THE 9

8822 9th Ave SW
Seattle, WA 98106

ADMINISTRATIVE DESIGN REVIEW

Project # | 3025366
Recommendation Packet
November 22, 2019

Architect | Wittman Estes Architecture + Landscape
5628 Airport Way S, Ste. 165
Seattle, WA 98108
206-735-7170

Developer | Hammer & Ink, LLC

Landscape Designer | Wittman Estes Architecture + Landscape

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Table of Contents

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PROJECT INFORMATION

12 townhomes
2 ADUs
14 parking spaces
14 long-term bike storage spaces
2 short-term bike parking spaces

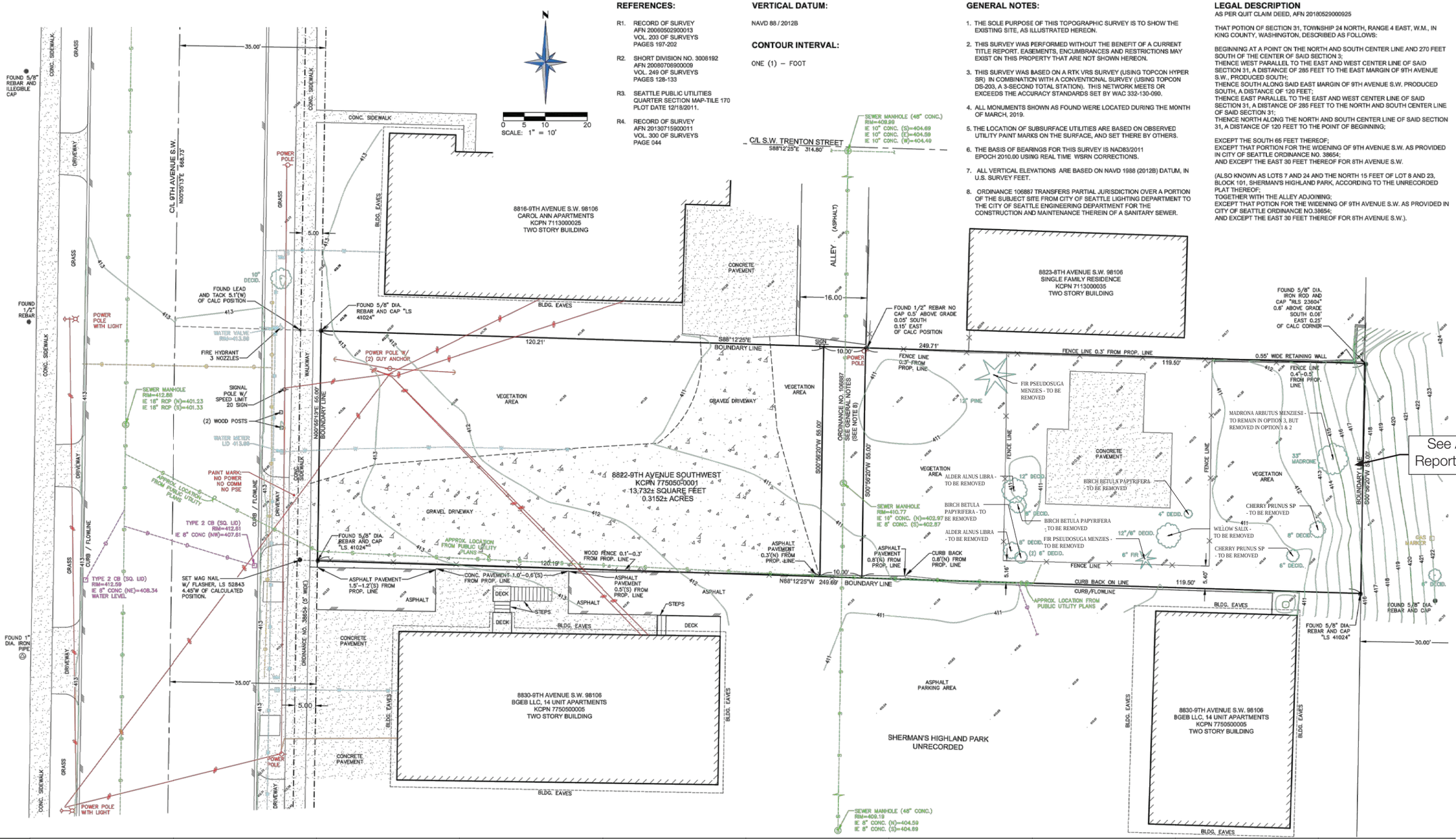
SITE INFORMATION

ADDRESS	8822 9th Ave SW
PARCEL NUMBER	7750500001
LOT AREA	13732 ft^2
BASE ZONE	LR2 (M)
OVERLAY AREAS	none

PROJECT NARRATIVE

This development project strengthens the neighborhood connection with Westcrest Park, while providing well-designed housing options for neighborhood residents. It improves the composition of the streetscape, making the pedestrian experience safer and more enjoyable. The design addresses its immediate context by maintaining privacy between neighbors and enhancing existing outdoor spaces.

WITHIN THE NE1/4 OF THE SW1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 04 EAST, W.M., KING COUNTY, WASHINGTON



REFERENCES:

R1. RECORD OF SURVEY
AFN 20060502900013
VOL. 203 OF SURVEYS
PAGES 197-202

R2. SHORT DIVISION NO. 3008192
AFN 20080709090009
VOL. 249 OF SURVEYS
PAGES 128-133

R3. SEATTLE PUBLIC UTILITIES
QUARTER SECTION MAP-TILE 170
PLOT DATE 12/18/2011.

R4. RECORD OF SURVEY
AFN 20130715900011
VOL. 300 OF SURVEYS
PAGE 044

VERTICAL DATUM:

NAVD 88 / 2012B

CONTOUR INTERVAL:

ONE (1) – FOOT

GENERAL NOTES:

1. THE SOLE PURPOSE OF THIS TOPOGRAPHIC SURVEY IS TO SHOW THE EXISTING SITE, AS ILLUSTRATED HEREON.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
3. THIS SURVEY WAS BASED ON A RTK VRS SURVEY (USING TOPCON HYPER SR) IN COMBINATION WITH A CONVENTIONAL SURVEY (USING TOPCON DS-203, A 3-SECOND TOTAL STATION). THIS NETWORK MEETS OR EXCEEDS THE ACCURACY STANDARDS SET BY WAC 332-130-090.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE MONTH OF MARCH, 2019.
5. THE LOCATION OF SUBSURFACE UTILITIES ARE BASED ON OBSERVED UTILITY PAINT MARKS ON THE SURFACE, AND SET THERE BY OTHERS.
6. THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83/2011 EPOCH 2010.00 USING REAL TIME WSRN CORRECTIONS.
7. ALL VERTICAL ELEVATIONS ARE BASED ON NAVD 1988 (2012B) DATUM, IN U.S. SURVEY FEET.
8. ORDINANCE 106887 TRANSFERS PARTIAL JURISDICTION OVER A PORTION OF THE SUBJECT SITE FROM CITY OF SEATTLE LIGHTING DEPARTMENT TO THE CITY OF SEATTLE ENGINEERING DEPARTMENT FOR THE CONSTRUCTION AND MAINTENANCE THEREIN OF A SANITARY SEWER.

LEGAL DESCRIPTION

AS PER QUIT CLAIM DEED, AFN 20180529000925

THAT POTION OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER LINE AND 270 FEET SOUTH OF THE CENTER OF SAID SECTION 3;
THENCE WEST PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 31, A DISTANCE OF 285 FEET TO THE EAST MARGIN OF 9TH AVENUE S.W., PRODUCED SOUTH;
THENCE SOUTH ALONG SAID EAST MARGIN OF 9TH AVENUE S.W. PRODUCED SOUTH, A DISTANCE OF 120 FEET;
THENCE EAST PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 31, A DISTANCE OF 285 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 31;
THENCE NORTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 31, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 65 FEET THEREOF;
EXCEPT THAT PORTION FOR THE WIDENING OF 9TH AVENUE S.W. AS PROVIDED IN CITY OF SEATTLE ORDINANCE NO. 38654;
AND EXCEPT THE EAST 30 FEET THEREOF FOR 8TH AVENUE S.W.

(ALSO KNOWN AS LOTS 7 AND 24 AND THE NORTH 15 FEET OF LOT 8 AND 23, BLOCK 101, SHERMAN'S HIGHLAND PARK, ACCORDING TO THE UNRECORDED PLAT THEREOF;
TOGETHER WITH THE ALLEY ADJOINING;
EXCEPT THAT POTION FOR THE WIDENING OF 9TH AVENUE S.W. AS PROVIDED IN CITY OF SEATTLE ORDINANCE NO.38654;
AND EXCEPT THE EAST 30 FEET THEREOF FOR 8TH AVENUE S.W.).

SURVEYED BY: SRW CHECKED BY: SRW
DRAWN BY: MAGG APPROVED BY: SRW

DATE	BY	REVISION	CK'D	APPR.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WITTMAN ESTES ARCHITECTURE AND LANDSCAPE IN MARCH, 2019.

5/28/2019
DATE

SAMUEL R. WARD, PLS
WASHINGTON STATE LICENSED SURVEYOR
CERTIFICATE NO. 52843

APS SURVEY & MAPPING
Exceptional Service Has No Boundaries
10201 S.E. 36TH STREET, SUITE A, BELLEVUE, WA 98005
TEL: (425) 746-3200 FAX: (425) 746-3242 WWW.APSBM.COM

TOPOGRAPHIC SURVEY
KCPN 775050-0001, 8822 - 9TH AVENUE SOUTHWEST
FOR
WITTMAN ESTES ARCHITECTURE AND LANDSCAPE
SEATTLE WASHINGTON

DWN. BY:	MAGG/SBM	CHKD. BY:	SRW	SURV. BY:	SRW
DATE:	03/2019	SCALE:	1" = 10'	DWG. NAME:	1366002T.DWG

JOB NO.: 1366002

SHEET 1 OF 1

ArboristsNW, LLC
www.arboristsnw.com
1710 SW 318PL 44D
Federal Way WA. 98023
(206) 779-2579

Site Address: 8822 9th Ave SW, Seattle WA

Report Prepared by: ArboristsNW LLC
Andrew Baker
International Society of Arboriculture (ISA)
ISA Cert # PN-5726a
ISA Tree Risk Assessor Qualified (TRAQ)

Scope of Work

On 3/6/19 ArboristsNW LLC was hired to perform an ISA Level 2 Basic Assessment on a Madrone (***Arbutus menziesii)*** located at the site above.

Methods Used

A Level 2 Basic Assessment is a detailed visual inspection of a tree and it's surrounding site, and a synthesis of the information collected. It is done on the ground level and looks all around the tree from some distance away, and close-up, to consider the crown shape, trunk, roots, branches and the tree's surroundings. Simple tools are sometimes used. In this case a diameter tape and a camera were utilized.

A diameter at breast height (DBH) was taken of the tree with the diameter tape. DBH is determined by measuring the trees trunk at 4.5 ft above grade, where a tree has extra trunks or swelling that interferes with measurement at 4.5 feet above average grade or where a tree tapers below this point, the diameter is measured at the narrowest point below 4.5 feet.

Our Observations

The tree is located on the East side of the property, located on a small rise of about 15 degrees. It has a DBH of 33" and it is 50 ft tall. The canopy is asymmetrical with most of the foliage leaning towards the SW. There are two trunks growing from the base. One trunk is completely dead and has no foliage. In the root base there are two pockets of decay. One pocket has caused some undermining of the tree.

A Discussion of our findings

The main cause for concern is the cavity at the base of the tree. There is decay inside the cavity. Trees build defenses in relation to forces applied to them, one such example is called Compartmentalization Of Diseases in Trees or CODIT. CODIT refers to 4 walls of defense

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against decay working in 4 directions. While CODIT can slow and sometimes stop decay, it does not heal the wounds. In the case of this tree the decay is so extensive that it has caused the tree to compartmentalize in such a way that the vessels located in the Cambium or sapwood, which facilitate the movement of nutrients through the tree have become closed off. This is the most likely cause of the dead trunk and the die back in the other.

The location of the decay has allowed the tree to become undermined and this has reduced the stability of the tree, and there are no signs of response growth.

