

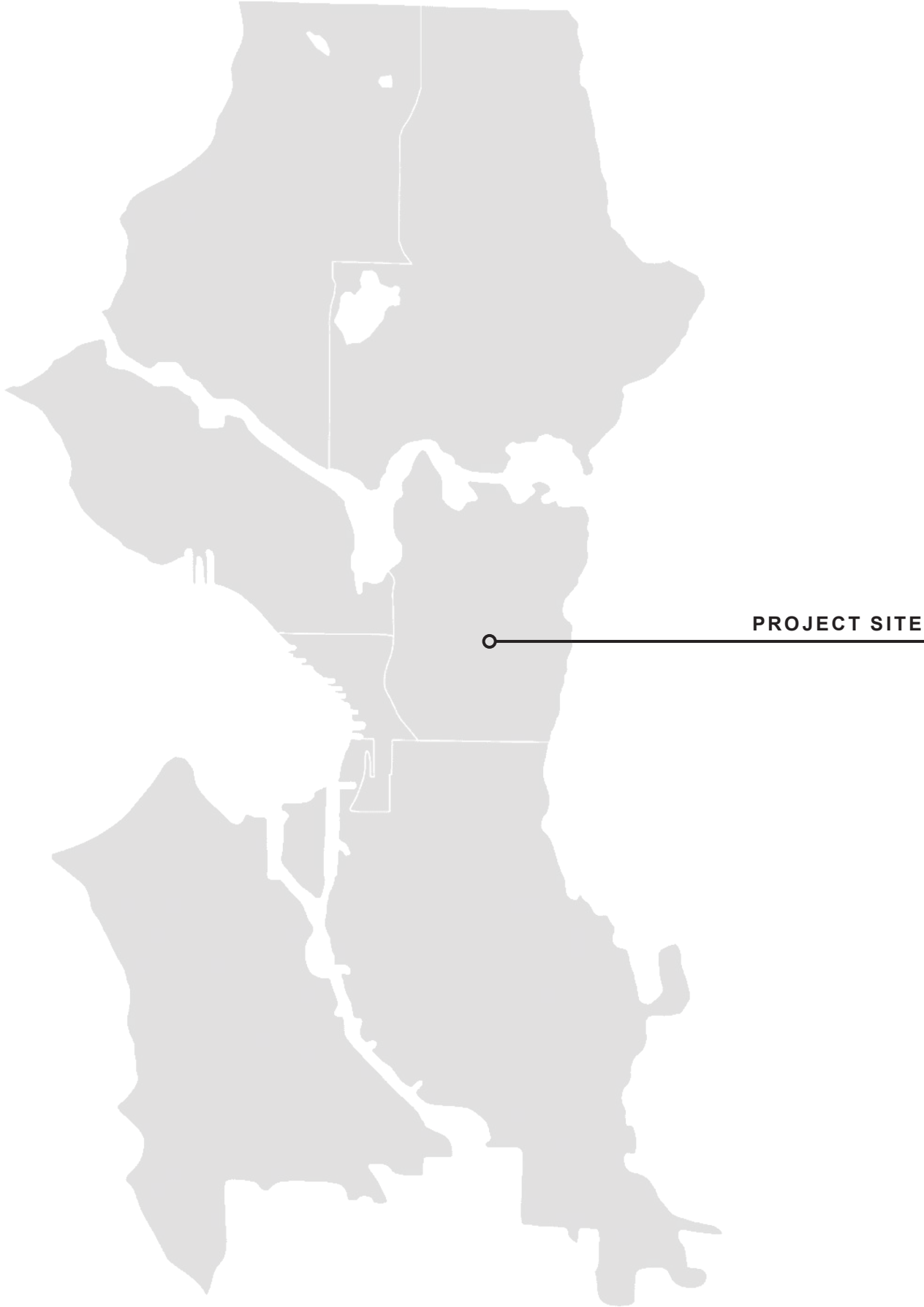


STREAMLINED DESIGN REVIEW PROPOSAL

DCI #3038986-EG
1417 19th Ave,
Seattle, WA 98122

Applicant:
Cone Architecture, LLC
1319 N 49th Street
Seattle, WA 98103
Contact: Jamie Yengel

Owner:
Legacy Group Capital
400 112th Ave NE Street Suite 400
Bellevue, WA 98004
Contact: Moira Haughian



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VICINITY MAP

EXISTING SITE

The project site is parcel # 723460-1435 located off of 19th Ave between E Pike St and E Union St. The lot measures roughly 128’ deep by 60’-0” wide and is approximately 7,669 SF. Currently there is a multifamily structure on the site that will be removed for the proposed project. Directly to the north of the parcel is a single story duplex in front of a three story fiveplex. South of the parcel are three story townhomes. Directly across from 19th Ave, to the east, is a one story single family home, located within the same zoning designation as the subject parcel. Across from the paved alley, to the west, are two story townhomes. The right of way along 19th Ave contains a narrow planting strip along with paved sidewalk.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR1 (M) and is primarily surrounded by lowrise zoning. Within the same block to the south is a neighborhood commercial zone. A few blocks to the west is a multi-family zone as well as a neighborhood commercial zone which continues north of the site along E Madison St. To the east is a single family zone along 20th Ave. The principal arterials serving the site are 19th Ave and E Union St. The site is mapped as containing a steep slope at the eastern street edge and Relief from Prohibition on Steep Slope Development has been granted under 6878043-EX.

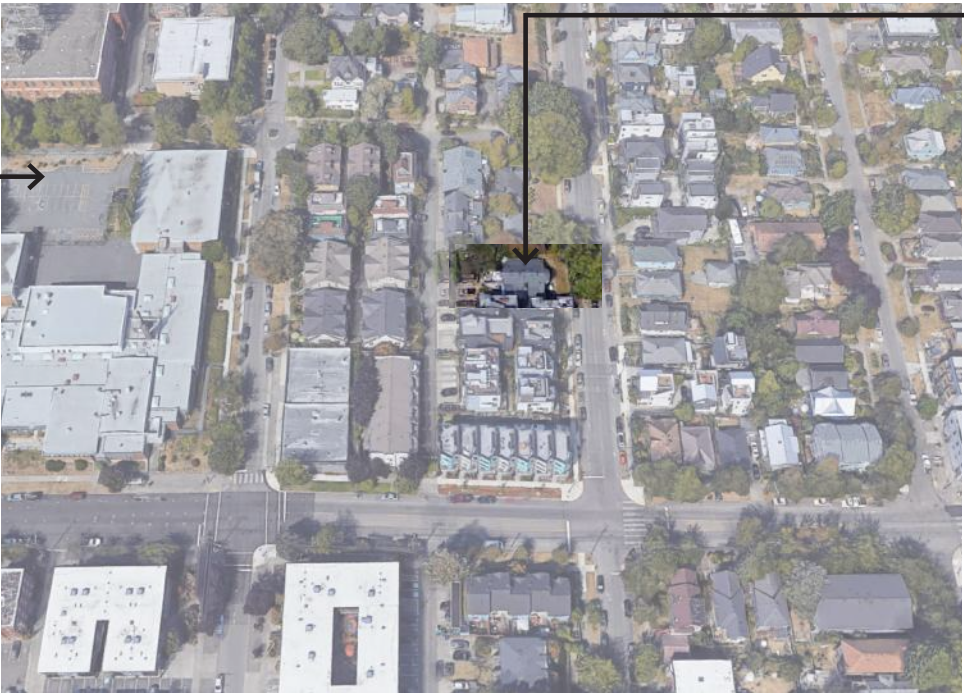
DEVELOPMENT OBJECTIVES

The project proposes the division of the site into two parcels through a short plat (3039040-LU). The street facing parcel will contain four new rowhouses and the alley facing parcel will contain three new townhouses, for a total of seven units. The existing duplex will be demolished under this proposal. The townhouses will be approximately 1,478 square feet per unit and the rowhouses will be approximately 1,104 square feet per unit.

The site is located outside of an urban village or center but is mapped with parking flexibility so parking is required for only 50% of the units. We are proposing seven surface parking stalls that have access via the alley to the west of site.

NEIGHBORHOOD CUES

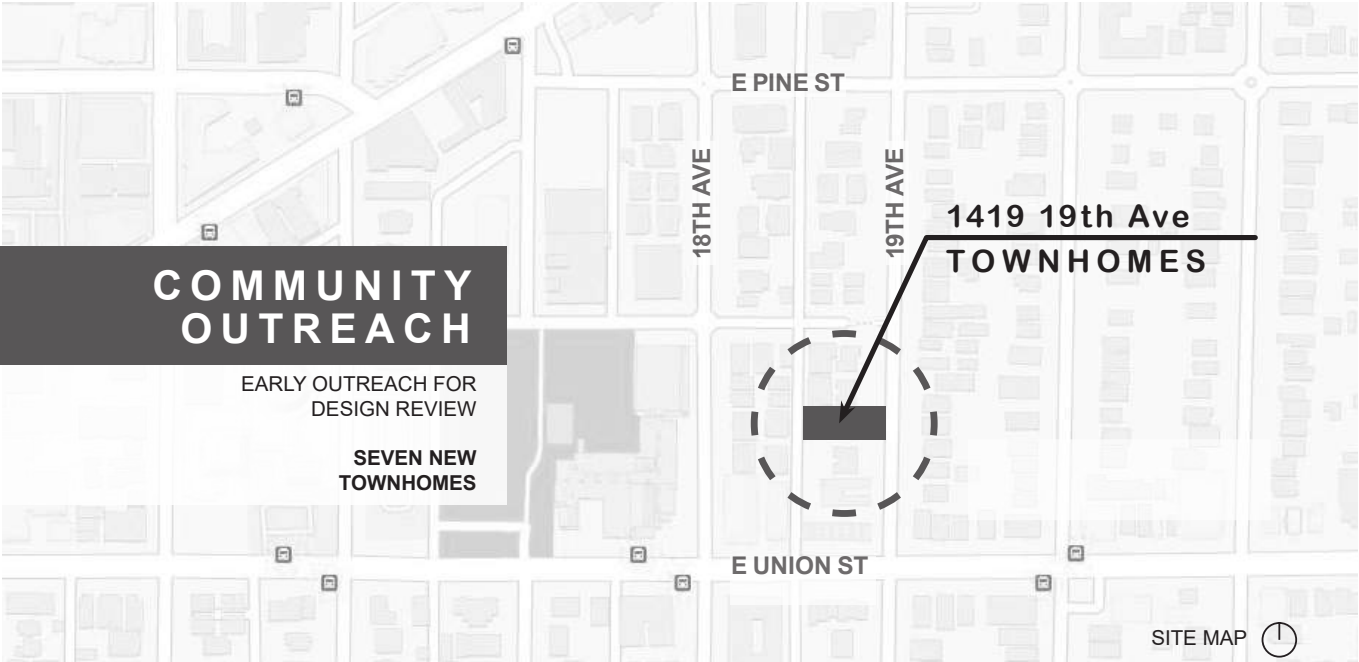
The subject parcel is located in the highly developed north portion of the Cherry Hill neighborhood, five blocks east of the neighborhood commercial zone on E Madison St. A prime location for increased density, the neighborhood offers easy transportation to downtown Seattle as well as the Capitol Hill. Surrounding the proposed project site are predominantly two to three level townhomes. As the neighborhood increases density, the opportunity to set a precedent stands.



SITE LOCATION
1417 & 1419 19TH AVE
Seattle, WA 98122

ZONING SUMMARY
Zone: LR1 (M)
Overlay: Frequent transit zone
ECA: Steep Slope - ECA1

PROJECT PROGRAM
Lot A
Site Area: 3608 SF
Number of Residential Units: 4
Number of Parking Stalls: 4 (Offsite)
Approx. FAR = 4646 SF
Approx. FAR Per Unit = 1161.5 SF
Lot B
Site Area: 4061 SF
Number of Residential Units: 3
Number of Parking Stalls: 3
Approx. FAR = 4428.6 SF
Approx. FAR Per Unit = 1476.2 SF



CONNECT
ONLINE



WEBSITE:
www.cone-outreach.com/19thavetownhomes

Visit our website to explore project information, zoning, program, and initial massing for this site.
&
Give feedback by visiting our website and taking the online survey. All are welcomed!
Available from 02/04/22 to 02/25/22

CONE

ARCHITECTURE

19th Ave Townhomes
1419 19th Ave
Seattle, WA 98122

Early Outreach for Design Review

About the project

Legacy Group Capital and Cone Architecture are partnering on a development at 1419 19th Ave, Seattle, WA. The new development will be (7) 3-story townhomes with 7 parking stalls. Planning has just begun, and construction could start as early as Spring 2023.

ADDRESS: 1419 19th Ave Seattle, WA 98122
SDCI RECORD NUMBER: 3038986-EG
APPLICANT: Cone Architecture
CONTACT:
Jamie Yengel
19thAveTownhomes@cone-arch.com
206-693-3133



ABOUT THE PROJECT

Legacy Group Capital and Cone Architecture are partnering on a development at 1419 19th Ave, Seattle, WA. The new development will be (7) 3-story townhomes with 7 parking stalls. Planning has just begun, and construction could start as early as Spring 2023.

SHARE YOUR THOUGHTS

We want to hear from the community about the 1419 19th Ave Townhomes. Please share your concerns and priorities for this new development and for the neighborhood overall by taking the online survey or by visiting the website.
Information you share in this survey could be made public. Please do not share any personal/sensitive information.

ADDITIONAL INFORMATION

You can track our progress through the permitting process. Search the project address "1419 19th Ave" or project number "3038986-EG" in the Design Review Calendar and the Seattle Services Portal: <https://web6.seattle.gov/dpd/edms/>

ADDRESS:
**1419 19th Ave
SEATTLE, WA**

SDCI RECORD NUMBER:
3038986-EG

APPLICANT:
CONE ARCHITECTURE

CONTACT:
JAMIE YENGEL
19thAveTownhomes@cone-arch.com
206-693-3133



CONE ARCHITECTURE

Take our survey

Use this online survey to provide feedback.

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

This survey link will be available through 02/25/22.



Additional information

You can track our progress through the permitting process. Search the project address "1419 19th Ave" or project number "3038986-EG" in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

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

Share your thoughts

Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information.



COMMUNITY OUTREACH SUMMARY

1. Electronic/Digital Outreach: Online Survey, high impact: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the interactive website, email address to provide feedback, where additional information can be found, a collection of information statement, and four questions.

