



STREAMLINED DESIGN REVIEW PROPOSAL REVISION CYCLE 1

SDCI #3039935-EG
222 10TH AVE E
SEATTLE, WA 98102

Applicant:
H+dIT Collaborative, LLC
2562 Dexter Ave. N
Seattle, WA 98109
Contact: Nathalie Doyle
Email: nathalie@hdtcollaborative.com

Landscape Architect:
Root of Design, LLC
Contact: Devin Peterson
Email: devin@rootofdesign.com

Owner:
Garton Developments, LLC
Contact: Nick Garton
Email: nick@gartondevelopments.com

SDCI Contact:
Contact: Irving Chu
Email: irving.chu@seattle.gov

TABLE OF CONTENTS

DEVELOPMENT STANDARDS

- 3 PROJECT SUMMARY
- 4-5 ZONING ANALYSIS

URBAN ANALYSIS

- 6 TRANSPORTATION MAP
- 7 NEIGHBORHOOD CHARACTER
- 8-9 COMMUNITY OUTREACH
- 10-11 STREET ANALYSIS
- 12-13 SURROUNDING CONTEXT
- 14 EXISTING SITE CONDITIONS
- 15 TOPOGRAPHICAL SURVEY

DESIGN PROPOSAL

- 16 LANDSCAPE PLAN
- 17 PROPOSED SITE PLAN
- 19 GROSS + FAR FLOOR AREA DIAGRAM
- 20-24 FLOOR PLANS
- 25 PRIORITY DESIGN GUIDELINES
- 26-29 ELEVATIONS + MATERIALS
- 30 BUILDING SECTION
- 31 SHADOW STUDIES
- 32-33 3D VIEWS

PROJECT ADDRESS
222 10TH AVE E,
SEATTLE, WA 98102

SDCI PROJECT NUMBER
3039935-EG

OWNER'S NAME
GARTON DEVELOPMENTS, LLC

ARCHITECT
H+dIT COLLABORATIVE, LLC

LANDSCAPE ARCHITECT
ROOT OF DESIGN

ZONING INFORMATION
MR (M1)
CAPITOL HILL URBAN CENTER
STATION AREA OVERLAY

PARCEL NUMBER
6003501390

LOT AREA
4,800 SF

LEGAL DESCRIPTION
NAGLES 2ND ADD N 40 FT LESS ALLEY
PLAT BLOCK: 52
PLAT LOT: 4

OF UNITS
TOWNHOUSE: 8

EXISTING SITE

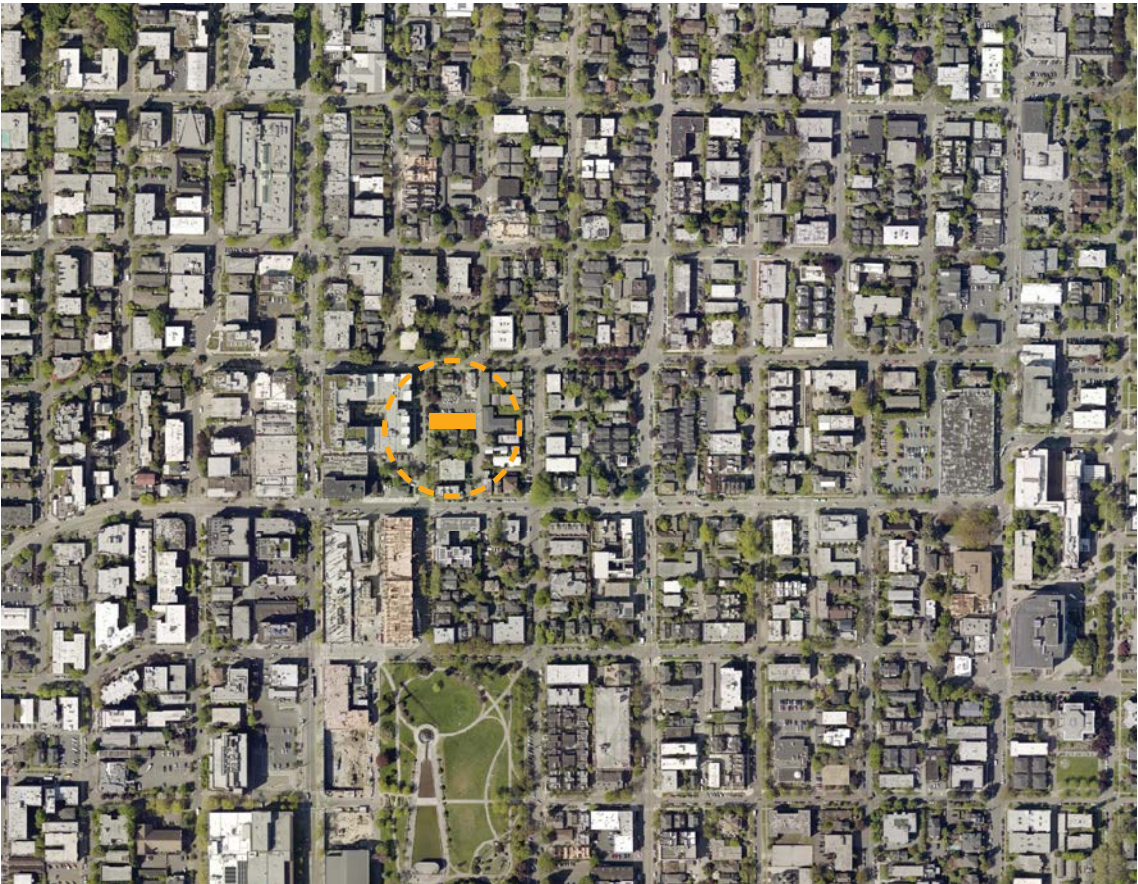
THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF 10TH AVE. E, BETWEEN E. THOMAS ST AND E. JOHN ST. THE NEIGHBORHOOD COMMERCIAL CORRIDOR ALONG E. JOHN ST. IS LOCATED HALF A BLOCK SOUTH OF THE SITE.

ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED MR (M1) & MHA WITHIN THE CAPITOL HILL URBAN CENTER OVERLAY, IN THE STATION AREA OVERLAY WITH NO MINIMUM PARKING REQUIRED. MULTI-FAMILY RESIDENTIAL ZONING SURROUNDS THE PARCEL WITH THE MIXED-USE NEIGHBORHOOD COMMERCIAL CORRIDOR TO THE SOUTH AND WEST ALONG E. JOHN ST. AND E. BROADWAY RESPECTIVELY.



PERSPECTIVE MAP



MULTI-BLOCK AERIAL MAP

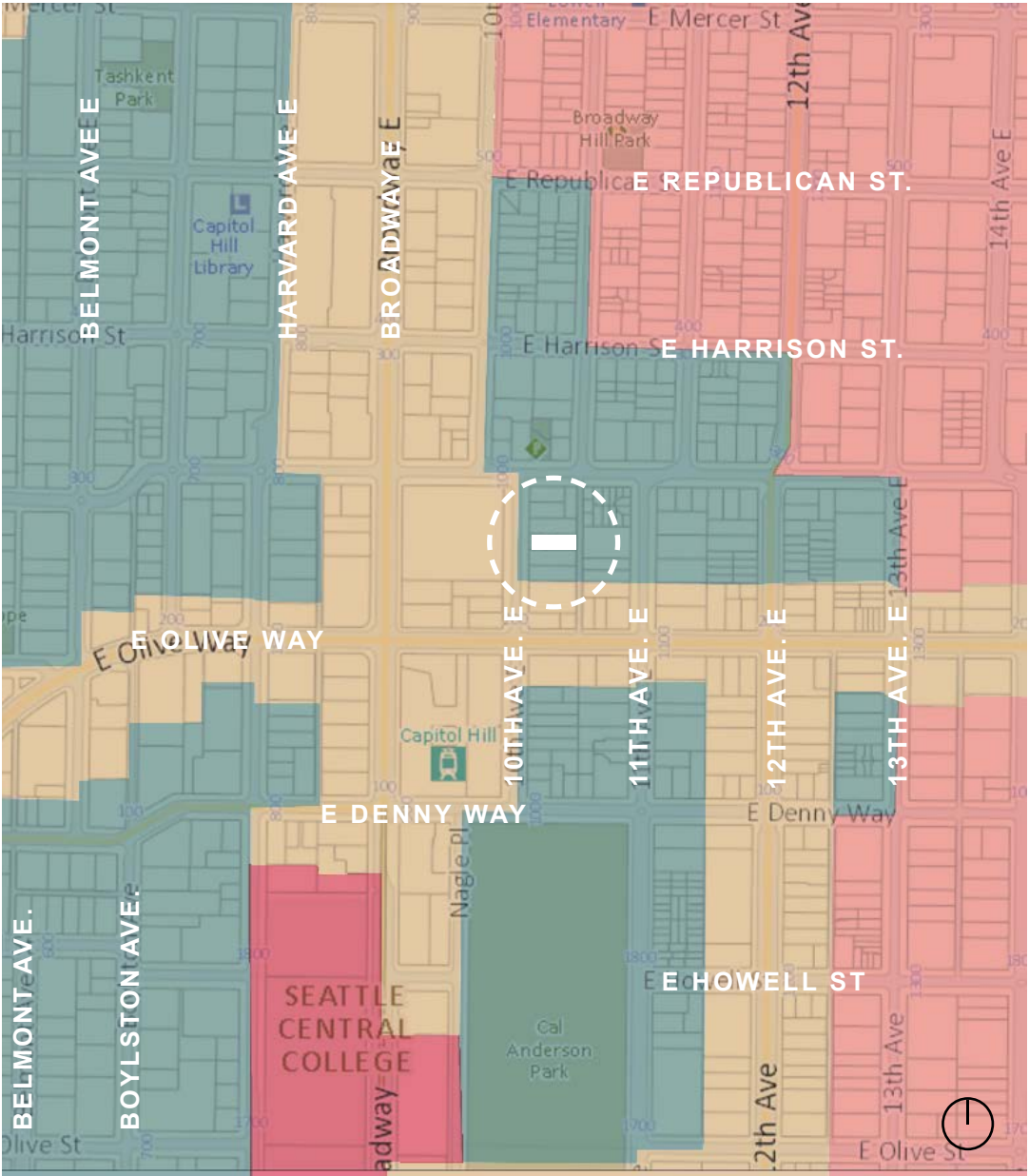


DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF EIGHT (8) TOWNHOUSE UNITS WITH NO PARKING PROVIDED. THE FRONT 2 UNITS FACING 10TH AVE E WILL HAVE A TOTAL OF 5-STORIES. THE REMAINING 6 TOWNHOUSE UNITS WILL HAVE 4 STORIES PLUS A MEZZANINE LEVEL. THE EXISTING SINGLE FAMILY STRUCTURES ON THE PARCEL ARE TO BE DEMOLISHED. THE PARCEL'S IMMEDIATE PROXIMITY TO PUBLIC TRANSIT AND THE NEIGHBORHOOD COMMERCIAL CORRIDOR ALONG E. JOHN ST. MAKES THE LOCATION IDEAL FOR A TOWNHOUSE DEVELOPMENT; WHILE THE NEARBY NEW CONSTRUCTION OF MULTI-FAMILY STRUCTURES REINFORCES THE RESIDENTIAL CONTEXT DESIRED FOR COMMUNITY LIVING.

