



# 2050 SW Orchard Street

Administrative Design Review (ADR) Packet | Project #3033684-EG | March 15, 2019



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OBJECTIVES

Construct (9) four-story rowhouse units.		
Number of Units		9
Number of Parking Spaces		9
Number of Bike Parking Spaces		10
Gross Floor Area		19,100 sf
Sustainability		
Construct new structure with a 4-Star Built Green certification.		

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Woodland Property Investments LLC
STRUCTURAL	Malsam Tsang
GEOTECHNICAL	Pangeo Inc.
LANDSCAPE	Root of Design

SW Myrtle St

Sylvan Way SW

SW Myrtle St

Delridge way SW

Dumar Way SW

18th Ave SW





EDG APPLICATION

PART I: Contact Information

1.	Property address	2050 SW Orchard Street
2.	Project number	#3033684-EG
3.	Additional related project number(s)	#3033774-LU (LBA Application)
4.	Owner Name	Woodland Property Investments LLC
5.	Contact Person Name	Bradley Khouri
	Firm	b9 architects
	Mailing Address	610 2nd Avenue
	City, State Zip	Seattle, WA 98104
	Phone	206.297.1284
	Email Address	office@b9architects.com
6.	Applicant's Name	Bradley Khouri
	Relationship to Project	Architect
7.	Design Professional's Name	Bradley Khouri
	Email Address	b9k@b9architects.com
	Address	610 2nd Avenue
	Phone	206.297.1284

PART II: Site and Development Information

1.	<p>Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.</p> <p>The existing site is located mid-block along SW Orchard Street between Delridge Way SW and Dumar Way SW in the Delridge Neighborhood. The site topography slopes consistently down from the northeast corner to the southwest corner, with an approximate total elevation change of 90 feet. The site is currently vacant.</p> <p>The project site, proposed through Lot Boundary Adjustment, Project #3033774-LU, is 154.54' along SW Orchard Street by 197.52' deep and 145' west-east.</p>	4.	<p>Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.</p> <p>The development proposal varies slightly between alternatives. All three alternatives propose 9 total townhouse or rowhouse units with parking for each unit. Alternatives 1 and 2 propose multiple four-story structures with private individual garages for each unit. Alternative 3, the preferred alternative, consists of one four4-story 9-unit rowhouse structure over a shared below grade parking garage. A driveway provides access to a shared parking garage that provides (9) parking stalls. The three design alternatives represent a design exploration and evolution, resulting in the preferred alternative that is contextual in its massing and use.</p>
2.	<p>Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.</p> <p>The lot is zoned LR2 and is not located within an overlay area. The site is subject to the Citywide Design Guidelines as there are no adopted neighborhood specific guidelines for this area.</p>		
3.	<p>Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.</p> <p>The immediate neighborhood consists of a mixture of vacant land, commercial, single family, multifamily and institutional uses. Immediately to the north is a vacant parcel and three parcels with single family residences constructed in 1943, 1959 and 1967. To the west and south across SW Orchard Street are vacant land parcels. To the east is a Shell convenience store and gas station constructed in 1998.</p> <p>Sanislo Elementary School is located one block to the north along SW Myrtle Street. South Seattle College is within close proximity to the northeast and Denny International Middle School is within close proximity to the southwest.</p> <p>SW Orchard Street connects to Delridge Way SW to the west and SW 16th Avenue to the east, both of which provide transit lines and commercial/retail uses.</p>		



# ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 1.1 or 1.3\* for Rowhouse development
- 1.0 or 1.2\* for Townhouse development

23.45.512 - DENSITY LIMITS—LR ZONES

- No limit for Rowhouse development
- 1/1,600 or no limit for Townhouse development

23.45.514 STRUCTURE HEIGHT:

- 30 Feet base height, Rooftop features may extend 10 feet above the base height limit.
- Structures on LR2 subject to a 30 foot height limit, pitched roofs in LR zones that are not shed or butterfly roofs 5 feet above the height limit
- Shed and butterfly roofs in LR zones the high side(s) of a shed or butterfly roof may extend 3 feet above the height

23.45.518 SETBACKS AND SEPARATIONS:

- Front - 5' minimum for Rowhouse, 7'-0" Avg. for Townhouses
- Rear - no alley: 7'-0" Avg.; 5'-0" Min. 7'-0" Avg. for Townhouses
- Side less than 40 feet - 0 where abutting another rowhouse development, otherwise 3.5, except that on side lot lines that abut a single-family zone, the setback is 5'-0".
- Side more than 40 feet - 0 where abutting another rowhouse development, otherwise 3.5, except that on side lot lines that abut a single-family zone, the setback is 7 average; 5 minimum
- Side setback - 5'-0" for Townhouses

23.45.522 AMENITY AREA:

- The required amount of amenity area for rowhouse and townhouse developments in LR2 zones is equal to 25% of the lot area.
- A min of 50% of the required amenity area shall be provided at ground level.
- For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.
- All units shall have access to a common or private amenity area.

23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS

- Maximum Structure Width for Rowhouses: No limit
- Maximum Structure Width for Townhouses: 90'-0"

23.45.534 - LIGHT AND GLARE STANDARDS

- Exterior lighting shall be shielded and directed away from adjacent properties.

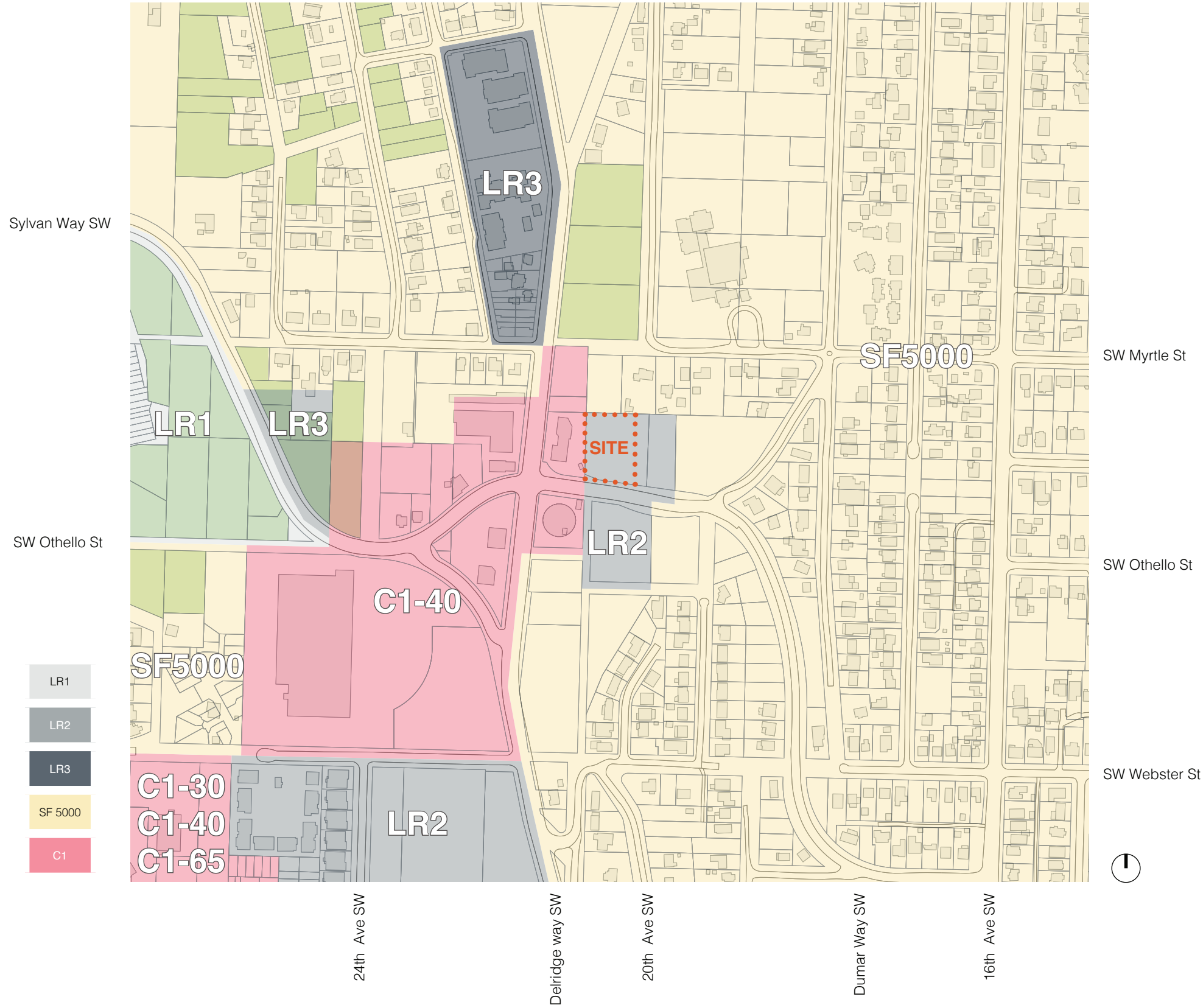
23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 9-15 units = 150 square feet of storage area

23.54.015.K BICYCLE PARKING

- LONG TERM PARKING REQUIREMENT : 1 Per dwelling unit
- SHORT TERM PARKING REQUIREMENT :1 Per 20 dwelling units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.





**ADDRESS**

2050 SW Orchard Street

**PARCEL #**

343850-3390, 343850-3410

**LEGAL DESCRIPTION**

PARCEL A

THE WEST HALF OF LOT 4 AND THE EAST 55.00 FEET OF LOT 6, IN BLOCK 55 OF HOMECROFT ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 24 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON

PARCEL B

LOT 6, IN BLOCK 55 OF HOMECROFT ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 24 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.  
EXCEPT THE EAST 55.00 FEET, THEREOF.

**LOT SIZE**

32,514 SF

**ZONE**

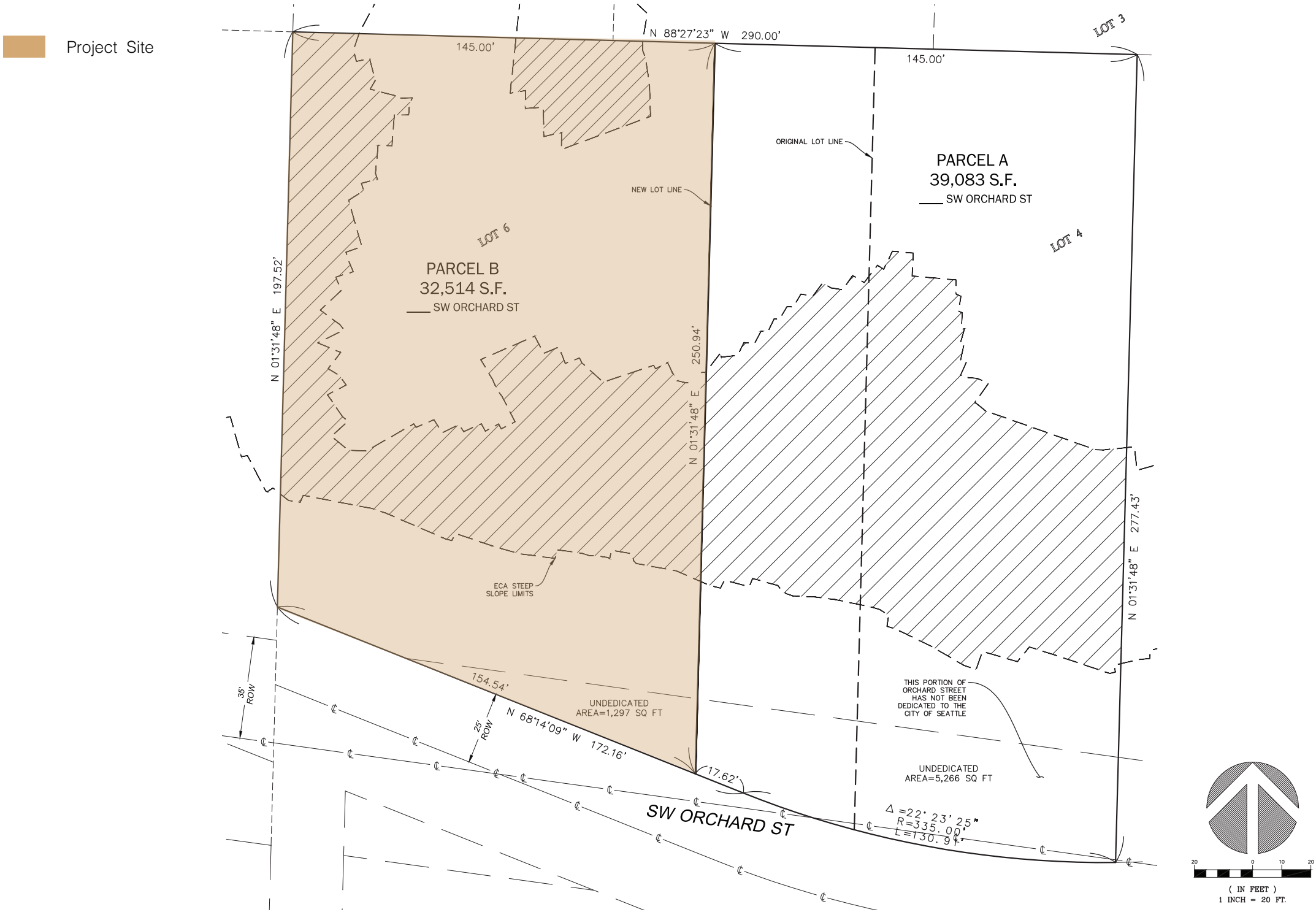
LR2

**URBAN VILLAGE OVERLAY**

None

# LOT BOUNDARY ADJUSTMENT

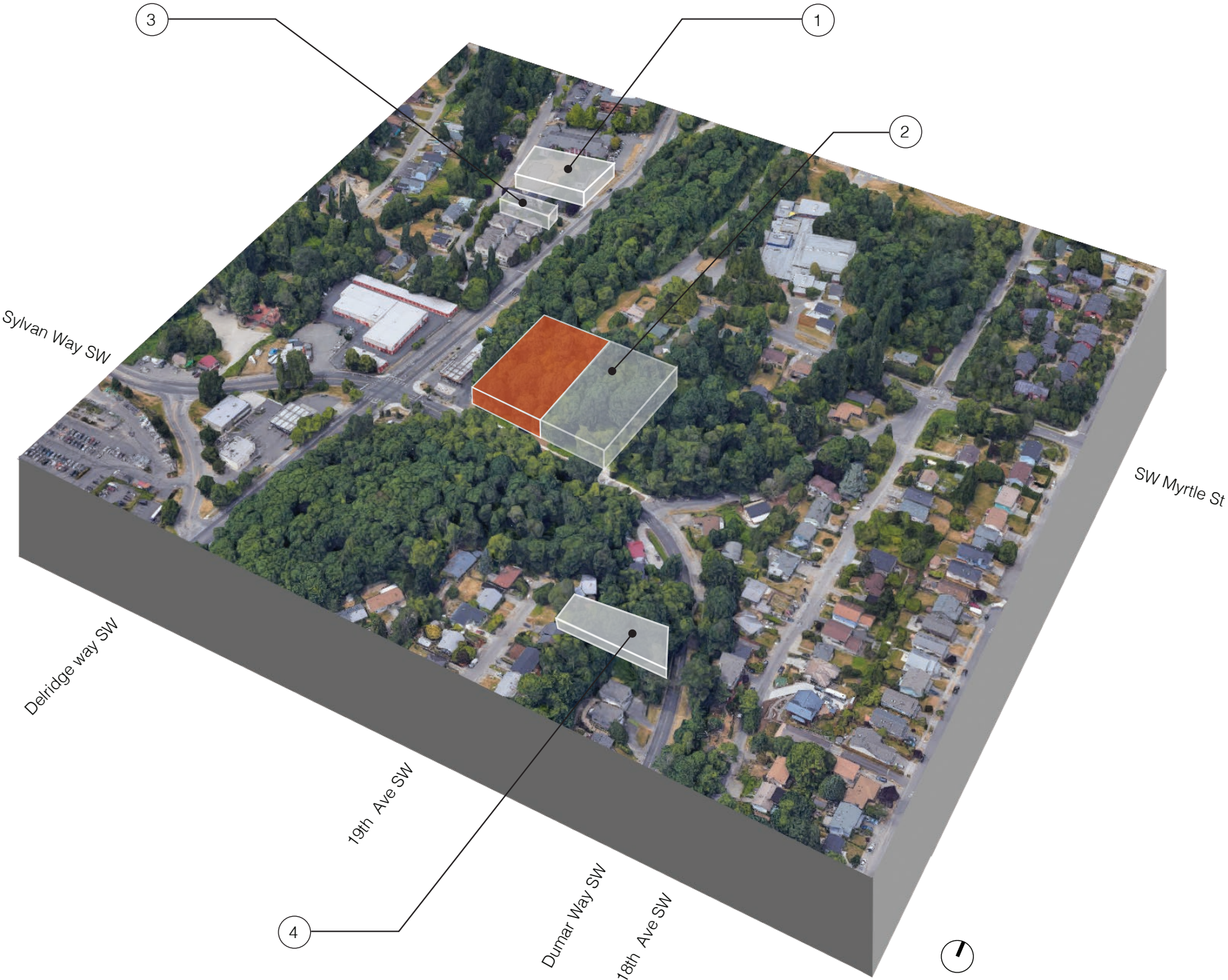
CITY OF SEATTLE  
LOT BOUNDARY ADJUSTMENT NO. 3033774-LU





