



1 & 5 DRAVUS STREET

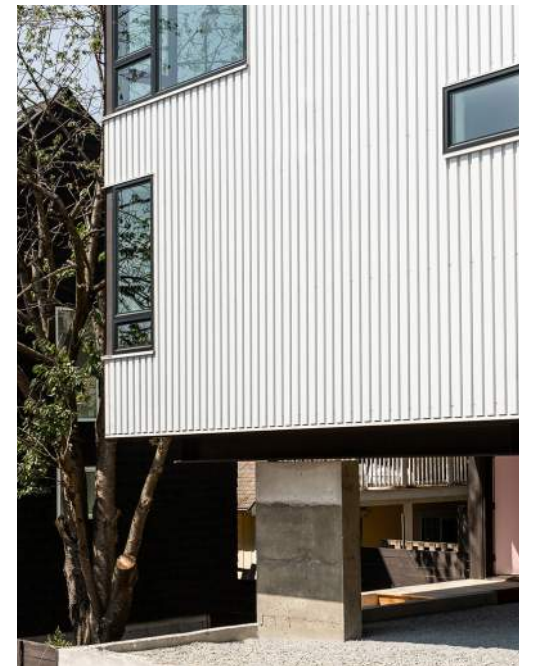
3038726 - EG / 3037588 - LU

1 & 5 DRAVUS STREET
SEATTLE
WA

1 DRAVUS ST LLC



HYBRID ARCHITECTURE - PREVIOUS EXPERIENCE



ABOUT

Team:



Robert Humble
Principal



Barrett Eastwood
Partner



Scott Goodner
Project Manager



Bill Nicholson
Project Architect



Akkarawin Valinluck
Project Designer

Architect:

Hybrid Architecture
1205 E Pike St #2D,
Seattle, WA 98122
www.hybridarc.com | 206.267.9277

Owner:

1 Dravus St. LLC
1711 30th Ave S.,
Seattle, WA 98102

Landscape Architect:

Root of Design
2020 Maltby Rd. Ste 7,
Bothell, WA 98021
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TABLE OF CONTENTS

Development Objectives + Zoning Analysis + Site Analysis

- + Objectives + Project Information 5
- + Community Outreach Summary 6
- + Zoning Analysis 7
- + Survey + Site Analysis 8 - 13

Site Design Concept

- + Guidelines + Responses 15 - 16

Architectural Design Concept

- + Massing Diagram + Guidelines + Responses 18
- + Design Aspiration 19 - 22

Proposed Design

- + Perspective Views 24
- + Aerial Views 25
- + Architectural Drawings 26 - 31
- + Materials 32
- + Elevations 33 - 35
- + Landscape Plan 36
- + Shadow Studies 37
- + Renderings 38 - 41

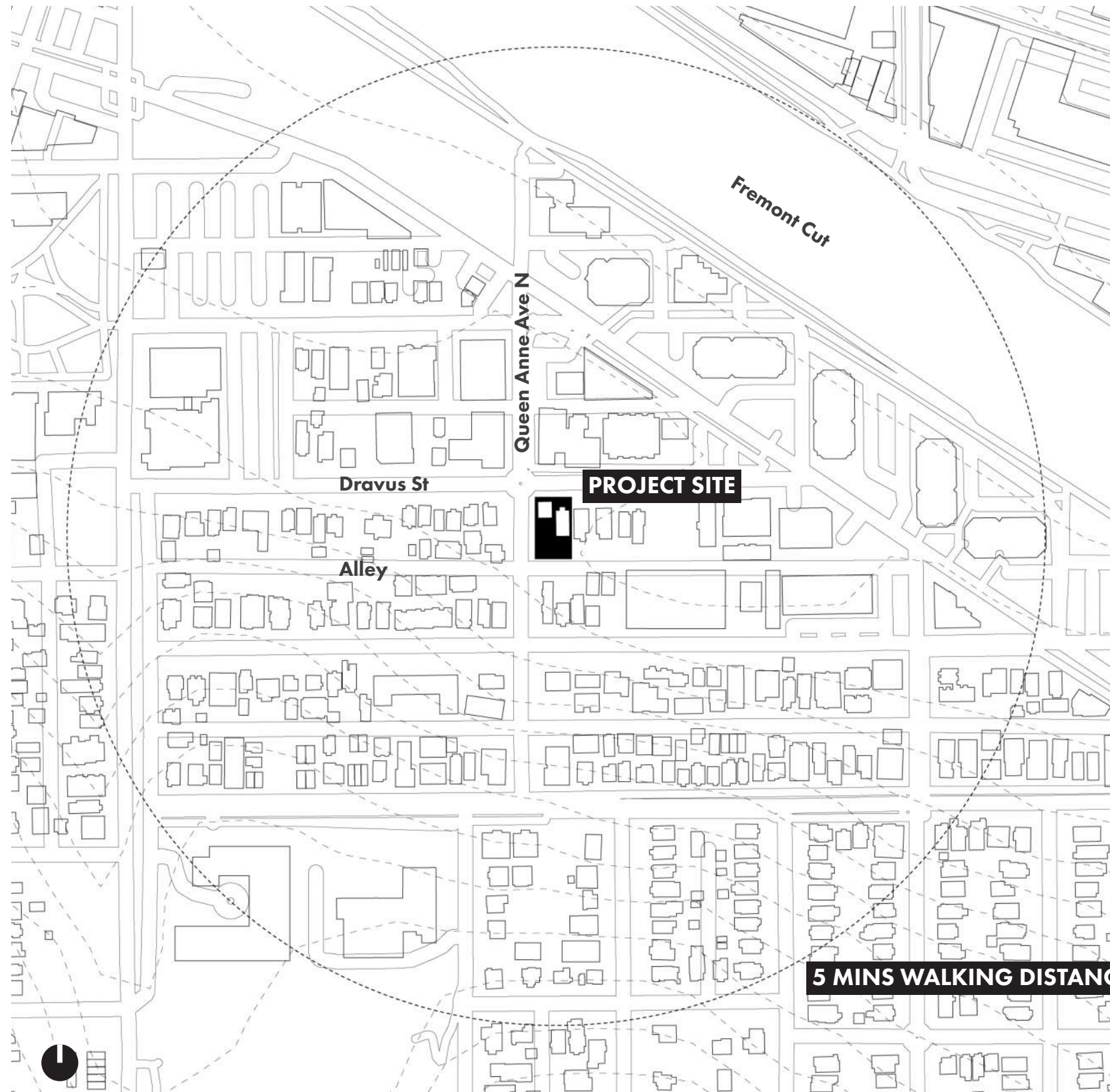
Adjustment Requests

- + Adjustment Requests 42 - 43



1

DEVELOPMENT OBJECTIVES + ZONING ANALYSIS + SITE ANALYSIS



OBJECTIVES

Development Objectives

Project to construct a new 4-story residential townhouse building containing 6 new dwelling units and parking for 4 vehicles (aprox. 8,015 sf. gross floor area excluded existing buildings). Parkings to be accessed through the alley. Existing duplex and 4-plex will be preserved. No demo is proposed.

Design Objectives

- + Create lasting, durable and elegant building
- + Enhance pedestrian environment
- + Foster a sense of community and security
- + Provide alternate means of mobility including bicycle parking
- + Encourage views while breaking down mass

PROJECT INFORMATION

Address	1 & 5 Dravus St., Seattle, WA 98109
Owner	1 Dravus St. LLC
SDCI#	3038726 - EG , 3037588 - LU
Parcels	1972205980 + 1972205985
Site Area	7,200 SQF
Zoning	LR3 (M) - MHA applied
Overlays	Parking Flexibility Area
ECA	40% Steep Slope
Building Type	(6) Residential townhouse units
Building Size	11,035 sf. (gross) Existing : 3,020 sf. New : 8,015 sf.
Parking	(4) Parking spots proposed (3) Three spots required. No spots existing nor proposed for the existing duplex and 4-plex.
Presub Date	11/03/2021
Planner	Holly Goddard
Legal Description	1 Dravus St: DENNY & HOYTS ADD, PLAT BLOCK 66, PLAT LOT: 1 5 Dravus St: DENNY & HOYTS ADD, PLAT BLOCK 66, PLAT LOT: 2

5 MINS WALKING DISTANCE

COMMUNITY OUTREACH

Community Outreach Plan

Project Description:

Proposed project to construct a new 4-story residential townhouse building containing 6 new dwelling units and parking for 4 vehicles. Existing duplex and 4-plex will remain. No demo is proposed.

Project Team:

HyBrid Architecture, 1205 E. Pike Street - Suite 2D, Seattle, WA 98122, permit@hybridarc.com

Project Owner:

1 Dravus St, LLC, 1205 E. Pike Street - Suite 2D, Seattle, WA 98122, robert@hybridarc.com

Approved Method of Outreach Per DON Approval:

- + Direct mailing flyers to all residences within 500ft (Printed, High Impact)
- + Basic project web page (Electronic, 1 of 2 Multi-Pronged Electronic Outreach) with contact email
- + Email Announcement to local community organizations (Electronic outreach, 2 of 2 Multi-Pronged Method)
- + Online survey (Electronic, High-Impact)

Project Website Page:

<http://www.hybridarc.com/portfolio/1-5-dravus-street-community-outreach/>

Link to Online Survey:

<https://docs.google.com/forms/d/e/1FAIpQLSebZErUz-3wLHMeoehx5vjKod5C8SnxqbaO-GZ20IWrijt-n8w/viewform>

The project is located in the Magnolia / Interbay Neighborhood. Community Groups emailed (when email was available) include:

- Catharine Blaine K-8 • DESC Interbay Place • Fort Lawton Historic District • Lawton Elementary • Low Income Housing Institute • Interbay CAC • Interbay P-Patch • Magnolia Community Council • Magnolia Historical Society • Magnolia Manor Park P-Patch • Neighbors Advisory Committee (NAC) • Seattle Housing Authority-Fort Lawton Place • Seattle Housing Authority-Pleasant Valley Plaza • The Coalition for Magnolia, Queen Anne, and Interbay Neighborhoods

Response to Mailed Flyers:

One response was received from the mailed flyers directly. (email included)

Flyers were sent out to addresses within 500' on October 21st, 2021

The receipt from the mailed flyers and the addresses are attached to this report for reference per job# 2102074

The sample flyer is also attached to this report for reference.

Comment included: "Neighbor wondered about fixing the existing potholes in the alley"

Response from Basic Project Web Page:

No response was received from the webpage directly

Basic Project Web Page: <http://www.hybridarc.com/portfolio/1-5-dravus-street-community-outreach/>

Response from Community Group Emails:

All sent community group emails have been PDF'd and attached to this report for reference.

No direct responses were received from the community group announcements.

Community Outreach Plan (Continued)

Response from Online Survey:

All collected responses have been recorded and attached to this report for reference.

<https://docs.google.com/forms/d/e/1FAIpQLSebZErUz-3wLHMeoehx5vjKod5C8SnxqbaO-GZ20IWrijt-n8w/viewform>

Questions on the Survey included:

- + What is your connection to this development project?
- + What is most important to you about a new building on this property?
- + We will be improving the sidewalks and landscaping at street-level. Which are most important for designing the public areas?
- + What are your biggest concerns about the project?
- + Is there anything specific or unique about this property or neighborhood that would be important for us to know?

Below is a summary of comments received from the public:

1 person responded to the survey, of which lived very close to the proposed project

The most important thing noted about a new building on this property were the impact to the neighborhood

Comments received from the public regarding improvements at sidewalk and street level / public area include:

Improving the alley and ROW

Concerns expressed by public comment include:

Construction noise and impacts

That the project will make driving and parking in the neighborhood more challenging:

Damage to property, ground settlement, vibrations from construction, access to the neighbors property

Specific and Unique Items about the existing property and neighborhood include:

Rodent Mitigation, Soil Testing

NOTICE OF COMMUNITY OUTREACH NEW TOWNHOUSE PROJECT - 1 & 5 DRAVUS STREET, SEATTLE, WA 98109

1 Dravus Street, LLC and Hybrid Architecture are collaborating on a new and exciting project located at 1 & 5 Dravus Street in North Queen Anne. The project proposes a new residential structure containing 6 new townhouse units, most of which are 1,100 sf in size. The existing duplex and triplex will remain. Parking will be provided for the project, per the Seattle Municipal Code requirements on site.

The project team is just getting started on the planning now but construction could take place as early as Winter 2022. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note that all information and comments submitted may become part of the public record. Comments will be accepted as part of this outreach, per the provided contact email below through November 10th, 2021. After that, the project team will get started on the Design Review Process and other permitting steps. SDCI project number is 3038726-EG. The project is also registered with the Department of Neighborhoods.

For additional information, input and project contact information please reference the following links:

PROJECT WEBSITE
<http://www.hybridarc.com/outreach>



PROJECT CONTACT
permit@hybridarc.com

Unit Count	6 townhouse units
Parking	Parking will be provided on site
Architect	Hybrid Architecture
Developer	1 Dravus St, LLC
Timeline	Construction Start Winter 2022
SDCI #	Project Number #3038726-EG



11/29/21, 2:14 PM

1 & 5 Dravus Street - Community Outreach

HYBRID

Studios Work Space About Team Press Contact

1 & 5 Dravus Street – Community Outreach



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SURVEY

Please take our project survey! We would love to hear how this project will impact you and what we can do to make this project part of your growing community. This survey will be open from October 18th, 2021 through November 10th, 2021. Your full name, email address, and phone number are required.

Contact

If you have additional comments or questions, feel free to email the architect directly at permit@hybridarc.com.

EARLY COMMUNITY OUTREACH

Due to State of Washington COVID guidelines, there will not be a site walk with the project Architect or owner but our team wants to provide additional information about the project and obtain project feedback through the survey below. All information collected, will become part of the public record.

Project is located at 1 & 5 Dravus Street in Seattle, Washington.

< Outreach Mailed Flyer and Informational Website, Pictured

SMC ZONING ANALYSIS

23.45.504: Permitted and Prohibited Uses

+ Residential uses permitted in LR zone.

23.45.510: Floor Area Ratio (FAR) Limits

+ The FAR limit for LR3 zone outside urban center and urban village with an MHA suffix is 1.8

23.45.512: Density Limits

+ No limits for LR3 zone

23.45.514: Structure Height

+ The max. height is 40 ft. for townhouse developments.

23.45.518: Setbacks and Separations (Townhouse developments)

+ Front : 7 ft. average + 5 ft. min.

+ Rear : 7 ft. average + 5 ft. min.

+ Side : For facade < 40 ft. = 5 ft., For facade > 40 ft. = 7 ft. average + 5 ft. min

23.45.522: Amenity Area (Townhouse developments)

+ At least 25% of lot area

+ 50 % of the amenity area shall be provide at ground level unless the amenity provide at the roof meets section 23.45.510.D.5

+ Amenity provide at ground level may be either private or common space.

23.45.527: Structure Width and Facade Length

+ The max. structure width for LR3 zone outside urban center and urban village with an MHA suffix is 120 ft.

23.45.536: Parking Location, Access, and Screening

+ Surface parking

a.Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except:

1)Between a principal structure and a street lot line;

2)In the required front setback or side street side setback; and

3)Within 20 feet of any street lot line.

b.If access is taken directly from an alley, surface parking may be located anywhere within 25 feet from an alley lot line provided it is no closer than 7 feet to any street lot line.

+ Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;

DESIGN RESPONSES

+ Residential uses permitted in LR zone.

+ Max. F.A.R. : 1.8

Lot Size : 7,208 SF

F.A.R. : 1.8 x 7,208 SF : 12,974 SF

Proposed F.A.R. : **10,016 SF : Project Complies**

+ No limits for LR3 zone

+ The proposed design **will not exceed 40 ft.** in height from the average grade.

