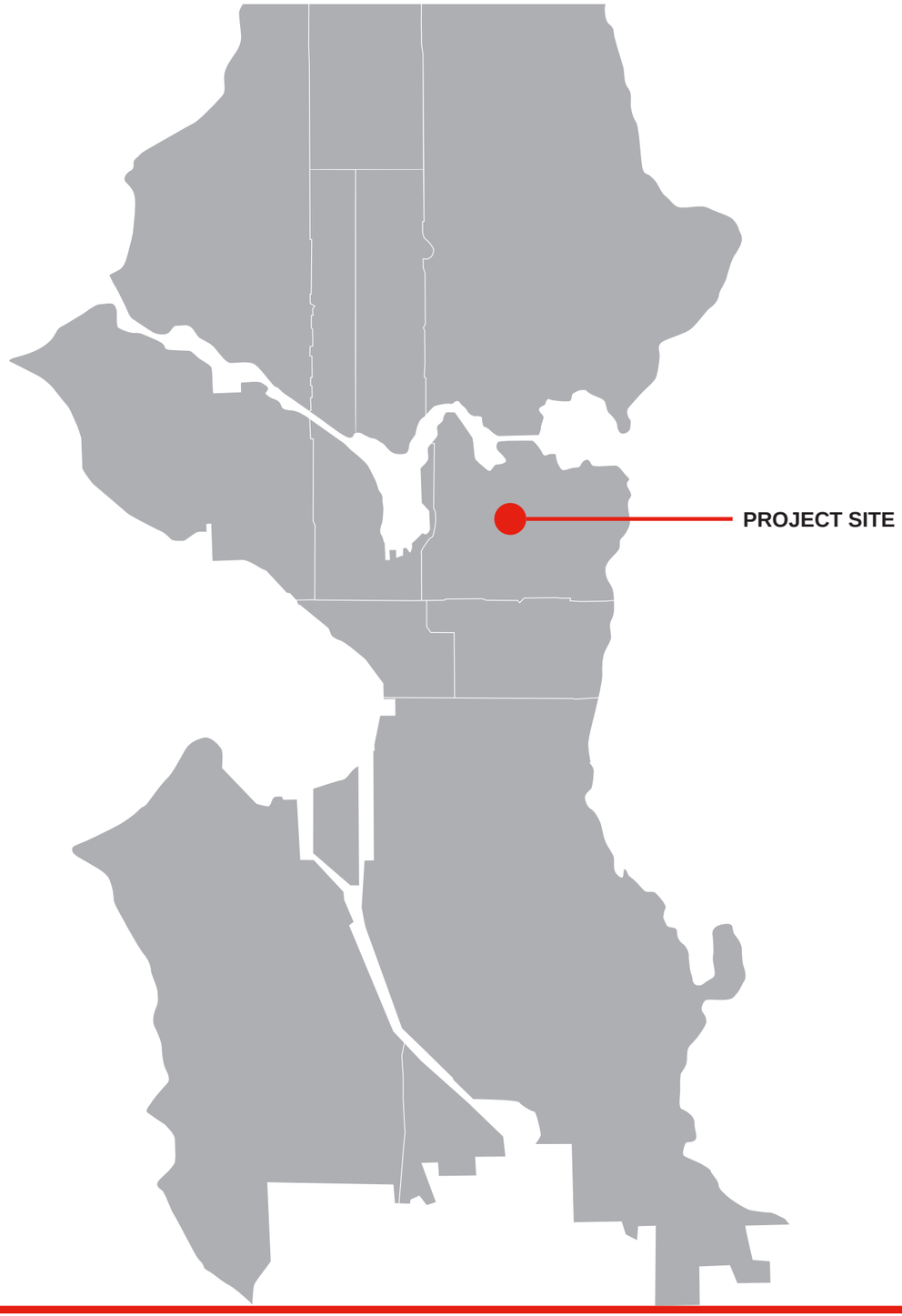
1242-1248 15TH AVE E



PROJECT ADDRESS

1242-1248 15TH AVE E
SEATTLE, WA 98112

SDCI PROJECT NUMBER

#3036562-EG

MEETING TYPE

EARLY DESIGN GUIDANCE

PROJECT TEAM

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LANDSCAPE ARCHITECT
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MEDICI ARCHITECTS

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3.0 DEVELOPMENT OBJECTIVES: PROJECT PROPOSAL

DEVELOPMENT OBJECTIVES

Combine 3 parcels along 15th Ave E and construct 14 townhouse units with 11 parking stalls accessed from the alley. The single-family structure located on the north parcel to remain. All other structures to be removed. Exceptional tree located along the south parcel to be protected and remain. Project will be Built-Green 4-Star and to reference adjacent structures in its design while limiting effects on adjacent lots. The project will look to provide a connection between Volunteer Park and the interior of the site as well as the existing exceptional tree.

PROJECT INFORMATION

ADDRESS	1242-1248 15TH AVE E SEATTLE, WA 98112
SDCI #	3036562-EG
PARCEL NUMBER	133780-0915 133780-0920 133780-0925
ZONE	LR3 (M)
LOT SIZE	COMBINED: 13,538 SF
OVERLAYS	NONE
URBAN VILLAGE	NONE
ALLOWED FAR	1.8 X 13,538 SF = 24,368 SF
GROSS FLOOR AREA	21,000 SF PROPOSED
DENSITY LIMIT	NO LIMIT (14 UNITS PROPOSED)
ALLOWED HEIGHT	40’-0”
PARKING	11 STALLS PROPOSED

3.0 DEVELOPMENT OBJECTIVES: COMMUNITY OUTREACH

SUMMARY OF COMMENTS/QUESTIONS RECEIVED VIA WEBSITE COMMENT FORM, PROJECT EMAIL, AND PROJECT SURVEY:

DESIGN-RELATED COMMENTS:

- **DESIGN:**

  Many respondents encouraged the project team to use high-quality construction materials and preserve the character and history of the neighborhood through good, tasteful design that fits the neighborhood's current architectural style and does not feel like a commercial building. Additional respondents expressed concern about blocked light and encouraged design that provides an element of space and is not so dense that sunlight cannot get through. Other respondents encouraged interesting new and contemporary designs, compatible roof lines and materials/colors comfortable with surroundings. Other respondents encouraged decreasing the building height.

  The project proposes 14 5-story townhouse structures that meet the allowed LR-3 zoning height requirements and complements the established heights and datums of other structures along the east side of 15th Ave E. We are proposing all roof top features such as penthouses to be pushed as far to the interior of the site as possible to limit casting shadows onto neighboring properties. The proposed design will be a bridge between the traditional and contemporary structures within the neighborhood by blending the modern massing forms found up and down the block front and blending them with the timeless materials of brick and lap siding. Proposed gable roof-lines and cornice detailing pull traditional elements from the existing neighborhood housing stock, further working to carefully blend new construction within the established neighborhood fabric.

- **LANDSCAPING/OUTDOOR SPACE:**

  Several respondents encouraged outdoor and amenity space, good quality landscaping, including vegetation to help the environment and keeping remaining street trees, and Cisterns, rainwater gardens and permeable pavement to address surface water run-off after storms. Some expressed concern that 14 three-story townhouses will leave little room for landscaping and lead to unusable outdoor space that's a "no man's land" with different front yards. Another respondent encouraged wider sidewalks be installed.

  The project proposes lushly landscaped outdoor amenity space located at ground level and on roof decks of all units. The amenity space located at ground level will contain quality landscaping that will help the proposed project link to the neighboring environment. This landscaping will include existing street trees and the retention of the exceptional tree location along the south property line. This existing tree will be incorporated into an area that can be enjoyed by the residents of the proposed project. Landscaping will also serve as a transitional buffer between the busy street and the homes. A layered, colorful and textural landscape design will provide both an aesthetic transition between street and home as well as define a distinction between public and private realms and connect to Volunteer Park across the street. The project proposes bio-retention planters to aid in storm water run-off while the landscape design will incorporate patios to encourage the residents to enjoy and activate their yards.

3.0 DEVELOPMENT OBJECTIVES: COMMUNITY OUTREACH

- **SETBACKS:**

  One respondent encouraged the project team to create setbacks consistent with surrounding properties and another suggested keeping units as close to 15th as possible so sunlight can reach houses on 16th.

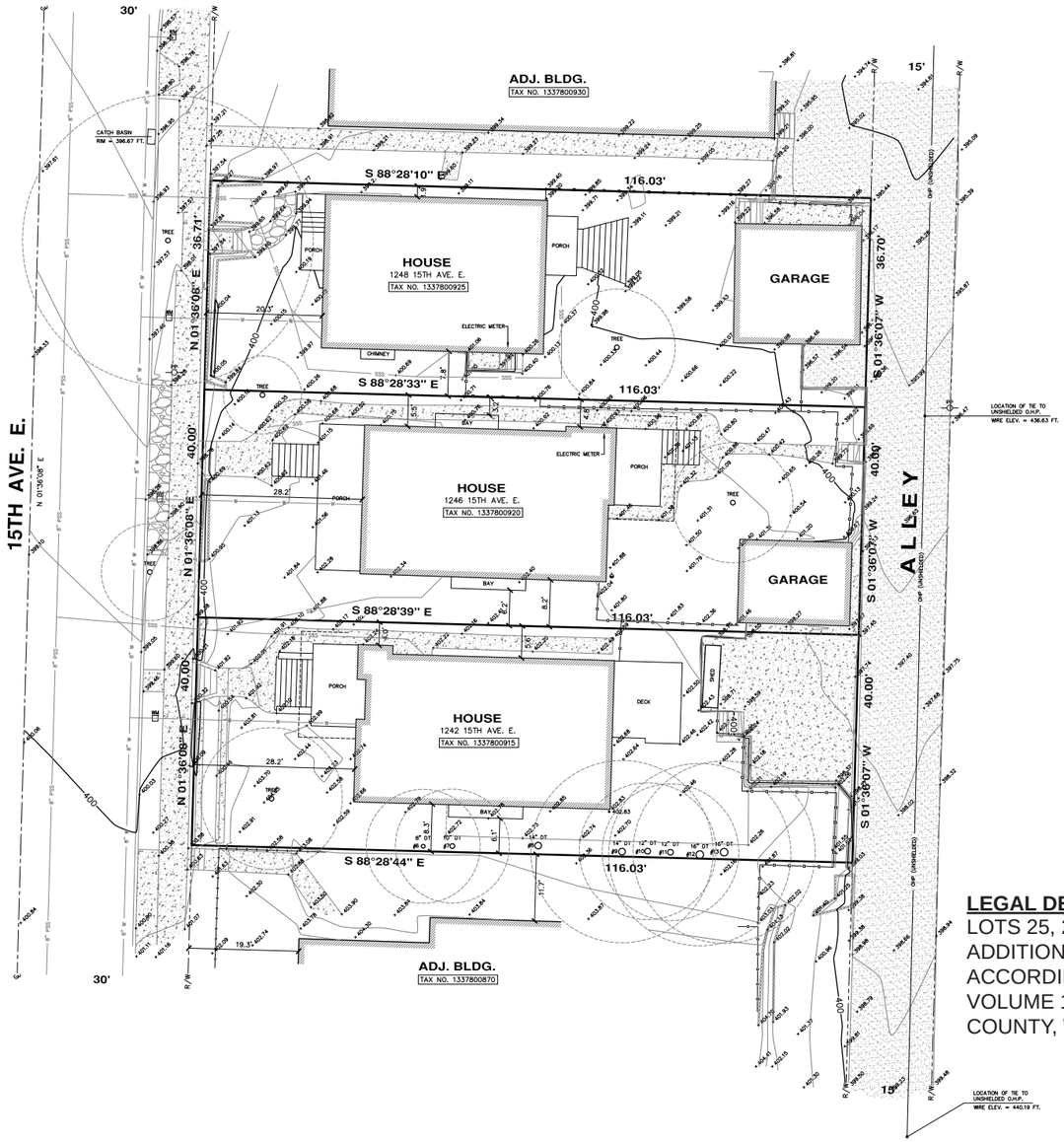
  The project proposes a 7’-0” to 8’-0” rear setback along the alley, this is on top of the 6” dedication provided at this location. The project is also pushed as close to 15th Ave E as allowed by the City of Seattle. Roof top features such as penthouses for alley units have been pushed to the west to limit the amount of shadows cast on the house along 16th Ave E.

- **ECO-FRIENDLY:**

  One respondent encouraged using environmentally-friendly materials.

  The proposed project will incorporate environmentally-friendly materials and energy efficient appliances. The project will also be Built Green 4-star and meet or exceed the environmental standards set by the city and state. All parking stalls will be pre-plumbed for electric vehicle charging capability.

4.0 SITE PLAN: SITE SURVEY



LEGAL DESCRIPTION:

LOTS 25, 26, & 27, BLOCK 29 OF CAPITAL HILL ADDITION TO THE CITY OF SEATTLE, DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WA.

SHEET 2 OF 2

BRANDON E. WINTERS — STATE OF WASHINGTON — 53803 — REGISTERED PROFESSIONAL LAND SURVEYOR
DATE 04/14/20

TOPOGRAPHIC SURVEY
1242, 1246 & 1248 15TH AVE. E.
SEATTLE, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	19-6553TOP02
DRAWING:	19-6553TOP02.DWG
CLIENT:	SHELTER HOMES
DATE:	11/22/2019
DRAWN BY:	ANTHONYH

5.0 URBAN DESIGN ANALYSIS: SITE AND ZONING

ZONING LEGEND

- LOWRISE MULTIFAMILY LR3 ZONE
- SINGLE-FAMILY ZONE

USE LEGEND

- SINGLE FAMILY STRUCTURES
- MULTI FAMILY STRUCTURES
- COMMUNITY PARK

3D BLOCK

5.0 URBAN DESIGN ANALYSIS: TRANSIT & SITE ACCESS

VEHICULAR ACCESS

While the project faces 15th Ave E, vehicular access is provided from the alley directly to the east of the site.

TRANSIT ACCESS

Bus route 10 travels along 15th Ave E: frequent all-day route

BICYCLE ACCESS

Shared bike lanes are located along 15th Ave E.