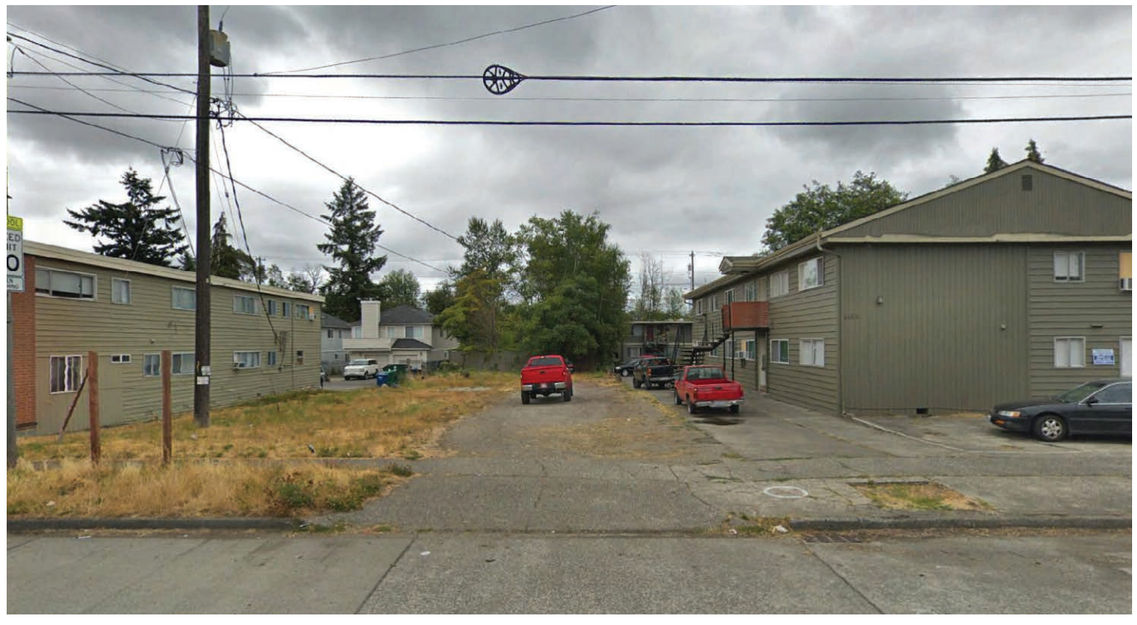
Madrone trees are prone to getting fungi, but their wood is very dense and stable. With proper pruning and management, it might be possible to retain the tree.

Our Recommendation Options

1. Retain and Manage: Start a regular maintenance program, focusing on removing dead, dying, diseased and damaged wood and branches. Every 1.5 to 2 yrs, have the tree pruned again and observed for any new changes. The residual risk of the tree would be maintained as Moderate
2. Retain, install Structual Support Systems and Manage: Another option could be to install a system of Guy lines (installed to provide anchorage and stabilize leans), Props (these support some leaning trees and branches from below). It will be important to monitor the installs as they can change how loads affect a tree. This would bring the residual risk down to Low.
3. Remove and Replace: The last option would be to remove the tree and to replace it with a healthier specimen. Preferably of the same species, or at least another native tree that will replicate the canopy coverage lost in the removal. Then begin a regular maintenance plan on the new tree. This will bring the residual risk down to Low

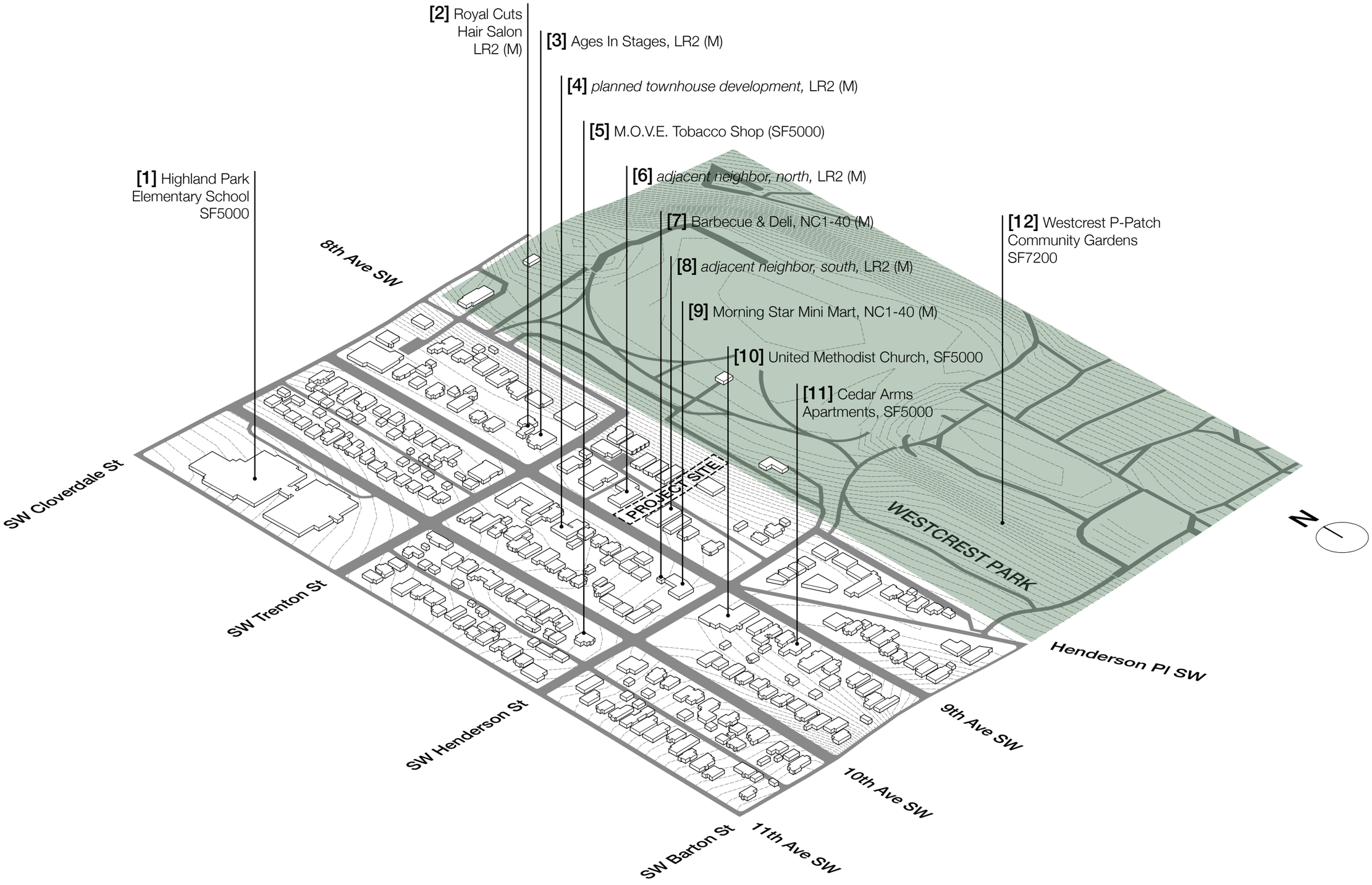
Respectfully submitted

Andrew Baker 3/13/19
ArboristsNW LLC
Andrew@arboristsnw.com
2067792579
International Society of Arboriculture (I.S.A.) Certified
ISA Tree Risk Assessor Qualified (TRAQ)



1.4 Site Photos

SW Trenton St
8th Ave SW
11th Ave SW
10th Ave SW
9th Ave SW
13732 FT²
SW Henderson St
Henderson Pl S
Westcrest Park



2.1 Nine Block Axon

[1] Highland Park Elementary School | SF5000
site design prioritizes pedestrian and child safety
2 min. bike 4 min. walk

[2] Royal Cut Hair Salon | LR2 (M)
neighborhood has walkable amenities
1 min. bike 2 min. walk

[3] Ages In Stages | LR2 (M)
site design prioritizes pedestrian and child safety
1 min. bike 2 min. walk

[4] planned 7-townhouse development | LR2 (M)
project contributes to increasing density
0 min. bike 0 min. walk

[5] M.O.V.E. Tobacco Shop | SF5000
neighborhood has walkable amenities
1 min. bike 3 min. walk

[6] adjacent neighbor, north | LR2 (M)
project increases security for neighbors
0 min. bike 0 min. walk

[7] Barbecue & Deli | NC1-40 (M)
neighborhood has walkable amenities
0 min. bike 1 min. walk

[8] adjacent neighbor, south | LR2 (M)
project enhances site for neighbors
0 min. bike 0 min. walk

[9] Morning Star Mini Mart | NC1-40 (M)
neighborhood has walkable amenities
0 min. bike 1 min. walk

[10] United Methodist Church | SF5000
neighborhood has community venues
1 min. bike 2 min. walk

[11] Cedar Arms Apartments | SF5000
project contributes to increasing density
1 min. bike 3 min. walk

[12] Westcrest P-Patch Garden | SF7200
neighborhood has community venues
2 min. bike 6 min. walk

9TH AVE SW FACING EAST

SW Trenton St

LR2 (M)
Single Family Residence

8-UNIT 3-STORY TOWNHOME IN CONSTRUCTION

LR2 (M)
Apartment

LR2 (M)
Apartment

9TH AVE SW FACING WEST

ACROSS FROM PROJECT SITE

SW Henderson St

NC1-40 (M)
Neighborhood/Commercial

LR2 (M)
Townhouse

LR2 (M)
Townhouse

LR2 (M)
Single Family Res

LR2 (M)
Single Family Res

LR2 (M)
Single Family Res

LR2 (M)
Single Family Res

ACROSS FROM SITE

PROJECT SITE

exterior stair

large windows facing street

9TH AVE SW FACING EAST

LR2 (M) Multi-family | LR2 (M) Apartment | LR2 (M) 4-Plex | LR2 (M) Single Family Res | LR2 (M) Single Family Res | NC1-40 (M) Single Family Res | SW Henderson St

9TH AVE SW FACING WEST

wooc fence

balconies facing street

LR2 (M) Duplex | LR2 (M) Single Family Residence | LR2 (M) Apartment | SW Trenton St

6-UNIT TOWNHOME IN CONSTRUCTION

FUTURE 6-UNIT PROPOSED TOWNHOME

Zoning Data

Zoning Classification
LR2 (M)

Overlays
None

Environmentally Critical Areas (ECAs)
None

Site Topography
The site slopes down gradually (3.5%) from west to east, levels out at the center, and slopes steeply upward (23%) at the eastern edge.

Other
Design Review Equity Area

FAR (Table A 23.45.517)
FAR Limits for Townhouse Developments: 1.4

(FAR Limit x Lot Square footage)
1.4 x 13,732 sf = **19,224.8 sf max**

Gross areas not included in FAR:
- Balconies, patios, and decks associated with a single dwelling unit
- Ground level walking paths
- Exterior stairways
- Portions of a story that extend no more than 4’ above finished or existing grade

23.45.510

Facade Length (23.45.527.B)
Facade Length for Townhouse Developments
65% of lot length for portions of facades within 15’ of a lot line that is not a rear, street, or alley lot line

Building Width Limit (23.45.527)
Facade Length for Townhouse Developments: **90’**

Building Height Limit (Table C 23.45.517)
Structure Height for Townhouse Developments: **40’**
+ 5’ for roof with minimum 6:12 pitch
The ridge of pitched roofs on principal structure may extend up to 5’ above the height limit unless exception 23.45.514.F is used. This exception provides that height limit is increased 4’ if structure includes a story that is partially below grade.

Rooftop Features (23.45.514.J.2)
Railings, parapets, and planters may extend 4’-0” above the maximum height limit.

Permitted Projections (23.45.518.H)
Stair penthouses and mechanical equipment may extend up to 10’-0” above the maximum height limit.

Setbacks (Table A 23.45.51)
Setbacks Limits for Townhouse Developments:
Front - 7’ average, 5’ minimum
Rear - 7’ average, 5’ minimum
Side - 5’ if building is 40’ or less in length,
or 7’ average, 5’ minimum

Amenity (23.45.522)
0.25 x 13,732 sf = **3433 sf**

A minimum of 50% of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of the structure that meets the provisions of subsection 23.45.510.E.5, which may be counted as amenity at the ground level.

Density Limit (Table B 23.45.517)
Density Limits for Townhouse Developments:
No Limit

ADUs (23.45.545.I)
In LR zones, accessory dwelling units are allowed in single-family, rowhouse, and townhouse units. One ADU is allowed for each principal unit. The maximum gross floor area of an ADU is 650 SF and less than 40% of the total gross floor area on the unit lot, excluding non-habitable areas. The entrance to an ADU may be provided through the primary entry to the principal unit and shall be located completely within the principal structure. Parking is not required for an accessory dwelling unit.

