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PROJECT INTRODUCTION Site Location



EXISTING SITE

The site is an existing rectangular parcel (APN 7589200152) located off of 14th Ave NW St between NW 85th and NW 83rd St with no alley access. The site area is 8,991 SF and measures 149.83' wide by 60' deep. The site has a slope of 3 feet at the front of the site and a gradual one foot overall slope over the remainder of the site and no exceptional trees identified on site. Currently, the site has one single story house and separate garage that will be demolished. Surrounding the proposed project site are predominantly one to two-level single-family homes. Directly to the north of this property is a public park. Directly to the west, the project site abuts a two story single family residence, separated by green space. Directly to the east across 14th Ave NW and south of the site are several single-family residences.

ZONING AND OVERLAY DESIGNATION

The project parcel is in a LR2 (M1) zone and is located within a parking flexibility area overlay. The LR2 zoning continues north and east. NC zoning runs along 15th Ave NW, the principal arterial street in the area, just west of the site. Residential small lot zoning begins one block to the south.

DEVELOPMENT OBJECTIVES

The project proposes the construction of six (6) new single family residences. The residences range from 1,300-1,650 square feet. The project site, due to its location in a desirable neighborhood with public transportation allowing easy access downtown, is prime for denser development.

The site is located in the Crown Hill Residential Urban Village with frequent transit designations, therefore no parking is required. However, six (6) surface parking spaces are proposed with access via a driveway from 14th Ave NW.

NEIGHBORHOOD CUES

The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, and singlefamily homes. There is a variety of commercial buildings less than one block east along 15th Ave NW, which includes several restaurants, professional services, various small businesses, larger commercial development, and churches within walking distance. Major bus routes are located one block to the west along 15th Ave NW. Baker Park on Crown Hill, the nearest park, is located directly north of the parcel.

This site is subject to the Citywide Design Guidelines.



ZONING SUMMARY

Zone: LR-2(M) Overlay: Crown Hill Residential Urban Village

PROJECT PROGRAM

Site Area: 8.991 SF Number of Residential Units: 6 Number of Parking Stalls: 6 Approx. FAR = 11,110 SF Approx. FAR Per Unit = 3,700 SF

ADJUSTMENTS REQUESTED

6.7% Increase to facade length



C O N E ARCHITECTURE 8337 14TH AVE NW | SINGLE FAMILY RESIDENCES # 3039153-EG

DEVELOPMENT STANDARDS SUMMARY

Address: 8337 14th Ave NW, Seattle, WA

Parcel #: 758920-0152 Zoning: LR2 (M1)

Overlays: Crown Hill Residential Urban Village

Site Area: 8,991 SF

23.45.504 PERMITTED USES

Permitted outright: Residential

Proposed: Residential - Townhomes

23.45.514 STRUCTURE HEIGHT

Zoning:	LR2 (M)
Allowed Maximum Base Height:	40'-0"
3'-0" additional allowed for shed roof:	43'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	44'-0"
6'-0" additional allowed for stair penthouses:	50'-0"

Proposed:

Roof Height: 36'-6"

Stair Penthouse Height: 41'-2"

23.45.510 FLOOR AREA RATIO

Maximum FAR: 1.4 (8,991 SF) = 12,587 SF ALLOWABLE

Proposed: 11,110 SF

23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

Maximum width: 90'-0"

Maximum facade length: 149.84' (.65) = 97.39'

Proposed: 104'-0" facade length Adjustment requested, see page 35

23.45.518 SETBACKS REQUIREMENTS

Allowable Setbacks

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

Side Setback: 5'-0" minimum

Proposed:

Front (East): 7'-8" average/6'-10" minimum

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

23.45.524 LANDSCAPING AND SCREENING STANDARDS

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

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

23.45.522 AMENITY AREA

Required: 25% of lot area (50% provided on ground level) 25% x 8,991 SF = 2,247 SF (1,123 SF at ground level)

Proposed: 3,180 SF Total 1,458 SF Ground

23.54.015 REQUIRED PARKING

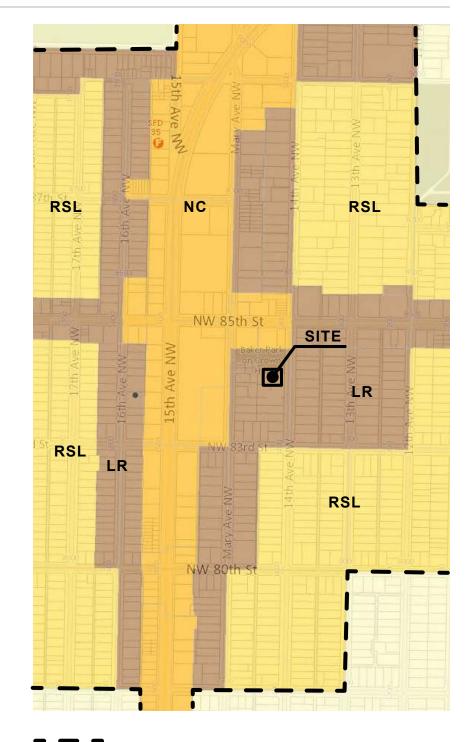
The project location provides frequent transit service and is located in an Urban Village, no parking is required. One long term bicycle parking stall per unit. One short term bicycle parking stall per 20 units, rounded to nearest even number.

