

EARLY DESIGN GUIDANCE
ADMINISTRATIVE DESIGN REVIEW

SDCI
3032632-EG
3033152-EG
3033153-EG
3033151-EG
2020 - 2106 NE 85th Street
Seattle, WA 98115

Applicant:
Cone Architecture, LLC
2226 3rd Ave
Suite 100
Seattle, WA 98121
Contact: Summer McEneny

Owner:
Mirra Homes, LLC
11624 SE 5th St
Suite 210
Bellevue, WA 98005
Contact: Colt Boehme

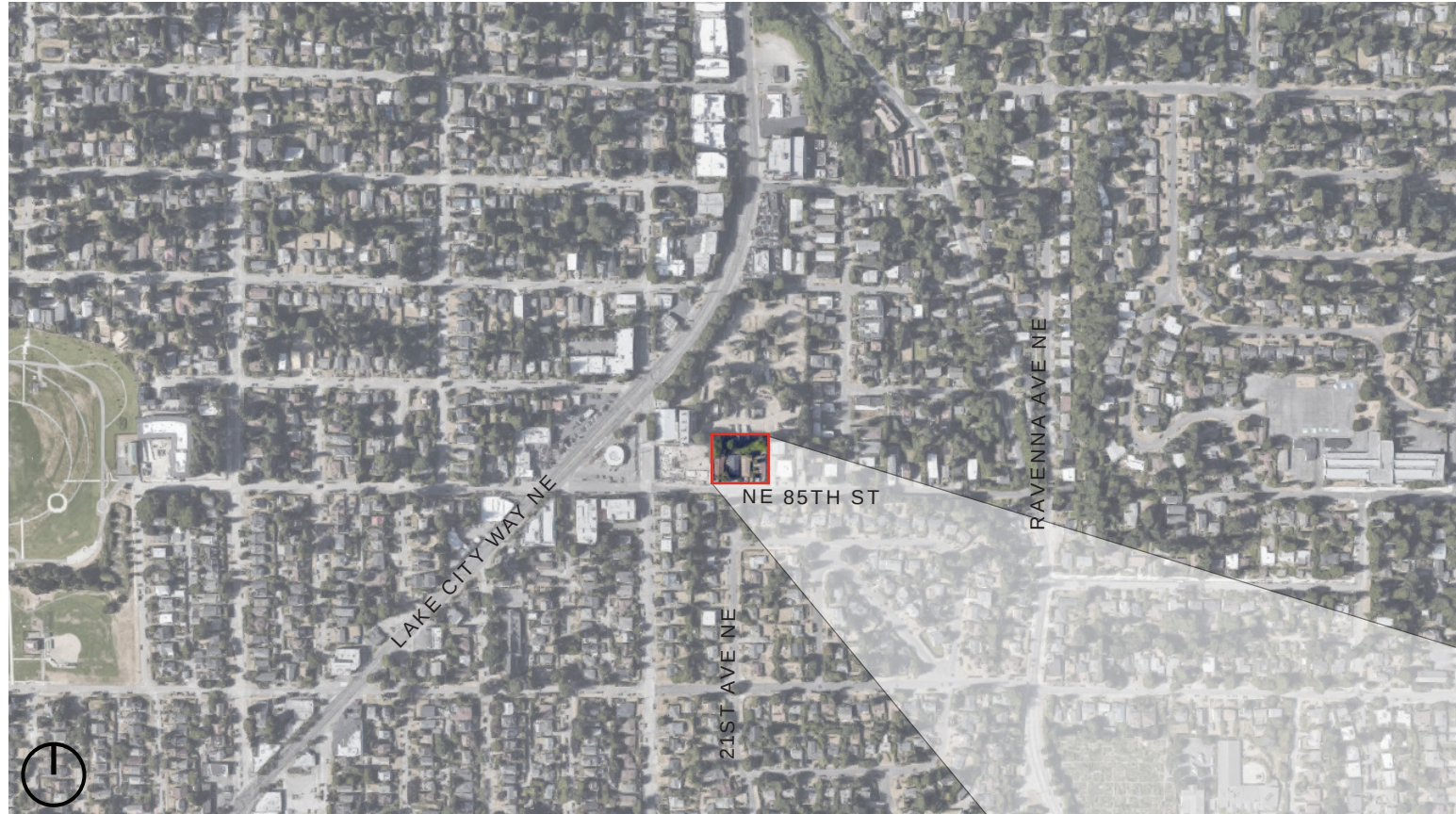
DCI Contact:
Wayne Farrens
wayne.farrens@seattle.gov
(206) 727-8602

PROJECT SITE



TABLE OF CONTENTS

PROPOSAL	
PROJECT LOCATION + OVERVIEW	3
CONTEXT ANALYSIS	
NEIGHBORHOOD ANALYSIS	4
NEIGHBORHOOD LANDMARKS	5
ZONING AND TRAFFIC ANALYSIS	6
APPLICABLE DEVELOPMENT STANDARDS	7
EXISTING RESIDENTIAL CONTEXT	8
STREET VIEWS + ANALYSIS	10
SITE CONDITIONS	
SITE DOCUMENTATION	11
EXISTING SITE CONDITIONS	12
PROPOSED SITE PLAN	13
PARCEL A	14
PARCEL B	15
PARCEL C	16
PARCEL D	17
DESIGN GUIDELINES	
PRIORITY DESIGN GUIDELINES	18
COMMUNITY	
COMMUNITY OUTREACH SUMMARY	20
ADJACENT DEVELOPMENTS	21
ARCHITECTURAL CONCEPTS	
OPTIONS OVERVIEW	22
OPTION ONE (CODE COMPLIANT)	24
OPTION TWO	31
OPTION THREE (PREFERRED)	42
PRELIMINARY FLOOR PLANS - OPTION THREE (PREFERRED)	53
CHARACTER RENDERING - OPTION THREE (PREFERRED)	56



VICINITY MAP

EXISTING SITE

The project site consists of four parcels (APNs 510140-0405, 510140-0435, 510140-0430, 510140-0425) and is bordered to the south by NE 85th Street. Immediately adjacent to the site to the north and west are two new developments under construction: Ravenna North townhomes to the north, and Sedona apartments to the west. To the east is a small apartment building and a 4-plex. The subject parcels combine to a total of 23,974 SF and have overall dimensions of 176.35' in width and 135.86' in depth. The site slopes approximately 5' from west to east along NE 85th Street, and slopes from approximately 14' from south to north (varying across the site).

ZONING AND OVERLAY DESIGNATION

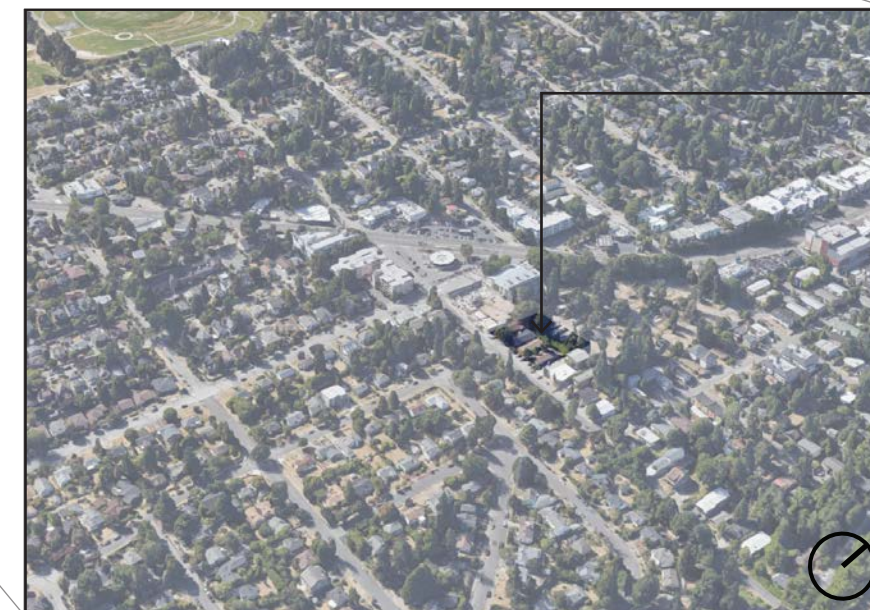
The project parcel is zoned LR2, indicating that the base structure height is 30'-0". The LR2 zoning continues to the north for several blocks, then transitions to C1-65 surrounding Lake City Way as it travels north-east. The C1-65 zoning also borders this parcel to the west. The LR2 zoning continues east for about 4 blocks before transitioning to LR1, and then to SF 5000. The zoning directly across NE 85th St to the south is SF 5000. The subject parcel is not within any overlays, but is near the Northgate overlay (which begins on the west side of Lake City Way).

DEVELOPMENT OBJECTIVES

This project proposes the construction of twenty-six (26) new rowhouse and townhouse units and will be providing one parking space for each dwelling. As this development increases the density of the neighborhood, it aims to respect the existing residential scale through appropriate massing, proportion, and materials. Along NE 85th Street, the new homes will engage the neighborhood with street facing entries, stoops, and upper level decks to activate the pedestrian realm at the sidewalk and right-of-way. Internally, the proposed development creates a micro-community of interaction between pedestrian circulation, residential entries, and light vehicular activity. Overall, the development will add to the variety of housing types in the neighborhood, complementing the existing traditional residential community.

NEIGHBORHOOD DEVELOPMENT

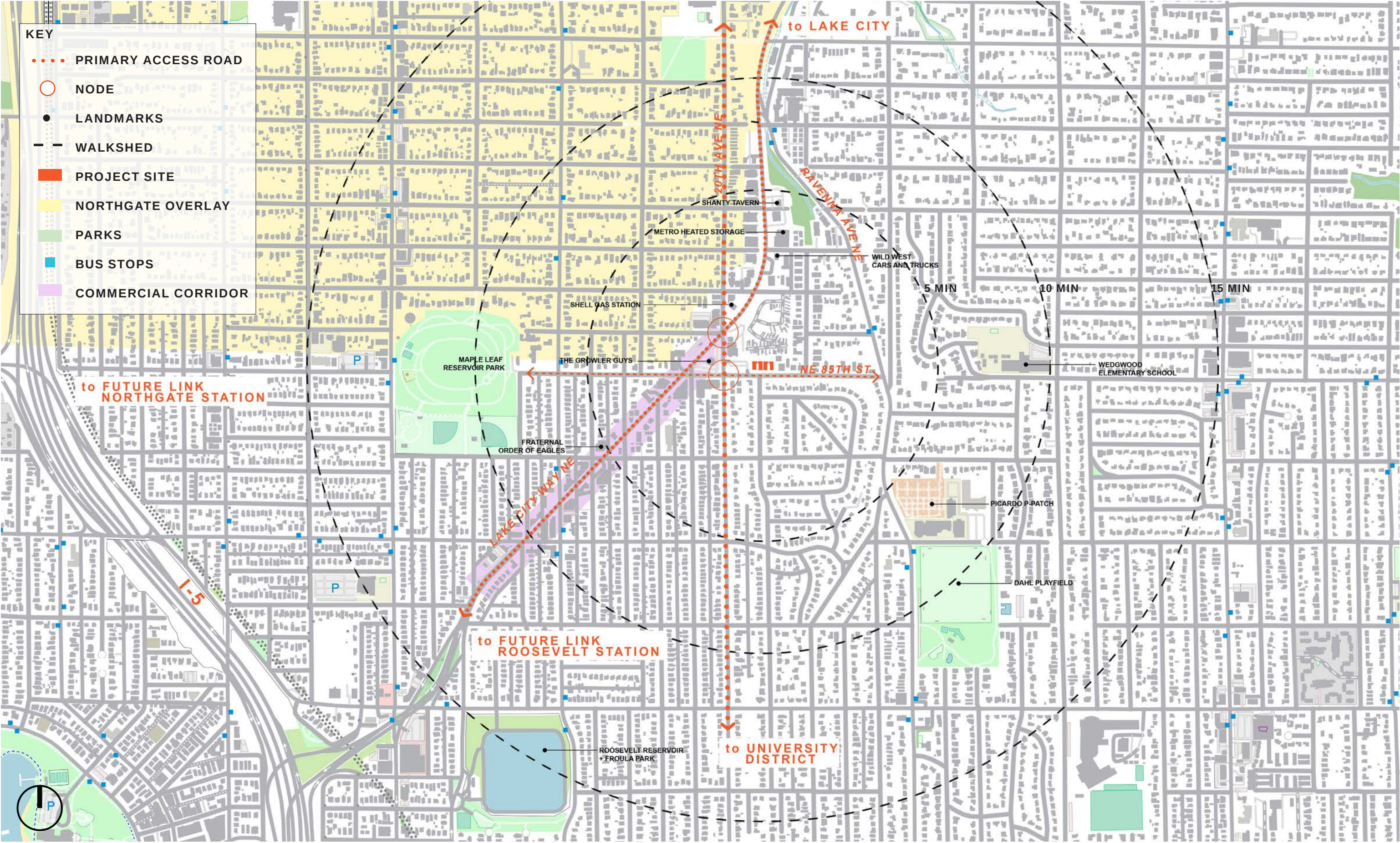
The blocks in the surrounding area contain a mix of multi-family residences, single-family homes, and small commercial structures. A consolidated commercial area is located to the west along Lake City Way. On the south side of the parcels, NE 85th Street connects traffic to Lake City Way and Ravenna Ave. The area to the west is pedestrian friendly with numerous restaurants, bars, shops and offices within walking distance of the project site. There are also several small parks in the immediate area, including Maple Leaf Reservoir Park, the Picardo P-Patch, and Dahl Playfield.



SITE LOCATION

PROJECT PROGRAM

Site Area: 23,974 SF total
 Number of Residential Units: Approx. 26
 Number of Parking Stalls: Approx. 26
 Required Bike Parking: Approx. 26 Long Term Stalls, 2 Short Term Stalls





WEDGWOOD ELEMENTARY SCHOOL



MAPLE LEAF RESERVOIR PARK



FRATERNAL ORDER OF EAGLES



METRO HEATED STORAGE



WILD WEST CARS AND TRUCKS



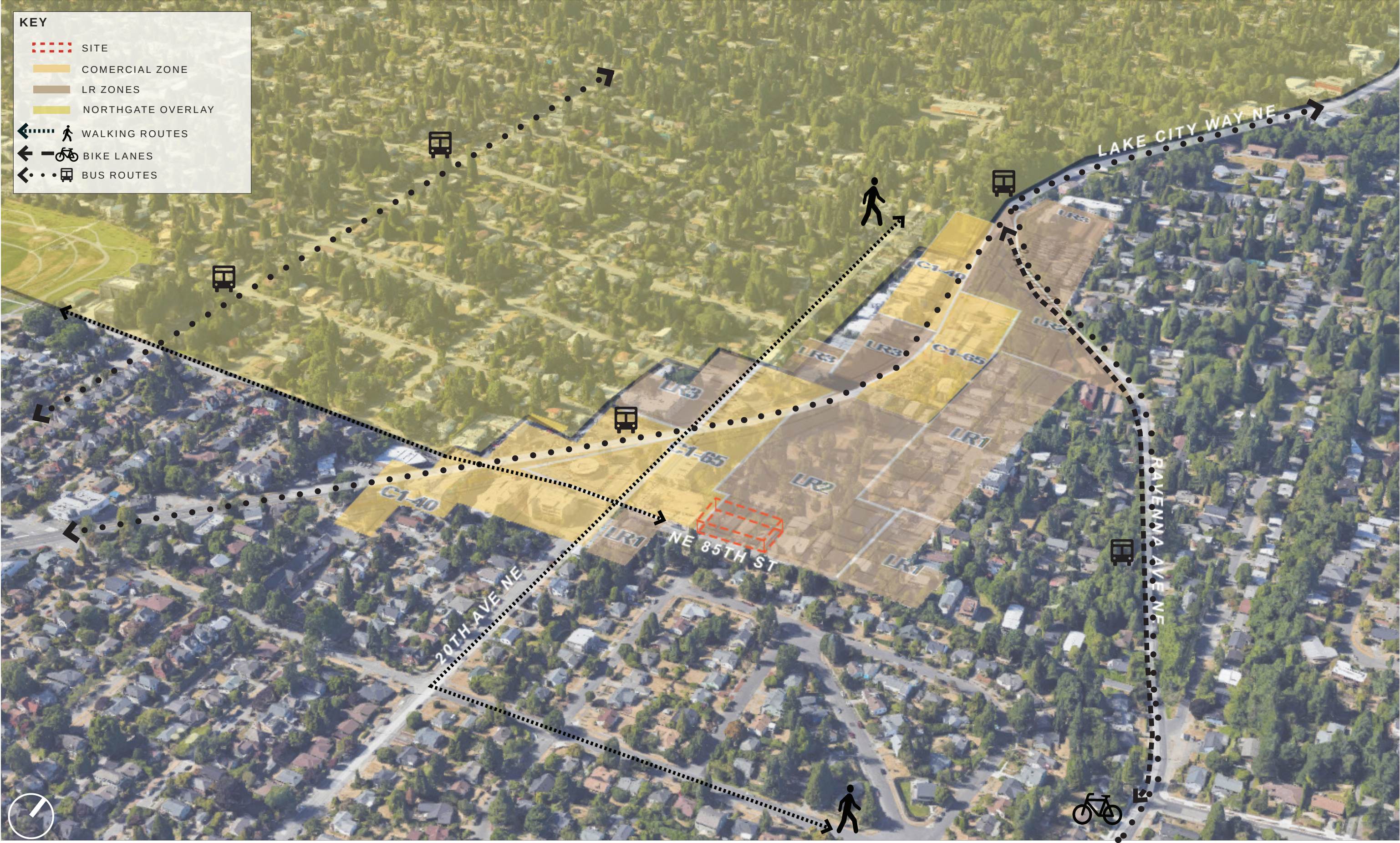
THE GROWLER GUYS



PICARDO P-PATCH



SHANTY TAVERN



ADDRESS: 2020, 2024, 2100, 2106 NE 85th St
PARCEL #: 510140-0405, 510140-0435, 510140-0430, 510140-0425
ZONING: LR2
OVERLAYS: NONE
ECA: Steep Slope (2020); Liquefaction, Salmon Watershed
SITE AREA: 23,974 SF total

23.45.504 PERMITTED USES
Permitted outright: Residential - Rowhouses, Townhouses

23.45.514 STRUCTURE HEIGHT
Zoning: LR2
Allowed Maximum Base Height: 30'-0"
3'-0" additional allowed for shed roof: 33'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.): 34'-0"
5'-0" additional allowed for gable roof: 35'-0"
10' additional allowed for stair penthouses: 40'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO
Maximum FAR (per parcel):
Rowhouses: 1.3
Townhouses: 1.2

23.45.522 AMENITY AREA
Required: 25% of lot area (SF)
A minimum of 50% is required at ground level (SF)

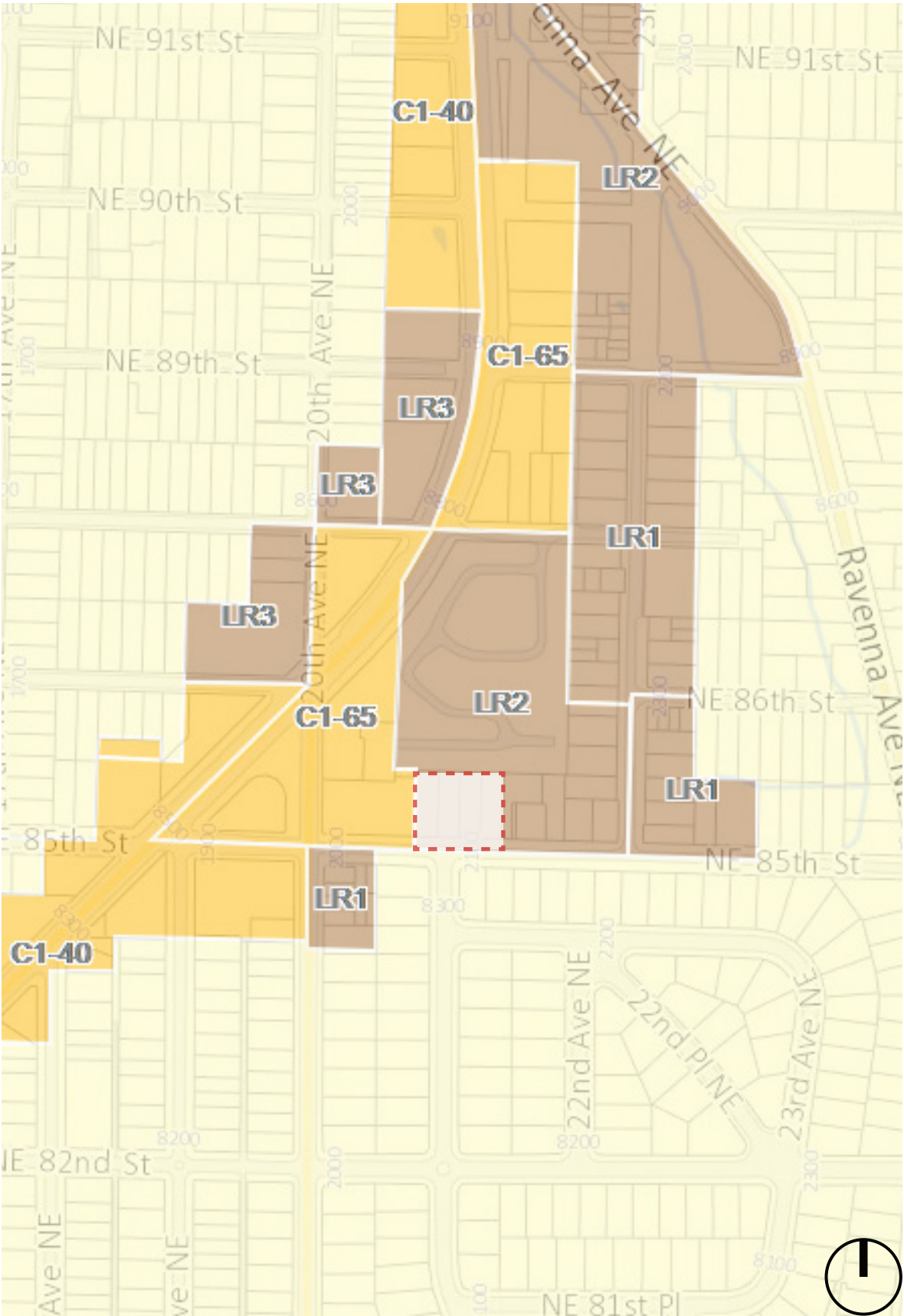
23.45.527 BUILDING WIDTH LIMIT AND MAXIMUM FACADE LENGTH
Structure width:
Rowhouses: No Limit
Townhouses: 90'-0"
Facade length: 65% of lot depth for portions within 15'-0" of a side lot line that is not a street or alley, and 40'-0" for a rowhouse unit located within 15'-0" of a side lot line that abuts a single family zone

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- In LR zones, green factor score of .60 or greater, per Section 23.45.524, is required for any lot with development containing more than one new dwelling unit.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and section 23.53.015.
- Existing street trees shall be retained unless the director of transportation approves their removal.
- The Director, in consultation with the director of transportation, will determine the number, type and placement of street trees to be provided.

23.54.015 REQUIRED PARKING
One vehicular parking stall per unit.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed seperately utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.



TOWNHOUSE PRECEDENTS



RESIDENTIAL CONTEXT:

The residential character of the Wedgwood neighborhood is very eclectic, ranging from traditionally detailed homes (pitched roofs, lap siding, trim) to modern homes (cementitious panel, flat roofs, and cedar siding). Older homes tend to have a more neutral color palette, while the newer developments often use bright colors. This proposal seeks to align itself with the strong traditional detailing seen in the neighborhood while providing modern amenities such as floor to ceiling windows, roof decks, and street facing balconies.



