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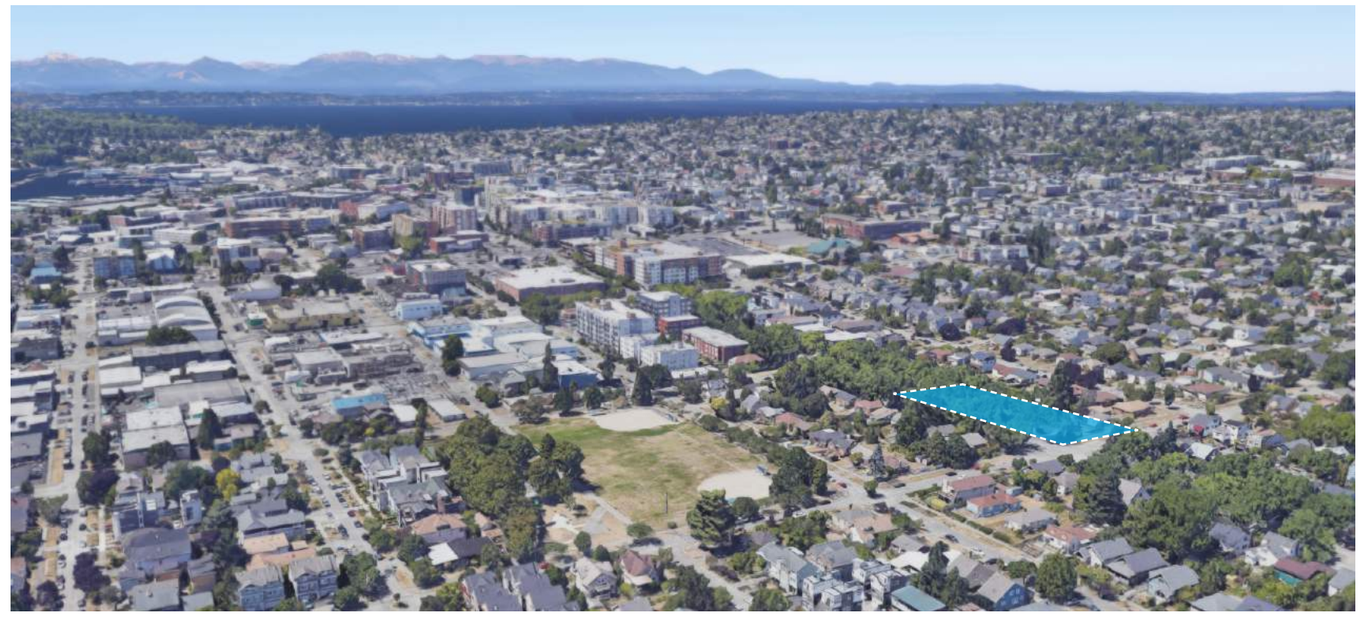
FA Johnson DEVELOPMENT

904 NW MARKET ST

3037354-LU
Northwest Design Review Board
Design Recommendation Meeting
Meeting Date: 04 April 2022



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PROJECT TEAM

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DEVELOPMENT OBJECTIVES

The proposed 6-story, mixed-use project seeks to achieve the following development objectives:

- Create 165 new apartment units
- Focus on larger One Bedroom, One Bedroom + Den, and Two Bed units
- 37% Open 1BR, 35% 1BR, 12% 1BR+, 8% 2BR, 8% Studio + SEDU
- Provide 2,400 sf of street-level commercial space
- Provide 61 Parking stalls
- 145,000 GSF

The project site is located within Ballard's most recent addition to the Urban Village and is swiftly evolving with new zoning changes in effect. The proposed project design aspires to be sensitive to the changing scale and evolving context of this stretch of Market Street, while providing a warm neighborhood experience to residents and visitors. Due to the site's position on the primary arterial connecting Ballard to neighboring Phinney Ridge, the building will serve as an anchor to the East edge of the neighborhood and will provide continuity for retail and commercial businesses along NW Market Street stretching from 6th Ave NW all the way into the Ballard commercial core. A balance of residential units and commercial spaces will augment and strengthen the pedestrian experience at the street. Conserving the line of existing Oak trees on NW Market Street and promoting sustainability are priorities for the project. Finally, providing an appropriate unit type mix and underground parking for the changing needs of the neighborhood is important to the project design.

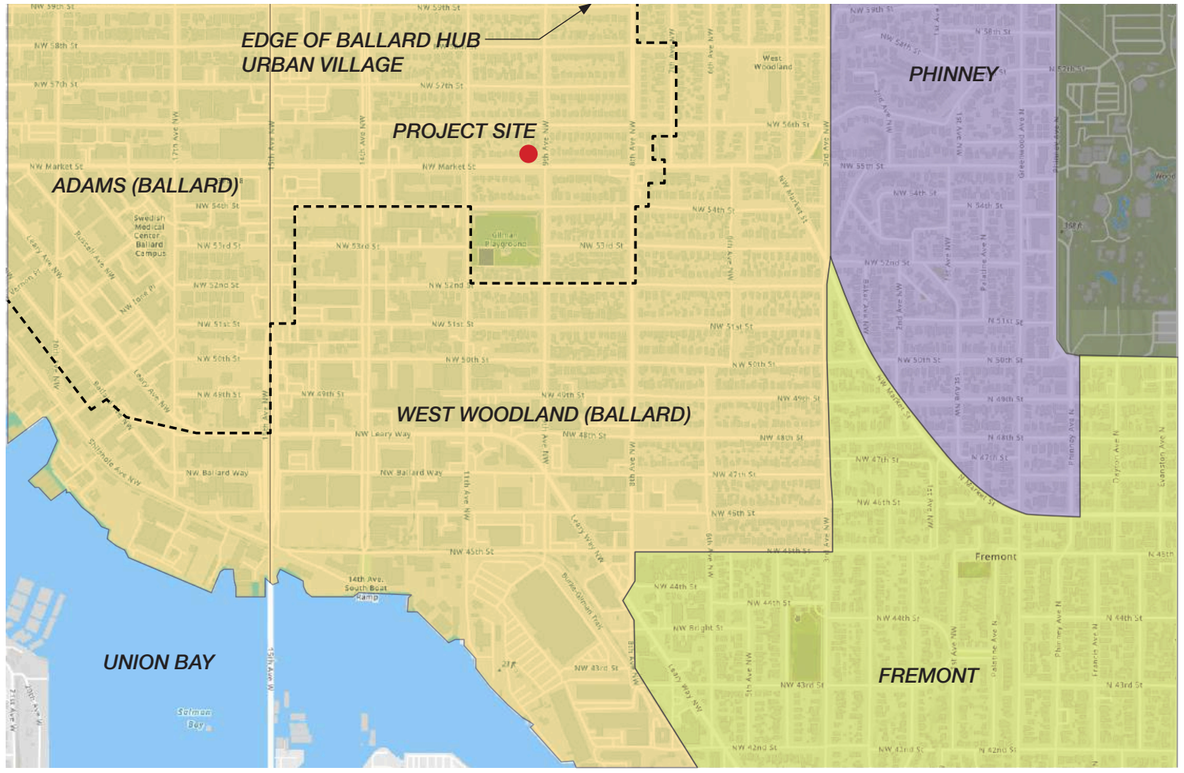
Pedestrian Connections + Interest
The project seeks to connect and enhance pedestrian activity on NW Market Street providing street level residential and a vibrant neighborhood commercial space.

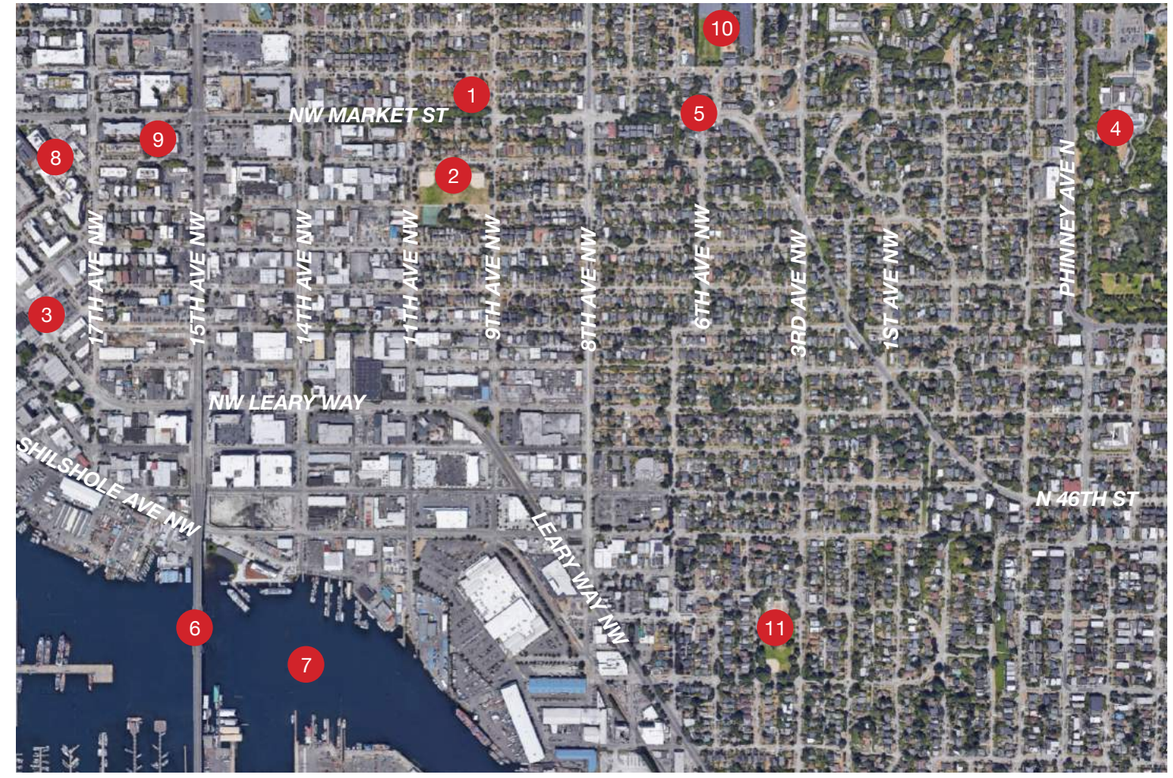
Sustainability
The project is exploring strategies for sustainable development including use of CLT, a regional material, energy efficiency, and stormwater management.

Site Specific Response
The project endeavors to respond appropriately to the site conditions, including working with existing mature trees and breaking up the scale of the 315' long site in a dynamic and visually interesting manner.

Context Analysis

URBAN ANALYSIS





NEIGHBORHOODS

The project site is located in the heart of the West Woodland portion of the Ballard Neighborhood. Phinney Ridge, home to Woodland Park and Zoo is directly east and uphill from the project site. The neighborhood informally known as "Freelard", where Ballard meets Fremont, is located three blocks south of the site and is home to many breweries.

VICINITY CONTEXT

The project site is located between the Ballard Commercial Zone and the West Woodland commercial zone. Within walking distance is a park, an elementary school, a fire station, and a medical center. Territorial views to Salmon Bay may be achievable from upper levels.

1. **Project Site (904 NW Market St.)**
2. Gilman Playground
3. Historic Ballard Ave
4. Woodland Park and zoo
5. West Woodland commercial zone
6. Ballard Bridge
7. Salmon Bay
8. Swedish Medical Center
9. Fire Station 18
10. West Woodland Elementary
11. Rose Park

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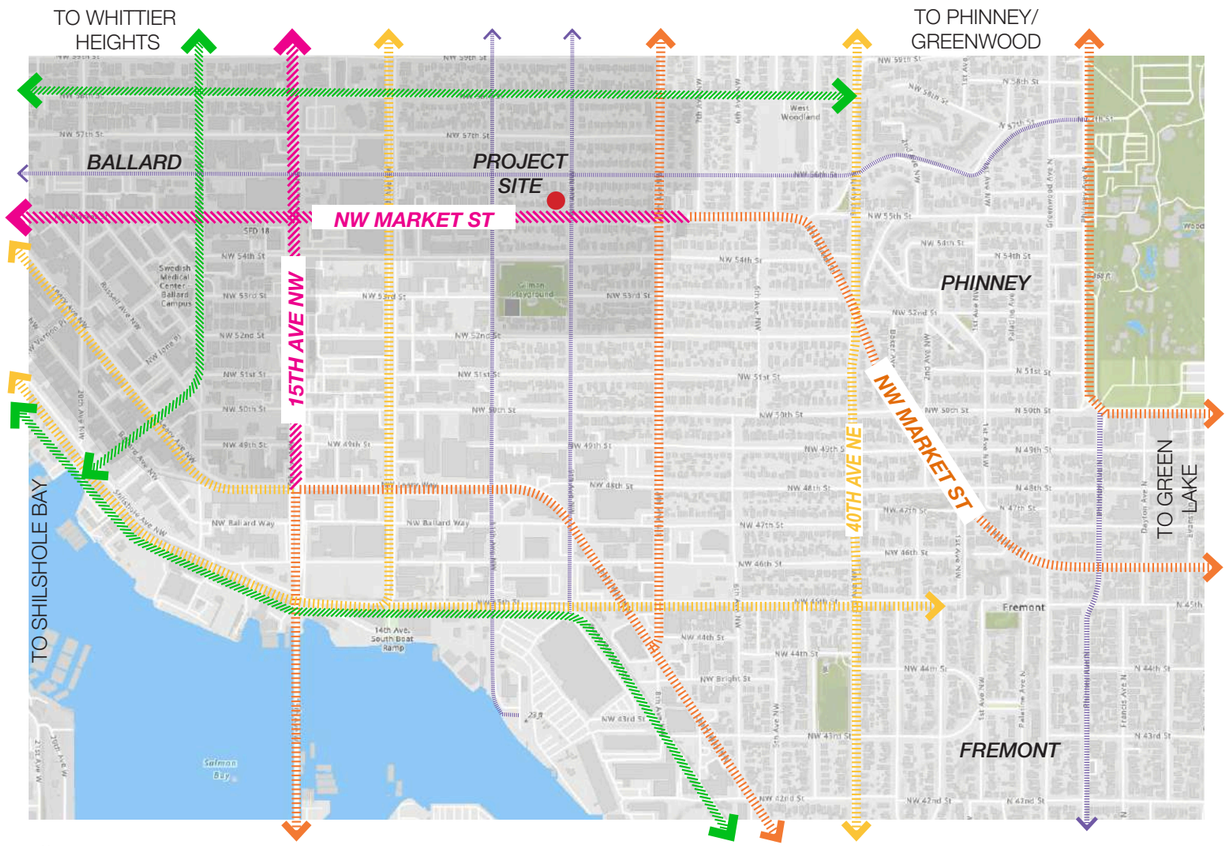
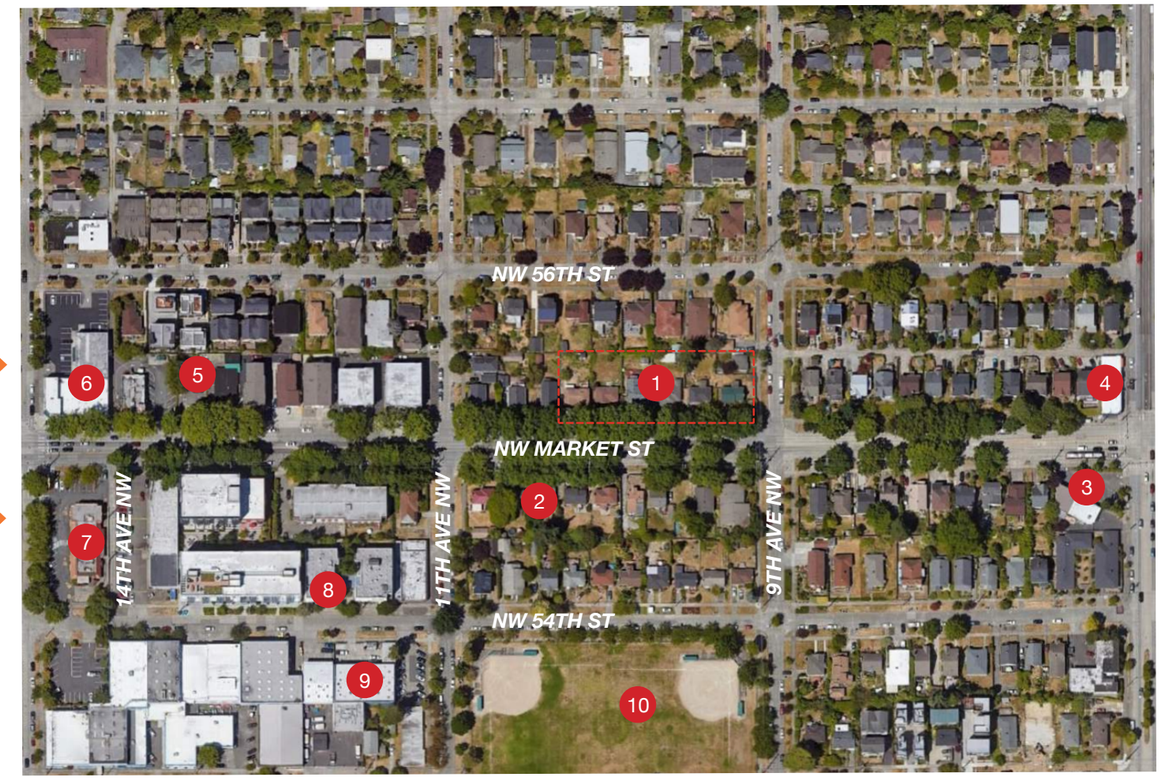




CONNECTIONS AND ACCESS

NW Market Street is a primary arterial that connects the eastern neighborhoods of Phinney Ridge and Fremont, to Ballard and the project site. The intersection of 15th Ave NW and NW Market Street, the future Ballard terminal for the Link light Rail, is located just three blocks west of the site. 15th Ave NW leads to the Ballard Bridge and Downtown Seattle.

Street Legend

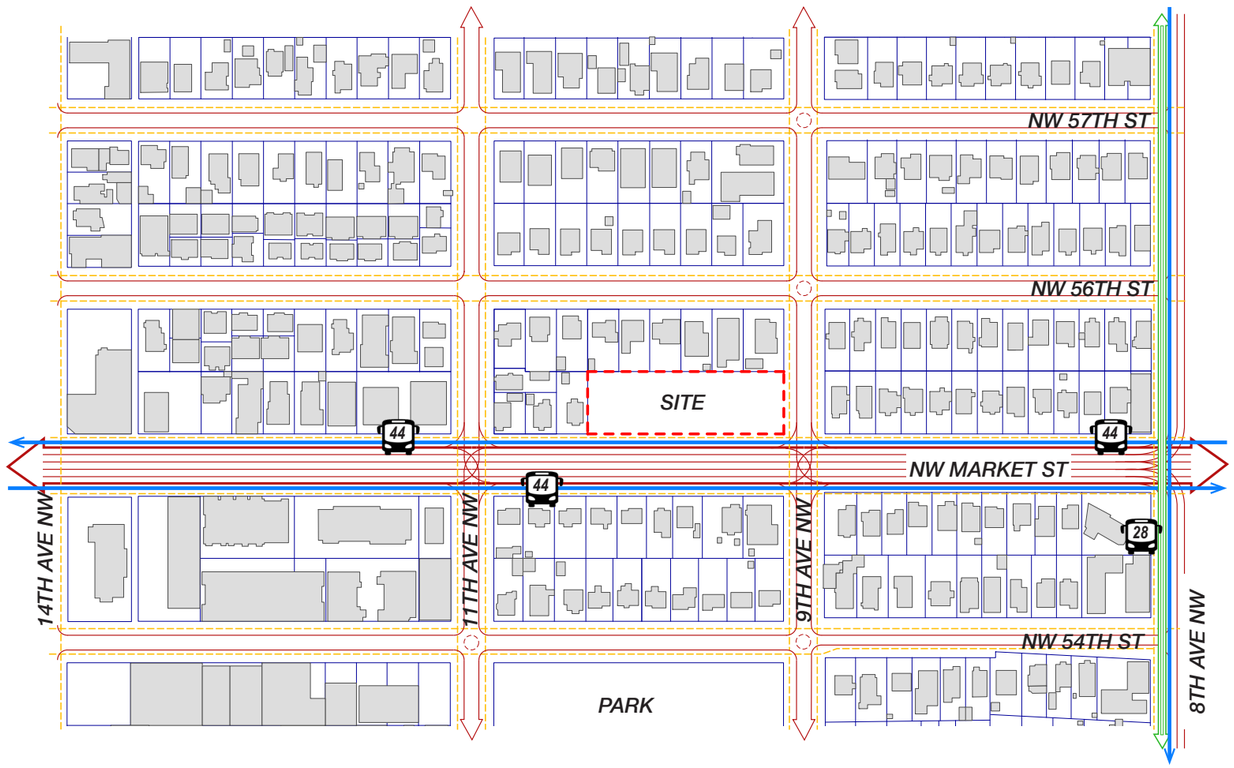
- Urban Village Main
- Urban Center Connector
- Neighborhood Corridor
- Neighborhood Yield
- Urban Trail/Neighborhood Greenway

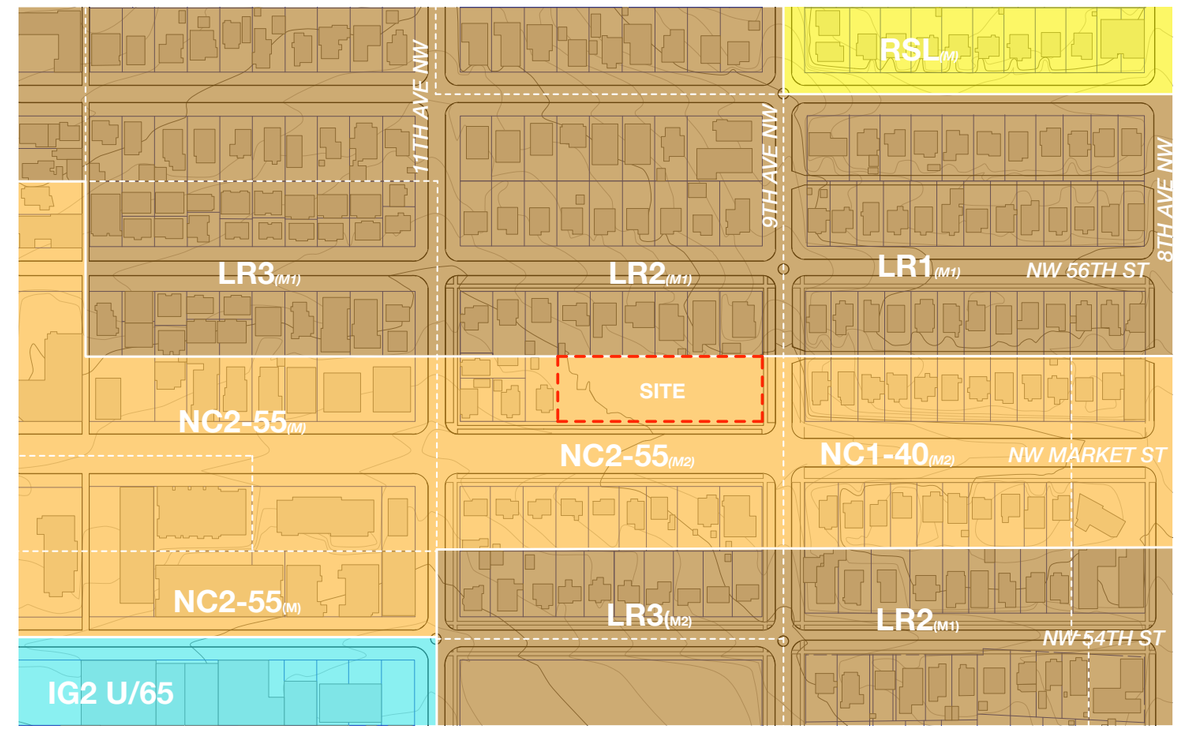
LOCAL CONTEXT

Within a three-block radius of the site are primarily single-family homes as well as a handful of commercial businesses and Gilman Park. Commercial corners are scattered along NW Market at the intersections of 6th 8th and 14th Ave NW. Moving south from the site towards industrial Ballard, more gyms and breweries can be found.

1. **Project Site (904 NW Market St.)**
2. Planned Senior Living
3. Nautilus Net Computer Store
4. Laundromat
5. Ballard Health Center
6. Sherwin Williams
7. McDonalds
8. Zoom Language Center
9. Ballard Barbell and Boxing
10. Gilman Playground

URBAN ANALYSIS





TRANSPORTATION

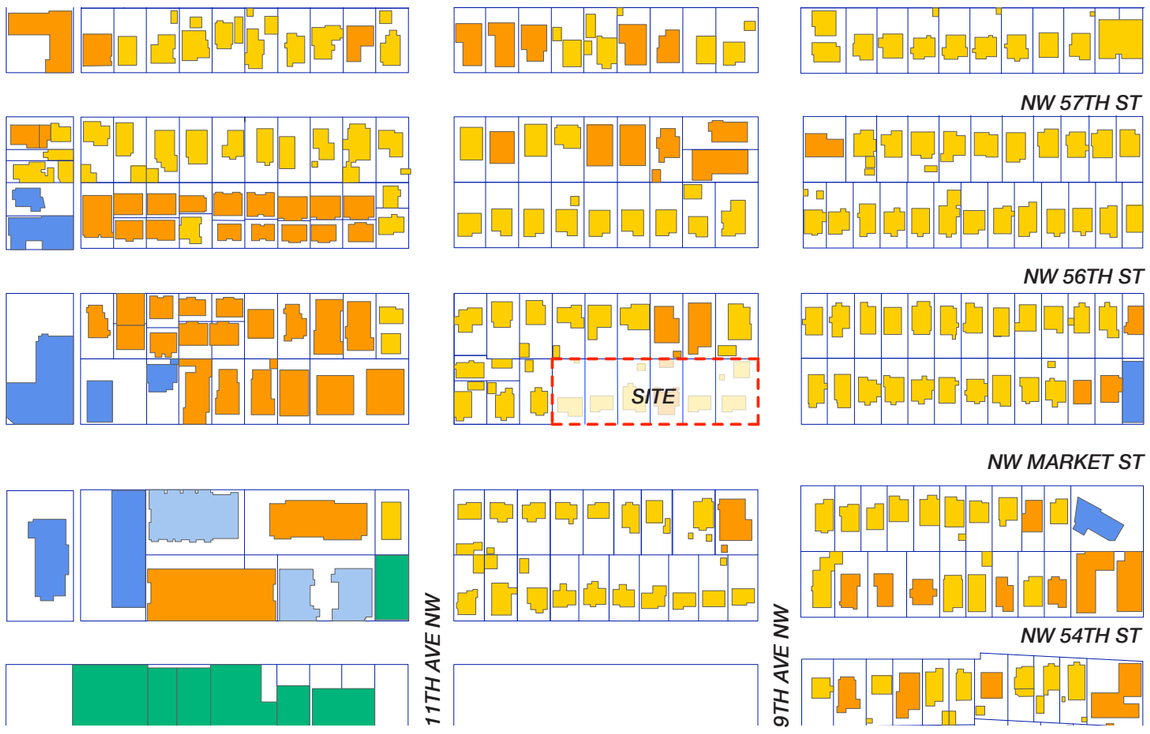
NW Market Street is a four-lane major arterial. Originally designed to be a highway connecting Ballard to Seattle's NE neighborhoods, this street is still busy and well used. Bus 44 runs along Market and travels between the University of Washington and the Hiram H. Chittenden Locks. Bus 28 connects the site to South Lake Union and Downtown.

Transportation Legend

- Vehicle
- Public Transit
- Bicycle
- Pedestrian

ZONING

Recently up-zoned from Single Family, the site is now located in an NC2-55 (M2) zone. The zone transitions to an LR2 Zone mid-block to the north. Moving from east to West along NW Market Street, the allowable height gradually increases from 40 feet to 75 feet.



CURRENT USE

The existing neighborhood is primarily composed of single-family homes and scattered multifamily homes. Moving west along Market, the scale of the multifamily buildings grow and eventually more commercial and mixed-use buildings appear.

Building Use Legend

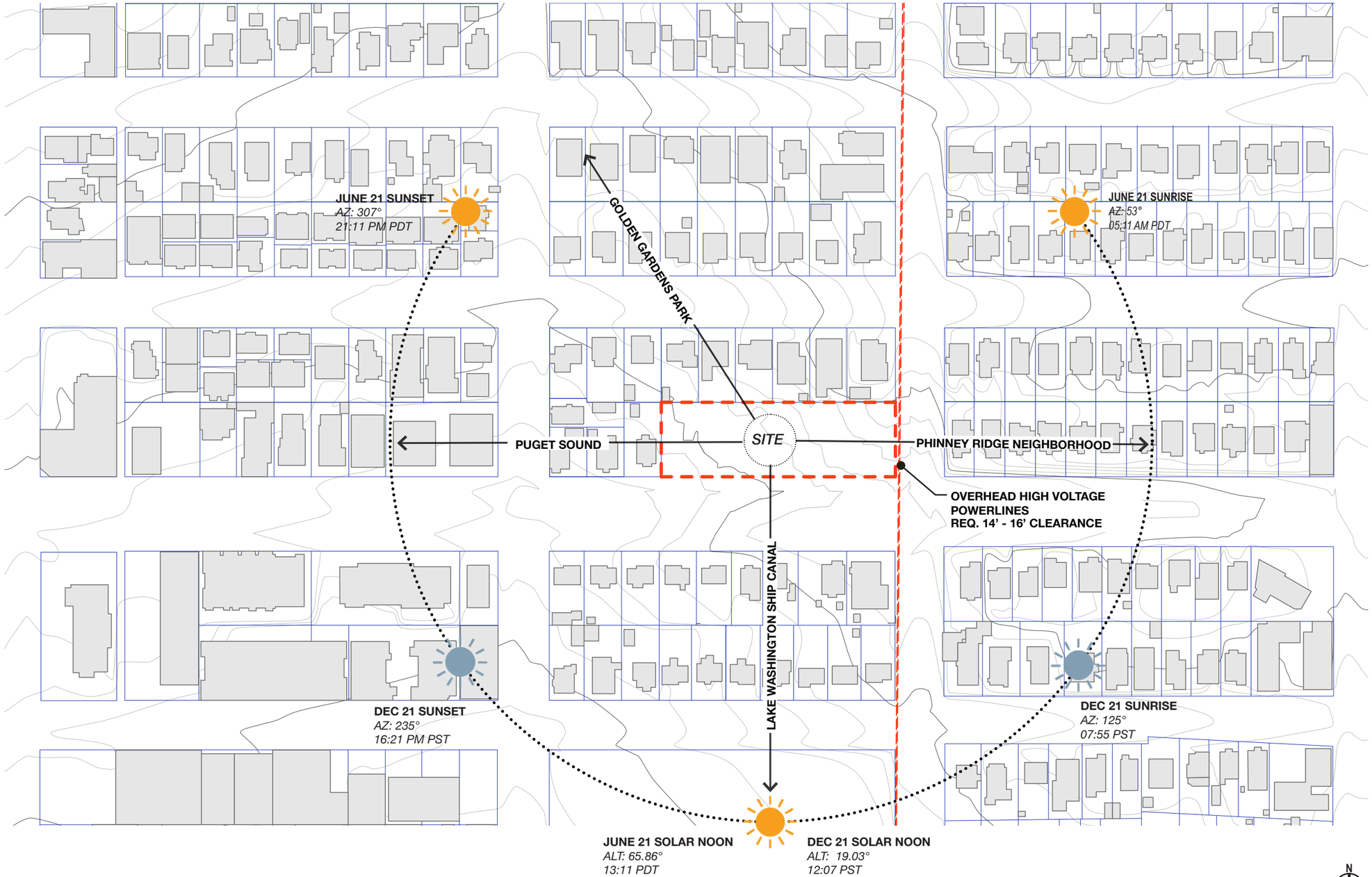
- Multifamily
- Single Family
- Commercial
- Mixed-Use
- Industrial

PLANNED USE

Using development data harvested from Shaping Seattle, the neighborhood surrounding the site is visibly transforming. The recent up-zone has provided opportunity for much needed density is this area, and an increase of mixed use along the busy NW Market St.

URBAN ANALYSIS

The project site is located between the Ballard Commercial Zone and the West Woodland commercial zone. Within walking distance is a park, an elementary school, a fire station, and a medical center. Territorial views to Salmon Bay may be achievable from upper levels.



