Aerial View of the Site and Its Surrounding

830 28TH AVE S TOWNHOUSES

3039712-EG

830 28TH AVE S
SEATTLE, WA 98144

CHANDLER STEVER ARCHITECT
1715 223RD PL NE
SAMMAMISH WA 98074
TEL: 425-985-2176
CHANDLERSTEVER@COMCAST.NET
CHANDLERSTEVERARCHITECT@HOUZZ.COM

HYBRID

Root of Design

HYBRID - PREVIOUS EXPERIENCE

Architect:
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1715 223rd PL NE
Sammamish, WA 98074
chandlersteverarchitect@houzz.com
425.985.2176

Owner:
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44811 SE 166th St
North Bend, WA 98045
judylackey@gmail.com
206.419.7128

Owner Representative:
Hybrid Development LLC
1205 E Pike St, Ste 2D
Seattle WA 98122
www.hybriddevelop.com | 206.267.9277

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

p: 206.267.9277
w: www.hybridarc.com

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DEVELOPMENT OBJECTIVES + ZONING ANALYSIS + SITE ANALYSIS

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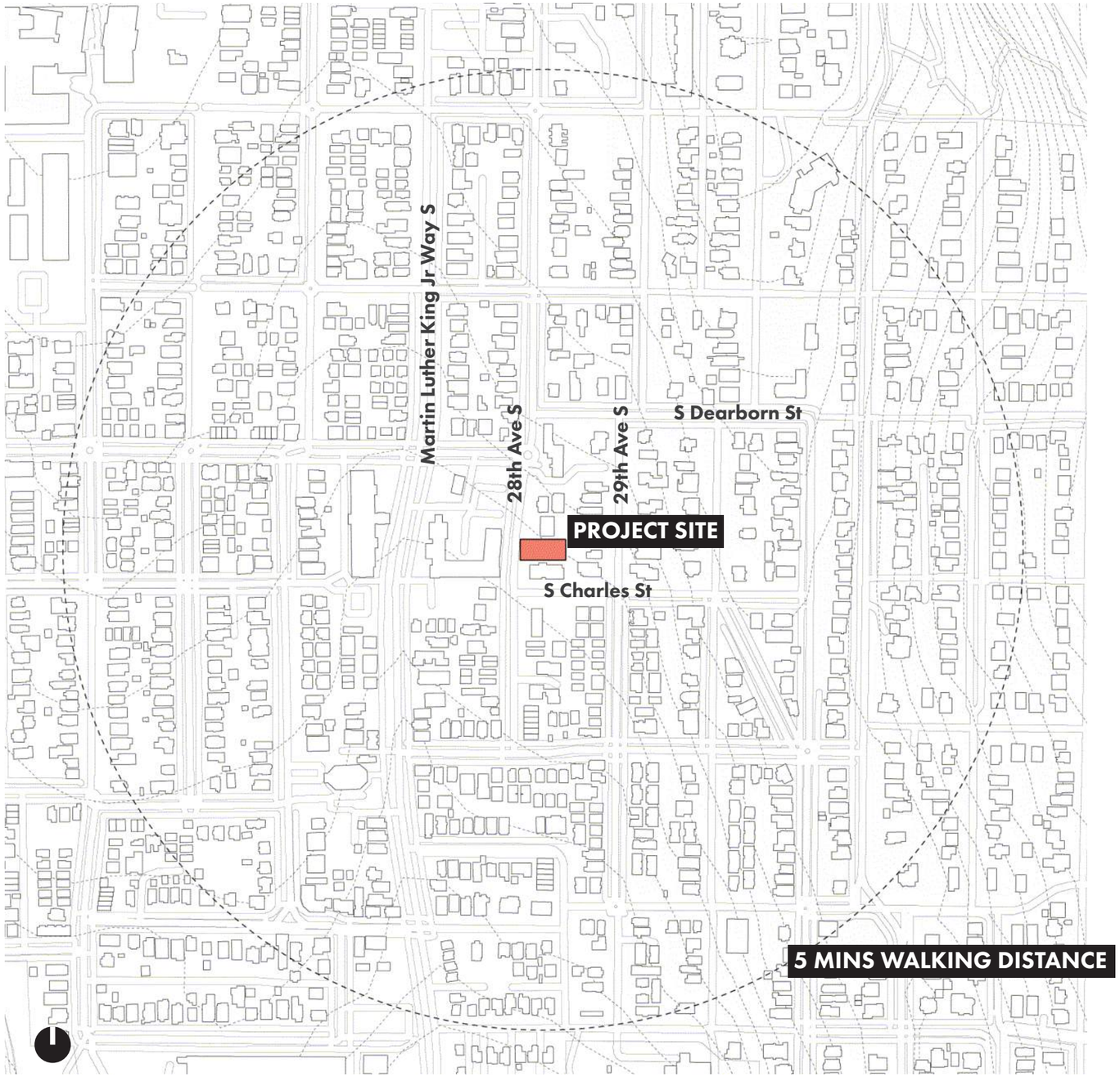
w: www.hybridarc.com

830 28TH AVE S, SEATTLE WA 98144



OBJECTIVES

Development Objectives

Project to construct (3) new 3&4-story residential townhouses building containing a total of 8 new dwelling units and surface parking for 2 vehicles and 2 carports (4 total parking spots). The development proposes each unit to be aprox. 1,200sf. gross floor area with total of 9,370 gsf. Parking to be accessed off of 28th Ave S. Existing fourplex building to be demolished.

Design Objectives

+ Preserve the architectural characteristics of the neighborhood while expressing the aesthetics of the modern architectural elements
+ Use of high quality and durable materials that support the neighboring context
+ Encourage views for the units while minimizing the impact of the massing to the sidewalk and the neighbors
+ Provide shared courtyard amenity on the ground level to promote social interaction between the neighbors
+ Provide parking behind the main structures
+ Allow through site connections having the courtyard as the “heart” of the circulation

PROJECT INFORMATION

Address	830 28th Ave S, Seattle, WA 98144
Owner	Brass Tack Investments LLC
SDCI#	3039712 - EG
Parcels	0424049054
Site Area	6,720 SQF (Per Project Survey)
Zoning	LR2 (M) - MHA applied
Overlays	Design Review Equity Area
Legal Description	POR OF SE 1/4 LY E OF 28TH AVE S - Full description on page 9.
ECA	None (Per Survey)
Building Type	(8) Residential townhouse units
Building Size	9,370 GSF (Gross)
Frequent Transit	Yes
Parking	(2) Parking surface proposed + (2) Carports proposed
Pre-Sub Date	01 June 2022
Planner	Scott Reynolds

COMMUNITY OUTREACH

Community Outreach Plan

Approved Method of Outreach Per DON Approval

+ Direct mailing flyers to all residences within 500ft (Printed, High Impact)

What we did: Posters featuring translations in Spanish, Amharic and Korean with QR code directing recipients to project website were mailed to 244 residences and businesses and shared with 17 neighborhood community groups and 32 media outlets in list provided by Department of Neighborhoods.

Date completed: April 27, 2022

+ Project web page - Interactive project website with public commenting function.

Project website featuring translations in Spanish, Amharic and Korean as well as comment function with text box on landing page established and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function. Website included in Appendix A.

- http://www.83028thavesproject.com/

+ Online survey (Electronic, High-Impact)

Online survey featuring translations in Spanish, Amharic and Korean established and publicized via poster with link to survey featured on project website and QR code for survey included on poster. Survey text and results included in Appendix A.

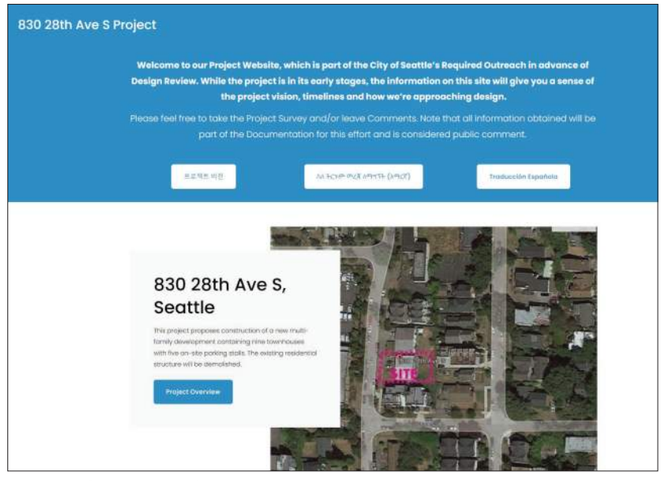
Date completed: April 27, 2022

Design-Related Comments

- **Building:** When asked what is most important about the new building on this property,
  + 73 percent of survey respondents said parking is most important
  + 57 percent said the relationship to neighborhood character
  + 42 percent said that environmentally friendly features are important

- **Sidewalk and Landscaping.** When asked what the most important consideration is for the exterior space on this property,
  + 73 percent of survey respondents said landscaping is important
  + 42 percent said light and safety features of the project should be considered

^Copy of Mailed Flyers



^Copy of Project Webpage

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SMC ZONING ANALYSIS

23.45.504: Permitted and Prohibited Uses

+ Residential uses permitted in LR zone.

23.45.510: Floor Area Ratio (FAR) Limits

+ The FAR limit for LR2 zone with an MHA suffix is 1.4

23.45.512: Density Limits

+ no density of limit in LR Lots with MHA

23.45.514: Structure Height

+ The max. height is 40 ft. for townhouse developments within the LR2 zone.

23.45.518: Setbacks and Separations (Townhouse developments)

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

23.45.522: Amenity Area (Townhouse developments)

+ At least 25% of lot area
+ 50 % of the amenity area shall be provide at ground level unless the amenity provide at the roof meets section 23.45.510.D.5
+ Amenity provide at ground level may be either private or common space.

23.45.527: Structure Width and Facade Length

+ The max. structure width for LR2 zone with an MHA suffix is 90 ft.
+ Facade length of all portions within 15 feet of a lot line shall not exceed 65% of that lot line

23.45.536: Parking Location, Access, and Screening

+ Surface parking
  a. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except:
     1) Between a principal structure and a street lot line;
     2) In the required front setback or side street side setback; and
     3) Within 20 feet of any street lot line.
  b. If access is taken directly from an alley, surface parking may be located anywhere within 25 feet from an alley lot line provided it is no closer than 7 feet to any street lot line.

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

DESIGN RESPONSES

+ Residential uses permitted in LR zone.

