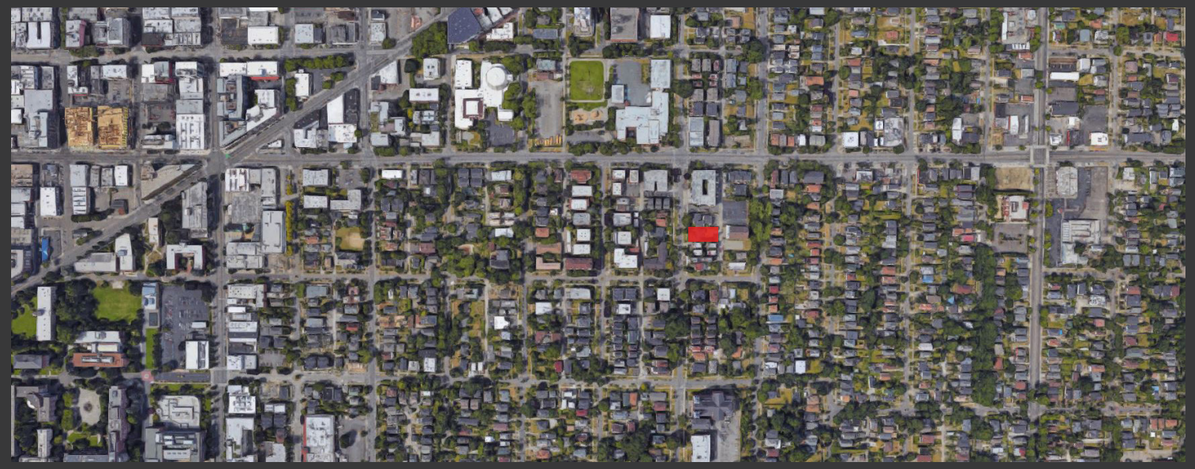






ASSOCIATED SDCI PROJECT NUMBERS:
#3032754-EG
#6686288-CN
CORRECTIONS CYCLE #2
MEETING TYPE: SDCI REVIEWER
MEETING DATE: 04-09-19

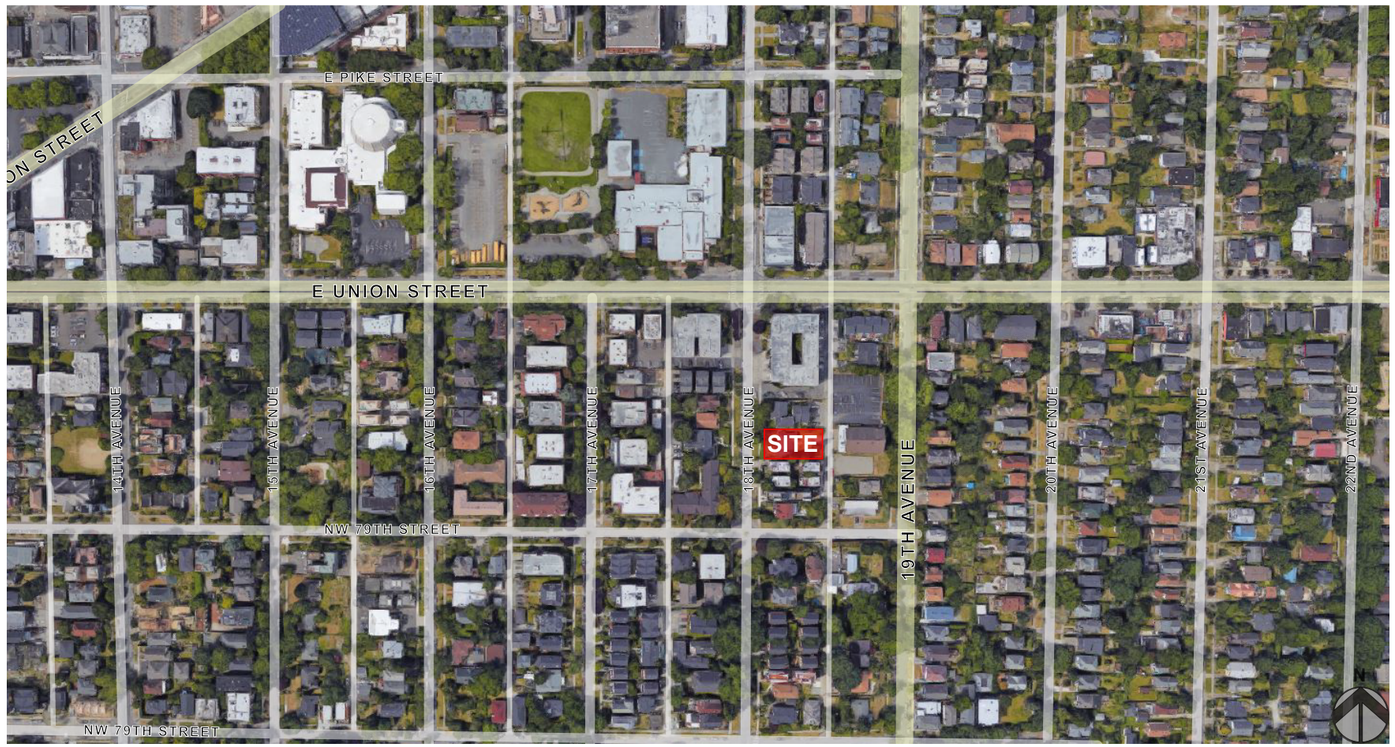
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PROJECT PROPOSAL

OF UNITS - 7 TOWN HOMES
OF PARKING STALLS - 7 PROVIDED AT EAST SIDE OF SITE ACCESS THROUGH THE ALLEY
NOT COMMERCIAL OR LIVE WORK

PROJECT SUMMARY

THE OWNER PROPOSES THE CONSTRUCTION OF SEVEN (7) TOWNHOUSE UNITS. THE EXISTING SINGLE-FAMILY RESIDENCE ON THE PARCEL WILL BE DEMOLISHED. THE PARCEL, DUE TO ITS LOCATION IN A MULTI-FAMILY AREA AND BORDERING A SINGLE FAMILY ZONE, IS IDEAL FOR THIS DEVELOPMENT. THE PROJECT SITE IS LOCATED ON 18TH STREET BETWEEN UNION STREET E. TO THE NORTH AND SPRING STREET E TO THE SOUTH. OPPOSITE THE PROJECT PARCEL ON 18TH AVENUE IS A DUPLEX WITH TOWN HOMES AND APARTMENT COMPLEXES ON EITHER SIDE. TO THE EAST OF THE SITE IS AN ALLEY, ACROSS FROM WHICH IS A CHURCH AND PARKING LOT. APARTMENTS ARE IMMEDIATELY TO THE NORTH AND TOWN HOMES ARE IMMEDIATELY TO THE SOUTH OF THE PROJECT SITE. THE PROPOSED PROJECT FITS WITHIN THE CONTEXT OF THE NEIGHBORHOOD BY REFLECTING THE USAGE, MATERIALS, COLORS, AND SIZE OF THE NEIGHBORING BUILDINGS.



9-BLOCK AERIAL

SUMMARY CONTEXT ANALYSIS



AERIAL MAP

ZONING DESIGNATION

PROJECT ADDRESS
1114 18TH AVENUE, SEATTLE WA 98122

ZONE DESIGNATION
LR3 - MULTIFAMILY

NEIGHBORHOOD
SQUIRE PARK, CENTRAL AREA

AREA DESIGNATION

SURROUNDING AREA
NORTH: NC1-30 & LR3

SOUTH: LR1

EAST: SF5000

WEST: LR3

STREET TYPES
MINOR ARTERIAL - E. UNION ST.
NEIGHBORHOOD YIELD STREETS



AXONOMETRIC MODEL

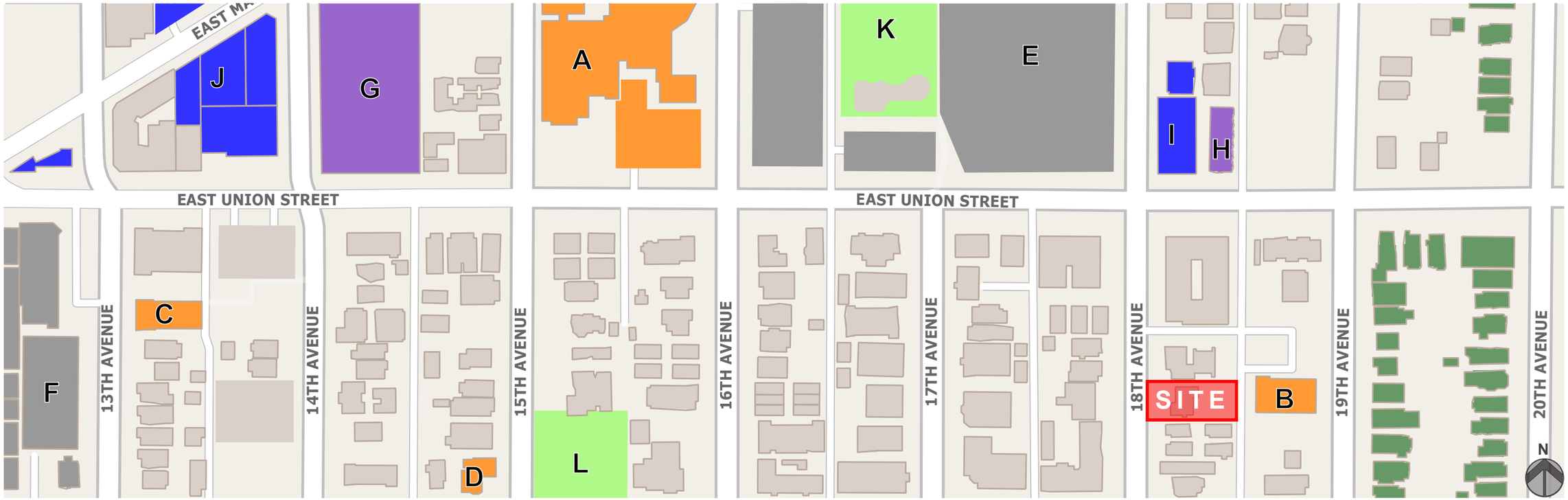
EXISTING SITE CONDITIONS

SURROUNDING USES OTHER THAN MULTI FAMILY

- RETAIL USE
- SINGLE FAMILY
- MIXED-USE RESIDENTIAL
- COMMERCIAL / OFFICE
- RELIGIOUS INSTITUTE
- SCHOOLS
- PARKS

NEIGHBORING BUILDINGS

- A TEMPLE DE HIRSCH SINAI
- B MADISON PARK CHURCH OF CHRIST
- C SPRING STREET CENTER
- D FIRST AME HOUSING CORPORATION
- E SEATTLE WORLD SCHOOL
- F SEATTLE ACADEMY
- G MIXED-USE APARTMENT & RETAIL
  MODE OF FITNESS
  1408 E UNION ST GARAGE
  SKILLET DINER
- H MIXED-USE APARTMENT & SERVICE
  NORTHWEST LANGUAGE & LEARNING
- I RETAIL
  GOSSAMER COLLECTIVE
  TOUGO COFFEE
  18TH & UNION
- J RETAIL
  CHOP SUEY
  DIESEL
  BAR SUE
  UNION SEATTLE
  ZOE EVENTS
  10 DEGREES
  MOO-YOUNG
  MADISON PUB
  PONY
- K TT MINOR PLAYGROUND
- L SPRING STREET MINI PARK



VICINITY MAP

LAND USE CODE SUMMARY

23.45.502 SCOPE OF PROVISIONS
LR3 NEIGHBORHOOD LOWRISE 3 MULTI FAMILY (LR3).

23.45.504 PERMITTED AND PROHIBITED USES
TABLE A. RESIDENTIAL USES ARE PERMITTED OUTRIGHT SUBJECT TO PROVISIONS OF THIS TITLE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