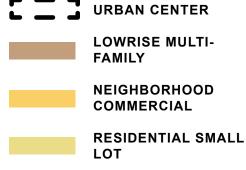
Proposed:

Vehicle Parking:6 stallsShort Term Bicycle Parking:2 stallsLong Term Bicycle Parking:6 stalls

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Proposed: Hybrid solid waste storage Trash: (6) 35-gals carts, individual use Recycling: (6) 96-gal cart, individual use Compost: (6) 96-gal cart, individual use























COMMUNITY OUTREACH SUMMARY

1. Printed Outreach:

Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site - Project address: 8337 14th Ave NW 98117. The flier that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link, where additional information about the project can be found, and a site location map.

Date: Fliers were mailed 02/03/2022 Materials attached: Flier and Mailing List

2. Electronic/Digital Outreach:

Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions.

Survey link: https://www.surveymonkey.com/r/Y98RBXM

Public informed by: Printed Outreach Flier

Date: Survey launched 02/01/2022 Survey closed 02/22/2022

Materials Attached: Screenshot of Survey Monkey website.

- 1. Cone Architecture received eight (8) responses to the survey that was created through Survey Monkey:
- (8) respondents said 'They live very close to the project'
- 2. What is most important to you about the new development of this property:
- (4) respondents said 'That it is nice looking'
- (2) respondents said 'That it looks unique and interesting'
- (4) respondents said 'That it is affordable for residents and/or businesses
- (3) respondents said 'That is designed to be family-friendly'
- (3) respondents said 'That it is designed with environmental sustainability in mind'
- (2) respondent said 'Other':
 - 'That privacy will be maintained with neighboring properties.'

'That your work crews don't constantly park on our yards, disobey ordinances around allowable work hours, damage our property, leave construction mess on roads that damage our cars and generally wreck the peace of our neighborhood. I am so fed up with all of the developers who own the city council and get whatever they want passed for zoning regardless of impact to existing residents.'

- 3. What concerns do you have about this project:
- (6) respondents said 'Construction noise/impacts'
- (4) respondents said 'That I will not like the way it looks'
- (2) respondents said 'That it will not be affordable'
- (4) respondents said 'That it will feel out of scale from the other buildings nearby'
- (3) respondents said 'That it will make driving and parking in the nieghborhood more difficult'
- -(2) respondent said 'Other':
 - 'That the house will be empty for months to years and squatters will make it their home.'
 - 'The developers and construction crews are extremely disrespectful to existing home owners. The sheets you put on for water protection flap anytime it's windy and are so loud the decibel count would require hearing protection...and that's at all time of the day and night.'

- 4. Is there anything else specific about this property/ area that is important:
- (1) respondent said 'I like that there will be more density, but I hope that privacy can be maintained for neighbors that live nearby. I also hope that the construction work will not impact maneuverability too much.'
- (1) respondent said 'It's great to see new development in our neighborhood! My partner and I are interested in making sure the privacy of the existing neighboring properties is preserved as much as possible. There are other projects on this block and we're hopeful that construction disruptions to the public right of way can be kept to a minimum.'
- (1) respondent said 'I hope it won't bring negative impact to the safety of the neighborhood.'
- (1) respondent said 'Integrating the development with the adjacent park would be a nice touch.'
- (1) respondent said 'Kids like to play at the Baker Park. Will they be able to play while construction is ongoing? I can't see the design preview on your outreach website, the page is not found.'
- (1) respondent said 'The few remaining residents are disgusted and adamantly against the damage you all are doing and have already done. The big lie of affordable housing was used to justify but these units are being listed at nearly \$1M which is laughably unaffordable. Immoral and deserving of condemnation is what this deserves.'

3. Additional Electronic/Digital Outreach:

Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Website address: cone-outreach.com/BakerParkSix

Date: Website launched 02/01/2022 Website closed 02/24/2022

Materials attached: Screenshot of project website.

Cone Architecture received zero (0) responses fro m the interactive website.

CONE ARCHITECTURE

Baker Park Six

8337 14th Ave NW, Seattle, WA 98117 Early Outreach for Design Review

About the project

Legendary Homes and CONE Architecture are partnering on the development of 8337 14th Ave NW, Seattle, WA. The new development will include 6 single family residences with parking stalls. Planning has just begun, and construction could start as early as Spring 2023.

ADDRESS: 8337 14th Ave NW, Seattle, WA 98117 SDCI RECORD NUMBER: 3039153-EG APPLICANT: CONE ARCHITECTURE CONTACT: EMILY MORGAN 2126 LHBakerParkSix@cone-arch.com 206-693-3133



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 02/24/22.

Take Survey

Additional information

You can track our progress through the permitting process. Search the project address "8337 14th Ave NW" or project number "3039153-EG" in the <u>Design Review Calendar</u> 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 building, 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.

Name	
	Ξ
Email or phone	

Submit

Tell us more

CONE





https://www.surveymonkey.com/r/Y98RBXM Go to link or scan code. Available from February 1 - February 22, 2022 PROJECT WEBSITE

https://www.cone-outreach.com/BakerParkSix

Dear Resident, this flyer is to include you in a PROJECT UNDER DESIGN REVIEW in your area.

