



STREAMLINED DESIGN GUIDANCE

527 S. Cloverdale St.
Seattle, WA

SDR APPLICATION PACKET

SDCI PROJECT NO.:
3029457 / 6617649

MEETING DATE:
TBD

APPLICANT CONTACT:
Andrew Kluess, Project Manager
Caron Architecture
andrewkluess@caronarchitecture.com
206.367.1382
2505 3rd Ave Suite 300C Seattle 98121

CARON

CARON REF #2017.066



AXONOMETRIC VIEW

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PROJECT TEAM

OWNER
Cheryl Jones
Galaxy Builders

CARON ARCHITECTURE CONTACT
Andrew Kluess, Project Manager
andrewkluess@caronarchitecture.com
206.367.1382
Caron Reference No.: 2017.066

SITE INFORMATION

ADDRESS:
527 S. Cloverdale St.

SDCI PROJECT NO.:
3029457 / 6617649

PARCEL(S):
7883600910

SITE AREA:
6,000 SF

OVERLAY DESIGNATION:
South Park Residential Urban Village

PARKING REQUIREMENT:
1 Stall per Unit

LEGAL DESCRIPTION:
SOUTH PARK
PLAT BLOCK: 5
PLAT LOT: 11-12

DEVELOPMENT STATISTICS:

ZONING:
LR3

ALLOWABLE FAR:
8,400 sf

PROPOSED FAR:
8,358 sf

RESIDENTIAL UNITS:
6

PARKING STALLS:
6

Proposal Description

DEVELOPMENT OBJECTIVES

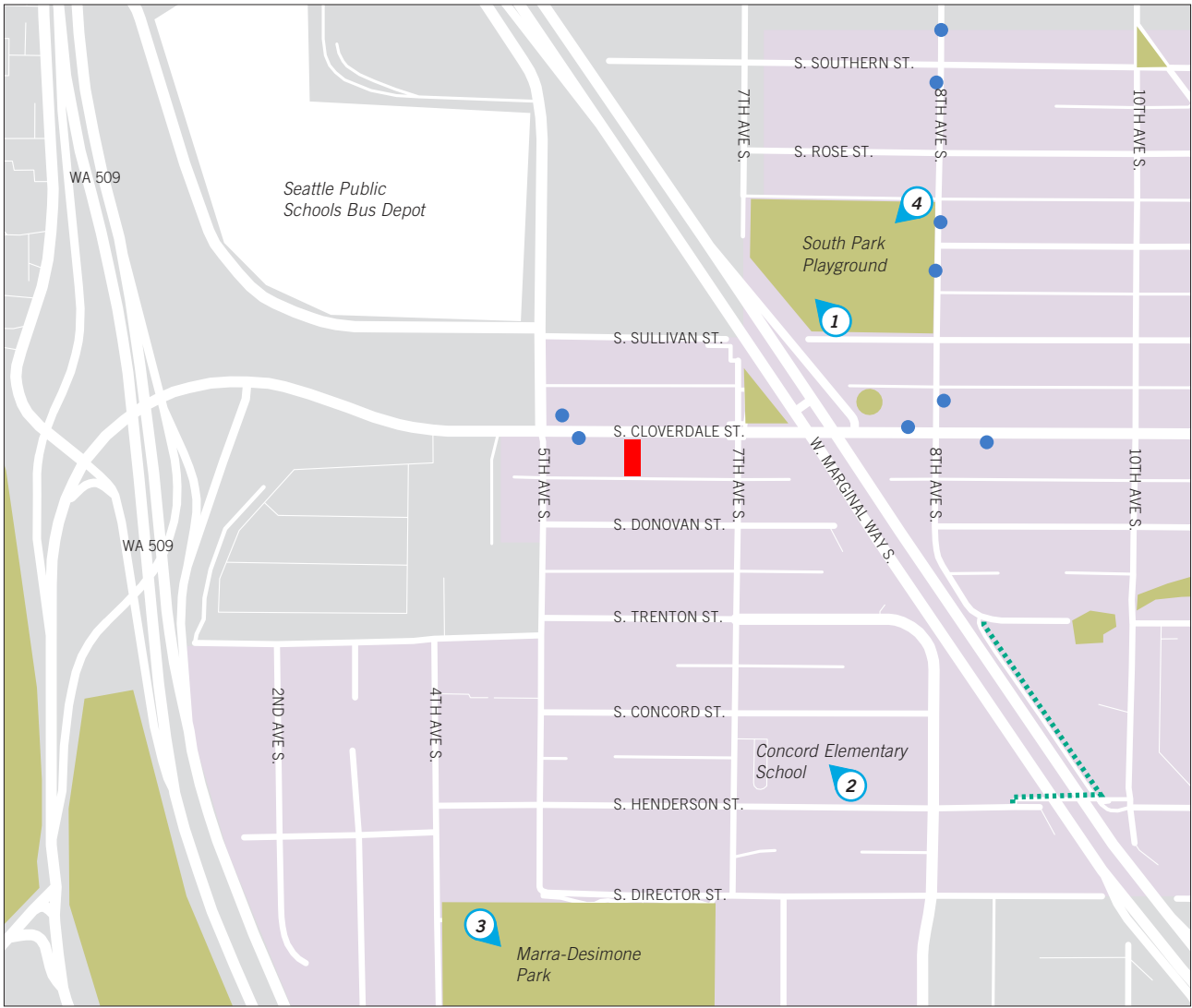
The objective of the proposed infill development is to create a contemporary townhouse community that takes full advantage of its mid-block parcel without compromising neighboring views or shading. The aim is to produce an elegant design that does not clash with the surrounding architecture and will become a welcomed addition to the neighborhood.

The proposed development is six townhouse units with six surface parking spaces accessed from the alley. Each unit will have their own entry, small garden, and roof deck. Street-facing and alley-facing units will also have a walk-out patio on the ground level.



9-BLOCK AERIAL MAP

Context & Urban Design Analysis



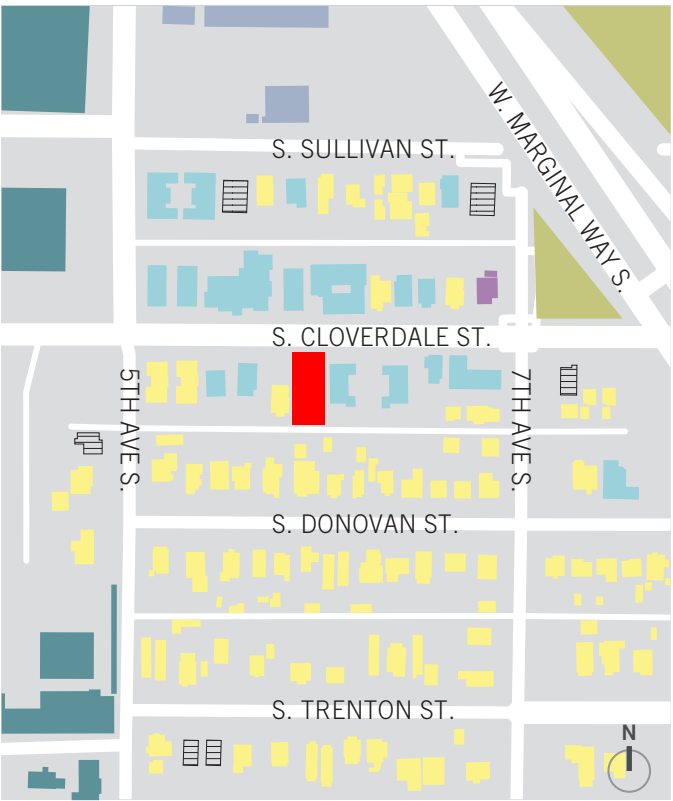
VICINITY MAP KEY

- Project Site
- Park
- South Park Residential Urban Village
- Bus Stops
- Dedicated Bike Lanes
- View (ref. images)



ZONING

- Project Site
- SF 5000
- LR3
- NC3
- UG2 U/65



SURROUNDING USES

- Project Site
- Single Family
- Multi-Family*
- Industrial / Warehouse
- Service Building
- Vacant Building
- Under Construction / Design Review

* includes duplexes & triplexes

COMMUNITY NODES



1 SOUTH PARK PLAYGROUND
0.3 MILES FROM SITE



2 CONCORD ELEMENTARY SCHOOL
0.3 MILES FROM SITE



3 MARRA-DESIMONE PARK
0.5 MILES FROM SITE



4 SOUTH PARK COMMUNITY CENTER
0.3 MILES FROM SITE

Site Photos

SITE ACCESS

The mid-block site is located between 5th and 7th Ave S and faces north onto S Cloverdale St. An alley behind the site serves as a secondary means of vehicular and pedestrian access.

OPPORTUNITIES/CONSTRAINTS

Opportunities: Flat and accessible site with nearby public transit stops. Few concerns with privacy on east and west sides.
Constraints: North-facing and narrow site. In environmentally critical area.