LR1 (M)

Lowrise 1
Multifamily Residential

LR2 (M)

Lowrise 2
Multifamily Residential

LR3 (M)

Lowrise 3
Multifamily Residential

NC1-40 (M)

Neighborhood
Commercial Mixed-Use

SF7200

Residential Single
Family 7200

SF5000

Residential Single
Family 5000

Westwood-Highland Park
Residential Urban Village

Bus stop

Bus route 131

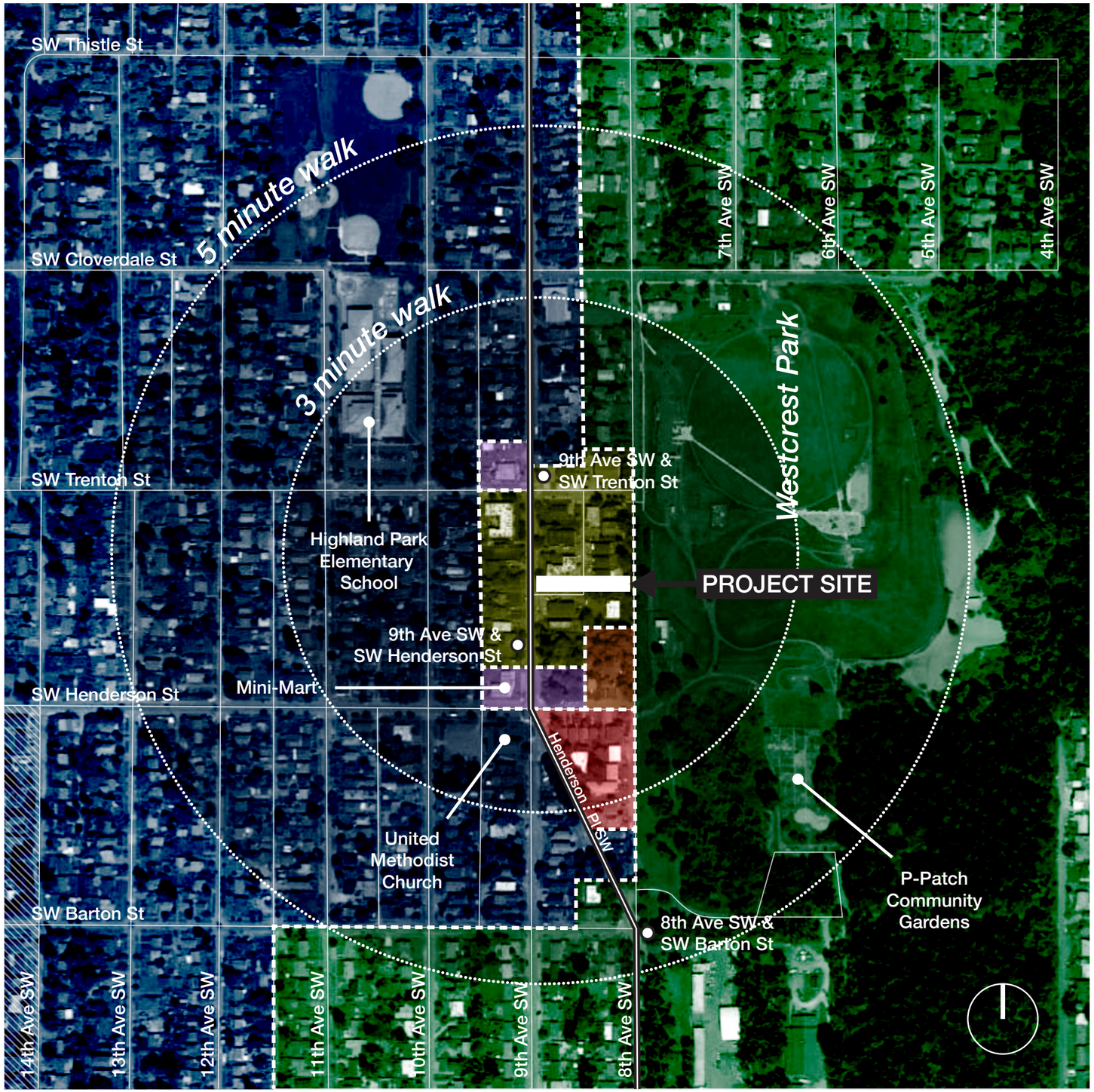


Image A: Photo of Westcrest Park

Image B: Public Space at NW

CS2.A.1 — Urban Pattern and Form

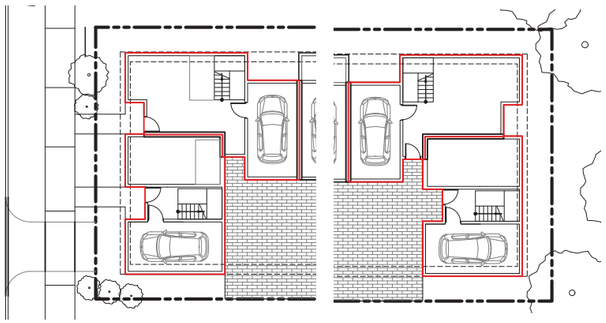
A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Sense of Place

The site design highlights existing neighborhood amenities such as Westcrest Park while strengthening connections between public spaces and pathways. It provides improved access to Westcrest Park, while enhancing the street frontage on both 9th Ave and the adjacent alley.

- Like Image B, our proposal improves the appearance of the block by providing a new public corner that connects to the park. This provides an enhanced public interaction with the street, our building, and the rest of the block.
- Westcrest Park is the major amenity in this neighborhood and creating a sense of place. Currently, the neighborhood is lacking this sense of place. Our proposal reinforces its presence on this block through site design. Our project will continue the vegetation from the park to the streetscape, through planting on the ground level, and planters on balconies on the rooftops.

Image C: Engaging the street



CS2.B.2 — Urban Pattern and Form

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street

The site augments the alley visually, and provides a distinctive cap on the street. Vehicle access is from alley and the existing curb curt will be removed. This allows our design to engage the street the entire width of site. The design improves the appearance of the street frontage on 9th Ave while minimizing the visibility of on-site parking.

- Like Image C, vehicle parking is concealed within the cluster of housing itself, allowing the street to provide visual interest, safety sightlines, and community connections through visual engagement.
- Balconies and porches strengthen the human connection to the street by creating inviting occupiable space along its edges. These features strengthen the sense of community along 9th Ave.

Image D: Benefits of private and public spaces

PL1.A.2 — Connectivity

A. NETWORK OF OPEN SPACES

2. Adding to Public Life

The pedestrian experience is enhanced by landscape design and lighting. Added density on this lot makes the area feel safer and more inviting.

- Image D illustrates the benefits of private entries, balconies, and ground-level recessed porches, which are design elements of our preferred scheme.
- The site design also creates a nice pedestrian connection between 9th Ave and the alley. Planters, pavers, and gardens soften the site's edges and contribute positive, useful open spaces to the block.

Image E: Integration of pedestrians and drive aisles

PL1.B.1 — Connectivity

B. WALKWAYS AND CONNECTIONS

1. Pedestrian Infrastructure

The site design facilitates pedestrian access between 9th Ave and the adjacent apartments while creating a shortcut to Westcrest Park. These enhancements to the existing network of pathways will be an asset to residents.

- Image E illustrates on-site circulation that is inviting due to sensitive selection of materials and articulation of facades. Our proposal uses warm materials like pavers and brick to create friendly spaces.
- Street-facing townhomes have private walkways and entries, strengthening the pedestrian connection to the sidewalk. Connections to the sidewalk are limited to pedestrian paths, while vehicular access is diverted to the alley.

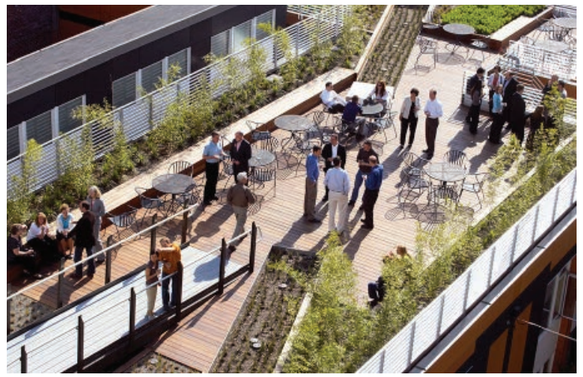


Image F: Community interaction through rooftop amenities

PL2.B.1 — Walkability
B. SAFETY AND SECURITY
1. Eyes on the Street

Balconies, landscape lighting, and greater density make this now-abandoned lot feel safer to pedestrians and residents, promoting stewardship. It increases visibility to interstitial spaces such as the alley and back of lot, providing natural surveillance to these isolated zones.

- Image F shows a positive human response to roof terraces/gardens. These territorial outdoor spaces are private, while increasing visibility of occluded areas like the back of lot, park, and alley.
- The design provides a gradient of surveillance with a variety of outdoor spaces at multiple levels, creating many lines of sight for added security.

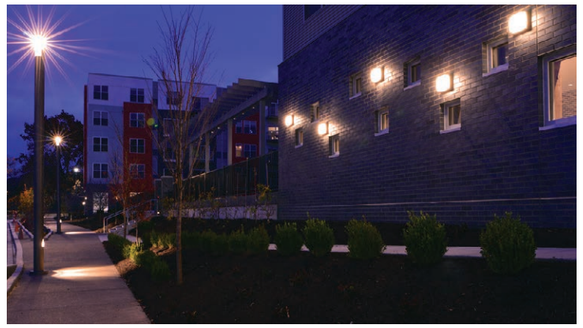


Image G: Community interaction through rooftop amenities

PL2.B.2 — Walkability
B. SAFETY AND SECURITY
2. Lighting for Safety

Safety through lighting will be a specific priority for this site through pathway illumination, pedestrian and entry lighting, and security lights within interstitial zones.

- Image G the importance of appropriate lighting on sidewalks, buildings, and paths. Like this photo, the landscape and building design will provide elegant and sufficient lumen levels at all lighting scales.
- The drive aisle, entry porches, pedestrian walkways, and landscape areas will be designed for maximum safety, functionality, and visual interest.

Image H: Concealed parking for greater street presence

DC1.C.2 — Project Uses and Activities
C. PARKING AND SERVICE USES
2. Visual Impacts

The large volume of parking required on the site is concealed within the mass of the buildings. Street-facing townhomes block the view of the driveway and garages from pedestrians.

- Image H shows a design that establishes a strong street presence, while relegating vehicular access linearly, with minimal street impact. Cars and utilities access the site from the alley.

Image I: Textures of material palette

DC4.A.1 — Exterior Elements and Finishes
A. BUILDING MATERIALS
1. Exterior Finish Materials

Buildings will be constructed with durable / high-quality materials.

- Like Image I, the buildings will use high-quality brick, fiber cement board, natural wood, and steel.
- These materials provide texture, pattern, and high quality detailing that both refers back to the character of the neighborhood while enhancing the context with visually interesting and durable choices.

EDG Guidance 10/28/2019		Architect's Response
PRIORITIES & RECOMMENDATIONS		
1. Response to Context		
	a. Modify the massing to respond to the lower nearby scale (single family residences to the west) (CS2.C.2 Relationship to the Block, DC2.C.3 Fit with Neighboring Buildings, CS3.A Architectural Context and Character, CS3.1 Neighborhood Context).	The southwest corner has been opened up to allow a pedestrian-scale greenspace. This adds façade relief to adjacent residences instead of having a façade run the entire length of the front setback. The massing has been adjusted with portions of the facade receding. This breaks up the massing into smaller volumes, reducing the visual scale. We would like to highlight the current revitalization of this block into a denser multi-family area with at least three new future developments on our block and two across the street, owing to the following factors: - **Expanded LR2 zoning** - MHA expanded LR2 across the street. The lot across is already developing seven 3-story townhomes (8823 9th Ave SW). - **Increased FAR** - We expect more of the neighboring lots to be developed with the new MHA code. Below are the projects we are aware of: *8800 8th Ave SW - 9 rowhouses* *8802 9th Ave SW- 8 rowhouses @ 3 stories* *8817 9th Ave SW - 6 townhouses @ 3-stories* *8823 9th Ave SW- 7 townhouses @ 3-stories* *806 SW Henderson St - 5 townhouses*
	b. Design the proposal with materials that relate to the content and are high-quality (DC2.D, DC4.A)	See material palette and renders below.
	c. With the MUP application and recommendation packet, provide a written description and/or images that demonstrate that the context of nearby buildings- especially single-family residences in the neighborhood to the west (CS2.C.2 Relationship to the Block, DC2.C.3 Fit with Neighboring Buildings, CS3.A Architectural Context and Character, CS3.1 Neighborhood Context).	See response to comment 1a for our massing response and new developments across the street. We have faced two units towards the street to engage 9th Ave SW instead of turning our back to it. We expect a blend of old and new on the city block. The two buildings directly north of our site have flat roofs. We will be continuing that style with our design. The new development across the street will also have a useable flat roof. This allows for private outdoor space with increasing density. The streetscape has a mix of painted wood, painted fiber cement board, and brick. Our project would connect with the other materials by also using wood siding, but in a modern way. We would expose the wood and stain it. This material will also have a wonderful juxtaposition to the red brick adjacent.

