



EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW

DCI # 3032491-EG
5616 California Ave SW
Seattle, WA 98136

Applicant:
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SITE

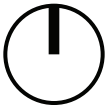
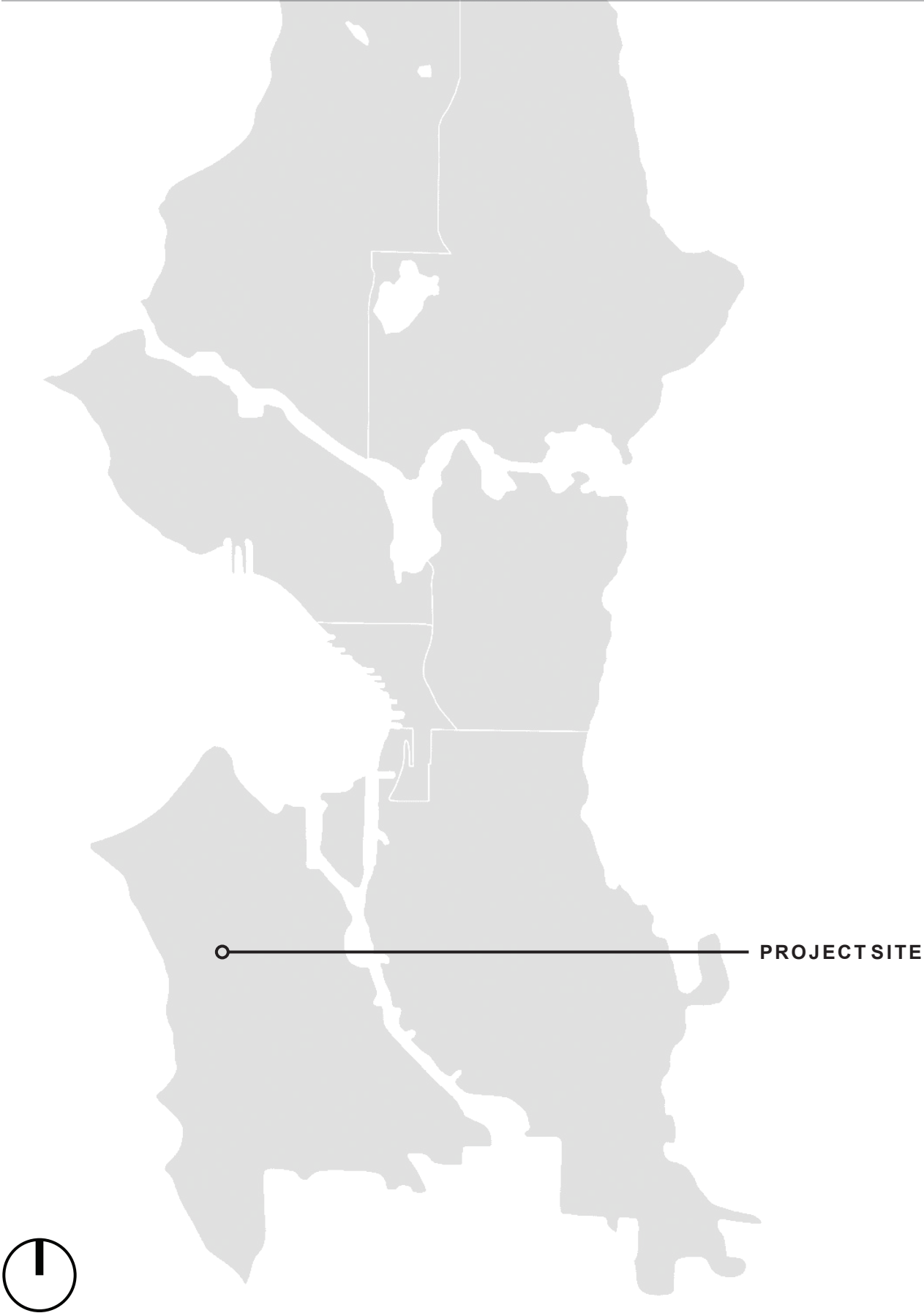


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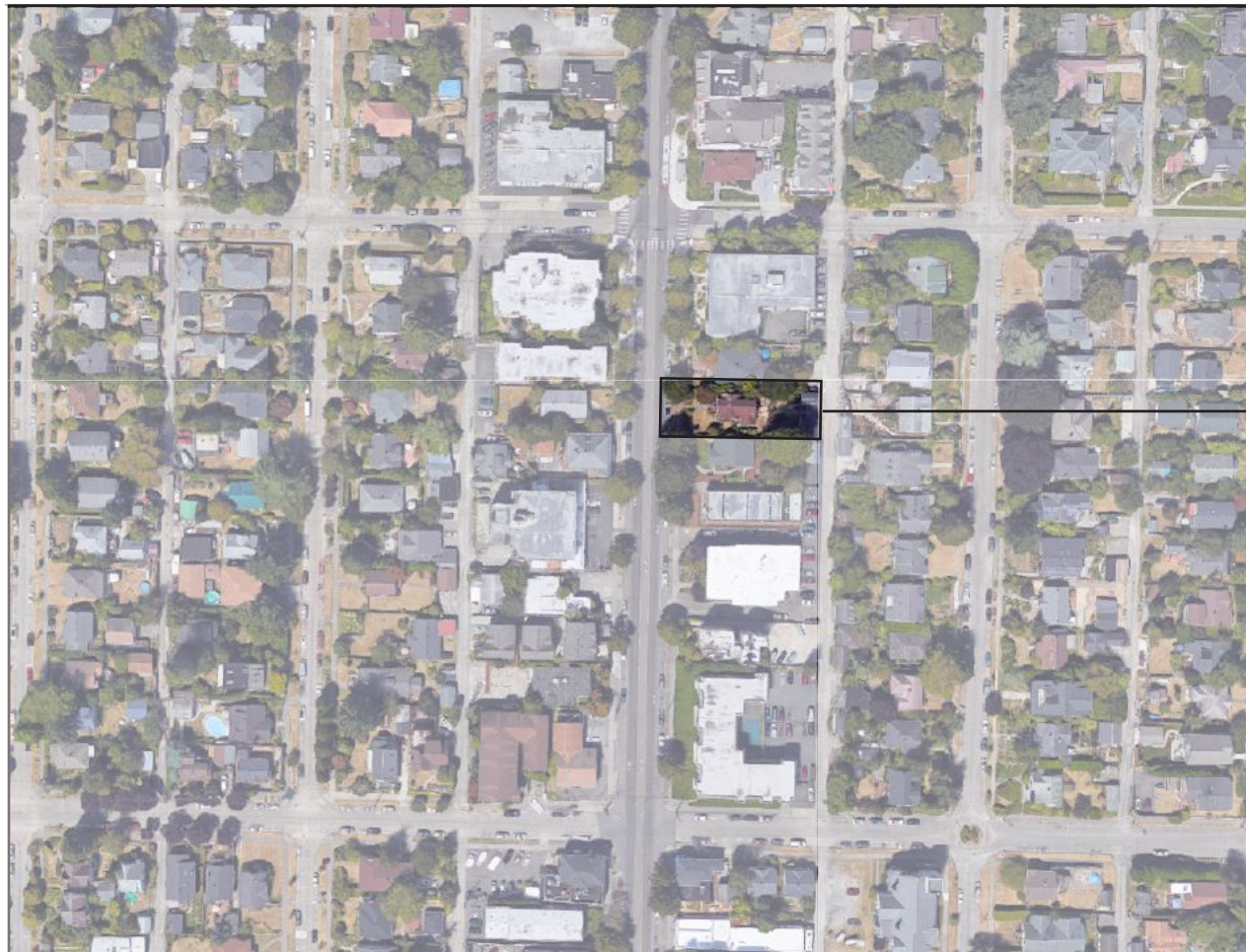
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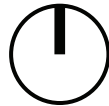
VICINITY MAP

EXISTING SITE

The project site consists of one parcel (APN: 2461900875) located mid-block on the east side of California Ave SW. Directly opposite the subject parcel is a single story office building. East of the project site and across the alley, is a single family residence. South of the project site is a single story office building. North of the project site is C&P Coffee - a single story coffee shop. The area of the subject parcel is approximately 7,500 SF and measures roughly 50’ wide by 150’ deep. The site slopes down from the East to West corners with an overall grade change in this direction of approximately 8 feet. One single family home currently occupies the site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 RC and is located in a parking flexibility area. The structure may extend up to 30'. The LR3 RC zoning designation continues north for approximately one block to SW Findlay St and switches to NC2-30 from there. The MR zone also continues south approximately 2 blocks to SW Raymond St and switches to NC2-30 from there. The zoning designation switches to single family across the alley, east of the subject site. The zoning also switches to single family one parcel to the west. Generally, the zoning is LR3 RC and NC2-30 along California Ave SW, and decreases to single family east and west of California Ave SW. Though the project parcel is not within an Urban Village it is located one block north of Morgan Junction and two blocks south of the West Seattle Junction.



DEVELOPMENT OBJECTIVES

The owner proposes the construction of a new residential townhouse building with 8 dwelling units. The existing building on the project parcel will be demolished. The site is not located in an urban village or an urban center but it is located within a parking flexibility area, and as a result, parking requirements are reduced by 50%. The project is therefore proposing to provide five parking stalls. Due to its location in a desirable neighborhood and proximity to neighborhood commercial zoning and public transit, the project site is prime for denser development.

NEIGHBORHOOD CUES

Though the predominant neighborhood use is single family residential, this parcel is located on California Ave SW, the main arterial and commercial vein of West Seattle. The site is 'Residential Commerical' zoned, but this portion of California Ave SW specifically will benefit from the increased residential density of the proposed eight townhouses. A vibrant commercial area is located several blocks North on California Ave SW where there is a grocery store, a variety of restaurants, shops, and bars in addition to frequent connecting bus lines throughout the area. Additionally, the parcel is located immediately South of a Rapid Ride transit bus stop that allows easy access to downtown and the rest of the city.



SITE LOCATION

5616 California Ave SW
Seattle, WA 98136

ZONING SUMMARY

Zone: LR3 RC

PROJECT PROGRAM

Site Area: 7,500SF
Number of Residential Units: 8
Number of Parking Stalls: 5
Proposed Long Term Bike Parking: 8 Stalls
Allowable FAR = 1.3
Anticipated FAR = 9,750 SF
(100% of allowable FAR)

COMMUNITY OUTREACH COMMENTS SUMMARY

Miscellaneous Comments

- One person asked about the building setbacks from the property lines in all options.
- One person was concerned about the potential for spread of fire between units and expressed a preference for building separations where possible.
- One person suggested that the trash enclosures be grouped, if possible, to decrease the amount of space needed to accommodate them.
- A few people requested that impervious surfaces be kept to a minimum and that pathway redundancies be reduced.
- One person was concerned that the project would make parking difficult in the neighborhood and requested that the project provide parking for the residents of the building.
- One person was concerned that the appearance of the building would negatively impact the character of the neighborhood.
- One person was concerned about construction noise.

Coffee Shop Adjacency Comments

- One person expressed concern that noise from the coffeeshop could be a problem for some residents.
- Concern for delineation of public and private space, especially for security, was expressed in Option 1 where the entry pathway is adjacent the north property line.
- A few people suggested that the north property line be treated with consistency.
- One person was concerned by the potential interaction with the coffee shop in Option 1 and expressed that living spaces would be best located to the south.

Option 1 Specific Comments

- One person supported Option 1 as it provides more open space between buildings that could be used by residents.

Option 2 Specific Comments

- One person asked if the north pathway could be eliminated and the building shifted to the north to provide more space at the exceptional tree. This person expressed support for Option 2 if this could be achieved.
- One person asked if the private yards along the north property line would be fenced. A preference for no fences was shared.

Exceptional Tree Specific Comments

- A few people expressed concern regarding the setbacks for protection of the exceptional tree.
- A few people expressed support for providing common amenity space at the exceptional tree.

5616 CALIFORNIA AVE SW COMMUNITY OUTREACH MEETING

NAME	ZIP CODE	EMAIL ADDRESS
Jim Guenther	98136	biggun dad@gmail.com
Deb Barker	98136	djb124@earthlink.net
DAVID HANCOCK	98116	HANCOCKDM@GMAIL.COM
Tracy Reard (reporter)	98136	editor@westseathubby.com



C O N E ARCHITECTURE

PROJECT: CALIFORNIA 8 : 5616 CALIFORNIA AVE SW
DATE: 9/7/2018, HIGH POINT BRANCH LIBRARY
SUBJECT: IN PERSON COMMUNITY OUTREACH MEETING

[PAGE INTENTIONALLY LEFT BLANK]

- 1.) *Tilia cordata*, littleleaf linden : 20" Diameter, 24' Tall, 24' Drip Line .
Not exceptional. Street tree (30" threshold.)
- 2.) *Sorbus aucuparia*, mountain-ash : 15" Diameter, 22' Tall, 20' Drip Line .
Not exceptional. Street tree (24" threshold.)
- 3.) *Ilex aquifolium*, English holly : 6" Diameter, 10' Tall, 8' Drip Line .
Not exceptional. (Considered invasive in Seattle)
- 4.) *Acer palmatum*, Japanese maple , : 11" Diameter, 18' Tall, 24' Drip Line .
Not exceptional. (25" threshold.)
- 5.) *Prunus emarginata*, bitter cherry : 16" Diameter, 40' Tall, 40' Drip Line .
Not Exceptional except in grove. Neighbor tree North.
- 6.) *Ilex aquifolium*, English holly : 6" Diameter, 10' Tall, 8' Drip Line .
Not exceptional. Neighbor tree North. (Considered invasive in Seattle)
- 7.) *Abies concolor*, white fir , : 13" Diameter, 60' Tall, 24' Drip Line.
Not exceptional. Neighbor tree South (24" Threshold.)
- 8.) *Umbellularia californica*, California bay : 44" Diameter, 60' Tall, 60' Drip Line.
This tree is exceptional Neighbor tree South (30" Threshold.)



ARBORIST REPORT

EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

One parcel bordered by California Ave SW to the west and adjacent alley to the east.
Site area: 7,500 SF total

TOPOGRAPHY

Approx. 8'-0" slope down across site from east to west

ADJACENT BUILDINGS AND USES

Existing coffee shop to the North of site
Existing single-story office building to the South of site
Existing single-story single-family residence to the East of site.
Existing 2-story single-story office building to the South of the site

SOLAR ACCESS & VIEWS

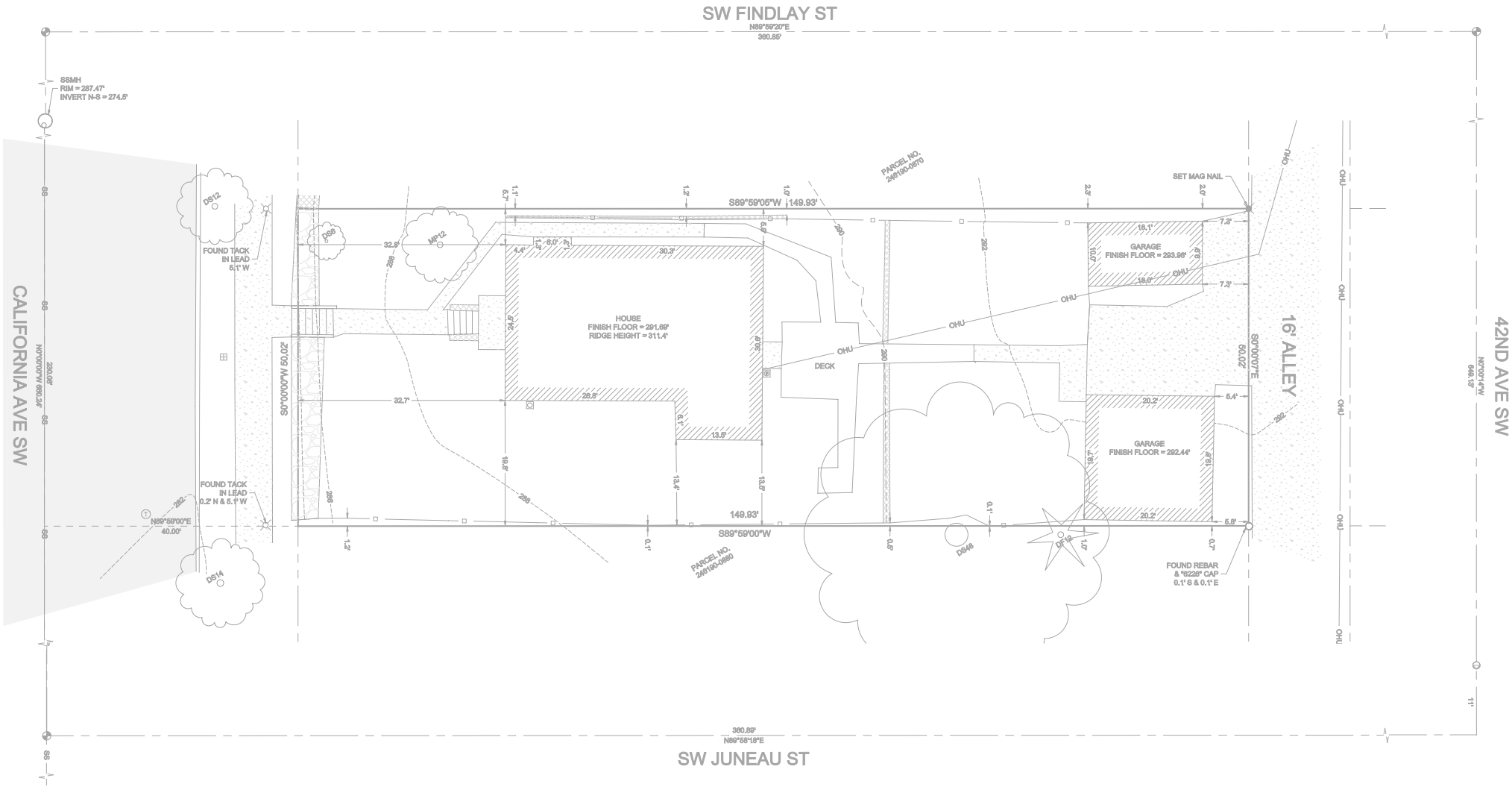
The site has good solar access due to low rise surrounding buildings and existing sloped topography, however the exceptional tree will block a degree of solar access for units located toward the east end of the site. Site will generally have views towards the Puget Sound to the west.

TRAFFIC CIRCULATION

California Ave SW is a heavy pedestrian and vehicular street; proposed site traffic will not be discharged onto this street.
There are no traffic signals in the immediate site, but there is a crosswalk to the north at California Ave SW and SW Findlay St and stop signs for E/W traffic on SW Findlay St to facilitate traffic patterns.
There is street parking along California Ave SW.
There is a bus stop located half a block to the north at SW Findlay St and California Ave SW and immediately across the street on California.