Survey link: <https://www.surveymonkey.com/r/LSY66G8>

Public informed by: Printed Outreach Flyer

Date Survey launched: 02/04/2022

Date Survey closed: 02/25/2022

Electronic/Digital Outreach: Cone Architecture received eighteen (18) responses to the survey that was created through Survey Monkey. See attached website responses for specific responses. For summary of responses see below:

Neighbors felt that the following are important:

- That the project be designed with sustainability in mind.
- That the project is nice looking.
- That the project is affordable for residents/businesses.
- That the project is designed to be family friendly.
- Other:
 - Sufficient parking should be provided
 - Respectably sized outdoor space

Neighbors listed the following as their greatest concerns:

- Construction noise/impacts
- That it may feel out of scale to neighboring buildings.
- That they will not like the way it looks.
- That it will not be affordable.
- That it will make driving/parking in the area more difficult.
- Other:
 - Loss of community space and nice neighbors
 - Increased traffic flow, specifically the alley

Neighbors wanted us to know the following about this neighborhood:

- The property and it's owners will be very missed
- Disruption of sense of place
- The street trees on this property have dangerous root systems
- Neighborhood is already congested with parking
- Concerned about the period between demolition and construction
- Babies live nearby / construction and noise impacts

2. Electronic/Digital Outreach: Interactive Project Website, high impact: Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, information about the survey, email address to provide feedback, where additional information can be found, a collection of information statement and a site plan to help visualize the proposed project.

Website link: www.cone-outreach.com/19thavetownhomes

Public informed by: Printed Outreach Flyer and Survey

Date Website launched: 02/04/2022

Date Website closed: 02/25/2022

Electronic/Digital Outreach: Cone Architecture received three (3) responses to the interactive website that was provided for feedback. See attached website responses for specific comments. For summary of responses see below:

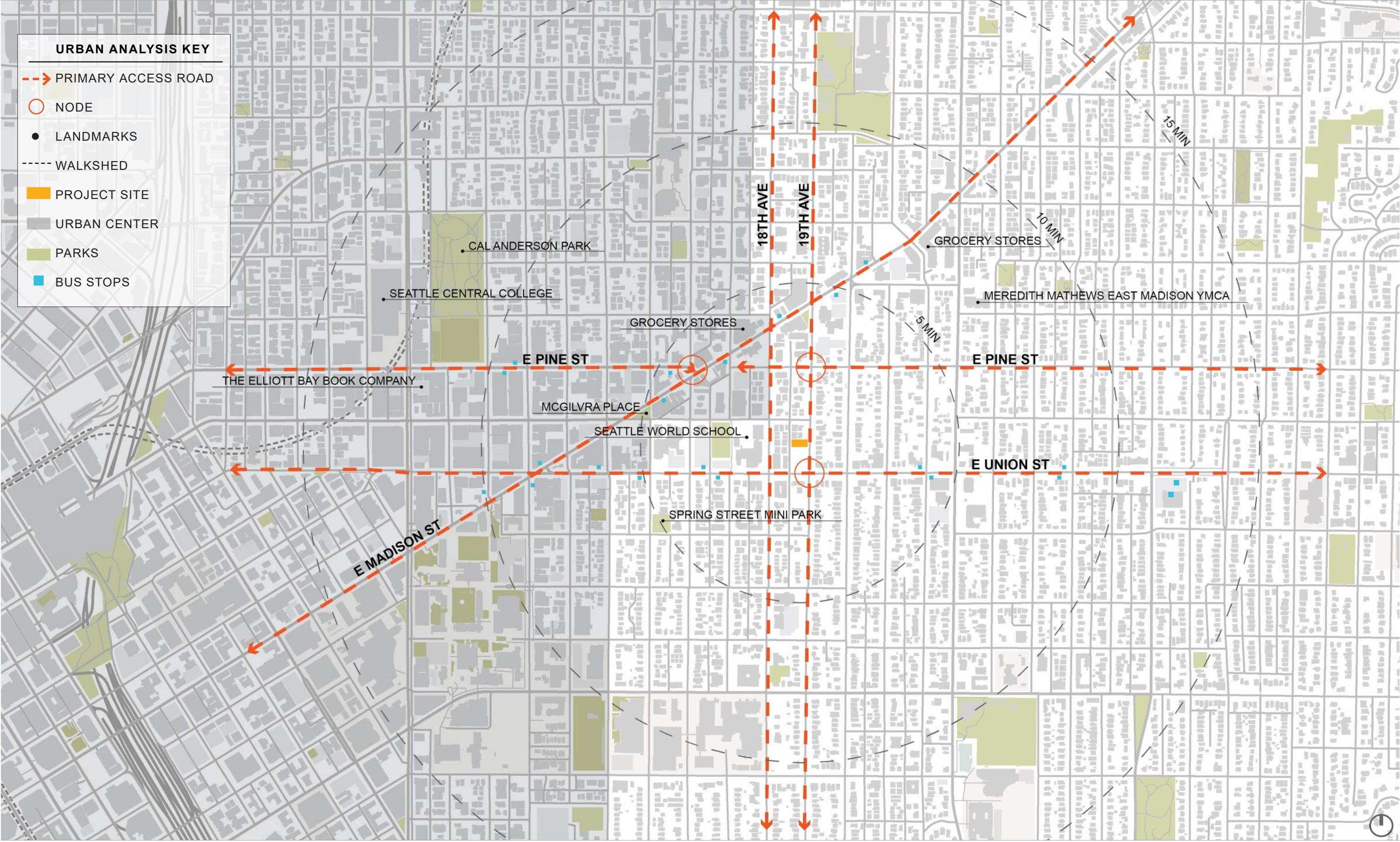
- Traffic/parking Concerns:
 - Not enough parking provided on site
 - Dead end alley is already very congested serving 35+ households
 - Neighborhood already has parking problem.

Neighborhood Character Concerns:

- New development should be something other than townhomes
- Concerns that new developments are too boxy
- Concerned about the buildings being the color beige
- Loss of a community gathering place

Environmental Comments:

- Neighbors views to the mountains and water will be taken away
- Does the site provide homes that are accessible / ADA?





CAL ANDERSON PARK



THE ELLIOTT BAY BOOK COMPANY



MEREDITH MATHEWS EAST MADISON YMCA



MCGILVRA PLACE



SPRING STREET MINI PARK



GROCERY STORE



SEATTLE CENTRAL COLLEGE



SEATTLE WORLD SCHOOL



DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES

Permitted outright: Residential

Lot A - Proposed: Residential - Rowhouses

Lot B - Proposed: Residential - Townhouses

23.45.514 STRUCTURE HEIGHT

Zoning: LR1(M)

Allowed Maximum Base Height: 30'-0"

4'-0" additional for rooftop features (parapets, clerestories, etc.) 34'-0"

6'-0" additional allowed for stair penthouses: 40'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO

Lot A - Maximum FAR: 1.3 (5041.58 SF)

Lot B - Maximum FAR: 1.3 (4928.11 SF)

23.45.512 DENSITY LIMITS

Townhouse developments in LR1 zones must meet density limits of one dwelling unit per 1,300 sq ft of lot area.

Rowhouse developments on interior lots >3,000 sq ft are exempt from density requirements.

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

Maximum density allowed: Exempt from density limits (>3,000 sq ft). Lot B has a maximum density of 3.

23.45.518 SETBACKS REQUIREMENTS

Lot A - Rowhouses:

Front Setback: 5'-0" minimum

Rear Setback: 7'-0" average/5'-0" minimum

Side Setback: 3.5'-0" minimum

Side Setback for facades $\leq 40'$ in length: 7'-0" average/5'-0" minimum

Lot B - Townhouses:

Front Setback: 7'-0" average/5'-0" minimum

Rear Setback: 7'-0" average/5'-0" minimum

Side Setback: 5'-0" minimum

Side Setback for facades $\leq 40'$ in length: 7'-0" average/5'-0" minimum

23.45.522 AMENITY AREA

Required: 25% of lot area (50% provided on ground level)

Lot A - 25% x 3878.14 SF = 969.53 SF (484.76 SF at ground level)

Lot B - 25% x 3790.85 SF = 947.71 SF (473.85 SF at ground level)

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

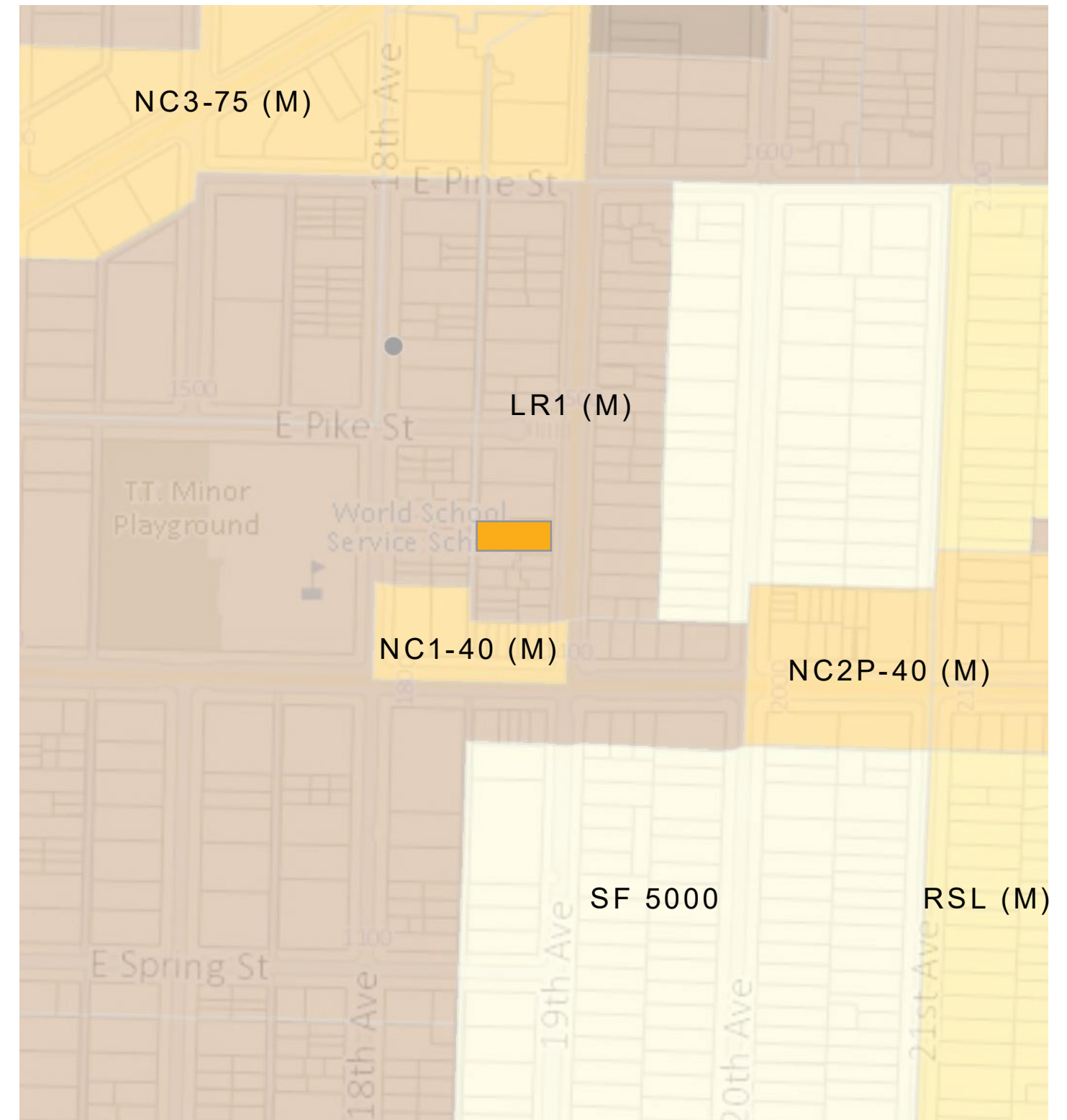
23.54.015 REQUIRED PARKING

Parking is required: one vehicular space per two dwelling unit (50%), one long-term bicycle parking stall per unit, and one short-term bicycle parking stall per 20 units, rounded to nearest even number.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Shared solid waste storage area for 2-8 dwelling units: 84 SF

The minimum horizontal dimension of required storage space is 7 feet.







ACROSS FROM SITE



ALLEY LOOKING WEST (C)

SITE



ALLEY LOOKING EAST (D)



ALLEY LOOKING EAST AT EXISTING DUPLEX



STAIRWAY LEADING DOWN TO LOWER LEVEL FROM ALLEY



EXISTING PATHWAY NORTH OF SITE



EXISTING STAIRWAY LEADING TO SITE FROM 19TH AVE



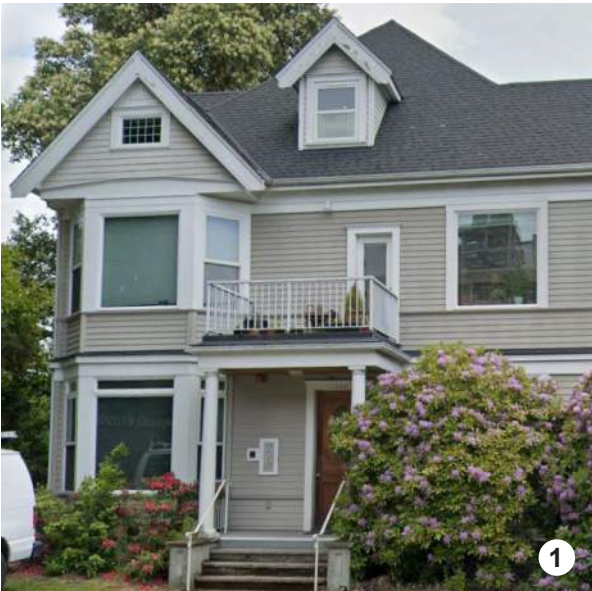
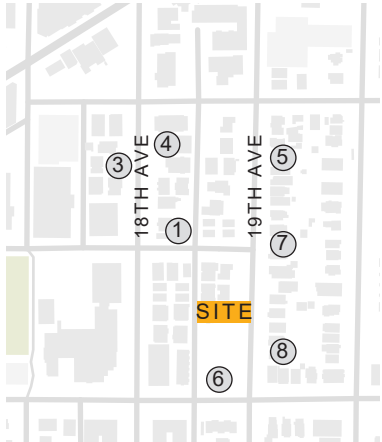
EXISTING SHED ON WESTERN SIDE OF SITE



