

STREAMLINED DESIGN  
REVIEW APPLICATION

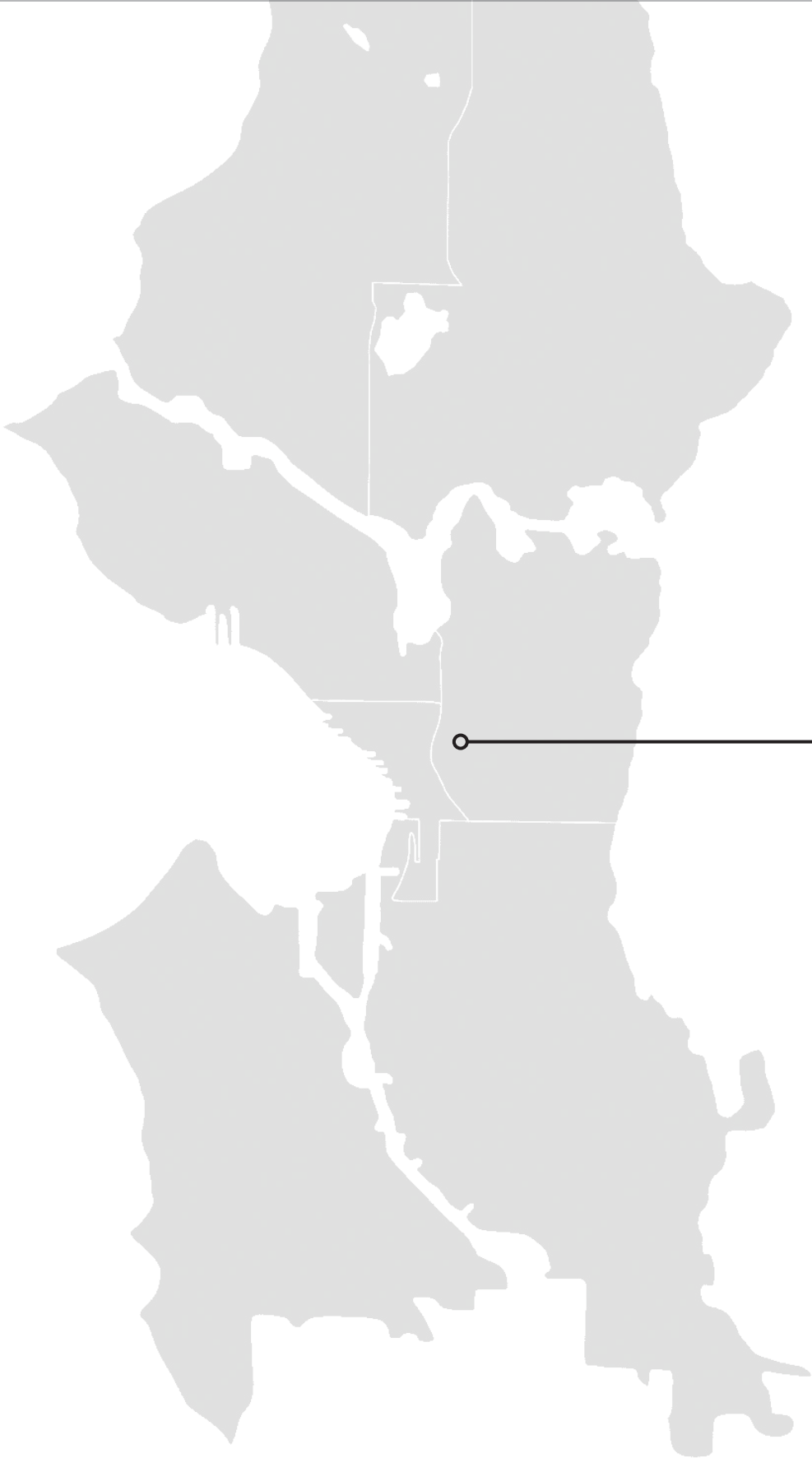
DCI # 3033440-EG  
1103 14th Ave  
Seattle, WA 98122

Applicant:  
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Suite 100  
Seattle, WA 98121  
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Owner:  
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VICINITY MAP

EXISTING SITE

The project site (APN: 225450-1175) is located off of E Spring St between 13th Ave to the west and 14th Ave to the east. To the north is currently vacant, with three multifamily projects approved by the city of Seattle to begin construction in the coming months. To the west are the accessory structures of the single family homes that front 13th Ave. The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 8 feet. Currently there are no structures on site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 and is located in the 12th Ave Urban Center Village and Frequent Transit Overlay. Low-rise zoning continues south for one block and east for approximately 4 blocks before transitioning to single family zoning. South of the low rise zoning lies major institution overlay zoning for Seattle University. North of this block (which contains all low rise zoning) lies NC zoning which surrounds E Madison St as it travels east to west. E Madison St is the principal arterial in the area, with E Union St, 12th Ave, and 14th Ave serving as minor arterials.

DEVELOPMENT OBJECTIVES

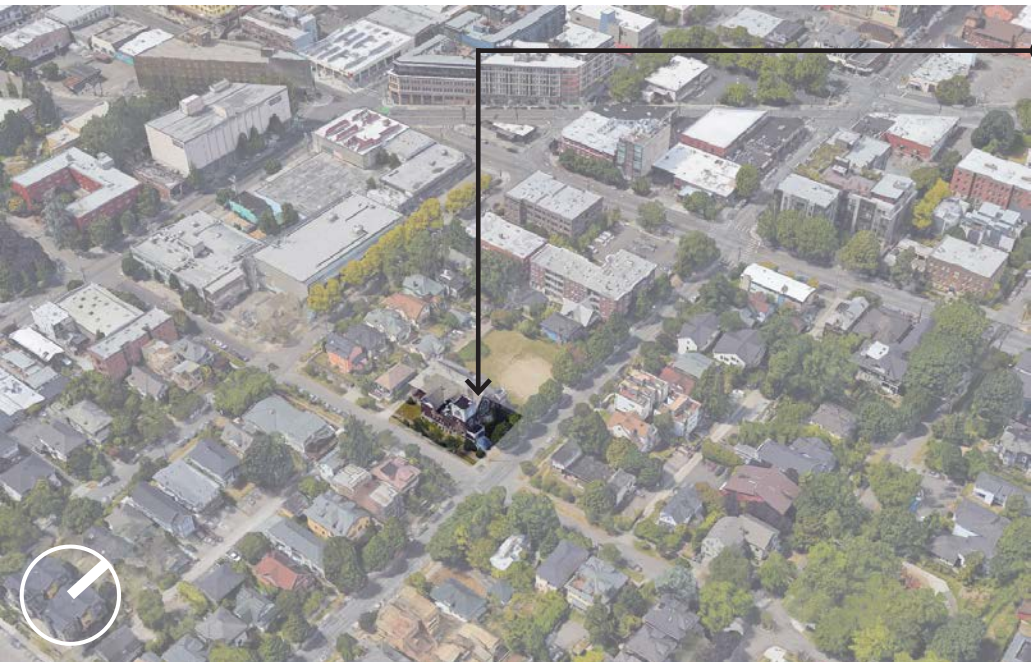
The project proposes the construction of (2) new multi-family residential buildings containing (8) total rowhouse units. The site is currently vacant so no structures will be demolished as a result of this development. These proposed buildings promote thoughtful density in Seattle and help to create affordable, yet desirable, housing that is ideal for urban life. These proposed units, due to their location in a desirable neighborhood and proximity to a principal arterial with commercial zoning, are prime for denser development.

The west +/- 20 ft of this site is currently used by the existing neighbors to the west as an unofficial alley for vehicular access. In order to be respectful of these neighbors and the community, this space will not be altered by this development. This project proposes (5) surface parking stalls in response to a desire for more parking to be provided in the neighborhood.

NEIGHBORHOOD CUES

This project sits at the south edge of Capitol Hill and the north edge of Squire Park. Parks and schools are plentiful in the area, and a vibrant nightlife scene exists just north of the site along Madison and the Pike/Pine corridor, and south surrounding Seattle University. Major bus lines exist in the area, such as the 12 along Madison and the 2 along Union. Broadway, just 5 blocks to the west, holds access to the streetcar (which runs south from Capitol Hill through First Hill and the ID) and the light rail station (which runs from UW south to SeaTac Airport) along with other major bus lines, such as the 49.

While new multifamily development is occurring rapidly in this area, much of it speaks to a more modern, sleek design aesthetic. This project seeks to take cues from the tradition of the craftsman single family homes that have been the core of the neighborhood for the last century. Elements such as lap siding, cornices, and window trim will help these townhomes better fit into the fabric of the neighborhood.



SITE LOCATION

1103 14th Ave  
Seattle, WA 98122

ZONING SUMMARY

Zone: LR2  
Overlay: Frequent Transit &  
12th Ave Urban Center Village  
ECA: None

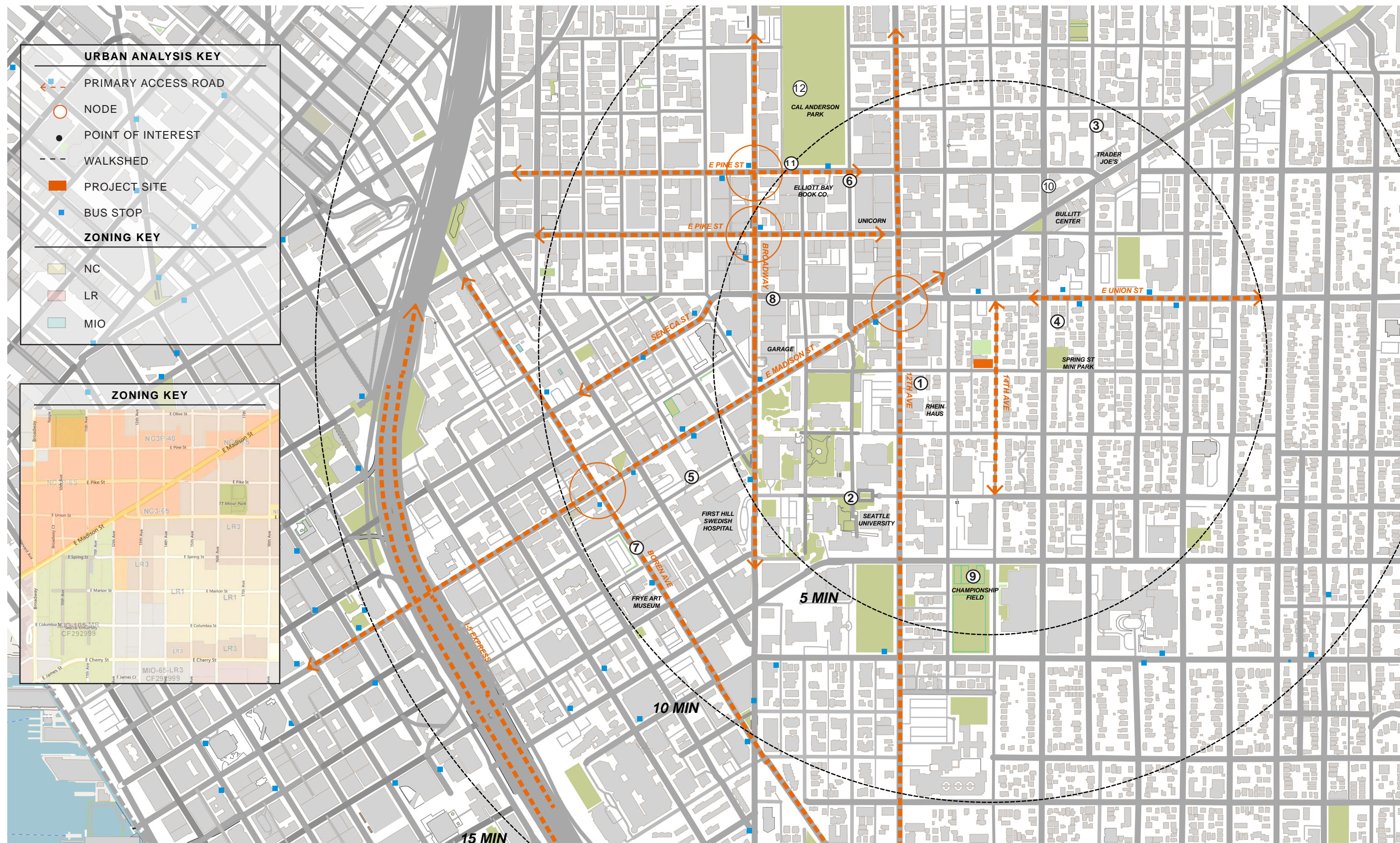
PROJECT PROGRAM

Site Area: 7,164 SF  
Number of Residential Units: 8  
Number of Parking Stalls: 5  
Approx. FAR (Overall) = 8,940 SF  
Approx. FAR Per Unit = 1,117 SF

