

2000-2050 SW Orchard Street

Recommendation Packet | Project #3033678-LU, #3033679-LU | July 22, 2022

b9 architects

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SITE MAP



OBJECTIVES

Design and construct (18) 4-story rowhouse units.

Project Number/Address	2050 SW Orchard St #3033679-LU	2000 SW Orchard St #3033678-LU
Gross Floor Area	18,836 sf	18,836 sf
Number of Units	9	9
Number of Parking Spaces	9	9
Number of Bike Parking Spaces	12	12

Sustainability
Construct new structure to achieve a 4-Star Built Green certification.

ADDRESS

ADDRESS

2000 SW Orchard Street | 2050 SW Orchard St

LOT SIZE

2000 SW Orchard St: 39,083 sf
2050 SW Orchard St: 32,514 sf
TOTAL LOT SIZE: 71,597 sf

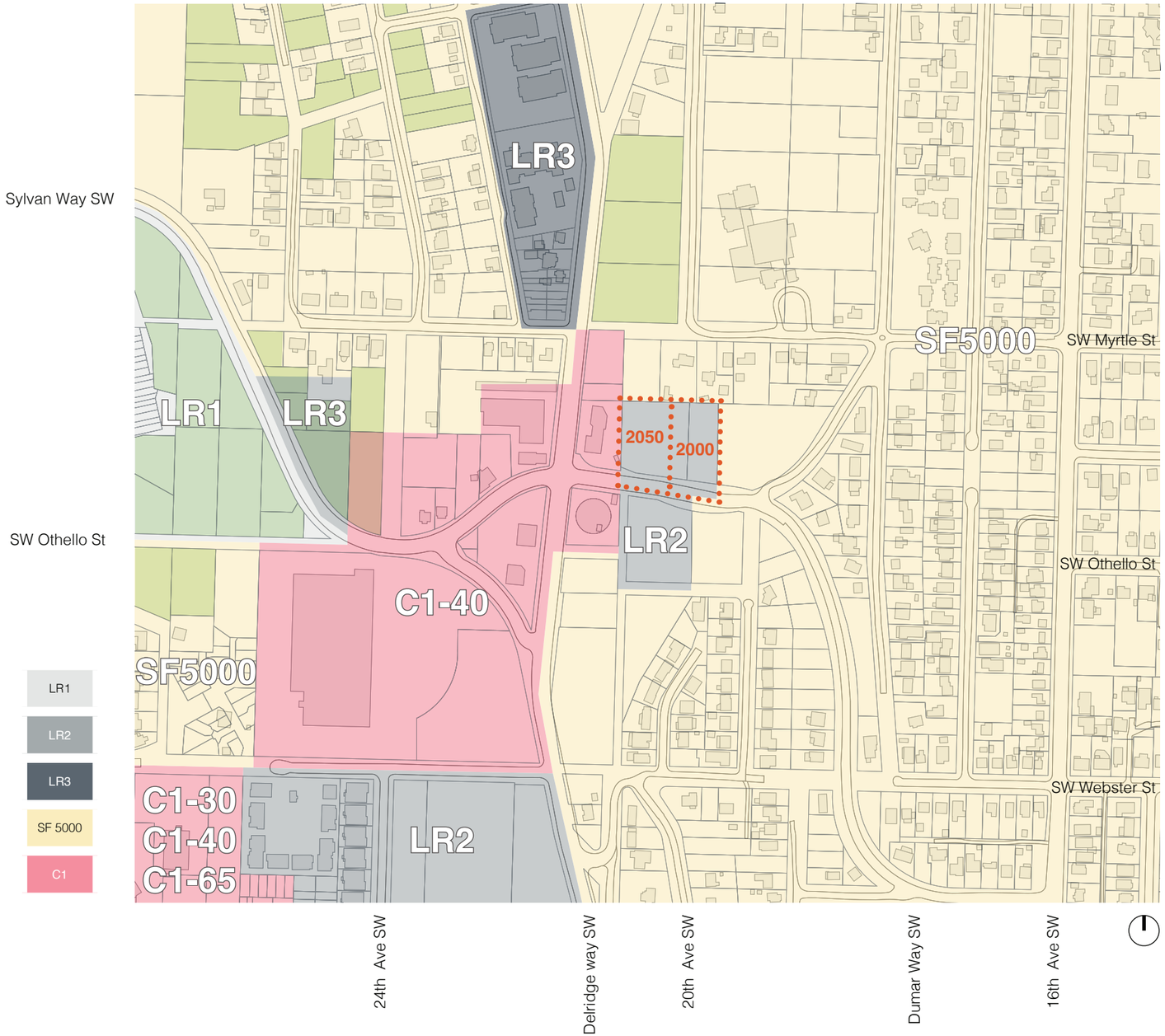
ZONE

LR2

URBAN VILLAGE OVERLAY

None

ZONING MAP



ZONING SUMMARY

23.45.504 PERMITTED USES:
- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:
- 1.1 or 1.3* for Rowhouse development

23.45.512 - DENSITY LIMITS—LR ZONES
- No limit for Rowhouse development

23.45.514 STRUCTURE HEIGHT:
- 30 Feet base height, Rooftop features may extend 10 feet above the base height limit.
- Structures on LR2 subject to a 30 foot height limit, pitched roofs in LR zones that are not shed or butterfly roofs 5 feet above the height limit
- Shed and butterfly roofs in LR zones the high side(s) of a shed or butterfly roof may extend 3 feet above the height

23.45.518 SETBACKS AND SEPARATIONS:
- Front - 5' minimum for Rowhouse
- Rear - no alley: 7'-0" Avg.; 5'-0" Min.
- Side less than 40 feet - 0 where abutting another rowhouse development, otherwise 3.5, except that on side lot lines that abut a single-family zone, the setback is 5'-0".
- Side more than 40 feet - 0 where abutting another rowhouse development, otherwise 3.5, except that on side lot lines that abut a single-family zone, the setback is 7 average; 5 minimum

23.45.522 AMENITY AREA:
- The required amount of amenity area for rowhouse and townhouse developments in LR2 zones is equal to 25% of the lot area.
- A min of 50% of the required amenity area shall be provided at ground level.
- For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.
- All units shall have access to a common or private amenity area.

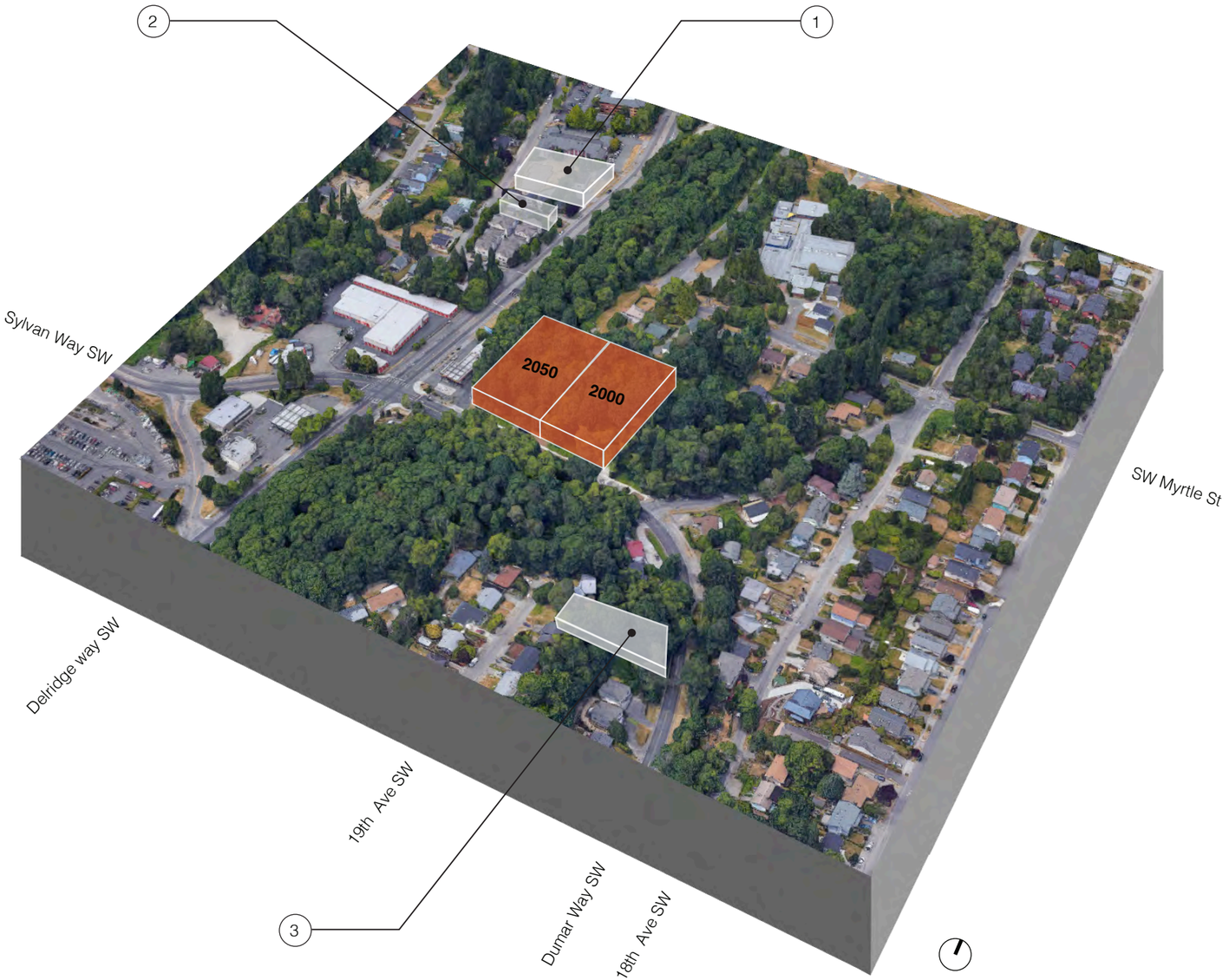
23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS
- Maximum Structure Width for Rowhouses: No limit

23.45.534 - LIGHT AND GLARE STANDARDS
- Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.040 TRASH AND RECYCLING STORAGE:
- Residential units: 9-15 units = 150 square feet of storage area

23.54.015.K BICYCLE PARKING
- LONG TERM PARKING REQUIREMENT : 1 Per dwelling unit
- SHORT TERM PARKING REQUIREMENT :1 Per 20 dwelling units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.

NEIGHBORHOOD CONTEXT



RECENT DEVELOPMENT

LEGEND:

NEW DEVELOPMENT

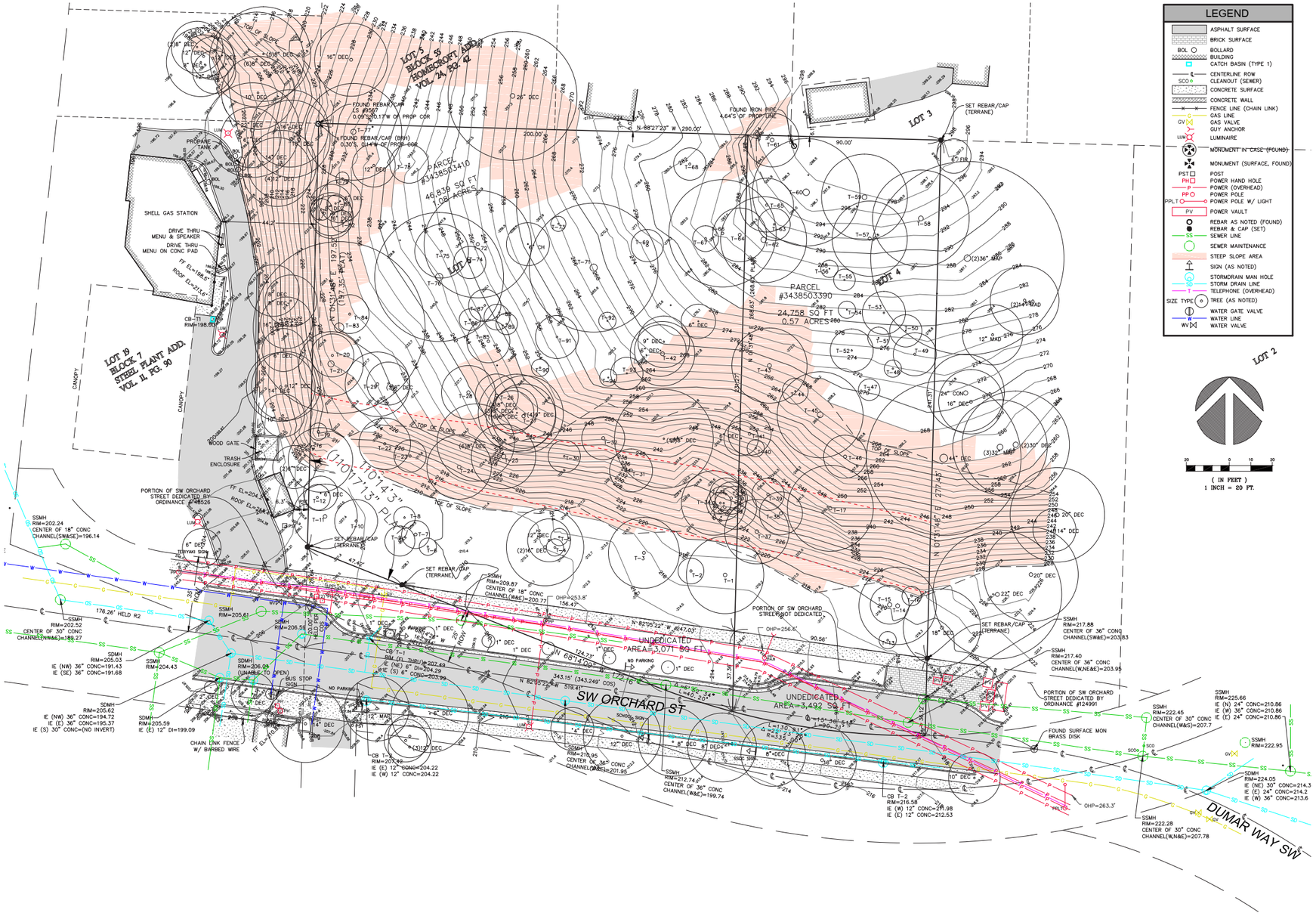
SITE

1 Land Use Application under Project #3029799 to provide a 3-story (50) unit apartment development proposed in 2017

2 Land Use Application under Project #3035831 to provide (3) three-story triplex structures with a mix of garage and surface parking

3 Land Use Application to provide a three-story single family dwelling unit with attached garage

SITE SURVEY



PARCEL #

343850-3390, 343850-3410

LEGAL DESCRIPTION

PARCEL A

THE WEST HALF OF LOT 4 AND THE EAST 55.00 FEET OF LOT 6, IN BLOCK 55 OF HOMECROFT ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 24 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON

PARCEL B

LOT 6, IN BLOCK 55 OF HOMECROFT ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 24 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.
EXCEPT THE EAST 55.00 FEET, THEREOF.

