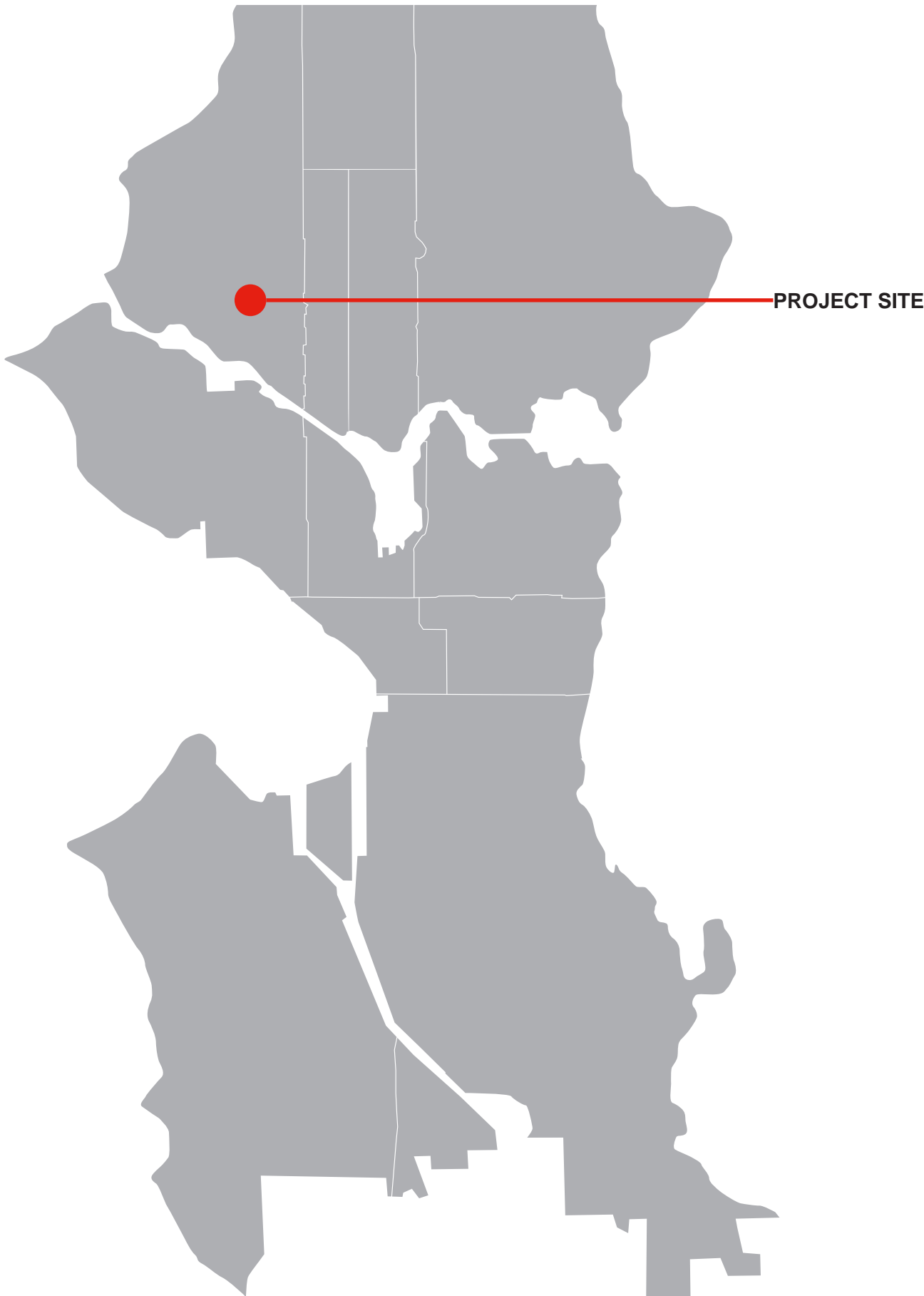


928-940 NW 54TH ST



ADMINISTRATIVE DESIGN REVIEW - 09/02/2021
928-940 NW 54TH ST

PROJECT ADDRESS 928-940 NW 54TH ST
SEATTLE, WA 98107

SDCI PROJECT NUMBER #3036496-EG
#3037176-LU associated MUP
#3036276-LU associated LBA

MEETING TYPE Administrative Design Review

PROJECT TEAM
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3.0 DEVELOPMENT OBJECTIVES



DEVELOPMENT OBJECTIVES

Combine four parcels into one, and construct 21 townhomes, connected by a central raised courtyard. Approximately 22 parking stalls at grade, below the deck.

Project will promote density within the neighborhood, while providing access to the neighborhood amenities and emphasizing a transition of scale from the larger multi-family and commercial buildings to the North and West, down to the single-family houses to the East. A contemporary style will bridge the gap between the old and the new and will provide architectural elements that engage the street-scape and pedestrian-oriented activities.

PROJECT INFORMATION

ADDRESS	928-940 NW 54TH ST SEATTLE, WA 98107
SDCI NUMBER	#3036496-EG
PARCEL NUMBER	2768300089 2768300100 2768300105 2768300110
ZONE	LR3 (M2)
LOT SIZE	COMBINED: 17,138 SF
OVERLAYS	NONE
URBAN VILLAGE	BALLARD - HUB URBAN VILLAGE
ALLOWED FAR	2.3 X 17,138 SF = 39,417.4 SF
DENSITY LIMIT	NO LIMIT
ALLOWED HEIGHT	50'-0"
GROSS FLOOR AREA	31,770 SF (PREFERRED OPTION)

LEGAL DESCRIPTION "PARCEL B" #3036276-LU associated LBA

PARCEL B (7,642 SQ. FT.)

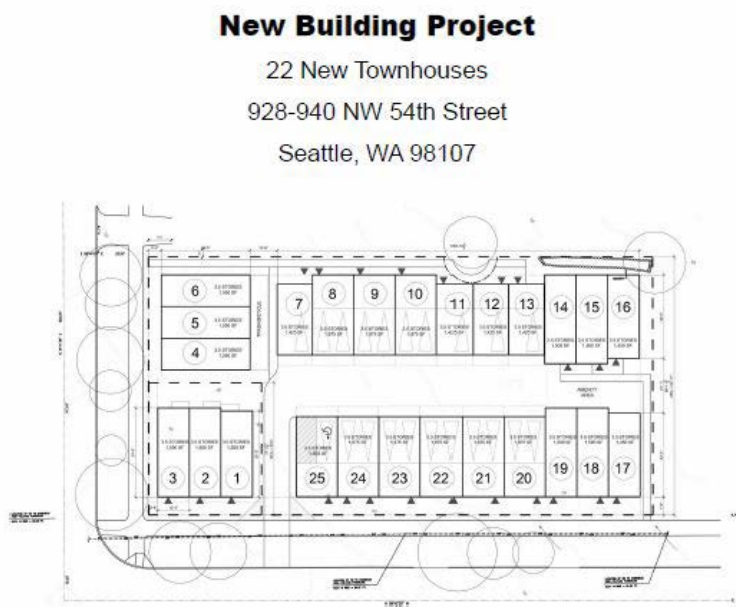
THAT PORTION OF LOTS 19 AND 20, BLOCK 132, GILMAN PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID LOT 20; THENCE S 88°44'07" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 99.99 FT.; THENCE S 01°11'46" W, 99.97 FT.; THENCE N 88°43'35" H W, 49.99 FT.; THENCE N 01°11'46" E, 47.07 FT.; THENCE N 88°48'14" W, 50.00 FT.; THENCE N 01°11'46" E, 52.94 FT. TO THE **POINT OF BEGINNING**.

3.0 PUBLIC OUTREACH

SUMMARY OF PUBLIC OUTREACH

Fact sheets were distributed via mail to all residences and businesses withing 500 feet of the site, as well as posting to the Department of Neighborhood's website. An on-line survey, email address for feedback and a phone hot-line were made available to the distribution area. The initial outreach plan commenced on May 28th, with a memo submitted to the DoN; information was collected up until July 30th. During this time, no feedback was provided from the residents or businesses.



This property is located in an urban village and is surrounded by transit including a RapidRide line just two blocks away.

To provide feedback or input on this new project, please visit:
www.surveymonkey.com/r/nw54th

Project Description:
Demolish existing buildings. Build 22 new townhomes as illustrated above (three townhomes in lower left corner of illustration not included in this project outreach).

Parcel Numbers: 2768300089 / 2768300110

Zoning: LR3

For questions or comments regarding this new project, please contact:
Monisha Harrell, Outreach Manager
NW54th@ruleseven.com (email)
206-315-9659 (hotline)



DISTRIBUTION AREA

DISTRIBUTION FLYER

5.0 URBAN DESIGN ANALYSIS: SITE AND ZONING



ZONING LEGEND

- LOWRISE MULTIFAMILY LR2 - LR3 ZONE
- NEIGHBORHOOD COMMERCIAL ZONE
- INDUSTRIAL ZONE

USE LEGEND

- SINGLE FAMILY STRUCTURES
- MULTI FAMILY STRUCTURES
- COMMERCIAL BUSINESS
- COMMUNITY PARK

3D 9X9 BLOCK



5.0 URBAN DESIGN ANALYSIS: TRANSIT & SITE ACCESS



VEHICULAR ACCESS

Access to the site can be taken from either 11th Ave NW or from NW 54th St., where there are multiple existing curb cuts.

TRANSIT ACCESS

Bus route 44 travels along NW Market St: frequent all-day route (every 15 minutes or less until 6pm Mon-Fri) w/ Night Owl service.

Bus route 28x travels along 8th Ave NW: all day route.

Bus route 994 travels West along NW Market St: school route only.

BICYCLE ACCESS

Dedicated bike lanes are located at 8th Ave NE.

5.0 EXISTING SITE CONDITIONS: NEIGHBORHOOD CONTEXT



MULTI-FAMILY

1

BALLARD HEALTH CENTER

PRE-SCHOOL

SINGLE-FAMILY

2

PARK

3

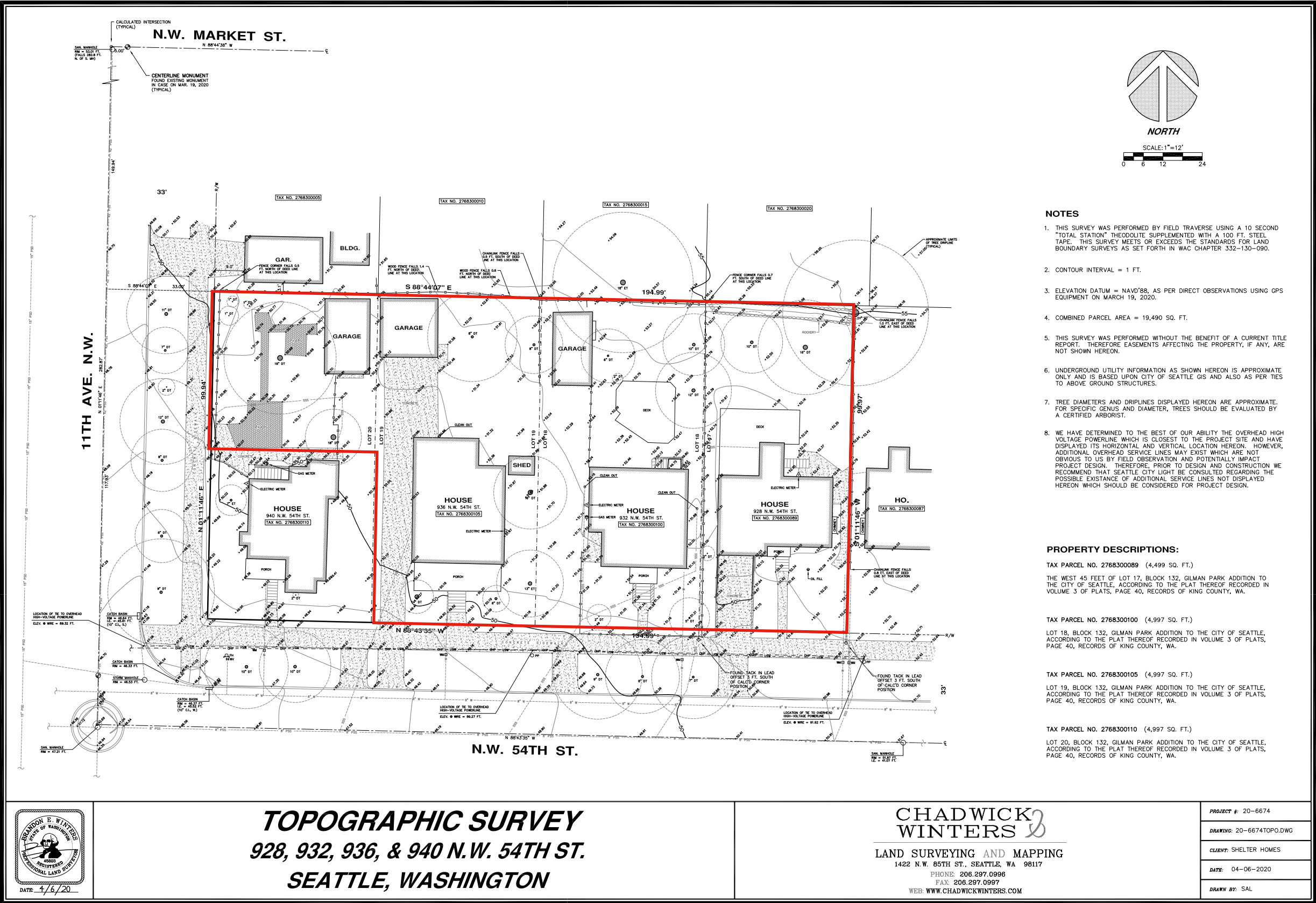
SITE OF FUTURE APARTMENTS

4

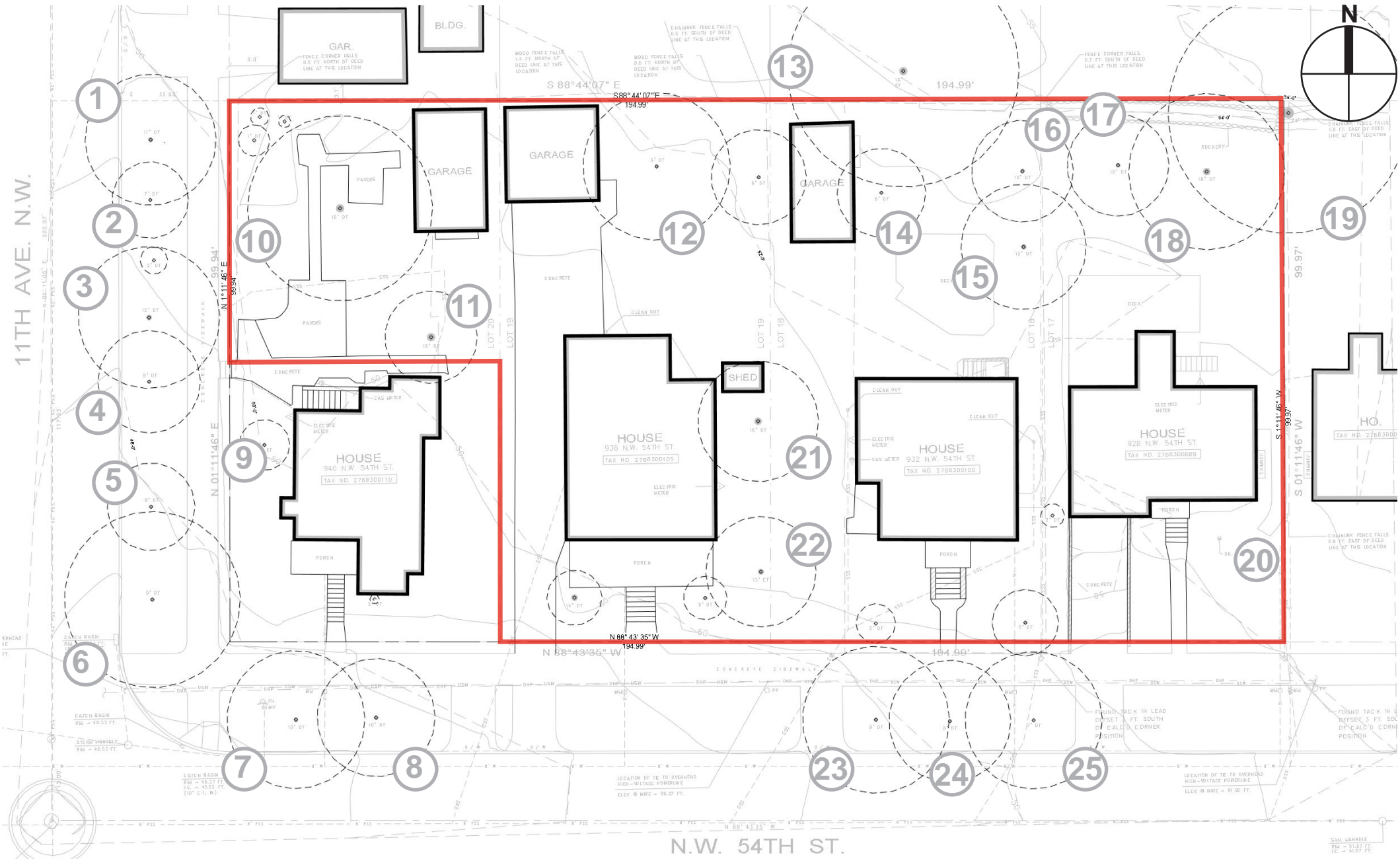
PARKING LOT

5

5.0 EXISTING SITE CONDITIONS: SITE SURVEY



5.0 EXISTING SITE CONDITIONS: EXISTING TREE LOCATION



EXCEPTIONAL TREES
No exceptional trees located on or adjacent to the project site.

