

## STREAMLINED DESIGN REVIEW APPLICATION

SDCI # 3034860-EG  
8008 16th Ave NW  
Seattle, WA 98144

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VICINITY MAP

### EXISTING SITE

The site is an existing rectangular parcel (758870-0056). The site is located off of 16th Ave NW St near NW 80th St and 15th Ave NW with no alley access. The site measures 44' wide by 102' 5" deep and 4,506 SF. The site slopes from east to west with an overall grade change of approximately 13 feet. Currently, there is a single family home located on the parcel that is to be removed for the proposed project. Directly to the north of the parcel is a two story single family residence that will also be removed for the adjacent proposed project. Directly to the east of the parcel is a four story multi-family building. Directly south of the parcel is two single family residences. Directly to the west of the parcel, across from 16th Ave NW, are several single family residences.

### ZONING AND OVERLAY DESIGNATION

The project parcel is split zoned LR2 and NC2P-55 and is located within a parking flexibility area overlay. The LR zoning continues north along 16th Ave NW for four blocks before transitioning to a single family and continues one block to the South before transitioning to single family. Commercial/Mixed Use zoning begins one block to the east on 15th Ave NW. Residential Small Lot zoning begins one block to the West. 80th Ave NW is the principal arterial street in the area.

### DEVELOPMENT OBJECTIVES

The project proposes the construction of two (2) new multi-family residential buildings containing a total of five (5) townhouse units. The existing single family residential building will be demolished under this proposal. The townhouses will be approximately 1,300-1,500 square feet each. The project site, due to its location in a desirable neighborhood with public transportation and light rail allowing easy access downtown, is prime for denser development.

The site is located in an urban village with frequent transit designations, therefore no parking is required. However, 3 parking spaces are proposed with access via a driveway that is shared with the proposed development to the North.

### NEIGHBORHOOD CUES

The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings one block east along 15th Ave NW, which includes several restaurants, professional services, various small businesses, larger commercial development, and churches within walking distance. Major bus routes are located one block to the east along 15th Ave NW. Loyal Heights Playfield, the nearest park, is located five blocks to the southwest.



### SITE LOCATION

8008 16th Ave NW  
Seattle, WA 98106

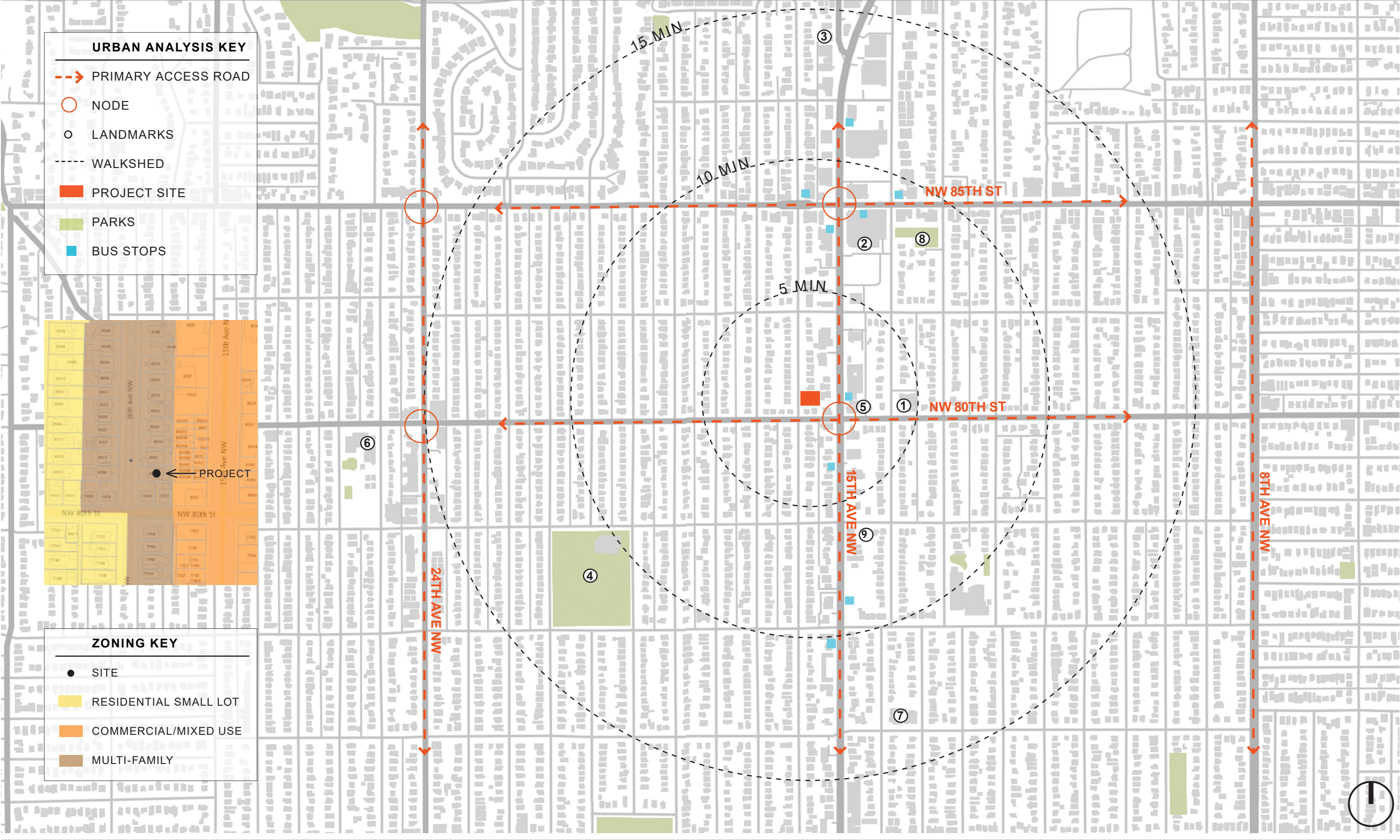
### ZONING SUMMARY

Zone: LR2 (M1) & NC2P-55

### PROJECT PROGRAM

Site Area: 4,506 SF  
Number of Residential Units: 5  
Number of Parking Stalls: 3  
Allowable LR2(M1) FAR= 1.4 or 5,937.57 SF  
Allowable NC2P-55 FAR= 3.75 or 993.3 SF









① UNITED EVANGELICAL FREE CHURCH



② LOCAL GROCERY



③ FIRE DEPARTMENT



④ LOYAL HEIGHTS PLAYFIELD



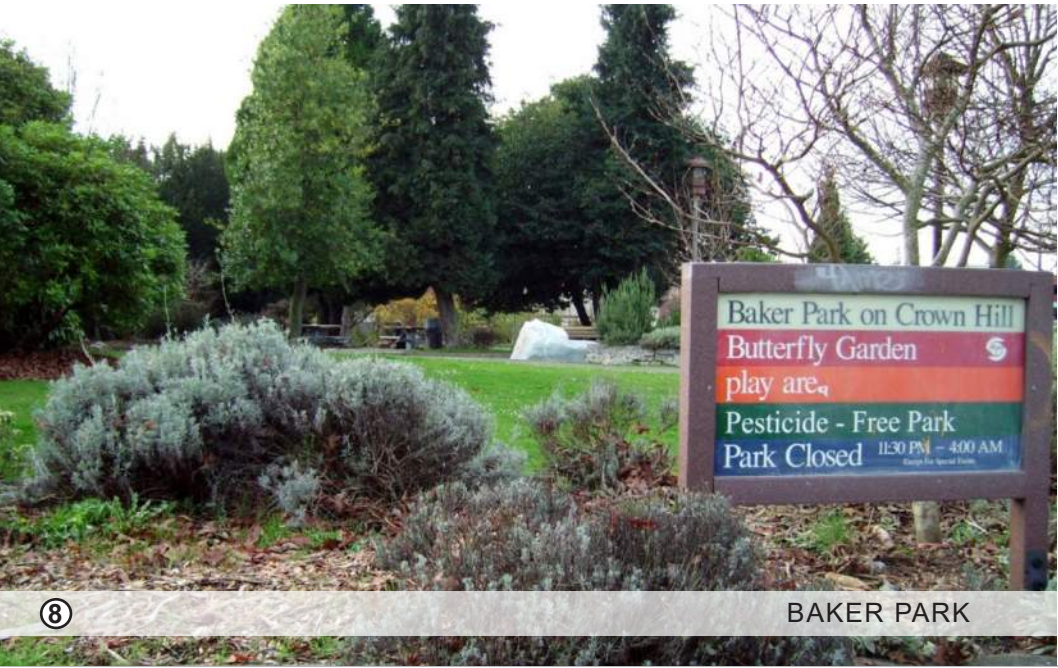
⑤ LOCAL COFFEE SHOP



⑥ LOYAL HEIGHTS ELEMENTARY



⑦ BALLARD CHURCH



⑧ BAKER PARK



⑨ BALLARD PEDIATRIC CLINIC





① 8509 14th Ave NW



② 8354 14th Ave NW



③ 8342 Mary Ave NW



④ 8311 15th Ave NW



⑤ 8015 15th Ave NW



⑥ 7730 15th Ave NW





ADDRESS:	8012 16th Ave
PARCEL #:	758870-0056
ZONING:	LR2(M1) & NC2P-55
OVERLAYS:	
SITE AREA:	4,506 SF
LR2(M1)	

23.45.504 PERMITTED USES	
Permitted outright:	Residential
Category of Residential Use:	Townhouse

23.45.510 FLOOR AREA RATIO	
FAR:	1.4*
* Except that the FAR is 1.6 for apartments that provide one or more outdoor amenity areas meeting the requirements of Section 23.45.522 and the following provisions are met:	
1. The total amount of, outdoor amenity area is equal to at least 35 percent of the lot area;	
2. No part of such amenity area has a width or depth of less than 20 feet; and	
3. The outdoor amenity area is located at ground level or within 4 feet of finished grade.	

Allowed FAR:	5937.57 SF
Proposed FAR:	5933.1 SF

23.45.512 DENSITY LIMITS	
Base Density:	1/1,300 SF
Bonus Density:	No Limit*

23.45.514 STRUCTURE HEIGHT	
Zoning:	LR2
Allowed Maximum Base Height:	40'-0"*
* Except that the height limit is 30 feet in zones without a mandatory housing affordability suffix.	

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.)	

23.45.518 SETBACKS AND SEPARATIONS	
Required:	Front: 7'-0" avg., 5 min.
	Rear: 7'-0" avg., 5 min.
	Side (facades 40' or less in length): 5'-0"
	Side (facades more than 40' in length) 7'-0" avg., 5 min.
SHOW SET BACK REQ	

Proposed:	Front (W): 7'-5"
	Rear (E): 7'-0"
	Side (N): 5'-0"
	Side (S): 5'-0"

23.45.522 AMENITY AREA	
Required:	25% of total lot area
	50% of required amenity area to be at ground level
	4241.12 x .25 = 1060.28 SF amenity required, 530.14 SF @ ground level
Proposed:	1560.26 SF Amenity (553.69 SF at ground level)
	Common: 553.69 SF
	Private: 1006.57 SF

- 23.47A.016 LANDSCAPING AND SCREENING STANDARDS
- Green Factor score of .6 or greater, per Section 23.45.524, is required for any lot with development containing more than one new dwelling unit.
  - Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and B.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.

