



N 47TH ST

SUMMARY

The existing lots - currently addressed as 1710 and 1716 N 47th St - will be divided into two separate functionally related lots with two separate addresses via LBA #3037056-LU. The separate lots have been designed in tandem and share pedestrian/vehicular access. Design review is required because these two developments are functionally related.

The front lot and subject parcel - Parcel A at 1710 N 47th St - will house two (2) new buildings with six (6) new townhomes and the rear lot - Parcel B at 1716 N 47th St - will house two (2) new buildings with two (2) new townhomes. See diagram on this sheet for additional lot specific information.

SITE LOCATION



VICINITY MAP



EXISTING SITE

The project sites (APN: 4083801775 & 4083801785) are mid-block sites located on N 47th St between Wallingford Ave N to the east and Densmore Ave N to the west. The sites currently contain one story single family homes. The site is bordered by a converted single family triplex to the east and a converted single family duplex to the west. Across the street from the site to the south there are several single family homes and to the north of the sites is a cottage/apartment development. This area has recently been upzoned and with some development beginning to happen in the area. The site slopes gradually and then falls steeply adjacent to the sidewalk with a grade change of approximately 2 feet sloping north to south.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR-1 (M1) and is located in the Wallingford Residential Urban Village. The LR-1 zoning starts to the north until it hits N 50th St and transitions to SF5000 zoning. The LR-1 zoning continues south until N 45th St where it transitions to NC Zoning. The LR-1 (M1) zoning continues west to StoneWay N where it transitions to NC Zoning and it continues east until it reaches Meridian Ave N where it transitions to SF 5000 zoning. The site is surrounded by LR-1 zoning on all 4 sides.

DEVELOPMENT OBJECTIVES

The project proposes the construction of three (3) new multi-family residential buildings containing eight (8) units total. This project site, due to its location in a desirable neighborhood and proximity to several arterial streets with neighborhood commercial zoning and public transit, is prime for denser development.

Due to this site's location in an urban village and frequent transit designation, no parking is required to be provided. Due to the high demand of parking in the city and the scale of these units, eight (8) parking stalls will be provided.

NEIGHBORHOOD CUES

This project is part of the Wallingford Residential Urban Village and is subject to the Wallingford design guidelines. The neighborhood generally consists of single family homes, small apartment buildings, and a few modern townhouse developments. Parks and schools are plentiful in the area, and is within easy access to the N 45th St & Stone Way commercial corridors. Major bus lines exist in the are along N 45th St and Stone Way.



OSITE LOCATION

1710 & 1716 N 47TH ST Seattle, WA 98103

ZONING SUMMARY

Zone: LR-1 (M1)

Overlay: Wallingford Residential Urban Village

ECA: None

PROJECT PROGRAM

PARCEL A

Number of Residential Units: 6 Number of Parking Stalls: 6

Approx. FAR (Overall) = 8,518 sf Approx. FAR Per Unit = 1,420 sf PARCEL B

Number of Residential Units: 2

Number of Parking Stalls: 2 Approx. FAR (Overall) = 4,076 sf

Approx. FAR Per Unit = 2,035 sf

SITE CHARACTERISTICS

PARCEL A

Site Area: 6,601 sf

Site Dimensions: 100'-0" x 66'-0'

PARCEL B

Site Area: 3,400 sf

Site Dimensions: 100'-0" x 34'-0'



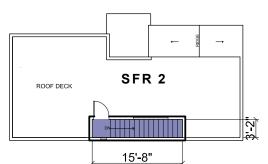
FAR & GFA DIAGRAMS

All FAR measurements are taken to interior face of the exterior walls including drywall per DR.4-2019

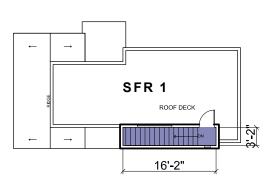
FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

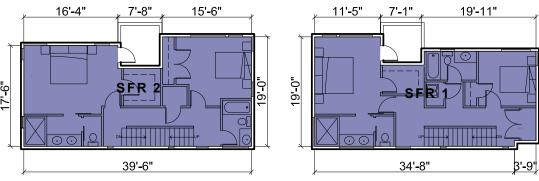
PARCEL B PARCEL B







FAR DIAGRAM - THIRD FLOOR





SFR 1	FAR/GROSS
FIRST FLOOR	676.35 SF / 676.35 SF
SECOND FLOOR	640.14 SF / 640.14 SF
THIRD FLOOR	640.14 SF / 640.14 SF
PENTHOUSE	51.20 SF / 51.20 SF
TOTAL SF:	2,007.83 SF / 2,007.83 SF
SFR 2	FAR/GROSS
FIRST FLOOR	651.32 SF / 651.32 SF
SECOND FLOOR	683.82 SF / 683.82 SF
THIRD FLOOR	683.82 SF / 683.82 SF
PENTHOUSE	49.61 SF / 49.61 SF
TOTAL SF:	2,068.57 SF / 2,068.57 SF
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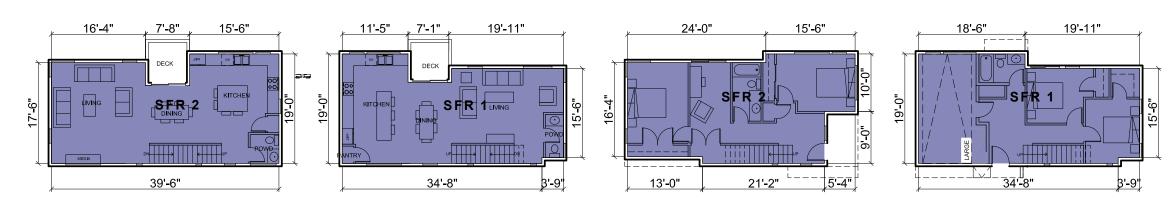
(ALLOWABLE FAR = 8,581.3 SF) **TOTAL FAR LOT B: 4,076.4 SF TOTAL GROSS LOT B: 4,076.4 SF**

TOTAL FAR / GFA CALCULATIONS - PARCEL A & B COMBINED (SEE #3037028-EG FOR PARCEL B)

(ALL FAR/GROSS MEASUREMENTS ARE TAKEN TO THE INSIDE FACE OF EXTERIOR WALLS INCLUDING DRYWALL PER DR.4-2019)

TOTAL COMBINED FAR: 12,594.4 SF
TOTAL COMBINED GROSS: 12,894.12 SF

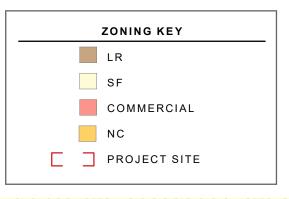
PARCEL B PARCEL B



FAR DIAGRAM - SECOND FLOOR

FAR DIAGRAM - FIRST FLOOR

DEVELOPMENT STANDARDS SUMMARY





DEVELOPMENT STANDARDS SUMMARY - PARCEL B

23.45.504 PERMITTED USES

Permitted outright: Residential

Proposed: Residential - Townhomes

23.45.514 STRUCTURE HEIGHT

Zoning:	LR1 (M1)
Allowed Maximum Base Height:	30'-0"
3'-0" additional allowed for shed roof:	33'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	
6'-0" additional allowed for stair penthouses:	40'-0"

Proposed:

Roof Height: 30'-0" Roof Parapet Height: 34'-0" Penthouse Height: 39'-0"

23.45.510 FLOOR AREA RATIO

Maximum FAR: 1.3 (3,400 SF) = 4,420 SF ALLOWABLE

Proposed: 1.2 (4,076 SF)

23.45.512 DENSITY LIMITS

All townhouse developments in LR2 zones must meet density limits of one dwelling unit per 1,300 sq ft of lot area.

