



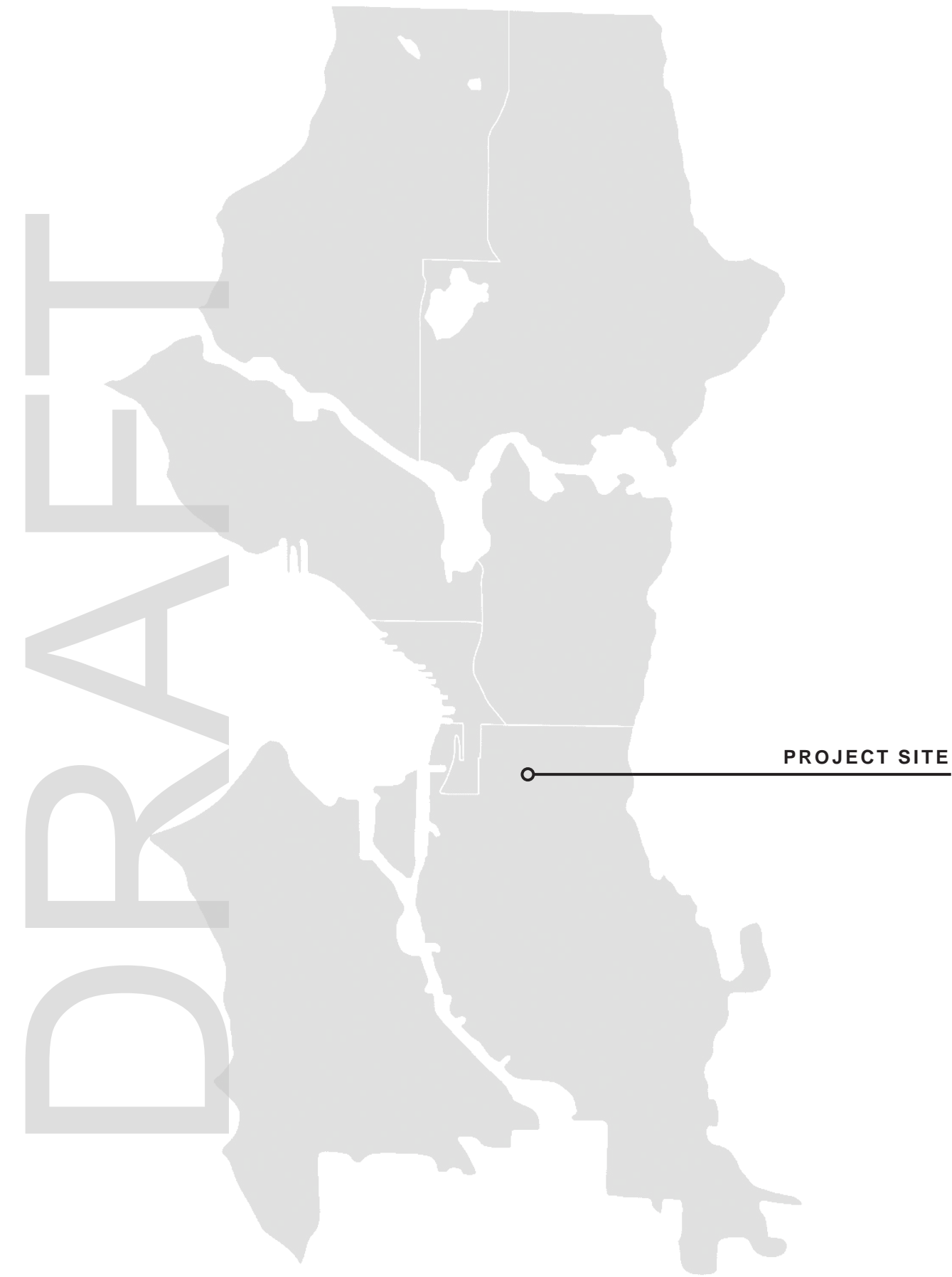
## STREAMLINED DESIGN REVIEW

DCI # 3036695-EG  
1775 Valentine PL S  
Seattle, WA 98144

Applicant:  
Cone Architecture, LLC  
2226 3rd Ave  
Seattle, WA 98121  
Contact: Summer McEneny

Owner:  
DEP Holdings LLC  
800 23rd Ave S  
Seattle, WA 98144  
Contact: Cao Huynh

DCI Contact:  
Abby Weber  
abby.weber@seattle.gov  
206-684-7188



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VICINITY MAP



**EXISTING SITE**

The project site (Parcels # 754830-0760, 754830-0755) is located east of 19th Ave S, between S State St and S Holgate St. It is bound on 3 sides by platted streets: 19th Ave S to the west, Valentine Pl S to the east, and S Grand St to the south (platted as a street, but not improved as such). The site measures roughly 189'-0" deep by 50'-0" wide and is 8,576 SF. Currently there is a single family structure on the site that will be removed for the proposed project. Directly to the north of the parcel is a development of six duplexes (12 units). To the south across S Grand St, a single family home of two stories. Directly across from the site on 19th Ave S is a duplex, while across from the site on Valentine Pl S is a three story townhome complex that occupies the entirety of the block.

**ZONING AND OVERLAY DESIGNATION**

This project has a prior permitting history and has a vesting date of 01/03/2019. (Please see Pre-Submittal Conference Notes for full description). Please note that pertinent zoning code sections throughout this packet refer to the Land Use Code in effect on 01/03/2019.

The project parcel is zoned LR2. To the south across S Grand St was previously SF 5000 (now RSL). LR zoning continues to the immediate east, west, and north of the site. It is also part of the Mount Baker Hub Urban Village, and frequent transit zone overlays.

**DEVELOPMENT OBJECTIVES**

The project proposes the construction of one new multi-family residential building containing a total of ten rowhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 1,100 square feet each.

No parking is required for all residential uses in commercial and multifamily zones within urban villages, that are not within an urban center or the station area overlay district, if the residential use is located within a frequent transit service area. The parcel is located withing a frequent transit service area and Mt. Baker Hub Urban Village - therefore no parking will be provided as part of this proposal.

**NEIGHBORHOOD CUES**

The subject parcel is located in the highly developed north portion of the North Beacon Hill neighborhood, three blocks west of the neighborhood commercial zone on Rainier Ave S. A prime location for increased density, the neighborhood offers easy transportation to downtown Seattle as well as close proximity to Interstate 90 to the north. Surrounding the proposed project site are a mix of two story single family homes, and a diversity of newer townhome developments. As the neighborhood increases density, the precedents found include a variety of colors and massing moves in the immediate vicinity. (See page 10)



**SITE LOCATION**

1775 Valentine Pl S  
Seattle, WA 98144

**ZONING SUMMARY**

Zone: LR2  
Overlay: Mt Baker Hub Urban Village  
ECA: 40% Steep slope/potential slide - (Relief from prohibition of development granted under DCI# 6577955)

**PROJECT PROGRAM**

Site Area: 8,576 SF  
Number of Residential Units: 10  
Number of Parking Stalls: 0  
Approx. FAR = 11,045 SF  
Approx. FAR Per Unit = 1,100 SF

**ADJUSTMENTS REQUESTED**

None





Address: 1775 Valentine PL S, SEATTLE, WA 98144  
Parcel #: 3036695-EG  
Zoning: LR2  
Overlays: Mount Baker Hub Urban Village  
Site Area: 8,576 SF

**23.45.504 Permitted Uses**  
Permitted outright: Residential

**23.45.514 Structure height**  
Allowed Maximum Base Height: 30'-0"  
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.): 34'-0"  
10'-0" additional allowed for stair penthouses: 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.)

**23.45.510 floor area ratio**  
Maximum FAR: 1.3 (11,148.80 SF)

**23.45.518 Setbacks requirements**  
Front Setback: 5'-0" minimum  
Rear Setback: 7'-0" average/5'-0" minimum  
Side Setback for Facades <40' in length: 3'-6" minimum  
Side Setback for Facades ≥ 40' in length: 3'-6" minimum

**23.45.524 Landscaping and Screening Standards**

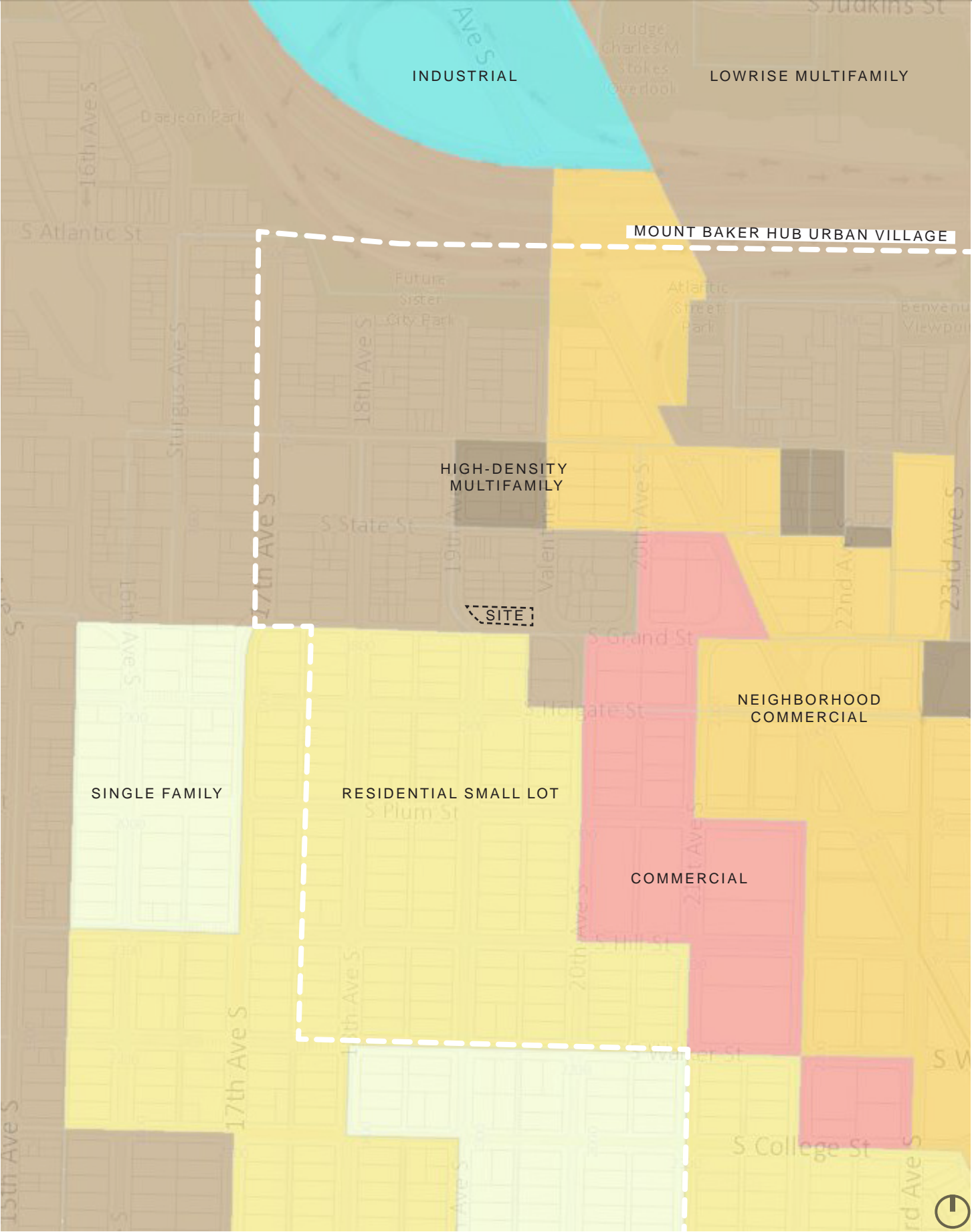
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