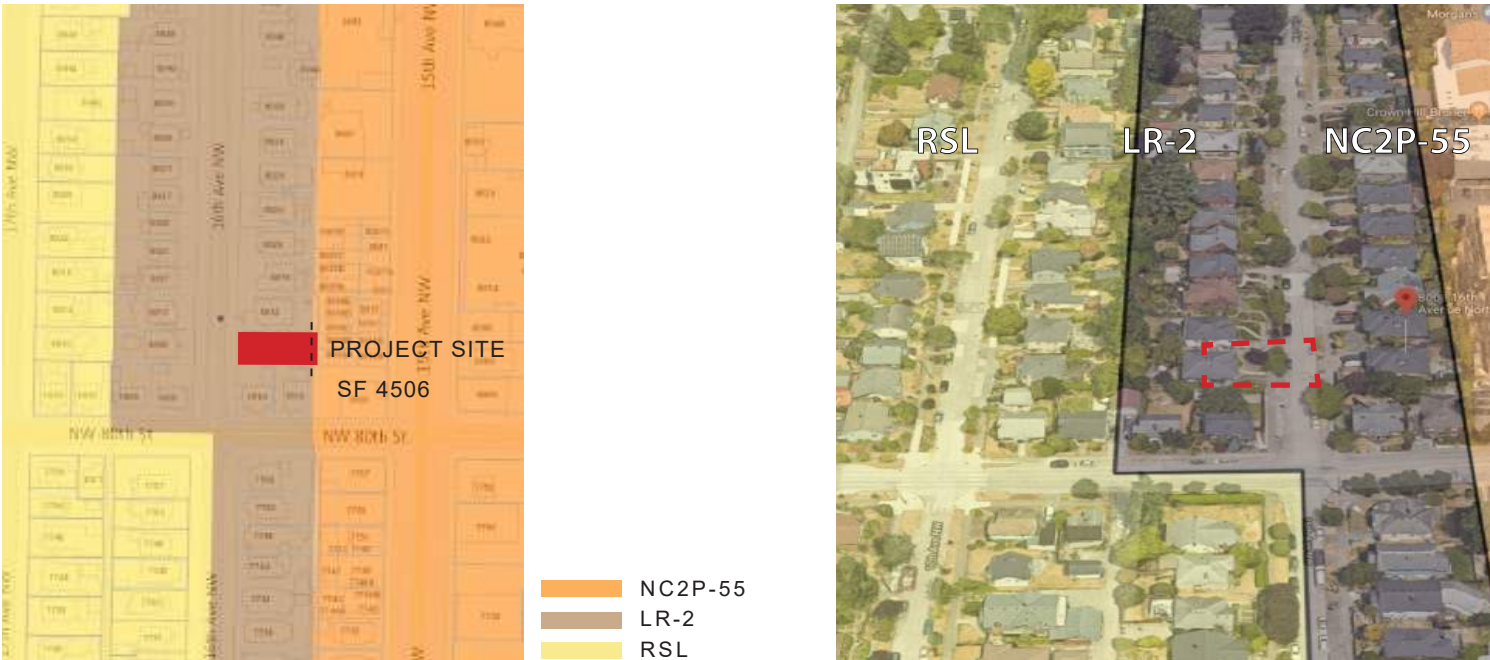
23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES	
Width in feet allowed by Category of Residential Use:	90'-0"
Facade length of all portions of facades within 15'-0" of side lot line	65% length of lot line

- 23.45.529 - DESIGN STANDARDS
- Facade openings (street-facing): 20% glazing
- Facade Articulation (recessed 1'-6" or more):
- Max. area of separate facade plane: 500 SF
- Min. area of a separate facade plane: 150 SF
- All townhouse units shall have direct access to a common amenity area meeting the requirements of Section 23.45.522 that either abuts the street or is visible and accessible from the street by a clear pedestrian pathway.
  - A clear pedestrian pathway from the street to the entrance of each townhouse unit shall be provided. Each townhouse unit with a street-facing façade shall have a pedestrian entry on the street-facing facade that is designed to be visually prominent
  - Architectural expression. Architectural detail or composition shall be provided to visually identify each individual townhouse unit, as seen from the public street.

23.45.534 - LIGHT AND GLARE STANDARDS	
Exterior lighting shall be shielded and directed away from adjacent properties.	

- 23.45.536 - PARKING LOCATION, ACCESS, AND SCREENING
- Parking shall be screened from direct street view by the street-facing facade of a structure, garage doors, a fence or wall, or landscaped areas, including bioretention facilities or landscaped berms.

NO DEPARTURES ARE REQUESTED AT THIS TIME.



ADDRESS:	8012 16th Ave
PARCEL #:	758870-0056
ZONING:	LR2(M1) & NC2P-55
OVERLAYS:	
SITE AREA:	4,506 SF

NC2P-55

23.47A.004 PERMITTED USES	
Permitted outright:	Residential
Category of Residential Use:	Townhouse

23.47A.013 FLOOR AREA RATIO	
FAR:	3.75
Allowed FAR:	993.3 SF
Proposed FAR:	252.7 SF

23.47A.012 STRUCTURE HEIGHT	
Zoning:	NC2P-55
Allowed Maximum Base Height:	55'-0"

**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.)

23.47A.014 SETBACKS AND SEPARATIONS	
Required:	
Front (where lot does not abut side lot line) :	0'-0"
Rear:	0'-0"
Side (from NC zone to NC zone):	0'-0"
Side (from NC zone to NC zone):	0'-0"
Proposed:	
Front (W):	0'-0"
Rear (E):	0'-0"
Side (N):	0'-0"
Side (S):	0'-0"

23.47.024 AMENITY AREA	
Required:	5% of total lot area 264.88 x .05 = 13.24 SF amenity required
Proposed:	28.3 SF Amenity

- 23.47A.016 LANDSCAPING AND SCREENING STANDARDS**
- Green Factor score of .6 or greater, per Section 23.45.524, is required for any lot with development containing more than one new dwelling unit.
  - Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and B.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.

**23.47A.022 - LIGHT AND GLARE STANDARDS**  
Exterior lighting shall be shielded and directed away from adjacent uses.

**NO DEPARTURES ARE REQUESTED AT THIS TIME.**









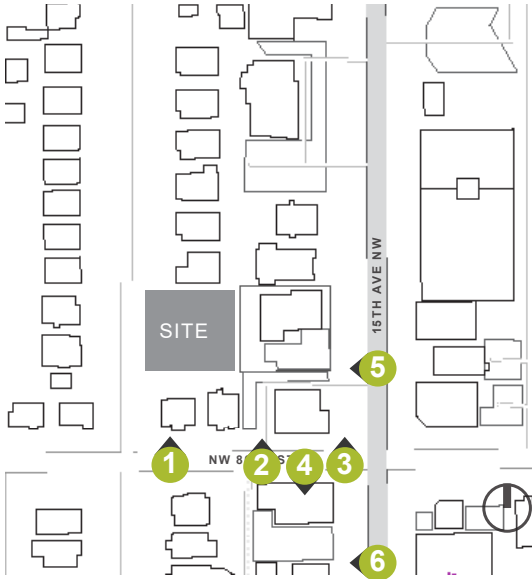


ACROSS FROM PROJECT SITE - LOOKING WEST



PROJECT SITE - LOOKING EAST





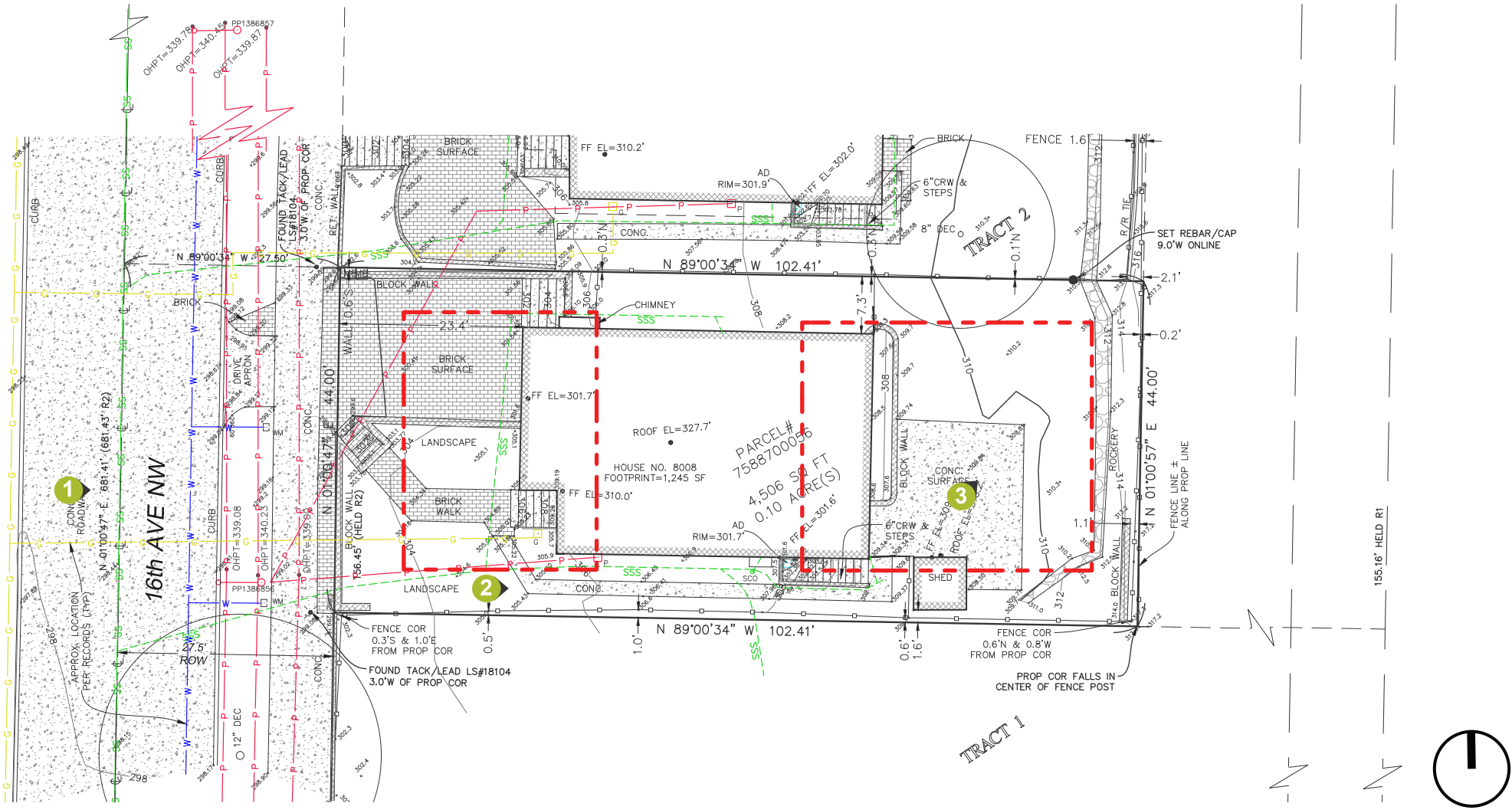


EXISTING SITE CONDITIONS

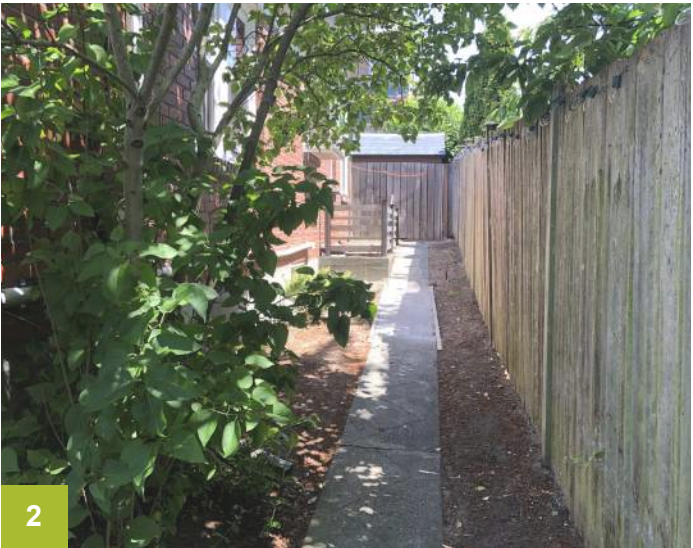
The project site (APN 758870-0056) is located on 16th Ave NW. A single family residence currently occupies the site. The site is currently sloping thirteen feet east to west and is accessed off of the sidewalk. Due to the slope, the site is retained via site walls at the west property lines. A high point of 317' can be found at the eastern edge, while a low point of 299' can be found at the western edge of the site. There are power lines along 16th Ave, which the proposed building will need to address the clearance requirements.