When calculations result in a fraction of a unit, any fraction over .85 constitutes one additional unit.

Maximum density allowed: 2 units

23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

Width in feet allowed by Category of Residential Use: 60'-0"

Maximum facade length: 34-0" (.65) = 22.10'

Proposed: 18'-0" facade length/ 40'-6" facade width

23.45.518 SETBACKS REQUIREMENTS

Allowable Setbacks

Front Setback: 7'-0" average/5'-0" minimum
Rear Setback: 7'-0" average/5'-0" minimum
Side Setback: 5'-0" minimum <40'-0" facade

Proposed:

Front (South): 7'-0" average Rear (North): 7'-0" average Side (East): 5'-0" Side (West): 5'-0"

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.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.

Proposed: Green factor score meeting a minimum of 0.6, Street trees to be provided

23.45.522 AMENITY AREA

Required: 25% of lot area (50% provided on ground level) 25% x 3,400 SF = 850 SF (425 SF at ground level)

Proposed: 850 SF Total (min) 910 SF at Ground

23.54.015 REQUIRED PARKING

The project location provides frequent transit service and is located in an Urban Center, no parking is required. One long term bicycle parking stall per unit. One short term bicycle parking stall per 20 units, rounded to nearest even number.

Proposed:

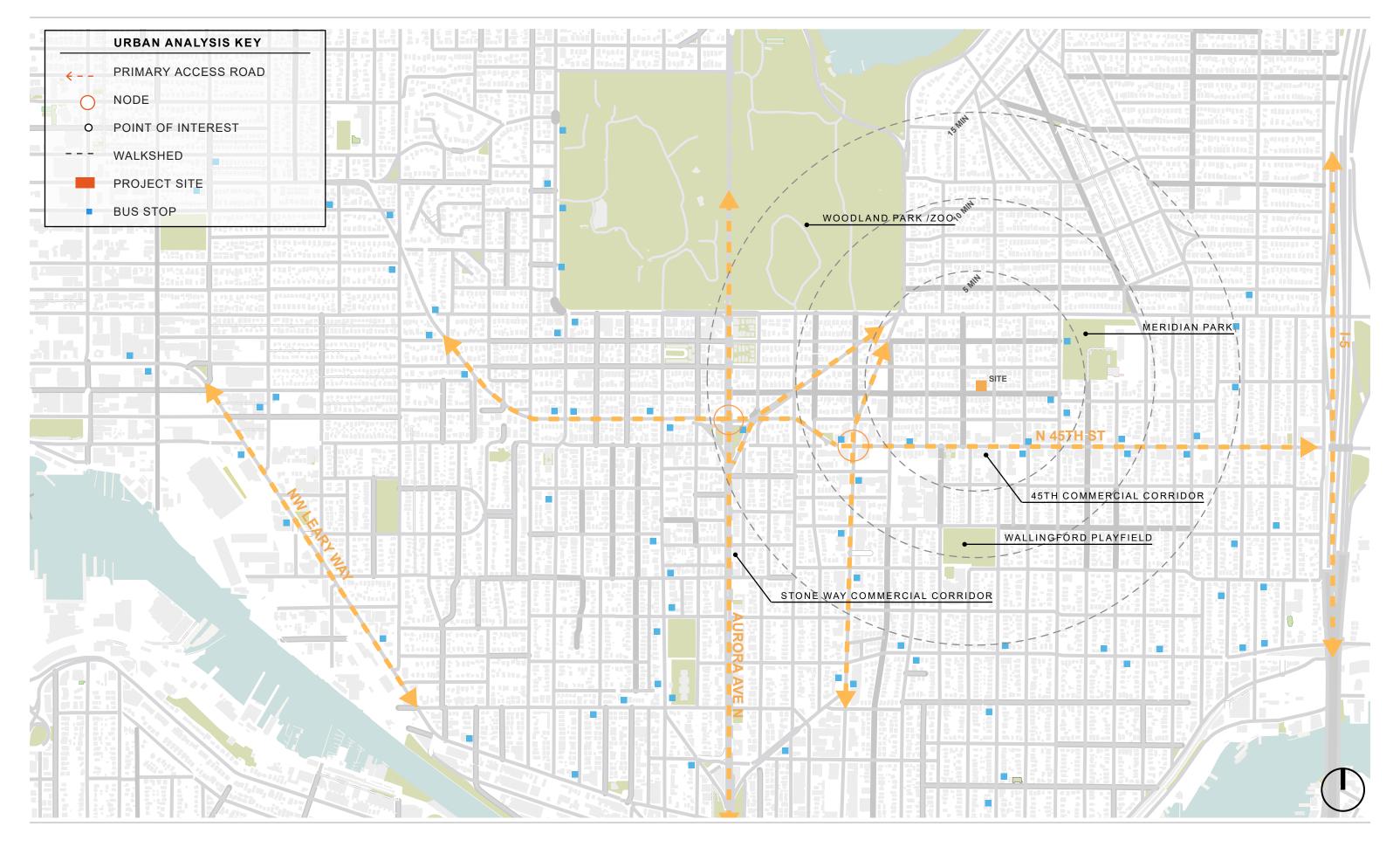
Vehicle Parking:2 stallsShort Term Bicycle Parking:2 stallsLong Term Bicycle Parking:2 stalls