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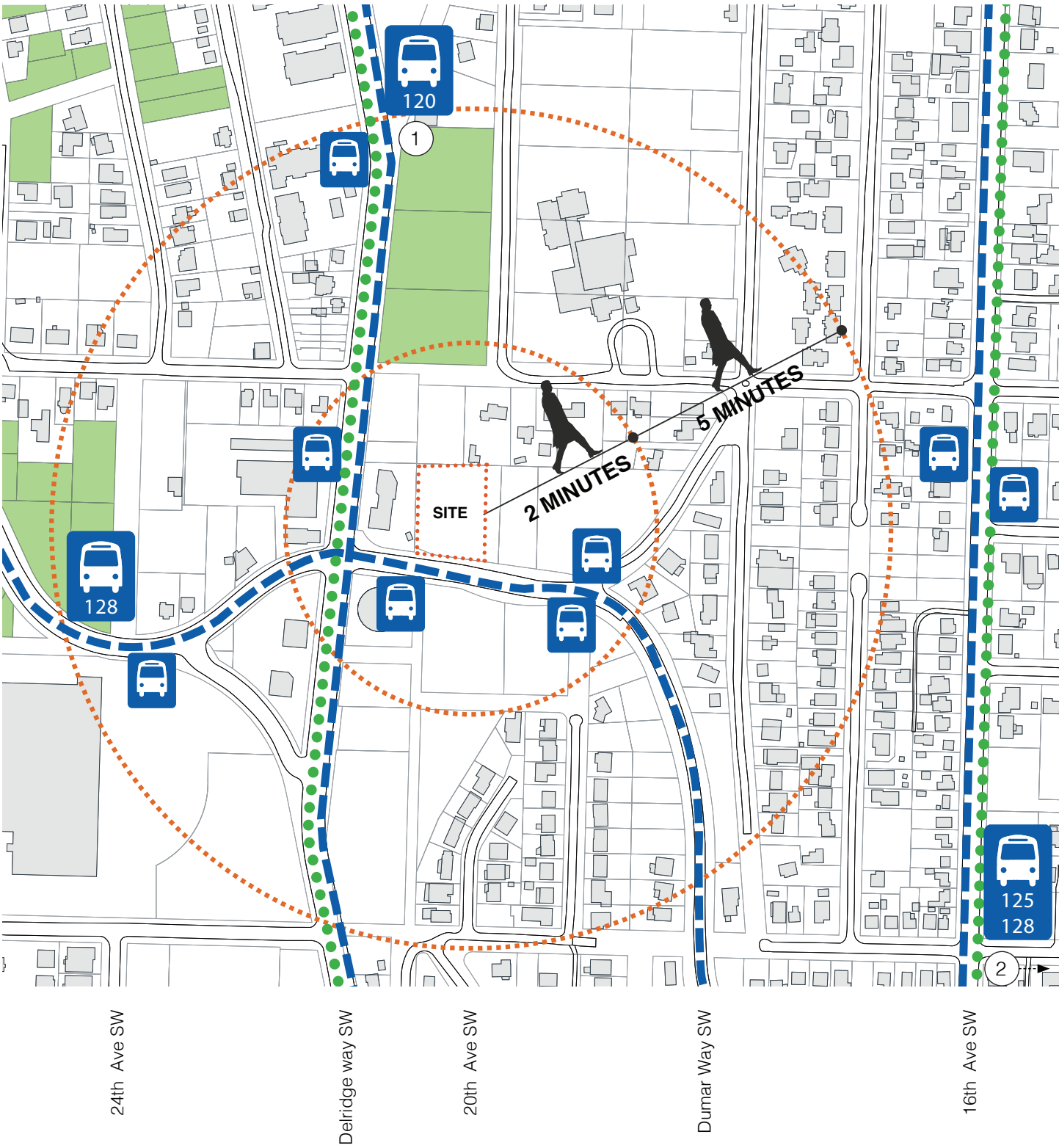
NEIGHBORHOOD CONTEXT



- LEGEND:
- NEW DEVELOPMENT
  - SITE
- 1 Land Use Application under Project #3029799 to provide a 3-story (50) unit apartment development proposed in 2017
- 2 Adjacent Land Use Application under Project #3033683-EG with one 4-story (9) unit rowhouse development.
- 3 Land Use Application to provide (3) three-story triplex structures with a mix of garage and surface parking
- 4 Land Use Application to provide (3) single family dwelling units with attached garage



# TRANSIT & ACCESS



The site served by several bus lines, including the #120, #125 and #128 within a ½ mile walking distance, facilitating travel to Alaska Junction, the Admiral District, Downtown Seattle, and beyond Seattle to White Center, Burien, Tukwila and South Center.

Delridge Way SW to the west and SW 16th St to the east provide dedicated bike lanes running in the north-south direction. A combination of bicycle friendly roads and roads with dedicated bike lanes are within close proximity to the site and lead to the Duwamish Trail that connects to the Seattle Bridge Trail.

SW Myrtle St

SW Othello St

SW Webster St

- 2

MINUTES

Shell Gasoline  
 BP Gasoline  
 El Rey del Taco  
 Tug Inn  
 Public Storage
- 5

MINUTES

Home Depot  
 Sherwinn Williams  
 Seattle Police Department  
 7-Eleven  
 Seattle Fire Station  
 Wanna Teriyaki & Burger



- Bike Route

.....
- Bus Stop & Route

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1 Bike route at Delridge SW



2 Bus Stop at SW Orchard Street



ARCHITECTURAL CONTEXT



1 Single Family Residence  
1827 SW Orchard St  
Built: 1956



2 Single Family Residence  
6983 24th Ave SW  
Built: 2018



3 Home Depot  
7345 Delridge Way SW  
Built: 2005



4 Townhouse Development  
2202 SW Myrtle St  
Built: 2006, 14 Units



5 Seattle Fire Station 11  
1514 SW Holden St  
Built: 1971



6 Single Family Residence  
1825 SW Myrtle St  
Built: 1972



Delridge way SW  
20th Ave SW  
19th Ave SW  
18th Ave SW  
Dumar Way SW





7 Rowhouse Developemnt  
2718 SW Sylvan Heights Dr  
Built: 2014, 180 Units



8 Single Family Residence  
2307 SW Myrtle St  
Built: 1947



9 SW Precinct Police Station  
2300 SW Webster St  
Built: 2002

The architectural context surrounding the project site is an eclectic mix of commercial, residential and institutional uses with a prominent number of vacant lots. The immediate context is primarily vacant parcels to the northwest, east and south. To the north is a vacant parcel and three parcels with single family residences constructed in 1943, 1959 and 1967. To the west and south across SW Orchard Street are vacant land parcels. To the east is a Shell convenience store with gas constructed in 1998.

The single family homes are a mix of traditional one and two story structures with gable roofs, wood/brick siding and private garages.

The commercial uses include familiar architectural styles defined by their respective brands, including Shell Gas and Convenience, AM/PM Gas and Convenience, Home Depot, Public Storage and Sherwin Williams.

The broader context includes large, contemporary townhouse developments that are generally three-story structures and include gable roofs, private decks, elevated entry porches and private garages. These developments arrange the units in repetitive patterns and employ varying colors to attempt to distinguish individual units.





1 Convenience Store with Gas along Delridge Way SW



2 Single Family Residence along 18th Ave SW

- Single Family
- Duplex
- Triplex
- Fourplex
- Townhouse Plat
- Condominium
- Apartment
- Commercial
- Educational
- Office
- Religious
- Government
- Industrial
- Vacant

ADJACENT USES







③ Sanislo Elementary School along SW Myrtle St



④ Commercial storefronts along SW Holden St



⑤ Commercial storefront along 16th Ave SW



⑥ Single Family Residence along Dumar Way SW



⑦ Seattle City of SPU

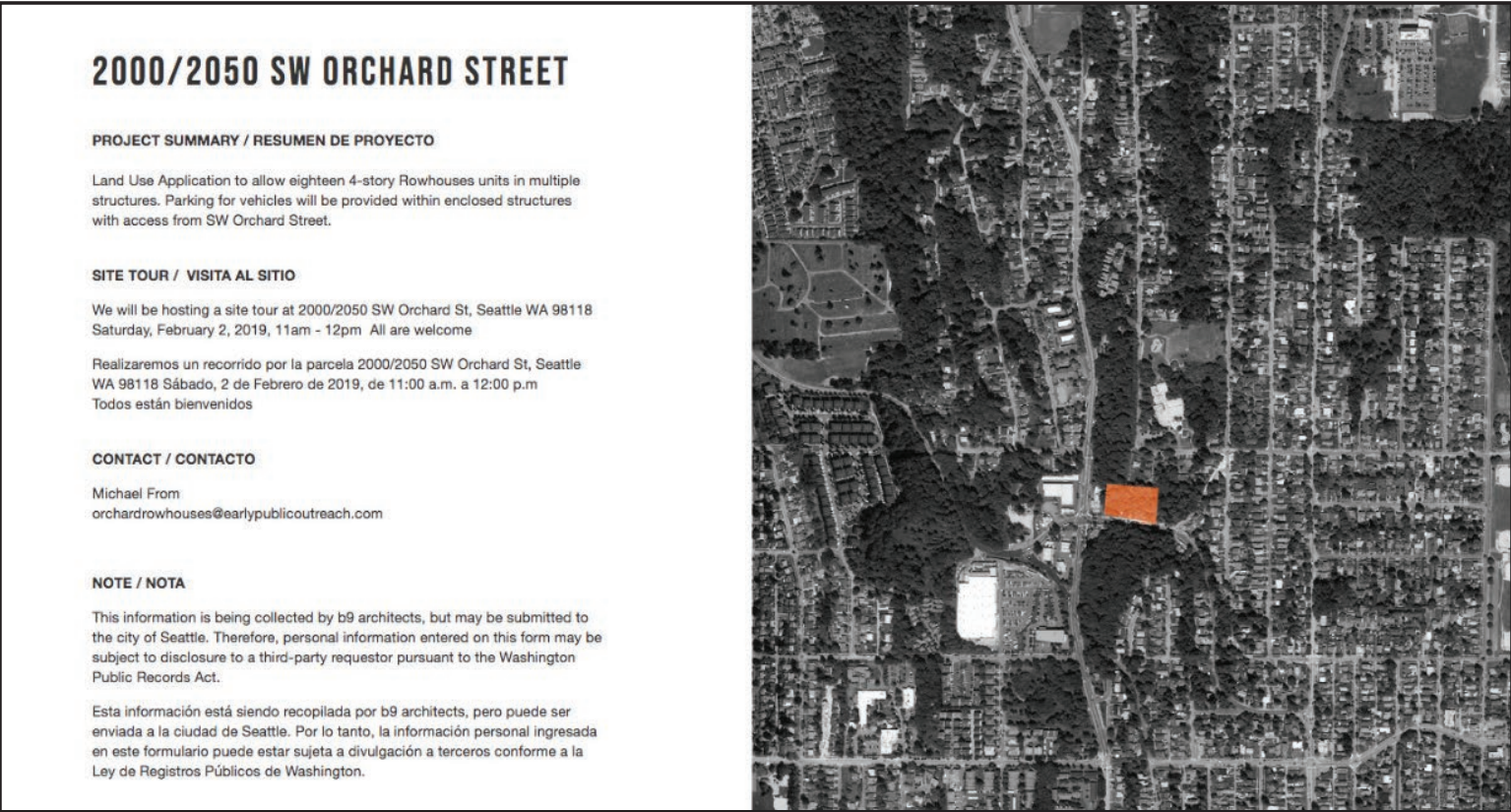
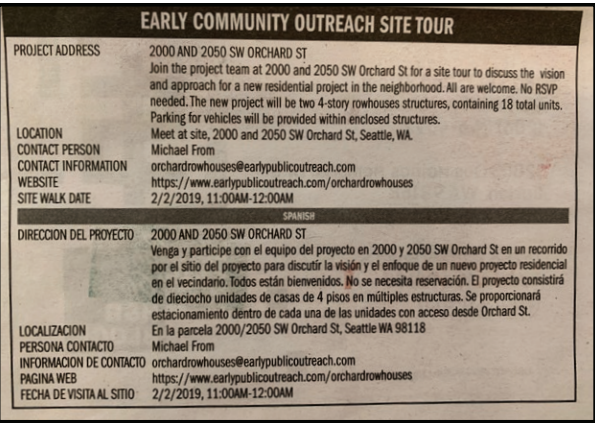


⑧ Single Family Residence along SW Orchard St





1 Printed ad in West Seattle Herald



2 Interactive project webpage - www.earlypublicoutreach.com/orchardrowhouses



3 Printed 36" x 72" sign on site



4 Hosted 1-hour community on-site walk with the neighbors of surrounding buildings



EARLY COMMUNITY OUTREACH

B9 Architects has completed Early Community Outreach required for 2000/2050 SW Orchard Street per Director’s Rule 4-2018/1-2018.

As the applicant for a proposal at 2000/2050 SW Orchard Street SW, b9 architects conducted and completed Early Community Outreach requirements. Outreach included a large sign installed on site, an ad in a local print newsletter, an interactive project website and a site tour/walk. The community provided input on the proposed development at the site tour meeting (see Attachment D for a summary of the comments received). Per DON’s guidance regarding Equity Zone regulations, each outreach method was provided in English and Spanish.

The comments and questions centered primarily on the infrastructure put in place on SW Orchard Street, bicycle infrastructure, parking solutions, environmental impact, and housing affordability.

Per the SDCI Director’s Rule 4-2018/DON Director’s Rule 1-2018 VI.E.- Documentation: Early Design Guidance

*Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project’s design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