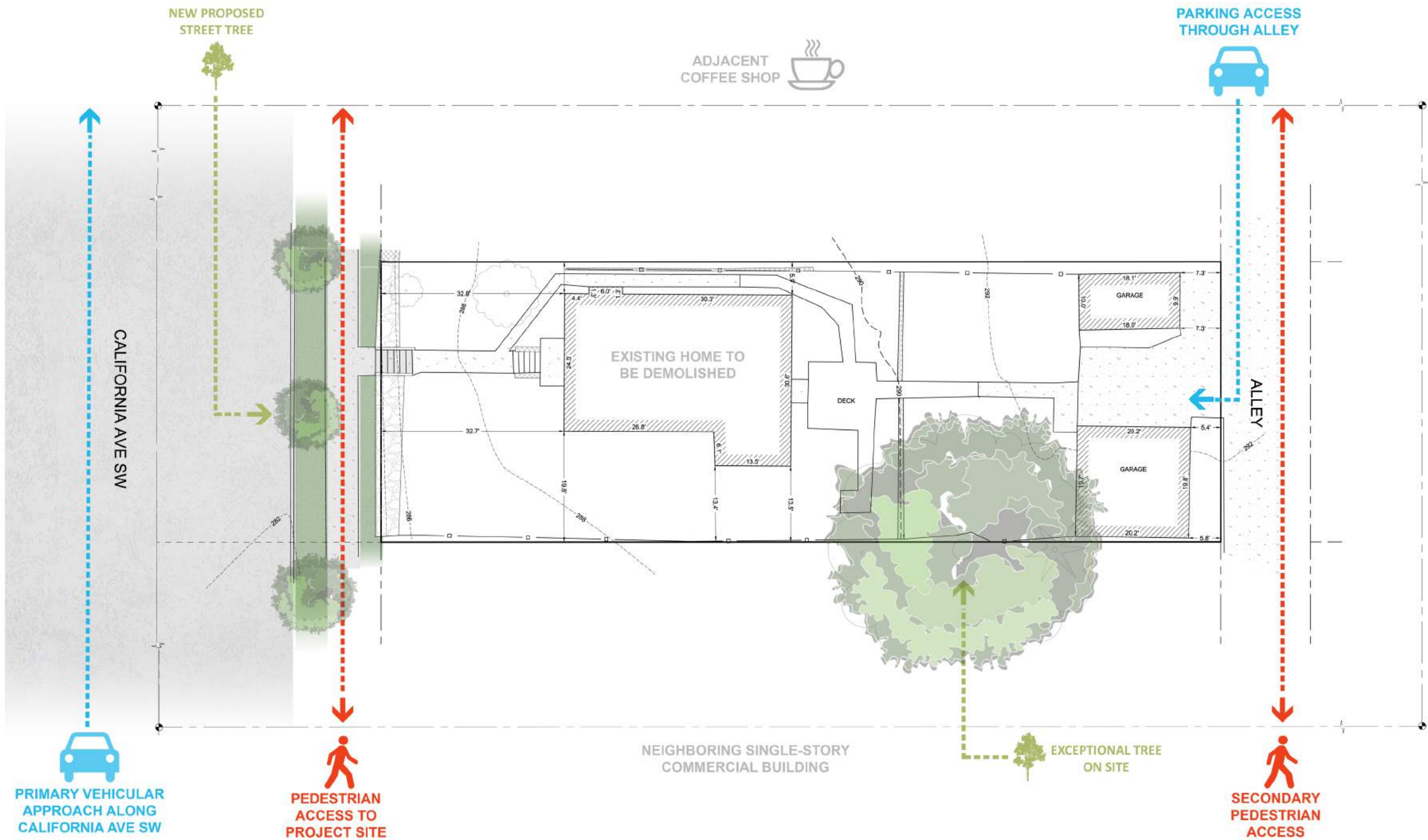
STREETSCAPE

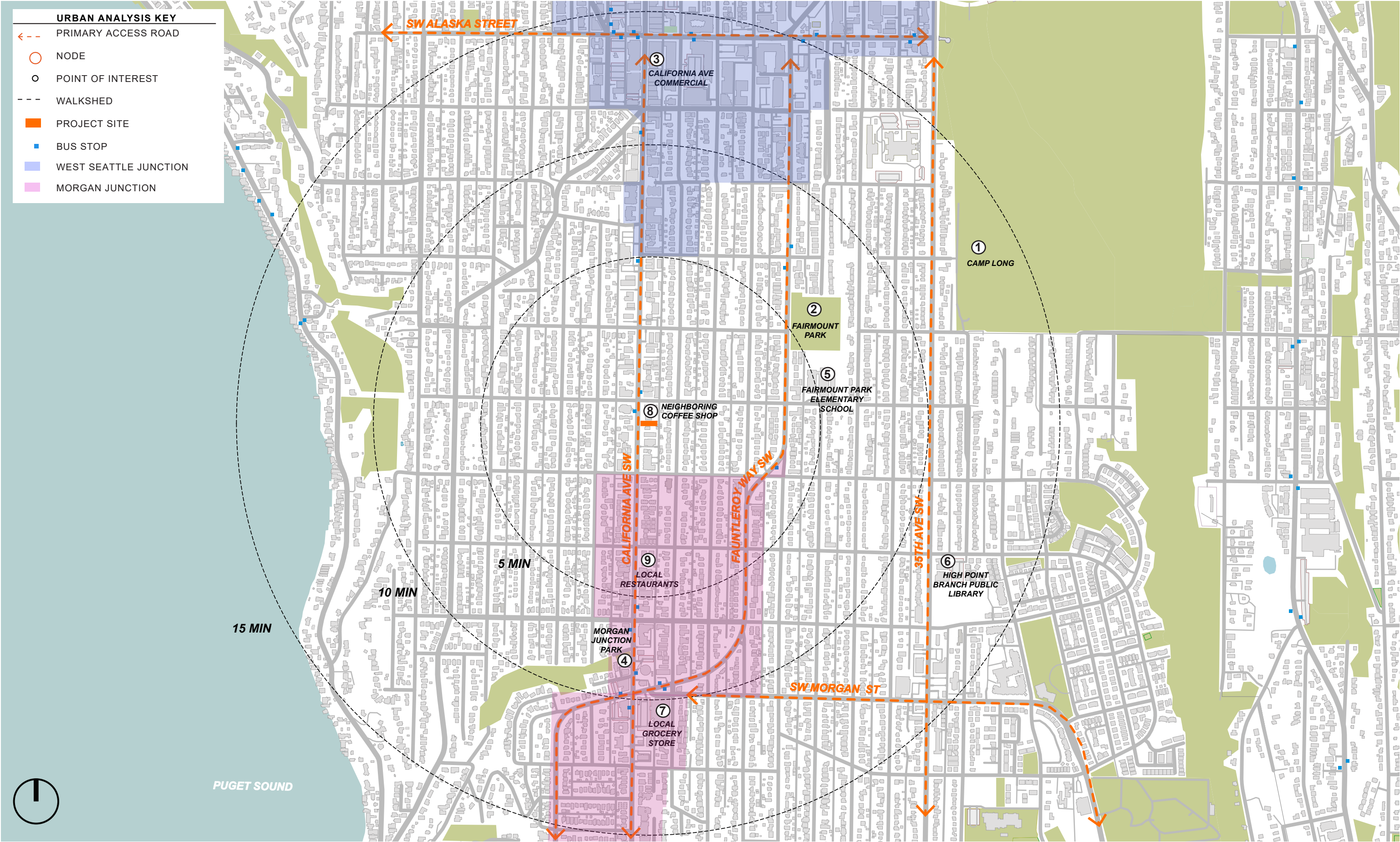
California Ave SW:
Sidewalk: Approx. 5'-0" wide
Planting Strip: Approx. 5'-6" wide
Street Trees: Yes
Parking: Yes



PROPOSED SITE

The site is located on the east side of California Ave SW and is accessed by an existing pedestrian sidewalk that runs north/south along California Ave. The site is bordered by C&P Coffee to the north and an existing single-story office building to the South. There are two existing street trees and one additional proposed street tree. There is also an exceptional tree on the parcel to the south with a critical root zone that crosses onto our site. This exceptional tree plays a significant roll in determining the location of all units on this lot.







CAMP LONG



FAIRMOUNT PARK



CALIFORNIA AVE COMMERCIAL



MORGAN JUNCTION PARK



FAIRMOUNT PARK ELEMENTARY SCHOOL



SEATTLE PUBLIC LIBRARY - HIGH POINT BRANCH



LOCAL GROCERY STORE



NEIGHBORING COFFEE SHOP



LOCAL RESTAURANTS



ADDRESSES: 5616 California Ave SW
PARCEL #: 2461900875
ZONING: LR3 RC
OVERLAYS: None
SITE AREA: 7,500 SF

23.45.504 PERMITTED USES
Permitted outright: Residential - Rowhouses, Townhomes, Detached Single Family; Commercial at ground floor

23.45.514 STRUCTURE HEIGHT	
Zoning:	LR3-RC
Allowed Maximum Base Height:	30'-0"
3'-0" additional allowed for shed roof:	33'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.):	34'-0"
5'-0" addition allowed for gable roof:	35'-0"
10' additional allowed for stair penthouses:	40'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO
Maximum FAR:
Townhouses: 1.1 or 1.3

23.45.518 SETBACKS REQUIREMENTS	
Front:	7'-0" AVG / 5'-0" MIN
Rear:	7'-0" AVG / 5'-0" MIN
Side:	5'-0" MIN (Facades < 40')
	7'-0" AVG / 5'-0" MIN (Facades > 40')

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- In LR zones, green factor score of .60 or greater, per Section 23.45.524, is required for any lot with development containing more than one new dwelling units.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and section 23.53.015.
- Existing street trees shall be retained unless the director of transportation approves their removal.
- The Director, in consultation with the director of transportation, will determine the number, type and placement of street trees to be provided.

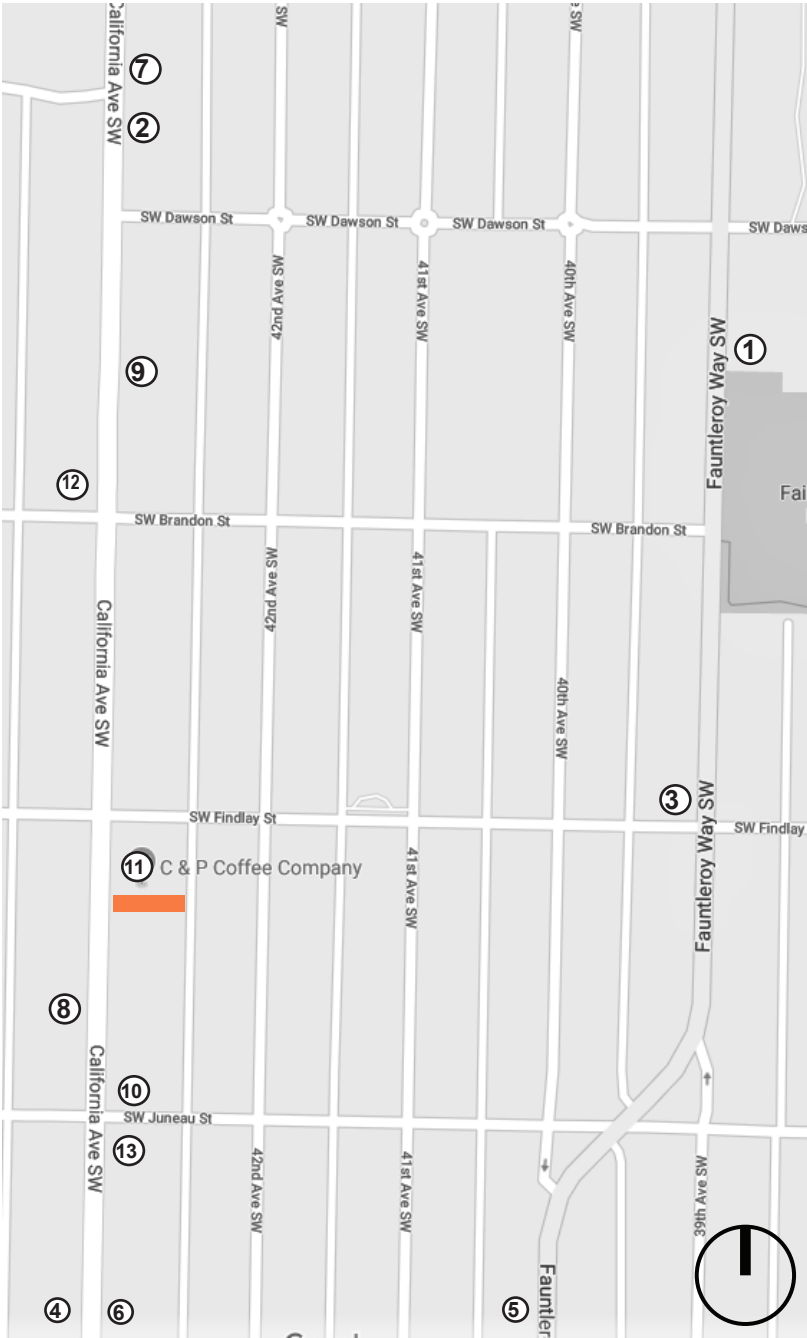
23.45.522 AMENITY AREA
Required: 25% of lot area (SF)
A minimum of 50% is required at ground level (SF)

23.54.015 REQUIRED PARKING
Mapped as Frequent Transit Service area. 1 parking stall per unit is required with 50% reduction.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Residential uses proposed to be located on separate platted lots shall provided one storage area (2x6 feet) or minimum 84sf for up to 8 units

ZONING KEY	
<div></div>	NEIGHBORHOOD COMMERCIAL
<div></div>	LOWRISE
<div></div>	SINGLE-FAMILY RESIDENTIAL





TOWNHOUSE PRECEDENTS



Decade: 2010s
Roof Form: Flat
Siding Material: Cedar, cement board
Height: 34'-0"
Style: Modern (Under Development)



Decade: 2010s
Roof Form: Flat, roof decks
Siding Material: Cedar, metal, cement board
Height: 34'-0"
Style: Modern



Decade: 2010s
Roof Form: Gable
Siding Material: Cedar, metal, cement board
Height: 35'-0"
Style: Craftsman (Imitation)



Decade: 2010s
Roof Form: Flat, Roof Decks
Siding Material: Wood shingle, lap siding
Height: 40'-0"
Style: Modern



Decade: 2010s
Roof Form: Gable
Siding Material: Cedar, cement board
Height: 35'-0"
Style: Craftsman (Imitation)



Decade: 2000s
Roof Form: Flat
Siding Material: Metal panel, cement board
Height: 35'-0"
Style: Modern

APARTMENT PRECEDENTS



Decade: 2010s
Roof Form: Flat, roof deck
Siding Material: Brick, metal, concrete
Height: 75'-0"
Style: Modern (Under Development)



Decade: 2010s
Roof Form: Gable, hip
Siding Material: Stucco, brick, clay tile
Height: 35'-0"
Style: Modern (Under Development)



Decade: 1970s
Roof Form: Flat
Siding Material: Brick
Height: 35'-0"
Style: Mid-Century Modern



Decade: 1970s
Roof Form: Flat
Siding Material: Stucco
Height: 50'-0"
Style: Deco

COMMERCIAL PRECEDENTS



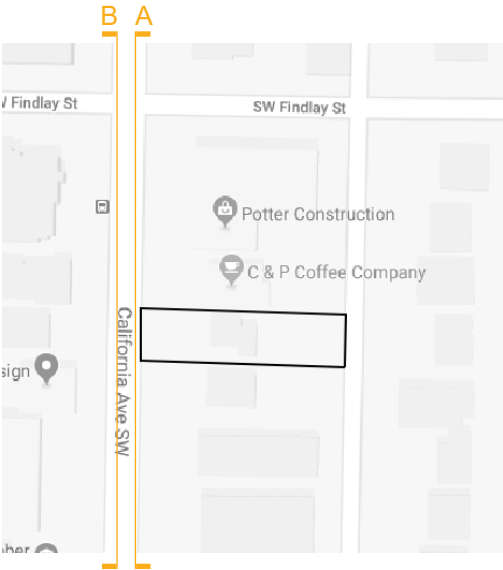
Decade: 1940s
Roof Form: Gable, hip
Siding Material: Stucco, brick, clay tile
Height: 20'-0"
Style: Craftsman



Decade: 1910's
Roof Form: Gable, hip
Siding Material: Brick, Storefront Glazing
Height: 25'-0"
Style: Traditional



Decade: 1960s
Roof Form: Flat
Siding Material: Stucco
Height: 20'-0"
Style: Mid-Century Modern



SITE

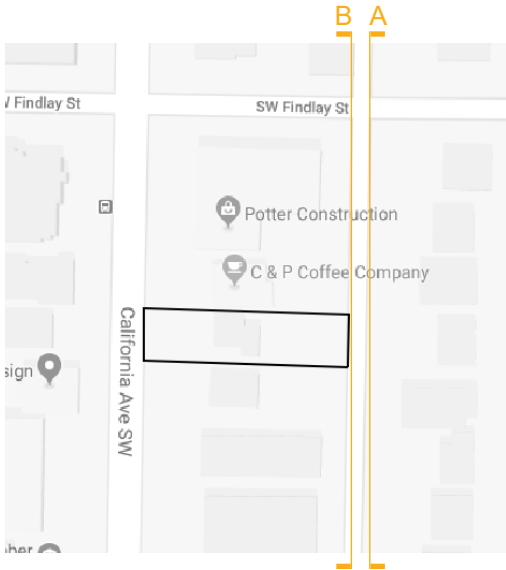


← CALIFORNIA AVE SW LOOKING EAST (A) →

ACROSS FROM SITE



← CALIFORNIA AVE SW LOOKING WEST (B) →



ACROSS FROM SITE








ALLEY LOOKING EAST (A)

SITE



ALLEY LOOKING WEST (B)

			DESIGN GUIDELINE	DESCRIPTION	ARCHITECT 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.	
		CS1-1. Land Form		1. Use the natural topography and/or other desirable land forms or features to inform the project design.	<i>The building will step with the slope of the site.</i>
		CS1-D. Plants and Habitat		1. Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats whenever possible.	<i>The significant tree will be retained and will serve as focal point for the project.</i>
	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-B. Adjacent Site, Streets and Open Spaces		2. Connections to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.	<i>Street facing entries will create a strong relationship to the street.</i>
		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. 5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	<i>The building will respect the existing single family zoning to the east and coffee shop to the north.</i> <i>The project will strive to respect the adjacent coffee shop to the north and single family to the south.</i>
	PL2 / PL3 - Walkability & Street-Level Interaction			Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
		PL2-B. Safety and Security		1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.	<i>Windows and balconies will generally be oriented towards the streets and towards the views</i>
		PL2-D. Design as Wayfinding		1. Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.	<i>Wayfinding features will be incorporated into the design.</i>
	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.	<i>Massing will respect street front, coffee shop and existing tree.</i>
		DC2-C. Secondary Architectural Features		1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.	<i>Canopies/awnings will be used to break down the scale of the facade at a pedestrian level.</i>
	DC4 - Exterior Elements and Finishes			Use appropriate and high quality elements and finishes for the building and its open spaces.	
		DC4-A. Building Materials		1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	<i>High quality and durable materials are proposed, especially at the pedestrian level.</i>



① EXISTING BUILDING/ ROCKERY

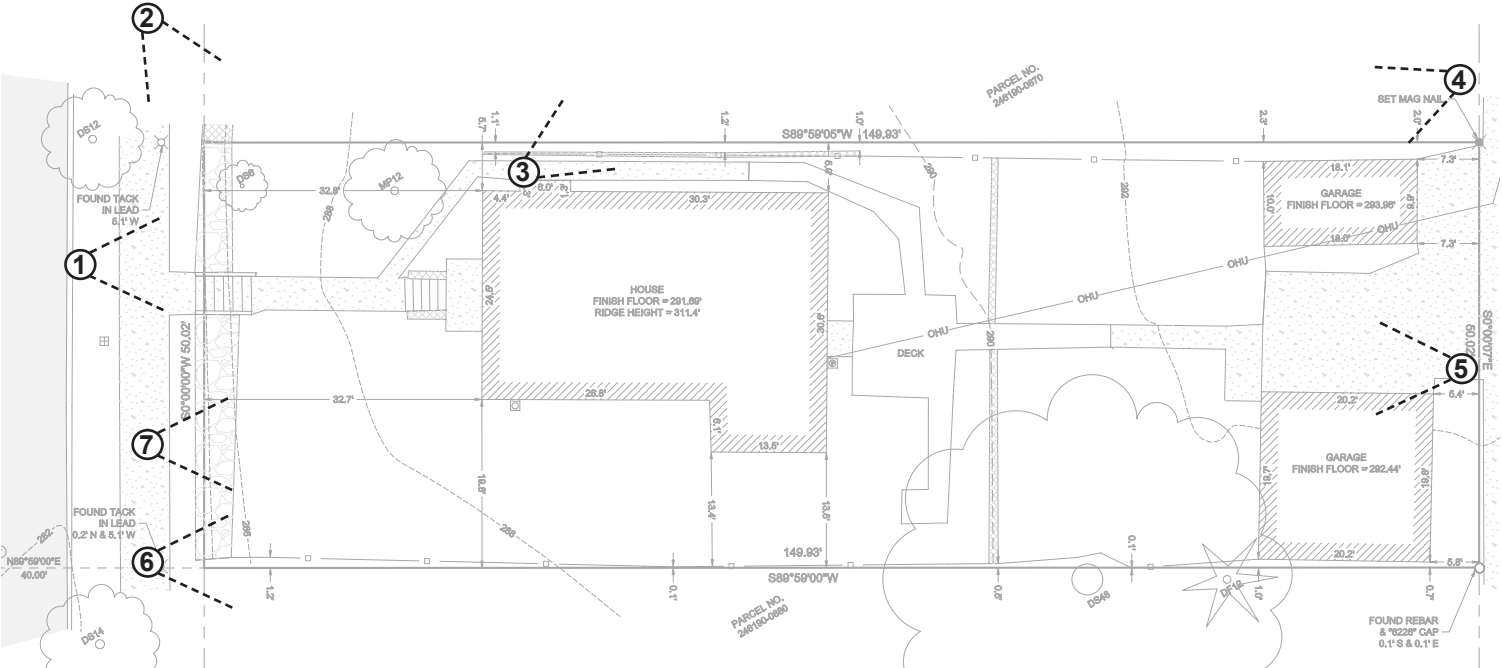


PHOTO KEY



② NEIGHBORING BRICK WALL



③ RETAINING WALL



④ NEIGHBORS TRASH PICKUP AT ALLEY



⑤ ALLEY / REAR YARD



⑥ NEIGHBORING FENCE

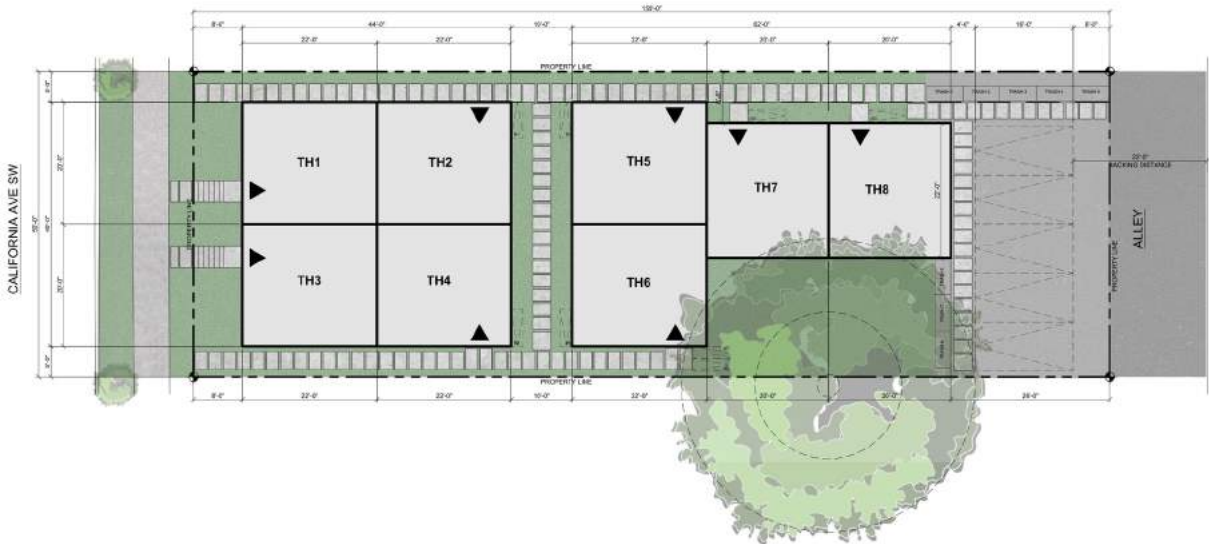


⑦ EXCEPTIONAL TREE

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OPTION ONE

Option One provides two street-facing units along California Ave SW and the successive unit footprints are stamped to mimic the front-facing units. This allows a cohesive massing and glazing strategy throughout the site. Like Option Two, Option One is separated into two buildings. This option includes four units at the west building and four units at the east building. This division minimizes the length of uninterrupted facade in both buildings. Pedestrian access to the rear units is provided at both the north and south of the site but it forced to jog around the critical root zone at the exceptional tree along the south property line. Thus, units 1-6 are all surrounded by paths and are lacking access to ground-level private amenity. Units 7-8 receive private ground level-amenity while all other units will have access to a centrally located common amenity space within the building separation. All units are provided with roof top deck, however, some penthouses are oriented north-south which could block views towards the Puget Sound for rear units.



