

STREAMLINED DESIGN REVIEW APPLICATION

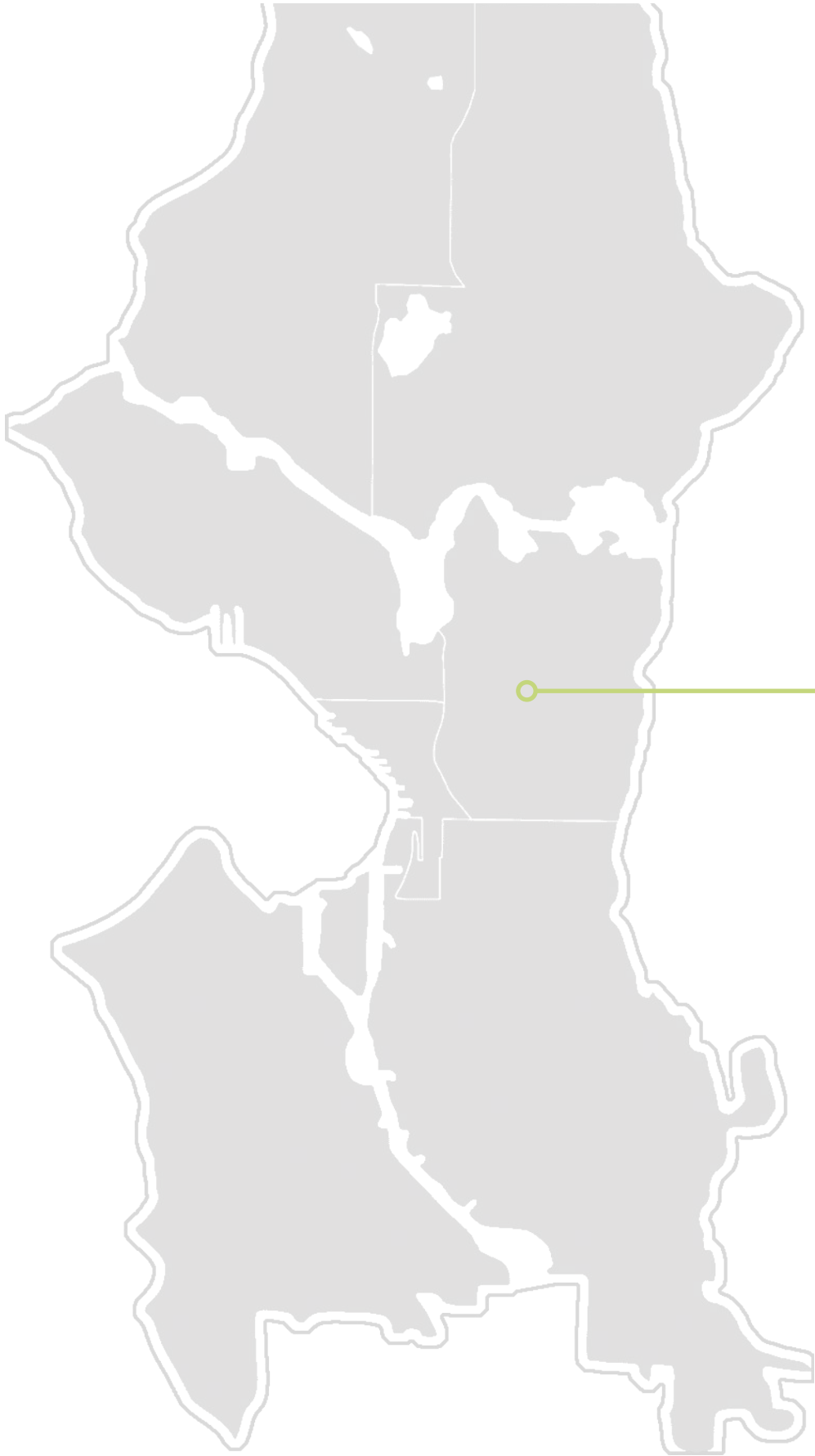
DCI # 3034915-EG
1641 22nd Ave
Seattle, WA 98122

Applicant:
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2226 3rd Ave, Suite 100
Seattle, WA 98121
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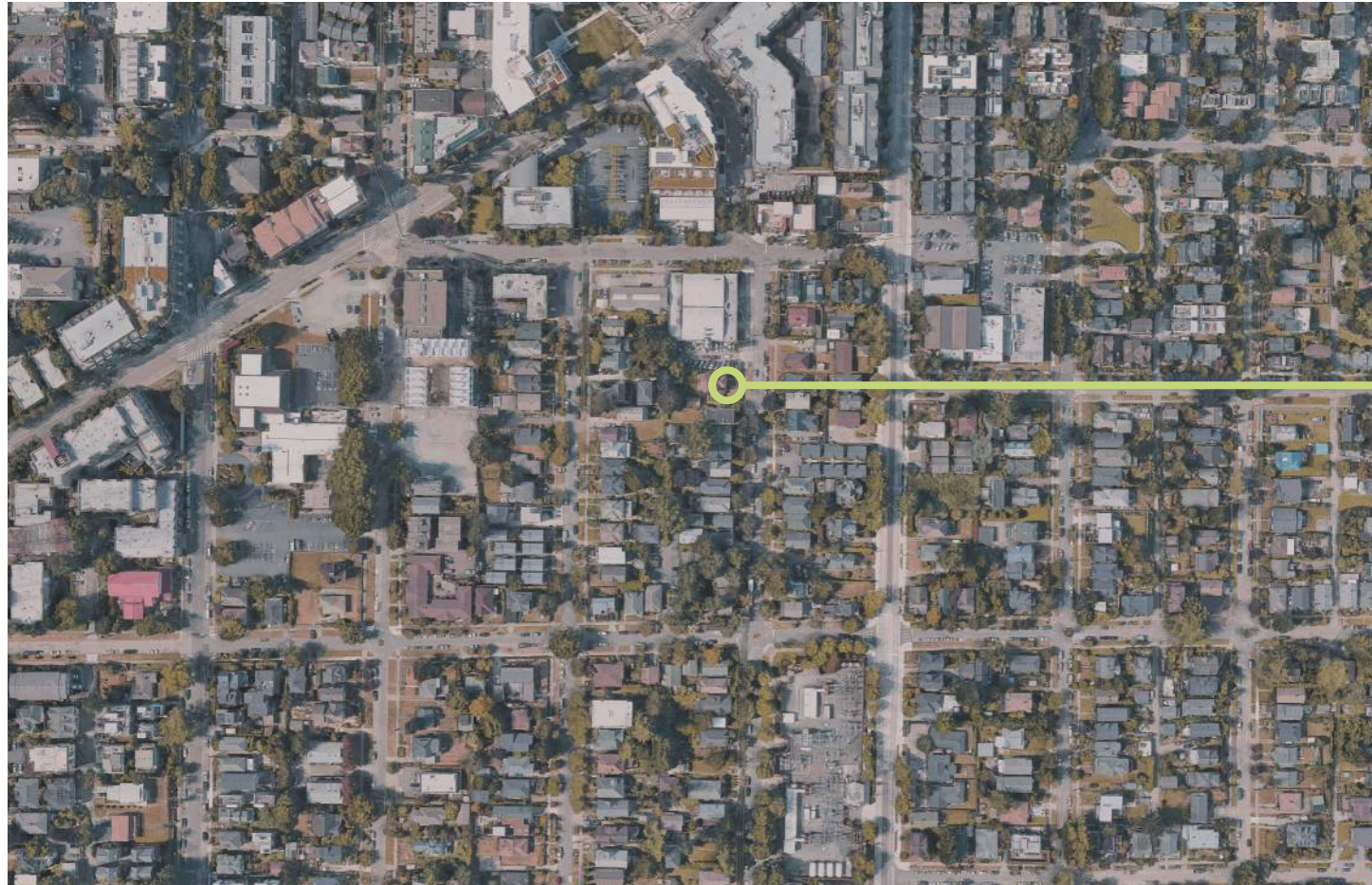
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VICINITY MAP

EXISTING SITE

The project site is parcel #7228500735 located off of 22nd Avenue between E Olive Street and E Pine Street. The lot measures roughly 126'-11" deep by 60'-0" wide and is approximately 7,620 SF. The site slopes down from East to West with an overall grade change of approximately two feet. There is currently a single family house on site along with a detached garage and a detached shed: each will be removed for the proposed project. Directly north of the project site is a commercial property: an active mechanic shop located in NC2-75 (M1) zoning. In all other directions surrounding the site (South, East across 22nd Ave, and behind the site to the West along 21st Ave) are single family structures located within the LR1 (M1) zone. The right of way contains both a sidewalk and a planting strip.

ZONING AND OVERLAY DESIGNATION

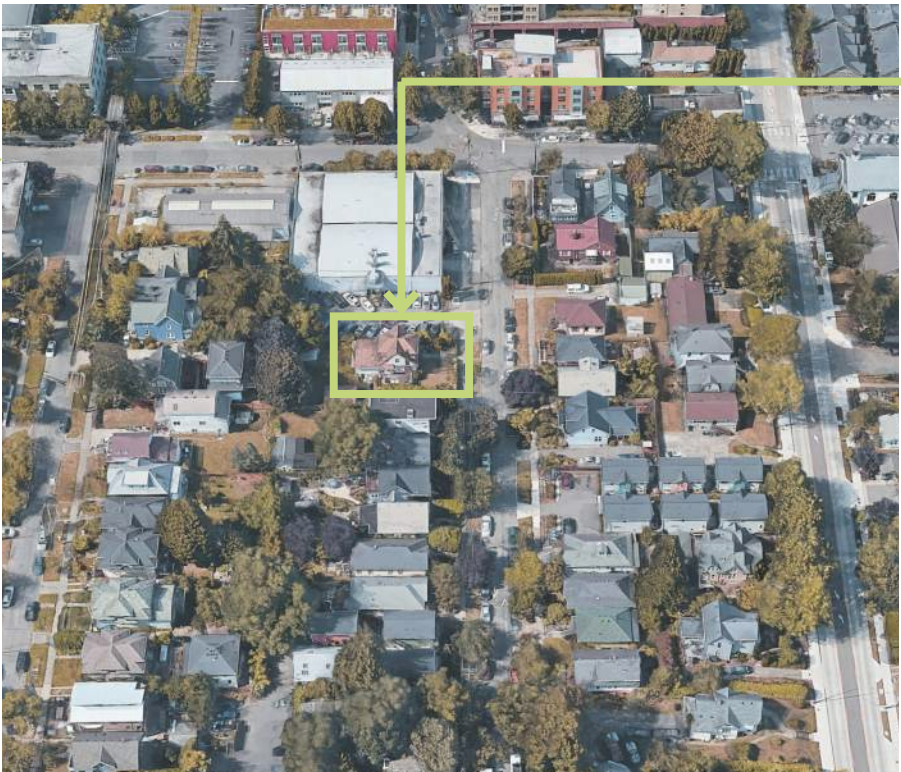
The project parcel is zoned LR1 (M1) (previously RSL/TC) and is located in the Central Area with a Madison-Miller Residential Urban Village overlay. Immediately to the north of the subject parcel begins a Neighborhood Commercial zone: NC2-75 (M1). The parcels to the East, West, and South within the block are zoned as LR1 (M1) (previously RSL/TC). The principal arterials serving the site are E Madison St, 23rd Ave, and E Union St.

DEVELOPMENT OBJECTIVES

The project proposes the construction of two new multi-family residential buildings made up of 6 total townhouse units. The existing single family residence and two auxiliary structures will be demolished under this proposal. The units vary in size from approximately 1,395 SF to 2,041 SF adding to a total of 9,878 SF of new construction. Although no parking is required in this urban village overlay zone, six parking stalls are proposed including: three surface parking stalls and three individual garage parking stalls. Similarly, units with garages will each contain a long-term bike stall while three long-term stalls and one short-term stall will be provided on site with weather protection.

NEIGHBORHOOD CUES

The immediate blocks are mostly single-family residences with a mix of multi-family buildings and commercial businesses nearby. There is a variety of commercial buildings in the nearby area, including restaurants, coffee and tea shops, bars, and various small businesses. The site is situated along a designated greenway providing a calmer and safer route for mixed uses of transportation. The site's location provides easy access to several major thoroughfares including E. Madison Street, 23rd Avenue, and Union Street: each within three blocks of the site. The site is located in Central Area, an established district full of unique character often expressed through facade details, raised entries or porches, and a building interaction with the street.



