

# 16th

## *STREAMLINED DESIGN REVIEW*

1806 16TH AVE, SEATTLE, WA, 98122 - #3041950-EG

**Applicant Team:**

Halverson Design Build  
KO Architecture  
Nickerson Construction  
Root of Design  
Greenlake Engineering  
Chadwick Winters  
Steep Slope Tree Consulting  
Geotech consultants Inc.  
Natalie Quick Consulting, llc

DEVELOPMENT OBJECTIVES

Our project aims to thoughtfully design and develop a multi-unit townhouse community, each featuring accessory dwelling units on the first floor. This innovative approach increases the affordability of the townhomes, providing versatile living options for homeowners. By incorporating these additional units, we are enhancing neighborhood density and fostering a vibrant inclusive community.

Project proposes 6 townhome units, each with and AADU included totalling 9737 sq. ft, and no parking will be provided.

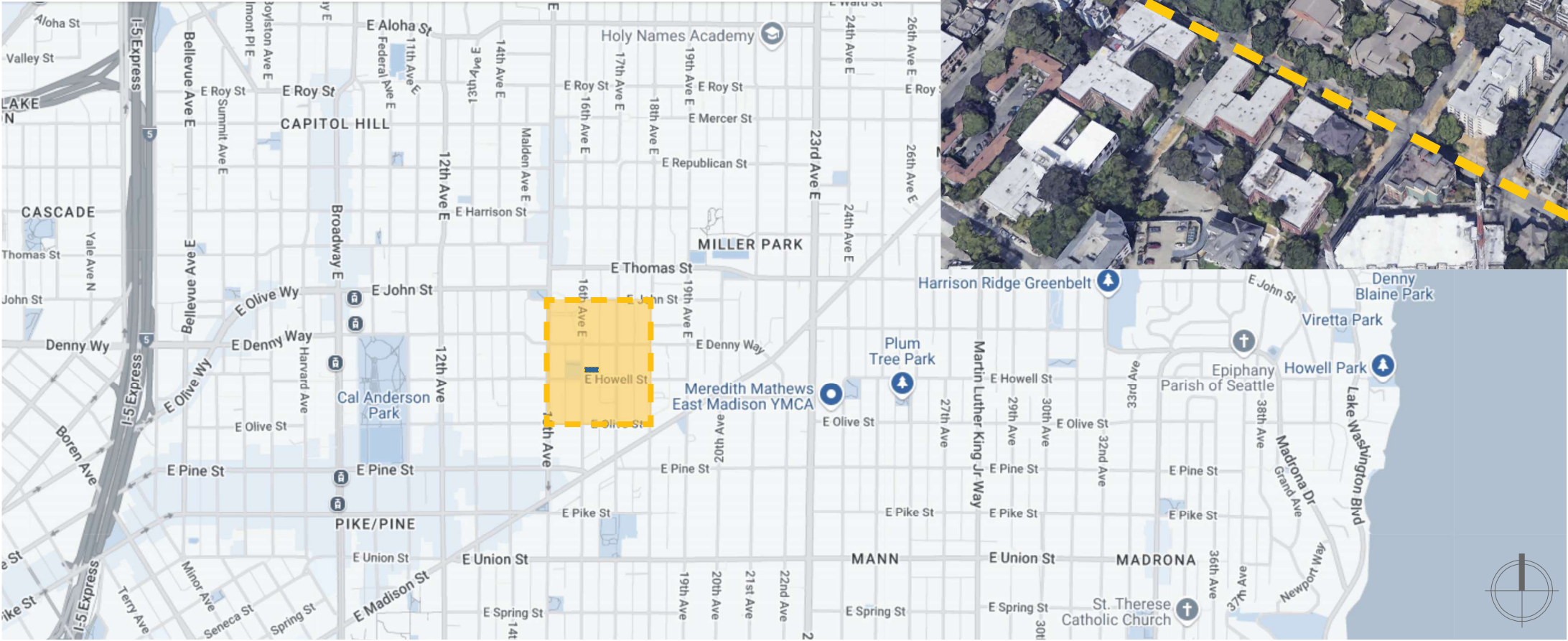
PROJECT DATA

Address: 1806 16th Ave. Seattle, WA, 98122  
Parcel Number: 8080400180  
Lot Size:4980.00  
Lot Width: 41.50  
Lot Depth: 120.00  
Base Zone: LR3(M)  
Overlay: First Hill/Capitol Hill  
Parking Flexibility: Yes  
Unit Count: 6TH + 6ADU  
Construction Type: VB  
Occupancy Type: R-3  
Building Stories: 4  
Sprinkler Standard: NFPA 13D

AERIAL MAP - 9 BLOCK SURROUNDING



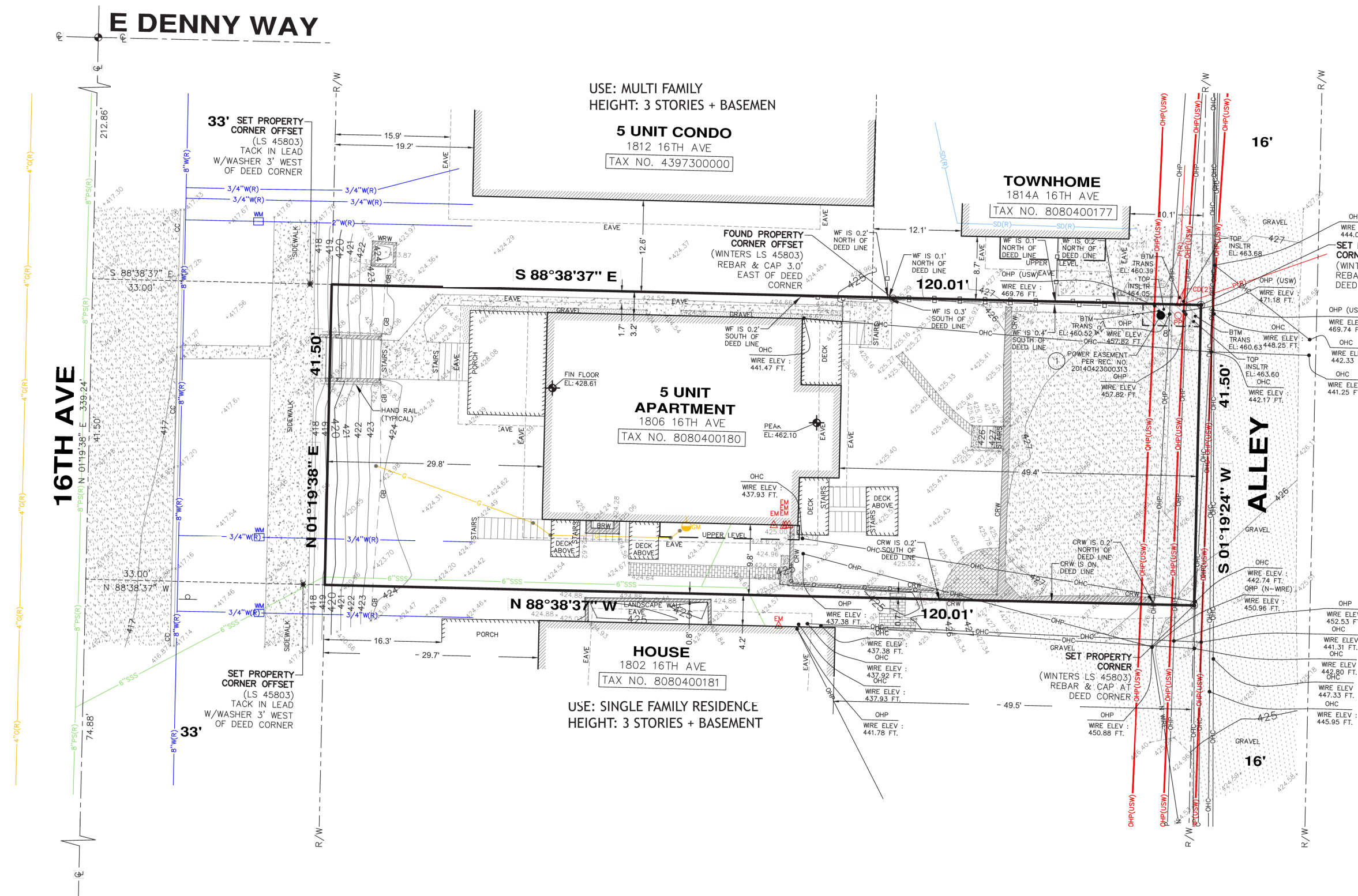
AREA MAP



OUTREACH DESIGN RELATED COMMENTS:

Design-Related Comments  
Design & Character: Many commenters encouraged having the design fit in well with the rest of the neighborhood’s character.  
Exterior: A couple of commenters requested green spaces be included in the plan.

SITE ANALYSIS



EXISTING SITE SURVEY

ADDRESS:  
1806 16th Ave

PARCEL #:  
8080400180

LEGAL DESCRIPTION:  
The North 41 1/2 feet of Lot 4, Block 14,  
Summit Addition to Seattle, according  
to the plat thereof, recorded in volume  
1 of plats, page 109, records of King  
County, Washington.

SITE AREA:  
4,981 Sq. Ft.

ZONING:  
LR3(M)

ROW:  
16th Ave = 33'

