

Hemingway Condominiums: 904 E Highland Drive

Administrative Design Review, Early Design Guidance

July 15th, 2019

SDCI Project # 3033499-EG

APPLICANT TEAM:

Owner: Hemingway Condominiums LLC

Architect: Johnston Architects LLC

Landscape: Karen Kiest Landscape Architects

JA Johnston Architects

EARLY DESIGN GUIDANCE

Hemingway Condominiums

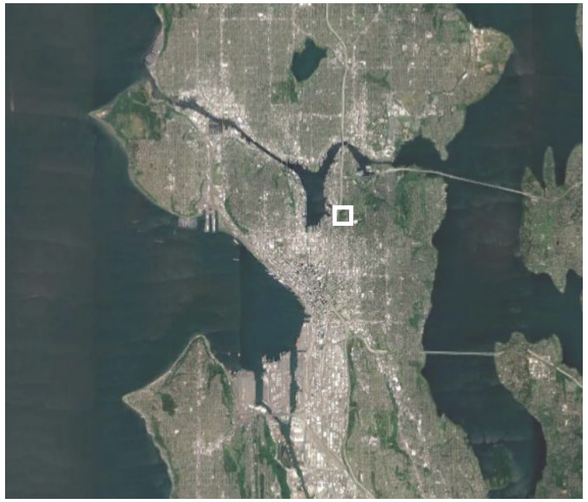
ADDRESS:
904 East Highland Drive
Seattle WA 98102

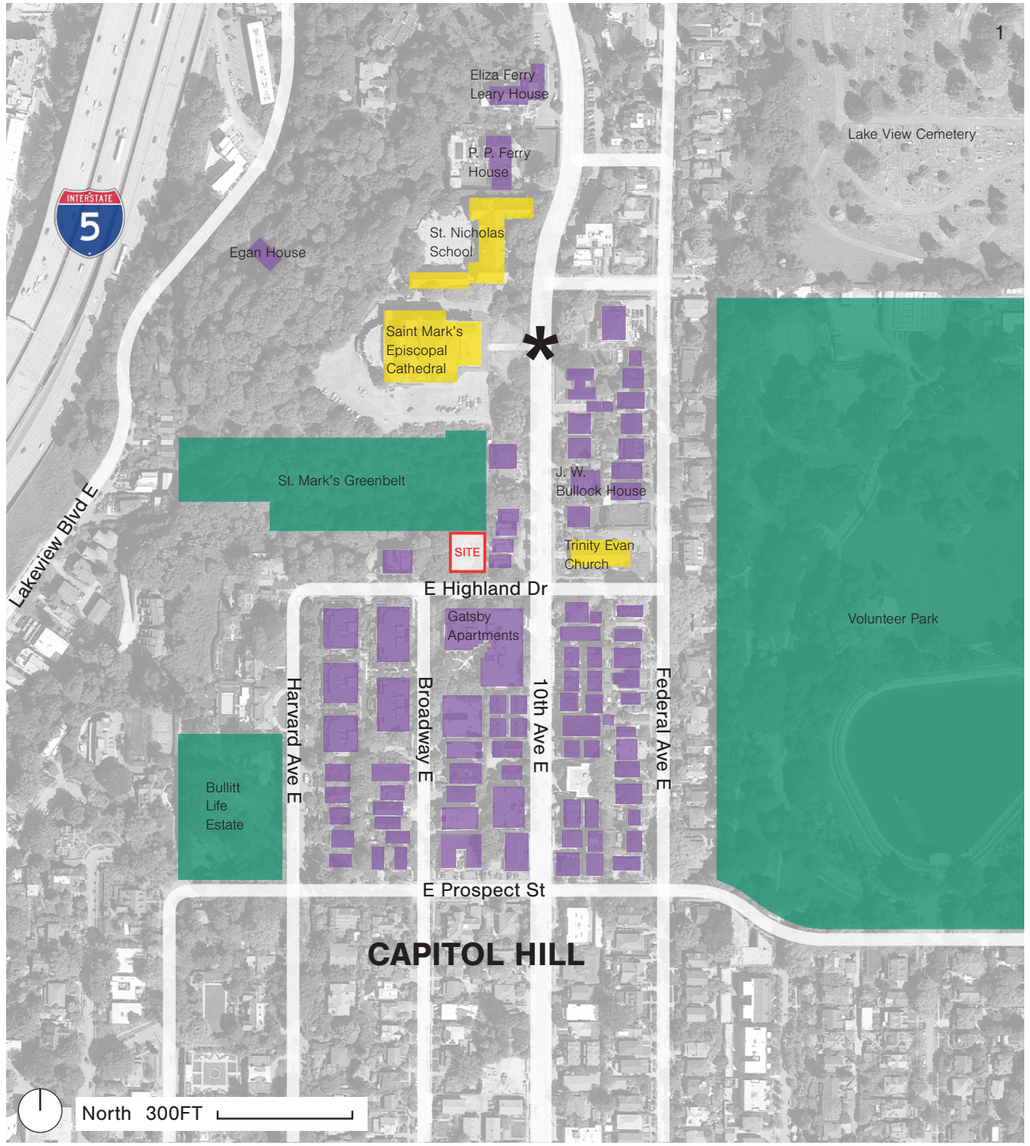
PARCEL NUMBER:
676270-0805

SITE AREA:
8000 sf

ZONING:
LR3(M)

OVERLAYS:
Parking Flexibility Area





PROJECT DESCRIPTION:
Development of a 4-story condominium building with 7 units and 7 partially below-grade parking spaces. No commercial use or live/work use proposed.

OBJECTIVE SUMMARY:
Located adjacent to the St. Marks greenbelt and the historic Harvard-Belmont district, this project aims to add residential density while respectfully engaging the street to the south and the natural landscape to the north. The project will be sympathetic in style and scale to the existing architecture and neighborhood and will open up to the trees behind through extensive glazing, balconies, and roof deck.

SUMMARY OF DESIGN-RELATED EARLY OUTREACH FEEDBACK:

Public Comment: Parking is a primary concern of most respondents. There is a desire for ample resident parking on site.

- The proposed project includes 7 on-site parking spaces for residents. This one stall per unit ratio exceeds the minimum zoning requirement.

Public Comment: Concern that a 4 story building would feel out of scale with the surrounding existing buildings.

- Due to topography, scale is complementary to existing uses (see page 9).

Public Comment: Desire for the building to fit in with the historic character of the adjacent Harvard Belmont neighborhood.

- Project design concept draws from historic cues

Public Comment: Desire for high quality exterior materials and landscaping, and for a planted area along the east edge of the property to screen the building from the adjacent condo buildings to the east.

- High-quality materials and landscaping will be integral parts of the design. A planted area along the east edge will be incorporated to the maximum extent allowed by the restricted building area (due to ECA in the NW area of the site) and required retaining walls necessary for vehicle access to the subgrade parking garage along the east edge.

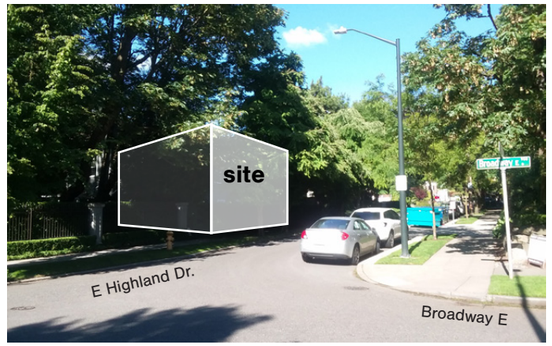
Public Comment: Concern that the number of units (7) is too high.

- The small overall building size proposed (spanning only one parcel) will reduce development impact as compared to some recent larger-scale projects across the street. The units currently proposed are large in size, so the unit count is minimized.

Public Comment: Concern that the steep slope ECA at the NW corner of the site would not be adequately considered

- The project team is aware of the steep slope ECA and will comply with all applicable ECA provisions imposed by the city.

1.

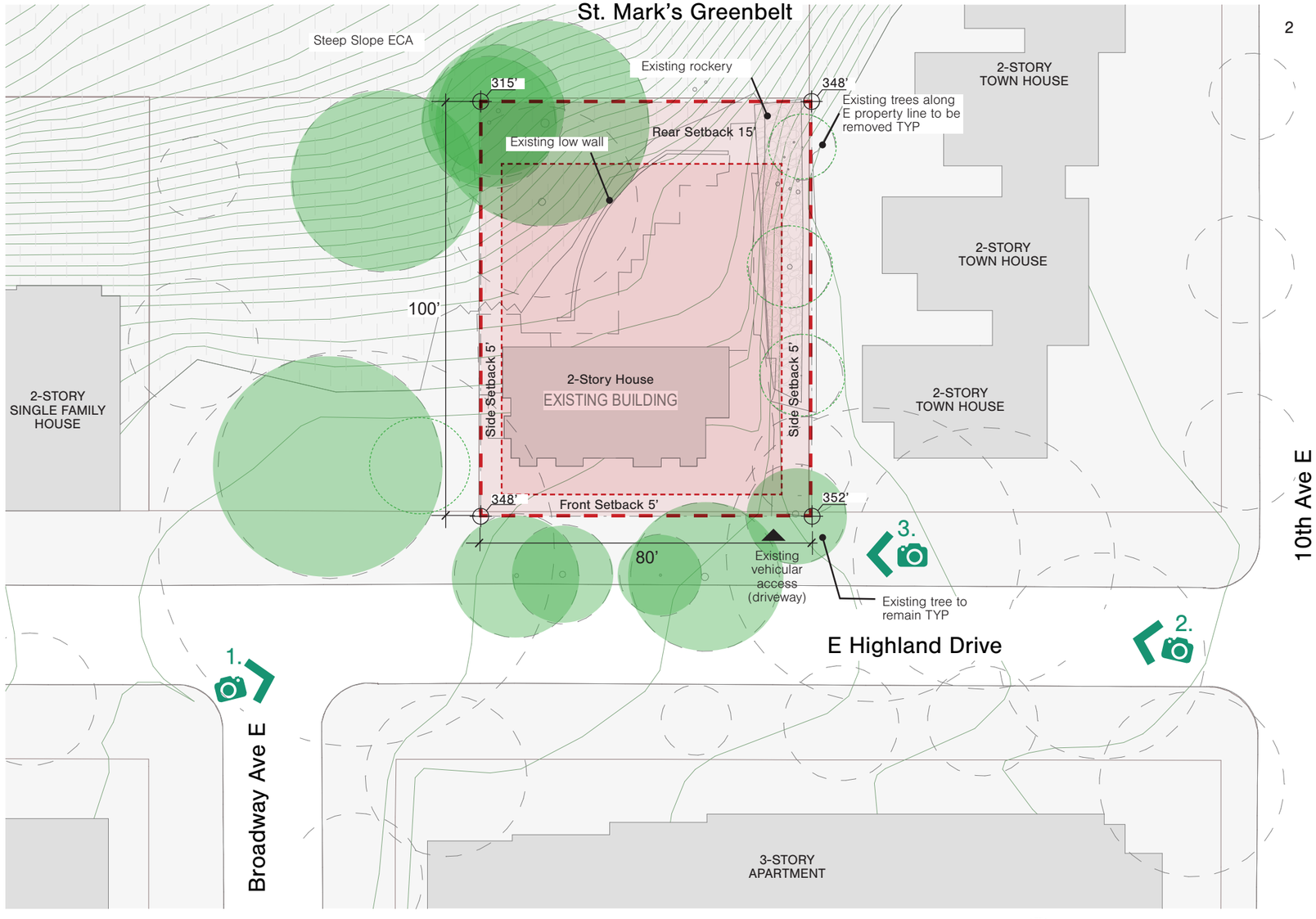


2.



3.





LEGAL DESCRIPTION:

The east 80 feet of lots 11 and 12, block "H", Phinney's addition to the City of Seattle, according to the plat thereof, recorded in Volume 1 of Plats, page(s) 175, in King County, Washington

SITE FEATURES:

- Frequent Transit Access.
- Site is outside of an Urban Village boundary
- ECAs: Steep Slope Area in NW portion of site
- Several large trees in NW portion of site

ARBORIST REPORT:

Andrew Lyon, a certified arborist, visited the site on 04/12/2019 and prepared a report. According to this report there is a grove to the west and north of this lot that is overhanging part of this lot. There is one Exceptional tree on this lot and 3 on the adjacent lot to the west. The following two pages contain exerpts from the Arborist Report.