19TH AVE LOOKING NORTHWEST AT EXISTING DUPLEX

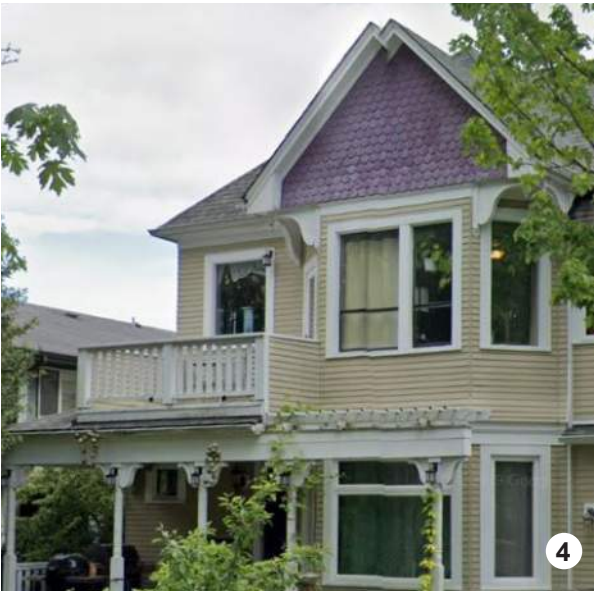
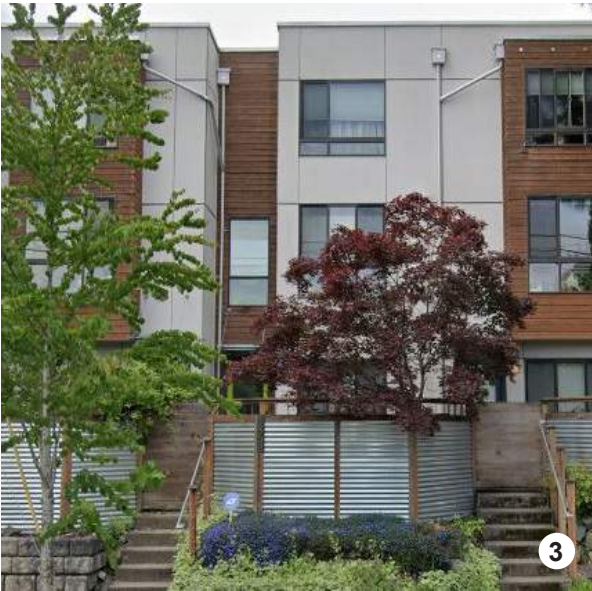


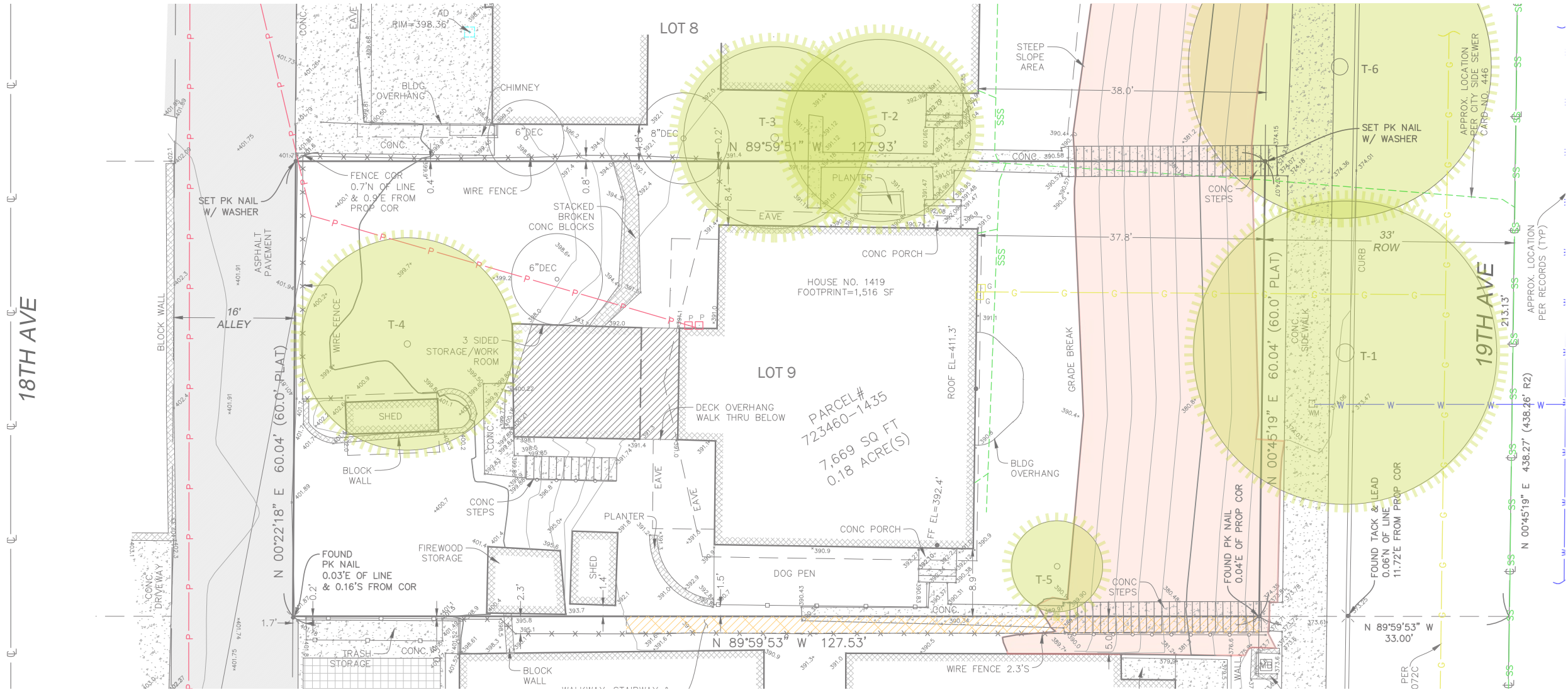
Context around site - low rise single family and multifamily; mix of traditional and contemporary architecture



SURROUNDING CONTEXT ANALYSIS

The surrounding context is a unique part of the Cherry Hill neighborhood, as it has been highly developed in recent years leading to a mix of classic single family homes and newer low-rise multifamily homes. Design elements we notice are the dense landscaping at front entrances, the color pallet, and the wide variety of materials pulling from both traditional and modern design. We propose to relate our design to the neighbors by using classic materials such as brick while also more modern materials such a vertical wood (CS3.A3 & DC4.A.1). The context around the site varies substantially in regards to roof shapes and massing approaches. We propose both the townhomes and rowhomes to have roof decks similar to neighboring townhomes, as well as ample modulation to distinguish individuality between units. This is a neighborhood of significant character and we plan to orient our design to compliment the range of architecture present.





PROPOSED PROJECT SITE

- The existing project site consists of one parcel which we are proposing to split into two parcels
- Total Site Area = 7,669 SF
 - Lot A = 3608 SF
 - Lot B = 4061 SF
- Measures roughly 128' deep by 60'-0" wide
- Site currently contains (1) duplex

ADJACENT BUILDINGS AND USES

- Existing (1) 1-story duplex and (1) three story fiveplex directly north of the site (LR1 M)
- Existing (4) 3-story townhomes directly south of the site (LR1 M)

TOPOGRAPHY

- The eastern portion of the site (lot A) is mapped as a steep slope ECA
- The steep slope is less than 20 feet in vertical rise. A Relief from Prohibition on Steep Slope Development has been granted under 6878043-EX

TREES

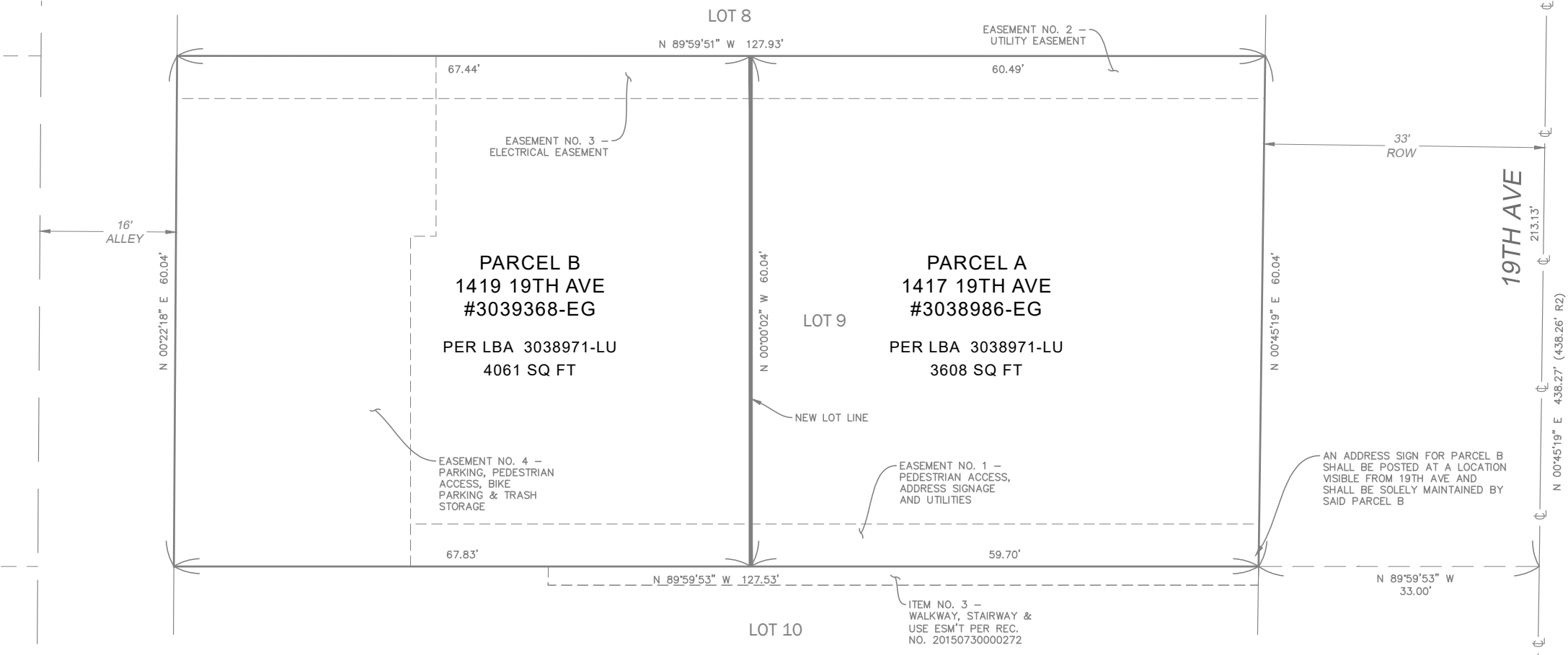
- No trees meet the minimum threshold diameter to be classified as exceptional

EXISTING LEGAL DESCRIPTION

LOT 9, BLOCK 28, RENTON'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 3 OF PLATS, PAGE 118, RECORDS OF KING COUNTY, WASHINGTON

SUMMARY OF ARBORIST REPORT - OCTOBER 17TH, 2021
TREE FROG LLC

#	Lot	SPECIES	STATUS PER ARBORIST
1	A	SILVER MAPLE	DOES NOT MEET THRESHOLD DIAMETER - GOOD CONDITION - STREET TREE
2	A/B	KATSURA	DOES NOT MEET THRESHOLD DIAMETER - GOOD CONDITION
3	A/B	KATSURA	DOES NOT MEET THRESHOLD DIAMETER - GOOD CONDITION
4	B	COMMON CHERRY	DOES NOT MEET THRESHOLD DIAMETER - GOOD CONDITION
5	A	WEeping CHERRY	DOES NOT MEET THRESHOLD DIAMETER - GOOD CONDITION
6	A	SILVER MAPLE	DOES NOT MEET THRESHOLD DIAMETER - GOOD CONDITION - STREET TREE



SHORT PLAT ⓘ

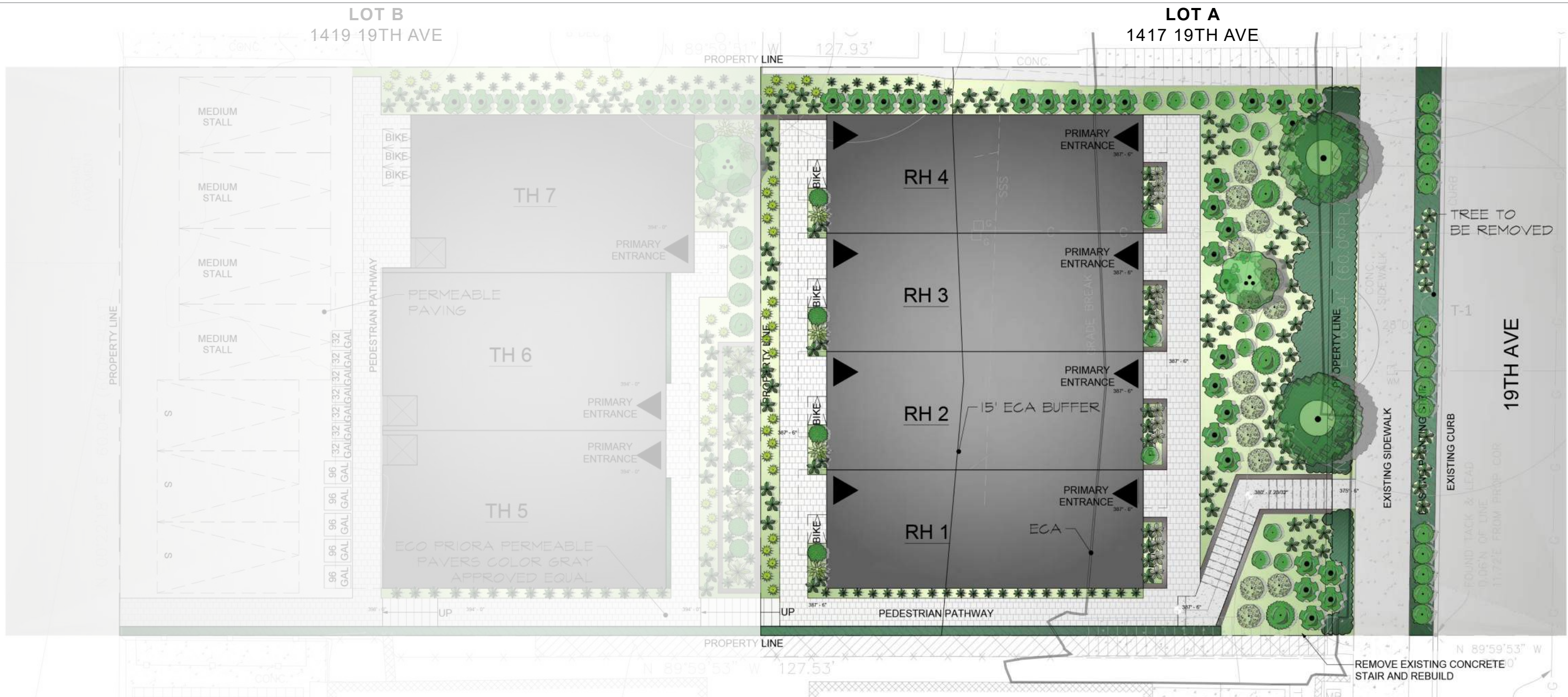
NEW PARCEL LEGAL DESCRIPTIONS

PARCEL A

THAT PORTION OF LOT 9, BLOCK 28, RENTON’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECODED IN VOLUME 3 OF PLATS, PAGE 118, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9;
THENCE NORTH 00°45’19” EAST 60.04 FEET, TO THE NORTHEAST CORNER OF SAID LOT 9;
THENCE NORTH 85°59’51” WEST 60.49 FEET, ALONG THE NORTH LINE OF SAID LOT 9;
THENCE SOUTH 00°00’02” EAST 60.04 FEET, TO THE SOUTH LINE OF SAID LOT 9;
THENCE SOUTH 89°59’53” EAST 59.70 FEET, TO THE POINT OF BEGINNING; TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 1, AND EMERGENCY ACCESS AND UTILITY EASEMENT SHOWN AND DESCRIBED HEREON; ALSO TOGETHER WITH EASEMENT NUMBERS 3 AND 4, SHOWN AND DESCRIBED HEREON; ALSO SUBJECT TO EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON.