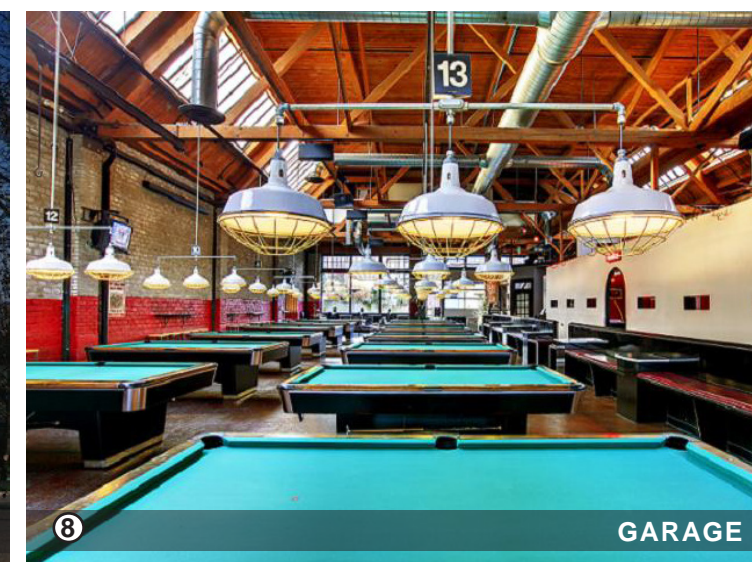
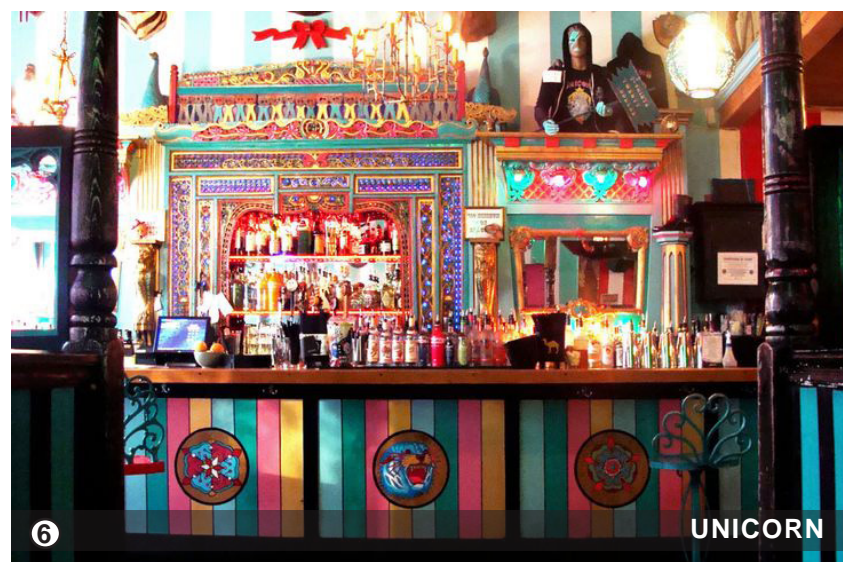
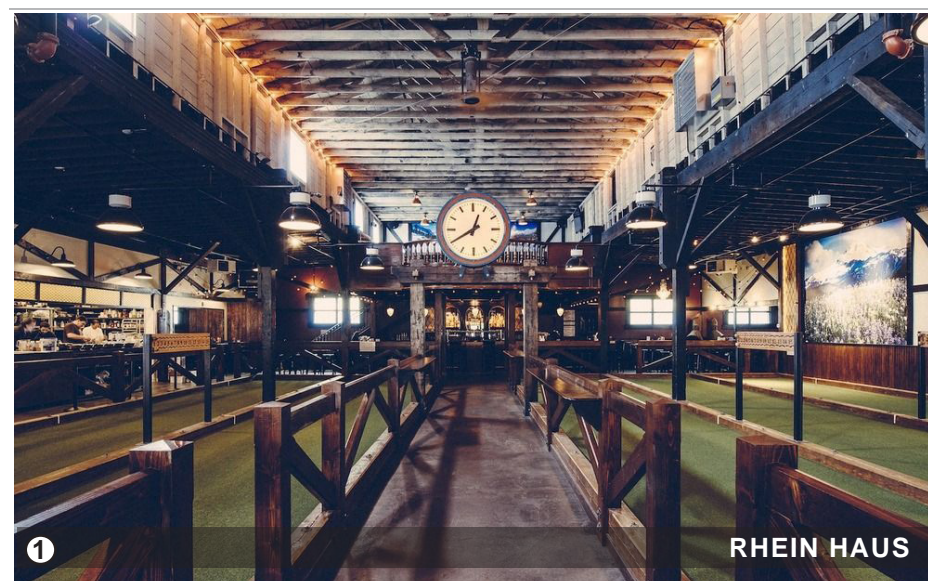
ADJUSTMENTS REQUESTED

None

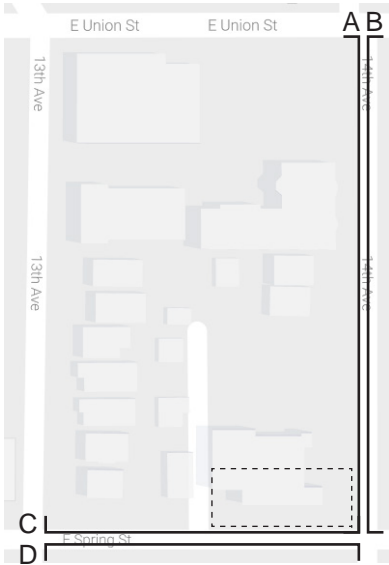










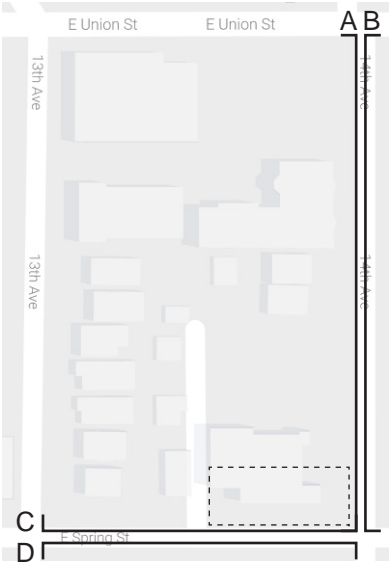


← 14TH AVE LOOKING WEST (A) →



← 14TH AVE LOOKING EAST (B) →



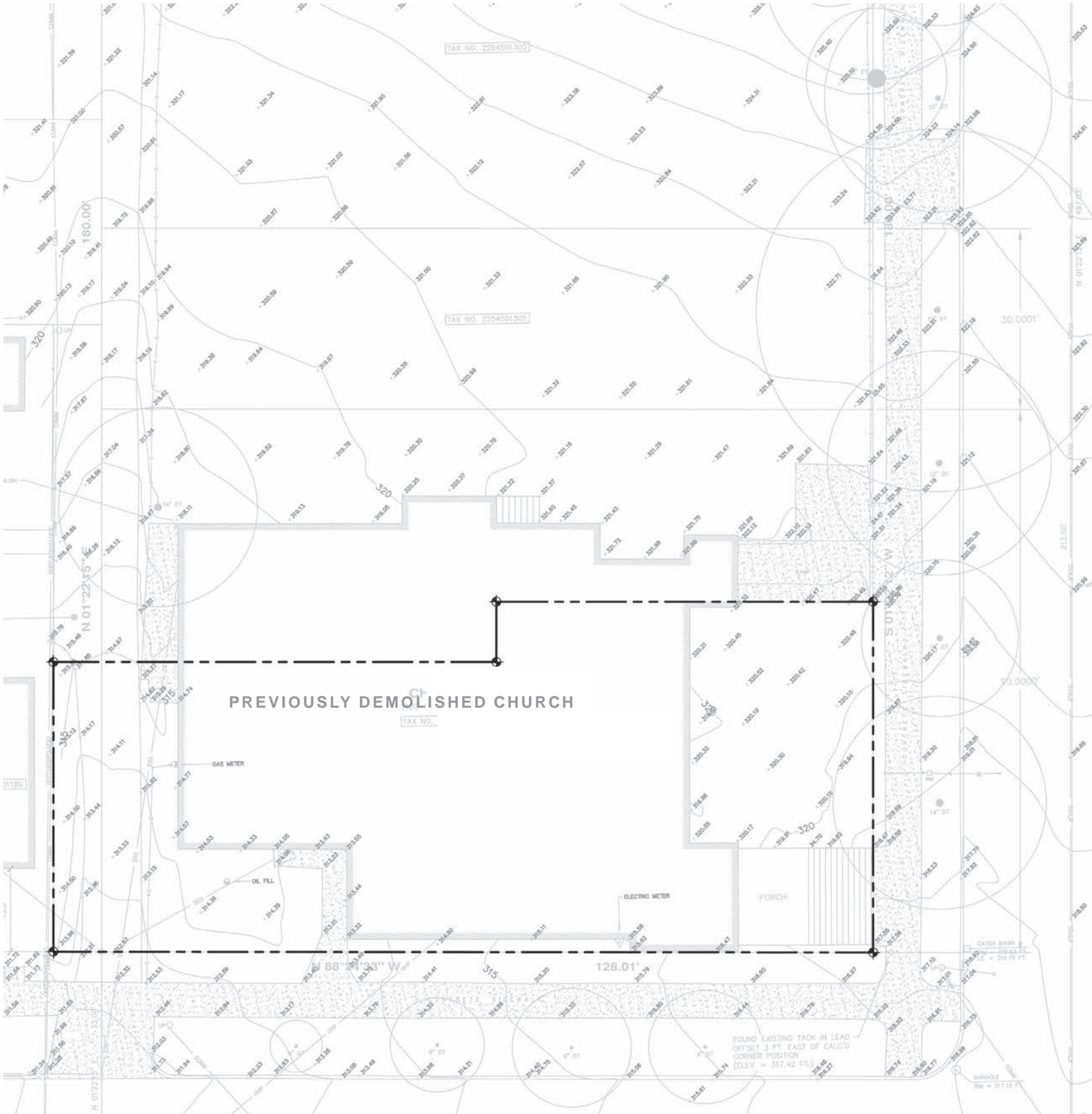


E SPRING ST LOOKING NORTH (C)



E SPRING ST LOOKING SOUTH (D)





LEGAL DESCRIPTION

PARCEL A OF LBA #3027267

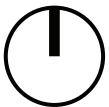
THAT PORTION OF LOTS 1 AND 14, BLOCK 16, SUPPLEMENTARY PLAT OF EDES AND KNIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID LOT 14; THENCE N 88°34'33" W ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 136.01 FT.; THENCE N 01°22'15" E, 48.08 FT.; THENCE S 88°34'33" E, 73.50 FT.; THENCE N 01°25'27" E, 10.00 FT.; THENCE S 88°34'33" E, 62.50 FT.; THENCE S 01°22'21" W, 58.08 FT. TO THE POINT OF BEGINNING.

EXISTING SITE CONDITIONS

The project site is located off of E Spring St between 13th Ave to the west and 14th Ave to the east. The subject parcel is part of an approved lot boundary adjustment and is 7,164 SF in area. The lot measures roughly 58'-1" wide by 136'-0" deep. Immediately to the north is currently vacant land, with three multifamily projects approved by the city of Seattle to begin construction in the coming months. To the south cross E Spring St are parcels zoned LR2 and LR3. The project site is zoned LR2.