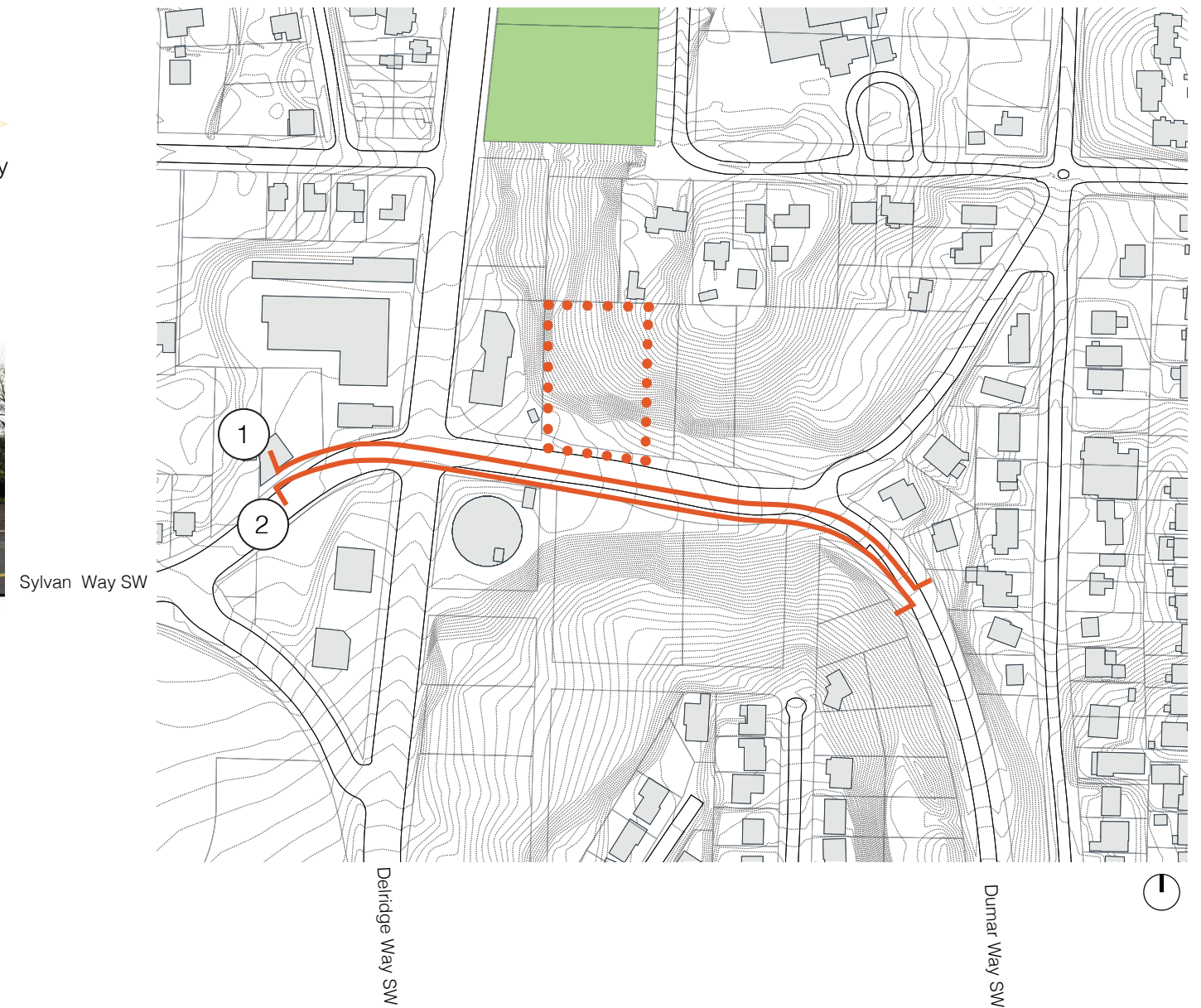
OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
① Digital Outreach Interactive webpage	January 08, 2019	None received
② Printed Outreach 36"x72" sign on site	January 17, 2019	C: Interest in having new neighbors to support better walking, bike and transit service along Delridge. C: Any plans to add a bike lane along SW Orchard Street? Is the intent to add street parking on the north side of the street?
③ Ad in local West Seattle (West Seattle Herald)	January 18, 2019	None received
④ In-Person Outreach	February 02, 2019	Q: How many curb cuts will be provided. A: There will be two curb cuts, one per site, that will not disturb the right-of-way  Q:Will the project have backyards? A: There may be some space behind the proposal to view or use, but likely would not have any formal backyards due to the steep slope of the existing grade.  Q: Will additional street parking be proposed? A: No additional parking specific to the project on the street is allowed by code. It is not possible to anticipate how the small turn out areas will be used.  Q: What are the project setbacks? A: Setbacks are determined per the City of Seattle’s Land Use Code. The front setback will be consistent with the preferred urban edge concept. Specifically, the front setback varies with a minimum setback of about 9.5 feet at some units with other units being set further back from the sidewalk.  Q: Will the development eliminate any possibility for a future bike lane? A: The development will not reduce the sidewalk and/or limit the capacity of future bike infrastructure  Q: What type of ground disturbance would be created and how will erosion be mitigated? A: There will be a limited amount of ground disturbance due to the ECA code. The proposed development may be located within the ECA buffer and will be determined through the process with the city. Shoring piles are proposed to be located at the south edge of the development area, to allow for excavation and construction.  Q: Could the number of proposed units be reduced or will there be space between the proposed structures? A: The proposed preferred development does not provide a separation between the structures. The proposal will maintain the number of units as noted. The proposed preferred alternative provides a rowhouse approach, where each unit fronts the street, creating a residential edge with front stoops and yards that will include code required amenity area.  Q: Where will the trash be located? A: Trash will be placed within the project in the parking area to limit the impact on public view, and the right-of-way.  Q: What types of building materials will be used. A: The building design is not developed enough at this point to determine materials or architectural style, but the proposal will be consistent with b9’s design direction as a firm. He also related that materials will be influenced by the project budget and will consider neighborhood material precedents.



STREET PANORAMAS









2050 SW Orchard Street | #3033684-EG | ADR Packet | March 15, 2019





# SITE CONDITIONS & CONSTRAINTS

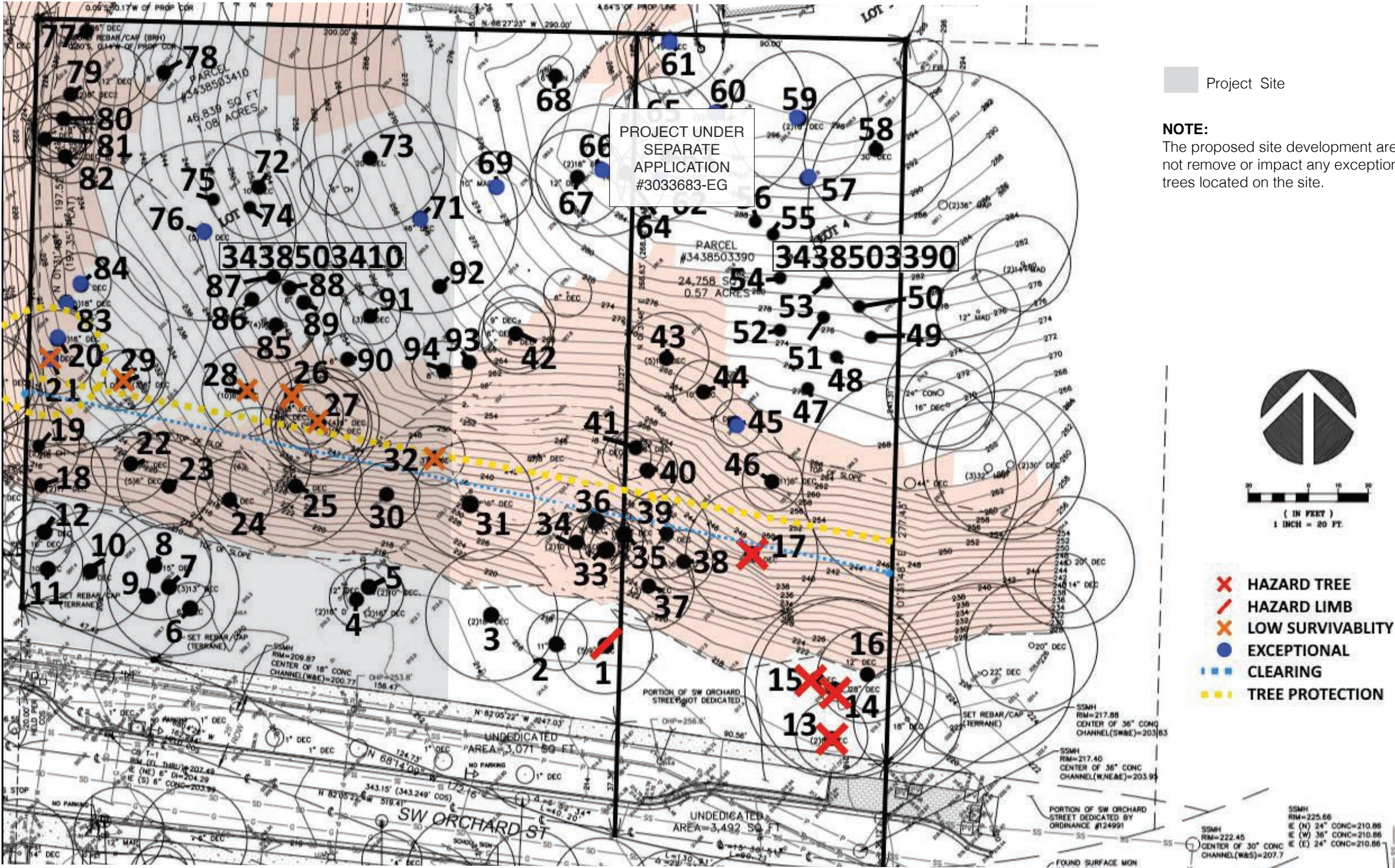


## CONSTRAINTS

1. The topography of the site is significantly sloped, with that slope distributed fairly uniformly across the large site. It slopes down from the northeast corner to the southwest corner with an approximate elevation change of 90 feet across the entire site.
2. The proposal is located along the southern edge of the site, leaving the majority of the slope undisturbed.
3. The site is located in an Environmentally Critical Area [ECA] with a portion of the site mapped Steep Slope.
4. SW Orchard Street is a Neighborhood Corridor Principal Arterial that runs east-west, connecting west to Delridge Way SW and turning into Dumar Way SW to the east. Dumar Way SW connects to 16th Avenue SW. Both Delridge Way SW and Dumar Way SW provide transit lines and commercial/retail uses. The site is located mid-block along SW Orchard Street.
5. The site is currently vacant with a significant amount of trees. All exceptional trees are proposed to remain on site.
6. Immediately to the north is a vacant parcel and three parcels with single family residences constructed in 1943, 1959 and 1967. To the west and south across SW Orchard Street are vacant land parcels. To the east is a Shell convenience store with gas constructed in 1998. Across the site there is a Drainage Facility from SPU.
7. The street facing property line is south-facing with access to daylight.
8. The right-of-way frontage was recently improved through work by Seattle Public Utilities, providing a new sidewalk, planting strip and curb, with small turnout.
9. The north side of the proposed development will require cutting into the slope, with the intention to minimize the impact on the slope and the required excavation.



TREE SURVEY





TREE REPORT

Tree #	Botanical Name	Common Name	DBH	Dripline (diameter)	CRZ (radius) 1.0 x DBH	Overall Condition	Category	Notes	Recommendation
1	Alnus rubra	Red Alder	20"	36'	20'	Fair		Multi-stemmed - 8", 11", 13", 6", 5"	This tree is within the footprint of the proposed clearing and grading and is to be removed.
2	Alnus rubra	Red Alder	13"	12'	13'	Fair			This tree is within the footprint of the proposed clearing and grading and is to be removed.
3	Acer macrophyllum	Bigleaf Maple	16"	33'	16'	Fair		Multi-stemmed - 16", 16"	This tree is within the footprint of the proposed clearing and grading and is to be removed.
4	Acer macrophyllum	Bigleaf Maple	11"	8'	11'	Fair			This tree is within the footprint of the proposed clearing and grading and is to be removed.
5	Acer macrophyllum	Bigleaf Maple	9"	8'	9'	Good			This tree is within the footprint of the proposed clearing and grading and is to be removed.
6	Salix scouleriana	Scouler's Willow	9"	8'	9'	Fair		Below 12" grove threshold	This tree is within the footprint of the proposed clearing and grading and is to be removed.
7	Populus trichocarpa	Black Cottonwood	16"	13'	16'	Good			This tree is within the footprint of the proposed clearing and grading and is to be removed.This area of the property should be fenced with orange construction fencing.
8	Populus trichocarpa	Black Cottonwood	9"	10'	9'	Good		Below 12" grove threshold	This tree is within the footprint of the proposed clearing and grading and is to be removed.
9	Populus trichocarpa	Black Cottonwood	13"	14'	13'	Good			This tree is within the footprint of the proposed clearing and grading and is to be removed.
10	Populus trichocarpa	Black Cottonwood	13"	20'	13'	Good			This tree is within the footprint of the proposed clearing and grading and is to be removed.
11	Populus trichocarpa	Black Cottonwood	20"	30'	20'	Good			This tree is within the footprint of the proposed clearing and grading and is to be removed.
12	Salix scouleriana	Scouler's Willow	12"	12'	12'	Poor			This tree is within the footprint of the proposed clearing and grading and is to be removed.
13	Alnus rubra	Red Alder	10"	8'	10'	Poor		Multi-stemmed - 7", 8" - Below 12" grove threshold	This tree has been identified as a hazard and should be removed. Please see attached ISA Basic Tree Risk Assessment Form for details.
14	Alnus rubra	Red Alder	22"	36'	22'	Fair			This tree has been identified as a hazard and should be removed. Please see attached ISA Basic Tree Risk Assessment Form for details.
15	Alnus rubra	Red Alder	24"	18'	24'	Fair			This tree has been identified as a hazard and should be removed. Please see attached ISA Basic Tree Risk Assessment Form for details.
16	Alnus rubra	Red Alder	11"	9'	11'	Poor		Below 12" grove threshold	This tree is within the footprint of the proposed clearing and grading and is to be removed.
17	Alnus rubra	Red Alder	18"	40'	18'	Poor			This tree has been identified as a hazard and should be removed. Please see attached ISA Basic Tree Risk Assessment Form for details.
18	Acer macrophyllum	Bigleaf Maple	17"	30'	17'	Fair		Multi-stemmed 12", 12"	This tree is within the footprint of the proposed clearing and grading and is to be removed.

Tree #	Botanical Name	Common Name	DBH	Dripline (diameter)	CRZ (radius) 1.0 x DBH	Overall Condition	Category	Notes	Recommendation
19	Prunus emarginata	Bitter Cherry	13"	8'	13'	Poor		Multi-stemmed 9", 10"	This tree is within the footprint of the proposed clearing and grading and is to be removed.
20	Arbutus menziesii	Madrona	12"	20'	12'	Fair	Exceptional		This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
21	Acer macrophyllum	Bigleaf Maple	35"	30'	35'	Fair	Exceptional	Multi-stemmed 24", 26"	While this tree is exceptional, it is within the footprint of the proposed clearing and grading. If the tree must remain, This area of the property should be fenced with orange construction fencing.
22	Acer macrophyllum	Bigleaf Maple	13"	24'	13'	Fair		Multi-stemmed 5", 5", 6", 6", 7"	This tree is within the footprint of the proposed clearing and grading and is to be removed.
23	Acer macrophyllum	Bigleaf Maple	13"	15'	13'	Fair		Multi-stemmed 9", 6", 6"	This tree is within the footprint of the proposed clearing and grading and is to be removed.
24	Acer macrophyllum	Bigleaf Maple	20"	30'	20'	Fair		Multi-stemmed 5", 6", 6", 6", 8", 10", 10"	This tree is within the footprint of the proposed clearing and grading and is to be removed.
25	Acer macrophyllum	Bigleaf Maple	26"	30'	26'	Poor		Multi-stemmed 14", 11", 10", 10", 12"	This tree is within the footprint of the proposed clearing and grading and is to be removed.
26	Acer macrophyllum	Bigleaf Maple	16"	20'	16'	Poor		Multi-stemmed 6", 10", 8", 8"	This tree is not within the footprint of the proposed clearing and grading, but would not survive the construction process, has the potential to become a future hazard tree, and should be removed.
27	Acer macrophyllum	Bigleaf Maple	19"	30'	19'	Good		Multi-stemmed 6", 10", 10", 12"	This tree is not within the footprint of the proposed clearing and grading, but would not survive the construction process, has the potential to become a future hazard tree, and should be removed.
28	Acer macrophyllum	Bigleaf Maple	18"	25'	18'	Fair		Multi-stemmed 6", 6", 6", 7", 8", 10"	This tree is not within the footprint of the proposed clearing and grading, but would not survive the construction process, has the potential to become a future hazard tree, and should be removed.
29	Acer macrophyllum	Bigleaf Maple	16"	30'	16'	Poor		Multi-stemmed 6", 6", 4", 8", 8", 7"	This tree is not within the footprint of the proposed clearing and grading, but would not survive the construction process, has the potential to become a future hazard tree, and should be removed.
30	Acer macrophyllum	Bigleaf Maple	10"	15'	10'	Fair		Multi-stemmed 7", 8" - Below 12" grove threshold	This tree is within the footprint of the proposed clearing and grading and is to be removed.
31	Acer macrophyllum	Bigleaf Maple	16"	20'	16'	Fair		Multi-stemmed 8, 9, 10	This tree is within the footprint of the proposed clearing and grading and is to be removed.
32	Acer macrophyllum	Bigleaf Maple	18"	20'	18'	Good			This tree is not within the footprint of the proposed clearing and grading, but would not survive the construction process, has the potential to become a future hazard tree, and should be removed.
33	Acer macrophyllum	Bigleaf Maple	11"	10'	11'	Fair			This tree is within the footprint of the proposed clearing and grading and is to be removed.
34	Alnus rubra	Red Alder	16"	30'	16'	Fair		Multi-stemmed 8, 10, 10	This tree is within the footprint of the proposed clearing and grading and is to be removed.
35	Alnus rubra	Red Alder	14"	15'	14'	Fair		Multi-stemmed 10, 10	This tree is within the footprint of the proposed clearing and grading and is to be removed.
36	Alnus rubra	Red Alder	9"	15'	9'	Fair		Below 12" grove threshold	This tree is within the footprint of the proposed clearing and grading and is to be removed.