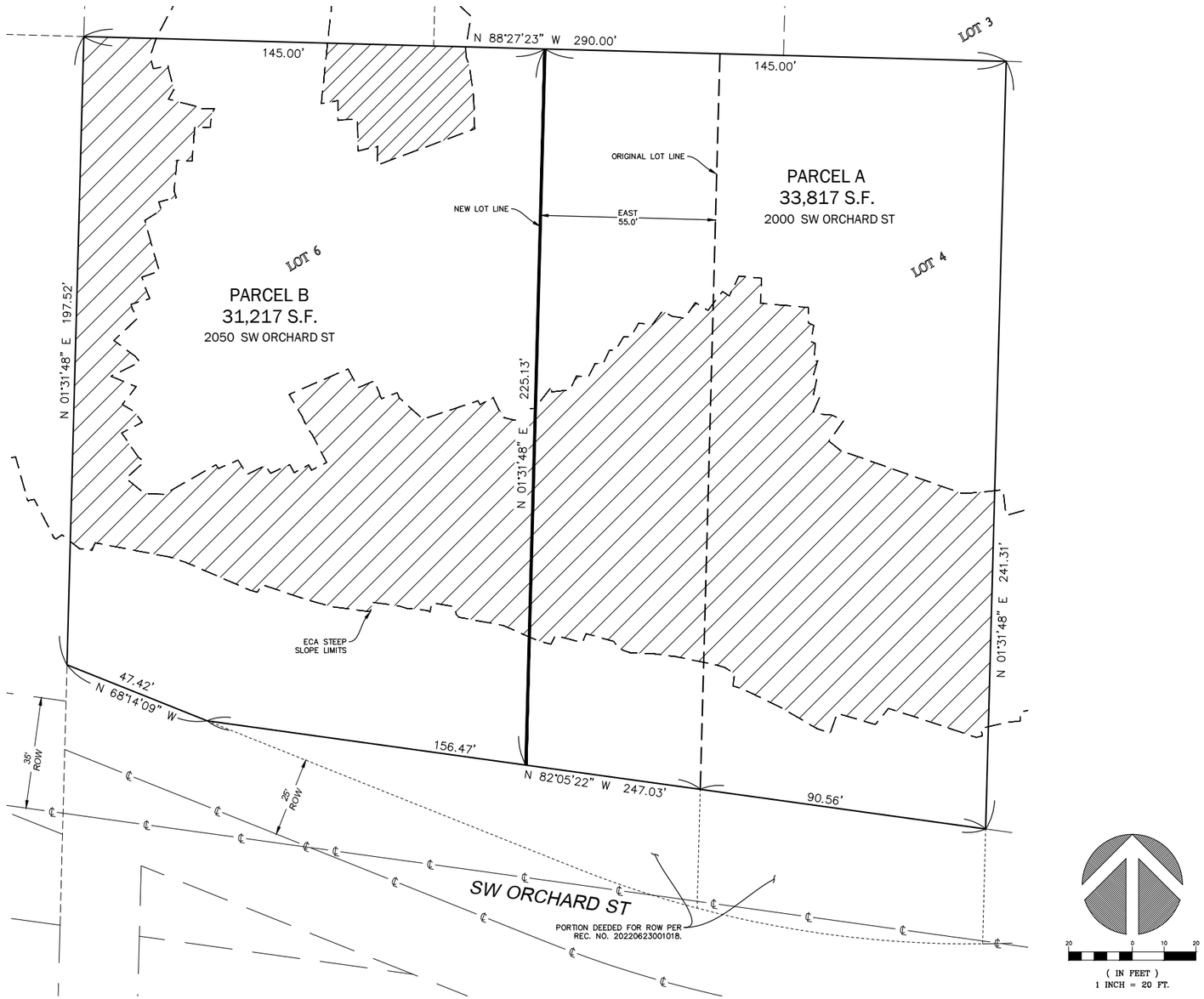
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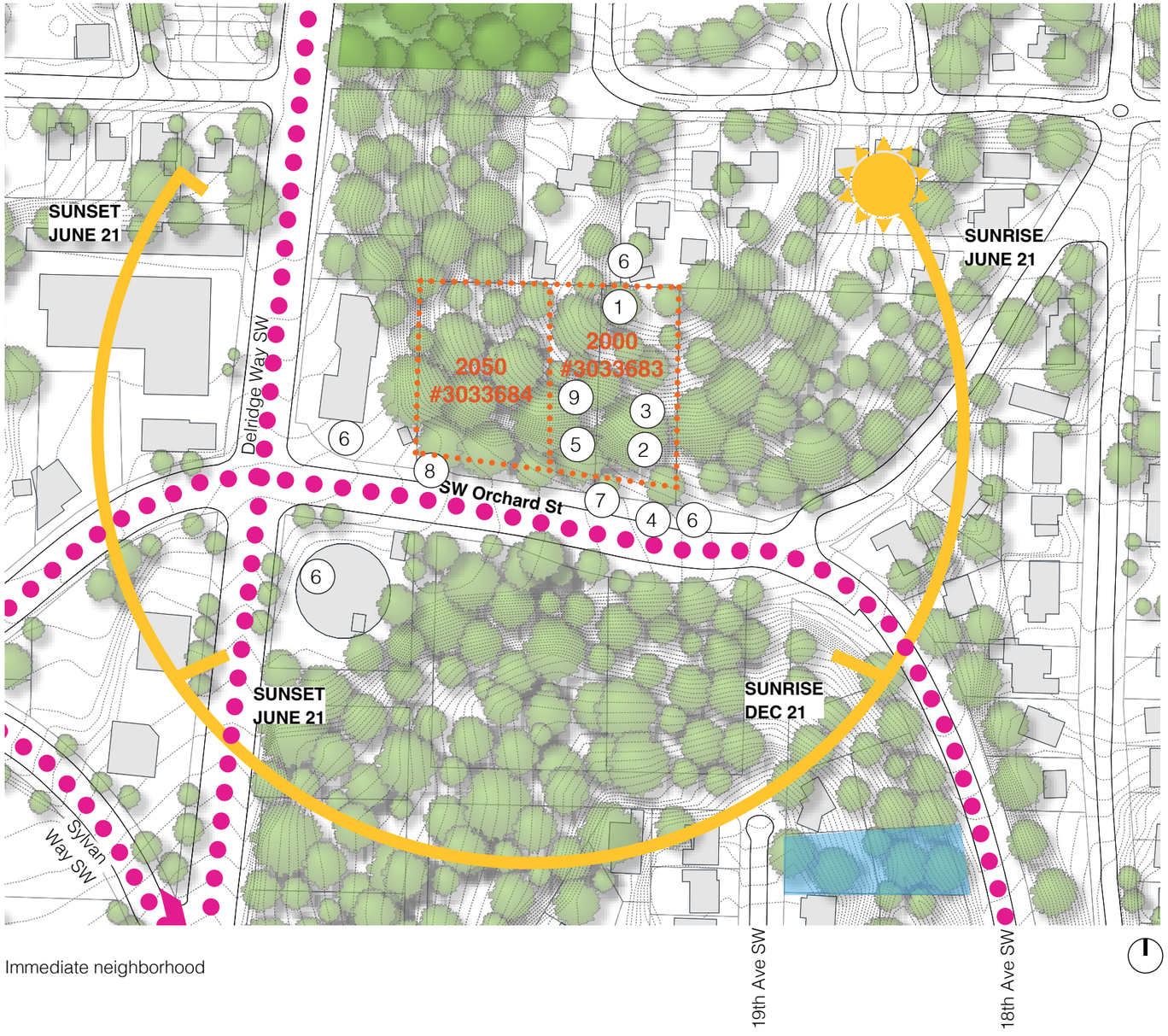
EXTENT OF ECA EXEMPTION

LOT BOUNDRY ADJUSTMENT

CITY OF SEATTLE
LOT BOUNDARY ADJUSTMENT NO. 3033774-LU



SITE CONDITIONS & CONSTRAINTS



Immediate neighborhood

CONSTRAINTS

1. The topography of the site is significantly sloped, with that slope distributed fairly uniformly across the large site. It slopes down from the northeast corner to the southwest corner with an approximate elevation change of 90 feet across the entire site.
2. The proposal is located along the southern edge of the site, leaving the majority of the slope undisturbed.
3. The site is located in an Environmentally Critical Area [ECA] with a portion of the site mapped Steep Slope.
4. SW Orchard Street is a Neighborhood Corridor Principal Arterial that runs east-west, connecting west to Delridge Way SW and turning into Dumar Way SW to the east. Dumar Way SW connects to 16th Avenue SW. Both Delridge Way SW and Dumar Way SW provide transit lines and commercial/retail uses. The site is located mid-block along SW Orchard Street.
5. The site is currently vacant with a significant amount of trees. All exceptional trees are proposed to remain on site.
6. Immediately to the north is a vacant parcel and three parcels with single family residences constructed in 1943, 1959 and 1967. To the west and south across SW Orchard Street are vacant land parcels. To the east is a Shell convenience store with gas constructed in 1998. Across the site there is a Drainage Facility from SPU.
7. The street facing property line is south-facing with access to daylight.
8. The right-of-way frontage was recently improved through work by Seattle Public Utilities, providing a new sidewalk, planting strip and curb, with small turnout.
9. The north side of the proposed development will require cutting into the slope, with the intention to minimize the impact on the slope and the required excavation.



1 Conveience Store with Gas along Delridge Way SW



2 Single Family Residence along 18th Ave SW

ADJACENT USES





3 Sanislo Elementary School along SW Myrtle St



4 Commercial storefronts along SW Holden St



5 Commercial storefront along 16th Ave SW



6 Single Family Residence along Dumar Way SW



7 Seattle City of SPU



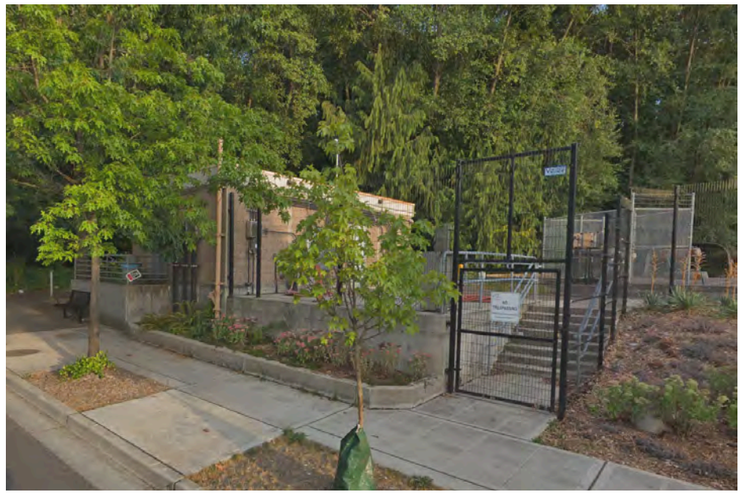
8 Single Family Residence along SW Orchard St



1 View of site looking Northeast on SW Orchard St



2 View to West of West property line condition



3 View to drainage facilty across site



4 View of SW Orchard St looking West



5 View of path through site along South side



6 View of path through site along South side

EXISTING CONDITIONS

The site is located mid-block along SW Orchard Street between Delridge Way SW and 18th Avenue SW and has no potential views. The infill site is currently vacant.

Vacant parcels, commercial uses and single family residences surround the immediate site and represent the general mix of uses and structures within the context area. The adjacent single family residences are two-story wood structures built in 1943, 1959 and 1967. The commercial use to the west is a Shell convenience store and gas station built in 1998.
There topography of the site is significantly sloped, with that slope distributed fairly uniformly across the large site. It slopes down from the northeast corner to the southwest corner with an approximate elevation change of 90 feet across the entire site.





7 View of site looking Northeast on Delridge Way SW



8 View looking Northwest at South property line

SUMMARY OF GUIDANCE

MASSING

a. Staff supports further development of Alternative 3, which provides a strong street presence, front doors oriented to the street and vehicular circulation and parking appropriately hidden from view. (DC2-A, DC1-C, PL3-A)

b. The proposed rhythm of the rowhouses helps to break up the overall mass of the 18 units. Staff finds the proposed arrangement fitting; however, further refinement at the recommendation review should further reduce the overall mass of the units from the street perspective. (CS2-A-2, DC2-B-1)

a. The proposal has further developed Alternative 3 per the Board's recommendation. The design proposal provides a strong street presence, with all front doors oriented to face the street and vehicular circulation and parking hidden from view. The parking is located beneath the structure in a common garage, screened from the street by landscaping and front stoops. (DC2-A, DC1-C, PL3-A)

b. The rhythm of the rowhouses fronting SW Orchard Street has been further refined in order to respond to the specific conditions of this site. The proposal highlights the individual Rowhouse units while simultaneously creating a singular expression across the entire site of an articulated facade that is cohesive throughout. This strategy evokes and celebrates the unique nature and topography of the site. The facade, containing 18 total Rowhouse units, proposes a fairly continuous horizontal expression that features interruptions at various scales. The massing incorporates framing elements at recesses and projections, adding depth and interest to the facades, balanced by rhythmic material and color changes expressing individual units. In addition, material variation highlights the individual framing moments. Secondary architectural features, including front stoops, roof projections, decks, railings and recessed entries and canopies accentuate a finer detail of the facade. (CS2-A-2, DC2-B-1)

ARCHITECTURAL CONCEPT

a. As noted above, extra attention is needed in the use of materials in service of the rowhouse concept to further minimize the mass of the 18-units and provide rhythm and dialogue among the units. Use high-quality materials (materials that have texture, pattern, or lend themselves to a high quality of detailing) applied thoughtfully to correspond with massing shifts. The design precedent images in the packet include rowhouse units clad primarily cementitious panels. However, the panels should be used sparingly in favor of materials drawn from houses nearby. (CS2-A, DC2-B-1, DC4-A)

b. The packet demonstrates the massing shifts to reduce the overall bulk of the 18-units by grouping individual units into three and four unit massing schemes. Staff recommends the applicant produce an overall structure that reads as either two very separate volumes throughout the 18-unit rowhouses (A, B, A, B) or create further EARLY DESIGN GUIDANCE #3033683/3033684 Page 4 of 13 distinction between the 18-units by creating four distinct volumes (A, B, C, D). Materials should emphasize this arrangement of the two volume or four volume massing schemes. (CS2-C)

c. The raised entries introduce an urban form that is appropriate even though the neighborhood possesses suburban or auto-centric characteristics . Further refine the stoops' ability to function as amenity spaces by using high quality materials and maximizing landing areas to allow space for personalization (such as potted plants or furniture). Staff also recommends linking entries together where appropriate to create a larger porch/stoop area for residents and to increase the landscaped area between the residences and the sidewalk. This will allow the entries to function as an informal open space for residents. (PL1-A-2, PL3-A-1-D, DC2-C-2)

d. Interior uses should be arranged with the most active uses facing the street and circulation located at the rear. This arrangement creates natural surveillance of the street and allows for larger glazing on the primary façade. (DC1-A)

a. The proposal incorporates multiple durable materials in order to further support the massing shifts as described in the above response to Massing. The dark blue siding will be 8 inch horizontal lap fiber cement planks, consistent with the surrounding residential context. Contrasting elements of white will be expressed as larger panels with minimal joints. In contrast, the recessed moments will be clad with high-quality stained cedar siding. (CS2-A, DC2-B-1, DC4-A)

b. The design proposal responds to site's position as a mid-block site. There are minimal immediate neighbors, with a service station to the west, and vacant parcels to the east along SW Orchard Street and across SW Orchard Street to the south. As a result, this project has a unique opportunity to provide a forward-looking solution that establishes a strong street-edge and maintains a horizontal datum across the full frontage. Materials, color, texture, rhythm and pattern reduce the overall bulk of the 18-units. Across the facade, there are distinct framed volumes of contrasting cedar siding that articulate groups of units. This strategy is a specific response to this unique site condition, resulting in a dynamic and textured facade.

c. Special attention has been paid to the treatment of the ground level between the proposed building facade and the existing sidewalk. The proposal evokes the existing topography through a thoughtful composition of stoops, planters, decks, and green walls/screens. The layering of these elements softens the edge between the sidewalk and the building facade, creating a dynamic landscaped area for residents to enjoy. There is a variation of paired and single entrances along the facade that function as an informal open space for residents and visitors. There is space for residents to personalize their individual and paired entries with planters and furniture as well.

d. Interior uses have been strategically arranged to place the active uses facing the street. This supports areas of larger glazing allowing for natural surveillance of the street and sidewalk. The living spaces are located on the first floor with bedrooms located above. Decks and front stoops provide additional activity spaces and create connections to the street.

SITE TOPOGRAPHY

a. Alternative 3 includes a number of high retaining walls on the building's north side to accommodate a walkway and entry/exit at the rear of the units. While this secondary access is appropriate, the height of the walls, as shown on the transverse sections on page 37 of the packet, creates an unwelcoming environment. To provide a better pedestrian environment for this area staff recommends stepping the retaining walls and providing landscaping between the retaining walls. The retaining wall along the walkway should not exceed four to five feet in height to provide an improved pedestrian environment and a nicer view to the north. (DC2-B)

a. The Environmentally Critical Area of the site limits the amount of possible development at the rear of the structure. The proposal will provide landscaping and amenity areas between the structure and limit of the relief from the Environmental Critical Areas. A catchment wall and soldier pile shoring structure is proposed to retain the slope per the geotechnical engineering requirements. The egress path has been raised with the excavation minimized as much as possible. These considerations will result in the rear of the site being enjoyed more visually from the unit interiors and private decks off specific units at upper floors. The reduced excavation also provides access to light for the floors set into the slope.

SERVICE USES

a. The partially below-grade parking level effectively screens parking uses from view and minimizes conflicts between pedestrians and vehicles along SW Orchard Street. Retain this feature in the MUP plan set. (DC1-C-1)

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

c. Consider moving the solid waste staging areas to the east and west ends of the planting strip rather than in the center.

a. The partially below-grade parking garage has been retained. This further supports the project's goal to introduce a pedestrian friendly precedent to the site and immediate surroundings, which is currently more vehicle oriented.

b. Adequate bicycle parking is provided within the shared parking garage. The parking garage will have a secure access provided only to the residents and protect the bicycles from weather. Pedestrian access to the bicycle parking will be separated from vehicular access.

c. The solid waste staging areas have been strategically located to comply with the requirements of Seattle Public Utilities. The proposed location for the staging areas avoids conflicts with existing trees, utilities and/or any interference with the existing curb outline.

