

STREAMLINED DESIGN
REVIEW APPLICATION

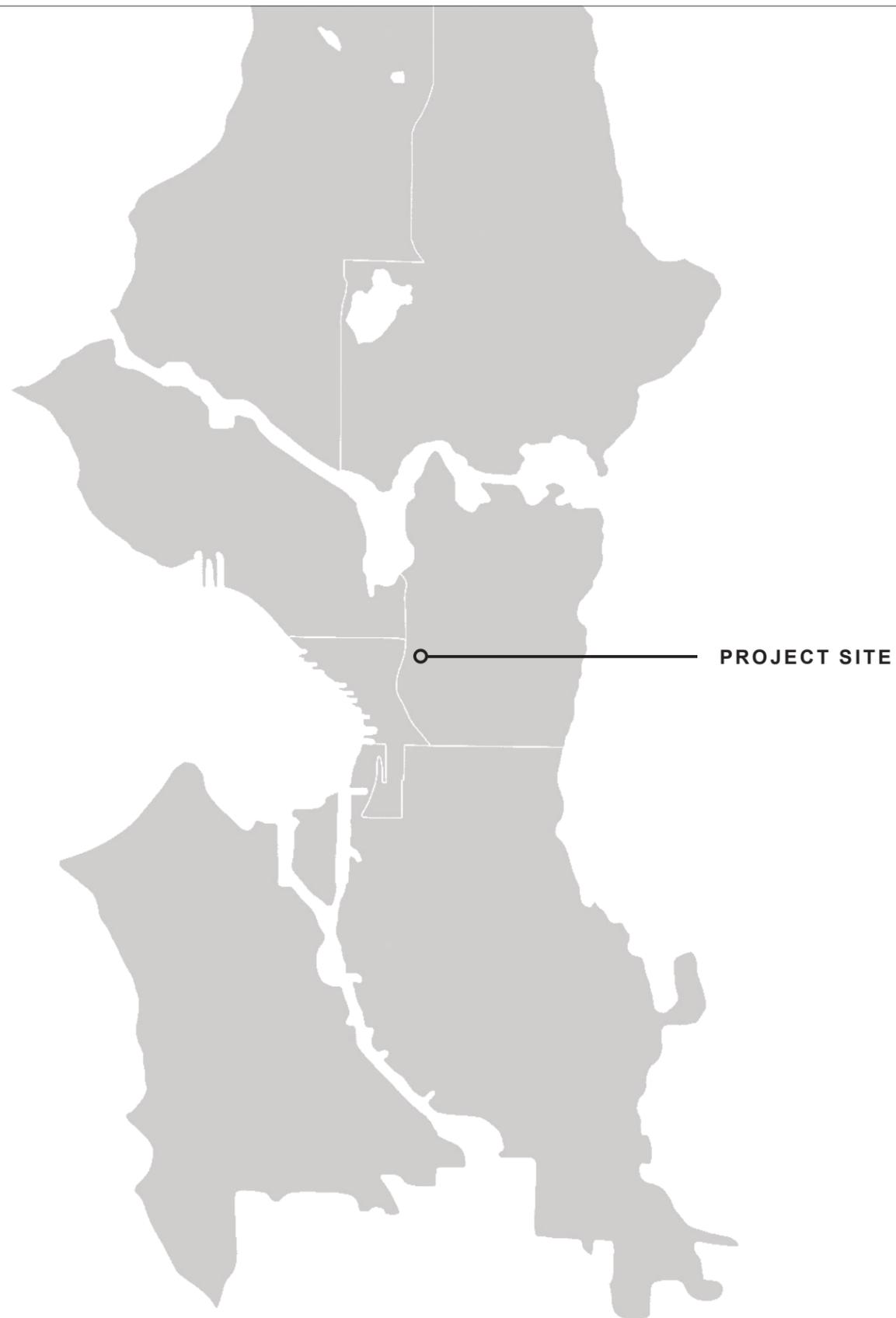
DCI # 3028244
1544 15th Ave E
Seattle, WA 98112

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VICINITY MAP

EXISTING SITE

The project site (Assessor Parcel # 1342300055) is located on both 15th Ave E and Grandview Place E between E Garfield St to the North and E Galer St to the south. Just to the west of the site across 15th Ave is the Lake View Cementary. To the north and east are single family homes. To the south is rowhouse project (#6520935) which is currently under construction. The site slopes from west to east, with an overall grade change in this direction of approximately 8 feet. Currently there is (1) existing single family home and garage on site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 and has no overlay zones. The LR3 zone continues for two blocks to the south along 15th Ave E and then continues again on the west side of Volunteer Park. To the north and east the current zoning is SF 5000. 15th Ave E is an arterial street that continues south past the downtown area, and transitions into E Boston St heading toward Eastlake just three blocks north of the project site.

DEVELOPMENT OBJECTIVES

The project proposes the construction of (2) new rowhouse buildings with a total of (7) rowhouse units. There is currently (1) single family house and garage on the parcel which will be demolished as part of this proposal. This project site, due to its location in a desirable neighborhood and proximity to an arterial street, is prime for denser development in the near future. The neighboring southern parcels also see the potential for growth and have built/ proposed multifamily developments. This project promotes thoughtful density in Seattle and helps to create updated modern housing that is ideal for urban life.

NEIGHBORHOOD CUES

This project sits at the crest of Capitol Hill within the Stevens neighborhood. Great amenities exist in the neighborhood, including Boren Park immediately to the north, Interlaken Park (2) blocks to the east, and Volunteer Park (1) block to the south. The Washington Park Arboretum Botanical Garden is also only (1) mile east of the project site. A bus stop exists directly across the street - Bus Route 10 - which takes passengers downtown and arrives about every 15 min. The Broadway Lightrail station in Capitol Hill is also only a 20 min walk south through the park.

This multifamily development seeks to take cues from the surrounding neighborhood, by incorporating materials that add texture and shadow to the facade. Elements such as lap siding and cedar rainscreen will help this rowhouse project better fit into the fabric of the neighborhood.



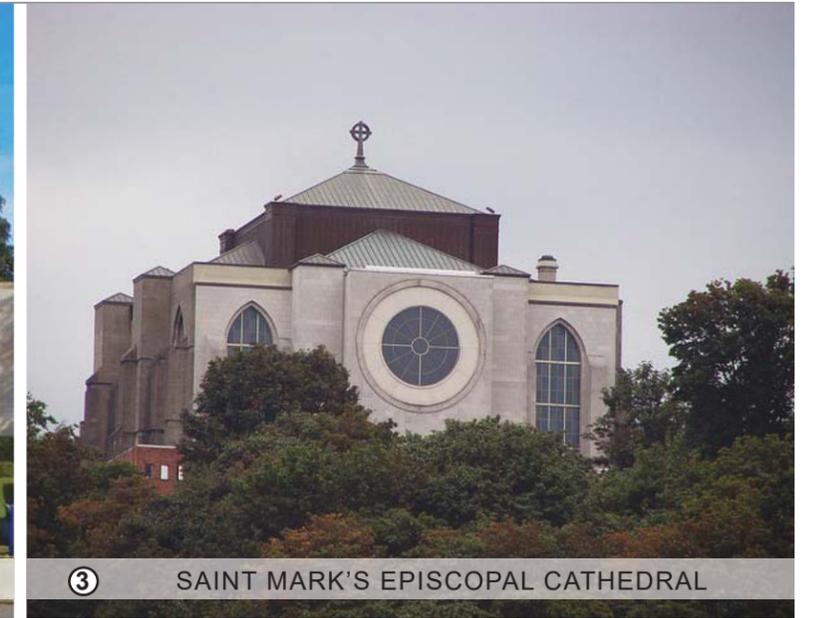
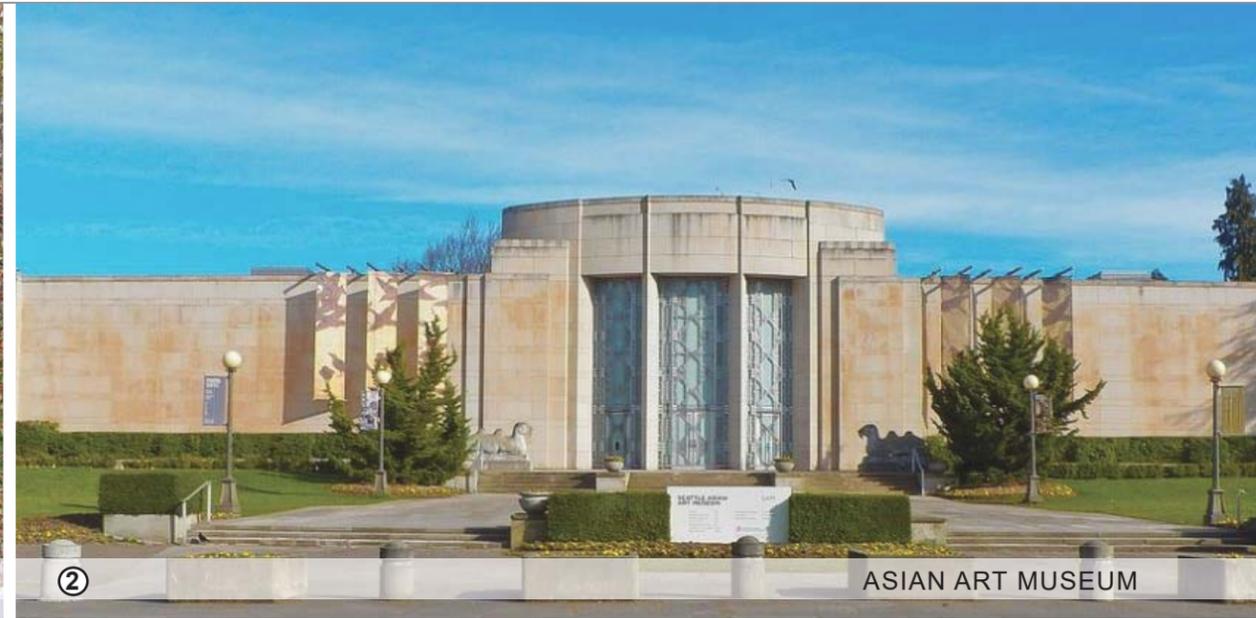
SITE LOCATION
1544 15th Ave E
Seattle, WA 98112

ZONING SUMMARY
Zone: LR3
Overlay: None
ECA: None

PROJECT PROGRAM
Site Area: 5005 SF
Number of Residential Units: 7
Number of Parking Stalls: 7
Approx. Floor Area = 6993 SF
Approx. Floor Area / Unit = 999 SF

