STREAMLINED DESIGN REVIEW PROPOSAL

DCI #3036173-EG
1510 18TH AVE,
SEATTLE, WA 98122

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

Owner:
Blackwood Holdings
15620 HWY 99, Suit 11
Lynwood, WA 98087
Contact: Aaron Mounsey

DRAFT





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VICINITY MAP

EXISTING SITE

The project site is parcel # 723460-1340 located off of 18th Ave between E Pike St and E Pine St. The lot measures roughly 130’-0” deep by 50’-0” wide and is approximately 6,491 SF. Currently there is a single family structure on the site that will be removed for the proposed project. Directly to the north of the parcel is a single story douplex in front of a three story triplex. South of the parcel is a two story, single family home, located within the same zoning designation as the subject parcel. Directly across from 18th Ave is a three story apartment building, while across from the paved alley is a two story single family home that faces 19th Ave. The right of way along 18th Ave contains a large planting strip along with paved sidewalk.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 (M) and it is adjacent to a neighborhood commercial zoning directly to the west, along E Pine and E Madison St. Lowrise zoning continues north, south, and east of the site towards the Madrona neighborhood. The principal arterials serving the site are 18th Ave and E Pine St.

DEVELOPMENT OBJECTIVES

The project proposes the construction of three new multi-family residential buildings containing a total of eight townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 1,200 square feet.

Parking is required for 50% of the units, the site is located next to a urban center overlay and in the frequent transit zone. We are proposing six surface parking stalls that have access via the alley to the east of site.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developed north portion of the Cherry Hill neighborhood, three blocks west of the neighborhood commercial zone on E Madison St. A prime location for increased density, the neighborhood offers easy transportation to downtown Seattle as well as the University District. Surrounding the proposed project site are predominantly two level single family homes, and a diversity of newer townhomes. As the neighborhood increases density, the opportunity to set a precedent stands.



SITE LOCATION
1510 18TH AVE
Seattle, WA 98122

ZONING SUMMARY
Zone: LR3 (M)
Overlay: Frequent transit zone
ECA: None

PROJECT PROGRAM
Site Area: 6,491SF
Number of Residential Units: 8
Number of Parking Stalls: 5
Approx. FAR = 9,456.3 SF
Approx. FAR Per Unit = 1,200 SF

ADJUSTMENTS REQUESTED
North Average Set Back
North Facade Length



COMMUNITY OUTREACH SUMMARY

1. Electronic/Digital Outreach: Online Survey, high impact: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the interactive website, email address to provide feedback, where additional information can be found, a collection of information statement, and five questions.

Survey link: https: https://www.surveymonkey.com/r/KFWJ7RX
Public informed by: Printed Outreach Flyer
Date: Survey launched 05/29/2020
Survey closed 06/19/2020

Electronic/Digital Outreach: Cone Architecture received eleven (6) responses to the survey that was created through Survey Monkey. The responses received are as follows:

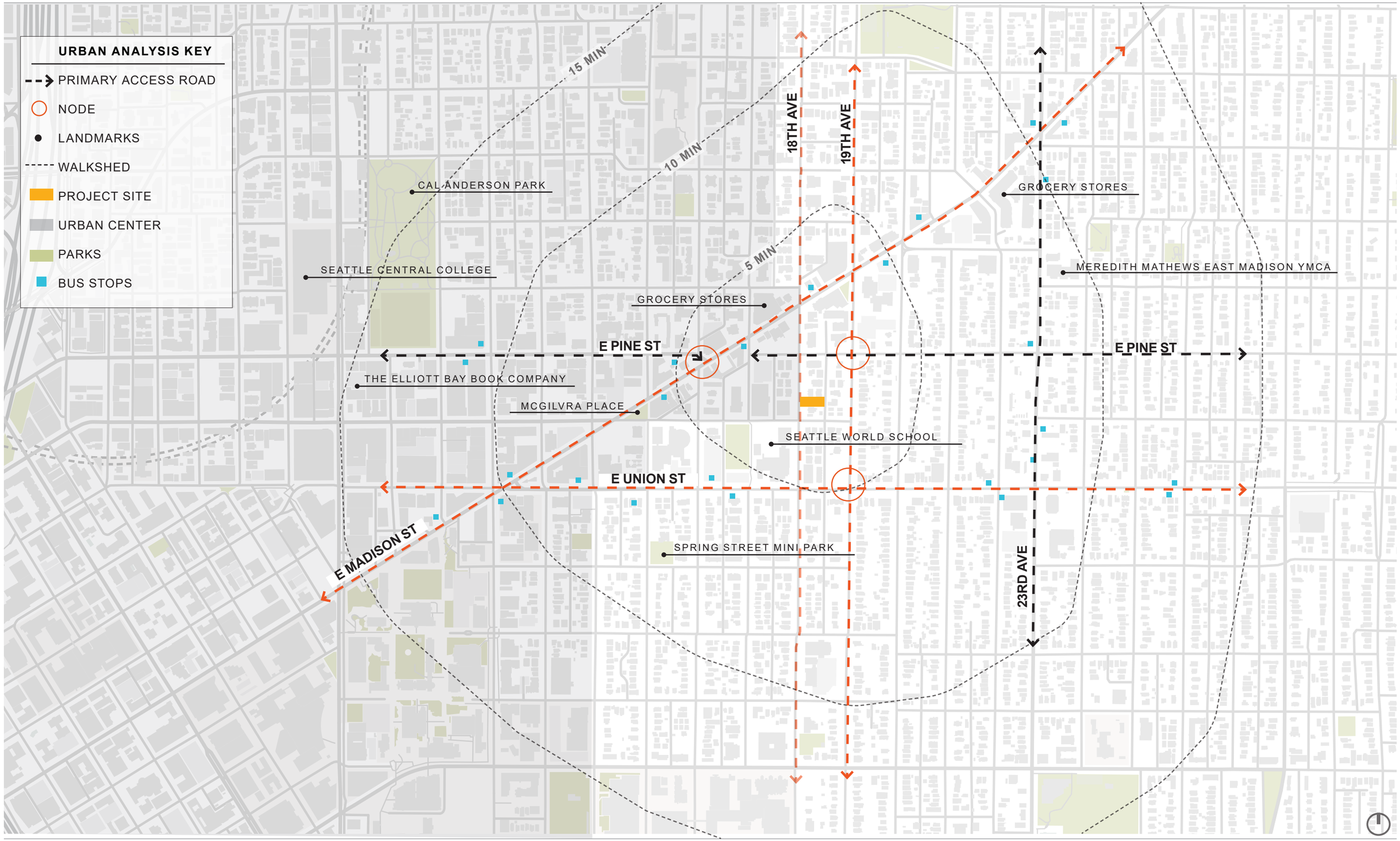
- That existing large trees will be removed, preserving current greenery in neighborhood is important
- Request for removal of tree located on the alley way
- Construction noise/impacts
- Too high of a density proposed
- Adequate street parking

2. Electronic/Digital Outreach: Interactive Project Website, high impact: Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, information about the survey, email address to provide feedback, where additional information can be found, a collection of information statement and a site plan to help visualize the proposed project.

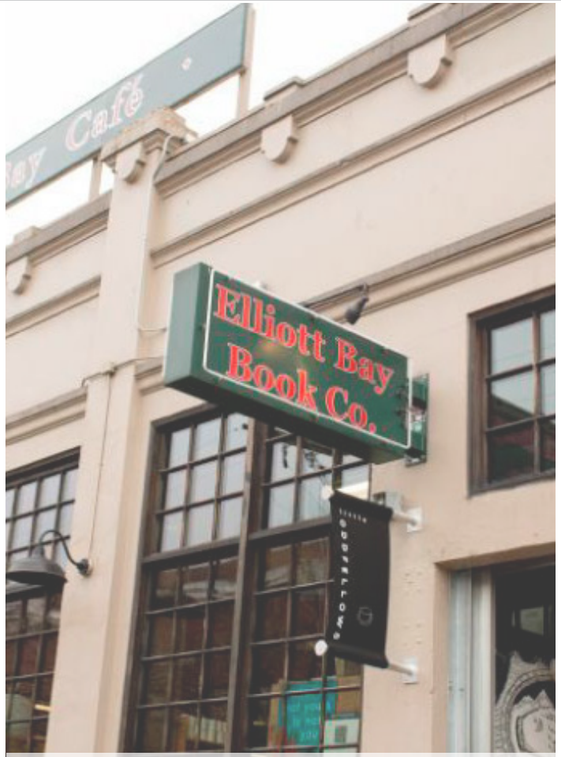
Website link: www.cone-outreach.com/18thAveTownhomes
Public informed by: Printed Outreach Flyer and Survey
Date: Website launched 05/29/2020
Website closed 06/19/2020

Electronic/Digital Outreach: Cone Architecture received two (4) responses to the interactive website that was provided for feedback. The feedback received address very similar concerns were brought up in the responses to the survey including:

- That existing mature trees proposed to be removed and the loss of the existing canopy for the community
- A request for removal of tree located on the alley way and paving of the alley
- The proposed unit count is too high for the site


URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
LANDMARKS
WALKSHED
PROJECT SITE
URBAN CENTER
PARKS
BUS STOPS
15 MIN
10 MIN
5 MIN
18TH AVE
19TH AVE
23RD AVE
CAL ANDERSON PARK
SEATTLE CENTRAL COLLEGE
GROCERY STORES
GROCERY STORES
MEREDITH MATHEWS EAST MADISON YMCA
E PINE ST
E PINE ST
THE ELLIOTT BAY BOOK COMPANY
MCGILVRA PLACE
SEATTLE WORLD SCHOOL
E UNION ST
E MADISON ST
SPRING STREET MINI PARK