ALLEY:  
16' gravel slopes downhill to the South

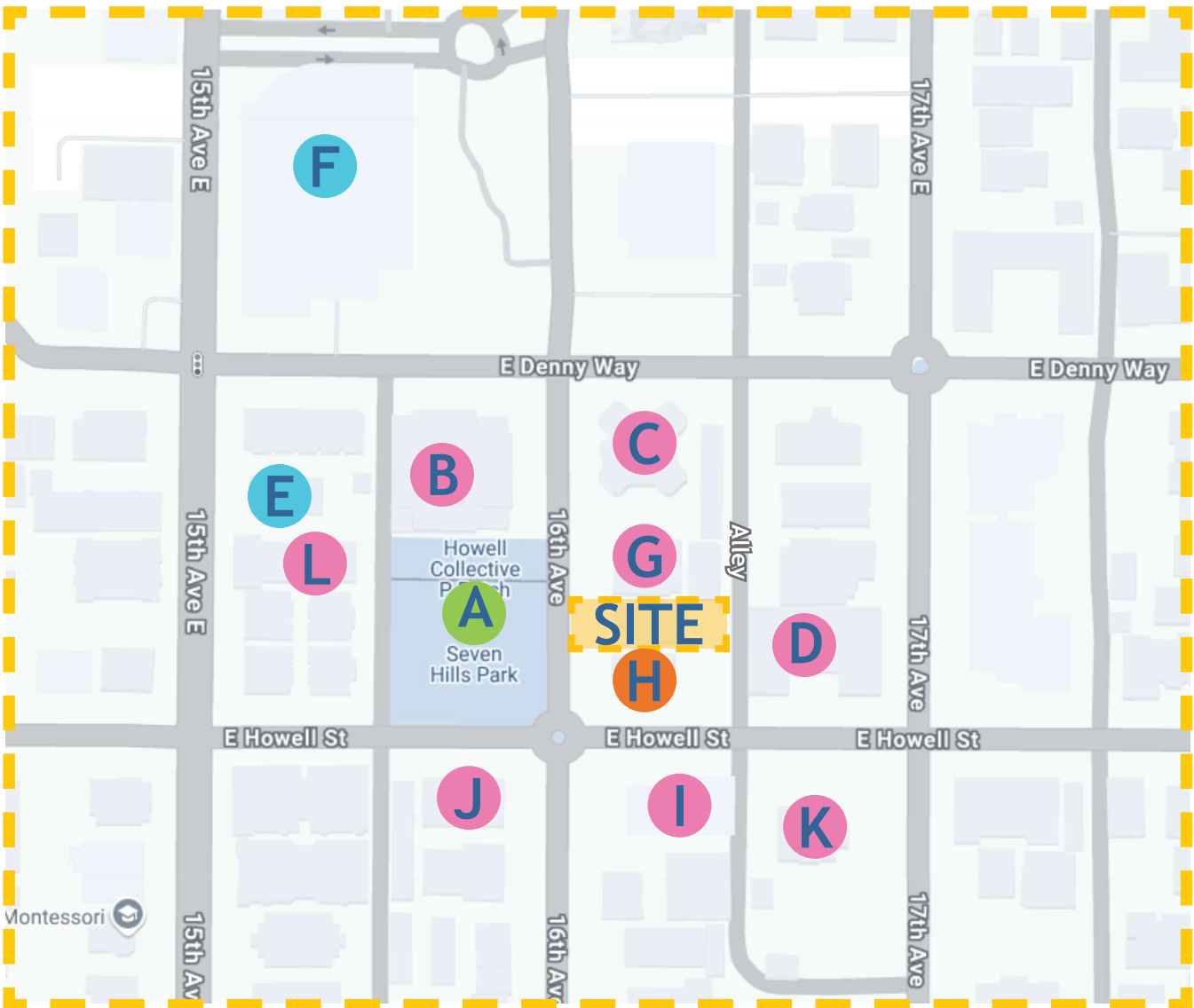
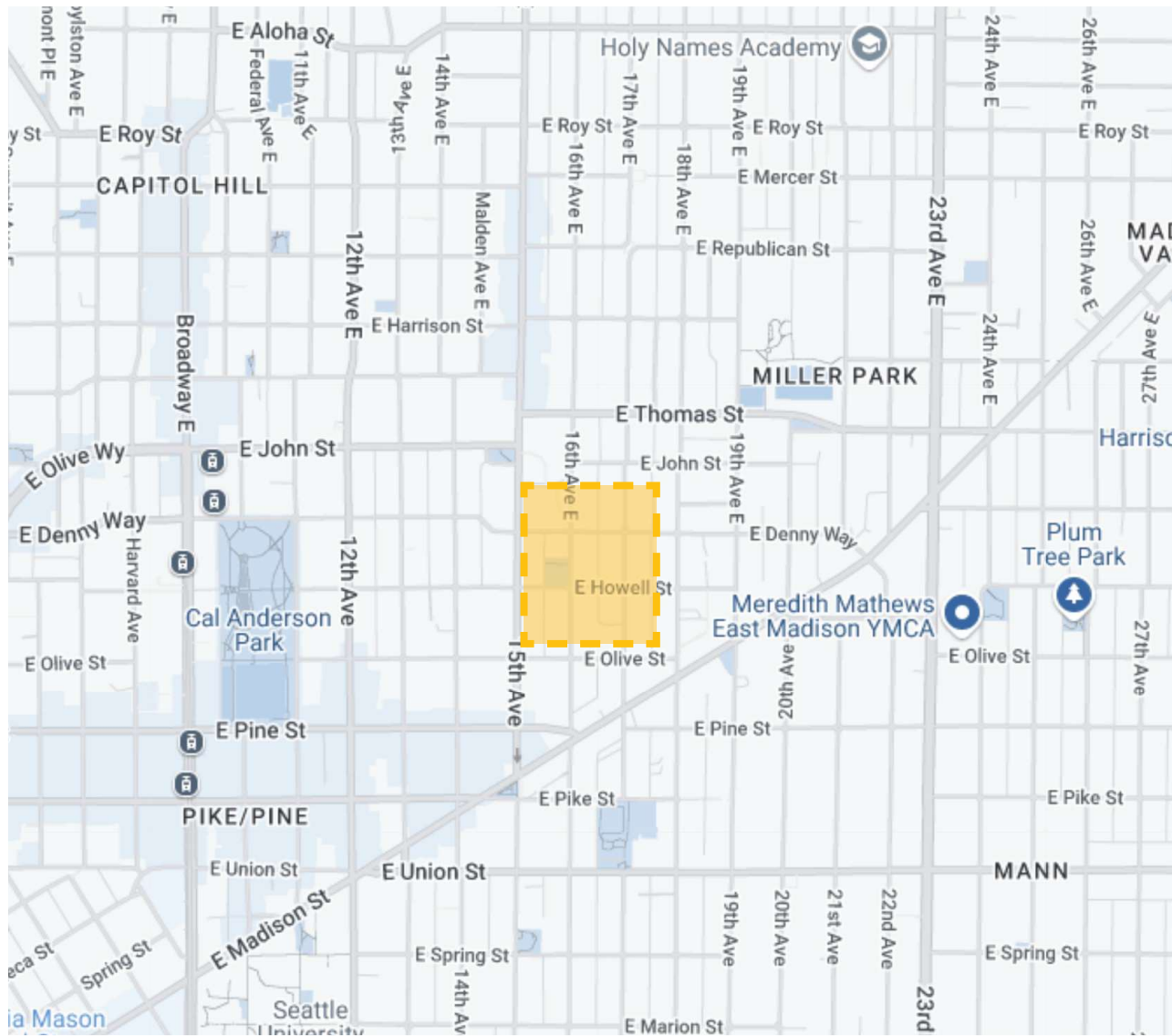
POWER LINES:  
High voltage power lines in alley, with  
3'x8' power pole easement in NW corner  
of subject property.

UTILITIES:  
Water - 16th Ave  
Sewer - 16th Ave  
Power - Alley  
Comm. - Alley  
Trash - Alley

TOPOGRAPHY:  
Site slopes from 419' to 424' over  
9' from East to West, then remains  
relatively flat to Western PL.

ADJACENT BUILDINGS:  
North: 5 Unit Condo + TH  
South: Single Family Residence

TREES:  
No trees present on site



POINTS OF INTEREST

- |  |                                  |                 |
|--|----------------------------------|-----------------|
| <b>A.</b> Seven Hills Park and Howell Collective P-Patch | <b>G.</b> 5-Unit Condominiums    | Park            |
| <b>B.</b> Sanctuary Condominiums 12-Unit                 | <b>H.</b> Single Family Home     | Commercial      |
| <b>C.</b> L'Aurleton Apartments 32-Unit                  | <b>I.</b> Hilltop Senior Living  | Single Family   |
| <b>D.</b> Hillcrest Apartments 28-Unit                   | <b>J.</b> Kimberly Apartments    | Apartment/Condo |
| <b>E.</b> Lambert House                                  | <b>K.</b> 24-Unit Townhouse      |                 |
| <b>F.</b> Kaiser Permanente Capitol Hill                 | <b>L.</b> Murray Hill Apartments |                 |

SURROUNDING CONTEXT

Established neighborhood including historic residential structures, open space (Seven Hills Park), and Landmark structures (First Church of Christ Scientist, Hillcrest Apartments) The neighborhood is filled with apartment buildings and new townhouse projects