ADJUSTMENTS REQUESTED
3% Increase in Facade Length





①

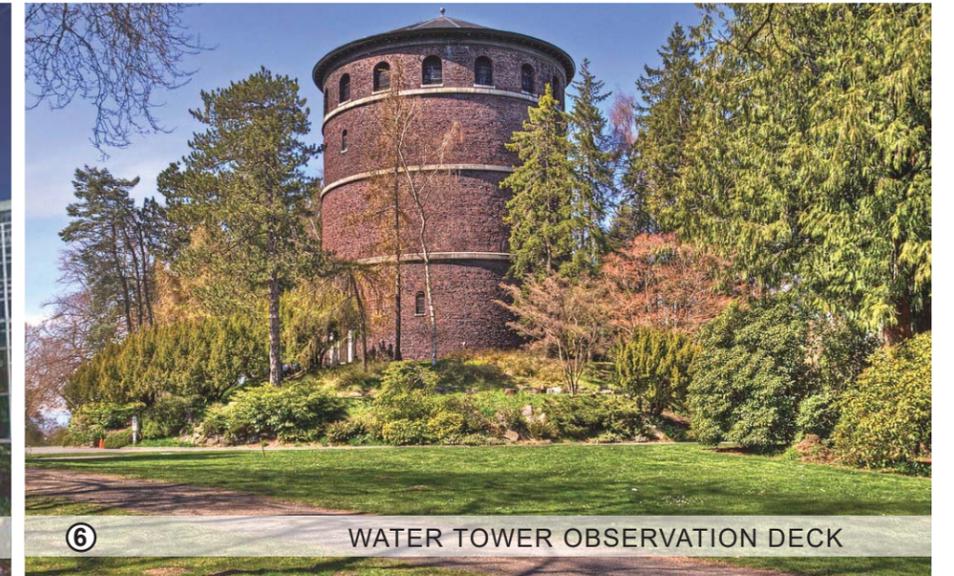
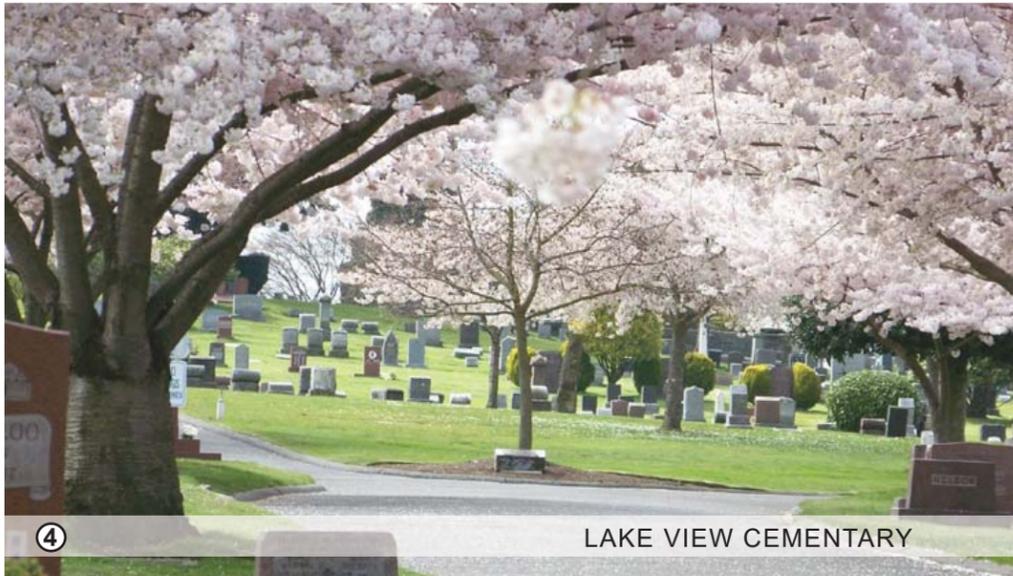
VOLUNTEER PARK CAFE

②

ASIAN ART MUSEUM

③

SAINT MARK'S EPISCOPAL CATHEDRAL



④

LAKE VIEW CEMENTARY

⑤

VOLUNTEER PARK CONSERVATORY

⑥

WATER TOWER OBSERVATION DECK



⑦

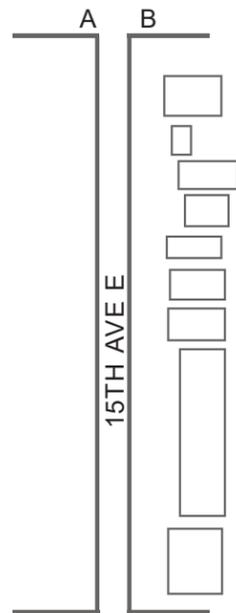
STEVEN'S ELEMENTARY SCHOOL

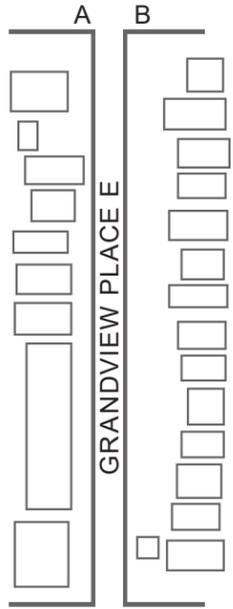
⑧

LOCAL BUSINESSES ON 15TH AVE E

⑨

INTERLAKEN PARK





← GRANDVIEW PL E FACING WEST (A) →



← GRANDVIEW PL E FACING EAST (B) →

EXISTING SITE CONDITIONS

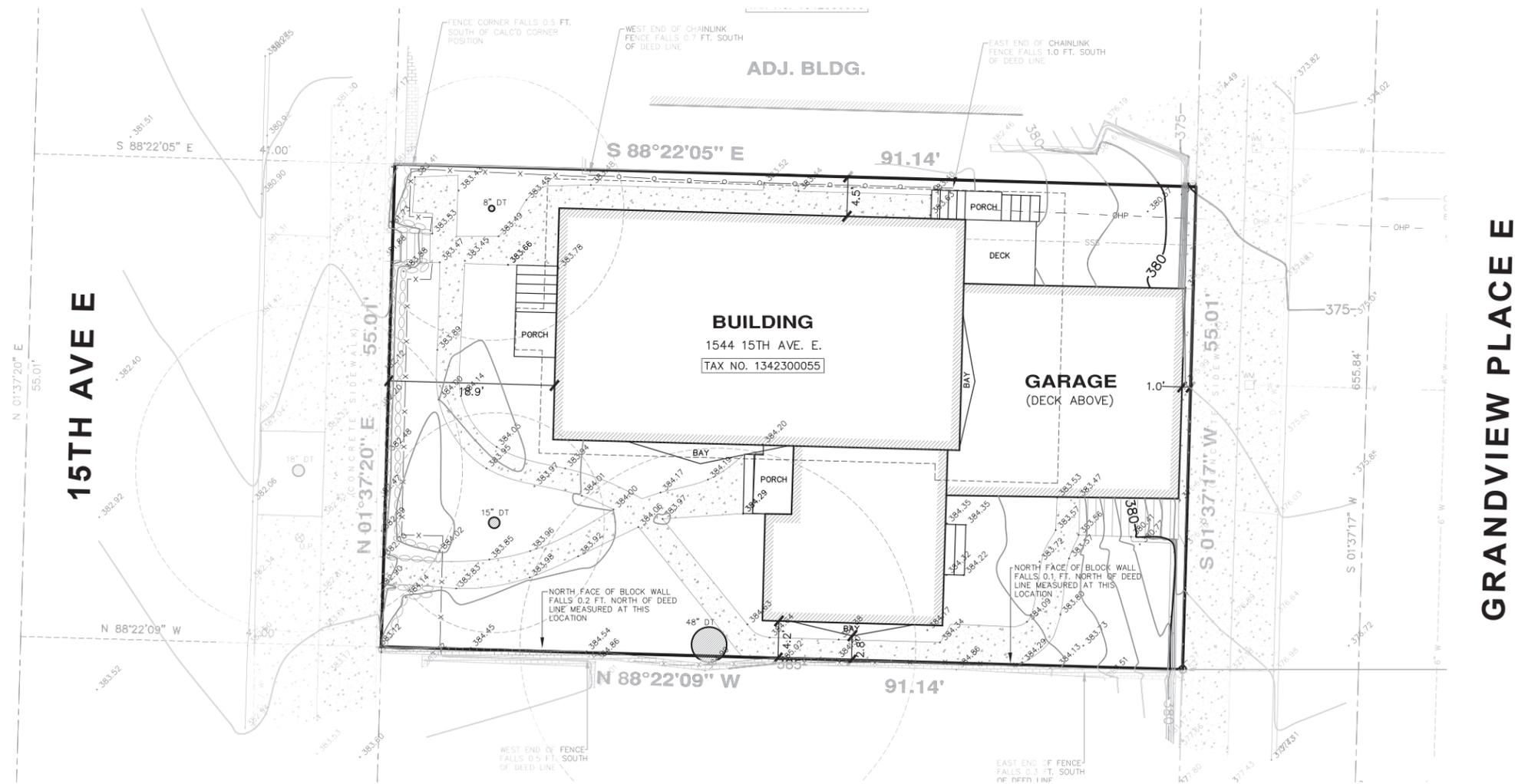
The project site is located on 15th Ave E and Grandview Place E between E Garfield St to the north and E Galer St to the south. Currently there is (1) existing single family home and a garage on site. The subject parcel has a site area of 5,005 square feet. The lot measures roughly 55'-0" wide by 91'-0" deep between the two streets. Immediately to the north of the project is a single family home, and to the south is rowhouse development (#6520935) currently under construction. To the west across 15th Ave E is Lake View Cemetary. The project site is zoned LR3-RC.

The site slopes from west to east, with an overall grade change in this direction of approximately 8 feet. The project proposes to step with the existing topography. Upper levels will have views of the Olympics to the east and the Cascades to the west.

There are a total of (3) existing trees on this parcel. This includes (1) European Birch Tree on the southern property line that has been identified as an exceptional tree. This project proposes the exceptional tree to be removed because of its limitations on the development of the site. Two trees are being proposed to replace the existing canopy of the exceptional tree. The street tree on 15th Ave E will remain and be protected.

LEGAL DESCRIPTION

THE NORTH 15 FT. OF LOT 10, ALL OF LOT 11, BLOCK 1, CAPITOL HILL EXTENSION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WA.



REQUESTED ADJUSTMENTS

SMC 23.45.527.B.1: *“The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line or a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.”* [This project does not meet the exception in 23.45.527.B.2]

Allowed facade length: 91' x 65% = 59'-2"

Requested adjustment: Requesting a 3% increase to the allowable facade length (61'-0" total) on the upper three levels (first level is code compliant).

