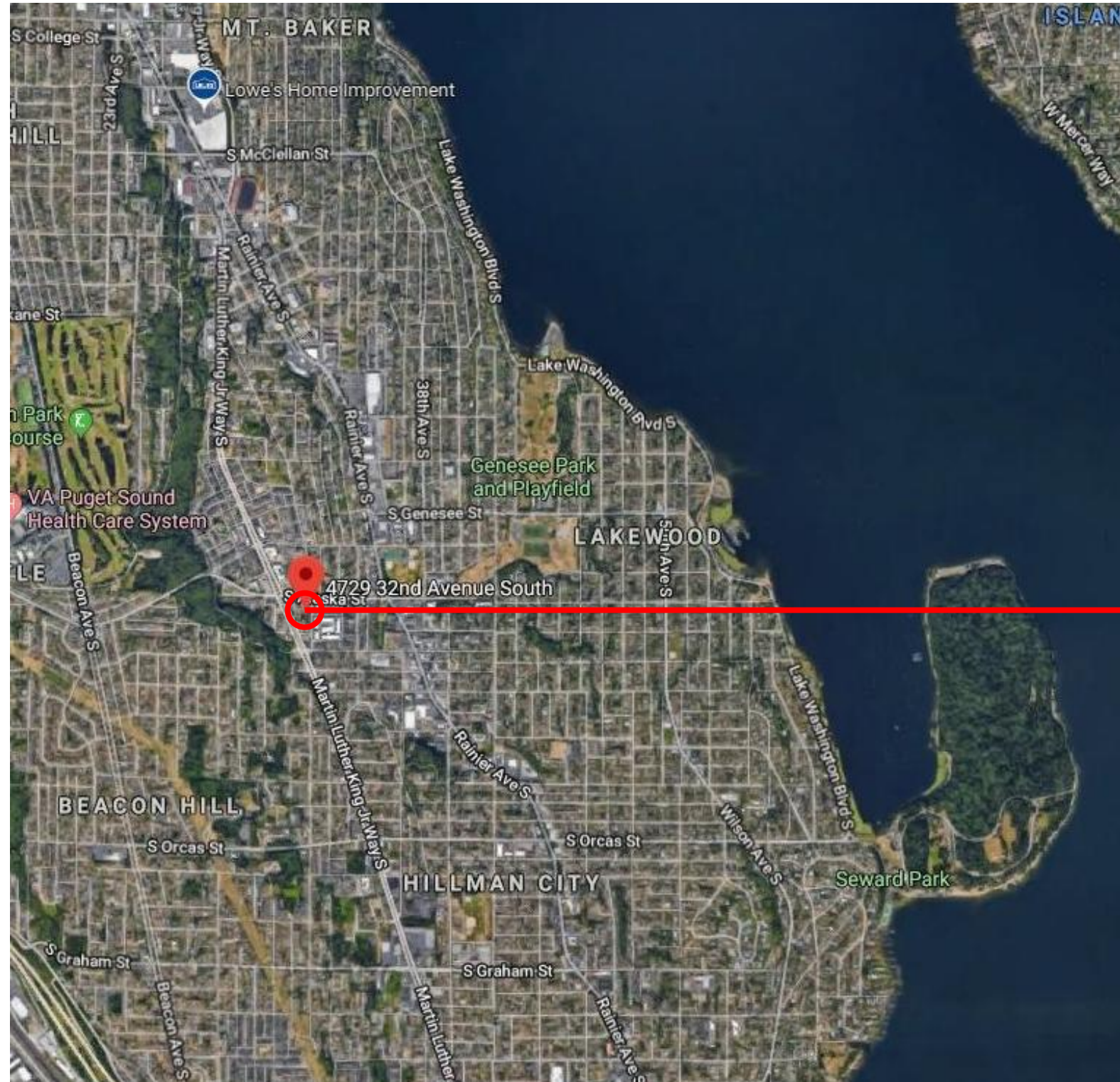


STREAMLINED DESIGN REVIEW  
4729 32ND AVENUE SOUTH  
SDCI # 3034360-EG  
ALLOY DESIGN GROUP, LLC



site

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ARCHITECT: ALLOY DESIGN GROUP  
OWNER: ISOLA REAL ESTATE VII, LLC

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# DEVELOPMENT OBJECTIVE

PROJECT ADDRESS : 4729 32nd Avenue South  
APN : 5414100060  
ZONE : LR3 (M)  
OVERLAY : COLUMBIA CITY RESIDENTIAL URBAN VILLAGE  
SITE AREA : 5,985 SF  
DWELLING UNITS : 8  
PARKING SPACES : 0 (NONE REQUIRED)  
ALLOWABLE FAR : 5,985 SF X 2.3 = 13,765.5 SF  
PROPOSED FAR : 9,172 SF  
PROPOSED USE : TOWNHOMES

The proposed development replaces one single family residence with eight new townhouse units and zero new parking stalls. The site is notably located one block away from the Columbia City light rail station. This proposal is a positive example for new transit-oriented development in the neighborhood because it creates a balanced relationship between building mass and outdoor, pedestrian-scaled spaces.

# SUMMARY OF PUBLIC OUTREACH

Printed Outreach, High Impact:  
Door to door flier delivered to residences within 500’ of the site

Digital Outreach, High Impact:  
Project Website with Public Comment Function

In-Person Outreach, High Impact:  
Guided Site Tour

Below is a group photo taken at the guided site tour. Two of the attendees asked if the trees at the south property line could be retained. There were concerns that construction could disturb utilities located in the alley. There were also questions about the number of bedrooms provided. The previous owner of the property and a neighbor informed the architects about the history of the property.