DEVELOPMENT STANDARDS

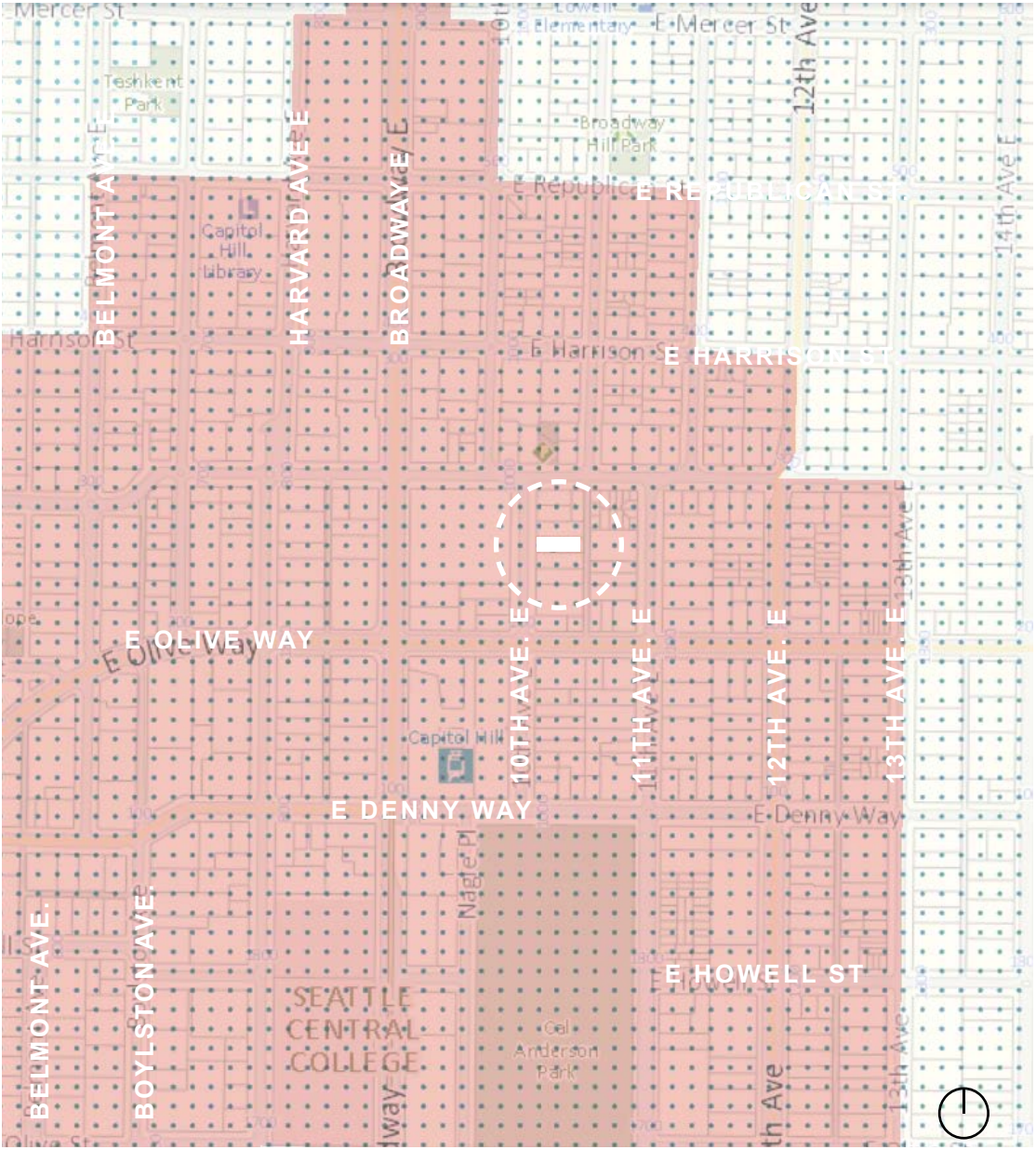
23.45.502	SCOPE OF PROVISIONS MIDRISE 1: MR (M1)	23.45.524	LANDSCAPING STANDARDS GREEN FACTOR SCORE OF 0.5 OR GREATER IS REQUIRED STREET TREES REQUIRED
23.45.504	PERMITTED USES RESIDENTIAL USES ARE PERMITTED OUTRIGHT <i>PROPOSED: RESIDENTIAL (TOWNHOMES)</i>		WITH SMC 23.41.018.D.3 ADJUSTMENTS GREEN FACTOR SCORE OF 0.375 OR GREATER <i>THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.</i>
23.45.510	FLOOR AREA RATIO (FAR) LIMITS IN MR ZONES TOTAL FAR PERMITTED: 4.5 (21,600 SF) <i>TOTAL FAR PROPOSED: 1.94 (11,135 SF)</i>	23.54.015	REQUIRED PARKING THE PROJECT LOCATION PROVIDES FREQUENT TRANSIT SERVICE AND IS LOCATED IN AN URBAN VILLAGE, NO PARKING IS REQUIRED. BICYCLE PARKING REQUIRED: 1 LONG TERM STALL PER UNIT; 1 SHORT TERM STALL PER 20 UNITS, ROUNDED TO THE NEAREST EVEN NUMBER. <i>PROPOSED:</i> <i>VEHICLE PARKING: 0 STALLS</i> <i>SHORT TERM BICYCLE PARKING: 2 STALLS</i> <i>LONG TERM BICYCLE PARKING: 8 STALLS</i>
23.45.514	STRUCTURE HEIGHT MAX. BASE HEIGHT LIMIT: 80'-0" 4' ADDITIONAL ALLOWED PARAPET HEIGHT BONUS: 84'-0" 10' ADDITIONAL STAIR PENTHOUSE HEIGHT: 90'-0" <i>PROPOSED ROOF HEIGHT: 36'-0"</i> <i>PROPOSED 5TH FLOOR/ ROOF PENTHOUSE: 45'-0"</i>		
23.45.518	SETBACKS AND SEPARATIONS FRONT: 7'-0" AVERAGE; 5'-0" MINIMUM SIDES (BELOW 42'): 7'-0" AVERAGE; 5'-0" MINIMUM SIDES (ABOVE 42'): 10'-0" AVERAGE; 7'-0" MINIMUM REAR: 10'-0" MINIMUM WITH SMC 23.41.018.D.3 ADJUSTMENTS FRONT: 3'-6" AVERAGE; 2'-6" MINIMUM SIDES (BELOW 42'): 3'-6" AVERAGE; 2'-6" MINIMUM SIDES (ABOVE 42'): 5'-0" AVERAGE; 3'-6" MINIMUM REAR: 5'-0" MINIMUM <i>PROPOSED:</i> <i>FRONT: 3'-10" AVERAGE</i> <i>NORTH SIDE (BELOW 42'): 5.09' AVG.</i> <i>SOUTH SIDE (BELOW 42'): 8.41' AVG.</i> <i>NORTH SIDE (ABOVE 42'): 5.38' AVG.</i> <i>SOUTH SIDE (ABOVE 42'): 8.32' AVG.</i> <i>REAR: 5'-0" AVERAGE</i>	23.54.040	SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS <i>PROPOSED: HYBRID SOLID WASTE STORAGE</i> <i>TRASH: (8) 32-GAL. CARTS; INDIVIDUAL USE</i> <i>RECYCLING: (4) 96-GAL CART; SHARED USE</i> <i>COMPOST: (1) 96-GAL CART; SHARED USE</i>
23.45.522	AMENITY AREA (W/ SMC 23.41.018.D.3 ADJUSTMENTS) 5% OF TOTAL GFA REQUIRED 5% x 12,323 SF = 616 SF WITH SMC 23.41.018.D.3 ADJUSTMENTS) 10% REDUCTION OF 616 SF = 554 SF <i>PROPOSED: 1,688 SF</i>		



- NEIGHBORHOOD COMMERCIAL
- HIGH-DENSITY MULTI-FAMILY
- LOWRISE MULTI-FAMILY
- MAJOR INSTITUTIONS

STATION AREA OVERLAY

CAPITOL HILL URBAN CENTER



MAP KEY

BUS STOPS

LINK LIGHT RAIL

PRINCIPAL ARTERIAL

MINOR ARTERIAL

COLLECTOR ARTERIAL

INTERSTATE

PROJECT SITE

NEIGHBORHOOD NODE

LANDMARKS

WALKSHED





(A) LOWELL ELEMENTARY SCHOOL



(B) CAPITOL HILL PUBLIC LIBRARY



(C) ELLIOTT BAY BOOK COMPANY



(D) CAL ANDERSON PARK



(E) SEATTLE CENTRAL COMMUNITY COLLEGE



(F) ODD FELLOWS CAFE



(G) BROADWAY HILL PARK



(H) NORTHWEST FILM FORUM



(I) VOLUNTEER PARK CONSERVATORY



(J) CAPITOL HILL LIGHT RAIL STATION

COMMUNITY OUTREACH

Community outreach was communicated through printed mailers, a basic project webpage, and an electronic survey. See below for details regarding each form of outreach:

1. PRINTED OUTREACH

Date Flyers Mailed via USPS: 07/28/2022
of Flyers Mailed: 734
of Flyers Returned as Undeliverable: 132 (18% Undeliverable)
Materials Attached: PDF of Flyer Mailed (Exhibit 1), PDF of addresses flyer was mailed to

H+dIT administered direct mailings to residents within an approximate 500' radius of the proposed project site at 222 10th Ave E. The flyer mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share feedback, where additional information on the project can be found, and a site location map. Both an online link and a QR code were provided for the above item

2. ELECTRONIC/ DIGITAL OUTREACH 1

Basic Project Webpage
Published: 07/25/2022
Link: <https://www.hdlcollaborative.com/community-outreach/222-10th-avenue-e>
Materials Attached: Screenshot of Project Webpage (Exhibit 2)

H+dIT created a project webpage and provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share feedback, where additional information on the project can be found, a link to the Survey Monkey survey, a basic site plan, and a site location map.

3. ELECTRONIC/ DIGITAL OUTREACH 2

Online Survey
Published: 07/25/2022
Materials Attached: Screenshot of Survey Monkey survey and individual question results (Exhibit 4)

H+dIT created an online survey via Survey Monkey that provided a link to the project webpage, an email address to provide feedback, and six questions.