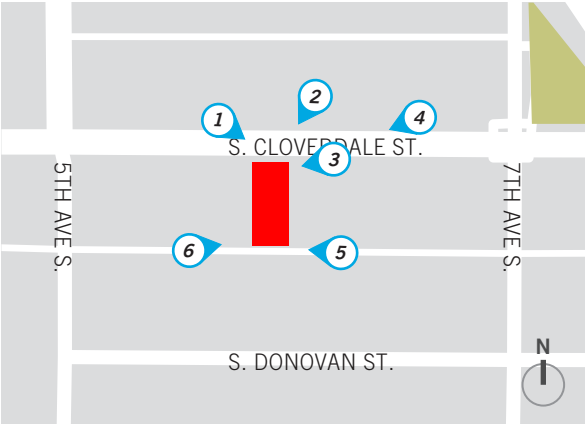
1 VIEW FROM WEST



2 VIEW ACROSS STREET



3 VIEW FROM EAST



- MAP KEY
- Project Site
 - View



4 VIEW FROM EAST

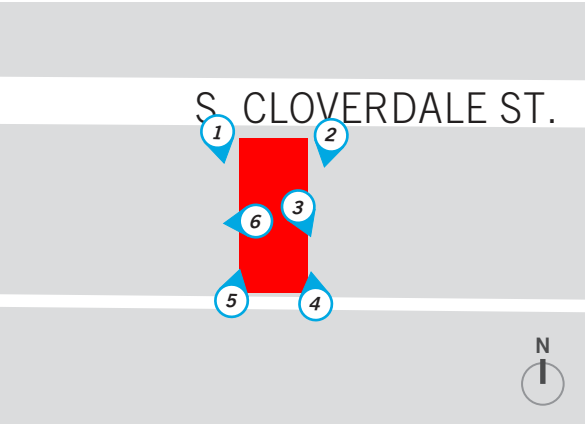


5 VIEW OF ALLEY FROM EAST



6 VIEW OF ALLEY FROM WEST

Site Photos



MAP KEY

Project Site

View



1 VIEW FROM NORTH DOWN WEST PROPERTY LINE



2 VIEW FROM NORTH DOWN EAST PROPERTY LINE



3 VIEW OF PROPERTY LINE AND ALLEY FROM SITE



4 VIEW FROM SOUTH OF EAST PROPERTY LINE



5 VIEW FROM SOUTH DOWN WEST PROPERTY LINE



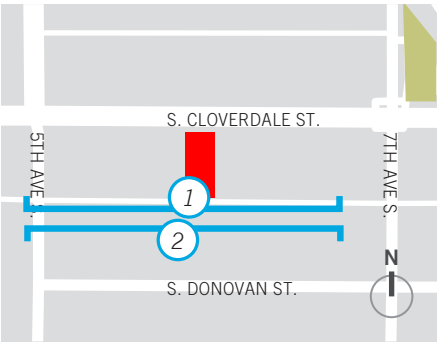
6 VIEW OF WEST PROPERTY LINE FROM SITE

Site Streetscapes

1 ALLEY LOOKING NORTH

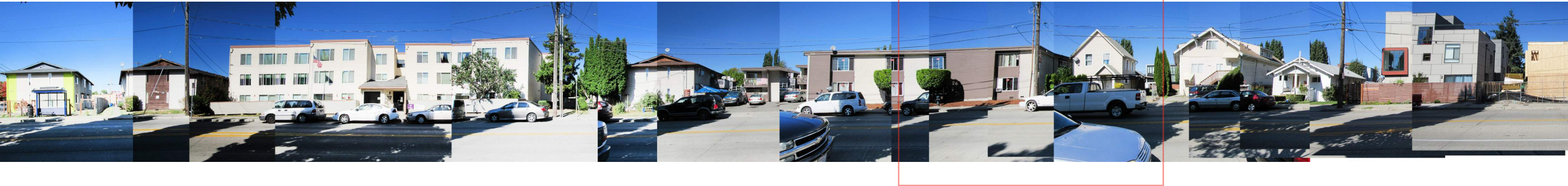


2 ALLEY LOOKING SOUTH

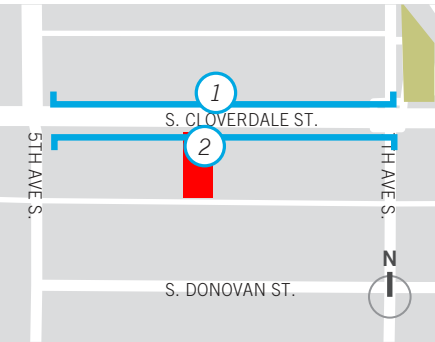


Site Streetscapes

3 S. CLOVERDALE ST. LOOKING NORTH



4 S. CLOVERDALE ST. LOOKING SOUTH



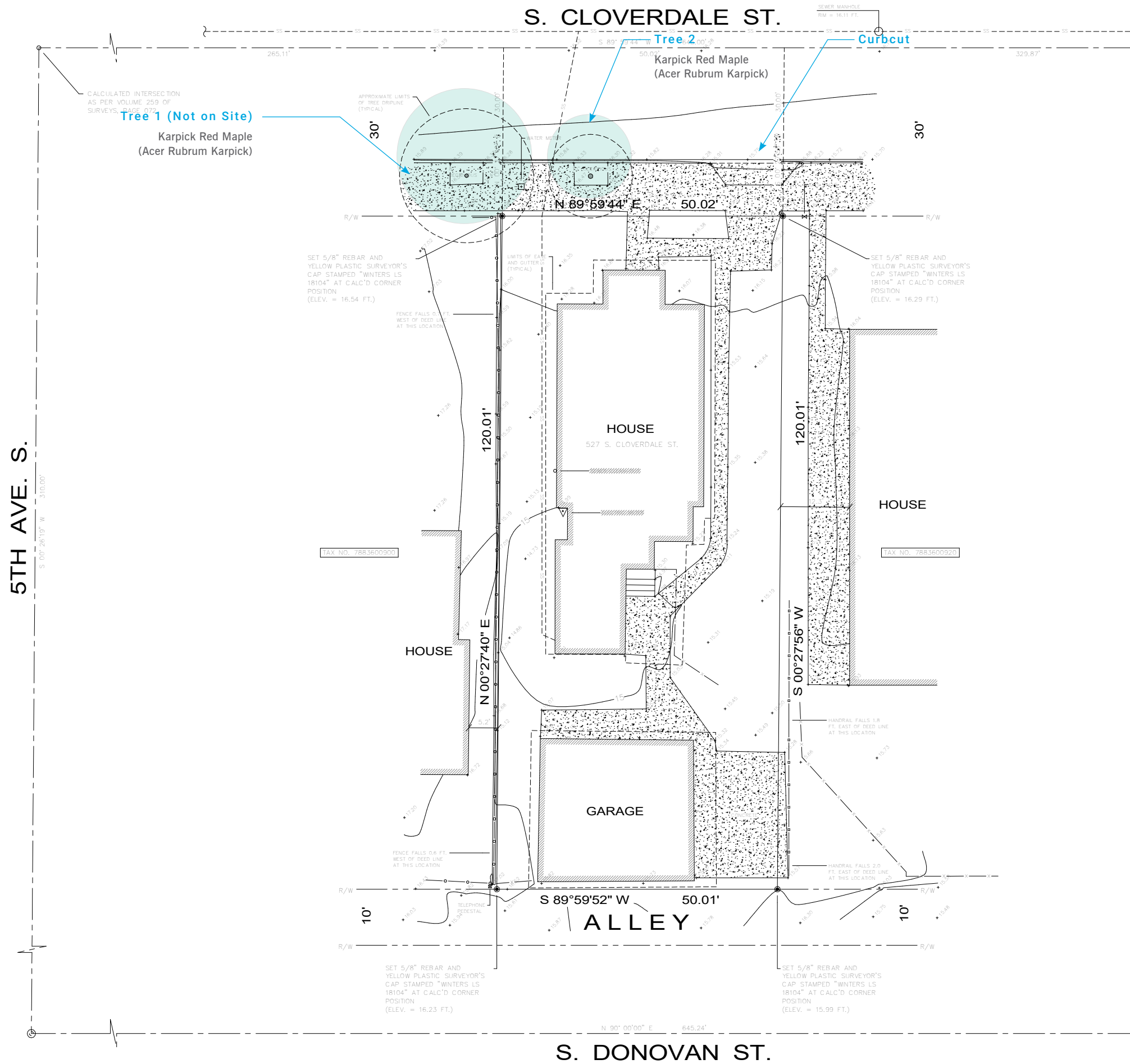
Survey / Tree Survey

EXISTING TREE MAP KEY

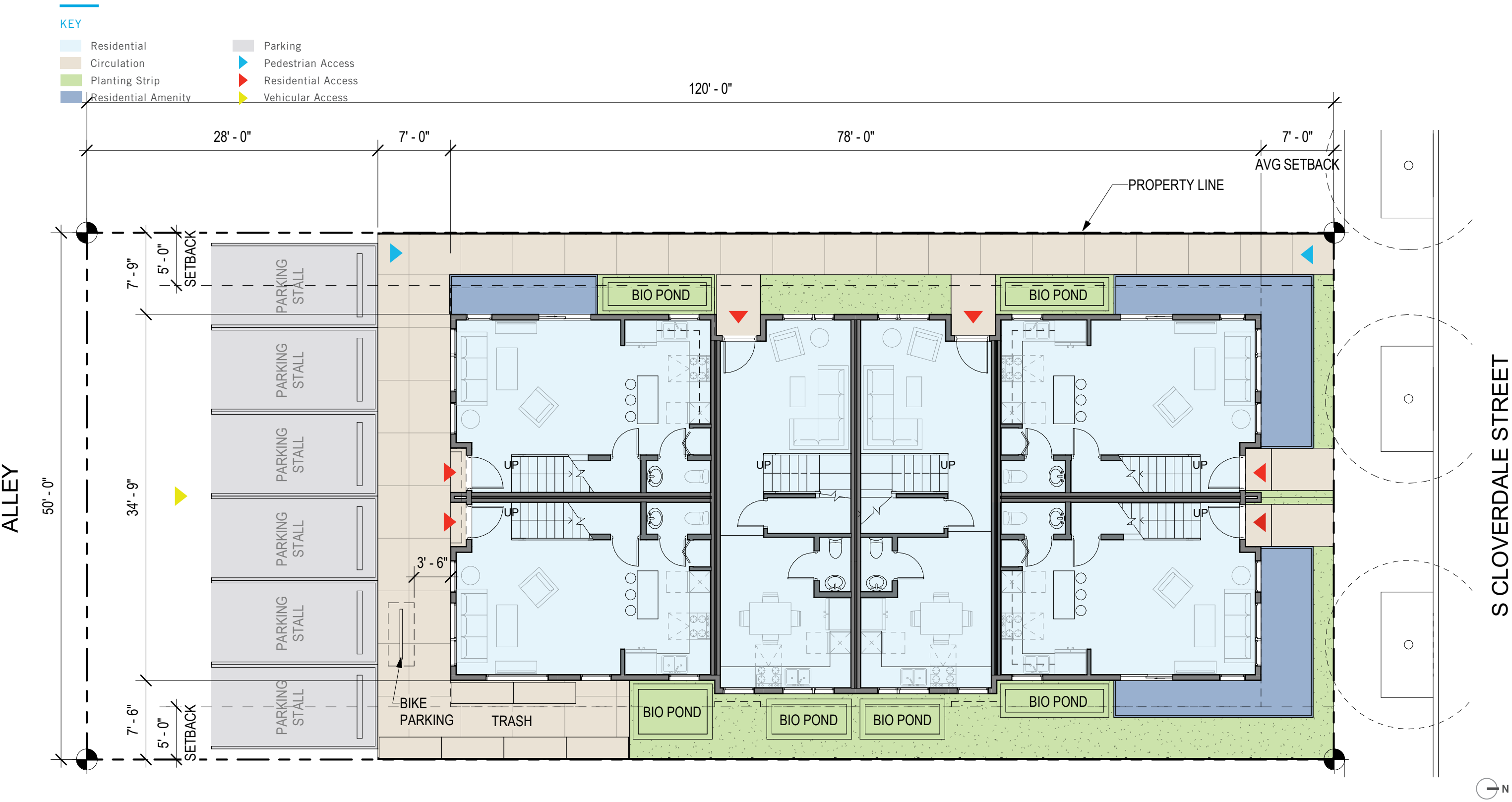
- Karpick Red Maple (Acer Rubrum Karpick)