- NON-EXCEPTIONAL TREES**
- FALSE CYPRESS: Tree Tag #3
DBH 16; FAIR
 - CHERRY PLUM: Tree Tag #1
DBH 16; FAIR
 - APPLE: Tree Tag #2
DBH 17; FAIR
 - APPLE: Tree Tag #6
DBH 9; FAIR
 - FLOWERING CHERRY: Tree Tag #7
DBH 7; FAIR
 - FLOWERING CHERRY: Tree Tag #9
DBH 7; FAIR
 - FLOWERING CHERRY: Tree Tag #8
DBH 7; FAIR
 - APPLE: Tree Tag #10
DBH 10; FAIR
 - APPLE: Tree Tag #11
DBH 10; FAIR
 - PEAR: Tree Tag #12
DBH 6; FAIR
 - ENGLISH HOLLY: Tree Tag #5
DBH 15; FAIR
 - MONKEY PUZZLE: Tree Tag #4
DBH 14; GOOD

- OFF-SITE TREES**
- | | | | |
|--|---|---|---|
| 1 EUROPEAN WHITE BIRCH: Tree Tag #101
DBH 12; FAIR-GOOD | 5 EUROPEAN WHITE BIRCH: Tree Tag #105
DBH 8; FAIR | 13 DOUGLAS FIR: Tree Tag #112
DBH 28; FAIR-GOOD | 25 EUROPEAN WHITE BIRCH: Tree Tag #111
DBH 9; FAIR |
| 2 EUROPEAN WHITE BIRCH: Tree Tag #102
DBH 8; FAIR | 6 FLOWERING CHERRY: Tree Tag #106
DBH 10; FAIR | 19 GOLDEN CHAIN: Tree Tag #113
DBH 10; FAIR | |
| 3 EUROPEAN WHITE BIRCH: Tree Tag #103
DBH 13; FAIR-GOOD | 7 EUROPEAN WHITE BIRCH: Tree Tag #107
DBH 13; FAIR | 23 NORWAY MAPLE: Tree Tag #109
DBH 12; FAIR-GOOD | |
| 4 EUROPEAN WHITE BIRCH: Tree Tag #104
DBH 9; FAIR | 8 EUROPEAN WHITE BIRCH: Tree Tag #108
DBH 10; FAIR | 24 SWEETGUM: Tree Tag #110
DBH 9; FAIR-GOOD | |

5.0 EXISTING SITE CONDITIONS: TREE INVENTORY NOTES

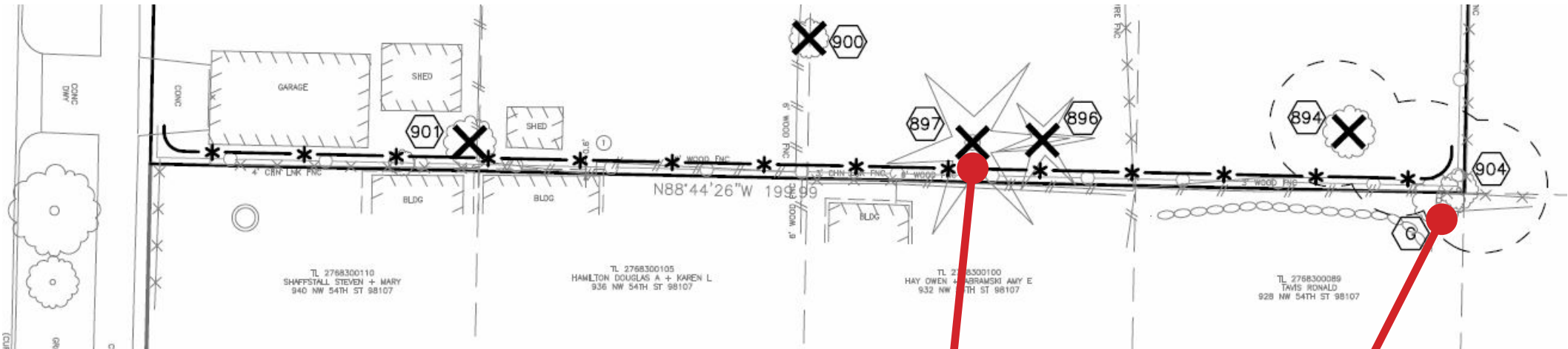


IMAGE FROM PROPOSED NEIGHBORING DEVELOPMENT:
SEATTLE PROJECT NUMBER 3033321-LU



EXISTING NEIGHBORING TREES AND TREE PROTECTION

Three large, but not exceptional trees, are located on the north property line of the development. According to the neighboring development, the Douglas Firs (trees tagged 896 and 897) are slated for removal, to make way for a new vehicle ramp. The Hedge Maple (tree tagged 904) shall remain in place.

The proposal will proceed as if these trees were to remain, whether by use of building modulation, or raised floors, so as not to intrude into these trees' driplines and to create as little disturbance as possible in these areas. All work will be supervised



STREET TREES FRONTING ON THE PROJECT PROPERTY

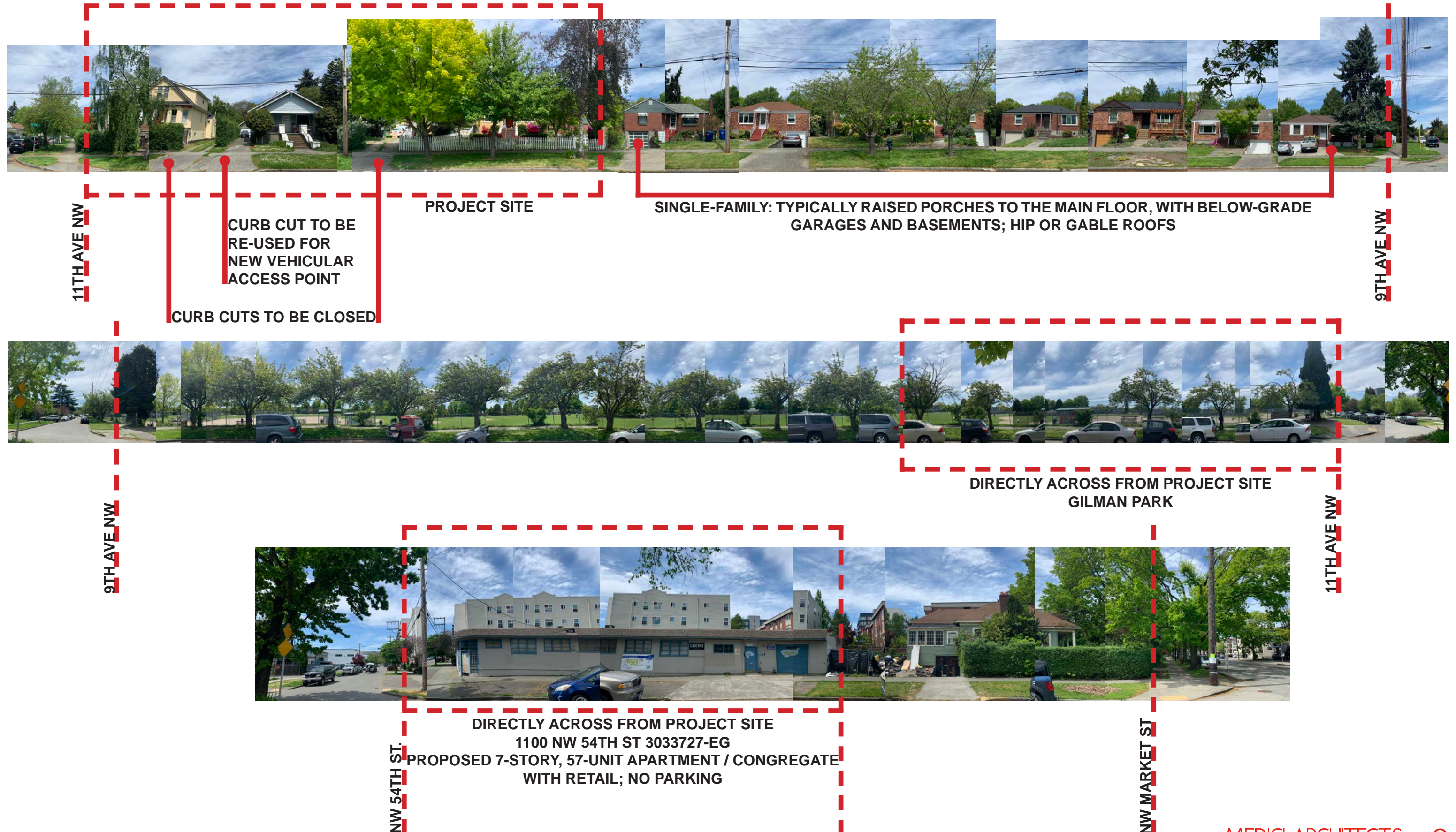


EXISTING STREET TREES

NW 54th Street and 11th Ave NW are both lined with mature trees, some planted by previous owners. The majority of the trees are White Birch, but a Flowering Cherry, Norway Maple and a Sweetgum are also mixed in. These trees will be protected and will remain to the greatest extent possible.

5.0 EXISTING SITE CONDITIONS: STREET FACADES

ADMINISTRATIVE DESIGN REVIEW - 09/02/2021
928-940 NW 54TH ST



5.0 EXISTING SITE CONDITIONS: SITE PHOTOS



- 1 LOOKING WEST FROM THE INTERSECTION OF NW 54TH ST AND 8TH AVE NW
- 2 LOOKING FROM ACROSS STREET FROM PROJECT, WEST DOWN NW 54TH
- 3 LOOKING FROM THE INTERSECTION OF NW 54TH ST AND 11TH AVE NW
- 4 LOOKING FROM 11TH TOWARD THE PARK ACROSS FROM PROJECT SITE



SITE KEY PLAN

5.0 EXISTING SITE CONDITIONS: NEIGHBORHOOD CONTEXT



829 NW 54TH STREET

SIMPLE ROOF FORMS
WITH MINIMAL TO NO
EAVES

CEDAR
ACCENTS



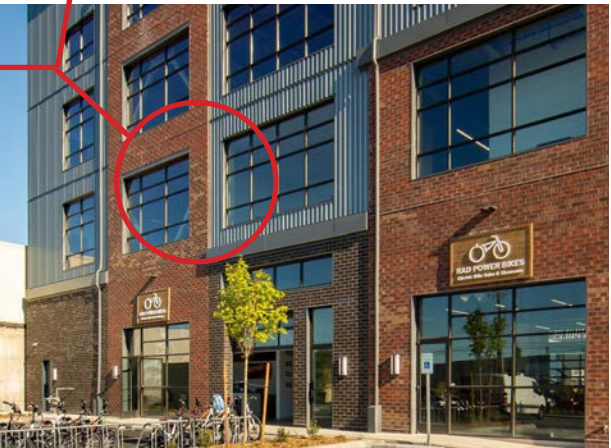
935 NW 52ND STREET



1103 NW 52ND STREET

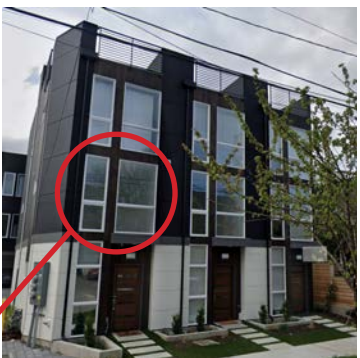


BRICK AND VERTICAL SIDING



1111 NW 53RD STREET

CONTEMPORARY
WINDOW FORMS



809 NW 52ND STREET

BIO PLANTERS AT RAISED STOOPS
WITH FLAT AWNINGS



839 NW 54TH STREET (FUTURE DEVEL)

NEIGHBORHOOD CONTEXT

The surrounding neighborhoods vary from block to block and lot to lot, from single-family houses to medium- and large multi-family buildings, smaller warehouse-style businesses and eateries to multi-storied office structures with retail space.

The older homes of the area are generally clad with horizontal siding, but a fair amount also sport entire facades of brick. Raised porches capped off with a roof form identify the front entries on many of these homes. While many remain visually traditional, some modifications to these homes entertain more contemporary features, such as fencing along the property lines.

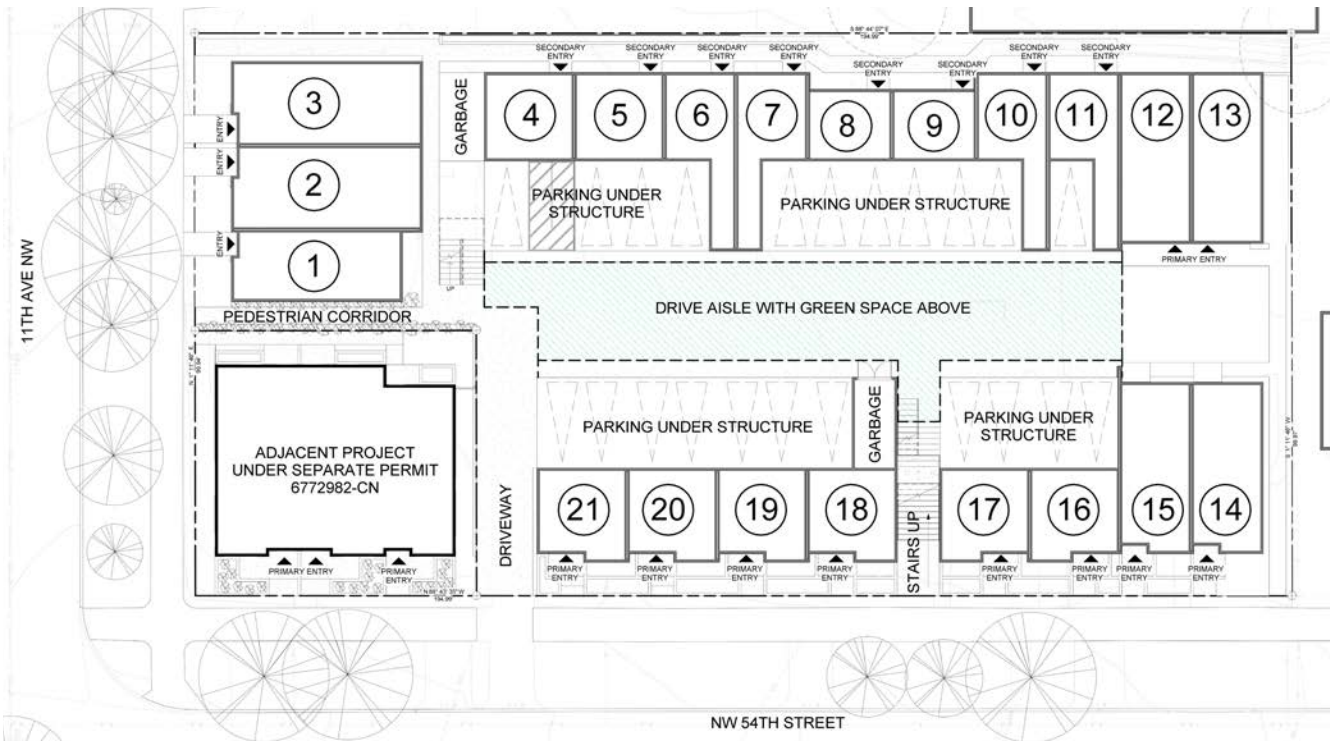
More recently-built bars and restaurants, medium- and large multi-family and retail and office buildings round out the rest of the surrounding neighborhoods. Again, we see a large amount of brick and horizontal siding. The additional use of large-format panels and vertical siding push these newer buildings into present development styles, but also lend to a sense of timelessness as these buildings continue on into the future.

The proposed project combines many of these features, taking from both the old and the new. Brick on a modulated face at the first two levels highlight the units and create individuality while anchoring the building to the site. Secondary materials consist of both vertical siding, and to a lesser extent, horizontal siding, both as a means of tying the project to the existing developments, and to break up the massing of the overall buildings.

5.0 EXISTING SITE CONDITIONS: ADJOINING LOT



PROPOSED CORNER LOT PROJECT



SITE PLAN INTEGRATION WITH LARGER LOT; CONTINUATION OF FACADE ALONG 54TH

The small lot at the corner of NW 54th Street and 11th Ave NW is under common ownership of the larger parcel of this proposal, and will serve as model units for the larger site. Fronting on NW 54th Street, the units overlook Gilman Park, and will be a continuation of the main lot, separated by a driveway. While the projects are designed to be in a common design language, the small project and large project act independantly of one another. Features, such as the pedestrian-scale entry massing, the raised stoops and planters on the street front will mimic that of its adjoining partner. The northwestern building of the main site will be a replica of this corner lot.



PROPOSED CORNER LOT, AS IT RELATES TO THE LARGER SITE



CORRIDOR BETWEEN CORNER LOT AND NORTH BUILDING

6.0 ZONING DATA

23.45.504 - PERMITTED USES

Permitted outright: Residential
Proposed: Residential Townhomes

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS

LR3 (M2), Inside an Urban Village: 2.3
Proposed: 19,490 x 2.3 = 44,827 SF

23.45.512 - DENSITY LIMITS - LR ZONES

LR3 (M2): No limit
Proposed: 21 Townhome Units

23.45.514 - STRUCTURE HEIGHT

LR3 (M2), Inside an UV: 50 feet base height
Exceptions:

- Pitched roofs may extend 5-feet above the height limit, with a minimum slope of 3:12;
- Shed and Butterfly roofs may extend 3-feet above the height limit.
- Roofs enclosed by a parapet may exceed height limit, provided that the height of the highest elevation of the roof surface does not exceed 75% of the parapet height
- Stair penthouses may extend 10-feet above the height limit.

Proposed: The pitched roofs and parapets meet the standards

23.45.518 - SETBACKS

- LR3 Townhome Development

Front: 7 average; 5 minimum; Rear: 7 average; 5 minimum
Side: facades 40-feet or less in length: 5
Side: facades greater than 40-feet in length: 7 average; 5 min.

23.45.522 AMENITY AREA

Required amount: 25% of lot area

- Min. 50% of the req'd amenity area shall be provided at ground level
- All units must have access to a common or private amenity area
- Common amenity areas shall not be less than 250 SF with a minimum horizontal dimension of 10-feet.
- At least 50% of a common amenity area at ground level shall be landscaped. Elements that enhance the usability of the space shall be provided.

Proposed: Amenity area provided at ground level and rooftop decks.

23.45.524 - LANDSCAPE STANDARDS

- Landscaping that achieves a Green Factor score of 0.6 or greater is required
- Street trees are required

Proposed: Green Factor will be achieved; existing street trees to remain and be supplemented with replacement and/or new trees as necessary.

23.45.527 - STRUCTURE WIDTH

LR3 (M2), Inside an UV: Townhomes: 150-feet; Rowhouses: No limit.

- The max. combined length of all portions of facades within 15-feet of a side lot line shall not exceed 65% of the length of that lot line.
- For a rowhouse development on a lot that abuts the side lot line of a lot in a single-family zone, the max. combined length of all portions of facades within 15-feet of the abutting side lot line is 40-feet.

Proposed: The combined length of all facades along a side lot line will be under 65%.

23.45.529 - DESIGN STANDARDS

Enhance street-facing and side facades to provide visual interest; foster a sense of community by integrating new pedestrian-oriented development; promote livability by providing a sense of openness and access to light and air; and encourage the compatibility of a variety of housing types with the scale and character of neighborhoods.

Proposed: The street-facing facades will be developed to provide visual interest, through the use of glazing arrangement, materials and pedestrian-oriented layout.

23.45.536 - PARKING LOCATION, ACCESS AND SCREENING

Parking shall be located on the same lot, with access from the street, if no alley. On corner lots, access is permitted from either street. Parking shall be screened from direct street view.

Proposed: No parking required. 22 stalls to be provided and will be located on the same lot, with access from the street as there is no alley. Parking is proposed to be behind the building, out of view from the street.

