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APPENDIX



VICINITY MAP

DEVELOPMENT OBJECTIVES

This project proposes a new residential townhouse community with 21 dwelling units. The Mount Baker Village Apartments to the south along 29th Ave S contain a mix of one to four bedroom units, totaling 156 apartments over nine buildings. Though this development will increase the density of the project site it will also serves as an appropriate transition from the apartments to the south to the single family homes and townhouses to the north and east. It aims to respect the existing neighborhood through appropriate massing, proportion, and material.

NEIGHBORHOOD DEVELOPMENT

The North Rainier Urban Village is culturally, economically, and architecturally diverse. It is bisected by Rainier Ave S and Martin Luther King Jr Way S, providing vehicular access to southeast Seattle and fostering what has become an auto-oriented neighborhood with few pedestrian-oriented spaces and a lack of architectural definition. Recent construction and projects in planning within the Mount Baker Town Center have begun to introduce a modern aesthetic with multi-story mixed use and residential buildings such as Art Space Mt. Baker Lofts and Maddux North and South. The proximity to Mount Baker Station reduces the reliance on vehicular transportation and makes access to downtown, the University of Washington and the airport affordable and convenient. Numerous parks, green-spaces, and trails, such as Martin Luther King Jr. Memorial Park and the Cheasty Greenbelt are within walking distance of the project site.

EXISTING SITE

The project site consists of a single parcel (APN 000360-0025) at the north terminus of 29th Ave S. The site is currently occupied by a surface parking lot serving the Mount Baker Village Apartments to the south. The Mount Baker Village Apartments, owned by Mt. Baker Housing Authority, occupy the entirety of the buildings that front 29th Ave S from S McClellan Street north to the project site. A Lot Boundary Adjustment between what are known as Parcels D (the project site) and B (the lot to the south) under SDCI #3031245-LU was completed in January 2020. This LBA also contains pedestrian, vehicular, utility, and fire truck access easements. After adjustment under LBA #3031245, the subject parcel is a total of 19,345 SF and measures approximately 181' in the east-west direction and 107' in the north-south direction. The site slopes downward from northeast to southwest with an approximate grade change of 20 feet. Additionally, the northwest corner of the site is mapped steep slope and drops an additional 10 feet in grade. There is one existing exceptional tree, a Pacific Madrone, in the northeast corner that will remain. All existing parking lot infrastructure will be removed. Immediately adjacent to the site are a three-story Mount Baker Village apartment building to the south, two three story townhouses to the east, four single family homes to the north and a heavily wooded steep slope area to the west.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3, indicating that structures may go up to 30'-0" plus applicable height bonuses. The LR3 zoning continues one parcel to the both the east and west as well as south along the east side of 29th Ave S until it transitions to NC1-40 at S McClellan Street. Directly to the north and also to the east of the LR3 zone is a SF5000 zone. Immediately south of the site the zoning increases to MR until the intersection with S McClellan where is increases again to SM-NR 65.

The subject parcel is located within the Mount Baker Station Area Overlay, the North Rainier Urban Village, and the Mount Baker Town Center, as defined by the Mount Baker Neighborhood Design Guidelines. Due to the proximity to the light rail station no parking is required.



SITE LOCATION

2521 29th Ave S Seattle, WA 98144

ZONING SUMMARY

Zone: LR3

Overlay: Mt Baker Station Area \ North Rainier Hub Urban Village

PROJECT PROGRAM

Site Area: 19,345 SF Number of Residential Units: 21 Number of Parking Stalls: 14 Allowable FAR= 1.4, 27,083 SF Proposed FAR= 23639.56 SF

DEPARTURES REQUESTED

None

DDODOCED

PROJECT INFORMATION

ADDRESS: 2521 29th Avenue S, Seattle, WA, 98144

PARCEL #: #3033260-EG

ZONING: LR3

North Rainier Urban Hub Village, Mount Baker Station Area Overlay **OVERLAYS:**

SITE AREA: 19,345 SF

DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.514 STRUCTURE HEIGHT

| | <u>ALLOWED</u> | <u>PROPOSED</u> |
|---|----------------|-------------------|
| Allowed Maximum Base Height: | 30'-0" | |
| Shed roof height bonus (LR) additional 3'-0" | 33'-0" | 32'-11" (TH1&2) |
| | | 32'-5" (TH3&4) |
| | | 32'-11" (TH5&6) |
| | | 32'-5" (TH7&8) |
| | | 32'-11" (TH9&10) |
| | | 32'-5" (TH11&12) |
| | | 32'-11" (TH13&14) |
| | | 32'-5" (TH15&16) |
| Parapet height bonus (LR) additional 4'-0" | 34'-0" | 32'-9" (TH17-19) |
| | | 32'-9" (TH20-21) |
| Penthouse height bonus (LR) additional 10'-0" | 44'-0" | 38'-4" (TH17-19) |
| | | 38'-4" (TH20-21) |

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 | ALLOWED 27103.59 SF | <u>PROPOSED</u> 23639.56 SF |
|---|----------------------------|--------------------------------|
| 23.45.518 SETBACKS REQUIREMENTS | | |
| | <u>ALLOWED</u> | <u>PROPOSED</u> |
| Front Setback | 7'-0" AVG / | 11.91' AVG / |
| | 5' MIN | 5' MIN |
| Rear Setback: | 7'-0" AVG / | 16.81' AVG / |
| | 5' MIN | 5' MIN |
| Side Setback for Facades <40' in length: | 5'-0" | 29'-2" |
| Side Setback for Facades ≥ 40' in length: | 7'-0"AVG / | 17.93'AVG / |
| , | 5' MIN | 5' MIN |

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 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.

DECLUBED

23.45.522 AMENITY AREA

| | REQUIRED | PROPOSED |
|---------------------------------|------------|------------|
| Required Total: 25% of lot area | | |
| 25% x 19,359.71 SF | 4839.93 SF | 5052.07 SF |
| Minimum of 50% at ground level: | 2419.97 SF | 4060.91 SF |

23.54.015 REQUIRED PARKING

| | KEQUIKED | PROPUSED |
|---|----------|----------|
| Car parking within a Station Area Overlay | 0 | 14 |
| Bike parking 1 per unit (long term) | 21 | 21 |
| Bike parking 1 per 20 units (short term) | 2 | 2 |

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

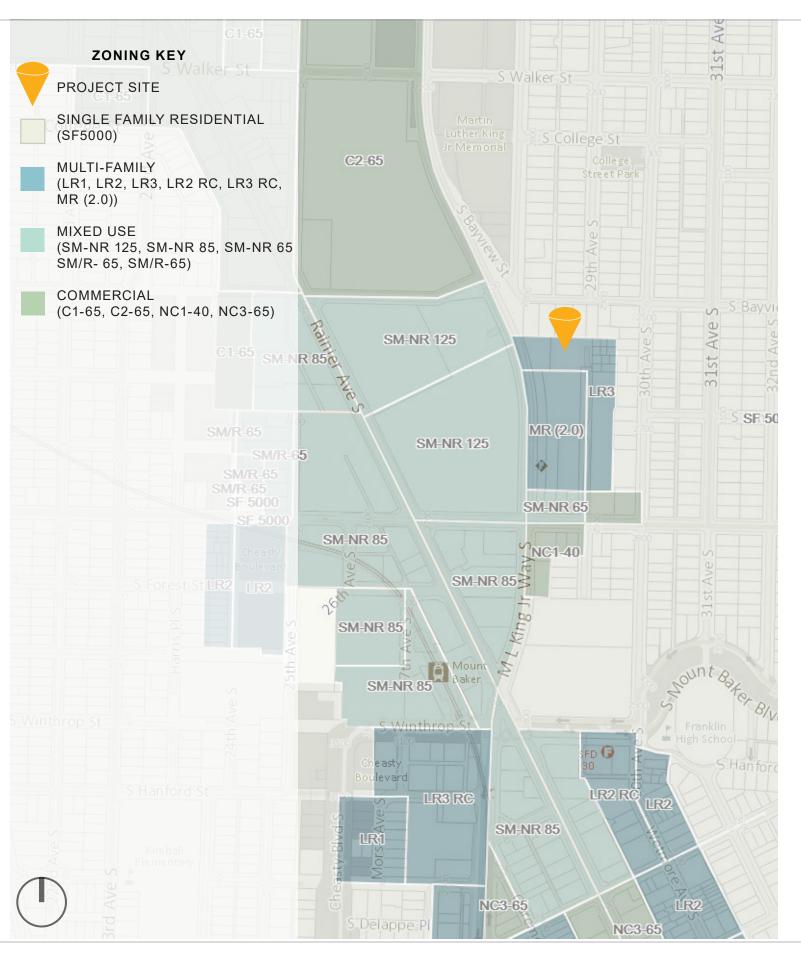
| | REQUIRED | <u>PROPOSED</u> |
|------------------------------------|----------|-----------------|
| Residential, 16-25 dwelling units: | 225 SF | 289.9 SF |
| Minimum horizontal dimension: | 12' | 24' |

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES ALLOWED PROPOSED

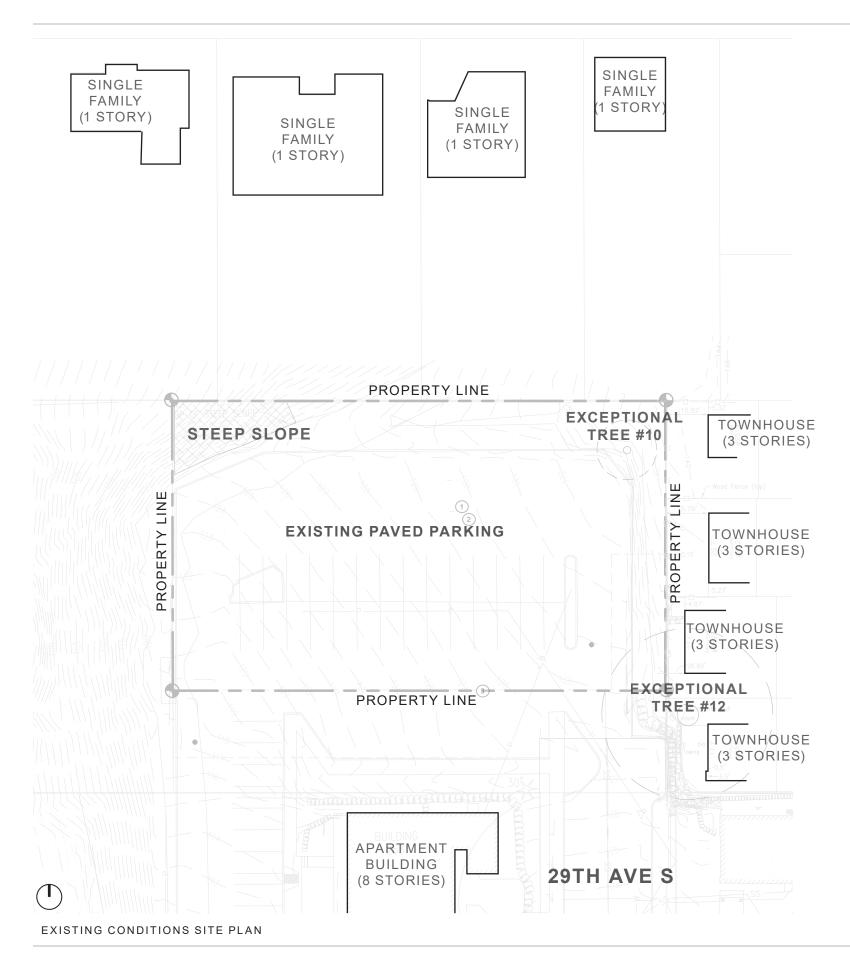
| | KELUTTED | I IXOI OOLD |
|--|----------|---------------|
| Structure width (LF) | 150' | 121' |
| Facade length (LF) within 15' of side lot line | 69.32' | 61.25' (West) |
| | | N/A (East) |

