RECOMMENDATION PACKET

ADMINISTRATIVE DESIGN REVIEW

SDCI NO. 3032990-LU
511 & 515 Howe St
Seattle, WA 98109

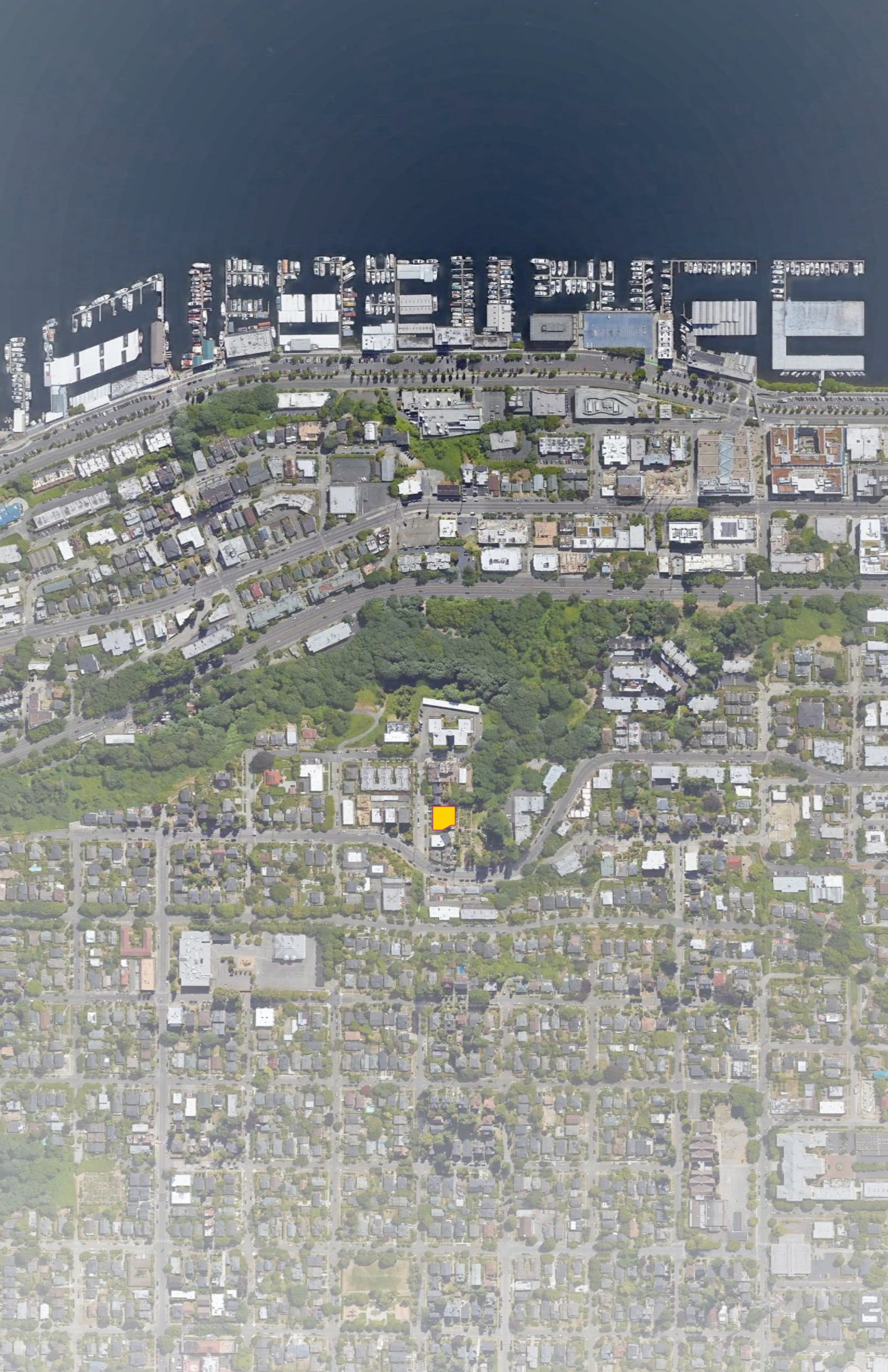
APPLICANT
Green Canopy Homes
27 S Hanford St
Seattle, WA 98134
contact: Jessica Tranquada

DEVELOPER / ARCHITECT
Green Canopy Homes
27 S Hanford St
Seattle, WA 98134

SDCI PLANNER
Irving Chu

SUBMITTAL DATE
01/06/2022

GREEN CANOPY HOMES





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GREEN CANOPY HOMES

PROJECT INFORMATION

We propose the construction of 9 new 1,600 - 2,000 sf town-homes with parking for 9 vehicles. The units are intended for individual sales at market-rate.

SUSTAINABILITY GOALS

All units will be designed and built to meet a minimum 4-star BuiltGreen certification. The buildings will be insulated and air-sealed above current Seattle Energy Code requirements. Sustainable materials will be used in the construction, such as low-to-no VOC interior finishes, FSC certified lumber and reclaimed wood. Conduit will be installed for all parking spaces to facilitate installation of future electric car charging stations. No traditional roof decks are proposed and building massing and roof orientation is designed to optimize solar exposure for future installation of solar panels. Drought tolerant and low maintenance plantings will help to reduce water usage while providing natural beauty to the owners and public.

PROPOSED PROGRAM

LOT AREA:	**9,028 sf**
PROPOSED RESIDENTIAL UNITS:	**9 townhomes**
NUMBER OF PARKING SPACES:	**9**
PROPOSED FAR:	**16,250 sf**
PROPOSED GROSS SF:	**19,900 sf**

This project is subject to Administrative Design Review per SMC 23.41.004
Table A Design Review Thresholds: *Section C (development on a lot not containing any of the site characteristics listed in part A of this table)*
GSF between 15,000 & 35,000 sf requires Administrative Design Review

Gross Floor Area Calculation:
- Per 23.84A.014 Gross floor area is the square footage of total floor area bounded by the inside surface of exterior walls of the structure.
- Per 23.86.007 A. Gross floor area includes floor area contained in stories above and below grade, area of vehicle and bike parking that is enclosed and area of vehicle parking that is covered by a structure or portion of a structure.

RELEVANT SDCI PERMIT NUMBERS:

EARLY DESIGN GUIDANCE:	**3035834-EG**
MASTER USE PERMIT:	**3032990-LU**
CONSTRUCTION PERMIT:	**6767984-CN**
UNIT LOT SUBDIVISION:	**TBD**

SUMMARY OF PUBLIC OUTREACH

PRINTED OUTREACH MAILER

A printed mailer (below) was sent out to over 300 homes, apartments and businesses within a 500 ft radius of the development site on 12/31/19. It provided a brief description of the proposed development, applicant contact information and invited interested parties to attend the public presentation or provide feedback through the online survey.

DIGITAL OUTREACH ONLINE SURVEY

Both the mailer and additional emails directed interested parties to an online survey based on the City of Seattle guidelines for Early Community Outreach. The survey was made available from 01/01/20 to 02/07/20.

SUMMARY OF RESPONSES:

The two survey respondants were concerned with affordability, environmental sustainability, thoughtful landscaping, potential construction noise impacts, building scale with respect to adjacent homes and the new development's impact on parking in the neighborhood.

ADDITIONAL OUTREACH:

Emails were sent to community organizations, introducing the project and inviting their members to attend the public meeting and/or complete the online survey

IN-PERSON EVENT PUBLIC MEETING

A community meeting was held on 02/04/20 from 6:30pm - 7:30pm at the Queen Anne Library. The meeting included an introduction to Green Canopy Homes' mission of sustainability and social responsibility, a presentation of the proposed development and a question and answer session. Four residents of neighboring properties attended the meeting.

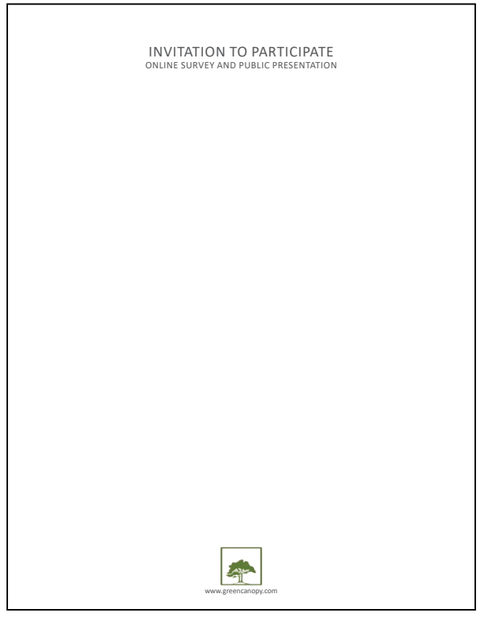
SUMMARY OF COMMENTS:

- *Concern about providing adequate and usable parking*
- *Proper space planning for solid waste*
- *Affordability*
- *The building being out of scale with it's immendiate context*
- *Sustainability*
- *Pedestrian experience*

APPROX. DISTRIBUTION OF OUTREACH FLYER

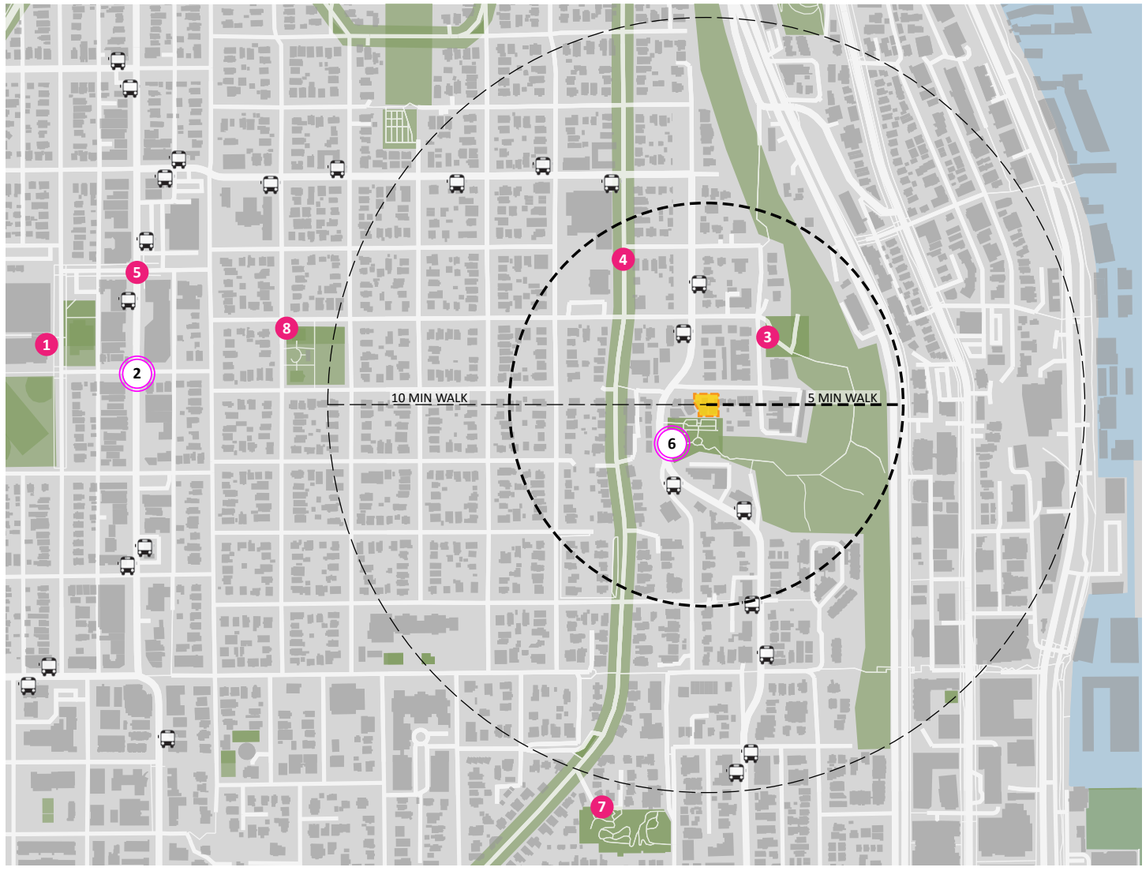


OUTREACH FLYER





VICINITY MAP



N

LEGEND

- Development Site
- Bus Stop
- 1 Point of Interest - see next page
- Community Node
- City Park

POINTS OF INTEREST



1 Queen Anne Community Center



5 Queen Anne Farmers Market



2 Queen Anne Ave - Neighborhood Commercial Corridor



6 Trolley Hill Park & P-Patch



3 MacLean Park



7 Bhy Kracke Park



4 Queen Anne Boulevard Park



8 East Queen Anne Playground

GREEN CANOPY HOMES

SITE OPPORTUNITIES & CONSTRAINTS

LEGAL DESCRIPTION

THE EAST 40.5 FEET OF THE WEST 80.5 FEET OF LOTS 7, 8, 9 AND 10, BLOCK 77, PUBLIC BENEFIT SUPPLEMENTAL PLAT OF COLLINS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 49, IN KING COUNTY, WASHINGTON.
AND
PARCEL C OF CITY OF SEATTLE SHORT SUBDIVISION NO. 77-41, RECORDED JUNE 16, 1977 UNDER RECORDING NUMBER 7706160548, RECORDS OF KING COUNTY, WASHINGTON.

APN NO. 692670-0595 & 692670-0600

ADJACENT BUILDING & USES

NORTH - existing 4 story apartment building across the street
EAST - existing 1.5 story single family home
SOUTH - the site abuts Trolley Hill Park & P-Patch Community Gardens along the south property line
WEST - existing 3 story condo structure with daylight basement on south facade

EXISTING LOT CONDITIONS

The lot slopes down from the north property line abutting Howe street to the south with roughly a 20 ft elevation change across the site. The SDCI GIS has mapped some steep slope ECAs along the south portion of the site. All slopes in that area were created through legal grading activities and installation of a series of rockery walls. Due to the existing topography and adjacent park, there is no alley access to the site so all vehicular access will need to be from Howe St.

VIEWS

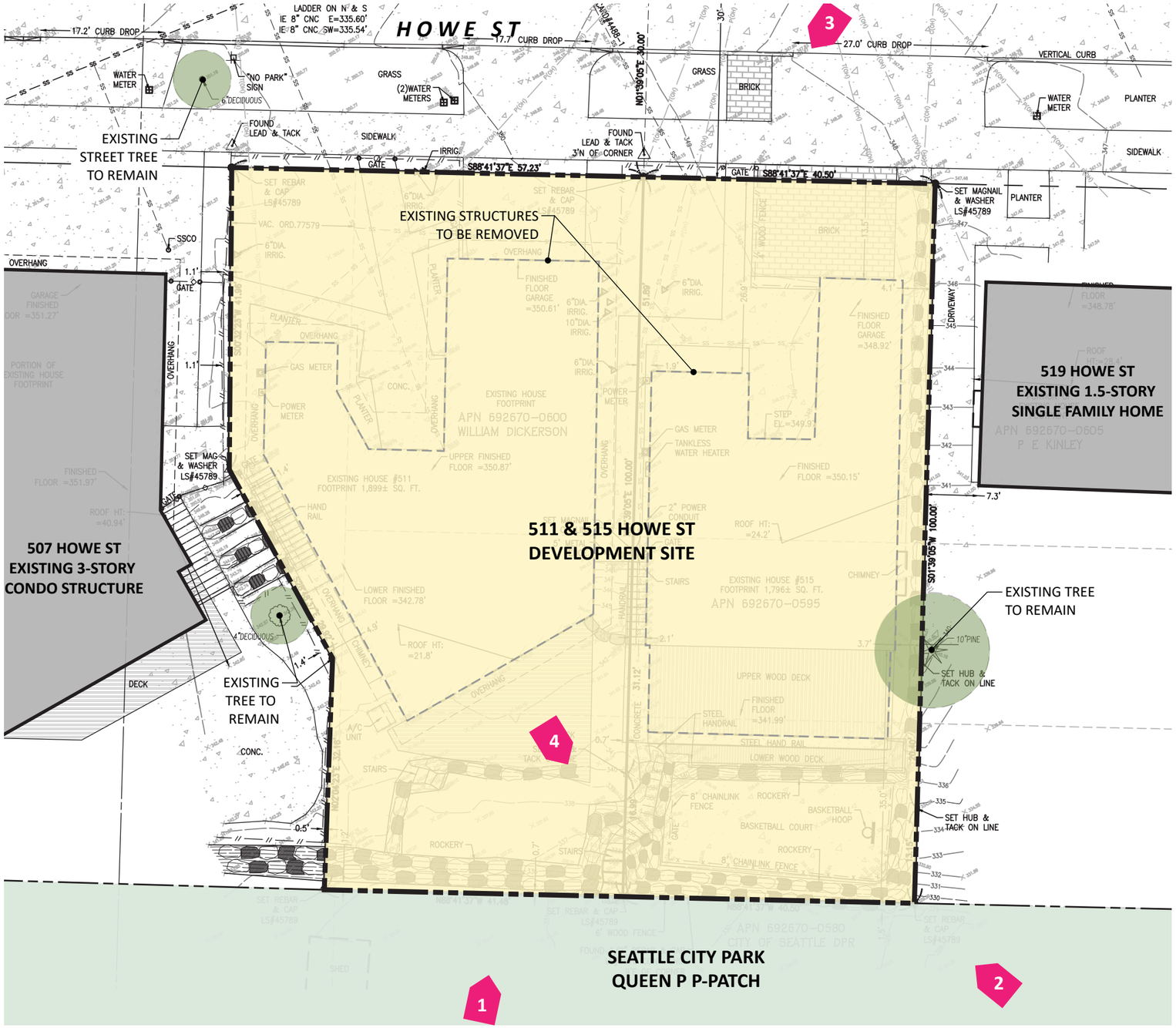
The site has the potential for large regional views of downtown Seattle to the South and the Cascade Mountains to the East.

