

# DRAFT

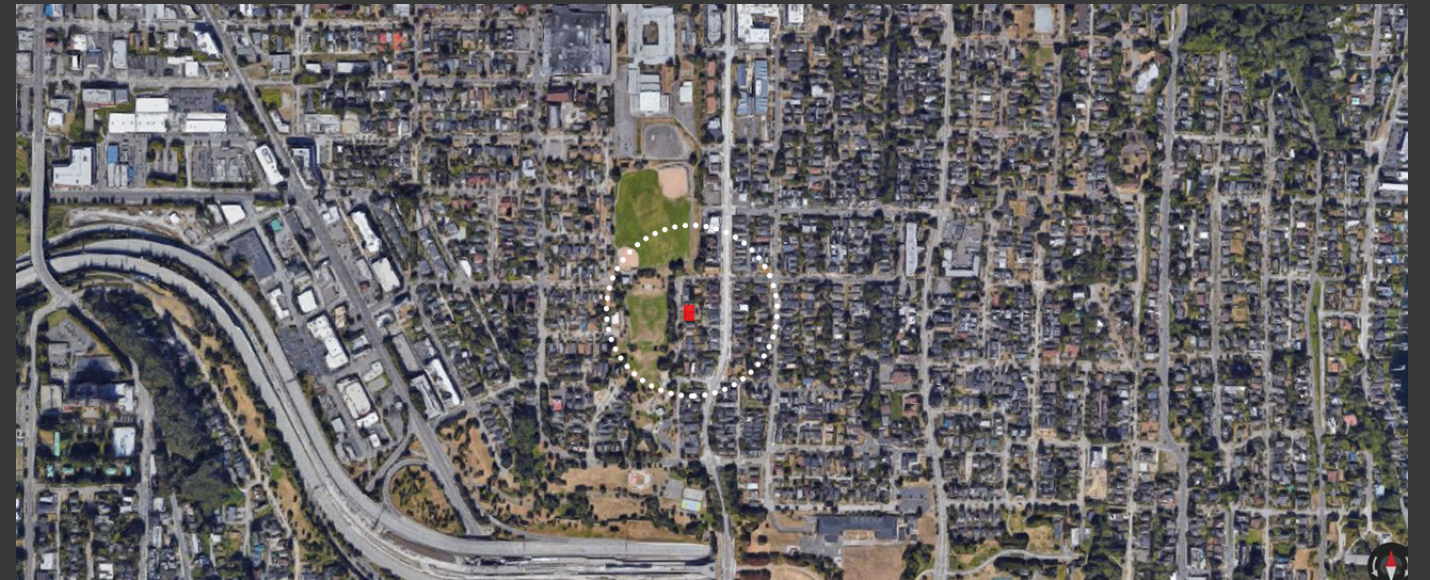


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# PROJECT SUMMARY

PROJECT ADDRESS  
916 22ND STREET,  
SEATTLE, WA 98144

SDCI PROJECT NUMBER  
3039341-EG

OWNER'S NAME  
EBM RE VIII, LLC

ARCHITECT  
H+dIT COLLABORATIVE, LLC

LANDSCAPE ARCHITECT  
ROOT OF DESIGN

ZONING INFORMATION  
LR1 (M1)  
23RD & UNION JACKSON  
RESIDENTIAL URBAN VILLAGE  
FREQUENT TRANSIT SERVICE AREA

PARCEL NUMBER  
6058600410

LOT AREA  
5,000 SF (PER SURVEY)

LEGAL DESCRIPTION  
NEW WILFRED ADD 5 & S 3.26 FT  
OF 6

# OF UNITS  
TOWNHOUSE: 4

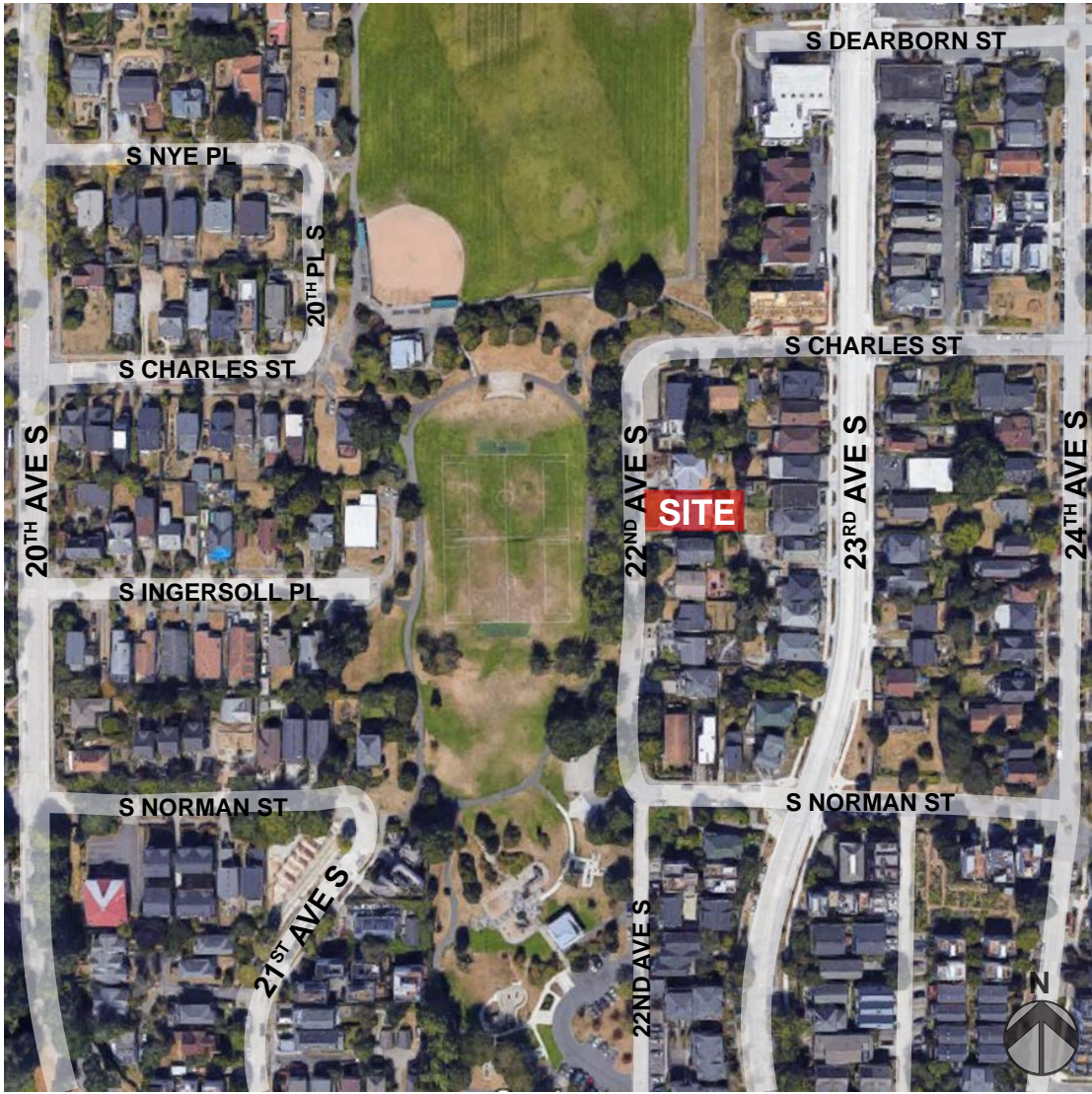
ALLOWED FAR SQUARE FOOTAGE  
6,500.0 FAR SF

PROPOSED FAR SQUARE FOOTAGE  
6,392.6 SF

PARKING  
NO MINIMUM REQUIRED  
3 SURFACE STALLS &  
1 GARAGE SPACE PROPOSED



PERSPECTIVE MAP



9-BLOCK AERIAL MAP



## **DEVELOPMENT OBJECTIVES**

THE OWNER PROPOSES THE CONSTRUCTION OF TWO (2) ROWHOUSE AND TWO (2) TOWNHOUSE UNITS, FOUR (4) TOTAL UNITS. THE EXISTING SINGLE FAMILY STRUCTURES ON THE PARCEL ARE TO BE DEMOLISHED. THE PARCEL'S IMMEDIATE PROXIMITY TO JUDKINS PARK AND THE NEIGHBORHOOD COMMERCIAL CORRIDOR ALONG S JACKSON ST, MAKES THE LOCATION IDEAL FOR A TOWNHOUSE DEVELOPMENT; WHILE THE NEARBY NEW CONSTRUCTION MULTI-FAMILY STRUCTURES REINFORCE THE RESIDENTIAL CONTEXT DESIRED FOR COMMUNITY LIVING.

## **EXISTING SITE**

THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF 22ND AVE S, BETWEEN S NORMAN ST AND S CHARLES ST. THE NEIGHBORHOOD COMMERCIAL CORRIDOR ALONG S JACKSON ST IS LOCATED THREE BLOCKS NORTH OF THE SITE.

## **ZONING AND OVERLAY DESIGNATION**

THE PROJECT PARCEL IS ZONED LR1-MHA WITHIN THE 23RD & UNION JACKSON RESIDENTIAL URBAN VILLAGE OVERLAY, IN THE FREQUENT TRANSIT CORRIDOR WITH NO MINIMUM PARKING REQUIRED. LOW RISE MULTI-FAMILY ZONING SURROUNDS THE PARCEL WITH JUDKINS PARK & PLAYFIELD DIRECTLY TO THE WEST.

## **PUBLIC OUTREACH SUMMARY**

PUBLIC OUTREACH WAS COMPLETED ON 4.21.2022

OUTREACH WAS COMMUNICATED THROUGH PRINTED MAILERS, A BASIC PROJECT WEBPAGE, A SURVEY WEBPAGE, AND EMAIL TO COMMUNITY STAKEHOLDERS.

THE OUTREACH RECEIVED (6) COMMUNITY FEEDBACK THROUGH ONLINE SURVEY. THE CONCERNS / COMMENTS ARE SUMMARIZED BELOW:

- CONFIRMS TO THE LAND USE CODE
- PARKING ISSUES AND AFFORDABILITY
- DRIVEWAY WIDTH, MORE UNITS THAN ALLOWED
- NEIGHBOR PRIVACY ISSUES
- DIVERSE HOME OWNERSHIP
- GENTRIFICATION (NEGATIVE IMPACT)







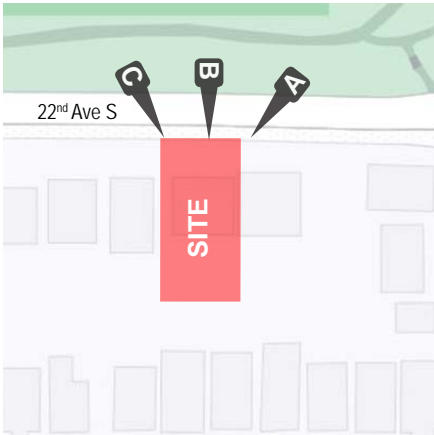
**A** NW STREET LEVEL VIEW



**B** PROJECT VIEW FROM 22<sup>ND</sup> AVE S



**C** SW STREET LEVEL VIEW





PROJECT SITE

**A** 22<sup>ND</sup> AVE S - EAST

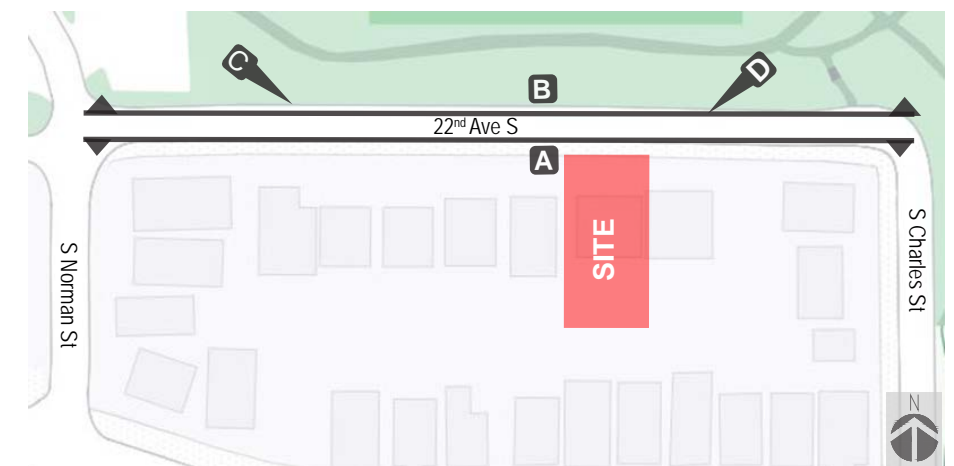
OPPOSITE PROJECT SITE

**B** 22<sup>ND</sup> AVE S - WEST

SITE

**C** S NORMAN ST & 22<sup>ND</sup> AVE S

SITE

**D** S CHARLES ST & 22<sup>ND</sup> AVE S























## NOTES

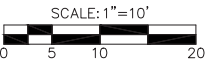
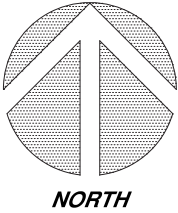
1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON OCTOBER 27, 2021.
4. PARCEL AREA = 4,996 SQ. FT.
5. THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 4222-3844119, DATED OCTOBER 18, 2021, WHICH CONTAINED NO EASEMENTS OF RECORD.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 6058600410
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