+ Front : **4 FT setback (adjustment) + 4.4 FT average setback (adjustment)**

+ Rear : 5 FT setback (complies) + **5.38 FT average setback (adjustment)**

+ Side(S) : 5.81 FT setback (complies) + **6.72 FT average setback (adjustment)**

+ Side(N) : 20 FT setback (complies) + 11.56 FT average setback (complies)

+ Proposed amenity area : **3,550 SF : 49.25 %**

Amenity at ground level : 1,825 SF

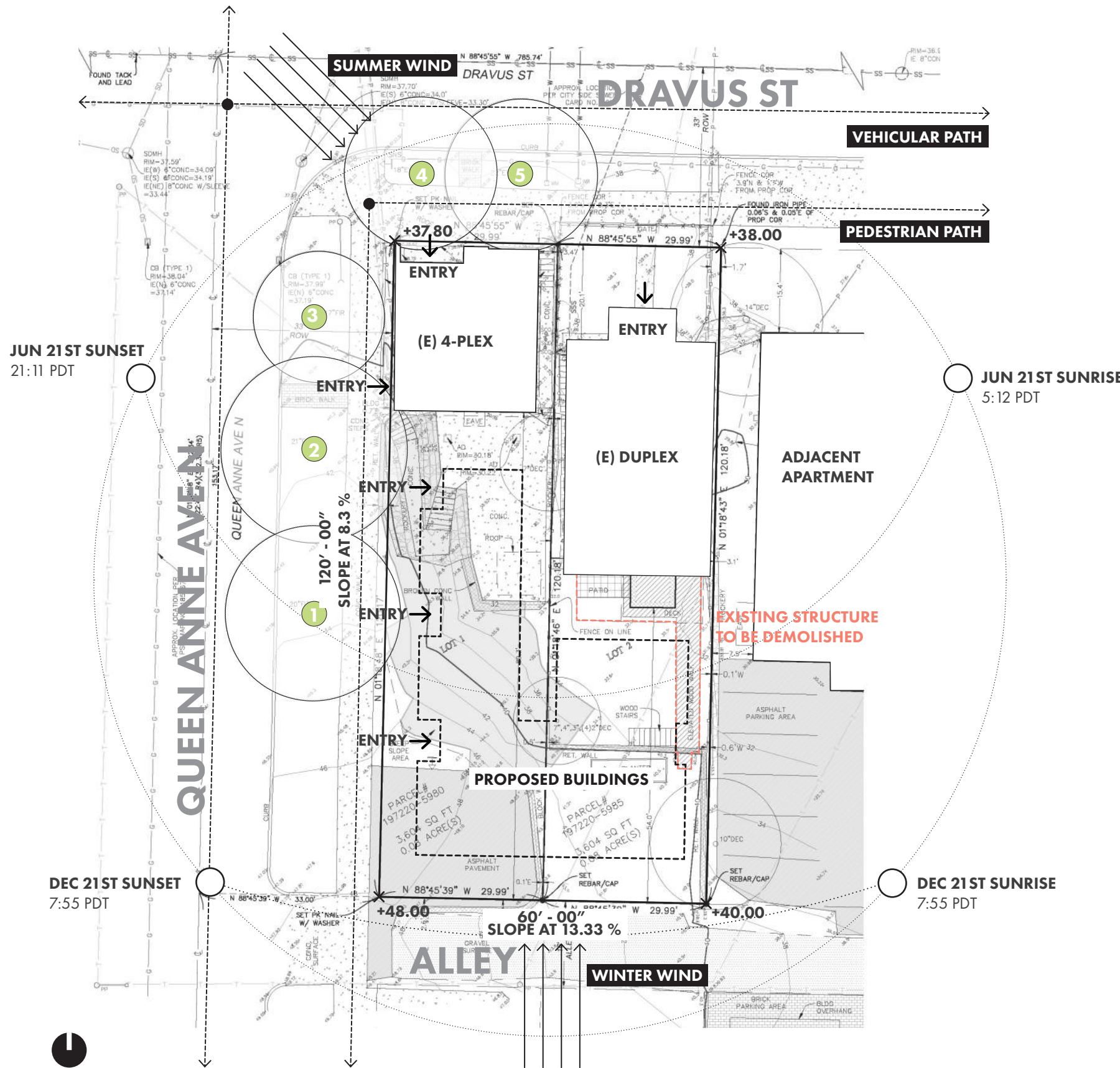
Amenity at roof level : 1,725 SF

+ The proposed design **will not exceed 120 ft.** in facade length

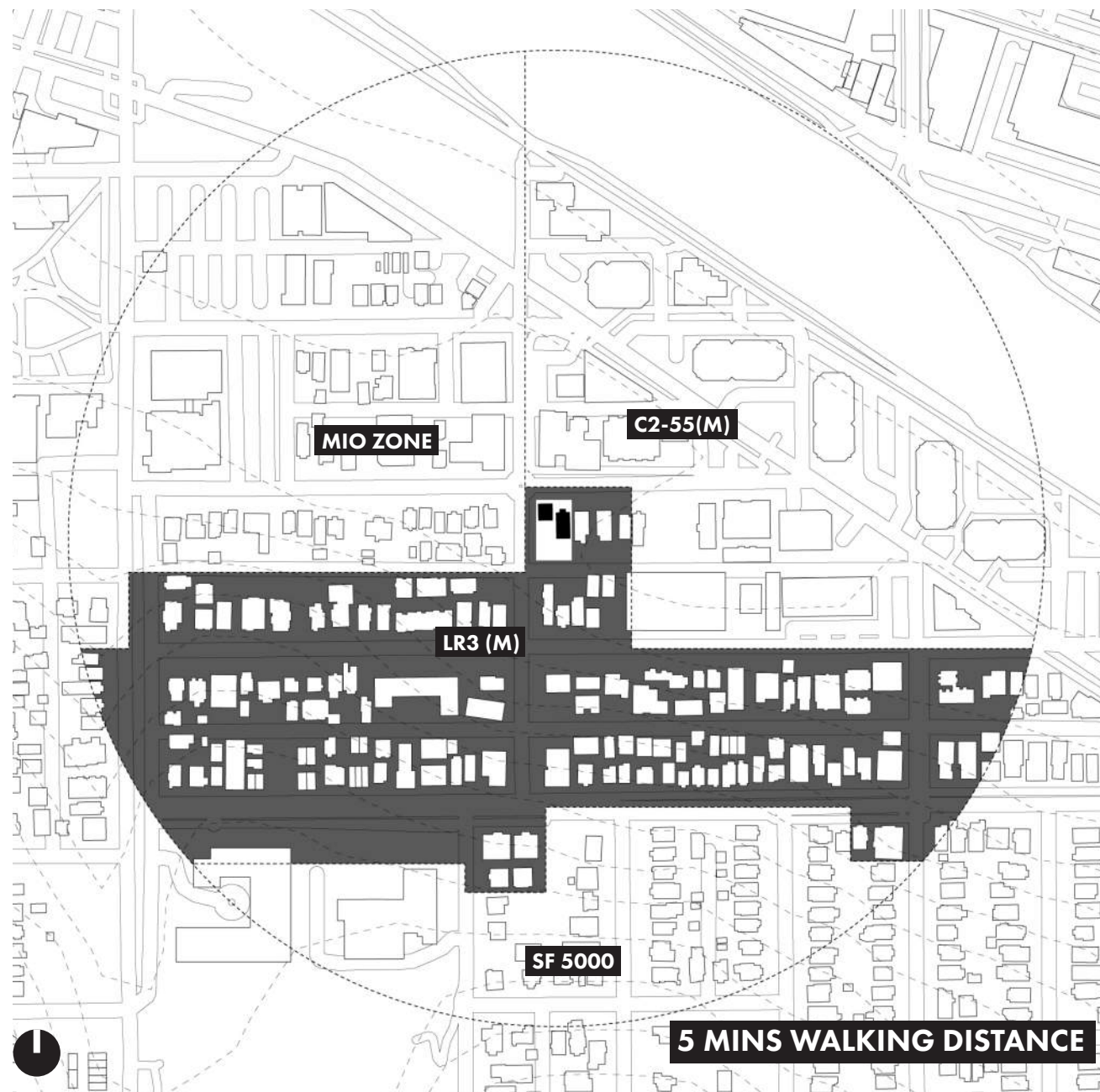
+ The proposed design **will comply with the parking requirement.**

SURVEY + SITE ANALYSIS

Address	1 & 5 Dravus St., Seattle, WA 98109
Owner	1 Dravus St. LLC
SDCI#	3038726-EG
Parcels	1972205980 + 1972205985
Site Area	7,200 SQFT
Zoning	LR3 (M) - MHA applied
Legal Description	DENNY & HOYTS ADD
Sidewalk	+ Site slopes downhill from S - N approx. 10' 0" + Site gently flat from W - E + 4" Concrete
Alley	Site slopes downhill from W - E approx. 10' 0"
On-site Existing	North : 3-story 4-plex building North East : 2-story duplex building
Neighbor to the East	7 Dravus St : 1-story apartment building
Across Alley to the South	2-story townhouse building
Street Trees	1. 20" Fir 2. 21" Fir 3. 17" Fir 4. 18" Fir 5. 22" Fir



SEE DEMOLISHING PLAN ON PAGE 26



Zoning Map

The project site sits at the edge of the LR3 (M) zone. It's lies as a bridge between the LR3 zone, the C2-55 zone (to the North and the East), and the Major Intuitions zone (to the West). Being in the area of three different zoning, the site is surrounded by mixture of residential buildings ranges from single family to big apartment buildings, educational buildings, and retail buildings. MHA applied in this location.

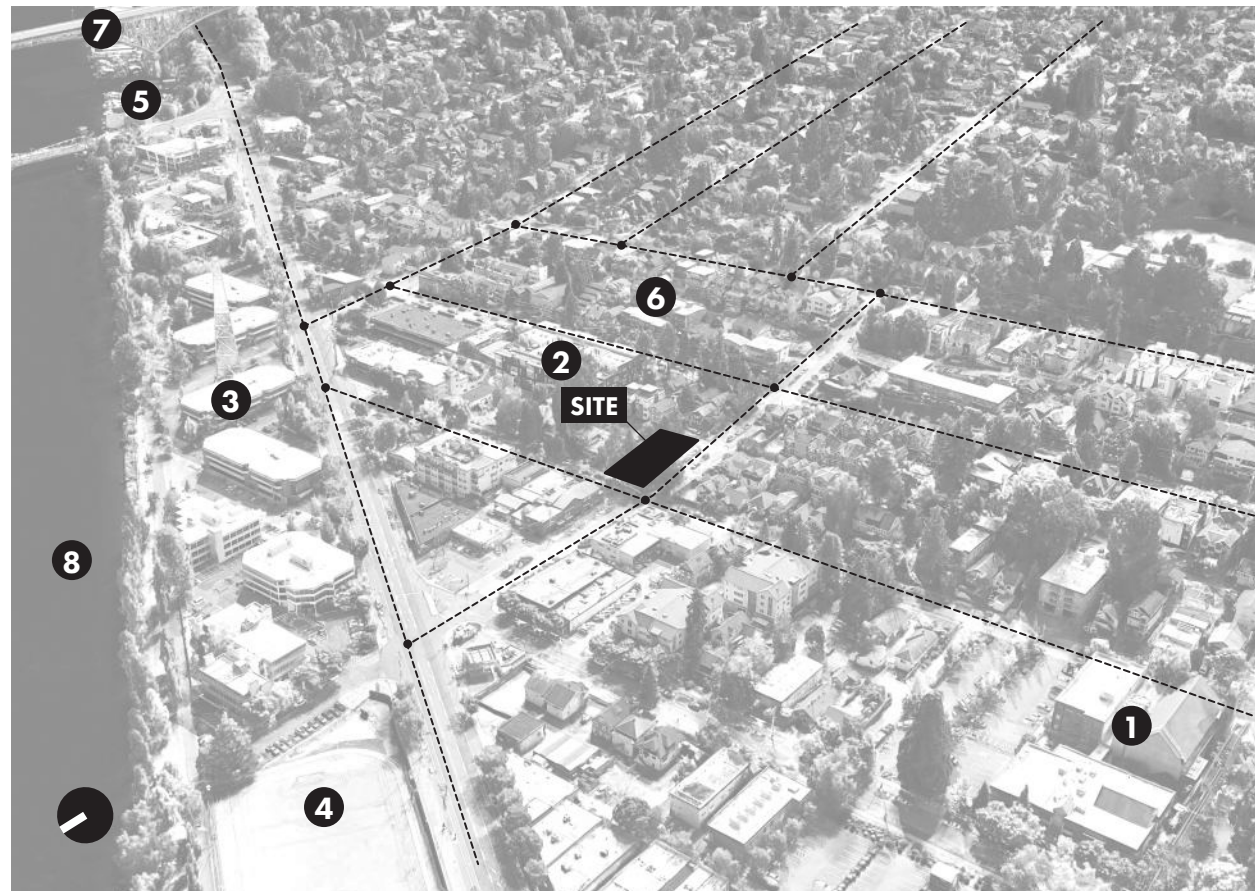


Typologies + Usages

Neighboring area is primary residential including: single family, apartments, condominiums, and townhouses with the mixture of educational buildings and retails.

- | | | |
|---------------|--------------------|-------------|
| 2,3,4 Plex | Townhouse | Condominium |
| Apartment | Office Building | Education |
| Single Family | Warehouse | Site |
| Retails | Art Gallery/Museum | |

NEIGHBORHOOD CONTEXT



Aerial View of the Site and Its Surrounding

1. Seattle Pacific University

As the site sits at the bridge between LR3 and Major Institution Overlay, Seattle Pacific University covers most of the area to the West.



3. Office buildings

A row of office buildings and commercial buildings along the water front.



2. Henry Apartment Complex

A 4-Story apartment complex building located South-East of the site.



4. Wallace Field : Seattle Pacific University

University's sport field



5. Bleitz Chapel development

Office and retail spaces connection with Bleitz Chapel.



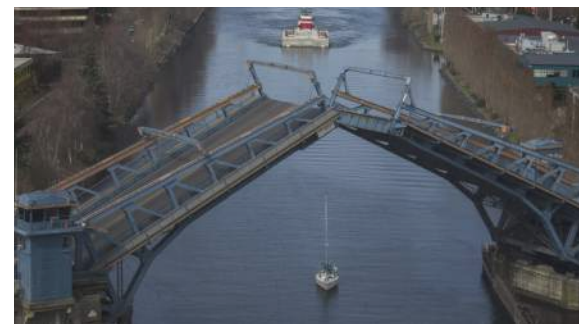
6. Nearby Townhouse

Townhouse in the neighborhood.



7. Fremont Drawbridge

Traffic bridge connects Fremont and Queen Anne neighborhood.