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



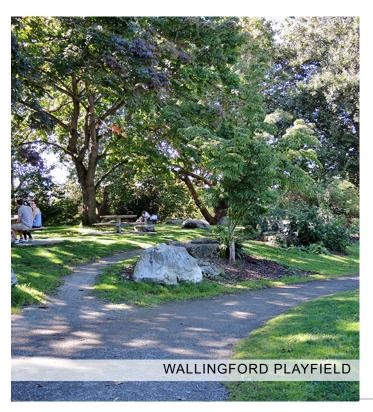
NEIGHBORHOOD CHARACTER

















STREET VIEWS



EXISTING SITE PHOTOS 10



EXISTING HOMES LOOKING NW FROM N 47TH ST



COVERED PORCHES & TRADITIONAL ROOF FORMS POPULAR IN THE NEIGHBORHOOD



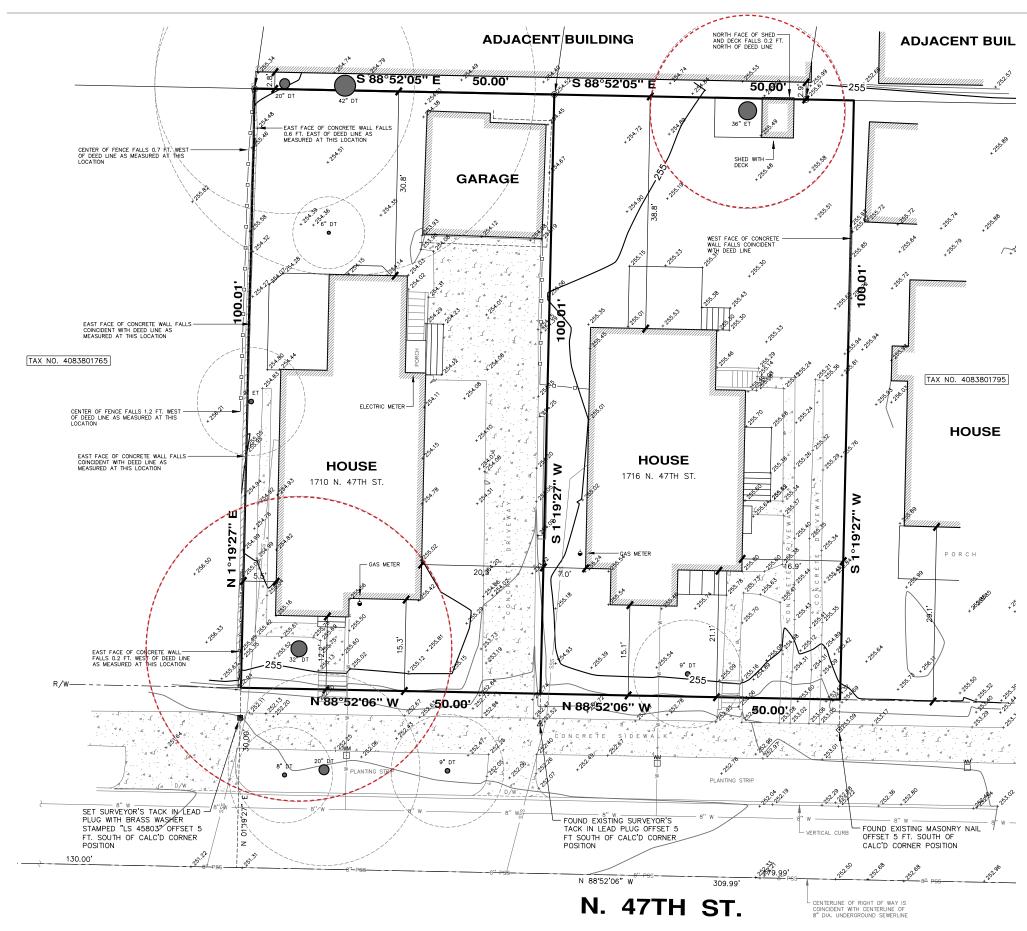
VIEW TOWARD DOWNTOWN FROM SITE



MULTIFAMILY APARTMENT BUILDING DOWN THE BLOCK FROM SITE



EXISTING MULTIFAMILY DEVELOPMENT NORTH OF SITE



EXISTING CONDITIONS

The project site (APN: 408380-1775 and 408380-1785) is located on N 47th St, between Wallingford Ave N and Densmore Ave N. The sites' current use is two (2) one story single family homes. The west lot houses one existing detached garage and the east lot houses one existing surface parking stall. Two separate curb cuts serve both existing drives. There is no alley on site.

To the north of the site is a one-story apartment complex built in 1930. Immediately adjacent to the northern property line is the one-story garage structure serving the apartment complex. To the east of the site is a two story 1920's craftsman home modified to a multi-family triplex. To the west of the site is a two-story 1940 home modified to a multi-family duplex.

There is roughly 2'-6" of grade change adjacent to the sidewalk up to a raised front yard.

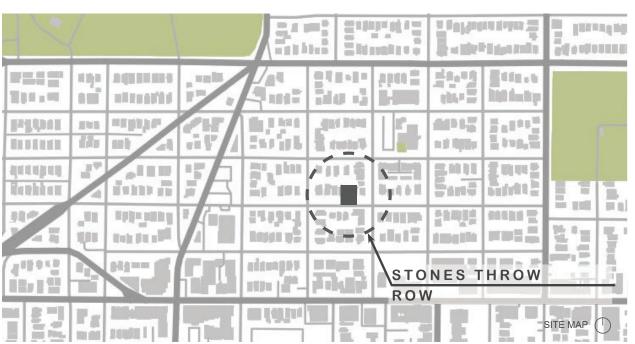
There is one (1) tree located on the west lot and it is considered exceptional - indicated in red on the survey. There is one (1) tree located on the east lot and it is also considered exceptional per the arborist report - indicated in red on the survey. Additionally there are two (2) existing street trees located in front of the west lot and there are two (2) large trees just north of the west property that are not considered exceptional. All exceptional trees and street trees on site are expected to remain and we plan to work with our arborist to maintain as many of the non-exceptional trees nearby to the best of our ability.

There are no HVL lines on site.

LEGAL DESCRIPTIONS

Lots 15 & 16, block 11, Lake Union 2nd addition to the city of Seattle, according to the plat thereof recorded in Volume 3 of plats, page 86, records of King County, Washington.

Lots 17 & 18, block 11, Lake Union 2nd addition to the city of Seattle, according to the plat thereof recorded in Volume 3 of plats, page 86, records of King County, Washington.



ONLINE

CONNECT 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/stonesthrow

TAKE Use this online survey to AN ONLINE **SURVEY**

provide feedback. This survey link will be available through 10/09/20



www.surveymonkey.com/r/KMHRGX

ABOUT THE Green City Development and Cone Architecture are partnering PROJECT on the development of 1710 & 1716 N 47th St, Seattle, WA. The new development will be 8 new townhouses with 8 parking stalls. Planning has just begun, and construction could start as early as Summer 2021

SHARE YOUR We want to hear from the community about the Stones Throw THOUGHTS Rowhomes. 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.

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

ADDITIONAL You can track our progress throughout the permitting process: INFORMATION search the project address "1710 N 47th St" and "1716 N 47th S" or project numbers "3037027-EG" and "3037028-EG" in the Design Review Calendar and the Seattle Services Portal

ADDRESS: 1710 & 1716 N 47th St

Seattle, WA 98103 SDCI RECORD NUMBERS: 3037027-EG 3037028-EG

APPLICANT: **CONE ARCHITECTURE**

> CONTACT: HANNAH EASTMAN

info@cone-arch.com 206-693-3133



Outreach Plan

Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site, 1710 & 1716 N 47th St, Seattle, WA 98103. The flier that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link where additional information may be found about the project, and a site location map. Fliers were mailed 09/14/2020.