## PROPERTY DESCRIPTION

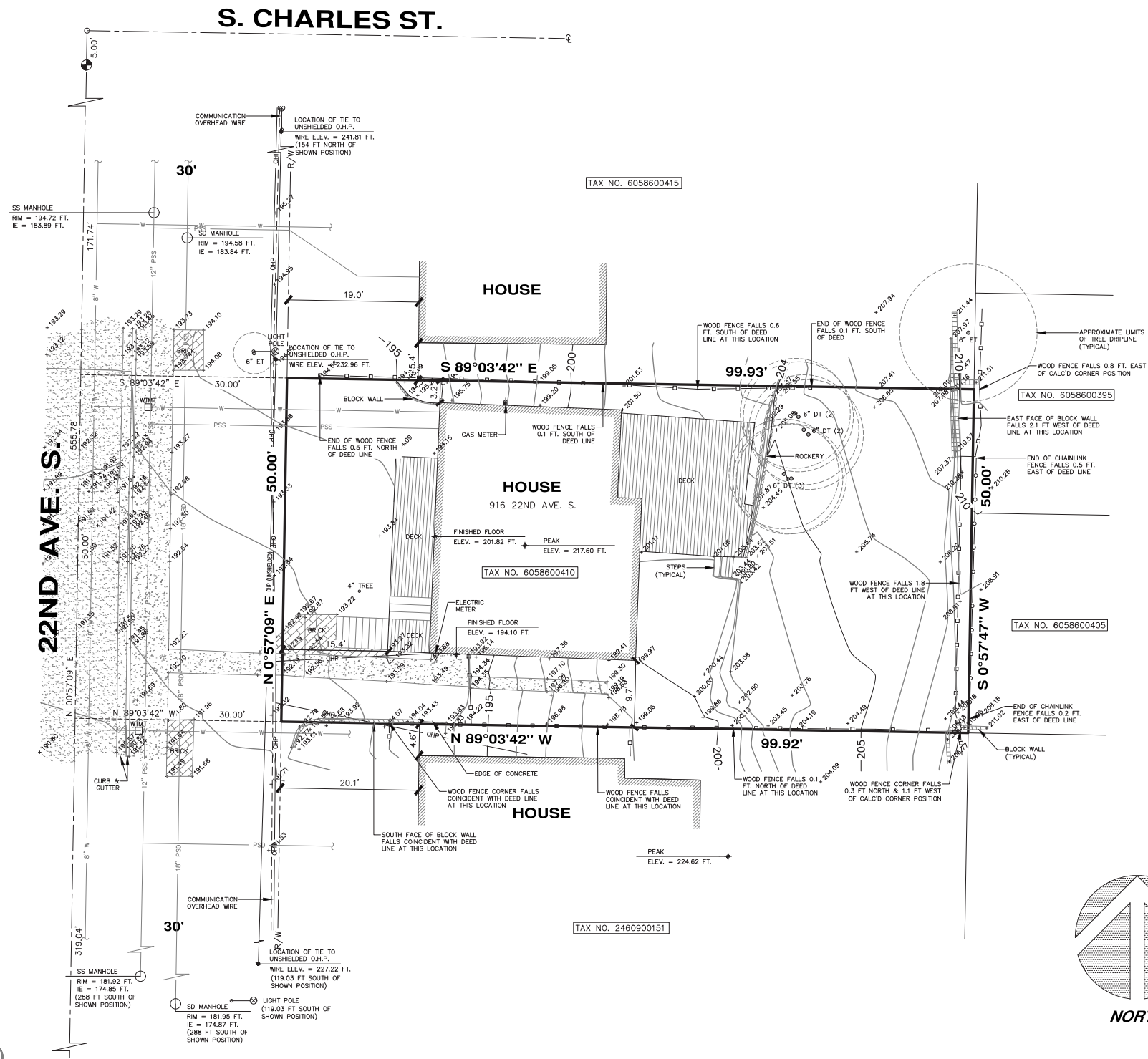
LOT 5 AND THE SOUTH 3.26 FEET OF LOT 6, BLOCK 6, NEW WILFRED ADDITION  
TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 2 OF PLATS, PAGE 30, RECORDS OF KING COUNTY, WA.

**LEGEND:**

	GAS METER		ROCKERY		OVERHEAD POWER LINE
	ELECTRIC METER		CONCRETE PAVING		OVERHEAD COMMUNICATIONS LINE
	WATER METER		ASPHALT PAVING		UNDERGROUND WATER LINE
	MANHOLE COVER		CHAIN LINK FENCE		X" DIAMETER WATER MAIN
	CATCH BASIN		WOOD FENCE		UNDERGROUND STORM DRAIN
			X" DIA. DECIDUOUS TREE		X" DIAMETER STORM LINE
			X" DIA. EVERGREEN TREE		X" DIAMETER SEWER LINE
					SEWER LINE



NOTE: SURVEY HAS BEEN SCALED BY 50%.



