTS



7 APARTMENTS



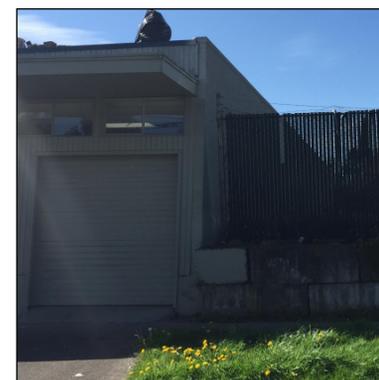
8 APARTMENTS



9 APARTMENTS



10 BLUMENTAL UNIFORMS | AURORA



11 LOADING DOCKS



12 MULTY FAMILY UNITS



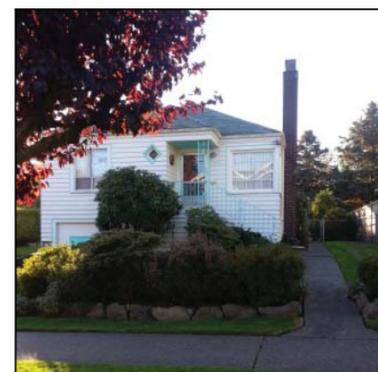
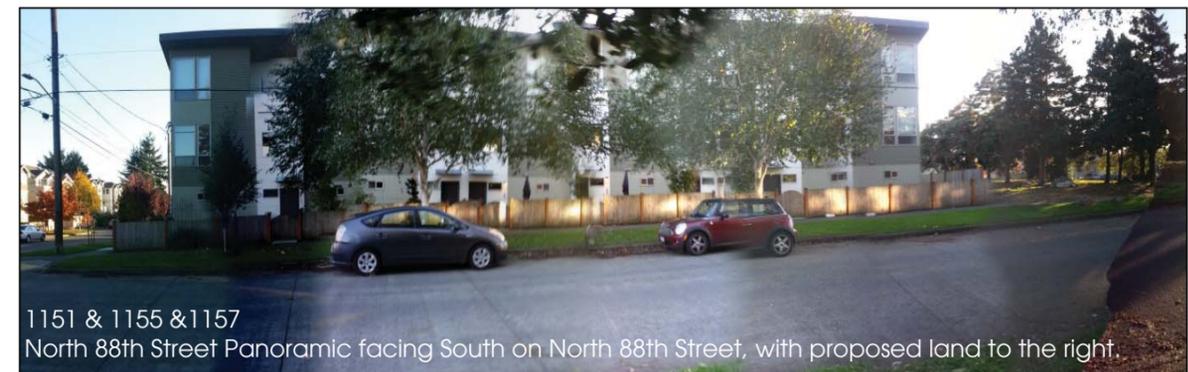
13 MULTY FAMILY UNITS



14 TRAVELODGE | AURORA

- 1 SITE
- 2 SEATTLE FABRICKS  
1-STORY RETAIL SPACE
- 3 SEATTLE 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
- 11 BLUEMENTAL UNIFORMS  
LOADING DOCKS
- 12 MULTY FAMILY UNITS  
3-STORY
- 13 APARTMENTS  
3-STORY
- 14 TRAVELODGE SEATTLE NORTH  
1-STORY RETAIL SPACE



**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 31, 32)  
 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.

**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 33)  
 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 27)  
 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 19, 20 & 21)**  
 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

**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 19, 20 & 21)

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 19)

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.

**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 17, 18)

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 19, 20& 21)

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 43, 44& 45)

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 28)

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 part 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 17,18)  
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 31, 32)  
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 31, 32)

- (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 25)

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.

## 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

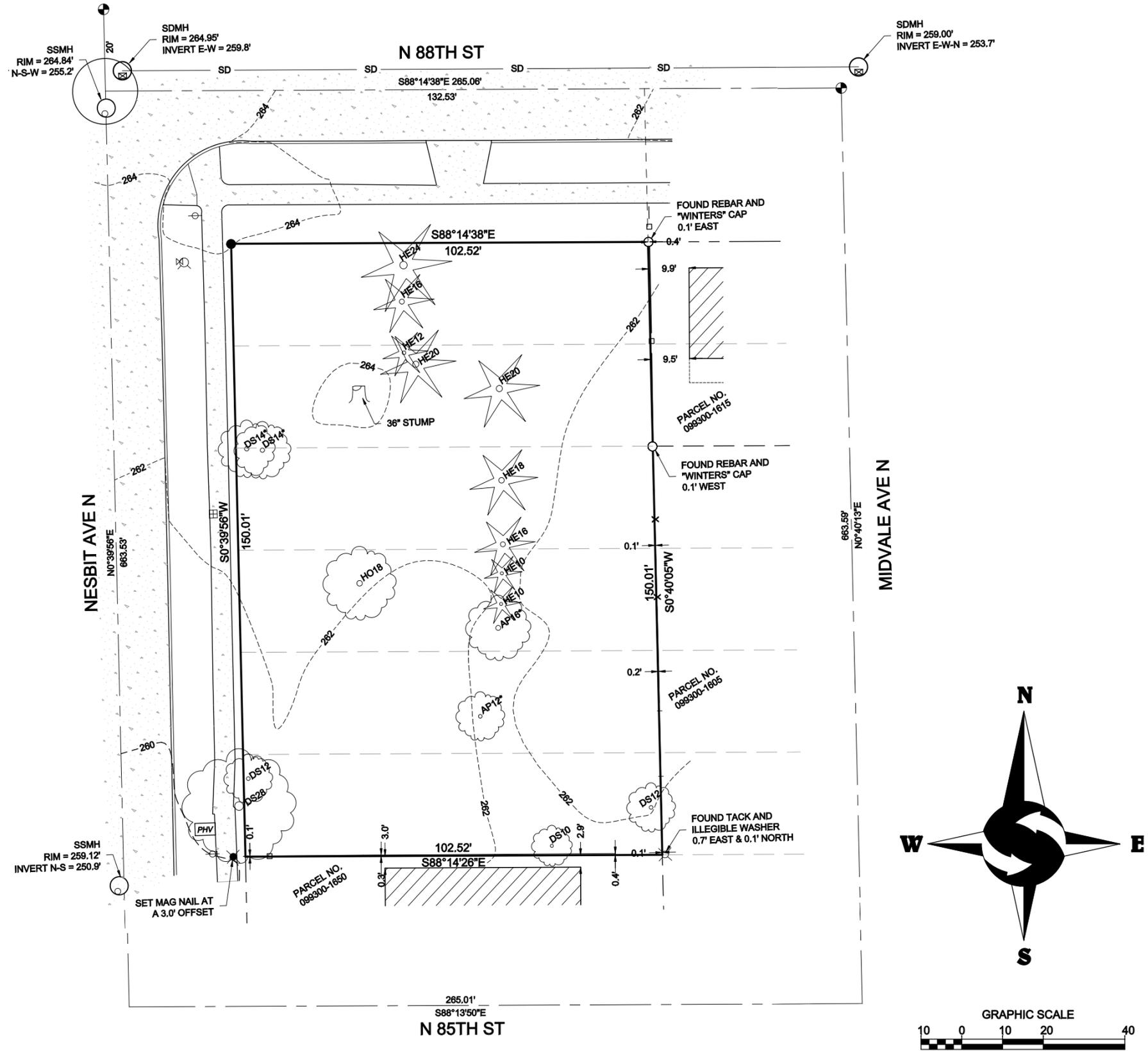
ACCEPTED A BEARING OF N88°14'30"W ALONG THE CENTERLINE OF NORTH 88TH STREET BASED ON FOUND MONUMENTS PER RECORD OF SURVEY RECORDED UNDER KING COUNTY WASHINGTON RECORDING NO. 20070517900008

## GENERAL NOTES

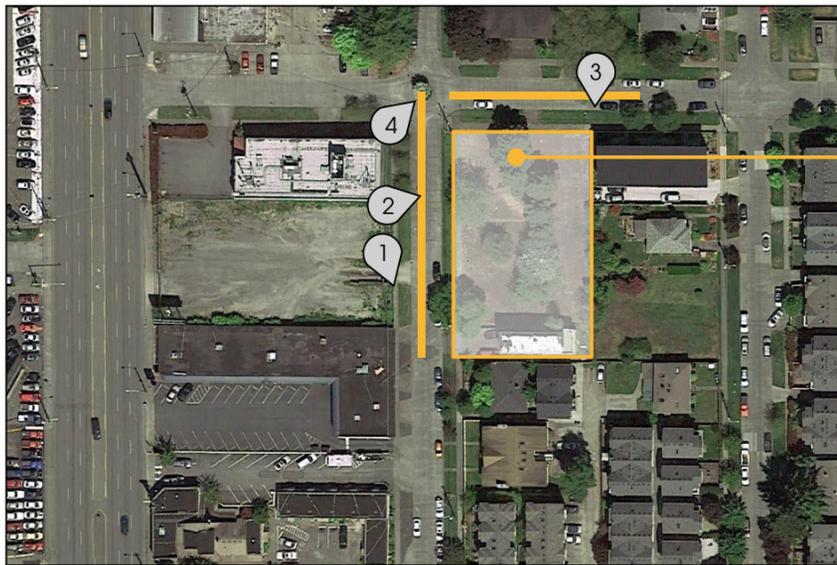
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON NIVO 5.C TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY 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
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- AP APPLE
- DS DECIDUOUS
- HE HEMLOCK
- HO HOLLY
- \* DENOTES MULTI-TRUNK



# EXISTING SITE CONDITIONS



SITE

- 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. RAINIER 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.