**23.45.522 Amenity Area**  
Required: 25% of lot area (50% provided on ground level)  
25% x 8,576 SF= 2,144 SF (1072 SF at ground level)

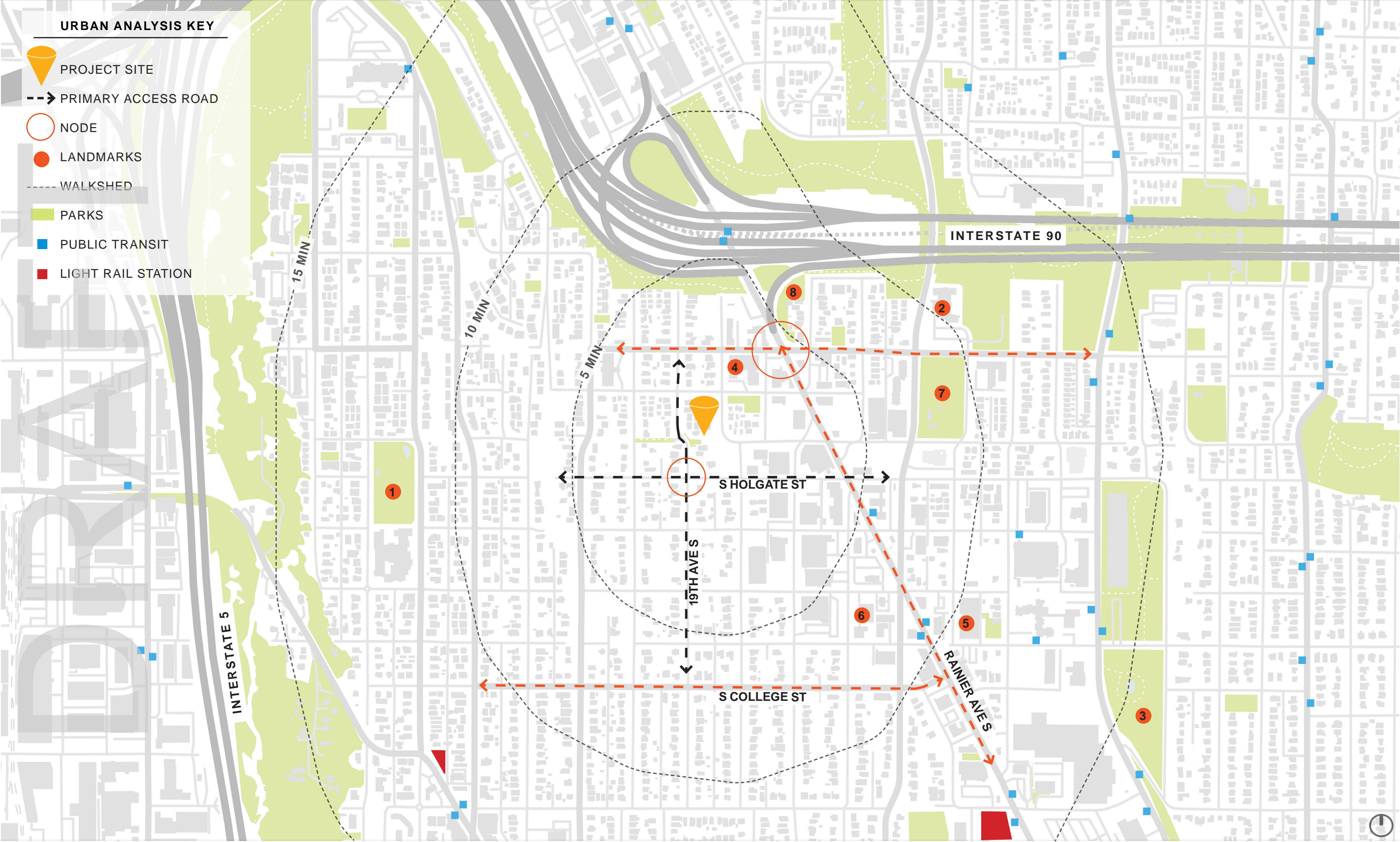
**23.54.015 Required Parking**  
The project is located within an Urban Village and parking flexibility area, therefore no parking is required.

**23.54.040 Solid Waste & Recyclable Materials Storage and Access**  
SPU approval will be obtained for the storage area shown on the site plan (refer to Pre-Submittal Conference meeting minutes for further detail.)

**\*Note:** Per the pre-submittal conference meeting minutes, the vesting date for this project is 01/03/2019. The zoning summary above reflects the land use code as of that date.











BEACON HILL PLAYGROUND 1



NORTHWEST AFRICAN AMERICAN MUSEUM 2



MARTIN LUTHER KING JR MEMORIAL 3



HAMLIN ROBISON SCHOOL 4



LOCAL PHARMACY 5



VETERINARY HOSPITAL 6



SEATTLE CHILDREN'S PLAYGROUND 7



ATLANTIS STREET PARK 8





ACROSS FROM SITE



19TH AVE S LOOKING WEST (A)

SITE



19TH AVE S LOOKING EAST (B)





SITE



VALENTINE PL S LOOKING EAST (C)

ACROSS FROM SITE



VALENTINE PL S LOOKING WEST (D)



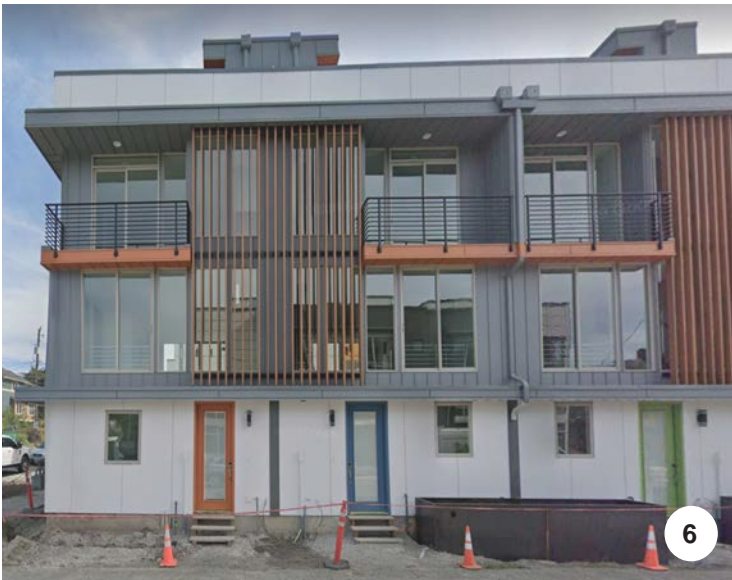
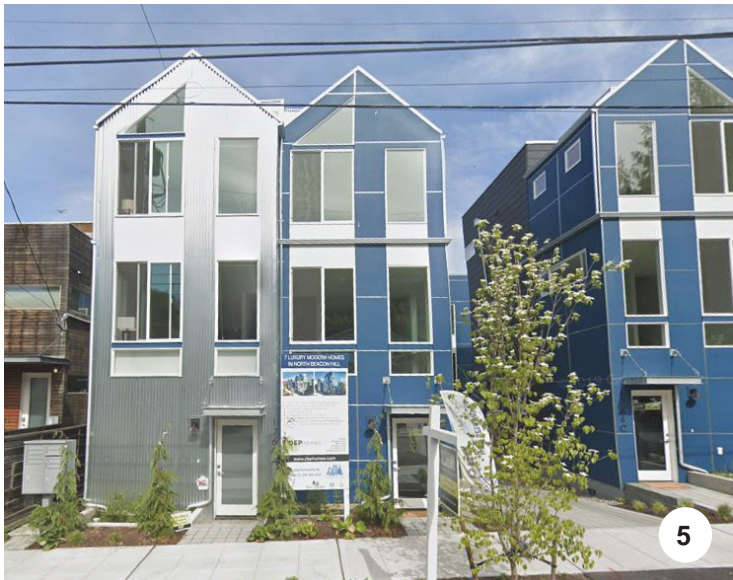


North Beacon Hill Neighborhood - Context around site - high density + mix of traditional and contemporary architecture



SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The surrounding context is a colorful part of the North Beacon Hill neighborhood, as it has been highly developed in recent years. There is a great mix of new modern homes, along with traditional and newer single family homes. The residential context around the site varies substantially in regards to roof shapes and massing approaches, however there is opportunity to propose a street facing patio to promote usability of the front yards and visual connection to the right of way. To respect a neighborhood that has gone through significant change in scale, we will propose high quality material throughout the building along with open railing and no stair towers, hoping to reduce perceived mass. Stepping the building with the existing topography will also assist with this.(CS2.D.1) This is a neighborhood of developing character, special attention to detailing and street design will be the focus of this proposal.





COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

- a. Direct mailings were sent to residences and businesses within approximately 500 ft radius of the proposed site (high impact method)
- b. Flier advertised the proposed project, and contained links to an online survey and interactive project website.
- c. Direct mailings were translated into Spanish, Vietnamese, Cantonese, and Mandarin.
- d. 5 separate links each (10 links total) were provided to the survey and the website containing each of the translations.