Electronic/Digital Outreach: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site location map, and five survey questions. The survey launched 09/14/2020 and closed 10/09/2020.

Additional High-Impact Outreach: Cone Architecture designed a project-specific website which presented the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback. The website launched 09/14/2020.

Summary of Feedback through High-Impact Outreach

High-Impact Outreach Summary: Two people submitted feedback via the project website.

- Complained of contractor tearing up neighbor's corner sidewalk and never repaired the grass around the edge of the new concrete. Neighbor wonders if this will ever be fixed.
- Original homes in the area are craftsman bungalows, Dutch colonials, and cottages. Would like new development to contribute to the character instead of detracting from it.

Summary of Feedback through High-Impact Outreach

Electronic/Digital Outreach Summary: Fifteen people completed the project survey. A summary of the survey questions follows:

Neighbors felt that the following are important:

That the project is affordable for residents and businesses

That the project is nice looking.

That the project is designed to be family friendly.

That the project is designed with environmental sustainability in mind.

That the project does not bulldoze the existing tree canopy/open space.

That the project include more parking.

That the design fits into the craftsman aesthetic of the neighborhood.

That the project does not tear down the existing houses.

That the project minimizes impact in existing homes/residents.

Neighbors listed the following as their greatest concerns:

Construction noise/impacts

That it may feel out of scale to neighboring buildings.

That they will not like the way it looks.

That it will make driving/parking in the area more difficult.

That the current design will destroy wildlife habitats.

Safety in the neighborhood.

Neighbors wanted us to know the following about this neighborhood:

The existing trees on site provide habitats to various species of native birds.

There are several other new developments on this block also affecting habitats of native birds.

Already limited parking in the area, fear that new development will contribute to parking scarcity.

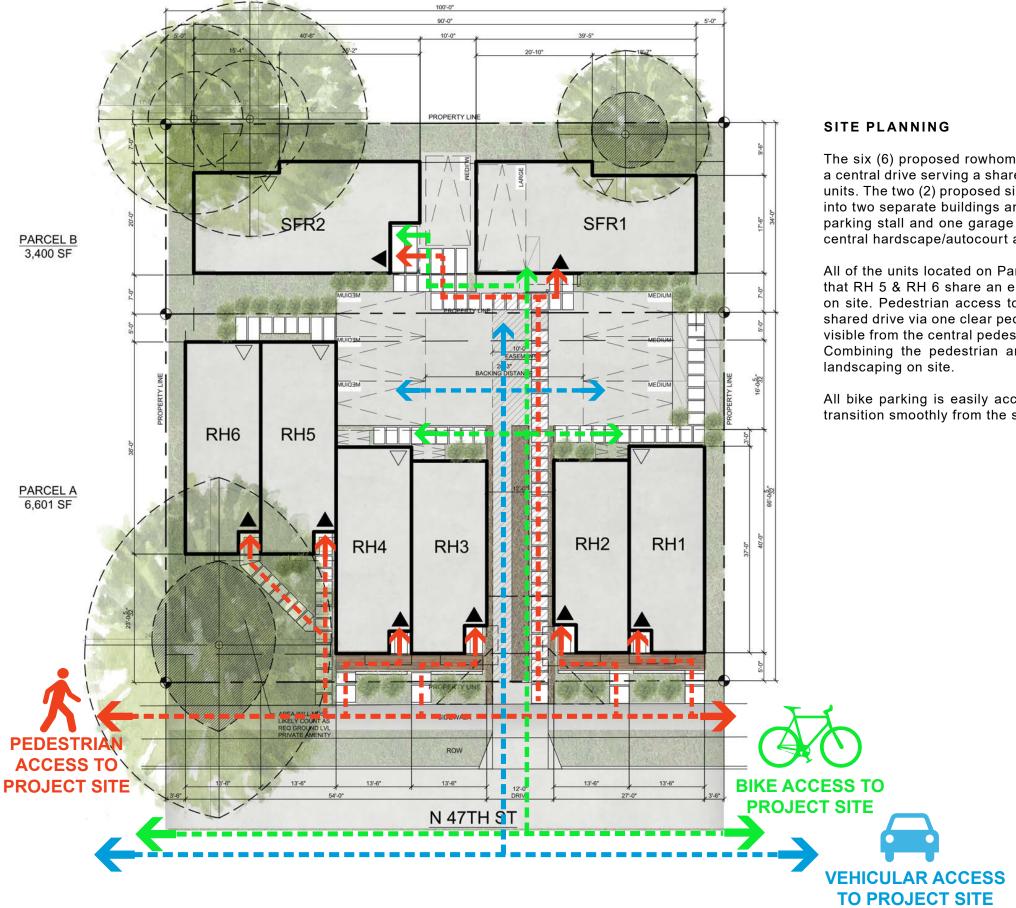
Concerns that higher density developments should be allocated to traditionally higher density neighborhoods. Wallingford is traditionally lower density single family homes and it should remain as such.

Concerns about how all developments in the area will look together. Elementary bus stop across the street.

Walkable area with access to buses. Additional parking on site is a luxury and not a necessity.

Residents would like to see plans, elevations and images of proposed project.

CONE ARCHITECTURE



The six (6) proposed rowhomes are separated into two (2) separate buildings by a central drive serving a shared autocourt that houses parking stalls for all six (6) units. The two (2) proposed single family townhomes on the rear lot are separated into two separate buildings and utilizie the same driveway to access one surface parking stall and one garage parking stall. All buildings are oriented around the central hardscape/autocourt and all units are parked.

All of the units located on Parcel A provide separate street facing entries except that RH 5 & RH 6 share an entry sidewalk in order to maintain a significant tree on site. Pedestrian access to the rear single family units is provided along the shared drive via one clear pedestrian path. All entries to the rear units are clearly visible from the central pedestrian path for the purpose of simplifying wayfinding. Combining the pedestrian and vehicular circulation also allows for additional

All bike parking is easily accessed via the central drive/curb cut so bikers can transition smoothly from the street to the provided long term bike parking stalls.





CAREX SIDEROSTICHA





COTINUS GOGGYGRIA



CAREX TESTACEA



FATSIA JAPONICA





HELLEBORUS NIGER



LANDSCAPE APPROACH

The proposed landscaping along N 47th St will include a landscaped area directly in front of a low concrete wall in order to provide a subtle transition between public and private space. The low concrete wall marks the hard transition from public to private while maintaining visibility/safety and the landscaping in front of the wall helps to soften the transition.