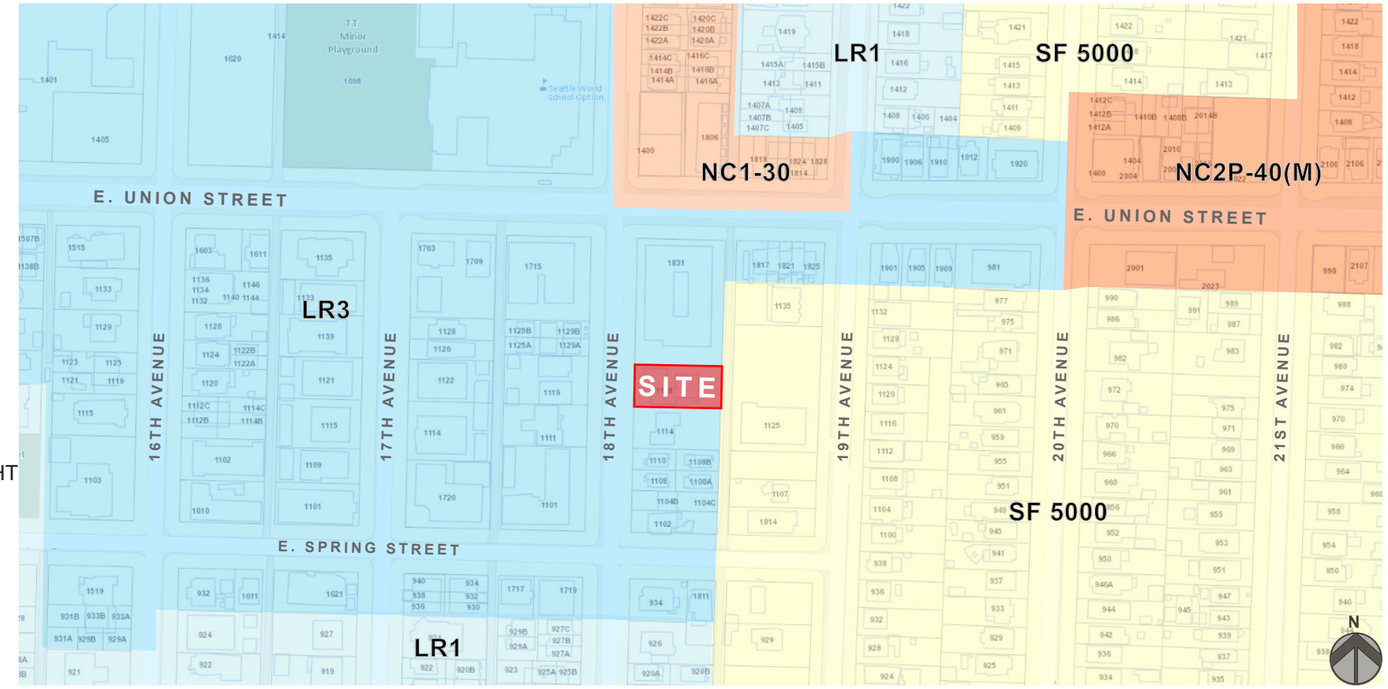
23.45.510 FLOOR AREA RATIO (FAR) LIMITS
A.1. ALL GROSS FLOOR AREA NOT EXEMPT IS COUNTED AGAINST THE MAXIMUM GROSS FLOOR AREA ALLOWED BY THE PERMITTED FAR.
TABLE A. TOTAL FAR PERMITTED FOR ALL USES ON A LOT THAT IS OCCUPIED BY A MIX OF USES = 1.3.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.514 STRUCTURE HEIGHT
A. DESIGNATED ZONE ALLOWS FOR A HEIGHT OF THIRTY (30) FEET. J. ROOFTOP FEATURES 2. OPEN RAILINGS, PARAPETS, PLANTERS, ETC. MAY EXTEND UP TO 4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT. 4. STAIR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 10 FEET IF COMBINED COVERED AREA DOES NOT EXCEED 15% OF ROOF AREA OR 20% IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.518 SETBACKS AND SEPARATIONS
FRONT: 5'-0" MINIMUM
REAR: 7'-0" AVERAGE; 5'-0" MINIMUM
SIDE FOR FACADES < 40'-0" IN LENGTH: 5'-0" MINIMUM
SIDE FOR FACADES > 40'-0" IN LENGTH: 7'-0" AVERAGE; 5'-0" MINIMUM
F. SEPARATIONS BETWEEN MULTIPLE STRUCTURES. 1. THE MINIMUM REQUIRED SEPARATION BETWEEN PRINCIPAL STRUCTURES AT ANY TWO POINTS ON DIFFERENT INTERIOR FACADES IS 10 FEET. L. A MINIMUM UPPER-LEVEL SETBACK FROM ALL STREET LOT LINES IS REQUIRED IN ADDITION TO ANY REQUIRED GROUND-LEVEL SETBACK 1. THE UPPER-LEVEL SETBACK REQUIREMENT IS 12 FEET ABOVE A HEIGHT OF 34 FEET FOR STRUCTURES WITH A 30 FOOT HEIGHT LIMIT.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.522 AMENITY AREA
A. 1. 25 PERCENT OF TOTAL LOT AREA REQUIRED IN RESIDENTIAL USE. 2. A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL. 3. AMENITY AREA REQUIRED AT GROUND LEVEL MAY BE PROVIDED AS EITHER PRIVATE OR COMMON SPACE
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.524 LANDSCAPING STANDARDS.
A.2. A GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED
B.1. STREET TREES REQUIRED. EXISTING STREET TREES SHALL BE RETAINED
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.



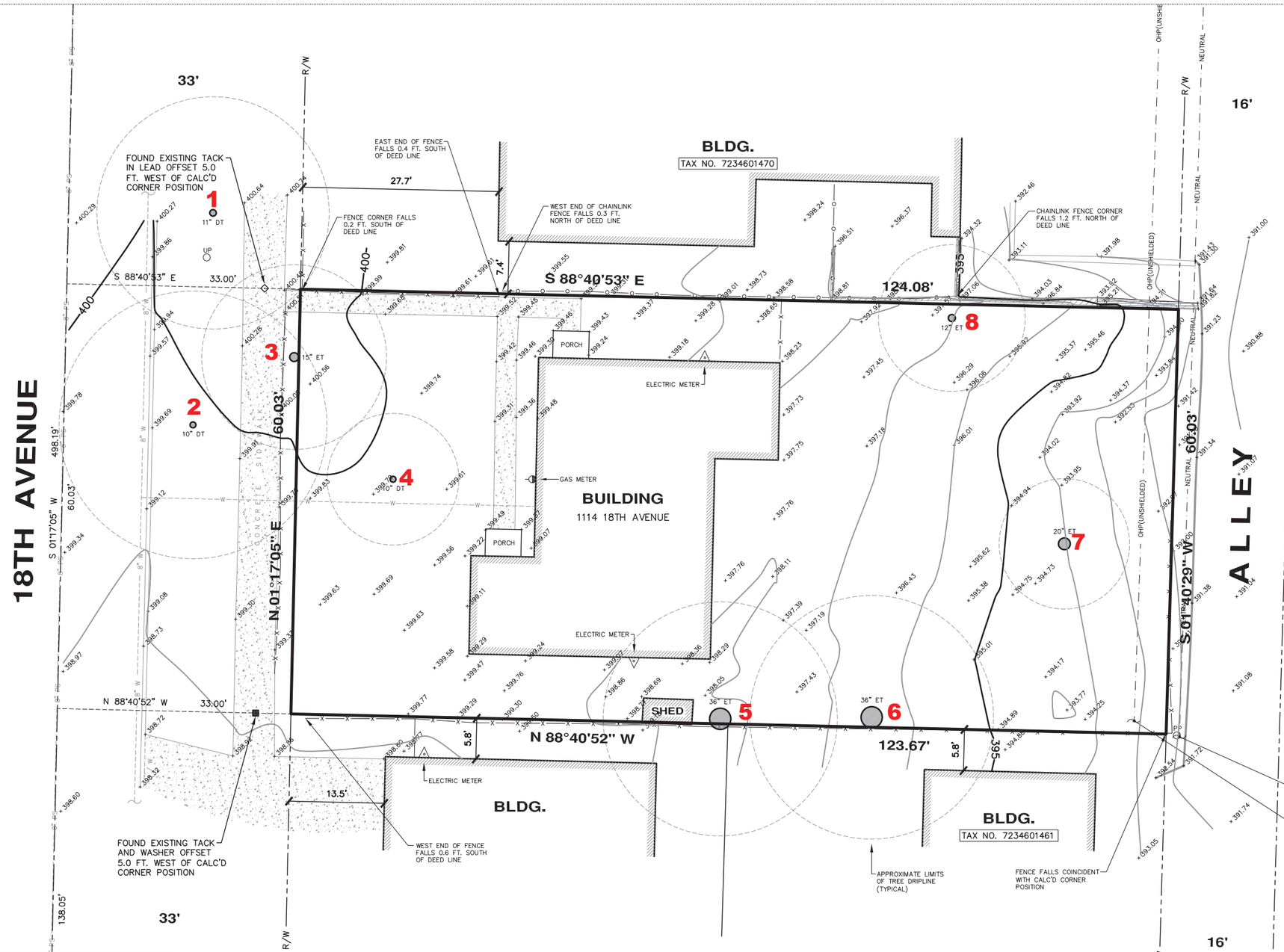
23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS.
A. TABLE A. NO MAXIMUM WIDTH FOR ROWHOUSE DEVELOPMENT. B.1 MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THE LOT LINE.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.529 DESIGN STANDARDS
C.
1.a) 20 PERCENT OF THE AREA OF EACH STREET FACING FACADE SHALL CONSIST OF WINDOWS AND/OR DOORS.
3.a) VARIATIONS IN BUILDING MATERIALS AND/OR COLOR, OR BOTH, THAT REFLECT THE STACKING OF STORIES OR REINFORCE THE ARTICULATION OF THE FACADE b) INCORPORATION OF ARCHITECTURAL FEATURES THAT ADD INTEREST AND DIMENSION TO THE FACADE. c) SPECIAL FENESTRATION TREATMENT.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.45.534 LIGHTING AND GLARE STANDARDS
A. EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES. C. DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO VEHICLES SHALL BE SCREENED FROM ABUTTING PROPERTIES BY A FENCE OR WALL BETWEEN 5 FEET AND 6 FEET IN HEIGHT.
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

23.54.030 PARKING LOCATION, ACCESS, AND SCREENING
C. ACCESS TO PARKING 1. ALLEY ACCESS REQUIRED
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.

COMPOSITE SITE PLAN - EXISTING CONDITIONS



SITE DATA

ZONING INFORMATION
LR3 MULTI-FAMILY

PARCEL NUMBER
7234601465

LOT AREA
7,427 SF

LEGAL DESCRIPTION
Z ADD PLAT BLOCK: 29; PLAT LOT: 3

BOUNDARIES:
NORTH (124.08') - APARTMENT COMPLEXES
SOUTH (123.67') - TOWN HOMES
EAST (60.03') - ALLEY
WEST (60.03') - 18TH AVENUE

TOPOGRAPHY:
THE SITE HAS A SLOPES DOWN WEST TO EAST WITH AN ELEVATION CHANGE OF APPROXIMATELY TEN (10) FEET

EXISTING:
THE EXISTING SINGLE FAMILY DWELLING AND ASSOCIATED PATHWAYS AND OUTBUILDINGS ON THE PROPERTY WILL BE DEMOLISHED

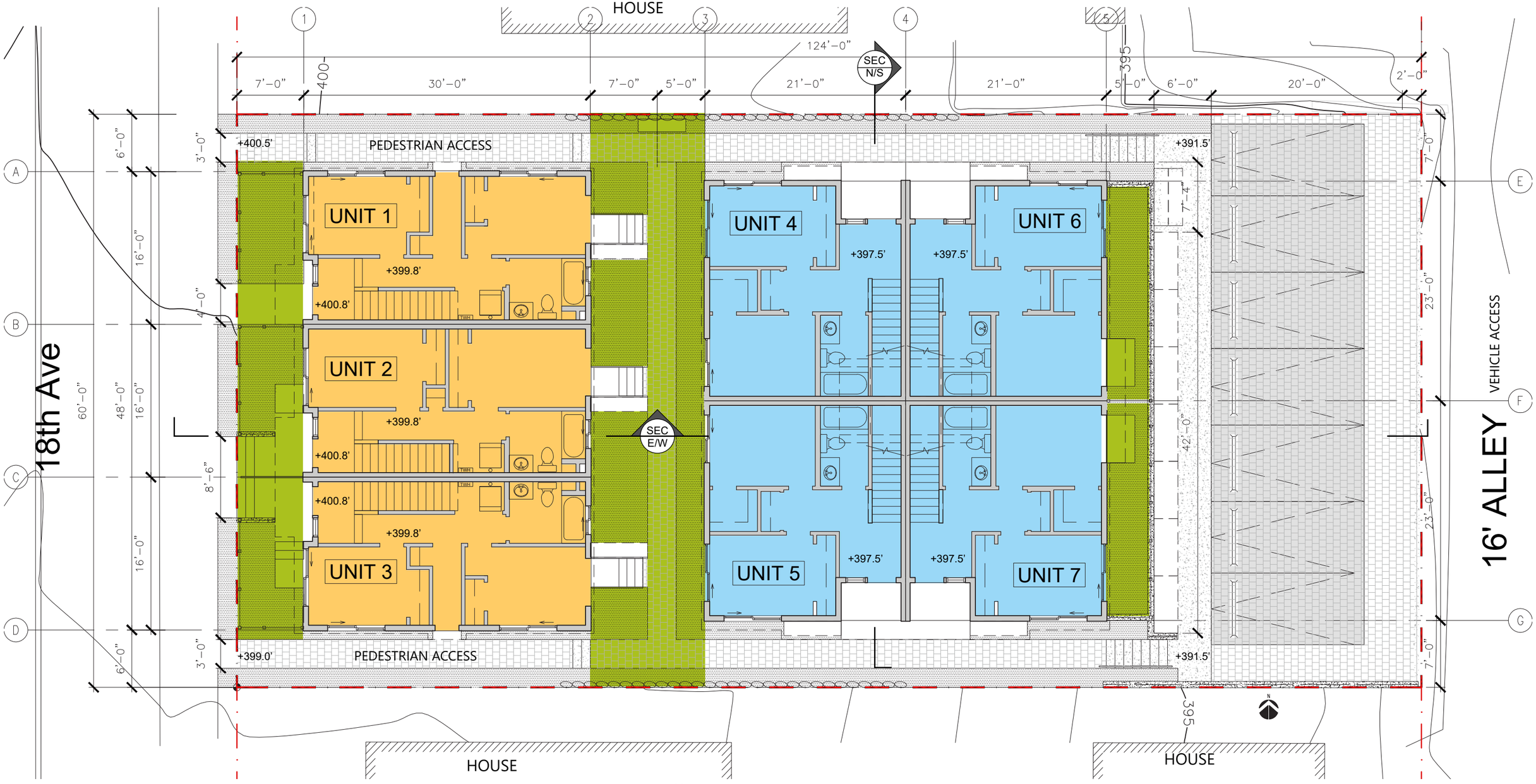
TREES:
1. ACER RUBRUM, RED MAPLE
2. ACER MACROPHYLLUM, BIGLEAF MAPLE
3. ABIES GRANDIS, WESTERN WHITE FIR
4. MALUS DOMESTICA, COMMON APPLE
5. THUJA PLICATA, WESTERN REDCEDAR
6. THUJA PLICATA, WESTERN REDCEDAR
7. THUJA PLICATA, WESTERN REDCEDAR
8. THUJA PLICATA, WESTERN REDCEDAR

***REFER TO ARBORISTS REPORT ATTACHED TO THIS PACKET FOR ADDITIONAL INFORMATION**

N

NOTE: SURVEY HAS BEEN SCALED BY 75%.