LEGAL DESCRIPTION

THE SOUTH 44 FEET OF THAT PORTION OF TRACT 2, SCHEURMANN'S GARDEN ACRES TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 53, IN KING COUNTY, WASHINGTON, LYING EAST OF 16TH AVENUE NORTHWEST; EXCEPT THE EAST 102.4 FEET THEREOF.



View from 16th to Site




View of south side lot



View to site back lot



  
Tony Shoffner  
ISA Certified Arborist #PN-0909A  
TRAQ

This report is provided to address the City of Seattle's requirements for a tree inventory report for developing lots. I visited the property at 8008 16th Ave. NW in Seattle to gather information on the trees on the property and for those just off-site with driplines that extend onto the property. Please see the accompanying tree inventory map for reference to this report.

1.0 Site Conditions

The property is developed with a single family residence and is located in a single family residence neighborhood. The landscape consists of turfgrass and ornamental trees and shrubs. The topography slopes slightly downward to the west.

2.0 Tree Inventory - Methods and Results

I conducted level 2 basic visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Seattle tree regulations are specified in Director's Rule 16-2008 and are used to determine which trees meet the minimum criteria to be classified as exceptional and how exceptional trees are required to be protected through development.

The inventory included 4 trees, all off-site. There are no trees as large as 6" dbh on the property. Following is information on the trees. The column CSD is crown spread distance onto the property.

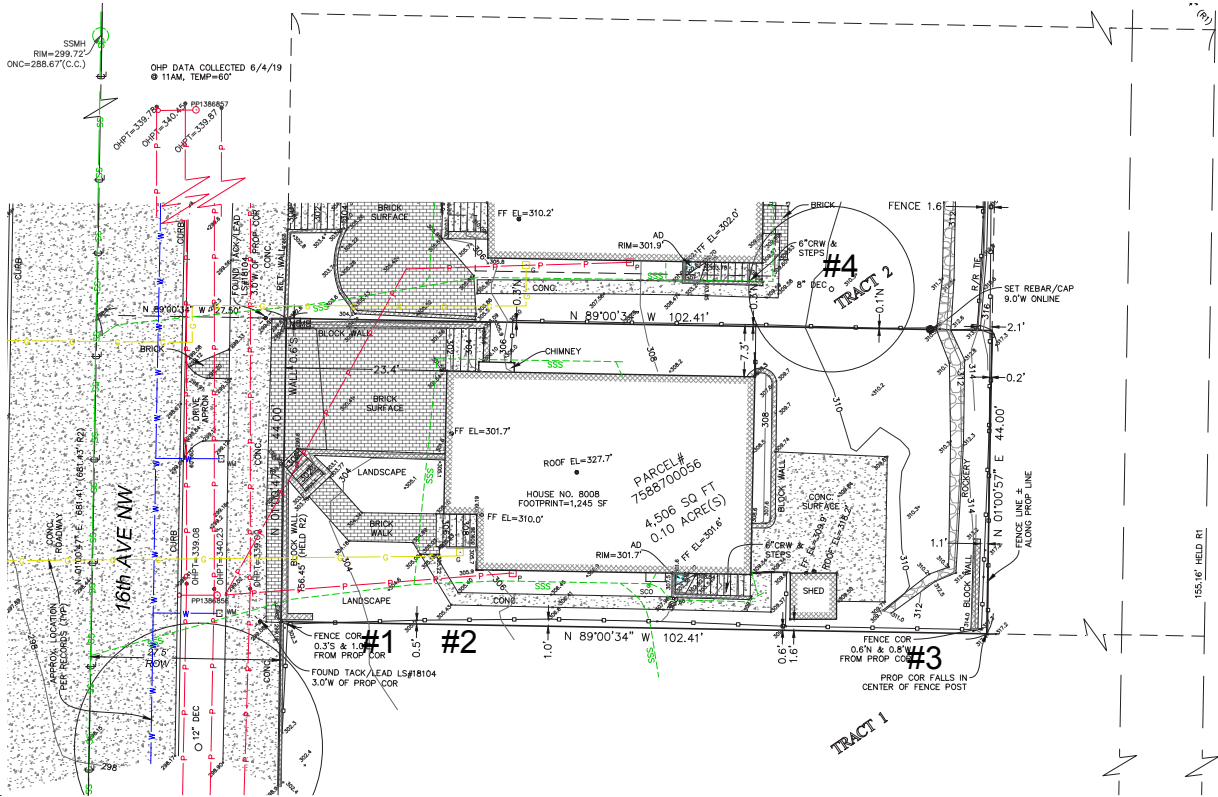
#	Species	Dbh	CSD	Condition and Status
1	Japanese maple ( <i>Acer japonicum</i> )	5.5"	10'	Good condition and health. Not exceptional.
2	Flowering cherry ( <i>Prunus serrulata</i> )	13"	8'	Good condition and health. Not exceptional.
3	Purpleleaf plum ( <i>Prunus cerasifer</i> )	10"	6'	Good condition and health. Not exceptional.
4	Hawthorn ( <i>Crataegus monogyna</i> )	8"	6'	Good condition and health. Not exceptional.

3.0 Tree Retention and Protecton Required

As there are no exceptional trees on the property and there are no groves, no tree retention or protection is required. The City of Seattle's good neighbor policy recommends protection of off-site trees with crowns that spread onto the property.

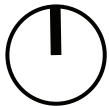
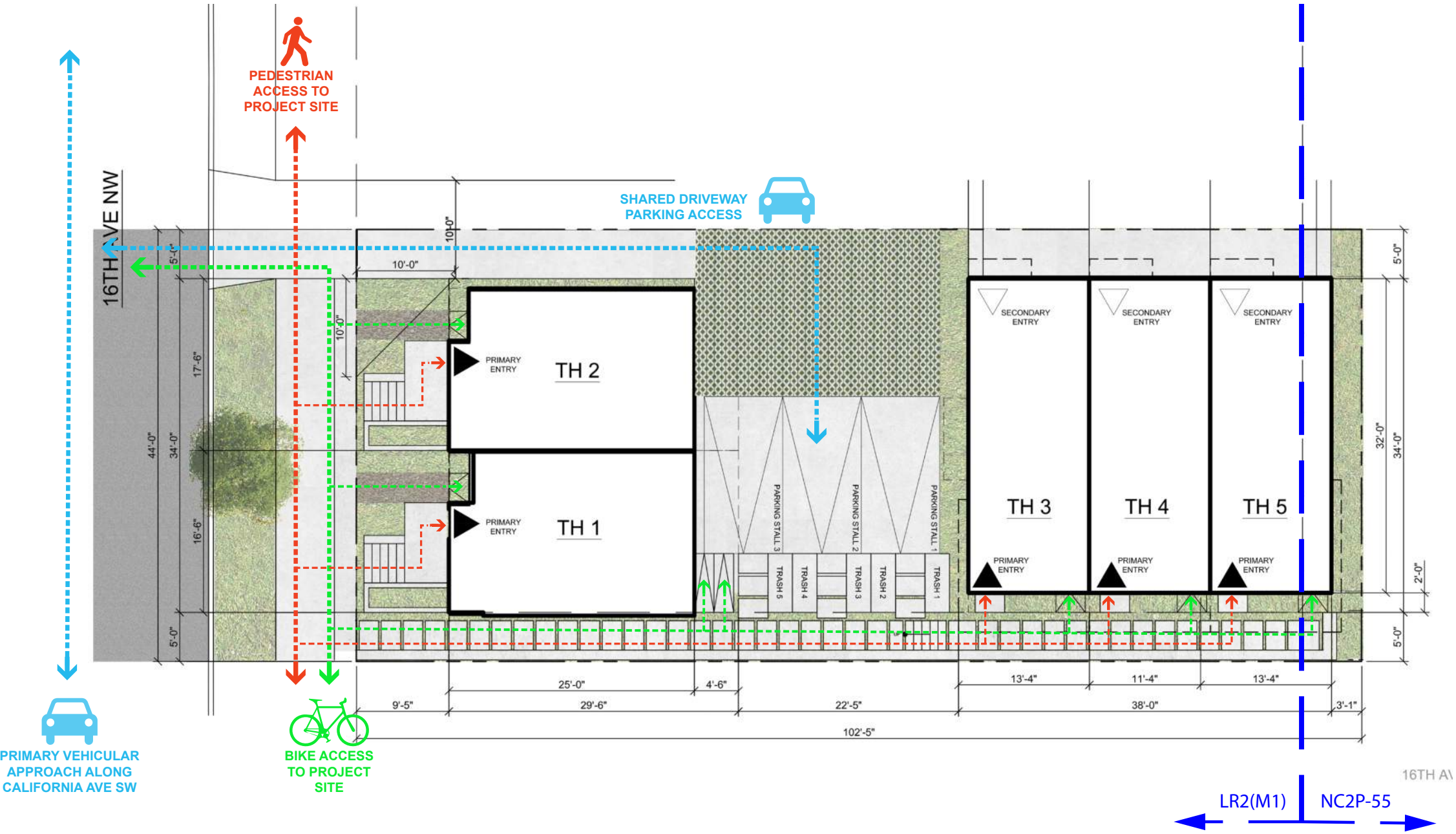
4.0 Use of This Report and Limitations

This report is provided to Pasha Afichuk to address the City of Seattle's requirements for tree inventory developing lots. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.



SITE PLANNING APPROACH

The five (5) proposed townhouses are oriented perpendicularly to 16th Ave NW such that two (2) units face 16th Ave NW and three (3) are perpendicular to 16th Ave NW. The development responds to the existing topography by stepping down with the slope. The street facing units enter from the street at the lowest end while the back unit entries step with the topography. The front and back units are separated by a multi-use court yard with three (3) parking stalls. There is a shared driveway with the development to the north for parking access. The entries to the back units are accessed by pathways adjacent to the property line. The pedestrian path at the south also allows occupants to access bike parking, car parking and trash receptacles.