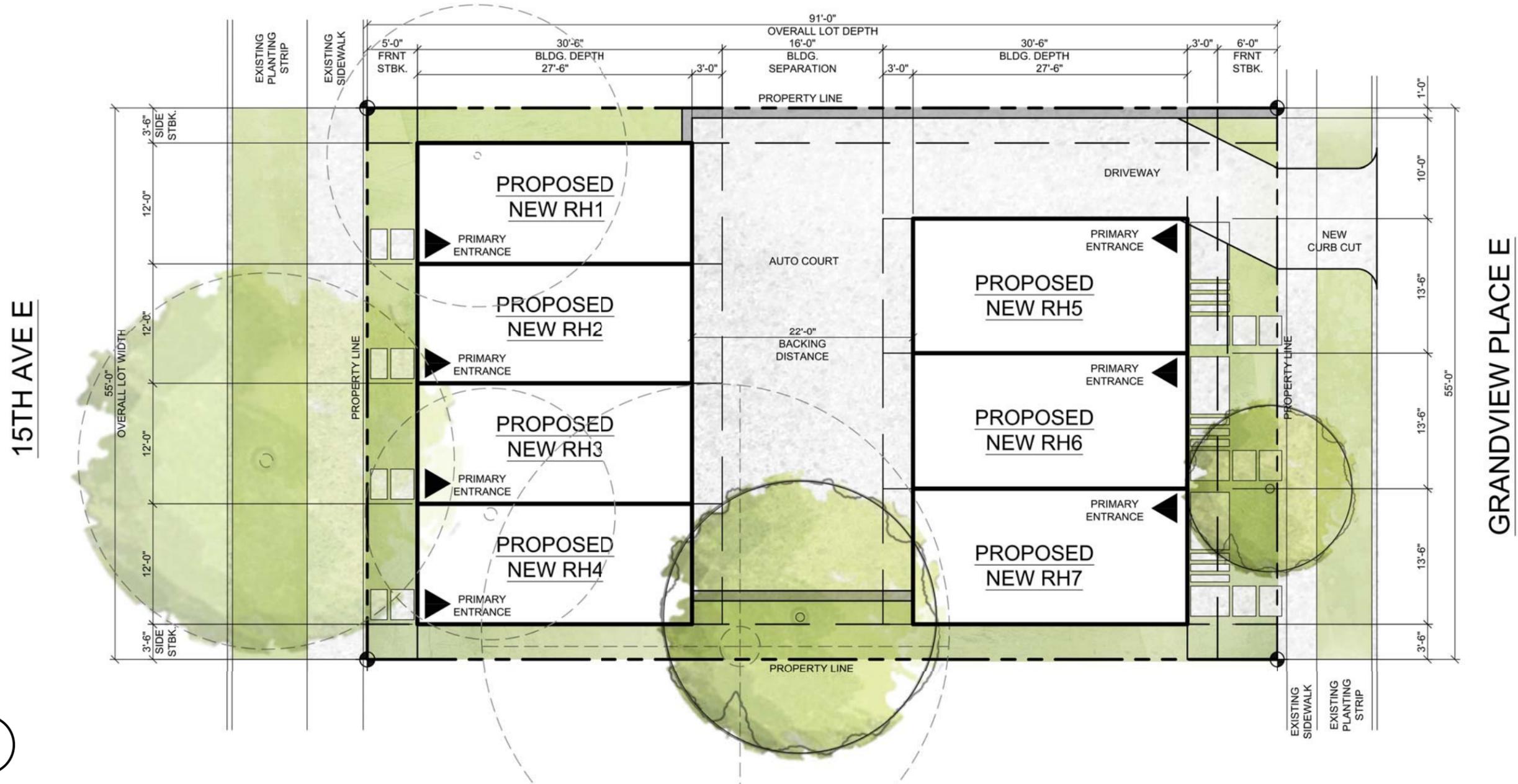
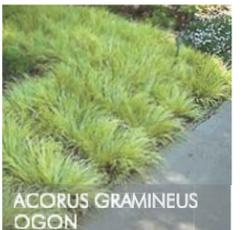
Below are the Design Guidelines and Rationale that support the requested adjustment.

GUIDELINE	DESCRIPTION	RATIONALE
CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-D. Height, Bulk, and Scale	1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	To balance the 3% increase in facade length on the upper levels, the separated structures maintain a large 16'-0" courtyard in order to maximize the natural daylight into the units as well as the daylight that will reach the existing north and south neighbors.
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	1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. 2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3	The increase in facade length allows for better internal layouts of the living spaces within each individual unit, yet the enlarged interstitial space between units creates compact homes that maintain a strong connection to the sky, encouraging the infiltration of more natural daylight.
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	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	To break the overall massing of the project, the proposed units are separated into two structures on either side of a central autocourt. Allowing the upper levels to stretch closer, over the lower court, creates a distinct shift in volumes which allows siding to change naturally, decreasing the perceived mass of the building by breaking the structure into separate understood volumes. The increased facade length (1'-10") strengthens this modulation while still allowing for considerable separation between units (16'-0").
DC2-D. Scale and Texture	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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.	The 3% increase in facade length only applies to the upper levels- the ground levels are code compliant. The average of upper and lower facade lengths is 59'-6", which is only a .5% Increase in Facade Length. This also is more in line with the pedestrian level scale along the neighboring property lines.

SITE PLANNING + LANDSCAPE APPROACH

The (7) proposed units will be arranged in clusters of two. Since this project sits at the crest of the Capitol Hill Ridge, the site concept seeks to capture views in both east and west directions. All units have entry doors on the street, with additional entries located through the garages. Low landscaping is proposed in the front yard adjacent to the entries. One (1) Katsura tree is proposed along the southern property line between the units. One (1) Skyrocket Oak is proposed along the eastern property line as an additional buffer between this development and the single family homes to the east.

PROPOSED TREE CANOPY REPLACEMENT			
PROPOSED TREE	QUANTITY	MATURE CANOPY (R')	CANOPY AREA
<i>Cercidiphyllum japonicum</i> /Katsura tree	1	20	1256.0
<i>Quercus robur</i> 'fastigiata' /Skyrocket Oak	1	15	706.5
TOTAL			1962.5



15TH AVE E

GRANDVIEW PLACE E



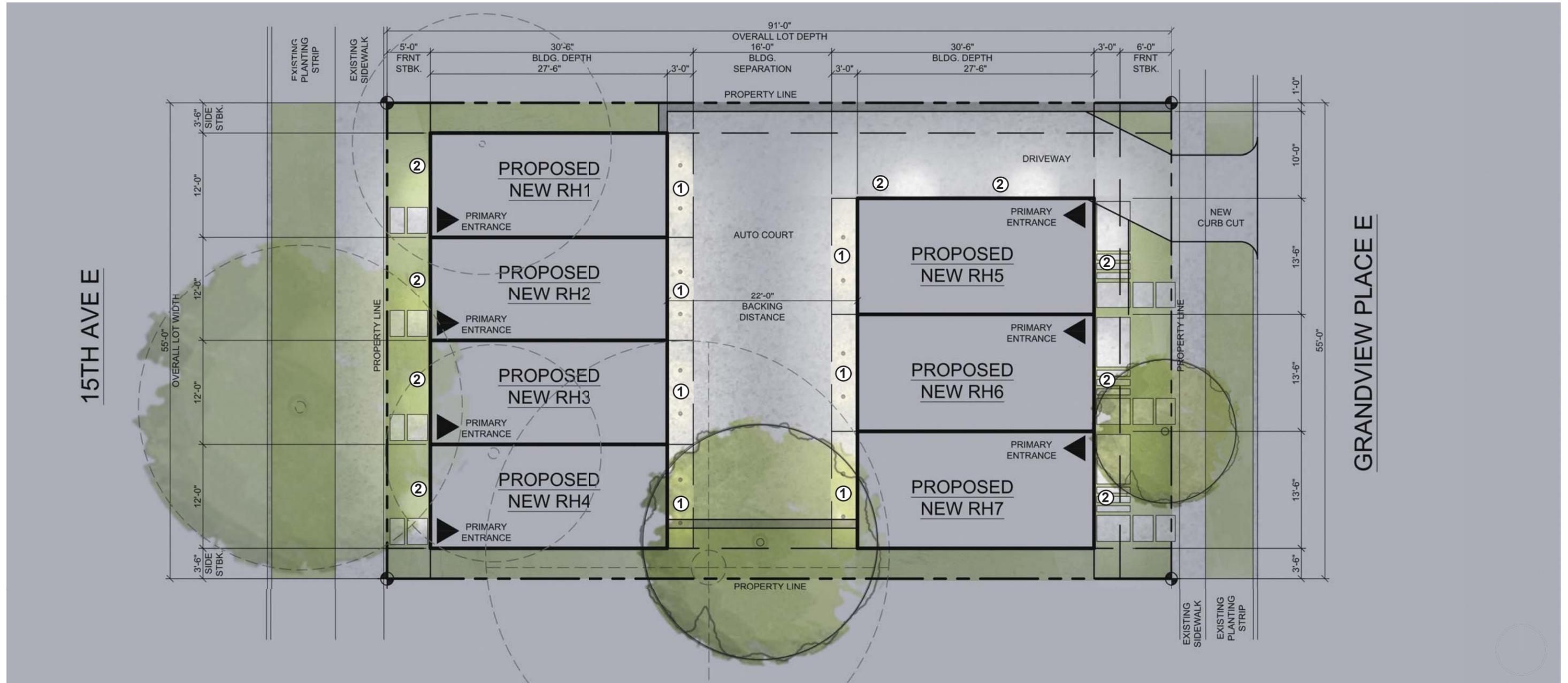
① RECESSED CAN LIGHTS (SOFFIT)

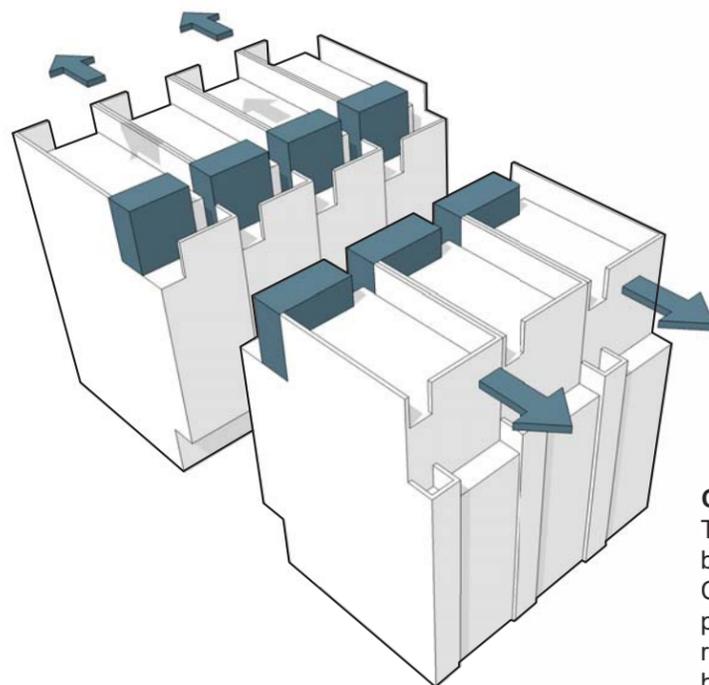


② EXTERIOR SCONCES

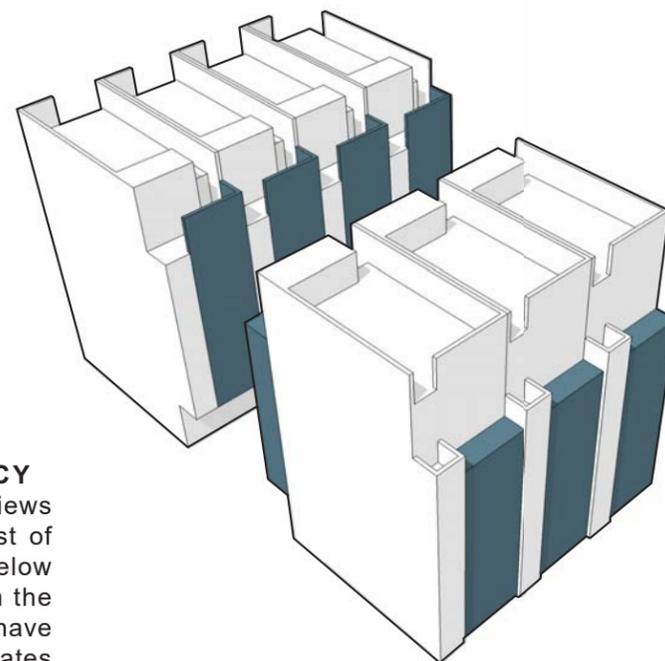
PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, and along common walkways. Soffited lighting will be provided at the overhang in the autocourt.