Project Name **Baker Park Six**

Project address 8337 14th Ave NW

SDCI record number 3039153-EG

Project Contact

Emily Morgan **CONE** Architecture 2126_LHBakerParkSix@cone-arch.com 206-693-3133

About the project

Legendary Homes and CONE Architecture are partnering on the development of 8337 14th Ave NW, Seattle, WA 98117. The new development will include 6 single family residences with 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 this project. Please share your concerns atnd priorities for this new building and for the neighborhood overall at the interactive website or by taking the online survey. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.

Additional Information

To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal:

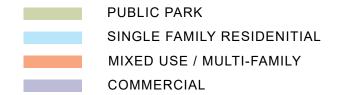
https://web6.seattle.gov/dpd/edms



TRANSVERSE SITE SECTION

NEIGHBORING USES

The neighborhood uses surrounding the site consist mostly of single-family housing and multi-family development. Multi-family developments are increasing throughout the Crown Hill neighborhood in recent years with the increased zoning and density. The recent developments in this area are setting precedent for the future of the current streetscapes. Directly adjacent to the project are single family homes and the park.



— 14TH AVE LOOKING EAST (B)



NORTH EAST CORNER OF EXISTING SITE



VIEW OF SITE LOOKING WEST



SOUTH EAST CORNER OF EXISTING SITE



NORTH EDGE OF EXISTING SITE









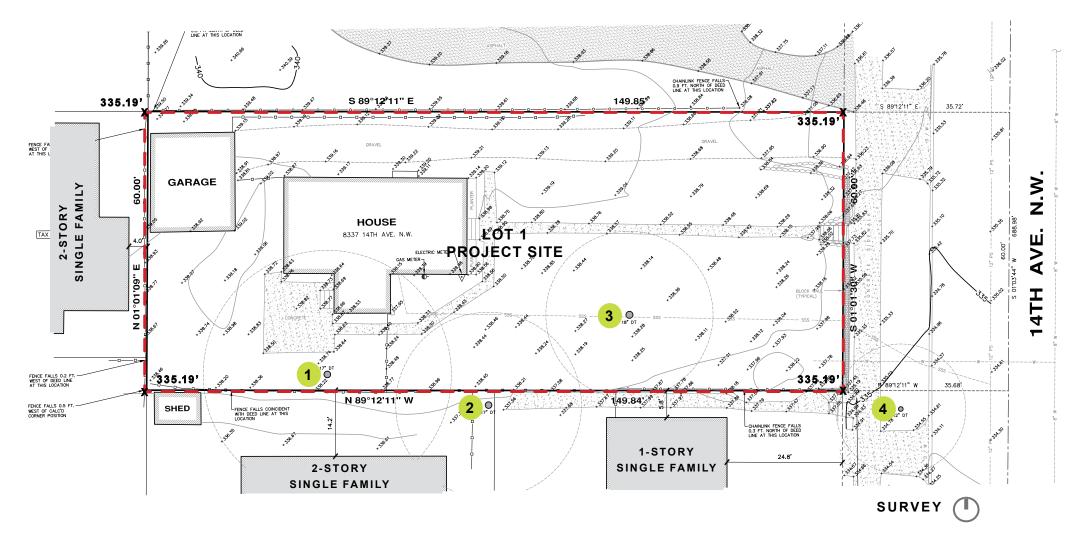


SURROUNDING CONTEXT ANALYSIS

Crown Hill offers residents an urban suburban mix feel and most residents own their homes. It offers bars, restaurants, coffee shops, and parks. The surrounding context is a unique part of the Crown Hill neighborhood, as it has been highly developed in recent years. Streets are filled with abundance of lush green front yards and street planters. There is a mix of recent modern homes, along with traditional homes that have particular secondary architectural qualities. This project proposes residential scaled material throughout the building along with large street amenity spaces and front patio spaces. By embracing these architectural elements and the use of landscape, the street facing facades will better connect with the neighborhood context. The focus of this project is to propose a mix of modern and traditional design elements while using characteristics of the neighborhood and enhance the pedestrian experience. Special attention is paid to the detailing, and street facade design.







ARBORIST REPORT BY TREE FROM, LLC, DATED NOVEMBER 30, 2021

Tree ID	Parcel	Species	Туре	DBH (Inches)	Average Dripline (diameter)	Inner Root Zone (radius)	Category	Overall Condition	Overall Risk Rating	Retained or Removed	Comments
1	7589200152	Flowering Cherry Prunus sp.	Deciduous	17"	40'	10'	Not exceptional	Good	Low	9276	
Rec	commendation		0.0		<u> </u>		å ve	180	86.	*	
2	7589200154	Paper Birch Betula papyrifera	Deciduous	12"	30'	8'	Not exceptional	Good	Low	(*)	
Rec	commendation								8		
3	7589200152	Orchard Apple Malus sp.	Deciduous	19"	25'	8'	Not exceptional	Fair	Low	028	Typical interior rot associated with older apples. Someone has filled a large cavity with concrete. Otherwise, the tree looks okay.
Rec	commendation										
4	ROW	Flowering Cherry Prunus sp.	Deciduous	11"	20'	5'	Not exceptional	Good	Low		
Rec	commendation	8					9 38				•

EXISTING SITE CONDITIONS

The site has an existing single family and detached garage. The topography raises up three feet along the east street facing property line and is retained by an existing rockery. The lot has a gradual slope up of a foot over the 150 feet.