SITE SOLAR AND TOPOGRAPHY

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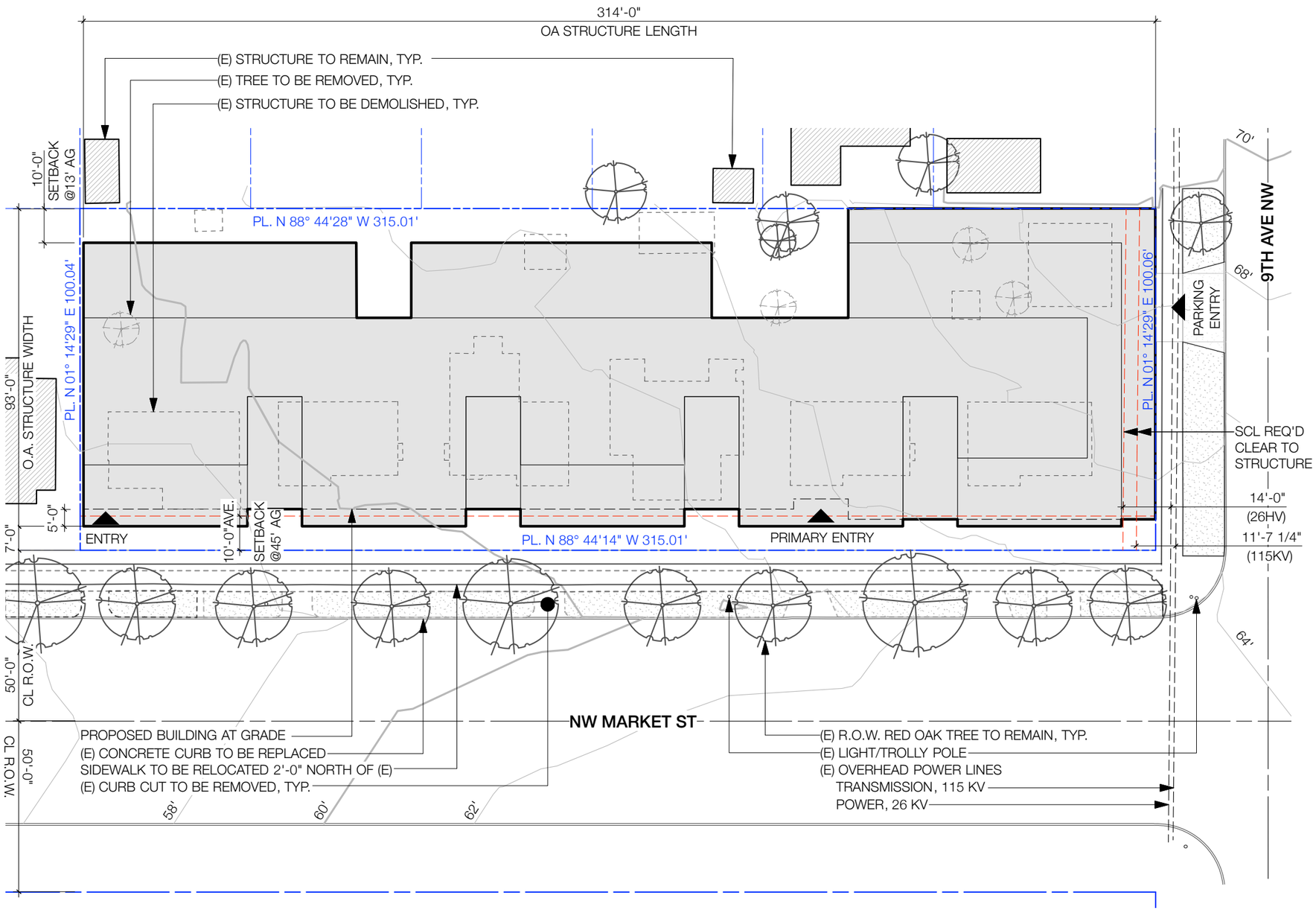


N

PRELIMINARY SITE PLAN

0 16 32

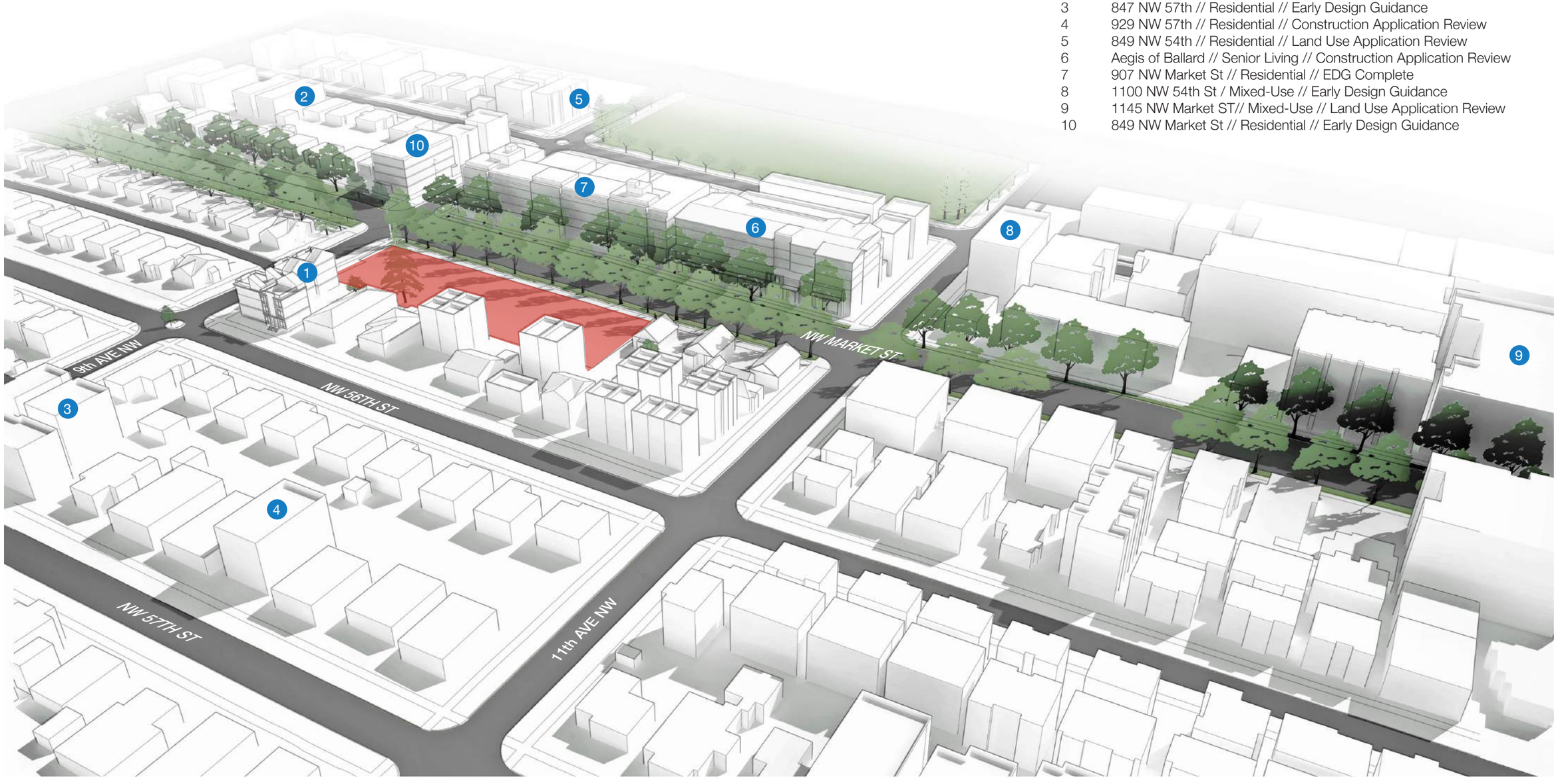
ZONING SUMMARY

Address:	904-926 NW MARKET ST
Legal Description:	LOTS 11-17, BLOCK 119, GILMAN PARK
Associated APN:	2768100671, 2768100670, 2768100680, 2768100685, 2768100690, 2768100695, 2768100700
Zoning:	NC2-55 (M2)
Overlay:	BALLARD HUB URBAN VILLAGE
Pedestrian Zone:	N/A
Site Area:	31,517 SF
FAR:	3.75 (mix of residential and non-residential uses) = 118,188 SF
MFA:	M1 designation in "Medium" area
Amenity:	5% total gross floor area in residential use
Green Factor:	0.3
Height Limit:	55'-0"
Maximum Width:	250'-0"
Zoning Setbacks	Yes
North PL:	10' setback at 13' height above grade
South PL:	10' average setback above 45'
Power Setback:	14' clearance
Transmission :	11.6' clearance + 5' for scaffolding
Parking:	Not Req'd (Urban hub + Frequent Transit)
Parking Location and Access:	Access to parking is not permitted from principal pedestrian street. Parking stalls not permitted between principal structure and street lot line.
Residential Uses at Street Level:	N/A, project not in pedestrian designated zone.(No more that 20% of street level street facing facade in pedestrian designated zone)
Street Level Standards:	Residential uses must be setback 10' or elevated 4' relative to sidewalk
Blank Facades: Non-Residential	Limited to 20' segments / 40% of overall facade length
Transparency:	60% between 2' and 8' above sidewalk
Depth:	15' min; 30' min avg. Continuous along 60% of street frontage on principal pedestrian street; 6' min depth 8-12' above sidewalk
Bicycle Parking:	1 long term per 1 unit; 1 short term per 20 units

VICINITY ANALYSIS

PROJECT DETAILS ON FOLLOWING PAGES, 18 & 19

1 903 NW 56th // Residential // Permits Complete
2 832 NW 54th // Residential // Early Design Guidance
3 847 NW 57th // Residential // Early Design Guidance
4 929 NW 57th // Residential // Construction Application Review
5 849 NW 54th // Residential // Land Use Application Review
6 Aegis of Ballard // Senior Living // Construction Application Review
7 907 NW Market St // Residential // EDG Complete
8 1100 NW 54th St / Mixed-Use // Early Design Guidance
9 1145 NW Market ST// Mixed-Use // Land Use Application Review
10 849 NW Market St // Residential // Early Design Guidance



PLANNED DEVELOPMENT HEIGHT

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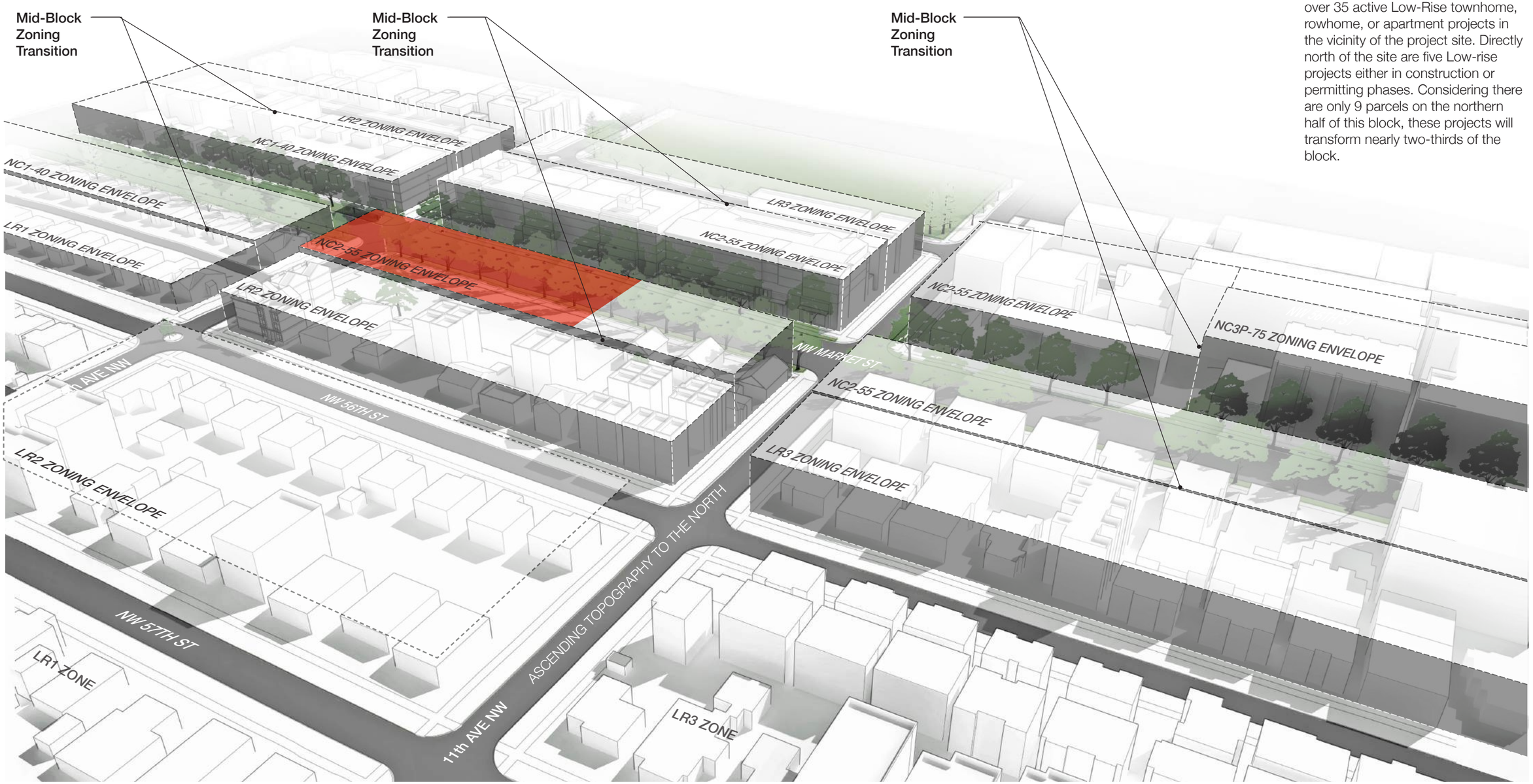
VICINITY ANALYSIS

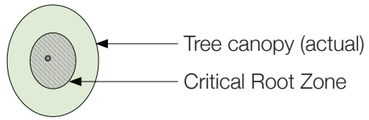
The recent upzoning will have a dramatic effect on the neighborhood. Shaping Seattle indicates there are over 35 active Low-Rise townhome, rowhome, or apartment projects in the vicinity of the project site. Directly north of the site are five Low-rise projects either in construction or permitting phases. Considering there are only 9 parcels on the northern half of this block, these projects will transform nearly two-thirds of the block.



9-BLOCK ZONING STUDY

EXISTING SITE TREES

Tree inventory



331 **Douglas Fir** ***(exceptional under proposed tree code changes)***
DSH: 26.5”
N:21.1’ E:20.1’ S:23.1’ W:16.1’
Height: +/-75’ Above Grade

3602 **Red Oak**
DSH: 20.9”
N:26.4’ E:24.4’ S:27.9’ W:21.4’
Height: +/-60’ Above Grade

3603 **Red Oak**
DSH: 16.3”
N:25.7’ E:16.7’ S:26.7’ W:17.7’
Height: +/-45’ Above Grade

3604 **Red Oak**
DSH: 27.8”
N:33.2’ E:24.7’ S:33.2’ W:28.7’
Height: +/-55’ Above Grade

3605 **Red Oak**
DSH: 22.9”
N:25.0’ E:20.0’ S:25.0’ W:16.0’
Height: +/-55’ Above Grade

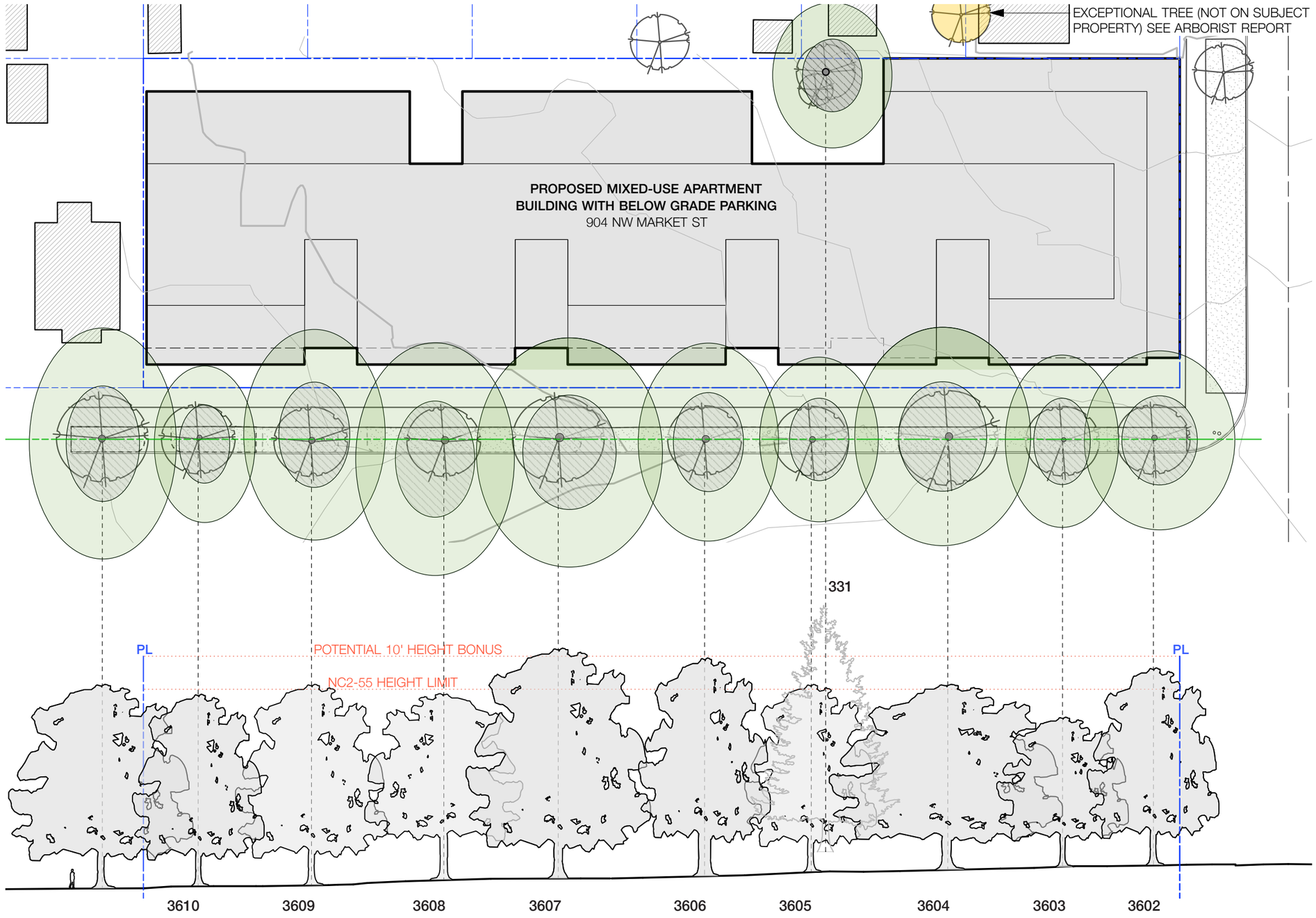
3606 **Red Oak**
DSH: 26.0”
N:29.1’ E:22.1’ S:31.1’ W:20.6’
Height: +/-63’ Above Grade

3607 **Red Oak**
DSH: 31.6”
N:30.3’ E:31.3’ S:39.3’ W:25.3’
Height: +/-66’ Above Grade

3608 **Red Oak**
DSH: 25.9”
N:29.6’ E:21.1’ S:41.1’ W:27.1’
Height: +/-52’ Above Grade

3609 **Red Oak**
DSH: 23.2”
N:33.0’ E:21.0’ S:31.0’ W22.0’
Height: +/-55’ Above Grade

3610 **Red Oak**
DSH: 18.6”
N:21.8’ E:16.8’ S:25.8’ W:13.8’
Height: +/-52’ Above Grade



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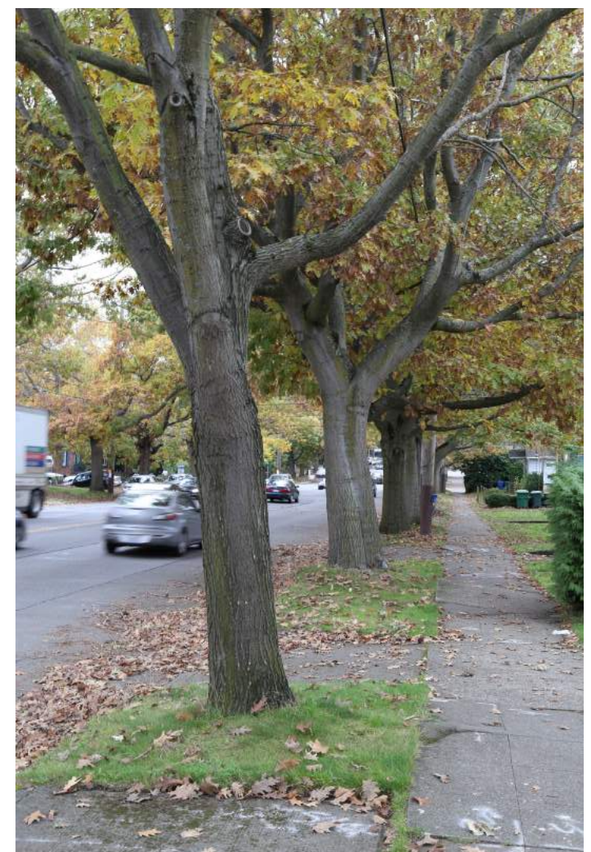
TRE 3602 - 3608

TRE 3609

331 Douglas Fir

TRE 3604 - 3610



TRE 3603 - 3606

331 Douglas Fir

Design Guidelines / Concepts

PRIORITY DESIGN GUIDELINES

CONTEXT + SITE

CS1
Natural Systems and Site Features:

Use natural systems and features of the site and its surroundings as a starting point for project design | Plants + Habitats: On-Site Features

Response: The project seeks to respond to the existing mature Red Oak trees that line NW Market St as well as the 75' Douglas Fir tree located on site. The proposed massing and organization of program highlight these natural elements for both building users and the general public.

CS2
Urban Pattern and Form:

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area | Relationship to the Block: Corner Site + Full Block Sites

Response: NW Market Street maintains a language of strong urban corners at nearly every intersection leading up to the site: 6th Ave NW, 8th Ave NW, 14th Ave NW, 15th Ave NW. The preferred project scheme proposes a commercial space anchoring the corner of the site. In unison with planned developments at the SE and SW corner of 9th Ave NW and NW Market St, the proposed developments will form a continuity to the urban street language. The commercial space rises nearly 13' from the corner grade and units above step back ten feet to allow for roof top landscape and zone transition moving north towards NW 56th St.

Although the proposed building is over 300' in length, deep light courts, measuring 16' wide by 38' deep, divide the elevation into three masses and five sub masses. The light courts provide natural daylighting at units and corridors, as well as landscaped patio spaces for tenants. At the sidewalk level, the 16'-0" wide building entry is recessed and transparent to divide the street level into two zones: residential and commercial with a view to the Douglas Fir tree. Material texture and 12' setbacks at the residential zone contribute to the reduced sense of scale and perceived mass at the ground level. Further, the massing at the corner and the north side steps back to transition to neighboring lower intensity zones.

CS3
Architectural Context and Character:

Contribute to the architectural character of the neighborhood | Emphasizing Positive neighborhood Attributes: Evolving Neighborhoods

Response: A successful project is dependent on the program including unit types offered and how they respond to current and evolving housing needs. The project team has evaluated other developments in the area and is providing units to balance city and neighborhood needs both today and in the future. Further, the street level commercial space is planned as a neighborhood amenity.

1 CS3 facade treatment responds to neighborhood landscape

2 DC2 Light Courts form space for natural light and landscape

3 CS2 Establishing a strong urban corner, PL3 clear building entries.

PUBLIC LIFE

PL2
Walkability:

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features | Safety + Security: Street Level Transparency

Response: The proposed commercial space will feature a highly transparent façade and landscaped plaza, while the proposed residential building entrances are recessed and elevated, creating an interesting sidewalk zone that provides privacy while connecting the interior building uses to the surrounding ROW with clear sight lines improving security. Along NW Market St. the upper residential levels overhang the sidewalk level, providing weather protection along the length of the building.

PL3
Street-Level Interaction:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges | Residential Edges: Ground Level Residential

Response: The project will present clear building entries that are inviting and secure. The ground level residential units are setback 12'-0" from the property line, providing over 15' of separation between the sidewalk and the unit entries. Within the 12' setback, residential entries and their ground floor will be located above the sidewalk grade and each unit will have a landscaped patio to provide privacy and a perceived front "yard." Ground floor residential units will have individual modulation and texture to provide noise control and ventilation.

DESIGN CONCEPT

DC2
Architectural Concept:

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings | Massing: Reducing Perceived Mass + Scale and Texture: Texture

Response: The massing concept is defined by light-filled and landscaped light courts, open space that weaves deep interior corridors with the street and natural site features. This concept and form is a result of studying the historic urban grain and deeply embedded landscape element on site. For concept diagrams, see pages 34-35. The intention of the design it to reflect and respond with a scale appropriate for the long site. Along NW Market Street, varying levels of reflective glass will mirror the dominate Oaks. Within the light courts, the texture softens to that of an urban landscape ecosystem, utilizing vertical oriented windows and screening elements.

DC4
Exterior Elements and Finishes:

Use appropriate and high-quality elements and finishes for the building and its open spaces | Building Materials: Exterior Finish Materials + Trees, Landscape, and Hardscape Materials: Choice of Plant Materials.

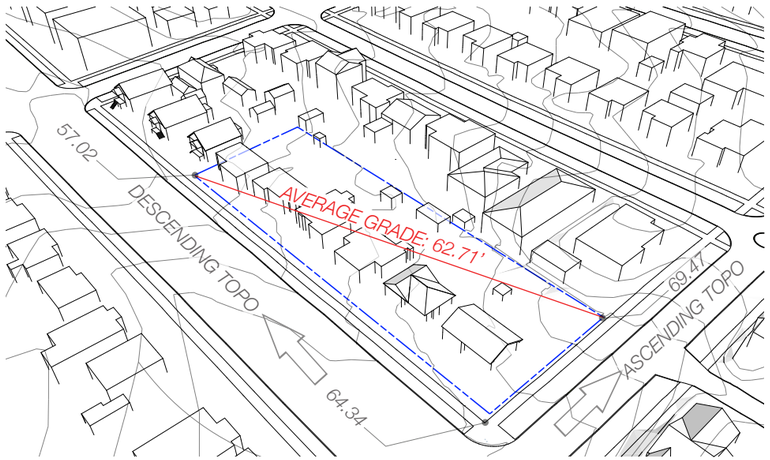
Response: The building will be well detailed, high quality and durable. Material selection will lean on the historical Scandinavian and forest economy foundations. Low-level lighting will be used to provide safe and attractive building entry sequence, while avoiding glare into the units and adjacent properties. Landscaping will include drought-tolerant plants and native species and be thoughtfully integrated into the project as a whole and reinforce the design concept.

4 DC4 high quality building materials and thoughtfully integrated landscape

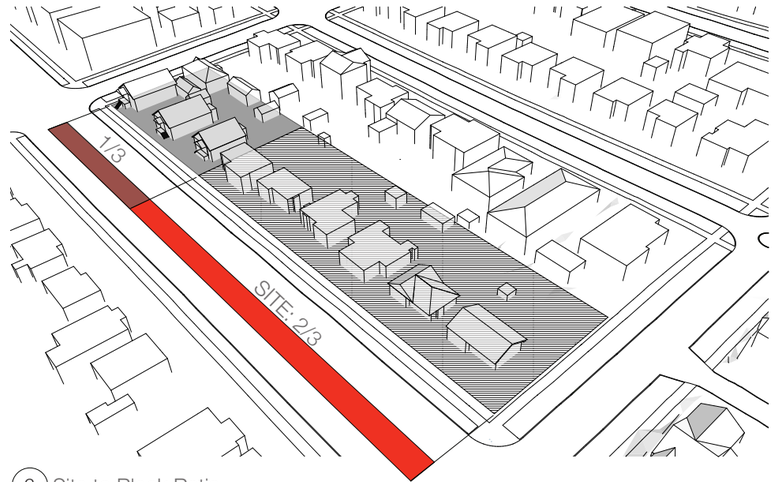
5 DC2 + CS1 Light Courts form connection to natural light and landscape

6 PL2 Transparency at street level and overhead protection

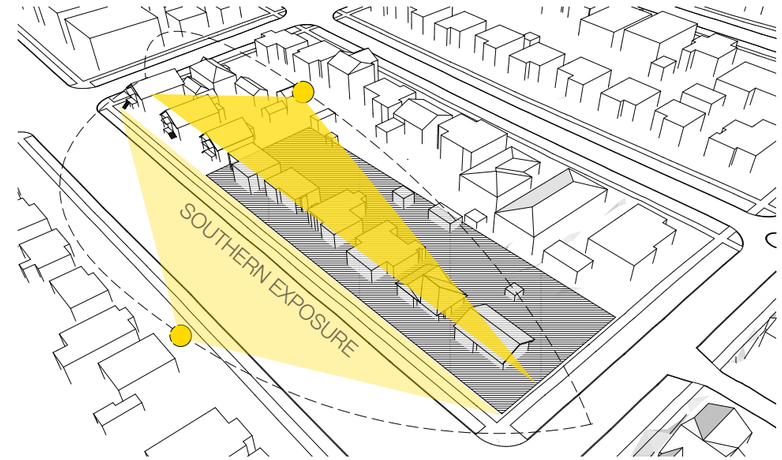
CONCEPT DEVELOPMENT



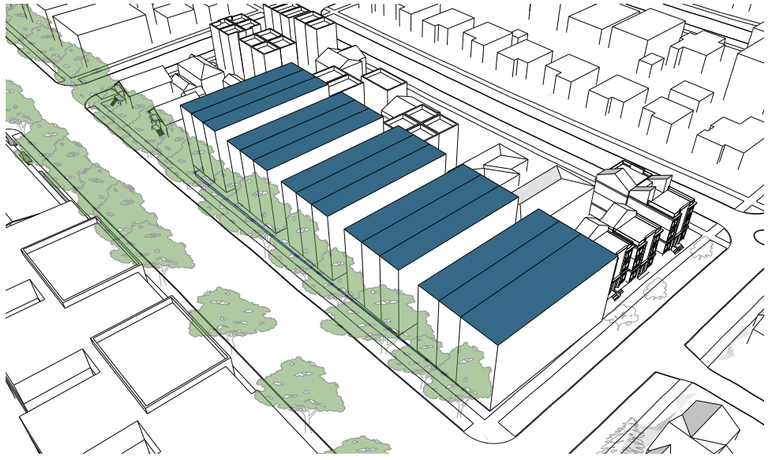
1 Existing Site Conditions



2 Site to Block Ratio

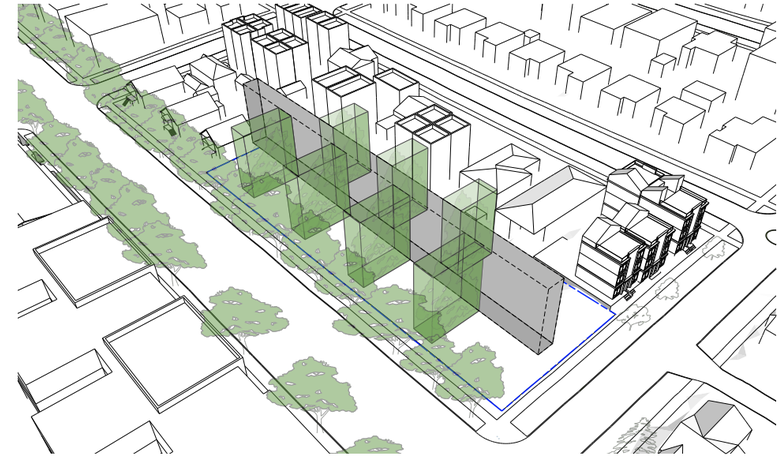


3 Dominant Solar Orientation

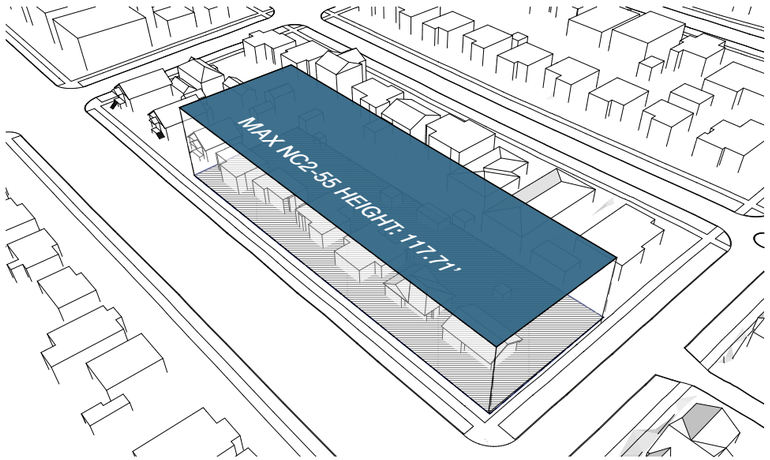


7 Resulting conceptual mass responding to urban grain and site landscape

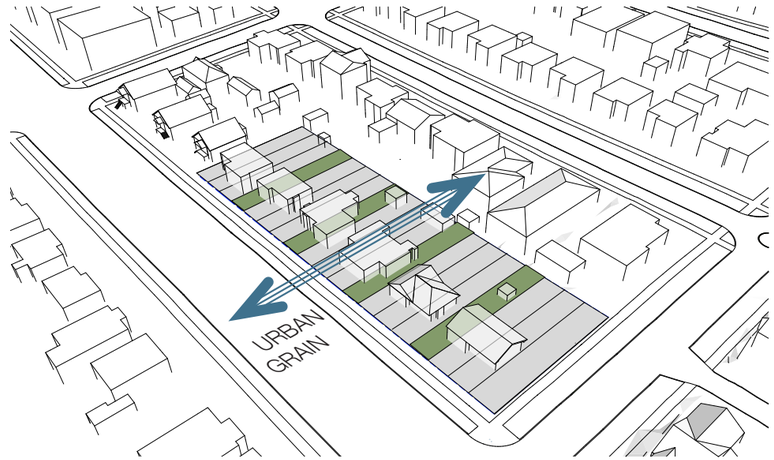
8 Setbacks (See Pages 32 - 33 for more information)



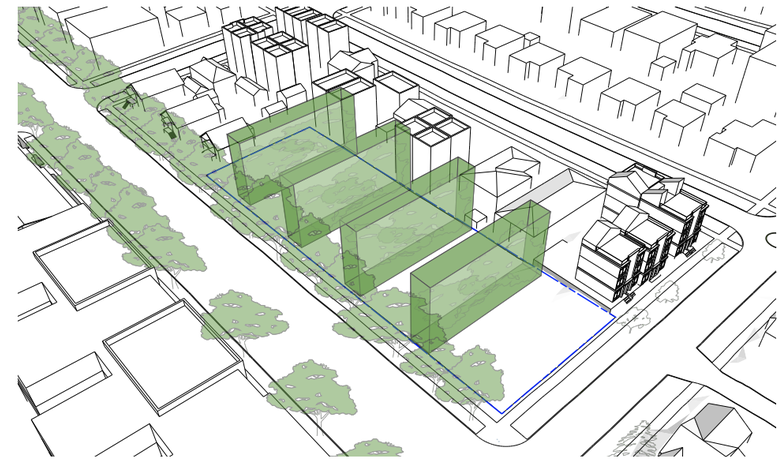
9 Respond to interior organization and solar exposure: Offset landscape/light courts



4 Zoning Height Envelope

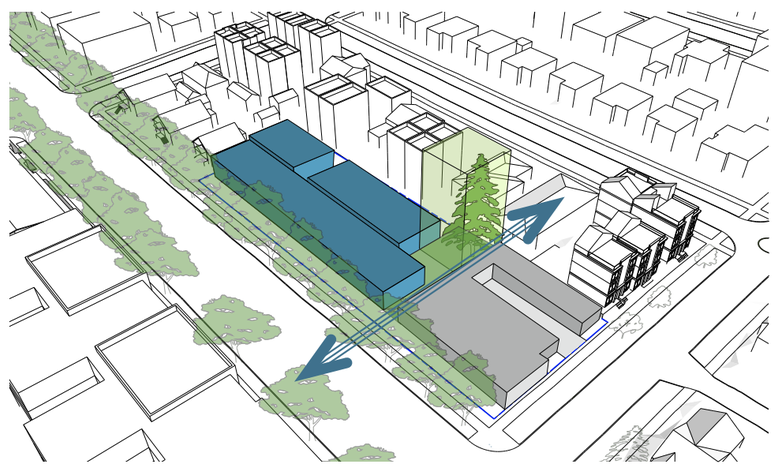


5 Existing and Historic Single Family Urban Grain

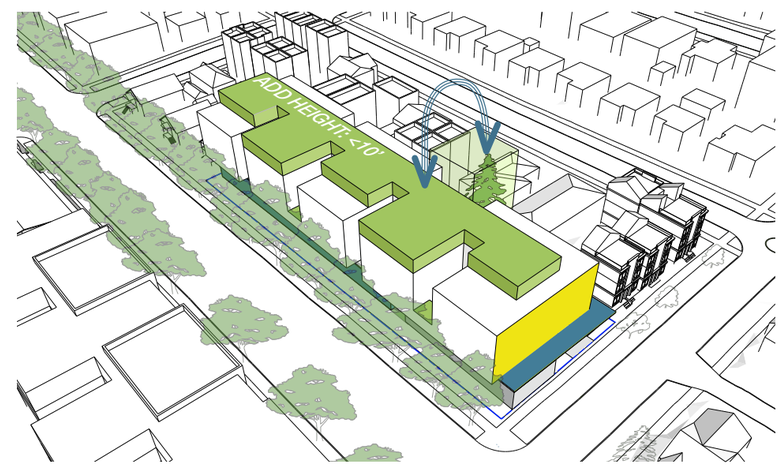


6 Draw in site landscape to form light courts at scale of urban grain

10 Resulting Conceptual Mass



11 Preserve Existing Fir Tree over 24" DSH, provide clearance and visual connection from street and entrance.



12 Resulting Mass with bonus height and setbacks to provide transition

SETBACKS

Required and elective setbacks in addition to massing and modulation as a resut of concept

Red shaded area with red dashed outline indicates allowable zoning envelope

1 **23.47A.009.F.4.b**
10’-0” Average setback for portions of a structure above 45’-0”. Preferred Scheme proposes average setback of 10.2’

2 **SCL Power and Transmission Lines**
14’-0” radial clearance for 26HV lines and SCL prescribed clearance for 115HV transmission lines. See Adendum, page 68, for diagram.

3 **23.41.012.B.11.F.**
Clearance required to preserve existing Douglas Fir (TRE 331) and request departure of up to 10 feet of additional height. See Departures Page 52

4 **23.47A.014.B.2**
10’-0” Setback at rear lot line abutting an LR zone for portions of a structure above 13’-0”.