COMPOSITE SITE PLAN



SCALE: 1" = 10'-0"

N

WEST UNITS | EAST UNITS | AMENITY SPACE | PARKING

H+dIT collaborative, llc

ITEMIZED RESPONSE TO EDG - DESIGN GUIDELINES

CS1. NATURAL SYSTEMS AND SITE FEATURES	USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR DESIGN	
CS1-1. LOCAL TOPOGRAPHY	A. RESPOND TO LOCAL TOPOGRAPHY WITH TERRACES, STOOPS, STEPPING FACADES, OR SIMILAR APPROACHES.	BUILDING MASSES AND PARKING AREA STEP DOWN WITH THE EXISTING TOPOGRAPHY FROM STREET TO ALLEY
CS1-2 CONNECTIONS TO NATURE	B. PROVIDE VEGETATED SPACES THROUGHOUT THE PROJECT.	PUBLIC AND PRIVATE GREEN SPACES PROVIDE LANDSCAPING AREA ALONG STREET, PATHWAYS AND IN BETWEEN BUILDINGS
CS2. URBAN PATTERN AND FORM	STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES	
CS2-1. TRANSITIONS AND DELINEATION ZONES	B. IN ADDITION TO BUILDING HEIGHT, USE BUILDING MASSING AND ARTICULATION TO TRANSITION TO SINGLE-FAMILY SCALED FABRIC.	THE DESIGNS BREAK THE UNITS INTO TWO MASSES AND SHIFTS THEM DOWN TO REDUCE SCALE AND FOOTPRINT.
	D. ALONG WITH SMALLER BUILDING MASSING, THE USE OF BREEZEWAYS,PORTALS, AND THROUGH-BLOCK CONNECTIONS HELP TO LESSEN THE MASS OF THE OVERALL BUILDING, AND ADD TO THE EXISTING NETWORK OF PEDESTRIAN PATHWAYS.	THE DESIGNS PROVIDES WALKWAYS AT THE NORTH AND SOUTH TO ALLOW FOR THROUGH BLOCK ACCESS FROM 18TH AVE TO THE ALLEY. ACCESS IS ALSO CREATED BETWEEN THE MASSES TO INCREASE THE PEDESTRIAN NETWORK.
PL1. CONNECTIVITY	COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.	
PL1-3. LIVEABILITY FOR FAMILIES AND ELDERLY	B. CONSIDER UTILIZING BUILDING ROOFTOPS AS AN OPPORTUNITY FOR FAMILY GATHERING AND GARDENING.	EACH UNIT INCLUDES A LARGE ROOFTOP DECK PROVIDING PRIVACY AND OUTDOOR AMENITY.
PL3. STREET-LEVEL INTERACTION	ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.	
PL3-2. STREETSCAPE TREATMENT	I. PORCHES AND STOOPS ARE THE LIFE OF THE STREET. ENCOURAGE HUMAN ACTIVITY BY PROVIDING OPPORTUNITIES FOR NEIGHBORS TO CONNECT	THE DESIGNS INCLUDE FRONTAGE FOR PATIOS TO SPAN THE ENTIRE WIDTH OF THE FACADE ON THE STREET SIDE.
DC2 ARCHITECTURAL CONCEPT	**DEVELOP A UNIFIED, FUNCTIONAL ARCHITECTURAL CONCEPT THAT FITS WELL ON THE SITE AND ITS SURROUNDINGS.**	
DC2-1. BUILDING LAYOUT AND MASSING	B. BUILDING DESIGN SHOULD RELATE TO THE EARTH, USING BUILDING FORMS AND MASSING THAT ENGAGE THE GROUND PLANE, RATHER THAN 'FLOAT ABOVE'.	THE DESIGNS FOLLOW THE SITES GRADE. MATERIAL CHANGES AND HORIZONTAL MASSING CREATES A SOLID FOUNDATION WITH THE GROUND
DC4 EXTERIOR ELEMENTS AND FINISHES	USE APPROPRIATE AND HIGH-QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND OPEN SPACES.	
DC4-2. BUILDING MATERIALS	A. CONSIDER VIBRANT AND BOLD USES OF COLOR, MATERIALS, TEXTURE, AND LIGHT TO REINFORCE LOCAL CULTURAL REFERENCES	SUGGESTED MATERIALS USE CONTRAST BETWEEN TEXTURE AND COLOR WITH BOLDER ACCENT COLORS HIGHLIGHTING FORM AND ENTRANCES.
DC4-3. BUILDING DETAILS AND ELEMENTS	J. INCORPORATE ELEMENTS SUCH AS BAY WINDOWS, COLUMNS, AND DEEP AWNINGS WHICH ADD HUMAN SCALE AND FAÇADE TEXTURE.	PROJECTIONS ON THE FACADE ADD DEPTH AND RHYTHM ACROSS THE UNITES WHILE DENOTING HIERARCHY. ENTRANCES ARE VISUALLY REPRESENTED WITH INTEGRATED COVERINGS OVER RECESSES IN THE FACADE.

CATEGORY	SDCI PRIORITIES AND RECOMMENDATIONS	APPLICANT RESPONSES
MASSING	A. STAFF GENERALLY SUPPORTS MASSING OPTION 3, THE APPLICANT'S PREFERRED MASSING OPTION, AS IT PROVIDES A STRONG CONNECTION TO THE STREET AND MINIMIZES THE AMOUNT OF SPACE DEVOTED TO PARKING. (CS2-B-2, DC1, DC1-C-2)	A. OPTION 3 TO BE USED AS FINAL DESIGN TO MINIMIZE PARKING SPACE AND PROVIDE CONNECTION TO THE STREET PER STAFF RECOMMENDATION.
	B. STAFF SUPPORTS STEPPING DOWN THE REAR STRUCTURE IN RESPONSE TO SITE TOPOGRAPHY. (DC2-A-1)	B. THE FINAL DESIGN OF STEPPING THE REAR STRUCTURE IN RESPONSE TO TOPOGRAPHY TO REMAIN PER STAFF RECOMMENDATION.
	C. STAFF SUPPORTS THE FRONT SETBACK AS IT RESPONDS WELL TO EXISTING ADJACENT SETBACKS AND ALLOWS FOR A FRONT PORCH EXPRESSION. STAFF, HOWEVER, NOTES THAT THE EXISTING SETBACKS TO THE NORTH AND SOUTH AREA ARE GREATER AND RECOMMENDS USING THIS AS AN OPPORTUNITY TO THOUGHTFULLY DESIGN THE EXPOSED CORNERS. (CS2-C-2)	C. THE FINAL DESIGN USES THE OPPORTUNITY OF THE EXTRA 1' SET BACK AT THE NORTH AND SOUTH CORNERS AT GROUND LEVEL TO INCREASE LANDSCAPING AROUND THE PATHWAYS. MATERIAL AND COLOR CHANGES BETWEEN THE GROUND LEVEL AND UPPER FLOORS WILL BE USED TO ENHANCES THE CORNERS AS THEY WRAP THE BUILDING.
	D. STAFF IS CONCERNED THAT THE MASS LACKS MODULATION AND SCALING ELEMENTS, AND IS SOLELY DEPENDENT ON THE WRAPPED FRAMING FEATURE. STAFF NOTES THAT THE EXISTING STRUCTURES TO THE SOUTH, SHOWN AS PRECEDENT IMAGES ON PAGE 22 OF THE EDG PACKET, SUCCESSFULLY BREAK DOWN THE SCALE OF THE MASS WITH VARIED SETBACKS, SECONDARY ARCHITECTURAL FEATURES, AND TEXTURED MATERIALS. STUDY THESE PRECEDENT IMAGES AS WELL AS ADDITIONAL SMALL SCALE RESIDENTIAL STRUCTURES ALONG THE BLOCK, AND APPLY TO THE DEVELOPMENT OF THE FORM AND FAÇADE COMPOSITION. (DC2, DC2-A-2, DC2-B-1)	D. THE DESIGN INTENDS TO USE THE WRAPPED FRAME FEATURE IN CONJUNCTION WITH MATERIAL CHANGES TO CREATE A LAYERED UNIFIED EFFECT ACROSS THE UNITS AND BETWEEN BUILDINGS. THE FRAME PROVIDES DIRECTION TO ENTRANCES, DEPTH THROUGH SHADOWS, AND WEATHER PROTECTION TO THE FAÇADE MATERIALS. MATERIAL AND COLOR CHANGES BETWEEN METAL PANELS, CEMENTITIOUS BOARDS AND PLANKS, AND BRICK ARE PLACED TO BE DEFINED BY THE FRAME TO ADD A SECOND LAYER OF VISUAL INTEREST. THE DESIGN USES CHANGES IN MATERIAL TYPE AND COLOR TO DEFINE ENTRANCES, INFER PATHWAYS, AND CREATE WARMTH AND APPROACH AT THE LOWER LEVEL.
	E. STAFF SPECIFICALLY PRIORITIZES CITYWIDE DESIGN GUIDELINE DC2-D, SCALE AND TEXTURE, AND CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES DC2-1-D, RELATE SCALE AND FORM TO THE ADJACENT PUBLIC REALM, AND DC4-3-C, ADD HUMAN SCALE AND FAÇADE TEXTURE. (DC2-D, DC2-1-D, DC4-3-C)	E. THE FINAL DESIGN REFLECTS THE CITYWIDE DESIGN GUIDELINES (DC2-D) AND CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES (DC2-D, DC2-1-D, DC4-3-C). BRICK AND WOOD FENCING ARE USED ON LOWER LEVELS TO PROVIDE VISUAL CUES FOR GATHERING. THE COURSER FAÇADE TEXTURES OF THESE MATERIALS AT THE LOWER LEVEL IN CONJUNCTION WITH RECESSED ENTRIES AID TO INCREASE HUMAN SCALE UP CLOSE. A 12" X 48" METAL PANEL SYSTEM WITH RAISED JOINTS ARE AT THE ENTRANCES ON 18TH AVE. (PAINTED HARDY PANELS OF THE SAME SIZE ARE USED AT THE REAR UNIT ENTRANCES) ARE USED TO INCREASE VERTICALITY AND DEPTH. THE PANEL SYSTEM AND MATERIALS RELATE TO ADJACENT STRUCTURES WITHIN THE AREA. CEMENTITIOUS PANELS ARE USED ALONG THE NORTH AND SOUTH SIDE WHERE UP-CLOSE VIEW IS LOST ON THE BUILDING AND TO AID WITH MOVEMENT TOWARDS ENTRANCES.
FACADE COMPOSITION AND MATERIALITY	F. IN RESPONSE TO PUBLIC COMMENT, STAFF IS CONCERNED THAT THE FORM AND MATERIAL PALETTE DO NOT RESPOND OR CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD. STAFF SPECIFICALLY PRIORITIZES DESIGN GUIDELINE CS3-A-1, FITTING OLD AND NEW TOGETHER, WHICH STATES, "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." (CS3-A-1, CS3-1-A)	F. WE BELIEVE THE FINAL DESIGN DRAWS HEAVILY FROM THE NEIGHBORHOOD CONTEXT IN MATERIAL CHOICE, SCALE, AND COLOR PALETTE. THE NEIGHBORHOOD HAS A VARIED ARCHITECTURAL CHARACTER WITH LARGE APARTMENT COMPLEXES, DUPLEXES, MODERN STYLE TOWN HOME, TRADITIONAL SINGLE-FAMILY HOMES, AND CONVERTED SINGLE FAMILY APARTMENT STYLE HOMES WITHIN THE SAME STREET BLOCK. THE DESIGN AIMS AT DRAWING FROM MATERIALS OF THE TRADITIONAL HOMES WITH BRICK AND NATURAL WOOD FENCING, CEMENTITIOUS PLANKING FROM THE NEIGHBORING DUPLEX'S, CEMENTITIOUS PANELS OF VARIOUS SIZES AS IS THE CASE WITH THE APARTMENTS, AND USING METAL PANELS, STRONG VERTICAL ENTRANCE ELEMENTS AND LARGE VIEW WINDOWS AS SHOWCASED BY THE MODERN TOWN HOMES TO THE SOUTH. ALONG WITH MATERIALS COLORS ARE KEPT TO A SIMPLE PALETTE OF WARM GRAY/WHITE WITH ONE BRIGHT ACCENT COLOR THAT IS IN LINE WITH THE NEIGHBORING DUPLEXES TO THE SOUTH.