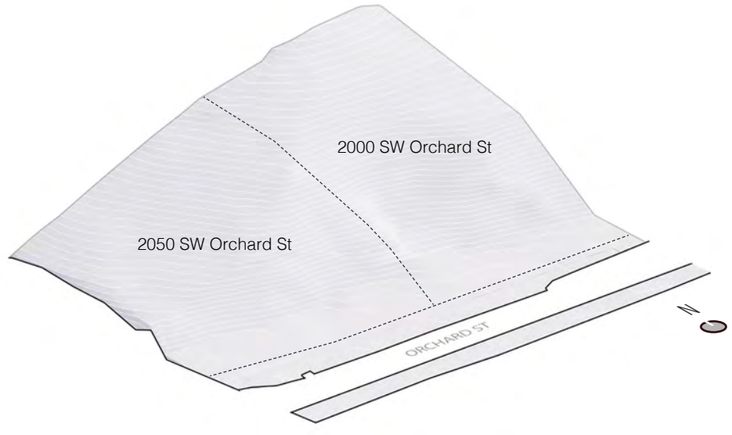
MASSING

RESPONSE TO GUIDANCE

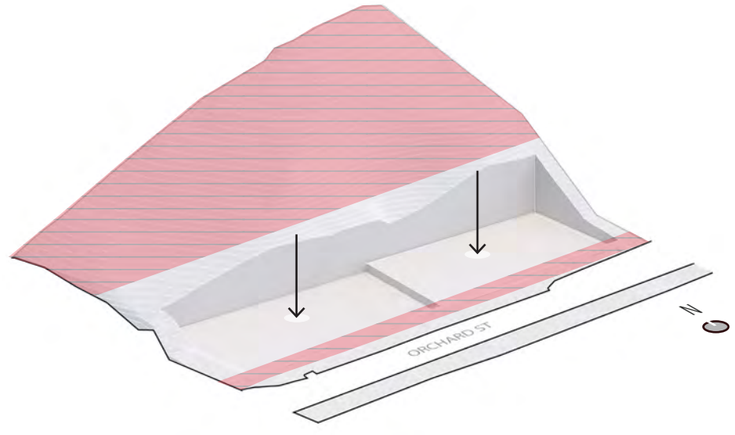
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SUPPORTED GUIDELINES

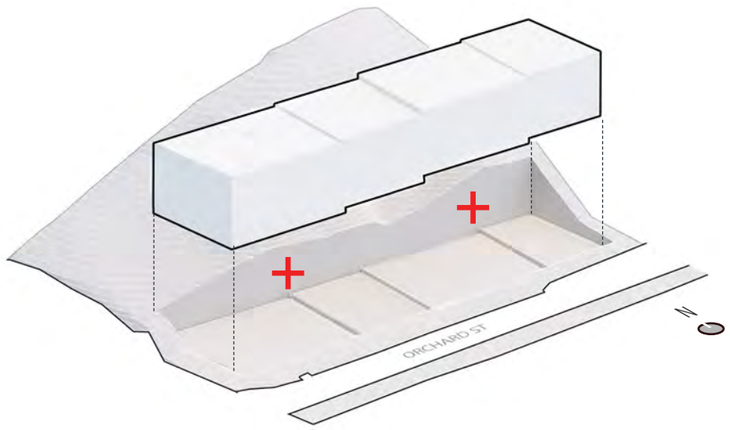
DC2-A: Architectural Concept - Massing
DC1-C: Parking and Service Uses
PL3-A: Street-Level Interaction - Entries



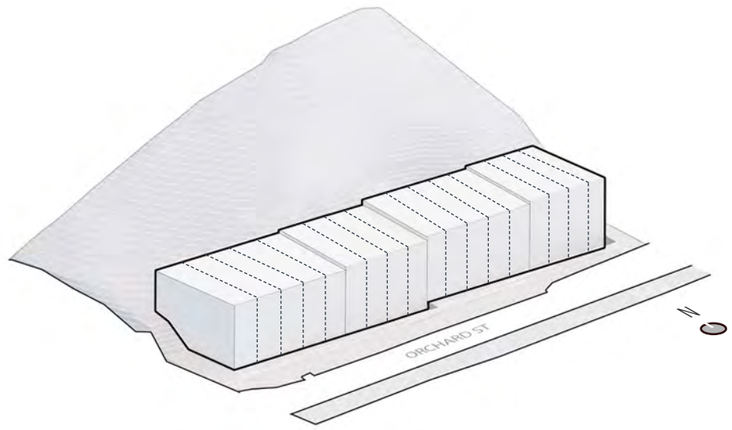
1 Existing Conditions



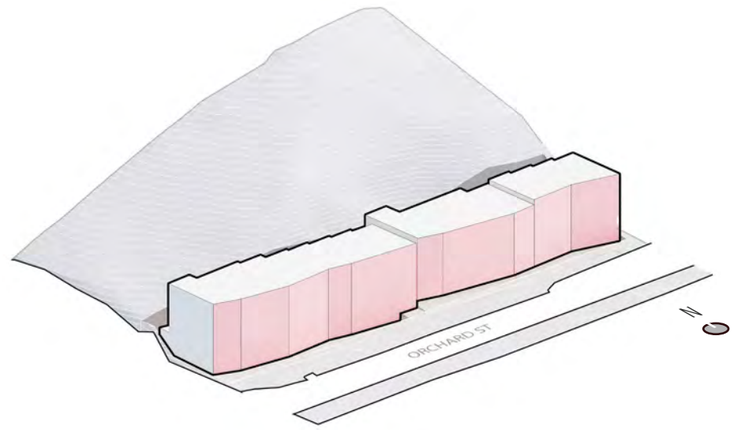
2 Excavation based on Front Setback and ECA Area Constraints



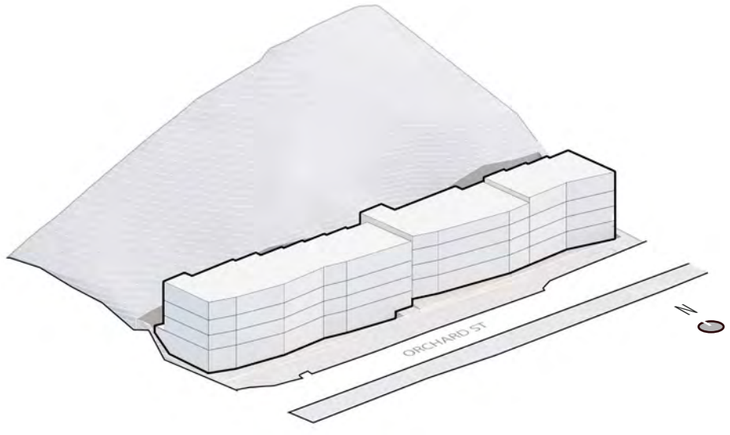
3 Mass Inserted with Respect to Building Height Limits



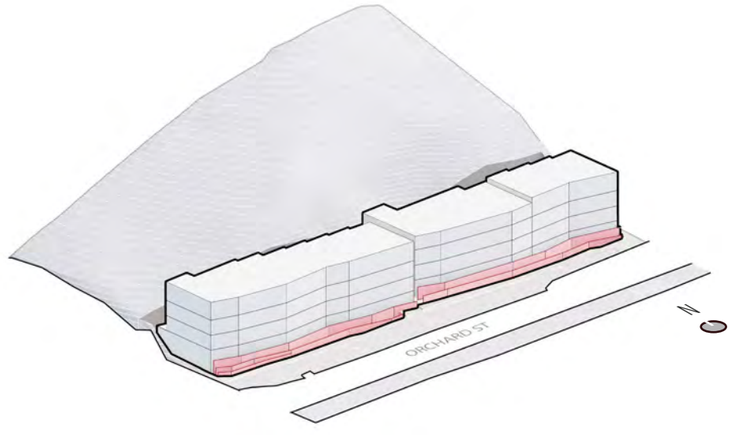
4 Static and Code Compliant Mass Demonstrated



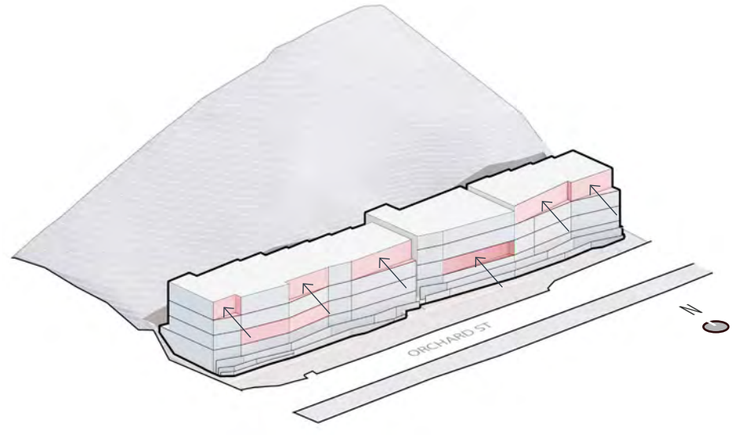
5 Mass is Stepped and Facade is Folded in Response to Existing Topography



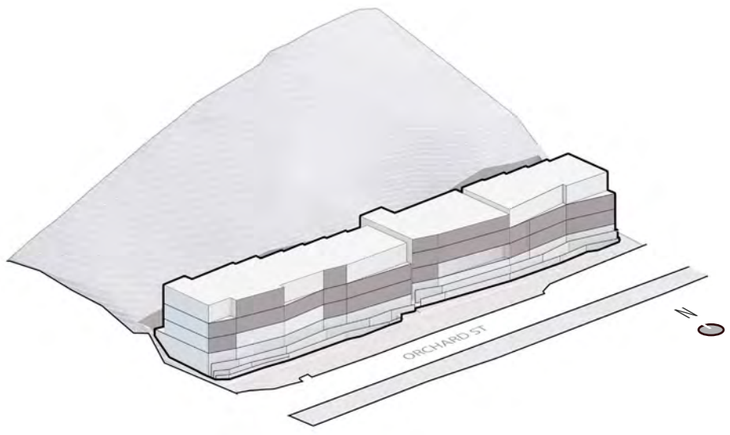
6 Architecture treated as a Contour



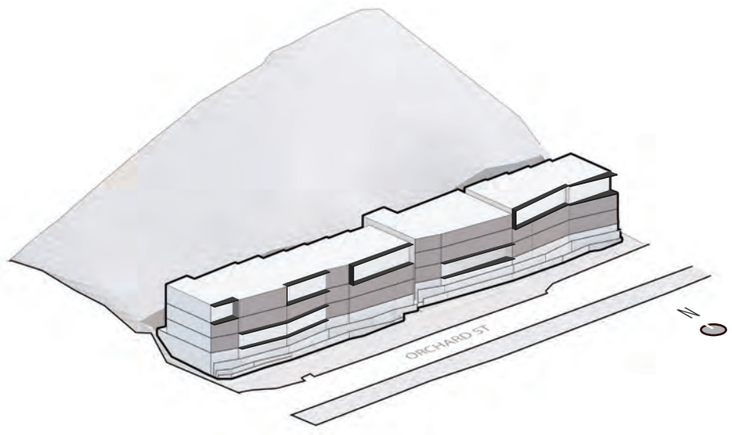
7 Topography is Restored at Base



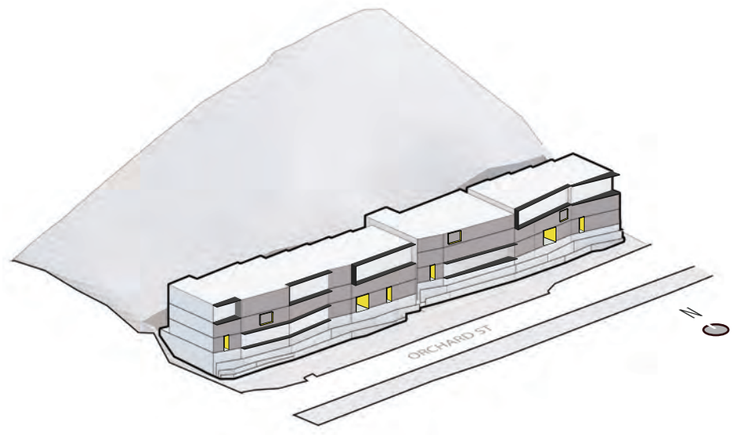
8 Moments of Interuption Providing Scale to Facade



9 Mass Carved from Facade



10 Frames Highlight Interuptions in Facade



11 Small Portals Punched into Larger Facades to Highlight Unit Entries

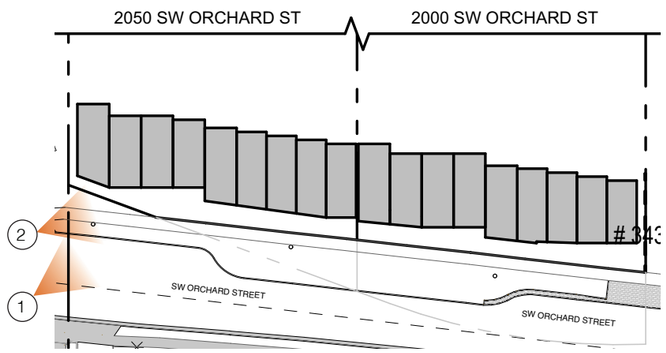
MASSING

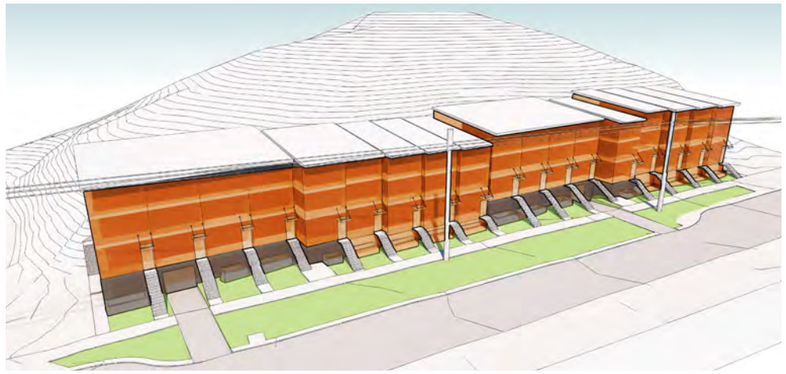
RESPONSE TO GUIDANCE

- The rhythm of the rowhouses fronting SW Orchard Street has been further refined in order to respond to the specific conditions of this site. The proposal highlights the individual Rowhouse units while simultaneously creating a singular expression across the entire site of an articulated facade that is cohesive throughout. This strategy evokes and celebrates the unique nature and topography of the site. The facade, containing 18 total Rowhouse units, proposes a fairly continuous horizontal expression that features interruptions at various scales. The massing incorporates framing elements at recesses and projections, adding depth and interest to the facades, balanced by rhythmic material and color changes expressing individual units. In addition, material variation highlights the individual framing moments. Secondary architectural features, including front stoops, roof projections, decks, railings and recessed entries and canopies accentuate a finer detail of the facade.

SUPPORTED GUIDELINES

CS2-A-2: Architectural Presence
DC2-B-1: Facade Compisition





Aerial View looking Northeast at EDG



1 Aerial View looking Northeast



Street View looking Northeast at EDG



2 Street View looking Northeast

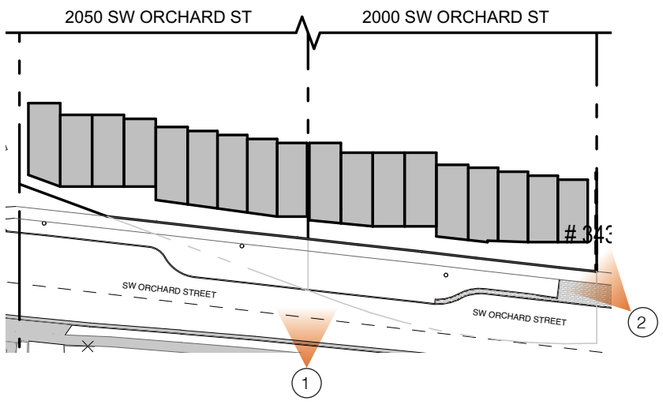
ARCHITECTURAL CONCEPT

RESPONSE TO GUIDANCE

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SUPPORTED GUIDELINES

CS2-A: Location in the City and Neighborhood
DC2-B-1: Facade Compisition
DC4-A: Exterior Elements and Finishes
CS2-C: Relationship to the Block





1 View of Front Facade from Street looking North



Street View looking Northwest at EDG



2 Street View looking Northwest

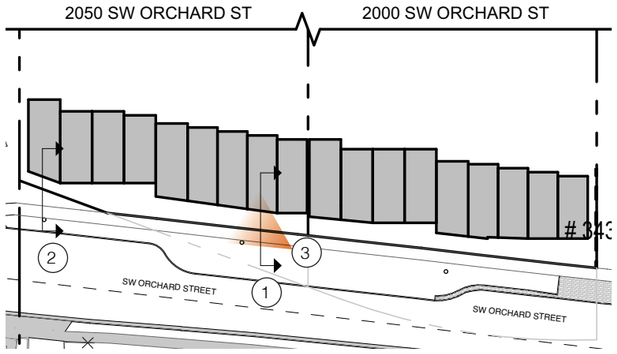
ARCHITECTURAL CONCEPT

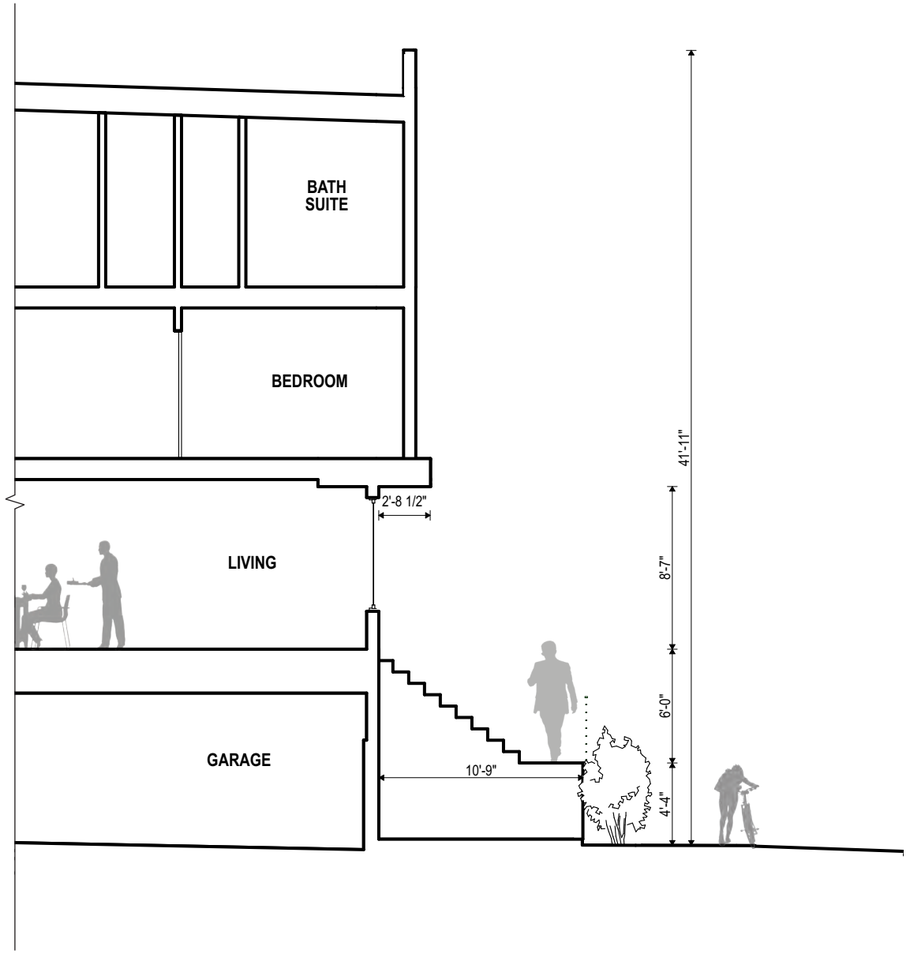
RESPONSE TO GUIDANCE

- Special attention has been paid to the treatment of the ground level between the proposed building facade and the existing sidewalk. The proposal evokes the existing topography through a thoughtful composition of stoops, planters, decks, and green walls/screens. The layering of these elements softens the edge between the sidewalk and the building facade, creating a dynamic landscaped area for residents to enjoy. There is a variation of paired and single entrances along the facade that function as an informal open space for residents and visitors. There is space for residents to personalize their individual and paired entries with planters and furniture as well.