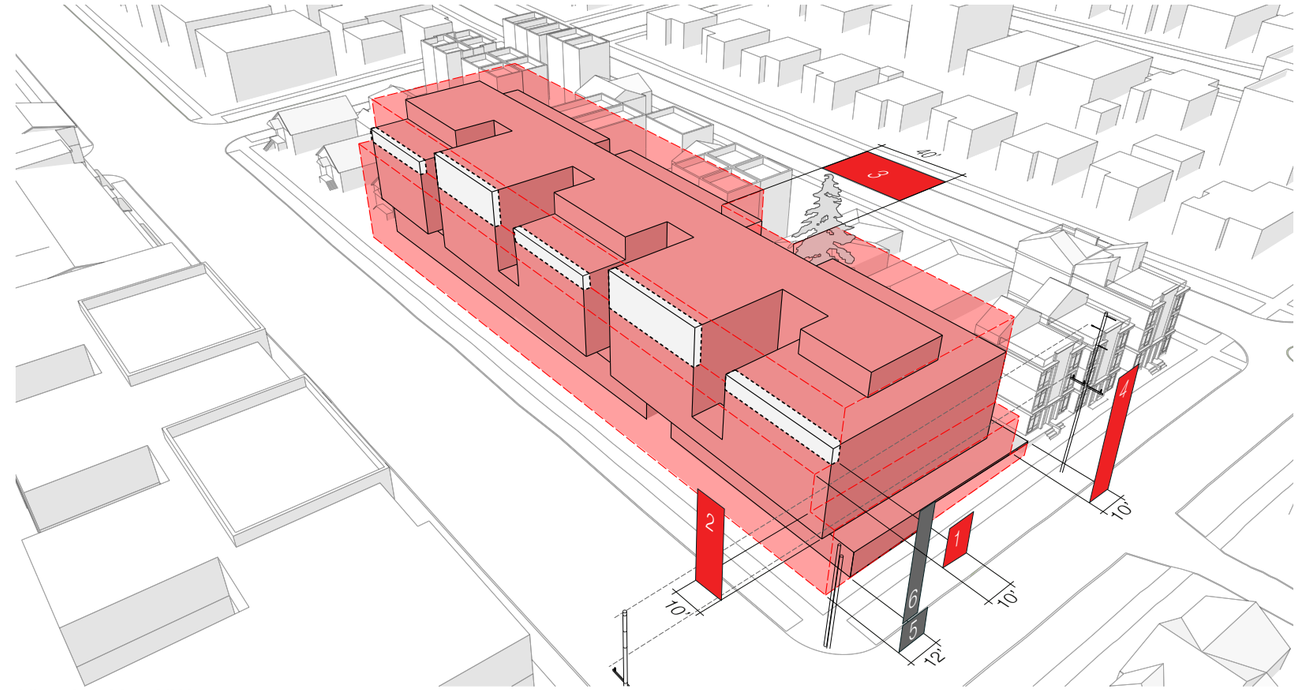
5 **NW Market Street Street Level Elective Setback**
12’-0” setback at Ground level providing ample space for residential patios and aiding in the protection and survivability of Oak trees

6 **NW Market Street Upper Level Elective Setback**
7’-0” setback at Levels 2 through 6 to aid in the protection and survivability of Oak trees

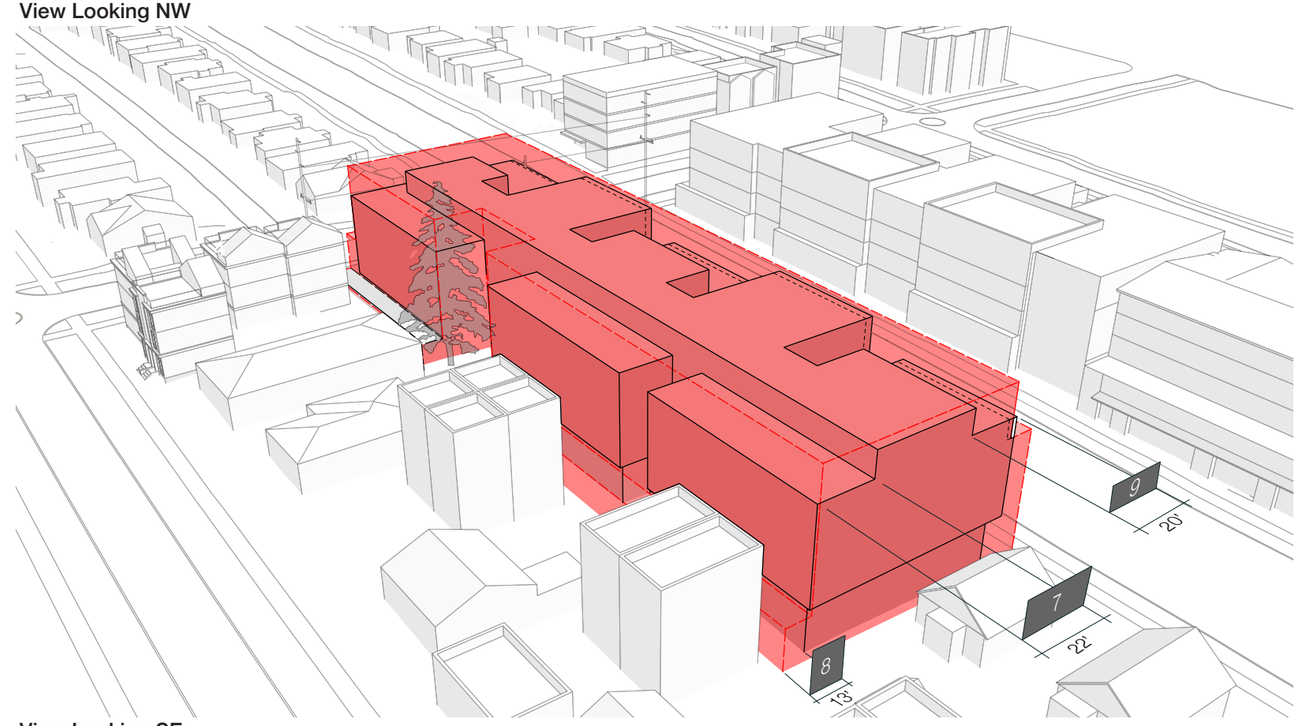
7 **Zoning Transition Elective Setback**
At L6, pull building 32’-0” south from property line to provide height transition between NC2-55 zone and LR2 zone

8 **North Exterior Yard Elective Setback**
Setback Level 1 North units 10’-0” TO 13’-0” from north property line to create exterior yard space for units

9 **Top Floor Elective Setback**
20’ Setback Level 6 south units along NW Market Street to reduce percieved mass of building and create variation in facade heights



View Looking NW



View Looking SE

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EDG Response

COMPARISON OF ALTERNATIVES

ALTERNATIVE 1 (CODE COMPLIANT SCHEME)

Description
Alternative 1 proposes two 5-story buildings composed of street level commercial with residential above and a below grade garage accessed from 9th Ave NW.

GSF
109,605 SF

Advantages
- Code-compliant scheme does not require development standard departures
- Functional ground floor commercial space

Challenges
- Requires removal of exceptional Douglas Fir tree on property
- Results in bulky massing along NW Market St
- Elevation facing LR2 zone does not provide a gentle zone transition
- Due to topography, garage ramp entry will be long
- Unit mix is high in open one-bedroom unit types
- Separate buildings require separate vertical circulation and are inefficient
- Commercial Space in center of site not highly visible or positioned for high commercial use

ALTERNATIVE 2

Description
Alternative 2 proposes a 5-story building composed of street level commercial with residential above and a below grade garage accessed from 9th Ave NW.

GSF
113,435 SF

Advantages
- Massing along NW Market St. is divided into smaller blocks, improving connections to urban fabric of the existing zone
- Functional ground floor commercial space
- Light courts provide additional light and airflow into units and natural daylight in corridors
- Light courts provide opportunity to reduce open one-bedroom unit types
- Vegetation and plantings in courts create connection between NW Market St Oaks, by pulling landscape into building
- Deep Light Courts on North facade correspond with remaining single-family residences and provide zone transition.
- Large roof area provides for ample amenity space

Challenges
- Departures required for: Maximum Structure Width, Façade Modulation, and upper level setback along rear lot line
- Requires removal of exceptional Douglas Fir tree
- Locating commercial space on west side of site, while closest to 15th Ave and other commercial uses, diminishes its presence in composition and may challenge its access and long-term viability

Board Recommendation at EDG

ALTERNATIVE 3 (PREFERRED SCHEME)

Description
Alternative 3 proposes a 6-story building composed of street level commercial with residential above and a below grade garage accessed from 9th Ave NW. The 75' Douglas Fir tree is retained allowing for additional height and area.

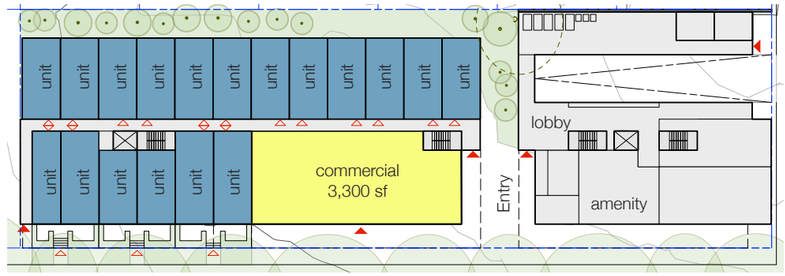
GSF
121,700SF

Advantages
- Massing along NW Market St. is divided into smaller more dynamic blocks of varying heights, improving connections to urban fabric of the existing zone
- Functional ground floor commercial space anchoring corner and providing amenity for surrounding neighborhood
- Light courts provide additional light and airflow into units and natural daylight in corridors
- Light courts provide opportunity to reduce open one-bedroom unit types
- Vegetation and plantings in courts create connection between NW Market St Oaks, by pulling landscape into building
- 75' Fir Tree on Property is preserved
- Building pulled back an additional 2'-0" from Alternate 2 along NW Market St. for Oak tree health and no departure for upper level setback required
- North Massing is setback at Level 6 for better zone transition.
- Roof-top amenity is provided on Level 6 with both indoor and outdoor spaces for all season use

Challenges
- Departures required for: Structure Height, Maximum Structure Width, Façade Modulation, and upper level setback along rear lot line

Board Recommendation at EDG

ALTERNATIVE 1 (CODE COMPLIANT SCHEME)



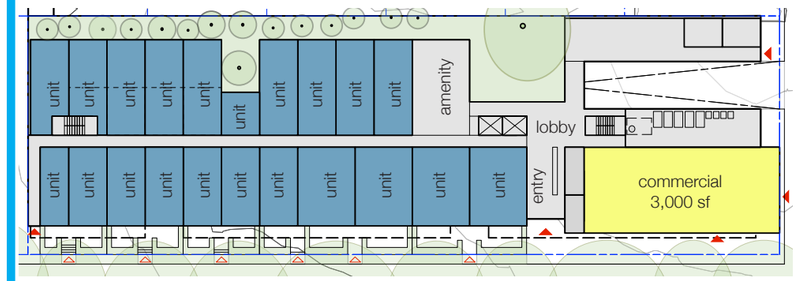
Street Level Plan

Aerial SE facing zone Transition

NW Market Street looking East

ALTERNATIVE 2

ALTERNATIVE 3 (PREFERRED SCHEME)



EDG RESPONSES

1. Massing Options, Zone Transition, and Exceptional Trees

Guidance:

a. *The Board liked how the heights of the massing between light courts is playful with the tree heights and really liked the rhythm of the articulation. The Board agreed that the upper-level light courts proposed in Alternative 3, with their large trees and abundant landscaping, would also make for a dynamic connection with the existing landscape and what is proposed in front of the live/work and commercial spaces. CS2-C-2, CS2-D-1, CS2-D-5, DC2-A-1, DC2-4*

b. *The Board commended the applicant's commitment to the use of CLT and felt that the height reduction that the construction affords goes a long way in helping reduce the overall height, bulk, and scale that results from the added height gained through the retention of the exceptional Fir tree. It was suggested that this construction type be expressed if possible. DC2-A-2, DC2-E-1.*

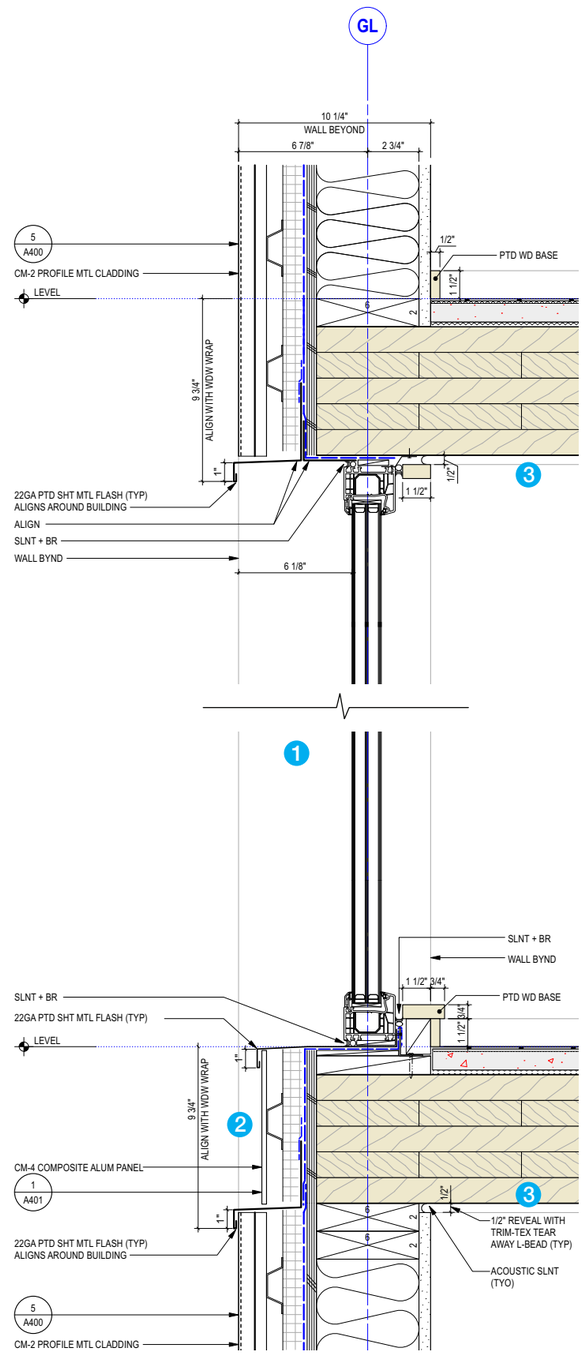
c. *Both members of the public and the Board supported the retention of the existing exceptional Fir tree and appreciated how the massing of Alternative 3 responded by setting back to provide space around it. The Board observed that this major massing modulation, along with the additional upper-level setbacks, adequately addressed the zone transition along the north property line. CS1-D-1, CS2-D-3.*

Design Response:

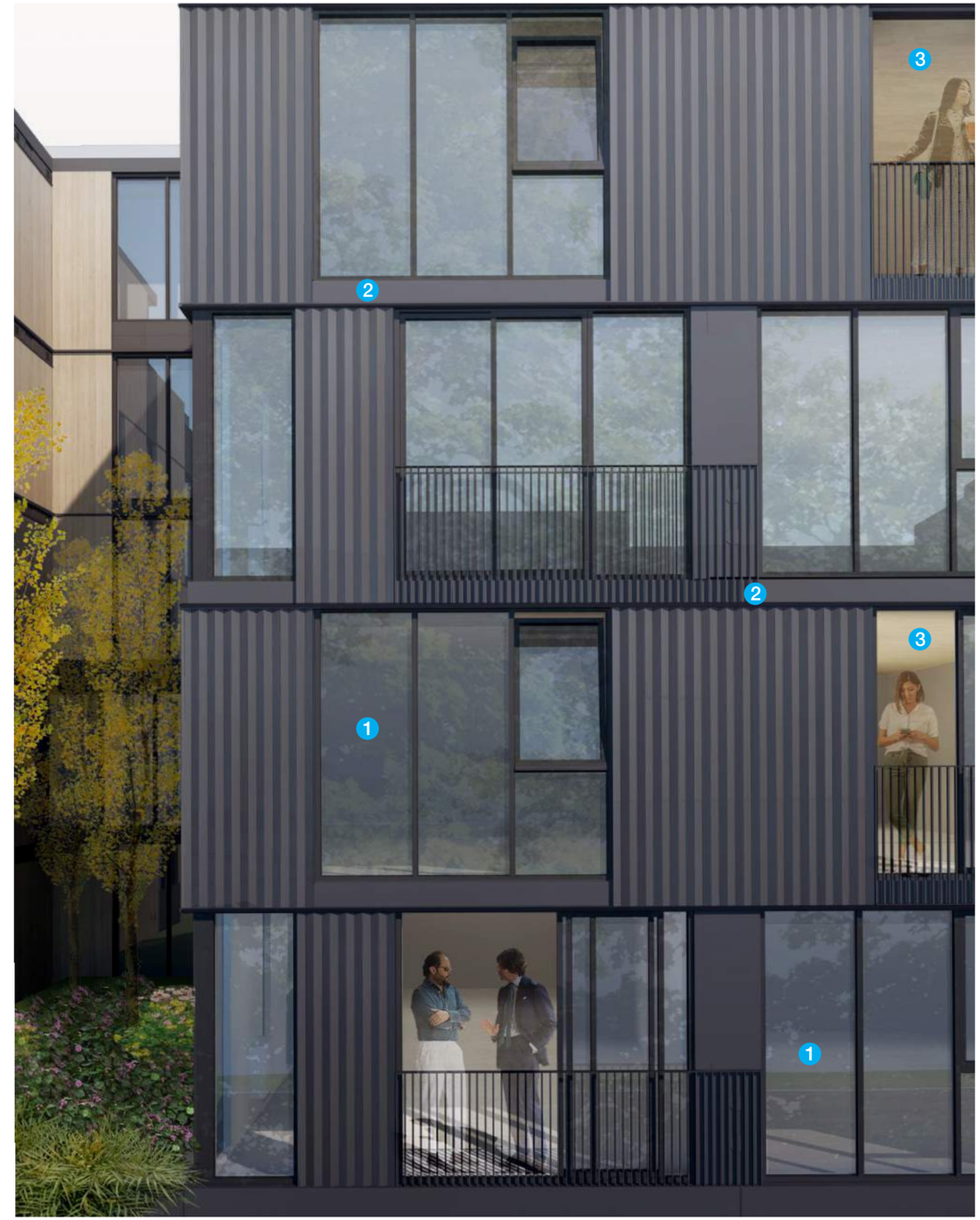
a. Guidance incorporated - see elevations on pages 38-39

b. The project has been advanced using CLT, which is expressed in three primary ways: 1 floor to ceiling windows and 2 horizontal bands at the floor levels work together to emphasize the CLT floor assembly, which is thinner than standard TJI construction (see diagrams to the right), while taking advantage of CLT's structural capabilities, and reducing the perceived building mass. (Per DC2.A.2, reduce perceived mass). CLT panels are exposed as ceilings throughout the building 3, a large part of both the interior spatial experience and the understanding of the building when looking up from the street and sidewalk. (Per DC2.E, expressed form legibility). The sixth level common amenity space also features an exposed CLT ceiling, with generous cantilevered eaves that form covered outdoor space, as shown on the rendering on the facing page.

c. The Fir tree has been retained as an important natural site feature. (Per CS1.D.1, incorporate existing landscape elements) - see plans and sections on pages 58-61



Typical wall section at window



Typical view of facade

View at south east corner of common amenity space

EDG RESPONSES

2. Street Level Connection

Guidance:

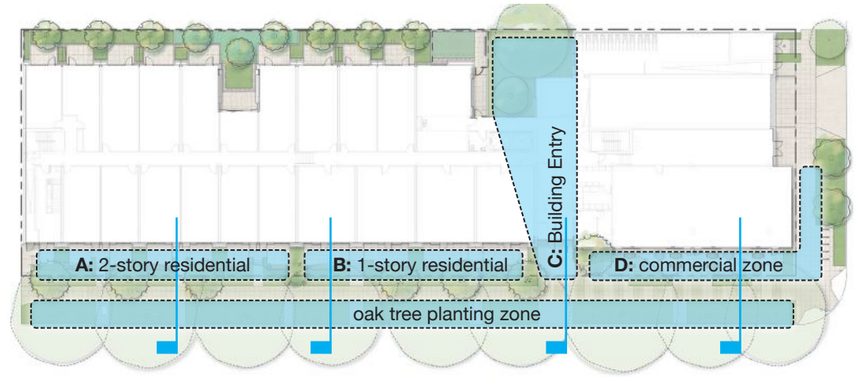
a. *The Board gave guidance that the character of the ground level street-facing residential units should feel more residential, not commercial. The Board appreciated the inclusion of raised decks, steps, and varied and layered landscaping, that help enhance the transition from public to private. The Board strongly encouraged the applicant to continue to develop an engaging and lush street frontage in this location using the overall composition of elements and the experiential nature shown in the vignettes throughout the EDG packet.*

Based on the landscape vignettes, the Board also expressed interest in how the two-story residential units could help break up the long facade and emphasized that the balconies shown seemed to be going in a nice direction. It was also suggested that the applicant look at how the modulation of the units might relate or respond to the Oak trees in the right-of-way. PL3-1-D, PL3-A-2, PL3-B-2, DC4-D, PL3-1-A (BSG)

Design Response:

a. The ground level has been further developed into four distinct zones. The primary building entry (C) is formed between the commercial space (D), and the residential units to the west (A + B). The two-story ground-level units (A) and single-story residential units (B) have different floor elevations to respond to the sloping sidewalk grade and provide visual interest along the frontage. (Per DC2.C.1, provide visual depth and interest) Both feature raised, cantilevered semi-private patios, entrance stoops, and lush landscaping – providing a rhythmic, varied, and engaging street experience for pedestrians and some privacy for residents. (Per DC2.D.2, provide character in texture and scale, PL3.A.2 coordinated elements, and PL3.B.2 integrated elements for privacy at ground floor residential units). The residential zones are also punctuated by brick piers that extend from grade to the cantilevered upper volume, and further differentiate it from the commercial frontage.

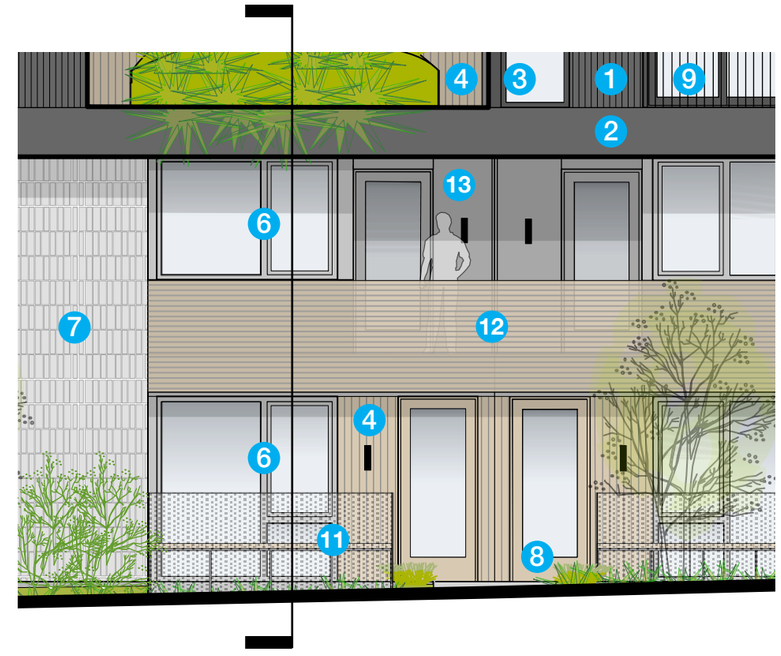
Streetscape elements are pulled back from the south property line to help preserve the long-term health of the oak trees, while providing space for layered landscaping that differs from the building entry (C) and commercial area (D). (Per CS1.D.2, connect to off-site features) (ref landscape planting diagram on pages 66-71).



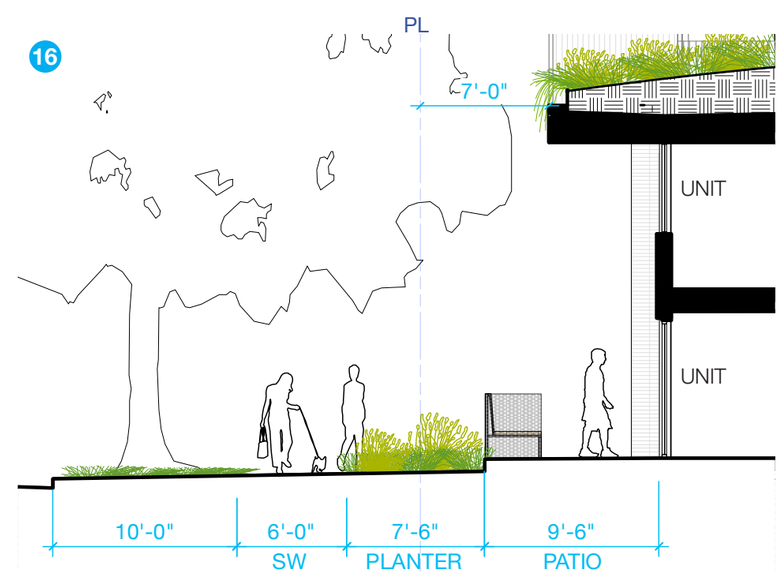
Site Plan Key

Key

1. Profile Metal Cladding - *Blue Grey*
2. Metal Panel - *Blue Grey*
3. Window and Door Frames - *Black*
4. Vertical Wood Siding
5. Metal Panel - *Platinum*
6. Window & Door Frames - Silver
7. Brick
8. Storefront Window & Doors - *Wood*
9. Flat Bar Guards - *Black*
10. Awning - *Blue Grey*
11. Residential Stoop Perforated Metal Screen
12. Horizontal wood screen
13. Two-story Unit Upper Level Porch
14. Large Sliding Doors
15. Exterior Commercial Space
16. (E) Oak Trees



A: 2-Story Residential Units Elevation



A: 2-Story Residential Units Section (additional sections on page 54

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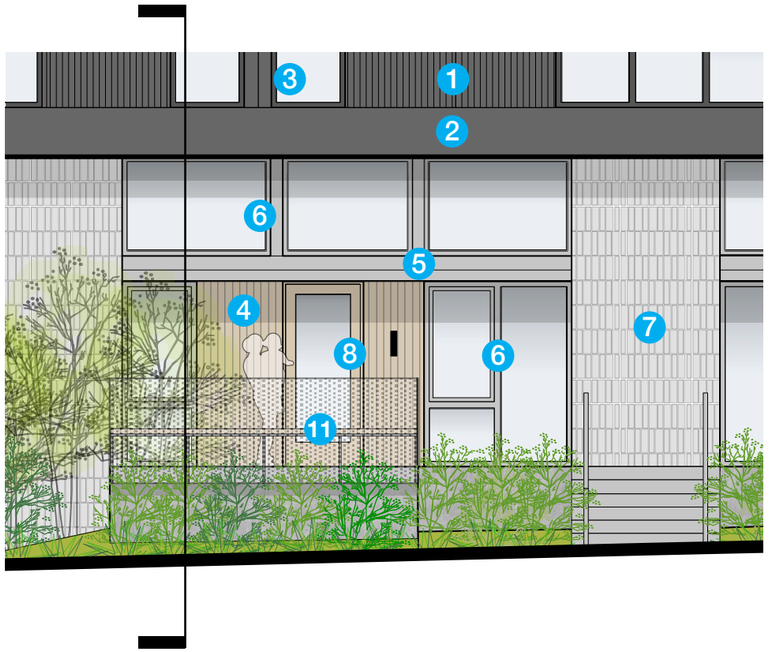
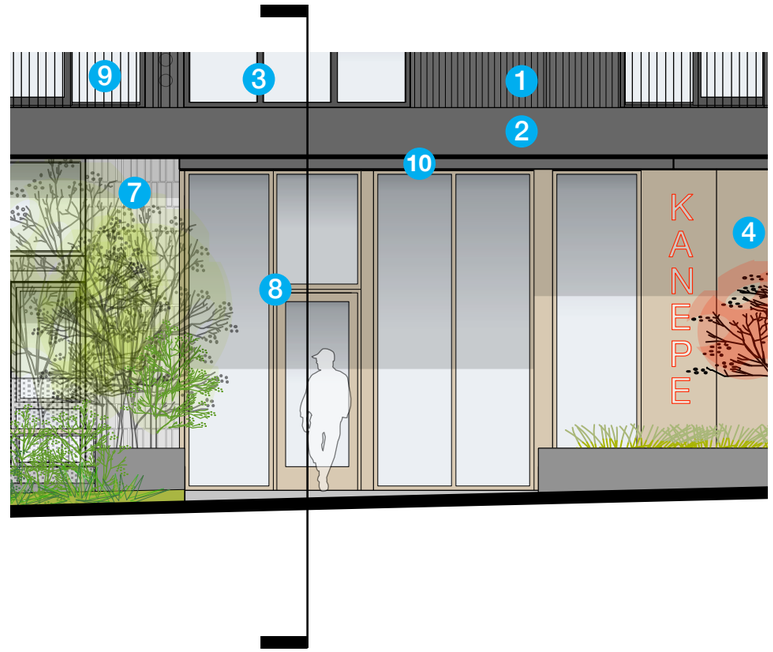
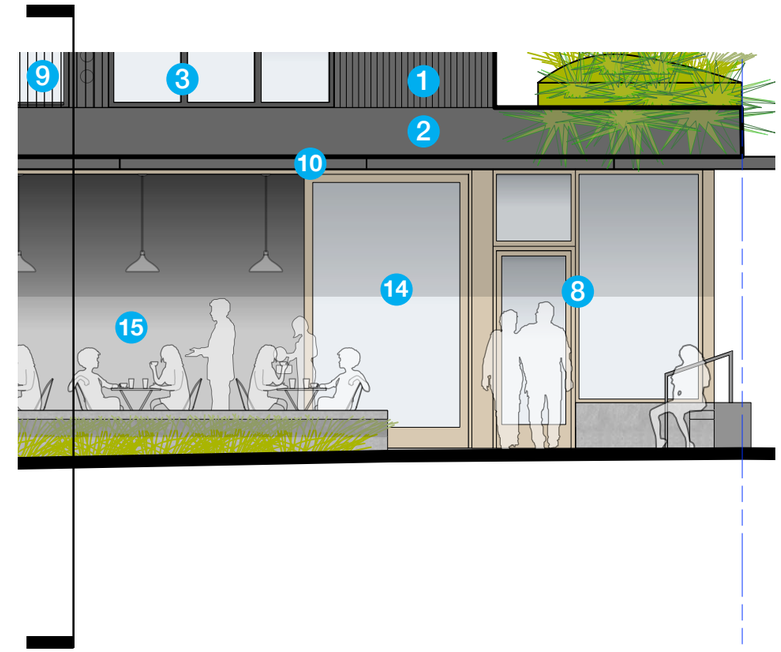


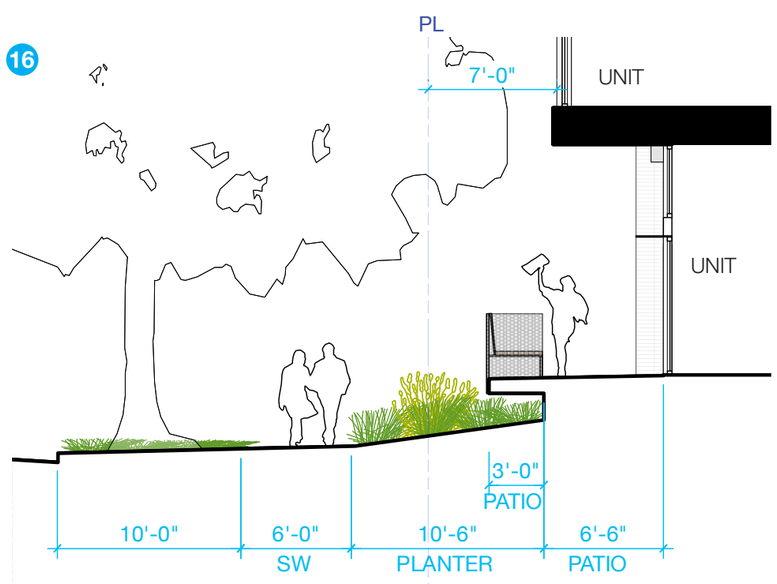
B: 1-Story Residential Units Elevation



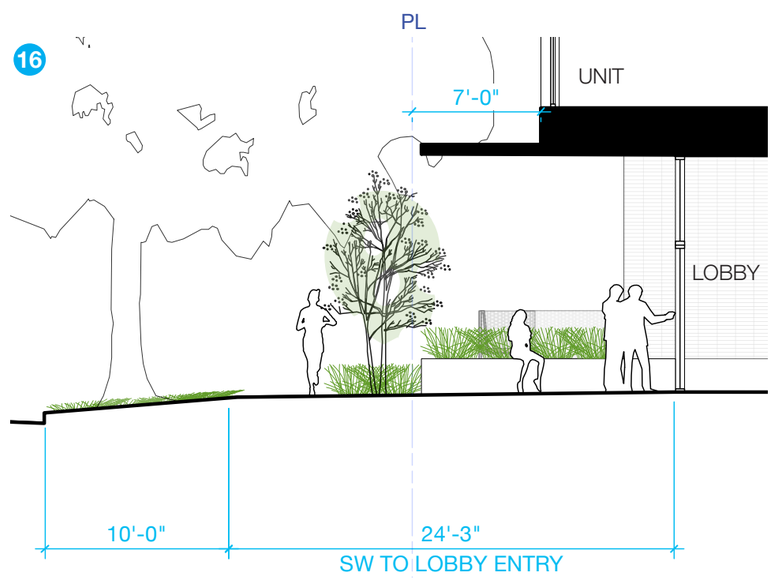
C: Residential Lobby Entry Elevation



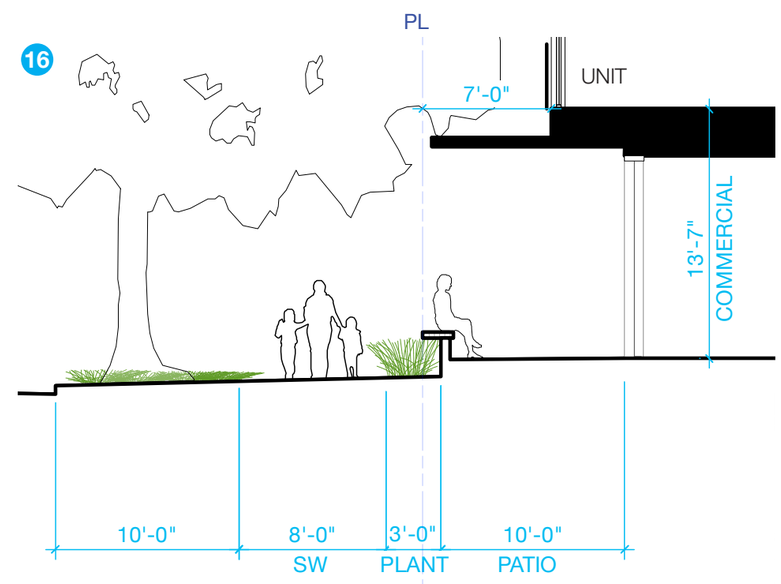
D: Commerial Zone Elevation



B: 1-Story Residential Units Section (additional sections on Page 52)



C: Residential Lobby Entry Section



D: Commerial Zone Section (additional sections on page 50)

EDG RESPONSES

2. Street Level Connection *(continued)*

Guidance:

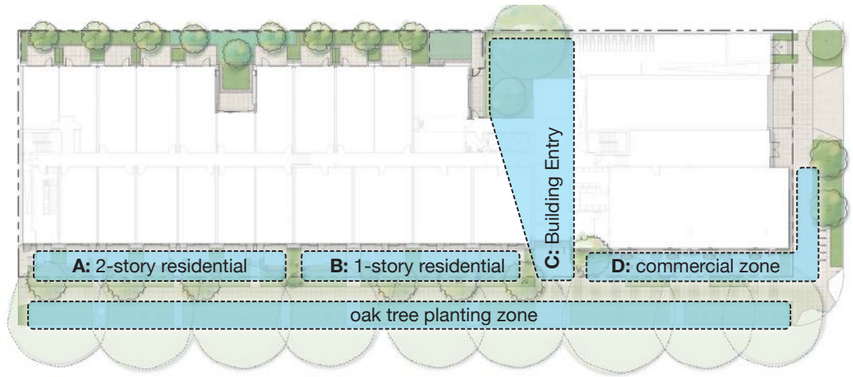
b. *The Board supported the location for the residential lobby shown on Alternative 3 because it served as a natural separation between the public commercial space at the corner to the east and the residential units to the west. It was unclear to the Board how identifiable the entry would be as shown at this early stage and they advised the applicant to continue to develop the entry so that it is easily seen, of a scale that compliments the overall treatment of the ground level and provides relief from the long length of residential units to the west. PL3-A-2, DC1-A.*

c. *The Board applauded the applicant for saving the exceptional Douglas fir tree and incorporating it into both the massing strategy and the programmatic layout of the building. The Board appreciated the proposed visual connection through the building from the street to courtyard and expressed great support for this aspect of the design to be retained moving forward. The Board suggested that this visual connection also be used to better define the entry, visually expand the public realm and help drive further modulation on the ground floor. CS1-D-1, DC1-A-1, DC3-B-3.*

Design Response:

b. The residential lobby (C) entry is clearly articulated as the space between the commercial (D) and residential zones (A+B) at street level. Highly visible building signage has been integrated into the composition 1, and the solidity of the adjacent brick and wood cladding elements further contribute to the creation of an inviting and clear building entrance. (Per DC1.A.1, visibility of entry, and PL3.A.1.c, signal a break from public sidewalk) A unique paving tone and pattern only used at the lobby entrance 2 and a unique soffit condition with integrated lighting 3 further articulate the residential lobby as clearly differentiated from the adjacent uses. (Per PL3.A.2, coordinate ensemble of elements).