+ Max. F.A.R. : 1.4
  Lot Size : 6,720 SF
  F.A.R. : 1.4 x 6,720 SF : 9,408 SF

  Proposed F.A.R. : **9,198 SF : Project Complies**

+ Density limit does not apply with LR lot with MHA
+ 8 dwelling units proposed

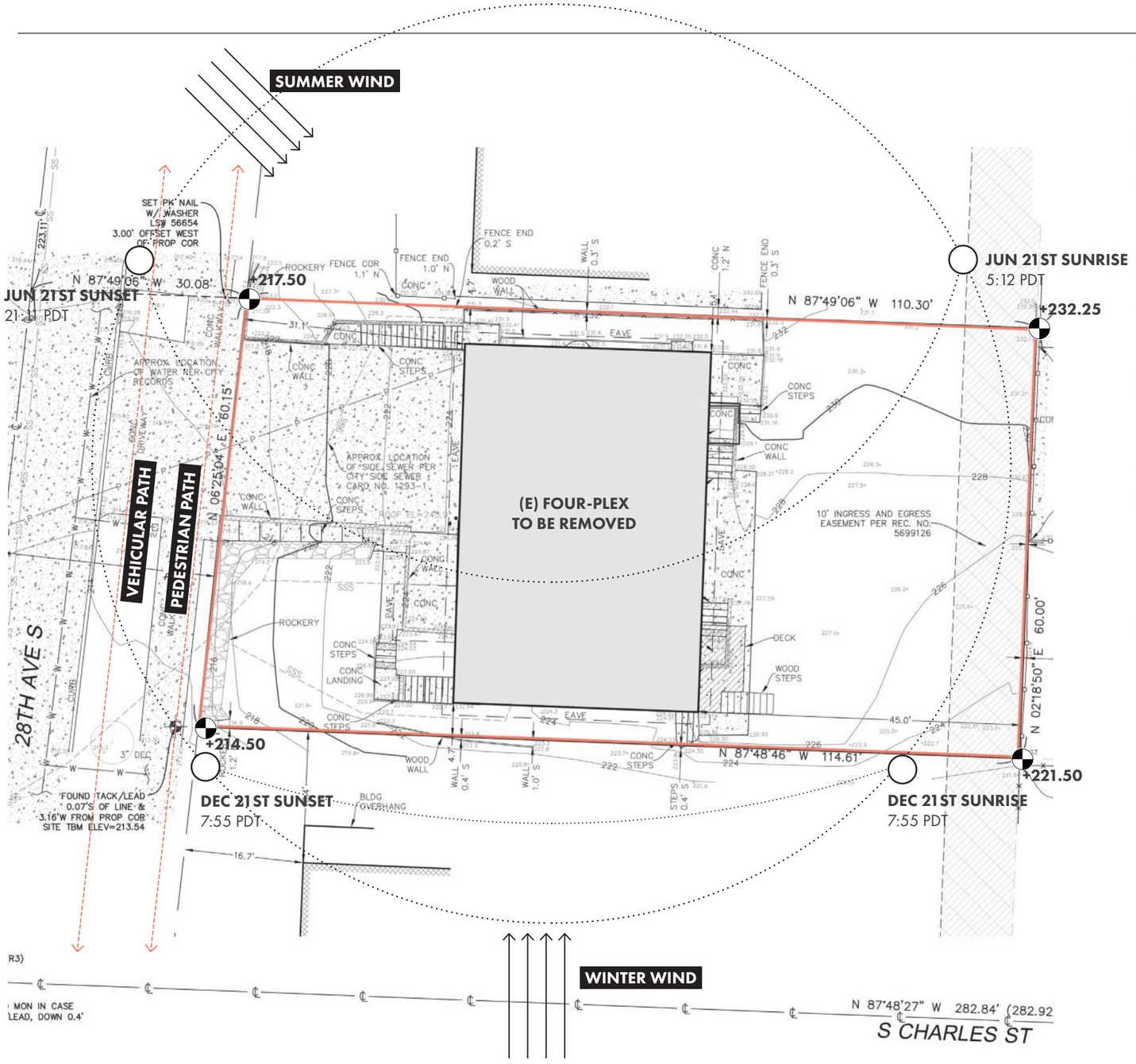
+ The proposed design **will not exceed 40 ft.** in height from the average grade. (along with 5 ft. additional height)

+ Front : **4′ 0″ - 7′4″ front setback + 6′ 2″ average setback (Adjustment)**
+ Rear : **5 FT min setback (complies) + 7 FT average setback (Complies)**
+ Side(S) : **5 FT min setback (complies) + 7 FT average setback (Complies)**
+ Side(N) : **5 FT min setback (complies) + 7 FT average setback (Complies)**

+ Proposed amenity area : **1847 SF : 27%**
  Amenity at ground level : 509SF + 1,014 SF = 1,523 SF which is > 50%
  Amenity at residential units (roof decks) : 324 SF

+ The proposed design **will not exceed 90 ft.** in facade length (73′ max.)
+ the proposed design will have S facade length of 72′ - 4″ within 15′ of the property line. **(114′ 5″ x 65% = 74′ 6″ (Complies)**

+ The proposed design **will comply with the parking requirement.**
+ Access from 28th Ave S (No Alley)



SURVEY + SITE ANALYSIS

Address	830 28th Ave S., Seattle, WA 98144
Owner	Brass Tack Investments
SDCI#	3039712-EG
Parcels	0424049054
Site Area	6,720 SQF (Per Project Survey)
Zoning	LR2 (M) - MHA applied
Legal Description	POR OF SE 1/4 LY E OF 28TH
Sidewalk	+ Site slopes downhill from N - S aprox. 6.5% + Site has the elevation changes from W - E aprox. 11′ 6″ + 6″ Concrete
Alley	No Alley
On-site Existing	2 - story fourplex
Neighbor to the North	824 28th Ave S. : 2 - story fourplex
Neighbor to the South	840 28th Ave S : 3 - story townhome
Across the Street to the West	810 MLK Jr Way S. : Office Building
Behind to the East	833 29th Ave S. : 2-story single famil
Street Trees	None
On-Site Trees	None

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PROJECT SITE SURVEY

Full Legal Description

POR OF SE 1/4 LY E OF 28TH AVE S- W OF BLK 7 BAXTERS ADD & BTWN N & S LNS OF LOT 6 SD ADD EXTD W

RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M . IN KING COUNTY, WASHINGTON, LYING BETWEEN THE WEST LINE OF LOT 6, BLOCK 7, BAXTER'S ADDITION TO THE CITY OF SEATTLE, AND THE EASTERLY LINE OF 28TH AVENUE SOUTH, AND BETWEEN THE WESTERLY PRODUCTIONS OF THE NORTH AND SOUTH LINES OF SAID LOT 6

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY.

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 4 EAST, W M., IN KING COUNTY, WASHINGTON, LYING BETWEEN THE WEST–LINE OF LOT 7, BLOCK 7, BAXTER'S ADDTION TO THE CITY OF SEATTLE, AND THE EASTERLY LINE OF 28th AVENUE SOUTH, AND BETWEEN THE WESTERLY PRODUCTION OF THE SOUTH LINE OF LOT 6 OF SAID BLOCK AND THE SOUTH LINE OF SAID LOT 7

BASIS OF BEARINGS

NAD83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER GPS OBSERVATIONS

REFERENCES

R1. RECORD OF SURVEY, VOL. 359, PG. 235–239, RECORDS OF KING COUNTY, WASHINGTON.

R2. RECORD OF SURVEY, VOL. 117, PG. 263, RECORDS OF KING COUNTY, WASHINGTON.

R3. RECORD OF SURVEY, VOL. 111, PG. 15, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER GPS OBSERVATIONS.

SITE BENCHMARK
FOUND TACK/LEAD ON SIDEWALK IN FRONT OF 830, 28TH AVE. S.
ELEV.=213.54'

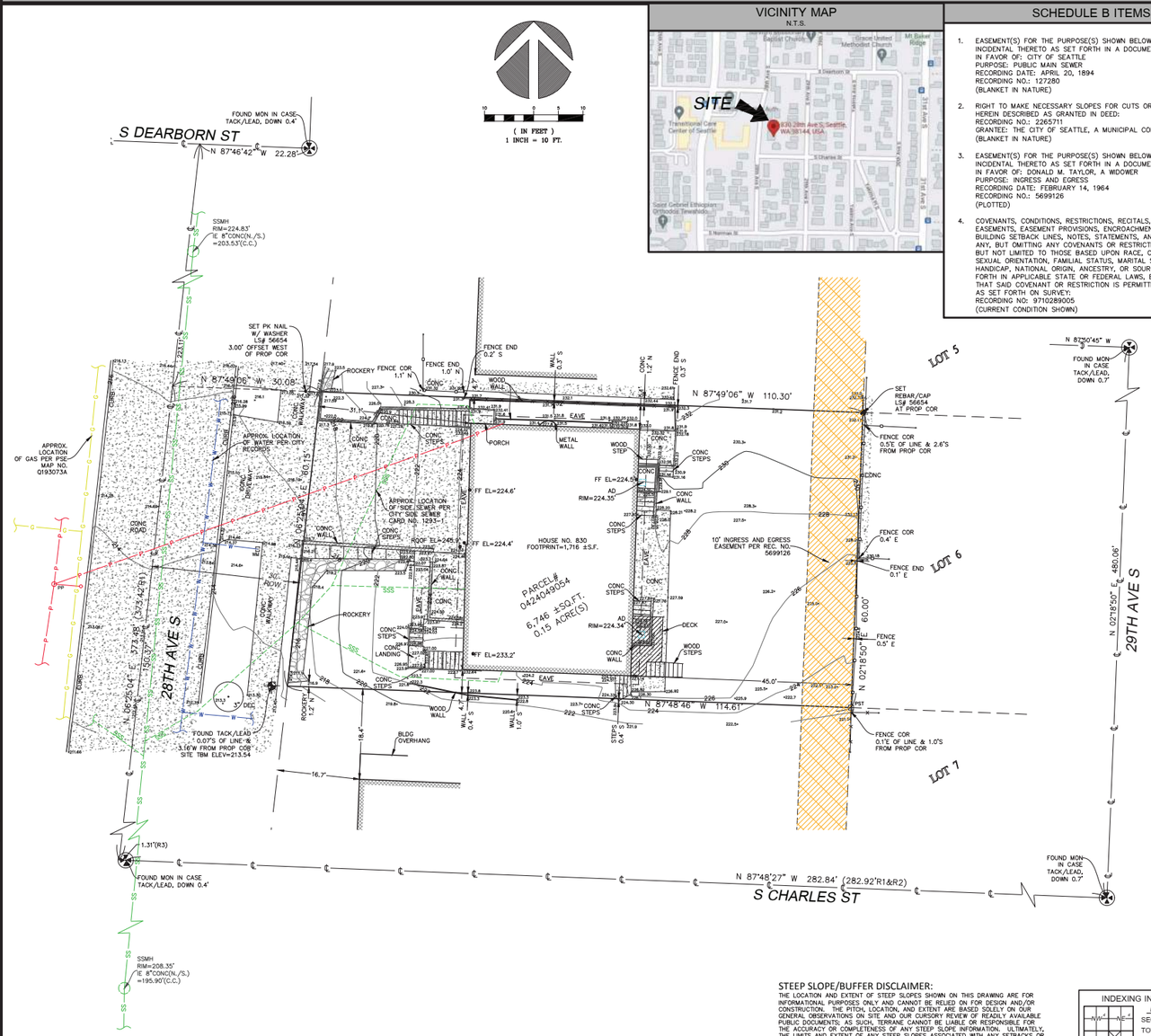
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800–424–5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 042404–9054.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 6,746 ±S.F. (0.15 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 0226485–ETU, WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5–SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332–130–090.

LEGEND

AREA DRAIN		PST	POST
BENCHMARK		P	POWER (OVERHEAD)
BUILDING		PP	POWER POLE W/ LIGHT
CENTERLINE ROW			REBAR & CAP (SET)
CONCRETE SURFACE			RETAINING WALL
DECK			ROCKERY
FENCE LINE (CHAIN LINK)		SS	SEWER LINE
FENCE LINE (WOOD)			SEWER MANHOLE
GAS LINE		SIZE TYPE	TREE (AS NOTED)
NAIL AS NOTED		W	WATER LINE
MONUMENT (IN CASE, FOUND)		WM	WATER METER
10' EASEMENT			

TOPOGRAPHIC & BOUNDARY SURVEY



VICINITY MAP

N.T.S.