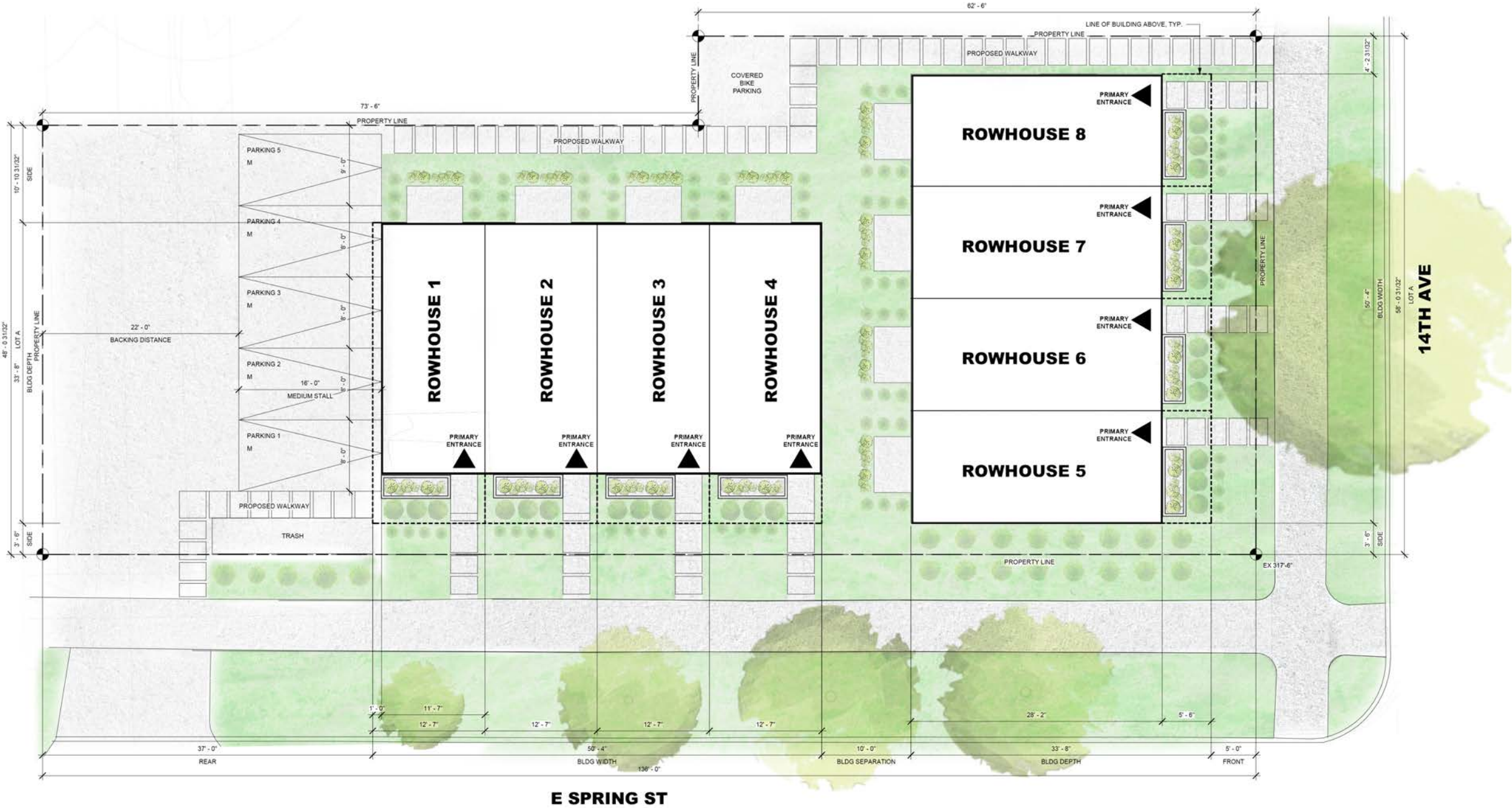
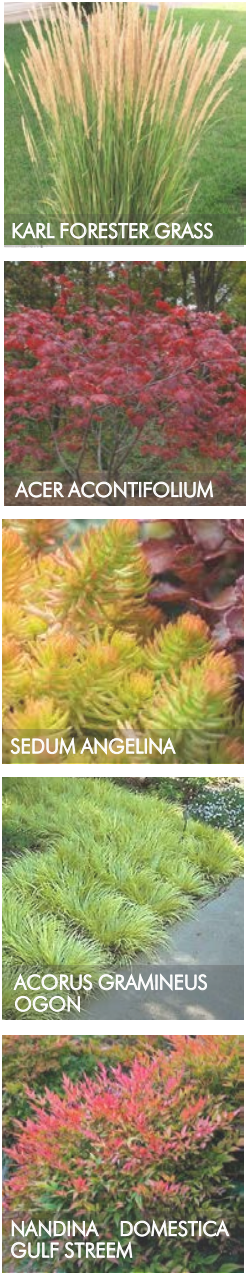
The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 8 feet. Currently there are no structures on site. The project proposes to step with the existing topography. Upper levels will have views of downtown to the west.



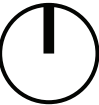


SITE PLANNING + LANDSCAPE APPROACH

The eight (8) proposed units will be arranged in buildings of four (4) units each, with four facing E Sping St and four facing 14th Ave. These units will step up 10" from each other in order to follow the existing topography. Entries are located on the street facing facade of the building, with transitional landscaping provided to soften the edges between public and private. A pedestrian pathway along the north edge of the site provides access to the bike parking area and connects 14th Ave to the parking area to the west. Five (5) surface parking stalls are proposed on the west side of the building, accessing the site directly from E Spring St. Landscaping will occur at unit entries, rear unit patios, and in the right-of-way. The existing street trees along E Spring St and 14th Ave will remain.



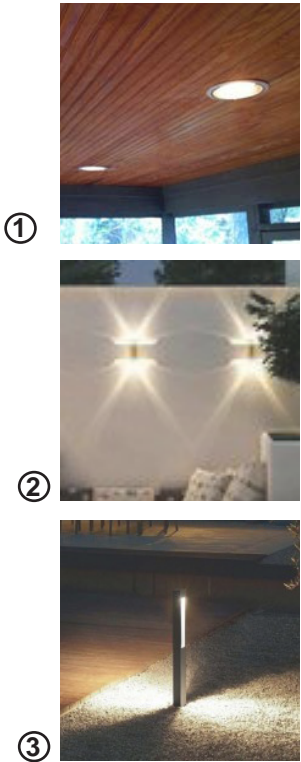
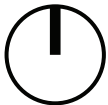
SITE PLAN



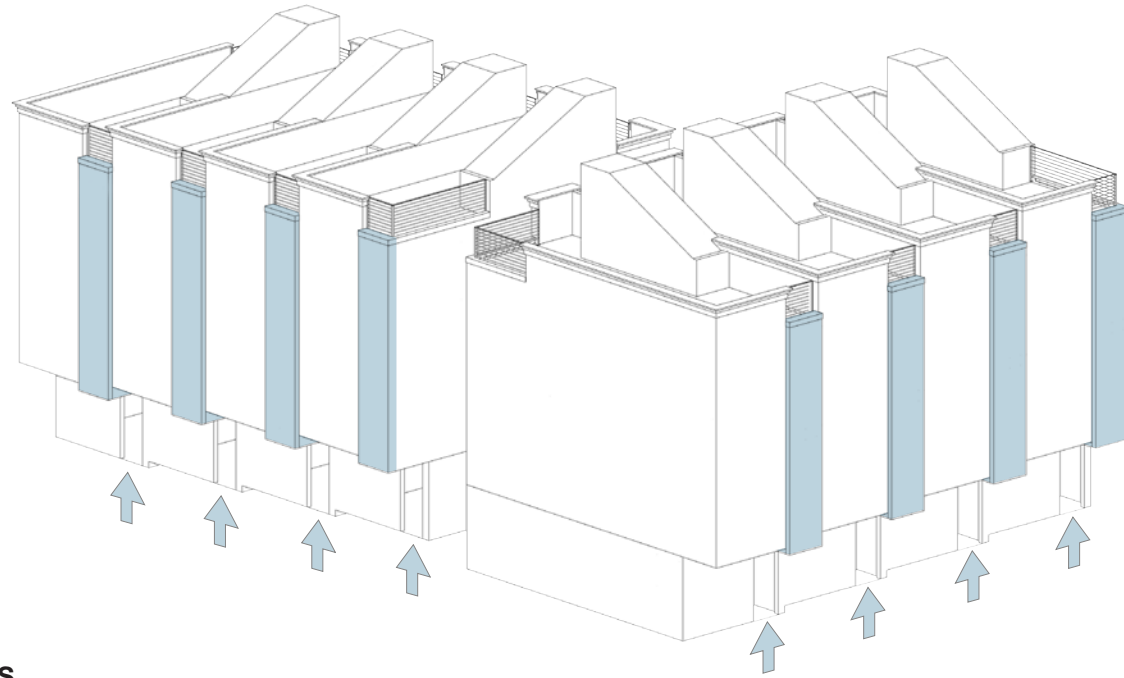


PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians and vehicles, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, and along common walkways. Soffited lighting will be provided in the upper level cantilevers over the parking stalls. Bollard lights will illuminate landscaped areas and common amenity areas.

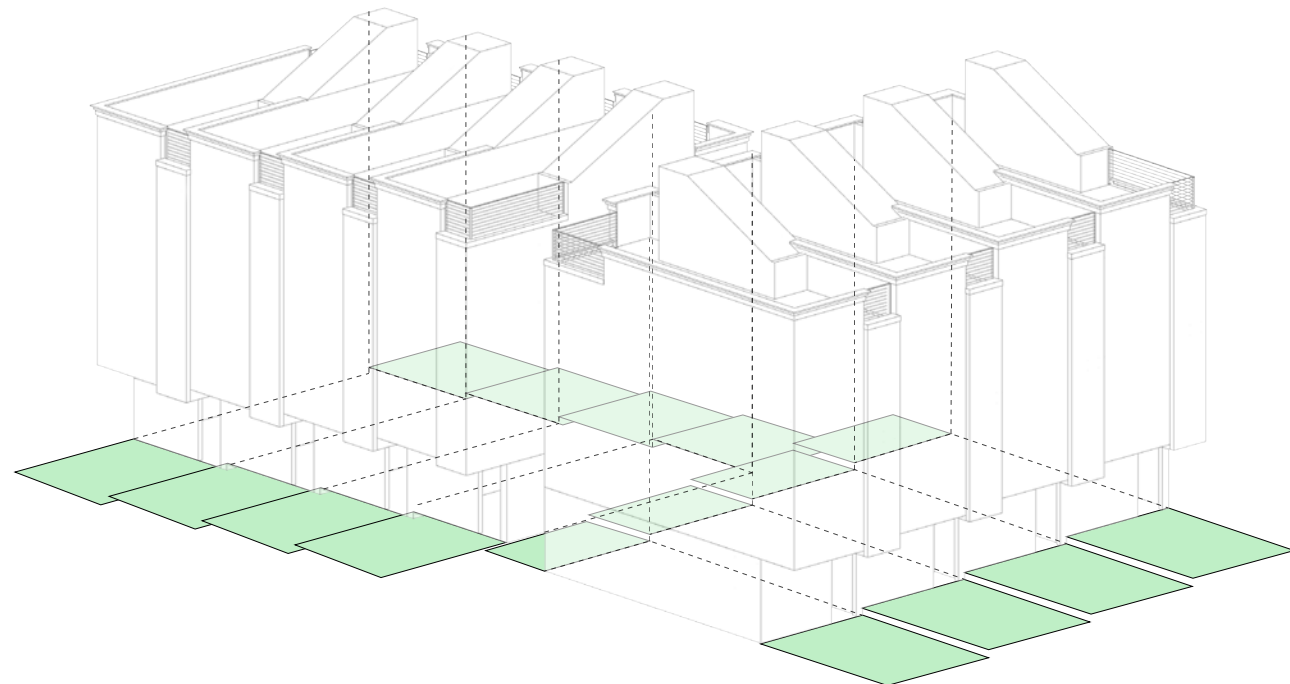




**ENTRIES**

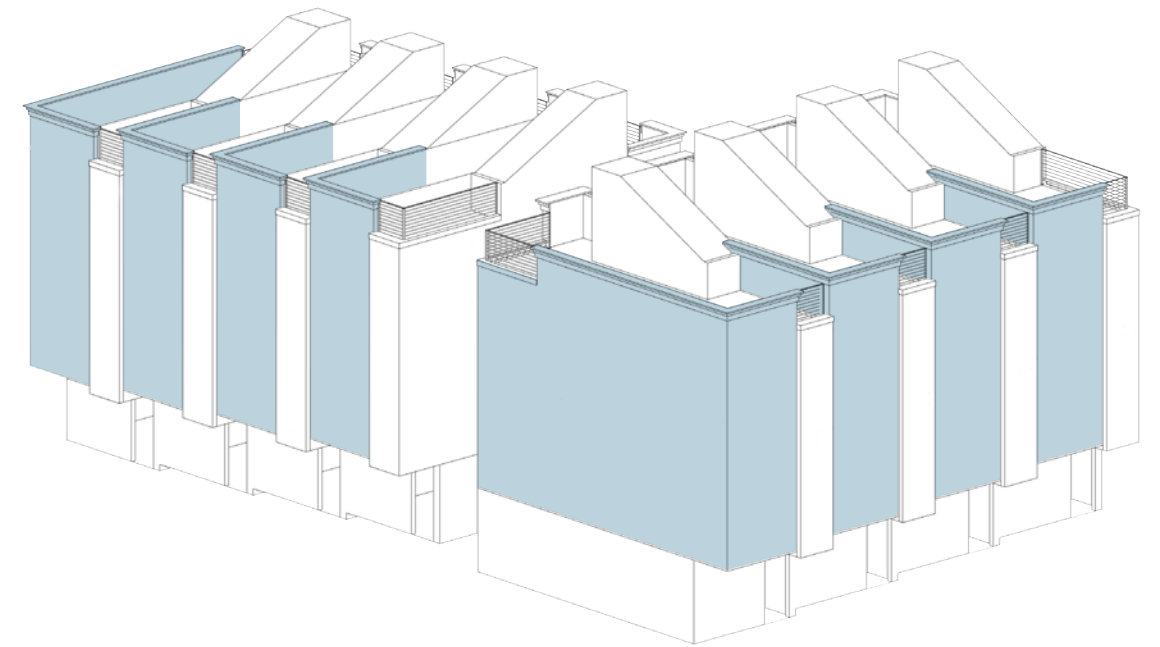
Modulation and change of material on a narrow vertical volume above entry doors allows the architecture itself to promote easy wayfinding. This volume also provides separation and promotes unit individuality.