EXISTING SITE CONDITIONS



SITE



NESBIT AVENUE NORTH FACING EAST TOWARDS THE PROPOSED SITE



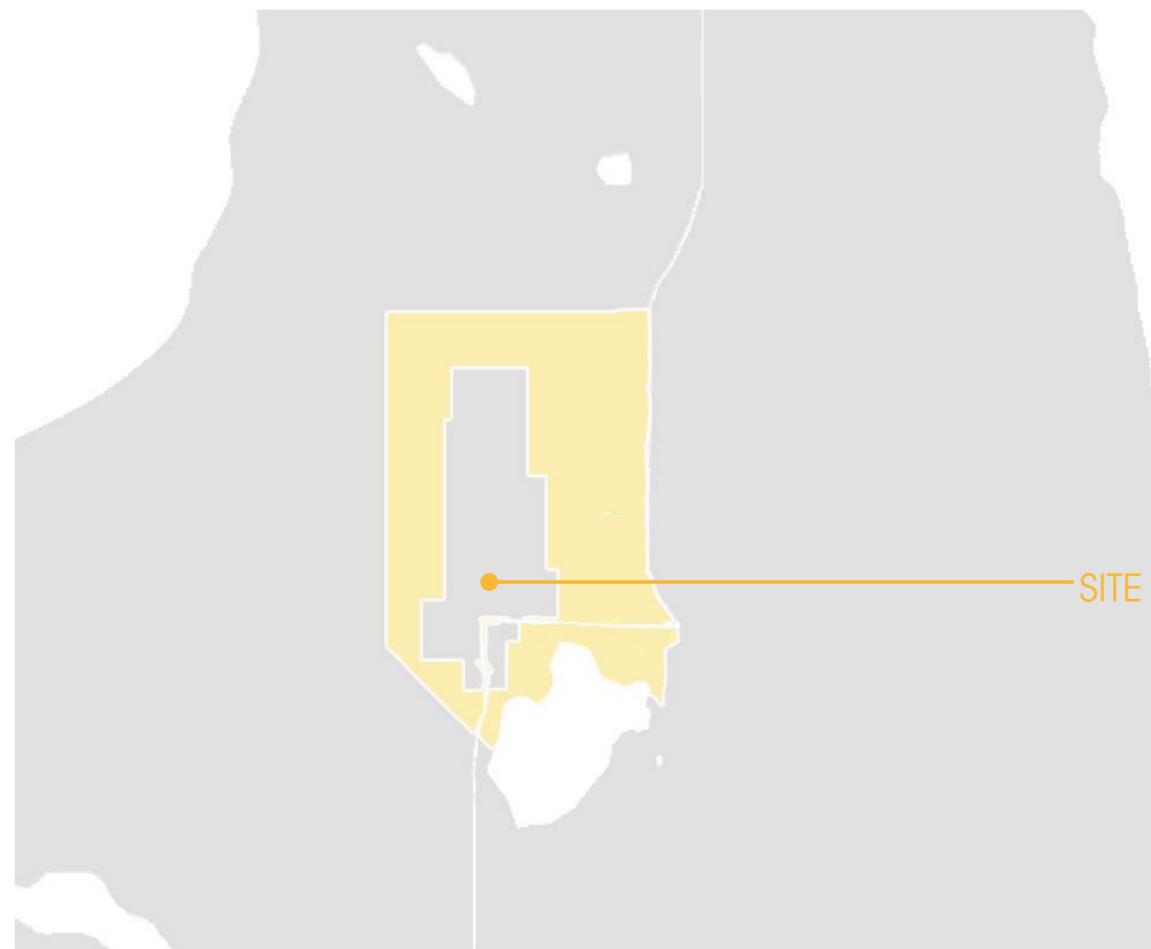
PANORAMIC VIEW ON SITE FACING NORTH DOWN NESBIT AVENUE NORTH TOWARDS 88TH STREET.



# 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.

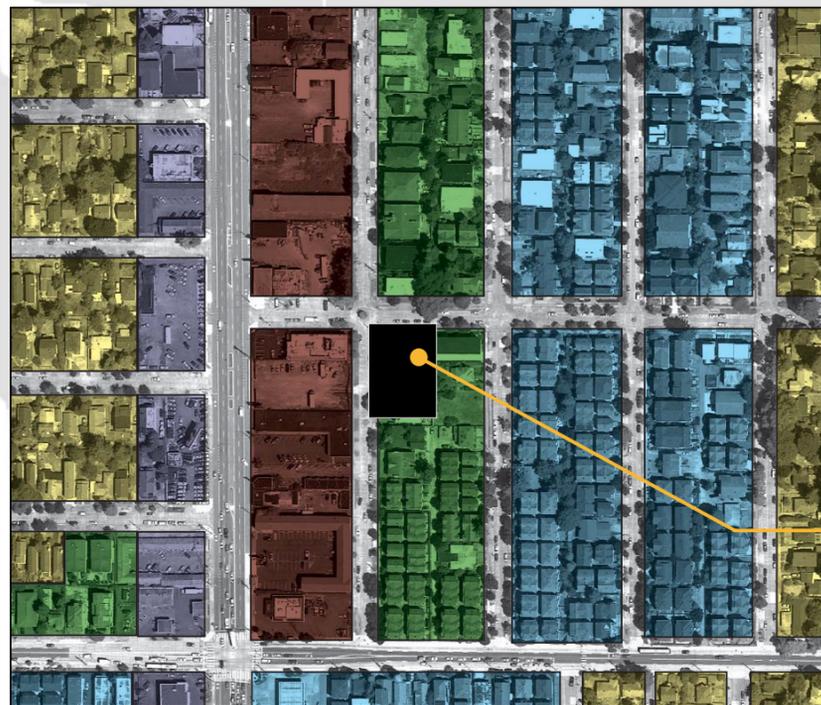
THE SITE IS ZONED FOR LOWRISE 3; LOWRISE 3 DEVELOPMENT STANDARDS REQUIRE MODERATE SCALE MULTIFAMILY HOUSING INCLUDING APARTMENTS, TOWNHOMES, AND ROWHOUSES. SEATTLE MUNICIPAL CODE STATES THAT "MULTIFAMILY STRUCTURES THAT INCLUDE MICRO-HOUSING MAY BE CONSTRUCTED IN ALL ZONES THAT ALLOW MULTIFAMILY RESIDENTIAL DEVELOPMENT."



SITE

## 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 TRANSPARENCY/ 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.

**MATERIALS: (DC1, DC2, DC3, DC4):**

- |          |  |  |
|----------|--|--|
| <b>1</b> | <b>RECOMMENDATION:</b><br>The applicant did not provide a material board for the Recommendation meeting, so the Board was unable to respond to many aspects of the building design.  | <b>RESPONSE:</b><br>Per the request of the Board, a materials board has been provided.   |
| <b>2</b> | <b>RECOMMENDATION:</b><br>The Board specifically noted that along with a materials and color board, the next packet also needs to feature details of the metal overhangs. Materials not present on the project, such as corrugated metal, should be removed from the material palette legends within the packet to reduce confusion. | <b>RESPONSE:</b><br>Per the request of the Board, details of the metal overhangs were added to the packet. Please see on page 27. The material palette legends have been updated to include only materials presented in the project. |
| <b>3</b> | <b>RECOMMENDATION:</b><br>The Board provided guidance based upon information in the packet. Both the Nesbit and 88th Street facades contain coplanar color changes. The Board stated any color changes should be in support of modulation.   | <b>RESPONSE:</b><br>The material application has been refined to support the modulation of the façade. Color changes contain coplanar have been eliminated. Please see Nesbit and 88th Street elevations on page 37-40.              |
| <b>4</b> | <b>RECOMMENDATION:</b><br>The mullion patterns on the project's windows are inconsistent, too busy, and detract from the façade design. The design should be revised to focus on a simplified window program.  | <b>RESPONSE:</b><br>The window program was revised to reduce mullion patterns and to promote a more balanced, clearer cohesive composition of the façade design. Please see on page 37-40.   |
| <b>5</b> | <b>RECOMMENDATION:</b><br>The courtyard entrance shows a wooden canopy. Wood is an acceptable material for the soffit, but metal should be used for the roof.  | <b>RESPONSE:</b><br>Revised the main entry's canopies to be metal roof with wood soffit. The proposed fascia material is fiber cement panel painted peppercorn . Please see on page 17, 18 main entry Renderings and Section.        |

---

**LANDSCAPING: (PL3-B, DC4-C)**

- |          |   |  |
|----------|---|--|
| <b>6</b> | <b>RECOMMENDATION:</b><br>The Board was concerned that the residential unit entries on Nesbit are too public and lack any buffer space or design interventions to create a sense of public/private transitional space. Design elements should be introduced that interrupt the views into the units through the use of landscaping. | <b>RESPONSE:</b><br>Through the use of a planting buffer we prohibit direct access to the ground floor units along Nesbit Ave N. The small patio spaces on Nesbit are treated as semi-private space. The streetscape character includes small planting area to create a transition between the public sidewalk and private entry. Window treatments will be used in all the units to provide privacy for the residents and to interrupt views into the units. Please see on page 19, 20& 21 Streetscape Renderings and Sections. |
|----------|---|--|

---

**LIGHTING: (PL2-B-2, DC4-C)**

- |          |   |   |
|----------|---|---|
| <b>7</b> | <b>RECOMMENDATION:</b><br>The site plan includes bollard lights along the sidewalk. The Board encouraged exploration of sconce lighting instead as bollards are prone to vandalism. | <b>RESPONSE:</b><br>The exterior lighting plan has been revised to eliminate the bollard lights along the sidewalk and to replace them with scones over the unit entry door. Please see on page 29,30.  |
| <b>8</b> | <b>RECOMMENDATION:</b><br>Lighting, landscaping, and individual unit entries should follow CPTED principals.  | <b>RESPONSE:</b><br>The CPTED Design Guidelines were considered to promote security and crime prevention through the project. Lighting, pavement treatments, landscaping and signage enhance the safety of the main entry and individual unit entries. Security and safety issues are particularly important in buildings with ground-level housing. Eye on the street connection and multi-resident overview decreasing the opportunity for crime. Per PL2-B-2, we provide lighting for safety and security at sufficient lumen intensities and scales, including pedestrian and entry lighting. Please see on page 29,30. |