SCHEDULE B ITEMS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   IN FAVOR OF: CITY OF SEATTLE
   PURPOSE: PUBLIC MAIN SEWER
   RECORDING DATE: APRIL 20, 1894
   RECORDING NO.: 127280
   (BLANKET IN NATURE)
2. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED IN DEED:
   RECORDING NO.: 2265711
   GRANTEE: THE CITY OF SEATTLE, A MUNICIPAL CORPORATION
   (BLANKET IN NATURE)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   IN FAVOR OF: DONALD M. TAYLOR, A WIDOWER
   PURPOSE: INGRESS AND EGRESS
   RECORDING DATE: FEBRUARY 14, 1964
   RECORDING NO.: 5699126
   (PLOTTED)
4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY:
   RECORDING NO: 9710289005
   (CURRENT CONDITION SHOWN)

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

NW 1/4 NE 1/4 SW 1/4 SE 1/4
SECTION: 04
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 0424049054

SORRELGREEN/LACKEY RESIDENCE
830 28TH AVE S
SEATTLE, WA 98144

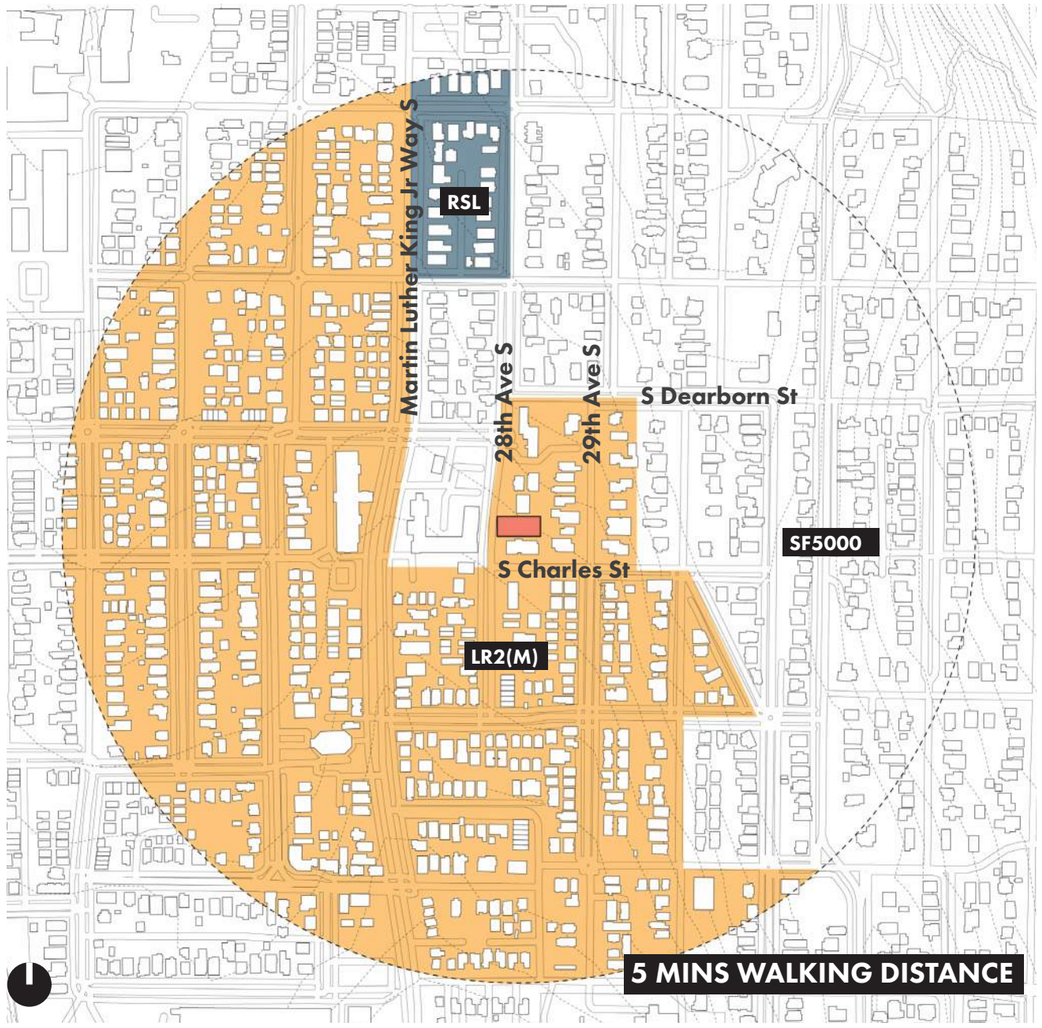
TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	212341
DATE:	01/05/22
DRAFTED BY:	IDV/GKD
CHECKED BY:	KING / JGM
SCALE	1" = 10'

REVISION HISTORY

01/31/22	ESMT CORRECTED

SHEET NUMBER
1 OF 1



Zoning Map

The project site sits at the edge of the LR2 (M) zone. It's lies as a bridge between the LR2 zone and the Single Family zone (to the West). Being in the area, the site is surrounded by mixture of residential buildings ranges from single family to big apartment buildings. MHA applied in this location.

Typologies + Usages

Neighboring area is primary residential including: single family, apartments, condominiums, and townhouses with the mixture of public spaces such as office building and nursing.

- Site
- Apartment
- Single Family
- Townhouse
- Plexes
- Offices
- Condominiums
- Nursing
- Row Houses

1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122
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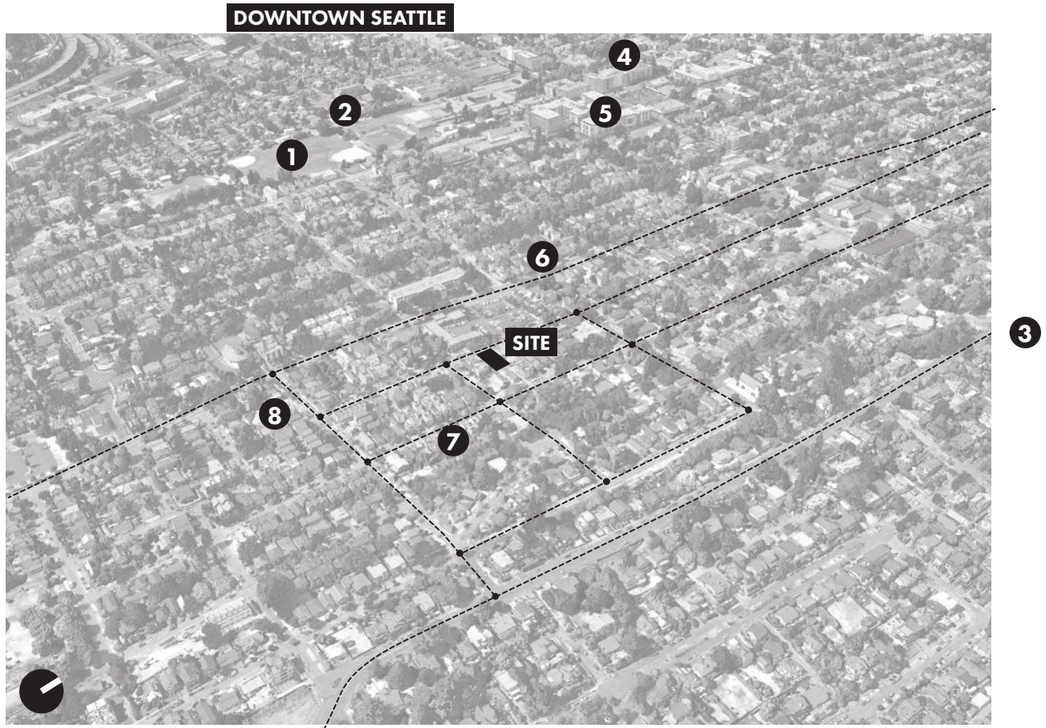
NEIGHBORHOOD CONTEXT



Aerial View of the Site and Its Surrounding

1. Judkins Park
Multipurpose park in Central Area 4 blocks away from the site.

2. St. Mary Catholic Church
Community church in Central Area 4 blocks West of the site.

3. Frink Park
17.2 acre park in the area with heavily wooded hillside and ravine through which flows Frink Creek

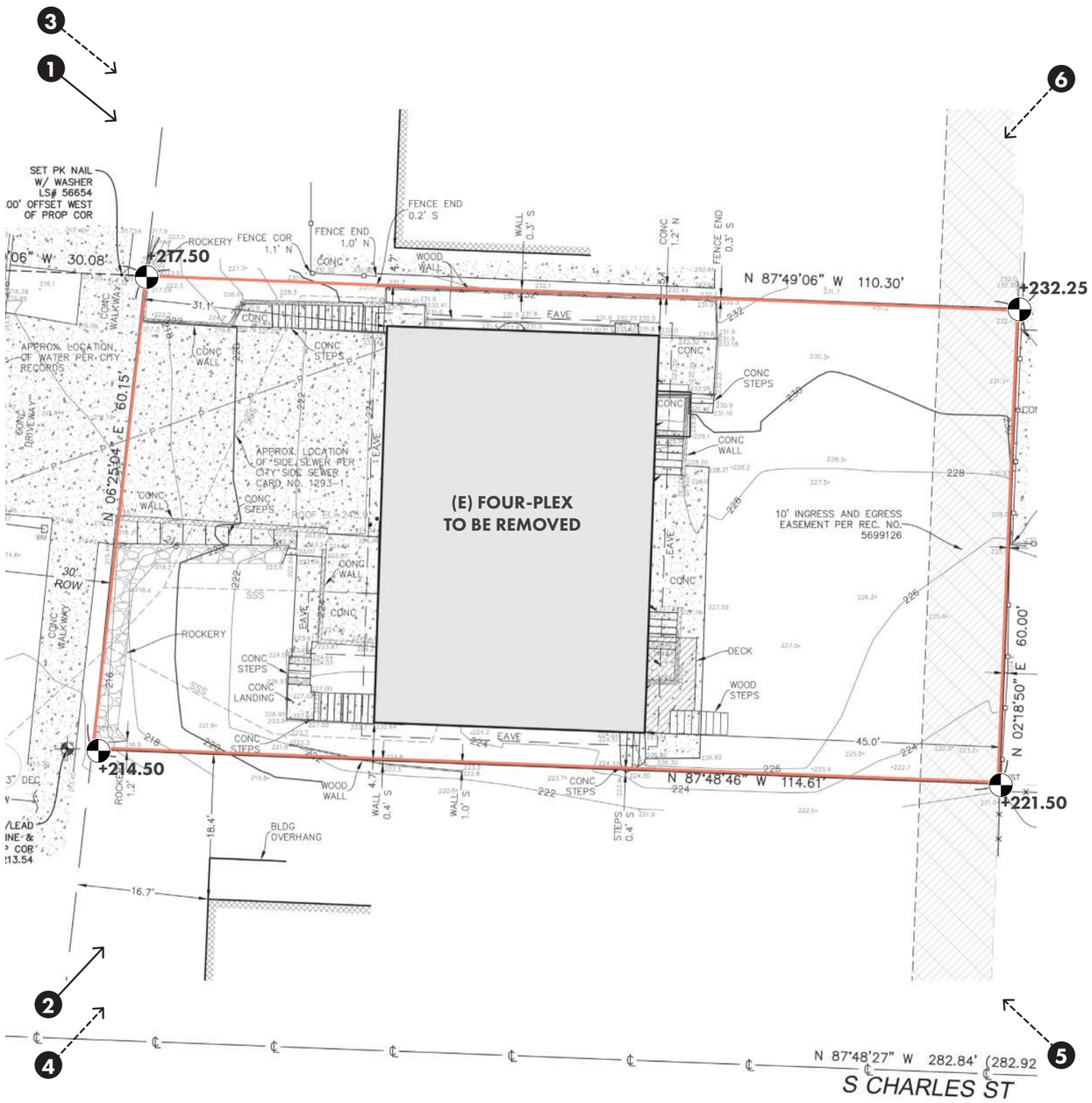
4. Dr. Blanche Lavizzo Park
Community park that connects S Jackson St and E Yesler Way