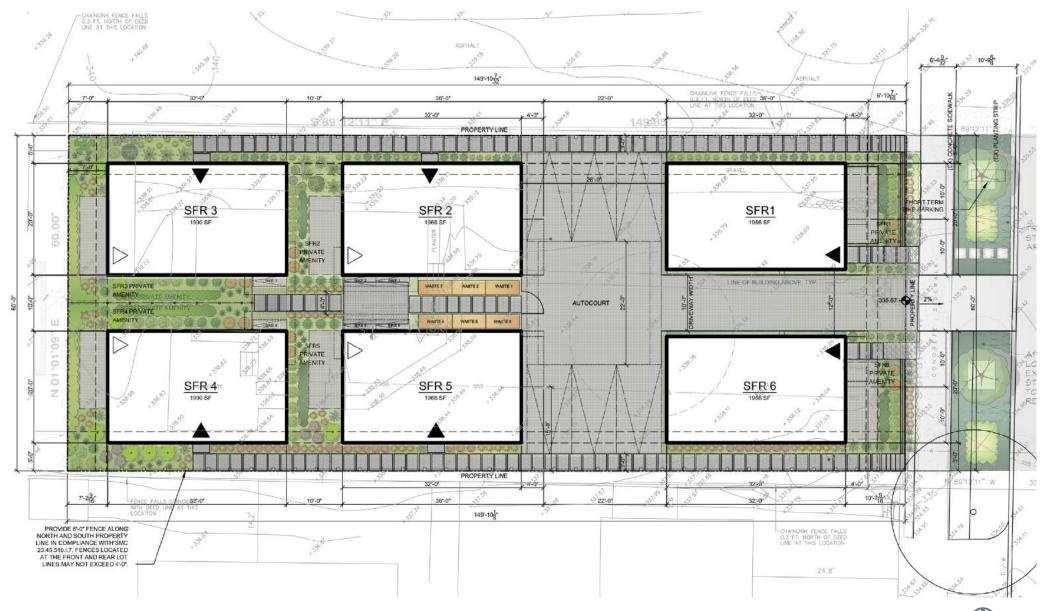
There are three trees on site; #1, Cherry, 12", #2 Paper Birch, and #3, Orchard Apple, 19". There is one tree on the adjacent property along the south property line, #4, Cherry, 11". All trees on site are non-exceptional per the arborist report and will be removed.

LEGAL DESCRIPTION

The north 60 ft. of the east half of tract 8, Scheuermans Garden Acre, tract no. 2 N 60 ft of E 1/2 of the City of Ballard, according to the plat thereof recorded in volume 9 of plats, page 91, records of King County, WA.

TREE RETENTION AND PROTECTION

No trees on the property meet the threshold diameter to be classified as exceptional and therefore no trees are required to be retained and protected.



SITE PLANNING + LANDSCAPE APPROACH

The six (6) single family residences are oriented around a shared auto court with 6 surface parking stalls. Pedestrian circulation is separated from the vehicular drive and runs along the north and south edges of the site. Solid waste access and bike parking is accessed by the center auto court in a center shared central courtyard utility space. Vehicular access is from the east of the site off of 14th Ave NW and utilizes a shared auto court with 6 surface parking stalls.

Two street-facing units utilize entries oriented toward 14th Ave NW. The central and rear residences are accessed from the edges of the site along the Private amenity yards are proposed for each unit with patio spaces with landscaping and fencing for privacy.

The landscape concept provides a variety of spaces and vegetation that allows for lush greenery along the right of way, open hardscaped areas, and buffers between private and public realms. Landscape at the front of the development creates privacy between pedestrian pathways and private amenity spaces, and living spaces. Fencing is proposed along the north and south edge of the site to provide privacy between lots. Along the street facades, the fence is kept low with plantings in front of it.















Calluna v. 'Firefly'



Carex o. 'Everillo'



Liriope m. 'Big Blue'



Lonicera p. 'Moss Green' Mahonia e. 'Soft Caress'



PROPOSED LIGHTING PLAN

SITE LIGHTING PLAN

The lighting concept is to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries and pathways, with smaller, architectural fixtures at planters. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.