SITE LOCATION
1641 22nd Ave
Seattle, WA 98122

ZONING SUMMARY
Zone: LR1 (M1)
Overlay: Madison-Miller
(Residential Urban Village)

PROJECT PROGRAM
Site Area: 7,620 SF
Number of Residential Units: 6
Number of Parking Stalls: 6
Approx. FAR (Overall) = 9878.8 SF
Approx. FAR Per Unit = 1,395SF-2,041SF

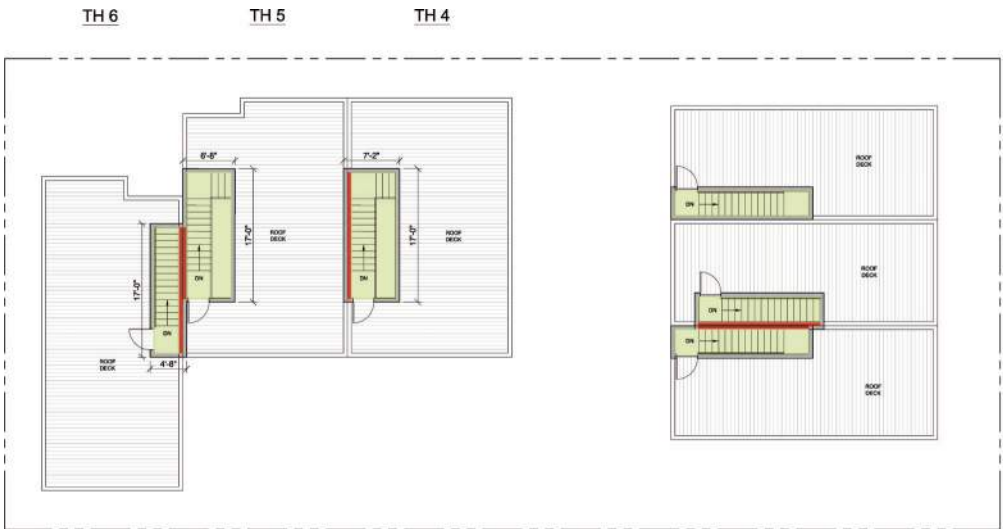
ADJUSTMENTS REQUESTED
None

FAR & GFA DIAGRAMS

All FAR measurements are taken to the nominal dimension of the interior face of structure per DR.4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



FAR DIAGRAM - PENTHOUSE



FAR DIAGRAM - THIRD FLOOR



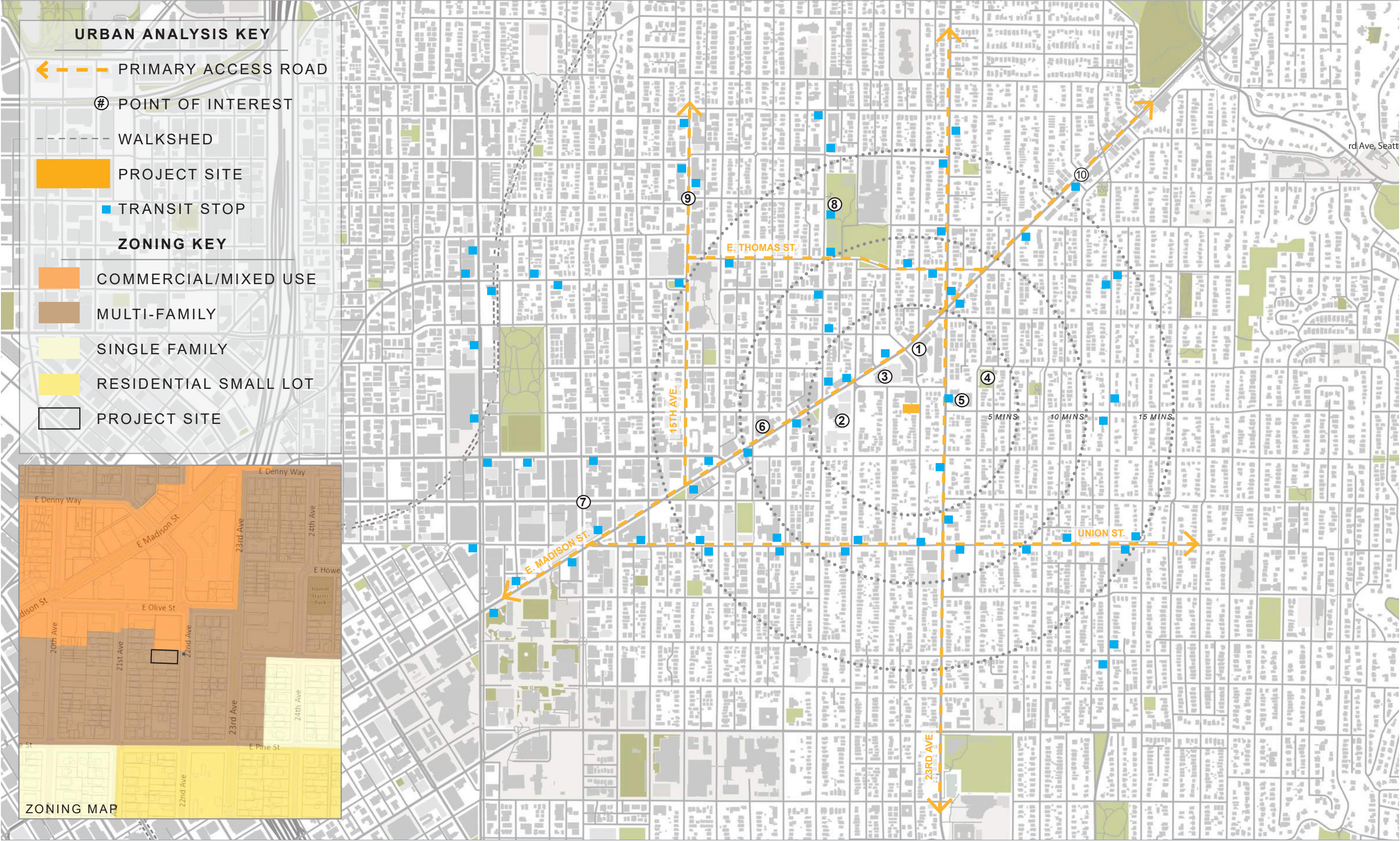
FAR DIAGRAM - SECOND FLOOR

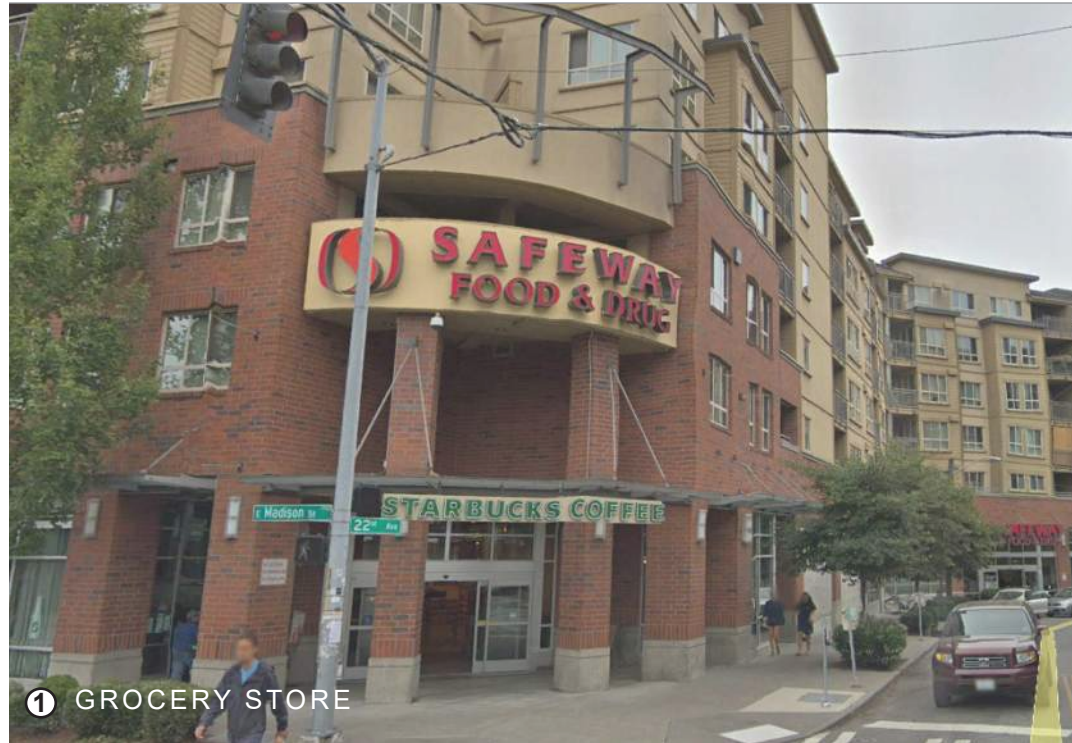


FAR DIAGRAM - FIRST FLOOR

FAR CALCULATIONS	
(ALL FAR MEASUREMENTS ARE TAKEN TO THE NOMINAL DIMENSION OF THE INTERIOR FACE OF STRUCTURE PER DR.4-2019)	
TOWNHOUSE 1 & 3	
FIRST FLOOR	389.2 SF
SECOND FLOOR	473.4 SF
THIRD FLOOR	462.0 SF
PENTHOUSE	54.1 SF
TOTAL SF EACH:	1,378.5 x2
TOWNHOUSE 2	
FIRST FLOOR	345.7 SF
SECOND FLOOR	420.7 SF
THIRD FLOOR	412.5 SF
PENTHOUSE	48.1 SF
TOTAL SF:	1,227
TOWNHOUSE 4 & 5	
FIRST FLOOR	578.0 SF
SECOND FLOOR	625.3 SF
THIRD FLOOR	625.3 SF
PENTHOUSE	90.6 SF
TOTAL SF EACH:	1,919.2 x2
TOWNHOUSE 6	
FIRST FLOOR	684.3 SF
SECOND FLOOR	644.7 SF
THIRD FLOOR	644.7 SF
PENTHOUSE	50.7 SF
TOTAL SF:	2,024.4
(ALLOWABLE FAR = 9,906 SF)	
TOTAL FAR: 9,846.8	

GFA CALCULATIONS		
TOWNHOUSE 1		
FIRST FLOOR		402.7 SF
SECOND FLOOR		489.7 SF
THIRD FLOOR		478.5 SF
PENTHOUSE		62.6 SF
TOTAL SF:		1,433.5
TOWNHOUSE 2		
FIRST FLOOR		373.5 SF
SECOND FLOOR		438.0 SF
THIRD FLOOR		445.5 SF
PENTHOUSE		55.9 SF
TOTAL SF:		1,312.9
TOWNHOUSE 3		
FIRST FLOOR		403.2 SF
SECOND FLOOR		490.4 SF
THIRD FLOOR		478.5 SF
PENTHOUSE		62.6 SF
TOTAL SF:		1,434.7
TOWNHOUSE 4		
FIRST FLOOR		591.5 SF
SECOND FLOOR		640.4 SF
THIRD FLOOR		640.4 SF
PENTHOUSE		106.6 SF
TOTAL SF:		1,9878.9
TOWNHOUSE 5		
FIRST FLOOR		601.3 SF
SECOND FLOOR		650.1 SF
THIRD FLOOR		650.1 SF
PENTHOUSE		96.7 SF
TOTAL SF:		1,998.2
TOWNHOUSE 6		
FIRST FLOOR		694.6 SF
SECOND FLOOR		654.4 SF
THIRD FLOOR		654.4 SF
PENTHOUSE		58.7 SF
TOTAL SF:		2,062.1
TOTALGFA:		10,220.3