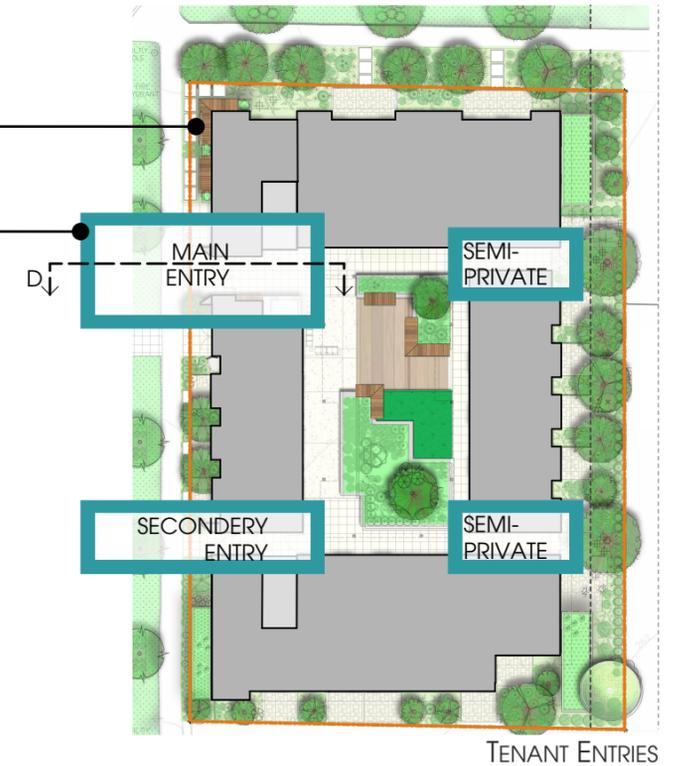


MAIN ENTRY PERSPECTIVE

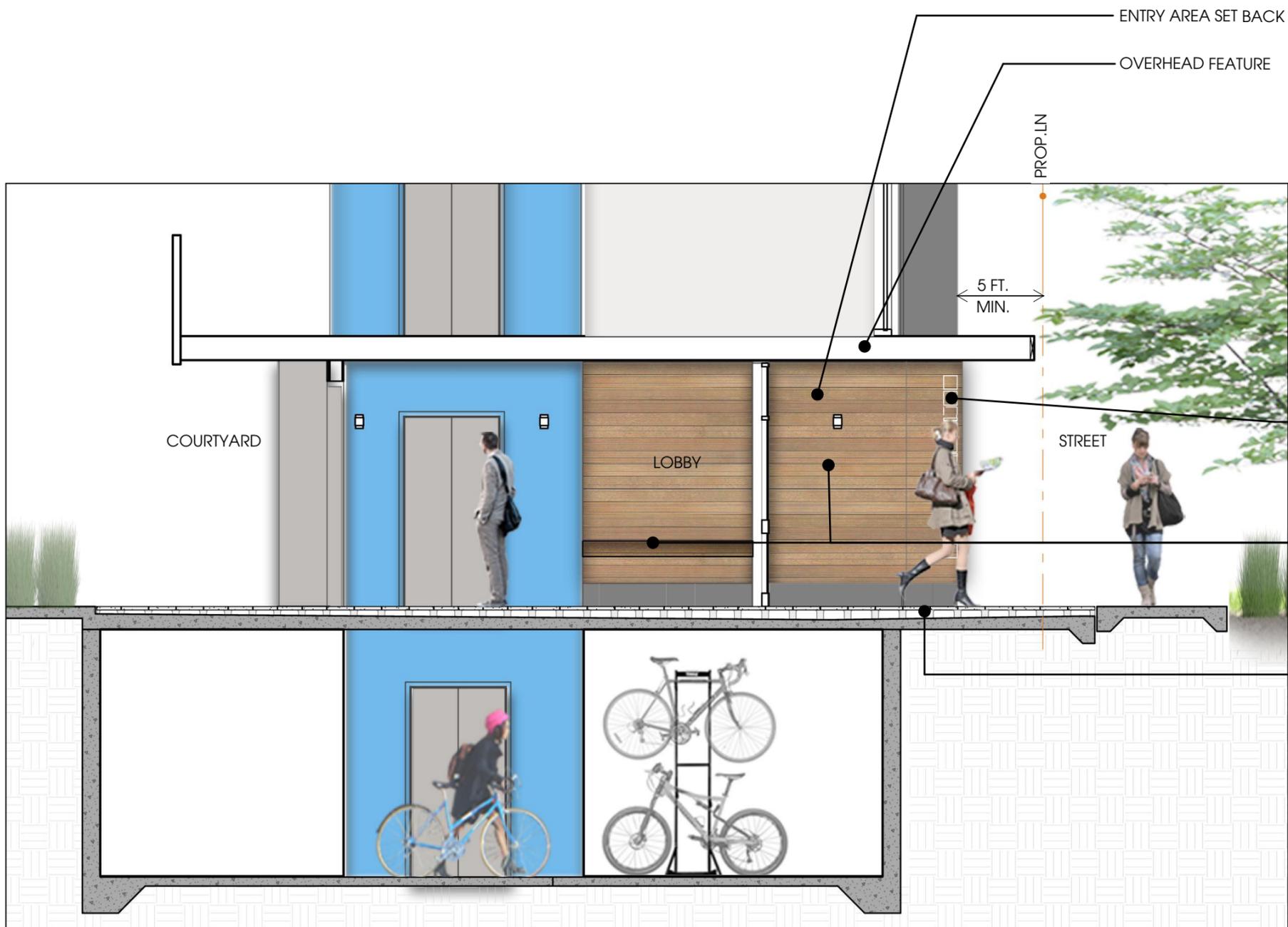
THE NORTH ENTRY COMBINES THE OFFICE AND RESIDENTIAL ENTRY AND ESTABLISHES OPPORTUNITIES TO MAKE A STRONG CONNECTION TO THE STREET AND PUBLIC REALM.  
 THE PRIMARY ENTRY CONNECTS ALL MAJOR POINTS OF ACCESS: THE CORNER PIECE OF THE BUILDING, RESIDENTS LOBBY, THE COURTYARD AREA AND THE LEASING OFFICE.



MAIN ENTRY PERSPECTIVE



TENANT ENTRIES

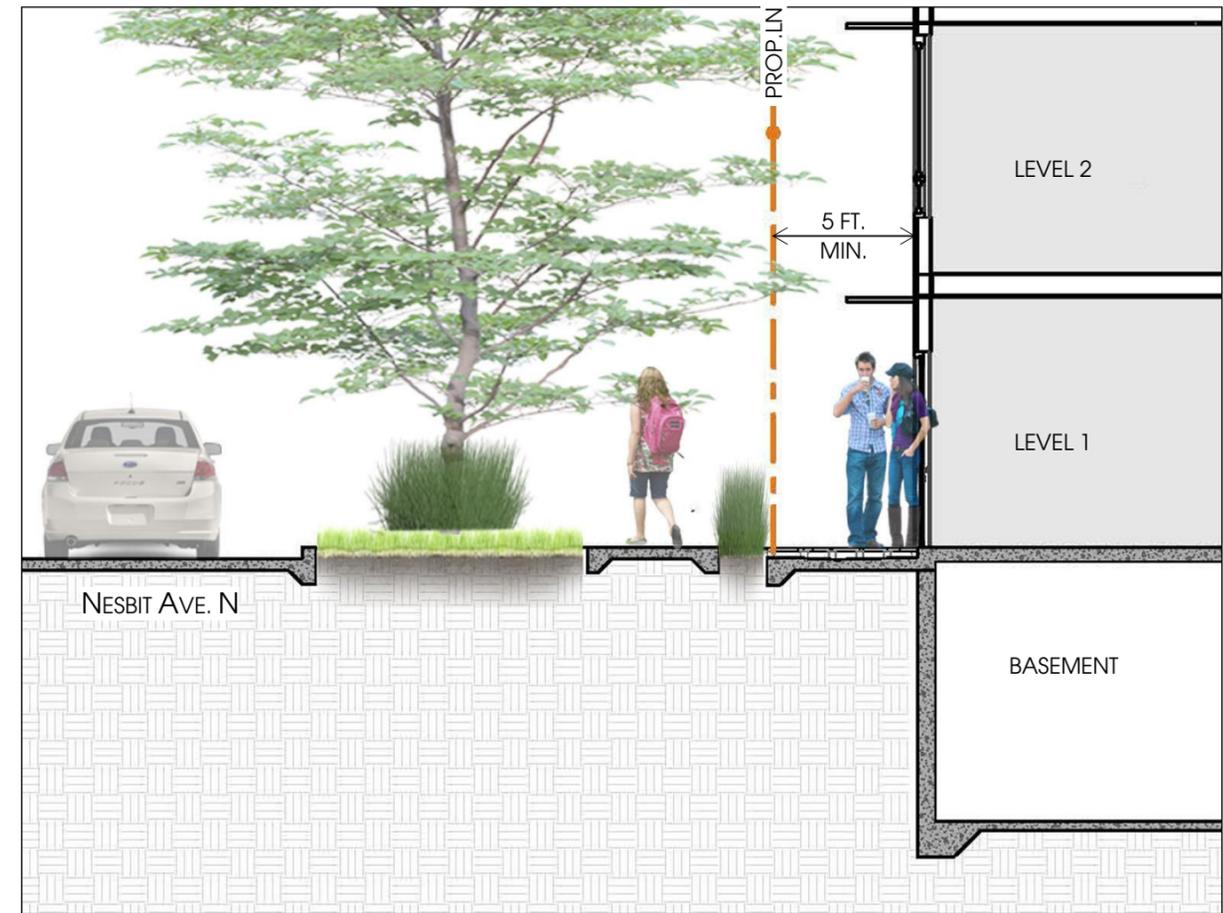
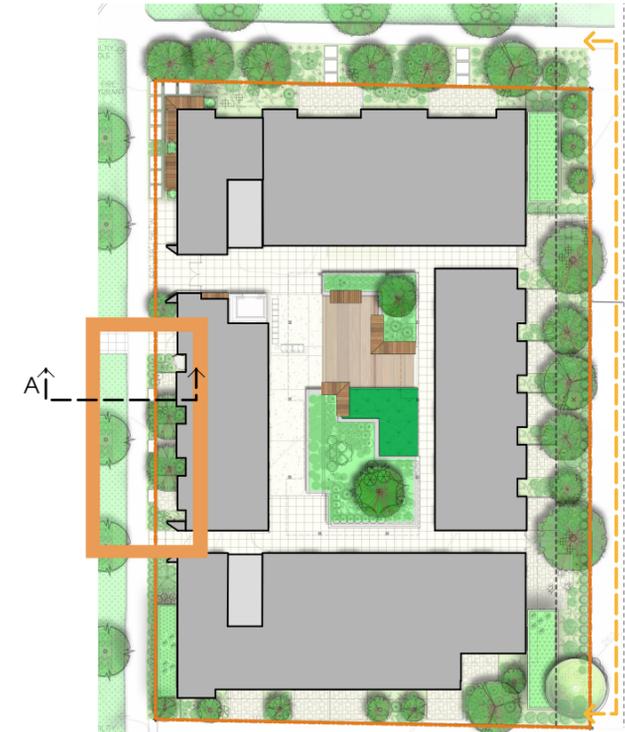