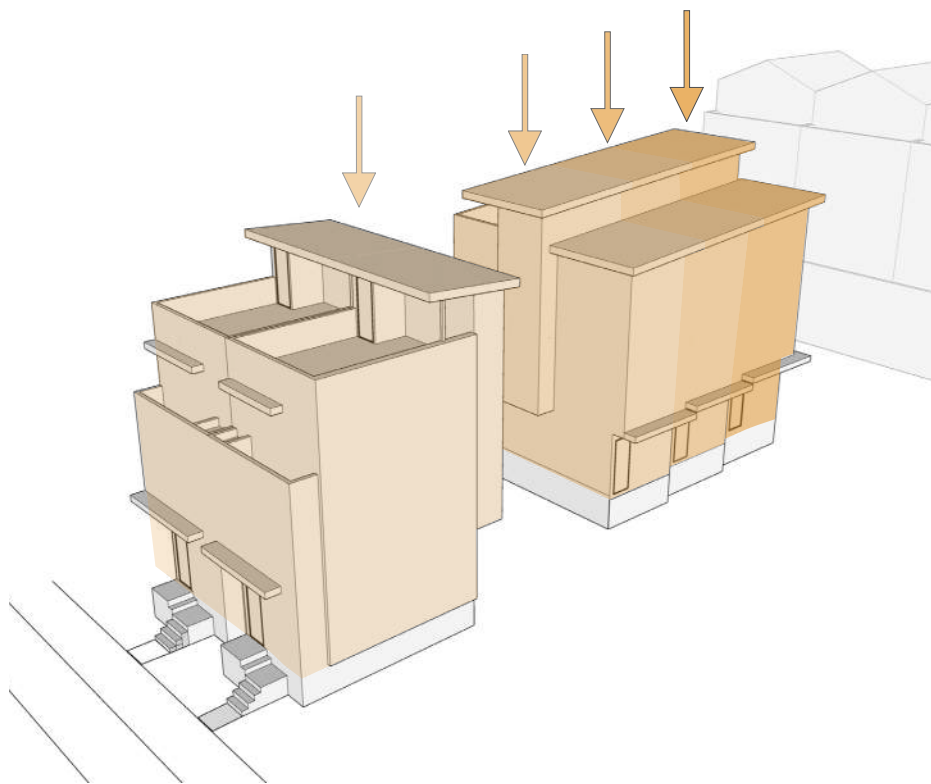


GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design	C. Topography D. Plants and Habitat	C.2. Elevation Changes. Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation. D.1 On-Site Features. Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.	The development responds to the existing topography by stepping down each unit with the slope. The street facing units enter from the street at the lowest end while the back unit entries step with the topography. The entries to the back units are accessed by pathways adjacent to the property line and will allow planters and site features. The front and back units are separated by a court yard that will provide areas for landscaping.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	A. Location in the City and Neighborhood C. Relationship to the Block D. Hight, Bulk, and Scale	A.1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood its distinctive sense of place. C.2. Midblock Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means. D.1. Existing Development and zoning: review the height, bulk and scale of neighboring buildings to determine an appropriate compliment and/or transition.	The development is in a midblock site between single family homes with a large multifamily development to the East. The development responds to the existing conditions by reducing the perceived mass. The units are split between two masses with parking provided behind the street facing units. The street facing building reduces bulk by arranging the stair tower to the back and center so it the max height is pulled away from the neighbors. The units also step back at the third floor so the facade feels smaller in scale to pedestrians.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood	A. Emphasizing Positive Neighborhood Attributes	A.3: Established Neighborhoods: In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.	The surrounding context is composed of mostly single family homes with larger developments one street to the east. The proposed development will complement the neighborhood by facing the front units to the main street with stairs and entry landings which is typical of many homes on 16th ave. The mass is reduced by stepping back the form at the third level to be more compatible with the neighboring building heights.
PL1. Open Space Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them	A. Network of Open Spaces	A.1: Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.	The unit arrangements allow for an open courtyard that can be used in multiple ways by all the occupants. It can foster communication and a further sense of community. The roof decks are adjacent to one another and the front units open to 16th street to enhance community connections.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Accessibility B. Safety and Security C. Weather Protection D. Wayfinding	B.3: Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.	Pedestrian and vehicular access is separated and clearly defined by a shared driveway for car access and pavers for pedestrian access to the back units 3-5. Podiums with wayfinding are visible from the street and defines the public versus private edge. Awnings at the entry provide weather protection and define points of entry. Lighting will be provided for the pedestrian pathways to help with navigation and security.



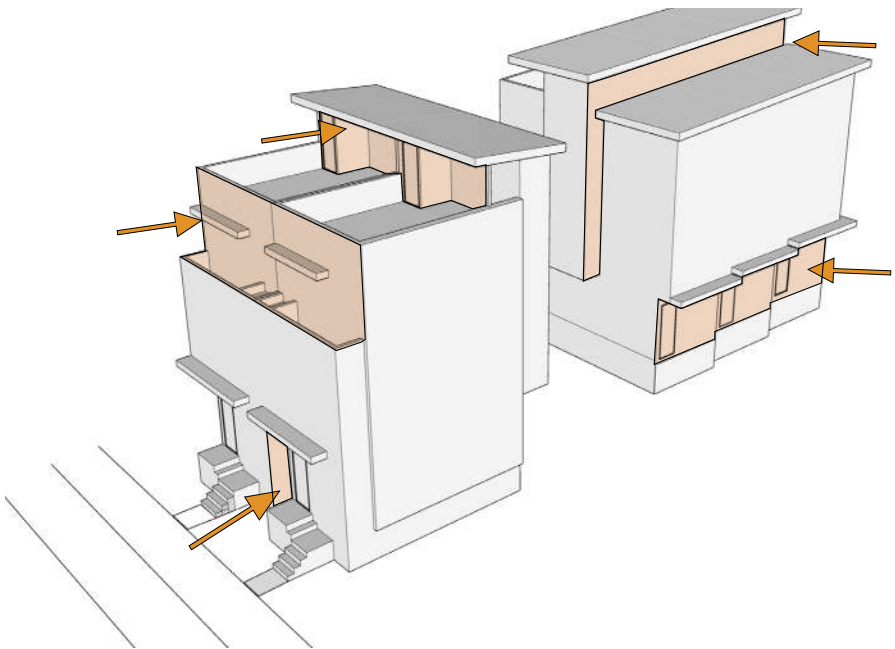
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
PL3. Street-Level Interaction	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Entries B. Residential Edges	B.2: Ground-level Residential: Privacy and 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.	The number of street facing units has been maximized and all street facing units have been provided a street facing entry. Each unit is clearly articulated by an awning above the entry door. The street facing units are pushed back further from the setback to respond to the neighboring condition. The larger front green space connects to the existing networks of open spaces.
PL4. Active Transportation	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	A. Entry Locations and Relationships B. Planning Ahead for Cyclists	B.3: Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project. Design bicycling access points so that they relate to the street grid and include information about connections to existing trails and infrastructure where possible.	Bike racks have been provided adjacent to the main pedestrian path and have been located near the entries on the facade of all units. Paths to the bike racks for unit 1&2 are provided directly off of 16th Ave.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	A. Arrangement of Interior Uses C. Parking and Service Uses	C.3: Multiple Uses: Design parking areas to serve multiple uses such as children’s play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.	The arrangement of the proposed units creates an interior courtyard that can act as a multi use space for all the occupants. The courtyard is also adjacent to the back units patio space to create more connection between exterior spaces.
DC2. Architectural Concepts	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture E. Form and Function	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 street facing building reduces bulk by arranging the stair tower to the back and center so it the max height is moved away form the neighbors. The units also step back at the third floor so the facade feels smaller in scale to pedestrians. Material transitions occur frequently to break up long facade spans.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other	A. Building-Open Space Relationship C. Design	C.2: Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.	Outdoor spaces will be a mix of landscaping and hardscaping to create pleasant multi use spaces and features for the development. The courtyard is partially screened by the front units and screened by cedar trash receptacles to the sides.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes	A.1: Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	Materials are thoughtfully chosen to reduce the perceived mass, complement the neighborhood and introduce high-level texture and detail. There is strong textural contrast between the Hardi panel an accent color and cedar siding.





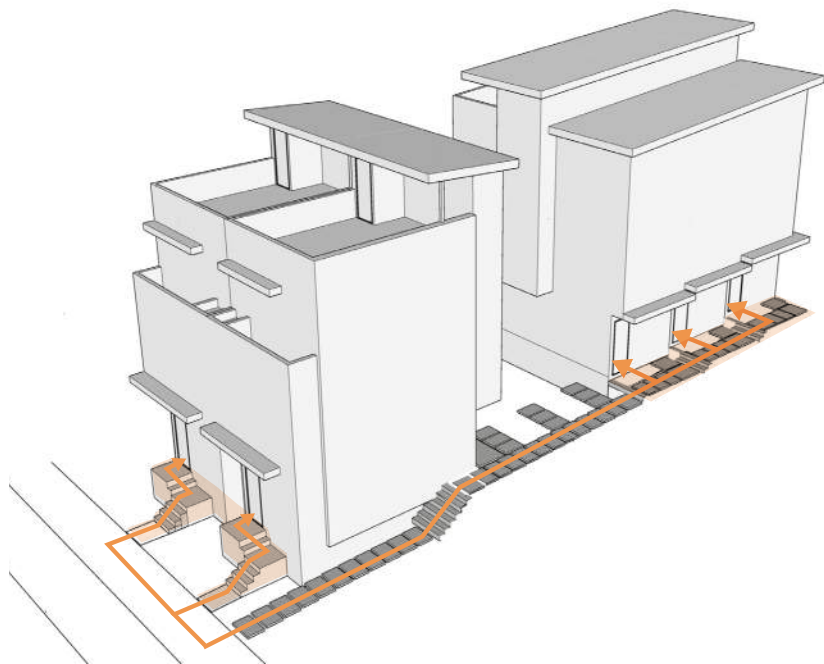
**SITE RESPONSE**

The development responds to the existing topography by stepping down each building with the slope. The street facing units enter from the street at the lowest end while the back unit entries step with the topography.



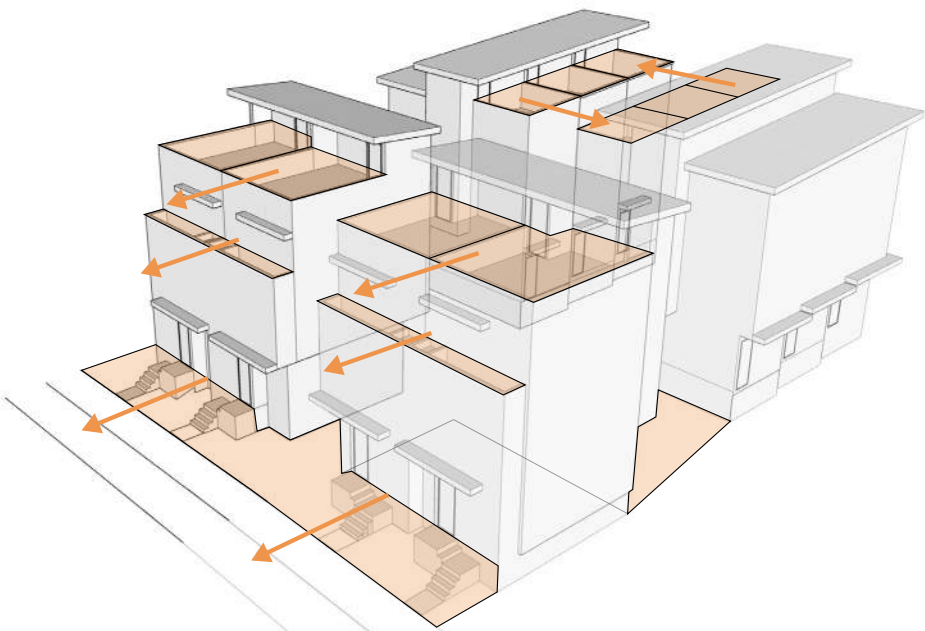
**SCALE CONSIDERATION**

The development responds to the existing conditions by reducing the perceived mass. The street facing units reduce bulk by arranging the stair tower to the back and center so it's maximum height is pulled away from the neighbors. The units also step back at the third floor so the facade feels smaller in scale to pedestrians.



