

# STREAMLINED DESIGN REVIEW

SDCI # 3036287-EG  
2609 SW Nevada St  
Seattle, WA 98126

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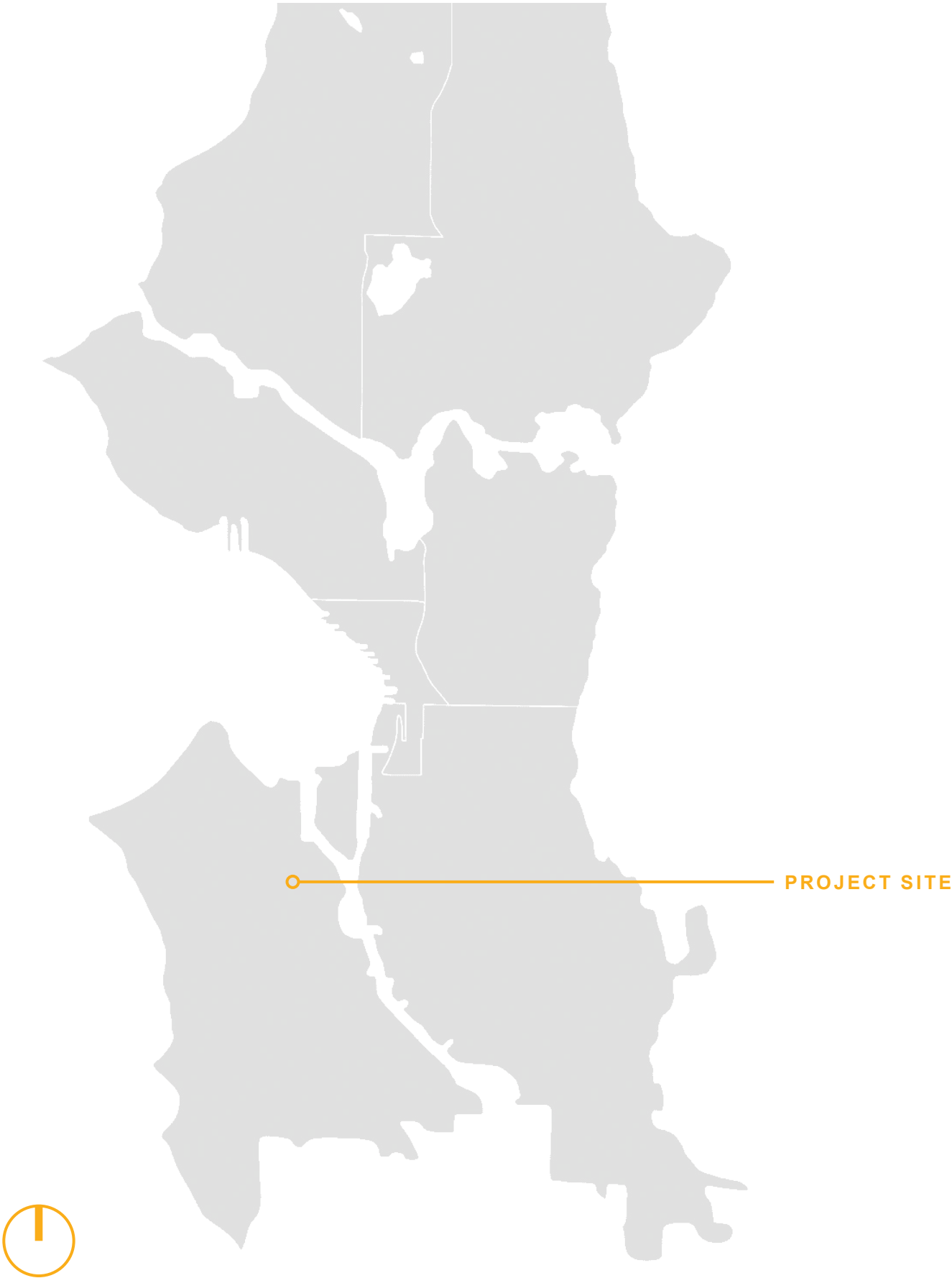
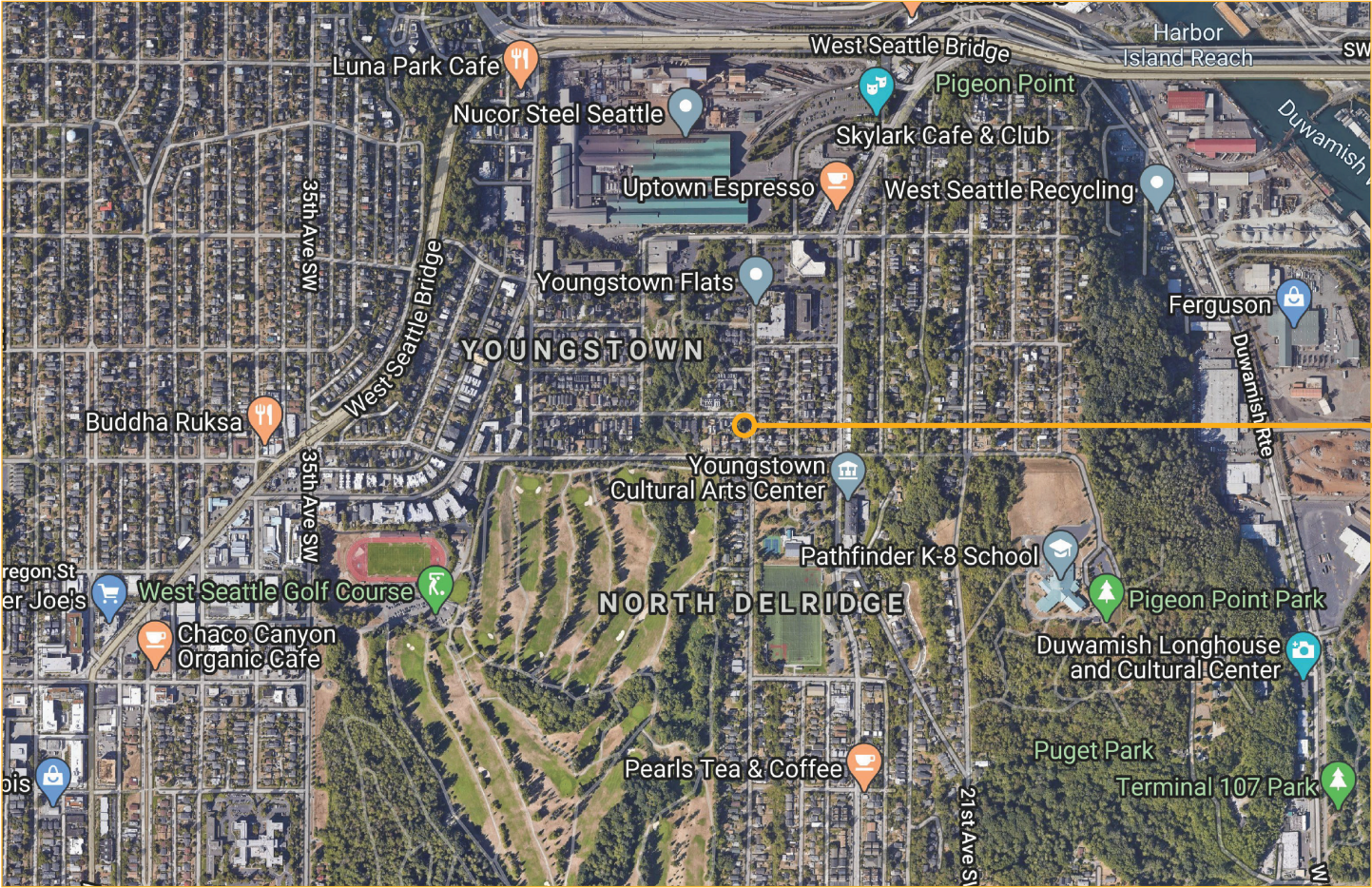


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VICINITY MAP

EXISTING SITE

An existing rectangular parcel (APN 935800-1980) measures approximately 102 feet by 75 feet and 7,651 SF. The parcel is a corner lot bordered by SW Nevada St to the north and 26th Ave SW to the east. High-Voltage Power lines run along the site at both SW Nevada St and 26th Ave SW. A single-story single-family residence occupies the lot directly south of the subject parcel. A multi-family 3-story townhouse structure and a 2-story single-family residence occupy the adjacent lots west of the subject parcel. Multi-story single-family residences occupy parcels directly across both SW Nevada St and 26th Ave SW from the subject parcel.

ZONING AND OVERLAY DESIGNATION

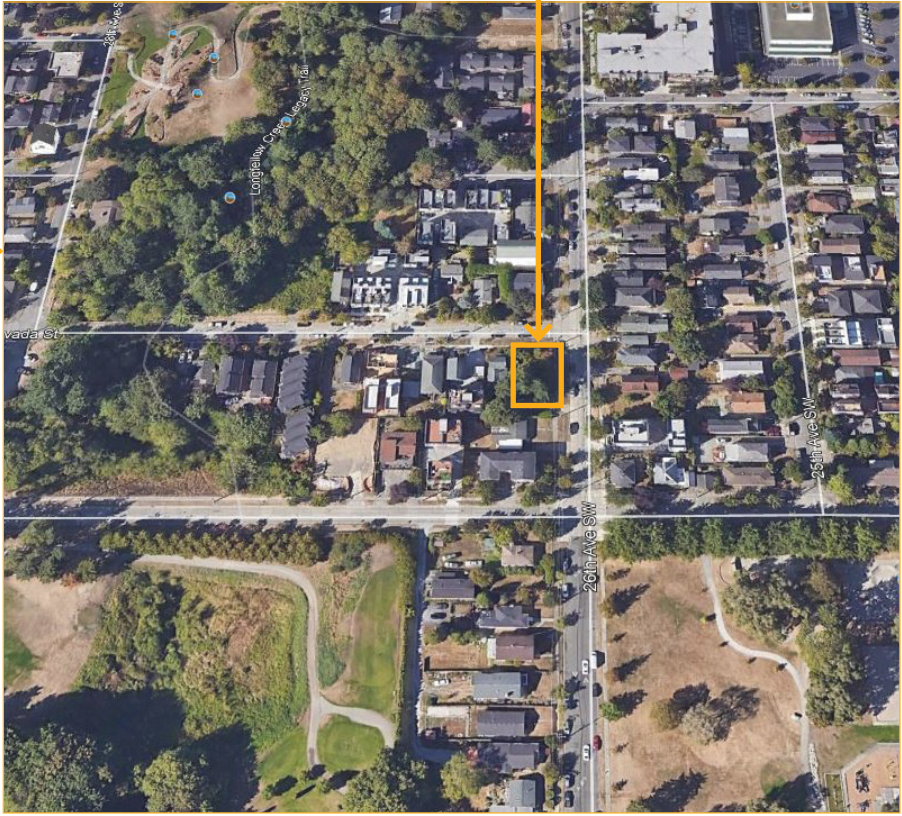
The project parcel is zoned LR1 (M), indicating that the structure may go up to 30'-0" plus additional applicable height bonuses. The LR zoning continues north for 2.5 blocks, to the east more than a block, and to the west a block. The West Seattle Golf Course and Delridge Playfield occupy the adjacent southern blocks. Surrounding the described LR zone includes: NC to the east, C to the northeast, Industrial to the north, MR to the west (neighbored by both RSL and C zones).

DEVELOPMENT OBJECTIVES

The project proposes the construction of one (1) new multi-family residential building containing a total of nine (9) rowhouse units. The existing single-family home will be demolished under this proposal. This project will be fully parked with nine (9) parking stalls provided behind the rowhouses with access off of Nevada.

NEIGHBORHOOD CUES

The immediate blocks are a mix of multi-family buildings, single-family residence, and outdoor recreation facilities with neighborhood commercial businesses within comfortable walking distance. The neighborhood offers a variety of businesses and activity hubs including: health clubs, cafes and eateries, art centers, community centers, and more. Most of these neighborhood amenities are located east and south of the project. The Delridge neighborhood is focused on integrating art, nature, and neighborhood and works to offer a variety of supporting activities and amenities to the community, often taking place at the nearby Youngstown Cultural Arts Center and Delridge Community Center. The site's location offers easy access to Delridge Way SW and SW Avalon Way: two major thoroughfares accessing the rest of West Seattle and Central Seattle.



AREA MAP

SITE LOCATION

2609 SW Nevada ST  
Seattle, WA 98126

ZONING SUMMARY

Zone: LR1 (M)  
Overlay: None  
ECA: Salmon Watershed

PROJECT PROGRAM

Site Area: 7,651 SF  
Number of Residential Units: 09  
Number of Parking Stalls: 09  
Approx. FAR (Overall) = 9474 SF  
Approx. FAR Per Unit = 1052 SF

ADJUSTMENTS REQUESTED

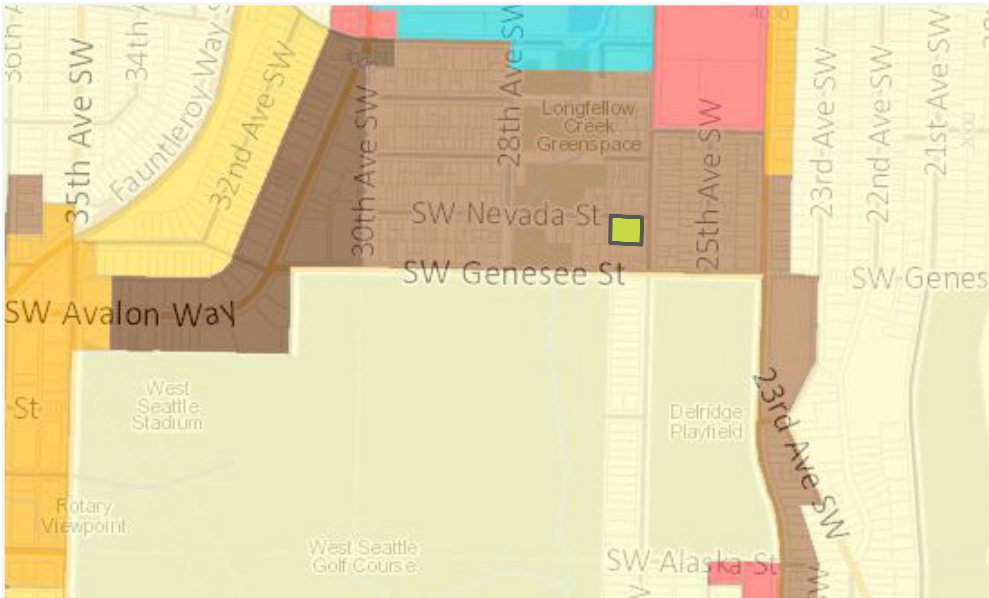
Reference Pages 15-16;  
Adjustment Requested for  
Amenity at Ground Level

GROSS FLOOR AREA CALCULATION

Level 1: 3084.5 SF;  
Level 2: 3697.2 SF;  
Level 3: 3423.0 SF;  
Roof: 1056.0 SF;

Total: 11,260.7 SF





Zoning Map



Vicinity map: single-family structures, multi-family structures, commercial buildings, industrial buildings, and outdoor recreation areas

DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES

Permitted outright: Residential

Proposed: Residential - Rowhouses

23.45.514 STRUCTURE HEIGHT

Zoning:	LR2(M)
Allowed Maximum Base Height:	30'-0"
3'-0" additional allowed for shed roof:	33'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.):	34'-0"
6'-0" additional allowed for stair penthouses:	40'-0"

Proposed:	min	max
Base Height—	17'-0"	30'-0"
Top of Parapet—	21'-0"	34'-0"
Penthouse Height —	27'-0"	40'-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.)

ZONING KEY	
	LR
	SF
	COMMERCIAL
	NC
	INDUSTRIAL
	RESIDENTIAL SMALL LOT
	MR
	PROJECT SITE

23.45.510 FLOOR AREA RATIO

Maximum FAR: 1.3 (9,946.3 SF)

Proposed: 1.24 (9,474 SF)

23.45.518 SETBACKS REQUIREMENTS

Front Setback:	5'-0" minimum
Rear Setback:	7'-0" average/5'-0" minimum
Side Setback:	3'-6"

Proposed:

Front (North): 5'-0" MIN; 7'-0" AVERAGE  
Rear (South): 5'-0" MIN; 34'-1" AVERAGE  
Side (East): 3'-6" MIN  
Side (West): 9'-6" MIN; 29'-4" AVERAGE

23.45.522 AMENITY AREA

Required: 25% of lot area (50% provided on ground level)  
25% x 7,651 SF = 19,12.75 SF (956 SF at ground level)

Proposed: 3,238.3 SF Total  
906.73 SF at Ground

23.54.015 REQUIRED PARKING

Parking is required: one vehicular space per dwelling unit, one long-term bicycle parking stall per unit, and one short-term bicycle parking stall per 20 units, rounded to nearest even number.

Proposed:  
Vehicle Parking: 9 stalls  
Short-Term Bicycle Parking: 2 stall  
Long-Term Bicycle Parking: 9 stalls

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

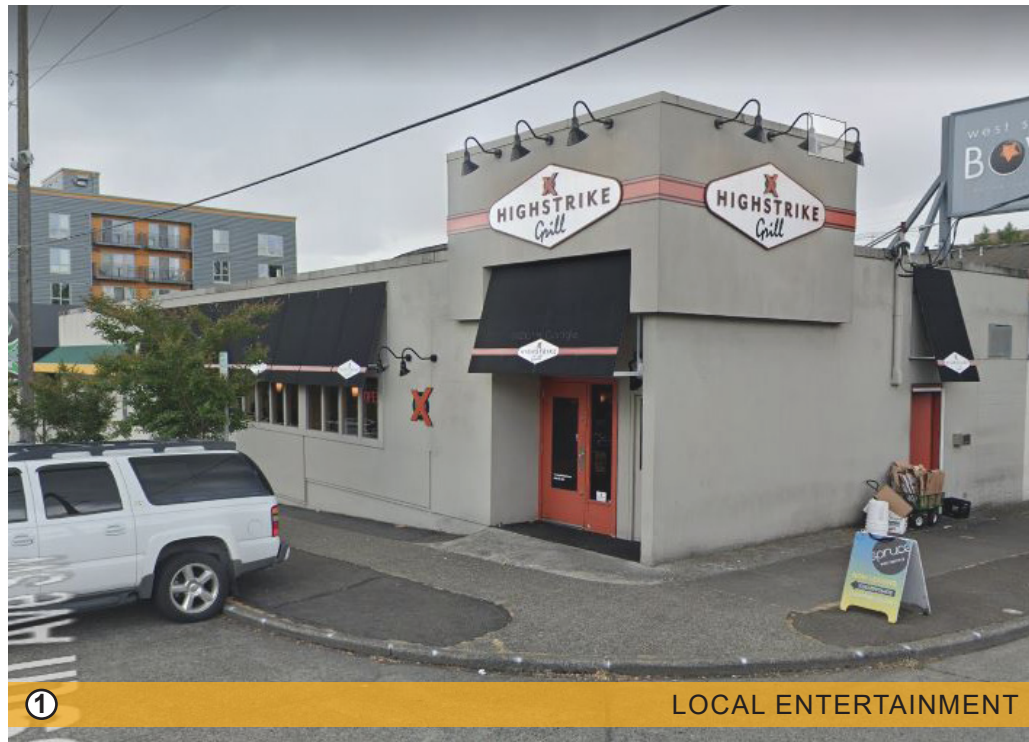
The minimum horizontal dimension of required storage space is 12 feet.