EXHIBIT 1

July 29, 2022
222 10TH AVE E. TOWNHOMES

Early Community Outreach Documentation
222 10th Ave Townhomes Community Outreach - Mailed Flyer

H+dIT
collaborative, llc
architecture+planning+design
1815 Dexter Ave North, Suite 100
www.hdlcollaborative.com

Dear Resident,

This flyer is to include you in a project under design review in your area. Below is the project information:

PROJECT NAME: 222 10th Ave E Townhomes
PROJECT ADDRESS: 222 10th Ave E, Seattle, WA 98102
SDCI RECORD NUMBER: 3039935-EG
ZONING: MR (M1)
IN EQUITY AREA: No

PROJECT CONTACT: Nathalie Doyle
EMAIL: eco@hdlcollaborative.com

ABOUT THE PROJECT
H+dIT Collaborative and Elliott Bay Builder Group, LLC, are partnering on a new townhouse project at 222 10th Ave E in the Capitol Hill neighborhood. The proposed site is going through Streamlined Design Review to allow for demolition of an existing single-family residence and new construction of (8) townhouse units. Required refuse and recycling receptacles, along with bicycle storage will be provided on site.

SHARE YOUR THOUGHTS
We want to hear from the community about this proposed project. Please share your feedback for this proposed project at the interactive website or by participating in the online survey. Information you share could be made public.



ONLINE SURVEY
<https://www.surveymonkey.com/r/2J9TFDK>
Go to link or scan code.
Available from July 29 - August 22, 2022.

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



PROJECT WEBSITE
<http://www.hdlcollaborative.com/222-10th-ave-e>
Go to link or scan code.



ADDITIONAL INFORMATION
To find out more about this project and track the progress through the design review and permitting process, search the project address or SDCI project number in the Design Review Calendar (<http://designreviewoutreach.seattle.gov/>) and the Seattle Services Portal (<https://web6.seattle.gov/dpd/edms/>).

H+dIT collaborative, llc | 2562 dexter avenue north, seattle, washington 98109
tel. 206.545.0700 fax 206.545.0702 www.hdlcollaborative.com

EXHIBIT 2

H+dIT
collaborative, llc
architecture+planning+design

Projects Our Team Community Outreach About Contact Us

222 10th Avenue E

H+dIT Collaborative and Elliott Bay Builder Group, LLC, are partnering on a new townhouse project at 222 10th Ave E in the Capitol Hill neighborhood. The proposed site is going through Streamlined Design Review to allow for demolition of an existing single-family residence and new construction of (8) townhouse units. Required refuse and recycling receptacles, along with bicycle storage will be provided on site.

Address: 222 10th Ave. E.

SDCI #: 3039935-EG

Zoning: MR (M1)

Project Contact: Nathalie Doyle / H+dIT

Email: eco@hdlcollaborative.com

In Equity Area: No

We welcome your comments and feedback! Click here:

Early Community Outreach - 222 10th Ave. E. Townhomes (SDCI #3039935-EG) Survey (surveymonkey.com)

You can also enter the project address or SDCI project number in the design review calendar (<http://designreviewoutreach.seattle.gov/>) and the Seattle services portal (<https://cosaccela.seattle.gov/portal/>).

You can learn more about Early Community Outreach for Design Review on the Seattle Department of Neighborhoods website: (<https://www.seattle.gov/neighborhoods/outreach-and-engagement/design-review-for-early-outreach>).

*Please note that information collected in this outreach may be made public.

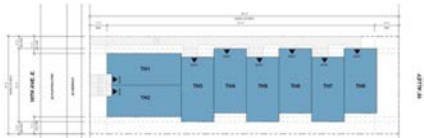
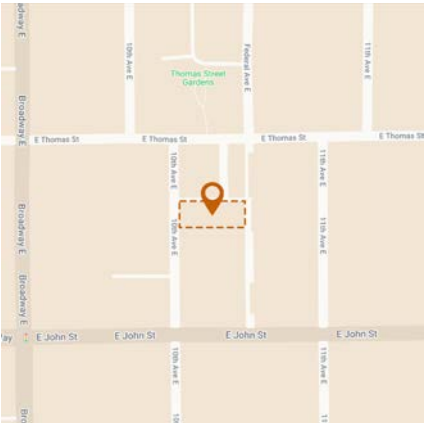


EXHIBIT 3

QUESTION 1:

Q1

CustomizeSave as

What is your connection to this development project? (Select all that apply)

Answered: 16 Skipped: 0

ANSWER CHOICES	RESPONSES
I live very close to the project	81.25% 13
I live in the general area	12.50% 2
I own a business nearby	6.25% 1
I used to live in this neighborhood and would like to move back	0.00% 0
I visit the area often for work or leisure	12.50% 2
I don't have a direct connection, but I do care about growth and development in Seattle	0.00% 0

Total Responses: 16

Comments (0)

QUESTION 2:

Q2

CustomizeSave as

What is most important to you about a new development at this property? (Select up to two)

Answered: 14 Skipped: 2

ANSWER CHOICES	RESPONSES
That it is nice looking	0.00% 0
That it looks unique and interesting	21.43% 3
That it is affordable for residents	71.43% 10
That it is designed to be family-friendly	21.43% 3
That it is designed with environmental sustainability in mind	78.57% 11

Total Responses: 14

Comments (3)

RESPONSES (3)WORD CLOUDTAGS (0)

Sentiments: OFF

Add tagsFilter by tagSearch responses

Showing 3 responses

That there is parking provided for each of the tenants and that it doesn't worsen the current parking situation.

8/1/2022 7:09 AM

View respondent's answersAdd tags

That it increases the housing density of my neighborhood

7/31/2022 2:28 PM

View respondent's answersAdd tags

That it isn't built too close to the property lines of its neighbors

7/30/2022 6:06 PM

View respondent's answersAdd tags

QUESTION 3:

Q3

CustomizeSave as

What concerns do you have about the project? (Select any/all that apply)

Answered: 15 Skipped: 1

ANSWER CHOICES	RESPONSES
Construction noise/impacts	20.00% 3
The current use (single family residence) going away	6.67% 1
That I will not like the way it looks	13.33% 2
That it will not be affordable	46.67% 7
That it may feel out of scale with other homes nearby	20.00% 3
That it will make driving and parking in the neighborhood more difficult	53.33% 8
I don't really have specific concerns	13.33% 2

Total Responses: 15

Comments (2)

RESPONSES (6)WORD CLOUDTAGS (0)

Sentiments: OFF

Add tagsFilter by tagSearch responses

Showing 2 responses

Too car oriented. Too small

7/31/2022 11:07 AM

View respondent's answersAdd tags

Privacy of neighbors should be maintained

7/30/2022 6:06 PM

View respondent's answersAdd tags

QUESTION 4:

Q4

CustomizeSave as

What opportunities or benefits might be achieved by this project? (Select any/all that apply)

Answered: 11 Skipped: 5

ANSWER CHOICES	RESPONSES
Increasing the number of homes available in the neighborhood	90.91% 10
Creating opportunities for home ownership	26.36% 4
Strengthening the community	36.36% 4
Other (please specify)	Responses 18.18% 2

Total Responses: 11

Comments (0)

RESPONSES (2)WORD CLOUDTAGS (0)

Sentiments: OFF

Add tagsFilter by tagSearch responses

Showing 2 responses

I don't see any

8/1/2022 7:09 AM

View respondent's answersAdd tags

Making the neighborhood more sustainable

7/31/2022 11:07 AM

View respondent's answersAdd tags

QUESTION 5:

Q5

Save as

Is there anything specific about this property or neighborhood that would be important for us to know?

Answered: 6 Skipped: 10

RESPONSES (6)WORD CLOUDTAGS (0)

Sentiments: OFF

Add tagsFilter by tagSearch responses

Showing 6 responses

Would love to see these homes be affordable to people other than Tech workers while not compromising sustainability/environmental practices in the build.

8/4/2022 1:34 PM

View respondent's answersAdd tags

Don't steal my sunshine.

8/3/2022 4:81 PM

View respondent's answersAdd tags

I doubt you will make this housing affordable for the average person. Gentrification worsens the housing crisis

8/1/2022 9:27 PM

View respondent's answersAdd tags

Very near transit and groceries. Good candidate for 0 parking.

8/1/2022 3:13 PM

View respondent's answersAdd tags

We need affordable and accessible housing

7/31/2022 2:06 PM

View respondent's answersAdd tags

There is already extremely limited parking in the area

7/30/2022 11:06 PM

View respondent's answersAdd tags

QUESTION 6:

Q6

Save as

What else would make the project successful for decades to come?

Answered: 9 Skipped: 7

RESPONSES (9)WORD CLOUDTAGS (0)

Sentiments: OFF

Add tagsFilter by tagSearch responses

Showing 9 responses

No parking.

8/3/2022 4:51 PM

View respondent's answersAdd tags

This part of the road is already somewhat busy and can get pretty congested between street parking and through traffic. Not sure how much you all can do to minimize negative impact there, but something to think about.

8/1/2022 9:28 PM

View respondent's answersAdd tags

Give the property a parking lot.

8/1/2022 9:27 PM

View respondent's answersAdd tags

Maximize number of units. Minimize parking. Make sure it has bike storage.

8/1/2022 3:13 PM

View respondent's answersAdd tags

Additional parking

8/1/2022 7:09 AM

View respondent's answersAdd tags

All the other stuff you mentioned, like sustainability

7/31/2022 2:28 PM

View respondent's answersAdd tags

being affordable and comfortable

7/31/2022 2:06 PM

View respondent's answersAdd tags

Make it bigger

7/31/2022 11:07 AM

View respondent's answersAdd tags

Include ample parking

7/30/2022 11:06 PM

View respondent's answersAdd tags

STREET ANALYSIS





SURROUNDING CONTEXT



CAPITOL HILL URBAN NEIGHBORHOOD ANALYSIS

Nestled in one of the most culturally vibrant and energetic areas of Seattle, the Capitol Hill neighborhood is fast-growing due to expansion of the light rail transit that connects this community north up to Northgate, and south to the Airport. Architecturally, the surrounding built environment is a merging of old and new -- adopting elements of historical styles and materiality to adapt to modern needs. This is observed in the immediate context through window ornamentation, stone usage, and brick details referencing older structures, as well as an expression of youthfulness through tasteful application modern design aesthetic and materials



EXISTING SITE CONDITIONS

ARBORIST REPORT

SHOFFNER CONSULTING

1015 10th St. Mukilteo, WA 98275 Mobile:(206)755-9407 tony@tonyshoffner.com

January 12, 2023

Brandon Carroll
Elliott Bay Builder Group
PO Box 70437
Seattle, WA
98127

RE: Tree Maintenance Plan -222 10th Ave. E. Seattle, WA.

Brandon:

This report is provided to address the City of Seattle's requirement for retention of the exceptional tree, #3. In order to develop the site as proposed, pruning will need to be done to reduce the crown of this tree. The City is allowing crown reduction.

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and SMC 25.11 and were referenced for preparation of this report.

1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natural/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions and Proposed Development

The property is developed with a single family residence and located in a single family residence neighborhood in the Capital Hill area.

The proposed development is to remove the existing house and redevelop the lot.