PROJECT INFORMATION

ADDRESS	940 NW 54TH ST SEATTLE
SDCI #	3036496-EG
PARCEL NUMBER	27683000089 2768300100 2768300105 2768300110
ZONE	LR3 (M2)
LOT SIZE	17,138 SF
OVERLAYS	NONE
URBAN VILLAGE	BALLARD HUB UV
FREQUENT TRANSIT	YES
GROSS FLOOR AREA	31,770 SF (PREFERRED OPTION)

LEGAL DESCRIPTION "PARCEL B"

#3036276-LU associated LBA

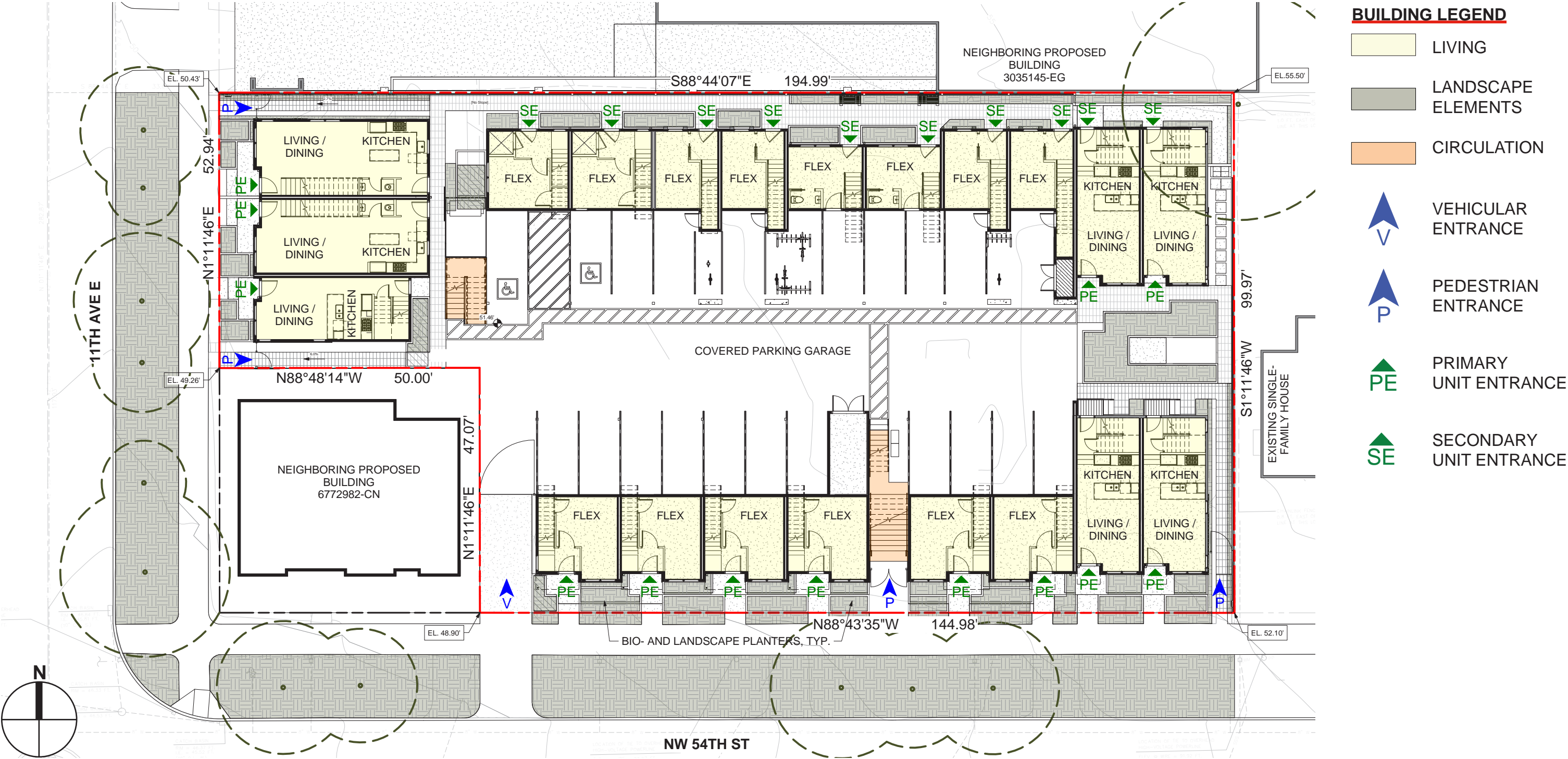
PARCEL B (7,642 SQ. FT.)

THAT PORTION OF LOTS 19 AND 20, BLOCK 132, GILMAN PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID LOT 20; THENCE S 88°44'07" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 99.99 FT.; THENCE S 01°11'46" W, 99.97 FT.; THENCE N 88°43'35"H W, 49.99 FT.; THENCE N 01°11'46" E, 47.07 FT.; THENCE N 88°48'14" W, 50.00 FT.; THENCE N 01°11'46" E, 52.94 FT. TO THE **POINT OF BEGINNING.**

7.0 COMPOSITE SITE PLAN: PREFERRED SCHEME

ADMINISTRATIVE DESIGN REVIEW - 09/02/2021
928-940 NW 54TH ST



RECOMMENDED BY ADR BOARD

PREFERRED SCHEME PROVIDES SCREENED PARKING WITHIN A GROUPING OF 21 UNITS, WITH CENTRAL AMENITY SPACES AND MATERIALS TO FIT IN WITH THE CHARACTER OF THE NEIGHBORHOOD

CONTEXT AND SITE PRIORITY GUIDELINES

CS1 - NATURAL SYSTEMS AND SITE FEATURES

E.2: Adding Interest with Project Drainage

CS2 - URBAN PATTERN AND FORM

- A.2: Architectural Presence
- B.2: Connection to the Street
- D.1: Existing Development and Zoning
- D.5: Respect for Adjacent Sites

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

- A.2: Contemporary Design
- A.4: Evolving Neighborhoods

CS3 - ARCH. CONTEXT & CHARACTER



CS2 - URBAN PATTERN AND



CS1 - NATURAL SYSTEMS & SITE FEATURES

PUBLIC LIFE

PL1 - CONNECTIVITY

- A.1: Enhancing Open Space
- B.1: Pedestrian Infrastructure

PL2 - WALKABILITY

- B.1: Eyes on the Street

PL4 - ACTIVE TRANSPORTATION

- A.1: Serving all Modes of Travel



PL2 - WALKABILITY

CS1 - DESIGN RESPONSE:

E.2: Adding Interest with Project Drainage: *Incorporating Bio-Planters at entry locations as a functional catchment for rain water adds interest and texture to building fronts.*

CS2 - DESIGN RESPONSE:

- A.2: Architectural Presence: *Street facing facades to be detailed with articulation and materials to provide individual identity and a strong street edge.*
- B.2: Connection to the Street: *Street-facing units will be provided with a visually-important, ground-level main entrance and front yard. This aims to activate the space between street and building by encouraging activity and interaction between people.*
- D.1: Existing Development and Zoning: *Buildings are to be oriented in order to provide a transitional stepping stone from neighboring single family uses to high-density congregate housing.*
- D.5: Respect for Adjacent Sites: *Building program is oriented to provide privacy to neighboring single family uses.*

CS3 - DESIGN RESPONSE:

- A.2: Contemporary Design: *The proposed buildings will utilize a contemporary style using massing forms and details to express a clean, modern style. Simple forms and minimalistic detailing are examples of methods to be used in building design.*
- A.4: Evolving Neighborhoods: *This project site sits within a neighborhood between older single-family and newer multi-family, all at different levels of maintenance and architectural character. This project aims to revive the current corner with a statement project that is not only visually unique and new, but energizes the corner with additional pedestrian activity.*

PL1 - DESIGN RESPONSE:

- A.1: Enhancing Open Space: *Public sidewalks and interior site pathways will be designed to provide access throughout the site and landscaped to add valuable green space. These openings are meant to bring a physical and visual connection to Gilman Playground.*
- B.1: Pedestrian Infrastructure: *Buildings to be broken up into multiple sections in order to provide seamless access in and off site.*

PL2 - DESIGN RESPONSE:

- B.1: Eyes on the Street: *The proposed buildings will have windows placed on all sides. Patios at street-level will encourage natural surveillance.*

PL4 - DESIGN RESPONSE:

- A.1: Serving All Modes of Travel: *Multiple access points for pedestrian and bicycle traffic promote alternative transportation from the site to the surrounding neighborhood. There will still be access for vehicular traffic, which will provide valuable off street parking as an option for residents and their guests.*



PL1 - CONNECTIVITY

DESIGN CONCEPT

DC1 - PROJECT USES AND ACTIVITIES

- B.1: Access Location and Design
- C.2: Visual Impacts

DC2 - ARCHITECTURAL CONCEPT

- A.2: Reducing Perceived Mass
- B.1: Facade Composition
- B.2: Blank Walls

DC3 - OPEN SPACE CONCEPT

- A.1: Interior/ Exterior Fit
- B.4: Multifamily Open Space
- C.2: Amenities and Features

DC4 - EXTERIOR ELEMENTS AND FINISHES

- A.1: Exterior Finish Materials
- C.2: Avoiding Glare

DC1 - DESIGN RESPONSE:

- B.1: Access Location and Design: *Vehicular and pedestrian access are to be kept separate, allowing for safe access for all modes of travel.*
- C.2: Visual Impacts: *Vehicular driveways and parking are to be screened behind primary building mass. Planting areas are to be used to soften edges of driveways.*

DC2 - DESIGN RESPONSE:

- A.2: Reducing Perceived Mass: *Buildings will be broken up and architectural elements and materials will be incorporated into the facade to reduce the perceived mass. All facades of all buildings will be designed with consideration to the whole project. Facades will utilize articulation, materials, detailing and architectural elements in proper proportions and locations.*
- B.1: Facade Composition: *Design all building facades - including valleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration and materials, and any patterns created by their arrangement.*
- B.2: Blank Walls: *Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.*

DC3 - DESIGN RESPONSE:

- A.1: Interior/ Exterior Fit: *The preferred architectural massing will incorporate a raised interior courtyard over surface parking. This will function as open-space for the residential community. This will help blur the edge between interior and exterior space while providing the feeling of a ground level unit.*
- B.4: Multifamily Open Space: *The raised interior courtyard will provide opportunities for planters, community space and social interaction.*
- C.2: Amenities and Features: *All schemes would work to improve and soften the building with plantings through raised planters, street trees and trellises.*

DC4 - DESIGN RESPONSE:

- A.1: Exterior Finish Materials: *The preferred material palette includes smooth fiber cement panels, brick and stained cedar. The variety of scale, colors and textures provide interest, and each of the materials are easily maintainable.*
- C.2: Avoiding Glare: *Interior path lighting and unit entry lights will be directed and shielded away from neighbors.*

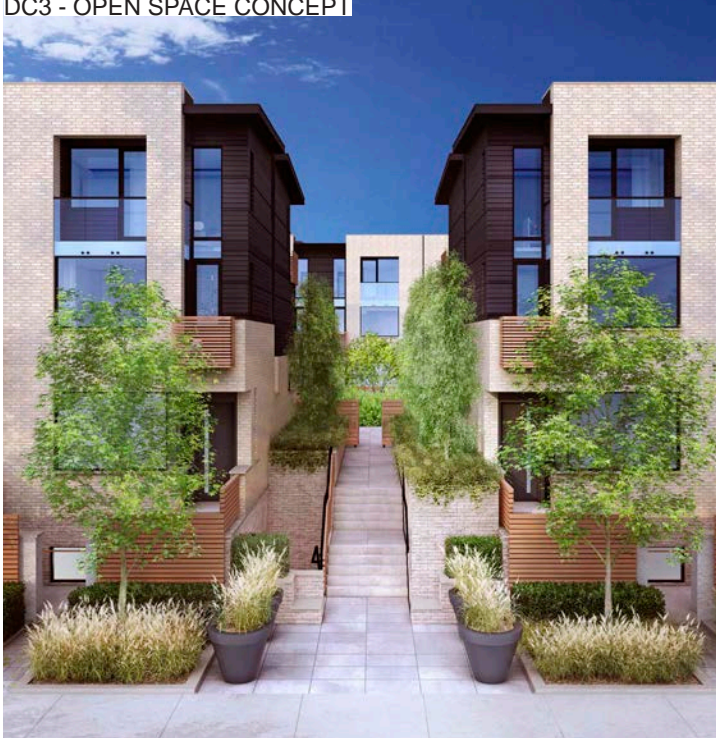
DC4 - EXTERIOR ELEMENTS & FINISHES



DC2 - ARCHITECTURAL CONCEPT



DC3 - OPEN SPACE CONCEPT



8.0 ITEMIZED RESPONSE TO EDG

1. Massing Options:

The approach to the massing on the applicant's preferred Architectural Massing 3 is well received by Staff. The breakdown of the massing into distinct groupings, similar in size to the precedent set by the townhome development at the corner of NW 54th St and 11th Ave NW, helps to successfully transition between the larger scaled project to the north and some of the lower scale development in the neighborhood. Use of more traditional residential forms and datums to compliment the contemporary nature of the overall proposed development is appreciated. Moving forward, Staff recommends developing Architectural Massing Option C in response to the following guidance:

- a. Staff supports the breakdown on the massing into two volumes along NW 54th St, however, is concerned that the grouping of different width townhomes (TH's 14-17) as shown on the southeastern block is not as successful as the approach employed on the northwestern block and the precedent set by the townhomes at the corner. Staff recommends swapping TH 21 with TH 15. This will allow for the more narrow and smaller gabled form to speak better to the precedent set by the adjacent project at the corner. Keeping narrow TH 14 on the east end of the development will provide the desired transition in scale. This will also produce a symmetrical design that is equally balanced on each side of the grand staircase leading to the green space on the second floor. CS2-C-2, CS2-D-1, CS2-D-5, DC2-A-1, DC2-4

Response 1.a:

The project team appreciates the design goals that could be achieved by switching units 15 and 21, however, it is also noted that in doing so, two parking stalls would be lost, there would be less opportunity for open green spaces, and departures would be required for facade lengths along the East property line.



VIEW AT EDG

- 1.b. It is not clear in the EDG packet if the massing of the rear townhomes incorporates the same level of modulation and residential character. Provide a coherent and consistent massing approach to all townhouse units so that they all are identifiable as individual units. DC2-A-2, DC2-E-1

Response 1.b:

The massings for the rear building have been updated and refined to more closely match the residential character of the front townhomes. The facades of the buildings have been further improved to help clarify the delineation between units.



CUTAWAY THROUGH COURTYARD TOWARD REAR BUILDING FACADE

8.0 ITEMIZED RESPONSE TO EDG

2. Facade Design and Material Treatment:

2.a. Staff is intrigued by the conceptual sketch shown on page 36 of the packet and is excited by the implied façade design, the application of materials and proposed secondary architectural features, and recommends further developing all facades for Architectural massing 3 in this manner. CS3-A-1, DC2-B-1, DC2-C-3. CS3-1, DC24

Response 2.a:
All buildings on site have been further defined using these elements and materials.



VIEW AT EDG



FRONT ENTRIES AT THE STREET



FRONT ENTRIES AT THE REAR BUILDING



REAR FACADE OF THE FRONT BUILDING



VIEW THROUGH THE RAISED COURTYARD

Above:
The front entrances at the street-facing units (above, left) and the rear building (above, right) provide architectural elements such as raised stoops at the street, planters and landscape beds for layered interest, and a variety of materials to break up the facades, in order to bring a simple yet exciting experience.

Left:
The raised courtyard continues with the use of varied materials and modulation to individualize each separate unit. Planter boxes further define private outdoor spaces.



VIEW AT EDG

8.0 ITEMIZED RESPONSE TO EDG

2. Facade Design and Material Treatment:

2.b. The color and material palette proposed is quite elegant and could be applied throughout the development. However, staff recommends studying differentiating the character of each building by applying the same materials to different parts of the massing, changing the color of the materials (keeping within the same tonal family), or other subtle means. DC2-B-1, DC2-D-1

Response 2.b: The images below depict a study between three different street facades.



OPTION 1 (PREFERRED OPTION):
A consistent color combination all across the street-facing facades. This option provides repetition, but provides plenty of material changes both horizontally and vertically to keep the interest going. Since the facades do not vary from building to building, it provides a cohesive look that ties the entire site together. The same materials are reiterated throughout the site to keep the buildings looking identical, yet unique.



OPTION 2:
The street facades carry the same modulation across the entire frontage, but this option proposes to change the location of the materials from one building block to the next. Brick clads the bump-outs on the eastern building, while it changes to cedar siding on the western. Facade colors also change from unit to unit in an alternating pattern; however, it should be noted that the color changes occur across a flat plane, and are broken only by trim work.



OPTION 3:
This option again shows a difference between the east and west building blocks, with brick highlighted on one building, and large-format paneling on the other. The base face remains a consistent color, but panel break-ups between the 2nd and 3rd story windows are added in - either cedar or dark panels, depending on the building.

8.0 ITEMIZED RESPONSE TO EDG

2. Facade Design and Material Treatment:

2.c. Where the 2-story gabled form is at the end of the building, like TH 18, the lighter material should extend further down the side wall, like TH 14, to help break down the perceived height, bulk, and scale of that facade. DC2-A-1

Response 2.c. Matching TH 14, the brick wraps around the corners of TH 17 and 18, at the first two floors, extending through to the middle landing of the entry stairs. This material also wraps around the corner of TH 21, at the vehicular entry to the site. The same concept is applied to the three-pack on 11th Ave NW at the end units.



DRIVEWAY WITH MATERIAL WRAP



MATERIAL WRAP AT ENTRY STAIRCASE



FURRED OUT WALL AT BUILDING CORNER



FURRED OUT WALL AT REAR FACADES

2.d. Staff strongly supports the use of smaller scaled high-quality materials, as illustrated by the images on page 36 of the packet, to provide perceived texture and visual depth along the street frontage. The use of large-scale patterned materials should be reserved for portions of the building set back from the property lines. Details and materials should emphasize a strong design concept. CD2-B-1, CD-2-C, DC2-D-2, DC-4-A-1, DC2-C-3, CS3-A-1, DC4-1

Response 2.d: Large format paneling is used for detail elements, such as the furred-out pieces on the rear of the larger buildings, and wrapping the corners of the end units. This is done to provide contrast between the expansive use of smaller-format planks.

8.0 ITEMIZED RESPONSE TO EDG

2. Facade Design and Material Treatment:

2.e. The facades that flank the entry staircase leading to the green space on the second floor are quite tall and appear to lack modulation. Special attention to these facades need to be given moving forward to ensure that the space is bright and inviting.

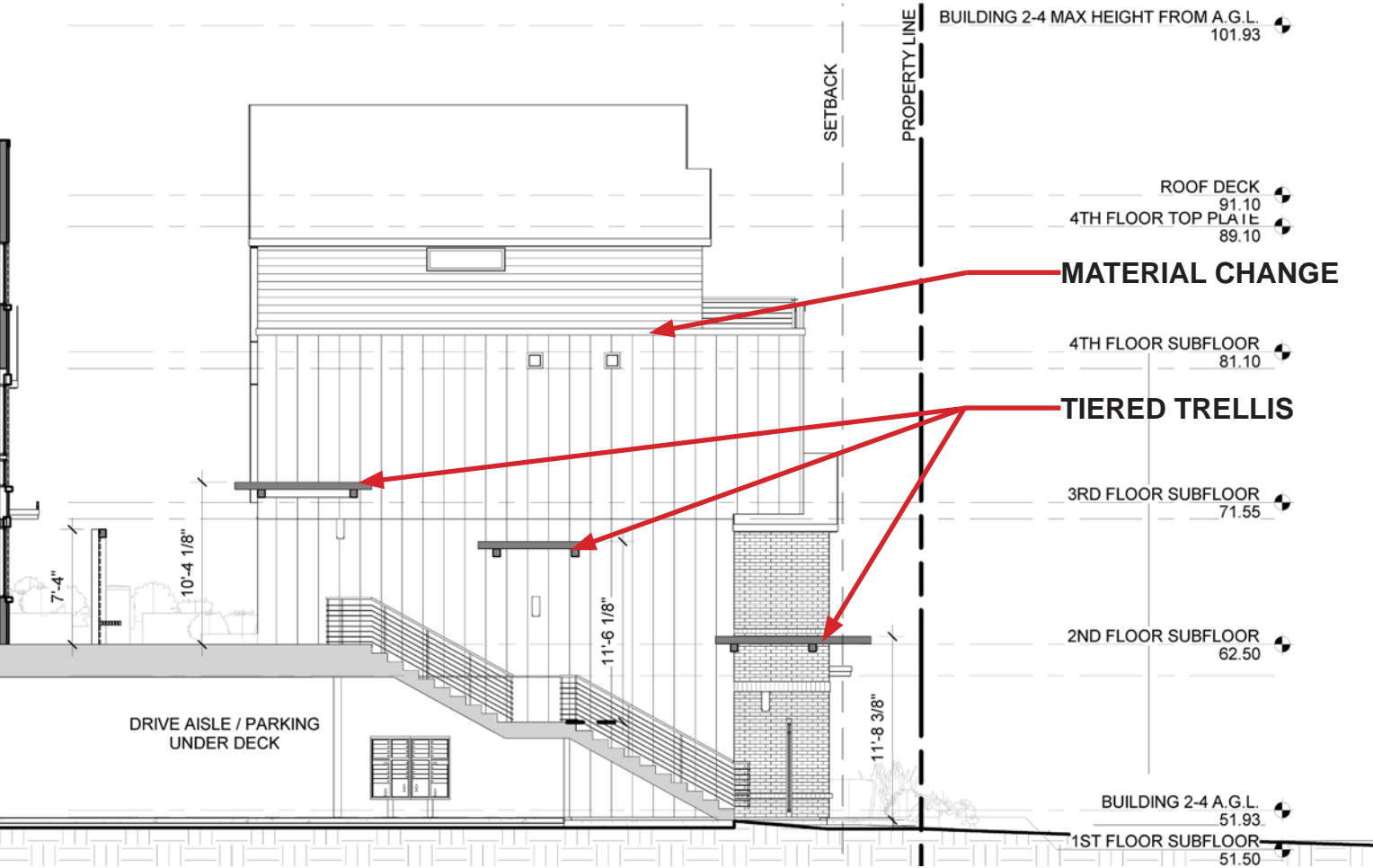
Response 2.e. The design intent of this stair is to make it feel as large and as open as possible, given the constraint of the already narrow space. Introducing modulation to the buildings on either wide would unfortunately reduce the space further. The proposal introduces material changes, lighting and overhead features to provide interest and security to the space.