TREES

There are 3 existing trees adjacent to the property that will be retained and protected during construction. None of the trees meet the requirements to be labeled exceptional.

SOLAR ACCESS

The site has unrestricted solar access due to the topography, allowable building heights and lack of tree canopy coverage within the P-Patch Gardens.



EXISTING SITE PHOTOS









3D SITE VIEW



GREEN CANOPY HOMES

STREETSCAPES

3-Story Townhomes
boxy form, mass broken down w/ vertical modulations reinforced w/ change in siding & roof heights, panel & cedar siding, raised entry stoops

2-Story SFR
gambrel roof, lap siding, roof creates horizontal element

1.5-Story SFR
traditional gable roof, primary brick siding w/ lap accents, prominent entry

3-Story Condo
boxy massing w/ no modulation @ street-facing facade, stucco finish, prominent cornice @ roof & horizontal banding, garages face street, minimal landscaping along street

3-Story Townhomes
pitched roofs define unit separation, bay windows create vertical modulation, horizontal banding, lap siding, raised, prominent entry stoops

PROJECT SITE



TAYLOR AVE N

5TH AVE N

HOWE ST LOOKING SOUTH

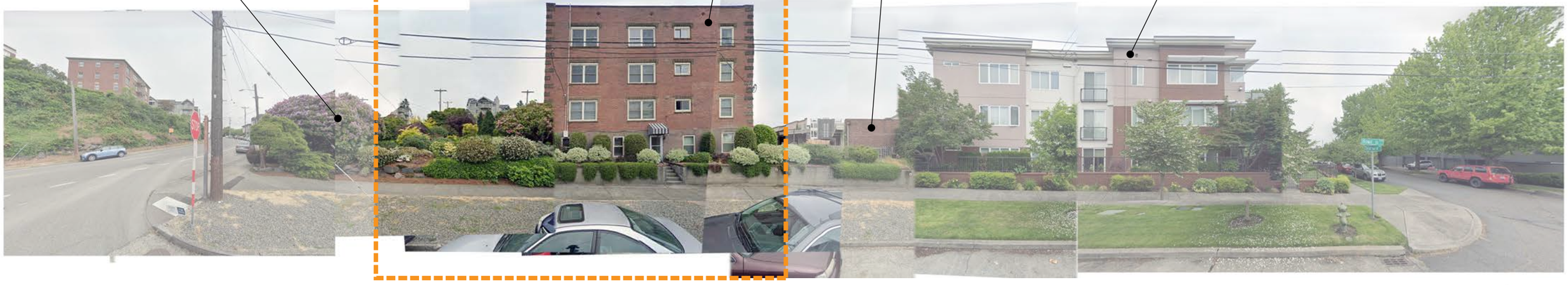
dense, mature landscaping along street

4-Story Apartments / Condos
boxy massing w/ no modulation @ street-facing facade, flat roof line, brick siding w/ transition to stucco @ first floor, raised entry

PROJECT SITE OPPOSITE

1-Story Garages
boxy massing w/ brick sidng

3-Story Condos
boxy form, mass broken down w/ vertical modulations reinforced w/ siding transitions, deep roof eaves & window shades create prominent horizontal elements, brick & panel siding, low brick wall & gates provide security for first floor units

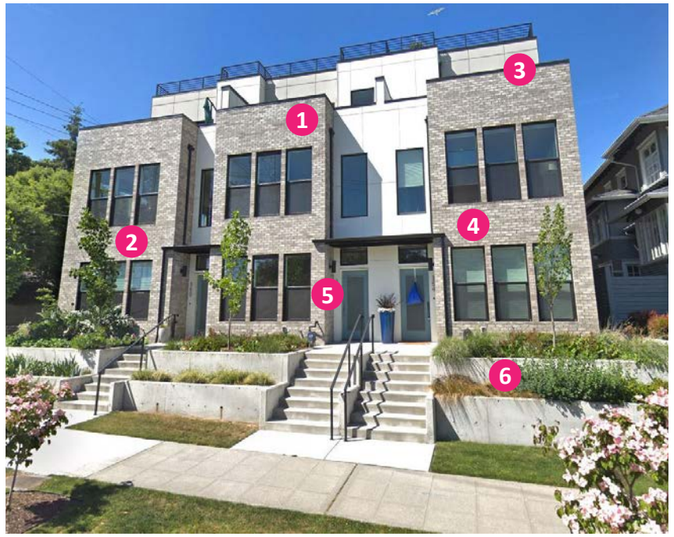


5TH AVE N

TAYLOR AVE N

HOWE ST LOOKING NORTH

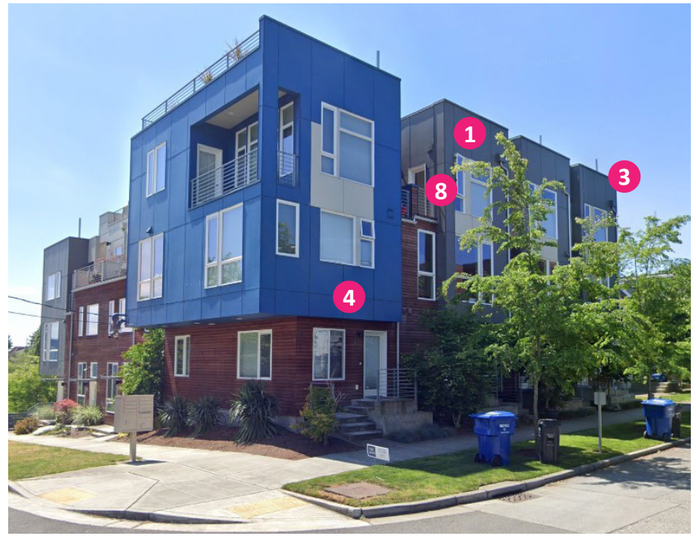
ARCHITECTURAL CONTEXT & CUES



352 GALER ST



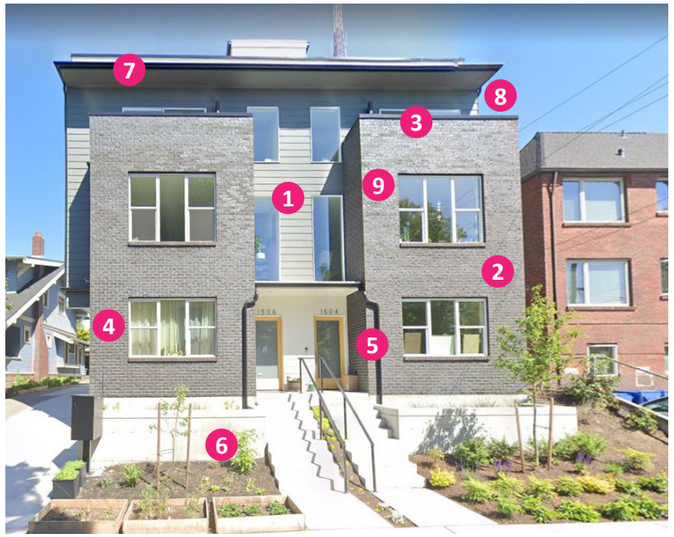
1204 5TH AVE N



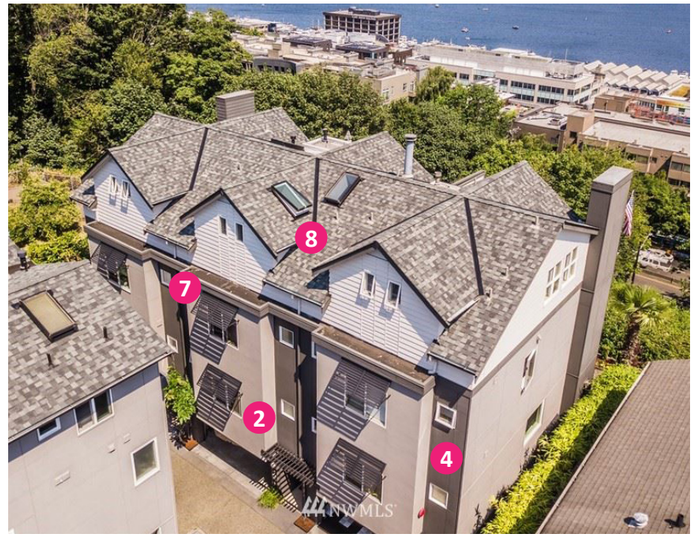
533 HOWE ST



1918 5TH AVE



1506 1ST AVE N



1416 6TH AVE N

1. facade massing broken down with vertical modulations that define individual units
2. two-story bay used to create modulation and reduce perceived mass of building
3. solid parapets at roof decks increase privacy for residents
4. materiality reinforces facade modulation
5. weather protection, facade modulation and/or materiality help distinguish unit entries
6. raised stoops and landscaping provide transition from ROW to unit entries
7. strong horizontal roof line is reinforced with secondary horizontal elements
8. roof form reinforces facade modulation and reduce perceived mass of structure
9. simplified massing is accented with high quality materials

LAND USE CODE SUMMARY

ZONE: LR3 (M)
OVERLAYS: None, Frequent Transit Area
LOT AREA: 9,028 sf

23.45.510 FLOOR AREA RATIO

ALLOWED: *1.8 (lowrise, outsite urban center/village)*
1.8 x 9,028 = 16,250 sf max
D.1. *All stories, or portions of stories, that are entirely below grade are exempt from FAR limits*
D.5. *Floor area within a story, or portion of a story, is exempt if all of the following conditions are met:*
a. The story, or portion of the story, is used for parking or other accessory uses and has no additional stories above
b. The average height of exterior walls enclosing the floor area does not exceed one story
c. The roof above the exempt floor area is used as amenity area and meets the standards for ground level amenity
d. At least 25% of the perimeter of the amenity area is not enclosed by the walls of the structure.

PROPOSED: **16,199 sf**
A portion of the covered parking area is exempt from FAR limits per subsection D.5

23.45.512 DENSITY LIMITS

ALLOWED: *no limit*
PROPOSED: **9 Units**

23.45.514 STRUCTURE HEIGHT

ALLOWED: *40.0' max (townhome in LR3 w/ MHA suffix)*
F. *+ 4.0' - exception for structures that include a partially below grade story*
PROPOSED: **44.0' max above average existing grade**

23.45.517 MANDATORY HOUSING AFFORDABILITY

REQUIRED: *LR zones with an MHA suffix are subject to section 23.58C*
PROPOSED: **This project is electing to fulfill the MHA payment option per 23.58C.040**

23.45.518 SETBACKS

REQUIRED:
FRONT: 5.0' min, 7.0' avg
SIDE: 5.0' min (facades < 40.0')
REAR: 5.0' min, 7.0' avg
PROPOSED:
FRONT: **6.25' min, 7.14' avg**
SIDE: **5.0' min**
REAR: **6.0' min, 7.2' avg**

23.45.522 AMENITY AREA

REQUIRED: *25% lot area*
25% x 9,028 = 2,257 sf min; 1,128.5 SF req'd at grade
A.2. *Minimum 50% of req'd amenity shall be provided at grade*
5.b. *1) at least 50% of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities ans/or trees.*
PROVIDED: **2,711 sf @ grade + 743 sf roof decks = 3,454 sf (38.3%)**
DEPARTURE REQUESTED - reduction in required landscaping for common amenity area see pages 46 & 47

23.45.524 LANDSCAPING STANDARDS

REQUIRED: *min Green Factor score of 0.6 for any development proposing construction of more than one dwelling unit*
PROVIDED: Landscaping will achieve a min score of 0.6

23.45.527 STRUCTURE WIDTH

ALLOWED: *120.0'*
PROVIDED: **86.5'**

23.45.527 FACADE LENGTH

REQUIRED: *The max combined length of all facades within 15 ft of a side lot line is 65% of the length of that lot line*
EAST FACADE: 100.0' x 65% = 65.0' max
WEST FACADE: 103.9' x 65% = 67.5' max
PROVIDED:
EAST FACADE: **58.5'**
WEST FACADE: **58.5'**

23.54.015 VEHICLE PARKING

REQUIRED: *50% = 5 spaces (frequent transit / outsite urban village)*
d. *for an individual townhouse garage, the minimum size of a parking space shall be for a large vehicle*
PROVIDED: **(6) large spaces in individual garages and (3) medium spaces in covered parking area**

23.54.015 BICYCLE PARKING

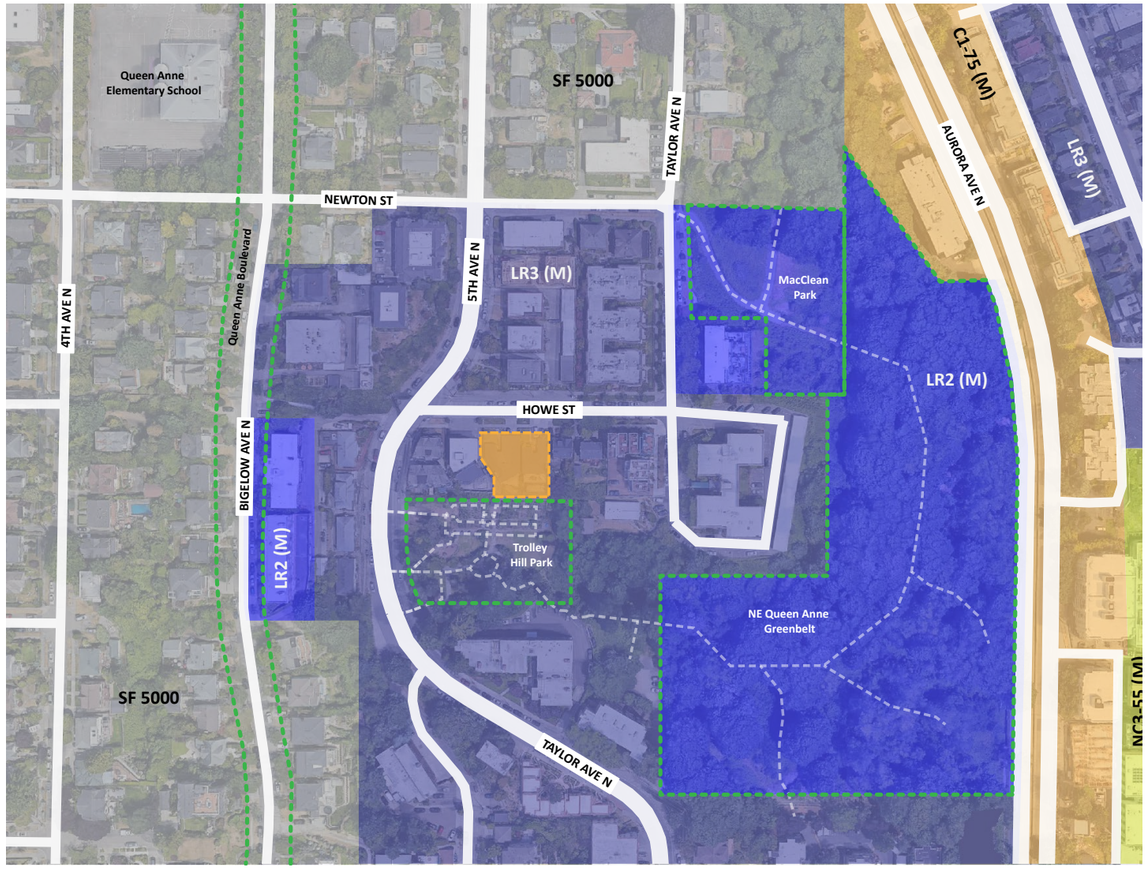
REQUIRED: *(1) long term space per dwelling unit*
(1) short term space per 20 dwelling units
PROVIDED: **(6) long term spaces provided in individual garages & (3)long term spaces in covered parking area**
(2) short term spaces in ROW as approved by SDOT

23.54.040 SOLID WASTE & RECYCLABLE STORAGE

REQUIRED: *150 sf shared storage space (9-15 dwelling units)*
E. *The storage space shall not be located in any required driveways, parking aisles or parking spaces and shall not block any fire exits, or pedestrian or vehicular access*
PROPOSED: **73 sf dedicated storage space for containers within covered parking area w/ additional 109 sf clear access and maneuvering space that partially overlaps with vehicle maneuvering area; total: 182 sf, min dimension: 7'-6".**

Type I Director Decision Requested: reduction in minimum horizontal dimension - see MUP for additional information
An HOA will be created to manage SPU billing and will be responsible for trasporting containers between storage area and ROW staging for pickup

ADJACENT ZONING MAP



LEGEND

- Development Site
- Single Family
- Lowrise Multifamily
- Commercial
- Public Park

CONTEXT ANALYSIS

The area in which our project is located consists of mostly multi-family buildings, primarily apartments as well as condominiums and townhomes. The two existing single family homes on the development site and the two homes directly to the east, are the last remaining single family homes on Howe street and in the immediate vicinity of the site.