1 SCONCE LIGHTING



2 SOFFIT LIGHTS



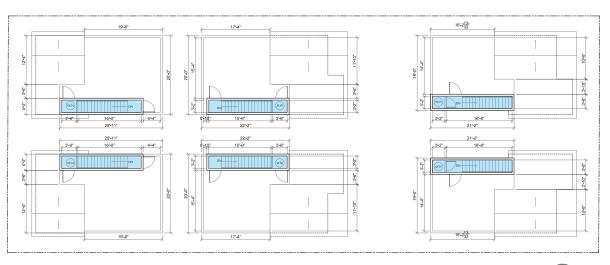
3 PATHWAY LIGHTS

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

PARKING AREA ENCLOSED OR COVERED BY A STRUCTURE INCLUDED IN FAR CALCULATIONS PER 23.86.007.A.3

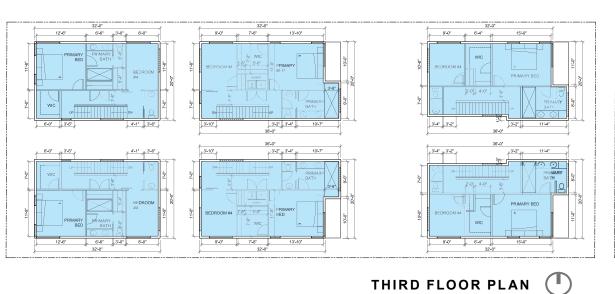


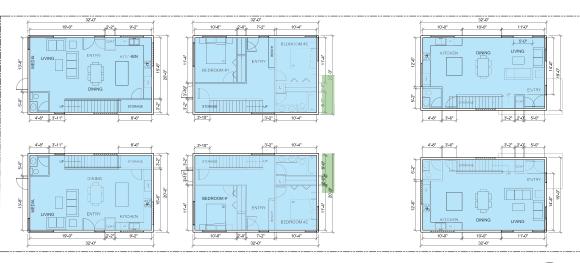


ROOF FLOOR PLAN

SECOND FLOOR PLAN







FIRST FLOOR PLAN



PROPERTY ANALYSIS ZONE: LR2-M1

LOT SIZE: 9,000 SF URBAN VILLAGE: CROWN HILL OVERLAY: ECA: NONE PARKING FLEXIBILITY: YES INFILTRATION EVALUATION REQUIRED: YES AMENITY AREA: 9,000 * 25% = 2,250 SF (1,125 AT GROUND)

FAR CALCULATION

SFR 1/6:		
FIRST FLOOR	558.00 SQ. FT.	
SECOND FLOOR	601.17 SQ. FT.	
THIRD FLOOR	601.17 SQ. FT.	
PENTHOUSE	63.00 SQ. FT.	
TOTAL	1,823.00 SQ. FT. x 2 =	3,646.00 SQ. FT.
SFR 2/5:		
FIRST FLOOR	589.00 SQ. FT.	
SECOND FLOOR	625.00 SQ. FT.	
THIRD FLOOR	625.00 SQ. FT.	
PENTHOUSE	63.00 SQ. FT.	_
TOTAL	1,902.00 SQ. FT. x 2 =	3,804.00 SQ. FT.
SFR 3/4:		
FIRST FLOOR	589.00 SQ. FT.	
SECOND FLOOR	589.00 SQ. FT.	
THIRD FLOOR	589.00 SQ. FT.	
PENTHOUSE	~63.00 SQ. FT.	
TOTAL	1,830.00 SQ. FT. x 2 =	3,660.00 SQ. FT.
TOTAL		11,110.00 SQ. FT.

MAX ALLOWABLE FAR =12,600 SQ. FT. UNDER BY 1,490 SQ. FT.

GROSS CALCULATION

SFR 1/6:	
FIRST FLOOR	608.00 SQ. FT.
SECOND FLOOR	656.17 SQ. FT.
THIRD FLOOR	655.17 SQ. FT.
PENTHOUSE	88.00 SQ. FT.
TOTAL	2,008.00 SQ. FT.
SFR 2/5:	
FIRST FLOOR	640.00 SQ. FT.
SECOND FLOOR	680.00 SQ. FT.
THIRD FLOOR	680.00 SQ. FT.
PENTHOUSE	88.00 SQ. FT.
TOTAL	2,088.00 SQ. FT.
SFR 3/4:	
FIRST FLOOR	640.00 SQ. FT.
SECOND FLOOR	640.00 SQ. FT.
THIRD FLOOR	640.00 SQ. FT.
PENTHOUSE	~88.00 SQ. FT.
TOTAL	2,0080 SQ. FT.