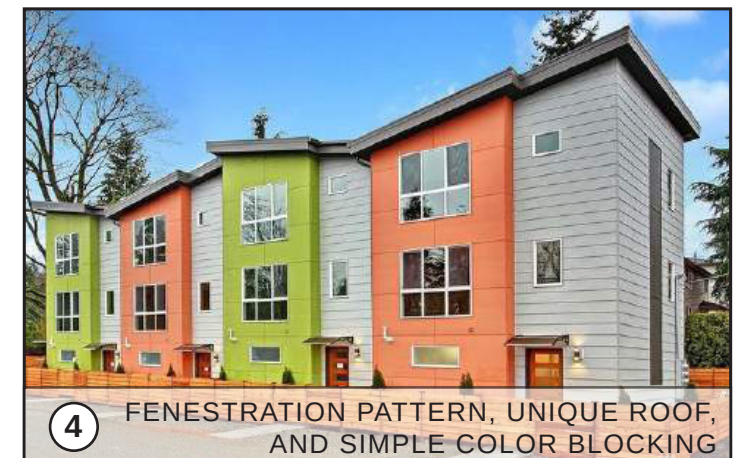
1 STREET-FACING DECK



2 FACADE MODULATION AND SHED ROOF



3 SIMPLE MASSING, CONTRASTING USE OF MATERIAL



4 FENESTRATION PATTERN, UNIQUE ROOF, AND SIMPLE COLOR BLOCKING

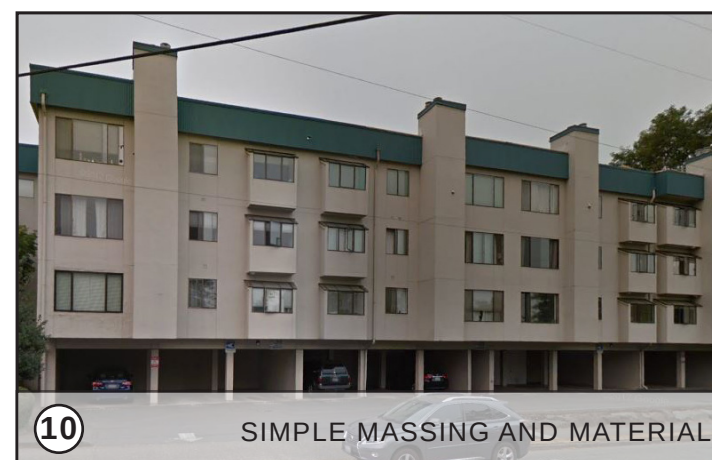


5 GABLE ROOF FORM, STREET FACING DECK, AND RESIDENTIAL MATERIAL

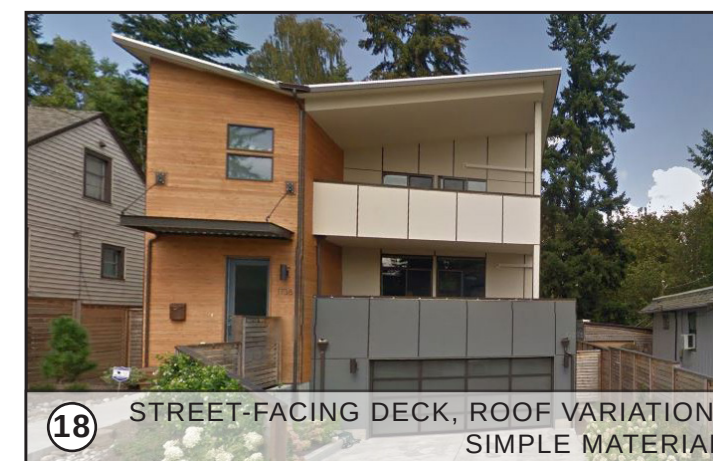
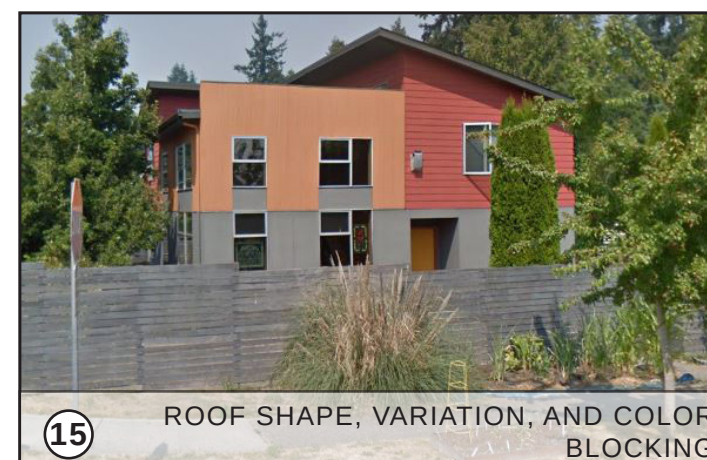


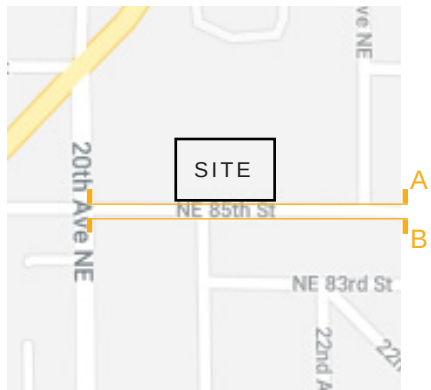
6 GABLE ROOF FORM, STREET FACING DECK, AND RESIDENTIAL MATERIAL

APARTMENT PRECEDENTS



SINGLE FAMILY PRECEDENTS





SITE



NE 85TH ST LOOKING NORTH (A)

ACROSS FROM SITE



NE 85TH ST LOOKING SOUTH (B)



NEIGHBORING CONSTRUCTION TO THE WEST



SITE FACING NORTH FROM 85TH AVE



EXCEPTIONAL TREE ON SITE TO THE NORTH



NEIGHBORING CONSTRUCTION TO THE NORTH

EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

Four parcels facing NE 85th Street
Site area: 23,974 SF total

TOPOGRAPHY

Approx. 14'-0" slope across site from south to north
ECA: Steep slope, liquefaction, salmon watershed

ADJACENT BUILDINGS AND USES

North: Under construction 3-story townhouses (87)
West: Under construction 3-story concrete housing and 7-story apartment building
East: Existing 1-story apartment and 4-plex
South: Existing 1-story single-family residences

SOLAR ACCESS & VIEWS

The site has good solar access due to existing sloped topography and adjacency to street
Site will have territorial views to the north and south

TRAFFIC CIRCULATION

There are no traffic signals in the immediate site.
There is unregulated street parking along the adjacent 85th street
There are no bus stops at the immediate adjacent street; however, there are several bus stops two blocks west along Lake City Way NE

STREETSCAPE

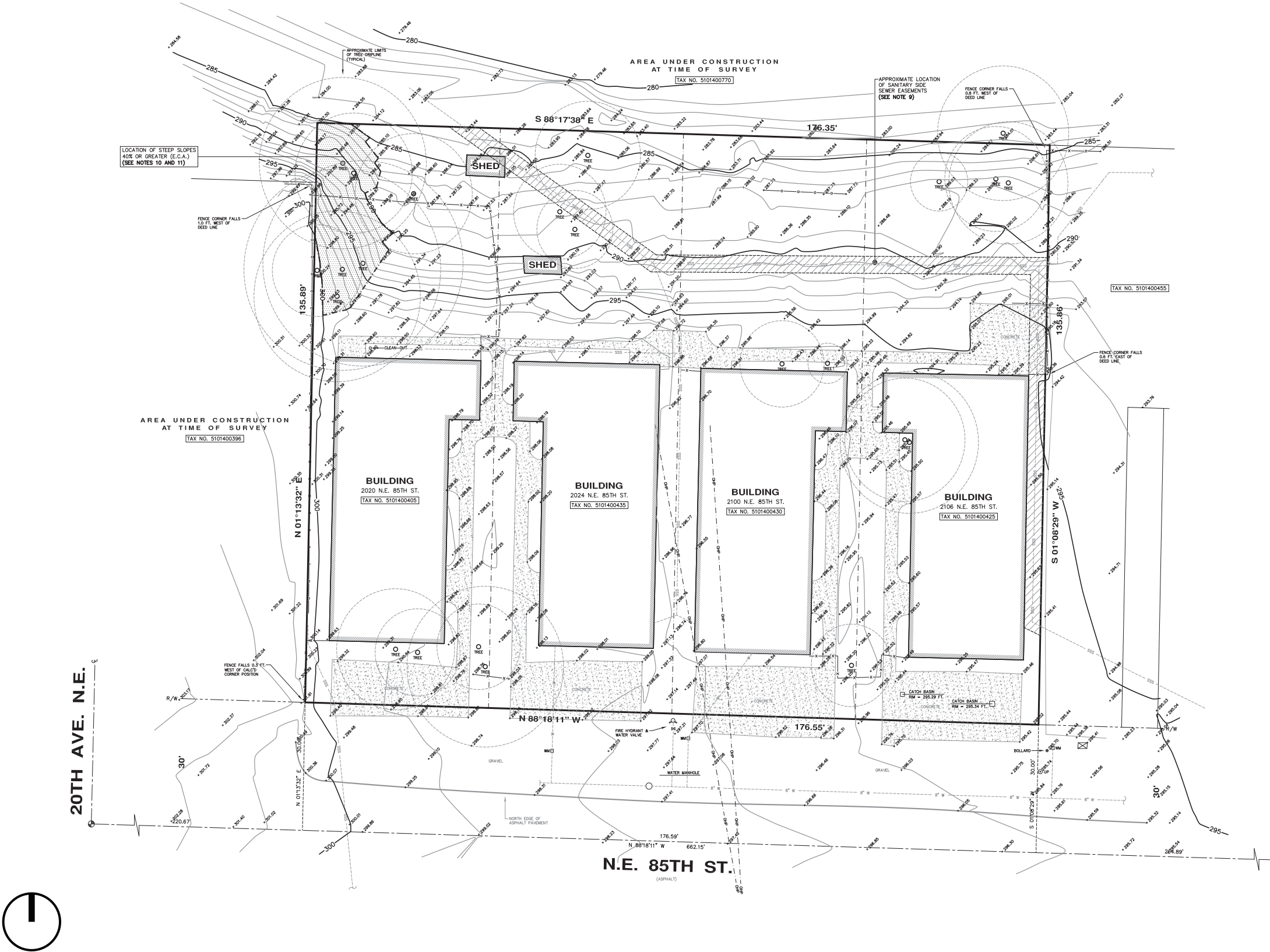
NE 85TH ST :
Sidewalk: None
Planting Strip: None
Street Trees: None
Parking: Yes, unrestricted parallel parking
A Street Improvement Plan will be implemented to establish sidewalk, planting strip, and curb in front of site.

TREES

There are 20 trees on site, three of which are exceptional and in fair health, per Shoffner Consulting arborist report.

LEGAL DESCRIPTION

LOT 4, ACRE 2 AND LOTS 4, 5, AND 6, ACRE 3, TRACT 7, MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, LESS STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, RECORDS OF KING COUNTY, WA.



SITE CONCEPT

The site strategy seeks to bring green space through as much of the site as possible in order to create opportunities for interaction and build a sense of community. This is accomplished by centralizing (and minimizing) driveway and parking areas, creating wide courtyards between buildings focused around landscaping, and linking pedestrian pathways throughout the outdoor areas.

PARCEL LAYOUT

The four existing parcels will be reconfigured through a Lot Boundary Adjustment to create four new parcels that are more conducive to the varying parameters of rowhouses and townhomes. All lots are proposed to share a common ingress/egress easement located at the center of the site. Once the entire project is approved through Design Review, each individual parcel will be submitted separately for Master Use and Construction Permits.

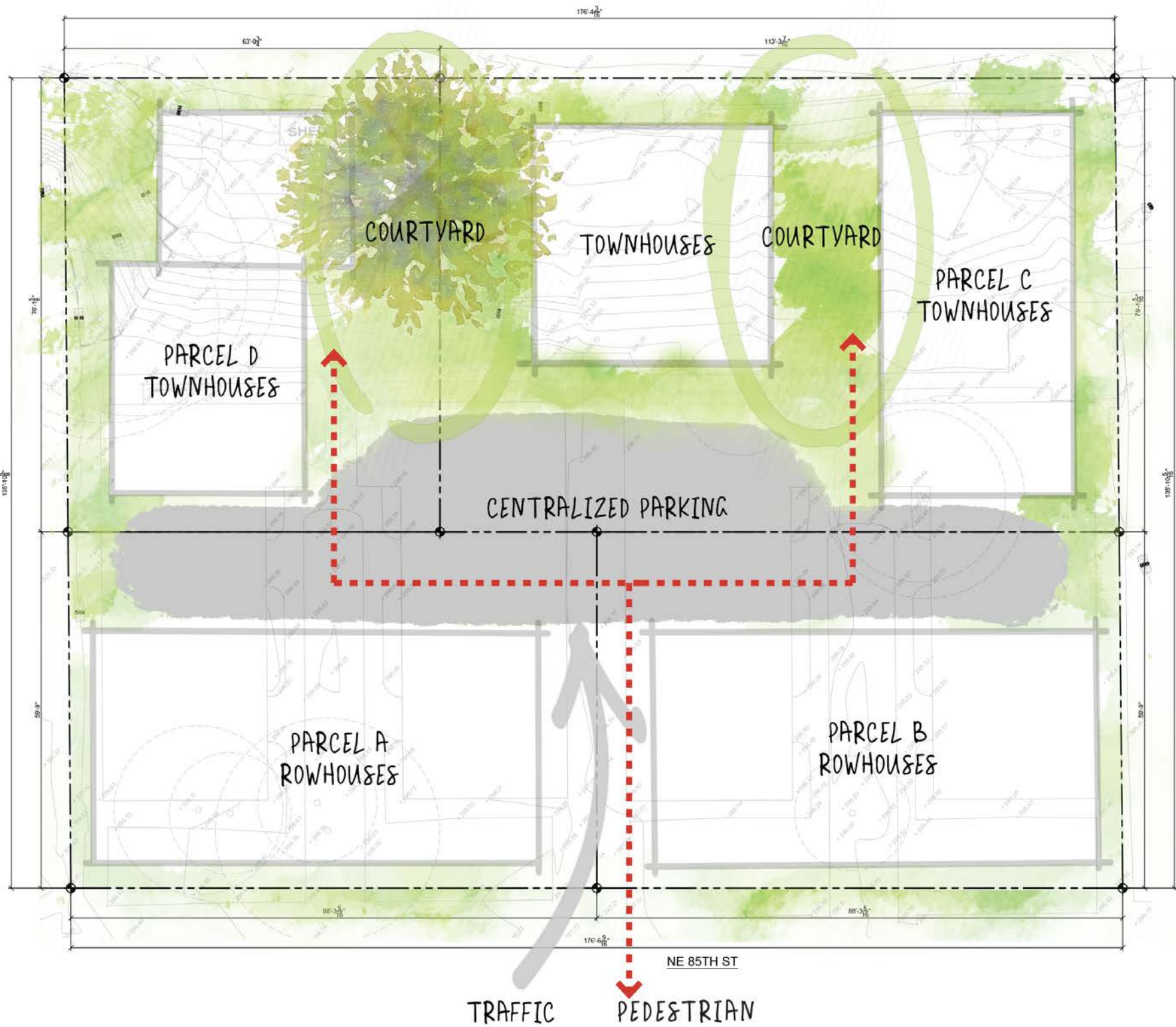
PROPOSED PARCELS

PARCEL A
Streetfront: NE 85TH ST
Lot Area: 5,289.1 SF
Maximum FAR (1.3): 6,875.83 SF
Required Amenity Area: 1,322 SF (661 @ ground)
Maximum Facade Length: 38.84 LF

PARCEL B
Streetfront: NE 85TH ST
Lot Area: 5,257.1 SF
Maximum FAR (1.3): 6,834.23 SF
Required Amenity Area: 1,314 SF (657 @ ground)
Maximum Facade Length: 38.84 LF

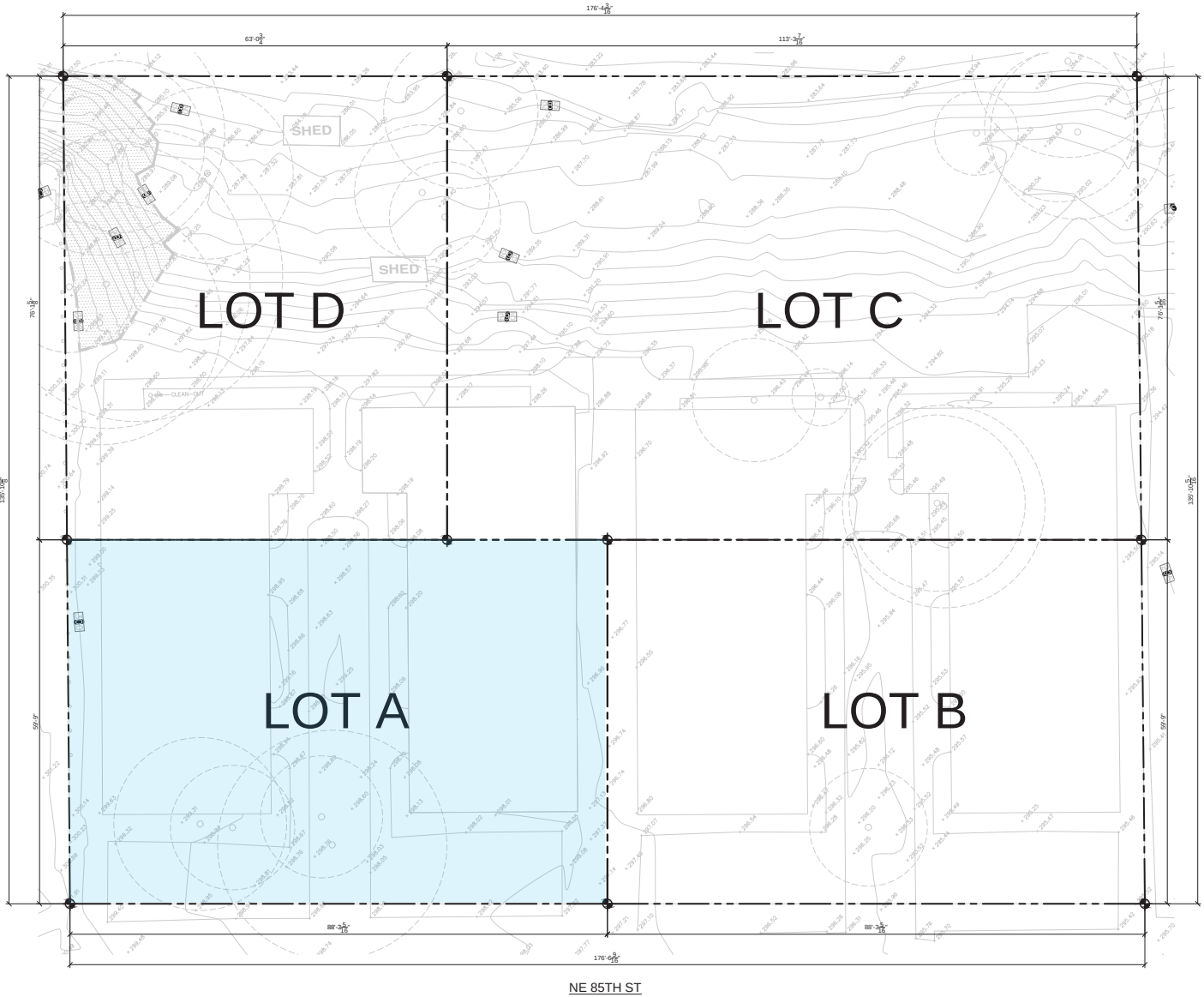
PARCEL C
Streetfront: None
Lot Area: 8,651 SF
Maximum FAR (1.2): 10,381.2 SF
Required Amenity Area: 2,162 SF (1081 @ ground)
Maximum Facade Length: 49.47 LF

PARCEL D
Streetfront: None
Lot Area: 4,777.1 SF
Maximum FAR (1.2): 5,732.52 SF
Required Amenity Area: 1,194 SF (597 @ ground)
Maximum Facade Length: 49.47 LF



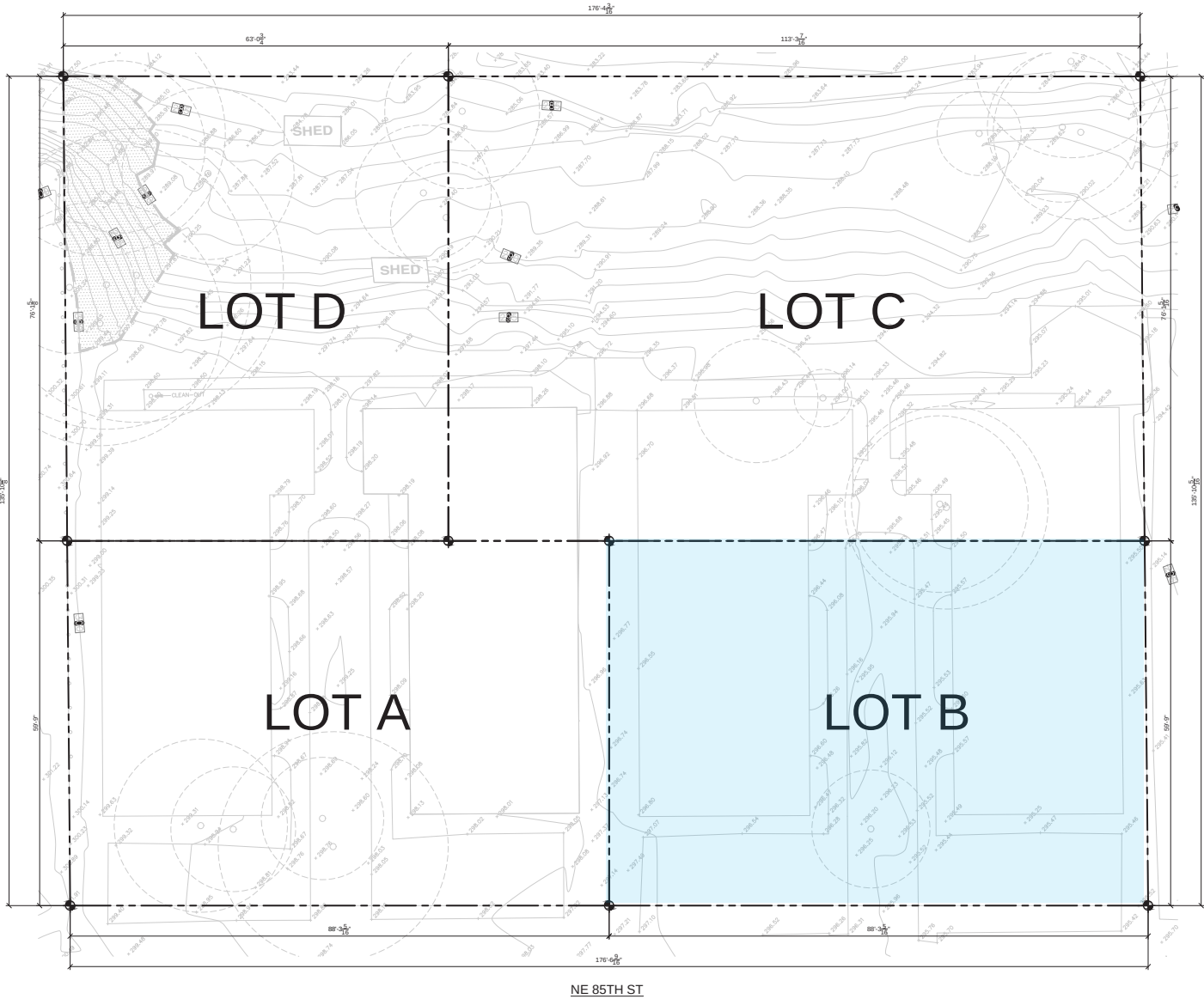
PARCEL A - 2020 NE 85th St
3032632-EG
Streetfront: NE 85TH ST
Lot Area: 5,289.1 SF
Use: Rowhouse
Maximum FAR (1.3): 6,875.83 SF
Setbacks: Front 5' min.
Rear 7' avg. / 5' min.
Side 3.5' min.
Allowed height limit: 30'
Required Amenity Area: 1,322 SF (661 @ ground)
Maximum Facade Length: 38.84 LF

LEGAL DESCRIPTION
THAT PORTION OF LOT 4, ACRE 2 AND LOTS 5 AND 6, ACRE 3, ALL IN TRACT 7, MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, LESS STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT THE S. W. CORNER OF SAID LOT 4; THENCE N 01 "13'32" E, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 59.75 FT.; THENCE S 88"18'11" E, 88.77 FT.; THENCE S 01"41'49" W, 59.75 FT.; THENCE N 88"18'11" W, 88.27 FT. TO THE POINT OF BEGINNING SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS AND UTILITIES INCLUDING SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT. AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.