Corner units facing street have expressive architectural features to enhance the neighborhood's character

Street-facing porches for "eyes on the street" security and sense of community

Low fence on frontage creates a boundary without isolating townhomes

Siding complements adjacent buildings with high quality materials

Massing is stepped back at street level, reducing its visual impact and relating to pedestrian scale

Design and landscape is friendly to pedestrians on 9th Ave

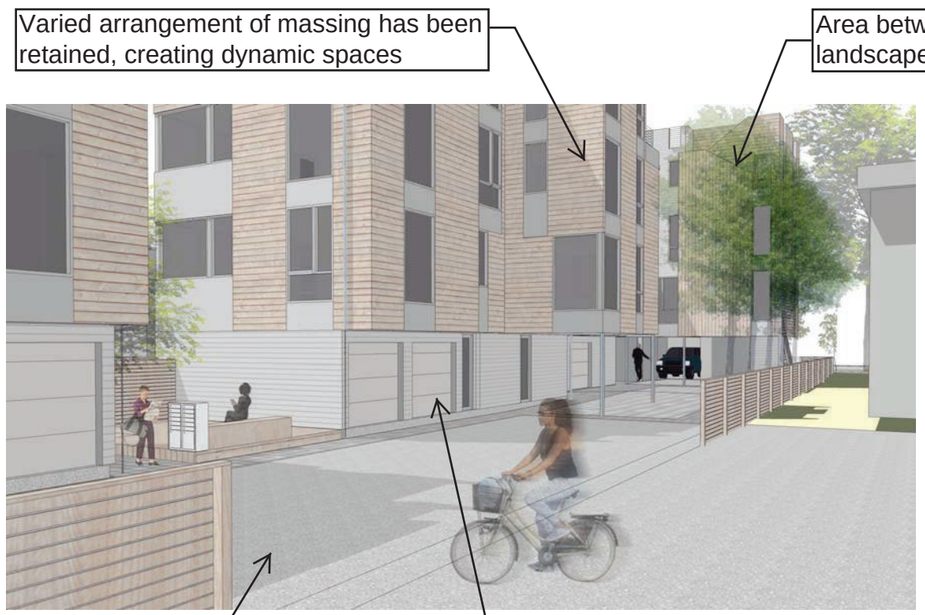
Inviting corner entrance to lot makes visitors feel welcome

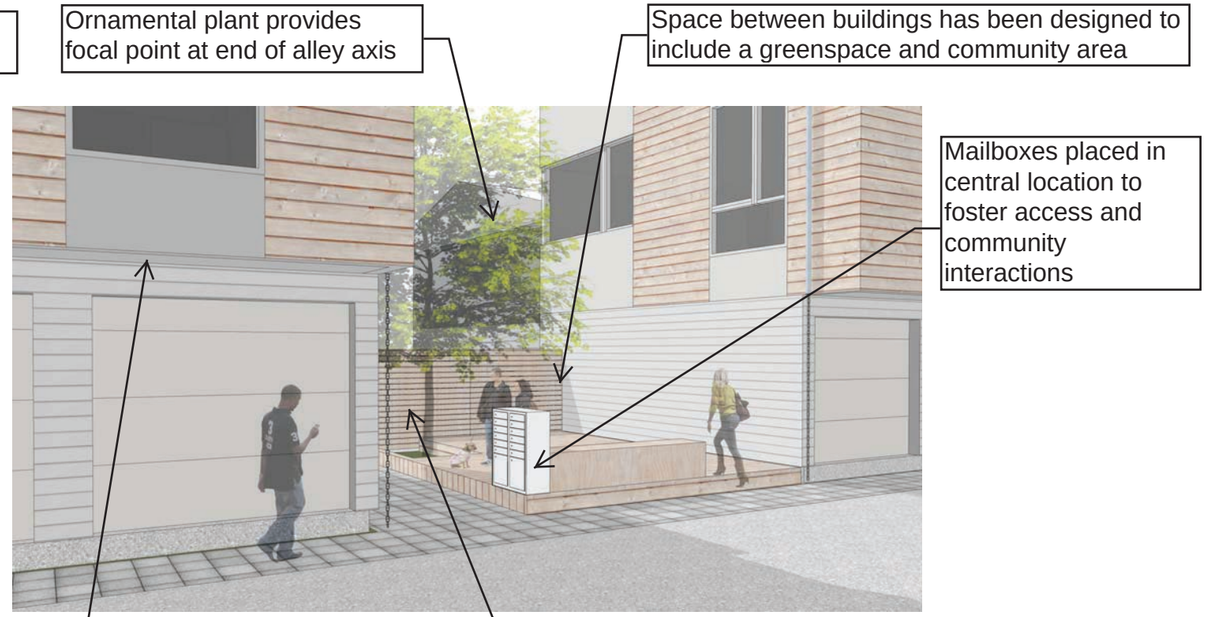
Horizontal wood slats create filtered privacy and visual interest while referencing contextual materials

Open exterior stairs conform to neighborhood vernacular

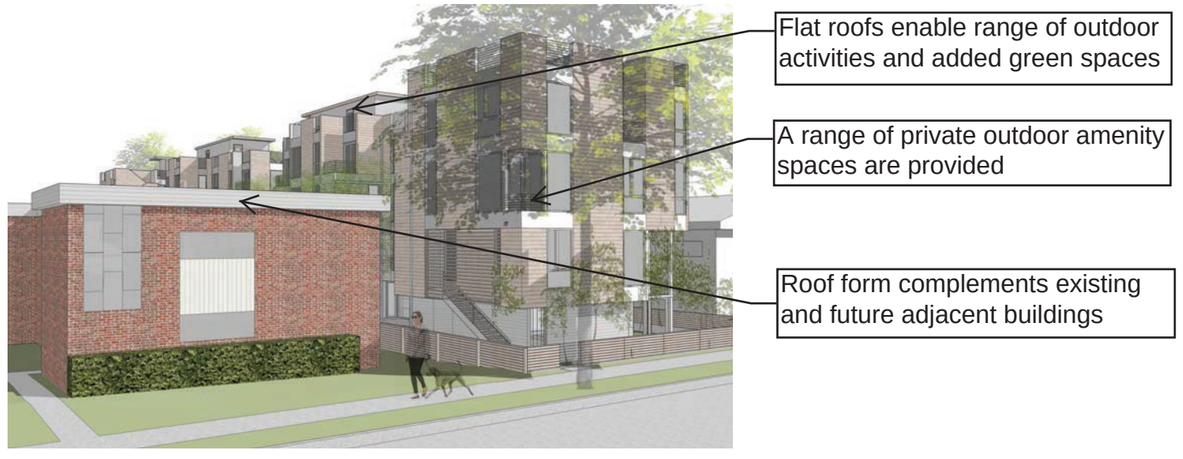
Units have welcoming entries with use of landscaping, design, and material

EDG Guidance 10/28/2019		Architect's Response
PRIORITIES & RECOMMENDATIONS		
2. Massing Option and Site Plan		
Staff supports aspects of the overall massing and varied site plan configuration proposed within Option 3, with the following modifications:		
	a) Switch the location of the parking to the north edge of the site and group the landscaped and open space areas on the south edge of the site, to better comply with design guidelines related to landscaping, minimizing the impact of parking, and access to sunlight (CS2.B, PL1.A, DC1.C, DC2.A).	We have switched the parking to the north side, which reduced the impact of parking. This allowed a green space to develop between the two buildings.
	b) Reconfigure areas no longer required for parking access (such as the space between the east and west buildings) as shared, usable landscaped space. (CS2.B, PL1.A, DC1.C, DC2.A).	The space between the two buildings has been revised to be a greenspace.
	c) SDCI advises the applicant to communicate with SPU regarding the location and size of waste removal area(s) on-site (DC1 – Project Uses and Activities).	We have been in contact with SPU on our solid waste plan. We have increased our solid waste storage size. In addition, the asphalt truck turnaround has increased in size to accommodate the truck size and turning radius. We have located the solid waste away from pedestrian views.
	d) Retain a varied arrangement of masses, as shown on the proposed Option 3 site plans, especially on the southern facades (DC2.A).	We have retained the varied massing site plan. This breaks the site up into zones and helps create small communities.

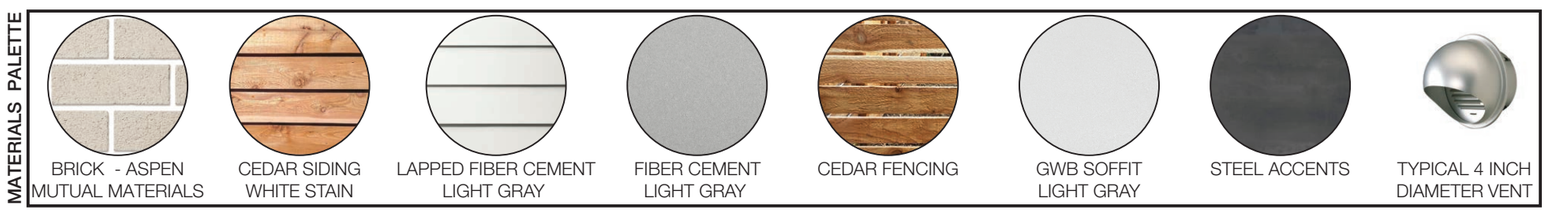




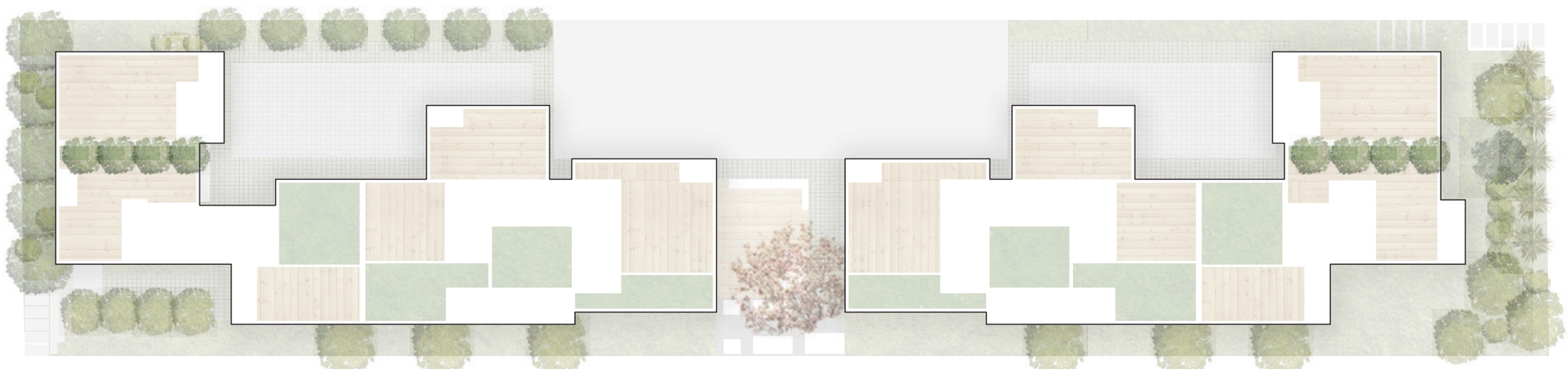
EDG Guidance 10/28/2019		Architect's Response
PRIORITIES & RECOMMENDATIONS		
3. Design Concept and Form		
	a) Design the location and façade treatment to minimize the appearance of the stair towers (DC2).	We have removed penthouses and updated 5 of the 12 townhomes to exterior stair access. The penthouses that remain are in the middle of the site and not visible from 9th Ave SW.
	b) Modify the roof forms to better respond to context and massing. (DC2 – Architectural Concept). i. Explore pitched and gabled roofs that will contribute to neighborhood character. ii. Demonstrate how the roof design responds to nearby context, including single-family homes with pitched roofs across 9th Ave. S. iii. Sawtooth roofs, if oriented to provide the consistency and harmony and to fit with neighboring residential context, could be one of several appropriate options.	The neighborhood roofs are not consistently pitched, flat, or sawtoothed. The two buildings directly north or our site have flat roofs. Many of the new developments on the block will have flat roofs with rooftop access. The flat roof allows the units to have private amenity space on the roof, which they lack on the ground floor. We explored sawtooth (Massing Option 2 in EDG) and pitched in our preliminary schematic designs. Functionally the flat roof allows for more useable space and it aesthetically matches the new developments and some existing buildings.
	c) Demonstrate a clear architectural concept (DC2 Architectural Concept, CS3).	This massing creates privacy, dynamic spaces, and well-lit interiors. See site plan and renderings.
	d) Provide the following drawings with the MUP application to demonstrate the proposed design concept: i. Demonstrate the proposed massing forms, unobscured by shadow from neighboring buildings. ii. Axonometric drawings at ground-level, and street-level elevation drawings (looking southeast from 9th Ave. S., and looking directly east at the western street-facing façade) that clearly show the proposed street-facing facade. iii. Plan drawings that clearly show the location of adjacent building footprints. iv. Amend the existing context images from the EDG packet with description(s) that specify which, where, and how elements of the images included in the packet are intended to be integrated into the development and/or include images that realistically present the appearance of future development.	**See Recommendation and MUP application with all the drawing requests added.**