SITE ANALYSIS

SITE PANORAMA - 16TH AVE EAST SIDE



SITE PANORAMA - 16TH AVE WEST SIDE

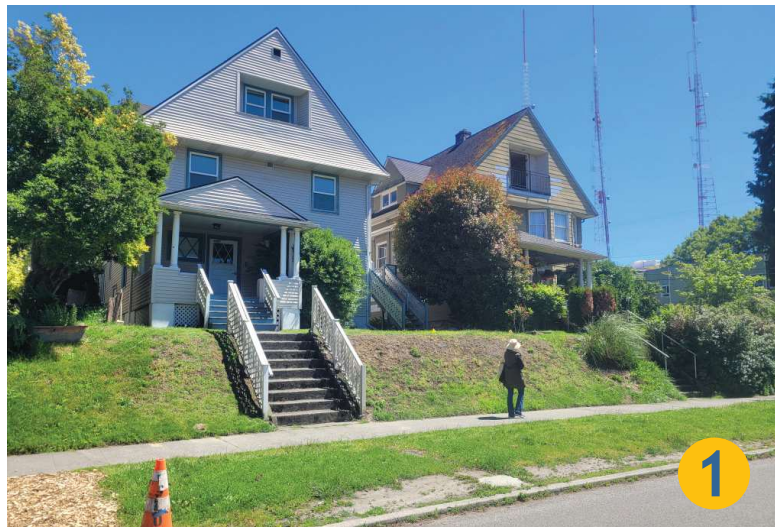






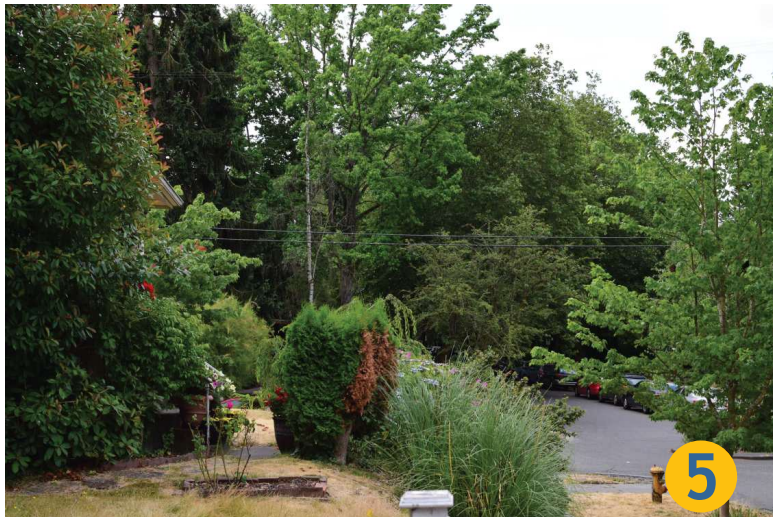
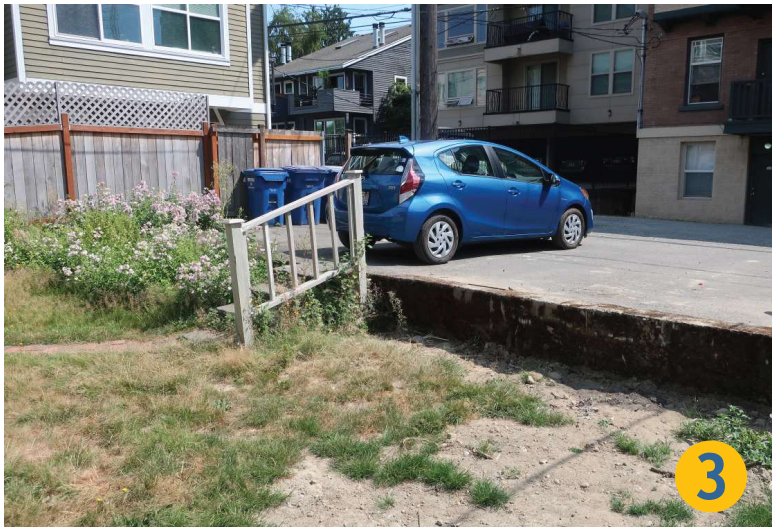
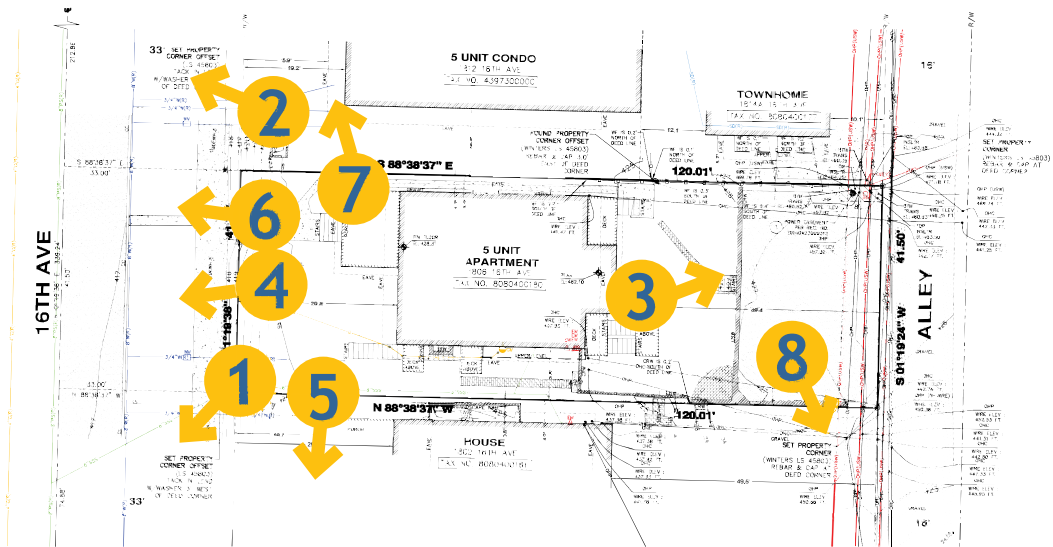
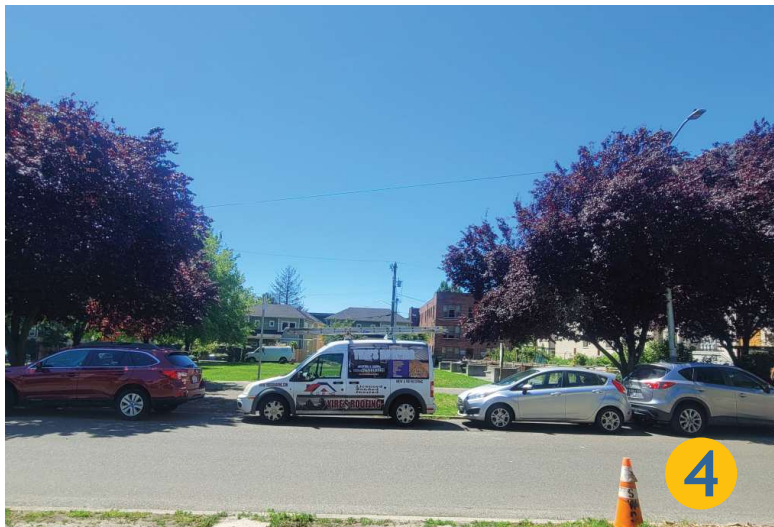
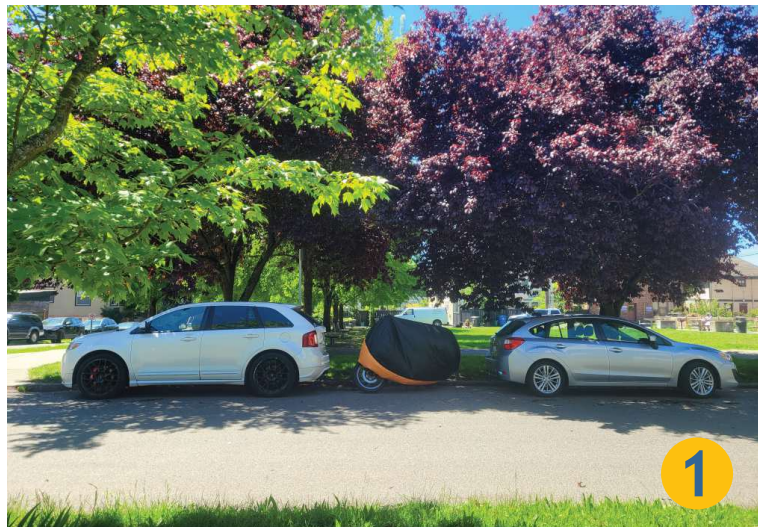
SITE ANALYSIS

SITE IMAGES - LOOKING TO SITE

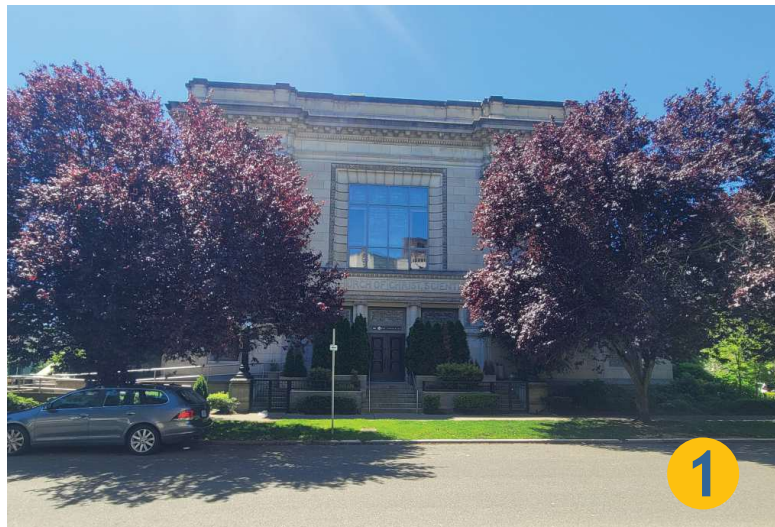


SITE ANALYSIS

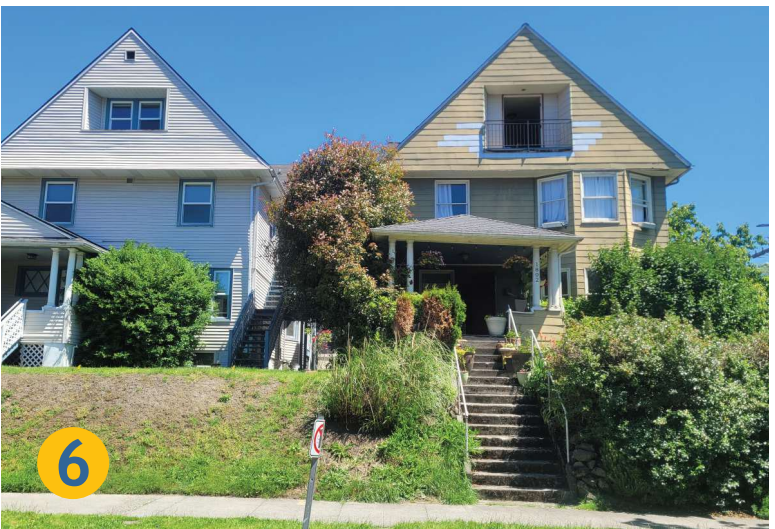
SITE IMAGES - LOOKING FROM SITE



SITE ANALYSIS



NEIGHBORING BUILDINGS - 16TH AVENUE



ZONING CODE SUMMARY

SMC SUMMARY	FACTOR	ALLOWED / REQ'D	PROVIDED
Chapter 23.45 - MULTI-FAMILY			
23.45.504 - Permitted and prohibited uses			
23.45.504.C.9 - Accessory dwelling units.		Permitted	
23.45.510 - Floor area ratio (FAR) limits			
23.45.510 B Table A FAR [LR3-inside MHA All Unit Types]	2.30	11,454	8682
23.45.512 - Density limits—LR zones			
23.45.512.A.1.b - All LR w MHA suffix.	MHA	No Limit	
23.45.514 - Structure height			
23.45.514 A Height in LR zones Table A [LR 3-inside MHA Inside Townhouse]		50	43.5'
23.45.518 - Setbacks and separations modified			
23.45.518.A - LR zones		.	
Unit Type: Townhouse		see requested adjustments	
23.45.518. Table A - Front		7' avg / 5' min.	3.5'
23.45.518. Table A - Rear		7' avg / 5' min.	15'
23.45.518. Table A - Side Facade <40'		5'	5'
23.45.518.F.1 - In LR and MR zones, Min. Separation		10 ft.	9'
23.45.518.H - Projections permitted in required setbacks and separations		.	
23.45.518.H.1 - Cornices, eaves, gutters, roofs, and other weather protection		4ft max. / 3ft min to PL	3'-2"
23.45.522 - Amenity area			
23.45.522.A - Area required RH, TH, Apartments in LR zones		.	
23.45.522.A.1 - Area required RH, TH, Apartments in LR zones	(25%)(Lot)	1245 sf	1918
23.45.522.A.2 - Min. Area required @ Ground Level =	50%	622.5 sf	850
23.45.522.A.3 - RH & TH: Req'd @ Ground =		Private / Common	Both
23.45.522.D - Required amenity areas shall meet the following conditions:		.	
23.45.522.D.3 - Projections into amenity areas.		2' max; 8' above fin. grade	
23.45.522.D.4 - Private amenity areas		No Min. Dim. EXCEPT Abut side lot line = 10' min.	
23.45.522.D.5 - Common amenity areas		250sf min. and 10' min. dim. 50% at ground level	301.67
23.45.527 - Structure width and façade length limits in LR zones			
23.45.527.A - Structure width limits in LR zones		.	
23.45.527 A Max. Width Allowed Table A [LR 3 Inside Townhouse]	Townhouse	150	
23.45.527.B - Maximum façade length in Lowrise zones.		.	
23.45.527.B.1 - Max. combined length façade portions w/ in15 feet of PL	65%	78.00	81' see adjustments
23.45.529 - Design standards			
23.45.529 C Treatment of street-facing facades. [LR All Unit Types]			
23.45.529 C.1 Facade openings [LR All Unit Types]	20%	.	
23.45.529 C.2 Facade articulation [LR All Unit Types]	if > 750sf	150sf Min. 500sf Max. 18" Min. Depth Variation	
23.45.529 C.3 Director may allow exceptions for intent [LR All Unit Types]		If design meets code intent	Design Intent. See Guideline Responses
23.45.529 G Design standards for townhouse developments Design Standards			
23.45.529 G.1 Building orientation Design Standards [LR Townhouse]		Direct access to Common Amenity	Common Amenity
23.45.529 G.2 Pedestrian pathway Design Standards [LR Townhouse]		Signage & Clear Path May be part of driveway	See Guideline Responses
23.45.529 G.3 Pedestrian entry Design Standards [LR Townhouse]		Visually Prominent Entry	See Guideline Responses
23.45.529 G.4 Architectural expression Design Standards [LR Townhouse]		.Visually Identify each individual townhouse	See Guideline Responses
23.45.530 - Green building standards			
23.45.530. if goes over FAR built green threshold 1.2 per		1.2	1.74
23.45.545 - Standards for certain accessory uses			
23.45.545. - Standards for certain accessory uses		.	
23.45.545.I - In LR zones, accessory dwelling units are allowed in single-family, rowhouse and townhouse		.	
23.45.545.I.1 - One per SFR unit		1 ADU per Principal Unit	1
23.45.545.I.3 - Max GFA		650 sf	Varies < 650sf
23.45.545.I.4 - Located w/in same structure		Within Structure	w/in structure
23.45.545.I.7 - Parking		No Parking Req'd	0

AREAS

FAR SUMMARY

FAR Area Allowed	11,454
FAR Area Proposed	8,682
Remaining	2,772

AREAS by UNIT

	Gross SF	FAR
Unit 6	1,544	1,375
Unit 5	1,544	1,375
Unit 4	1,662	1,483
Unit 3	1,662	1,483
Unit 2	1,662	1,483
Unit 1	1,662	1,483
Total	9,737	8,682

AREA by USE

	Gross SF	Gross %
Townhouse	7,717	79%
ADU	2,020	21%
Total	9,737	100%

AMENITY AREA

REQUIRED

(25%)(Lot Area)	1245 sf
50% ground level	623 sf

PROVIDED

ground level provided	628 sf
roof level provided	1152 sf
TOTAL	1780 sf
DIFFERENCE	535 sf

ITEM

EDG

LOT SIZE	4980.00
FAR	
FAR AREA ALLOWED	11,454
FAR AREA PROPOSED	8,682
REMAINING =	2,772
GSF PROPOSED	9,737
RESIDENTIAL UNITS	6 TH+6 ADU
BEDROOMS*	18
BATHROOMS*	18
CAR PARKING	0
BIKES - LONG TERM	6
BIKES - SHORT TERM	0
MHA PAYMENT	\$252,299

\* Estimate based upon gross areas and 'typical' room sizes.