① GROCERY STORE



② RELIGIOUS ORGANIZATION



③ HEALTHCARE CLINIC



④ NEIGHBORHOOD PARK



⑤ FAMILY GYM & COMMUNITY CENTER



⑥ GROCERY STORE



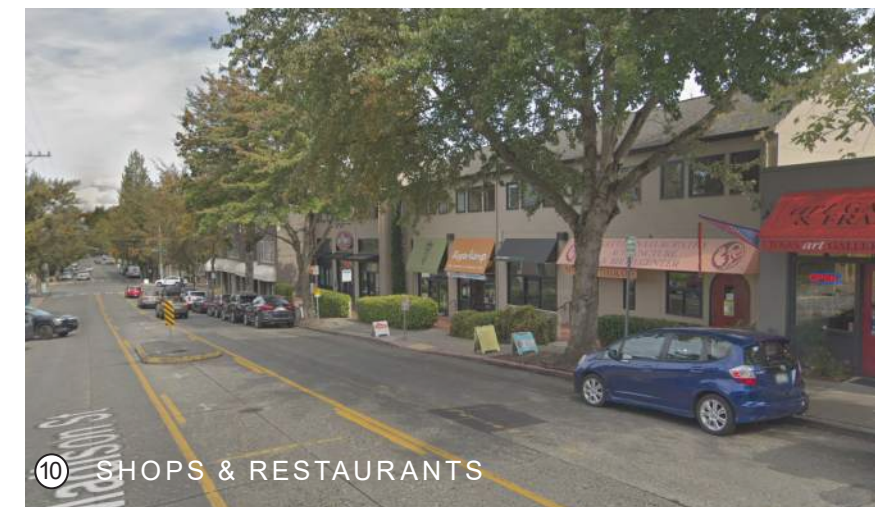
⑦ SHOPS & NIGHTLIFE



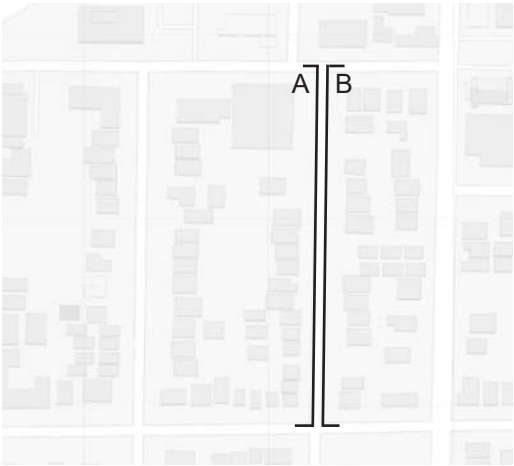
⑧ COMMUNITY CENTER & PARK



⑨ SHOPS & RESTAURANTS



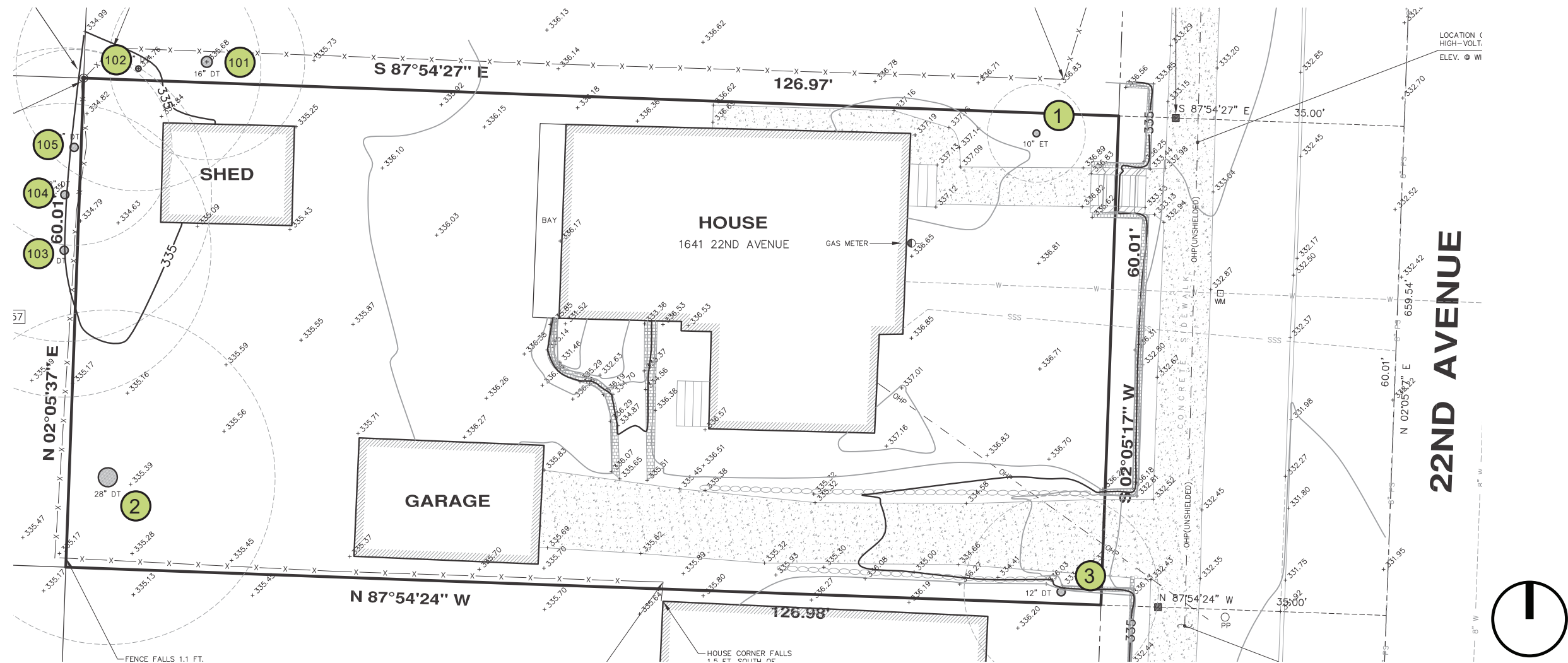
⑩ SHOPS & RESTAURANTS



22nd AVE LOOKING WEST (A)



22nd AVE LOOKING EAST (B)



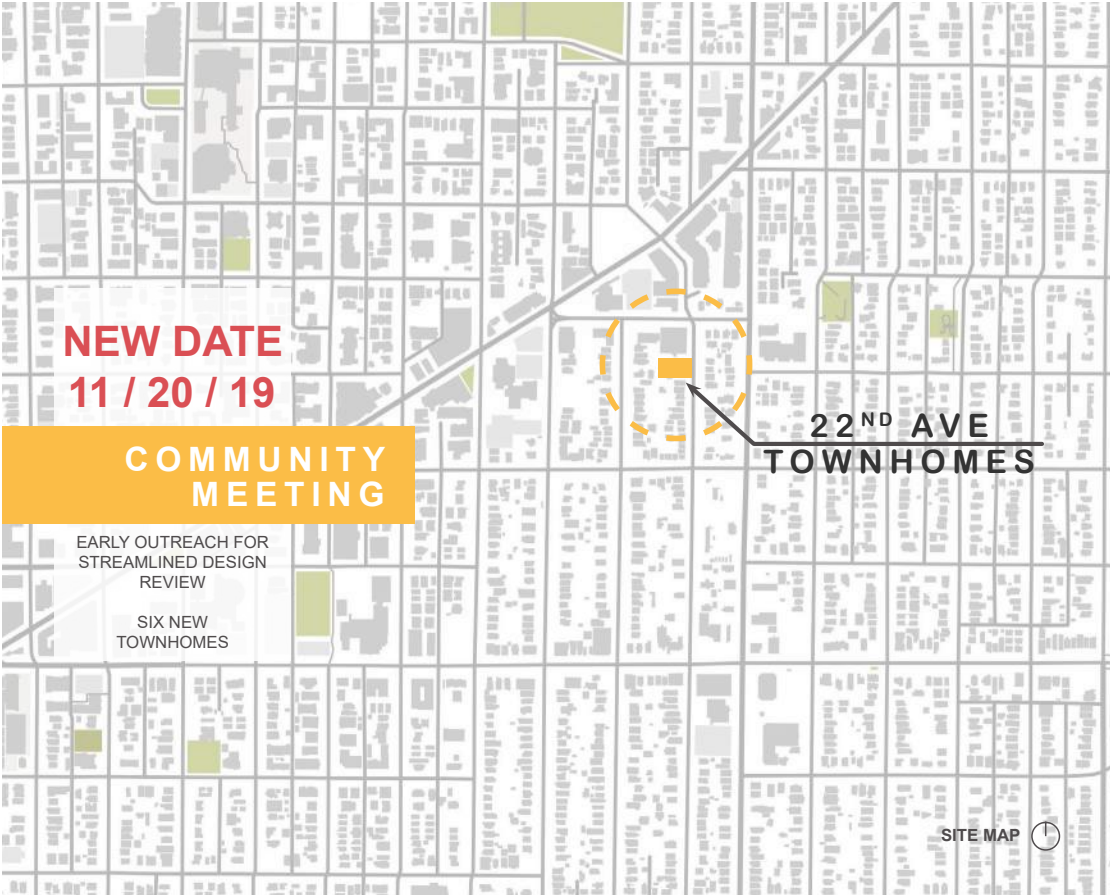
EXISTING SITE CONDITIONS

The project site is parcel #7228500735 located off of 22nd Avenue between E Olive Street and E Pine Street. The lot measures roughly 126'-11" deep by 60'-0" wide and is approximately 7,620 SF. Immediately to the north of the subject parcel are parcels beginning a Neighborhood Commercial zone: NC2-75 (M1). The parcels to the East, West, and South with in the block, along with the subject parcel, are zoned as LR1 (M1) (previously RSL/TC). The site slopes down from East to West with an overall grade change of approximately two feet. There is currently a single family house on site along with a detached garage and a detached shed: each will be removed for the proposed project.

LEGAL DESCRIPTION

Lot 4, Block 10, Renton Hill addition to the City of Seattle, according to the plat thereof recorded in volume 8 of plats, page 68, records of King County, WA.

#	Species: Common	Species: Scientific	Condition	Exceptional: yes/no
1	Hinoki cypress	<i>Chamaecyparis obtusa</i>	Good	No
2	Norway maple	<i>Acer platanoides 'Deborah'</i>	Fair-Good	No
3	English hawthorn	<i>Crataegus laevigata</i>	Fair	No
Neighboring Trees				
101	Flowering black cherry	<i>Prunus serotina</i>	Poor	No
102	Flowering black cherry	<i>Prunus serotina</i>	Poor	No
103	Norway maple	<i>Acer platanoides 'Deborah'</i>	Fair-Good	No
104	Norway maple	<i>Acer platanoides 'Deborah'</i>	Fair-Good	No



COMMUNITY MEETING

DATE: **Wednesday, November 20**
TIME: **6:00 - 7:00 PM**
LOCATION: **Miller Community Center**
330 19th Ave E - Multipurpose Room #2
Seattle, WA 98112

Please attend a community meeting at the Miller Community Center to learn more about the project. The design team will be on hand to present preliminary site plans and discuss overall parameters of the upcoming project. All are welcome!

TAKE ONLINE SURVEY



<https://www.surveymonkey.com/r/52VW6M5>

Give feedback by taking our online survey. This survey will be available from 10/22/19 to 11/12/19

ABOUT THE PROJECT

Cone Architecture is working on the development of 1641 22nd Ave Seattle, WA. The new development will include 6 new townhomes. Planning has just begun, and construction could start as early as Fall 2020.

SHARE YOUR THOUGHTS

We want to hear from the community about the 22ND Ave Townhomes. Please share your concerns and priorities for these new buildings, and for the neighborhood overall, at the community meeting or by taking the online survey.

ADDITIONAL INFORMATION

Information you share in this survey could be made public. Please do not share any personal or sensitive information.

You can track our progress throughout the permitting process. Search the project address "1641 22nd Ave" or project number "3034915-EG" in the Design Review Calendar and the Seattle Services Portal.