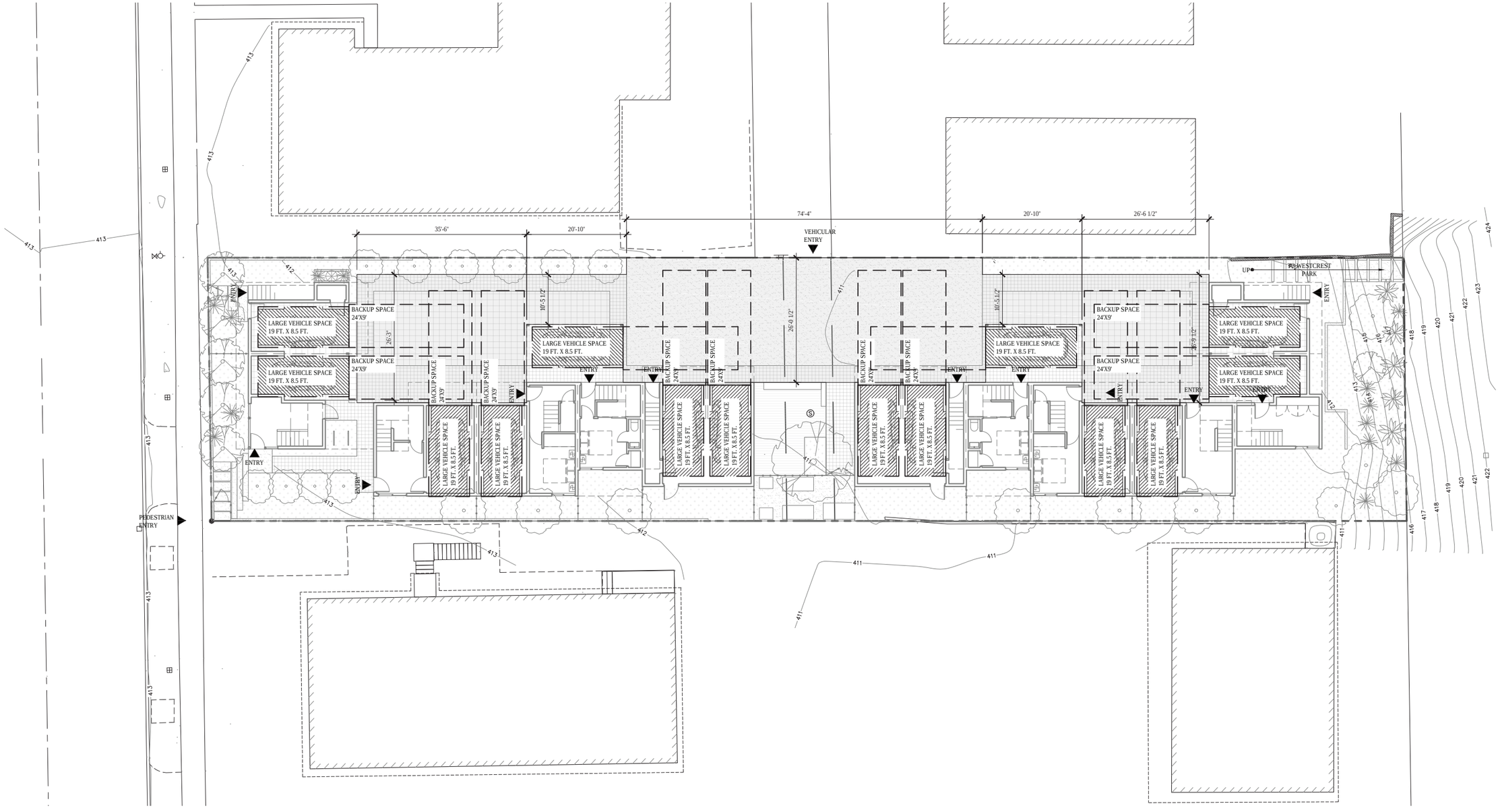
EDG Guidance 10/28/2019		Architect's Response
PRIORITIES & RECOMMENDATIONS		
4. Façade & Materials		
Design the façades with a cohesive composition to enhance the street frontage and the experience of users inside the site (DC2 Architectural Concept).		
	a) Retain the street-fronting forms/facades. Provide elevation and axonometric drawing(s) that clearly articulate the full street-facing façade (DC.2, CS2.C.2, PL1.B).	We have oriented the two front units to be street-facing and engage 9th Ave SW with landscape design.
	b) Demonstrate consideration of the impact of proposed facades on street-level interaction, and human scale and texture (PL3, PL4 , DC2.D).	The massing has been articulated to create semi-private outdoor spaces at multiple scales, providing opportunity for a range of activities. This form creates human-scaled spaces for shelter and socialization with consideration to tactile materials.
	c) Design entries with integrated canopies and architectural elements in a way that compliments the overall human-scale site design. (PL3-A).	The massing cantilevers 4'-0" on the second story, creating canopies at entries. The soffits have integrated lights.
	d) Provide elevation drawing(s) that show the full street-facing façade, and that demonstrate compliance with Public Life and other Design Guidelines (DC.2, CS2.C.2, PL1.B).	We have the full street elevations for 9th Ave SW. New future developments have been marked.
	e) Demonstrate how entries will respond to the site context and enhance the street-level environment (PL3.A).	We have oriented the two front units to be street-facing and engage 9th Ave SW.
	f) Minimize blank wall conditions where visible from the street from the street (as shown in the drawings on the south façade). (DC2.C, DC2.C)	We have no blank wall conditions.
	g) With the MUP application, provide drawing(s) of the north-facing facades, clearly showing consideration of massing, façade, and blank wall mitigation (DC2.C, DC2.C).	See elevations for north-facing facades. We have no blank wall conditions.
	h) Design fenestration in response to sunlight and natural ventilation of the south-facing development site, and anticipating potential future redevelopment of adjacent parcels. Consider the composition of fenestration at corners, especially on street-facing corners (DC2.B, DC2.C, DC2.E).	Fenestrations are designed for cross ventilation, as well as visual interest.
	i) If upper-story balconies are to be proposed, design them to be cohesive with the design concept and overall façade composition (DC2.C).	Balconies are integrated in the design to add relief in the façade and private outdoor space for the residents.



EDG Guidance 10/28/2019		Architect's Response
PRIORITIES & RECOMMENDATIONS		
5. Landscaping/Lighting		
Integrate landscaping throughout the site in a way that considers the overall architectural concept and context. (DC3 Open Space Concept, CS1 Natural Systems and Site Features)		
	a) Design vegetation on-site and in the right-of-way to compliment the proposed massing; consider symmetry and/or asymmetry. (DC.2, CS2).	See Landscape Plan.
	b) In conjunction with the reconfigured area referenced in guidance item 2.b, provide a related additional landscaped/courtyard area. (DC3.B(4), DC.2, PL1).	See Landscape Plan for new green space.
	c) Design common and private open spaces for use by all residents to encourage physical activity and social interaction (DC3.B(4), DC.2, PL1).	The design allows for ground level interaction in the entry courtyard and new green space. Each unit will also have private amenity on the roof plan.
	d) Design the landscape plans enhance the Exceptional Tree(s). (CS1-D, DC4-D)	See Landscape Plan.
	e) Demonstrate how the hardscape will respond to the context of the site and vicinity, and how shared open space will be used by residents. (CS1.D, CS2.B(3), CS2.C.2, PL1.A(2), PL1.B, PL2.C(3), DC.2, DC4.D, DC3.B(4)).	The solid waster turnaround will be asphalt as required by SPU for truck weight. However, we have incorporated permeable pavers for the rest of the drive aisles, as the site is infiltrating. The paver size decreases to a smaller scale for the pedestrian walkways.
	f) Intersperse trees and landscaping as possible through the site: consider columnar trees placed adjacent to the buildings (CS1.D).	See Landscape Plan.
	g) Provide a concept lighting plan that describes or shows how the lighting relates to the architectural concept; the applicant provided PL2.B.2 - Walkability, "Lighting for Safety" as a guideline that influences the development (DC2.D, PL2.B).	Lighting illuminates the pedestrian walkways at night to safely lead residents to their entries. Edges along drive aisles are lit for vehicles.
	h) SDCI supports the integration of trees into the development and applauds the applicant team for proposing trees. With the MUP application, demonstrate in the landscape plan showing the configuration of those trees to provide for a pleasant space at-grade, landscaping in response environmental factors (topography, drainage, etc.), and long-term plant survival (CS1, DC4).	See Landscape Plan.



DRIVABLE AREA



4.1 Site Access Plan - 3/64” = 1’-0”

FAR SUMMARY

FAR (Table A 23.45.517
1.4 x 13,732 sf = **19,224.8 sf max**

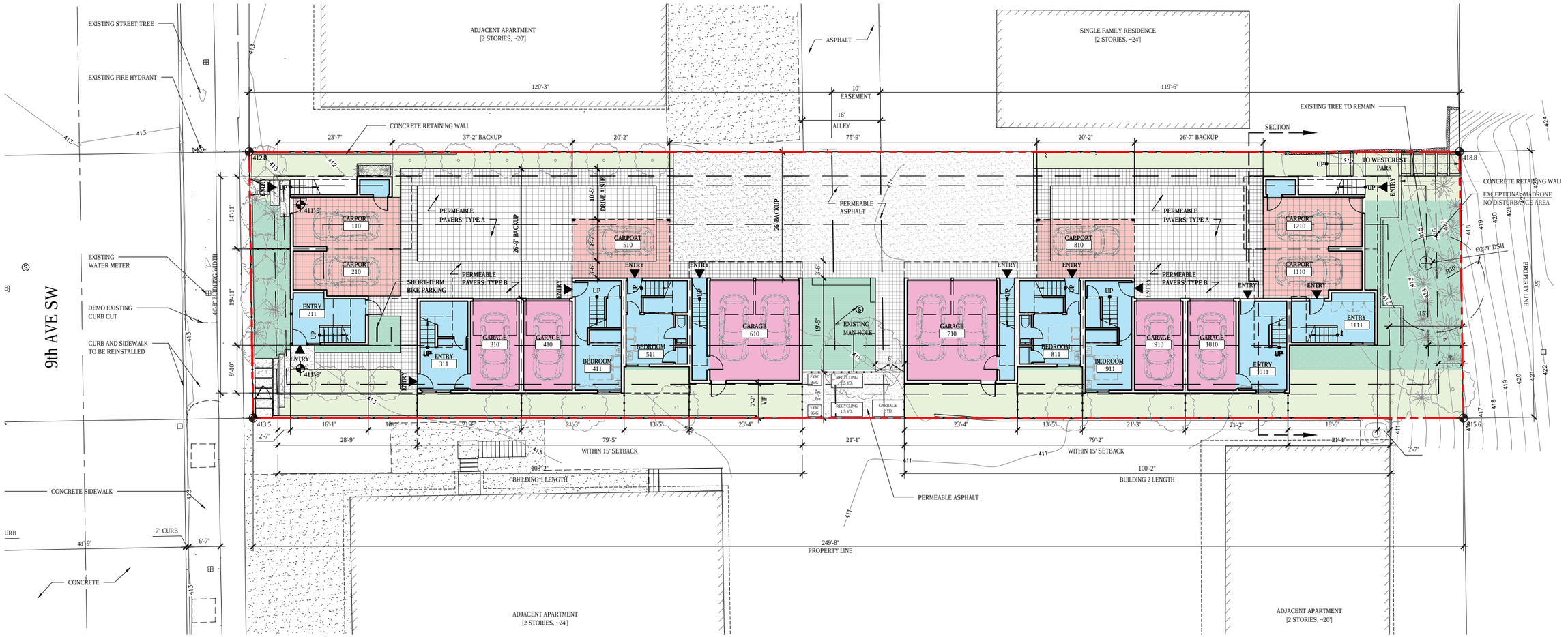
12 TOWNHOMES

TOTAL GSF =19,150 gsf
(2) Townhomes @ 973.7 gsf
(1) Townhome @ 1,315.5 gsf
(2) Townhomes @ 1,595.1 gsf
(2) Townhomes @ 1,873.6 gsf
(2) Townhomes @ 1,640.2 gsf
(2) Townhomes @ 2,113.7 gsf
(1) Townhome @ 1,442.2 gsf

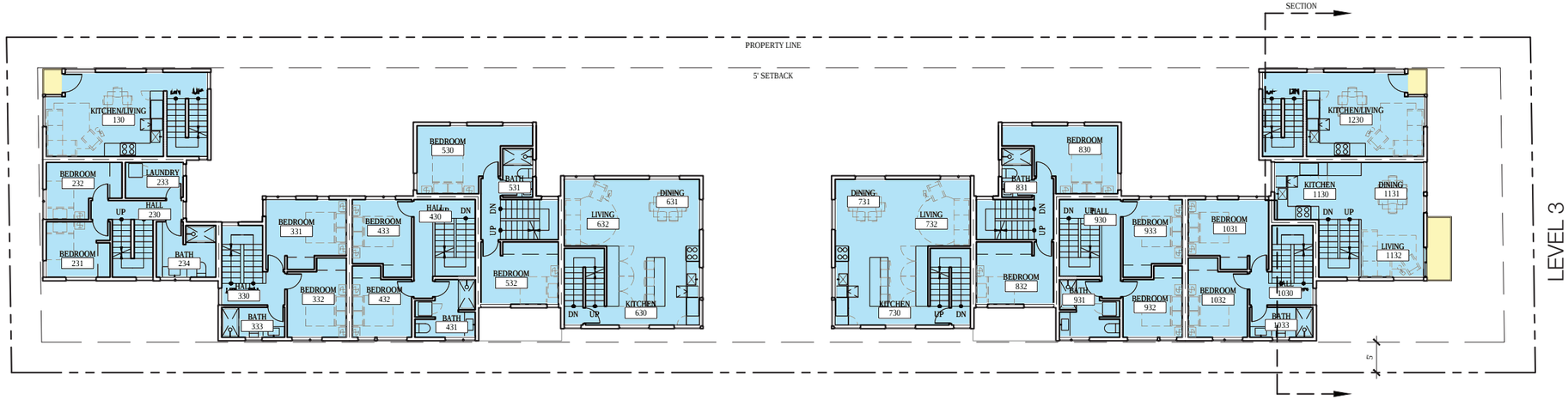
Amenity (23.45.522)
Required: 0.25 x 13,732 sf = **3,433 sf**
Provided: Ground (1,367 sf) + Roof (4,197 sf) = **5,564 sf**