3.0 Tree Condition Assessment

Following is the original condition assessment of the tree of concern:

3 Flowering cherry (*Prunus serrulata*) 24" 28' Good condition and health.

4.0 Crown Reduction

In order to construct the house and retain the tree, crown reduction will be necessary. Reducing the crown by 7' so as to not encroach into the inner root zone at a distance of 7' from the tree will provide adequate clearance.

All pruning is to be done per ansi A300 pruning standards. The pruning is to be done by a qualified tree care company.

It is impossible to determine the response of this tree to the pruning. An assessment of the tree should be done upon completion of the project to gather baseline health/condition information. The tree is to be assessed again a year later. If found to be in poor condition or health, it is to be removed and replaced in the same location.

5.0 Use of This Report and Limitations

This report is provided to address the required pruning of the exceptional tree of concern. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,

Toy Shutter

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ

PROJECT SITE

- Located on 10th Ave. E. with an alley on the eastern front of the parcel
- Zoning is MR (High Density Multi-Family Mid-Rise)
- Existing single family home to be demolished on site
- Site Area: 4,800 SF; 120' X 40'

ADJACENT BUILDING AND USES

- North: Parking Lot
- East: Alley with multi-family housing
- South: Future townhome project currently in building permit reviews with SDCI
- West: Multi-Family Apartment Building

TOPOGRAPHY

- Site slopes east to west with a total grade change of approximately 5'

TREES

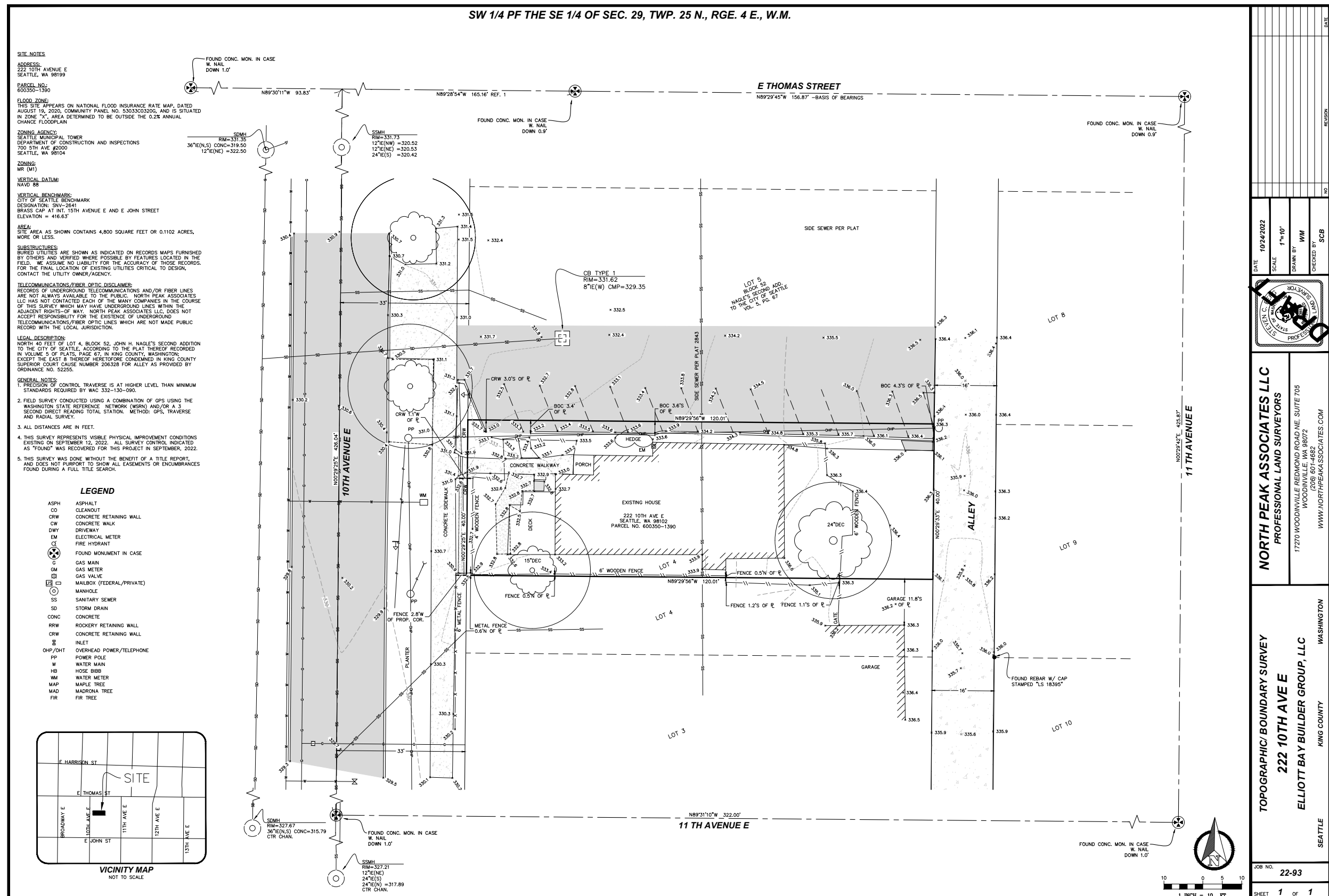
- 3 trees on site; one of which is exceptional (tree #3 in arborist report)
- Arborist recommends crown reduction and pruning per impact assessment 4.0.

LEGAL DESCRIPTION

NAGLES 2ND ADD N 40 FT LESS ALLEY

PLAT BLOCK: 52

PLAT LOT: 4





There is one exceptional tree on site, a flowering cherry that will be maintained. For additional information and their recommendations regarding this tree, please refer to the arborist report on page 14.

PLANT SCHEDULE

TREES		SHRUBS		BIORETENTION		GROUND COVERS	
BOTANICAL / COMMON NAME		BOTANICAL / COMMON NAME		BOTANICAL / COMMON NAME		BOTANICAL / COMMON NAME	
Acer circinatum / Vine Maple		Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo		Phormium tenax / New Zealand Flax		Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry	
Acer japonicum 'Autumn Moon' / Autumn Moon Maple		Pieris japonica 'Cavatine' / Lily of the Valley Bush		Polystichum munitum / Western Sword Fern			
Carex oshimensis 'Everillo' / Everillo Japanese Sedge		Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel		Rhododendron x 'Ramapo' / Ramapo Rhododendron			
Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus		Sarcococca ruscifolia / Fragrant Sarcococca		Carex obnupta / Slough Sedge			
Helleborus niger 'HSG Jacob' / Christmas Rose		Cornus alba 'Gouchaultii' / Goldenleaf Dogwood		Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus			
Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly		Polygonatum odoratum / Solomon's Seal					
Liriope muscari 'Big Blue' / Big Blue Lilyturf							
Lonicera pileata 'Moss Green' / Moss Green Honeysuckle							
Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress							
Mahonia repens / Creeping Oregon Grape							
Mahonia x media 'Charity' / Mahonia							



EXCEPTIONAL TREE STUDY - ADJUSTMENTS SUMMARY

SMC 23.41.018.D.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;
- D. Structure width, structure depth, and facade length may be increased by a maximum of ten percent

A. SETBACKS AND SEPARATION REQUIREMENTS MAY BE REDUCED BY A MAXIMUM OF 50 PERCENT;

ORIGINAL SETBACK REQUIREMENTS:
FRONT: 7'-0" AVERAGE; 5'-0" MINIMUM
SIDES (BELOW 42'): 7'-0" AVERAGE; 5'-0" MINIMUM
SIDES (ABOVE 42'): 10'-0" AVERAGE; 7'-0" MINIMUM
REAR: 10'-0" MINIMUM

ADJUSTED SETBACK REQUIREMENTS:
FRONT: 3'-6" AVERAGE; 2'-6" MINIMUM
SIDES (BELOW 42'): 3'-6" AVERAGE; 2'-6" MINIMUM
SIDES (ABOVE 42'): 5'-0" AVERAGE; 3'-6" MINIMUM
REAR: 5'-0" MINIMUM

PROPOSED:
FRONT: 3'-10" AVERAGE
NORTH SIDE (BELOW 42'): 5.09' AVG.
SOUTH SIDE (BELOW 42'): 8.41' AVG.
NORTH SIDE (ABOVE 42'): 5.38' AVG.
SOUTH SIDE (ABOVE 42'): 8.32' AVG.
REAR: 5'-0"

B. AMENITY AREAS MAY BE REDUCED BY A MAXIMUM OF TEN PERCENT;

ORIGINAL AMENITY REQUIREMENTS:
5% x GSF = REQUIRED AMENITY
5% x 12,323 SF = 616 SF

ADJUSTED AMENITY AREA REQUIREMENTS:
10% REDUCTION OF 616 SF = 554 SF
PROPOSED: 1,688 SF

C. LANDSCAPING AND SCREENING MAY BE REDUCED BY A MAXIMUM OF 25 PERCENT;

ORIGINAL LANDSCAPING REQUIREMENTS:
Green Factor score of 0.5 or greater

ADJUSTED LANDSCAPING REQUIREMENTS:
Green Factor score of 0.375 or greater

D. STRUCTURE WIDTH, STRUCTURE DEPTH, AND FACADE LENGTH MAY BE INCREASED BY A MAXIMUM OF TEN PERCENT;

ORIGINAL WIDTH, DEPTH AND FACADE REQUIREMENTS:
UNLIMITED

SMC 23.41.018.F. DIRECTOR'S TYPE I DECISION

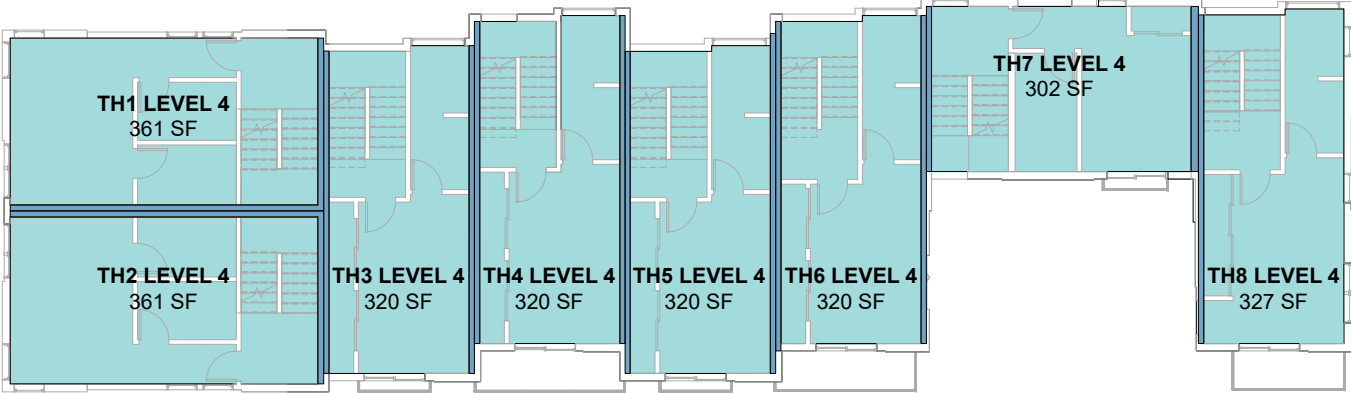
3. THE DIRECTOR MAY APPROVE THE ADJUSTMENTS LISTED IN SUBSECTION 23.41.018.D.3, IF THE ADJUSTMENTS ARE CONSISTENT WITH THE SDR GUIDANCE REPORT AND THE ADJUSTMENTS WOULD RESULT IN A DEVELOPMENT THAT:

- A. BETTER MEETS THE INTENT OF THE ADOPTED DESIGN GUIDELINES AND/OR
- B. PROVIDES A BETTER RESPONSE TO ENVIRONMENTAL AND/OR SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHY, THE LOCATION OF TREES, OR ADJACENT USES AND STRUCTURES.