ADDRESS:
1641 22ND AVE
SEATTLE, WA

SDCI RECORD NUMBER:
3034915-EG

APPLICANT:
CONE ARCHITECTURE

CONTACT:
EMILY MORGAN
info@cone-arch.com
206-693-3133



CONE ARCHITECTURE

Printed Outreach

Cone Architecture administered 13 posters containing the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share your thoughts with a survey link, community meeting date and time, where additional information about the project can be found and location map. These were posted on telephone poles within a 0.5 mile radius of the project site, 1641 22nd Ave. These materials were posted on October 22, 2019

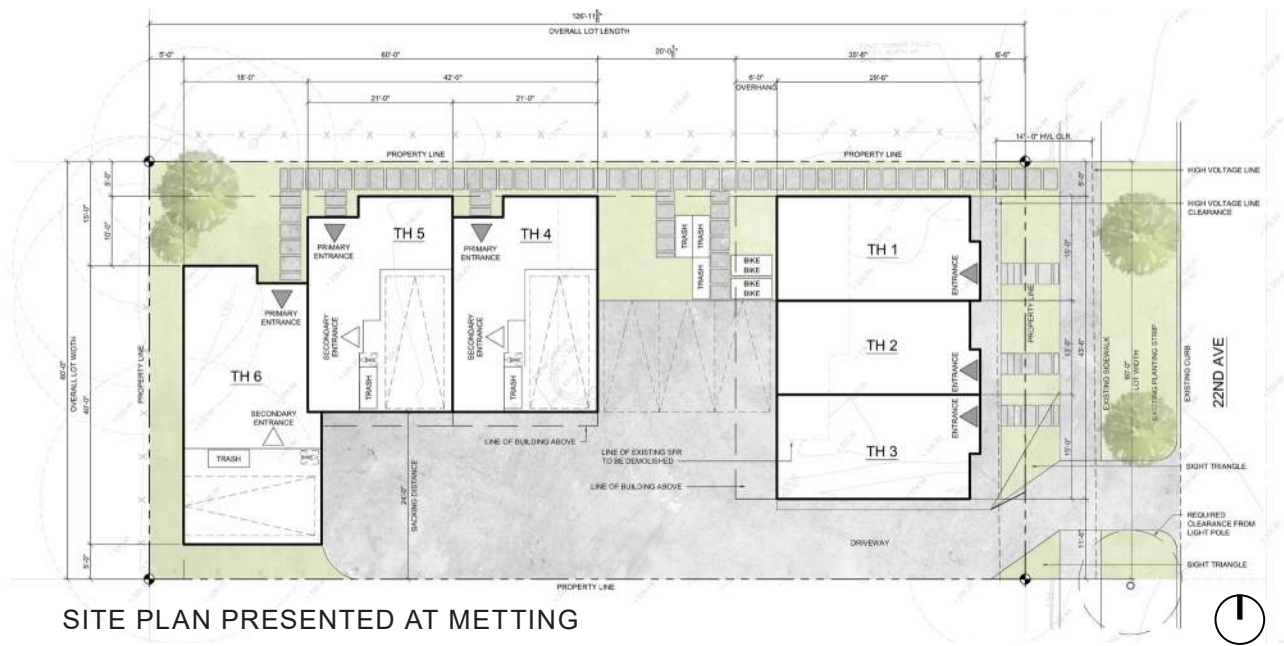
LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
Telephone Pole #1	1641 22nd Ave	0.0 Miles	Yes
Telephone Pole #2	23rd Ave / E Olive St	0.3 Miles	Yes
Telephone Pole #3	22nd Ave / E Madison St	0.1 Miles	Yes
Telephone Pole #4	E Pine St / 22nd Ave	0 Miles	Yes
Telephone Pole #5	E Madison St / 20th Ave	0.2 Miles	Yes
Telephone Pole #6	2401 E Howell St	0.3 Miles	Yes
Telephone Pole #7	E Pine St / 19th Ave	0.3 Miles	Yes
Telephone Pole #8	20th Ave (between E Pine St and E Union St)	0.3 Miles	Yes
Telephone Pole #9	21st Ave (between E Pine St and E Union St)	0.2 Miles	Yes
Telephone Pole #10	E Pine St / 25th Ave	0.3 Miles	Yes
Telephone Pole #11	E Pike St / 24th Ave	0.3 Miles	Yes
Telephone Pole #12	1426 23rd Ave	0.3 Miles	Yes
Telephone Pole #13	E Union St / 20th Ave	0.4 Miles	Yes



In-Person Community Outreach Meeting Summary

An outreach meeting was held at the project site on November 22, 2019 from 6 to 7 pm. Two community members attended the meeting. Following the meeting agenda, the following are questions and concerns brought up by attendees.

- Concerns regarding specification of street trees: mentioned that many trees are planted in new developments that are inappropriate for the site (i.e. when there are power lines and the trees have to be trimmed down to an unhealthy extent rendering the trees unsightly and ill).
- Comments that trees are great, especially at this site because it is a greenway, but concerns about planting appropriate trees for the powerlines.
- Comment: Supports plans to provide parking for all size units.
- Comment: would like as much greenery in the front as possible to keep the street green.
- Concern: Light pollution from roof decks (no screening or shielding of light glare; nothing regulating how long lights stay on).
- Concern: Overall height could really change the scale of the neighborhood. Team explained massing moves to lessen the bulk of the structure along the street edge.
- Question: Will any existing trees remain? Will new trees be proposed?
- Comment: Supports living levels on the first floor if there is landscaping and greenery to transition from street to building.
- Comment: Emphasizing the desire to have a nice balance between public and private.
- Comment: Would like the stoops at the front facing units to be a point of interaction with the street.
- Concern: Do not want another gated/private community that is unfriendly to the street.
- Question: Will the rear units also be taller since they are larger? Team answered no, all units will be the same height.
- Question: What is the projected timeline? Team explained next steps and stated that construction could begin as early as Fall 2020.
- Concern: Do not want overly modern buildings that are white or that only have smooth panels. Would like the project to be a transition between old and new, keeping the vernacular in mind.
- Comment: Six townhouses rather than one large building is a big positive.
- Comment: Supports parking in the middle of the site and street-facing units to hold the street edge and activating the street.
- Concern: Would suggest a screen (preferable with landscaping) between project site and commercial neighbors to the north.
- Concern: That builders will park along the street during construction.
- Question: How to best stay up-to-date with the progress of this project.



November 20, 2019

22nd Ave Townhomes Community Meeting Agenda

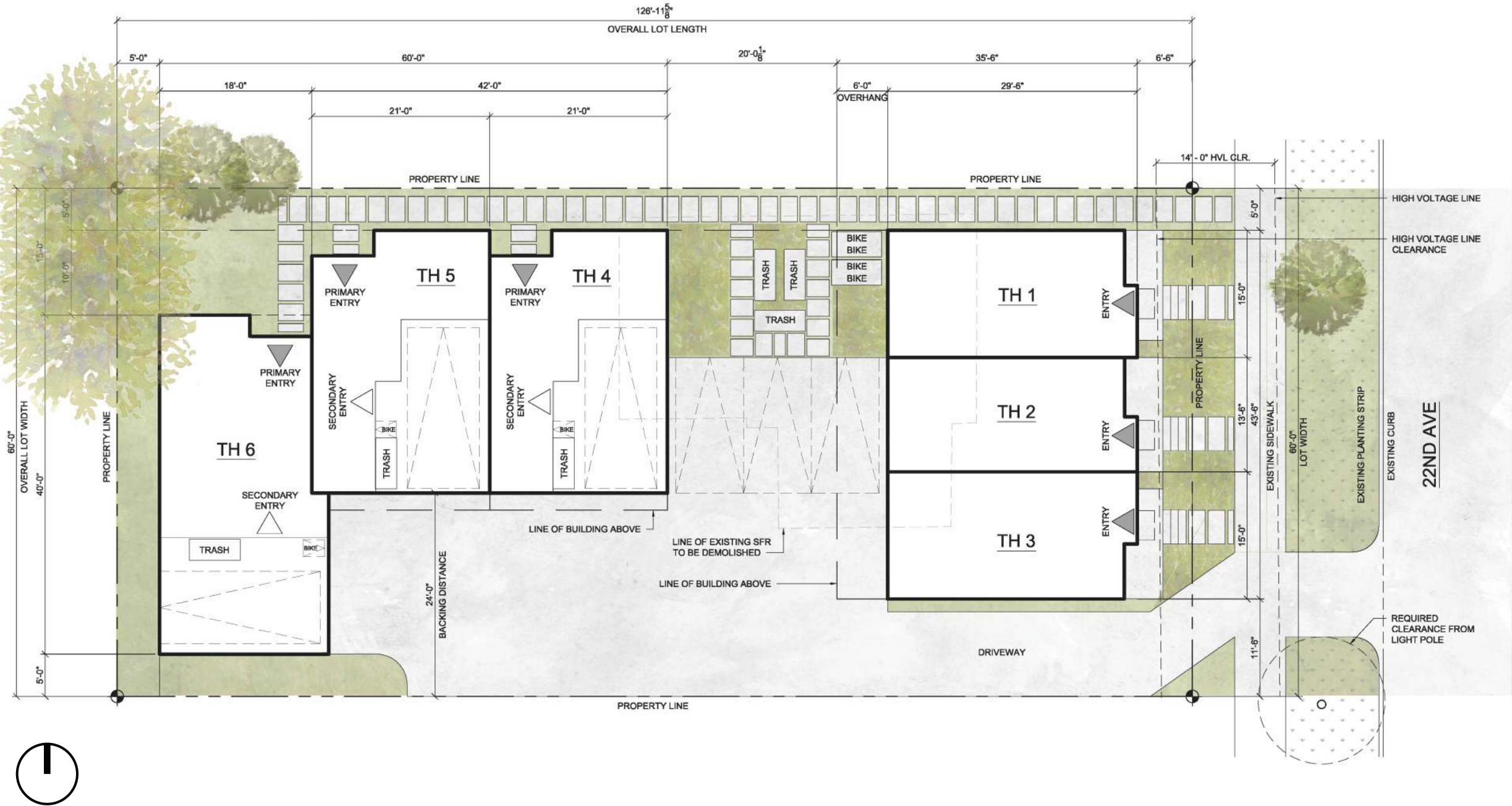
Meeting Location:	Miller Community Center	
	Multipurpose Room #2	
Meeting Date and Time:	November 20, 2019, 6 pm- 7 pm	
	3034915-EG	
SDCI Record Number:	1641 22ND Ave Seattle, WA 98122	
	Project Address:	
Presenters:	Greg Squires	Cone Architecture
	Emily Morgan	Cone Architecture
	Abby Fields	Cone Architecture

- I. Welcome, Introduction, and Meeting Format
 - a. Project Team: Isola Homes and Cone Architecture
- Project Description
- II. Zoning
 - a. Zoning: LR-2(M1) zone, recently upzoned from RSL as a part of MHA
 - b. Overlay: Madison-Miller Residential Urban Village, central area
 - c. Parking: Not required in a Residential Urban Village, 6 stalls provided
 - d. Setbacks: 5' minimum, 7' average on all sides
- III. Program
 - a. Review Site Plan
 - i. 6 townhomes in 2 structures. Approx. gross square footage per unit: 1,350 SF
 - ii. Site layout: three units front 22nd Ave, and tri plex behind, pedestrian access to the north, vehicle circulation separated to the south
 - iii. two and Three-bedroom units
 - iv. Fully parked
 - v. Roof deck provided for amenity space
 - vi. Street improvement to add sidewalk, planting strip including street trees
- IV. Massing Moves
 - i. Stepping down at 22nd Ave NW to reduce perceived mass
 - ii. Modulation adds visual interest, individualizes units
 - iii. Entry porches at the street front units
- V. Entitlement Process:
 - a. Planning has just begun, and construction could start as early as late 2020.
 - b. Next step: SDR packet will be submitted
 - c. Survey on poster has been available since 10/22, will be closing today.
- VI. Q+A / Opportunity for Comment and / or Discussion
 - a. We would like to open the discussion up for any questions to hear from the community concerns and priorities for the Central Area neighborhood.
 - b. What would you like to see in this neighborhood? Interest and concerns for project?

SITE PLANNING + LANDSCAPE APPROACH

The proposed six townhomes are separated into two separate buildings. Three units are three street facing, and a triplex is located behind with green amenity spaces, parking and site services spaces located between them. The parking and service spaces are shielded away from view of the right of way. The separation between the two buildings not only helps decrease the overall mass of the project but also allows light and views through the site. Vehicular circulation is brought along the south edge of the site, while the pedestrian pathways are kept separate along the north edge. Vehicle circulation and required backup areas have been reduced to the code minimums, allowing the remaining ground floor area to be used for landscaping and other amenity space. The open auto court can be used for more than just car and bike circulation space, from bike riding to roller blading, that all of the unit's tenants can use.

The entries of townhouse 1,2 and 3, are lifted up from the sidewalk grade to match the existing topography. This creates opportunities for active stoops as well as allowing more privacy between the first floor program and the street level. Lush landscaping is proposed between the front townhomes and the sidewalk to create a natural privacy buffer. With this site's location along a Greenway we wanted to encourage active uses along the street front with entry stoops as well as bike parking located safely within the site.



PANICUM VIRGATUM
'SWITCHGRASS'



PENNISETUM
ORIENTALE



FATSIA JAPONICA



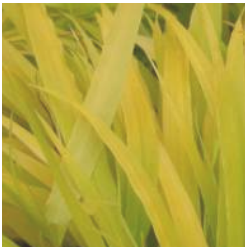
BRUNNERA
MACROPHYLLA



COTINUS GOGGYGRIA
'ANCOT'



CAREX ALBULA



HAKONECHLOA MACRA
'ALL GOLD'



MISCANTHUS SINENSIS
STRICTUS



HEDGE OF HICKS YEW



CAREX TESTACEA



HOSTA 'JUNE'



CORNUS SANGUINEA
'MIDWINTER FIRE'

PROPOSED SITE LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries. Down lights and photovoltaic lighting are located along the pathways. Can lights will be provided at the overhang to create well lit bike and vehicles parking areas. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.