LEGEND

PUBLIC PATH

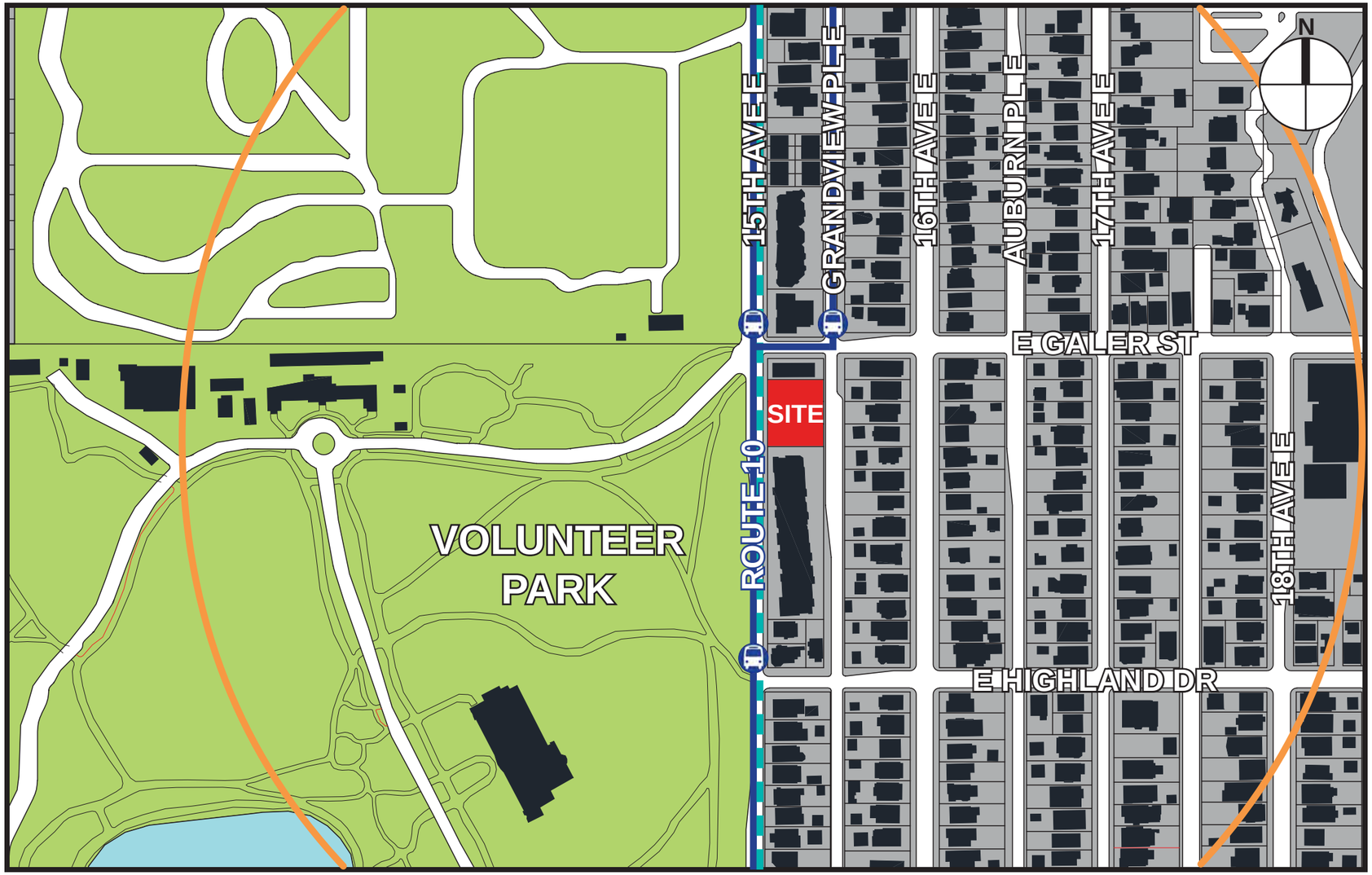
BIKE FRIENDLY

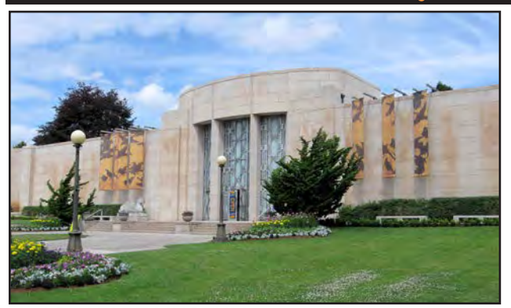
DEDICATED BIKE LANES

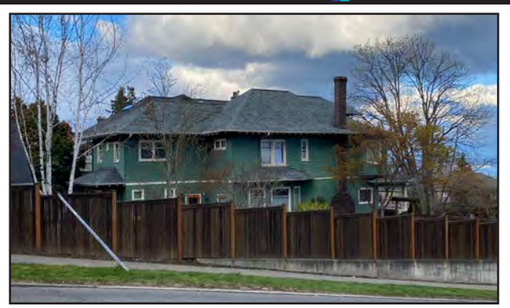
5 MIN. WALKING RADIUS

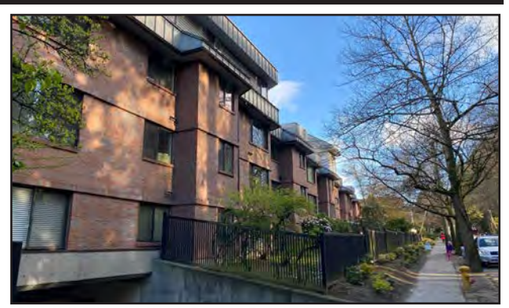
BUS ROUTE 10

BUS STOP




(1) ASIAN ART MUSEUM


(2) SINGLE-FAMILY STRUCTURE


(3) MULTI-FAMILY STRUCTURE

5.0 EXISTING SITE CONDITIONS: NEIGHBORHOOD CONTEXT

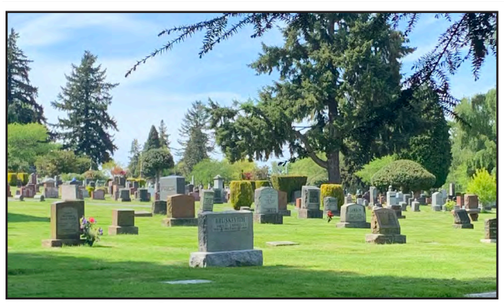
PARK SPACE

SINGLE-FAMILY STRUCTURES

DUPLEX & TRIPLEX STRUCTURES

MULTI-FAMILY STRUCTURES 4+ UNITS

OTHER STRUCTURES

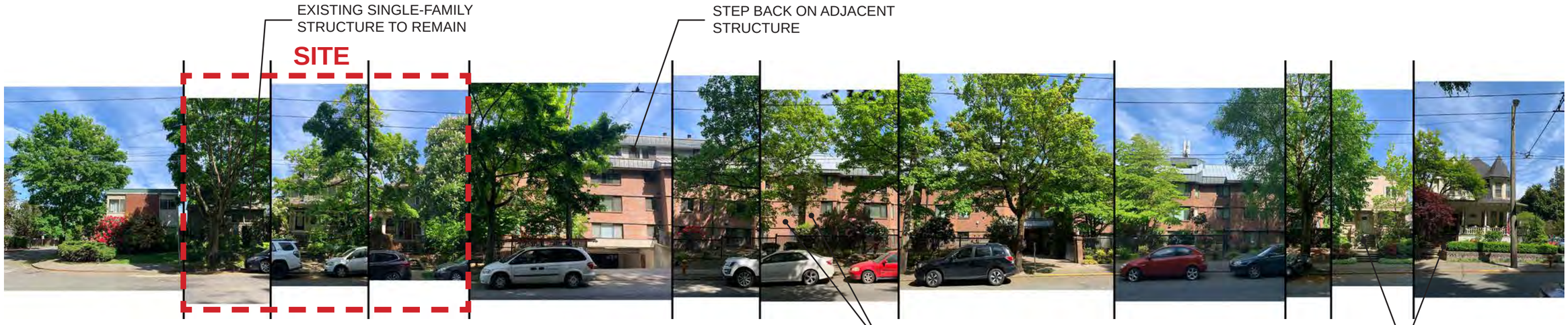


(4) LAKE VIEW CEMETERY

(5) VOLUNTEER PARK

(6) MULTI-FAMILY STRUCTURE

5.0 EXISTING SITE CONDITIONS: STREET FACADES

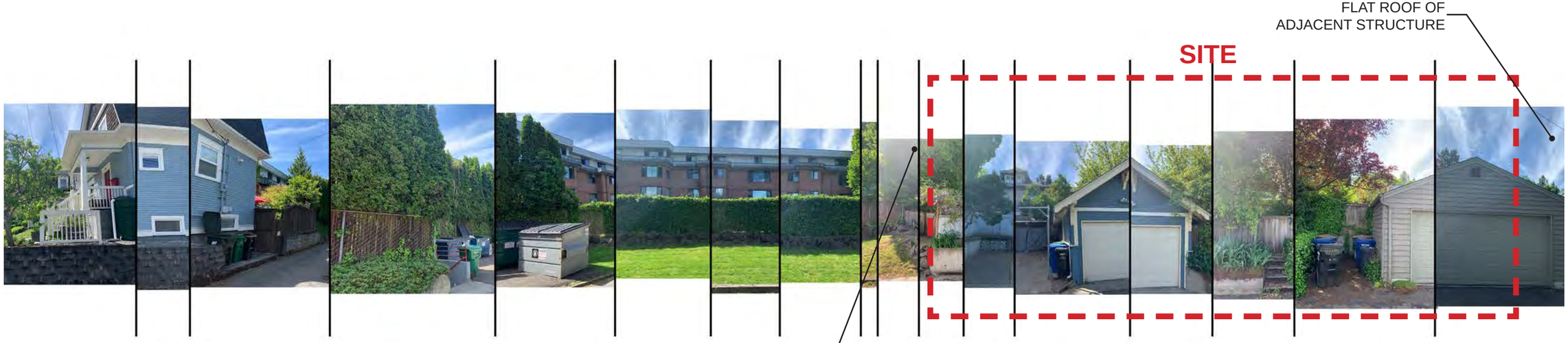


STREET ELEVATION: 15TH AVE EAST (EAST)

STREET ELEVATION: 15TH AVE EAST (WEST)

5.0 EXISTING SITE CONDITIONS: STREET FACADES

STREET ELEVATION: ALLEY (EAST)



STREET ELEVATION: ALLEY (WEST)

5.0 EXISTING SITE CONDITIONS: SITE PHOTOS

EXISTING SITE STRUCTURES LOOKING W

EXISTING SITE STRUCTURES LOOKING NW

EXISTING ALLEY LOOKING S

EXISTING 15TH AVE E LOOKING N

SITE FROM VOLUNTEER PARK LOOKING E

EXISTING ALLEY LOOKING N

5.0 EXISTING SITE CONDITIONS: SITE TREES

EXISTING SITE STRUCTURES LOOKING SE

EXISTING SITE STRUCTURES LOOKING EAST

EXISTING EXCEPTIONAL TREE AND A NUMBER OF OTHERS TO BE RETAINED AND INCORPORATED INTO THE PROPOSED PROJECT

EXISTING SINGLE-FAMILY STRUCTURE & LANDSCAPING TO REMAIN ON NORTHWESTERN PORTION OF SITE.

THE TWO SOUTHERN SINGLE-FAMILY STRUCTURES TO BE REMOVED.

PROPOSED DEVELOPMENT TO INCORPORATE RAISED ENTRIES

EXISTING CONDITIONS AT WESTERN PORTION OF SITE

EXISTING CONDITIONS AT SOUTHEAST PORTION OF SITE

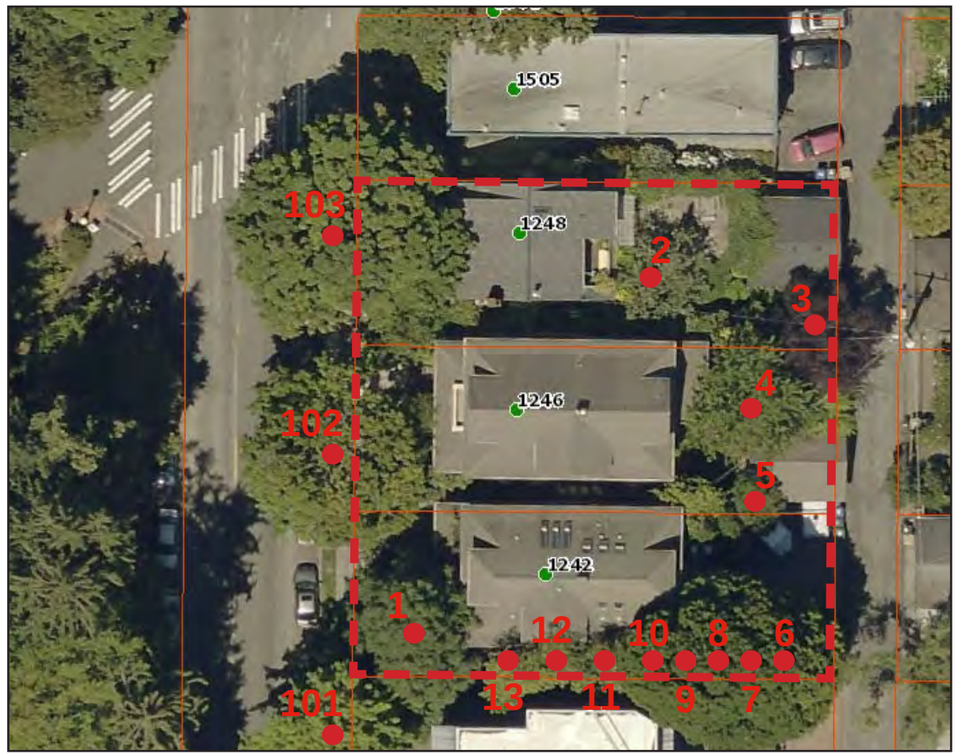
PROPOSED DEVELOPMENT TO INCORPORATE STEPPED PLANTERS FOR LANDSCAPE BUFFER

5.0 EXISTING SITE CONDITIONS: SITE TREES

EXISTING TREE SUMMARY

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH	HEIGHT	CONDITION	EXCEPTIONAL	COMMENTS	PROPOSAL	JUSTIFICATION
1	HORSE CHESTNUT	AESCULUS HIPPOCASTANUM	16	56	FAIR-GOOD	NO	MAIN TRUNK FORKS AT 1-FT ABOVE GROUND	REMOVE	LOCATION WITHIN DEVELOPMENT/SIZE OF TREE
2	APPLE	MALUS DOMESTICA	15	14	FAIR	NO	TYPICAL, WELL-MAINTAINED	REMOVE	LOCATION WITHIN DEVELOPMENT
3	PURPLE-LEAF PLUM	PRUNUS CERASIFERA	14	20	FAIR	NO	TOPPED IN PAST, MODERATE TRUNK DECAY	REMOVE	LOCATION WITHIN DEVELOPMENT
4	FLOWERING CHERRY	PRUNUS SERRULATA	17	24	FAIR-GOOD	NO	TYPICAL, MINOR BROWN ROT	REMOVE	LOCATION WITHIN DEVELOPMENT
5	LILAC	SYRINGA PEKINENSIS	10	15	FAIR	NO	HEAVILY PRUNED IN PAST	REMOVE	LOCATION WITHIN DEVELOPMENT
6	EUROPEAN HORNBEAM	CARPINUS BETULUS	20	66	FAIR	YES	TRUNK FORKS AT 4-FT, MULTIPLE STEMS	SAVE**	
7	EUROPEAN HORNBEAM	CARPINUS BETULUS	14	65	FAIR	NO	TRUNK FORKS AT 4-FT, MULTIPLE STEMS	SAVE	
8	EUROPEAN HORNBEAM	CARPINUS BETULUS	10	62	FAIR	NO	TRUNK FORKS AT 3-FT, MULTIPLE STEMS	SAVE	
9	EUROPEAN HORNBEAM	CARPINUS BETULUS	11	61	FAIR	NO	TRUNK FORKS AT 3-FT, MULTIPLE STEMS	SAVE	
10	EUROPEAN HORNBEAM	CARPINUS BETULUS	14	61	FAIR	NO	TRUNK FORKS AT 3-FT, MULTIPLE STEMS	REMOVE	LOCATION WITHIN DEVELOPMENT/SIZE OF TREE
11	ROWAN (MOUNTAIN ASH)	SORBUS AUCUPARIA	10	46	FAIR	NO	POOR STEM TAPER	REMOVE	LOCATION WITHIN DEVELOPMENT/SIZE OF TREE
12	ROWAN (MOUNTAIN ASH)	SORBUS AUCUPARIA	9	47	FAIR	NO	POOR STEM TAPER	REMOVE	LOCATION WITHIN DEVELOPMENT/SIZE OF TREE
13	ROWAN (MOUNTAIN ASH)	SORBUS AUCUPARIA	8	44	FAIR	NO	POOR STEM TAPER	REMOVE	LOCATION WITHIN DEVELOPMENT/SIZE OF TREE
101	NORWAY MAPLE	ACER PLATANOIDES	15	63	GOOD	NO	LIFTING SIDEWALK	SAVE*	
102	NORWAY MAPLE	ACER PLATANOIDES	16	44	FAIR	NO	STRESSED , LIMB DIEBACK, SMALL LEAVES	SAVE*	
103	NORWAY MAPLE	ACER PLATANOIDES	25	49	GOOD	NO	MINOR DIEBACK	SAVE*	

* STREET TREES; TO BE SAVED UNLESS ASKED BY SDOT FOR REMOVAL.
** EXCEPTIONAL TREE TO BE SAVED AND INCORPORATED INTO DEVLOPMENT; SEE ENCROACHMENT CALCULATION.



TREES LOCATIONS IN RELATION TO EXISTING SITE


EXISTING EXCEPTIONAL TREE LOOKING NW


TREES ALONG SOUTH PROPERTY LINE

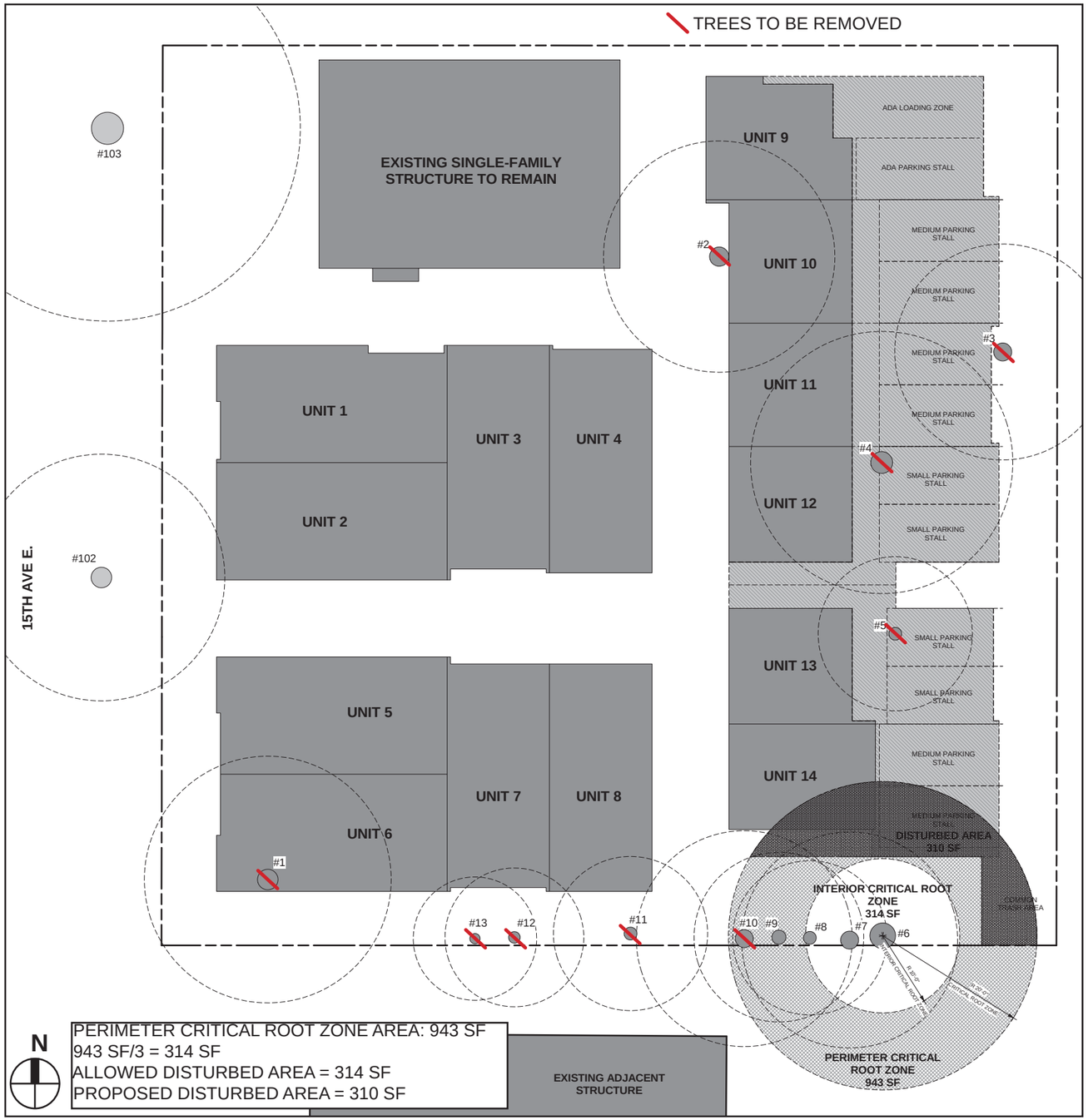
5.0 EXISTING SITE CONDITIONS: STREET FRONTAGE

PER ARBORIST REPORT (PAGE 3):

There is one 'Exceptional' tree (Tree #6) on the 1242 property. The threshold diameter for European hornbeam per Director's Rule is 16-inches. Trees #6 > #10 are all the same species. All of these have one main trunk that forks into multiple stems at 3 to 4-feet above ground. Diameters were measured at the narrowest point below the fork. These were all planted close to the property line, in close proximity to each other. All have been significantly pruned back in the past on the north sides. The attached map shows the tree canopy prior to the past pruning. Given the location of Tree #6 (close to the property line and southeast corner), retention may be feasible or work with your design plans. A 6 to 7-foot zone of no disturbance to the north from the trunk face would be needed to preserve the tree in good condition.

The exceptional tree (#6) located at the southeast portion of the site is to be retained in accordance to arborist and city of Seattle guidelines. Trees numbering 7, 8, and 9 will also be retained. These saved trees will provide a buffer between properties and provide a link to the adjacent Volunteer Park. At this time all mature street trees (#101-103) are to be retained unless SDOT requests removal. All remaining trees are to be removed as these trees are located on portions of the site that would make the development goals impossible. Saving the Horse Chestnut (#1) was explored, however adding this major constraint to this project after the retention of the exceptional tree (#6) and the single-family structure comes at too great of cost to both the amenity/landscape spaces and quality of townhomes.

TREES ALONG 15TH AVE E



TREES LOCATIONS IN RELATION TO PROPOSED SITE LAYOUT

6.0 ZONING DATA

PROJECT INFORMATION

ADDRESS	1242-1248 15TH AVE E
SDCI #	3036562-EG
PARCEL NUMBER	133780-0915 133780-0920 133780-0925
ZONE	LR3 (M)
LOT SIZE	13,538 SF
GROSS FLOOR AREA	21,000 SF

23.45.504 - PERMITTED USES
Residential use permitted.

- Residential townhouse use proposed

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS
LR3 (M): 1.8 for townhouse developments outside urban centers and villages and with a MHA suffix.

- Proposed structures to meet FAR requirements.
13,538 SF x 1.8 = 24,368 SF allowed

23.45.512 - DENSITY LIMITS
LR3 (M): No density limit for townhouse developments located in LR3 zones with a mandatory housing affordability suffix.

- 14 new townhouse units proposed with a existing single-family structure to remain which is exempt from density limits per SMC 23.45.512.D

23.45.514 - STRUCTURE HEIGHT
LR3 (M): 40 feet base height for townhouse development located outside urban centers and villages. Shed and butterfly roofs may extend 3 feet above limit.