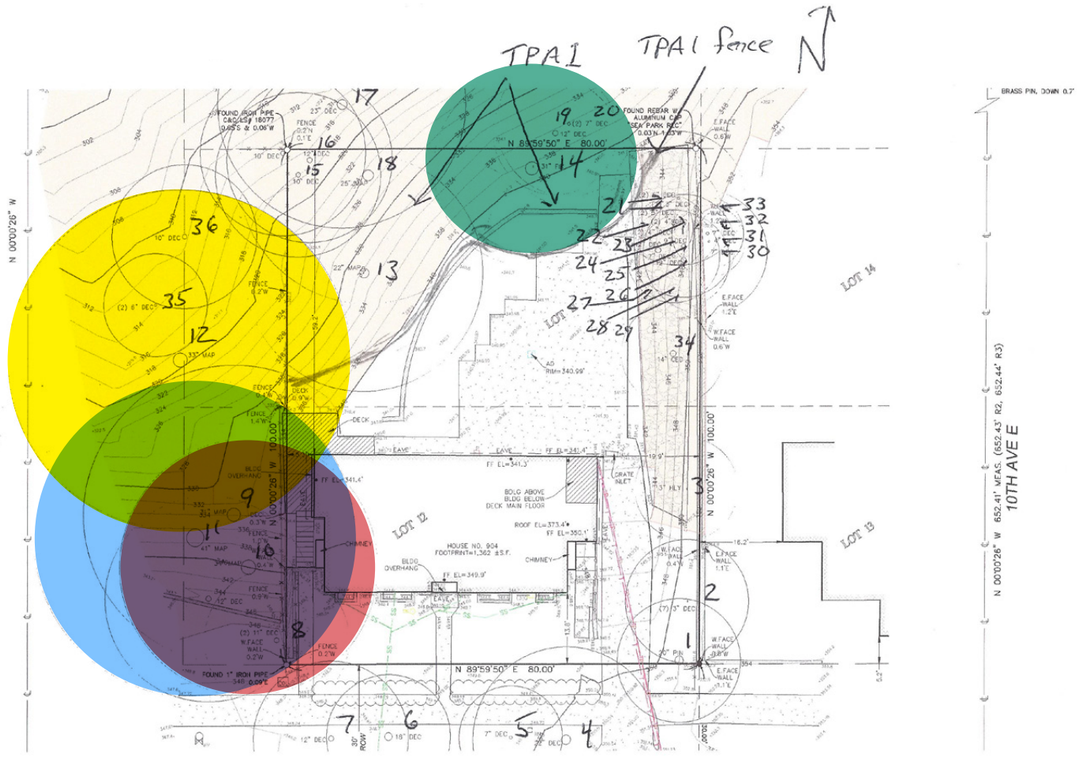
Andrew Lyon
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way
Ste C227
Edmonds WA 98026
206-734-0705

Tree Chart for 904 East Highland

Tree Number	Common Name	Total DBH inches	Exceptional	On Property	Remove or Retain	
1	Ponderosa Pine	20	No	ROW	Retain and Protect	
2	Camillia	6	No	Yes	Remove	
3	Holly	7	No	Yes	Remove	
4	Katsura	18	No	ROW	Retain and protect	
5	Katsura	6	No	ROW	Retain and protect	
6	Katsura	15	No	ROW	Retain and protect	
7	Katsura	11	No	ROW	Retain and protect	
8	Holly	13	No	No	Retain and protect	
9	Big Leaf Maple	26	No	No	Retain and protect	
10	**Big Leaf Maple**	**35**	**Yes**	**No**	**Retain and protect**	on adjacent lot
11	**Big Leaf Maple**	**35**	**Yes**	**No**	**Retain and protect**	on adjacent lot
12	**Big Leaf Maple**	**34**	**Yes**	**No**	**Retain and protect**	**on adjacent lot**
13	Big Leaf Maple	28	No	Yes	Retain and protect	
14	**Deodor Cedar**	**30**	**Yes**	**Yes**	**Retain and protect**	on project site
15	Red Alder	10	No	Yes	Retain and protect	
16	Big Leaf Maple	12	No	Yes	Retain and protect	
17	Big Leaf Maple	23	No	Yes	Retain and protect	
18	Big Leaf Maple	25	No	Yes	Retain and protect	
19	Common Horse Chestnut	12	No	Yes	Retain and protect	
20	Dead Cherry	10	No	Yes	Remove	
21	Common Laurel	7	No	Yes	Remove	
22	Common Laurel	9	No	Yes	Remove	
23	Common Laurel	9	No	Yes	Remove	
24	Common Laurel	6	No	Yes	Remove	
25	Common Laurel	7	No	Yes	Remove	
26	Common Laurel	8	No	Yes	Remove	
27	Common Laurel	10	No	Yes	Remove	
28	Common Laurel	7	No	Yes	Remove	
29	Common Laurel	11	No	Yes	Remove	
30	Common Laurel	7	No	No	Retain and protect	
31	Common Laurel	4	No	No	Retain and protect	
32	Common Laurel	7	No	No	Retain and protect	
33	Common Laurel	7	No	No	Retain and protect	
34	Sawara Cypress	14	No	Yes	Remove	
35	Big Leaf Maple	8	No	No	Retain and protect	
36	Big Leaf Maple	10	No	No	Retain and protect	

TREE CHART



E Highland Drive

TREE PLAN

EXCEPTIONAL TREES

10. Big Leaf Maple *Acer macrophyllum*
DBH 35”, 35’ tall with an 18’ drip line. This exceptional tree is located on the neighboring lot to the west. It is in fair condition having several 12” wide decay pockets visible on its trunk. Its canopy only reaches out to the south and does not extend north at all. It is to be retained and protected. A tree protection area shall be created by fencing any area on the subject lot that is within 13’ of the tree with 4’ tall orange construction fencing.

11. Big Leaf Maple *Acer macrophyllum*
DBH 35”, 40’ tall with an 15’ drip line. This exceptional tree is located on the neighboring lot to the west and appears to be in good condition. It is to be retained and protected. A tree protection area shall be created by fencing any area on the subject lot that is within 10’6” of the tree with 4’ tall orange construction fencing.

12. Big Leaf Maple *Acer macrophyllum*
DBH 34”, 55’ tall with an 16’ drip line. This exceptional tree is located on the neighboring lot to the west and appears to be in good condition. It is to be retained and protected. Tree Protection Area One shall be created in order to protect trees 12,13,14,15,16,17,18,19,35 and 36. It will also protect the steep slope in the rear of the property and the adjacent green space and grove to the west and north of the lot. TPA1 shall be created by installing 4’ orange construction fencing at the location indicated on the tree location map and the plans starting at the west property line 5’ south of tree #12 and running north east staying at least 13’ south of tree #13 and continuing along the top of the steep slope remaining at least 13’ south and 18’ east of tree #14 to the point at the east end of the north property line that is at least 18’ from tree #14.

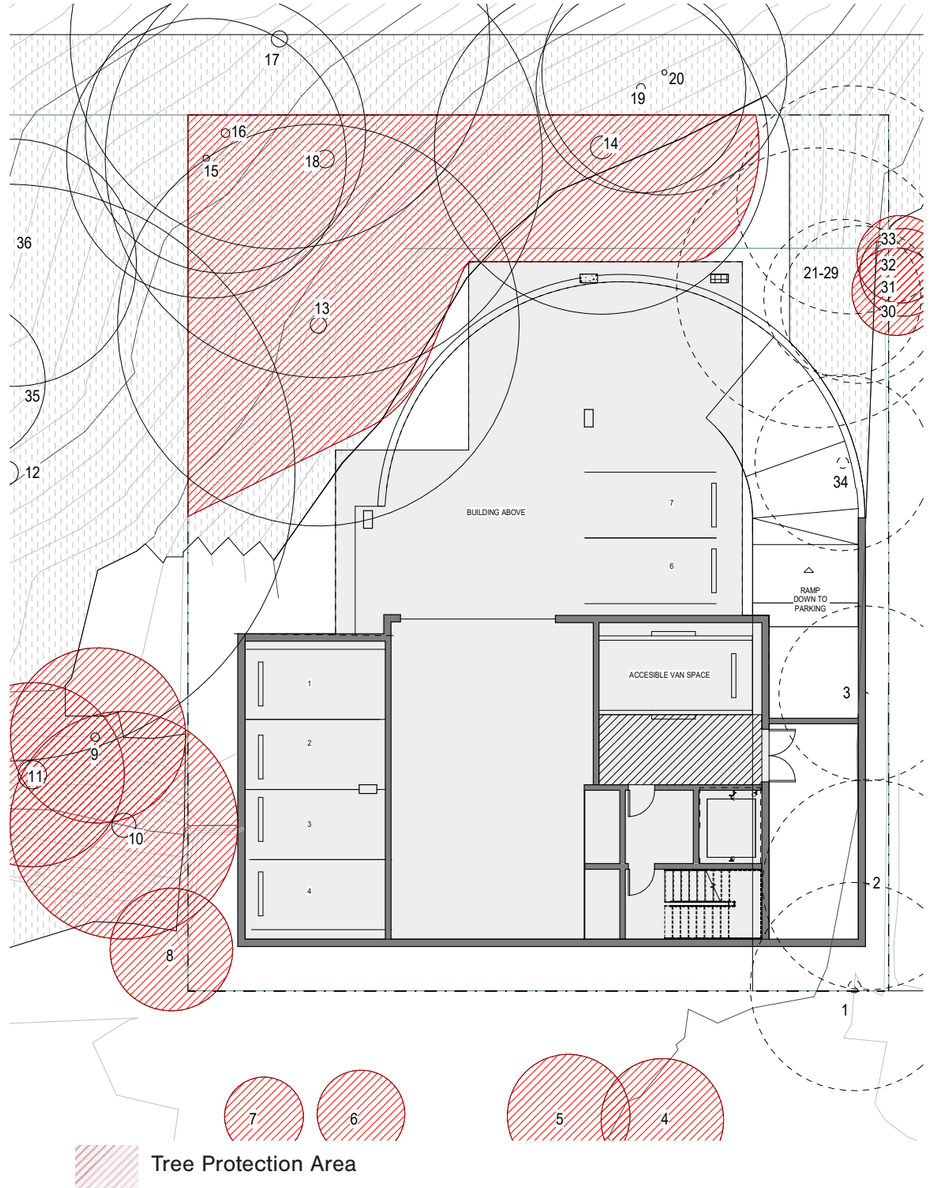
14. Deodor Cedar *Cedrus deodara*
DBH 30”, 40’ tall with an 18’ drip line. This exceptional tree is in good health and fair condition having previously had its lower limbs removed. It now has a 30% live crown ratio.

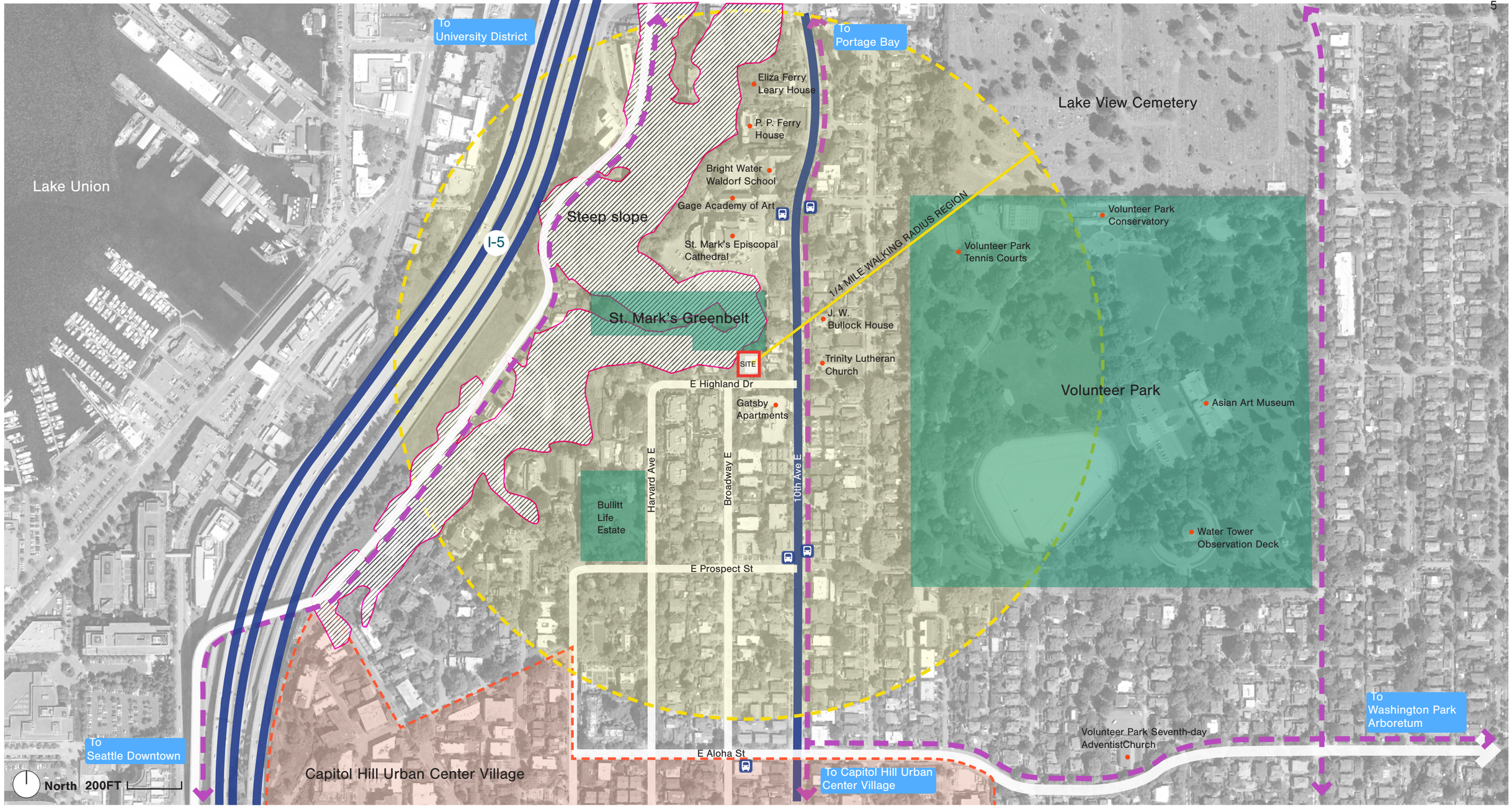






CANOPY PLAN
This plan shows the extents of tree protection areas on the site as described in the Arborist Report