CAL ANDERSON PARK



THE ELLIOTT BAY BOOK COMPANY



MEREDITH MATHEWS EAST MADISON YMCA


MCGILVRA PLACE


SPRING STREET MINI PARK



GROCERY STORE


SEATTLE CENTRAL COLLEGE



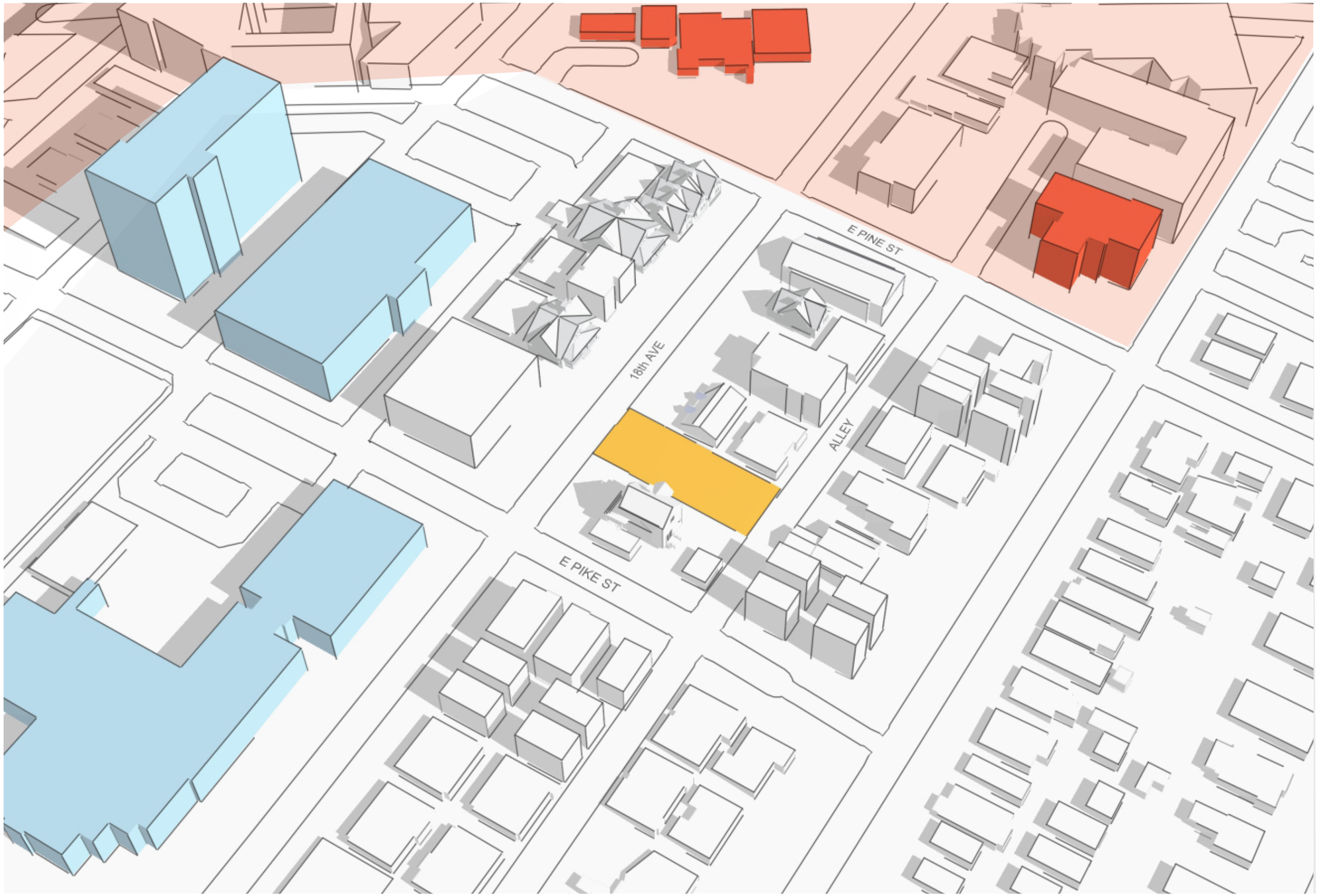
SEATTLE WORLD SCHOOL

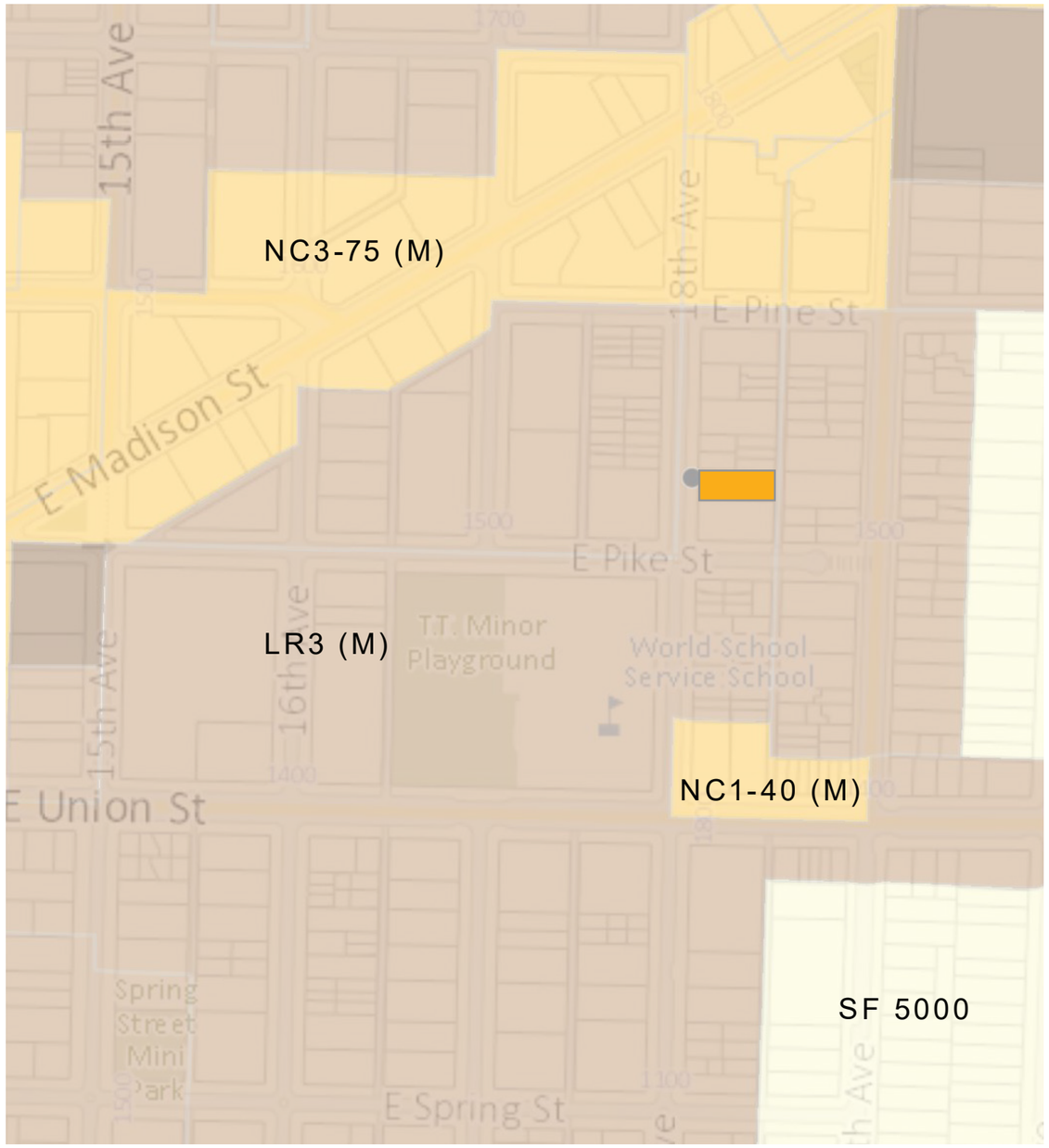
ZONING KEY

- HIGH DENSITY MULTIFAMILY
- NEIGHBORHOOD COMERCIAL

NEIGHBORING USES

- SITE
- RESIDENTIAL
- COMMERCIAL
- PUBLIC / UTILITIES





DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES
Permitted outright: Residential

Proposed: Residential - Townhouses

23.45.514 STRUCTURE HEIGHT

Zoning:	LR3(M)
Allowed Maximum Base Height:	40'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	44'-0"
6'-0" additional allowed for stair penthouses:	50'-0"

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

23.45.510 FLOOR AREA RATIO
Maximum FAR: 1.8 (11,683.80 SF)

23.45.518 SETBACKS REQUIREMENTS

Front Setback:	7’-0” average/5’-0” minimum
Rear Setback:	7’-0” average/5’-0” minimum
Side Setback:	5’-0” minimum
Side Setback for facades ≤ 40’ in length:	7’-0” average/5’-0” minimum

23.45.522 AMENITY AREA
Required: 25% of lot area (50% provided on ground level)
25% x 6,491 SF = 1622.75 SF (812 SF at ground level)

23.54.015 REQUIRED PARKING
Parking is required: one vehicular space per two dwelling unit (50%), one long-term bicycle parking stall per unit, and one short-term bicycle parking stall per 20 units, rounded to nearest even number.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Each dwelling unit shall provide one storage area that has minimum dimensions of 3 feet by 6 feet;
Or shared solid waste storage area for 9-15 dwelling units: 150 SF
The minimum horizontal dimension of required storage space is 12 feet.



ACROSS FROM SITE



18TH AVE LOOKING WEST (A)

SITE



18TH AVE LOOKING EAST (B)





ALLEY LOOKING NORTH



ALLEY LOOKING SOUTH



ALLEY LOOKING WEST (C)

SITE



ALLEY LOOKING EAST (D)

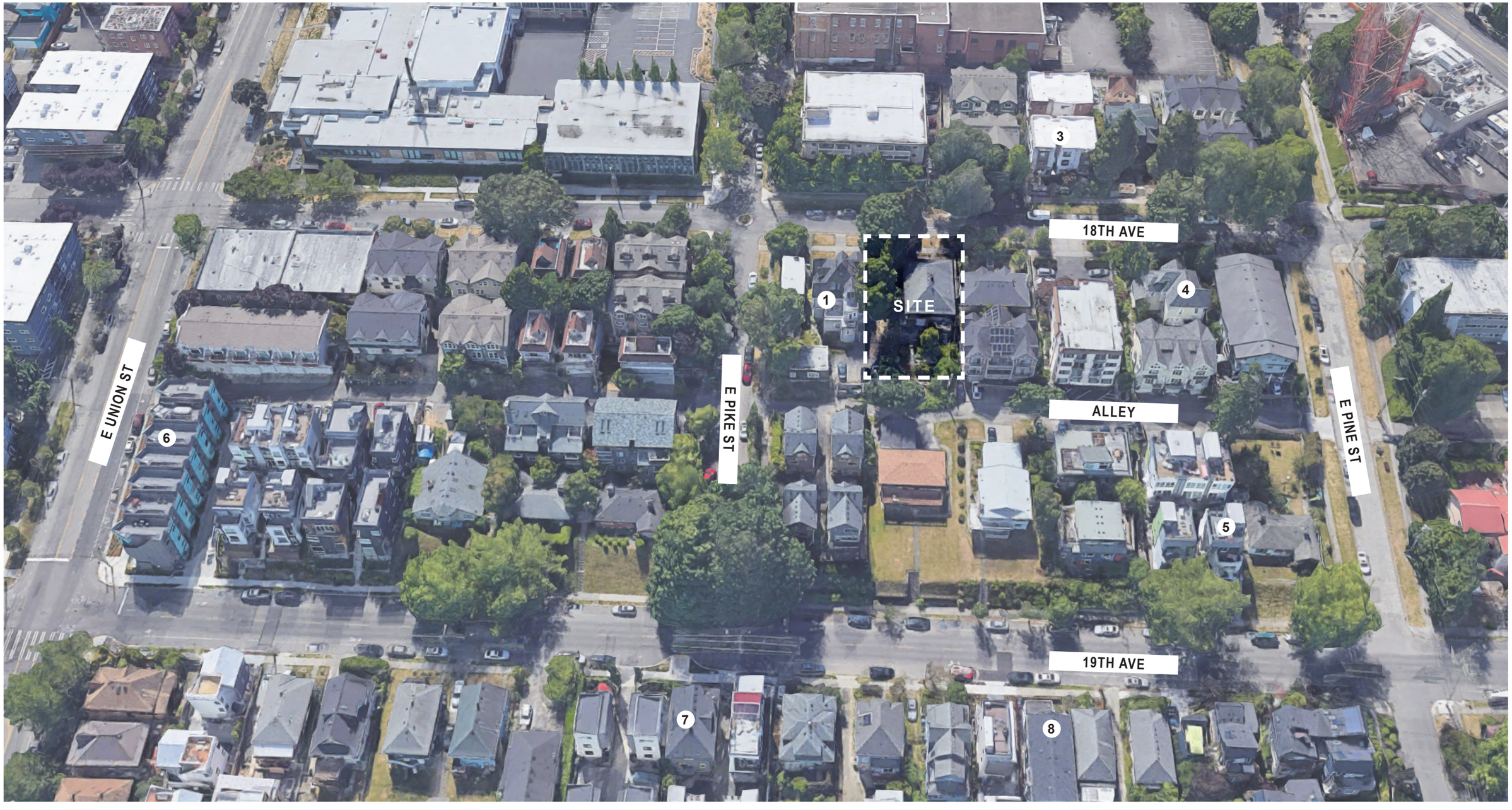
ACROSS FROM SITE



existing alley way condition

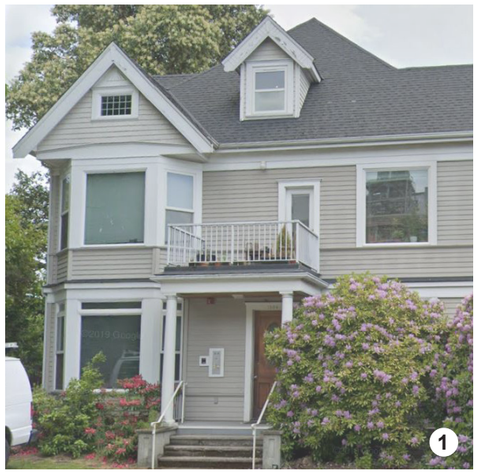


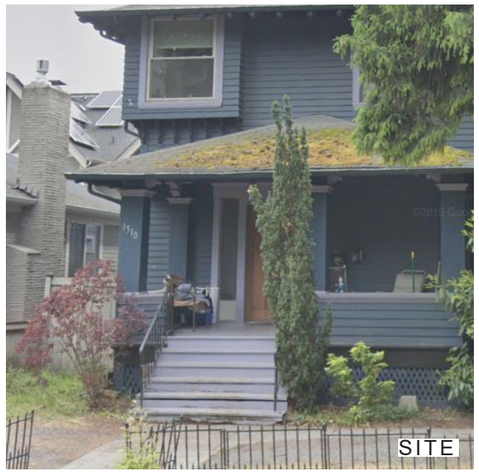
Photo from alley - tree #6 - Big leaf maple in poor health to be removed