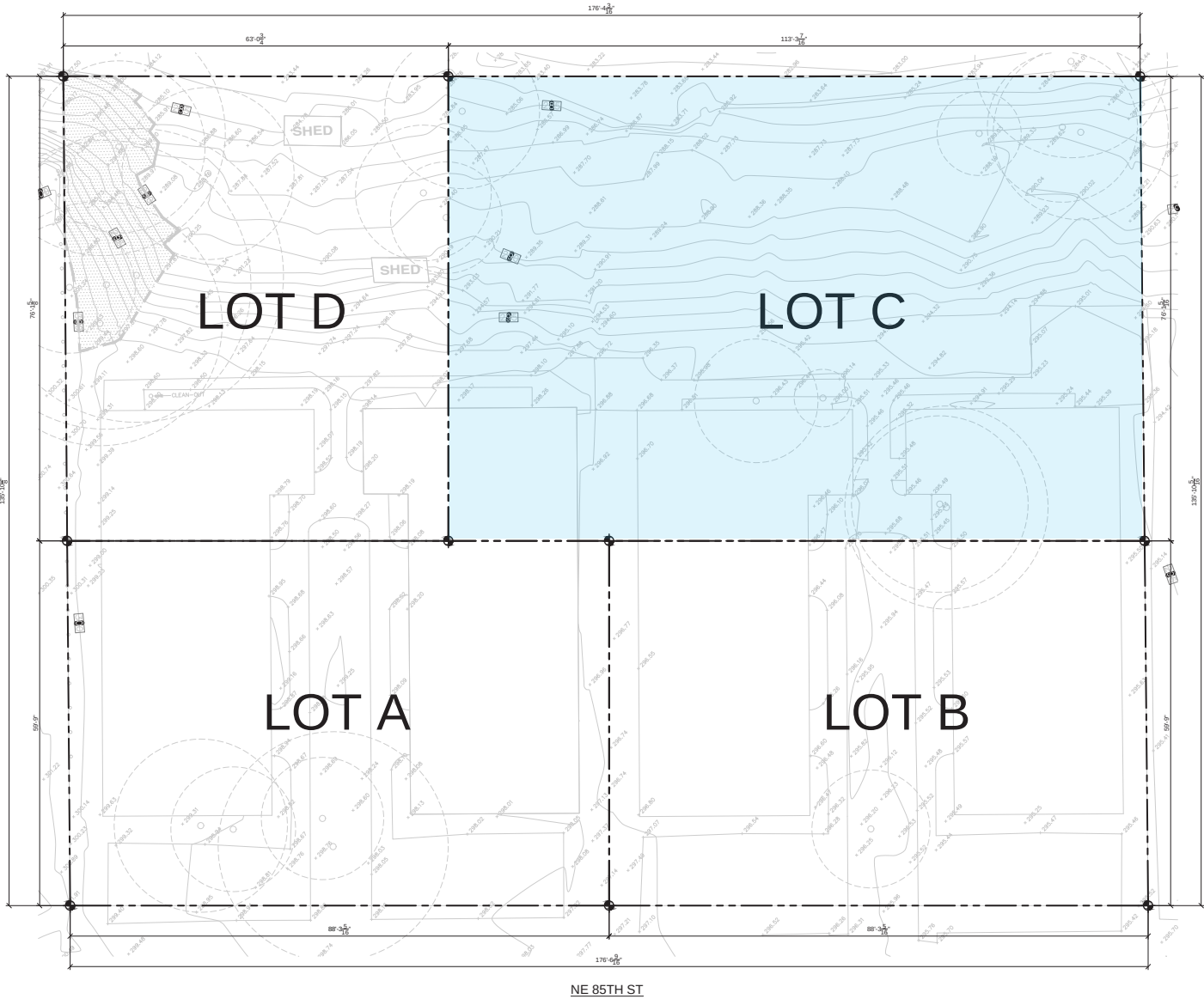
PARCEL B - 2106 NE 85th St
3033152-EG
Streetfront: NE 85TH ST
Lot Area: 5,257.1 SF
Use: Rowhouse
Maximum FAR (1.3): 6,834.23 SF
Setbacks: Front 5' min.
Rear 7' avg. / 5' min.
Side 3.5' min.
Allowed height limit: 30'
Required Amenity Area: 1,314 SF (657 @ ground)
Maximum Facade Length: 38.84 LF

LEGAL DESCRIPTION
THAT PORTION OF LOTS 4 AND 5, ACRE 3, TRACT 7, MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, LESS STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SAID LOT 4; THENCE N 88°18'11" W, ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 88.27 FT.; THENCE N 01°41'49" E, 59.75 FT.; THENCE S 88°18'11" E, 87.69 FT.; THENCE S 01°08'29" W, 59.75 FT. TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS AND UTILITIES INCLUDING SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT. AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.



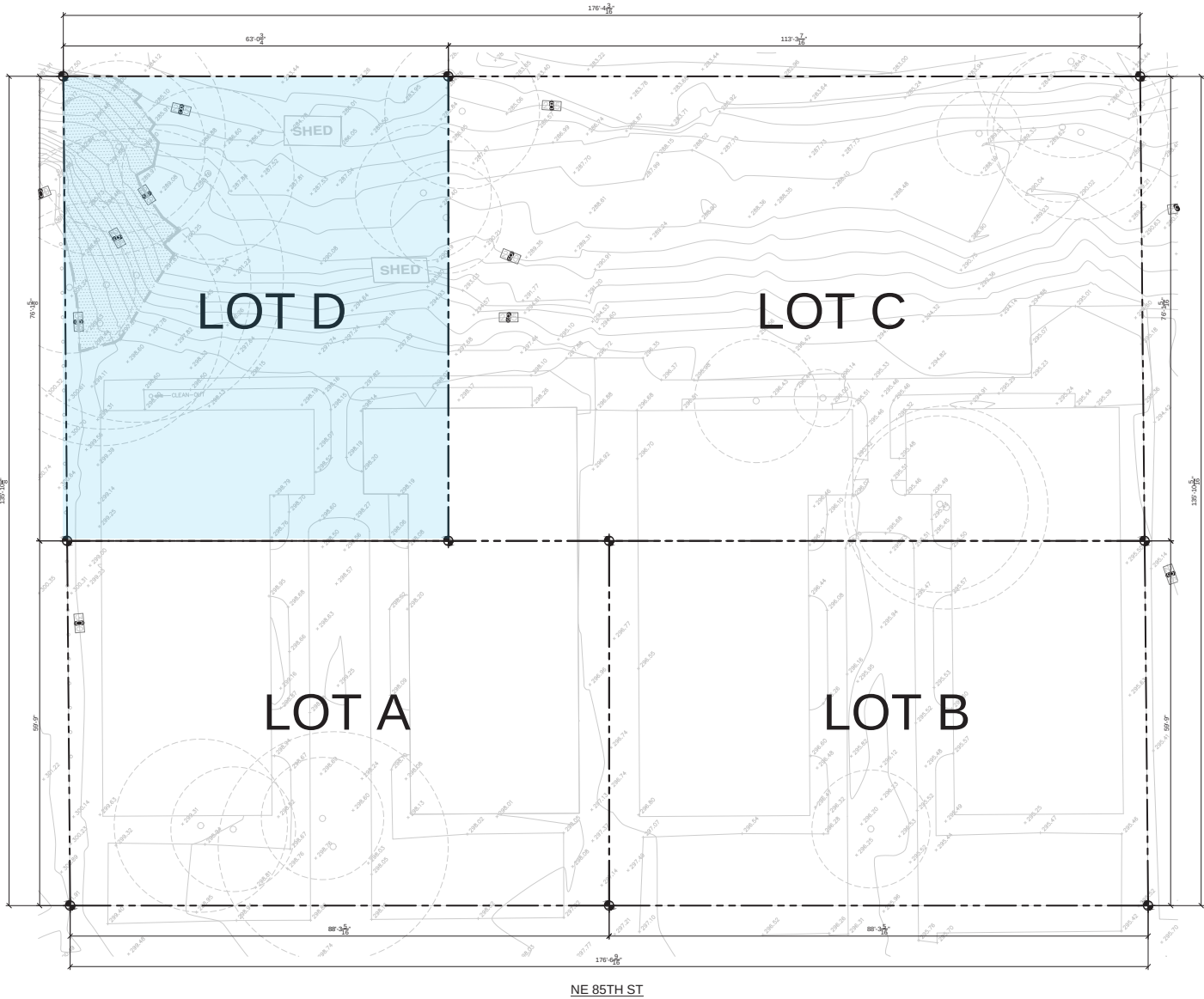
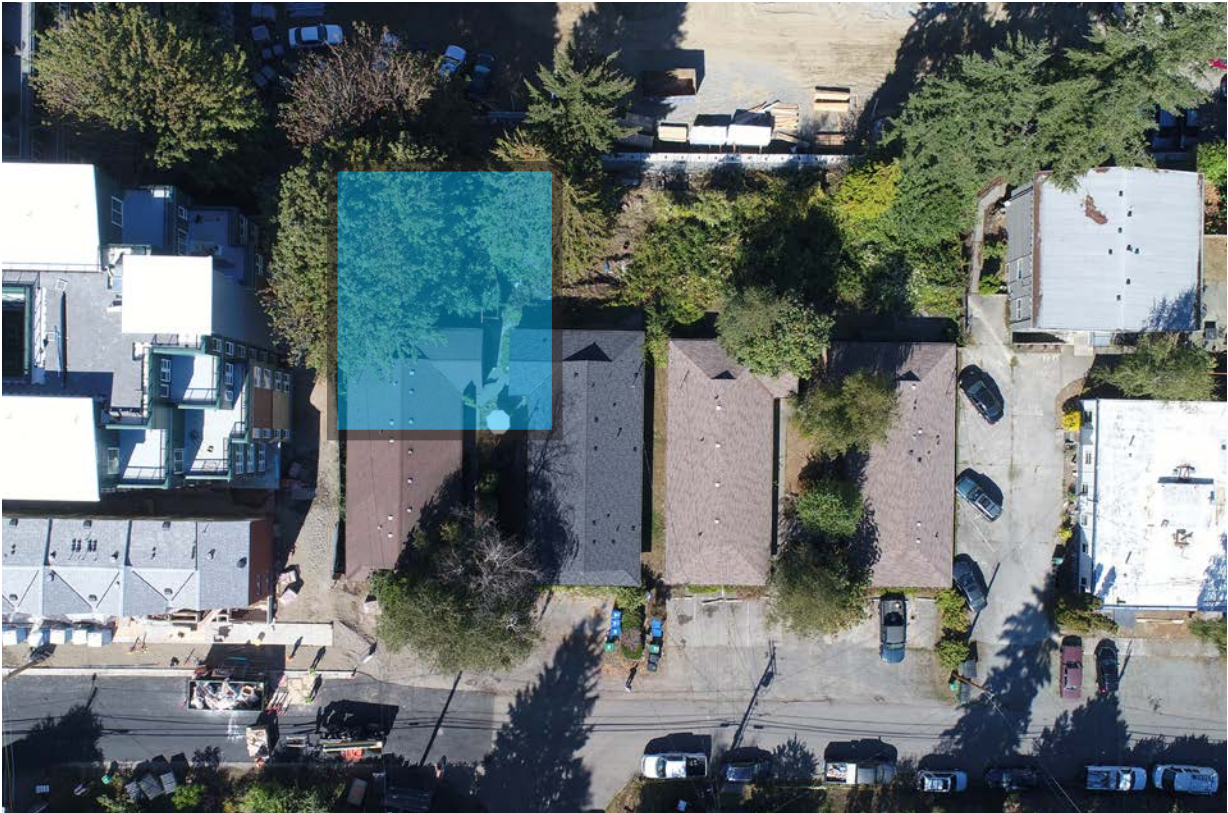
PARCEL C - 2100 NE 85th St
3033153-EG
Streetfront: None
Lot Area: 8,651 SF
Use: Townhouse
Maximum FAR (1.2): 10,381.2 SF
Setbacks: Front 7' avg. / 5' min.
Rear 7' avg. / 5' min.
Side 5' min. (facades<40')
7' avg. / 5' min. (facades>40')
Allowed height limit: 30'
Required Amenity Area: 2,162 SF (1081 @ ground)
Maximum Facade Length: 49.47 LF

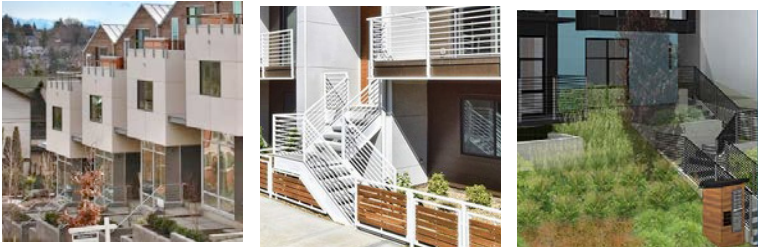
LEGAL DESCRIPTION
THAT PORTION OF LOTS 4, 5 AND 6, ACRE 3, TRACT 7, MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, LESS STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SAID LOT 4; THENCE S 01 "08'29" w, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 76.11 FT.; THENCE N 88"18'11" W, 114.02 FT.; THENCE N 01"41'49" E, 76.13 FT.; THENCE S 88"17'38" E, 113.29 FT. TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS AND UTILITIES INCLUDING SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT. AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.



PARCEL D - 2024 NE 85th St
3033151-EG
Streetfront: None
Lot Area: 4,777.1 SF
Use: Townhouse
Maximum FAR (1.2): 5,732.52 SF
Setbacks: Front 7' avg. / 5' min.
Rear 7' avg. / 5' min.
Side 5' min. (facades<40')
7' avg. / 5' min. (facades>40')
Allowed height limit: 30'
Required Amenity Area: 1,194 SF (597 @ ground)
Maximum Facade Length: 49.47 LF

LEGAL DESCRIPTION
THAT PORTION OF LOT 4, ACRE 2 AND LOT 6, ACRE 3, ALL IN TRACT 7, MAPLE LEAF ADDITION TO GREEN LAKE CIRCLE, LESS STREET, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 115, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N. W. CORNER OF SAID LOT 4; THENCE S 88°17'38" E, ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 63.06 FT.; THENCE S 01°41'49" W, 76.13 FT.; THENCE N 88°18'11" W, 62.44 FT.; THENCE N 01°13'32" E, 76.14 FT. TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS AND UTILITIES INCLUDING SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT. AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.





CS1. NATURAL SYSTEMS AND SITE FEATURES

CS1-C. Topography

Use natural systems and features of the site and its surroundings as a starting point for project design.

1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.

The existing topography will inform the circulation and vehicular approach through the site and influence massing towards the north of site.



CS2. URBAN PATTERNS AND FORM

CS2-B. Adjacent Site, Streets and Open Spaces

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area

2. Connections to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

Rowhouses create strong connections to the street. Streetscape improvements will follow the neighboring new development standards on the west side of site.

CS2-D. Height, Bulk, and Scale

2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

The proposed design bridges the scale between single-story residences and multi-story apartments in the neighborhood.



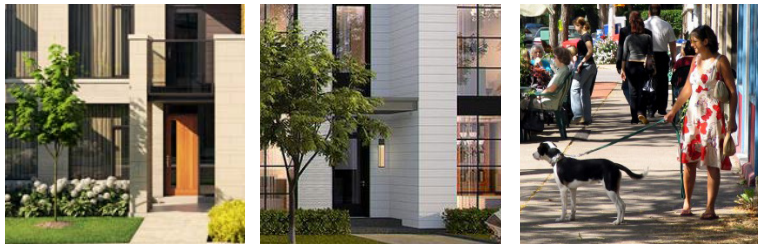
PL1. CONNECTIVITY

PL1-B. Walkways and Connections

Complement and contribute to the network of open spaces around the site and the connections among them.

3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

The proposed design will provide seating, planting, and other pedestrian elements to create an active and usable pedestrian area, that matches the quality of neighboring new developments.



PL2. WALKABILITY

PL2-B. Safety and Security

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

Windows and balconies will generally be oriented towards the streets and towards the views. Rowhouses will have roof decks facing 85th street.



PL3. STREET-LEVEL INTERACTION

PL3-A. Entries

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

The units that are accessed directly from the streets will have entries located off of the sidewalk. The interior units will have covered entries that are distinguished through landscaping, seating, and lighting.



DC1. PROJECT USES AND ACTIVITIES

DC1-B. Vehicular access and circulation

Optimize the arrangement of uses and activities on site.

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

The proposed design features a central vehicular access, that connects all 4 parcels, and has a strong relation to the perpendicular 21st NE street. Strong separation between pedestrian and vehicular access within site circulation.



DC2. ARCHITECTURAL CONCEPT

DC2-C. Secondary Architectural Features

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.

Canopies/awnings will be used in rowhouses to break down the scale of the facade at a pedestrian level.

DC2-D. Scale and Texture

1. 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.

Street level unit entries and proposed high quality material will provide texture at the pedestrian scale.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture.”



DC4. EXTERIOR ELEMENTS AND FINISHES

DC4-D. Trees, Landscape and Hardscape

Use appropriate and high quality elements and finishes for the building and its open spaces.

1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.
4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Landscaping and hardscaping will complement the architectural concept and be strategically located to create a sense of place and community by connecting common spaces within lots.

Street trees will be provided as well as additional trees throughout the site as can be accommodated

COMMUNITY OUTREACH SUMMARY:

The neighborhood has two large new developments that are currently under construction. Due to the recent changes, the community is concerned with the higher density and the implications it could bring to the neighborhood. The people living near the site have great interest in taking care of the neighborhood. This includes taking action into their own hands to clean up NE 85th St, along with working closely with authorities to keep the neighborhood safe.

NE 85th Rowhouses and Townhouses Community Meeting

Address of Development Project: 2020 NE 85th Street

Meeting Location: Northeast Branch Library - Northeast Meeting Room
6801 33rd Ave NE, Seattle, WA 98115

Meeting Date: October 10, 2018 4pm - 5 pm



PLEASE PRINT LEGIBLY

First Name	Last Initial	Zip Code	Email Address (if you would like to be on our mailing list for this project)	How did you hear about this meeting?
Sarah	C	98115	sarahc@gmail.com	Mailed Flyer
Suzanne	L	98115	smundgust6@gmail.com	Neighbor
Ana	E	98115	annelfers@hotmail.com	Flyer
Michael	C	98115	chrzasto@illinois.edu	Flyer
Brittany	A	98115	bromberg12345@yahoo.com	Flyer
Rosemary	E	98115	None	Neighbor

Note: This information is being collected by Cone Architecture but may be submitted to the City of Seattle. Therefore, personal information entered on this form may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Tel: (206) 693-3133 2226 3rd Ave, Suite 100, Seattle, WA 98121 www.cone-arch.com

ELECTRONIC/DIGITAL OUTREACH: CONE ARCHITECTURE RECEIVED FIVE RESPONSES TO THE SURVEY THAT WAS CREATED THROUGH SURVEY MONKEY. THE RESPONSES RECEIVED ARE AS FOLLOWS:

WHAT IS YOUR CONNECTION TO THIS PROJECT?

100% I live very close to the project.

WHAT IS MOST IMPORTANT TO YOU ABOUT A NEW BUILDING ON THIS PROPERTY?

- 100% That it is designed with environmental sustainability in mind
- 80% That it is nice looking
- 80% That it is designed to be family-friendly
- 10% That it brings new services or amenities to the area (businesses, open space, etc.)

WHAT CONCERNS DO YOU HAVE ABOUT THIS PROJECT?

- 100% Construction noise/impacts
- 100% That it may feel out of scale with other buildings nearby
- 100% That it will make driving and parking in the neighborhood more difficult

IS THERE ANYTHING SPECIFIC ABOUT THIS PROPERTY OR NEIGHBORHOOD THAT WOULD BE IMPORTANT FOR US TO KNOW?

- All five responded to the question
- All comments mention the negative presence of the ongoing developments adjacent to site
- Concerns about density impact, traffic, parking, safety, trash and environmental changes are mentioned in comments

WOULD YOU LIKE TO BE CONTACTED ABOUT THIS PROJECT IN THE FUTURE? IF SO, PLEASE PROVIDE YOUR EMAIL ADDRESS.

Question answered by four people who provided contact information

IN-PERSON OUTREACH: THE IN-PERSON OUTREACH BROUGHT UP A RANGE OF DISCUSSION POINTS:

MISCELLANEOUS COMMENTS:

- Everyone was concerned about the change in density in the neighborhood, in a short amount of time.
- One person shared that there is no grocery store near the neighborhood.
- One person was concerned about site drainage and how that will be mediated with existing system.
- A few people said 85th Street has drainage problems after heavy rain, concerns were voiced about storm water.
- Neighbors shared that most of the upkeep of 85th St is done by a community effort to keep their neighborhood clean and safe.
- Concern expressed about whether a fire truck will have full access to townhouses were expressed.

NEW ADJACENT DEVELOPMENTS COMMENTS:

- Many people shared that ongoing developments located north and west of the site have caused disturbance to neighborhood during construction.
- Concern for delineation of public and private space, especially for security, was expressed.
- A few people suggested that the property line of adjacent developments has not been respected, due to misplacing of construction trash on neighbor's property
- Everyone present was concerned with the potential interaction of new residents adding to the traffic of the local streets.

PARKING AND TRAFFIC COMMENTS:

- Several people voiced concerns about street parking, whether parking will continue to be allowed on 85th St and on 21st St with no restrictions.
- A few people mentioned that 85th street is dark and not safe for pedestrians.
- Everyone expressed concerns about the safety of 85th street, how the speed of vehicles might change with the new residents.
- Lack of infrastructure on local streets in the neighborhood concerned everyone present at meeting.
- Neighbors expressed desires for the following street improvements: sidewalks, stop signs, traffic lights, crosswalks, speed bumps...
- A few people were concerned with the garage sizes, and backing distances provided for on-site parking.

TRASH COMMENTS:

- Most of the neighbors expressed concerns about where the trash will be staged, since there is no sidewalk on both sides of 85th St.
- Neighbors said they would prefer a combined trash solution.

MASSING STRATEGY COMMENTS:

- One person questioned if the rowhouse's roof decks could face the inside of development due to privacy concerns.
- One person asked if site will be fully fenced in, concerned about safety and the overall neighborhood feeling.
- One person is concerned about how the units will look on the exterior after being owned individually.
- Neighbors mentioned how most of the context around site is traditional, and they voice their opinion about how they would like to see a more traditional approach to the design.
- Several people liked the proposed site plan and the courtyard proposed around the existing tree.



ADJACENT DEVELOPMENTS

This proposal is located adjacent to two new large developments, both currently under construction. To the west is a project called Sedona, consisting of a mixed use building (commercial space with apartments above) and some congregate housing. To the north is a project called Ravenna North, consisting of 87 townhomes. These large developments have resulted in a rapid increase in density in this neighborhood. While our proposal will continue to increase this density, it seeks to do so in a way that will maintain the residentially scaled street edge that is already present along NE 85th St and keep the visual impacts of vehicular traffic and solid waste storage to a minimum.

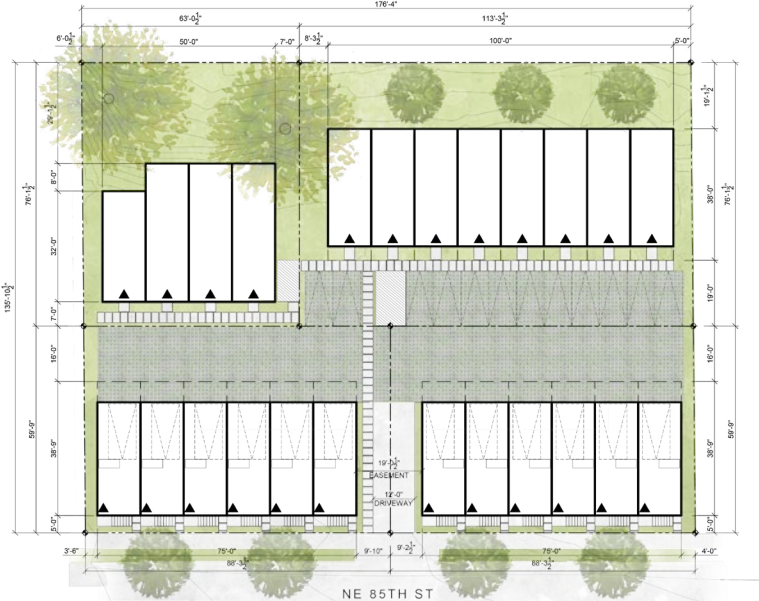




OPTION ONE- CODE COMPLIANT

Option One contains two rowhouse structures facing NE 85th Street to the south and three townhouse structures to the north. Vehicular access to the site occurs through a code compliant 32' wide vehicular easement (minimum 24' driveway) between the two rowhouse structures. Parking for all units is provided through a combination of surface stalls and private garages. Ground level amenity area for the rowhouses is achieved with private roof decks atop garages for the two western and two eastern units. Pedestrian entries to the rowhouses occur directly off NE 85th St, while the townhomes follow a pedestrian path through the vehicular easement to entries facing the surface parking areas. Individual solid waste storage is provided for each unit and the canisters will be staged along the street for pick up.

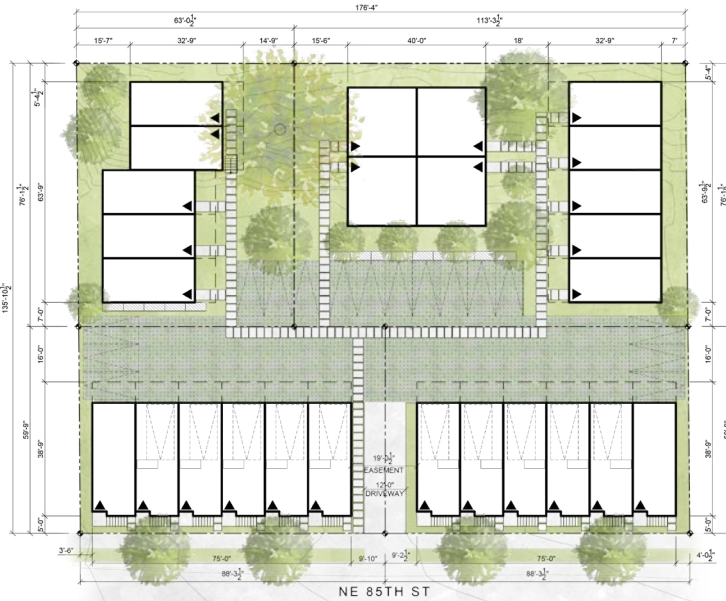
In this option, the townhouse buildings at the north of the site are arranged in an effort to retain the three existing exceptional trees. This means that the majority of the open space is relegated to the northern side of the site, where the topography slopes down significantly, and therefore is not as usable to residents. The garages required to provide the ground level amenity area increases bulk and decreases transparency on the east and west sides of the site.