TREE REPORT

Tree #	Botanical Name	Common Name	DBH	Dripline (diameter)	CRZ (radius) 1.0 x DBH	Overall Condition	Category	Notes	Recommendation
37	Alnus rubra	Red Alder	20"	30'	20'	Fair		Multi-stemmed 12, 8, 14	This tree is within the footprint of the proposed clearing and grading and is to be removed.
38	Alnus rubra	Red Alder	18"	20'	18'	Fair		Multi-stemmed 6, 7, 7, 14	This tree is within the footprint of the proposed clearing and grading and is to be removed.
39	Acer macrophyllum	Bigleaf Maple	15"	15'	15'	Fair		Multi-stemmed 8, 13	This tree is within the footprint of the proposed clearing and grading and is to be removed.
40	Prunus emarginata	Bitter Cherry	9"	8'	9'	Fair		Below 12" grove threshold	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
41	Acer macrophyllum	Bigleaf Maple	15"	20'	15'	Fair		Multi-stemmed 5, 6, 7, 7, 8	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
42	Acer macrophyllum	Bigleaf Maple	22"	30'	22'	Fair		Multi-stemmed 4, 6, 6, 7, 8, 5, 8, 10, 10	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
43	Acer macrophyllum	Bigleaf Maple	22"	35'	22'	Fair		Multi-stemmed 9, 11, 11, 12	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
44	Prunus emarginata	Bitter Cherry	7"	12'	7'	Fair		Below 12" grove threshold	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
45	Acer macrophyllum	Bigleaf Maple	32"	40'	32'	Fair	Exceptional	Multi-stemmed 5, 7, 15, 11, 7, 8, 8, 9, 8, 12, 11, 7	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
46	Acer macrophyllum	Bigleaf Maple	18"	20'	18'	Good			This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
47	Prunus emarginata	Bitter Cherry	8"	10'	8'	Good		Below 12" grove threshold	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
48	Prunus emarginata	Bitter Cherry	8"	8'	8'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.
49	Prunus emarginata	Bitter Cherry	11"	20'	11'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.
50	Prunus emarginata	Bitter Cherry	7"	15'	7'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.
51	Prunus emarginata	Bitter Cherry	7"	10'	7'	Poor		Below 12" grove threshold	This tree will not be affected by the construction process.
52	Prunus emarginata	Bitter Cherry	8"	20'	8'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.
53	Prunus emarginata	Bitter Cherry	8"	20'	8'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.
54	Prunus emarginata	Bitter Cherry	6"	8'	6'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.

Tree #	Botanical Name	Common Name	DBH	Dripline (diameter)	CRZ (radius) 1.0 x DBH	Overall Condition	Category	Notes	Recommendation
55	Prunus emarginata	Bitter Cherry	8"	10'	8'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.
56	Prunus emarginata	Bitter Cherry	6"	8'	6'	Poor		Below 12" grove threshold	This tree will not be affected by the construction process.
57	Arbutus menziesii	Madrona	18"	35'	18'	Fair	Exceptional		This tree will not be affected by the construction process.
58	Acer macrophyllum	Bigleaf Maple	27"	45'	27'	Good		Multi-stemmed 26", 6", 6"	This tree will not be affected by the construction process.
59	Arbutus menziesii	Madrona	27"	40'	27'	Fair	Exceptional	Multi-stemmed 18", 20"	This tree will not be affected by the construction process.
60	Acer macrophyllum	Bigleaf Maple	36"	50'	36'	Fair	Exceptional		This tree will not be affected by the construction process.
61	Arbutus menziesii	Madrona	21"	25'	21'	Fair	Exceptional		This tree will not be affected by the construction process.
62	Arbutus menziesii	Madrona	30"	40'	30'	Poor	Exceptional	Multi-stemmed 21", 22"	This tree will not be affected by the construction process.
63	Acer macrophyllum	Bigleaf Maple	9"	15'	9'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.
64	Acer macrophyllum	Bigleaf Maple	16"	25'	16'	Fair			This tree will not be affected by the construction process.
65	Acer macrophyllum	Bigleaf Maple	13"	25'	13'	Poor		Multi-stemmed 9", 10"	This tree will not be affected by the construction process.
66	Arbutus menziesii	Madrona	27"	50'	27'	Fair		Multi-stemmed 16", 22"	This tree will not be affected by the construction process.
67	Acer macrophyllum	Bigleaf Maple	12"	12'	12'	Fair			This tree will not be affected by the construction process.
68	Acer macrophyllum	Bigleaf Maple	12"	15'	12'	Poor			This tree will not be affected by the construction process.
69	Arbutus menziesii	Madrona	12"	15'	12'	Poor	Exceptional		This tree will not be affected by the construction process.
70	Acer macrophyllum	Bigleaf Maple	10"	15'	10'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.



TREE REPORT

Tree #	Botanical Name	Common Name	DBH	Dripline (diameter)	CRZ (radius) 1.0 x DBH	Overall Condition	Category	Notes	Recommendation
71	Acer macrophyllum	Bigleaf Maple	40"	60'	40'	Good	Exceptional		This tree will not be affected by the construction process.
72	Acer macrophyllum	Bigleaf Maple	18"	50'	50'	Good			This tree will not be affected by the construction process.
73	Acer macrophyllum	Bigleaf Maple	7"	7'	10'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.
74	Prunus emarginata	Bitter Cherry	7"	15'	7'	Good		Below 12" grove threshold	This tree will not be affected by the construction process.
75	Prunus emarginata	Bitter Cherry	9"	25'	9'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.
76	Acer macrophyllum	Bigleaf Maple	41"	60'	41'	Fair	Exceptional	Multi-stemmed 18", 12", 15", 22", 18", 12"	This tree will not be affected by the construction process.
77	Acer macrophyllum	Bigleaf Maple	29"	45'	29'	Good		Multi-stemmed 26", 12"	This tree will not be affected by the construction process.
78	Prunus emarginata	Bitter Cherry	7"	18'	7'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.
79	Prunus emarginata	Bitter Cherry	10"	6'	10'	Poor		Below 12" grove threshold	This tree will not be affected by the construction process.
80	Prunus emarginata	Bitter Cherry	8"	8'	8'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.
81	Prunus emarginata	Bitter Cherry	9"	10'	9'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.
82	Prunus emarginata	Bitter Cherry	10"	10'	10'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.
83	Acer macrophyllum	Bigleaf Maple	52"	80'	52'	Good	Exceptional	Multi-stemmed 24", 24", 15", 18", 16", 28"	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
84	Arbutus menziesii	Madrona	12"	18'	12'	Poor	Exceptional		This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
85	Acer macrophyllum	Bigleaf Maple	15"	20'	15'	Fair		Multi-stemmed 7", 7", 6", 9"	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
86	Prunus emarginata	Bitter Cherry	8"	10'	8'	Poor		Multi-stemmed 6", 6" - Below 12" grove threshold	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
87	Prunus emarginata	Bitter Cherry	10"	15'	10'	Fair		Multi-stemmed 7", 7" - Below 12" grove threshold	This tree will not be affected by the construction process.
88	Prunus emarginata	Bitter Cherry	8"	12'	8'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.

Tree #	Botanical Name	Common Name	DBH	Dripline (diameter)	CRZ (radius) 1.0 x DBH	Overall Condition	Category	Notes	Recommendation
89	Prunus emarginata	Bitter Cherry	8"	10'	8'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.
90	Prunus emarginata	Bitter Cherry	8"	8'	8'	Poor		Below 12" grove threshold	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
91	Acer macrophyllum	Bigleaf Maple	9"	20'	9'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.
92	Prunus emarginata	Bitter Cherry	7"	8'	7'	Fair		Below 12" grove threshold	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
93	Prunus emarginata	Bitter Cherry	7"	15'	7'	Fair		Below 12" grove threshold	This area of the property should be fenced with orange construction fencing. There should be no traffic, site disturbance, storage of materials, or washing of the materials inside this fenced area.
94	Acer macrophyllum	Bigleaf Maple	6"	8'	6'	Fair		Below 12" grove threshold	This tree will not be affected by the construction process.





1 View of site looking Southeast on Summit Ave E



2 View to East of North property line condition



3 View to drainage facility across site



4 View of path through site along south side



5 View of path through site along south side



6 View of path through site along south side



# EXISTING CONDITIONS

The site is located mid-block along SW Orchard Street between Delridge Way SW and SW 16th Avenue and has no potential views. The infill site It is currently vacant.

Vacant parcels, commercial uses and single family residences surround the immediate site and represents the general mix of uses and structures within the context area. The adjacent single family residences are two-story wood structures built in 1943, 1959 and 1967. The commercial use to the west is a Shell convenience store and gas station built in 1998. There topography of the site is significantly sloped, with that slope distributed fairly uniformly across the large site., It slopes down from the northeast corner down to the southwest corner with an approximate elevation change of 90 feet across the entire site.



⑦ View to West of South property line condition



⑧ View to West of South property line condition



DESIGN GUIDELINES

Citywide Design Guidelines

CS1: Natural Systems and Site Features

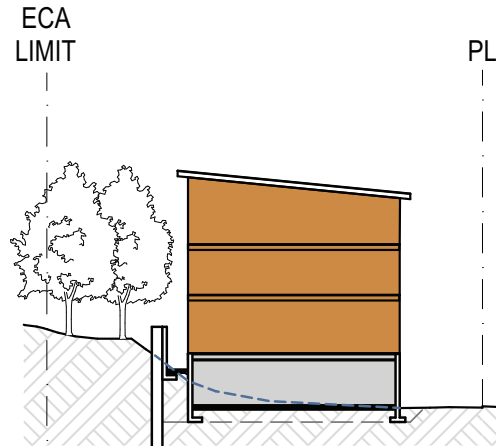
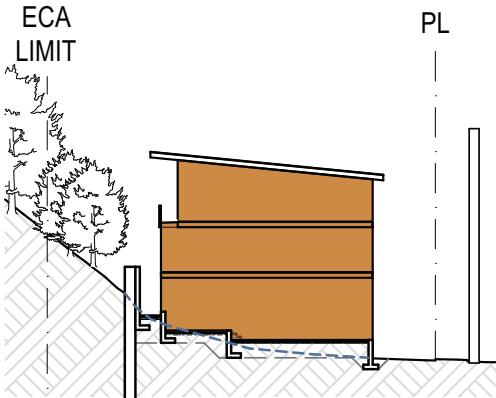
- A. Energy Use
- B. Sunlight and Natural Ventilation
- C. Topography
- D. Plants and Habitat
- E. Water

CS2: Urban Pattern and Form

- A. Location in the City and Neighborhood
- B. Adjacent Sites, Streets and Open Spaces
- C. Relationship to the Block
- D. Height, Bulk and Scale

CS3: Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes
- B. Local History and Culture



CONTEXT AND SITE

CS1.C.1-2 - Natural Systems and Site Features - Topography - Landform & Elevation Changes:

1. The proposal responds to the existing site topography by siting the project at the flattest part of the site. Where possible, units step up the hillside to accommodate significant changes in elevation
  - a. The massing follows the elevation of existing grade to provide appropriate heights at unit interiors.
  - b. At the ground level, units floors are stepped in order to follow the grade as it goes up the hillside.
  - c. The potential expression of hed roofs further identifies the individual units in response to the existing topography above the units.
2. The proposal maintains a deliberate response to the Environmentally Critical Area (steep slope) designated on the project site.

CS1.B.2 - Natural Systems and Site Features - Daylight and Shading: Natural light exposure

1. The preferred alternative maximizes access to daylight by orienting the primary facades of the proposed units to the south.
  - a. Alternative 1 site strategy limits access to southern exposure for the majority of the units, which are oriented east-west rather than south.
  - b. Alternative 2 site strategy shifts more units to be oriented to the south to maximize access to southern exposure.
  - c. The preferred alternative shifts the orientation all units to have a primary facade facing south, maximizing access to potential daylighting for both interior and exterior spaces.

ARCHITECTURAL CONTEXT AND CHARACTER

CS2.B.2 - Urban Pattern and Form - Adjacent Sites, Streets and Open Spaces - Connection to Street:

1. The project proposes a strong connection to SW Orchard and with units oriented to interact with the public realm.
  - a. In addition to the existing planting strip along SW Orchard street, the project will provide generous yards between the building edge and the sidewalk.
  - b. The project establishes a residential presence along SW Orchard Street at a location with no existing residential use. This sponsors activity and creates the potential for an urban street edge.
  - c. A series of private open spaces will be considered and designed to accommodate a variety of uses. The proposal will incorporate seating and landscape strategies that will activate these spaces.

CS3.A.4 - Architectural Context and Character - Emphasizing Positive Neighborhood Attributes - Evolving Neighborhoods:

1. The project site is located in an evolving neighborhood without a strong existing architectural context.
  - a. The surrounding context currently comprises a mix of single family homes, vacant lots with significant grade change, and varied commercial uses.
  - b. The proposal creates an opportunity to establish a strong residential architectural precedent for future adjacent development in the area.

Citywide Design Guidelines

PL1: Connectivity

- A. Network of Open Spaces
- B. Walkways and Connections
- C. Outdoor Uses and Activities

PL2: Walkability

- A. Accessibility
- B. Safety and Security
- C. Weather Protection
- D. Wayfinding

PL3: Street-Level Interaction

- A. Entries
- B. Residential Edges
- C. Retail Edges

PL4: Active Transportation

- A. Entry Locations and Relationships
- B. Planning Ahead for Bicyclists
- C. Planning Ahead for Transit

PUBLIC LIFE

PL1.A.2 - Connectivity - Network of Open Spaces- Enhancing Open Space

PL1.B.3 - Connectivity - Walkways and Connections - Pedestrian Amenities

1. The preferred alternative provides a strategy for pedestrian-oriented open space in the form of front yards that connect the streetscape and the individual units.
  - a. The front yards propose to activate a currently empty streetscape with stoops, landscape elements, benches and down-lighting.
  - b. In the preferred alternative, each individual unit entry is visible from SW Orchard Street and creates a clear connection to the streetscape.

PL3.A.2 - Street-Level Interaction - Entries - Ensemble of Elements:

1. The preferred alternative creates opportunities for street-level interaction, with front yards and the street facing facades establishing a rhythm along SW Orchard Street.
  - a. Unit entries, stoops and balconies connect to SW Orchard Street provide lines of sight in and out of the project site.
  - b. Down-lighting provides sufficient illumination for pathways and entries.
  - c. Overhead weather protection is integrated into each of the building entries. Strategies include recessed entries and overhead canopy projection. These elements are a primary part of the patterning implemented on the building facades.
  - d. In addition, this supports clear and prominent wayfinding for individual unit entries highlighted and visible from the street.

PL3.B.2 - Residential Edges - Ground Related Residential

1. As previously noted in pedestrian amenities, each individual unit is expressed along SW Orchard Street.
2. Landscape elements, benches and stoops provide a transition along this new residential edge.
3. Residential edges are further defined through the use of architectural elements such as Individual and shared front stoops, canopies, recessed entries and 3-story and 4-story volumes.



**Citywide Design Guidelines**

- DC1: Project Uses and Activities
- A. Arrangement of Interior Spaces
  - B. Vehicular Access and Circulation
  - C. Parking and Service Uses
- DC2: Architectural Concept
- A. Massing
  - B. Architectural and Facade Composition
  - C. Secondary Architectural Features
  - D. Scale and Texture
  - E. Form and Function
- DC3: Open Space Concept
- A. Building-Open Space Relationship
  - B. Open Space Uses and Activities
  - C. Design
- DC4: Exterior Elements and Finishes
- A. Building Materials
  - B. Signage
  - C. Lighting
  - D. Trees, Landscape and Hardscape Materials

**DESIGN CONCEPT**

**DC1 PROJECT USES & ACTIVITIES**

**DC1.B.1 - Vehicle Access and Circulation - Location**

- The preferred alternative separates vehicular from pedestrian access, by locating all the parking in a shared garage at grade. Alternatives 1 and 2 provide a more common solution for this project typology with private garages in individual units and a ground surface primarily devoted to vehicular circulation.
- The unit entries are clearly identified in the preferred alternative and supports pedestrian activity and circulation separate from vehicles.

**DC2.A - Massing**

- The proposal creates an articulated massing along the street, with a rhythm and pattern of individual units as part of a larger facade expression. Architectural elements, such as front stoops, canopies and recesses activate the generous space between the units and the street.
- The massing will feature roof forms that contribute to the architectural language of the project. There slopes may be expressive of the natural topography of the site.

**DC2.B.1 - Architectural and Façade Composition**

- A variety of strategies add architectural interest and variety along the street-facing facade. Individual units will be expressed through material changes in order to promote a rhythm along SW Orchard Street. Unit entries are expressed in a variety of ways, most consistently with stoops and recessed entries. Upper level recesses and decks reduce the overall height of some units' facades, accompanied by roof overhangs that provide a residential texture.