STREET VIEW OF ENTRY STAIRCASE



ENTRY STAIRCASE FROM COURTYARD



Response 2.e. Continued: As the pedestrian enters the site from the street, a two-story tall light-toned brick will greet them as it wraps around the corner to meet at the base of the stairs. This change in material breaks up the board and batt siding, which starts out at three-stories at the street, but quickly reduces to two-stories tall, once you reach the top of the stairs. Another horizontal material change at the fourth floor further brings down the height of the space, as it transitions from the darker board and batt to a lighter-colored lap siding. However, the pedestrian is protected directly overhead by a tiered trellis system; each landing will receive its own trellis, with breaks as the traveler ascends the stairs to allow unfiltered sunlight through. Lighting of the entry will consist of wall sconces that will provide an additional level of safety and security for residents and visitors.

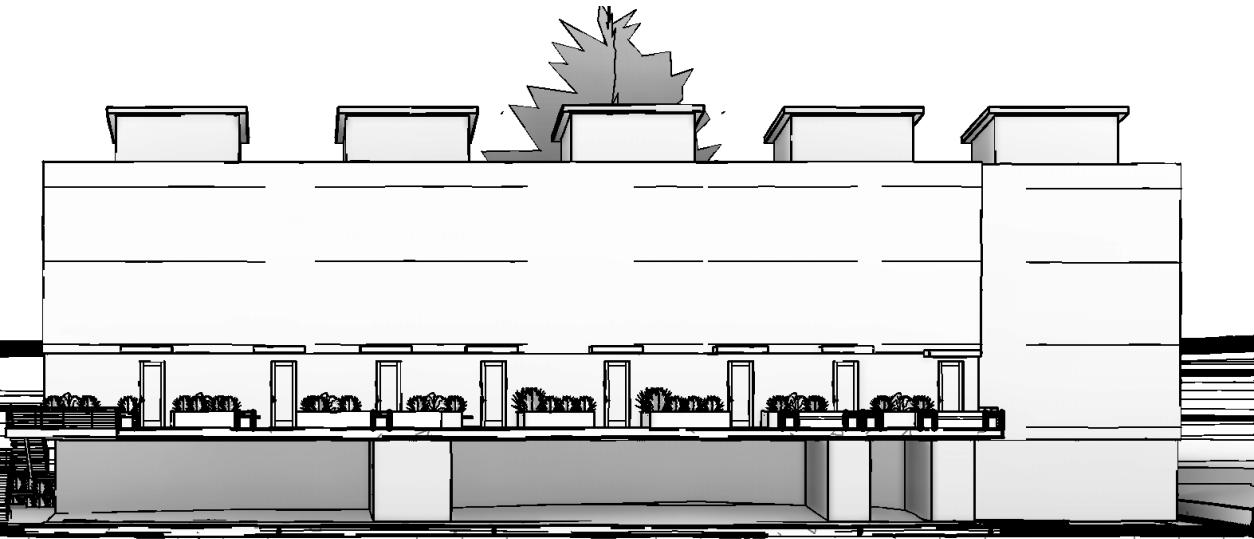
8.0 ITEMIZED RESPONSE TO EDG

2.f. Based on notes provided on page 32 of the packet, the main entries for the rear townhome units will be on the second level amenity deck. Develop the south-facing facades of the rear townhomes with the same level of modulation, articulation and secondary architectural features that are used on the front elevations of the street-facing townhomes to reinforce the overall architectural concept and cohesiveness of the entire development. CS3-A-1, DC2-B-1, DC2-C, DC2-D-1

Response 2.f: The facades and entry experience of this rear building has been updated to look similar to the street-facing units.



SOUTHERN FACADE OF THE REAR BUILDING



VIEW AT EDG

8.0 ITEMIZED RESPONSE TO EDG

2.g. The wood privacy walls between units on the roof level increase the perceived height, bulk and scale of the development when viewed from the street. Delete or reduce the height / depth of the privacy wall on the roof level between units. DC2-A-2

Response 2.g: The height of the wood slat walls has been reduced, but still are high enough to provide some privacy to the units.



STREET VIEW FROM ACROSS 54TH STREET



STREET VIEW ON 54TH STREET FROM THE SIDEWALK



VIEW AT EDG



VIEW AT EDG

8.0 ITEMIZED RESPONSE TO EDG

3. Site Planning, Second Floor Open Space, and Street Edges:
3.a. Staff appreciates the integration of elevated stoops and exterior space at the unit entries along NW 54th St and 11th Ave NW. Continue to develop these entries using additional secondary features such as decorative lighting and signage. PL3, PL3-A

Response 3.a: The entries propose lighting at the steps, to further define each unit. Bio-planters are sandwiched between landscape planters and at-grade plantings, creating a layered effect. Decorative address signage is located on the top of each awning, easily identifying each individual unit.



FRONT STOOPS, READY FOR LIGHTING AND EASY-TO-FIND ADDRESSING



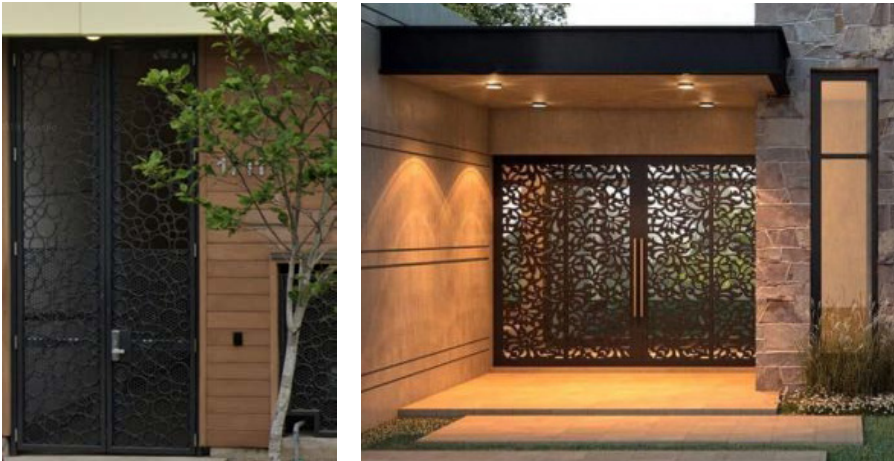
VIEW AT EDG

8.0 ITEMIZED RESPONSE TO EDG

3. Site Planning, Second Floor Open Space, and Street Edges:

3.b. The entry stair up to the second-floor outdoor deck has the potential to be a dynamic and unique aspect of this development. Staff is concerned about the entry experience because of the narrow building separation and high, unmodulated facades on either side, which create a canyon-like path. Design the shared path to be generous, welcoming, and identifiable. Incorporate secondary architectural features such as decorative lighting, trellises, or other architectural elements to help bring down the scale of the space. PL3-A, DC2-A-1, DC4-C-1

Response 3.b: Materials were wrapped around and brought into the stairway at the first and second levels. As the brick is lighter than the adjacent siding, it will help to break up the massing. Wall sconce lighting will further brighten the space. A decorative gate at the sidewalk will provide visual interest as well as security without an overwhelming sense of utilitarianism. An overhead trellis visually highlights the path, while also lowering the overall bulk of the buildings.



DECORATIVE ENTRANCE GATE EXAMPLES



ENTRY STAIRCASE FROM THE STREET
SEE EXAMPLES ABOVE FOR GATE DESIGN IDEAS



ENTRY STAIRCASE FROM THE RAISED COURTYARD



ENTRY STAIRCASE AT THE COURTYARD

8.0 ITEMIZED RESPONSE TO EDG

3. Site Planning, Second Floor Open Space, and Street Edges:

3.c. In conjunction with the further development of the grand stair, the open space on the second level needs further refinement. There is no arrival point or place for orientation and it is unclear from the landscape design and the raised courtyard view on page 31 of the packet, which doors are meant to be front doors and which are back doors. Revise the design so that there is a clear entry sequence and hierarchy between the 'front stoops' and the back doors. Study the use of additional architectural elements to further define amenity open space verses private open space. PL3-A-3, PL3-A-4, PL3-B-4, DC2-D-1, DC4-B-2, DC4-C-11

Response 3.c: The front entries to the rear building have gained modulation, making each individual unit more readily identifiable, akin to the front entries at the street level. The awnings above each front entry at the courtyard will have the address posted. The rear of the front building - opposite face to the front entries at the courtyard - still have modulation at an individual level, but the change of materials make it more evident that it is not a front entry.

A location for signage is proposed at the top of the stairs to further direct the traveler to the units.



REAR OF FRONT BUILDING



TOP OF ENTRY STAIRCASE WITH WAYFINDING SIGNAGE



FRONT ENTRANCE TO REAR BUILDING AT COURTYARD

8.0 ITEMIZED RESPONSE TO EDG

3. Site Planning, Second Floor Open Space, and Street Edges:

3.d. It is understood that the unit entrances along the north property line are intended to be back doors to the units however, as shown on page 32 of the packet, they lack residential character. Study ways to make this space feel more inviting. One approach could be to break the planter on the north side of the pathway at each unit entry and provide an area for seating. With the addition of decorative lighting such as light bollards or festival lighting in these locations, they would feel less like back doors and would provide welcoming entries for residents. PL3-A-3, PL3-A-4, PL3-B-4, DC2-D-1, DC4-D-1

Response 3.d: Modifications are proposed to include pathway lighting, built-in benches and modulation overhead in the form of furred out walls to give more identity to the individual units.



REAR COURTYARD AND SECONDARY ENTRANCES



CEDAR SLAT FENCE



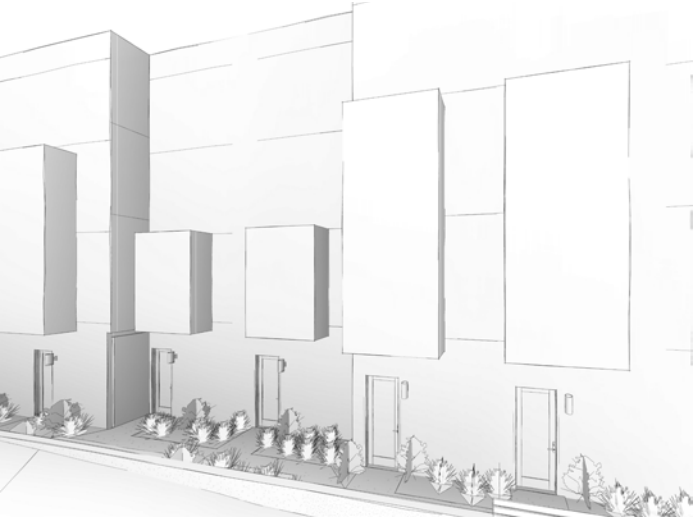
LANDSCAPE SEATING



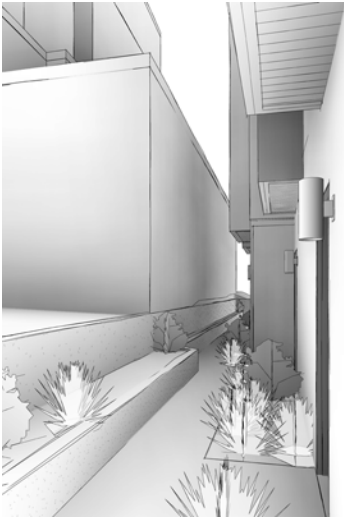
REAR COURTYARD AND SECONDARY ENTRANCES



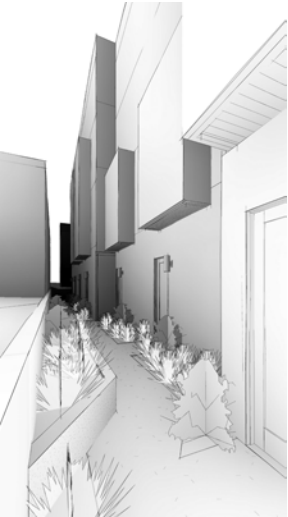
OVERHEAD MODULATION



VIEW AT EDG



VIEW AT EDG



VIEW AT EDG

8.0 ITEMIZED RESPONSE TO EDG

3.e. Clarify the design intent of the transition along the property lines and at the entrance point to the site. If fencing and/or gates are proposed, the design should compliment the architecture and the materials should coordinate with the spaces they enclose. PL3-B-1, PL3-B-2

Response 3.e: Cedar slat walls are proposed at the pedestrian entry points along the north and east property lines, providing a semi-solid screen but not totally obscuring any view lanes while walking down the sidewalk. Gates will be installed at the main entry points, as well as the driveway for security.



PEDESTRIAN ENTRANCE FROM 11TH AT THE NORTH PROPERTY LINE



PEDESTRIAN ENTRANCE FROM 11TH, MID-SITE



PEDESTRIAN ENTRANCE FROM 54TH AT THE EAST PROPERTY LINE

8.0 ITEMIZED RESPONSE TO EDG

3.f. Provide information on the overall wayfinding approach for the project. Indicate where mail will be delivered, what type of signage will be used to help navigate the site, and the individual unit identification strategy. DC1-B-1, DC2-E-1, DC4-B-1, DC4-B-2

Response 3.f: Signage locations have been added to the plans – namely, at the pedestrian entries along the north and east property lines, and again at the top of the entry staircase. Mailboxes have been located in the parking garage under the central staircase, which can be accessed by the mailcarrier through a code-accessed gate.



ADDRESSING SIGNAGE ABOVE THE FRONT ENTRY AT 54TH STREET



ADDRESSING SIGNAGE ABOVE THE FRONT ENTRY AT THE COURTYARD



WAYFINDING SIGNAGE AT THE TOP OF THE ENTRY STAIRCASE AT THE COURTYARD



WAYFINDING SIGNAGE FROM THE SIDE-WALKS, TYPICAL; TRELLIS OVERHEAD FOR VISUAL STATEMENT

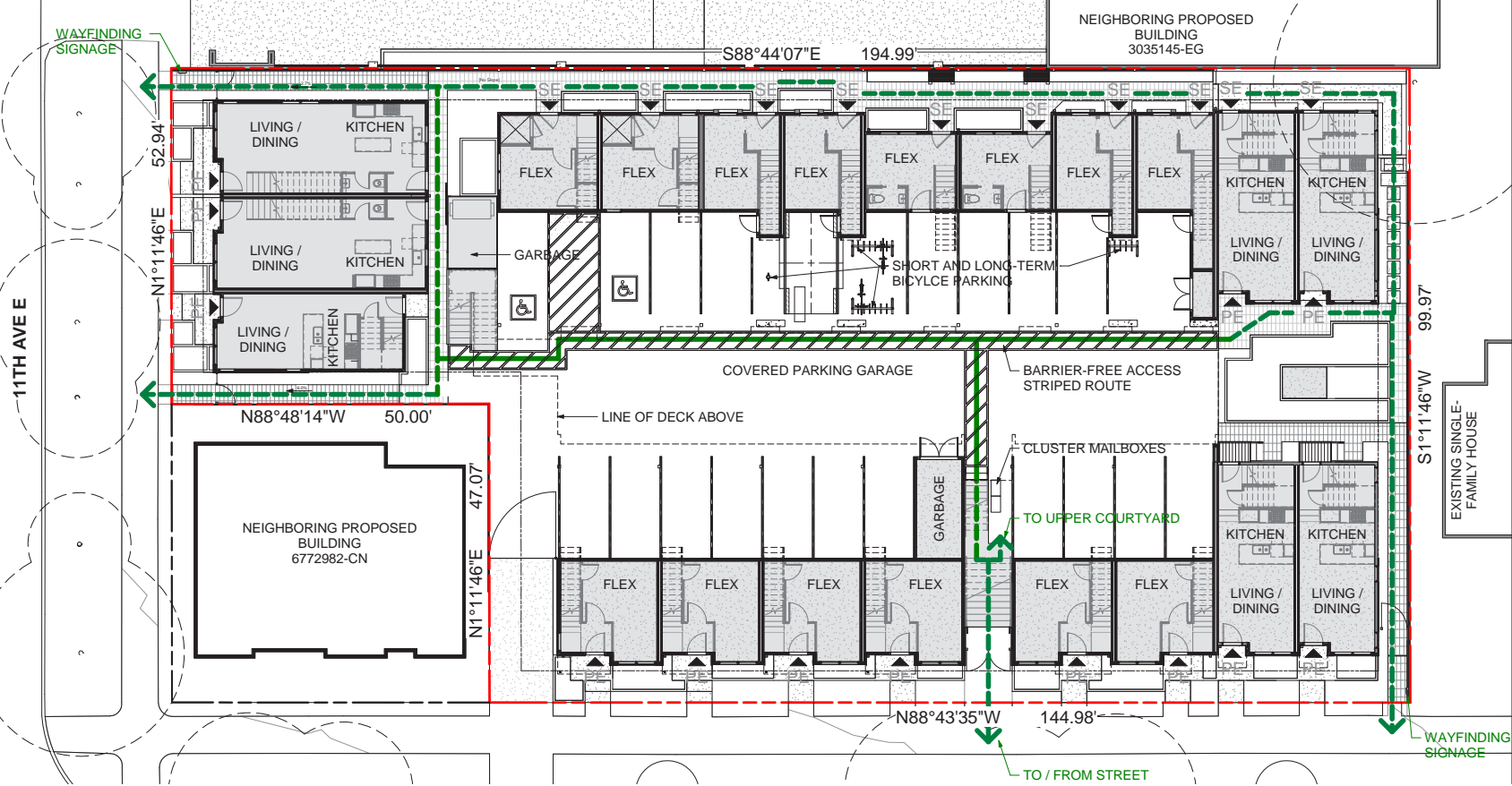
8.0 ITEMIZED RESPONSE TO EDG

3. Site Planning, Second Floor Open Space, and Street Edges:

3.g. Staff applauds the applicant for covering the parking with a usable outdoor space. The applicant should take care in designing the parking court to be bright, inviting and well-lit both during the day and at night. Clarify how residents circulate out of the parking court. PL2-B-2, PL3-B-1

Response 3.g: The parking garage is open from two ends, allowing daylight to stream through, but will still be lit by use of exterior ceiling lighting for an additional light source. The same siding materials will be brought down into the garage to feel more residential in nature, as opposed to utilitarian garage. The color scheme will be lighter, to be more reflective of the light.