- Proposed buildings to meet all height requirements with shed or gable roof.

23.45.518 - SETBACKS AND SEPARATIONS
Front: 7’ average, 5’ minimum
Rear: 7’ average, 5’ minimum
Side: 5’ for facades less then 40’ in length, 7’ average & 5’ minimum for facades greater than 40’ in length.
Separation between multiple structures: 10’ minimum

Unenclosed decks may project a maximum 4’ into setback if they are no closer than 5’ to the lot line, not more than 20’ wide, and separated from other deck by a distance equal to at least ½ of the width of the projection.

- Requesting a 1’-0” reduction to the north side setback minimum requirement (unit 9). Requirement is 5’-0” minimum, (proposing a 4’-0” minimum) All other proposed setbacks comply with requirements. Same as EDG proposal.

23.45.522 - AMENITY AREA
Required amount of amenity area for townhouse developments is equal to 25% of the lot area.
Minimum 50% of the required amenity area to be provided at ground level (except that on the roof of a structure) and may be provided as private or common space.
All units shall have access to an amenity area.
No common amenity areas shall be less than 250 square feet in area.

- Proposed amenity areas to be provided at ground level landscaped areas and private roof decks.

23.45.524 - LANDSCAPING STANDARDS
Landscaping that achieves a Green Factor score of 0.6 or greater is required for any LR zone. Street trees are required. Landscape plan to be provided to show compliance with Green Factor.

6.0 ZONING DATA

23.45.527 - STRUCTURAL WIDTH
LR3 (M): 120’ max structural width allowed in lot located outside urban villages and centers for townhouse developments.

- Development shall meet the requirement of structural width for the site.

23.45.527 - FACADE LENGTH
The maximum combined length of all portions of facades within 15’ of a side lot line shall not exceed 65% of the length of that lot line for townhouse development.
North side lot line: 115’-6 1/4” X .65 = 75’-1” total facade length allowed
South side lot line: 115’-6 1/4” X .65 = 75’-1” total façade length allowed

Option C:
- Proposed South facade length = 72’-5 1/2”
- Proposed North facade length = 74’-11 3/4”

23.45.536 - PARKING LOCATION, ACCESS AND SCREENING
If parking is taken from an alley, surface parking may be located anywhere within 25 ft from an alley lot line provided it is no closer than 7 ft to any street lot line.

- Each parking space shall be located at the rear of the site with access taken from the alley.

23.54.015 - REQUIRED PARKING
Per Table B, Multifamily residential uses are required 1 space per dwelling unit.
Per SMC 23.54.020.F.2.a Transit reduction: In multifamily zones, the minimum required parking for all uses is reduced by 50% if the property is located within a frequent transit service area.

Option C:
- 15 units proposed (15x.5 = 7.5 or 7 stalls required with the frequent transit service area reduction) with 11 parking stalls proposed.

7.0 SITE PLAN:

LEGEND

- ROAD/ALLEY
- PEDESTRIAN WALKWAY
- LANDSCAPE
- PROPOSED UNIT AT GRADE
- PROPOSED UNIT ABOVE
- EXISTING STRUCTURE

SITE PLAN

7.0 SITE PLAN:

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8.0 RESPONSE TO DESIGN GUIDELINES:

CS2 URBAN PATTERN AND FORM

CS2.B - Adjacent Sites:

Directly west of the proposed project sits a dense collection of trees & vegetation that form the edge of Volunteer Park. This edge is occasionally broken by a public path or opening that allows for views into the heart of the park linking the neighborhood to the east. While the park attracts large numbers of people, the west side of 15th Ave E does not contain a sidewalk, all pedestrian circulation is pushed to the east side of the street where there is a narrow sidewalk. Established structures along the east side of 15th provide a landscape buffer that acts as a transition/buffer as well as a connection to the Park.

- These two landscape areas proposed are used to link the park through recreating the park edge along the east side of 15th Ave E. A 5'-6" wide planting strip adjacent to the street and a 4'-8" wide stepped planter is proposed between sidewalk and proposed structures.
- The landscape areas will be broken by pedestrian access to each unit facing 15th and circulation paths into the interior of the site, linking internal open areas to the park.

CS2.D - Height, Bulk, and Scale:

The project is located along a narrow strip of land zoned LR3 with a max height of 40-ft and a max FAR of 24,368 SF. This strip of land is filled with an established mix of townhouses, apartments, and houses that are built out to varying degrees of density and height. This zone is also in transition to becoming denser and is nestled between a single-family zone (SF 5000) to the east which is predominantly filled with older single-family structures, while to the west across 15th Ave E is Volunteer Park.

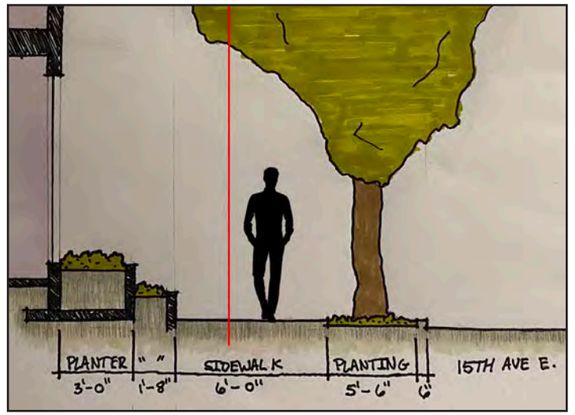
- The current proposal is currently calling for 22,000 SF with a max height just under 40-ft putting it in line with other projects located within this LR3 zone and under the allowed maximum.
- Roof overhangs and upper level/penthouse setbacks at top floors provide a reduction of perceived height at the edges of the site and tie overall massing to existing structures.
- Along the alley facing existing single family-zone, current proposal provides modulation highlighting individual units while dividing the structural mass in two through break in the facade.

CS3 Architectural Context

CS3.A.1 - Fitting Old and New Together:
CS3.A.3 - Established Neighborhoods:

Contemporary and traditional architectural styles are located in the neighborhood. More contemporary styles are predominantly located within the narrow strip of land zoned multi-family residential while a more traditional style is common in the single-family zone to the east. The design of the project endeavors to become a bridge between these two styles through the use of building articulation, roof forms, upper level setbacks, materials, and facade details.

- Roof forms such as shed overhangs emphasize human scale while being a complementary design to traditional structures without creating a reproduction.
- Parapets are elements that are shared with the more contemporary structures in the multi-family zone.
- Facade materials such as lap siding and brick provide durable materials that one can find throughout the neighborhood.
- Facade details such as traditional trim work, cornices, and lintel/sills provide a depth to the facades that connect the project to neighborhood.
- One existing single-family structure is to be retained, providing a connection to neighborhood and adding context and scale along 15th Ave E. This scale and context comes in the form of horizontal rhythm and vertical datums that is carried through to the proposal.

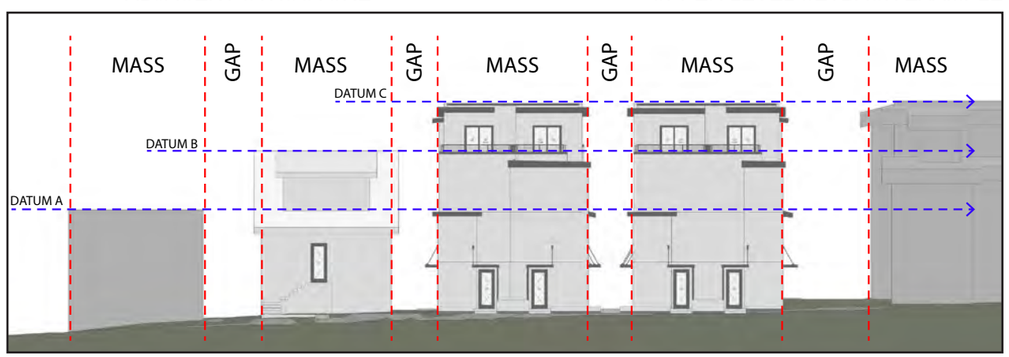


LANDSCAPE BUFFER

ROOF EXAMPLE

ADJACENT STRUCTURE

UPPER LEVEL SETBACK EXAMPLE



15TH AVE E. ELEVATION DIAGRAM

8.0 RESPONSE TO DESIGN GUIDELINES:

PL3 STREET LEVEL INTERACTION

PL3.A.d - Entries:
PL3.B - Residential Edges:

A common feature for entries in both the single-family and multi-family zones is for residential entries facing the street to be raised and covered. The entries are incorporated with a landscape zone between it and the street/sidewalk emphasizing the transition between public and private spaces. The current proposal uses this raised entry design to provide a vertical separation between street/sidewalk and the semi-private space of the porch.

- Each unit has its own entry, porch, and steps creating an intimate space that can become customized and unique over time.
- Raised entries along with the location of living, kitchen, and dining on main level provide clear sight-lines along 15th Ave E for safety and street activation.
- Proposed landscape planters adjacent to the entries are 4'-8" in depth while the expanded street planters are 5'-6" in depth. These together provide a landscape buffer that adds privacy and personalization to these entries and also provides a soft edge to the built environment connecting to Volunteer Park.

DC2 ARCHITECTURAL CONCEPT:

DC2.A.2 - Reducing Perceived Mass:
DC2.C.3 - Fit with Neighboring Buildings:

The site is at the convergence of low-density structures to the east, the open park to the west, and medium density structures to the north & south. Each of these areas have different prominent styles and elements that form the backbone of the neighborhood's sense of place. The current proposal uses siting, massing, and building elements to become a bridge between the three.

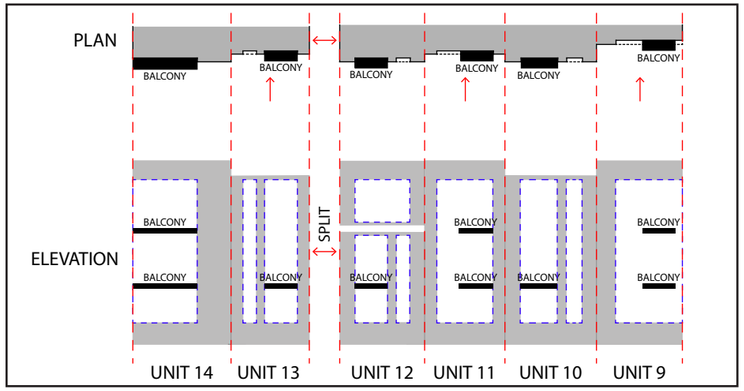
- Modulation along 15th Ave E reinforces the landscape buffer and helps define each unit and entry, while upper level setbacks reinforce the massing of the apartment structure to the south.
- Structure located at alley is split allowing for mid-block circulation, this also provides a reduction of the structural width facing the lower density zone.
- Decks strategically placed along the alley facade within recessed areas provide visual breaks and human scale. Other secondary items such as canopies and bay windows reduce the scale on interior facades of the site.
- Units facing 15th have living, kitchen, and dining on ground floor providing greater connection to outdoor spaces on and off site.
- The use of shed roofs on the tallest portions of the project provide connection to existing single-family structure on site and to the east, while parapets provide connection to more contemporary structures north and south. Placing mid-level roofs is also a way to follow existing designs and reduce the perceived mass.

DC3 ARCHITECTURAL CONCEPT:

DC3.B - Open Space Uses and Activities:
DC3.C - Design:

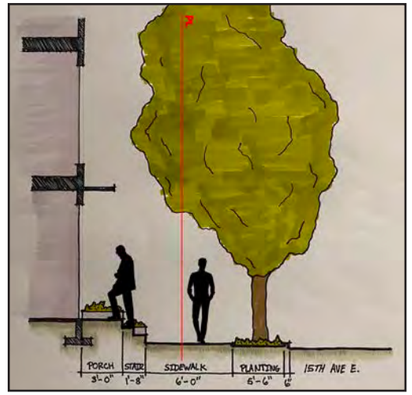
Proposed open spaces are designed around four ideas; circulation within and through site, interaction between residents, preservation & inclusion of the existing exceptional tree, and lastly providing new landscaping that connects to off-site natural areas such as Volunteer Park. Two main open areas that contribute to these ideas, one is a small centrally located amenity area where the north-south & east-west circulation paths cross, and the other is a larger courtyard that is located around the retained exceptional tree.

- The central path creates a place where residents and visitors can briefly rest, meet, and interact with clear sight-line to a future destination.
- The south courtyard provides a large space centered around the exceptional tree that provides a more private place for rest & relaxation. It is a larger space geared more toward an extended stay in the space.
- Circulation paths provide connection between exceptional tree and neighborhood.



ALLEY ELEVATION DIAGRAM

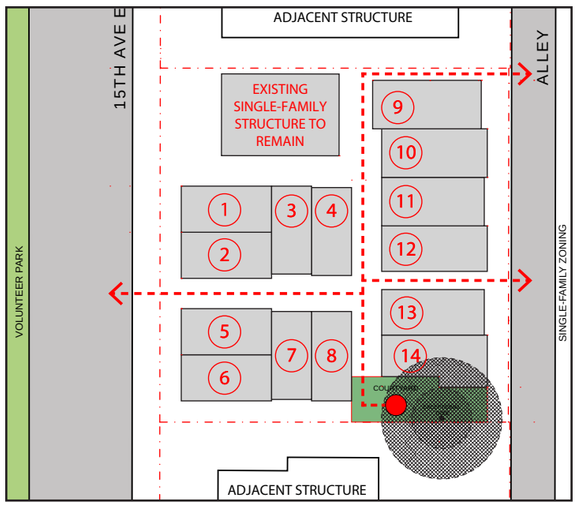
ENTRY & LANDSCAPE BUFFER EXAMPLE



ENTRY & LANDSCAPE BUFFER

CIRCULATION & LANDSCAPE

(OPTION 3) SOUTH COURTYARD



(OPTION 3) CIRCULATION & OPEN SPACE

8.0 RESPONSE TO EDG:

1. MASSING OPTIONS & RESPONSE TO CONTEXT:

(a). Staff supports massing option 3 - the applicant's preferred massing option - as it has been refined in response to context, thorough studies, and earlier guidance. The guidance, priority guidelines, and public comments provided at first EDG review should also be considered as the design evolves. (CS3, DC2).

RESPONSE: The current proposal has evolved from the massing of option 3 as well as through public comments, guidance, and priority guidelines.

(b). Staff appreciates the thorough roof form studies as shown on pages 60-61 of the second EDG packet, and generally supports the applicant's preferred options it simplifies the form and unifies the treatment of the upper and lower levels. Staff, however, does not support the segments of solid parapet that extend above the shed roof as it exacerbates the perceived height and makes the shed roof form look applied, rather than integral. (CS2-D-1, CCS3, DC2-A).

RESPONSE: The proposed roof forms for the western units (1-8) have been retained from the last round of the EDG packet while the parapet sections that extend above the proposed roof line have either been greatly reduced or completely removed from the proposal. Please see the adjacent roof treatment render for a visual of this change.

(c). Echoing public concern regarding zone transition, staff supports the proposed modulation on the north and south facades of the northwest townhouse structure - as shown on page 59 of the second EDG packet - as it is sensitive to the existing single-family structure and helps alleviate the canyon-like entry experience between the townhouse structures. Use this modulation to inform the treatment of all facades and create a cohesive overall architectural expression. Clearly dimension the depth of modulation in the permit drawings and recommendation packet. (CS2-D-1, CS3, DC2-A-2, DC2-B-1, DC2-C).

RESPONSE: The modulation on the north and south facades of the northwest structure has been retained and the only change was the addition of materials and glazing. Please see images below that show the proposal at EDG as well as currently. Additionally, to help alleviate the canyon-like concerns large sections of flat facades throughout the project have been treated using modulation similar to that of the north facade. Please see pages "33-35" for additional images as well as the floor plans located on pages 36-41 for the dimensions of these changes.

EDG PROPOSAL

ROOF TREATMENT - VIEW LOOKING NORTHEAST

EDG PROPOSAL

FACADE TREATMENT - VIEW LOOKING SOUTHEAST

8.0 RESPONSE TO EDG:

(d). Staff does not support the proposed treatment of the pass-through between units 12 and 13, specifically the over reliance on landscape planters and a trellis. Staff is concerned that landscaping will fail to thrive in such a shaded and enclosed area. Continue to design the pass-through to be *"comfortably-scaled and well-proportioned"*, as directed at the first EDG review. Staff supports the use of textured materials on the adjacent facades. Explore design solutions that lower the perceived height and incorporate lighting. (DC2-D).

RESPONSE: The proposed pass-through has been modified using textured materials through the use of lap siding, lighting through wall sconces, and a updated trellis system providing an element that steps down in height in relation to the path. All planters that were shown in the last EDG proposal have been removed and the space provided with a larger more welcoming pathway into the site. The trellis becomes a navigation element helping direct people to the east-west access path that splits the eastern structure. This horizontal datum created by the trellis ties into adjacent entry canopies and roof lines called out during the EDG process. A gate is provided at the face of the pass-through to help provide a secure site. Please see images below showing the progression through the pass-through at different locations along the path.

PASS-THROUGH TREATMENT - VIEW LOOKING NORTHEAST

PASS-THROUGH TREATMENT - VIEW LOOKING WEST

PASS-THROUGH TREATMENT - VIEW LOOKING EAST

EDG PROPOSAL

EDG PROPOSAL

(e). Staff supports the elimination of the departure request from structural separation requirements - as presented at first EDG review - as the proposed townhouse mass is a more sensitive design response to the existing single-family structure in the northwest corner of the site. (CS2-D-1, CS3, DC2-A-1).

RESPONSE: No change to any departure requests on the current proposal.

8.0 RESPONSE TO EDG:

2. FACADE COMPOSITION & MATERIALS:

(a). Staff maintains concerns that option 3 lacks a strong street edge and traditional rowhouse expression, which is more successfully achieved by option 2. Further develop the street-facing facade in a manner that expresses four individual brick townhouses. The front stoop, as discussed below, is essential to the resolution of this guidance. (PL3, DC2, DC2-B-1, DC2-D-1).

RESPONSE: To provide more individualism, each unit is designed to have a unique street facing facade. While each facade is unique, the materials and modulation arise from a similar tool kit allowing the units to become more like a family of units and not duplicates. To further emphasize the individualism, each unit's entry is located on a different plane and material than it's adjacent unit. The proposed roof lines at each unit shift up and down creating both a unique street facade and lowering the perceived overall height of project and providing a link to the adjacent structures. Other smaller scale elements such as the front stoops and entry canopies of different scales add to the overall individualism. Please see pages 23 and 24 that show the past roof and modulation studies provided during the last EDG.

(b). Staff specifically prioritizes DC2, Architectural Concept, and DC2-B-1, Facade Composition. As the design and composition of the street-facing facades evolves, use that architectural language to inform further refinement of all other facades for a cohesive expression. (DC2, DC2-B-1).

RESPONSE: Through the use of high-quality materials and secondary architectural elements taken from the neighboring context the design language of project has been further developed throughout to create a cohesive expression on all facades. This includes using materials as discussed on further pages.

UNIT DIVISION DIAGRAM

EDG PROPOSAL

PERSPECTIVE VIEW LOOKING E

8.0 RESPONSE TO EDG:

THE FOLLOWING ARE ROOF AND MODULATION STUDIES SHOWN DURING THE EDG PROCESS.