1 RECESSED CAN LIGHTS (SOFFIT)



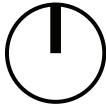
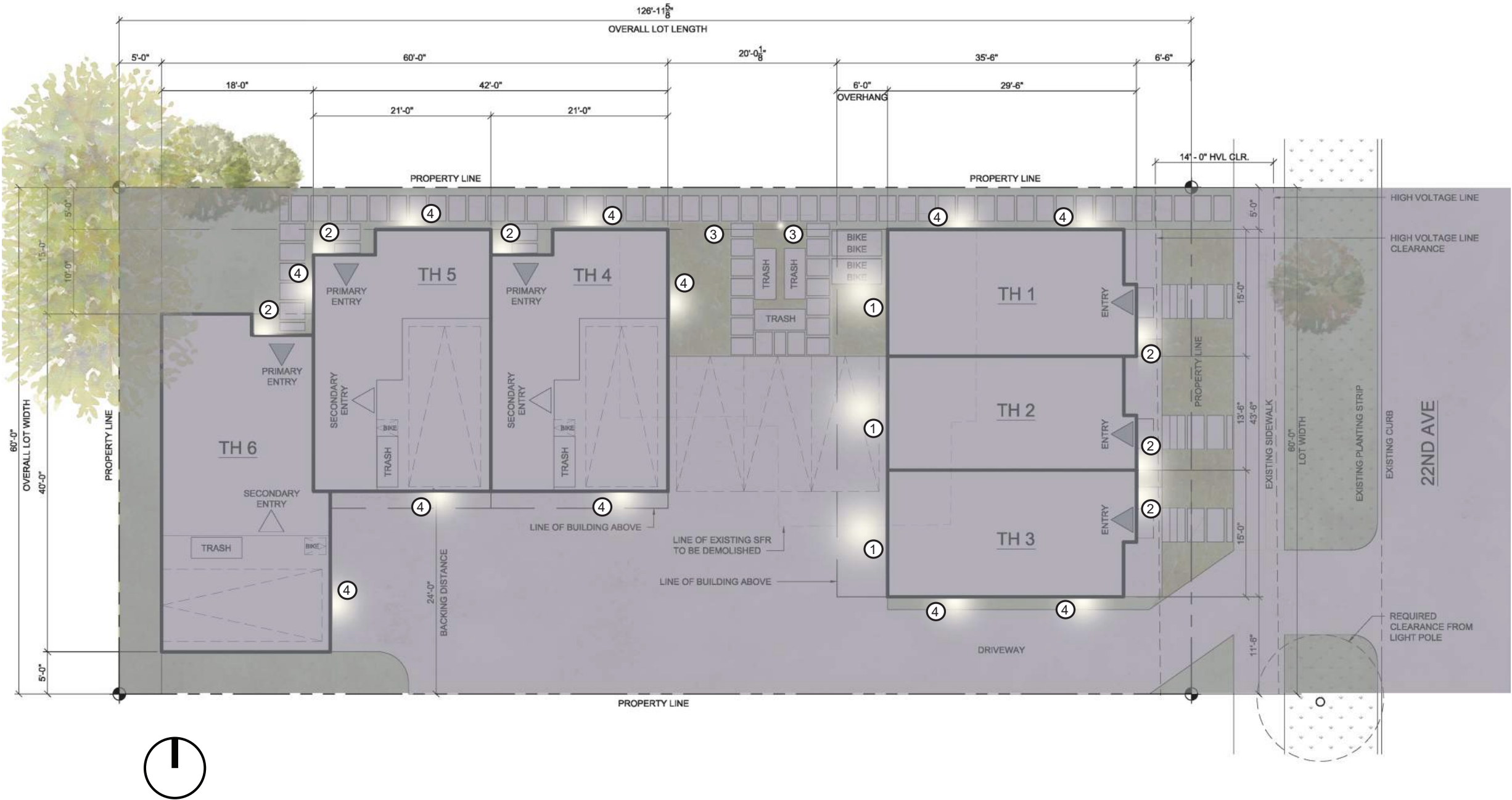
2 EXTERIOR SCONCES



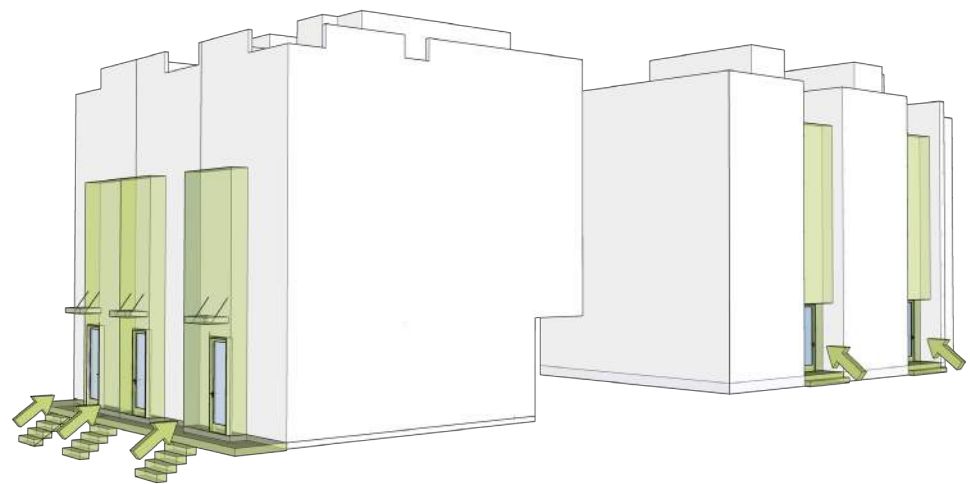
3 PHOTOVOLTAIC PATHWAY LIGHTING



4 PATH DOWNLIGHTS

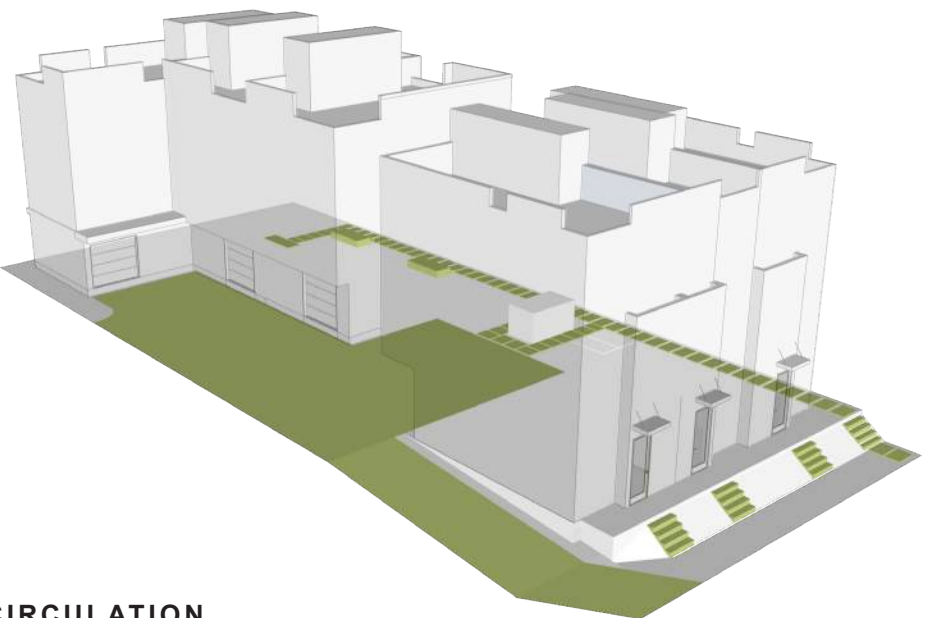


GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS3. Architectural Context and Character	Contribute to the architectural character of the niehgborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A. Clearly identify and retain/extend existing positive characteristics of neighborhood character.	The proposed raised entries create stoops along 22nd Ave provide areas for users to sit and occupy between the private residences and the public sidewalk. This condition meets the existing topography along the block. The change of grade helps create a larger difference between the sight lines of the public right of way at the sidewalk and the frist floor program. The main materials of the project, lap siding and brick, use inspiration from the residential scaled materials found in the neighborhood. The site is located along an existing Greenway, Active front stoops with ample landscaping is proposed at the street facing facades to connect to the existing Greenway.
PL1. Open Space Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections	PL1.B. Providing pedestrian infrastructure, pedestrian volumes, and pedestrian amenities.	The pedestrian circulation has been located, separate from the vehicle circulation, along the north edge of the site. Landscaping, lighting and pockets of amenity spaces, are proposed along the pedestrian path to create a pleasant and safe pathway for the tenants and visitors.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A. Coordinate architectural features (usable proches, stoops) to clearly identify entries at appropriate scale; encourage quality pedestrian environment and connection to street.	Each entry is raised up from the sidewalk grade and includes individual steps up to active landscaped porches. The entries are differentiated from the buildings volume with a change in scale and material, the entry volumes step down to a two story volume, cladded in brick. Minimizing the scale at the entries and adding a high-quality material to the street facing façade. The back units' entries use a similar entry approach with a raised entry and a two story brick volume.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing B. Architectural and Facade Composition	DC2.A. Develop and reinforce a strong, cohesive design concept emphasizing pedestrian experience. Consider all sides of the buildings and impacts of facades. DC2.B. Design all building facades, avoiding blank walls.	To minimize the massing from the street, only three units are proposed at the street edge. Ample glazing is proposed along the street facing facades and grouped to create breaks in the massing. The composition of materials and windows are proposed at a consistent rhythm throughout all facades, creating interest, ample lighting and views for the units and no blank facades throughout the project.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	B. Open Spaces Uses and Activities	DC3.B. Provide generous common, fully-activated open space.	The site includes plenty of ground floor amenity spaces through the site. The hardscape auto court is at it's minimum for vehicular circulation and backing distance required. The hardscape provides a common open space that creates opportunities for more active uses. Adjacent to the auto court is an active open space with trash storage, bike storage and landscaped amenity space, creating a centralized active space that all users will interact with.



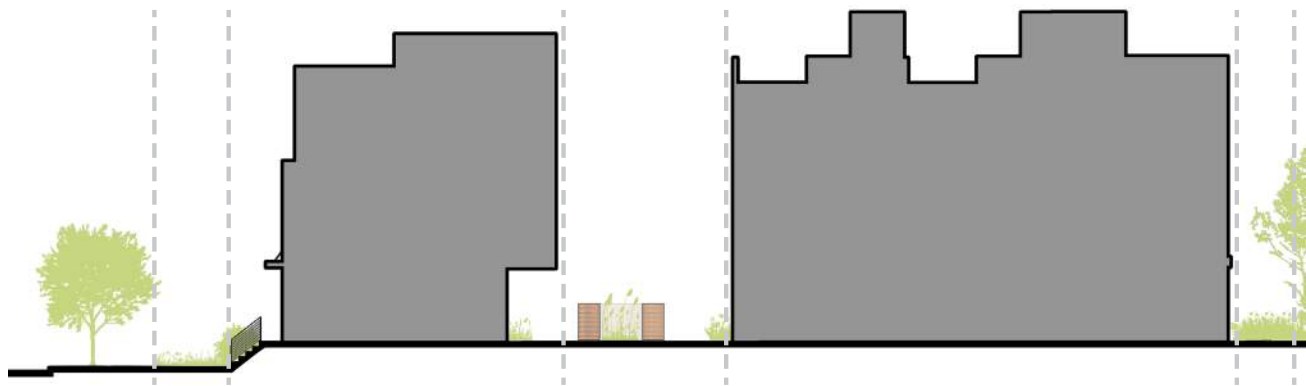
ENTRIES

Modulation at the street and rear units entries break down the massing as well as individualize the units. The entries at both buildings are differentiated with high quality material, overhead weather protection, and lighting. Entries are lifted above grade to help create a buffer between the public realm and the private units. (PL3.A)



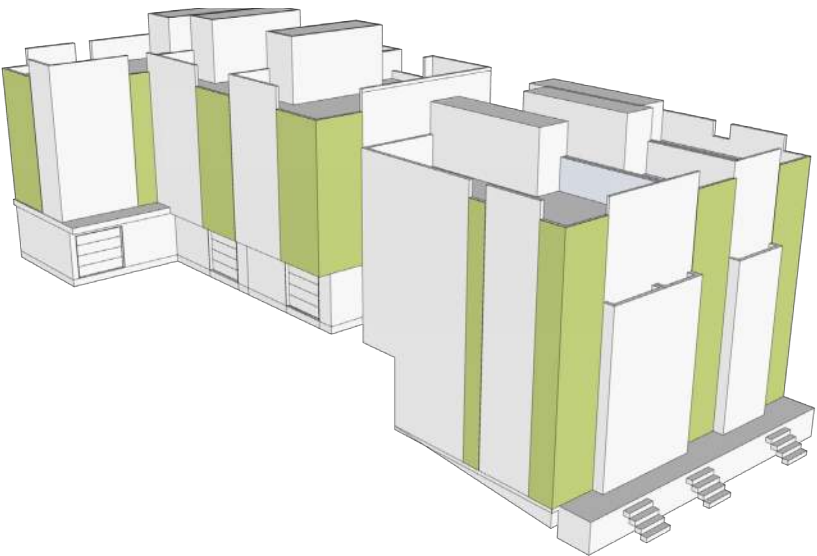
SITE CIRCULATION

The site strategy for the 6 unit lot splits the project into two separate buildings, with three units fronting 22nd Ave N. The entries for each unit is accessed off of a pathway off of 22nd Ave or along the shared pedestrian pathway to the north. Separate vehicular circulation and parking is proposed along the south edge of the site. (PL1.B)