Pathways will be marked on the ground to indicate safe pathways in, through and out of the garage.



PARKING GARAGE, LOOKING EAST



PARKING GARAGE, INTERIOR

8.0 ITEMIZED RESPONSE TO EDG

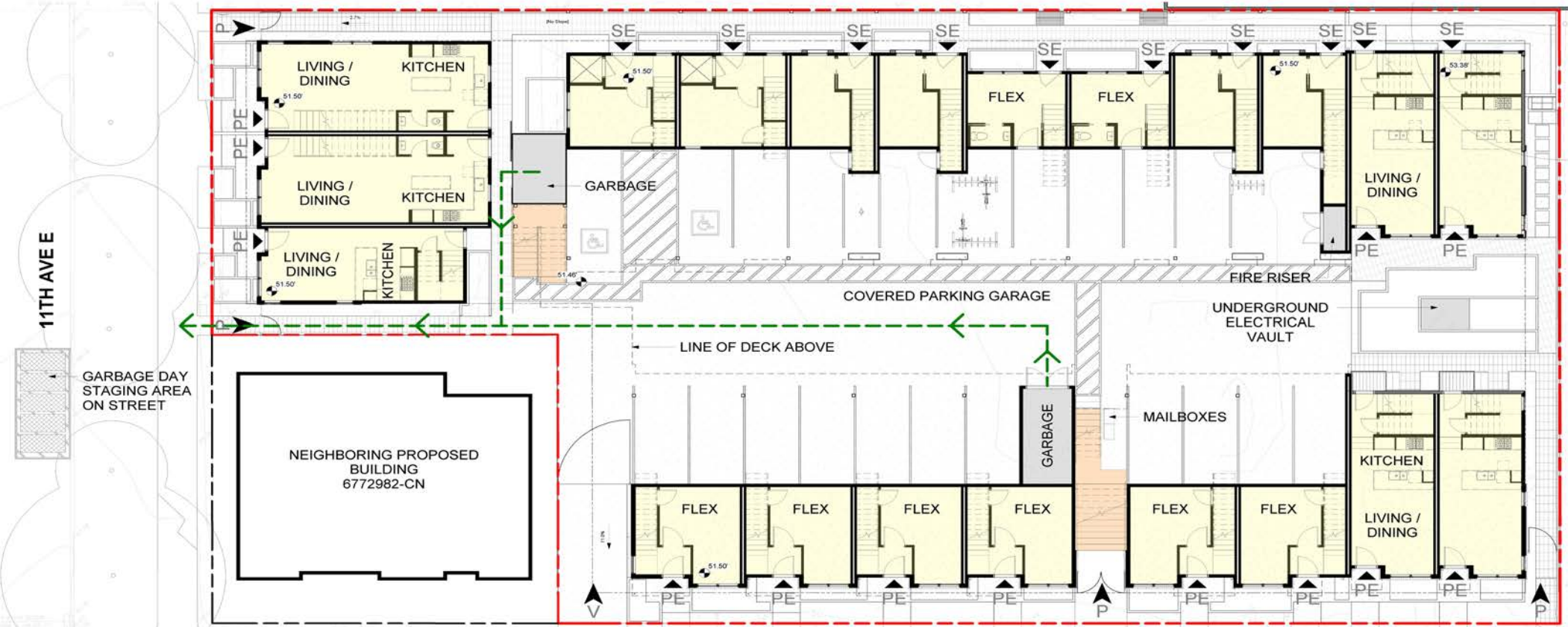
3.h. Include information on the design of the garbage enclosures. DC1-C-4

Response 3.h: Waste storage is located in two different locations; in a fully enclosed room near the entry staircase, and in two fenced-in enclosures near the west staircase.

The fully enclosed enclosure will receive ventilation openings in the walls and/or doors.

The open waste enclosure at the northern portion of the site is split into two areas, flanking a bio-planter.

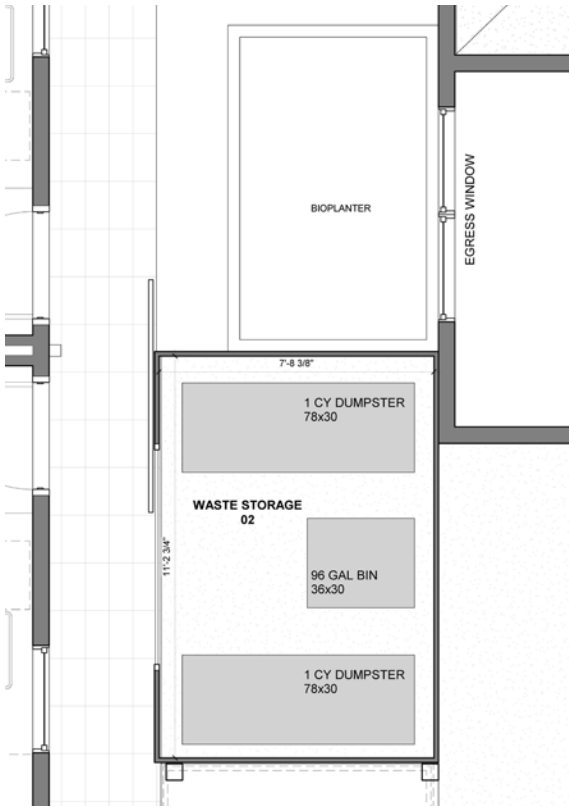
Garbage will be staged in a striped loading zone on 11th Ave E



WASTE STORAGE LOCATION AND TRAVEL PLAN



VIEW OF THE NORTHERN WASTE ENCLOSURE

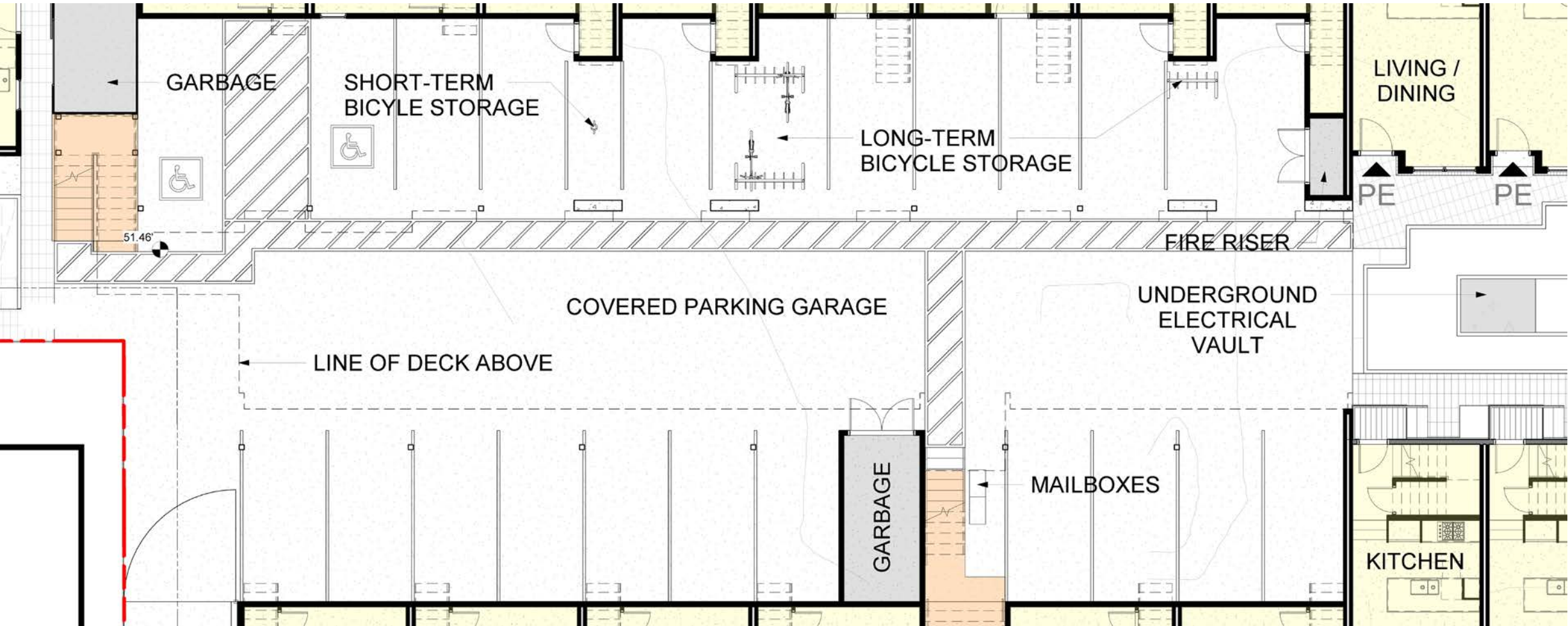


NORTHERN WASTE ENCLOSURE

8.0 ITEMIZED RESPONSE TO EDG

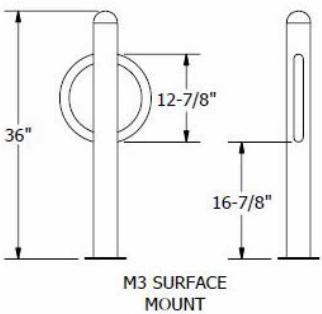
3.i. Include information on where bikes will be stored. PLA-B-2

Response 3.i: Bicycle storage locations can be found in multiple locations throughout the covered garage.

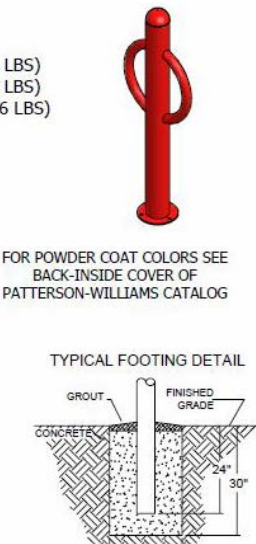


SITE FURNISHINGS

- MODEL #1605-32 = 3-1/2" O.D. POST WITH TWO RAILS (40 LBS)
- MODEL #1605-42 = 4-1/2" O.D. POST WITH TWO RAILS (56 LBS)
- MODEL #1605-52 = 5-9/16" O.D. POST WITH TWO RAILS (76 LBS)



SHORT-TERM BICYCLE STORAGE POST



LONG-TERM BICYCLE STORAGE RACK



BICYCLE STORAGE

8.0 ITEMIZED RESPONSE TO EDG

4. Landscape:

4.a. Staff appreciates the early landscape plan and notes the lack of bio-retention planters. Consider stormwater requirements and the impact on site design. Downspouts should be indicated at the Recommendation phase. DC4-D

Response 4.a: Bio-retention planters have been included in the design. The proposal locates the bio-retention planters mixed in and layered with landscape planters and at-grade plantings.

4.b. Further develop the landscape design within the planted areas in front of the street facing units to provide a layered buffer with attention to varied height and seasonal interest. DC4-A

Response 4.b: Bio-retention planters have been layered with landscape planters and at-grade plantings, that in combination build up from the sidewalk to the stoop level. The landscape designer has paid special attention to the variety of plantings that will provide interest year-round.

4.c. Provide information on how the courtyard on the east end of the site will work with the underground electrical vault and provide views showing what the space will look like. Also indicate if the space will be screened from or open to the parking court. DC1-C-2

Response 4.c: The electrical vault can be accessed from the path at the eastern property line. A large bio-retention planter encircles it on three sides. The plantings will also act as a buffer for views to the electrical vault lid.



ELECTRICAL VAULT AND LARGE BIO-PLANTER

BIO-PLANTER

LANDSCAPE PLANTER

LANDSCAPE BED



STREET FRONTS WITH COMBINATION LANDSCAPE PLANTER AND BIO-PLANTERS

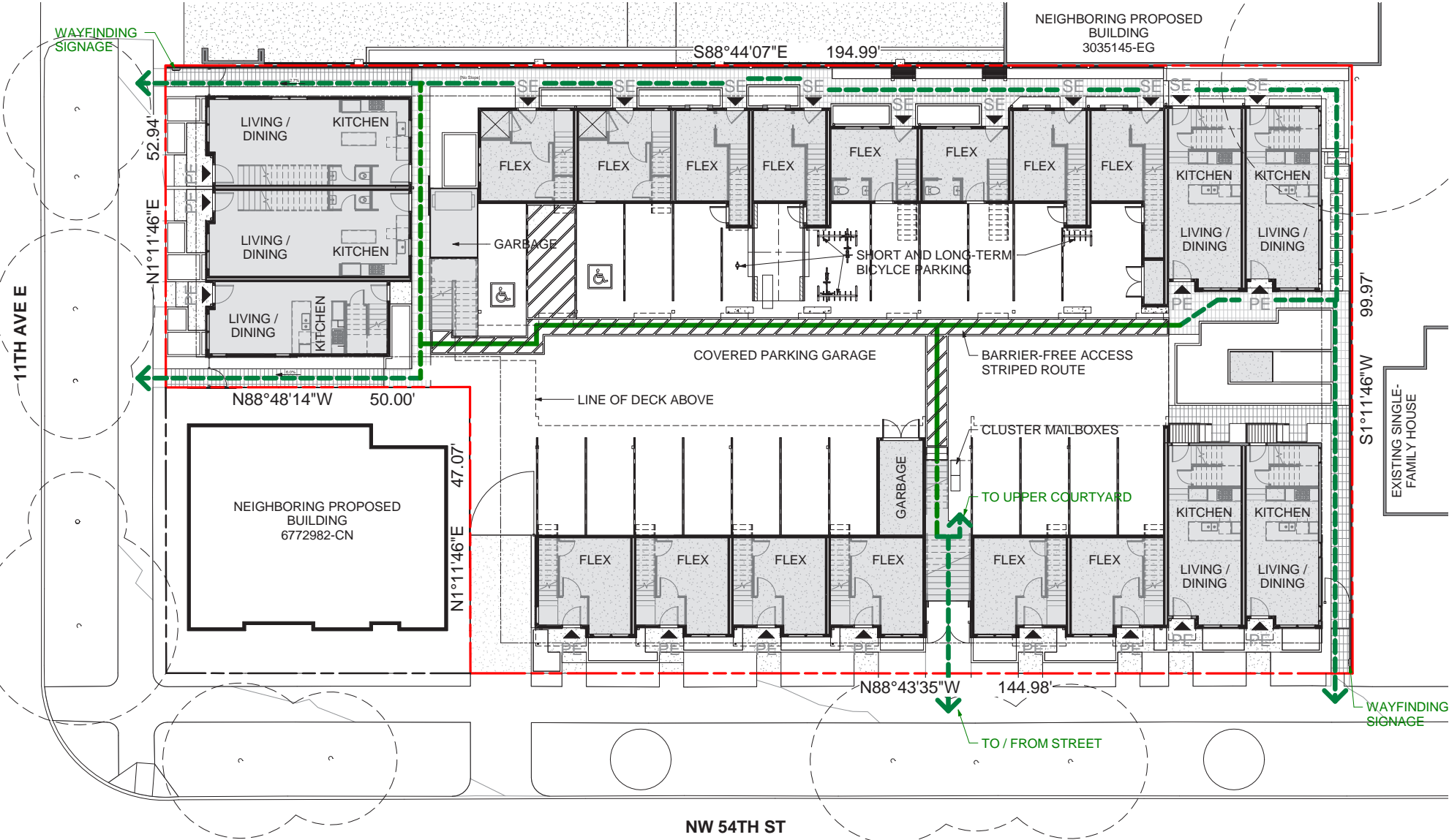


VIEW AT EDG

8.0 ITEMIZED RESPONSE TO EDG

4.d. Continue to develop the hardscape design of the parking court. Use changes in paving type, color, and texture to help with wayfinding and delineating pedestrian paths. PL2-D-1, DC4-D-2

Response 4.d: Painted striping will be utilized to delineate pedestrian walkways.



CIRCULATION PATHWAYS



MARKED PATHWAYS IN GARAGE

8.0 ITEMIZED RESPONSE TO EDG

DEVELOPMENT STANDARD DEPARTURES

SDCI’s preliminary recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the EARLY DESIGN GUIDANCE review, the following departure was requested for Architectural Massing Option 3.

1. Structure width and façade length limits in LR zones (SMC 23.45.527.B.1):
The Code states that the maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line. The applicant proposes a portion of wall that is longer than the maximum allowed length by 4 feet 2 inches. Facades within 15’ of this west lot line would be 84% of the length of that lot line.

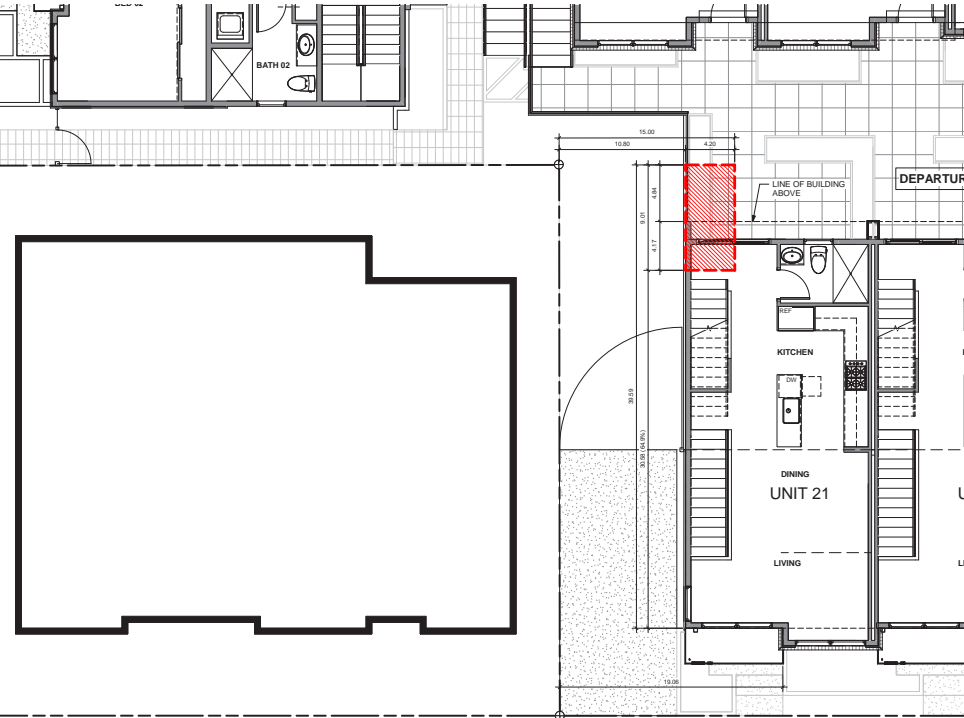
The additional façade length requested for Architectural Massing Option 3 will have little impact on the perceived height, bulk, and scale from NW 54th St and 11th NW. The corner property to the west, that shares the same property line, is being developed by the same ownership group. The design of that townhome development is the same as the design for this proposal and shares the same modulation and articulation. The design with this departure meets the intent of Design Guideline CS2-D Height, Bulk and Scale and is preliminarily supported by Staff.