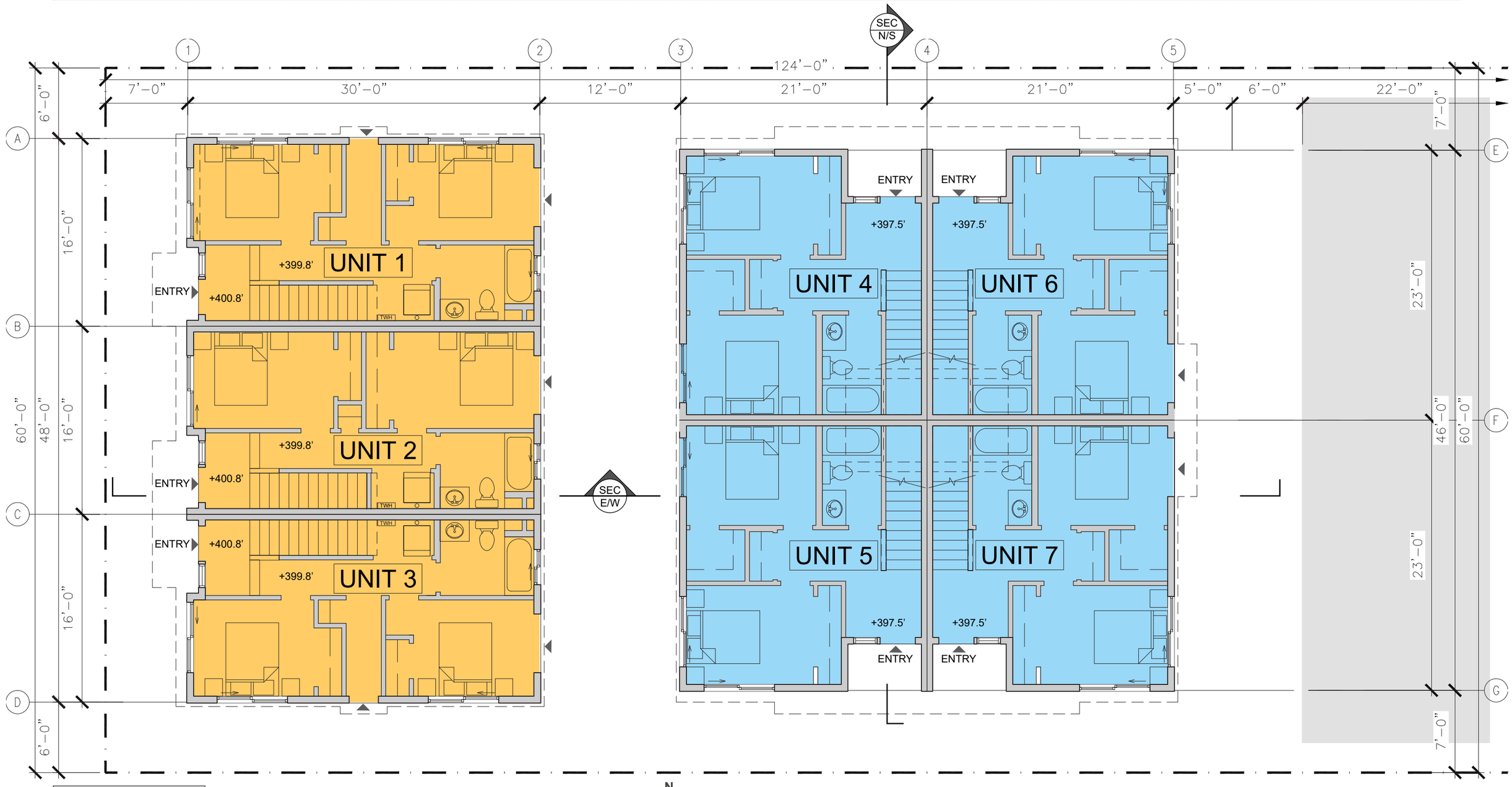
CATEGORY	SDCI PRIORITIES AND RECOMMENDATIONS	APPLICANT RESPONSES
FACADE COMPOSITION AND MATERIALITY	G. STAFF IS CONCERNED BY THE PROPOSED MATERIAL PALETTE, PARTICULARLY THE HIGH NUMBER OF DIFFERENT MATERIAL TYPES AND THE DEPENDENCE ON LARGE SCALE FIBER CEMENT PANELS. STAFF DIRECTS THE USE OF HIGH QUALITY MATERIALS THAT ARE INSPIRED BY THE LOCAL CONTEXT AND CONTRIBUTE TO A HUMAN SCALE AND TEXTURED FAÇADE. STAFF SPECIFICALLY PRIORITIZES CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES DC4-2-A, REINFORCE LOCAL CULTURAL REFERENCES; DC4-2-B, VARIATION AND HIGH-QUALITY MATERIALS; AND DC4-3-B, REFLECT HUMAN SCALE AND CRAFTSMANSHIP. (DC4-2-A, DC4-2- B, DC4-3-B)	G. THE DESIGNS PALETTE CONSISTS OF 4 DIFFERENT, HIGH QUALITY, MATERIALS: BRICK, RAISED METAL PANELS, CEMENTITIOUS PANEL OR PLANK, AND WOOD AT FENCES. THE MATERIALS ARE USED TO VISUALLY BREAK UP THE USES OF THE BUILDING. BRICK PROMOTES THE GROUND FLOOR AND PATH TO ENTRANCE, THE WOOD PROMOTES BOUNDARIES, METAL PANELS PROMOTE ENTRANCE AREAS AND DELINEATES UNITS, THE CEMENTITIOUS PANELS ARE USED TO ENHANCE THE PATTERN AND GRID OF THE WINDOWS ABOVE THE FIRST FLOOR, AND THE CEMENTITIOUS PLANKING IS USED TO PROMOTE THE AMENITY SPACE IN BETWEEN THE TWO BUILDINGS. THE FIBER CEMENTITIOUS PANELS MAKE UP LESS THAN 10% OF MATERIAL ON THE WEST FAÇADE AND LESS THAN 35% OF MATERIAL ON THE NORTH AND SOUTH FACADES. THESE CEMENTITIOUS PANELS ARE ALSO BROKEN UP ALONG THE WINDOW GRID DECREASING OVERALL PANEL SIZES.
	H. STAFF RECOMMENDS TYING MATERIAL APPLICATION TO INSPIRED MASSING MODULATION AND AVOIDING COPLANAR MATERIAL TRANSITIONS. STAFF SPECIFICALLY PRIORITIZES DESIGN GUIDELINE DC2-B-1, FAÇADE COMPOSITION; DESIGN ALL BUILDING FACADES CONSIDERING THE COMPOSITION AND ARCHITECTURAL EXPRESSION OF THE BUILDING AS A WHOLE. (DC2-B-1, DC4-A)	H. THE DESIGN USED THE OPPORTUNITY OF BREAKING UP THE MASS THROUGH MATERIAL TRANSITIONS. THE COPLANAR MATERIALS ARE DIVIDED BY THE WRAPPED FRAMING THAT MAINTAINS ITS DEPTH ALONG FACADES WITH MAIN ENTRANCES AND REDUCES IN DEPTH BETWEEN THE LOWER AND UPPER FLOOR WHERE THE MATERIAL WRAPS THE CORNER. THE BAND CONTINUES TO SPLIT COPLANAR MATERIALS AT THIS LEVEL AROUND BOTH STRUCTURES. COLOR IS USED TO BOTH DIFFERENTIATE THE FAÇADE AND PROVIDE VISUAL GUIDANCE TO BUILDING ENTRANCES.
	I. IN RESPONSE TO PUBLIC COMMENT, STAFF IS GREATLY CONCERNED ABOUT THE DURABILITY OF THE WRAPPED FRAMING FEATURE IN THE SEATTLE CLIMATE. IF THIS FEATURE IS MAINTAINED, IT MUST BE CONSTRUCTED OF A HIGH QUALITY MATERIAL AND THOUGHTFULLY DETAILED AT THE CORNERS, JOINTS AND LID. PROVIDE DETAILS AT THE RECOMMENDATION PHASE. STAFF SPECIFICALLY PRIORITIZES DESIGN GUIDELINE DC4-A-2, CLIMATE APPROPRIATENESS.	I. THE FRAMING FEATURE IS TO BE CONSTRUCTED OF HIGH-QUALITY DURABLE MATERIALS DESIGNED TO RESIST THE ELEMENTS AND AID IN PROTECTING THE FAÇADE. METAL COPING AND FLASHING, DRIP EDGES, AND VENTED SOFFIT WILL BE USED AT THE FRAMES CONNECTION TO THE FAÇADE TO AID IN PROTECTION.
	J. STAFF SUPPORTS THE USE OF MASONRY AT THE GROUND LEVEL AS IT IS A DURABLE MATERIAL, PROVIDES TEXTURE AT THE PEDESTRIAN LEVEL, AND CONTRIBUTES TO A RESIDENTIAL EXPRESSION IF THE BRICK IS NOT PROPOSED TO BE APPLIED TO THE FULL HEIGHT OF THE STRUCTURE, INCORPORATE A SETBACK TO AVOID COPLANAR MATERIAL TRANSITIONS, AS SUGGESTED BY THE LEFT PRECEDENT IMAGE ON PAGE 22. THIS TREATMENT SHOULD BE APPLIED ON ALL FACADES FOR A CONSISTENT ARCHITECTURAL EXPRESSION. (DC4-A, DC4-2-B, DC4-3-B)	J. THE DESIGN WILL UTILIZE A THIN BRICK VENEER THAT WILL TERMINATE INTO THE WRAPPED FRAMING FEATURE ABOVE WHICH WILL BE PROUD OF THE THIN BRICK VENEER. AT THE REAR OF THE BUILDING A METAL FLASHING JOINT WILL BE USED BETWEEN THE THIN BRICK AND CEMENTITIOUS PLANKING COPLANAR TRANSITION.
	K. IN RESPONSE TO PUBLIC COMMENT, STAFF RECOMMENDS THE USE OF LIGHT-COLORED, REFLECTIVE MATERIALS TO LIGHTEN THE SPACES BETWEEN THE TWO PROPOSED STRUCTURES AND NORTH SIDE SETBACK. STAFF SPECIFICALLY PRIORITIZES CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINE DC2-1-E, FAÇADE IMPACTS. (CS1-B-2, CS2-D-5, DC2-1-E)	K. THE DESIGN UTILIZES CEMENTITIOUS PLANK BETWEEN THE TWO BUILDINGS THAT WILL BE OF A LIGHT COLOR PALETTE TO PROMOTE REFLECTION OF LIGHT INTO THE INTERIOR SPACE.
	L. IN RESPONSE TO PUBLIC COMMENT, STAFF SPECIFICALLY PRIORITIZES DESIGN GUIDELINE CS2-D-5, RESPECT FOR ADJACENT SITES. STAFF NOTES THAT THE WINDOW PRIVACY STUDY ON PAGE 14 OF THE EDG PACKET ILLUSTRATES ABUNDANT OVERLAP. WINDOWS SHOULD BE PLACED TO AVOID OVERLAP WITH WINDOWS ON ADJACENT SITES. PROVIDE AN UPDATED WINDOW PRIVACY STUDY AT THE RECOMMENDATION PHASE. (CS2-D-5)	L. THE WINDOW STUDY OF THE SITE AND ADJACENT BUILDINGS HAS BEEN REVISED TO PROMOTE PRIVACY.
ENTRY EXPERIENCE	M. STAFF SUPPORTS THE PRIVATE PATIOS WITHIN THE FRONT SETBACK. THE PRIVATE PATIOS SHOULD BE DESIGNED AS THE FRONT PORCH TO THE NEIGHBORHOOD, MARKING THE TRANSITION FROM PUBLIC TO PRIVATE AND PROMOTING INTERACTION WITH NEIGHBORS. THE PATIOS SHOULD BE INTEGRATED INTO THE ENTRY EXPERIENCE. STAFF SPECIFICALLY PRIORITIZES CITYWIDE DESIGN GUIDELINE PL3-B-4, INTERACTION, AND CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES PL3-2-I, PORCHES AND STOOPS, AND PL3-2-J, BUFFER PRIVATE OUTDOOR SPACES. (PL3-B-4, PL3-2-I, PL3-2-J)	M. ARCHITECTURAL AND LANDSCAPING TRANSITION ELEMENTS HAVE BEEN ADDED TO THE ENTRY EXPERIENCE TO ENHANCE THE NEIGHBORHOOD INTERACTION AND MAINTAIN THE PUBLIC TO PRIVATE TRANSITION PER STAFF RECOMMENDATION.