PARCEL B

THAT PORTION OF LOT 9, BLOCK 28, RENTON’S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECODED IN VOLUME 3 OF PLATS, PAGE 118, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THENCE NORTH 00°45’19” EAST 60.04 FEET, TO THE NORTHEAST CORNER OF SAID LOT 9;
THENCE NORTH 85°59’51” WEST 60.49 FEET, ALONG THE NORTH LINE OF SAID LOT 9;
THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°59’51” WEST 57.44 FEET, TO THE NORTHWEST CORNER OF SAID LOT 9;
THENCE SOUTH 00°22’18” WEST 60.04 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 9;
THENCE SOUTH 89°59’53” EAST 67.83 FEET, TO A POINT WHICH BEARS SOUTH 00°00’02” EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 00°00’02” WEST 60.04 FEET, TO THE POINT OF BEGINNING;
TOGETHER WITH AND SUBJECT TO EASEMENT NUMBER 1, AND EMERGENCY ACCESS AND UTILITY EASEMENT SHOWN AND DESCRIBED HEREON; ALSO TOGETHER WITH EASEMENT NUMBER 2, SHOWN AND DESCRIBED HEREON; ALSO SUBJECT TO EASEMENT NUMBERS 3 AND 4, SHOWN AND DESCRIBED HEREON.



PROPOSED SITE PLAN

SITE PLANNING + LANDSCAPE APPROACH

A common pathway runs along the south edge of the stair from a reconstructed staircase from 19th Ave connecting to the alley. More pedestrian paths connect the south path to the rowhouse entries, the rowhouse secondary entrances, the townhouses entrances and services provided at the alley. The site's topography changes 28 ft from east to west, with a large setback at the front to minimize impacts in the ECA. Parking is located off of the alley to the west and is set to meet the grade of the existing alley. Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating generous landscape buffers adjacent to the neighboring properties at the north and south. The walkway to the rowhouse entries has been expanded to allow for informal gathering. The space between the townhouses and rowhouses has been developed as a shared courtyard with a grade change of 6' to increase privacy to the townhouses.



BLECHUM SPICANT



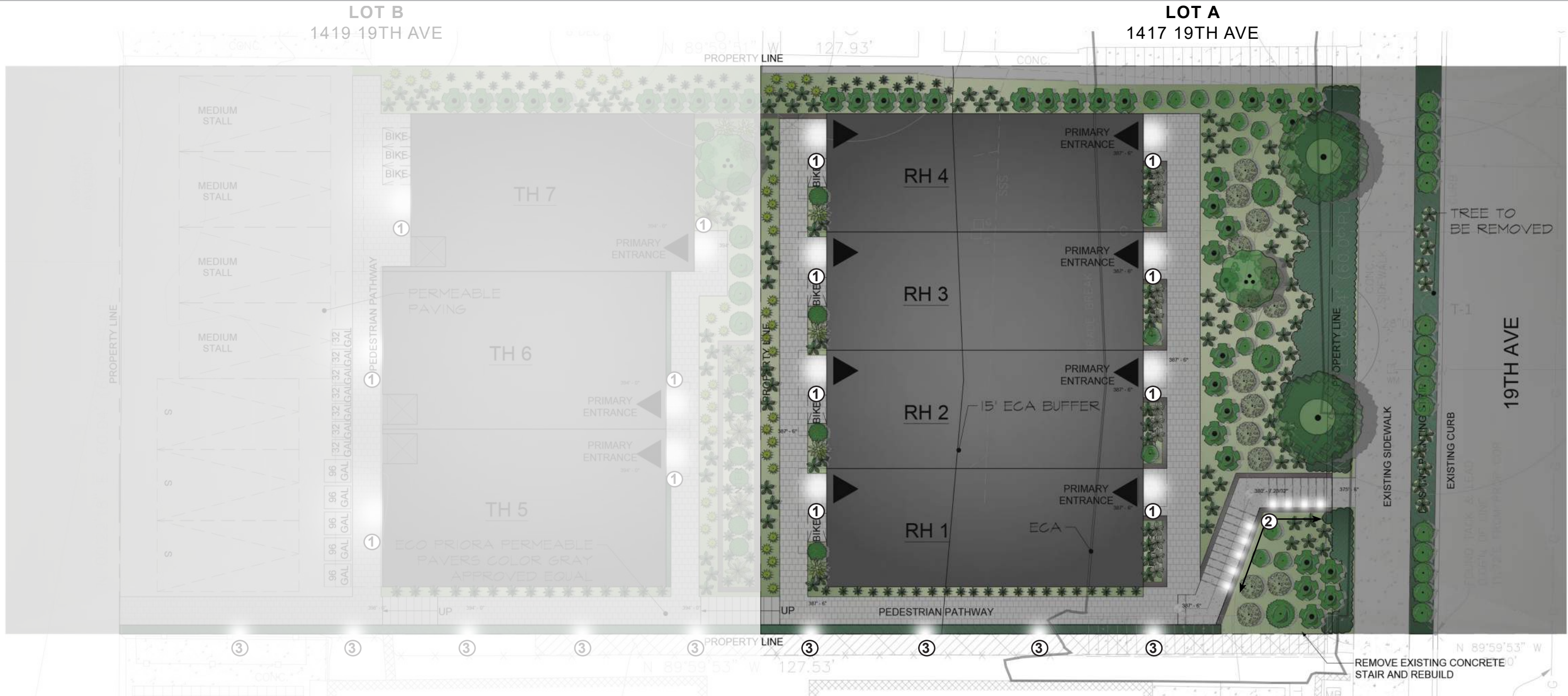
NANDINA DOMESTICA GULF
STREEM



LIRIOPE MUSCARI 'BIG BLUE'



CAREX OSHIMENSIS
'EVERILLO'



PROPOSED LIGHTING PLAN ①

PROPOSED LIGHTING PLAN

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



① EXTERIOR SCONCE



② WALL MOUNTED PATHWAY DOWNLIGHT

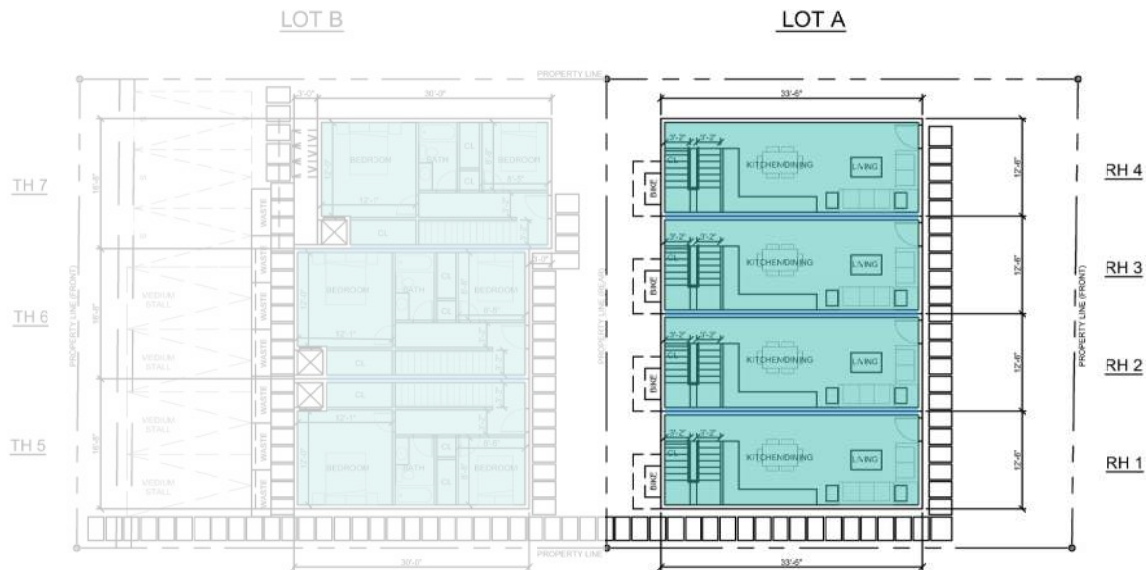


③ PATHWAY LIGHTS

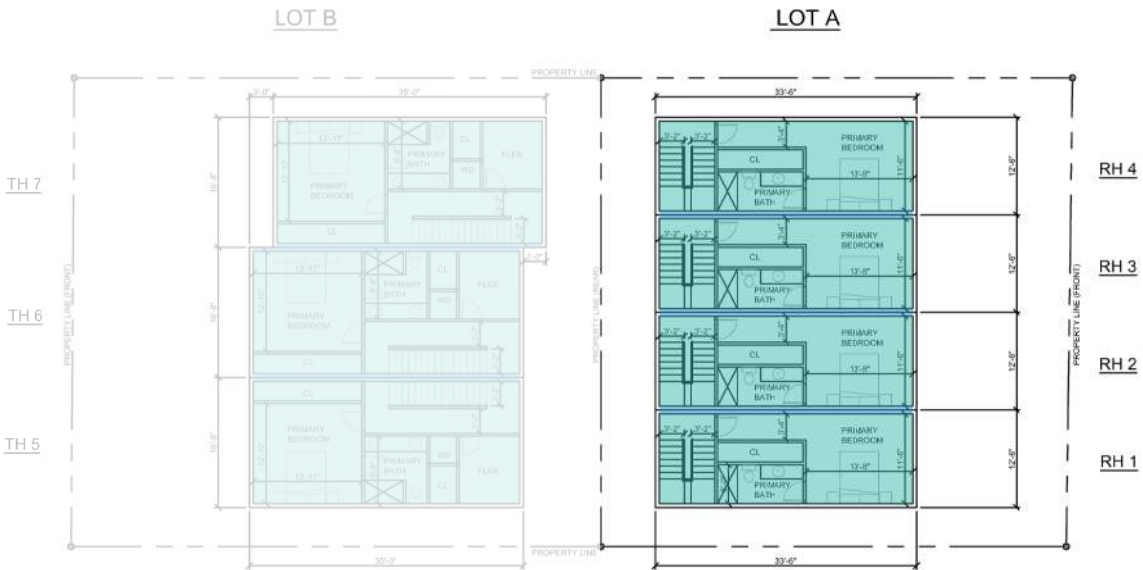
FAR & GFA DIAGRAMS

ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019

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



FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



ROOF FLOOR PLAN

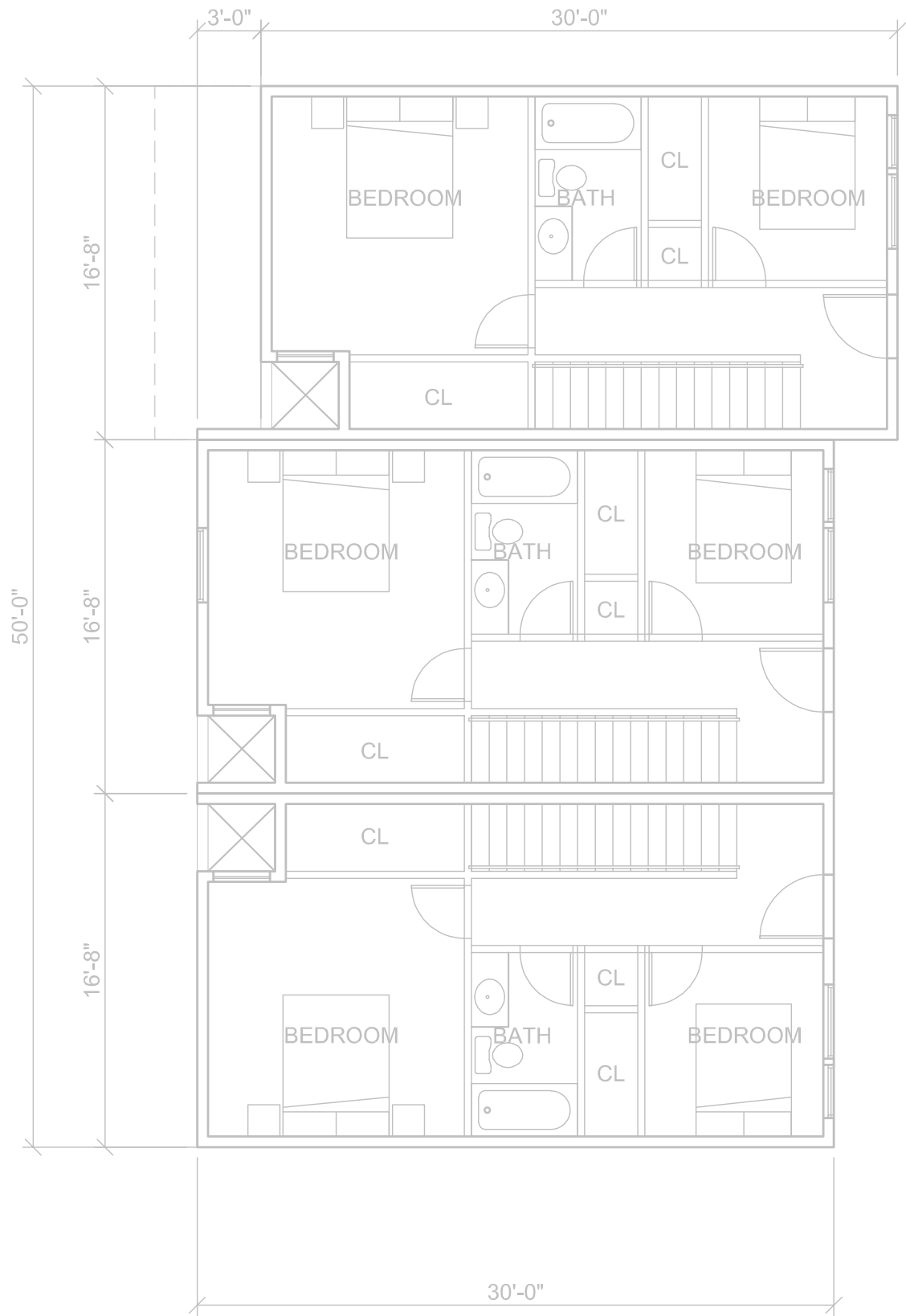
FAR CALCULATION - LOT A	
	RH 1-4
FIRST FLOOR	373.75 SF
SECOND FLOOR	373.75 SF
THIRD FLOOR	373.75 SF
PENTHOUSE	49.75 SF
TOTAL PER UNIT	1171 SF
TOTAL FAR: 4684 SF	
(ALLOWABLE FAR = 4690.26 SF)	

FAR CALCULATION - LOT B	
	TH 1-3
FIRST FLOOR	440.89 SF
SECOND FLOOR	440.89 SF
THIRD FLOOR	532.67 SF
PENTHOUSE	61.75 SF
TOTAL PER UNIT	1476.20 SF
TOTAL FAR: 4428.60 SF	
(ALLOWABLE FAR = 5279.43 SF)	

