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STREAMLINED DESIGN REVIEW

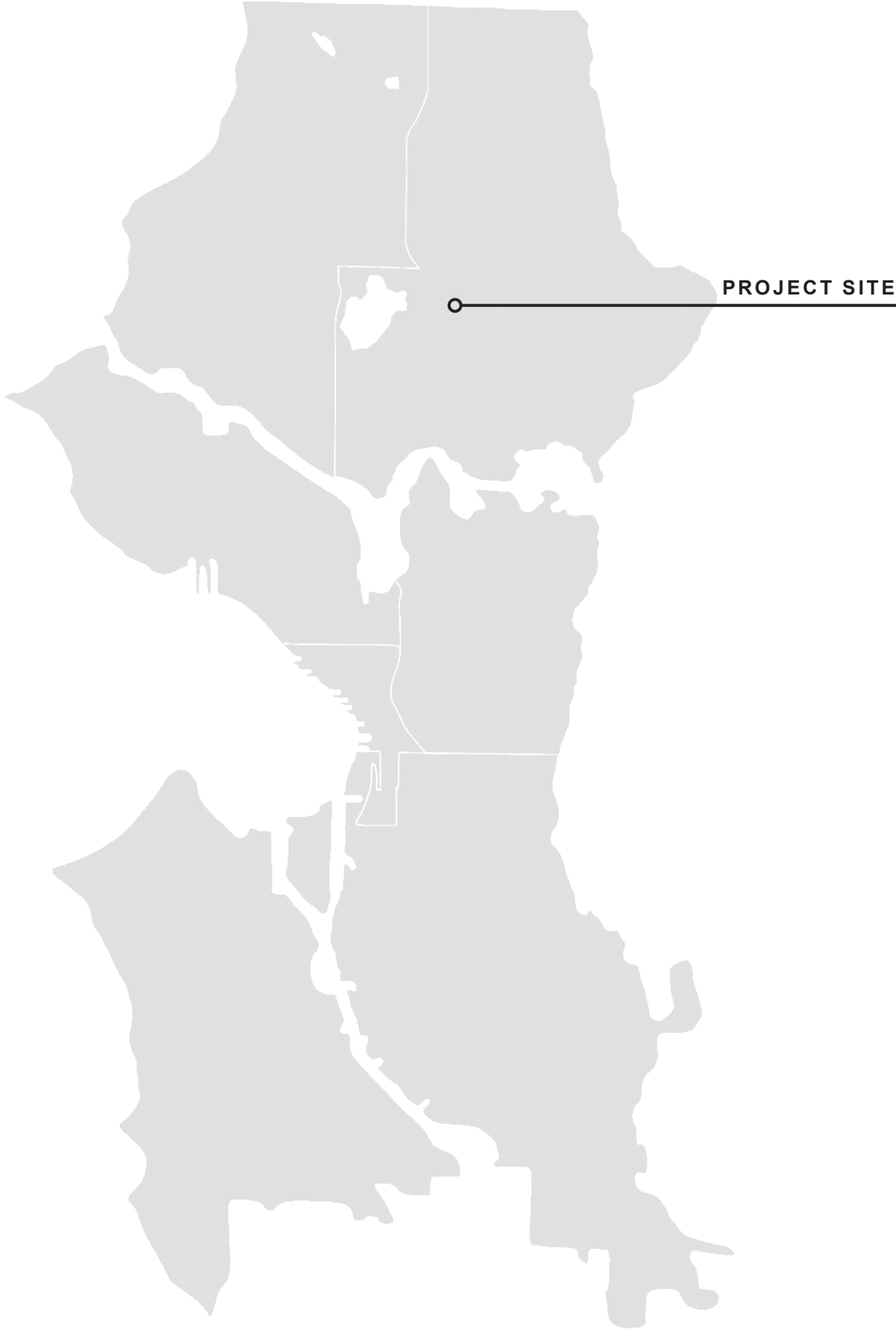
DCI # 3036777-EG
911 NE 70th St
Seattle, WA 98115

Applicant:
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Seattle, WA 98115
Contact: Michelle Lalonde