ZONING MAPS

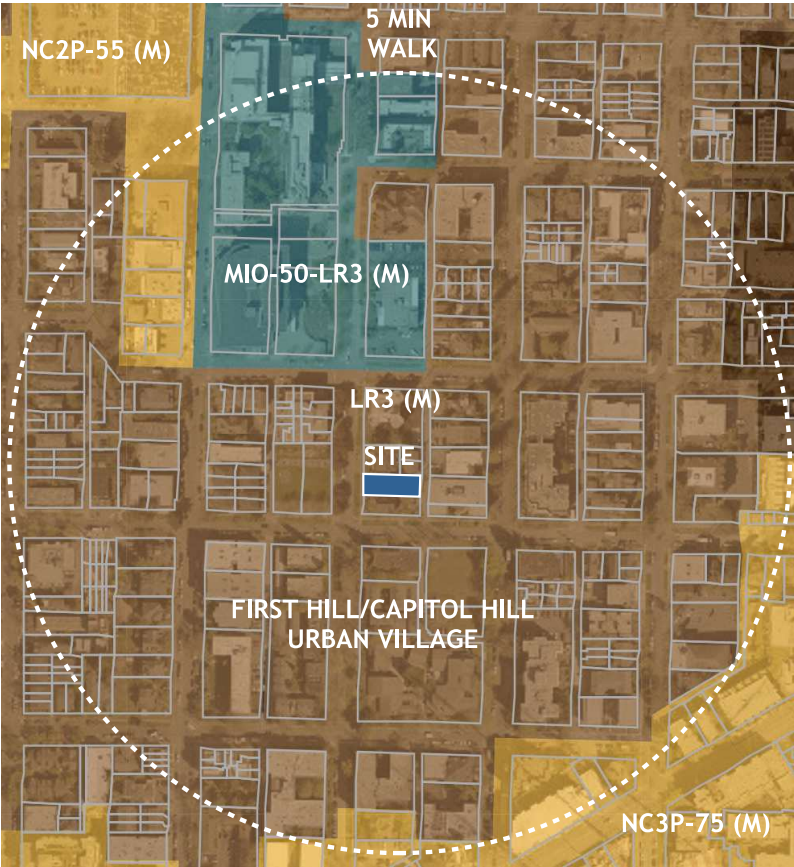
Site is zoned LR3(M) and within the First Hill/Capitol Hill Urban Village Overlay. The site does not border any other zones, though is near MIO-50-LR3(M) to the North and NC3P-75(M) to the South and South West. The site is in a densifying neighborhood with many multifamily and mixed use projects under construction or being proposed.

GROSS AREAS DETAILED (gsf)

		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Totals
Level 4	Townhouse	402	402	402	402	331	331	2,271
Level 3	Townhouse	425	425	425	425	425	425	2,552
Level 2	Townhouse	425	425	425	425	425	425	2,552
Level 1	Townhouse	64	64	64	64	43	43	343
	ADU	345	345	345	345	319	319	2,020
Totals		1,662	1,662	1,662	1,662	1,544	1,544	9,737

FAR AREAS DETAILED (qfa)

		Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Totals
Level 4	Townhouse	362	362	362	362	295	295	2,038
Level 3	Townhouse	384	384	384	384	384	384	2,301
Level 2	Townhouse	384	384	384	384	384	384	2,301
Level 1	Townhouse	45	45	45	45	29	29	239
	ADU	309	309	309	309	284	284	1,803
Totals		1,483	1,483	1,483	1,483	1,375	1,375	8,682



ARCHITECTURAL CONCEPT

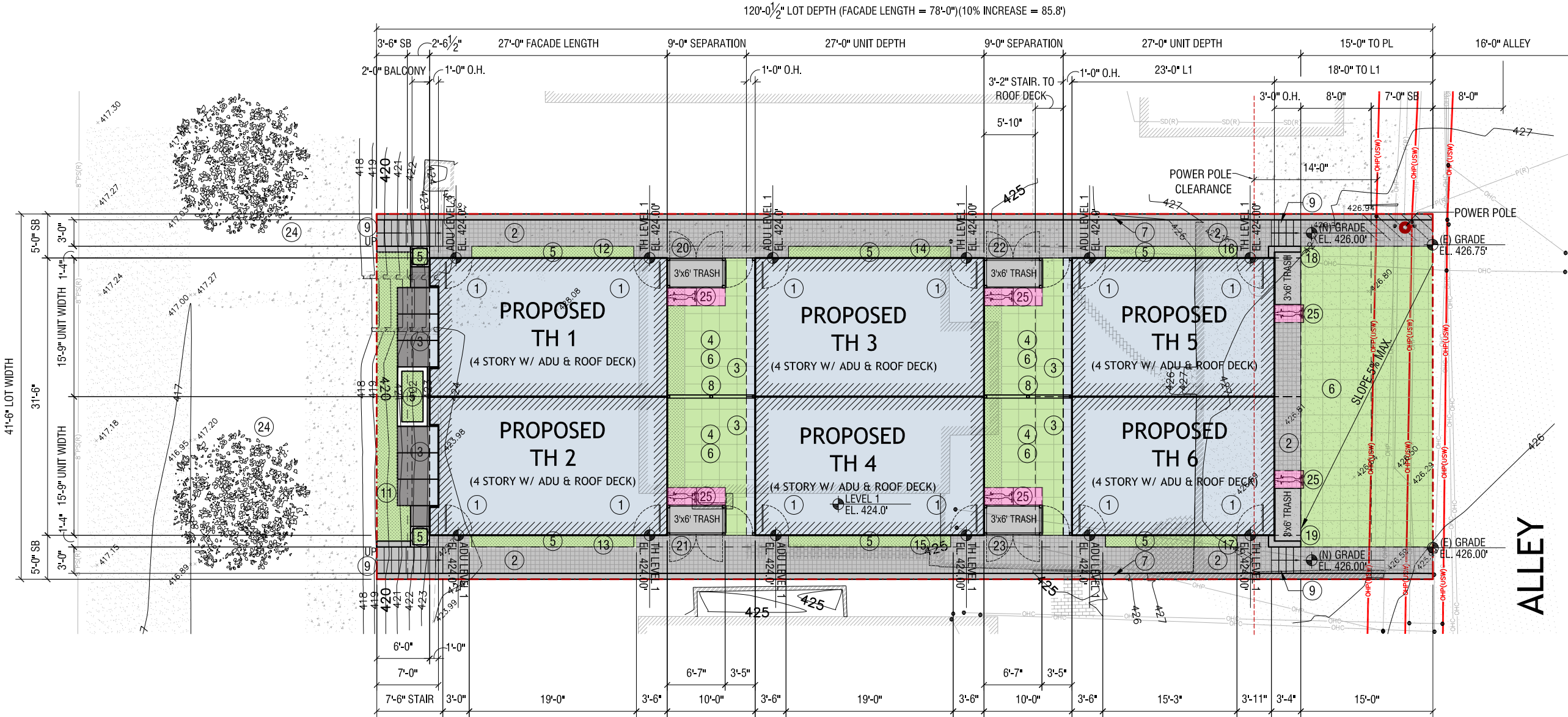
PLOT PLAN NOTES:

- (E) = Existing    (N) = New  
#ITEM
- 1. Entry location
  - 2. (N) Walkway (permeable pavers)
  - 3. Line of building overhang above
  - 4. Patio
  - 5. Planting (see landscape for details)
  - 6. Amenity area
  - 7. (N) Retaining wall
  - 8. Fence
  - 9. Exterior stair
  - 10. Exterior lighting
  - 11. Site signage-wayfinding
  - 12. (N) Signage TH1
  - 13. (N) Signage TH2
  - 14. (N) Signage TH3
  - 15. (N) Signage TH4
  - 16. (N) Signage TH5
  - 17. (N) Signage TH6
  - 18. (N) Trash area TH1
  - 19. (N) Trash area TH2
  - 20. (N) Trash area TH3
  - 21. (N) Trash area TH4
  - 22. (N) Trash area TH5
  - 23. (N) Trash area TH6
  - 24. (N) Street tree
  - 25. (N) Bike parking long term

PLOT PLAN

- TOWNHOUSES
- TRASH
- BIKE PARKING
- AMENITY SPACE

16th AVE.







STREAMLINED DESIGN REVIEW GUIDELINES

CS2.A1/ SENSE OF PLACE

Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contributed to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CONCEPTUAL RESPONSE

Symmetry, scale, proportion, texture

GUIDELINE RESPONSE

The design of the building emphasizes Seattle’s distinctive sense of place by drawing inspiration from the symmetry, roof overhangs, and monochromatic massings of neighboring structures. The use of textured facades creates a cohesive architectural identity that enhances the existing character of the neighborhood. Open spaces are thoughtfully integrated to foster community interaction and strengthen the site’s connection to its surroundings, promoting a sense of belonging and continuity in this vibrant urban context.



CS2.D1/ EXISTING DEVELOPMENT

Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CONCEPTUAL RESPONSE

Matching Adjacencies

GUIDELINE RESPONSE

The proposal remains well below the maximum height and area allowed by zoning, thoughtfully complementing the existing neighborhood context. Significantly smaller than several adjacent apartment buildings, the design features three distinct structures instead of one large mass, effectively reducing overall bulk and height while promoting a harmonious transition within the area and enhancing integration into the community.



PL2.D1/ WAYFINDING

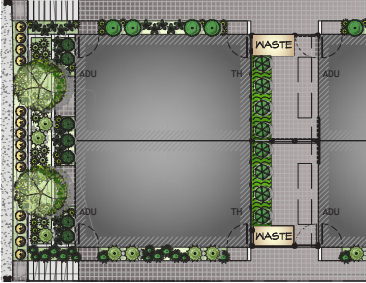
Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

CONCEPTUAL RESPONSE

Visual Cues

GUIDELINE RESPONSE

Stairs, signage, lighting, landscaping, materials, textures, and massing guide pedestrians up and through the site.