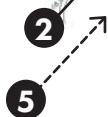
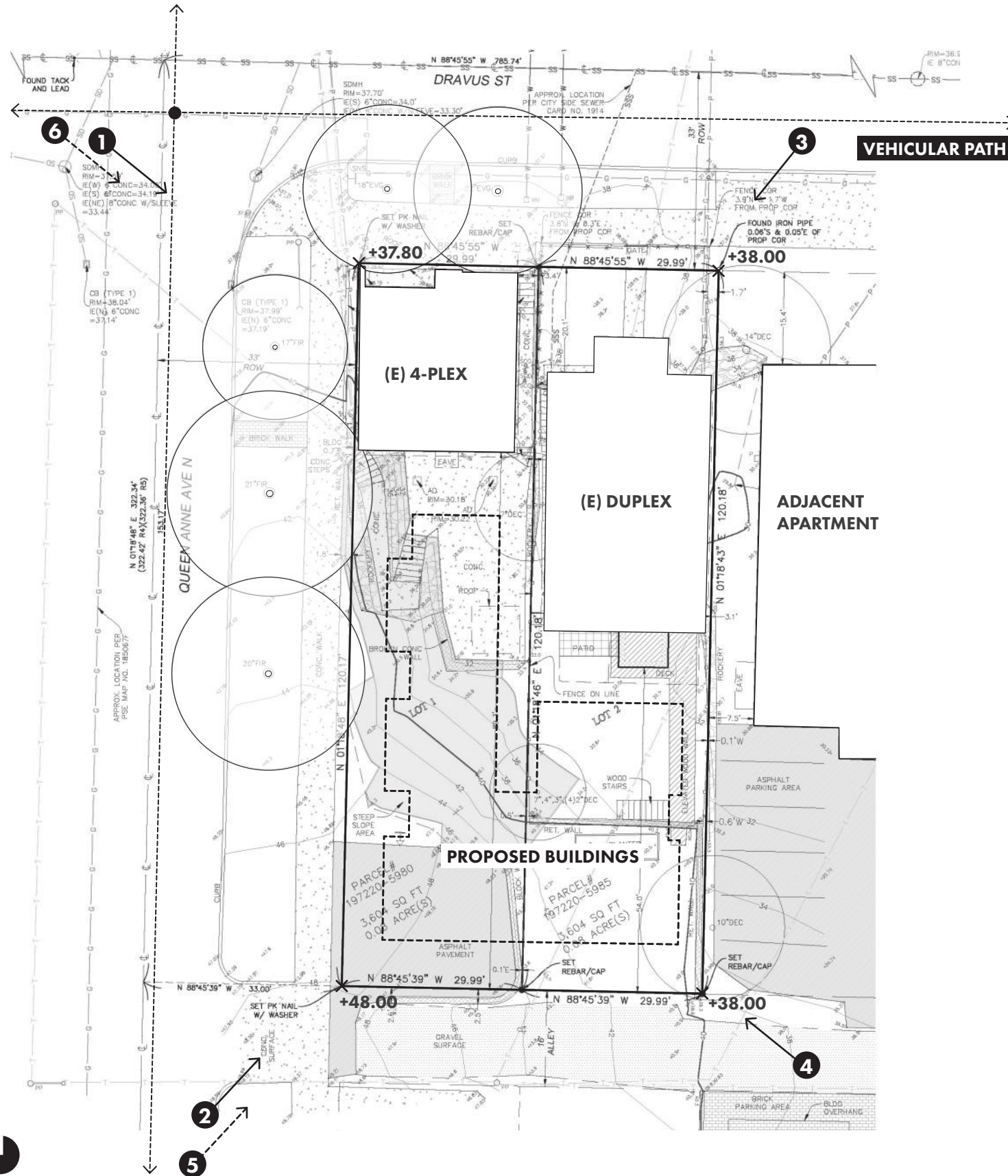


8. Fremont Cut

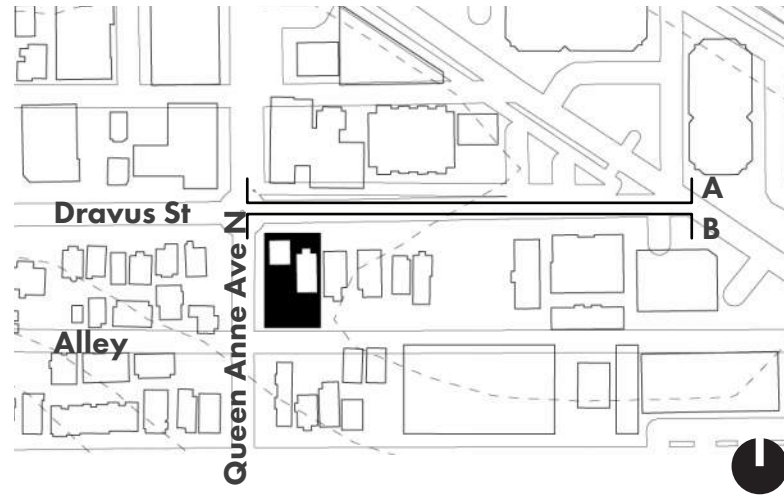
Canal connects to Lake Union and Salmon Bay.



VIEWS INTO SITE



STREET MONTAGE - DRAVUS ST.



Dravus St. Sections



Dravus St. buildings typologies

- 2,3,4 Plex
- Apartment
- Single Family
- Retails
- Townhouse
- Office Building
- Warehouse
- Art Gallery/Museum
- Condominium
- Education



ACROSS FROM SITE

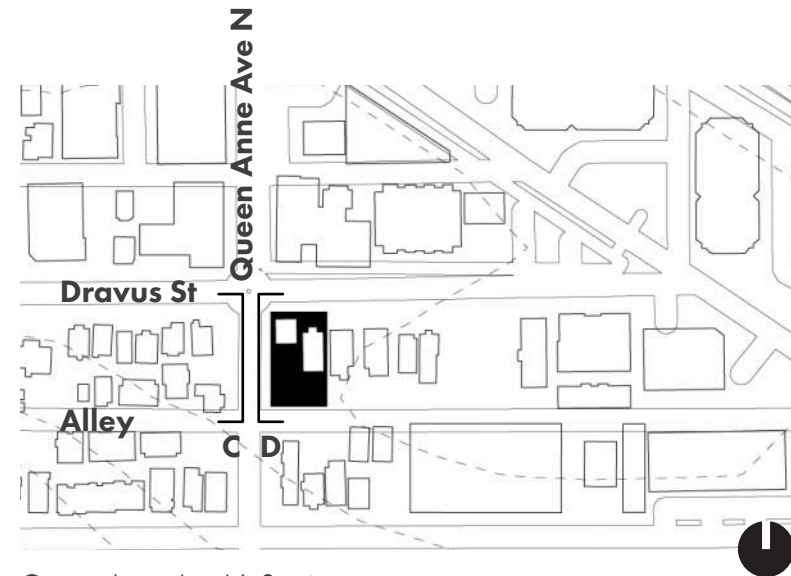
Section A



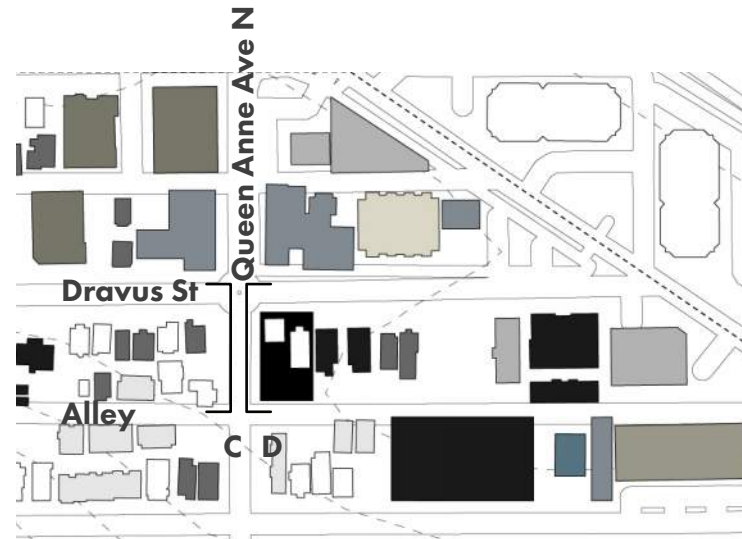
SITE

Section B

STREET MONTAGE - QUEEN ANNE N



Queen Anne Ave N. Sections



Queen Anne Ave N. buildings typologies

- 2,3,4 Plex
- Apartment
- Single Family
- Retails
- Townhouse
- Office Building
- Warehouse
- Art Gallery/Museum
- Condominium
- Education



Section C



Section D

2

SITE DESIGN CONCEPT

CITYWIDE GUIDELINE PRIORITIES

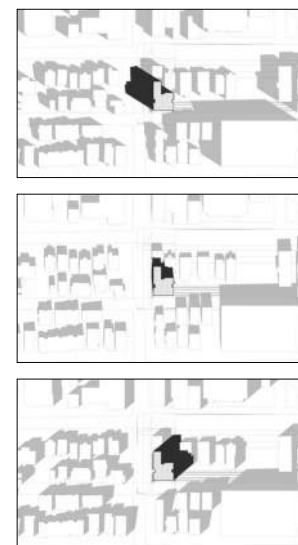
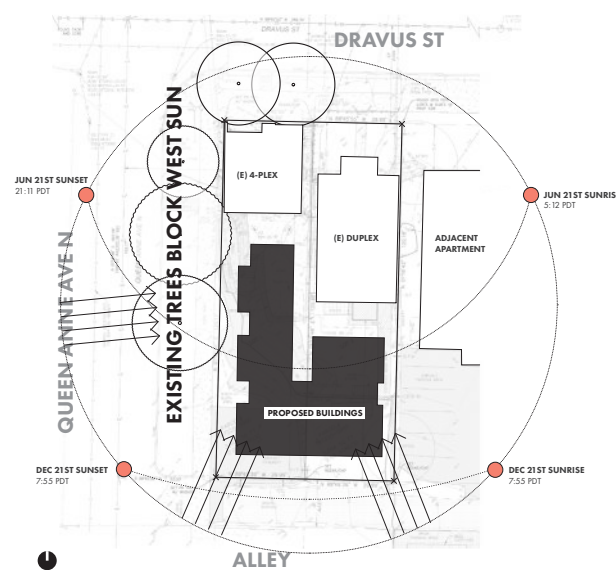
GUIDELINE 1+2 CS1 Natural Systems and Site Features - B2: Daylight and Shading + B3: Managing Solar Gain

CS1-B2: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and /or design of structures on the site.

CS1-B3: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

Design Team Responses

By **preserving the two existing structures**, the develop-able area is limited to only approximately 50% of the site which allow more open spaces within the site. Furthermore, the **massing is broken down into three masses** which wrap around the South West corner from Queen Anne Ave N to the alley. The **South facade** is maximized in its length to **take advantage of the Southern, natural sunlight**; on the other hand, the West facade takes advantage of the existing street trees as they provide shades to the structures. Existing street trees to remain.



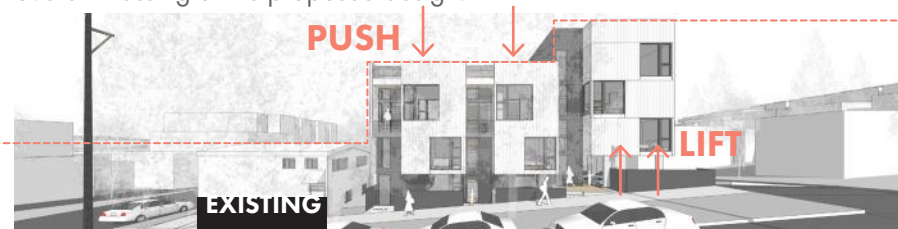
Shadow Study

GUIDELINE 3 CS1 Natural Systems and Site Features - C2: Elevation Changes

CS1-C2: Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

Design Team Responses

The masses are placed at the **different elevations in relation to the topography**. The structures are **stepping down the hillside** as they get closer to the existing building. The topography and the existing structures shape the overall massing of the proposed design.

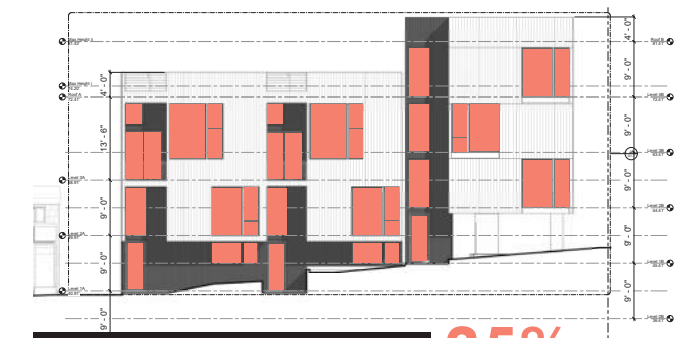


GUIDELINE 4 CS2 Urban Pattern and Form - B2: Connection to the Street

CS2-B2: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)- in siting and designing the building.

Design Team Responses

By recessing the masses, street front units contain **recessed balconies and patios along with plating area** that create strong relationship between the interior and the exterior spaces yet provided **privacy by vegetation buffer**. Furthermore, every unit contains **roof top decks** as private amenity areas which add additional opportunity and access to light, air and open space. Finally, through lot connectivity creates main circulation for the users that connects the streets, alley, and units.



STREET FRONT TRANSPARENCY **35%**

GUIDELINE 5 CS2 Urban Pattern and Form - D1: Existing Development and Zoning

CS2-D1: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

Design Team Responses

The proposed structures sympathetically **step down the topography** to transition its massing to the existing structures. The project also will sensitively transition the **neighborhood character** as development continues in the area in which smaller **single family structures are removed for density**.



CITYWIDE GUIDELINE PRIORITIES

GUIDELINE 6+7 CS2 Urban Pattern and Form - D3: Zone Transitions + D4: Massing Choices

CS2-D3: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zones. Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider:

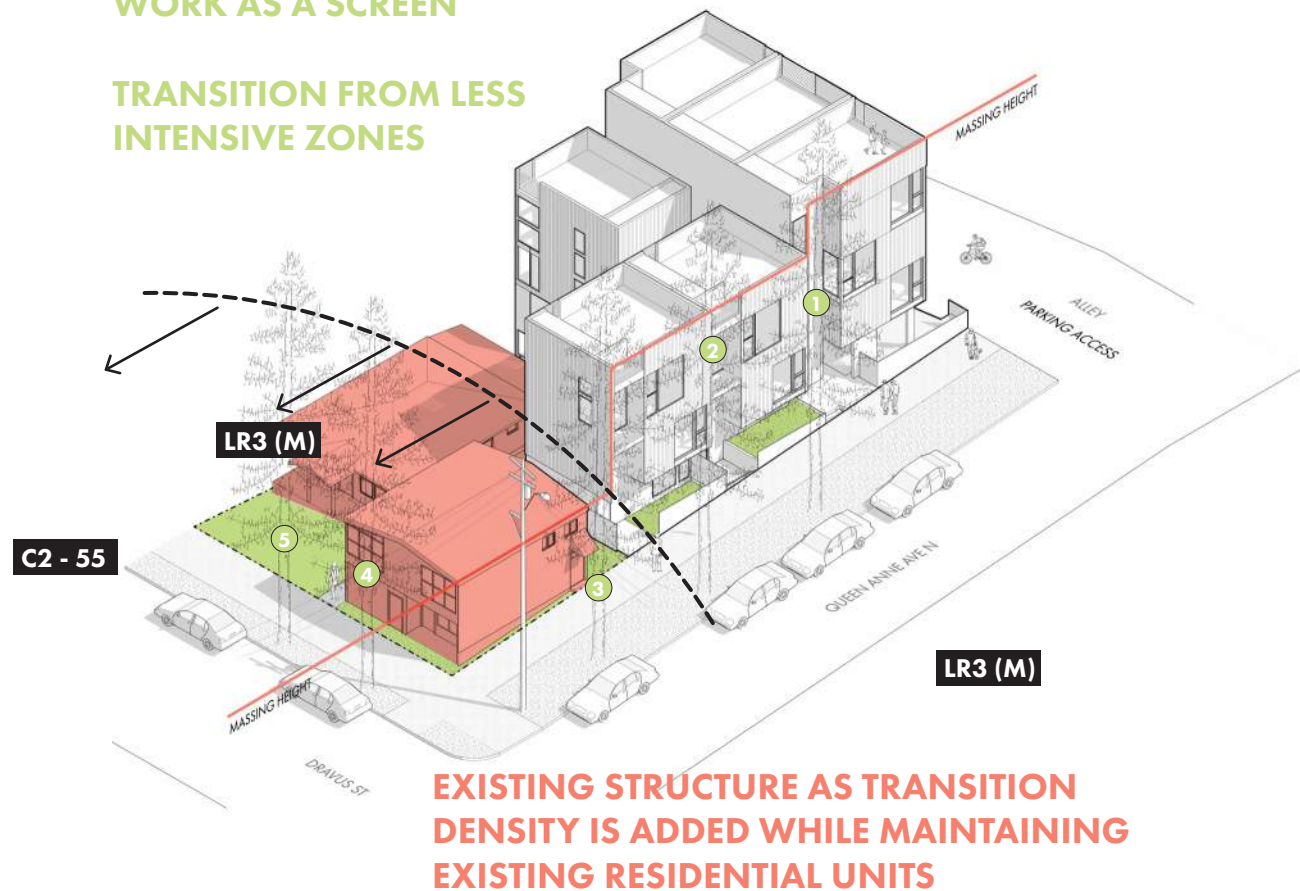
1. Distance to the edge of a less(or more) intensive zone
2. Differences in development standards between abutting zones
3. The type of separation from adjacent properties
4. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors
5. Shading to or from neighboring properties.