ITEMIZED RESPONSE TO EDG

CATEGORY	SDCI PRIORITIES AND RECOMMENDATIONS	APPLICANT RESPONSES
ENTRY EXPERIENCE	N. STAFF SUPPORTS THE COUPLED, RECESSED STREET-FACING ENTRIES AND SPECIFICALLY PRIORITIZES CITYWIDE DESIGN GUIDELINE PL3-A, ENTRIES, AND CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINE PL3-1-G, COUPLE ENTRIES. ALL ENTRIES SHOULD BE INTIMATELY SCALED, FOSTER A SENSE OF COMMUNITY, AND DESIGNED AS A COLLECTION OF COORDINATED ELEMENTS, INCLUDING DOORS, GROUND SURFACE, LANDSCAPING, PATIO, LIGHTING, ETC. THE TREATMENT OF THE STREET-FACING ENTRIES SHOULD INFORM THE TREATMENT OF THE REAR UNIT ENTRIES. (PL3-A, PL3-1-G)	N. THE RECESSED ENTRIES WILL REMAIN IN THE FINAL DESIGN TO CREATE INTIMATE SCALE AND AID IN FOSTERING COMMUNITY. SECONDARY ARCHITECTURAL AND LANDSCAPING ELEMENTS AROUND THE ENTRANCE WILL BE USED TO COORDINATE THE UNITS PER STAFF RECOMMENDATION.
	O. STAFF SUPPORTS THE COUPLED, RECESSED ENTRIES LOCATED WITHIN THE SIDE SETBACKS OF THE REAR STRUCTURE AS IT ENHANCES THE ENTRY EXPERIENCE, REMOVES THE ENTRY FROM THE PATH OF CIRCULATION, AND ALLOWS FOR USEABLE PRIVATE PATIOS BETWEEN THE TWO STRUCTURES AND AT THE REAR OF THE SITE. (PL3-1-G)	O. THIS FEATURE TO REMAIN IN THE FINAL DESIGN TO ENHANCE THE STREET FACING ENTRANCE EXPERIENCES, GIVE CLEAR CIRCULATION AT THE REAR ENTRANCES AND ADDITIONAL PATIOS BETWEEN THE TWO STRUCTURE PER STAFF RECOMMENDATION.
	P. STAFF RECOMMENDS INCORPORATING WAYFINDING ADDRESS SIGNAGE FOR REAR UNITS AT THE NORTHWEST AND SOUTH EAST CORNERS OF THE SITE. (DC4-B-1)	P. WAYFINDING ADDRESS SIGNAGE WILL BE INCORPORATED AT THE NORTHEAST AND SOUTHEAST CORNERS FOR THE REAR UNITS PER RECOMMENDATION.
LANDSCAPE	Q. IN AGREEMENT WITH PUBLIC COMMENT, STAFF STRONGLY RECOMMENDS RETAINING THE EXISTING MATURE TREES ALONG THE PERIMETER OF THE SITE AS IT PROMOTES RESPECT FOR THE PRIVACY OF RESIDENTS OF ADJACENT SITES AND THE PROPOSED DEVELOPMENT. INCORPORATE ADDITIONAL TALL EVERGREEN VEGETATION OR COLUMNAR TREES WITHIN THE SIDE SETBACKS TO PROMOTE PRIVACY. STAFF SPECIFICALLY PRIORITIZES DESIGN GUIDELINE CS1-D-1, ON-SITE FEATURES. (CS1-D-1, DC4-D-4)	Q. WE ARE UNABLE TO RETAIN THE LARGE SOUTHERN LOT LINE TREES. RETENTION WOULD REQUIRE THE REMOVAL OF UNITS 5 & 7 BECAUSE OF THEIR LARGE DRIP LINES.
	R. STAFF SPECIFICALLY PRIORITIZES DESIGN GUIDELINES DC3-B-1, MEETING USER NEEDS, AND DC4-D, TREES, LANDSCAPE AND HARDSCAPE MATERIALS, TO BE APPLIED TO THE DEVELOPMENT OF THE LANDSCAPE PLAN AND AMENITY AREAS. (DC3-B-1, DC4-D)	R. SITE LANDSCAPING HAS BEEN DESIGNED BY A REGISTERED LANDSCAPE ARCHITECT.
	S. STAFF RECOMMENDS INCORPORATING LIGHTING INTO THE DESIGN OF THE ENTRY AND USING LIGHTING TO AID PEDESTRIAN CIRCULATION, WHILE TAKING CARE TO AVOID OFF SITE LIGHTING IMPACTS. PROVIDE A LIGHTING PLAN AT THE RECOMMENDATION PHASE. (DC4-C)	S. A LIGHTING PLAN AIDING IN CIRCULATION AND ENTRY DESIGN HAS BEEN ADDED TO THIS PACKET.
PARKING AND TRASH	T. STAFF SUPPORTS THE PARKING CONFIGURATION AS PROPOSED IN OPTION 3 AS IT MINIMIZES THE AMOUNT OF SPACE DEVOTED TO VEHICLES ON SITE. (DC1, DC1-B-1, DC1-C-2)	T. THIS FEATURE TO REMAIN IN THE FINAL DESIGN AS IT REDUCES VEHICULAR SPACE ON THE SITE PER STAFF RECOMMENDATION
	U. STAFF SUPPORTS THE PRIVATE PATIOS AND LANDSCAPE BUFFER AT THE REAR OF THE SITE, AS WELL AS THE GRADE CHANGE BETWEEN LEVEL 1 AND THE PARKING AREA, AS THESE FEATURES MINIMIZE THE IMPACT OF VEHICLES AND TRASH STORAGE ON GROUND LEVEL RESIDENTIAL UNITS. (DC1-C-2, DC1-C-4)	U. THIS FEATURE TO REMAIN IN THE FINAL DESIGN HELPING TO REDUCE THE INTERACTION BETWEEN UNITS AT THE REAR AND TRASH STORAGE/PARKING PER STAFF RECOMMENDATION
	V. STAFF RECOMMENDS CAPPING THE TRASH AND BIKE STORAGE AREA AT THE REAR OF THE SITE TO ALLOW INCREASED AMENITY SPACE OR A LANDSCAPED LID, AND FURTHER MINIMIZE VISUAL AND ODOR IMPACTS. STUDY THE ENCLOSED STORAGE AREA IN THE SECOND TO RIGHT PRECEDENT IMAGE ON PAGE 22 OF THE EDG PACKET. (DC1-C-2, DC1-C-4)	V. WE CANNOT ADD AMENITY SPACE OVER THE TRASH/BIKE PARKING AREA. THE HEIGHT OF THE SPACE WOULD BE TOO LOW TO FIT RECYCLING RECEPTACLES AFTER ADDING WALKABLE LANDSCAPED AREA ABOVE.

CATEGORY	SDCI PRIORITIES AND RECOMMENDATIONS	APPLICANT RESPONSES
FACADE COMPOSITION AND MATERIALITY (CORRECTION LETTER #2)	1. STAFF REMAINS CONCERNED ABOUT THE PROPOSED MATERIAL PALETTE, LARGE AMOUNT OF FIBER CEMENT MATERIAL, AND THE LACK OF CONTRIBUTION TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD. REPLACE ALL FIBER CEMENT LAP SIDING AT THE GROUND LEVEL WITH THE THIN GRAY BRICK TO ADD VISUAL INTEREST AND BETTER COHESION WITH THE EXISTING NEIGHBORHOOD CONTEXT. THE GROUND LEVEL WILL BE HIGHLY VISIBLE TO THE PUBLIC REALM AND THOSE NAVIGATING AND INHABITING THE DEVELOPMENT. THE ADDITION OF THE BRICK AT THE GROUND LEVEL WILL ALSO AID TO BREAK UP THE STARK CONTRAST BETWEEN THE STREET FACING FAÇADE AND THE EAST ELEVATION OF THE EAST AND WEST UNITS AND THE ALLEY FACING FAÇADE. DC2-D-2, DC4-A-1, DC2-B-1	1. PER STAFF RECOMMENDATIONS THE FIBER CEMENT LAP SIDING AT GROUND LEVEL HAS BEEN REPLACED WITH THE THIN BRICK TO WRAP THE ENTIRE FIRST FLOOR ON BOTH UNITS. ALL VIEWS HAVE BEEN UPDATED TO REFLECT THIS CHANGE.
	2. PROVIDE A DETAIL OF THE RECESSED PARAPETS AND ATTACHED METAL RAILINGS AT THE UPPER LEVELS. DC2-A-2	2. A DETAIL HAS BEEN ADDED TO THE PLAN SETS SHOWING THE PARAPET AND ATTACHED METAL RAILINGS.
	3. THE 3RD LEVEL MASTER BATH WINDOW OF UNIT 2 HAS BEEN SIMPLIFIED TO ALLOW THE ASYMMETRY OF THE 3RD LEVEL MASTER BATH WINDOWS OF UNIT 1 AND 3 TO STAND OUT. DC2-A-2 **ENSURE ALL ELEVATIONS, PERSPECTIVES, AND RENDERINGS ARE UPDATED TO REFLECT THIS CHANGE.	3. ALL ELEVATIONS, PERSPECTIVES AND RENDERINGS HAVE BEEN UPDATED TO REFLECT THE CHANGE TO THE MASTER BATH WINDOW ON UNIT 2.

FLOOR PLAN - LEVEL 1



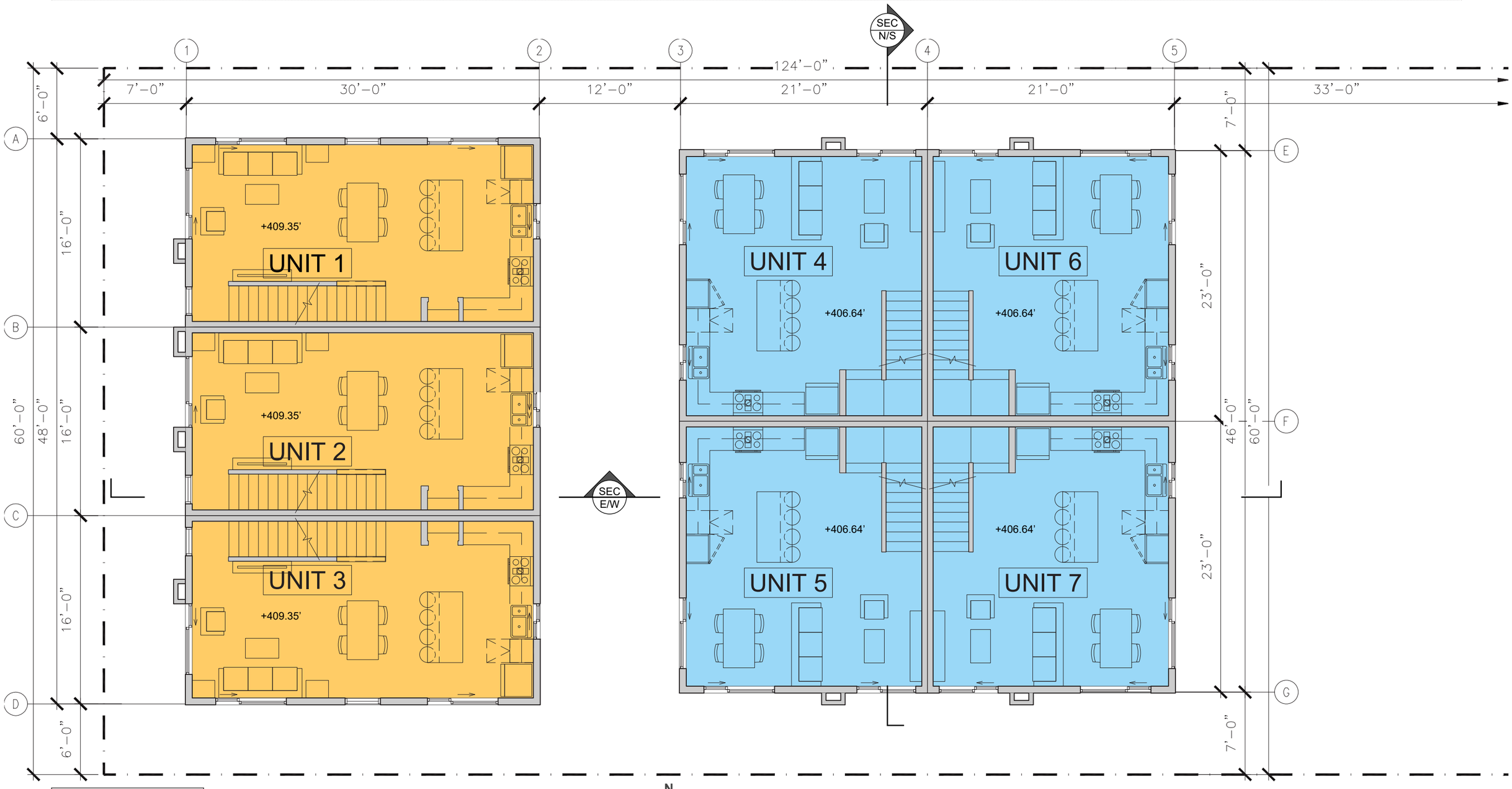
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SCALE: 1/8” = 1’-0”

WEST UNITS | EAST UNITS | PARKING

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FLOOR PLAN - LEVEL 2



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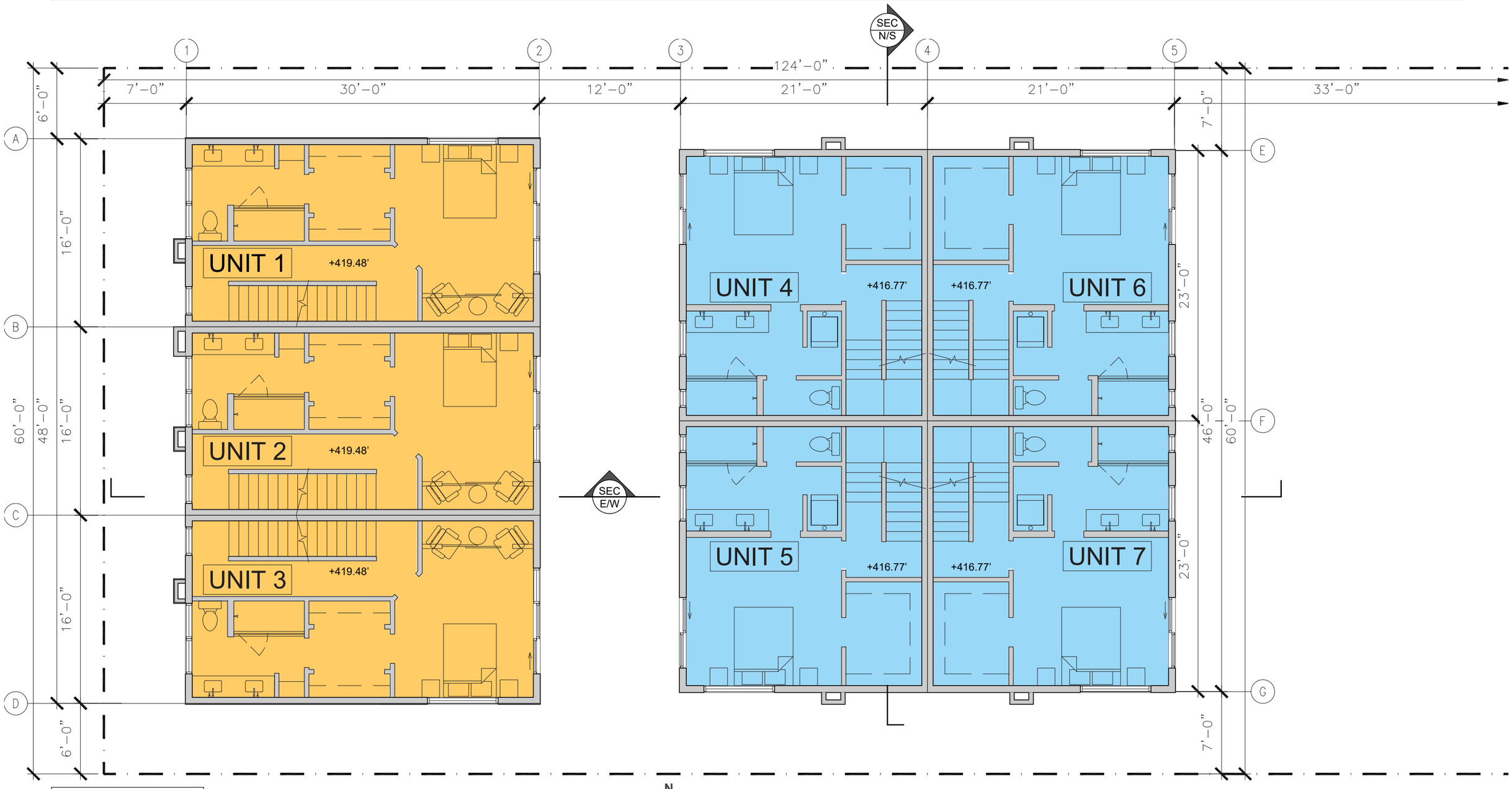
SCALE: 1/8" = 1'-0"