ROOF OPTION A

- A mixture of only traditional roof elements provide a solid connection to neighboring structures. Gable roofs that are provided at upper level increase the overall perceived height of the structures. A mixture of cornices and shallower gables are provided at lower levels. While these roofs are traditional, the overall height and forms of the structures create an incoherent pairing of height, roof forms and slopes. *(CS3-A)(CS2-A-1)(DC2-B-1)(DC2-C-3)*

ROOF OPTION B

- A mixture of only traditional roof elements provide a solid connection to neighboring structures. Shallow gable roofs that are provided at upper level reduce the total perceived height of the structures, while a mixture of cornices and smaller gables are provided at lower levels, even above the entrances. While these roofs are traditional, the overall height of the structures create an incoherent pairing of height and roof forms. These forms feel forced on and not a fully integrated system. *(CS3-A)(DC2-A)(DC2-B-1)(DC2-C-3)(DC2-D-1)*

ROOF OPTION C

- A mixture of only traditional roof elements provide a solid connection to neighboring structures. Gable roofs that are provided at upper level increase the overall perceived height of the structures. A mixture of cornices and gables are provided at lower levels. While these roofs are traditional, the overall height and forms of the structures create an incoherent pairing of height, roof forms and building form. *(CS3-A)(CS2-A-1)(DC2-B-1)(DC2-C-3)*

ROOF OPTION D

- A mixture of only traditional roof elements provide a solid connection to neighboring structures. Shallow gable roofs that are provided at upper level reduce the total perceived height of the structures, while a mixture of cornices and smaller canopies are provided at lower levels. While these roofs are traditional, the overall height of the structures create an incoherent pairing of height and gable roof forms. As stated with option B, these forms feel forced on and not a fully integrated system. *(CS3-A)(DC2-A)(DC2-B-1)(DC2-C-3)(DC2-D-1)*

8.0 RESPONSE TO EDG:

THE FOLLOWING ARE ROOF AND MODULATION STUDIES SHOWN DURING THE EDG PROCESS.

ROOF OPTION E

- A mixture of traditional and contemporary roof elements provide connections to neighboring structures. Shed roofs are provided at the upper level, while a mixture of cornices and small gables are provided at lower levels. For the gables, this option proposes two distinct lower roofs providing distinction between the structures. All these roof forms provide a connection to more traditional elements but they also create a more disjointed design. *(CS2-D-4)(DC3-A-3)(DC2-B-1)(DC2-C-3)(DC2-C-D)*

ROOF OPTION F

- A mixture of traditional and contemporary roof elements provide connections to neighboring structures. Shed roofs are provided at the upper level, while a mixture of cornices and small gables are provided at lower levels. For the gables, this option proposes two similar lower roofs providing a more common form between the structures while still being unique. All these roof forms provide a connection to more traditional elements but they also create a more disjointed design. *(CS2-D-4)(DC3-A-3)(DC2-B-1)(DC2-C-3)(DC2-C-D)*

ROOF OPTION G

- A mixture of traditional and contemporary roof elements provide a connection to neighboring structures. While Shed roofs are provided at upper level, cornices are provided at lower levels. The combination of these two roof forms creates a more coherent design while still providing some traditional elements. *(CS2-D-4)(CS3-A)(DC2-A)(DC2-B-1)(DC2-C-3)(DC2-C-D)*

ROOF OPTION H

- A mixture of traditional and contemporary roof elements provide a connection to neighboring structures. While Shed roofs are provided at upper level, cornices are provided at lower levels. The combination of these two roof forms creates a more coherent design while still providing some traditional elements. This design provides more distinction between the two structures. *(CS2-D-4)(CS3-A)(DC2-A)(DC2-B-1)(DC2-C-3)(DC2-C-D)*

8.0 RESPONSE TO EDG:

(c). Staff appreciates the “Facade Composition: Details” study on page 65 of the second EDG packet, and notes that the details appear to be developing in the right direction, such as the cornices, corner boards, window systems, contemporary detail infill panels, etc. Clearly depict these details in permit drawings and recommendation packet. As stated in the first EDG review, staff specifically prioritizes Design Guidelines DC2-C, Secondary Architectural Features, and DC2-D-1, Human Scale. (DC2-C, DC2-D-1).

RESPONSE: The proposal continues to use corner boards, cornices, and infill panels throughout the project in addition to secondary architectural features such as brick lintels and sills, all of which are clearly shown throughout the renderings and elevations provided in this packet. These features tie directly back to the traditional residential elements present within the neighborhood. Please see pages 30-35 which show the relationships between the proposed details of this project and the projects located within the neighborhood and outside of it.

(d). As stated in the first EDG review, *“In Strong agreement with public comment, staff directs the use if high-quality, traditional residential materials that achieve a fine-grained scale, such as brick, lap siding, masonry, and textured concrete. Note, staff does not support the use of large scale cementitious panels it is not an appropriate response to context. Avoid coplanar material transitions. Staff specifically prioritizes Design Guidelines DC2-D-2, Texture, and DC4-A-1, Exterior Finish Materials...”* Staff supports the proposed use of brick and lap-siding. Limit the use of large-scale cementitious panel to group windows. (DC2-D-2, DC4-A-1).

RESPONSE: The proposal has no large sections of fiber-cement panel other than grouping a select number of windows which is limited to just a few locations. The primary brick and lap siding materials are proposed to be in colors and tones which fit within the neighboring context. A secondary stained wood siding is brought in to provide a warmth and contrast in specific locations within the project. Together all three high-quality materials are evenly distributed throughout not just along 15th Ave E to give this project a cohesive design. Please see the material palette below as well as the rendered elevations located later in this packet.

(e). Staff supports the proposed dark-colored vinyl windows with contemporary mullion patterns and coordinated architectural elements, including cornices, balconies, railings, etc. Intentionally group windows in a manner that is consistent on all facades. (DC2, DC2-B-1, DC2-C-1).

RESPONSE: Sections of windows are grouped together using small quantities of fiber-cement panel which will help break up large sections of lap siding. These grouped windows will also provide that smaller scale needed on facades that can’t be modulated. Proposed window treatments continue to use the dark-colored contemporary option as shown in the EDG packet.

(f). Staff supports the use of cornices at the lower levels as it creates a scaling element and is responsive to the context. Design these architectural features to be attractive and durable. (DC2, DC2-B-1, DC2-C-1, DC4-A).

RESPONSE: The use of cornices at the lower levels continue on the current proposal of the project.

(g). Staff supports the proposed articulation and textured material treatment of the highly visible north facade at the northwest corner in response to the first EDG review, as it responds the scale and character of the existing single-family structure. (CS3-A-1, DC2-B-1, DC4).

RESPONSE: The proposed design of the highly visible north facade at the northwest corner is in line with what was proposed in the second EDG packet. Please see the response to EDG 1C on page 20 for more details.

5. FIBER-CEMENT PANEL

1. BRICK

2. WOOD SIDING

3. FIBER-CEMENT LAP SIDING

4. FIBER-CEMENT LAP SIDING

PATHWAY VIEW LOOKING SOUTHWEST

WEST ELEVATION

8.0 RESPONSE TO EDG:

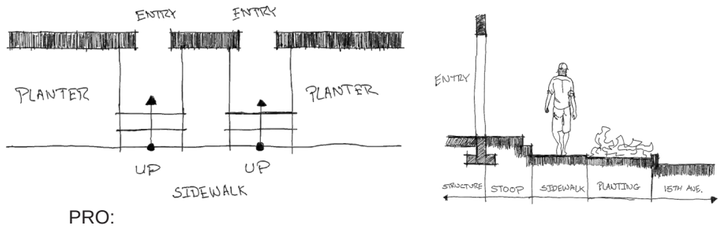
3. SITE PLAN & ENTRY EXPERIENCE:

(a). Staff supports the elevated entries of the street-facing units, but directs further development of a usable front stoop and the entry experience in response to earlier guidance: *"Staff specifically prioritizes Design Guidelines PL3-A-3, Individual Entries; PL3-A-4, Ensemble of Elements; and PL3-B-4, Interaction. Compose all entries as variations on a set of coordinated elements that contribute to a human-scale. Design front stoops and canopies that are informed by the context, and provide opportunities for personalization and social interaction."* Establish a clear public/private threshold for all entries, including the at-grade entries along the shared central path. (PL3-A-3, PL3-A-4, PL3-B-4, DC2-D-1).

RESPONSE: In the limited height and space available the front entry stoops along 15th Ave E have been modified to provide a larger semi-private space by raising the entries above the adjacent sidewalk and providing a turn in the direction of travel. This semi-private space is enhanced through the use of small landscape buffers and bio-retention planters to create a more intimate entry for each unit. Weather protection is provided through the use of steel canopies, while lighting and signage provides safety and direction to each unit. Individualism of each entry comes in the form of a varied material palette as well as the size and scale of the stoop and canopies. Below is a stoop/entry study that shows the pros and cons of each option and what our preferred option is. Images located on the next page show examples of our preferred option throughout the neighborhood.

EDG PROPOSAL

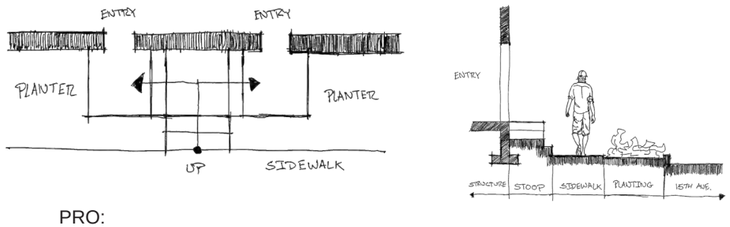
OPTION A



PRO:
- Individual stoops and entries.
- Separation between stoop and adjacent windows.

CON:
- Only a small height separation between unit entries and sidewalk.
- Generally less privacy of stoop and entry.
- Creates small stoop that isn't very useful.

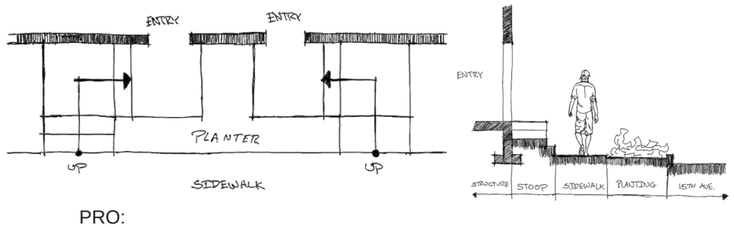
OPTION B



PRO:
- Raised stoop and entry provides additional separation from sidewalk, creating a clear transition zone.
- Separation between stoop and adjacent windows.
- Larger stoop and entry provided.

CON:
- Shared stoop entry creates less area for personalization.
- Less privacy from adjacent unit.

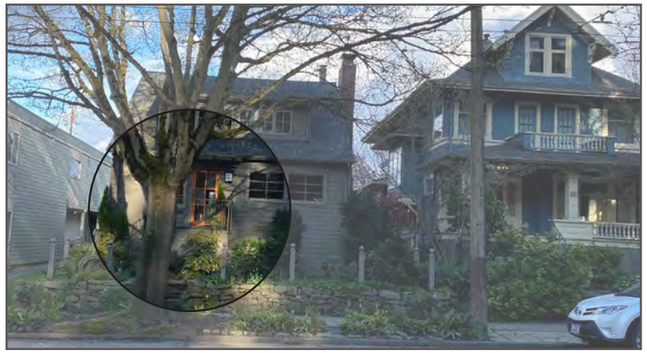
OPTION C (PREFERRED)



PRO:
- Raised stoop and entry provides additional separation from sidewalk, creating a clear transition zone.
- Individual stoops creates area for personalization.
- Larger stoop and entry provided.

CON:
- Conflict with entry steps and adjacent window.

8.0 RESPONSE TO EDG:

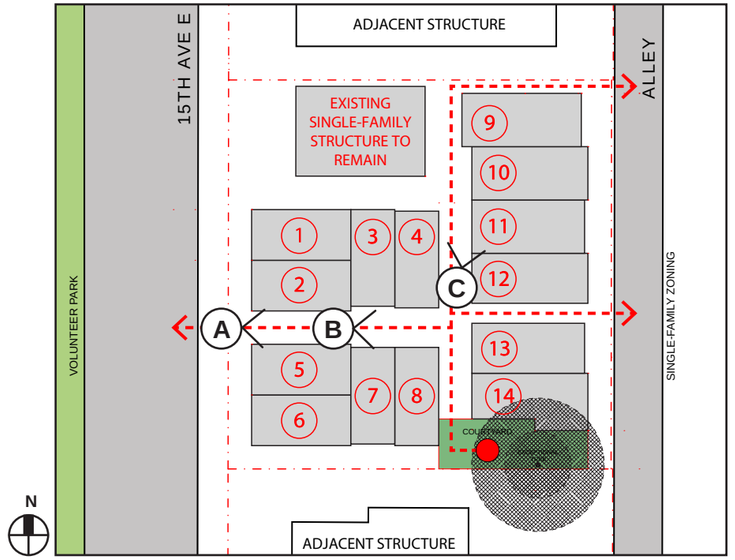


EXISTING SINGLE-FAMILY STOOP ENTRY

NEIGHBORHOOD STOOP EXAMPLE

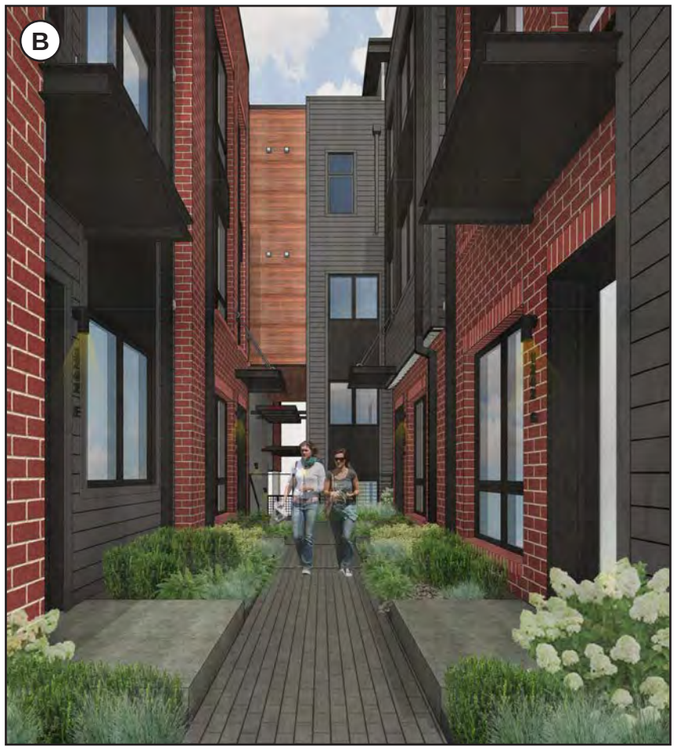
(b). Staff sees merit in both the north path option and central path option - the applicant's preferred - as illustrated in the studies provided on page 58 of the second EDG packet. Staff supports the central path option if the two secondary entries of units 2 and 5 are eliminated, designed so as not to appear to privatize the shared path. As stated in the first EDG review, *"design the shared path to be generous, welcoming, and identifiable."* (PL3-A, DC2-A-1).

RESPONSE: The central path option has been kept from the second EDG proposal as it is the only option that provides the ability to have an accessible route through the site as well as the ability to create the larger courtyard integrated with the existing exceptional tree. The design of this path has been developed further to provide a more generous and welcoming space that directs a visitor to their final destination. In doing so the secondary entries of units 2 & 5 have been removed to reduce the appearance that this central path will be privatized by those units.



CIRCULATION DIAGRAM

PATHWAY DESIGN - LOOKING EAST FROM SIDEWALK



PATHWAY DESIGN - LOOKING EAST

PATHWAY DESIGN - LOOKING NORTHEAST

8.0 RESPONSE TO EDG:

4. LANDSCAPE & EXCEPTIONAL TREES:

(a). Staff is concerned that available open space is largely devoted to pedestrian circulation. Create small pockets of private or shared usable space along the internal paths. Consider how these spaces contribute to a front stoop expression. Staff specifically prioritizes PL3-B-4, Interaction; DC3, Open Space Concept; and DC3-B-1, Meeting User Needs. (PL3-B-4, DC3-B, DC3-B-1, DC4-D).

RESPONSE: While limited space is available due to the need to provide an accessible path through the site, small pockets of shared space have been created. These spaces consist of built-in benches to allow for informal interaction between occupants of the space. Private entry stoops at the internal units however are raised above this pedestrian path while providing a small landscape buffer through the use of bio-retention and landscape planters. In areas where there is a window well adjacent to the pedestrian path a small landscape buffer is provided to allow for privacy of said window. The southeast portion of the site is dedicated to the courtyard area since it is this area that will receive the most natural light and air. This location also allows for the integration of the existing exceptional tree into the space providing a focal point for the community. Additional small details such as the use of pavers for the public space paths, and concrete at more private locations such as entry stoops help provide distinction between spaces while bio-planters are integrated into the spaces to provide interesting points of congregation for visitors.

(b).Staff notes that internal open space will be deeply shaded. Select vegetation that can thrive in such conditions. Incorporate hardscape materials that will add visual interest. (DC4-D-1, DC4-D-3).

RESPONSE: The landscape proposal incorporates vegetation that will thrive in the locations where they are located be that of sun or shade. The courtyard area itself is located at the southeastern portion of the site thus it will be provided large amounts of sun to both occupants and plants a like as it is provided an unobstructed southern exposure. Concrete pavers located within in this courtyard and throughout the site will provide a durable and interesting hard-scape material that will add a level of texture to the hard-scape and will help distinguish between public and more semi-private spaces. Please see the rendered landscape plan at the back of this packet.

PATHWAY AT EDG PROPOSAL

CENTRAL PATHWAY LOOKING NORTH

PATHWAY PERSPECTIVE VIEW LOOKING S

8.0 RESPONSE TO EDG:

COURTYARD LOOKING SOUTHEAST

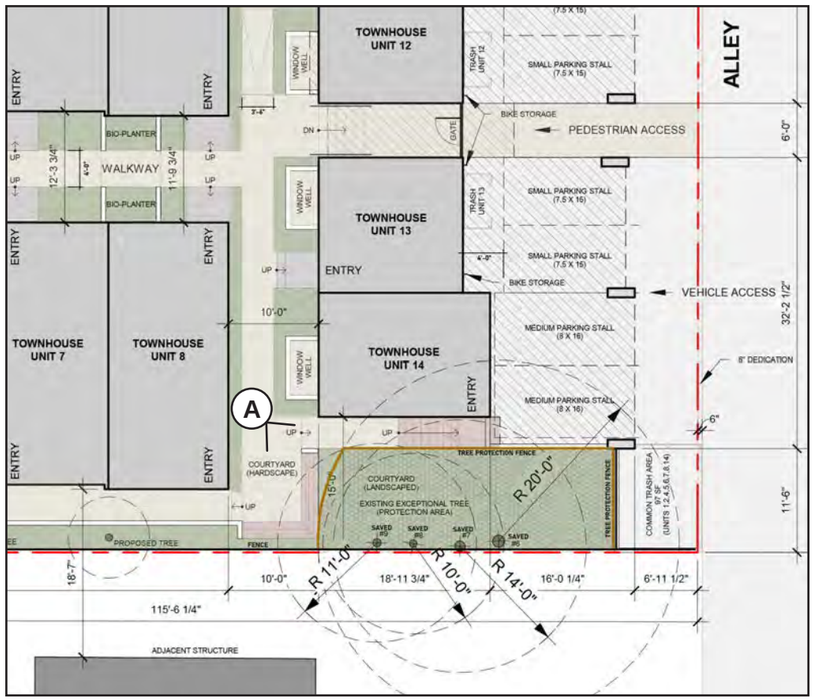
CONCEPT SKETCH AT EDG

(c). Staff continues to support the retention of the existing Exceptional tree and the intent to incorporate the tree into an amenity area. Staff supports the intent to retain tree numbers 7, 8, 9, 12, and 13 along the south property line, as described on page 13 of the second EDG packet, and specifically prioritizes Design Guidelines CS1-D-1, On-Site Features. (CS1-D-1).