Proposed:  
2.5' x 6' screened trash storage areas for each unit  
Minimum Horizontal Dimension: 12'

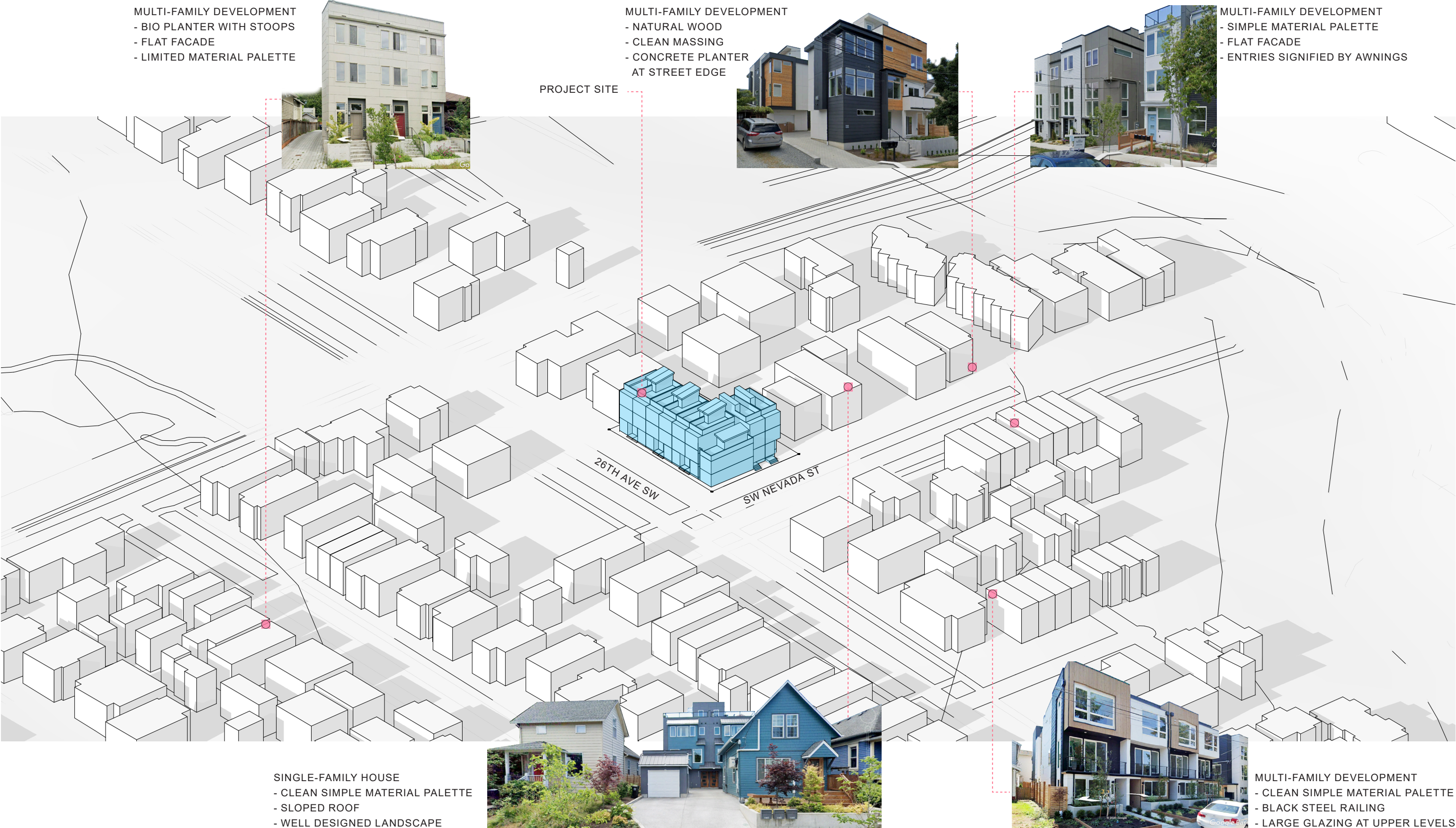




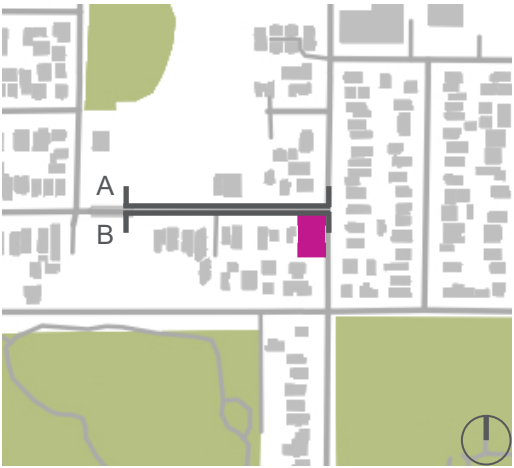




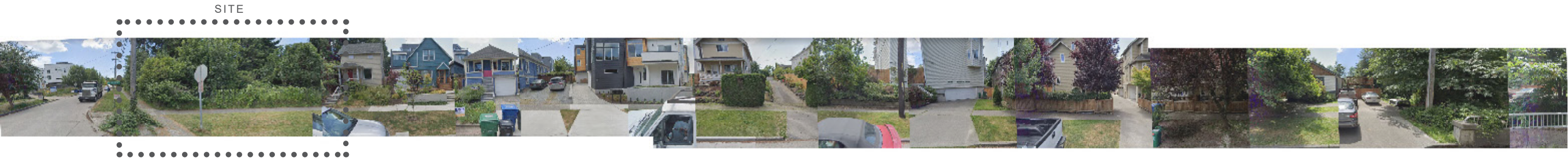








SW NEVADA ST LOOKING NORTH (A)



SW NEVADA ST LOOKING SOUTH (B)



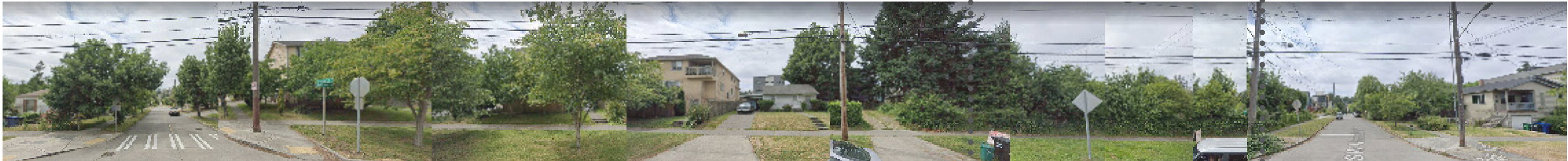


ACROSS FROM SITE



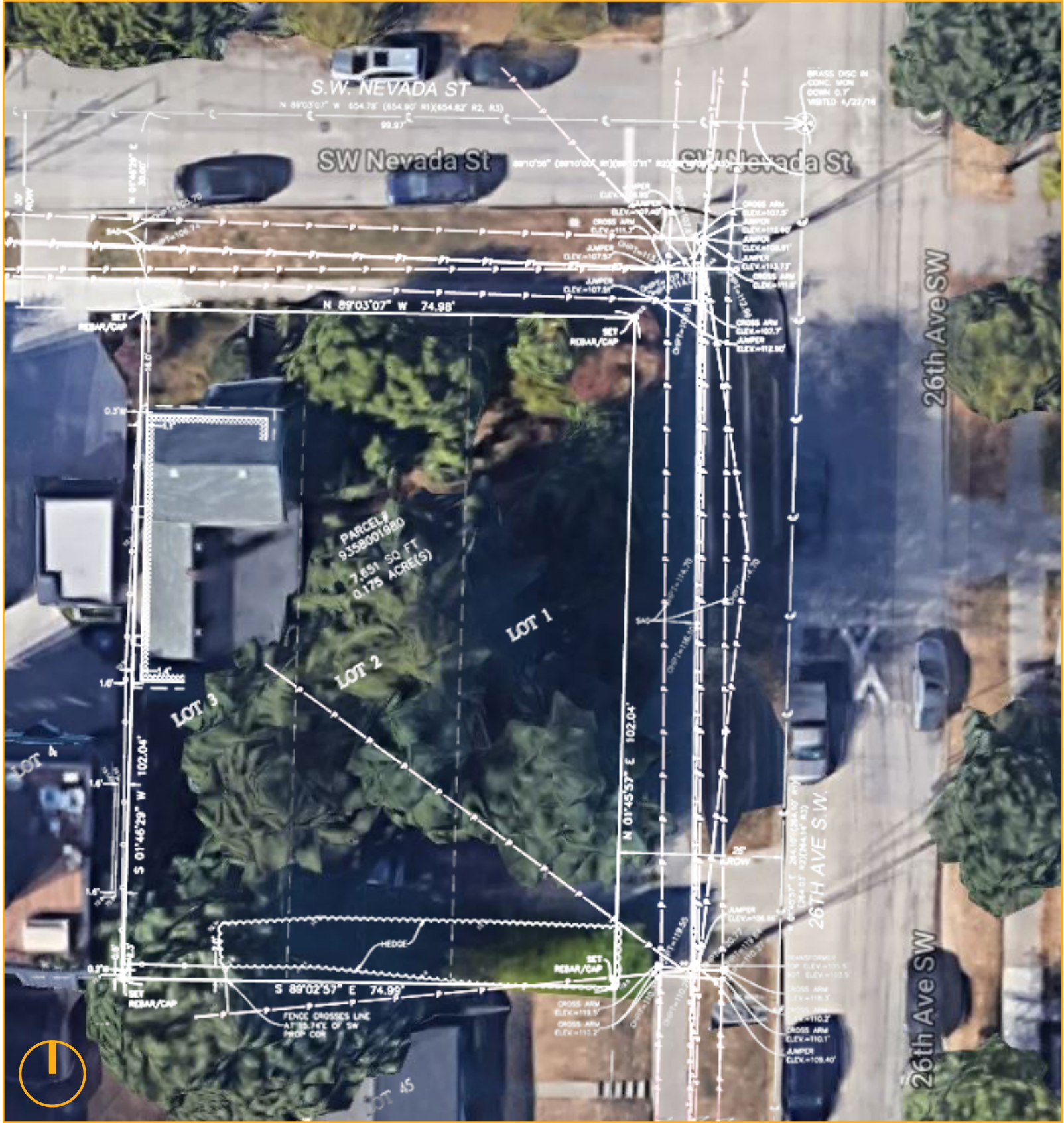
26TH AVE SW LOOKING EAST (A)

SITE

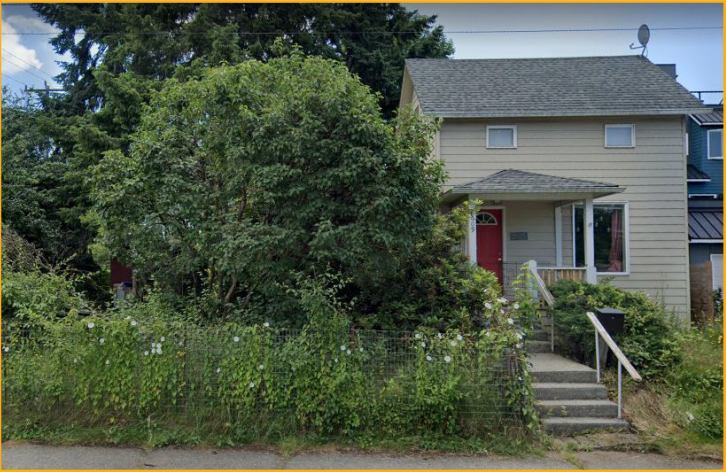


26TH AVE SW LOOKING WEST (B)





AERIAL VIEW OF SITE WITH SURVEY OVERLAY



EXISTING SINGLE-FAMILY RESIDENCE ON-SITE



EXISTING VIEW FROM THE CORNER OF SW NEVADA ST AND 26THAVE SW



EXISTING VIEW OF EAST SIDE OF SITE FROM 26TH AVE SW



EXISTING SITE CONDITIONS

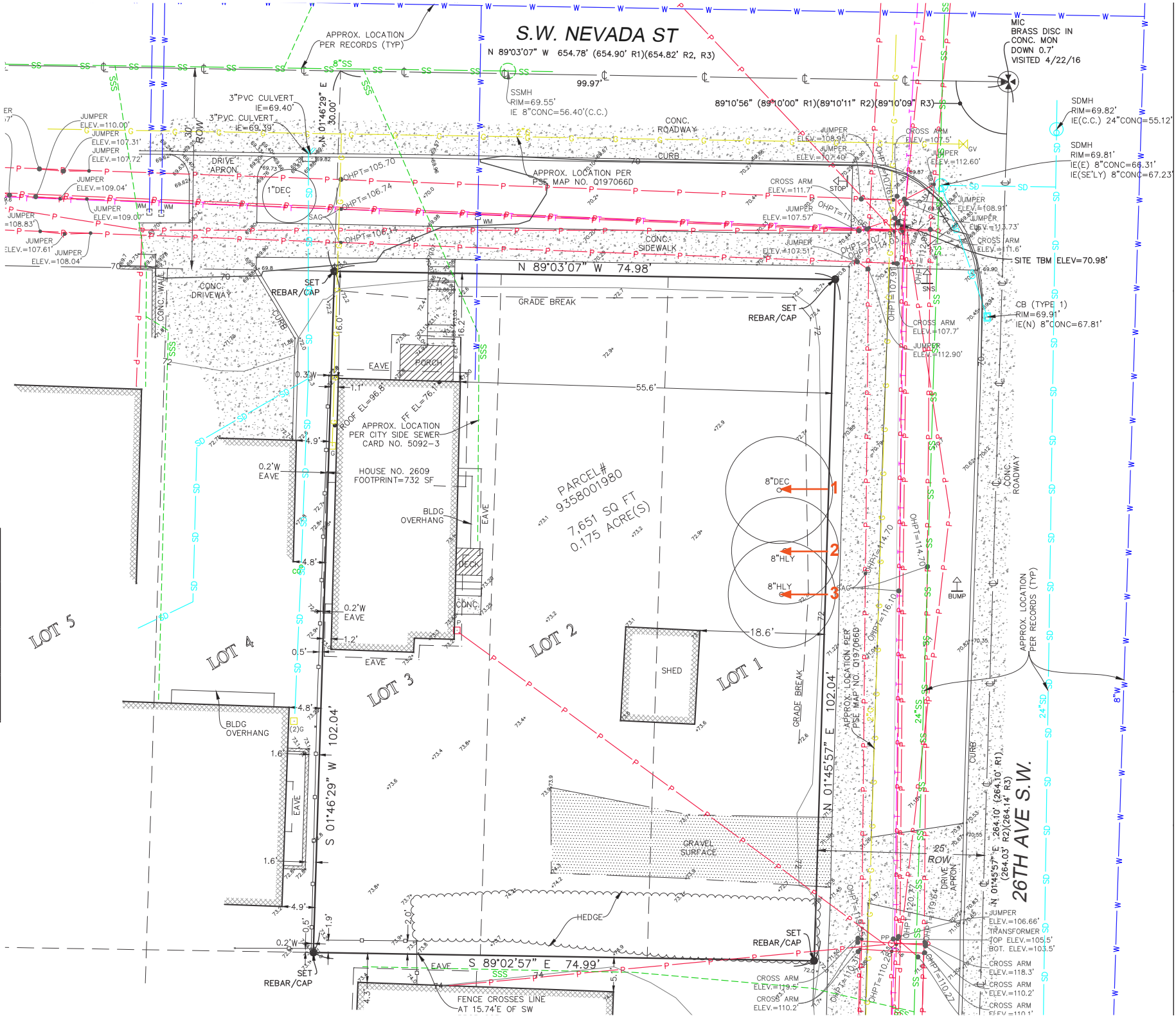
The project site is parcel #935800-1980 located at the intersection of SW Nevada St and 26th Ave SW. The lot measures 74' - 11 3/4" wide by 102' - 0 1/2" wide and is 7,651 SF. The site is bordered by High-Voltage Lines along both street-fronts, to the north and east of the site. An existing single-family home occupies the site and will be removed in this proposal. A single-story single-family residence occupies the neighboring site to the south while a multi-family three-story townhouses structure and a two-story single-family residence occupy the neighboring lot to the west. Adjacent parcels are also LR zoned for several blocks. The site slopes from SW to NE with about 4' of grade-change.

LEGAL DESCRIPTION

Lots 1, 2, and 3 in block 9 of White & Mannin's addition to West Seattle, as per plat recorded in volume 3 of plats, on page 8, records of King County; Situate in the County of King, State of Washington.

TABLE OF TREES:  
Per Zsafia Pasztor CPH, EPC. Arborist Report (06/11/2020)

TREE #	SPECIES	SIZE INCHES	EXCEPTIONAL	COMMENTS
1	Acer Rubrum, Red Maple	8	No exceptional at 30",	Remove
2	Ilex Aquifolium, English Holly	8	No exceptional at 30",	Remove
3	Ilex Aquifolium, English Holly	8	No exceptional at 30",	Remove







CONNECT ONLINE

PROJECT WEBSITE:



Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

[www.cone-outreach.com/nevadarow](http://www.cone-outreach.com/nevadarow)

ONLINE SURVEY:



Use this online survey to answer questions and provide feedback. This survey link will be available until 06/12/2020.

<https://www.surveymonkey.com/r/BCYJCY8>

SCAN A QR CODE WITH YOUR PHONE OR TYPE IN THE LINKS PROVIDED INTO YOUR BROWSER.

ABOUT THE PROJECT

Greenbuild Development and Cone Architecture are partnering on the development of 2609 SW Nevada St, Seattle, WA. The new development will consist of 9 rowhouses with surface parking. Planning has just begun, and construction could start as early as Spring 2021.

ADDRESS:  
**2609 SW Nevada St  
Seattle, WA 98126**

SDCI RECORD NUMBER:  
**3036287-EG**

SHARE YOUR THOUGHTS

We want to hear from the community about the 2609 SW Nevada St rowhouses. Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website or by taking the online survey.

APPLICANT:  
**CONE ARCHITECTURE**

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

CONTACT:  
**JAMIE YENGEL  
info@cone-arch.com  
206-693-3133**

ADDITIONAL INFORMATION

You can track our progress throughout the permitting process: search the project address "2609 SW Nevada St" or project number "3036287-EG" in the Design Review Calendar and the Seattle Services Portal.

CONE ARCHITECTURE



COPY OF MAILED FLYER

Summary Outreach

Cone Architecture administered a mail flyer containing the following information: SDCI record number, applicant name, brief description, reason for outreach, how to share comments and feedback with a survey link, and a link to an interactive project website where additional information about the project can be found including a location map and a preliminary site plan. These flyers were mailed to all residences within a 500 ft radius of the project site: 2609 SW Nevada St. These materials were sent to post 15 May 2020.

Summary of Feedback through High-Impact Outreach

There were no comments or questions via the interactive project website.

The project survey was completed by 11 people. An analysis of the questions are as follows:

Survey respondents' relation to project:  
73% live near the project site  
09% live in the general area  
09% visit the area often for work or leisure  
09% other: owns adjacent properties

Questions:

What is most important to you about a new building on this property?  
55% That it is designed to be family-friendly.  
55% That it is designed with environmental sustainability in mind.  
55% Other/Additional  
27% That it is nice looking.  
27% That it is affordable for residents.  
09% That it looks unique and interesting.