It is clear from the design of the existing buildings that the priority is on the views to the south and east, overlooking Downtown Seattle and Cascade Mountain Range in the distance. Many of the existing buildings have parking located in the front setback along Howe St and most windows and decks oriented toward the views.

Architectural styles in the neighborhood vary widely between simple pre-war brick buildings, post-war ranch style homes, late century townhomes and condos, and contemporary townhomes; there is no consistent style present in the neighborhood. The most common material represented between all of the various buildings are brick and stucco/ fiber cement panels.

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DESIGN GUIDELINE PRIORITIES

CONTEXT & SITE

CS1 Natural Systems & Site Features

A1. Energy Choices *- At the earliest phase of project development, examine how energy choices may influence building form, siting and orientation.*

Response: Massing concepts 1 & 3 propose more traditional shed or gable roofs that are primarily oriented south to maximize solar exposure for future solar panels. In lieu of typical roof decks, all units have access to smaller decks on other floors.

C2. Elevation Changes *- Use the existing site topography when locating structures and open spaces on the site. Consider 'stepping up or down' hillsides to accommodate significant changes in grade.*

Response: The existing site has an elevation change of roughly 20 ft, sloping down from Howe St to the south property line. The site also has the opportunity for regional views of downtown Seattle to the South and Cascade Mountains to the East. All massing concepts propose to step the structures down the slope and limit the south units to 3 stories above grade to allow views from the top two floors of the north units. Limiting the height of the south units also preserves the eastern territorial views from the third floor of the adjacent condo to the west.

CS2 Urban Pattern & Form

B2. Connection to the Street *- Identify opportunities for the project to make a strong connection to the street and carefully consider how the the building will interact with the public realm.*

Response: The central pedestrian entry proposed in massing concept 3 creates a well defined entry with a direct visual connection from Howe St to the courtyard beyond. Concept 3 also provides a common stair and walkway connecting the shared courtyard to the P-Patch so all residents have direct access from their units to the park below.

D1. Existing Development & Zoning *- 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 compliment and/or transition.*

Response: The lot and surrounding properties are zoned LR3 with a 40 ft height limit. Three structures on the block are already developed to the previous 30 ft height limit and the remaining two single family homes will eventually be re-developed to a similar scale as this proposal. Many of the existing structures in the area are medium to large apartment buildings that have a simple, boxy massing with minimal facade modulation or variation in window composition.

Most townhome structures in the area are relatively new construction, 3 to 4 stories with a combination of vertical modulation and varying roof forms that define individual units. Materiality, window composition and secondary elements reinforce the modulation and break down the perceived scale of the structures. See architectural context analysis page 14-15.

CS3 Architectural Context & Character

A1. Fitting Old and New Together *- 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.*
A4. Evolving Neighborhoods *- In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.*

Response: This development proposal intends to take inspiration from positive aspects of neighboring designs in combination with a thoughtful massing that responds to the existing site topography and increased height allowances. Some features that will be incorporated into the final design are raised entry stoops with landscaping to create a transition from the ROW, a prominent horizontal roof line with secondary horizontal elements and a simplified massing accented with high quality materials. Window layout on the east and west facades will be carefully designed to minimize privacy impacts on adjacent properties.

PUBLIC LIFE

PL1 Connectivity

A1. Enhancing Open Space *- design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces.*

Response: All massing concepts propose common walkways that cross the site from Howe St to the P-Patch to the south, allowing the north units a way to access the park from the lot. Concept 3 incorporates a staircase on the east side of the shared courtyard that creates the most direct shared connection to the park.

PL2 Walkability

C1. Weather Protection Locations *- Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries.*
D1. Design as wayfinding *- Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.*

Response: When the design is developed further, secondary architectural features including facade modulation, material changes, awnings and lighting design will be employed to define individual entries. Landscaping, paving and raised entry stoops will create a transition from the public to private realms. Wayfinding signage will be provided so addresses for the south units are clearly visible from the street.

PL3 Street-Level Interaction

A1. Entry Design Objectives *- Design primary entries to be obvious, identifiable and distinctive with clear lines of sight and visually connected to the street. 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.*

Response: Massing concept 3 proposes a central driveway and pedestrian entry with units 3 and 4 connected above and secondary modulation employed to accentuate the entry point. There is a clear line of site from Howe St to the courtyard and entries to units 7 and 8 beyond. The shared entry is prominent while still providing a transition from the public street to the private entries of the south units.

B1. Security and Privacy *- Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk and/or landscaping to indicate the transition from one type of space to another.*

Response: The first floor of the north units is slightly higher than the adjacent sidewalk grade which provides some separation and privacy from the public realm. Units 1, 2 and 5 have primary living spaces on the first floor with kitchens oriented toward the street allowing surveillance through large kitchen windows while also providing some separation and privacy for the living & dining spaces. Landscaping will also be employed as a buffer between the public and private spaces.

B3. Residential Interaction *- Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating or children's play equipment in the area between buildings as a means of encouraging interaction.*

Response: The proposed courtyard in concepts 2 and 3 provides the primary entry access to the south units and connects to the main living spaces of all units. Planters are used to create smaller individual deck spaces that provide a transition from the semi-public walkway to the private living spaces. The lack of solid barriers separating deck spaces is intended to encourage interaction between residents and enhance the sense of community.

DESIGN GUIDELINE PRIORITIES

DESIGN CONCEPT

DC1 Project Uses & Activities

A4. Views and Connections *- Locate interior uses and activities to take advantage of views and physical connections to exterior spaces.*

Response: Concepts 2 and 3 propose placing units toward the north and south edges of the site with a large space between for a central courtyard covering the vehicle turnaround area. All units have a primary living space that opens onto the shared courtyard deck which is designed to encourage residents to treat the deck spaces as an extention of the interior living area. All units also have individual decks with views of downtown Seattle, providing each unit with access to multiple exterior spaces with varying levels of privacy.

B1. Vehicular Access Location and Design *- Employ a multi-sensory approach to areas of potential vehicle-pedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement.*
C2. Parking Visual Impacts *- Reduce the visual impacts of parking lots, parking structures and entrances as much as possible. Consider breaking large parking lots into smaller lots and/or provide trees, landscaping or fencing as a screen.*

Response: Concepts 2 and 3 propose a framed courtyard deck above the vehicle turnaround area, reducing the potential for vehicle and pedestrian conflicts and creating a large common amenity space for residents. Concept 3 goes further, by shifting the driveway to a central location it pulls the vehicular traffic away from site edges and allows full screening of the parking area to the east and west, minimizing potential visual and noise impacts to adjacent properties.

Concept 3 has grouped the primary pedestrian entry to the courtyard with the driveway at a central location on the street-facing facade. By grouping the walkway with the driveway, it creates a much wider opening between units 3 and 4 (14 ft) that makes the entry a very prominent feature and since the driveway quickly slopes down to the parking level, it provides a clear line of sight from the street to the courtyard deck beyond.

DC2 Architectural Concept

A2. Reducing Perceived Mass *- Use secondary architectural elements to reduce the perceived mass of larger projects.*
C3. Fit with Neighboring Buildings *- Use design elements to achieve a successful fit between a building and its neighbors, such as: considering architectural style, color or materials and landscaping to enhance the building design.*

Response: The primary 4-story massing of the street facing units are responding to existing site conditions, optimizing solar potential, allowable building heights and access to views (all concepts). In massing concept 3, the scale of the structure is then broken down through modulation and a mix of roof forms that create a prominent common entry and reduce the perceived height of the structure on either side. The massing will be further refined through the use of vertical facade modulation, articulated entries, material changes and window composition.

The facade will incorporate some design features identified in neighboring structures including raised entry stoops with landscaping to create a transition from the ROW, a prominent horizontal roof line with secondary horizontal elements and a simplified massing accented with high quality materials.

D1. Human Scale *- Incorporate architectural features, elements and details that are of human scale into the building facades, entries, retaining walls, courtyards and exterior spaces in a manner that is consistent with the overall architectural concept.*

Response: When the design is developed further, weather protection, modulation and materiality will be employed at the individual unit entries to break down the scale of the structure adjacent to pedestrian zones. The south facade of the north 4 story structure includes fourth floor decks that allow the structure to step down in height adjacent to the central courtyard, reducing the perceived height of the units and making the space feel more open and inviting for residents.

DC3 Open Space Concept

A. Building & Open Space Relationship - *Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.*
B2. Matching Open Space Uses to Conditions *- Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. Build flexibility into the design in order to accommodate changes as needed.*
C2. Open Space Amenities and Features *- Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features such as planters and vertical green trellises along with more traditional foundation plantings, street trees and seasonal displays.*

Response: Massing concept 3 proposes a shared courtyard deck on the first floor, spanning between the north and south units. This provides a primary pedestrian entry for the south units that is separated from the vehicle access and turnaround below and also creates a large common amenity area that is directly connected to the primary living spaces of all units. Planters are proposed in the courtyard space to suggest the boundaries of smaller individual deck areas but do not fully enclose any spaces to allow the decks to expand if needed when entertaining guests.

The planters also create a transition between the semi-public shared walkway and the private unit interiors, encouraging residents to treat the deck spaces as an extention of the interior living area. Weather protection and lighting will be incorporated into the design to encourage use of the space throughout the year.

DC4 Materials

C1. Lighting Functions *- Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies and plantings.*

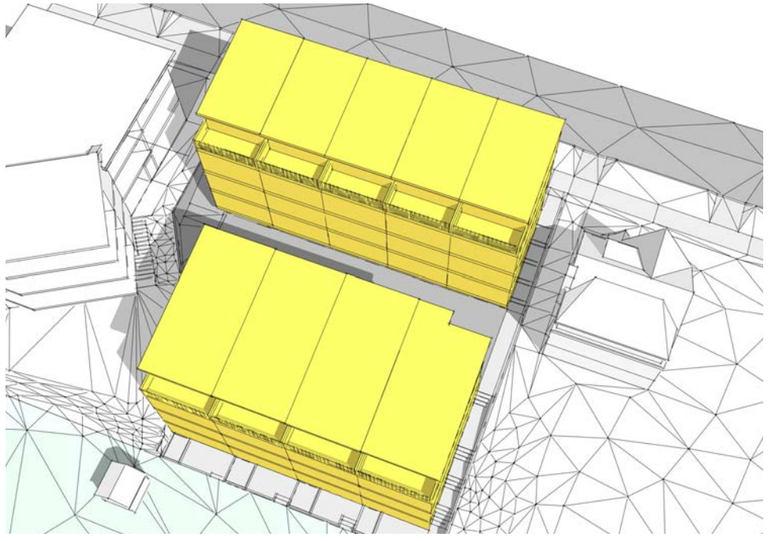
Response: The primary exterior lighting will be designed to provide safe pedestrian circulation and wayfinding on site while respecting adjacent properties. Secondary fixtures will be employed in the shared courtyard to reinforce the individuality of deck areas and encourage a flexible use of the space.

D2. Hardscape Materials *- Use exterior courtyards and other hard surfaced areas as an opportunity to add color, texture and/or pattern and enliven public areas through the use of distinct and durable paving paterials.*

Response: Concepts 2 and 3 propose planters in the shared courtyard to help define spaces and direct circulation. The planters will be in a variety of sizes and heights to create an interesting ensemble of elements and provide unique individual deck spaces. The deck surface will also be designed to differentiate between the shared walkway and individual deck spaces. Throughout the site, pedestrian walkways will be differentiated from vehicular circulation through a change in pavement pattern and color.

EDG DESIGN ALTERNATIVE SUMMARY

MASSING CONCEPT 1 CODE COMPLIANT



SUMMARY OF PROPOSAL
- 2 Structures containing 9 total units
- 9 Parking spaces provided in individual garages
- Driveway located along west property line

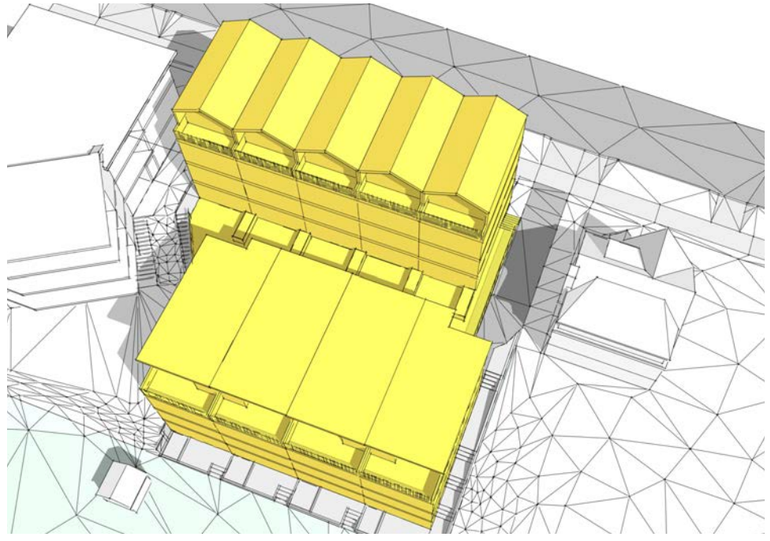
LOT COVERAGE:

Common Amenity:	**N/A**
Private Amenity at Grade:	**12.6% lot area** (minimum required per code)
Driveway / Turnaround:	**26.9% lot area**

ADVANTAGES:
- Code compliant scheme
- All units have south facing shed roofs to maximize area available for solar panels
- Walkway along east property line provides direct access from Howe St to the park below
- Provides all 9 parking spaces in individual garages

DISADVANTAGES:
- South unit entries are accessed through the vehicle maneuvering area
- Pedestrian walkway along east property line is not very prominent
- The driveway and drive court dominate the site and proposed amenity area at grade is minimum required by code
- Shared solid waste storage is located along east property line, only screened with cedar fence
- Shed roof orientation leaves the high side facing street - increasing the perceived height and mass of the structure

MASSING CONCEPT 2



SUMMARY OF PROPOSAL
- 2 Structures containing 9 total units
- Courtyard deck spans between the structures, covering the parking area below
- 8 Parking spaces provided in 6 individual garages & 2 spaces below courtyard deck
- Driveway located along east property line