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WEST UNITS

EAST UNITS

FLOOR PLAN - LEVEL 3



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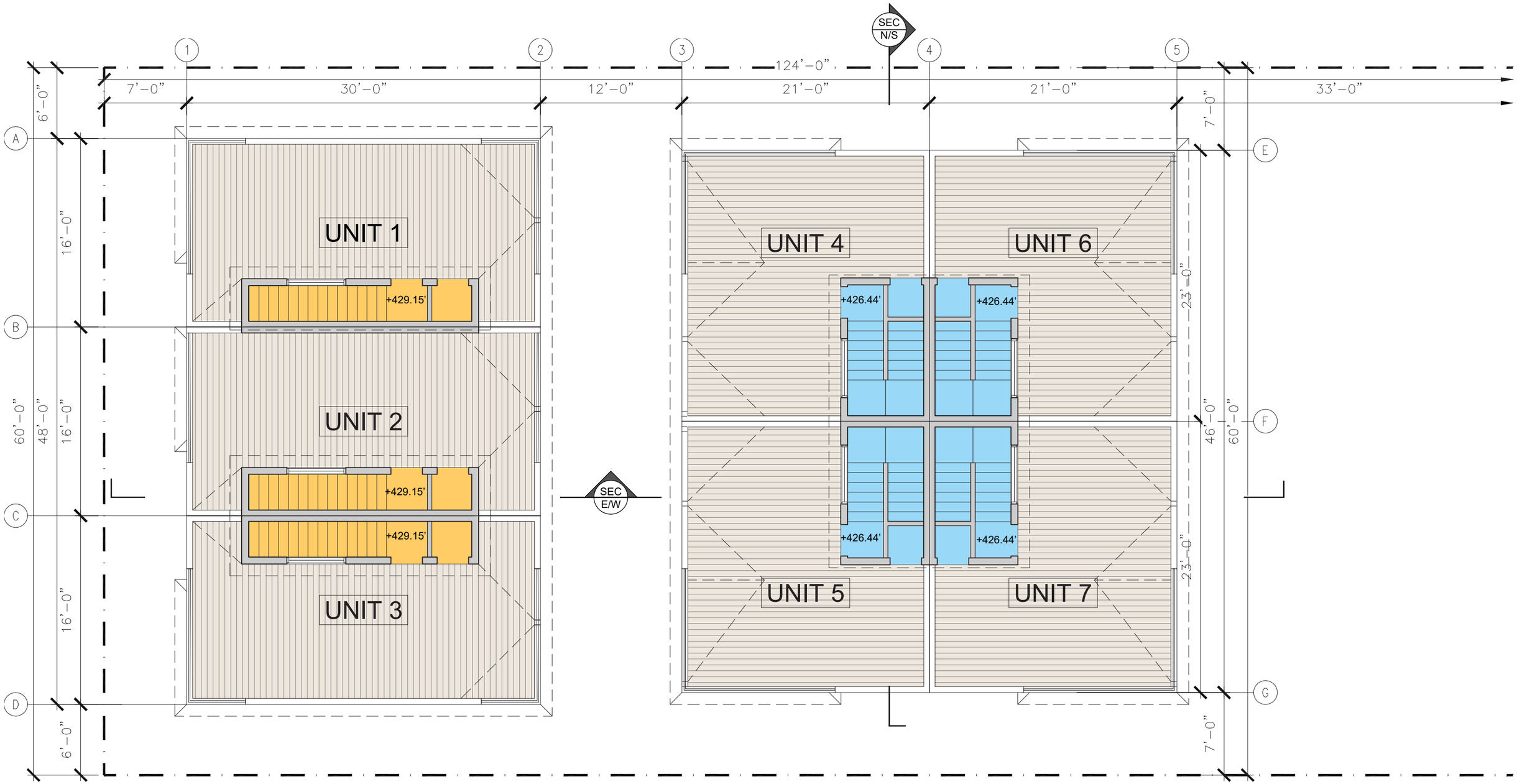
SCALE: 1/8” = 1’-0”

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WEST UNITS

EAST UNITS

ROOF PLAN



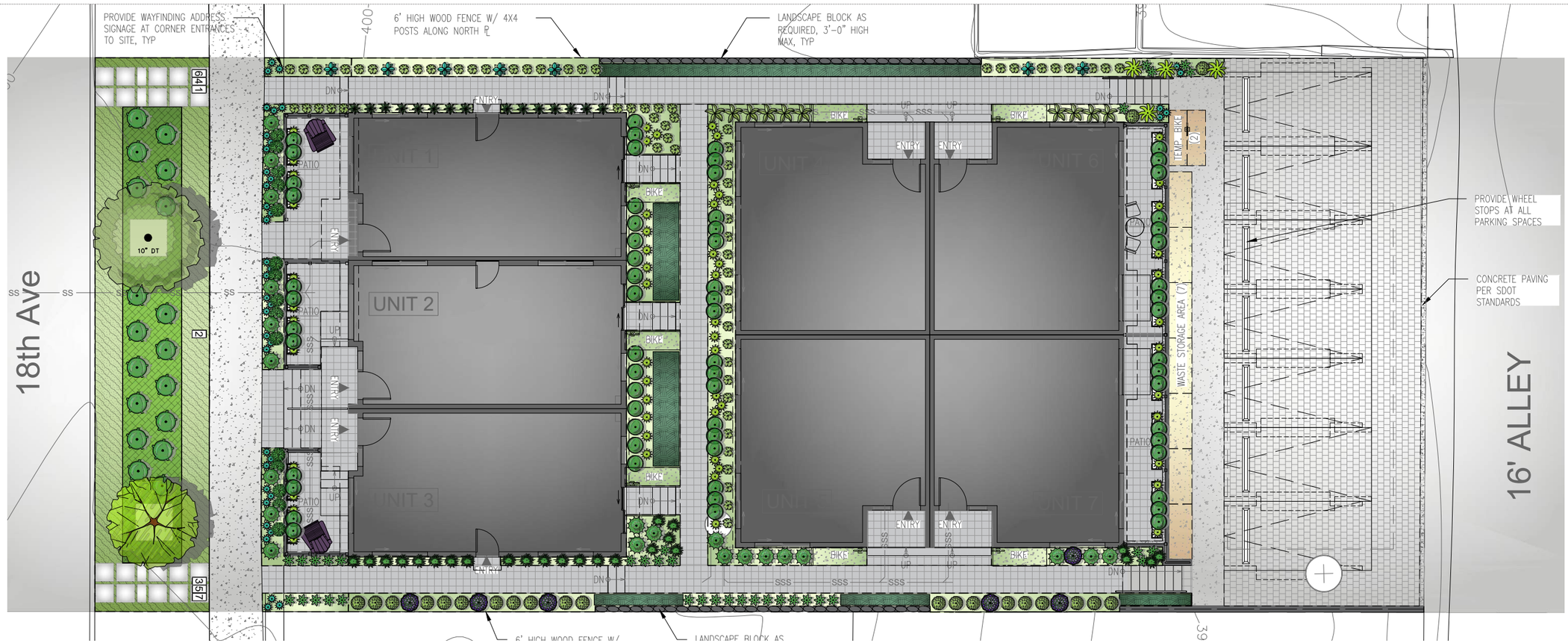
SCALE: 1/8” = 1’-0”

N

WEST UNITS | EAST UNITS | DECK

H+dIT collaborative, llc

COMPOSITE LANDSCAPE / HARDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Cercidiphyllum japonicum / Katsura Tree Street Tree	2" Cal	No	No	1
	Existing Tree / Existing Tree	Existing			1

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	SPACING	QTY
	Ajuga reptans / Bugleweed	4"pot	Yes	No	24" o.c.	42
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick	1 gal	Yes	Yes	24" o.c.	60
	Thymus pseudolanuginosus / Woolly Thyme	4"pot	Yes	No	18" o.c.	157

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	DROUGHT TOLERANT	NATIVE	QTY
	Bergenia cordifolia 'Wintergluť / Wintergiow Bergenia	1 gal	Yes	No	35
	Blechnum spicant / Deer Fern	1 gal	Yes	Yes	66
	Brunnera macrophylla 'Silver Heart' / Siberian Bugloss	1 gal	Yes	No	7
2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Yes	No	15
	Calluna vulgaris 'Wicknar Flame' / Wicknar Flame Heather	1 gal	Yes	No	22
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge	1 gal	Yes	No	24
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	1 gal	Yes	No	56
	Dryopteris erythrosora / Autumn Fern	1 gal	Yes	No	10
	Festuca glauca / Blue Fescue	1 gal	Yes	No	41
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa	1 gal	Yes	No	4
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	20" Ht min	Yes	No	64
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender	1 gal	Yes	No	6
	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal	Yes	No	15
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	2 gal	Yes	No	21
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 gal	Yes	No	18

N

NOTE: LANDSCAPE PLAN IS NOT TO SCALE

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AUTUMN FERN


BIG BLUE LILYTURF


BLUE FESCUE


BUGLE WEED


DEER FERN


EVERILLO JAPANESE SEDGE


FEATHERED REED GRASS


GOLDEN VARIEGATED HAKONECHLOA


HEAVENLY BAMBOO


HIDCOTE BLUE LAVENDER


ICE DANCE JAPANESE SEDGE


KATSURA TREE


KINNIKINNICK


MOUNT VERNON LAUREL


SIBERIAN BUGLOSS


SKY PENCIL JAPANESE HOLLY


WICKWAR FLAME HEATHER


WINTERGLOW BERGANIA


WOOLY THYME

ELEVATION - NORTH

MATERIALS:
1. FIBER CEMENT PANEL SIDING - COLOR: WHITE
2. FIBER CEMENT PANEL SIDING - COLOR: DARK GRAY
3. FIBER CEMENT PLANK SIDING - COLOR: LIGHT GRAY
4. RAISED METAL PANEL - COLOR: HEMLOCK GREEN
5. THIN BRICK VENEER - COLOR: DOVE GRAY
6. EXPOSED CONCRETE
7. METAL RAILING, DOWNSPOUTS & CANOPIES - BLACK PAINTED METAL
8. FIBER CEMENT PANEL SIDING - COLOR: HEMLOCK GREEN
9. WOOD BOARD FENCE - COLOR: NATURAL STAIN



1/8" = 1'–0"

0 4 8 16

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ELEVATION - SOUTH

MATERIALS:
1. FIBER CEMENT PANEL SIDING - COLOR: WHITE
2. FIBER CEMENT PANEL SIDING - COLOR: DARK GRAY
3. FIBER CEMENT PLANK SIDING - COLOR: LIGHT GRAY
4. RAISED METAL PANEL - COLOR: HEMLOCK GREEN
5. THIN BRICK VENEER - COLOR: DOVE GRAY
6. EXPOSED CONCRETE
7. METAL RAILING, DOWNSPOUTS & CANOPIES - BLACK PAINTED METAL
8. FIBER CEMENT PANEL SIDING - COLOR: HEMLOCK GREEN
9. WOOD BOARD FENCE - COLOR: NATURAL STAIN



1/8" = 1'–0"

0 4 8 16

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ELEVATIONS - WEST UNITS

MATERIALS:
1. FIBER CEMENT PANEL SIDING - COLOR: WHITE
2. FIBER CEMENT PANEL SIDING - COLOR: DARK GRAY
3. FIBER CEMENT PLANK SIDING - COLOR: LIGHT GRAY
4. RAISED METAL PANEL - COLOR: HEMLOCK GREEN
5. THIN BRICK VENEER - COLOR: DOVE GRAY
6. EXPOSED CONCRETE
7. METAL RAILING, DOWNSPOUTS & CANOPIES - BLACK PAINTED METAL
8. FIBER CEMENT PANEL SIDING - COLOR: HEMLOCK GREEN
9. WOOD BOARD FENCE - COLOR: NATURAL STAIN



1/8" = 1'–0"