FIRST FLOOR PLAN (

SECOND FLOOR PLAN

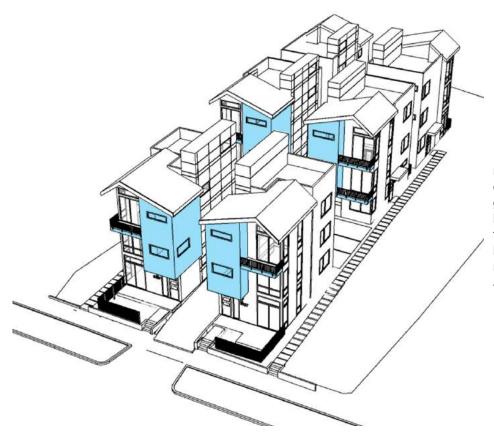
SFR 1

SFR 2

SFR 3

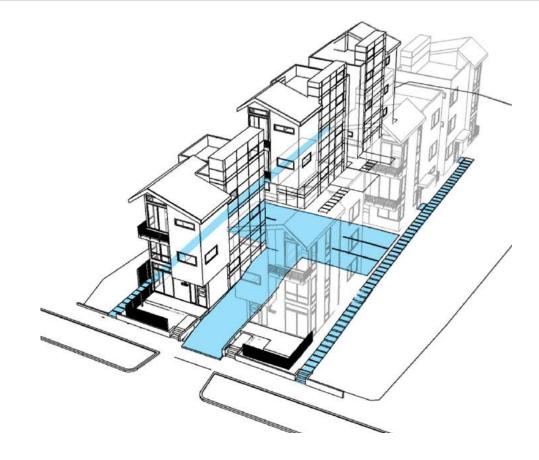
THIRD FLOOR PLAN

ROOF FLOOR PLAN



MODULATION & MASSING

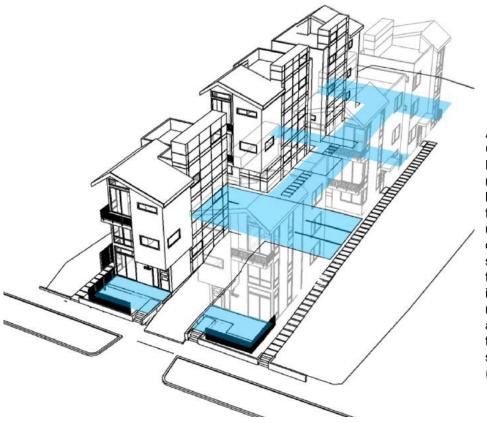
Residences 1&6, 2&5, 3&4 are mirrored versions of each other, each pair has a unique massing, glazing pattern, and outdoor amenity locations, adding interest and variety to the massing. The proposed decks, large glazing and modulation help to reduce the scale toward the street and the park. (CS2.D.1, DC2.B.1, DC2.C.1)



SITE ORGANIZATION & **CIRCULATION**

The site utilizes a central drive from 14th to a centralized parking area between residences 1&2 and 5&6, creating a parking area that is concealed from the street and located away from residence entries. This reduces the area required for vehicular entering and exiting to the parkings area and separated itself from the pedestrian pathways and amenity areas.

(DC1.B.1, DC1.C.2, DC4.A.1)



AMENITY SPACES & OPEN SPACES

Proposing 6 individual single-family residence provides open space between each, create ample space for private amenity, areas for shared utility spaces, and light and view corridors through and from the site. With the project's proximity to the park to the north, we felt it is important to create open spaces that relate to it. Engaging entry spaces at the front and back units continue the open and landscaped feel of the surrounding parcels and park. (PL3.B.2, DC3.B.3)



CONNECTION TO CONTEXT

The project's design takes cues from the more traditional roof forms and materiality of the surrounding single-family neighbors. The merging of traditional elements and residential scaled materials with modern forms aligns with the future of this neighborhood. Traditional scaled material and roof forms, first-floor amenity spaces with the active interior program, decks, and secondary features all bring the scale down to a more pedestrian level. (CS2.D.1, CS3.A.1,)

MATERIALS

The merging of traditional pitched roofs and residential scaled materials with modern forms aligns with the future of this neighborhood. This proposed design intends to blend the two design languages currently found in the neighborhood.

(CS3.A.1)

OPEN RAILS

Open rails are strategically placed to decrease the overall massing of the project and to promote safety by keeping eyes on the street and the adjacent community space.

(SC2.D.1)

GLAZING

The large glazing is proposed to break down the massing and allow eyes on the street while also providing views to the adjacent amenity spaces and park.
(PL3.B.2)









MODULATION

Residences 1&6, 2&5, 3&4 are mirrored versions of each other, each pair has a unique massing and glazing pattern, adding interest and variety to the massing. The proposed decks, large glazing and modulation help to reduce the scale toward the street and the park. (CS2.D.1, DC2.B.1, DC2.C.1)

ARCHITECTURAL FEATURES

Residences 1 & 6, 2 & 5, and 3 & 4 are mirrored versions of each other, with each pair having a unique massing, large glazing oriented towards adjacent spaces central parking and amenity spaces, and engaging entry spaces at the front and back units. (CS2.C.1)

CONNECTION TO CONTEXT

LR2 allows for up to four stories, to better relate to the existing context we are only proposing 3 story units. Large glazing, modulation, decks and gable roof forms have been implemented in each unit's design adding interest and further bringing the unit down to a pedestrian scale and connecting to the existing residential context. (CS3.A.1)

RESIDENTIAL ENTRIES

A combination of elements are used to create defined residential entries: weather protection, cedar doors, and addressing and lighting. (PL3.B.2)

MATERIALS & MASSING

Large glazing at the front and corner of each resident is emphasized by three story vertical material application and infill panel. The large glazing breaks down the overall mass of the three-story volume as well as allows views to the right of way and adjacent park. The material pallet is simple while using wood and black accents to add interest (DC2.B.1, DC2.C.1)

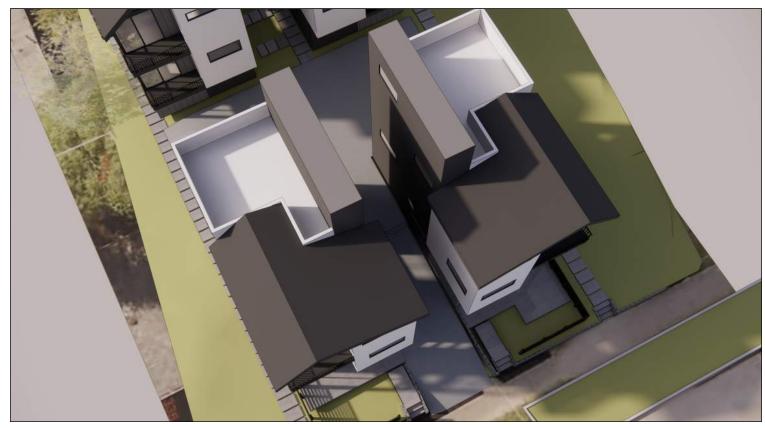


Pockets of semi-private yards are created along the street face, allowing views through the space and promoting street level interaction. The sloped roof locations relate to the roof forms of adjacent homes. (PL3.B.2)