SMC 23.53.030:
REQUIRED MINIMUM RIGHT-OF-WAY WIDTHS FOR EXISTING ALLEYS ZONE CATEGORY RIGHT-OF-WAY WIDTH
3. LR3, MR, HR, NC2 16 FEET



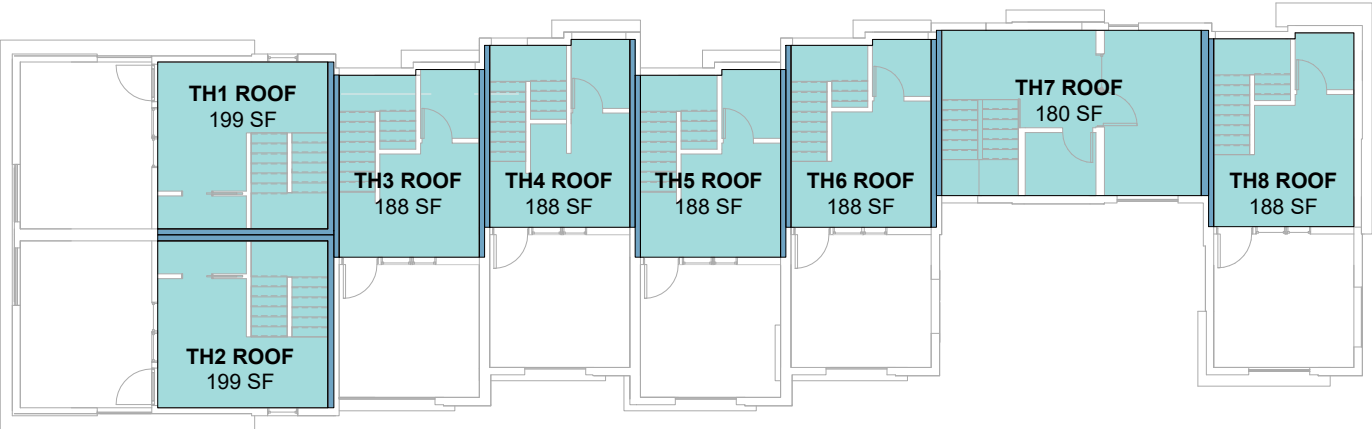
LEVEL 1



LEVEL 4



LEVEL 2



ROOF



LEVEL 3

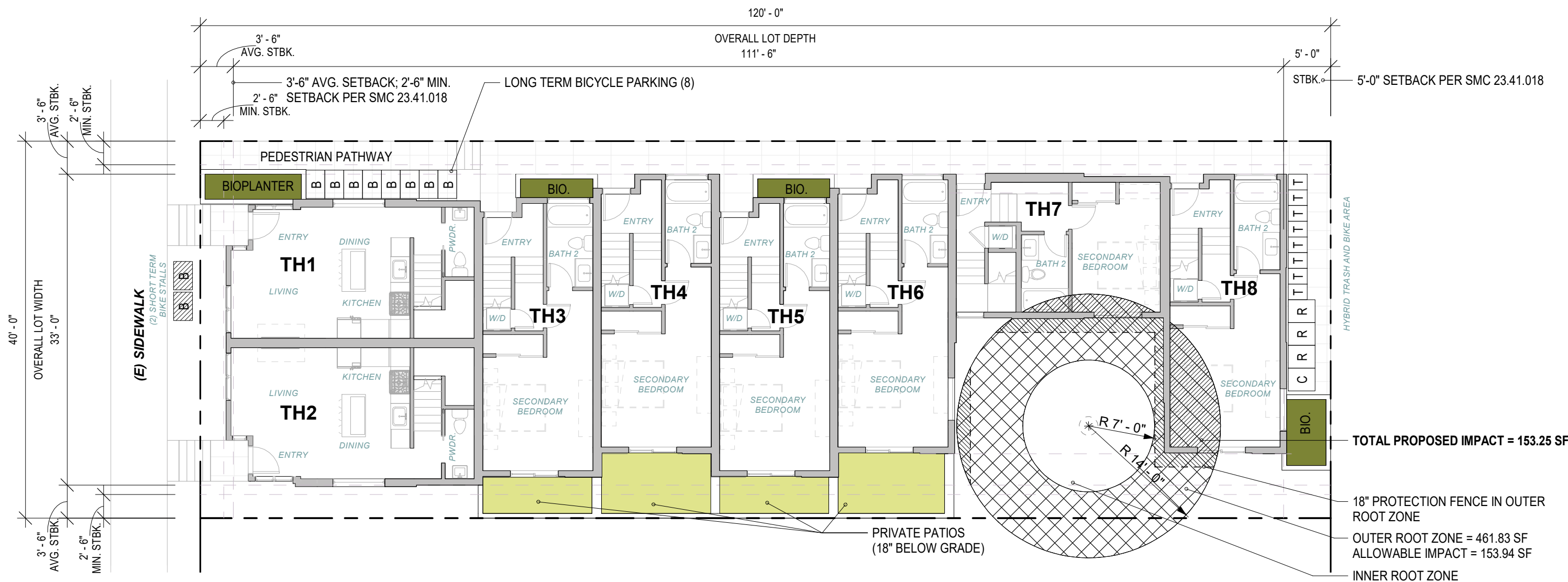
FAR CALCULATIONS							
	L1	L2	L3	L4	ROOF	TOTAL	TOTAL X # OF UNITS
TOWNHOMES 1-2	349	349	361	361	199	1,619	3,238
TOWNHOMES 3-6	329	329	165	320	188	1,331	5,322
TOWNHOME 7	299	299	150	302	180	1,230	1,230
TOWNHOME 8	332	332	166	327	188	1,345	1,345
							11,135

MHA CALCULATIONS							
	L1	L2	L3	L4	ROOF	TOTAL	TOTAL X # OF UNITS
TOWNHOMES 1-2	369	369	381	381	213	1,713	3,426
TOWNHOMES 3-6	353	353	178	344	202	1,429	5,716
TOWNHOME 7	313	313	156	316	194	1,292	1,292
TOWNHOME 8	344	344	173	339	195	1,395	1,395
							11,829

- FAR CALCULATIONS
- + AREA INCLUDED FOR MHA FEES

DESIGN GUIDELINES

CONTEXT & SITE (CS)	
<i>CS1 NATURAL SYSTEMS AND SITE FEATURES</i> Use natural systems and features of the site and its surroundings as a starting point for design	By maintaining the exceptional tree, the proposed solution better meets the intent of this guideline better by incorporating the existing exceptional tree in an open courtyard design, allowing 3 of the units direct view of the this natural feature. This orientation also increases both daylight and natural air flow through the units. Other units have private landscaped on grade patios oriented east-west, which will maximize sunlight into the patio areas much of the year .
<i>CS2 URBAN PATTERN AND FORM</i> Strengthen the most desirable forms, characteristics and patterns of the surrounding area	The proposed structure has a modulated front facade and lower level brick base. The street facing units also have entry stoops, while other units have entries identified by recesses. These features are consistent with most desirable surrounding area characteristics and better meet the design guideline than a configuration that did not capitalize on setback adjustments allowed when maintaining an exceptional tree.
<i>CS3 ARCHITECTURAL CONTEXT AND CHARACTER</i> Contribute to the architectural character of the neighborhood	The proposed solution better meets this design guideline by creating a more interesting and unique building configuration, greater facade modulation, and increased natural light. The strong brick base of the project is carried throughout, on all units. This unifying facade feature, along with the wood tone and panels, is consistent with the surrounding characteristic blend of traditional and modern aesthetics and materials. the structure is limited to 4-5 stories, vs the maximum allowable of 8 stories, which would significantly reduce air flow and natural light both to surrounding residential structures and on-site units.
PUBLIC LIFE (PL)	
<i>PL1 CONNECTIVITY</i> Complement, connect and contribute to the network of open spaces around the site	The proposed open courtyard scheme creates an approximately 600sf contiguous open space on the ground level, along with open spaces created by staggering the unit setback along both the North and South facades. These features increase and contribute to the network of open spaces around the site better than schemes that do not maintain the exceptional tree.
<i>PL2 WALKABILITY</i> Create a safe and comfortable walking environment, easy to navigate and well connected	The proposed project has 2 units facing and directly accessed off the street and sidewalk. The remaining 6 units are accessed from a clearly visible and easily navigable on-site sidewalk along the north property line, which also provides access to the alley and the trash and recycle containers location.
<i>PL3 STREET-LEVEL INTERACTION</i> Encourage human interaction and activity at the street-level, including entries and edges	The proposed scheme maintaining the exceptional tree takes advantage of the adjustment/reduction to the front setback of 50%. This enables North and South facing windows to have greater view of the street, as well as creating a street-front modulation in the block . Combined with entry stoops and increased fenestration on the lower level, this scheme better meets the Design Guideline than schemes that do not capitalize on this exceptional tree adjustment.
<i>PL4 ACTIVE TRANSPORTATION</i> Incorporate features that facilitate active transport such as walking, bicycling and transit use	Short term bicycle parking facilities are placed directly off of the main street, 19th Ave. E. Long term bicycle facilities are placed such that the units have easy access, while still maintaining a safe space to park them.
DESIGN CONCEPT (DC)	
<i>DC1 PROJECT USES AND ACTIVITIES</i> Optimize the arrangement of uses and activities on site	Townhomes 3-8 open up to a well lit, plush landscaped pathway which helps provide a welcoming experience for residents and guests. This pathway also connects all townhome units to solid waste storage, bicycle parking, and the alley. The open courtyard provided to maintain the exceptional tree creates a larger open space and enables larger exterior gatherings/play space for activities and growing families, thus better meeting this design guideline.
<i>DC2 ARCHITECTURAL CONCEPT</i> Develop a unified, functional architectural concept that fits well on the site and its surroundings	The proposed project is comprised of a lighter color palette with high quality modern materials, complimenting the neighborhood. We have used simple massing, reflective of contemporary housing, which helps blend the traditional and modern buildings within the neighborhood. A 4-5 story structure is compatible with surrounding newer structures on adjacent and local sites, which range from 3-5 stories. The largest 7 story building (mixed zoned with NC-75), is reduced in height from Broadway to a 5-story structure on 10th Ave, strengthening the transition to a more neighborhood oriented scale. The open courtyard provided to maintain the exceptional tree creates a larger open space and enables larger exterior gatherings/play space for activities and growing families, thus better meeting this design guideline.
<i>DC3 OPEN SPACE CONCEPT</i> Integrate building and open space design so that each complements the other	The townhomes have a staggered design which helps create a larger front yard, or a larger back patio space, encouraging outdoor use while still maintaining a level of privacy. There are also large roof decks proposed on all townhome units. The open courtyard provides both integrated private open space for one unit, and increased daylight and ventilation as well as views of the exceptional cherry tree (blossoms). This complimentary relationship is superior to schemes without the exceptional tree adjustments, and thus better meets the design guideline.
<i>DC4 EXTERIOR ELEMENTS AND FINISHES</i> Use appropriate and high-quality elements and finishes for the building and open spaces	The proposed exterior facade materials include white lower level brick veneer, wood look siding, and painted cement board panels, providing both higher aesthetic quality and durability. The on-site walkway will be both well lit with lushly landscaped bioplanters between unit entries.