Cherry Hill neighborhood - Context around site - high density + mix of traditional and comtemporary architecture

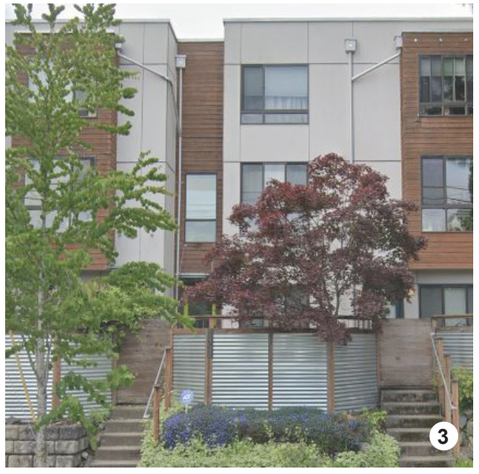


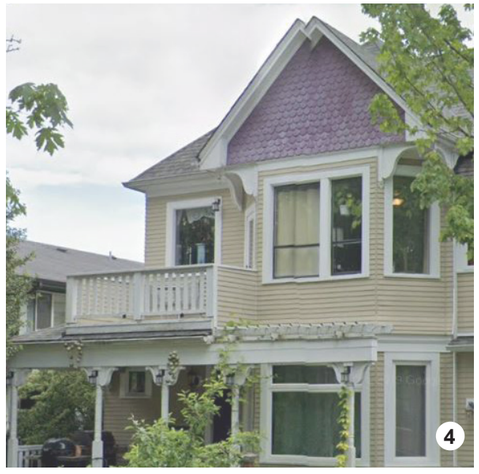


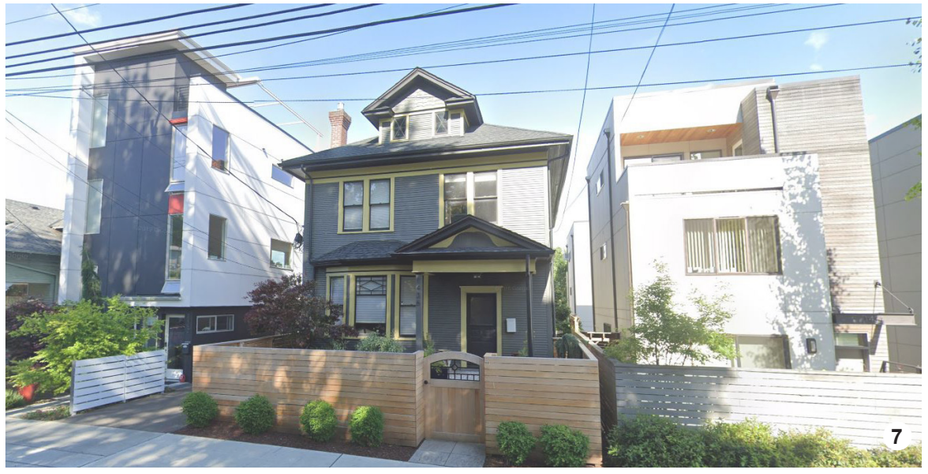


SURROUNDING CONTEXT ANALYSIS

The surrounding context is a unique part of the Cherry Hill neighborhood, as it has been highly developed in recent years. There is a great mix of recent modern homes, along with traditional homes that have particular secondary architectural qualities. The first design element we notice is, how predominantly dense the landscape is: lush front yards and large trees are found throughout. we hope to maintain the lush green front yard concept by adding new landscaped areas to the site as well as incorporating the existing exceptional tree in our design. (CS1.D) Also unique to the area is the color pallet, traditional and modern, both are found here with colorful bright pops of color. We propose to embrace the culture with the use of color in special moments, as to celebrate the neighborhood. (CS3.B.1) The context around the site varies substantially in regards to roof shapes and massing approaches, however there is opportunity to propose a street facing deck to relate to the traditional front porches found on the single family homes. Bringing interest and activity to the street facing facade.(CS2.D.1) This is a neighborhood of significant character, special attention to detailing and street design will be the focus of this proposal.



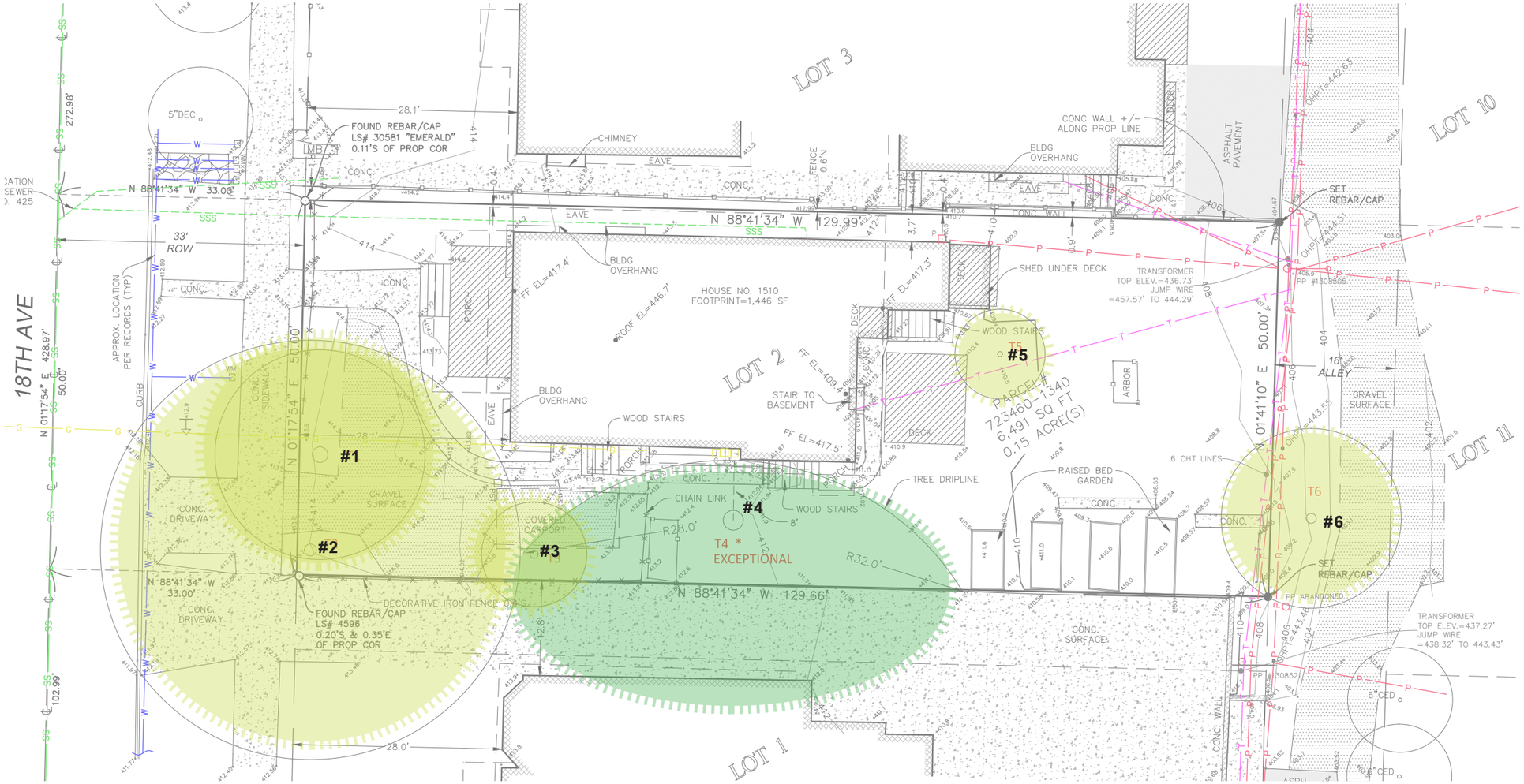












PROPOSED PROJECT SITE

- The project site consists of one parcels
- Total Site Area = 6,491 SF and measures roughly 50' wide by 130' deep
- Site currently contains (1) single family home

TOPOGRAPHY

- 6' of grade change through out whole site at the east / west direction
- Additional 4’ of grade change at the alley

ADJACENT BUILDINGS AND USES

- Existing (2) 3-story single family homes immediately north of the site (LR3 M)
- Existing 2-story single family home with attached garage immediately south of the site (LR3 M)

TREES

- Tree #4 on site meets the minimum threshold diameter to be classified as exceptional per arborist report.