Staff Note: If all recommendations and guidance in this report are resolved, this departure for Architectural Massing Option 3 will not be required. Also note that Staff does not support the development of Architectural Massing Option 1 or departures related to that option, or Architectural Massing Option 2, as shown in the EDG packet.

Response: *The departure request is included in the packet, as the departure is still being requested due to the aforementioned reasons of loss of parking opportunities. The departure allows the design to provide 2 parking stalls under the unit in question. The loss of the ground floor space in this unit translates to longer upper stories to preserve appropriate unit sizes and internal function.*



AREA OF DEPARTURE

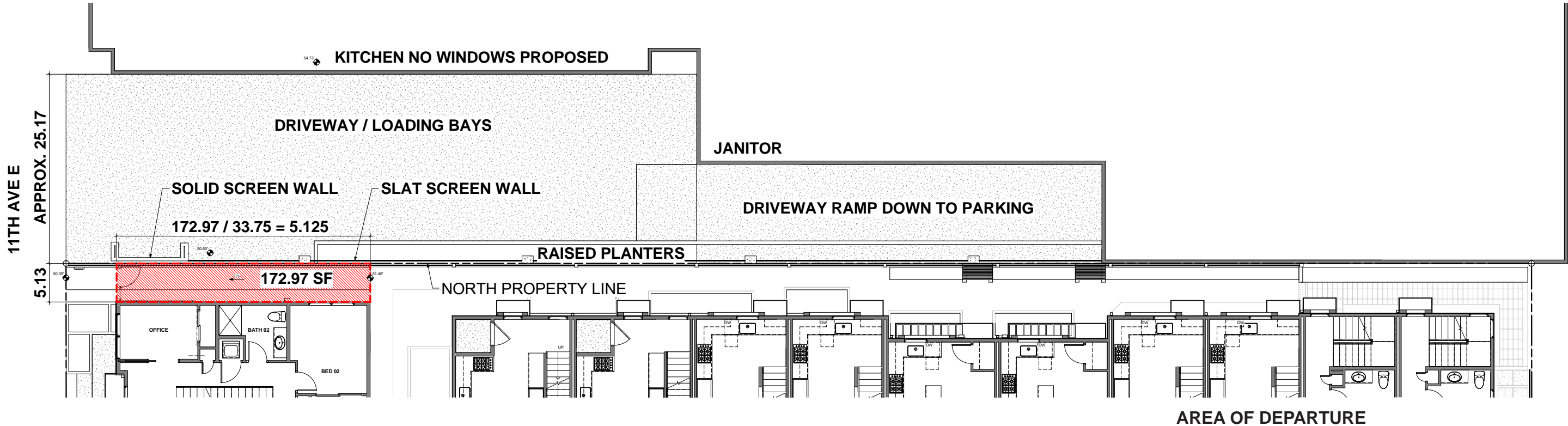


DEPARTURE SUMMARY TABLE			
	CODE CITATION	CODE REQUIREMENT	PROPOSED DEPARTURE
DEPARTURE A	Development Standard: SMC 23.45.527.B.1	Maximum façade length in Lowrise zones. (1) The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the	(West) Lot Line (next to adj. corner lot) = 47.07 Facades within 15 feet = 39.59 (84%)
			JUSTIFICATION OF DEPARTURE
			The length of the affected portion of building at this location is roughly four feet over the maximum allowed facade length; the remainder of the overage is from the amenity deck that covers the parking area. Without this departure, it would impact the continuity of the units, and would turn one of the parking stalls into an only partially-covered spot. Impacts to the neighbors would be minimal. The property line at this location is shared with a lot under common ownership; both properties will be managed together.

8.0 ITEMIZED RESPONSE TO EDG

DEVELOPMENT STANDARD DEPARTURES
NEW DEPARTURE REQUEST:

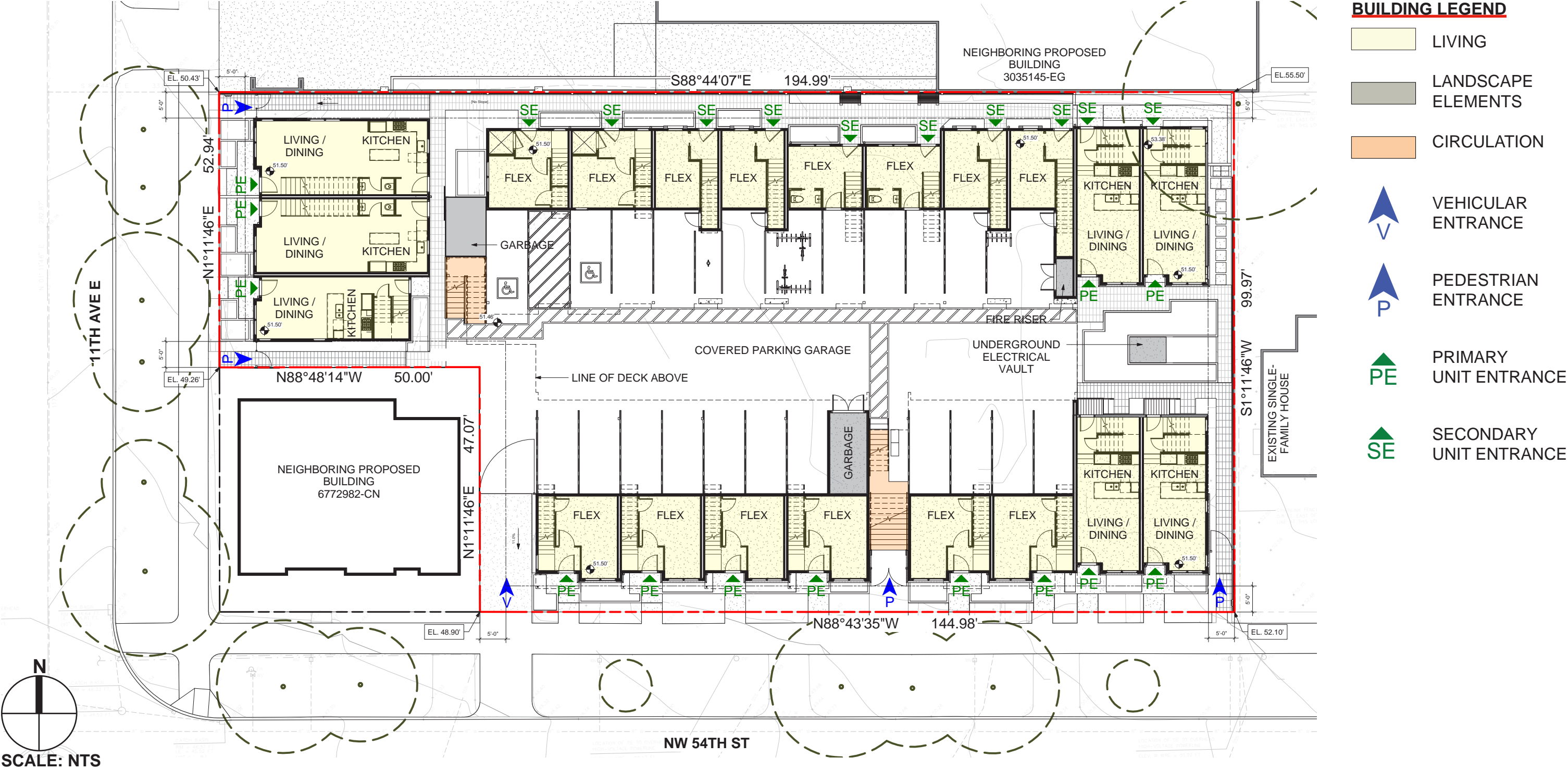
A new request is being proposed for the northern setback to be reduced to 5-feet for the westernmost building, down from 7-feet average



DEPARTURE SUMMARY TABLE			
	CODE CITATION	CODE REQUIREMENT	PROPOSED DEPARTURE
DEPARTURE B	Development Standard: SMC 23.45.518 Setbacks & Separations	Rear setback for Townhouse Developments: 7 average; 5 minimum	5 minimum setback for the north lot line of Building 1; Building 2 to keep minimum requirements of 7 average, 5 minimum.
			JUSTIFICATION OF DEPARTURE
			Building 1's front facade is facing a street, so the northern setback is, in essence, more of a side setback, which for Townhouse Developments would be a 5 foot setback for facades 40 feet or less in length. The neighboring development has a shielded driveway at this location, and no living spaces in the immediate vicinity of this property line - only support uses such as a commercial kitchen (no windows), and a janitor's closet at the interior and a loading / delivery zone at the exterior.

9.0 FLOOR PLANS: 1ST FLOOR PLANS

ADMINISTRATIVE DESIGN REVIEW - 09/02/2021
928-940 NW 54TH ST



9.0 FLOOR PLANS: 2ND FLOOR PLANS

ADMINISTRATIVE DESIGN REVIEW - 09/02/2021
928-940 NW 54TH ST



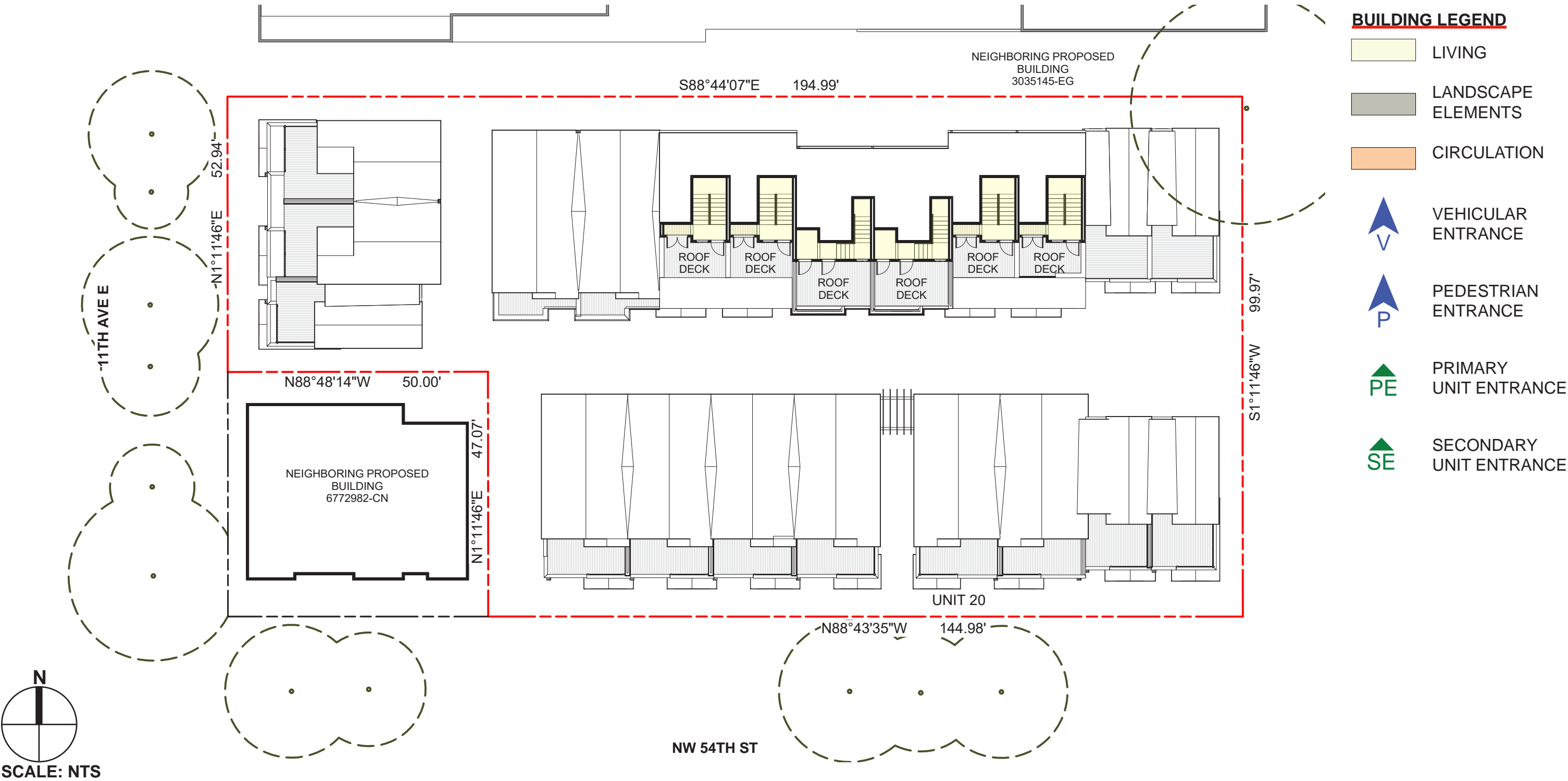
9.0 FLOOR PLANS: 3RD FLOOR PLANS



9.0 FLOOR PLANS: 4TH FLOOR PLANS



9.0 FLOOR PLANS: 5TH FLOOR PLANS



10.0 COMPOSITE LANDSCAPE: GROUND FLOOR

ADMINISTRATIVE DESIGN REVIEW - 09/02/2021
928-940 NW 54TH ST




10.0 COMPOSITE LANDSCAPE: AMENITY DECK

ADMINISTRATIVE DESIGN REVIEW - 09/02/2021
928-940 NW 54TH ST



PLANT SCHEDULE COURTYARD			
PLANTERS	BOTANICAL / COMMON NAME	SIZE	QTY
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	1 gal	14
	Bergenia purpurascens / Purple Bergenia	4" pot	39
	Camellia sasanqua 'Autumn Moon' / Autumn Moon Camellia	2 gal	4
	Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress	5 gal	8
	Cyrtomium fortunei / Japanese Holly Fern	1 gal	7
	Erica carnea 'Golden Starlet' / Golden Heath	1 gal	22
	Fuchsia magellanica 'David' / David Hardy Fuchsia	1 gal	6
	Geranium x 'Phillippe Vapelle' / Hybrid Cranesbill	4" pot	53
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal	7
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells	4" pot	39
	Heuchera x 'Peach Crisp' / Peach Crisp Coral Bells	4" pot	18
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	8
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	36
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	4" pot	77
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly	2 gal	2
	Pachysandra terminalis 'Variegata' / Variegated Pachysandra	4" pot	28
	Fernisetum alopecuroides 'Hamel' / Hamel Dwarf Fountain Grass	1 gal	20
	Fernisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	1 gal	20
	Phormium tenax 'Amazing Red' / 'Amazing Red' New Zealand Flax	2 gal	7
	Phormium tenax 'Variegatum' / Variegated New Zealand Flax	2 gal	6
	Sarcococca ruscifolia / Fragrant Sarcococca	2 gal	5

PLANT SCHEDULE COURTYARD			
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acer palmatum 'Katsura' / Katsura Japanese Maple	1.5" Cal	8

 NORTH
RENDERED LANDSCAPE PLAN COURTYARD
NTS

10.0 COMPOSITE LANDSCAPE: GROUND FLOOR PLANT IMAGERY

PLANT SCHEDULE GROUND LEVEL

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	
	Acer circinatum / Vine Maple	3 stem min, 6' Ht	4	
	Fagus sylvatica 'Danyck Purple' / Danyck Purple Beech	1.5" Cal	3	
	Koelreuteria paniculata / Goldenrain Tree	2"- 2.5" Cal	2	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	Epimedium x rubrum / Red Barrenwort	1 gal	18" o.c.	571
	Herniaria glabra / Green Carpet	4"pot	18" o.c.	191
	Pachysandra terminalis / Japanese Spurge	4"pot	18" o.c.	82
	Sedum rupestre 'Angelina' / Yellow Stonecrop	4"pot	18" o.c.	65
	Thymus praecox 'Purple Carpet' / Mother of Thyme	4"pot	18" o.c.	1,209
	Vinca minor 'illumination' TM / Illumination Dwarf Periwinkle	4"pot	24" o.c.	106

PLANT SCHEDULE GROUND LEVEL

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Beesia deltophylla / Beesia	1 gal	29
	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	5
	Berberis thunbergii 'Orange Racket' / Orange Racket Barberry	2 gal	16
	Bergenia cordifolia 'Winterglow' / Winterglow Bergenia	1 gal	51
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	8
	Calluna vulgaris 'Firefly' / Heather	1 gal	44
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	71
	Carex testacea / Orange Sedge	1 gal	42
	Fatsia japonica / Japanese Fatsia	5 gal	5
	Helleborus x 'Cinnamon Snow' TM / Cinnamon Snow Lenten Rose	2 gal	10
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea	5 gal	4
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	42
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	91
	Mahonia auripracteata 'Soft Caress' / Mahonia Soft Caress	2 gal	17
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	38
	Osmanthus heterophyllus 'Goshiki' / Goshiki Holly	2 gal	7
	Pieris japonica 'Cavatine' / Lily of the Valley Bush	3 gal	33
	Polystichum munitum / Western Sword Fern	1 gal	24
	Polystichum polyblepharum / Japanese Tassel Fern	1 gal	17
	Rhododendron x 'Ramapo' / Ramapo Rhododendron	3 gal	13
BIORETENTION	BOTANICAL / COMMON NAME	SIZE	QTY
	Cornus alba / Tartarian Dogwood	5 gal	8
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood	3 gal	16
	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	1 gal	47
	Polygonatum odoratum / Solomon's Seal	1 gal	14
	Sambucus nigra 'Black Lace' / Black Lace Elderberry	5 gal	2



VINE MAPLE



DAWYCK PURPLE BEECH



GOLDEN RAIN TREE



MOTHER OF THYME



GREEN CARPET



JAPANESE SPURGE



DWARF PERIWINKLE



YELLOW STONECROP



BEESIA



CRIMSON PYGMY



ORANGE ROCKET



WINTERGLOW BERGENIA



FEATHER REED GRASS



FIREFLY HEATHER



EVERILLO JAPANESE SEDGE



ORANGE SEDGE



JAPANESE FATSIA



CINNAMON SNOW



HIDCOTE BLUE LAVENDER



BIG BLUE LILYTURF



MAHONIA SOFT CARESS



HEAVENLY BAMBOO



GOSHIKI HOLLY



LILY OF THE VALLEY BUSH



WESTERN SWORD FERN



JAPANESE TASSEL FERN



RAMAPO RHODODENDRON



TARTARIAN DOGWOOD



KELSEYI DOGWOOD



BLUE ARROW

11.0 ELEVATIONS: BUILDING 1 ELEVATIONS



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



FIBER-CEMENT PANEL

PAINT:
SW 7029 "AGREEABLE
GRAY" OR SIMILAR



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 7069 "IRON ORE"
OR SIMILAR



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7068 "GRIZZLE GRAY"
OR SIMILAR



FIBER-CEMENT PANEL

PAINT:
SW 6258 "TRICORN
BLACK" OR SIMILAR



T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



WINDOW FRAME AND
INFILL PANELS

COMPOSITION ROOFING
SLATE, OR SIMILAR

11.0 ELEVATIONS: BUILDING 1 ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



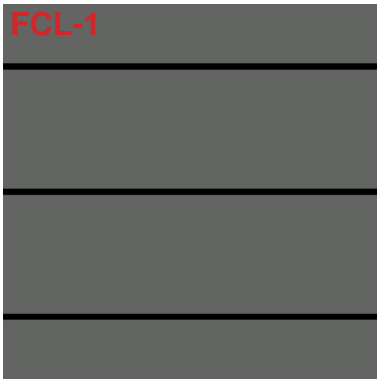
FIBER-CEMENT PANEL

PAINT:
SW 7029 "AGREEABLE
GRAY" OR SIMILAR



FIBER-CEMENT BOARD
AND BATT - 12" OC

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SW 7069 "IRON ORE"
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FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7068 "GRIZZLE GRAY"
OR SIMILAR