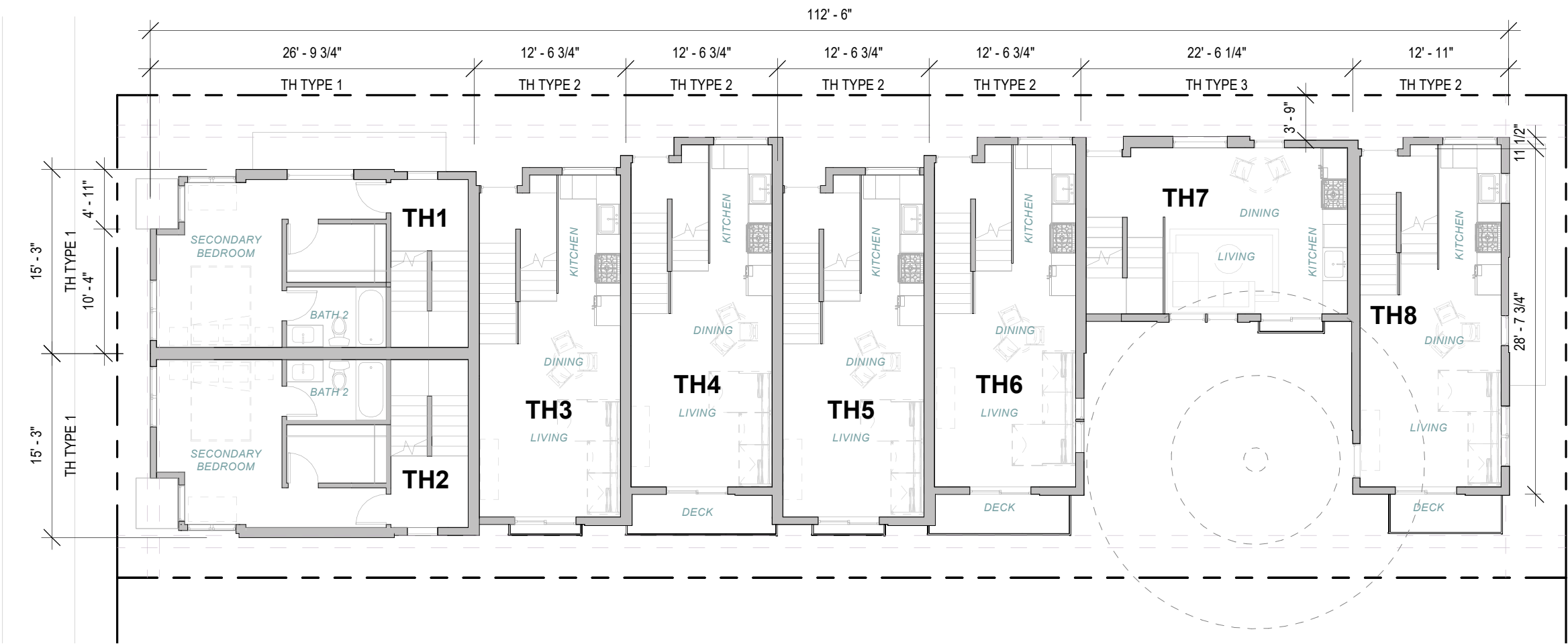


DESIGN/DEVELOPMENT NARRATIVE:

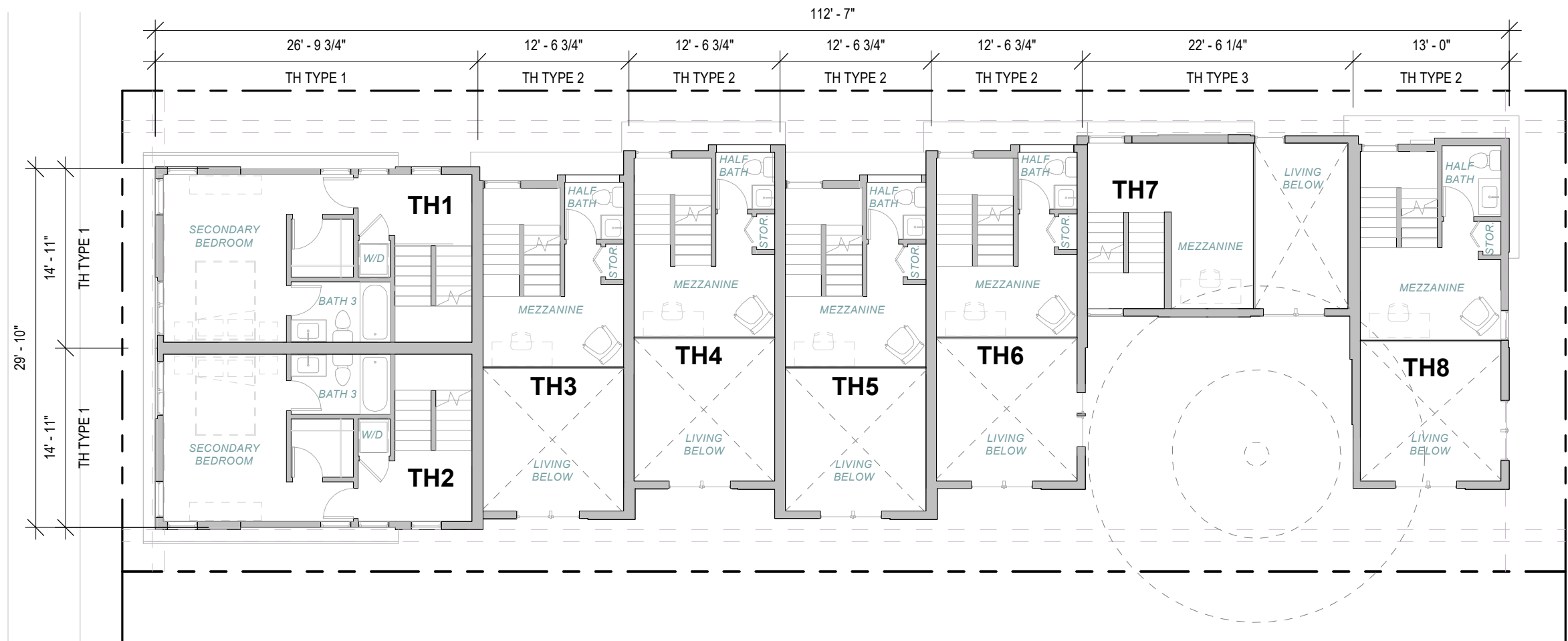
THE PROPOSED CODE COMPLIANT DESIGN MAINTAINS THE EXISTING EXCEPTIONAL CHERRY TREE, CREATING AN OPEN COURTYARD BOUNDED BY (3) OF THE (8) TOWNHOUSE UNITS, IN ACCORDANCE WITH SMC 23.41.018.D AND F.3.A & B, DESIGN DEVELOPMENT STANDARDS. ADJUSTMENTS ARE REQUESTED TO ENABLE THIS COURTYARD SCHEME, AS LISTED ON PAGE 18, AND AS SHOWN ON THE SITE PLAN. THE ADJUSTMENTS ENABLE DEVELOPMENT THAT BETTER BETTER MEETS THE INTENT OF THE DESIGN GUIDELINES AND PROVIDES A BETTER RESPONSE TO THE ENVIRONMENT AND SITE CONDITIONS, AS LISTED AND DESCRIBED ON PAGE 18. THE PROPOSED DESIGN CAPITALIZES ON THESE ADJUSTMENTS, CREATING A UNIQUE SITE PLAN AND RESPONSIVE BUILDING DESIGN.

LEVEL 01 FLOOR PLAN
3/32" = 1'-0"



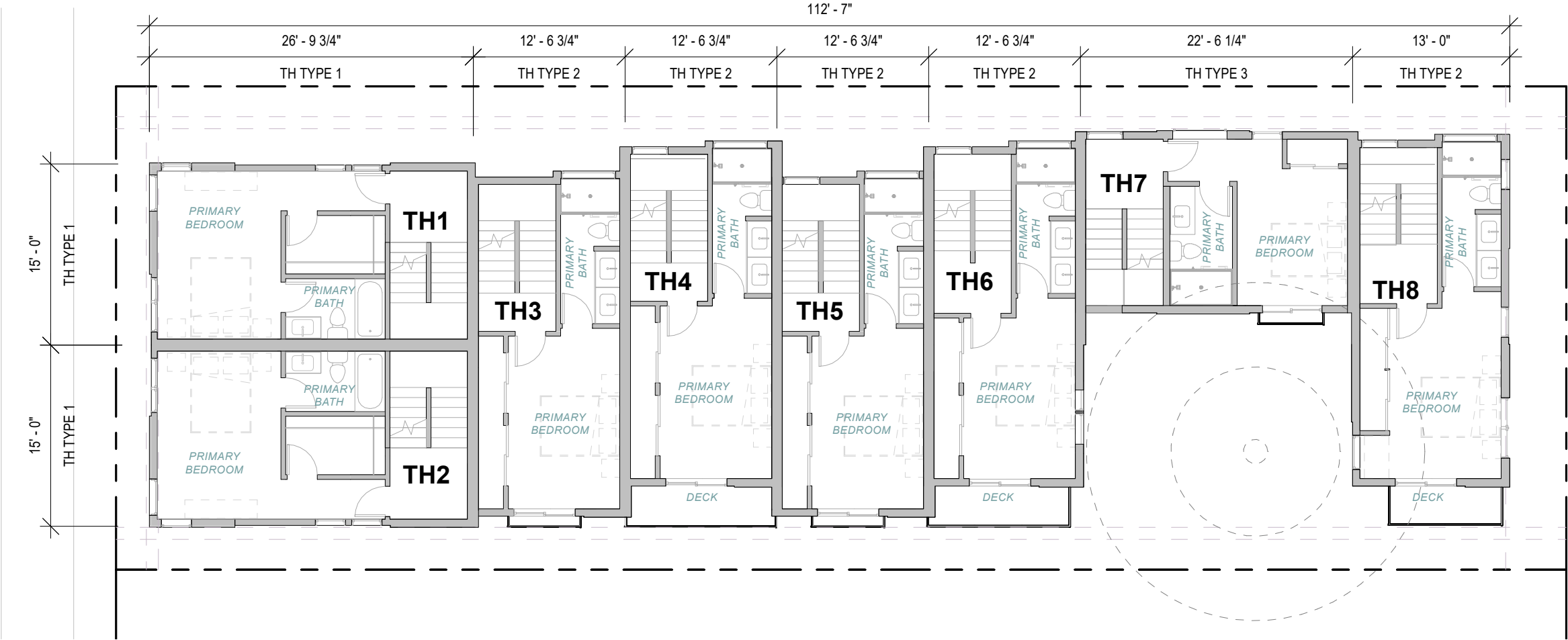


LEVEL 02 FLOOR PLAN
3/32" = 1'-0"