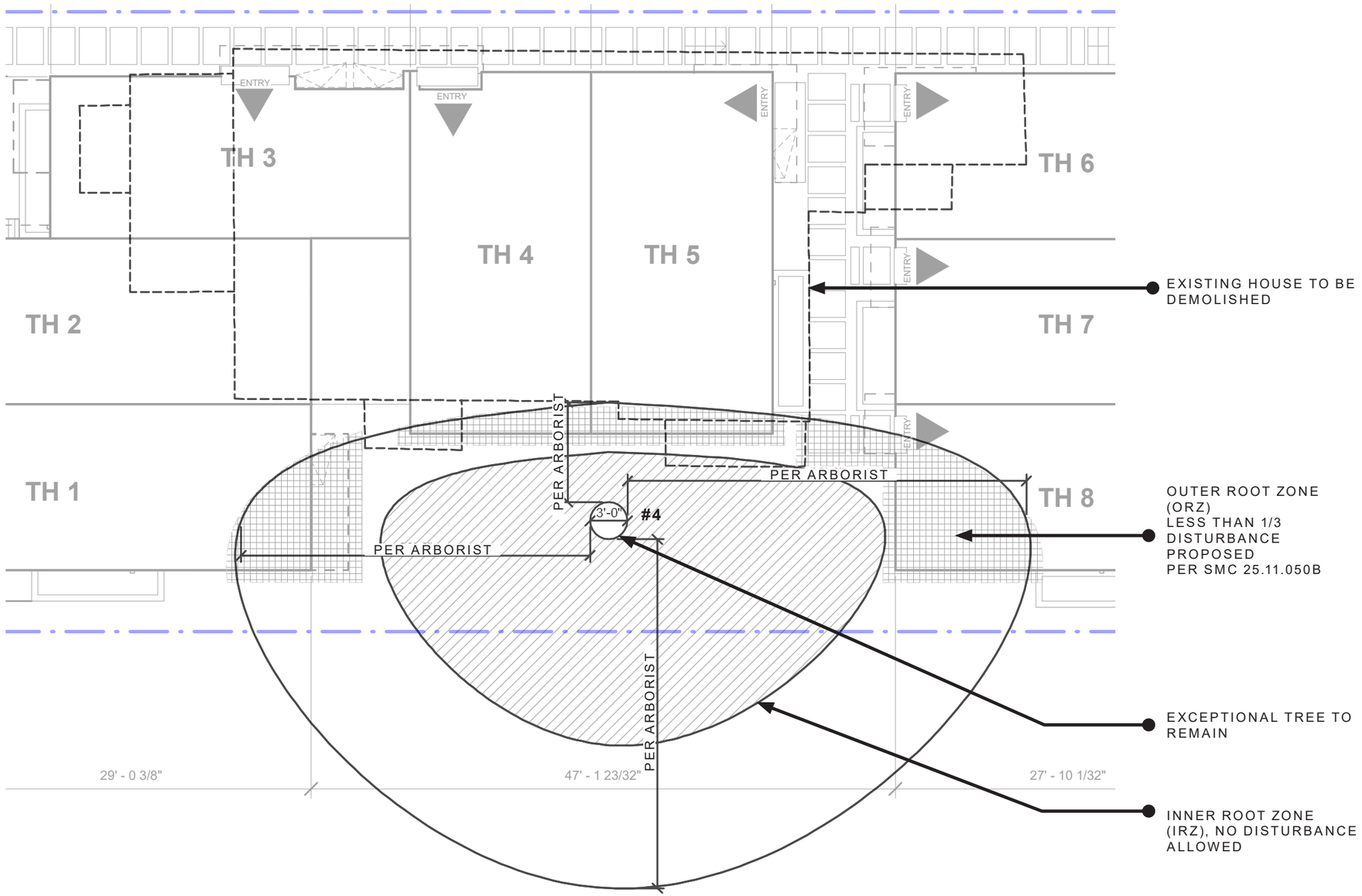
LEGAL DESCRIPTION

RENTONS ADD N 50 FT TAXABLE PORTION PARTIALLY EXEMPT UNDER RCW 84.36.381 THRU .389

SURVEY

SUMMARY OF ARBORIST REPORT - JAN 30TH, 2020
SHOFFNER CONSULTING

#	SPECIES	STATUS PER ARBORIST
1	NORWAY SPRUCE	DOES NOT MEET THRESHOLD DIAMETER
2	BIG LEAF MAPLE	DOES NOT MEET THRESHOLD DIAMETER
3	BOULEVARD CYPRESS	DOES NOT MEET THRESHOLD DIAMETER
4	PACIFIC MADRONE	MEETS THE THRESHOLD DIAMETER TO BE CLASSIFIED AS EXCEPTIONAL. REQUIRED TO BE RETAINED AND PROTECTED.
5	LEYLAND CYPRESS	DOES NOT MEET THRESHOLD DIAMETER
6	BIG-LEAF MAPLE	POOR CONDITION AND HEALTH

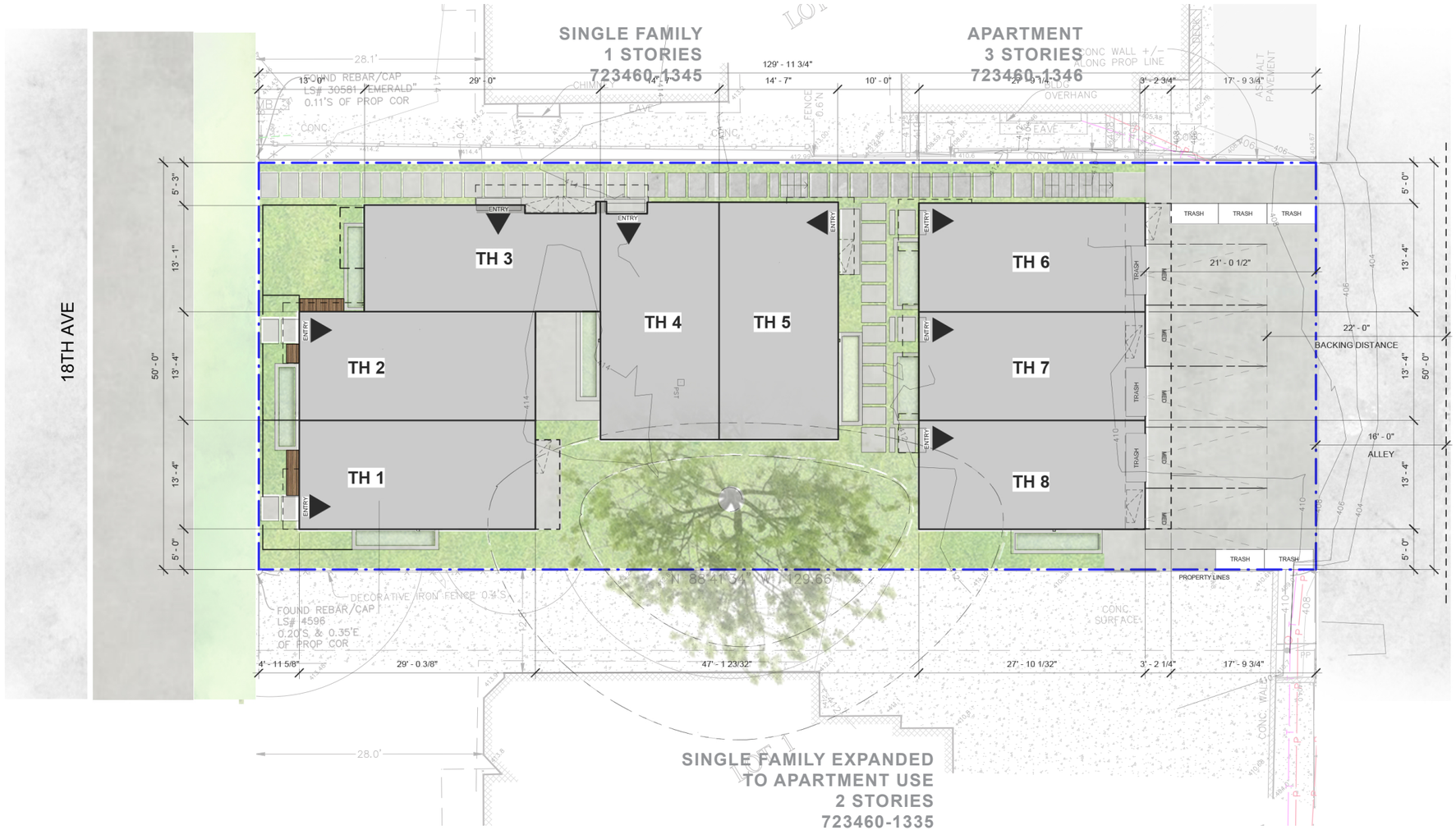


EXCEPTIONAL TREE DIAGRAM

ARBORIST REPORT RECOMMENDATIONS

Tree #4 on the project site meets the minimum threshold diameter to be classified as exceptional. Because it is located on private property and doesn't pose a hazard/risk, required to be retained and protected with the following protection measures/ development restrictions:

• The outer root zone (ORZ), the outer half of fhe dripline, is limited to no more than 1/3 of the total area disturbed for proposed development features. Any proposed impacts within the ORZ are required to be assessed by the project consulting arborist in order to determine the extent of the impacts upon the tree(s). See arborist report for drip line radius extents.
• The inner root zone (IRZ), the inner half of the dripline, is not allowed to be impacted and is to be an area of protection.



SITE PLANNING + LANDSCAPE APPROACH

PROPOSED SITE PLAN

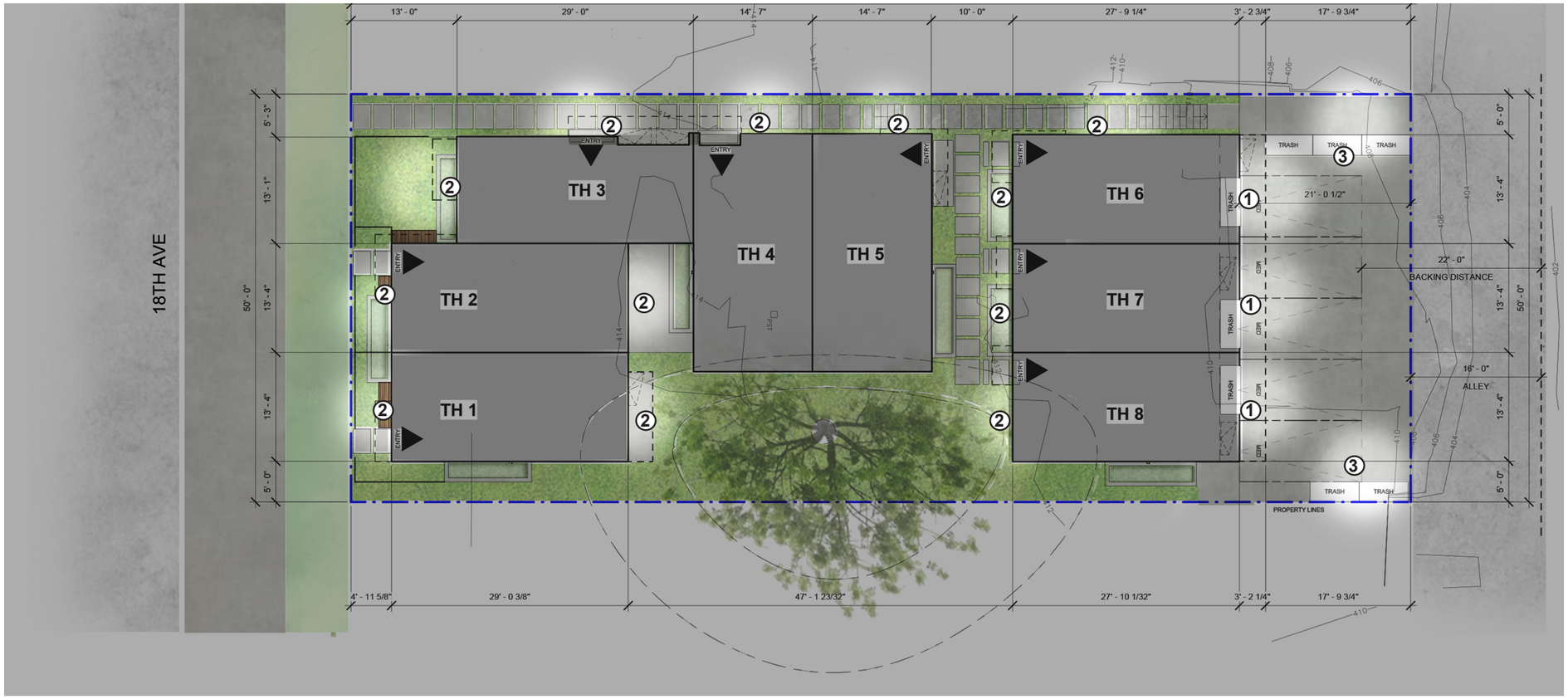
The eight proposed units are organized around the existing exceptional tree, wrapping along the west and north property, protecting the tree. Keeping the exceptional tree to the south allows for the remaining greenery to remain in the site, as well as a private buffer to the south neighbor. Townhouses 1-3 and Townhouse 6-8 capture views east and west towards 18th Ave N and the alleyway. Townhouses 4 and 5 are rotated towards views of the exceptional tree. Entries for TH 1 and 2 are located directly off of 18th Ave N. A common pathway runs along the north edge of the site, connecting the parking off the alleyway and 18th Ave to the entries of Townhouse 3 -8. Townhouse 3 has been shifted east to allow for an occupiable front yard and ample landscaping as well as help minimize the massing along 18th Ave. The site's topography changes ten feet over the site, from east to west. To follow the existing topography, the townhomes step down towards the alleyway. Parking is located off of the alley to the and is set to meet the grade of the existing alley. Landscaping will be added to all areas seen here in green, with the intention of framing pathways and creating a generous landscape buffer adjacent to the neighboring property to the north and south. Front yard areas have been proposed along 18th Ave for townhomes 1-3. Fencing designates each townhome's front yard. Planters, benches and lush landscape populate each yard.


SEDUM ANGELINA


NANDINA DOMESTICA GULF STREEM


CAREX EVERCOLOR EVERIL


ACORUS GRAMINEUS OGON



PROPOSED LIGHTING PLAN

PROPOSED 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 buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be path, and entry, related and shielded from interfering with neighboring buildings.