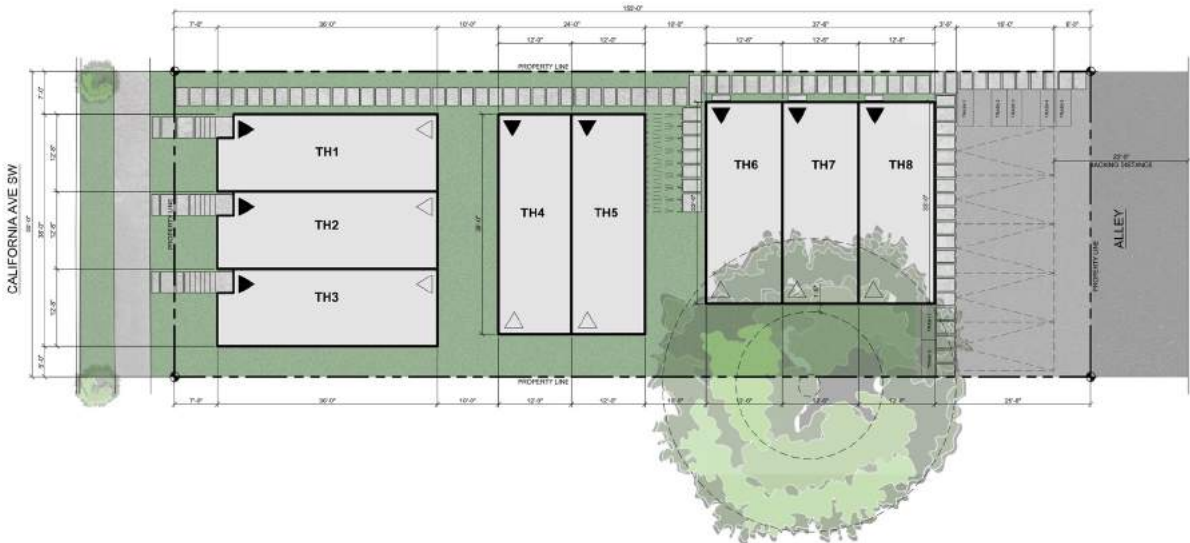
OPTION TWO - CODE COMPLIANT

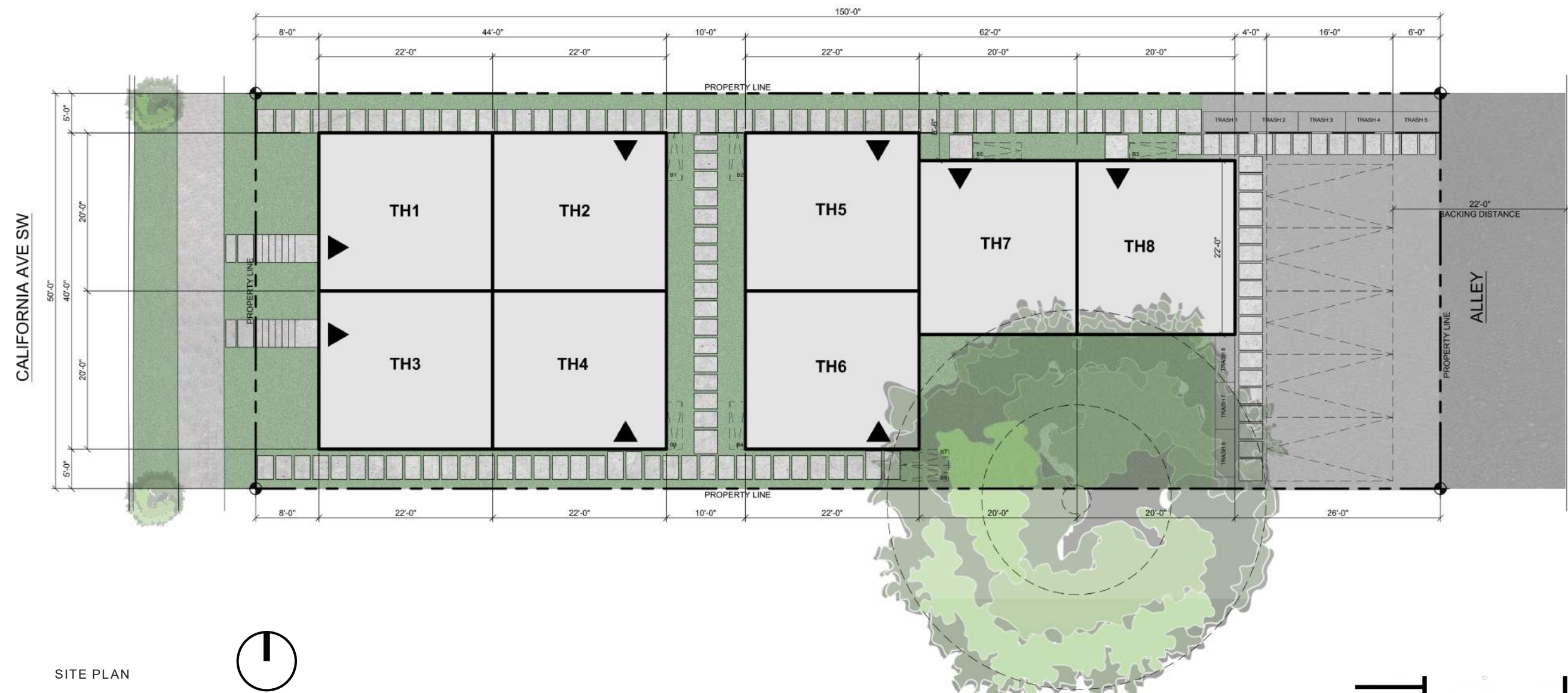
Option Two is fronted by the same unit type as option one at the street face, and is divided into two separate buildings - six units in the west building and two units in the east building. The units at the west building are offset in order to provide relief and to avoid long, flat facades. Balconies are located at the street-facing units in order to provide modulation/visual interest at the street. This option provides pedestrian access to the rear units from the south side of the site which locates private ground-level amenity adjacent to the coffee shop to the north and allows wider setbacks between the proposed units and the coffee shop. The pedestrian path is not continuous to the rear of the site in this option as it must jog to avoid the inner root zone of the significant tree located on the parcel to the south. This also means that townhouses 7 and 8 are left without access to private ground level amenity as they are surrounded on all sides by pedestrian paths. Units 7 and 8 are instead, located in close proximity to a common amenity space under the significant tree to the south. All units are provided with roof top decks and all penthouses are oriented east-west, allowing uninterrupted views towards the Puget Sound.



OPTION THREE - PREFERRED

Option Three, the applicant's preferred option, creates a strong street wall with three street-facing units along California Ave SW. The units have been separated into 3 separate clusters in order to provide relief and minimize the amount of uninterrupted unit walls. Balconies located on the second and third floors of all street facing units aid in both maintaining eyes on the street and providing modulation/visual interest at the street. In an effort to provide a buffer between the coffee shop to the north of the site and the proposed units, a 7 foot setback at the north has been provided at townhouses 1-5. Pedestrian access to the rear units is provided at the north end of the site in order to activate the space between the coffee shop and the proposed townhomes with through traffic. The north pedestrian path is continuous to the rear of the site allowing for easy wayfinding and clear access to trash facilities and parking located at the rear of the site. This option also allows all units access to a sizable ground level private amenity space located at the rear of each unit in addition to private roof top decks amenity space. All units are provided with roof top decks for views towards the Puget Sound.





OPTION ONE:

8 UNITS
5 MEDIUM PARKING STALLS PROVIDED

OPPORTUNITIES:

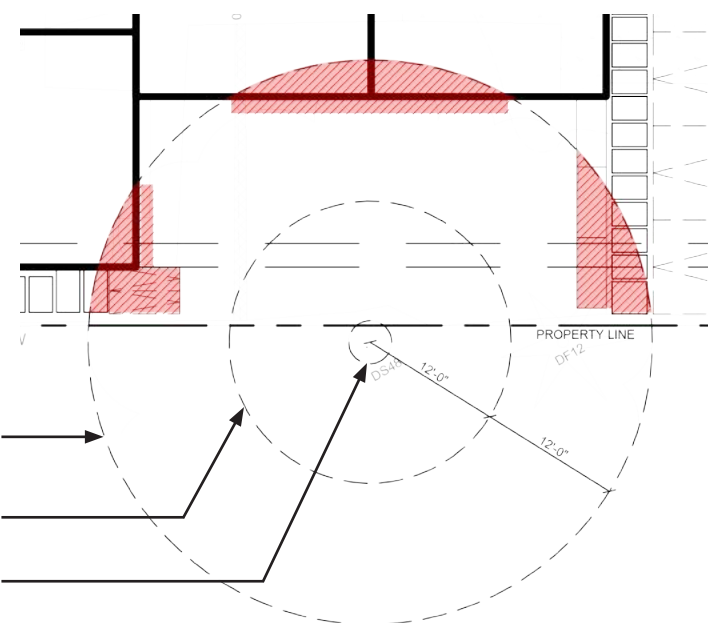
- Cohesive massing/glazing strategy throughout site
- Sizable, centrally located common amenity
- No tunnel units
- Least intrusive to significant tree
- Activates space between coffee shop and units

CONSTRAINTS:

- Only two street-facing units
- Requires two departures
- Units 2-6 do not have access to private amenity
- Complicated wayfinding due to jogging path
- Smallest setback from coffee shop

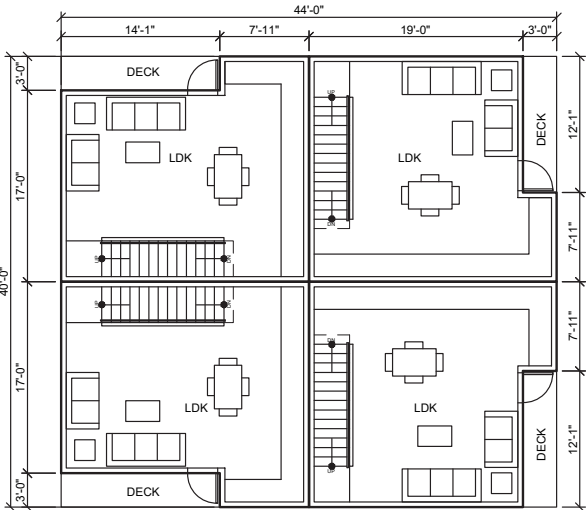
PROPOSED TREE PROTECTION PLAN

AREA OF REDUCED TREE PROTECTION AREA = 10.4%
LINE OF OUTER ROOT ZONE, 24' RADIUS
LINE OF INNER ROOT ZONE, 12' RADIUS
EXISTING EXCEPTIONAL BAY LAUREL TREE
AREA OF DISTURBANCE

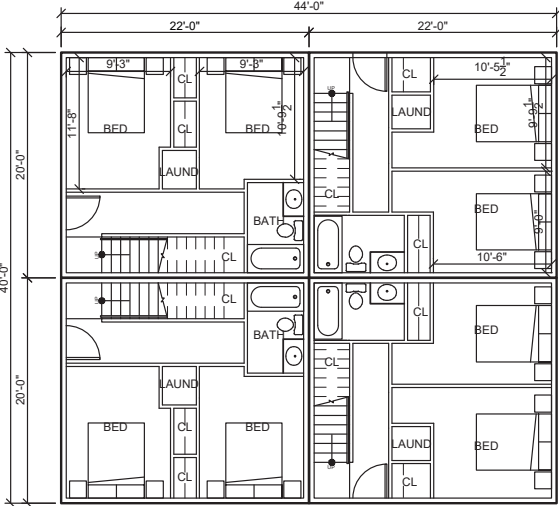
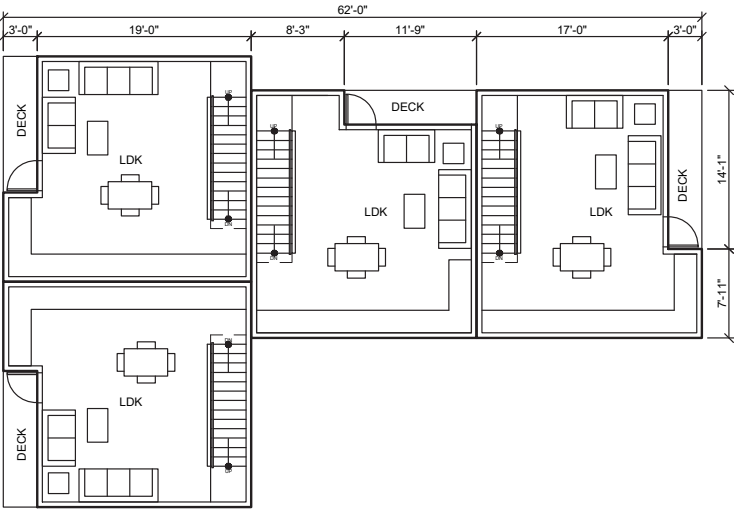


PARCEL INFORMATION

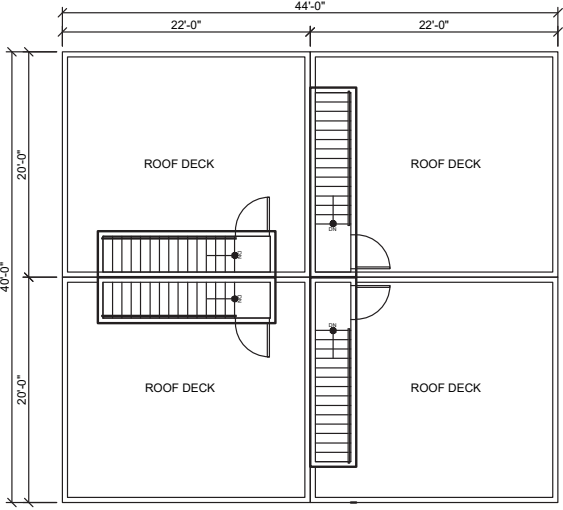
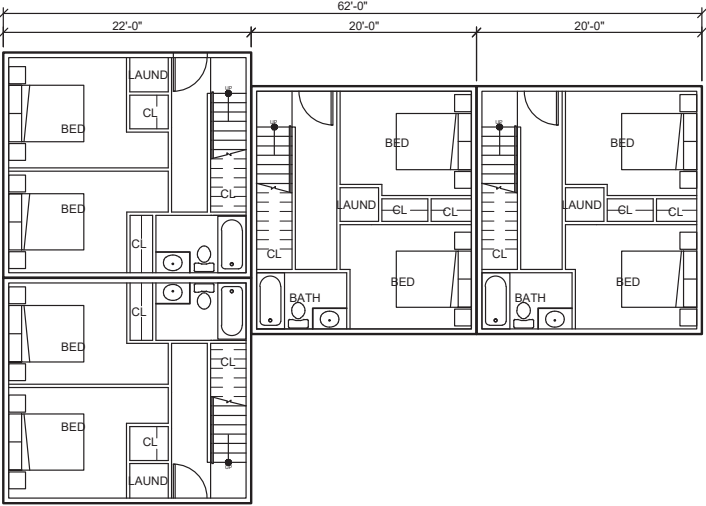
Lot Area	7,500 SF
Unit Count	8 Townhomes
Proposed FAR	9689.39 SF
Ground Level Amenity	1424.69 SF



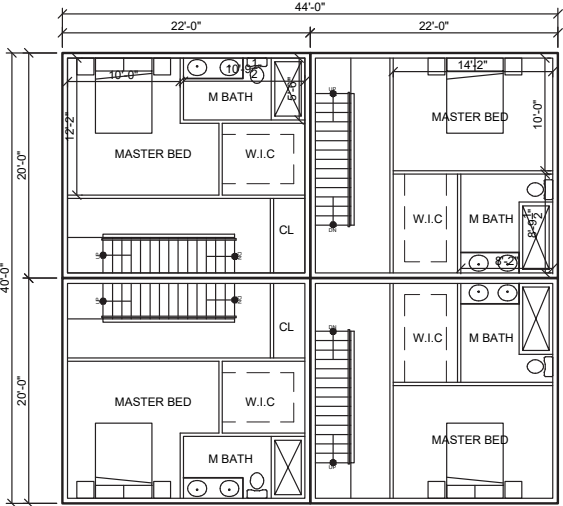
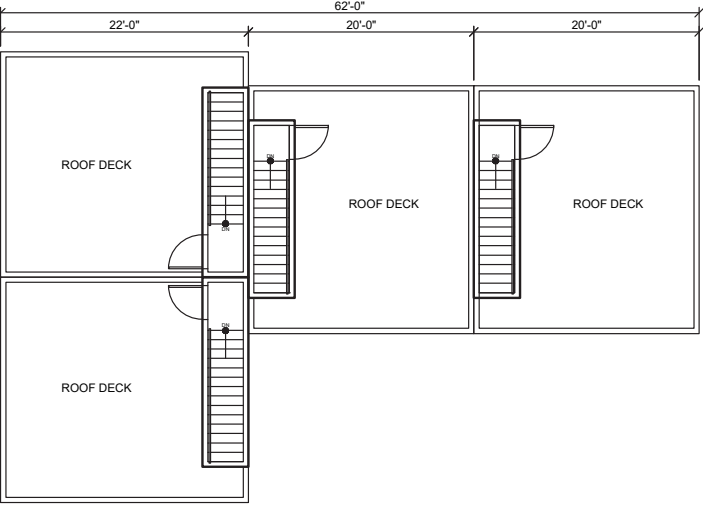
SECOND FLOOR PLAN



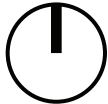
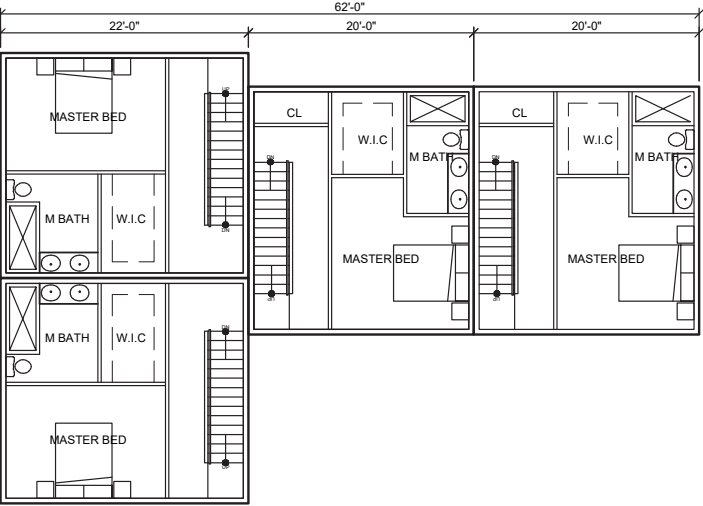
FIRST FLOOR PLAN