CHADWICK  
WINTERS 

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LAND SURVEYING AND MAPPING



1422 N.W. 85TH ST., SEATTLE, WA 98117

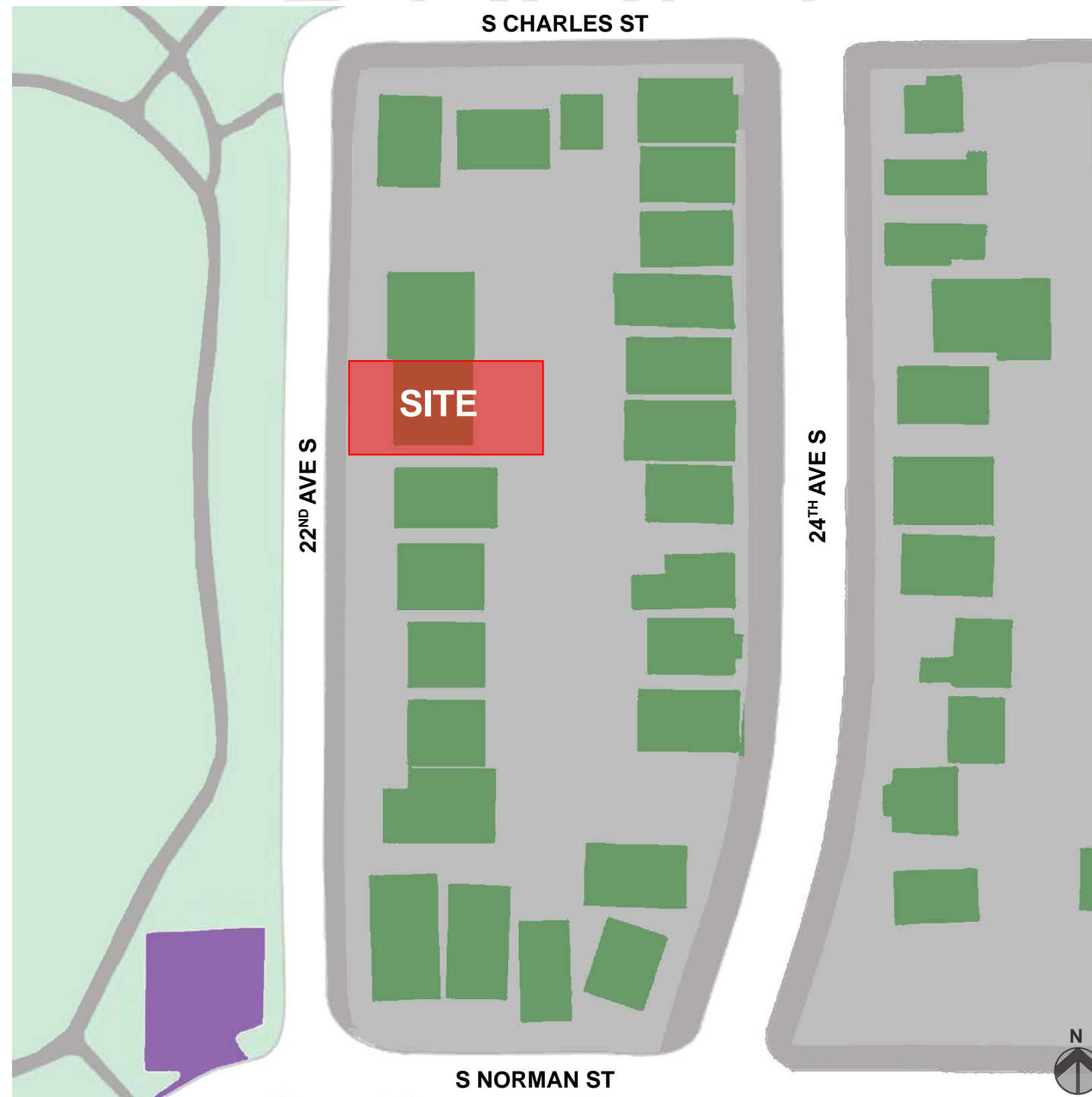
PHONE: 206.297.0996

FAX: 206.297.0997



SURROUNDING USES

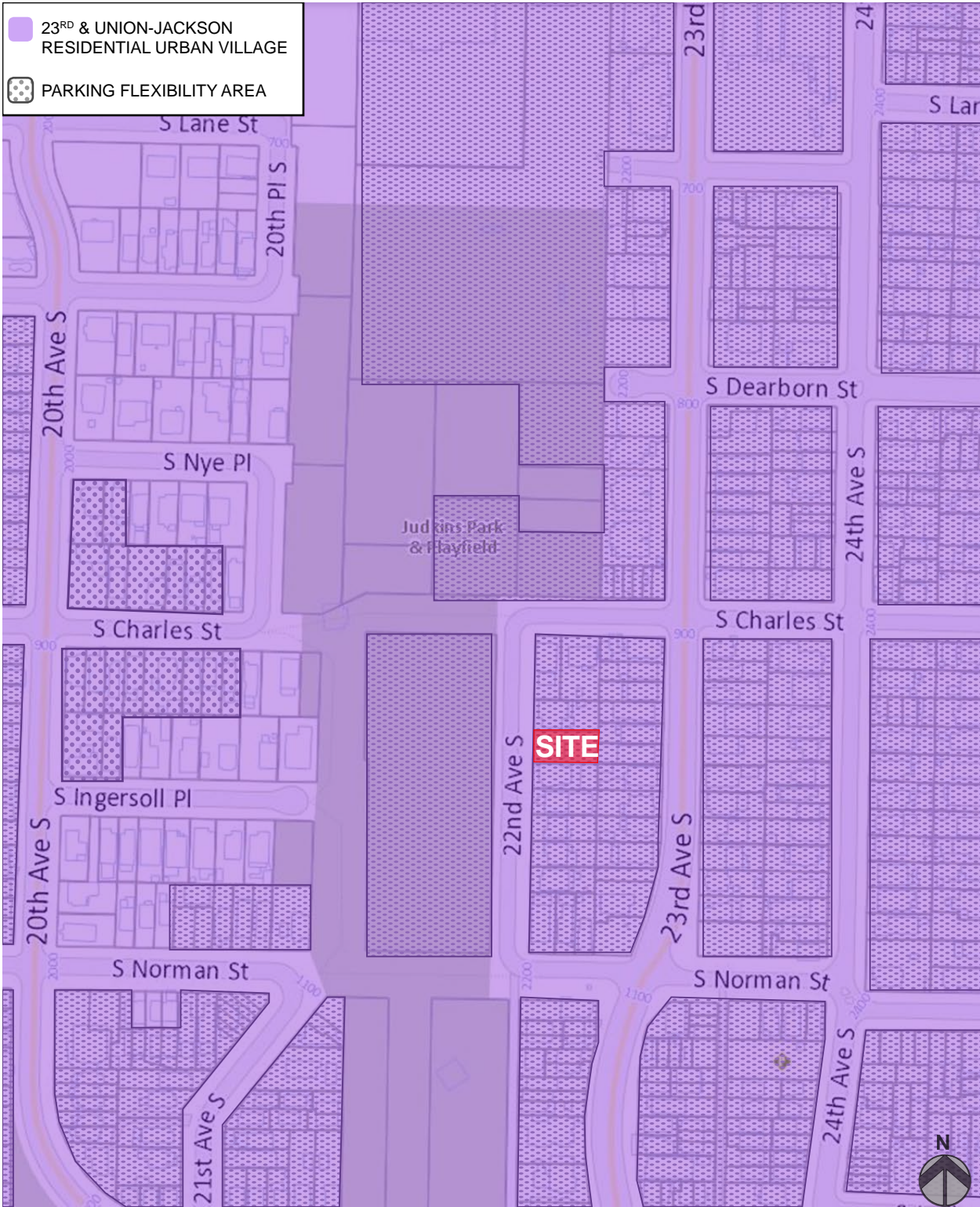
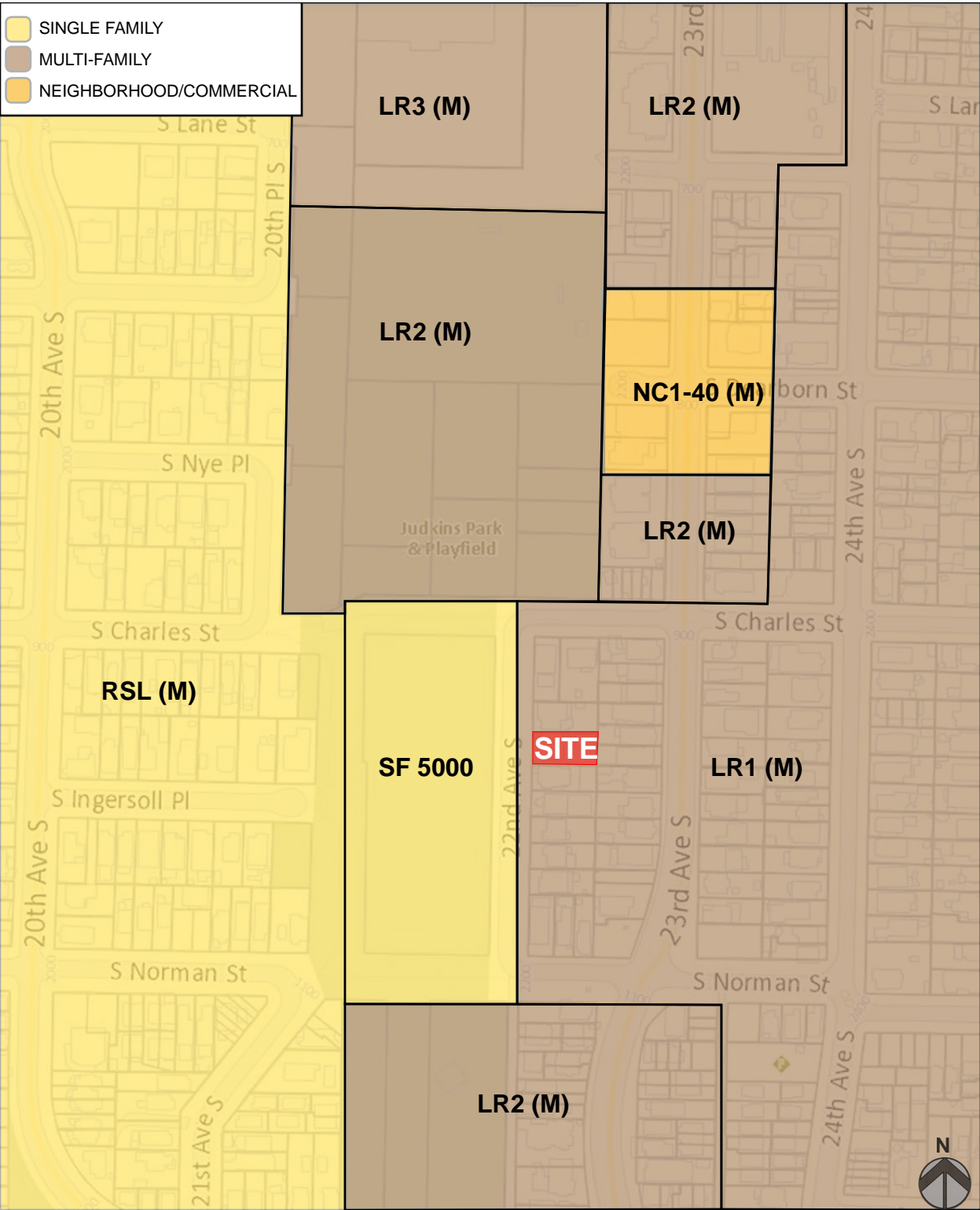
-  RESIDENTIAL
-  PARK FACILITY
-  JUDKINS PARK
-  PROJECT SITE













23.45.502	SCOPE OF PROVISIONS LOWRISE 1: LR1 (M1)	23.45.527	STRUCTURE WIDTH AND FACADE LENGTH LIMITS. A.TABLE A. 60 FEET MAXIMUM WIDTH FOR TOWNHOUSE DEVELOPMENT. B.1 MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THE LOT LINE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.504	PERMITTED AND PROHIBITED USES TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.529	DESIGN STANDARDS C.1.a) 20 PERCENT OF THE AREA OF EACH STREET FACING FACADE SHALL CONSIST OF WINDOWS AND/OR DOORS. C.3.a) VARIATIONS IN BUILDING MATERIALS AND/OR COLOR, OR BOTH, THAT REFLECT THE STACKING OF STORIES OR REINFORCE THE ARTICULATION OF THE FACADE b) INCORPORATION OF ARCHITECTURAL FEATURES THAT ADD INTEREST AND DIMENSION TO THE FACADE. d) SPECIAL FENESTRATION TREATMENT. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.510	FLOOR AREA RATIO (FAR) LIMITS IN LR AND MR ZONES B. THE APPLICABLE FAR LIMIT APPLIES TO THE TOAL CHARGEABLE FLOOR AREA OF ALL STRUCTURES ON THE LOT. TABLE A. TOTAL FAR PERMITTED FOR TOWNHOUSE DEVELOPMENTS = 1.3. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>	23.45.534	LIGHTING AND GLARE STANDARDS A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. <i>THE PROPOSAL WILL COMPLY WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.514	STRUCTURE HEIGHT A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF THIRTY (30) FEET. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.518	SETBACKS AND SEPERATIONS ROWHOMES FRONT: 5'-0" MINIMUM REAR: 7'-0" AVERAGE; 5'-0" MINIMUM SIDE (FACADES 40 FEET OR LESS IN LENGHT): 3'-6" ROWHOMES FRONT: 7'-0" AVERAGE; 5'-0" MINIMUM REAR: 7'-0" AVERAGE; 5'-0" MINIMUM SIDE (FACADES 40 FEET OR LESS IN LENGHT): 5'-0" <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.522	AMENITY AREA A. 1. 25 PERCENT OF TOTAL LOT AREA REQUIRED IN RESIDENTIAL USE. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL. 3. AMENITY AREA REQUIRED AT GROUND LEVEL MAY BE PROVIDED AS EITHER PRIVATE OR COMMON SPACE. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		
23.45.524	LANDSCAPING STANDARDS. A.2. A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED B.1. STREET TREES REQUIRED. <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>		

CS. CONTEXT AND SITE

CS2 URBAN PATTERN AND FORM

- B ADJACENT SITES, STREETS, AND OPEN SPACE (CITYWIDE)**
1. SITE CHARACTERISTICS  
*THE PROJECT IS DIVIDED INTO TWO BUILDINGS WHICH ARE SITUATED AT THE FRONT AND REAR OF THE PROPERTY TO HELP NATURALLY ADJUST WITH HE EXISTING TOPOGRAPHY.*
2. CONNECTION TO THE STREET  
*THE PROPOSED SITE CHANGES WILL PROVIDE A PLANTING STRIP BETWEEN SIDEWALK AND STREET REDUCING THE SIDEWALKS DISTANCE TO THE BUILDING TO PROVIDE INTERACTION WITH THE PUBLIC REALM .*

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

- A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES (CITYWIDE)**
1. FITTING OLD AND NEW TOGETHER  
*THE PROJECT CREATES COMPATIBILITY WITH THE EXISTING STRUCTURES BY PROVIDING A CLEAR RAISED ENTRY WITH PORCH AT THE STREET, REDUCING MASS BY STEPPING IN THE THIRD FLOOR, AND PROVIDING SIMILARLY SIZED FENESTRATIONS AND FRAMING ELEMENTS.*
2. CONTEMPORARY DESIGN  
*THE MATERIALS FOR THE PROJECT PROVIDE A CLEAN AND HIGHLY DURABLE FINISH TO THE BUILDING WHILE PROVIDING VARIATIONS IN COLOR AND TEXTURE INDICATIVE OF THE NEIGHBORHOOD STYLE.*
3. ESTABLISHED NEIGHBORHOODS  
*THE PROJECT REDUCES SCALE OF THE STREET FACING UNITS BY STEPPING BACK THE THIRD FLOOR AND PROVIDING OPEN STAIRS TO THE ROOF DECK PROVIDING DEPTH AND A DYNAMIC ROOF AND THIRD FLOOR LINE. THE FACADE VARIATION AND HEIGHT FIT WITHIN THE EXISTING HOUSING OF THE NEIGHBORHOOD. THE ENTRIES ARE RAISED AND INCLUDE A PORCH TO PROVIDE SIMILAR CONTEXT TO THE NEIGHBORING HOUSES.*
4. EVOLVING NEIGHBORHOODS  
*THE PROJECT FOCUSES ON CREATING A PEDESTRIAN-ORIENTED DESIGN FROM THE STREET USING LANDSCAPING AND MATERIAL CHANGES ON THE PATHWAYS TO GUIDE PEDESTRIANS. ENTRIES WILL BE COVERED TO AID IN VISUAL GUIDANCE.*

PL. PUBLIC LIFE

PL3 STREET LEVEL INTERACTION

- 2 STREETScape TREATMENT (CENTRAL DISTRICT)**
- i. *PROPOSED ENTRIES ON THE STREET SIDE INCLUDE A SMALL PORCH TO ENCOURAGE NEIGHBORHOOD INTERACTION.*
- j. *STREET SIDE ENTRIES ARE RAISED TO PROVIDE A BUFFER FROM THE STREET WHILE LOW LEVEL LANDSCAPING WILL PROVIDE PRIVACY WHILE MAINTAINING NEIGHBORHOOD INTERACTION*
- k. *THE PROPOSED STOOPS ARE RAISED ABOVE THE STREET LEVEL.*
- A ENTRIES (CITYWIDE)**
1. DESIGN OBJECTIVES  
*PROPOSED ENTRIES ARE EASILY IDENTIFIABLE THROUGH THE USE OF CANOPIES AND MATERIAL CHANGES*
2. ENSEMBLE OF ELEMENTS  
*THE PROPOSED ENTRIES COORDINATE THE USE OF WALKWAYS, LANDSCAPING, CANOPIES, AND ELEVATION CHANGE TO CREATE THE ENTRY SPACE*
- B RESIDENTIAL EDGES (CITYWIDE)**
1. SECURITY AND PRIVACY  
*PROPOSED ENTRIES ARE RAISED FROM THE STREET LEVEL AND HAS BUFFER FROM THE STREET IN INCREASING HEIGHT AND PRIVACY THAT INCLUDE PLANTING STRIP, SIDEWALK , AND LANDSCAPED WALKWAY.*

SEE PRIORITY DESIGN GUIDELINE DIAGRAM  
RENDERINGS ON PAGES 28-31 FOR  
EXAMPLES OF PRIORITY DESIGN GUIDELINE  
IMPLEMENTATION IN THE PROJECT DESIGN