①



②



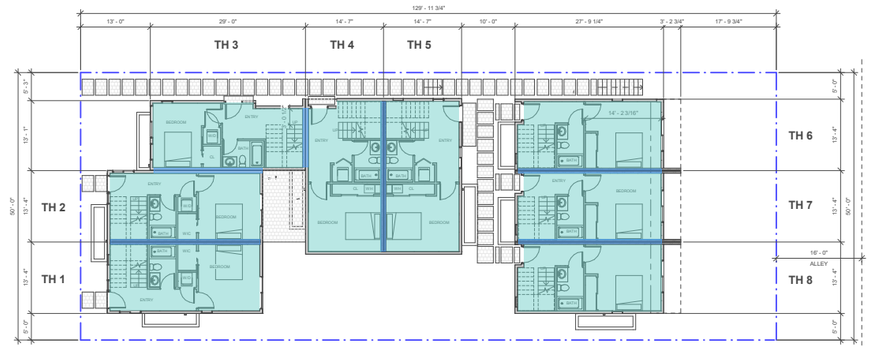
③

FAR & GFA DIAGRAMS

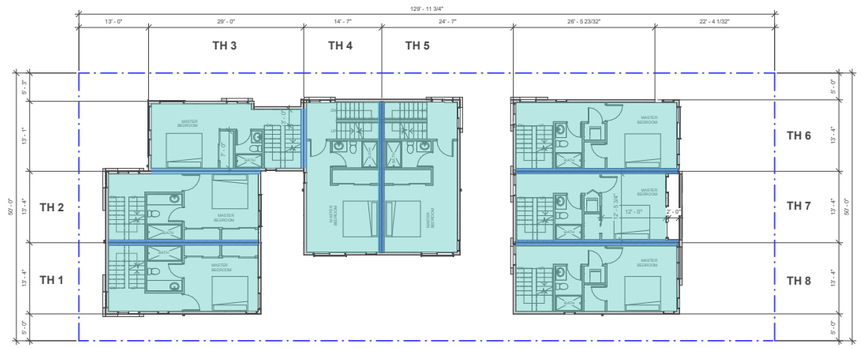
ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019

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

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



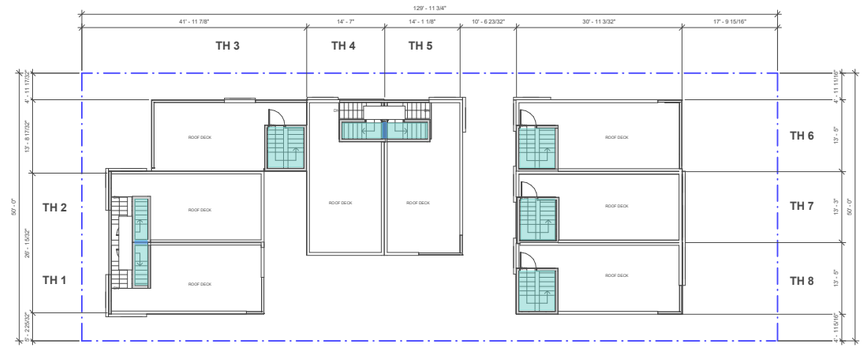
FIRST FLOOR PLAN



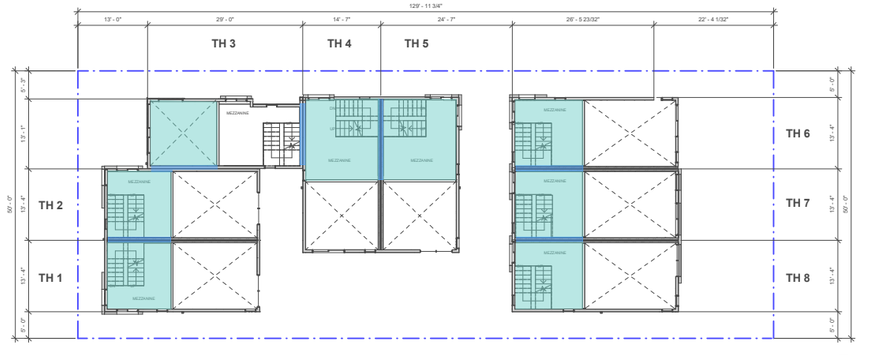
THIRD FLOOR PLAN



SECOND FLOOR PLAN



ROOF FLOOR PLAN



MEZZANINE FLOOR PLAN

FAR CALCULATION

	TH 1-2
FIRST FLOOR	345.4 SF
SECOND FLOOR	345.4 SF
MEZZANINE FLOOR	146.6 SF
THIRD FLOOR	345.4 SF
PENTHOUSE	23.3 SF
TOTAL PER UNIT	**1,206.4 SF**

	TH 3
FIRST FLOOR	325.8 SF
SECOND FLOOR	325.8 SF
MEZZANINE FLOOR	171.6 SF
THIRD FLOOR	325.8 SF
PENTHOUSE	51.2 SF
TOTAL	**1,200.2 SF**

	TH 4-5
FIRST FLOOR	381.4 SF
SECOND FLOOR	381.4 SF
MEZZANINE FLOOR	203.6 SF
THIRD FLOOR	381.4 SF
PENTHOUSE	23.3 SF
TOTAL PER UNIT	**1,371.1 SF**

	TH 6-8
FIRST FLOOR	325.6 SF
SECOND FLOOR	370.6 SF
MEZZANINE FLOOR	155.8 SF
THIRD FLOOR	370.6 SF
PENTHOUSE	51.1 SF
TOTAL PER UNIT	**1,033.7 SF**

TOTAL FAR: 9,456.3 SF
(ALLOWABLE FAR = 11,683.8 SF)

GFA CALCULATIONS FOR MHA FEES

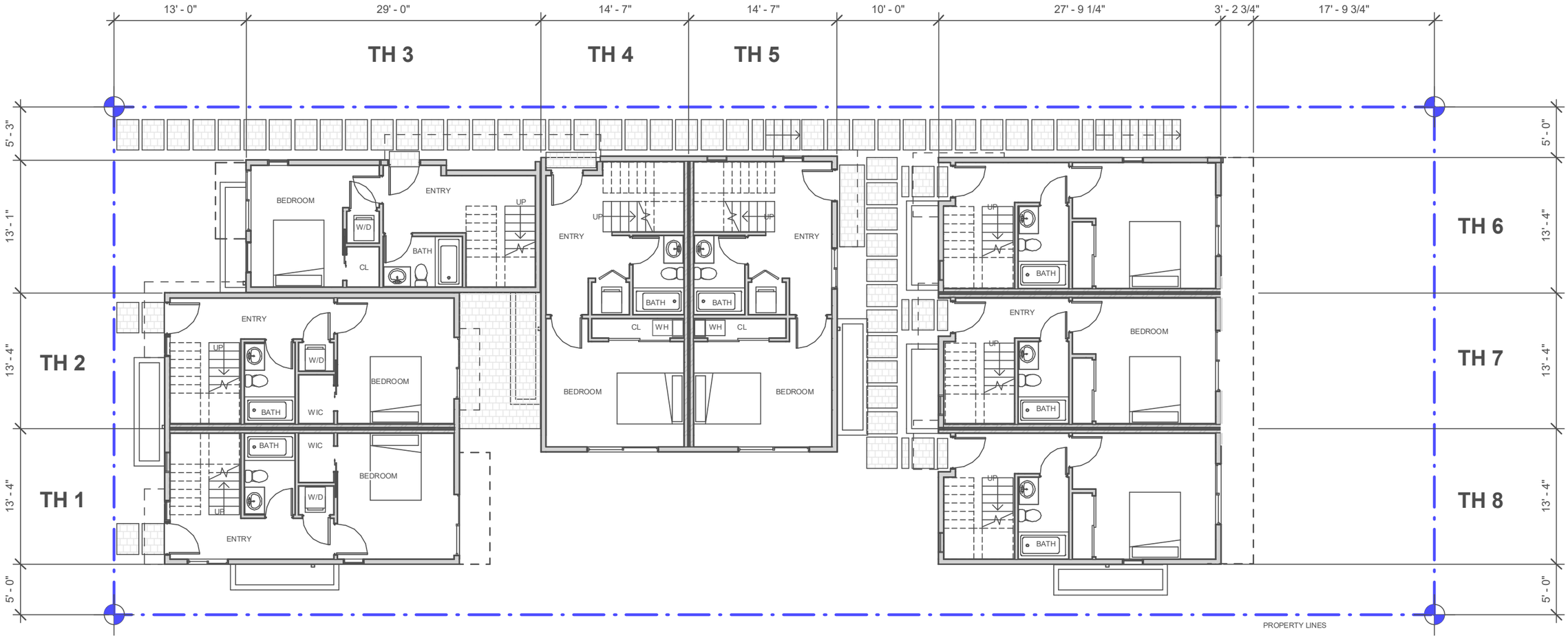
	TH 1-3
FIRST FLOOR	358.8 SF
SECOND FLOOR	358.8 SF
MEZZANINE FLOOR	152.3 SF
THIRD FLOOR	358.8 SF
PENTHOUSE	24.8 SF
TOTAL PER UNIT	**1,253.5 SF**

	TH 3
FIRST FLOOR	347.2 SF
SECOND FLOOR	347.2 SF
MEZZANINE FLOOR	186.1 SF
THIRD FLOOR	347.2 SF
PENTHOUSE	51.2 SF
TOTAL PER UNIT	**1,278.9 SF**

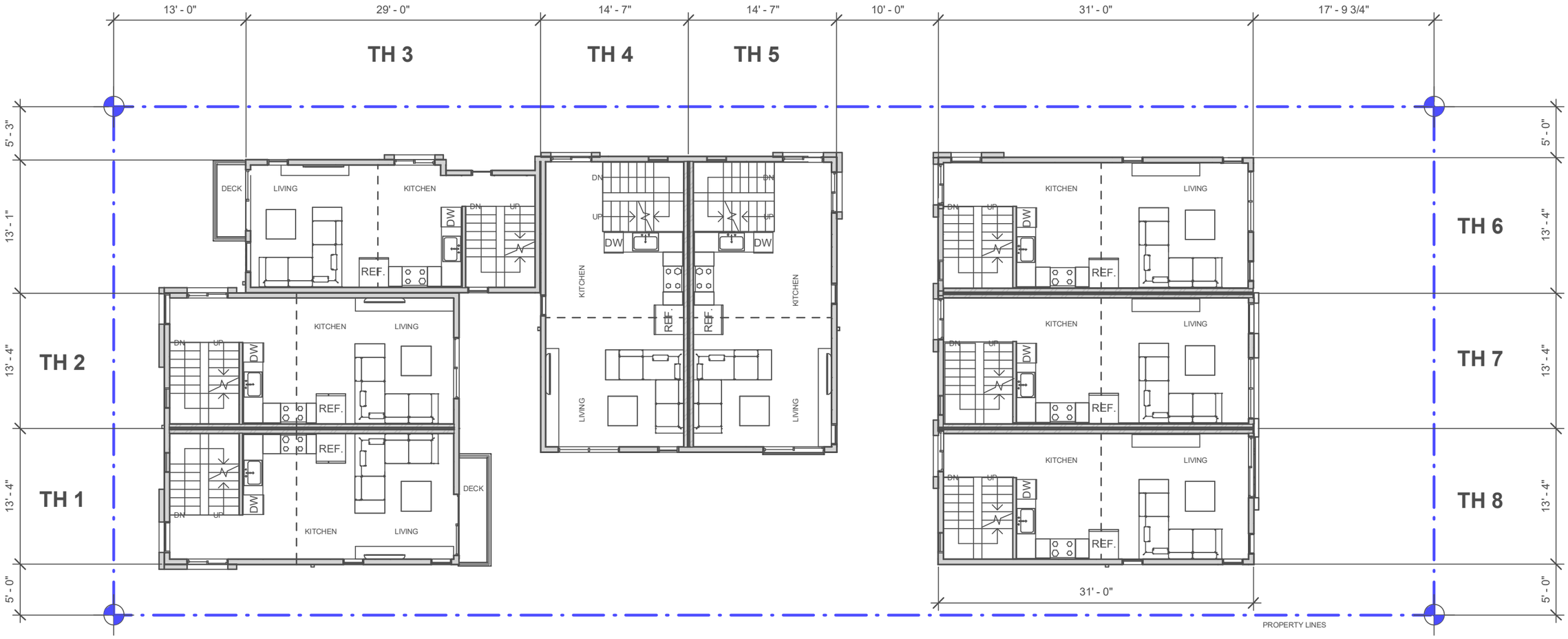
	TH 4-5
FIRST FLOOR	394.8 SF
SECOND FLOOR	394.8 SF
MEZZANINE FLOOR	210.8 SF
THIRD FLOOR	394.8 SF
PENTHOUSE	24.8 SF
TOTAL PER UNIT	**1,420 SF**