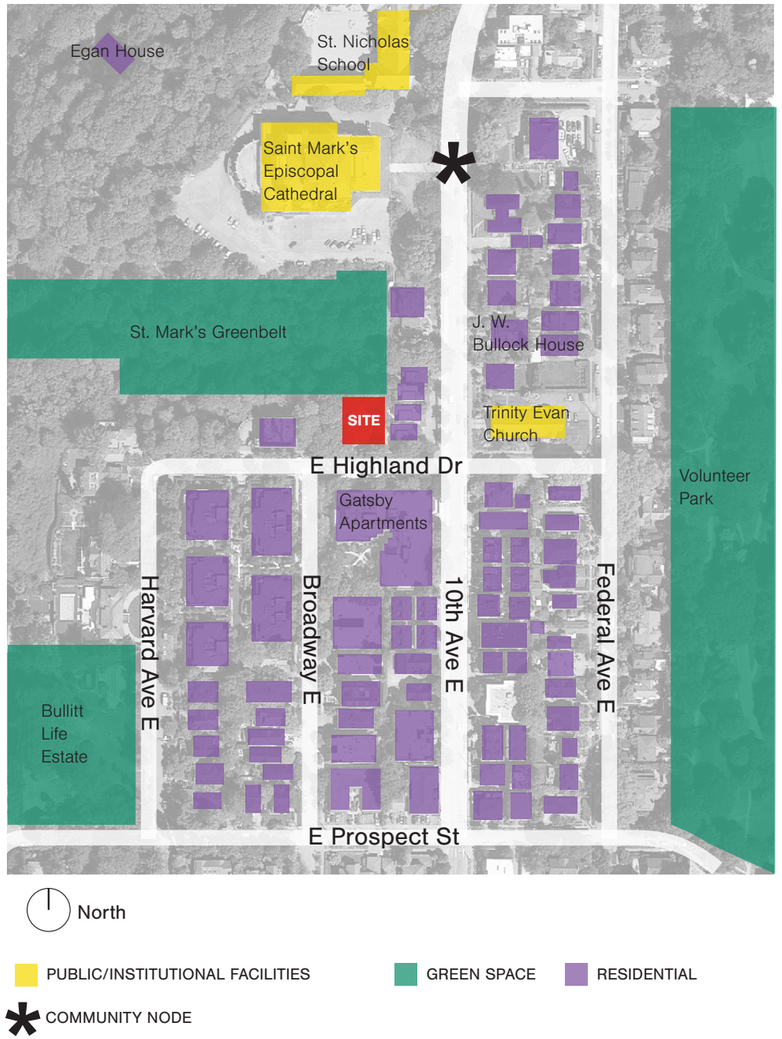




LEGEND CAPITOL HILL URBAN CENTER VILLAGE · STEEP SLOPE AREA · MAJOR VEHICULAR MOVEMENT · BIKE LANES · 1/4 MILE WALKING RADIUS REGION · BUS STOP · NOTABLE BUILDINGS/USES · GREEN SPACE

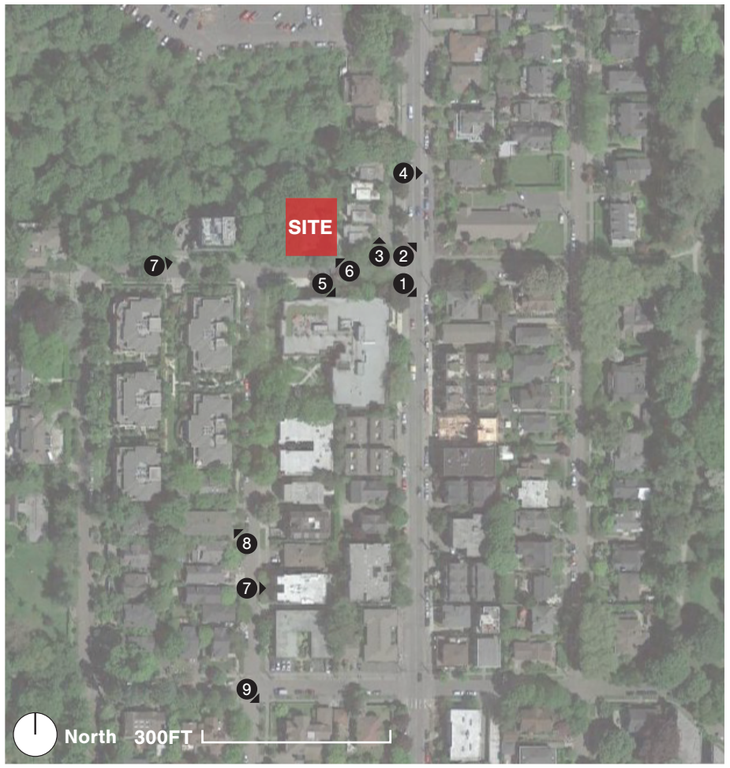
Aerial View


SITE
St. Mark's Greenbelt
E Highland Dr
10th Ave E
Broadway E
Harvard Ave E
North


Egan House
St. Nicholas School
Saint Mark's Episcopal Cathedral
St. Mark's Greenbelt
J. W. Bullock House
SITE
Trinity Evan Church
E Highland Dr
Gatsby Apartments
Volunteer Park
Harvard Ave E
Broadway E
10th Ave E
Federal Ave E
Bullitt Life Estate
E Prospect St
North
PUBLIC/INSTITUTIONAL FACILITIES
GREEN SPACE
RESIDENTIAL
COMMUNITY NODE

SITE CONTEXT:

Several new apartment and townhome developments are interspersed among older multi and single family homes. A traditional building style predominates in the neighborhood with brick and other high quality materials often used.





1 Town Home Development



2 Trinity Lutheran Church



3 Town Home Development



4 J. W. Bullock House (Historical Site)



5 Gatsby Apartments



6 Existing Building on Site



7 Samuel Hill Mansion



8 Apartments



9 Condominiums

Single family home, gable roof

Private wooded area behind fence

Single family home. stone

Private wooded area behind fence

SITE

2 story condominium building, stucco

10th Ave E



1 Street elevation facing north on E Highland Dr

10th Ave E

3 story brick and panel apartment building

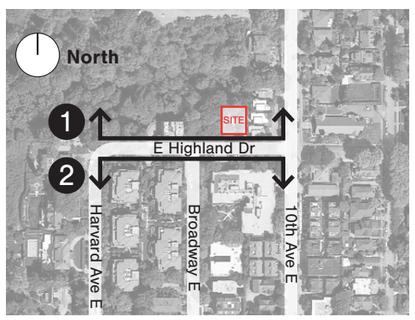
ACROSS FROM SITE

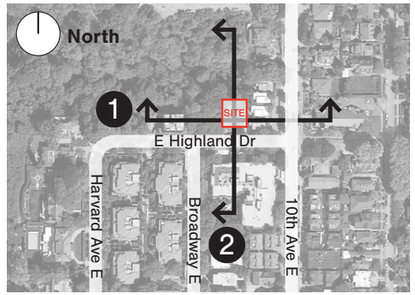
Broadway E

3 story brick and stone condominium buildings



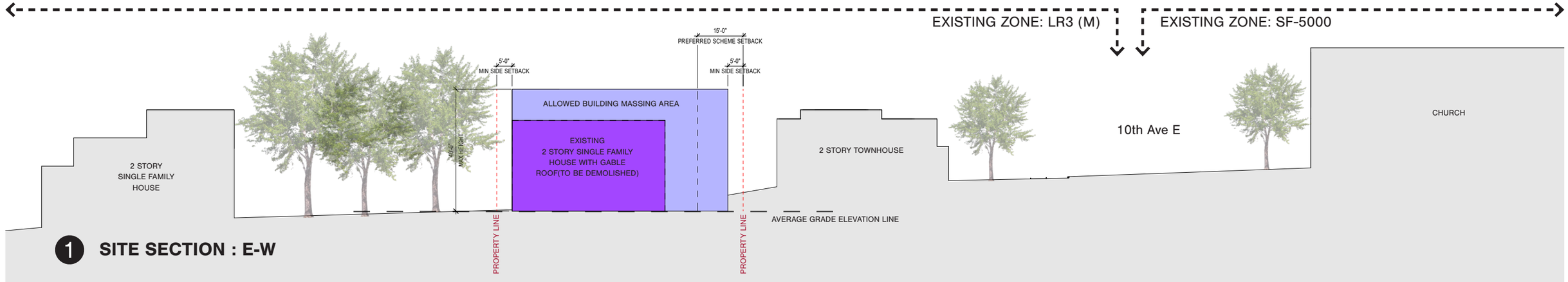
2 Street elevation facing south on E Highland Dr



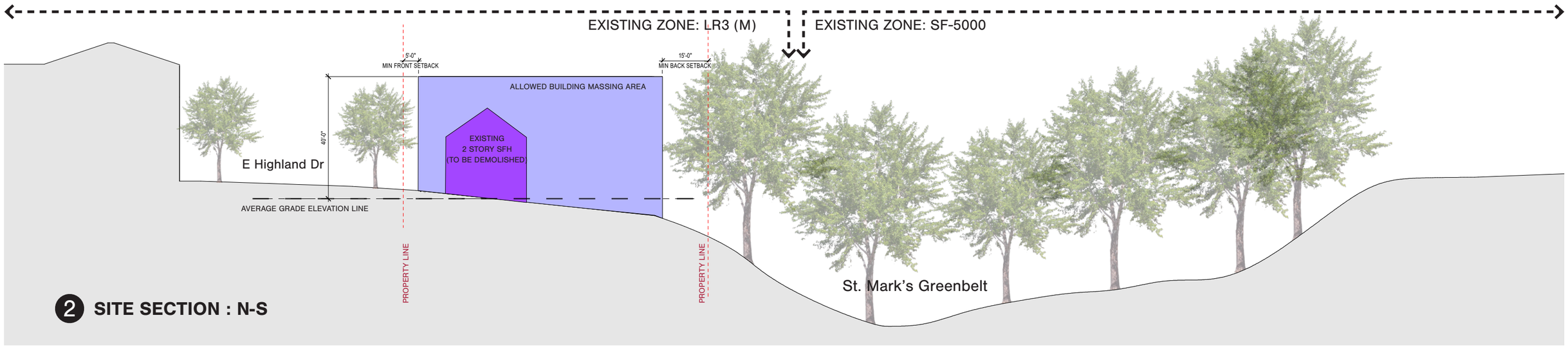


SITE SECTIONS:

Despite the “4 story mass,” the allowable building height/mass on the project site is in keeping with the existing scale of the neighborhood. This is because the “average grade” elevation on the property is well downslope of the Highland Drive elevation, and neighbors the the south and east are upslope from the project.



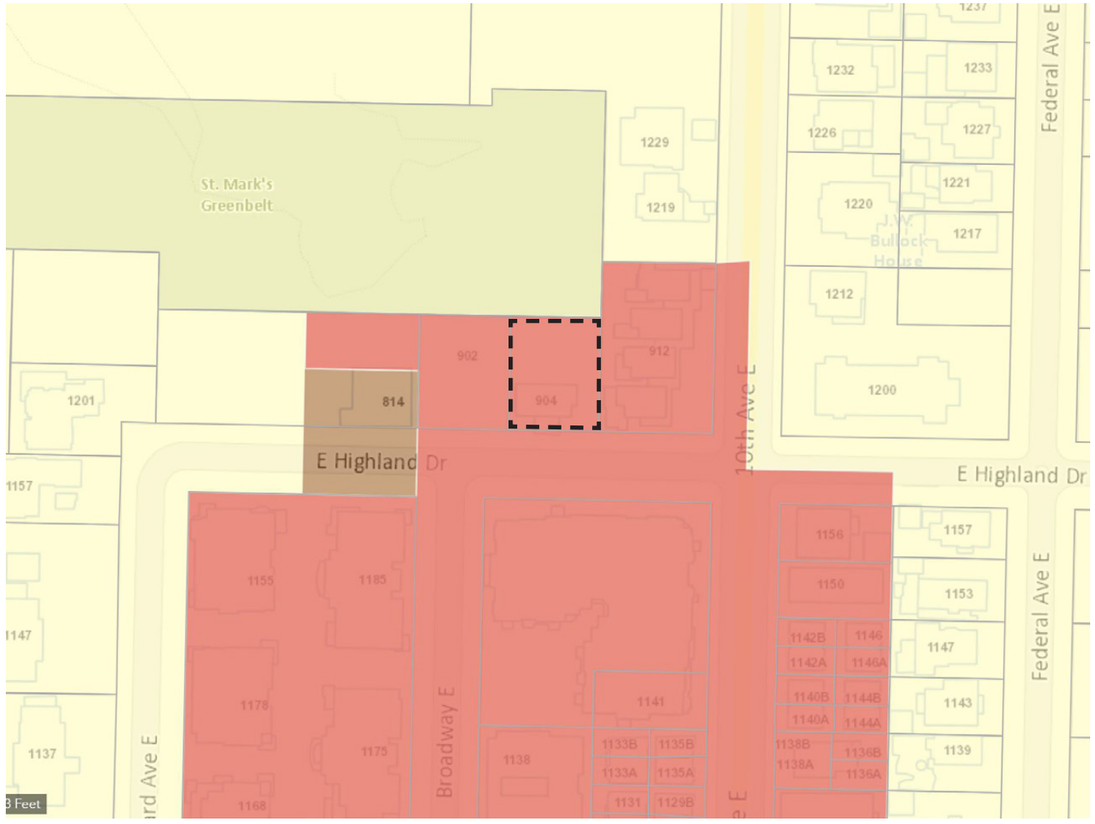
1 **SITE SECTION : E-W**



2 **SITE SECTION : N-S**

ZONING CODE ANALYSIS / SUMMARY OF DEVELOPMENT STANDARDS

ZONE	LOWRISE 3(M), with Frequent Transit Access. Site is outside of an Urban Village boundary
ECAs	Steep Slope in NW portion of site
USES (23.45.504)	Residential uses permitted outright
FAR (23.45.510, Table A)	Max 1.8 1.8 x 8,000 = 14,400sf max allowed Portions of a story 4' max above grade (excluding access) are exempt from FAR
DENSITY (23.45.512)	No limit
STRUCTURE HEIGHT (23.45.514)	40' +2' allowed if green roof covers >50% of the roof surface to accommodate soil depth, increased structure +4' allowed for parapets, railings, planters +10' allowed for stair penthouse +16' allowed for elevator overrun
STRUCTURE WIDTH (23.45.527)	Max width = 120ft Max length = 65% of lot depth within 15' of side lot line
SETBACKS (23.45.518)	Front: 5' min w/ 12' upper setback above 40' Sides: 7' average, 5' min for facades >40ft long Rear: 15' min Possible 25% front setback modification exists per 25.09.280 due to steep slope buffer
AMENITY AREA (23.45.522.A)	25% of lot area required Min of 50% must be common space at grade
GREEN FACTOR (23.45.524.A.2)	0.6 or greater
GREEN BLDG STANDARD (23.45.530)	Because FAR exceeds 1.6, project must comply with 23.58D. Project intends to pursue Built Green 4 star certification
TRASH AREA (23.54.040.A)	84sf, 7' min width
PARKING & ACCESS (23.54.015, Table B)	7 units/0.5 stalls per unit = 4 parking stalls required



SEATTLE (CITYWIDE) PRIORITY DESIGN GUIDELINES

CS CONTEXT & SITE

> CS1 C 1: Topography: Land Form

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

Response: The site slopes away to the north allowing parking to be tucked below the building without adding height or bulk to the project. In all schemes, the north and west facades are stepped back to allow the large trees in the northwest corner of the site to thrive. The north facade is primarily glazed allowing the living areas of the units to have views into the St. Marks Greenbelt.