DC. DESIGN CONCEPT

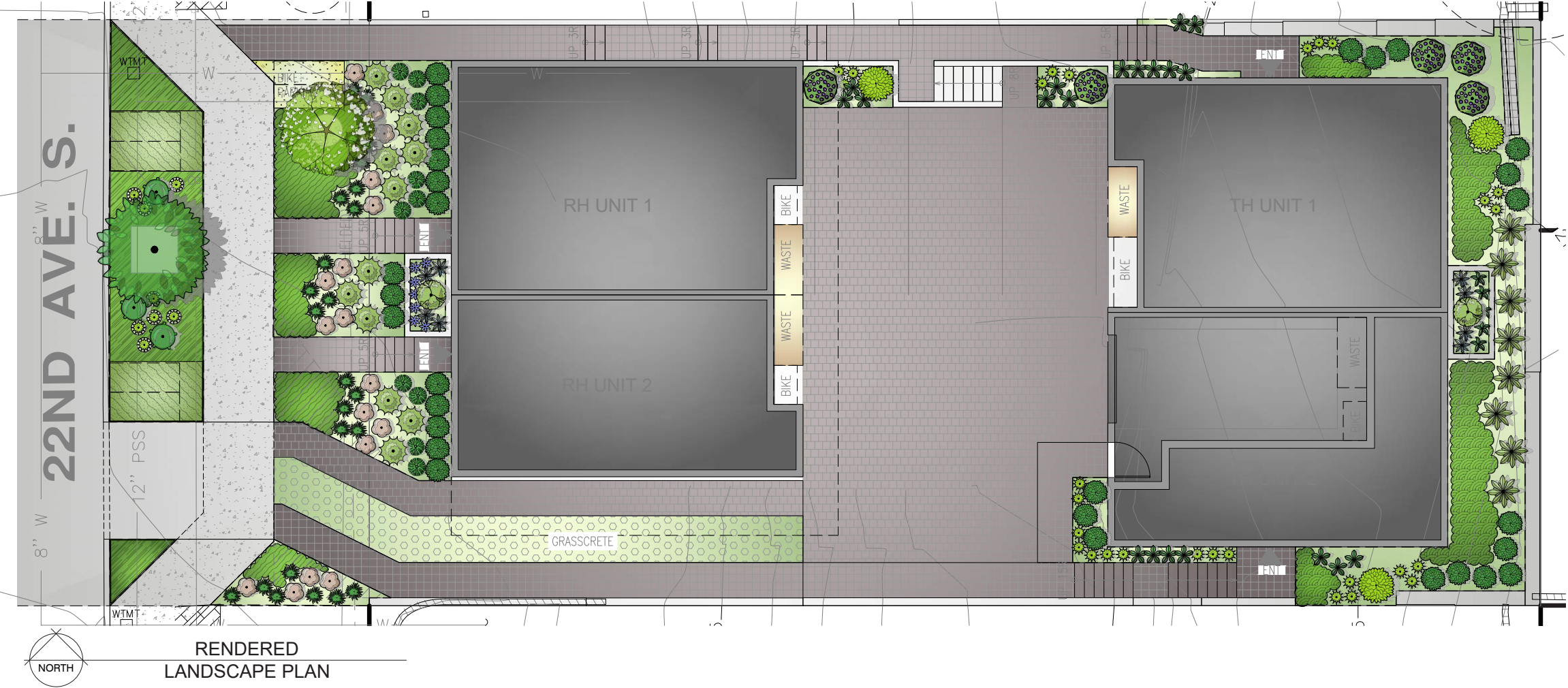
DC2 ARCHITECTURAL CONCEPT


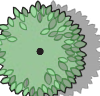





1. **BUILDING LAYOUT AND MASSING (CENTRAL DISTRICT)**  
*e. THE PROPOSED PROJECT FACADES TO THE NORTH AND SOUTH INCORPORATE VARIED MATERIAL AND COLOR CHANGES WITH FENESTRATION GROUPING AND FRAMING THAT BREAKS UP THE LARGE FLAT WALLS FOR VISUAL INTEREST AND PRIVACY TO THE NEIGHBORING HOUSES. THE PROJECT STEPS DOWN WITH THE EXISTING GRADE EAST TO WEST AND USES EXTERIOR STAIRS TO THE ROOF DESKS TO PROVIDE A CLEAR AND CLEAN VIEW FOR THE INTERIOR UNITS AS WELL AS THE HOUSE TO THE EAST.*
- C SECONDARY ARCHITECTURAL FEATURES (CITYWIDE)**
1. VISUAL DEPTH AND INTEREST  
*THE PROPOSED WEST UNITS WILL STEP BACK AT THE 3RD FLOOR AND CANTILEVER OUT OVER THE CENTER OF THE SITE AND THE DRIVEWAY TO ADD DEPTH. THE SOUTH UNITS PROVIDE TWO STORY BAYS THAT ARE FRAMED ABOVE AND BELOW BY EAVES TO BREAK UP LARGE FLAT WALLS.*
3. FIT WITH NEIGHBORING BUILDINGS  
*THE PROPOSED WEST UNITS WILL STEP BACK AT THE 3RD FLOOR AND CANTILEVER OUT OVER THE CENTER OF THE SITE AND THE DRIVEWAY TO ADD DEPTH. SECOND FLOOR CORNERS ARE WRAPPED AND FRAMED OUT TO BREAK UP THE VERTICALITY AND PROVIDE VISUAL INTEREST. THE EAST UNITS CONTINUE THE MATERIAL LANGUAGE FROM THE WEST UNITS AT THE FIRST AND SECOND FLOOR CORNERS AND BREAK UP THE FLAT PARAPET WALLS WITH OPEN RAILING.*
















DC4 ARCHITECTURAL CONCEPT

2. **BUILDING MATERIALS (CENTRAL DISTRICT)**  
*a. THE PROJECT PROPOSES USING MATERIALS THAT PROVIDE BOTH A HIGH LEVEL OF TEXTURE AND COLOR VARIATION. THE DESIGN INCORPORATES FIVE COLOR CHANGES ACROSS 3 MATERIALS. MATERIALS AND COLOR ARE ARRANGED TO REFERENCE THE NEIGHBORING CONTEXT.*  
*b. THE DESIGN INCORPORATES FIVE COLOR CHANGES ACROSS 3 MATERIAL TYPES AND IS HIGHLY DURABLE WHILE LOW MAINTENANCE.*
3. **BUILDING DETAILS AND ELEMENTS (CENTRAL DISTRICT)**  
*a. THE PROPOSED PLANS PROVIDE OPERABLE WINDOWS ACROSS FROM EXTERIOR DOORS OR ROOM OPENINGS TO PROVIDE NATURAL CROSS VENTILATION*  
*b. HORIZONTAL WOOD SIDING IS USED AROUND THE BASE OF BOTH PROPOSED BUILDINGS TO PROMOTE CONNECTION, CRAFTSMANSHIP AND HUMAN SCALE.*  
*c. THE PROJECT USES BALCONIES, CANTILEVERS, AWNINGS, FURRED OUT FRAMING TO CREATE DEPTH AND HUMAN-SCALED ELEMENTS WITHIN THE LARGER FACADE CONTEXT .*  
*d. THE PROPOSED FACADE GROUPS FENESTRATIONS WITHIN FRAMED BOXES AND USES MATERIAL AND COLOR CHANGES WITH FENESTRATIONS BOTH HORIZONTALLY AND VERTICALLY TO IDENTIFY INTERIOR PROGRAM TO THE PUBLIC REALM*

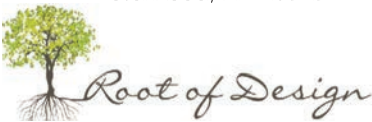




PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	<i>Quercus robur</i> 'Crimsmidat' TM / Crimson Spire Oak Street Tree
	<i>Zeikova serrata</i> 'Village Green' / Village Green Zeikova Street Tree
GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Pachysandra terminalis</i> / Japanese Spurge
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Thymus pseudolanuginosus</i> / Woolly Thyme
	<i>Vinca minor</i> 'Bonies Blue' / Dwarf Periwinkle
SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3" Depth

PLANT SCHEDULE	
SHRUBS	BOTANICAL / COMMON NAME
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Calluna vulgaris</i> 'Spring Cream' / Spring Cream Heather
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Euonymus japonicus</i> 'Greenspire' / Greenspire Upright Euonymus
	<i>Hydrangea paniculata</i> 'Limelight' / Limelight Hydrangea
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Prunus laurocerasus</i> 'Mount Vernon' / Mount Vernon Laurel
	<i>Rhododendron</i> x 'Ramapo' / Ramapo Rhododendron
BIORETENTION	BOTANICAL / COMMON NAME
	<i>Cornus sericea</i> 'Flaviramea' / Yellow Twig Dogwood
	<i>Iris</i> x 'Pacific Coast Iris' / Pacific Coast Iris
	<i>Panicum virgatum</i> 'Heavy Metal' / Blue Switch Grass
	<i>Polygonatum odoratum</i> / Solomon's Seal

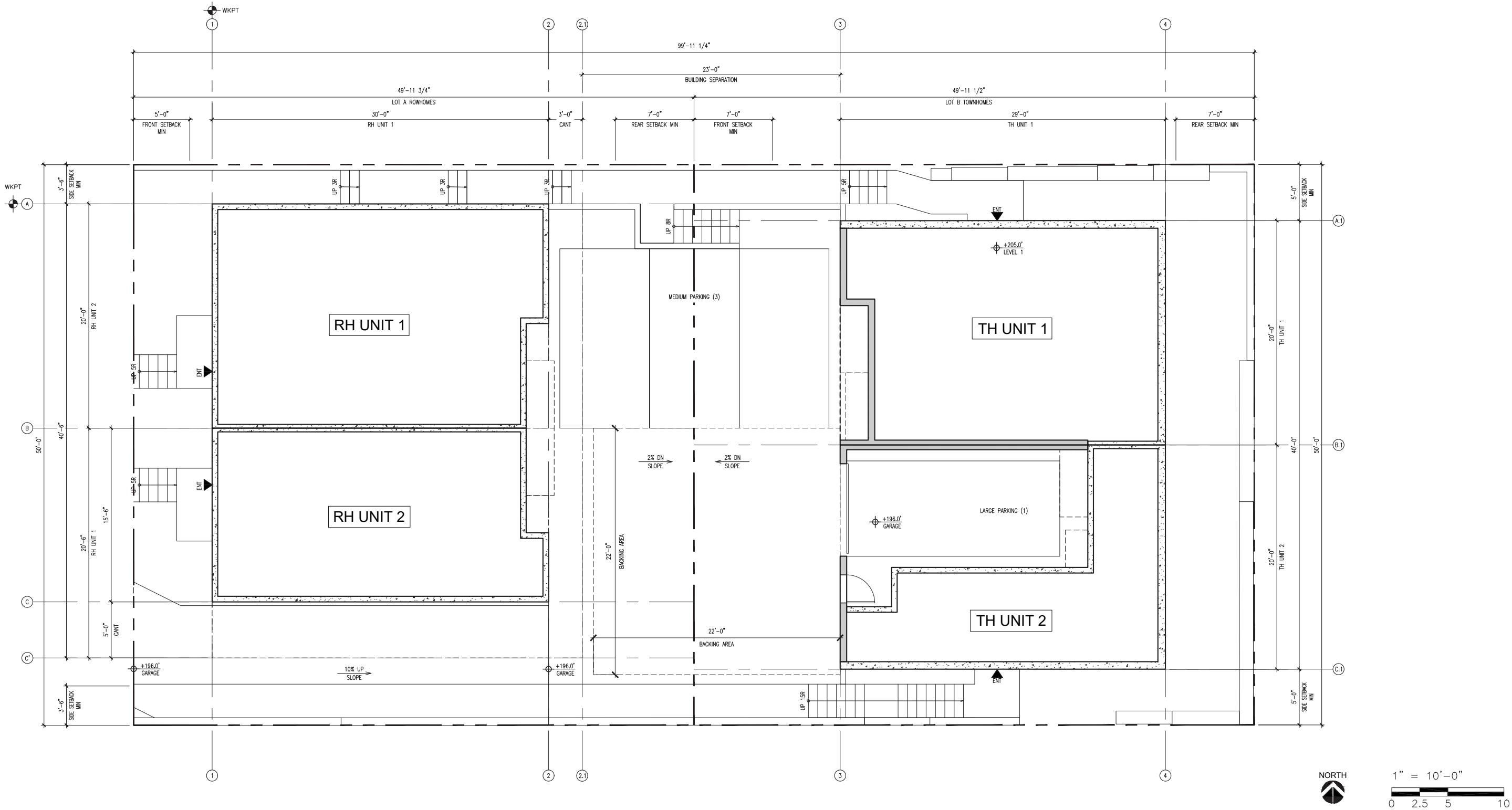
Root of Design  
206.491.9545  
7104 265th St NW #218  
Stanwood, WA 98292