**ENTRIES AND WAYFINDING**

Pedestrian and vehicular access is separated and clearly defined by a shared driveway for car access and pavers for pedestrian access to the back units 3-5. Entrance patios with wayfinding are visible from the street and defines the public versus private edge. Awnings at the entry provide weather protection and define points of entry.

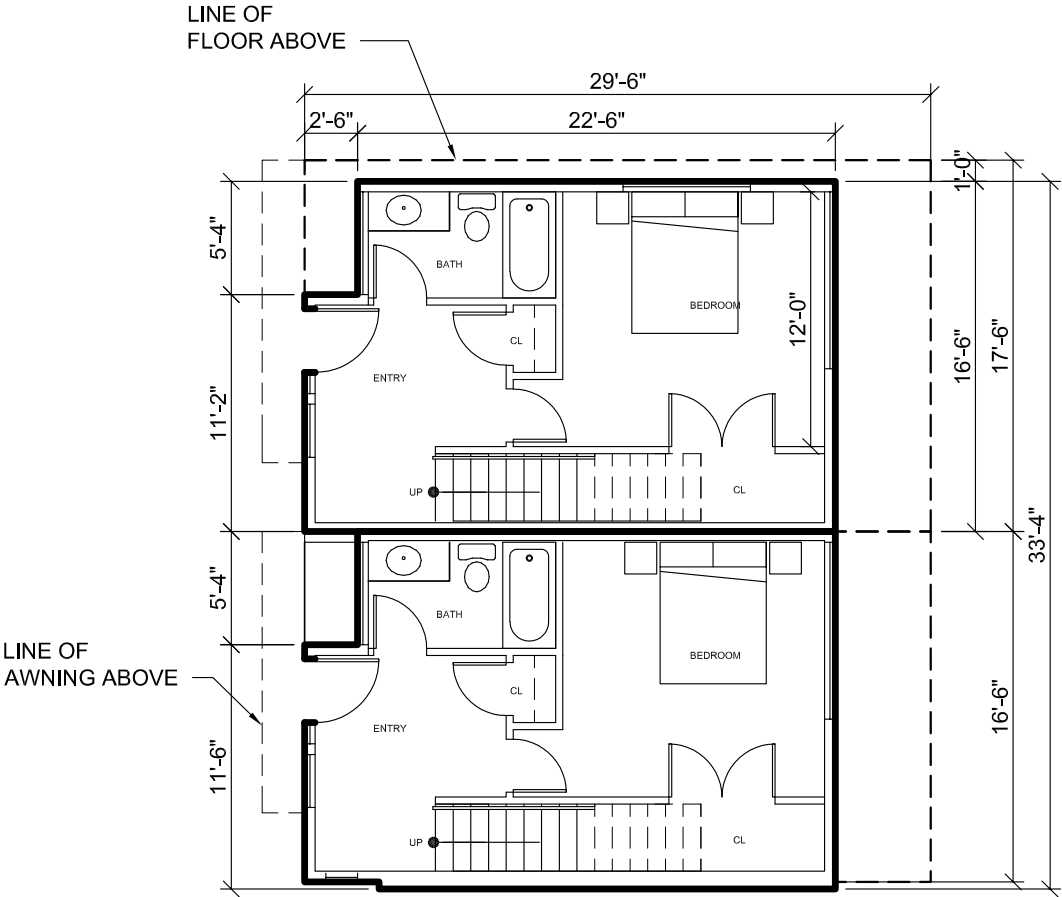


**OPEN SPACE CONNECTIONS**

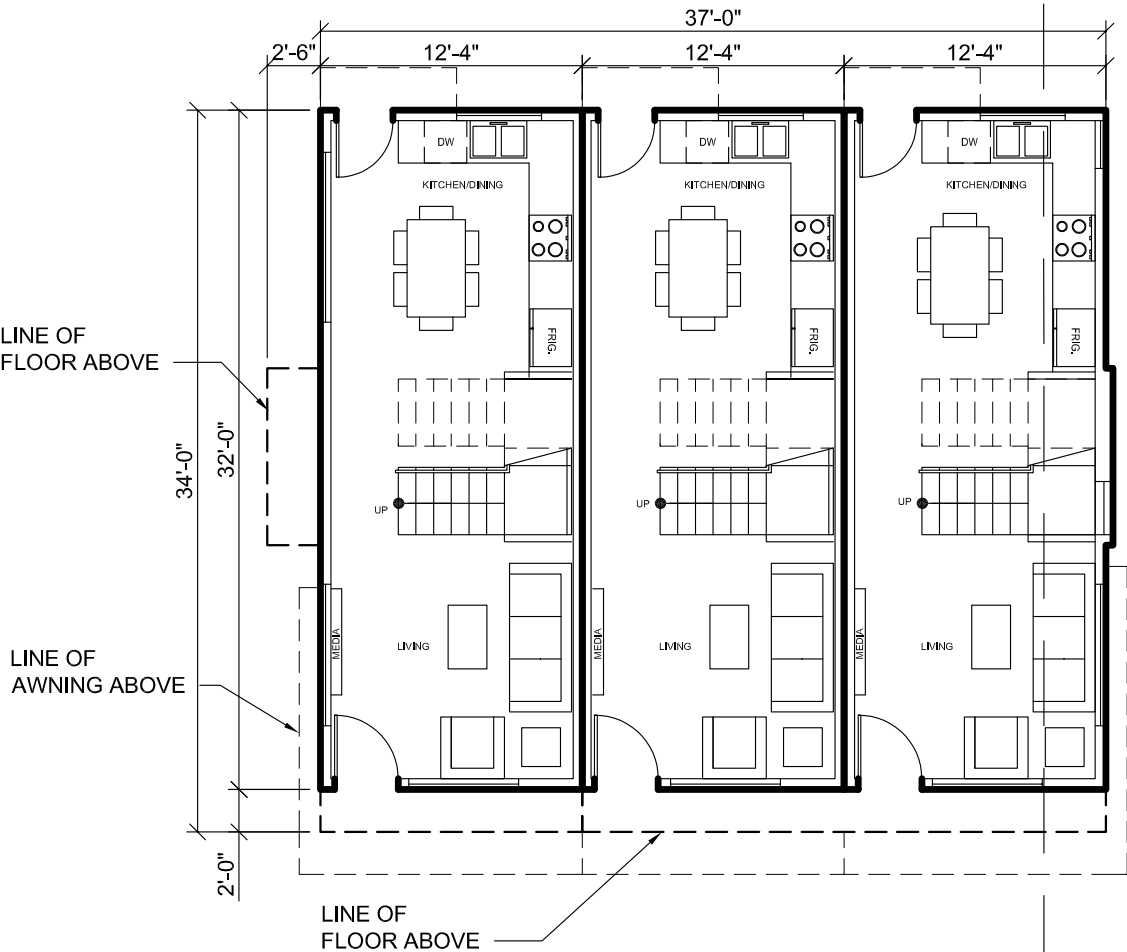
Roof decks, balconies, and entry stoops on the street edge provide eyes on the street for safety and connection. Increased glazing at the street-facing facade connects the proposed project to an active residential neighborhood. The arrangement of the proposed units creates adjacent roof deck that encourages interaction between the occupants and the neighbors.