OPTION TWO

Option Two contains two rowhouse structures facing NE 85th Street to the south and two townhouse structures to the north, arranged in the same east-west fashion as the rowhouses. The vehicular access easement is proposed to be reduced in order to have a more minimal impact on the street edge. Parking for all units is provided through a combination of surface stalls and private garages. A departure is being requested for reduced ground level amenity area on the rowhouses (making up the total required amenity at the roof). Pedestrian entries to the rowhouses occur directly off NE 85th St, while the townhomes follow a pedestrian path beside the vehicular easement to entries facing the surface parking areas. Combined solid waste storage is proposed, which will be staged along the street for pick up.

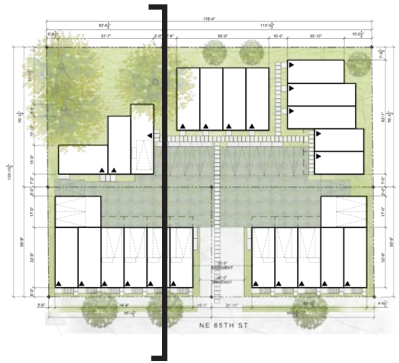
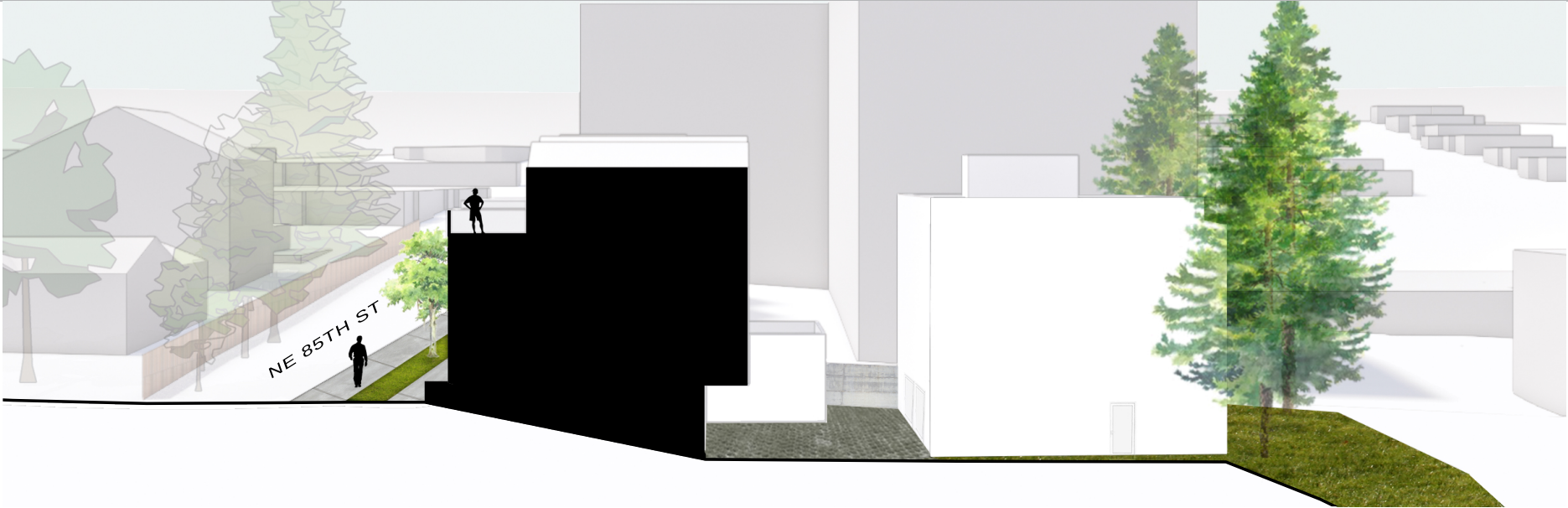
This option proposes to retain two of the exceptional trees. This, combined with the orientation of the units, means that all open space occurs at the north side of the site (within the slope), making it less usable. All townhouse entries facing surface parking, rather than landscaped areas, creates a less desirable entry sequence and few opportunities for interaction.



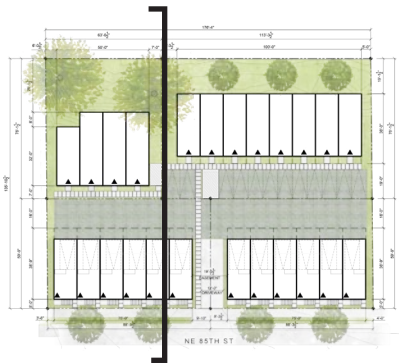
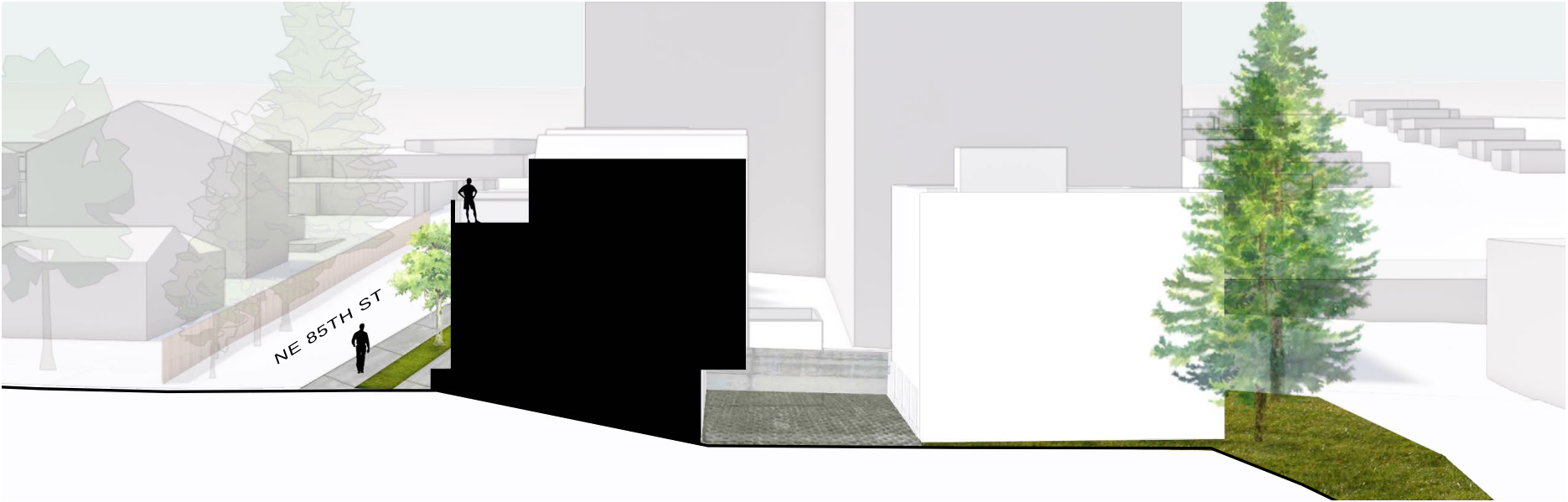
OPTION THREE - PREFERRED

Option Three, the applicant's preferred option, contains two rowhouse structures facing NE 85th Street to the south and three townhouse structures to the north, arranged in a north-south orientation surrounding two landscaped courtyards. The vehicular access easement in this option is also proposed to be reduced in order to have a more minimal impact on the street edge. Parking for all units is provided through a combination of surface stalls and private garages. A departure is being requested for reduced ground level amenity area on the rowhouses (making up the total required amenity at the roof)- but the overall site design creates communal outdoor space that everyone has access to. Pedestrian entries to the rowhouses occur directly off NE 85th St. The townhomes follow a pedestrian path beside the vehicular easement to entries through the courtyards and away from the surface parking areas. Individual solid waste storage is provided for each unit and the canisters will be staged along the street for pick up.

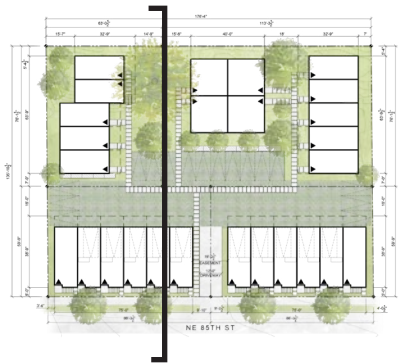
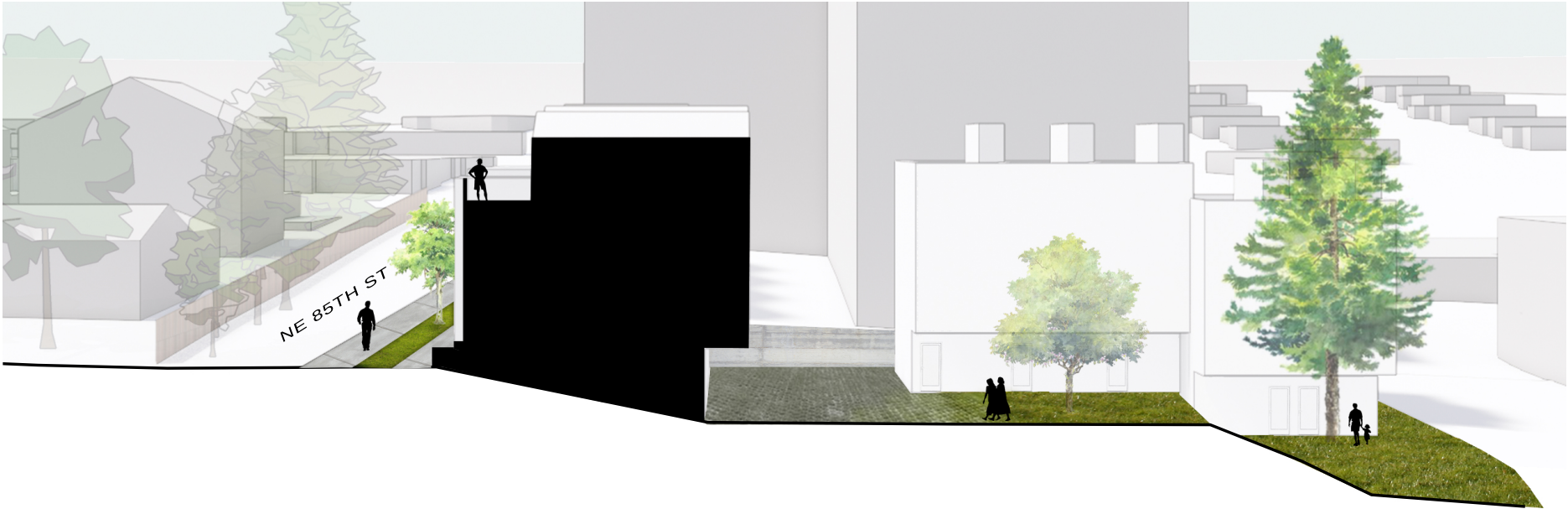
In this option, one of the exceptional trees is kept, and the western courtyard is designed to frame it. The eastern courtyard will frame new trees of a similar scale. The intention is to bring usable green space forward into the site, pull entries away from the parking area, and create opportunities for interaction with neighbors.



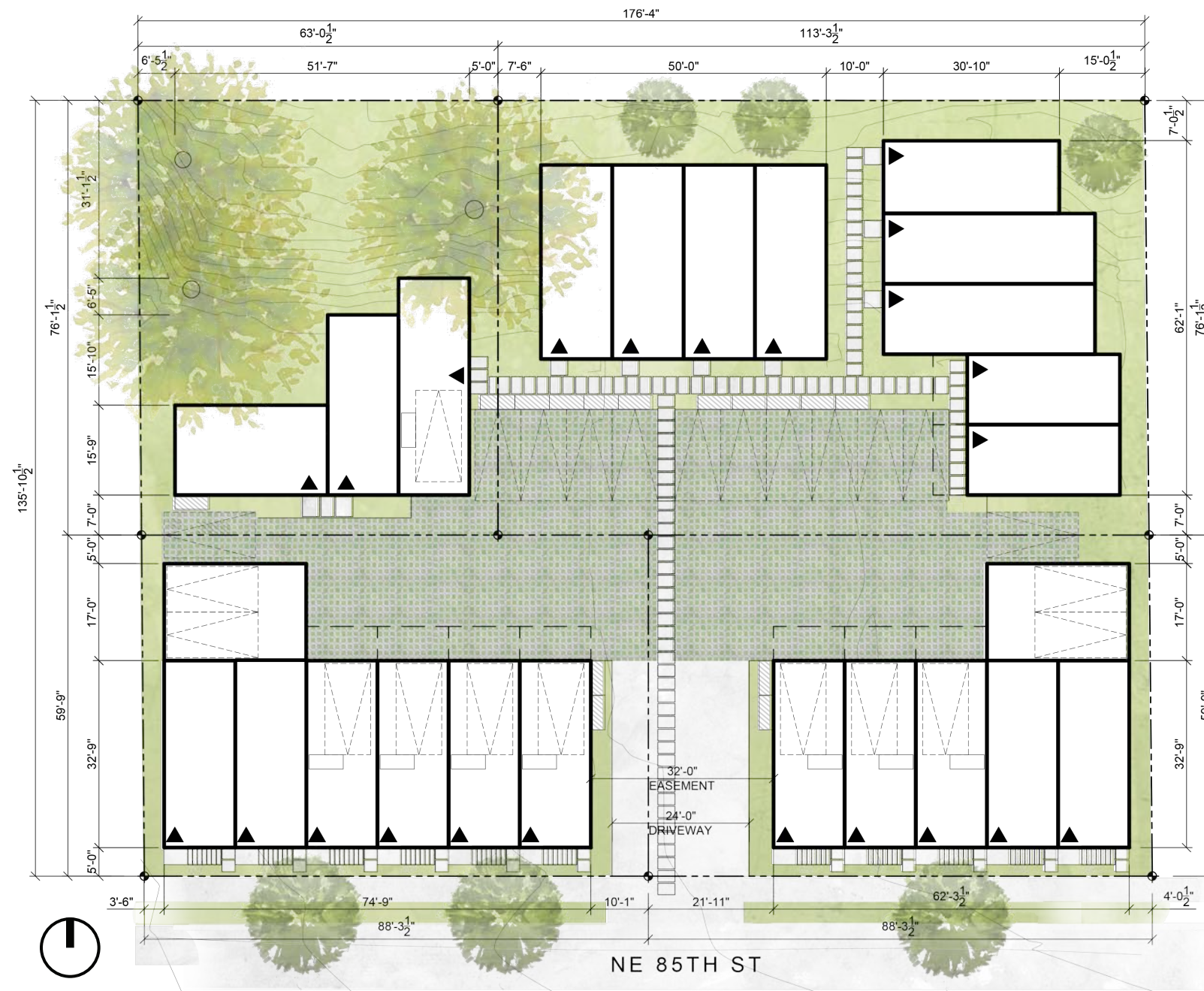
OPTION ONE- CODE COMPLIANT



OPTION TWO



OPTION THREE - PREFERRED



OPTION ONE (CODE COMPLIANT):

23 UNITS
23 PARKING STALLS PROVIDED

OPPORTUNITIES:

- Code compliant
- Retains all three existing exceptional trees

CONSTRAINTS:

- Open green space located on slope (making it less usable)
- No green space on the interior of site visible from NE 85th St
- Garages add bulk / massing on east and west sides of site
- Few opportunities for community interaction / gathering
- Large portion of street edge dedicated to code compliant 32' wide driveway easement
- Most townhouse entries face surface parking



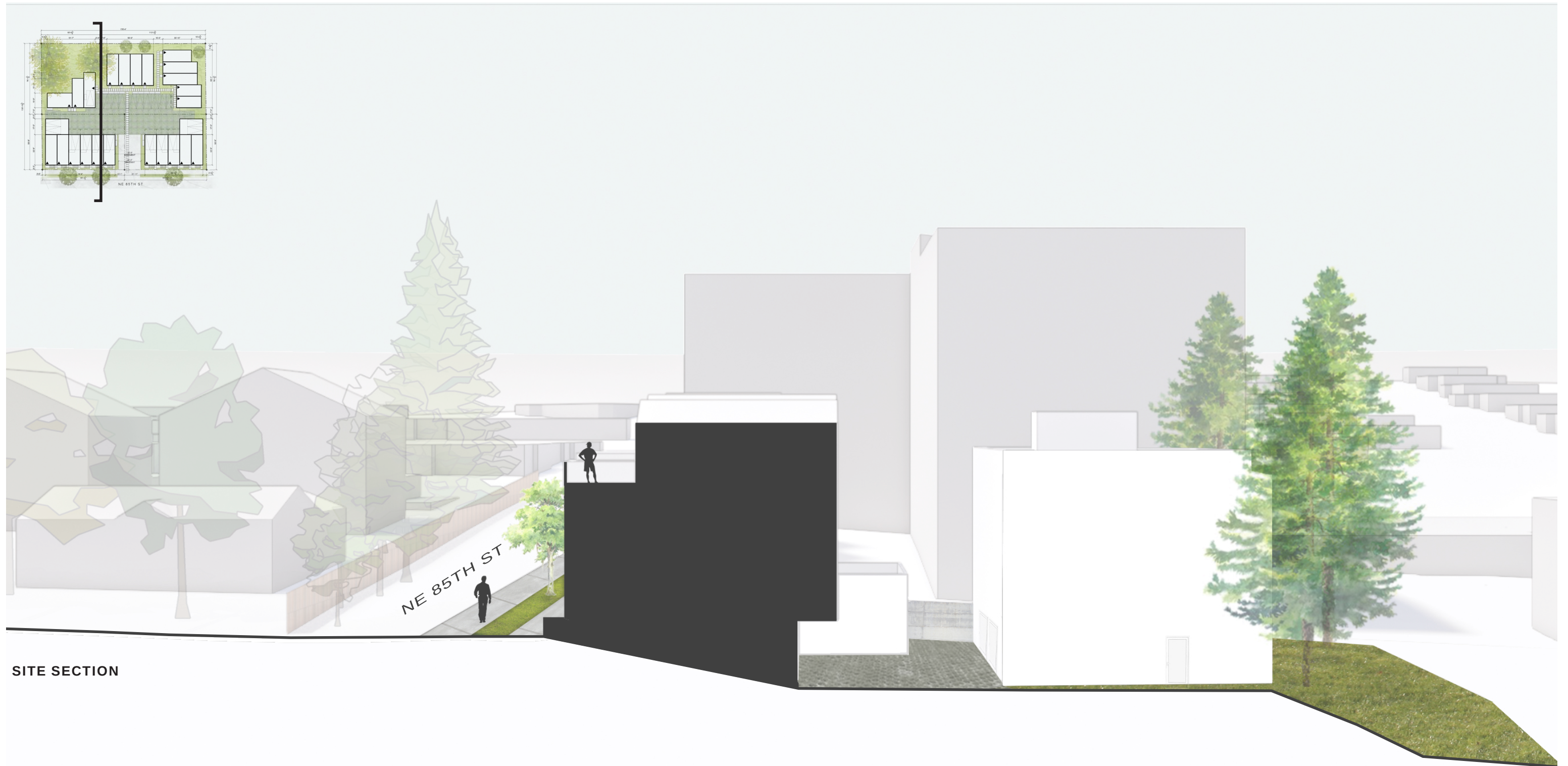
VIEW FROM NE 85TH ST



VIEW FROM NE 85TH ST SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER OF SITE