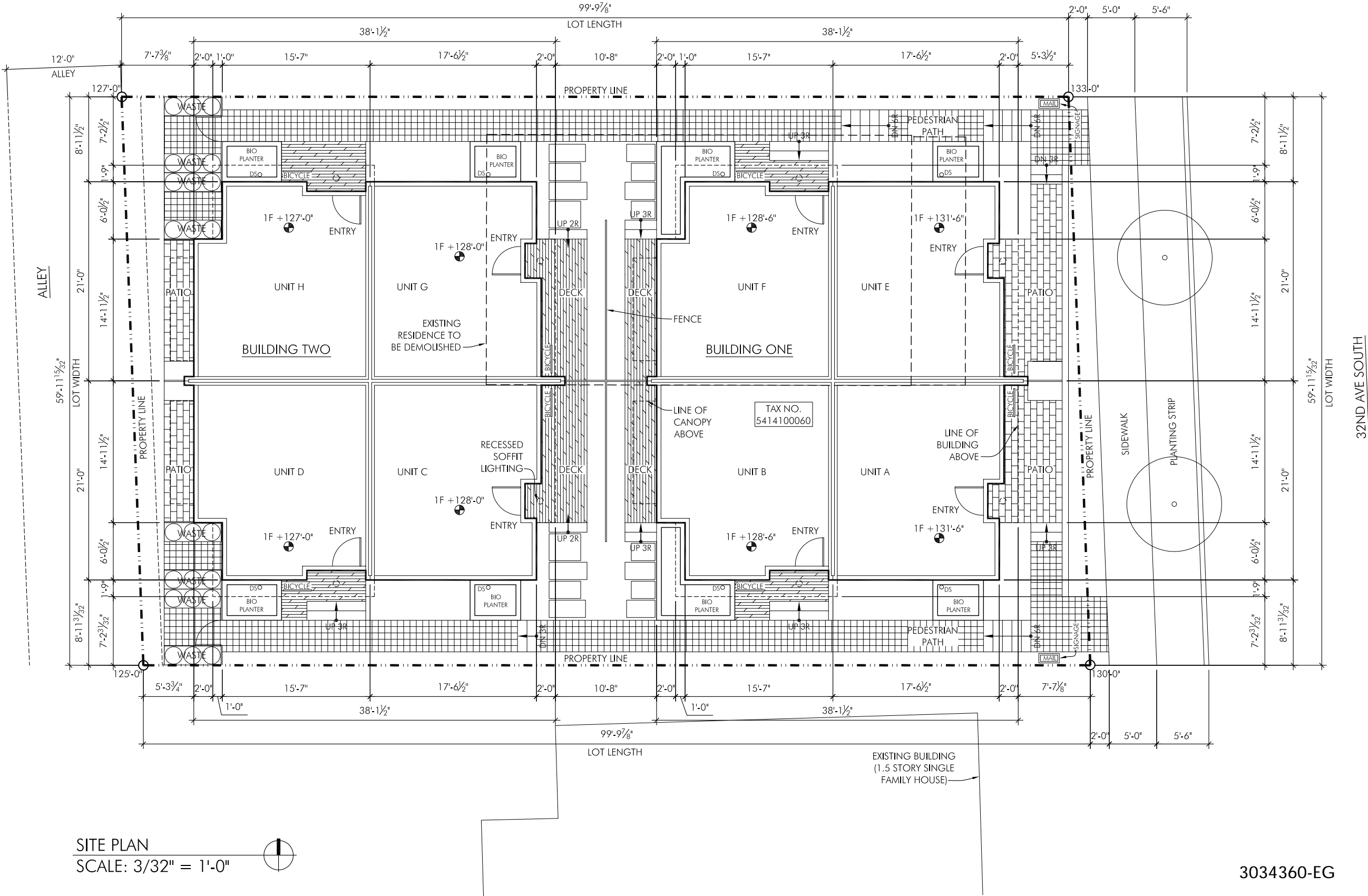


## 3034360-EG 2





SITE PLAN



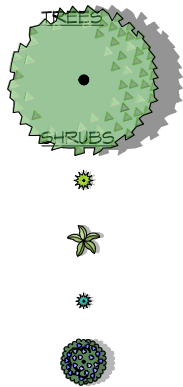
SITE PLAN  
SCALE: 3/32" = 1'-0"

LANDSCAPE PLAN












RENDERED  
LANDSCAPE PLAN

PLANT SCHEDULE



BOTANICAL / COMMON NAME	
	<i>Ginkgo biloba</i> 'Magyar' / Magyar Ginkgo Street Tree
BOTANICAL / COMMON NAME	
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Dryopteris erythrosora</i> / Autumn Fern
	<i>Festuca glauca</i> / Blue Fescue
	<i>Hydrangea macrophylla</i> 'Nikko Blue' / Nikko Blue Hydrangea

	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf
	<i>Mahonia x media</i> 'Charity' / Mahonia
	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca
	<i>Taxus x media</i> 'H.M. Eddie' / H.M Eddie Yew
	<i>Thuja occidentalis</i> 'Smaragd' / Emerald Green Arborvitae

BIORETENTION		BOTANICAL / COMMON NAME	
		<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag	
		<i>Carex obnupta</i> / Slough Sedge	
		<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood	
GROUND COVERS		BOTANICAL / COMMON NAME	
		<i>Pachysandra terminalis</i> 'Silver Edge' / Japanese Spurge	
		<i>Thymus pseudolanuginosus</i> / Woolly Thyme	
		<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle	