PL2-D, PL3-A, DC2-B

**OUTDOOR SPACE**

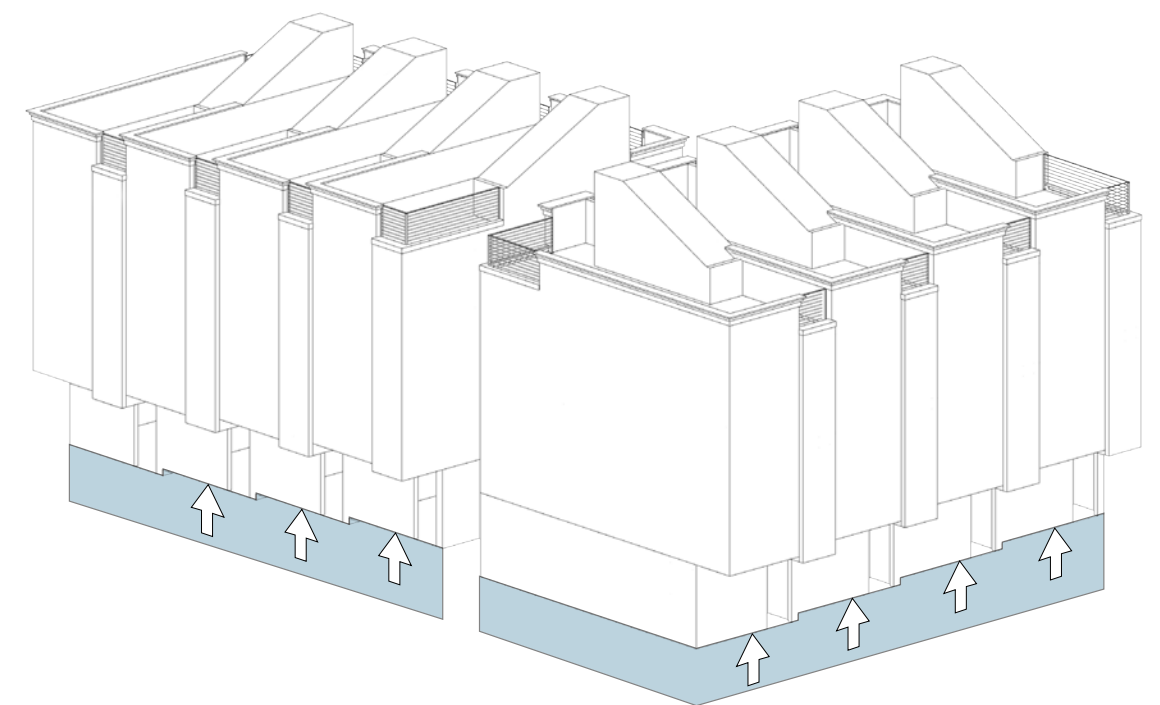
All units have been provided a sizable ground level private amenity spaces- one in the front yard and one in the rear. The amenity allows all tenants the opportunity for personalization.

DC3-C, PL1-B

**TRADITIONAL DETAILING**

A first floor base supports a two-story volume above, breaking down the perceived mass. This upper volume takes cues from the traditional detailing of craftsman homes, such as cornices and window trim, in order to better fit with neighboring buildings.

CS3-A, DC2-C

**STEPPING UP**

The project steps up 10" every unit with existing topography, making use of the natural landscape to step up the hill and minimize site disturbance. This also provides visual separation between units.

CS1-C



GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY 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.	B. Sunlight and Natural Ventilation	CS1.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.	The major window groupings are on the east and south sides of the building, maximizing daylight in primary living spaces while minimizing solar gain on the west facade.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	C. Relationship to the Block D. Hight, Bulk, and Scale	CS2.C.1. Corner Sites: ...require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. CS2.D.1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as anticipated zoning to determine an appropriate complement and transition.	This project seeks to fit with the scale of the newer multifamily development occurring in the area while speaking to the aesthetic and character of the single family homes in the neighborhood. Height, bulk, and scale has been reduced by minimizing stair tower footprints and providing segments of open rail to reduce massing above the third floor.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement... the architectural style.	Design cues have been taken from the craftsman single-family home tradition that is strong in this area. Elements such as lap siding, cornices, and window trim will help this new development fit into the fabric of the block and neighborhood.
PL1. Open Space Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections	PL1.B.1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure...	The pedestrian path on site will connect to 14th Ave to the bike parking and vehicular parking to the west.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and connected to existing pedestrian walkways.	D. Wayfinding	PL2.D.1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.	Modulation and change of material on a narrow vertical volume above entry doors allows the architecture itself to promote easy wayfinding. Clearly visible signage will be provided at each unit entry.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A.1.d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.	Entries are indicated by a change in massing and material. Planters, address numerals, and hardscaping help create a “collection of elements” at each entry.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	C. Parking and Service Uses	DC1.C.2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.	Parking is located at the rear of the site, adjacent to an area used for vehicular access by neighbors to the west. Fencing surrounding the trash to the south will screen the parking.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	DC2.A.2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. DC2.B.1. Facade Composition: Design all building facades...considering the composition and architectural expression of the building as a whole. DC2.C.1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating secondary elements into the design. DC2.D.2. Texture: Design the character of the building to strive for fine-grained scale ‘texture’.	Each unit consists of a first floor base supporting a two-story volume above, breaking down the perceived mass. Modulation and a change in material indicates unit entries, promoting easy wayfinding and providing separation/ individuality. Minimal stair tower footprints and segments of open rail help reduce massing above the third floor. Textural elements such as lap siding, cornices, and window trim add visual interest and create a finer-grained “collection of elements” at the pedestrian level.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	C. Design	DC3.C.2. Amenities and Features: Create attractive outdoor spaces... use a combination of hardscape and plantings.	Landscaping and hardscaping will together create finely detailed outdoor areas. All units have access to a private front and rear yard.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes D. Trees, Landscape and Hardscape Materials	DC4.A.1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. DC4.D.1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.	Lap siding and board and batten will be the primary exterior finish materials. Accents of rustic wood-look panels and infill panels will also be used. Landscape and hardscape selection will reinforce the open space design and contribute to the textural character of the site at the ground level.



COMMUNITY OUTREACH SUMMARY:

Cone Architecture sent direct mailings (fliers) to residences and businesses within approximately 500’ radius of the proposed site. The flier contained a link to an online survey where community members could share their thoughts and information about a community meeting that would be held on-site. The meeting was held on a Saturday morning and Cone presented a site plan and 3D images. The discussion aimed to answer the concerns and questions brought up by the community as well as present the project’s initial steps and how to further engage in the project’s process in the future. Below are the responses received through the online survey, and the following page contains feedback received at the community meeting.

Outreach Flier



1103 14th Ave

3033440-EG

Summer McEneny

info@cone-arch.com

206-693-3133

ADDRESS

Domicilio

SDCI RECORD NUMBER

Número de Registro (SDCI)

APPLICANT

Solicitante

CONTACT

Contacto

ABOUT THE PROJECT

Isola Homes and Cone Architecture are partnering on the redevelopment of 1103 14th Ave, Seattle, WA. The proposal will include 8 rowhouses. Planning has just begun and construction could start as soon as late 2019.

SHARE YOUR THOUGHTS

We want to hear from the community. Please share your thoughts on this project and any information that would help us better understand your priorities for new development in the neighborhood.

ADDITIONAL INFORMATION

You can track our progress through the permitting process. Search the project address "1103 14th Ave" or project number "3033440-EG" in the Design Review Calendar and the Seattle Services Portal.

PRIVACY

Information you share in this survey may be made public. Please do not share any personal or sensitive information.

1103



COMMUNITY MEETING

DATE

TIME

ADDRESS

Join us for a community meeting at the site of the proposed project to learn more.

- Come prepared for inclement weather - the meeting will be hosted rain or shine.
- Please email info@cone-arch.com by 1/5/19 if translation is needed - we can have an interpreter available on site upon request.

TAKE AN ONLINE SURVEY

https://www.surveymonkey.com/t/RPB8KLW

Give feedback by taking our online survey. This survey will be available from 12/26/18 to 1/18/19.

REUNIÓN DE LA COMUNIDAD

FECHA

TIEMPO

DOMICILIO

Los invitamos para una reunión de la comunidad en el sitio del proyecto propuesto para obtener más información.

- Venga preparado para el clima inclemente - la reunión seguirá con y sin lluvia.
- Por favor, envíe un correo electrónico a info@cone-arch.com para 1/5/19 si ocupan una traducción. Podemos tener un intérprete disponible en el sitio si necesario.

REALIZAR UNA ENCUESTA EN LÍNEA

https://www.surveymonkey.com/t/RPY5Q5P

Danos tu opinión al tomar nuestra encuesta en línea. Esta encuesta estará disponible de 12/26/18 a 1/18/2019.

ELECTRONIC/DIGITAL OUTREACH: CONE ARCHITECTURE RECEIVED 12 RESPONSES TO THE SURVEY THAT WAS CREATED THROUGH SURVEY MONKEY. THE RESPONSES RECEIVED ARE AS FOLLOWS:

WHAT IS YOUR CONNECTION TO THIS PROJECT?

- 92% I live very close to the project
- 8% I live in the general area

WHAT IS MOST IMPORTANT TO YOU ABOUT A NEW BUILDING ON THIS PROPERTY?

- 46% That it is nice looking
- 15% That it looks unique and interesting
- 38% That it is affordable for residents and/or businesses
- 23% That it is designed to be family-friendly
- 46% That it is designed with environmental sustainability in mind
- 38% Other:
  - That there is parking for residents
  - They have at least on parking place per unit
  - That it doesn’t encourage vehicle-first lifestyle
  - That it doesn’t happen at all
  - That it includes off-street parking

WHAT CONCERNS DO YOU HAVE ABOUT THIS PROJECT?

- 54% Construction noise/impacts
- 31% That I will not like the way it looks
- 23% That it will not be affordable
- 62% That it may feel out of scale with other buildings nearby
- 77% That it will make driving in the neighborhood more difficult
- 8% Other

IS THERE ANYTHING SPECIFIC ABOUT THIS PROPERTY OR NEIGHBORHOOD THAT WOULD BE IMPORTANT FOR US TO KNOW?

6 respondents answered the question (see screenshots below):

☐

Parking in the area is very difficult and you are going to be adding quite a few residences. Please provide parking for most of them as it will help to sell them and will minimize the impact of so many new residents to the area.

1/15/2019 2:37 PM

View respondent's answers

Add tags

☐

I encourage you to explore designs in the northwest modernist tradition - natural wood, stone, and brick. Please, no sheet metal siding or neon colors! Also, privacy setbacks and greenery. This will help it fit within the beauty of our neighborhood.

1/5/2019 11:52 AM

View respondent's answers

Add tags

☐

Low water pressure in the neighborhood. Limited street parking.

1/4/2019 9:03 AM

View respondent's answers

Add tags

☐

Of the entire vacant lot, I'm curious why the land is subdivided into multiple construction projects. Why wasn't a single, uniform apartment building chosen given the rare opportunity to in-fill such a large plot of land?

1/2/2019 10:11 PM

View respondent's answers

Add tags

☐

I hope your project fails and your company goes out of business

12/29/2018 5:53 PM

View respondent's answers

Add tags

☐

So much new construction in the neighborhood is designed to keep residents separate ie through rooftop decks. It would be nice if the design had ways to make residents part of the community, like big front stoops for instance.

12/28/2018 8:51 PM

View respondent's answers

Add tags

WOULD YOU LIKE TO BE CONTACTED ABOUT THIS PROJECT IN THE FUTURE? IF SO, PLEASE PROVIDE YOUR EMAIL ADDRESS.

6 respondents provided contact information



IN-PERSON OUTREACH: THE IN-PERSON OUTREACH BROUGHT UP A RANGE OF DISCUSSION POINTS:

PARKING COMMENTS:

- Several neighborhood residents voiced concern over providing less than 1 stall per unit.
- One neighbor voiced that they do not own a vehicle and is possible that not everyone moving in will.
- One neighbor expressed that the area is walkable and doesn't require a vehicle.
- Another voiced that it is irresponsible that the city doesn't require parking for each unit.
- Neighbors found on-site parking screened by fencing favorable.
- Inquiries on whether construction would affect street parking.
- One neighbor commented on whether the neighborhood should have zone restrictions.

PROJECT COMMENTS:

- Neighbor asked whether units will be identical.
- Neighbor asked whether 3-bedroom units had been considered.
- One commented that the aesthetic was neutral and that the tonal variation was "too vanilla," however others did not like the project across 14th that used more color.
- Another neighbor said they would like to see more variation since townhomes along 14th have been varied from each other.
- One neighbor wants to see more texture and character such as wood along street facades.
- One voiced that the project looked "suburban" instead of "urban" like Seattle.
- Neighbors expressed that they find a project on Columbia attractive for precedence.
- Questions regarding use of space in center of lot.
- One neighbor asked about the height of the proposed buildings.
- Another neighbor suggested widening the green space at the rear yards and to implement more communal space.