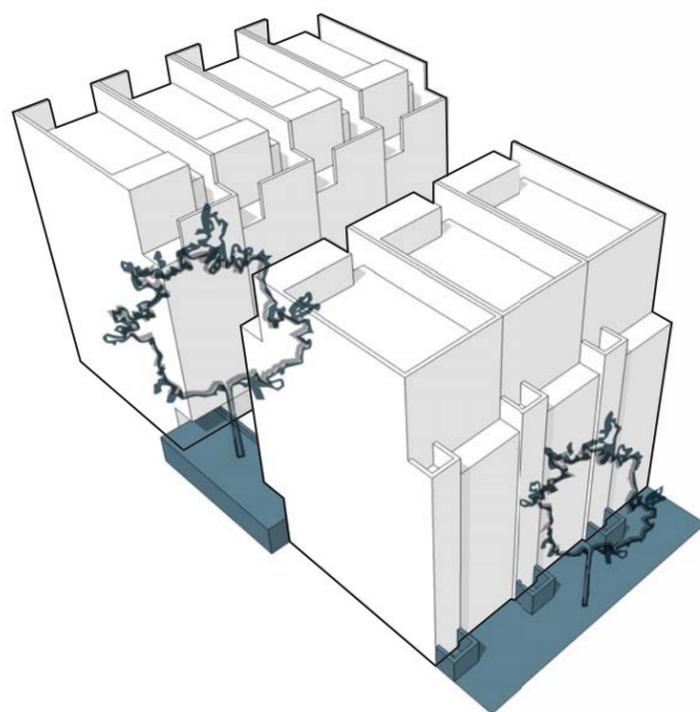




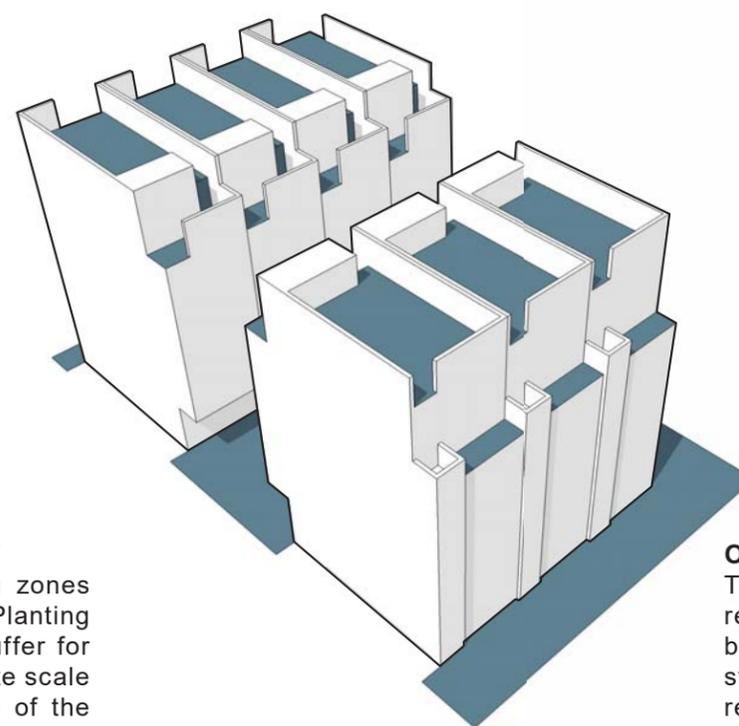
CAPTURING VIEWS & PROMOTING PRIVACY
 The site concept seeks to capture the stunning views both to the east and west available from the crest of Capitol Hill. The proposed penthouses will be kept below parapet height to maximize the view potential from the roof decks of all units. Additionally, the stairs have been located at the interior of the site which creates privacy at the interior facades of the two buildings.
 CS1-C, CS2-B



HEIGHT, BULK, SCALE, AND INDIVIDUALITY
 The overall mass has been split into two forms that respond to neighboring heights. The upper levels have been minimized in scale by pulling the facade inward and allowing for a balcony facing the east as well as exterior stairs facing the autocourt. This enables more daylight to reach the lower levels and provides neighbors with better views. The vertical composition of exterior materials gives each unit a clear individuality for ease of wayfinding.
 DC2-A, DC2-B, DC2-D, CS3-C



LANDSCAPING + REPLACEMENT CANOPY
 The development proposes two primary planting zones each contributing to the replacement tree canopy. Planting to the east along Grandview creates a privacy buffer for neighbors and gives the project a low, more intimate scale which more closely aligns with the current scale of the single family homes to the east. The planting area at the center of the site is intended to support a larger, more mature tree that will help to replace the spirit of the existing exceptional tree that is to be removed.
 CS1-D, DC4-D

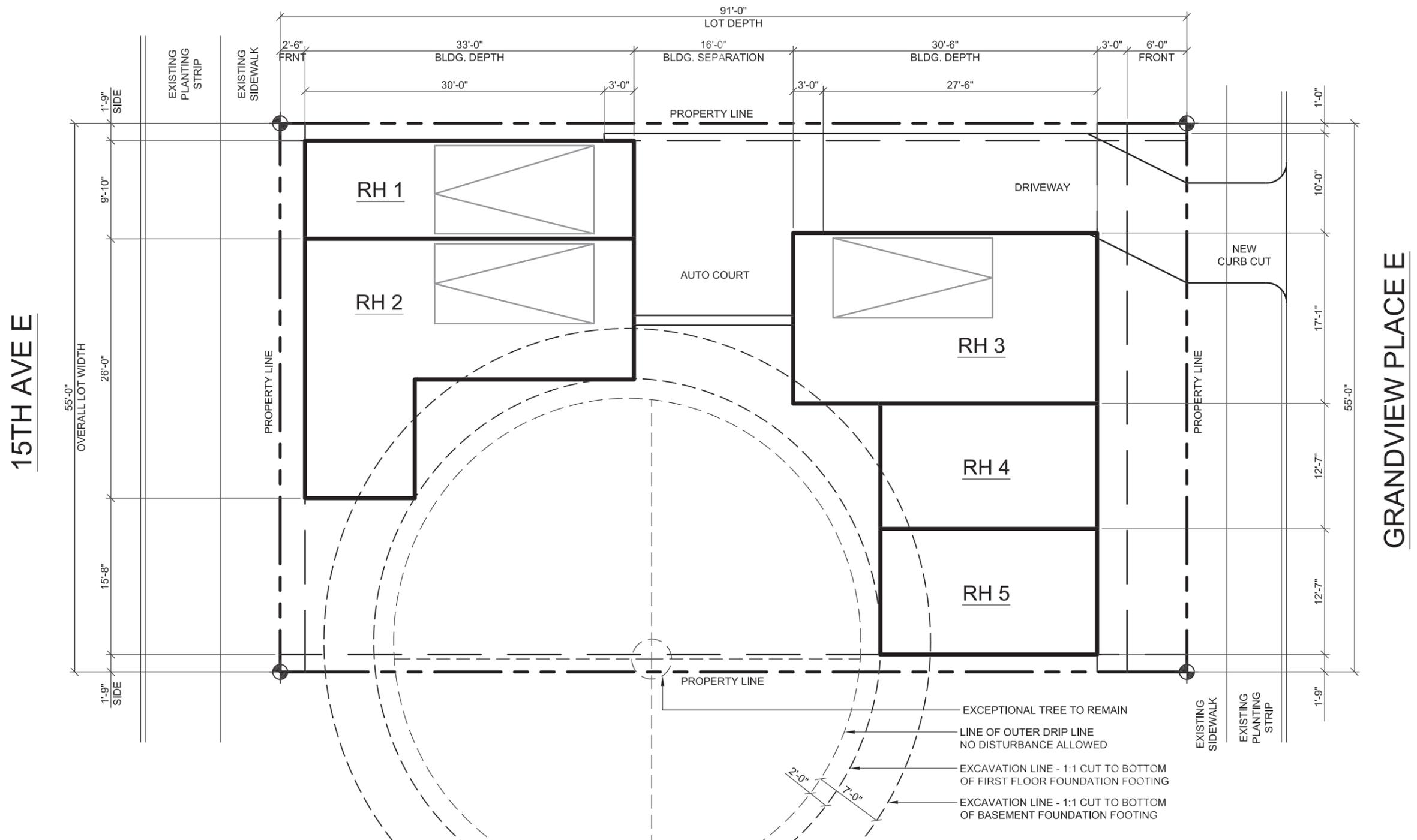


OUTDOOR SPACE
 The project takes advantage of outdoor space by providing residents with private roof deck amenity space as well as balconies off the master suite. Entries are located at the street level - both to the east and west - and include a recessed front porch with quality materials and texture to enforce a more enhanced street interaction.
 DC3-A, DC3-B, CS2-C

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	APPLICANT RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	D. Plants and Habitat	CS1.D.1. Native plant Species and Natural Habitats CS1.D.2. Connect to Urban Forest Corridors when possible to promote continuous Habitats	The project proposes various plants that are native to the area and will promote the growth of natural habitats. Replacement tree canopies have been proposed along Grandview Place E and at the southern property line.
CS2. Urban Pattern and Form	Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.	B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block	CS2.B.2. Connection to the Streetscape and its Interaction through Amenities + Physical Features CS2.C.2. Mid-Block Sites: Respond to Scale and Form of Adjacent Sites. Design with thoughtful regard for adjacent underdeveloped sites.	The proposed development responds to the form of the adjacent site to the south which is currently under construction. The northern facade and glazing strategy was designed in respect to the potential development of the adjacent site to the north.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.1. Create compatibility between new projects and the existing architectural context through building articulation, detailing and the use of materials.	The project incorporates materials and detail found in the surrounding neighborhood such as cedar rainscreen, lap siding, front stoops & patios, metal open rail, and balconies. All of which add texture and depth to the facade.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A.1. Entries to provide a more intimate experience and be clearly identifiable.	The vertical rhythm of the street facades clearly designates each unit as its own. Along Grandview entries are located at a recessed porch a couple steps up from the street-level. All unit entries incorporate an above door awning and a planter with signage near the entry condition.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	C. Parking and Service Uses	DC1.C.2. Reduce the visual impact of parking spaces. DC1.C.3. Design parking areas to serve multiple uses, such as an outdoor gathering space or woonerf.	The proposed autocourt has the potential to serve a variety of uses. Its southern exposure gives it optimal daylighting and the proposed tree at the south property line will provide the space with a more intimate experience.
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.	A. Massing B. Architectural and Facade Composition D. Scale and Texture	DC2.A.2. Reduce the perceived mass by creating recesses and variations in the building envelope. DC2.B.1. Consider the combined composition of materials and proportions on the facade. DC2.D.2. Strive for materials with expression and texture, particularly at the street level.	The proposed mass is reduced by recessing the upper levels toward the interior of the site. This creates outdoor balconies at the upper levels and gives the facade modulation and a more inviting overall composition. The use of cedar rainscreen, glazing, viroc panels, and metal open railings gives the facade both texture and variation.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	A. Building-Open Space Relationship B. Open Spaces Uses and Activities	DC3.A.1. Ensure that interior and exterior spaces correlate and enhance the overall project. DC3.B.1. Plan the uses and features of outdoor spaces to ensure that each space has a function.	This project takes advantage of the tremendous views to the east and west by proposing private roof deck amenity spaces for all units. These outdoor spaces can be personalized by residents to serve a multitude of functions.
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes D. Trees, Landscape and Hardscape Materials	DC4.A.1. Select attractive durable materials that lend themselves to high quality of detailing. DC4.D.1. Choose plantings that will accent the design and be appropriate to a particular location.	The material palette for this project integrates both attractive and durable materials by incorporating detailed elements such as a cedar rainscreen, lap siding, and viroc panels with accents of open metal rail, and hardie panel. Replacement trees have been specifically selected for the location and planters have been proposed at the street-level to enhance the entry condition.