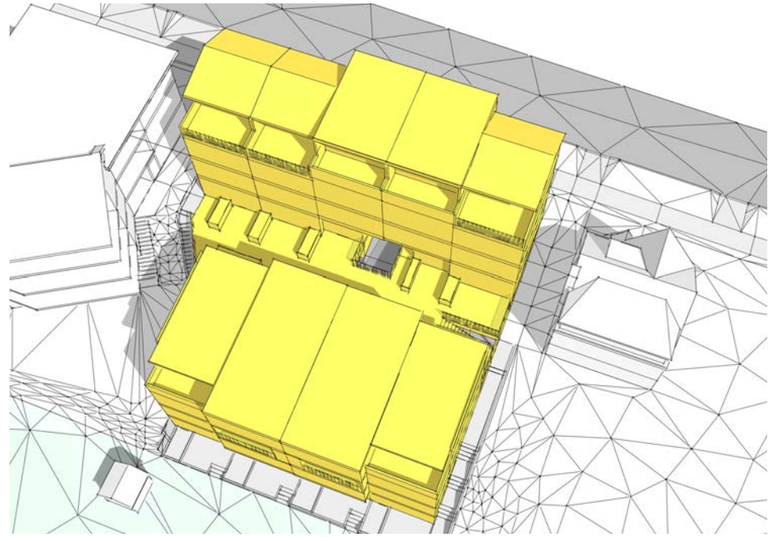
LOT COVERAGE:

Common Amenity:	**15.0% lot area**
Private Amenity at Grade:	**11.6% lot area**
Driveway / Turnaround:	**4.7% lot area**

ADVANTAGES:
- The courtyard deck separates pedestrian and vehicular circulation on site to minimize potential for conflicts and provides a more inviting entry sequence to south units
- The deck is connected to the primary living spaces of all units, providing a semi-private exterior space that encourages use of the deck as extension of interior space and facilitates interaction between residents
- Driveway location provides a wider building separation for the single family home to the east.
- Gable roofs of north units help define individual units
- South units have north facing shed roofs to minimize perceived height from courtyard space

DISADVANTAGES:
- Shared walkways that provide access the courtyard and entries to the south units are not very prominent
- Shared solid waste storage is located along east property line, only screened with cedar fence
- Roof orientations are not well suited for future solar panels
- Requires departure for common amenity landscaping requirement

MASSING CONCEPT 3 PREFERRED



SUMMARY OF PROPOSAL
- 1 Structure containing 9 total units, 5 street-facing and 4 facing the P-Patch
- Courtyard deck over enclosed parking area
- 9 Parking spaces provided in 7 individual garages & 2 spaces below courtyard deck
- Central driveway location

LOT COVERAGE:

Common Amenity:	**19.7% lot area**
Private Amenity at Grade:	**12.3% lot area**
Driveway / Turnaround:	**4.4% lot area**

ADVANTAGES:
- The courtyard deck separates pedestrian and vehicular circulation on site to minimize potential for conflicts and the enclosed parking below is fully screened from neighboring lots
- A combination of massing and location create a very prominent shared entry to courtyard with a direct visual connection from the deck to Howe St
- Shifting the driveway to the center of the lot and enclosing the exterior walls of the parking area reduces the potential visual and noise impacts of vehicles on adjacent properties.
- The deck is connected to the primary living spaces of all units and encourages use of the deck as extension of interior space and facilitates interaction between residents
- This concept provides the largest amount of amenity area at grade
- The mix of asymmetrical gable and shed roofs provide space for future solar panels as well as helping to reduce the perceived height of structures when viewed from the north

DISADVANTAGES:
- Requires departure for solid waste storage and common amenity landscaping requirement

RESPONSE TO EDG REPORT



NORTH FACADE LOOKING SOUTHWEST



NORTH FACADE AT EDG



NORTH FACADE AT MUP INTAKE

- **A** Vertical modulation highlights individual units and reinforces the traditional townhome typology
- **B** Repetative material and color composition creates a cohesive facade while providing a direct expression of individual units
- **C** White washed cedar at the first floor of units 3-4 provides a high quality material and natural texture at the pedestrian level
- **D** Center modulation is divided horizontally to reduce the perceived mass and relate to adjacent facade materiality
- **E** Height change at the center modulation has been reduced to de-emphasize the structure height
- **F** Extensive glazing at both living spaces and circulation along the street-facing facade provides more opportunities for passive surveillance
- **G** The variation of unit floor plans and height in relation to the sidewalk allow each entry to feel unique
- **H** Material & color selection used to articulate and reinforce modulation continues onto the side and rear facades to provide a consistent appearance on all sides.

SEE PAGE 38 FOR LARGER IMAGE

GUIDANCE

1. Massing

a. *Staff supports further development of Concept 2, which provides a strong street presence and a parking arrangement that creates a safe, comfortable environment for pedestrians with vehicular circulation appropriately hidden from view. The driveway location to the east is the most appropriate of the three presented, in part because it provides the most relief to the adjacent single-family residence. (CS3-A-1, DC1-C-1, DC2-A-1, DC2-C-3)*

Additional Correction Item:
Staff did not support Concept 3 at EDG. Please provide a plan set with design concept 2 - the supported concept, or a provide a true hybrid concept that addresses the initial guidance set forth in the EDG Report. Currently, the visual relief proposed in concept 3 is not addressed satisfactorily as the building fronting Howe St remains essentially a large mass from the ground – 4th floor. A hybrid approach may be considered that adopts the central vehicular drive aisle while dividing the street facing townhomes into 2 separate structures. If the 15'-6" townhouse widths of concept 2 was adopted into the site/massing configuration of concept 3, then a minimum 10' separation between structures is viable.

b. *Staff supports the pitched roof form proposed in Concept 2; however, flat roofs and shed roofs as shown in the other massing concepts have precedent in the neighborhood as well and staff would also support exploration of these roof forms should the applicant wish to pursue them. (CS3-A)*

RESPONSE

a. After careful consideration, we decided to move forward with massing concept 3 as it has far more potential to accomplish the design priorities identified in the EDG report than option 2. We appreciate the board's comments and concerns about the unusual driveway location and awkward massing of concept 3 and have made significant revisions and developed the design further to integrate the preferred features of concept 2 while retaining and enhancing the positive aspects of option 3.

As discussed in our meeting on 9/2/21, SDCI may support the development of massing option 3 if additional revisions are made to further address the board's concerns related to bulk & scale, providing a strong connection to Howe St, improving the south unit entry sequences and reprogramming the common deck so all units have a meaningful connection to the shared space.

Additional Revisions:
Revisions to the massing of units 3 & 4: the upper level modulation has been divided horizontally, aligning with the adjacent vertical modulations to reduce the perceived bulk and create a more cohesive facade composition. The siding has been changed to fiber cement panel and lap with colors to match the siding at units 1, 2 & 5. The windows have been shifted horizontally and connected with white infill panels to more clearly express the two individual units and reinforce a more traditional townhome typology.

The first floor of units 3 & 4 has been revised to a white-washed, semi-solid stained cedar to provide a high quality, textured material at the primary pedestrian entry. Awnings above the entries have been revised so all units have modern bent metal canopies to provide a consistent rhythm to the unit entries.

b. The massing and roof forms of the north units have been revised in response to the board's concern about the awkward modulation of concept 3 emphasizing the building's bulkiness and height. The roofs have been simplified to more modern, low parapets as seen in the existing neighborhood context and the roof height of units 3 and 4 has been reduced to minimize the perceived bulkiness of the composition.

RESPONSE TO EDG REPORT

GUIDANCE

2. Architectural Concept

a. *Staff is concerned about the effects that the internal circulation will have on the north building's street-facing façade. The stairs dominate the front of all five units, leaving very little opportunity for passive surveillance and engagement with the public realm, and will complicate the proposal's ability to provide a strong and attractive design concept on this primary façade. Reconfigure internal stairs to bring more sustained activity closer to the street and to provide a stronger programmatic foundation to develop the architectural concept around. (PL2-B-1, PL3-B-4, DC1-A-4, DC2-B-1)*

Additional Correction Item:
Address the concern about the lack of passive interaction between the townhomes and Howe St without widening the townhomes. Look to the guidance given about the reconfiguration of the internal programming/stairwell.

b. *As the architectural concept is developed, design all facades to be visually interesting and consistent with the overall architectural concept. Glazing is encouraged on side facades to reduce the visual impacts associated with a blank wall; however, windows should be thoughtfully placed to minimize privacy impacts on adjacent properties. Provide a window overlap privacy study at Recommendation. (CS2-D-5, DC2-B)*

d. *Staff supports the raised entries proposed along Howe Street, which help to scale the building and provide a strong connection to the public realm. These raised entries provide an opportunity to be developed as informal amenity areas that can increase opportunities for social interaction and personalization, thereby contributing to a more dynamic and visually interesting streetscape. Consider expanding these entries to provide a more porch-like setting with enough space for furniture, potted plants, or other personalizing elements. (PL3-B-4, DC2-C-2, DC2-D-1, DC3-A)*

RESPONSE

a. Massing concept 3 provided the widest floor plans of the three options, allowing for a more efficient use of space and stairs that don't dominate the street-facing facades. The design has been further developed prioritizing functional interior space and increased transparency on the north façade of all floors to allow opportunities for passive surveillance and a more attractive façade composition.

Additional Revisions:
Having both living spaces and circulation along the street-facing facade provides more opportunities for passive surveillance as stairs are less likely to have opaque window coverings than bedrooms.

Full-light doors and adjacent windows on the first floor provide transparency and a clear connection to living spaces. The large entry landings allow space for personalization such as potted plants and furniture which encourages residents to comfortably occupy their porches and creates a transitional zone from the public ROW to the private units.

b. The material and color composition used to articulate and reinforce the north facade massing continues onto the side and rear facades to provide a consistent appearance on all sides. Windows on the side facades are primarily clerestory-type to add interest and allow light into the rooms without reducing privacy for adjacent homes. A window privacy study has been provided for the east and west facades, see pages 35 & 36.

d. The entries have been further developed and deepened to create more functional porch-like spaces that allow for personalization such as potted plants and furniture. An ensemble of secondary architecture features including metal awnings, concrete landings, guardrails, unit addressing, lighting and door color are employed at all entries. The variation of unit floor plans and height in relation to the sidewalk provides opportunities for each entry sequence to feel unique, contributing to a more dynamic and active streetscape. Corten steel planters, landscaping and railings help to frame the raised entries and provide a buffer between the ROW and private units.



NORTH ENTRIES LOOKING SOUTHWEST
SEE PAGE 42 FOR LARGER IMAGE



NORTH ENTRIES LOOKING SOUTHEAST
SEE PAGE 43 FOR LARGER IMAGE

- **A** Large entry landings allow space for personalization such as potted plants and furniture which encourages residents to comfortably occupy their porches
- **B** Corten steel planters, landscaping and guardrails help define the raised entries
- **C** Secondary architectural features including metal awnings, yellow doors, unit addressing and lighting support the overall design concept and identify individual entries
- **D** Full-light doors and adjacent windows provide transparency at the first floor and a clear connection to living spaces
- **E** The variation of unit floor plans and height in relation to the sidewalk provides opportunities for each entry to feel unique
- **F** White washed cedar at the first floor of units 3-4 provides a high quality material and natural texture at the pedestrian level
- **G** Clerestory windows on the side facades provide visual interest and natural light into the units while maintaining privacy for residents and neighboring structures

GUIDANCE

4. Service Uses

a. *The covered parking level effectively screens parking uses from view and reduces conflicts between pedestrians and vehicles. Retain this feature in the MUP plan set. (DC1-C-1)*

b. *Staff supports the use of shared waste receptacles to minimize the amount of space dedicated to this service use and impacts to the public right-of-way on collection days. Staff also supports the location of waste storage within the covered parking area, effectively hiding it from any public view. However, staff has concerns about the feasibility of servicing a dumpster stored in the below-grade parking garage. Prior to MUP submittal, staff encourages the applicant to consult with SPU Solid Waste to confirm that this arrangement will be serviceable. Provide details at MUP describing how this dumpster will be serviced. (DC1-C-4)*

c. *Bicycle parking facilities are not identified in the proposal. Ensure that bicycle parking is provided in a safe and convenient location. (PL4-B)*

RESPONSE

a. The covered parking has been retained.

b. The 9 unit development can be serviced with (9) 96 gal. carts in lieu of larger dumpsters. An HOA will be created to manage the SPU billing account and will be responsible for transporting the carts to and from the ROW staging area for weekly pickup. The solid waste storage and staging locations are subject to SPU review & approval.

c. Individual long term bike storage will be provided in the private garages for the six units that have them, the three remaining units will have wall mounted bike racks installed in the covered parking area. A bike 'runnel' is proposed along the west site stairs to allow bikes to be wheeled alongside the stairs instead of carried.

Two short term parking spaces are located in the ROW planting strip, adjacent to the west pedestrian walkway. The proposed bike parking locations and hardware specs are provided on sheet G1.02.

RESPONSE TO EDG REPORT

GUIDANCE

2. Architectural Concept

c. *The shared deck is organized around the "back doors" of all units; however, these back doors are likely to be the primary entry for the southern units. The entries from the deck to the southern units should be designed as the "front" with a welcoming design language to greet visitors and improve wayfinding. (PL2-D, PL3-A)*

Additional Correction Item:

Creating a welcoming front for the southern townhouse units does not require a direct line of site to the units. There are many other ways to create an entry way that is visually intimate and welcoming. Clear wayfinding elements are needed as long as there is an interior building structure.

RESPONSE

The shared deck is intended to provide the primary entries to the four south units. The central driveway in massing concept 3 is used to establish a 14 ft wide opening which allows a direct visual connection from the ROW to the courtyard deck and entries of units 7 and 8. The massing of the north units above the walkway & driveway as well as choice of high quality materials are intended to highlight this threshold and contribute to clear wayfinding for residents and visitors.

Additional Revisions:

Clear signage is positioned adjacent to the shared entry to aid in wayfinding. Secondary architectural features such as metal canopies, contrasting pavers, yellow doors, lighting and signage create an ensemble of elements that differentiate the south unit entries from the rest of the deck space. These elements define a semi-private zone between the unit entries and common areas that encourage residents to comfortably occupy and personalize the space. A combination of clear wayfinding signage, repetitive architectural elements and the building massing provide a very clear and appealing entry sequence for the south units.

- **A** South unit entries are clearly identified with recurring elements- metal awning, large address signs, yellow doors, contrasting pavers
- **B** Clear wayfinding signage adjacent to the primary entrance
- **C** Unit 7 & 8 private deck space is defined by contrasting pavers to provide a buffer from the common area and encourages personalization such as potted plants and furniture
- **D** The common gathering area is located at the intersection of primary walkways to encourages informal interaction between residents
- **E** String lights draw attention and highlight the common gathering space, especially at night
- **F** Deck landscaping focuses on vertically oriented plantings (fountain bamboo & sky pencil holly) that maximize visual impact of the vegetation despite the modest area of planters.
- **G** Plantings and guardrails differentiate the primary shared entry from adjacent unit entries
- **H** Landscaping provides a sense of privacy between the individual private deck spaces while remaining open to the shared walkways to create a dynamic space that increases opportunities for social interaction.



COURTYARD DECK LOOKING EAST

SEE PAGE 44 FOR LARGER IMAGE



COMMON ENTRY LOOKING SOUTH



COURTYARD DECK LOOKING SOUTHWEST

RESPONSE TO EDG REPORT

GUIDANCE

3. Open Space

a. *The proposal connects interior units with a shared deck located above the parking level. This arrangement successfully screens parking uses from view and creates a safe space for pedestrian circulation. While identified as a shared amenity, the deck is currently programmed more as a collection of private amenities with landscaping serving as an informal barrier to delineate these spaces. Staff supports this approach which provides defensible space without limiting opportunities for social interaction between residents. However, only five of the nine units are included in this "shared" amenity as currently proposed, excluding the other four units from any meaningful use of this space. This deck needs to be reprogrammed to provide opportunities for all residents to participate in the activity, whether by providing similar private patio spaces for all units or converting to a truly shared amenity with common furniture and other shared facilities (e.g. fire pit). Consider how departures may be able to assist with this design goal. (PL3-B-4, DC3-A, DC3-B, DC3-C-2)*

b. *As noted above, the proposed landscaping (raised planters) in the shared amenity area is an effective strategy for delineating individual patio-like areas. This amenity area, however, is otherwise devoid of landscaping and does not meet code standards, necessitating a departure from landscaping requirements. Staff is potentially supportive of this departure dependent on the quality of the site's overall landscape approach and the applicant's success in reprogramming the shared deck to truly be a shared amenity area for all units. (PL3-B-4, DC3-A, DC3-B, DC3-C-2)*

Additional Correction Item:

a-b. Guidance still stands. The proposed private/common amenity space is awkward in its programming. Having townhouse 1-5's private patios only be delineated by pavers from the public amenity space and having the only functional public amenity space pushed up against townhouse 7 & 8's entryway, does not successfully address the concerns brought about in the Guidance Report. To generate support for this codependent departure, please provide a design that better facilitates the functionality between private-public space while still maintains the visual openness of the above ground space.