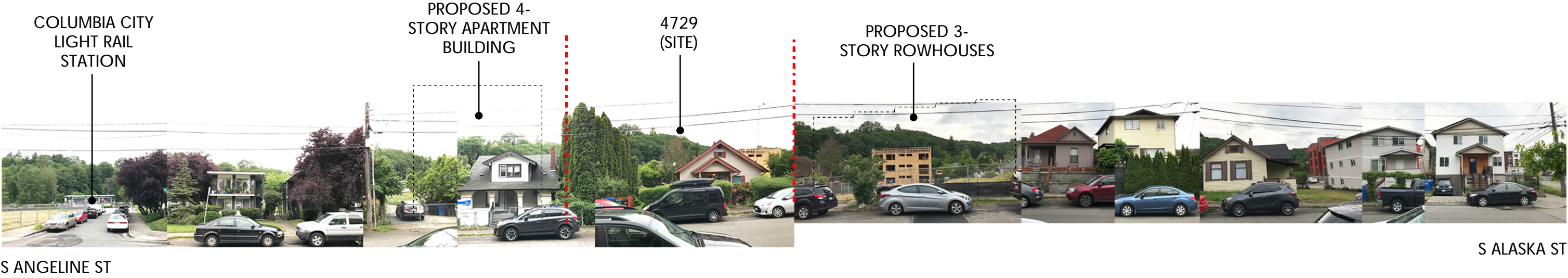


# VICINITY MAP





STREET ELEVATIONS



32ND AVENUE SOUTH FACING WEST



32ND AVENUE SOUTH FACING EAST



# NEIGHBORHOOD CONTEXT PHOTOS



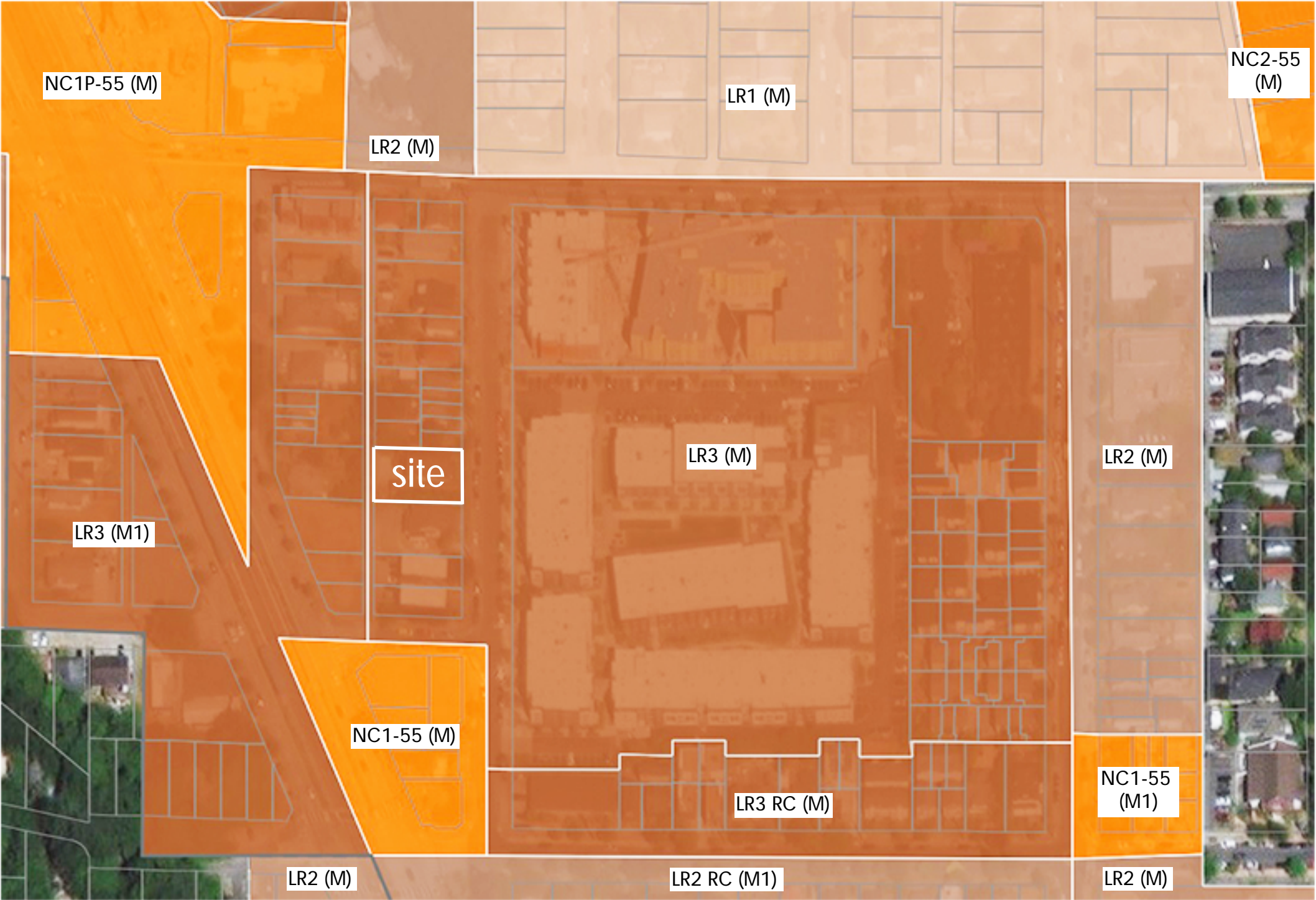


# SITE PHOTOS





ZONING MAP



DEVELOPMENT STANDARDS

CODE CITATION	REQUIRED	PROVIDED
STRUCTURE HEIGHT 23.45.517	50' base height limit (LR3 (M) inside urban village)	Proposed maximum height is under 50'-0"
FLOOR AREA RATIO 23.45.517	Max. FAR = 2.3 2.3 x 5,985 = 13,765.5 SF	9,172 SF
SETBACKS 23.47A.014	Front: 7' average, 5' minimum Side: 5' Rear: 7' average, 5' minimum	Front: 7'-0" Average, 5'-5" minimum Side: 7'-3" minimum Rear: 7'-0" Average, 5'-5" minimum
USES 23.45.504	Residential uses permitted	Multi-family residential use proposed.
FAÇADE LENGTH 23.41.018	Max. Façade Length: 99.82' x .65 = 64.88'    64.88' x 1.05 = 68.124'	Adjustment: 5% façade length increase proposed for a total of 68'-3"
LANDSCAPING 23.45.524	Min. 0.6 Green Factor required Street Trees Required	0.6 Green factor provided
AMENITY AREA 23.45.522	Min. 25% of lot area required .25 x 5,985 SF = 1,495.25 SF	3,710 SF
PARKING 23.54.015	No vehicular parking required (Station Overlay District) 1 Bicycle parking space per dwelling unit required	8 bicycle parking spaces proposed
SOLID WASTE 23.54.040	1 2'X6' storage area per unit required	(8) 2'X6' storage units provided

# PRIORITY DESIGN GUIDELINES



**CS3.A.4**  
**EVOLVING NEIGHBORHOODS:** *In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.*

The architectural character in this neighborhood is rapidly transitioning from single family houses to multi-family developments. The proposed site is across the street from a recently completed three story multifamily complex. There is a new four-story apartment building planned for the site to the south and new townhomes planned for the site to the north. The proposed townhouse development on our site separates the program into two buildings with generous site paths for pedestrian access and zero off street parking spaces. This proposal is a positive example for new transit-oriented development in the neighborhood because it creates a balanced relationship between building mass and outdoor, pedestrian-scaled spaces.



**PL3.A.1.d**  
**INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING:** *should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.*

**PL3.A.2.d**  
**ENSEMBLE OF ELEMENTS:** *design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:*  
*a. Overhead shelter: canopies, porches, building extensions;*  
*b. Transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;*  
*c. Ground surface: seating walls; special paving, landscaping, trees, lighting; and d. Building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.*

Entries are visible from the primary site paths but are separate for privacy and individual identity. Individual stoops serve as transitional spaces with enough space to store a bike and possibly a chair or potted plants. Entry doors are recessed and covered by building overhangs. Landscaping, lighting, and special paving supports a hierarchy of public and private paths on the site.



# PRIORITY DESIGN GUIDELINES

## PL3.B.2

**GROUND-LEVEL RESIDENTIAL:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include:

- A. Vertical modulation and a range of exterior finishes on the façade to articulate the location of residential entries;
- B. Pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots; and
- C. A combination of window treatments at street level, to provide solutions to varying needs for light ventilation, noise control, and privacy.

The entries are defined by overhanging two story masses above. There is pedestrian-scaled addressing at the front of the site and at each entry door. Tall plantings and fences act as buffers around the more private patio and deck spaces. Fin walls project from the building to spatially separate the north and south units.