SITE SECTION

KEY

GARAGE/STORAGE

2ND BEDROOM/BATH

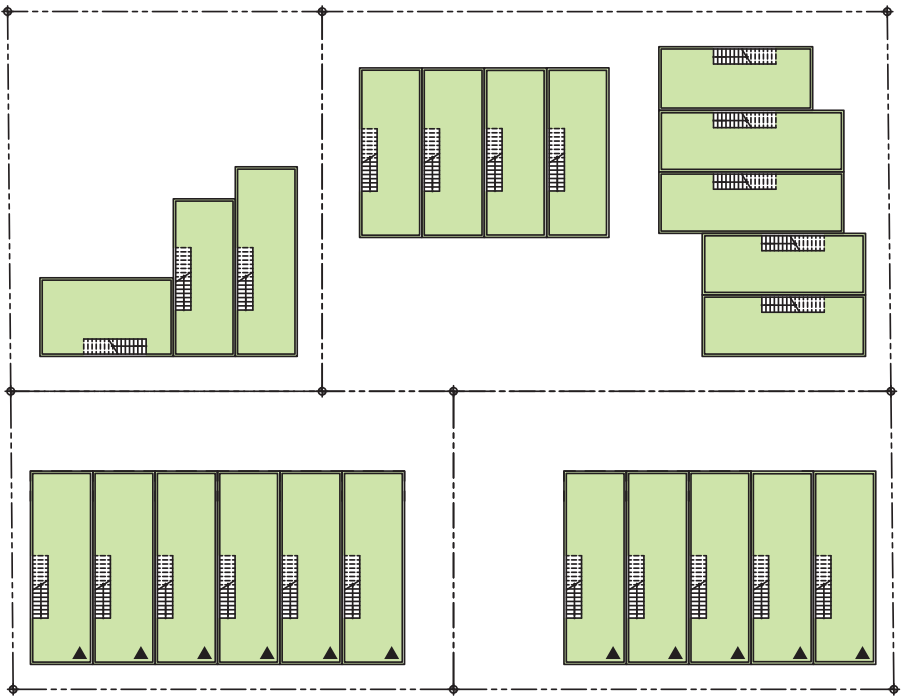
LIVING/DINING/KITCHEN

MASTER SUITE

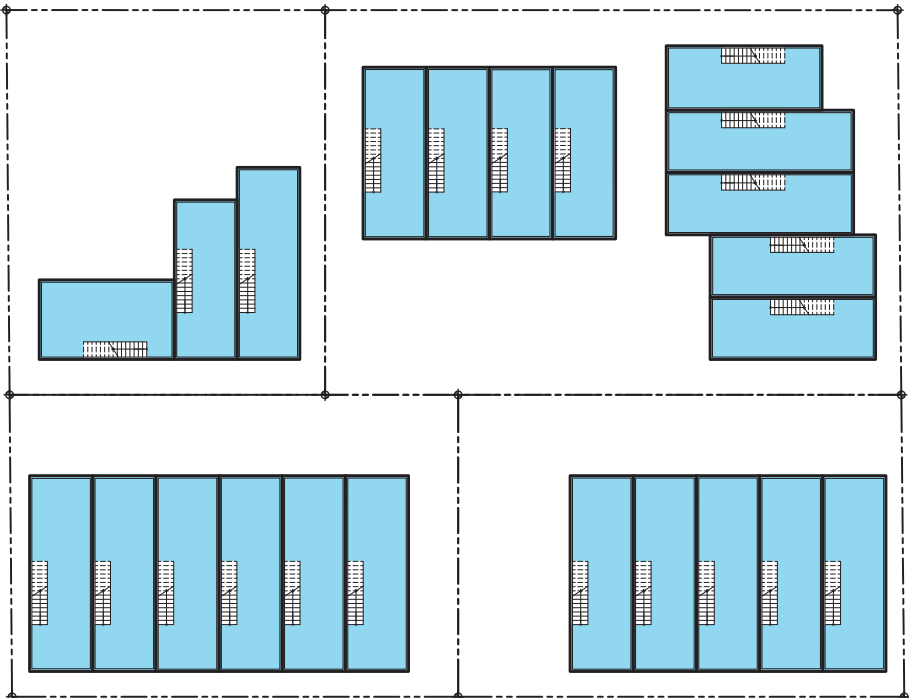
ROOF DECK



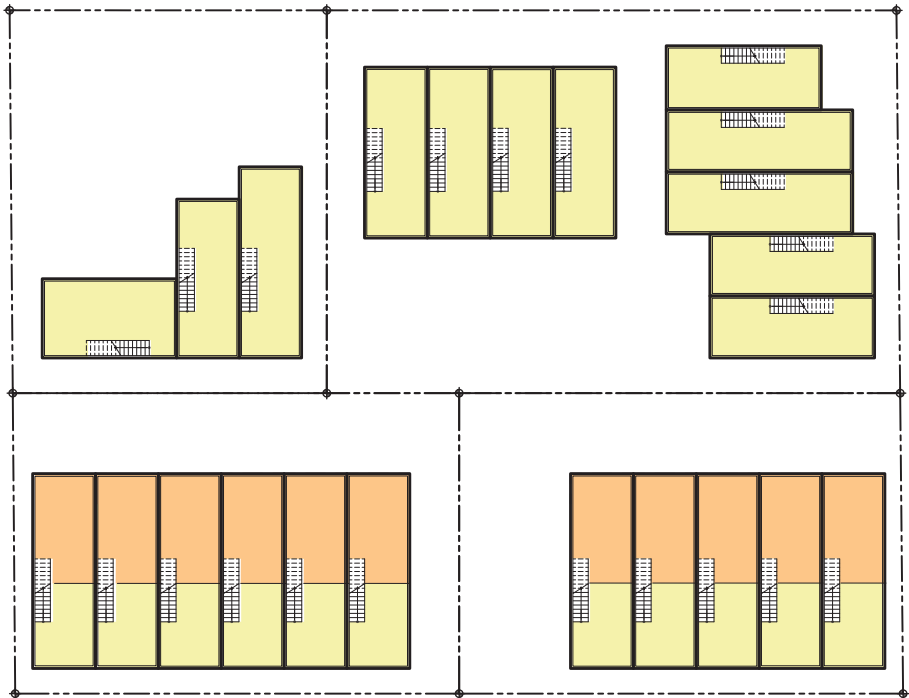
FIRST FLOOR PLAN



SECOND FLOOR PLAN



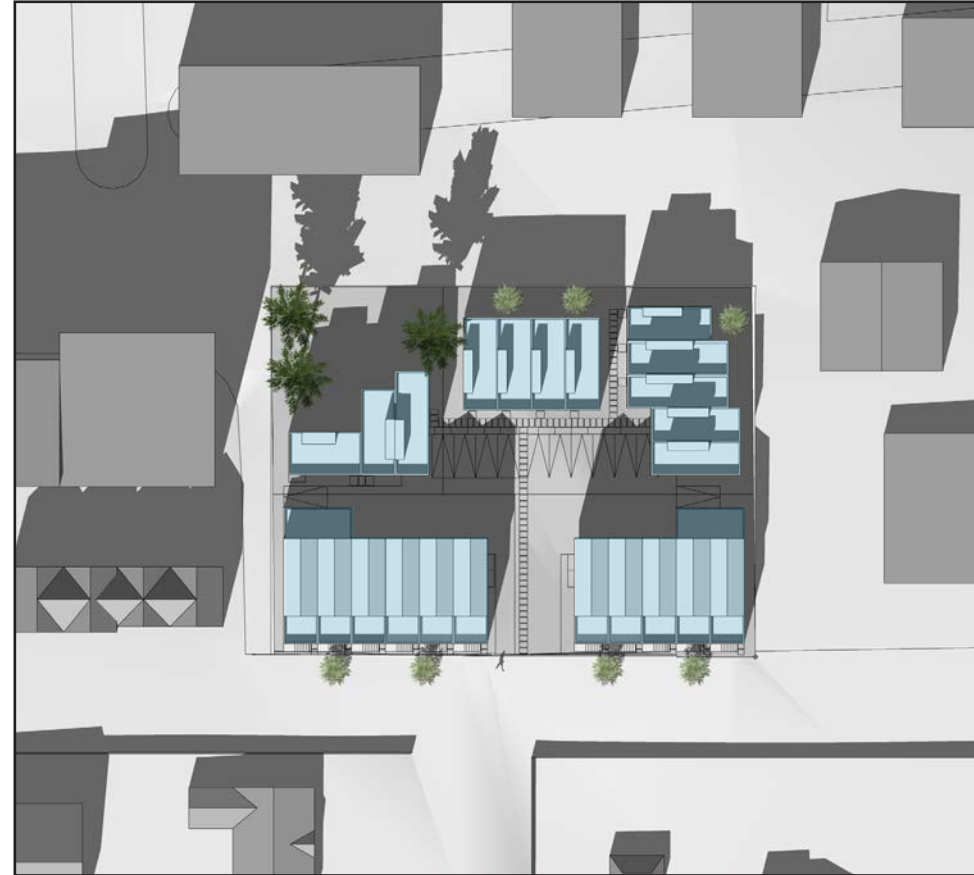
THIRD FLOOR PLAN



ROOF PLAN



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



OPTION TWO:

24 UNITS
24 PARKING STALLS PROVIDED

OPPORTUNITIES:

- Retains two existing exceptional trees
- Reduced driveway width decreases visual impact of vehicular traffic on street edge
- Combined trash location minimizes impact of solid waste across the site

CONSTRAINTS:

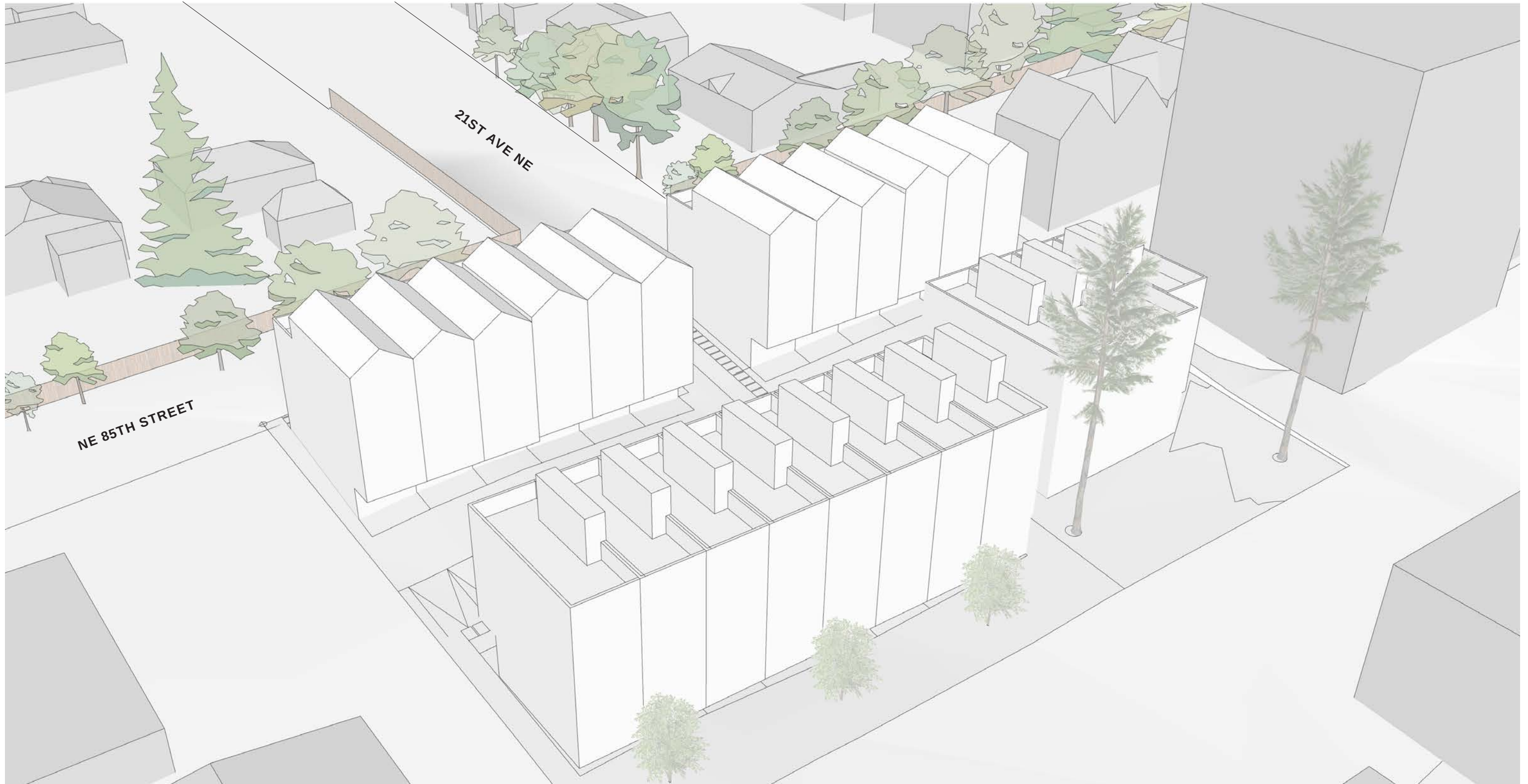
- Open green space located on slope (making it less usable)
- No green space on the interior of site visible from NE 85th St
- Few opportunities for community interaction / gathering
- All Townhouse entries face surface parking



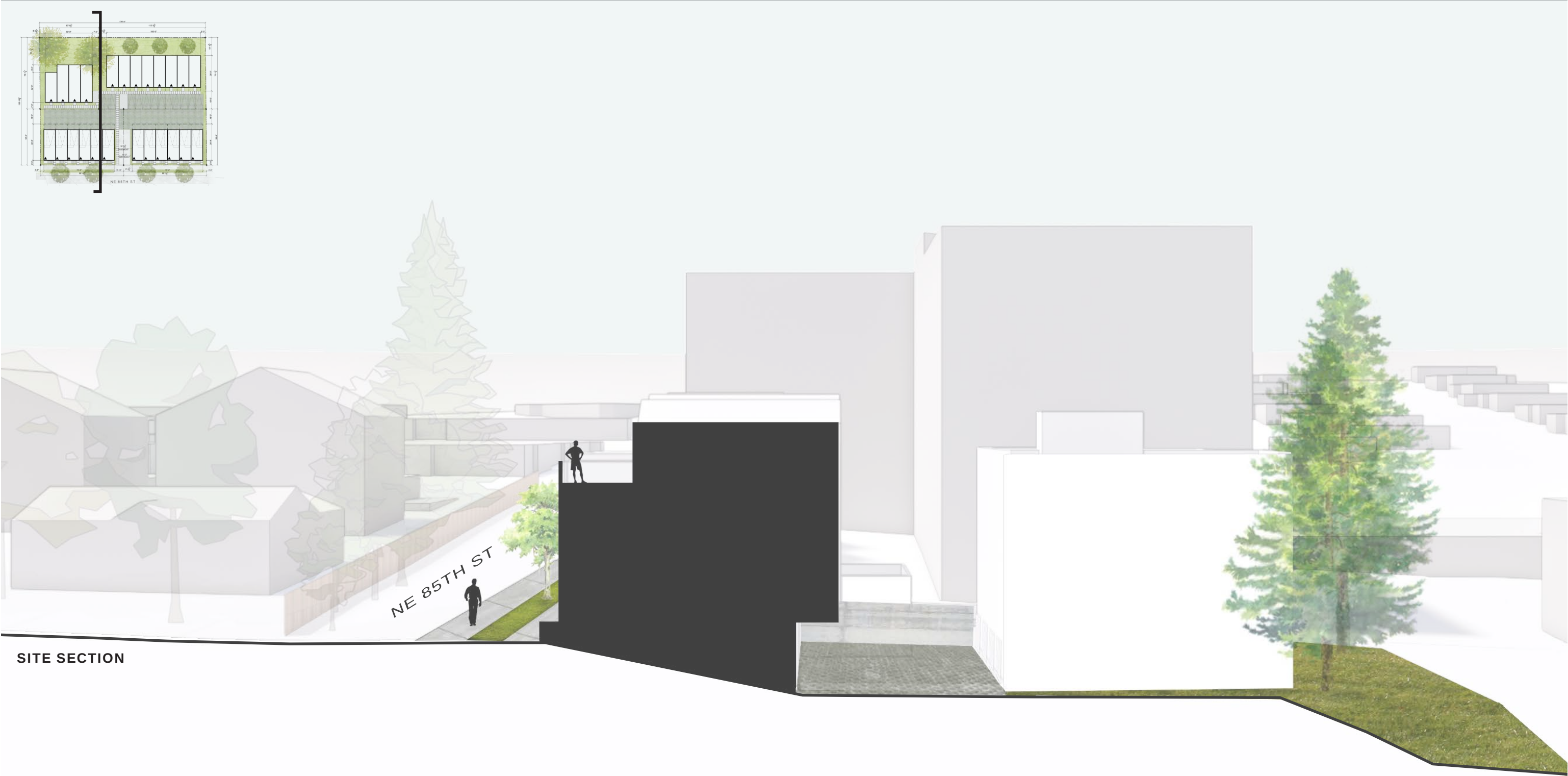
VIEW FROM NE 85TH ST



VIEW FROM NE 85TH ST SOUTHEAST CORNER



VIEW FROM NORTHWEST CORNER OF SITE

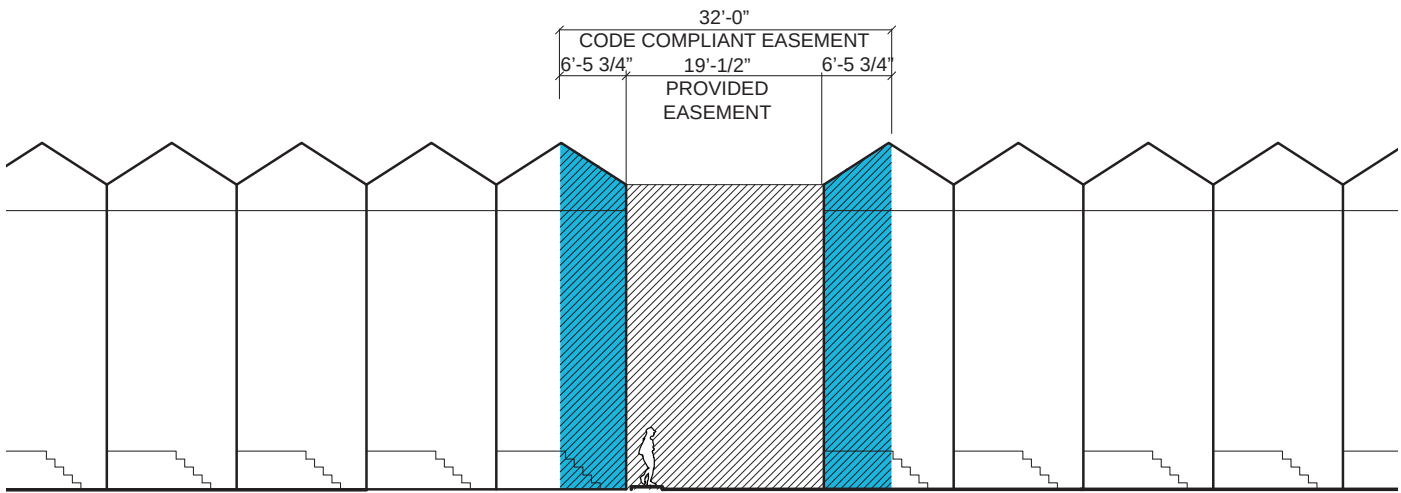
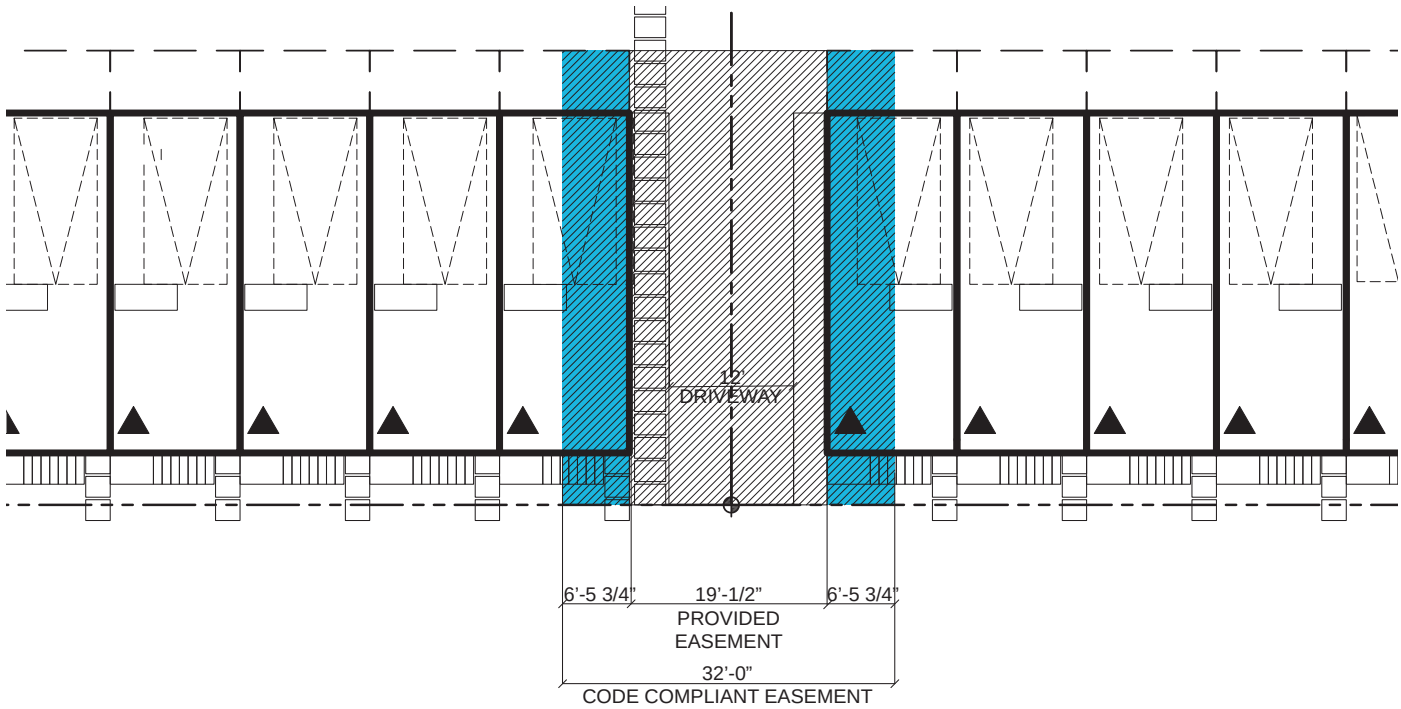


SITE SECTION

KEY

DEPARTURE REQUEST

CODE COMPLIANT



1

OVERALL DEVELOPMENT
DESIGN STANDARD

SMC 23.53.025.D
ACCESS EASEMENT STANDARDS

CODE REQUIREMENT:

Vehicle Access Easements Serving Ten or more Residential Units. Easement width shall be a minimum of 32 feet; The easement shall provide a surfaced roadway of at least 24 feet wide...

DEPARTURE REQUEST:

To allow for the driveway to be a minimum of 12' with a minimum 3' pedestrian walkway, with a provided easement of 19' 1/2" total.

RATIONALE FOR DEPARTURE:

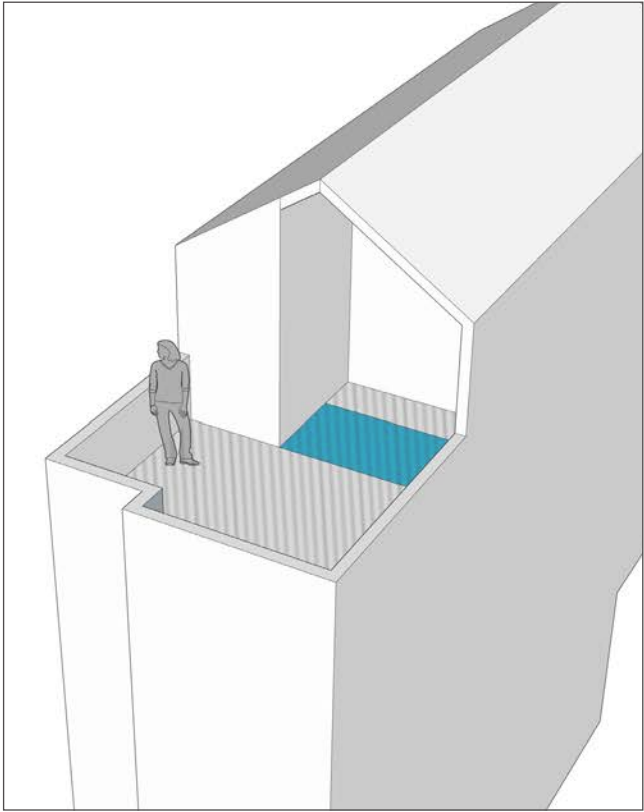
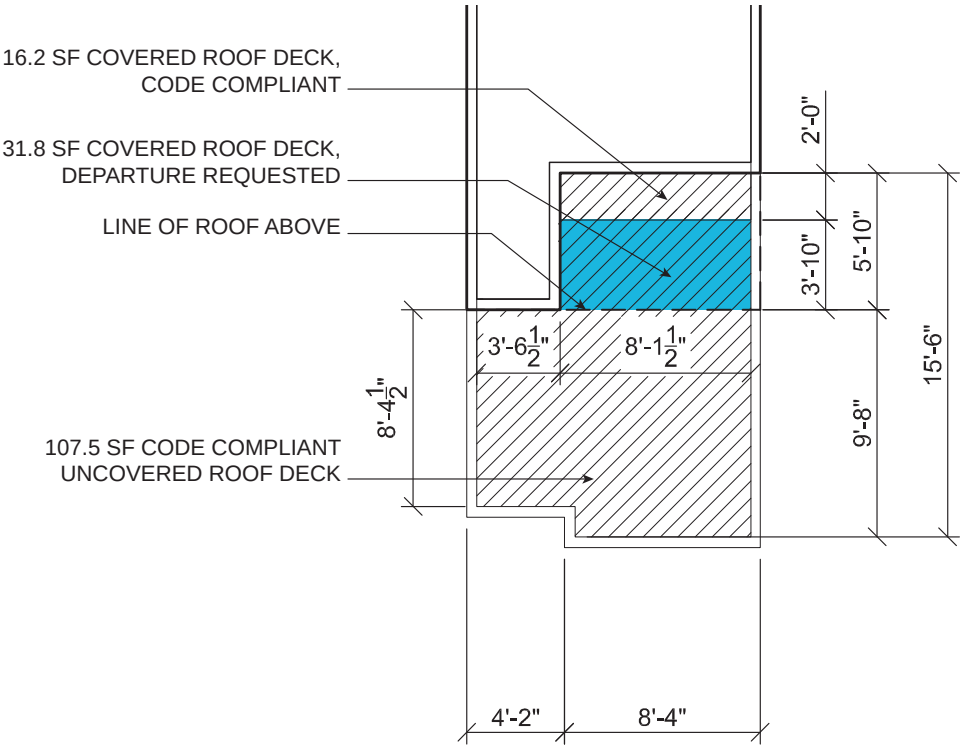
The code compliant easement would mean that a large portion of the street edge would be dedicated to paving, rather than landscaping or pedestrian scaled elements. This project would better align with the design guidelines by reducing the width of the driveway in order to minimize the visual impact that vehicular access and circulation has on the street edge.

Design Guideline: PL2.A.1, DC1.C.2

KEY

DEPARTURE REQUEST

CODE COMPLIANT



2

PARCELS A & B
DESIGN STANDARD
SMC 23.45.522.D
PROJECTIONS INTO AMENITY AREAS

CODE REQUIREMENT:
Structural projections that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade.

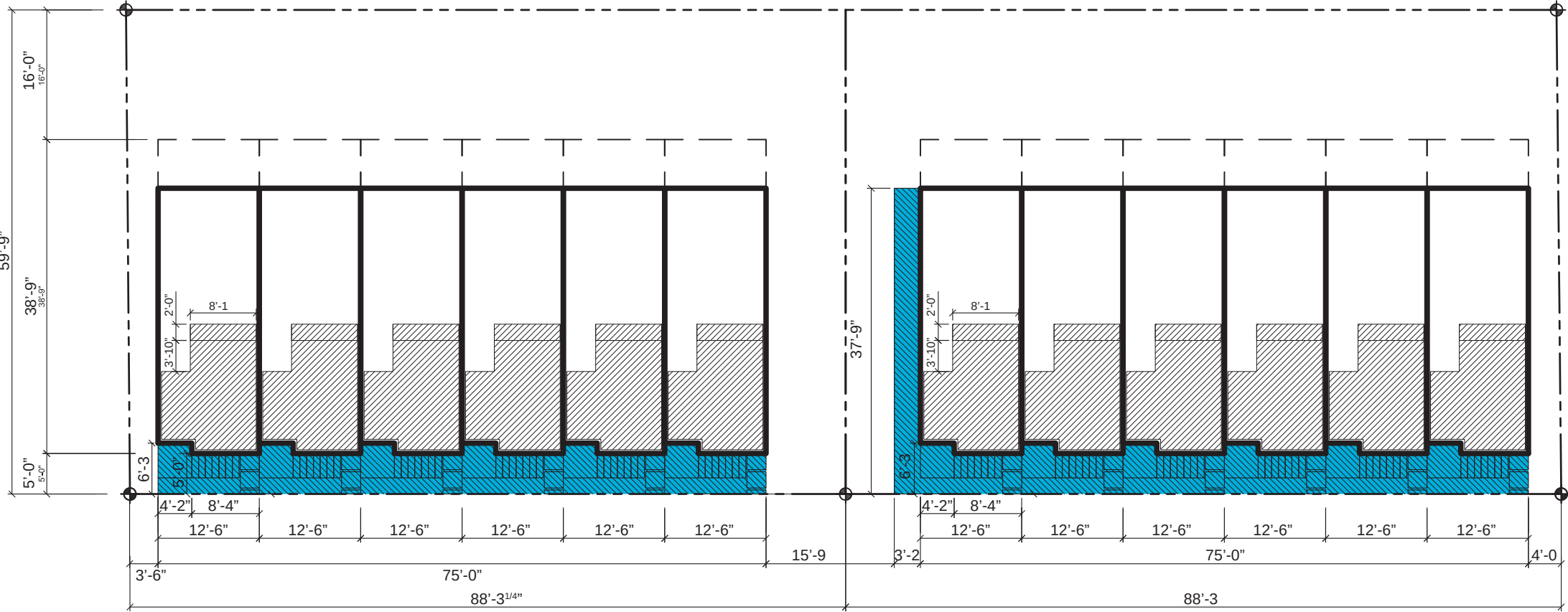
DEPARTURE REQUEST:
To allow for the roof overhang to extend 5'-10" into the roof deck amenity area.