RESPONSE

a. The central driveway in massing concept 3 allows wider north units which in turn decreases the structure depth and results in a larger, more useable courtyard deck. Massing concept 2 was limited to a 16' wide courtyard, which, when factoring in a shared walkway for circulation, made it difficult to create truly functional private deck space for units 7-9. The variation in unit layout and façade modulation of concept 3 in combination with the central pedestrian entry, allows a deck that is 20 – 24' wide with much more useable deck spaces.

In response to EDG guidance, we have taken a hybrid approach to programming the space - the common amenity has been revised to provide a large central gathering space aligned with the primary entry and individual unit decks to the east and west are defined as private amenities. The common and private spaces are differentiated with contrasting paver colors and is reinforced with a more thoughtful placement of planters to frame the spaces without creating physical barriers. Exterior lighting will also be employed to activate the space, highlight the landscaping features and provide a welcoming space where residents and visitors can circulate, gather and interact.

b. The courtyard deck has been revised to provide both a common amenity space and individual private spaces for all units as noted above. The departure is still requested, additional context is provided on sheet DR0.00, A deck landscape plan is provided on sheet L1.1.

Additional Revisions:

Small private deck spaces have been added for units 7 & 8 so all units have shared ownership of the courtyard deck and they provide a buffer between those units and the common gathering space. The private spaces are delineated by contrasting paver color & planters, providing enough space for personalization such as potted plants and furniture which encourages residents to comfortably occupy the space. They can also spill out into the common space when entertaining guests.

Deck landscaping focuses on vertically oriented plantings (fountain bamboo & sky pencil holly) that maximize the visual impact of the vegetation despite the modest area of planters. The plantings provide a sense of privacy between the individual private deck spaces without cutting them off from the shared walkway to create a dynamic and visually interesting human-scaled space that increases opportunities for social interaction. The common gathering area is located at the intersection of the shared walkways and is not directly adjacent to any individual unit to encourage shared use of the space and foster community engagement. String lights highlight the common space, especially at night and are visible from Howe St.



AERIAL VIEW OF COURTYARD DECK

SEE PAGE 40 FOR LARGER IMAGE

A Unit 7 & 8 private deck space defined by contrasting pavers provides a buffer from the common area and encourages personalization such as potted plants and furniture

B The common gathering area is located at the intersection of primary walkways to encourages informal interaction between residents

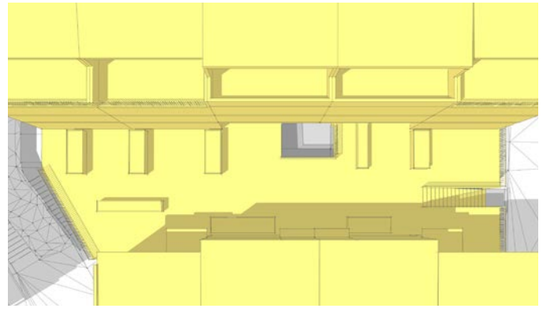
C Deck landscaping focuses on vertically oriented plantings (fountain bamboo & sky pencil holly) that maximize visual impact of the vegetation despite the modest area of planters.

D Landscaping provides a sense of privacy between the individual private deck spaces while remaining open to the shared walkways to create a dynamic space that increases opportunities for social interaction.

E Private deck spaces are loosely defined by contrasting paver color and plantings allowing residents to further personalize their space

F Reduced height of south units allows natural light to fill the courtyard space

G Stairs provide direct access to Trolley Hill Park from the courtyard deck



COURTYARD DECK AT EDG



COURTYARD DECK AT MUP INTAKE

COMPOSITE SITE PLAN LEVEL 1

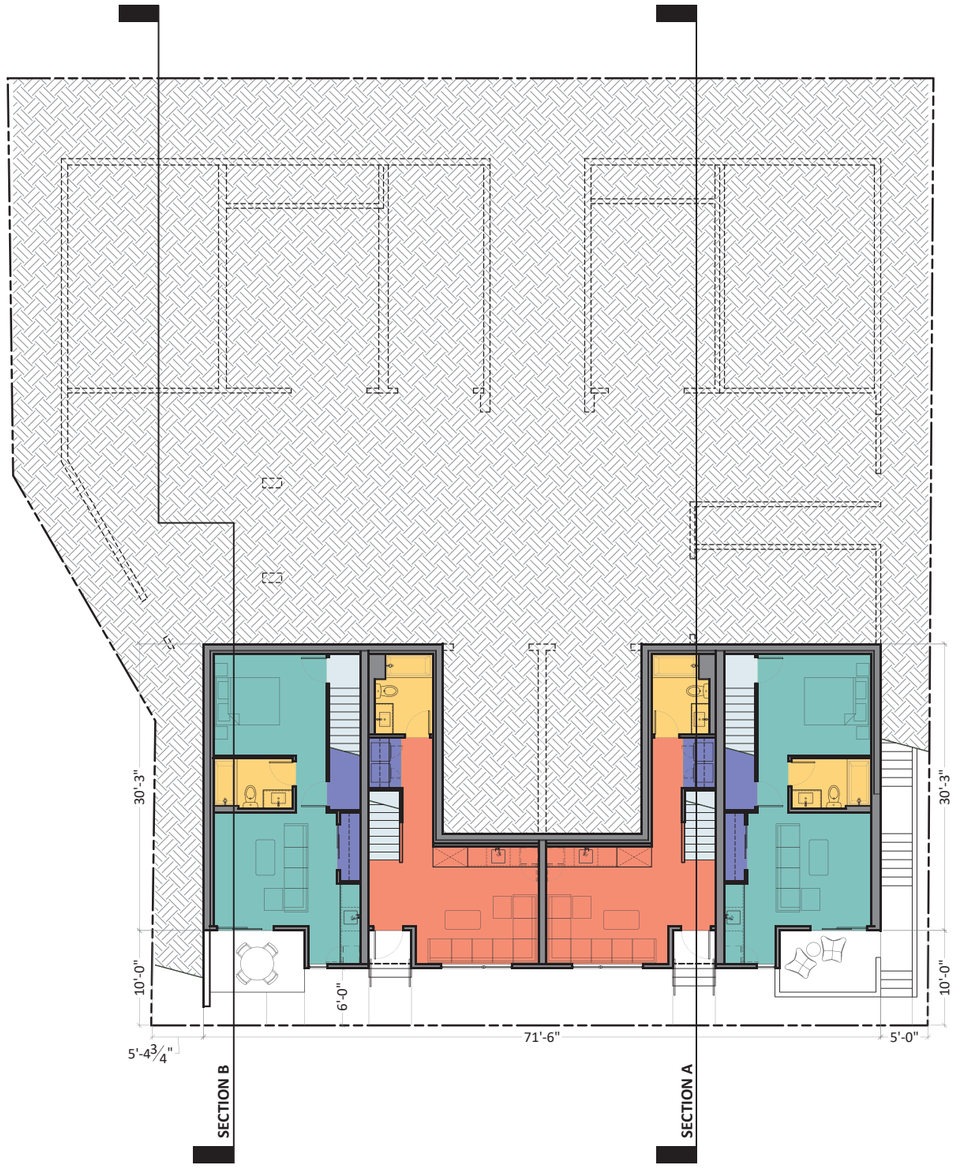


HARDSCAPE LEGEND:

- BUILDING FOOTPRINT
- EXTENT OF BUILDING ABOVE
- LANDSCAPE PLANTINGS
- PRIMARY UNIT ENTRY

N

FLOOR PLANS LEVEL -1 & 0





CIRCULATION

LIVING / DINING / KITCHEN

BATHROOM

BEDROOM

STORAGE / UTILITY

STUDY / BONUS

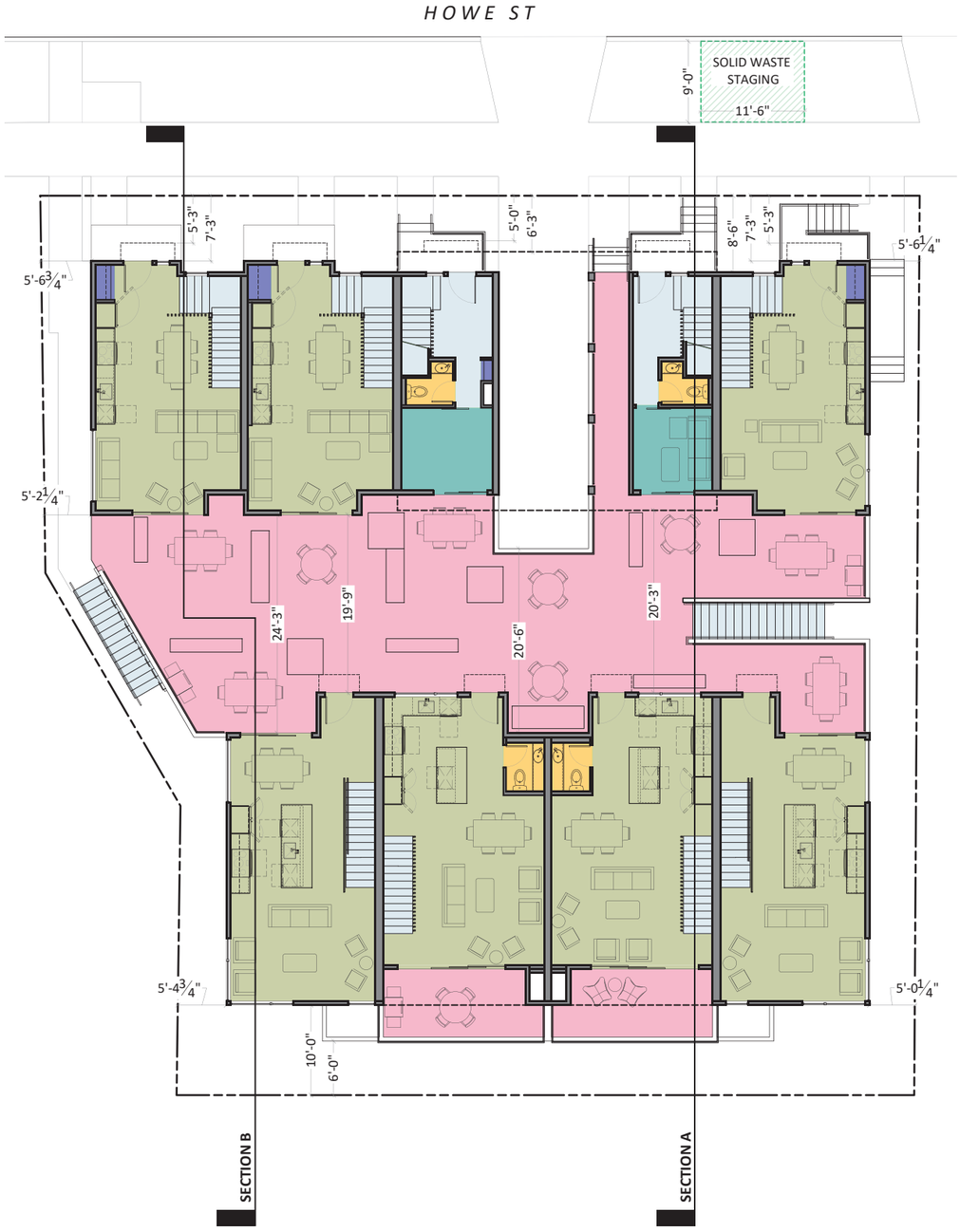
ROOF DECK

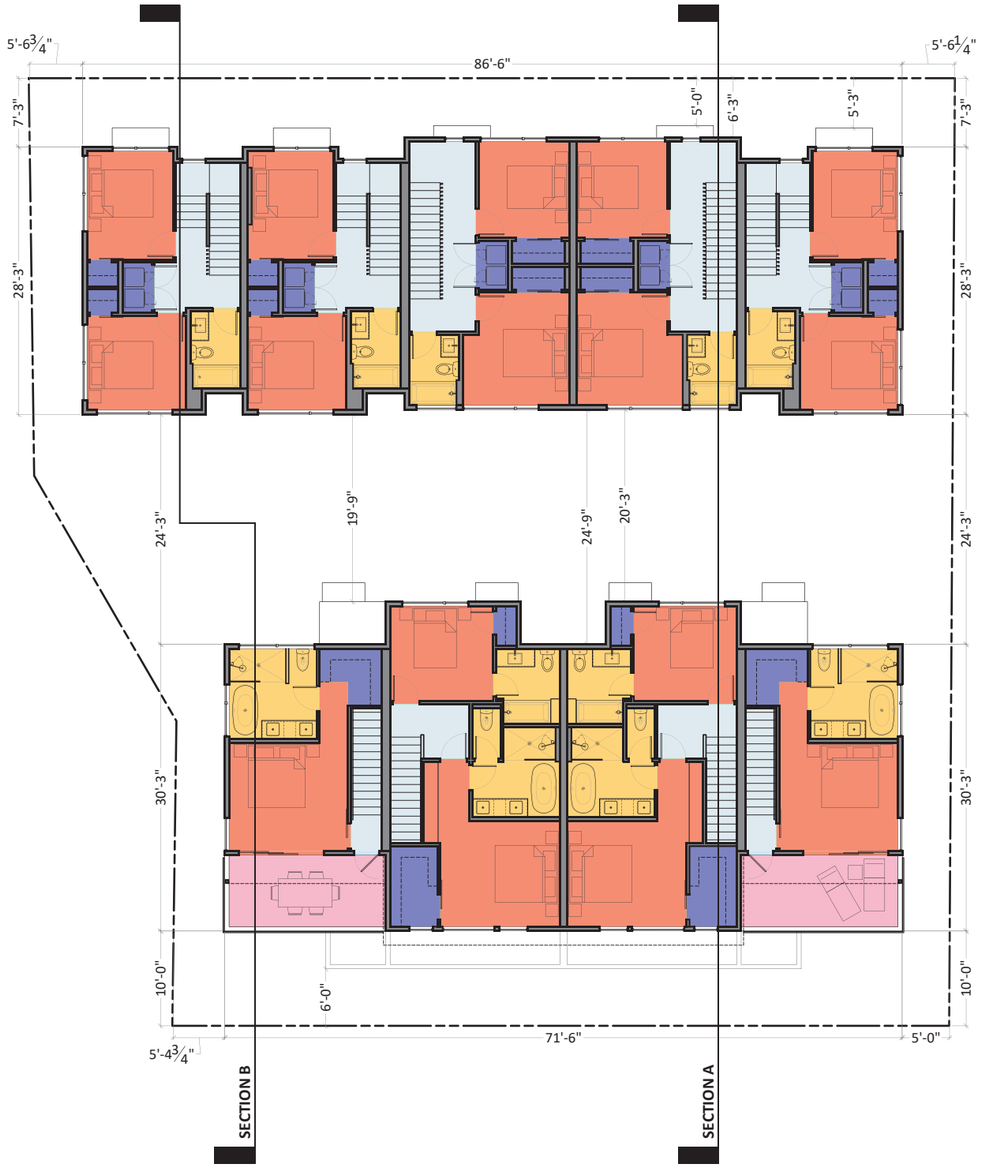
GARAGE

N

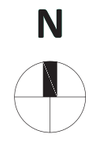
GREEN CANOPY HOMES

FLOOR PLANS LEVEL 1 & 2

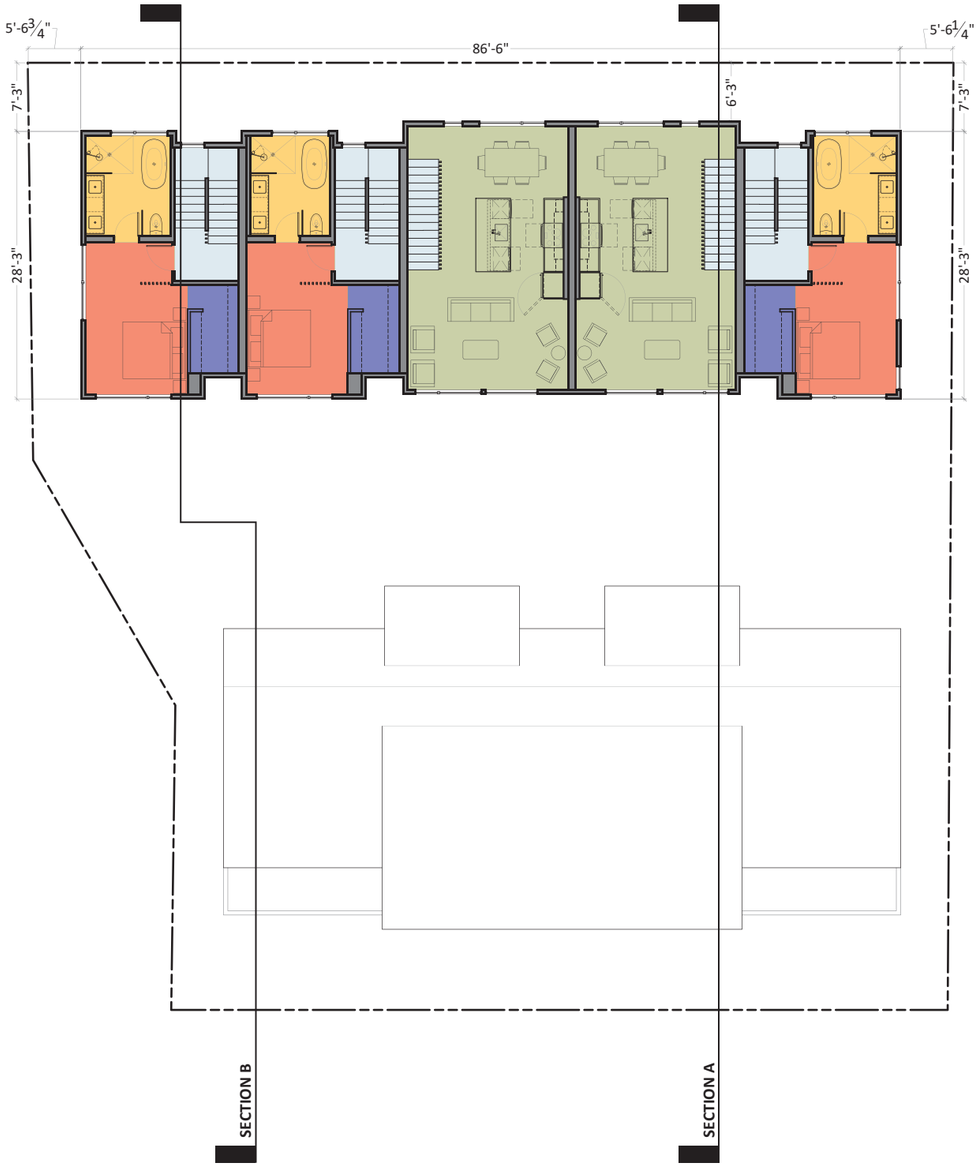


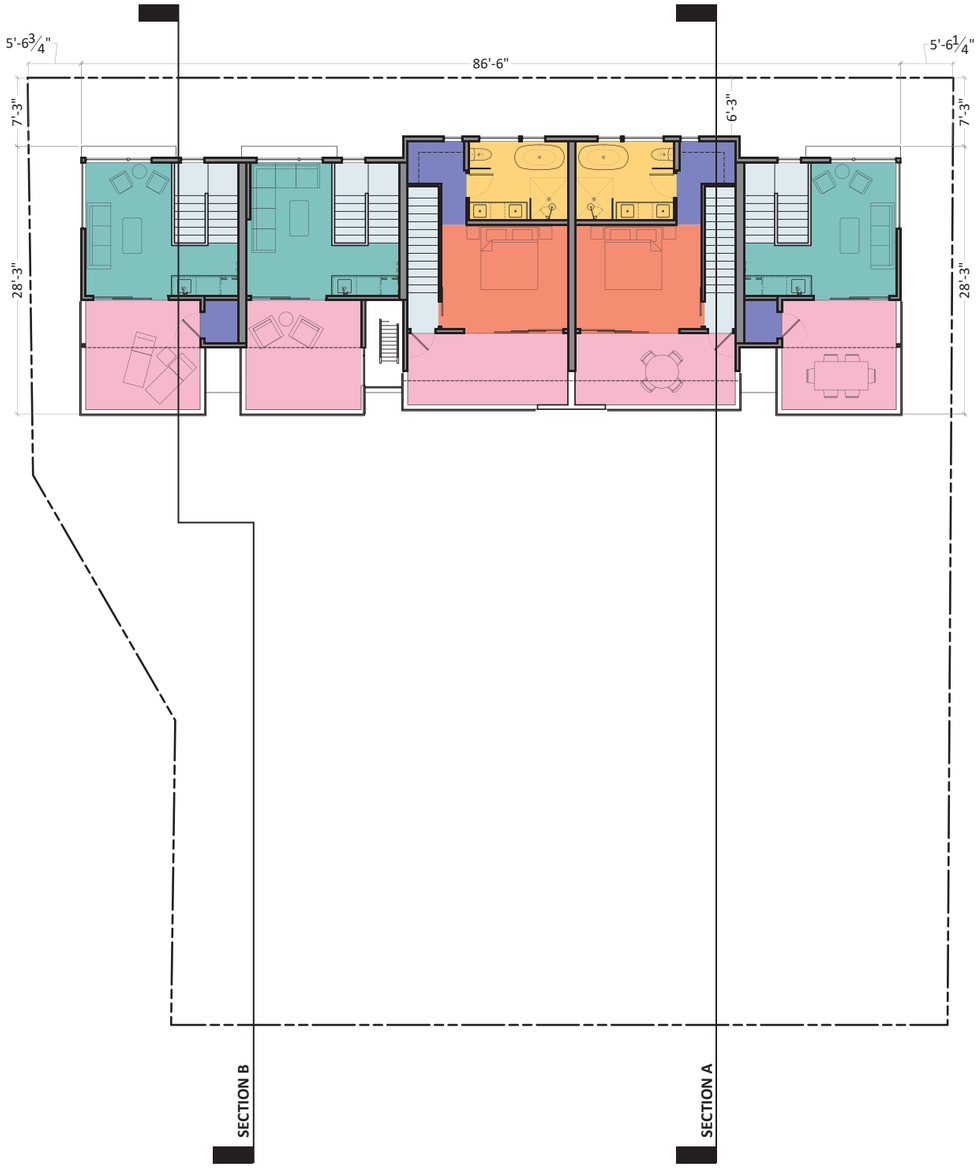






FLOOR PLANS LEVEL 3 & 4





CIRCULATION

LIVING / DINING / KITCHEN

BATHROOM

BEDROOM

STORAGE / UTILITY

STUDY / BONUS

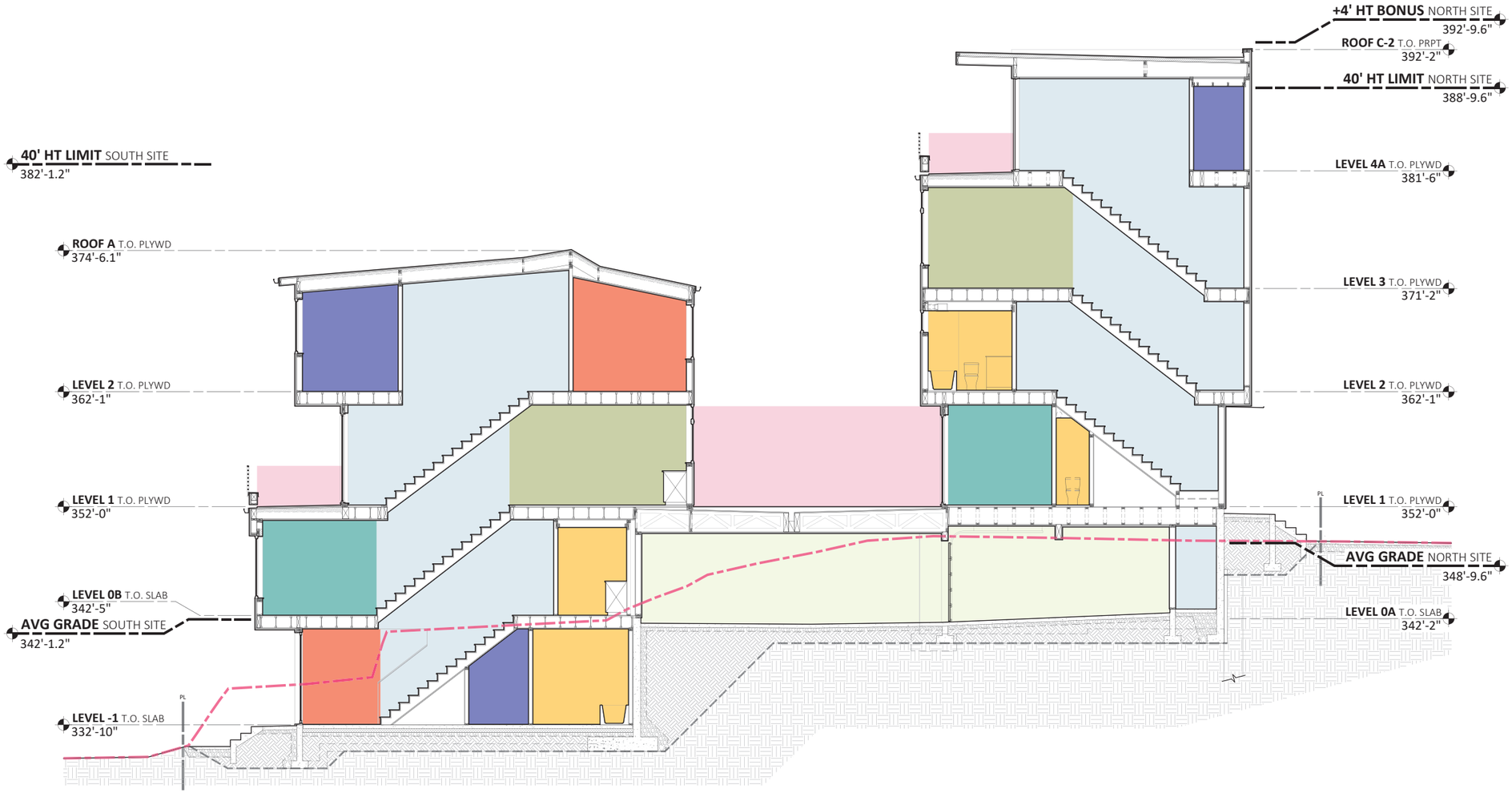
ROOF DECK

GARAGE

N

GREEN CANOPY HOMES

BUILDING SECTION A



CIRCULATION

LIVING / DINING / KITCHEN

BATHROOM

BEDROOM

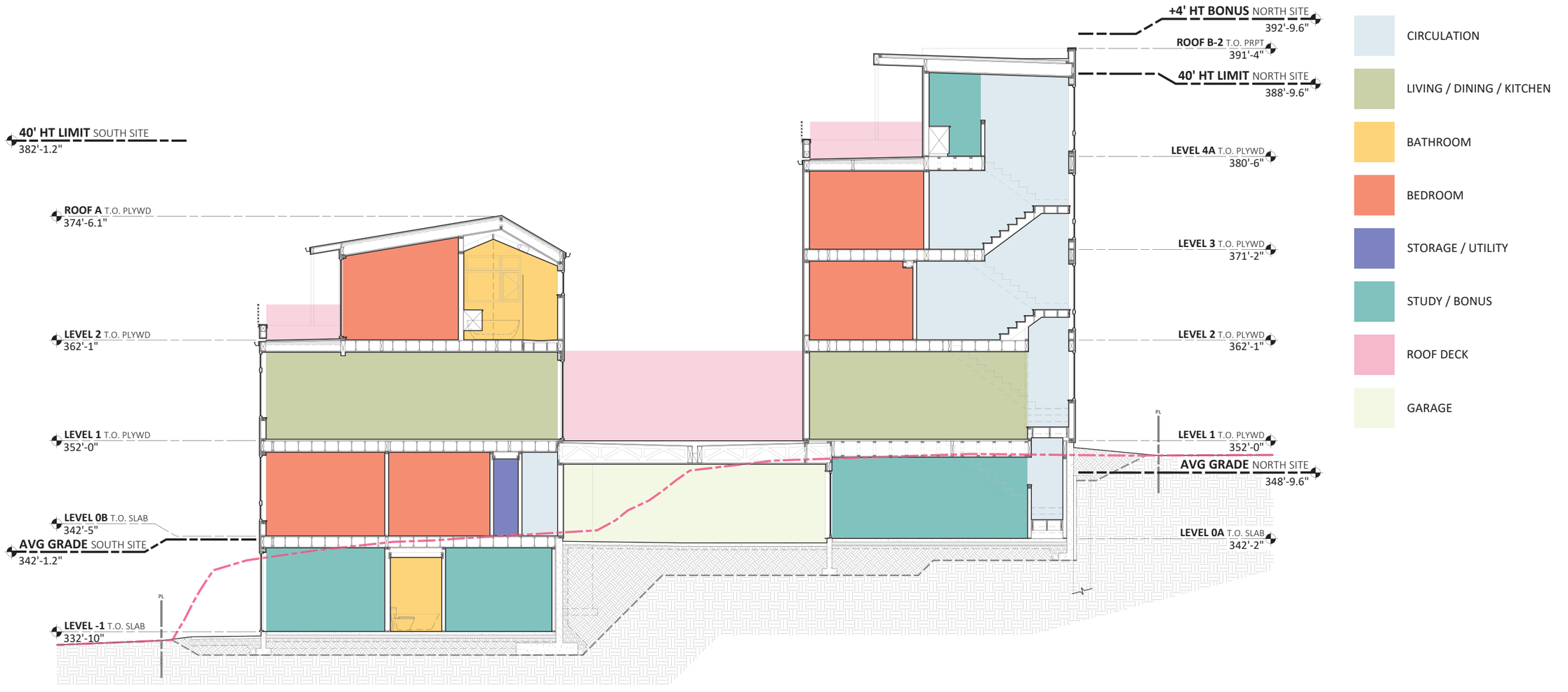
STORAGE / UTILITY

STUDY / BONUS

ROOF DECK

GARAGE

BUILDING SECTION B



SITE PLANS HARDSCAPE



HARDSCAPE LEGEND:

- CIP CONC LANDING & STAIRS
- CONC DRIVEWAY
- PERMEABLE PAVERS; COLOR: CHARCOAL 4x8 HERRINGBONE PATTERN
- 2x2 PEDESTAL PAVERS; COLOR: CHARCOAL STRAIGHT STACK
- 2x2 PEDESTAL PAVERS; COLOR: WOOD STRAIGHT STACK, ALTERNATE DIRECTIONS
- LANDSCAPE PLANTINGS
- BUILDING FOOTPRINT
- EXTENT OF BUILDING ABOVE