ZONING MAP

APPLICABLE DEVELOPMENT STANDARDS



6 PROJECT LOCATION + OVERVIEW EXISTING SITE CONDITIONS



ARBORIST REPORT

| | Slope Tree Consulting, L | | T | T | T | |
|--------|---|----------------|------------------------------|---|---|---|
| Tree # | Species | Size inches | Exceptional | Drip line radius all sides unless noted in feet (For Exceptional trees) | Condition (Poor, fair, good, excellent) | Comments |
| 1 | Japanese zelkova Zelkova serrata | 18 | No Exceptional at 21" | | Fair | Adjacent property's tree |
| 2 | Japanese zelkova Zelkova serrata | 13.2 | No Exceptional at 21" | | Fair | Adjacent property's tree |
| 3 | Japanese zelkova Zelkova serrata | 15.3 | No Exceptional at 21" | | Fair | Surface roots |
| 4 | American arborvitae, Thuja occcidentalis | Estimate 8 | No Exceptional at 30" | | Fair | Adjacent property's tree |
| 5 | Japanese zelkova Zelkova serrata | 16.8 | No Exceptional at 21" | | Fair | Some twig dieback |
| 6 | Japanese zelkova Zelkova serrata | 13.3 | No Exceptional at 21" | | Fair | |
| 7 | deodar cedar, Cedrus deodara | 8.8 | No Exceptional at 30" | | Fair | |
| 8 | deodar cedar, Cedrus deodara | Estimate 18 | No Exceptional at 30" | | Fair | Adjacent property's tree |
| 9 | hawthorn, Cratagegus spp | Estimate 13 | No Exceptional at 16" | | Fair | Adjacent property's tree |
| 10 | Pacific madrone, Arbutus menziesii | 10.1 | Yes Exceptional at 6" | 11 | Fair | At least 20% leaf dieback. Discarded oil from car maintenance near tree. Old tree tag #9170. ivy at base, remove and mulch. |
| 11 | Japanese zelkova Zelkova serrata | 3 | No Exceptional at 21" | | Fair | Inadequate soil volume. Surface roots. |
| 12 | atlas cedar, Cedrus atlanticaatlas | 32 estimate | Yes Exceptional at 30" | 22 | Fair | Adjacent tree. Typical branch rip outs. |

Conclusions

One exceptional tree (tree 10) and no exceptional grove onsite. One exceptional tree on adjacent property with encroaching dripline (tree 12). No trees over 24" in diameter onsite. No known street trees adjacent.

PROJECT LOCATION + OVERVIEW

TRANSPORTATION ANALYSIS

EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

- Single parcel located at the terminus of 29th Ave S
- Total Site Area = 19,345 SF and measures roughly 181' wide by 107' deep

TOPOGRAPHY

- 20'-0" slope down across site from northeast corner to southwest corner
- Additional 10' grade change at northwest corner of the site, mapped as steep slope

ADJACENT BUILDINGS AND USES

- Existing 3-story apartment immediately south of site (MR)
- Existing 3-story townhouses immediately east of site (LR3)
- Existing single family homes immediately north of the site (SF5000)

TRAFFIC PATTERNS

- 29th Ave S is a dead-end, terminating at the project site
- Angled street parking is provided in few locations
- StreetImprovementPlanunderreviewforimprovements to 29th Ave S

STREET-SCAPE

• Existing sidewalks run the length of 29th Ave S. on both sides of the street. The sidewalks terminate approximately 20' south of the project parcel

TREES

- One existing exceptional tree, Pacific Madrone (arbutus menziesii) located at the northeast corner will remain
- One existing Japanese Zelkova (zelkova serrata) located within the steep slope area will remain

LEGAL DESCRIPTION

PCL D SEATTLE BLA #3021757 REC #20170201900012 SD BLA BEING LOTS 1 THRU 10 BLOCK 1 STADIUM VISTA ADD TGW POR VAC RD ADJ & TGW POR HANFORD E-D-C #44 ADJ







EDG RECAP

OPTION THREE—PREFERRED

DISTINGUISHING FEATURES

- 21 Townhouses + 14 parking stalls
- 3-story units in 5 buildings
- Modern gable roofs + 5 roof decks
- 23,344.3 SF FAR (26,929.8 GFA)
- Code compliant

OPPORTUNITIES

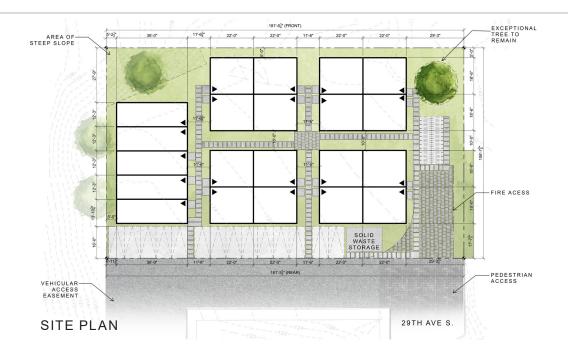
- Centralized east-west pathway connects all buildings, creating a sense of community, as well as providing more convenient access to bike parking and trash storage
- Preservation of exceptional tree with no encroachment into drip line
- Clustered square units provides more access to light and air for each unit
- Varying building separation from 10'-0" minimum to 11'-6"
- Two unit types varies program and reduces privacy conflicts between units
- Combined bike parking conveniently located near main entry to development and main east-west connecting pathway through site
- Bike parking also adjacent exceptional tree providing for visual and physical access to this amenity space
- Only 3 units are "tunnel" units with access to light on the short ends
- Small landscape buffer between south units and parking/trash storage.

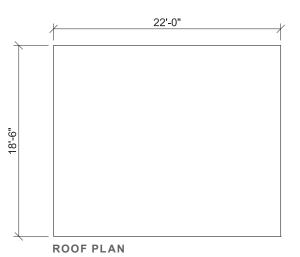
CONSTRAINTS

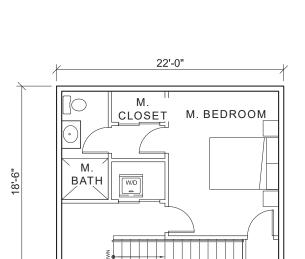
• 5 units have privacy and glare conflicts with the surface parking stalls and trash storage

DEPARTURE REQUESTED:

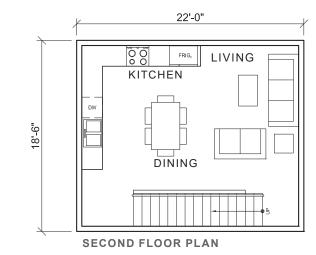
• No departures requested

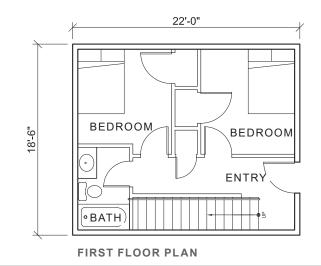


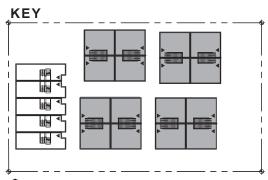




THIRD FLOOR PLAN

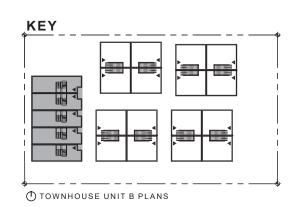


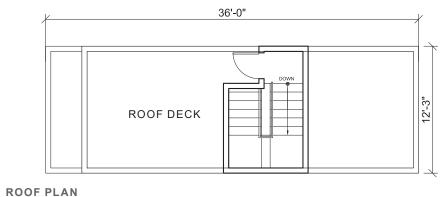


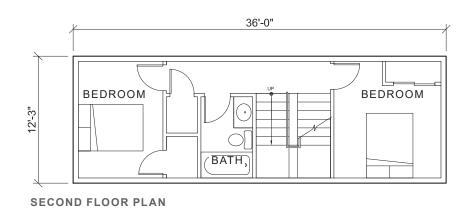


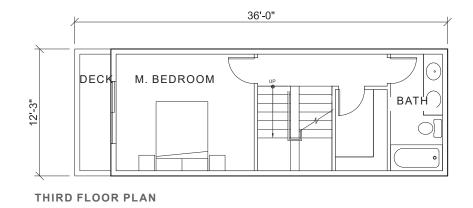
TOWNHOUSE UNIT A PLANS

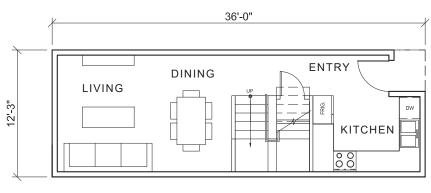






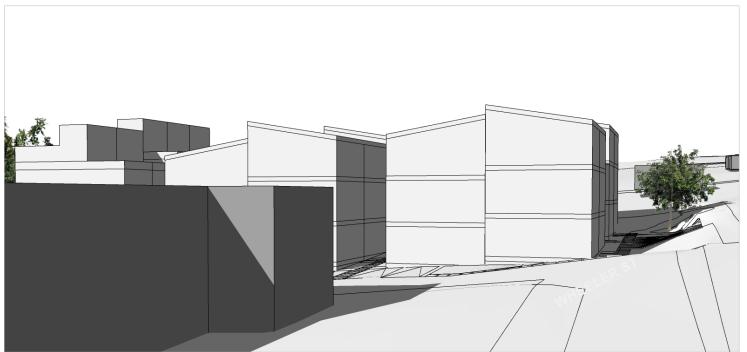






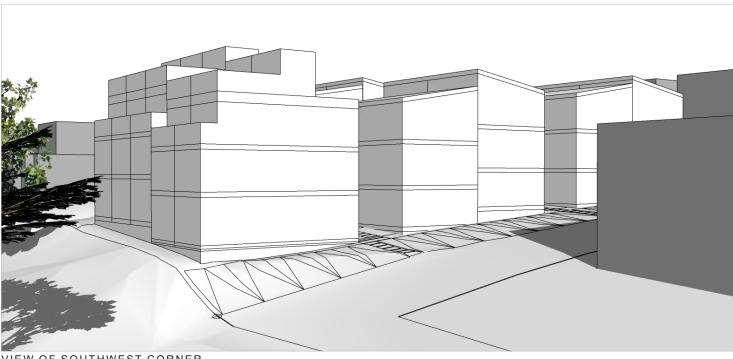
FIRST FLOOR PLAN

EDG RECAP: OPTION THREE (PREFERRED)