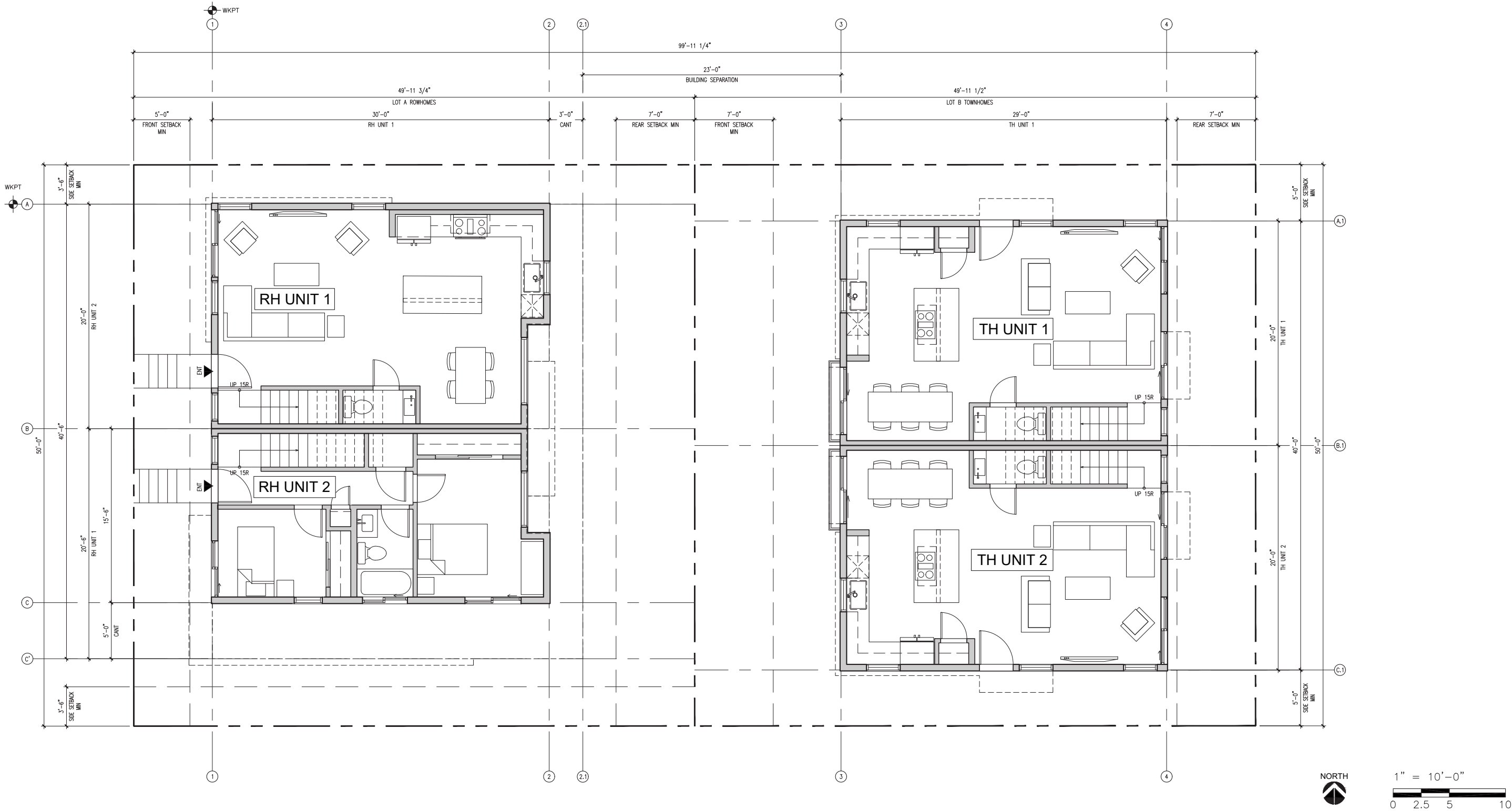




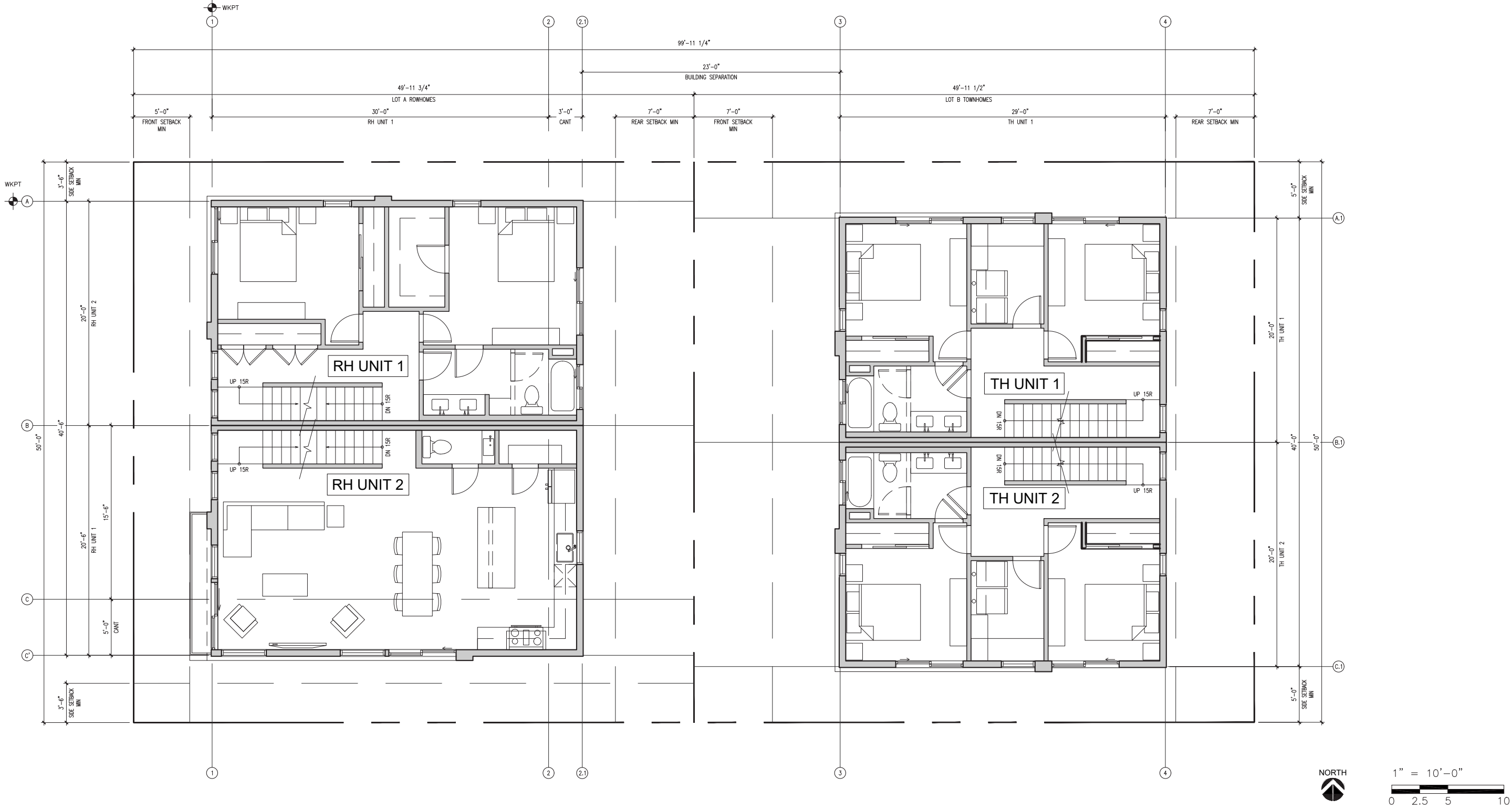




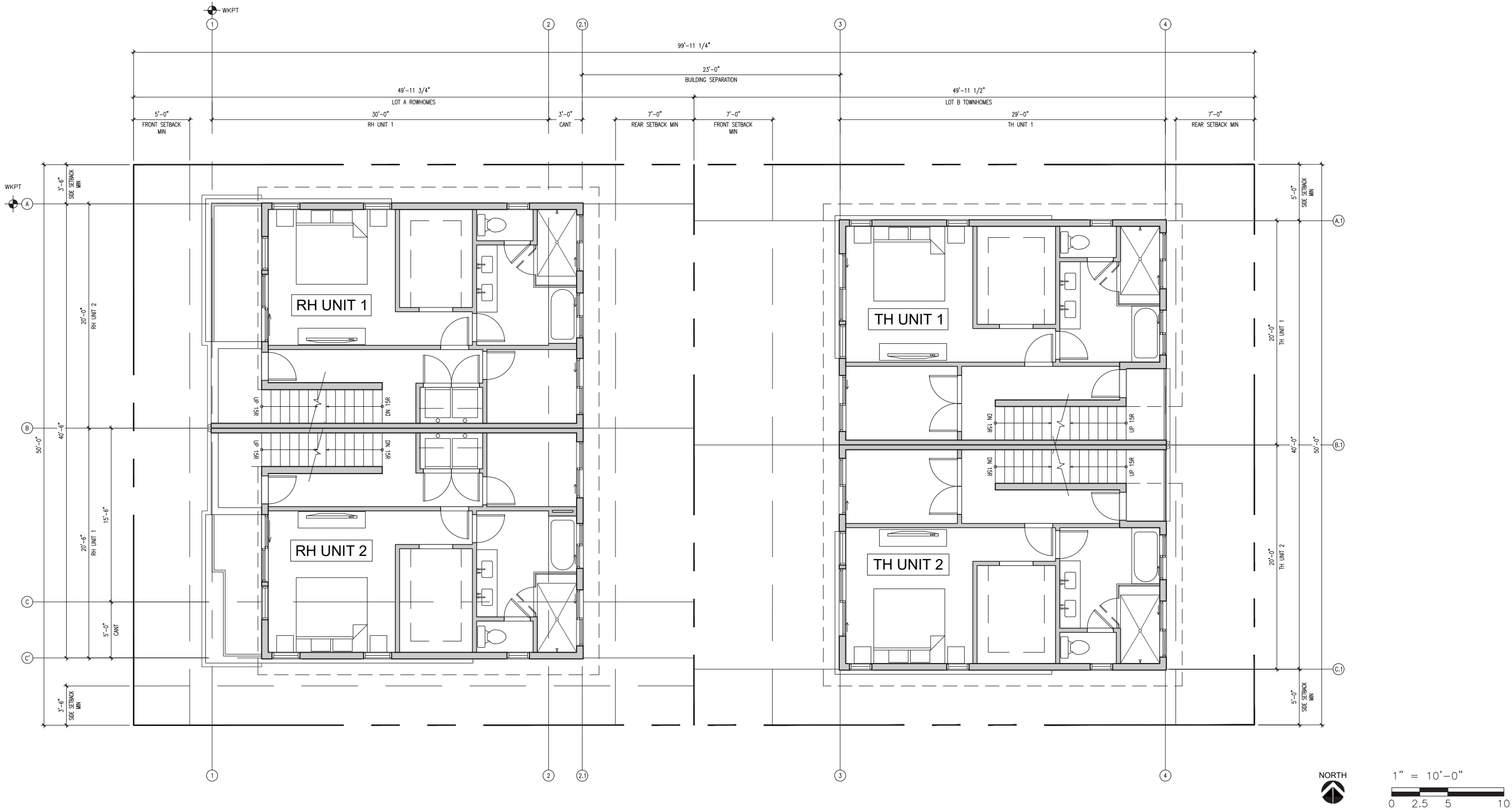




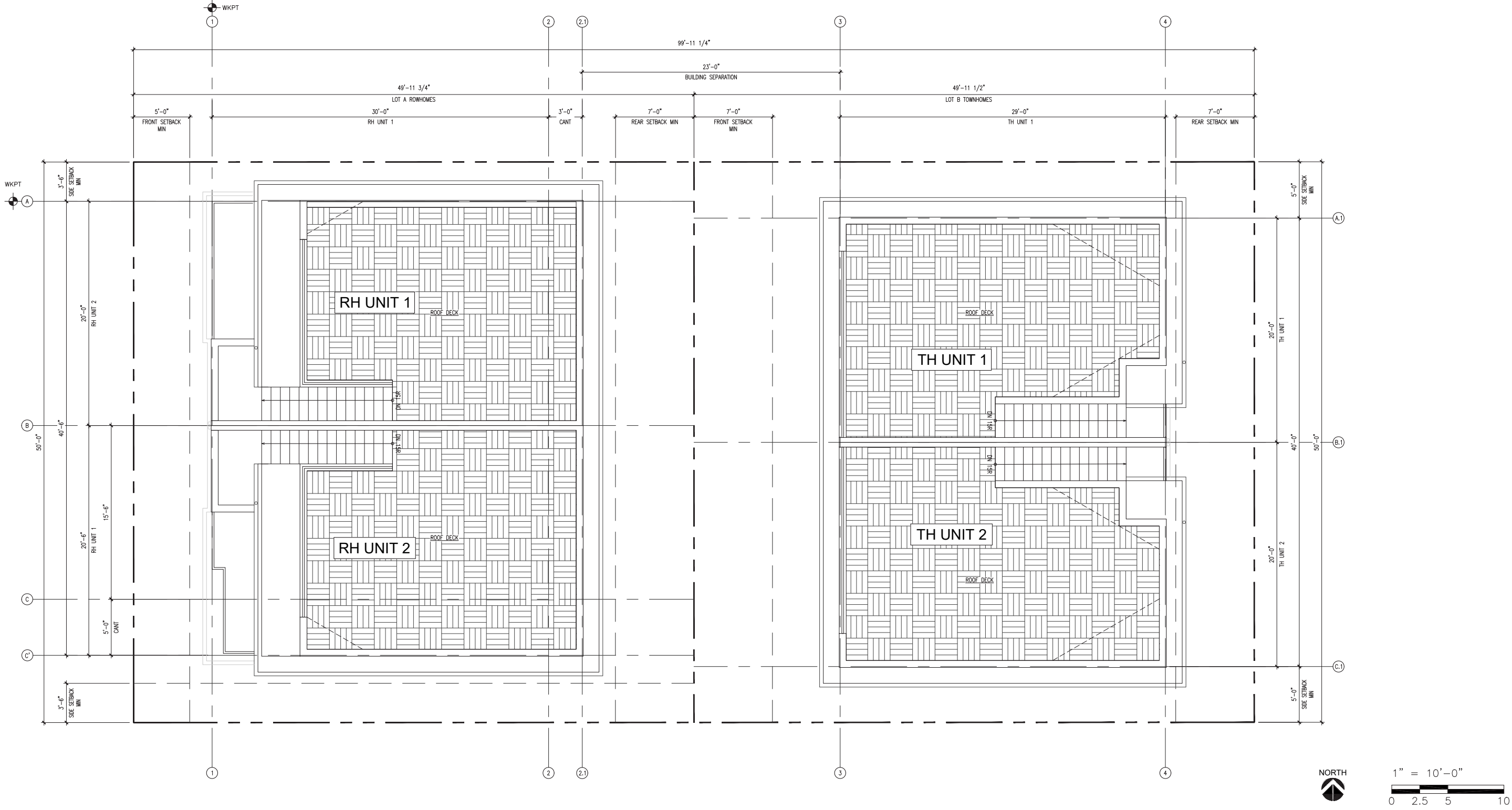












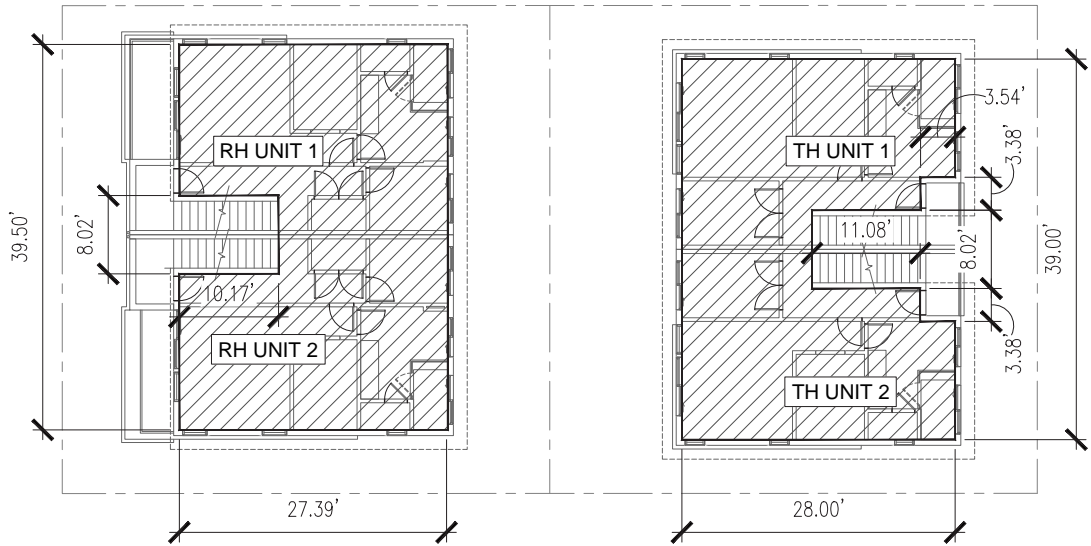


GROSS FLOOR AREA – LEVEL 3

ROWHOMES  
UNITS 1-2: (19.07' X 27.39') –  
(8.02' X 10.17') –  
= 1004.70 SF

TOWNHOMES  