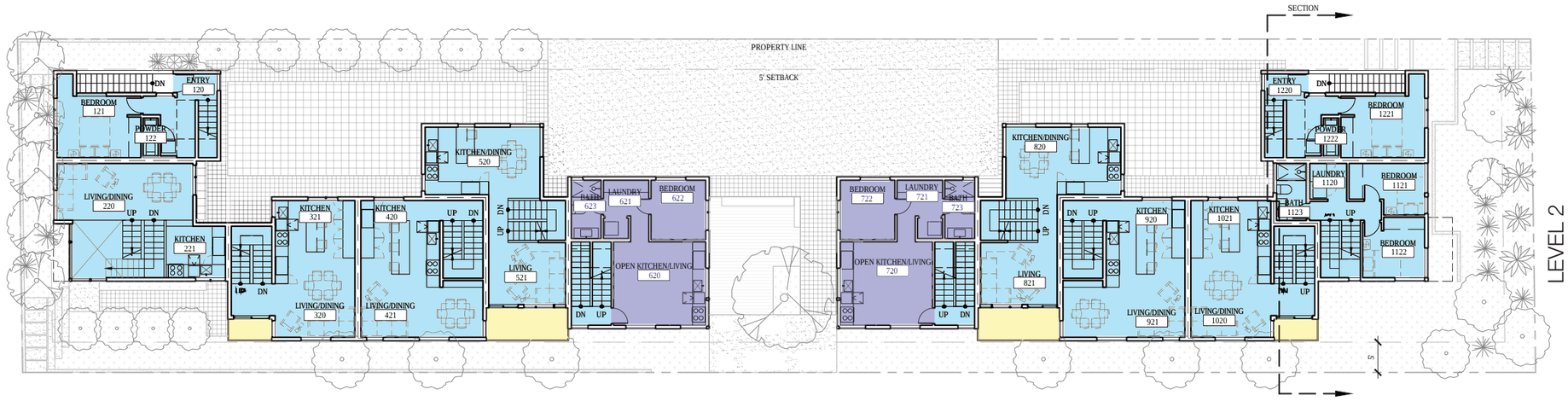
NO DEPARTURES

CARPORT
GARAGE
ADU
INDOOR
AMENITY
OPEN GREEN SPACE
(NOT AMENITY SF)

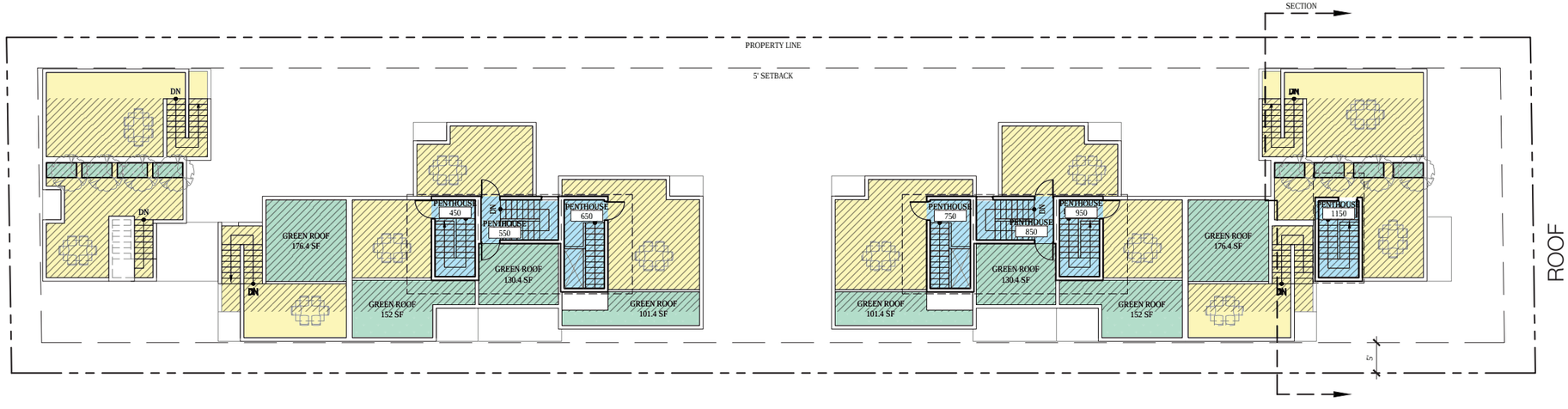


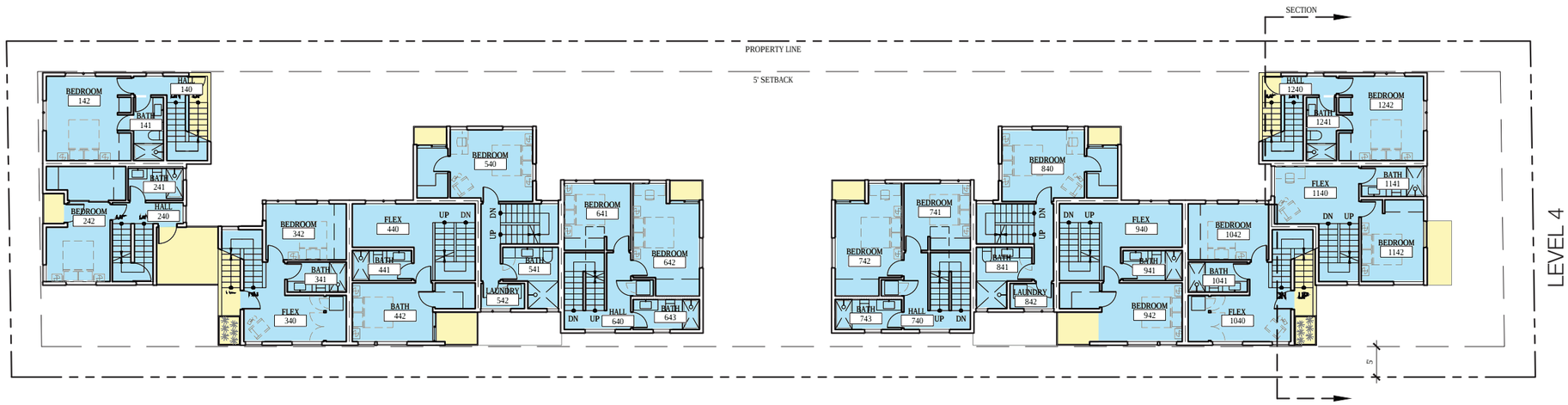
ADU
INDOOR
DECK/ROOF





NORTH


PROPERTY LINE
5' SETBACK
SECTION
ROOF
DN
PENTHOUSE 450
PENTHOUSE 550
PENTHOUSE 650
PENTHOUSE 750
PENTHOUSE 850
PENTHOUSE 950
PENTHOUSE 1150
GREEN ROOF 176.4 SF
GREEN ROOF 152 SF
GREEN ROOF 130.4 SF
GREEN ROOF 101.4 SF
5'


PROPERTY LINE
5' SETBACK
SECTION
LEVEL 4
BEDROOM 142
HALL 140
BATH 141
BATH 241
BEDROOM 242
HALL 240
BEDROOM 342
BATH 341
FLEX 340
FLEX 440
BATH 441
BATH 442
BEDROOM 540
UP
DN
BATH 541
LAUNDRY 542
BEDROOM 641
BEDROOM 642
HALL 640
BATH 643
BEDROOM 741
BEDROOM 742
BATH 743
HALL 740
BEDROOM 840
BATH 841
LAUNDRY 842
FLEX 940
BATH 941
BEDROOM 942
HALL 1240
BEDROOM 1242
BATH 1241
FLEX 1140
BATH 1141
BEDROOM 1142
BEDROOM 1042
BATH 1041
FLEX 1040
5'


INDOOR
DECK/ROOF
GREEN SPACE
PRIVATE AMENITY

NORTH

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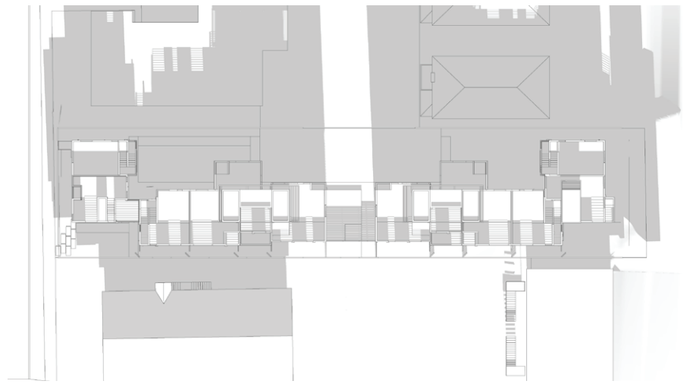
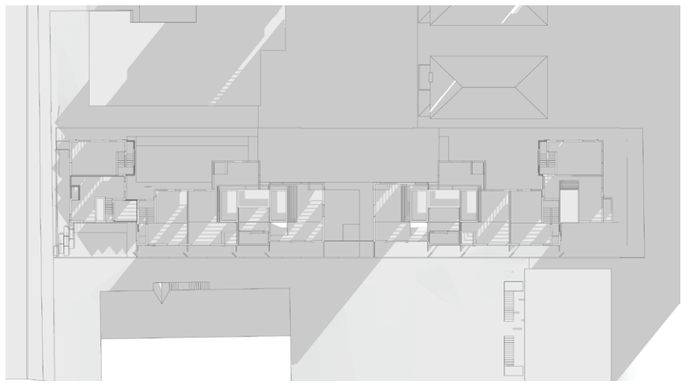
SPRING/FALL EQUINOX

SUMMER SOLSTICE

WINTER SOLSTICE

9:00 AM





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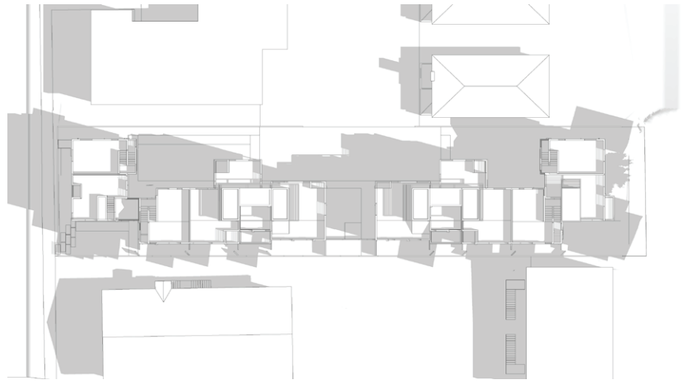
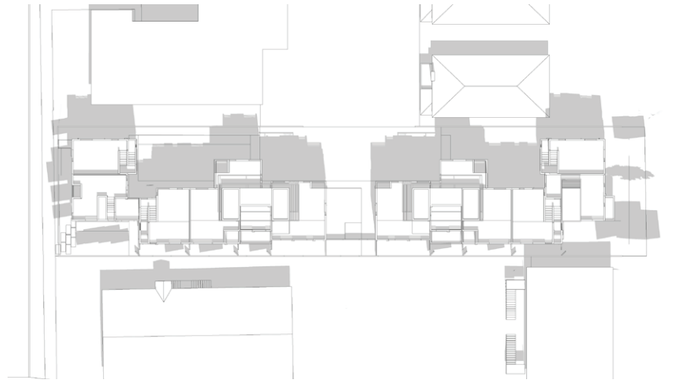
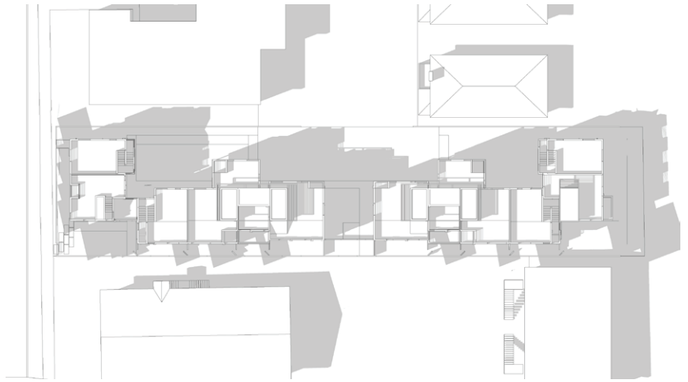
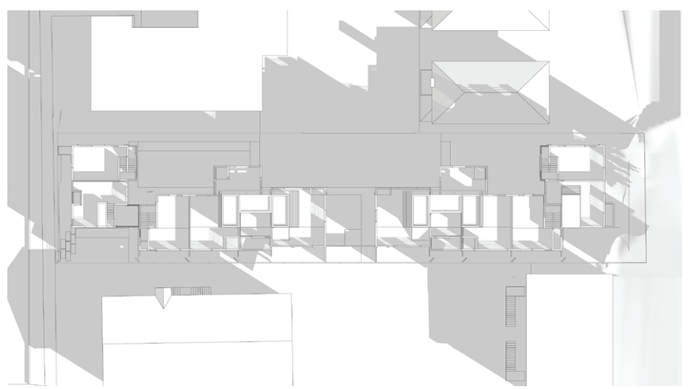
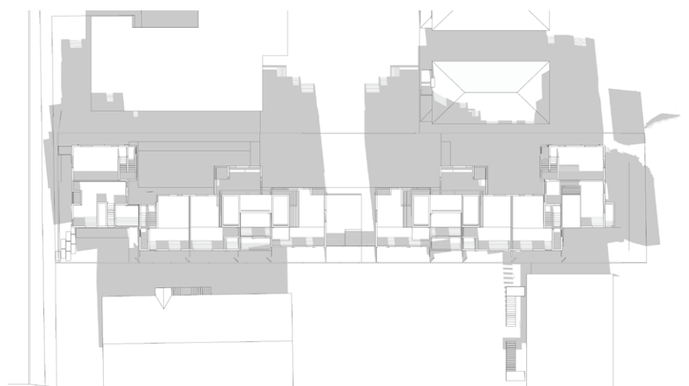