MAIN ENTRY PERSPECTIVE

- BUILDING SIGN
- WOOD SLATS ACCENT WALL
- PAVING



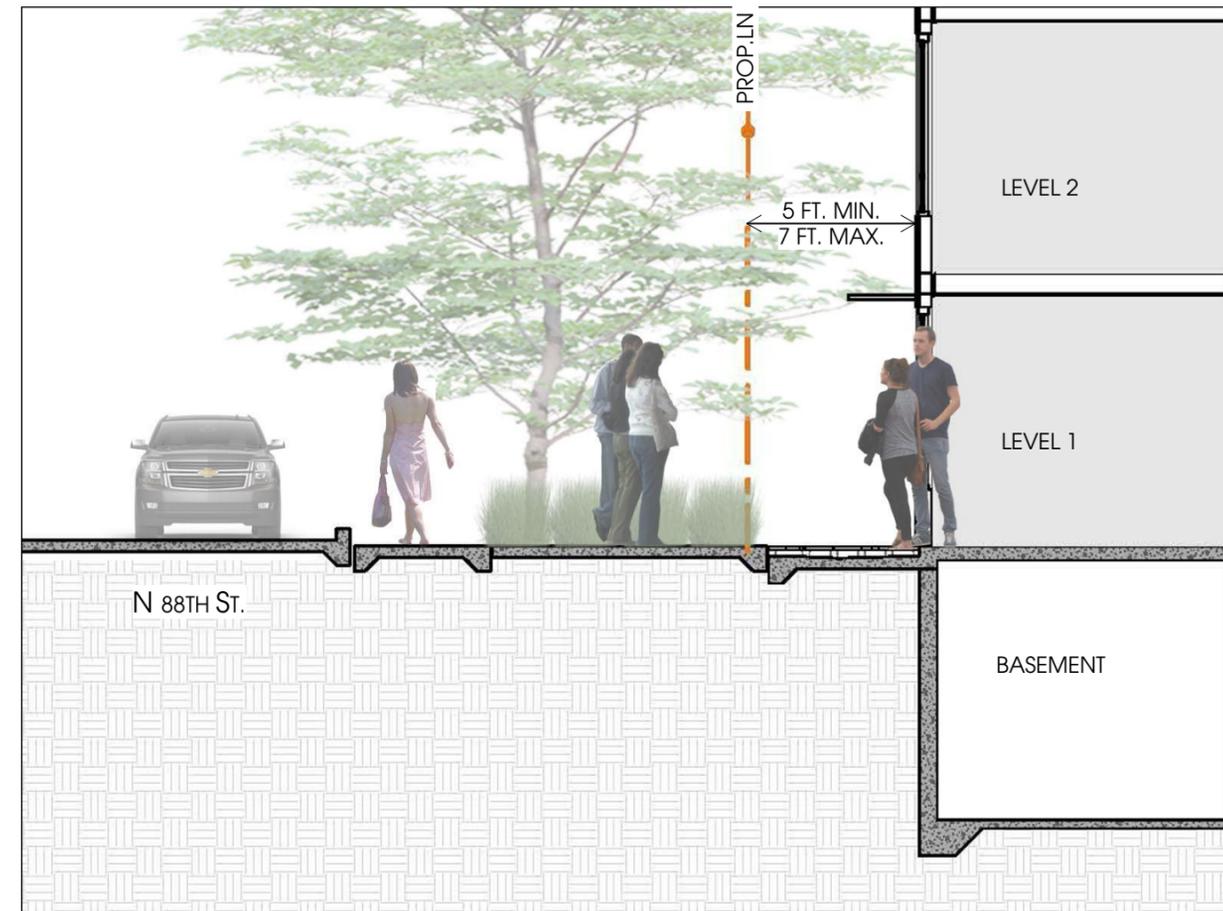
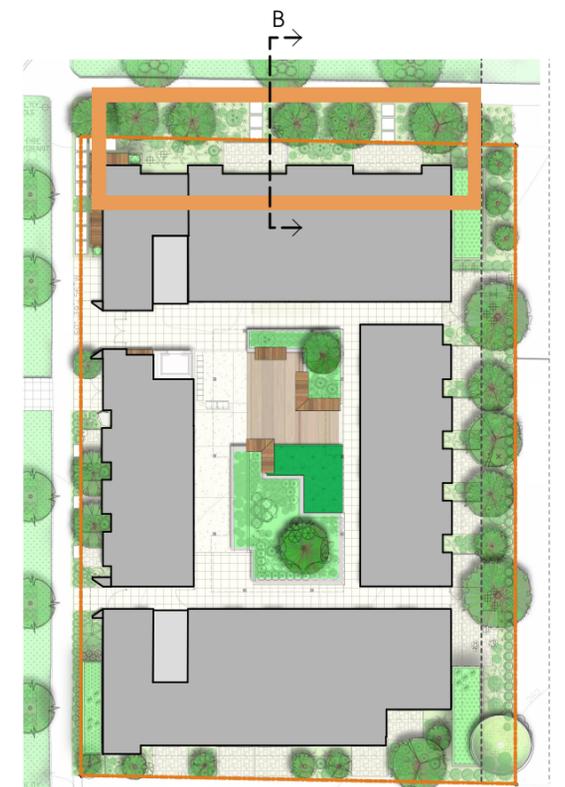
PERSPECTIVE | UNITS ENTRIES NESBIT AVE N



SECTION A | NESBIT AVE. N STREETScape



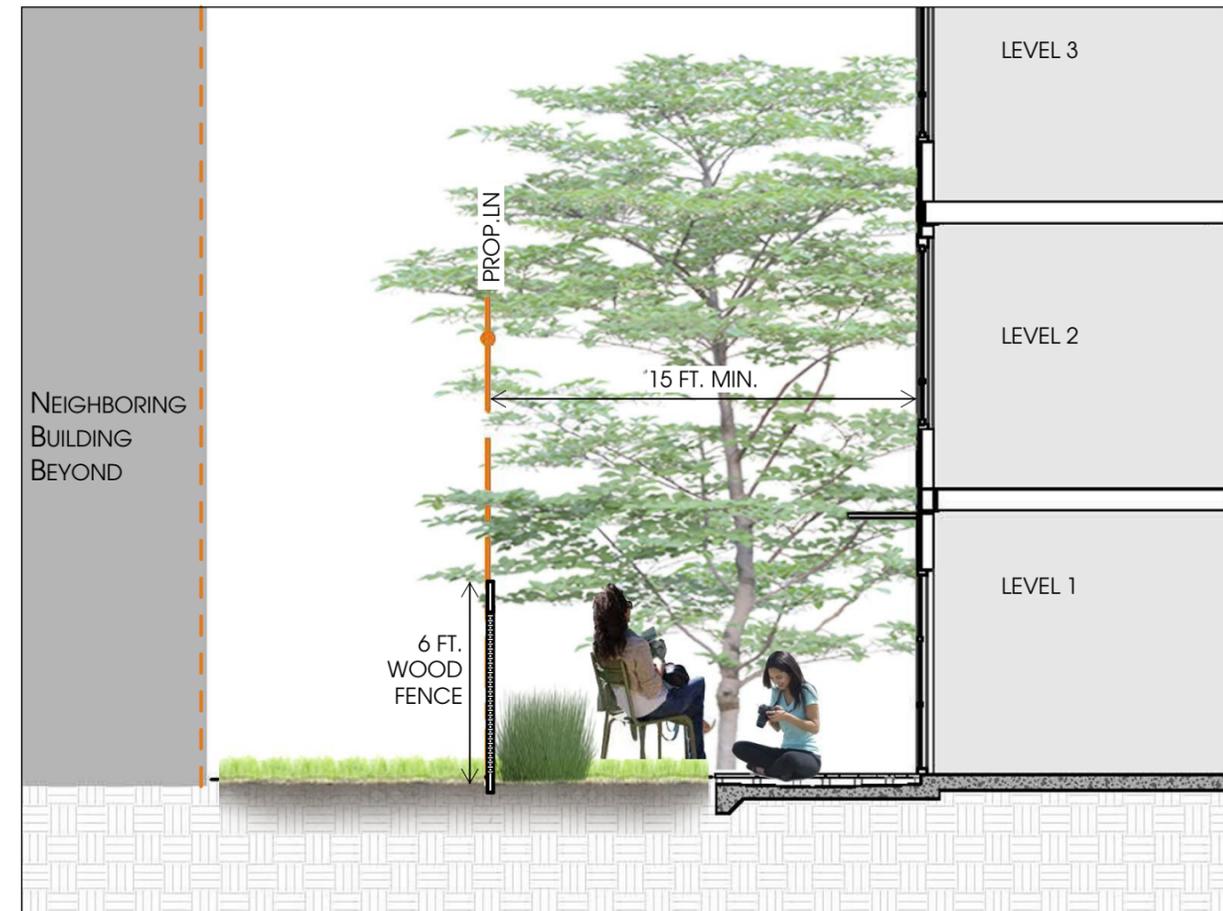
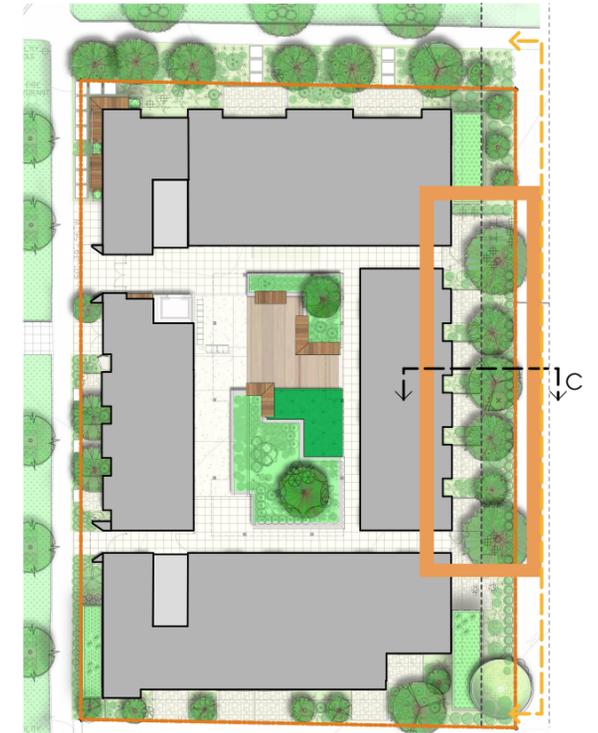
PERSPECTIVE | UNITS ENTRIES N 88TH ST.