PL3.A1/ ENTRIES

Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

CONCEPTUAL RESPONSE

Material change and signage

GUIDELINE RESPONSE

Individual entries are identified as a break in the ground level materiality, they are individually illuminated and are side facing, offer a greater sense of privacy from the street.



DC2.A1/ MASSING

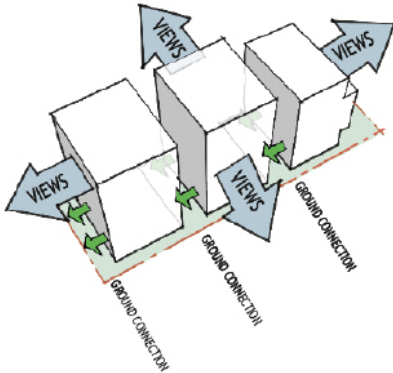
Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

CONCEPTUAL RESPONSE

Light, Views, Pattern Repetition

GUIDELINE RESPONSE

The building massing is arranged to optimize site characteristics, with vertical stacks of sliding glass doors on each facade capturing views and maximizing natural light into the units. This design wraps the texture and pattern of the facade around the site, with the 3 distinct buildings reducing bulk while creating open space between building that brings in natural light and extends the ground-level living areas of the ADUs.



SUMMARY OF PRIORITY GUIDELINES

CONTEXT AND SITE

CS2. Urban Pattern and Form

- A. Location in the city and neighborhood
  - 1. Sense of Place

CS2. Urban Pattern and Form

D. Height, Bulk and Scale

- 1. Existing Development and Zoning

CS3. Architectural Context and Character

- A. Emphasizing positive neighborhood attributes
  - 1. Fitting old and new together

PL2. Walkability

D. Wayfinding

- 1. Design as Wayfinding

PL3. Street Level Interaction

A. Entries

- 1. Design Objectives

d. Individual entries to ground related housing

DC2. Architectural Concept

A. Massing

- 1. Site characteristics and uses

DC2. Architectural Concept

B. Architectural and facade composition

- 1. Facade composition

DC2. Architectural Concept

C. Secondary Architectural Features

- 1. Visual depth and interest

DC2. Architectural Concept

D. Scale and Texture

- 2. Texture

DC4. Exterior Elements and Finishes

A. Building Materials

- 1. Exterior finish materials

STREAMLINED DESIGN REVIEW GUIDELINES

DC2.B1/ FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

CONCEPTUAL RESPONSE

Symmetry, scale, proportion, texture

GUIDELINE RESPONSE

The building’s facade features a tapestry of horizontal and vertical black textures, characterized by strong symmetry and a heavy base that lightens as it rises to meet the sky with the roof deck railings. This design wraps around the sides and rear, including the alley facade, ensuring visual continuity. The stacked vertical openings create a cohesive pattern throughout the project. The street facade serves as a backdrop to the park across the street while maintaining an attractive architectural expression.



DC2.C1/ SECONDARY ARCH. FEATURES

Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level to create interest for pedestrians and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

CONCEPTUAL RESPONSE

Layers, Depth, Shadow

GUIDELINE RESPONSE

Incorporated balconies, canopies, decks, and strategic lighting create rhythm and enhance the pedestrian experience, with brick softly highlighted by the lighting. Rooftop railings act as a light crown, visually connecting the units with the sky.



DC4.A1/ BUILDING MATERIALS

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.

CONCEPTUAL RESPONSE

Elegant tactility

GUIDELINE RESPONSE

The building’s exterior incorporates a durable brick base along pedestrian pathways and entries, enhancing both durability and tactility. The design features a dynamic interplay of horizontal and vertical elements, including fine layers of horizontal brick, skinny vertical siding, and mesh square grid railings that incorporate both orientations. This combination creates a visually appealing façade that maintains attractiveness and quality detailing, fulfilling the intent of the design guidelines.



DC2.D2/ TEXTURE

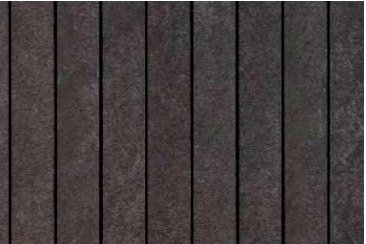
Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

CONCEPTUAL RESPONSE

Tuxedo elegance

GUIDELINE RESPONSE

The building design, inspired by the elegance of a tuxedo, features a black brick base for a robust, textured appearance at street level, transitioning to tall, skinny vertical siding on the upper levels. This elegant monochromatic facade emphasizes fine-grained detail through elements like railings, sliding door mullions, and curtains layered with lighting inside and out, enhancing the pedestrian experience while seamlessly integrating with the urban environment. Overall, the design aims to create a sophisticated, tactile interaction that enriches the streetscape.



SUMMARY OF PRIORITY GUIDELINES

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CS2. Urban Pattern and Form

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  - 1. Sense of Place

CS2. Urban Pattern and Form

D. Height, Bulk and Scale

- 1. Existing Development and Zoning

CS3. Architectural Context and Character

- A. Emphasizing positive neighborhood attributes
  - 1. Fitting old and new together

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PL3. Street Level Interaction

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- 1. Design Objectives

- d. Individual entries to ground related housing

DC2. Architectural Concept

A. Massing

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DC2. Architectural Concept

B. Architectural and facade composition

- 1. Facade composition

DC2. Architectural Concept

C. Secondary Architectural Features

- 1. Visual depth and interest

DC2. Architectural Concept

D. Scale and Texture

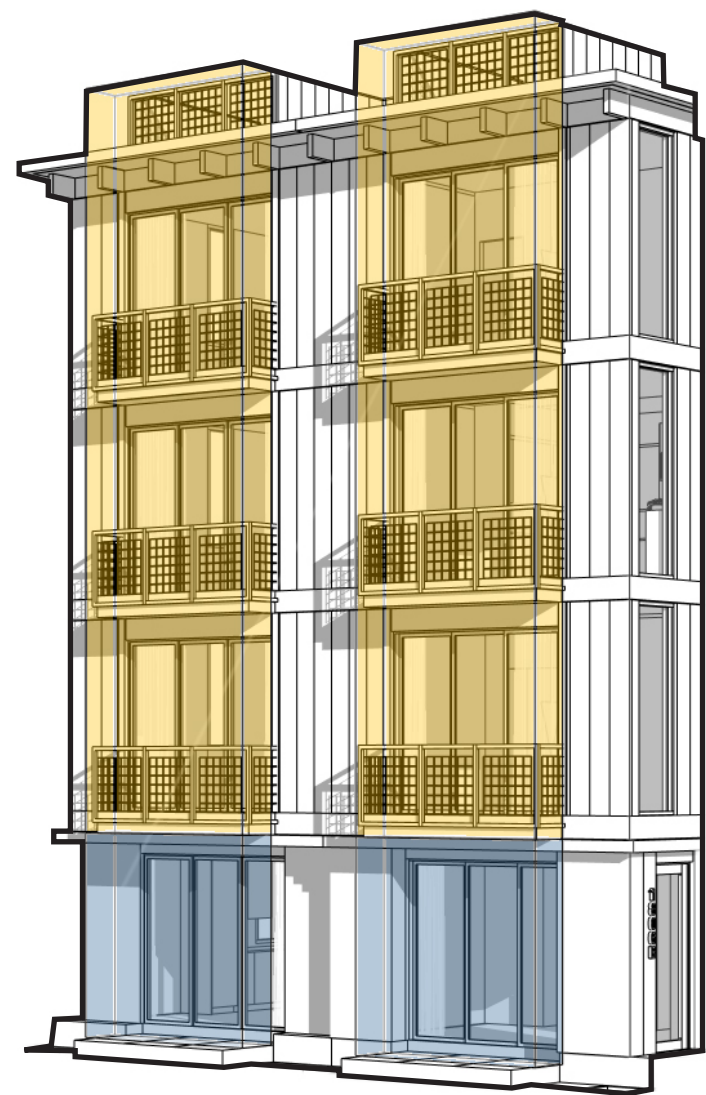
- 2. Texture

DC4. Exterior Elements and Finishes

A. Building Materials

- 1. Exterior finish materials

ARCHITECTURAL CONCEPT

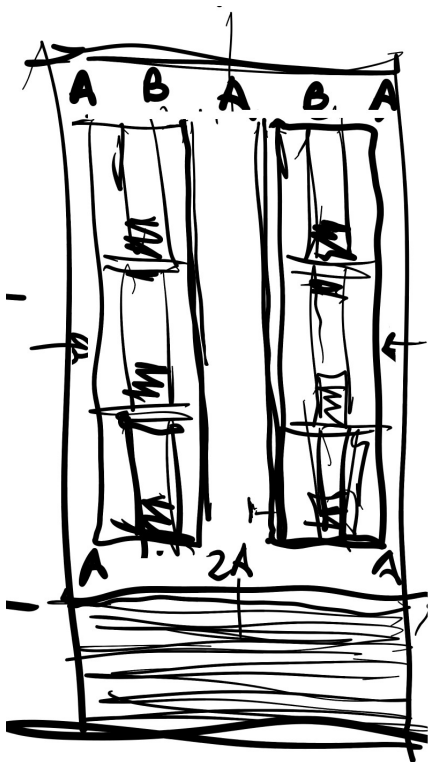


FACADE ARTICULATION

- Protruding TH plane
- Recessed AADU
- Building envelope

DESIGN INTENT

The West street facing facade articulation provides a contrast between the smooth building envelope finish and the textured protruding balconies. Level one is recessed to provide a layer of privacy, all of which contribute to creating a texture of transparency in a thoughtfully proportioned zone intended to enhance the street facing facade.