**MAXIMUM ACHIEVABLE FLOOR AREA WHILE
RETAINING EXCEPTIONAL TREE**

This project proposes to remove the exceptional tree located on the south property line of the parcel. In order to receive approval for this removal the project must demonstrate that the maximum allowable floor area cannot be achieved within applicable height limits when the project takes full advantage of all the adjustments listed in 23.41.018.D and the allowable departures in 23.41.012 while also preserving the tree dripline area with no disturbance.



MAXIMUM ACHIEVABLE FLOOR AREA WHILE RETAINING EXCEPTIONAL TREE

ROWHOUSE 1

000.0 SF - BASEMENT (EXCLUDED)
 282.5 SF - FIRST FLOOR
 282.5 SF - SECOND FLOOR
 282.5 SF - THIRD FLOOR
 056.5 SF - PENTHOUSE (20% OF ROOF AREA)

904.0 SF TOTAL PROPOSED

ROWHOUSE 2

000.0 SF - BASEMENT (EXCLUDED)
 538.0 SF - FIRST FLOOR
 538.0 SF - SECOND FLOOR
 538.0 SF - THIRD FLOOR
 107.5 SF - PENTHOUSE (20% OF ROOF AREA)

1721.5 SF TOTAL PROPOSED

ROWHOUSE 3

000.0 SF - BASEMENT (EXCLUDED)
 474.5 SF - FIRST FLOOR
 474.5 SF - SECOND FLOOR
 474.5 SF - THIRD FLOOR
 095.0 SF - PENTHOUSE (20% OF ROOF AREA)

1518.5 SF TOTAL PROPOSED

ROWHOUSE 4

000.0 SF - BASEMENT (EXCLUDED)
 240.5 SF - FIRST FLOOR
 240.5 SF - SECOND FLOOR
 240.5 SF - THIRD FLOOR
 048.0 SF - PENTHOUSE (20% OF ROOF AREA)

769.5 SF TOTAL PROPOSED

ROWHOUSE 5

000.0 SF - BASEMENT (EXCLUDED)
 240.5 SF - FIRST FLOOR
 240.5 SF - SECOND FLOOR
 240.5 SF - THIRD FLOOR
 048.0 SF - PENTHOUSE (20% OF ROOF AREA)

769.5 SF TOTAL PROPOSED

FLOOR AREA RATIO (1.4)

5005.0 SF LOT AREA X (1.4) = **7007.0 SF**

FAR CALCULATIONS

0904.0 SF - TOTAL RH 1
 1721.5 SF - TOTAL RH 2
 1518.5 SF - TOTAL RH 3
 0769.5 SF - TOTAL RH 4
 0769.5 SF - TOTAL RH 5

TOTAL ACHIEVABLE FAR = **5713.0 SF**

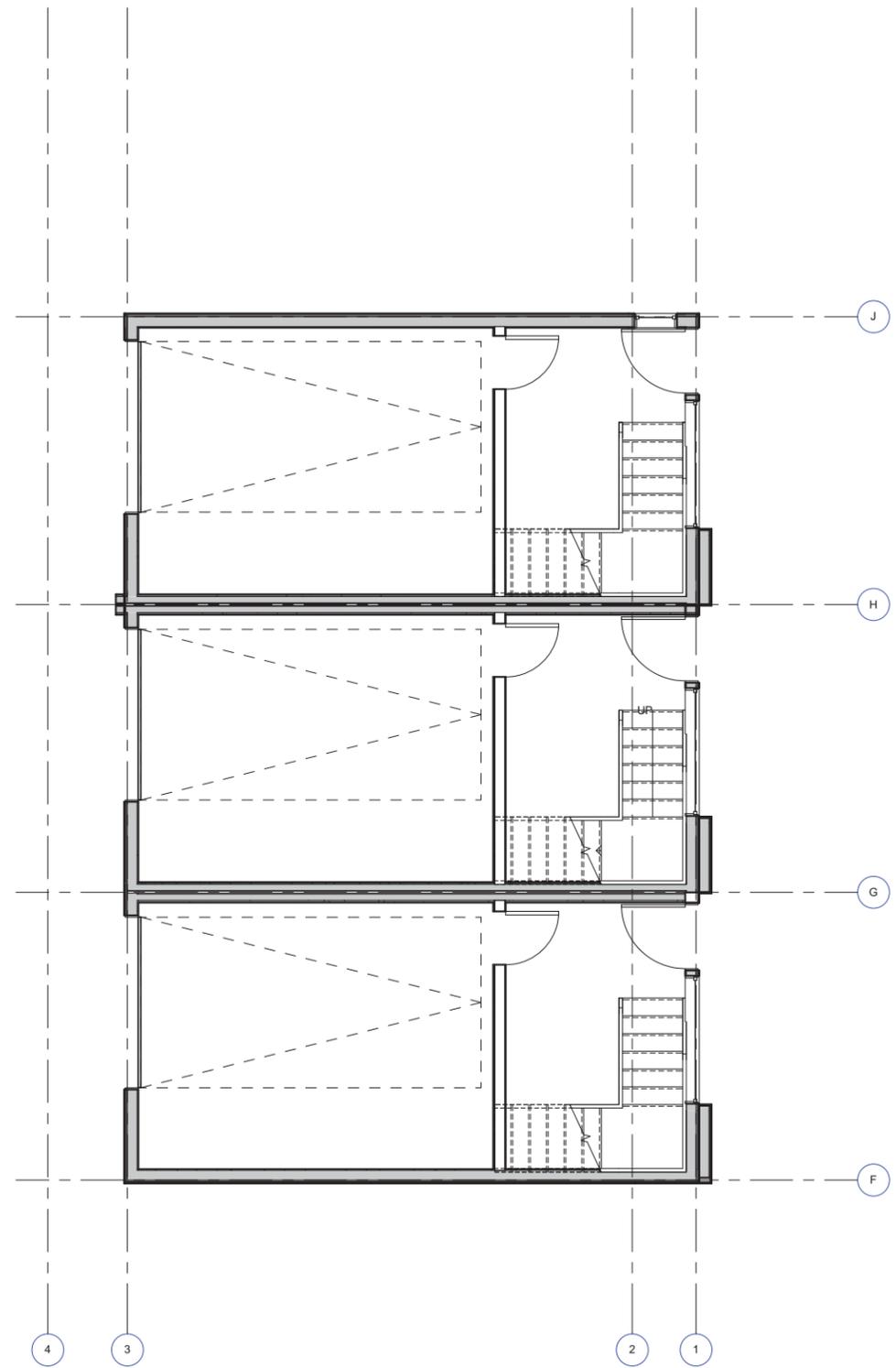
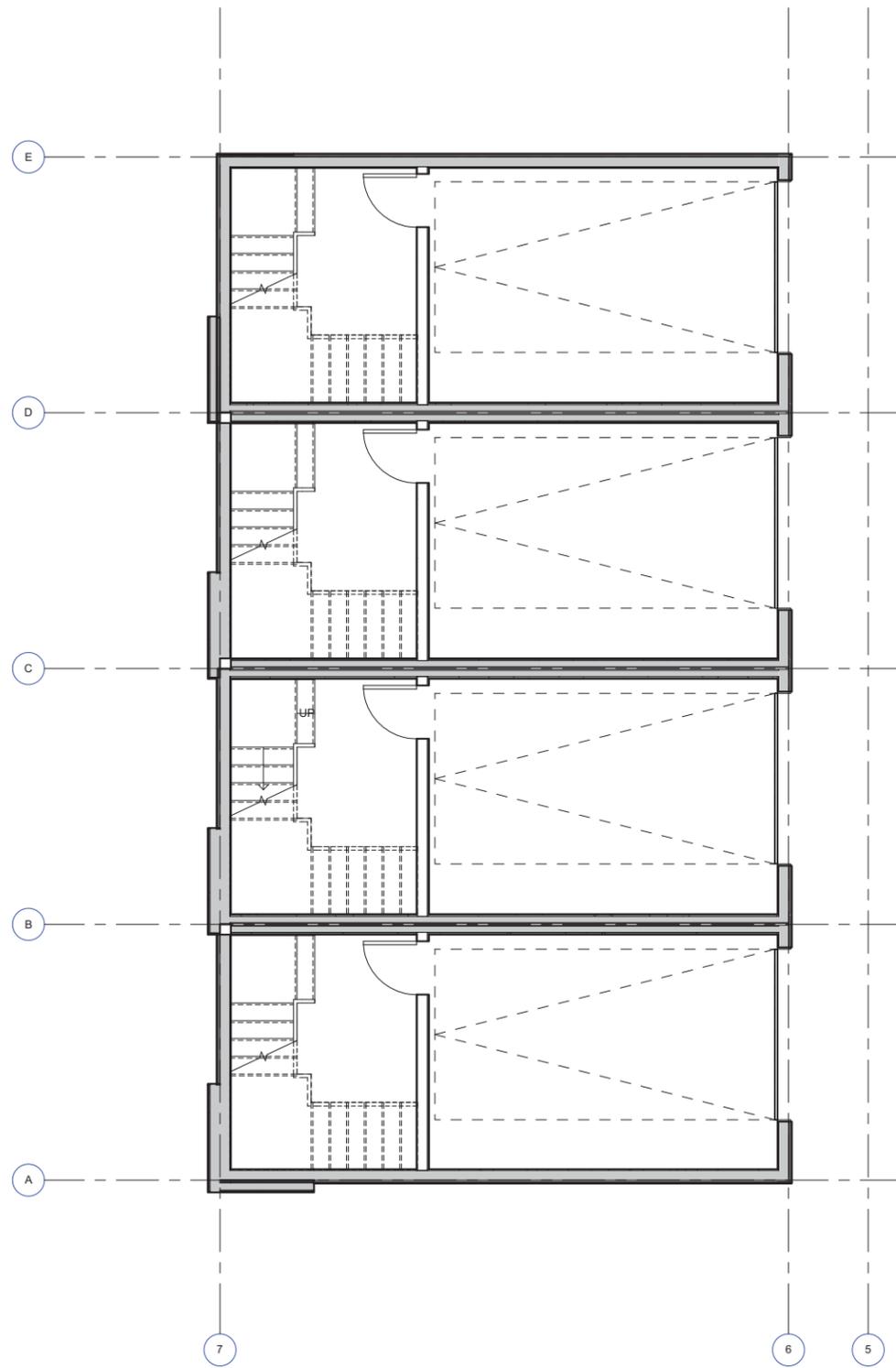
5713.0 SF < 7007.0 SF ALLOWABLE

Per 25.11.070.A. The Director may permit the exceptional tree to be removed only if the total floor area that could be achieved within the maximum permitted floor area ratio and height limits of the applicable Lowrise zone cannot be achieved while avoiding the tree protection area.