SITE PLANS LANDSCAPE



Pyramidal European Hornbeam



Sky Pencil Japanese Holly



Goldenleaf Dogwood



Fountain Bamboo



Goshiki Holly



Heavenly Bamboo



Greenspire Upright Euonymus



Hebe



Thick Wood Fern



Hamelin Dwarf Fountain Grass



Mahonia



Mount Vernon Laurel



Everillo Japanese Sedge



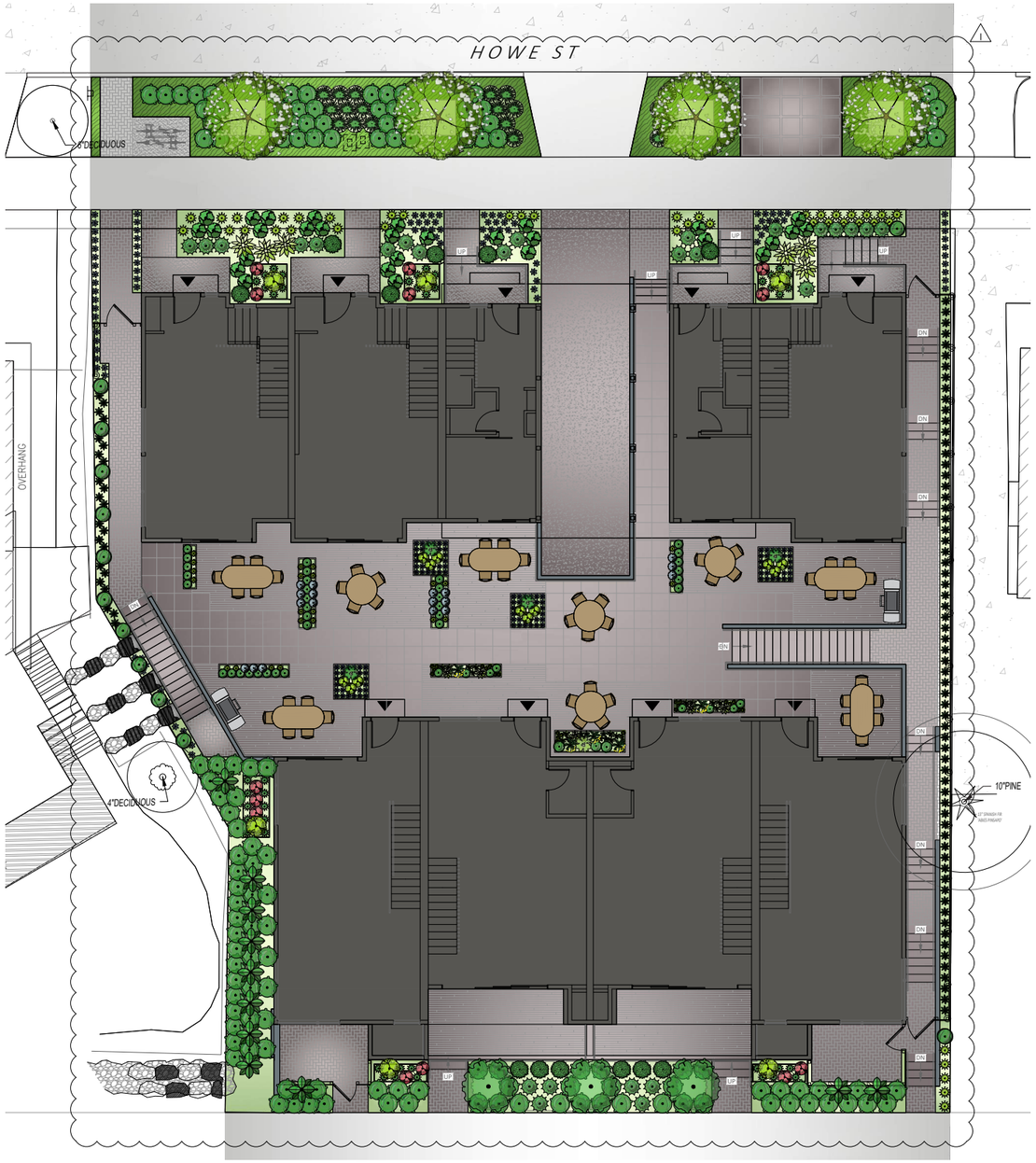
Black Mondo Grass



Japanese Holly Fern

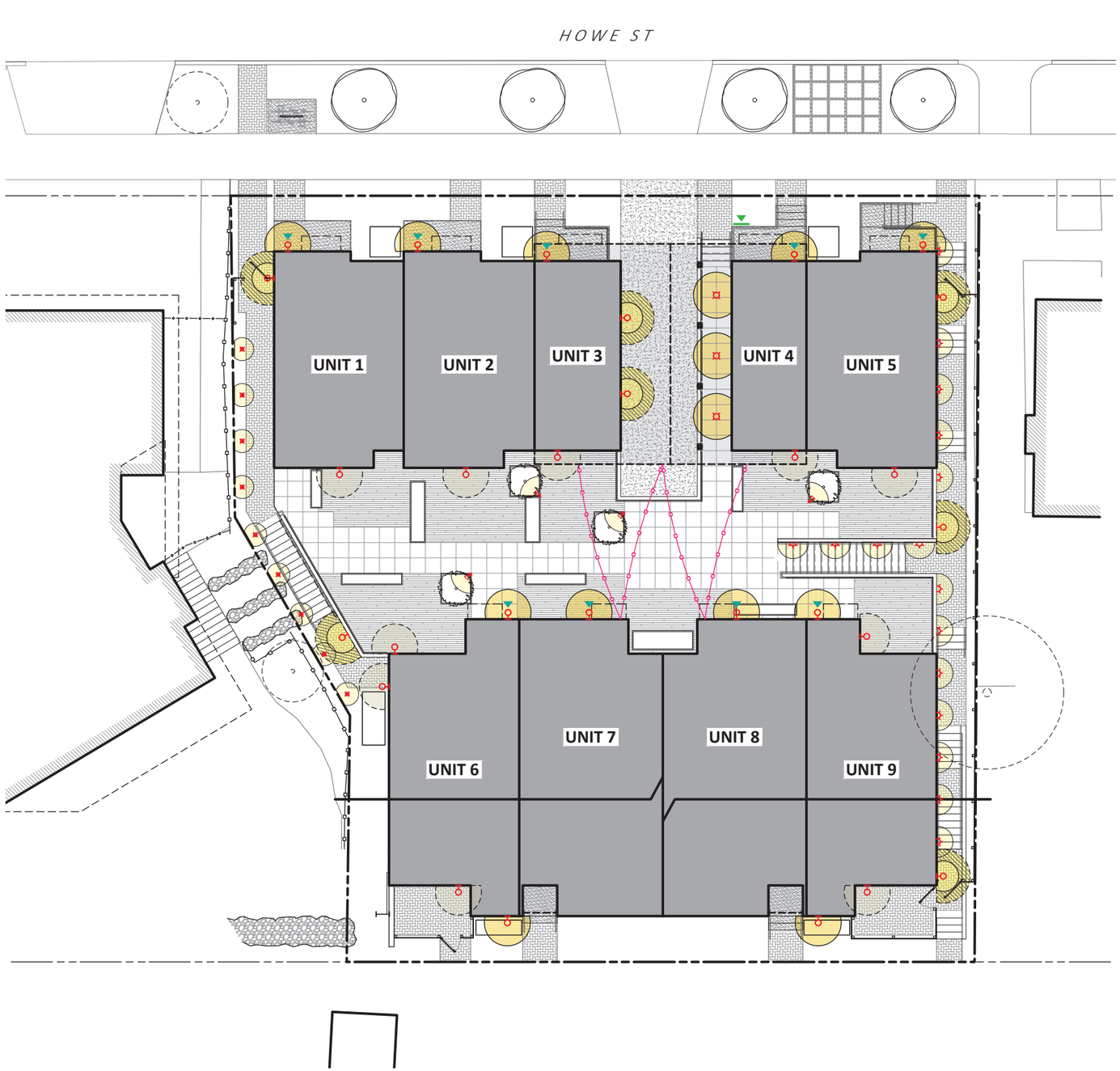


Big Blue Lilyturf



GREEN CANOPY HOMES

SITE PLANS LIGHTING



LIGHTING PLAN LEGEND:

- WALL SCONCE W/ INTERIOR SWITCH
- WALL SCONCE - AUTO ON @ NIGHT
- WALL SCONCE ON MOTION SENSOR
- SEMI-FLUSH STEP LIGHT - AUTO ON @ NIGHT
- SEMI-FLUSH CEILING LIGHT - AUTO ON @ NIGHT
- LANDSCAPE SPOT LIGHT
- PATH LIGHTS - AUTO ON @ NIGHT
- STRING LIGHTS
- UNIT ADDRESS SIGN CENTERED BELOW SCONCE
- WAYFINDING SIGNAGE



WALL SCONCE



SEMI-FLUSH STEP LIGHT



PATH LIGHT



STRING LIGHTS

MATERIAL PALETTE BLDG EXTERIORS



PRODUCT **Fiber Cement Lap Siding**
SIZE **6”, 8” or 10.75” Reveal per Elevations**
FINISH **Smooth, Painted**
LOCATION **Siding per Elevations**



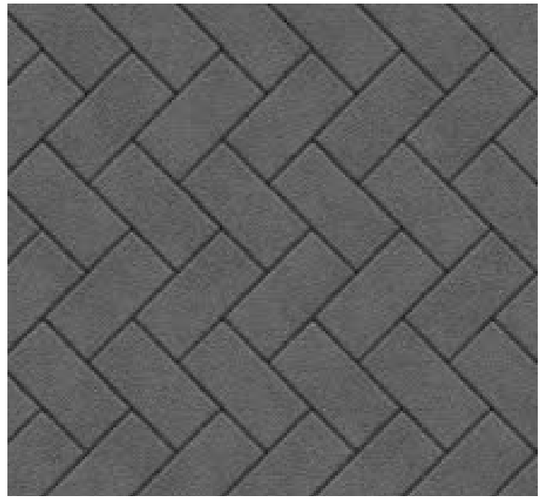
PRODUCT **Fiber Cement Panel Siding**
SIZE **48” x 120” (max)**
FINISH **Smooth, Painted**
LOCATION **Siding & Soffit per Elevations**



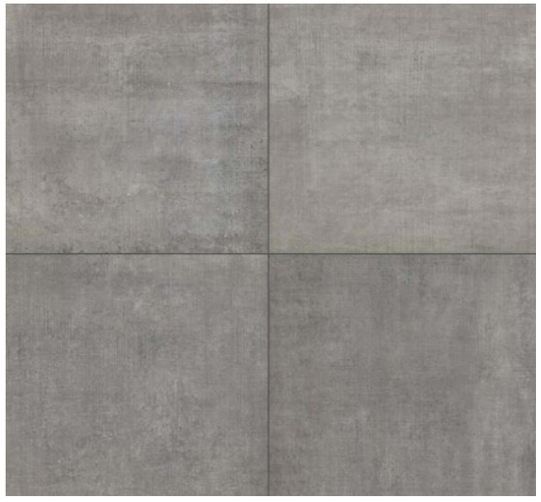
PRODUCT **T&G Cedar**
SIZE **1” x 6” (nom.)**
FINISH **Smooth, Satin Finish**
LOCATION **Siding & Soffit per Elevations**



MATERIAL **Corten Steel Planters**
SIZE **Dimensions Per Plan**
COLOR **Red-Brown Patina**
PATTERN **N/A**
LOCATION **Bioplanters & Landscape Edging**



MATERIAL **Permeable Pavers**
SIZE **4” x 8”**
COLOR **Charcoal**
PATTERN **Herringbone**
LOCATION **Walkways & Patios**



MATERIAL **Pedestal Pavers**
SIZE **24” x 24”**
COLOR **Charcoal**
PATTERN **Straight Stack**
LOCATION **Courtyard Deck**



MATERIAL **Pedestal Pavers**
SIZE **24” x 24”**
COLOR **Wood Grain**
PATTERN **Straight Stack - Alt. Directions**
LOCATION **Courtyard Deck**

MATERIAL PALETTE PAINT & FINISHES



CABOT SEMI-SOLID STAIN - DARK SLATE BODY COLOR



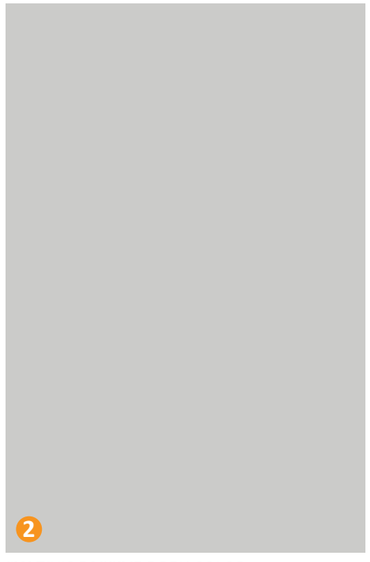
CABOT CLEAR STAIN - CRYSTAL CLEAR ACCENT COLOR & SOFFITS



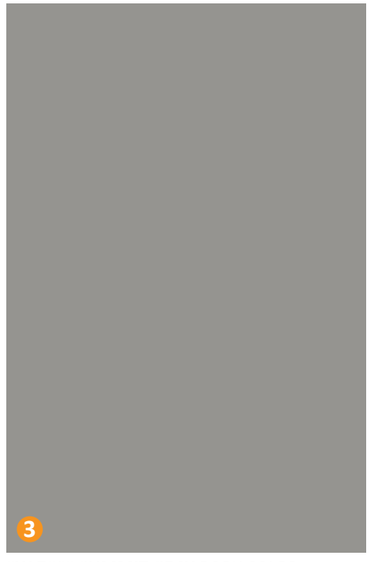
CABOT SEMI-SOLID STAIN - SKY GRAY BODY COLOR