RESPONSE: The proposal is to retain and protect the exceptional tree located at the southeast corner of the site. Trees 7, 8, and 9 along the south property line will also be saved.

(d). Staff continues to note the lack of bio-retention planters in the landscape plan. Consider stormwater requirements and the impact on site design. Downspouts should be well integrated into the facade composition and correctly located to correspond with bio-retention facilities. (DC4-D).

RESPONSE: Both the proposed landscape plan and site plan have been updated to show locations of all bio-retention facilities. These facilities and the associated downspouts have been integrated into the design of the site and structures to become features and place making elements.



SITE PLAN

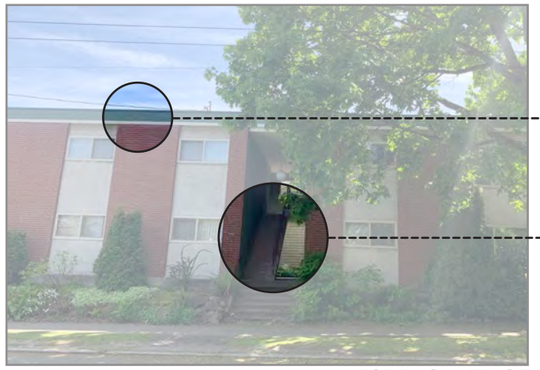
8.0 RESPONSE TO EDG: PRECEDENTS - NEIGHBORHOOD

1210 15TH AVE E.

UPPER LEVEL SETBACK REDUCES THE HEIGHT & MASS ALONG 15TH AVE E, PROVIDES CONNECTION TO PARK AND EYES ON THE STREET. (CS2-D) (DC2-C-3)

IN AND OUT MODULATION PROVIDES A REDUCTION IN MASS AND TIES INTO ADJACENT STRUCTURE WHILE PROVIDING IDENTIFIABLE UNITS (CS3) (CS2-D) (DC2-C-3)

DURABLE EXTERIOR MATERIALS PROVIDE A LASTING CONNECTION TO SURROUNDING STRUCTURES. (DC4-A)



1505 E. GALER ST

MIXTURE OF OVERHANGS AND PARAPETS PROVIDE AN INTERESTING LINK TO ADJACENT STRUCTURES. (CS3) (DC2-C-3)

PASSAGE WAY PROVIDES ACCESS BETWEEN FRONT AND REAR STRUCTURES AS WELL AS BETWEEN STREET AND ALLEY. (PL3-A-D) (PL3-B)

1534 15TH AVE E.

SHED ROOF PROVIDES A WAY TO CAP 4-STORY STRUCTURES WITHOUT ADDING ADDITIONAL HEIGHT. (DC2-C-3)

RAISED ENTRY FROM STREET PROVIDES A TRANSITION BETWEEN PUBLIC & PRIVATE. (DC2-C-3)

PROPOSED OPTION 3

A LANDSCAPE BUFFER PROVIDES A CONNECTION TO VOLUNTEER PARK. (CS3-A-3) (PL3-B) (CS2-B)

1248 15TH AVE E.

8.0 RESPONSE TO EDG: PRECEDENTS - PROJECT EXAMPLES

COURTYARD EXAMPLE

ROOF DECK EXAMPLE

ROOF FORM
(DC2-C-3)

ROOF FORM EXAMPLE

UNIT & ROOF MODULATION
(CS2-D)(DC2-C-3)

RAISED GARDEN ENTRY
(DC2-C-3)

MODULATION & ENTRY EXAMPLE

CIRCULATION
(PL3-A-D)(PL3-B)

PROPOSED OPTION 3

ENTRY CANOPY

ENTRY PLANTERS
(CS3-A-3)(PL3-B)(CS2-B)

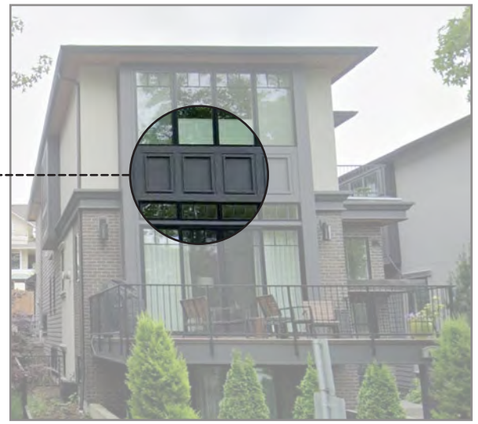
RAISED ENTRY
(DC2-C-3)

ENTRY DETAIL EXAMPLE

8.0 RESPONSE TO EDG: DETAILS

The neighborhood contains a wide range of traditional and contemporary design styles that inform the overall look and feel. The proposed project incorporates some of these detailed elements. While these proposed elements pull ideas from these existing structures the final look is a bit more contemporary to allow for the proposed structure to fit into the time period of today.

(DC2-C-1)(DC2-C-3)(DC2-D-1)



EXAMPLE PROJECT WITH A CONTEMPORARY TAKE ON TRADITIONAL DETAILS.
(DC2-C-3a)

1918 E GALAR ST.

- SHORT-LAYERED OVERHANG/CORNICE AT TOP OF WALL.
- WINDOWS COMBINED INTO A SYSTEM OF DETAILED ELEMENTS.

(DC2-C-1)(DC2-D-1)

1250 17TH AVE E.

- 2X2 CORNER BOARDS AT LAP SIDING.
- COVERED/RAISED PORCH.

(DC2-C-2)(DC2-C-1)(DC2-C-3a)

1534 15TH AVE E.

- OVERSIZED OVERHANG AT SHED ROOF.

(DC2-C-3a)

1103 20TH AVE E.

- *LINTEL AND SILL TREATMENT AT WINDOWS.*

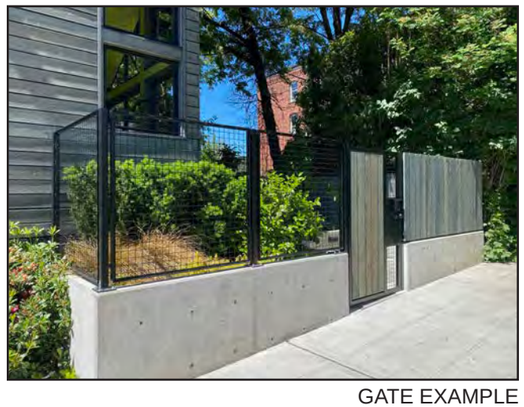
(DC2-C-1)(DC2-D-1)

8.0 RESPONSE TO EDG: DETAILS

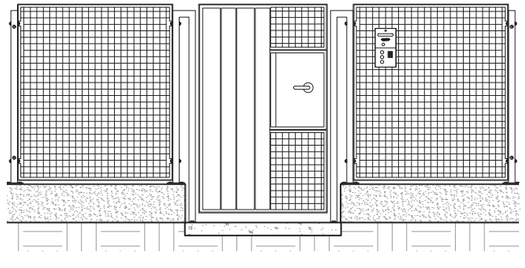
PATHWAY SECTION PERSPECTIVE LOOKING SOUTHEAST

8.0 RESPONSE TO EDG: DETAILS

PATHWAY SECTION PERSPECTIVE LOOKING NORTH



GATE EXAMPLE



GATE PROPOSAL

8.0 RESPONSE TO EDG: DETAILS

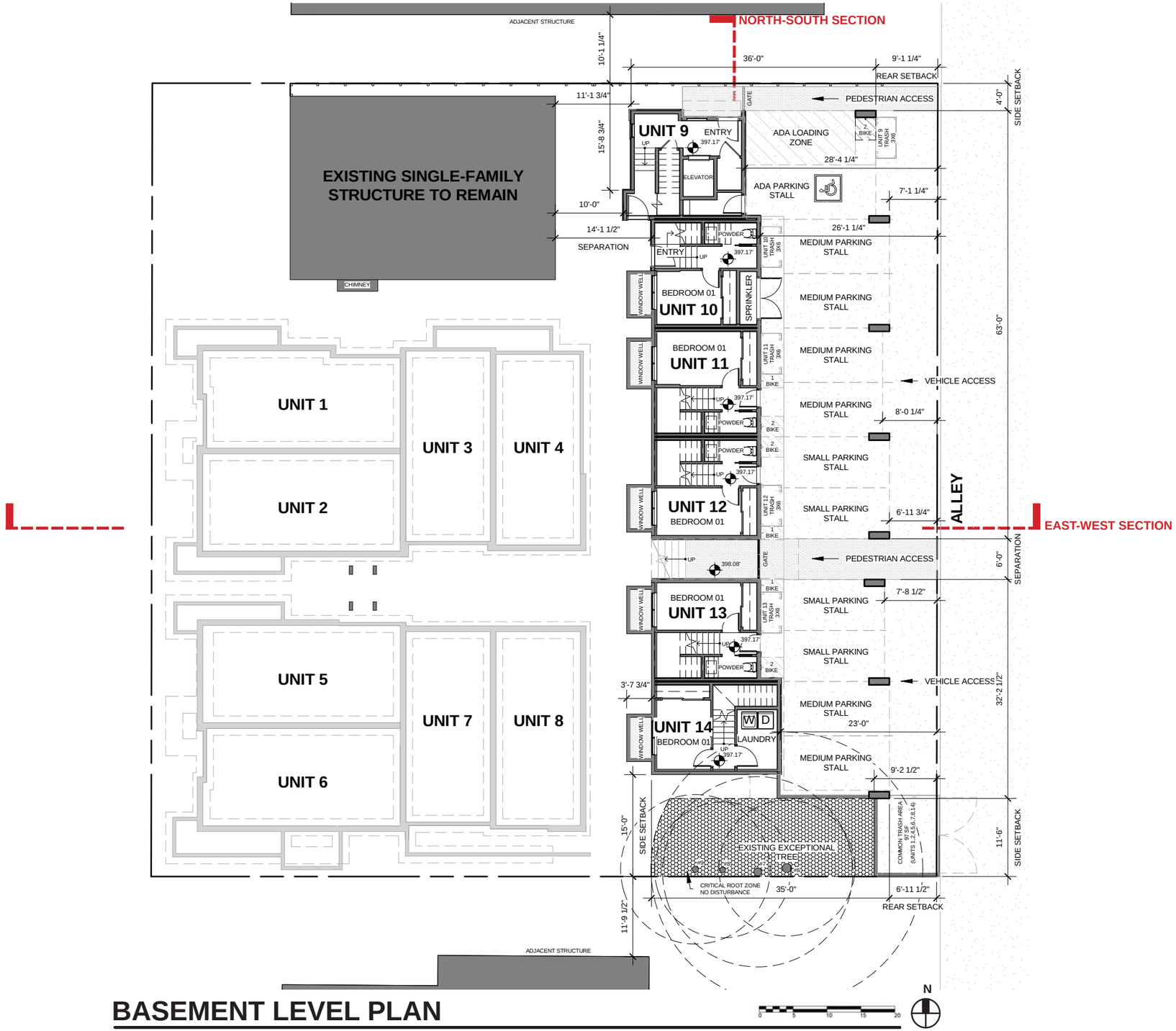
RAISED STOOPS PROVIDE SEMI-PRIVATE SPACES AT UNIT ENTRIES WHILE THE CHANGE IN MATERIAL HELPS VISUALIZE THIS SPACE.

LANDSCAPE BUFFERS PROVIDED AT WINDOW WELLS AND UNIT ENTRIES HELP PROVIDE A LEVEL OF PRIVACY.

INTEGRATION OF BIO-PLANTER ELEMENTS INTO PATHWAY DETAILS PROVIDE SMALL FOCAL POINTS ALONG THE CIRCULATION AXIS.

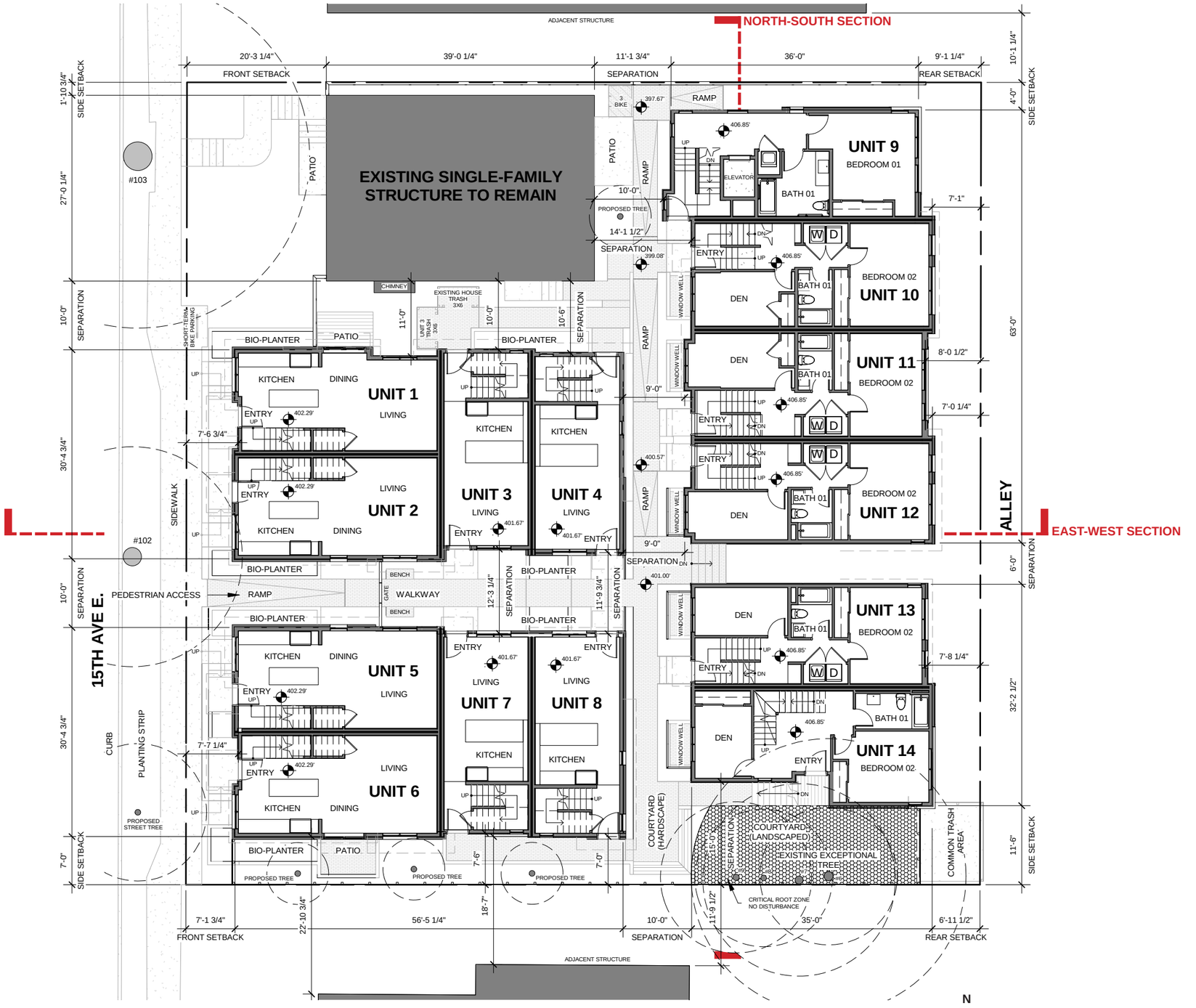
PATHWAY SECTION PERSPECTIVE LOOKING NORTHEAST

9.0 FLOOR PLANS:



BASEMENT LEVEL PLAN

9.0 FLOOR PLANS:



LEVEL 1 PLAN

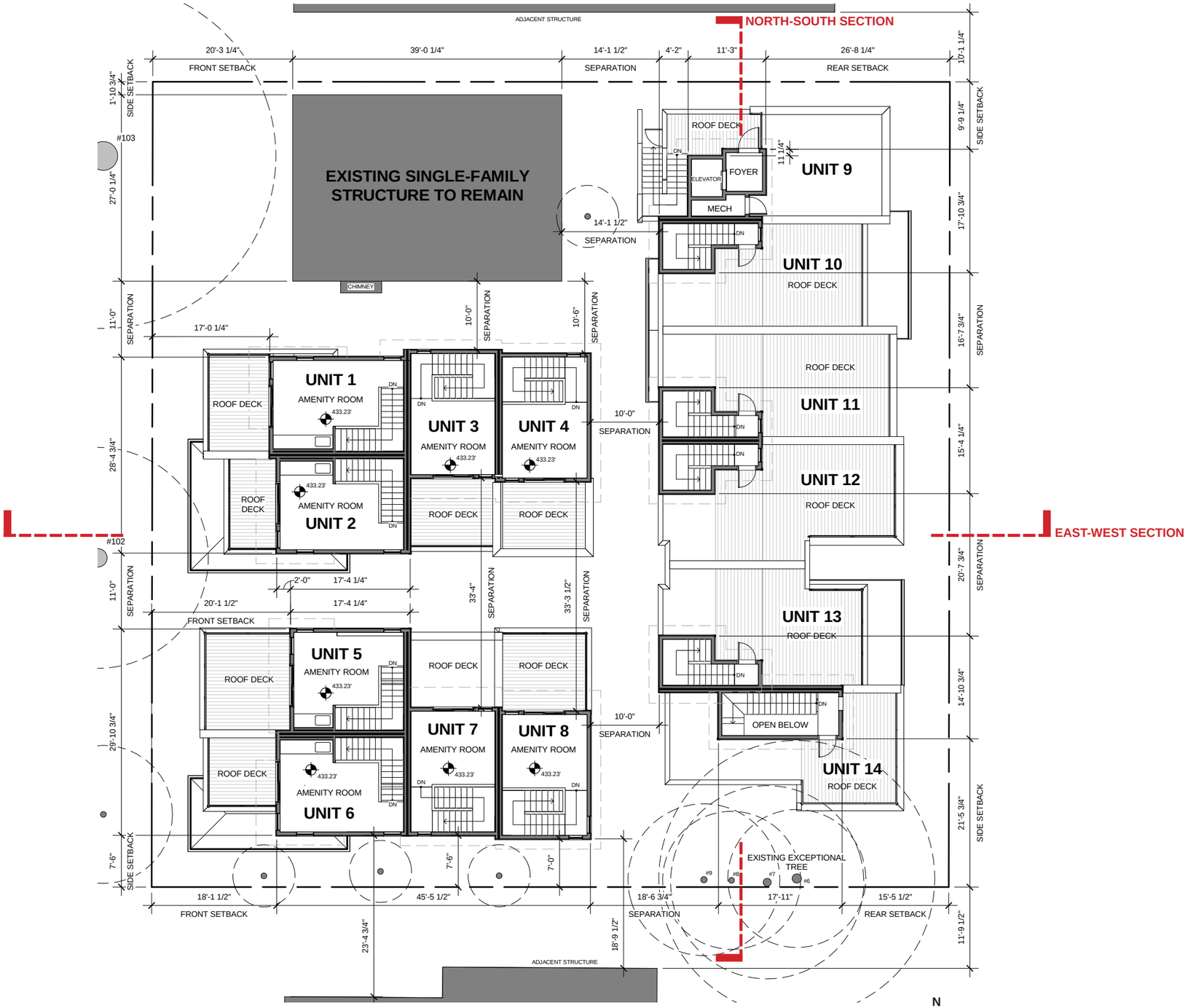
9.0 FLOOR PLANS:

LEVEL 2 PLAN

9.0 FLOOR PLANS:

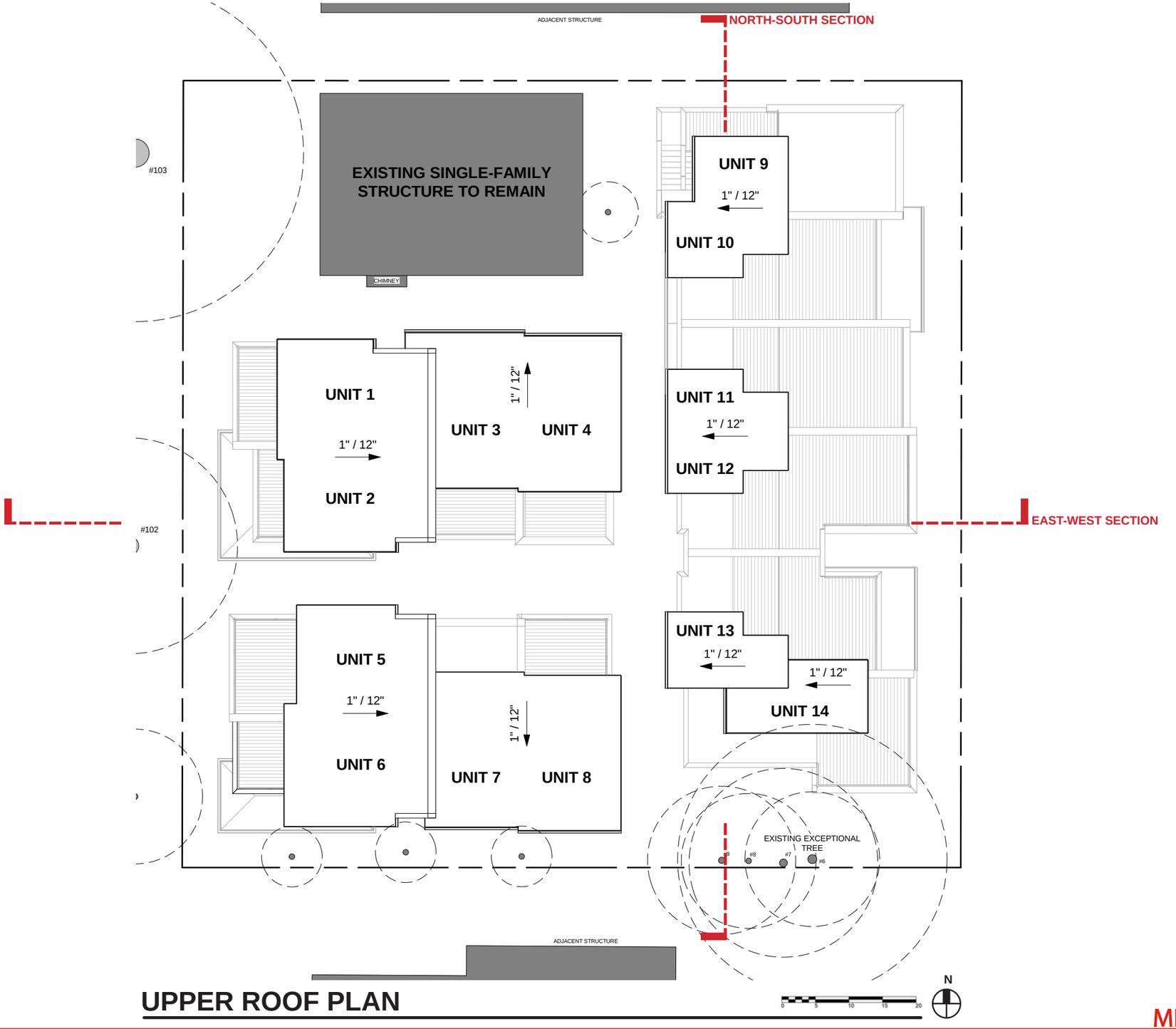
LEVEL 3 PLAN

9.0 FLOOR PLANS:



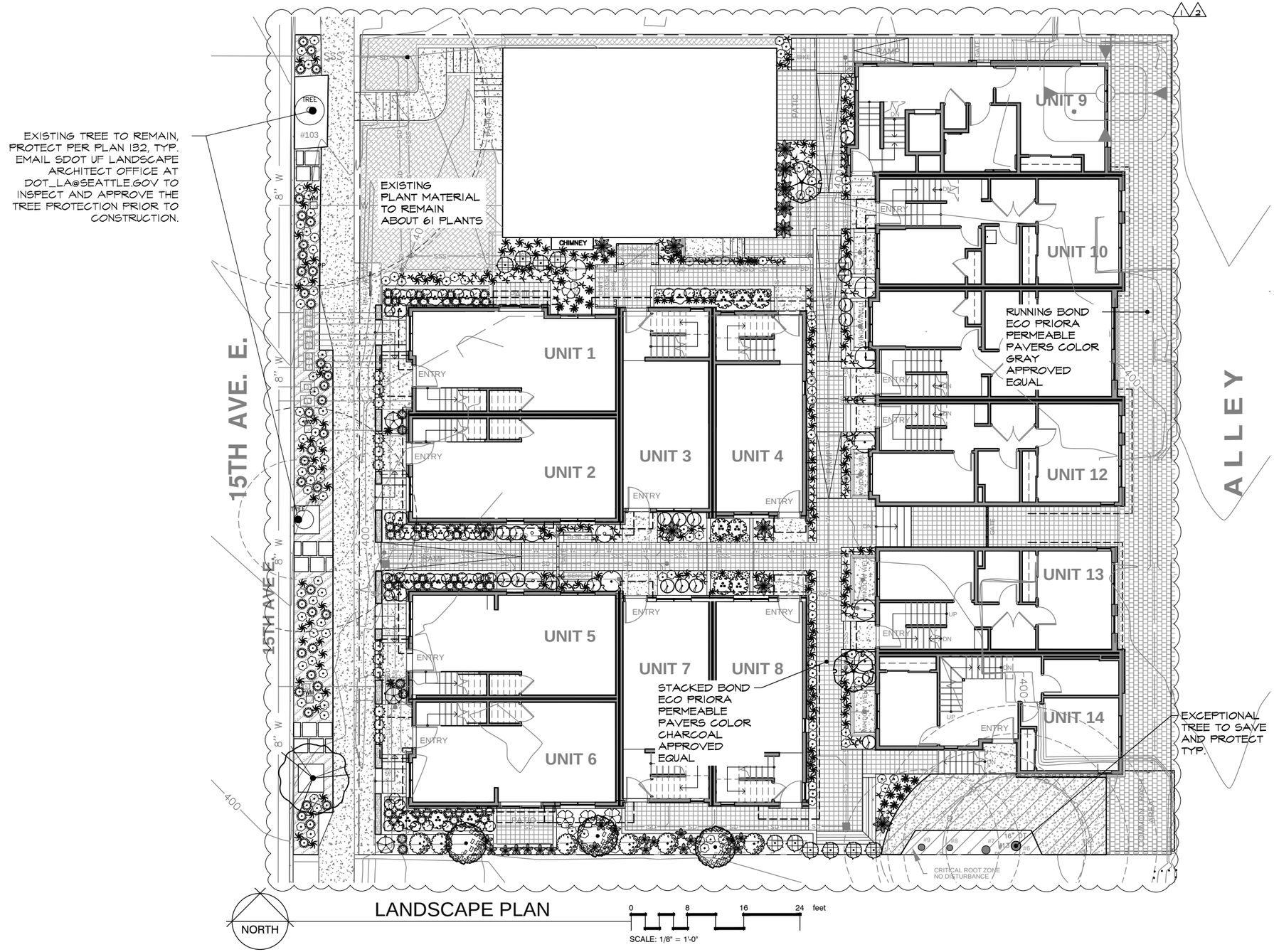
LEVEL 4/ROOF PLAN

9.0 FLOOR PLANS:



UPPER ROOF PLAN

10.0 PROPOSED LANDSCAPE PLAN:



ECO PRIORA PAVER - CHARCOAL

ECO PRIORA PAVER - GRAY

10.0 PROPOSED LANDSCAPE PLAN:

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acer miyabei 'Morton' TM / State Street Miyabei Maple Street Tree	2-2.5" CAL, B&B	No	No	1
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1.5" Cal	No	No	2
	Quercus robur 'Fastigiata' / Skyrocket Oak	1.5" Cal	No	No	3

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Athyrium filix-femina / Lady Fern	1 gal	Yes	Yes	19
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia	1 gal	Yes	No	118
	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	109
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Yes	No	6
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	142
	Carex testacea / Orange Sedge	1 gal	Yes	No	39
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus	20" Ht min	Yes	No	19
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal	Yes	No	7
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes	No	12
	Juniperus virginiana 'Skyrocket' / Skyrocket Juniper	5'-6' Ht	Yes	No	10
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe	2 gal	Yes	No	4
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	Yes	No	26
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	Yes	No	11
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	5 gal	Yes	No	3
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal	Yes	No	6
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	Yes	No	3

BIORETENTION	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	1 gal	Yes	No	38
	Cornus alba / Tatarian Dogwood	5 gal	Yes	No	10
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood	5 gal	Yes	No	13
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	Yes	No	12
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	1 gal	Yes	No	48
	Polygonatum odoratum / Solomon's Seal	1 gal	Yes	Yes	12

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Ajuga reptans / Bugleweed	4"pot	Yes	No	24" o.c.	11
	Fragaria chiloensis / Beach Strawberry	1 gal.	Yes	Yes	18" o.c.	143

SITE	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Arborist Chips 3" Depth	N/A				270 sf


JAPANESE HOLLY


GREENSPIRE EUONYMUS


LADY FERN


WINTERGLOW BERGENIA


GOLDENRAIN TREE


DEER FERN


FEATHER REED GRASS


FRAGRANT SARCOCOCCA


SKYROCKET JUNIPER


EVERILLO JAPANESE SEDGE


ORANGE SEDGE


RAMAPO RHODODENDRON


BLOODGOOD JAPANESE MAPLE


LIMELIGHT HYDRANGEA

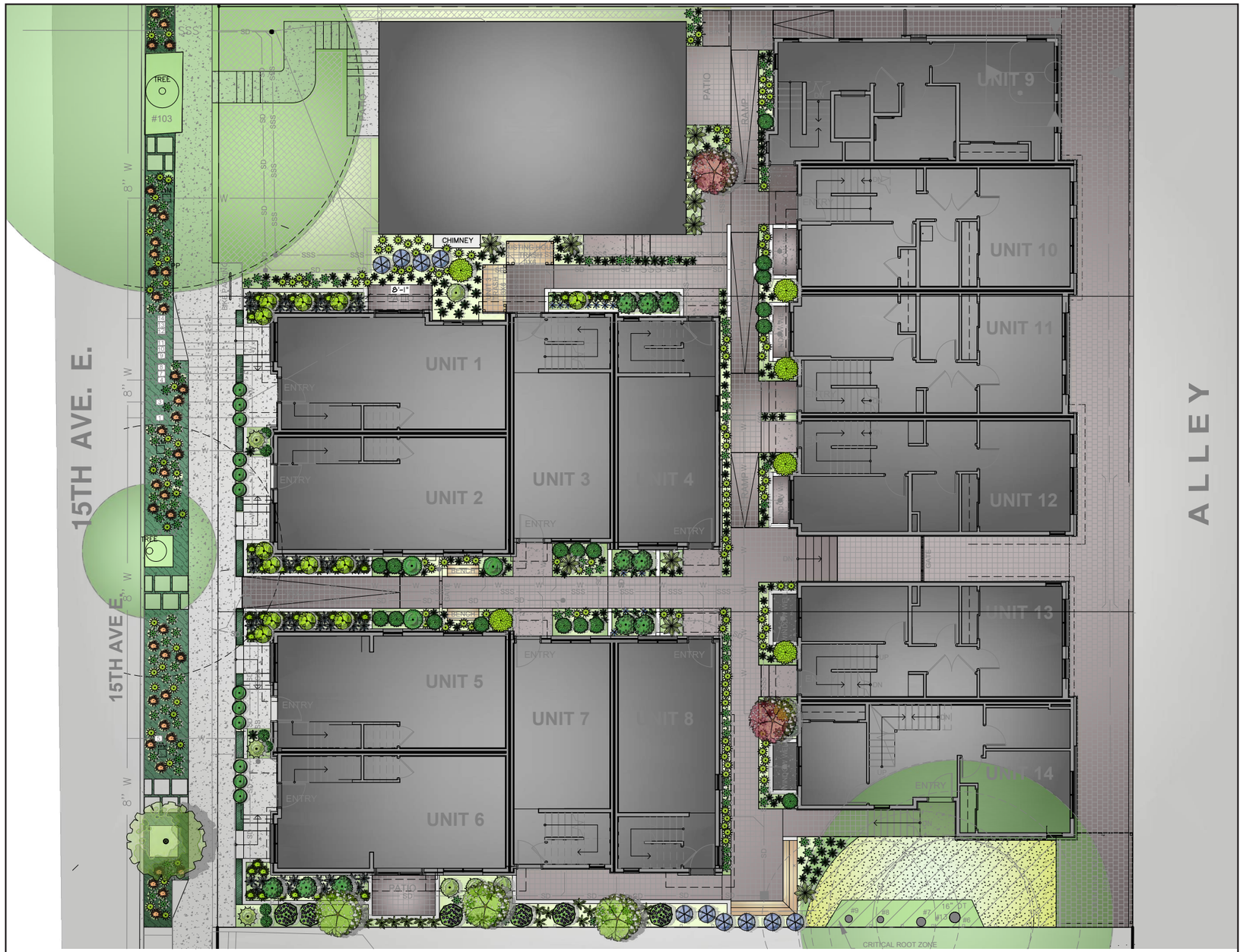

HEAVENLY BAMBOO


MAHONIA SOFT CARESS


BIG BLUE LILYTURF


RAINBOW LEUCOTHOE

10.0 PROPOSED LANDSCAPE PLAN:




BLUE ARROW JUNCUS


TATARIAN DOGWOOD


BUGLEWEED


BEACH STRAWBERRY


GOLDENLEAF DOGWOOD


SOLOMON'S SEAL


SKYROCKET OAK


BLUE SWITCH GRASS

10.0 PROPOSED LANDSCAPE PLAN:

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11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

2. WOOD SIDING

SEMI-TRANSPARENT BROWN OR SIM.

3. FIBER-CEMENT LAP SIDING

SW 7068 “GRIZZLE GRAY” OR SIM.

4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.

5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

WEST ELEVATION

11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

2. WOOD SIDING

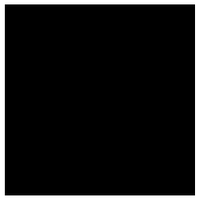
SEMI-TRANSPARENT BROWN OR SIM.

3. FIBER-CEMENT LAP SIDING

SW 7068 “GRIZZLE GRAY” OR SIM.

4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.



5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

EAST ELEVATION

11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

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SEMI-TRANSPARENT BROWN OR SIM.

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SW 7068 “GRIZZLE GRAY” OR SIM.

4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.

5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

NORTH ELEVATION A

11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

2. WOOD SIDING

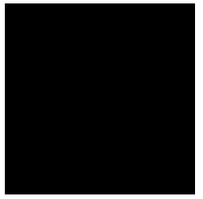
SEMI-TRANSPARENT BROWN OR SIM.

3. FIBER-CEMENT LAP SIDING

SW 7068 “GRIZZLE GRAY” OR SIM.

4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.



5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

NORTH ELEVATION B

0 5 10 15 20

11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

2. WOOD SIDING

SEMI-TRANSPARENT BROWN OR SIM.

3. FIBER-CEMENT LAP SIDING

SW 7068 “GRIZZLE GRAY” OR SIM.

4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.

5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

NORTH COURTYARD ELEVATION

11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

2. WOOD SIDING

SEMI-TRANSPARENT BROWN OR SIM.

3. FIBER-CEMENT LAP SIDING

SW 7068 “GRIZZLE GRAY” OR SIM.

4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.

5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

SOUTH COURTYARD ELEVATION

11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

2. WOOD SIDING

SEMI-TRANSPARENT BROWN OR SIM.

3. FIBER-CEMENT LAP SIDING

SW 7068 “GRIZZLE GRAY” OR SIM.

4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.

5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

WEST COURTYARD ELEVATION

0 5 10 15 20

11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

2. WOOD SIDING

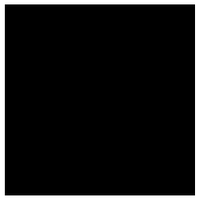
SEMI-TRANSPARENT BROWN OR SIM.

3. FIBER-CEMENT LAP SIDING

SW 7068 “GRIZZLE GRAY” OR SIM.

4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.



5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

EAST COURTYARD ELEVATION

11.0 ELEVATIONS: MATERIAL PALETTE

1. BRICK

MM “INCA MISSION” OR SIM.

2. WOOD SIDING

SEMI-TRANSPARENT BROWN OR SIM.

3. FIBER-CEMENT LAP SIDING

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4. FIBER-CEMENT LAP SIDING

SW 7066 “GRAY MATTERS” OR SIM.

5. FIBER-CEMENT PANEL

SW 7069 “IRON ORE” OR SIM.