	TH 6-8
FIRST FLOOR	338.5 SF
SECOND FLOOR	385.0 SF
MEZZANINE FLOOR	161.8 SF
THIRD FLOOR	385.0 SF
PENTHOUSE	54.3 SF
TOTAL PER UNIT	**1,324.6 SF**

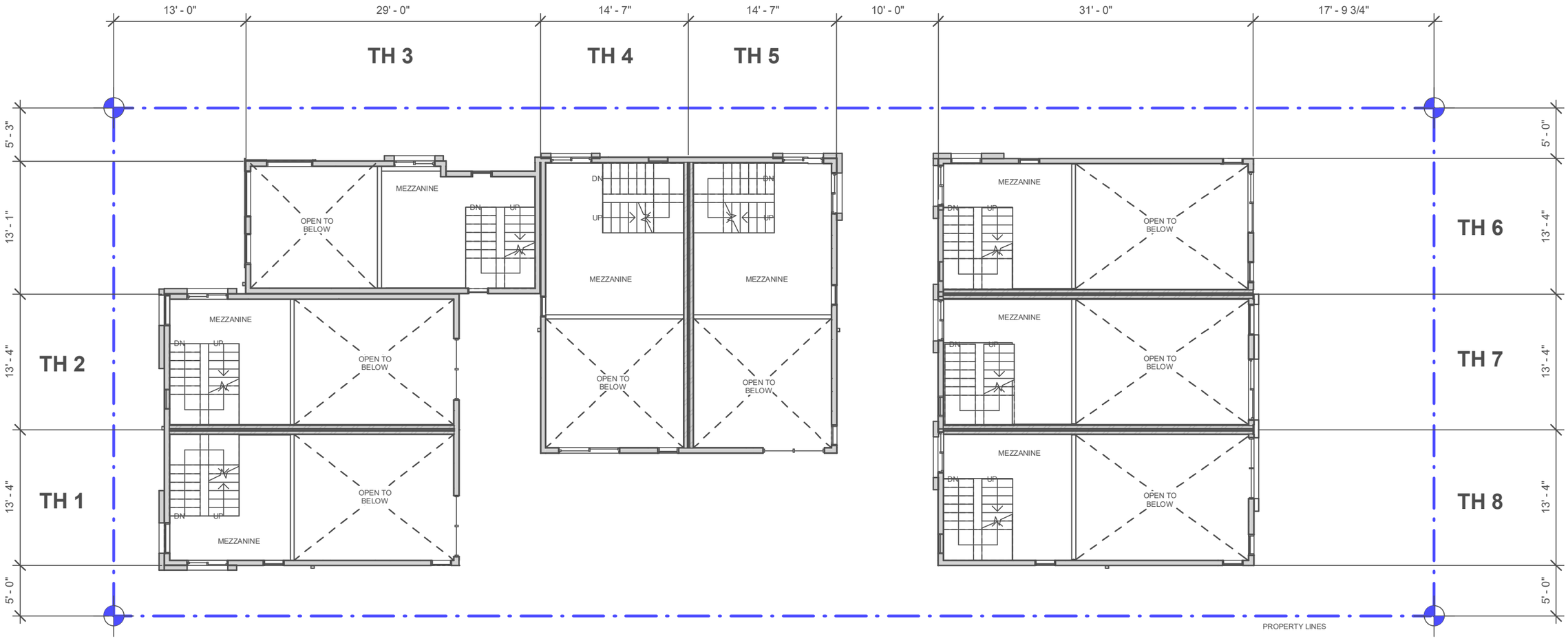
TOTAL GFA: 10,599.7 SF



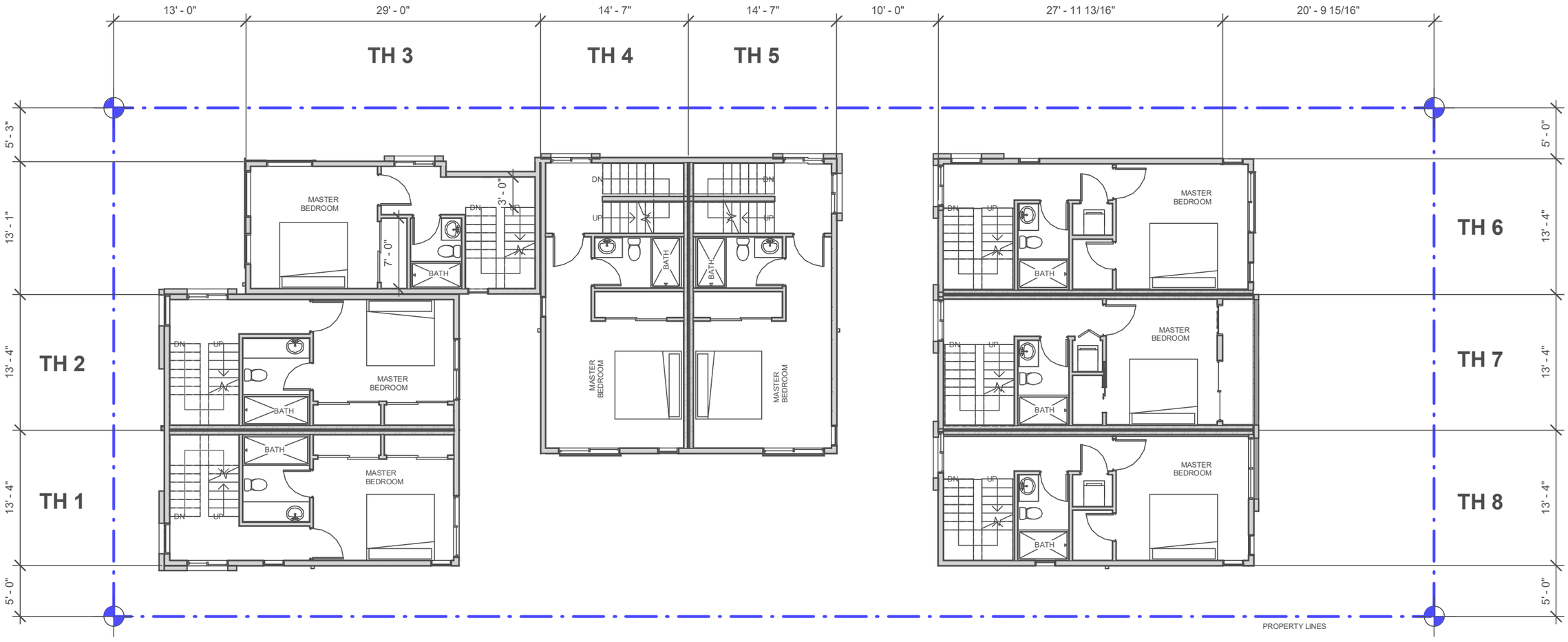
FIRST FLOOR PLAN



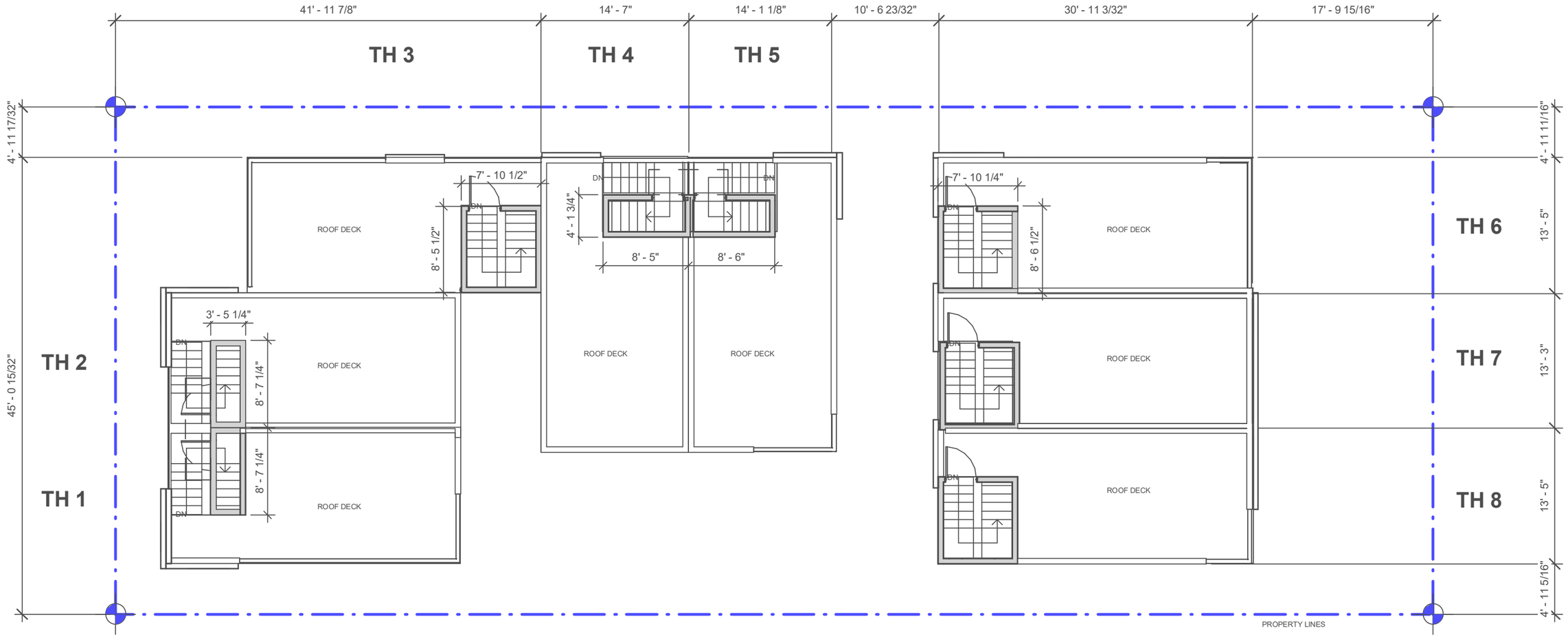
SECOND FLOOR PLAN



MEZZANINE FLOOR PLAN



THIRD FLOOR PLAN



ROOF FLOOR PLAN

SIDE SETBACK FOR FACADES ≥ 40’ PER SMC 23.45.518:
REQUIRED: 5’ MIN. - 7 ’ AVG.

CALCULATIONS:
NORTH SIDE:
CALCULATION- 609.37 SF / 97.21’ = 6.26 AVG.
PROPOSED: 5’ MIN - 6.26’ AVG.

10.6% DECREASE

FACADE LENGHT PER SMC 23.45.527:
THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE.