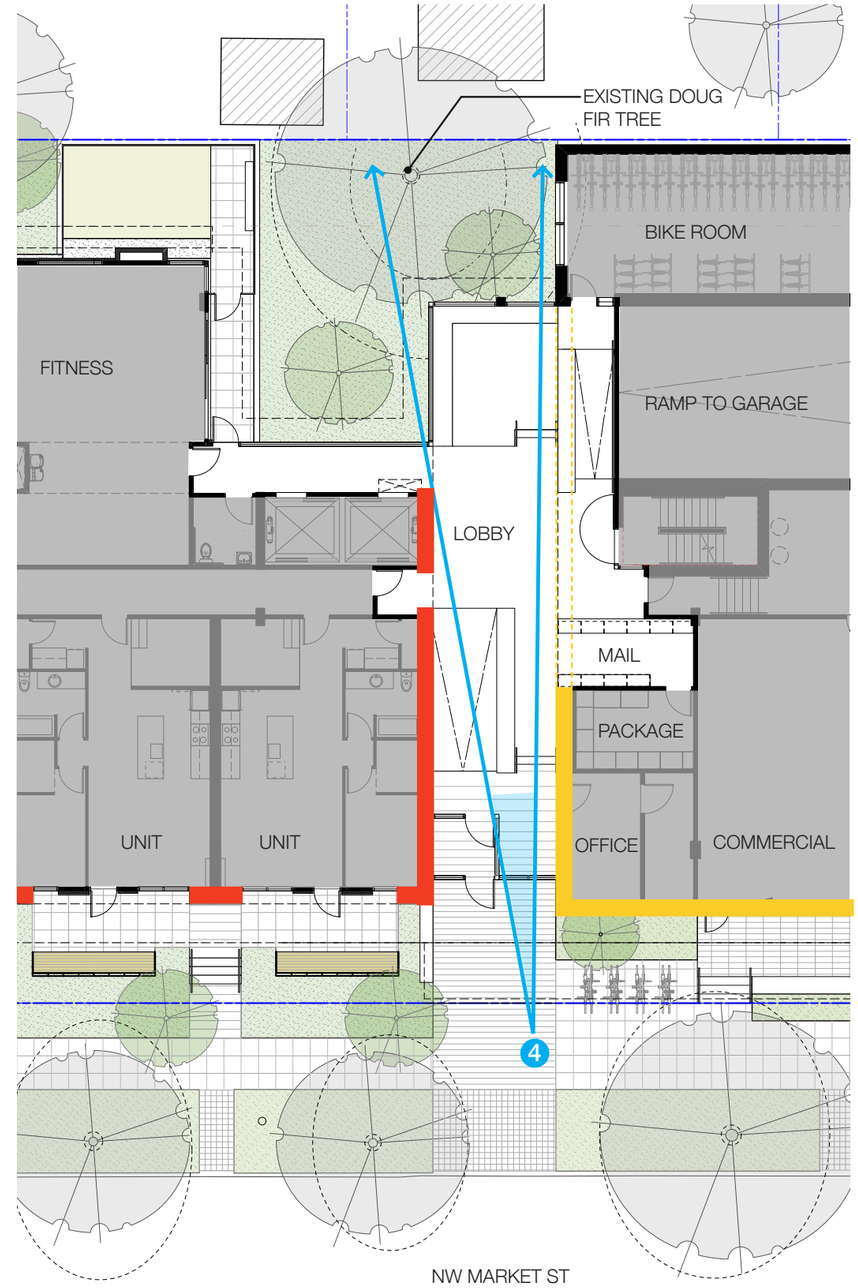
c. The fir tree is the prominent focal point of the slightly recessed residential entry and lobby and can be seen from the sidewalk along Market St (Per DC3.B.3, connection to other open spaces), further identifying the residential lobby as unique from the other ground floor uses 4, as shown on the rendering. (Per PL3.A.1.c. provide a welcoming and identifiable entry).



Site Plan Key

Key

- **Residential:** Brick Veneer
- **Commercial:** VG Fir Storefront and panels
- **Lobby:** Visual Connection to Fir Court



Lobby Plan

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View at residential lobby entrance

EDG RESPONSES

2. Street Level Connection *(continued)*

Guidance:

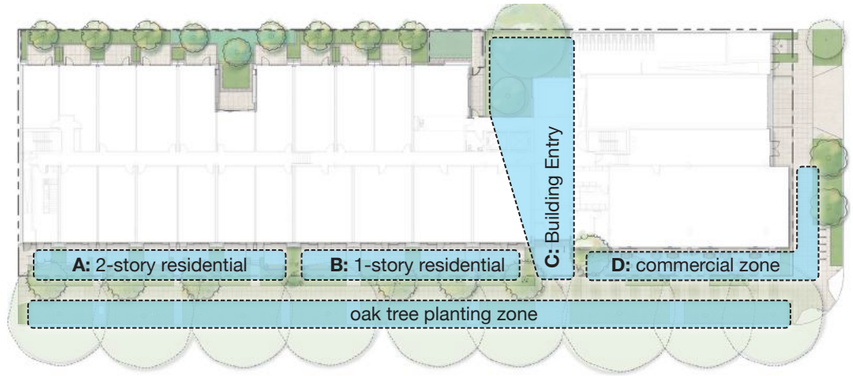
d. The Board was supportive of the location of the commercial space at the corner and thought of this as an extension of the commercial to the east of the site. They suggested that the commercial space should be able to open onto the exterior patio space, strengthening the potential for it to serve as an extension of the right of- way experience, and be transparent on its northeast corner to allow for more visual connection through the space from the neighborhood. The variety of semi-private seating opportunities shown on the commercial frontage vignette on page 46, was also well received and the Board supported the further development of this approach moving forward. PL3-A-B, PL3-C, DC3-C-2.

e. There was some concern expressed by the Board that the scale of the single-story commercial space along 9th Ave NW was too small relative to the scale of the massing set back above it. The Board suggested that the applicant look at ways to animate the roof of the commercial space, whether that be with private patios for the units above, an outdoor amenity area with vertical elements, or treating it in a similar way to the light courts with landscaping of a similar size and lushness. CS2-C-1, DC2-A-1, DC3-C-2.

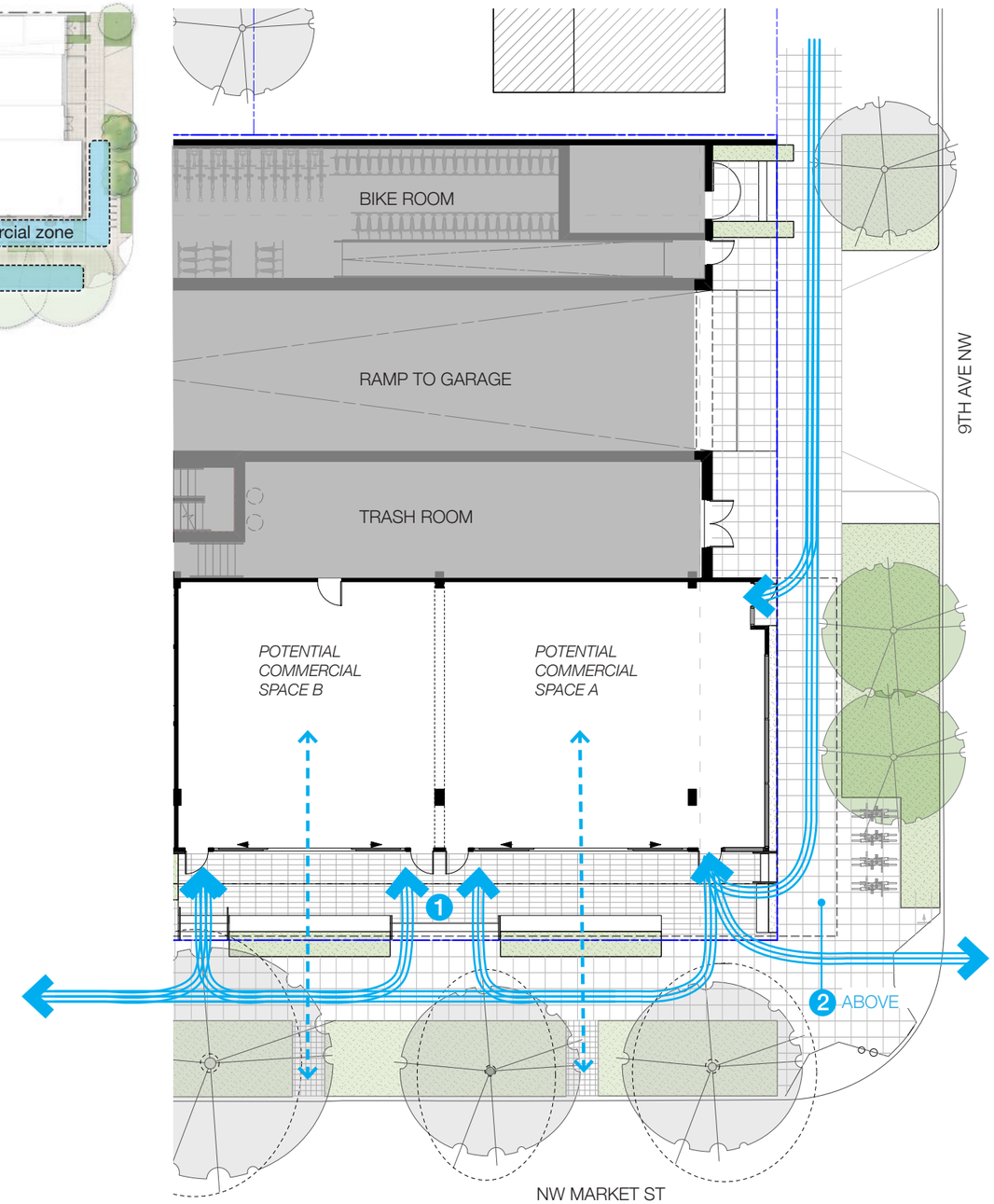
Design Response:

d. The commercial space at the corner has been further developed to be highly transparent and connected to the adjacent rights of way. A semi-public space has been created on the south side, with integrated seating and landscaping, providing opportunities for the commercial activity to spill into the right of way further animate the corner. (Per PL3.A.1.b, covered and ample retail entries, PL3.C.1, porous retail edges) 1

e. See 2 for the updated, animated roof of the commercial space along 9th Ave NW. (Per DC2.A.1+2, arrange building mass with proposed use of building, reduce perceived mass, CS2.C.1, corner site as focal point and strong urban edge)



Site Plan Key



Commercial access and connection diagram

View at residential lobby entrance

EDG RESPONSES

3. Landscape Design

Guidance:

a. *The success of the overall massing design relies on the visibility of the large-scale vertical trees and lush planting being proposed in the second level light wells. For this to be achieved, the applicant stated that proper depth of soil would be provided in these locations to guarantee that multi-story trees are possible and sustainable. The Board strongly suggested that this be carried forward as it was a critical aspect of supporting the massing approach. DC3-C-3, DC4-D.*

b. *The Board stressed the importance of an integrated architectural and landscape design and reiterated that the landscape/hardscape approach and planting selection should complement the program space that it relates to. In line with the vignettes and inspiration images presented, the Board encouraged the use of materials and planting of a residential scale found in the neighborhood be used in the areas in front of the ground-floor units and in choosing elements appropriate for a shade garden under the Fir tree. DC4-D*

   The Board also suggested that the applicant look at extending the landscape design to include the planting strip for a more cohesive and immersive experience along the street frontage. CS2-B-2.

Design Response:

a. The planting in the light courts on Level 2 are situated within 24" raised planters with the soil volume mounding to 36" depth to accommodate the appropriate soil depth needed to support the groves of columnar Swedish Aspen trees, a tall narrow tree with a light, porous canopy that turns yellow in the fall. The groundcover planting scheme includes a lush carpet of ferns and Bergenia with accents of Japanese anemone perennials for seasonal interest. The edge of the planters will feature drooping leucothoe a broadleaf evergreen that will cascade over the edge of the planter and be visible from the public right of way. (Per DC4.D.1+4 place making and reinforcing architecture with plant material choice).

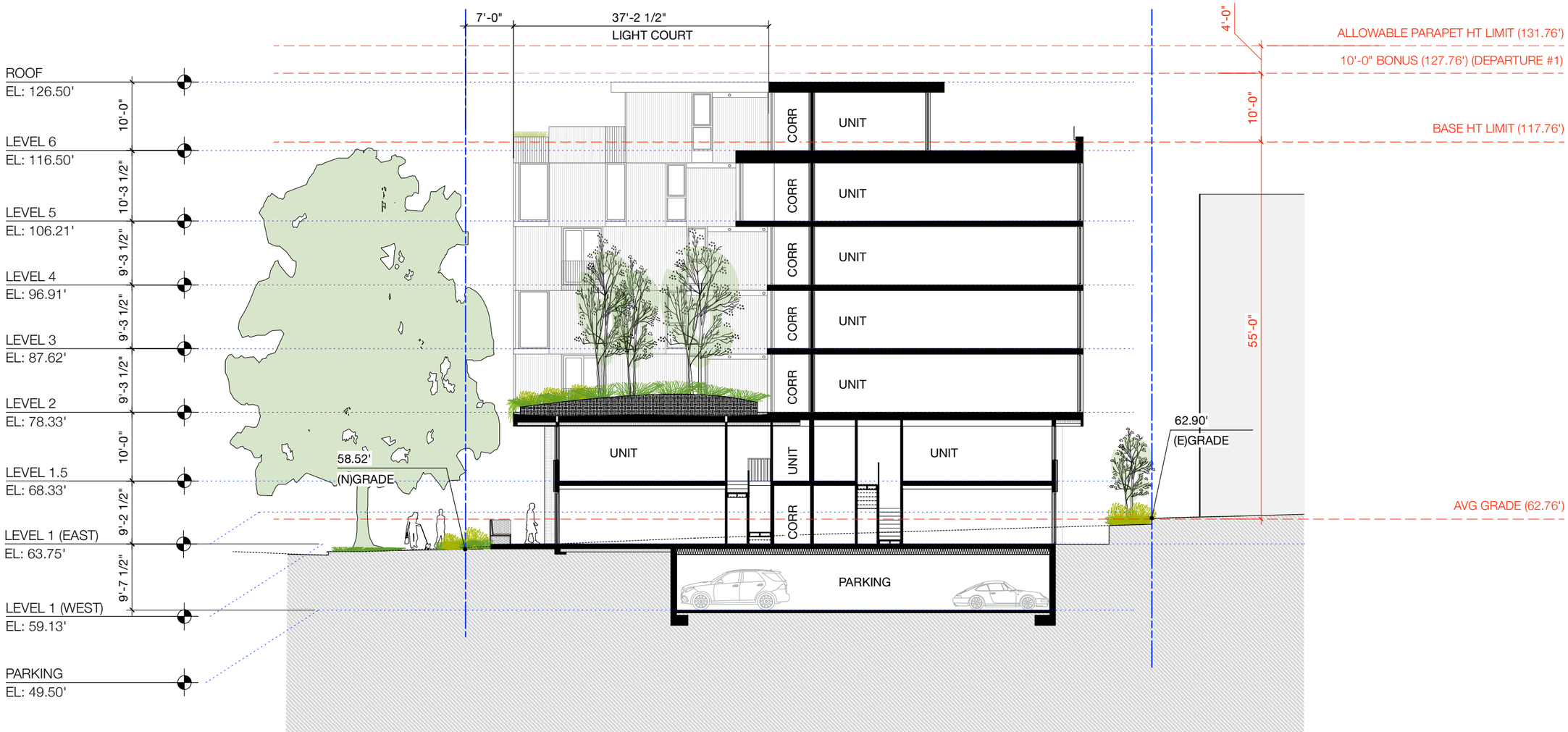
b. The transition between the public sidewalk and private ground floor units is mediated with a generous 7' buffer of planting, accentuated by the cantilevered residential patios, which allow the planting to further extend below the patios. The layered planting scheme within this buffer features, softer flowering perennials for seasonal interest, with taller evergreen shrubs for structure and privacy between units, and a series of Japanese stewartias, a smaller understory tree in line with the residential scale of the neighborhood. To help break down the scale of the Market street frontage, the landscape buffer features two varied planting schemes: one for the higher ground floor units to the east and one for the lower units to the west. (Per PL3.A.1.d, intimate and identifiable ground level unit entries, DC3.C.2, attractive outdoor spaces well suited to uses).

   The planting strip under the existing large red oaks have been widened to 9.5' to support the health of the trees. Per the direction of SDOT urban forester Ben Roberts and due to the extensive root structure of the trees, we have kept the planting here predominantly grasses. We plan to create seasonal interest by hydroseeding the grasses with a wildflower mix. (Per CS2.B, site characteristics and connection to the street, CS1.D.2, using existing trees to buffer building scale).

   The shade woodland garden on the north side of the property will feature native and adaptive species to complement the large existing Fir tree. The courtyard will also feature a specimen Japanese maple in the foreground with a variety of groundcovers such as Japanese forest grass, Japanese Holly fern, and perennials that provide bright seasonal pops of color throughout the year, such as astilbe, rocket ligularia, and flowering hellebores. (Per DC3.C.2, create attractive outdoor spaces).

Planting Plan - Upper Levels

Planting Plan - Ground Floor



Section through light court

EDG RESPONSES

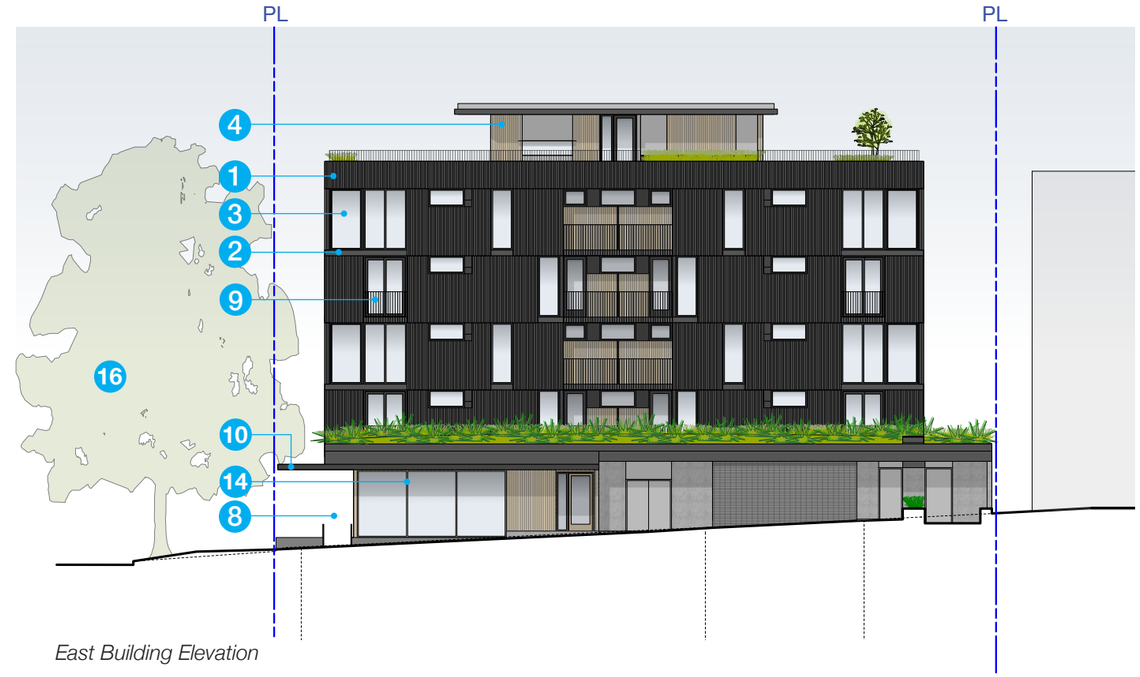
4. Facade Treatment and Exterior Materials

Guidance:

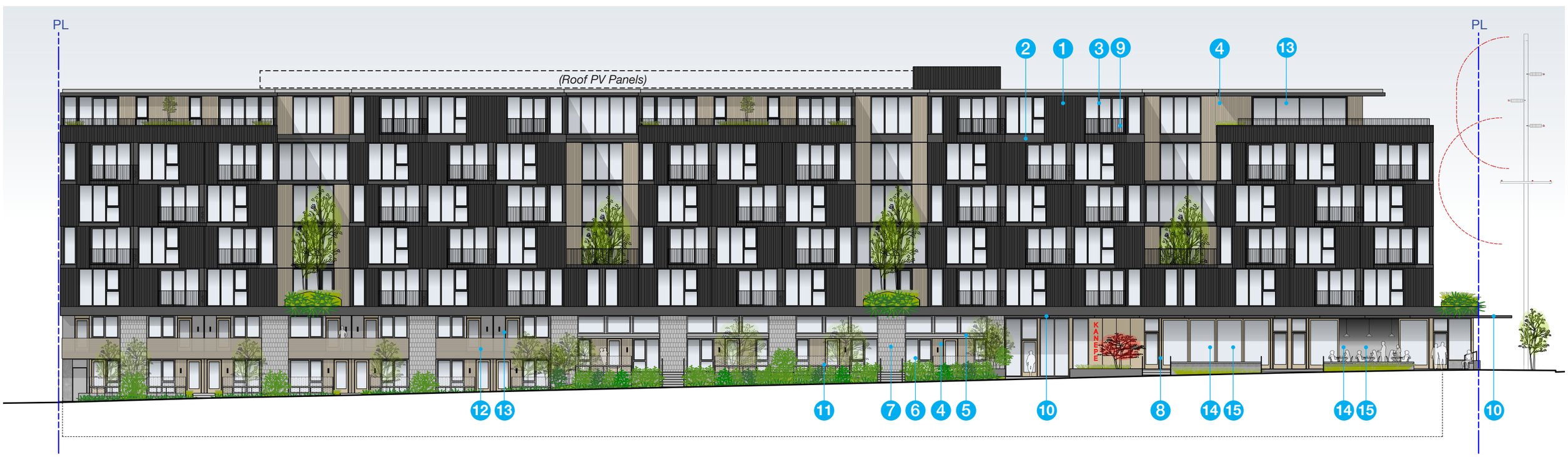
a. *The Board expressed concern with the lack of glazing implied on the facades, particularly the 9th Ave NW façade, and encouraged the applicant to study the amount of glazing shown to avoid blank walls. DC2-B-1.*

Design Response:

a. See proposed elevations. The project is maximizing the allowable glazing percentage (per SEC) and the east elevation has been developed with exterior unit decks, corner glazing, and continuity of material. (Per DC2.B.1, design façade composition as expression of whole).



East Building Elevation



South Building Elevation

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Key

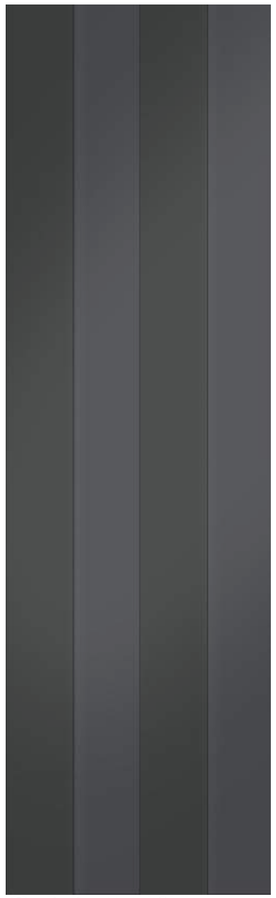
1. Profile Metal Cladding - *Blue Grey*
2. Metal Panel - *Blue Grey*
3. Window and Door Frames - *Black*
4. Vertical Wood Siding
5. Metal Panel - *Platinum*
6. Window & Door Frames - Silver
7. Brick
8. Storefront Window & Doors - *Wood*
9. Flat Bar Guards - *Black*
10. Awning - *Blue Grey*
11. Residential Stoop Perforated Metal Screen
12. Horizontal wood screen
13. Two-story Unit Upper Level Porch
14. Large Sliding Doors
15. Exterior Commercial Space
16. (E) Oak Trees

West Building Elevation

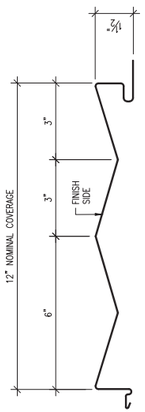
North Building Elevation

Design Proposal

PROPOSED EXTERIOR MATERIALS



1 Profile Metal Siding
Morin Z-12 | Blue Grey



2 10 Metal Panel
Reynobond | Blue Grey

3 Window & Door Frames
Eco Windows | Jet Black

4 Vertical Wood Siding
Alaskan Yellow Cedar 1"x4"

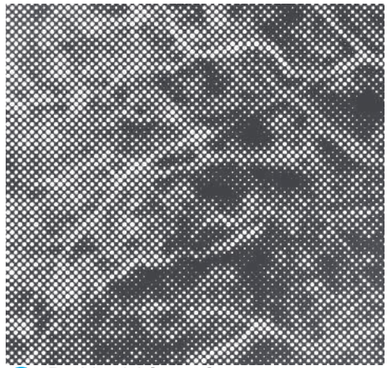
5 Metal Panel
Reynobond | Platinum

6 Window & Door Level 1
Eco Windows | Silver

7 Norman & Econ Brick
Mutual Materials | Aspen

8 Wood Storefront
Quantum | VG Douglas Fir

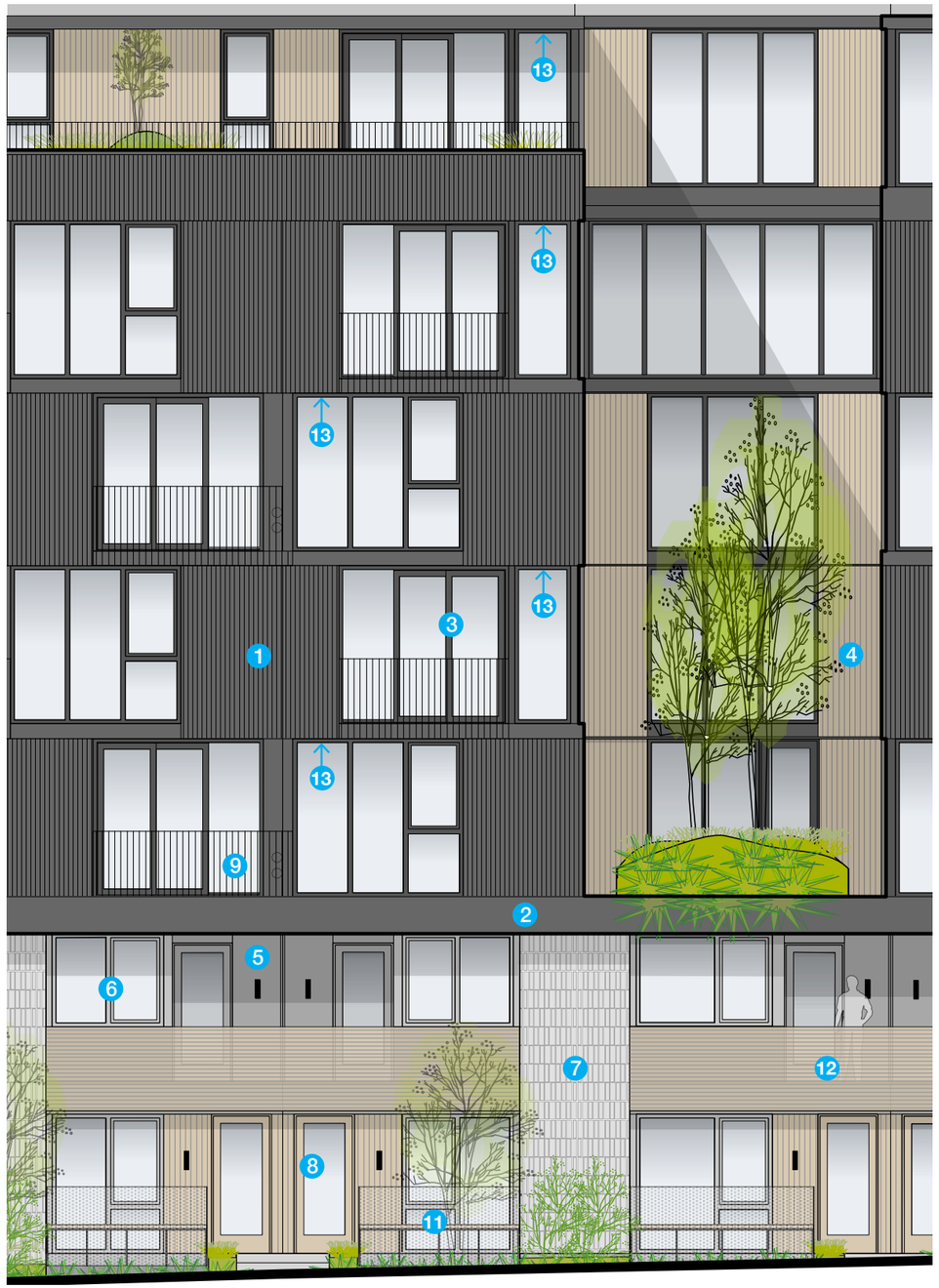
9 Flat Bar Guards
Powder Coated Black



11 Residential Stoop Screen
Perforated Metal | Black

12 Horizontal Screen
Wood

13 Exposed CLT Soffit
Interior & Exterior



South Partial Elevation

FA Johnson DEVELOPMENT

PUBLIC47ARCHITECTS

View at SE Commercial Corner

Perspective Rendering: NW Aerial

EDG Perspective
significant development includes widow location
window size, exterior cladding, materials

Perspective Including Market Oak Trees
The NW Market Red Oak trees are a dominant
feature of the site, a majority of the southern facade
will be shaded by the +50 year old trees.

Aerial - SE Corner

Perspective Rendering: SE Aerial

EDG Perspective
significant development includes widow location
window size, exterior cladding, materials

Aerial - NW Corner

Perspective Rendering: NW Market St

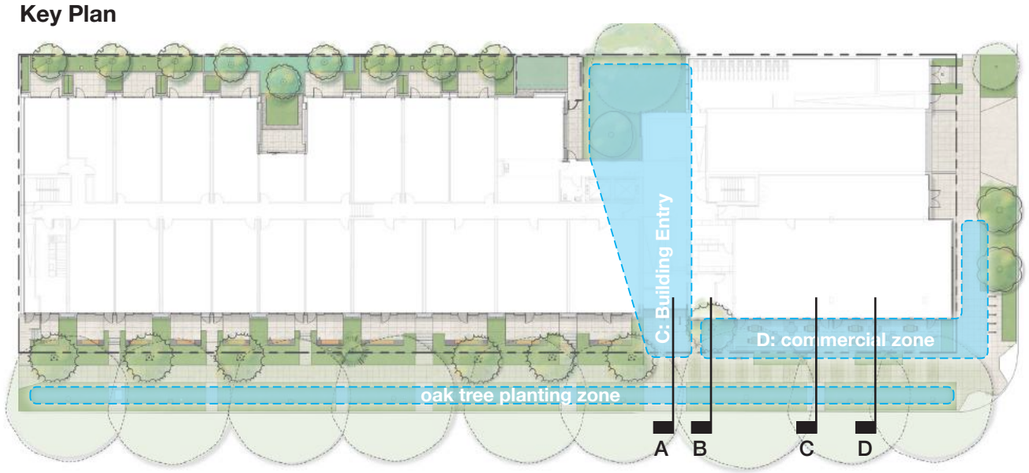
EDG Perspective
significant development includes widow location window size, exterior cladding, materials, and site design

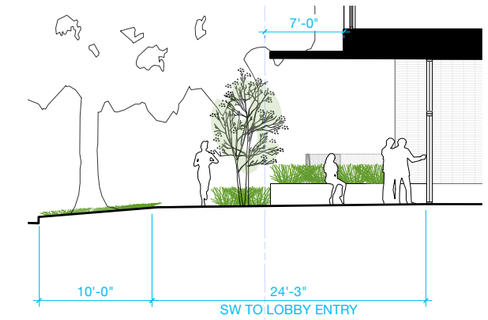
View from SE corner

Perspective Rendering: NW Market Commercial Corner

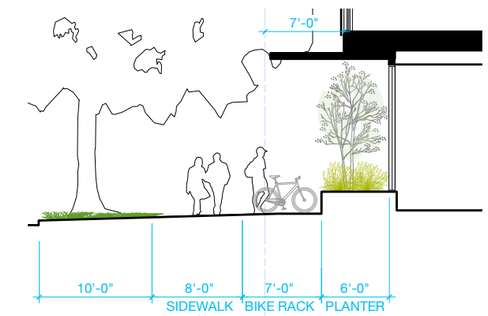
EDG Perspective
significant development includes widow location
window size, exterior cladding, rooftop massing,
commercial apprearance, and storefront

Key Plan

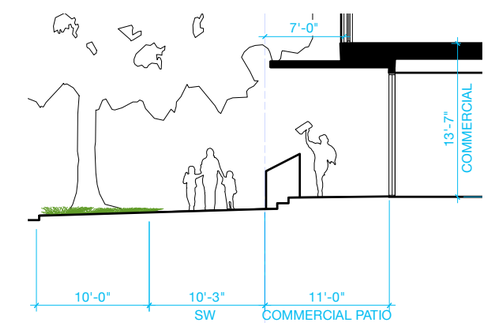




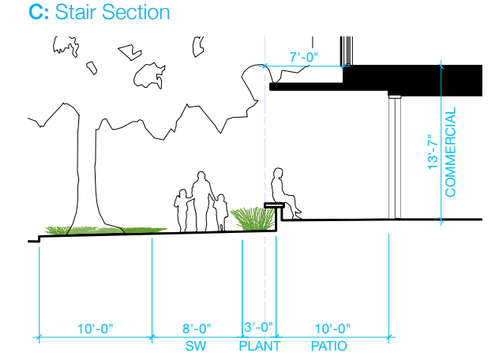
A: Lobby Entry Section



B: Planter Section



C: Stair Section



D: Patio Section

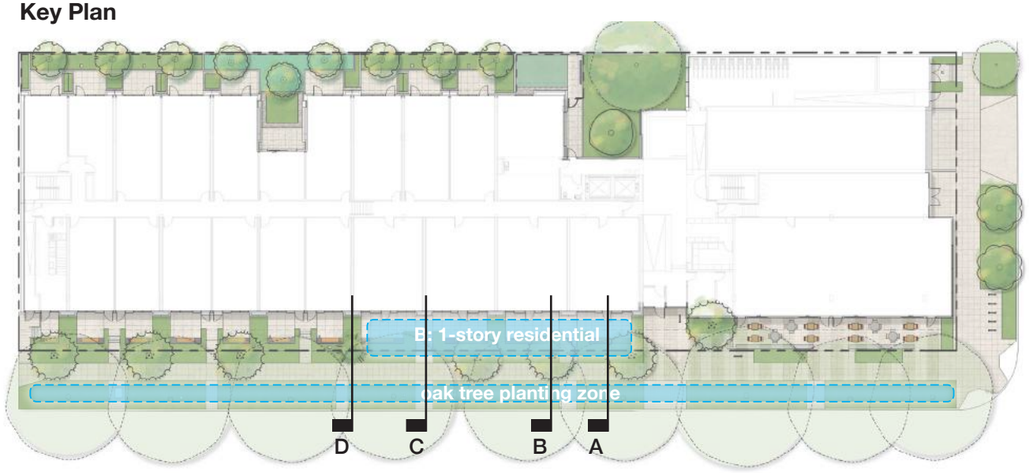
FA Johnson DEVELOPMENT PUBLIC47ARCHITECTS