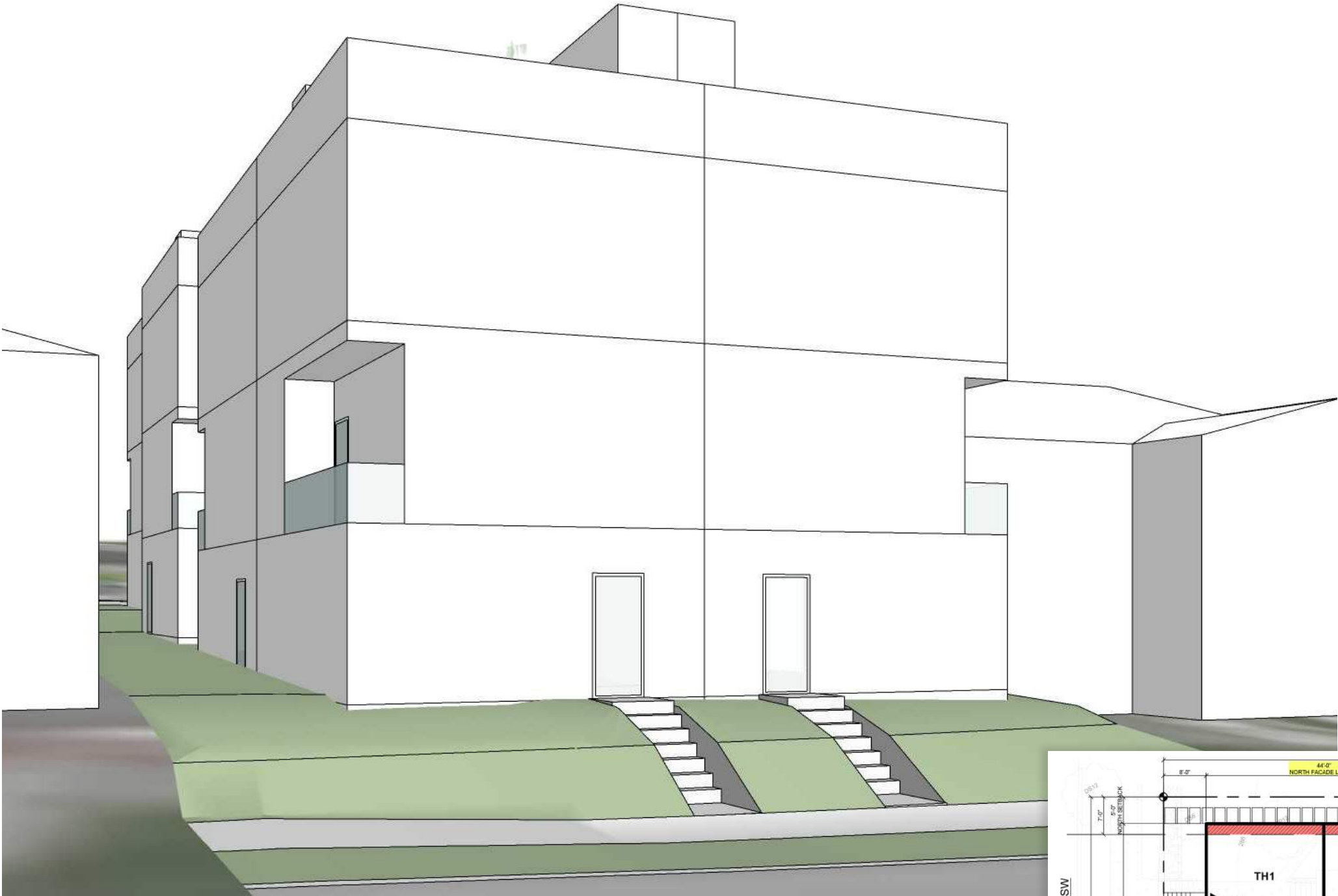


ROOF PLAN



THIRD FLOOR PLAN





NORTHWEST CORNER STREET PERSPECTIVE

TWO (2) DEPARTURE REQUESTS REQUIRED

DEPARTURE #1: AVERAGE SIDE SETBACK

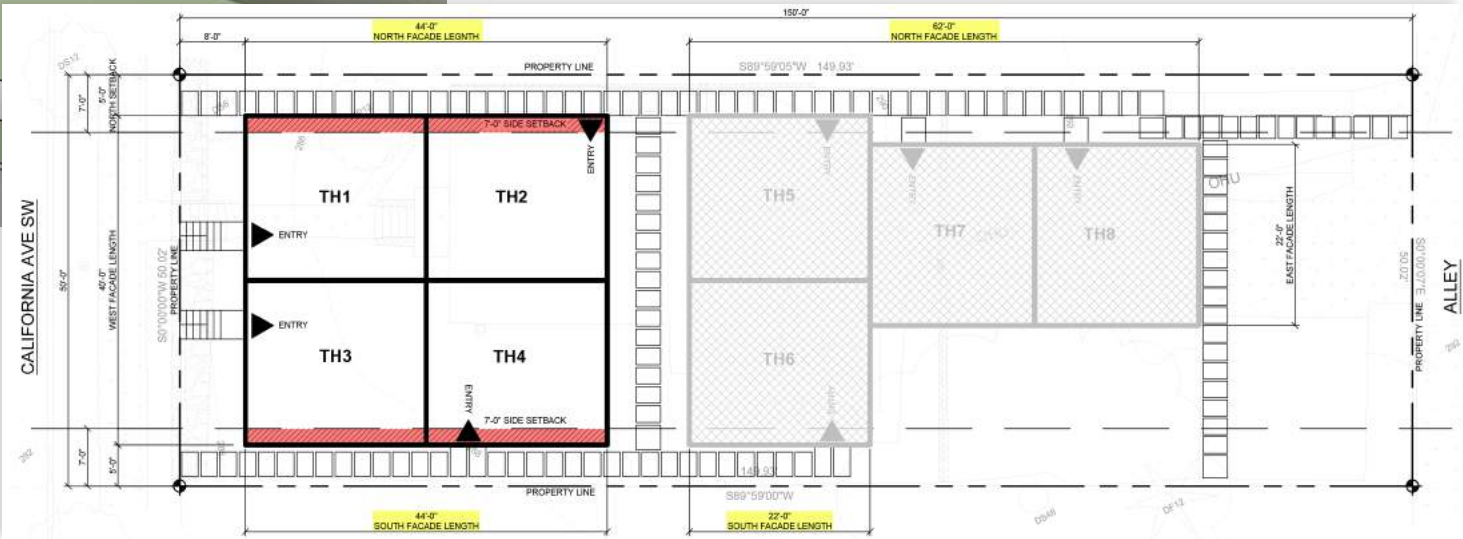
REQUIRED:
NORTH: 7'-0" AVERAGE
SOUTH: 7'-0" AVERAGE
ACTUAL:
NORTH: 5'-0" AVERAGE (REQUIRES DEPARTURE)
SOUTH: 5'-0" AVERAGE (REQUIRES DEPARTURE)

DEPARTURE #2: STRUCTURE WIDTH & FACADE LENGTH

STRUCTURE WIDTH
ALLOWED: 120'-0"
ACTUAL: 40'-0"

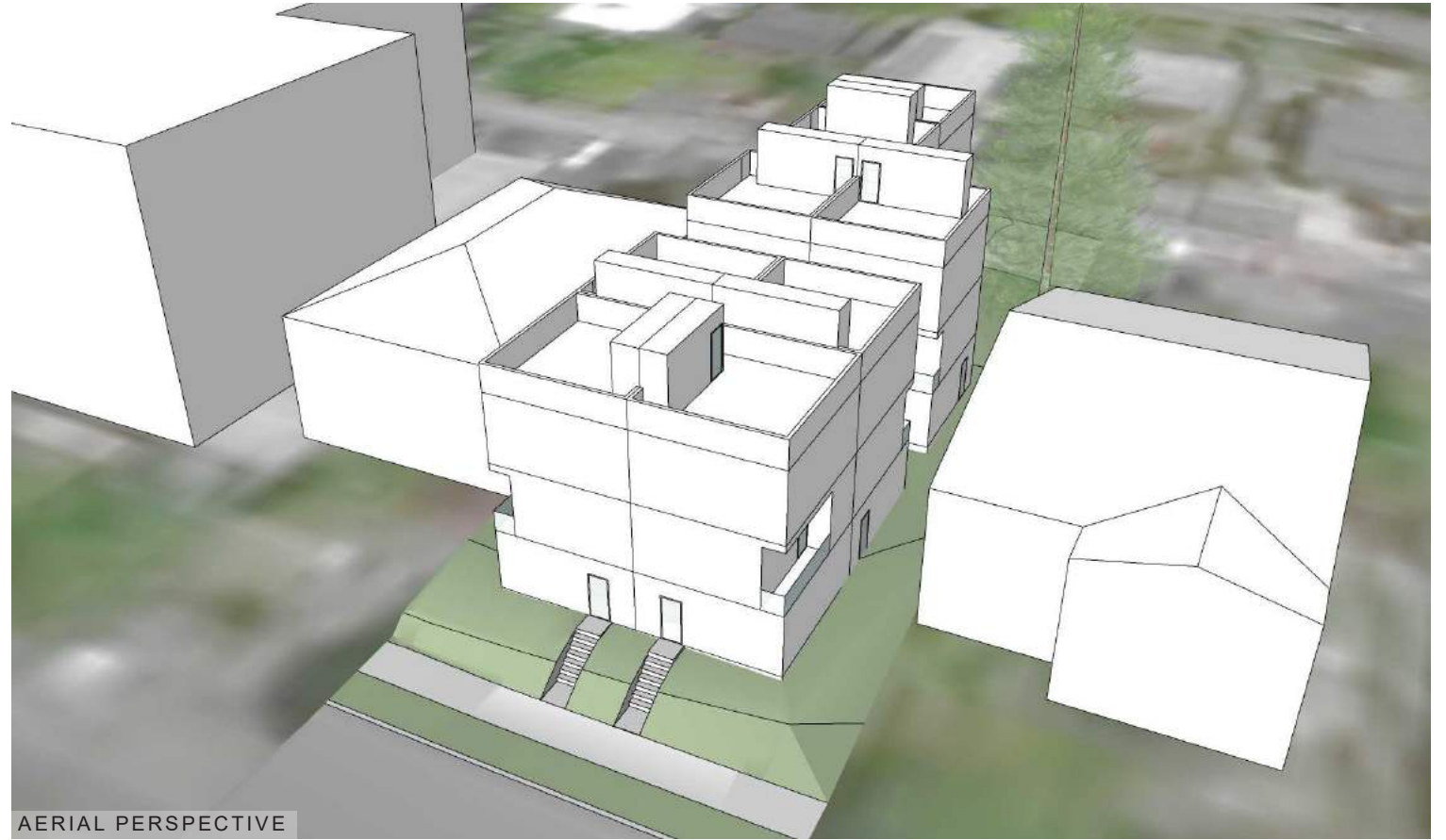
FACADE LENGTH
ALLOWED: 97'-6"
ACTUAL:
NORTH: 106'-0" -- 8.6% INCREASE (REQUIRES DEPARTURE)
SOUTH: 66'-0"

- DEPARTURE RATIONALE:**
- This departure has been requested in an attempt to distance the proposed units from the exceptional tree. If an exceptional tree did not disrupt the site, there would be more opportunity to stagger units and elongate footprints in order to maintain a larger average setback, however, because we have been forced to avoid much of the site, there is little room for the units to separate buildings and modulate at the side setbacks.





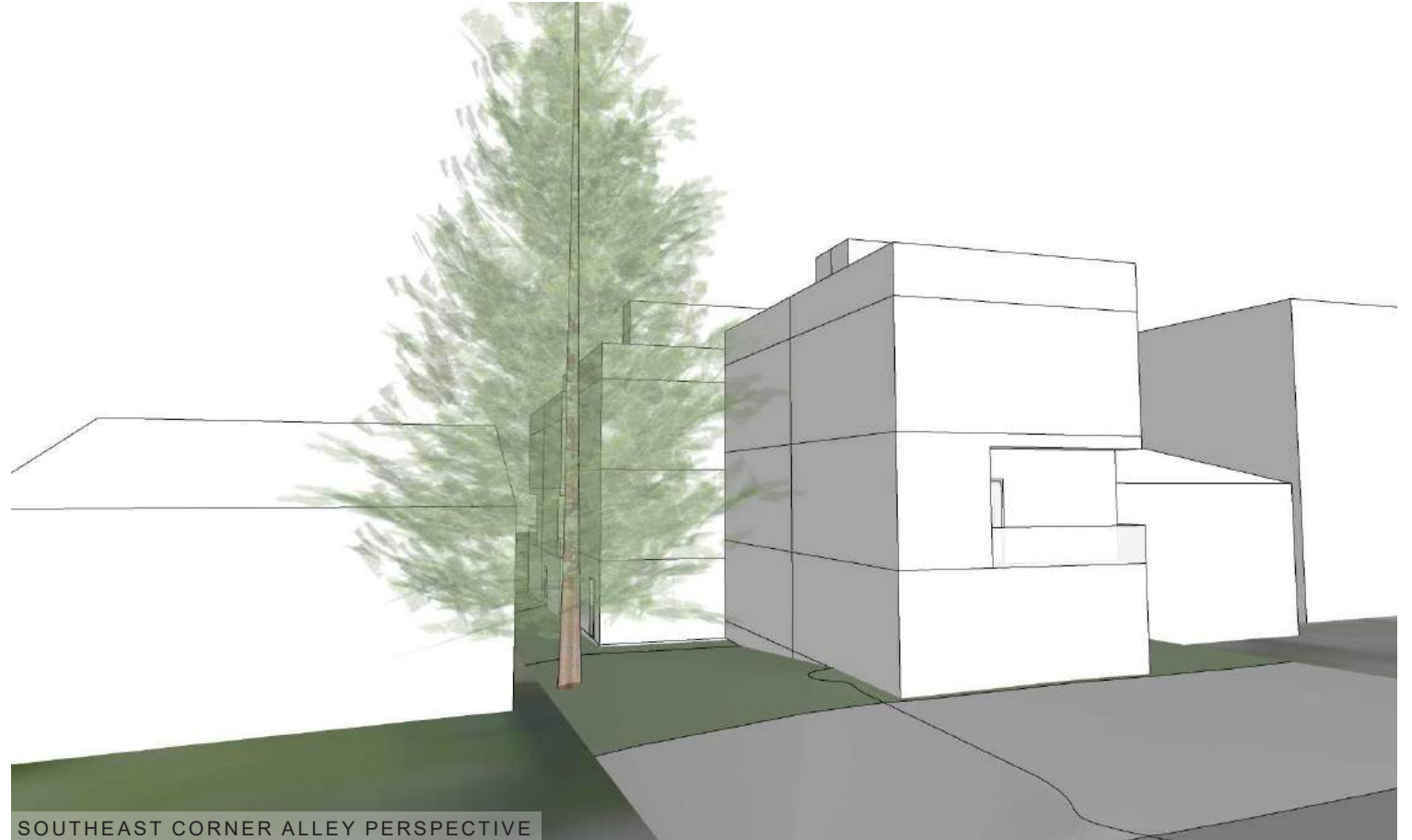
SOUTHWEST CORNER STREET PERSPECTIVE



AERIAL PERSPECTIVE



NORTHEAST CORNER ALLEY PERSPECTIVE



SOUTHEAST CORNER ALLEY PERSPECTIVE



OPTION TWO:

8 UNITS
5 MEDIUM PARKING STALLS PROVIDED

OPPORTUNITIES:

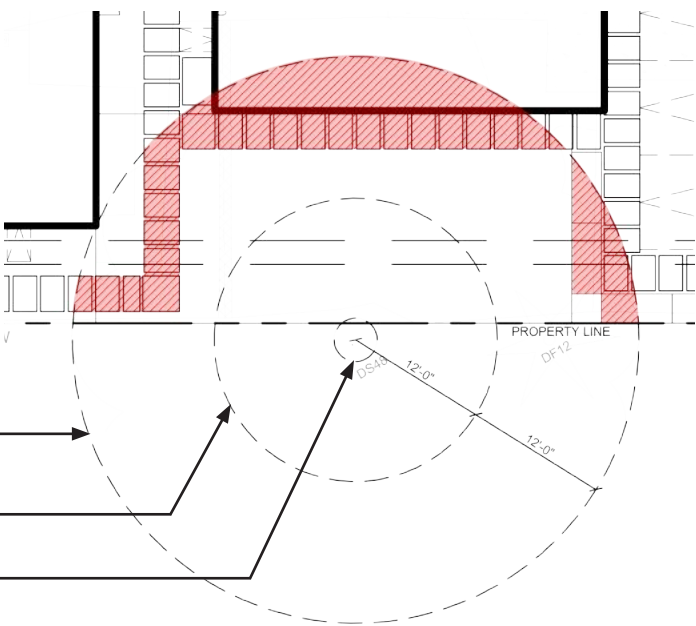
- No departures required
- Generous common amenity
- Modulation at north and south facades
- Large setback between units and coffee shop
- Uninterrupted views from all roof decks towards sound

CONSTRAINTS:

- Units 3-5 are "tunnel units"
- Units 7-8 do not have access to private ground level amenity
- Complicated wayfinding due to jogging path
- Only two units at street face
- Somewhat intrusive to significant tree

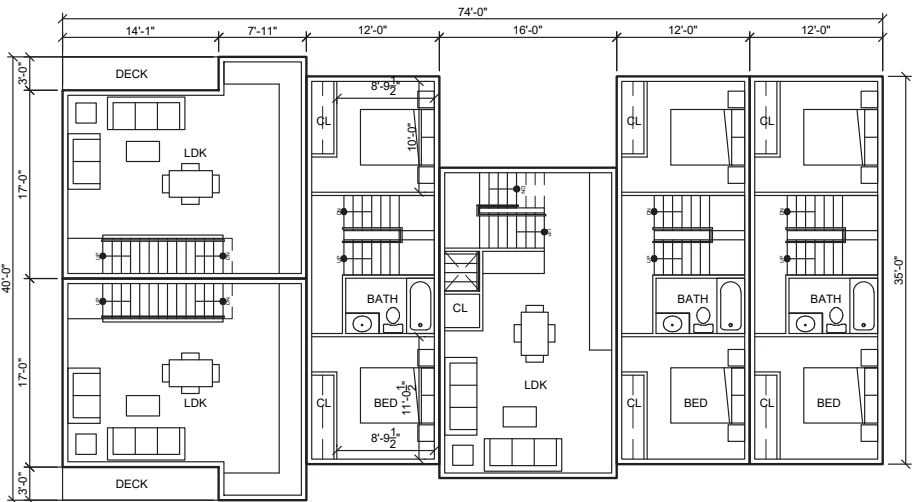
PROPOSED TREE PROTECTION PLAN

AREA OF REDUCED TREE PROTECTION AREA = 16.4%
LINE OF OUTER ROOT ZONE, 24' RADIUS
LINE OF INNER ROOT ZONE, 12' RADIUS
EXISTING EXCEPTIONAL BAY LAUREL TREE
AREA OF DISTURBANCE

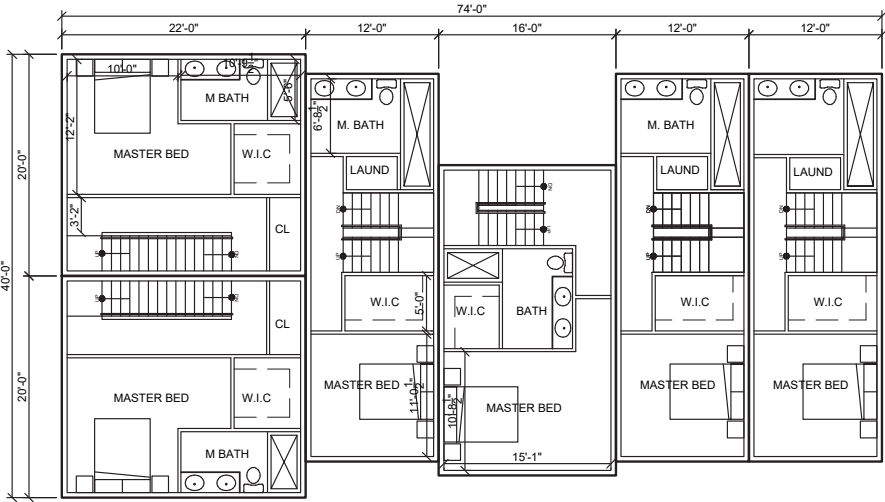
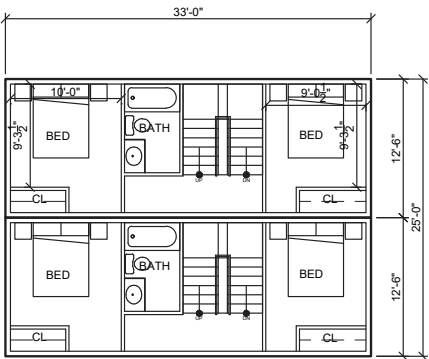


PARCEL INFORMATION

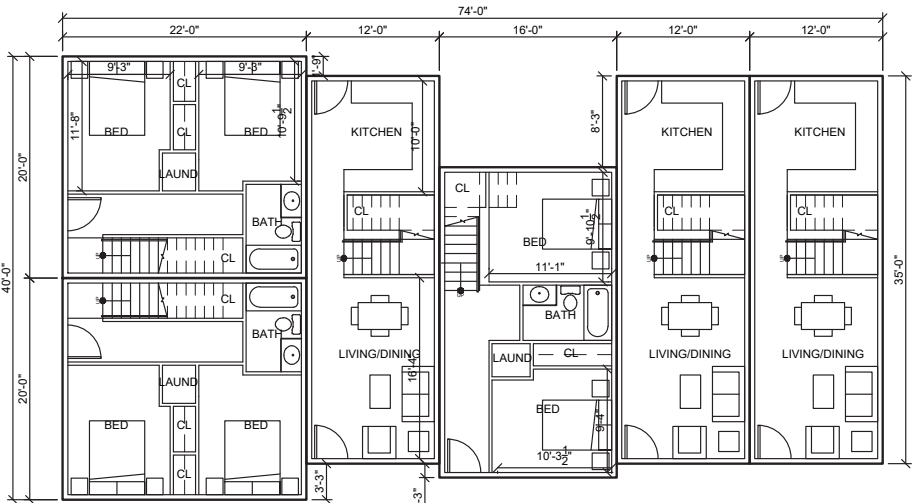
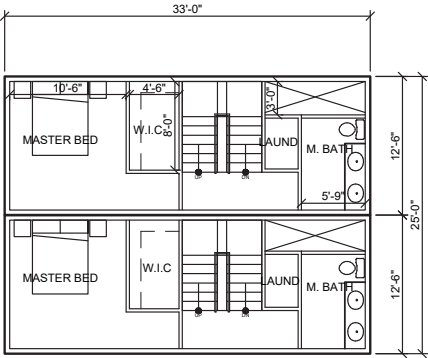
Lot Area	7500 SF
Unit Count	8 Townhomes
Proposed FAR	9687.52 SF
Ground Level Amenity	1312.83