SOUTH ELEVATION

11.0 ELEVATIONS: MATERIAL PALETTE

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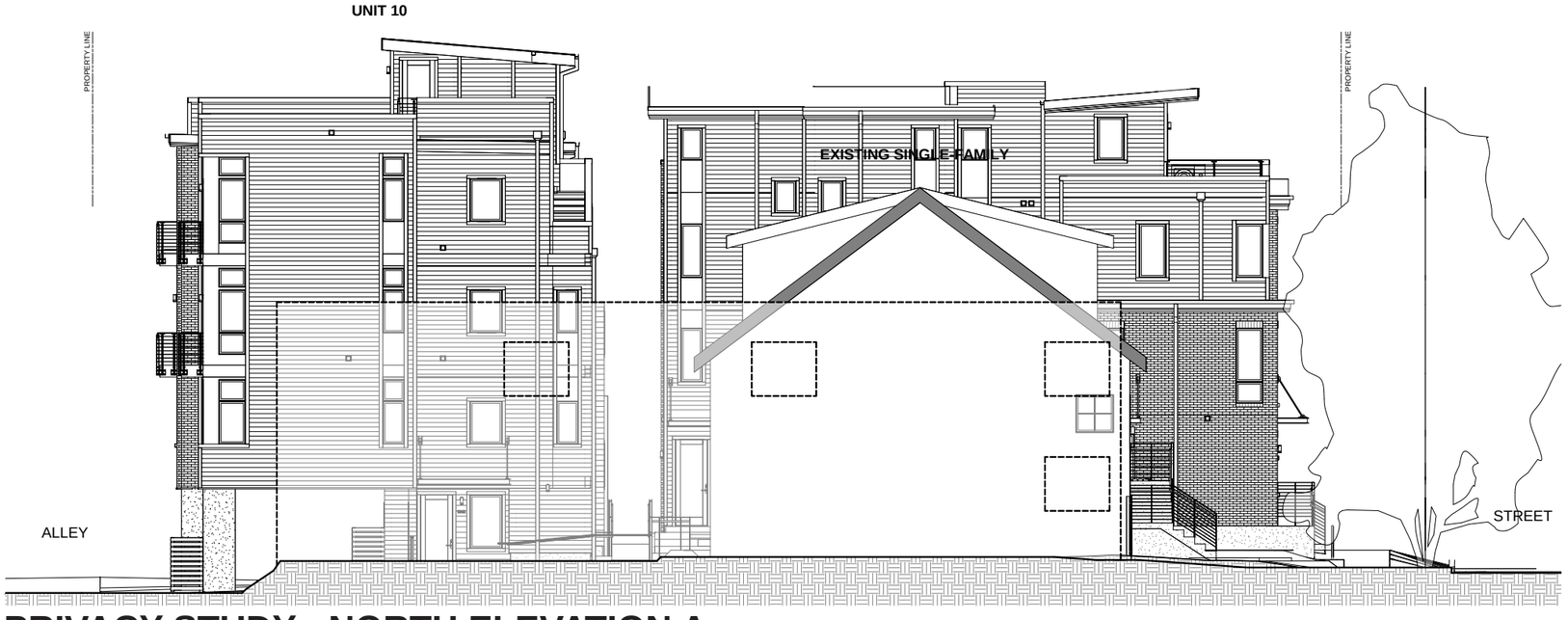
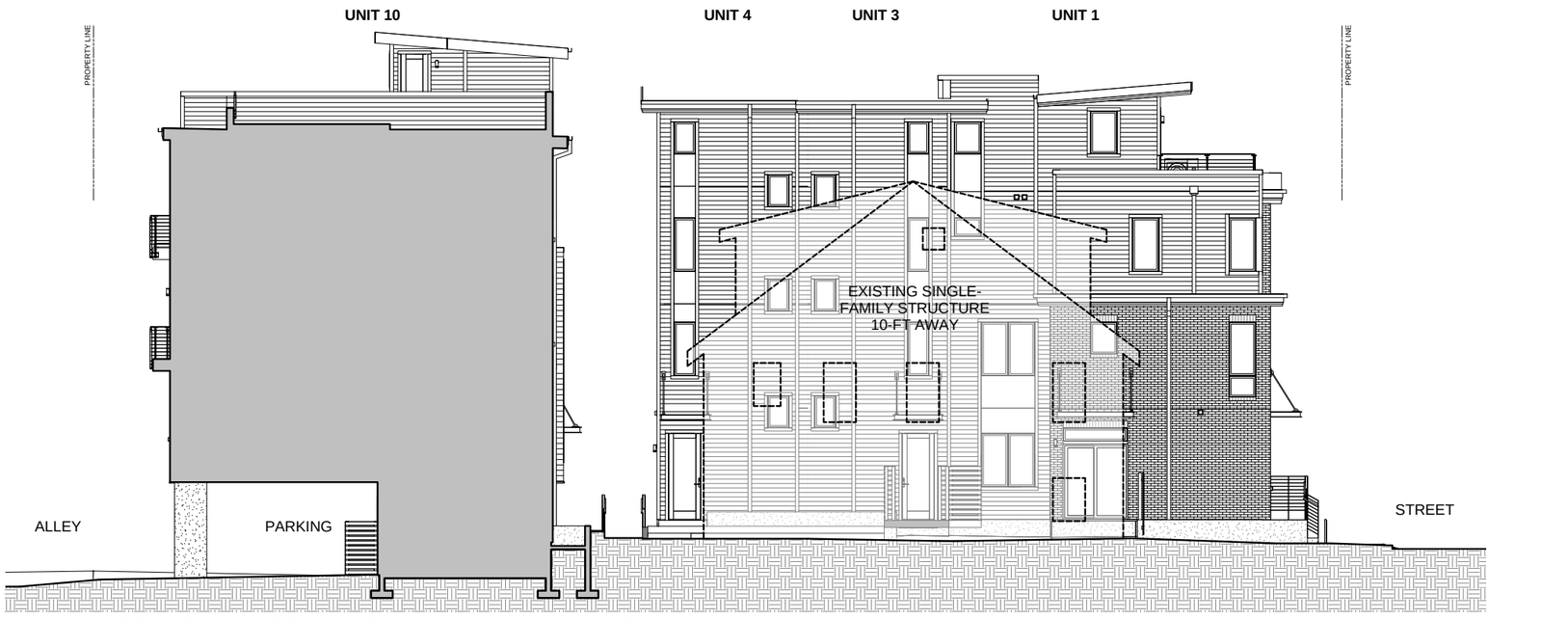
12.0 ELEVATIONS: PRIVACY STUDY