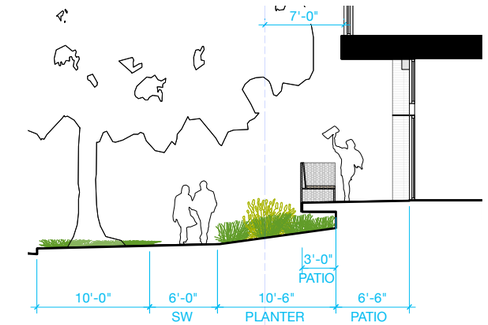
View at residential lobby entrance

Perspective Rendering: Market Ave NW facing West @ Single Story Units

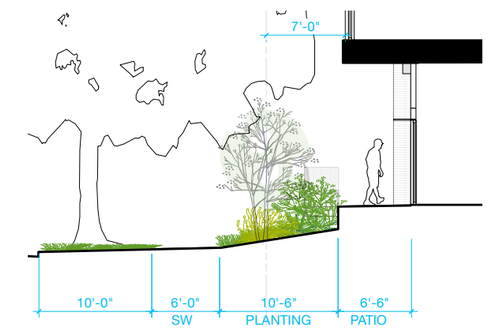
EDG Perspective
significant development includes exterior cladding,
Level 2 massing and site design - Landscape

Key Plan

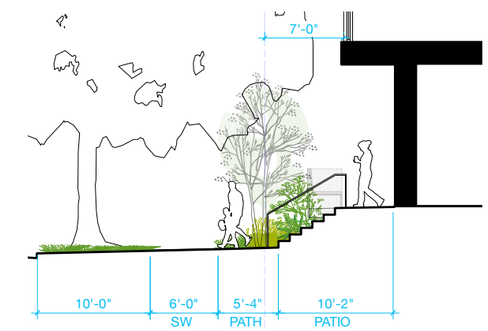




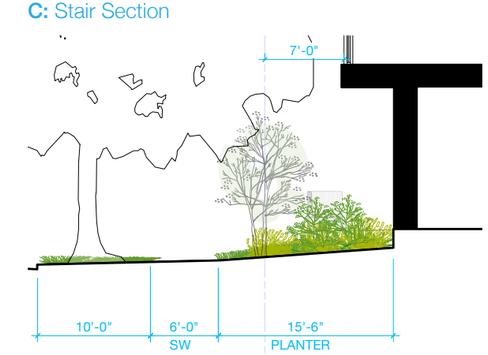
A: Patio Section



B: Unit Planter Section



C: Stair Section



D: Shared Planter Section

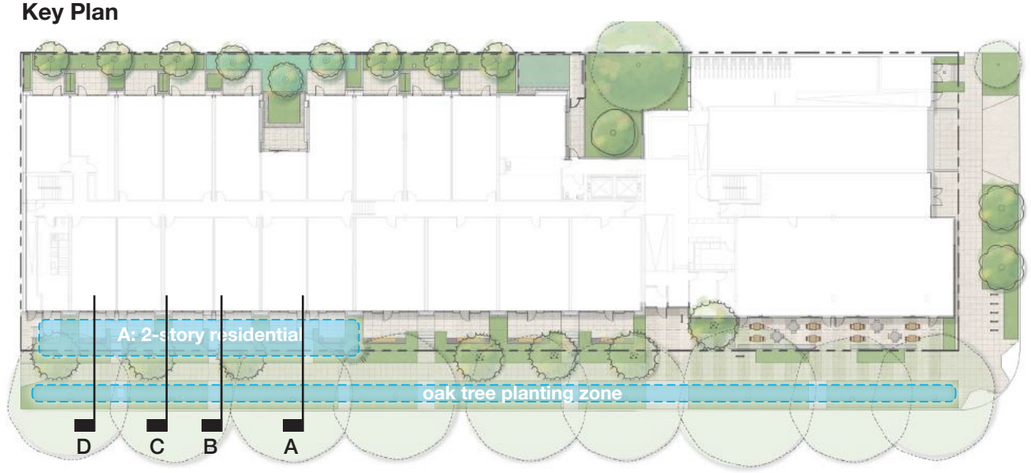
FA Johnson DEVELOPMENT PUBLIC47ARCHITECTS

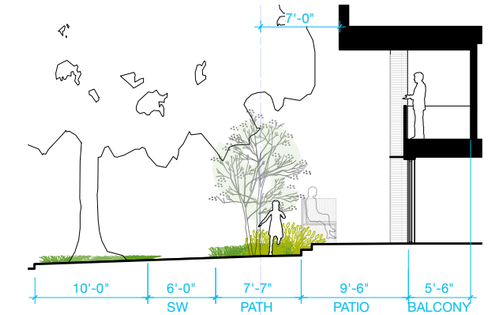
View at 1-story residential stoops

Perspective Rendering: Market Ave NW facing West

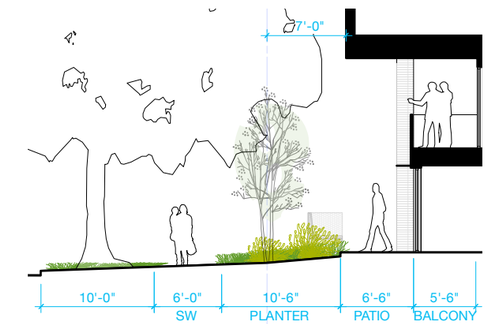
EDG Perspective
significant development includes exterior cladding,
Level 2 massing and site design - Landscape

Key Plan

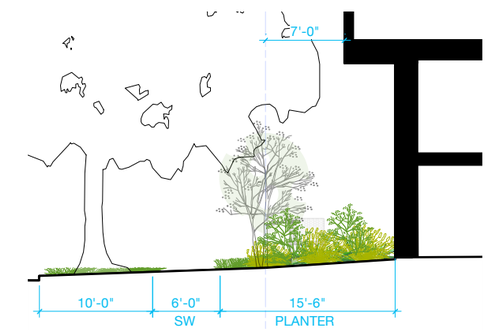




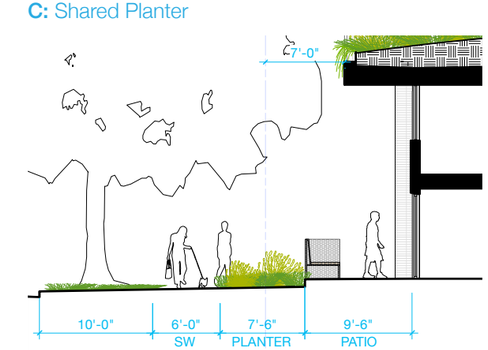
A: Stair Section



B: Unit Planter Section



C: Shared Planter



D: Patio Section

FA Johnson DEVELOPMENT PUBLIC47ARCHITECTS

View at 2-story residential stoops

Perspective Rendering: NW Market Primary Building Entry

EDG Perspective
significant development includes entry location
storefront, exterior cladding, & site design

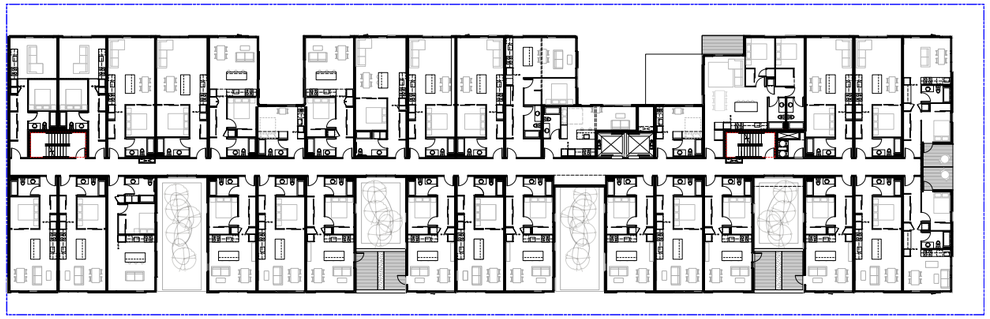
View at residential lobby entrance

Perspective Rendering: NW 9th St facing SW

EDG Perspective
significant development includes widow location
window size, exterior cladding, rooftop massing,
ground level elements

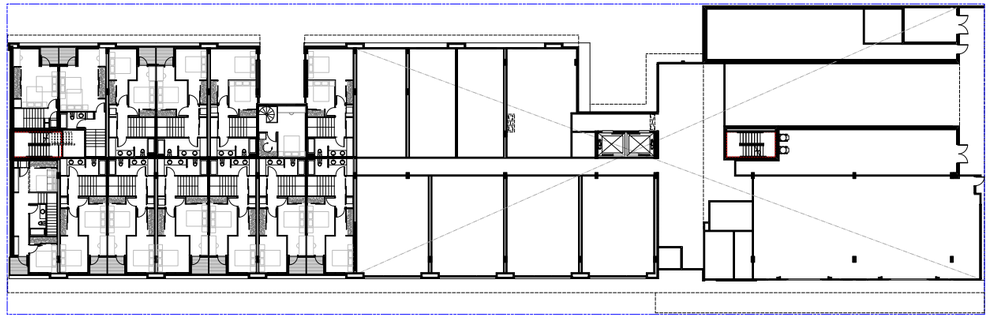
View from NE corner

2D Drawings: Floor plans and composite site plan

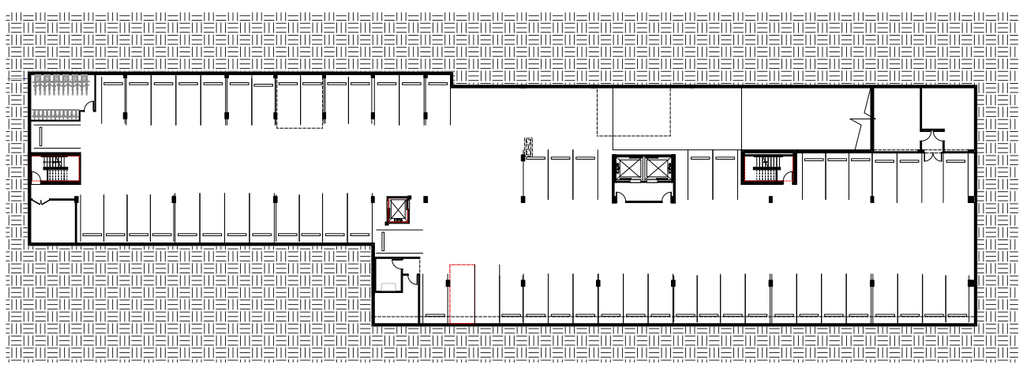


Level 3

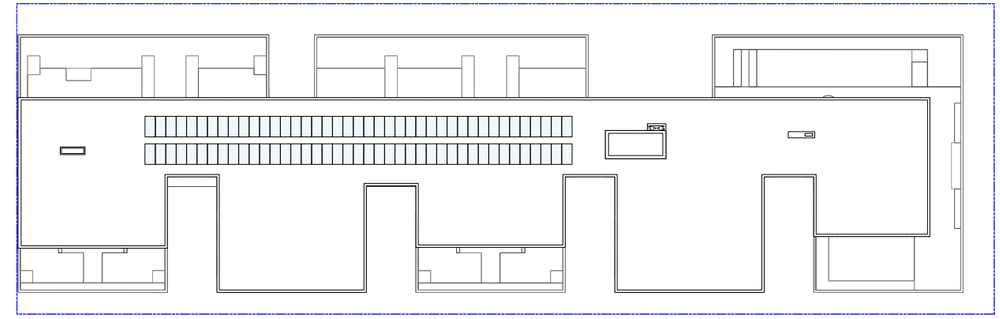
Level 2



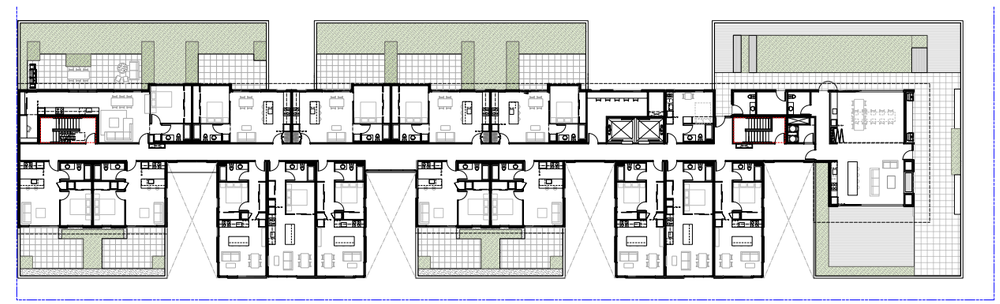
Level 1.5



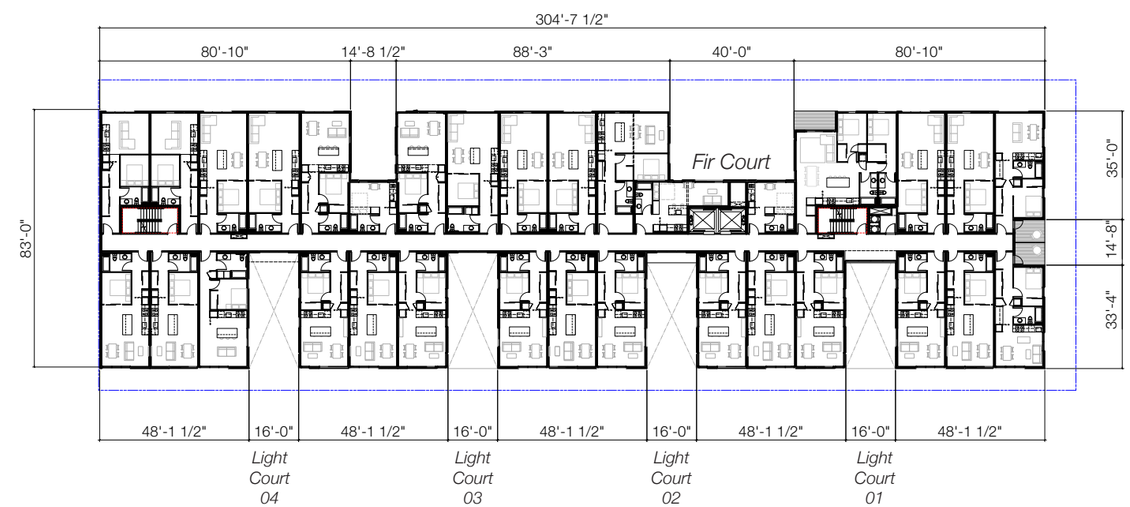
Level P1



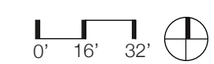
Roof Level



Level 6



Level 4-5
Typical Dimensions



FA Johnson DEVELOPMENT

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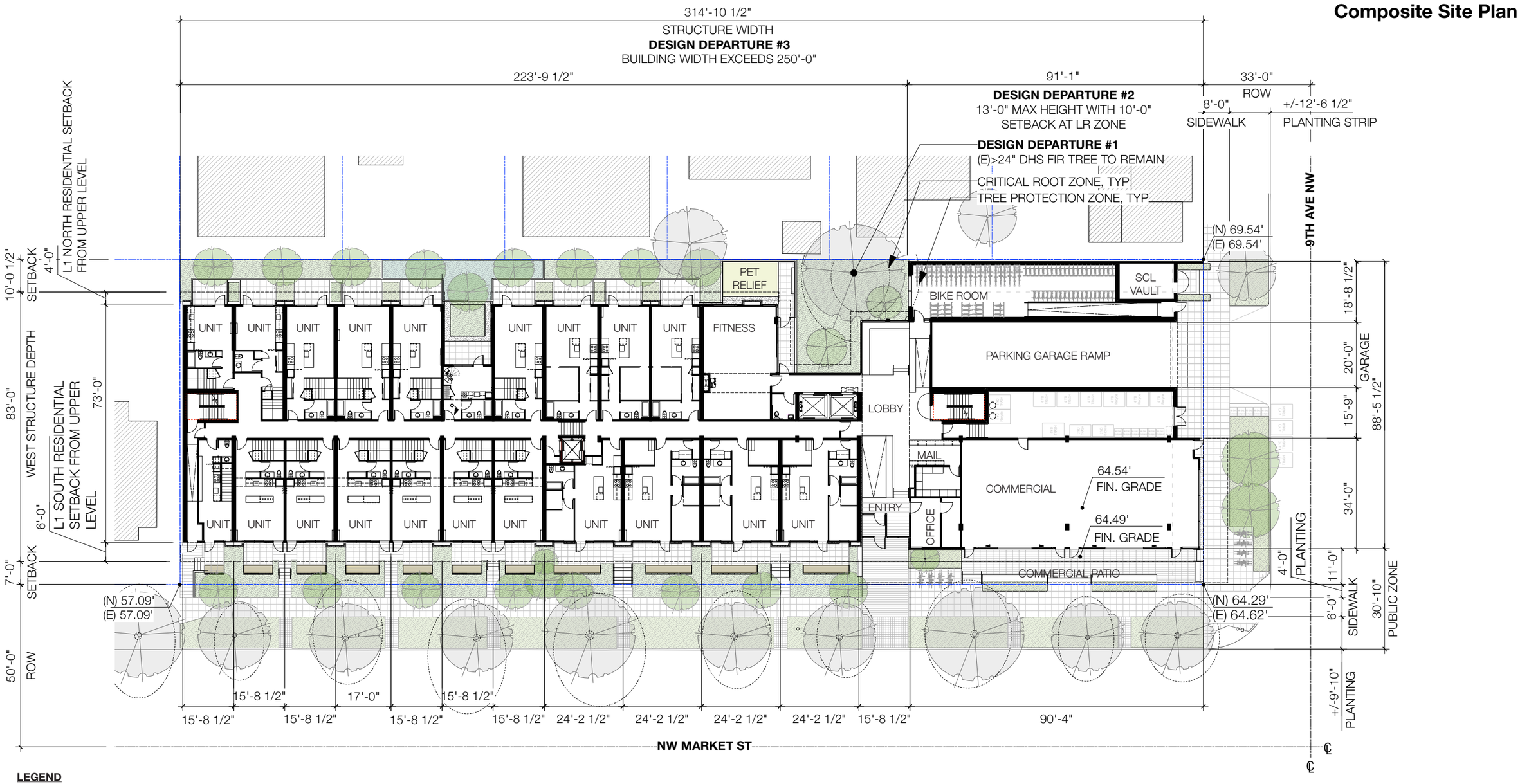
Composite Site Plan

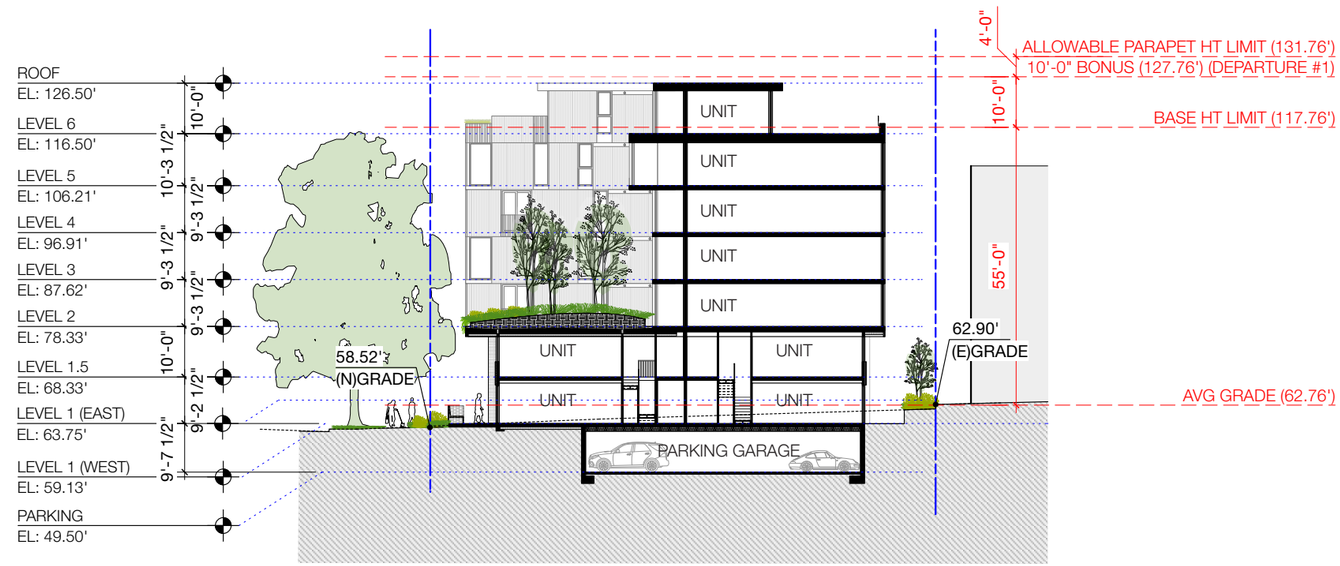


LEGEND

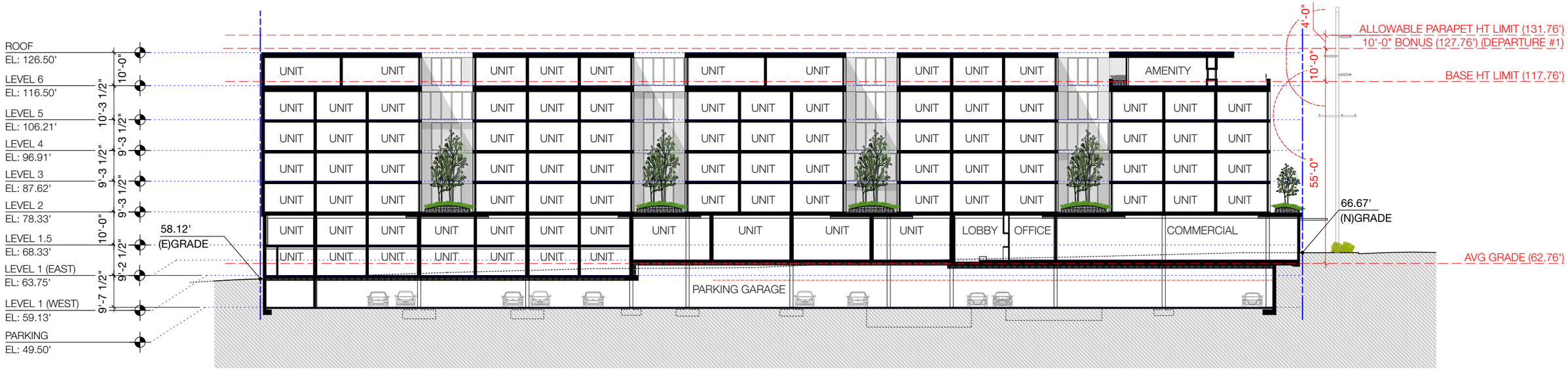
- EXISTING TREE
- NEW TREE
- PLANTING
- HARDSCAPE

0' 15' 30'

2D Drawings: Sections



N-S Section @ 2-Story Units



E-W Section @ South Light Courts

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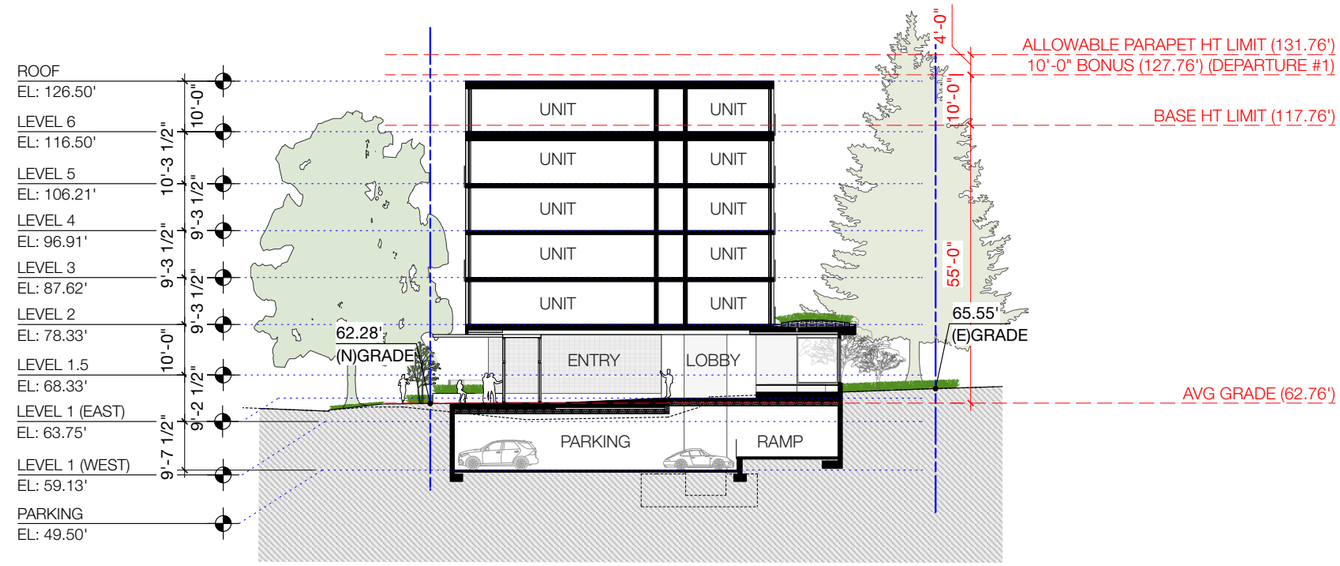
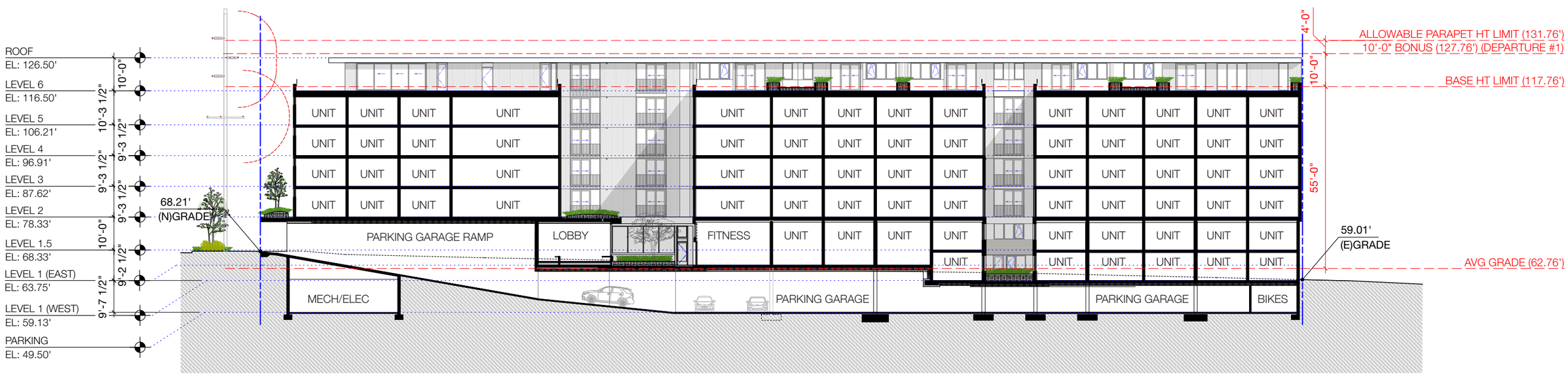
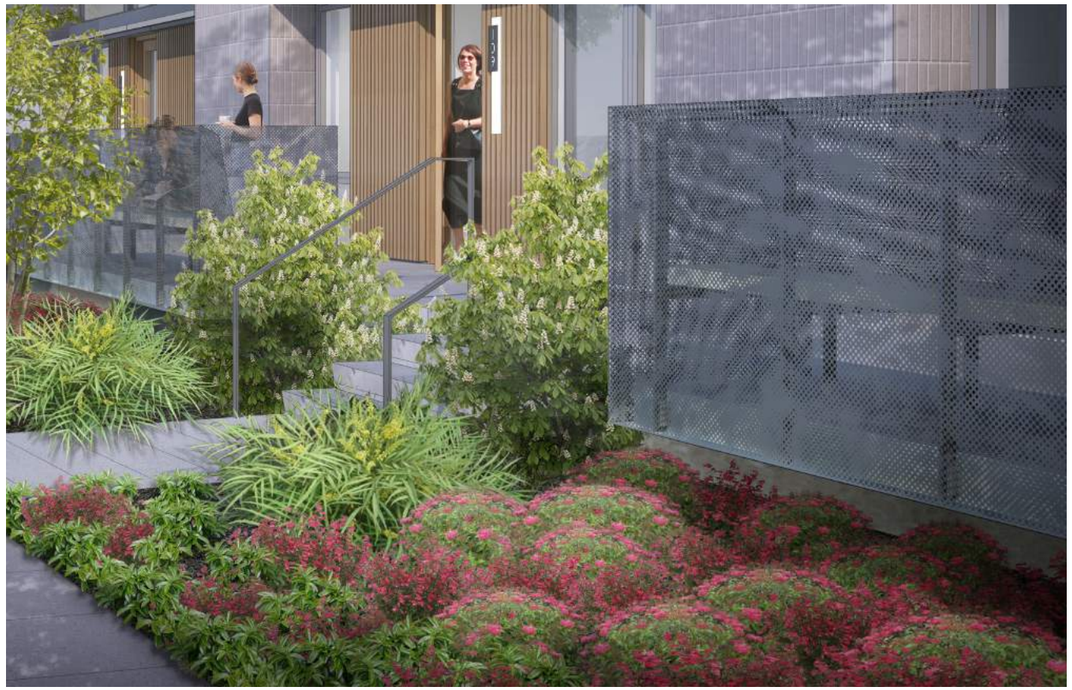


N-S Section @ Lobby



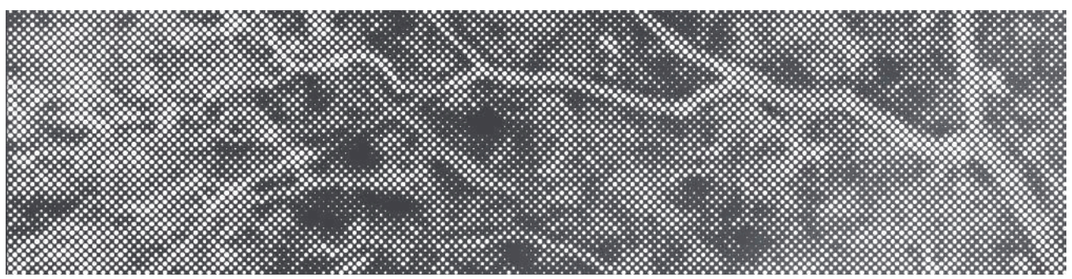
E-W Section @ North Light Courts

Details: NW Market Privacy Bench

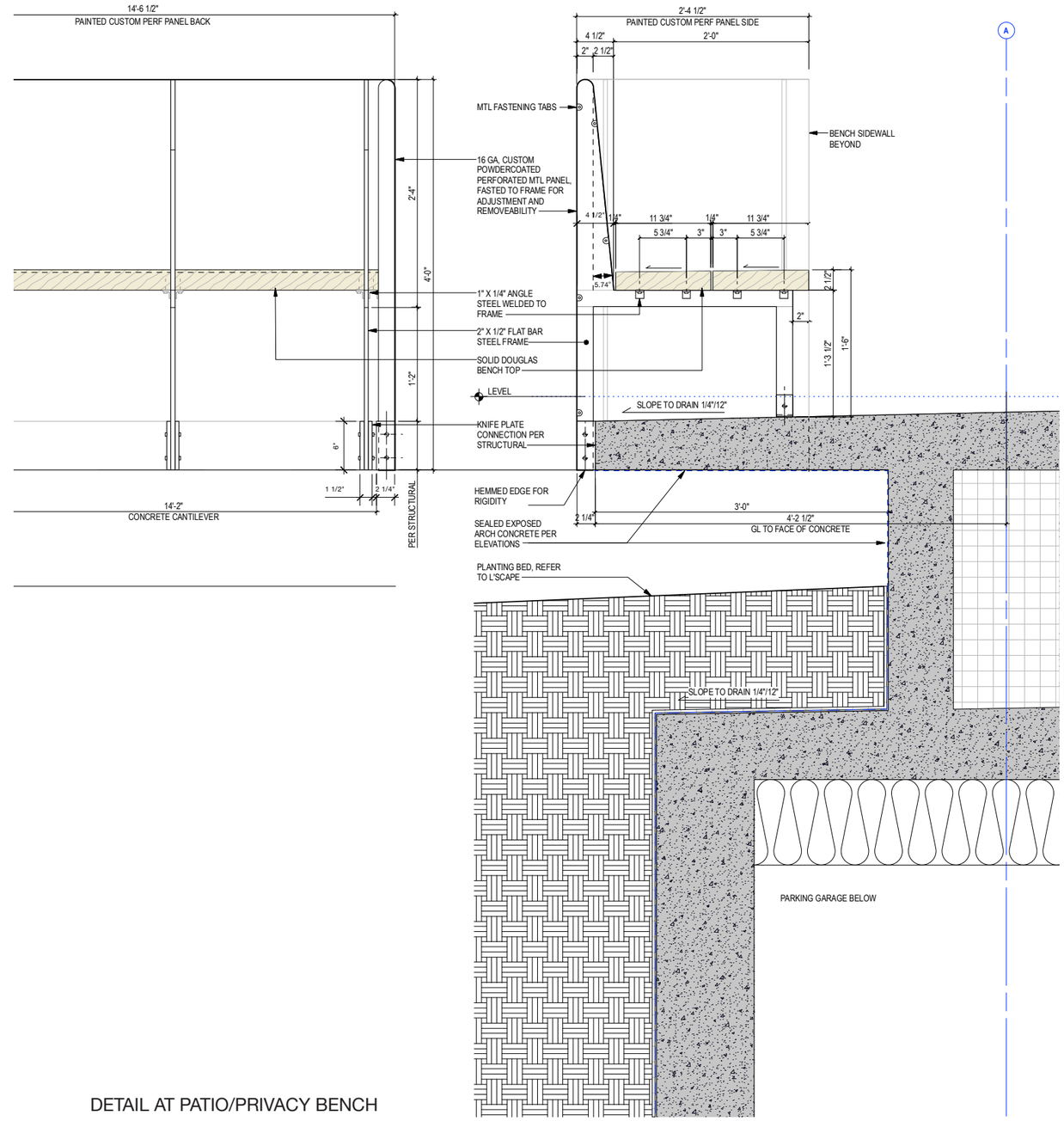


RENDER AT PATIO BENCH

SITE SPECIFIC OAK TREE CANOPY PHOTOGRAPH



ABSTRACT AND APPLY PERFORATION TO METAL PANEL



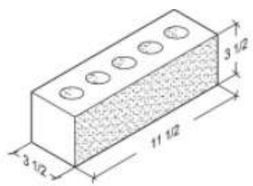
DETAIL AT PATIO/PRIVACY BENCH

FA Johnson DEVELOPMENT

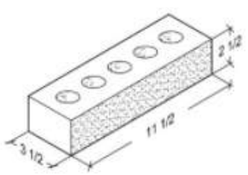
PUBLIC47ARCHITECTS

Details: Masonry Columns

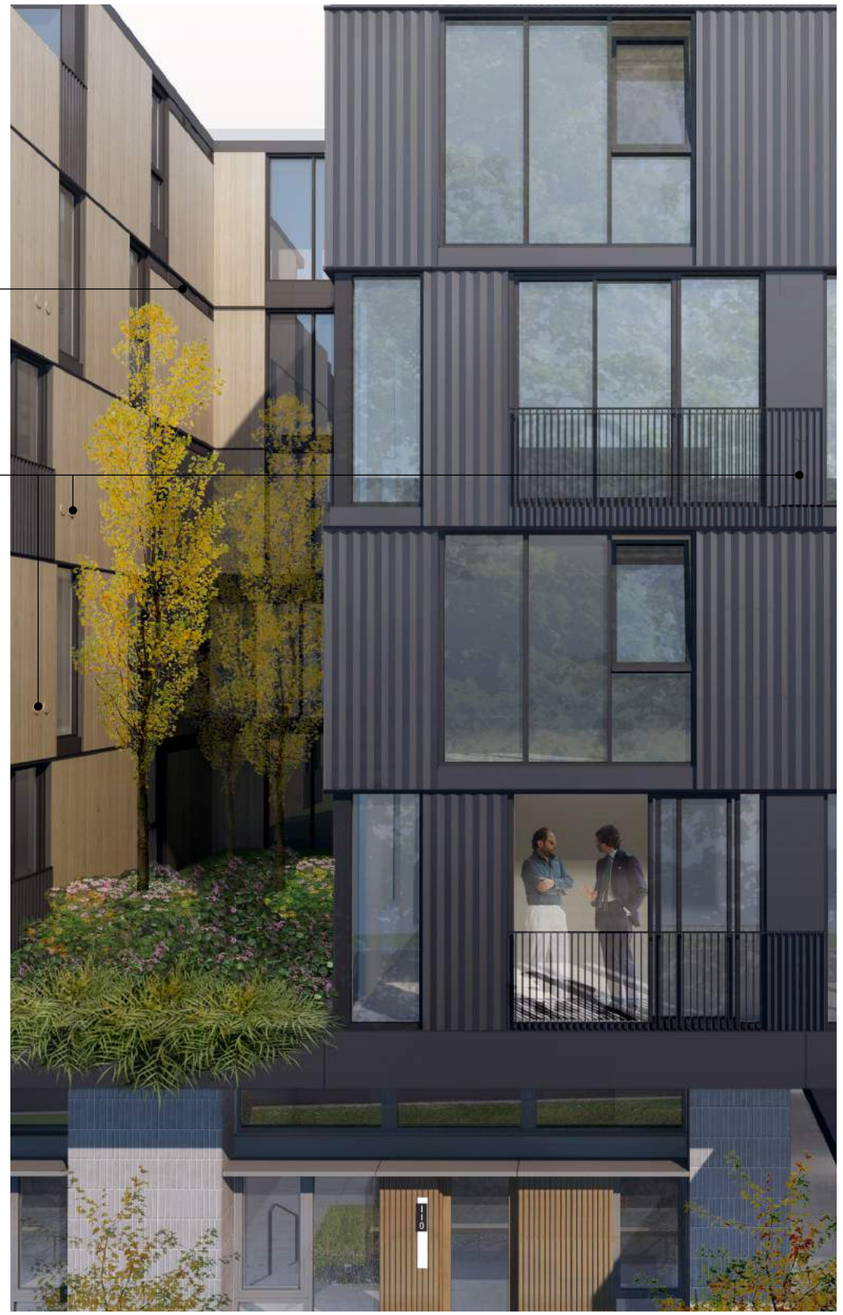
ECON FACE BRICK:
3.5” X 3.5” X 11.5”