> CS1 B 2: Sunlight and Natural Ventilation : Daylight and Shading

Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

Response: The preferred scheme has a predominantly glazed northern facade adjacent to the mature trees of St. Mark's Greenbelt. Solar gain through the south facade will be mitigated by the use of horizontal shades, recessing openings, and by the existing street trees to the south. The preferred scheme also pulls the building 15' away from the east property line dramatically reducing the amount of shade cast on the neighboring buildings.

> CS2 B 1: Adjacent Sites, Streets, and Open Spaces: Site Characteristics

Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

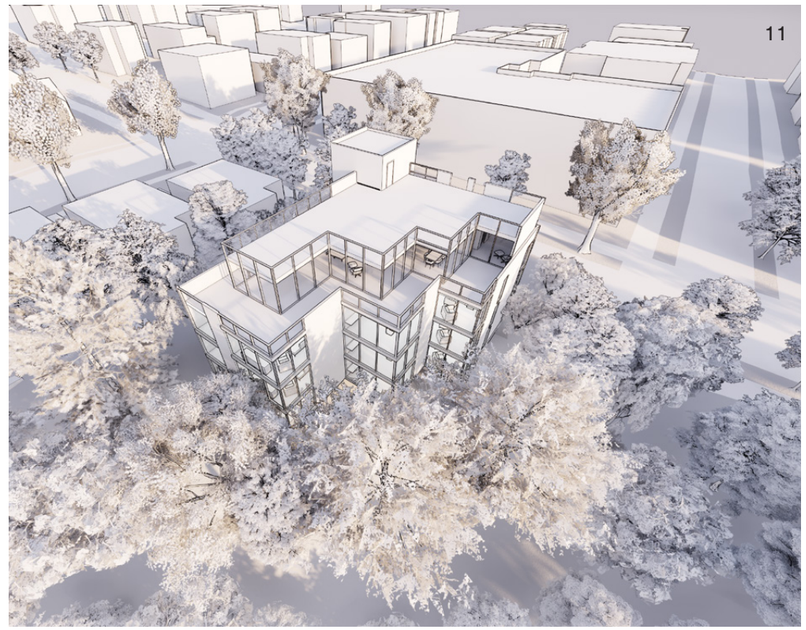
Response: Unique site characteristics shape the design of the building in all schemes. A steep slope at the northwest corner of the site along with the multiple exceptional trees in that area necessitate a sensitive response that steps back and pulls the building mass to the southeast. In the preferred scheme, the impact of this move on the neighbors to the east is mitigated by the driveway, which pushes the building 15' away from the east property line.

PL PUBLIC LIFE

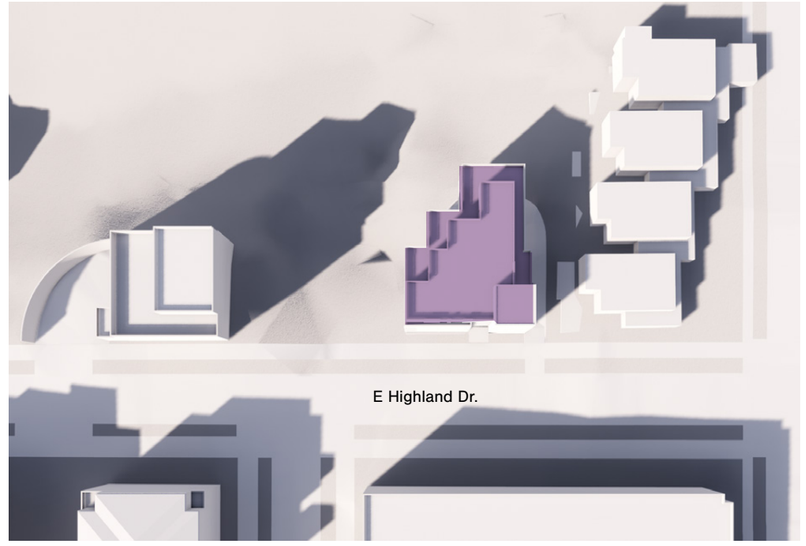
> PL2 A.1: Accessibility: Access for All

Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

Response: All schemes provide an accessible main entry and an elevator that ensures universal access to all of the units.



The North Facade is glazed and stepped to create open views to the trees of St. Mark's Greenbelt while still providing privacy.



Preferred Scheme Solar Orientation on March 21st at 3 pm. Additional east side setback of preferred scheme maximises solar access to closest neighbor to the east.

> PL3 A.2: Entries; 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. Consider a range of elements such as:

a. overhead shelter: canopies, porches, building extensions;

b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;

c. ground surface: seating walls; special paving, landscaping, trees, lighting

d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

Response: The preferred scheme offers a prominent and easily recognizable entry off of E. Highland Dr. The approach is layered, beginning with a landscaped edge and change in pavement to a well-lit transparent door and sidelights protected by an overhead canopy.

DC

DESIGN CONCEPT

> DC1 A 4: Arrangement of Interior uses: Views and Connections:

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

Response: The preferred scheme locates all of the living spaces of the residential units immediately adjacent to views of St. Mark's Greenbelt. The project is designed to make the residents feel as though they are living amongst the mature tree canopy.

> DC1 C 1: Parking and Service Below Grade Parking:

Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

Response: All schemes accommodate parking below grade using the topography of the site to tuck it beneath the building without adding height or bulk.

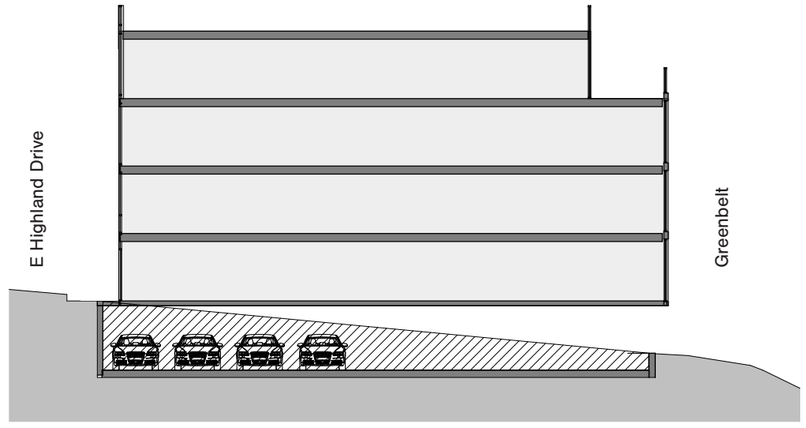
> DC3 A 1: Building-Open Space Relationship: interior Exterior Fit

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.

Response: The preferred scheme is designed around its relationship to the adjacent open space, St. Mark's Greenbelt. Each unit has a primary living space that overlooks the greenbelt. Additionally, the common amenity space on the roof will provide expansive views of the greenbelt and St. Mark's beyond.



View from Living Area



Parking tucked beneath building

LOCAL DESIGN INSPIRATION:



SINGLE FAMILY HOUSE AT E PROSPECT AND HARVARD AVE
- Textured facade
- Secondary contrasting facade elements



Loveless Building at E Roy St. and Broadway E
-Large Windows
-Use of wood on exterior
-Rich layering of material and detail



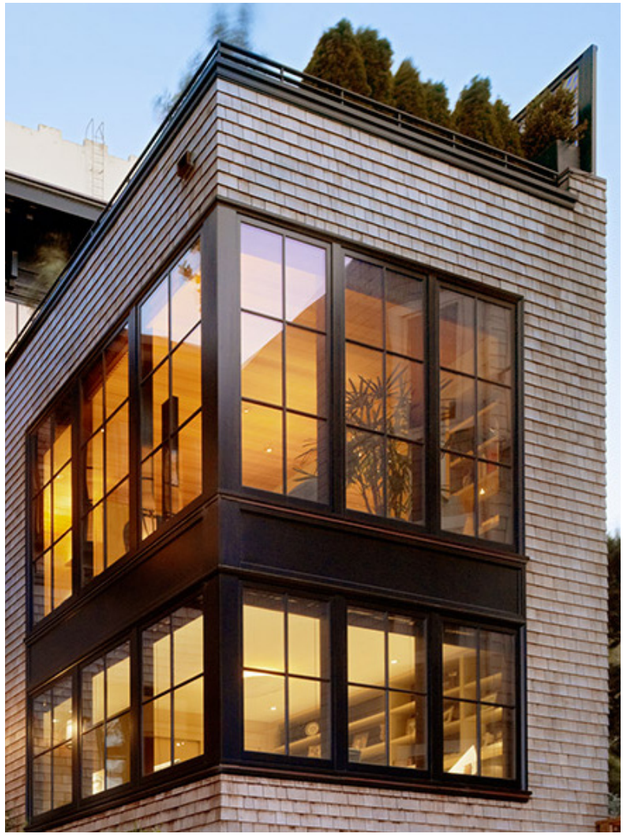
HIGHLAND DRIVE TOWNHOMES
-Large windows
-Simple, high-quality material palette

DESIGN CHARACTER AND CONCEPTS PROPOSED:

- Rich texture and layering of materials
- Use of natural and high-quality material and response to local precedent, with contrasting infill material
- Large windows
- Building to feel like a whole composition instead of an assembly of parts
- Well-defined entry



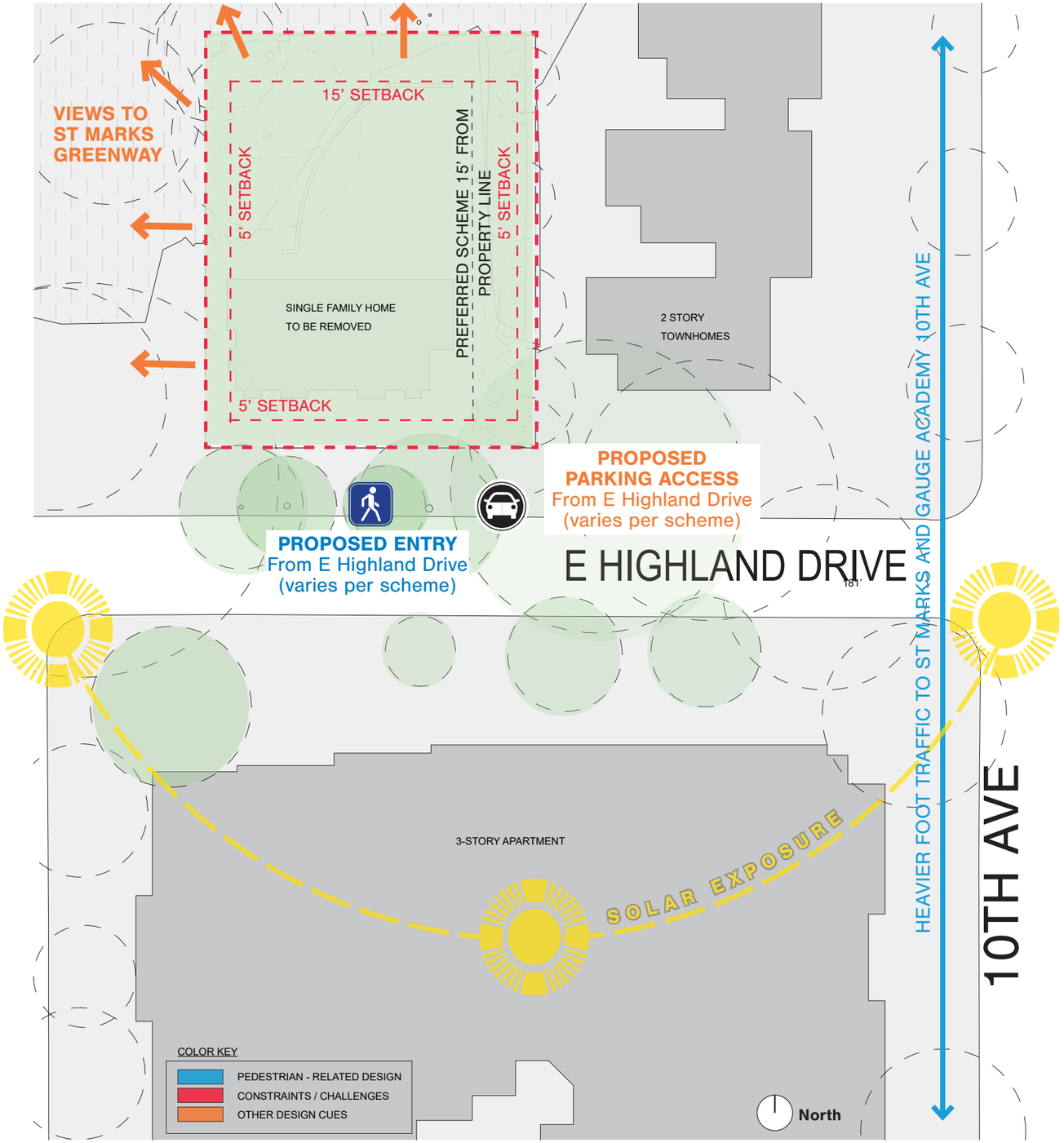
^ Secondary Architectural Detail in the form of balconies, awnings and trellises