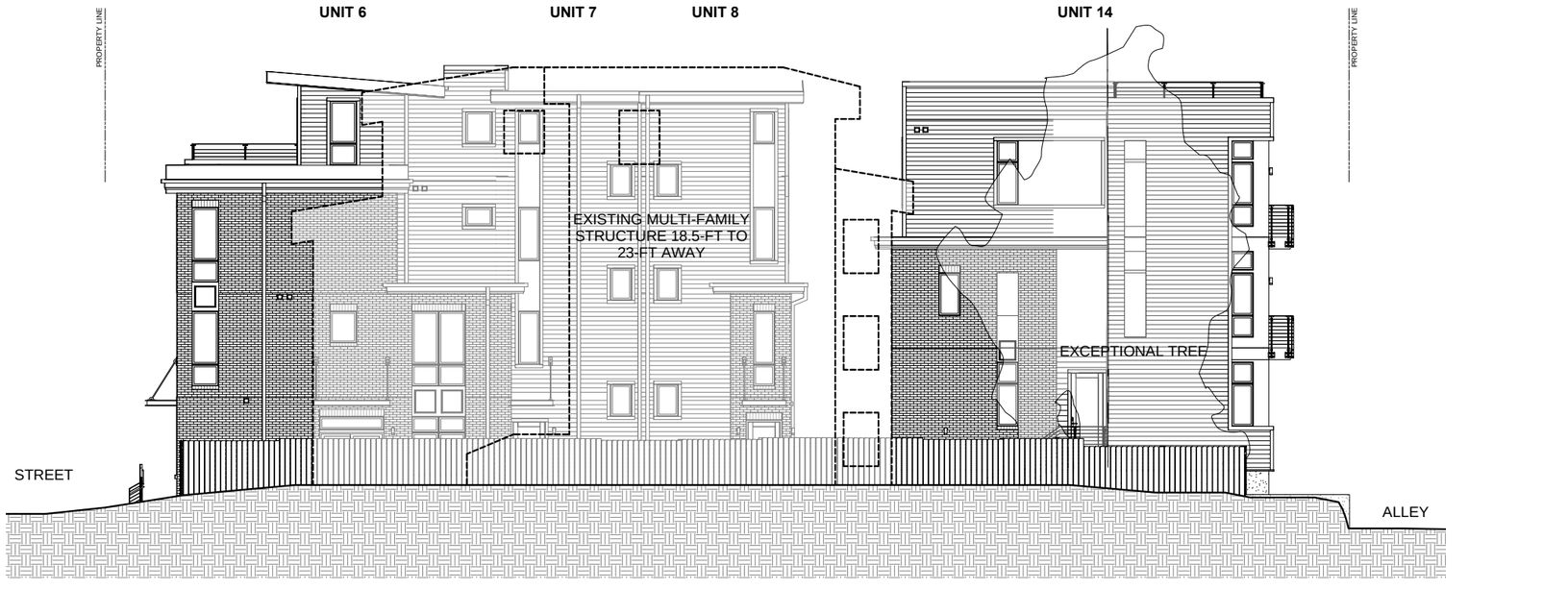


PRIVACY STUDY - NORTH ELEVATION A



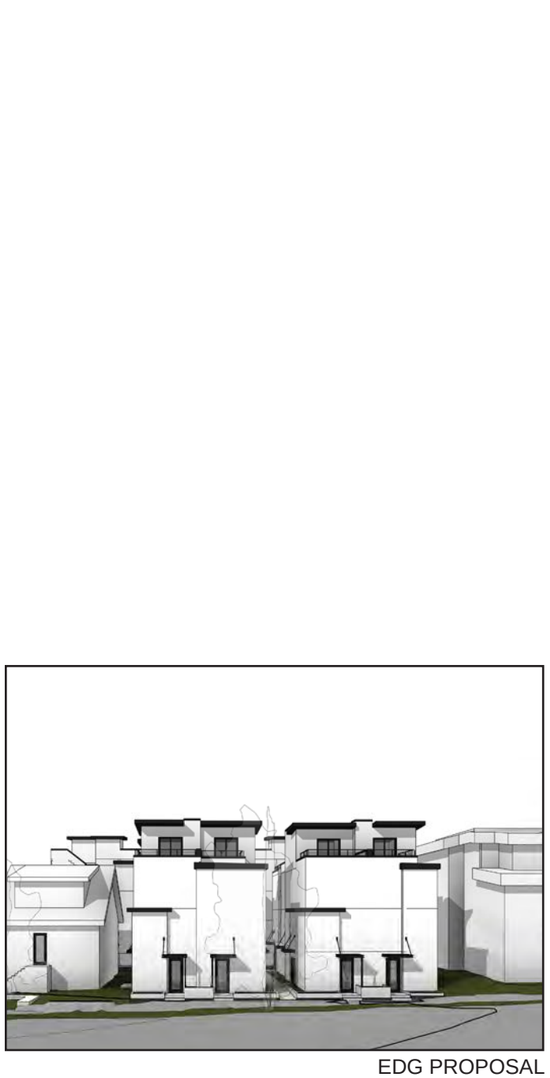
PRIVACY STUDY - NORTH ELEVATION B

12.0 ELEVATIONS: PRIVACY STUDY



PRIVACY STUDY - SOUTH ELEVATION

13.0 FACADE COMPOSITION: PERSPECTIVE



EDG PROPOSAL

PERSPECTIVE VIEW LOOKING E

13.0 FACADE COMPOSITION: PERSPECTIVE

PERSPECTIVE VIEW LOOKING W

EDG PROPOSAL

13.0 FACADE COMPOSITION: PERSPECTIVE

EDG PROPOSAL

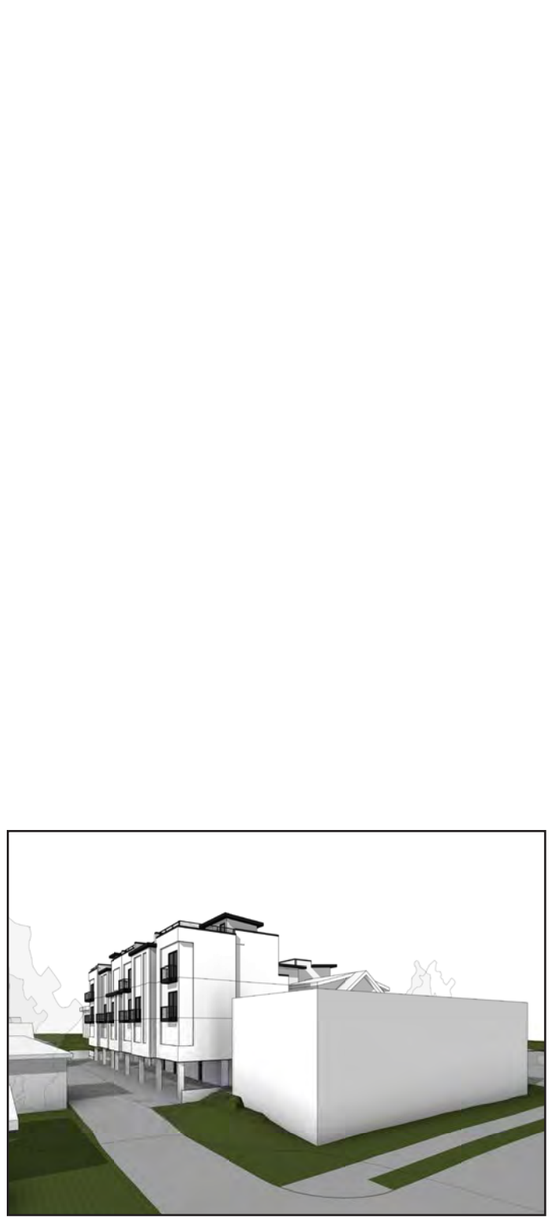
PERSPECTIVE VIEW LOOKING NE

13.0 FACADE COMPOSITION: PERSPECTIVE

PERSPECTIVE VIEW LOOKING SE

EDG PROPOSAL

13.0 FACADE COMPOSITION: PERSPECTIVE



EDG PROPOSAL

PERSPECTIVE VIEW LOOKING SW

13.0 FACADE COMPOSITION: PERSPECTIVE

PERSPECTIVE VIEW LOOKING NW

EDG PROPOSAL

13.0 FACADE COMPOSITION: AERIAL

AERIAL VIEW LOOKING NE

EDG PROPOSAL

13.0 FACADE COMPOSITION: AERIAL

AERIAL VIEW LOOKING SE

EDG PROPOSAL

13.0 FACADE COMPOSITION: AERIAL

EDG PROPOSAL

13.0 FACADE COMPOSITION: AERIAL

AERIAL VIEW LOOKING NW

EDG PROPOSAL

13.0 FACADE COMPOSITION: PATHWAY

PATHWAY PERSPECTIVE VIEW LOOKING S

13.0 FACADE COMPOSITION: COURTYARD

COURTYARD PERSPECTIVE VIEW LOOKING SE

14.0 EXTERIOR LIGHTING PLAN:

L1

EXTERIOR WALL LIGHT

L2

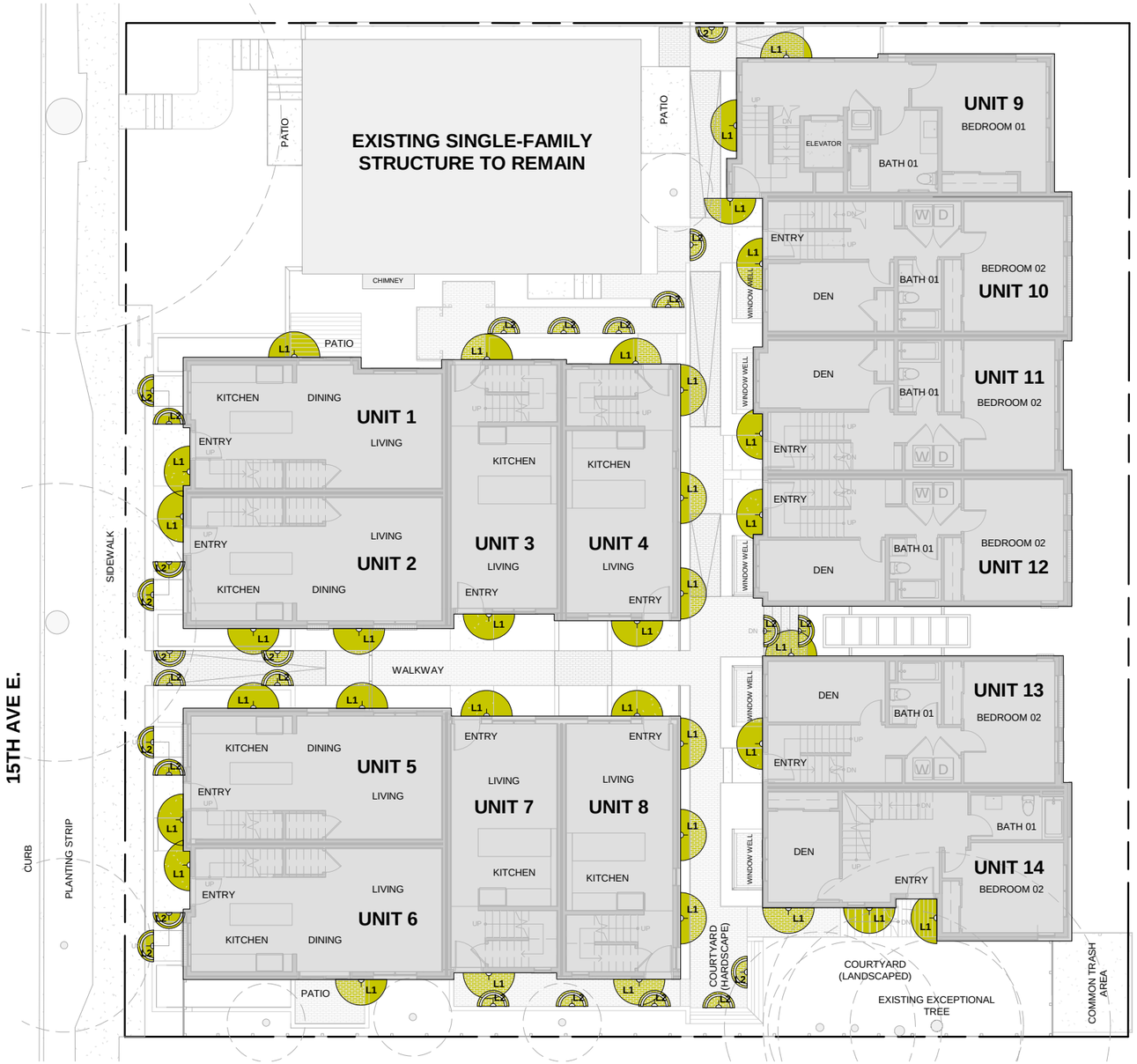
EXTERIOR TREAD/RETAINING WALL LIGHT

L3

EXTERIOR GARAGE CEILING LIGHT

EXTERIOR LIGHTING PLAN - BASEMENT LEVEL

14.0 EXTERIOR LIGHTING PLAN:



EXTERIOR LIGHTING PLAN - LEVEL 1

0 5 10 15 20

N

EXTERIOR WALL LIGHT

L1

EXTERIOR TREAD/RETAINING WALL LIGHT

L2

EXTERIOR GARAGE CEILING LIGHT

L3

15.0 SIGNAGE CONCEPT:

STREET VIEW LOOKING EAST

PASS-THROUGH VIEW LOOKING WEST

SIGNAGE AT CONCRETE WALL DIRECTS VISITORS TO REAR UNITS

SIGNAGE AT ARBOR TO DIRECT VISITORS TO FRONT/INTERIOR UNITS

ILLUMINATED UNIT ADDRESS SIGNAGE ADJACENT TO DOOR

15.0 SIGNAGE CONCEPT:

PASS-THROUGH VIEW LOOKING EAST

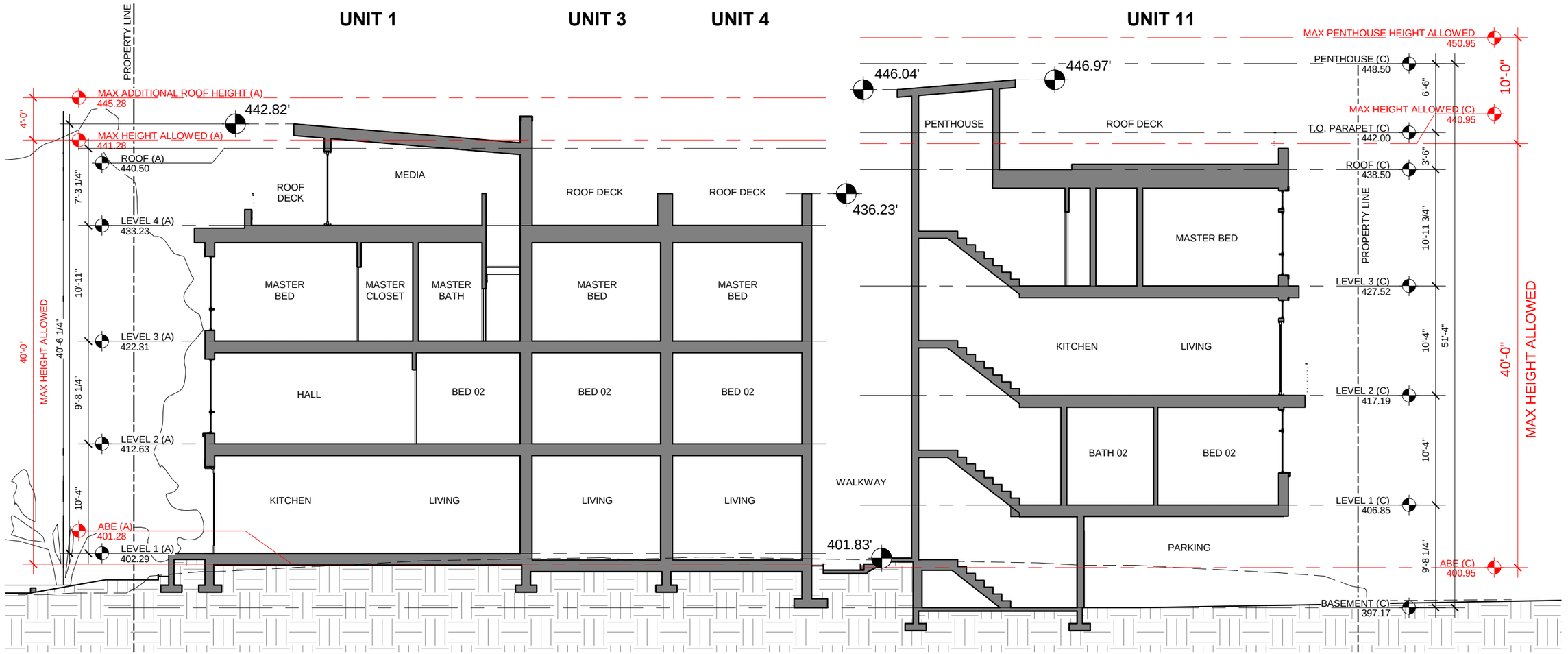
PASS-THROUGH VIEW LOOKING SOUTHEAST

SIGNAGE AT ARBOR TO DIRECT VISITORS TO ALLEY/PARKING

ILLUMINATED UNIT ADDRESS SIGNAGE ADJACENT TO DOOR

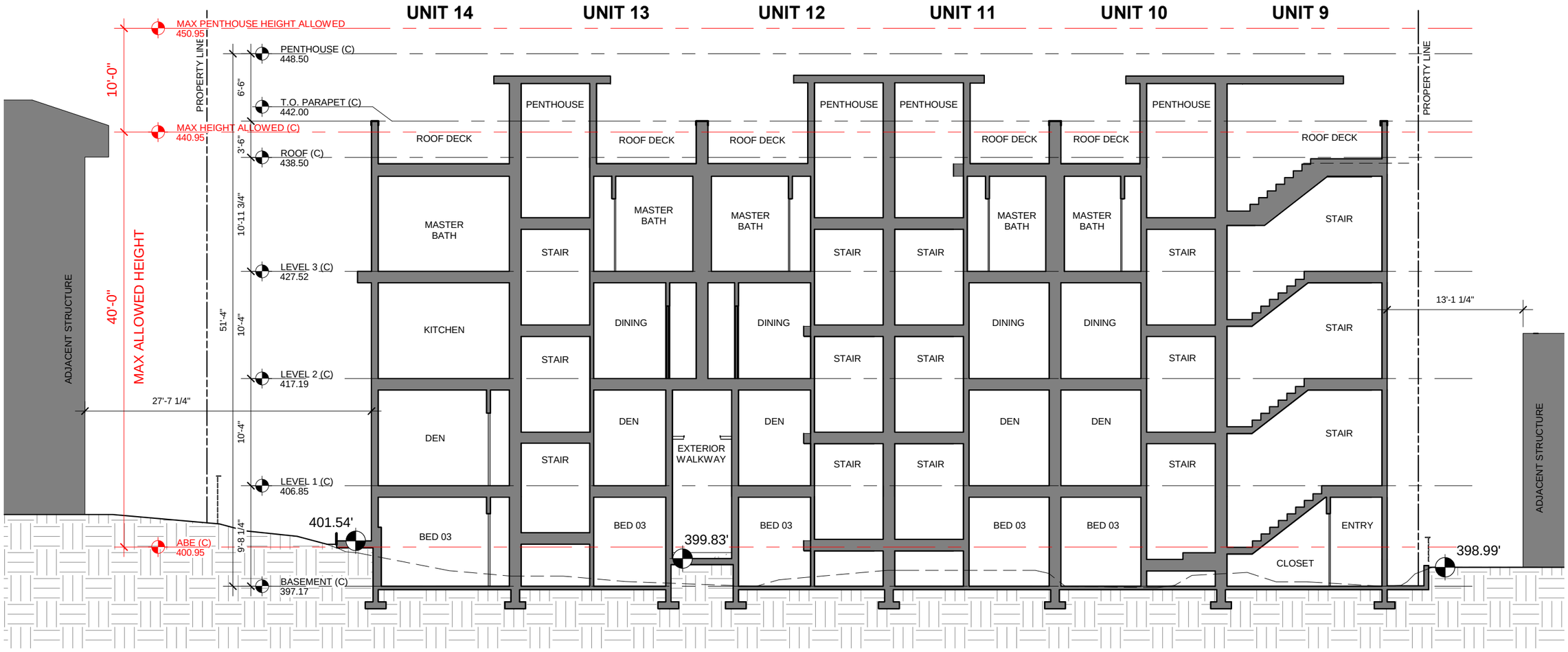
SIGNAGE AT ARBOR TO DIRECT VISITORS TO ALLEY/PARKING

16.0 BUILDING SECTIONS:



EAST-WEST SECTION

16.0 BUILDING SECTIONS:



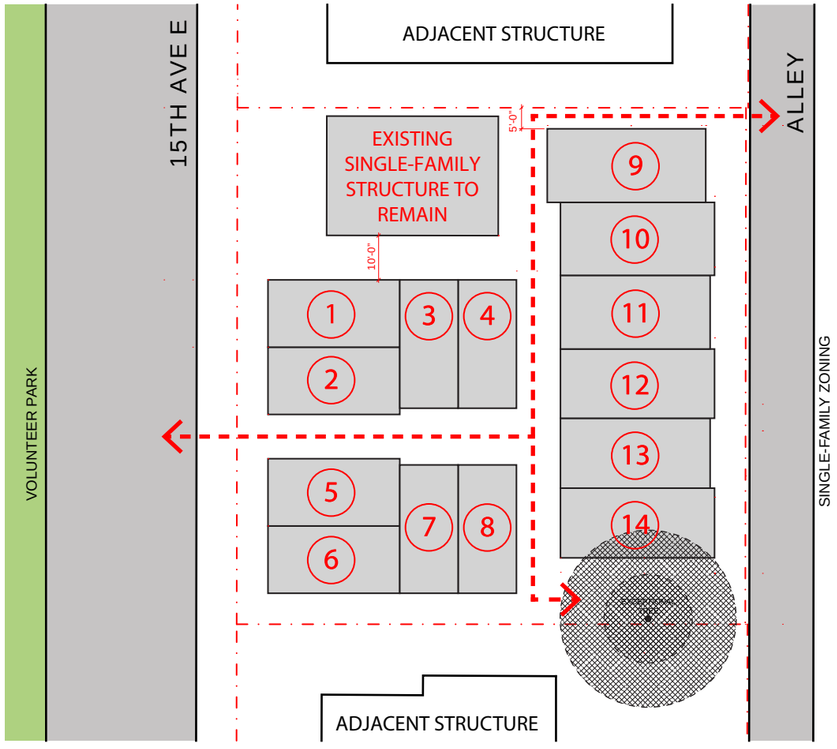
NORTH-SOUTH SECTION

17.0 DEPARTURES: SUMMARY

DEPARTURE SUMMARY TABLE				
	CODE CITATION	**CODE REQUIREMENT**	**PROPOSED DEPARTURE**	**JUSTIFICATION OF DEPARTURE**
DEPARTURE B	SIDE SETBACK SMC 23.45.518.A	FOR TOWNHOUSE DEVELOPMENTS IN LR3 ZONES THE REQUIRED SIDE SETBACK IS 5'-0"	A 4'-0" SIDE SETBACK IS PROVIDED ALONG THE NORTHERN PROPERTY LINE FOR UNIT 9. THIS IS A REDUCTION OF 1'-0" OR A 20% REDUCTION.	THIS SIDE SETBACK REDUCTION BETWEEEN THE NORTH PROPERTY LINE AND UNIT 9 IS THE RESULT OF THE PROPOSED EAST-WEST ACCESS PATH BISECTING THE REAR UNITS. THIS PROVIDES A SEPARATION OF 6' BETWEEN UNITS 12 & 13 UP TO LEVEL 3. THE 6' GAP IS CREATED BY REDUCING THE WIDTH OF ALL THE REAR UNITS AND THEN SHIFTING UNITS 9-12 TO THE NORTH BY 2' AND UNITS 13 & 14 TO THE SOUTH. THE PATH CREATES A PHYSICAL AND VISUAL CONNECTION BETWEEN VOLUNTEER PARK AND THE SINGLE-FAMILY ZONE TO THE EAST. IT ALSO PROVIDES A REDUCTION IN THE PERCEIVED MASS ALONG THE SINGLE-FAMILY ZONE BY BREAKING THE STUCTURE IN TWO AS WELL AS ALLOWS FOR THE RETENTION OF THE EXCEPTIONAL TREE TO THE SOUTH. (CS1-D-2)(CS2-D)(CS3-A-3)(DC1-A)(DC3-A)(DC3-B)(PL1-A)(PL2-B-1)(PL3-B-4)

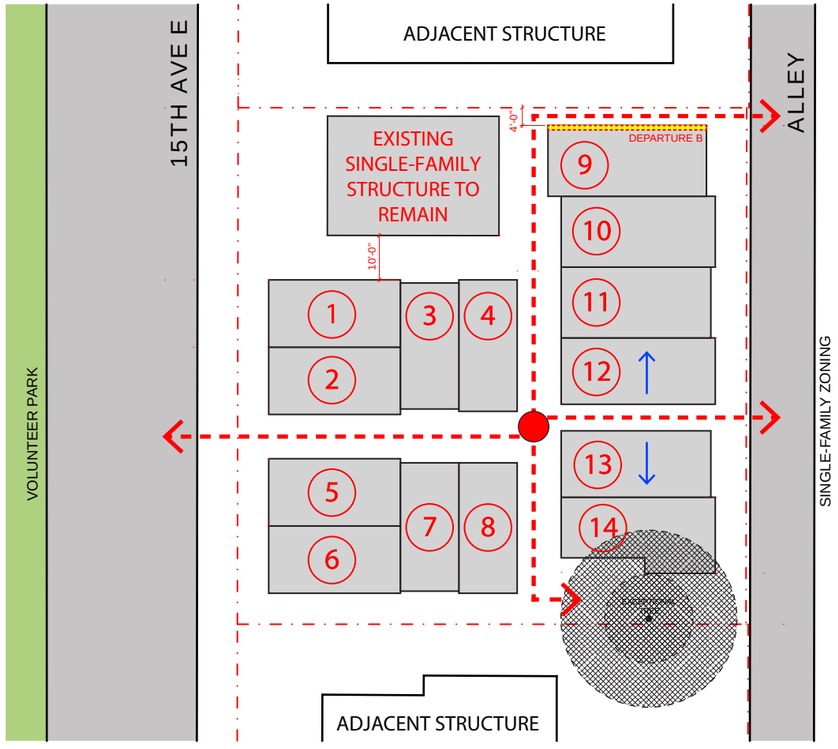
- **DEPARTURE A HAS BEEN REMOVED, A 10-FT MIN. STRUCTURAL SEPARATION IS NOW PROPOSED.**

17.0 DEPARTURES: DIAGRAM



NO DEPARTURES

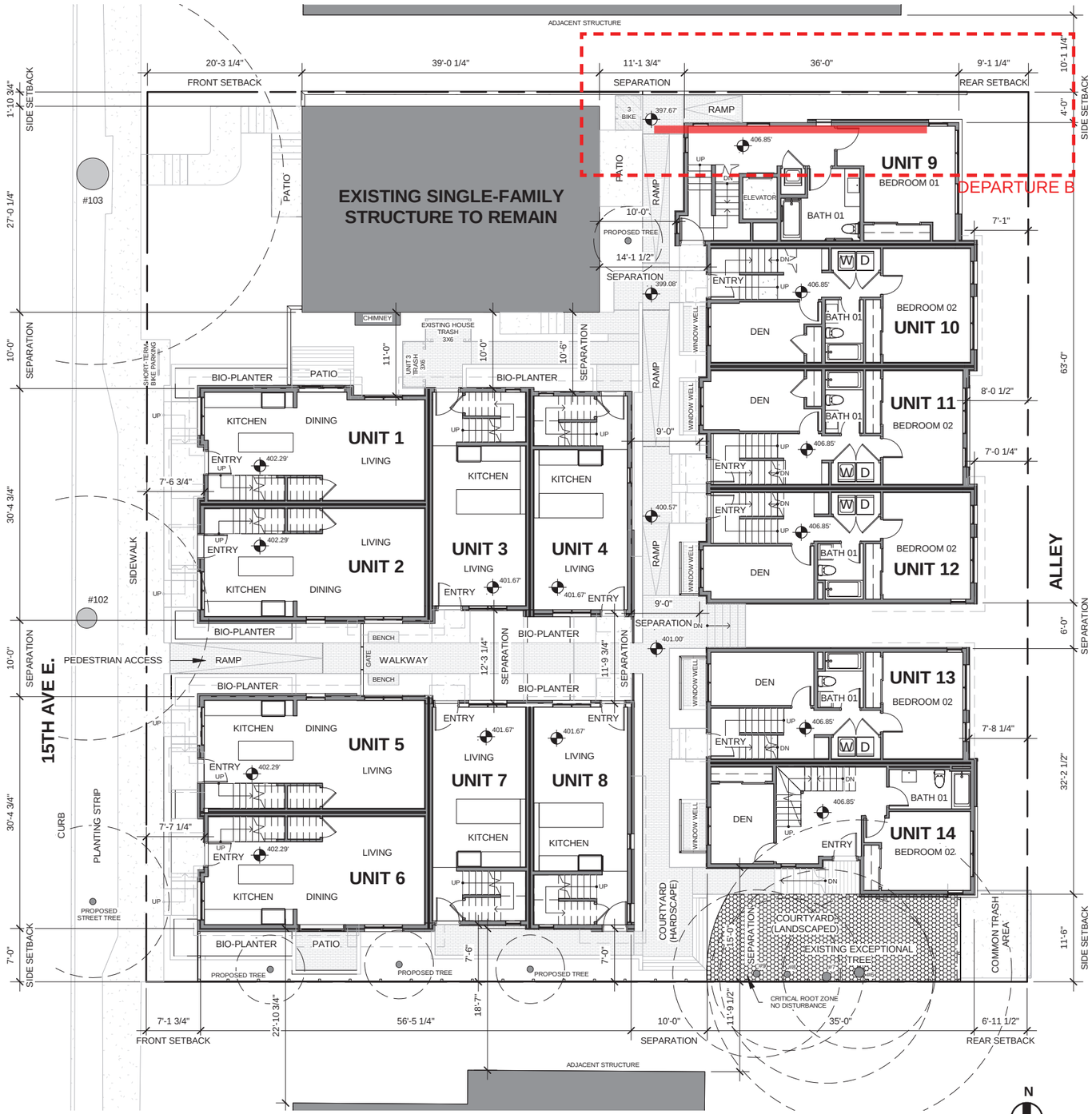
- Does not allow for direct physical or visual connection between alley and 15th Ave, occupants have to take a convoluted route through site.
- The circulation path is relegated to the edge of the site almost as an after thought.
- The eastern alley facade is a long imposing facade facing the single-family zone.



DEPARTURE

- Pass-through provides a physical and visual connection between alley and 15th Ave, this allows for easy wayfinding as well as better accessibility for occupants of the site. *(PL2-B) (PL2-D)*
- Breaking the proposed structure along the alley reduces the overall perceived mass facing the single-family zone. *(DC2-A-2)*
- The proposed departure is the result of the retention of the exceptional tree to the south of unit 14 and providing a break in the alley facing structure. *(CS1-D)*
- This pass-through is double the typical walkway width and will contain lighting and signage for safety and direction. This space will act more as a gateway into the site then just a circulation path, providing a glimpse of the destination ahead. *(PL1-B)(PL2-B)(PL2-D)*

17.0 DEPARTURES: SUMMARY



LEVEL 1 FLOOR PLAN

EXISTING STRUCTURE IS 14'-1 1/4"
AWAY FROM PROPOSED STRUCTURE

PERSPECTIVE VIEW LOOKING SOUTHWEST

17.0 DEPARTURES: DIAGRAM

PERSPECTIVE VIEW LOOKING WEST

EXISTING EXCEPTIONAL TREE TO REMAIN

PASS-THROUGH/STRUCTURAL BREAK CREATED

18.0 SELECTED MEDICI WORKS

2601 NW 57TH ST. SEATTLE, WA

203 1ST AVE S. KIRKLAND, WA

216 10TH AVE E. SEATTLE, WA

10125 NE 63RD ST. KIRKLAND, WA

926 BROADWAY E. SEATTLE, WA

SINGLE-FAMILY EXAMPLE

335 3RD AVE S. KIRKLAND, WA

18.0 END