Date: Flyers were mailed 06/17/2020

2. Electronic/Digital Outreach 1

- a. Online survey (high impact method)
- b. Survey was translated into Spanish, Vietnamese, Cantonese, and Mandarin.
- c. Translation would have been requested for the non-predetermined answers (i.e. if the participant clicks “other” and fills in their own answer) that were received for each of the above languages - however, none were received in languages other than English.
- d. Survey links:  
<https://www.surveymonkey.com/r/VKPG5GP>,  
<https://www.surveymonkey.com/r/V85ZV2S>,  
<https://www.surveymonkey.com/r/V8MWLP9>,  
<https://www.surveymonkey.com/r/VLWLKNC>,  
<https://www.surveymonkey.com/r/VLBZ798>

Public informed by: Printed outreach flyer

Date: Survey launched 06/19/2020

Survey closed 07/17/2020

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)

- a. Interactive project website (with public commenting function) (high impact method)
- b. Website was translated into Spanish, Vietnamese, Cantonese, and Mandarin.
- c. Translation would have been requested for comments left on the website in the above languages - however, none were received in languages other than English.
- d. Website links:  
<https://www.cone-outreach.com/valentinerowhouses1> ,  
<https://www.coneoutreach.com/valentinerowhouses2> ,  
<https://www.coneoutreach.com/valentinerowhouses3> ,  
<https://www.coneoutreach.com/valentinerowhouses4> ,  
<https://www.coneoutreach.com/valentinerowhouses5>

Public informed by: Printed outreach flyer and survey

Date: Website launched 06/19/2020, Website closed 07/17/2020

COMMUNITY OUTREACH COMMENTS SUMMARY

- Concerns about fitting into neighborhood context
- Replacing existing Landscape and fauna
- Concerns about vehicular parking
- Traffic increase concerns
- Curb Side appeal
- Like the idea of connecting 19th Ave and Valentine PL
- Concerns about environmental impact
- Concerns about height of building

CLIP OF INTERACTIVE WEBSITE:

Community Outreach

VALENTINE ROWHOUSES

1775 Valentine Pl S Seattle, WA 98144

Early Outreach for Design Review

About the project

Cone Architecture is designing a new rowhouse project at 1775 Valentine Place South. The new development will include 10 rowhouses, and no parking stalls. Planning has just begun, and construction could start as early as Summer 2021.

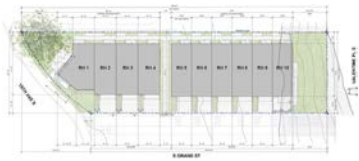
ADDRESS: 1775 Valentine Pl S, Seattle, WA 98144

SDCI RECORD NUMBER: 3036695-EG

APPLICANT: CONE ARCHITECTURE

CONTACT: Summer McEnery

valentinerow@cone-arch.com, 206-693-3133



Take our survey

We want to hear from the community about the Valentine Rowhouses.

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website.

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

Please do not share any personal/sensitive information. Use this online survey to provide feedback This survey link will be available from 06/19/20 to 07/17/20.

Take Survey

Share your thoughts

Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website.

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

Name

Email or phone


Tell us more

Submit

Additional information

You can track our progress through the permitting process. Search the project address "1775 Valentine Pl S" or project number 3036695-EG in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

To find out more about early outreach for design review, visit the [City of Seattle's Department of Neighborhood's](#) web page.

CONE ARCHITECTURE

Community Outreach

VALENTINE ROWHOUSES

1775 Valentine Pl S Seattle, WA 98144

Early Outreach for Design Review

Acerca el proyecto

Cone Architecture, está diseñando un nuevo proyecto de casas en hilera en 1775 Valentine Place South. El nuevo desarrollo incluirá 10 casas en hilera y no habrá lugares de estacionamiento. La planeación acaba de empezar y la construcción podría comenzar en verano del 2021.


Dirección: 1775 Valentine Pl S, Seattle, WA 98144

Número de registro SDCI : 3036695-EG

Solicitante: CONE ARCHITECTURE

Contacto: Summer McEnery

valentinerow@cone-arch.com, 206-693-3133



Comparta sus ideas

Haga una encuesta en línea Conteste la encuesta en línea para darnos su retroalimentación y/o comentarios. Esta encuesta estará disponible del 19/06/20 al 17/07/20.

Take Survey

Comparta sus ideas

A nosotros nos gustaría saber qué opina la comunidad sobre el proyecto "Valentine Rowhouses". Para compartir sus inquietudes y prioridades acerca de este nuevo proyecto y para el vecindario en general, visite el sitio web del proyecto o realice la encuesta en línea. La información que comparta en esta encuesta podría hacerse pública. No comparta ninguna información personal y/o confidencial.

Name

Email or phone


Tell us more

Submit

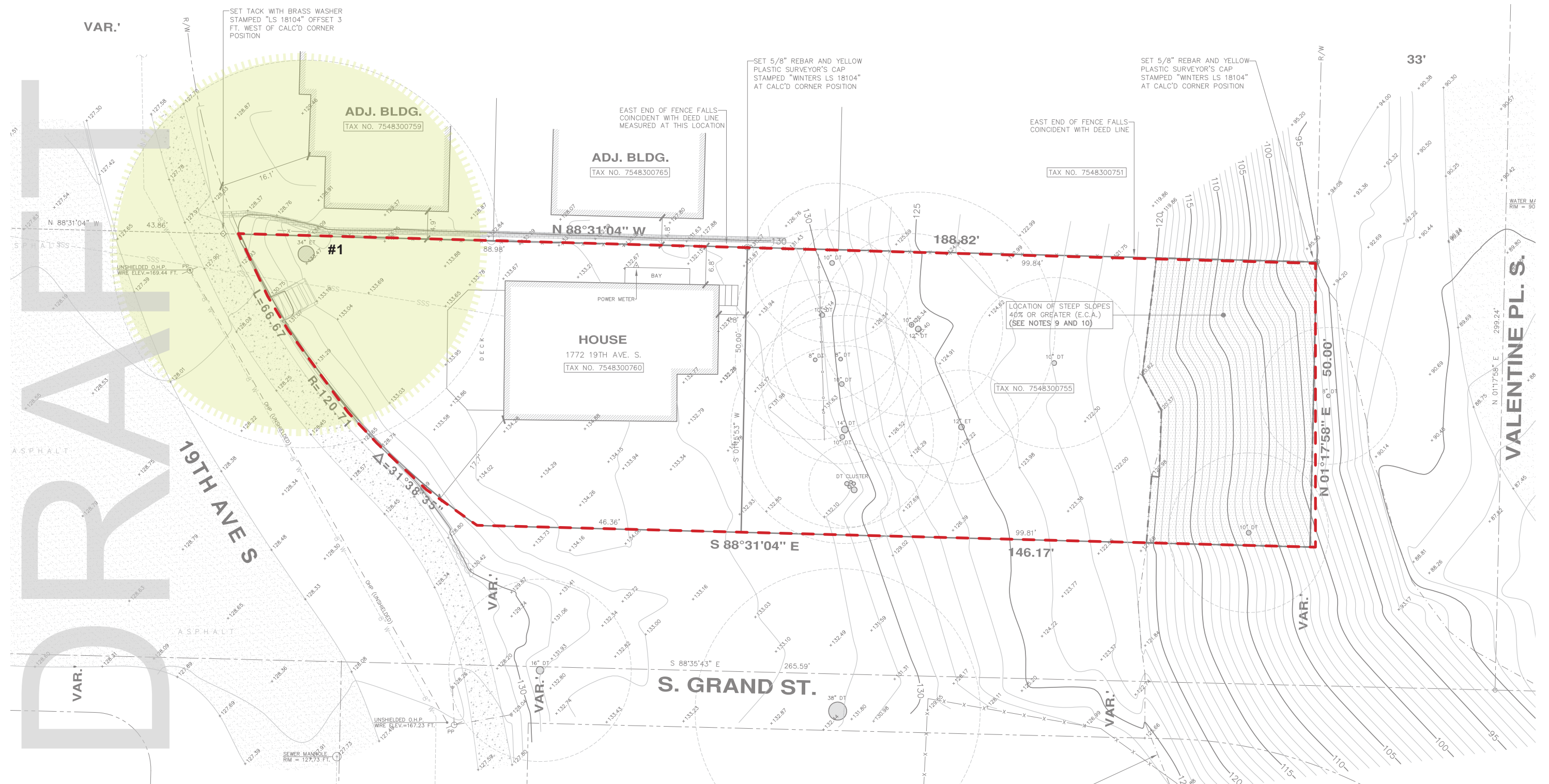
Información Adicional

Puede seguir el avance a lo largo del proceso de permisos. Busque la dirección del proyecto "1775 Valentine Pl S" o el número de proyecto "3036695-EG" en [Design Review Calendar](#) and the [Seattle Services Portal](#).

Para obtener más información sobre la difusión temprana de la revisión del diseño, visite la página web de: [City of Seattle's Department of Neighborhood's](#)

CONE ARCHITECTURE





SET 5/8" REBAR AND YELLOW  
PLASTIC SURVEYOR'S CAP  
STAMPED "WINTERS LS 18104"  
AT CALC'D CORNER POSITION

SET 5/8" REBAR AND YELLOW-  
PLASTIC SURVEYOR'S CAP  
STAMPED "WINTERS LS 18104"  
AT CALC'D CORNER POSITION

EAST END OF FENCE FALLS—  
COINCIDENT WITH DEED LINE

EAST END OF FENCE FALLS—  
COINCIDENT WITH DEED LINE  
MEASURED AT THIS LOCATION

LOCATION OF STEEP SLOPES  
40% OR GREATER (E.C.A.)  
(SEE NOTES 9 AND 10)

N 011758 E 299.24°  
**VALENTINE PL. S.**

**SURVEY** 



SUMMARY OF ARBORIST REPORT - FEB 6TH, 2018  
SHOFFNER CONSULTING

#	SPECIES	STATUS PER ARBORIST
1	DEODAR CEDAR	THIS TREE HAS BEEN TOPPED MULTIPLE TIMES AND HAS PRODUCED CONSIDERABLE RE-GROWTH FROM THE TOP. BECAUSE OF THIS DAMAGE, I RECOMMEND THIS TREE IS NOT RETAINED EVEN THOUGH IT MEETS THE THE THRESHOLD DIAMETER CLASSIFIED AS EXCEPTIONAL.
2	HONEYLOCUST	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
3	HONEYLOCUST	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
4	HONEYLOCUST	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
5	HONEYLOCUST	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
6	HONEYLOCUST	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
7	HONEYLOCUST	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
8	HONEYLOCUST	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
9	HONEYLOCUST	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
10	BLACK COTTONWOOD	GOOD CONDITION AND HEALTH. NOT EXCEPTIONAL.
11	HOLLY	FAIR CONDITION AND HEALTH. NOT EXCEPTIONAL.
12	APPLE	FAIR CONDITION AND HEALTH. NOT EXCEPTIONAL.
13	RED ALDER	FAIR CONDITION AND HEALTH. NOT EXCEPTIONAL.
14	APPLE	FAIR CONDITION AND HEALTH. NOT EXCEPTIONAL.