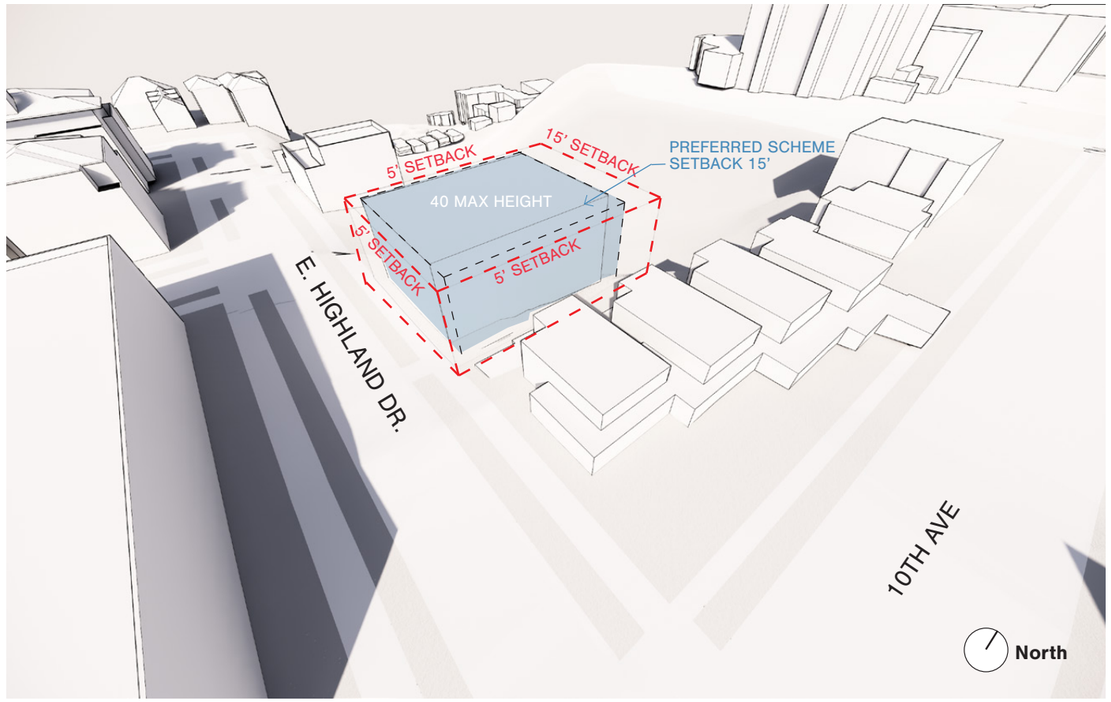


^ Large dark windows with lighter wood cladding



^ Exterior wood soffit



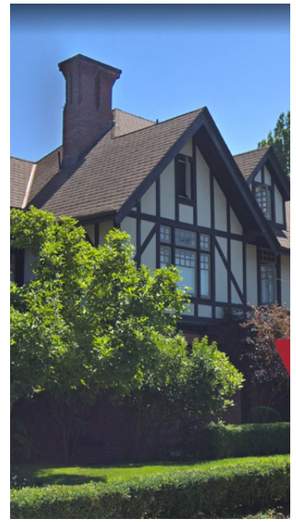


CONTEXT MATERIALITY - Palettes tend to be natural colors in keeping with original wood and brick buildings in the neighborhood.





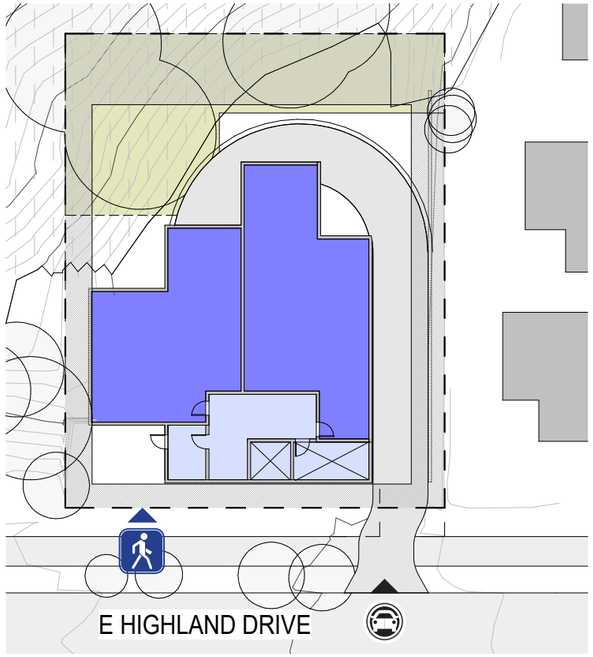




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SCHEME A Front Balconies

- 4 stories + basement
- 8 units
- 7 parking spaces



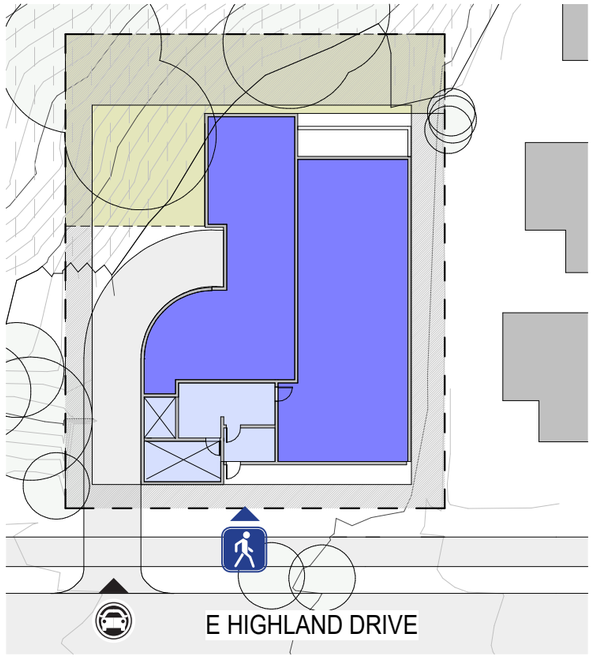
North



Birds Eye From Southwest

SCHEME B West Entry

- 4 stories + basement
- 7 units
- 8 parking spaces



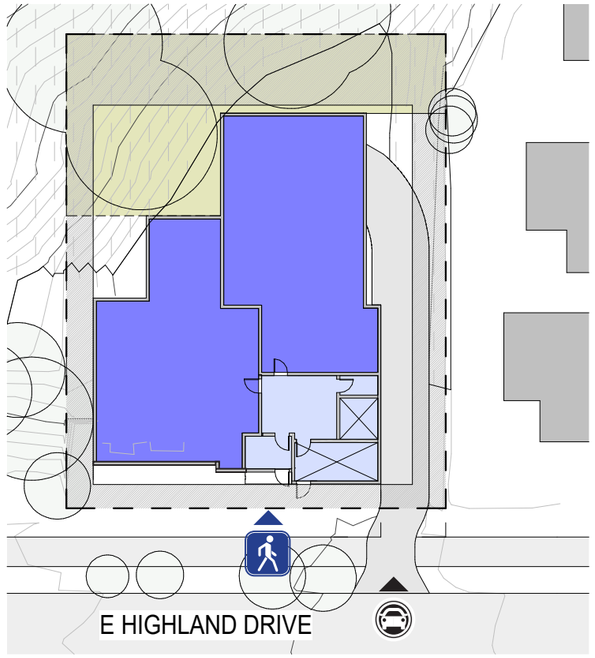
North



Birds Eye From Southwest

SCHEME C Treehouse (Preferred)

- 4 stories + basement
- 7 units
- 7 parking spaces



North



Birds Eye From Southwest

SCHEME A Front Balconies

Overview

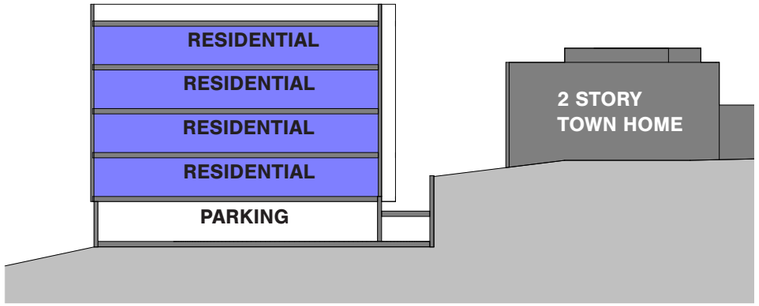
- 4 stories + basement
- 7 units
- 7 parking spaces
- FAR = 100% of 14,400 allowed
  - B: 736 sf
  - 1: 3034 sf
  - 2: 3450 sf
  - 3: 3450 sf
  - 4: 3450 sf
  - Roof: 280 sf

Opportunities

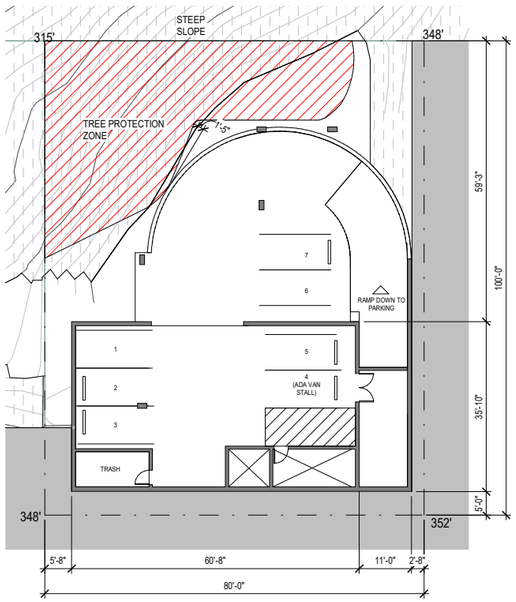
- Drive at east side of lot allows more generous setback from closest neighbors to the east.
- Offset plan allows massing relief along street
- Entry location (at the same elevation as the adjacent sidewalk at this location) provides easy ADA access to building.
- No departures proposed

Challenges

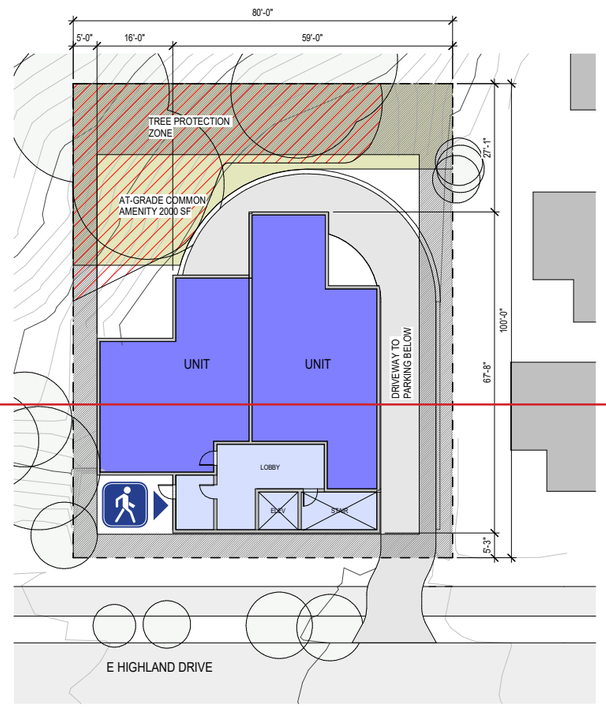
- No additional upper-level setback causes building to appear taller at street and from adjacent lots.
- Driveway at east side of lot limits the amount of vegetation that can be retained along the east lot line.