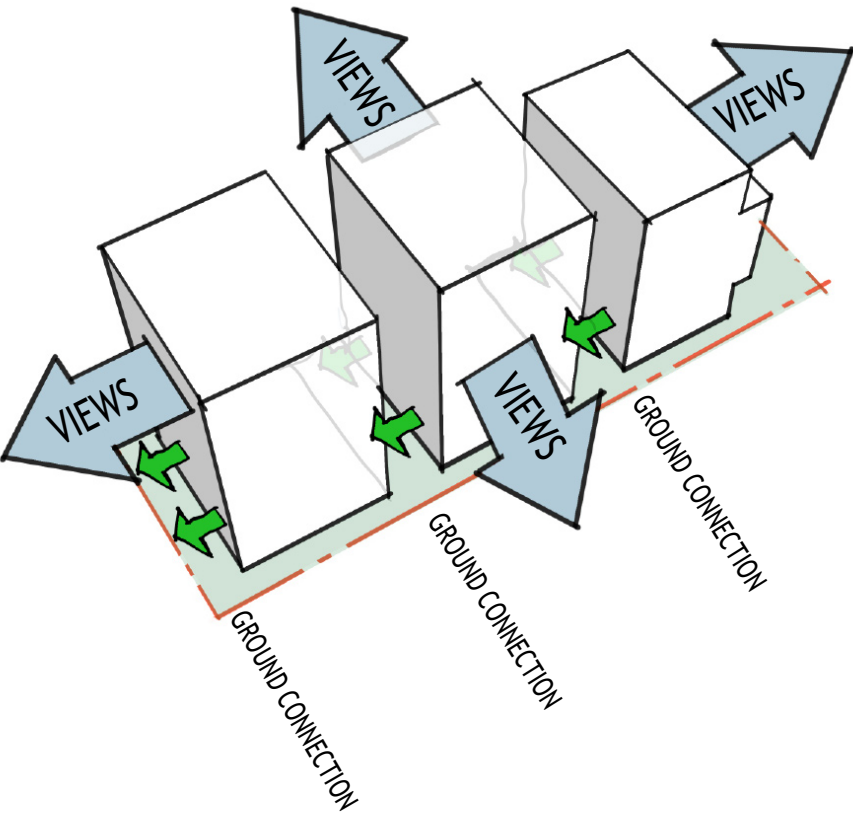


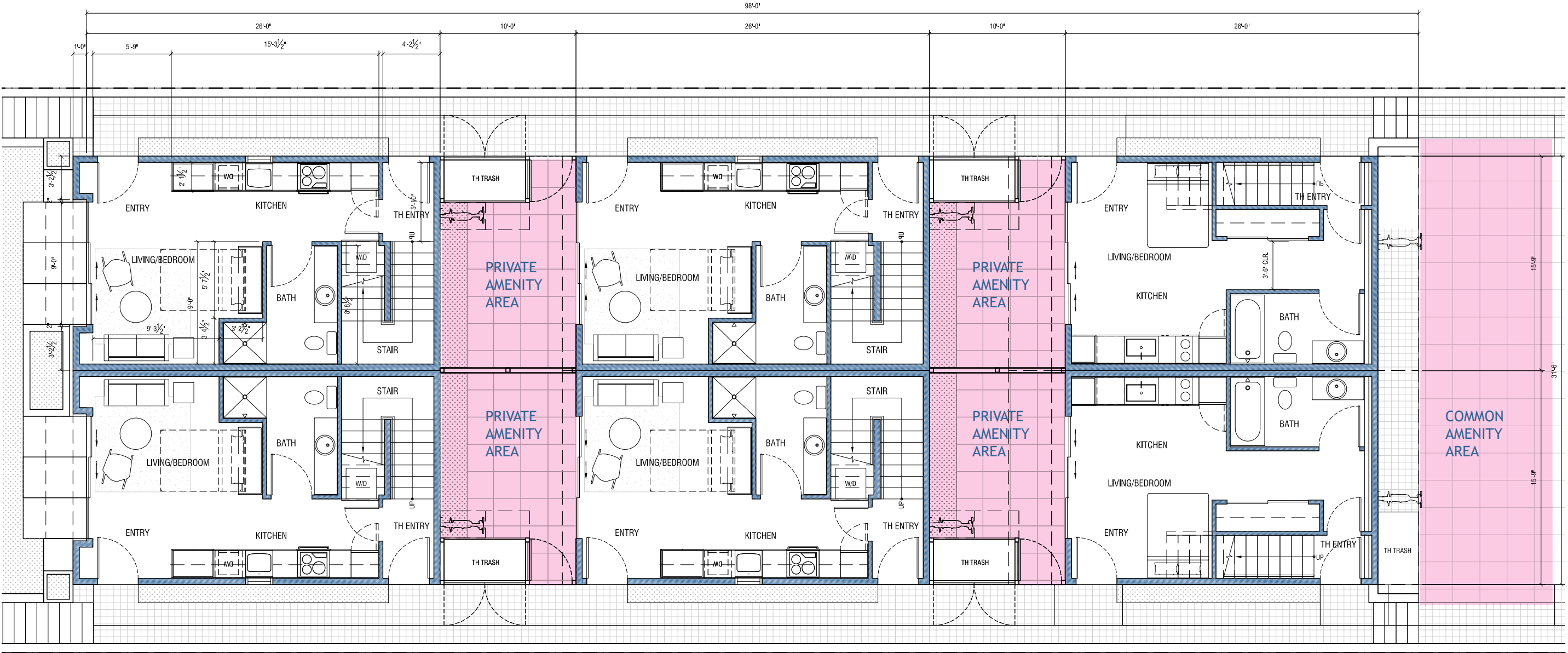
SITING , MASSING, FACADE TREATMENTS, ACCESS

Site access features a dual-path approach at the street front, with one entrance from the northwest and another from the southwest, both enhancing the pedestrian experience through the use of brick, lighting, and vegetation. The project’s massing and facade articulation draw inspiration from the symmetry and proportion of the nearby Sanctuary building.

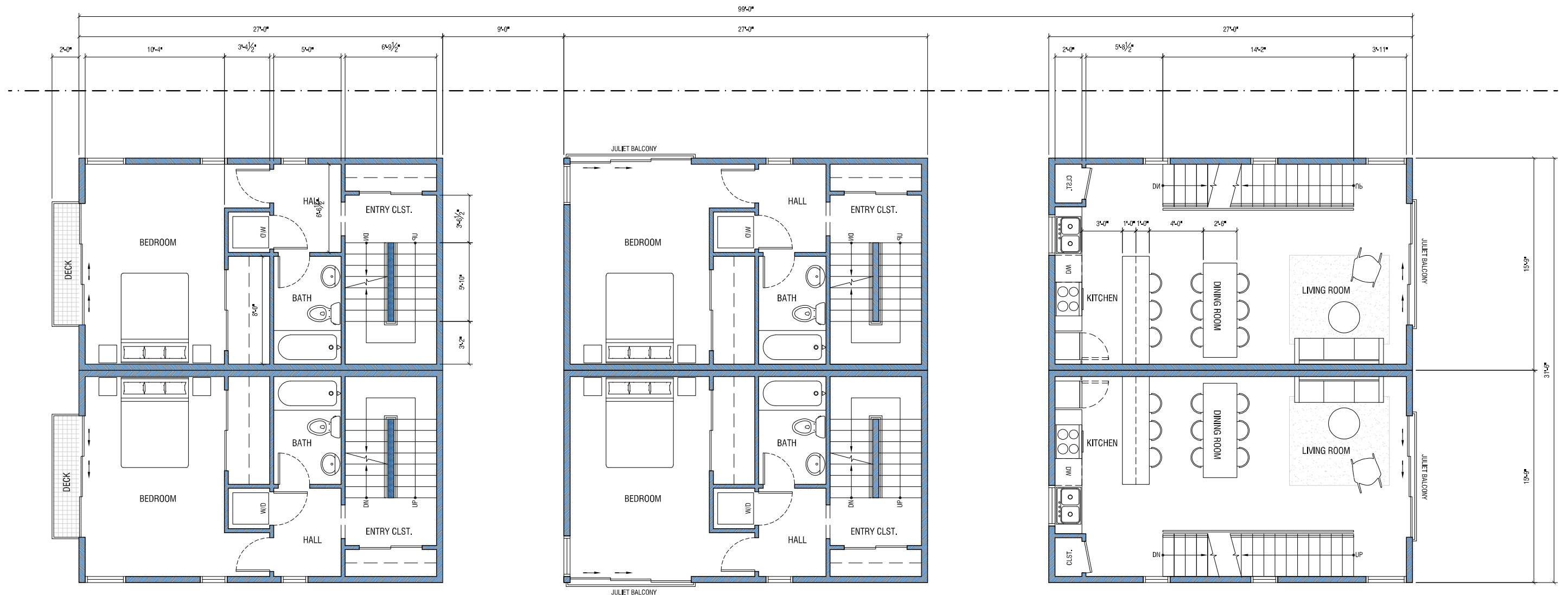
The proposal effectively addresses several physical site constraints, including a high-voltage line at the eastern end and varying topography on the western side. It also takes into account privacy, sightlines, and the neighborhood context, particularly in relation to Seven Hills Park.

Spaces between units are designed as private courtyards, integrating vegetation to foster an indoor/outdoor living experience at the ground level.