TRANSITIONS & OPEN SPACE

The ground level amenity areas are broken into three main spaces, all connected by the pedestrian path to the north. The landscaped amenity areas create transition spaces between the buildings and the public right of way, neighboring parcels as well as between buildings. The open spaces also allow for more light and air to reach each unit. (PL1.B)(DC3.B)(CS3.A)



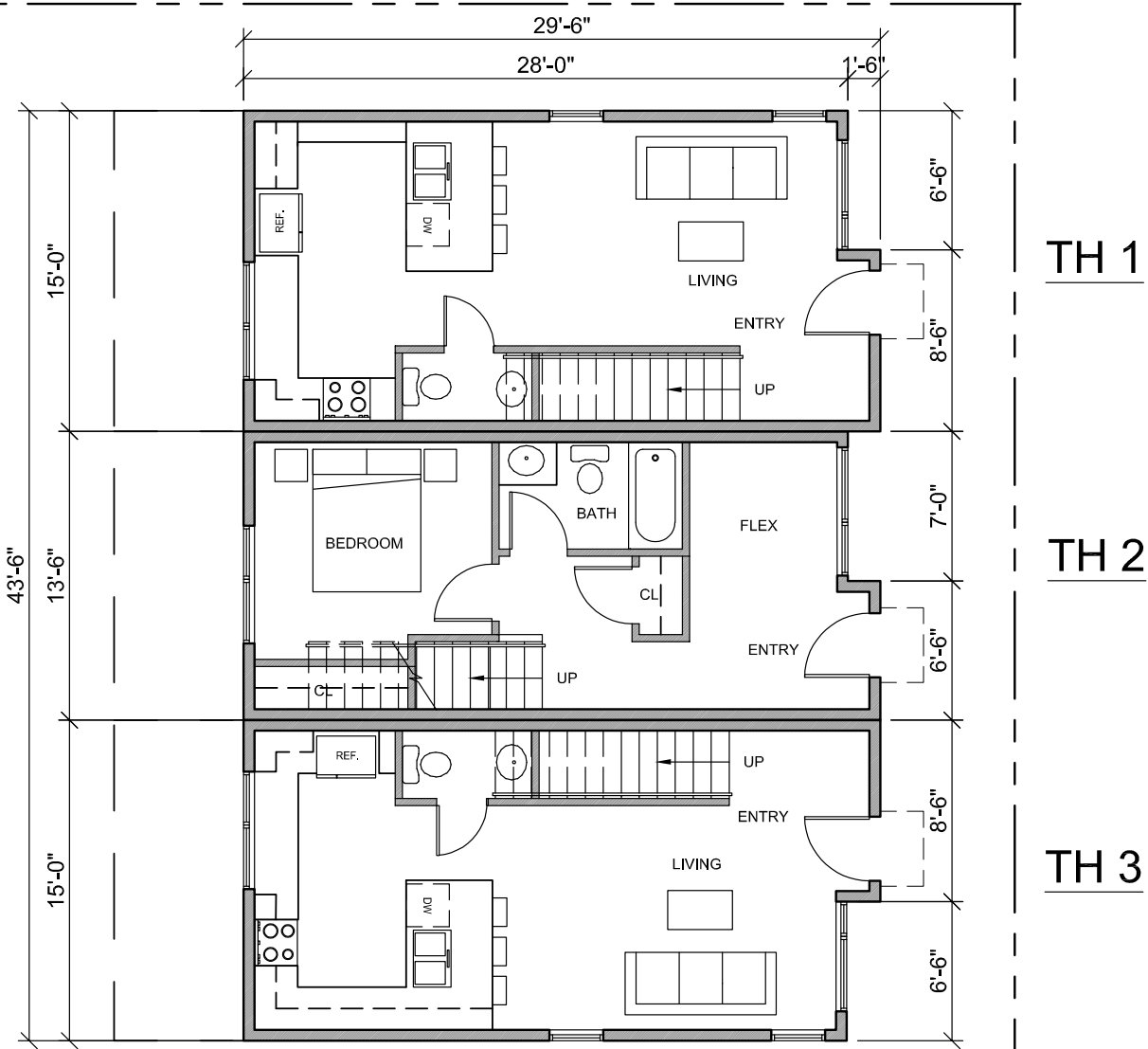
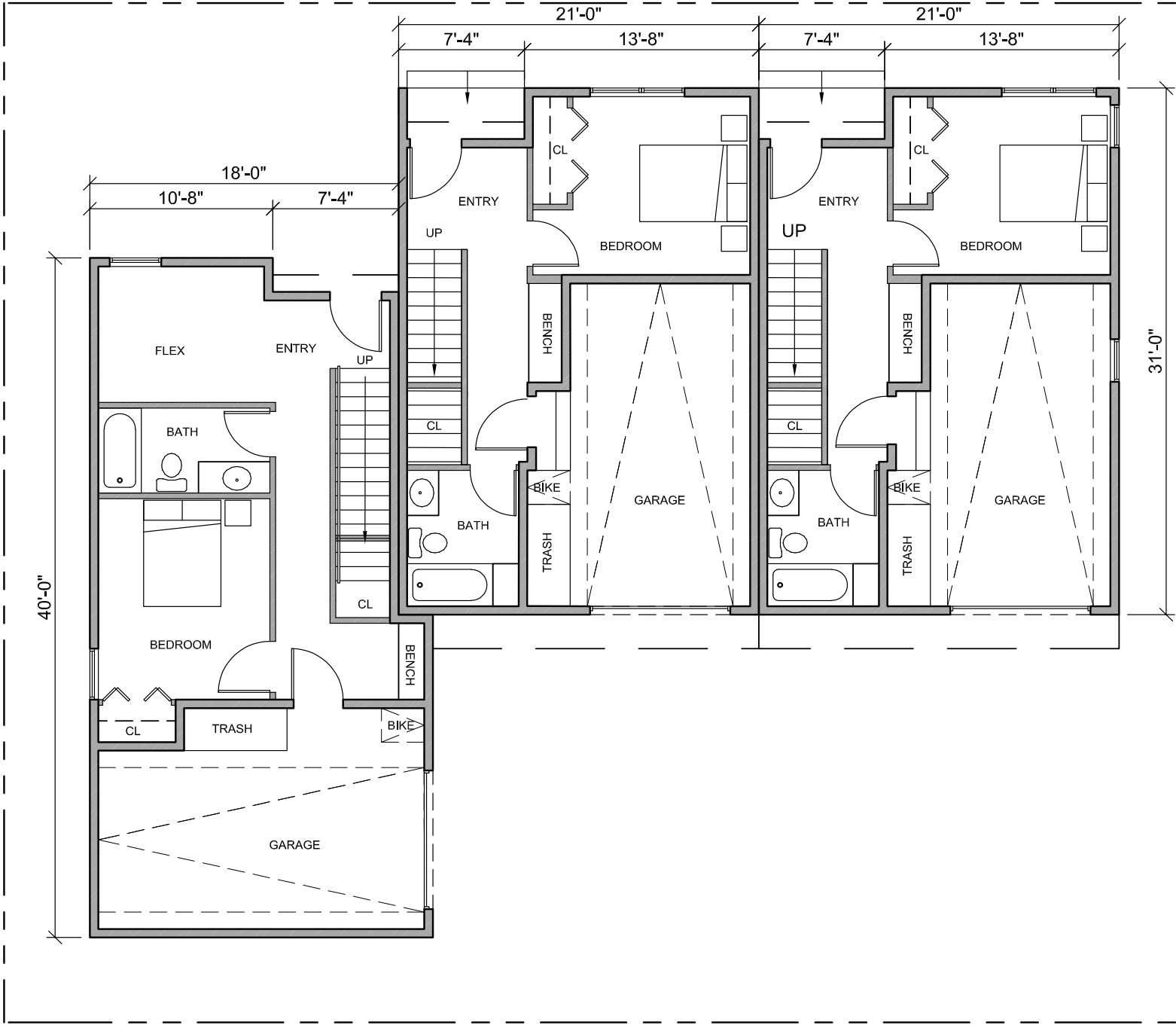
MASSING & DAYLIGHTING

To help break down the massing, glazing has been stacked to create open and transparent moments that correspond with open rail above. Major window groupings on each unit are oriented to capture maximum views and sunlight, the front units major windows are facing the street while the back units face toward the autocourt to the south. (DC2.A-B)