## DC2.A.2

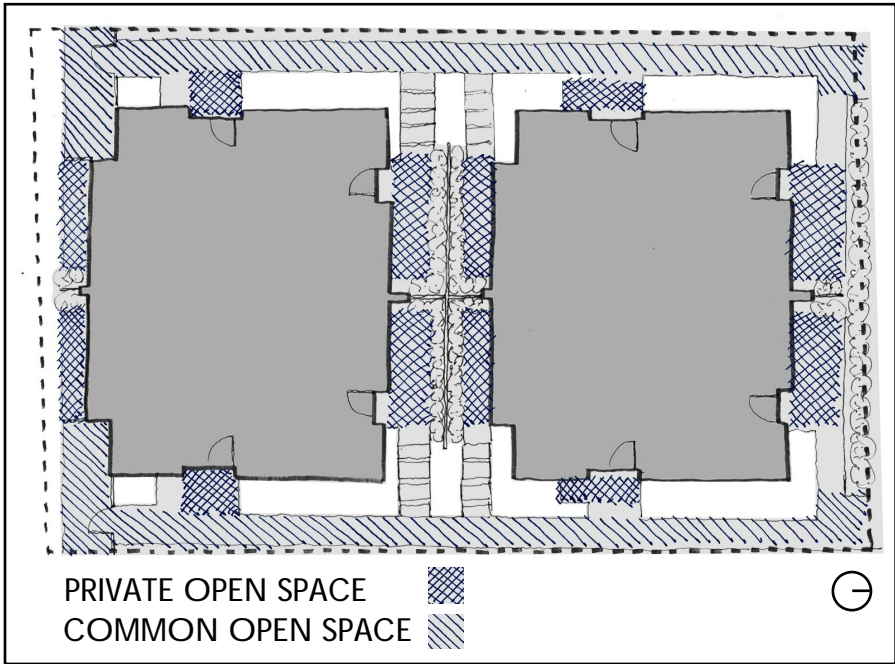
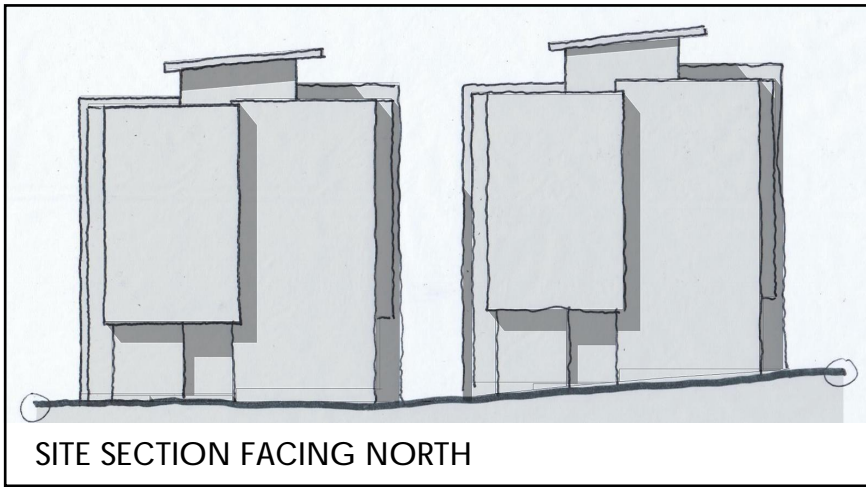
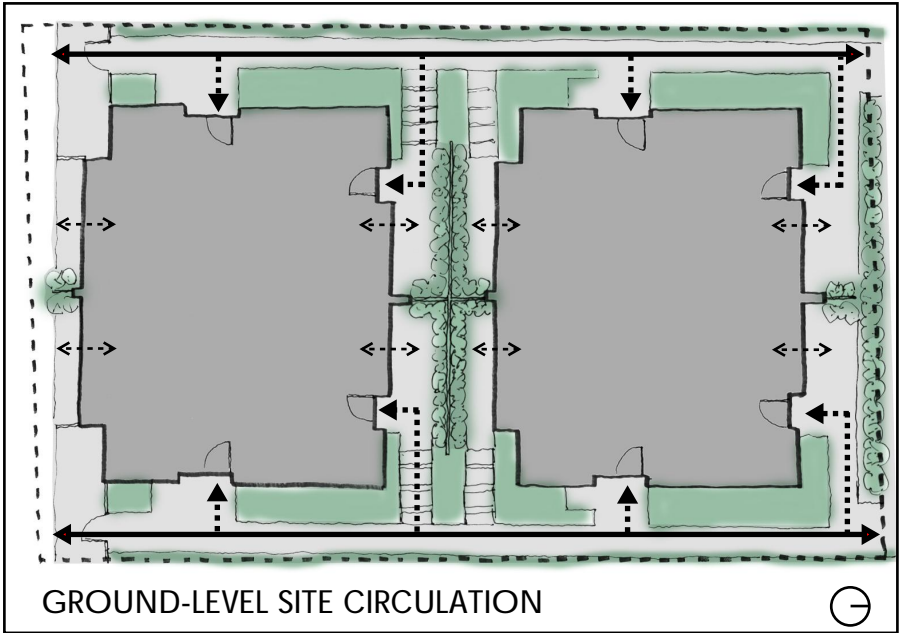
**REDUCING PERCEIVED MASS:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