Owner:
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CONE ARCHITECTURE



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EXISTING SITE

The project site is parcel # 952810-2155 located on NE 70th St between Roosevelt Way NE and 9th Ave NE. The lot measures roughly 102'-0" deep by 45'-0" wide and is approximately 4,360 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 three storie apartment building located within the same zoning designation (Low Rise Zone) as the subject parcel. To the south, is an apartment building of three stories, located in a NC zoning (Mixed Use Zone). To the west, there is a one story duplex and two story single housing on the east within the same zoning designation as the parcel.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 (M1) and it is adjacent to a residential small lot and less than 200 feet from the neighborhood commercial zoning and access to public transportation directly to the west. It also part of the Roosevelt Residential Urban Village. Due to overlay of the Urban Village proximity to transportation systems of the frequent transit zone overlay, no vehicular parking is required and proposed for this site.

DEVELOPMENT OBJECTIVES

The project proposes the construction of one new multi-family residential buildings containing seven townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 925 square feet units

No parking is required for all residential uses in commercial and multifamily zones within urban villages that are not within an urban center or the station area overlay district if the residential use is located within a frequent transit service area. The parcel is located withing a frequent transit service area and Roosevelt Residenital Urban Village.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developed north portion of the Roosevelt neighborhood, and less then a block away east of the neighborhood commercial zone on Roosevelt Way NE. A prime location for increased density, the neighborhood offers easy transportation to downtown Seattle as well as close proximity to Interstate 5 to the west. Surrounding the proposed project site are predominantly one to two level single family homes, and three stories apartment buildings. As the neighborhood increases density, the precedents found include a variety of architectural styles including roof forms and material choices. (See page 10)

VICINITY MAP



SITE LOCATION
911 NE 70th Street
Seattle, WA 98115

ZONING SUMMARY
Zone: LR-2 (M)
Overlay: Roosevelt Residential Urban Village
ECA: None

PROJECT PROGRAM
Site Area: 4,630 SF
Number of Residential Units: 7
Number of Parking Stalls: 0
Approx. FAR = 6,476.83 SF
Approx. FAR Per Unit = 925 SF

ADJUSTMENTS REQUESTED
None

Address: 911 NE 70TH ST, SEATTLE, WA
Parcel #: 952810-2155
Zoning: LR2 (M)
Overlays: Roosevelt residential Urban Village
Site Area: 4,630 SF

23.45.504 Permitted Uses
Permitted outright: Residential

23.45.514 Structure height
Allowed Maximum Base Height: 30'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.): 34'-0"
10'-0" additional allowed for stair penthouses: 44'-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: 1.4 (6,482.00 SF)

23.45.518 Setbacks requirements
Front Setback: 7'-0" average/5'-0" minimum
Rear Setback: 7'-0" average/5'-0" minimum
Side Setback for Facades <40' in length: 5'-0" minimum
Side Setback for Facades ≥ 40' in length: 7'-0" average/5'-0" minimum