VIEW OF SOUTHEAST APPROACH FROM 29TH AVE. S





VIEW OF SOUTHWEST CORNER

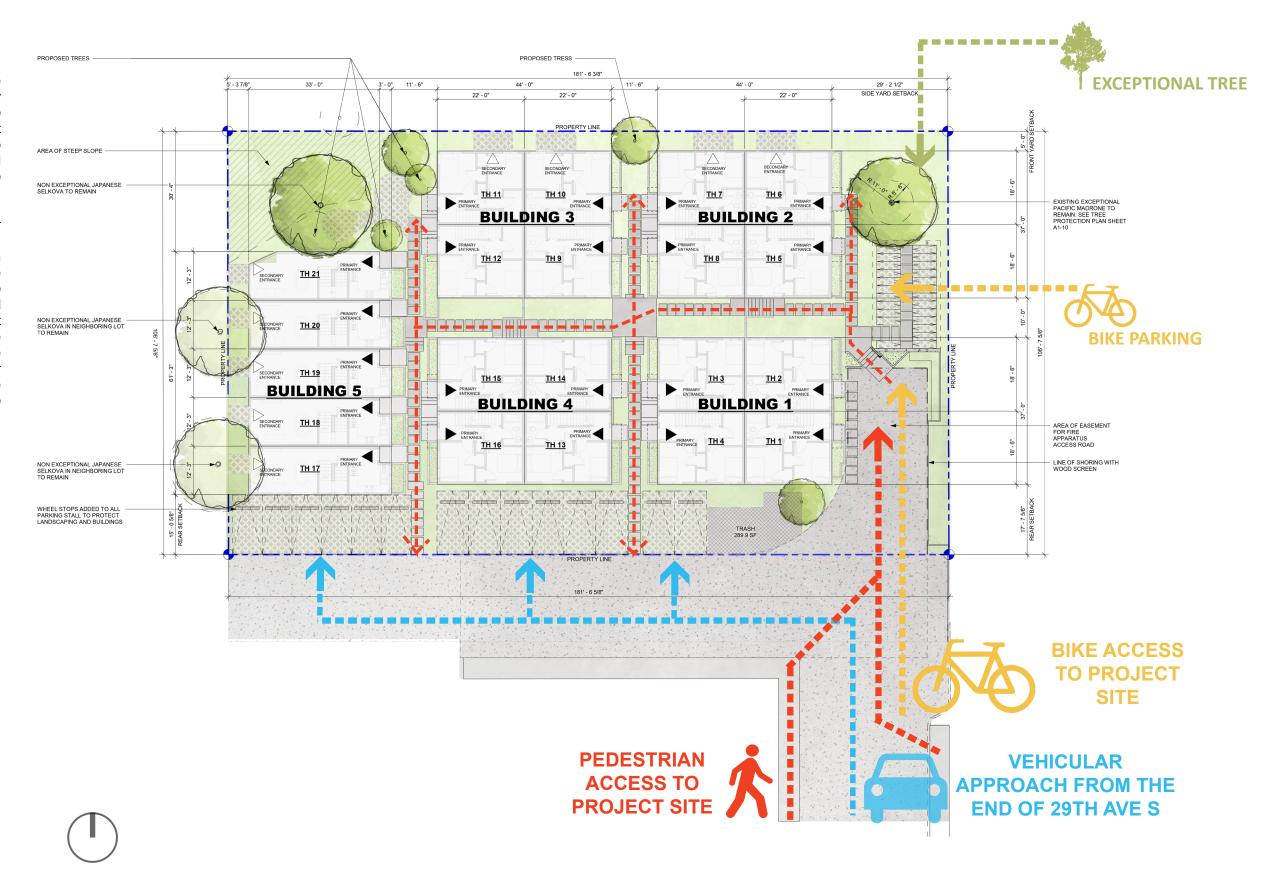


AERIAL VIEW OF NORTHWEST CORNER

PROPOSED SITE PLAN

The site is located at the end of 29th Ave S on a quiet, dead-end street. Primary vehicular traffic will arrive from 29th Ave S and use the vehicular access easement for parking. Pedestrian and bikes will also access the site from 29th Ave S and will use the fire truck easement to access the town homes and bike parking.

The townhomes are grouped together in 5 separate buildings allowing for air, light, and space on all four sides of each building. Stoops are raised above the common walkways creating a separate entry. Common walkways were created with access from the vehicular easement and the end of 29th Ave S. One runs the length of the property East-West while the other three run North-South. Vehicular parking, bike parking, and waste storage is pushed to the south west corner for the closest proximity to 29th Ave S.



OVERALL SITE PLANNING

2. SITE PLANNING AND PUBLIC REALM:

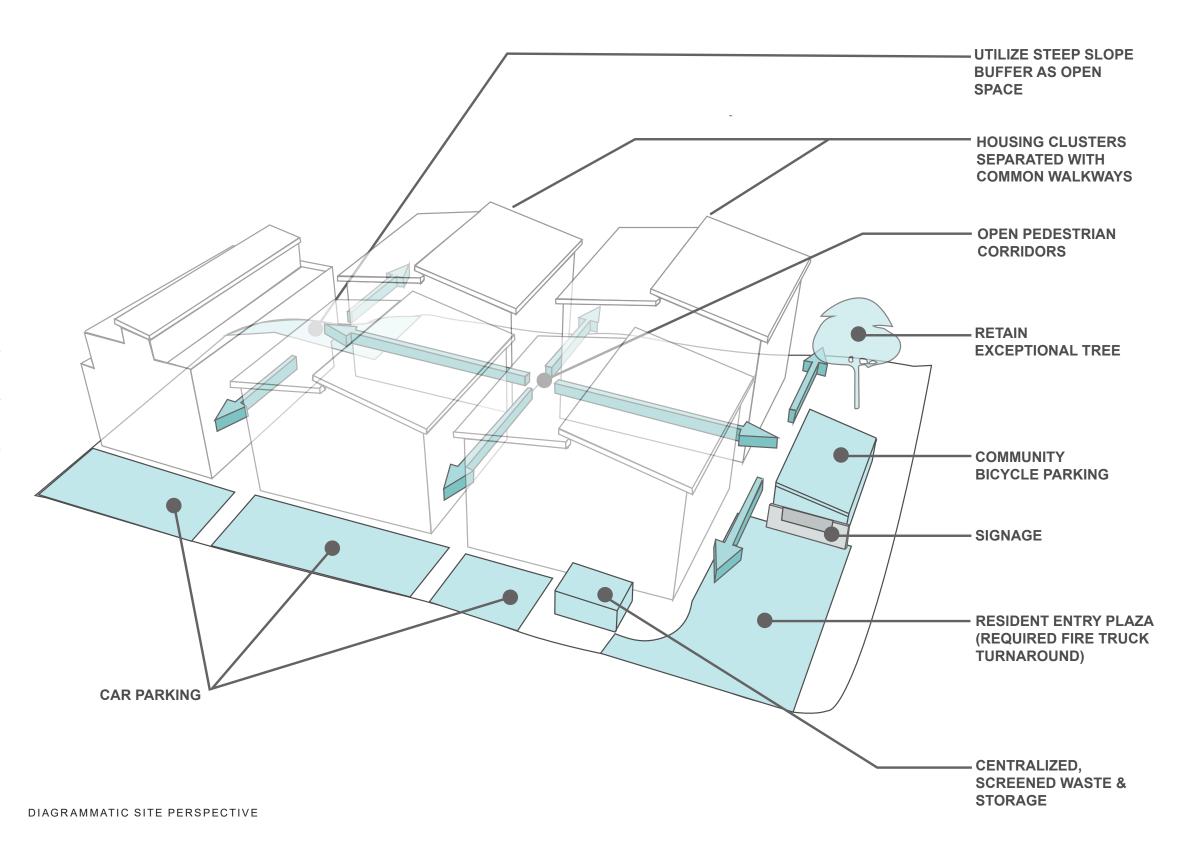
a. Staff supports the site concept which bundles the townhouse structures in small clusters, allowing for pedestrian pathways, light, air, and open space on all four sides of the buildings. The placement of the buildings is further influenced by the steep slope erosion area at the northwest corner and the exceptional tree at the northwest corner, both of which are to be preserved. Lastly, services such as the trash and recycle storage area, bicycle parking, and vehicular parking are located for equal access and ease of use for all units. The site concept as outlined and illustrated is supported (Option Three, page 18 of the EDG packet). CS1-B, CS1-D, PL1-B, PL4-II

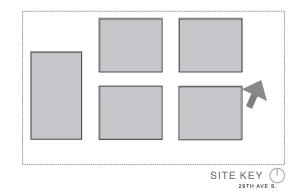
APPLICANT RESPONSE:

The site plan proposed has been maintained. Buildings are bundled to allow for pedestrian pathways, air, light, and space on all four sides of each building. The steep slope and exceptional tree have been undisturbed. We have thoughtfully designed the spaces around these natural features to enhance the residents experience. Bicycle parking, vehicular parking, and trash and recycling storage area have remained on the south east corner of the property for ease of access for public services and to all residents.

RELEVANT DESIGN GUIDELINES:

CS1-B Sunlight And Natural Ventilation CS1-D Plants And Habitat PL1-B Walkways And Connections PL4-II Planning Ahead For Cyclists







PERSPECTIVE OF BIKE PARKING

OVERALL SITE PROGRAMMING, PLANNING AND DESIGN

1. MASSING AND SITE PLANNING.

e. The neighborhood context analysis and roof form response including use of traditional gable forms and modern flat roof forms. CS2-D, CS2-IV, DC2-E, DC2-B

4. ARCHITECTURAL CONCEPT

a. The neighborhood is described as in transition, with traditional single-family structures and recent townhouse development. Roof forms range from typical single-family gable forms to multi-family shed and flat roofs. The project strikes a balance between old and new with a combination of modern gable roofs and flat roofs to accommodate roof decks on the western most units. Staff supports this design response to context. CS2-D, CS3-A, CS3-I-iic.

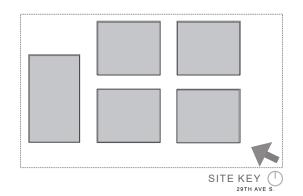
APPLICANT RESPONSE:

We have maintained the modern gable roofs for the townhomes and have refined the roof form on the penthouses to have a combination of flat and sloped roofs. The height, bulk and scale of the townhomes blends in with the surrounding neighborhood.

RELEVANT DESIGN GUIDELINES:

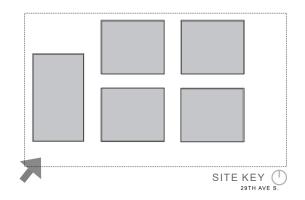
CS2-D Height Bulk and Scale
DC2-B Architectural and Façade Composition
CS2-IV Height Bulk and Scale
DS2-E Form and Function
CS3-A Emphasizing Positive Neighborhood Attributes
CS3-I-ii High Quality Design Promoting Future High
Quality Design







PERSPECTIVE SOUTH EAST ELEVATION OF BUILDING 1, 4, AND 5





PERSPECTIVE SOUTH WEST ELEVATION OF BUILDING 5, 4, AND 1

INCORPORATING EXISTING CONDITIONS

1. MASSING AND SITE PLANNING.

c. The siting of the buildings to preserve the existing steep slope and exceptional tree at the northwest and northeast corners of the site. DC2-A, DC3-I, CS1-C, CS1-D, CS1-III-iii

2. SITE PLANNING AND THE PUBLIC REALM

- b. Staff supports the retention of the existing Exceptional Tree, Pacific Madrone, which is located near the northeast corner of the site. Include on the plan set all appropriate tree protection requirements. CS1-D
- c. The preservation of the existing steep slope and exceptional tree is supported; however, there is some concern regarding usable amenity space for the townhouse units without a rooftop deck. Please develop this element to encourage its use by residents and show clearly (with some combination of plan, section, elevation, perspective) how this solution meets the criteria in DC3-A, DC3-B, and DC3-I.