CONSTRUCTION COMMENTS:

- Neighbors expressed a need for sidewalk improvements.
- Questions about the construction schedule.
- Concerns regarding construction noise and disturbances.
- One neighbor asked about utilities and a water main extension on E Spring St.
- Another neighbor was concerned about whether construction staging would occur in the alley adjacent to the site.
- One neighbor along alley expressed concerns over their fence and whether it would be affected if it were found to be beyond their own property line.
- Neighbors asked what contractor would be running the project.

MISCELLANEOUS COMMENTS:

- Questions regarding trash storage and staging locations.
- Neighbors asked whether an HOA would be implemented.
- Neighbors discussed how portions of alleys were owned.
- One neighbor commented that townhouse residents tend to be more transient.
- A group of the attendees wondered if the final project aesthetic would be curated by an internal HOA or if individual homeowners would be able to alter their individual units after the project was complete and people owned their individual unit.


Outreach Sign-In Sheet

14<sup>th</sup> & Spring Rowhouses Community Meeting

Address of Development Project: 1103 14<sup>th</sup> Ave

Meeting Location: Site of Proposed Project  
1103 14<sup>th</sup> Ave  
Seattle, WA 98122

Meeting Date: January 12, 2019 11 am – 12 pm



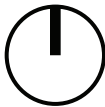
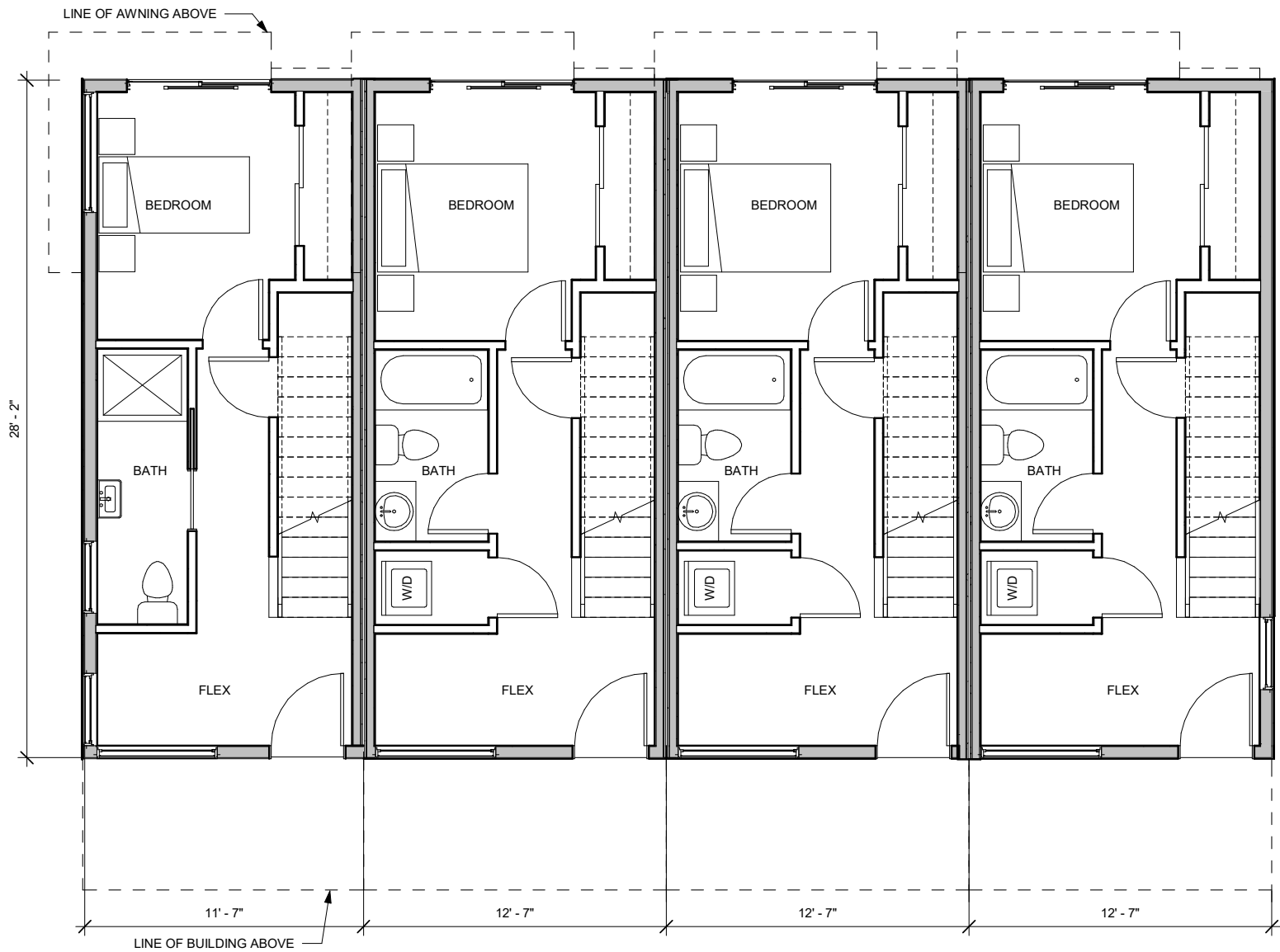
PLEASE PRINT LEGIBLY

First Name	Last Initial	Zip Code	Email Address (if you would like to be on our mailing list for this project)	How did you hear about this meeting?
Stephanie	V	98122	stephanie.velasco7@gmail.com	Mailer
Lawrence	N	98122	Lawrence.Norman@hotmail.com	Mailer
Dena	S	98122	denasparks98@yahoo.com	mailer
Jacqui	E	98122	jacquie@pernestdevelopment.com	maile
Regan	F	98122	reganfalcon@gmail.com	Mailer
MARK	D	98122	Public@SKINHINGE.com	MAILER
Wendy	J	98122	jenkins3333@comcast.net	Mailer

Note: This information is being collected by Cone Architecture but may be submitted to the City of Seattle. Therefore, personal information entered on this form may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Tel. (206) 693-31332226 3<sup>rd</sup> Ave, Suite 100, Seattle, WA 98121www.cone-arch.com

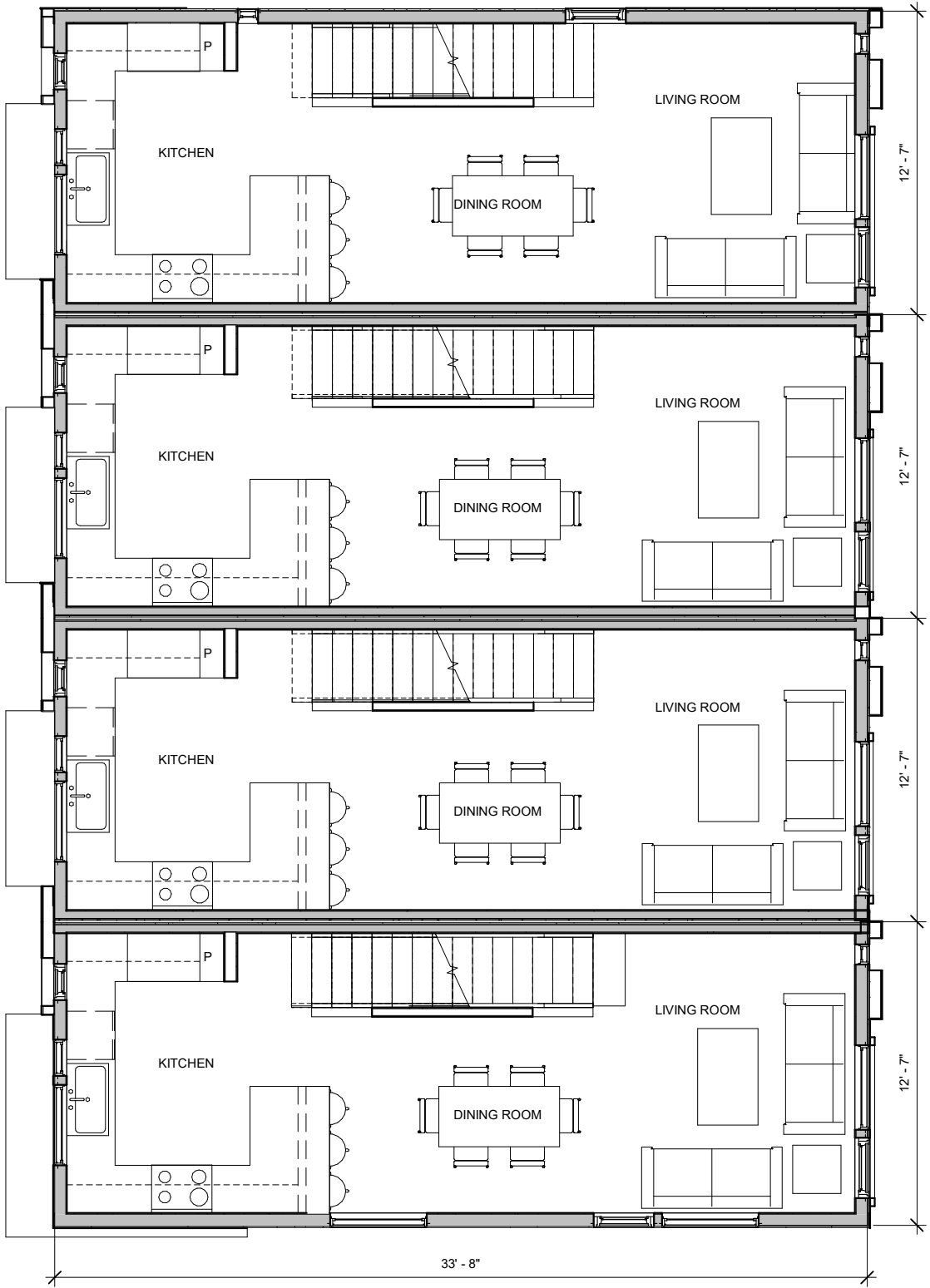
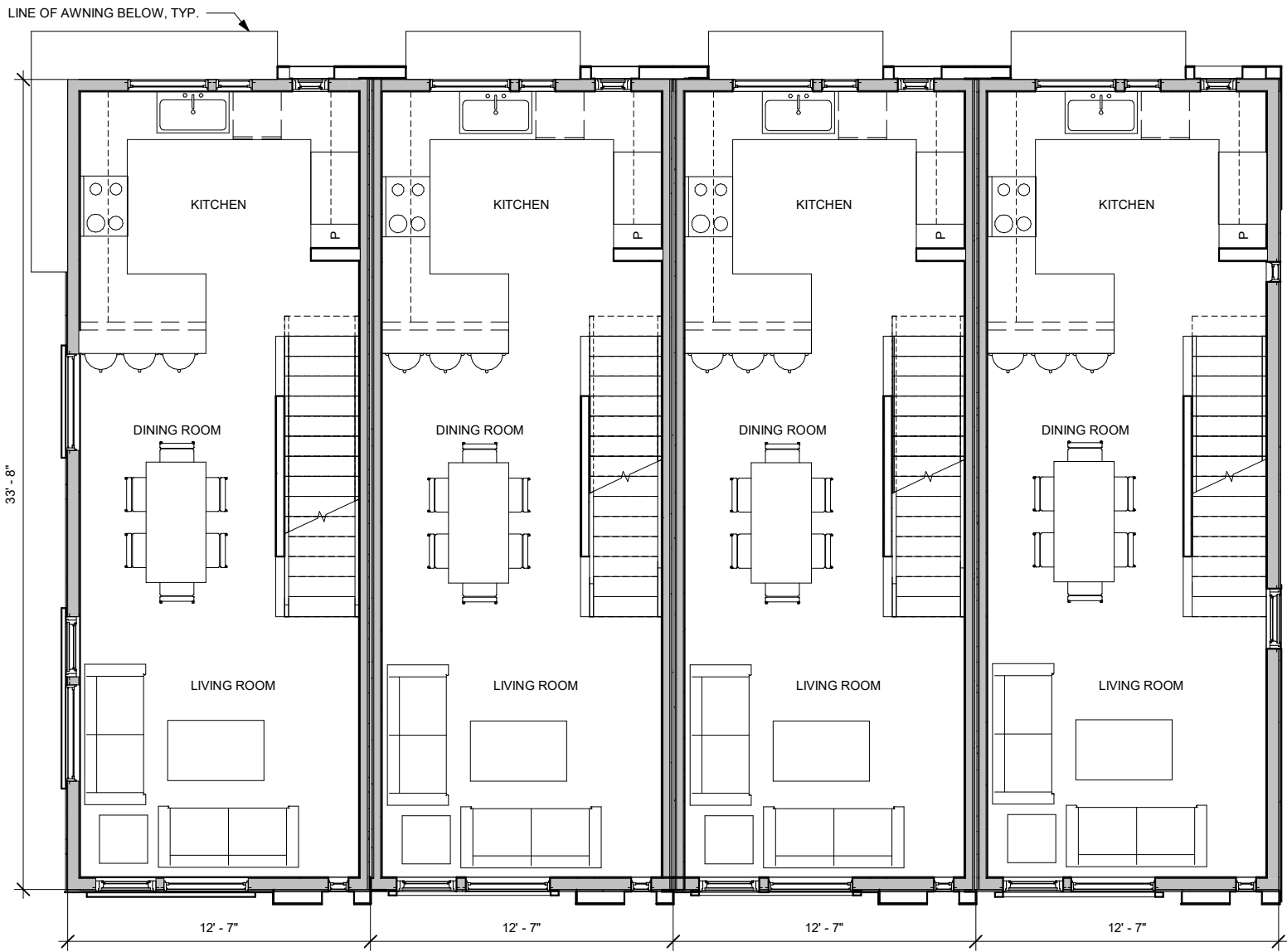