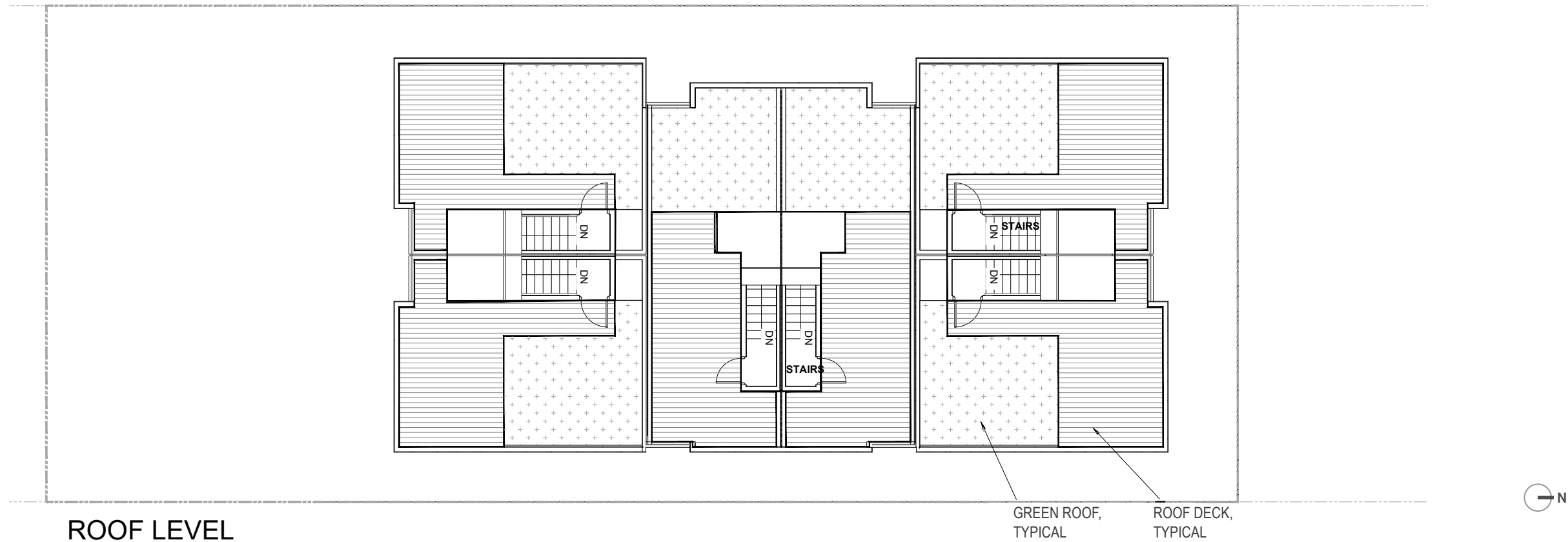
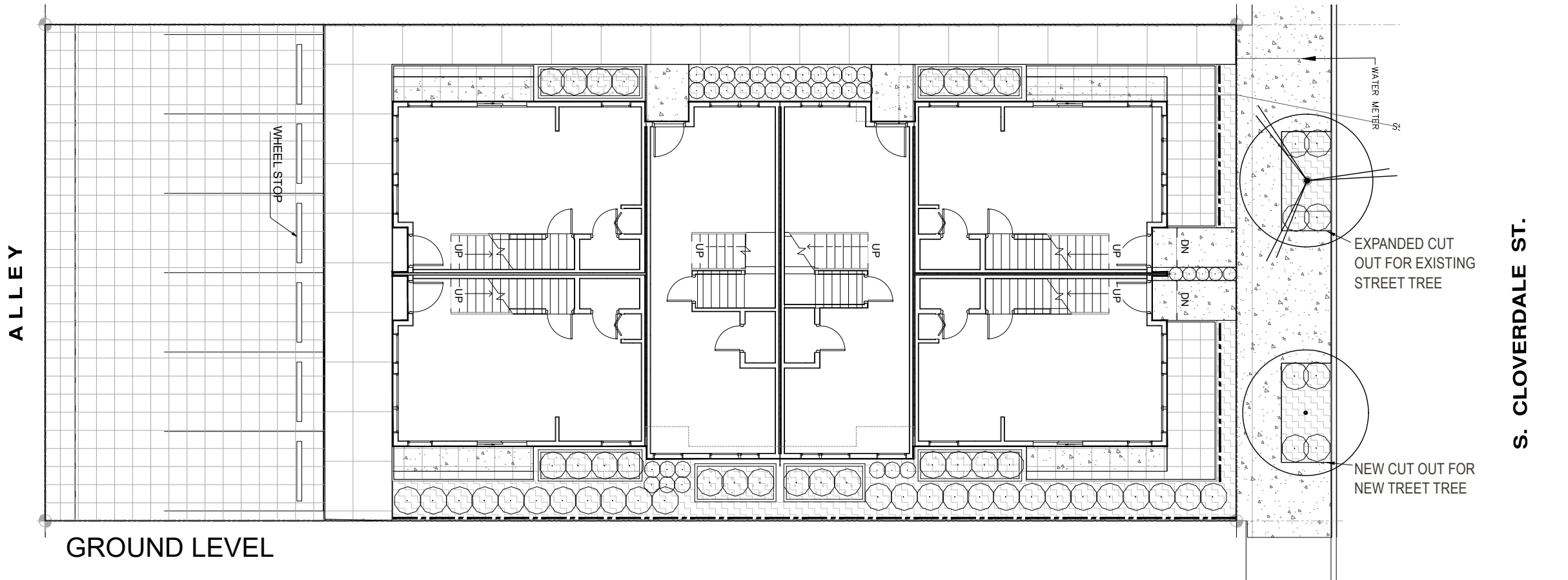
PROPERTY DESCRIPTION:

The site is situated mid-block along S Cloverdale Street between 15th Avenue and 17th Avenue. One wood-framed single-family residence and detached garage sit atop the site and will be demolished prior to construction. The site is elongated in the north-south direction and relatively flat with a curbcut and existing tree on S Cloverdale St. An unpaved alley exists to the south and is the means of access to the detached garage. Neighboring the site are two similiarly sized homes and parcel sizes with hedges and fences along the property lines to obscure their view.






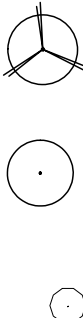
Site Plan





Landscape Plan

PLANT SCHEDULE



QUANT		BOTANICAL NAME	COMMON NAME	SIZE
1		ACER RUBRUM KARPICK, 10" CALIPER	KARPICK RED MAPLE	
		EXISTING TO REMAIN, PROTECT PER NOTES BELOW		
1		ACER RUBRUM KARPICK	KARPICK RED MAPLE	
		STREET TREE FORM		
★ 88 #		SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
		PLANTING AREA, TYPICAL		
		BIORETENTION PLANTING AREA		
		GREEN ROOF TRAY PLANTING SYSTEM, 4" DEPTH		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH

★ SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES

DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN

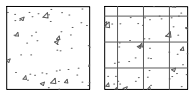

SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS

COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS.

COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIALLY DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.


CONTACT SDOT URBAN FORESTRY (206-684-5693) TO COORDINATE STREET TREE SELECTION, TREE PROTECTION AS WELL AS ANY OTHER WORK IN THE RIGHT OF WAY **BEFORE** WORK COMMENCES ON-SITE. ALSO CONTACT URBAN FORESTRY FOR INSPECTION AND APPROVAL OF NEW STREET TREES. BEN ROBERTS SDOT APPROVED OF TREES AND CUT OUTS VIA EMAIL 11-27-2017

EXISTING STREET TREE TO BE PROTECTED FROM CONSTRUCTION DAMAGE PER COS PLAN 132A. EQUIPMENT IS NOT TO BE STORED OR DRIVEN OVER THE PLANTING STRIP WITHOUT CONSULTING WITH SDOT URBAN FORESTRY. SDOT URBAN FORESTRY WILL NEED TO INSPECT THE PROTECTION BEFORE SITE WORK BEGINS.



PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SPU DEFINITION FOR PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

 GREEN SCREEN METAL LATTICE, COORDINATE WITH PROPOSED UTILITIES AND DRAIN LINES, AND BUILDING FACADE ELEMENTS LIKE VENTS, GAS METER, ETC.