APPLICANT RESPONSE:

The two existing natural features of the site: the steep slope in the north west corner and the exceptional tree in the north east corner, have been preserved and thoughtfully developed to provide pleasant amenity spaces.

The steep slope's natural vegetation has been retained, and the surrounding area has been preserved as an open space. Landscaping and seating have been sensitively integrated to create a common amenity space alongside the existing habitat for all residents to enjoy.

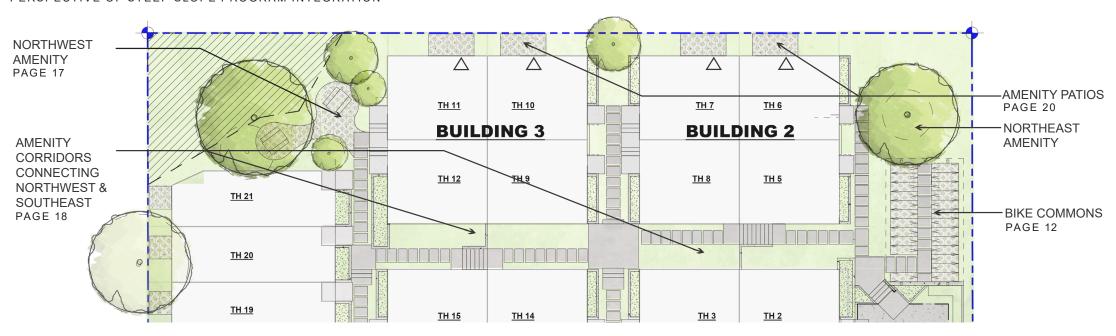
The Pacific madrone at the north east corner of the site has been undisturbed in the existing rockery. The exceptional tree is incorporated into Townhouse 6's private amenity space, providing a calm, shaded, and natural entry to the residents.

RELEVANT DESIGN GUIDELINES:

DC2-A Site Characteristics and Uses
DC3-I Building Open Space Relationship
CS1-C Topography
CS1-D Plants and Habitat
CS1-III-iii Preserving Significant Trees
DC3-A Building-open Space Relationship
DC3-B Open Space Uses and Activities



PERSPECTIVE OF STEEP SLOPE PROGRAM INTEGRATION



AMENITY PLAN MAP

WALKWAYS AND SPACES BETWEEN BUILDINGS

1. MASSING AND SITE PLANNING.

- a. The bundling of townhouse structures in small clusters to mitigate the scale of the project, allow for pedestrian pathways, light and air, and open space on all four sides of the buildings. DC2-A-2, DC2-I, CS2-D
- b. The organization of pedestrian walkways between structures to provide ease of access for all, facilitate interaction among tenants, and mitigate impact on the single-family zone it abuts. PL1-A, PL1-B, PL2-A-1

APPLICANT RESPONSE:

The townhomes have been bundled to reduce the perceived scale of the project and provide air, light, and space on all four sides of each building. Architectural features including awnings, rain chains, signage, and material changes break down the massing at the pedestrian level. Integrated landscaping creates pleasant walkways for those navigating through the site as well as privacy for residents in their homes.

A network of pathways connects the common plaza, to the bike parking, to the steep slope open space—sparking an opportunity for interaction and community between neighbors. Existing public pedestrian infrastructure has been tied to the walkways on site, facilitating seamless navigation for visitors and residents alike.

RELEVANT DESIGN GUIDELINES:

DC2-A-2 Reducing Perceived Mass DC2-I Massing CS2-D Height Bulk and Scale PL1-A Network of Open Spaces PL1-B Walkways and Connections PL2-A-1 Accessibility



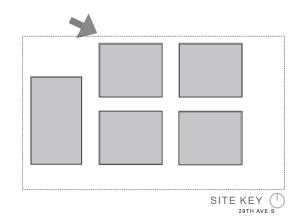






1. EAST-WEST AMENITY CORRIDOR TO ALL BUILDINGS 2. CORRIDOR BETWEEN BUILDINGS 1,2 AND 3,4

3. CORRIDOR BETWEEN BUILDING 2,5 AND 3,4





PERSPECTIVE OF BUILDINGS 2 AND 3 YARDS

MATERIALS AND DETAILING IN THE PEDESTRIAN REALM

1. MASSING AND SITE PLANNING.

f. The (implied) high quality cladding materials and clean and expressive detailing of same. DC4-A, DC2-B

3. ARCHITECTURAL CONCEPT

- b. Staff supports how the material palette takes cues from adjacent residential development, and consists of lap siding, board and batten, and textured accent materials such as concrete and natural wood at the pedestrian realm. CS2-D, DC4-A
- c. The success of the architectural concept hinges on the use of high-quality materials and the clean, weatherly detailing of same. To that end, please include in the permit application: clear identification and specification of all exterior materials; and seminal details for siding, windows, railings, and transitions. DC4-A, DC4-I

APPLICANT RESPONSE:

The materials proposed: board and batten, smooth fiber cement lap and panels, cedar soffits, architectural concrete, and silver toned detailing nods to adjacent developments' material palettes as well as sets a precedent in a developing neighborhood.

Our primary siding material is a durable and aesthetically pleasing white board and batten fiber cement panel. A smooth, blue lap siding is proposed as an accent wrapping the building corners and reducing the perceived mass of the building. The awnings are angled to relate to the building's sloped roofs and have cedar tongue and groove soffits with a standing seam metal roof. The soffit of the primary roof is also a cedar tongue and groove application. Metal rain chains and stainless-steel downspouts and gutters highlight the path of water as it's channeled to the bio-retention planters cast in architectural concrete.

RELEVANT DESIGN GUIDELINES:

DC4-A Building Materials DC2-B Architectural and Façade Composition CS2-D Height Bulk and Scale DC4-1 Building Materials



PERSPECTIVE OF BUILDING 1 AND 2 FROM SITE APPROACH



FIBER CEMENT SMOOTH LAP











METAL ROOFING **GUTTER AND DOWNSPOUT** METALLIC SILVER GALVANIZED

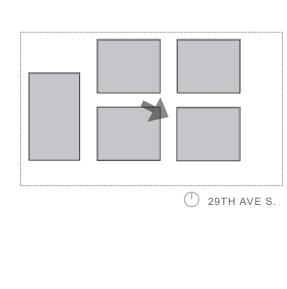
RAIN CHAIN GALVANIZED

ARCADE WHITE SW 7100

REGATTA SW 6517

POLISHED

TONGUE & GROOVE CEDAR AT SOFFIT



OBVIOUS AND IDENTIFIABLE ENTRIES AND DETAILS

TWO-STORY HEIGHT WRAPPED CORNERS ON EACH UNIT

6" OVER-FRAMING SEPARATING ENTRIES .

SEPARATE AWNINGS OVER INDIVIDUAL ENTRIES

RAIN MANAGEMENT FEATURES SEPARATE FOR EACH UNIT

UNIT NUMBERS UNDERNEATH AWNING AND SEPARATED BY OVER-FRAMING

BLACK POWDER COATED RAILINGS TO EACH UNIT

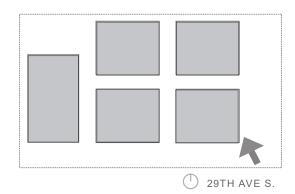
STOOPS ARE RAISED AT LEAST 6" FROM PATHWAY AT ALL ENTRIES

LIGHT POLISHED CONCRETE STOOPS AND BIOPLANTERS

DARKER TEXTURED COMMON PATHWAY PAVERS

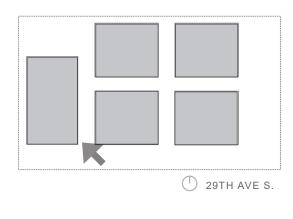


PERSPECTIVE OF WEST BUILDING 1 ENTRIES





PERSPECTIVE OF BUILDING 1 ENTRIES



OBVIOUS AND IDENTIFIABLE ENTRIES AND DETAILS

TWO STORY WRAPPED CORNERS ON EACH UNIT

MATERIAL CHANGE TO DELINEATE UNITS AND TO HIGHLIGHT ENTRY ALCOVE

SEPARATE AWNINGS OVER INDIVIDUAL ENTRY ALCOVE

UNIT NUMBERS MATERIAL CHANGE AROUND ENTRY DOOR

MATERIAL WRAP AROUND ENTRY ALCOVE

STOOPS ARE RAISED AT LEAST 6" FROM PATHWAY AT ALL ENTRIES

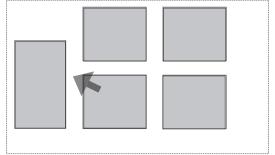
LIGHT POLISHED CONCRETE STOOPS AND BIOPLANTERS. STOOPS RAISED 6" FROM PATHWAY

DARKER TEXTURED COMMON PATHWAY PAVERS



CONE ARCHITECTURE

PERSPECTIVE OF EAST FACADE BUILDING 5 ENTRIES



SITE KEY (1)



PERSPECTIVE OF BUILDING 5 ENTRY

PLANNING FOR SITE ACCESS FOR A VARIETY OF USES

1. MASSING AND SITE PLANNING.

d. The placement of the trash and recycle storage area along the south property line, adjacent the vehicular parking, and away from abutting residential development to mitigate odor and pest concerns. DC1-C

2. SITE PLANNING AND THE PUBLIC REALM

d. The site receives vehicular and pedestrian access from 29th Ave S, which ends approximately 20-feet south of the subject site. Please describe how this intermediary space is treated currently and any plans for improvements. DC1-C, DC1-III

APPLICANT RESPONSE:

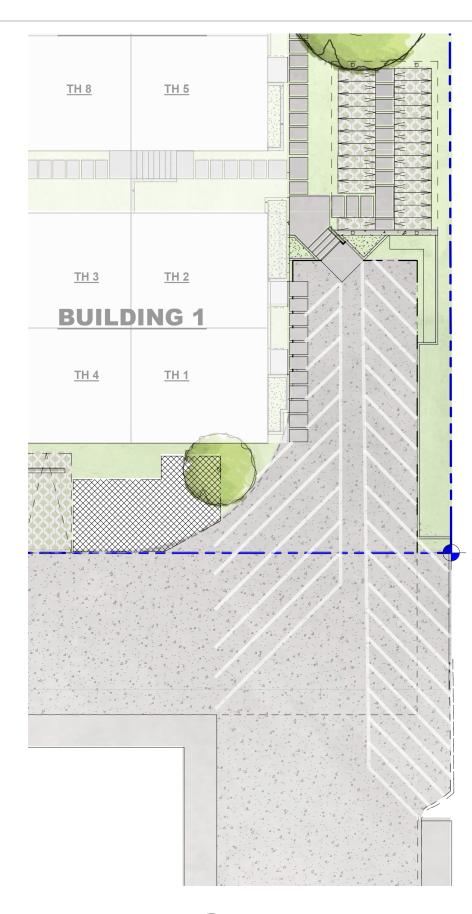
The trash and recycling storage area has been placed along the south perimeter of the property for the convenience of public services. Because of the proximity to the townhouses, the trash enclosure has been carefully designed with screening and vegetation to provide a buffer for the residents.