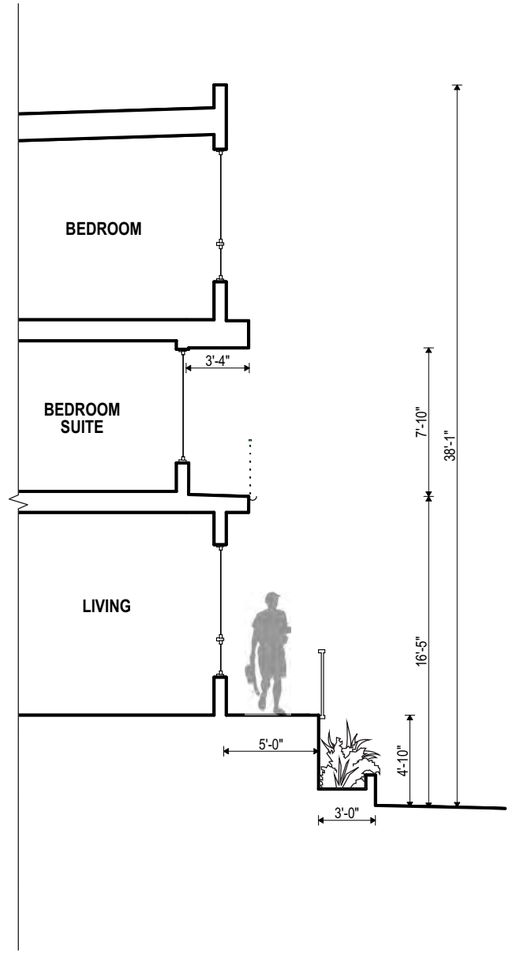
SUPPORTED GUIDELINES

PL1-A-2: Adding to Public Life
PL3-A-1-D: Individual Entries to Ground-Related Housing
DC2-C-2: Dual Purpose Elements





1 Section of Entryway - 2050 SW Orchard St - Unit 2



2 Section of Entryway - 2050 SW Orchard St - Unit 9



3 Pedestrian View looking Northwest at Entry - 2050 SW Orchard St

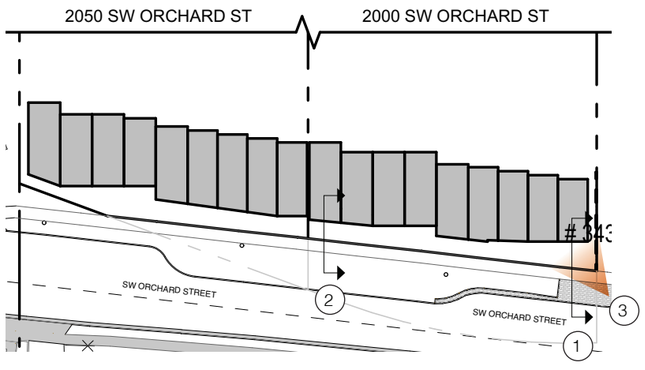
ARCHITECTURAL CONCEPT

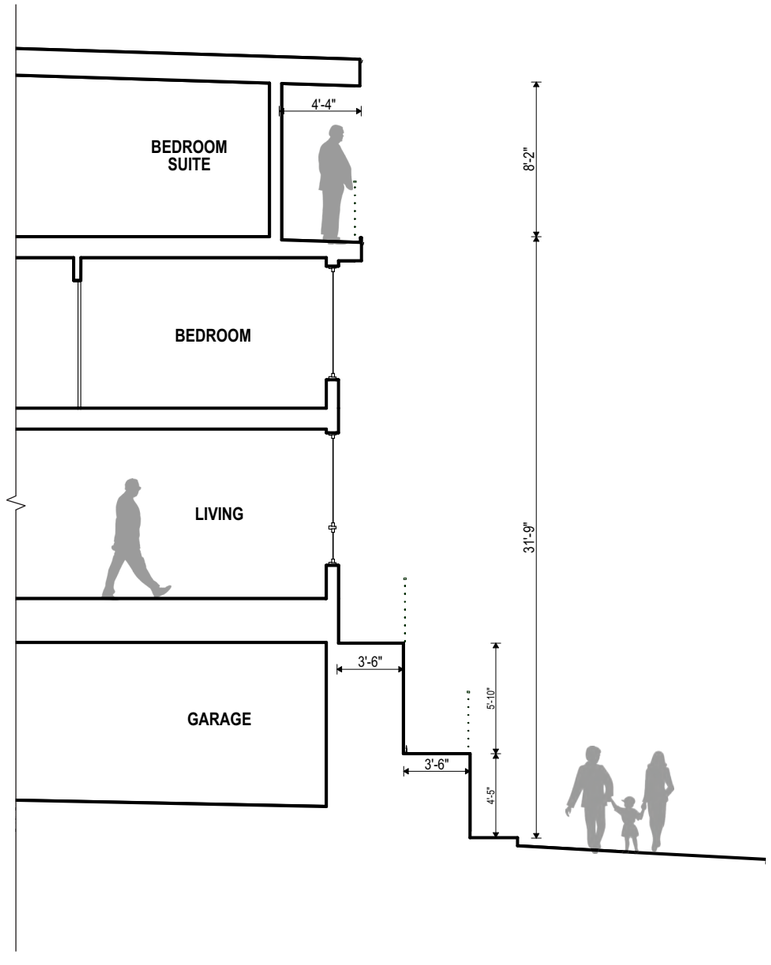
RESPONSE TO GUIDANCE

- Interior uses have been strategically arranged to place the active uses facing the street. This supports areas of larger glazing allowing for natural surveillance of the street and sidewalk. The living spaces are located on the first floor with bedrooms located above. Decks and front stoops provide additional activity spaces and create connections to the street.

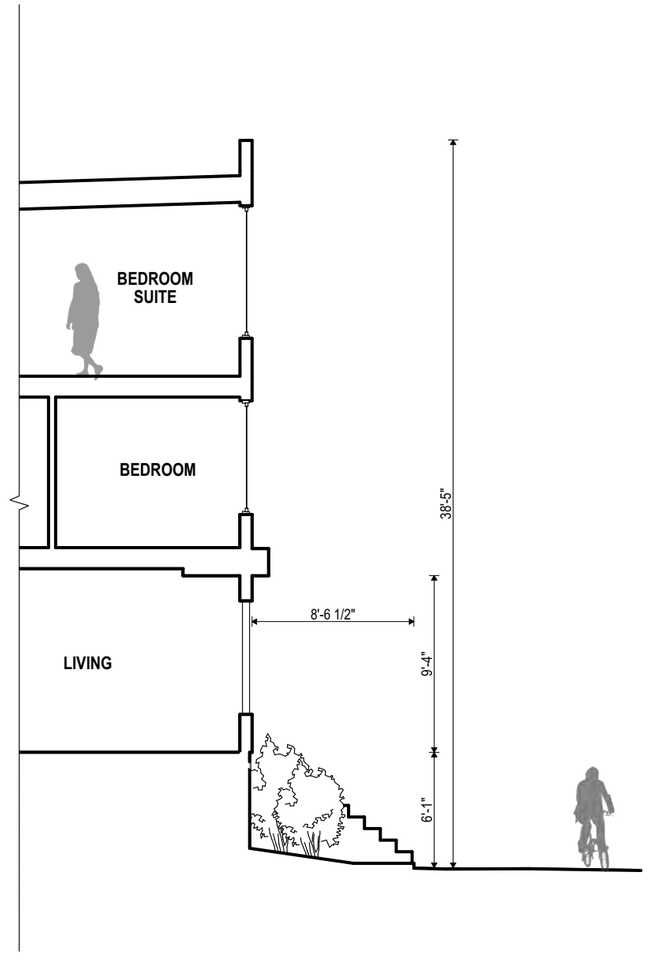
SUPPORTED GUIDELINES

DC1-A: Arrangement of Interior Uses





1 Section of Entryway - 2000 SW Orchard ST - Unit 1



2 Section of Entryway - 2000 SW Orchard St - Unit 9



3 Pedestrian View looking Northwest at Entry - 2000 SW Orchard St

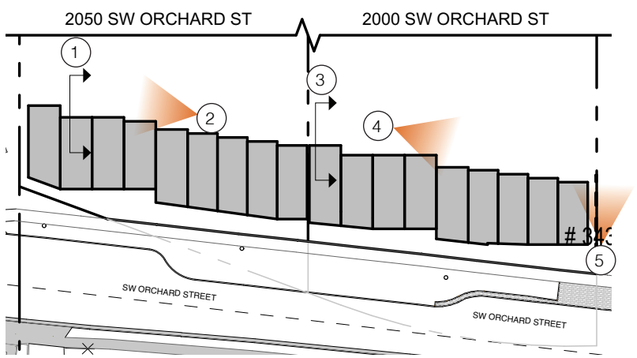
SITE TOPOGRAPHY

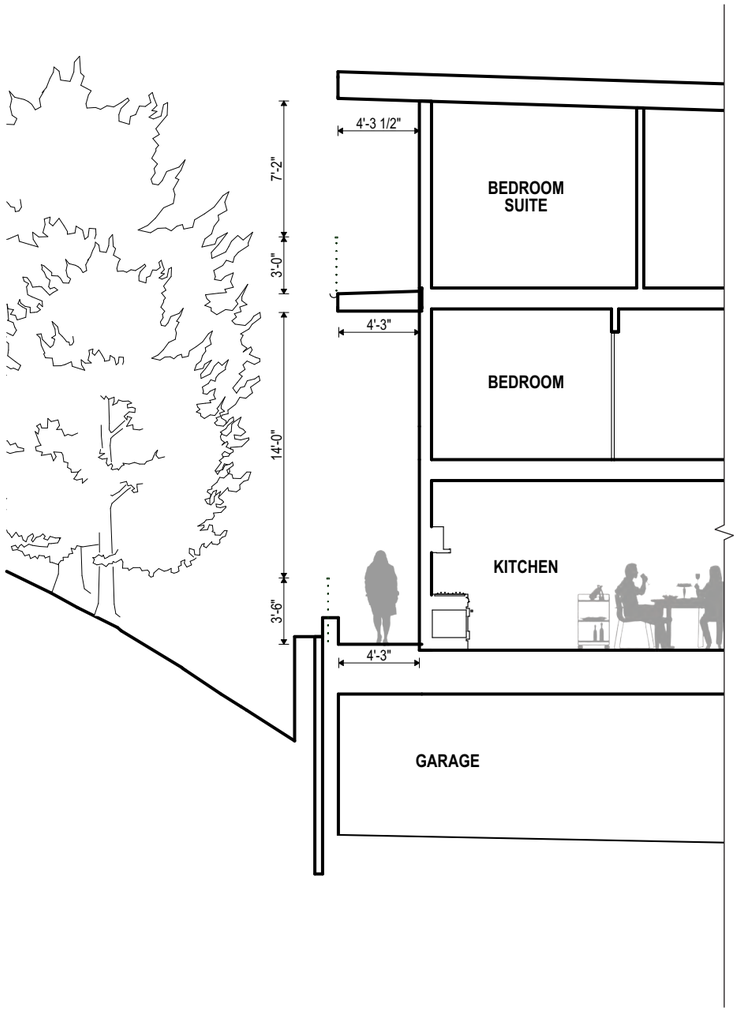
RESPONSE TO GUIDANCE

- The Environmentally Critical Area of the site limits the amount of possible development at the rear of the structure. The proposal will provide landscaping and amenity areas between the structure and limit of the relief from the Environmental Critical Areas. A catchment wall and soldier pile shoring structure is proposed to retain the slope per the geotechnical engineering requirements. The egress path has been raised with the excavation minimized as much as possible. These considerations will result in the rear of the site being enjoyed more visually from the unit interiors and private decks off specific units at upper floors. The reduced excavation also provides access to light for the floors set into the slope.