5. Jackson Apartments
Nearby apartment building

6.717 Martin Luther King Jr Way S
Nearyby townhouse buildings

7. 912 29th Ave S
Nearyby townhouse buildings

8. 2723 S Norman St
Nearyby townhouse buildings



VIEWS INTO SITE

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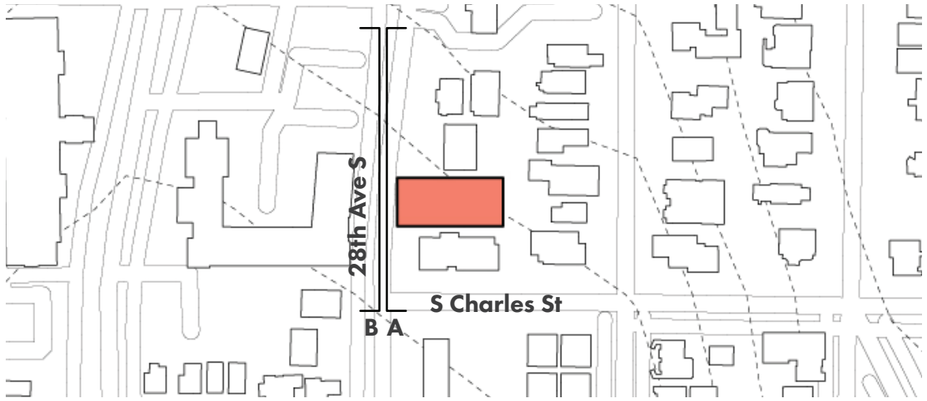
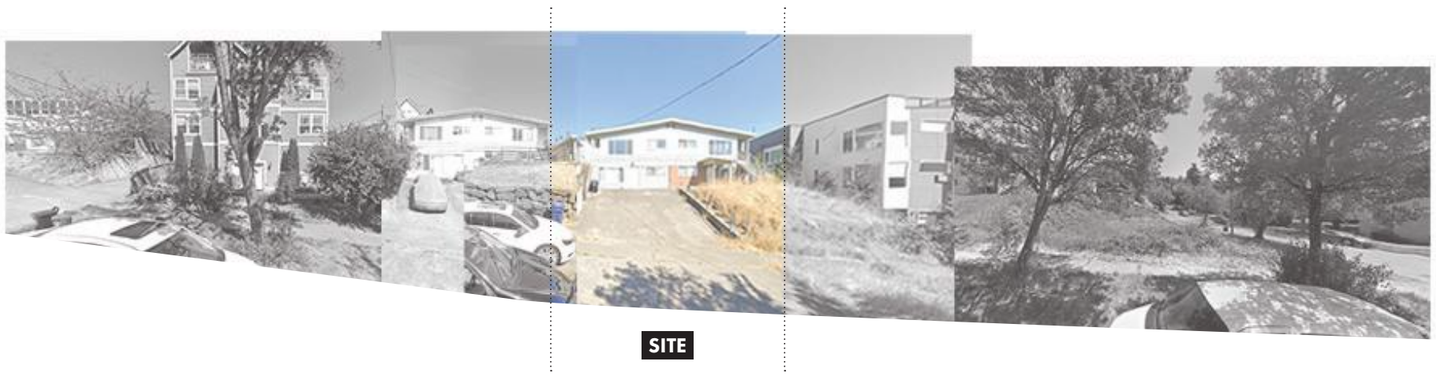
STREET MONTAGE - 28TH AVE S



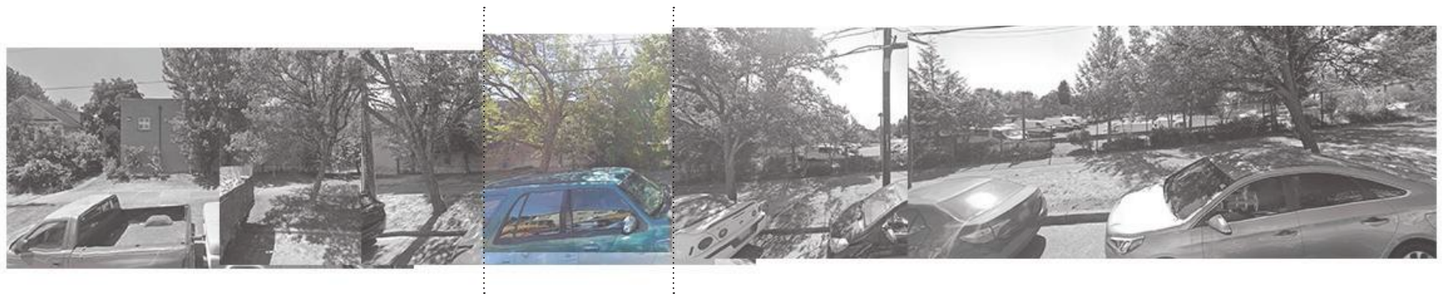
28th Ave S. Sections

28th Ave S. buildings typologies

- Site
- Apartment
- Single Family
- Townhouse
- Plexes
- Offices
- Condominiums
- Nursing
- Row Houses



Section A



Section B

2
DESIGN GUIDELINES + RESPONSES

CHANDLER STEVER ARCHITECT
HYBRID

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830 28TH AVE S, SEATTLE WA 98144

GUIDELINE PRIORITIES: CENTRAL AREA

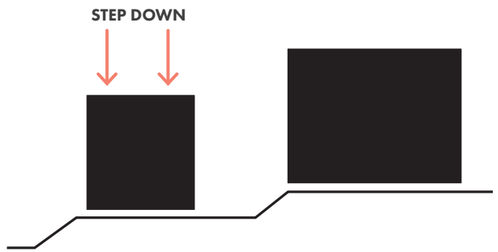
GUIDELINE 1+2 **CS1 Natural Systems and Site Features - 1: Topography**

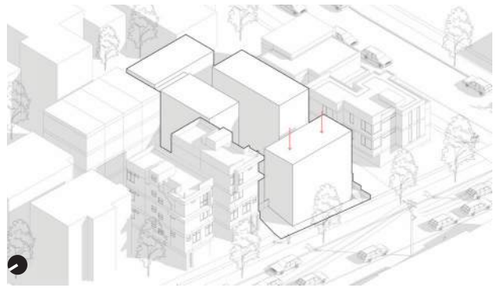
CS1-1A: Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.

CS1-1B: If fencing or screening is included in the design, it should step along with the topography.

Design Team Responses

The existing topography drove the overall programing and the overall layout of the massing. To maximize views to the South and the West, the project steps along the topography to allow elevation changes among the masses. As a result, the fencing on the driveway is pulled back to express the natural slope of the site while allowing for comfortable screening for pedestrians on the street.





GUIDELINE 3 **CS3 Architectural Context & Character - 1: Neighborhood Context**

CS3- 1A: Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

Design Team Responses

The street front entry and overall architectural characteristics of the project are driven from the character of the existing street-scape and neighborhood. The project took into consideration the datum of setback and building height along the street to create a strong connection by continuing the datum line while at the same time relating to the character of the neighboring buildings through architectural elements such as roof lines, front elevation verticality, front entrances, and vegetation buffer.

GUIDELINE 4 **PL1 Connectivity- 3: Livability for Families and Elderly**

PL1-3B: Consider utilizing building rooftops as an opportunity for family gathering and gardening.

Design Team Responses

While allowing the architectural characteristics of the neighborhood helps shape how the buildings meet the sky, the design team took into consideration ways to differentiate the masses by introducing roof decks. Having roof decks allow the opportunity for private gatherings for family.

GUIDELINE 5 **PL3 Street Level Interaction - 2: Streetscape Treatment**

PL3-2I: Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.

Design Team Responses

The design team took the opportunity to elevate the entry and the street-front experiences through the use of secondary elements such as stoop, porch, and canopy. By allowing the street facing units to engage the sidewalks with such elements helps promote social activities through the circulation.

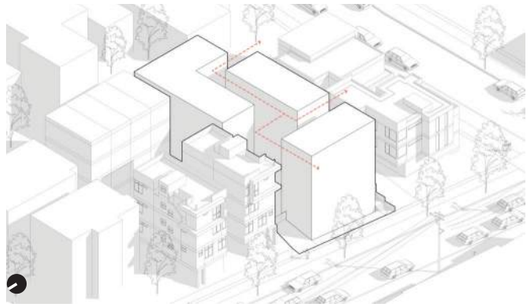
GUIDELINE PRIORITIES: CENTRAL AREA

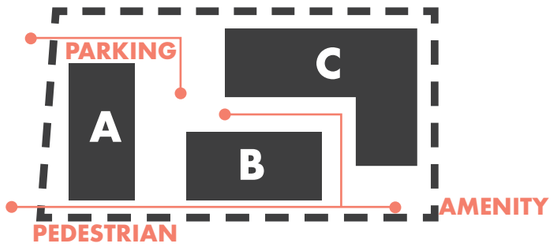
GUIDELINE 6 **DC2 - Architectural Concept 1: Building Layout and Massing**

DC2 - 1C: Smaller and varied building forms are encouraged. Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric.

Design Team Responses

Through site connection as the heart of the circulation is the concept that driven the arrangment of the massing. By spliting the massing into three, it allows the opportunity to create an outdoor space in between the buildings that promotes social interaction and landscape opportunities along with parking and amenity spaces opportunities.



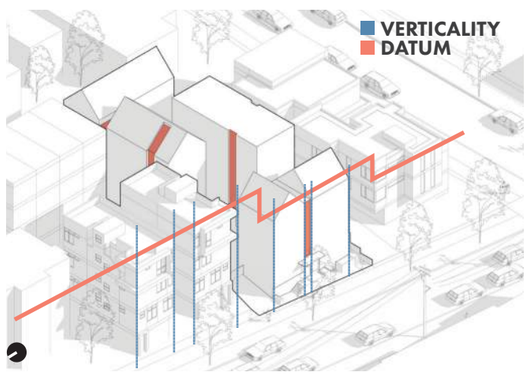


GUIDELINE 7 **DC2 - Architectural Concept 1: Building Layout and Massing**

DC2 - 1D: Appropriately scale buildings so that they relate to the scale and form of the adjacent public realm (i.e. the width of the streets and/or affronting open spaces and adjacent smaller scale zones).

Design Team Responses

The proposed project respects the existing datum of the street-front and respects how the project will be perceived from the street by scaling down the street facing unit on the West. Furthermore, the roof forms and recesses on the mass promotes the idea of breaking down the massing that helps strengthen the street-front.



GUIDELINE PRIORITIES: CITYWIDE DESIGN GUIDELINE

GUIDELINE 8 **DC1 Project Uses and Activities - 3: Parking and Services**

DC1-C2: Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/
or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and street-scape.

DC1-C3: Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

Design Team Responses

The project proposed 4 parking spots on site; however, the design team explored ways to minimize the impact of the parkings and the driveway through the use of vegetations buffer and changes in materials. The design team introduced the use of grasscrete to soften the impact of the driveway. Furthermore, by creating a pedestrian friendly driveway, the driveway could served multiply usages.

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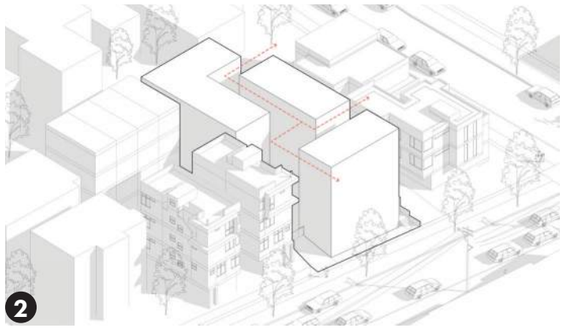
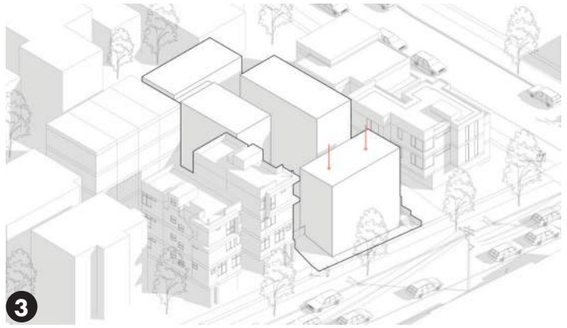
3
ARCHITECTURAL DESIGN CONCEPT

MASSING DEVELOPMENT





1 BUILD-ABLE AREA

The mass of the building is generated from the existing site area, setbacks per the LR1 zone and the maximum height to demonstrate maximum building potential.