FIBER-CEMENT PANEL

PAINT:
SW 6258 "TRICORN
BLACK" OR SIMILAR



T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS

11.0 ELEVATIONS: BUILDING 2 ELEVATIONS



SOUTH ELEVATION



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



FIBER-CEMENT PANEL

PAINT:
SW 7029 "AGREEABLE
GRAY" OR SIMILAR



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 7069 "IRON ORE"
OR SIMILAR



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
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FIBER-CEMENT PANEL

PAINT:
SW 6258 "TRICORN
BLACK" OR SIMILAR



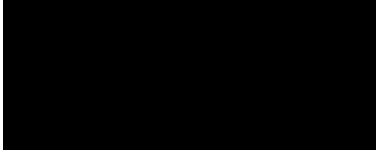
T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



WINDOW FRAME AND
INFILL PANELS

COMPOSITION ROOFING
SLATE, OR SIMILAR



WINDOW FRAME AND
INFILL PANELS

11.0 ELEVATIONS: BUILDING 2 ELEVATIONS



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



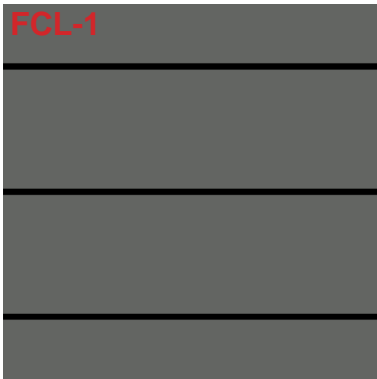
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OR SIMILAR



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7068 "GRIZZLE GRAY"
OR SIMILAR



FIBER-CEMENT PANEL

PAINT:
SW 6258 "TRICORN
BLACK" OR SIMILAR



T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



WINDOW FRAME AND
INFILL PANELS

WINDOW FRAME AND
INFILL PANELS

11.0 ELEVATIONS: BUILDING 2 & 3 ELEVATIONS



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



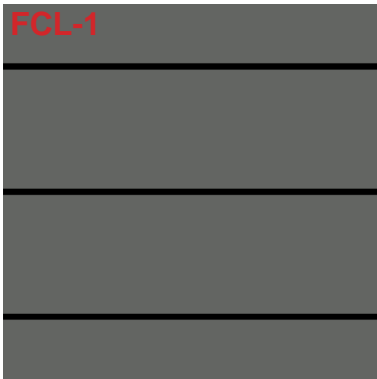
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GRAY" OR SIMILAR



FIBER-CEMENT BOARD
AND BATT - 12" OC

PAINT:
SW 7069 "IRON ORE"
OR SIMILAR



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7068 "GRIZZLE GRAY"
OR SIMILAR



FIBER-CEMENT PANEL

PAINT:
SW 6258 "TRICORN
BLACK" OR SIMILAR



T + G CEDAR SIDING
AND ACCENTS

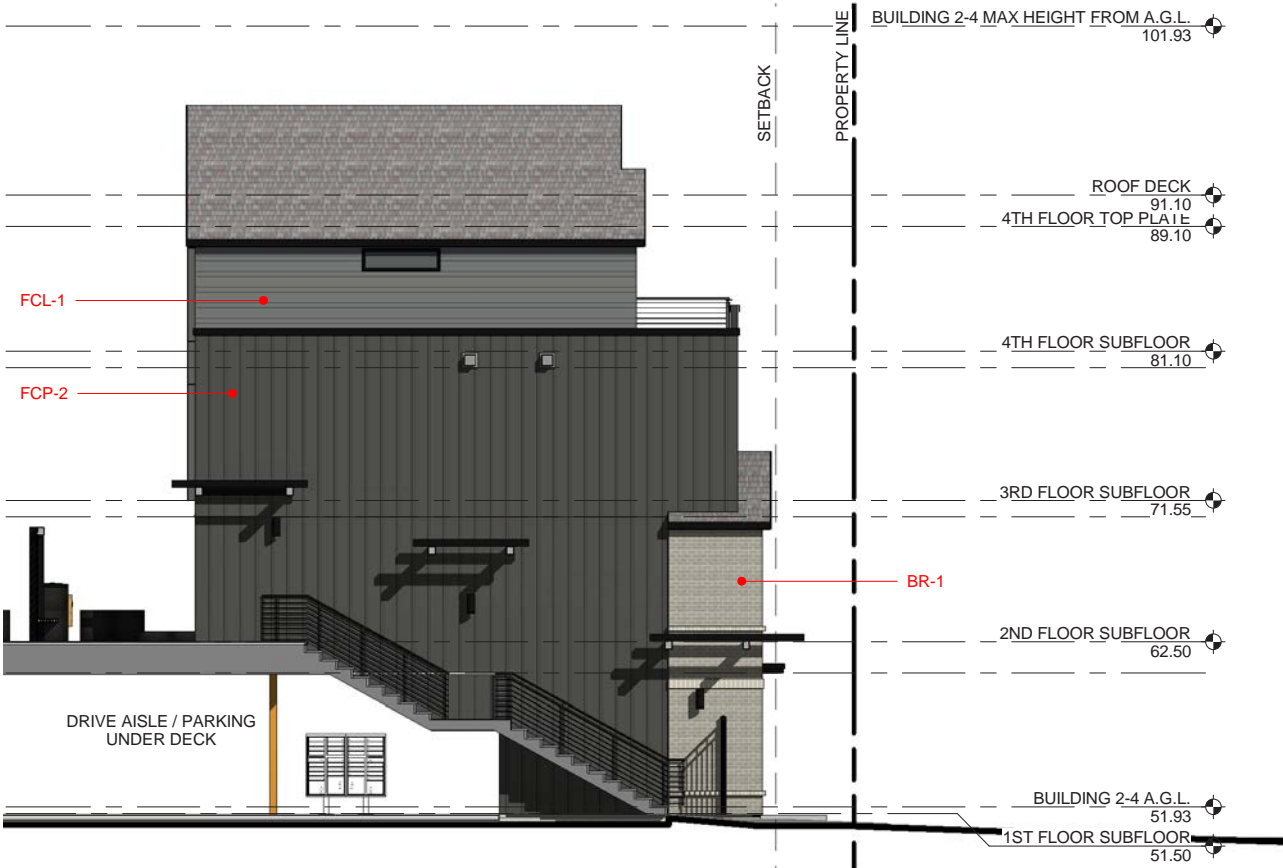
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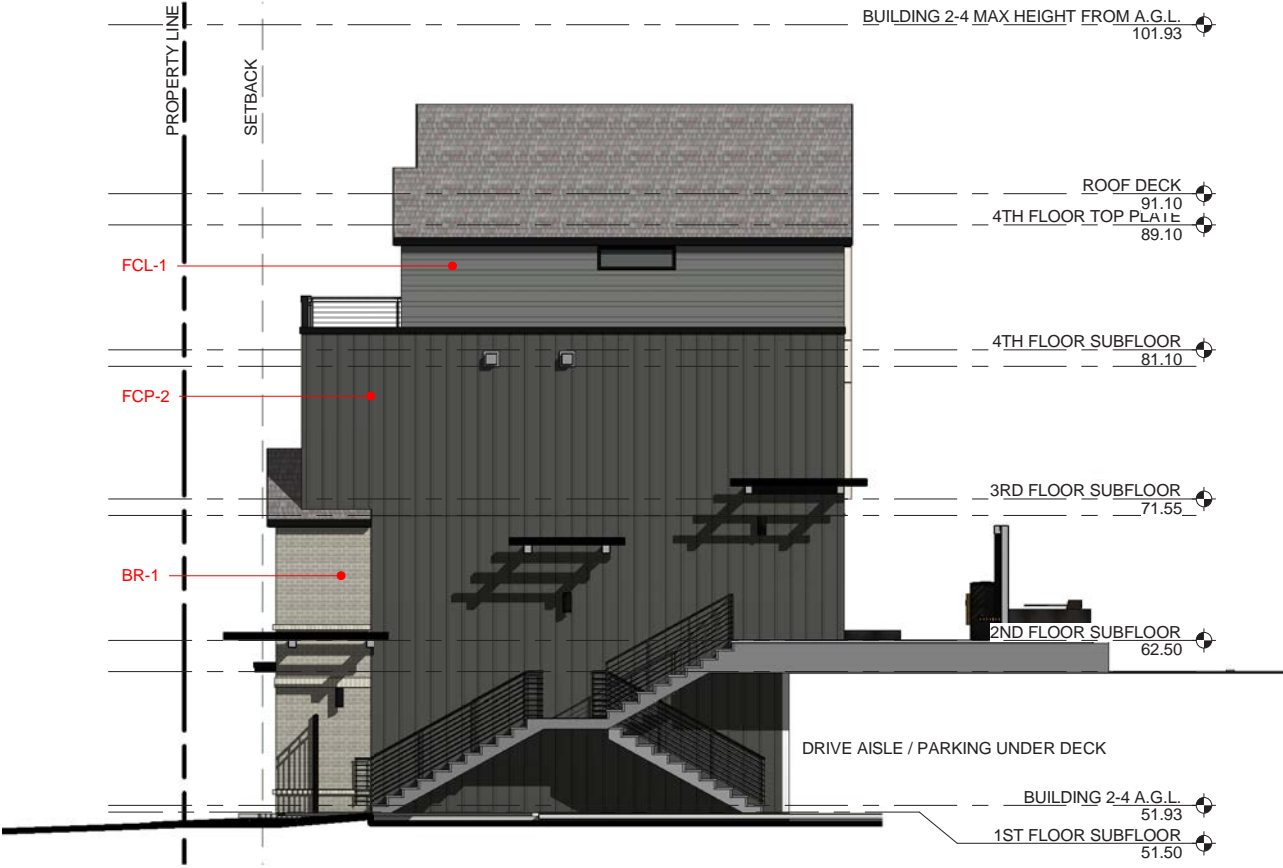
COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS

11.0 ELEVATIONS: BUILDING 3 & 4 ELEVATIONS



BLDG 3 WEST ELEVATION



BLDG 4 EAST ELEVATION



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



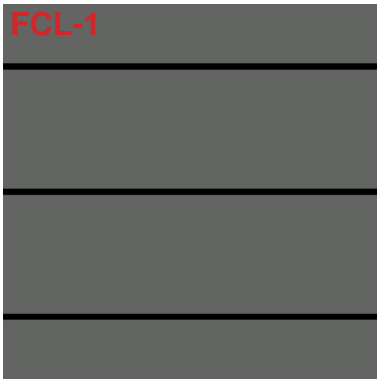
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OR SIMILAR



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7068 "GRIZZLE GRAY"
OR SIMILAR



FIBER-CEMENT PANEL

PAINT:
SW 6258 "TRICORN
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AND ACCENTS

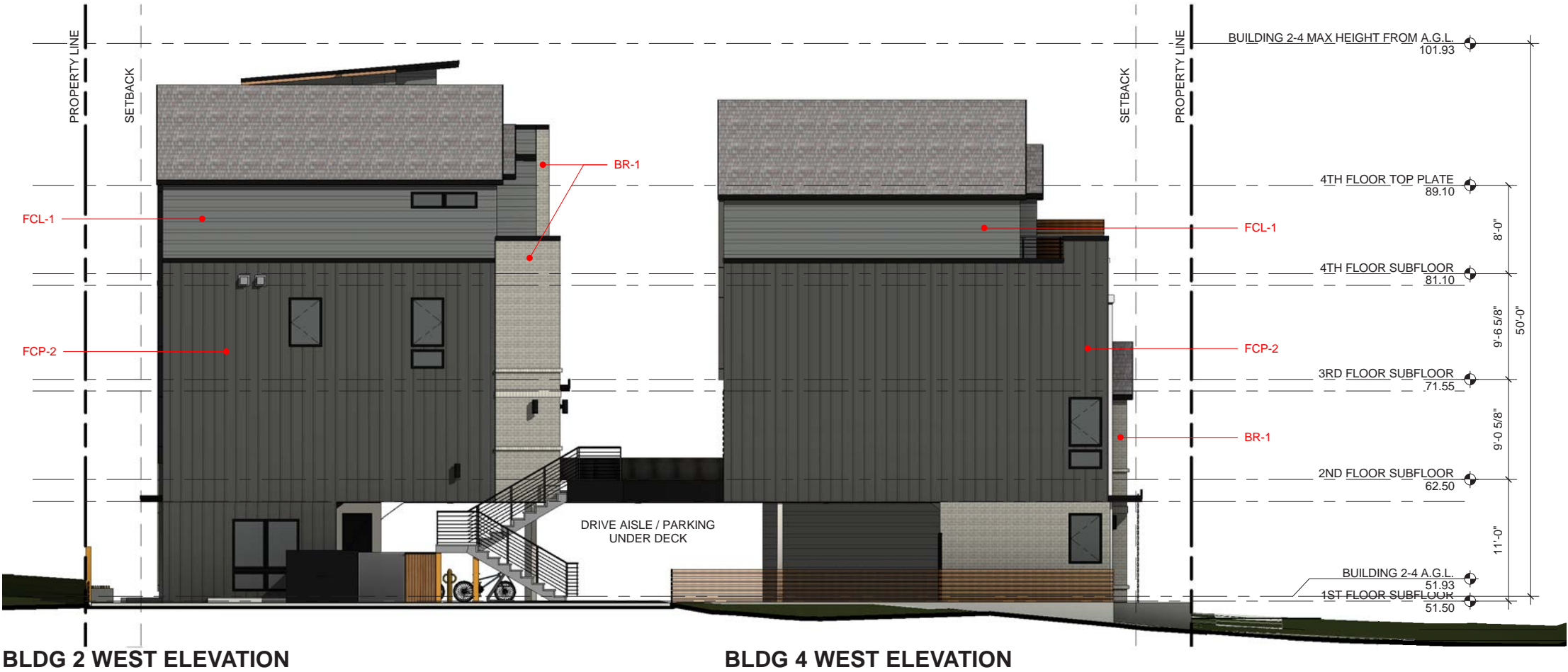
STAIN:
SEMI-TRANSPARENT
OR SIMILAR



WINDOW FRAME AND
INFILL PANELS

WINDOW FRAME AND
INFILL PANELS

11.0 ELEVATIONS: BUILDING 2 & 4 ELEVATIONS



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



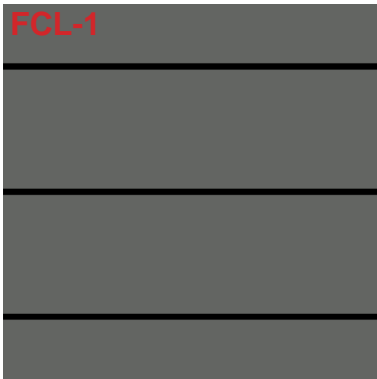
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FIBER-CEMENT SIDING -
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FIBER-CEMENT PANEL

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AND ACCENTS

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OR SIMILAR



WINDOW FRAME AND
INFILL PANELS

COMPOSITION ROOFING
SLATE, OR SIMILAR

WINDOW FRAME AND
INFILL PANELS

11.0 ELEVATIONS: BUILDING 3 & 4 ELEVATIONS



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



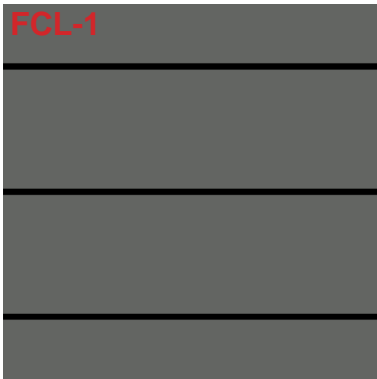
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OR SIMILAR



FIBER-CEMENT SIDING -
6" EXPOSURE

PAINT:
SW 7068 "GRIZZLE GRAY"
OR SIMILAR



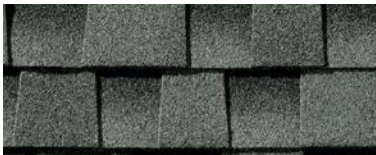
FIBER-CEMENT PANEL

PAINT:
SW 6258 "TRICORN
BLACK" OR SIMILAR

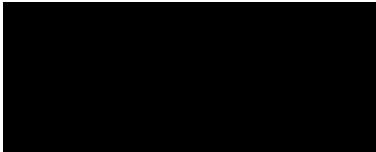


T + G CEDAR SIDING
AND ACCENTS

STAIN:
SEMI-TRANSPARENT
OR SIMILAR



COMPOSITION ROOFING
SLATE, OR SIMILAR



WINDOW FRAME AND
INFILL PANELS

11.0 ELEVATIONS: BUILDING 3 & 4 ELEVATIONS



FACE BRICK

COLOR:
MUTUAL MATERIALS
"PEWTER" OR SIMILAR



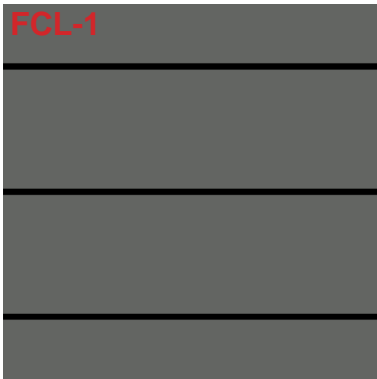
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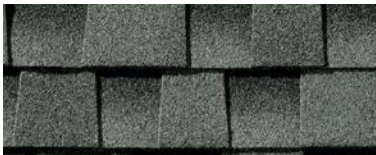
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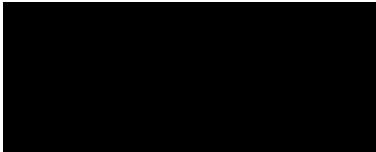