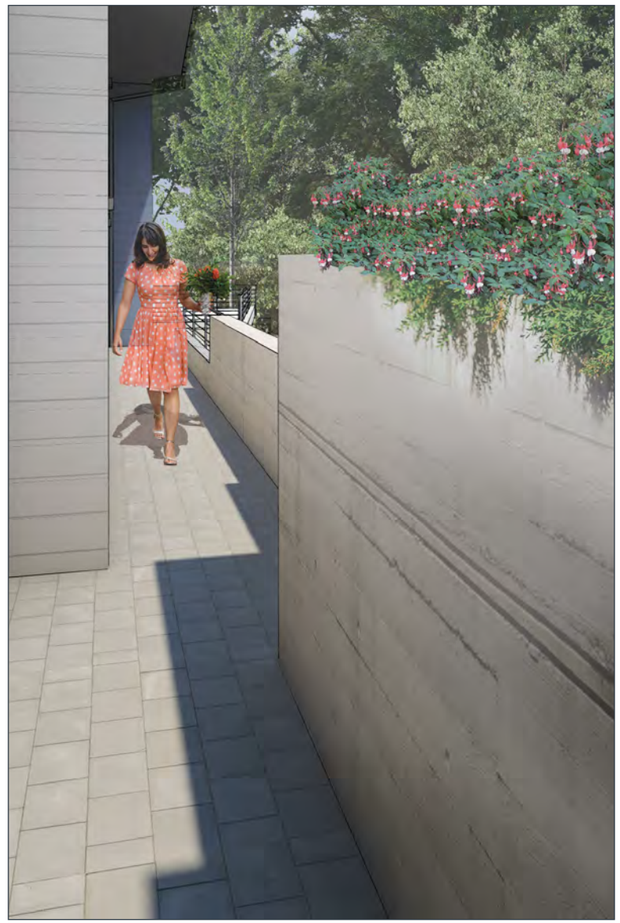
SUPPORTED GUIDELINES

DC2-B: Architectural and Facade Composition

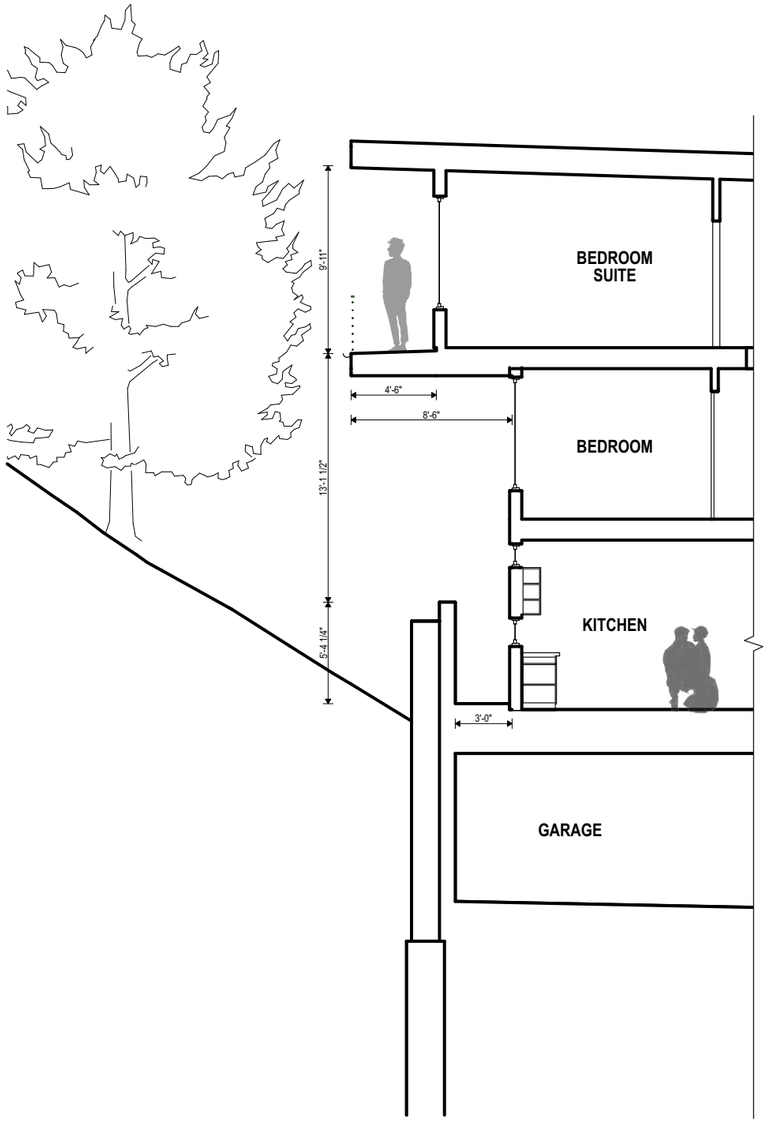




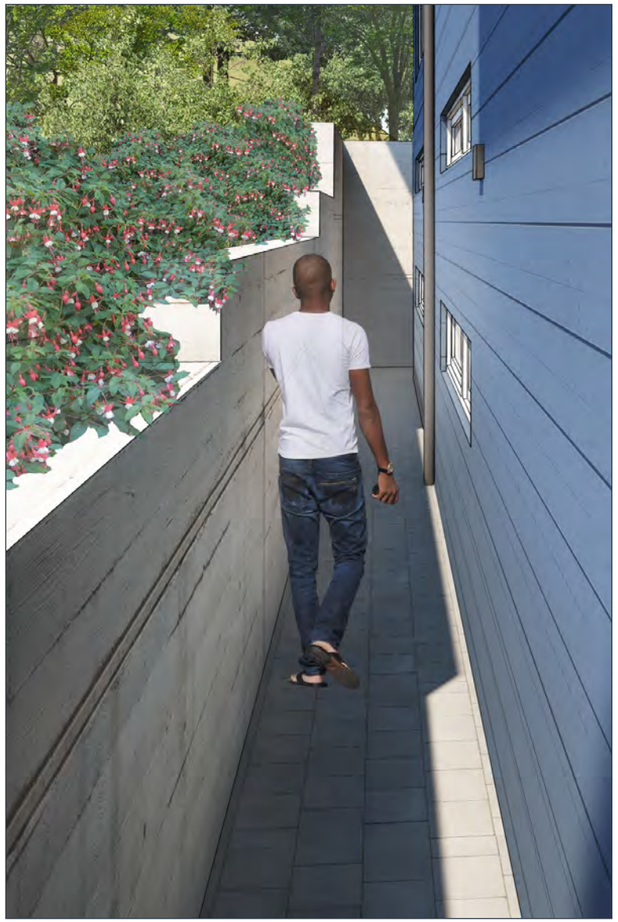
1 Section of Rear Egress Path - 2050 SW Orchard St - Unit 2



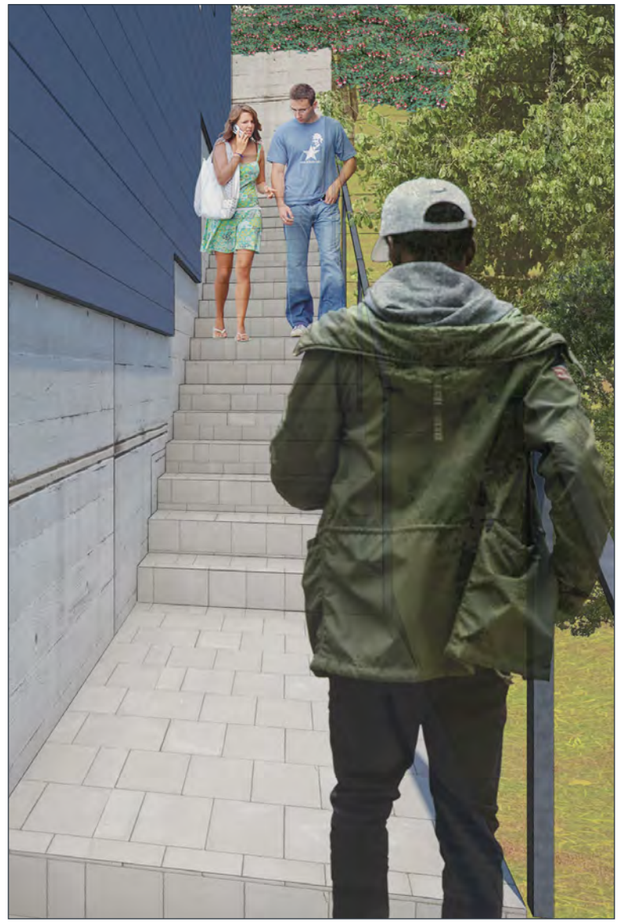
2 View Looking West through Rear Egress Path



3 Section of Rear Egress Path - 2000 SW Orchard ST - Unit 1



4 View Looking East through Rear Egress Path



5 View Looking North along East Stair

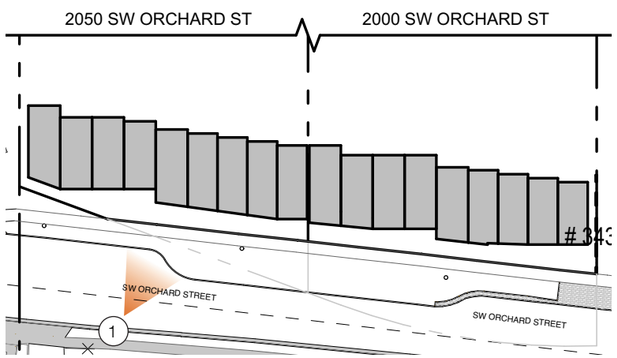
SERVICE USES

RESPONSE TO GUIDANCE

- The partially below-grade parking garage has been retained. This further supports the project's goal to introduce a pedestrian friendly precedent to the site and immediate surroundings, which is currently more vehicle oriented.
- Adequate bicycle parking is provided within the shared parking garage. The parking garage will have a secure access provided only to the residents and protect the bicycles from weather. Pedestrian access to the bicycle parking will be separated from vehicular access.
- The solid waste staging areas have been strategically located to comply with the requirements of Seattle Public Utilities. The proposed location for the staging areas avoids conflicts with existing trees, utilities and/or any interference with the existing curb outline.

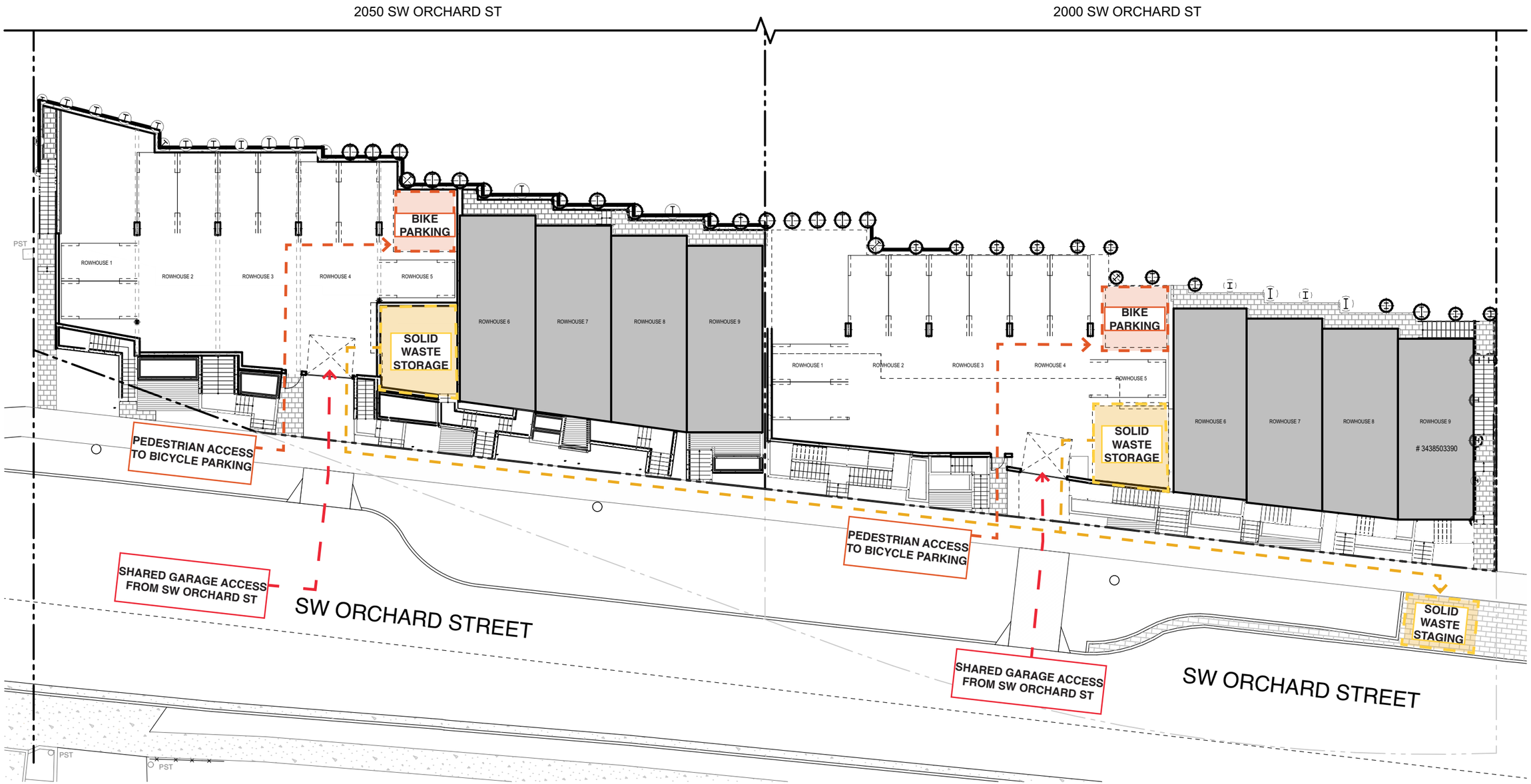
SUPPORTED GUIDELINES

DC1-C-1: Below-Grade Parking
PL4-B: Planning Ahead for Bicyclists





1 View looking Northeast at Driveway

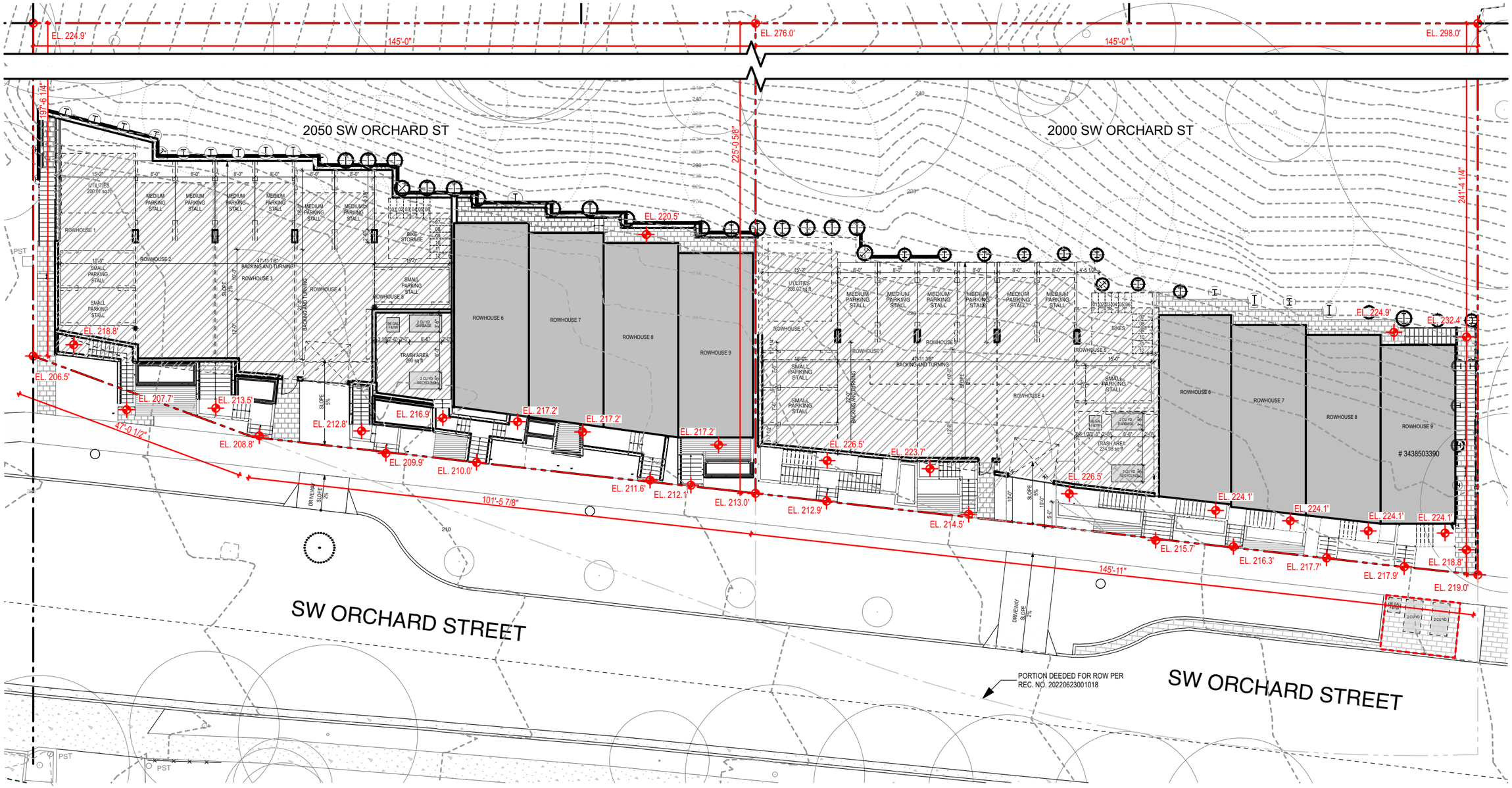


2 SERVICE USE PLAN

SCALE: 1" = 20'

0 10' 20' 40'

SITE PLAN



1 PLOT PLAN

SCALE: 1" = 20'

0 10' 20' 40'

LIGHT AND GLARE PLAN

OUTDOOR JELLY JAR LIGHT AT ENTRY DOOR, W/ BAFFLE TO LIGHT DOWN ONLY

OUTDOOR WALL/TREAD LIGHT, AUTOMATIC ON AT DARK, W/ BAFFLE TO LIGHT DOWN ONLY. FENCE PREVENTS SPILLAGE ON ADJACENT PROPERTY

LIGHT CONE

LIGHT CONE FOR FIXTURE W/ PHOTO CELL

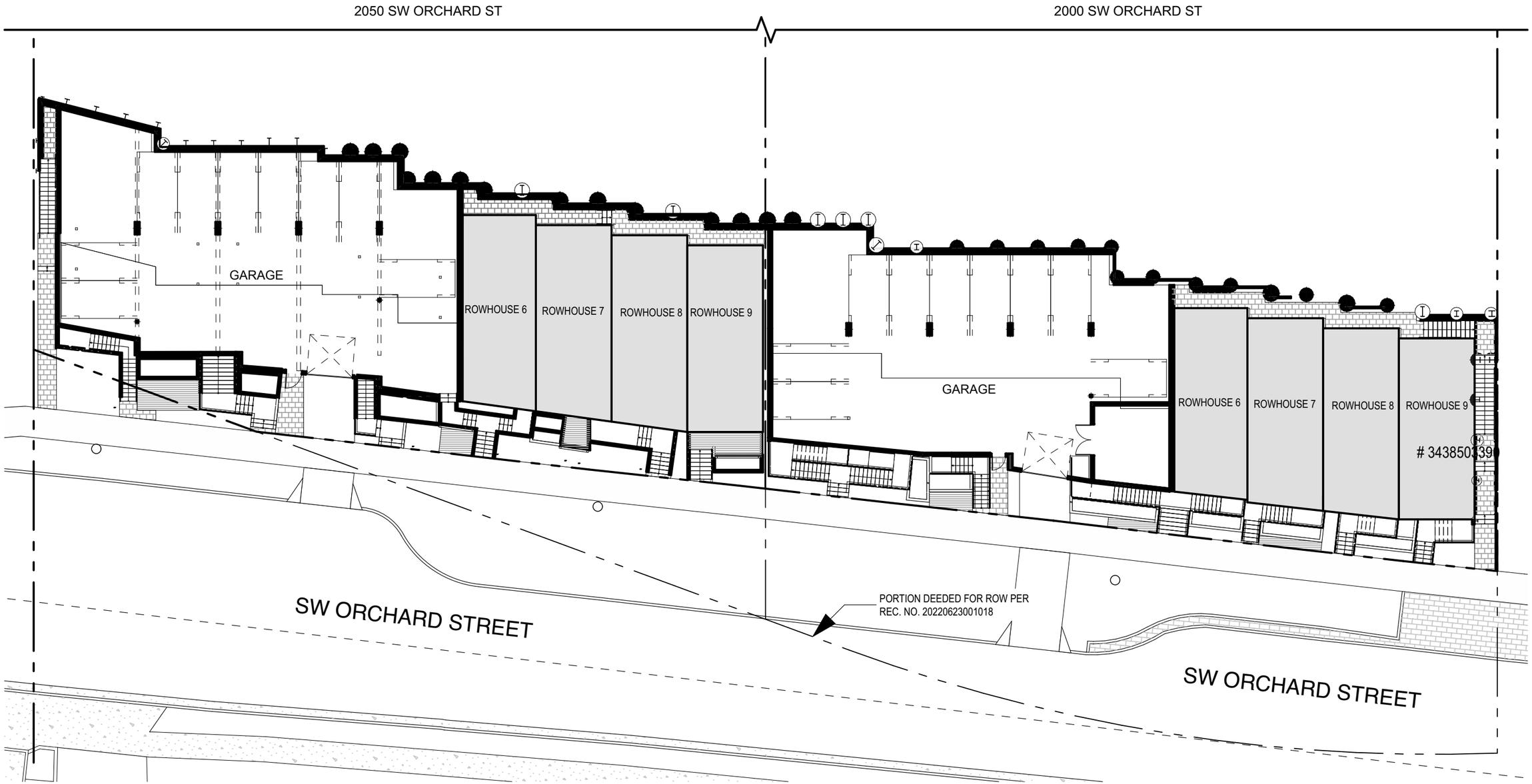


2 LIGHT AND GLARE PLAN

SCALE: 1" = 20'