CS2-D4: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

Design Team Responses

EXISTING STREET TREES
WORK AS A SCREEN

TRANSITION FROM LESS
INTENSIVE ZONES

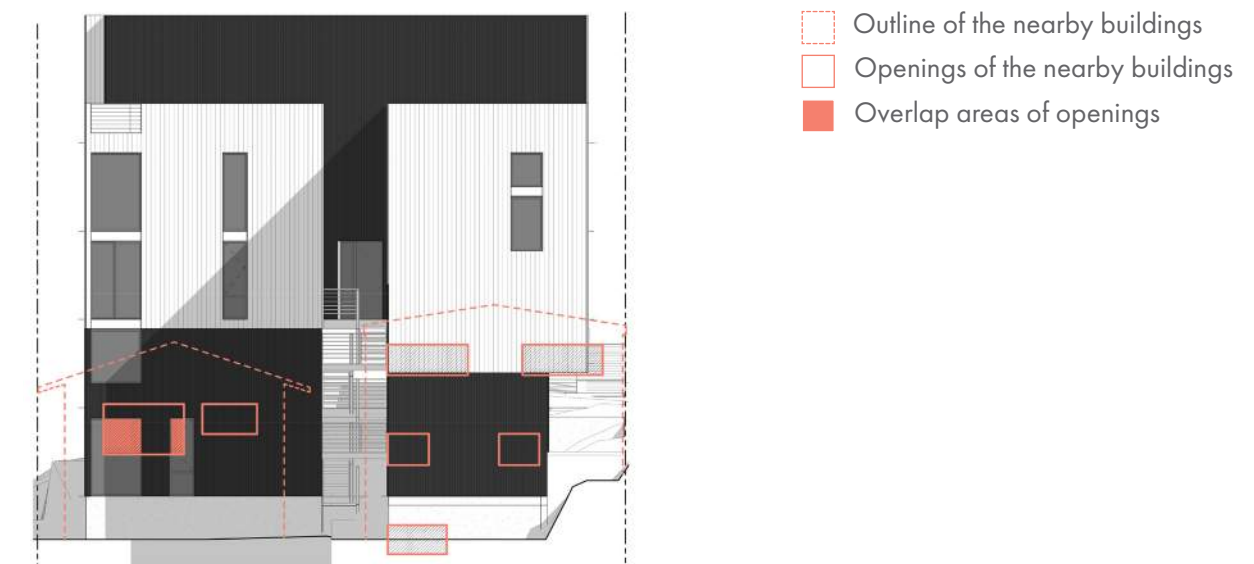


GUIDELINE 8

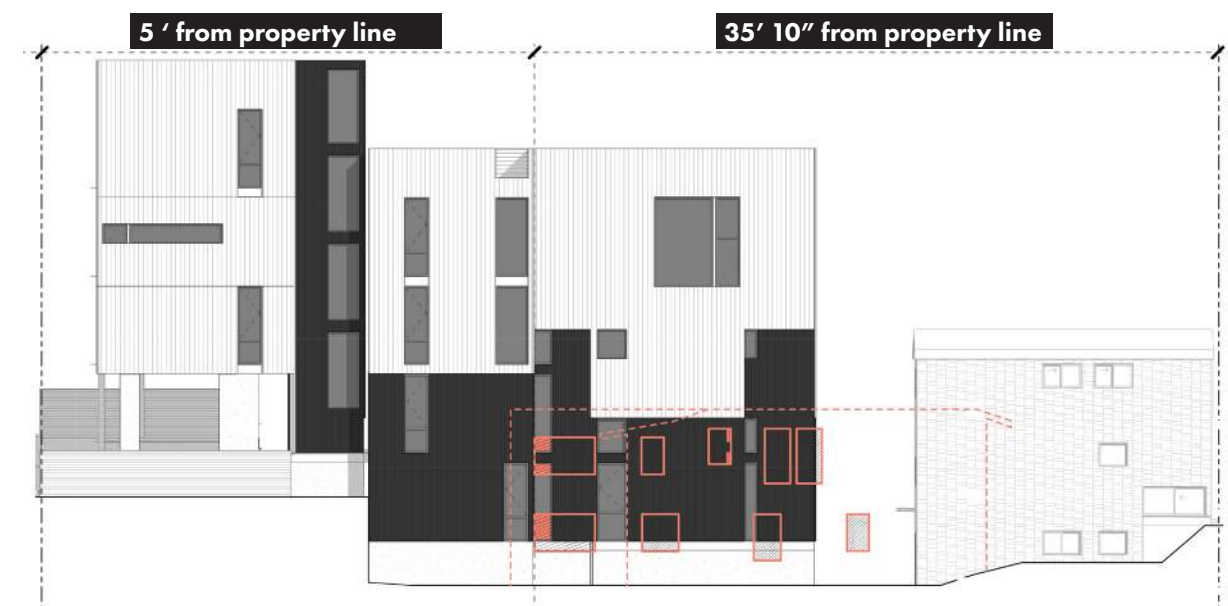
CS2-D5: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

Design Team Responses

The design team has taken into consideration the openings and **visual transparency** of the facades that face the existing structures (both on-site and off-site). Through the visual diagrams below, the buildings fenestration was carefully developed to **minimize privacy impacts** to the North and the East.



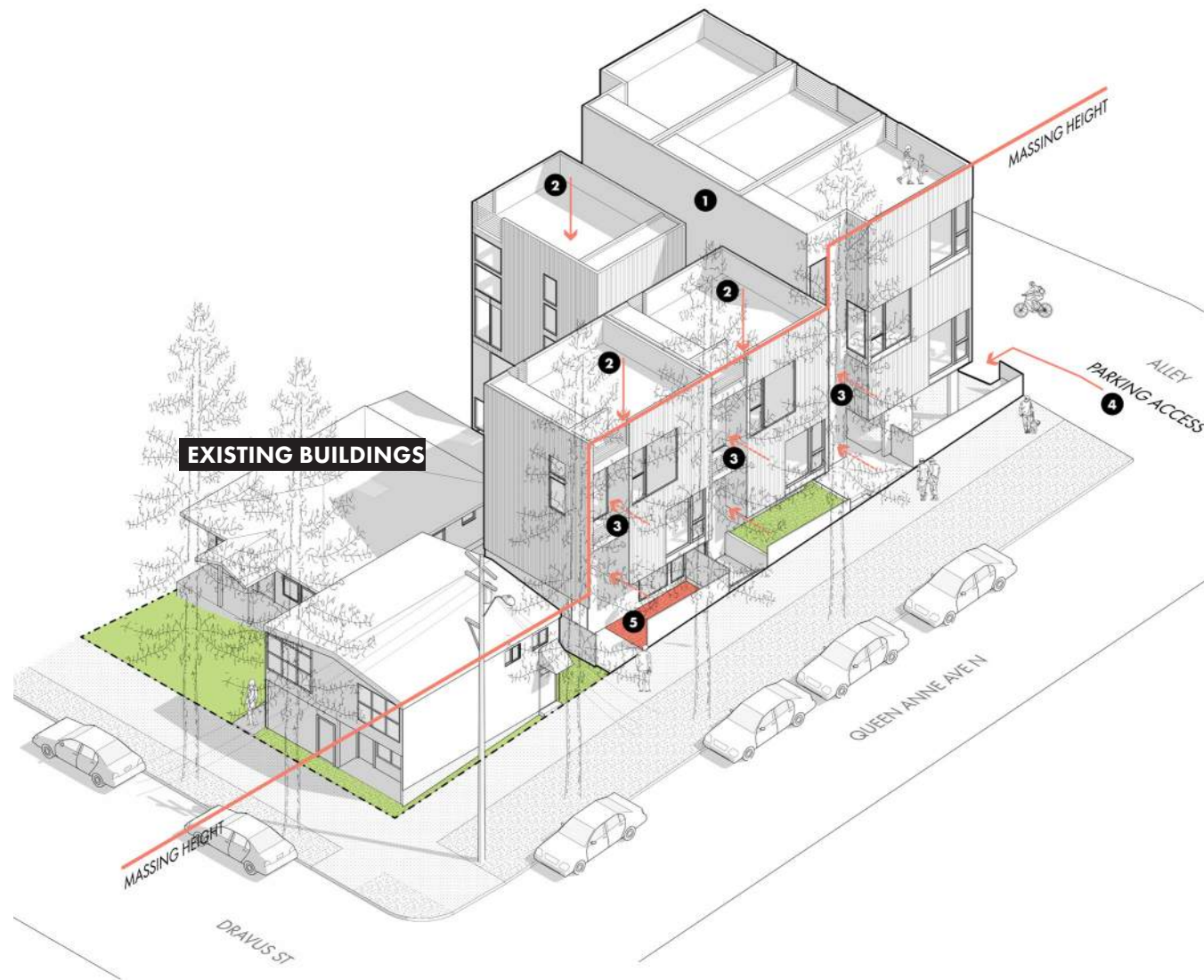
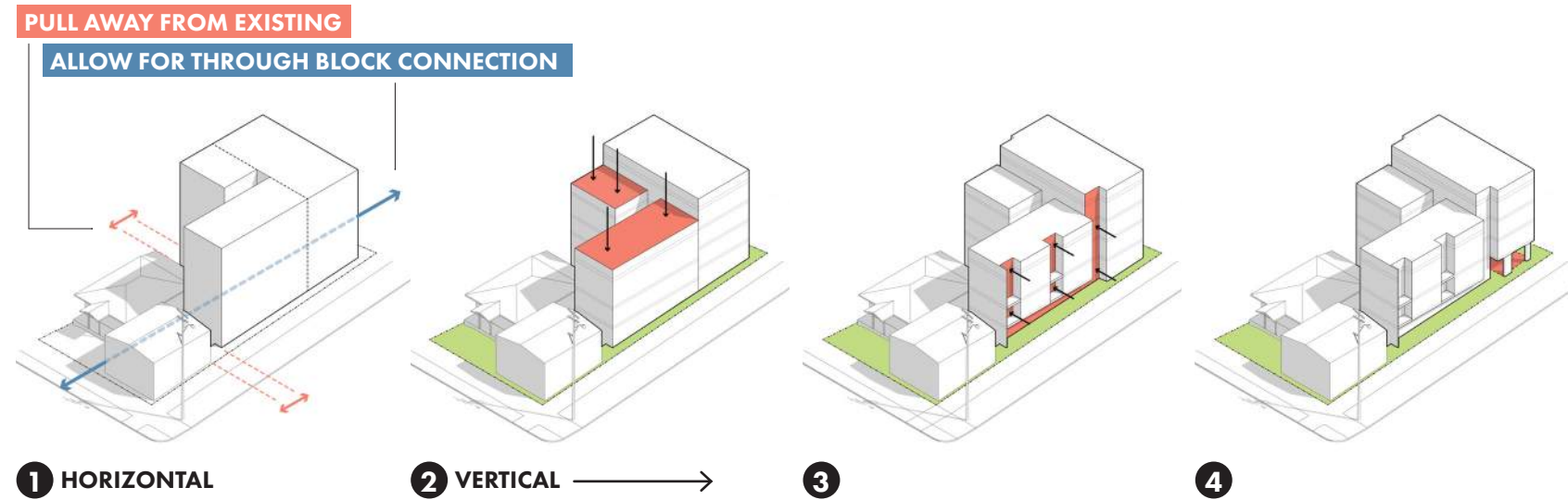
Privacy Study Diagram North



Privacy Study Diagram East

ARCHITECTURAL DESIGN CONCEPT

MASSING DIAGRAMS



GUIDELINE PRIORITIES

1 Breaking up the Building into Three Volumes + Allow Through Site Connection

2 Lower the Masses to Relate to the Existing Structure and the Topography

GUIDELINE 9 DC2-A1: Site Characteristics and Uses:

Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

3 Recessed Massing to Further Breaking Up the Masses

GUIDELINE 10 DC2-A2: Reducing Perceived Mass:

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

4 Elevated Structure at Alley

GUIDELINE 11 DC1-B1: Access Location and Design:

Chooses locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by:

1. Using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use
2. Where driveways and curb cuts are unavoidable, minimize the number and width as much as possible
3. Employing a multi-sensory approach to areas of potential vehicle pedestrian conflict such as garage exists/ entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.

5 Recessed + Collective Entry

GUIDELINE 12 PL3-A2: Ensemble of Elements:

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:

1. Overhead shelter: canopies, porches, and building extensions
2. Transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, and decks
3. Ground surface: seating walls, special paving, landscaping, trees, and lighting
4. Building surface/interface: privacy screens, upward-operating shades on windows, signage, and lighting

DESIGN ASPIRATION



S-W PERSPECTIVE RENDER



FRONT ELEVATION RENDER

Design Intent

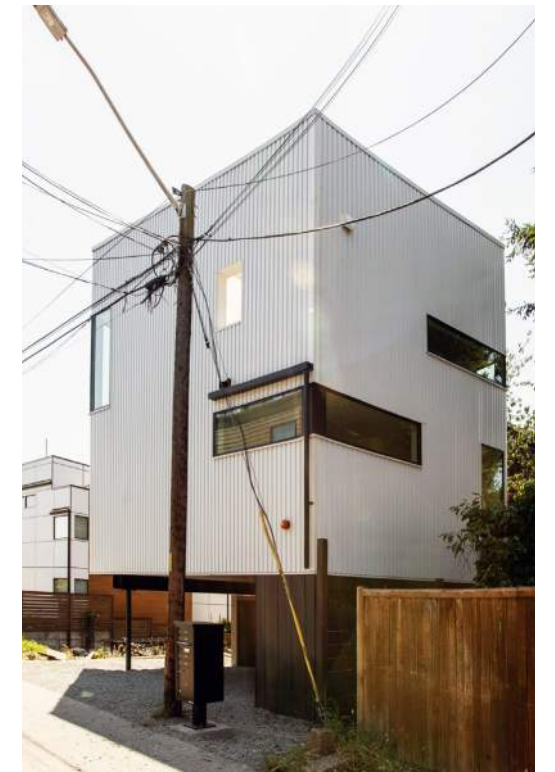
- + Preserve the existing structure
- + Break down the mass
- + Let mass react to topography
- + Carved out massing and recessed entries
- + High quality and durable materials
- + Private amenity spaces on the roof
- + Elevated building
- + Include parking



Coverdale749 - LOHA



Henry Apartment - Public47



The Lookout - Hybrid Architecture



The Lookout - Hybrid Architecture



E3 building - Kaden Klingbeil

LANDSCAPE ASPIRATION



Pathway through landscape experience



Landscape along recessed mass + Changes in materials



Concrete planters



Pacific Northwest native plants, drought tolerant



Existing trees (Fir) - Street trees



FRONT ELEVATION RENDER



THROUGH SITE CIRCULATION

Landscape Design Intent

- + Integration between the hardscape and the landscape
- + High quality, natural materials such as cedar wood deck and fences
- + Native, drought tolerant plants throughout (layered landscape with trees)
- + Bio-retention strategies to be utilized into the landscape design
- + Landscape to integrate with the building structure and entry experiences
- + Vegetation as privacy buffer
- + Maximizing the relationship from the interior to the exterior environments including existing vegetation

SEE LANDSCAPE PLAN ON PAGE 36

LIGHTING ASPIRATION



Lighting Design Intent

- + 1. Exterior ceiling light
Progress lighting / P5774-30
5" wide
- + 2. LED outdoor wall light
WS-W2605
16 Watt-3000K / Lumens: 800
- + 3. LED deck light - Hampton Bay
JAO2601LL
5.5" - 3000K
- + 4. Outdoor battery backup
WS-32912-WT-EM
12" tall - step light
- + 5. Outdoor landscape light - Hampton Bay
HD286688BK
- + 6. Outdoor landscape pathway light
N6VOY8UGE

- L1
- L2
- L3
- L4
- L5
- L6



Exterior Lighting Plan
Scale 1/16" : 1' - 0"