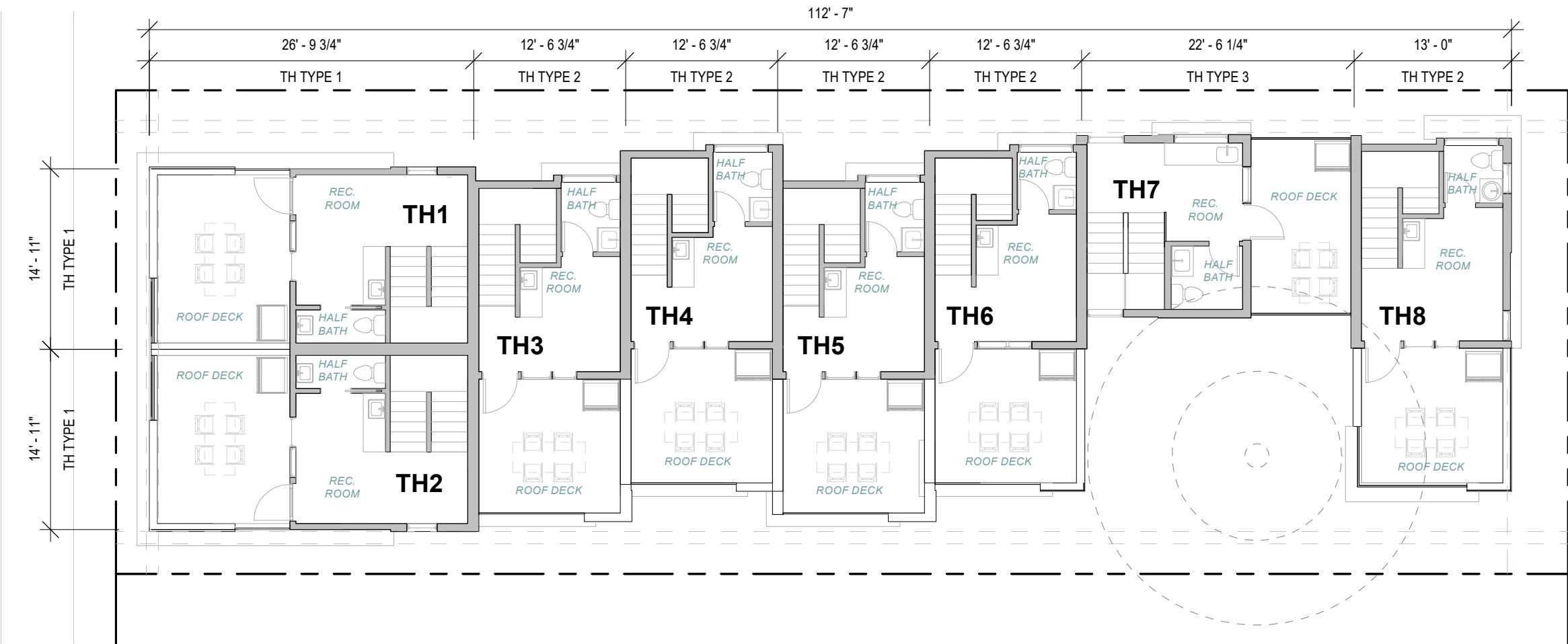


LEVEL 03 FLOOR PLAN
3/32" = 1'-0"





LEVEL 04 FLOOR PLAN
3/32" = 1'-0"



ROOF PLAN
3/32" = 1'-0"



MATERIAL PALETTE

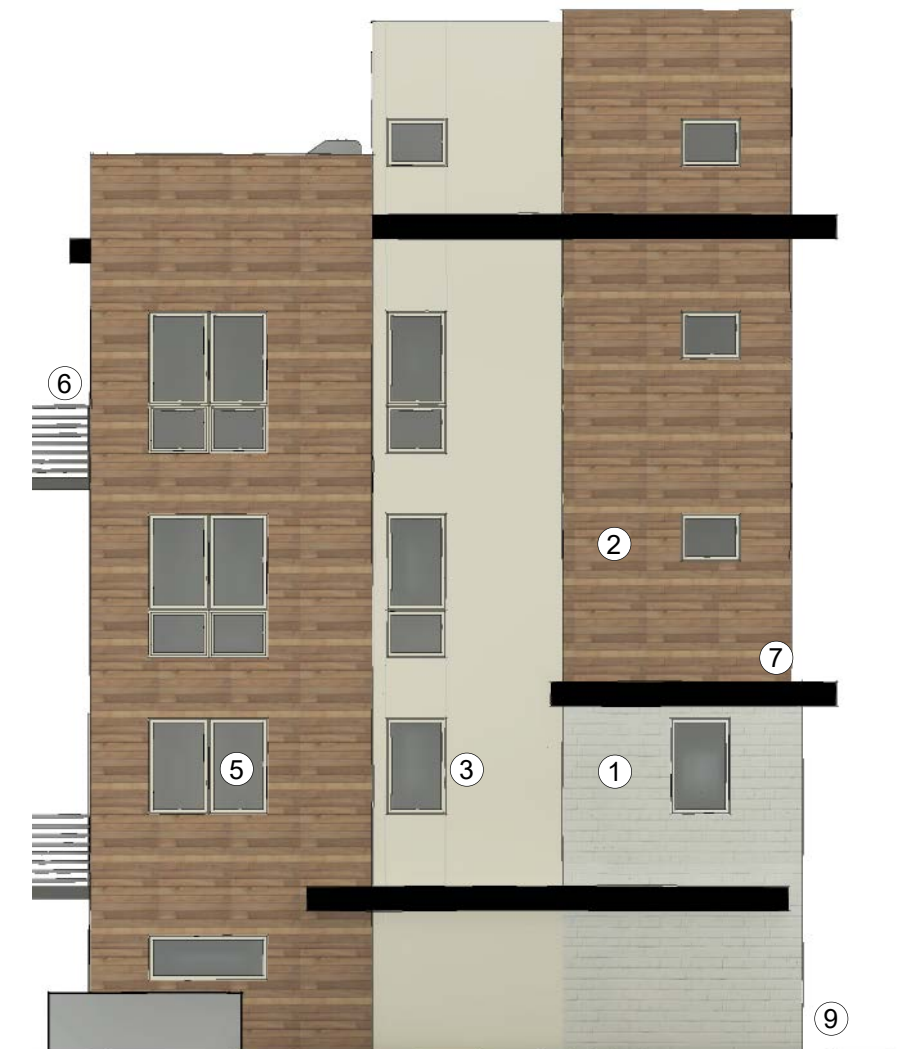


- ① RUNNING BOND BRICK - *MUTUAL MATERIALS BAKERS WHITE*
- ② KNOTWOOD ALUMINUM CLADDING (OR SIM.) - *COLOR: SAVANNAH OAK (OR SIM.)*
- ③ FIBER CEMENT PANEL & INFILL PANEL - *COLOR: SW 7043 WORLDLY GRAY (OR SIM.)*
- ④ FIBER CEMENT INFILL PANEL - *COLOR: WHITE*
- ⑤ VINYL WINDOWS + DOORS: *COLOR TO MATCH ADJACENT MATERIAL*
- ⑥ OPEN HORIZONTAL METAL RAILING - *COLOR: BLACK*
- ⑦ METAL FASCIA - *COLOR: BLACK*
- ⑧ METAL AWNING - *COLOR: BLACK*
- ⑨ CAST IN PLACE CONCRETE

- ① RUNNING BOND BRICK - *MUTUAL MATERIALS BAKERS WHITE*
- ② KNOTWOOD ALUMINUM CLADDING (OR SIM.) - *COLOR: SAVANNAH OAK (OR SIM.)*
- ③ FIBER CEMENT PANEL & INFILL PANEL - *COLOR: SW 7043 WORLDLY GRAY (OR SIM.)*
- ④ FIBER CEMENT INFILL PANEL - *COLOR: WHITE*
- ⑤ VINYL WINDOWS + DOORS: *COLOR TO MATCH ADJACENT MATERIAL*
- ⑥ OPEN HORIZONTAL METAL RAILING - *COLOR: BLACK*
- ⑦ METAL FASCIA - *COLOR: BLACK*
- ⑧ METAL AWNING - *COLOR: BLACK*
- ⑨ CAST IN PLACE CONCRETE