0 4 8 16

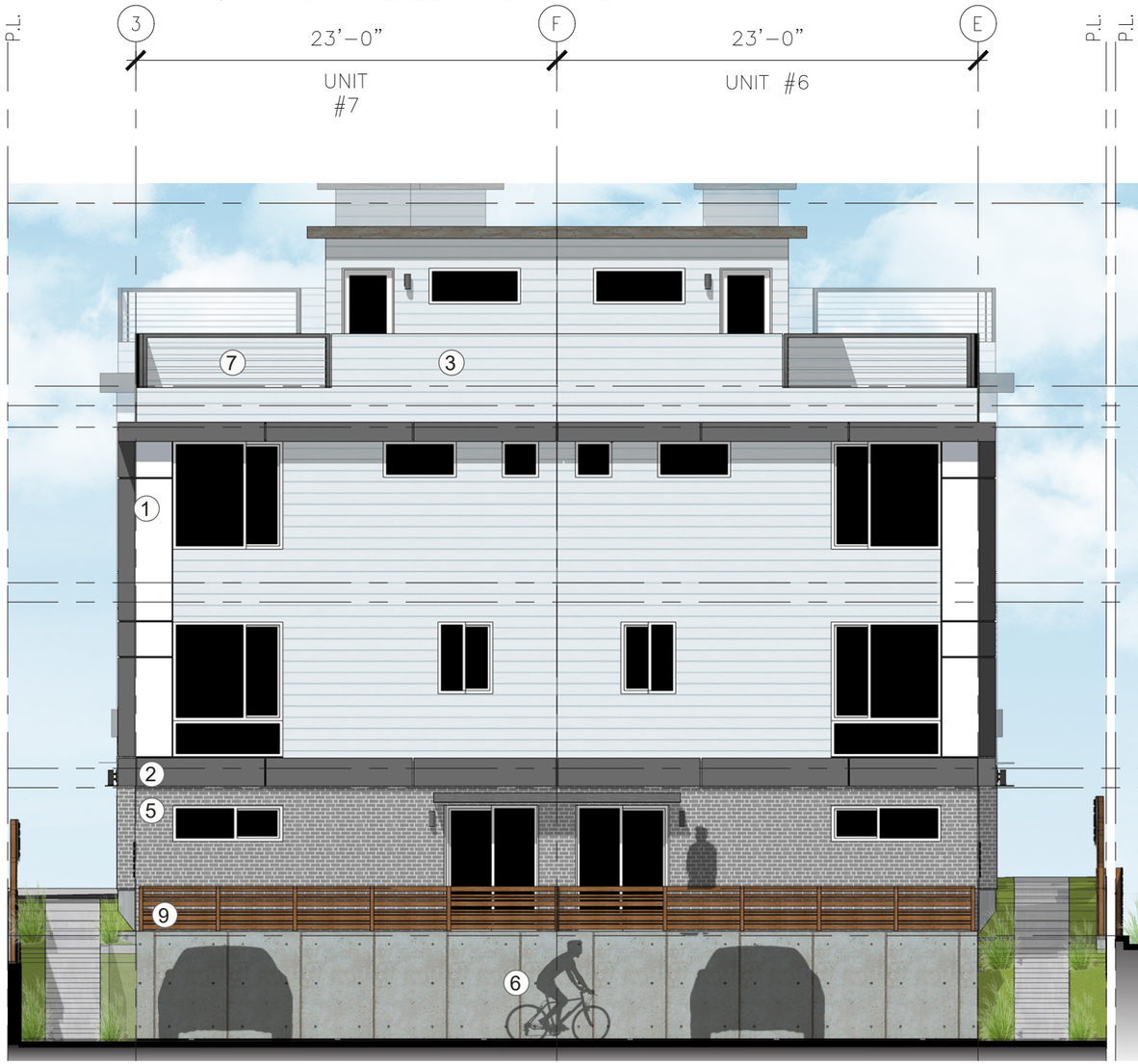
WEST ELEVATION - WEST UNITS
18TH AVE

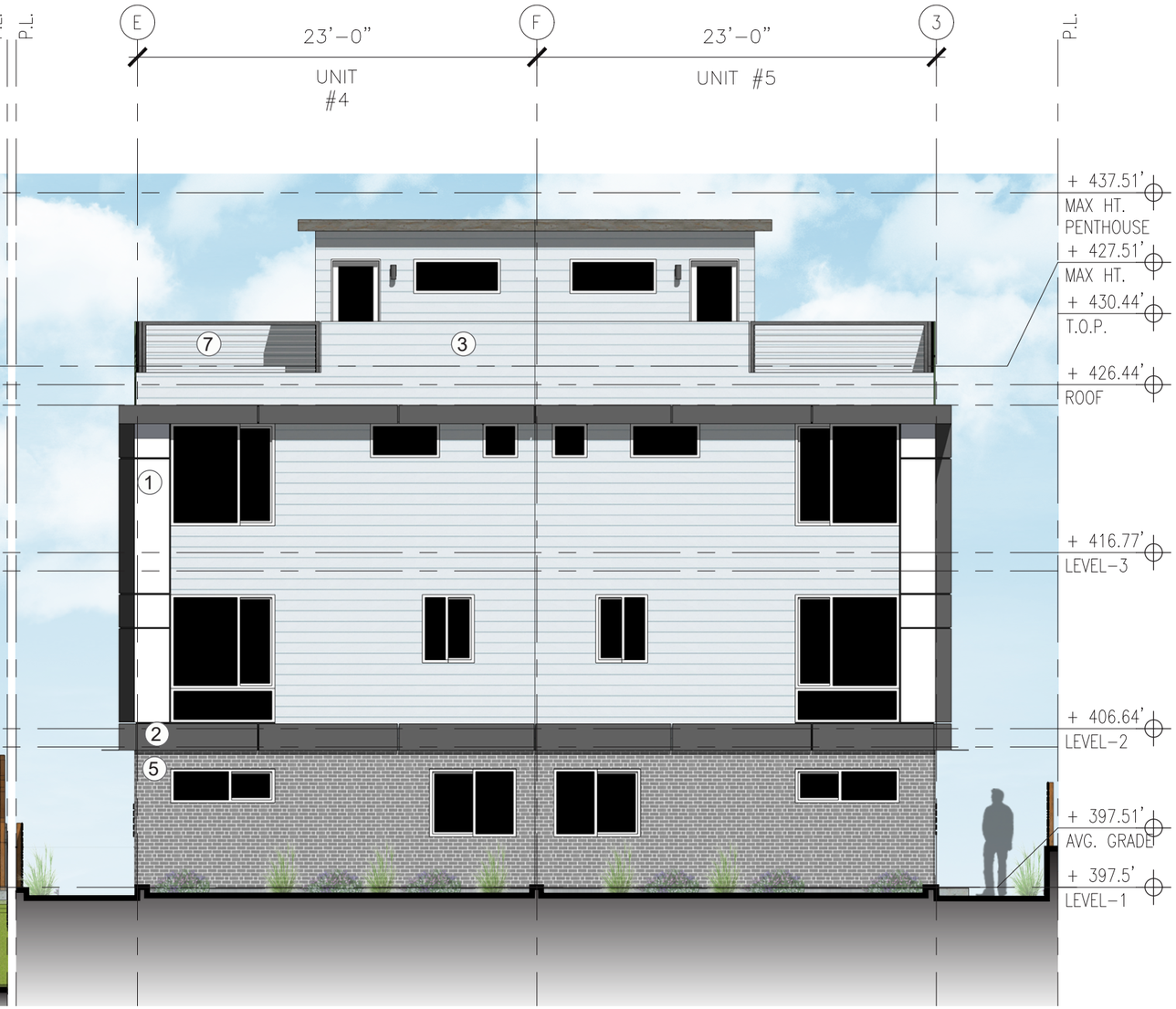
EAST ELEVATION - WEST UNITS

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ELEVATIONS - EAST UNITS

MATERIALS:
1. FIBER CEMENT PANEL SIDING - COLOR: WHITE
2. FIBER CEMENT PANEL SIDING - COLOR: DARK GRAY
3. FIBER CEMENT PLANK SIDING - COLOR: LIGHT GRAY
4. RAISED METAL PANEL - COLOR: HEMLOCK GREEN
5. THIN BRICK VENEER - COLOR: DOVE GRAY
6. EXPOSED CONCRETE
7. METAL RAILING, DOWNSPOUTS & CANOPIES - BLACK PAINTED METAL
8. FIBER CEMENT PANEL SIDING - COLOR: HEMLOCK GREEN
9. WOOD BOARD FENCE - COLOR: NATURAL STAIN





1/8" = 1'-0"

0 4 8 16

WEST ELEVATION - EAST UNITS

EAST ELEVATION - EAST UNITS
ALLEY

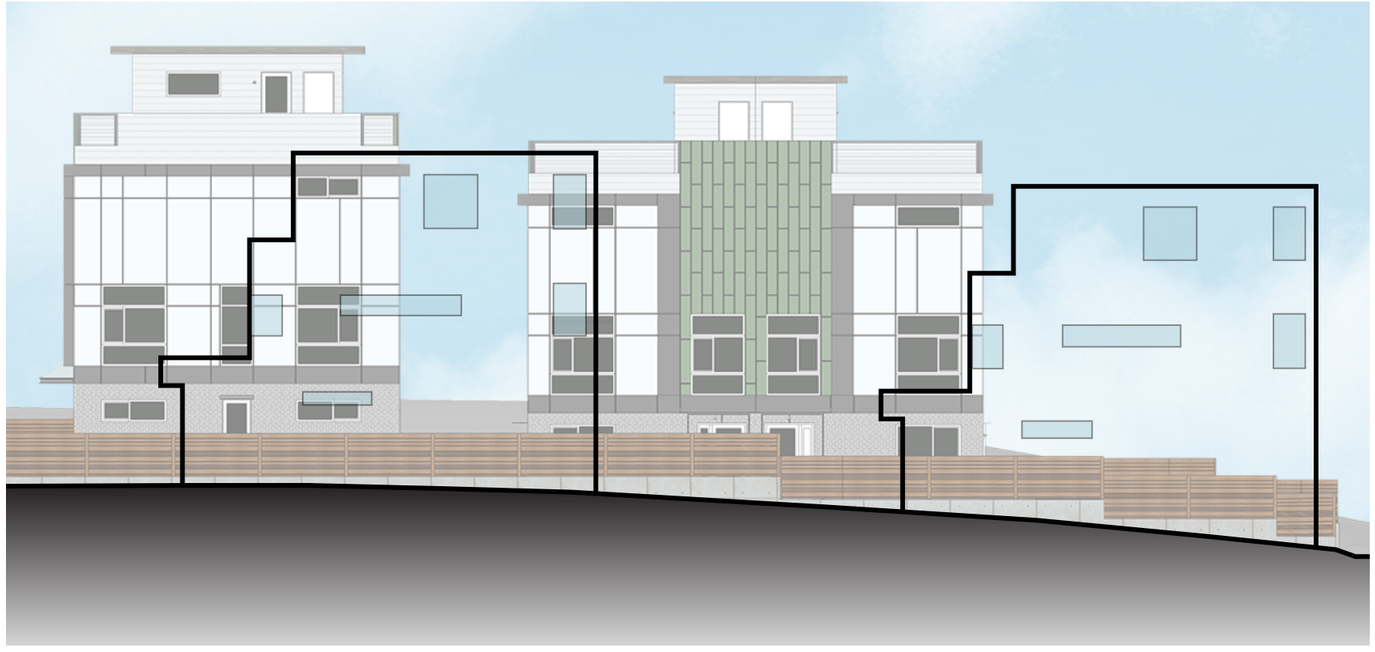
ELEVATIONS - WINDOW PRIVACY STUDY

THE WINDOWS ON THE ON THE NORTH SIDE HAVE BEEN DESIGNED TO MAXIMIZE PRIVACY BETWEEN UNITS AND THE EXISTING NEIGHBORING STRUCTURE. WHERE OVERLAP DOES OCCUR ON THE EAST END OF THE LOT THERE IS A 25' DISTANCE BETWEEN THE TWO BUILDINGS. OVERLAP OF THE WINDOWS IS OFFSET BOTH HORIZONTALLY AND VERTICALLY TO HELP INCREASE PRIVACY.



NORTH ELEVATION OVERLAP

ALONG THE SOUTH PROPERTY LINE WINDOW OVERLAYS FALL OUTSIDE OF THE PROPOSED UNIT AREAS ON THE EAST DUPLEX. WHERE OVERLAY OCCURS WITH THE WEST UNITS THE VERTICAL OFFSET REDUCES VISIBILITY BETWEEN THE UNITS.



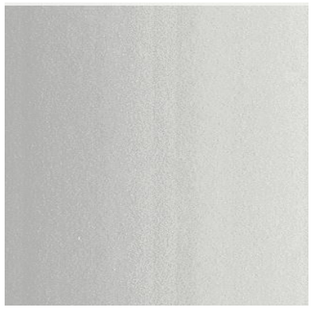
SOUTH ELEVATION OVERLAP

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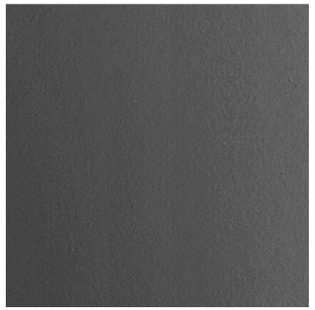
MATERIAL AND COLOR PALETTE



CEMENT BOARD PANEL
SHERWIN WILLIAMS: SW 6702
RETREAT
(PER ELEVATIONS)



CEMENT BOARD PANEL
SHERWIN WILLIAMS: SW 7757
HIGH REFLECTIVE WHITE
(PER ELEVATIONS)



CEMENT BOARD PANEL
SHERWIN WILLIAMS: SW 7081
SENSUOUS GRAY
(ACCENT AND SOFFIT)



CEMENT BOARD PLANK
SHERWIN WILLIAMS: SW 7757
HIGH REFLECTIVE WHITE
(PER ELEVATIONS)

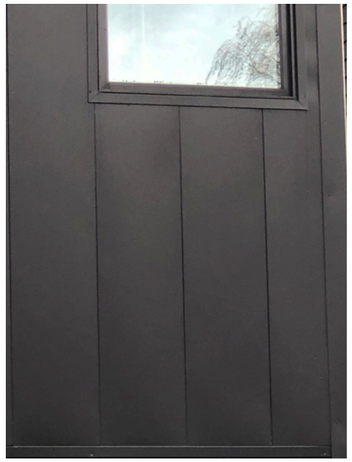


THIN BRICK
MUTUAL MATERIALS: PEWTER
(PER ELEVATIONS)





SMOOTH PANEL METAL SIDING HEMLOCK
GREEN (PER ELEVATIONS)



NEIGHBORHOOD PRECEDENCE:
1104 18TH AVE SMOOTH METAL
PANEL SIDING



NEIGHBORHOOD PRECEDENCE: 1102 18TH AVE NATURAL
WOOD BOARD PRIVACY FENCE



NEIGHBORHOOD PRECEDENCE: 1104 18TH AVE ALUMINUM
RAILING AT AMENITY AREAS

**PLEASE SEE COLOR BOARD, INCLUDED WITH
THE ADR SUBMISSION, FOR PHYSICAL SAMPLES**

RENDERINGS - SOUTHWEST CORNER



PERSPECTIVE OF SOUTHWEST CORNER AT 18TH AVE.