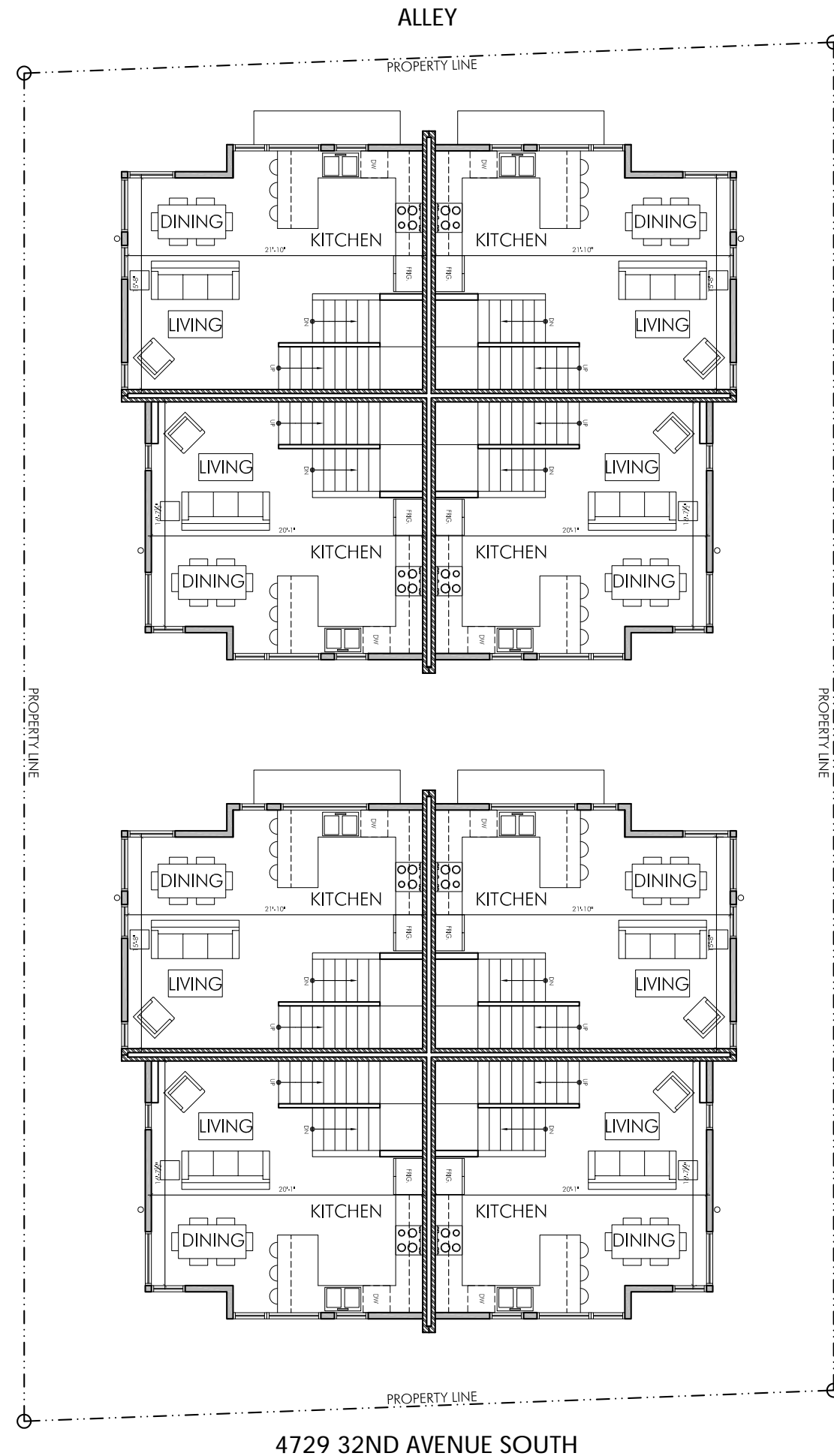
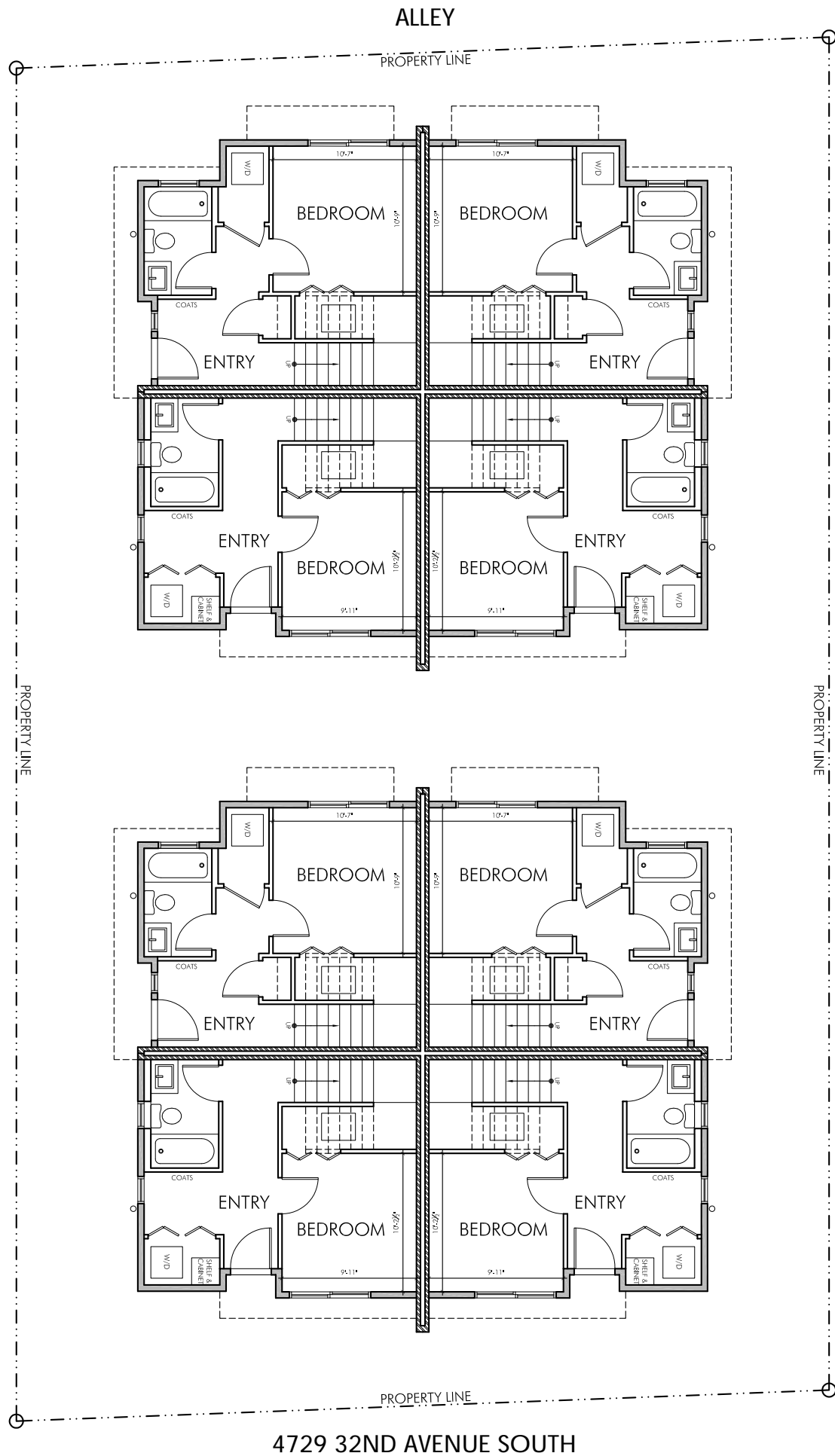
The program is separated into two buildings in order to reduce the perceived mass of the development. Individual units are expressed by projecting fin walls and modulated massing. The units step down with the topography from east to west to further articulate each unit at the roof line. The penthouses are consolidated at the center of the buildings in order to reduce the perceived height of the massing.