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

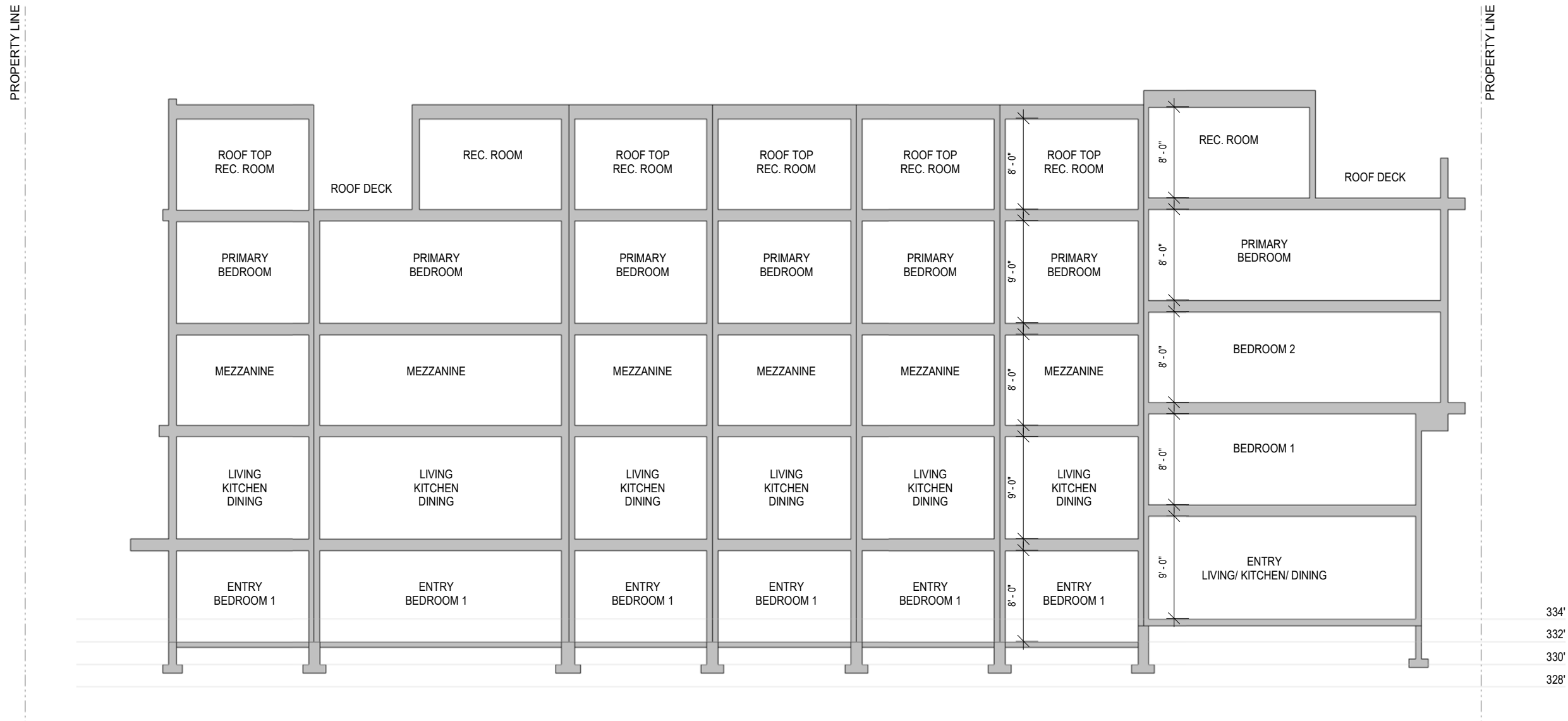
EXTERIOR ELEVATIONS



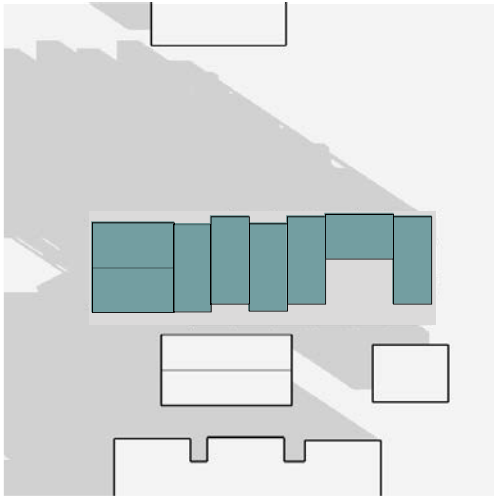
- ① RUNNING BOND BRICK - *MUTUAL MATERIALS BAKERS WHITE*
- ② KNOTWOOD ALUMINUM CLADDING (OR SIM.) - *COLOR: SAVANNAH OAK (OR SIM.)*
- ③ FIBER CEMENT PANEL & INFILL PANEL - *COLOR: SW 7043 WORLDLY GRAY (OR SIM.)*
- ④ FIBER CEMENT INFILL PANEL - *COLOR: WHITE*
- ⑤ VINYL WINDOWS + DOORS: *COLOR TO MATCH ADJACENT MATERIAL*
- ⑥ OPEN HORIZONTAL METAL RAILING - *COLOR: BLACK*
- ⑦ METAL FASCIA - *COLOR: BLACK*
- ⑧ METAL AWNING - *COLOR: BLACK*
- ⑨ CAST IN PLACE CONCRETE



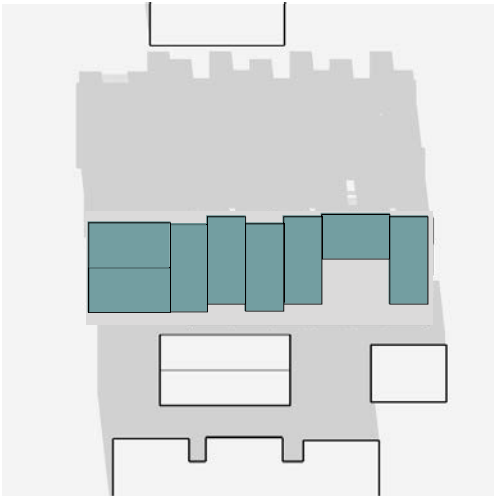
NORTH ELEVATION
1/8" = 1'-0"



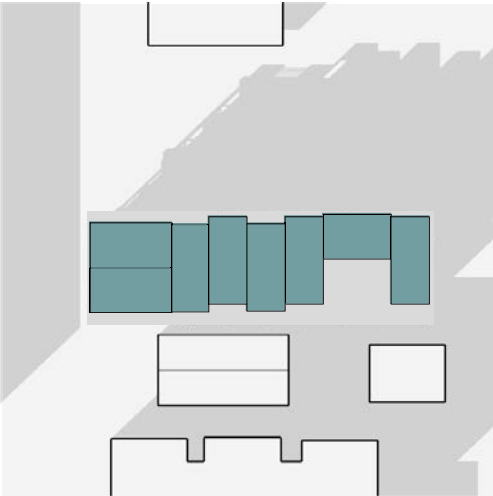
LONGITUDINAL BUILDING SECTION - E/W



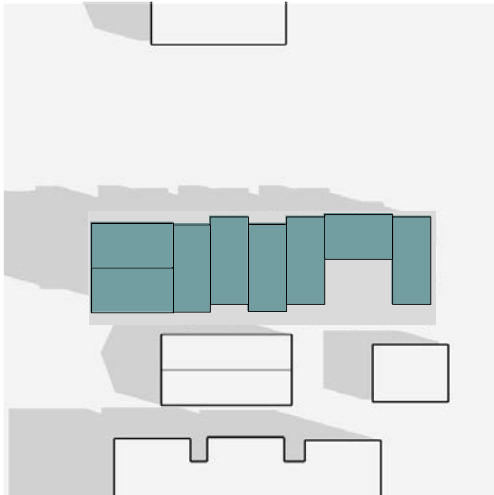
MARCH/ SEPTEMBER 11, 9 AM



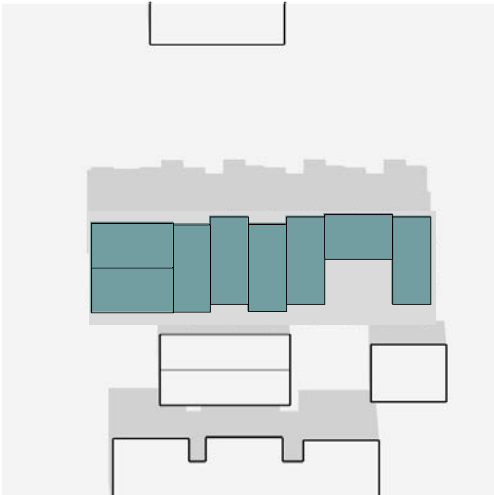
MARCH/ SEPTEMBER 11, 12 PM



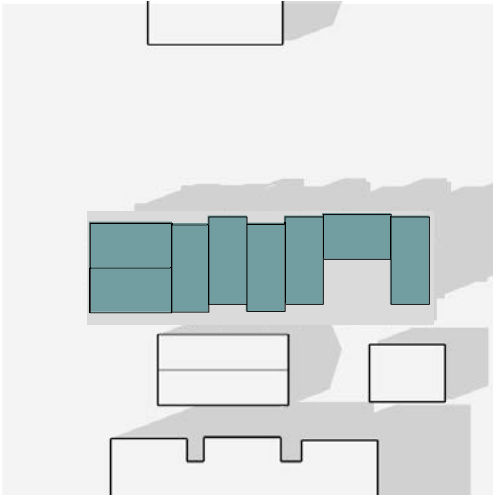
MARCH/ SEPTEMBER 11, 3 PM



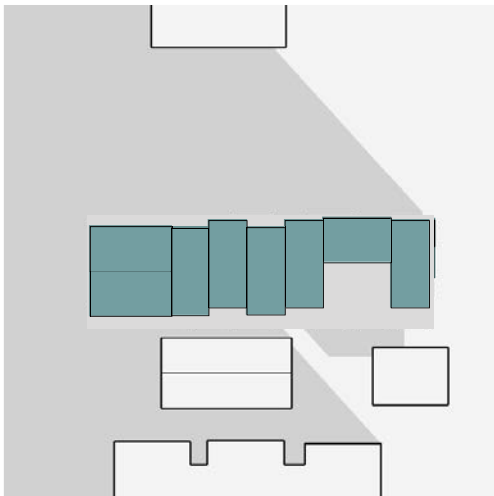
JUNE 11, 9 AM



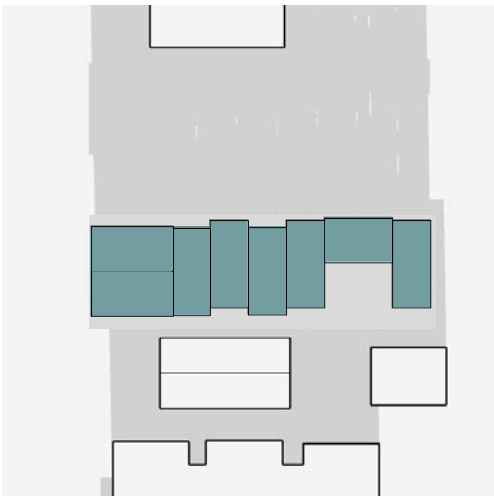
JUNE 11, 12 PM



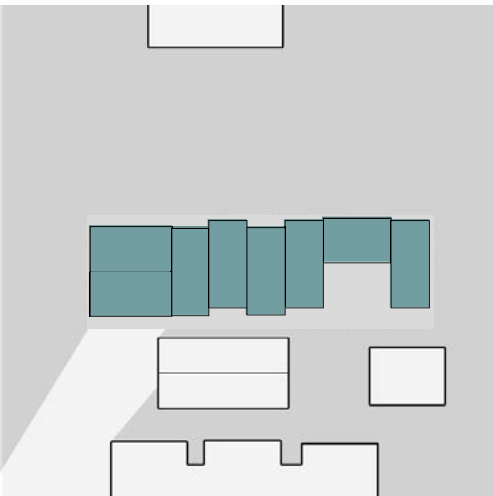
JUNE 11, 3 PM



DECEMBER 11, 9 AM



DECEMBER 11, 12 PM



DECEMBER 11, 3 PM



PERSPECTIVE LOOKING SOUTHEAST



PERSPECTIVE LOOKING NORTHWEST