T + G CEDAR SIDING
AND ACCENTS

STAIN:
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COMPOSITION ROOFING
SLATE, OR SIMILAR



WINDOW FRAME AND
INFILL PANELS

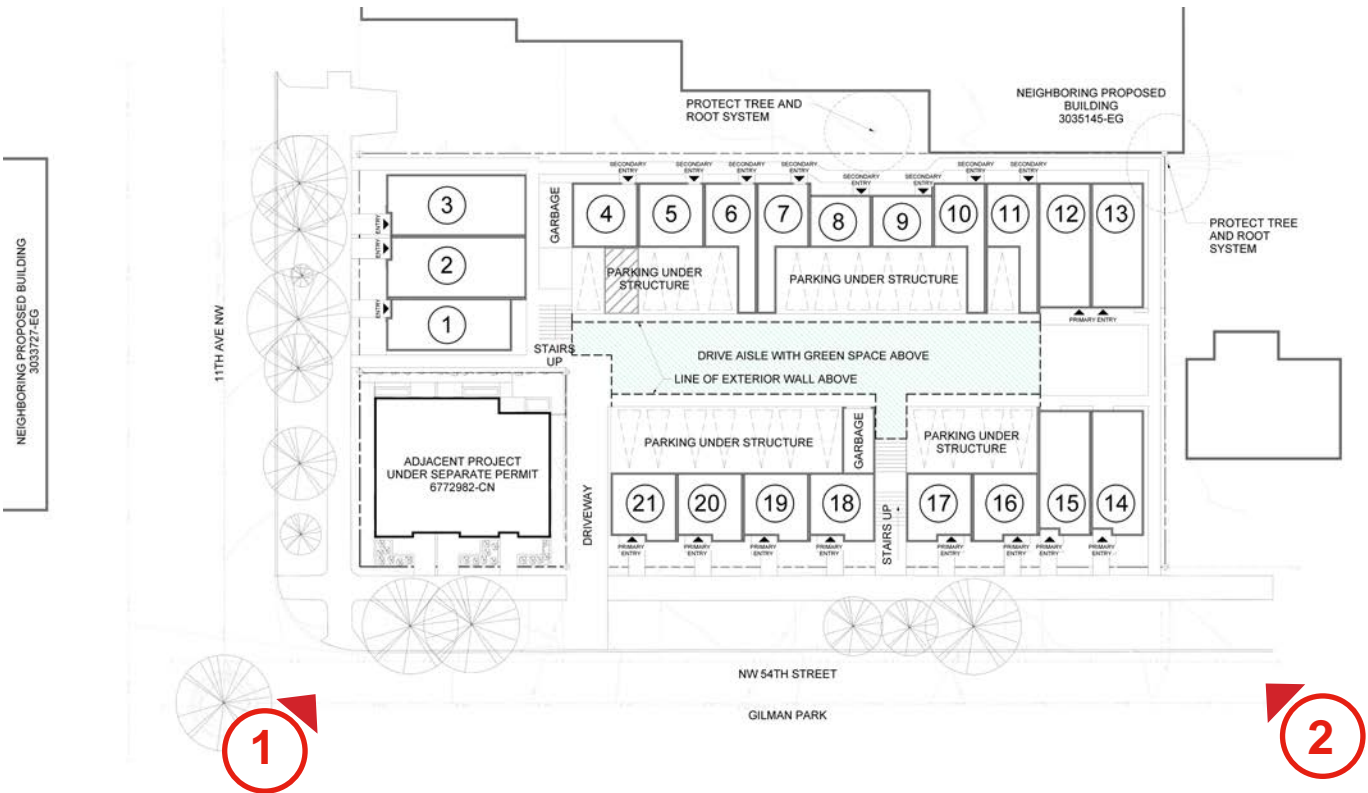
13.0 RENDERINGS: STREET VIEWS (FROM EDG)



STREET VIEW LOOKING NORTHEAST

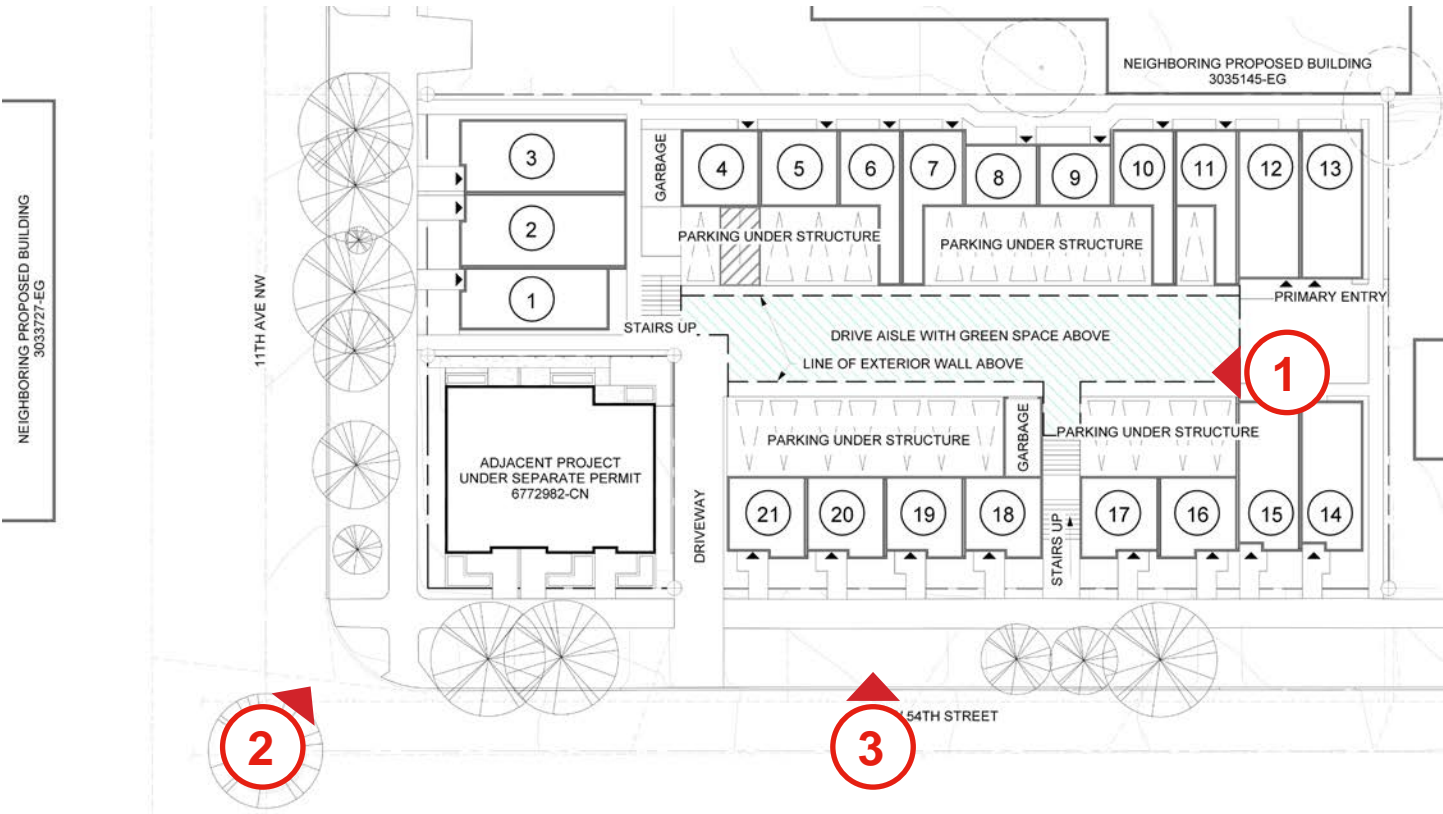


STREET VIEW LOOKING NORTHWEST



SITE PLAN

13.0 RENDERINGS: EDG TO ADR COMPARISON



RAISED COURTYARD - FROM EDG PACKET



RAISED COURTYARD - PROPOSED ADR



AERIAL VIEW LOOKING NW - FROM EDG PACKET



AERIAL VIEW LOOKING NW - PROPOSED ADR

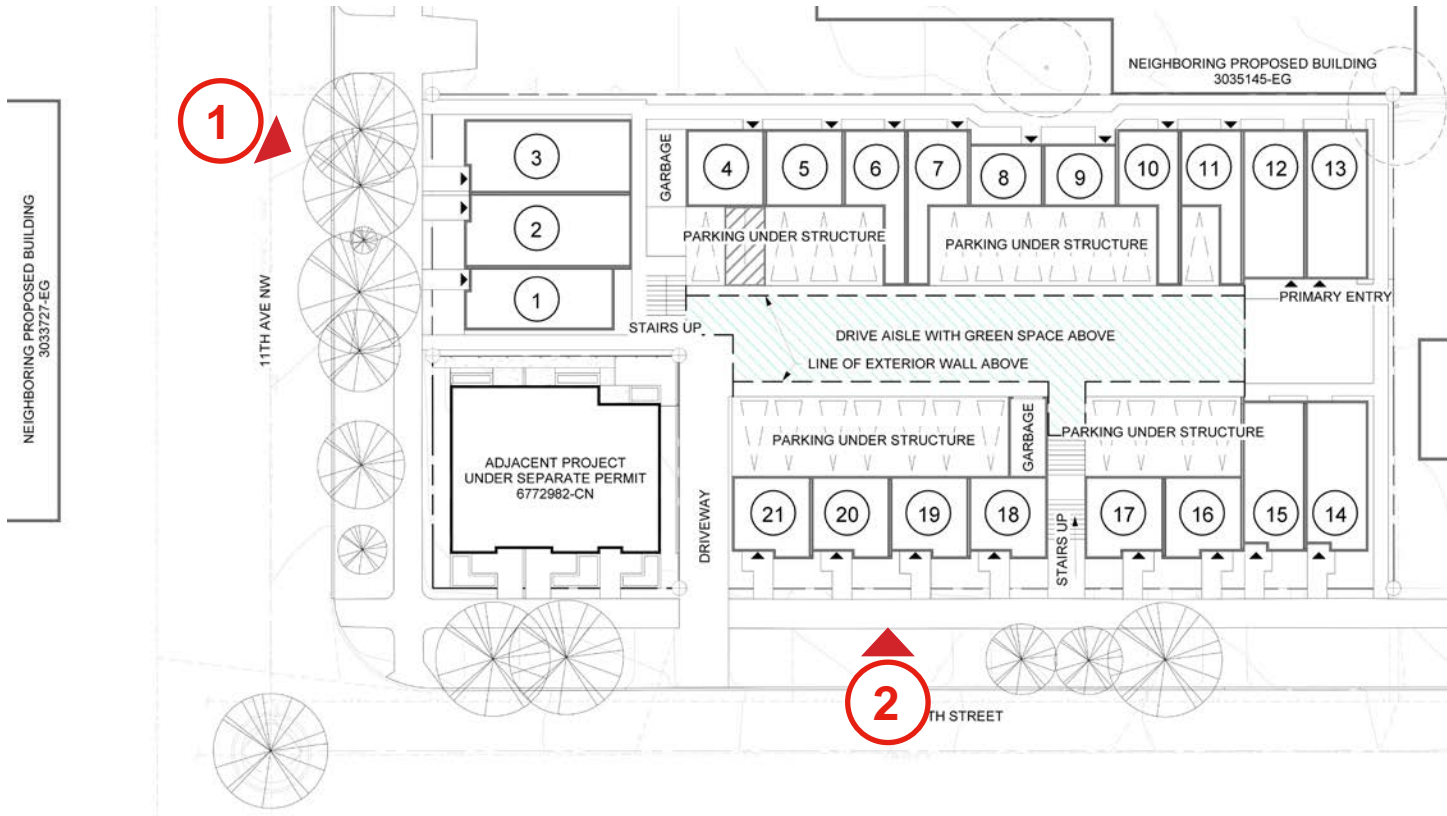


VIEW FROM ACROSS NW 54TH ST. - FROM EDG PACKET



VIEW FROM ACROSS NW 54TH ST. - PROPOSED ADR

13.0 RENDERINGS: EDG TO ADR COMPARISON



STREET FACADE ALONG 11TH AVE - FROM EDG PACKET



STREET FACADE ALONG 11TH AVE - ADR PROPOSAL



STREET FACADE ALONG 54TH STREET - FROM EDG PACKET



STREET FACADE ALONG 54TH STREET - PROPOSED ADR

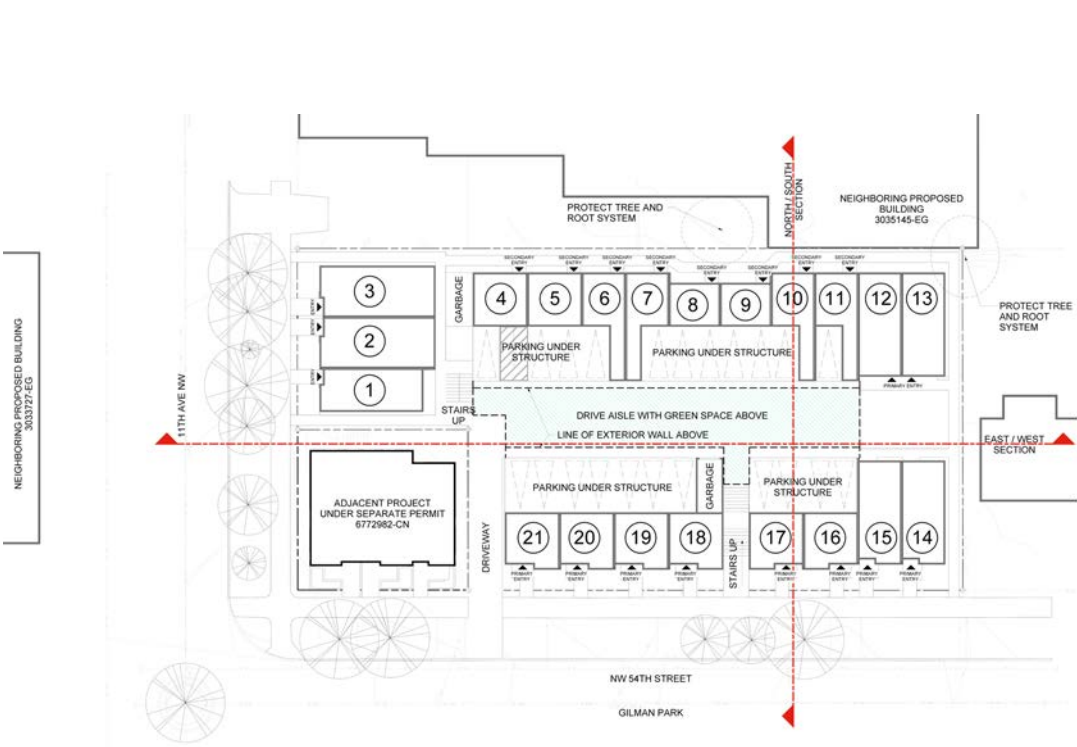
14.0 EXTERIOR LIGHTING PLAN



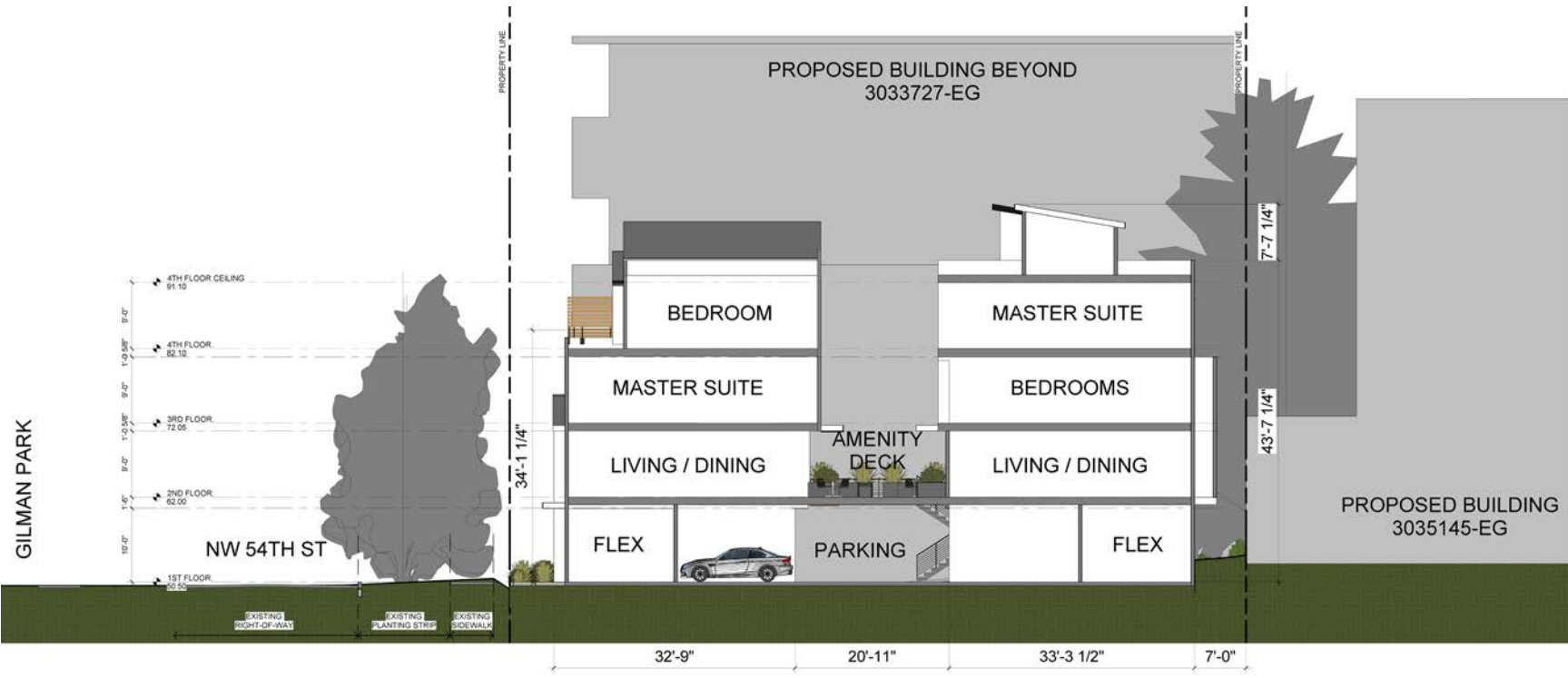
16.0 BUILDING SECTIONS: (FROM EDG)



EAST / WEST SECTION

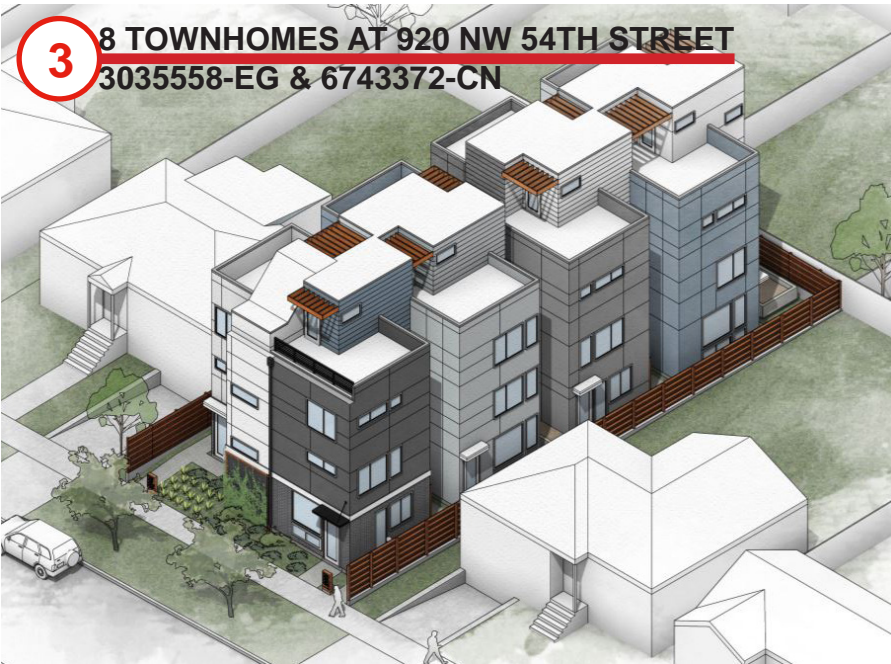


PLAN VIEW



NORTH / SOUTH SECTION

18.0 OTHER: FUTURE NEIGHBORING DEVELOPMENTS



18.0 OTHER: SELECTED MEDICI WORKS



2601 NW 57TH ST. SEATTLE, WA



203 1ST AVE S. KIRKLAND, WA



216 10TH AVE E. SEATTLE, WA



10125 NE 63RD ST. KIRKLAND, WA



926 BROADWAY E. SEATTLE, WA



SINGLE-FAMILY EXAMPLE



335 3RD AVE S. KIRKLAND, WA