**DC2.D - Scale and Texture**

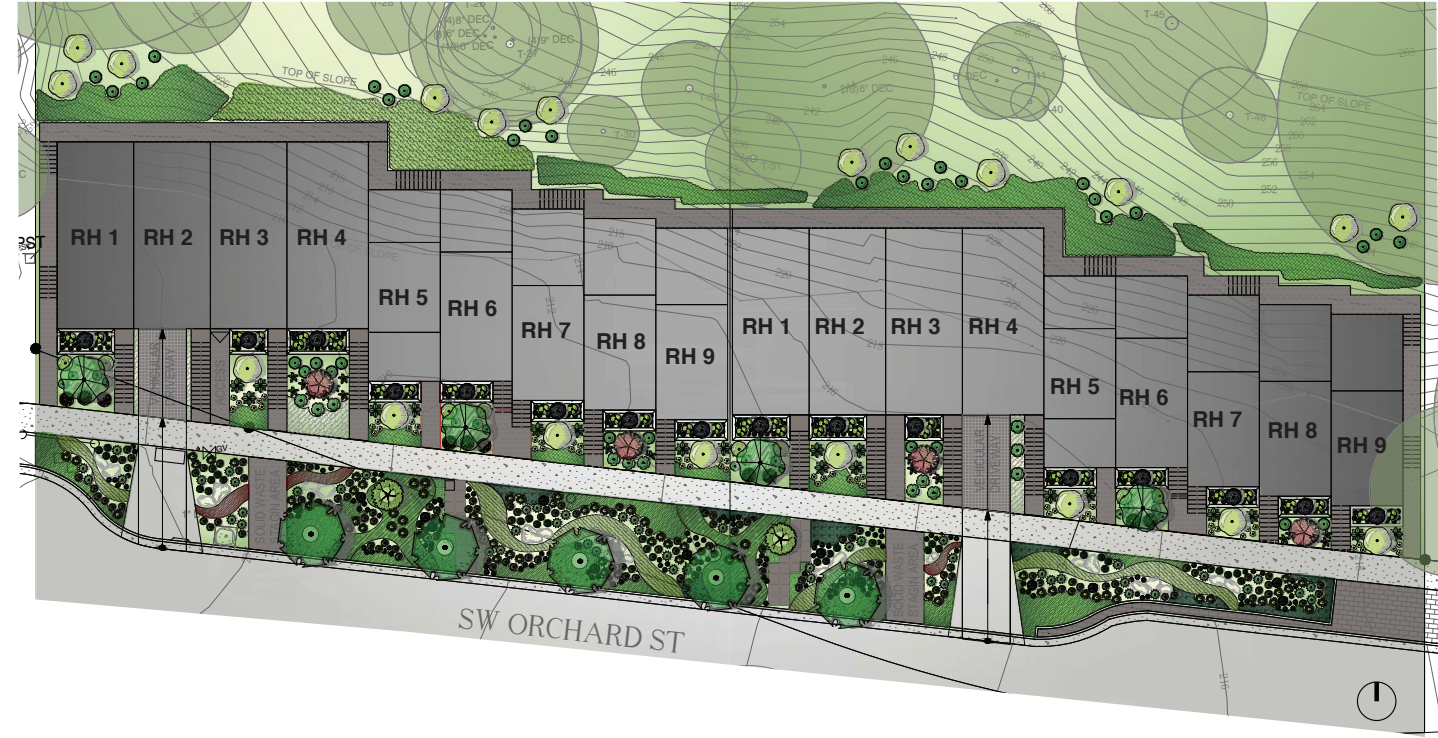
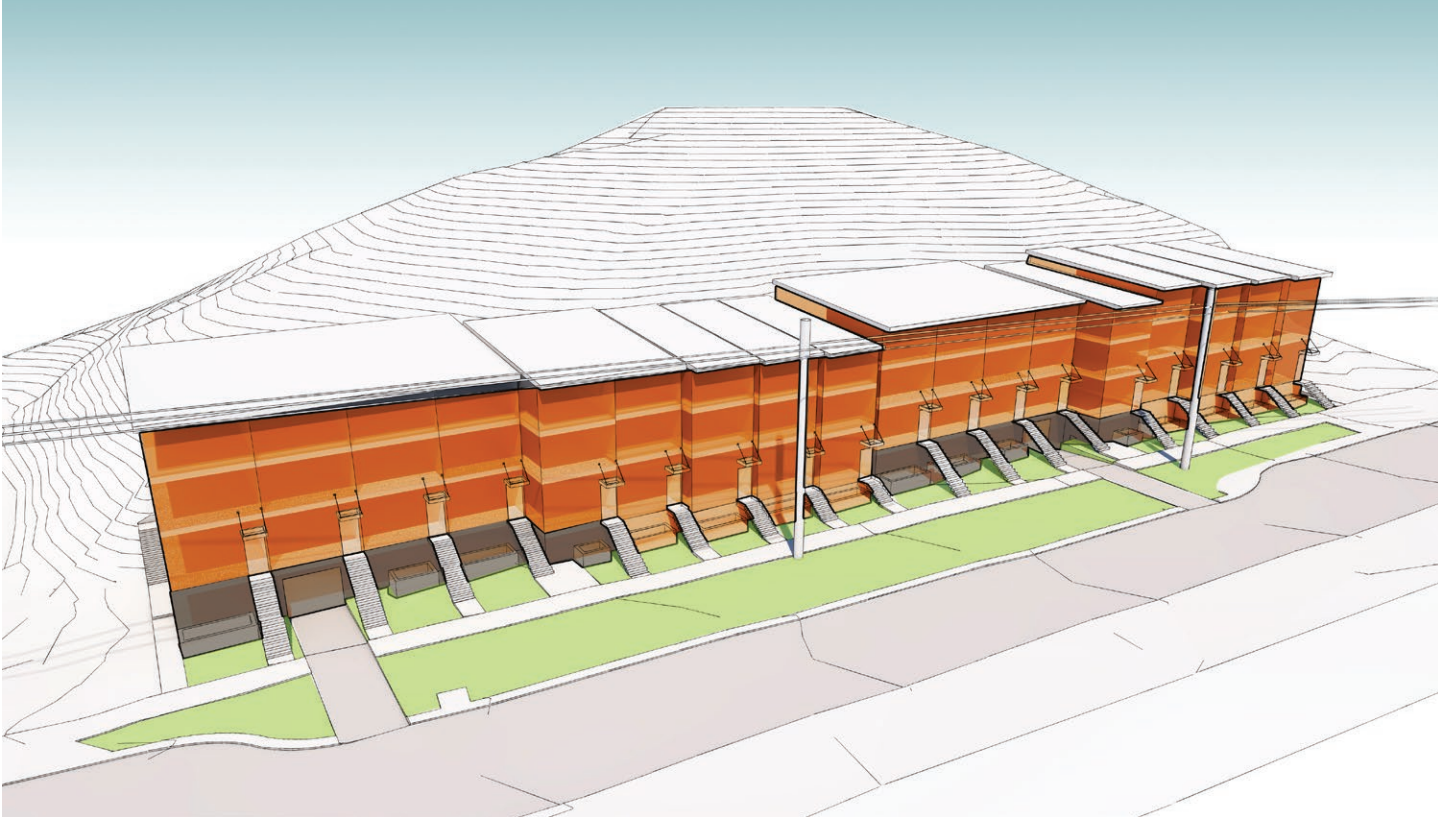
- Architectural articulation and thoughtful material choices will provide depth and texture to the project. This approach will complement the rhythm of individual unit expressions including stoops, canopies, and material detailing.

**DC4.C.1 - Lighting - Functions**

- Down-lighting at individual unit entries, garage entry, front stoops and yards will promote safety and security, while also respecting the adjacent properties and adjacent units on site. This adds detail to the pedestrian realm and supports on-site wayfinding.

**DC4.D.1 - Trees, Landscape and Hardscape Materials**

- A combination of landscape and hardscape elements adds visual interest to the streetscape and sponsors activity throughout the exterior spaces on the site. These will extend from the front yards of the street-facing units.





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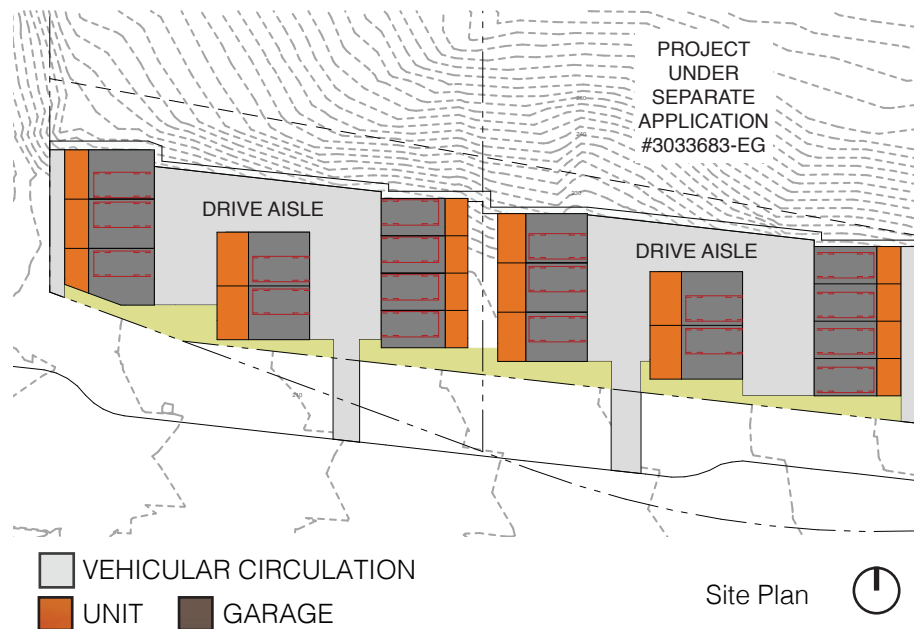


# DESIGN PROPOSAL ALTERNATIVES

## ALTERNATIVE 1

Gross Floor Area 17,334 sf (Units with Private Garages)

- Code compliant
- Exterior space between this proposed structure and the structures on adjacent site are used primarily for vehicular access and circulation.
- Proposed structures do not respond the existing site topography or adjacent development.
- The majority of the units do not face SW Orchard St
- The site strategy proposes minimal modulation in the massing.
- Some units will have limited access to light

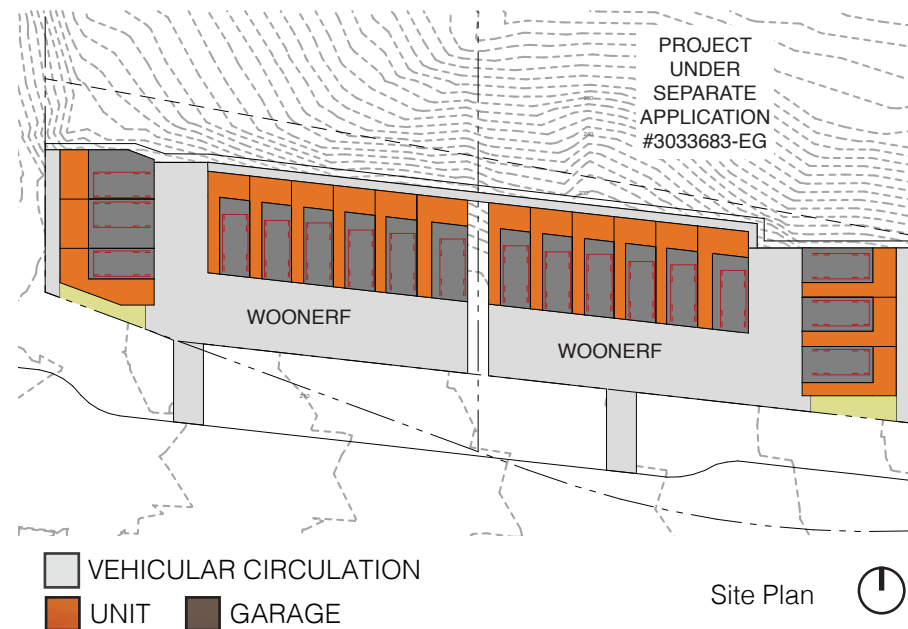


View looking Northeast from SW Orchard Street

## ALTERNATIVE 2

Gross Floor Area 17,820 sf (Units with Private Garages)

- Woonerf-inspired pedestrian-oriented driveway and vehicular access.
- Width of proposed Woonerf is limited due to initial Environmental Critical Area boundary to the north and sidewalk to the south.
- Proposed structure does not respond the existing site topography or adjacent development.
- 2 of the townhouse units do not face SW Orchard ST
- The site strategy proposes minimal modulation in the massing.
- Some units will have limited access to light

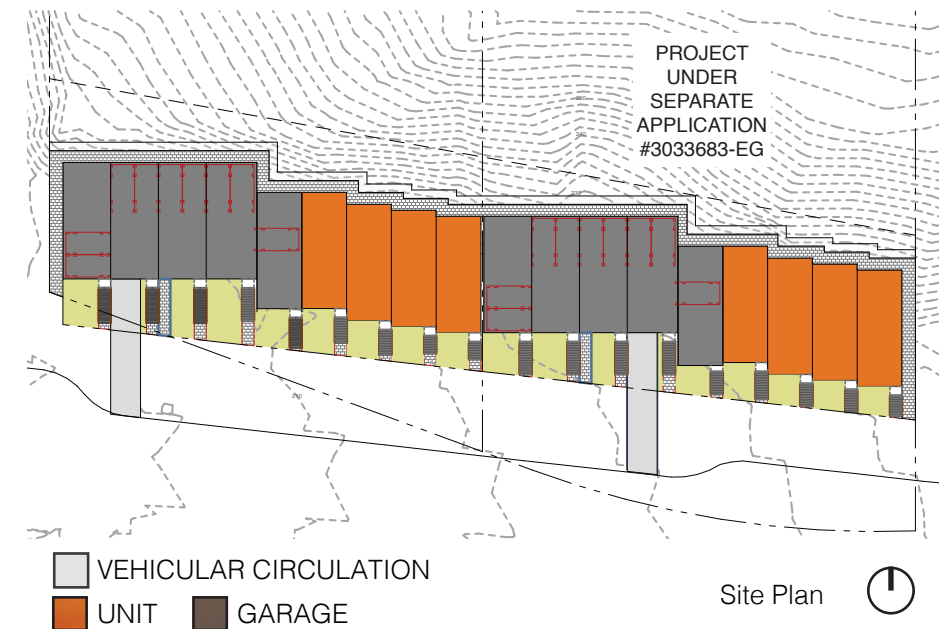


View looking Northeast from SW Orchard Street

## ALTERNATIVE 3 (PREFERRED)

Gross Floor Area 15,900 sf (Units)  
+ 3,200 sf (Shared Garage) = 19,100 sf

- All rowhouse units engage the street directly
- Proposed structure responds to the existing site topography by siting the project at the flattest part of the site. Units step up the hillside to accommodate significant changes in elevation
- Shared bunkered parking garage results in larger front setback which allows for stoops and private amenity areas to engage SW Orchard Street
- Varied building height, mass and scale are expressed through the rhythm of the rowhouse units.



View looking Northeast from SW Orchard Street



# ALTERNATIVE 1

Alternative 1 is a code compliant scheme containing (3) four story structures with a total of (9) townhouse units. A driveway along SW Orchard Street provides access to (9) large parking stalls inside the individual townhouse units. Exterior space between the proposed structures is used primarily for vehicular access and circulation.