RATIONALE FOR DEPARTURE:
The code restricts the ability for projections (including roof overhangs) to extend more than 2' into an amenity area. In the Seattle climate, weather protection over a portion of the deck extends its usability throughout all seasons.
Design Guideline: DC3.B.2

KEY

DEPARTURE REQUEST

CODE COMPLIANT



3

PARCELS A & B
DESIGN STANDARD
SMC 23.45.522.A
AMENITY AREA REQUIRED

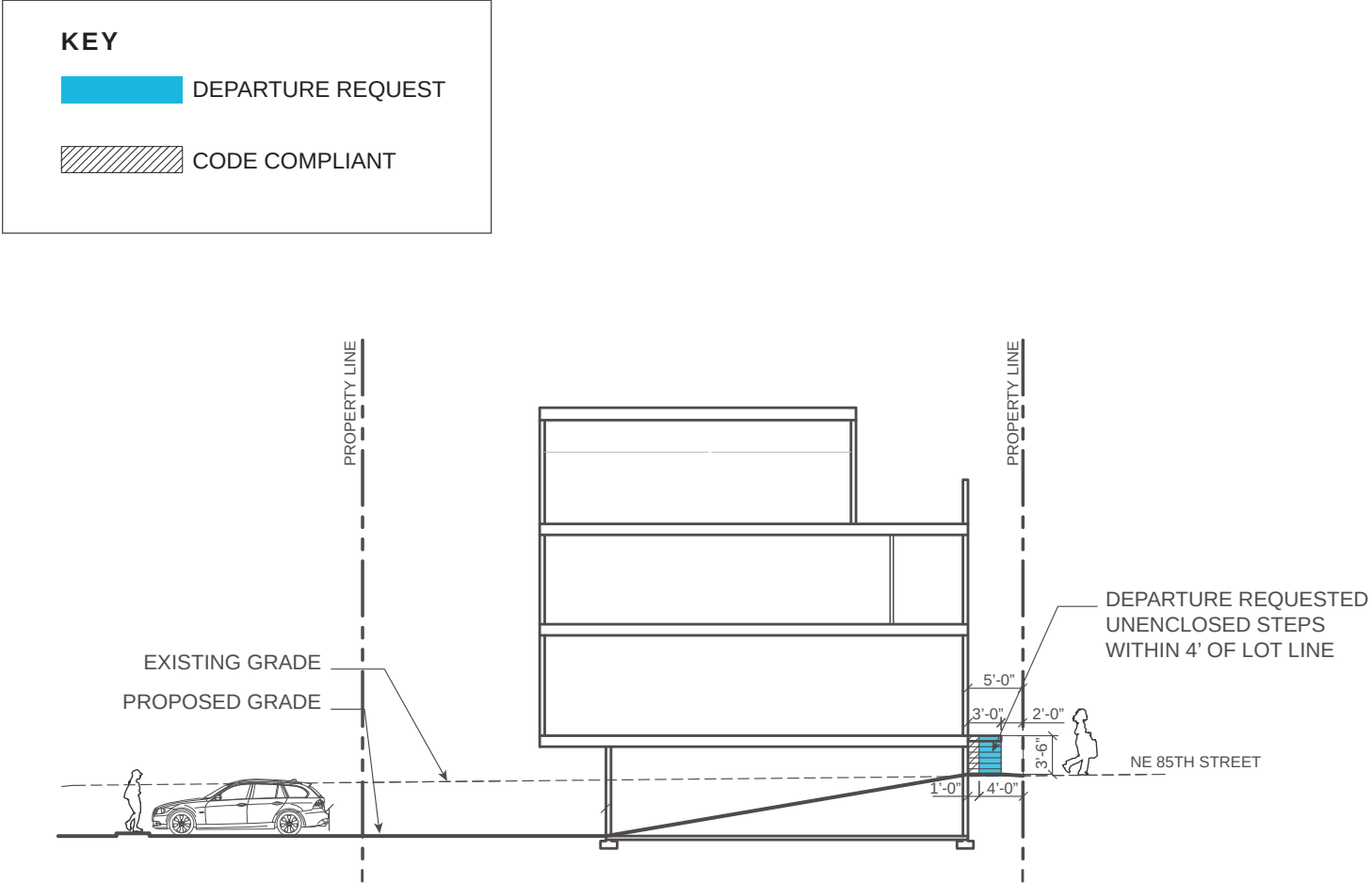
CODE REQUIREMENT:
A minimum of 50 percent of the required amenity area shall be provided at ground level...

DEPARTURE REQUEST:
To allow for the ground level amenity area to be reduced by the percentages below, while making up the remainder of the total required amenity at the roof level.

Parcel A:
Required: 1322 sf total, of which 661 sf min. is on ground
Provided: 1337 sf total, of which 432 sf min. is on ground (34.68% reduction)

Parcel B:
Required: 1314 sf total, of which 657 sf min. is on ground
Provided: 1454 sf total, of which 549 sf min. is on ground (16.43% reduction)

RATIONALE FOR DEPARTURE:
While this project is asking for a reduction to the ground level amenity area, the remainder of the required amenity area will be made up at the roof level. The available outdoor amenity space for each rowhouse will consist of a front yard with a stoop and a private roof deck with weather protection. Both spaces offer the opportunity for personalization and year round use.
Design Guideline: DC3.C.2



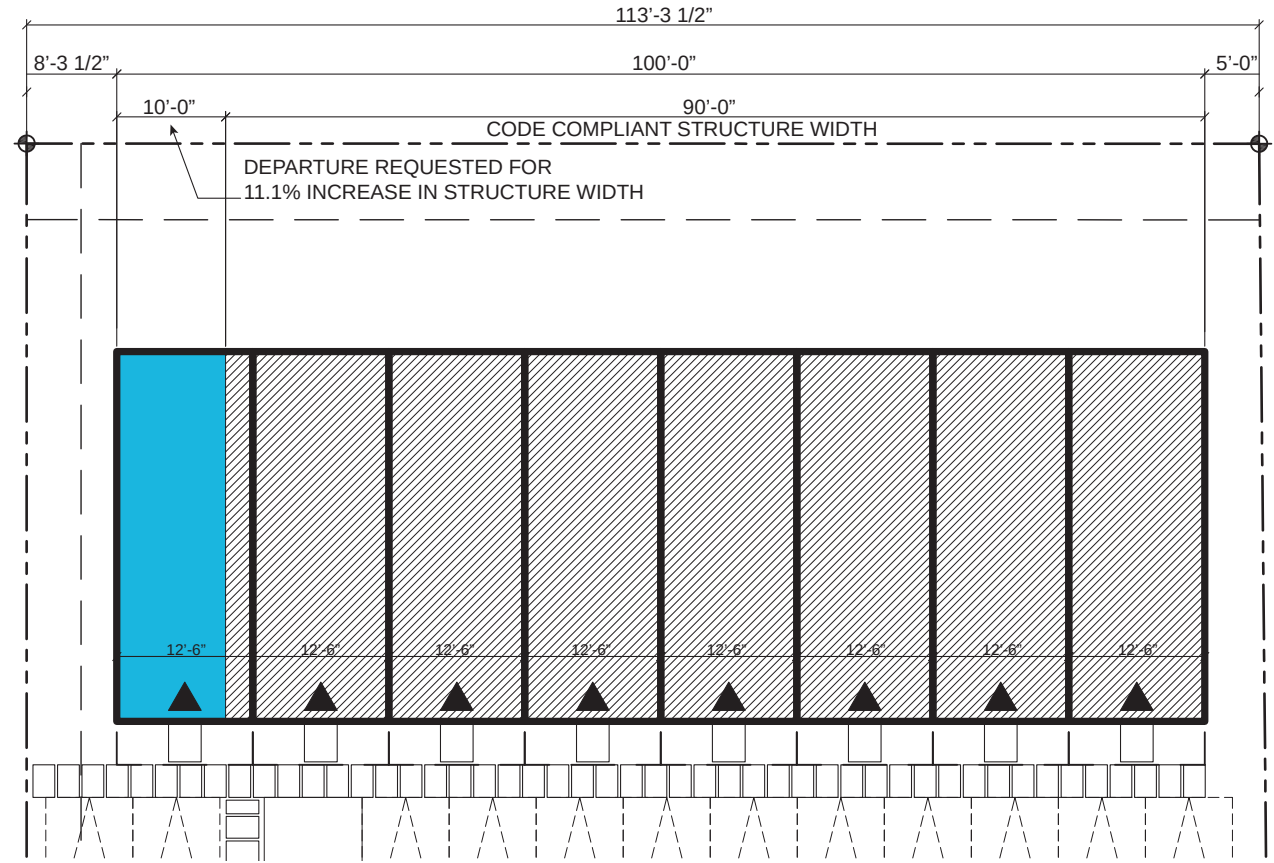
4

**PARCELS A & B
DESIGN STANDARD**
SMC 23.45.518.H
PROJECTIONS PERMITTED IN REQUIRED SETBACKS

CODE REQUIREMENT:
Unenclosed porches or steps no higher than 4' above existing grade... may extend to within 4 feet of a street lot line...

DEPARTURE REQUEST:
To allow for unenclosed steps 3'-6" high to extend to within 2' of the street lot line.

RATIONALE FOR DEPARTURE:
The rowhouses on this project seek to provide a stoop up to each entry as a transitional element between public and private space. This helps the proposed units to better fit with the design guidelines as well as the surrounding neighborhood. The code limits how close stairs can be to the property line- the addition of these stairs/stoops would help add to the collection of elements at each entry, enhancing the pedestrian experience and providing opportunity for personalization.
Design Guideline: DC2.B.1



5

**PARCEL C
DESIGN STANDARD**
SMC 23.45.527.A
MAXIMUM STRUCTURE WIDTH IN LR ZONES

CODE REQUIREMENT:
LR2, Townhouse Developments: 90' maximum allowed

DEPARTURE REQUEST:
To allow for an 11.1% increase to structure width (from 90'-0" to 100'-0")

RATIONALE FOR DEPARTURE:
The increase in structure width for this option is for the rear units only, and is asked for in order to maintain consistency in unit appearance. It wouldn't have any additional impact on the street edge, and would be screened from the north with vegetation.
Design Guideline: DC2.B.1, DC2.E.1

KEY

GARAGE/STORAGE

2ND BEDROOM/BATH

LIVING/DINING/KITCHEN

MASTER SUITE

ROOF DECK

FIRST FLOOR PLAN

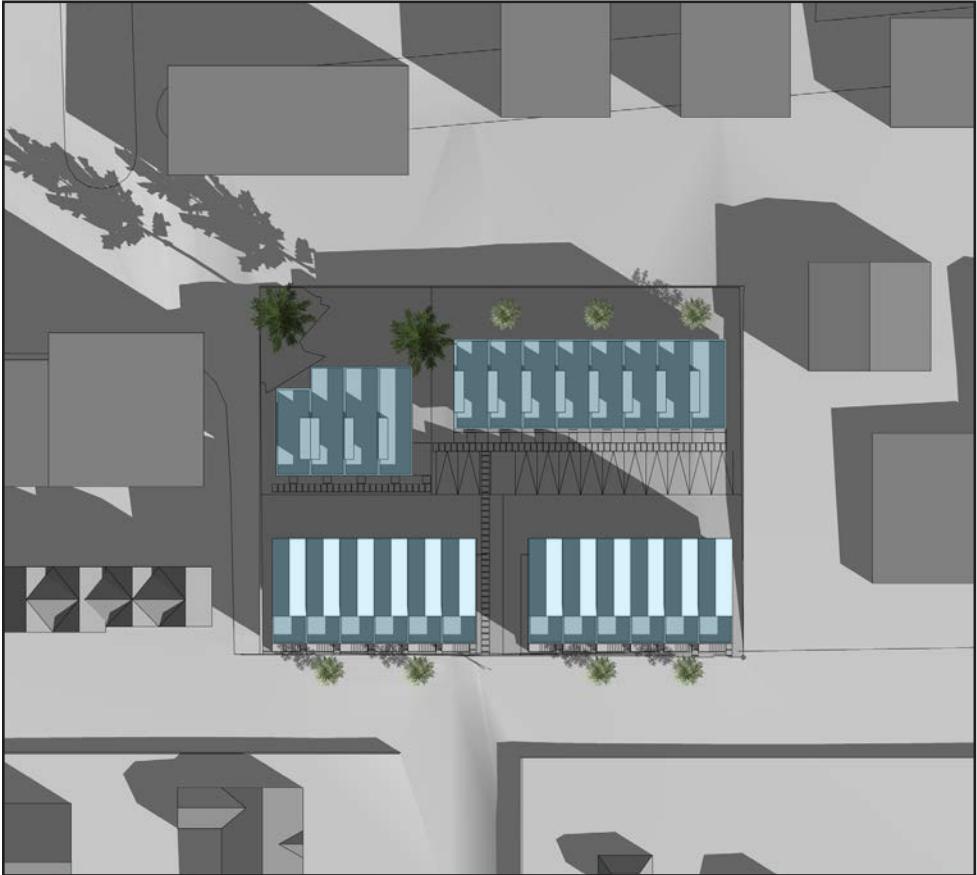
SECOND FLOOR PLAN

THIRD FLOOR PLAN

ROOF PLAN

85TH ROWHOUSES AND TOWNHOUSES #3032632-EG #3033152-EG #3033153-EG #3033151-EG

C O N E ARCHITECTURE



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



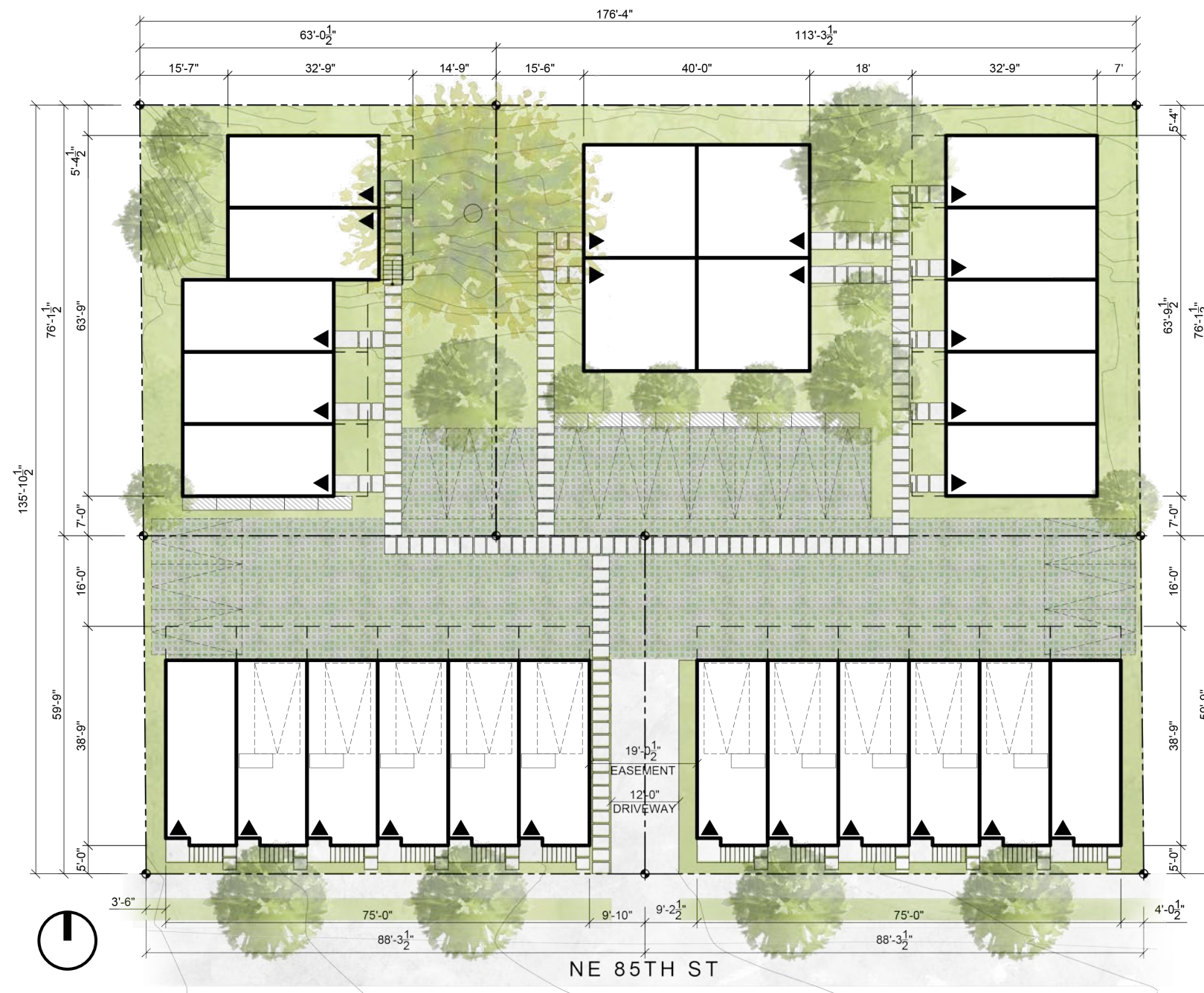
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



OPTION THREE (PREFERRED):

26 UNITS
26 PARKING STALLS PROVIDED

OPPORTUNITIES:

- Retains one existing exceptional tree
- Buildings centered around two large central courtyards
- Green space visible from NE 85th St
- Townhouse entries face courtyards instead of parking stalls
- Exceptional tree retained and new large trees planted in courtyards
- More opportunities for community interaction

CONSTRAINTS:

- Grade change to north of site means residents will take steps down to reach townhouse entries



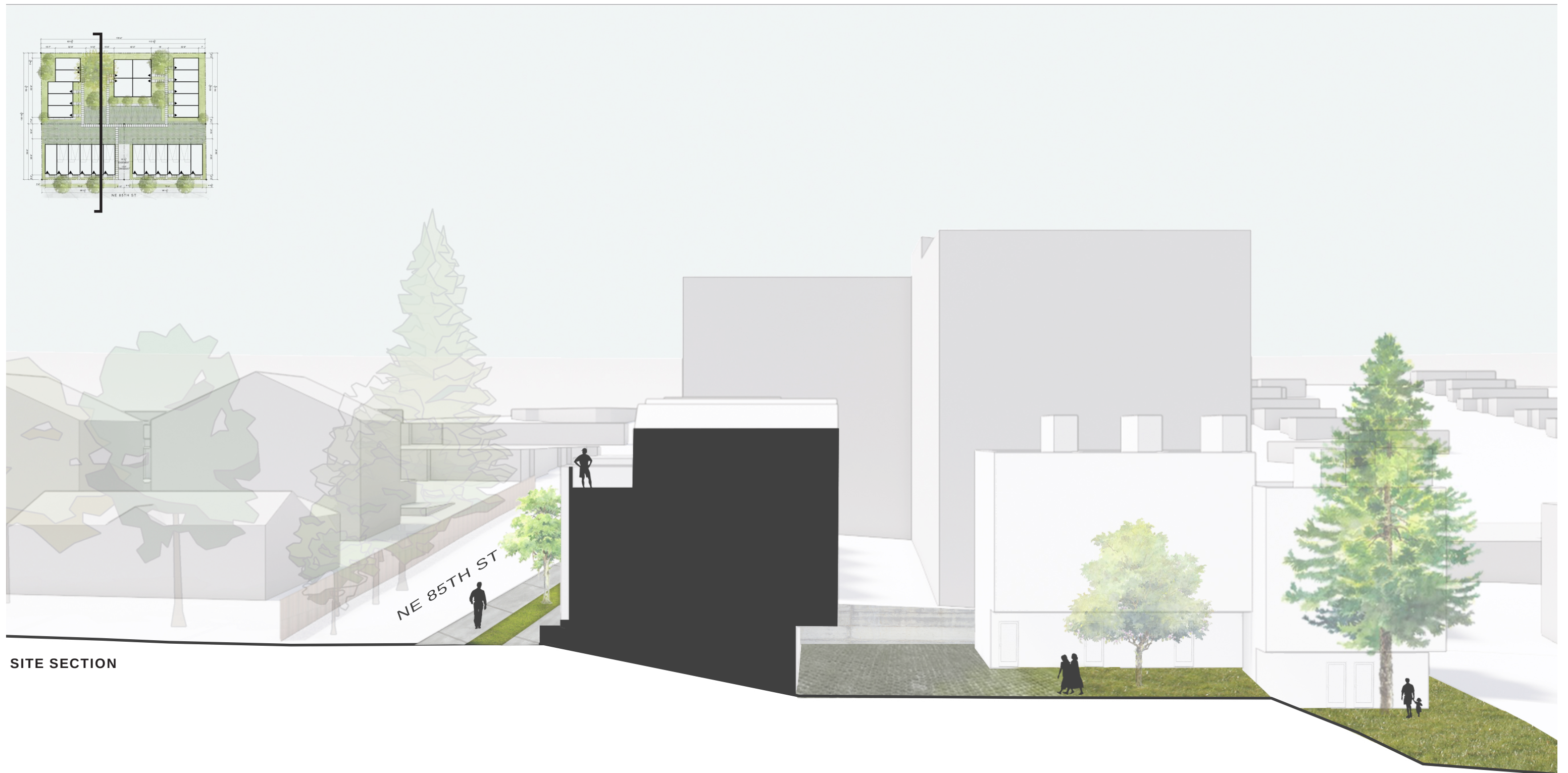
VIEW FROM NORTHWEST CORNER OF SITE



VIEW FROM NE 85TH ST SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER OF SITE