UNITS 1-2: (39.00' X 28.00') –  
(8.02' X 11.08') –  
2(3.38' X 3.54') –  
= 950.30 SF

TOTAL LEVEL 3 FLOOR GROSS:  
= 1,955.00 SF GROSS



LEVEL – 3

GROSS FLOOR AREA CALCULATION:

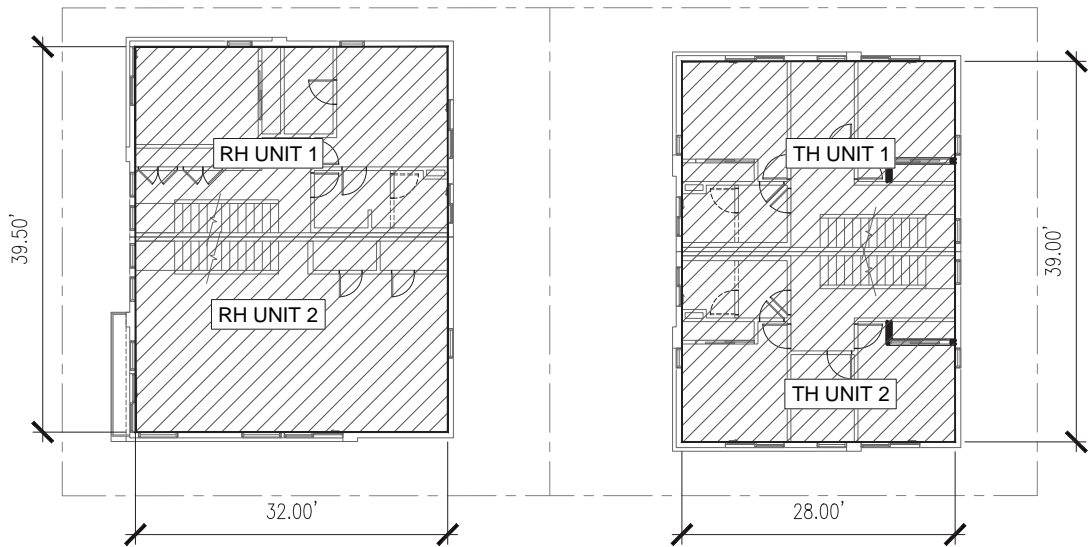
MAX ALLOWED	= 8000 SF
TOTAL GSF:	
FLOOR 0	= 287.80 GSF
FLOOR 1	= 2,047.40 GSF
FLOOR 2	= 2,356.00 GSF
FLOOR 3	= 1,955.00 GSF
TOTAL	= 6,646.20 GSF