PROPOSED PROJECT SITE

- The project site consists of one parcel
- Total Site Area = 8,576 SF and measures roughly 50' wide by 188.82' / 146.17' deep
- Site currently contains (1) single family home

TOPOGRAPHY

- 34' of grade change through out whole site at the west / east direction
- Grade change is concentrated on the east side of site
- 40% steep slope/potential slide - (Relief from Prohibition of Development granted under DCI # 6577955)

ADJACENT BUILDINGS AND USES

- Existing (12) 3-story townhomes immediately north of the site
- Existing 2-story single family home south of site across E Grand St
- Existing 1-story duplex west of site across 19th Ave S
- Existing (12) 3-story townhomes east of site across Valentine Pl S

TREES

- Tree #1 on site meets the minimum threshold diameter to be classified as exceptional per arborist report and is proposed to be retained by this development.

VIEW FROM 19TH AVE S - FRONT OF PROPOSED SITE (SHOWING TREE # 1)



LEGAL DESCRIPTIONS

SANDERS SUPL PLAT UNIT LOT “A” CITY OF SEATTLE UNIT LOT SUBDIVISION NO 3033883-LU RECORDING NO 20191025900001 (BEING A PORTION OF NW QTR NW QTR STR 09-24-04)

SANDERS SUPL PLAT UNIT LOT “B” CITY OF SEATTLE UNIT LOT SUBDIVISION NO 3033883-LU RECORDING NO 20191025900001 (BEING A PORTION OF NW QTR NW QTR STR 09-24-04)

SANDERS SUPL PLAT UNIT LOT “C” CITY OF SEATTLE UNIT LOT SUBDIVISION NO 3033883-LU RECORDING NO 20191025900001 (BEING A PORTION OF NW QTR NW QTR STR 09-24-04)

SANDERS SUPL PLAT UNIT LOT “D” CITY OF SEATTLE UNIT LOT SUBDIVISION NO 3033883-LU RECORDING NO 20191025900001 (BEING A PORTION OF NW QTR NW QTR STR 09-24-04)

SANDERS SUPL PLAT





SITE PLANNING + LANDSCAPE APPROACH

The ten proposed rowhouse units are organized linearly facing S Grand St. Rowhouse 1 has a unique footprint both to respond to the angled property line along 19th Ave S and in respect of the existing exceptional tree in the NW corner. A requested street improvement by SDOT, the creation of an E-W sidewalk connecting 19th Ave S with Valentine Pl S, provides access to the front doors for RH 2-10. The organizing site strategy is to provide a generous front yard for each unit that, when abutted with the open ROW of Grand St, would make for a pleasant and generous-feeling entry sequence. The living level of these units is at the first floor, which will allow the outdoor space to extend the living space. A pedestrian pathway will be provided in the center of the site, giving access to rear doors, bike storage, and solid waste storage. Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating a landscape buffer adjacent to the neighboring property to the north. As the units step down with the existing topography, the bioretention planter becomes a multi purpose element, providing separation and greenery between the units as well as providing retaining as the units step down with the grade.

PROPOSED SITE PLAN



SEDUM ANGELINA



NANDINA DOMESTICA GULF STREAM

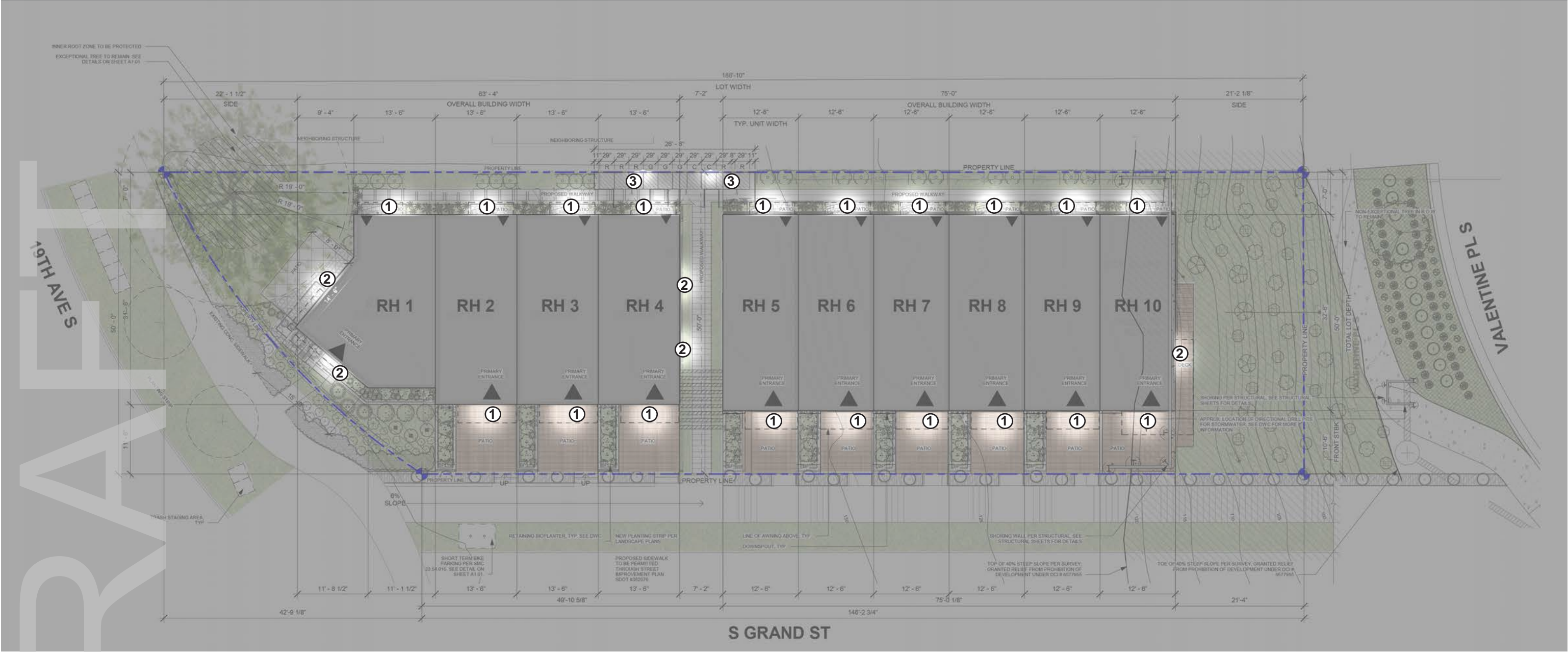


CAREX EVERCOLOR EVERIL



ACORUS GRAMINEUS Ogon





PROPOSED LIGHTING PLAN 

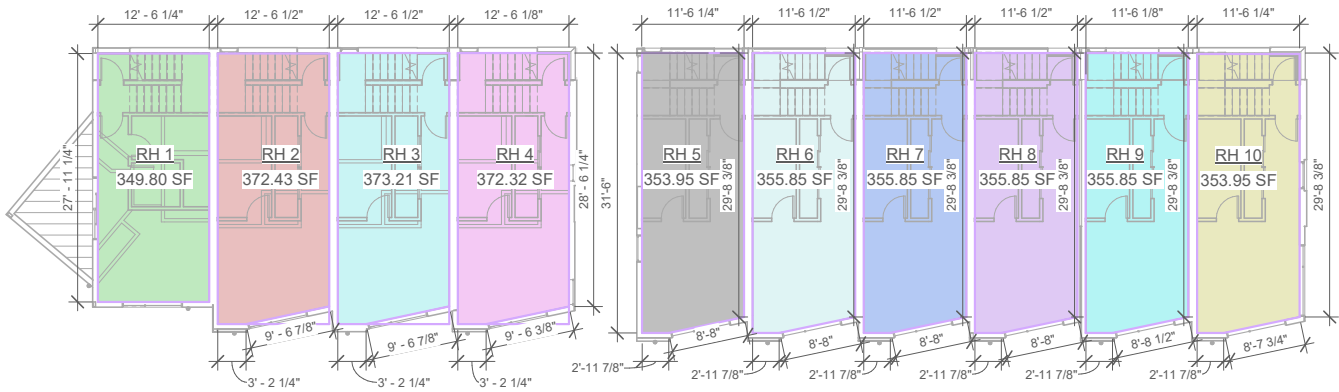
PROPOSED LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy way-finding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be path, entry, and driveway related and shielded from interfering with neighboring buildings.