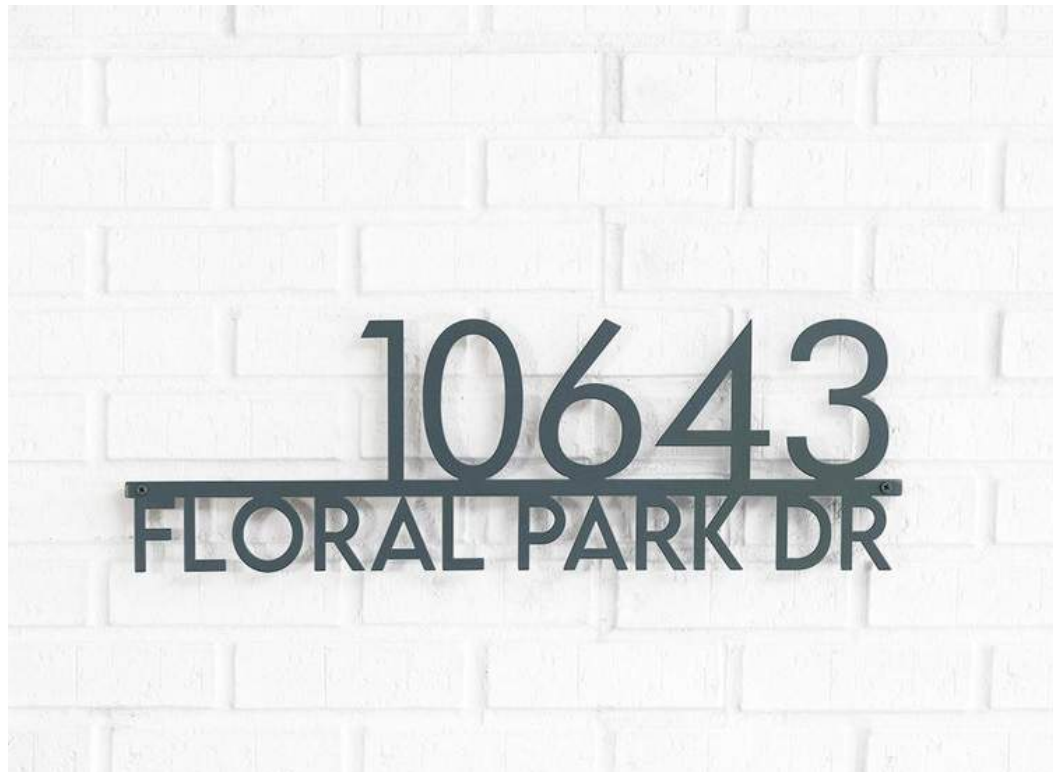


Homebody 2 - Hybrid Architecture



Shake Shack - Hybrid Architecture

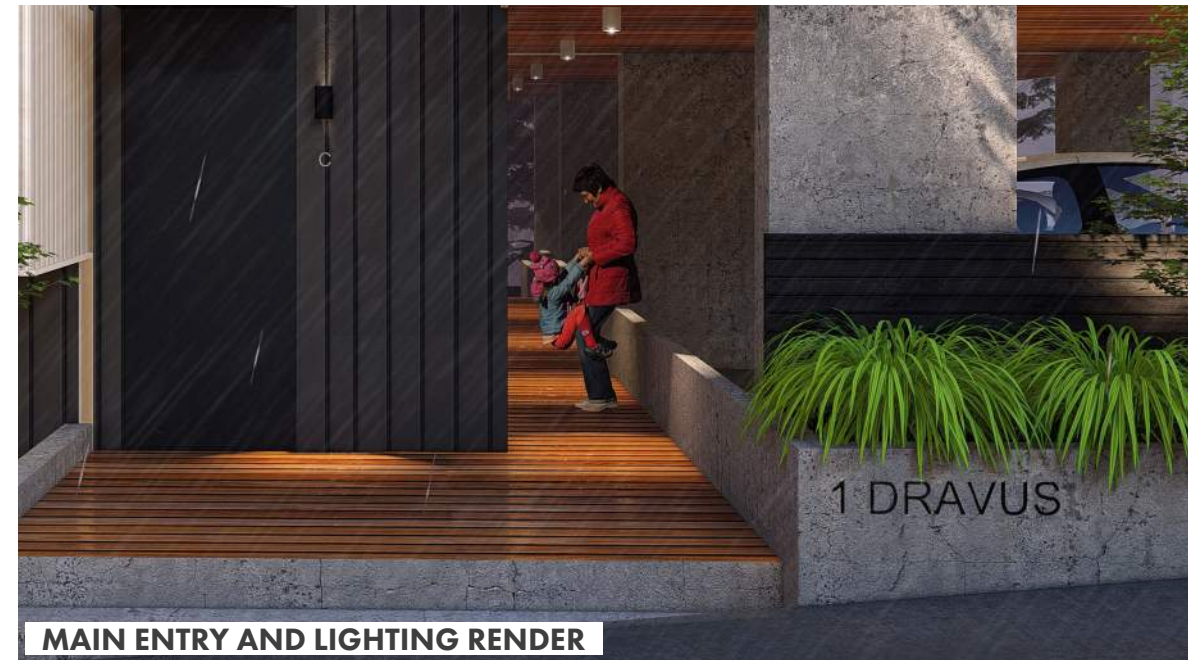
SIGNAGE ASPIRATION



Steel letter signage at main entrance



Aluminum letter signage at units



MAIN ENTRY AND LIGHTING RENDER



FRONT UNIT ENTRY

Arial

ABCDEFGHIJKLMN
abcdefghijklmnpqr
ABCDEFGHIJKLM
abcdefghijklmnp
0123456789 01234

Arial Font



Aluminum steel material (at units)



Black aluminum steel material (at main entrance)

Signage Design Intent

- + Promote way finding
- + Differentiate the main entrance and units signage
- + Signage to be readable during different time of the day
- + Durable materials for different climates

PERSPECTIVE VIEWS



SOUTH - WEST STREET VIEW



NORTH AERIAL VIEW



ALLEY VIEW



STREET FRONT VIEW

AERIAL VIEWS



SOUTH - WEST



NORTH - WEST

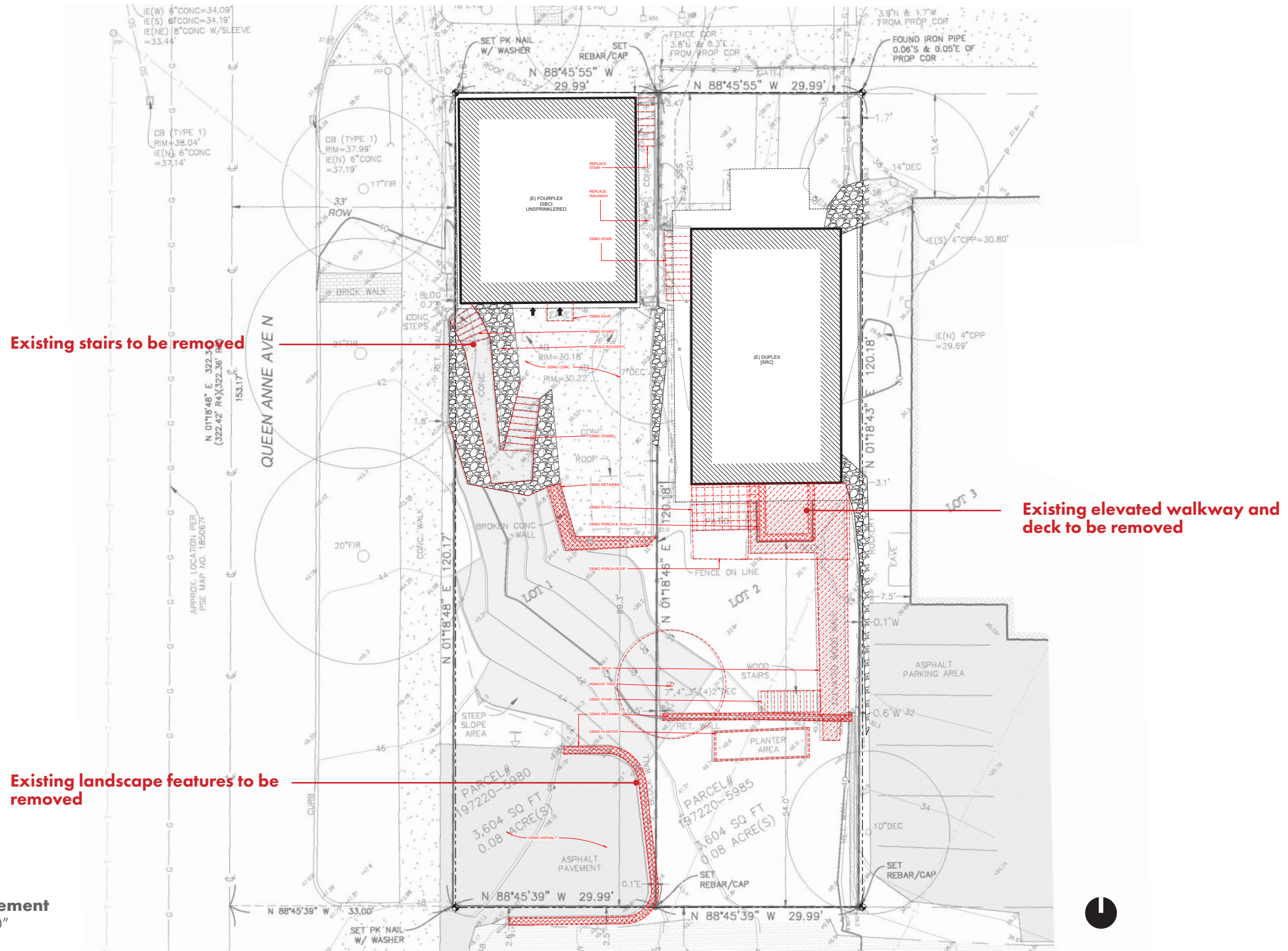


SOUTH - EAST



NORTH - EAST

DEMO PLAN



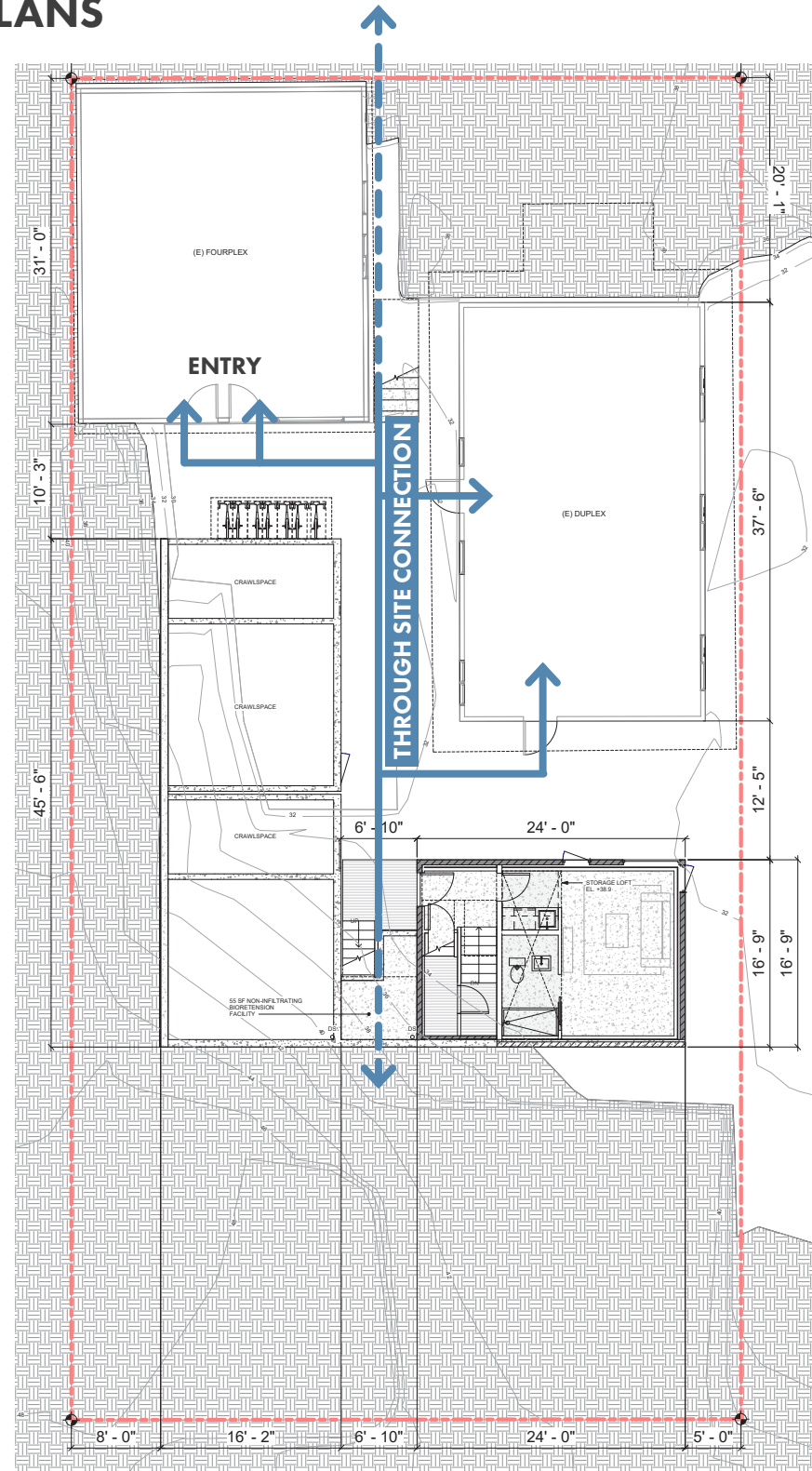
Floor Plan: Basement
Scale 1/16" : 1' - 0"

SITE PLAN

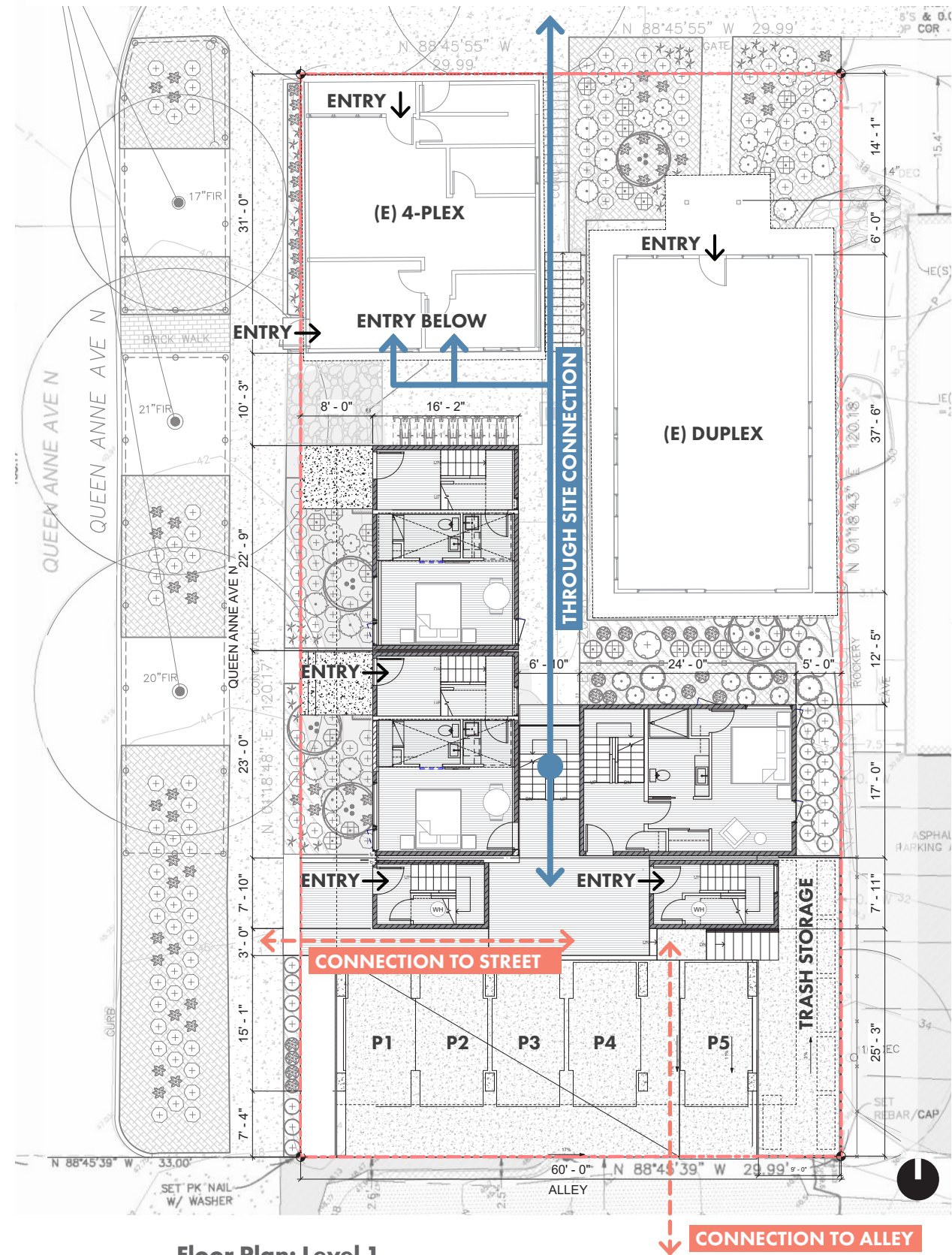


Site Plan
Scale 1/16" : 1' - 0"