GROSS FLOOR AREA – LEVEL 2

ROWHOMES  
UNITS 1-2: (39.50' X 32.00') –  
=1264.00 SF

TOWNHOMES  
UNITS 1-2: (39.00' X 28.00') –  
= 1,092.00 SFF

TOTAL LEVEL 2 FLOOR GROSS:  
= 2,356.00 SF GROSS



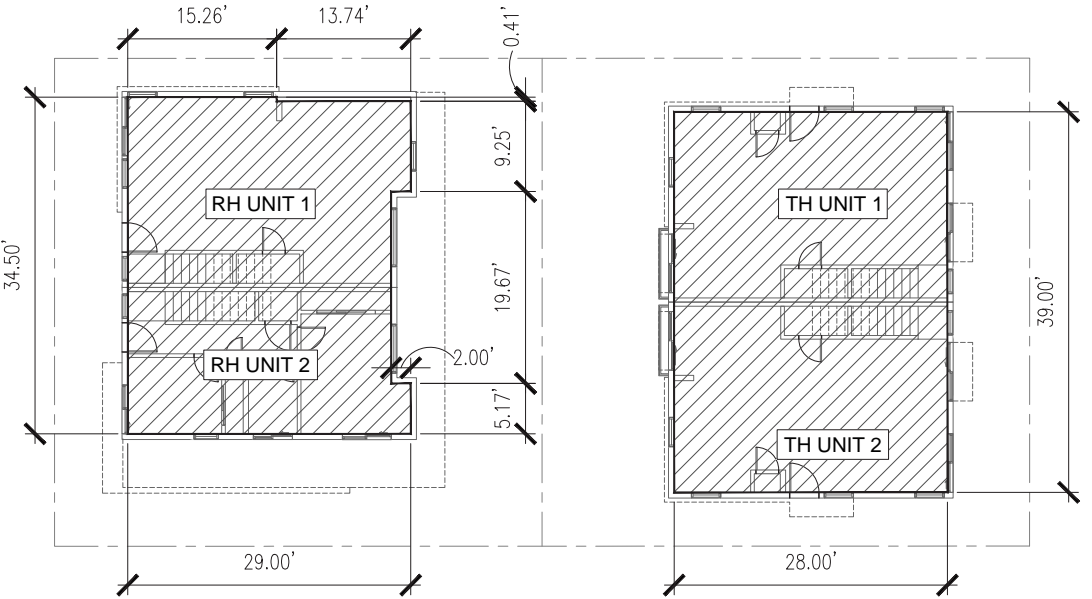
LEVEL – 2

GROSS FLOOR AREA – LEVEL 1

ROWHOMES  
UNITS 1-2: (34.50' X 29.00') –  
(13.74' X 0.41') –  
(19.67' X 2.00') –  
=955.40 SF

TOWNHOMES  
UNITS 1-2: (39.00' X 28.00') –  
= 1,092.00 SF

TOTAL LEVEL 1 FLOOR GROSS:  
= 2,047.40 SF GROSS



LEVEL – 1

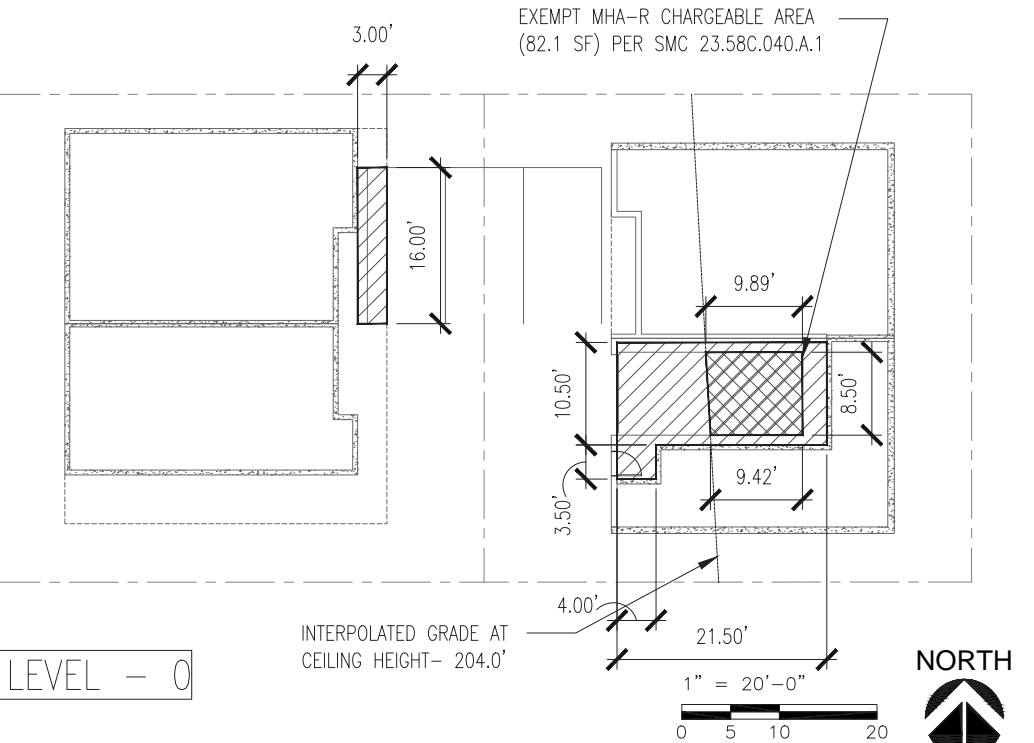
GROSS FLOOR AREA – LEVEL 0

ROWHOMES  
UNITS 1: 3.00 X 16.00  
=48.00 SF  
UNITS 2:  
= 0 SF

TOWNHOMES  
UNITS 1:  
= 0 SF  
UNITS 2: (10.50' X 21.50') +  
(3.50' X 4.00') –  
= 239.80 SF

UNIT 2: MHA-R CHARGEABLE  
(239.8 – 82.1) = 157.70 SF

TOTAL LEVEL 0 FLOOR GROSS:  
= 287.80 SF GROSS  
= 205.70 SF MHA-R CHARGEABLE



LEVEL – 0



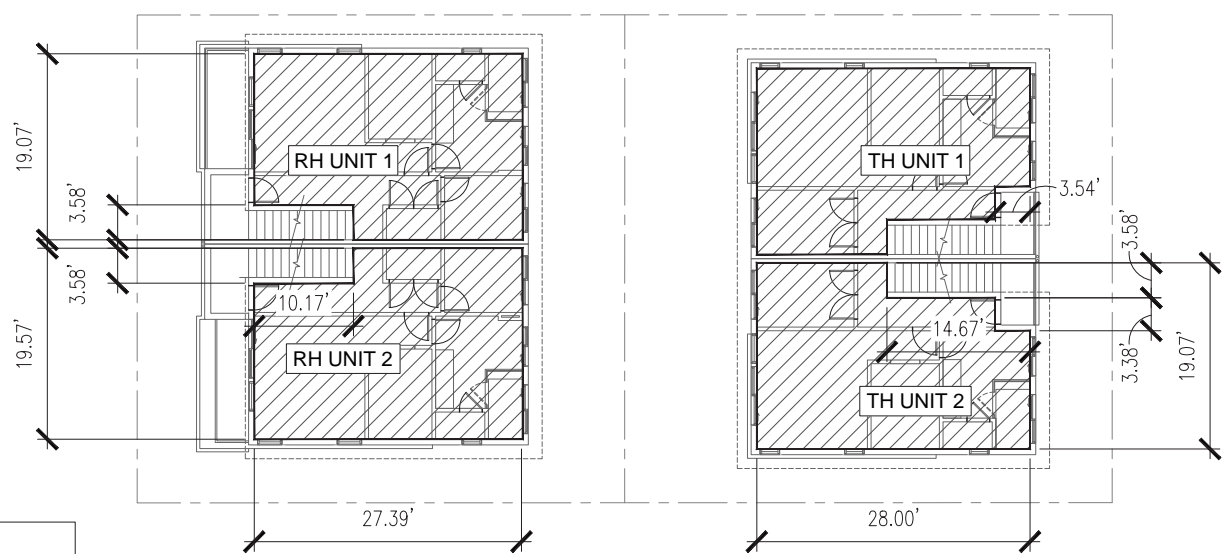
# FLOOR AREA RATIO (FAR) CALCULATIONS

**FLOOR AREA RATIO – LEVEL 3**

ROWHOMES  
UNITS 1: (19.07' X 27.39') –  
(3.58' X 10.17') –  
= 488.40 SF  
UNITS 2: (19.57' X 27.39') –  
(3.58' X 10.17') –  
= 501.40 SF

TOWNHOMES  
UNITS 1-2: 2((19.07' X 28.00') –  
(3.58' X 14.67') –  
(3.38' X 3.54')) –  
= 938.80 SF

TOTAL LEVEL 3 FAR:  
= 1,928.02 SF

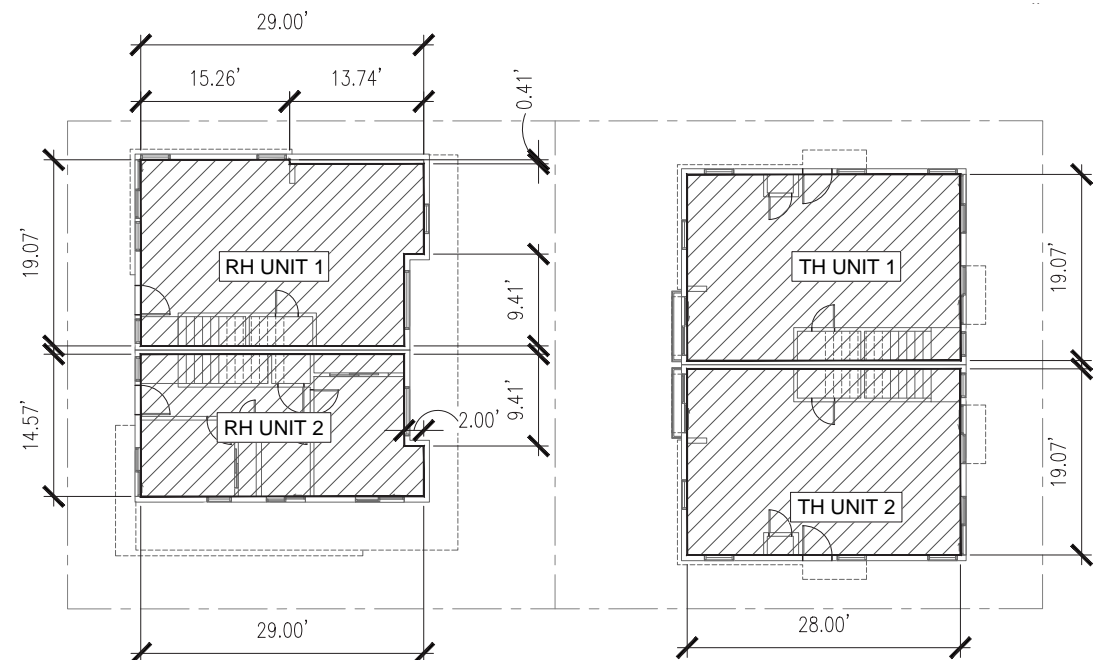


**FLOOR AREA RATIO – LEVEL 1**

ROWHOMES  
UNITS 1: (19.07' X 29.00') –  
(13.74' X 0.41') –  
(9.41' X 2.00') –  
= 528.60 SF  
UNITS 2: (14.57' X 29.00') –  
(9.41' X 2.00') –  
= 403.80 SF

TOWNHOMES  
UNITS 1-2: (19.07' X 28.00') –  
= 534.00 SF

TOTAL LEVEL 1 FAR:  
= 1,999.70 SF



**ALLOWABLE FAR CALCULATION:**

ALLOWABLE (SMC 23.45.510.B):  
LR1 W/ MHA SUFFIX ZONES ALLOW A FAR OF 1.4  
FOR TOWNHOUSE DEVELOPMENTS WHEN THE PROJECT  
MEETS THE STANDARDS OF SUBSECTION 23.45.510  
TABLE A.

TOWNHOUSE (PRIORITY GREEN)  
1.4 (FAR) x 5,000 (LOT SF) = 6,500.00 SF  
ALLOWABLE  
PROPOSED = 6,392.60 SF < 6,500.00 SF OK

PROPOSED :  
LEVEL 0 = 160.10 SF  
LEVEL 1 = 1,999.70 SF  
LEVEL 2 = 2,304.60 SF  
LEVEL 3 = 1,928.20 SF  
TOTAL = 6,392.60 SF < 6,500.00 SF =  
COMPLIANT

LEVEL – 3

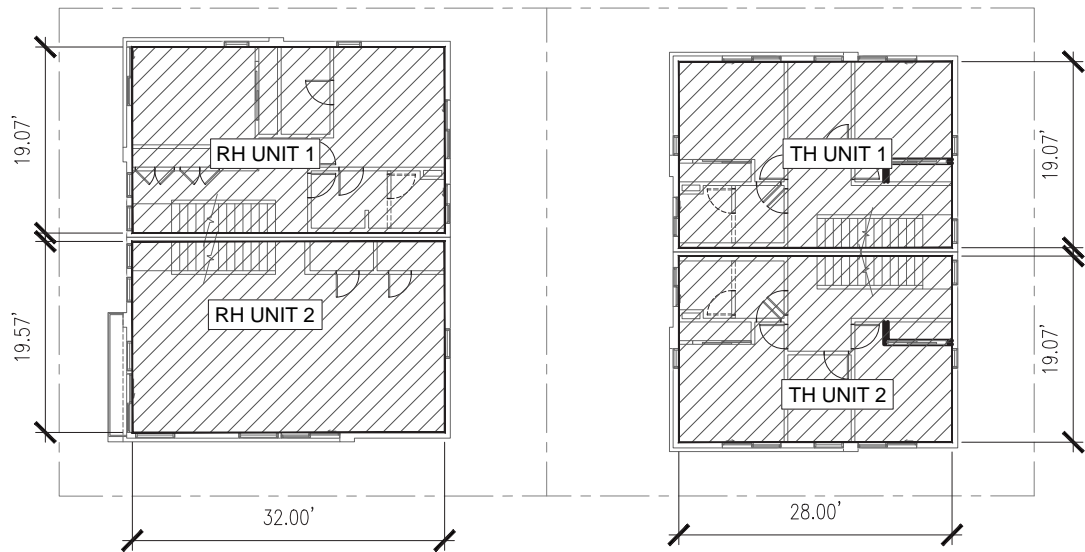
LEVEL – 1

**FLOOR AREA RATIO – LEVEL 2**

ROWHOMES  
UNITS 1: (19.07' X 32.00') –  
= 610.30 SF  
UNITS 2: (19.57' X 32.00') –  
= 626.30 SF

TOWNHOMES  
UNITS 1-2: 2(19.07' X 28.00') –  
= 1,068.00 SF

TOTAL LEVEL 2 FAR:  
= 2,304.60 SF



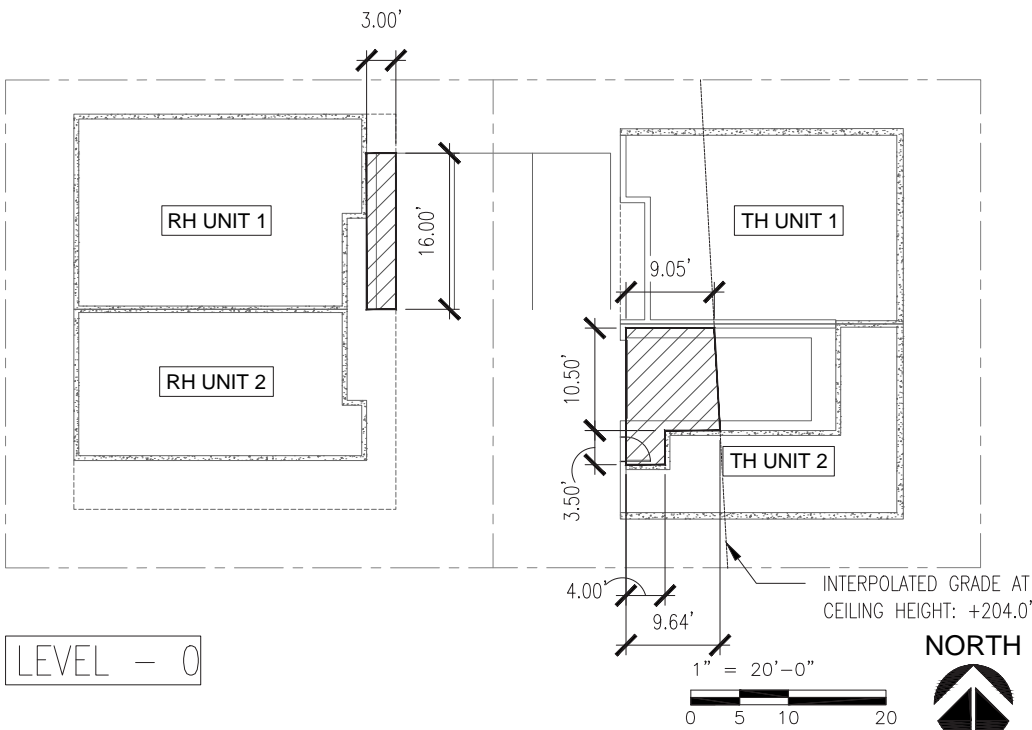
LEVEL – 2

**FLOOR AREA RATIO – LEVEL 0**

ROWHOMES  
UNITS 1: 3.00 X 16.00  
= 48.00 SF  
UNITS 2:  
= 0 SF

TOWNHOMES  
UNITS 1:  
= 0 SF  
UNITS 2: (10.50' X 9.64') +  
(3.50' X 4.00') –  
.5(10.50' X 0.59') –  
= 112.10 SF

TOTAL LEVEL 0 FAR:  
= 160.10 SF



LEVEL – 0



- MATERIALS:
- 1

FIBER CEMENT PANEL - COLOR: BLUE/GRAY

2

FIBER CEMENT PANEL - COLOR: BROWN/GRAY

3

LAP SIDING - COLOR: LIGHT GRAY

4

WOODTONE SIDING - COLOR: CASCADE SLATE

5

FASCIA / TRIM - COLOR: DARK GRAY

6

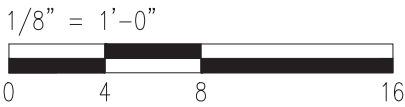
GUTTER/DS - COLOR: DARK GRAY

7

METAL RAILING

8

ARCHITECTURAL FORMED CONCRETE





ELEVATION: SOUTH

DRAFT

- MATERIALS:
- ① FIBER CEMENT PANEL - COLOR: BLUE/GRAY

② FIBER CEMENT PANEL - COLOR: BROWN/GRAY

③ LAP SIDING - COLOR: LIGHT GRAY

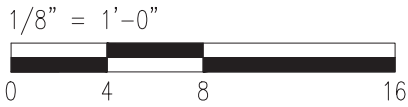
④ WOODTONE SIDING - COLOR: CASCADE SLATE