**Gross Floor Area 17,334sf (Units with Private Garages)**

Advantages:

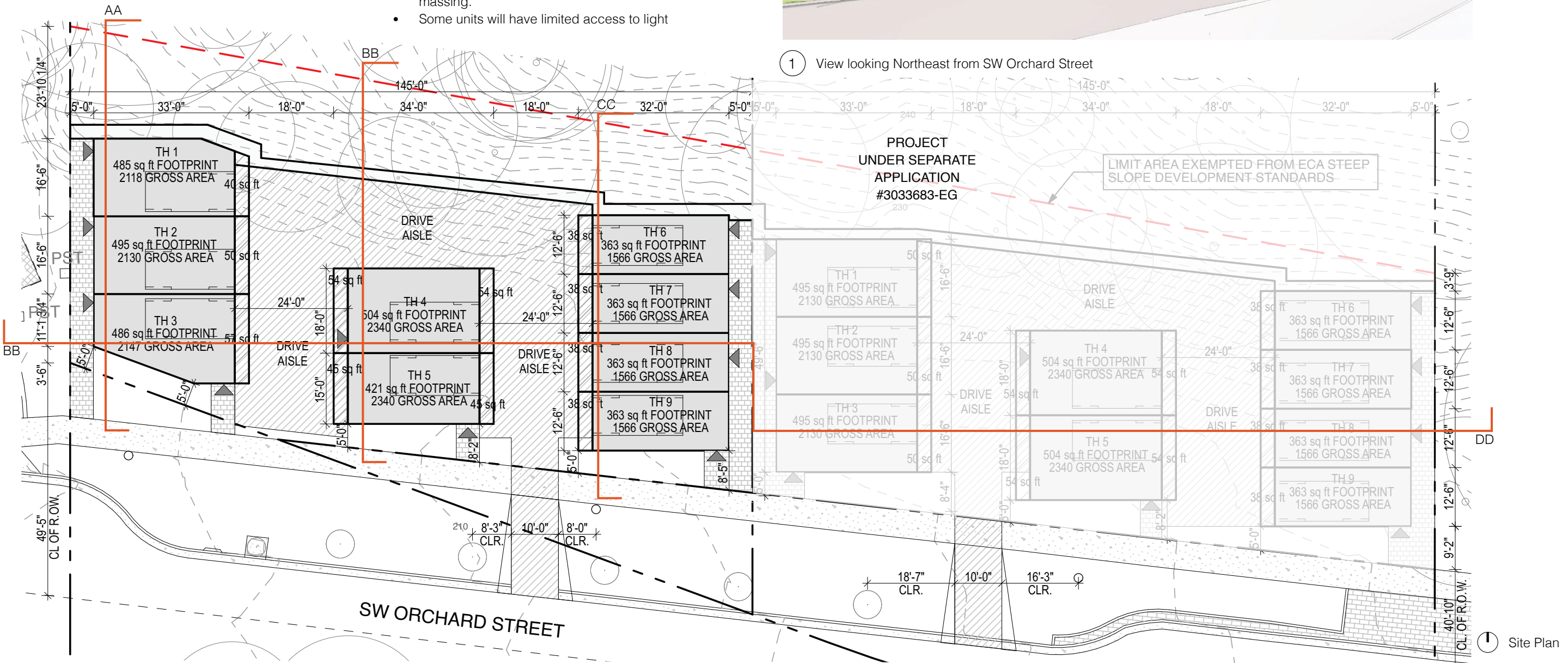
- Code Compliant
- Multiple Structures

Issues:

- Exterior space between this proposed structure and the structures on adjacent site are used primarily for vehicular access and circulation.
- Proposed structures do not respond the existing site topography or adjacent development.
- The majority of the units do not face SW Orchard St
- The site strategy proposes minimal modulation in the massing.
- Some units will have limited access to light



1 View looking Northeast from SW Orchard Street

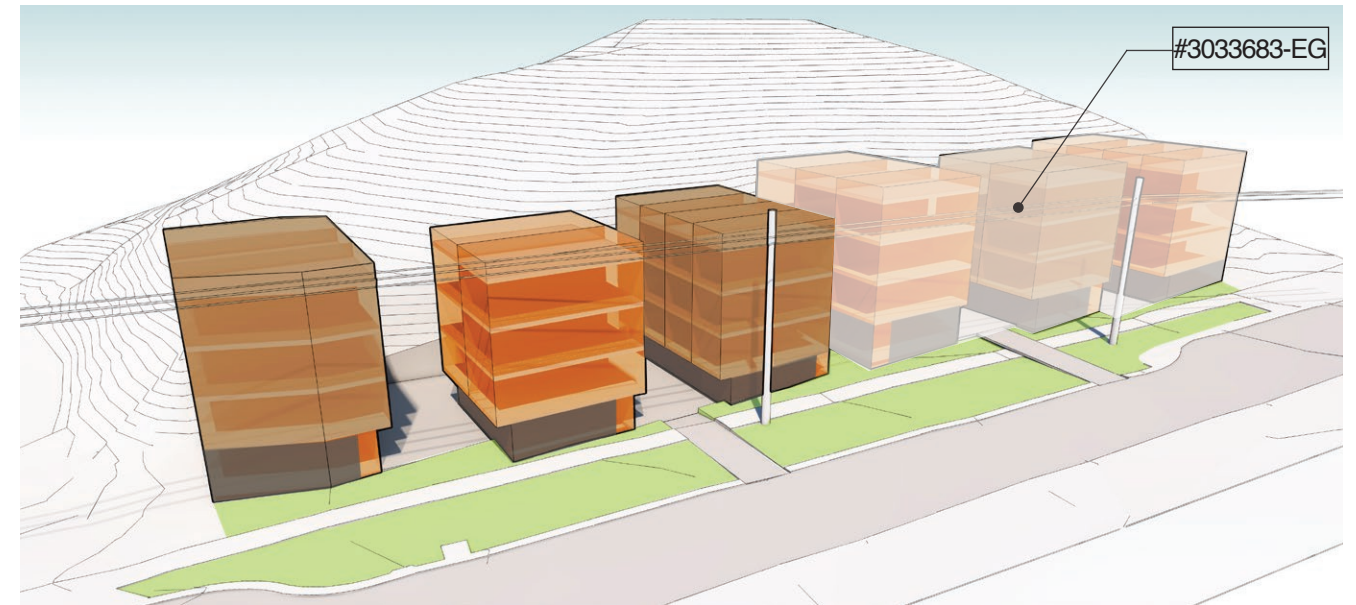


Site Plan

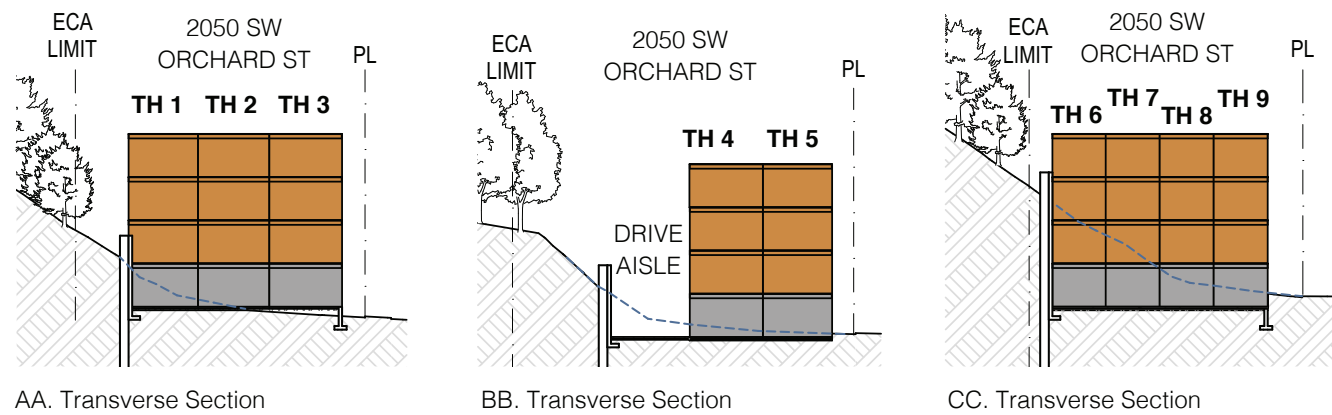




2 View looking Northwest from SW Orchard Street



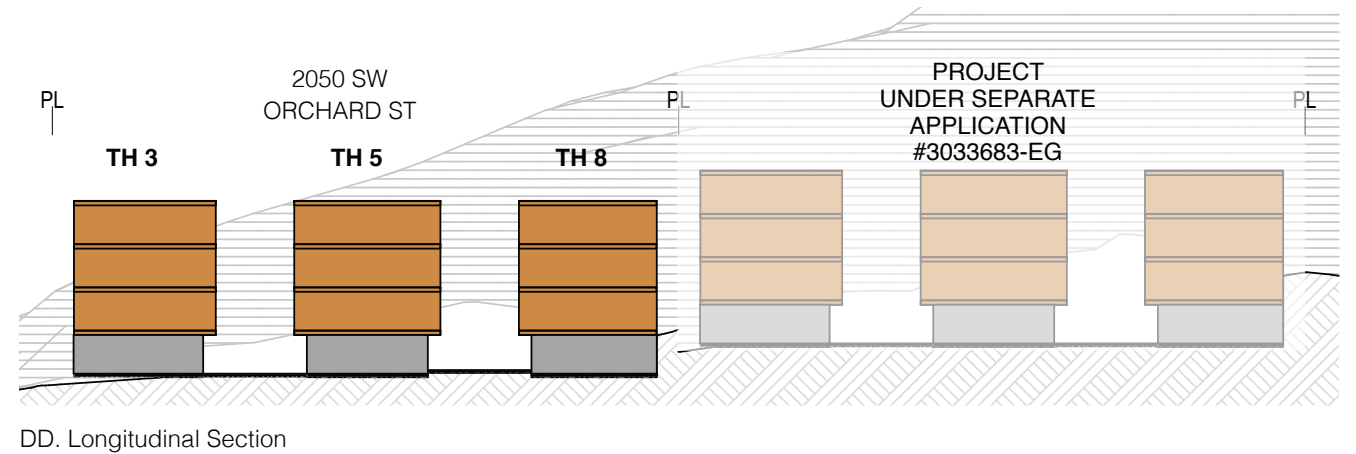
3 Aerial view looking Northeast



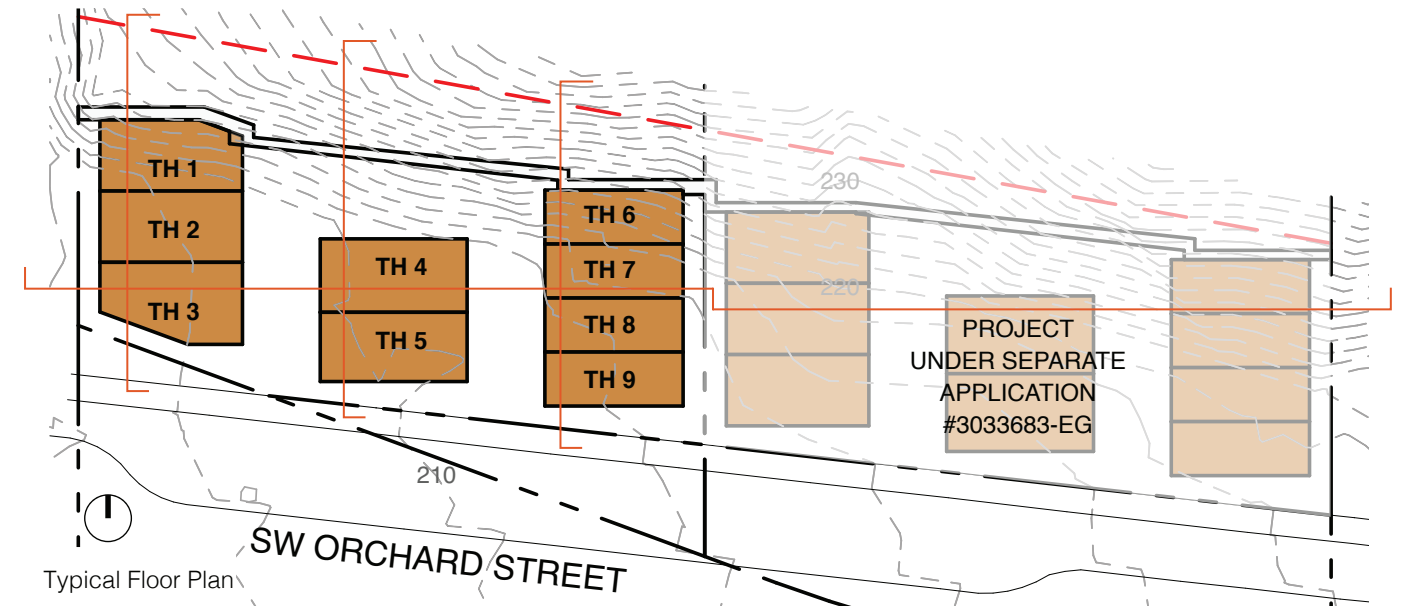
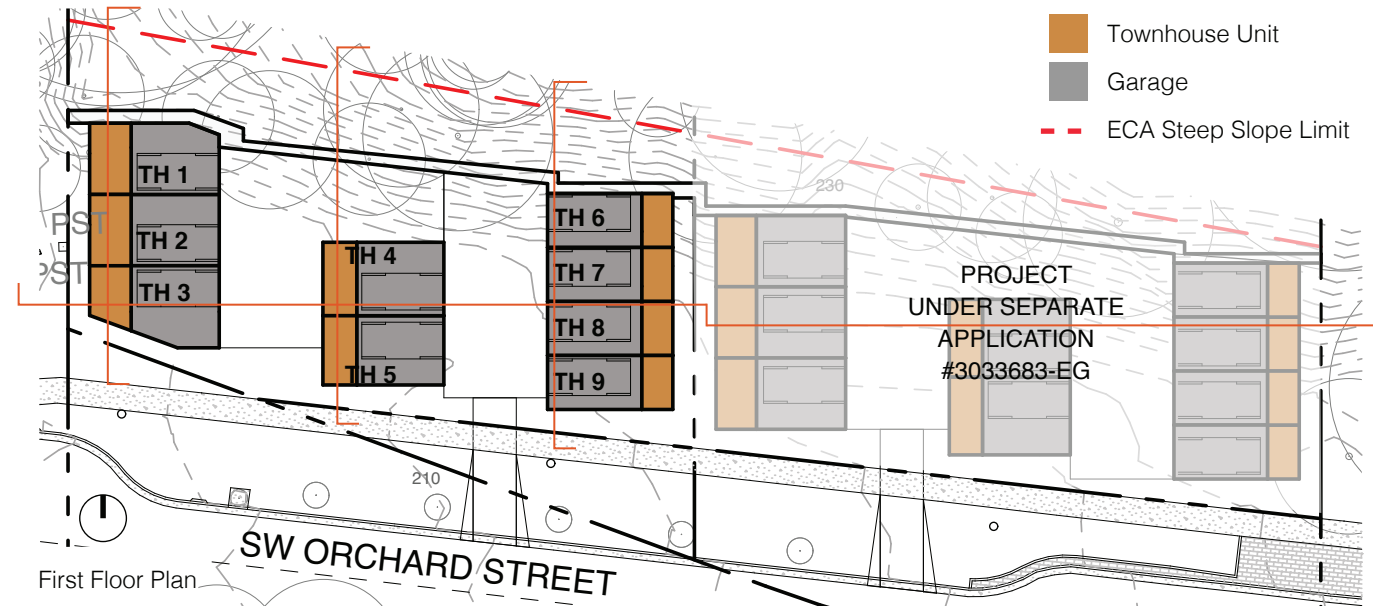
AA. Transverse Section

BB. Transverse Section

CC. Transverse Section



DD. Longitudinal Section





## ALTERNATIVE 2

<p>Alternative 2 proposes (2) four story structures with a total of (9) townhouse units. A driveway along SW Orchard Street provides access to (9) large parking stalls inside the individual townhouse units. A woonerf is proposed between street and structures that provides vehicular access and circulation as well as encourages pedestrian access.</p>	<p>Advantages:</p> <ul style="list-style-type: none"> <li>• Woonerf-inspired pedestrian-oriented driveway and vehicular access.</li> </ul> <p>Issues:</p>
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**Gross Floor Area 17,820sf (Units with Private Garages)**

Advantages:

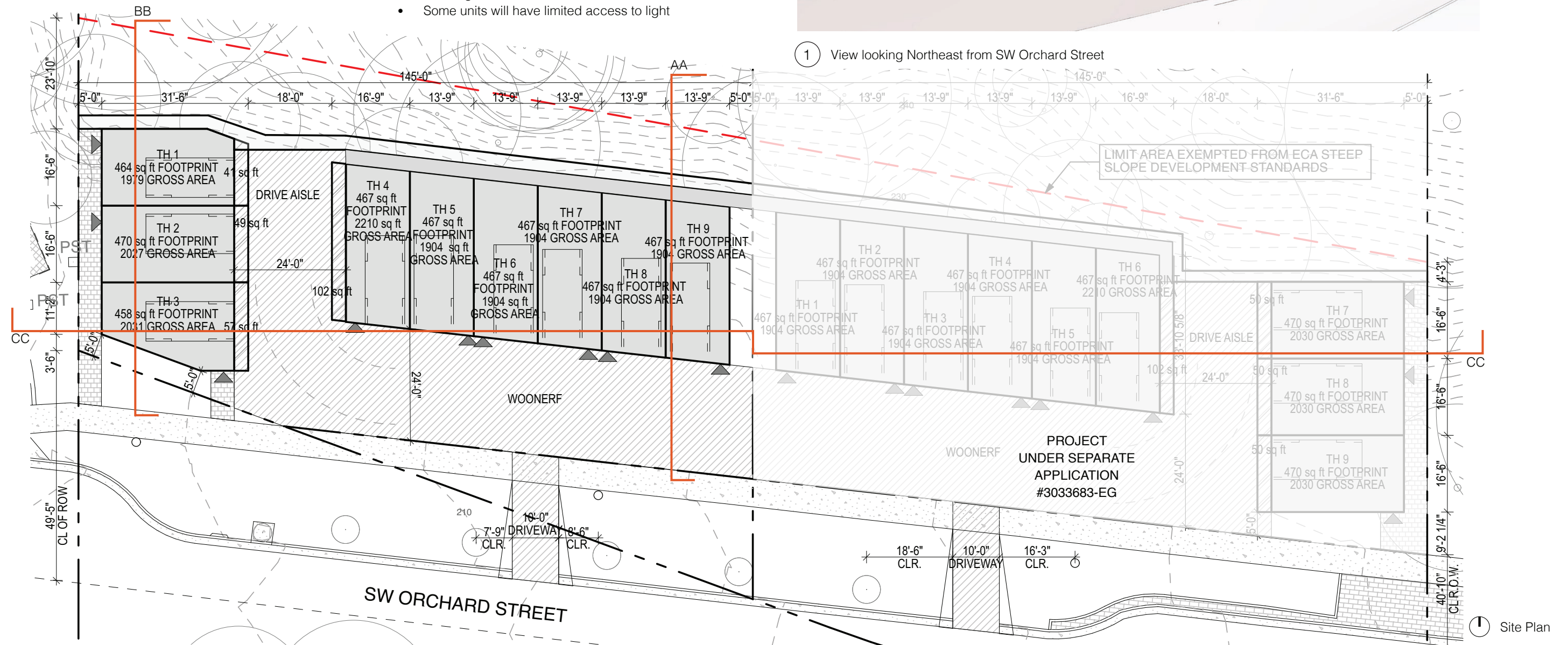
- Woonerf-inspired pedestrian-oriented driveway and vehicular access.