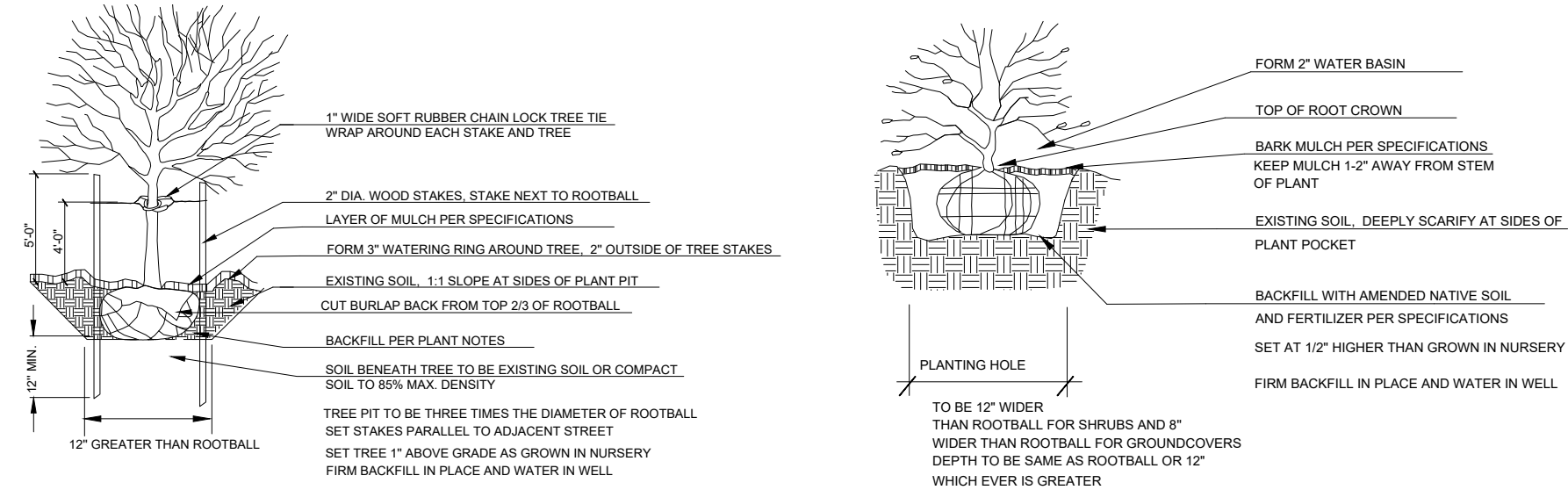


01 Karpick Red Maple



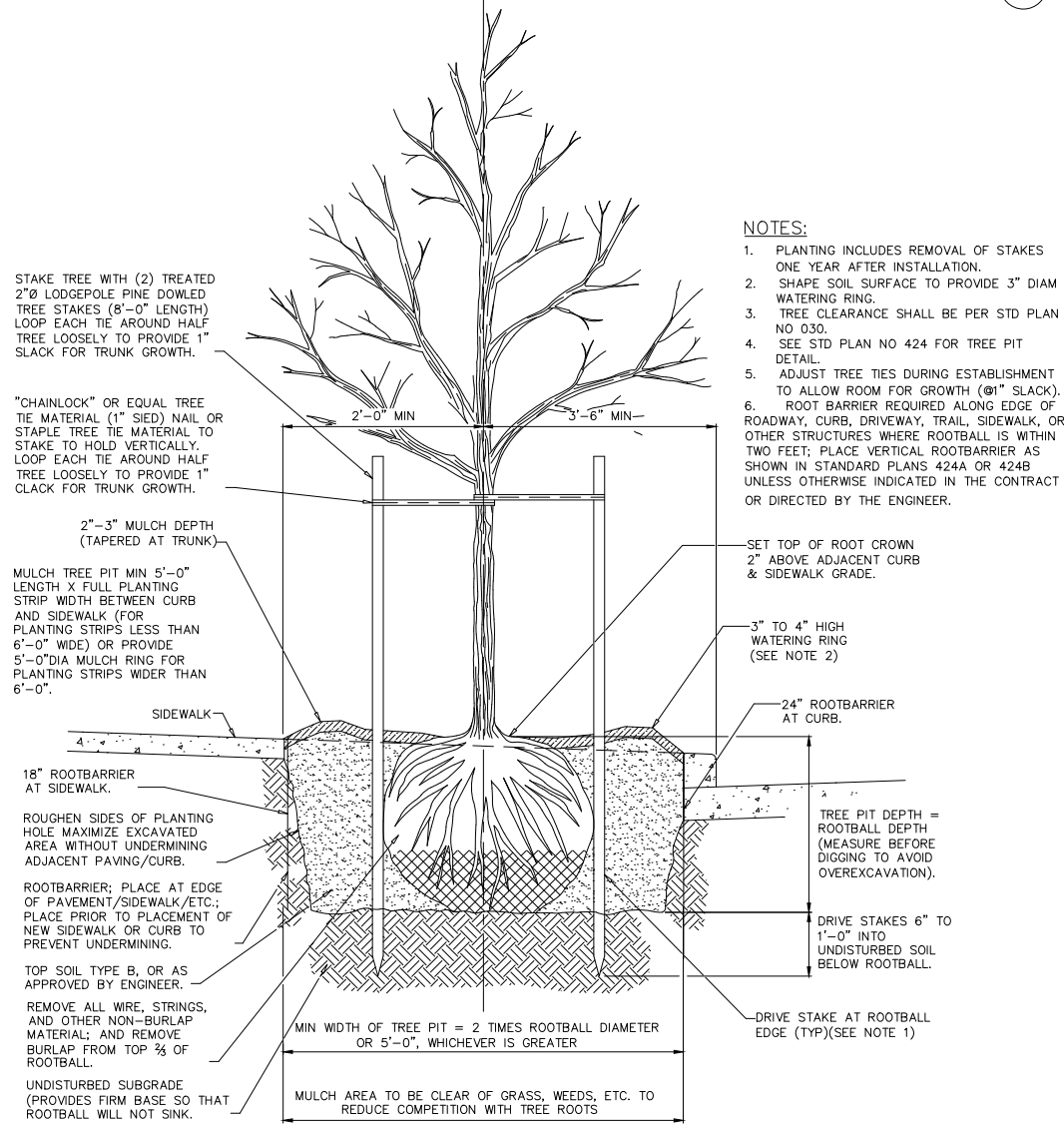
02 Shrub

Landscape Plan



1 TREE PLANTING DETAIL

2 SHRUB PLANTING DETAIL



3 STREET TREE PLANTING DETAIL

LANDSCAPE CONSTRUCTION NOTES

Contractor shall familiar themselves with the project including all underground utilities.

At ground level, subgrade for shrub areas to be 8" below finished grade to allow for topsoil and mulch. Do not disturb roots of existing trees.

Till/loosen/excavate existing soil to depth of 10", avoiding damaging roots of existing trees. Add 2.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Add 3.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Compact soil to 85% to prevent settling.

Notify owner if existing soil conditions will prove detrimental to plant health, even after soil prep, such as excessive clay soil, hardpan soil, poor drainage, or excessive gravel.

For bioretention planters see City of Seattle Storm Water Manual and also Architectural Plans and Civil Drawings. Planter will generally have 18" rounded drain rock, filter fabric, 18" bioretention soil mix, 2" mulch, 6" holding capacity, and 6" free board.

Plant trees and shrubs per details this sheet. Mulch beds at with 2" of medium fine fir bark.

Mulch is to be free of garbage and weeds and may not contain excessive resin, tannin, or other material detrimental to plant growth.

Gently loosen roots of container stock that is rootbound prior to planting.

Fertilize all plants with best-Paks fertilizer, available at Horizon Inc. 425-828-4554.

One packet per 1 gallon plant, 2 per 2 gallon, 3 per 5 gallon, and 12 per tree. Evenly space packets around rootball, 6-8" from soil surface.

All plants shall conform to America standard for nursery stock, ANLA.

All plants shall be considered very good or better in health and form based on industry standards.

Provide one year warranty for all work starting form date of final acceptance.

Coordinate all work with General Contractor.

Green Roof.

Provide Commercial Green Roof Tray modules system, 4" depth. Trays are to be grown out to a minimum 85% coverage prior to installation. Plant varieties to be determined by Landscape Architect at time of tray procurement. Trays to have built in roof barriers, though a backup system might also be necessary, verify with Owner and roof supplier prior to construction. Provide J Drain 420 mat or approved equal under trays and any specified gravel areas. Provide 8" wide gravel buffer areas where green roof comes in contact with roof drain access areas, vents, and along parapet walls. Provide Permaloc GeoEdge or similar product to separate gravel from green roof. Provide protection board under all gravel areas. Gravel to be 7/8" round drain rock. Coordinated with roof membrane contractor and supplier so as to no jeopardize any warranties for roof water proofing.

Plant species selection to be reviewed and approved by Landscape Architect prior to construction.

Tray system to be "LiveRoof Tray System", 503.207.0269, or approved equal. Saturated weight of tray system could be up to 32 pounds per square foot.

Provide add alternate pricing for 45mil reinforced polypropylene root barrier under slip sheeting under green roof trays. Barrier edges to be overlapped and seamed.

Owner is responsible for providing watering through at least the first two growing seasons.

Provide design build irrigation system for all planting areas, to be reviewed by landscape architect prior to construction. Provide drip irrigation to all planting areas, except green roof trays shall have spray system, coordinate with green roof supplier.

Zoning Data

APPLICABLE ZONING	SMC-SECTION	SMC REQUIREMENT	COMPLIANCE / REFERENCE
Floor Area Ratio (FAR) Limits	23.45.510	1.4 FAR limit in LR3 zone for townhouses located inside urban villages and meets the requirements of 23.45.510.C.	✓
Density Limits- Low-rise Zones	23.45.512	Townhouse development: Meeting 23.45.510.C- no limit.	✓
Structure Height	23.45.514	30’ height limit	✓
Setbacks & Separations	23.45.518	Front and rear setbacks: 7’ average, 5’ minimum Side setbacks from facades 40’ or less in length: 5’ minimum. 10’ separation between principal structures.	✓
Amenity Area	23.45.522	25% of lot area: 50% of required amenity space to be at ground level (10’ min. dim. from side lot lines). Amenity areas on roof structures that meet the provisions of subsection 24.45.510 may be counted as amenity area provided at ground level.	✓
LEED, Built Green & Evergreen Sustainable Development Standards	23.45.526	To achieve a higher far limit, townhouse will meet GREEN building performance standards. Built GREEN 4 star rating.	✓
Structure Width & Facade Length Limits in LR Zones	23.45.527	Townhouses inside LR3 Urban Villages maximum width: 150’. Maximum length is to be 65% or less of total lot length.	✓
Light & Glare Standards	23.45.534	All light to be shielded and directed away from adjacent / abutting properties: parking to have 5’ - 6’ screen or hedge.	✓
Parking Location, Access & Screening	23.45.536	Alley access required. The alley requires improvements, triggered by 23.45.510.C	✓
Pedestrian Access & Circulation	23.53.006	Pedestrian access and circulation required, sidewalks required per R.O.W. Improvements manual.	✓
Solid Waste & Recyclable Materials Storage & Access	23.54.040:	(1) 2’ X 6’ area for each unit (units will be billed separately by utility). Bins will be pulled to street by owners on collection day.	✓
Required Parking	23.54.015	Residential Use Urban Village, within 1320 ft. of street with frequent transit service. Vehicular Parking: 1 space per dwelling unit Bicycle Parking: 1 space per 4 dwelling units	✓

Architectural Design Response

CS1. Natural Systems & Site Features

Use natural systems / features of the site and its surroundings as a starting point for project design.

A. Energy Use

- A.1 Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

Architect Response:

Due to the site’s north/south orientation most units would be affected by excessive sun exposure on the east and west facades. By projecting the top floors outwards wherever possible, the building’s form can help shade the ground level and reduce the amount cooling needed during summer months.

B. Sunlight & Natural Ventilation

- B.1 Sun & Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

Architect Response:

Please see response on A.1. By extending the east and west facades outwards, the building can more effectively shade the ground floor.

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

Architect Response:

Windows on the north and south facade are enlarged to receive more natural light and minimize the need for artificial lighting. Middle units have a lofted interior to bring light further into the space.

- B.3 Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

Architect Response:

Please see response on A.1. Canopies are also implemented over ground floor windows to prevent overexposure from the sun.