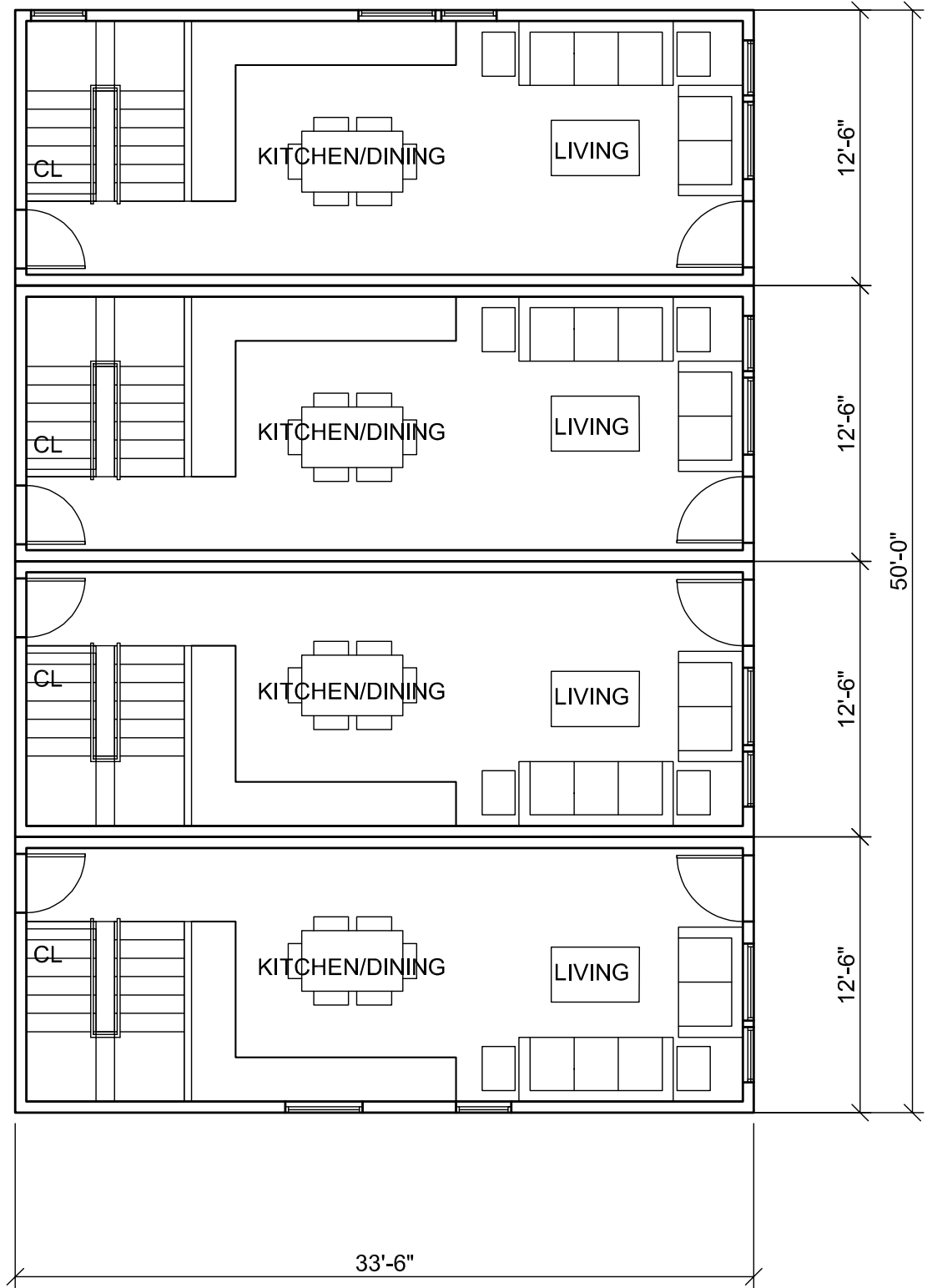
GFA CALCULATIONS - LOT A	
	RH 1
FIRST FLOOR	380.00 SF
SECOND FLOOR	380.00 SF
THIRD FLOOR	380.00 SF
PENTHOUSE	51.50 SF
	RH 2
FIRST FLOOR	406.25 SF
SECOND FLOOR	406.25 SF
THIRD FLOOR	406.25 SF
PENTHOUSE	56.58 SF
	RH 3
FIRST FLOOR	406.25 SF
SECOND FLOOR	406.25 SF
THIRD FLOOR	406.25 SF
PENTHOUSE	56.58 SF
	RH 4
FIRST FLOOR	380.00 SF
SECOND FLOOR	380.00 SF
THIRD FLOOR	380.00 SF
PENTHOUSE	54.83 SF
TOTAL GFA:	4936.99 SF

GFA CALCULATIONS - LOT B	
	TH 1
FIRST FLOOR	453.56 SF
SECOND FLOOR	453.56 SF
THIRD FLOOR	549.67 SF
PENTHOUSE	71.50 SF
	TH 2
FIRST FLOOR	467.17 SF
SECOND FLOOR	467.17 SF
THIRD FLOOR	566.67 SF
PENTHOUSE	71.50 SF
	TH 3
FIRST FLOOR	453.56 SF
SECOND FLOOR	453.56 SF
THIRD FLOOR	549.67 SF
PENTHOUSE	71.50 SF
TOTAL GFA:	4486.09 SF