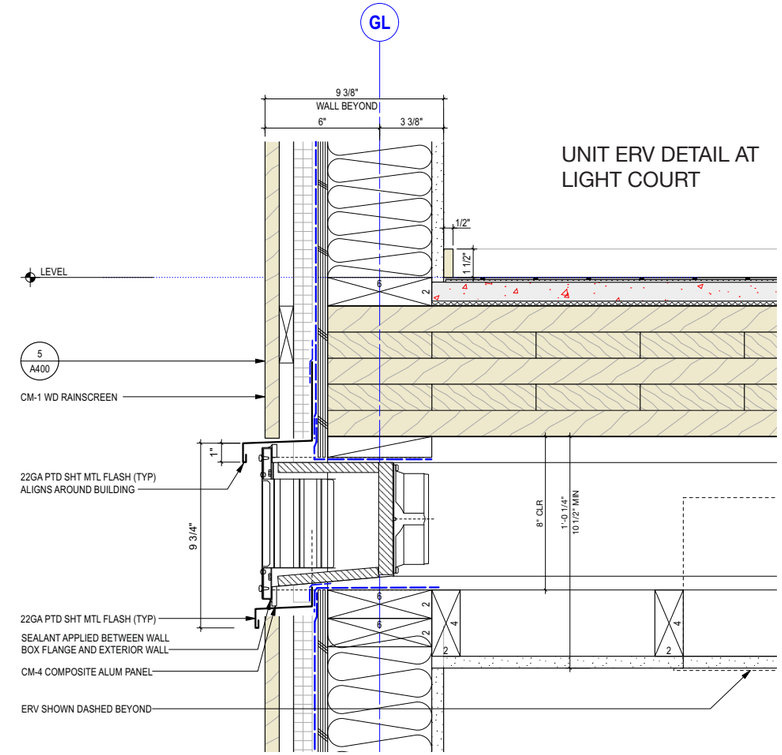


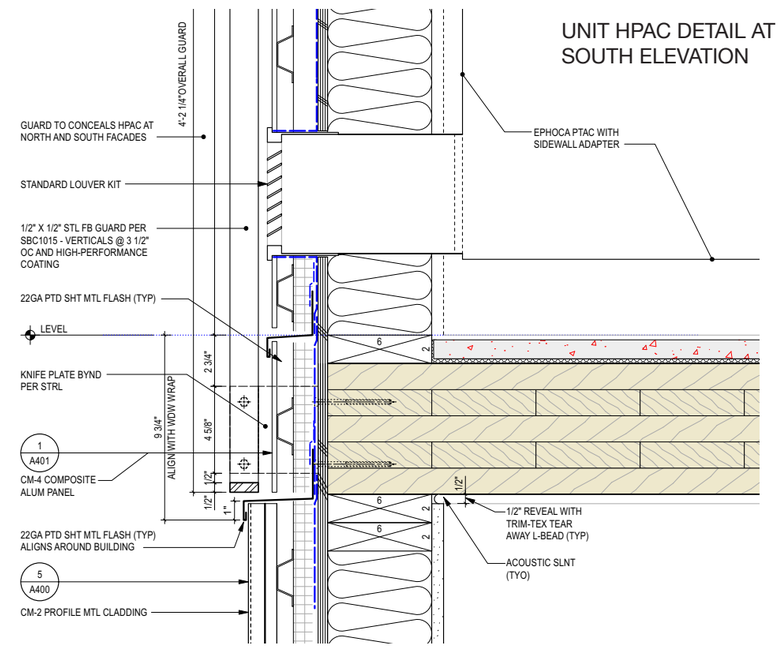
NORMAN FACE BRICK:
3.5” X 2.5” X 11.5”



Details: Exterior Vent Ports







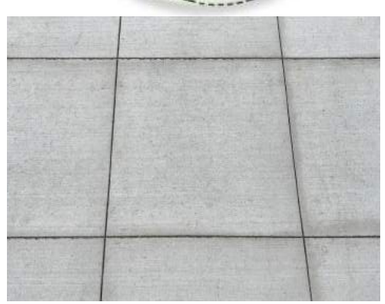
DESIGN DEVELOPMENT

At-Grade Landscape Site Plan

Residential Patios with Layered Planting and Trees

Site Walls - Lighting and Seating

8"x8" Eco Priora Permeable Pavers



Standard 2'x2' Concrete Sidewalk

Bike Racks

FA Johnson DEVELOPMENT

PUBLIC47ARCHITECTS

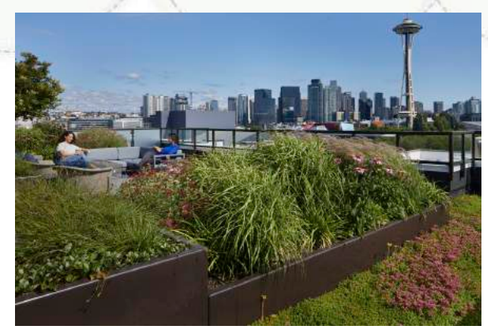
DESIGN DEVELOPMENT

Level 2 and Level 6 Roof Terraces

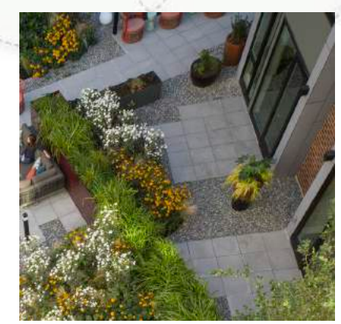
Light Courts- Grove Of Columnar Swedish Aspens With Mounded Landscape Below

Bocci Court

Lounge Seating / Fire Pit / BBQ Grill Area



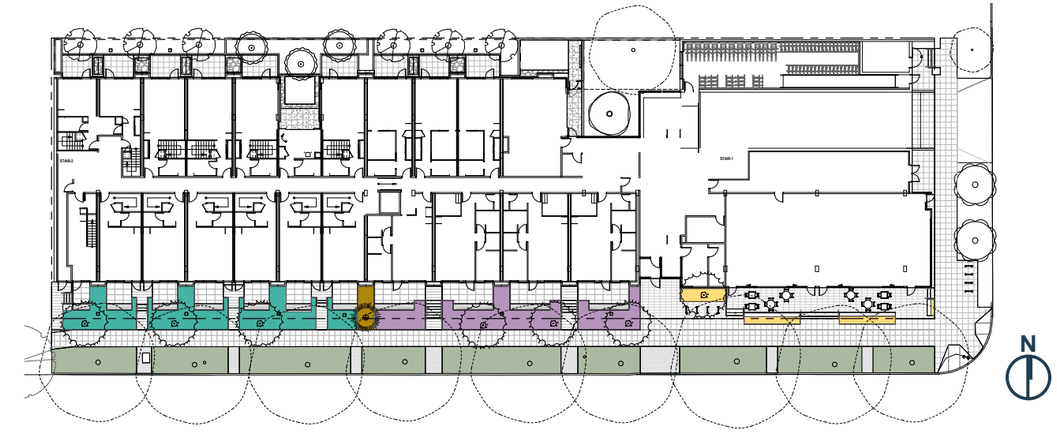
Extensive Sedum Green Roof and Raised Intensive



Residential Patios with Planters and

DESIGN DEVELOPMENT

At-Grade Planting Palette - Garden Walk



FIELD

Wildflower grass mix

STRUCTURE

Senecio greyi
Daisy bush

Lonicera pileata "Moss Green'
Moss Green privet honeysuckle

FIELD

Liriope muscari 'Royal Purple'
Royal Purple lilyturf

STRUCTURE

Choisya ternata 'Aztec Pearl'
Aztec Pearl Mexican Orange

Mahonia eurybracteata
Soft Caress Mahonia

Itea virginica 'Little Henry'
Little Henry sweetspire

Taxus media 'hicksii'
Hicks yew

ACCENT

Achillea millefolium 'Rosa Maria'
Rosa Maria yarrow

FIELD

Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel

Liriope muscari 'Monroe's White
Monroe's White lilyturf

STRUCTURE

Choisya ternata 'Sundance'
Sundance Mexican orange

Mahonia eurybracteata
Soft Caress Mahonia

Sarcococca ruscifolia
Fragrant sweetbox

ACCENT

Hemerocallis x 'Little Grapette'
Little Grapette dwarf daylily

FIELD

Carex divulsa
European grey sedge

STRUCTURE

Senecio greyi
Daisy bush

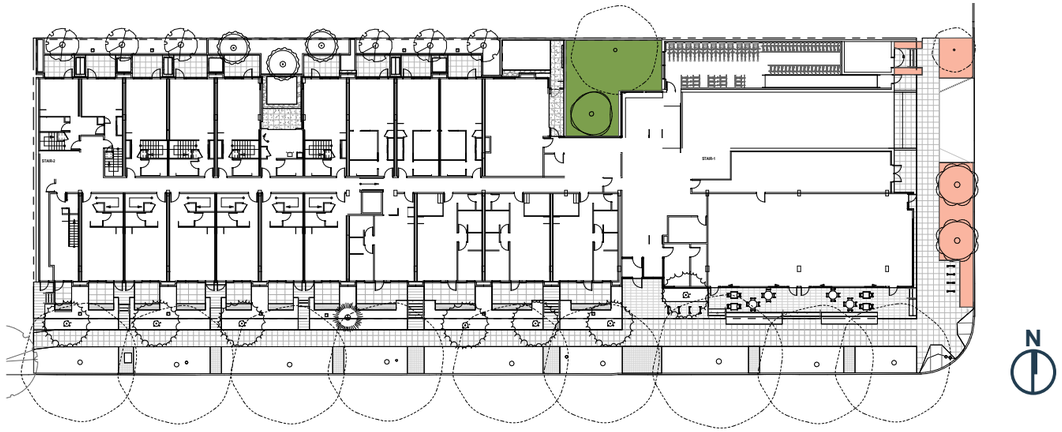
ACCENT

Echinacea purpurea 'Magnus'
Magnus coneflower

Salvia x sylvestris 'May Night'
May Night sage

DESIGN DEVELOPMENT

At-Grade Planting Palette - Hardy Streetscape and Woodland Garden



FIELD

Carex divulsa
European grey sedge

STRUCTURE

Senecio greyi
Daisy bush

Rhaphiolepus umbellata 'minor'
Dwarf Yeddo hawthorn

Rosa x 'NOA168098F'
Flower Carpet Pink Supreme rose

ACCENT

Achillea millefolium 'Rosa Maria'
Rosa Maria yarrow

Salvia x sylvestris 'May Night'
May Night sage

FIELD

Pachysandra terminalis 'Green Sheen'
Japanese pachysandra

Hakonechloa macra
Japanese forest grass

STRUCTURE

Cyrtomium falcatum
Japanese Holly Fern

Hydrangea quercifolia 'Pee Wee'
Pee Wee oakleaf hydrangea

ACCENT

Ligularia stenocephala 'The Rocket'
Rocket ligularia

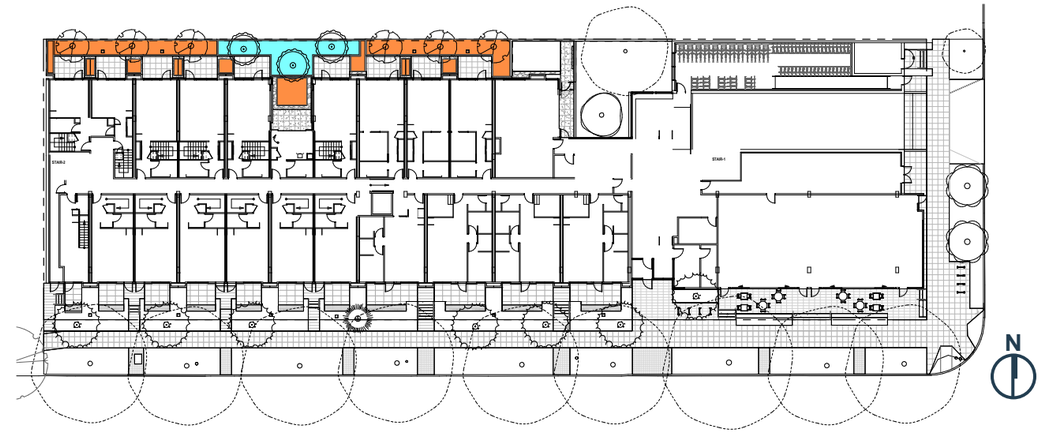
Polygonatum biflorum
Solomon's seal

Astilbe chinensis 'Milk and Honey'

Helleborus niger 'Double Fantasy'
Double Fantasy Hellebore

DESIGN DEVELOPMENT

At-Grade Planting Palette - Shade Garden and Bioretention



FIELD

Blechnum spicant
Deer fern

Carex oshimensis 'Everillo'
Everillo sedge

STRUCTURE

Camellia sasanqua 'Setsugekka'
Espaliered - Setsugekka camellia

Hydrangea quercifolia 'Pee Wee'
Pee Wee oakleaf hydrangea

ACCENT

Helleborus niger 'Double Fantasy'
Double Fantasy Hellebore

FIELD

Asarum europaeum
European Wild Ginger

STRUCTURE

Cornus sericea 'Farrow'
Arctic Fire dogwood

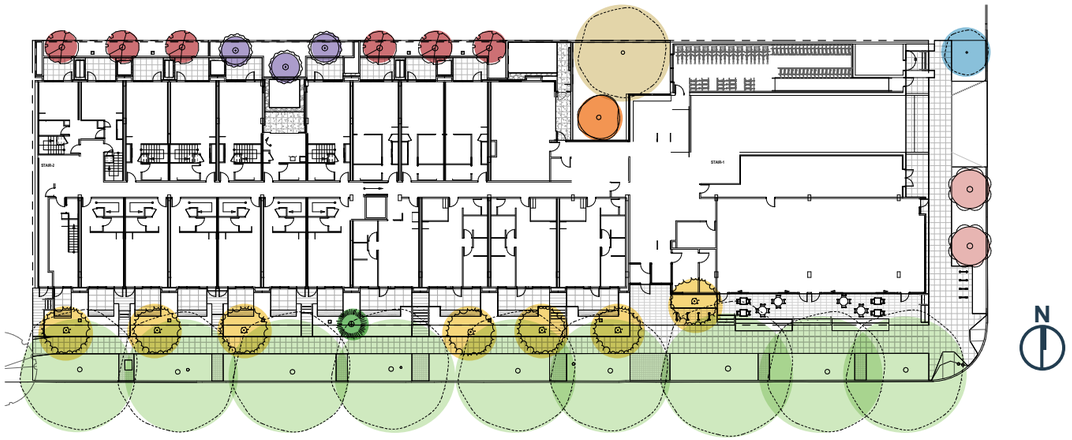
Polystichum munitum
Western Sword Fern

ACCENT

Ligularia stenocephala 'The Rocket'
Rocket ligularia

DESIGN DEVELOPMENT

At-Grade Planting Palette - Trees



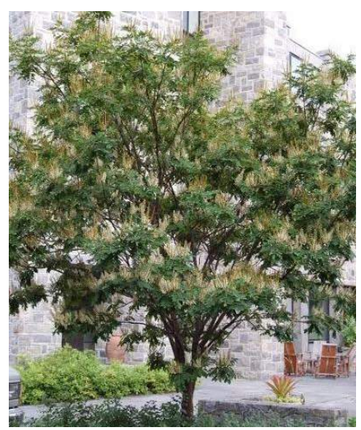
Acer palmatum 'Osakazuki'
Osakazuki Japanese Maple

Amelanchier x grandiflora 'Autumn Brilliance'

Stewartia psuedocamellia
Japanese Stewartia

Existing Quercus rubra
Red oak

Acer circinatum
Vine Maple



Maackia amurensis
Amur maackia

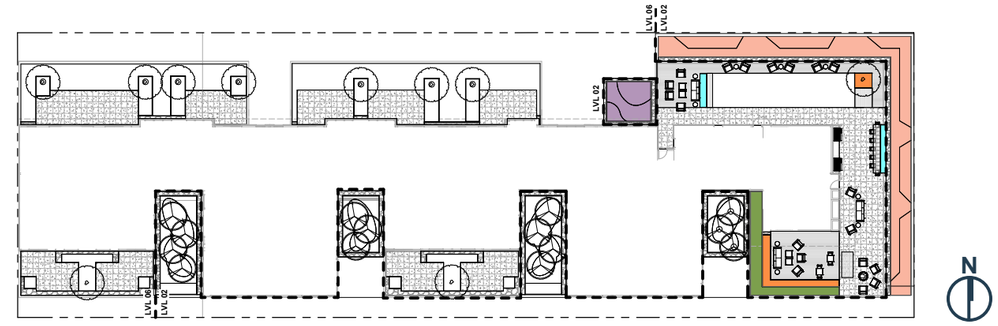
Pinus flexilis 'Vanderwolf's Pyramid'
Vanderwolf Pine

Existing Pseduotsuga menziesii
Douglas-fir

Existing Ficus carica
Common fig

DESIGN DEVELOPMENT

Roof Planting Palette - Amenity Spaces



FIELD

Carex oshimensis 'Everillo'
Everillo sedge

Liriope muscari 'Royal Purple'
Royal Purple lilyturf

STRUCTURE

Leucothoe fontanesiana 'Nana'
Dwarf Drooping Leucothoe

Dryopteris erythrosora 'Brilliance'
Autumn Fern

FIELD

Prevegetated sedum mat

FIELD

Blechnum spicant
Deer fern

Cyrtomium falcatum
Japanese Holly Fern

FIELD

Liriope muscari 'Royal Purple'
Royal Purple lilyturf

STRUCTURE

Choisya ternata 'Sundance'
Sundance Mexican orange

ACCENT

Allium 'Globemaster'
Globemaster allium

FIELD

Fragaria chiloensis
Beach strawberry

Muhlenbergia capillaris
Muhly grass

ACCENT

Schizostylis coccinea 'Alba'
White Kaffir lily

Lagerstoemia indica 'Natchez'
Natchez Crape Myrtle

FA Johnson DEVELOPMENT

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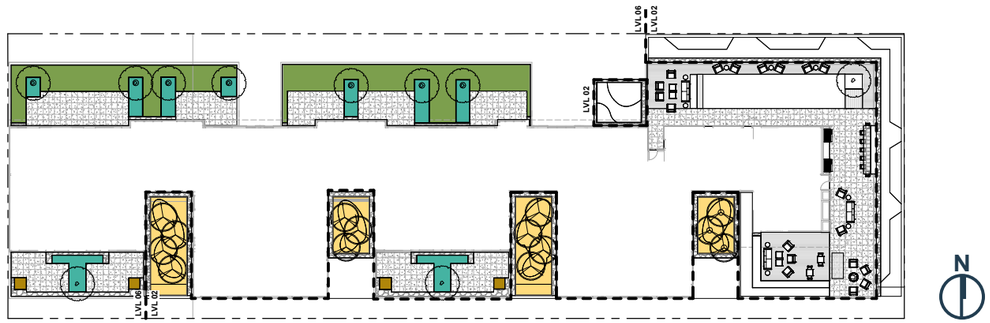
DESIGN DEVELOPMENT

Roof Planting Palette - Light Courts & Residential patios



Prevegetated sedum mat

Rubus pentalobus
Creeping bramble

Cistus x purpureus
Purple Rock Rose

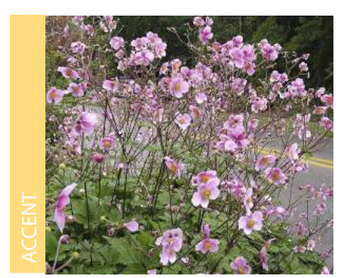
Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel

Choisya ternata 'Aztec Pearl'
Aztec Pearl Mexican Orange

Lagerstoemia indica 'Natchez'
Natchez Crape Myrtle

Bergenia 'Bressingham White'
Bressingham White heartleaf bergenia

Cyrtomium falcatum
Japanese Holly Fern

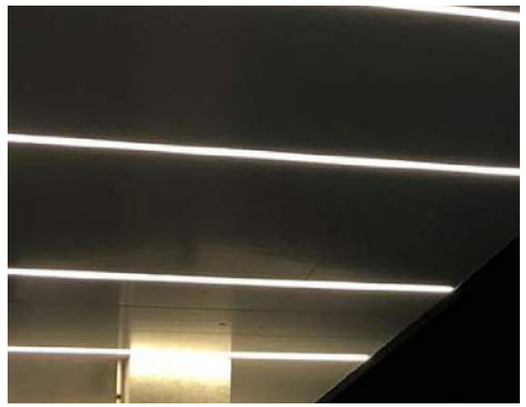


Anemone tomentosa Robustissima
Japanese anemone

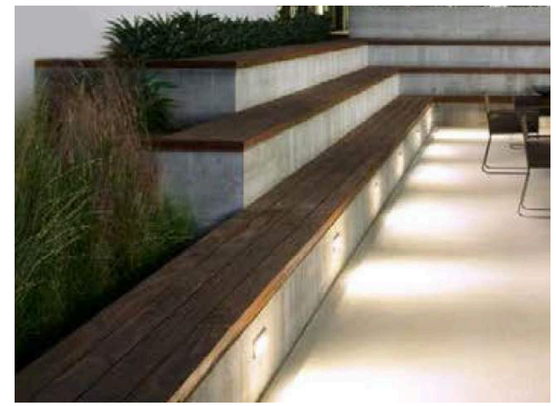
Populus tremula 'Erecta'

LIGHTING DESIGN
Locations, layout, and application

Recessed linear fixture at garage entry



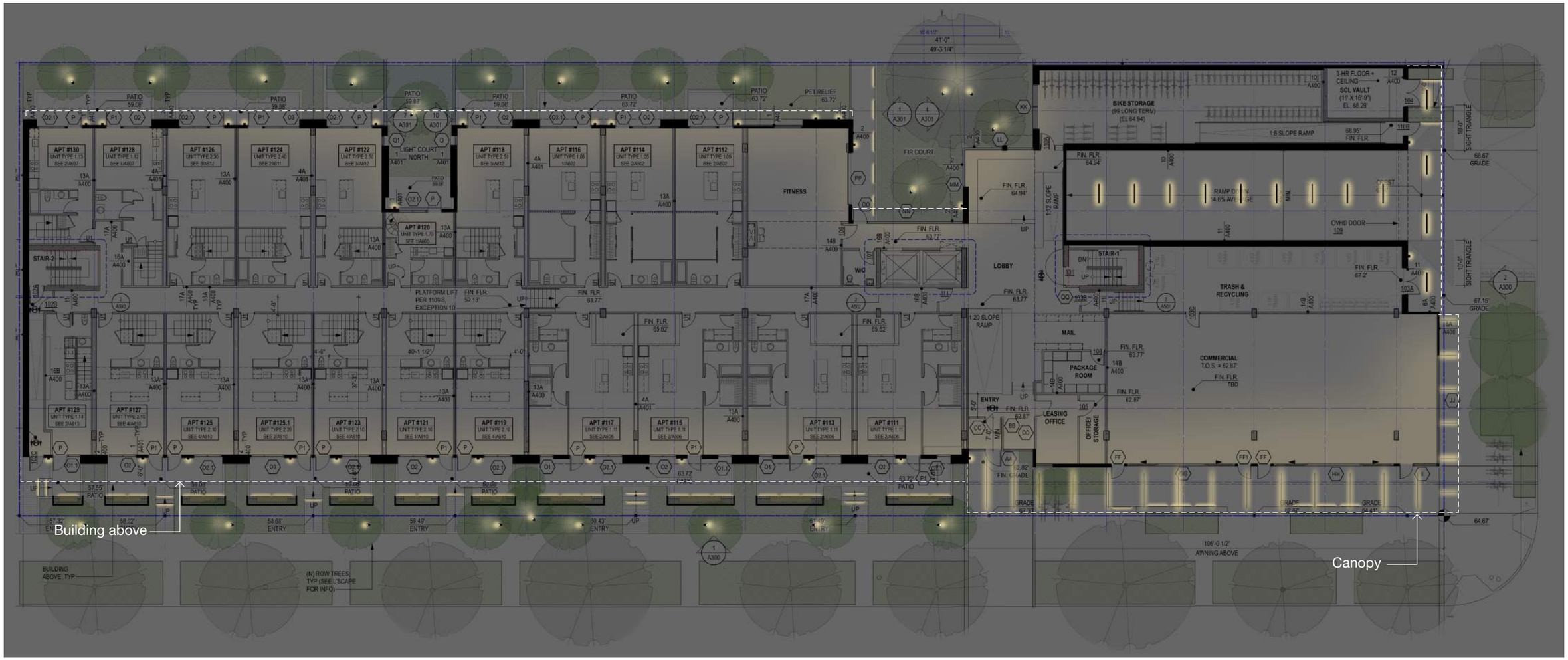
Recessed linear LED fixture at canopies



Step light

Landscape fixture

Wall mounted sconce



Recessed linear LED fixture at canopies

Recessed linear fixture at exterior wood soffits

Step light

Wall mounted sconce

Landscape fixture

SIGNAGE DESIGN

1 *Hanging blade sign*

4 *Large painted "parking" sign*

2 *Recessed building name at concrete stem wall*

5 *Address sign*

3 *Vinyl window signage*

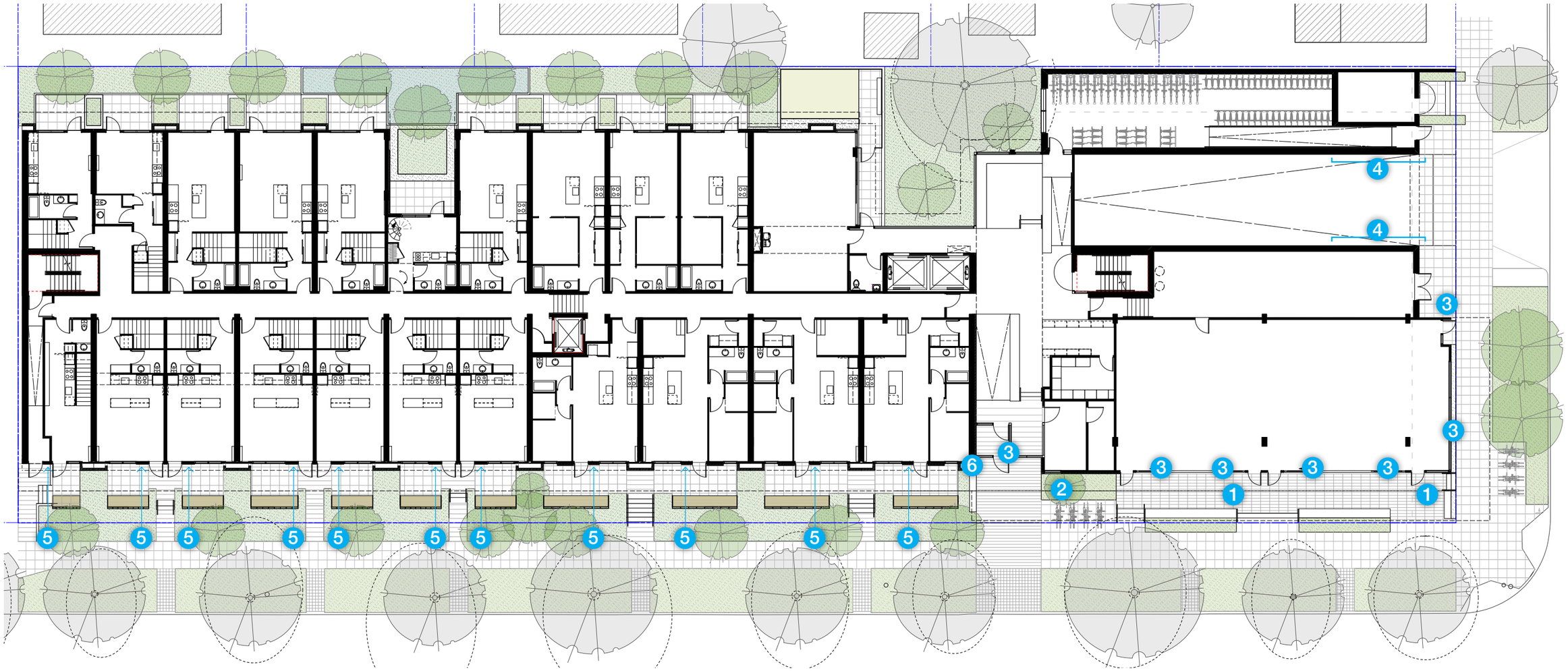
6 *Steel cut letters*

View at SE commercial corner

View at residential lobby

View at 1-story residential

View at NE corner



1 *Hanging blade sign*

2 *Backlit building name*

3 *Vinyl window signage*

4 *Large painted "parking" sign*

5 *Address sign*

6 *Cut steel letters*

Departure Requests

POTENTIAL DEPARTURES

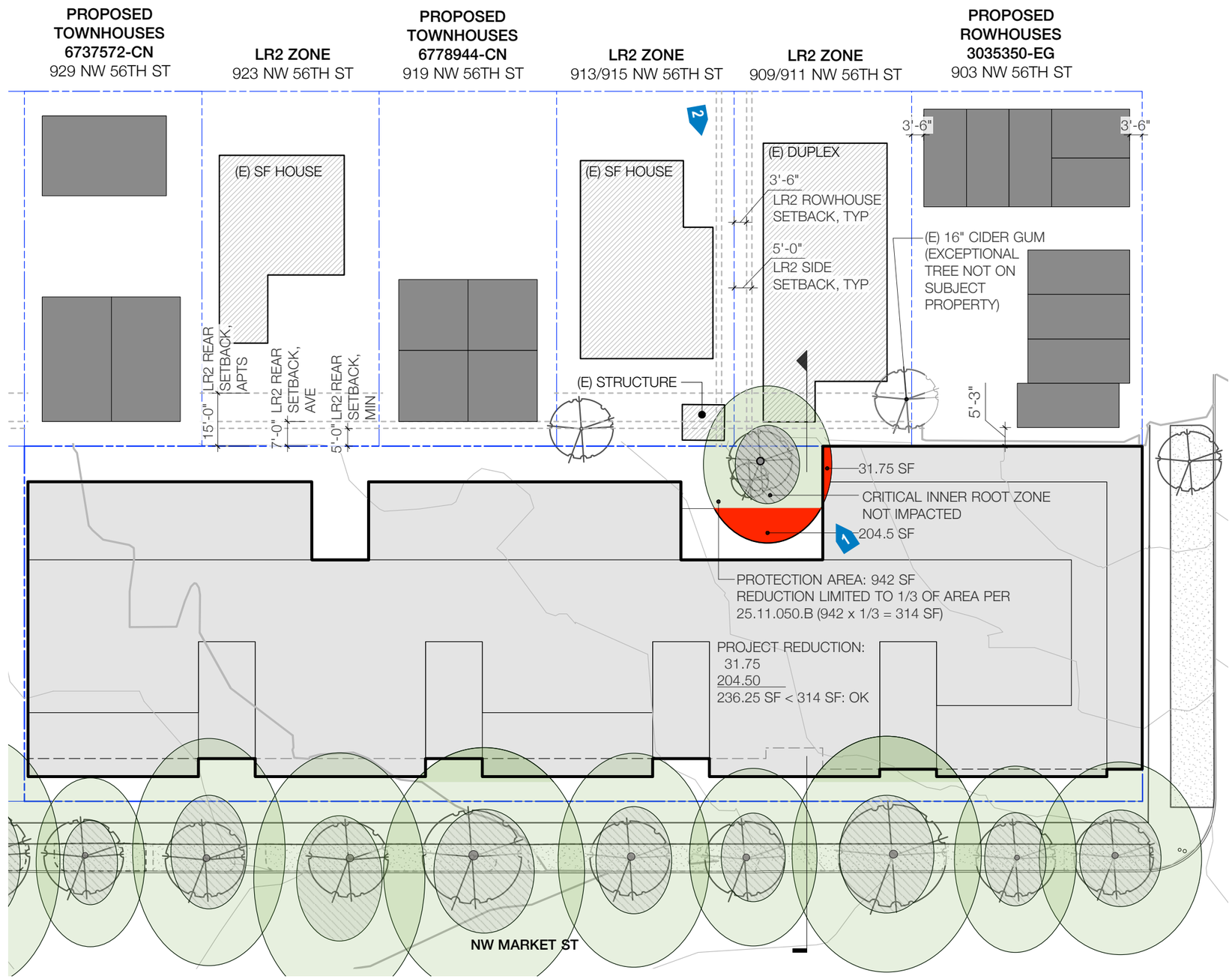
Departure Request #1: 23.41.012.B.10 & 11
Structure Height / FAR + Tree >24" Diameter

Standard:
Per 23.41.012.B.10.b + 11.f
Departures of up to 10 feet of additional height and 0.5 FAR may be granted if the applicant demonstrates that:

The departure is needed to protect a tree that is located on the lot that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in diameter measured 4.5 feet above the ground; and avoiding development in the tree protection area will reduce the total development capacity of the site.