FIRST FLOOR PLAN

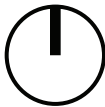
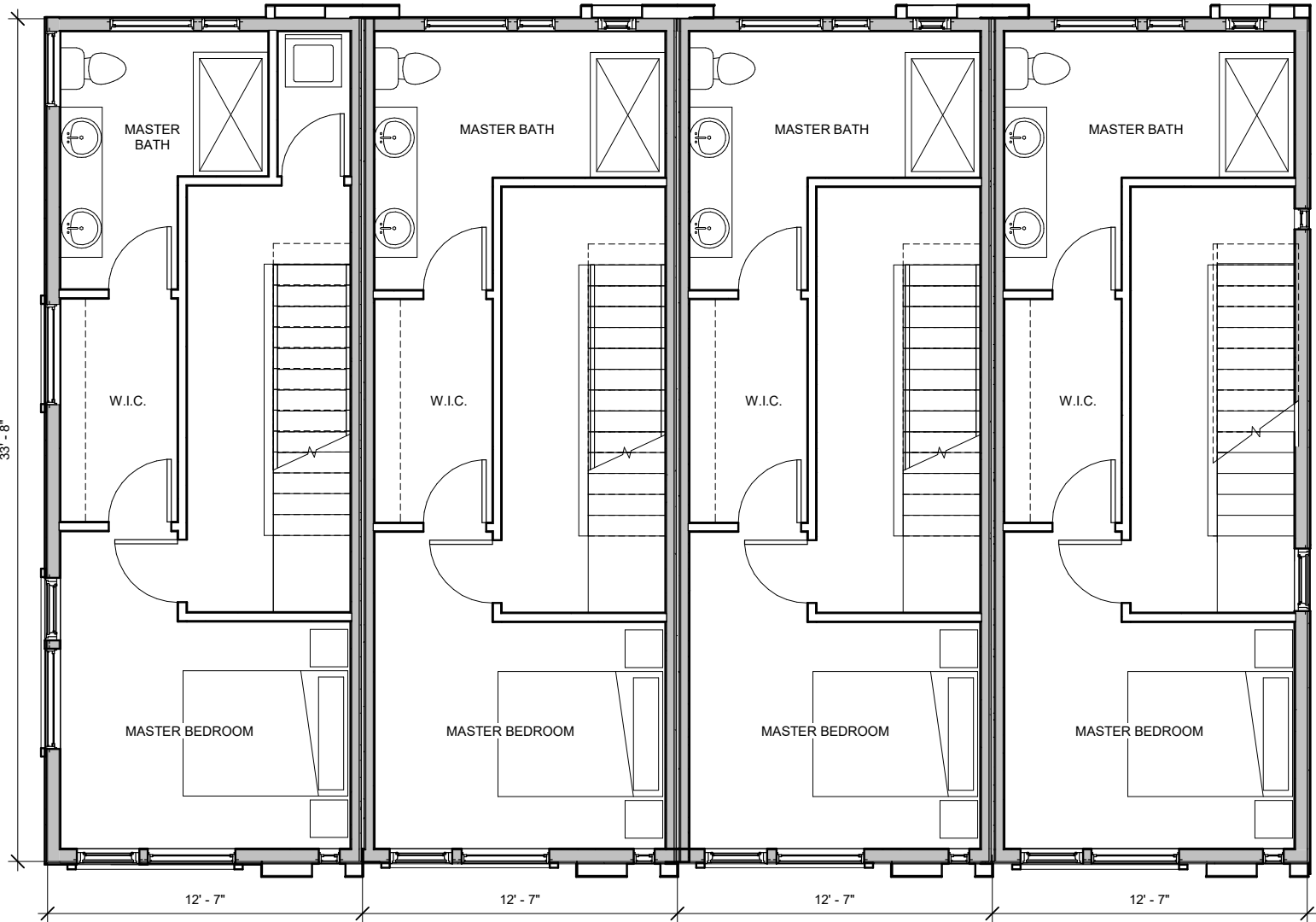




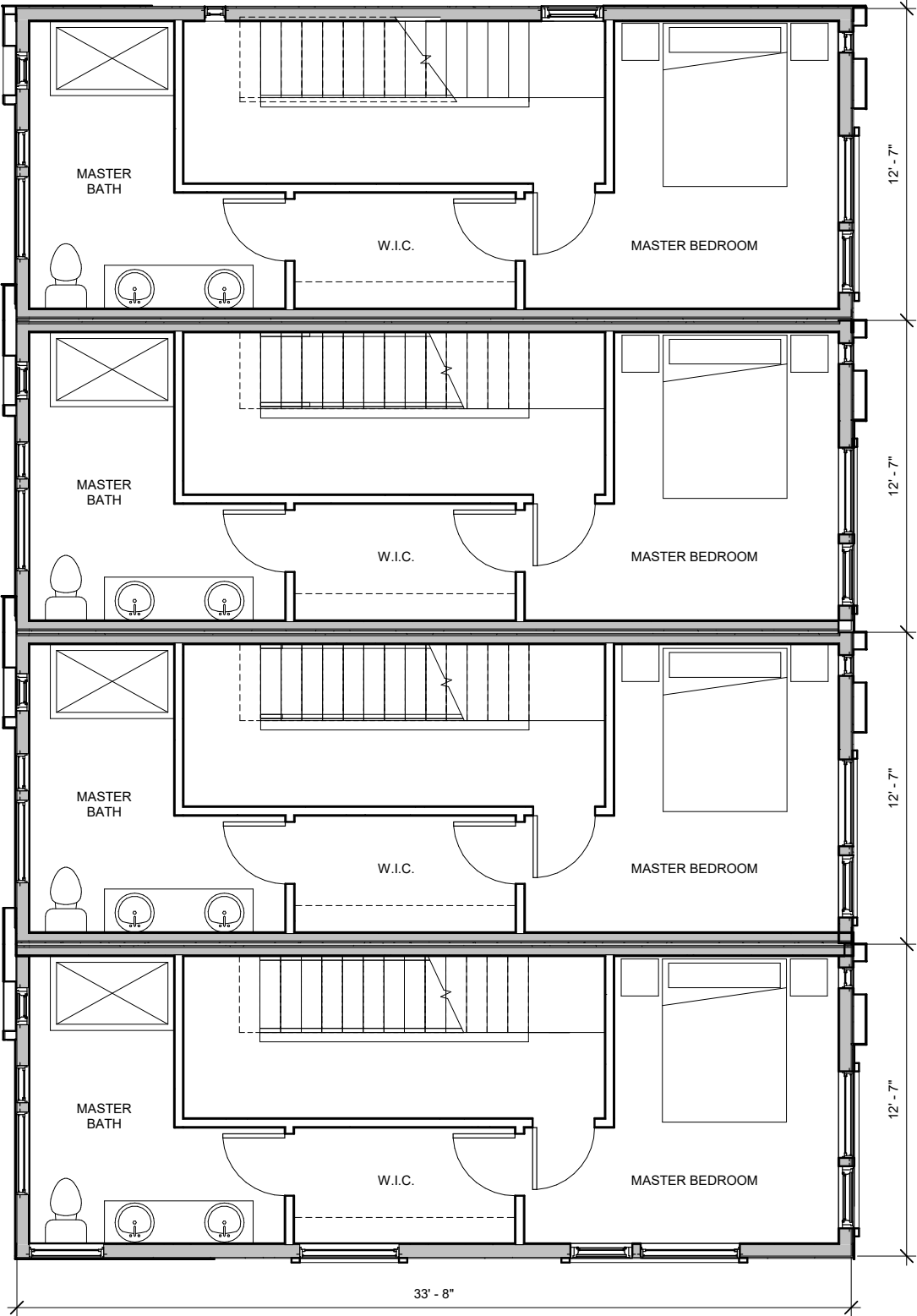


SECOND FLOOR PLAN

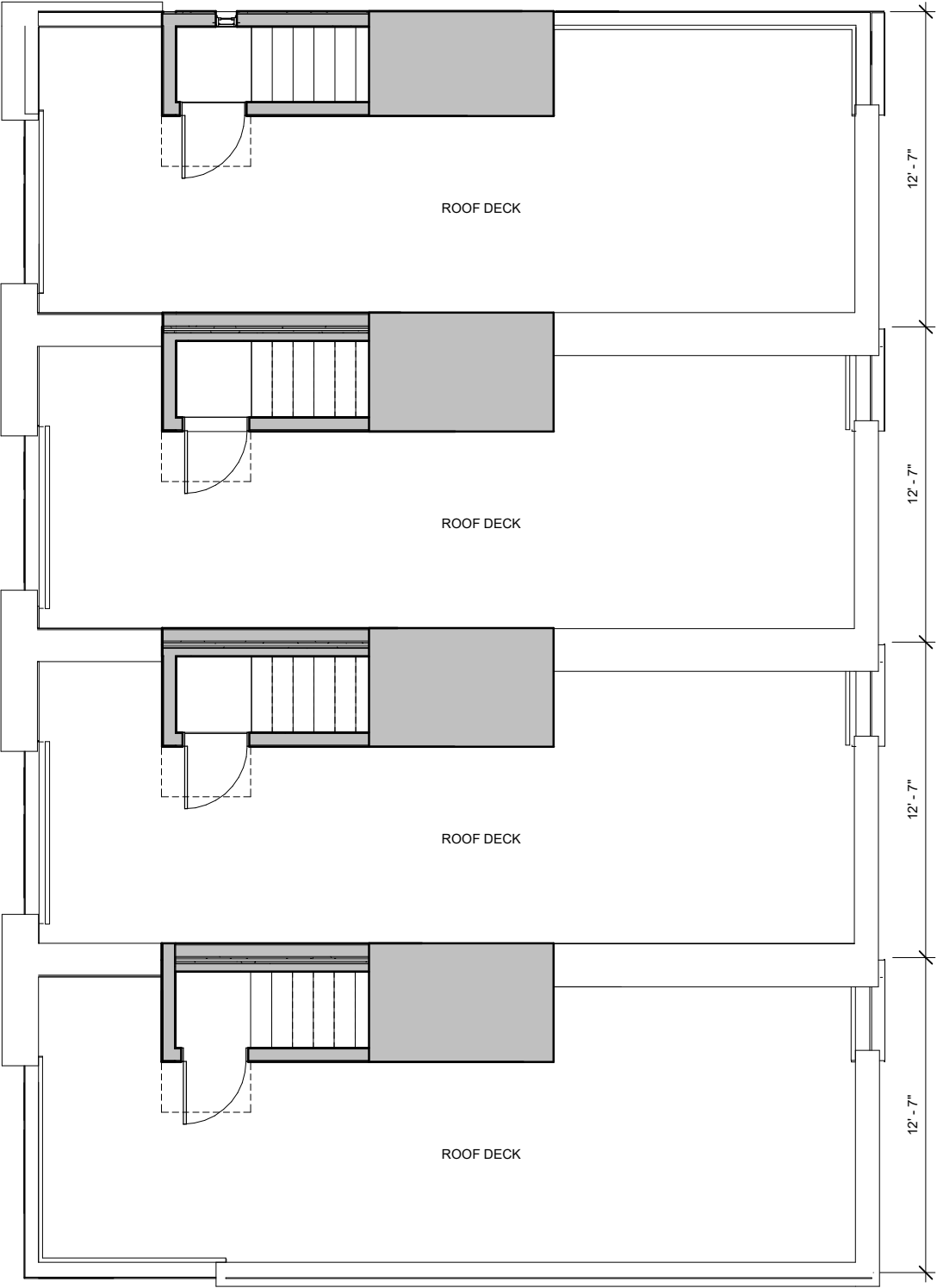
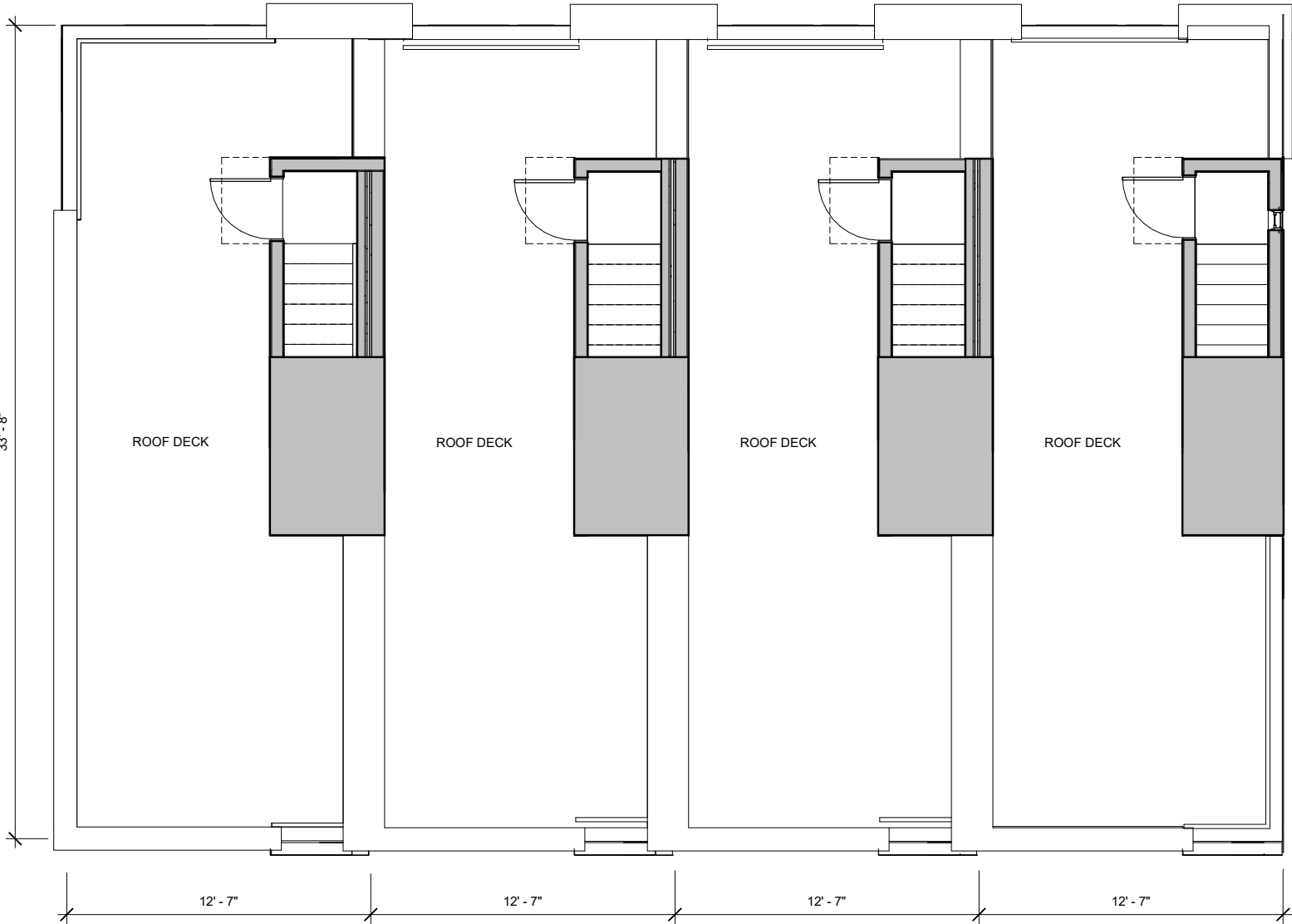