Issues:

- Width of proposed Woonerf is limited due to initial Environmental Critical Area boundary to the north and sidewalk to the south.
- Proposed structure does not respond the existing site topography or adjacent development.
- 2 of the townhouse units do not face SW Orchard ST
- The site strategy proposes minimal modulation in the massing.
- Some units will have limited access to light



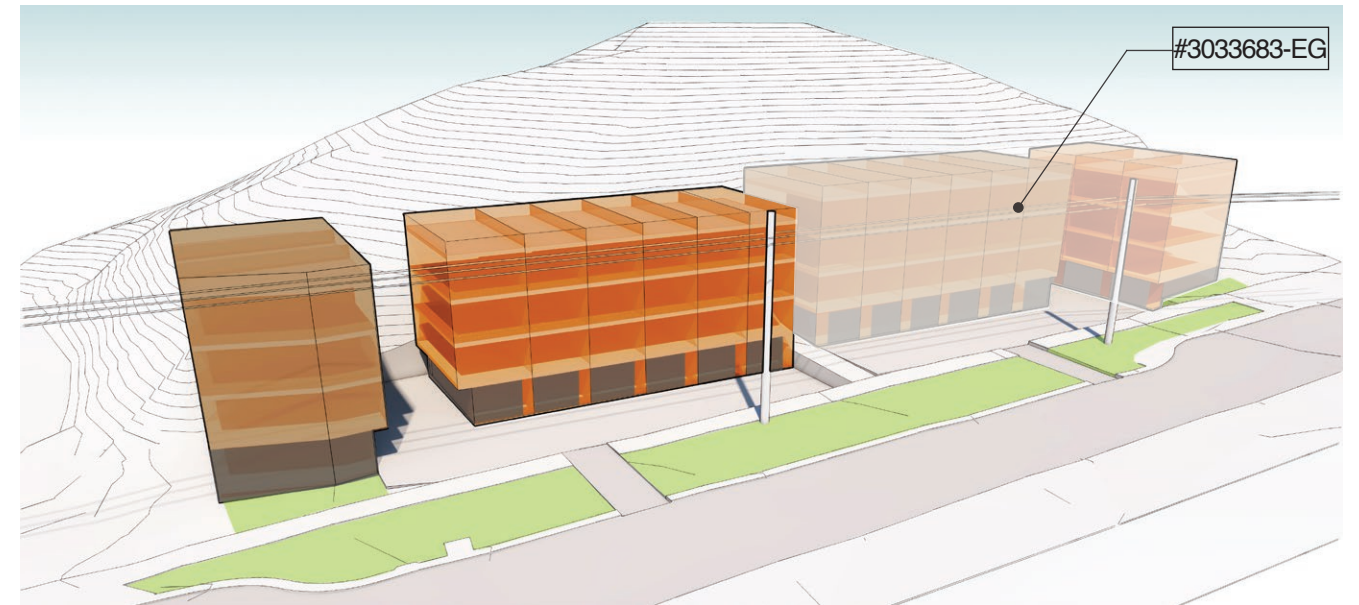
① View looking Northeast from SW Orchard Street



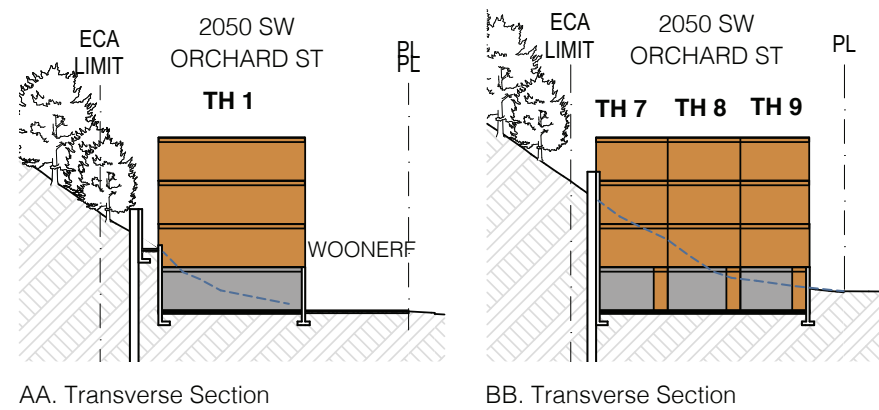




2 View looking Northwest from SW Orchard Street

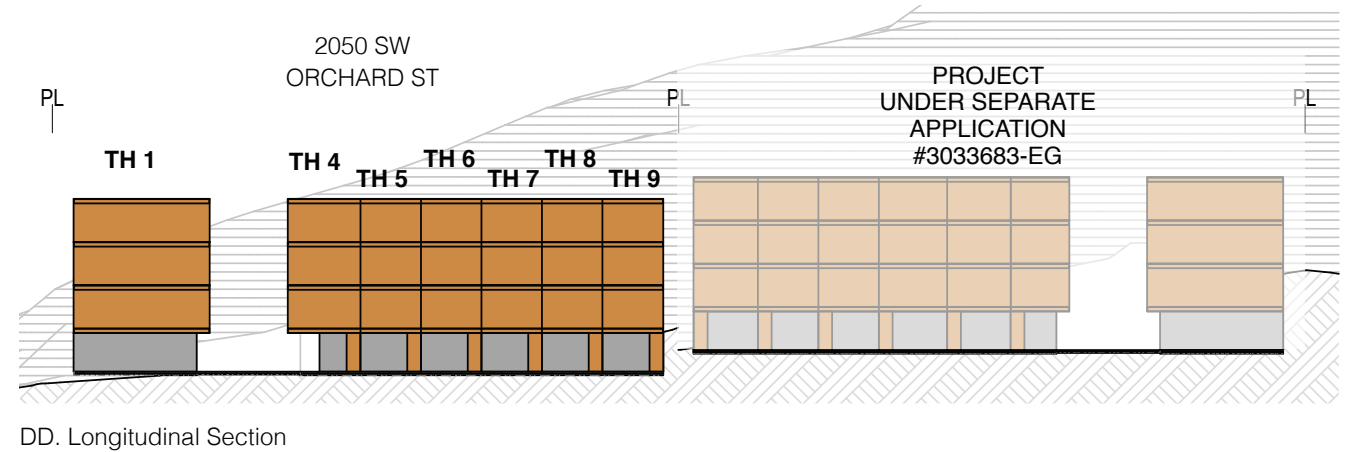


3 Aerial view looking Northeast

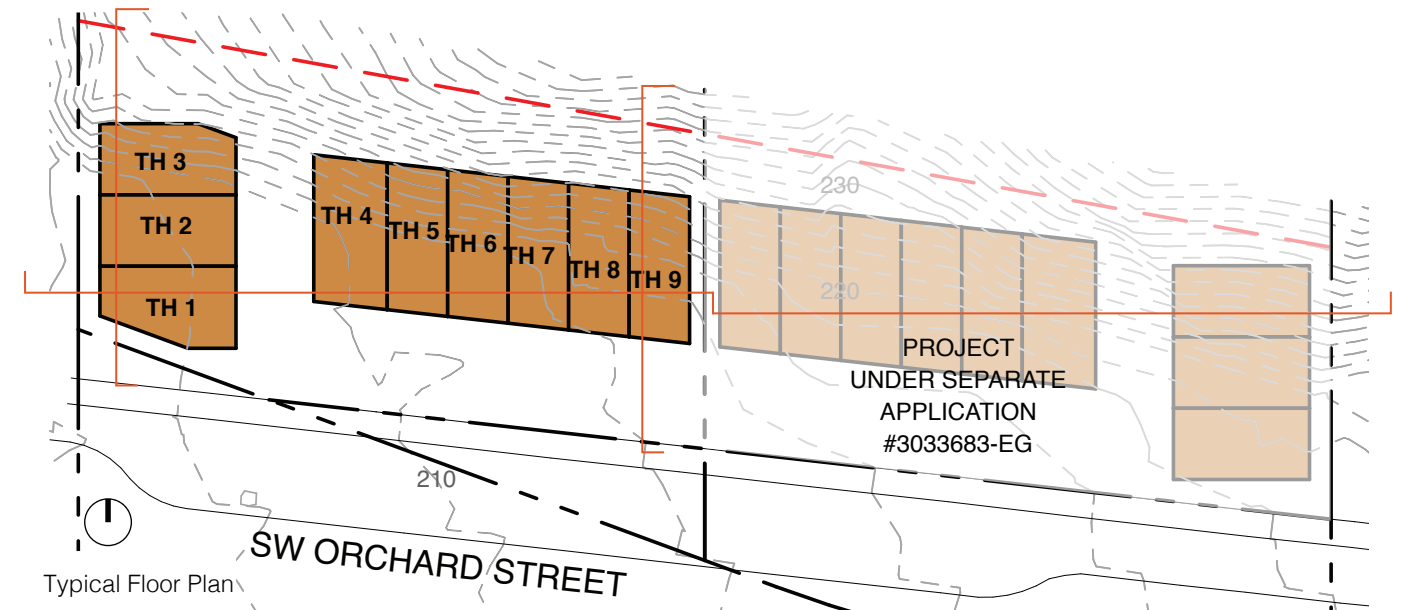
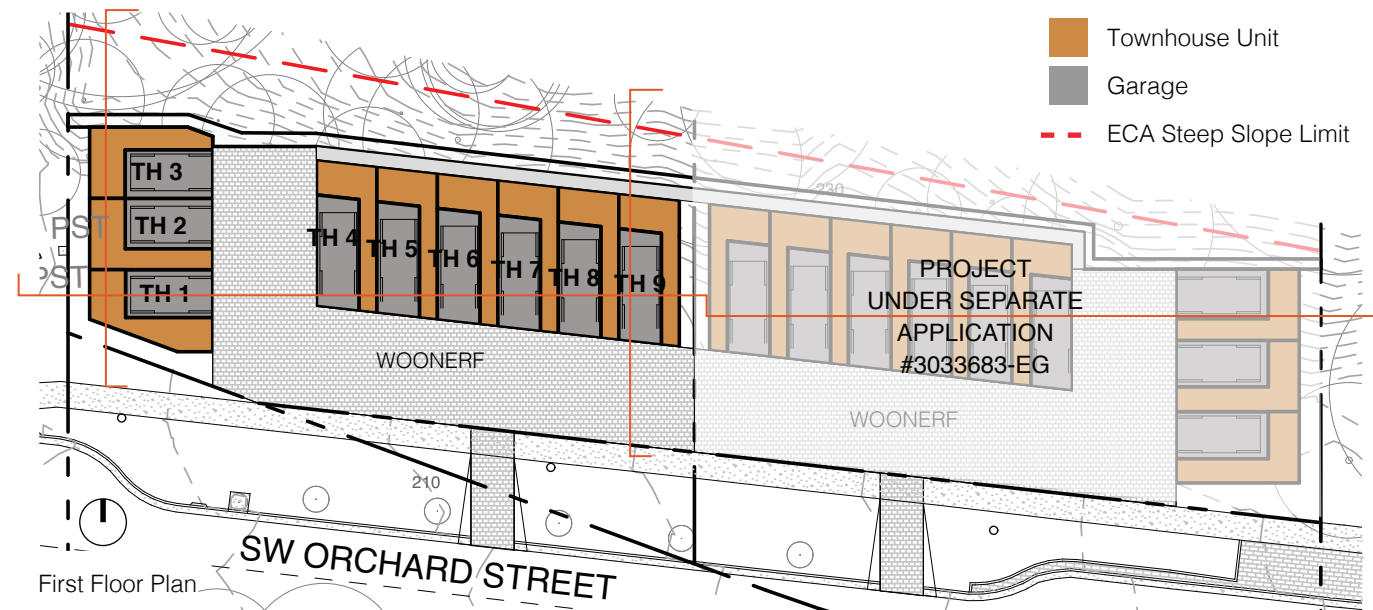


AA. Transverse Section

BB. Transverse Section



DD. Longitudinal Section





ALTERNATIVE 3 (PREFERRED)

Alternative 3 proposes (1) four story structure with a total of (9) rowhouse units. A driveway from SW Orchard Street provides access to (9) parking stalls in a common garage.

Gross Floor Area 15,900 sf (Units)  
+ 3,200 sf (Shared Garage) = 19,100 sf

- Advantages:
- All rowhouse units engage the street directly
  - Proposed structure responds to the existing site topography by siting the project at the flattest part of the site. Units step up the hillside to accommodate significant changes in elevation
  - Shared bunkered parking garage results in larger front setback which allows for stoops and private amenity areas to engage SW Orchard Street
  - Varied building height, mass and scale are expressed through the rhythm of the rowhouse units.



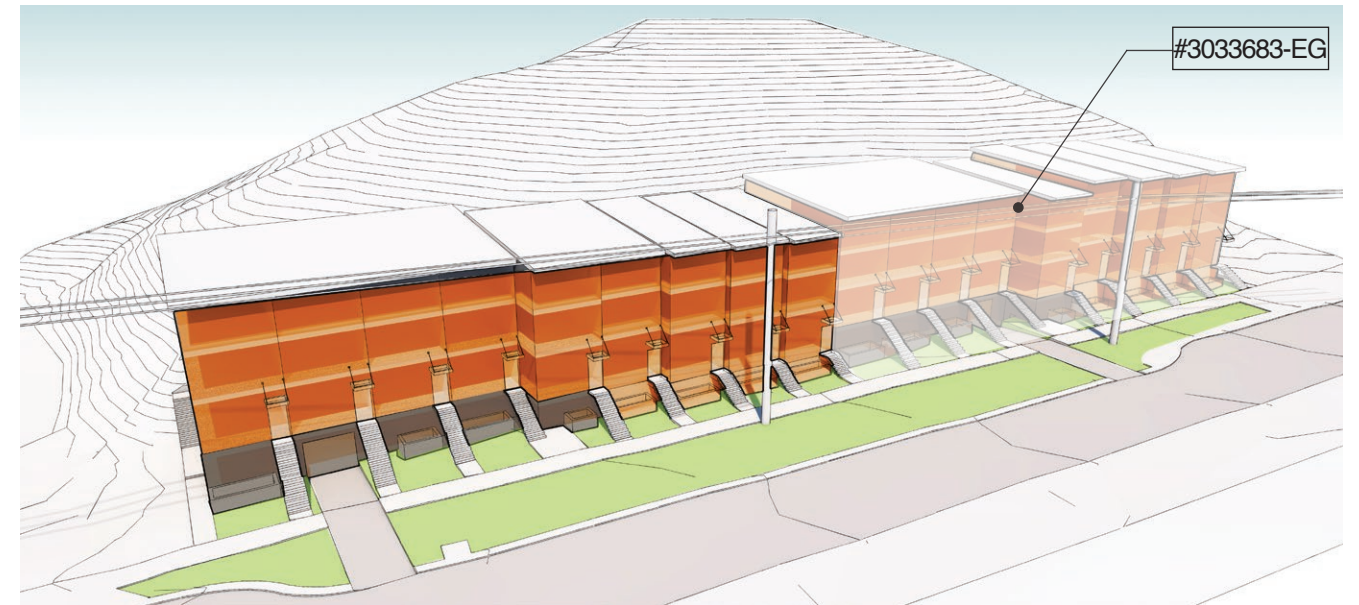
1 View looking Northeast from SW Orchard Street