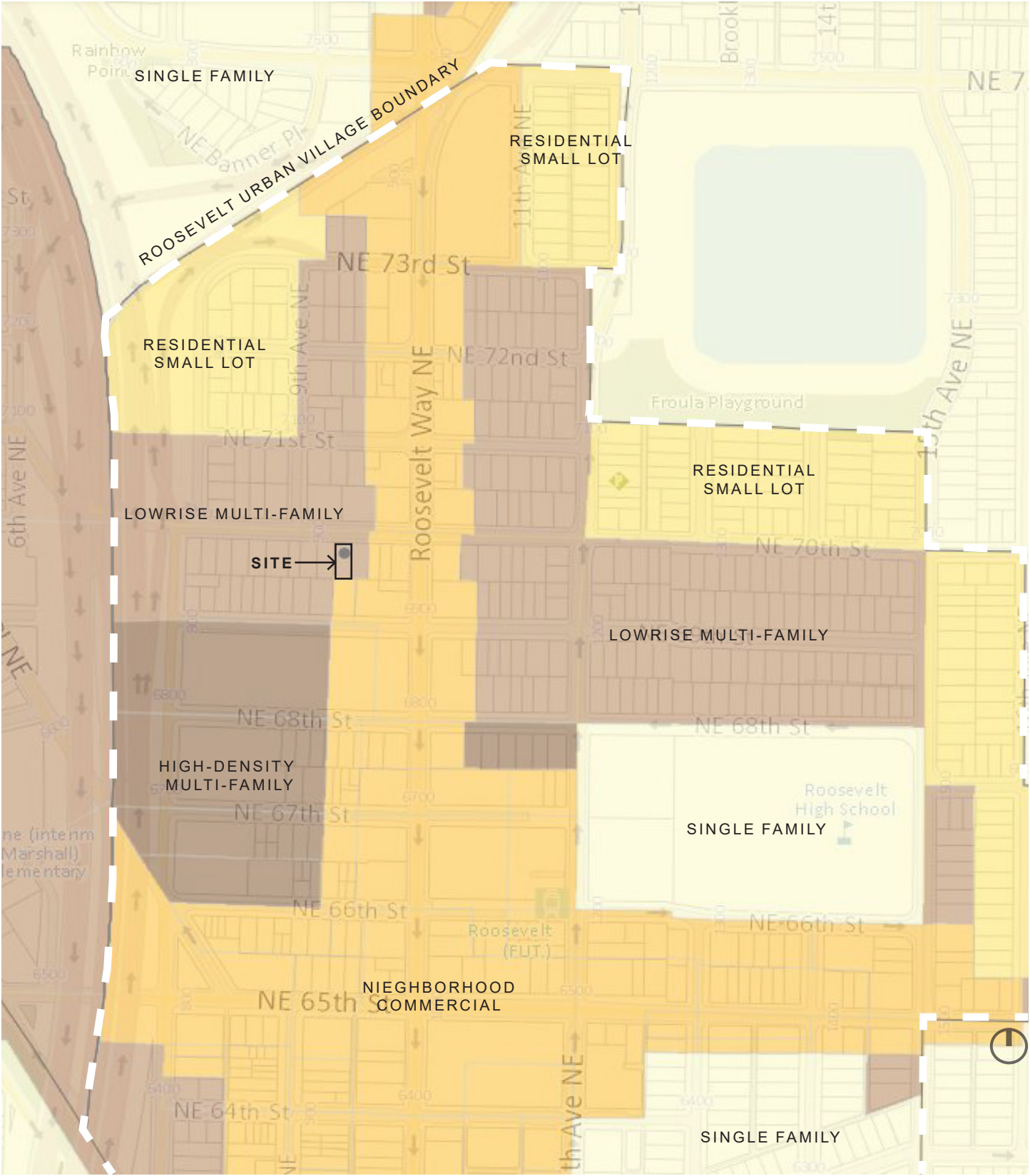
23.45.524 Landscaping and Screening Standards