AMENITY

All units have private rooftop decks. Views to the west including the Olympic Mountains can be seen. Each single-family residence also has a private ground floor pack or front yard. (DC3.B.3)

SITE ORGANIZATION

The entries are placed to the north and south edges of the site, separated from the auto court and utility spaces. The street-facing units have front-facing entries. The shared space encourages interaction by providing functional spaces such as solid waste and bike parking in a central location. (DC1.B.1, DC1.C.2, DC4.A.1)

PARKING

Parking is provided for all six (6) units through a shared autocourt set back away from the right away, behind the two street facing buildings. (DC1.B.1)



1 WOOD SOFFIT SW 3524 - CHESTNUT



(2) FIBER CEMENT PANEL W/ METAL T FLASHING TRIM SW 7674 - PEPPERCORN



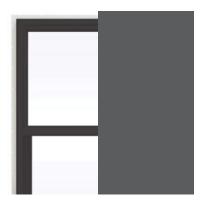
(3) 8" REVEAL LAP, SMOOTH SW 7648 - BIG CHILL



(4) FIBER CEMENT PANEL SW 7069 - IRON ORE



(5) STACKED STONE RETAINING WALL



6 BLACK WINDOWS+ IRON ORE INFILL PANEL



(7) OPEN VERTICAL RAIL



EAST ELEVATION





1 WOOD SOFFIT SW 3524 - CHESTNUT



(2) FIBER CEMENT PANEL W/ METAL T FLASHING TRIM SW 7674 - PEPPERCORN



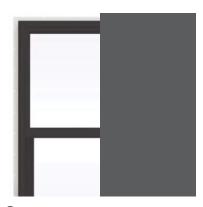
(3) 8" REVEAL LAP, SMOOTH SW 7648 - BIG CHILL



(4) FIBER CEMENT PANEL SW 7069 - IRON ORE



(5) STACKED STONE RETAINING WALL



6 BLACK WINDOWS+ IRON ORE INFILL PANEL



(7) OPEN VERTICAL RAIL



EAST ELEVATION



WEST ELEVATION



1 WOOD SOFFIT SW 3524 - CHESTNUT



(2) FIBER CEMENT PANEL W/ METAL T FLASHING TRIM SW 7674 - PEPPERCORN



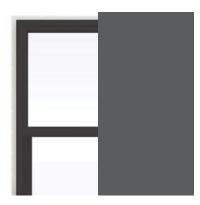
(3) 8" REVEAL LAP, SMOOTH SW 7648 - BIG CHILL



(4) FIBER CEMENT PANEL SW 7069 - IRON ORE



(5) STACKED STONE RETAINING WALL



6 BLACK WINDOWS+ IRON ORE INFILL PANEL



(7) OPEN VERTICAL RAIL



EAST ELEVATION





1 WOOD SOFFIT SW 3524 - CHESTNUT



(2) FIBER CEMENT PANEL W/ METAL T FLASHING TRIM SW 7674 - PEPPERCORN



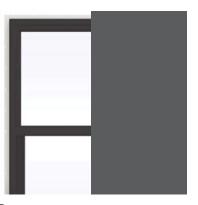
(3) 8" REVEAL LAP, SMOOTH SW 7648 - BIG CHILL



(4) FIBER CEMENT PANEL SW 7069 - IRON ORE



(5) STACKED STONE RETAINING WALL



6 BLACK WINDOWS+ IRON ORE INFILL PANEL



(7) OPEN VERTICAL RAIL



NORTH ELEVATION / PARK SIDE



1 WOOD SOFFIT SW 3524 - CHESTNUT



(2) FIBER CEMENT PANEL W/ METAL T FLASHING TRIM SW 7674 - PEPPERCORN



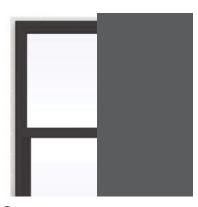
(3) 8" REVEAL LAP, SMOOTH SW 7648 - BIG CHILL



(4) FIBER CEMENT PANEL SW 7069 - IRON ORE



(5) STACKED STONE RETAINING WALL



6 BLACK WINDOWS+ IRON ORE INFILL PANEL



(7) OPEN VERTICAL RAIL





1 WOOD SOFFIT SW 3524 - CHESTNUT



(2) FIBER CEMENT PANEL W/ METAL T FLASHING TRIM SW 7674 - PEPPERCORN



(3) 8" REVEAL LAP, SMOOTH SW 7648 - BIG CHILL



(4) FIBER CEMENT PANEL SW 7069 - IRON ORE



(5) STACKED STONE RETAINING WALL



6 BLACK WINDOWS+ IRON ORE INFILL PANEL



(7) OPEN VERTICAL RAIL



SOUTH ELEVATION / INTERIOR COURTYARD FACADES



1 WOOD SOFFIT SW 3524 - CHESTNUT



(2) FIBER CEMENT PANEL W/ METAL T FLASHING TRIM SW 7674 - PEPPERCORN



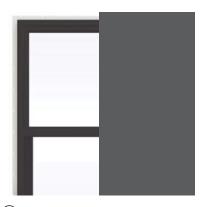
(3) 8" REVEAL LAP, SMOOTH SW 7648 - BIG CHILL



(4) FIBER CEMENT PANEL SW 7069 - IRON ORE



(5) STACKED STONE RETAINING WALL



6 BLACK WINDOWS+ IRON ORE INFILL PANEL



(7) OPEN VERTICAL RAIL



NORTH ELEVATION / INTERIOR COURTYARD FACADES

PROPOSED MATERIALS

FACADE LENGHT PER SMC 23.45.527:

THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE EXCEPT AS SPECIFIED IN SUBSECTION 23.45.527.B.2.