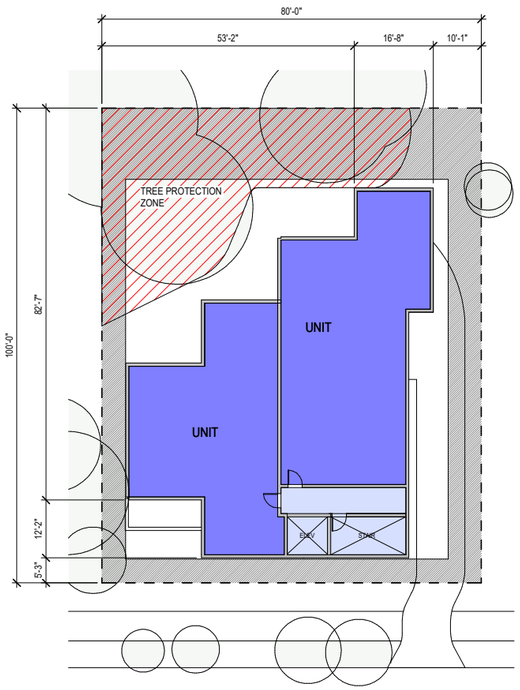
Section looking N



Basement (subgrade)



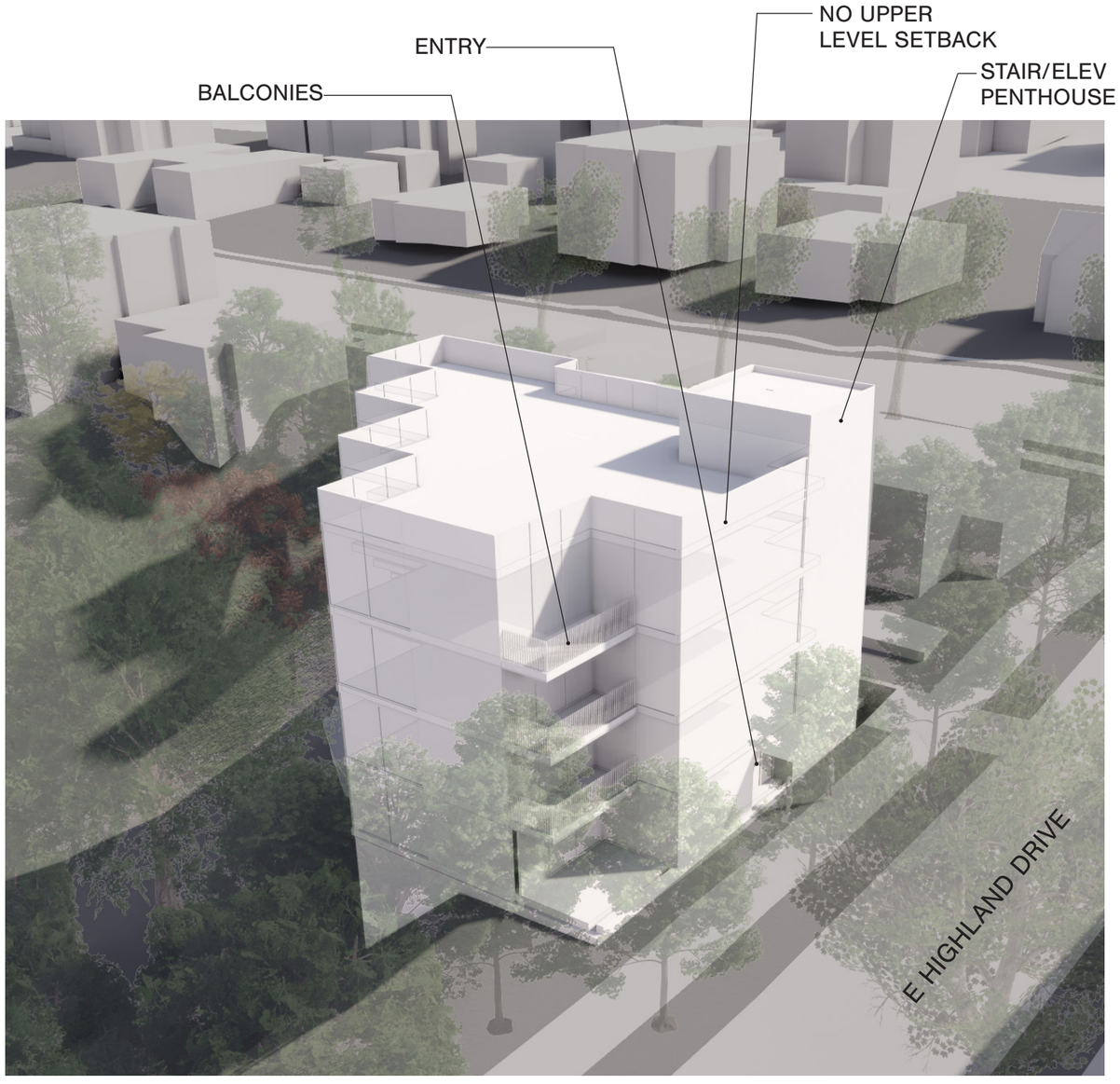
Level 1



Levels 2-4

North

Residential
Lobby
Amenity Area



Birds Eye From Southwest



Street View From West



Street View From East

Overview

- 4 stories + basement
- 7 units
- 8 parking spaces
- FAR = 100% of 14,400 allowed

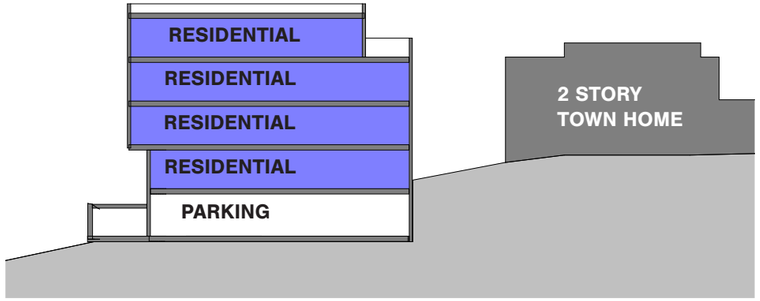
B:	453 sf
1:	3375 sf
2:	3853 sf
3:	3871 sf
4:	2559 sf
Roof:	290 sf

Opportunities

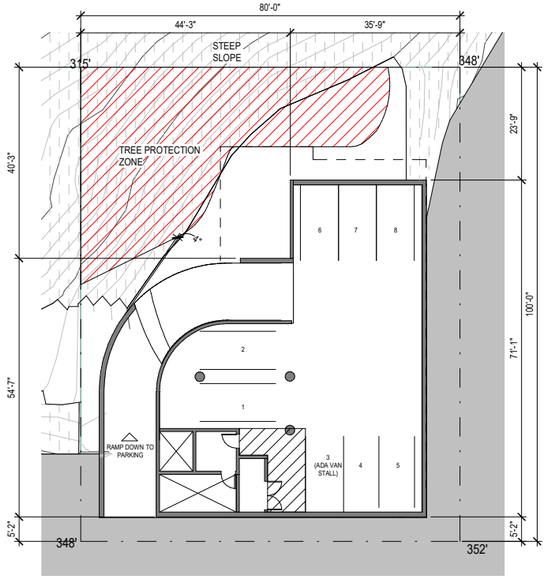
- Drive at west side of lot shortens driveway length (works better with topography).
- 7’ setback at east lot line allows for a 7’ wide planted area that can be used to screen the building from the adjacent lot to the east.
- One more parking space than other 2 schemes included
- 4th floor is set back to reduce percieved mass from street and adjacent lots
- No departures requested

Challenges

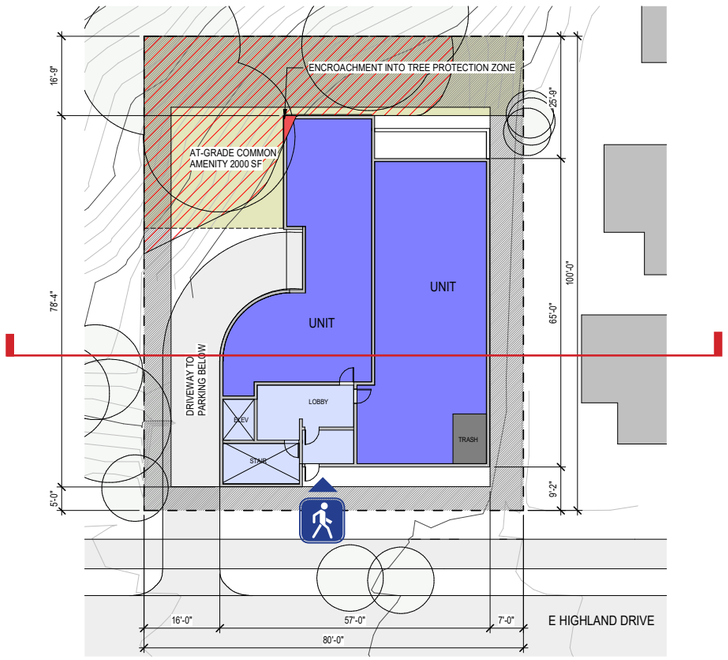
- East facade is closer than other schemes to neighboring lot to the east.
- Slight encroachment into tree protection zone at two NW corners of building at levels 1-4



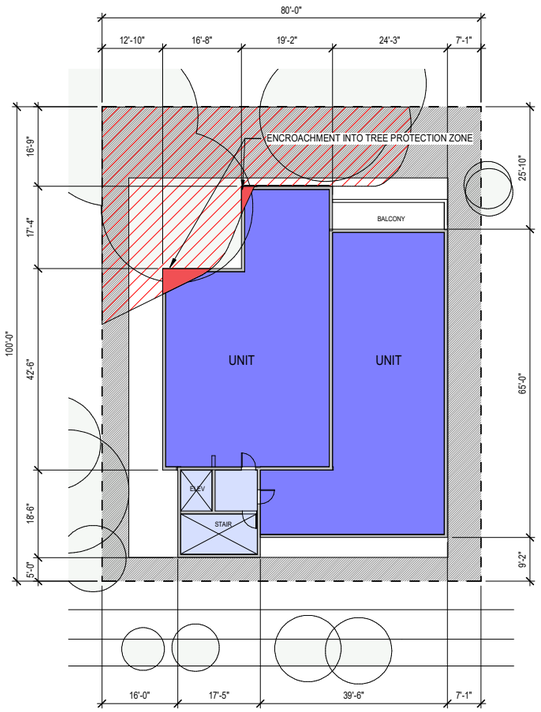
Section looking N



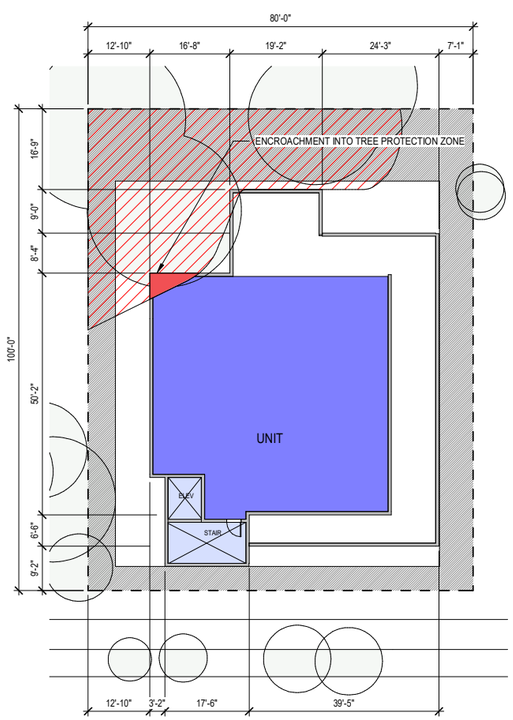
Basement (subgrade)



Level 1



Levels 2-3



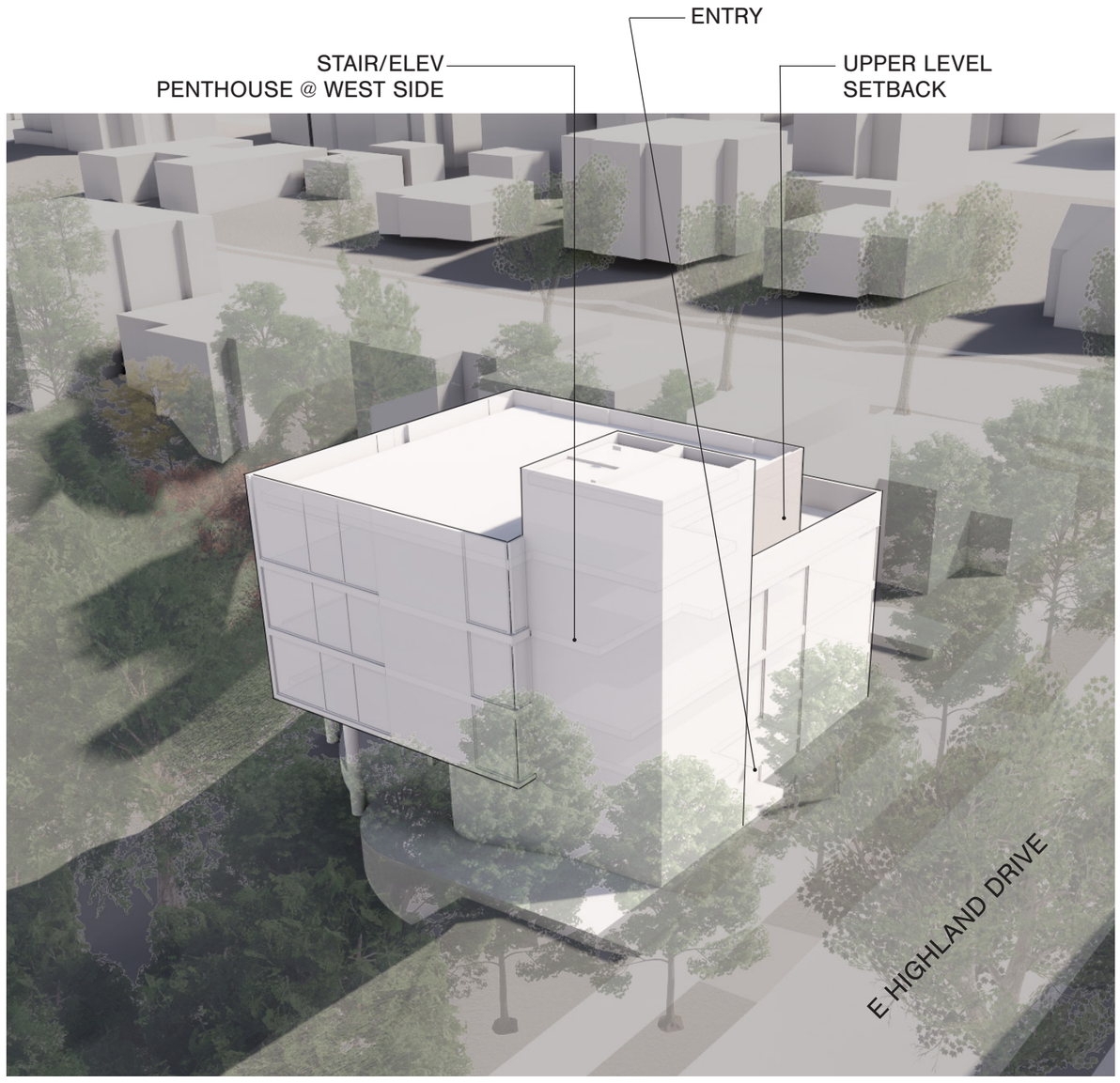
Level 4

North

Residential

Lobby

Amenity Area



Birds Eye From Southwest



Street View From West



Street View From East

SCHEME C Tree House (Preferred)