2 SPLIT

Split the massing into three blocks to allow the opportunity to create an outdoor space in between the buildings that promotes social interaction and landscape opportunities along with parking and amenity spaces opportunities.

GUIDELINE 9 DC3 Open Space Concept - B4: Multifamily Open Space

DC3-B4: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play, barbeques, resident meetings, and crafts or hobbies.

3 PUSH

Allowing the existing topography to respectfully push masses down to allow more light and air to access the open spaces and the sidewalk.

4 SHAPE

Respectfully shape the form the building to relate to the architectural characteristic of the neighborhood.

GUIDELINE 10 CS3 Architectural Context and Character - A1: Fitting Old and New Together

CS3-A1: Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

5 CARVE

Adjust the building mass to further breaking down the perceived masses through the use of gaskets

GUIDELINE 11 DC2 Architectural Concept - A2: Reducing Perceived Mass

DC2-A2: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, by windows, porches, canopies or other elements; and/or highlighting building entries.

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4
PROPOSED DESIGN

PERSPECTIVE IMAGE

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AERIAL IMAGES

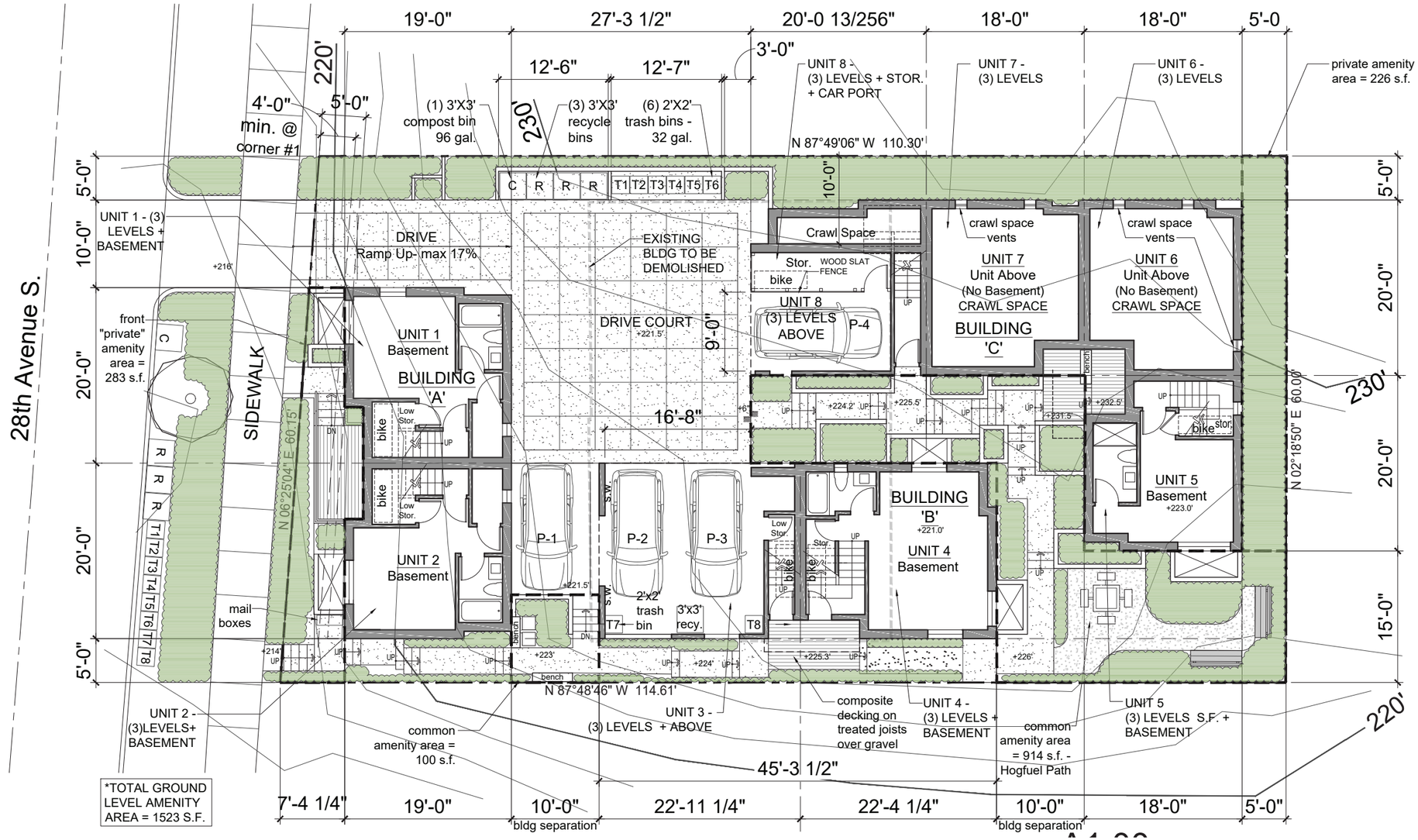
NW View

SW View

SE View

NE View

ARCHITECTURAL DRAWINGS



Floor Plan: Basement Level
Scale 1" : 15' - 0"

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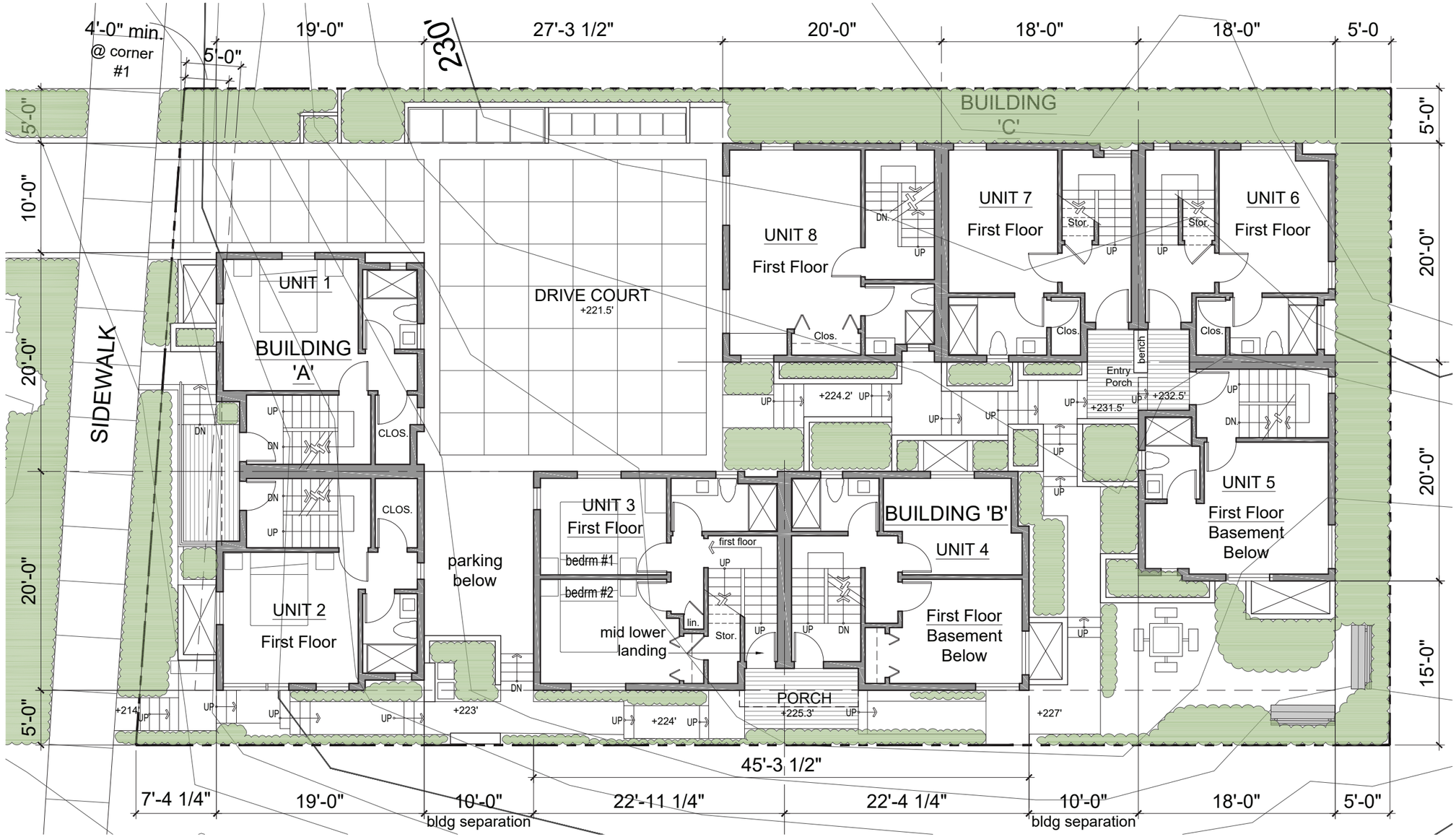
ARCHITECTURAL DRAWINGS



Floor Plan: Entry Level
Scale 1" : 10' - 0"

ARCHITECTURAL DRAWINGS

Floor Plan: Level 2
Scale 1" : 10' - 0"