## DC3.B.4

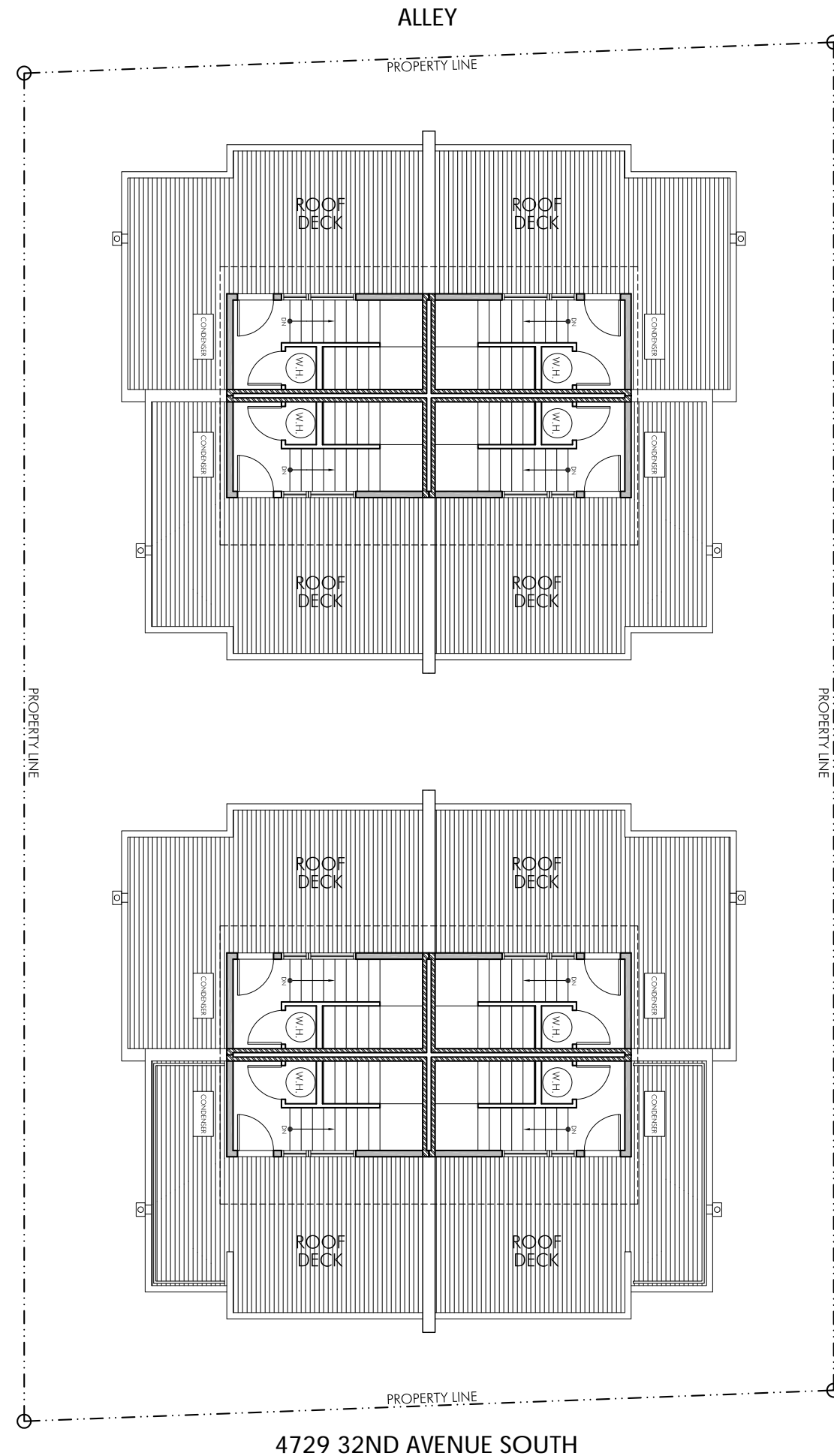
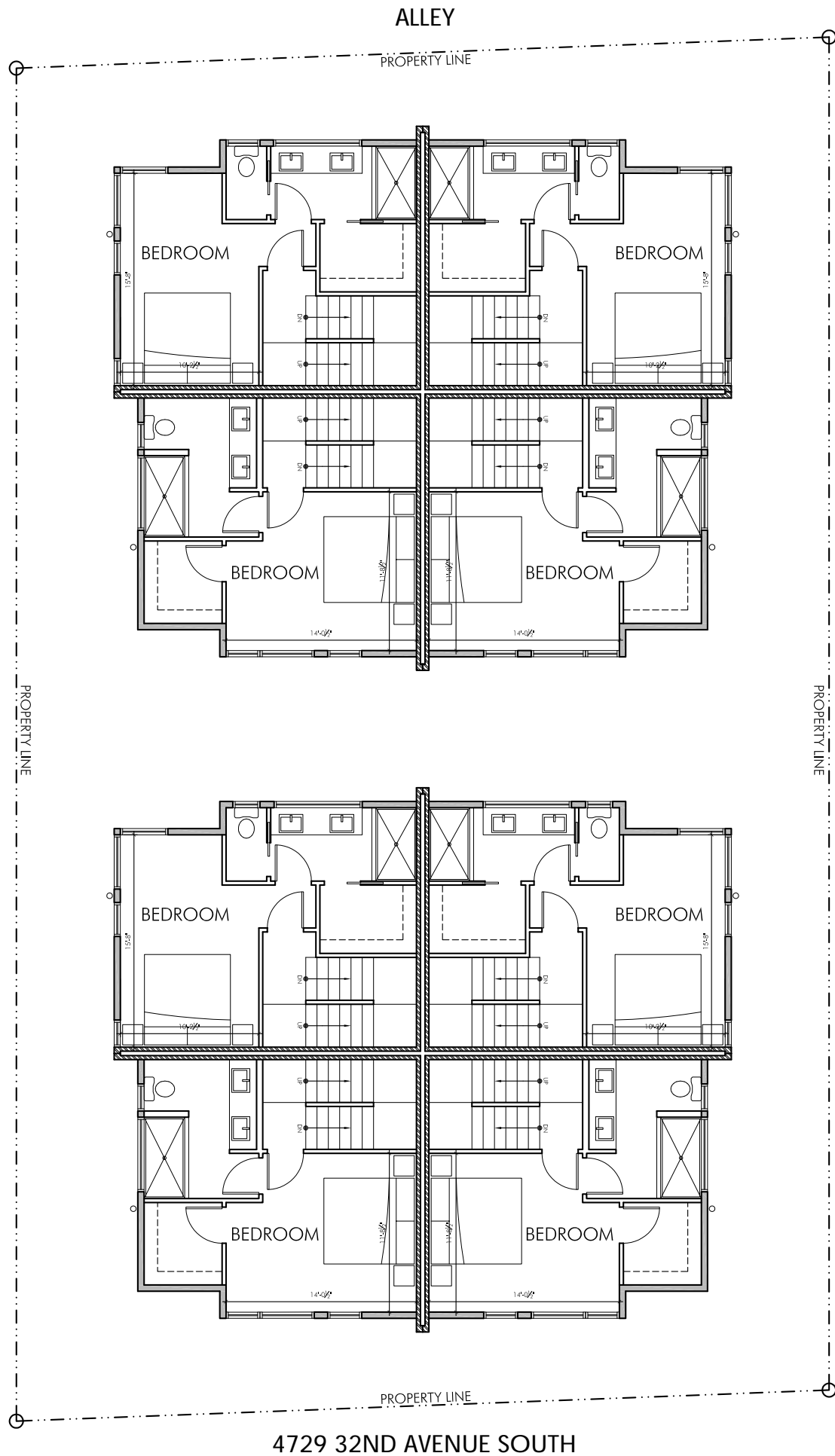
**MULTIFAMILY OPEN SPACE:** Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

Four units share one common pathway with consolidated mailboxes and meeting spaces at the northeast and southeast corners of the site. Solid waste storage is similarly consolidated in shared areas at the southwest and northwest corners of the property. The stoops, patios and deck spaces provide spaces to be seen by neighbors but still have individualized, defensible space.