⑤ FASCIA / TRIM - COLOR: DARK GRAY

⑥ GUTTER/DS - COLOR: DARK GRAY

⑦ METAL RAILING

⑧ ARCHITECTURAL FORMED CONCRETE



SOUTH ELEVATION

- MATERIALS:
- 1

FIBER CEMENT PANEL - COLOR: BLUE/GRAY

2

FIBER CEMENT PANEL - COLOR: BROWN/GRAY

3

LAP SIDING - COLOR: LIGHT GRAY

4

WOODTONE SIDING - COLOR: CASCADE SLATE

5

FASCIA / TRIM - COLOR: DARK GRAY

6

GUTTER/DS - COLOR: DARK GRAY

7

METAL RAILING

8

ARCHITECTURAL FORMED CONCRETE





- MATERIALS:
- ① FIBER CEMENT PANEL - COLOR: BLUE/GRAY

② FIBER CEMENT PANEL - COLOR: BROWN/GRAY

③ LAP SIDING - COLOR: LIGHT GRAY

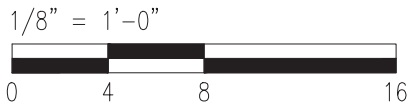
④ WOODTONE SIDING - COLOR: CASCADE SLATE

⑤ FASCIA / TRIM - COLOR: DARK GRAY

⑥ GUTTER/DS - COLOR: DARK GRAY

⑦ METAL RAILING

⑧ ARCHITECTURAL FORMED CONCRETE



NORTH ELEVATION

- MATERIALS:
- 1

FIBER CEMENT PANEL - COLOR: BLUE/GRAY

2

FIBER CEMENT PANEL - COLOR: BROWN/GRAY

3

LAP SIDING - COLOR: LIGHT GRAY

4

WOODTONE SIDING - COLOR: CASCADE SLATE

5

FASCIA / TRIM - COLOR: DARK GRAY

6

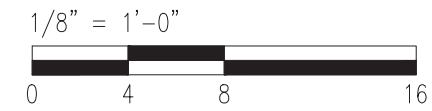
GUTTER/DS - COLOR: DARK GRAY

7

METAL RAILING

8

ARCHITECTURAL FORMED CONCRETE



EAST ELEVATION  
ROWHOME



- MATERIALS:
- 1

FIBER CEMENT PANEL - COLOR: BLUE/GRAY

2

FIBER CEMENT PANEL - COLOR: BROWN/GRAY
- 3

LAP SIDING - COLOR: LIGHT GRAY
- 4
- WOODTONE SIDING - COLOR: CASCADE SLATE

5

FASCIA / TRIM - COLOR: DARK GRAY

6

7

METAL RAILING

8







#### DC-2 ARCHITECTURAL CONCEPT VISUAL DEPTH AND INTEREST

THE UPPER FLOORS OF THE STREET SIDE UNITS STEP BACK TO REDUCE THE PERCEIVED MASS AT STREET LEVEL, CREATE DEPTH, AND CREATE EXTERIOR SPACE FOR THE RESIDENTS. THE CANTILEVER OVER THE DRIVEWAY AND BALCONY AT THE SECOND FLOOR REDUCES THE LARGE FLAT FACADE AT THE SIDE AND CREATES SECONDARY INTERACTION WITH THE NEIGHBORS AND ADJACENT PARK FOR THE RESIDENCE

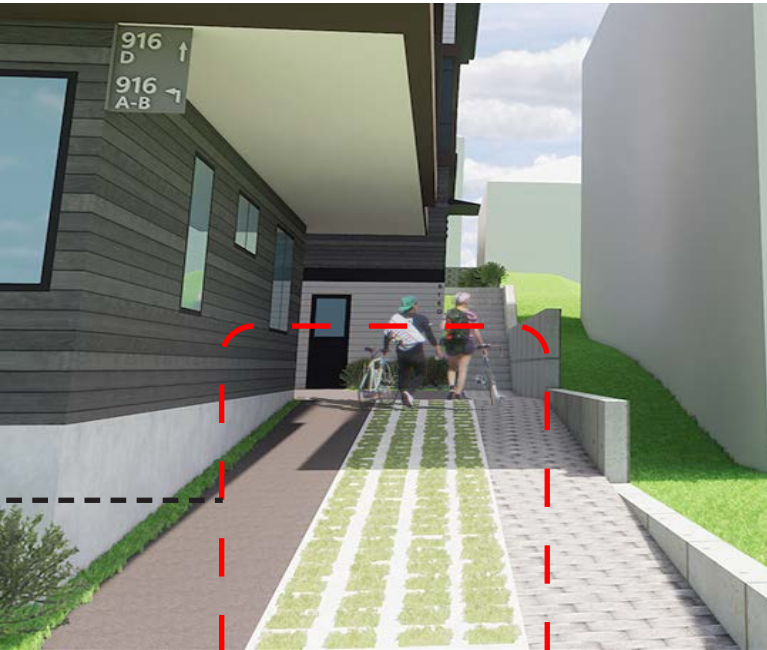
#### PL3 STREET LEVEL INTERACTION

WAYFINDING OCCURS THROUGH BOTH VISUAL AND TEXTURAL ELEMENTS. ADDRESS SIGNAGE IS PROVIDED AT EACH UNIT FOR VISUAL IDENTIFICATION WHILE ADDITIONAL SIGNS ARE PROVIDED AT ENTRY AREAS TO THE SITE FOR DIRECTION TO REAR UNITS AS WELL AS PLACED ON THE REAR UNITS WHERE THEY CAN BE READ FROM THE FRONT OF THE PROPERTY. PATHWAYS TO THE REAR UNITS ALSO PROVIDE A MATERIAL CHANGE FROM THE SURROUNDING AREAS.

STREET FACING ENTRIES PROVIDE A RAISED PORCH WITH LOW LEVEL LANDSCAPING LINING THE WALKWAY FROM THE SIDEWALK TO PROMOTE NEIGHBORHOOD INTERACTION WHILE CREATING A SEMI PRIVATE TRANSITION SPACE BETWEEN SIDEWALK AND ENTRY. ALL ENTRIES ARE DENOTED WITH A COVERED CANOPY IN ADDITION TO USING CEDAR SIDING TO EMPHASIZE ENTRY LOCATION.

INTERACTION, WAYFINDING, AND DESIGN CONCEPT DIAGRAM





DC-4 ARCHITECTURAL CONCEPT  
BUILDING DETAILS AND ELEMENTS

THE PROJECT DESIGNED LANDSCAPED AREAS WITHIN THE PARKING AND DRIVE AISLES TO INCREASE THE GREEN SPACE OF AN AREA OTHERWISE OCCUPIED BY VEHICULAR TRAFFIC. THE LANDSCAPING WITHIN THE PARKING AREA PROVIDES VISUAL CHANGE TO THE BUILDING MATERIALS AND COLOR AND PROMOTES USE OF THE EXISTING PARK AMENITIES. THE GRASSCRETE UTILIZED ON THE DRIVEWAY SOFTENS THE ENTRY TO THE REAR ENTRIES AND REDUCES THE USE OF HARDSCAPE MATERIAL.

PARKING AREA GREEN SPACE DIAGRAM







**CS-3 ARCHITECTURAL CONTEXT AND CHARACTER**

THE PROJECT COLOR AND MATERIAL REFERENCES FROM EXISTING NEIGHBORING HOUSES. USING BOTH HIGH QUALITY CEMENTATIONS PLANK AND PANELS ADHERES TO THE AESTHETIC OF THE NEIGHBORHOOD AND CREATES DURABILITY



VERTICAL MASSING IS BROKEN UP THROUGH THE USE OF MATERIAL AND COLOR CHANGE SIMILAR TO EXISTING NEWLY CONSTRUCTED HOUSING IN THE AREA. ADDITIONALLY THE CORNERS ARE FURTHER ENHANCED THROUGH THE USE OF FURRED OUT FRAMING THAT ACCENTUATES THE PLANE CHANGE. THESE DESIGN ELEMENTS PROVIDE COHESION BETWEEN THE BUILDINGS AND INCREASE MODULATION ALONG THE FACADE



THE PROJECT UTILIZES HORIZONTAL CEDAR SIDING AROUND THE BASE OF EACH BUILDING PROMOTING A HUMAN SCALE FEEL AT ENTRANCES AND PROVIDING A TEXTURED HIGH END MATERIAL AT EYE LEVEL. THIS DESIGN CHOICE WAS TAKEN FROM SIMILAR WOOD SIDED ENTRANCES WITHIN THE NEIGHBORHOOD



THE STREET FACING ENTRIES ARE RAISED ABOVE STREET LEVEL AND PROVIDED WITH A PORCH TO ENCOURAGE NEIGHBORHOOD INTERACTION. MOST OF THE EXISTING NEIGHBORHOOD HOUSING INCORPORATE A SIMILAR RAISED ENTRY/PORCH DESIGN AT THE FRONT ENTRANCES. THIS IS ESPECIALLY PREVALENT OF THE HOUSES FACING JUDKINS PARK WHICH HAS A HIGH LEVEL OF INTERACTION.

DESIGN CONCEPT AND PRECEDENCE DIAGRAM







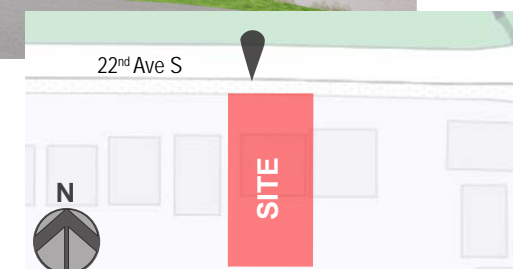
CS-2 URBAN PATTERN AND FORM

THE PROJECT IS DESIGNED TO UTILIZE THE EXISTING TOPOGRAPHY OF THE SITE. THE SITE SLOPES APPROXIMATELY 15 FEET DOWN FROM EAST TO WEST. THE EAST UNITS HAVE BEEN PUSHED INTO THE SITE TO REDUCE THEIR IMPACT ON THE NEIGHBORS. THE WEST UNITS WERE HELD UP APPROXIMATELY THREE FEET FROM THE FRONT OF THE SITE TO PROVIDE A RAISED FRONT ENTRY AND KEEP THE FIRST FLOOR LEVEL AT THE PARKING SIDE. UTILIZING THE EXISTING TOPOGRAPHY WITH MINOR ELEVATION ADJUSTMENTS FOR THE BUILDING ALLOWS FOR THE REAR UNITS TO HAVE A CLEAR VIEW TO THE WEST AND KEEPS THE BUILDINGS WITHIN THE HEIGHT OF THE EXISTING NEIGHBORHOOD.

BUILDING MASSING AND SITE TOPOGRAPHY DIAGRAM



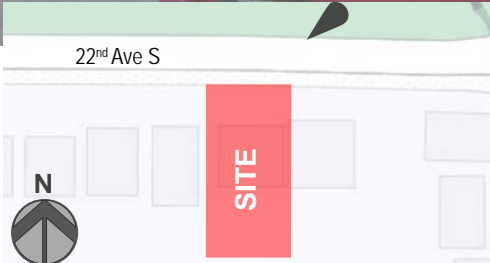


FRONT VIEW FROM 22<sup>ND</sup> AVE S





NORTHWEST VIEW FROM 22<sup>ND</sup> AVE S





SOUTHWEST VIEW FROM 22<sup>ND</sup> AVE S



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