TH 6

TH 5

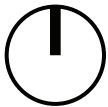
TH 4



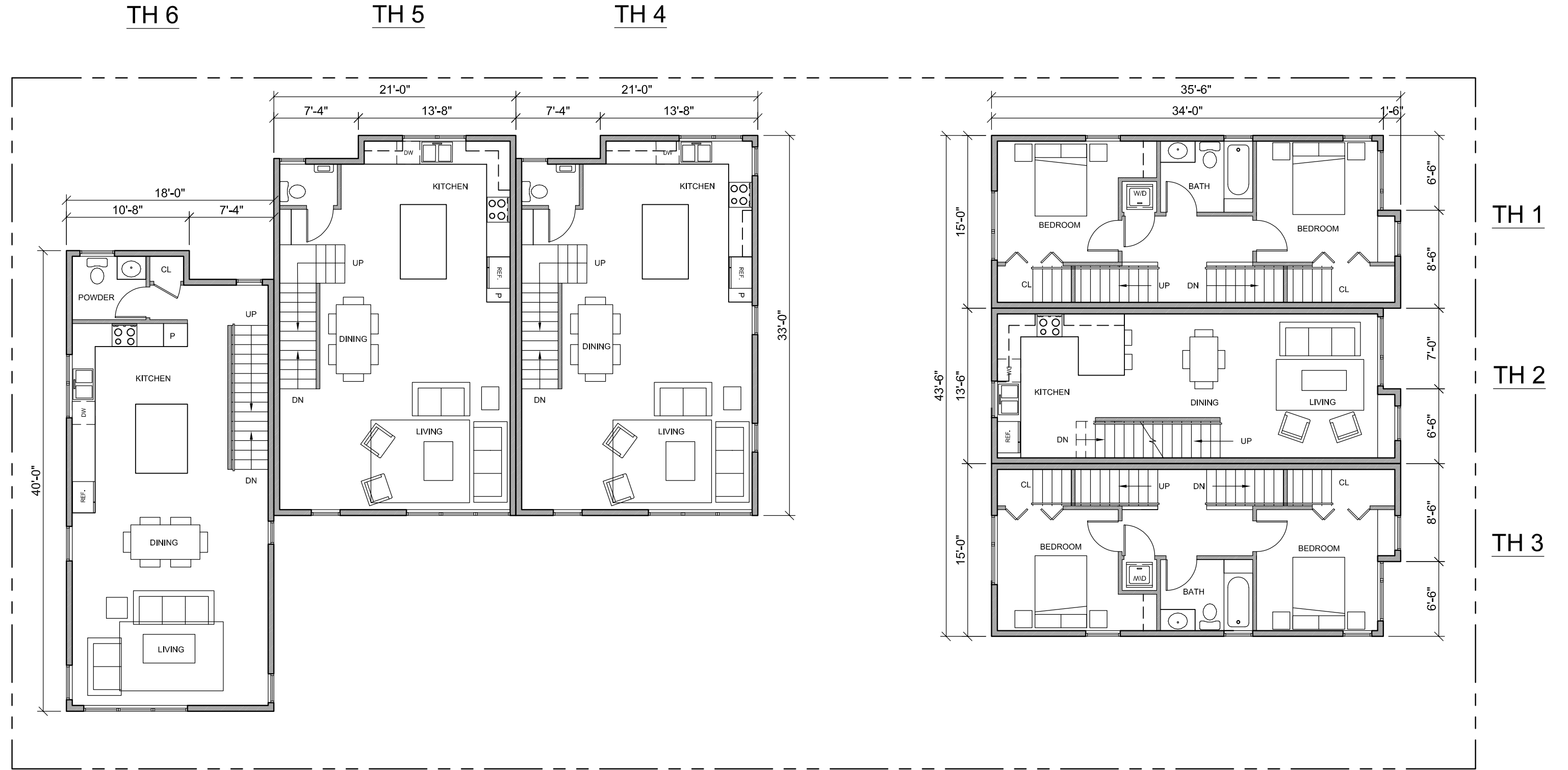
TH 1

TH 2

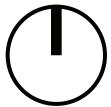
TH 3



FIRST FLOOR PLANS



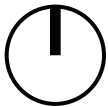
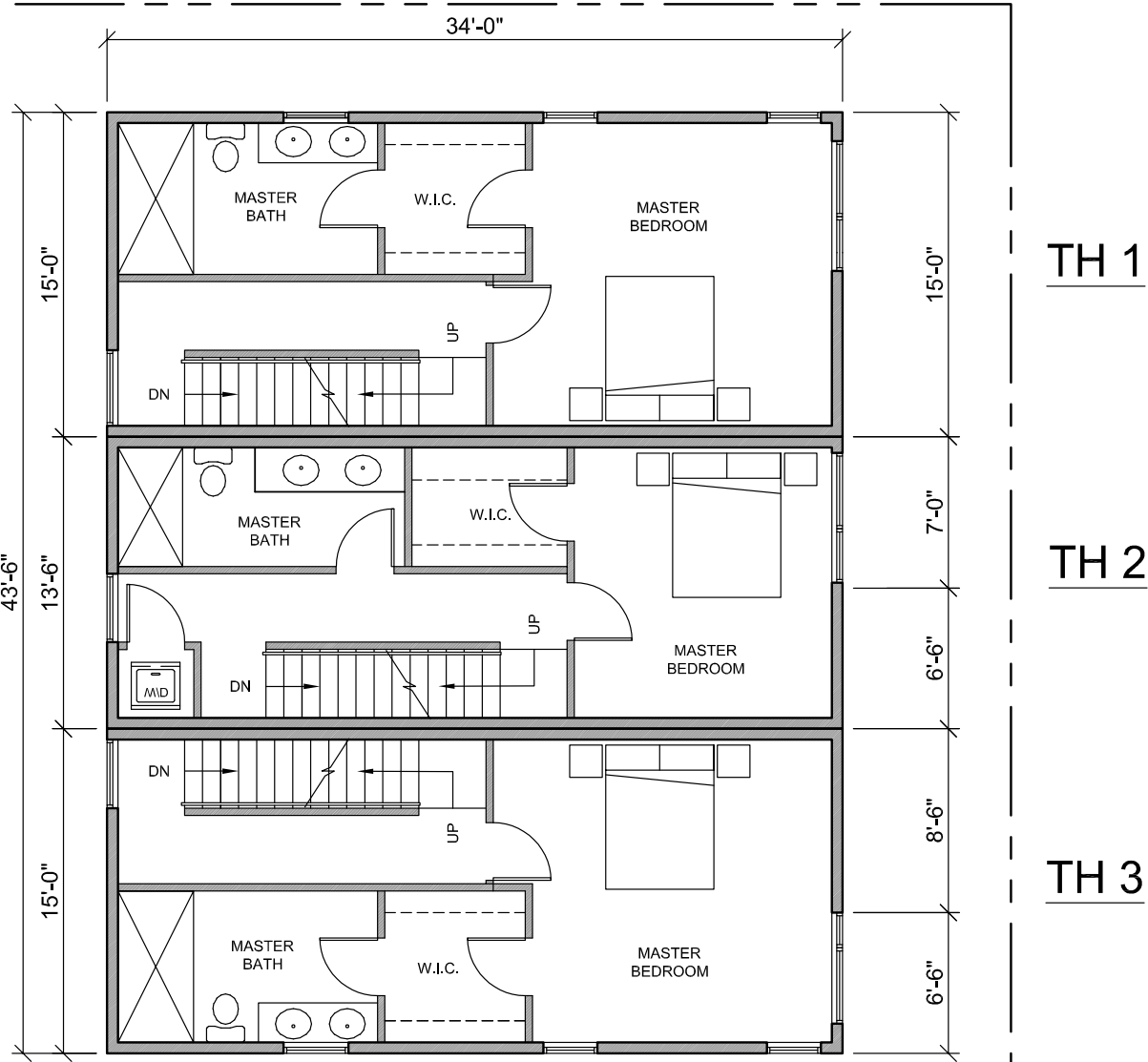
SECOND FLOOR PLANS



TH 6

TH 5

TH 4

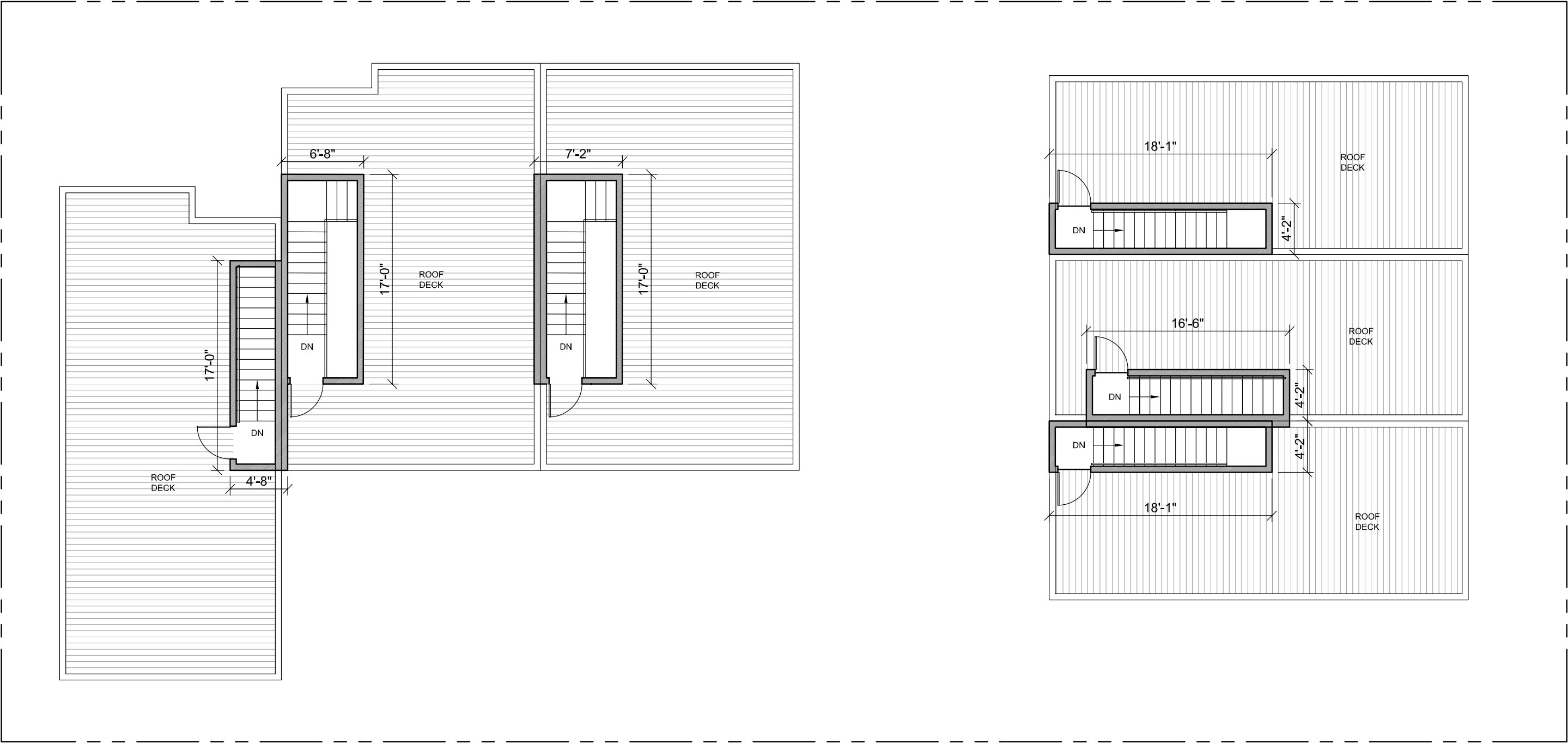


THIRD FLOOR PLANS

TH 6

TH 5

TH 4

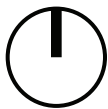


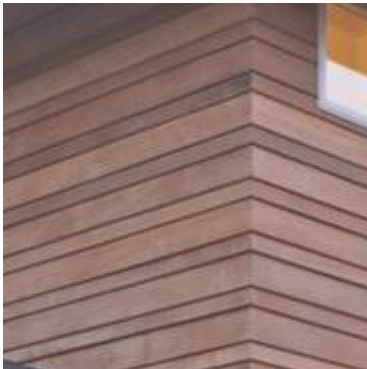
TH 1

TH 2

TH 3

ROOF PLANS





① LAP SIDING VARIED REVEALS | GRAY



② CEMENTITIOUS PANEL | INFILL: BLACK, AUTOCOURT: MIDNIGHT BLUE



③ BRICK | LIGHT



④ OPEN METAL RAIL | POWDER COATED, BLUE



⑤ VINYL WINDOWS | BLACK

PROPOSED MATERIALS

The material palette of medium gray lap siding with alternating reveals, light brick, and dark hardy panel has been chosen to create a clean, simple pallet that takes queues from the traditional textures and aesthetic found in the neighborhood. To respond to the Central's Districts guideline to include bright colors, a blue accent color is used. On both buildings blue railings can be found at the roof deck and at the entry stoops. The high-quality materials are proposed for all elevations of the project.