CALCULATIONS

ALLOWED: 65% x 149.83' = 97.39'

PROPOSED: 32' + 32' + 32' + 4' + 4' = 104'

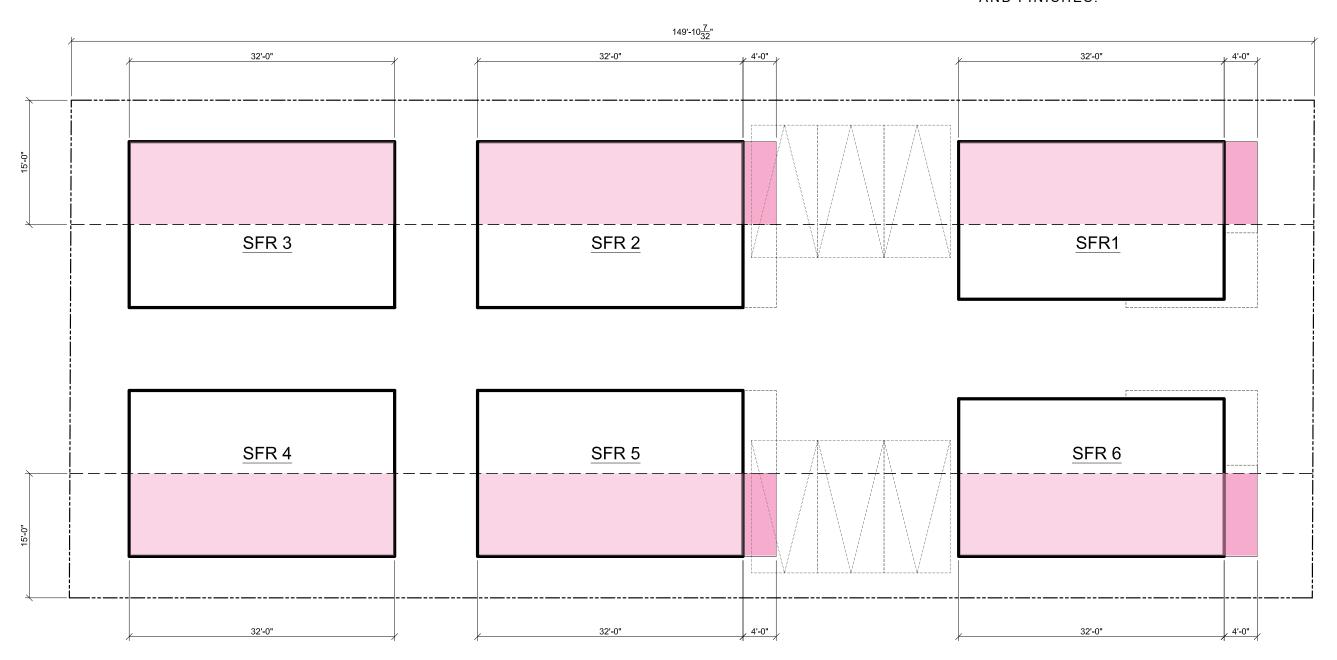
6.7% INCREASE

RATIONALE:

ADJUSTMENT REQUESTED IN ORDER TO ADD ACTIVE EXTERIOR SPACE AND PROMOTE ACTIVITY ON THE PARK SIDE. PER PLANNER SUGGESTION AND NEIGHBORHOOD FEEDBACK, THE NEIGHBORING PUBLIC PARK SHOULD BE TREATED AS A IMPORTANT FEATURE. THE TWO FRONT-FACING FACADES PROVIDE DECKS TO ADD INTEREST AND ACTIVATE THE STREET-FACING FACADES. DECKS PROVIDE A SECONDARY ELEMENT AND ADD INTEREST DEPTH TO THE FACADES.

SUPPORTING GUIDELINES:

DC2.C.1. VISUAL DEPTH AND INTEREST:
ADD DEPTH TO FACADES WHERE APPROPRIATE BY
INCORPORATING BALCONIES, CANOPIES, AWNINGS,
DECKS, OR OTHER SECONDARY ELEMENTS INTO THE
FAÇADE DESIGN. ADD DETAILING AT THE STREET LEVEL IN
ORDER TO CREATE INTEREST FOR THE PEDESTRIAN AND
ENCOURAGE ACTIVE STREET LIFE AND WINDOW SHOPPING
(IN RETAIL AREAS). DETAILING MAY INCLUDE FEATURES
SUCH AS DISTINCTIVE DOOR AND WINDOW HARDWARE,
PROJECTING WINDOW SILLS, ORNAMENTAL TILE OR
METAL, AND OTHER HIGH-QUALITY SURFACE MATERIALS
AND FINISHES.



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