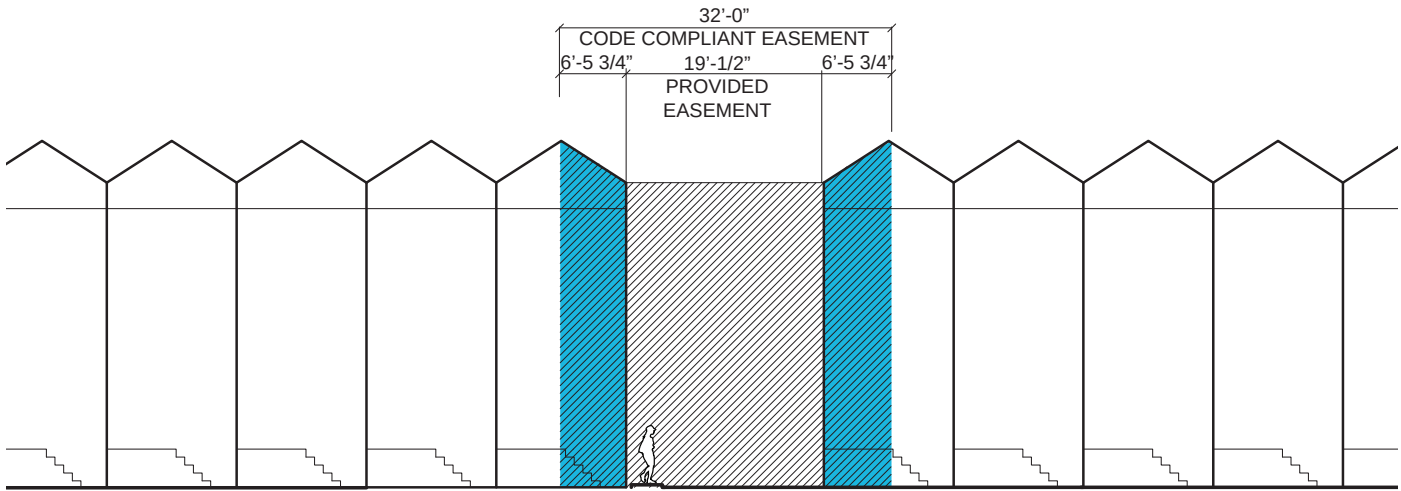
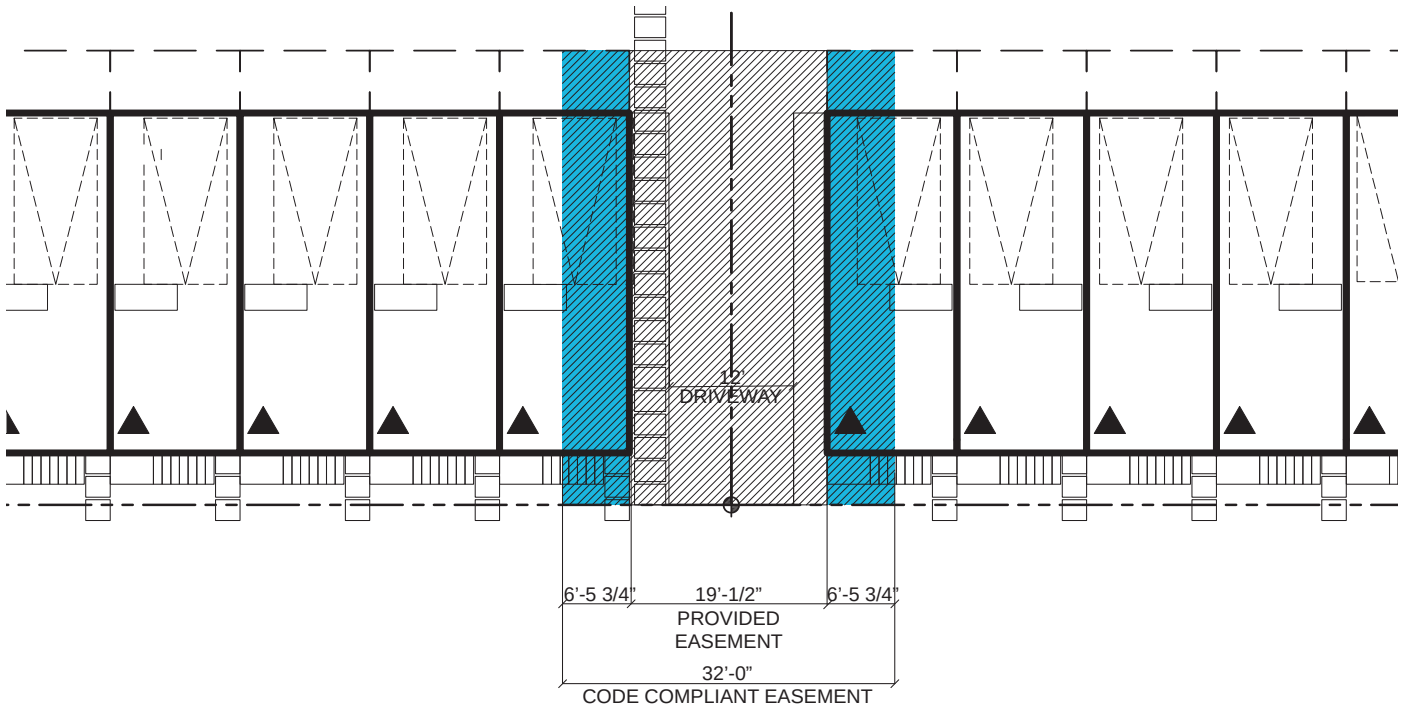


SITE SECTION

KEY

DEPARTURE REQUEST

CODE COMPLIANT



1

OVERALL DEVELOPMENT
DESIGN STANDARD
SMC 23.53.025.D
ACCESS EASEMENT STANDARDS

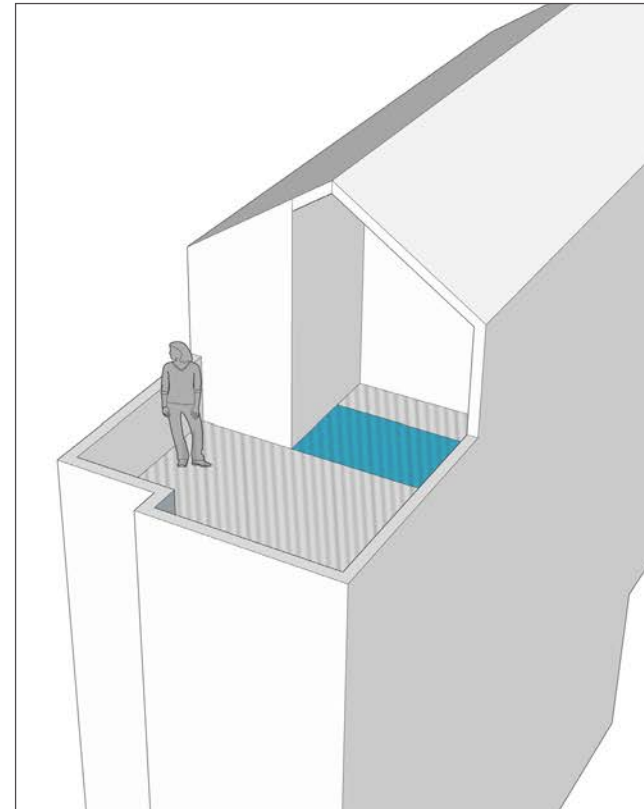
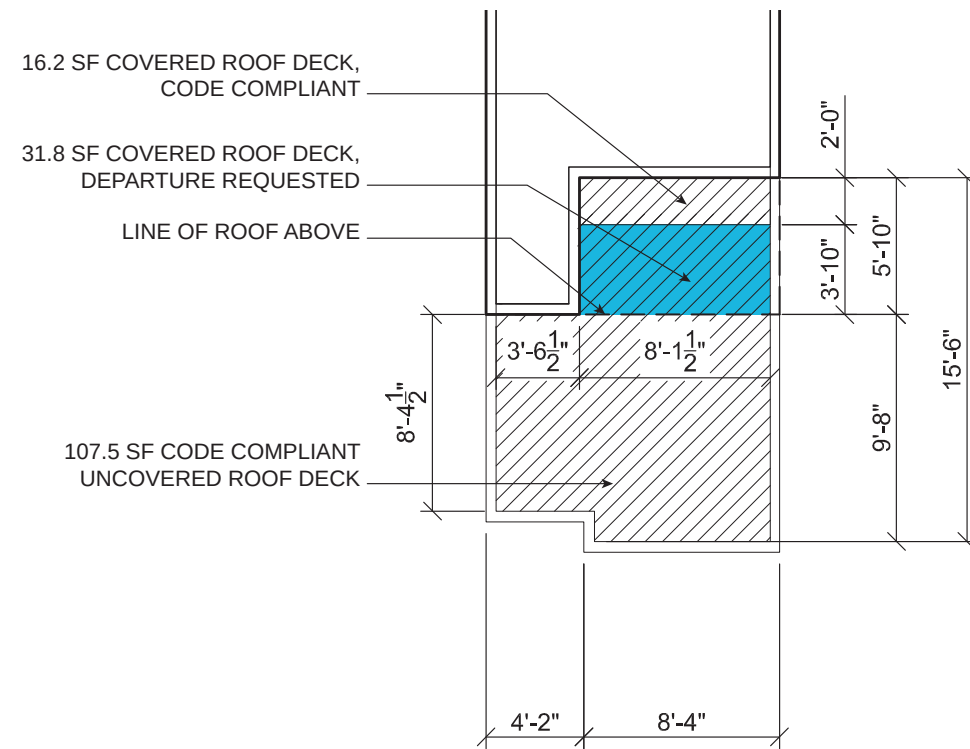
CODE REQUIREMENT:
Vehicle Access Easements Serving Ten or more Residential Units.
Easement width shall be a minimum of 32 feet; The easement shall provide a surfaced roadway of at least 24 feet wide...

DEPARTURE REQUEST:
To allow for the driveway to be a minimum of 12' with a minimum 3' pedestrian walkway, with a provided easement of 19' 1/2" total.

RATIONALE FOR DEPARTURE:
The code compliant easement would mean that a large portion of the street edge would be dedicated to paving, rather than landscaping or pedestrian scaled elements. This project would better align with the design guidelines by reducing the width of the driveway in order to minimize the visual impact that vehicular access and circulation has on the street edge.
Design Guideline: PL2.A.1, DC1.C.2

KEY

- DEPARTURE REQUEST
- CODE COMPLIANT



2

PARCELS A & B DESIGN STANDARD

SMC 23.45.522.D

PROJECTIONS INTO AMENITY AREAS

CODE REQUIREMENT:

Structural projections that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade.

DEPARTURE REQUEST:

To allow for the roof overhang to extend 5'-10" into the roof deck amenity area.

RATIONALE FOR DEPARTURE:

The code restricts the ability for projections (including roof overhangs) to extend more than 2' into an amenity area. In the Seattle climate, weather protection over a portion of the deck extends its usability throughout all seasons.

Design Guideline: DC3.B.2

3

PARCELS A & B DESIGN STANDARD

SMC 23.45.518.H

PROJECTIONS PERMITTED IN REQUIRED SETBACKS

CODE REQUIREMENT:

Unenclosed porches or steps no higher than 4' above existing grade... may extend to within 4 feet of a street lot line...

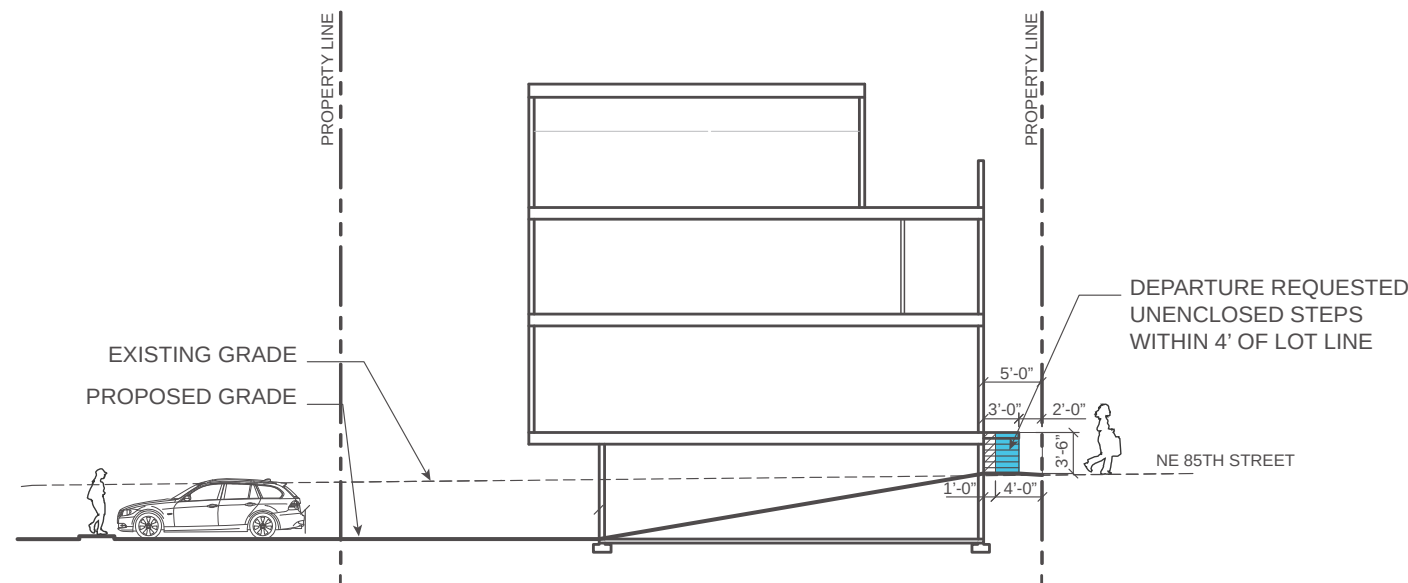
DEPARTURE REQUEST:

To allow for unenclosed steps 3'-6" high to extend to within 2' of the street lot line.

RATIONALE FOR DEPARTURE:

The rowhouses on this project seek to provide a stoop up to each entry as a transitional element between public and private space. This helps the proposed units to better fit with the design guidelines as well as the surrounding neighborhood. The code limits how close stairs can be to the property line- the addition of these stairs/stoops would help add to the collection of elements at each entry, enhancing the pedestrian experience and providing opportunity for personalization.

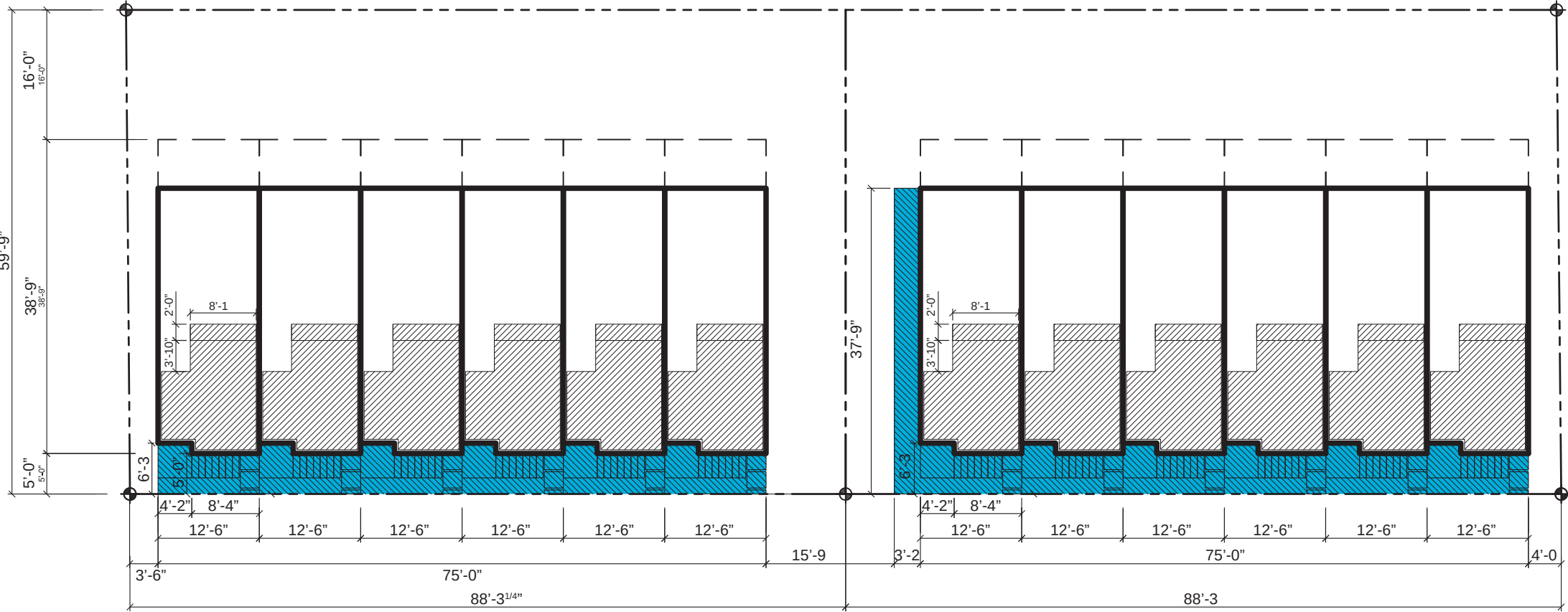
Design Guideline: DC2.B.1



KEY

DEPARTURE REQUEST

CODE COMPLIANT



4

PARCELS A & B
DESIGN STANDARD
SMC 23.45.522.A
AMENITY AREA REQUIRED

CODE REQUIREMENT:
A minimum of 50 percent of the required amenity area shall be provided at ground level...

DEPARTURE REQUEST:
To allow for the ground level amenity area to be reduced by the percentages below, while making up the remainder of the total required amenity at the roof level.

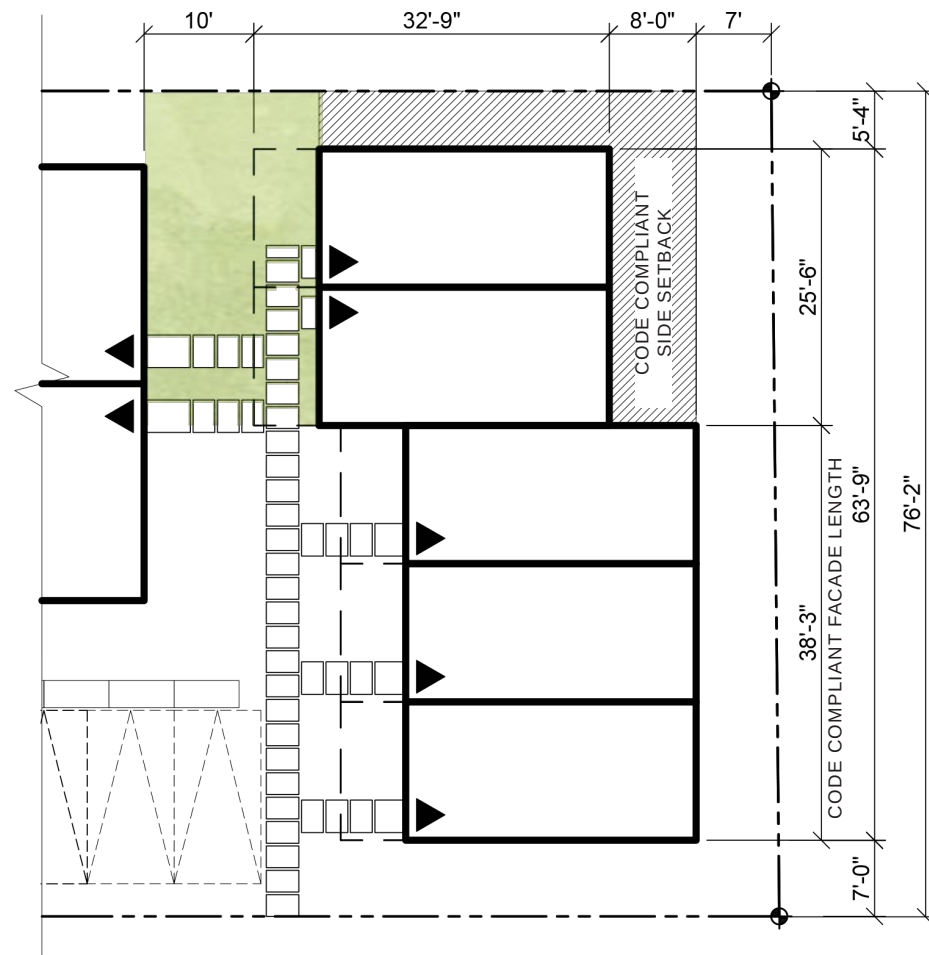
Parcel A:
Required: 1322 sf, 661 sf ground
Provided: 1337 sf, 432 sf ground (34.68% reduction)

Parcel B:
Required: 1314 sf, 657 sf ground
Provided: 1454 sf, 549 sf ground (16.43% reduction)

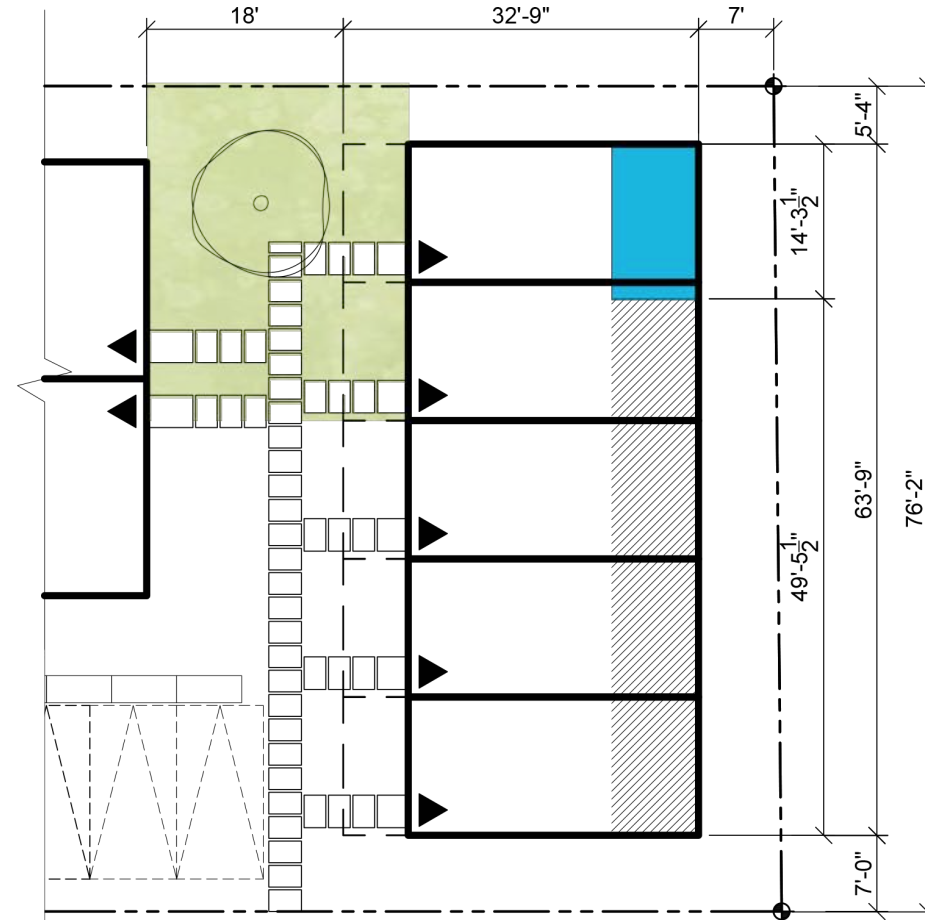
RATIONALE FOR DEPARTURE:
While this project is asking for a reduction to the ground level amenity area, the remainder of the required amenity area will be made up at the roof level. The available outdoor amenity space for each rowhouse will consist of a front yard with a stoop and a private roof deck with weather protection. Both spaces offer the opportunity for personalization and year round use.
Design Guideline: DC3.C.2

KEY

- DEPARTURE REQUEST
- CODE COMPLIANT



PARCEL C - CODE COMPLIANT



5a

**PARCEL C
DESIGN STANDARD
SMC 23.45.527
FACADE LENGTH**

CODE REQUIREMENT:

The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line...

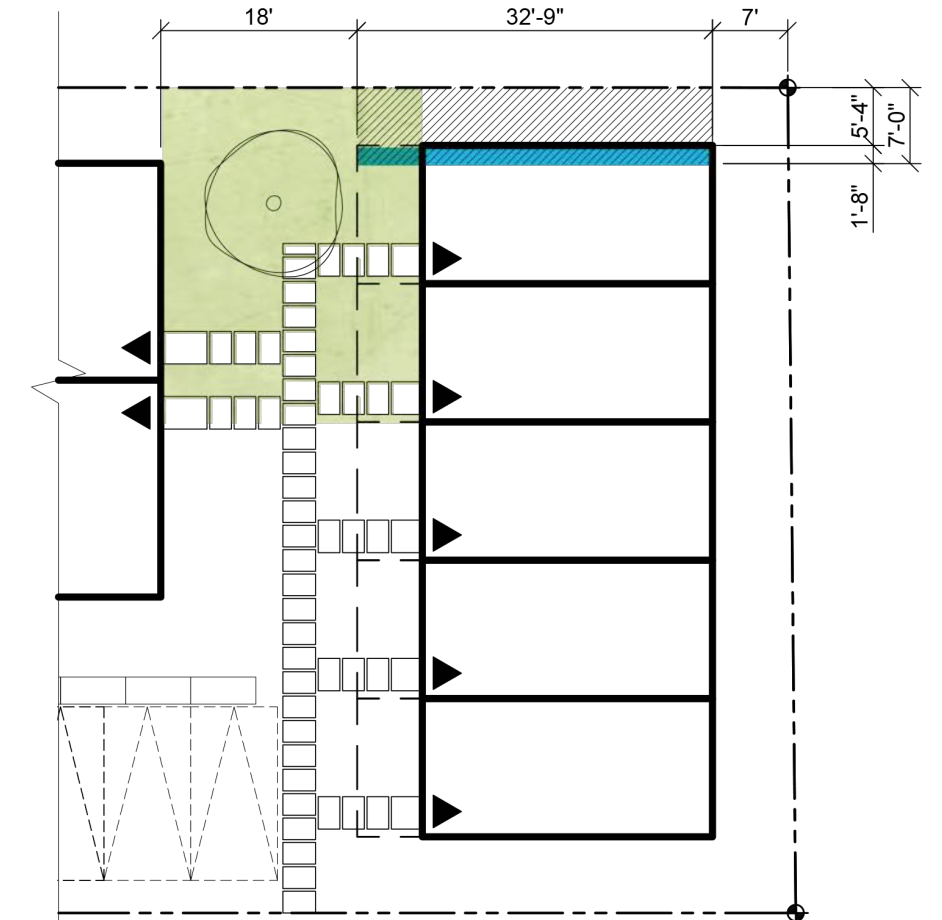
DEPARTURE REQUEST:

To allow for the maximum facade length to be increased from 49'-5.5" to 63'-9" (29% increase)

RATIONALE FOR DEPARTURE:

The diagram to the left illustrates the building arrangement that would be code compliant for facade length. This results in a decreased courtyard size between buildings at the north end (10'). By shifting the two northern units to align with the others (diagram above), the 18' courtyard width is maintained across the site, providing the ability to focus the courtyard around a large tree and creating more usable outdoor space for residents.