FLOOR PLANS

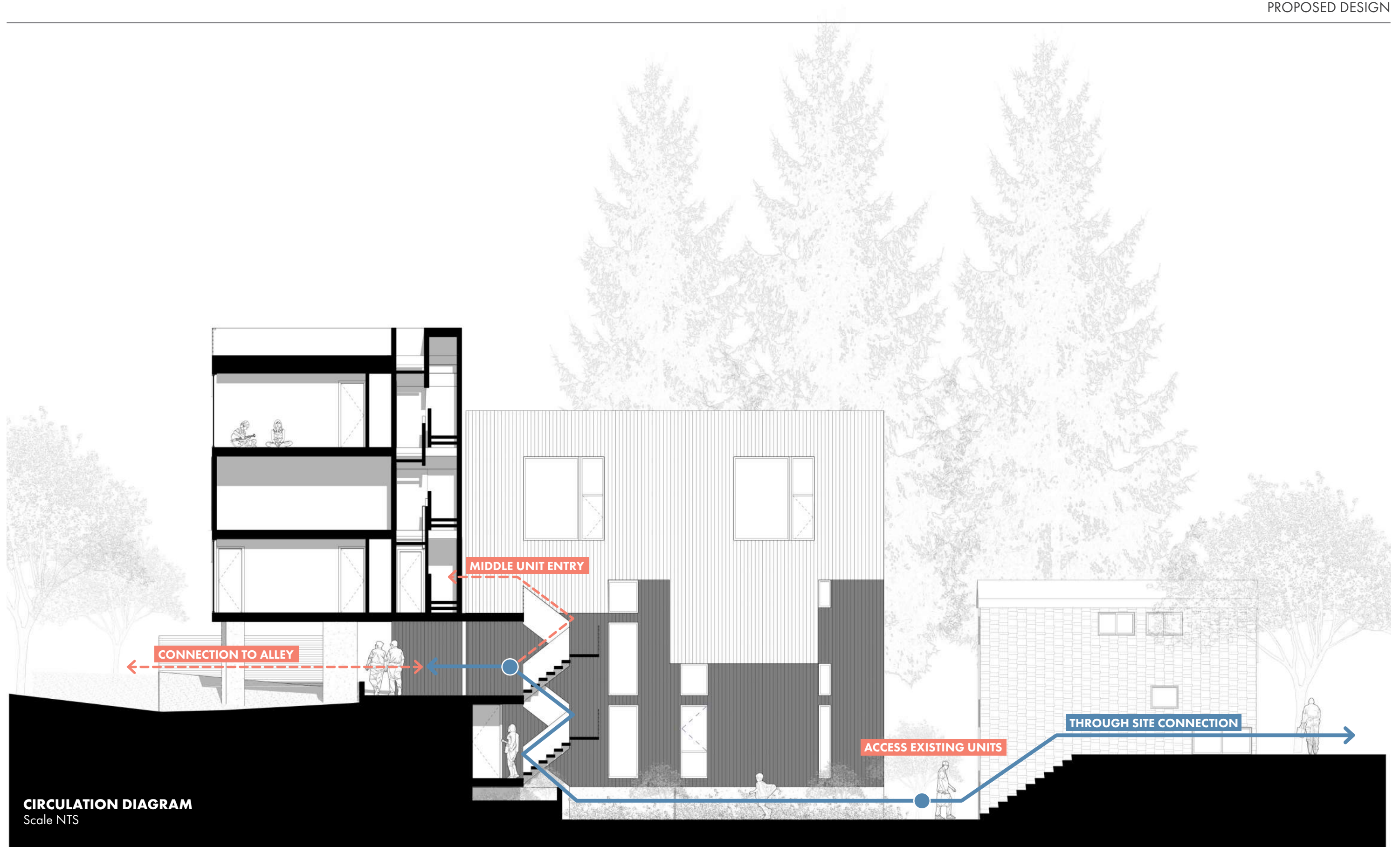


Floor Plan: Basement
Scale 1/16" : 1' - 0"

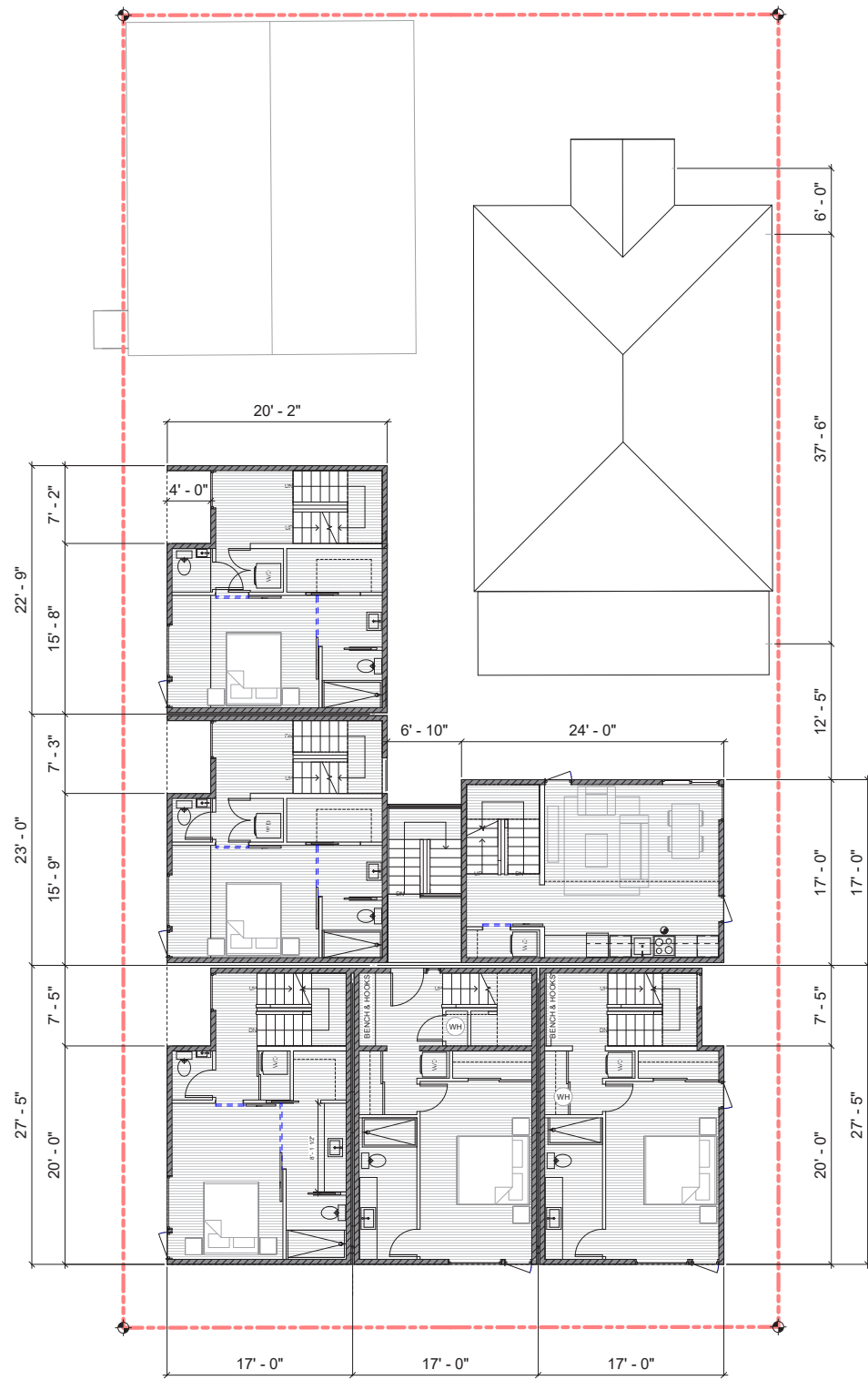


Floor Plan: Level 1
Scale 1/16" : 1' - 0"