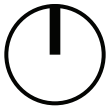
LR2 | NC2P-55



TH 1 & 2 - FIRST FLOOR



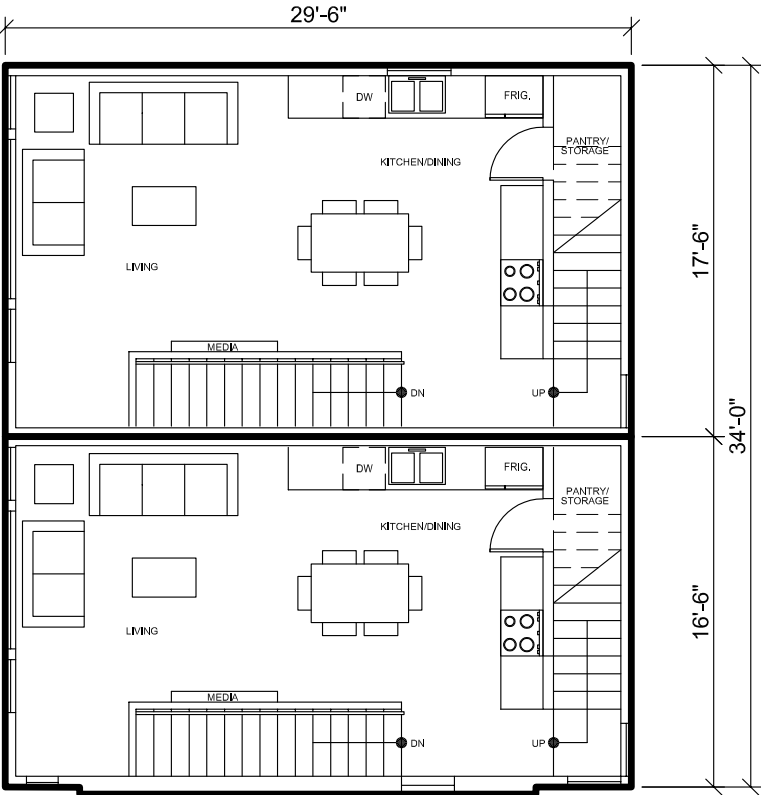
TH 3, 4 & 5 - FIRST FLOOR



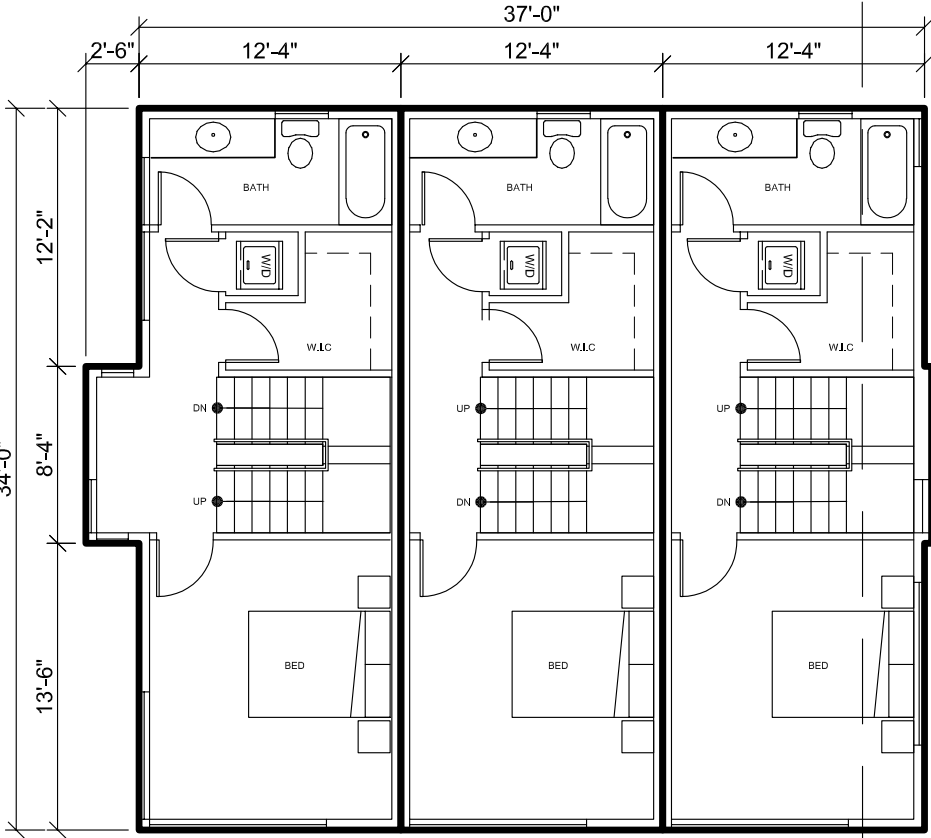
FIRST FLOOR PLANS - NOT TO SCALE



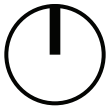
LR2 | NC2P-55



TH 1 & 2 - SECOND FLOOR



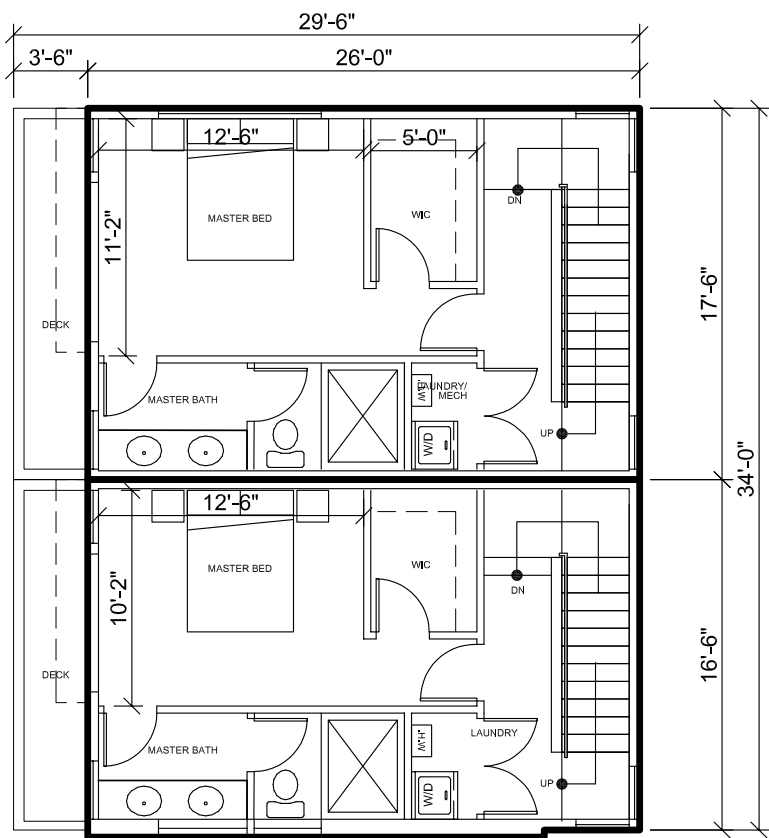
TH 3, 4 & 5 - SECOND FLOOR



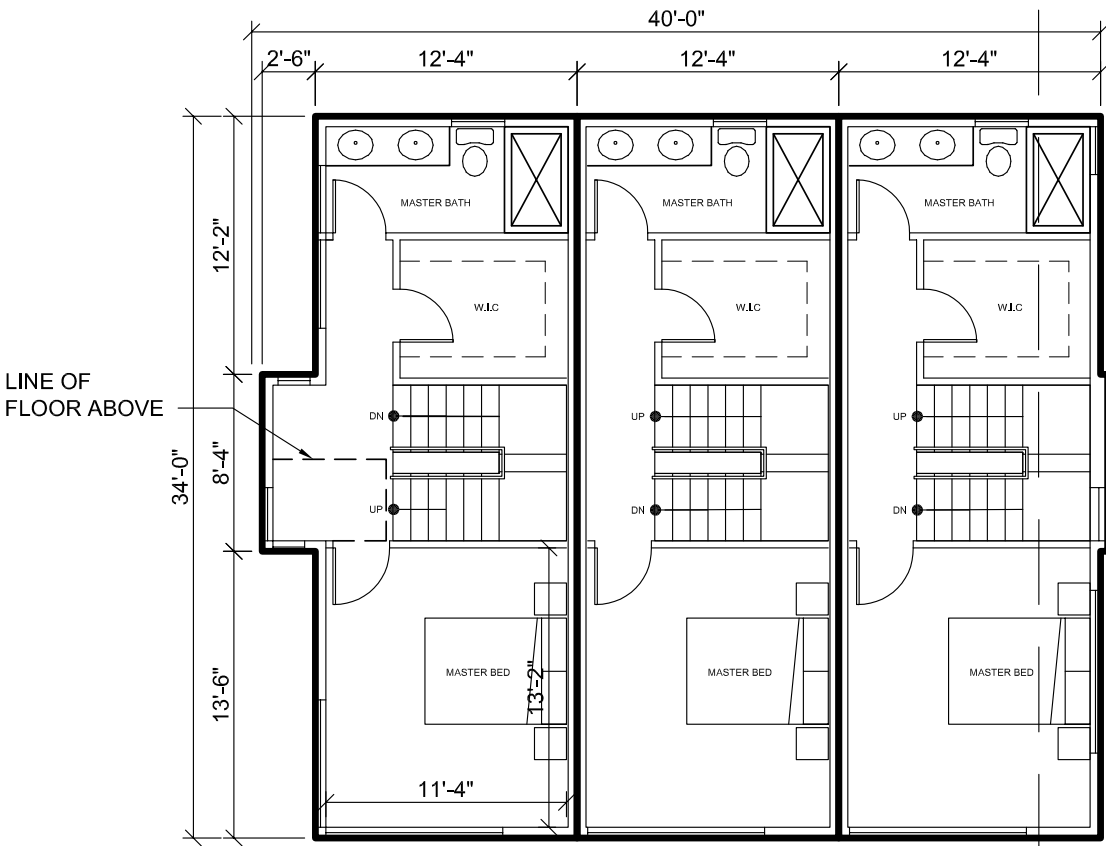
SECOND FLOOR PLANS - NOT TO SCALE



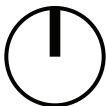
LR2 | NC2P-55



TH 1 & 2 - THIRD FLOOR



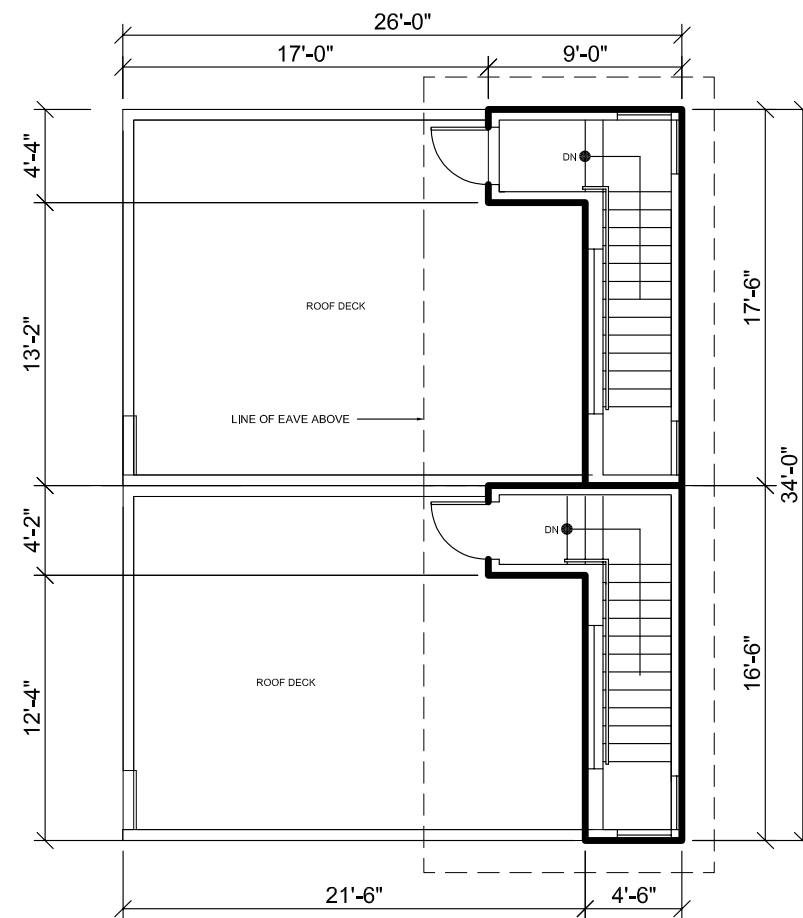
TH 3, 4 & 5 - THIRD FLOOR



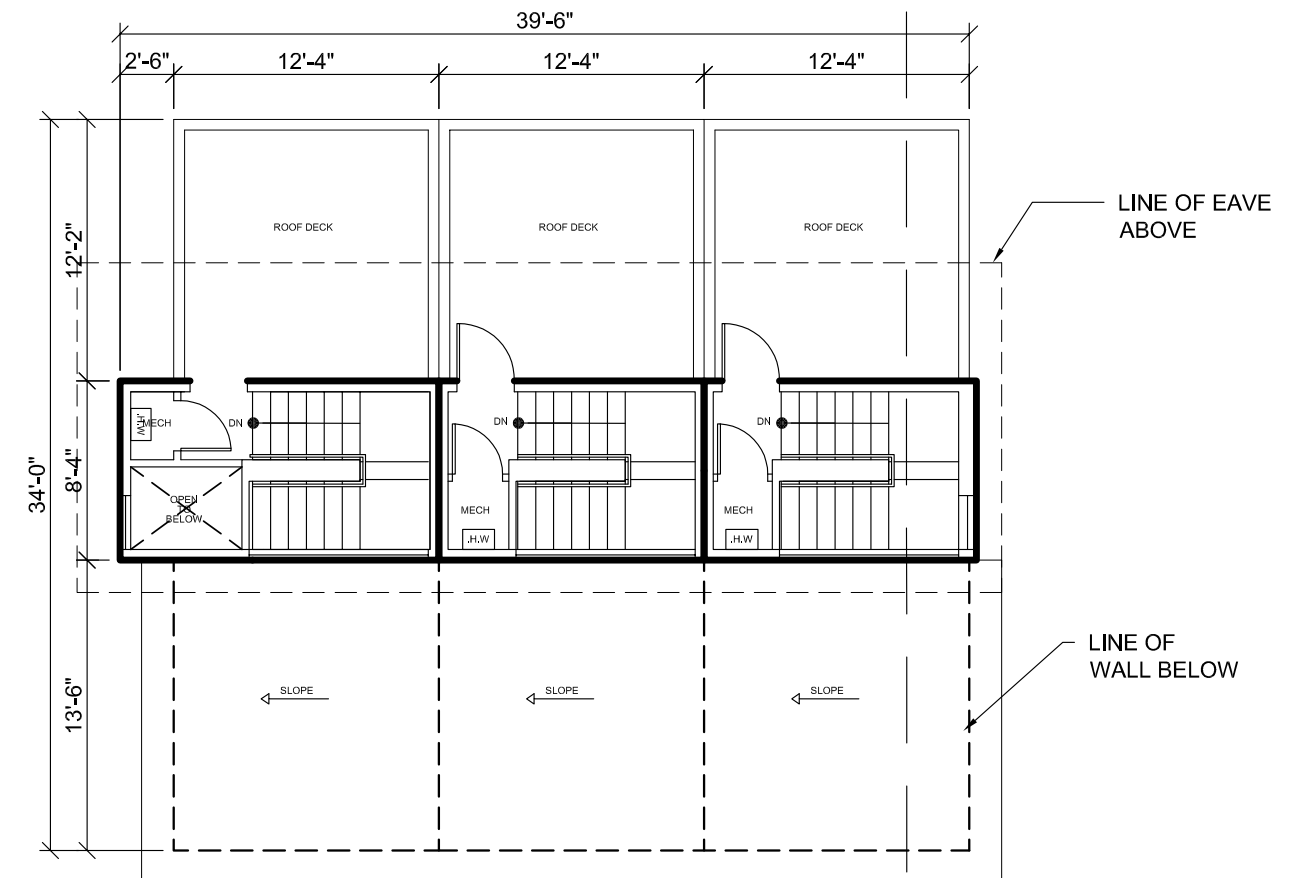
THIRD FLOOR PLANS - NOT TO SCALE



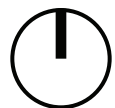
LR2 | NC2P-55



## TH 1 & 2 - ROOF PLAN



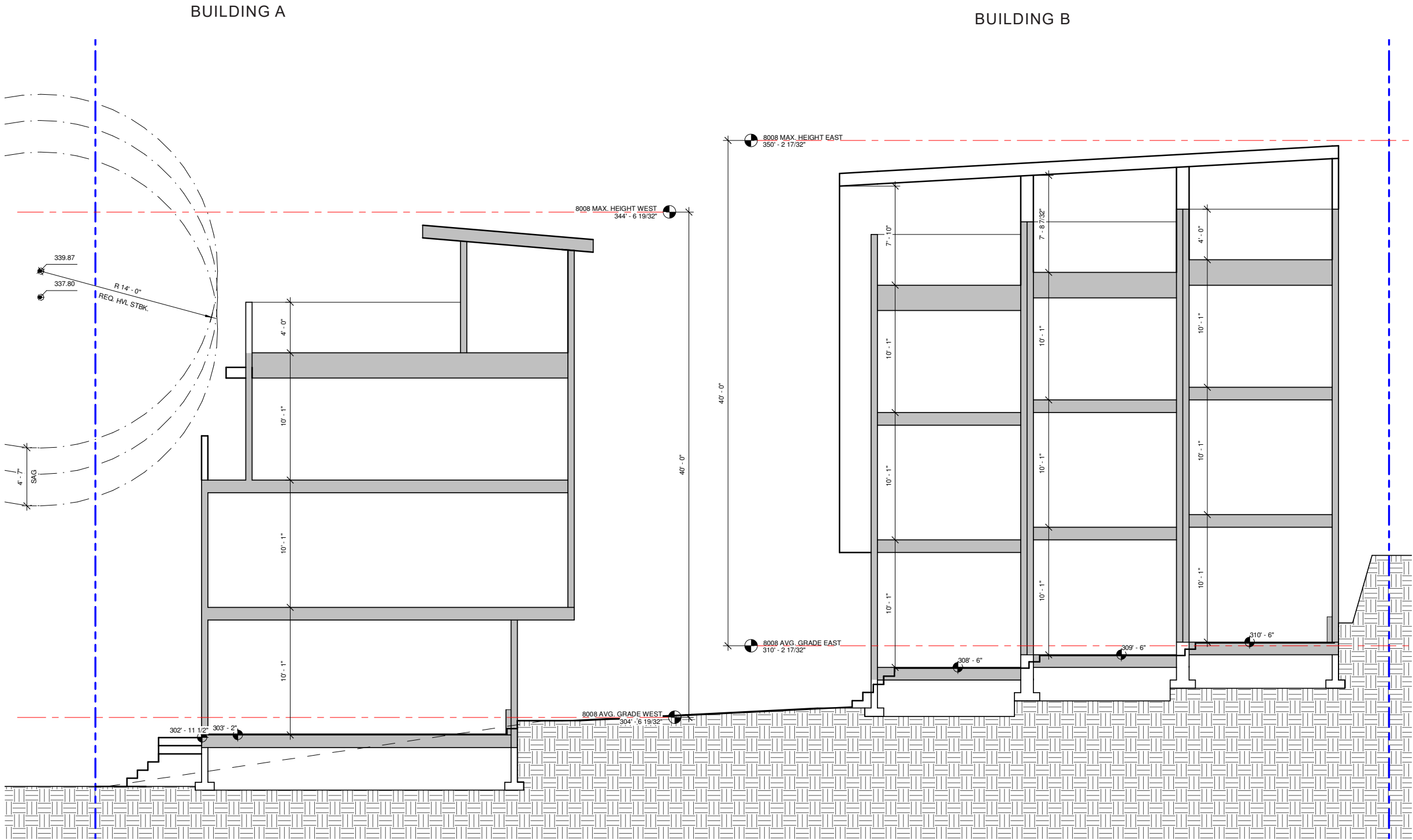
### TH 3, 4 & 5 - ROOF PLAN



ROOF PLANS - NOT TO SCALE



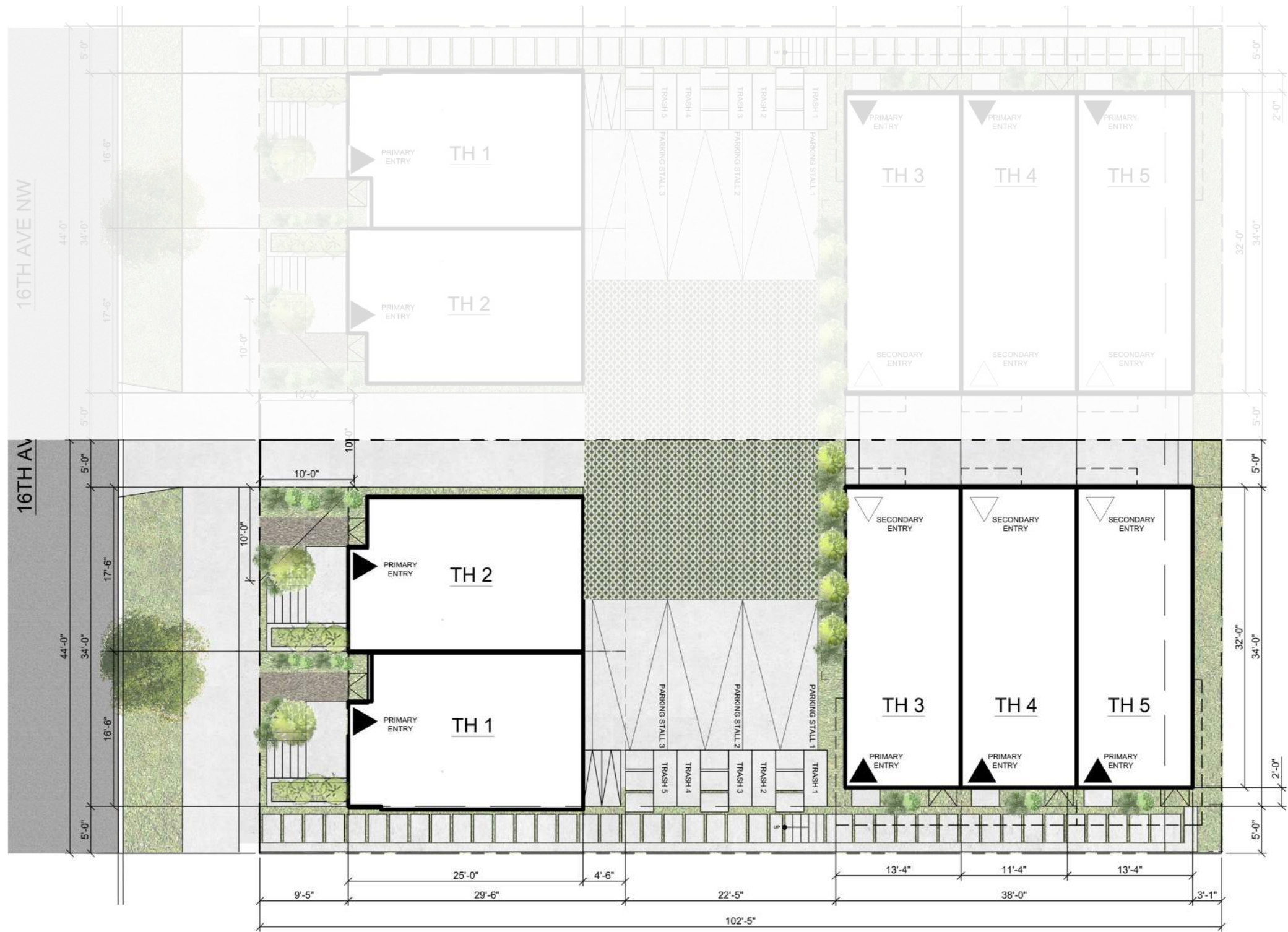
TRANSVERSE SECTION - NOT TO SCALE



LONGITUDINAL SECTION - NOT TO SCALE

LANDSCAPE APPROACH