E. Water

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

Architect Response:

Rain gardens are located near each townhouse unit to not only cull the amount of stormwater runoff, but to tie each unit to its own environmental footprint. Local plants will help to clean the water and further enrich the space.

CS2. Urban Pattern & Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

B. Adjacent Sites, Streets, & Open Spaces

- B.2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

Architect Response:

The two units facing the street both have entries and walk-out patios that open out towards the sidewalk. The ground floor windows are also enlarged and have canopies above to further provide a sense of transparency and human-scale relation with those on the street. Finally, a landscaping strip between the patios will add privacy without

compromising views to the outside and add beauty to the streetscape.

C. Relationship to the Block

- C.2 Mid-Block Sites: Look to the uses and scales of adjacent building for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

Architect Response:

A proposed landscaping strip between the sidewalk and the building will help to buffer the three-story building and its relation to its neighbors. Neutral colors, textures and natural-looking materials have been selected to further blend the proposed building in with its context and to not stand out of place.

D. Height, Bulk, & Scale

- D.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.

Architect Response:

Please see response C.2. The proposed building’s, soft material palette, use of landscaping, and large windows help to break down its facades and provide a welcomed addition to the neighborhood. The building’s roof popups are also steeply sloped, not only is a visual cue to its gabled-roof counterparts, but helps reduce the building’s visual presence and shading impacts on neighboring sites.

- D.5 Respect for Adjacent Sites: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

Architect Response:

The proposed building’s four corner units have smaller windows on the east and west facades to not only give more privacy to the residents but implied privacy to the neighbors. The west facade of the middle units are also pulled back on the upper floors to give more distance between them and the neighboring house. Finally, a 6’ wooden fence is to run along each property line to obscure any sitelines on the ground floor.

CS3. Architectural Context & Character

Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes

- A.2 Contemporary Design: Explore how contemporary design can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

Architect Response

By introducing contemporary living units with refined material palettes and careful attention to landscaping, its neighbors, the facing street, or even the entire neighborhood can take note and seek similar development standards as it infills and densifies. In order to help break up the building’s mass and not feel out of place in its current context, each unit split from its neighbor with clear delineation so it reads not as one large building but as six smaller ones.

- A.4 Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Architect Response

South Park has been gaining more development in recent years and assertive, contemporary designs will get the neighborhood off on the right foot. It is a point to not produce a design that is easy to age or to use materials that will succumb to the elements or visually offend its neighbors. This in turn sets good precedent in the neighborhood and builds a stronger case for more density and the design standards that follow.

PL1. Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

B. Walkways & Connections

Architectural Design Response

- B.1 Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

[Architect Response:](#)

The design incorporates a sidewalk that parallels the west property line and connects the existing sidewalk to the middle units and the alleyway.

PL2 Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. Safety & Security

- B.1 Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

[Architect Response:](#)

Two units to the north and two to the south overlook Cloverdale Ave and its alley respectively, giving a sense of street presence and security.

- B.2 Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

[Architect Response:](#)

Lighting is provided at each door entry as well as along the pathway that connects the sidewalk to the interior of the site.

- B.3 Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

[Architect Response:](#)

Large entry doors with glazing provide an open and welcoming ground floor while accompanying landscaping and fencing provides needed privacy.

C. Weather Protection

- C.1 Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

[Architect Response:](#)

Each unit entry has its own overhead canopy.

- C.2 Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

[Architect Response:](#)

Downspouts are painted to match dark accent material and contrast with primary facade, providing a direct visual connection with building’s roof and bioretention ponds below.

- C.3 People-Friendly Spaces: Create an artful and people-friendly space beneath building.

[Architect Response:](#)

Small walkout patios are placed on the street-facing facade and are surrounded by landscaping.

PL3 Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries

- A.1 Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

[Architect Response:](#)

Residential entries are at visual recesses in the building facade and are further illustrated by a change in materials.

- A.2 Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead

features, ground surface, landscaping, lighting, and other features.

[Architect Response:](#)

Residential entries have welcoming approaches by combining warm and solid materials, providing lit overhead protection, and a landscaped pathway to each door.

B. Residential Edges

- B.1 Security & Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

[Architect Response:](#)

A wood fence on each side of the building provides ground-level privacy and encloses the site. 3’ sills on ground floor windows and vegetation help to aid in visual privacy.

- B.2 Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

[Architect Response:](#)

Entries are recessed from street. Walk-out patio and planting strip helps to buffer pedestrian traffic and residents. Building is elevated several inches to provide vertical separation between public and private property.

- B.4 Interaction: Provide opportunities for interaction among residents and neighbors.

[Architect Response:](#)

Walk-out patios and large rooftop patios provide opportunities for interaction among residents and neighbors.

PL4. Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

A. Entry Locations & Relationships

- A.1 Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

[Architect Response:](#)

Waiting on response.

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

[Architect Response:](#)

Waiting on response.

B. Planning Ahead for Bicyclists

- B.1 Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

[Architect Response:](#)

Townhouse units are easily accessed by bicycle.

DC1. Project Uses & Activities

Optimize the arrangement of uses and activities on site.

B. Vehicular Access and Circulation

- B.1 Access Location and Design: Choose locations for vehicular access, services uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.

[Architect Response:](#)

Residential parking is access by alley.

C. Parking & Service Uses

- C.4 Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian

Architectural Design Response

circulation.

[Architect Response:](#)

Trash is located behind building on alley.

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

- A.1 Site Characteristics & 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.

[Architect Response:](#)

Four corner units are rotated to better fit the site and to face the street and alley.

- A.2 Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

[Architect Response:](#)

Each unit has recessed party walls to not only give visual entry point, but to break down the building’s mass.

B. Architectural & Facade Composition

- B.1 Facade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

[Architect Response:](#)

The first floor stands out from the upper two both in form and function. This delineation is further dramatized by a tonal change between the two. The building material palette is simple and consists of a light tone, dark tone, and a wood accent to highlight important features. Window frames and canopies are dark to blend in seamlessly and not compete with the rest of the facade.

- B.2 Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

[Architect Response:](#)

All facades have windows and/or entry doors to address the pedestrian or resident. No window is more than 8 feet from another.

C. Secondary Architectural Features

- C.1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

[Architect Response:](#)

The ground floor facade is made darker in contrast to the floors above to give visual weight and texture. Panel trim is also contrasted to highlight and celebrate the facades’ datum lines and their relation to the windows that run throughout.

- C.2 Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

[Architect Response:](#)

Ground floor canopies provide overhead protection and serve as a welcoming enclosure. Rain gardens along the entry path serve as an ecological service as well as provide more privacy at each entry.

- C.3 Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

[Architect Response:](#)

Building has a horizontal orientation in its facade materials and windows to blend in with the neighboring single-family houses on either side. Angled rooftop popups are a visual cue to tie them in to the neighboring gabled roofs. A neutral color palette helps to blend the building’s size into the background and to not become too attention-grabbing.

DC4. Exterior Elements & Finishes

A. Trees, Landscape & Hardscape Materials

- A.1 Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

[Architect Response:](#)

Textured glass fiber reinforced concrete panels are to be used as a primary facade material while horizontal composite wood cladding is used at each entry.

- A.2 Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

[Architect Response:](#)

Selected materials are weather proof and resistant to fading.

C. Lighting

- C.1 Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

[Architect Response:](#)

Each entry has overhead canopy lighting and there is lighting proposed along the entry pathway to illuminate the interior of the site.

- C.2 Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

[Architect Response:](#)

All lighting is pointed downwards so it illuminates the ground and does not interfere with neighboring properties.

D. Trees, Landscape & Hardscape Materials

- D.1 Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

[Architect Response:](#)

Tall, hardy, local plants are proposed to aid in ground floor privacy and to retain their health in the local climate.

- D.2 Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

[Architect Response:](#)

Proposed walkway is composed of permeable pavers to bring further detail to site.

- D.3 Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

[Architect Response:](#)

Perennials with different blooming periods are proposed to provide color and beauty to the site throughout the year. Tall plants are proposed along sidewalk and near rain gardens to provide more privacy and to soften hardscape.

- D.4 Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

[Architect Response:](#)

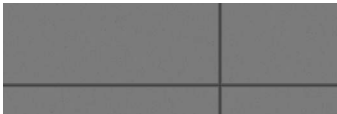
Hardy plants are proposed for each unit’s rain garden while tall plants are proposed around the garden to blend each above-ground retention pond with the rest of the flower bed.

Elevations | Materials

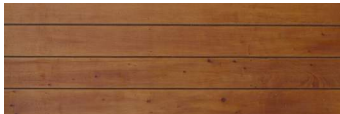
NORTH ELEVATION



PT1 Painted Fiber Cement Panel
NICHHA
OFF-WHITE
USE: BODY PANELS



PT2 Painted Fiber Cement Panel
NICHHA
MEDIUM GRAY
USE: BODY PANELS



WD1 Wood Panel
SPECIES: CEDAR
USE: BODY PANELS / FENCING



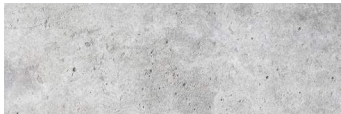
WD2 Wood Panel
DARK STAIN
USE: ENTRY DOORS



VN1 Vinyl Window
MILGARD
BLACK TRIM
USE: RES. WINDOW FRAME



MTL1 Painted Metal Panel
AEP SPAN
DARK GRAY
USE: EXTERIOR WALLS / CANOPIES



G1 Concrete
NATURAL FINISH
POURED CONCRETE
USE: BIORETENTION PONDS



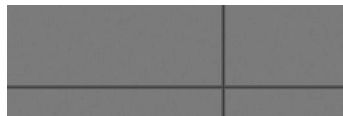
GL1 Vision Glass
VIRACON
VE1-2M, INSULATED, CLEAR
USE: WINDOWS / DOORS

Elevations | Materials

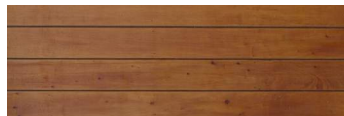
WEST ELEVATION



PT1 Painted Fiber Cement Panel
NICHHA
OFF-WHITE
USE: BODY PANELS



PT2 Painted Fiber Cement Panel
NICHHA
MEDIUM GRAY
USE: BODY PANELS



WD1 Wood Panel
SPECIES: CEDAR
USE: BODY PANELS / FENCING



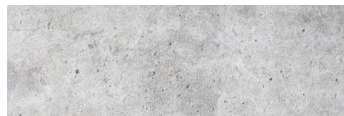
WD2 Wood Panel
DARK STAIN
USE: ENTRY DOORS