The vehicular and pedestrian access from 29th Ave S has been sized to meet fire truck turnaround requirements but is recognized as an important transition threshold for pedestrians. We propose that this space can serve a duel function and act as a community plaza for residents. Multiple uses have been integrated including pedestrian circulation, children's play space, property signage location, and outdoor gathering space.

A painted surface is proposed to transition from where the sidewalk ends at the end of 29th ave S to our property line. The painted pattern is intended to slow cars as well as guide pedestrians safely to the site.

RELEVANT DESIGN GUIDELINES:

DC1-C Parking and Service Uses DC1-III Parking and Service Uses









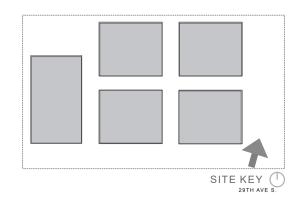
CROSSWALK PRECEDENT 1



CROSSWALK PRECEDENT 2

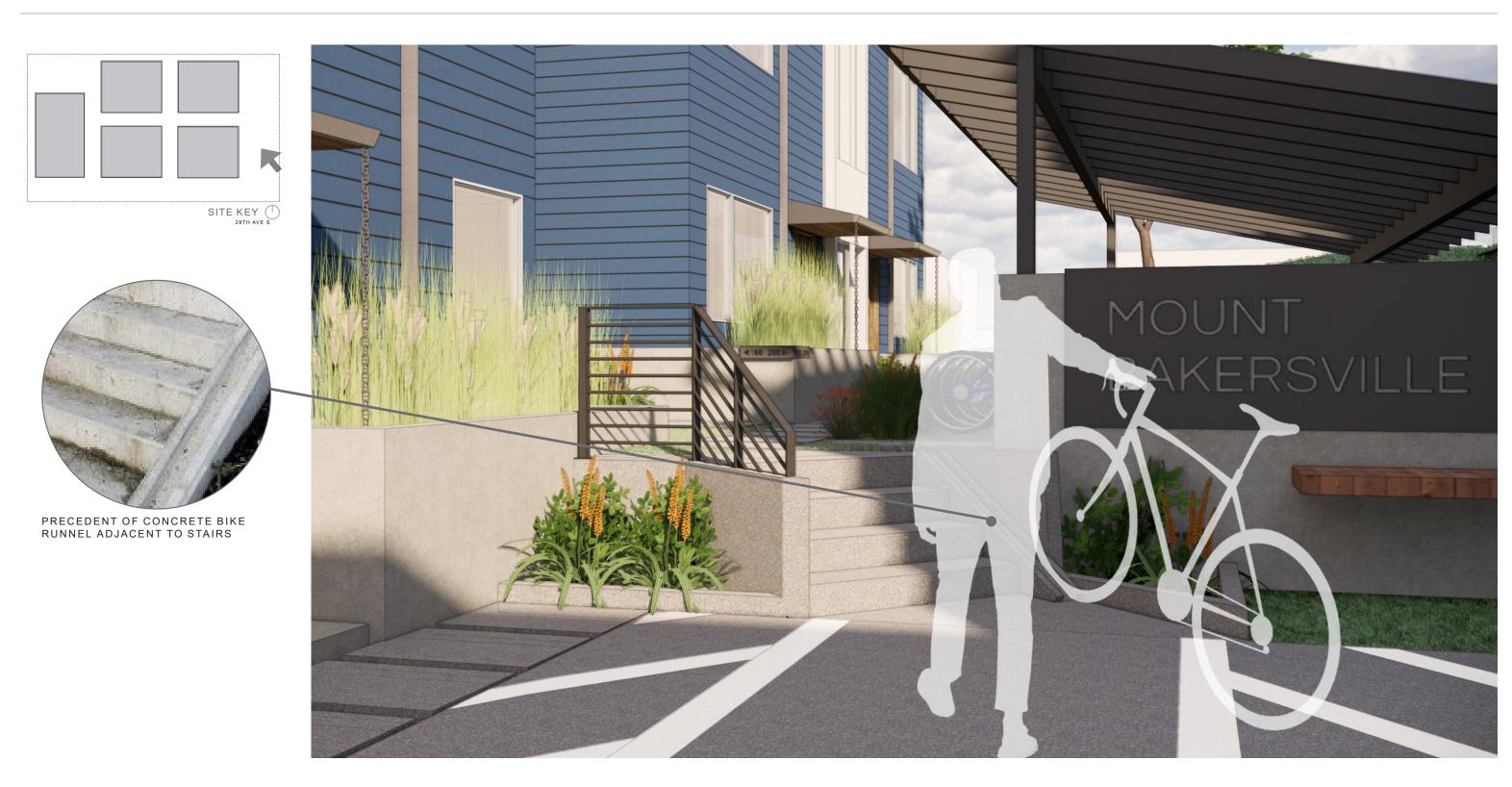


CROSSWALK PRECEDENT 3

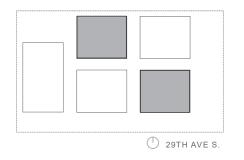


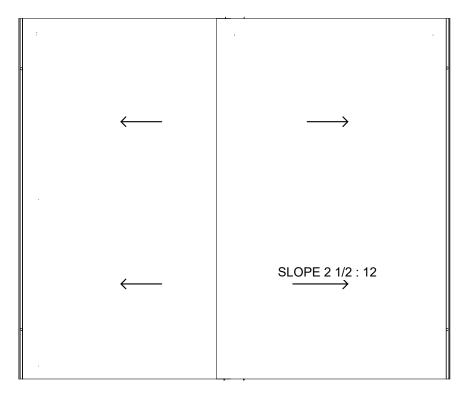


ENTRY PERSPECTIVE OF PLAZA

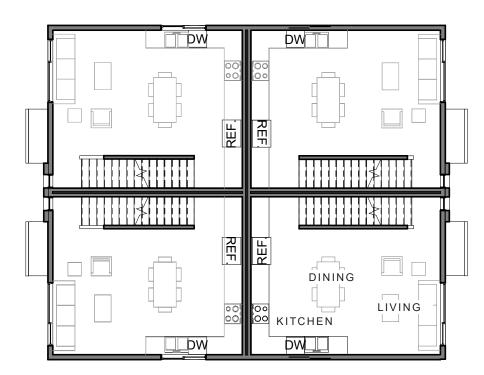


PERSPECTIVE OF ACCESS TO BIKE PARKING

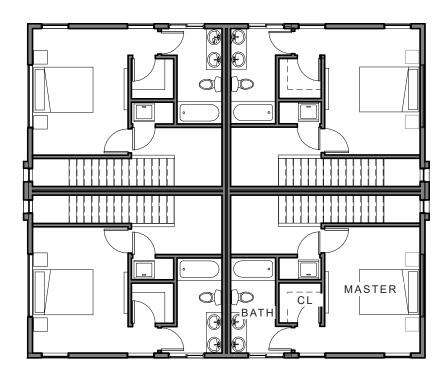




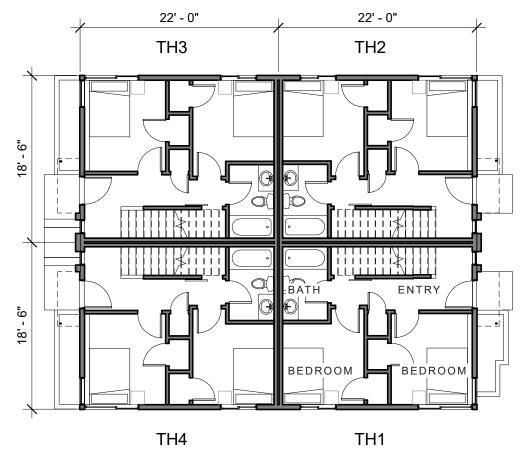
ROOF PLAN - BUILDING 1 & 3



SECOND FLOOR PLAN - BUILDING 1 & 3

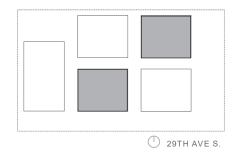


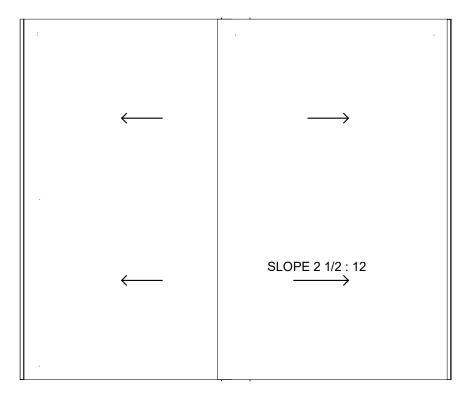
THIRD FLOOR PLAN - BUILDING 1 & 3



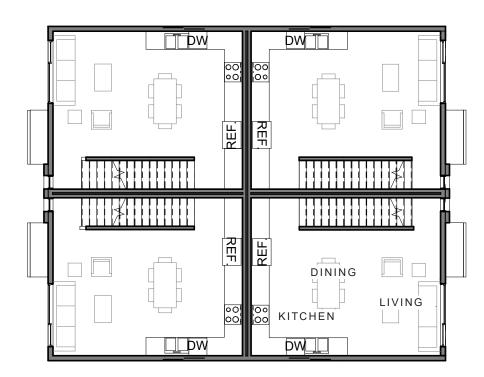
FIRST FLOOR PLAN - BUILDING 1 & 3



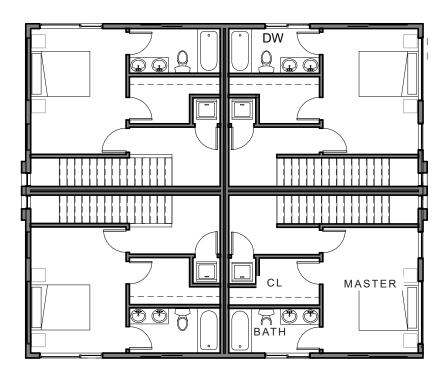




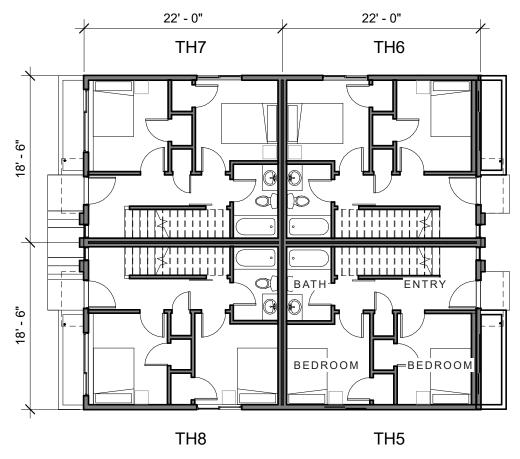
ROOF PLAN - BUILDING 2 & 4





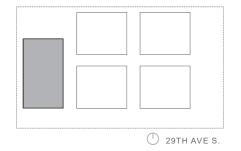


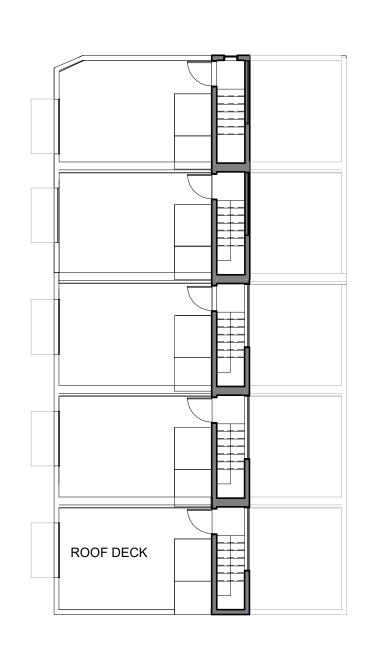
THIRD FLOOR PLAN - BUILDING 2 & 4

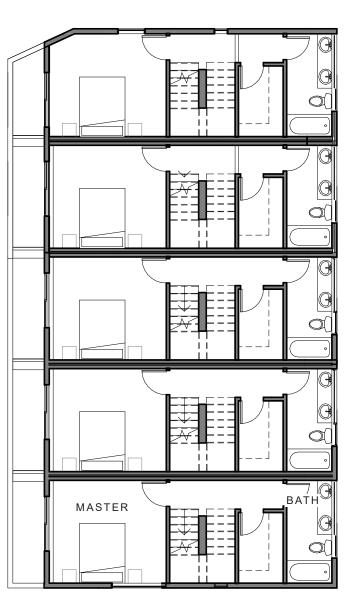


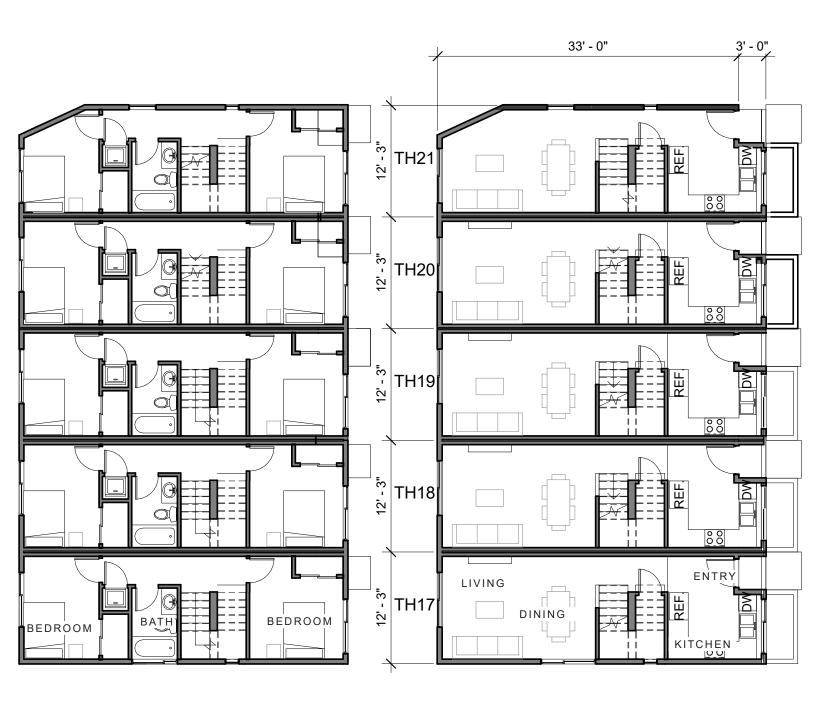
FIRST FLOOR PLAN - BUILDING 2 & 4











ROOF PLAN - BUILDING 5

THIRD FLOOR PLAN - BUILDING 5

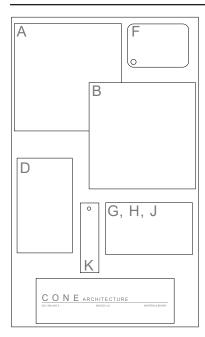
SECOND FLOOR PLAN - BUILDING 5

FIRST FLOOR PLAN - BUILDING 5





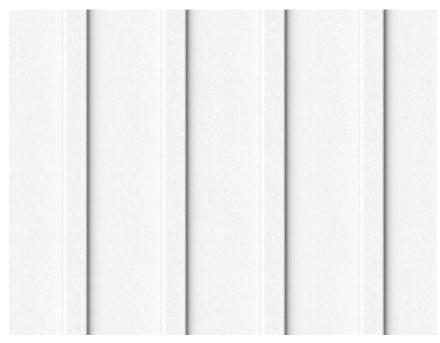
MATERIAL KEY



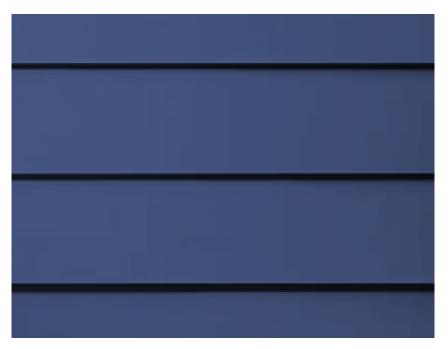
- BOARD AND BATTEN: SMOOTH 5/16" VERTICAL HARDIE PANEL WITH 5/4" SMOOTH HARDIE TRIM (ARCADE WHITE SW 7100)