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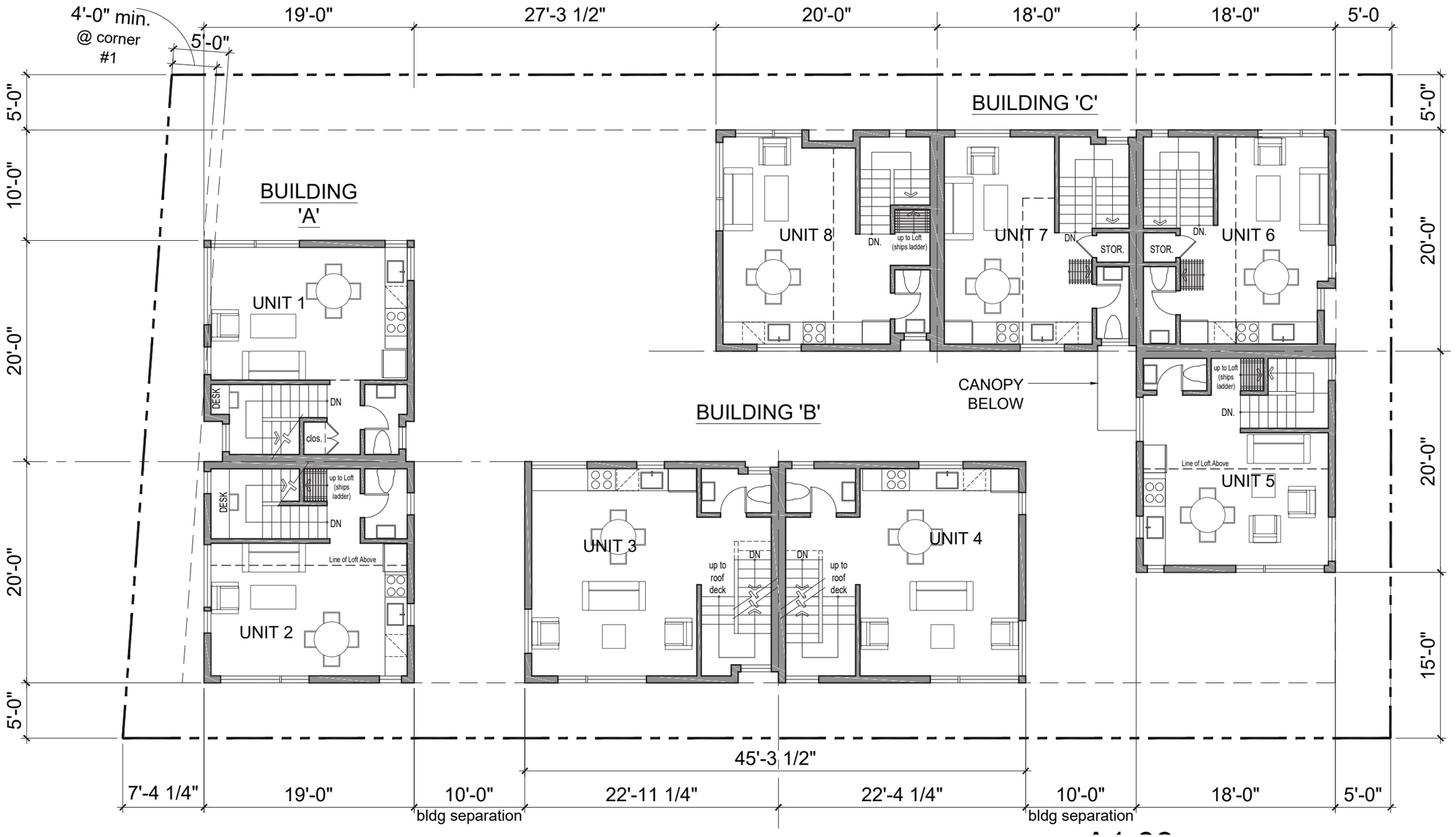
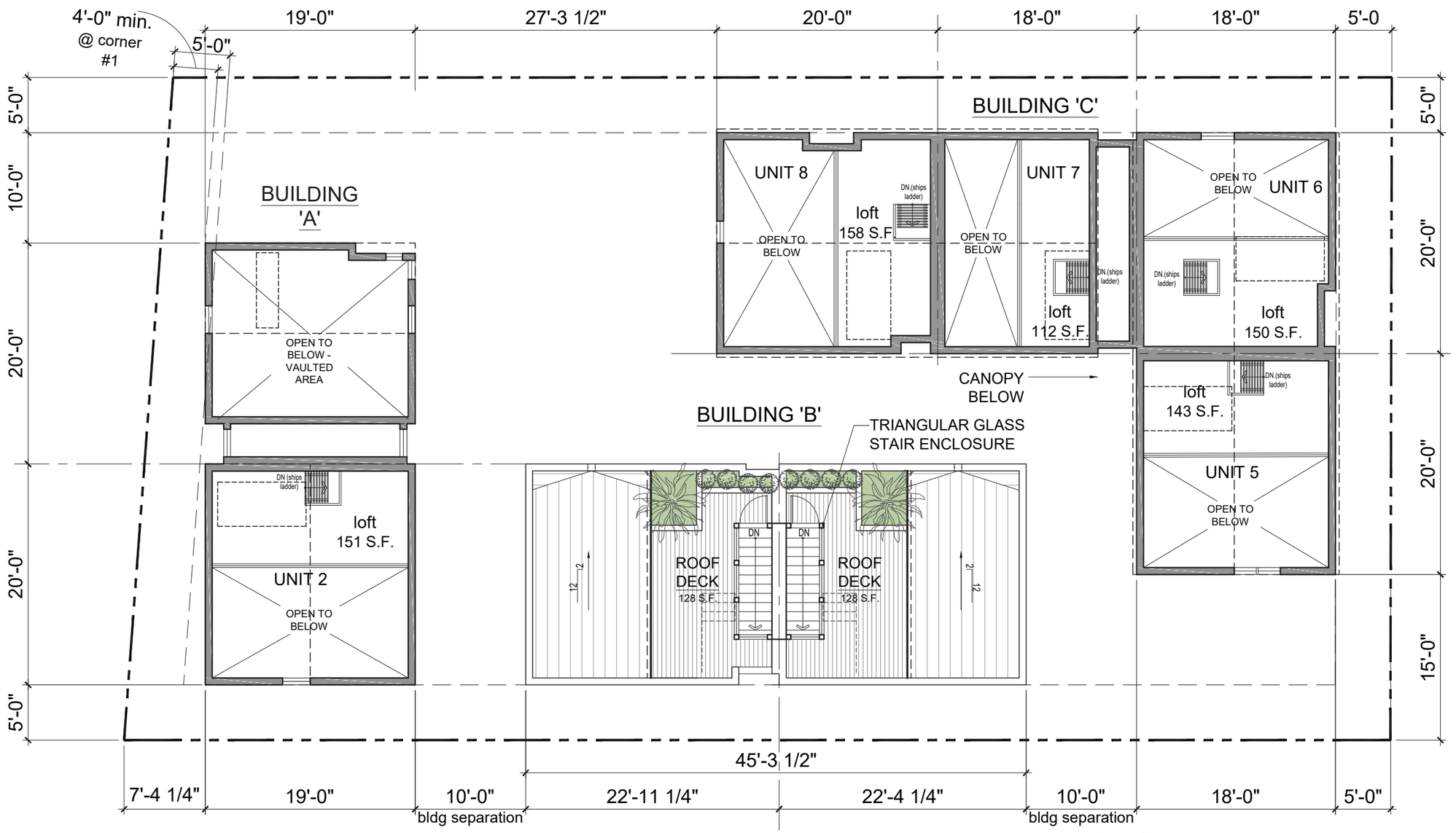
ARCHITECTURAL DRAWINGS



Floor Plan: Level 3
Scale 1" : 10' - 0"

ARCHITECTURAL DRAWINGS



Floor Plan: Level 4
Scale 1" : 10' - 0"

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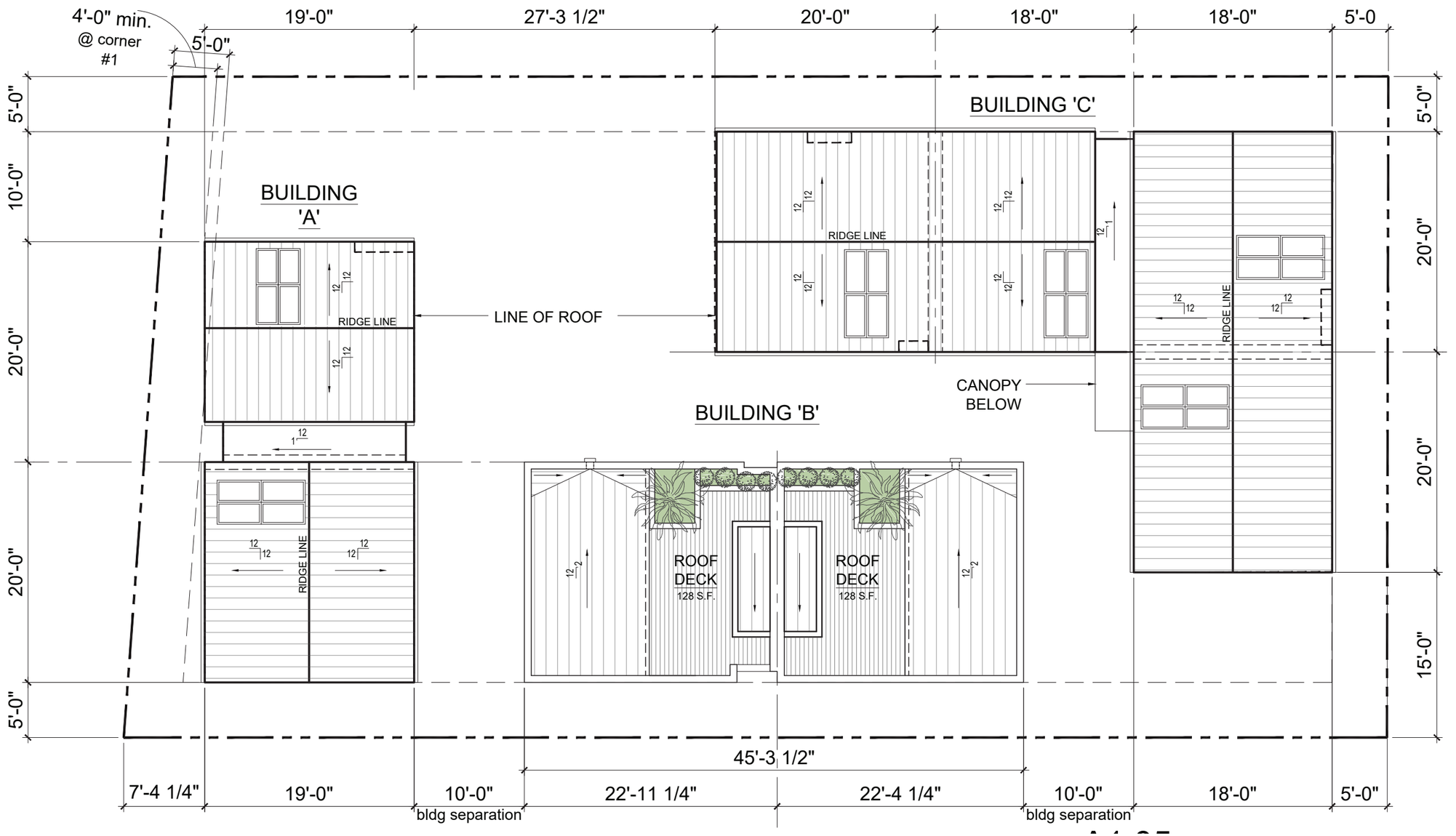
ARCHITECTURAL DRAWINGS



Floor Plan: Level Roof
Scale 1" : 10' - 0"

AMENITY + FAR CALCULATION

AMENITY AREA — 25% Site Required = 1,680 S.F

GROUND LEVEL PRIVATE AMENITY AREA =	509 S.F.
GROUND LEVEL COMMON AMENITY AREA =	1,014 S.F.
ROOF DECK PRIVATE AMENITY AREA =	324 S.F.
TOTAL PROVIDED =	**1,847 S.F.**

IMPERVIOUS AREA

BUILDING 'A' FOOTPRINT =	728.3 S.F.
BUILDING 'B' FOOTPRINT =	876.3 S.F.
BUILDING 'C' FOOTPRINT =	1,400.4 S.F.
DRIVE CT./RAMP/TRASH =	1,326.1 S.F.
MIDDLE WALKWAY=	168.4 S.F.
FRONT WALKWAY=	43.6 S.F.
SOUTH WALKWAY=	196.5 S.F.
REAR WALKWAY+well walls	197.2 S.F.
TOTAL IMPERVIOUS=	4,936.8 S.F.