SECTION B | N 88TH ST. STREETSCAPE



PERSPECTIVE | UNITS ENTRIES ALONG THE EAST FACADE.



SECTION C | EAST STREETSCAPE

BLANK

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



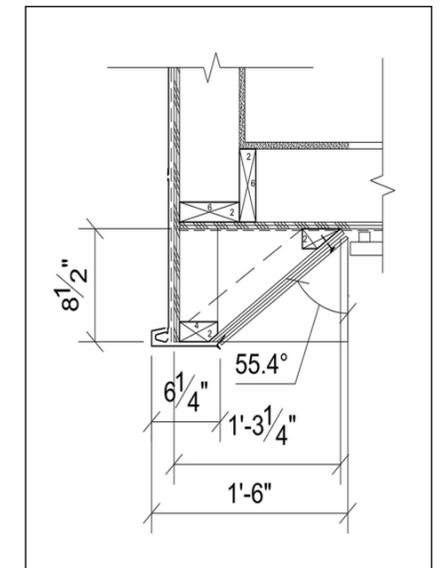
PERSPECTIVE | MAIN ENTRY



SECTION | MAIN ENTRY

PROPOSED LOCATION FOR THE PROJECT IDENTIFICATION SIGNAGE

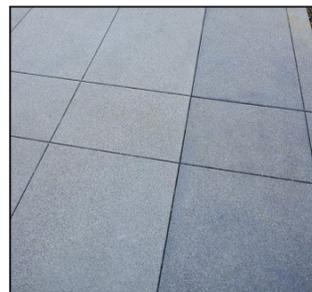
**SIGNAGE**  
 THE PROJECT IDENTIFICATION SIGNAGE WILL BE LOW KEY, DISTINCTIVE AND SCALED FOR THE STREET/ NEIGHBORHOOD CONTEXT AS AN APPROPRIATE RESPONSE TO THE RESIDENTIAL CHARACTER OF THE CONTEXT.



EXTERIOR WALL DETAIL

# SITE COMPOSITE LEGEND

- 01 SCORED CONCRETE
- 02 SCORED PATTERN CONCRETE
- 03 PERVIOUS PAVEMENT
- 04 WOOD DECKING
- 05 STEPPING STONE MODULAR
- 06 LAWN
- 07 FIELD TURF
- 08 STORM WATER BIO-FILTRATION PLANTER TYP.
- 09 (4) BICYCLE RACKS
- 10 IGNEOUS BOULDER SET AT SEATING HEIGHT
- 11 RAISED CONCRETE PLANTERS WITH WOOD BENCH



02 SCORED PATTERN CONCRETE



01 SCORED CONCRETE



05 STEPPING STONE MODULAR



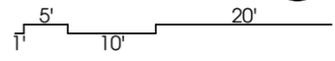
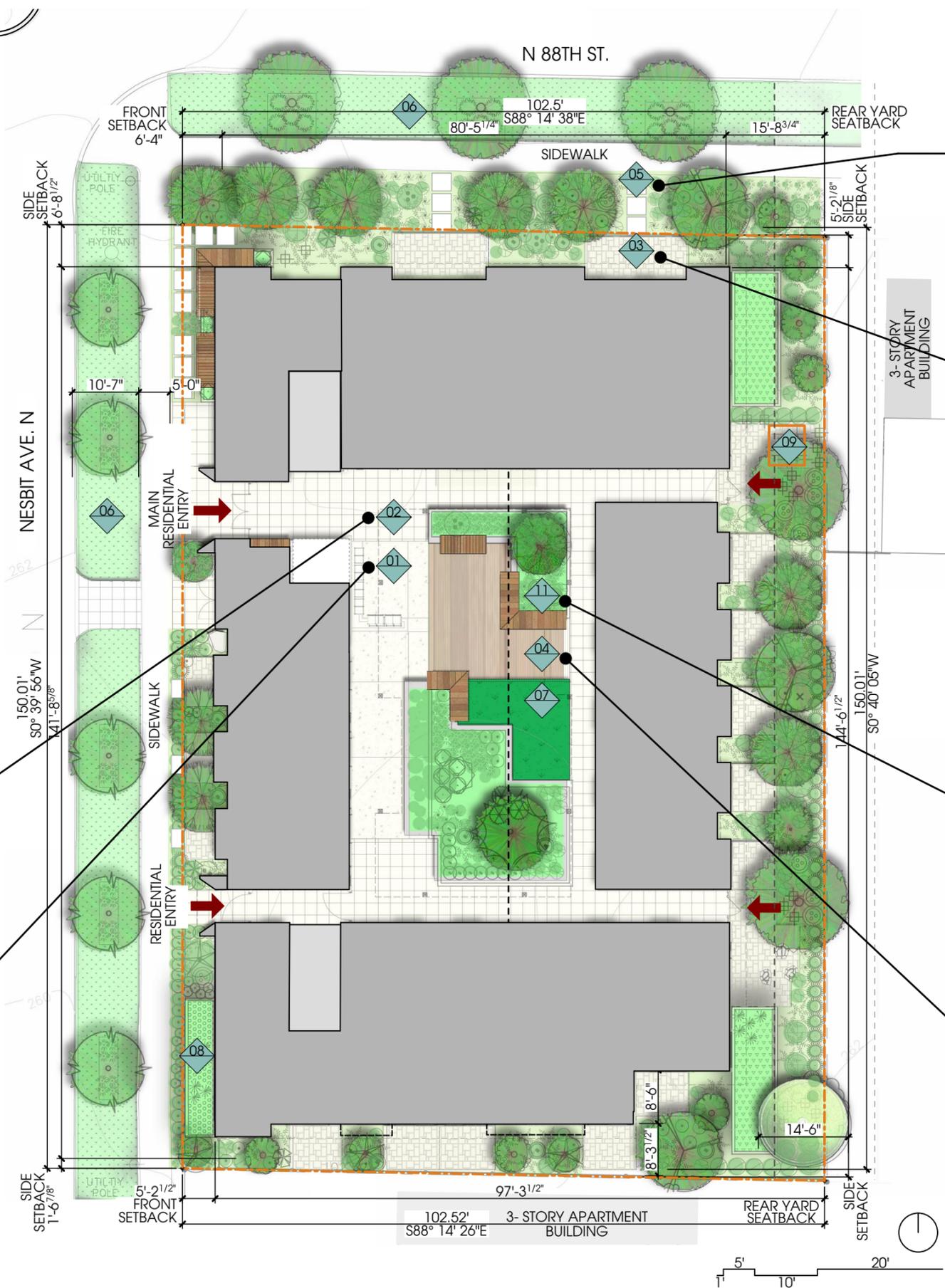
03 PERVIOUS PAVEMENT