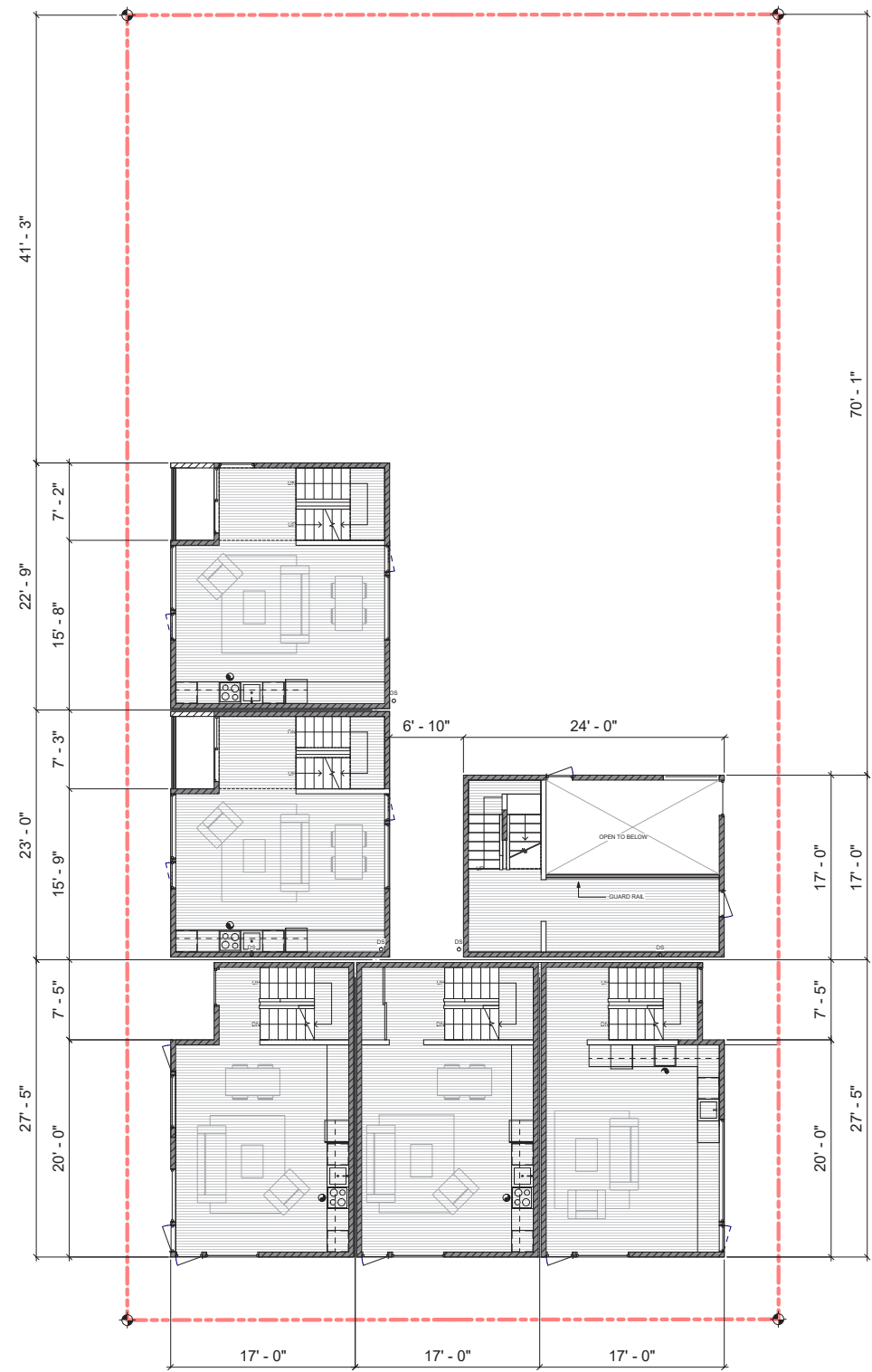
SEE CIRCULATION DIAGRAM ON PAGE 29



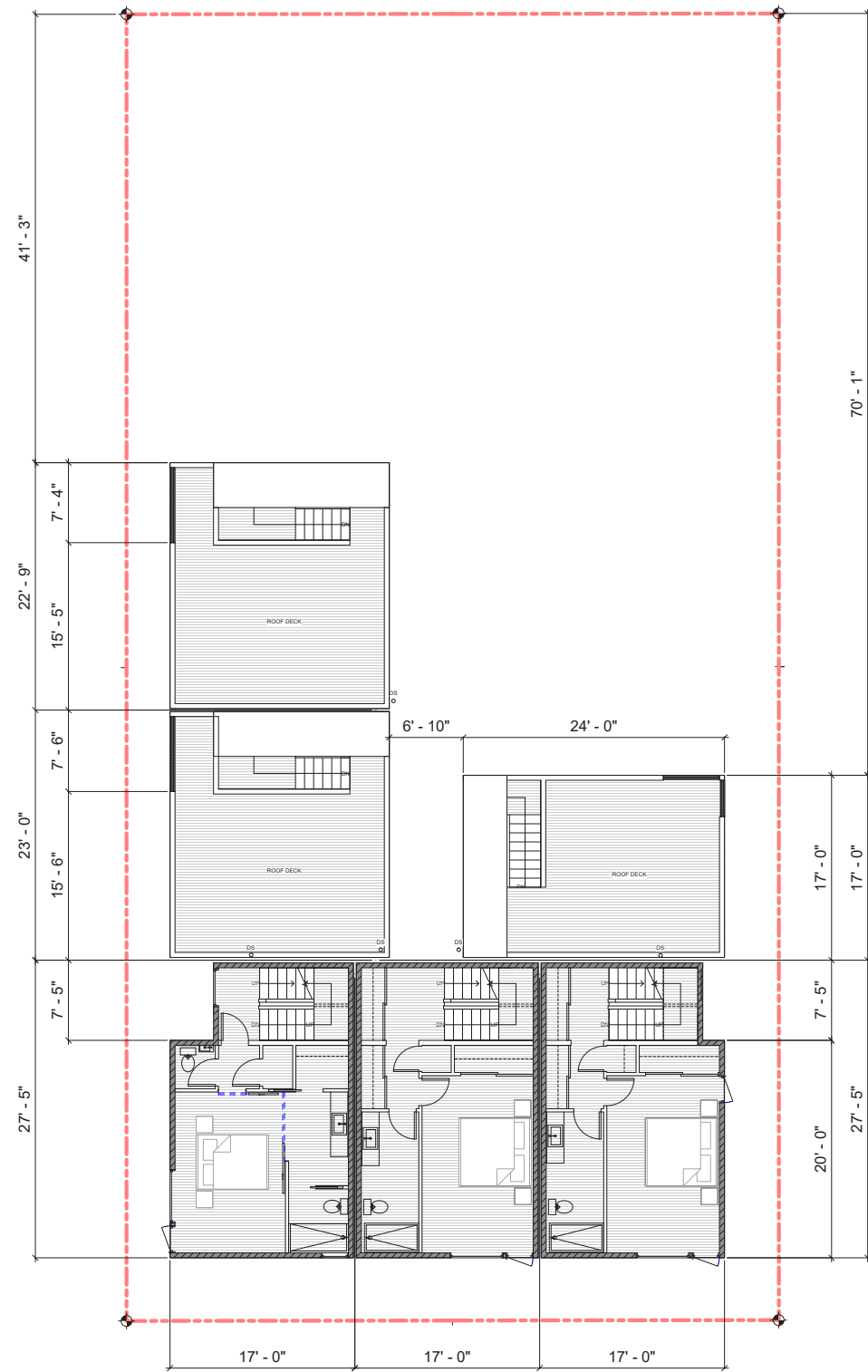
CIRCULATION DIAGRAM
Scale NTS



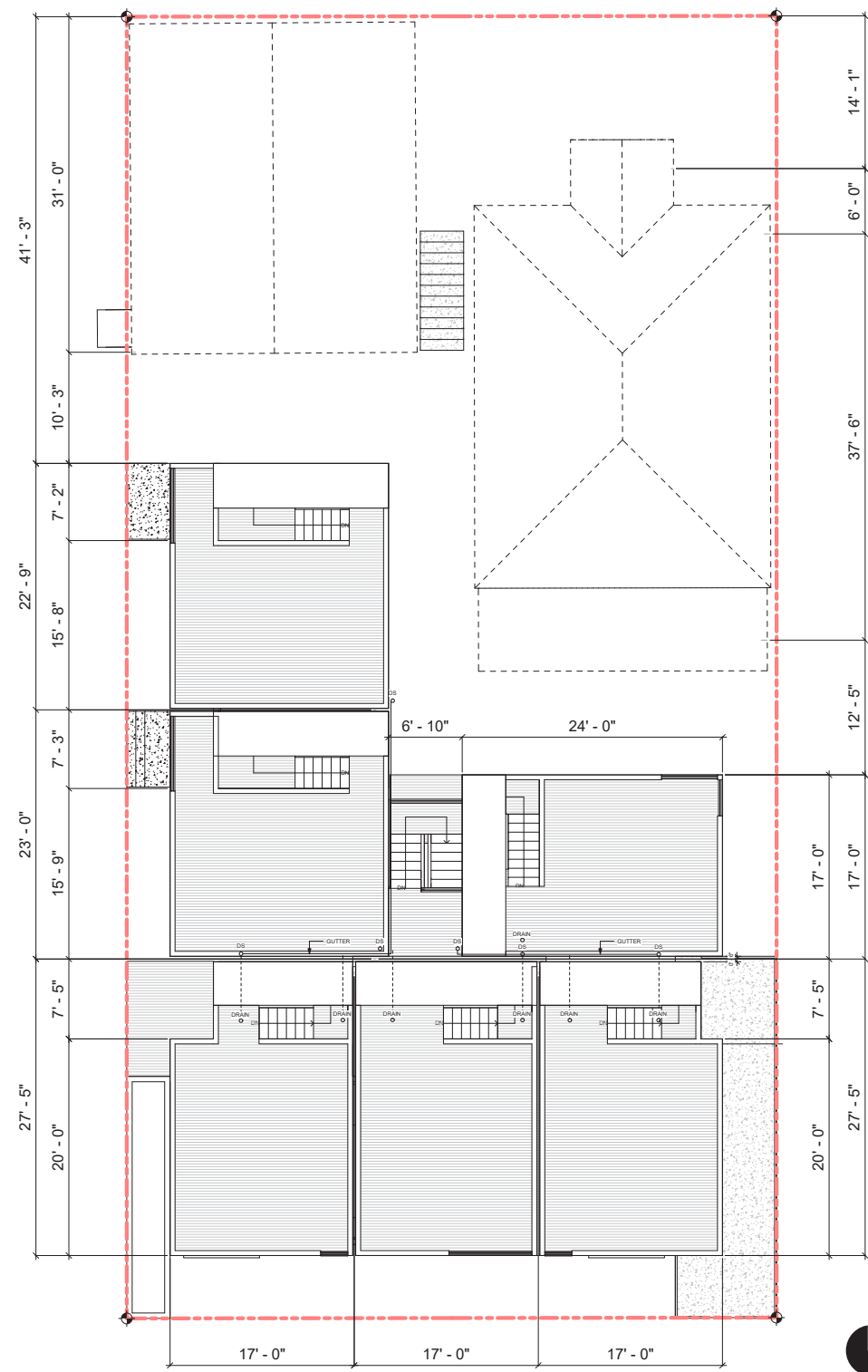
Floor Plan: Level 2
Scale 1/16" : 1' - 0"



Floor Plan: Level 3
Scale 1/16" : 1' - 0"



Floor Plan: Level 4
Scale 1/16" : 1' - 0"



Floor Plan: Roof
Scale 1/16" : 1' - 0"

ARCHITECTURAL MATERIALS

GUIDELINE 13 DC4 Exterior Elements and Finishes - A1: Exterior Finish Materials:

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Design Team Responses

The project to be consists of different material palettes and colors to provide varieties in its patterns and to provide different experiences for the users as they engage the spaces.

Material Legends

M1	Box-Rib corrugated metal (vertical) Taylor Metal, C-5	White
M2	Guardrail	SW7004 Snowbound
FC1	Fiber Cement Board (Reversed Board and Batten)	SW7675 Sealskin
FC2	Fiber Cement	SW7004 Snowbound
C1	Concrete	Rough
W1	Cedar Wood Fence	SW7675 Sealskin
W2	Cedar Soffit	Clear

MATERIALS PRECEDENT IMAGES



M1 Box-Rib Corrugated Metal: Taylor Metal C-5 - White



FC1 Fiber Cement Board - Reversed Board and Batten, Black

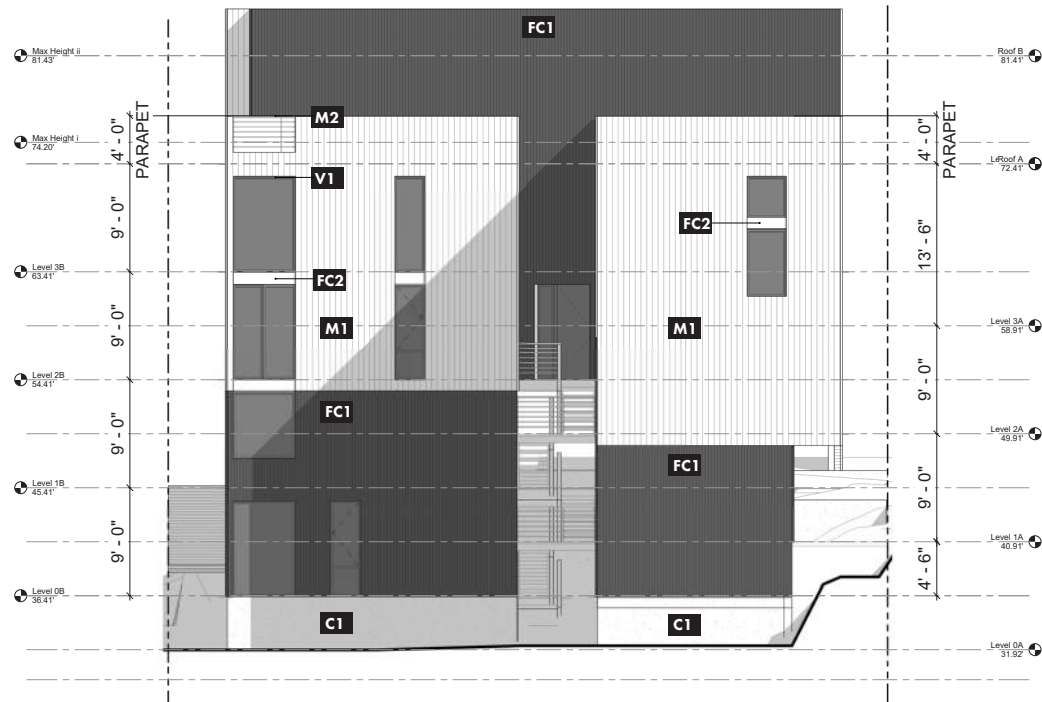


W2 Wood - Clear Plank, black at fences
W1 Wood - Clear Plank, black at fences

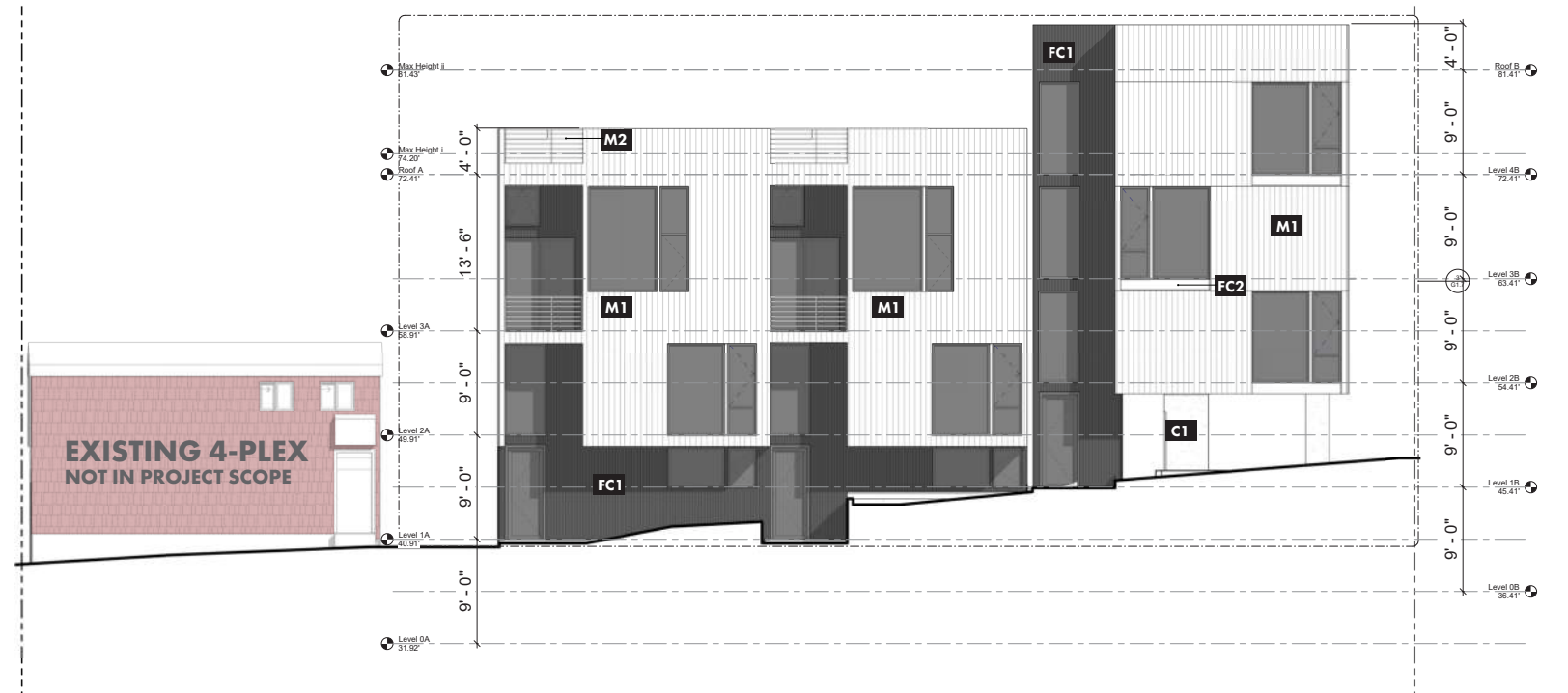


C1 Concrete - Rough Finish

ELEVATIONS



North Elevation
Scale 1/16" : 1' - 0"



West Elevation: Queen Anne Ave N Street
Scale 1/16" : 1' - 0"



South Elevation: Alley
Scale 1/16" : 1' - 0"



East Elevation
Scale 1/16" : 1' - 0"

ELEVATIONS



North Elevation
Scale 1/16" : 1' - 0"



West Elevation: Queen Anne Ave N Street
Scale 1/16" : 1' - 0"



South Elevation: Alley
Scale 1/16" : 1' - 0"



East Elevation
Scale 1/16" : 1' - 0"

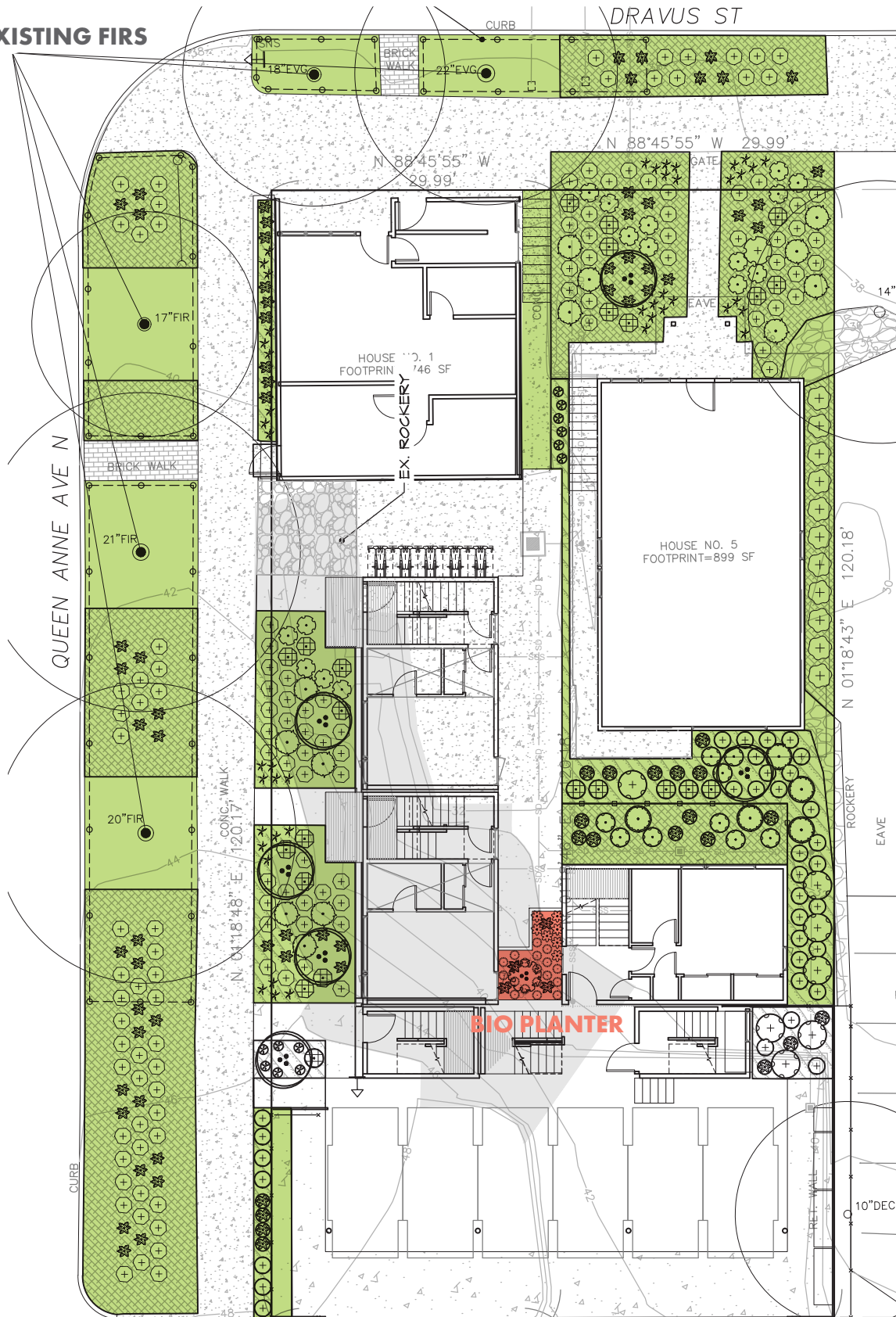
ELEVATIONS



North Elevation: Dravus Street
Scale 1/16" : 1' - 0"

LANDSCAPE

EXISTING FIRS



Plant Schedule

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	<i>Acer circinatum</i> / Vine Maple	3 stem min, 6' Ht	Yes	Yes	6	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade' / Kinnikinnick	1 gal	Yes	Yes	24" o.c.	410
	<i>Fragaria chiloensis</i> / Beach Strawberry	1 gal.	Yes	Yes	18" o.c.	235
	<i>Blechnum spicant</i> / Deer Fern	1 gal	Yes	Yes		58
	<i>Gaultheria shallon</i> / Salal	1 gal	Yes	Yes		154
	<i>Mahonia aquifolium</i> / Oregon Grape	3 gal	Yes	Yes		18
	<i>Mahonia repens</i> / Creeping Oregon Grape	1 gal	Yes	Yes		25
	<i>Polystichum munitum</i> / Western Sword Fern	1 gal	Yes	Yes		84
	<i>Ribes sanguineum</i> / Red Flowering Currant	3 gal	Yes	Yes		8
	<i>Symphoricarpos albus</i> / Compact Snowberry	1 gal	Yes	Yes		11
	<i>Vaccinium ovatum</i> / Evergreen Huckleberry	1 gal	Yes	Yes		23
BIORETENTION	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY	
	<i>Carex obnupta</i> / Slough Sedge	1 gal	Yes	Yes	18	
	<i>Cornus sericea</i> / Red Osier Dogwood	3 gal	Yes	Yes	1	
	<i>Polygonatum odoratum</i> / Solomon's Seal	1 gal	Yes	Yes	7	

Landscape Architect:

Root of Design
 2020 Maltby Rd. Ste 7, Bothell, WA 98021
 www.rootofdesign.com | 206.491.9545

Landscape Plan
 Scale 1/16" : 1' - 0"

SHADOW STUDIES

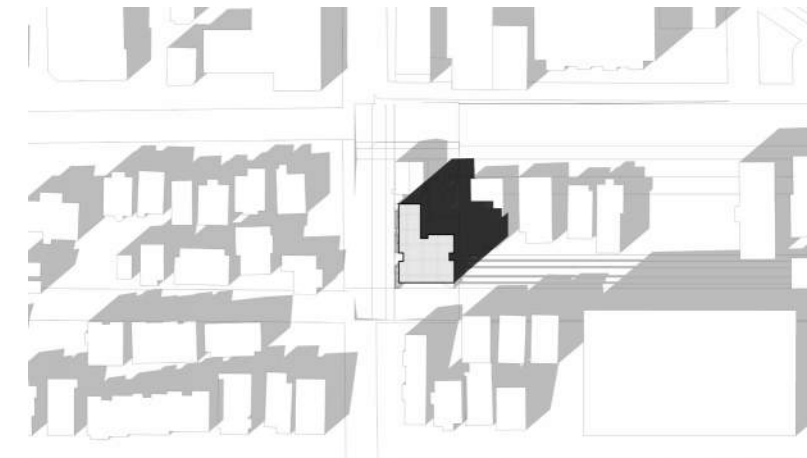
March / September, 21st



9:00 a.m.