- B FIBER CEMENT SMOOTH LAP: 6.25" HARDIE PLANK LAP WITH 5" EXPOSURES BETWEEN PLANKS (REGATTA SW 6517)
- D TONGUE AND GROOVE CEDAR AT SOFFIT: 1X4 TONGUE AND GROOVE WESTERN CEDAR WITH EDGE V ON TWO SIDES (DESKSCAPES EXTERIOR WATERBORNE SEMITRANSPARENT STAIN)
- F DESIGN SPAN HP METAL ROOFING: 12" PERFORMANCE RATED STRUCTURAL STANDING SEAM METAL ROOF SYSTEM. 24 GAUGE W/ CONCEALED FASTENERS (COOL METALLIC SILVER)
- G,H,J RAIN COLLECTION SYSTEM (GALVANIZED STEEL)
- K VINYL WINDOW (WHITE)



MATERIAL BOARD



BOARD AND BATTEN
SMOOTH 5/16" VERTICAL HARDIE PANEL WITH 5/4" SMOOTH HARDIE TRIM
BATTENS @ 12" O.C
COLOR: ARCADE WHITE SW 7100
LOCATION: PRIMARY FACADE MATERIAL



FIBER CEMENT LAP, SMOOTH,
6.25" HARDIE PLANK LAP WITH 5" EXPOSURES BETWEEN PLANKS
COLOR: REGATTA SW 6517
LOCATION: 1ST-2ND FLOOR CORNERS



TONGUE & GROOVE CEDAR

1X4 TONGUE AND GROOVE WESTERN RED CEDAR WITH EDGE V ON TWO SIDES

COLOR: DECKSCAPES EXTERIOR WATERBORNE SEMI-TRANSPARENT STAIN

LOCATION: AT ENTRIES AND SOFFITS



DESIGN SPAN HP METAL ROOFING

12" PERFORMANCE-RATED STRUCTURAL STANDING SEAM METAL ROOF
SYSTEM (24 GAUGE W/ CONCEALED FASTENERS)

COLOR: METALLIC SILVER
LOCATION: AT ALL ENTRY CANOPIES

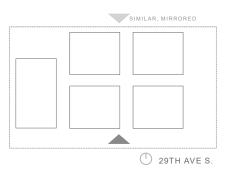


GUTTER WITH MATCHING DOWNSPOUT
24 GAUGE RAIN COLLECTION SYSTEM H STYLE GUTTER/ 3" ROUND
DOWNSPOUT/ RAIN CHAIN
COLOR: GALVANIZED STEEL
LOCATION: AT EVERY UNIT AND PLANTER



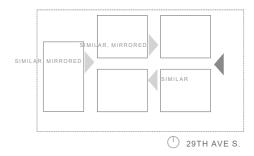
CONCRETE
SMOOTH, EXPOSED CONCRETE WALLS WITH POWDER COATED STEEL ACCENTS
COLOR: SMOOTH CONCRETE AND DARK STEEL ACCENTS
LOCATION: BIOPLANTERS AND BASE OF BUILDINGS





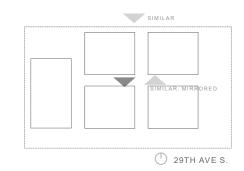
SOUTH ELEVATION: BUILDINGS 1, 4, & 5





EAST ELEVATION: BUILDINGS 1 & 2



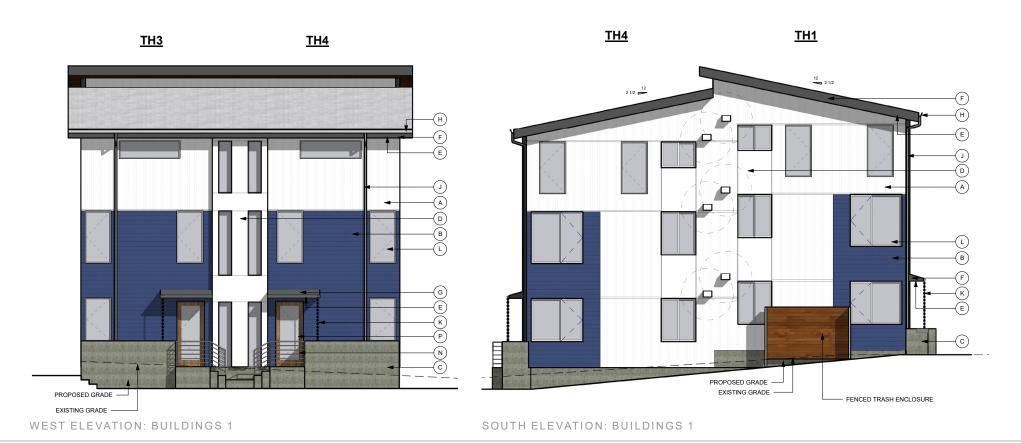


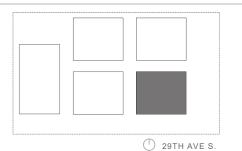
NORTH ELEVATION: BUILDINGS 3 & 4



EAST ELEVATION: BUILDINGS 1

NORTH ELEVATION: BUILDINGS 1





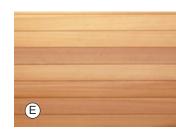
MATERIAL KEY



BOARD AND BATTEN SMOOTH 5/16" VERTICAL HARDIE PANEL WITH 5/4" SMOOTH HARDIE TRIM (ARCADE WHITE SW 7100)