TH1-3 EAST ELEVATION



TH1-3 WEST ELEVATION



TH1-3 SOUTH ELEVATION



TH1-3 NORTH ELEVATION



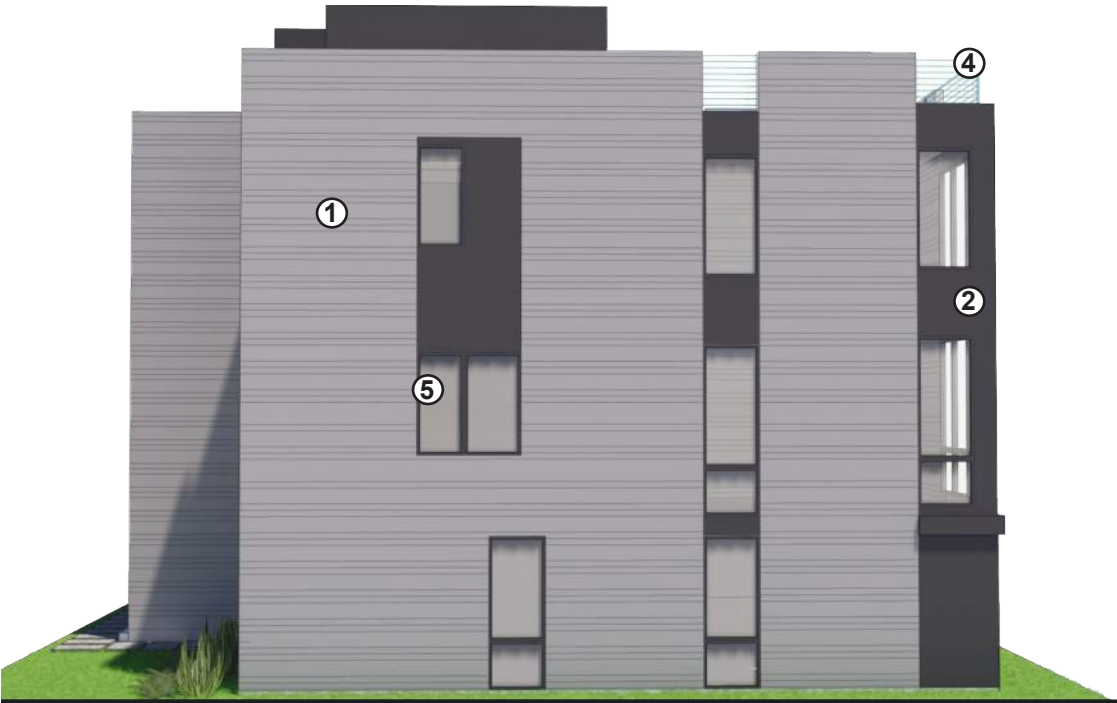
TH4-6 NORTH ELEVATION



TH4-6 SOUTH ELEVATION



TH4-6 EAST ELEVATION



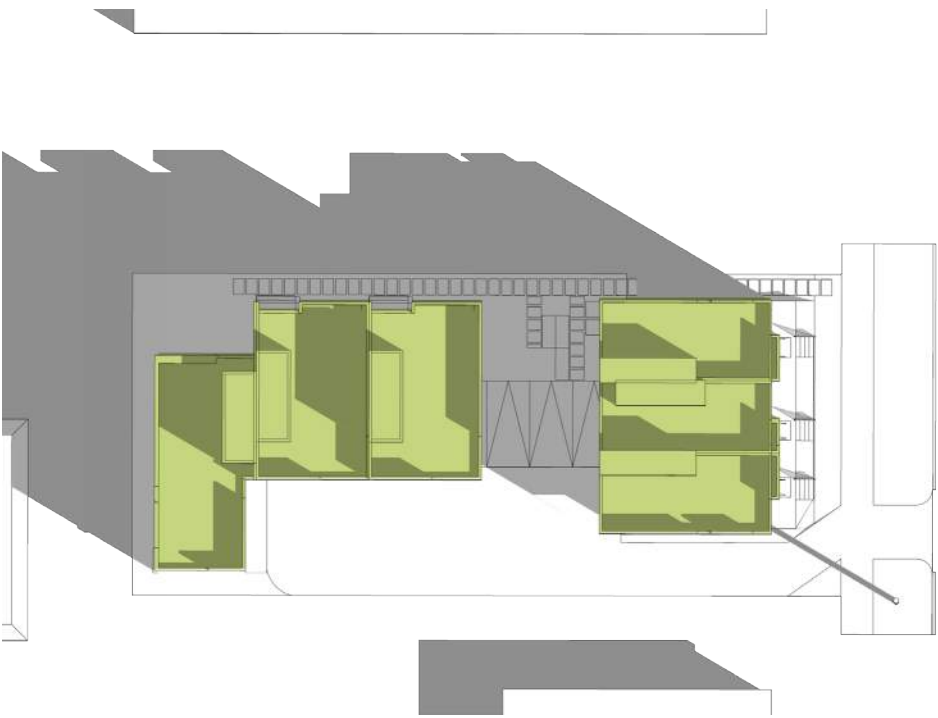
T4-6 WEST ELEVATION



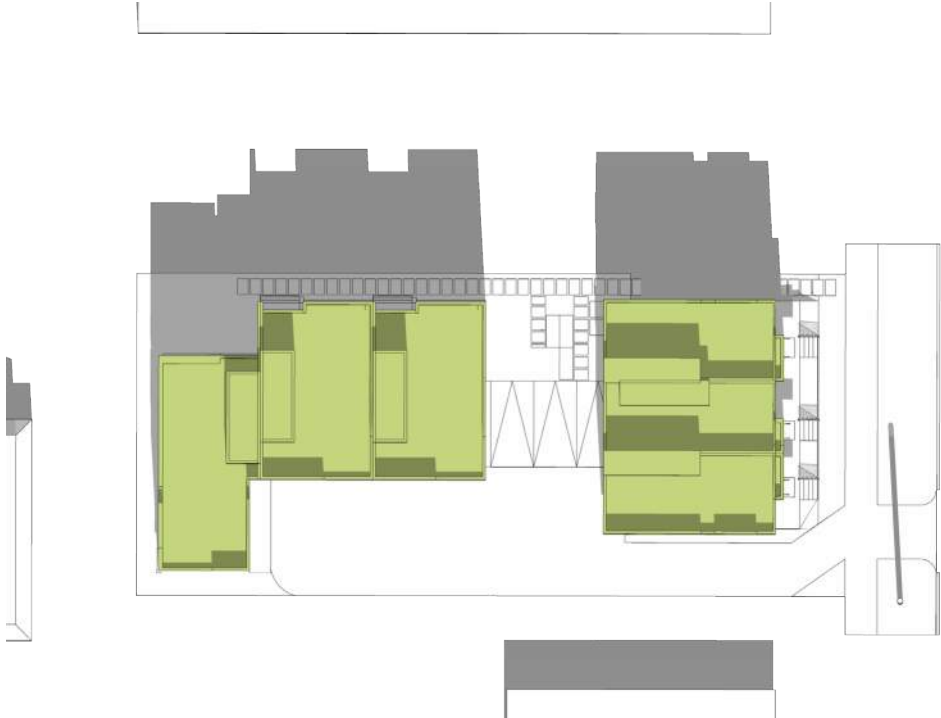
PRIVACY STUDIES - SOUTH NEIGHBOR



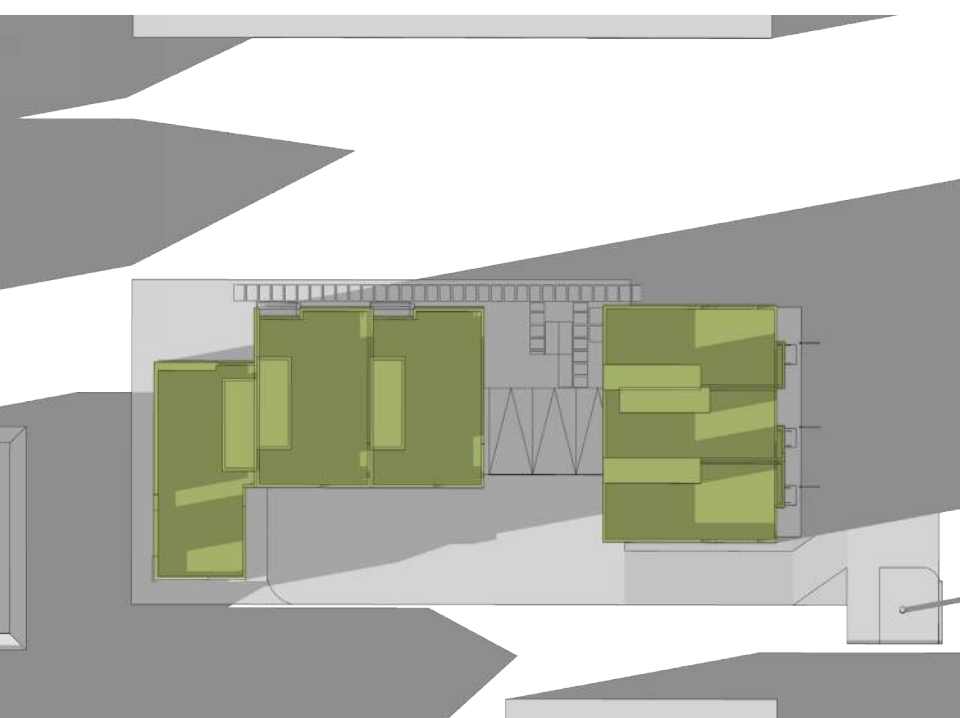
PRIVACY STUDIES - NORTH NEIGHBOR NORTH NEIGHBOR IS 50'+ AWAY FROM NORTH FACADE



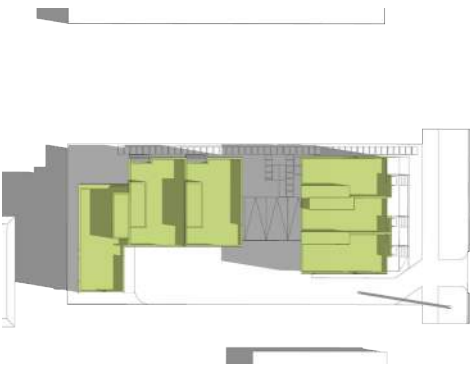
MARCH / SEPTEMBER 21, 9 AM



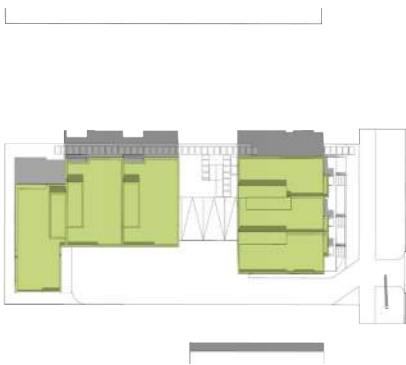
MARCH / SEPTEMBER 21, 12 PM



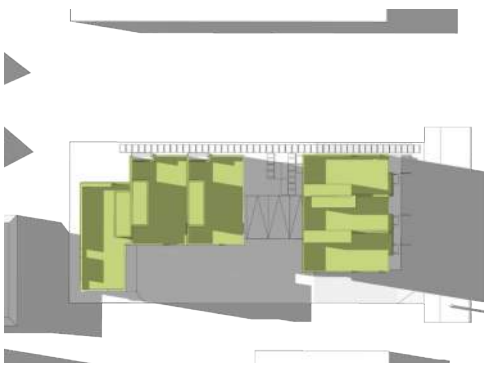
MARCH / SEPTEMBER 21, 5 PM



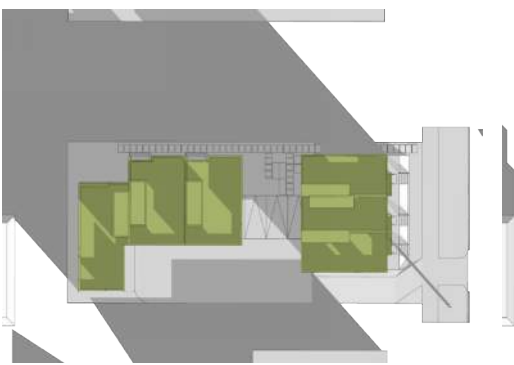
JUNE 21, 9 AM



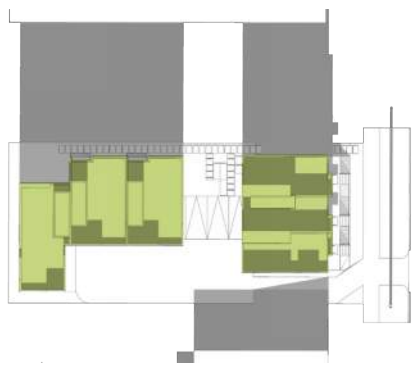
JUNE 21, 12 PM



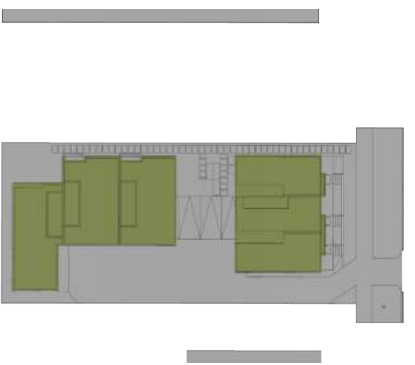
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



VIEW FROM 22ND AVE NW

USE OF COLOR
A vibrant paint color has been added to the roof top deck and entry railings visible from the right of way and through the project, bringing color into the pallet throughout the project.
DC4.2A

GLAZING
Units along 22nd Ave primarily look towards the street, the back units open up south towards the auto court. Glazing was utilized to help break down the massing of the simple building forms.
DC1.A.4, DC2.1c

MATERIALS
The project proposes modern forms with residential scaled materials that connect to the existing neighborhood context. These materials are found on all faces of the project. Including high quality brick at all entries.
CS3.A.4, DC4.A.2

ENTRY STOOPS
The entries are raised up with individual patio spaces, stoops and weather protection providing distinction between units. The stoops speak to the urban nature of the residences and provide an active thoughtful transition from public to private spaces.
PL3.A

OPEN RAILS

Open rails are used strategically to decrease the overall massing of the project and offer additional transparency that assists the visual connection between the street and the units. CS2-C, PL1-A, DC2-A, DC2-C

OVERALL MASSING

The proposed project is separated into two buildings to minimize the overall development's massing as well as allow light and views to and from the residential units. DC2.A-B

LADNSCAPING

Landscaping is provide along the street edge soften the approach towards the entries, further privatize the space, and enhance the pedestrian experience. DC4.D1



VIEW FROM SOUTHEAST CORNER OF SITE



HIGH QUALITY MATERIALS
High quality materials are proposed at the street facing facade to enhance the architecture. To provide a cohesive material pallet, the same high quality materials are proposed at the back units.
DC4.A1

ENTRIES
The back-unit entries are indicated with an inset raised entry containing address numerals, ample glazing and lighting. Brick is proposed at the two story volume above, similar to the scale of the two story brick volume at the street facing units.
PL3.A

VIEW FROM NORTHEAST CORNER OF SITE

MASSING
Simple massing gestures reduce the scale of the structure and create a thoughtfully modulated building. Ample glazing is proposed at major program elements has been positioned to allow eyes on the street as well as light and views into the active spaces.
DC2.A-B

SERVICE USES
Vehicle access and solid waste storage have been located behind the front building and away from view from the public right away.
DC1.C2. DC1.C4



VIEW FROM DRIVEWAY



EXTERIOR STAIRS
To help mitigate the massing perceived from the street the exterior stair towers have been kept to the back of the units.

OPEN SPACES
Private amenity space is provided at the rooftop for each unit. Full stair penthouses will act as a privacy buffer between private amenity spaces.

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Private amenity space is provided at the rooftop for each unit. Full stair penthouses will act as a privacy buffer between private amenity spaces.

AERIAL PERSPECTIVE