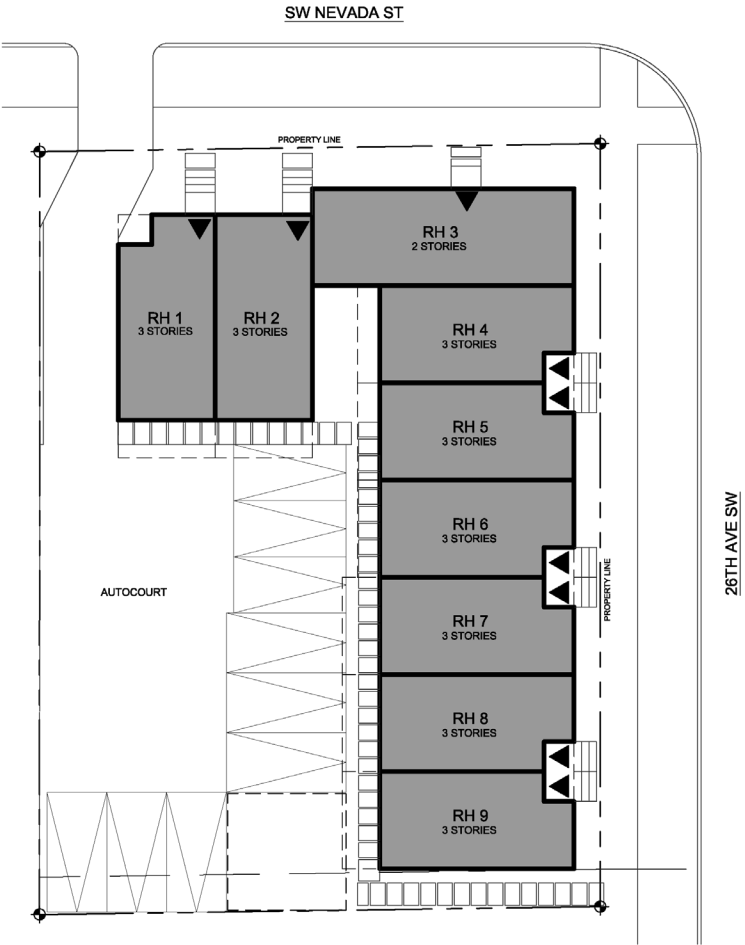
The other answers expressed concerns about parking and the effects of adding multi-family structures to the architectural language of the neighborhood.

What concerns do you have about this project?  
91% That it will make driving and parking in the neighborhood more difficult.  
64% Construction noise/impacts  
45% That it may feel out of scale with other buildings nearby.  
27% That I will not like the way it looks.  
18% That it will not be affordable.  
18% Other/Additional

Other concerns including the environmental impact on Longfellow Creek and the negative impacts more multi-family developments might have on the current neighborhood residents.

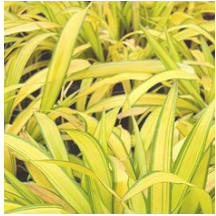
Is there anything specific about this property or neighborhood that would be important for us to know?

The neighborhood already experiences problems relating to an increase in vehicular traffic and parking including safety and environmental changes. The neighborhood character is being negatively impacted by the increase in new multi-family developments. Current and recent construction has caused even more parking problems than the increase in density has.



SITE PLAN PRESENTED ON THE INTERACTIVE PROJECT WEBSITE





CAREX SIDEROSTICHA  
'BANANA BOAT'



AJUGA REPTANS  
'CHOCOLATE CHIP'



COTINUS GOGGYRIA  
'ANCOT'



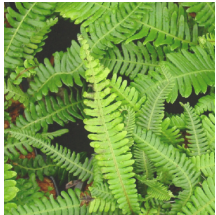
CAREX TESTACEA



FATSIA JAPONICA



HOSTA 'JUNE'



BLECHNUM SPICANT

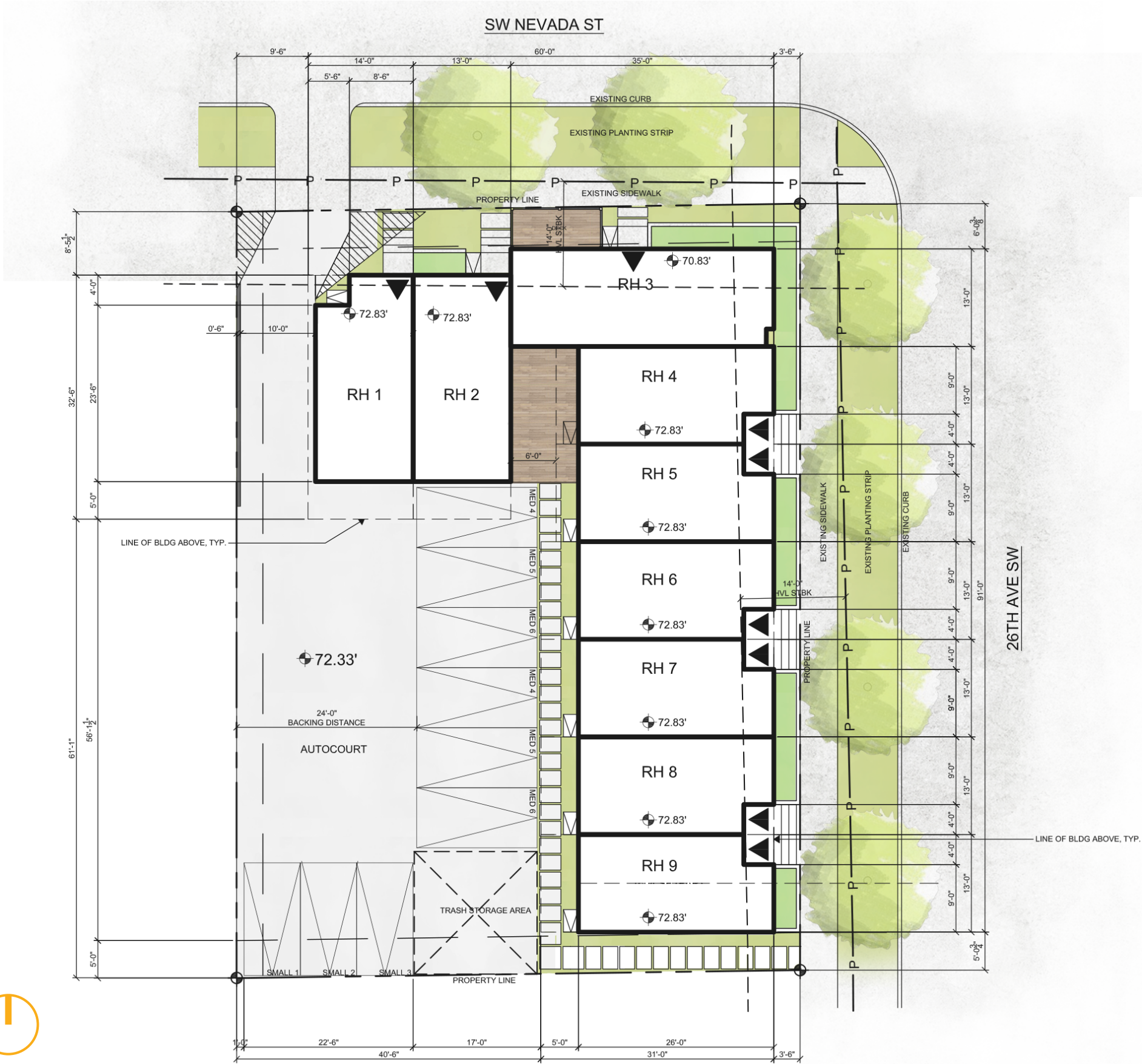


HELLEBORUS NIGER  
'HGC JACOB'

### SITE PLANNING + LANDSCAPE APPROACH

The nine proposed rowhouses are located at the street corner of SW Nevada Street and 26th Ave SW with nine surface parking stalls. This building is designed to be oriented towards the street corner, with all nine units facing the streets, and the parking entry from the northwest corner of the property to minimize vehicular access and pedestrian circulation conflicts at the street facing facade.

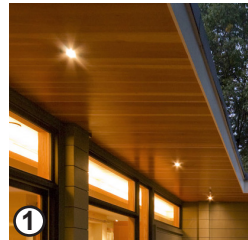
The the site plan and landscape approach for this project aims to activate and enhance the interaction between the building residents and the right-of-way, creating opportunity for indoor and outdoor connections for a more friendly living environment for residents. Each unit is designed with high quality indoor living space as well as enjoyable outdoor amenities at the roof level. All pathways and residential entries will be accompanied and surrounded by native landscaping that adds visual interest and creates buffers between public and private space.







1 EXTERIOR SCONCES



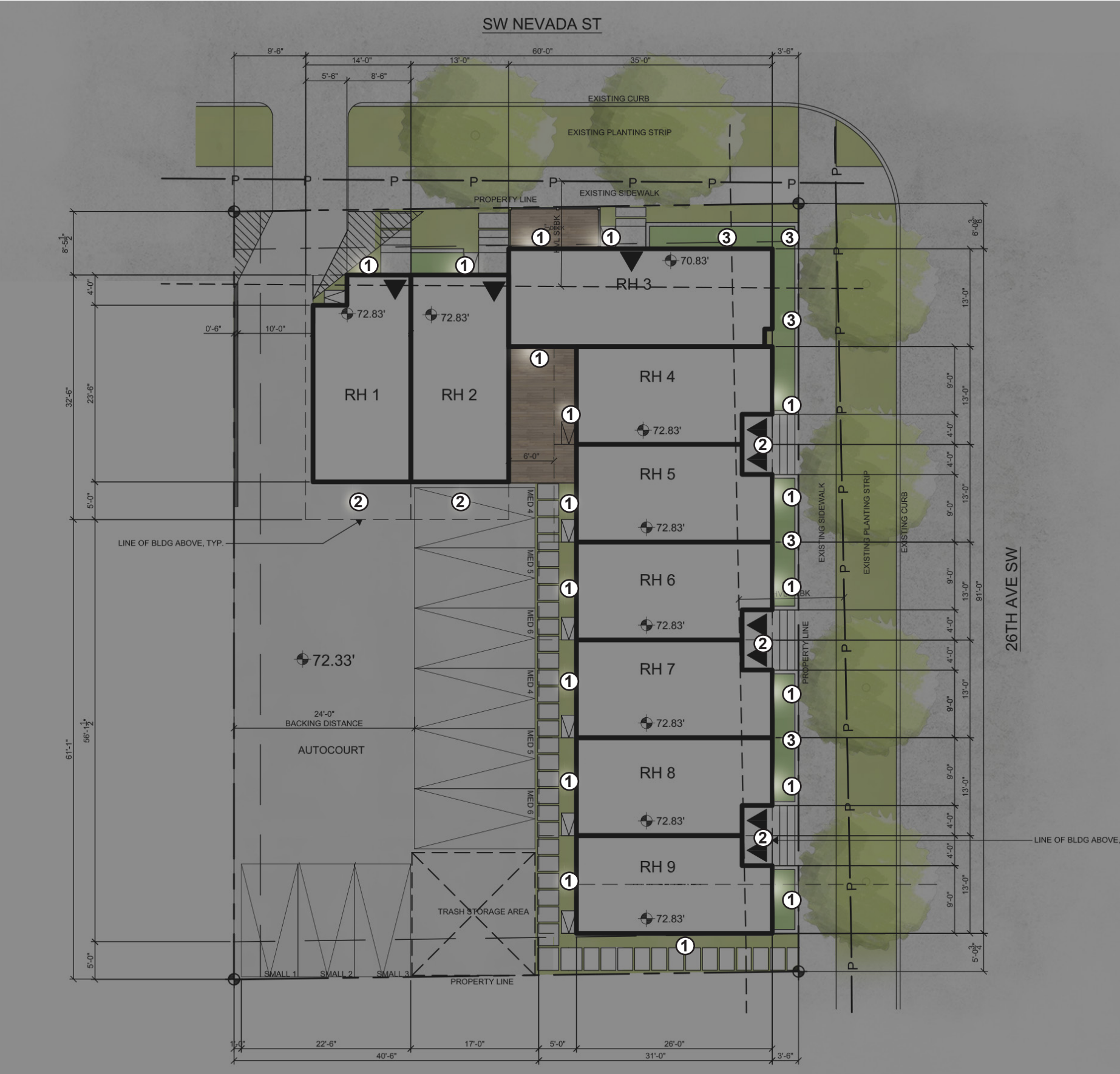
RECESSED CAN LIGHTS (SOFFIT)



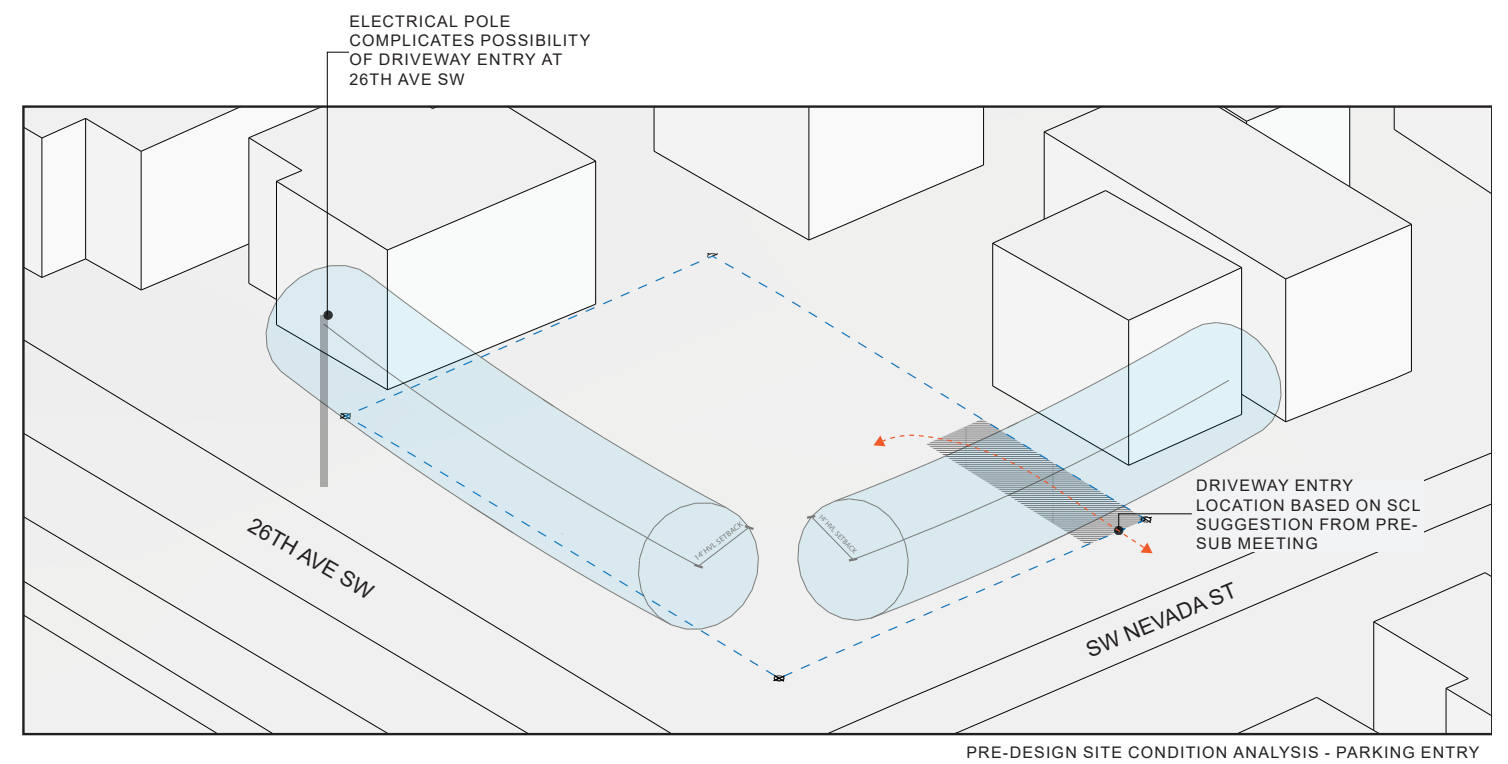
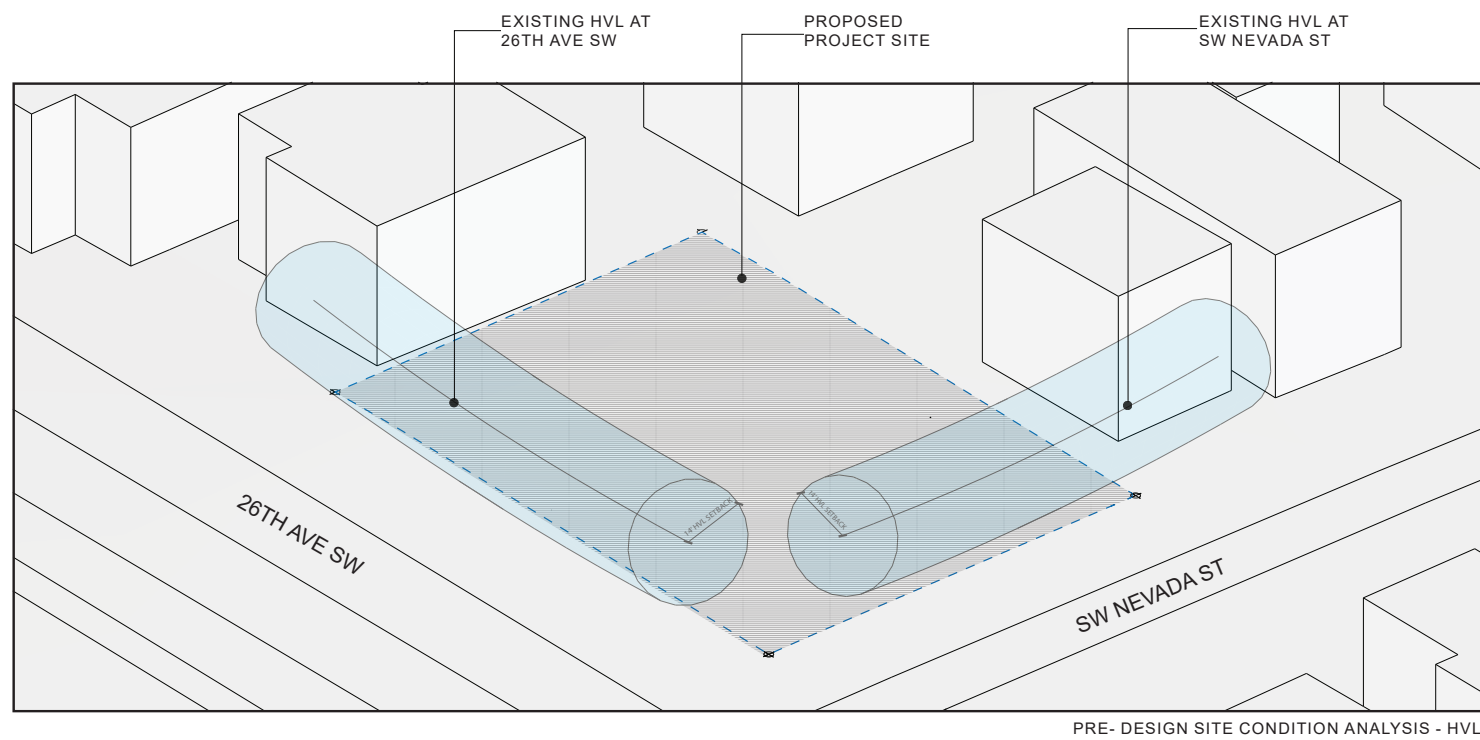
3 PHOTOVOLTAIC PATHWAY LIGHTING