ARCHITECTURAL CONCRETE SMOOTH, EXPOSED CONCRETE WALLS



TONGUE&GROOVE CEDAR AT SOFFIT

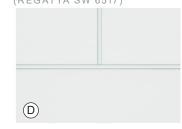
1X4 TONGUE AND GROOVE WESTERN CEDAR WITH EDGE V ON TWO SIDES (DESKSCAPES EXTERIOR WATERBORNE SEMI-TRANSPARENT STAIN)



GUTTER
24 GAUGE 3" ROUND
DOWNSPOUT
24 GAUGE H STYLE
(BOTH STAINLESS STEEL)



FIBER CEMENT LAP SMOOTH 6.25" HARDIE PLANK LAP WITH 5" EXPOSURES BETWEEN PLANKS (REGATTA SW 6517)



FIBER CEMENT PANEL
SMOOTH 5/16" VERTICAL
HARDIE PANEL WITH 3/8"
FLASHING REVEAL BETWEEN
PANELS
(ARCADE WHITE SW 7100)



DESIGN SPAN HP METAL ROOFING 12" PERFORMANCE-RATED STRUCTURAL STANDING SEAM METAL ROOF SYSTEM 24 GAUGE W/ CONCEALED FASTENERS



RAIN CHAIN STAINLESS STEEL

- L VINYL WINDOW (WHITE)
- M VINYL DOOR (WHITE)
- (N) HORIZONTAL RAIL
- (F) FASCIA (PEPPERCORN SW7674) (P) WOOF FRAME DOOR

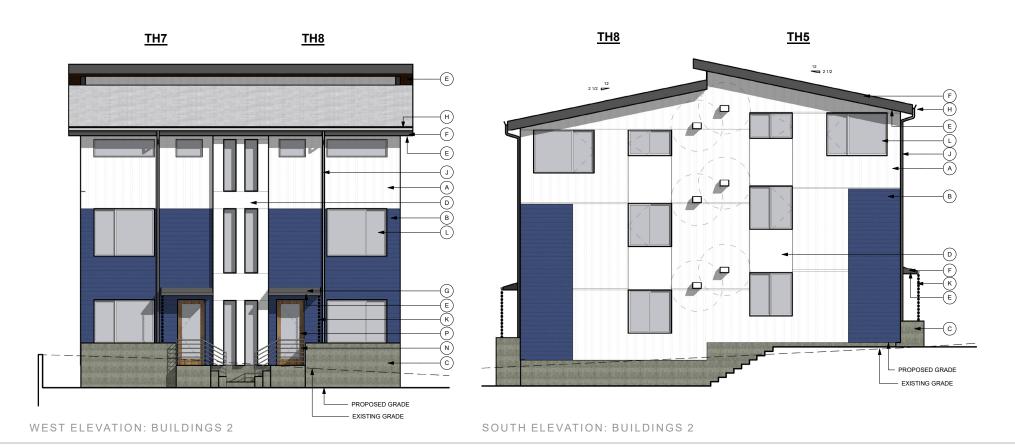
<u>TH5</u>

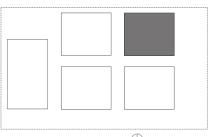
<u>TH6</u>



<u>TH6</u>

<u>TH7</u>





29TH AVE S.



BOARD AND BATTEN SMOOTH 5/16" VERTICAL HARDIE PANEL WITH 5/4" SMOOTH HARDIE TRIM (ARCADE WHITE SW 7100)



ARCHITECTURAL CONCRETE SMOOTH, EXPOSED CONCRETE WALLS



TONGUE&GROOVE CEDAR AT SOFFIT

1X4 TONGUE AND GROOVE WESTERN CEDAR WITH EDGE V ON TWO SIDES (DESKSCAPES EXTERIOR WATERBORNE SEMI-TRANSPARENT STAIN)



GUTTER 24 GAUGE 3" ROUND DOWNSPOUT 24 GAUGE H STYLE

(BOTH STAINLESS STEEL)



FIBER CEMENT LAP SMOOTH 6.25" HARDIE PLANK LAP WITH 5" EXPOSURES BETWEEN PLANKS (REGATTA SW 6517)



FIBER CEMENT PANEL SMOOTH 5/16" VERTICAL HARDIE PANEL WITH 3/8" FLASHING REVEAL BETWEEN PANELS (ARCADE WHITE SW 7100)

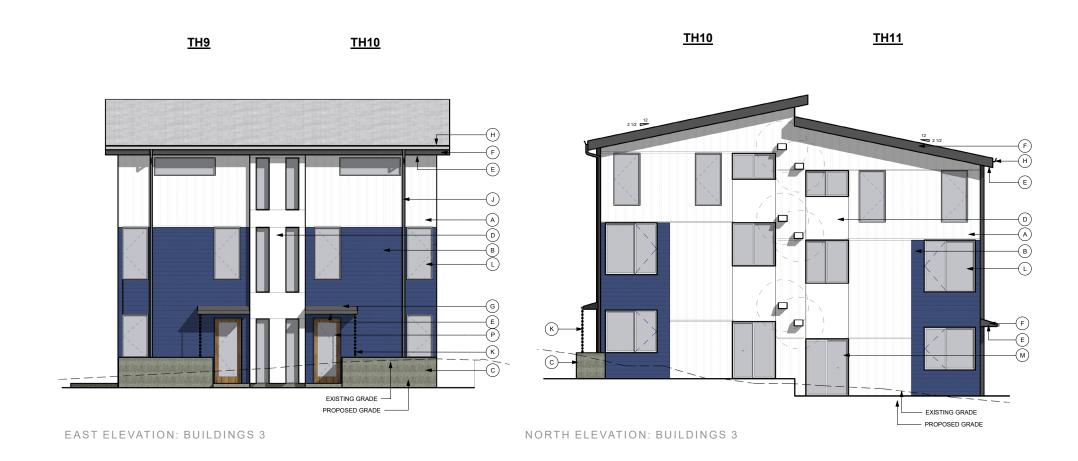


DESIGN SPAN HP METAL ROOFING 12" PERFORMANCE-RATED STRUCTURAL STANDING SEAM METAL ROOF SYSTEM. 24 GAUGE W/ CONCEALED **FASTENERS**

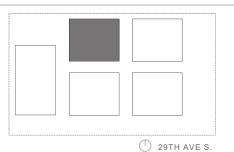


RAIN CHAIN STAINLESS STEEL

- (L) VINYL WINDOW (WHITE)
- (M) VINYL DOOR (WHITE)
- (N) HORIZONTAL RAIL
- Frascia (Peppercorn SW7674) P WOOF FRAME DOOR







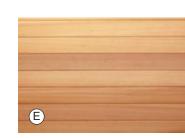
KEY



BOARD AND BATTEN SMOOTH 5/16" VERTICAL HARDIE PANEL WITH 5/4" SMOOTH HARDIE TRIM (ARCADE WHITE SW 7100)



ARCHITECTURAL CONCRETE SMOOTH, EXPOSED CONCRETE WALLS



TONGUE&GROOVE CEDAR AT SOFFIT

1X4 TONGUE AND GROOVE WESTERN CEDAR WITH EDGE V ON TWO SIDES (DESKSCAPES EXTERIOR WATERBORNE SEMI-TRANSPARENT STAIN)



GUTTER
24 GAUGE 3" ROUND
DOWNSPOUT
24 GAUGE H STYLE
(BOTH STAINLESS STEEL)



FIBER CEMENT LAP SMOOTH 6.25" HARDIE PLANK LAP WITH 5" EXPOSURES BETWEEN PLANKS (REGATTA SW 6517)



FIBER CEMENT PANEL
SMOOTH 5/16" VERTICAL
HARDIE PANEL WITH 3/8"
FLASHING REVEAL BETWEEN
PANELS
(ARCADE WHITE SW 7100)



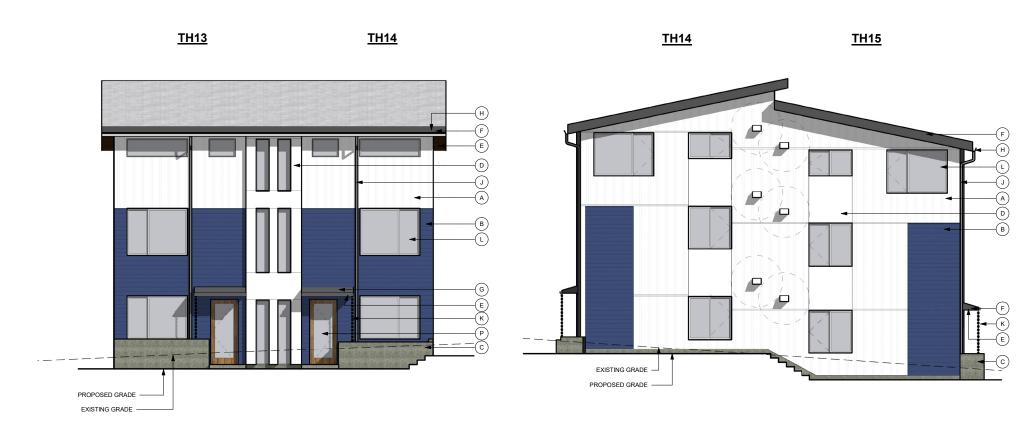
DESIGN SPAN HP METAL ROOFING 12" PERFORMANCE-RATED STRUCTURAL STANDING SEAM METAL ROOF SYSTEM. 24 GAUGE W/ CONCEALED FASTENERS



RAIN CHAIN STAINLESS STEEL

- UVINYL WINDOW (WHITE)
- M VINYL DOOR (WHITE)
- N HORIZONTAL RAIL
- Frascia (PEPPERCORN SW7674) P WOOF FRAME DOOR

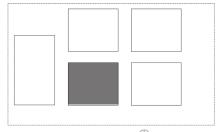
EAST ELEVATION: BUILDINGS 4



<u>TH15</u> <u>TH16</u> (A) (D) PROPOSED GRADE

NORTH ELEVATION: BUILDINGS 4

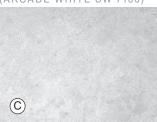




29TH AVE S.