11 RAISED CONCRETE PLANTERS WITH WOOD BENCH

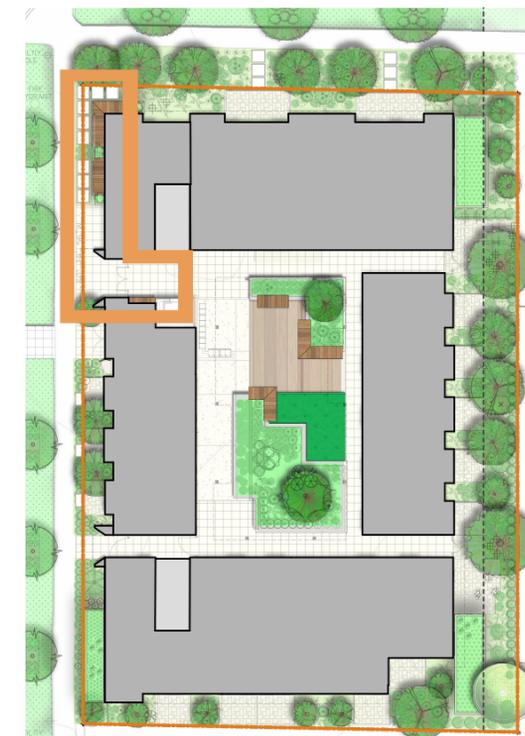


04 WOOD DECKING





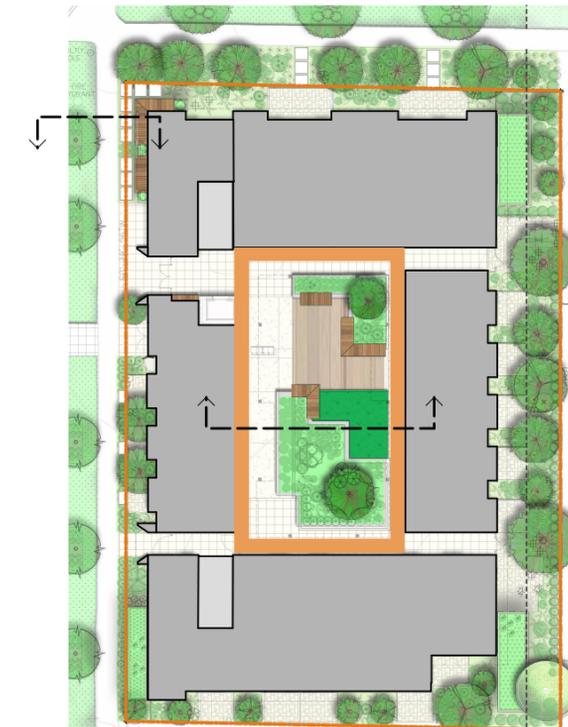
NORTH WEST CORNER PERSPECTIVE



CONTEXT RESPONSE, CORNER



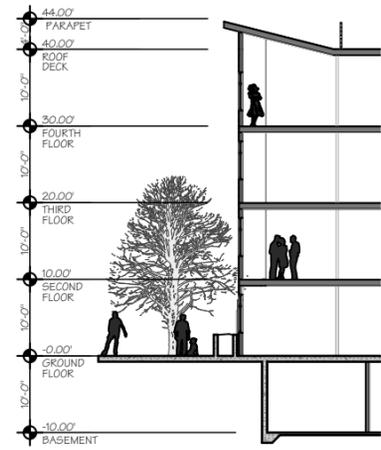
COURTYARD PERSPECTIVE



COURTYARD



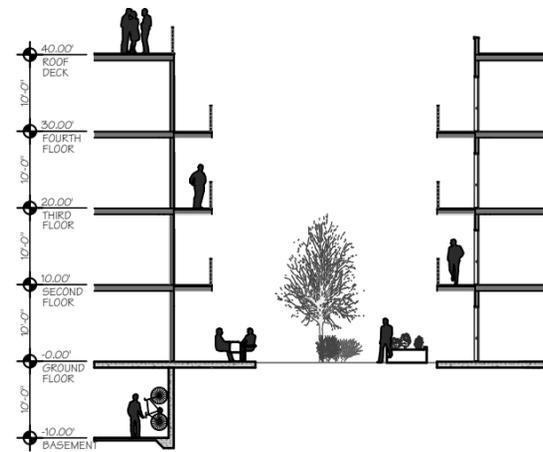
NORTH WEST CORNER PERSPECTIVE



CORNER SECTION



COURTYARD PERSPECTIVE



COURTYARD SECTION



VINYL WINDOW/  
DOOR



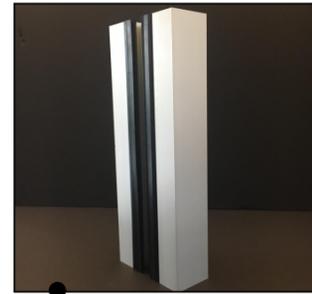
METAL SUN SHADE  
PER MANUFACTURER



WOOD FENCE



ENTRY CANOPY



STOREFRONT SAMPLE



MESH METAL RAILING

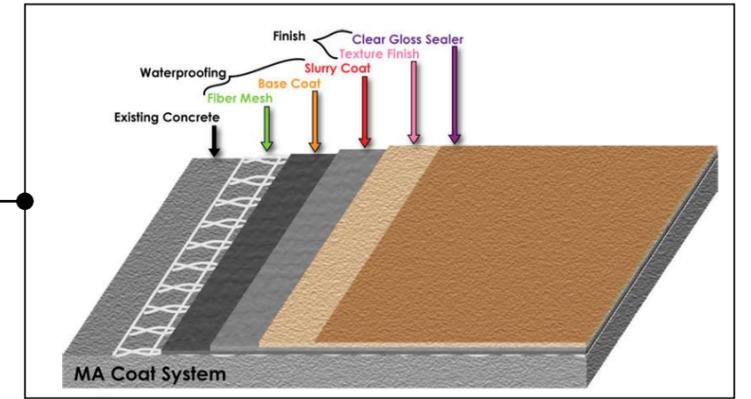




VERTICAL PLANTED SCREEN



GALVANIZED STOCK TANKS FOR RAISED BEDS



COAT SYSTEM PAVEMENT



MESH METAL RAILING



ROOF TOP FEATURES |



PLANTER DOWN LIGHT



Progress | Bollard



ESETA | WALL



PLANTER UP LIGHT



CANOPY MOUNTED DOWN RECESSED LIGHT



KIBEA | WALL





GROUND FLOOR



ROOF

EXTERIOR LIGHTING LEGEND |

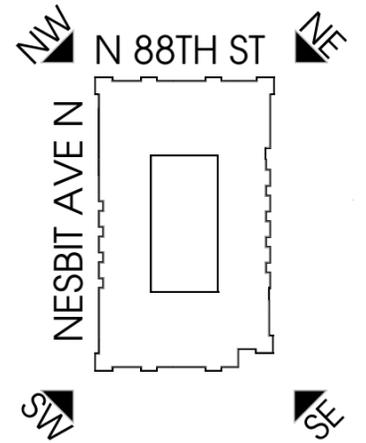
- |                                 |   |
|---------------------------------|---|
| 1 EXISTING STREET LIGHT         | 5 DECORATIVE CFL SCENCE UP & DOWN LIGHT |
| 2 LED OUTDOOR RECESSED LIGHT 4" | 6 DECORATIVE CFL SCENCE DOWN LIGHT      |
| 3 LED OUTDOOR RECESSED LIGHT 6" | 7 PLANTER UP LIGHT                      |
| 4 LED BOLLARD LIGHT             | 8 PLANTER DOWN LIGHT                    |



NW AERIAL



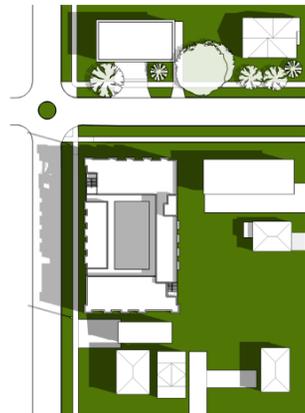
SW AERIAL



SE AERIAL



NE AERIAL



SUMMER SOLSTICE 6/21 9:00 AM



SUMMER SOLSTICE 6/21 12:00 PM



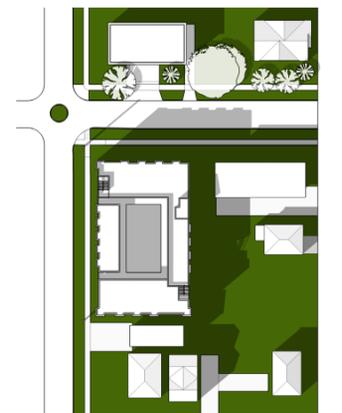
SUMMER SOLSTICE 6/21 3:00 PM



VERNAL EQUINOX 3/21 9:00 AM



VERNAL EQUINOX 3/21 12:00 PM



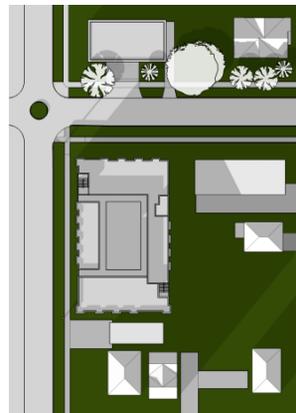
VERNAL EQUINOX 3/21 3:00 PM



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

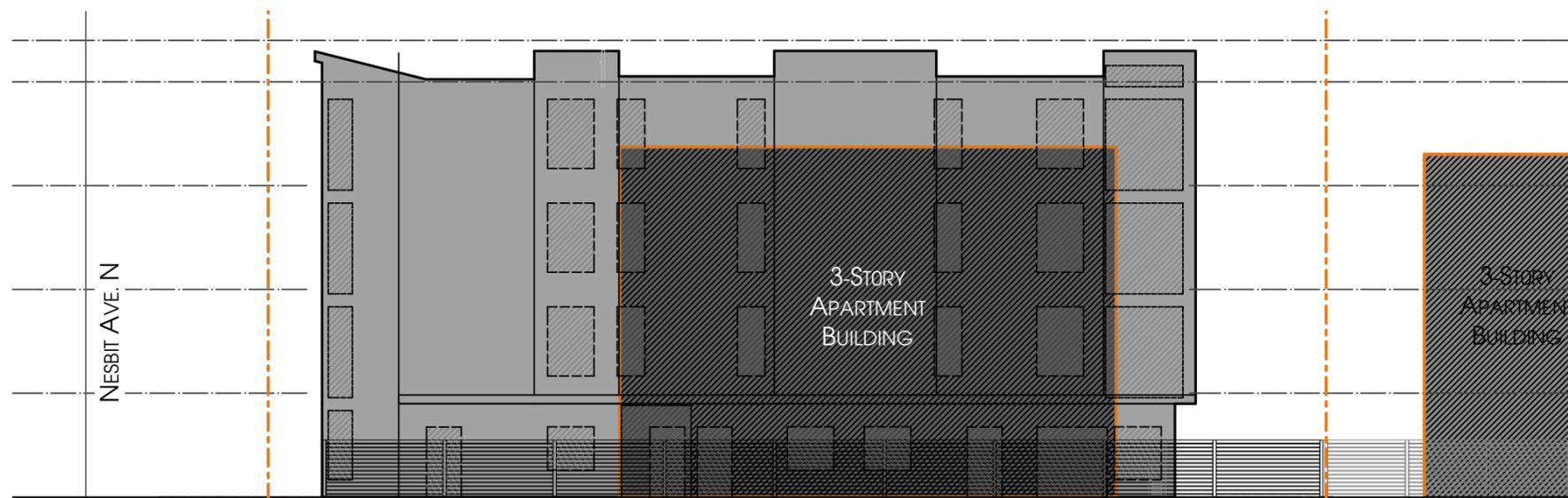


AUTUMNAL EQUINOX 9/21 3:00 PM

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

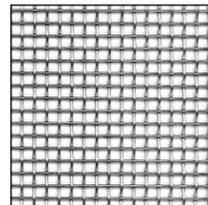
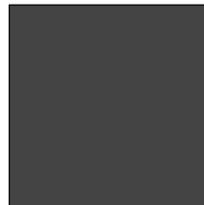
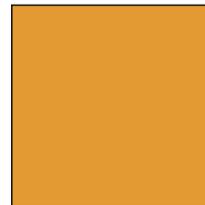
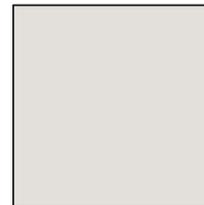
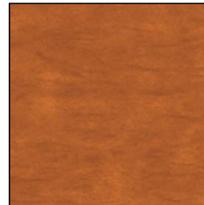