PROPOSED SITE LIGHTING PLAN

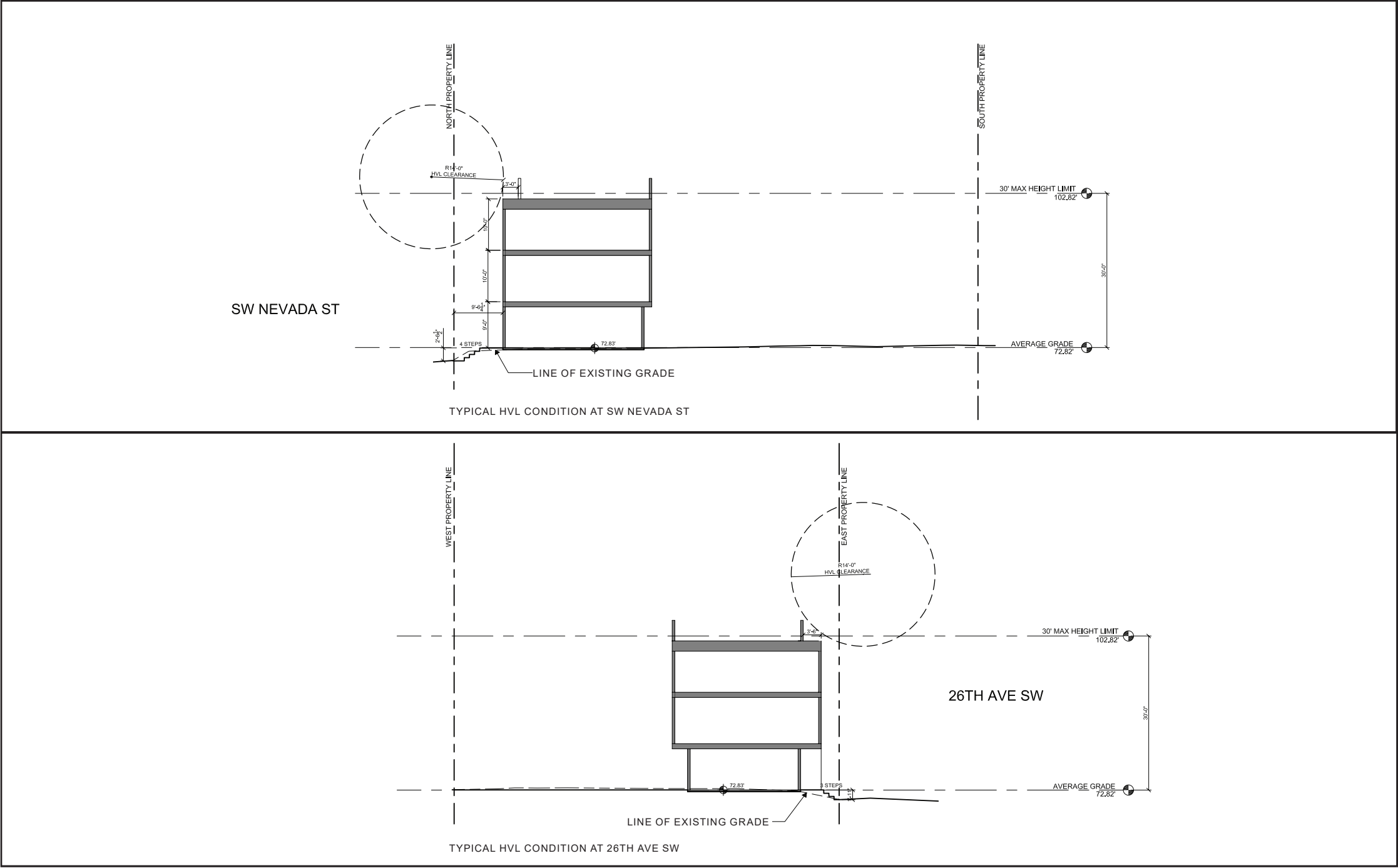
The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries. Down lights and photovoltaic lighting are located along the pathways. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.





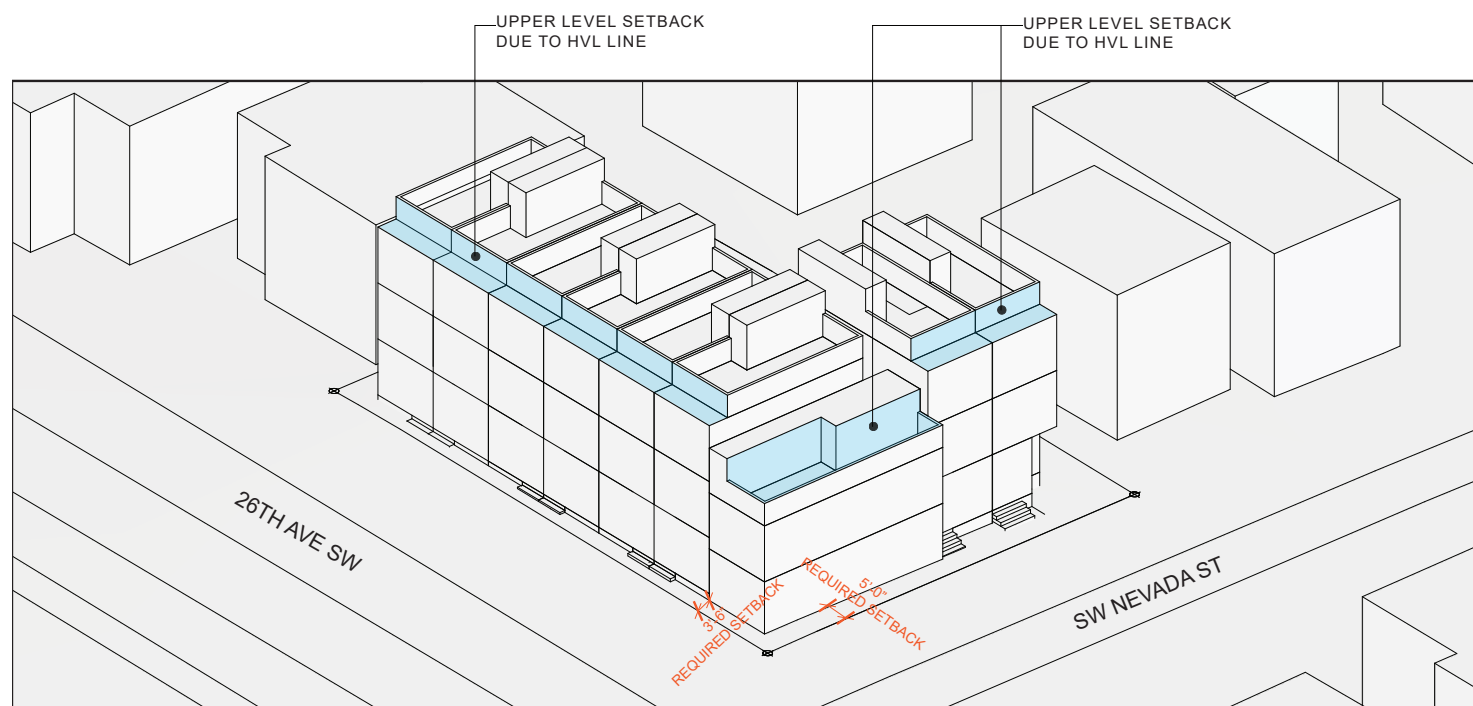




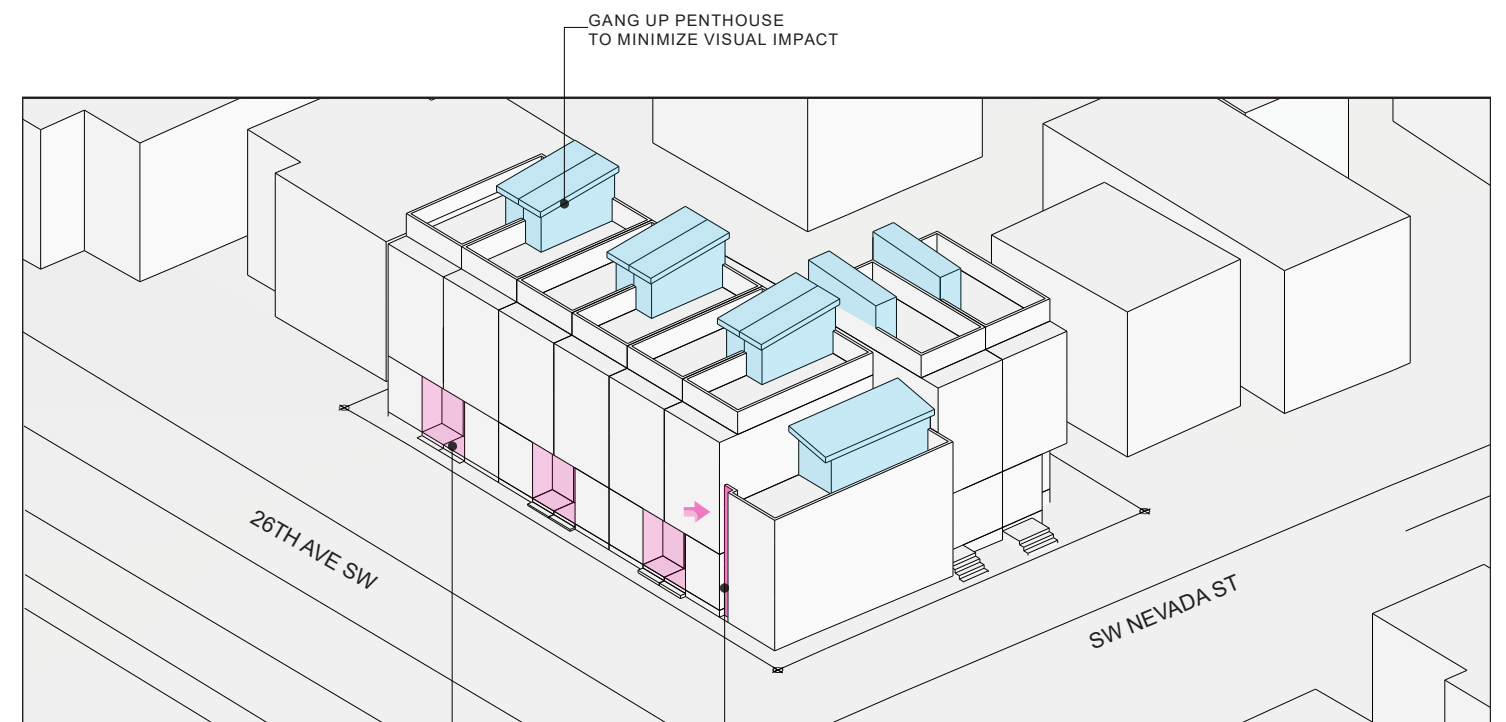


HVL SETBACK ANALYSIS





MASSING EVOLUTION #1  
 - MEETING UNIT COUNT, PARKING REQUIREMENTS  
 - MEETING HVL SETBACK REQUIREMENTS

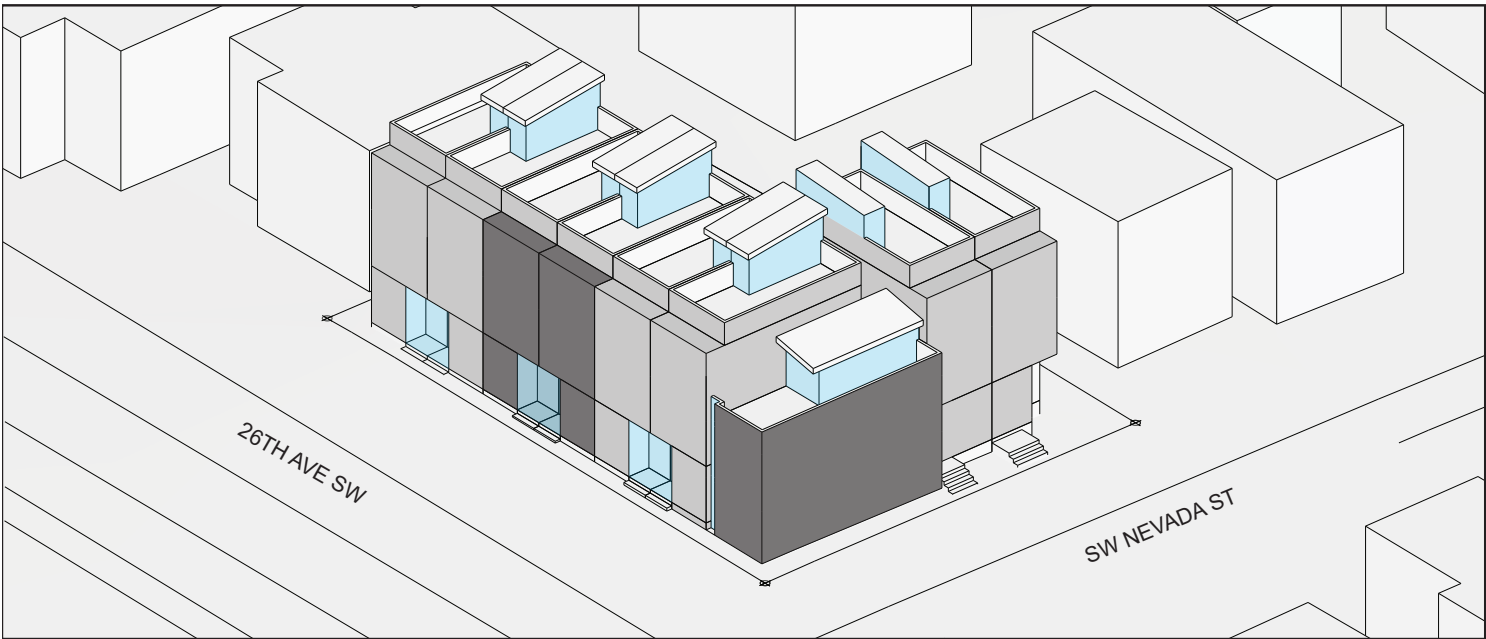


PUNCH IN RESIDENTIAL  
 ENTRY TO CREATE  
 MORE RHYTHM AND  
 MODULATION ALONG  
 26TH AVE SW

PUSH IN TO BREAK THE MASSING  
 AND CREATE MODULATION AT 26TH  
 AVE SW

MASSING EVOLUTION #2  
 - CREATING RESIDENTIAL FORM  
 - GENERATE OPPORTUNITIES FOR  
 MATERIAL TRANSITION;





KEY:

MATERIAL #1

MATERIAL #2

MATERIAL #3

MASSING EVOLUTION #3  
- ASSIGNING MATERIALS TO MATCH THE RHYTHM OF MASSING;



MASSING EVOLUTION #4  
- ASSIGN HIGH QUALITY AND ELEGANT MATERIAL PALETTE ;  
- ADD SECONDARY ARCHITECTURAL ELEMENTS;



GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	RESPONSE
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 B. Adjacent sites, streets, and open spaces C. Relationship to the block	CS2.A-C: Articulate an appropriate architectural presence; allow connection to the street to inform design; respond to the opportunities and responsibilities a corner lot entails as a gateway or focal point.	Building is sitting at the street corner, setting a strong precedent for future projects. All rowhouse entries will connect directly to the streets they face, activating and strengthening the residential character of the neighborhood.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A: Design the entry as a collection of coordinated elements.	All building entries are carefully designed and scaled for a more intimate experience that is aligned with the neighborhood character and encourages interaction at the street level between the right-of-way and the building residents.
DC1 Project Uses and Activities	Optimize the arrangement of uses and activities on site	B. Vehicular Access and Circulation C. Parking and Service Uses	DC1.B-C: Consider the various ways of experiencing parking and minimize opportunity for negative interactions between the user and vehicular parking.	Parking access is located at the northwest corner, minimizing disruption to the street edge and reducing conflict with pedestrian circulation. Furthermore, all parking and services are located at the rear of the building.
DC2. Architectural Concept	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	DC2.A Arrange the massing of the development with consideration of the site's characteristics. B. Design all building facades. C. Design the building materials and scale with human experience and interaction in consideration.	The project proposes a clear facade composition that exhibits a sense of order through the use of modulation, fenestration, secondary architectural features, and materials. The proposed fenestration matches with proposed material rhythm, sets a strong precedence at the street facing facades and contributes to a cohesive and simple architectural concept.
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.	The unit circulation, pulling the stair towers to the rear of the units (away from the street), allows for primary spaces (and large glazing) facing the streets. Glazing at the entry doors will further provide safety at the street level. In addition, all units will be provided with roof decks facing the street.
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials	DC4.A Select high quality, durable materials which provide scale and texture (Exterior Finish Materials; Climate Appropriateness; Choice of Plant Materials; Hardscape Materials; Long-Range Planning; Place-Making.	A series of high quality materials are carefully selected for this project. A fiber cement panel system and lap siding are the main material for the units, with carefully added wood toned siding at residential entries and penthouse to create a more cohesive residential rhythm. Secondary architectural elements like awnings and signage are carefully designed to help achieving a simple but elegant design.





PL2 WALKABILITY D. WAYFINDING 1. DESIGN AS WAY FINDING: USE DESIGN FEATURES AS A MEANS OF WAYFINDING WHEREVER POSSIBLE, AND PROVIDE CLEAR DIRECTIONAL SIGNAGE WHERE NEEDED.



DC2 ARCHITECTURAL CONCEPT C. SECONDARY ARCHITECTURAL FEATURE 1. VISUAL DEPTH AND INTEREST: ADD DEPTH TO FACADES WHERE APPROPRIATE BY INCORPORATING BALCONIES, STOOPS, DECKS, BIO PLANTERS, OR OTHER SECONDARY ELEMENTS INTO THE FAÇADE DESIGN.