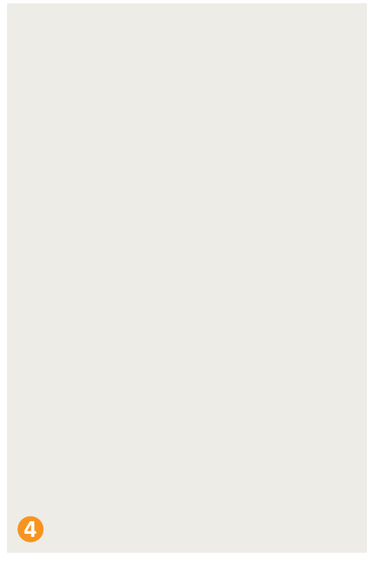
SW 7069 IRON ORE BODY COLOR



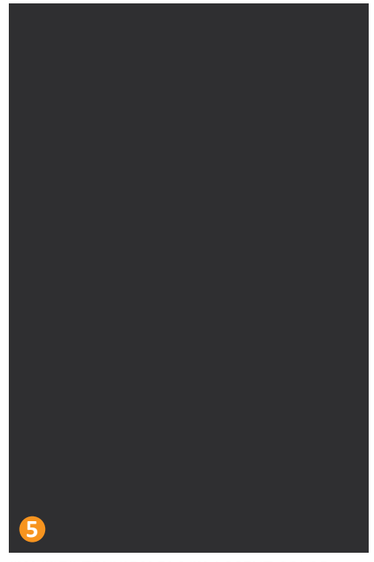
SW 7064 PASSIVE BODY COLOR



SW 7669 SUMMIT GRAY BODY COLOR



SW 7005 PURE WHITE ACCENT COLOR



SW 6258 TRICORN BLACK ACCENT COLOR

ELEVATIONS WEST



GREEN CANOPY HOMES

ELEVATIONS SOUTH



ELEVATIONS SOUTH INTERIOR



GREEN CANOPY HOMES

ELEVATIONS EAST

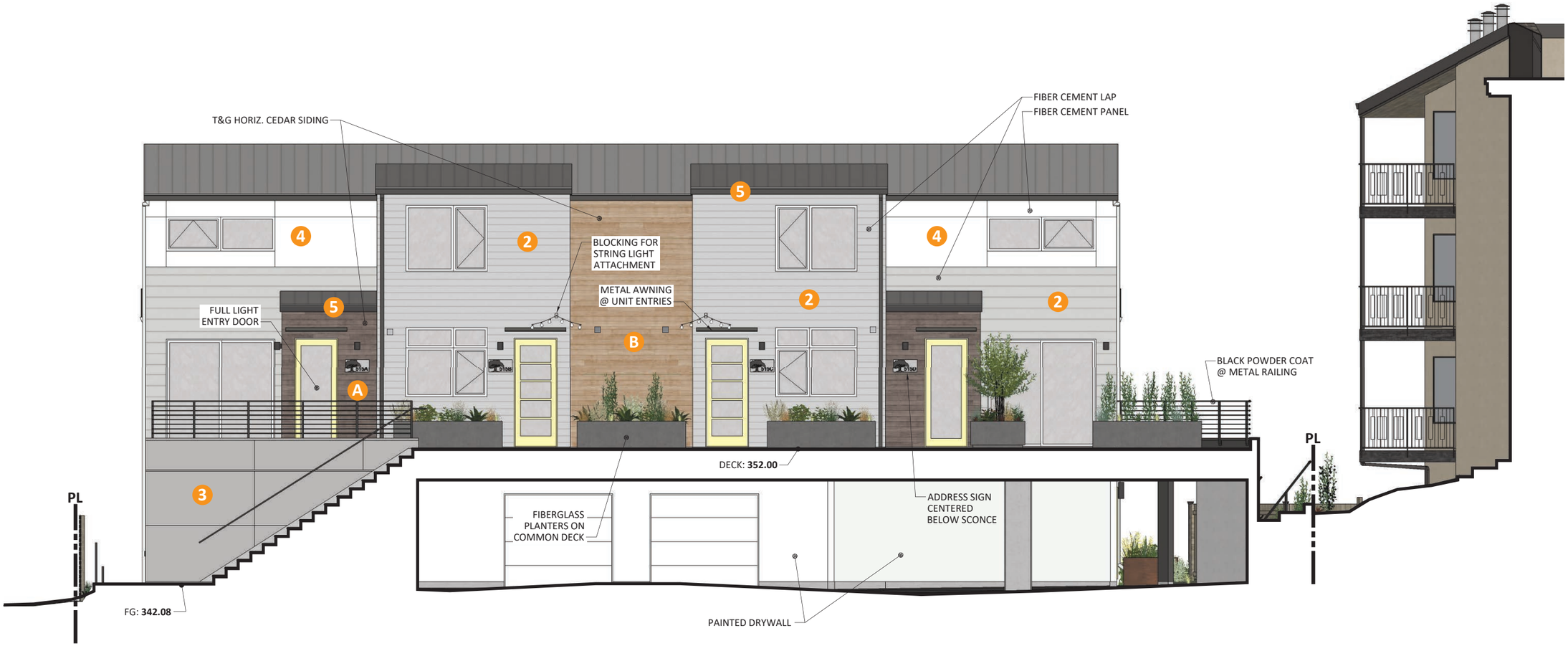


ELEVATIONS NORTH



GREEN CANOPY HOMES

ELEVATIONS NORTH INTERIOR



PRIVACY STUDY WEST ELEVATION



PRIVACY STUDY EAST ELEVATION



RENDERINGS



NORTH FACADE LOOKING SOUTHWEST

GREEN CANOPY HOMES

RENDERINGS



NORTH FACADE LOOKING SOUTHWEST

RENDERINGS



AERIAL VIEW OF DEVELOPMENT

RENDERINGS



AERIAL VIEW OF COURTYARD DECK

RENDERINGS



SOUTH FACADE LOOKING NORTHEAST

RENDERINGS



NORTH ENTRIES LOOKING SOUTHWEST

RENDERINGS



NORTH ENTRIES LOOKING SOUTHEAST

RENDERINGS



COURTYARD DECK LOOKING EAST

RENDERINGS

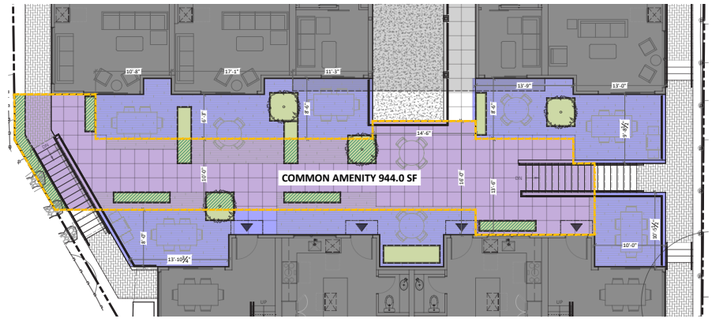


COURTYARD DECK LOOKING WEST

REQUESTED DEPARTURES MATRIX

NO.	DEVELOPMENT STANDARD	PROPOSED	COMMENTS FROM SDCI	RATIONALE	SUPPORTING GUIDELINES
1	***23.45.522 AMENITY AREA*** *D.5.b.Common amenity areas shall be improved as follows:* *1) At least 50% of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities ans/or trees.*	Reduce the percentage of floor area occupied by landscaping. PROPOSED COMMON AMENITY: 994 sf LANDSCAPING: 110 sf (11.7%)	*The proposed private/common amenity space is awkward in its programming. Having townhouse 1-5's private patios only be delineated by pavers from the public amenity space and having the only functional public amenity space pushed up against townhouse 7 & 8's entryway, does not successfully address the concerns brought about in the Guidance Report. To generate support for this codependent departure, please provide a design that better facilitates the functionality between private-public space while still maintains the visual openness of the above ground space.*	In response to EDG guidance, we have continued the hybrid approach to programming the space. There is a central common gathering space aligned with the primary entry and all units are provided with private deck spaces that branch off of the shared walkway. The common and private deck areas are differentiated with contrasting paver colors and reinforced with a thoughtful placement of planters to frame the spaces without creating visual/physical barriers. The proposed planters cover 11.7% of the common amenity area with additional landscaping provided within view of the common space. Deck landscaping focuses on vertically oriented plantings (fountain bamboo & sky pencil holly) that maximize the visual impact of the vegetation despite the modest footprint of planters. The plantings provide a visual buffer between the private and common areas to encourage residents to treat the deck spaces as an extension of the interior living area. **Additional Context:** A code compliant scheme that provides a common amenity with 50% landscaping would be very limited in functional space for the residents. Per the diagrams below, just providing the minimum paving for all units to have a 3' - 4' wide walkway access to the deck and a central gathering area occupies 49% of the common amenity area. This severly limits the functionality of the space for residents - only really allowing primary circulation and a small common area. The proposed vertically oriented plantings occupy a comparable volume to the required 50% landscaping coverage while providing more than twice the available deck space for residents to use.	PL3.B3 Residential Interaction DC2.E1 Legibility and Flexibility DC3.A Building & Open Space Relationship DC3.C2 Open Space Amenities and Features
2	***23.45.518 SETBACKS*** *H. Projections permitted in req'd setbacks* *5.a. Unenclosed porches or steps ≤ 4' above existing grade, or the grade at the street lot line, whichever is lower, may extend to within 4' of a street lot line, except that portions of entry stairs or stoops ≤ 2.5' from existing or finished grade, whichever is lower, excluding guardrails or handrails, may extend to a street lot line.*	Allow stairs & entry landing > 2.5' within 4' of front lot line. PROPOSED MAX HEIGHT ABV GRADE: 3'-4"		Providing a deeper entry landing at unit 5 allows space for personalization such as furniture and potted plants which encourages residents to comfortably occupy their porches. The variation of unit floor plans and height in relation to the sidewalk provides opportunities for each entry sequence to feel unique, contributing to a more dynamic and active streetscape. The height of the landing at unit 5 helps create a transition space from the public ROW to the private unit interior while the full-light door and window provide transparency at the first floor with a clear connection to the living spaces. **Additional Context:** A code compliant configuration provides a very shallow 3'-2" deep landing at the front door with limited space available for personalization or uses other than circulation.	PL2.B1 Security and Privacy PL3.A1 Entry Design Objectives DC2.D1 Human Scale

DEPARTURE 1 DIAGRAMS



COURTYARD DECK - PROPOSED
SCALE: 3/32" = 1'

PLAN LEGEND
- COMMON AMENITY AREA
- PRIVATE AMENITY AREA
- LANDSCAPING WITHIN COMMON AMENITY
- LANDSCAPING VISIBLE FROM COMMON AMENITY

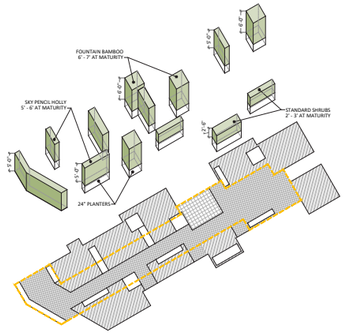
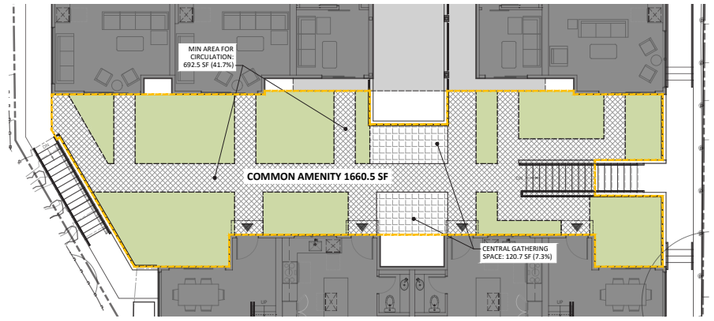


DIAGRAM LEGEND
- EXTENT OF COMMON AMENITY AREA
- PRIMARY CIRCULATION
- SECONDARY CIRCULATION/ PRIVATE DECK SPACE
- COMMON GATHERING SPACE
- LANDSCAPED AREA



COURTYARD DECK - CODE COMPLIANT
SCALE: 3/32" = 1'

PLAN LEGEND
- EXTENT OF COMMON AMENITY AREA
- MIN AREA FOR CIRCULATION
- COMMON GATHERING SPACE
- LANDSCAPED AREA

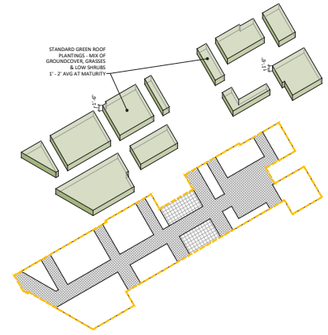


DIAGRAM LEGEND
- EXTENT OF COMMON AMENITY AREA
- PRIMARY CIRCULATION
- SECONDARY CIRCULATION/ PRIVATE DECK SPACE
- COMMON GATHERING SPACE
- LANDSCAPED AREA

REQUESTED DEPARTURE 1 ADDITIONAL CONTEXT







A Unit 7 & 8 private deck space defined by contrasting pavers provides a buffer from the common area and encourages personalization such as potted plants and furniture

B The common gathering area is located at the intersection of primary walkways to provide a welcoming space where residents can circulate, gather and interact

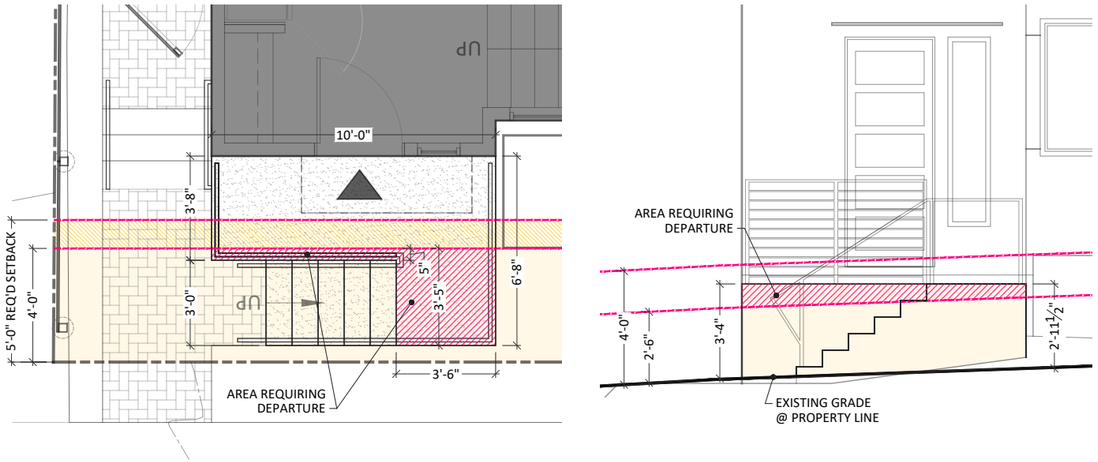
C String lights draw attention and highlight the common gathering space, especially at night

D Deck landscaping focuses on vertically oriented plantings that maximize visual impact of the vegetation despite the modest area of planters.

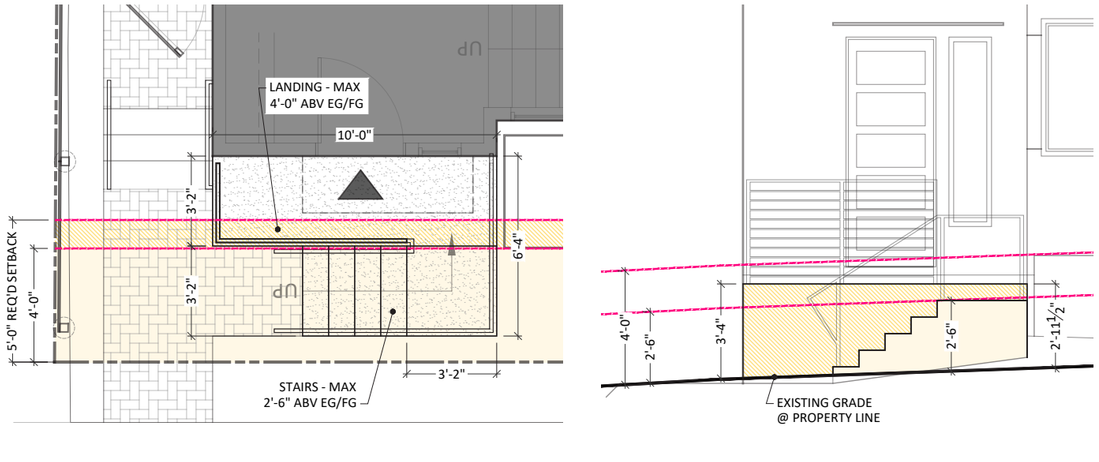
E Landscaping provides a sense of privacy between the individual deck areas while remaining open to the shared walkways to provide a visually open space that increases opportunities for informal interaction

F Proposed landscaping is intentionally limited to create a basic framework that residents can build off of to personalize their space and create a dynamic, visually interesting experience that fosters community engagement

REQUESTED DEPARTURE 2 ADDITIONAL CONTEXT



UNIT 5 ENTRY - PROPOSED
SCALE: 1/4" = 1'



UNIT 5 ENTRY - CODE COMPLIANT
SCALE: 1/4" = 1'





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COMPLETED WORK FROM GREEN CANOPY HOMES



3251 W Commodore Way



4418 Dayton Ave N



3033 Beacon Ave S

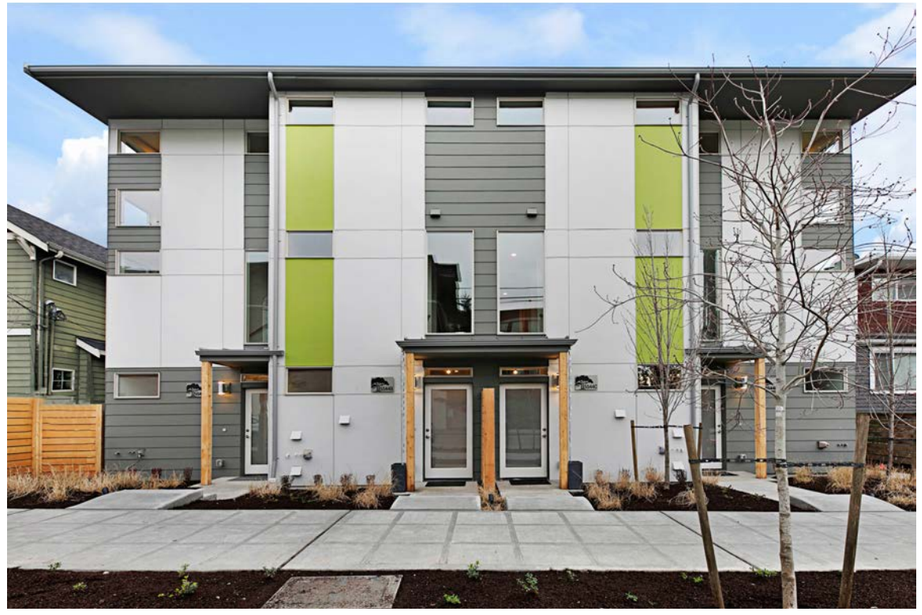


4332 SE Madison St (Portland OR)

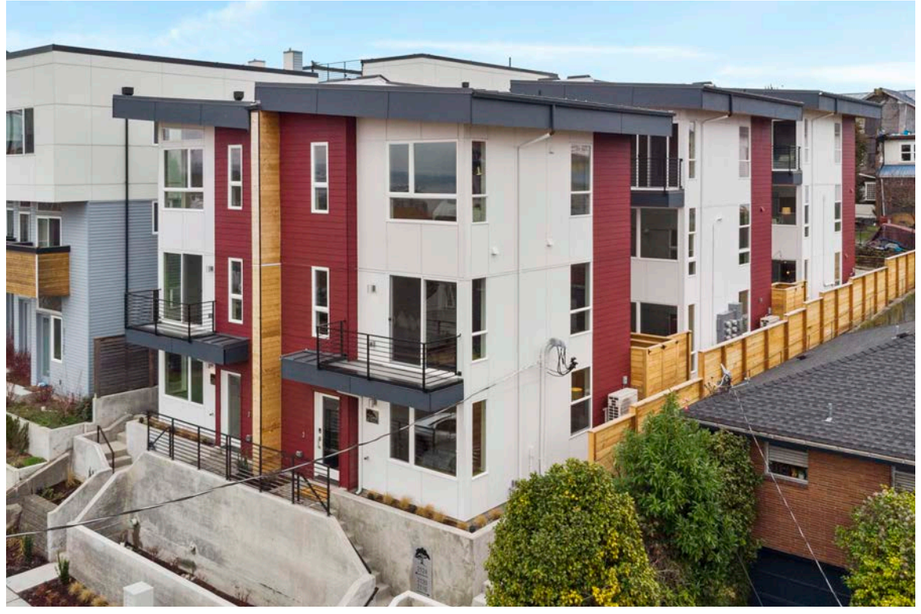
COMPLETED WORK FROM GREEN CANOPY HOMES



126 W Florentia



5544 15th Ave S



2116 13th Ave S



1004 26th Ave E