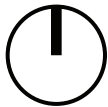
THIRD FLOOR PLAN







PENTHOUSE FLOOR PLAN







SOUTH ELEVATION



EAST ELEVATION



① LAP SIDING



② BOARD + BATTEN



③ CEMENTITIOUS PANEL



④ HARDIE RUSTIC PANEL

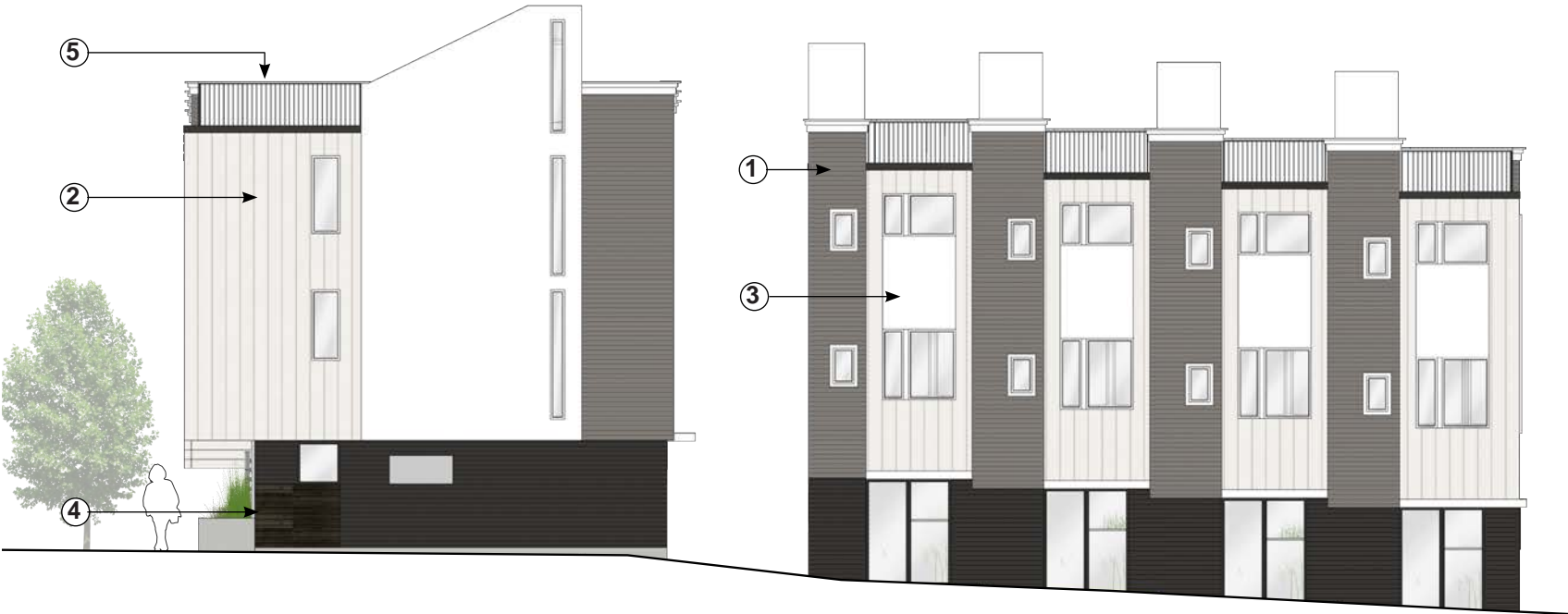


⑤ METAL OPEN RAIL

PROPOSED MATERIALS

This project seeks to create a balance between darker, modern materials and lighter, traditional materials and detailing. A rustic wood texture panel and dark grey lap siding create a base for the building and provide textural interest at unit entries. The upper two-story volume will be clad in a light grey lap siding with white window trim, cornices, and accent panels. A vertical volume above entries and a portion of the rear facade will be clad in white board and batten. Portions of open rail occur above the more modern board and batten volumes to help create transparency and reduce massing. Cast-in-place concrete will be used for planters and pavers at the pedestrian level.





NORTH ELEVATION



WEST ELEVATION (UNITS 1-4)

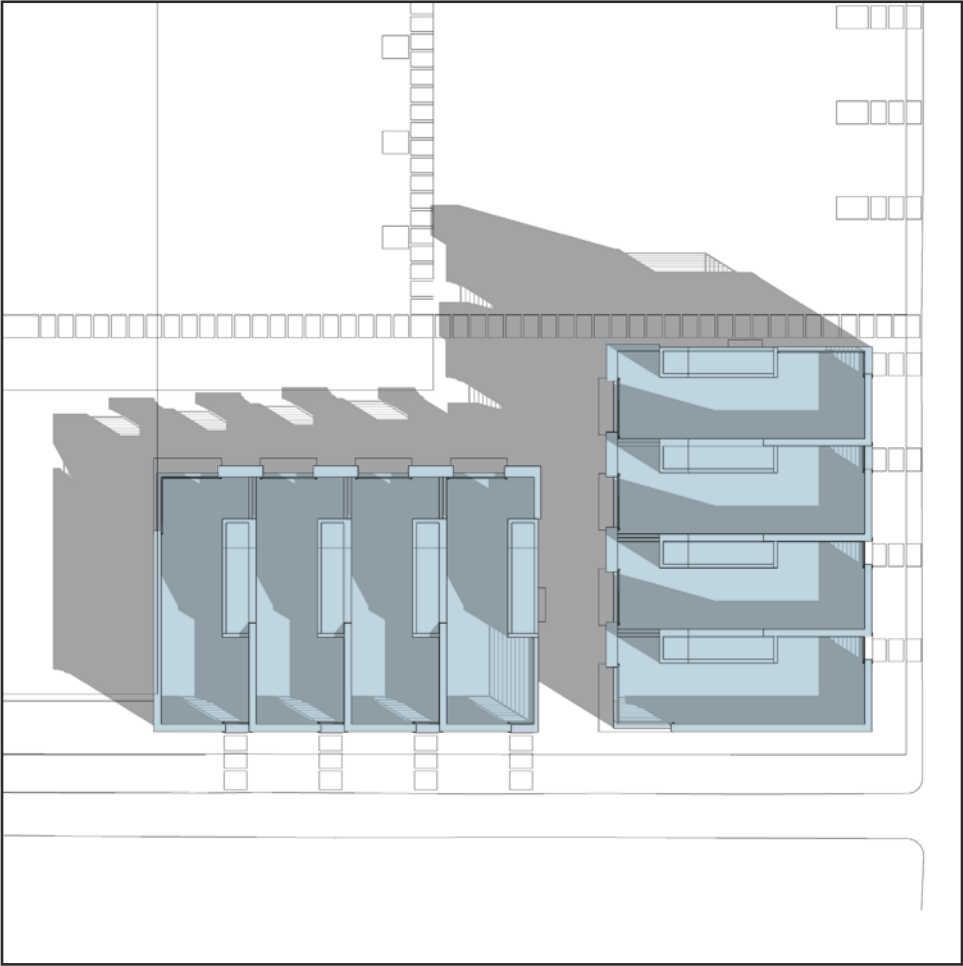


WEST ELEVATION (UNITS 5-8)