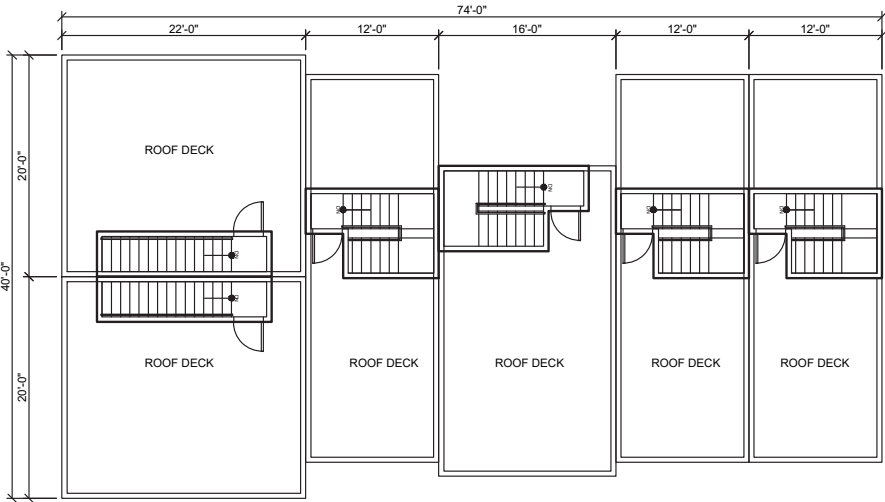
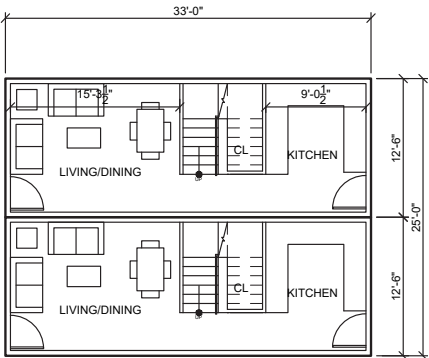
SECOND FLOOR PLAN



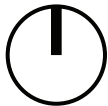
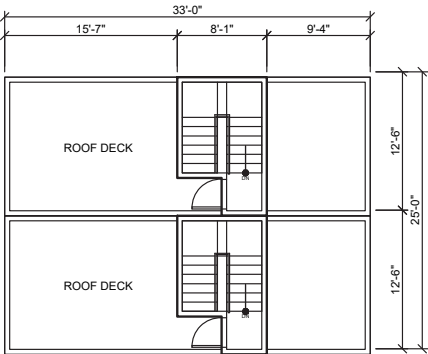
ROOF PLAN



FIRST FLOOR PLAN

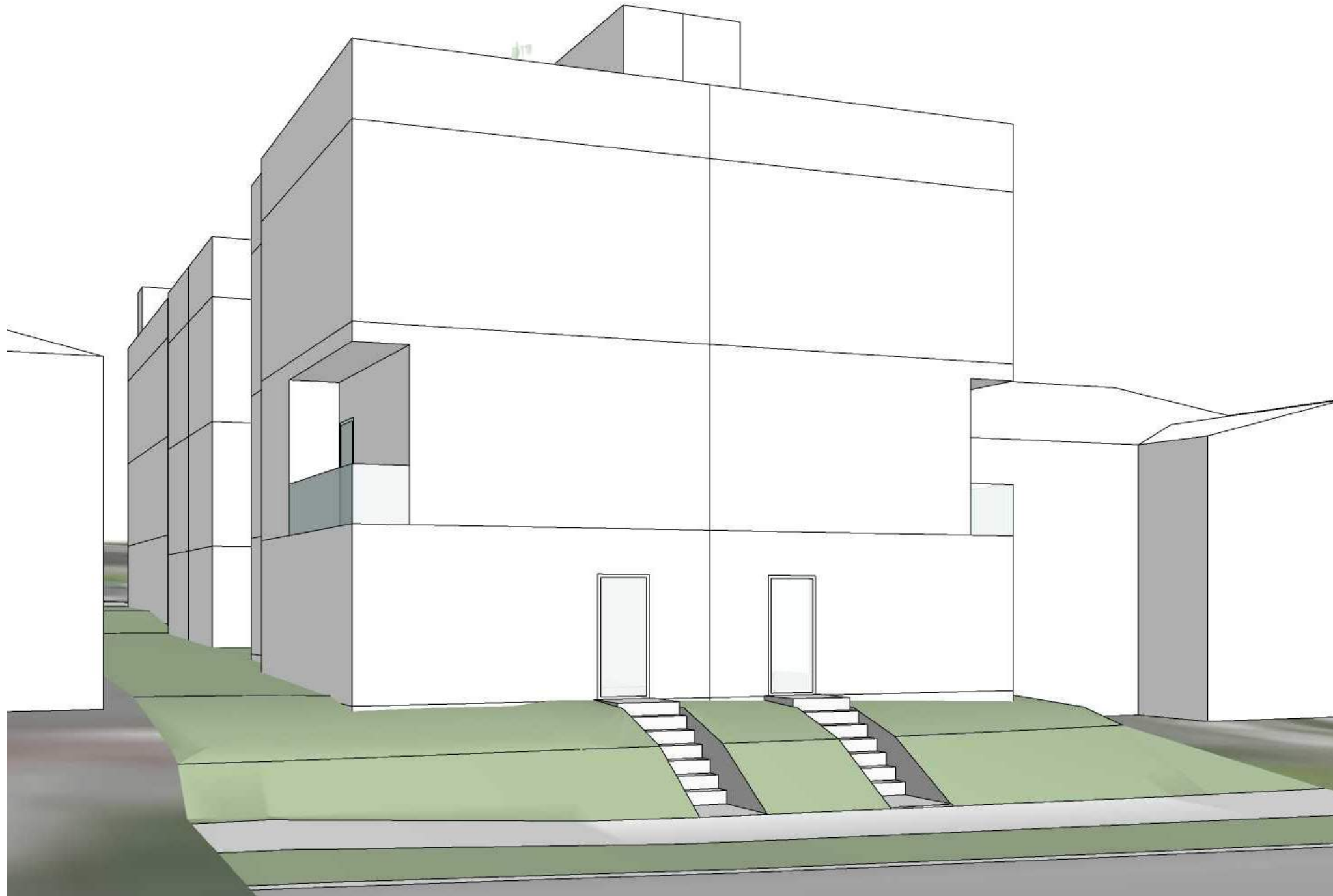


THIRD FLOOR PLAN



NO DEPARTURE REQUESTS NEEDED

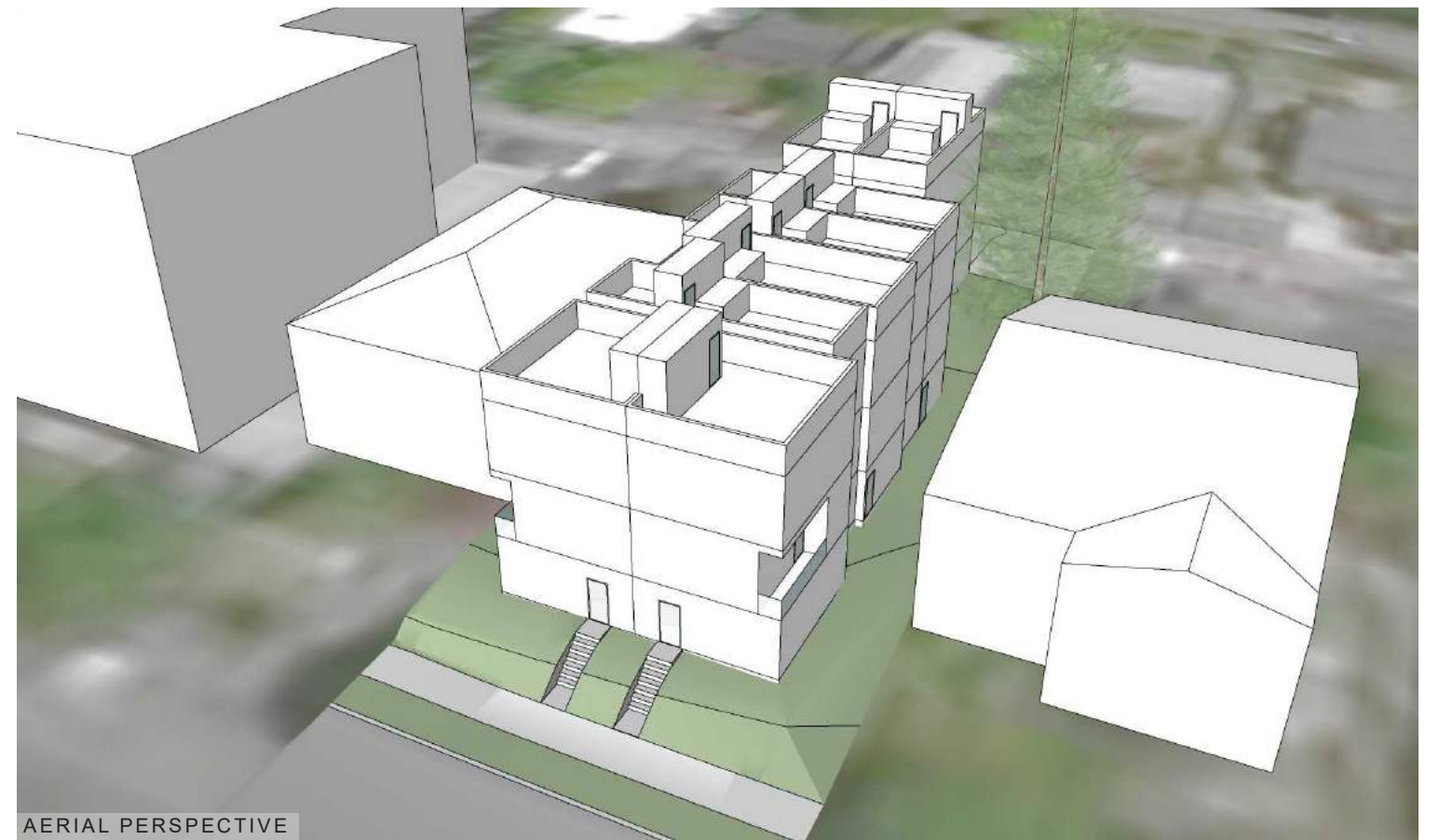
Proposed Option Two is code compliant and therefore does not need any departure requests.



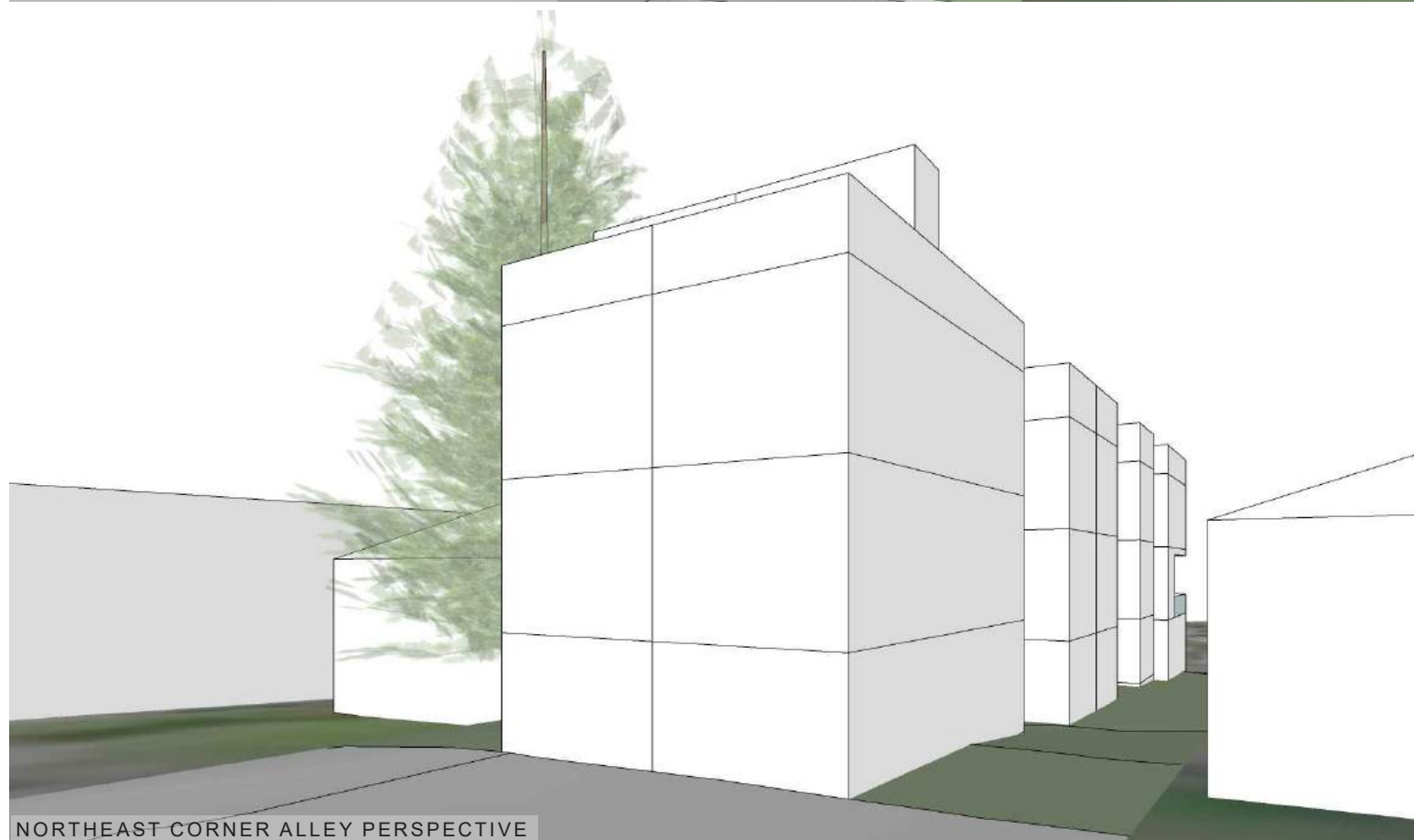
NORTHWEST CORNER STREET PERSPECTIVE



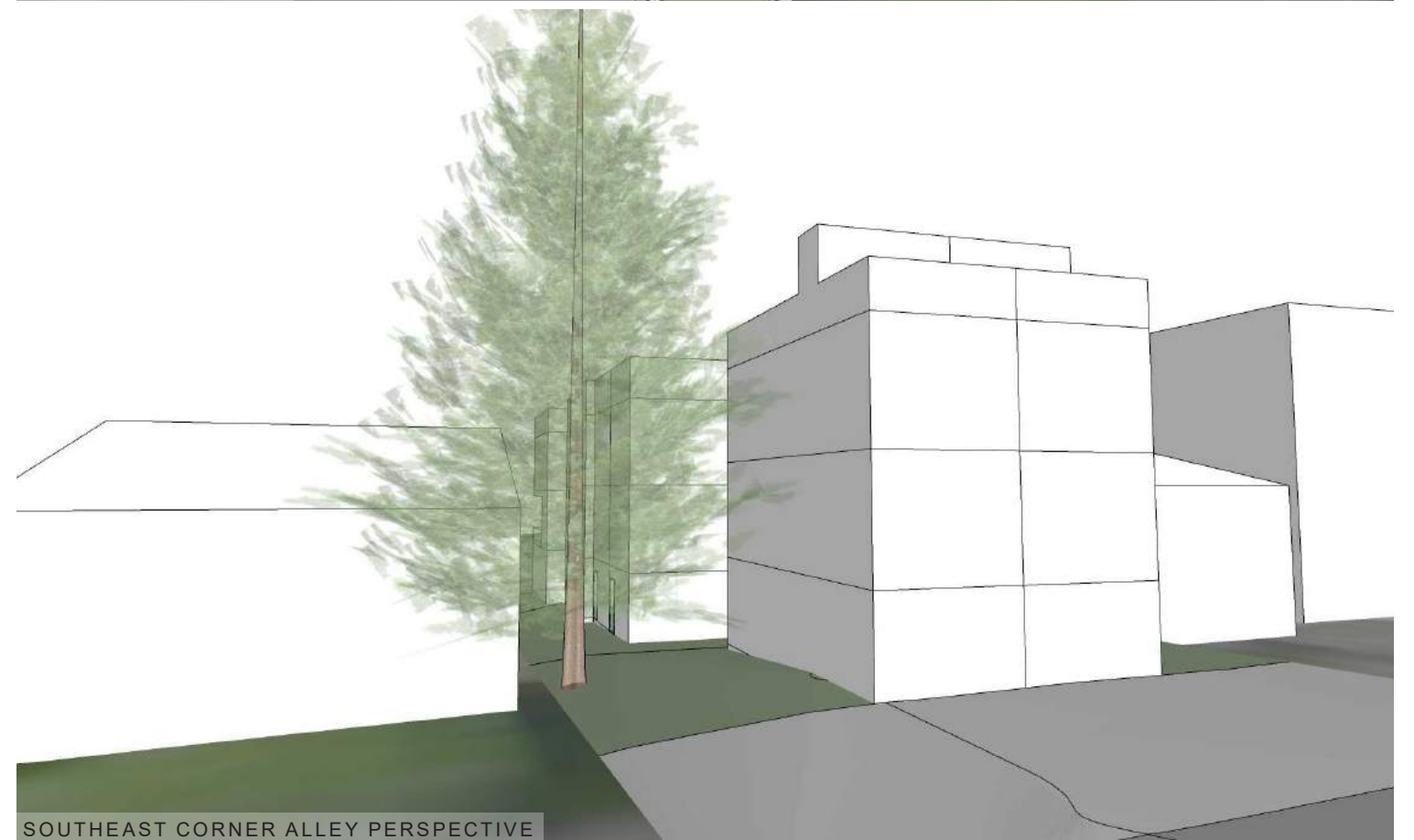
SOUTHWEST CORNER STREET PERSPECTIVE



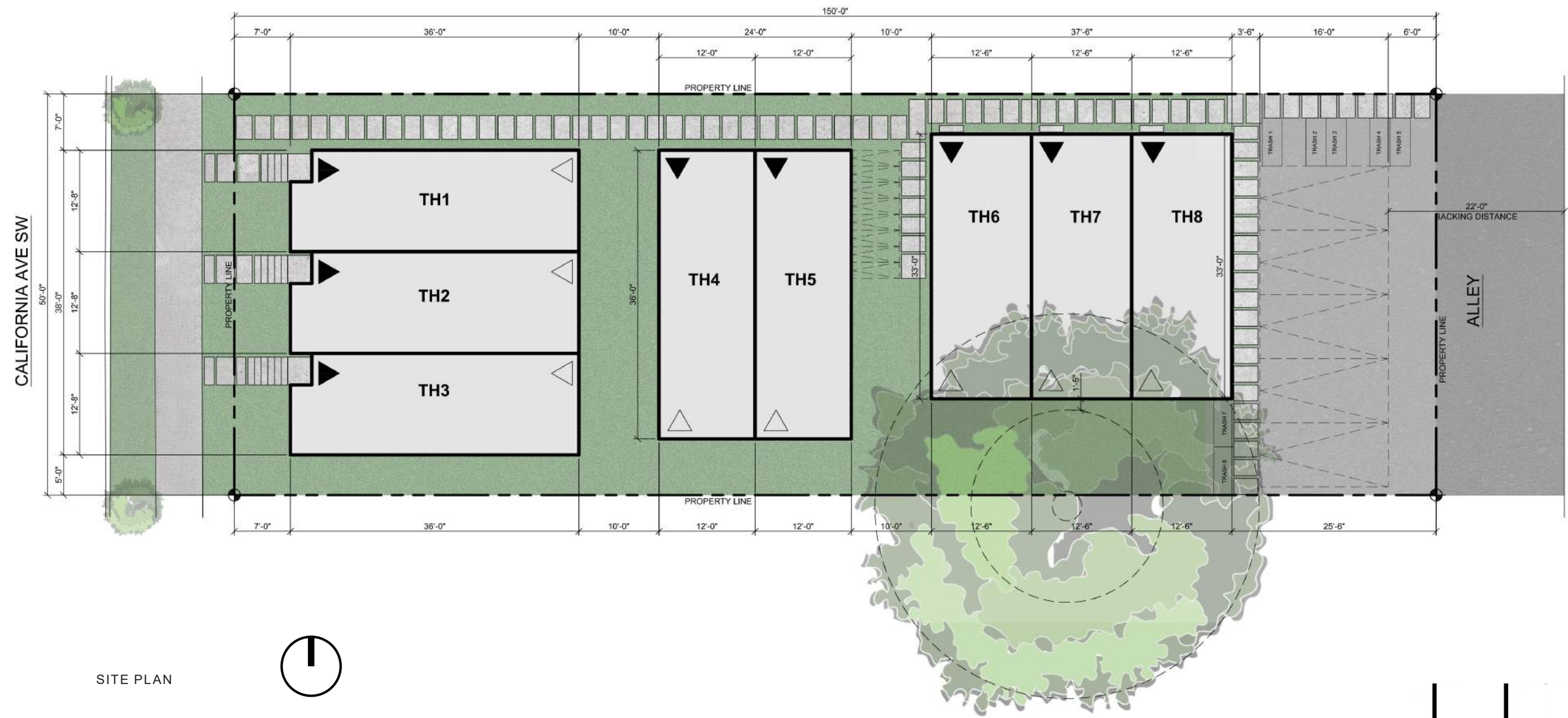
AERIAL PERSPECTIVE



NORTHEAST CORNER ALLEY PERSPECTIVE



SOUTHEAST CORNER ALLEY PERSPECTIVE



OPTION THREE:

8 UNITS
5 MEDIUM PARKING STALLS PROVIDED

OPPORTUNITIES:

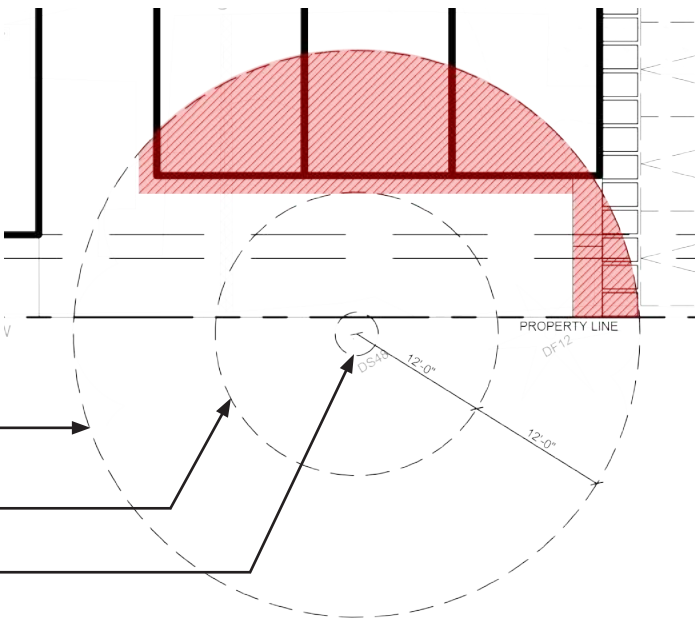
- Strongest street edge option
- Modulation/Visual interest at the street
- Private ground level amenity spaces for all units
- No departures required
- Building separations offer relief from uninterrupted facade
- All bike parking centrally located
- Simple wayfinding
- Activated space between coffee shop and units

CONSTRAINTS:

- Interrupted views for rear units towards Puget Sound
- Units 2 and 7 are "tunnel units"
- Most intrusive to significant tree

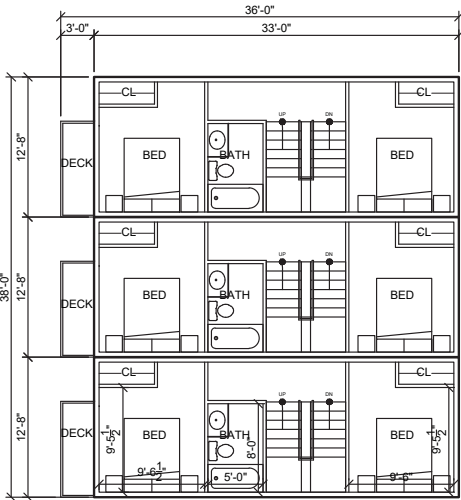
PROPOSED TREE PROTECTION PLAN

AREA OF REDUCED TREE PROTECTION AREA = 22.1%
LINE OF OUTER ROOT ZONE, 24' RADIUS
LINE OF INNER ROOT ZONE, 12' RADIUS
EXISTING EXCEPTIONAL BAY LAUREL TREE
AREA OF DISTURBANCE

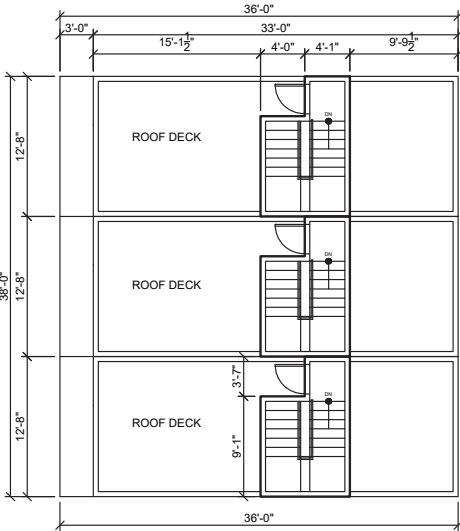
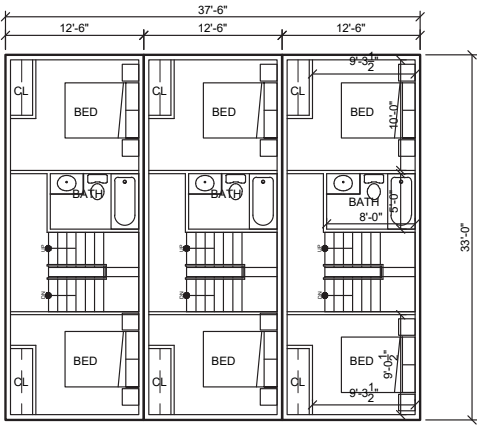
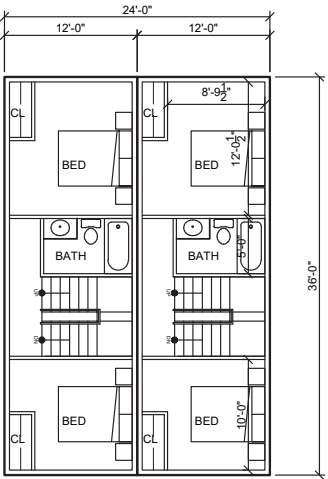


PARCEL INFORMATION

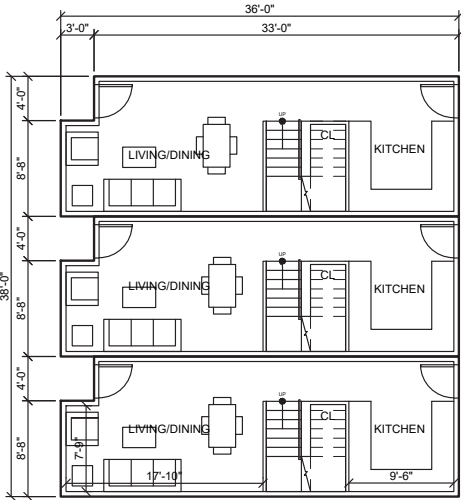
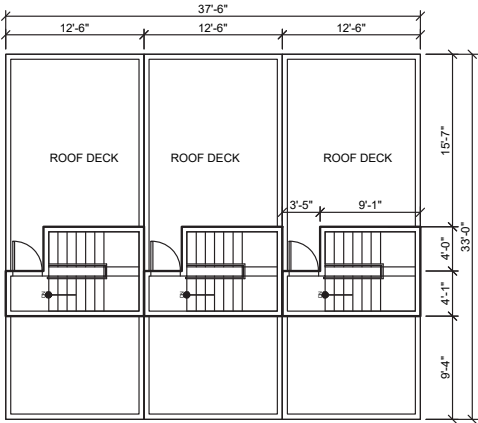
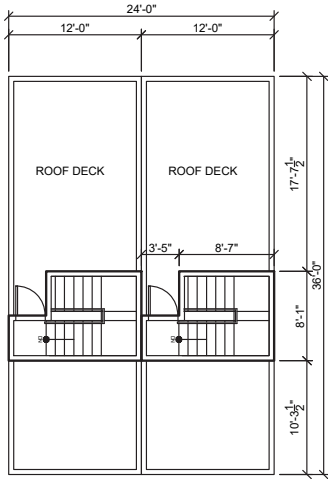
Lot Area	7500 SF
Unit Count	8 Townhomes
Proposed FAR	9743.75 SF
Ground Level Amenity	1331.23 SF



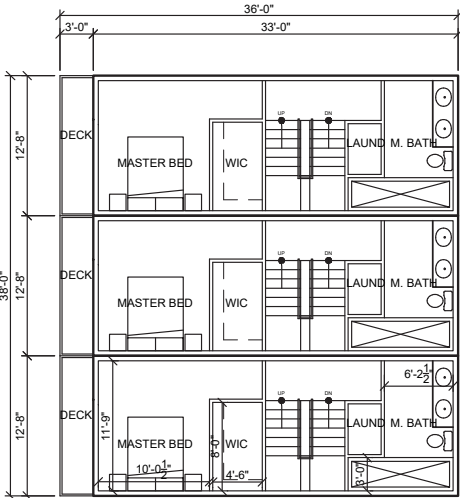
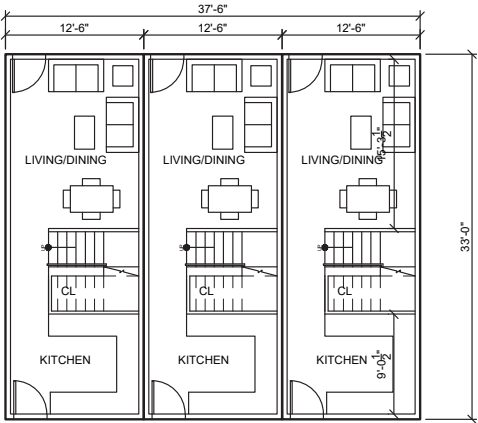
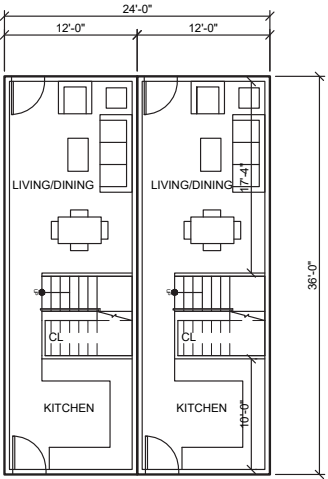
SECOND FLOOR PLAN



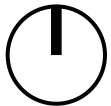
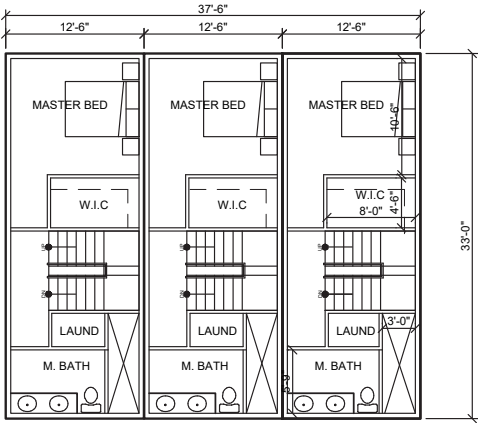
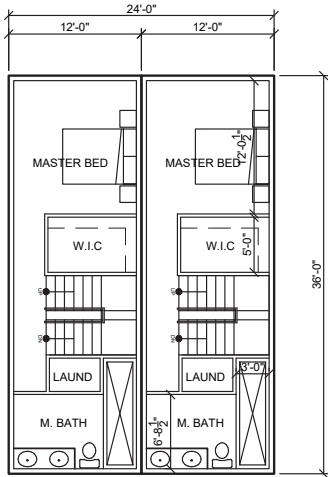
ROOF PLAN



FIRST FLOOR PLAN

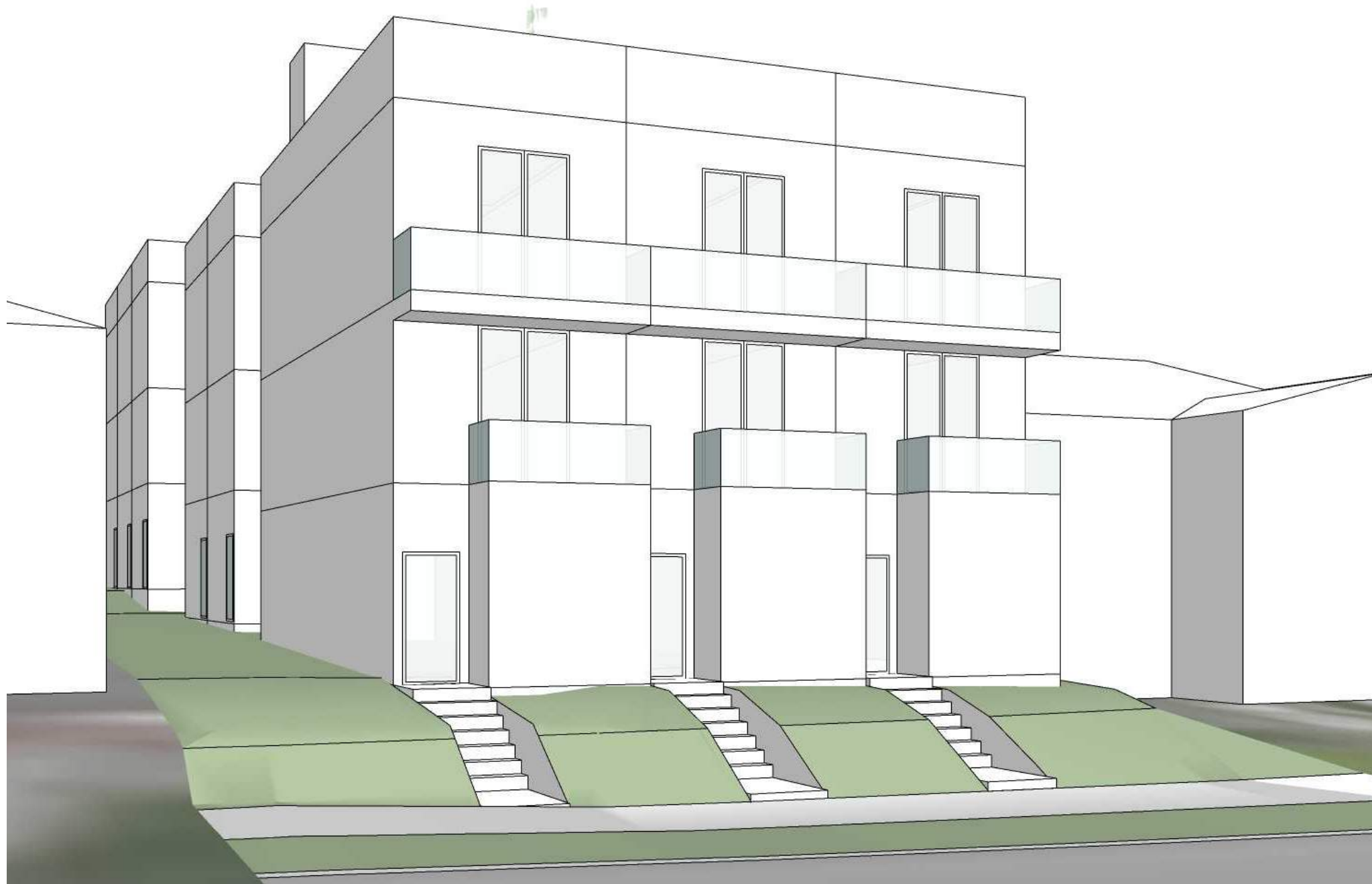


THIRD FLOOR PLAN



NO DEPARTURE REQUESTS NEEDED

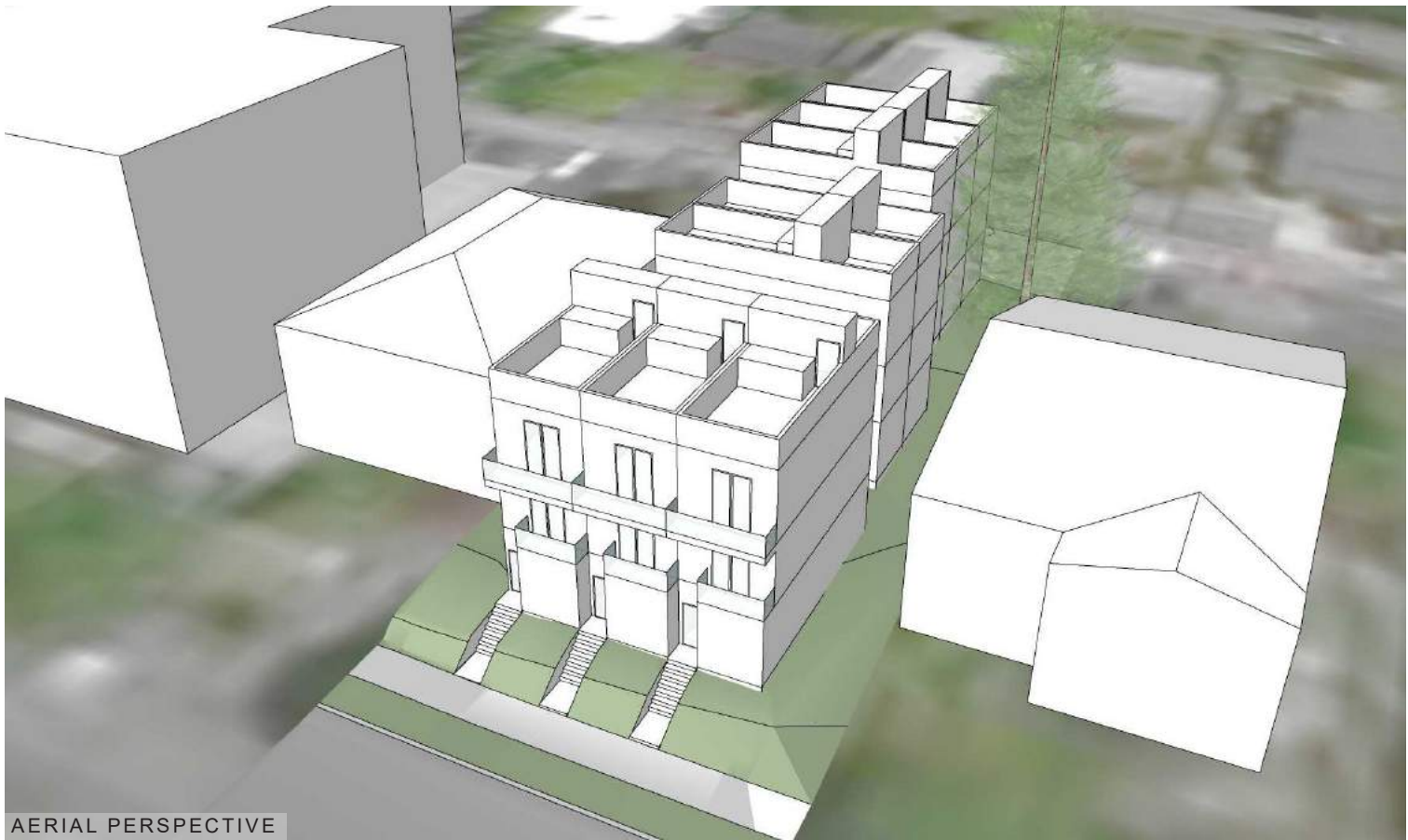
Proposed Option Three is code compliant and therefore does not need any departure requests.