The significant trees on site will be maintained and all other existing trees will be maintained to the best of our ability per the arborist's recommendations. The large "significant" street facing tree create the opportunity for a large, open yard adjacent to the front entry of RH 5 & RH 6 that is consistent in size and landscaping with the front yards found in the surrounding area.

The central hardscape and patios on site provide a place for both circulation and pockets of year round activity. Additionally these hardscaped areas will house a permeable pavement facility to serve the purpose of stormwater mitigation. Entry paths will be defined by a different textured pavement from the driveway/autcourt and the a Hollywood style driveway is utilized to reduce the amount of pavement on site and create additional texture at the ground level.

Lastly, all pathways will be accompanied by native landscaping that adds visual interest and creates buffers between public and private space and the autcourt area will be shielded as much as possible from the surrounding single family homes by lanscaping & fencing.





1 EXTERIOR SCONCES



2 RECESSED CAN LIGHTS (SOFFIT)



3 PHOTO VOLTAIC PATHWAY LIGHTING



WALL MOUNTED PATHWAY DOWNLIGHTS



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 residences. Primary lighting will be provided at each unit entry. Downlighting and photovoltaic lighting are located along the pathways. All exterior lighting will be shielded away from neighboring buildings and will focus the illumination on walkways and building facades.

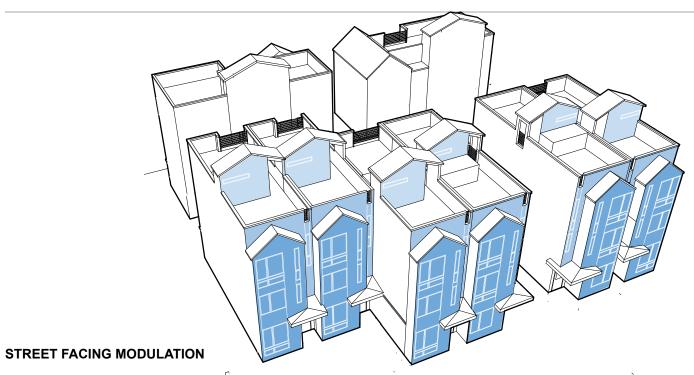


CS1. NATURAL SYSTEMS AND SITE FEATURES	Use natural systems and features of the site and its surroundings as a starting point for project design.	EARLY RESPONSE
CS1-D.I. Plants and Habitat	On-Site Features: The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors or existing significant trees and off-site conditions such as greenbelts,ravines, natural areas and boulevards.	The proposed design preserves all significant trees on site in order to maintain the neighborhood's wildlife habitat. Maintaining all significant trees on site also helps to preserve the existing character of the neighborhood and provides mature texture at the street face.
CS2. URBAN PATTERNS AND FORM	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-II. Streetscape Compatibility	i. Visually reinforce the existing street storefronts by placing horizontal or vertical elements in a line corresponding with the setbacks and facade elements of adjacent building fronts. These could include trees, columns, windows, planters, benches, overhead weather protection, cornices or other building features.	The westernmost group of rowhomes is setback further than the 5'-0" minimum required in order to both maintain the existing significant tree on site and also to align with the front setback of the existing single family home to the west of the site. Additionally a covered porch has been provided on RH1-4 in order to break down the front entry to a scale consistent with front porches found in the surrounding area.
CS2-IV Height, Bulk and Scale	ii. Traditional architectural features such as pitched roofs and gables are encouraged on residential project sites adjacent to single-family and low-rise zones. iv. Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks.	The proposed design features gabled roofs visible from all facades in order to respond to the existing surrounding context of predominately craftstman style single family homes. The gabled roofs also reduce the mass of the building in order to preserve sunlight as much as possible at the ground level. Lastly, all penthouse masses have been setback significantly from the street face and from the exterior lots lines in order to ensure that the bulk of the mass is located as far away from the surrounding existing single family homes as possible to preserve sunlight and privacy.
CS3. ARCHITECTURAL CONTEXT AND CHARACTER	Contribute to the architectural character of the neighborhood.	
CS3-A. Emphasizing Positive Neighborhood Attributes		The surrounding context is composed of mostly single family craftsman homes with covered porches and gabled roofs. The proposed development on the subject site will complement the craftsman homes by facing providing gabled roofs at all facades and covered porches at RH1-4. The proposed design also utilizes traditional materials found throughout the neighbrood such as board and batten, white trim/windows, and cedar siding in order to respond the existing context.
PL2. WALKABILITY	Create a safe and comfortable walking environment that is easy to navigate and well-connected to	
	existing pedestrian walkways and features.	
PL2-B. Safety and Security PL2-I.i	surveillance through strategic placement of doors, windows, balconies and street-level uses. 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway	A majority of the units face the street with pedestrian entries easily visible from the street face and do not create any blind corners. Additionally, large windows are oriented to the street on all three levels ensuring eyes on the street. Lastly, lighting has been provided on site to illuminate all walking paths to ensure visibility at night.
PL3. STREET-LEVEL INTERACTION	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	EARLY RESPONSE
PL3-B. Residential Edges	2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.	The number of street facing units has been maximized and all street facing units have been provided a street facing entry. Each unit is clearly articulated by an awning above the entry door and transitional elements such as steps, a change in materials between sidewalk/ unit entry, and addressing in order to indicate transition from public to private.

DC1-A. Arrangement of Interior Uses	3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed 4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.	The interior living spaces are oriented toward the street at the street. Outward views toward the street activate the sidewalk and maintain 'eyes on the street'
DC2. ARCHITECTURAL CONCEPTS	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	
DC2-A. Massing	2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries	The street facing building reduces bulk by orienting the stair towers away from the street face. Stair towers are also centered within the units and oriented away from adjacent properties to reduce bulk against existing single family homes. The use of a gabled roofs helps reduce the mass from a pedestrian perspective. Modulation is utilized at the street face in order to break down the mass and create opportunities for thoughtful material transitions.
DC2.I. Architectural Concept and Consistency	ii. Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from all key observation points by integrating them into the building design with parapets, screens or other methods.	Stair towers are pushed away from exterior walls as much as possible and are screened using parapets.
DC2.D Scale and Texture DC2.II. Human Scale	The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale. ii. Multiple paned windows that divide large areas of glass into smaller parts are preferred because they add human scale. iii. Use durable and well-detailed finish materials	The proposed design features multi-paned windows along the street facing facade and throughout the project. Using this variation in glazing helps humanize the scale. High-quality and durable materials will be used in abundance at the street face to respond to the existing textures of the neighborhood.
DC3. OPEN SPACE CONCEPT	Integrate open space design with the design of the building so that each complements the other	
DC3.I Residential Open Space	i. Maximize open space opportunity at grade (residential or mixed-use projects): a. Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques.	RH5-6 are setback a significant distance from the street in order to align with the front seback of the existing neighbor. This setback also allows for a more traditional, large, raised front yard with steps up to the yard adjacent to the sidewalk. This raised yard condition is common in the surrounding area.
DC3.C. Architectural Concept and Consistency	2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays	Outdoor spaces will be a mix of landscaping and hardscaping to create pleasant multi use spaces and features for the development. The courtyard is partially screened by the front units and screened by cedar trash receptacles to the east.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces	
DC4.A. Building Materials	Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	Materials are thoughtfully chosen to reduce the perceived mass, complement the neighborhood and introduce high level texture and detail. Traditional material textures such as board & batten and cedar have been chosen to complement the existing context and white trim/ windows are proposed to mimic the white trim/windows found in abbundance in the area.
DC4.I. Landscaping to Reinforce Design Continuity with Adjacent Sites	ii. Greening of streets lacking trees, flowers and landscaping is encouraged. This may include street trees, landscape strips, other greenery and seasonal plantings.	Consolidating pedestrian/vehicular circulation allows for more greenery on the ground level. Additionally, maintaining the existing tree at the street and providing a large front yard a RH5 & 6 allows for signflicant amount of green space at the street face.