0 10' 20' 40'

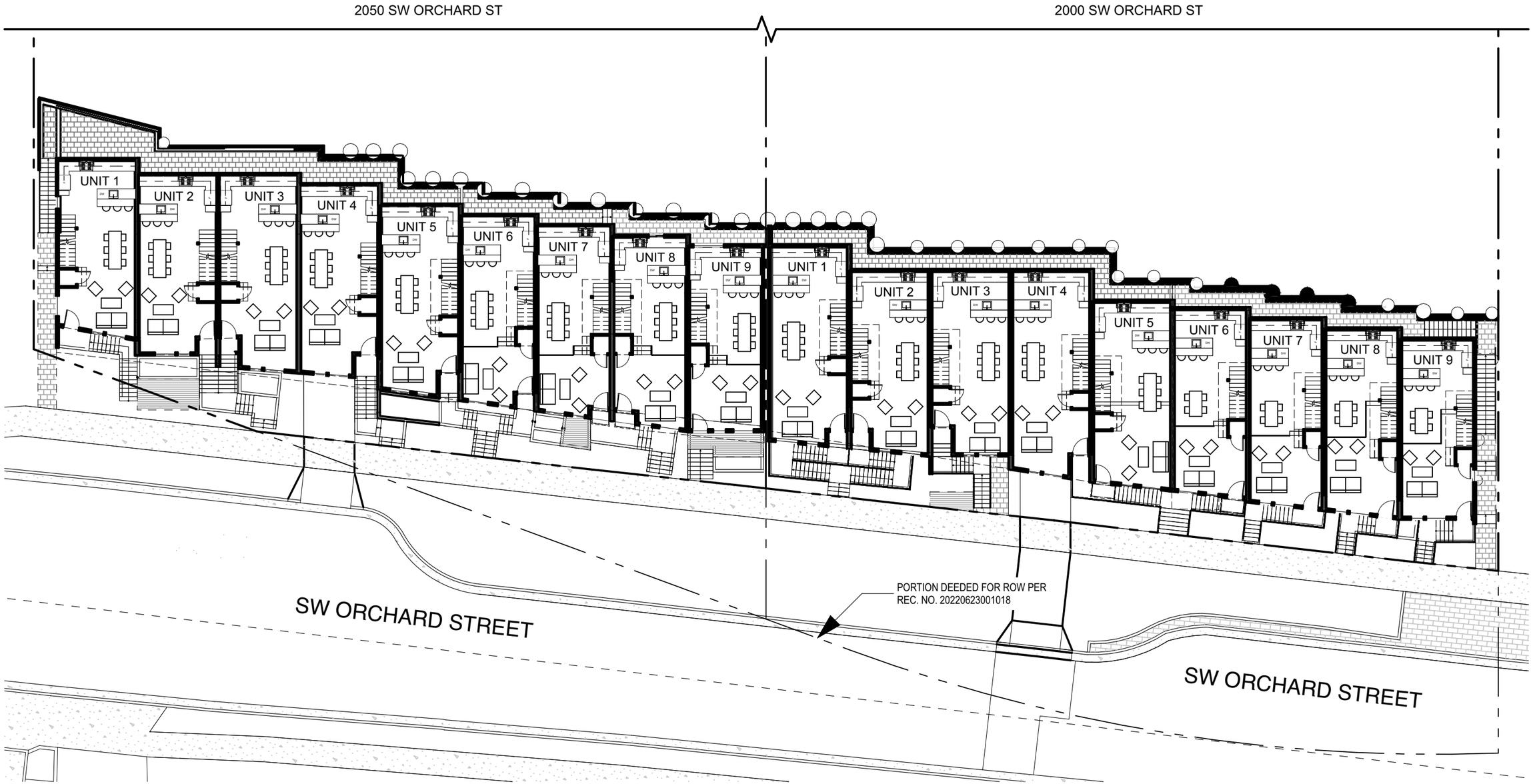
PROPOSED PLANS



1 GARAGE FLOOR PLAN

SCALE: 1" = 20'

0 10' 20' 40'

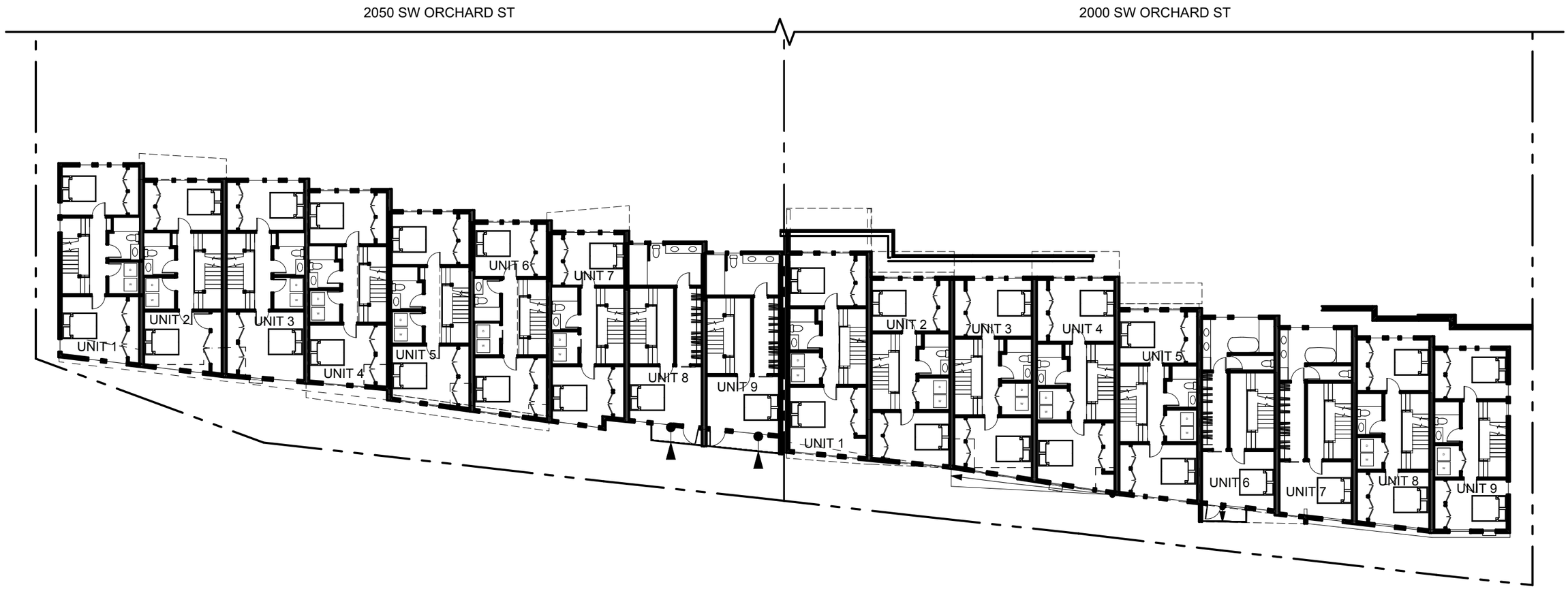


2 FIRST FLOOR PLAN

SCALE: 1" = 20'

0 10' 20' 40'

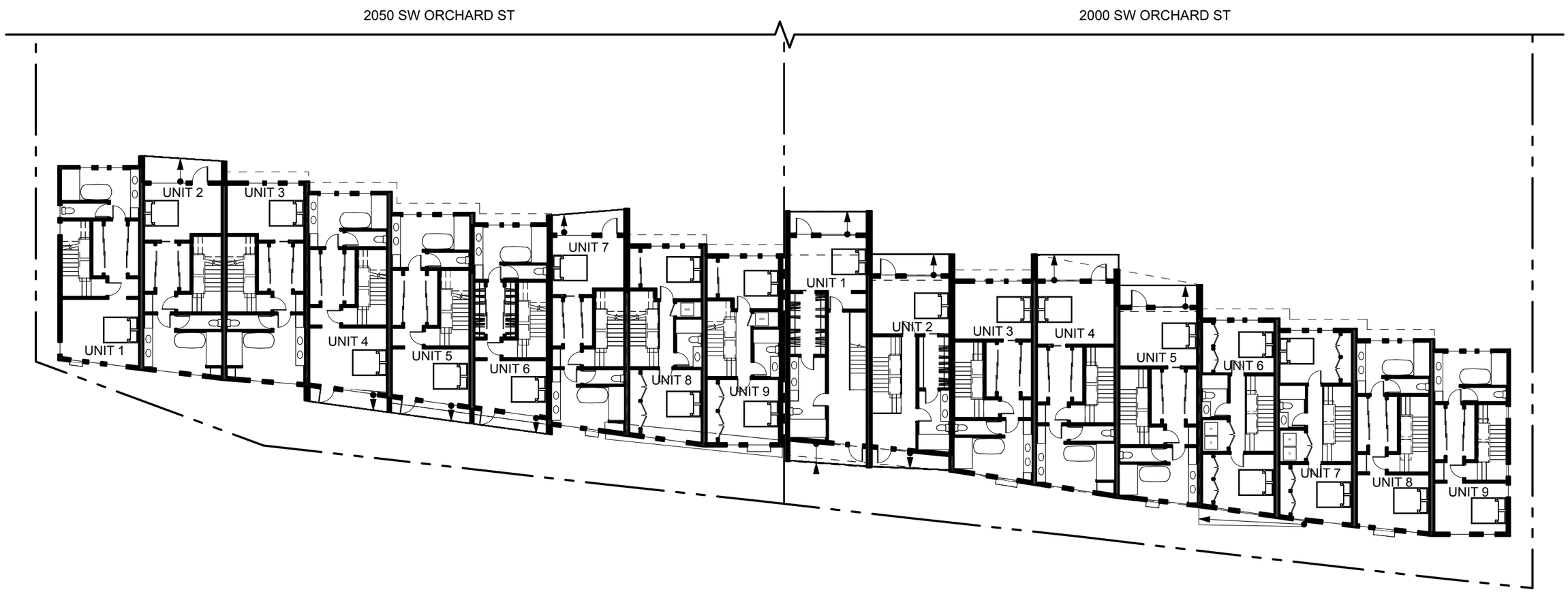
PROPOSED PLANS



1 SECOND FLOOR PLAN

SCALE: 1" = 20'

0 10' 20' 40'

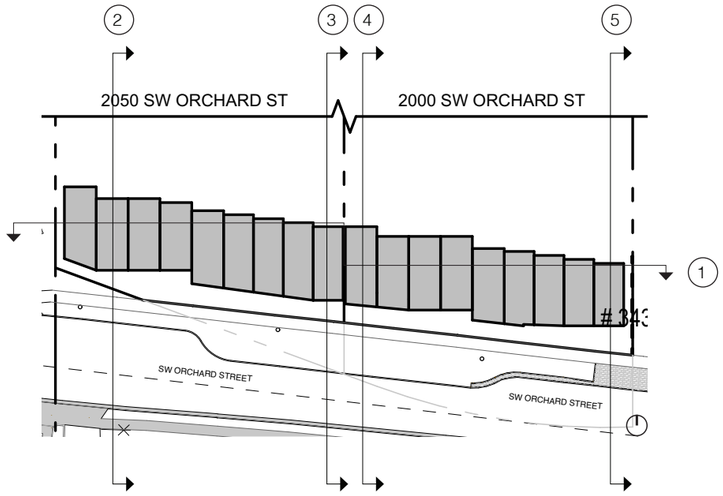


2 THIRD FLOOR PLAN

SCALE: 1" = 20'

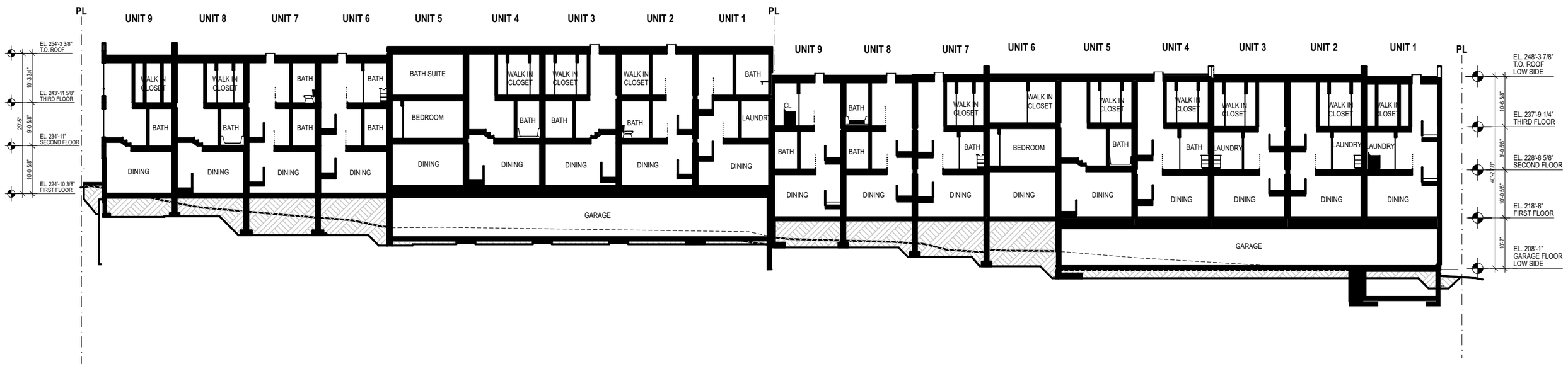
0 10' 20' 40'

BUILDING SECTIONS



2000 SW ORCHARD ST

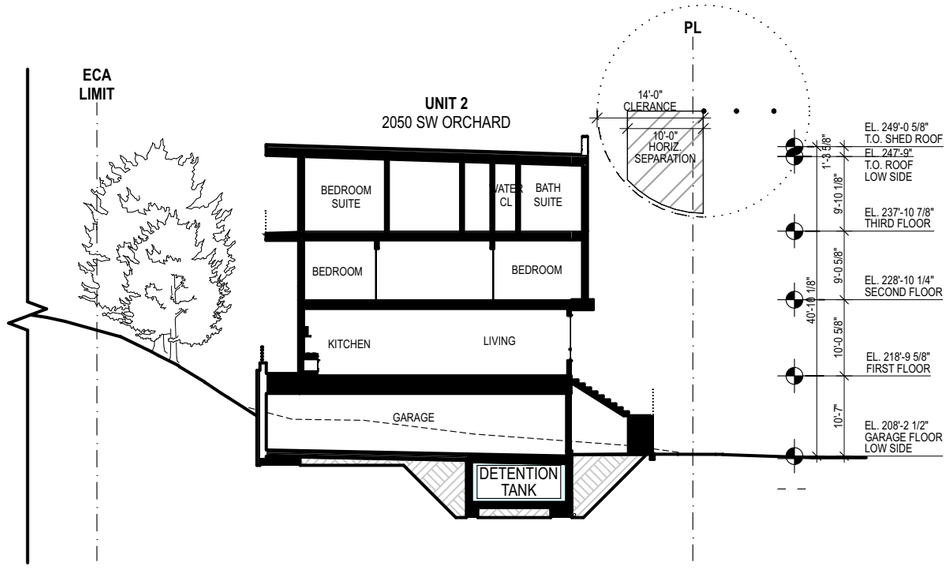
2050 SW ORCHARD ST



1 LONGITUDINAL SECTION

SCALE: 1" = 20'