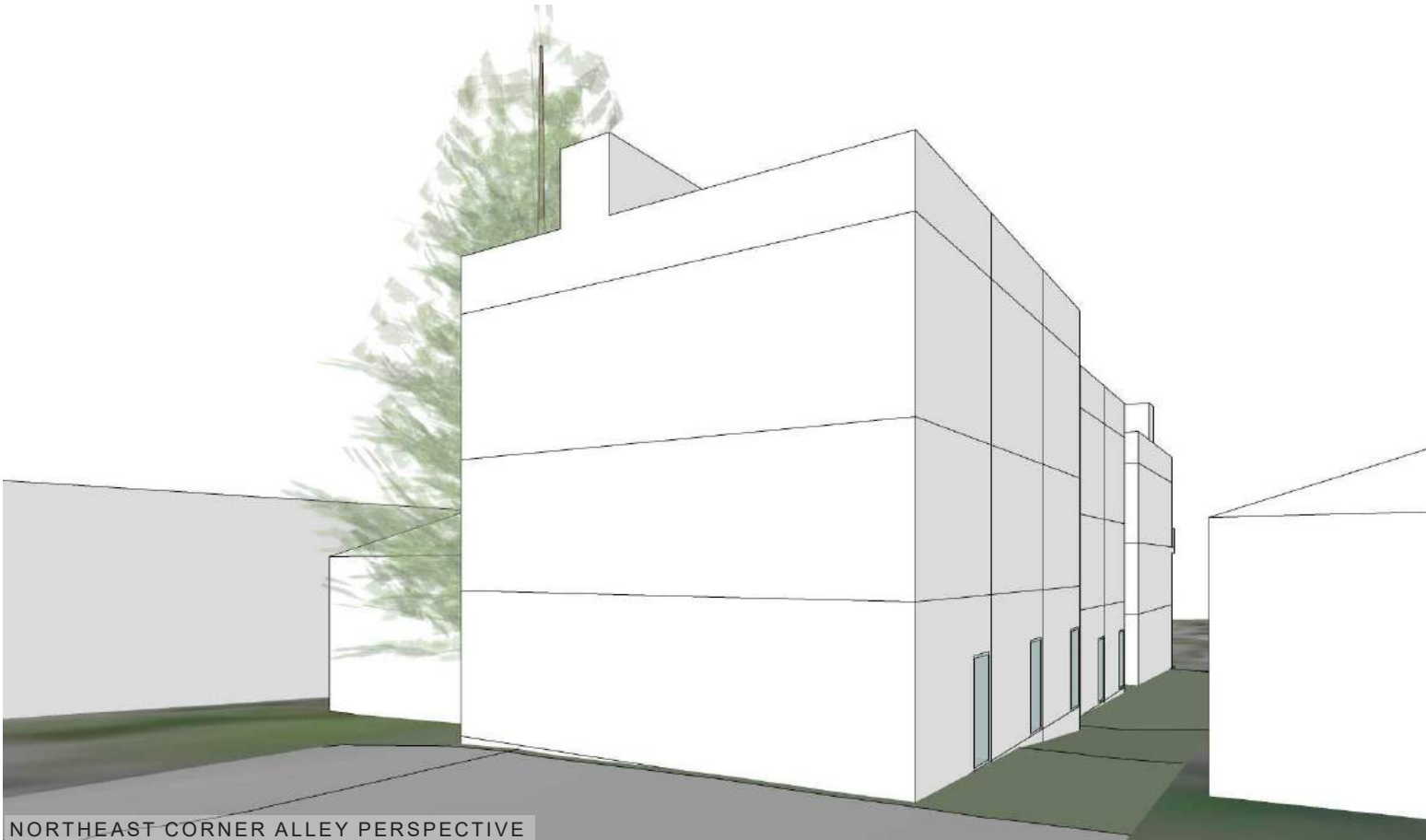
NORTHWEST CORNER STREET PERSPECTIVE



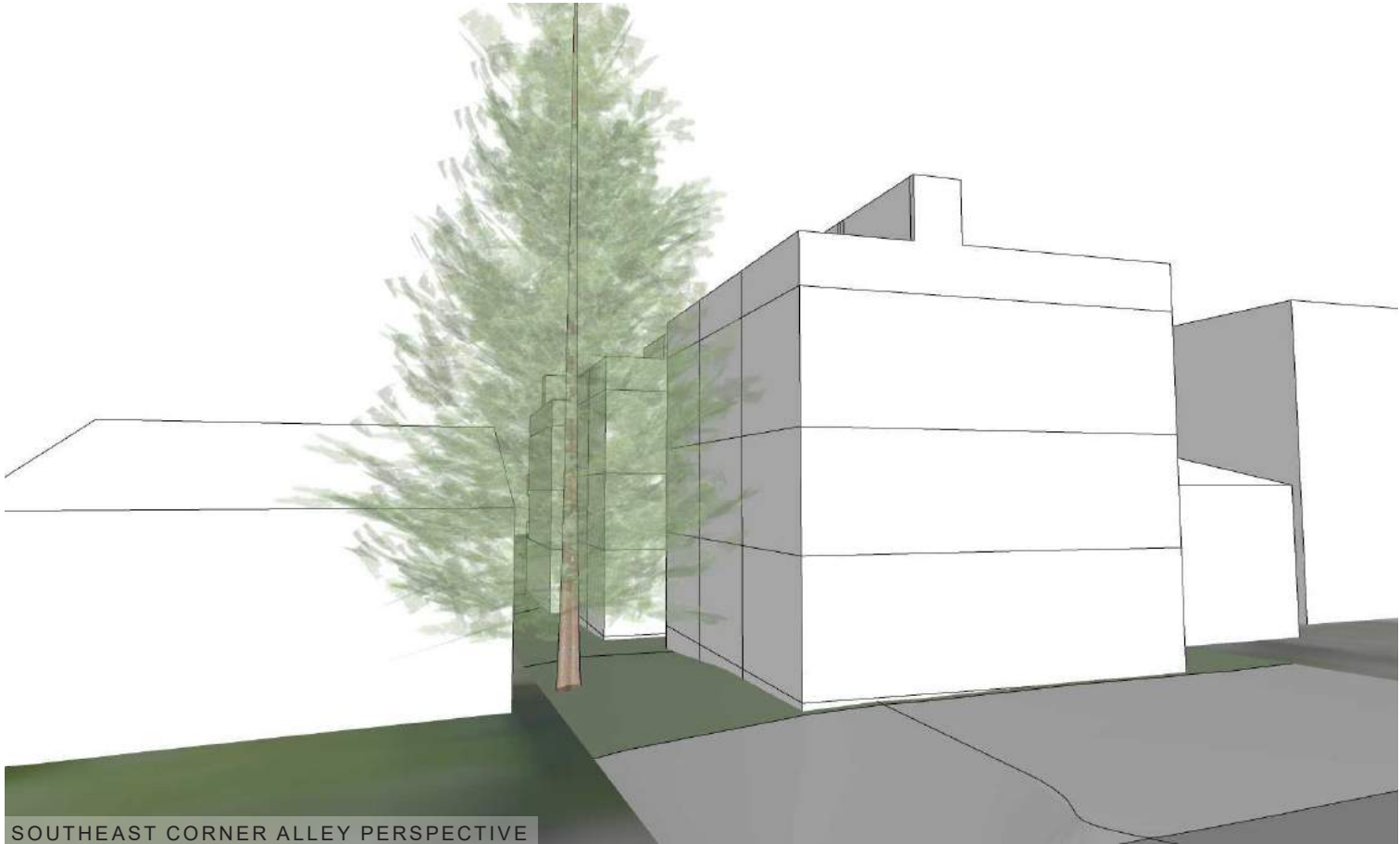
SOUTHWEST CORNER STREET PERSPECTIVE



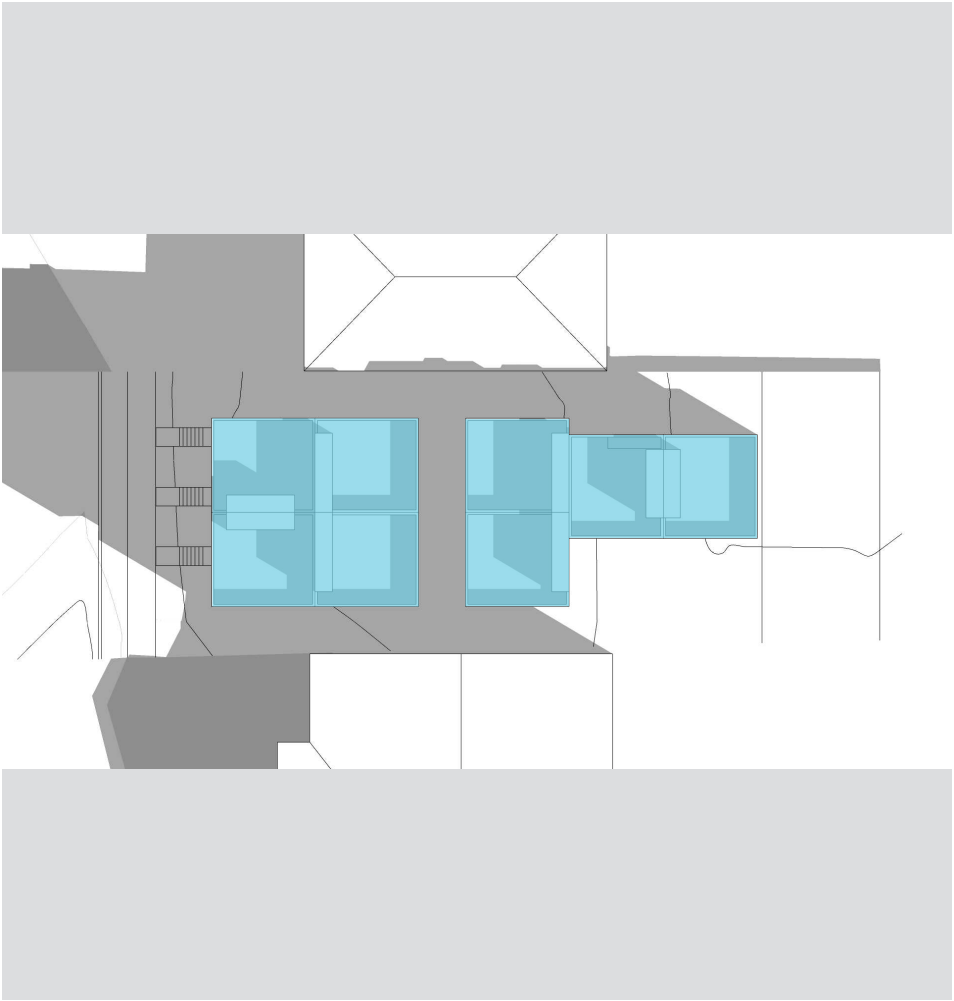
AERIAL PERSPECTIVE



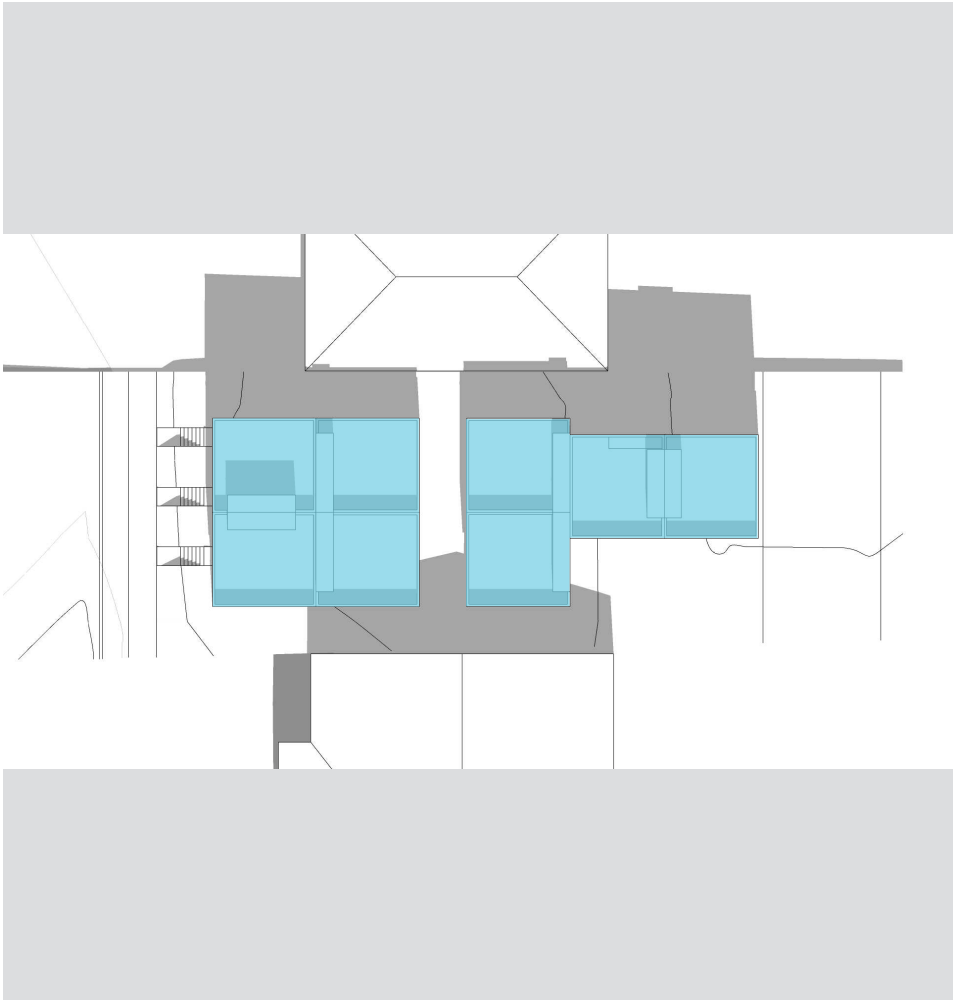
NORTHEAST CORNER ALLEY PERSPECTIVE



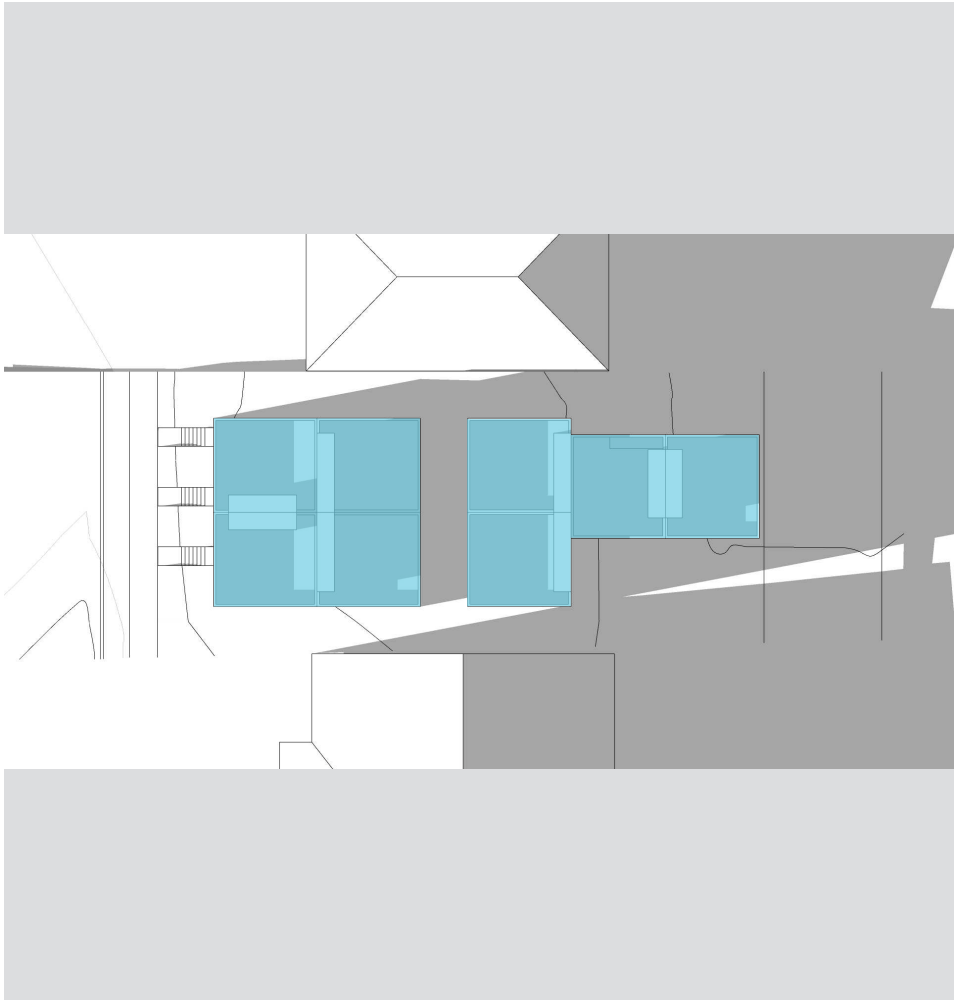
SOUTHEAST CORNER ALLEY PERSPECTIVE



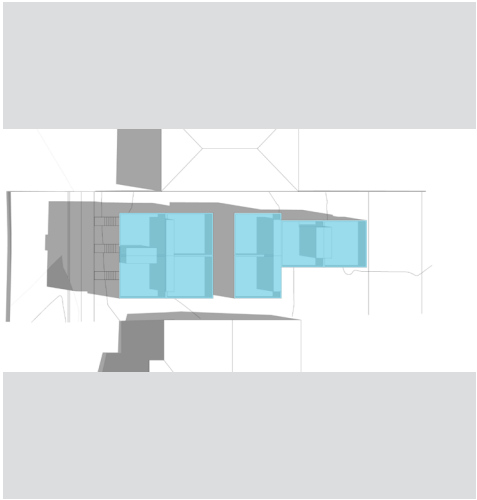
MARCH / SEPTEMBER 21, 9 AM



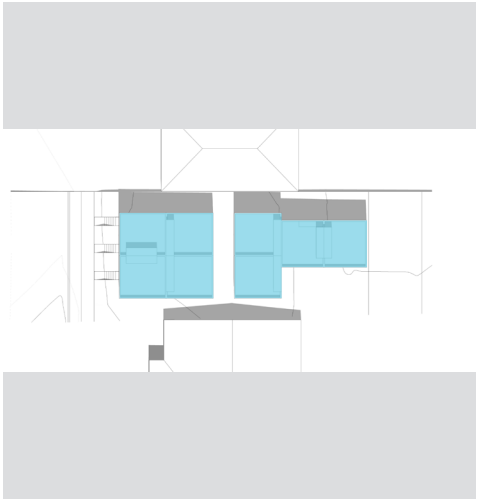
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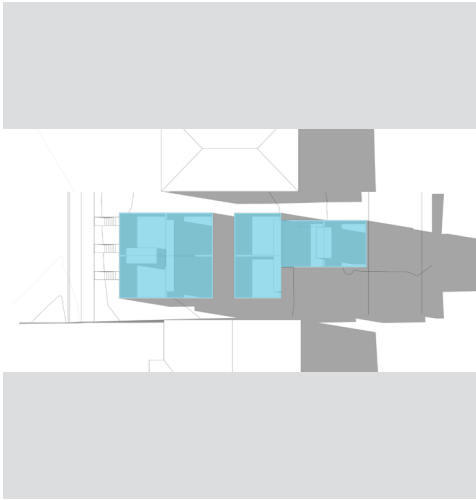
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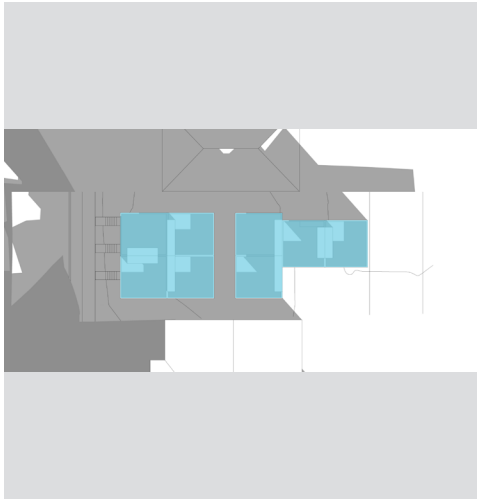
JUNE 21, 9 AM



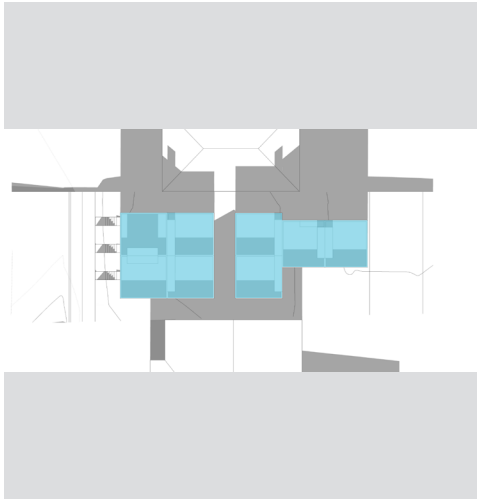
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JUNE 21, 5 PM