The street facing units are pushed back further from the setback to respond to the neighboring condition. The larger front green space connects to the existing networks of open spaces. The entries create landscape opportunities around planters, patios and bike paths. The back units are landscaped around all sides with emphasis placed at entries and spaces adjacent to the multi-use courtyard. Street trees are maintained and native plant species will be used.



FRAGARIA CHILOENSIS  
'BEACH STRAWBERRY'



ROSE NUTKANA  
'NOOKTA ROSE'



AMIERIA MARITIMA  
'SEA PINK THRIFT'



POLYSTICHUM MUNITUM  
'SWORD FERN'



MAHONIA AQUIFOLIUM  
'OREGON GRAPE'



CAREX OBNUPTA  
'SLOUGH SLEDGE'



ACER CIRCINATUM 'VINE  
MAPLE'



BLECHNUM SPICANT  
'DEER FERN'



PRUNUS EMARGINATA  
'BITTER CHERRY'



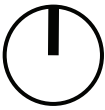
SYMPHORICARPOS  
ALBUS 'SNOWBERRY'



RIBES SANGUINEUM  
'RED-FLOWERING  
CURRANT'



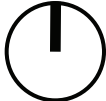
CORNUS ALBA  
'RED-TWIG DOGWOOD'





SITE LIGHTING PLAN

The lighting concept is to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries and pathways, with smaller, architectural fixtures at planters. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.