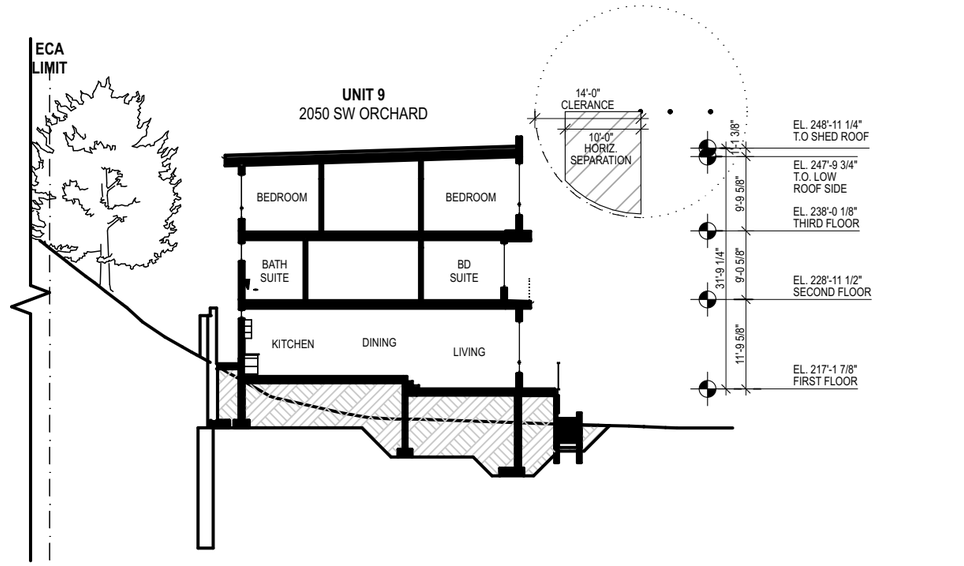
0 10' 20' 40'



2 TRANSVERSE SECTION - 2050 SW ORCHARD ST - UNIT 2

SCALE: 1" = 20'

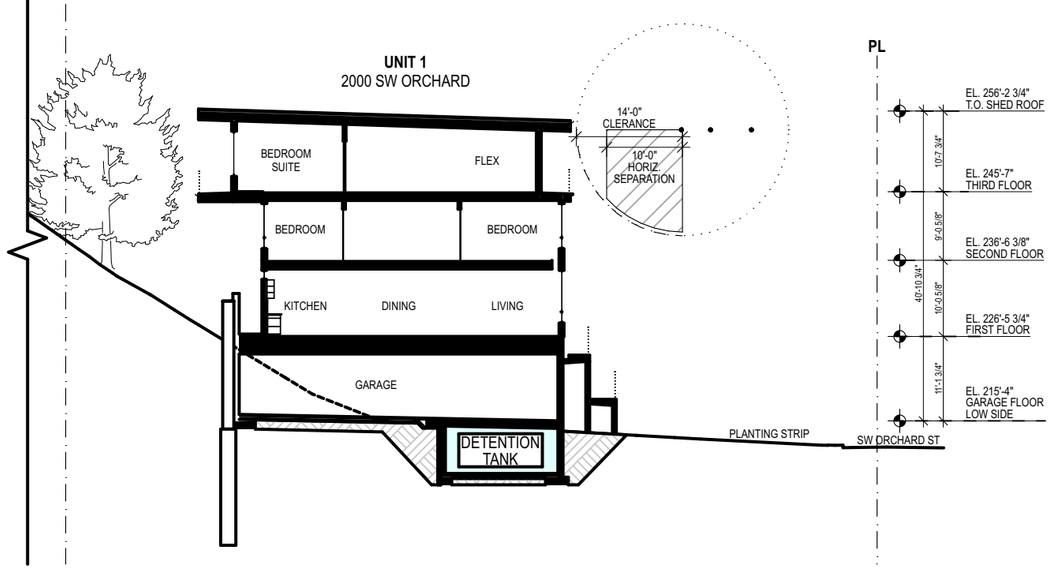
0 10' 20' 40'



3 TRANSVERSE SECTION - 2050 SW ORCHARD ST - UNIT 9

SCALE: 1" = 20'

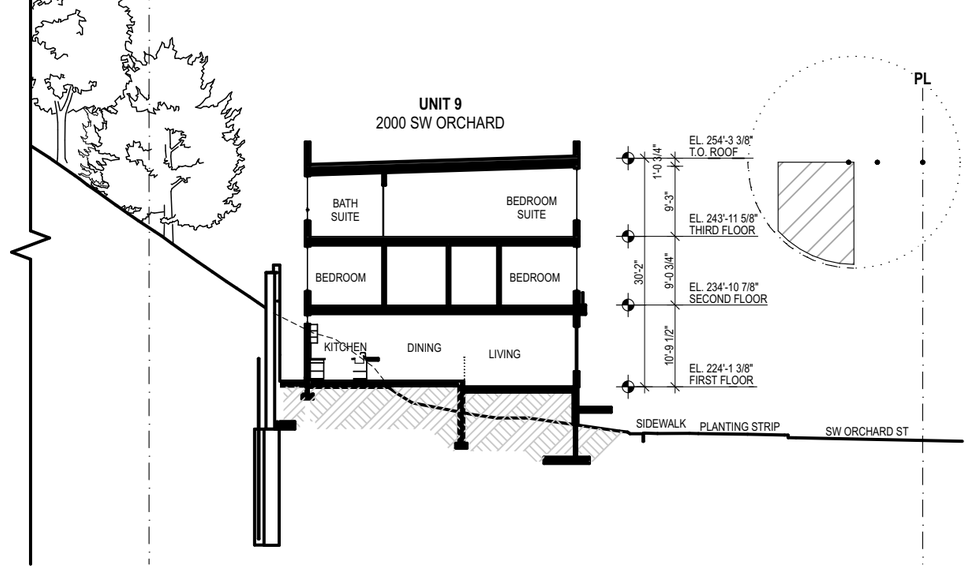
0 10' 20' 40'



4 TRANSVERSE SECTION - 2000 SW ORCHARD ST - UNIT 1

SCALE: 1" = 20'

0 10' 20' 40'



5 TRANSVERSE SECTION - 2000 SW ORCHARD ST - UNIT 9

SCALE: 1" = 20'

0 10' 20' 40'

RENDERED ELEVATIONS

1 8” HORIZONTAL SIDING PANEL
FLASHING TRIMS TO MATCH PANEL FINISH
BENJAMIN MOORE - BLUE NOTE - 2129-30

2 VERTICAL CEDAR SIDING
STAIN 01 - SW HAWTHORNE

3 4’-0” X 10’-0” PANEL
FLASHING TRIMS TO MATCH PANEL FINISH
SW 7064 PASSIVE

4 4’-0” X 10’-0” PANEL
FLASHING TRIMS TO MATCH PANEL FINISH
SW 7067 CITYSCAPE

5 8” HORIZONTAL SIDING PANEL
FLASHING TRIMS TO MATCH PANEL FINISH
SW 7065 ARGOS



1 RENDERED SOUTH ELEVATION
SCALE: 1" = 20’

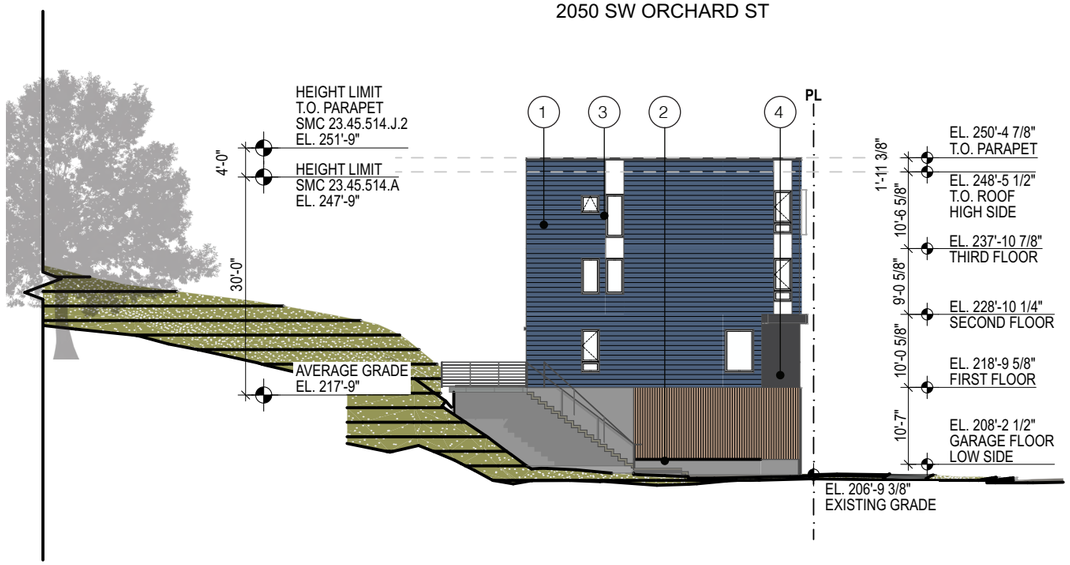
0 10’ 20’ 40’



2 RENDERED NORTH ELEVATION

SCALE: 1" = 20'

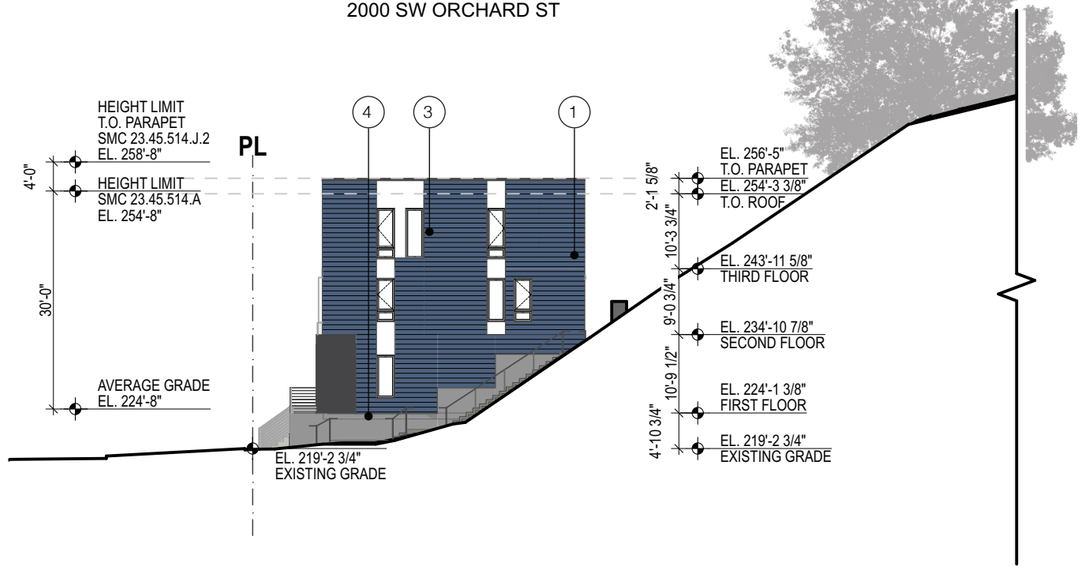
0 10' 20' 40'



3 RENDERED WEST ELEVATION

SCALE: 1" = 20'

0 10' 20' 40'

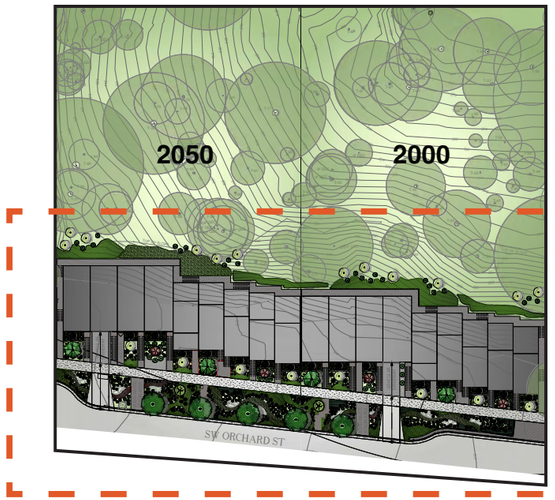


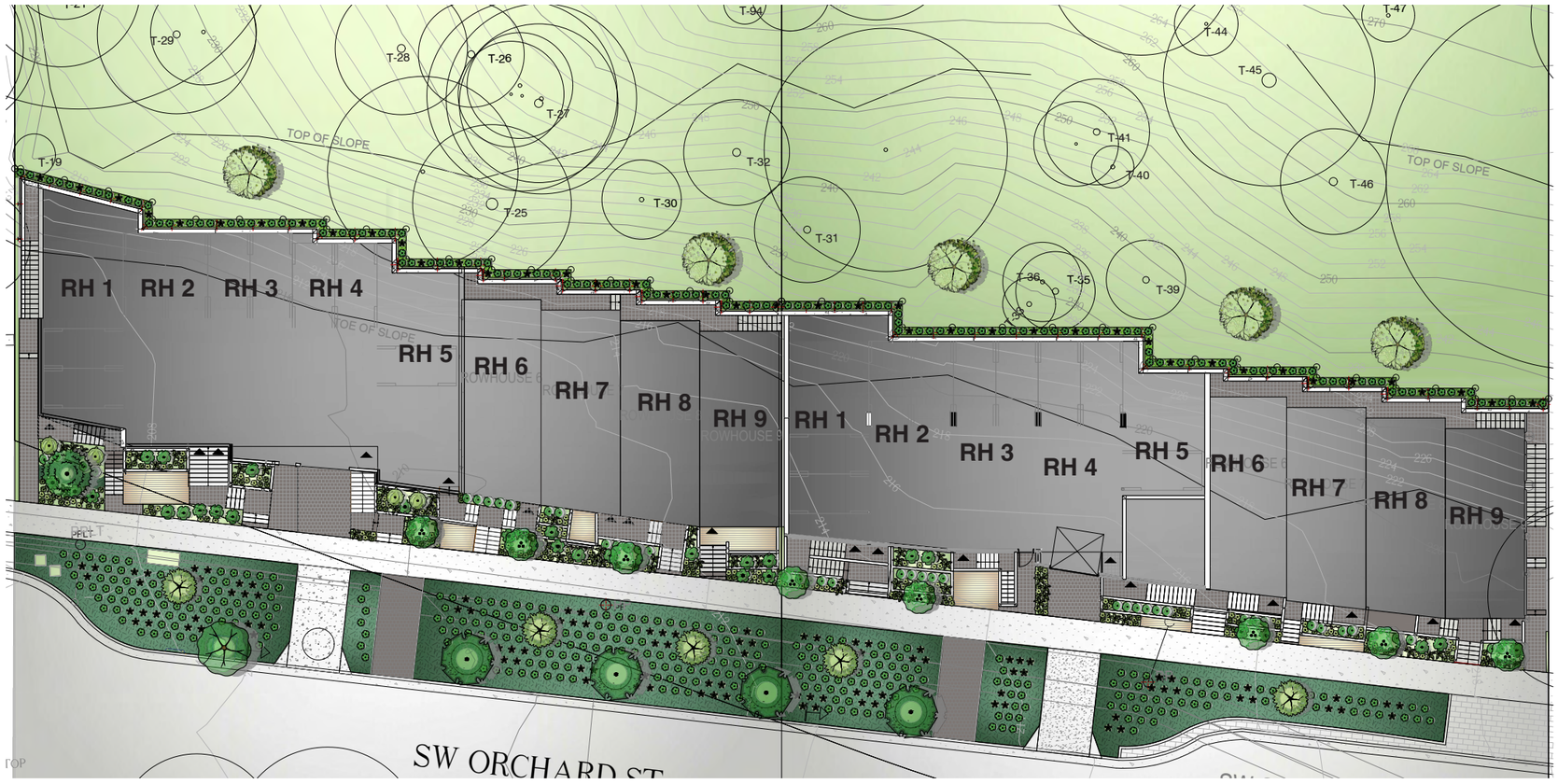
4 RENDERED EAST ELEVATION

SCALE: 1" = 20'

0 10' 20' 40'

LANDSCAPE


2050
2000
SW ORCHARD ST


T-29
T-28
T-26
T-27
T-94
T-44
T-45
T-47
T-19
TOP OF SLOPE
T-32
T-41
T-40
T-46
T-25
T-30
T-31
T-36
T-35
T-39
RH 1
RH 2
RH 3
RH 4
RH 5
RH 6
RH 7
RH 8
RH 9
SW ORCHARD ST

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
	Existing Tree
	Lagerstroemia 'tuscarora' / Tuscarora Hybrid Crape Myrtle Street Tree
	Magnolia kobus 'Wada's Memory' / Wada's Memory Magnolia

GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Ajuga reptans / Bugleweed
	Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick
	Fragaria chiloensis / Beach Strawberry
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Sagina subulata / Irish Moss
	Sedum spurium 'Red Carpet' / Stonecrop
	Thymus pseudolanuginosus / Woolly Thyme
	Vancouveria hexandra / White Insideout Flower
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME
	Athyrium filix-femina / Common Lady Fern
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Calluna vulgaris 'Wickwar Flame' / Wickwar Flame Heather
	Festuca glauca / Blue Fescue
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Mahonia aquifolium 'Compacta' / Compact Oregon Grape
	Mahonia x media 'Charity' / Mahonia
	Myrica californica / Pacific Wax Myrtle
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Pennisetum orientale / Oriental Fountain Grass
	Rhododendron macrophyllum / Pacific Rhododendron
	Ribes sanguineum / Red Flowering Currant
	Rosa nutkana / Nootka Rose
	Vaccinium ovatum / Evergreen Huckleberry

BIORETENTION	BOTANICAL NAME / COMMON NAME
	Carex obnupta / Slough Sedge
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Sambucus nigra 'Black Lace' / Black Lace Elderberry