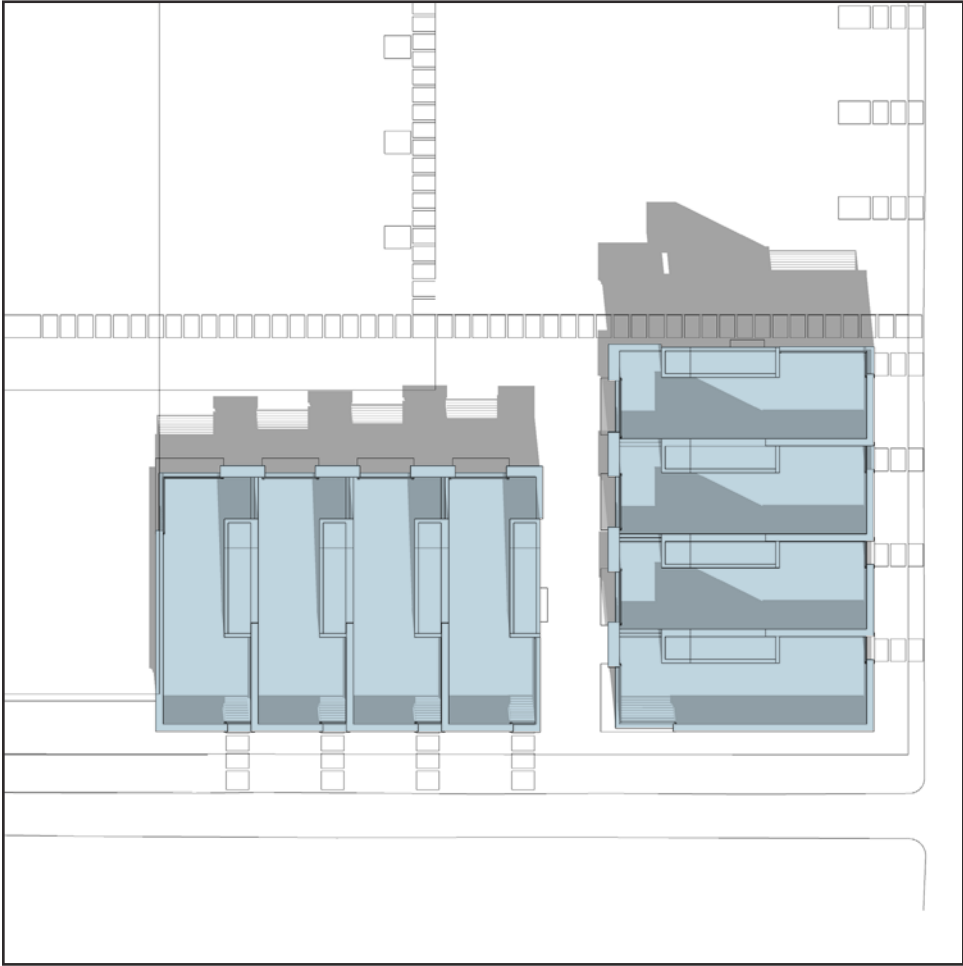


NORTH WINDOW PRIVACY STUDY

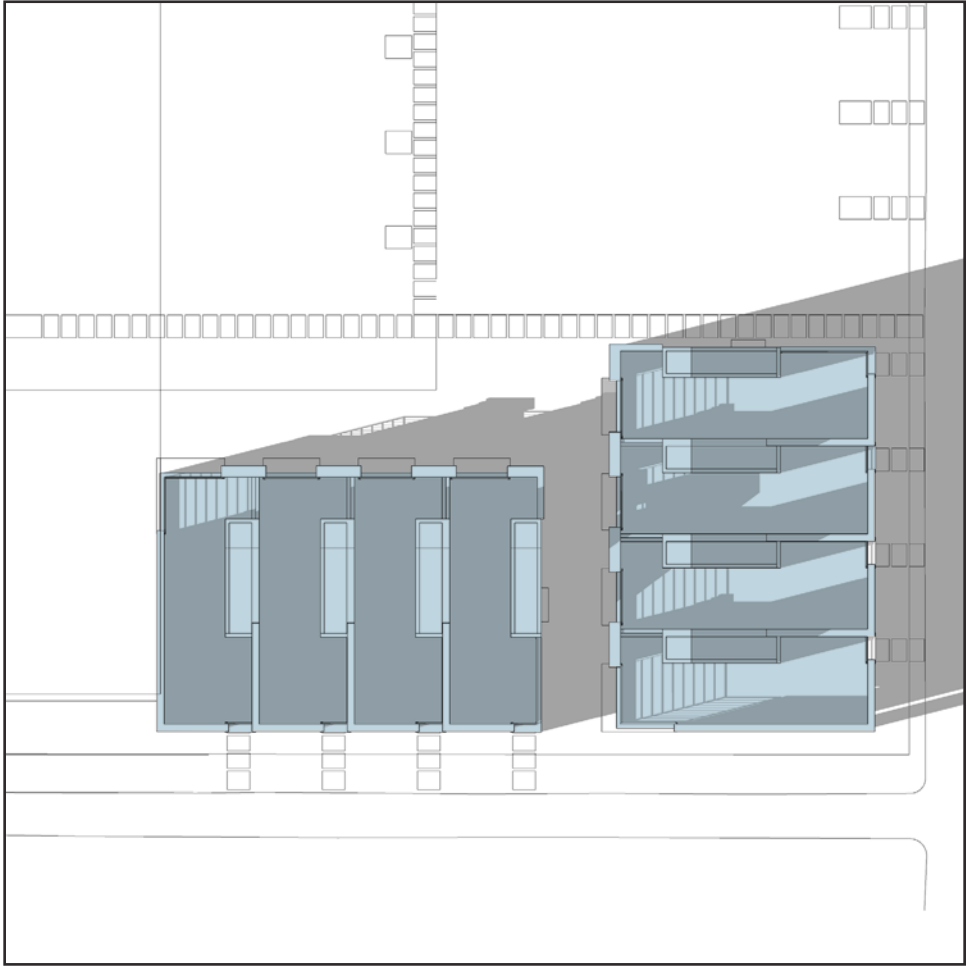




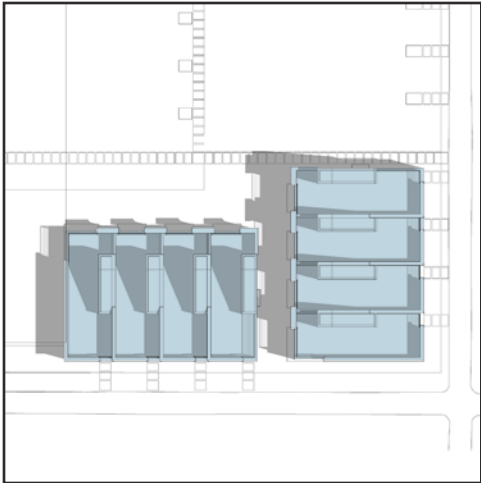
MARCH / SEPTEMBER 21, 9 AM



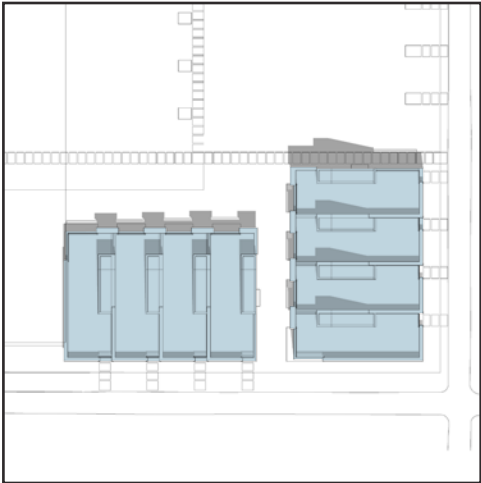
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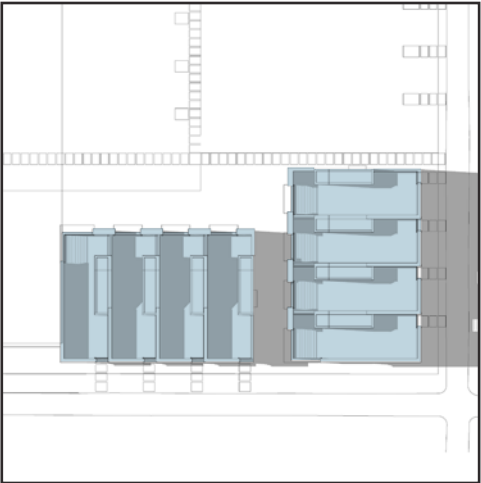
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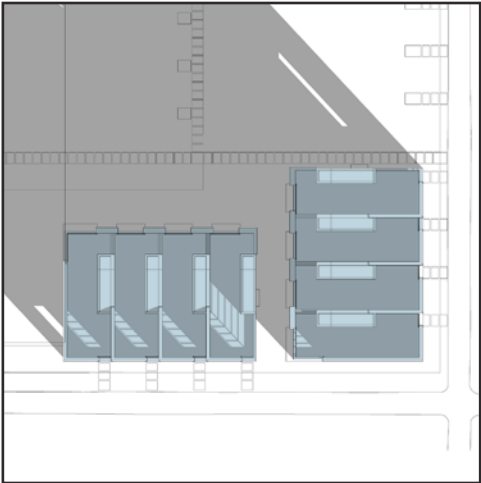
JUNE 21, 9 AM



JUNE 21, 12 PM



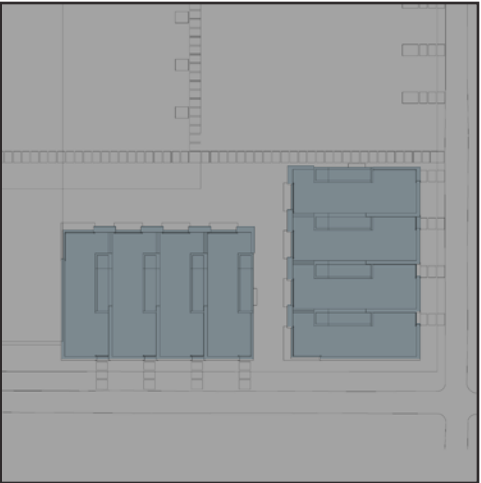
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DECEMBER 21, 9 AM

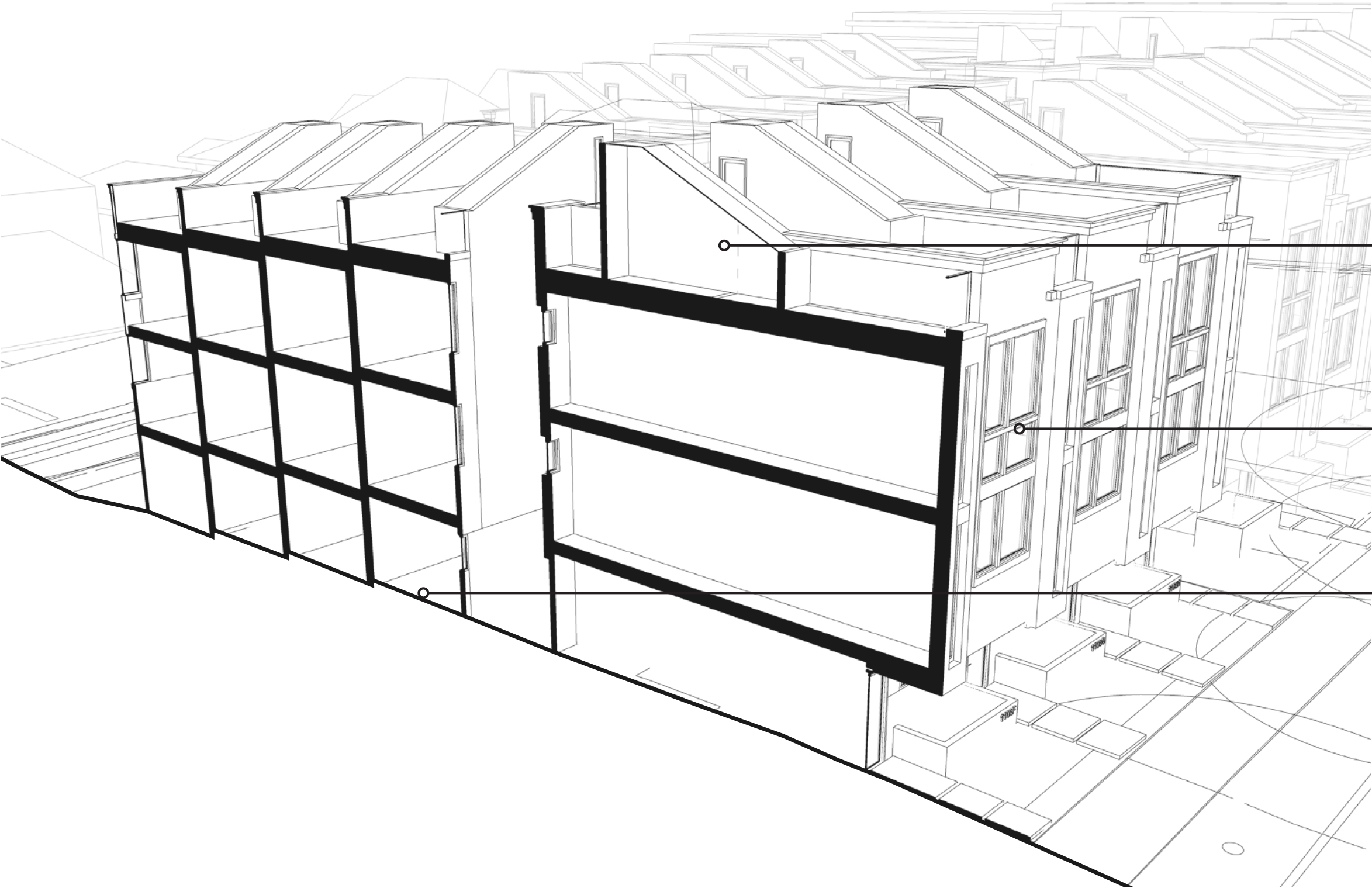


DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





**STAIR TOWERS**  
The proposed stair towers occupy the least space possible and angle down in order to reduce massing above the third floor. Segments of open rail on the west facade help create transparency and reduce shadow on adjacent properties.  
DC2-A

**ORIENTATION**  
The primary living spaces and major window groupings are located on the east and south facade, maximizing daylight on the interior of the units while minimizing solar gain on the west facade.  
CS1-B

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

SECTION THROUGH SITE (WEST/LEFT TO EAST/RIGHT)





APPROACH FROM E SPRING ST



**TRADITIONAL DETAILING**

Looking to the craftsman home tradition present in this neighborhood, this project incorporates traditional elements such as lap siding, cornicing, and window trim to better fit with the existing neighborhood pattern.

**MASSING & MATERIALS**

Modulation and change in material above unit entries stands in contrast to the traditionally detailed mass of the building and promotes wayfinding on site. This modern-detailed volume also helps create unit separation and individuality.

**GLAZING STRATEGY**

Large south-facing window groupings bring plentiful daylight into primary living spaces and activate the front facade of the units.



VIEW FROM SOUTHEAST CORNER





NORTH (REAR) PERSPECTIVE



**HIGH QUALITY MATERIALS**

Dark lap siding and rustic wood texture panel create the base of the units, adding finer detail to the pedestrian experience. The darker base also seeks to be in contrast with the lighter, traditional upper volumes.

**WAYFINDING**

In addition to the architectural modulation indicating entries, address numerals on the bioretention planters will face pedestrians as they follow the pedestrian pathway, facilitating wayfinding for both residents and visitors to the site.

**LANDSCAPING**

Planters with tall and lush plantings will frame each unit entry, while lower plantings will line the pedestrian pathway on the right, creating a variety of shapes and textures for the pedestrian experience.



VIEW OF UNIT ENTRIES FROM 14TH AVE





VIEW OF UNIT ENTRIES AND REAR PATIOS FROM E SPRING ST





AERIAL VIEW WITH ADJACENT PROJECTS





VIEW FROM NORTH EDGE OF SITE LOOKING TOWARD ADJACENT PERMITTED PROJECTS