ALLOWED: 65% x 130’ = 84.5’

CALCULATIONS:
NORTH SIDE:
58.3’ + 31’ = 89.3’
PROPOSED: 89.3’

5.6% INCREASE

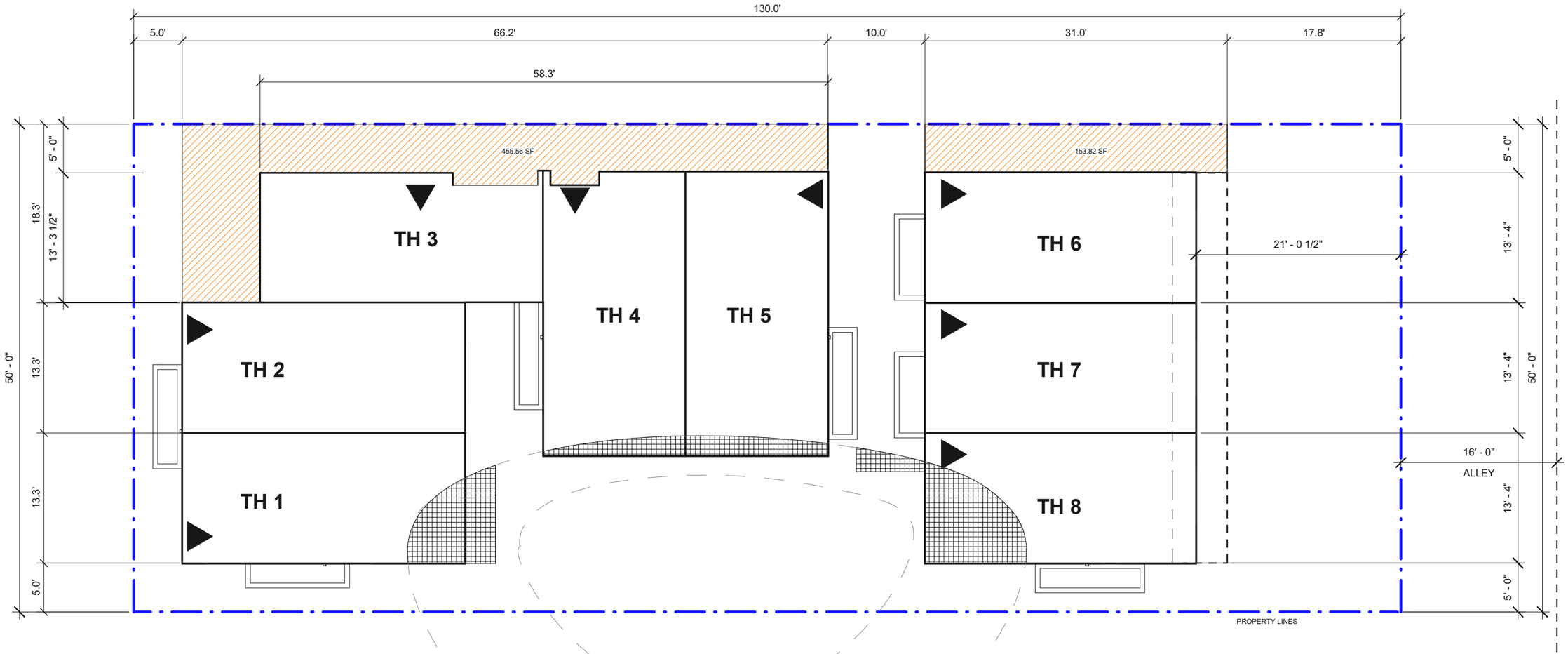
RATIONALE:
ADJUSTMENT REQUESTED IN ORDER TO KEEP THE EXCEPTIONAL TREE TO THE SOUTH, WHILE ALLOWING SIMILAR UNITS TO BE STAMPED AROUND THE EXISTING TREE.

SUPPORTING GUIDELINES:

CS1.D.PLANTS AND HABITAT
NATURAL SYSTEMS AND SITE FEATURES

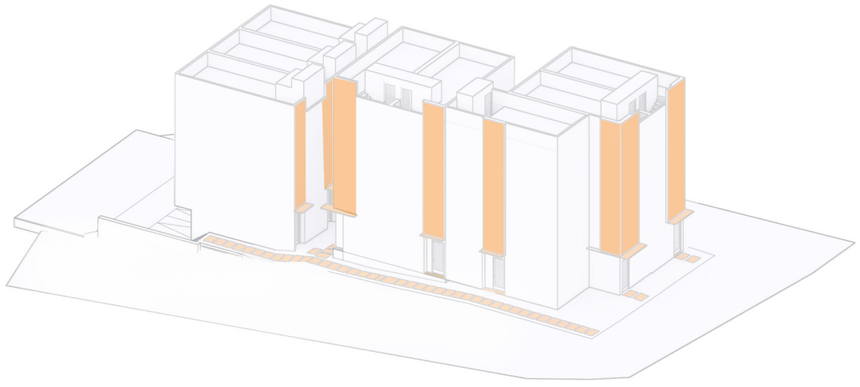
USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.

CS2-URBAN PATTERN AND FORM
B.2 - ADJACENT SITES, STREETS, AND OPEN SPACES

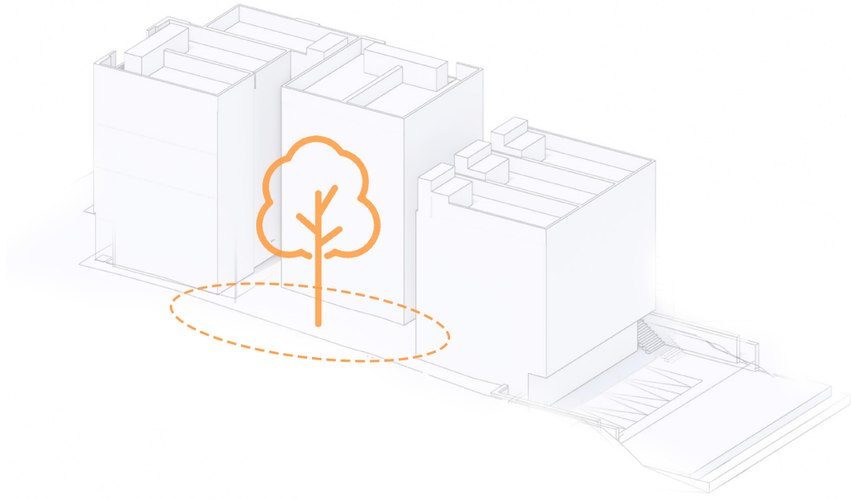


ADJUSTMENT DIAGRAM

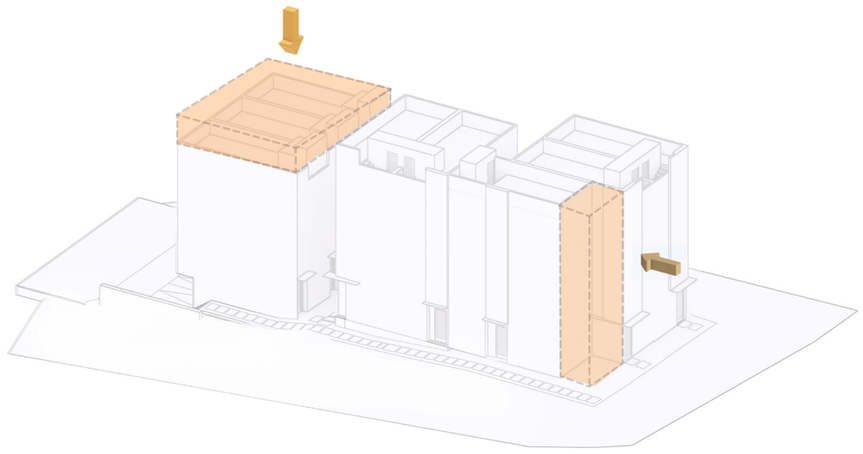
SEATTLE DESIGN GUIDELINES:		RESPONSE
PL2 **WALKABILITY** CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.	**B. SAFETY AND SECURITY** 1. EYES ON THE STREET: CREATE A SAFE ENVIRONMENT BY PROVIDING LINES OF SIGHT AND ENCOURAGING NATURAL SURVEILLANCE THROUGH STRATEGIC PLACEMENT OF DOORS, WINDOWS, BALCONIES AND STREET-LEVEL USES.	THE SITE CIRCULATION IS CONCENTRATED ALONG THE NORTH SIDE, ALLOWING FOR EASY WAYFIDING FROM THE STREET. LARGE GLAZING, BLACONIES AND STOOPS PROPOSED FACING THE STREE BRINGING ACTIVITY AND ENCOURAGES NATRUAL SURVALANCE. FULL LITE ENTRY DOORS WILL FURTHER PROVIDE SAFETY AT THE STREET LEVEL.
PL3 **STREET-LEVEL INTERACTION** CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.	**A. ENTRIES** D. INDIVIDUAL ENTRIES TO GROUND-RELATED HOUSING SHOULD BE SCALED AND DETAILED APPROPRIATELY TO PROVIDE FOR A MORE INTIMATE TYPE OF ENTRY. THE DESIGN SHOULD CONTRIBUTE TO A SENSE OF IDENTITY, OPPORTUNITY FOR PERSONALIZATION, OFFER PRIVACY, AND EMPHASIZE PERSONAL SAFETY AND SECURITY FOR BUILDING OCCUPANTS.	THE ENTRIES WILL BE A IMPORTANT FOCAL POINT FOR THIS TOWNHOUSE PROJECT. ELEMENTS SUCH AS MODULATION, CHANGE IN MATERIAL, AWNINGS, ADDRESS NUMBERS, ALONG 18TH AVE. LAYERED LANDSCAPE, STOOPS, ACTIVE FRONT YARD SPACES, LIGHTING AND, BIO PLANTERS WILL BE PROVIDED TO CREATE A SENSE OF IDENTITY AND LEAVE OPPORTUNITY FOR FUTURE PERSONALIZATIONS AT EACH ENTRY.
CS1 **NATURAL SYSTEMS AND SITE FEATURES** USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.	**D. PLANTS AND HABITAT** 1. ON-SITE FEATURES: INCORPORATE ON-SITE NATURAL HABITATS AND LANDSCAPE ELEMENTS SUCH AS: EXISTING TREES, NATIVE PLANT SPECIES OR OTHER VEGETATION INTO PROJECT DESIGN AND CONNECT THOSE FEATURES TO EXISTING NETWORKS OF OPEN SPACES AND NATURAL HABITATS WHEREVER POSSIBLE. CONSIDER RELOCATING SIGNIFICANT TREES AND VEGETATION IF RETENTION IS NOT FEASIBLE	THE LAYOUT OF THE SITE IS ORIENTED AROUND THE EXCEPTIONAL TREE TO THE SOUTH. TWO SEPARATE STRUCTURES FRAME THE TREE WITHIN THE SITE. AS A FEATURE OF THE SITE, VIEWS ARE ORIENTED OUT TOWARDS THE TREE. THIS ALLOWS A PRIVACY BUFFER FROM THE SOUTH NEIGHBOR WHILE ENHANCING THE OPEN SPACE ON SITE.
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.	**C. SECONDARY ARCHITECTURAL FEATURES** 3. FIT WITH NEIGHBORING BUILDINGS: USE DESIGN ELEMENTS TO ACHIEVE A SUCCESSFUL FIT BETWEEN A BUILDING AND ITS NEIGHBORS	THE NEIGHBORHOOD IS A MIX OF TRADITIONAL AND MODERN ARCHITECTURE AND MULTI AND SINGLE FAMILY SCALED BUILDINGS. THE PROPOSED PROJECT ARE MODERN DESIGN TOWNHOMES WITH ELEMENTS PULLED FROM THE SURROUNDING TRADITIONAL ARCHITECTURE. A FEW OF THE ELEMENTS FOUND IN THE TRADITIONAL ARCHITECTURE THAT WE HAVE DRAWN INSPIRATION FROM INCLUDE PROVIDING ENTRY STOOPS AND INDIVIDUAL FRONT YARD SPACES. RESIDENTIAL SCALED EXTERIOR MATERIALS AND INDIVIDUAL ENTRIES THAT INCORPORATE MORE DETAILED MATERIALITY AND DESIGN.
DC4 **EXTERIOR ELEMENTS AND FINISHES** USE APPROPRIATE AND HIGH QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND ITS OPEN SPACES.	**A. BUILDING MATERIALS** **D. TREES, LANDSCAPE,AND HARDSCAPE MATERIALS** SELECT HIGH QUALITY, DURABLE MATERIALS WHICH PROVIDE SCALE AND TEXTURE (EXTERIOR FINISH MATERIALS; CLIMATE APPROPRIATENESS; CHOICE OF PLANT MATERIALS; HARDSCAPE MATERIALS; LONG-RANGE PLANNING; PLACE-MAKING)	THE BUILDINGS ARE CLADDED IN HORIZONTAL LAP AND BOARD AND BATTEN, TO PROVIDE A DESIGN THAT RELATES TO THE RESIDENTIAL SCALE IN THE CONTEXT. IN ADDITION, HIGH QUALITY MATERIAL IS PROPOSED OVER THE ENTRIES, ADDING TEXTURE AND INTEREST. MODULATION AND PROPORTIONS SEEN ON THE STREET FACADE AND NORTH FACADE ARE CARRIED OUT TO THE ALLEY AND REMAINING FACADES.
CS3 **ARCHITECTURAL CONTEXT AND CHARACTER** CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.	**A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES**	THE SURROUNDING CONTEXT IS A UNIQUE PART OF THE CHERRY HILL NEIGHBORHOOD, AS IT HAS BEEN HIGHLY DEVELOPED IN RECENT YEARS. WE PROPOSE A DETAILED DESIGN THAT RELATES TO ITS SURROUNDINGS. SEE PAGE 11 FOR ANALYSIS.