Optimize the arrangement of uses and activities on site.

DC1. PROJECT USES AND ACTIVITIES

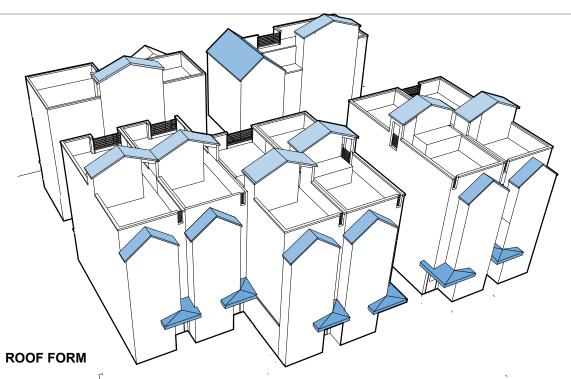


Modulation is utilized at all street facing units to reduce the bulk of the building and to provide thoughtful opportunities for material transitions. [DC2-A; DC4-A]

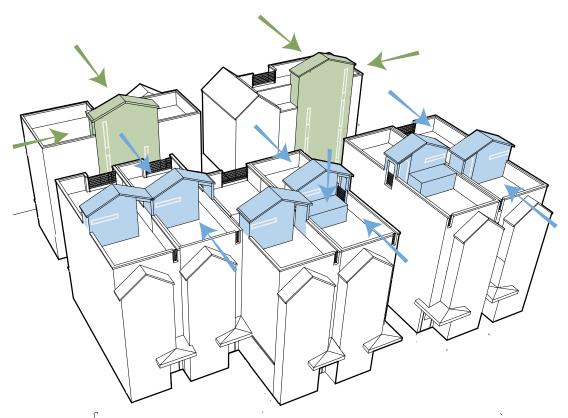


CONTEXTUAL ALIGNMENT & CONSERVING GREENERY

RH 5 & 6 are setback to align with the existing setback at the single family home to the south in order to maintain contextual alignment as much as possible. . [CS2.II.ii] This setback also allows the development to maintain a significant street facing tree to preserve the existing habitat and provide additional green space. [DC4.I; CS1.D.I]

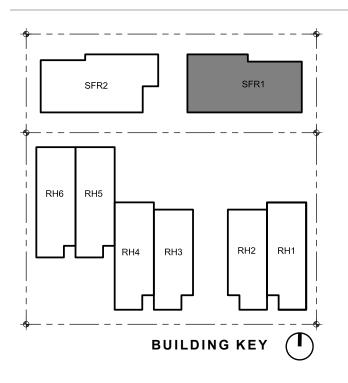


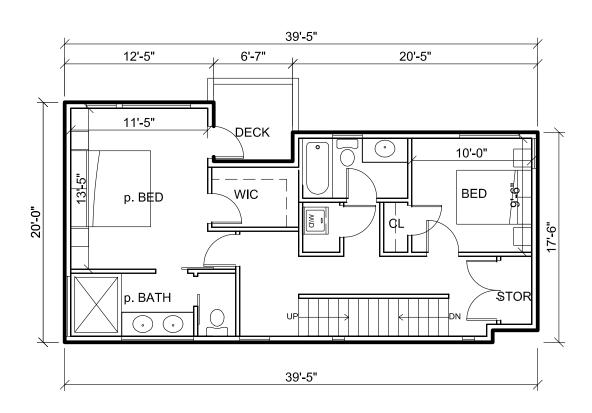
In order to respect the existing character of the neighborhood, gabled and pitched roofs are utilized to emphasize the front of each building and reduce the scale of the building from the street face and from the existing single family home to the north of the site. [CS2.IV.ii]

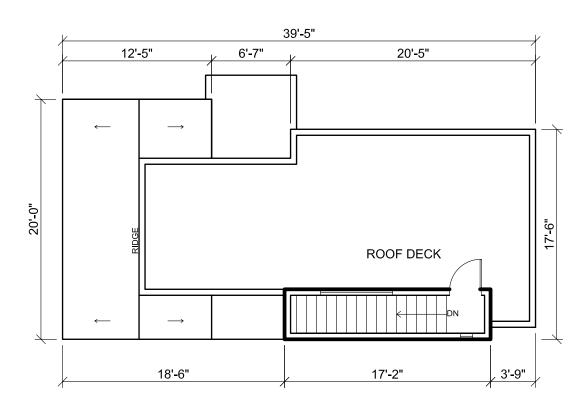


SCREENED ELEMENTS

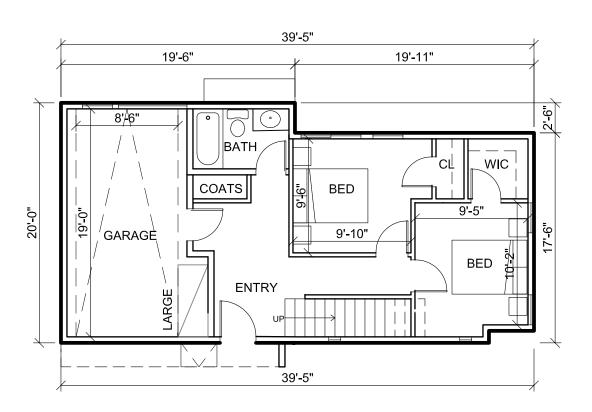
The massing consistantly locates stair penthouses away from exterior walls in order to reduce the perceived bulk. This in addition to parapets help to screen the additional height from the sidewalk and surrounding single family homes. [DC2.I.ii]