# FLOOR PLANS



# FLOOR PLANS



# ELEVATIONS



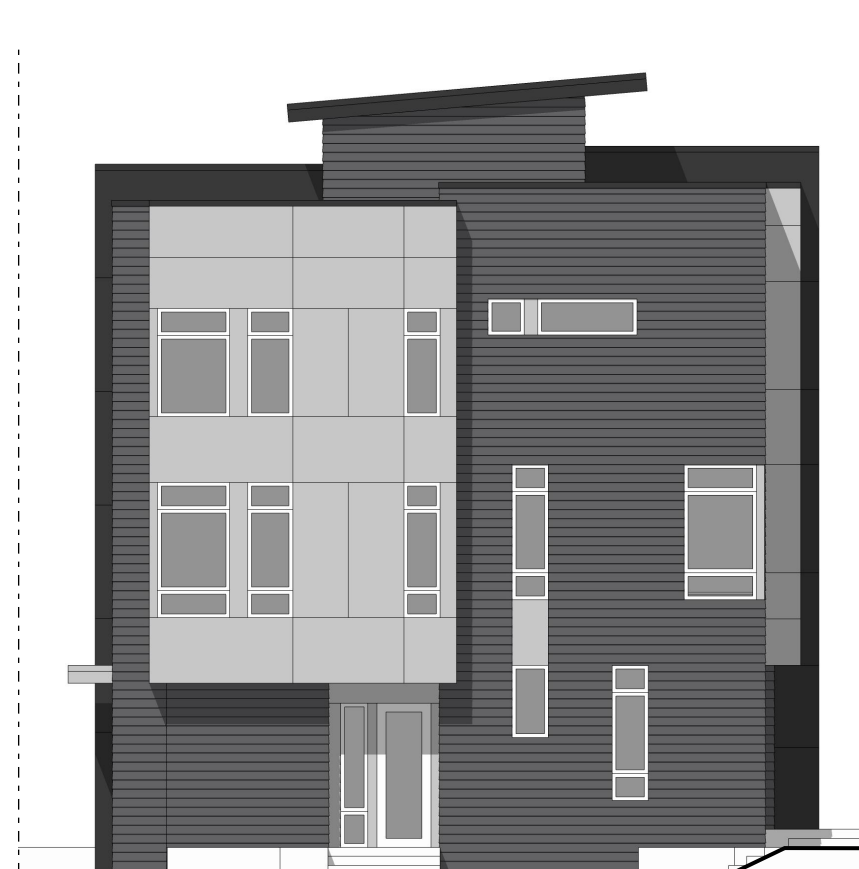
NORTH ELEVATION (BUILDING ONE)



NORTH ELEVATION (BUILDING TWO)



EAST ELEVATION (BUILDING TWO)



SOUTH ELEVATION (BUILDING TWO)



SOUTH ELEVATION (BUILDING ONE)



EAST ELEVATION (BUILDING ONE)

# ELEVATIONS

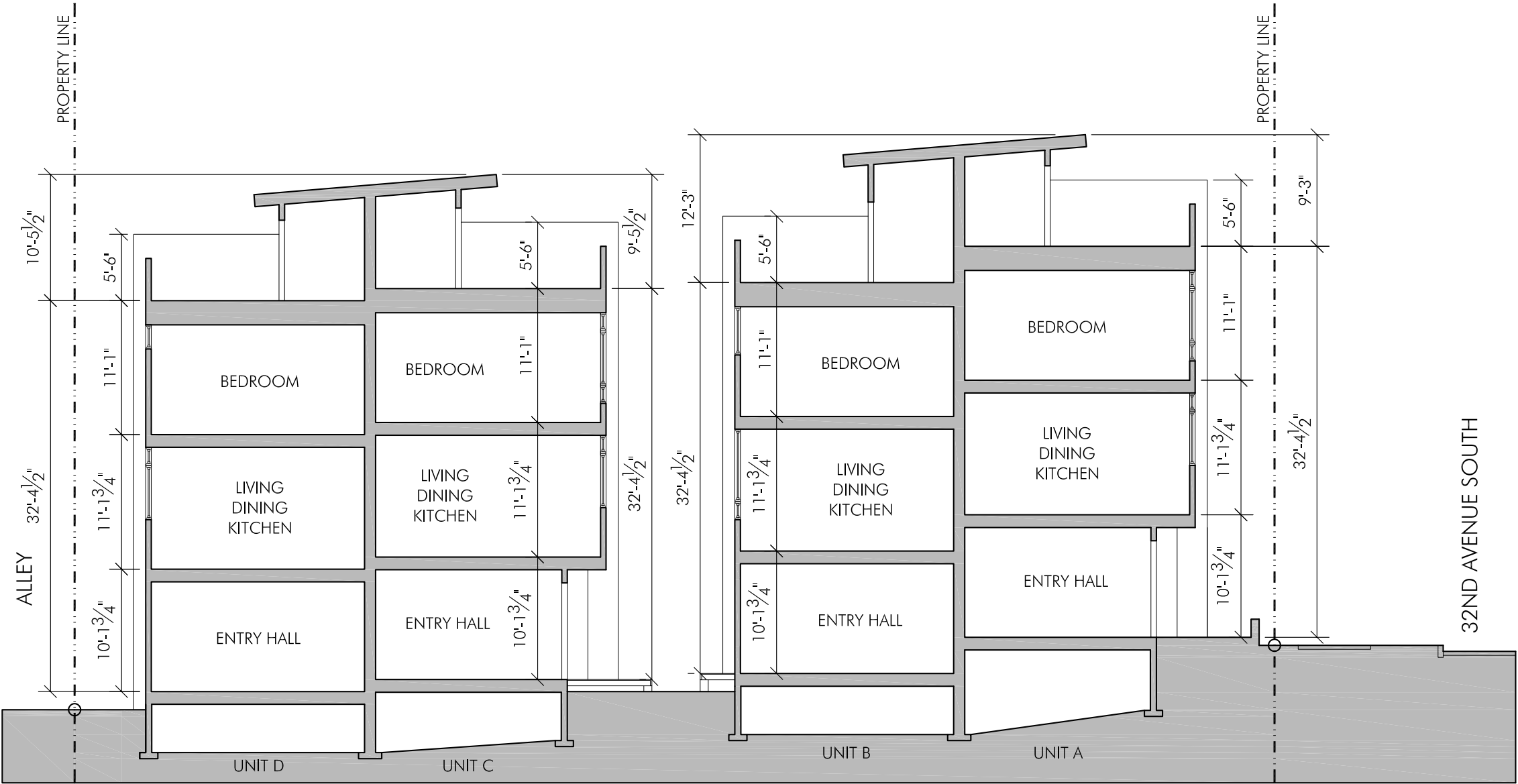


WEST ELEVATION (BUILDING ONE)



WEST ELEVATION (BUILDING TWO)

SECTION



SITE / BUILDING SECTION LOOKING NORTH  
SCALE: 3/32" = 1'-0"