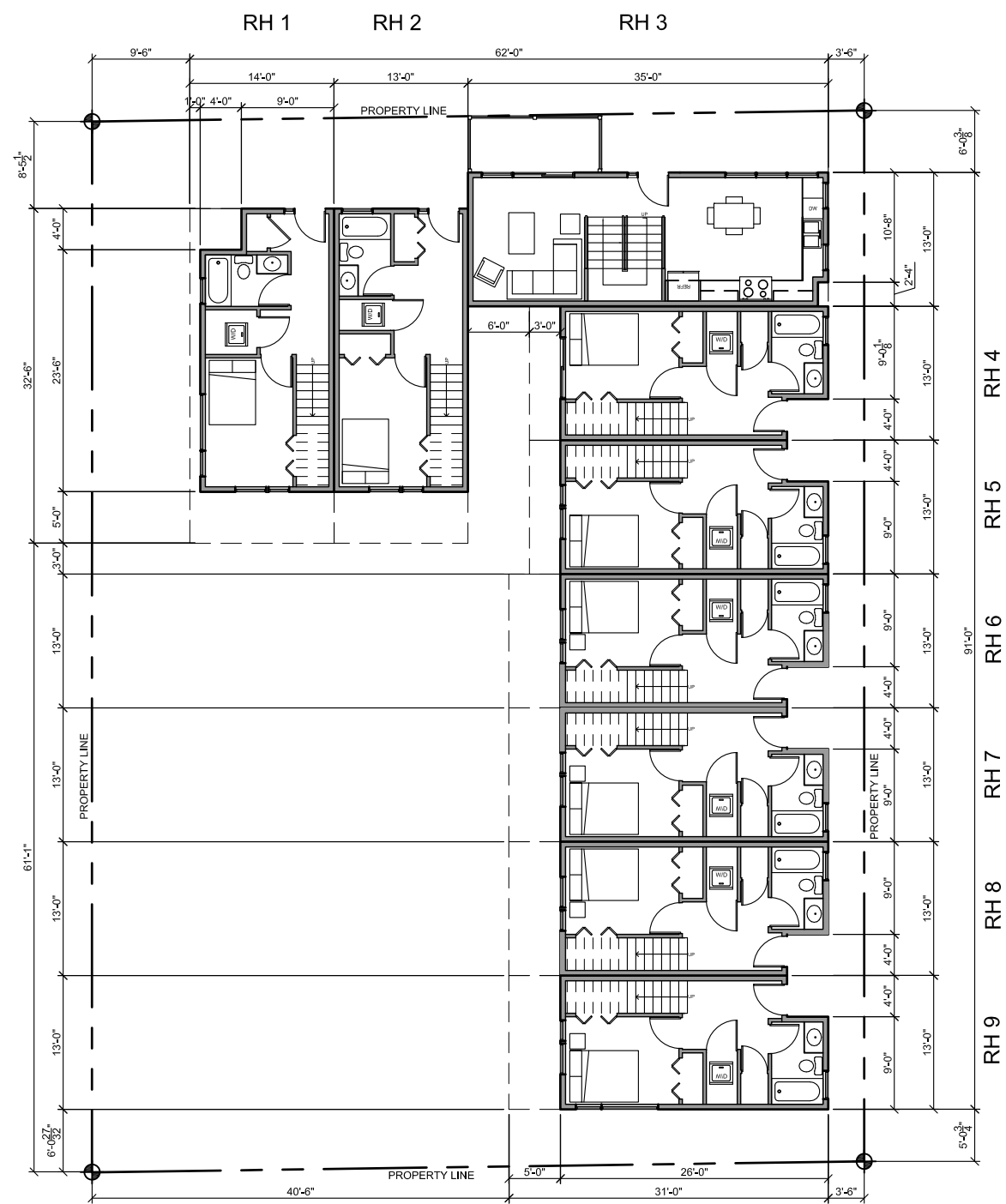


DC-1 PROJECT USES AND ACTIVITIES 4. VIEWS AND CONNECTIONS ROOFTOP DECKS TAKE ADVANTAGE OF POTENTIAL VIEWS OF DOWNTOWN SEATTLE TOWARDS THE NORTH AS WELL AS THE TERRITORIAL VIEW TO THE WEST. IN ADDITION, THEY PROVIDE A MORE PRIVATE OUTDOOR SPACE FOR EACH RESIDENT.

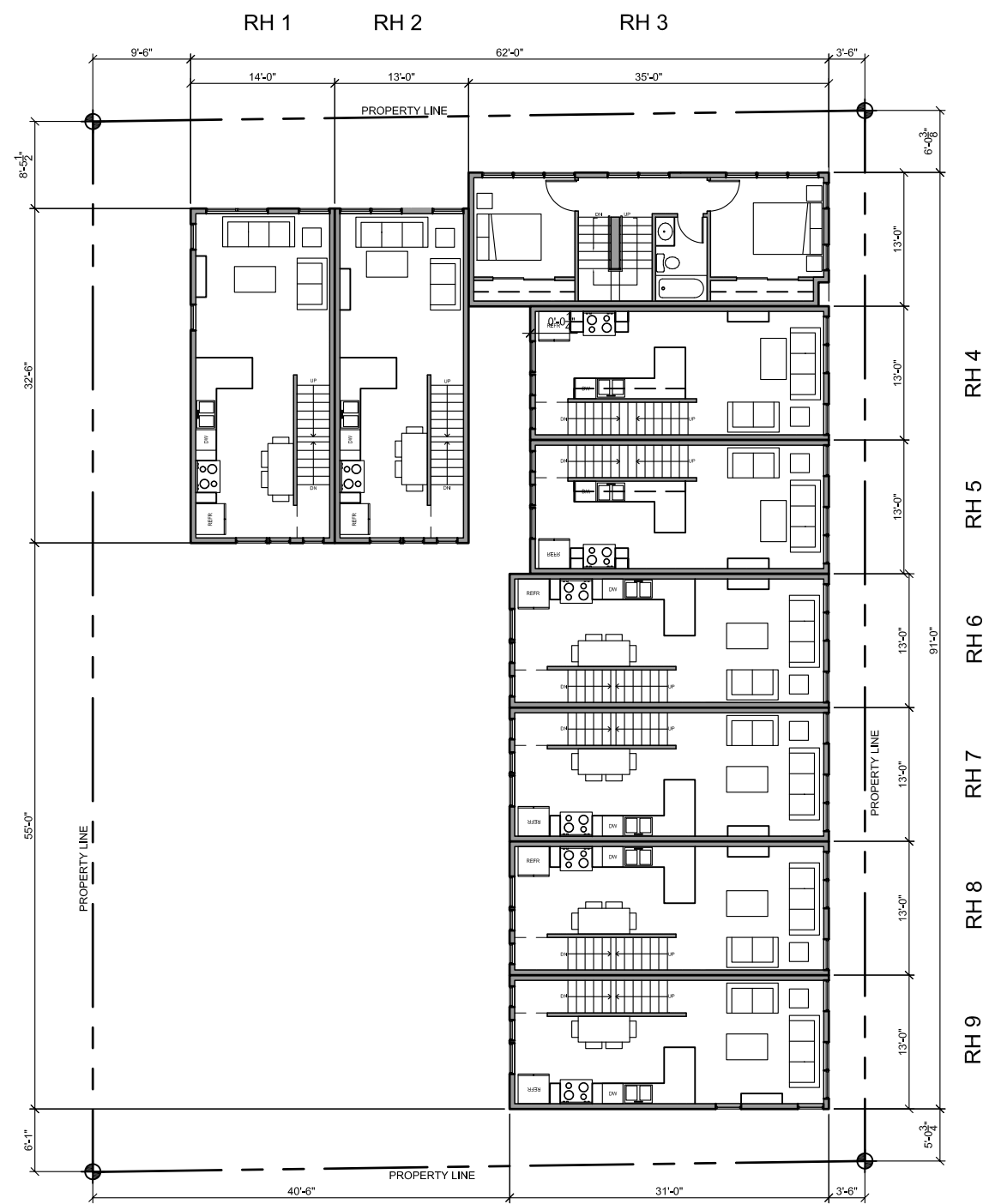


CS2. URBAN PATTERN AND FORM ROOFTOP HIGHLIGHTD AREA ARE RESIDENTIAL ARCHITECTURE ELEMENTS AND SHAPES FROM THE DIRECT ADJACENT NEIGHBORHOOD.





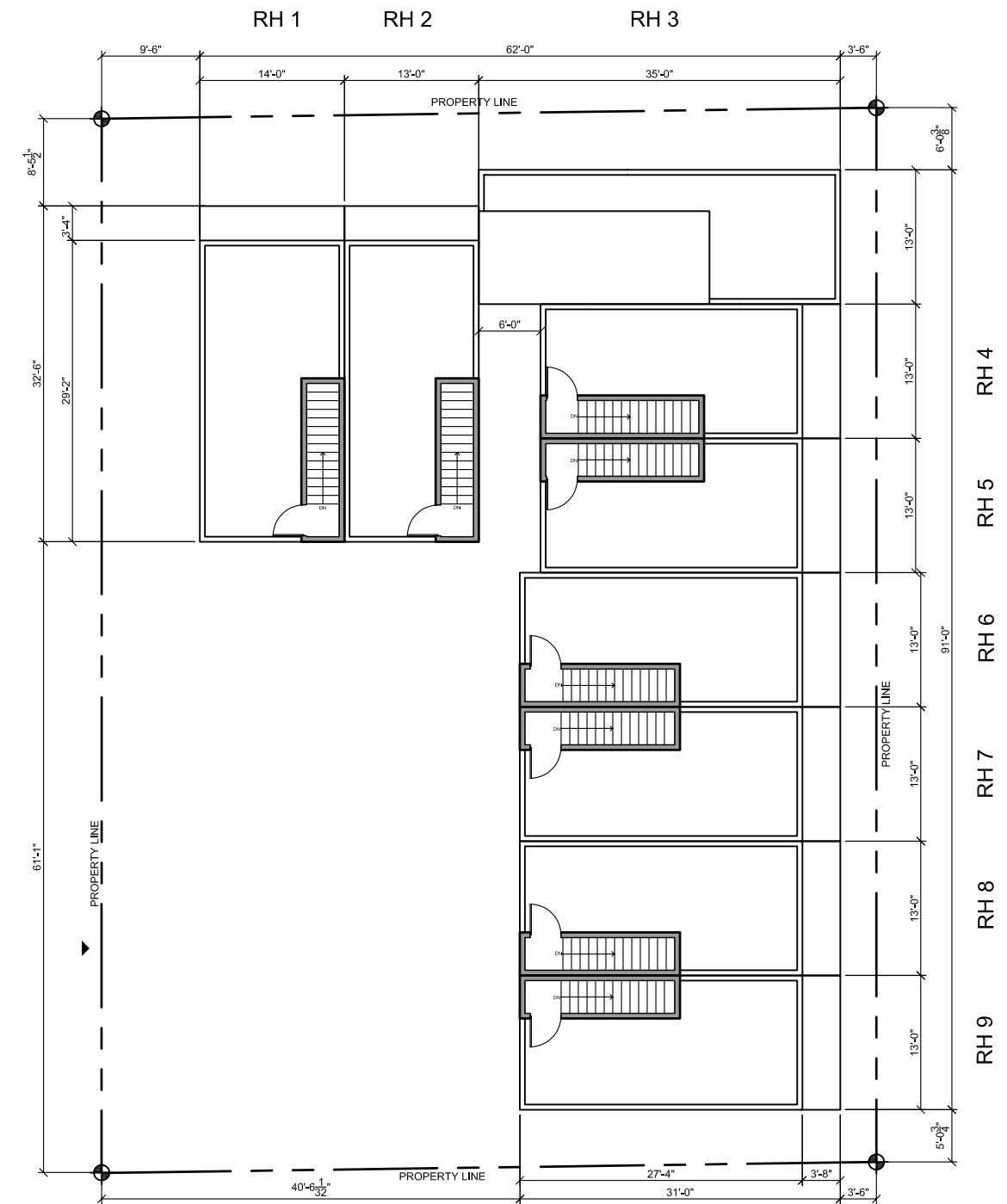
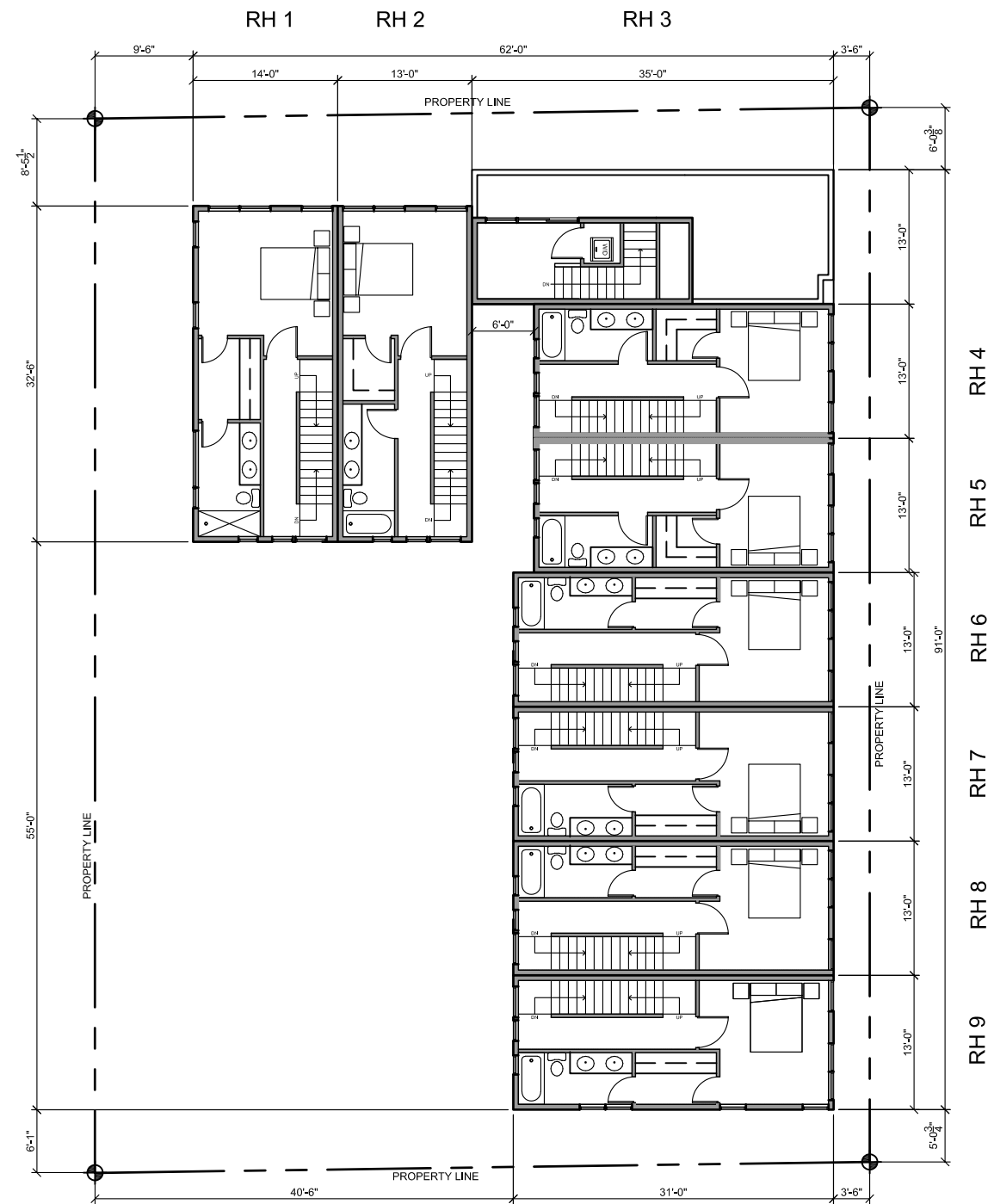
LEVEL 1 PLAN



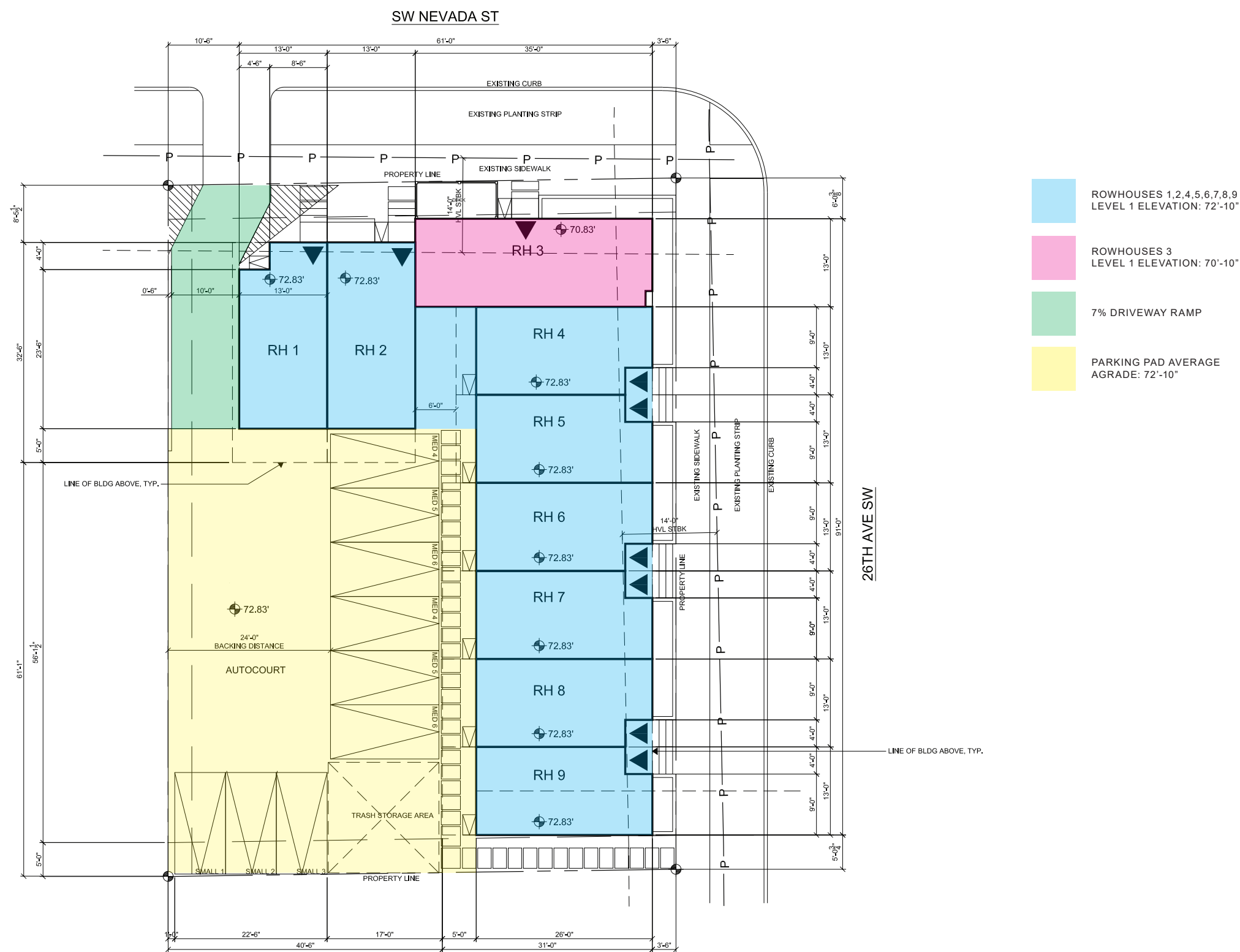
LEVEL 2 PLAN







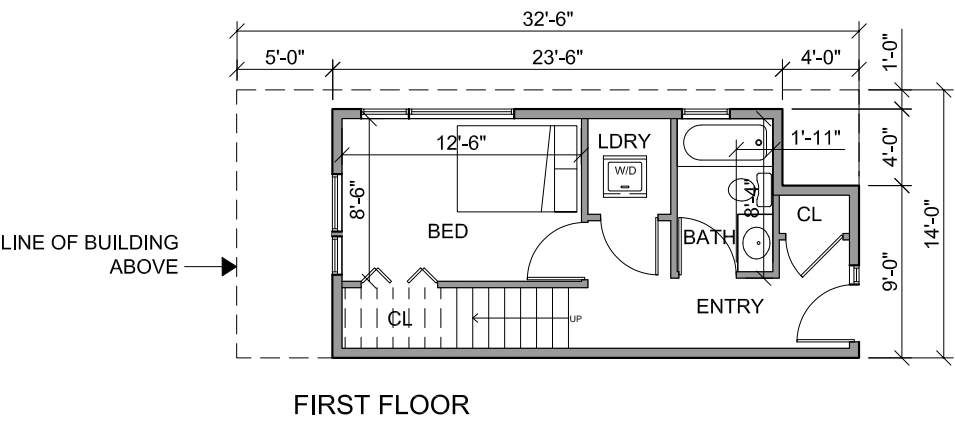
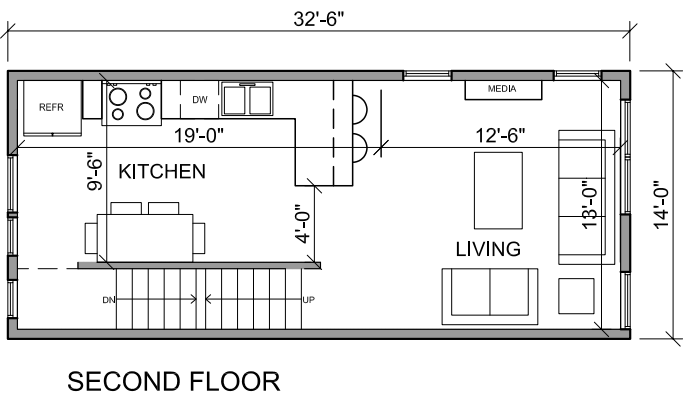
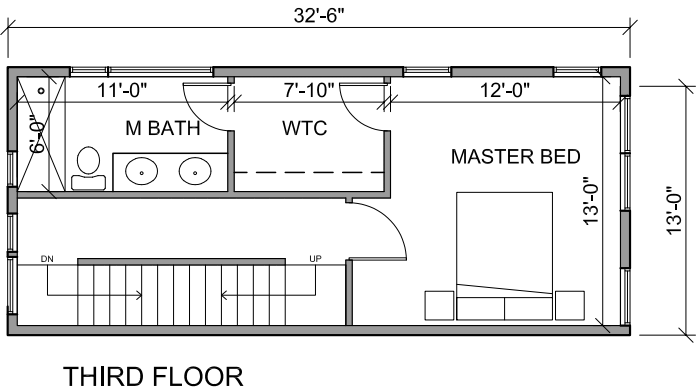
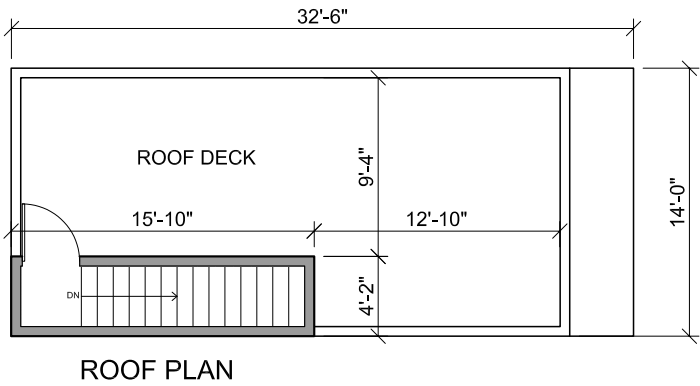