Overview

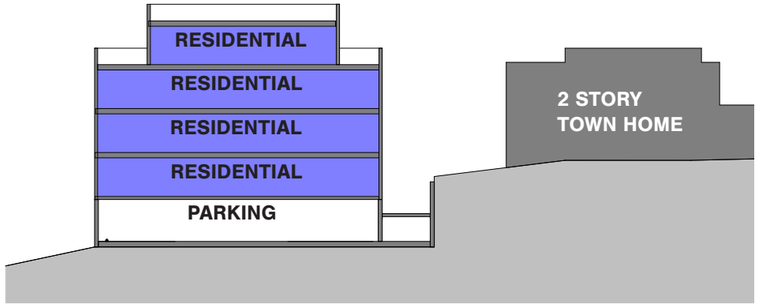
- 4 stories + basement
- 7 units
- 7 parking spaces
- FAR = 100% of 14,400 allowed
  - B: 843 sf
  - 1: 3620 sf
  - 2: 3672 sf
  - 3: 3672 sf
  - 4: 2093 sf
  - Roof: 290 sf

Opportunities

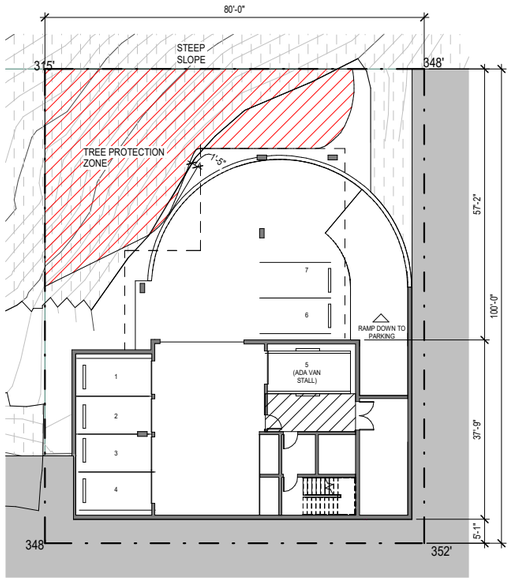
- Drive allows more generous setback from closest neighbors to the east (15’ and 16’-8” compared to the minimum setback of 5’).
- 4th floor is set back to reduce perceived mass at street and from the neighboring lots to the east and west.
- No departures requested

Challenges

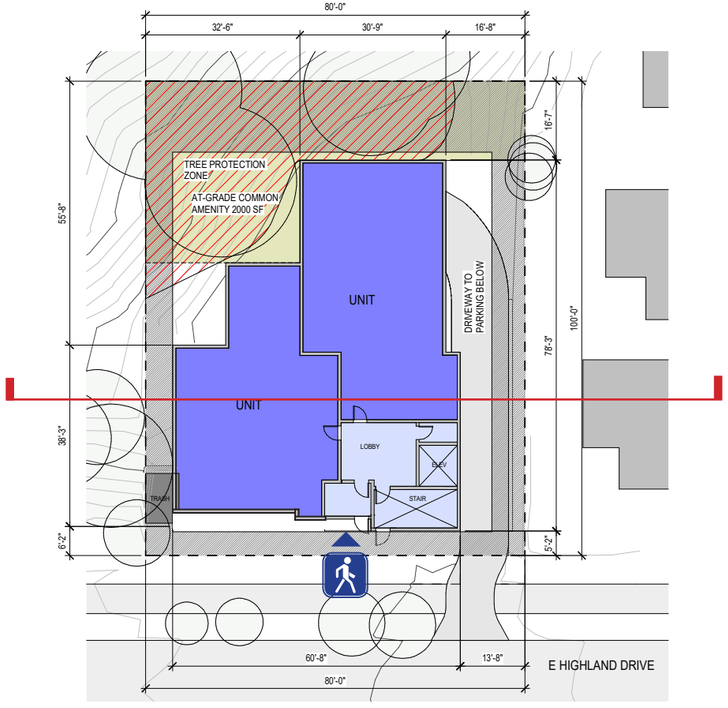
- Driveway on east side of lot reduces the area available for planting along the east edge of the lot



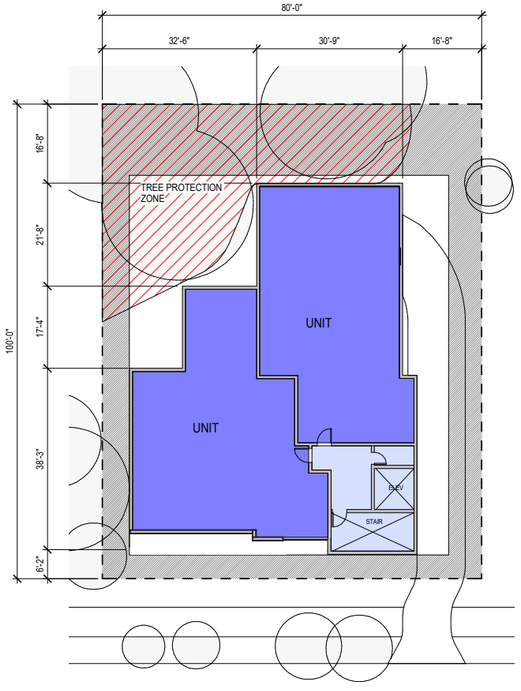
Section looking N



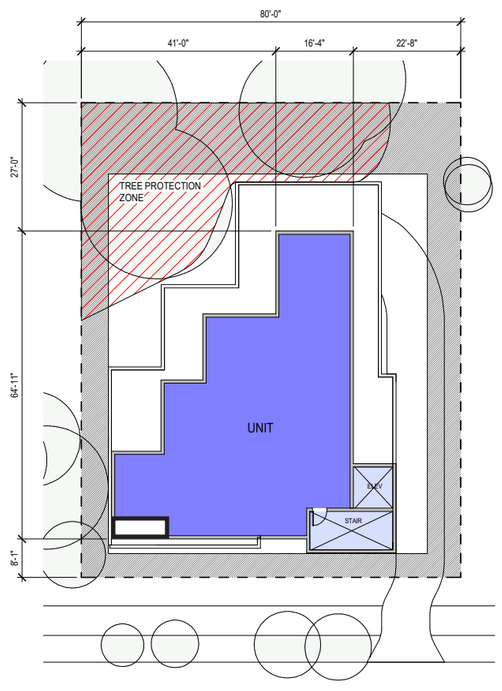
Basement (subgrade)