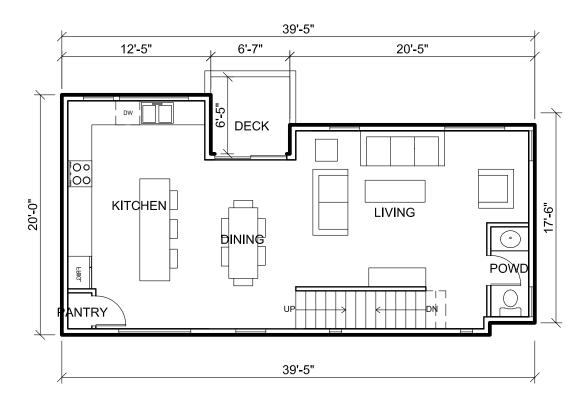




THIRD FLOOR



ROOF PLAN



FIRST FLOOR

SECOND FLOOR



PROPOSED MATERIALS

The material palette of dark blue board & batten siding, light cedar, and white accents have been chosen to to create a modern aesthetic with traditional textures that blend with the existing character of the neighborhood. The same materials are utilized at related Parcel B in order to unify the development and highlight architectural features located in vsually prominent locations. Board and batten & cedar provide texture at the pedestrian scale and cedar is utilized throughout the project on all facades to encourage visual interest. Additionally, white hardie is utilized at all stair towers in order to reduce the perceived mass of the four-story towers.





SOUTH ELEVATION (PARCEL B)

16" FIBER CEMENT BOARD & BATTEN



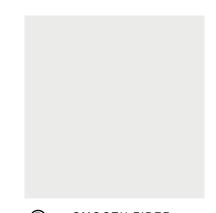
2 4" HORIZONTAL CEDAR



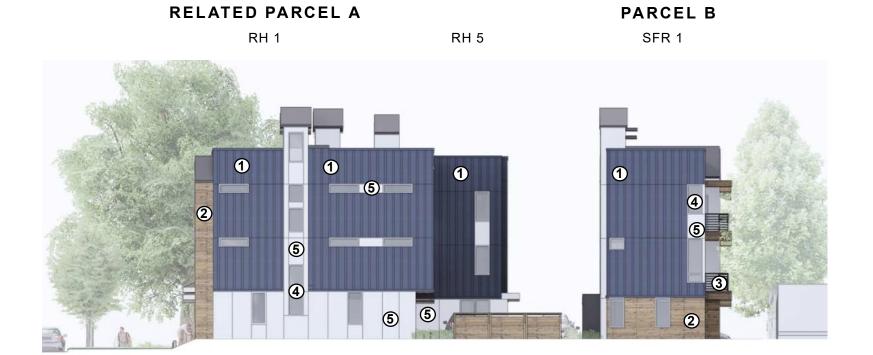
OPEN METAL RAIL VERTICAL

NORTH ELEVATION (PARCEL B)

4) BLACK VINYL WINDOWS



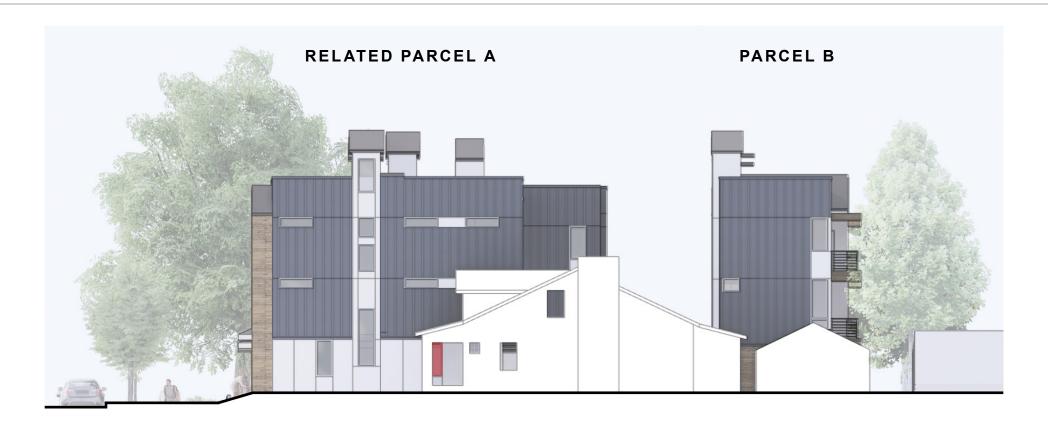
\$ SMOOTH FIBER CEMENT BOARD (WHITE)