 CONCEPT GRADING PLAN



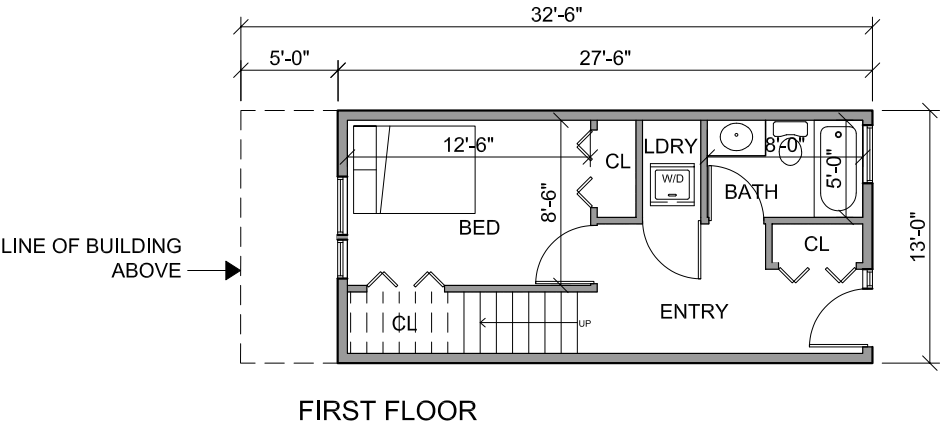
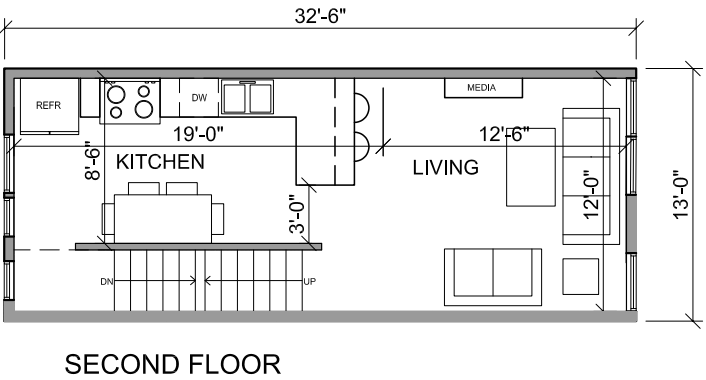
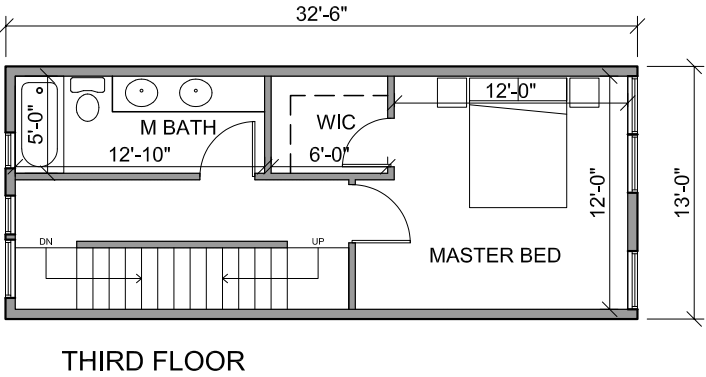
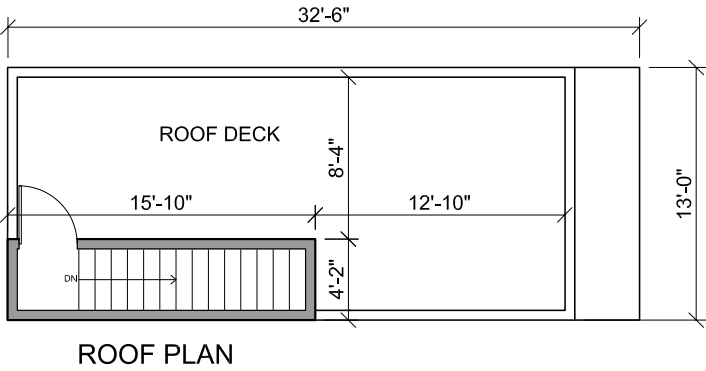
MARKETING AREA  
FIRST FLOOR: 342 SF  
SECOND FLOOR: 455 SF  
THIRD FLOOR: 455 SF  
ROOF PLAN: 66 SF  
TOTAL: 1318 SF



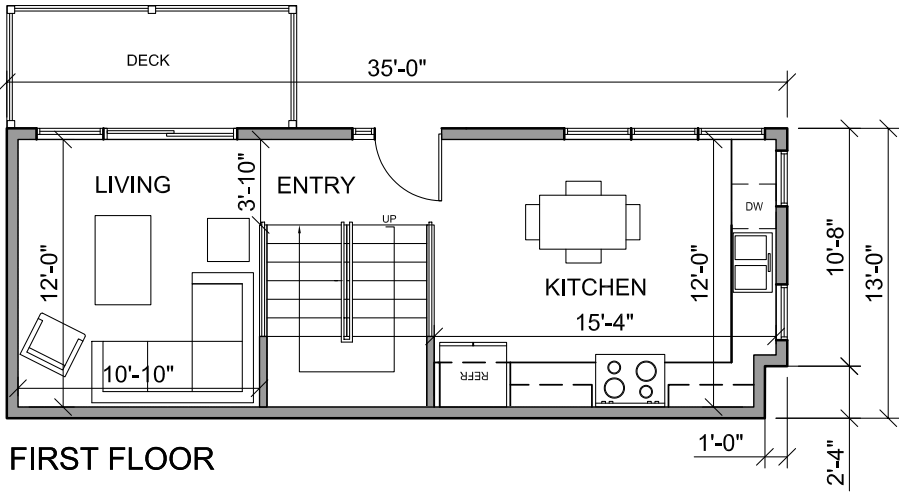
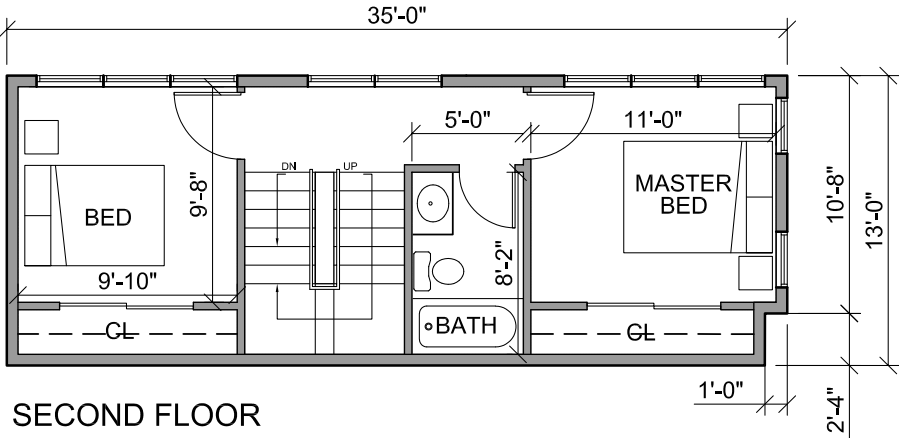
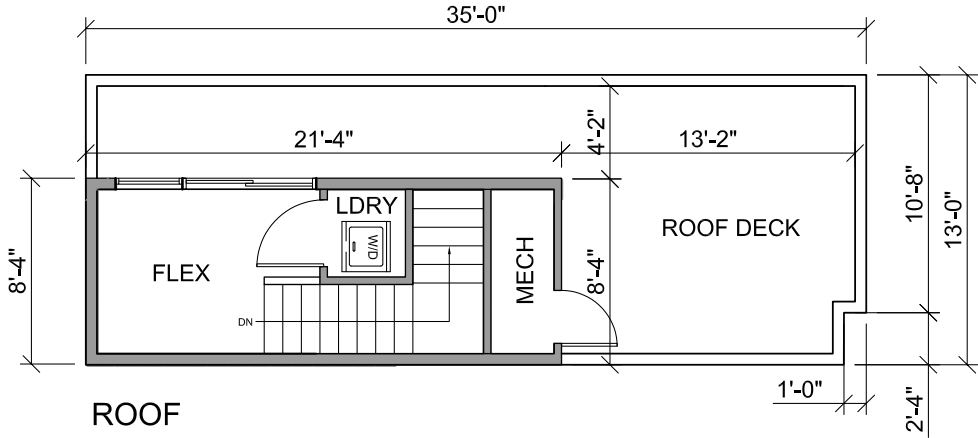
RH 1 FLOOR PLANS



MARKETING AREA  
FIRST FLOOR: 342 SF  
SECOND FLOOR: 422 SF  
THIRD FLOOR: 422 SF  
ROOF PLAN: 66 SF  
TOTAL: 1252 SF



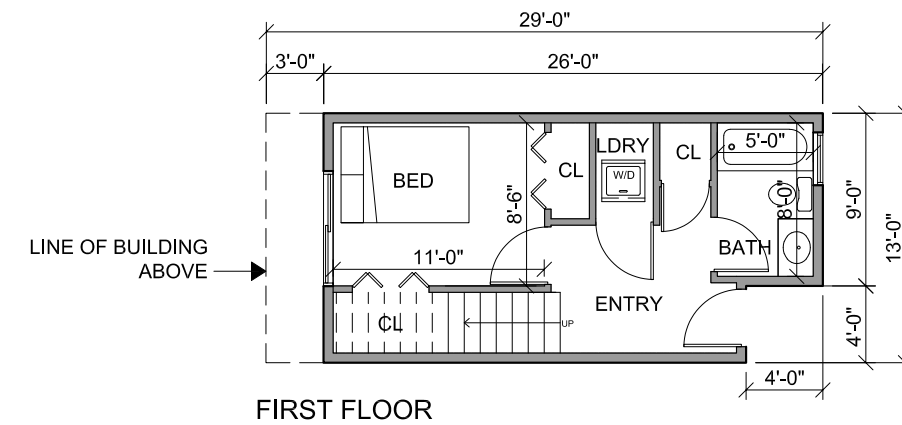
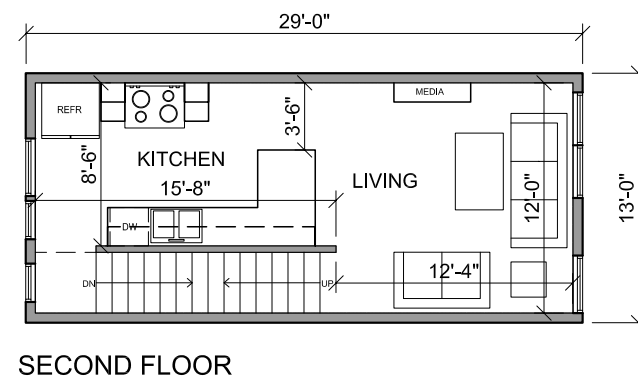
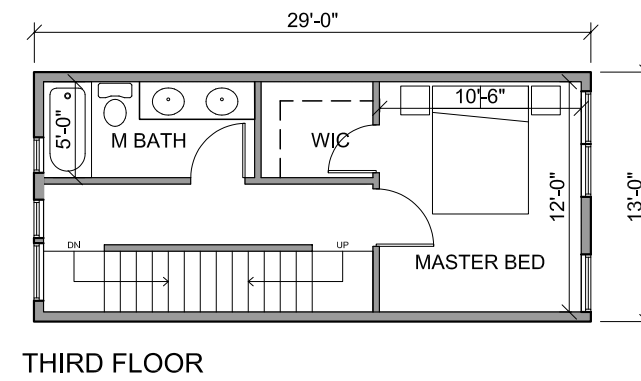
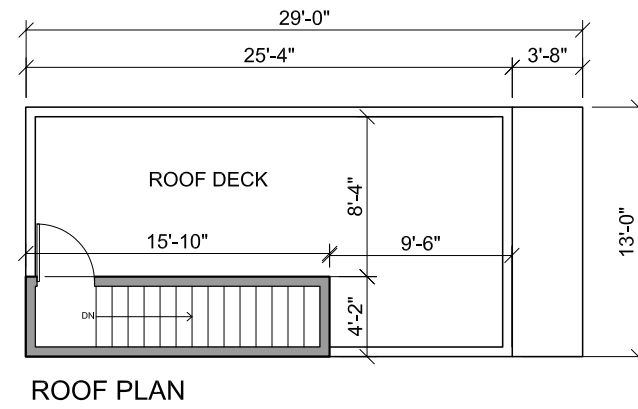
MARKETING AREA  
FIRST FLOOR:    453 SF  
SECOND FLOOR: 453 SF  
ROOF PLAN:     178 SF  
TOTAL:          1084 SF





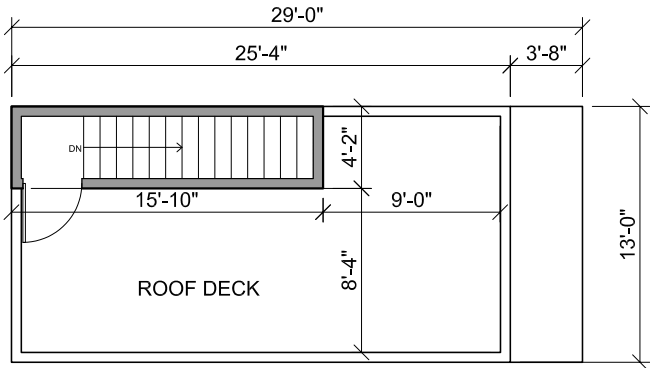
## MARKETING AREA

FIRST FLOOR: 322 SF  
 SECOND FLOOR: 377 SF  
 THIRD FLOOR: 377 SF  
 ROOF PLAN: 66 SF  
 TOTAL: 1142 SF

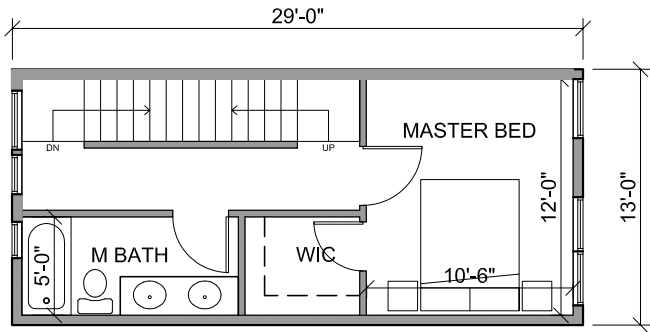


RH 4 FLOOR PLANS

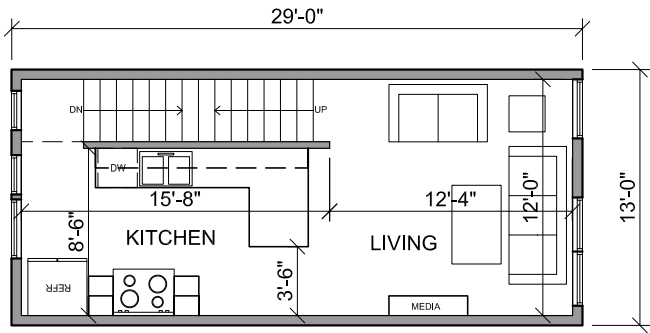
MARKETING AREA  
FIRST FLOOR:    322 SF  
SECOND FLOOR:  377 SF  
THIRD FLOOR:   377 SF  
ROOF PLAN:     66 SF  
TOTAL:           1142 SF