SOUTH ELEVATION







 CAST-IN-PLACE CONCRETE 13	 METAL MESH FENCE / SCREEN 08	 SW 7674 PEPPERCORN A	 SW 6678 SUNFLOWER B	 SW 7648 BIG CHILL C
 STOREFRONT 07	 ADOBE 05	 SW 3511 STAIN CEDAR BARK F	 SW 9163 TIN LIZZIE D	 SW 6494 LAKESHORE E

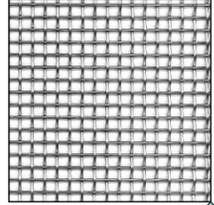
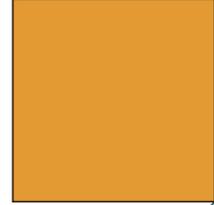
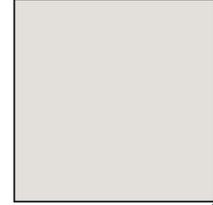
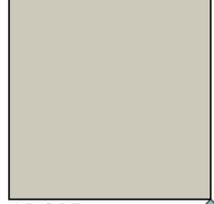
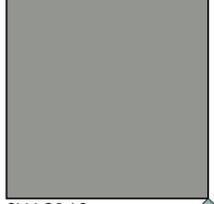
### MATERIAL LEGEND

-  FIBER CEMENT PANEL 4'-0" x 8'-0" SHEETS
-  FIBER CEMENT LAP SIDING 18" REVEAL
-  BOLT-ON METAL SUN SHADE
-  CANOPY
-  VINYL DOOR/ WINDOW
-  BUILDING SIGN
-  STOREFRONT DOOR / WINDOW
-  METAL RAILINGS

**MATERIAL CODE**

-  COLOR CODE
-  FACIA/ EAVE / RAKE
-  METAL COLUMN
-  METAL EXHAUST VENT | PAINT TO MATCH WALL COLOR
-  WOOD PLANKS
-  CAST-IN-PLACE CONCRETE



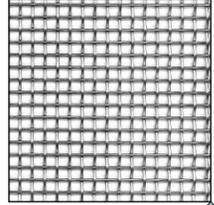
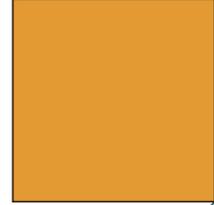
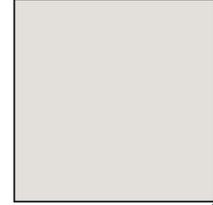
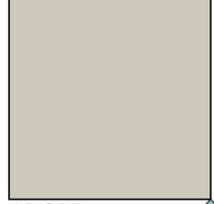
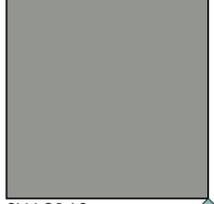
 CAST-IN-PLACE CONCRETE 13	 METAL MESH FENCE / SCREEN 08	 SW 7674 PEPPERCORN A	 SW 6678 SUNFLOWER B	 SW 7648 BIG CHILL C
 STOREFRONT 07	 ADOBE 05	 SW 3511 STAIN CEDAR BARK F	 SW 9163 TIN LIZZIE D	 SW 6494 LAKESHORE E

### MATERIAL LEGEND

 FIBER CEMENT PANEL 4'-0" x 8'-0" SHEETS	 FACIA/ EAVE / RAKE
 FIBER CEMENT LAP SIDING 18" REVEAL	 METAL COLUMN
 BOLT-ON METAL SUN SHADE	 METAL EXHAUST VENT   PAINT TO MATCH WALL COLOR
 CANOPY	 WOOD PLANKS
 VINYL DOOR/ WINDOW	 CAST-IN-PLACE CONCRETE
 BUILDING SIGN	
 STOREFRONT DOOR / WINDOW	
 METAL RAILINGS	

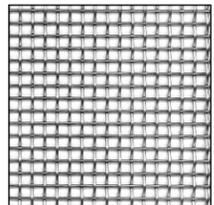
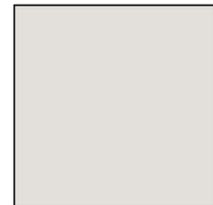
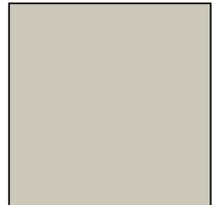
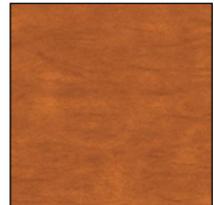
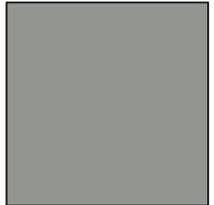
**MATERIAL CODE**  
 COLOR CODE



				
CAST-IN-PLACE CONCRETE <span style="float: right;">13</span>	METAL MESH FENCE / SCREEN <span style="float: right;">08</span>	SW 7674 PEPPERCORN <span style="float: right;">A</span>	SW 6678 SUNFLOWER <span style="float: right;">B</span>	SW 7648 BIG CHILL <span style="float: right;">C</span>
				
STOREFRONT <span style="float: right;">07</span>	ADOBE <span style="float: right;">05</span>	SW 3511 STAIN CEDAR BARK <span style="float: right;">F</span>	SW 9163 TIN LIZZIE <span style="float: right;">D</span>	SW 6494 LAKESHORE <span style="float: right;">E</span>

MATERIAL LEGEND		MATERIAL CODE	
	FIBER CEMENT PANEL 4'-0" x 8'-0" SHEETS		COLOR CODE
	FIBER CEMENT LAP SIDING 18" REVEAL		FACIA/ EAVE / RAKE
	BOLT-ON METAL SUN SHADE		METAL COLUMN
	CANOPY		METAL EXHAUST VENT   PAINT TO MATCH WALL COLOR
	VINYL DOOR/ WINDOW		WOOD PLANKS
	BUILDING SIGN		CAST-IN-PLACE CONCRETE
	STOREFRONT DOOR / WINDOW		
	METAL RAILINGS		



 CAST-IN-PLACE CONCRETE 13	 METAL MESH FENCE / SCREEN 08	 SW 7674 PEPPERCORN A	 SW 6678 SUNFLOWER B	 SW 7648 BIG CHILL C
 STOREFRONT 07	 ADOBE 05	 SW 3511 STAIN CEDAR BARK F	 SW 9163 TIN LIZZIE D	 SW 6494 LAKESHORE E

### MATERIAL LEGEND

- 01 FIBER CEMENT PANEL 4'-0" x 8'-0" SHEETS
- 02 FIBER CEMENT LAP SIDING 18" REVEAL
- 03 BOLT-ON METAL SUN SHADE
- 04 CANOPY
- 05 VINYL DOOR / WINDOW
- 06 BUILDING SIGN
- 07 STOREFRONT DOOR / WINDOW
- 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