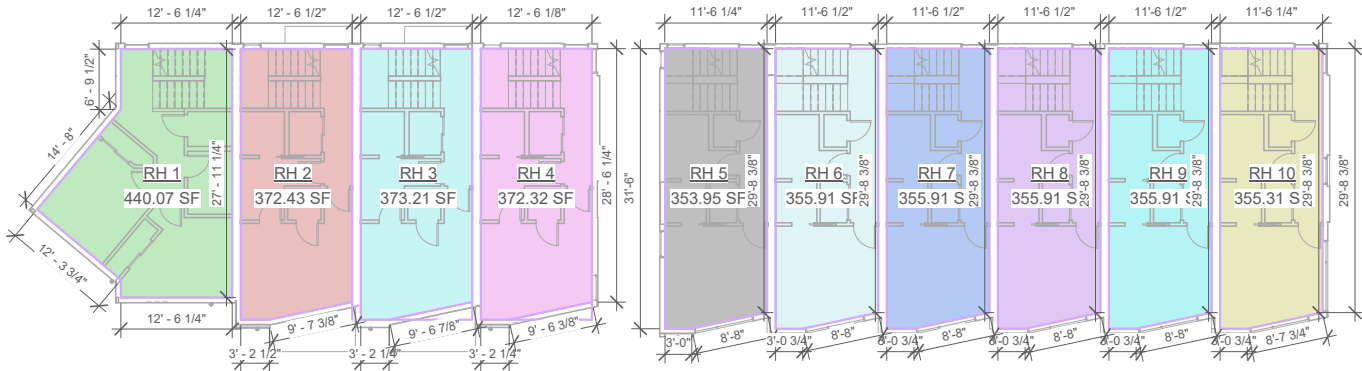




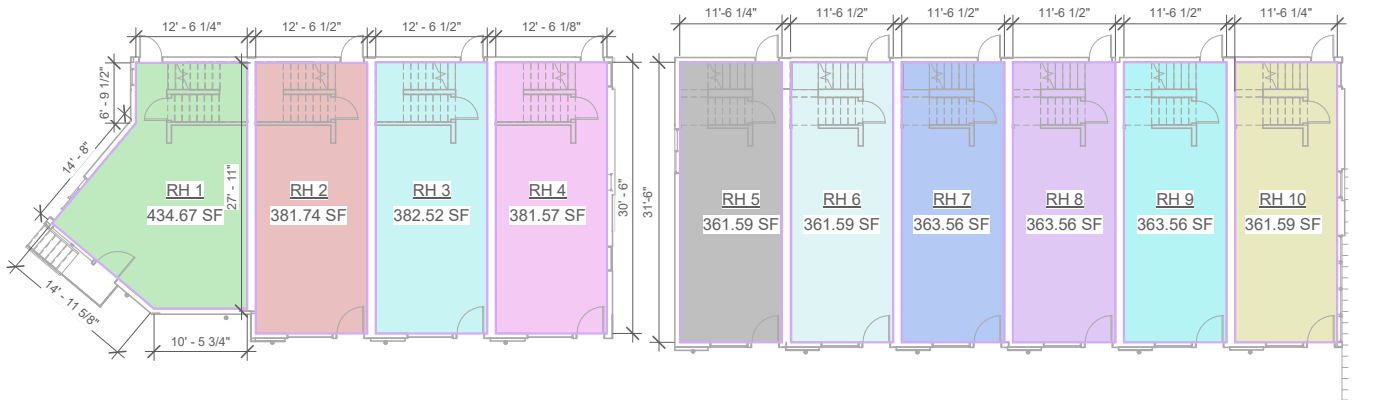
DRAFT



3 FAR DIAGRAM - THIRD FLOOR  
SCALE: 3/32" = 1'-0"



2 FAR DIAGRAM - SECOND FLOOR  
SCALE: 3/32" = 1'-0"



1 FAR DIAGRAM - FIRST FLOOR  
SCALE: 3/32" = 1'-0"

## FAR CALCULATIONS

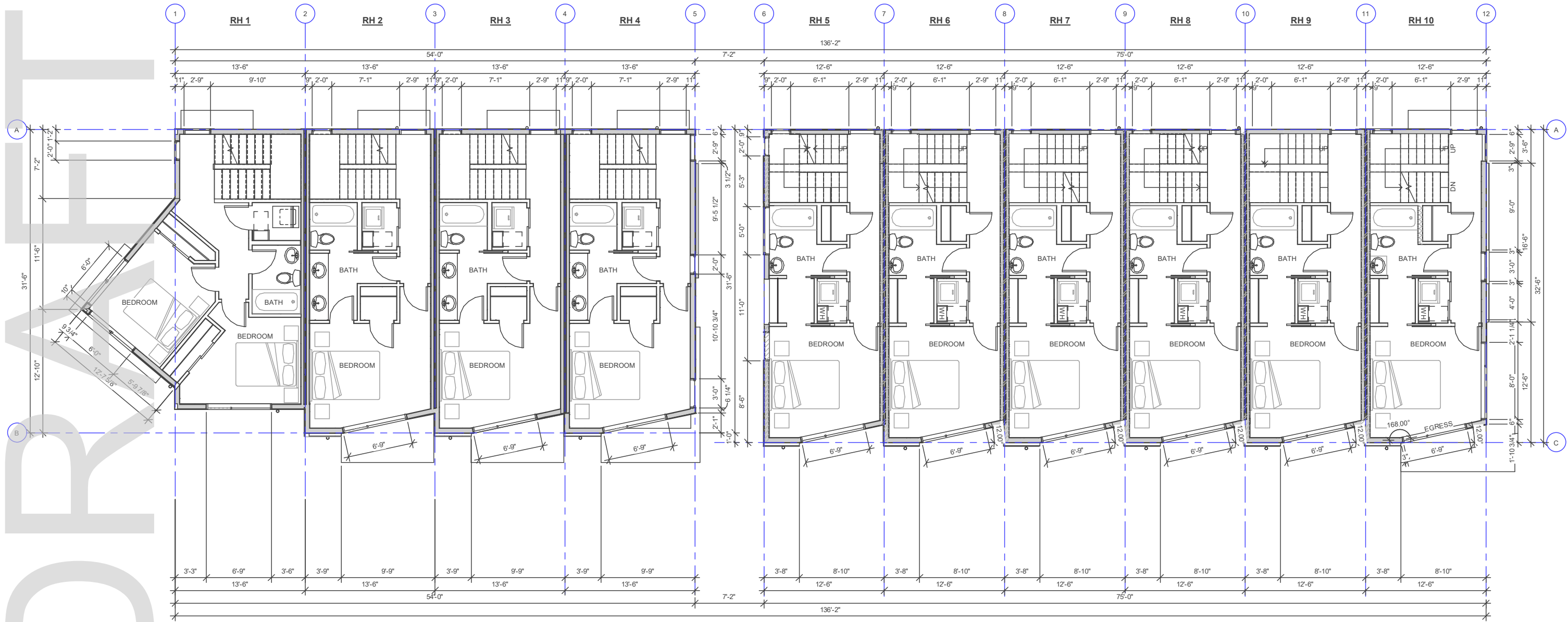
RH 1	FIRST FLOOR	434.67 SF
	SECOND FLOOR	440.07 SF
	THIRD FLOOR	349.80 SF
		1224.54 SF
RH 2	FIRST FLOOR	381.74 SF
	SECOND FLOOR	372.43 SF
	THIRD FLOOR	372.43 SF
		1126.59 SF
RH 3	FIRST FLOOR	382.52 SF
	SECOND FLOOR	373.21 SF
	THIRD FLOOR	373.21 SF
		1128.94 SF
RH 4	FIRST FLOOR	381.57 SF
	SECOND FLOOR	372.32 SF
	THIRD FLOOR	372.32 SF
		1126.20 SF
RH 5	FIRST FLOOR	361.59 SF
	SECOND FLOOR	353.95 SF
	THIRD FLOOR	353.95 SF
		1069.49 SF
RH 6	FIRST FLOOR	361.59 SF
	SECOND FLOOR	355.91 SF
	THIRD FLOOR	355.85 SF
		1073.36 SF
RH 7	FIRST FLOOR	363.56 SF
	SECOND FLOOR	355.91 SF
	THIRD FLOOR	355.85 SF
		1075.33 SF
RH 8	FIRST FLOOR	363.56 SF
	SECOND FLOOR	355.91 SF
	THIRD FLOOR	355.85 SF
		1075.33 SF
RH 9	FIRST FLOOR	363.56 SF
	SECOND FLOOR	355.91 SF
	THIRD FLOOR	355.85 SF
		1075.32 SF
RH 10	FIRST FLOOR	361.59 SF
	SECOND FLOOR	355.31 SF
	THIRD FLOOR	353.95 SF
		1070.85 SF
(11,4148.80 SF ALLOWABLE)		11045.95 SF