① SCONCE LIGHTING



② PLANTER LIGHTS



③ SOLAR PATHWAY LIGHTS



① HARDIE PANEL WITH WHITE VINYL WINDOWS



② KEBONY WOOD - CLEAR SHIPLAP SIDING



③ KEBONY CEDAR SOFFITS



④ OPEN METAL RAIL



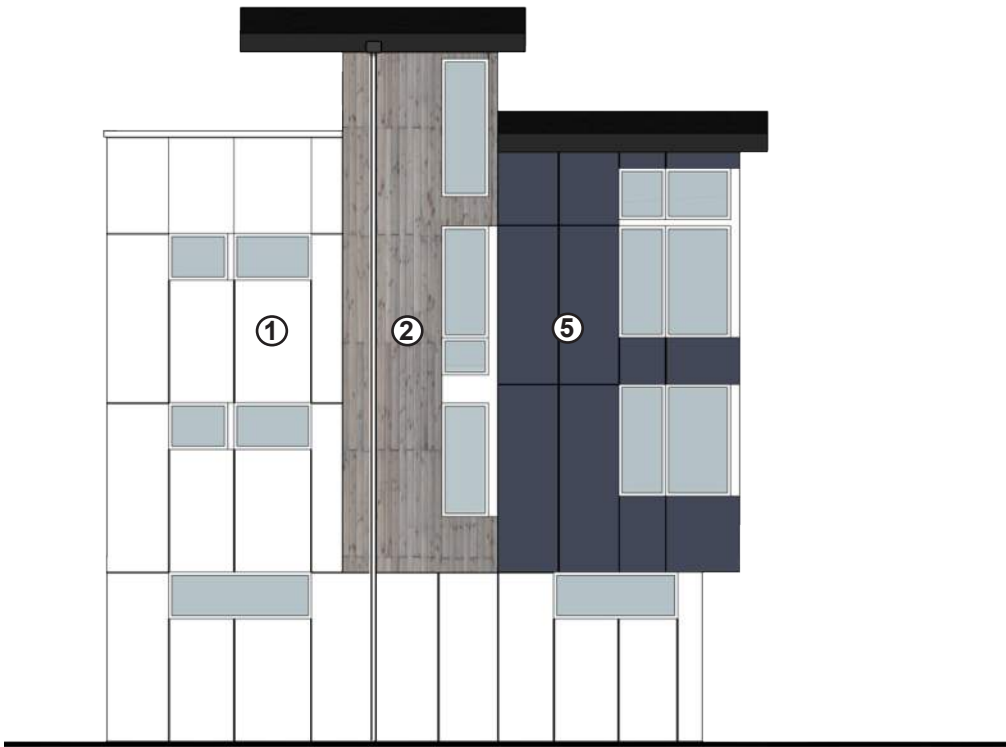
⑤ HARDIE PANEL BLUE ACCENT COLOR

PROPOSED MATERIALS

The material palette of corrugated metal, colored panels, and cedar siding, has been chosen to create a clean modern aesthetic that blends with the evolving character of the neighborhood. The high quality materials at the principal facades will provide visual interest, texture, and scale along the residential street. Glazing has been emphasized for natural lighting and perceived activity at the street facing facades. Corrugated metal is a durable material that would provide welcome texture and relief from the primarily fiber cement new construction in the area. The blue accent color has been added to give some color to the project and to respond to new adjacent developments. Cedar is provided at roof decks and soffits as a warm and natural, Pacific Northwest material. No material substitutions are allowed without planner approval.



WEST ELEVATION - FRONT BUILDING



WEST ELEVATION - BACK BUILDING



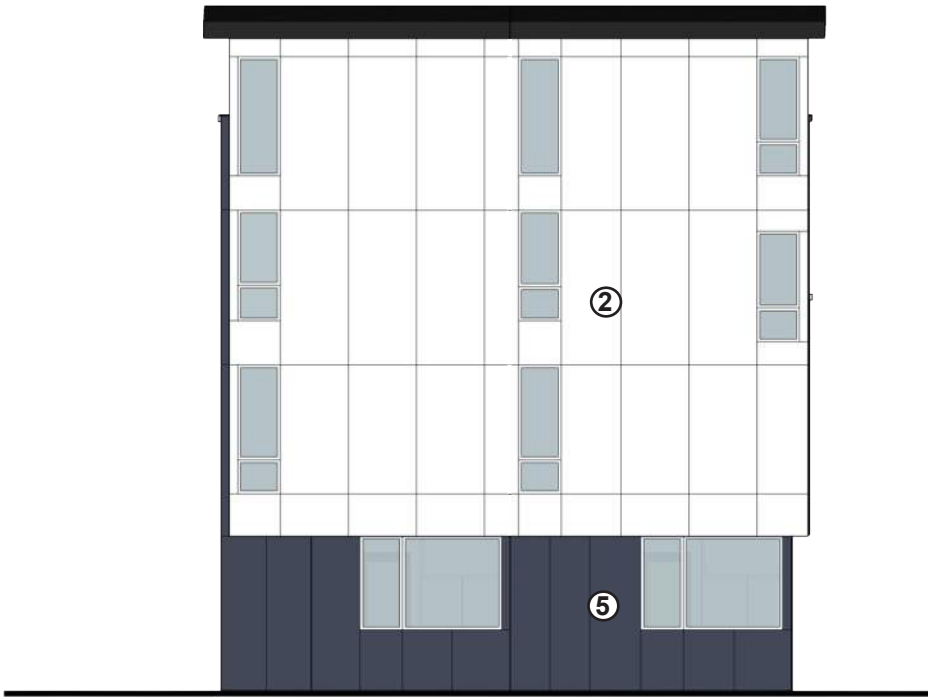
NORTH ELEVATION



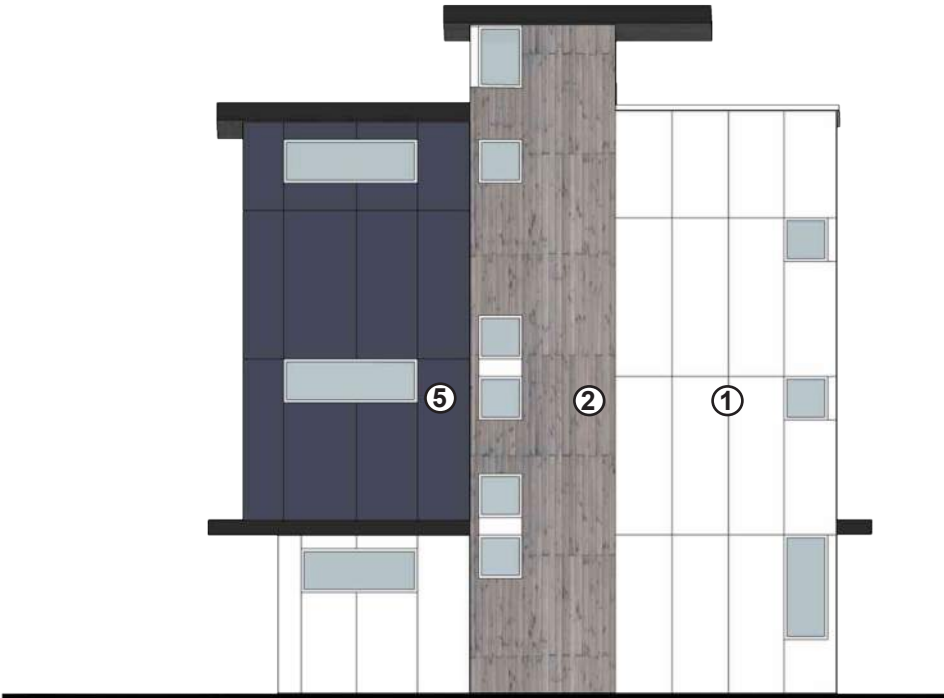
16TH AVE NW

SOUTH ELEVATION





EAST ELEVATION - FRONT BUILDING



EAST ELEVATION - BACK BUILDING





NORTH NEIGHBOR  
(SINGLE FAMILY RESIDENCE)



PROPOSED SITE  
(TOWNHOUSES)



SOUTH NEIGHBORS  
(SINGLE-FAMILY RESIDENCE)



PRIVACY STUDIES - SOUTH NEIGHBOR



PRIVACY STUDIES - NORTH NEIGHBOR





SEVERAL BLOCKS SOUTH  
ON 15TH AVE NW

SEVERAL BLOCKS SOUTH  
ON 15TH AVE NW



NEIGHBORING CONTEXT:  
There is a strong street-edge along both sides of 16th ave. The east side is defined by a roughly four foot tall retaining wall while the west side is predominantly composed of well landscaped entry stoops. The proposed townhouses will respond to the neighboring context by complementing the street edge pattern. The entry stoops and bioretention planters are well landscaped and built out to the property line to complement the existing retaining wall in height and alignment.

STREET LOOKING WEST (A)



STREET LOOKING EAST (B)





MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





- VIEWS AND CONNECTIONS**  
Roof decks, balconies, and entry stoops on the street edge provide eyes on the street for safety and connection. Increased glazing at the street-facing facade connects the proposed project to an active residential neighborhood.
- REDUCED MASSING**  
The street facing building reduces bulk by arranging the stair tower to the back and center so the max height is pushed back from the neighbors. The units also step back at the third floor so the facade feels smaller in scale to pedestrians.
- EXTERIOR ELEMENTS & FINISHES**  
Materials are thoughtfully chosen to reduce the perceived mass, complement the neighborhood and introduce high-level texture and detail. There is strong textural contrast between the Hardi panel an accent color and cedar siding.
- SENSE OF PLACE**  
There is a strong street-edge along the east side of 16th Ave defined by a roughly four foot tall retaining wall. The proposed entry stoops and bioretention planters are built out to the property line to complement the existing retaining wall in height and alignment.
- RESIDENTIAL EDGES**  
The public/ private threshold is enhanced by landscaped yards, elevated entry stoops and overhead awnings. The steps create vertical separation and help further define the transition to private space.

VIEW OF FRONT UNITS FROM 16 AVE NW





**TOPOGRAPHY**  
The development responds to the existing topography by stepping down each unit with the slope. The shed roof reflects the sloping site conditions. The back unit entries step with the topography and helps delineate the units from one another.

**OVERHEAD PROTECTION**  
The entries are recessed and are provided with an awning to provide overhead weather protection. The units step with the topography which helps to further define the individual townhouses.

**LANDSCAPING**  
Landscaping is provided along the sidewalk edge to soften the approach towards the unit entries and enhance the pedestrian experience. Native and drought tolerant plantings are proposed along the edge of the building and throughout the site.

VIEW OF BACK UNITS FROM SOUTH PEDESTRIAN ACCESS





**HIGH QUALITY MATERIALS**  
High quality materials are proposed at the street facing facade. A combination of textural metal panels, an accent color, cedar, and open metal railings, are proposed at the sidewalk edge.

**STREET-LEVEL TRANSPARENCY**  
Private stoops are visible from the street and defines the public versus private edge. Awnings at the entry provide weather protection and further define points of entry. Lighting will be provided for the pedestrian pathways to help with navigation and security.

PEDESTRIAN VIEW OF ENTRIES ON 16TH AVE NW





#### OUTDOOR SPACES

Outdoor spaces will be a mix of landscaping and hardscaping to create pleasant multi-use spaces and features for the development. The courtyard is partially screened by the front units and screened by cedar trash receptacles to the sides.

#### ENHANCING OPEN SPACE

The unit arrangements allow for an open courtyard that can be used in multiple ways by all the occupants. It can foster communication between neighbors and a further sense of community.

VIEW OF MULTI-USE COURTYARD





**SEMI PRIVATE OPEN SPACE**  
Roof decks have been provided for all units. The decks are adjacent to one another to encourage interaction between neighbors.

VIEW FROM ROOF DECKS





**VIEWS AND CONNECTIONS**  
Roof decks optimize views by stepping down the units. Increased glazing at the street-facing facade connects the proposed project to an active residential neighborhood. Windows on the street edge provide eyes on the street as well as light and views into the active spaces.