This scheme demonstration would seek the maximum adjustments/ departures allowed by code. It would need a 50% reduction in the north and south side setbacks, a 50% reduction at the front setback on 15th Ave E, a 7% increase to the allowable facade length, and a 40% reduction to the required parking stalls. All other constraints are either not departable, not adjustable, or constrained by the existing site conditions.

In this scheme, the maximum achievable floor area is 5713.0 SF (81% of the allowable). Per 25.11.070.A. the project is requesting the Director allow for the removal of this exceptional tree.

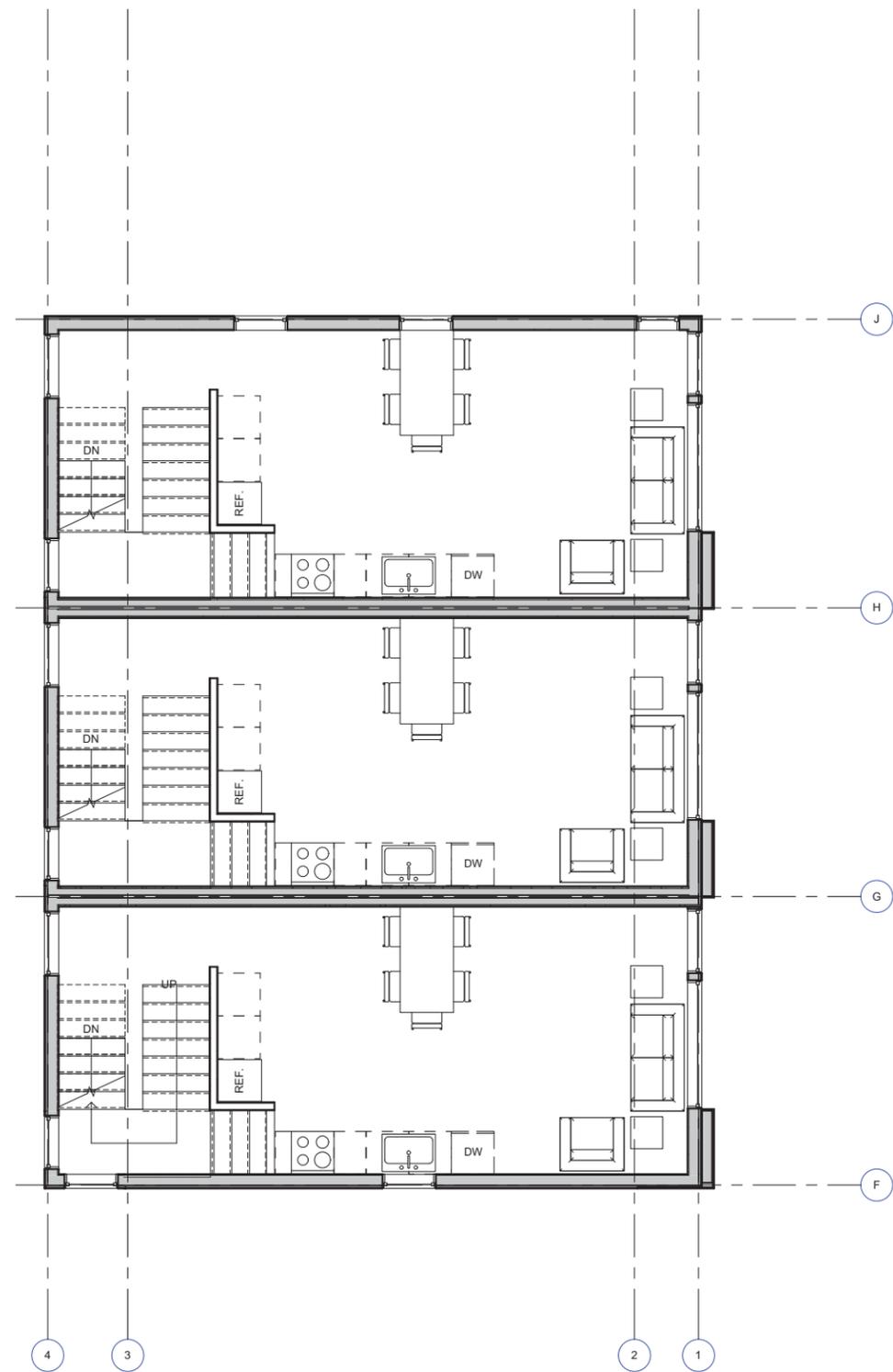
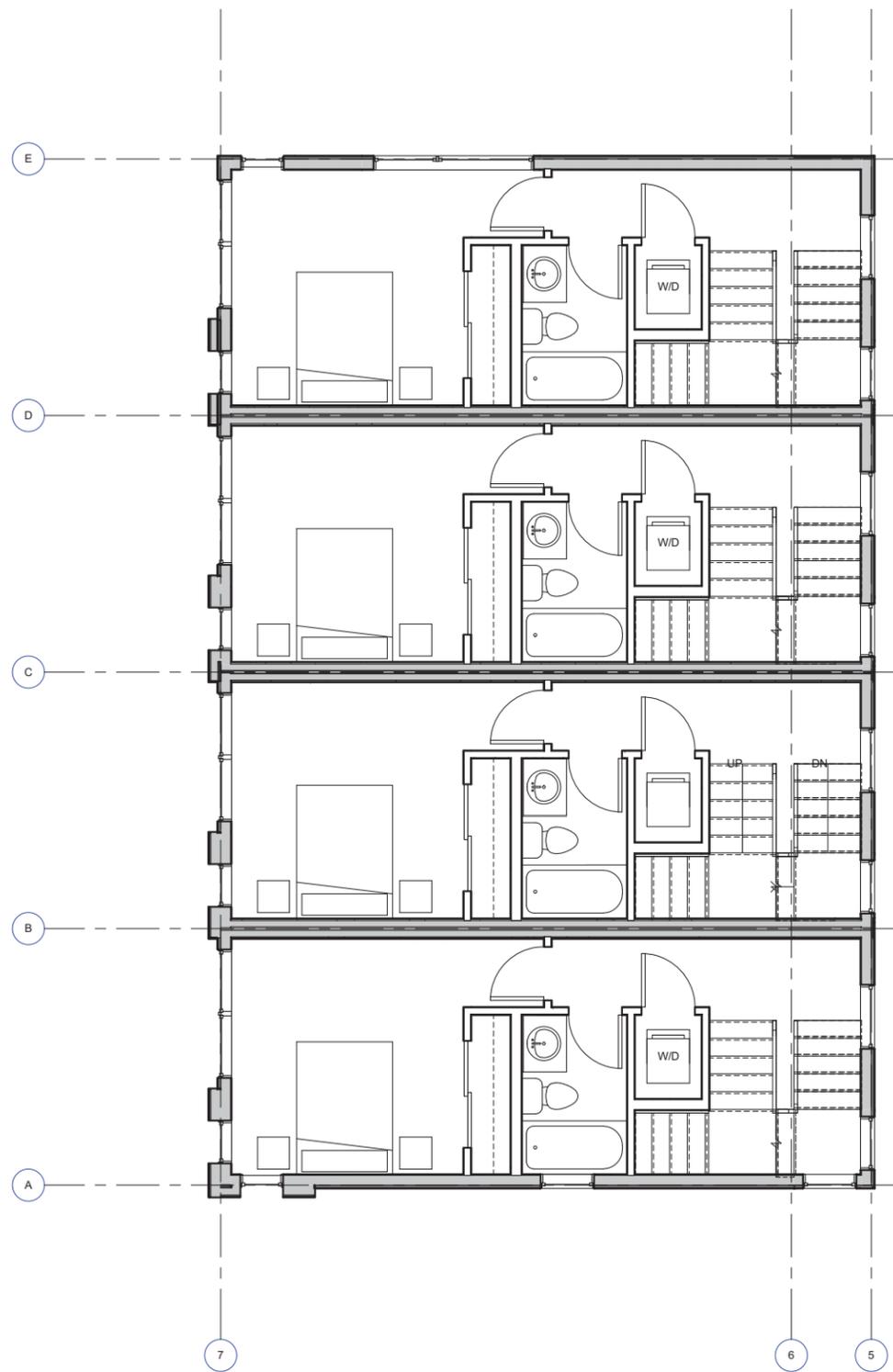
ZONING REQUIREMENTS	ADJUSTMENT	PROPOSED
SIDE SETBACK	REDUCE BY 50%	1'-9"
FRONT SETBACK @ 15TH AVE E	REDUCE BY 50%	2'-6"
FRONT SETBACK @ GRANDVIEW	NOT DEPARTABLE (STREET DEDICATION)	-
STRUCTURE WIDTH + FACADE LENGTH	ALLOWED 59'-2" (PROPOSED 63'-6")	7% INCREASE
STRUCTURE HEIGHT	NOT DEPARTABLE	-
REQUIRED PARKING	PER 25.11.070 PARKING REDUCTION	.6 STALLS PER UNIT
DENSITY LIMITS	NO LIMIT	-
FAR RATIO	NOT DEPARTABLE (1.2) OR (1.4)	5005 SF (1.4) = 7007 SF