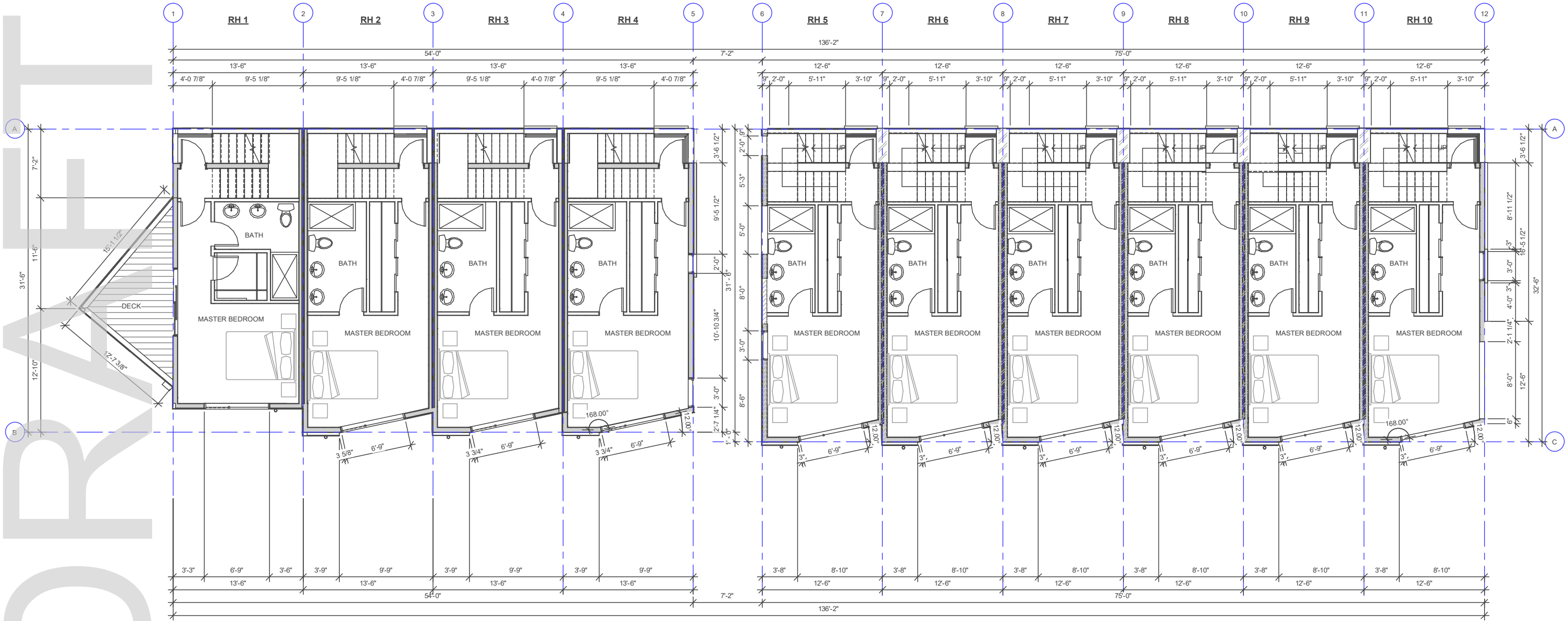
FIRST FLOOR PLAN





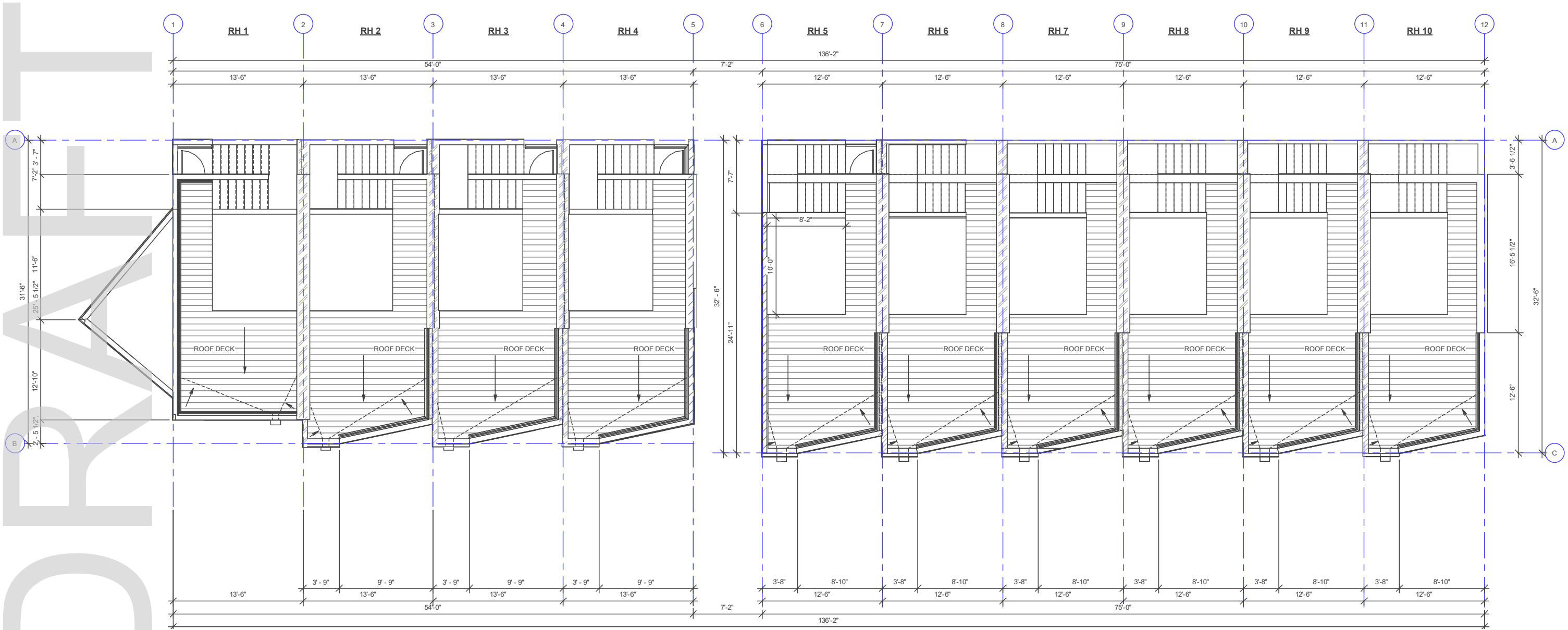
SECOND FLOOR PLAN





THIRD FLOOR PLAN





ROOF FLOOR PLAN





① CEDAR SIDING

② CEMENTITIOUS PANEL  
WHITE③ CEMENTITIOUS PANEL  
LIGHT BLUE - SW 9145

④ WHITE VINYL WINDOWS



⑤ HORIZONTAL RAILING



⑥ CONCRETE

**PROPOSED MATERIALS**

The material palette for this project seeks to provide a elegant fit with the existing topography. With the intention of perceiving the mass in a lighter way as the building steps down. We propose highly textured, modern aesthetic with transparency and high quality materials. Cedar siding helps define the large window groupings above each unit's entry. While the light blue panel highlights those entries facing the street. Horizontal railings are used on the roof forms to give the massing interesting modulation and less bulk overall, by helping create transparency at the building corners.

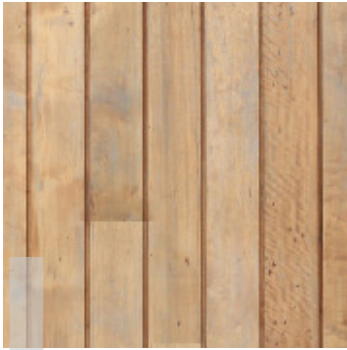


EAST ELEVATION



WEST ELEVATION

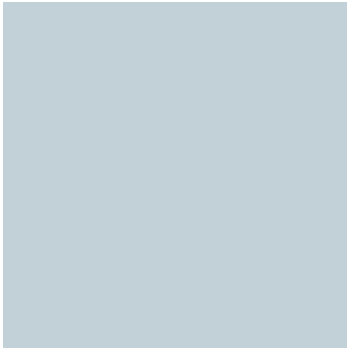




① CEDAR SIDING



② CEMENTITIOUS PANEL  
WHITE



③ CEMENTITIOUS PANEL  
LIGHT BLUE - SW 9145



④ WHITE VINYL WINDOWS



⑤ HORIZONTAL RAILING

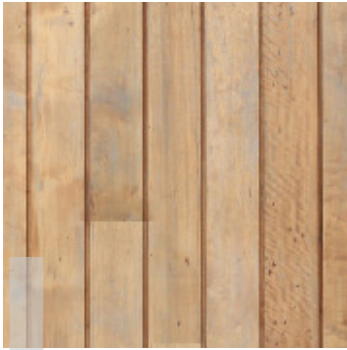


⑥ CONCRETE



SOUTH ELEVATION

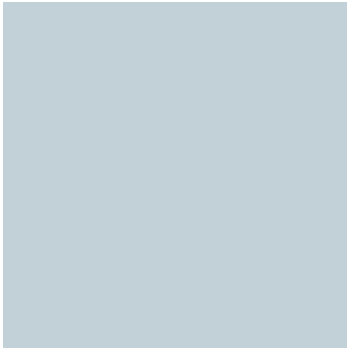




① CEDAR SIDING



② CEMENTITIOUS PANEL  
WHITE



③ CEMENTITIOUS PANEL  
LIGHT BLUE - SW 9145



④ WHITE VINYL WINDOWS



⑤ HORIZONTAL RAILING



⑥ CONCRETE



NORTH ELEVATION



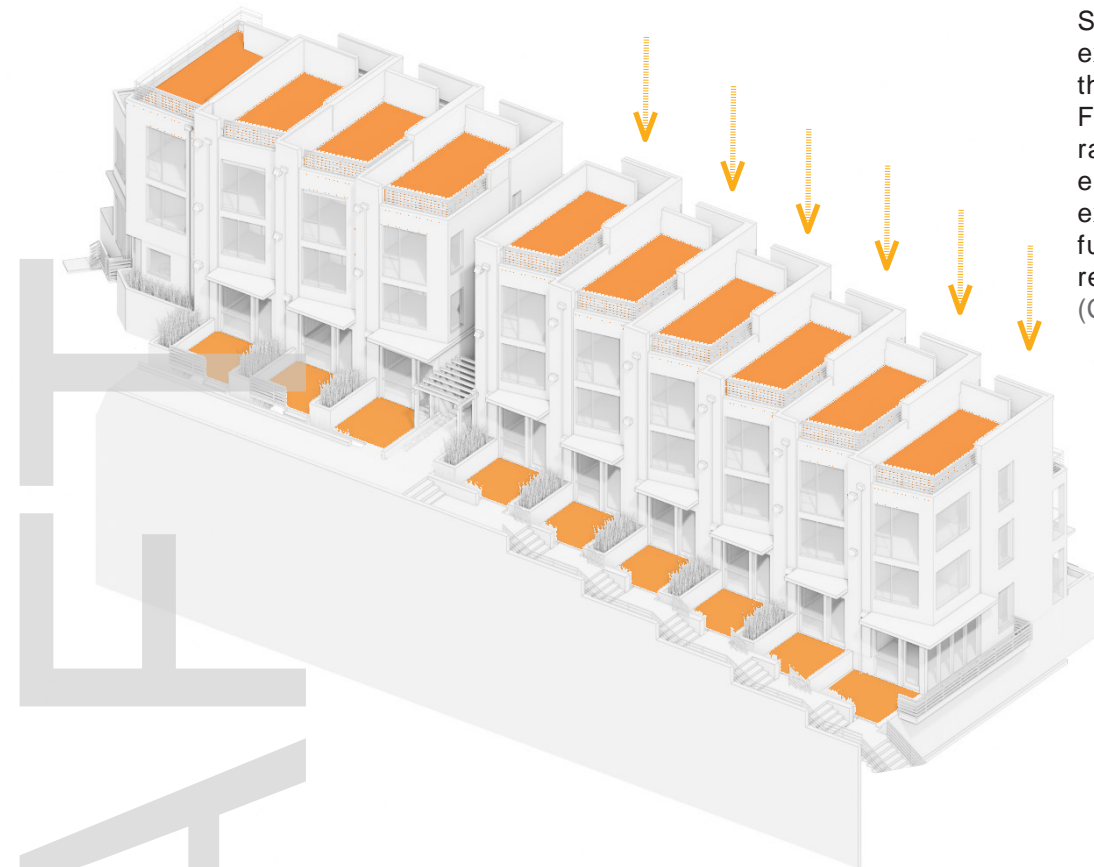
SEATTLE DESIGN GUIDELINES:

PL2 WALKABILITY	B. SAFETY AND SECURITY	RESPONSE
CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.	1. EYES ON THE STREET: CREATE A SAFE ENVIRONMENT BY PROVIDING LINES OF SIGHT AND ENCOURAGING NATURAL SURVEILLANCE THROUGH STRATEGIC PLACEMENT OF DOORS, WINDOWS, BALCONIES AND STREET-LEVEL USES.	LARGE GLAZING FACING THE STREET PROVIDES SAFETY, WHILE LARGE FRONT PATIOS ENCOURAGE STREET-LEVEL USE. ROWHOUSE 1 ROTATING TO FACE 19TH AVE S ENSURES EYES ON THE STREET FROM ALL VANTAGE POINTS.
PL3 STREET-LEVEL INTERACTION	A. ENTRIES D. INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING SHOULD BE SCALED AND DETAILED APPROPRIATELY TO PROVIDE FOR A MORE INTIMATE TYPE OF ENTRY. THE DESIGN SHOULD CONTRIBUTE TO A SENSE OF IDENTITY, OPPORTUNITY FOR PERSONALIZATION, OFFER PRIVACY, AND EMPHASIZE PERSONAL SAFETY AND SECURITY FOR BUILDING OCCUPANTS	THE ENTRIES ARE COMPOSED WITH AWNINGS, LARGE GLAZING, BIO PLANTERS, LANDSCAPE, AND A LARGE BUFFER OF SPACE. PROVIDING OPPORTUNITY FOR PERSONALIZATION, AND USABILITY.  ADDRESS SIGNAGE IS PROVIDED ABOVE EACH ENTRY, ALONG WITH SOFFIT LIGHTING ON THE AWNINGS ABOVE.
CS1 NATURAL SYSTEMS AND SITE FEATURES	B. RESIDENTIAL EDGES B. PEDESTRIAN-SCALED BUILDING ADDRESSING AND SIGNAGE, AND ENTRY ELEMENTS SUCH AS MAIL SLOTS/BOXES, DOORBELLS, ENTRY LIGHTS, PLANTER BOXES OR POTS;  C. TOPOGRAPHY D. PLANTS AND HABITAT 1. ON-SITE FEATURES: INCORPORATE ON-SITE NATURAL HABITATS AND LANDSCAPE ELEMENTS SUCH AS: EXISTING TREES, NATIVE PLANT SPECIES OR OTHER VEGETATION INTO PROJECT DESIGN AND CONNECT THOSE FEATURES TO EXISTING NETWORKS OF OPEN SPACES AND NATURAL HABITATS WHEREVER POSSIBLE. CONSIDER RELOCATING SIGNIFICANT TREES AND VEGETATION IF RETENTION IS NOT FEASIBLE E.WATER	THE UNITS STEP DOWN THE SITE FOLLOWING THE EXISTING TOPOGRAPHY TOWARDS THE EAST.  WE PROPOSE RETAINING THE EXISTING TREE ON THE NORTHWEST CORNER OF THE SITE. REORIENTING ROWHOUSE ONE TO ACCOMMODATE FOR THE LARGE CANOPY, WHILE PROVIDING DECK SPACE FOR USABILITY FACING THE STREET.  BIO PLANTERS ARE PROPOSED HERE TO HELP MENAGE ON SITE WATER, AND PROVIDE A PEDESTRIAN FOCAL POINT AS THEY DIVIDE THE FRONT YARDS BETWEEN THE UNITS.
CS2 URBAN PATTERN AND FORM	B.ADJACENT SITES, STREETS, AND OPEN SPACE 1. SITE CHARACTERISTICS: ALLOW CHARACTERISTICS OF SITES TO INFORM THE DESIGN, ESPECIALLY WHERE THE STREET GRID AND TOPOGRAPHY CREATE UNUSUALLY SHAPED LOTS THAT CAN ADD DISTINCTION TO THE BUILDING MASSING.	THE UNIQUE SITE FEATURES INFLUENCED THE STREET FRONTAGE UNIT, WITH AN ANGLED WEST FACADE, WHILE THE UNITS THAT FACE S GRAND ST HAVE THE SECOND LEVEL AT AN ANGLE TO THE EAST, PROVIDING MORE OPPORTUNITY FOR VIEWS THAT DIRECTION ACROSS THE SLOPE AND TOWARD THE CASCADES.
DC2 ARCHITECTURAL CONCEPT	A.MASSING B.ARCHITECTURAL AND FACADE COMPOSITION C. SECONDARY ARCHITECTURAL FEATURES 3. FIT WITH NEIGHBORING BUILDINGS: USE DESIGN ELEMENTS TO ACHIEVE A SUCCESSFUL FIT BETWEEN A BUILDING AND ITS NEIGHBORS	THE LIGHT COLOR PALETTE AND THE HIGH QUALITY MATERIAL ARE PROPOSED TO COMPLIMENT THE EXISTING HIGHLY DEVELOPED NEIGHBORHOOD THAT REFLECTS THE MODERN AESTHETIC AND SIMPLE MASSING OF CONTEMPORARY MULTIFAMILY BUILDINGS. THE STEPPING OF THE BUILDING FURTHER HELPS INTEGRATE THE PROJECT IN THE CURRENT SURROUNDINGS.
DC4 EXTERIOR ELEMENTS AND FINISHES	D. TREES, LANDSCAPE,AND HARDSCAPE MATERIALS  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)	THE BUILDING IS CLAD IN CEMENTITIOUS PANELS AND CEDAR, WITH CEDAR COMPRISING A LARGE PERCENTAGE OF THE STREET FACING FACADES. THE ARBOR PROPOSED HERE TO PROVIDE A PASS THROUGH SITE CONNECTION, IS ALSO WOOD, AS TO ESTABLISH THE DESIGN LANGUAGE AND PROVIDE PLACE MAKING. ALLOWING FOR LANDSCAPE ALONG THE PEDESTRIAN PATH AND WITHIN THE BIO PLANTER THAT ACT AS BUFFERS IN BETWEEN THE ENTRIES.



### MODULATION

Stepping the units with the existing topography reduces the overall perceived mass. Features such as open railing at the roof deck edges, and the angle of the exterior walls at upper levels further add interest and reduce perceived massing. (CS2.D.4)



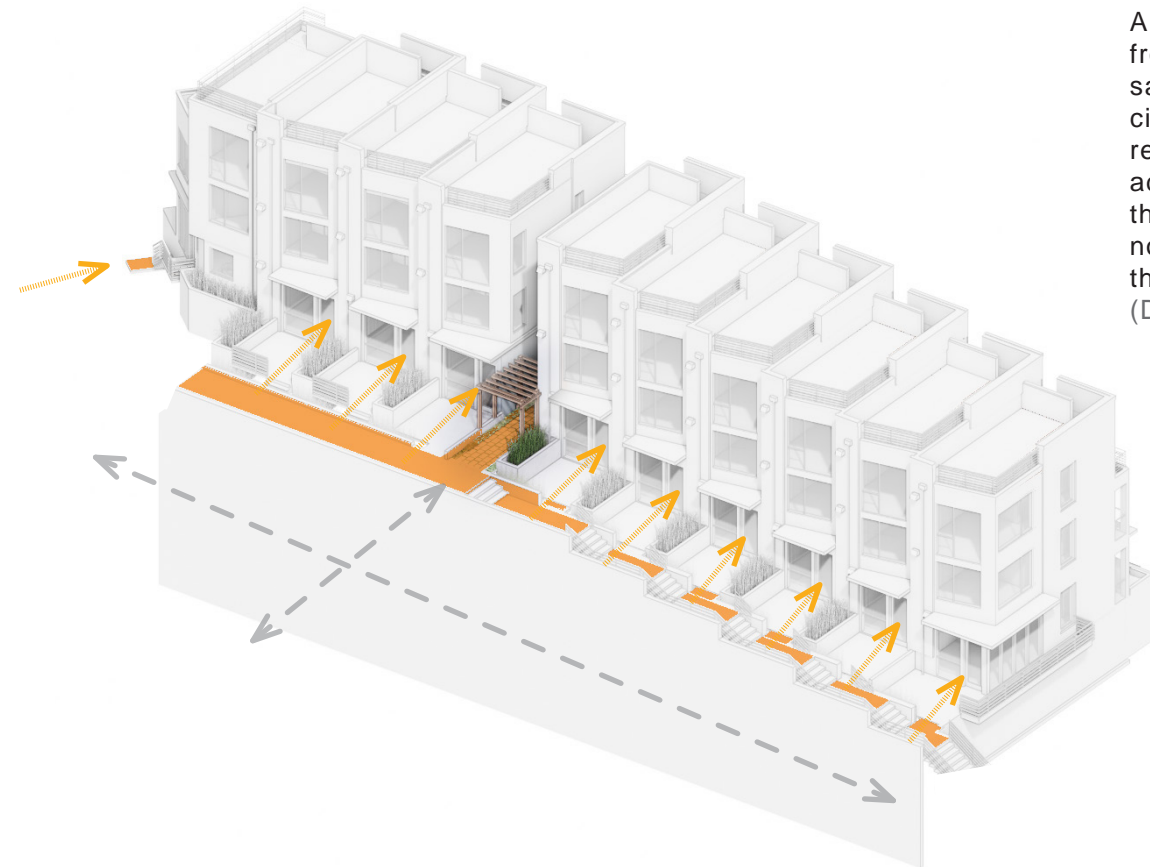
### RESIDENTIAL ENTRIES

Front patios, awnings, bio planters, and landscape help create a transition between the right of way and private units. The high quality material further defines the entry sequence and aids with wayfinding. Opportunity for personalization and usability at front yard setback. (PL2.B.1)



### CIRCULATION

All units have direct access from the streets, while the same pedestrian linear circulation happens at the rear of the building. In addition we propose a arbor that connects south and north pathways, creating thorough site access. (DC1.B.A)



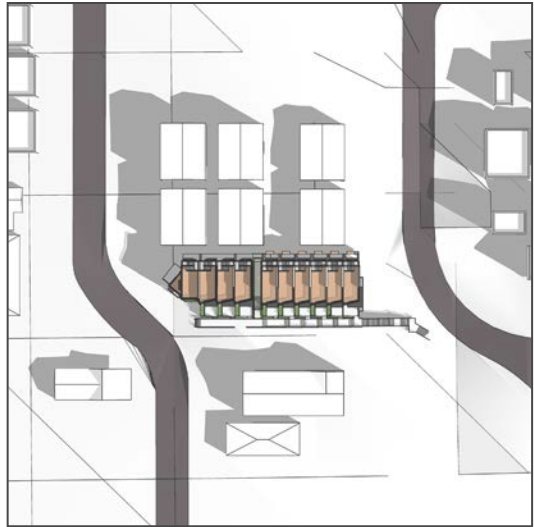
### AMENITY

- Retaining of exceptional tree on west side of site.
- Roof decks are proposed along with a east facing deck, both will have great views looking east at the Cascade mountain range.

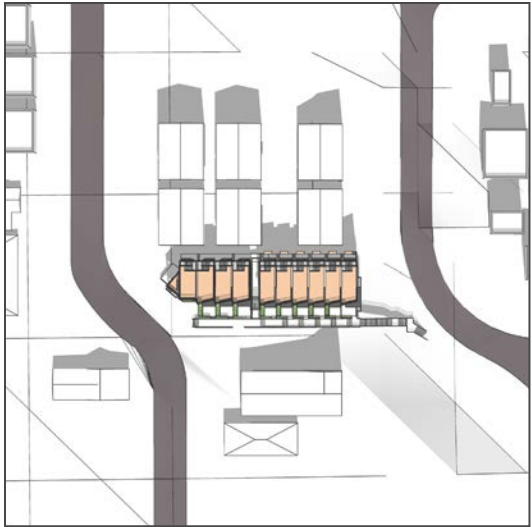




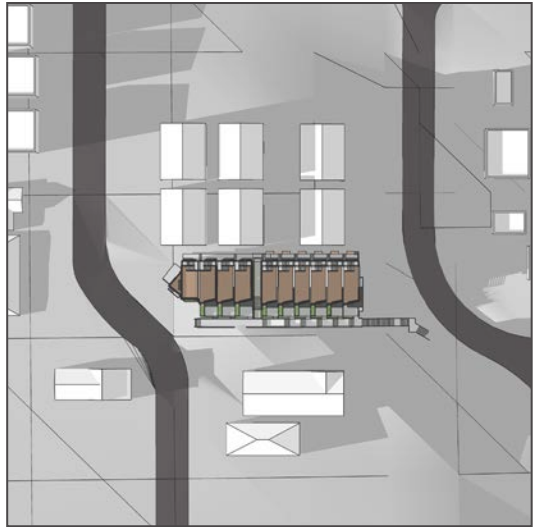
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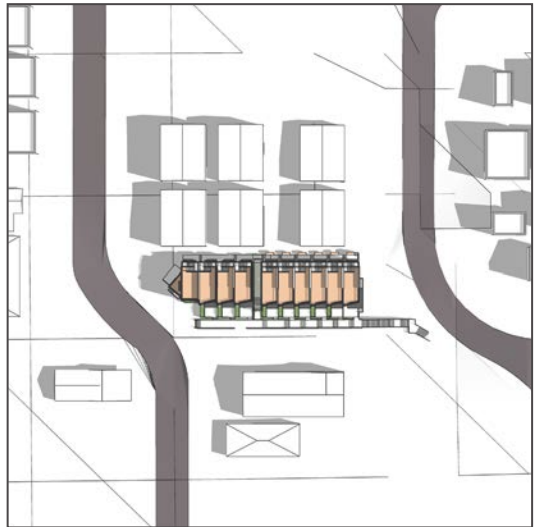
MARCH / SEPTEMBER 21, 9 AM