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PERSPECTIVE OF NORTHWEST CORNER AT 18TH AVE.



RENDERINGS - SOUTHEAST CORNER FROM ALLEY



PERSPECTIVE OF SOUTHEAST CORNER AT ALLEY



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VIEW FROM NORTHWEST CORNER AT ENTRIES SHOWING ENHANCEMENT OF STREET INTERACTION AND BUFFERED TRANSITION OF PUBLIC WALK TO PRIVATE SPACE.



VIEW OF SOUTH WALKWAY SHOWING USE OF LANDSCAPING AND MATERIAL CHANGES WRAPPING THE BUILDING CORNER



VIEW OF NORTHEAST ENTRANCE SHOWING USE OF GRADE AS TRANSITION BETWEEN UNITS AND UTILITY/PARKING AREAS



VIEW FROM SOUTHWEST CORNER AT ENTRIES SHOWING CORNER TREATMENT OF SITE USING BUILDING MATERIALS AND LANDSCAPING CREATING STRONG CIRCULATION PATHS



VIEW OF CENTRAL COMMON AMENITY SPACE BETWEEN UNITS SHOWING UNIT INTERACTION, SECURITY, AND LIGHT INFILTRATION BETWEEN EAST AND WEST UNITS.



VIEW OF SOUTHEAST ENTRANCE SHOWING WAYFINDING SIGNAGE, TYPICAL ALL CORNERS, AND PHYSICAL SEPARATION BETWEEN THE UTILITY AND LIVING AREAS.

EXTERIOR LIGHTING PLAN





A WALL MOUNTED SCONCE LIGHT AT MAIN ENTRIES



B WALL MOUNTED DOWN LIGHT AT SECONDARY ENTRIES



C EXTERIOR CAN LIGHT

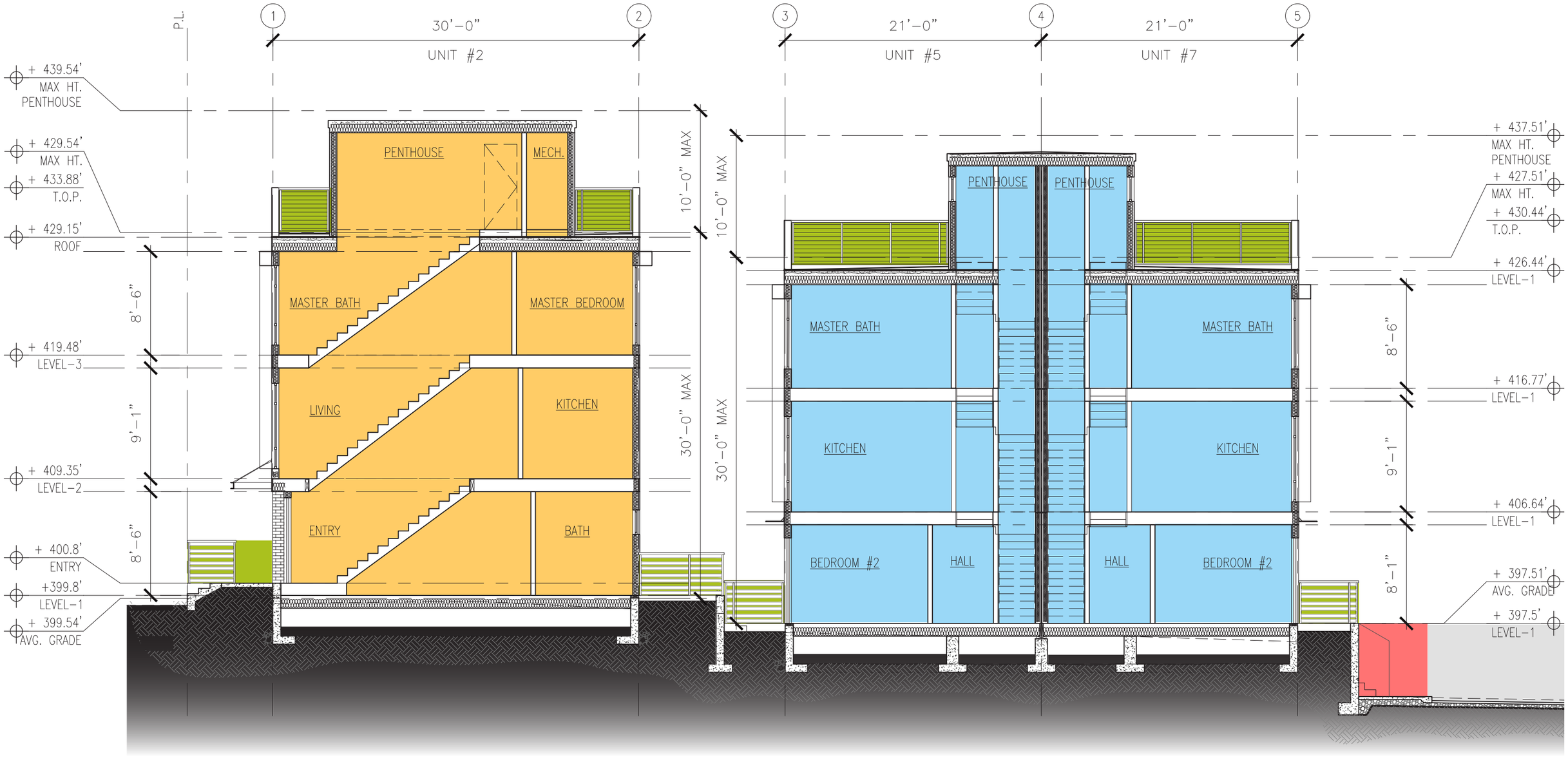


D LANDSCAPE LIGHT

NOTE: LIGHTING TO BE SHIELDED AND APPROVED FOR EXTERIOR USE

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SECTION THROUGH SITE LOOKING NORTH

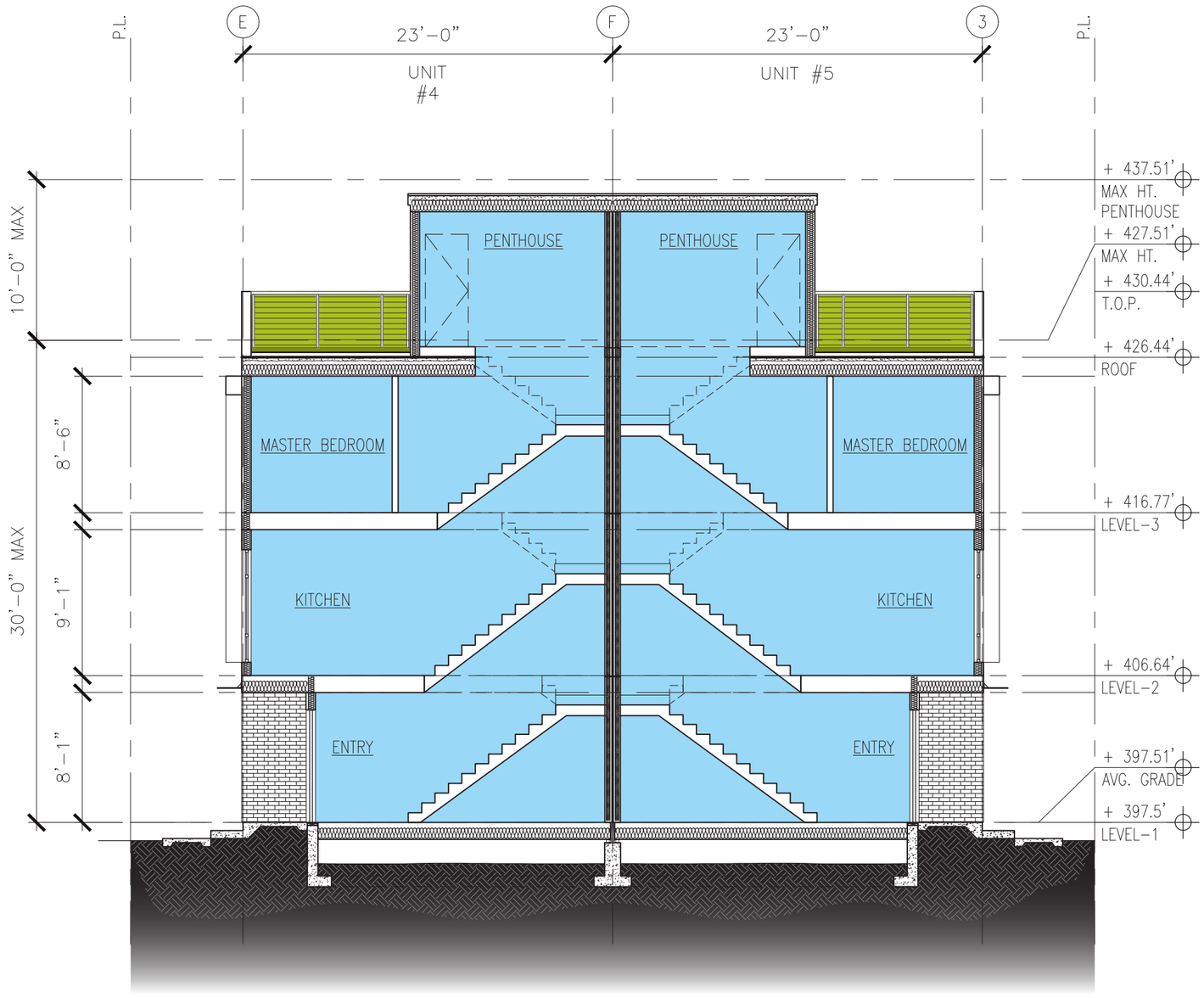


1/8" = 1'–0"

0 4 8 16

WEST UNITS | EAST UNITS | AMENITY SPACE | PARKING | UTILITY/BIKE

SECTION THROUGH EAST UNITS LOOKING WEST



1/8" = 1'–0"

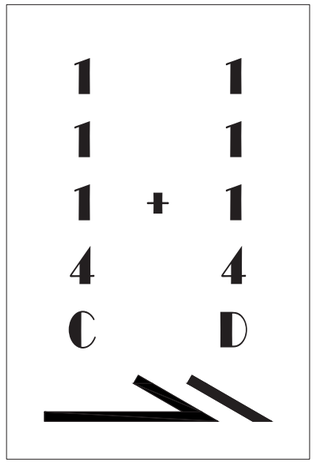
0 4 8 16

EAST UNITS

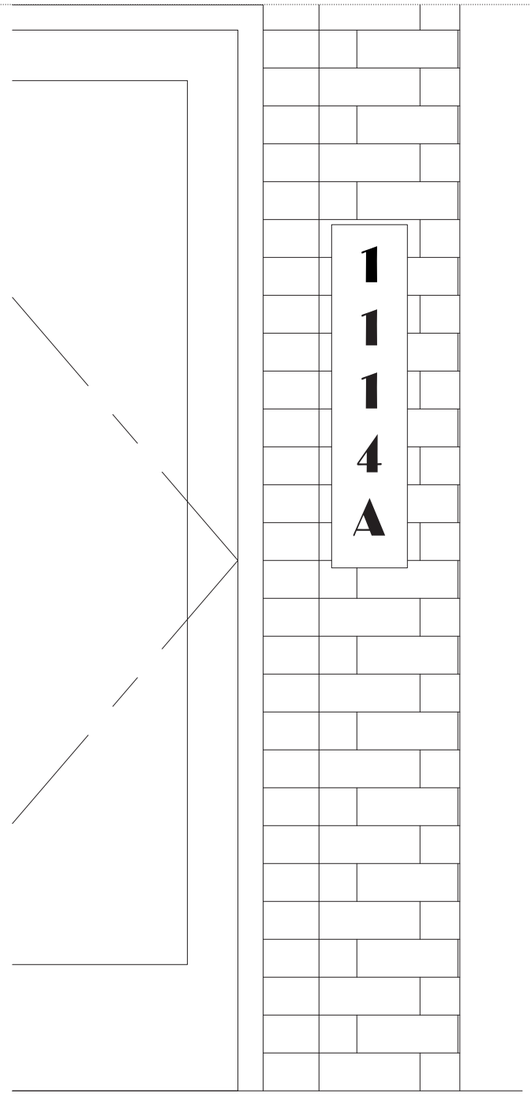
AMENITY SPACE

SIGNAGE CONCEPT PLAN

NOTE: WAYFINDING SIGNAGE AND UNIT ADDRESS FOR REFERENCE ONLY. STYLE AND SIZE MAY VARY.



EXAMPLE WAYFINDING SIGN
AT ENTRANCE TO WALKWAYS



EXAMPLE ADDRESS
SIGNAGE AT UNITS



EXAMPLE OF WAYFINDING SIGN AT SOUTHWEST CORNER



EXAMPLE OF WAYFINDING SIGN AT NORTHEAST CORNER



EXAMPLE OF ADDRESS SIGNAGE AT UNITS