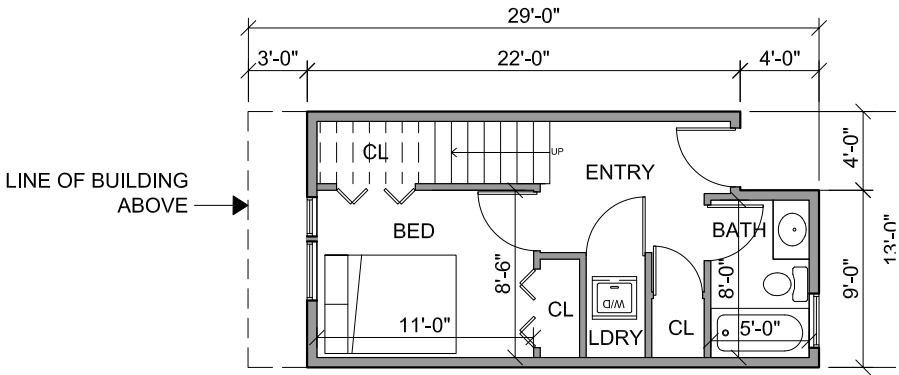
ROOF PLAN



THIRD FLOOR



SECOND FLOOR

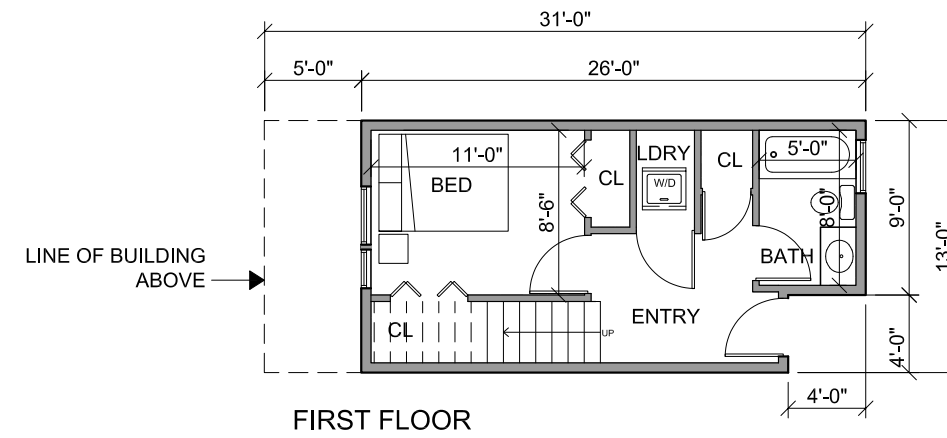
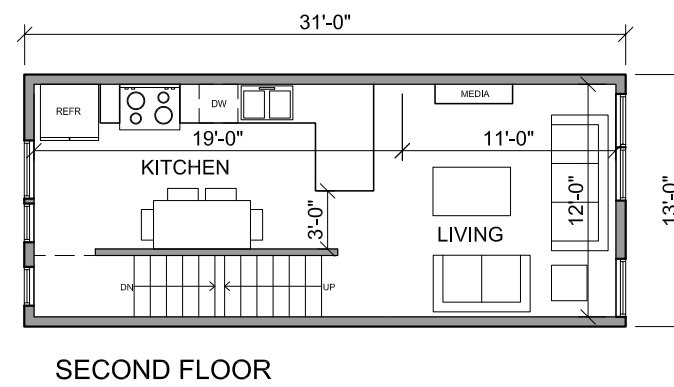
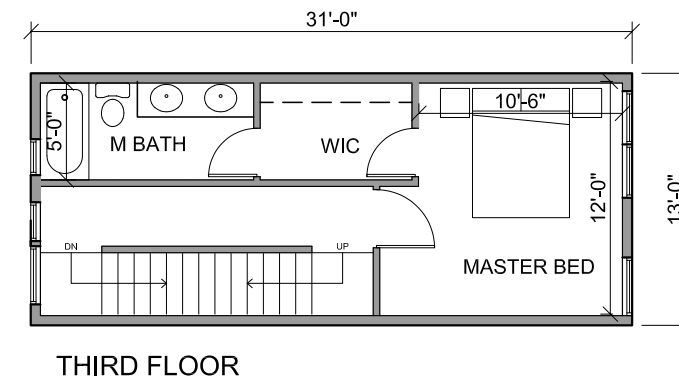
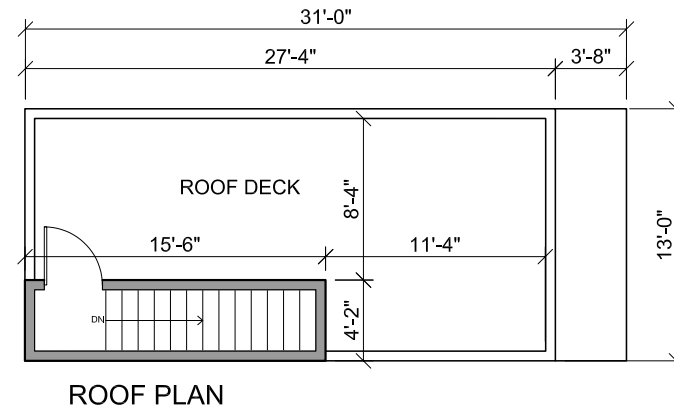


FIRST FLOOR



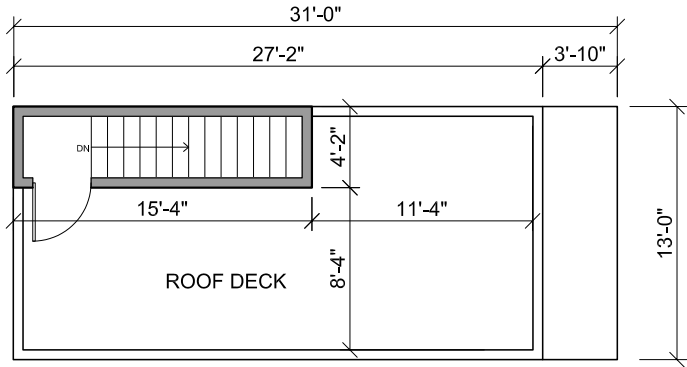
## MARKETING AREA

FIRST FLOOR: 322 SF  
 SECOND FLOOR: 403 SF  
 THIRD FLOOR: 403 SF  
 ROOF PLAN: 66 SF  
 TOTAL: 1194 SF

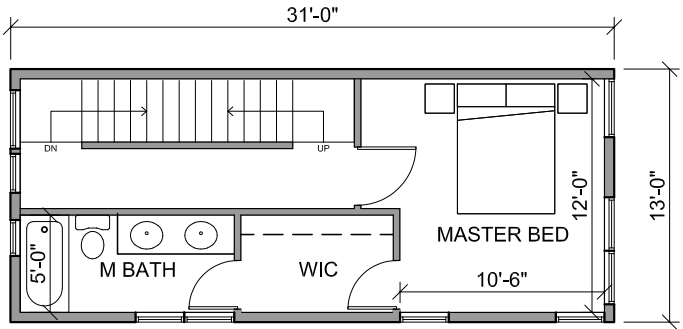


RH 6-8 FLOOR PLANS

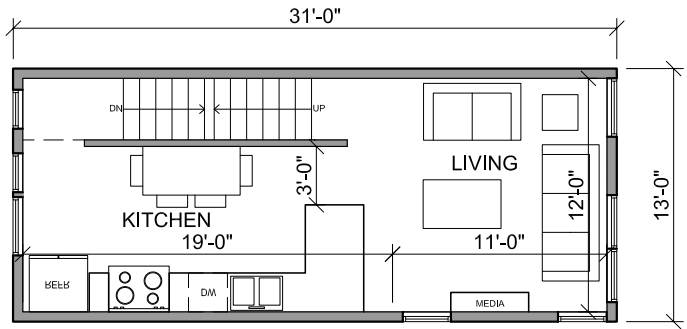
MARKETING AREA  
FIRST FLOOR: 322 SF  
SECOND FLOOR: 403 SF  
THIRD FLOOR: 403 SF  
ROOF PLAN: 66 SF  
TOTAL: 1194 SF



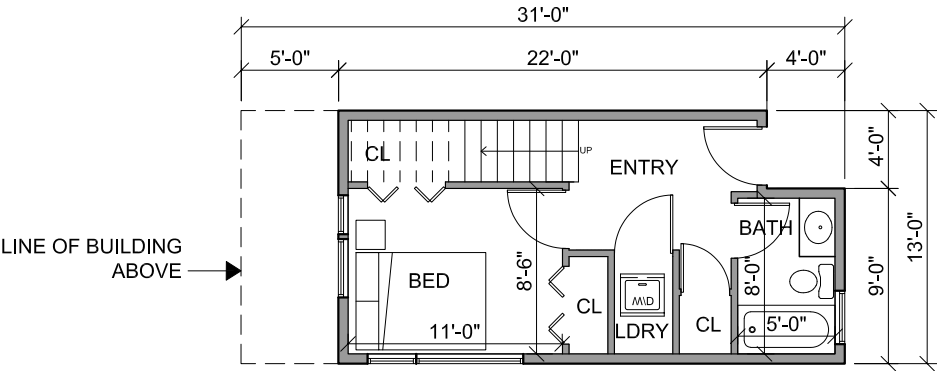
ROOF PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR





PROPOSED MATERIALS

The material palette of fiber cement panel, lap siding, wood tone siding, steel railing have been chosen to create a clean traditional aesthetic that blends with the character of the neighborhood. Wood accents at the entry doors and roof soffits and level 2 overhangs, add warmth and texture. The high quality materials are proposed for all elevations of the project.



NORTH ELEVATION

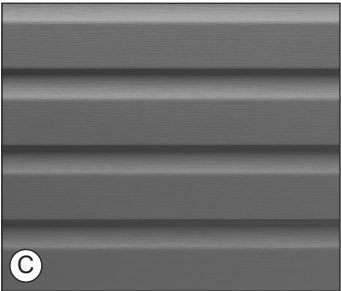
MATERIAL PALETTE



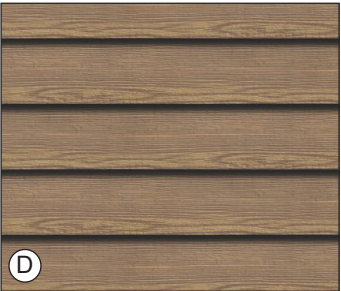
FIBER CEMENT  
PANEL (SNOWBOUND  
SW 7004)



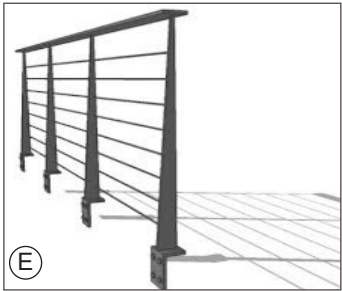
VINYL WINDOW  
(WHITE)



LAP SIDING  
(URBANE BRONZE  
- SW 7048)



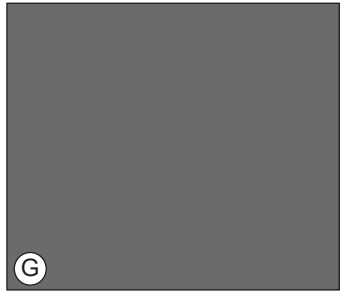
WOOD TONE RUSTIC  
SERIES LAP SIDING



BLACK STEEL RAILING



EXPOSED CONCRETE



FIBER CEMENT PANEL  
(BRONZE) SW 6258



EAST ELEVATION

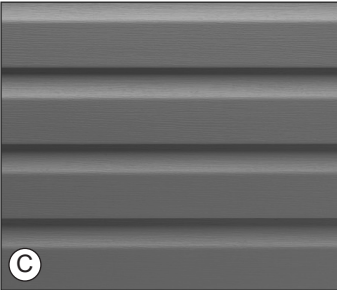
MATERIAL PALETTE



FIBER CEMENT  
PANEL (SNOWBOUND  
SW 7004)



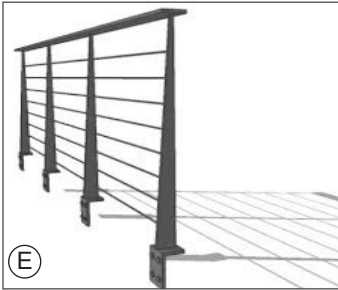
VINYL WINDOW  
(WHITE)



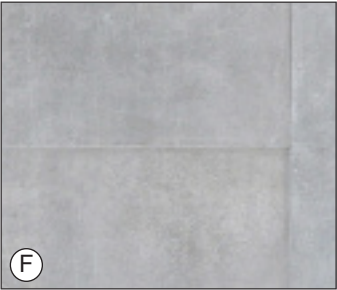
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(URBANE BRONZE  
- SW 7048)



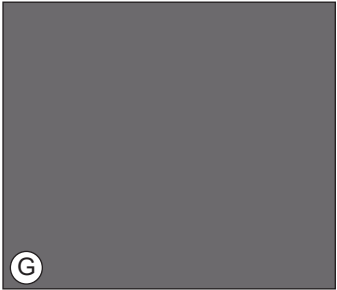
WOOD TONE RUSTIC  
SERIES LAP SIDING



BLACK STEEL RAILING



EXPOSED CONCRETE



FIBER CEMENT PANEL  
(BRONZE) SW 6258





**SOUTH ELEVATION**

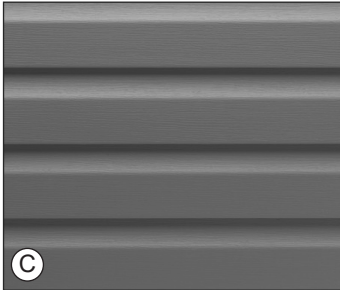
**MATERIAL PALETTE**



FIBER CEMENT  
PANEL (SNOWBOUND  
SW 7004)



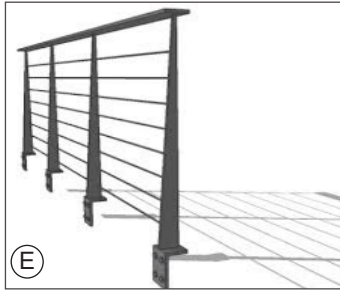
VINYL WINDOW  
(WHITE)



LAP SIDING  
(URBANE BRONZE  
- SW 7048)



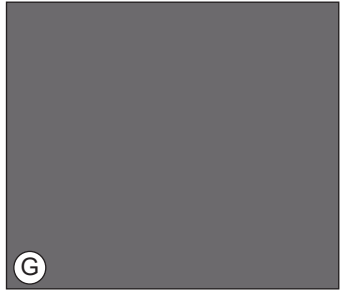
WOOD TONE RUSTIC  
SERIES LAP SIDING



BLACK STEEL RAILING



EXPOSED CONCRETE

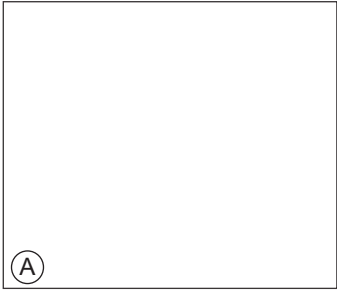


FIBER CEMENT PANEL  
(BRONZE) SW 6258

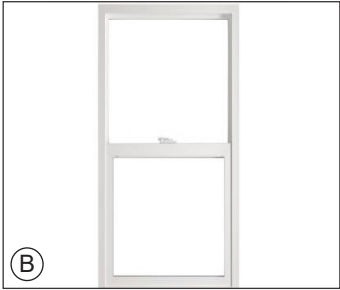


WEST ELEVATION - COURTYARD

MATERIAL PALETTE



FIBER CEMENT  
PANEL (SNOWBOUND  
SW 7004)



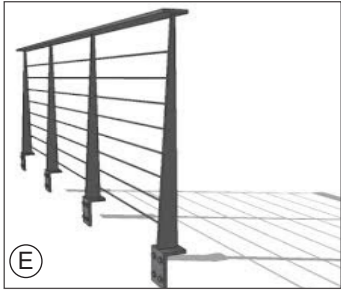
VINYL WINDOW  
(WHITE)



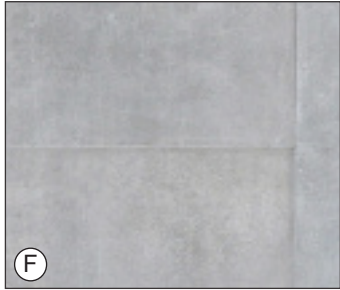
LAP SIDING  
(URBANE BRONZE  
- SW 7048)



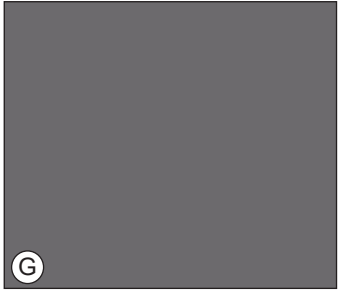
WOOD TONE RUSTIC  
SERIES LAP SIDING



BLACK STEEL RAILING

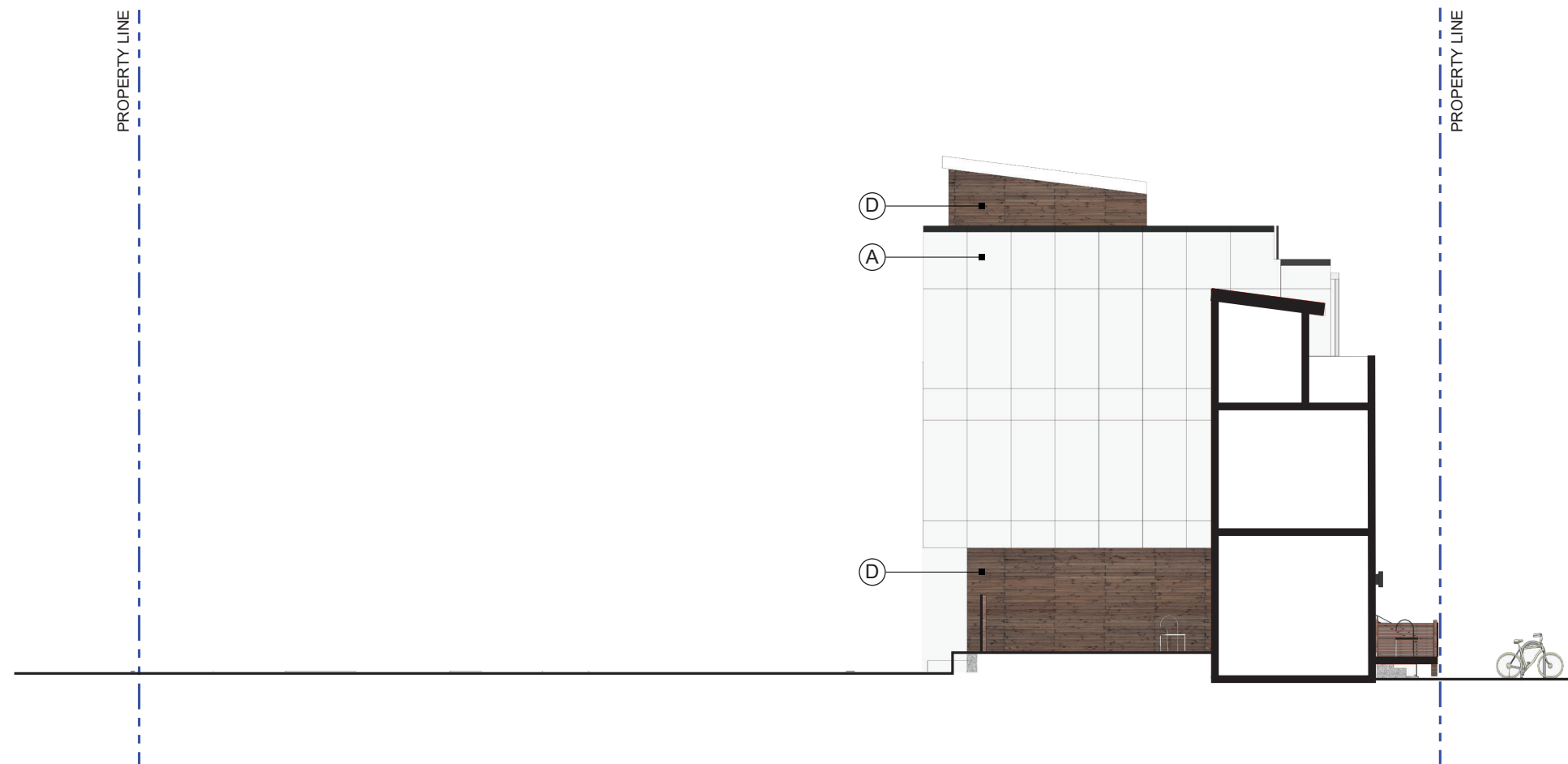
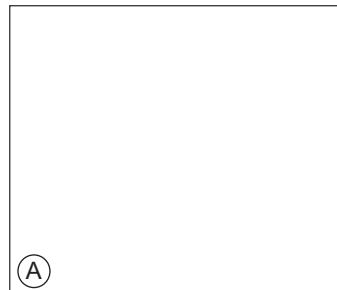
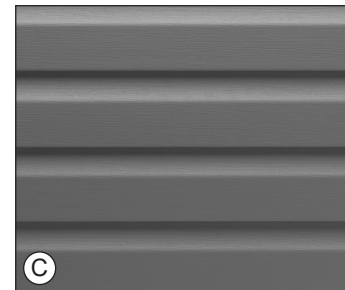
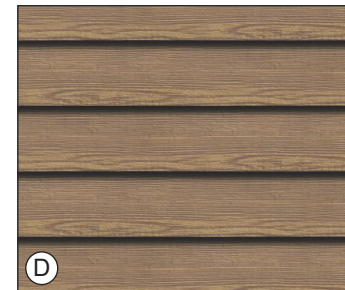
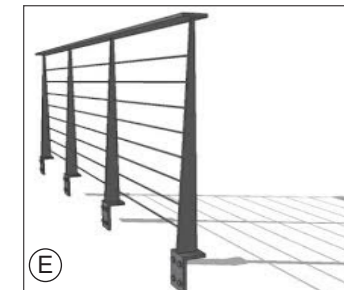
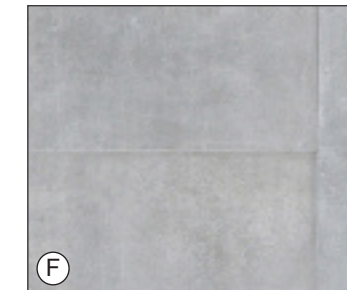