BOARD AND BATTEN SMOOTH 5/16" VERTICAL HARDIE PANEL WITH 5/4" SMOOTH HARDIE TRIM (ARCADE WHITE SW 7100)



SMOOTH, EXPOSED CONCRETE WALLS





TONGUE&GROOVE CEDAR AT SOFFIT

1X4 TONGUE AND GROOVE WESTERN CEDAR WITH EDGE V ON TWO SIDES (DESKSCAPES EXTERIOR WATERBORNE SEMI-TRANSPARENT STAIN)



GUTTER 24 GAUGE 3" ROUND DOWNSPOUT 24 GAUGE H STYLE (BOTH STAINLESS STEEL)



FIBER CEMENT LAP SMOOTH 6.25" HARDIE PLANK LAP WITH 5" EXPOSURES BETWEEN PLANKS (REGATTA SW 6517)



FIBER CEMENT PANEL SMOOTH 5/16" VERTICAL HARDIE PANEL WITH 3/8" FLASHING REVEAL BETWEEN PANELS (ARCADE WHITE SW 7100)



DESIGN SPAN HP METAL ROOFING 12" PERFORMANCE-RATED STRUCTURAL STANDING SEAM METAL ROOF SYSTEM. 24 GAUGE W/ CONCEALED **FASTENERS**

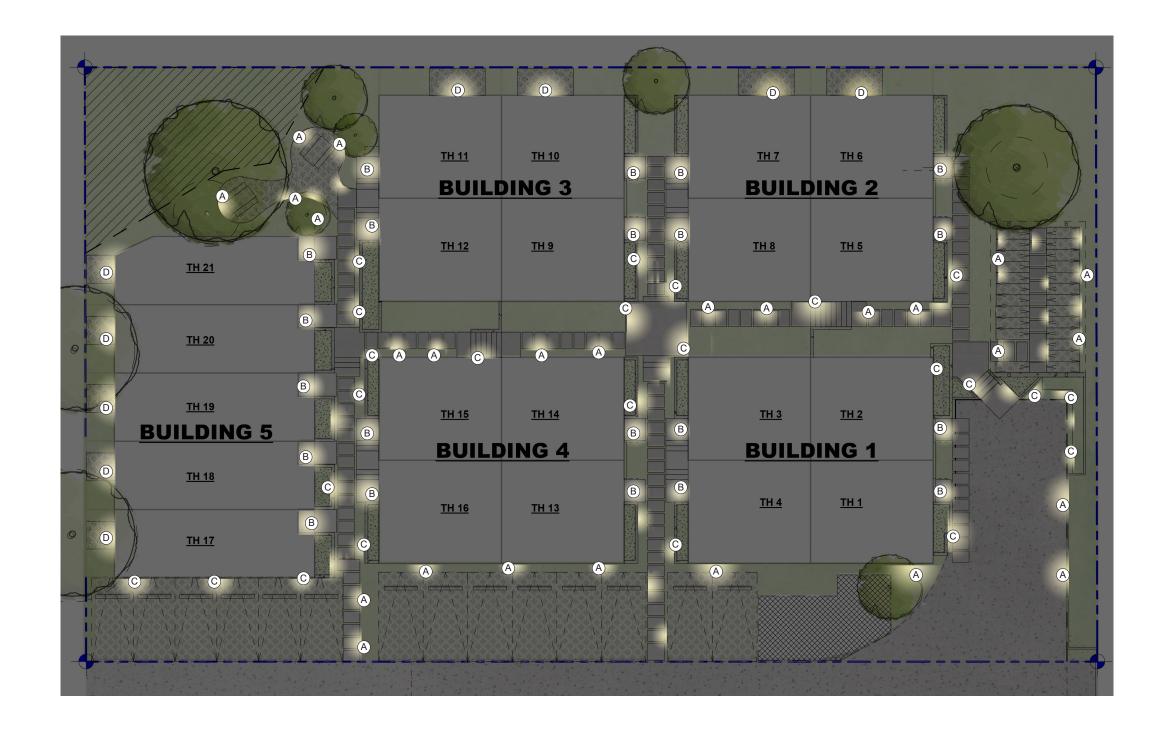


RAIN CHAIN STAINLESS STEEL

- (L) VINYL WINDOW (WHITE)
- (M) VINYL DOOR (WHITE)
- (N) HORIZONTAL RAIL
- (F) FASCIA (PEPPERCORN SW7674) (P) WOOF FRAME DOOR

WEST ELEVATION: BUILDINGS 4







A TECH SCONCE (ENTRIES)



B CAN LIGHTING (AT ENTRIES)

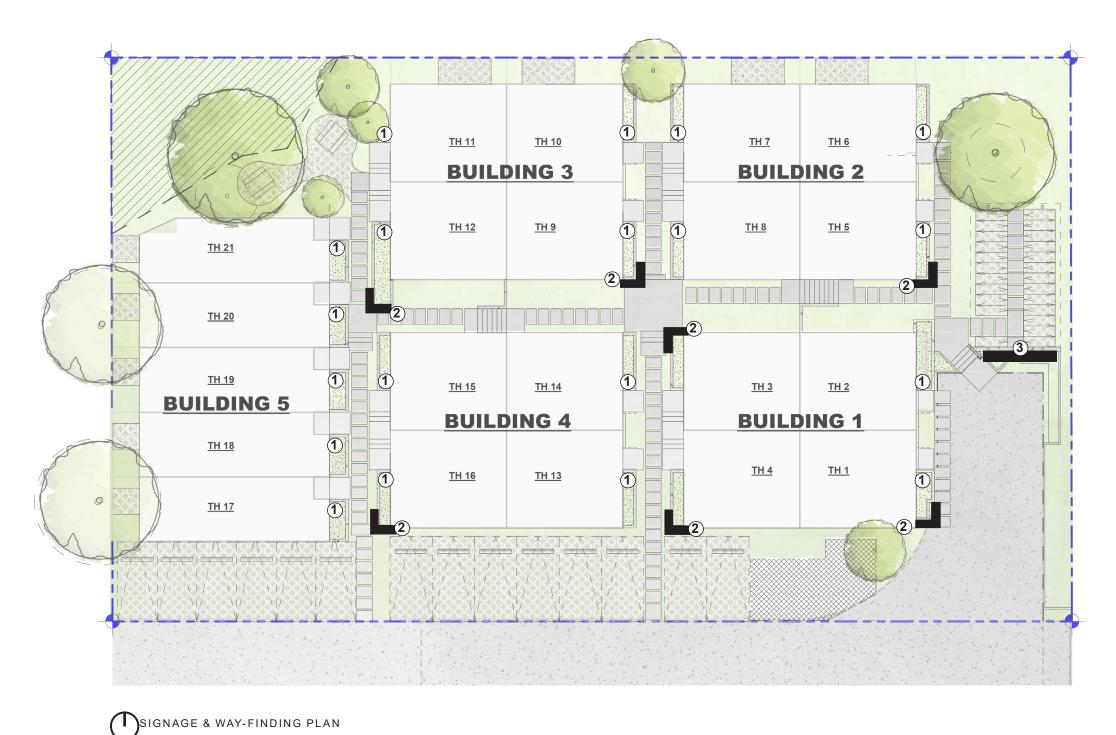


© BK STEP LIGHTS (STAIRS & WALKWAYS)



D WALL SCONCES (BACK PATIOS)

LIGHTING PLAN



SIGNAGE & WAY-FINDING INSPIRATION IMAGES:



1 UNIT SIGNAGE (DARK METALLIC NUMBERS MOUNTED)

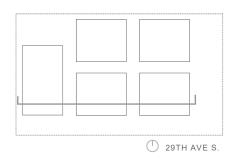


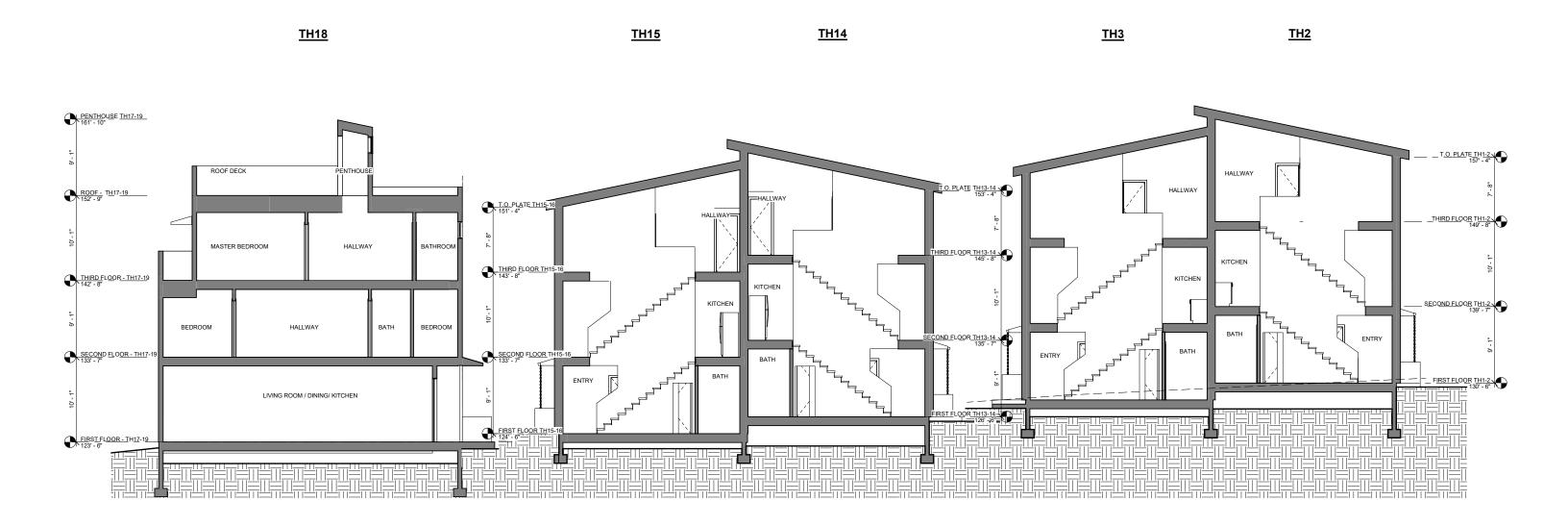
2 SITE WAY-FINDING ON CONCRETE PLANTERS (CUT SIGNAGE IN STEEL)



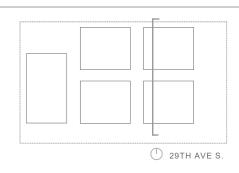
3 BUILDING SIGNAGE (CUT DARK METAL ON CONCRETE WALL)

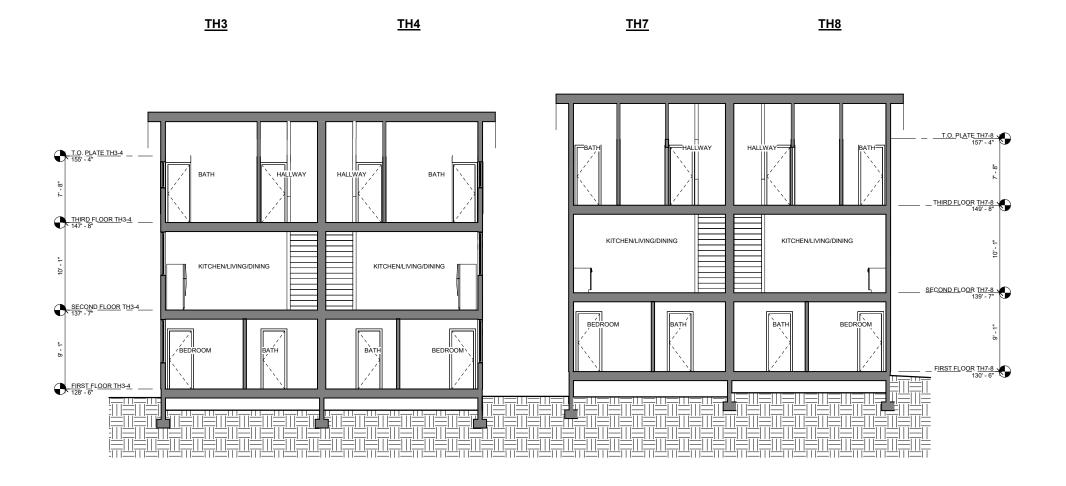
MOUNT BAKERSVILLE #3033511-LU





LONGITUDINAL SECTION - BUILDING 5, 4, 1





TRANSVERSE SECTION - BUILDING 1 AND 2