EXTERIOR VIEWS



# ADJUSTMENTS

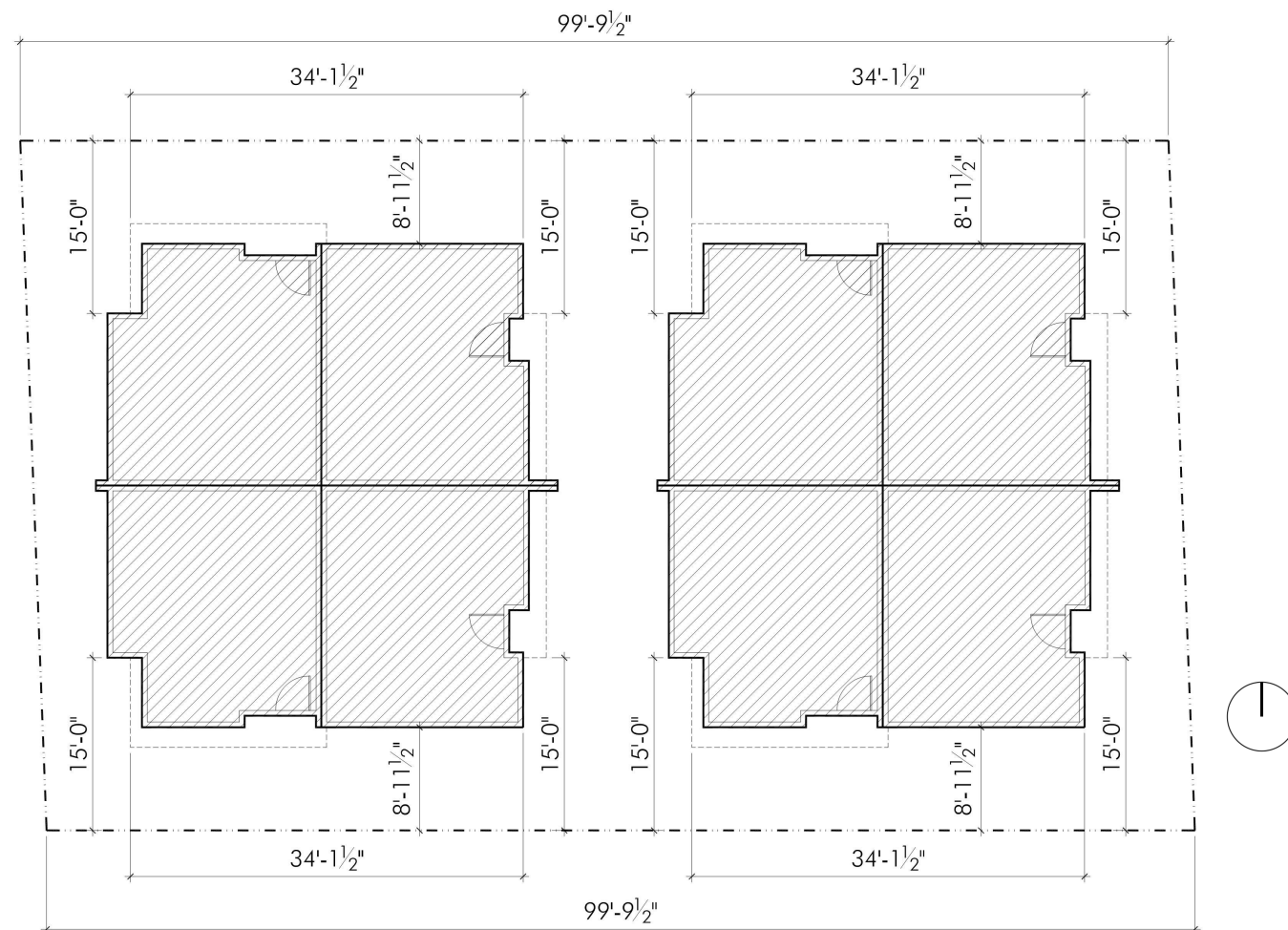
## MAXIMUM FACADE LENGTH ADJUSTMENTS NORTH AND SOUTH SIDE LOT LINES

ALONG THE SIDE LOT LINES, THE MAXIMUM FACADE LENGTH ALLOWED IS 65% OF 99.82 FEET. WE PROPOSE AN ADJUSTMENT FOR A 5% INCREASE IN ALLOWABLE FACADE LENGTH, OR 68.25' MAXIMUM, ALONG THE NORTH SIDE LOT LINE, AND AN ADJUSTMENT FOR A 5% INCREASE IN ALLOWABLE FACADE LENGTH, OR 68.25' MAXIMUM, ALONG THE SOUTH SIDE LOT LINE.

$34'-1.5" + 34'-1.5"$   
 $= 68'-3"$  MAXIMUM FACADE LENGTH PROPOSED, ALONG BOTH NORTH AND SOUTH LOT LINES. THIS IS A 5% INCREASE OVER THE CODE PRESCRIBED  $64'-10.5"$  MAXIMUM FACADE LENGTH.

BY INCREASING THE FACADE LENGTH, WE CAN INCREASE THE NORTH AND SOUTH SIDE SETBACKS AND CREATE APPROPRIATELY SCALED AND DETAILED SIDE ENTRIES TO UNITS B, D, F AND H. INCREASING FACADE LENGTH ALLOWS FOR WIDER SIDE SETBACKS AND THEREFORE CLEARER AND SAFER PEDESTRIAN PATHS AND MORE GENEROUS OPEN SPACE THROUGHOUT THE SITE. THESE ADJUSTMENTS ALLOW US TO REDUCE THE PERCEIVED MASS OF THE BUILDINGS BY ARTICULATING THE SECOND AND THIRD STORY MASSES OVER THE ENTRIES TO UNITS B, D, F AND H. THESE ADJUSTMENTS ALLOW US TO IMPROVE SITE PLANNING, REDUCE PRIVACY IMPACTS TO ADJACENT PROPERTIES, IMPROVE LIGHT AND AIR ACCESS TO ADJACENT PROPERTIES, REDUCE VISUAL IMPACTS FROM ADJACENT PROPERTIES, AND ALLOW FOR A BETTER ARCHITECTURAL COMPOSITION.

THIS IS CONSISTENT WITH CITYWIDE DESIGN GUIDELINES CS1.B: SUNLIGHT AND NATURAL VENTILATION, PL3.A.1.d INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING, PL3.A.2.d ENSEMBLE OF ELEMENTS, PL3.B.2 GROUND-LEVEL RESIDENTIAL, DC2.A.2 REDUCING PERCEIVED MASS, DC3.B.4 MULTIFAMILY OPEN SPACE, PL1.B.1 PEDESTRIAN INFRASTRUCTURE, PL2.B SAFETY AND SECURITY, PL2.D WAYFINDING, AND DC2.B ARCHITECTURAL AND FACADE COMPOSITION.



PRIVACY DIAGRAMS

 NEIGHBORING FENESTRATION



NORTH NEIGHBORS (PROPOSED)



SOUTH NEIGHBORS (PROPOSED)