Level 1



Levels 2-3



Level 4

North

Residential
Lobby
Amenity Area



Birds Eye From Southwest

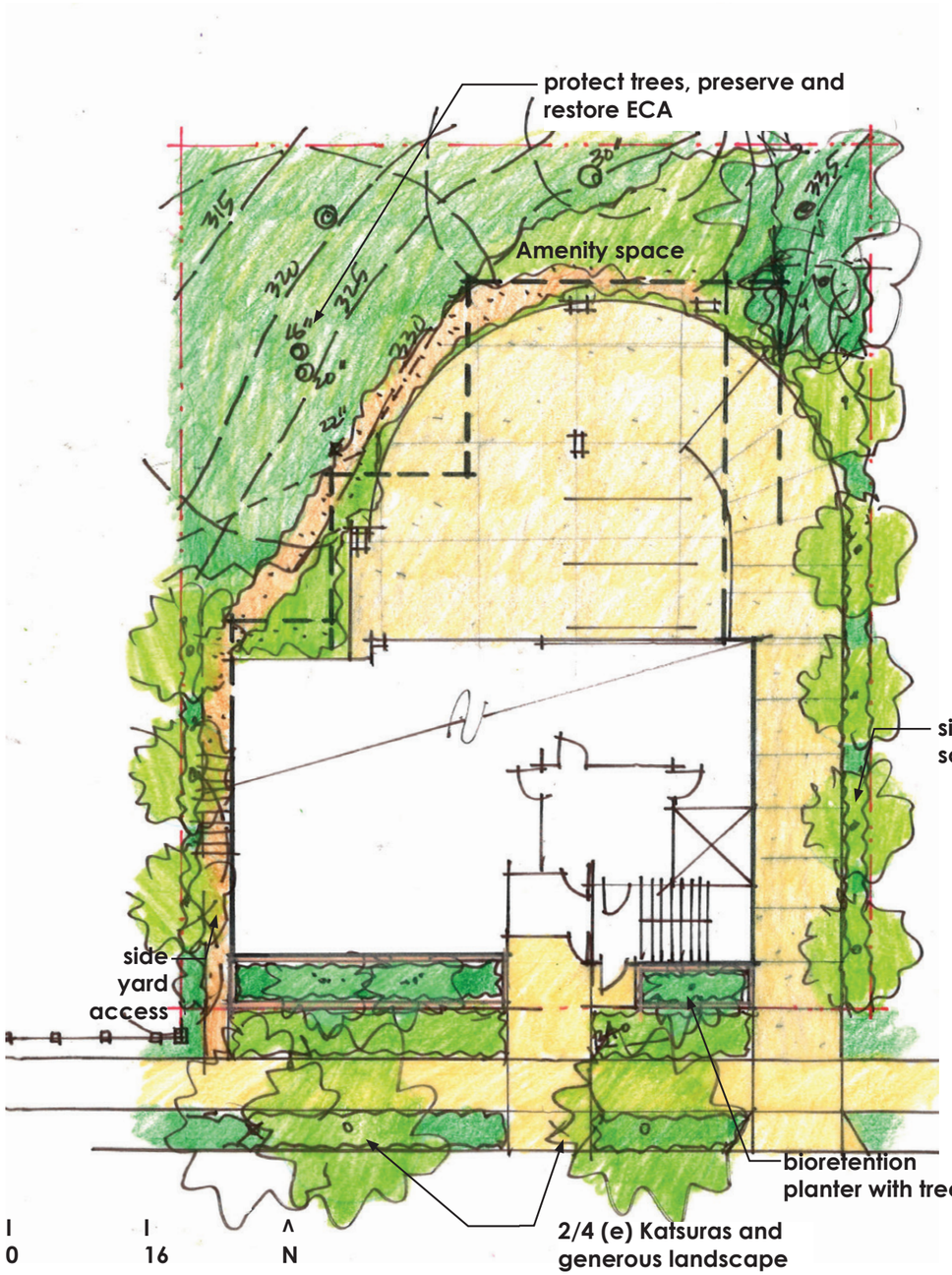


Street View From West

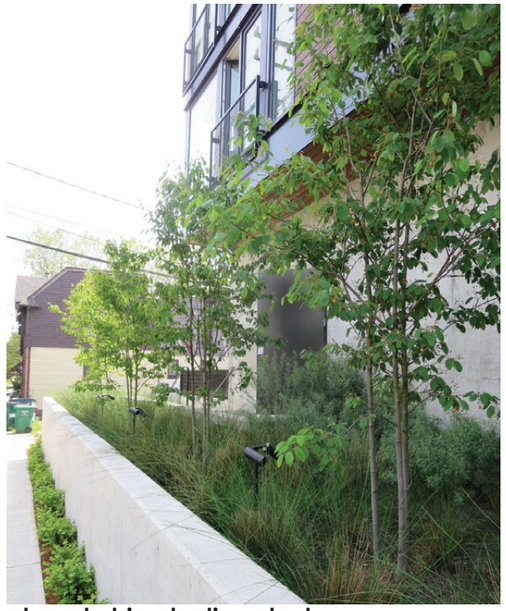


Street View From East

STREETSCAPE




generous landscape both sides


at grade bioretention planter

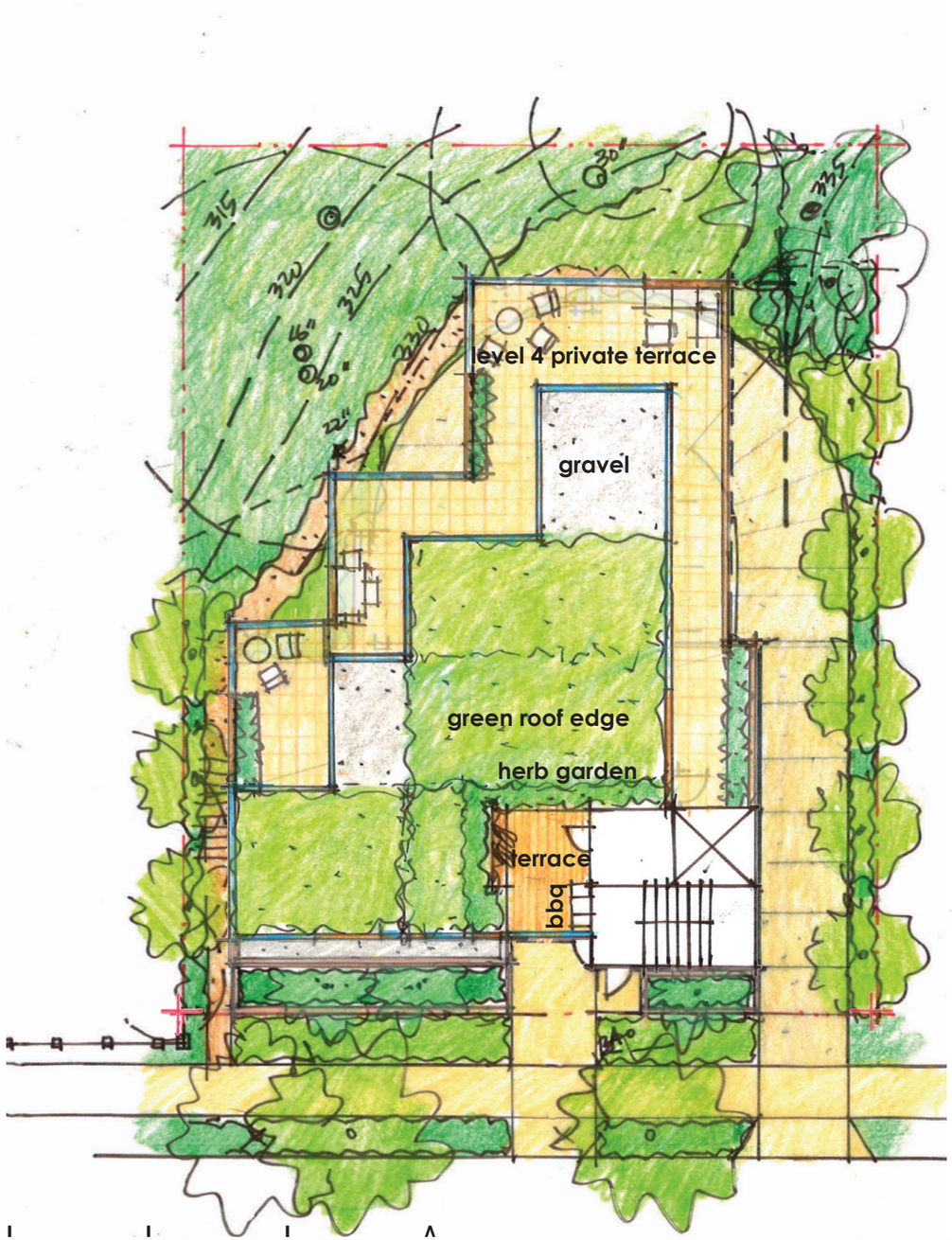


lush entry landscape


amenity space

N

ROOF





green roof edge



killer view





PLANTS

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	STREET TREES		
	ZELCOVA SERRATA 'GREEN VASE' (APPROVED BY SDOT/BEN ROBERTS4/20/2018)	'GREEN VASE' ZELCOVA	2-1/2" - 3" CAL.
	ON-SITE TREES		
	AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE' **	'AUTUMN BRILLIANCE' SERVICEBERRY	8'-10' HT.
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	8'-10' HT.
	SHRUBS		
	ILEX CRENATA 'CONVEXA' **	'CONVEX' JAPANESE HOLLY	1 GAL.
	NANDINA DOMESTICA 'GULF STREAM' **	'GULF STREAM' HEAVENLY BAMBOO	1 GAL.
	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	5 GAL.
	RHODODENDRON KURUME 'SHERWOOD RED'	'SHERWOOD RED' KURUME AZALEA	2 GAL.
	POLYSTICHUM MUNITUM **	SWORD FERN	5 GAL.
	SARCOCOCCA RUSCIFOLIA **	SWEET BOX	2 GAL.
	PIERIS JAPONICA 'CAVATINE' **	'CAVATINE' JAPANESE PIERIS	1 GAL.
R	RHODODENDRON 'HINO CRIMSON'	HINO CRIMSON' RHODODENDRON	5 GAL.
	ROSA 'AMBER' FLOWER CARPET	'AMBER' FLOWER CARPET ROSE	1 GAL.
	CAMELLIA SASANQUA 'YULETIDE'	'YULETIDE' CAMELLIA	5 GAL.
	CORNUS KELSEYI *	KELSEY DOGWOOD	1 GAL.
	ACCENT PERENNIALS		
	HEMEROCALIS 'STELLA D'ORO' *	'STELLA D'ORO' DAY LILY	1 GAL.
	GROUNDCOVERS - ON STRUCTURE, LEVEL 1		
	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL.
	GROUNDCOVERS - STREET LEVEL/RIGHT OF WAY		
	EPIMEDIUM PERRALCHICUM 'FROHNLEITEN' **	'FROHNLEITEN' EPIMEDIUM	1 GAL.
	GROUNDCOVERS - BIORETENTION, LEVEL 1		
	JUNCUS PATENS 'CARMEN'S GRAY' *	'CARMEN'S GRAY' RUSH	1 GAL.

PLANT LIST - ROOF

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	PINUS CONTORTA VAR. 'CONTORTA'	SHORE PINE	8'-10' HT.
	SHRUBS		
	PHYLLOSTACHYS AUREA	GOLDEN BAMBOO	5 GAL.
	PERENNIALS (2 PER SYMBOL, PLANTED IN SEDUM TILE MATS)		
	(2) ECHINACEA PURPUREA **	PURPLE CONE FLOWER	1 GAL.
	(2) SEDUM 'AUTUMN JOY' **	'AUTUMN JOY' SEDUM	1 GAL.

GREENROOF PLANTING
SEDUM TILE PREVEGETATED MATS**, AVAILABLE FROM ETERA,
CONTACT DAVID GILMORE 360.661.2767
5.25" SOIL DEPTH MIN., SEE PLAN FOR ADDL. DEPTHS

MIX: COLOR MAX

MIX: TUFF STUFF

STREET TREES



Zelkova serrata 'Green Vase'
Green Vase Zelkova

ON-SITE TREES



Amelanchier alnifolia
Saskatoon Serviceberry



Acer palmatum
Japanese Maple

ROOF



Shore Pine
Pinus contorta var. contorta

SHRUBS, ETC.



Ilex crenata 'convexa'
Japanese Holly



Nandina 'Gulf Stream'
'Gulf Stream' Nandina



Rhododendron 'Sherwood Red'
'Sherwood Red' Azalea



Camellia sasanqua 'Yuletide'
'Yuletide' Camellia



Buxus japonica 'Winter Gem'
'Winter Gem' Japanese Boxwood



Sarcococca Ruscifolia
Fragrant Sweet Box



Rhododendron 'Hino Crimson'
'Hino Crimson' Azalea



Echinacea purpurea
Purple Cone Flower



Liriope spicata
Creeping Lilyturf



Epimedium x perralchicum
'Frohnleiten' / Barrenwort



Juncus patens 'Carmen's Gray'
'Carmen's Gray' Rush



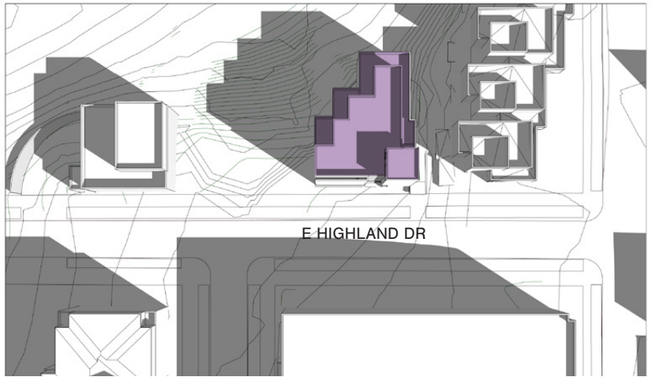
Sedum 'Autumn Joy'
'Autumn Joy' Sedum

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SHADOW STUDIES:

The massing of preferred scheme casts the least amount of shadow on the adjacent property to the east.

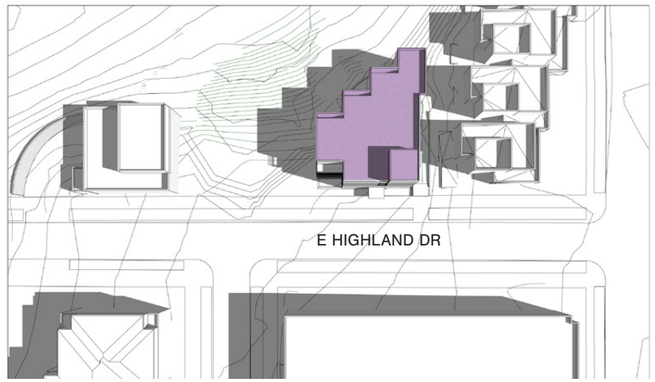
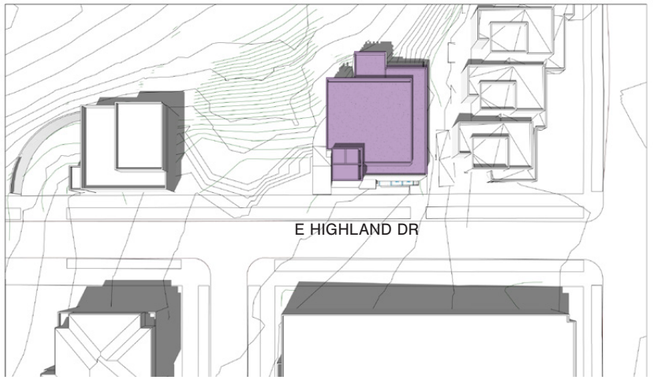
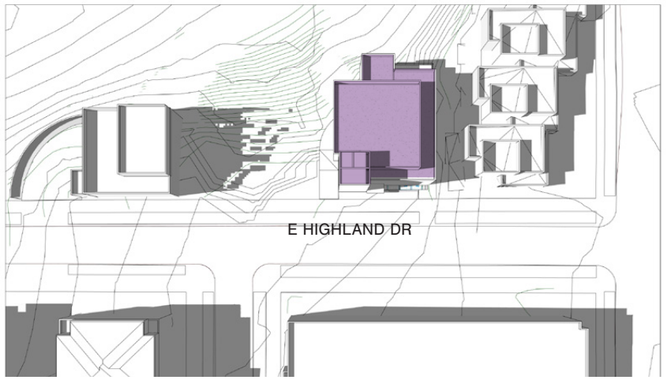
N

	MARCH 21 - 9AM	MARCH 21 - 12PM	MARCH 21 - 3PM
Scheme A Front Balconies			
Scheme B West Entry			
Scheme C Treehouse (preferred)			

SHADOW STUDIES:

The massing of preferred scheme casts the least amount of shadow on the adjacent property to the east.

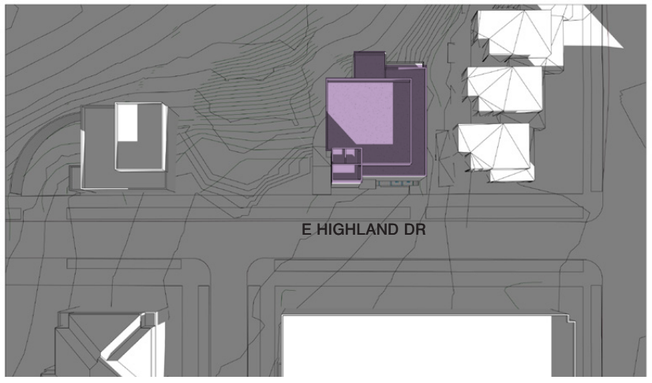
N

	JUNE 21 - 9AM	JUNE 21 - 12PM	JUNE 21 - 3PM
Scheme A Front Balconies			
Scheme B West Entry			
Scheme C Treehouse (preferred)			

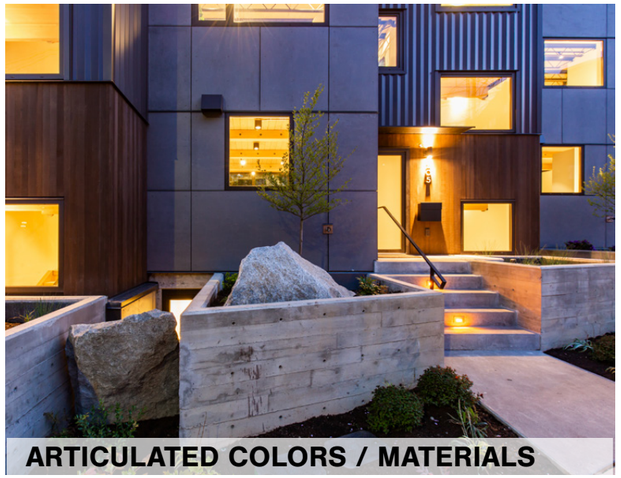
SHADOW STUDIES:

The massing of preferred scheme casts the least amount of shadow on the adjacent property to the east.

N

	DECEMBER 21 - 9AM	DECEMBER 21 - 12PM	DECEMBER 21 - 3PM
Scheme A Front Balconies			
Scheme B West Entry			
Scheme C Treehouse (preferred)			

[NO DEPARTURES REQUESTED]



ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



STREET-LEVEL ENGAGEMENT



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



FENESTRATION / MATERIAL PATTERNING



STREET-LEVEL ENGAGEMENT



ARTICULATION OF MASSING



ARTICULATION OF MASSING