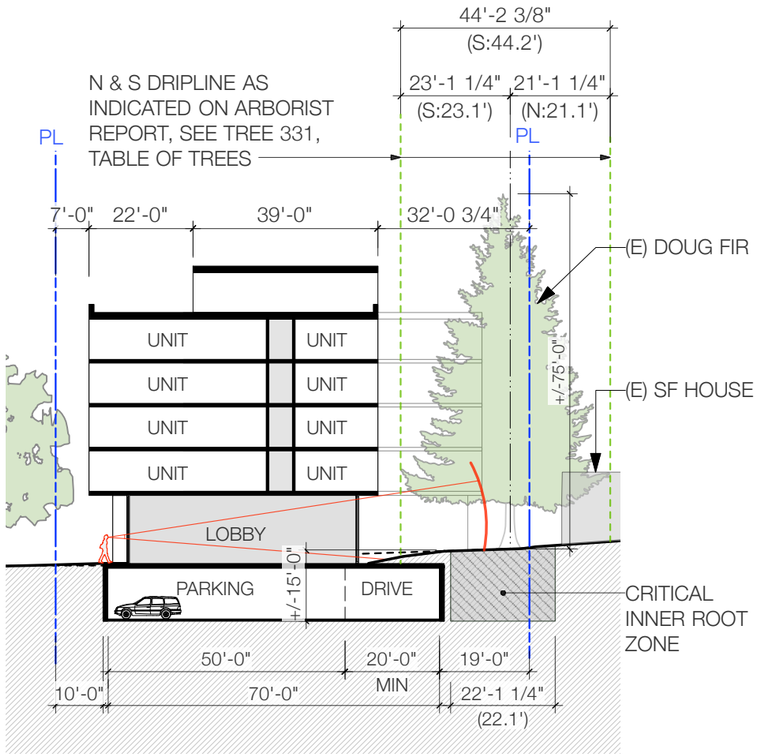
Proposed:
Allow up to 10'-0" of additional structure height and up to 0.5 additional FAR in order to preserve a Douglas Fir tree greater than 2 feet in diameter on the subject property and accommodate loss of development capacity in the tree protection area.

Rationale:
Preserving and protecting the existing Douglas Fir tree (Tree #331) reduces the development capacity of the site, as indicated by the red volume (V1) on the diagrams on the facing page. The existing tree is the starting point for the massing concept (per CS-1 Natural Systems and Site) and preserving the tree provides a gracious and natural zone transition to the multifamily zoned properties to the north (per CS-2 Urban Pattern and Form). The additional height and volume afforded by this departure are also used to increase the setback from the Oak Trees along Market Street (V2), which contributes a better pedestrian experience along the southern edge of the site (per PL-2 Walkability). The departure also allows the project to employ a more expensive construction system, CLT, which as the diagrams on pages 42-43 illustrate, allow the overall building and floor-to-floor height to be compressed and the perceived massing of the project to be reduced with lower elevator overrun and integrated roof deck space. In addition, the courtyard created around the Douglas Fir tree is a key building feature, visible from the entry and a valuable open space integrated into the project (per DC-3 Open Space Concept) and as shown on the landscape plans on pages 46 and 47, and the 3D vignettes on pages 50 and 51.



SITE PLAN // TREE PROTECTION

POTENTIAL DEPARTURES



SECTION DIAGRAM // TREE PROTECTION

Level 6 volume gained by preserving tree

FIR Tree / Protection area

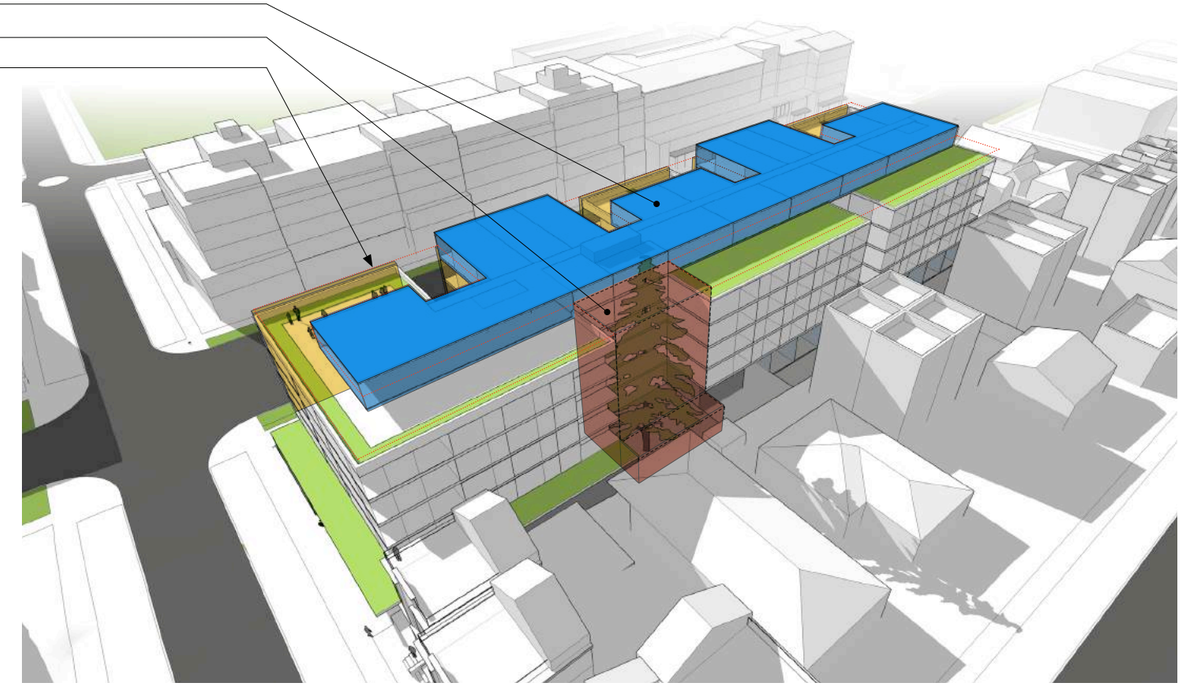
T.O. Parapet: Alt 01& 02

Excerpt from Tree Solutions
February 23, 2021:

[Tree solutions has provided several methods to ensure survivability]

In our opinion, if these recommendations are followed this tree will remain viable and stable throughout construction. Careful construction methods would also be required if the parcels to the north are developed.

*See Appendix Page 64 for report



DEPARTURE FOR 10' BONUS HEIGHT

1 *Doug Fir From Below*

2 *View from North*

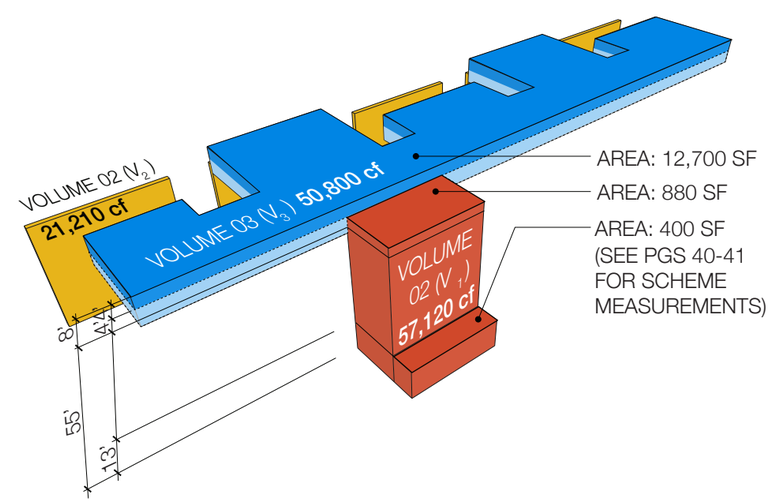
V_1 = Volume lost from tree preservation
V_1 = (880 square feet x 59 feet)+
(400 square feet x 13 feet)
V_1 = 57,120 cf

V_2 = Additional reduction of volume along NW Market St
V_2 = 10,605 square feet x 2.0 feet
V_2 = 21,210 cf

V_3 = Percieved volume gained from departure (assumes CLT construction)
V_3 = 12,700 square feet x 4.0 feet
V_3 = 50,800 cf

$V_3 < V_1$
$V_3 << V_1 + V_2$

Preserving the Douglas Fir tree will result in overall perceived building volume reduction.



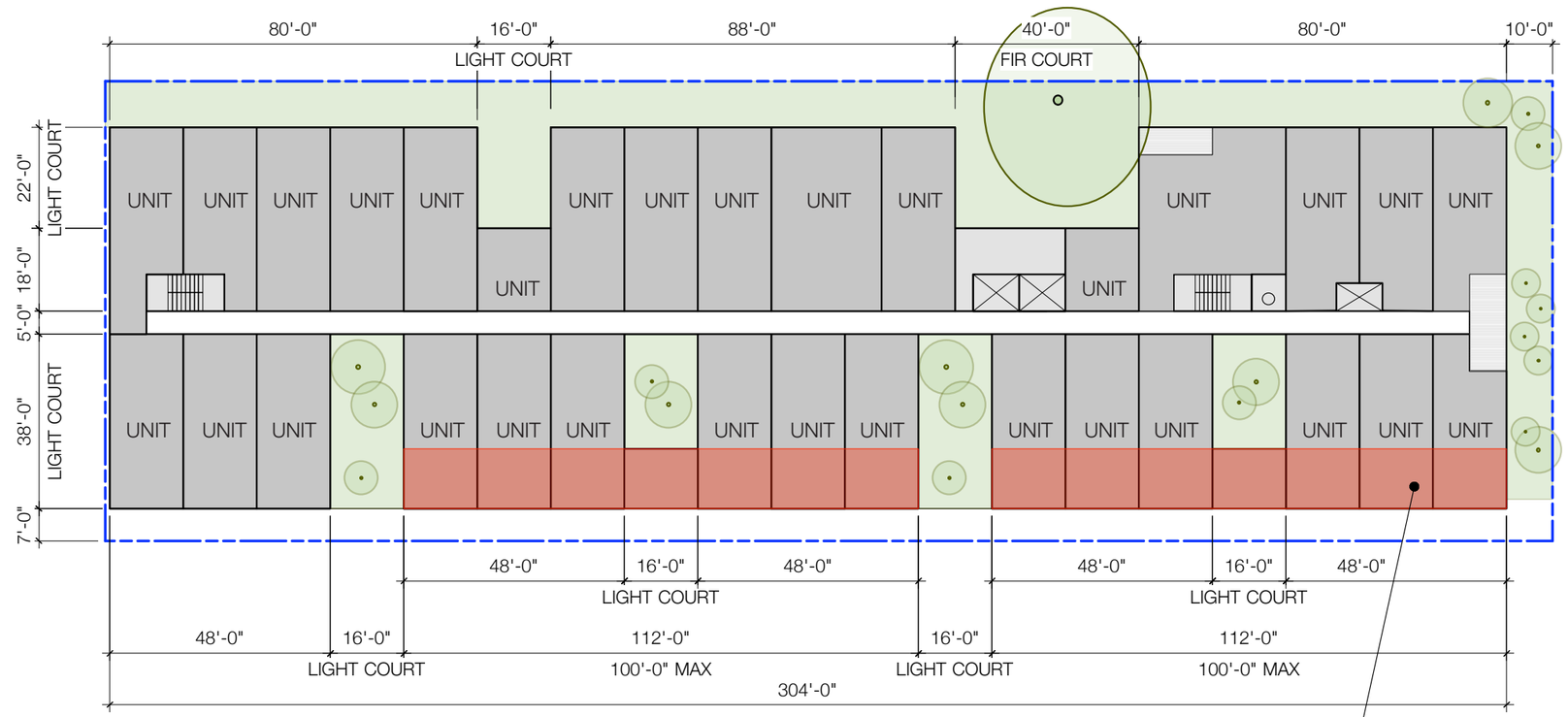
POTENTIAL DEPARTURES

Departure Request #2: 23.47A.009.F.2
Facade Modulation

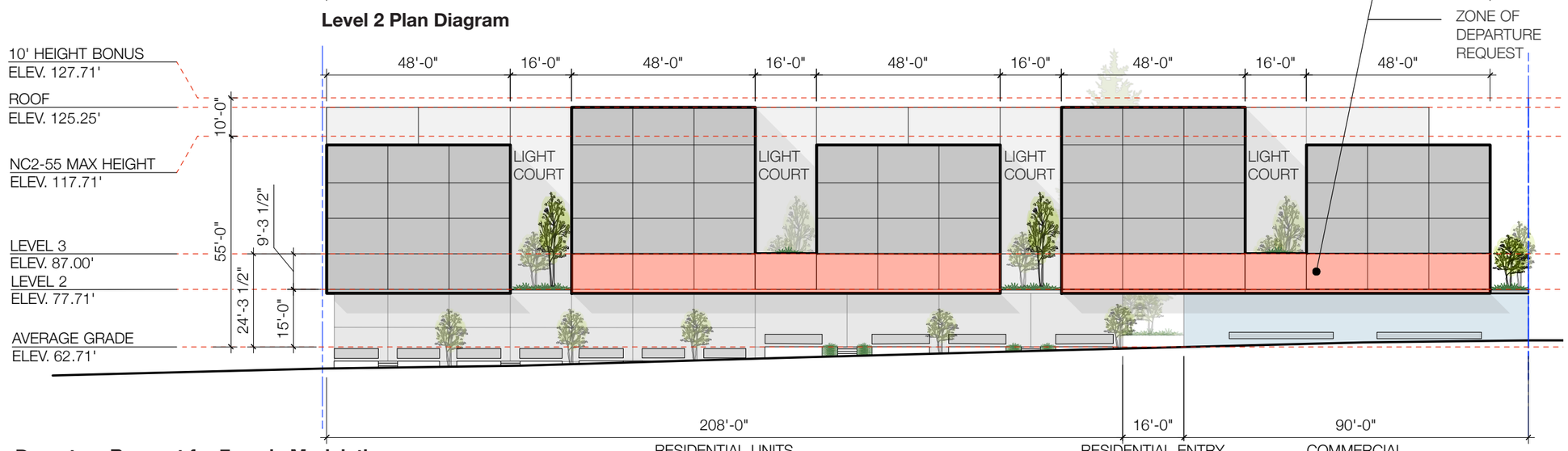
Standard:
Per 23.47A.009.F.2.
Facade modulation requirements apply to all portions of a street-facing facade of a structure up to a height of 45 feet located within 10 feet of a street lot line. The maximum width of any unmodulated street-facing facade is 100 feet. Facades longer than 100 feet shall be modulated at no greater than 100-foot intervals by stepping back the facade from the street lot line for a minimum depth of 10 feet and a minimum width of 15 feet.

Proposed:
Allow 112'-0" unmodulated NW Market Street facing façade at Level 2 only. Above Level 2 modulation occurs at 48' intervals. (Note that departure not required for street level which is more than 10 feet from street lot line).

Rationale:
Code minimum façade modulation is 15'-0" wide and 10'-0" deep. The proposed massing provides 16'-0" wide and 38'-0" deep light courts, significantly exceeding the code minimum. Modulation for upper levels occurs every 48'-0", far less than the code maximum of 100'-0". The proposed massing is also pulled back from the front property line and modulated vertically at the same 48' interval, providing visual variation and further reducing the perceived mass of the building (per DC-2 Architectural Concept). The proposed second level open spaces / light courts also provide visual interest and variation for pedestrians (per PL-1 Connectivity).



Level 2 Plan Diagram



Departure Request for Facade Modulation

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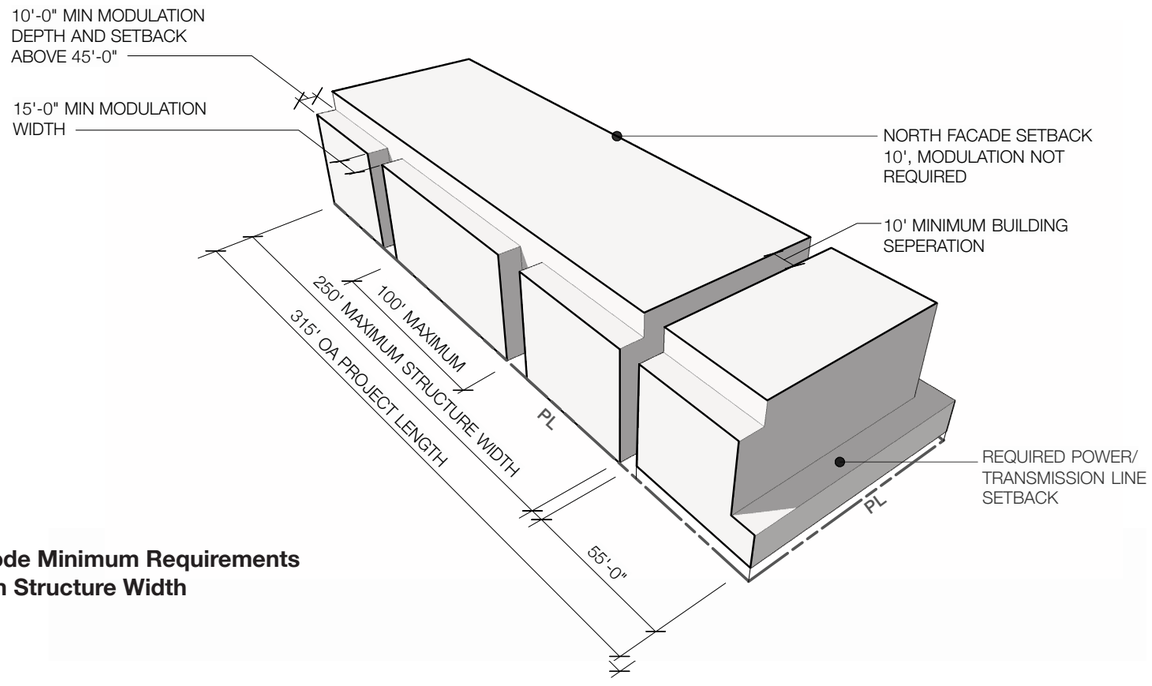
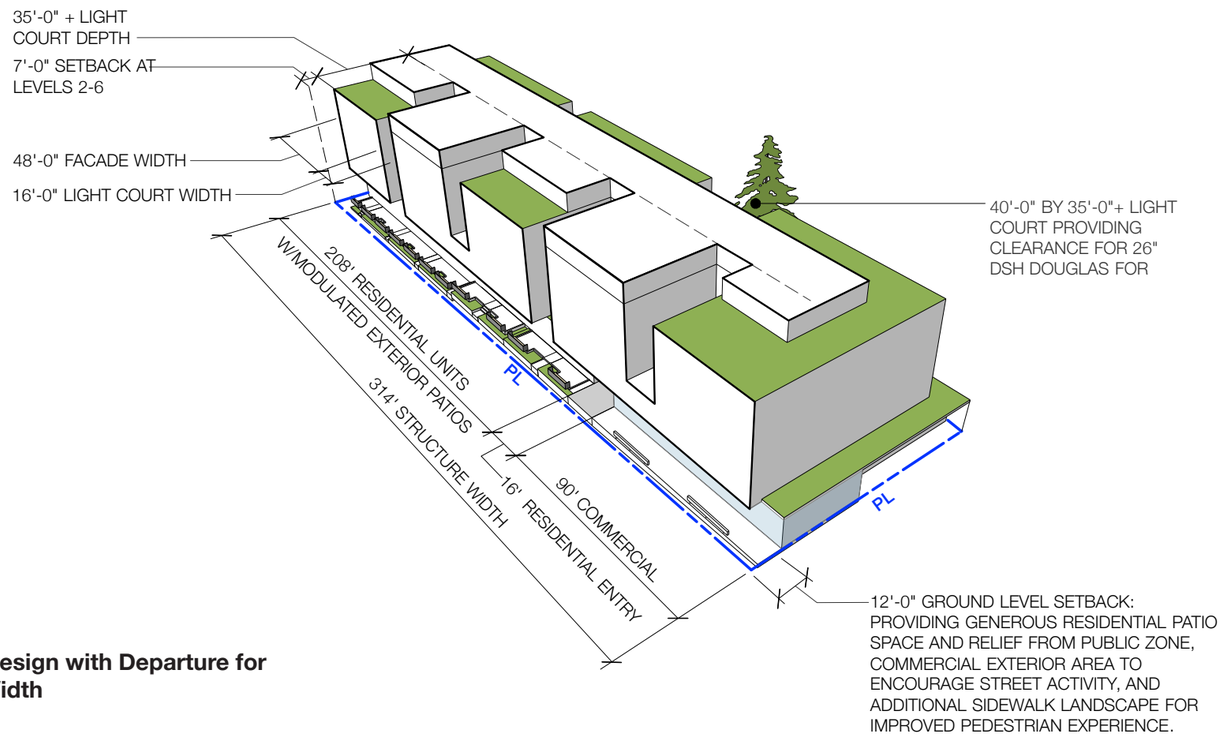


Land Use Code Minimum Requirements for Maximum Structure Width



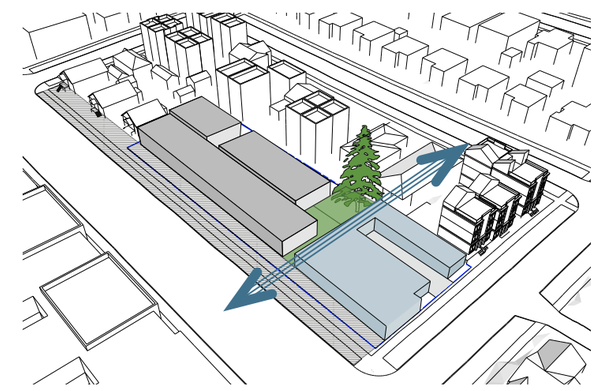
Proposed Design with Departure for Structure Width

POTENTIAL DEPARTURES

Departure Request #3: 23.47A.009.F.3
Maximum Structure Width

Standard:
Per 23.47A.009.F.3.a
The maximum allowed structure width is 250 feet.
Proposed:
Structure width of 314' with the street level divided into two sections consisting of 208' of residential and 90' of commercial space with the transparent primary residential entry between. The upper levels are proposed to be subdivided into 5 smaller volumes with 16'-0" wide by 38'-0" deep light courts every 48'-0".

Rationale:
The proposal better achieves the intent of the code, reducing the perceived mass, while adding visual depth and interest and integrated open spaces (per DC-2 Architectural Concept and DC-3 Open Space Concept). Meeting the letter of the code would result in two separate buildings which would be inefficient and untenable from a development perspective with redundant vertical circulation and redundant building systems. The proposed massing makes use of large (16'-0" wide by 38'-0" deep) light courts to break down the building scale and achieve a lighter, more permeable mass than the strictly code compliant scheme above on the left, while providing units with more natural light, outside air, and true bedrooms. At street level, the 16'-0" wide residential entry reads as a void or gap between the commercial and residential volumes, creating interesting pedestrian experiences along the Market Street frontage (per PL-3 Street-Level Interaction) and breaking the building width up as the code intends.



Ground level organization diagram

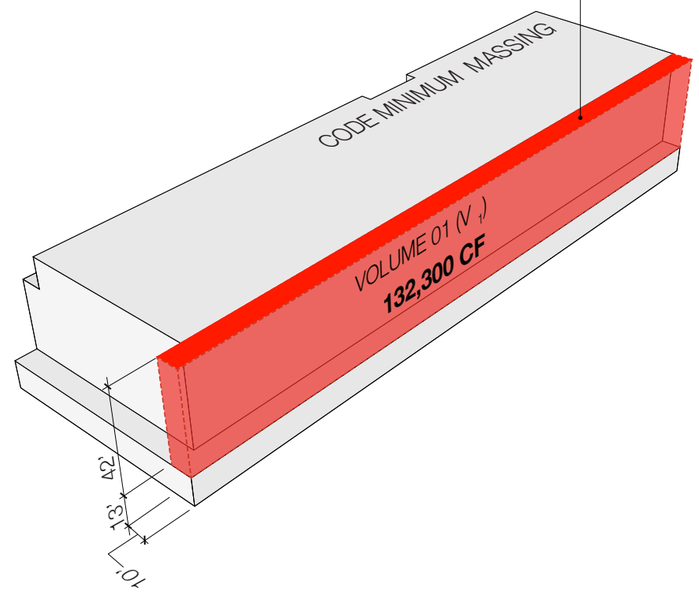
POTENTIAL DEPARTURES

Departure Request #4: 23.47A.014.B.2
Upper Level Setback Along Rear Lot Line

Standard:
Per 23.47A.014.B.2.a
An upper-level setback is required along any rear or side lot line that abuts a lot in an LR, MR, or HR zone or that abuts a lot that is zoned both commercial and LR, MR, or HR if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows: a.Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet

Proposed:
Allow setback to begin at 15' above grade versus 13' for a length of 90' on the eastern edge. The remaining 225' length of façade abutting the LR Zone will step back 10'-0" or greater at all levels.

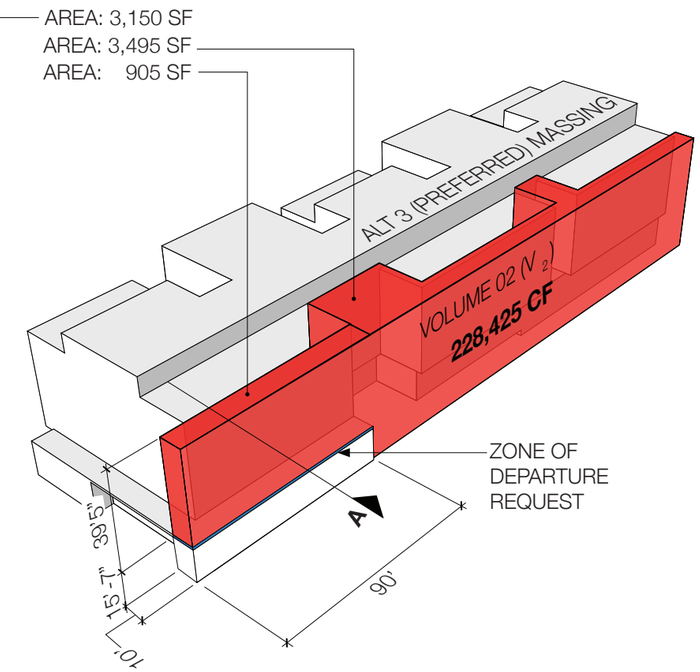
Rationale:
The proposed massing provides 228,425 cf of relief (V2 open area) at the north side zone transition, which is significantly greater than the code required relief of 132,300 cf, as the diagrams demonstrate. The proposal requires a small departure for the eastern edge (blue shaded area on adjacent plan and section) however it better meets the intent of the code, affording greater relief than massing meeting the code standard (per DC-2 Architectural Concept). The proposed massing transitions more generously to the less intensive zone to the north. Also, due to the ascending topography and preferred garage entry on 9th Ave NW, the proposed departure will provide clearance for the parking garage ramp and fir tree, while maintaining continuity at the Level 2 podium, allowing the presence of the automobile to be further diminished in the composition per DC1 Project Uses and Activities.



Minimum Setback per Land Use Code

V_1 = Volume of code required setback at north propoerty line
V_1 = Setback area x height of setback area from 13' above grade
V_1 = 3,150 square feet x 42 feet

V_1 = 132,300 cf



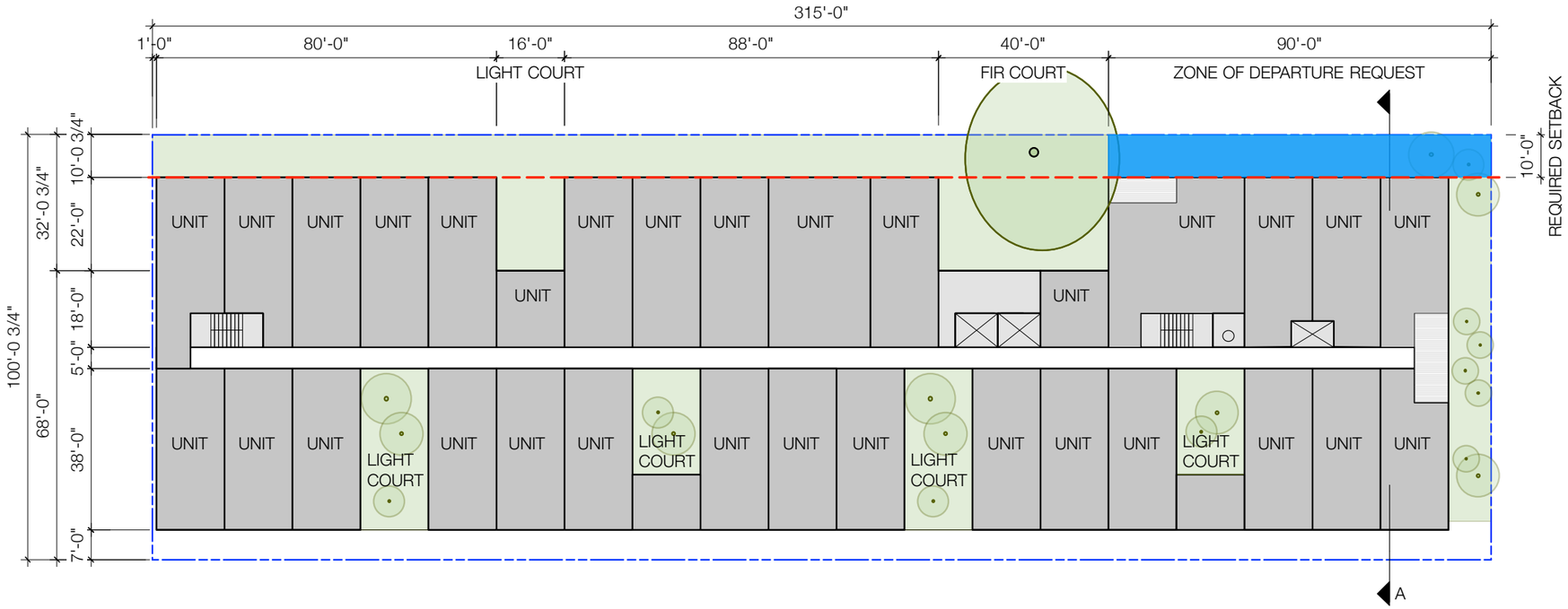
Proposed Setback

V_2 = Volume of proposed relief provided from north property line
V_2 = Relief area x height of relief area
V_2 = (905 square feet x 39 feet 5 inches) +
(3,495 square feet x 55 feet)

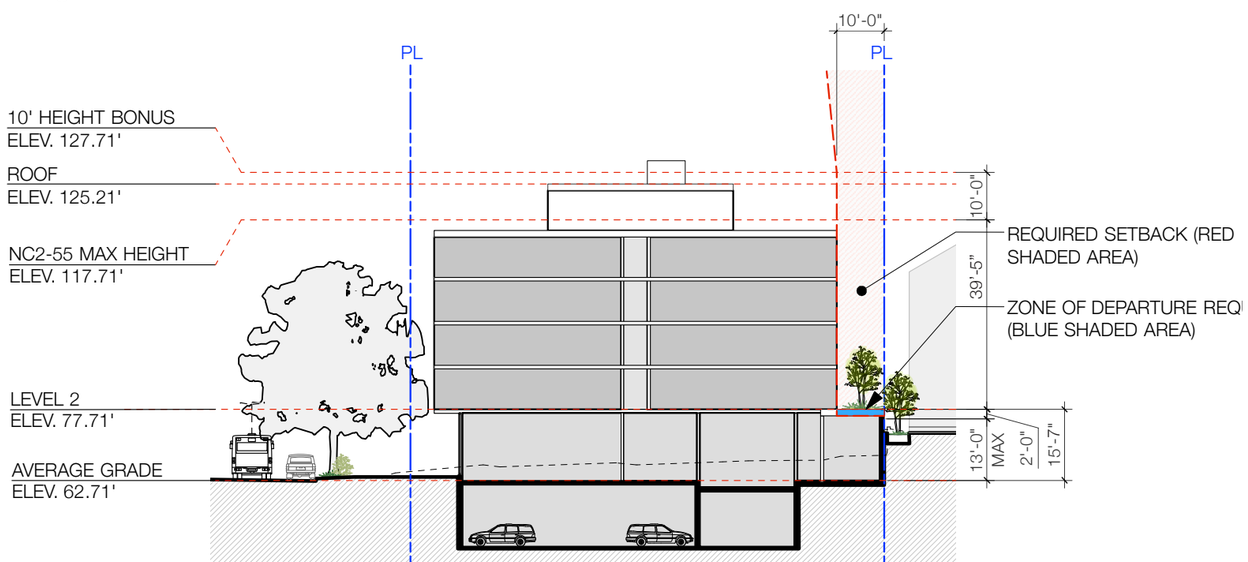
V_2 = 227,897 cf

$V_2 > V_1$
The volume of relief at the zone transition/
rear lot line exceeds code minimum

POTENTIAL DEPARTURES



Plan Diagram



A: Section Diagram

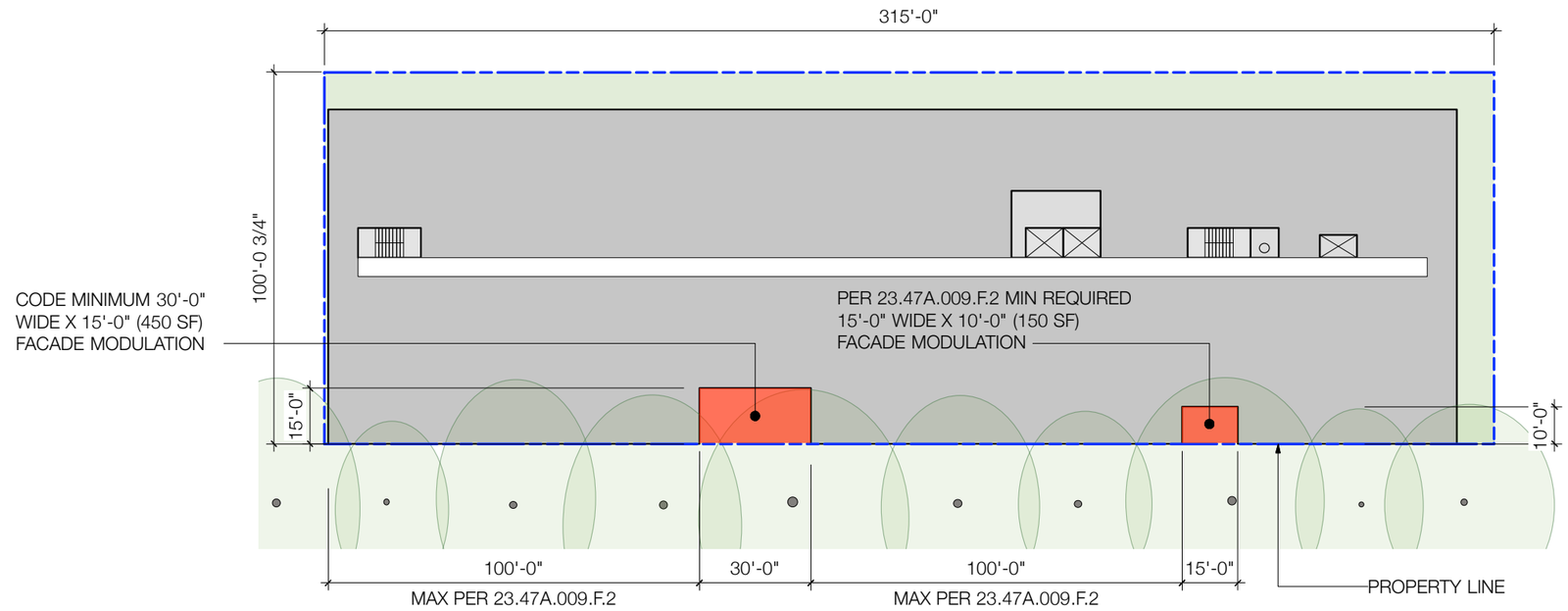
POTENTIAL DEPARTURES

Departure Request #5: 23.47A.014.D
Facade Modulation

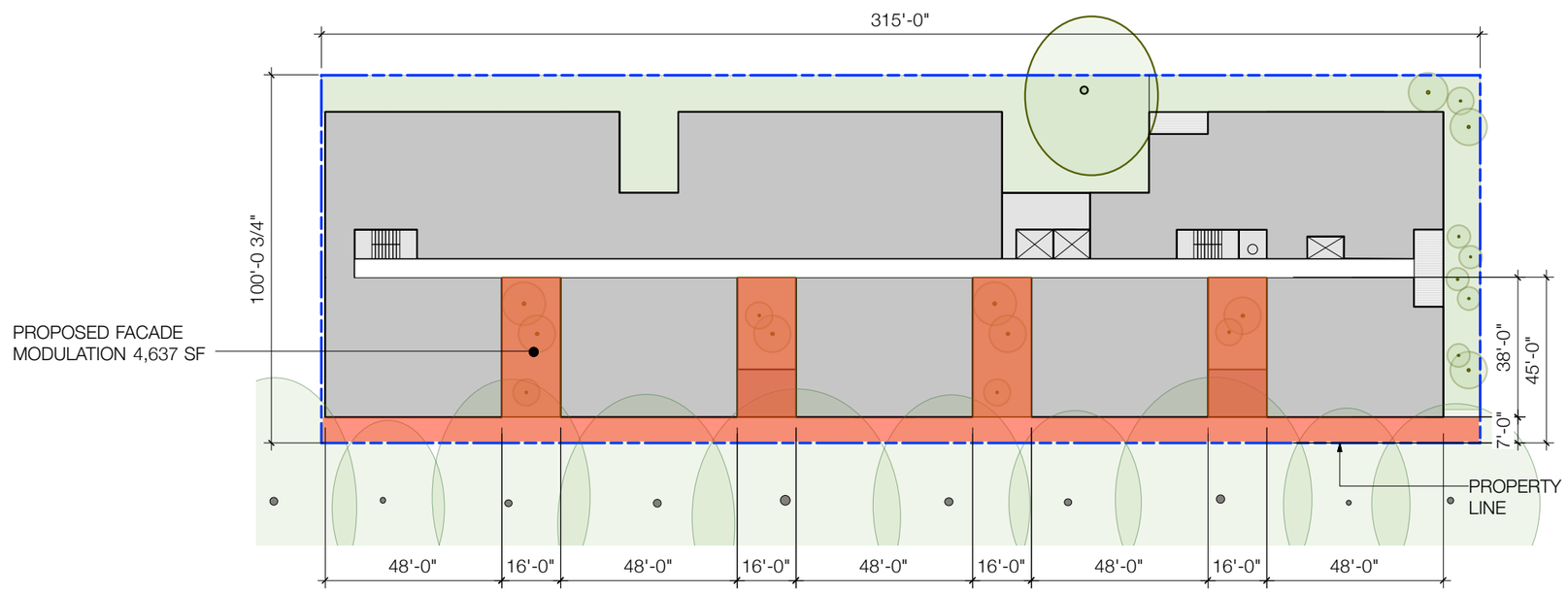
Standard:
Per 23.47A.014.D
Facade modulation. For structures with a width of more than 250 feet, at least one portion of the structure 30 feet or greater in width must be set back a minimum of 15 feet from the front property line

Proposed:
Front property line setback of 7', and four setback areas measuring 16' wide and 45' from the front property line versus the code minimum setback area measuring 30' wide and 15' from the front property line.