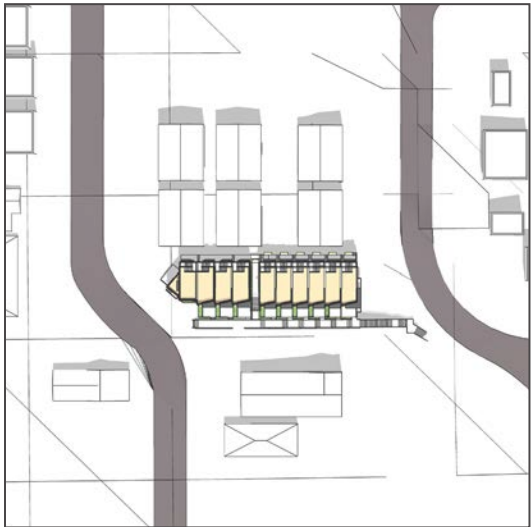
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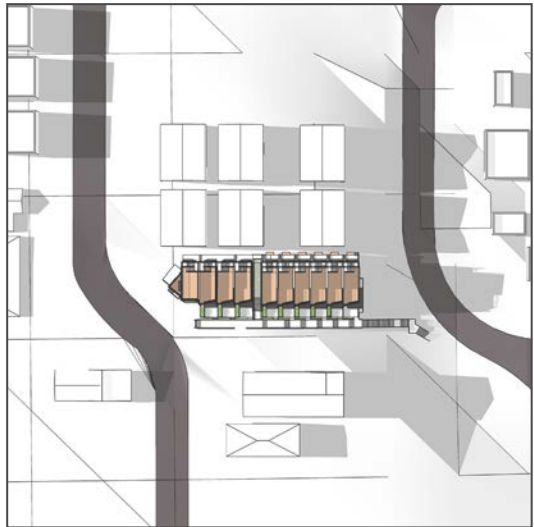
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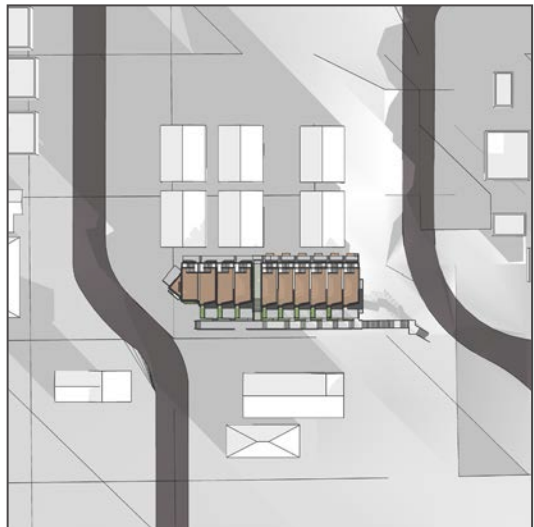
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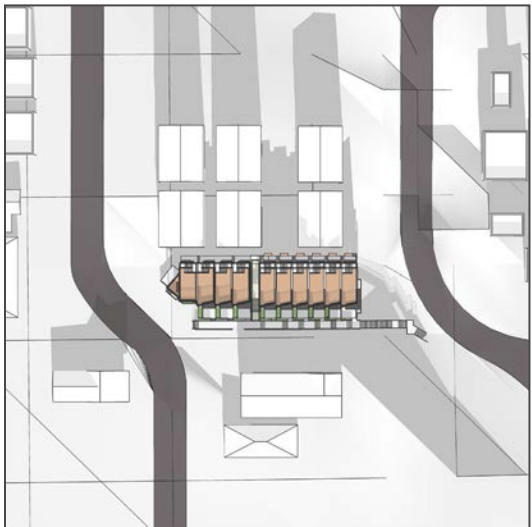
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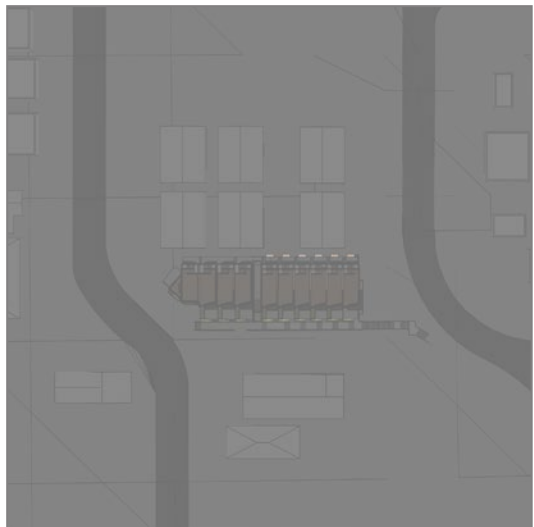
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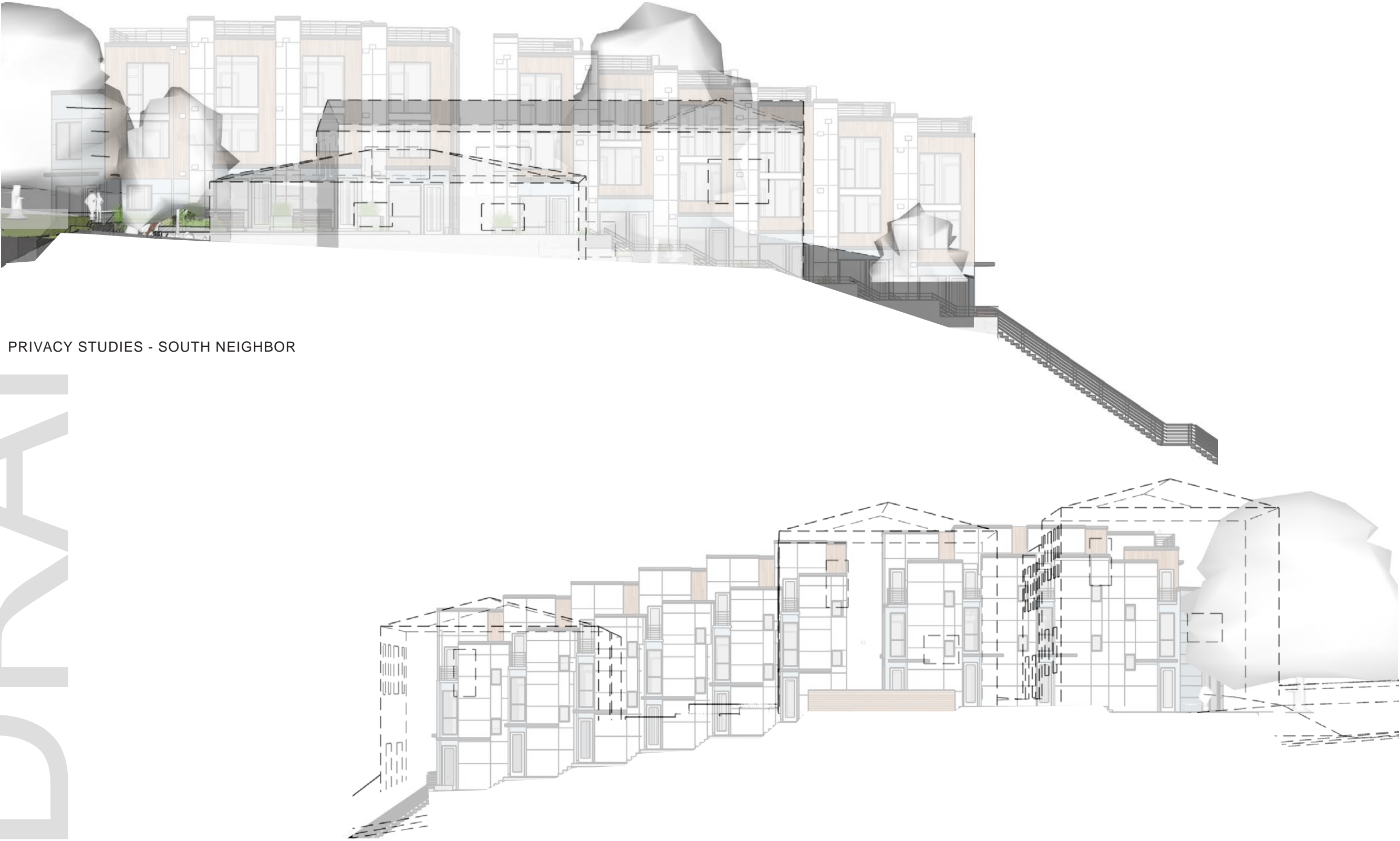
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PRIVACY STUDIES - SOUTH NEIGHBOR

PRIVACY STUDIES - NORTH NEIGHBOR





WEST FACADE- EXCEPTIONAL TREE - 19TH AVE S





**WEATHER PROTECTION**  
Overhead protection is located above entries and bike parking. The arbor connecting the units is a human-scaled architecture element, the provides wayfiding and high quality texture. (PL2.C.1-3)

**ACCESSIBILITY**  
A ramp connects 19th AVE S to the middle of the site, for bicycles and trash containers access. (PL2.A.2)

WEST FACADE - LOOKING DOWN TOWARDS S GRAND ST





**SIGNAGE**  
The signage is compatible in character, scale, and locations for all units, while still allowing individuals to establish a unique identity with their front yard space. (DC4.B.1)

SOUTHWEST CORNER



RESIDENTIAL ENTRIES

Front patios, awnings, bio planters, and landscape help create a transition between the right of way and private units. The high quality material further defines the entry sequence and aids with wayfinding. Opportunity for personalization and usability at front yard setback. (PL2.B.1)



S GRAND ST - TOP VIEW





**LIGHTING**  
Lighting for entry and pathways is proposed to insure safety. (DC4.C.1)

**WAYFIDING**  
8" Address numbers are placed above each unit's front door. Along with an assemble of elements that help define the entry space at ground level. (PL2.D.1)

SITE CIRCULATION - ARBOR CONNECTION BETWEEN BUILDINGS, FACING S GRAND ST





**BUILDING MATERIALS**

Cedar is used on all facades of the building, to highlight units on the upper levels, modulation and glazing moves. While the blue panel siding creates a ground level design language for each entry. The white panel is intended to help lighten the perceived massing and help with identifying each unit. (DC4.A.1)

SOUTHEAST CORNER - STEPPING OF UNITS - BUFFERS BETWEEN PRIVATE AND PUBLIC REALM





**SAFETY AND SECURITY**  
Natural surveillance is created through the large glazing and full lite doors facing the streets. (PL2.B.1-3)

EAST FACADE - DECK FACING VALENTINE PL S





NORTHEAST CORNER - CONNECTION OF 19TH AVE S AND VALENTINE PL S





THANK YOU!