LOT B
1419 19TH AVE



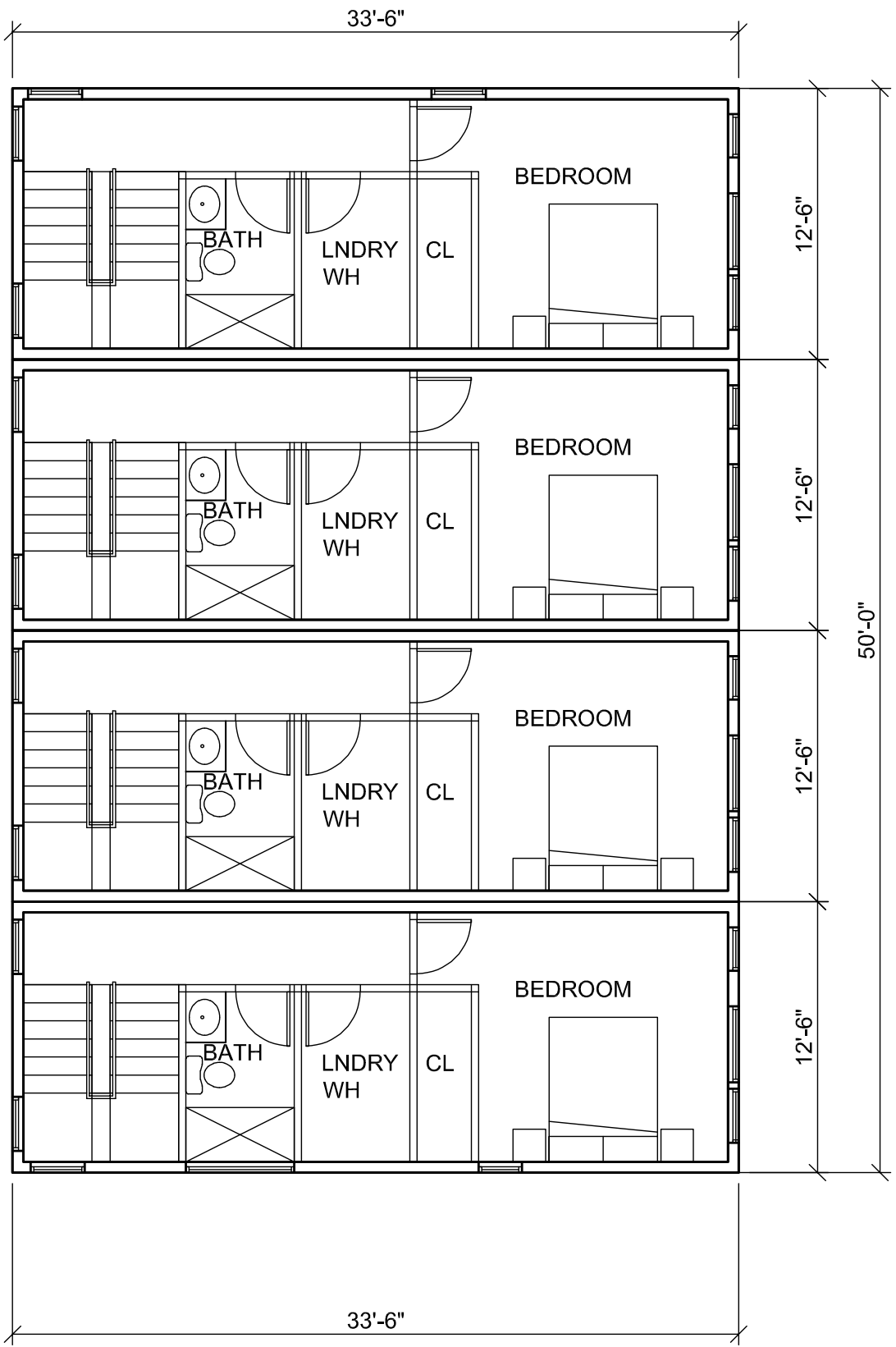
LOT A
1417 19TH AVE



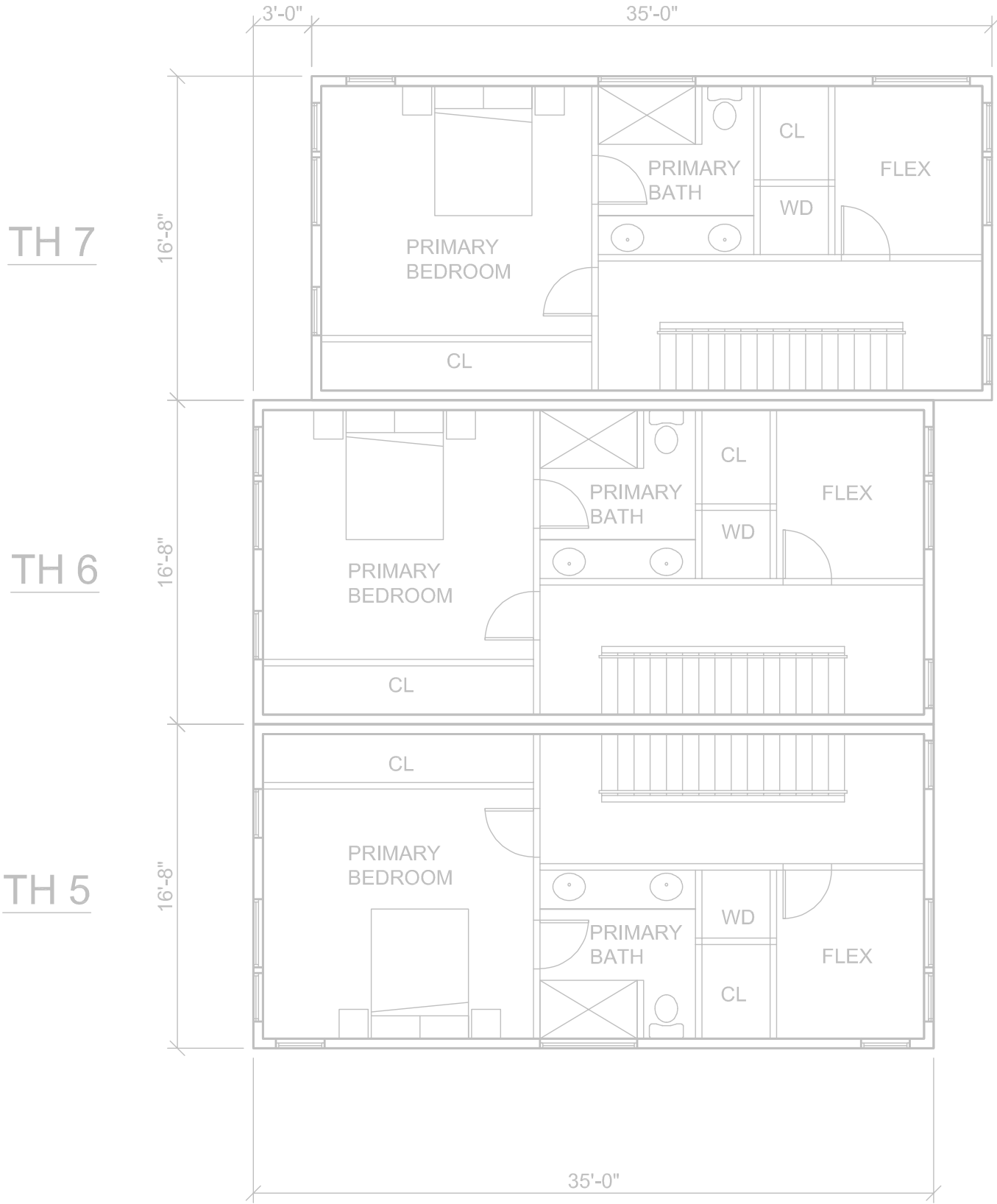
LOT B
1419 19TH AVE



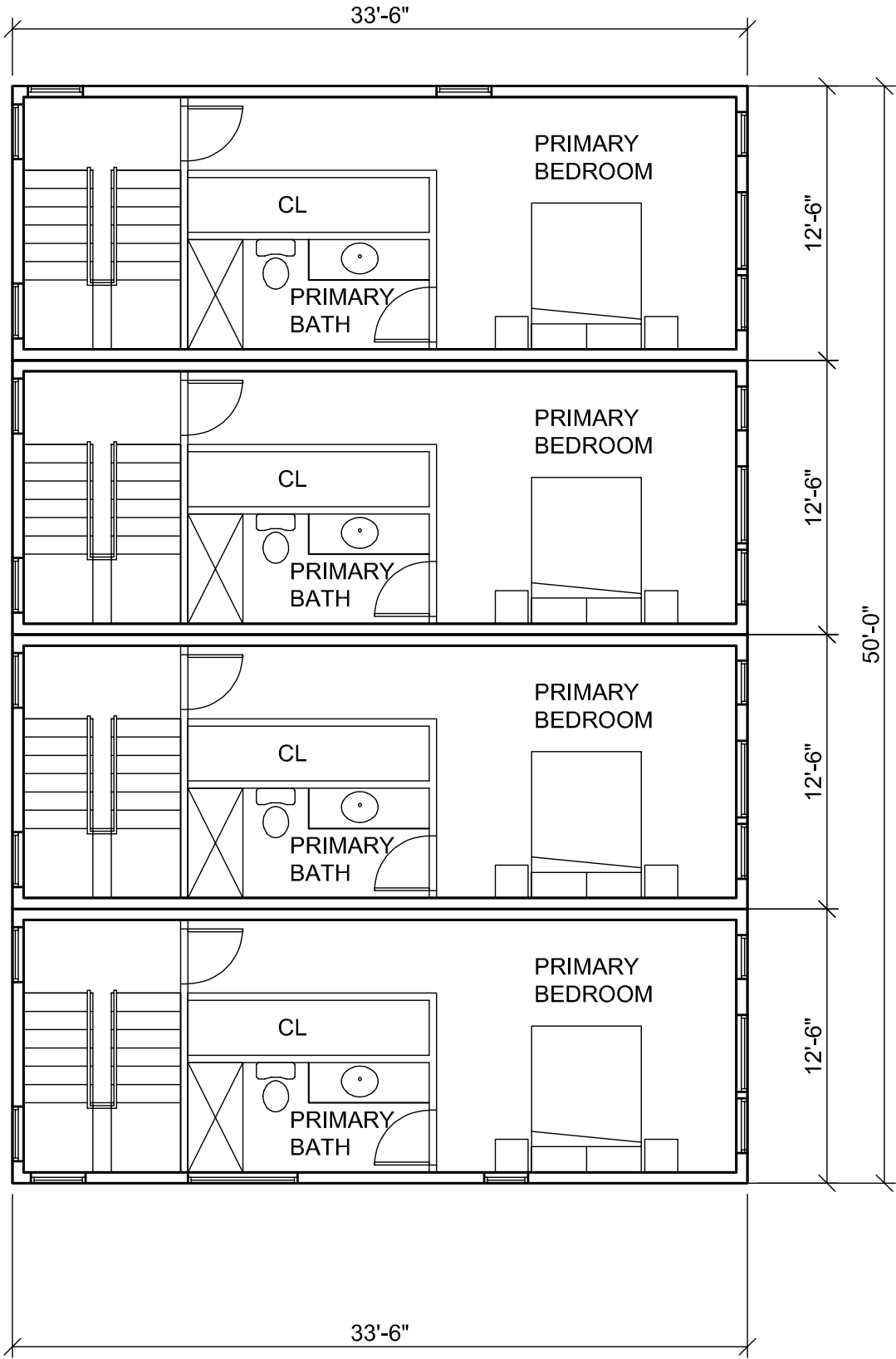
LOT A
1417 19TH AVE



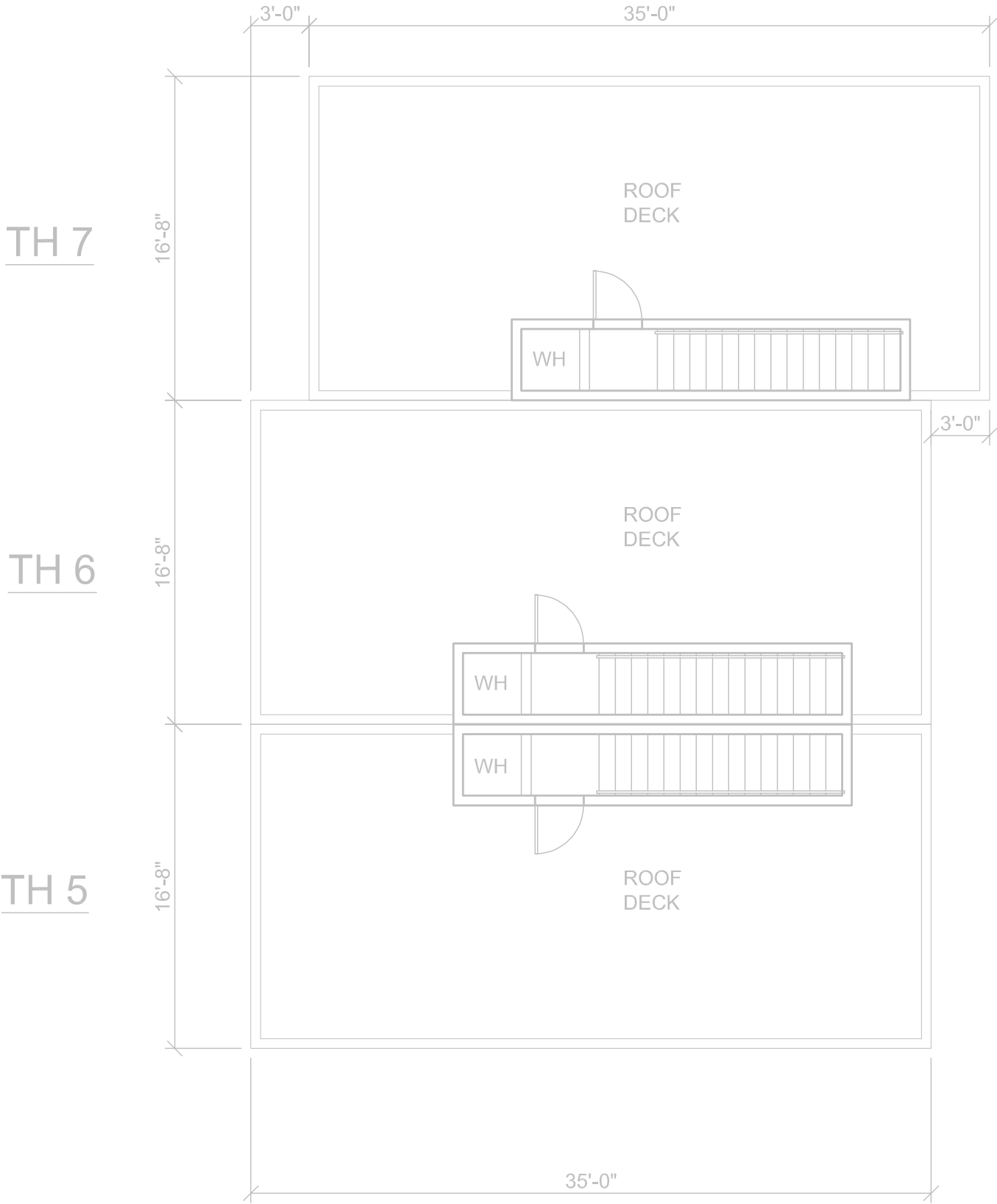
LOT B
1419 19TH AVE



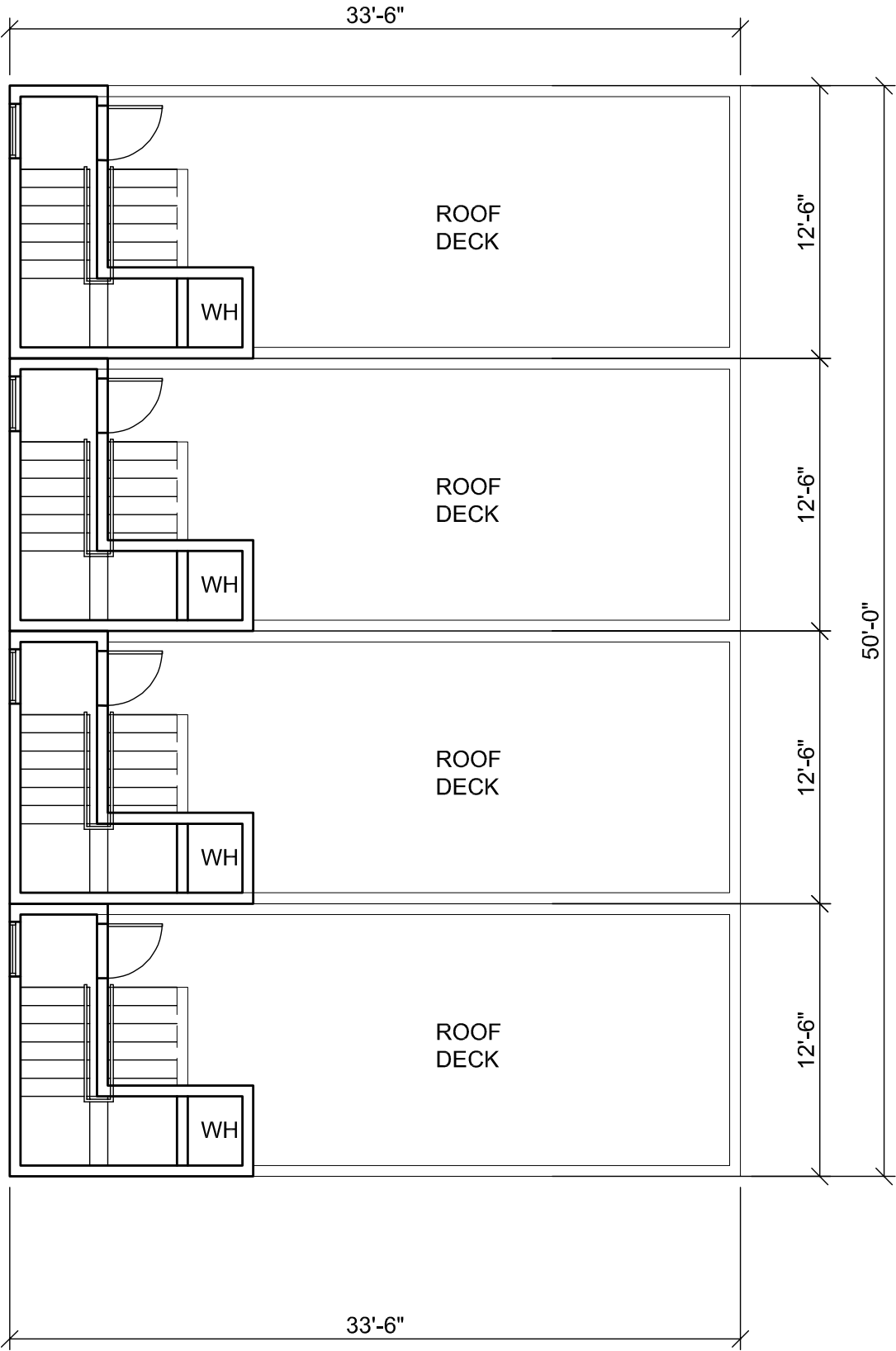
LOT A
1417 19TH AVE



LOT B
1419 19TH AVE



LOT A
1417 19TH AVE

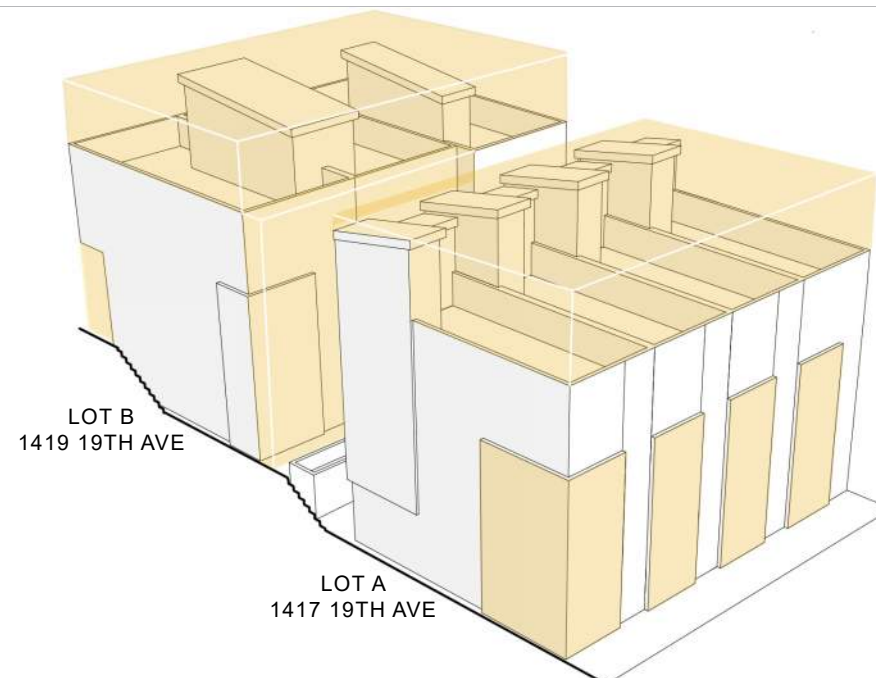


SEATTLE DESIGN GUIDELINES:		RESPONSE
<p>PL2 WALKABILITY</p> <p>CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.</p>	<p>A. ACCESSIBILITY</p> <p>2. ACCESS CHALLENGES: ADD FEATURES TO ASSIST PEDESTRIANS IN NAVIGATING SLOPED SITES, LONG BLOCKS, OR OTHER CHALLENGES.</p>	<p>THE SITE CIRCULATION IS CONCENTRATED ALONG THE SOUTH SIDE OF THE PROPERTY AND ALLOWS FOR EASY WAYFINDING. TO ADDRESS THE STEEP SLOPE TO THE EAST, THE DESIGN WILL REBUILD THE EXISTING SOUTH STAIRWAY TO ALLOW ACCESS FROM 19TH AVENUE.</p>
<p>PL3 STREET-LEVEL INTERACTION</p> <p>CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES</p>	<p>A. ENTRIES</p> <p>1.D. INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING SHOULD BE SCALED AND DETAILED APPROPRIATELY TO PROVIDE FOR A MORE INTIMATE TYPE OF ENTRY. THE DESIGN SHOULD CONTRIBUTE TO A SENSE OF IDENTITY, OPPORTUNITY FOR PERSONALIZATION, OFFER PRIVACY, AND EMPHASIZE PERSONAL SAFETY AND SECURITY FOR BUILDING OCCUPANTS.</p>	<p>THE LAYOUT OF THE DESIGN IS RECESSED BACK FROM 19TH AVENUE AND WE ARE TO PROVIDE A LEVEL OF PRIVACY FOR RESIDENT’S ENTRIES. ENTRANCES ARE DEFINED BY INDIVIDUAL CANOPIES, BIOPLANTERS, LIGHTING, AND SIGNAGE.</p>
<p>CS1 NATURAL SYSTEMS AND SITE FEATURES</p> <p>USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.</p>	<p>C. TOPOGRAPHY</p> <p>1. LAND FORM: USE THE NATURAL TOPOGRAPHY AND/OR OTHER DESIRABLE LAND FORMS OR FEATURES TO INFORM THE PROJECT DESIGN.</p>	<p>THE LAYOUT OF THE SITE IS HEAVILY INFLUENCED BY THE STEEP SLOPE TO THE EAST AND OVERALL GRADE CHANGE ACROSS THE PROPERTY. THE ELEVATION CHANGE BETWEEN LOT A AND B PROVIDES DISTINCT OUTDOOR AMENITY SPACES, THE OPPORTUNITY FOR ADDITIONAL LANDSCAPING, AND ADDS PRIVACY.</p>
<p>CS3 ARCHITECTURAL CONTEXT AND CHARACTER</p> <p>CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.</p>	<p>A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES</p> <p>3. ESTABLISHED NEIGHBORHOODS: IN EXISTING NEIGHBORHOODS WITH A WELLDEFINED ARCHITECTURAL CHARACTER, SITE AND DESIGN NEW STRUCTURES TO COMPLEMENT OR BE COMPATIBLE WITH THE ARCHITECTURAL STYLE AND SITING PATTERNS OF NEIGHBORHOOD BUILDINGS.</p>	<p>THE SURROUNDING CONTEXT IS A UNIQUE PART OF THE CHERRY HILL NEIGHBORHOOD, AS IT HAS BEEN HIGHLY DEVELOPED IN RECENT YEARS. WE PROPOSE A DETAILED DESIGN THAT RELATES TO ITS SURROUNDINGS. WE ARE PULLING ELEMENTS FROM SURROUNDING ARCHITECTURE SUCH AS INDIVIDUAL ENTRIES PER UNIT, RESIDENTAL SCALED MATERIALS, AND ROOF DECKS SIMILAR TO NEIGHBORING TOWNHOMES. SEE PAGE 11 FOR ANALYSIS.</p>
<p>DC2 ARCHITECTURAL CONCEPT</p> <p>DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.</p>	<p>C. SECONDARY ARCHITECTURAL FEATURES</p> <p>3. FIT WITH NEIGHBORING BUILDINGS: USE DESIGN ELEMENTS TO ACHIEVE A SUCCESSFUL FIT BETWEEN A BUILDING AND ITS NEIGHBORS</p>	<p>THE DESIGN MATCHES THE HEIGHT OF THE 3 STORY TOWNHOME NEIGHBORS DIRECTLY TO THE THE NORTH AND SOUTH OF THE SITE WHILE ALSO HAVING SIMILAR ROOF LINES WITH ROOF DECKS. THE CHOSEN MATERIALS ARE INSPIRED FROM THE MIX OF MODERN AND TRADITIONAL DESIGN THROUGHOUT THE NEIGHBORHOOD.</p>
<p>DC4 EXTERIOR ELEMENTS AND FINISHES</p> <p>USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.</p>	<p>A. BUILDING MATERIALS</p> <p>1. 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.</p>	<p>THE BUILDINGS ARE CLAD IN HORIZONTAL LAP, BRICK, AND VERTICAL WOOD SIDING THAT RELATE TO THE SURROUNDING NEIGHBORHOOD CONTEXT WHILE ALSO PROVIDING DEPTH AND TEXTURE TO THE OVERALL DESIGN.</p>