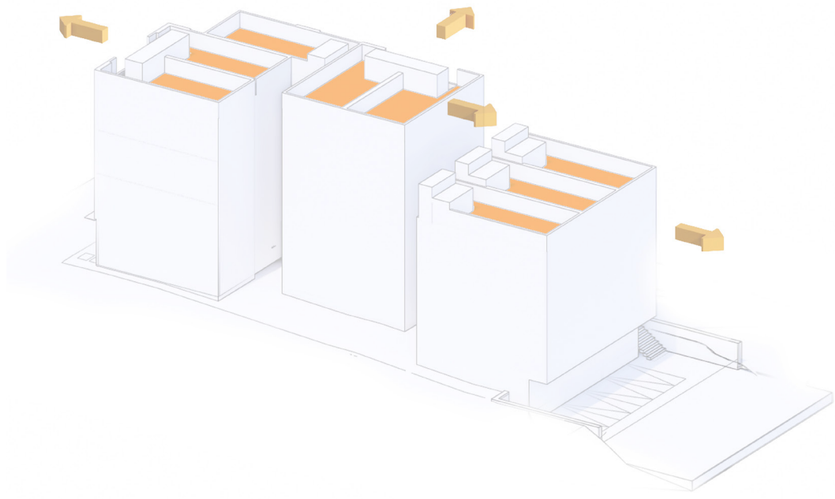
MODULATION & ENTRY SEQUENCE
Modulation at the street and rear units adds visual interest as well as distinguishing individual units with overframing and the use of high quality materials. The entries are scaled for a more intimate experience that is more in line with the neighborhood character. (PL3.A.1.D)



NATURAL SITE FEATURES
The layout of the site is oriented around the exceptional tree to the south. Two separate structures frame the tree within the site. As a feature of the site, views are oriented out towards the tree. (CS1.D.1)



MASSING & TOPOGRAPHY
Townhouse 3 has been pulled back from the front property line to help minimize the massing along 18th Ave and add a pocket of occupiable front yard and landscaping. The sites topography steps down towards the east alleyway, the east building steps down to match the site's natural topography, relating to massing of the existing buildings along the alleyway. (CS2.D.5, CS3.A.4)



AMENITY SPACES & VIEWS
Rooftop decks take advantage of views of downtown and the Cascade Mountain range to the east. In addition, they provide a more private outdoor space for each resident. (DC1.A.4)



VIEW FROM 18TH AVE

MODULATION
Modulation above the enries breaks down the overall mass and provide a thoughtful change of material. Features such as awnings, stoops and decks add visual interest to the street facing facade. (CS2.D.4)

LANDSCAPING
Landscaping is incorporated to create a natural buffer between the first floor and the sidewalk. (PL2.B.1)

RESIDENTIAL ENTRIES
A combination of elements are used to create the residential entry: weather protection, opportunity for sitting, bio planters, cedar screening, and the pop of color also used for wayfiding.(PL2.B.1)



VIEW FROM 18TH AVE



TOP VIEW OF FRONT YARDS

MATERIALS
Modern forms with residential materials scaled to connect with neighborhood context. A three tone palette is used for simplicity and timelessness. (CS3.A.4, DC4.A.2)

CEDAR SCREENING
Screening provides visual interest as well as usable private spaces for residents. (DC4.A.1, PL2.B.1)

CIRCULATION
Simple site circulation proposed with one pedestrian pathway located to the north. (DC1.B.A)

RESIDENTIAL EDGES
Pockets of private yards are created along the street face, and shielded from the sidewalk with cedar fencing, allowing views through the space and promoting street level interaction.(PL3.B.2)



VIEW FROM 18TH AVE

GLAZING

Units along 18th Ave primarily look towards the street and views to the west. The large glazing facing the street is proposed to break down the massing and allow eyes on the street. The middle units open up towards the exceptional tree while the rear units look towards views to the east. (DC1.A.4)

OPEN RAILS

Open rails are strategically placed to decrease the overall massing of the project and to promote safety by keeping eyes on the street. (CS2.D.4)



VIEW FROM THE ALLEY - PASKING ACCESS

OVERALL MASSING
The building steps with topography, meeting the grade at both west and east sides of the site. (CS2.D.4, DC4.A.2)

PARKING
Parking is provided for five (5) units through a direct alley access

DAYLIGHT
Double height interior spaces allow for maximization of daylight access into the units. (CS1.B.2)

SITE STRATEGY
The units have been arranged to allow open space around the exceptional tree to the north and provide a courtyard aesthetic. (CS1.D.1)

AMENITY
All units have private rooftop decks. Views to the east include the Cascade mountains, along with Mt. Rainier to the south.

MATERIALS & MASSING
In addition to the open railing, high quality material, and large glazing, we propose a change of material at the base. While keeping the same color, the change of material helps reduce the perceived mass of the four story building (DC4.A.2, CS3.A.4, DC4.A.1)



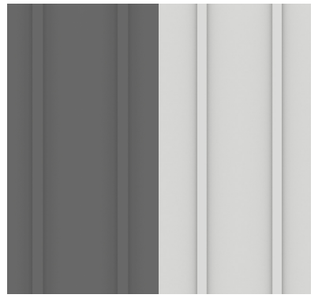
LOOKING NORTH AT EXISTING TREE



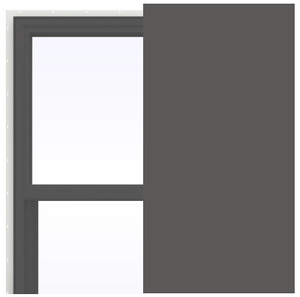
① KEBONY WOOD



②8" LAP SIDING



③ BOARD AND BATTEN



④ BLACK WINDOWS+
DARK INFIL PANEL



⑤ BOARD AND BATTEN
SW9148



⑥ OPEN HORIZONTAL RAIL



⑦ JULIET GLASS RAIL



NORTH ELEVATION



EAST ELEVATION

PROPOSED MATERIALS

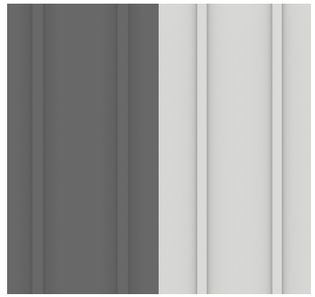
The material palette of gray lap siding, board & batten siding, and a Kebony wood siding have been chosen to create a clean modern aesthetic that blends with the character of the neighborhood. Above each entry and on the east facade a high-quality material, called Kebony is proposed. The natural wood material that has a deep brown color that over time will develop an elegant silver-gray patina. Kebony is a low-maintenance material that does not require any additional treatment beyond normal cleaning. Secondary features including open horizontal railing, glass Juliet balconies, and metal awnings with tie backs to add interest to all facades.



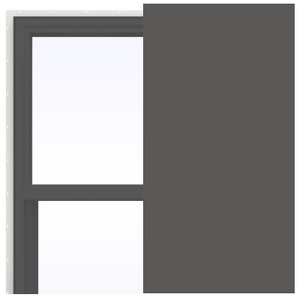
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SW9148



⑥ OPEN HORIZONTAL RAIL



⑦ JULIET GLASS RAIL



SOUTH ELEVATION



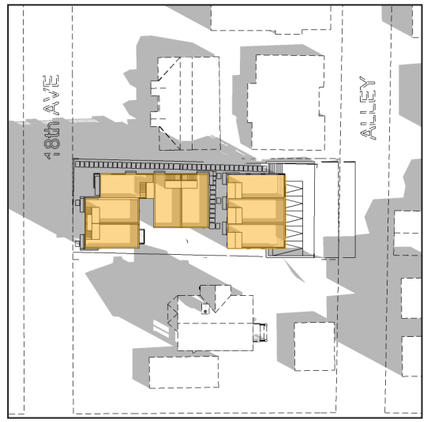
WEST ELEVATION



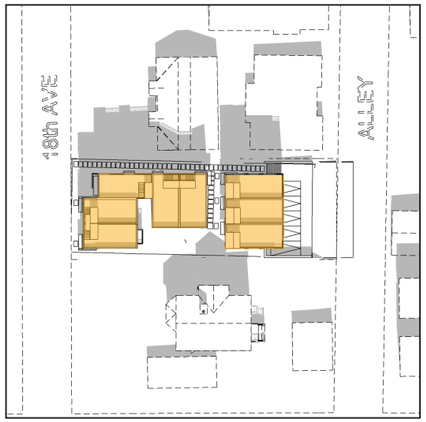
PRIVACY STUDIES - NORTH NEIGHBOR



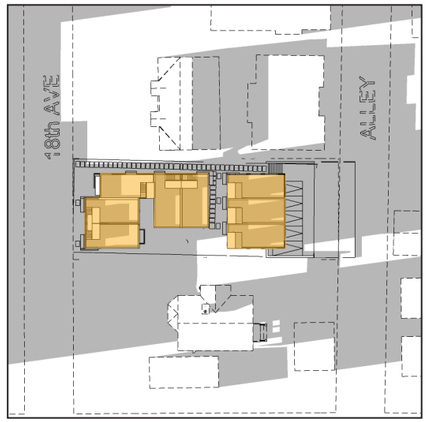
PRIVACY STUDIES - SOUTH NEIGHBOR



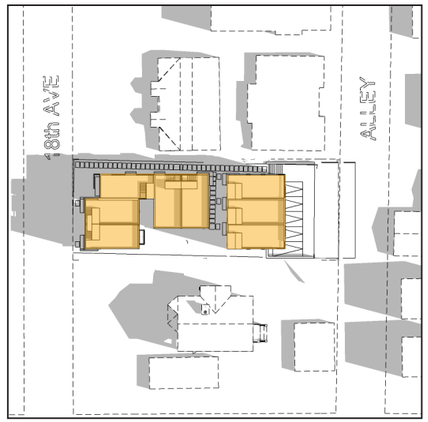
MARCH / SEPTEMBER 21, 9 AM



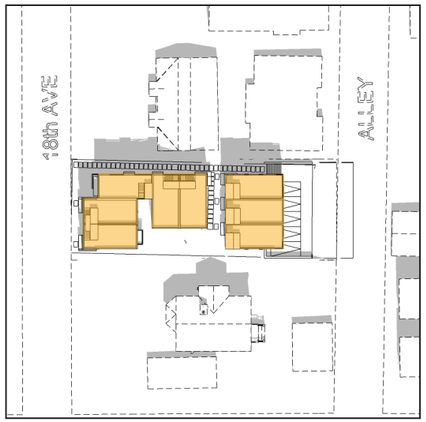
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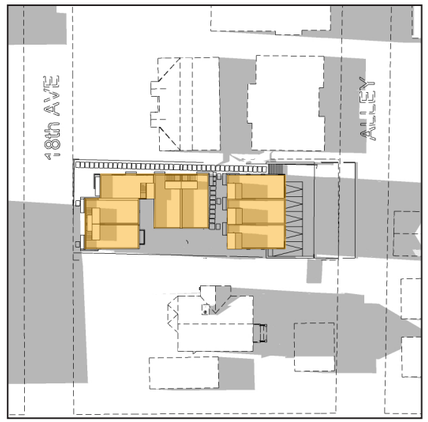
MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