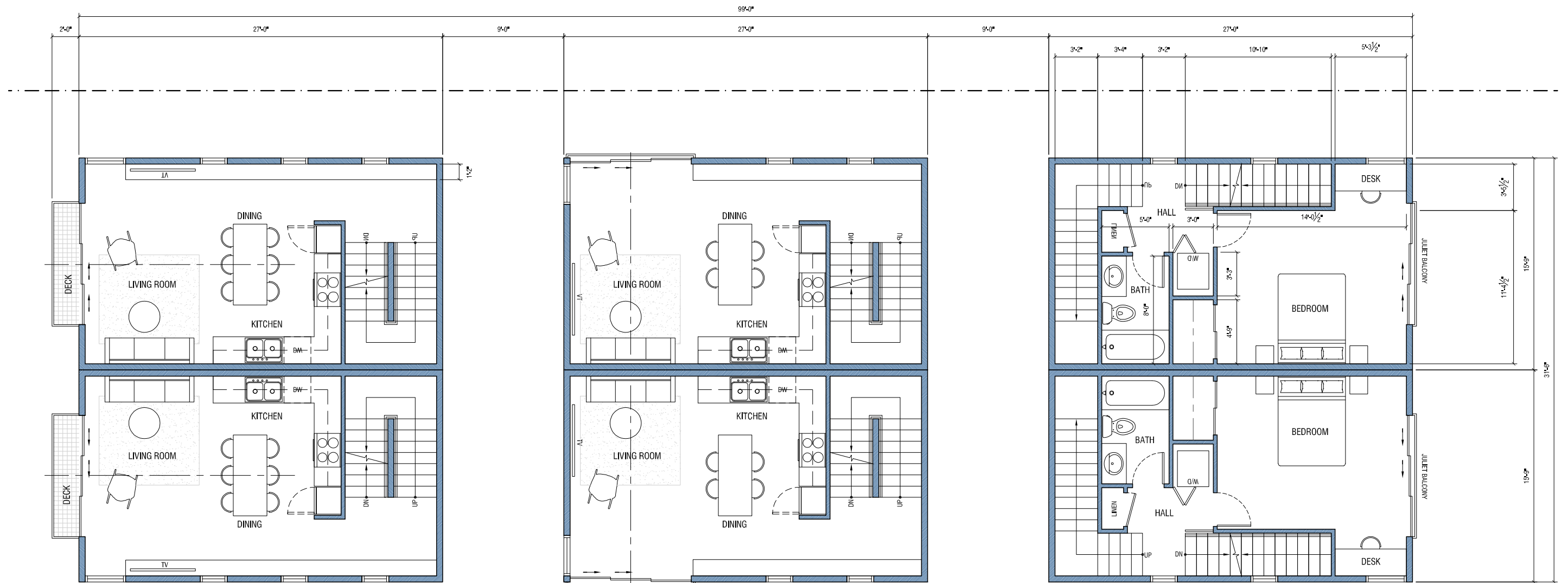




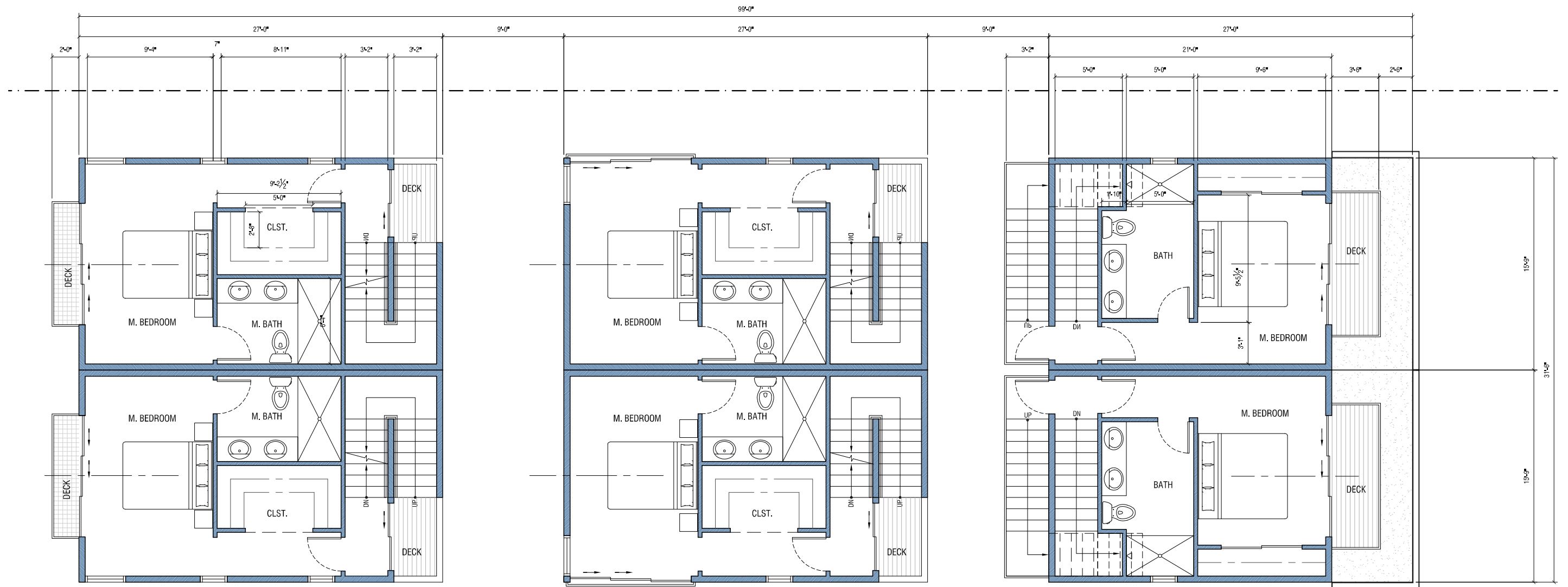
LEVEL 1- ADU 1  
SCALE: 1/4" = 1'-0"



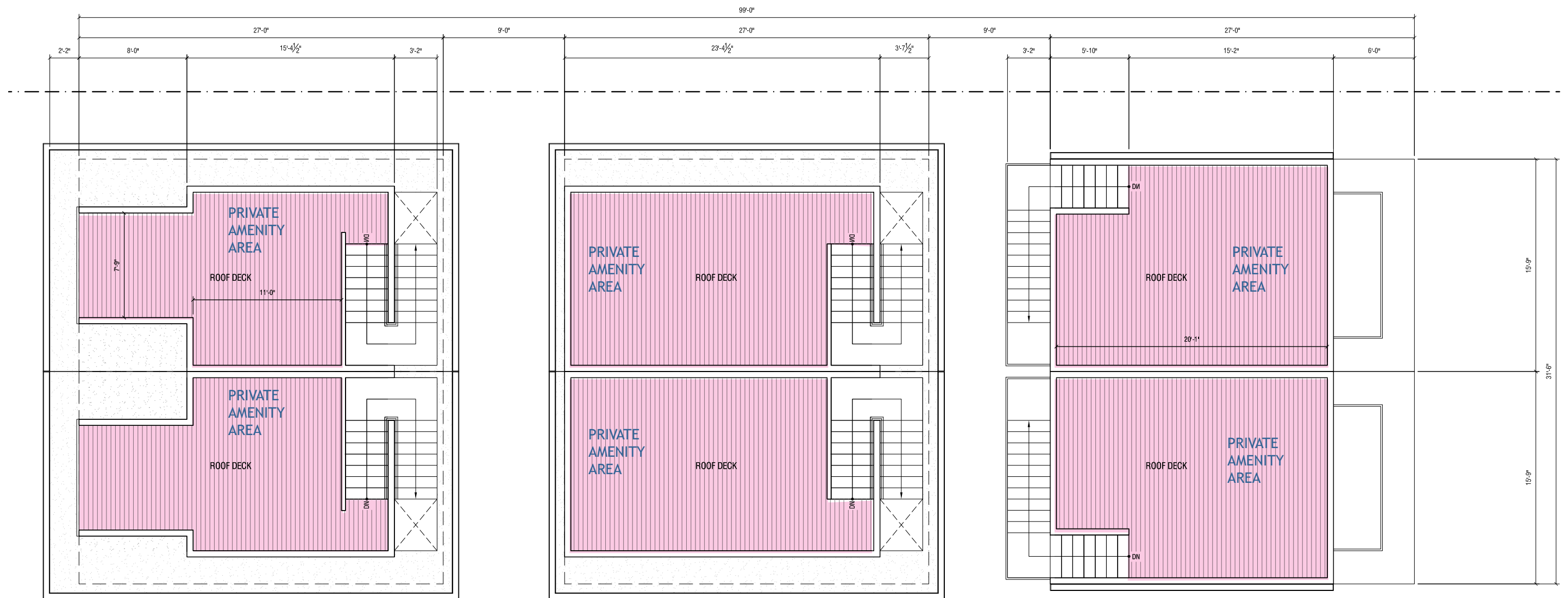
LEVEL 2 - BEDROOMS 1  
SCALE: 1/4" = 1'-0"



LEVEL 3 - LDK 1  
SCALE: 1/4" = 1'-0"



LEVEL 4 - MASTER BEDROOM 1  
SCALE: 1/4" = 1'-0"



LEVEL 5 - ROOF DECKS 1  
SCALE: 1/4" = 1'-0"



**DC2.B1/ FACADE COMPOSITION**

**GUIDELINE RESPONSE**

The building's facade features a tapestry of horizontal and vertical black textures, characterized by strong symmetry and a heavy base that lightens as it rises to meet the sky with the roof deck railings. This design wraps around the sides and rear, including the alley facade, ensuring visual continuity. The stacked vertical openings create a cohesive pattern throughout the project. The street facade serves as a backdrop to the park across the street while maintaining an attractive architectural expression.

**DC2.C1/ SECONDARY ARCH. FEATURES**

**GUIDELINE RESPONSE**

Incorporated balconies, canopies, decks, and strategic lighting create rhythm and enhance the pedestrian experience, with brick softly highlighted by the lighting. Rooftop railings act as a light crown, visually connecting the units with the sky.

STREAMLINED DESIGN REVIEW GUIDELINES



GUIDELINE RESPONSES

CS2.A1/ SENSE OF PLACE

GUIDELINE RESPONSE

The design of the building emphasizes Seattle’s distinctive sense of place by drawing inspiration from the symmetry, roof overhangs, and monochromatic massings of neighboring structures. The use of textured facades creates a cohesive architectural identity that enhances the existing character of the neighborhood. Open spaces are thoughtfully integrated to foster community interaction and strengthen the site’s connection to its surroundings, promoting a sense of belonging and continuity in this vibrant urban context.

DC4.A1/ BUILDING MATERIALS

GUIDELINE RESPONSE

The building’s exterior incorporates a durable brick base along pedestrian pathways and entries, enhancing both durability and tactility. The design features a dynamic interplay of horizontal and vertical elements, including fine layers of horizontal brick, skinny vertical siding, and mesh square grid railings that incorporate both orientations. This combination creates a visually appealing façade that maintains attractiveness and quality detailing, fulfilling the intent of the design guidelines.

DC2.D2/ TEXTURE

GUIDELINE RESPONSE

The building design, inspired by the elegance of a tuxedo, features a black brick base for a robust, textured appearance at street level, transitioning to tall, skinny vertical siding on the upper levels. This elegant monochromatic facade emphasizes fine-grained detail through elements like railings, sliding door mullions, and curtains layered with lighting inside and out, enhancing the pedestrian experience while seamlessly integrating with the urban environment. Overall, the design aims to create a sophisticated, tactile interaction that enriches the streetscape.



**CS2.D1/ EXISTING DEVELOPMENT**  
**GUIDELINE RESPONSE**

The proposal remains well below the maximum height and area allowed by zoning, thoughtfully complementing the existing neighborhood context. Significantly smaller than several adjacent apartment buildings, the design features three distinct structures instead of one large mass, effectively reducing overall bulk and height while promoting a harmonious transition within the area and enhancing integration into the community.

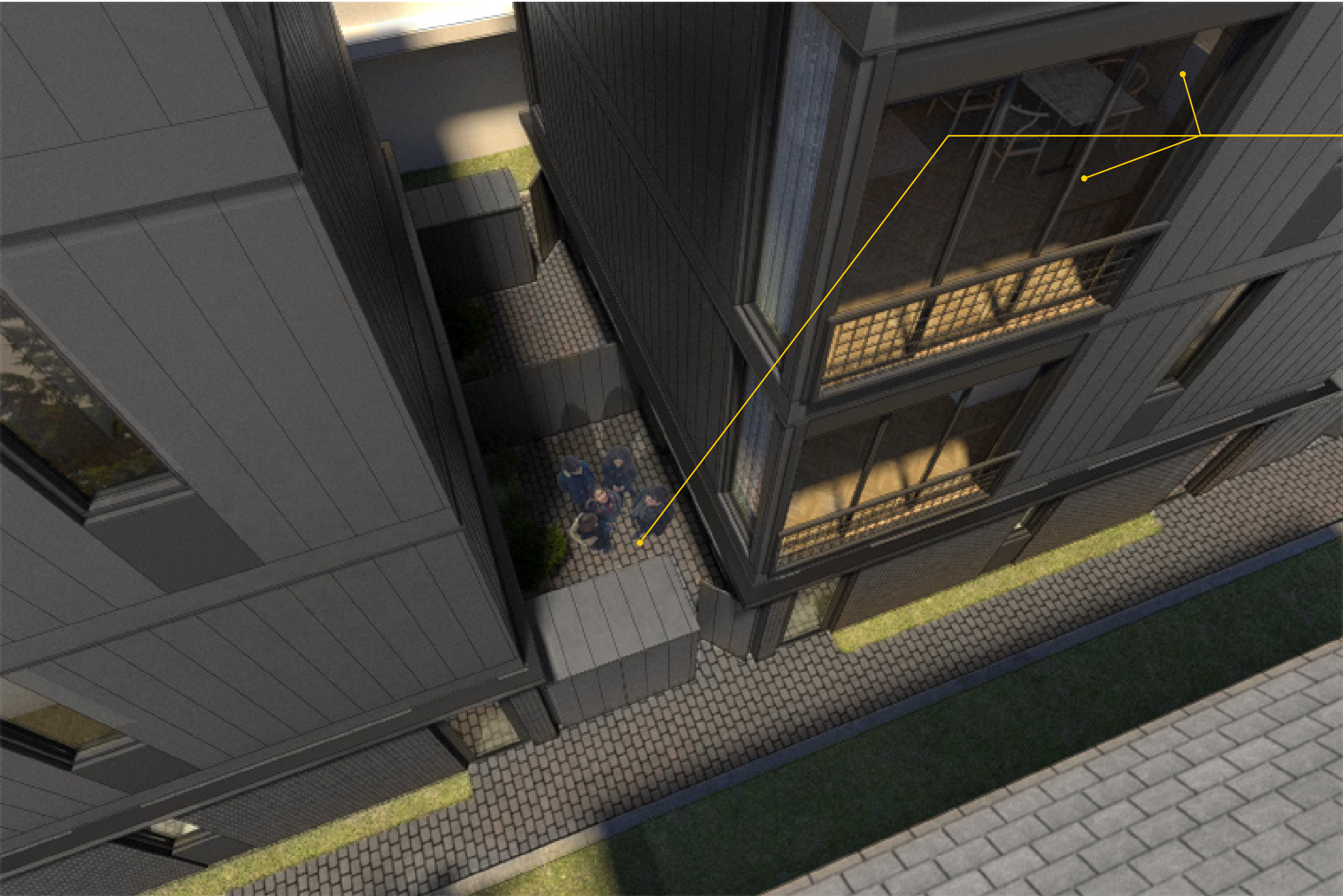
**CS3.A1/ FITTING OLD AND NEW TOGETHER**

Textures, roof overhangs, varying depth in facade, balconies, matching neighborhood scale, symmetry and proportions of surrounding apartment buildings



**PL2.D1/ WAYFINDING**  
**GUIDELINE RESPONSE**  
Stairs, signage, lighting, landscaping, materials, textures, and massing guide pedestrians up and through the site.