Design Guideline: DC4.D.4, DC3.C.1



5b

**PARCEL C
DESIGN STANDARD
SMC 23.45.518
SETBACKS AND SEPARATIONS**

CODE REQUIREMENT:

Front Setback, Townhouse Developments: 7' average, 5' minimum

DEPARTURE REQUEST:

To allow for the front setback to be reduced from 7' average to 5'-4" (23.85% reduction)

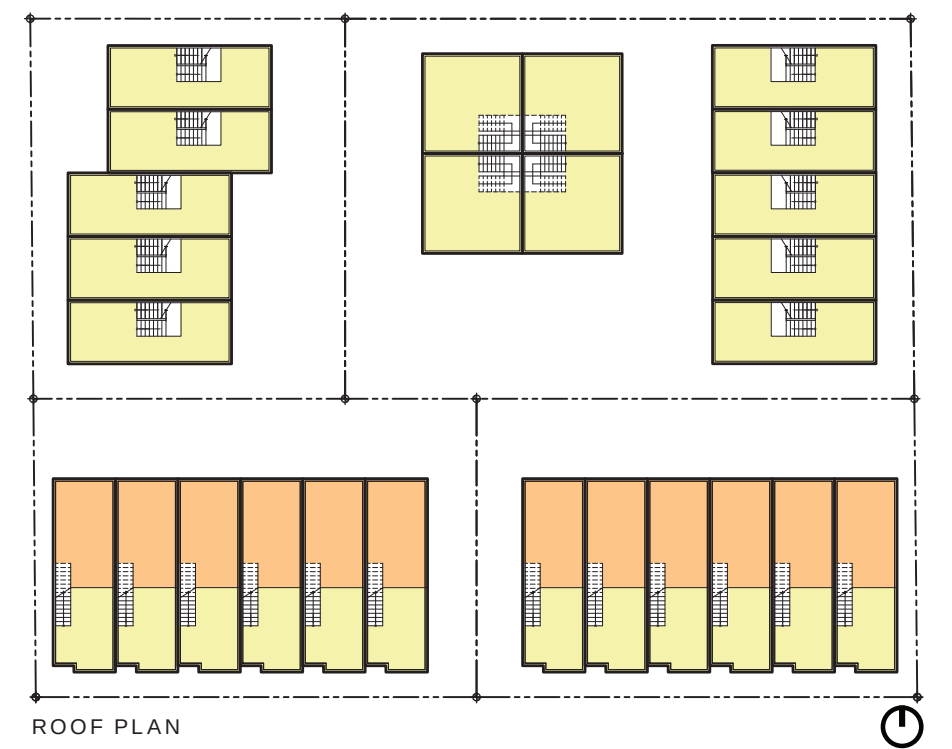
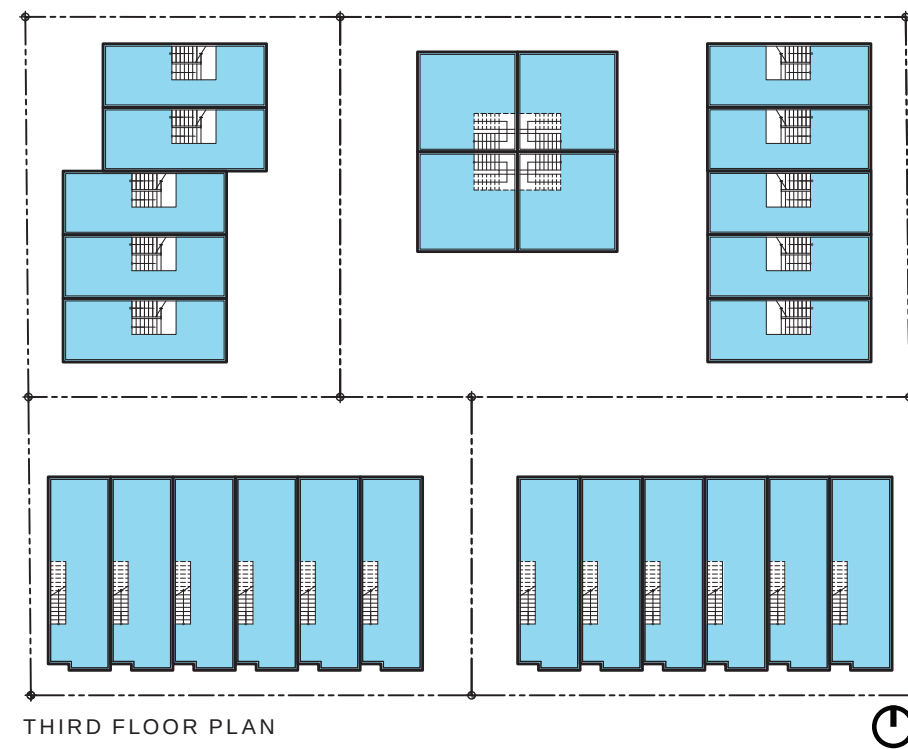
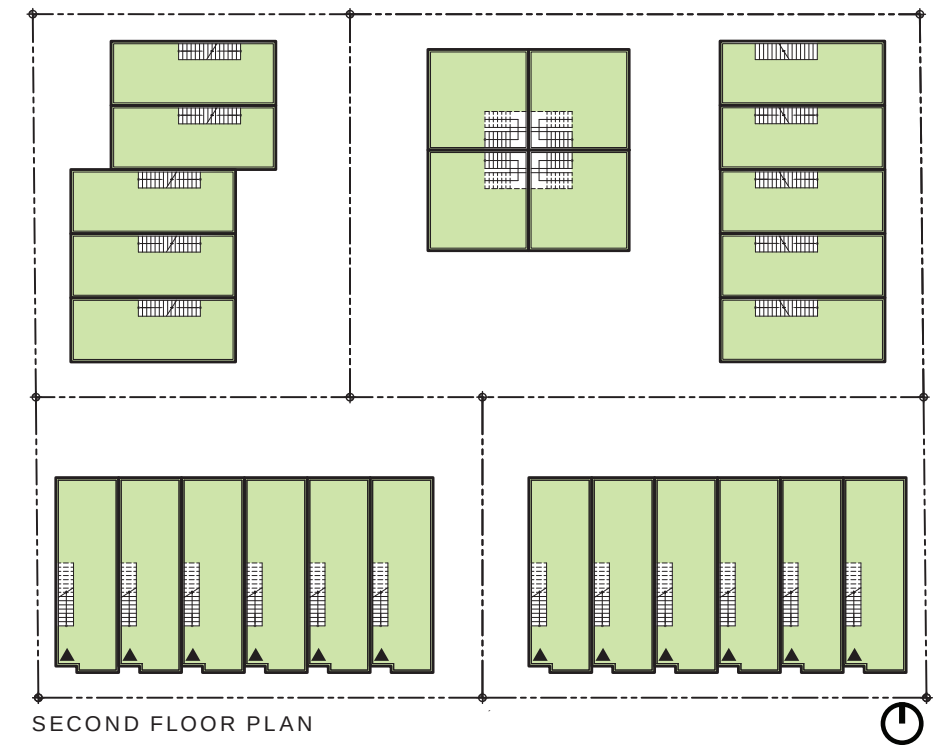
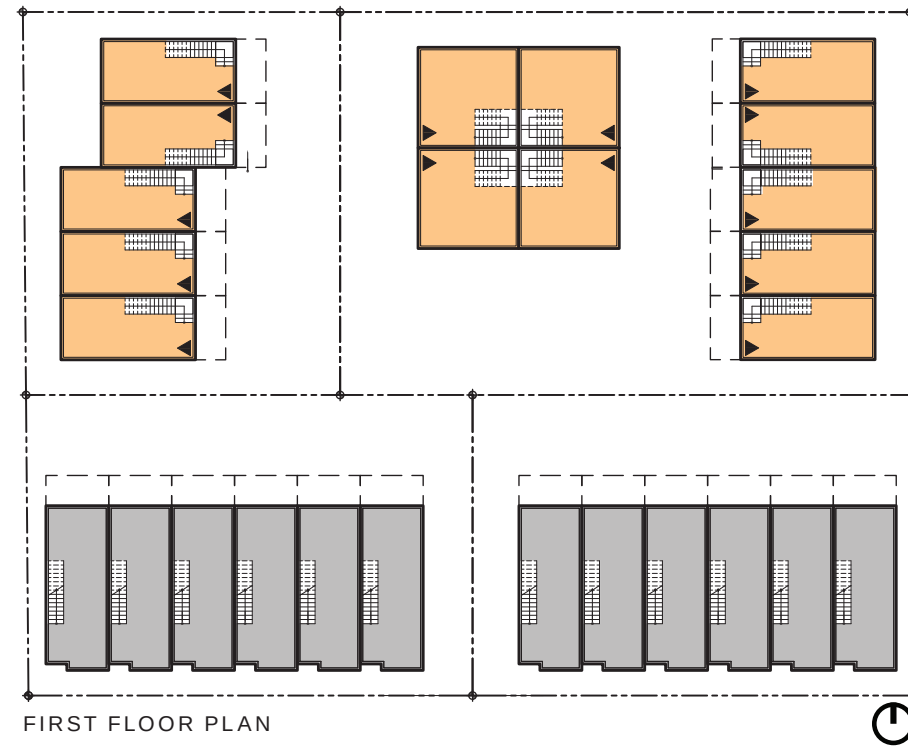
RATIONALE FOR DEPARTURE:

The shifting of the two northern units also means the required 7' average setback isn't met. This departure requests that the setback be reduced for all the aforementioned reasons: to provide a wider courtyard, have space to center the courtyard around a tree, and create more usable outdoor space for residents.

Design Guideline: DC4.D.4, DC3.C.1

KEY

- GARAGE/STORAGE
- 2ND BEDROOM/BATH
- LIVING/DINING/KITCHEN
- MASTER SUITE
- ROOF DECK





MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



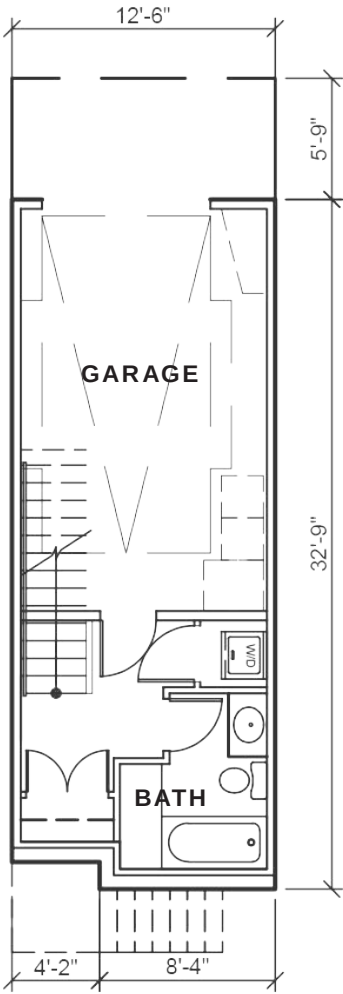
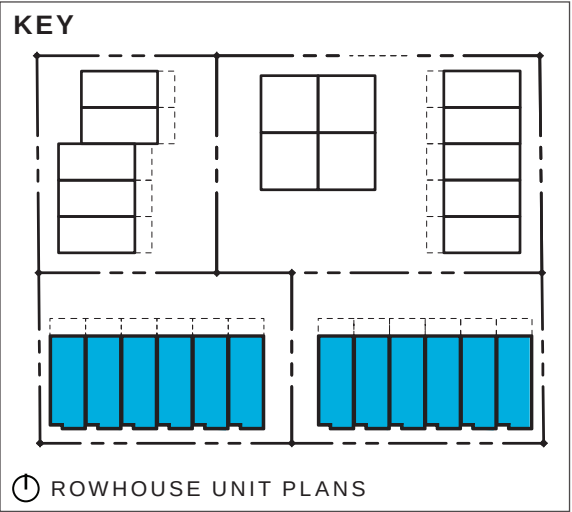
DECEMBER 21, 9 AM



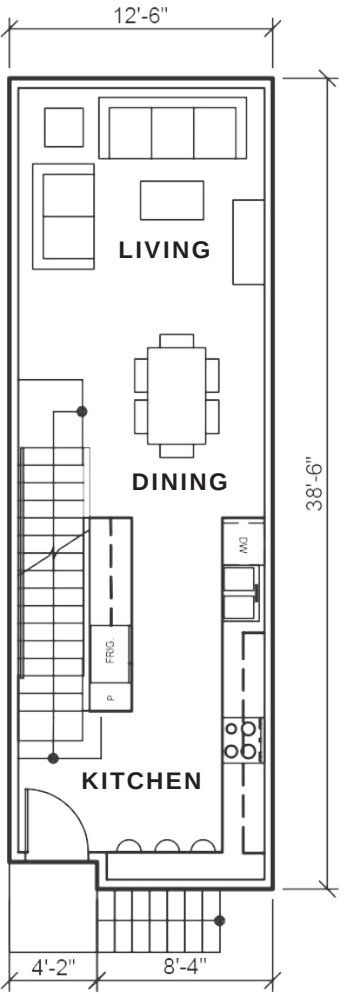
DECEMBER 21, 12 PM



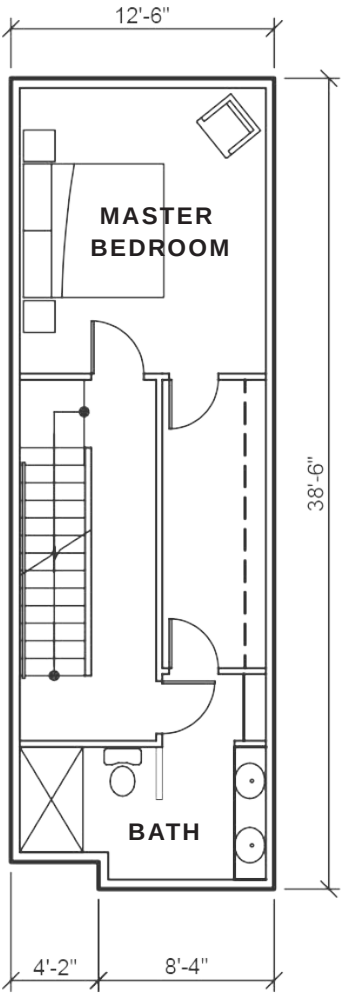
DECEMBER 21, 5 PM



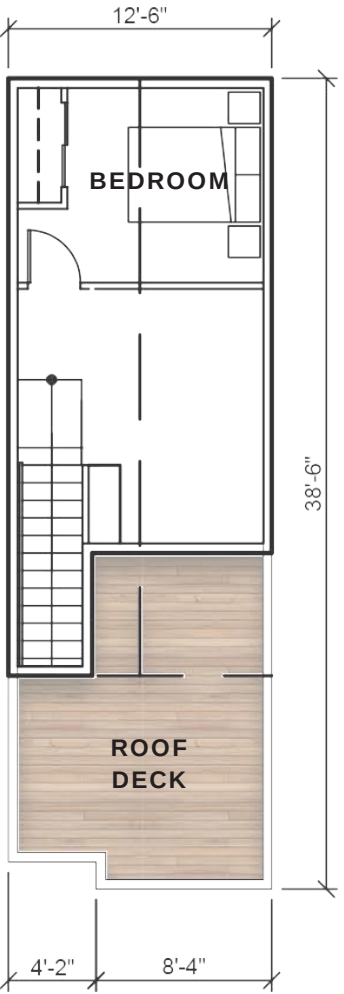
FIRST FLOOR PLAN



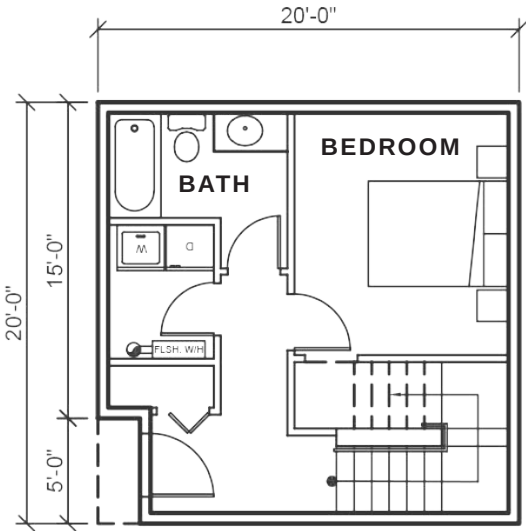
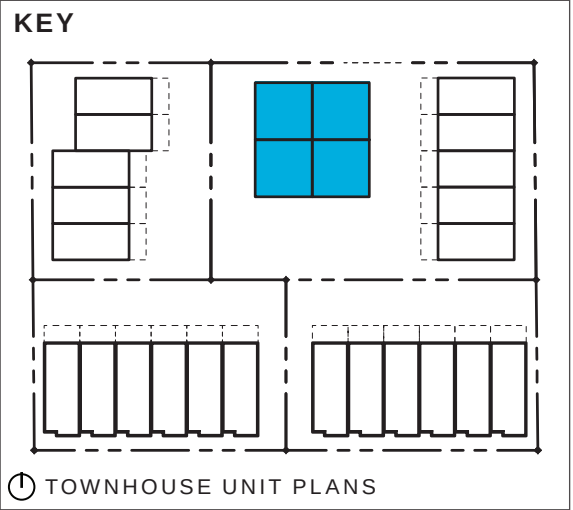
SECOND FLOOR PLAN



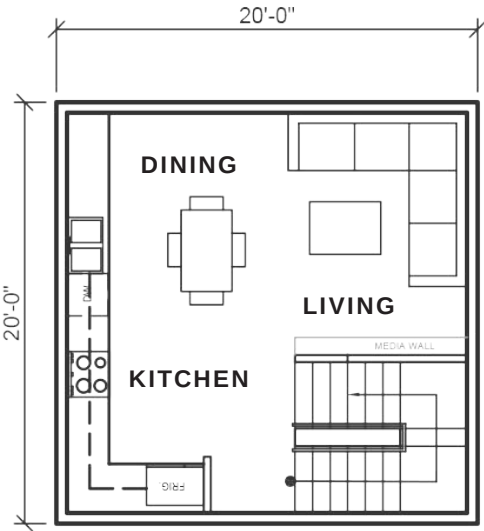
THIRD FLOOR PLAN



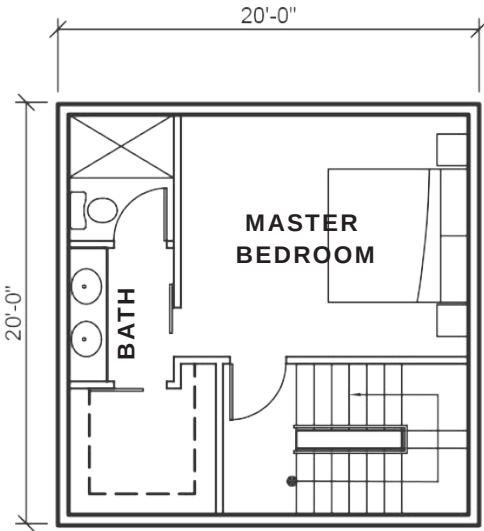
ROOF PLAN



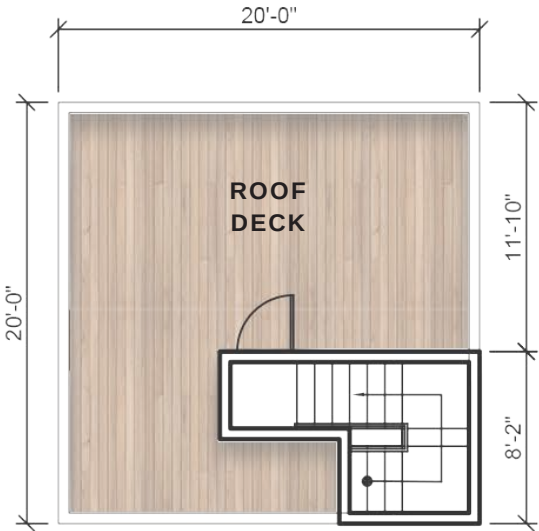
FIRST FLOOR PLAN



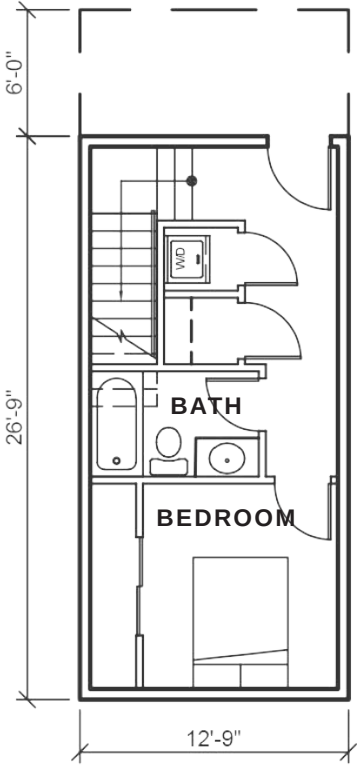
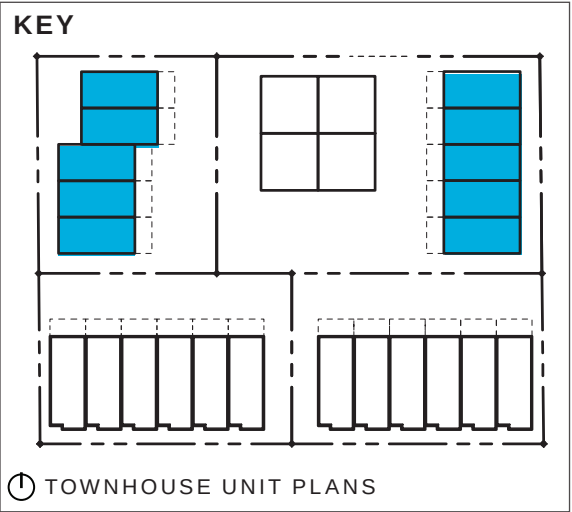
SECOND FLOOR PLAN



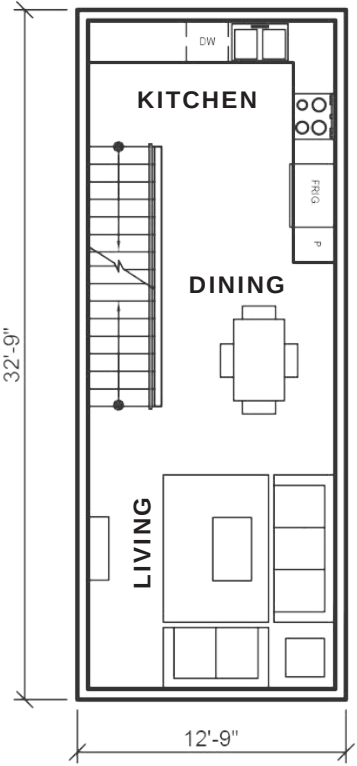
THIRD FLOOR PLAN



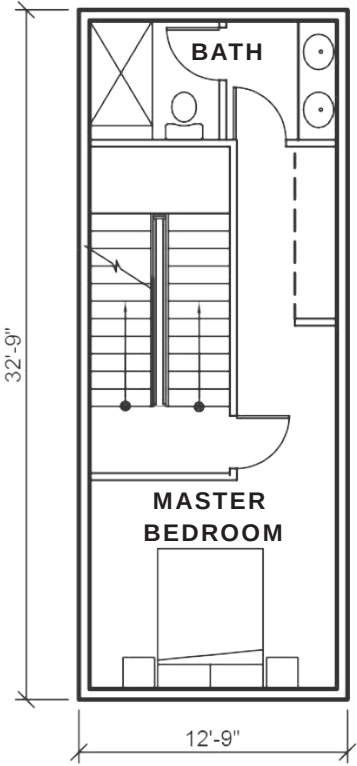
ROOF PLAN



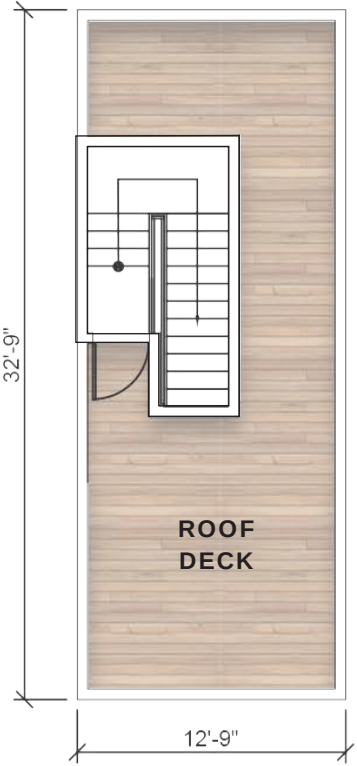
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN



VIEW OF ROWHOUSES FROM NE 85TH STREET

MATERIAL
INSPIRATION



VIEW OF WEST TOWNHOUSE COURTYARD