EAST ELEVATION



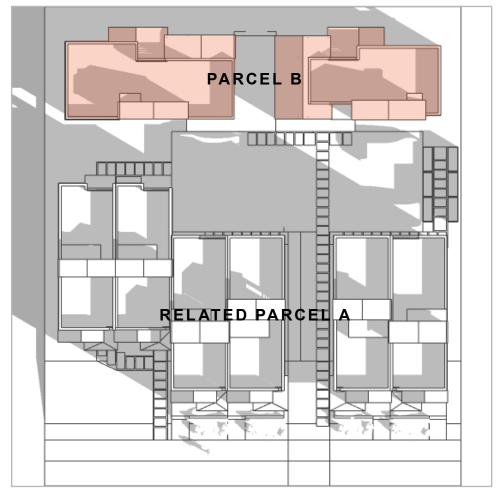
WEST ELEVATION

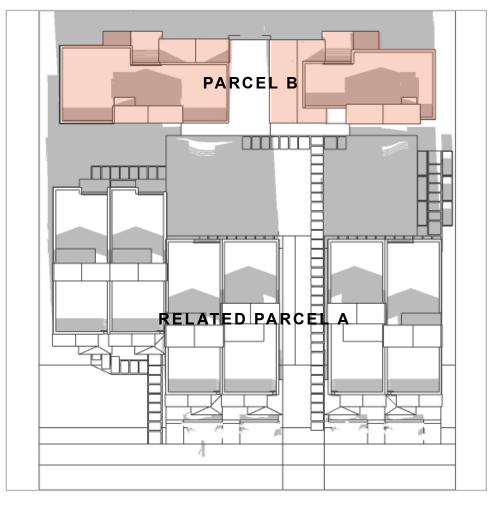


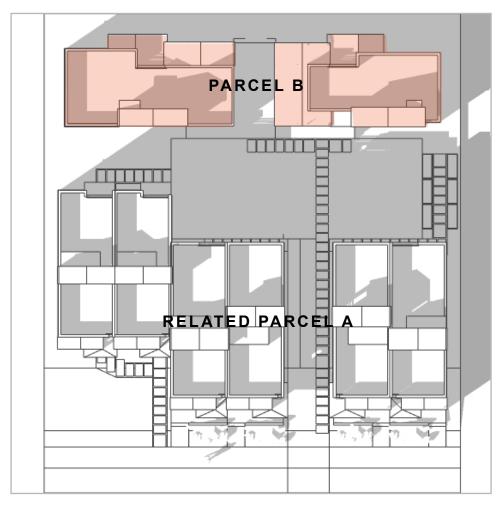
PRIVACY STUDY - NORTH NEIGHBOR



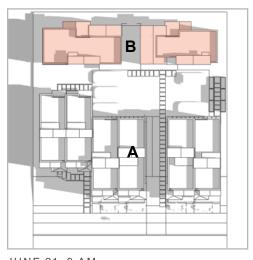
PRIVACY STUDY - SOUTH NEIGHBOR

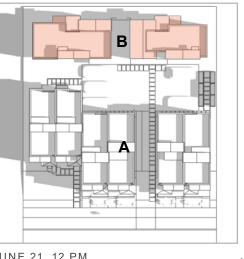


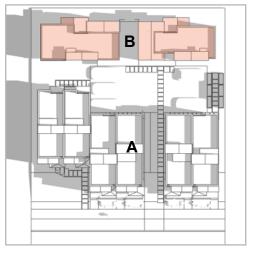




MARCH / SEPTEMBER 21, 9 AM MARCH / SEPTEMBER 21, 12 PM MARCH / SEPTEMBER 21, 3 PM













JUNE 21, 12 PM DECEMBER 21, 3 PM JUNE 21, 9 AM JUNE 21, 3 PM DECEMBER 21, 12 PM DECEMBER 21, 9 AM

NEIGHBORHOOD CHARACTER F

The proposed design features gabled roofs visible from all facades in order to respond to the existing surrounding context of predominately craftstman style single family homes. The gabled roofs also reduce the mass of the building in order to preserve sunlight as much as possible at the ground level. (CS2-IV-ii)



LANDSCAPING AND CIRCULATION |

Consolidating pedestrian/vehicular circulation allows for more greenery on the ground level. (DC4.I.ii) Pedestrian circulation is indicated by material change at the ground level to preserve safety/ security

SOUTH VIEW FROM N 47TH ST

MASSING & MATERIALS -

Angled penthouse roofs & open rail reduce bulk of the project as much as possible on the roof deck level. Additionally, white hardie is utilized at all penthouses to reduce the perceived scale (DC2.A.1)

MATERIALS -

The material palette creates a clean traditional aesthetic with a modern twist that blends the character of the neighborhood with the the modern townhouse aesthetic. (CS3.A.4, DC4.A.2)



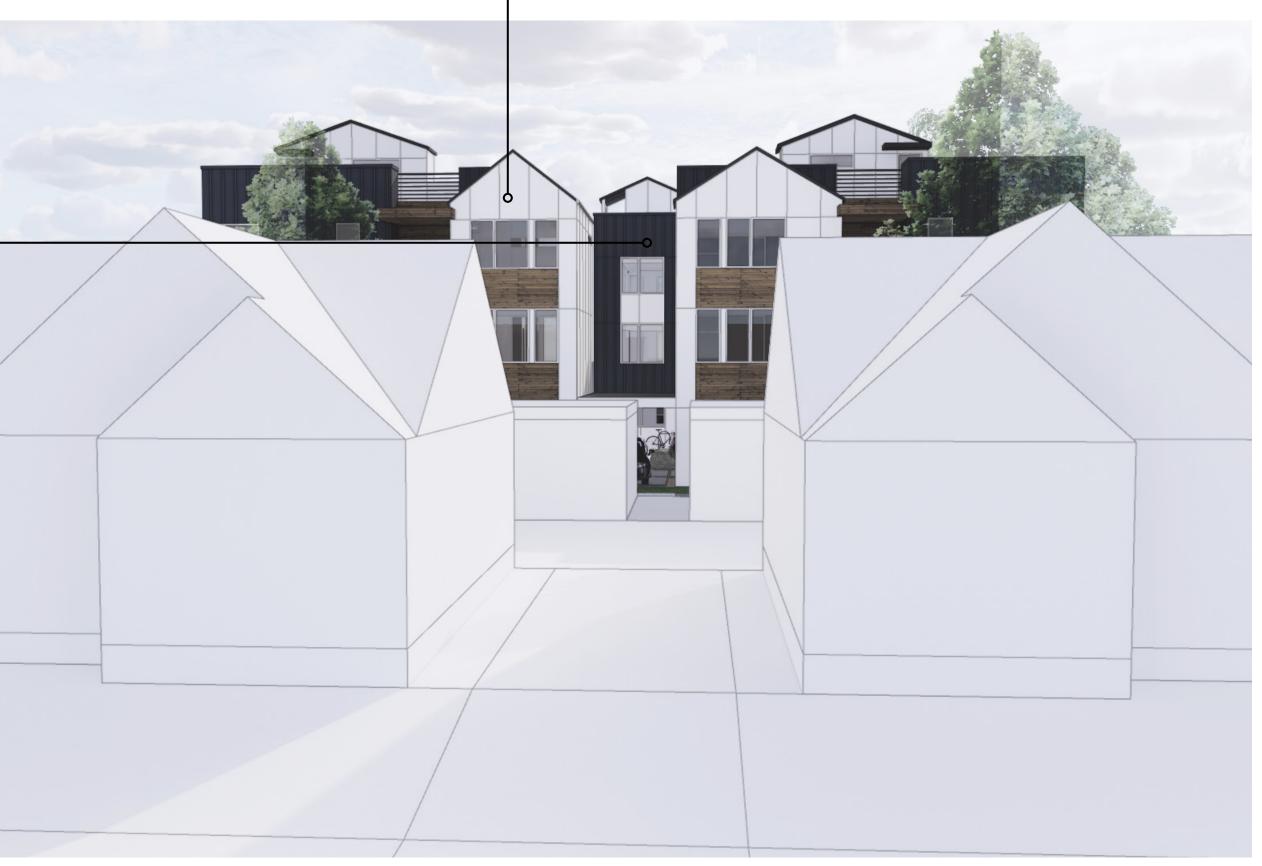
VIEW FACING NORTH OF RH-2 & 3 PENTHOUSE

NEIGHBORHOOD CHARACTER H

The proposed design features gabled roofs visible from all highly visible facades in order to respond to the existing surrounding context of predominately craftstman style single family homes. The gabled roofs also reduce the mass of the building in order to preserve sunlight as much as possible at the ground level. (CS2-IV-ii)

MATERIALS -

Traditional material textures such as board & batten and cedar have been chosen to complement the existing context and white trim/windows are proposed to mimic the white trim/windows found in abbundance in the area. Additionally, high quality materials are utilized on all highly visible facades to ensure cohesive design and create visual interest from all angles(CS4.A.1)



NORTH VIEW OF PARCEL B FROM N 48TH ST

GLAZING ⊢

The proposed design features multi-paned windows along the street facing facade and throughout the project in order to add human scale similar to the scale of the existing single family homes in the area. (DC2.II)

WAYFINDING -

Each unit entry is clearly identifiable from the pedestrian bath and each entry is articulated by an awning above the entry door and transitional elements such as a change in materials on the ground, and addressing in order to indicate transition from public to private. (DC2.II)



SOUTH VIEW PARCEL B ENTRIES FROM COURTYARD