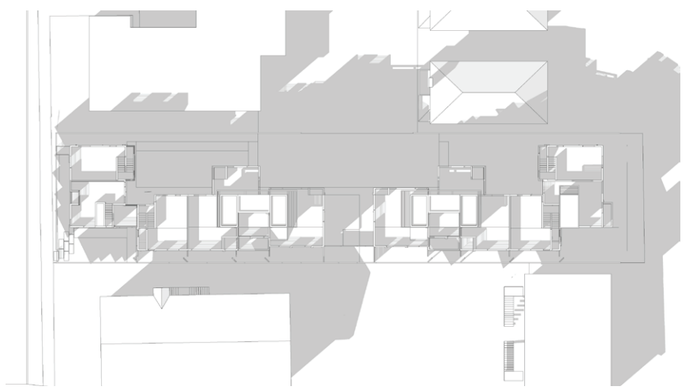




3:00 PM







Clockwise from left:

Acer circinatum
Vine Maple

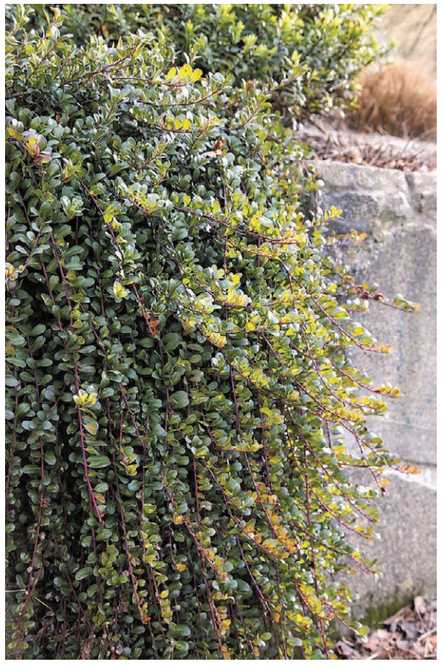
Amelanchier alnifolia
Western Serviceberry

Vaccinium obovatum
Evergreen Huckleberry

Ophiopogon planiscapus 'Nigrescens'
Black Mondo Grass

Mahonia nervosa
Creeping Oregon Grape

Polystichum munitum
Western Sword Fern



Clockwise from left:

Ribes sanguineum
Red-flowering Currant

Cornus sericea
Red- and Yellow-twig Dogwood

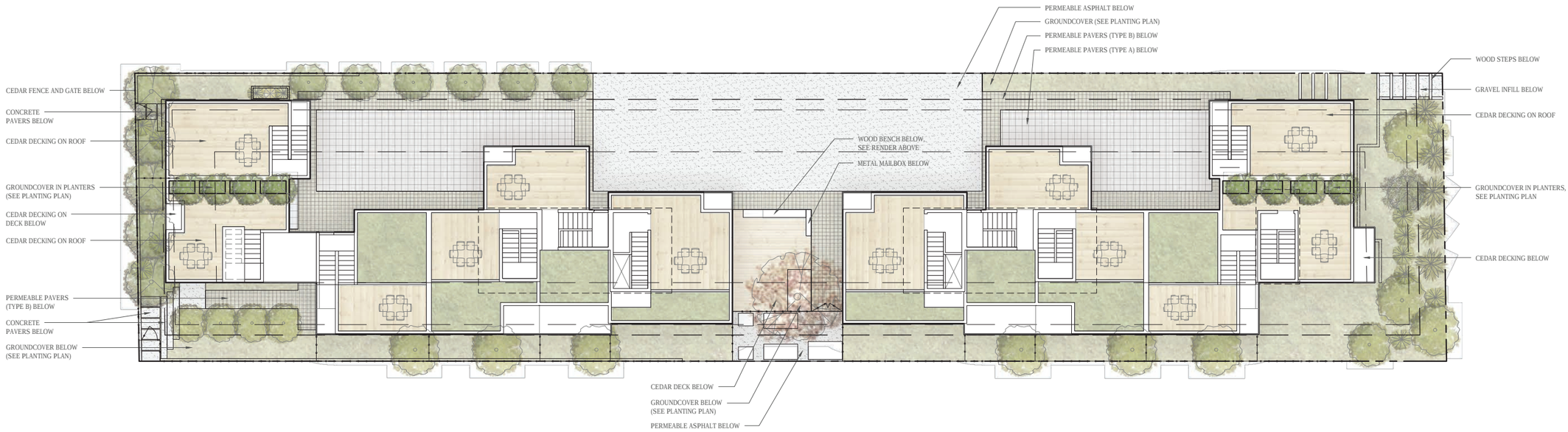
Arctostaphylos uva-ursi
Kinnickinnik

Fragaria chiloensis
Sand Strawberry

Rhus typhina 'Tiger Eye'
Tiger Eye Sumac

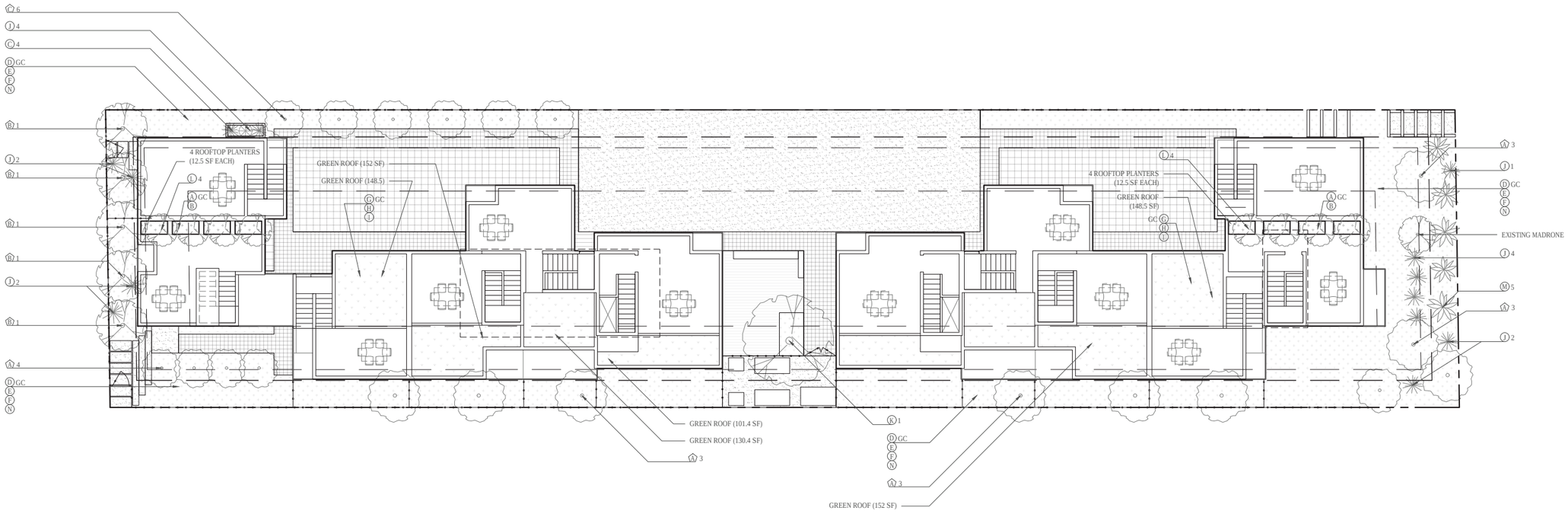
Cornus sericea
Red-twig Dogwood

bench at community deck



4.7 Landscape Plan - 3/64” = 1’-0”

	Scientific Name	Common Name	Size	Quantity	Native
	Perennials and Groundcovers				
A	*Arctostaphylos uva-ursi*	Kinnickinnick	1 gallon	30	yes
B	*Fragaria chiloensis*	Beach Strawberry	4"	30	yes
C	*Juncus inflexus* 'Blue Arrows'	Blue Arrows Rush	1 gallon	4	no
D	*Mahonia nervosa*	Creeping Oregon Grape	1 gallon	14	yes
E	*Ophiopogon planiscapus* 'Nigrescens'	Black Mondo Grass	1 gallon	20	no
F	*Polystichum munitum*	Western Sword Fern	1 gallon	35	yes
G	*Sedum confusum*	Lesser Mexican Stonecrop	4" flats	40	no
H	*Sedum rupestre* 'Angelina'	Angelina Stonecrop	4" flats	40	no
I	*Sedum spurium* 'Dragon's Blood'	Dragon's Blood Stonecrop	4" flats	40	no
	Shrubs				
J	*Cornus sericea*	Red-Twigged Dogwood	5 gallon	15	yes
K	*Ginkgo biloba*	Maidenhair	5'-0"	1	no
L	*Rhus typhina* 'Tiger Eye'	Tiger Eye Sumac	5 gallon	8	no
M	*Ribes sanguineum*	Red-Flowering Currant	5 gallon	5	yes
N	*Vaccinium ovatum*	Evergreen Huckleberry	1 gallon	20	yes
	Trees				
A	*Acer circinatum*	Vine Maple	6'-8"	13	yes
B	*Acer circinatum* 'Pacific Fire'	Red Stem Vine Maple	6'-8"	5	yes
C	*Fraxinus latifolia*	Oregon Ash	10'-0"	6	yes