FIRST FLOOR PLANS



SECOND FLOOR PLANS

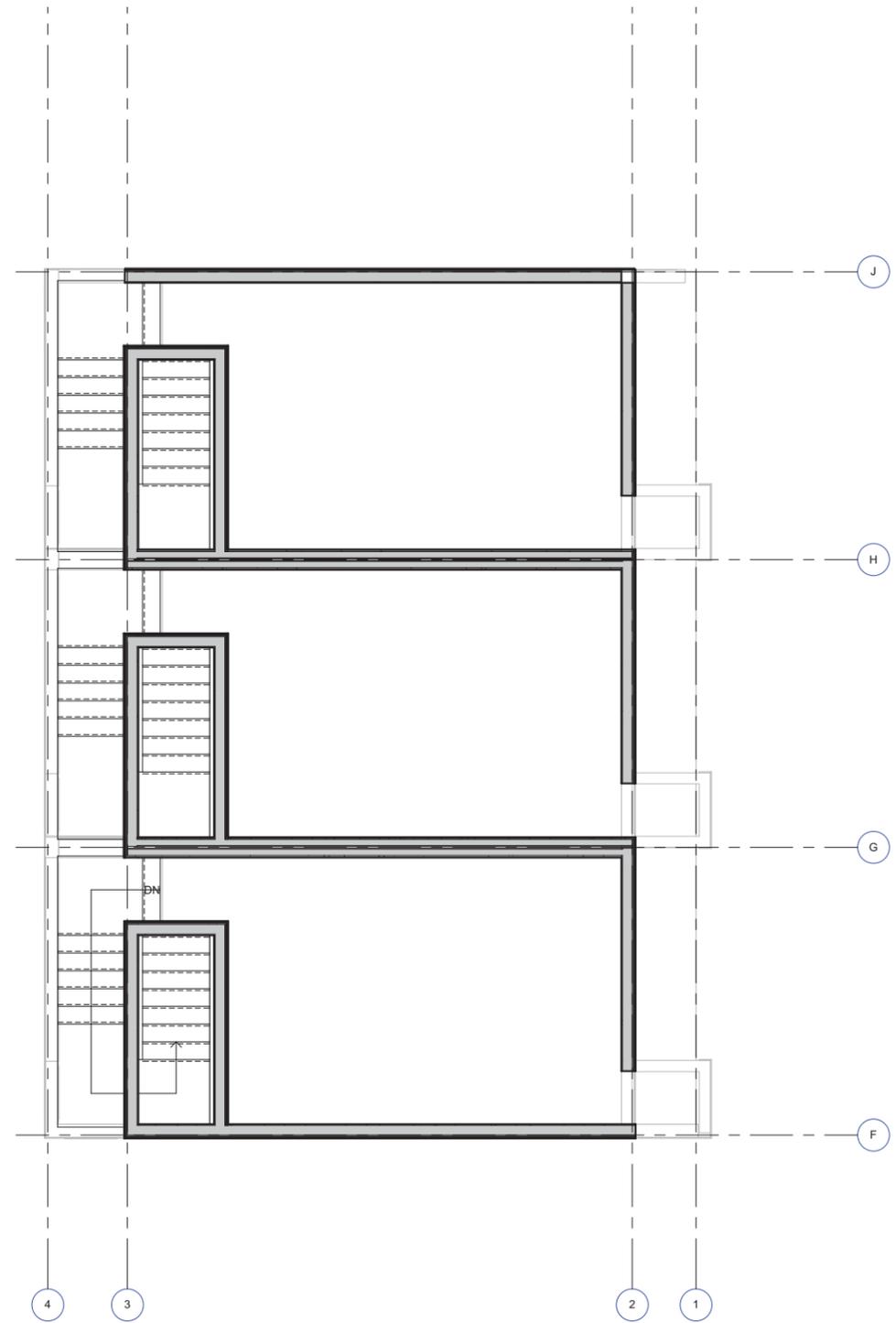
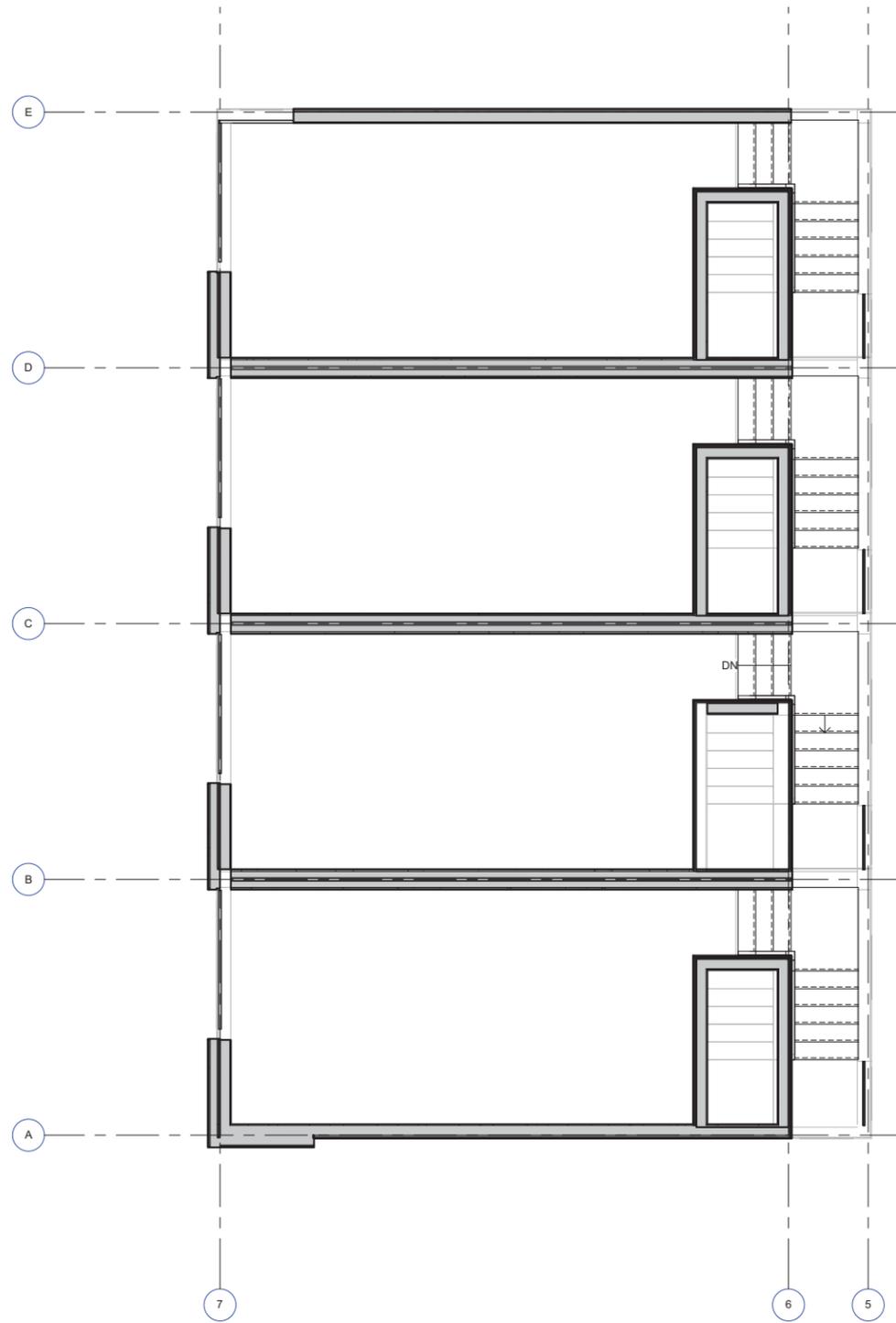


THIRD FLOOR PLANS

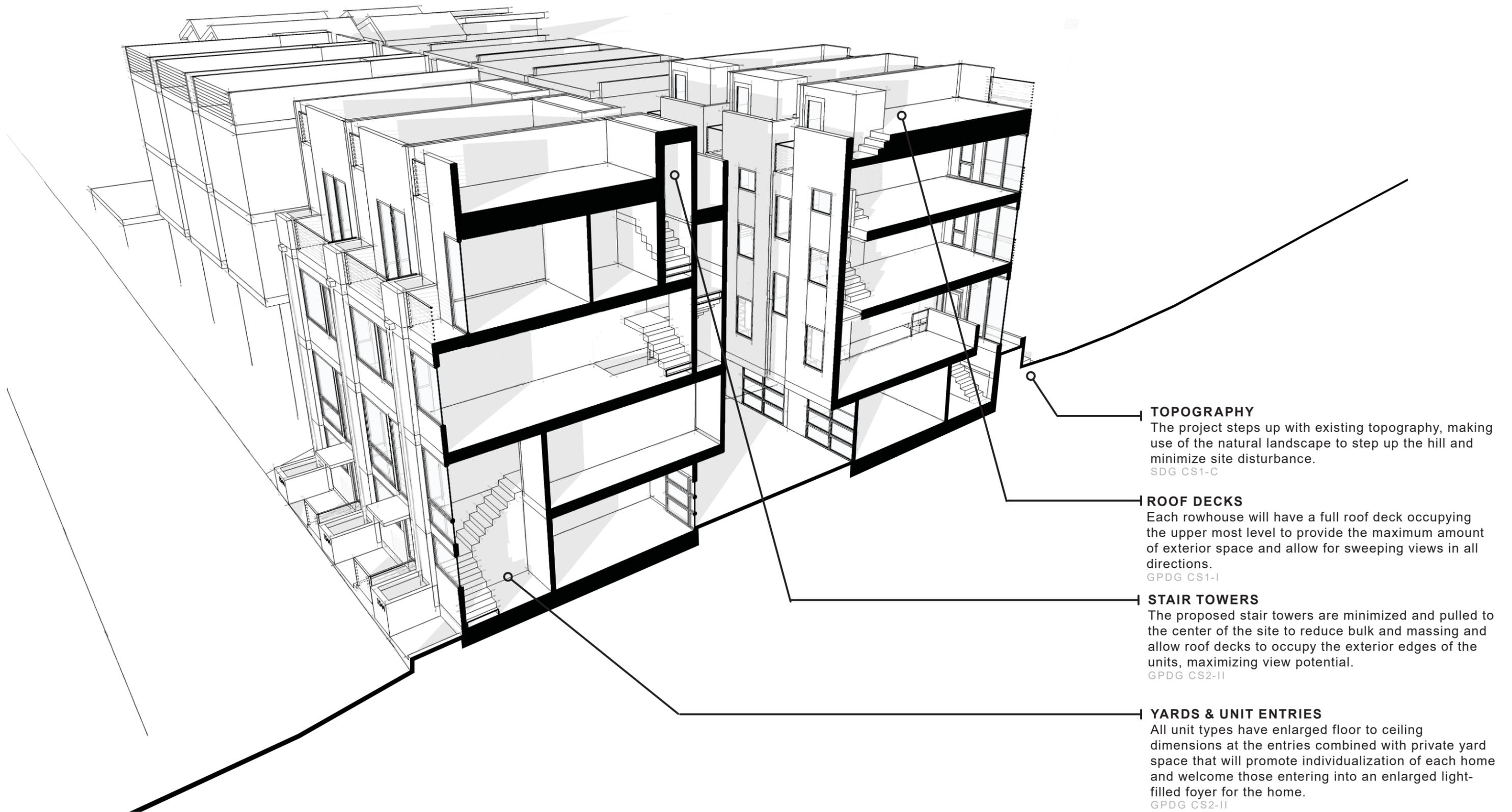


FOURTH FLOOR PLANS





ROOF PLANS



TOPOGRAPHY
 The project steps up with existing topography, making use of the natural landscape to step up the hill and minimize site disturbance.
 SDG CS1-C

ROOF DECKS
 Each rowhouse will have a full roof deck occupying the upper most level to provide the maximum amount of exterior space and allow for sweeping views in all directions.
 GPDG CS1-I

STAIR TOWERS
 The proposed stair towers are minimized and pulled to the center of the site to reduce bulk and massing and allow roof decks to occupy the exterior edges of the units, maximizing view potential.
 GPDG CS2-II

YARDS & UNIT ENTRIES
 All unit types have enlarged floor to ceiling dimensions at the entries combined with private yard space that will promote individualization of each home and welcome those entering into an enlarged light-filled foyer for the home.
 GPDG CS2-II

WEST-EAST SECTION THROUGH SITE



EAST ELEVATION (GRANDVIEW PLACE E)



SOUTH ELEVATION

MATERIAL PALETTE



① LAP SIDING



② HARDIE PANEL



③ CEDAR



④ VIROC



⑤ CONCRETE



⑥ OPEN METAL RAILING

INSPIRATION





WEST ELEVATION (15TH AVE E)



NORTH ELEVATION

PROPOSED MATERIALS

The material palette of concrete, cedar, cementitious panel, lap siding and glass has been chosen to create a clean modern aesthetic. On the street facing façades of each building there is a strong emphasis on maximizing glazing to take full advantage of views and natural daylight. At the upper sections of these buildings the parapet walls surrounding the decks have been composed of mostly open railings to create more transparency and break down some of the vertical massing.