.73 Impervious Ratio

F.A.R. CALCULATION

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8
BASEMENT	293.2*E	293.0*E	406.4*P	355.3*E	267.6	n/a	n/a	185.3*P
1ST FLOOR	310.7	313.1	397.3	376.9	291.3	290.9	297.0	347.6
2ND FLOOR	323.9	332.4	401.1	385.9	313.7	307.8	309.3	342.5
3RD FLOOR	323.7	332.4	401.1	395.3	313.6	307.8	309.3	342.2
LOFT	n/a	40.4	n/a	n/a	57.6	73.5	45.2	54.9
TOTAL (SF)	**958.3**	**1,018.3**	**1,605.9**	**1,158.1**	**1,243.8**	**980.0**	**960.8**	**1,272.8**

***P - Parking stall**
***E - Area Exempt**

TOTAL (SF) UNITS 1-8 = **9,198.0** / 6,720 sf Lot Size = **Current F.A.R. = 1.37**

max FAR: 1.4 (9,408 sf) = -210.0 S.F. under limit

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ARCHITECTURAL ASPIRATION

PERSPECTIVE RENDERING: 28TH AVE. S

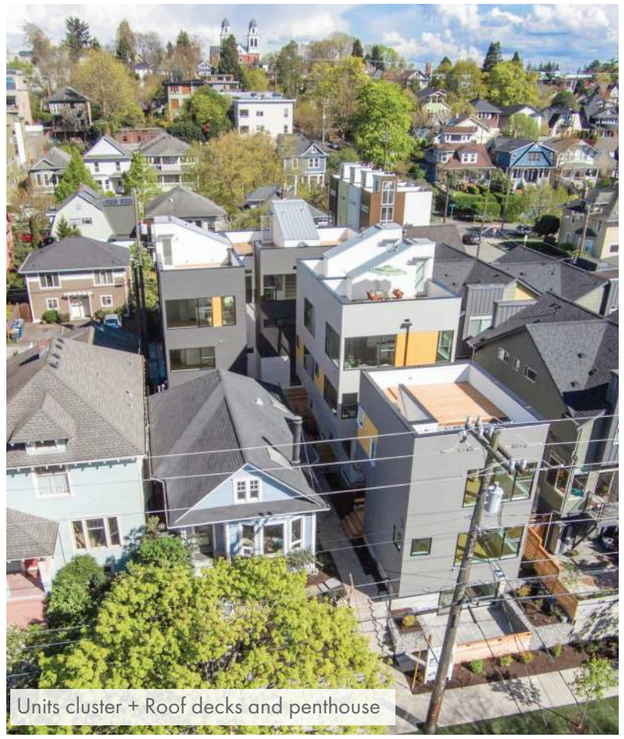
PERSPECTIVE RENDERING: ARIEL VIEW

Architectural Design Intent

+ Preserve the architectural characteristics of the neighborhood while expressing the aesthetics of the modern architectural elements
+ Use of high quality and durable materials that support the neighboring context
+ Encourage views for the units while minimizing the impact of the massing to the sidewalk and the neighbors
+ Provide shared courtyard amenity on the ground level to promote social interaction between the neighbors
+ Provide parking behind the main structures
+ Allow through site connections having the courtyard as the “heart” of the circulation

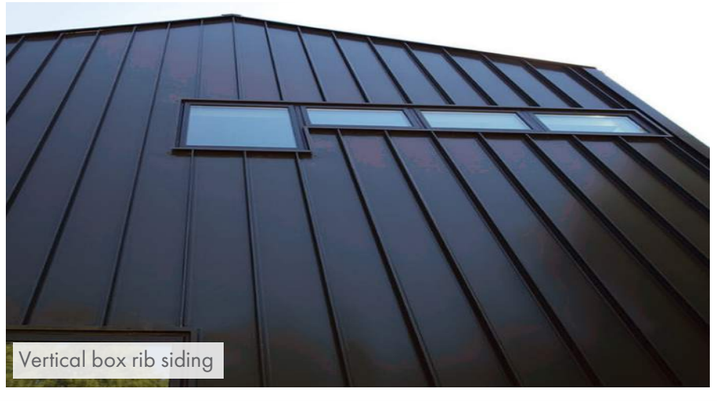
Gable roof + Verticality

Overall composition



Units cluster + Roof decks and penthouse

Roof decks and penthouse



Vertical box rib siding

Differentiate the roof form through rotation

ARCHITECTURAL MATERIALS ASPIRATION

GUIDELINE 12 DC4 Exterior Elements and Finishes - A1: Exterior Finish Materials:

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

Design Team Responses

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

Material Legends (SEE TAGS ON FOLLOWING PAGE)

FC1	Fiber Cement Board (Standing Seam)	SW7675 Sealskin
FC2	Fiber Cement	SW7004 Snowbound
W1	Cedar Wood Deck	Clear Sealed
W2	Metal Siding (Box Rib)	SW7004 Snowbound
C1	Concrete	Cast in Place
V1	Vinyl (Window Frames)	White

MATERIALS PRECEDENT IMAGES

Fiber Cement Board (Standing Seam): SW7675 Sealskin

(Top)White Vinyl Window Frames
(Bottom)Fiber Cement Board: SW7004 Snowbound

(Top)Wood - Clear Plank at entry decks
(Bottom) Metal Siding (Box Rib)

Concrete - Cast in Place

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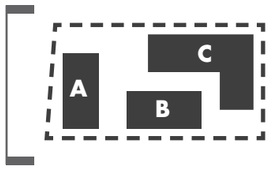
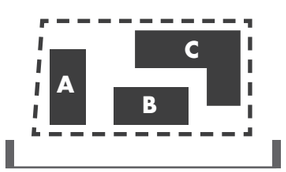
ARCHITECTURAL DRAWINGS

Elevation: West Elevation
Scale 1" : 10' - 0"



ARCHITECTURAL DRAWINGS

Elevation: South Elevation
Scale 1" : 10' - 0"



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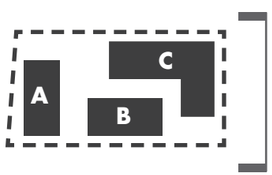
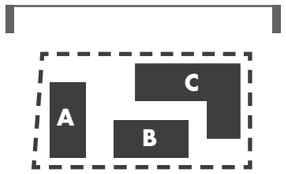
Elevation: East Elevation
Scale 1" : 10' - 0"



ARCHITECTURAL DRAWINGS

Elevation: North Elevation
Scale 1" : 10' - 0"



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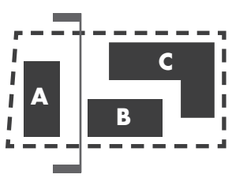
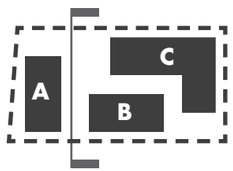
ARCHITECTURAL DRAWINGS

Elevation: Building A East Elevation
Scale 1" : 10' - 0"



Elevation: Building B and C West Elevation
Scale 1" : 10' - 0"



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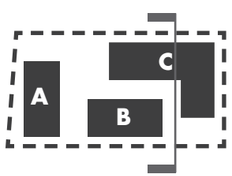
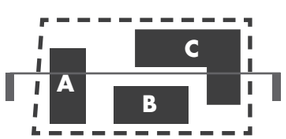
Elevation: Building B East Elevation
Scale 1" : 10' - 0"



Elevation: Building B North Elevation
Scale 1" : 10' - 0"



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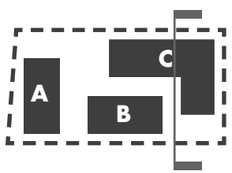
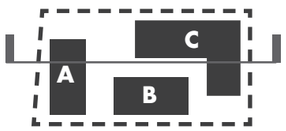
Elevation: Building C West Elevation
Scale 1" : 10' - 0"



Elevation: Building C South Elevation
Scale 1" : 10' - 0"



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LANDSCAPE ASPIRATION

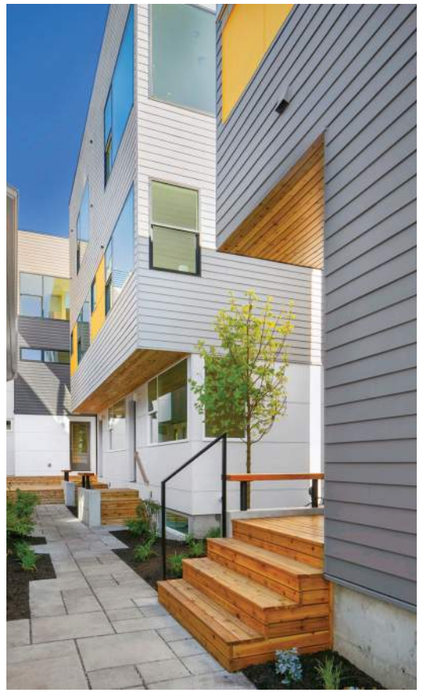
PERSPECTIVE RENDERING: COURTYARD

PERSPECTIVE RENDERING: ENTRY

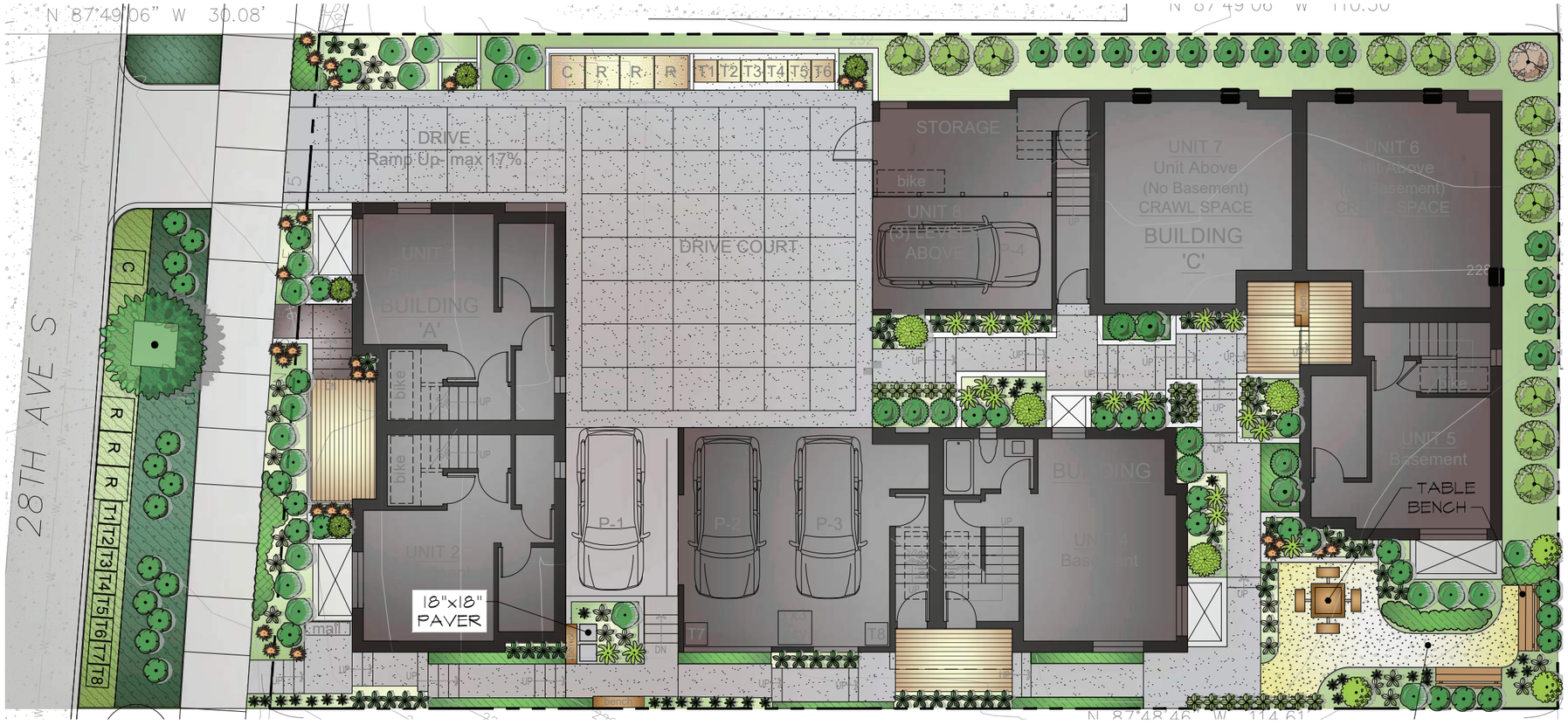
Landscape Design Intent: SDG DC4-D1 + DC4-D4

+ Enhancing the circulation through the center courtyard works as the "heart" of circulation
+ Use native, drought tolerant plants throughout (layered landscape with trees)
+ Allowing the landscape to integrate with the building structure and entry experiences
+ Use high quality, natural materials such as cedar wood deck and fences
+ Integrating Bio-retention strategies to be utilized into the landscape design
+ Vegetation as privacy buffer between units such as bamboo or other dense vegetation.