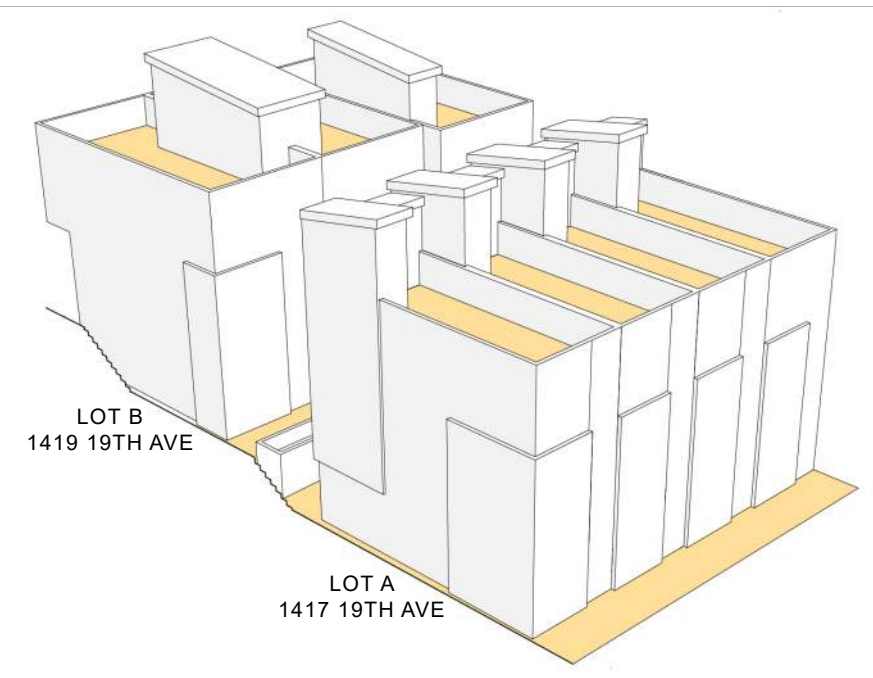
TOPOGRAPHY

THE DESIGN'S LAYOUT IS HEAVILY INFLUENCED BY THE STEEP SLOPE PRESENT ON SITE AND CREATES A STEP DOWN FROM LOT B TO LOT A. (CS1)



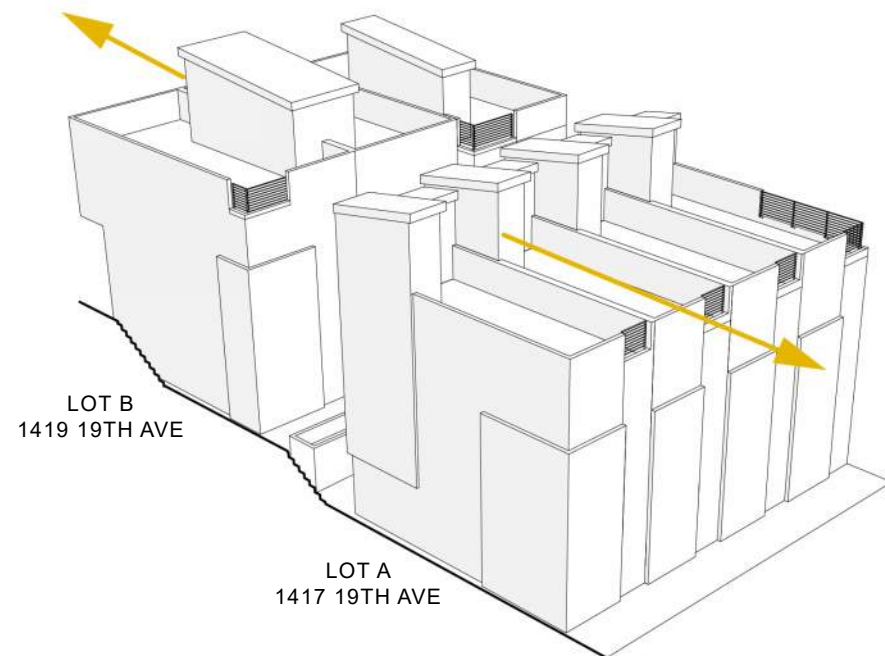
MODULATION

MODULATION ADDS VISUAL INTEREST WITH THE USE OF A FEW DIFFERENT MATERIALS THAT GIVE THE DESIGN DEPTH AND TEXTURE. IT ALSO HELPS DISTINGUISH BETWEEN INDIVIDUAL UNITS. (DC4)



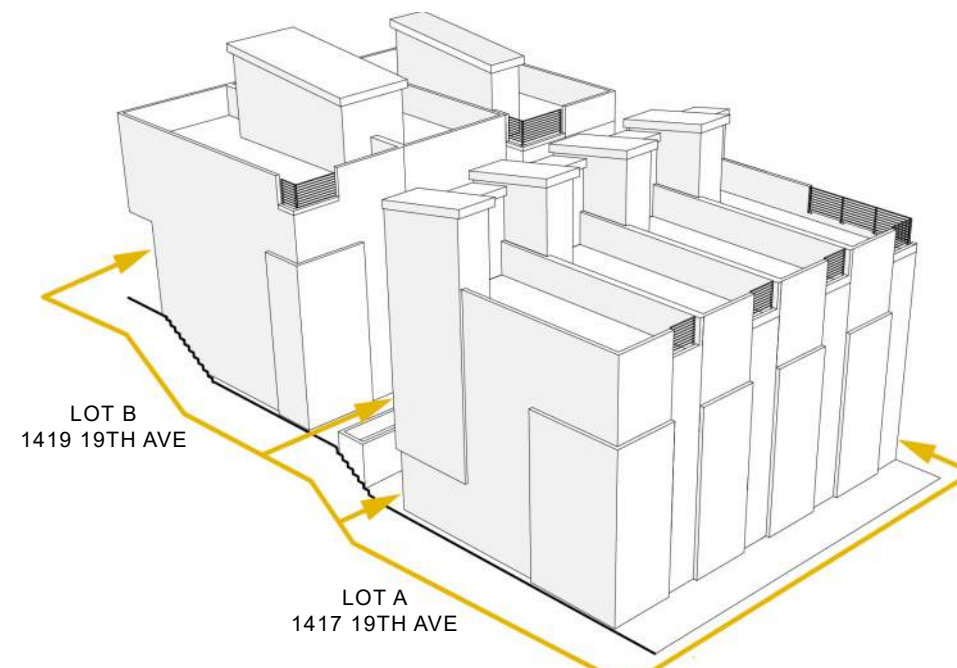
AMENITY SPACES

ROOF TOP DECKS PROVIDE ADDITIONAL PRIVATE OUTDOOR AMENITY SPACES AS WELL AS VIEWS OF THE NEIGHBORHOOD. (CS3)



VIEWS

THE ROOF DECKS PROVIDE AN ELEVATED VIEW OF THE SURROUNDING NEIGHBORHOOD AS WELL AS THE DISTANT MOUNTAIN RANGES. (DC2)



SITE CIRCULATION

BOTH LOTS ARE ACCESSIBLE FROM A PRIMARY CIRCULATION PATH TO THE SOUTH THAT CONNECTS TO ALL ENTRIES. (PL2)



TRANSPARENCY

WHILE THE NORTH AND SOUTH WINDOWS ARE STRATEGICALLY PLACED TO ALLOW PRIVACY TO ADJACENT NEIGHBORS, AN INCREASE IN WINDOWS ON THE EAST AND WEST PROVIDES RESIDENTS WITH VISUAL SURVEILLANCE OF 19TH AVENUE AND THE ALLEY. (PL2)

RESIDENTIAL ENTRIES

A combination of elements are used to create the residential entry: canopies for weather protection, bio planters, and a change of material also used for wayfinding. (PL2.B.1)

LANDSCAPING

Landscaping is incorporated to create a natural buffer between the first floor and the sidewalk, while also reducing the amount of visible concrete. (PL2.B.1)

MODULATION

Modulation signifies the turning of a corner from the southeast perspective. The vertically oriented material breaks down the mass with a two story volume that also supports wayfinding. (CS2.D.4)



VIEW FROM 19TH AVE



ROWHOUSE ENTRIES

RESIDENTIAL EDGES

The use of awnings, planter boxes, and the natural slope of the site create simple buffers between individual units as well as 19th Avenue. (PL3.B.2)

SCREENING

The metal awnings wrap down the side of the rowhomes entries to provide privacy to the neighboring units living spaces. This creates informal patio spaces in front of each unit to engage with the street. (DC4.A.1, PL2.B.1)

CIRCULATION

Primary pathway runs across the south side of the site. It gives access to all entrances and the central courtyard. (DC1.B.A)



SOUTH PATHWAY

MATERIALS & MASSING

The design use a variety of materials such as open railing, brick, vertical wood siding, and large glazing. The change of material (as well as the helps reduce the perceived mass. (DC4.A.2, CS3.A.4, DC4.A.1)

GLAZING

Units along 19th Ave primarily look towards the street and views to the west. Large glazing breaks down the massing and allows visibility to the street. Metal trim is introduced to provide additional texture. (DC1.A.4, DC2.C1)

OPEN RAILS

Railings are strategically placed to decrease the overall massing of the project and to promote safety by keeping eyes on the street. The open rails also highlight the use of brick at the rowhouse entries. (CS2.D.4)



VIEW FROM 19TH AVE



TOWNHOUSE ENTRIES / LOT B

SCALE & TEXTURE

The vertical wood siding provides proportional scale to the residents using the courtyard space. The volume reduces the height, bulk, and scale while still providing livable units. Texture is added with the lap siding and keeps the courtyard space feeling residential. (DC2.D1, DC2.D2)

SITE STRATEGY

The layout of the design is influenced by the steep slope present on site. It steps down the slope from west to east creating over a 6 foot difference between the two lots, mitigated by a two tier courtyard to provide unique open space and maintain privacy. (CS1.C, DC3.C2)



COURTYARD



VIEW FROM ALLEY

SOLID WASTE

Solid waste for both parcels are located on Parcel B to the West of the site with access from the alley. It will be screened to maintain visual aesthetics. (DC1.C)

PARKING

Parking is provided for each of the seven units on Lot B to the west with access from the alley.



SITE RELATIONSHIPS

The proposed courtyard relates to the neighboring development's open space to maximize views through the sites, maintain privacy, and maximize daylight opportunities. (DC3.B3, DC3.C1)

PRIVACY

Influenced by the steep slope, our design is recessed from 19th Avenue granting privacy for the rowhouse units. There's a 6 foot step which provides staggered levels between rowhouse and townhouse units. (PL3, CS1.C1)

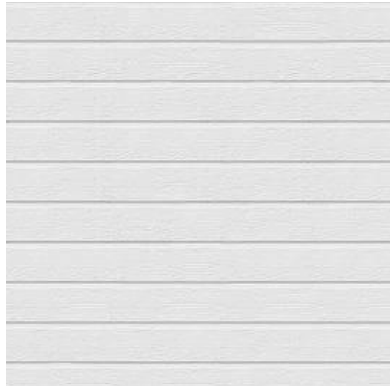
AMENITY

All units have private rooftop decks. Views to the east include the Cascade mountains, along with Mt. Rainier to the south. (DC3.C2)

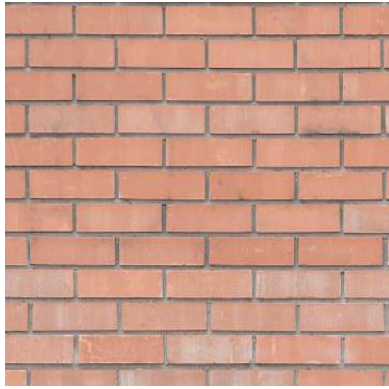
OVERHEAD VIEW



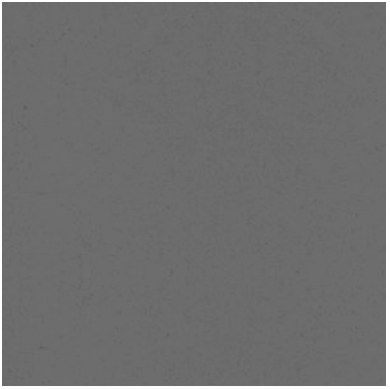
① VERTICAL WOOD SIDING
GRAY STAIN



② HORIZONTAL LAP SIDING
8" REVEAL
SW 7666 - FLEUR DE SEL



③ BRICK, RUNNING BOND
MUTUAL MATERIALS
TAN TERRA



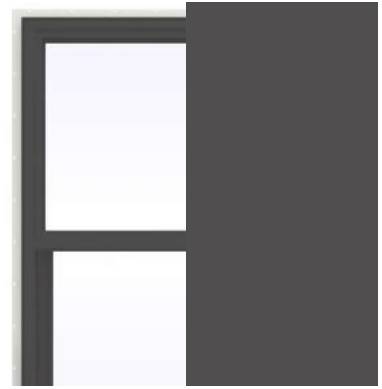
④ FIBER CEMENT PANEL
SW 7674 - PEPPERCORN