Rationale:
The proposed massing is setback 7' from the front property line. Four additional setbacks measuring 16' wide and 45' from the property line provide a total of 4,637 sf of relief (open area) from the front property line, exceeding the code minimum (450 sf) by over 10x. The overall building setback of 7' and light courts at 48' intervals provide relief for the NW Market St Oak trees as well as break down the larger building mass, while providing light and air to the residents and integrating meaningful open space (per DC-3 Open Space Concept).



Code Minimum Facade Modulation



Proposed Facade Modulation

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Examples of Past Work

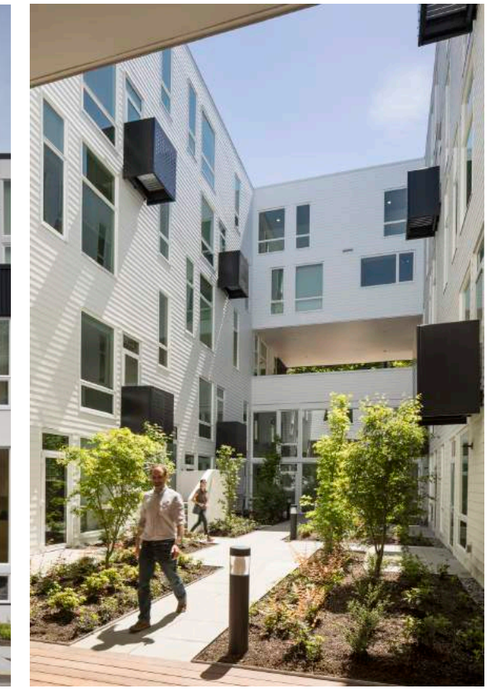
EXAMPLES OF PAST WORK

Anhalt Apartment Renovation and Addition (w/ Shilshole)
Seattle, WA

2016 NW & Pacific Region AIA Merit Award
2015 Seattle AIA Honor Award
2015 People's Choice Urban Design Awards, Second Place
2015 Historic Seattle Preserving Neighborhood Character Award

Henry Apartments
Seattle, WA

2017 Seattle AIA Honorable Mention Award



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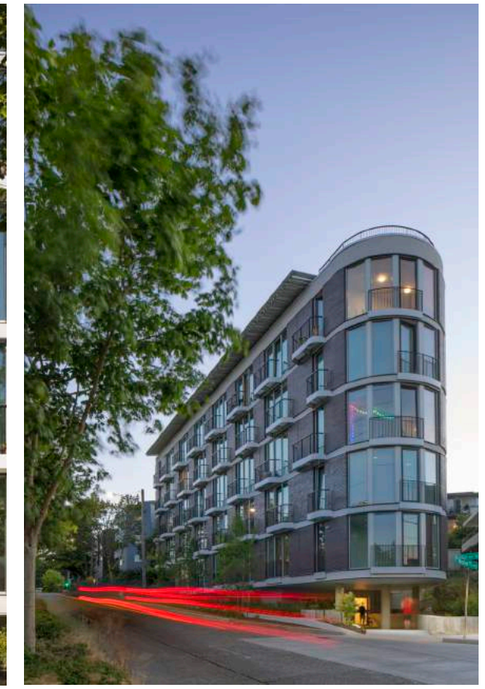

EXAMPLES OF PAST WORK

Inspire Apartments
Seattle, WA

2020 AIA Award for meeting 2030 Challenge

Shelton Apartments
Seattle, WA

Addendum

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ADDENDUM INDEX

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Material Board
Key (Also see pgs 44-45) **98**
Material Board Photographs **99**

Arborist Report
Pages 1-3 **100**
Page 4, Visual Tree Assessment **101**
Tree ID Key Plan **102**

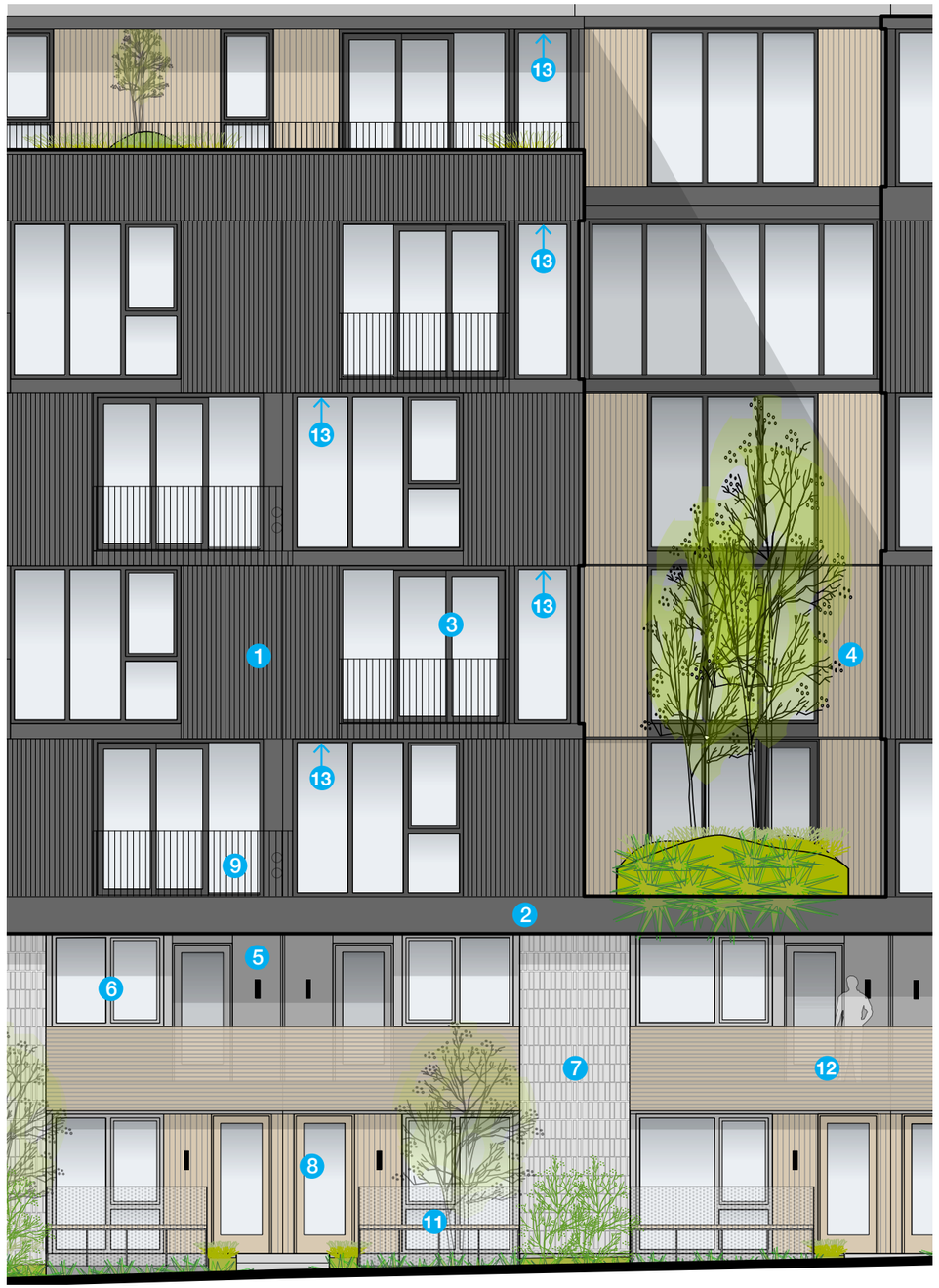
Site Conditions
Overhead Power Line Setback **104**

PROPOSED EXTERIOR MATERIALS

See also Pages 44-45

Key

1. Profile Metal Cladding - *Blue Grey*
2. Metal Panel - *Blue Grey*
3. Window and Door Frames - *Black*
4. Vertical Wood Siding
5. Metal Panel - *Platinum*
6. Window & Door Frames - Platinum
7. Brick
8. Storefront Window & Doors - *Wood*
9. Residential Stoop Perforated Metal Screen
10. Flat Bar Guards - *Black*
11. Horizontal wood screen
12. Two-story Unit Upper Level Porch
13. Large Sliding Doors
14. Exterior Commercial Space
15. (E) Oak Trees



SOUTH PARTIAL ELEVATION

FA Johnson DEVELOPMENT

PUBLIC47ARCHITECTS

MATERIAL BOARD PHOTOGRAPH: SHADED, NORTHWEST

MATERIAL BOARD PHOTOGRAPH: SHADED, NORTH

MATERIAL BOARD PHOTOGRAPH: DIRECT SUNLIGHT, WEST

MATERIAL BOARD PHOTOGRAPH: SHADE NORTHEAST

ARBORIST REPORT

Tree Solutions Inc
Consulting Arborists

Project No. TS-7436

Preliminary Arborist Report
DRAFT

To:	FA Johnson Development c/o Fawn Johnson
Site:	Market Street Assemblage 922 NW Market Street, Seattle, WA, 98107
Re:	Tree Inventory and Assessment
Date:	February 23, 2021
Project Arborists:	Josh Petter ISA Certified Arborist #PN-8406A ISA Qualified Tree Risk Assessor Connor McDermott ISA Certified Arborist #PN-8 704A ISA Qualified Tree Risk Assessor
Referenced Documents:	Atlas and NSPS Land Title Survey (Terrane 12/11/2019) NW Market Scheme D (Public 47 Architects, 12/20/2019)
Attached:	Table of Trees Tree Site Map NWM Fir Tree Diagram

Summary
Tree Solutions Inc. inventoried and assessed seven trees on this lot. Based on the city of Seattle Municipal Code (SMC), trees measuring 6 inches or greater in diameter at standard height (DSH) are required to be assessed for development projects. We tagged each tree with an aluminum tree tag. Tree identifier corresponds to the number on each tag. Of the trees assessed, there were no trees met the exceptional tree criteria outlined in the Seattle Director's Rule 16-2008.

There were 13 adjacent trees that required documentation for this property. Trees on neighboring properties were documented if they appeared to be greater than 6-inches diameter and their driplines extended over the property line. All trees on adjacent properties were estimated from the subject site or public property such as the adjacent right-of-way. We used an alphabetical tree identifier or the Seattle Department of Transportation (SDOT) tree number for trees off-site.

All SDOT trees are required to be protected regardless of size.

Assignment and Scope of Work
This report documents the visit by Josh Petter and Connor McDermott, of Tree Solutions Inc., on November 11, 2020 to the above referenced site. We were asked to complete a tree inventory and assessment by Fawn Johnson in preparation for site development.

Observations
Site
The 31,518 square foot site fronts Northwest Market St in the Ballard neighborhood of Seattle. The site is comprised of seven lot, labeled 11 to 17 on the attached survey. Seven single-family homes currently exist on site.

The understory is predominantly turf grass and ornamental plants. We observed a number of invasive plant species on the site, including: Himalayan blackberry (*Rubus bifrons*) and bindweed (*Convovulus* sp.).

The lawn areas that are fronting northwest market street appeared to be relatively undisturbed with good soil conditions. We observed two mycorrhizal fungi, fly-agaric (*Amanita muscaria*) and king bolete (*Boletus edulis*), growing in the lawn; these fungi are likely associating with the red oak trees and are a good indicator of soil health.

Proposed Plans
The most recent schematic plans, NW Market Scheme D (Public 47 Architects, 12/20/2019), propose a five-story building of mixed commercial and housing with an underground parking lot with 92 spaces.

Trees
Tree species on-site consist of red-flowering plum (*Prunus cerasifera*), Eastern redbud (*Cercis canadensis*), crabapple (*Malus* sp.), apple (*Malus domestica*), and Douglas-fir (*Pseudotsuga menziesii*).

We have included a survey of the site to serve as the site map and attached a table of trees that has detailed information about each tree.

Off-Site Trees
We assessed one fig (*Ficus carica*) tree along 9th avenue in front of lot 11 (5507 9th Ave NW). We also assessed a row of red oaks (*Quercus rubra*) trees along Market street. All of these trees are in the right-of-way and regulated by SDOT. The trees have canopies that overhang the site and roots that are uplifting the existing sidewalk.

We assessed an eucalyptus (*Eucalyptus gunnii*) tree north of lot 13 (908 NW Market Street) that is an exceptional tree. The tree is on elevated rockery approximately 3 feet above site grade.

We assessed an apple (*Malus domestica*) tree with pile of wood on the base with an overhanging canopy north of lot 14 (912 NW Market St); this tree has a low retention value due to the condition and volume of wood piled on it.

Discussion—Construction Impacts
This report is preliminary as we have not reviewed final construction plans for this area.

SDOT Oaks
Based on the most recent schematic plans, the building and parking garage would be approximately 20 feet from the center point of the row of oaks. The canopies extend up to 33 feet from the center point of the tree, with roots likely extending up to the existing structures (Photos 1 through 3). In order to construct the face of the proposed building there would need to be an additional 5 feet beyond the building for scaffolding to be set up. This would result in above- and below-ground disturbances approximately 15 feet from the center points of these trees. A substantial portion of the northern canopies would have to be remove in order to accommodate this work. Ideal tree protection would start at the driplines of these trees; however, with careful construction methods it is possible to construct the building closer to these trees.

The soil under the canopy to the north should be preserved to the extent possible, as a large section of the roots of these trees are growing in the lawn areas.

We observed a number of sidewalk panels that were raising, which is an indicator that there are a large number of structural roots within the sidewalk area (Photo 4). Careful construction measures will have to be implemented when removing and constructing new pathways. It will likely require considerable use of pneumatic air excavation, raising the grade, and selective root cuts. Conversely, if allowed we recommend considering a raised sidewalk on piers to mitigate impacts to the trees.

There is a curb and road to the south which are restricting root growth in other areas, making the soil in the northern areas especially important. The existing curb should be preserved in its location as surface roots have grown onto it and removal of the curb could impact the structural stability of the trees (Photo 5).

Contruction Impacts
Demolition of existing hardscapes and buildings will should be done so that no machinery is on exposed soils. Soil protection specifications can be found in the tree protection specifications in Appendix B. New entryways should use existing driveways to minimize the excavation and disturbance to the adjacent trees.

New landscaping within the tree protection area should not utilize any soil amendments, grading, or heavy machinery. Small plants (under 5 gallons in size) can be directly installed into the native soils. Pathways should be porous pavement and utilize existing grade.

Tree 331
Tree 331 is behind lot 13 and is not considered exceptional at this time, though under the proposed new tree code could be considered exceptional. If this tree is designated as exceptional it must be protected at the extent of the dripline; this would include providing room to construct scaffolding (Photo 6). Up to 1/3 of the outer ½ of the dripline can be impacted provided special measures are utilized to mitigate damage from construction.

Prior to the start of construction 5 inches of coarse arborists woodchips shall be placed within the dripline of the tree; woodchips must be kept 1 foot from the trunk of the tree. Chain-link fencing 6 feet tall shall be placed at the dripline and only adjusted to accommodate the work. The combination of

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fencing and woodchip mulch will provide a visual indication that special measures are required within the tree protections area.

There will be an underground garage installed within the outer half of the dripline and impacting approximately 205 square feet. The top 3 feet must be excavated with hydro excavation to allow for clean root cuts at the extent of excavation. Shoring will have to be used and no layback can occur to prevent damage to the tree closer to the tree. This method shall also be used on the eastern side to excavate for the footing of the building.

Care must be taken on all sides to retain as much of the live canopy as is possible. Branches shall be tied back to accommodate 3-foot scaffolding in order to construct the building. If pruning is required reduction pruning cuts should be made to retain as much of the live foliage as possible. Additionally, when constructing the face of the building all materials must be on 1-inch plywood on top of the woodchip mulch. No machinery is allowed within the dripline.

Landscaping within the undisturbed areas shall be 1-gallon plants installed by hand and woodchip mulch shall be retained. No turf grass can remain in the protection area aside from directly above the underground garage. Any new irrigation must be installed outside the dripline of this tree.

In our opinion, if these recommendations are followed this tree will remain viable and stable throughout construction. Careful construction methods would also be required if the parcels to the north are developed.

Recommendations

- Follow tree protection specifications located in Appendix B throughout construction and included with all bid and permit plan sets relating to tree protection.
- Provide Tree Solutions with updated civil plans, including demolition, grading, utilities, and landscaping in order to assess the impacts to the trees.
- Explore alternative sidewalk designs to preserve root structures for SDOT oak trees.
- Site planning around exceptional trees must follow the guidelines outlined in SMC 25.11.050. [1]
- All pruning should be conducted by an ISA certified arborist and following ANSI300 specifications.[2]

Respectfully submitted,
Josh Petter and Connor McDermott ,
Consulting Arborists

[1] Seattle Municipal Code 25.11.050. General Provisions for Exceptional Trees
[2] Accredited Standards Committee A300 (ASC 300). ANSI A300 (Part 1) Tree, Shrub, and Other Woody Plant Management – Standard Practices (Pruning). Londonderry: Tree Care Industry Association, 2017.

DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the Guide for Plant Appraisal, 10th Edition , published by the Council of Tree and Landscape Appraisers.
DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in the Director's Rule 16-2008.
Letters are used to identify trees on neighboring properties with overhanging canopies.
Dripline is measured from the center of the tree to the outermost extent of the canopy.

							Dripline Radius (feet)							
Tree ID	**Scientific Name**	**Common Name**	**DSH** (inches)	**DSH Multistem**	**Health Condition**	**Structural Condition**	**N**	**E**	**S**	**W**	**Exceptional Threshold**	**Exceptional by Size**	**Proposed Action**	**Notes**
328	*Prunus cerasifera*	Cherry plum	13.9	11.3, 7.2, 3.8	Fair	Fair	12.6	12.6	12.6	12.6	*21.0*	-	Retain/Remove/Impacted	Fungal conks at base
329	*Cercis canadensis*	Redbud	7.4	5.6, 3.6, 3.2	Good	Fair	8.3	8.3	8.3	8.3	*9.5*	-		-
330	*Malus spp.*	Crabapple	7.2		Fair	Fair	8.3	8.3	8.3	8.3	*20.0*	-		Fungal conks at base
331	*Pseudotsuga menziesii*	Douglas-fir	26.5		Good	Fair	21.1	20.1	23.1	16.1	*30.0*	-		Codominant at 9 feet; bindweed at base
332	*Pseudotsuga menziesii*	Douglas-fir	10.4		Good	Fair	5.4	5.4	12.4	11.4	*30.0*	-		Phototropic; bindweed at base
333	*Pseudotsuga menziesii*	Douglas-fir	13.4		Good	Good	8.6	9.1	11.6	9.6	*30.0*	-		Blackberry at base; string wrapped around trunk at 7 feet
334	*Malus domestica*	Apple	9.8	8, 5.6	Good	Good	10.4	10.4	10.4	0.4	*20.0*	-		-
A	*Eucalyptus gunnii*	Cider gum	16.0		Good	Good	N/A	N/A	21.7	N/A	*11.0*	Exceptional		Raised rockery north and three feet above site grade
B	*Malus domestica*	Apple	9.2	6,7	Fair	Fair	N/A	N/A	10.4	N/A	*20.0*	-		Pile of wood on the base of tree; low retention value
TRE-1082057	*Ficus carica*	Common fig	12.0	6.1, 5.6, 7.5, 4.5	Good	Fair	11.5	11.5	11.5	11.5	*17.2*	-		Right-of-way (ROW) tree; included bark
TRE-3602	*Quercus rubra*	Red oak	20.9		Good	Good	26.4	24.4	27.9	21.4	*30.0*	-		ROW; roots raising sidewalk
TRE-3603	*Quercus rubra*	Red oak	16.3		Good	Good	25.7	16.7	26.7	17.7	*30.0*	-		ROW; supressed in row
TRE-3604	*Quercus rubra*	Red oak	27.8		Good	Good	33.2	24.7	33.2	28.7	*30.0*	-		ROW sidewalk raising; branch over sidewalk nine feet extends 32 feet may need to be reduced or branch removed
TRE-3605	*Quercus rubra*	Red oak	22.9		Good	Good	25.0	20.0	25.0	16.0	*30.0*	-		ROW; surface roots along curb
TRE-3606	*Quercus rubra*	Red oak	26.0		Good	Good	29.1	22.1	31.1	20.6	*30.0*	-		ROW
TRE-3607	*Quercus rubra*	Red oak	31.6		Good	Good	30.3	31.3	39.3	25.3	*30.0*	_		ROW; Telephone pole a foot from trunk; branch rubbing on pole
TRE-3608	*Quercus rubra*	Red oak	25.9		Good	Good	29.6	21.1	41.1	27.1	*30.0*	-		ROW; Three scafold limbs originating from same area 12 feet up trunk
TRE-3609	*Quercus rubra*	Red oak	23.2		Good	Good	33.0	21.0	31.0	22.0	*30.0*	-		ROW; less surface structural roots; less raising of sidewalk
TRE-3610	*Quercus rubra*	Red oak	18.6		Good	Good	21.8	16.8	25.8	13.8	*30.0*	-		ROW; supressed in row; lower scaffold branch damaged on underside; less raising of sidewalk
TRE-3611	*Quercus rubra*	Red oak	25.7		Good	Good	33.1	22.1	37.1	22.6	*30.0*	-		ROW

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ARBORIST REPORT

FA Johnson DEVELOPMENT

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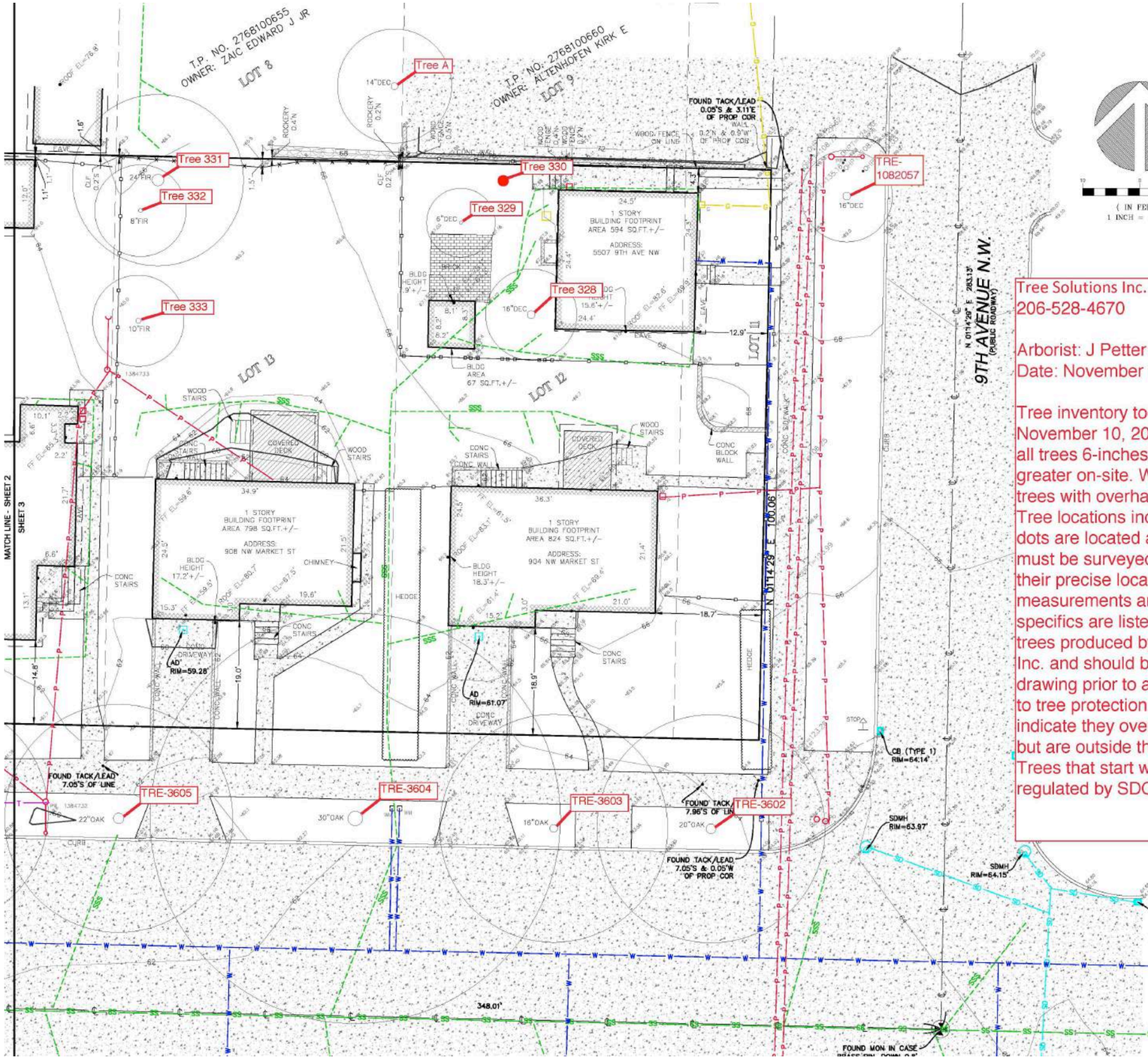
ARBORIST REPORT

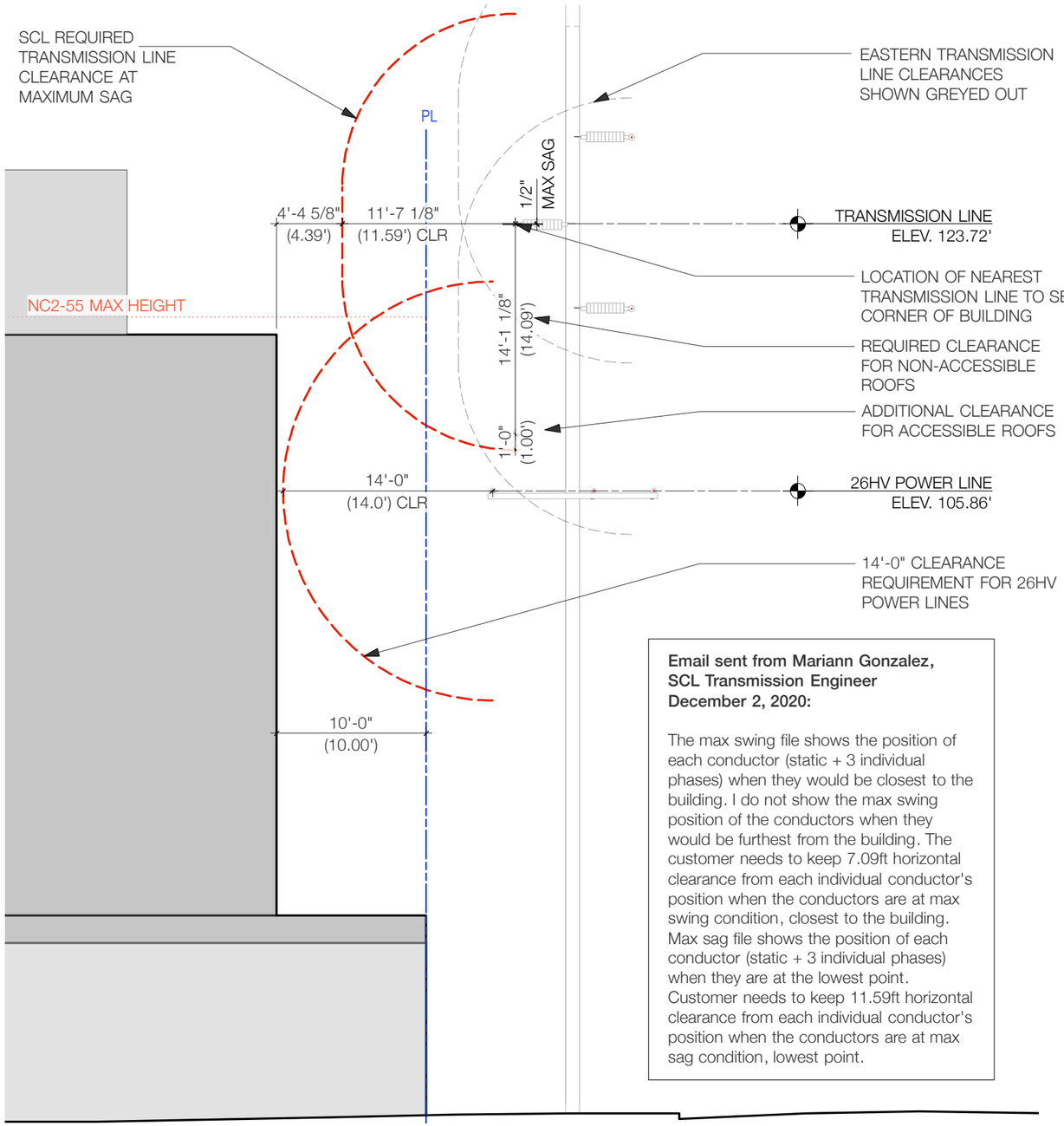


Tree Solutions Inc.
206-528-4670

Arborist: J Petter and C McDermott
Date: November 19, 2020

Tree inventory took place on November 10, 2020 and included all trees 6-inches diameter or greater on-site. We also assessed trees with overhanging canopies. Tree locations indicated by red dots are located approximately and must be surveyed to determine their precise locations. Dripline measurements and other tree specifics are listed in the table of trees produced by Tree Solutions Inc. and should be added to this drawing prior to any design relating to tree protection. Lettered trees indicate they overhang the property but are outside the property line. Trees that start with TRE are regulated by SDOT.

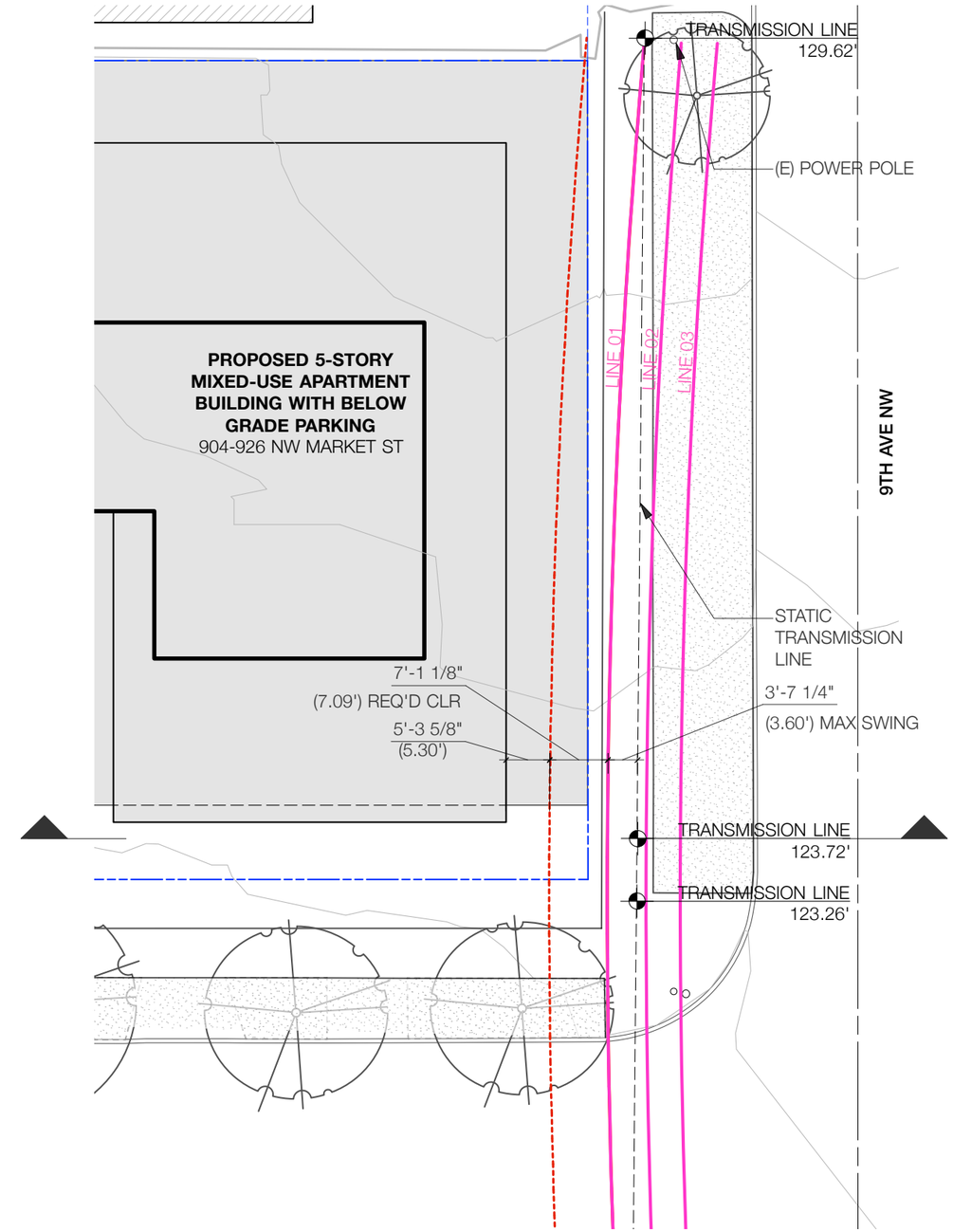
OVERHEAD POWER LINE SETBACKACKS



Email sent from Mariann Gonzalez, SCL Transmission Engineer December 2, 2020:

The max swing file shows the position of each conductor (static + 3 individual phases) when they would be closest to the building. I do not show the max swing position of the conductors when they would be furthest from the building. The customer needs to keep 7.09ft horizontal clearance from each individual conductor's position when the conductors are at max swing condition, closest to the building. Max sag file shows the position of each conductor (static + 3 individual phases) when they are at the lowest point. Customer needs to keep 11.59ft horizontal clearance from each individual conductor's position when the conductors are at max sag condition, lowest point.

Section Diagram - Describing Sag Clearance



Plan Diagram - Describing Swing Clearance

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