VN1 Vinyl Window
MILGARD
BLACK TRIM
USE: RES. WINDOW FRAME



MTL1 Painted Metal Panel
AEP SPAN
DARK GRAY
USE: EXTERIOR WALLS / CANOPIES



G1 Concrete
NATURAL FINISH
POURED CONCRETE
USE: BIORETENTION PONDS



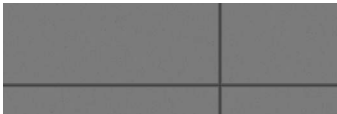
GL1 Vision Glass
VIRACON
VE1-2M, INSULATED, CLEAR
USE: WINDOWS / DOORS

Elevations | Materials

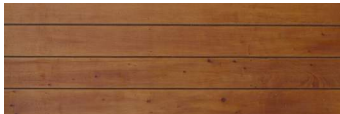
SOUTH ELEVATION



PT1 Painted Fiber Cement Panel
NICHHA
OFF-WHITE
USE: BODY PANELS



PT2 Painted Fiber Cement Panel
NICHHA
MEDIUM GRAY
USE: BODY PANELS



WD1 Wood Panel
SPECIES: CEDAR
USE: BODY PANELS / FENCING



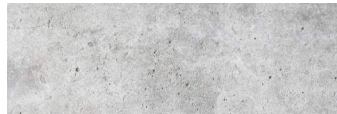
WD2 Wood Panel
DARK STAIN
USE: ENTRY DOORS



VN1 Vinyl Window
MILGARD
BLACK TRIM
USE: RES. WINDOW FRAME



MTL1 Painted Metal Panel
AEP SPAN
DARK GRAY
USE: EXTERIOR WALLS / CANOPIES



G1 Concrete
NATURAL FINISH
POURED CONCRETE
USE: BIORETENTION PONDS

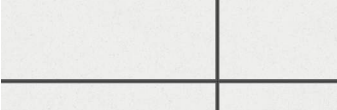




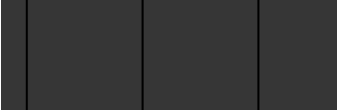




GL1 Vision Glass
VIRACON
VE1-2M, INSULATED, CLEAR
USE: WINDOWS / DOORS

Elevations | Materials







EAST ELEVATION

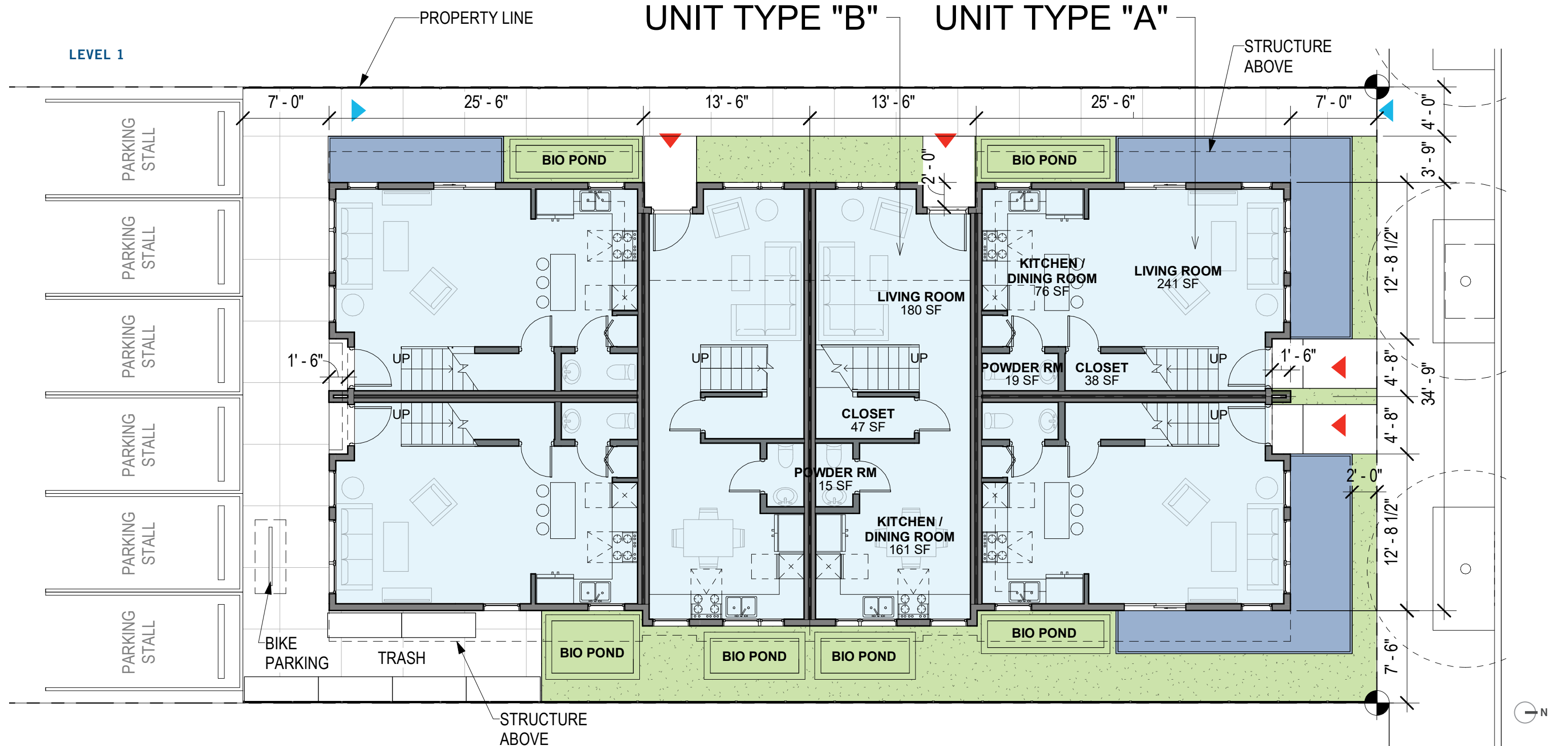


							
PT1 Painted Fiber Cement Panel NICHHA OFF-WHITE USE: BODY PANELS	PT2 Painted Fiber Cement Panel NICHHA MEDIUM GRAY USE: BODY PANELS	WD1 Wood Panel SPECIES: CEDAR USE: BODY PANELS / FENCING	WD2 Wood Panel DARK STAIN USE: ENTRY DOORS	VN1 Vinyl Window MILGARD BLACK TRIM USE: RES. WINDOW FRAME	MTL1 Painted Metal Panel AEP SPAN DARK GRAY USE: EXTERIOR WALLS / CANOPIES	G1 Concrete NATURAL FINISH POURED CONCRETE USE: BIORETENTION PONDS	GL1 Vision Glass VIRACON VE1-2M, INSULATED, CLEAR USE: WINDOWS / DOORS

Floor Plans







KEY

- | | | | |
|---|---------------------|---|--------------------|
|  | Residential |  | Pedestrian Access |
|  | Planting Strip |  | Residential Access |
|  | Residential Amenity |  | Vehicular Access |

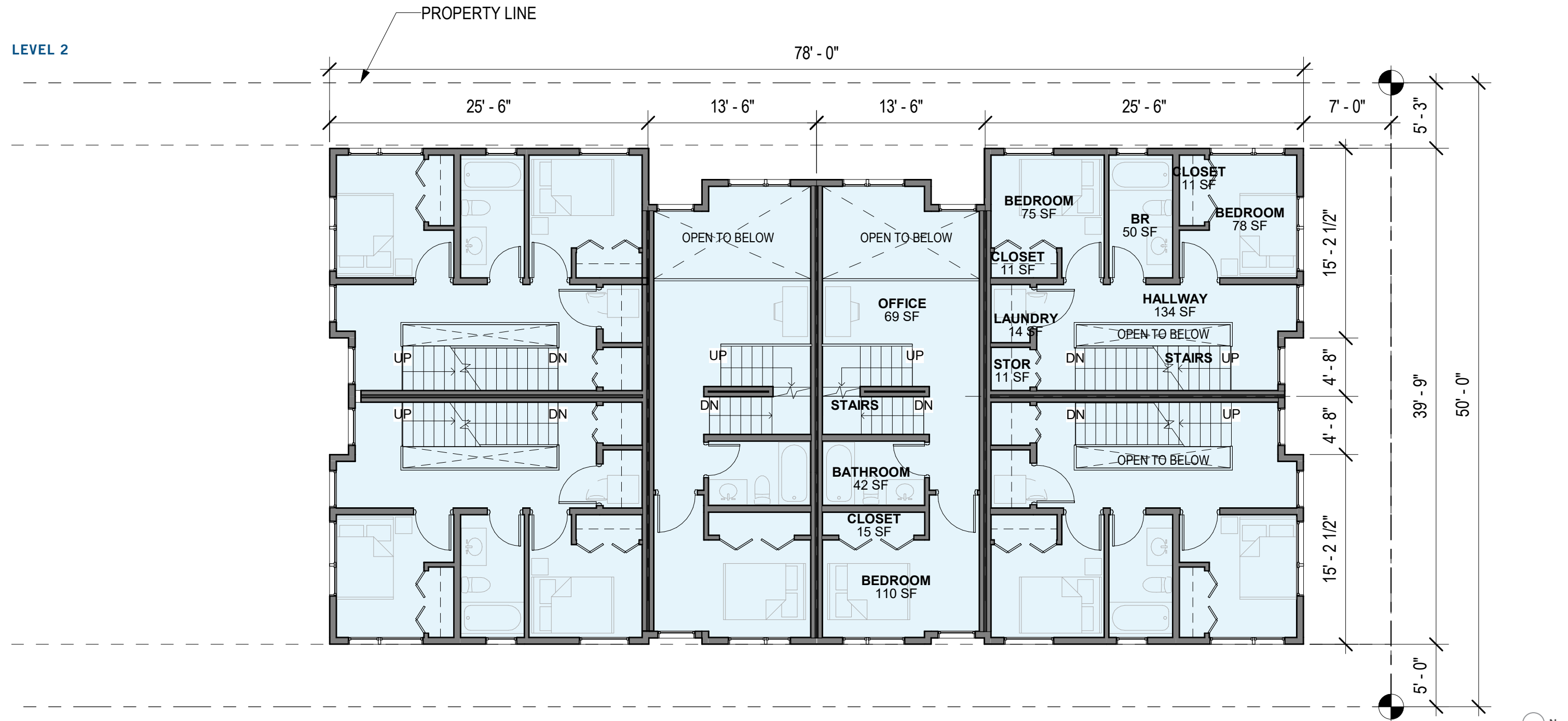


Floor Plans

KEY







- | | | | |
|---|---------------------|---|--------------------|
|  | Residential |  | Pedestrian Access |
|  | Planting Strip |  | Residential Access |
|  | Residential Amenity |  | Vehicular Access |