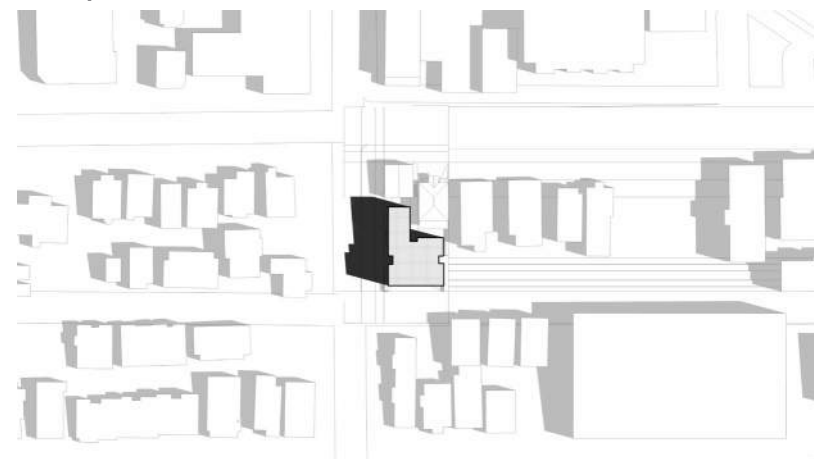


12:00 p.m.

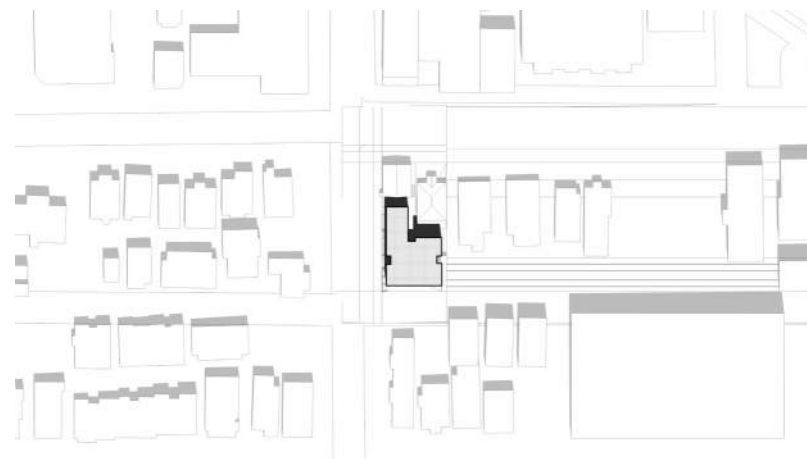


3:00 p.m.

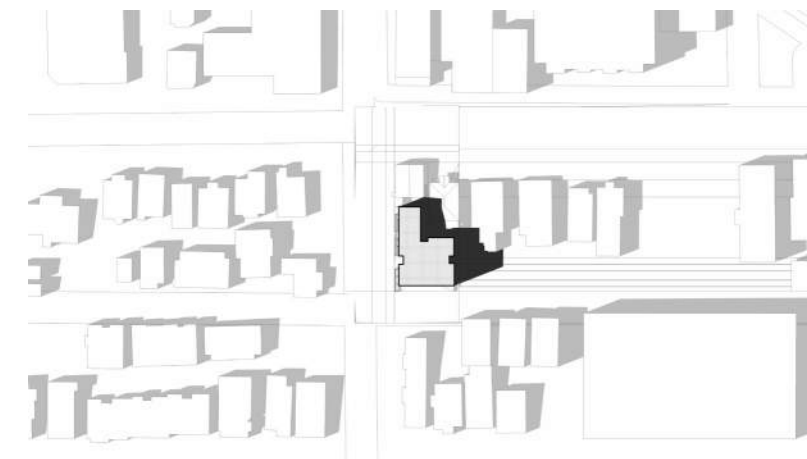
June, 21st



9:00 a.m.

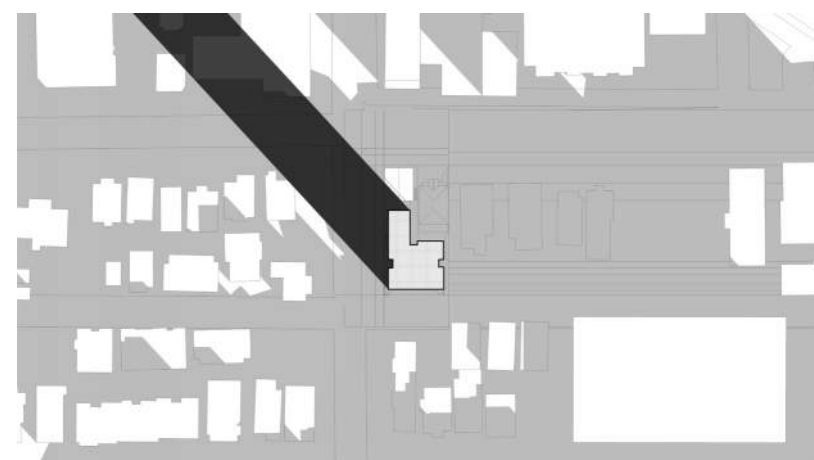


12:00 p.m.



3:00 p.m.

December, 21st



9:00 a.m.



12:00 p.m.



3:00 p.m.

RENDERINGS



S-W PERSPECTIVE RENDER

RENDERINGS



FRONT ELEVATION RENDER

RENDERINGS



THROUGH SITE CIRCULATION

RENDERINGS



ENTRY + LIGHTING RENDER

5

ADJUSTMENT REQUEST

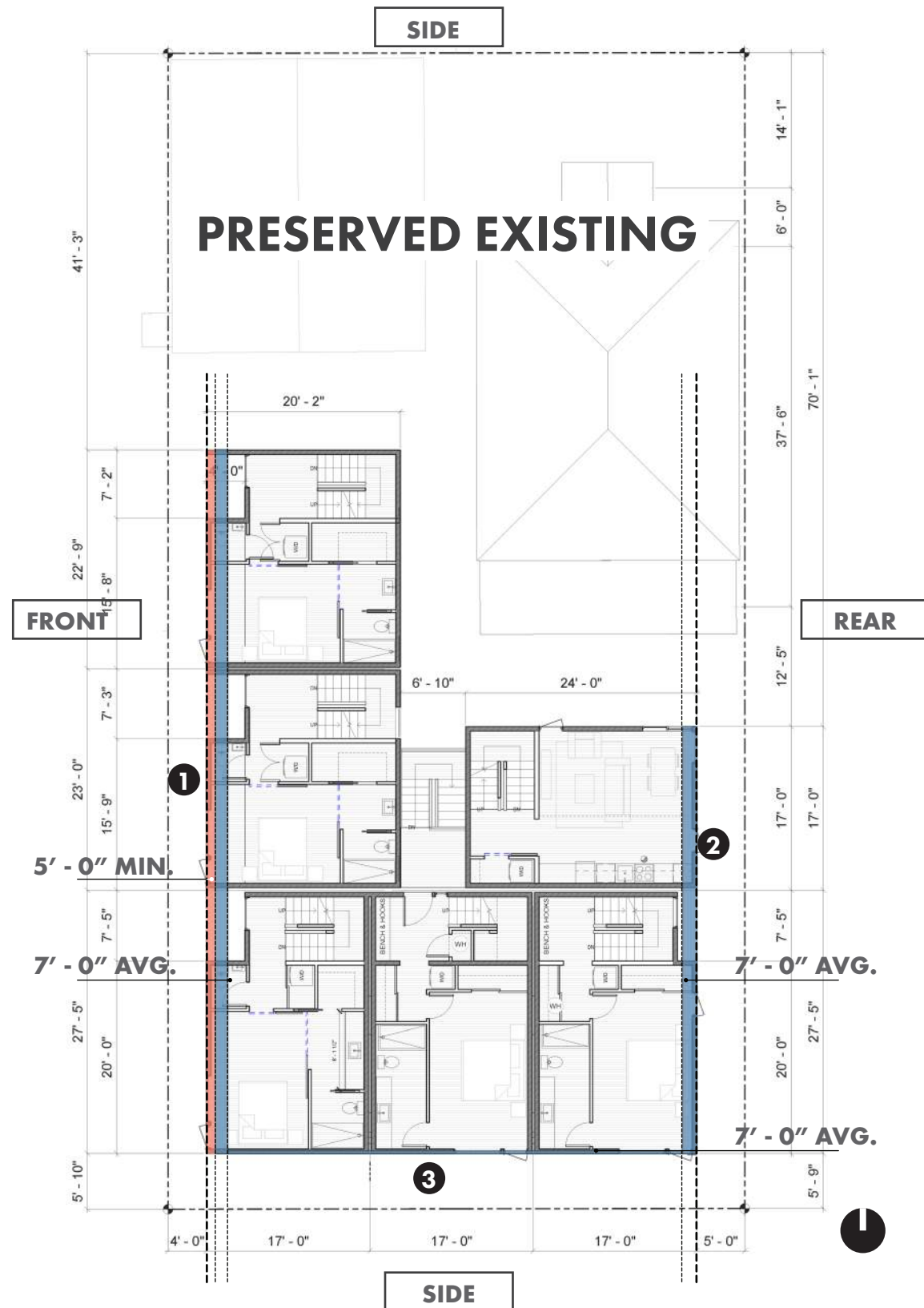
ALLOWED ADJUSTMENT

23.41.018 - Streamlined design review (SDR) process

1. The Director shall identify the guidelines of highest priority, referred to as the “guideline priorities”. The Director shall summarize and consider any community consensus regarding design resulting from community outreach, or as expressed in written comments received.
2. The Director shall prepare a report that identifies guideline priorities, documents any design changes needed to achieve consistency with the design guidelines, and identifies any requested or required development standard adjustments and/or departures.
3. If the criteria listed in subsection 23.41.018.F.3 are met, the Director may consider adjustments to the following development standards to the extent listed for each standard:
 - a. **Setbacks and separation requirements may be reduced by a maximum of 50 percent;**
 - b. **Amenity areas may be reduced by a maximum of ten percent;**
 - c. **Landscaping and screening may be reduced by a maximum of 25 percent; and**
 - d. **Structure width, structure depth, and facade length may be increased by a maximum of ten percent.**
4. The Director shall make the Guidance report available to those who sent in comments or otherwise requested notification, and to the applicant.

ADJUSTMENT MATRIX

Adjustment	Code Required	Request	Design Guidelines	Rationale
1. Setbacks and Separations Townhouse (Front)	(23.45.518) Front setback for townhouse development : 7 ft. average, 5 ft. minimum	The proposed min. front setback is 4 ft. and the proposed average front setback is 4.4 ft. The design team requests 1 ft. adjustment to the min. front setback and 2.6 ft. adjustment to the average front setback.	DC2-A2: Reducing Perceived Mass CS2-C1: Corner Sites PL2-B1: Eyes on the Street	To minimize the impact of the massing, the visual perception of the building mass at the street front is broken into three masses through recessed entries and balconies. Further, by preserving the existing structures, the proposed design is minimizing its impact to the site and its surrounding and not building up in max. width. By minimizing the front average setback, and preserving the SDOT mature ROW trees, additional open space is created in the center of the project with massing wrapping the edges of the site. The existing buildings are also preserved.
2. Setbacks and Separations Townhouse (Rear)	(23.45.518) Rear setback for townhouse development : 7 ft. average, 5 ft. minimum	The proposed average rear setback is 5.38 ft. The design team requests 1.62 ft. adjustment to the average rear setback.	CS2-D5: Respect for Adjacent Sites CS2-B3: Character of Open Space	The design team has taken into consideration the openings and visual transparency of the facades that face the existing structures (both on-site and off-site). The buildings fenestration was carefully developed to minimize privacy impacts to the North and the East. By preserving the existing structures, the proposed building is carefully placed in between the structures while respecting the neighbor both on and off the site. The adjustment allows for more light, air and open space within the center courtyard that allow for through lot connectivity at grade.
3. Setbacks and Separations Townhouse (Side - South)	(23.45.518) Side setback for townhouse development with facade length greater than 40 ft. : 7 ft. average, 5 ft. minimum	The proposed average side setback is 6.72 ft. The design team requests 0.28 ft. adjustment to the average side setback toward the South side.	DC1-B1: Access Location and Design PL1-B1: Pedestrian Infrastructure DC3-B3: Connections to Other Open Space	The proposed design minimizes the vehicular access by using the existing alley as the access to the its parking locations. The design team integrates the parking as part of the design by elevating the structure at the South that floats on top of the parkings which further breaking up the masses at the ground level. By locating parking with access off the alley, open space is created in the center of the site allowing a connection to the existing pathway between the existing structures.



SETBACK SUMMARY

Per SMC:

- + Front : 7 ft. average + 5 ft. min.
- + Rear : 7 ft. average + 5 ft. min.
- + Side : For facade < 40 ft. = 5 ft., For facade > 40 ft. = 7 ft. average + 5 ft. min

Project Provided Setbacks

- + Front : 4 FT setback (adjustment) + 4.4 FT average setback (adjustment)
- + Rear : 5 FT setback (complies) + 5.38 FT average setback (adjustment)
- + Side(S) : 5.81 FT setback (complies) + 6.72 FT average setback (adjustment)
- + Side(N) : 20 FT setback (complies) + 11.56 FT average setback (complies)

REQUESTED ADJUSTMENT CALCULATION

1. Front Setback (West)

Proposed design:

Structure is at 4 ft. setback + 4.4 ft. average setback

Adjustment:

- 5 ft. - 4 ft. = 1 ft. (20% < 50% = adjustment requested)
- 7 ft. - 4.4 ft. = 2.6 ft. (37% < 50% = adjustment requested)

2. Rear Setback

Proposed design:

5 ft. setback (project complies) + 5.38 ft. average setback

Adjustment:

- 7 ft. - 5.38 ft. = 1.62 ft. (23% < 50% = adjust requested)

3. Side Setback (South)

Proposed design:

5.81 ft. setback (project complies) + 6.72 ft. average setback

Adjustment:

- 7 ft. - 6.72 ft. = 0.28 ft. (4% < 50% = adjustment requested)