Oriental Fountain Grass


Heavenly Bamboo


Feather Reed Grass


Bloodgood Japanese Maple


Common Lady Fern


Blue Fescue


Wickwar Flame Heather


Wada's Memory Magnolia


Pacific Coast Iris


Hidcote Blue Lavender


Compact Oregon Grape


Tuscarora Hybrid Grape Myrtle


Mohania


Pacific Wax Myrtle

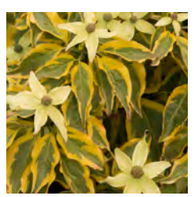

Pacific Rhododendron


Red Flowering Currant


Nootka Rose


Evergreen Huckleberry


Slough Sedge


Goldenleaf Dogwood


Black Lace Elderberry

DEPARTURE MATRIX - 2050

DEPARTURE MATRIX - 2050 SW ORCHARD ST					
DEPARTURE 1		**DEPARTURE 2**	**DEPARTURE 3**	**DEPARTURE 4**	**DEPARTURE 5**
CODE SECTION	**DEPARTURE REQUEST OMITTED**	**FRONT SETBACK** SMC 23.45.518.A	**PROJECTIONS INTO SETBACKS** SMC 23.45.518.H.5.a	**WEATHER PROTECTION PROJECTION INTO SETBACK** SMC 23.45.518.H.1	**PROJECTIONS INTO SETBACKS*** SMC 23.45.518.H.5.a
CODE REQUIREMENT	N/A	5'0" MINIMUM FOR ROWHOUSE DEVELOPMENTS	UNENCLOSED STAIRS AND PORCHES NO HIGHER THAN 4 FEET MAY EXTEND TO WITHIN 4 FEET OF A STREET LOT LINE, EXCEPT PORTIONS NOT MORE THAN 2.5 FEET IN HEIGHT FROM EXISTING GRADE MAY EXTEND TO A STREET LOT LINE	WEATHER PROTECTION MAY PROJECT INTO THE REQUIRED SETBACK A MAXIMUM OF 4 FEET IF IT IS NO CLOSER THAN 3 FEET TO ANY LOT LINE	UNENCLOSED STAIRS AND PORCHES NO HIGHER THAN 4 FEET MAY EXTEND TO WITHIN 4 FEET OF A STREET LOT LINE, EXCEPT PORTIONS NOT MORE THAN 2.5 FEET IN HEIGHT FROM EXISTING GRADE MAY EXTEND TO A STREET LOT LINE
PROPOSED	N/A	MINIMUM 2'-0 3/4" FRONT SETBACK	UNENCLOSED STAIRS AND PORCH HIGHER THAN 4 FEET PROJECTING WITHIN THE 5 FOOT REQUIRED SETBACK, AND HIGHER THAN 2.5 FEET WITHIN 4 FEET OF THE STREET LOT LINE. HIGHEST PORTION OF STAIR/PORCH IS 12'-0"	WEATHER PROTECTION PROJECTS MINIMUM 2'-0 3/4" OF LOT LINE	UNENCLOSED STAIRS AND PORCH HIGHER THAN 4 FEET PROJECTING WITHIN THE 5 FOOT REQUIRED SETBACK, AND HIGHER THAN 2.5 FEET WITHIN 4 FEET OF THE STREET LOT LINE. HIGHEST PORTION OF STAIR/PORCH IS 12'-0"
SHEET REFERENCE	N/A	A0.10	A0.10 A3.10	A0.10	A0.10
JUSTIFICATION	N/A	THE FRONT OF THE STRUCTURE IS HOLISTICALLY DESIGNED TO CREATE STAIRS AND PORCHES THAT TO PROVIDE POSITIVE STREET-LEVEL INTERACTION. THIS DEPARTURE IS REQUESTED DUE TO THE PROPERTY LINE CROSSING SIGNIFICANTLY BEHIND THE SIDEWALK FOR A PORTION OF THE SITE, FOLLOWING THE ORIGINAL LINE OF THE PLAT/ROAD. WHILE THE FRONT SETBACK TO THE FRONT FACADE MEASURES 2'-0 3/4" MINIMUM AT THE FAR WEST SIDE OF THE SITE FOR A WIDTH OF 12'-6 1/4". THE SETBACK FROM THE SIDEWALK IS SIGNIFICANTLY GREATER, 12'-3 5/8" IN THE SAME LOCATION. THE DESIGN TEAM BELIEVES THE ROWHOUSE UNITS ARE CORRECTLY PLACED TO MAINTAIN A STRONG CONNECTION TO THE SIDEWALK AND STREETSCAPE. THE REMAINDER OF THE STRUCTURE PROVIDES THE CODE REQUIRED 5-FOOT MINIMUM SETBACK. THE CURRENT DESIGN ENGAGES THE STREET-LEVEL WHILE STILL PROVIDING A GENEROUS BUFFER AND APPROPRIATE LANDSCAPING IN FRONT OF THE HOMES.	THE FRONT STAIRS AND PORCHES ARE DESIGNED TO PROVIDE POSITIVE STREET-LEVEL INTERACTION. THIS DEPARTURE IS REQUESTED DUE TO THE PROPERTY LINE CROSSING SIGNIFICANTLY BEHIND THE SIDEWALK FOR A PORTION OF THE SITE, FOLLOWING THE ORIGINAL LINE OF THE PLAT/ROAD. WHILE THE FRONT SETBACK MEASURES 2'-0 3/4" MINIMUM, THE SETBACK FROM THE SIDEWALK IS SIGNIFICANTLY GREATER, 12'-3 5/8" IN THE SAME LOCATION. THE DESIGN TEAM BELIEVES THE ROWHOUSE UNITS ARE CORRECTLY PLACED TO MAINTAIN A STRONG CONNECTION TO THE SIDEWALK AND STREETSCAPE. THE CURRENT DESIGN ENGAGES THE STREET-LEVEL WHILE STILL PROVIDING A GENEROUS BUFFER AND APPROPRIATE LANDSCAPING IN FRONT OF THE HOMES.	WEATHER PROTECTION HAS BEEN DESIGNED TO COVER THE FRONT PORCH AT THE FAR WEST SIDE OF THE SITE, IN THE SAME LOCATION AS THE FRONT SETBACK DEPARTURE REQUEST #2, TO PROVIDE BETTER WALKABILITY IN THE SPACE, WHILE ALSO ENHANCING THE OVERALL COHESION OF THE FRONT FACADE. WHILE THE WEATHER PROJECTION PROJECTS A 2'-0 3/4" MINIMUM TO THE FRONT LOT LINE, IT PROJECTS NO CLOSER THAN 12'-3 5/8" TO THE SIDEWALK IN THE SAME LOCATION. THIS DEPARTURE IS REQUESTED DUE TO THE PROPERTY LINE CROSSING SIGNIFICANTLY BEHIND THE SIDEWALK FOR A PORTION OF THE SITE, FOLLOWING THE ORIGINAL LINE OF THE PLAT/ROAD.	***THIS DEPARTURE REQUEST IS A DIRECT RESULT FROM THE PROJECT VOLUNTARILY DEDICATING LAND TO THE SW ORCHARD STREET RIGHT OF WAY WHERE SIDEWALK AND UTILITY IMPROVEMENTS WERE PREVIOUSLY INSTALLED ON PRIVATE PROPERTY. THE OWNER AGREED TO DEDICATE PROPERTY TO MOVE THE PROPERTY LINE TO THE BACK OF SIDEWALK WHEN IT PREVIOUSLY EXTENDED TO THE MIDDLE OF THE STREET.** ALL OF THE STAIRS AND PORCHES NOTED IN THIS DEPARTURE REQUEST WERE DESIGNED TO COMPLY WITH THE MINIMUM FRONT SETBACK REQUIREMENTS PRIOR TO THE DEDICATION. THE STAIRS, PORCHES, AND PLANTERS PROPOSED AT THE STREET FRONTAGE INTEND TO ENGAGE WITH THE STREET AND PROVIDE POSITIVE INDIVIDUAL EXPRESSION TO THE UNITS.
DESIGN GUIDELINES	N/A	CS2-D: HEIGHT, BULK AND SCALE PL3-A-1: STREET-LEVEL INTERACTION - ENTRIES PL3-B: STREET-LEVEL INTERATION - RESIDENTIAL EDGES DC2-C: SECONDARY ARCHITECTURAL FEATURES	CS2-B-2: CONNECTION TO THE STREET CS2-D: HEIGHT, BULK AND SCALE PL3-A-1: STREET-LEVEL INTERACTION - ENTRIES PL3-B: STREET-LEVEL INTERATION - RESIDENTIAL EDGES DC2-C: SECONDARY ARCHITECTURAL FEATURES	CS2-B-2: CONNECTION TO THE STREET PL2-C: WALKABILITY - WEATHER PROTECTION PL3-A-1: STREET-LEVEL INTERACTION - ENTRIES PL3-A-2: STREET-LEVEL INTERATION - ENSEMBLE OF ELEMENTS DC2-C: SECONDARY ARCHITECTURAL FEATURES	CS2-B-2: CONNECTION TO THE STREET CS2-D: HEIGHT, BULK AND SCALE PL3-A-1: STREET-LEVEL INTERACTION - ENTRIES PL3-B: STREET-LEVEL INTERATION - RESIDENTIAL EDGES DC2-C: SECONDARY ARCHITECTURAL FEATURES

DEPARTURE PLAN - 2050



1 DEPARTURE PLAN

SCALE: 1" = 20'

0 10' 20' 40'



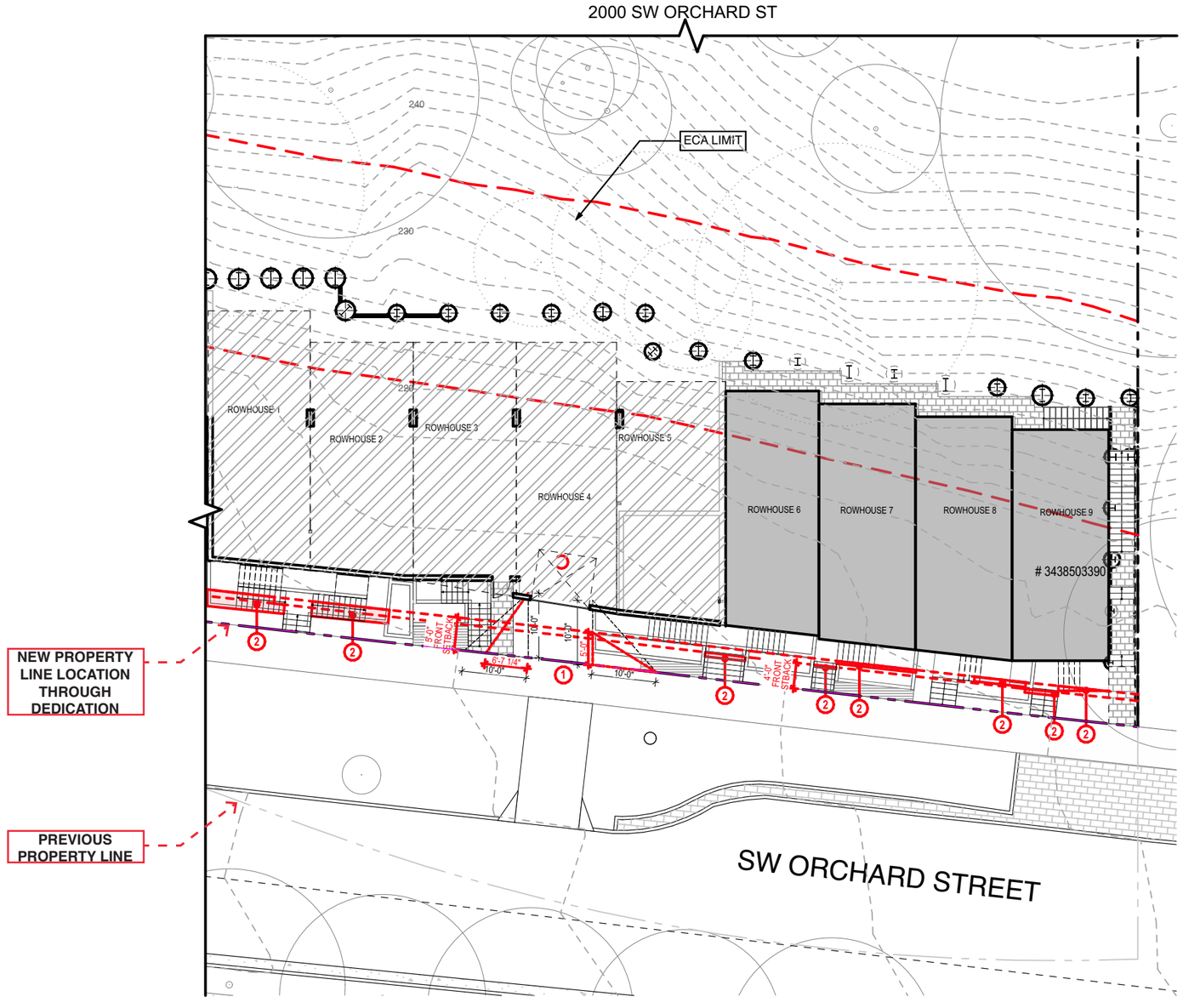
2 DEPARTURE AXONOMETRIC VIEW

NOT TO SCALE

DEPARTURE MATRIX - 2000

DEPARTURE MATRIX - 2000 SW ORCHARD ST		
	DEPARTURE 1	**DEPARTURE 2**
CODE SECTION	**SIGHT TRIANGLE** **SMC 23.54.030.G.1**	**PROJECTIONS INTO SETBACKS** **SMC 23.45.518.H.5.a**
CODE REQUIREMENT	10'-0" MINIMUM BETWEEN THE DRIVEWAY AND SIDEWALK LINE	UNENCLOSED STAIRS AND PORCHES NO HIGHER THAN 4 FEET MAY EXTEND TO WITHIN 4 FEET OF A STREET LOT LINE, EXCEPT PORTIONS NOT MORE THAN 2.5 FEET IN HEIGHT FROM EXISTING GRADE MAY EXTEND TO A STREET LOT LINE
PROPOSED	WESTERN MOST SIGHT TRIANGLE REDUCED BY 3'-4 3/4" EASTERN MOST SIGHT TRIANGLE REDUCED BY 5'-0"	UNENCLOSED STAIRS AND PORCH HIGHER THAN 4 FEET PROJECTING WITHIN THE 5 FOOT REQUIRED SETBACK, AND HIGHER THAN 2.5 FEET WITHIN 4 FEET OF THE STREET LOT LINE. HIGHEST PORTION OF STAIR/PORCH IS 7'-7"
SHEET REFERENCE	A1.10	A0.10
JUSTIFICATION	THE SITE TRIANGLE HAS BEEN REDUCED TO ALLOW FOR VISUALLY INTERACTIVE FRONT ENTRIES, PORCHES AND STAIRS. IN ADDITION, THE LARGE PLANTING STRIP PROVIDES A BUFFER TO THE STREET, DISCOURAGING VEHICLES FROM MOVING QUICKLY PAST THE SIDEWALK.	*THIS DEPARTURE REQUEST IS A DIRECT RESULT FROM THE PROJECT VOLUNTARILY DEDICATING LAND TO THE SW ORCHARD STREET RIGHT OF WAY WHERE SIDEWALK AND UTILITY IMPROVEMENTS WERE PREVIOUSLY INSTALLED ON PRIVATE PROPERTY. THE OWNER AGREED TO DEDICATE PROPERTY TO MOVE THE PROPERTY LINE TO THE BACK OF SIDEWALK WHEN IT PREVIOUSLY EXTENDED TO THE MIDDLE OF THE STREET. ALL OF THE STAIRS AND PORCHES NOTED IN THIS DEPARTURE REQUEST WERE DESIGNED TO COMPLY WITH THE MINIMUM FRONT SETBACK REQUIREMENTS PRIOR TO THE DEDICATION. THE STAIRS, PORCHES, AND PLANTERS PROPOSED AT THE STREET FRONTAGE INTEND TO ENGAGE WITH THE STREET AND PROVIDE POSITIVE INDIVIDUAL EXPRESSION TO THE UNITS.
DESIGN GUIDELINES	CS2-B-2: CONNECTION TO THE STREET PL3-A-1: STREET-LEVEL INTERACTION - ENTRIES PL3-A-2: STREET-LEVEL INTERATION - ENSEMBLE OF ELEMENTS PL4-A: ENTRY LOCATIONS AND RELATIONSHIPS DC1-C-2: PARKING AND SERVICE USES - VISUAL IMPACTS	CS2-B-2: CONNECTION TO THE STREET CS2-D: HEIGHT, BULK AND SCALE PL3-A-1: STREET-LEVEL INTERACTION - ENTRIES PL3-B: STREET-LEVEL INTERATION - RESIDENTIAL EDGES DC2-C: SECONDARY ARCHITECTURAL FEATURES

DEPARTURE PLAN - 2000



1 DEPARTURE PLAN
SCALE: 1" = 20'

0 10' 20' 40'

WORK BY b9 ARCHITECTS



Rowhouses at 507 Galer St



Rowhouses at 90 E Newton St



Rowhouses at 3637 13th Ave W



Rowhouses at 2244 Fairview Ave E



Rowhouses at 6736 Corson Ave