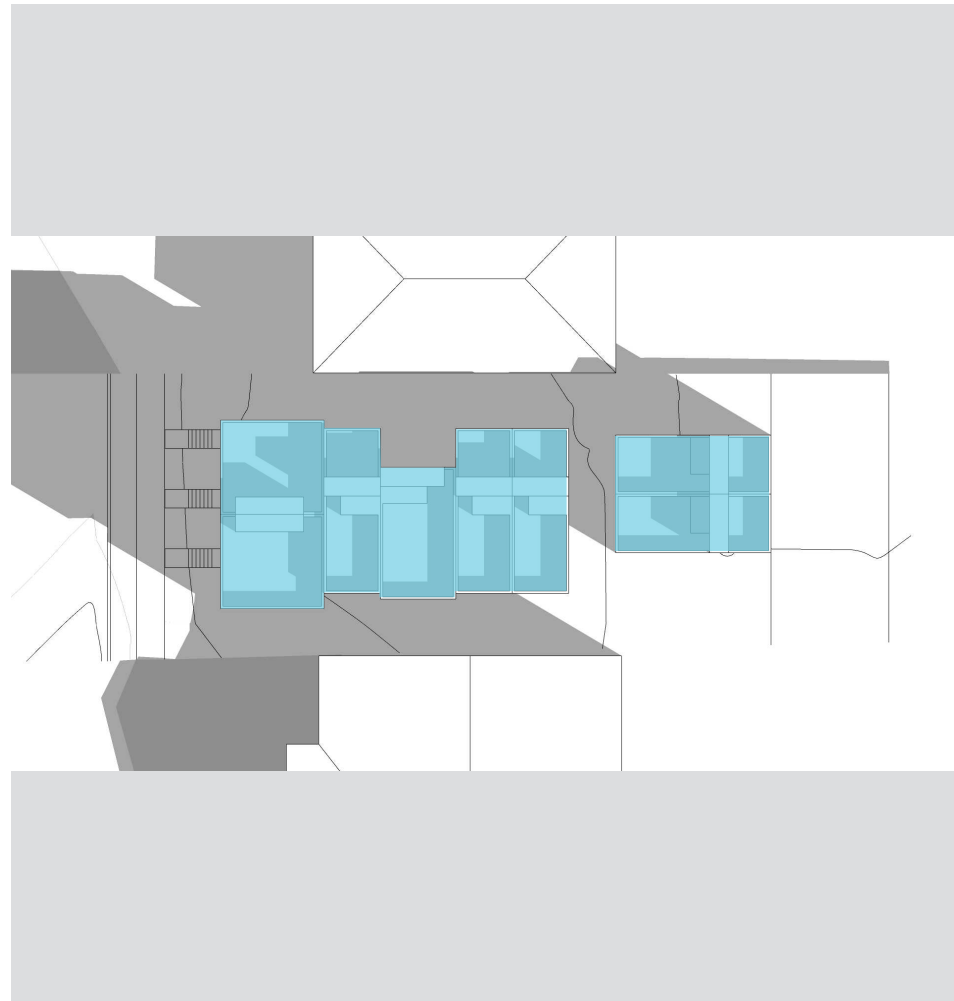
DECEMBER 21, 9 AM



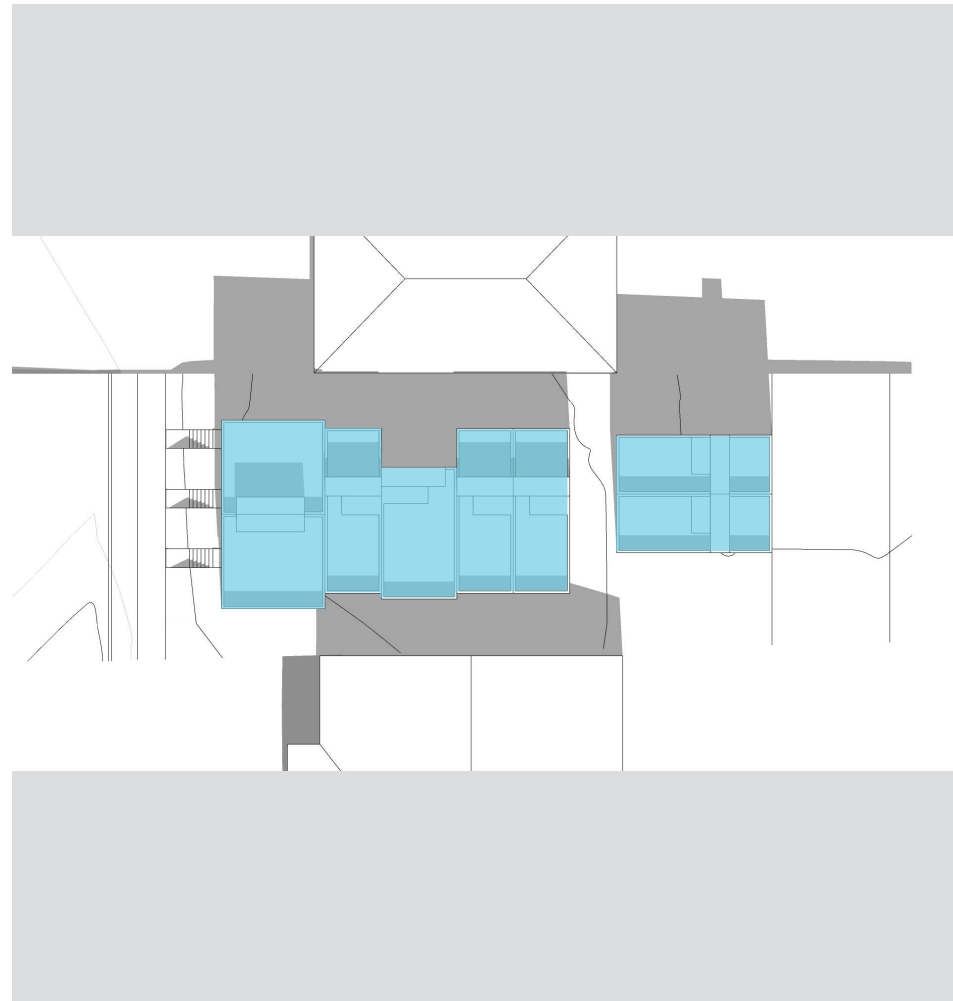
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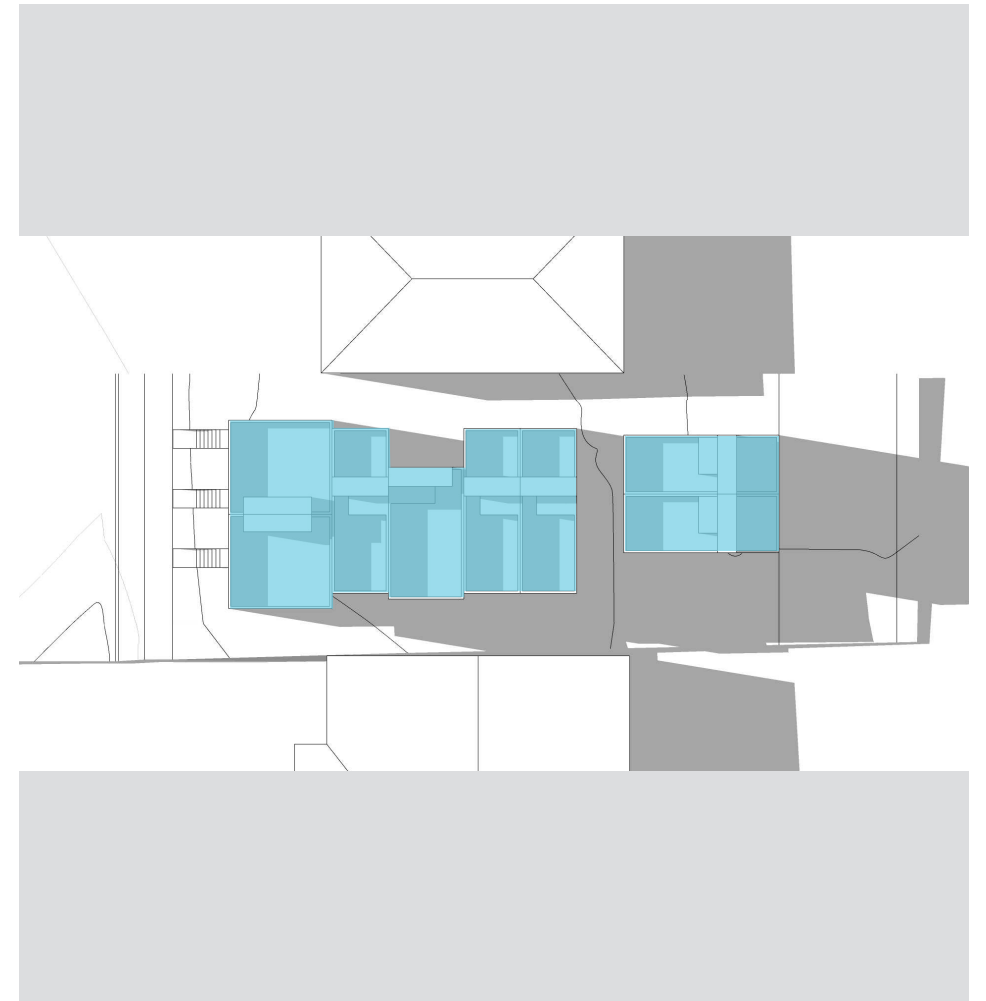
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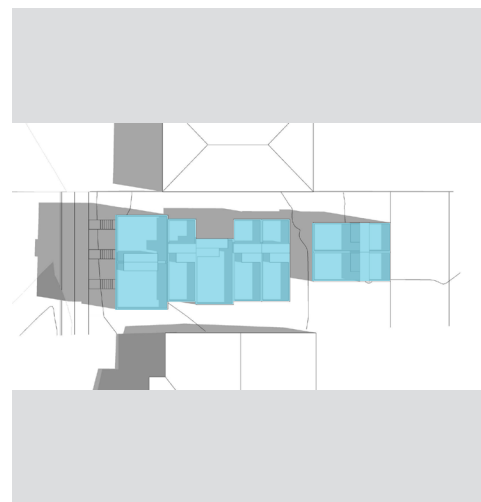
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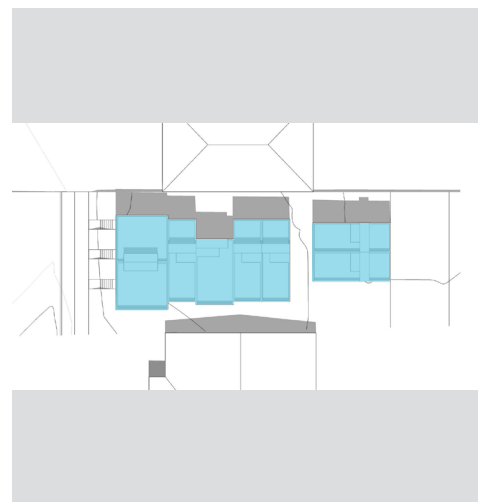
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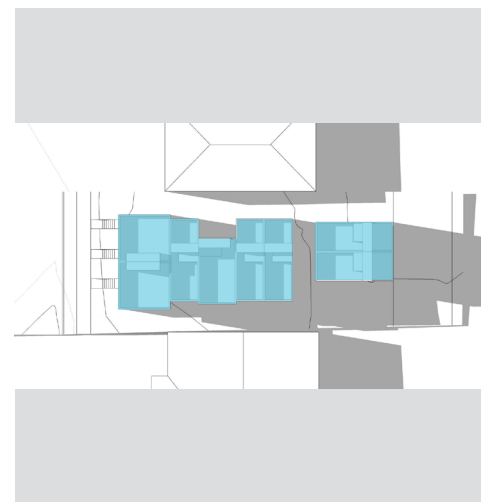
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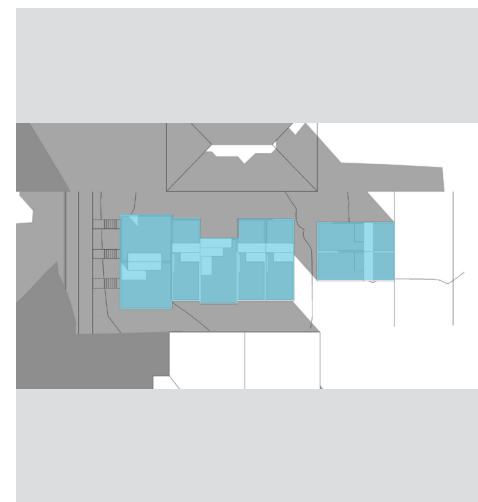
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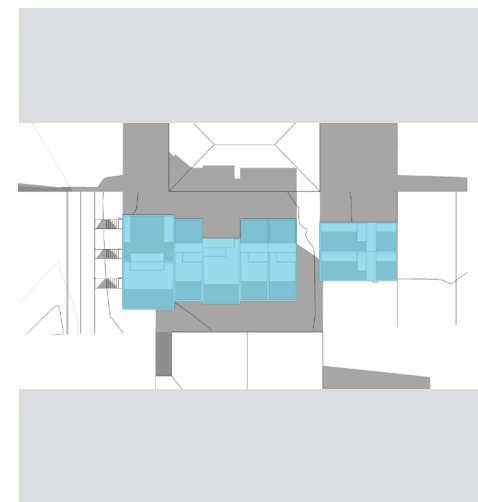
JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



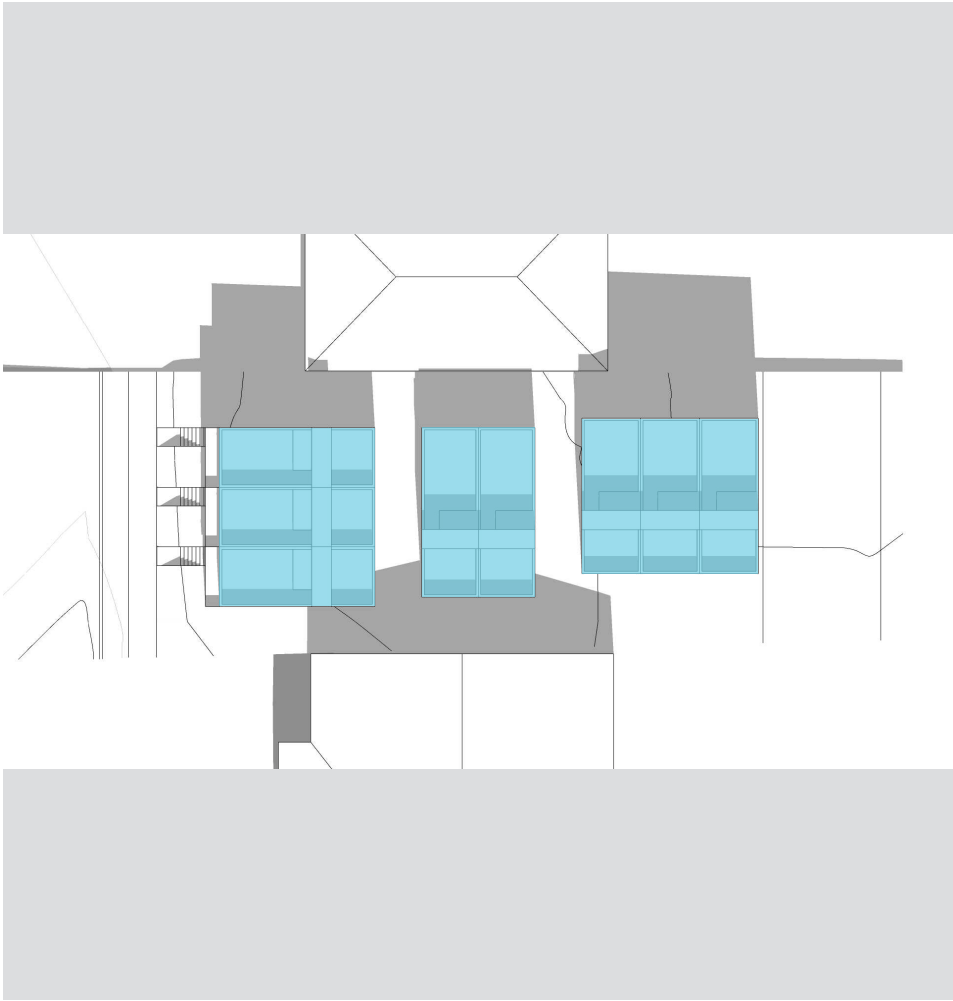
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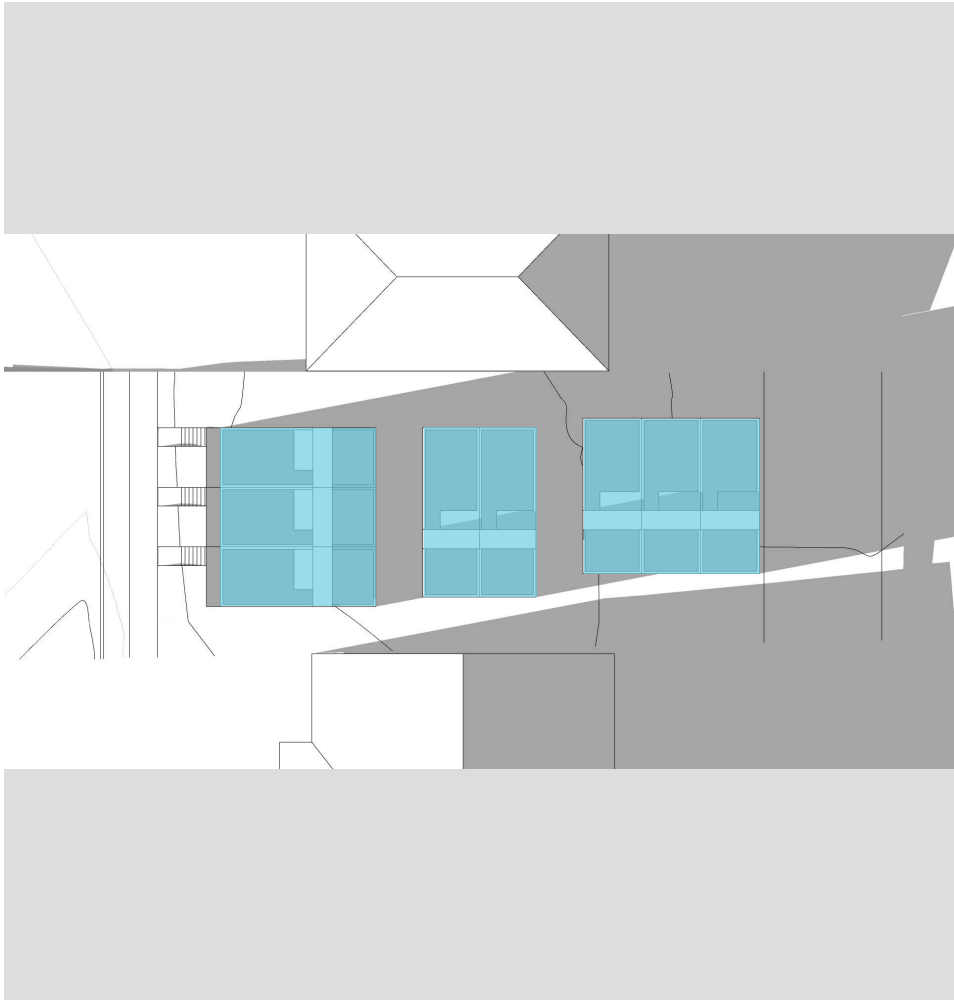
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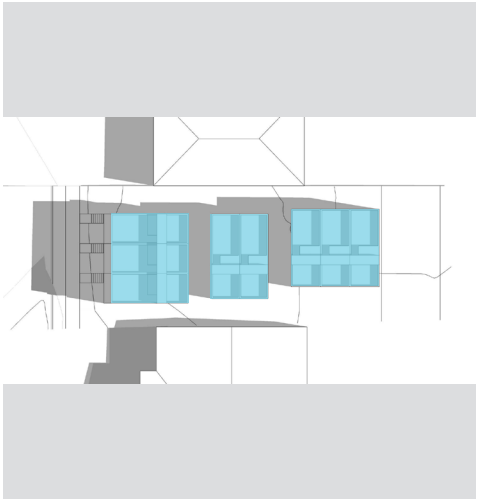
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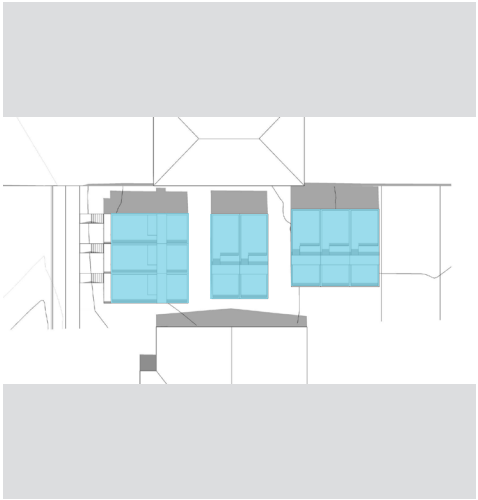
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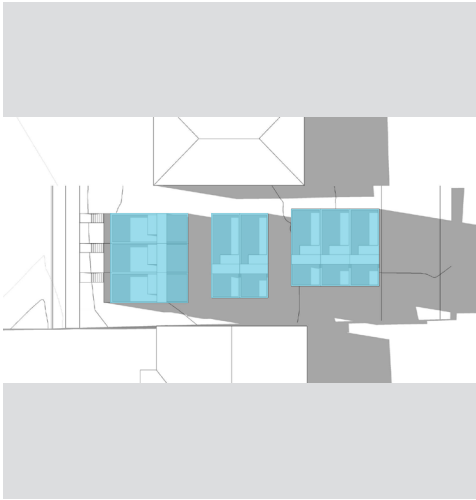
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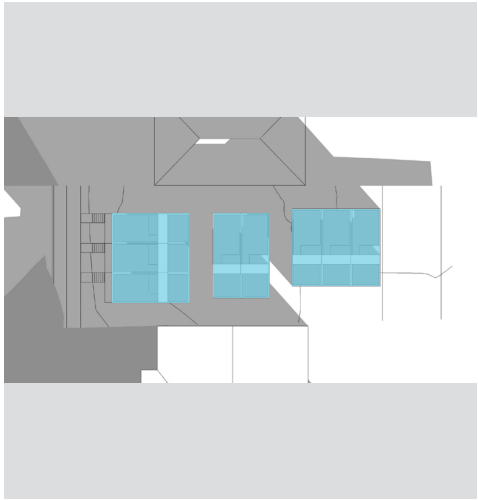
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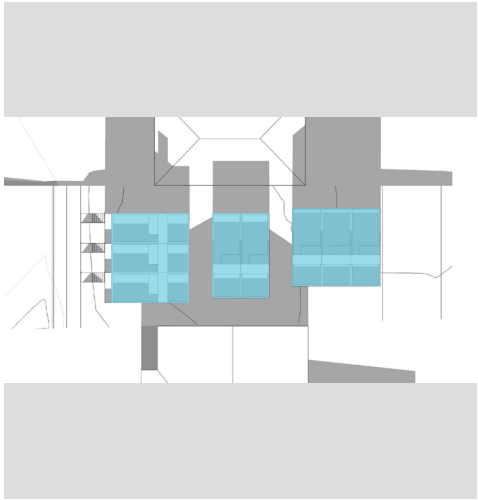
JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



TWO-TONE WOOD CLADDING ORGANIZED BY BUILDING MASSING AT PROMINENT FACADES



LIGHT-TONE WOOD MATERIAL



DARK-TONE WOOD MATERIAL



HARDIE PANELING AT LESS PROMINENT BUILDING FACADES, PAINTED TO MATCH WOOD



CALIFORNIA AVE SW STREET PERSPECTIVE - CONCEPT RENDERING