**PL3.A1/ ENTRIES**  
**GUIDELINE RESPONSE**  
Individual entries are identified as a break in the ground level materiality, they are individually illuminated and are side facing, offer a greater sense of privacy from the street.



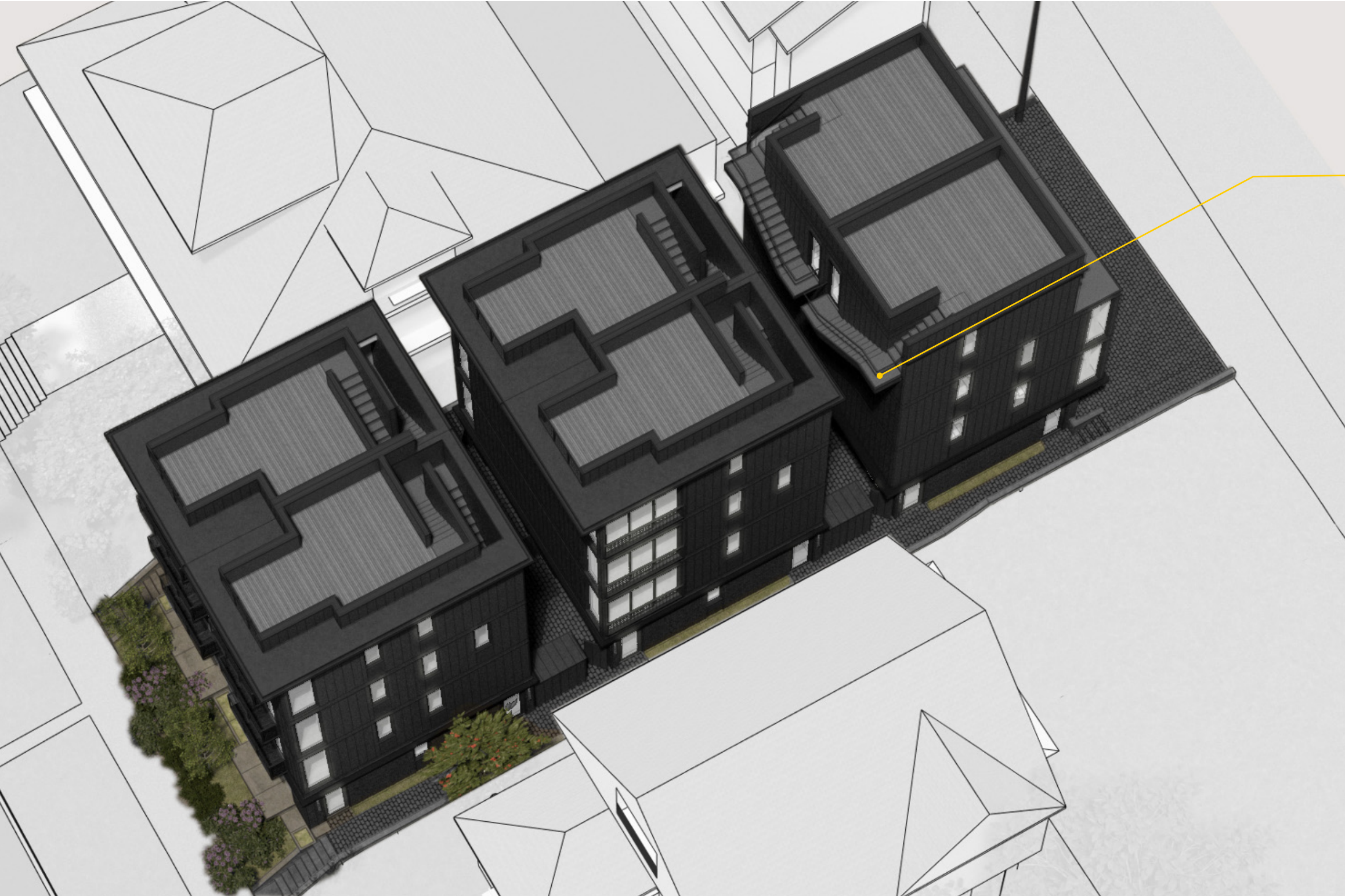
**DC2.A1/ MASSING**  
**GUIDELINE RESPONSE**  
The building massing is arranged to optimize site characteristics, with vertical stacks of sliding glass doors on each facade capturing views and maximizing natural light into the units. This design wraps the texture and pattern of the facade around the site, with the 3 distinct buildings reducing bulk while creating open space between building that brings in natural light and extends the ground-level living areas of the ADUs.



**DC2.B1/ FACADE COMPOSITION**

**GUIDELINE RESPONSE**

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CONCRETE  
COLOR: NATURAL



VERTICAL SIDING  
COLOR: BLACK

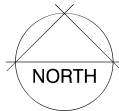
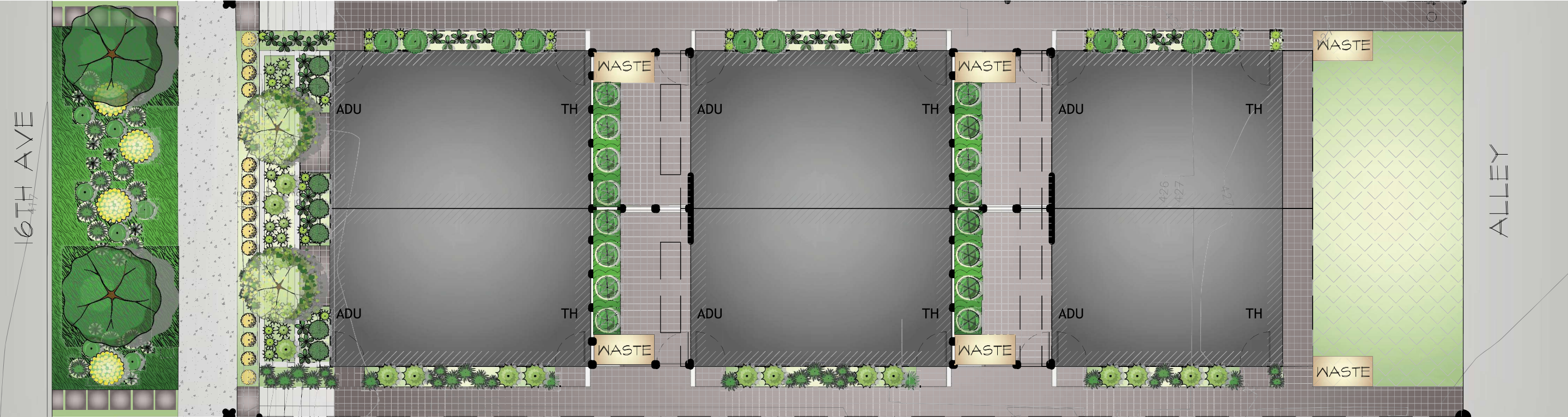


BRICK  
COLOR: DARK GRAY



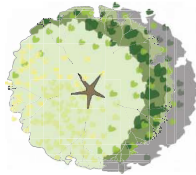
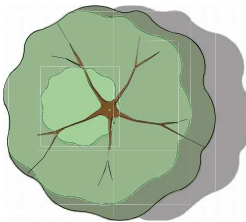












VINYL WINDOW/DOOR  
COLOR: BLACK





RENDERED LANDSCAPE PLAN  
SCALE: NTS

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	<i>Acer platanoides</i> 'Columnare' / Columnar Norway Maple
	<i>Cornus</i> x 'KN30-8' / Venus9 Dogwood Street Tree - Single leader
SHRUBS	
	<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>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Nassella tenuissima</i> / Mexican Feather Grass
	<i>Pennisetum a. speciosum</i> 'Hameln' / Hameln Dwarf Fountain Grass
	<i>Pieris japonica</i> 'Brouwer's Beauty' / Lily of the Valley Bush
	<i>Polystichum munitum</i> / Western Sword Fern
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca
GROUND COVERS	
	Existing Lawn
	<i>Pachysandra terminalis</i> / Japanese Spurge



ARCHITECTURAL CONCEPT

SMC 23.45.518 and 23.41.018 D.3.a  
SETBACKS  
REQUIRED: Front: 7' avg / 5' min.  
REQUESTED: Front: 3'-6" - 50% reduction.

No adjustments to sides or rear yard setbacks.

**GUIDELINES & JUSTIFICATION:**  
Due to a high voltage power line on the East side of the site, as well as a power pole easement, the site is being restricted and forced to development more to the Western portion of the site. The request is to allow a 3'6 front yard minimum to provide the required safe distance from the HVL and move all buildings closer to the Western property line.

SMC 23.45.518.F.1 and 23.41.018 D.3.a  
SETBACKS BETWEEN BUILDINGS  
REQUIRED: 10' min.  
REQUESTED: 1'-0" reduction for building separation.  
3'-2" reduction between middle & east bldgs.

**GUIDELINES & JUSTIFICATION:**  
Requesting a 1'-0" reduction between buildings at level 2-4, and a 3'-2" reduction at level 4 for exterior open stair to east units. At level 1 the 10' separation is maintained for outdoor areas for residents. The 1'-0" OH assists in weather protection and lighting. Due to the high voltage lines, this request is to allow East units to have roof top access privileges equal to that of the other buildings while maintaining safe clearance from the power lines.

SMC 23.45.52B and 23.41.018 D.3.d  
STRUCTURE LENGTH/FACADE LENGTH  
REQUIRED: 78' max. = (65%)( 120' Lot depth)  
REQUESTED: 81' = 3% increase  
An increase of 4' in length.

**GUIDELINES & JUSTIFICATION:**  
Requesting a 3% increase of the allowed 10% increase. This increase allows a minor expansion into the setbacks between buildings in order to maintain powerline clearances.

SMC 23.45.524 and 23.41.018 D.4.c.  
LANDSCAPE / SCREENING  
REQUIRED: Green factor of 0.6  
REQUESTED: TDB

**GUIDELINES & JUSTIFICATION:**  
Requesting reduction in landscaping of 50% as allowed per 23.41.018 D.4.c. Exact amount requested is still pending further research and coordination with Landscape Architect.

ADJUSTMENTS