EXPOSED CONCRETE



FIBER CEMENT PANEL  
(BRONZE) SW 6258

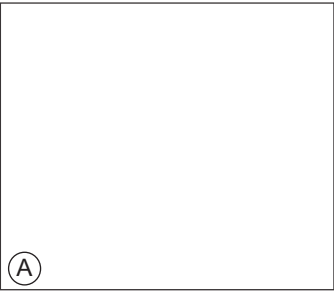


**EAST ELEVATION - COURTYARD****MATERIAL PALETTE****A**  
FIBER CEMENT  
PANEL (SNOWBOUND  
SW 7004)**B**  
VINYL WINDOW  
(WHITE)**C**  
LAP SIDING  
(URBANE BRONZE  
- SW 7048)**D**  
WOOD TONE RUSTIC  
SERIES LAP SIDING**E**  
BLACK STEEL RAILING**F**  
EXPOSED CONCRETE**G**  
FIBER CEMENT PANEL  
(BRONZE) SW 6258



WEST ELEVATION

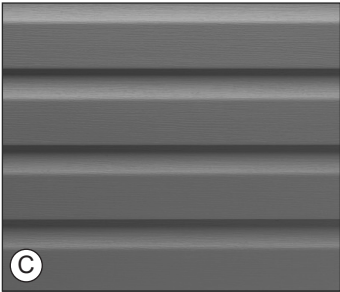
MATERIAL PALETTE



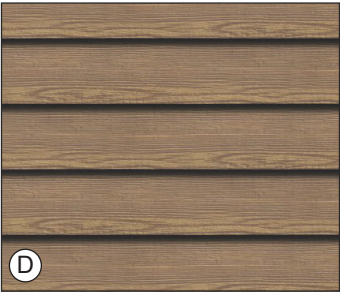
FIBER CEMENT  
PANEL (SNOWBOUND  
SW 7004)



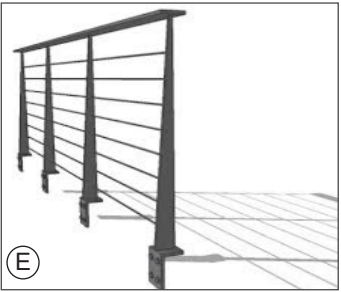
VINYL WINDOW  
(WHITE)



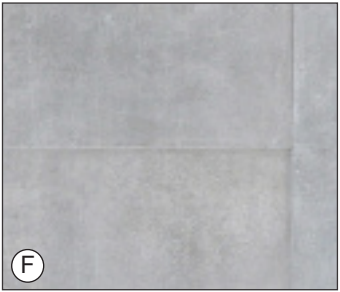
LAP SIDING  
(URBANE BRONZE  
- SW 7048)



WOOD TONE RUSTIC  
SERIES LAP SIDING



BLACK STEEL RAILING



EXPOSED CONCRETE



FIBER CEMENT PANEL  
(BRONZE) SW 6258





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

**GLAZING**

Glazing for the major program elements has been positioned to allow eyes on the street as well as light and views into the active spaces.

PL3.C, DC1-A, DC-2.B

**BUILDING SCALE AND MASSING**

This project sets up a strong street presence, with a two-story unit at the corner to reduce the massing at the street edge. Additionally, the roof decks are setback from the street edge further reducing the scale.

CS-2.C,D; PL3-C

**WAYFINDING**

The project proposes easy wayfinding through the use of material changes, awnings, address signage, and lighting.

PL2-D; DC2-A; DC2-B; DC2-C



VIEW FROM THE CORNER OF SW NEVADA ST AND 26TH AVE SW



**MATERIAL ARRANGEMENT**

The material palette is simple and subtle incorporating the elements of existing buildings around the neighborhood, looking at material and texture from established buildings with color inspiration from newer developments.  
CS3-A, DC4-A

**WOOD AT ENTRIES**

The recessed entries include wood doors, and wood soffits to provide a warm and inviting entry sequence. This is a textural and natural material that will enhance the pedestrian scale.  
PL2-D, PL3-A, DC2-D, DC4-A

**OUTDOOR DECK AND BIO-PLANTER**

Carefully designed outdoor elements such as the the outdoor deck, stoops and bio-planters, create connections at the street level between the indoor and outdoor spaces.  
PL3-A,C



VIEW FROM SW NEVADA ST





**PARKING ACCESS AND LOCATION** | The driveway is located at the northwest corner to minimize disruption of the street edge and reduce conflict with pedestrians. DC1-B, C

VIEW OF PARKING ENTRY OFF OF SW NEVADA ST



**ENTRIES** | Paired entries create a rhythm along the street edge and add modulation through recessed portals. Wood texture at the entries provides a pedestrian scale and a screen is provided between paired entry doors for unit differentiation and privacy. PL3-A, PL4-A



VIEW FROM 26TH AVE SW



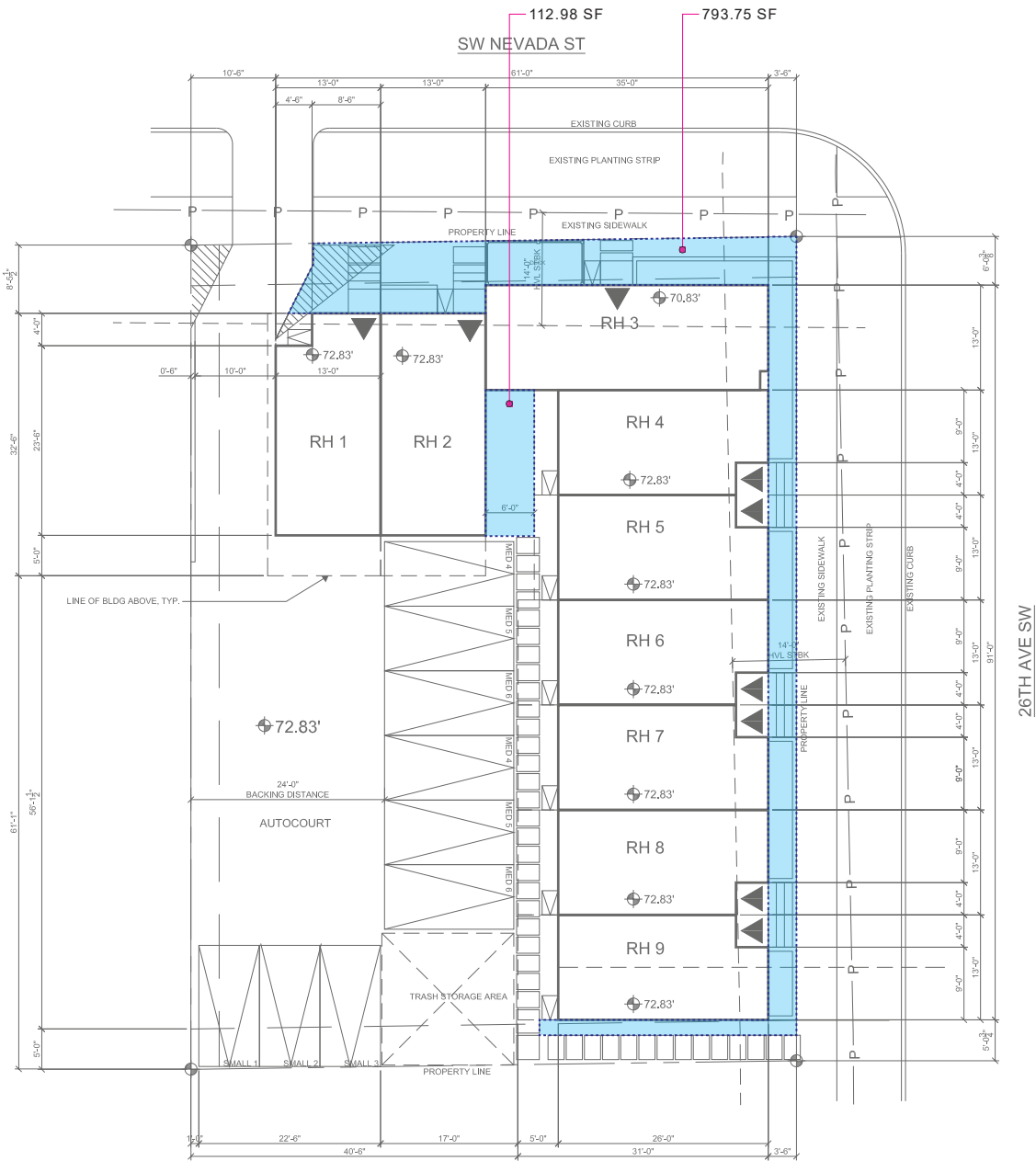


REAR AERIAL VIEW OF PROPOSAL

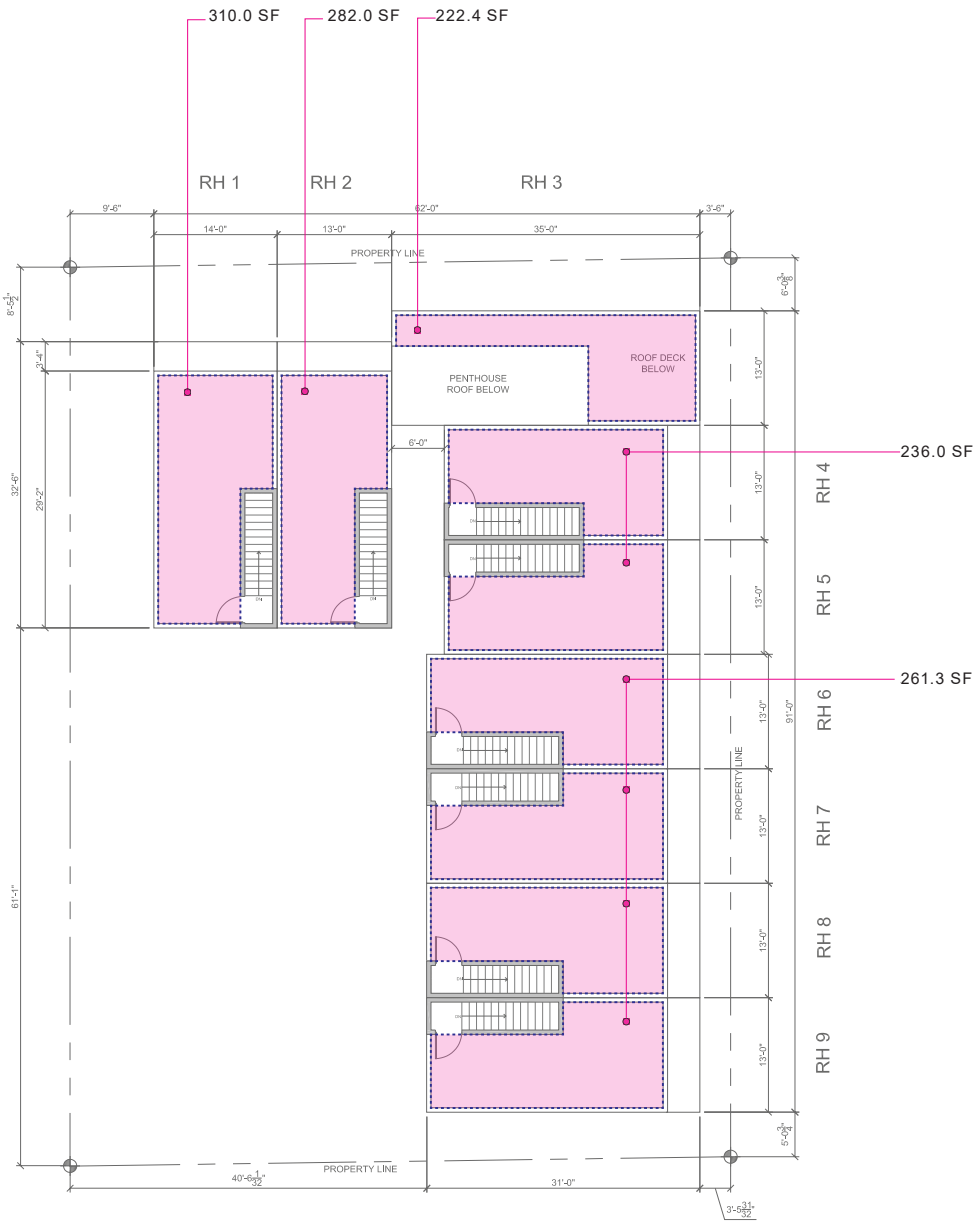




VIEW OF PRIVATE PATIO OFF OF UNIT 4



GROUND LEVEL AMENITY DIAGRAM



ROOF LEVEL AMENITY DIAGRAM

**DESIGN STANDARD**  
SMC 23.45.522.A  
AMENITY AREA REQUIRED

**CODE REQUIREMENT:**  
A minimum of 50 percent of the required amenity area shall be provided at ground level...

**DEPARTURE REQUEST:**  
To allow for the ground level amenity area to be reduced by the percentages below, while making up the remainder of the total required amenity at the roof level.

Required: 1913 sf, 956 sf ground  
Provided: 3239 sf, 906 sf ground (5.23% reduction)





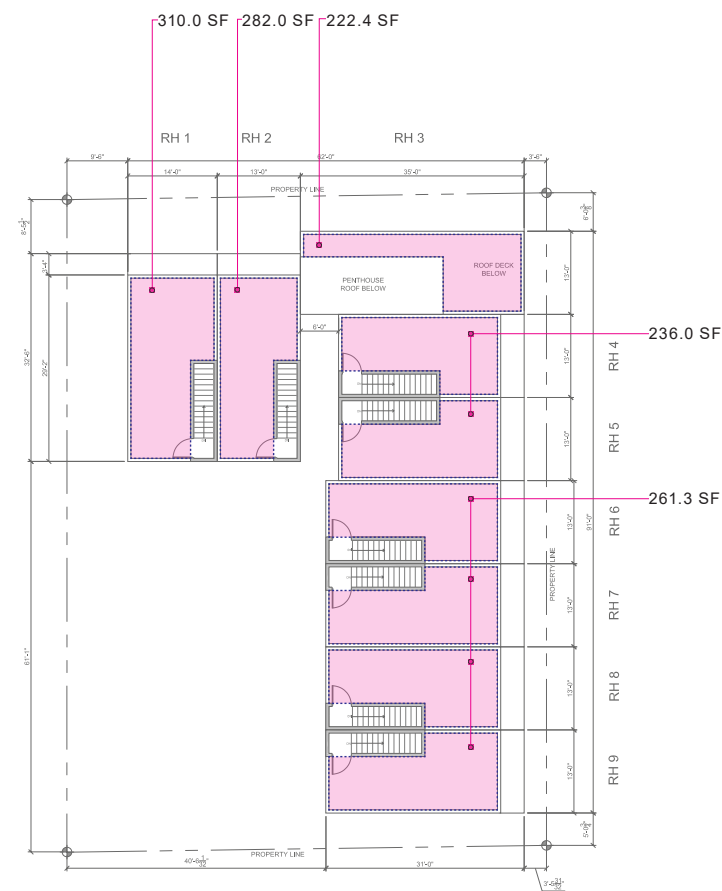
## ADJUSTMENT RATIONALE:

1. While this project is asking for a reduction to the ground level amenity area, the remainder of the required amenity area will be made up at the roof level. The available outdoor amenity space for each rowhouse will consist of a front yard with a stoop and a private roof deck with weather protection. Both spaces are very high quality amenity spaces and offer the opportunity for personalization and year round use.

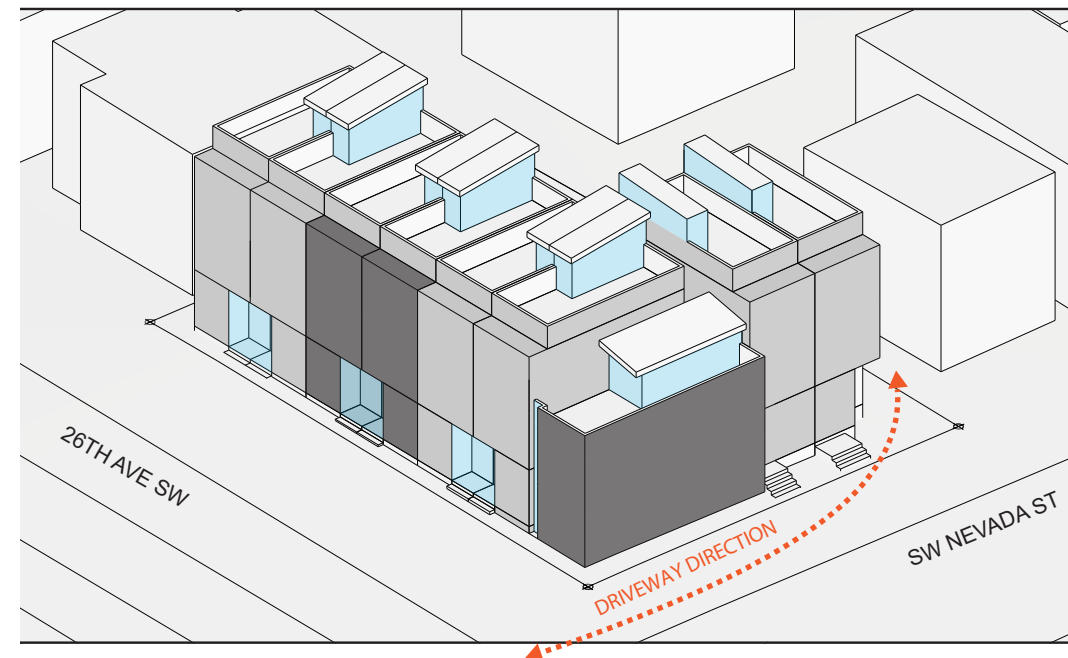
Design Guideline: DC3.C.2

2. For the purpose of minimize vehicular access and circulation at street facing facade; Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. This project is proposing locating all required parking off the street with a driveway at the northwest corner of the property, and this is one of the main reason for not being able to meet the ground level amenity area requirement for this project.

Design Guideline: DC1.B



RATIONALE DIAGRAM #1



RATIONALE DIAGRAM #2