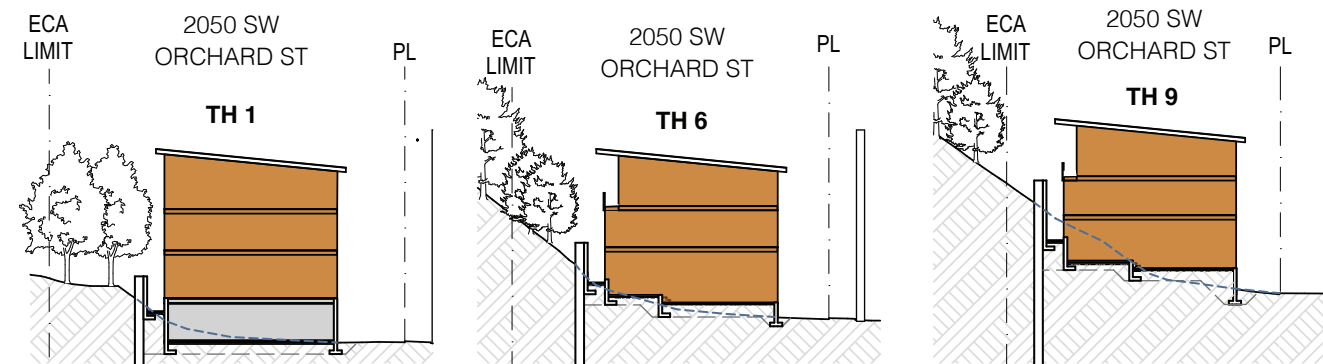




2 View looking Northwest from SW Orchard Street



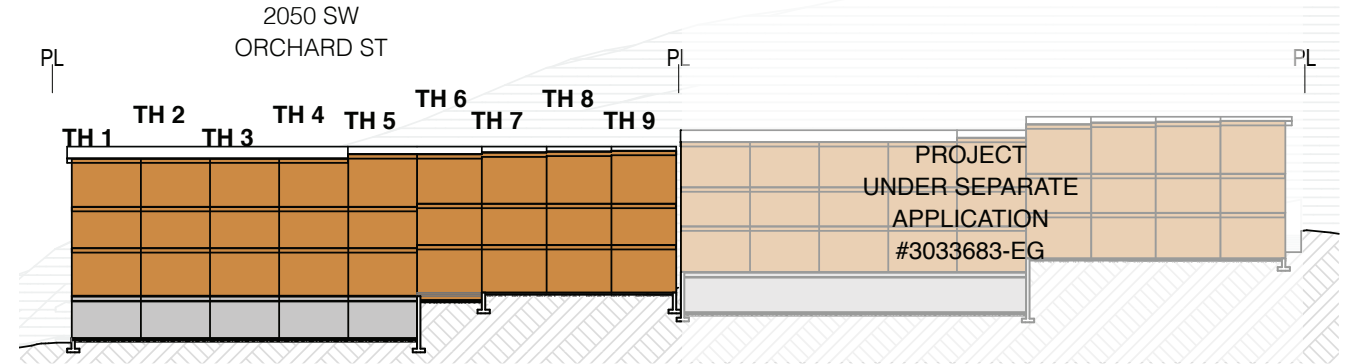
3 Aerial view looking Northeast



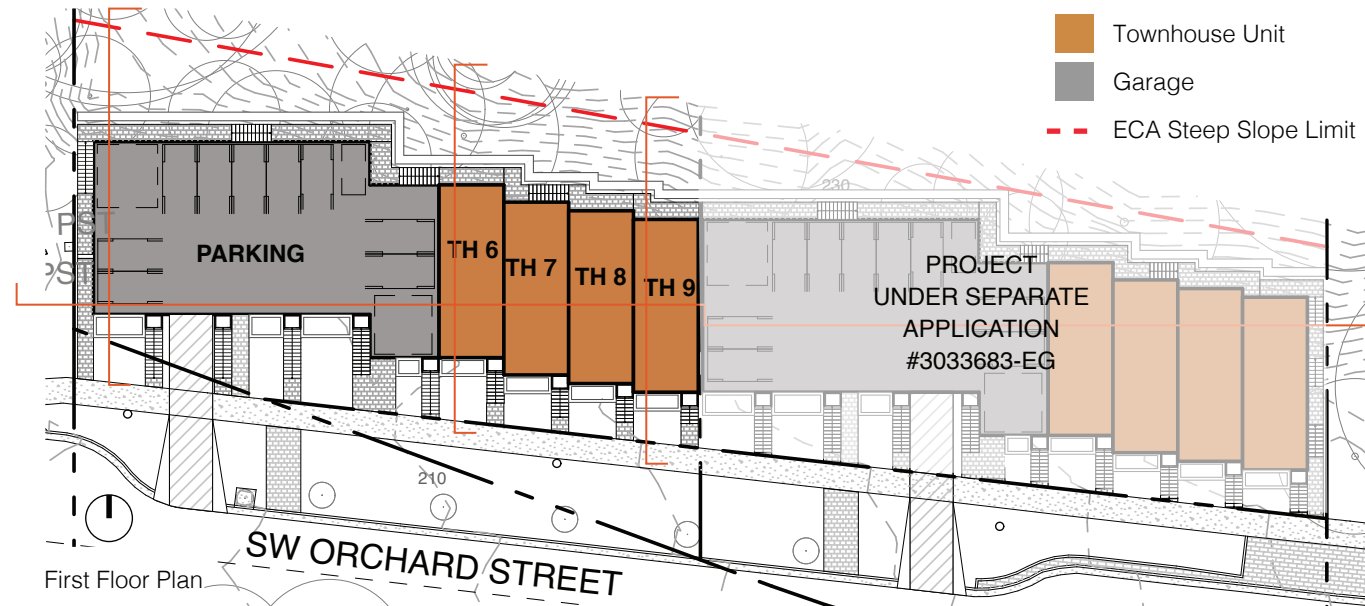
AA. Transverse Section

BB. Transverse Section

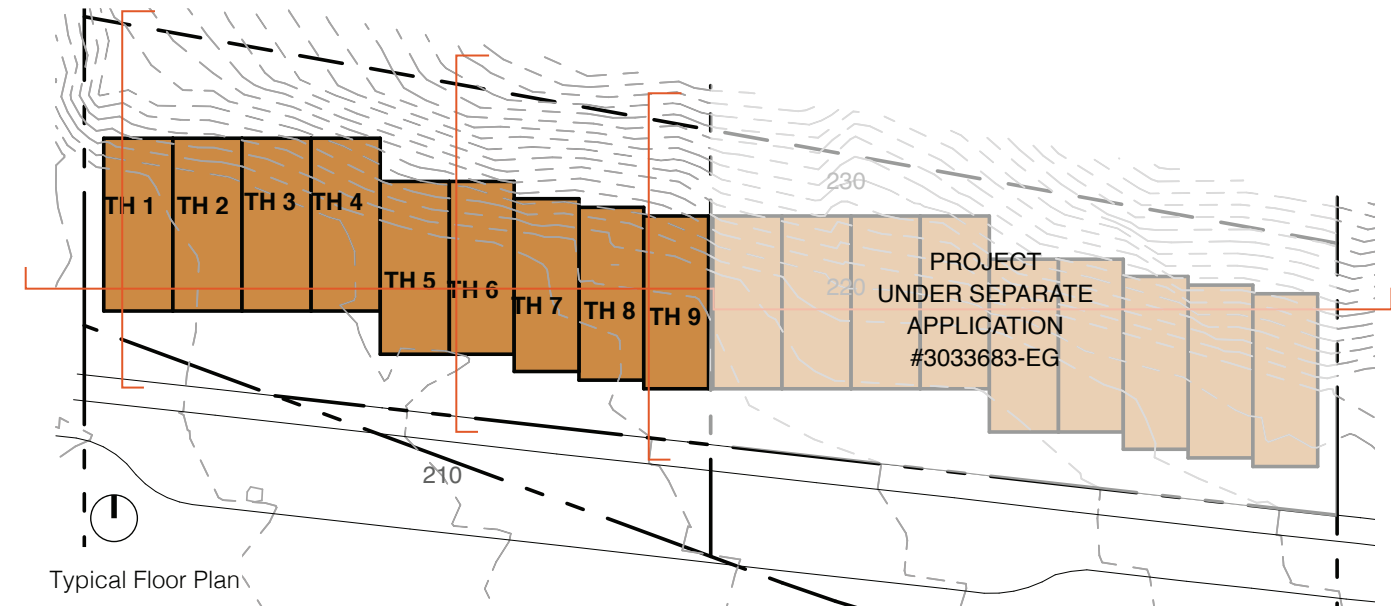
CC. Transverse Section



DD. Longitudinal Section



First Floor Plan



Typical Floor Plan



# DESIGN PRECEDENTS

The design team did an analysis of projects precedents that will inform the design of the proposed development. These examples show the articulation of these architectural features.

NEIGHBORHOOD DESIGN PRECEDENTS

- 1

ROOF OVERHANGS
- 2

DECKS + MASSING MODULATION
- 3

LONG FACADE - MATERIAL RHYTHM
- 4

FRONT YARDS + RAISED ENTRIES
- 5

UNITS OVER PARKING GARAGE
- 6

HIGHLIGHTED INDIVIDUAL UNIT ENTRIES
- 7

HIGHLIGHT 1 & 2 STORY VOLUMES



Townhouses at 410 12th Ave E  
b9 Architects



Rowhouses at 6736 Corson Avenue  
b9 Architects



# DESIGN PRECEDENTS

The design team did an analysis of projects precedents that will inform the design of the proposed development. These examples show the articulation of these architectural features.

**NEIGHBORHOOD DESIGN PRECEDENTS**

- 1

ROOF OVERHANGS
- 2
- DECKS + MASSING MODULATION

3

4

5

UNITS OVER PARKING GARAGE

6

7



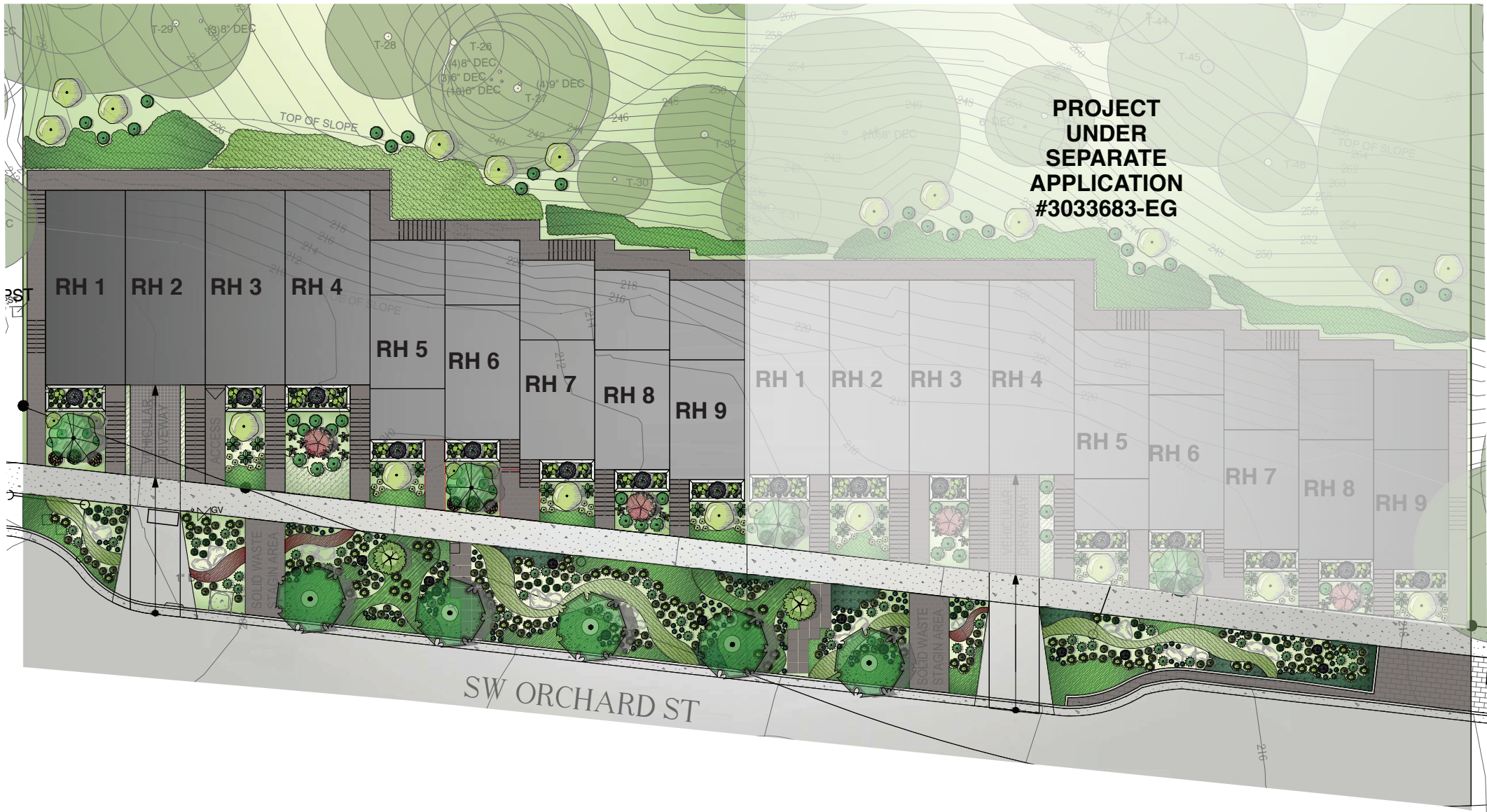
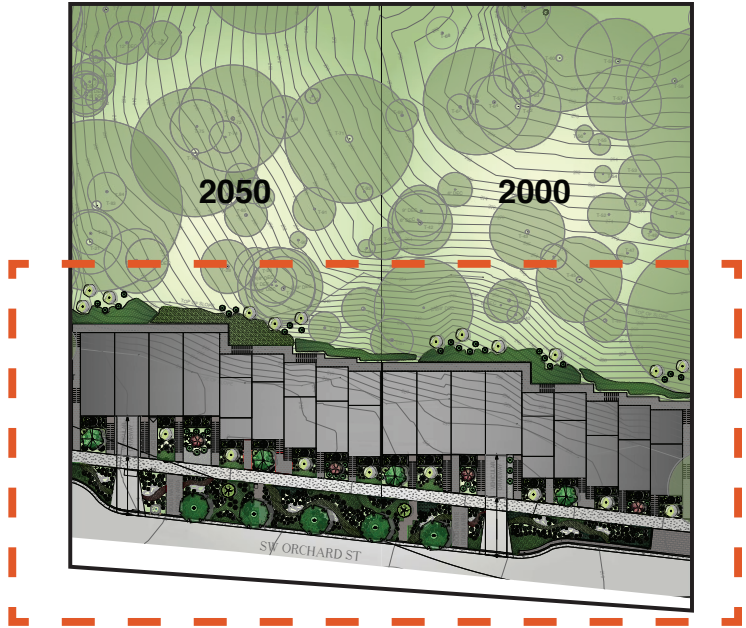
Rowhouse at 4256 SW Myrtle Street  
Caron Architects



Townhouses at 2847 Franklin Ave E  
b9 Architects

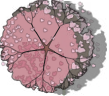
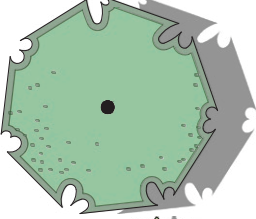

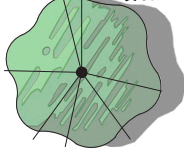











CONCEPTUAL LANDSCAPE PLAN





PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
	Existing Tree
	Lagerstroemia 'tuscarora' / Tuscarora Hybrid Grape Myrtle Street Tree
	Magnolia kobus 'Wada's Memory' / Wada's Memory Magnolia
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Ajuga reptans / Bugleweed
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
	Fragaria chiloensis / Beach Strawberry
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Sagina subulata / Irish Moss
	Sedum spurium 'Red Carpet' / Stonecrop
	Thymus pseudolanuginosus / Woolly Thyme
	Vancouveria hexandra / White Insideout Flower
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME
	Athyrium filix-femina / Common Lady Fern
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather
	Festuca glauca / Blue Fescue
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape
	Mahonia x media 'Charity' / Mahonia
	Myrica californica / Pacific Wax Myrtle
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Pennisetum orientale / Oriental Fountain Grass
	Rhododendron macrophyllum / Pacific Rhododendron
	Ribes sanguineum / Red Flowering Currant
	Rosa nutkana / Nootka Rose
	Vaccinium ovatum / Evergreen Huckleberry
BIORETENTION	BOTANICAL NAME / COMMON NAME
	Carex obnupta / Slough Sedge
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Sambucus nigra 'Black Lace' / Black Lace Elderberry



Oriental Fountain Grass



Heavenly Bamboo



Feather Reed Grass



Bloodgood Japanese Maple



Common Lady Fern



Blue Fescue



Wickwar Flame Heather



Wada's Memory Magnolia



Pacific Coast Iris



Hidcote Blue Lavender



Compact Oregon Grape



Tuscarora Hybrid Grape Myrtle



Mohania



Pacific Wax Myrtle



Pacific Rhododendron



Red Flowering Currant



Nootka Rose



Evergreen Huckleberry



Slough Sedge



Goldenleaf Dogwood



Black Lace Elderberry



WORK BY b9 ARCHITECTS



Rowhouses at 507 Galer St



Rowhouses at 90 E Newton St





Rowhouses at 3637 13th Ave W



Rowhouses at 2244 Fairview Ave E



Rowhouses at 6736 Corson Ave