SEE LANDSCAPE PLAN ON PAGE 38



ARCHITECTURAL DRAWINGS: LANDSCAPE PLAN



Landscape Plan
Scale NTS








Root of Design

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Zelkova serrata 'Greenvase' / Green Vase Zelkova Street Tree - Single leader

GROUND COVERS	BOTANICAL / COMMON NAME
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
	Cornus unalaschkensis / Bunchberry
	Fragaria chiloensis / Beach Strawberry
	Thymus pseudolanuginosus / Woolly Thyme

SITE	BOTANICAL / COMMON NAME
	Arborist Chips 3" Depth

SHRUBS	BOTANICAL / COMMON NAME
	Berberis thunbergii 'Golden Rocket' / Golden Pillar Barberry
	Blechnum spicant / Deer Fern
	Carex testacea / Orange Sedge
	Cornus sericea / Red Osier Dogwood
	Dicentra formosa / Pacific Bleeding-Heart
	Gaultheria shallon / Salal
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Heuchera micrantha var micrantha / Small Flowered Alumroot
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape
	Physocarpus capitatus / Pacific ninebark
	Polystichum munitum / Western Sword Fern
	Ribes sanguineum / Red Flowering Currant
	Sarcococca ruscifolia / Fragrant Sarcococca
	Vaccinium ovatum / Evergreen Huckleberry

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ARCHITECTURAL DRAWINGS: LANDSCAPE PLAN

Landscape Lighting Plan
Scale NTS

Lighting Design Intent

+ 1. Exterior ceiling light
  Progress lighting / P5774-30
  5" wide

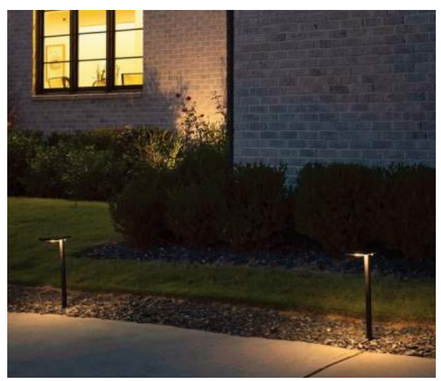
+ 2. LED outdoor wall light
  WS-W2605
  16 Watt-3000K / Lumens: 800

+ 3. LED deck light - Hampton Bay
  JAO2601LL
  5.5" - 3000K

+ 4. Outdoor battery backup
  WS-32912-WT-EM
  12" tall - step light

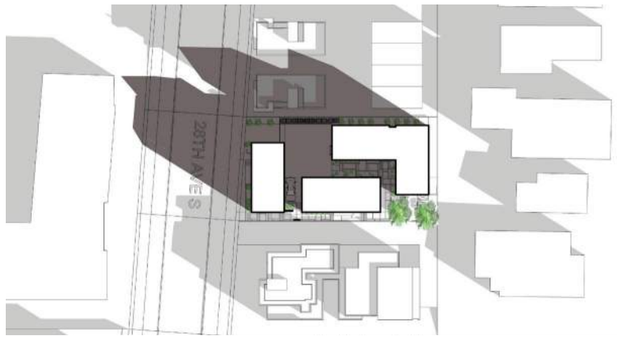
+ 5. Outdoor landscape light - Hampton Bay
  HD286688BK

+ 6. Outdoor landscape pathway light
  N6VOY8UGE



SHADOW STUDIES

March / September, 21st

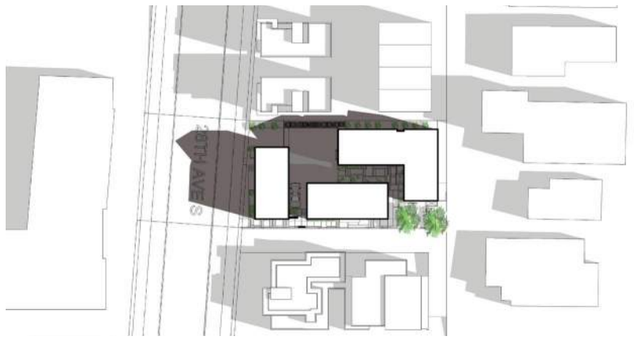


9:00 a.m.

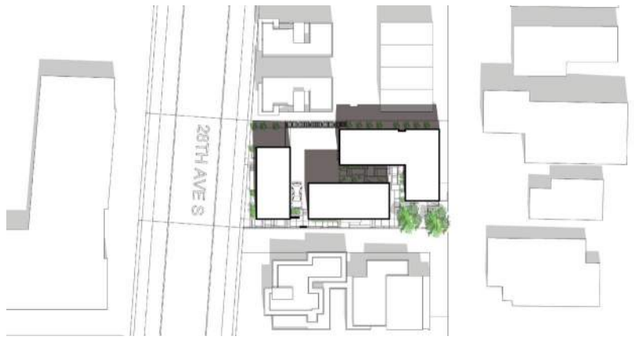
12:00 p.m.

3:00 p.m.

June, 21st



9:00 a.m.



12:00 p.m.

3:00 p.m.

December, 21st

9:00 a.m.

12:00 p.m.

3:00 p.m.

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RENDERINGS: ARIEL

RENDERINGS: STREET VIEW

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RENDERINGS: FRONT ENTRY

RENDERINGS: THROUGH SITE CIRCULATION

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RENDERINGS: COMMON AREA

RENDERINGS: THROUGH SITE CIRCULATION

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5
ADJUSTMENT REQUESTS

ALLOWED ADJUSTMENT

23.41.018 - Streamlined design review (SDR) process

1.The Director shall identify the guidelines of highest priority, referred to as the "guideline priorities". The Director shall summarize and consider any community consensus regarding design resulting from community outreach, or as expressed in written comments received.

2.The Director shall prepare a report that identifies guideline priorities, documents any design changes needed to achieve consistency with the design guidelines, and identifies any requested or required development standard adjustments and/or departures.

3.If the criteria listed in subsection 23.41.018.F.3 are met, the Director may consider adjustments to the following development standards to the extent listed for each standard:

a. Setbacks and separation requirements may be reduced by a maximum of 50 percent;
b. Amenity areas may be reduced by a maximum of ten percent;
c. Landscaping and screening may be reduced by a maximum of 25 percent; and
d. Structure width, structure depth, and facade length may be increased by a maximum of ten percent.

4.The Director shall make the Guidance report available to those who sent in comments or otherwise requested notification, and to the applicant.

ADJUSTMENT MATRIX

Adjustment	Code Required	Request	Design Guidelines	Rationale
1. Setbacks and Separations Townhouse (Front - West)	(23.45.518) Front setback for townhouse development : 7 ft. average + 5 ft. min.	The proposed front setbacks is a minimum of 4' and an average of 6' 2" . The design team is respectfully asking for 1' adjustment to the minimum front setback and an 8"reduction to the average requirement . (< 50%)	DC2-1C: Building Layout and Massing DC1-C2: Parking and Services	The design team has taken into consideration the design guidelines that encourage smaller varied building forms. The front setback adjustment allows for the project to be broken into three modest sized building masses therefore reducing the scale of the buildings while still keeping a 10' building separation between structures, and the minimum 5' rear setback. The adjustment also allows for the adequate clearances for 3 vehicles along the south property line. Placing the vehicles in this location allows us to keep the required number of parking spots on site and hide them from view of the street. Without the adjustment one of the three parking spots would no longer have the necessary clearances and would need to shift under unit 8, which would make the vehicle visible from the street.

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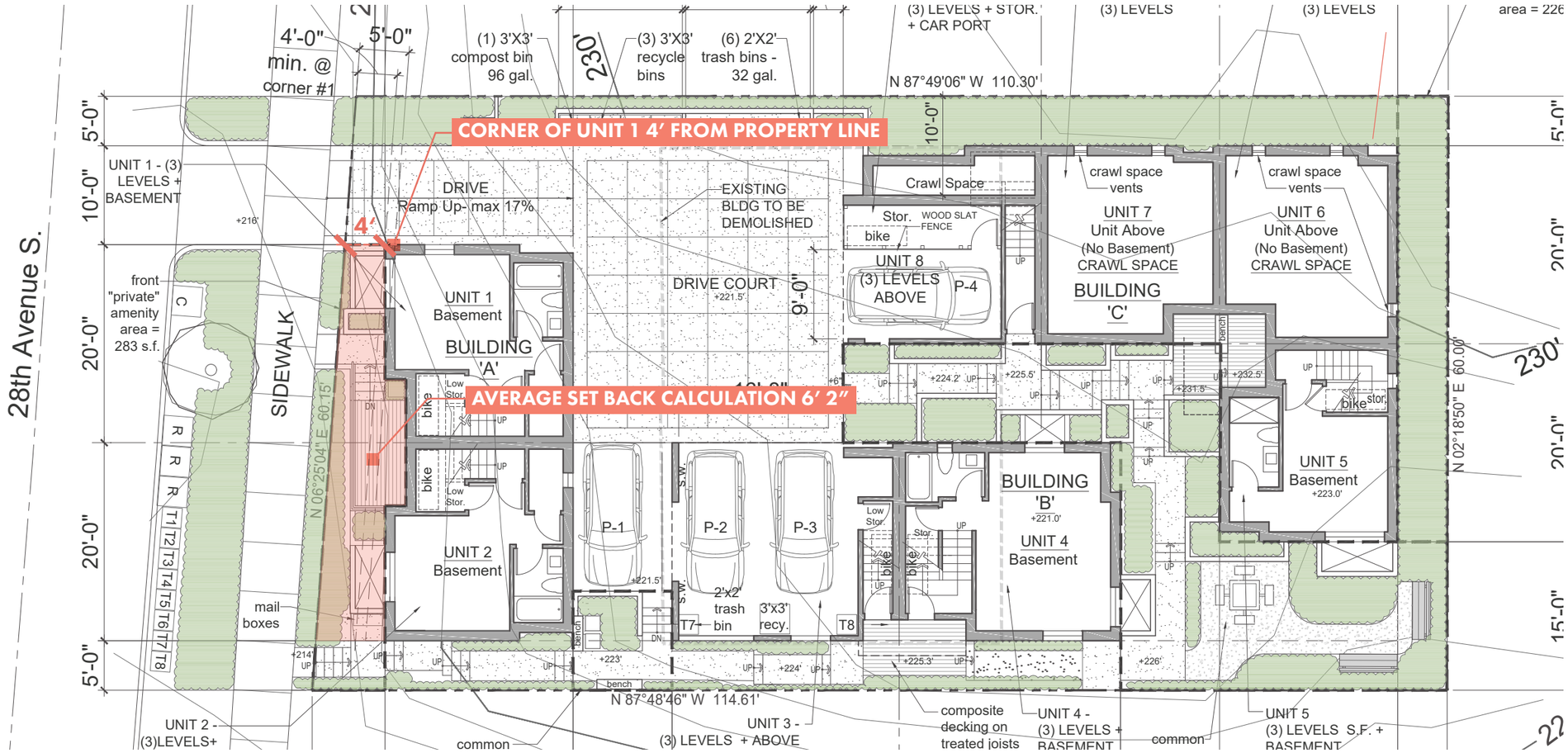
ADJUSTMENT DIAGRAMS: 1. FRONT SETBACK



Floor Plan: Basement Level Adjustment Diagram
Scale: NTS