NORTH SOUTH SECTION



EAST WEST SECTION

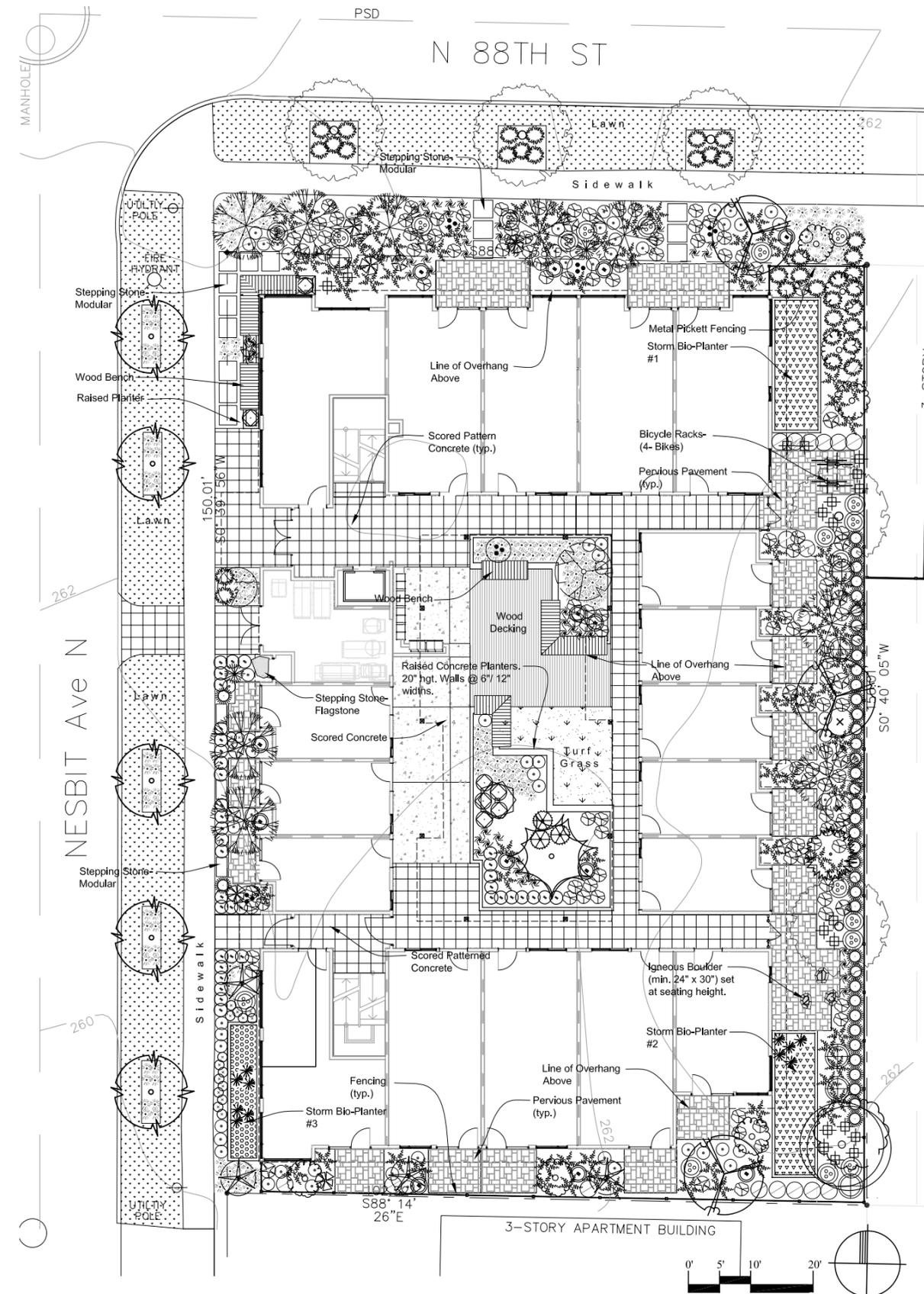


## PLANT SCHEDULE

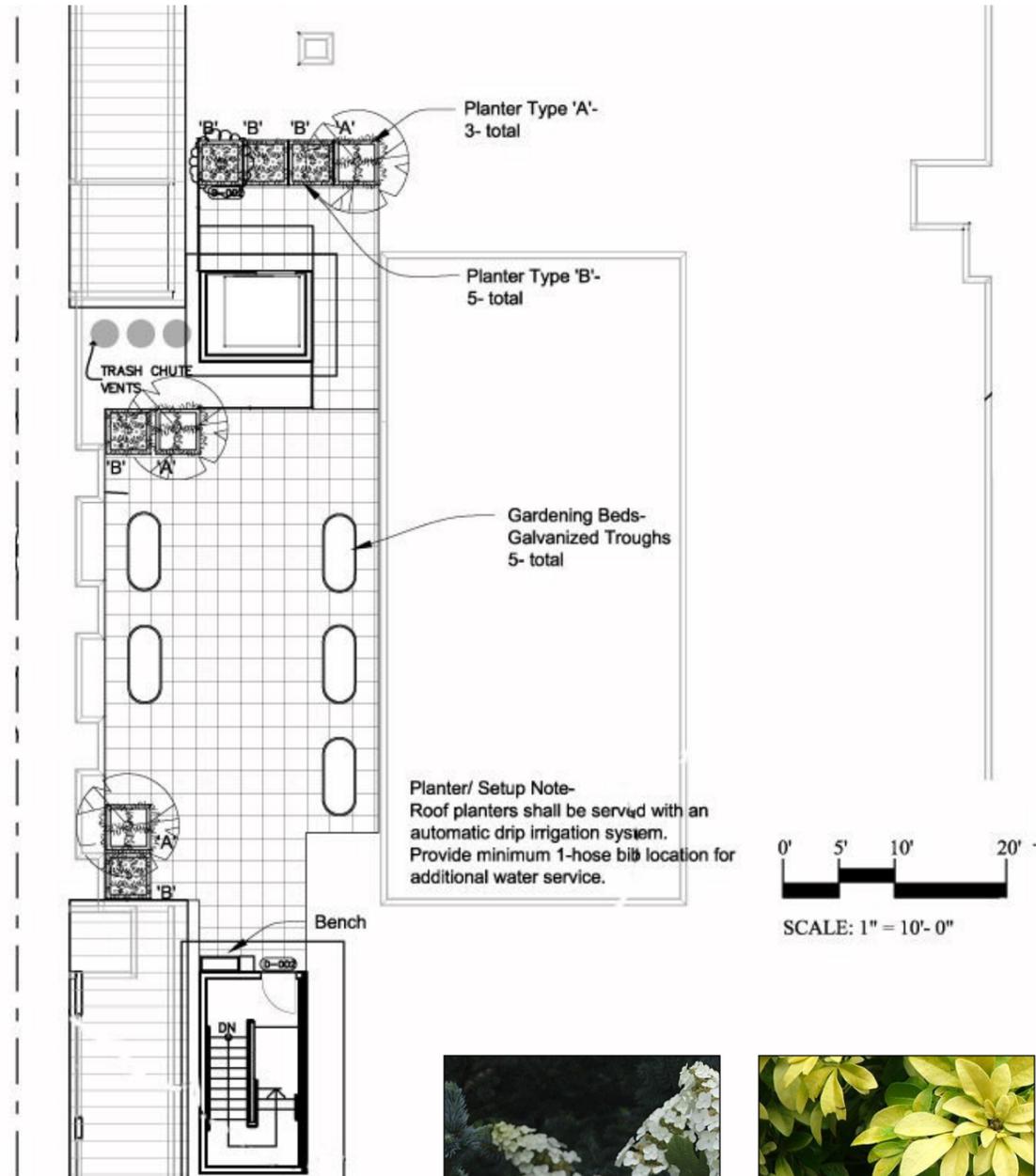
QTY.	SYMBOL	BOTANICAL /COMMON NAME	SIZE /REMARK
<b>TREES</b>			
9		<i>Acer circinatum</i> / VINE MAPLE	min. 1-1/2" cal.
5		<i>Betula u. 'Jacquemontii'</i> / BIRCH	min. 2" cal., single trunk, street tree form
5		<i>Carpinus caroliniana 'JFS-KW6'</i> /AMERICAN HORNBEAM	min. 2" cal., street tree form
1		<i>Chamecyparis o. 'Gracilis'</i> / HINOKI CYPRESS	min. 6'0" hgt.
3		<i>Cornus k. 'Satomi'</i> / KOREAN DOGWOOD	min. 2" cal.
1		<i>Magnolia g. 'Victoria'</i> / EVERGREEN MAGNOLIA	min. 7'0" hgt.
3		<i>Parrotia p. 'Vanessa'</i> /IRONWOOD	min. 1-1/2" cal.
1		<i>Pinus d. 'Umbraculifera'</i> / TANYOSHO PINE	min. 5' hgt., high graft, provide photo for approval

## GROUND COVERS /BIO-PLANTERS

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



LANDSCAPE PLAN | GROUND LEVEL



LANDSCAPE PLAN | ROOF



## PLANT SCHEDULE

QTY.	SYMBOL	BOTANICAL /COMMON NAME	SIZE /REMARK
<b>SHRUBS /PERENNIALS</b>			
2		Akebia quinata/ FIVE FINGERED AKEBIA	2 gal.
27		Buxus s. 'Suffruticosa'/ 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 macro/ 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. 'Wheeler Dwarf'/ PITTOSPORUM	min. 18" spr.
76		Polystichum munitum / SWORD FERN	min. 5 fronds @ 12" o.c.
9		Polystichum polyblepharum / 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.

GREEN FACTOR SCORE SHEET

Project title:		enter sq ft of parcel		SCORE 0.641	
Parcel size (enter this value first) *		15,376			
<b>Landscape Elements**</b>		Totals from GF worksheet		Factor Total	
<b>A Landscaped areas (select one of the following for each area)</b>					
1	Landscaped areas with a soil depth of less than 24"	enter sq ft		0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft	6475	0.6	3,885.0
3	Bioretention facilities	enter sq ft	373	1.0	373.0
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>					
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft	3488	0.1	349
2	Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	543 6516	0.3	1,955
3	Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants	21 1575	0.3	473
4	Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants	2 300	0.3	90.0
5	Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants	5 1250	0.4	500.0
6	Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants	0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	0	0.8	-
<b>C Green roofs</b>					
1	Over at least 2" and less than 4" of growth medium	enter sq ft		0.4	-
2	Over at least 4" of growth medium	enter sq ft		0.7	-
<b>D Vegetated walls</b>					
		enter sq ft	45	0.7	31.5
<b>E Approved water features</b>					
		enter sq ft	0	0.7	-
<b>F Permeable paving</b>					
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft	1009	0.5	504.5
<b>G Structural soil systems</b>					
		enter sq ft		0.2	-
		sub-total of sq ft = 21,031			
<b>H Bonuses</b>					
1	Drought-tolerant or native plant species	enter sq ft	9084	0.1	908.4
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft	7,783	0.1	778
4	Landscaping in food cultivation	enter sq ft	105	0.1	11
				Green Factor numerator = 9,857	

GREEN FACTOR WORKSHEET

		Planting Area					TOTAL**
		1	2	3	4		
A1	square feet						0
A2	square feet	4397	2078	183			6475
A3	square feet	229	144				373
B1	square feet	2932	520	36			3488
B2	# of plants	258	240	45			543
B3	# of trees	13	5	3			21
B4	# of trees		2				2
B5	# of trees	3	2				5
B6	# of trees						0
B7	# of trees						0
C1	square feet						0
C2	square feet						0
D	square feet			45			45
E	square feet						0
F1	square feet						0
F2	square feet	232	777				1009
G	square feet						0
H1	square feet	5077	4007	789			9084
H2	square feet						0
H3	square feet	7783					7783
H4	square feet			105			105

BLANK



**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.