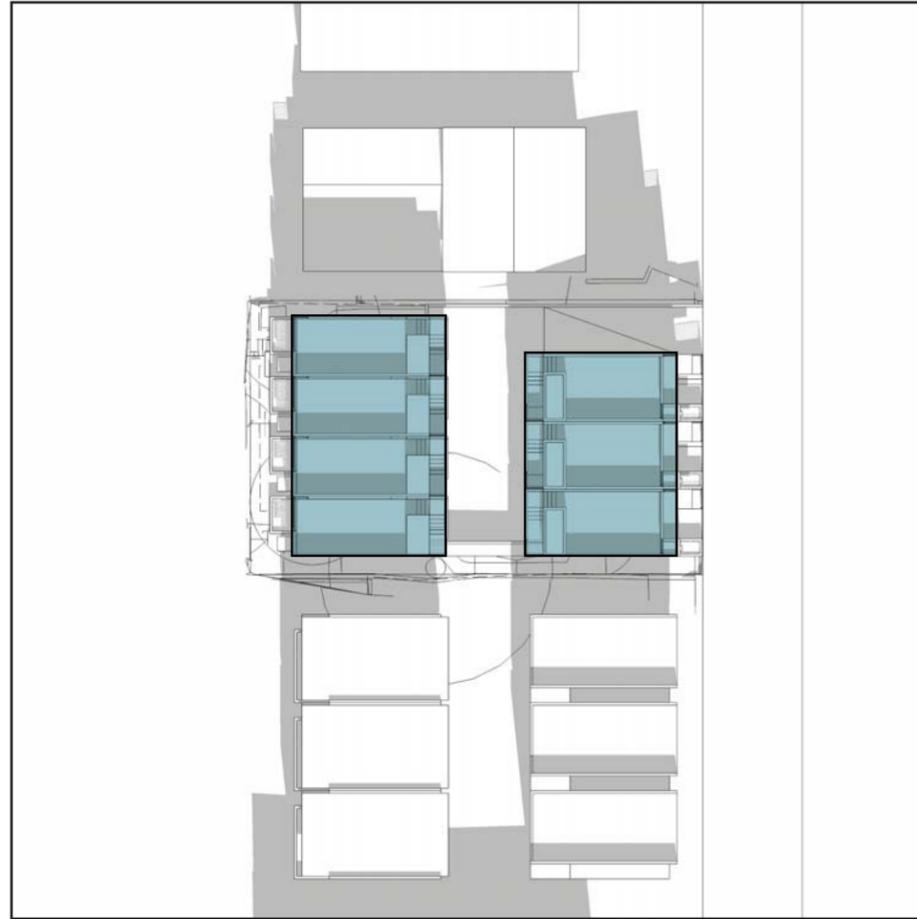
WEST ELEVATION (AUTOCOURT)



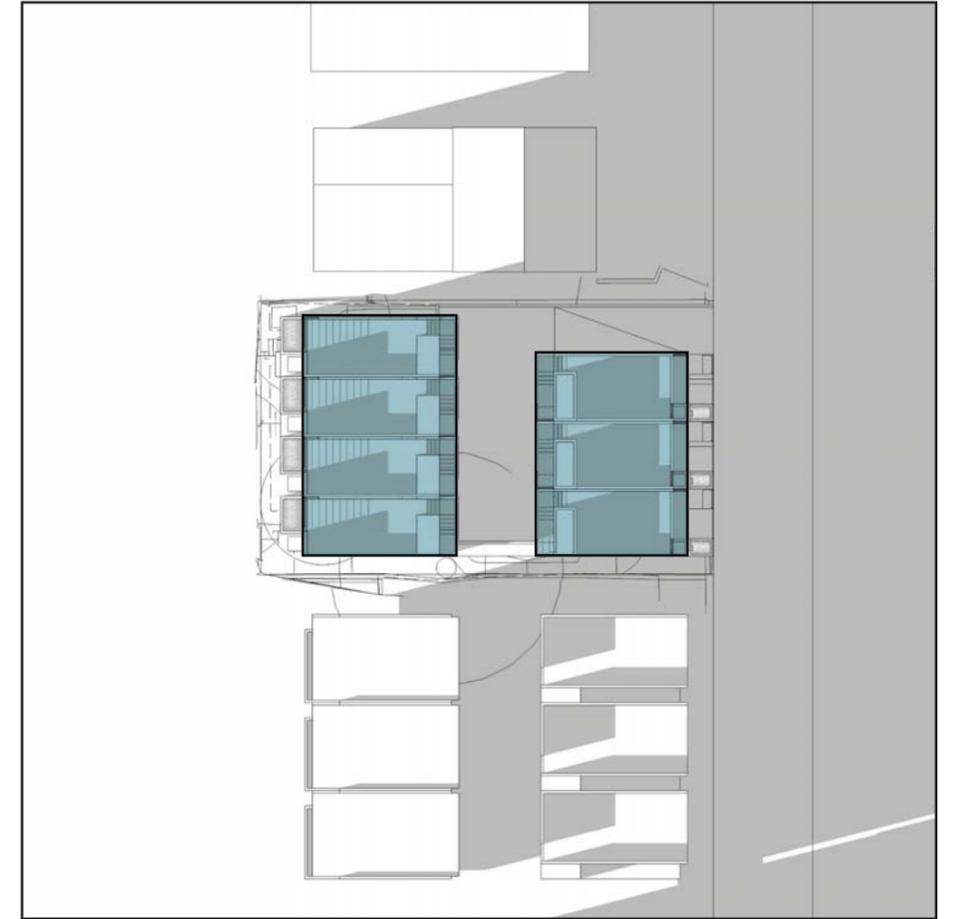
EAST ELEVATION (AUTOCOURT)



MARCH / SEPTEMBER 21, 9 AM



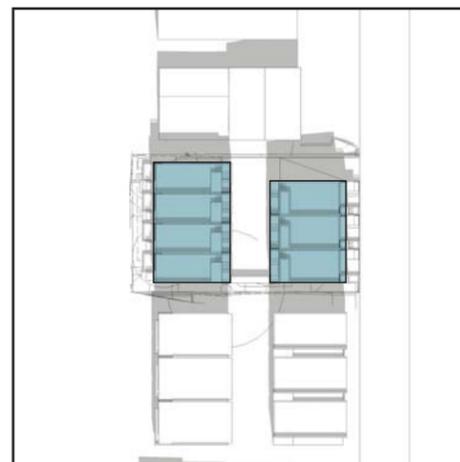
MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



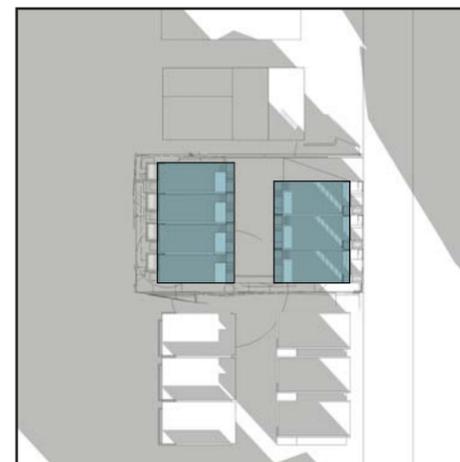
JUNE 21, 9 AM



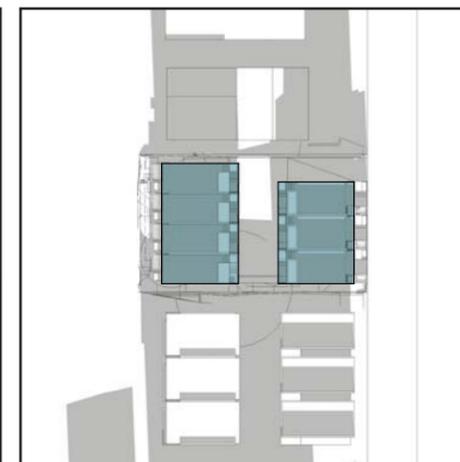
JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



VIEW FROM NORTHWEST CORNER OF SITE (15TH AVE E)

HEIGHT, BULK, SCALE, & OPEN RAILINGS

Open railings are used at the upper level roof decks to break down the massing of the building at the sky's edge and emphasize the rhythm of each individual unit. The horizontal railings also complement some of the other horizontal siding materials – cedar and lap siding – which all serve to strengthen the residential scale of the proposed homes despite being tall and vertical structures.

MAXIMIZE TRANSPARENCY

By utilizing large areas of glazing on the street facing facades, the project works to create plentiful daylighting on the interior spaces while at the same time, breaking down the exterior massing through increased transparency of the facade.

YARDS & UNIT ENTRIES

All unit types have enlarged floor to ceiling dimensions at the entries combined with private yard space that will promote individualization of each home and welcome those entering into an enlarged light-filled foyer for the home. The use of individual bioplanters also reinforces the boundaries for each home.



VIEW FROM SOUTHWEST CORNER OF SITE (15TH AVE E)



VIEW FROM NORTHEAST CORNER OF SITE (GRANDVIEW PLACE E)

HEIGHT, BULK, & SCALE

The upper levels of the rowhouses on the east side of the project are pulled away from the street to decrease the overall massing of the structures, while also breaking the lower level into a scale that better relates to the single family residences across the street (Grandview PI E.)

MAXIMIZE TRANSPARENCY

By utilizing large areas of glazing on the street facing facades, the project works to create plentiful daylighting on the interior spaces while at the same time, breaking down the exterior massing through increased transparency of the facade.

YARDS & UNIT ENTRIES

All unit types have enlarged floor to ceiling dimensions at the entries combined with private yard space that will promote individualization of each home and welcome those entering into an enlarged light-filled foyer for the home. The use of individual bioplanters also reinforces the boundaries for each home.



VIEW FROM SOUTHEAST CORNER OF SITE (GRANDVIEW PLACE E)



**BUILDING SEPARATION,
PROMOTING DAYLIGHT,
PRESERVING PLANTING AREAS.**

By separating the proposed rowhouses with at the center of the site, the project seeks to reinforce the unit separation of the new construction occurring to the south. This move improves the opportunity to bring larger amounts of daylight into the proposed units, as well as maintains the same opportunities for the new construction to the south. This larger massing concept helps to create a sizeable planting area between units along the south property line that can support the planting of a more mature “new” tree that will maintain the spirit of the existing exceptional tree that this project is proposing to remove.

AERIAL VIEW FROM SOUTHEAST CORNER OF SITE



AERIAL VIEW FROM NORTHEAST CORNER OF SITE