LEVEL 2

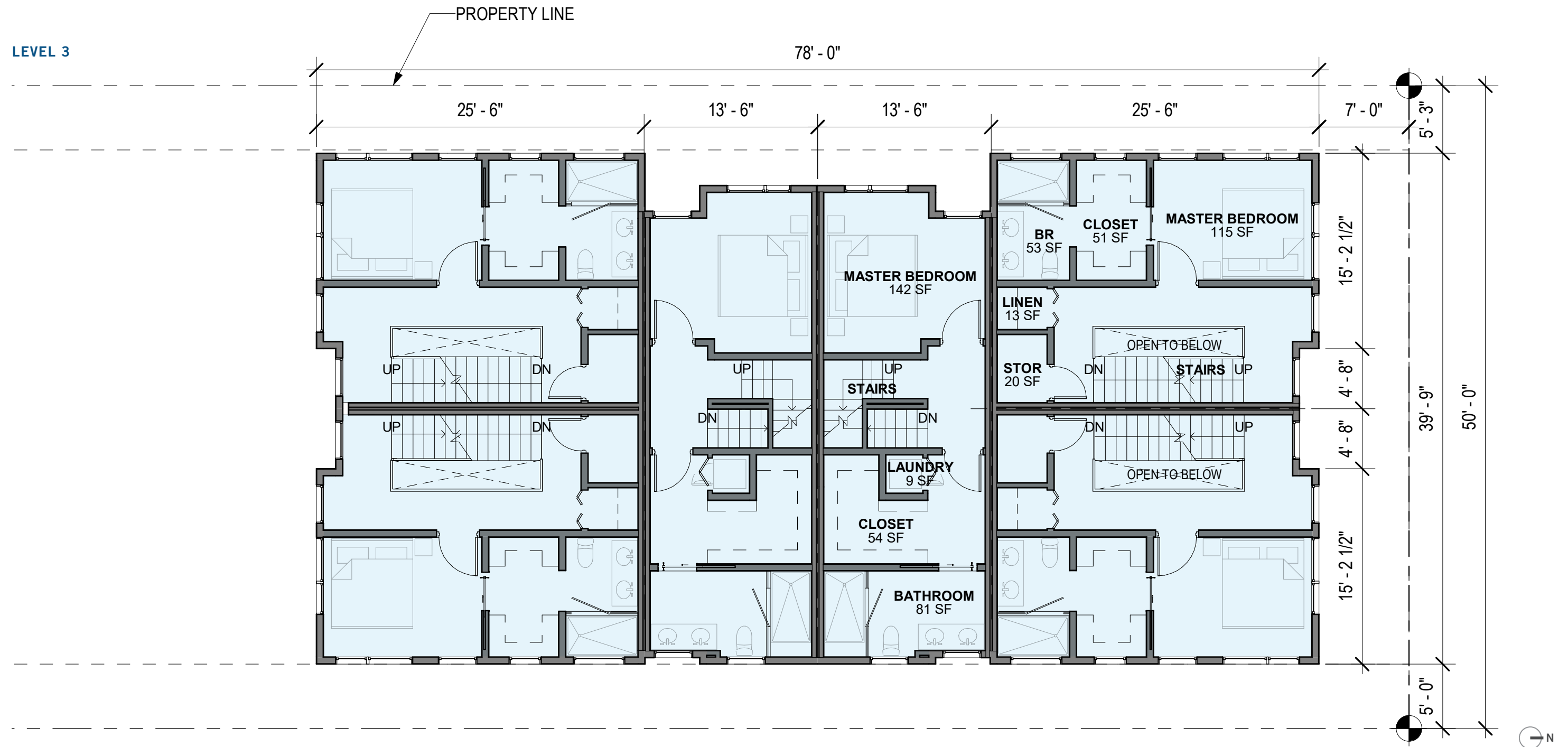


Floor Plans

KEY

- | | | | |
|---|---------------------|---|--------------------|
|  | Residential |  | Pedestrian Access |
|  | Planting Strip |  | Residential Access |
|  | Residential Amenity |  | Vehicular Access |

LEVEL 3

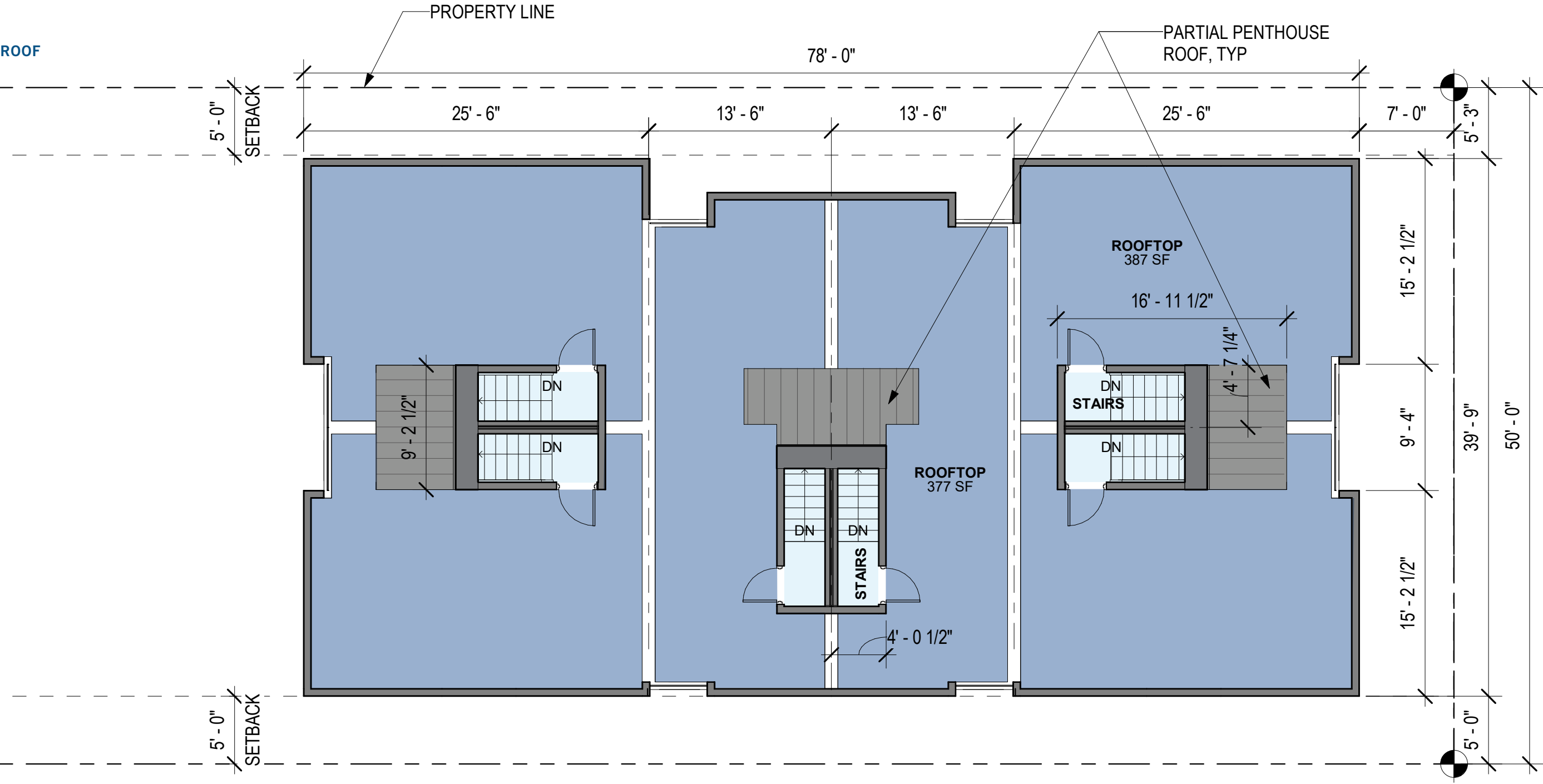


Floor Plans

KEY

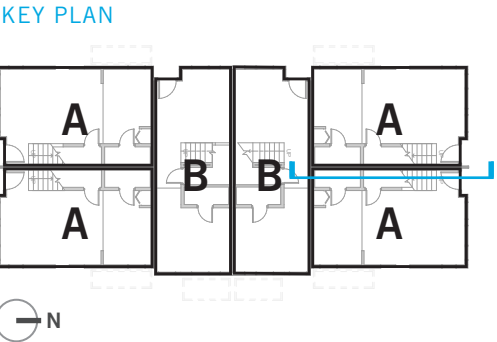
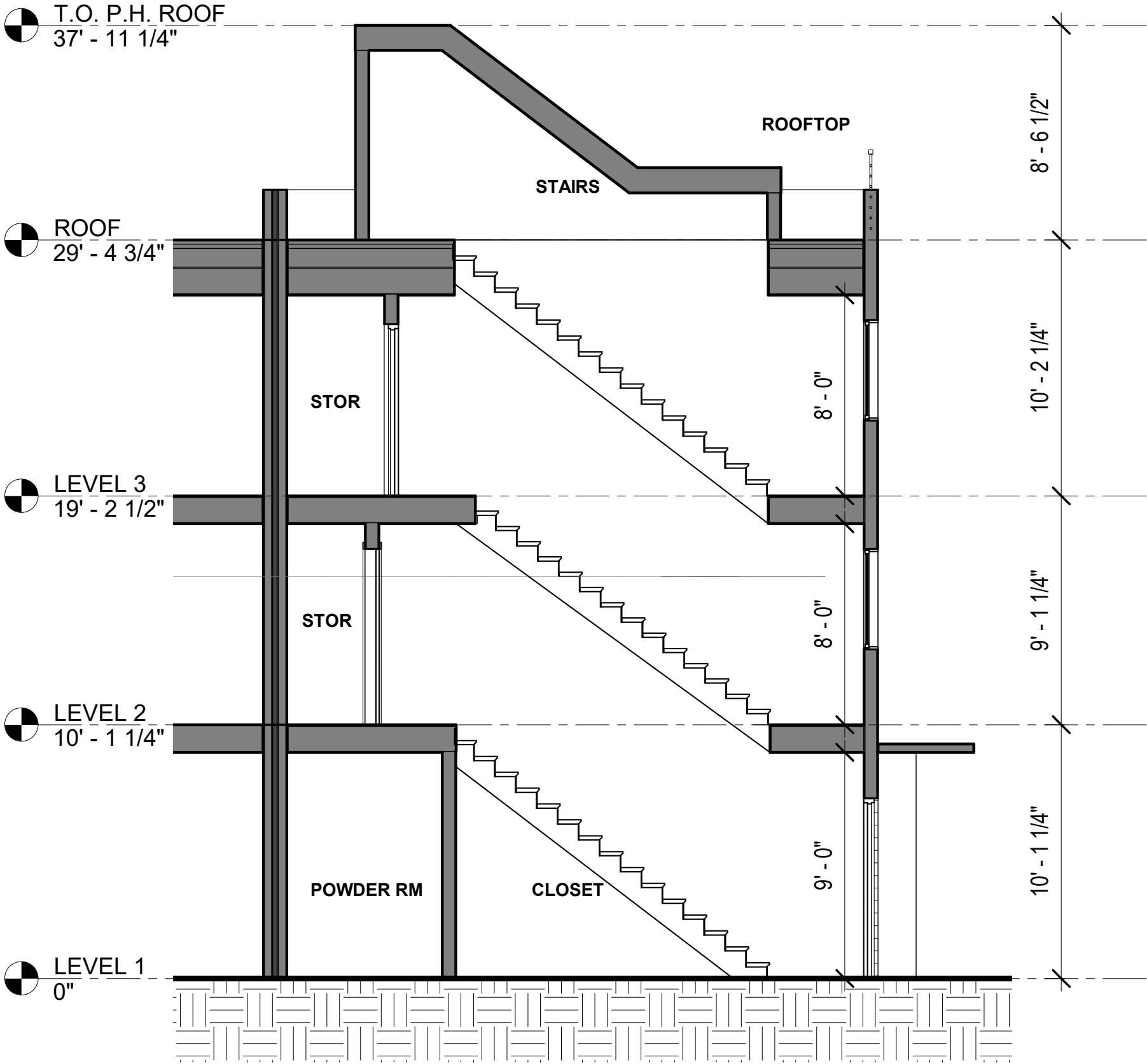
- Residential
- Planting Strip
- Residential Amenity
- Pedestrian Access
- Residential Access
- Vehicular Access