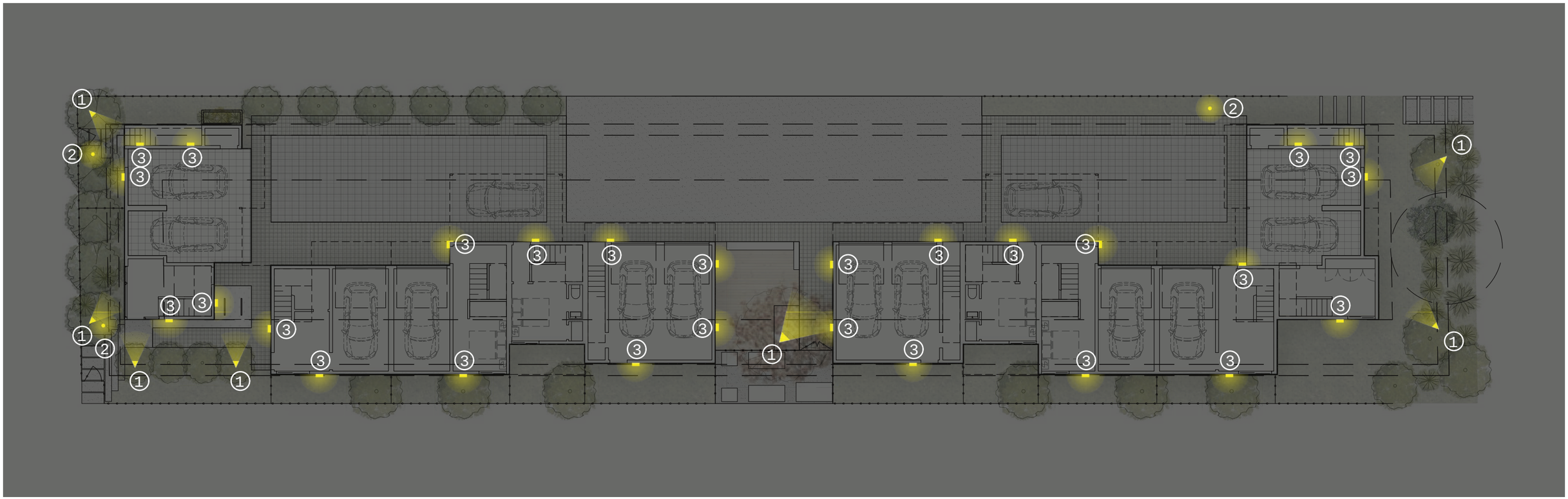


NORTH

1 landscape uplight

2 path light

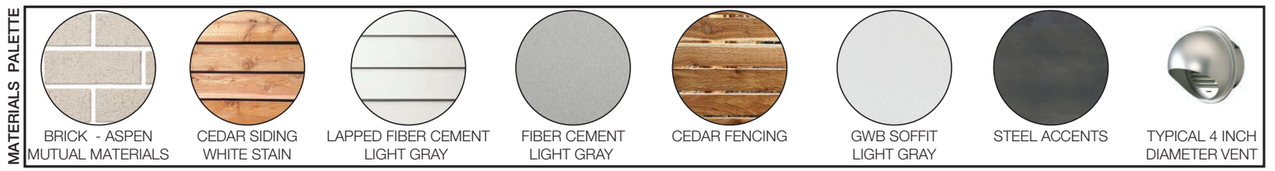
3 outdoor wall sconce



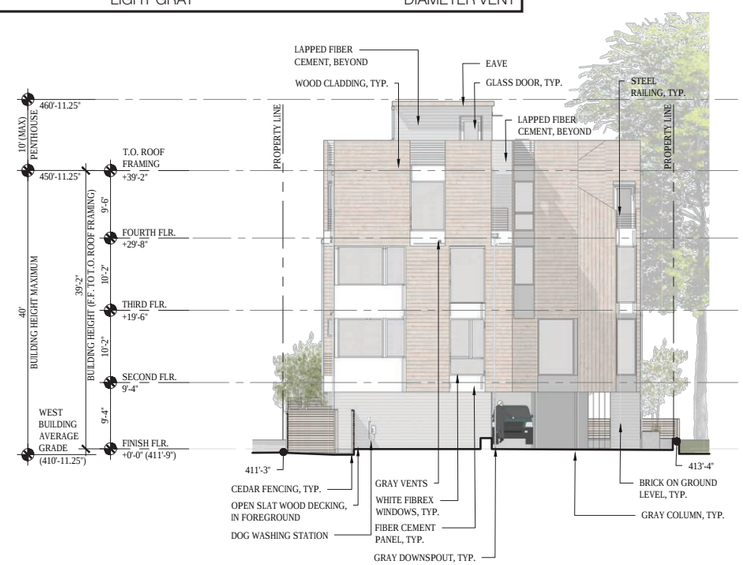
*All lighting will be directed away from the adjacent neighbors

*All lighting will be directed away from the adjacent neighbors

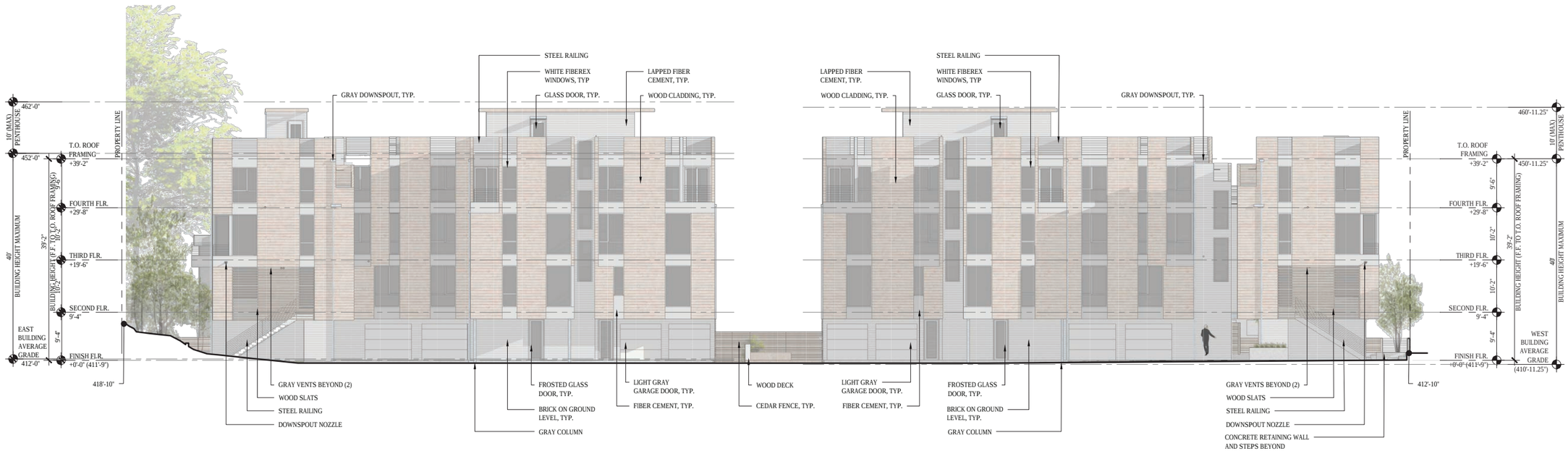
SECTION @ TOWNHOMES 10, 11, & 12



WEST ELEVATION (BUILDING 1, TOWNHOMES 1 & 2)

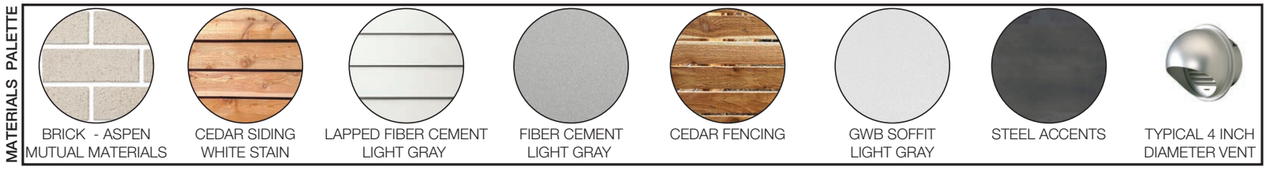


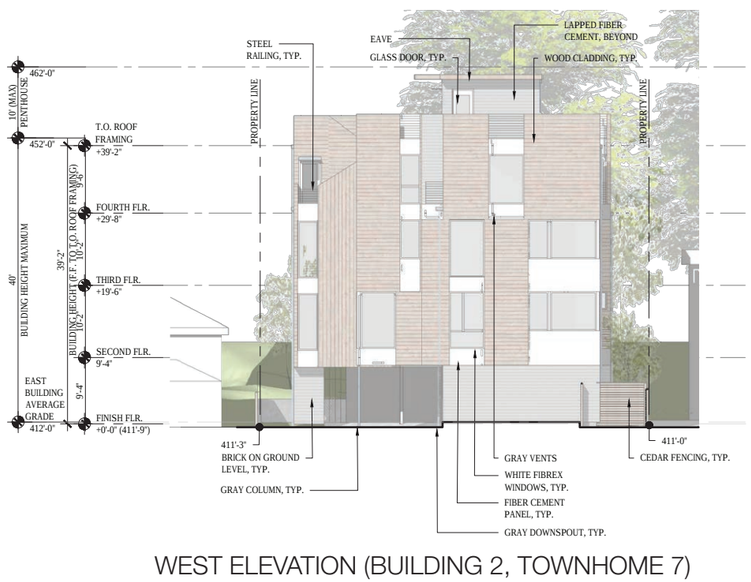
EAST ELEVATION (BUILDING 1, TOWNHOME 6)



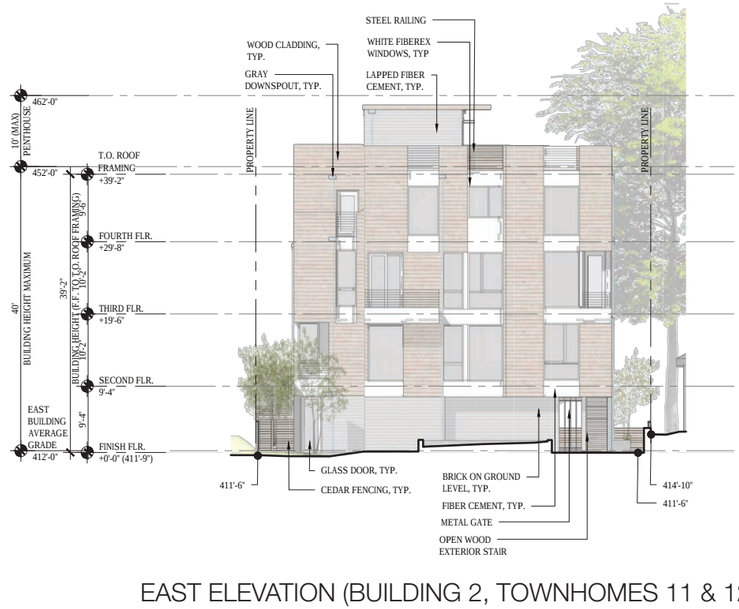
NORTH ELEVATION (BUILDINGS 1 & 2)

MATERIALS PALETTE

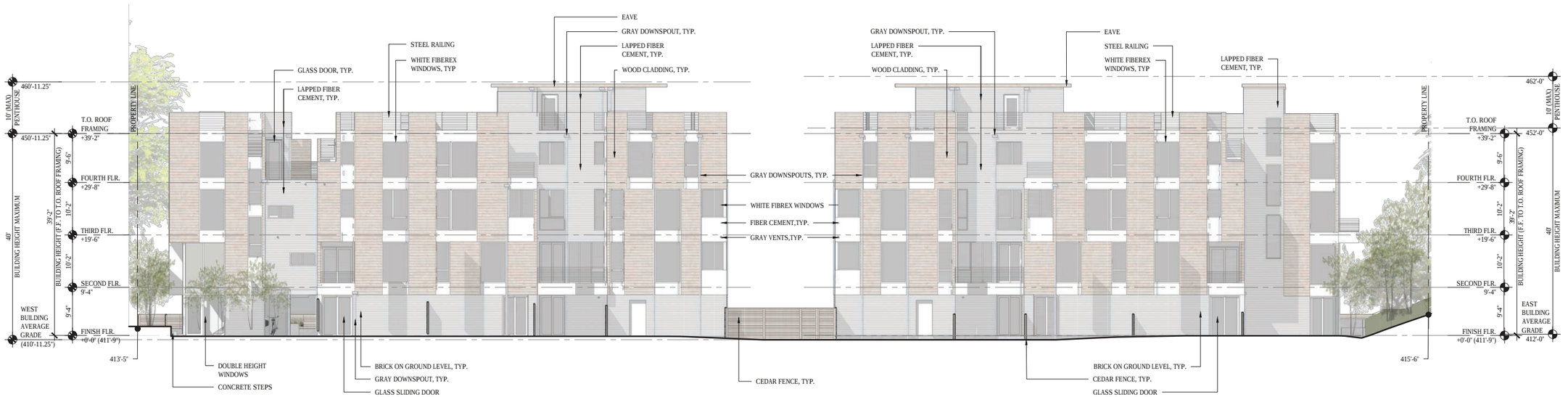




WEST ELEVATION (BUILDING 2, TOWNHOME 7)

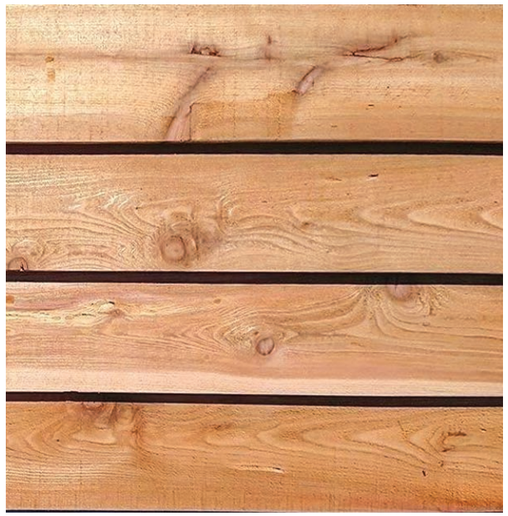


EAST ELEVATION (BUILDING 2, TOWNHOMES 11 & 12)



SOUTH ELEVATION (BUILDINGS 1 & 2)

4.11 Colored Elevations @ 3/64” = 1’-0”



Cedar siding - white stain

Brick - aspen, Mutual Materials

Lapped fiber cement panel - light gray

Fiber cement panel - light gray

PRIMARY MATERIALS

SECONDARY MATERIALS

Cedar fence

Steel guardrail

GWB soffit - light gray

4.13 Renderings - View from 9th Ave SW

9th Ave Looking South

Entry Courtyard

Amenity Area

Aerial View

View from Alley Looking South

View from Westcrest Park Looking Southwest

North Elevation