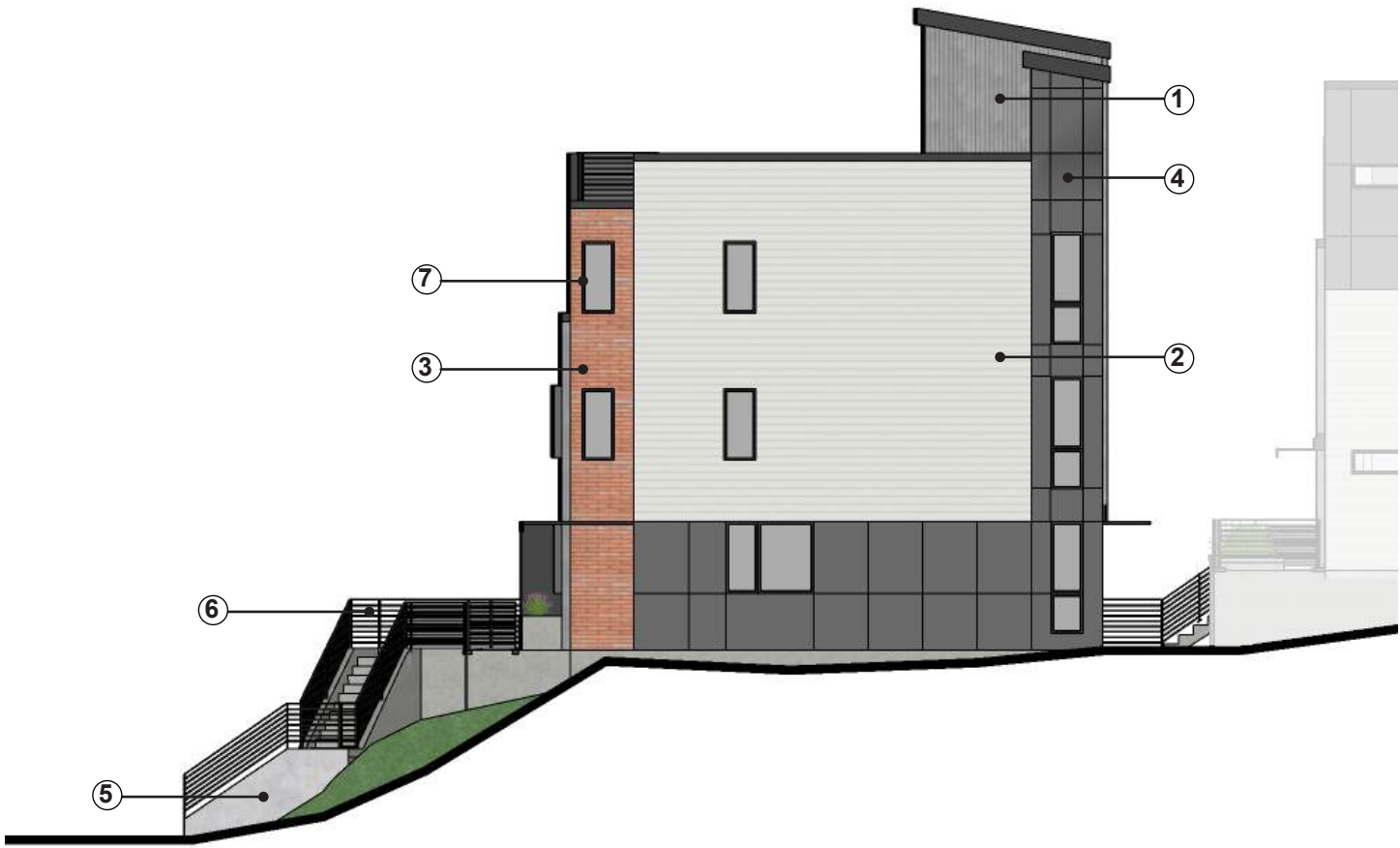
⑤ CONCRETE
CAST IN PLACE



⑥ OPEN HORIZONTAL RAIL



⑦ BLACK WINDOWS+
DARK INFILL PANEL



NORTH ELEVATION / LOT A



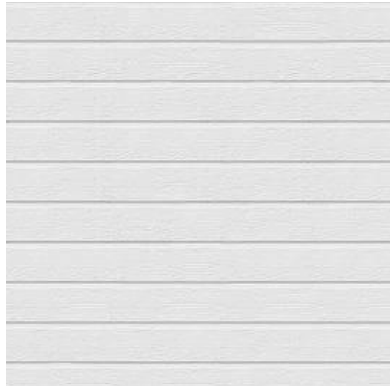
EAST ELEVATION / LOT A

PROPOSED MATERIALS

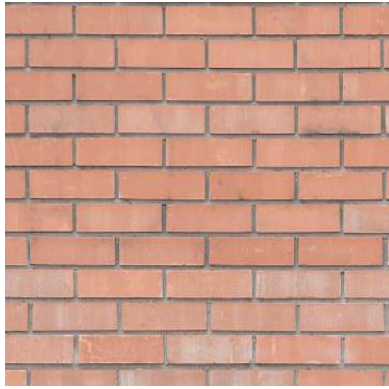
The material palette of off-white lap siding, brick, a gray vertical wood siding and fiber cement panels have been chosen to create a clean modern aesthetic that blends with the character of the neighborhood. Above each entry on the east facade, a high-quality material, brick, is introduced. The combination of the brick with a natural wood material that has a gray color, jumpstarting the inevitable elegant silver-gray patina, provides a contemporary approach to otherwise very residential materials. Secondary features including open horizontal railing, metal window trim, and metal awnings with privacy features to add interest to all facades.



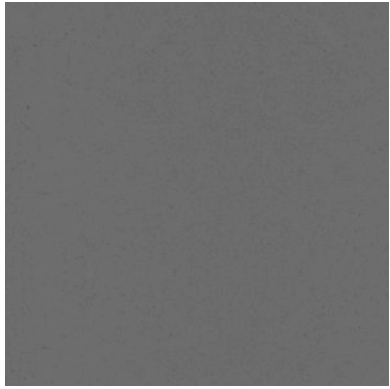
① VERTICAL WOOD SIDING
GRAY STAIN



② HORIZONTAL LAP SIDING
8" REVEAL
SW 7666 - FLEUR DE SEL



③ BRICK, RUNNING BOND
MUTUAL MATERIALS
TAN TERRA



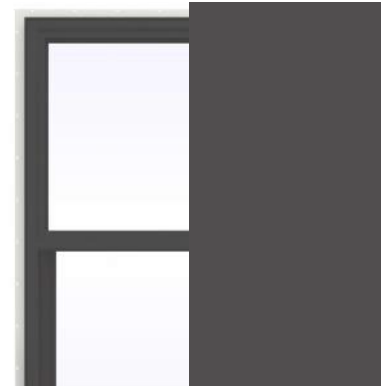
④ FIBER CEMENT PANEL
SW 7674 - PEPPERCORN



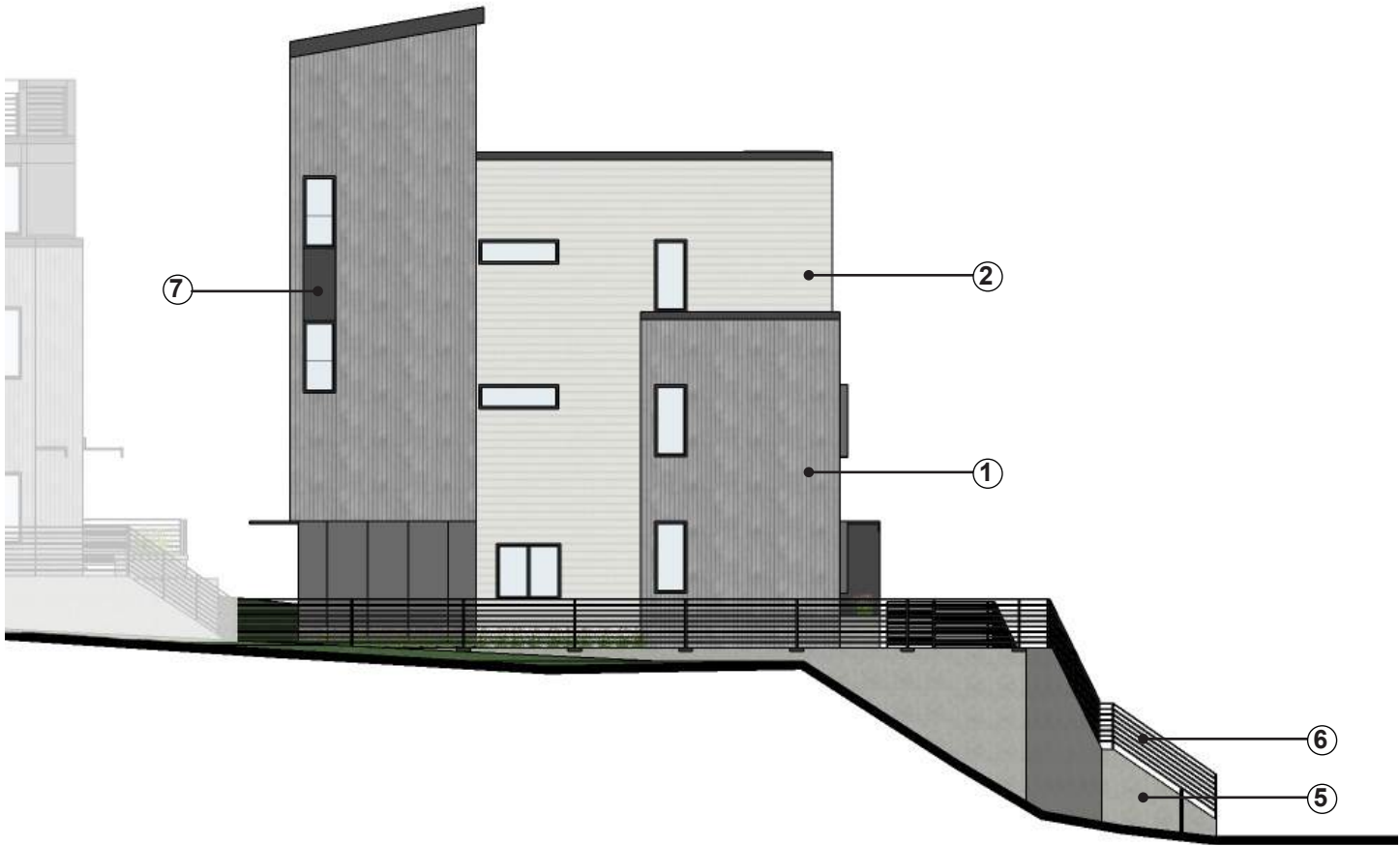
⑤ CONCRETE
CAST IN PLACE



⑥ OPEN HORIZONTAL RAIL



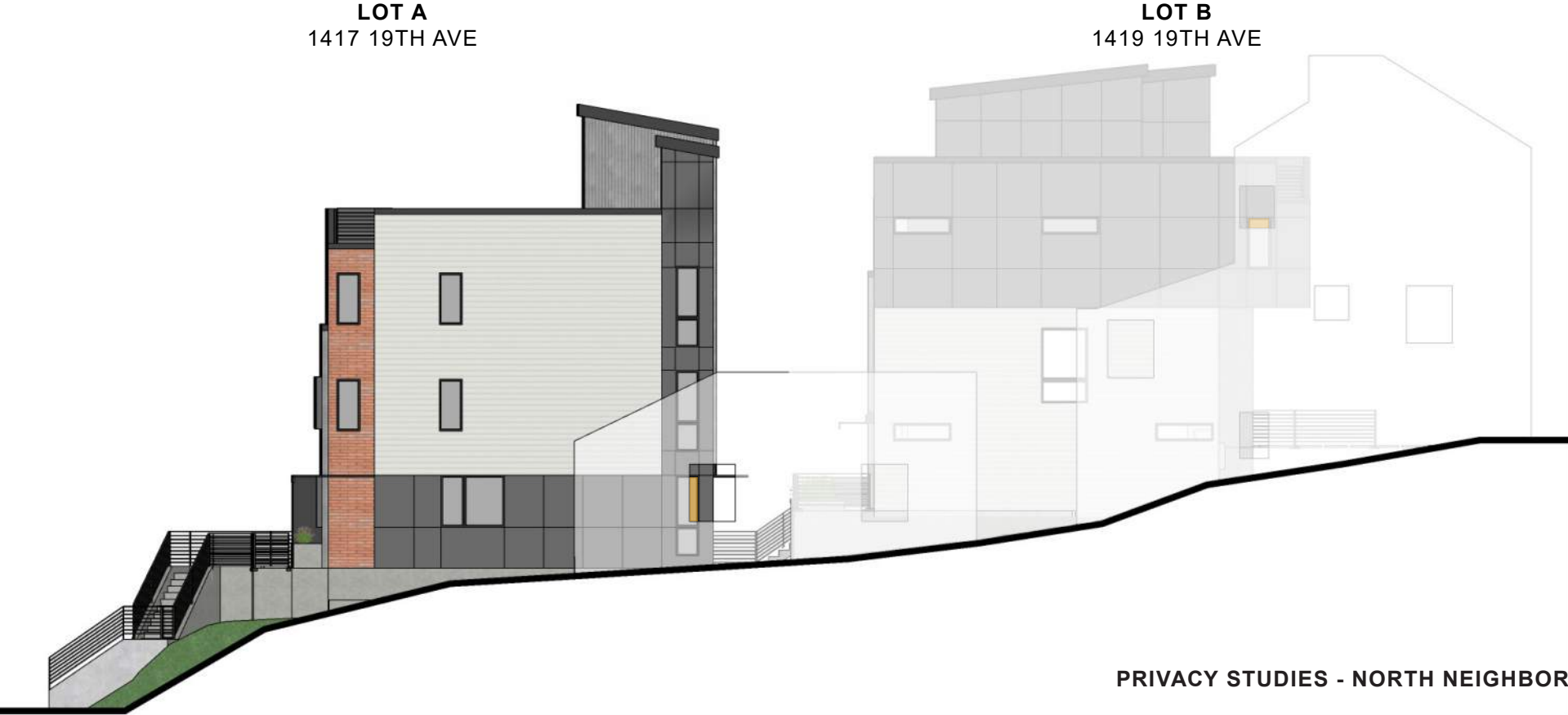
⑦ BLACK WINDOWS+
DARK INFILL PANEL



SOUTH ELEVATION / LOT A



WEST ELEVATION / LOT A





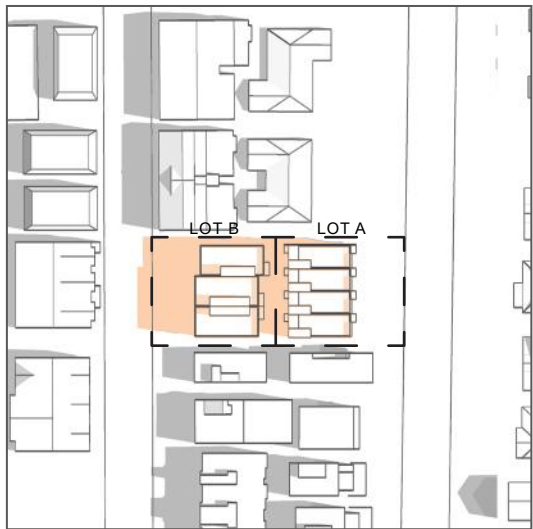
MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 3 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