ROOF



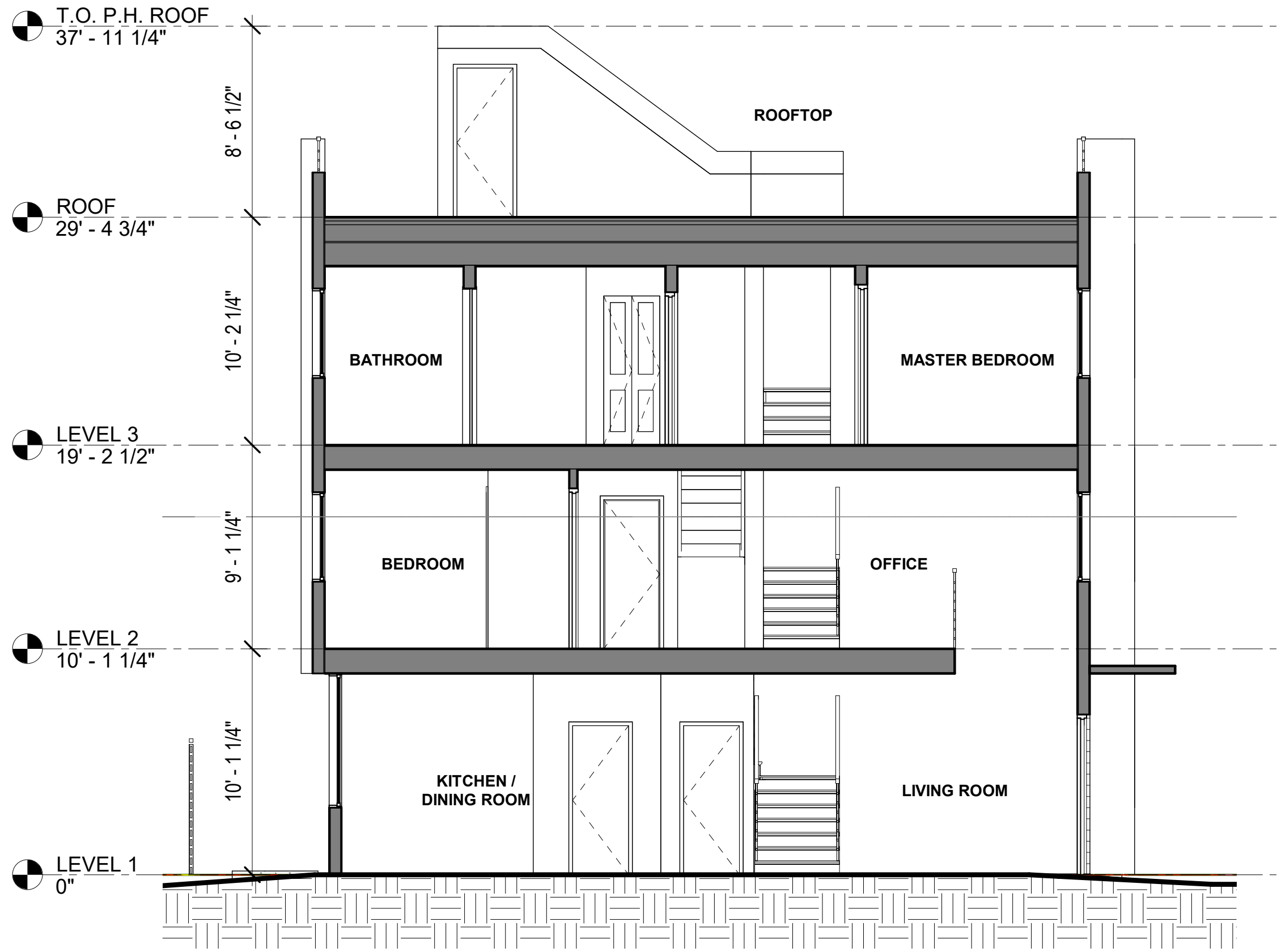
Sections

UNIT TYPE 'A'

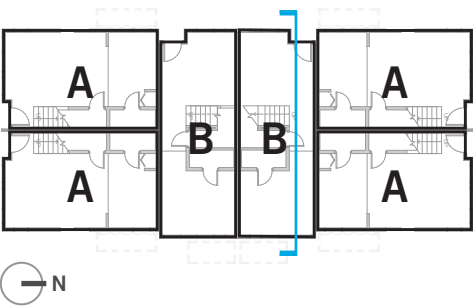


Sections

UNIT TYPE 'B'



KEY PLAN

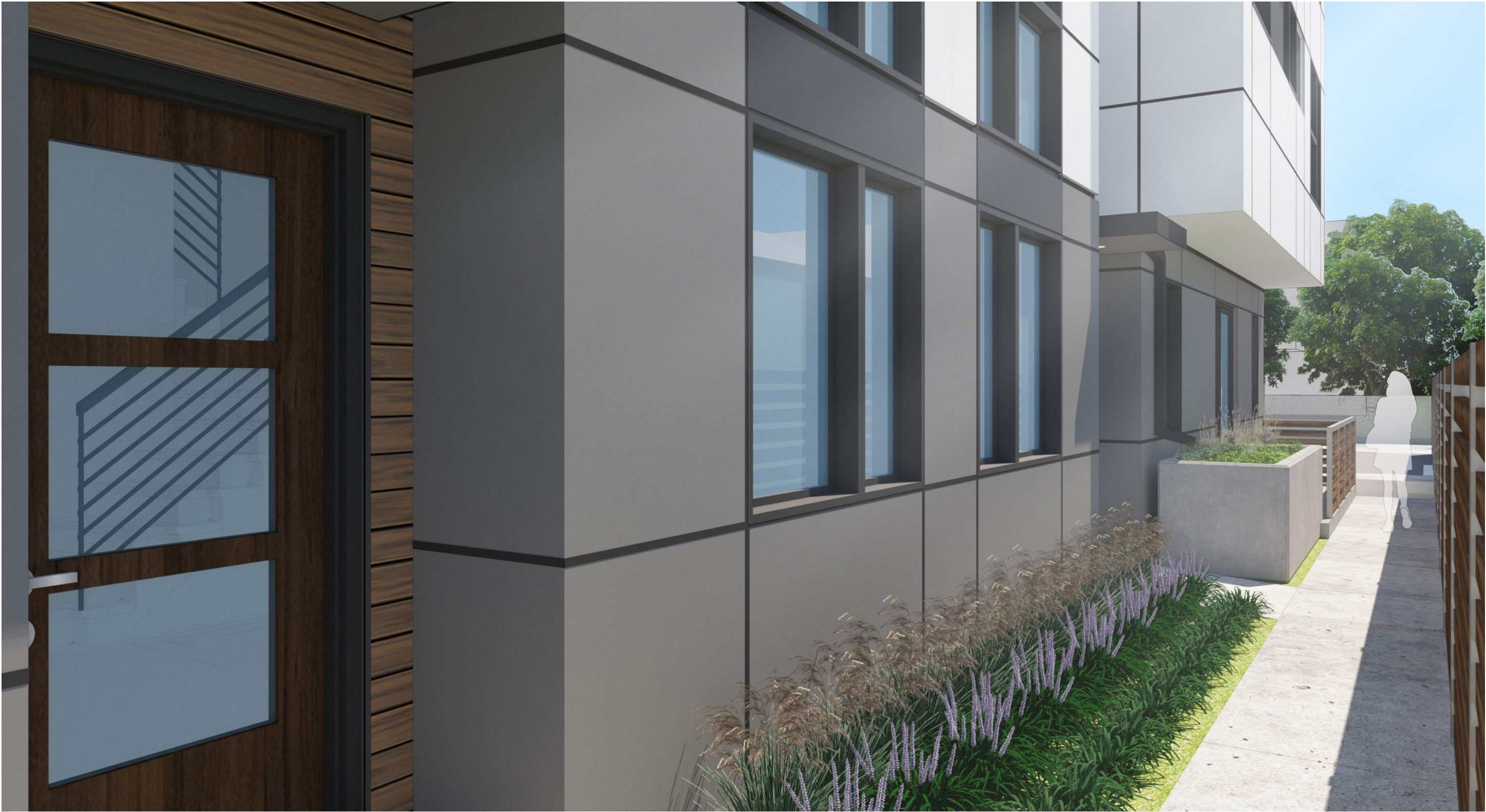




VIEW FROM S CLOVERDALE STREET



VIEW FROM ALLEY



VIEW OF ENTRIES ON WEST SIDE



VIEW OF PORCHES ON S CLOVERDALE STREET