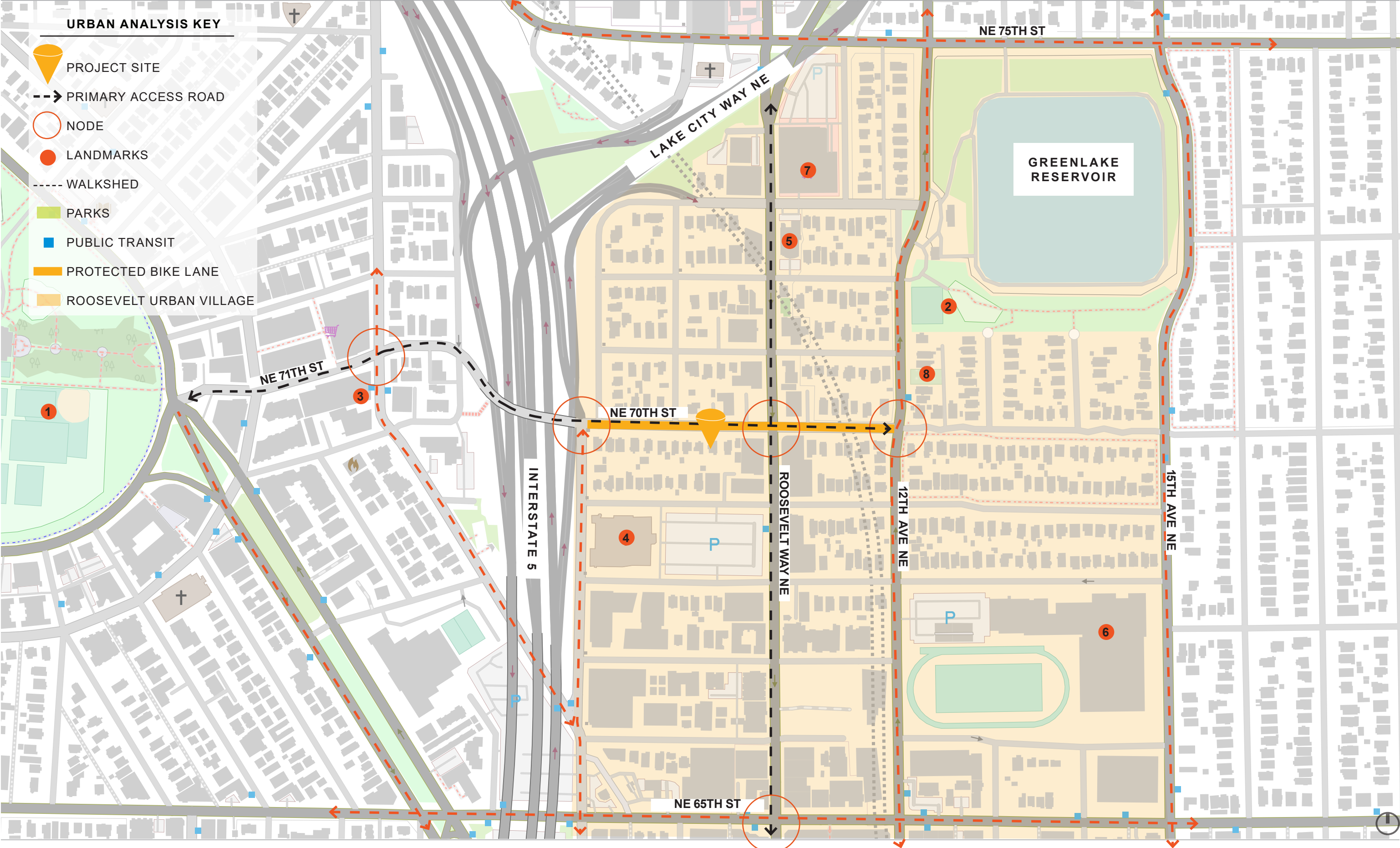
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 Amenity Area
Required: 25% of lot area (50% provided on ground level)

23.54.015 Required Parking
The project is located within an Urban Village and parking flexibility area, therefore no parking is required.

23.54.040 Solid Waste & Recyclable Materials Storage and Access
SPU approval will be obtained for the storage area shown on the site plan







GREEN LAKE PARK 1



FROULA PLAYGROUND 2



LOCAL PHARMACY 3



CALERY CHRISTIAN ASSEMBLY 4



SWEDISH MEDICAL GROUP 5



ROOSEVELT HIGHSCHOOL 6



LOCAL GROCERY STORE 7



ROOSEVELT P-PATCH COMMUNITY GARDEN 8





SITE



ADJACENT PROPERTY SOUTH OF SITE

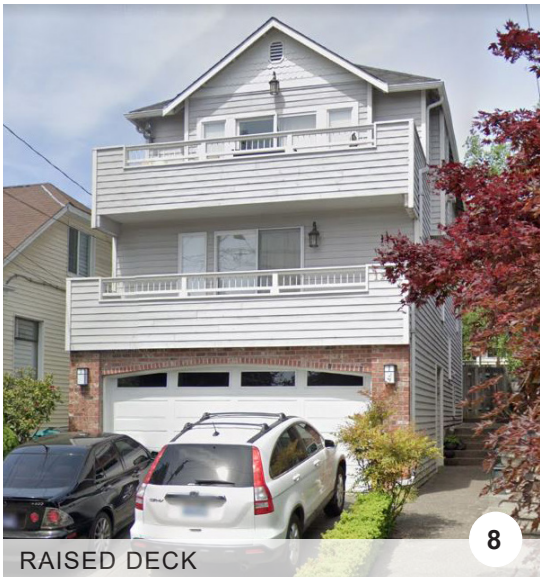
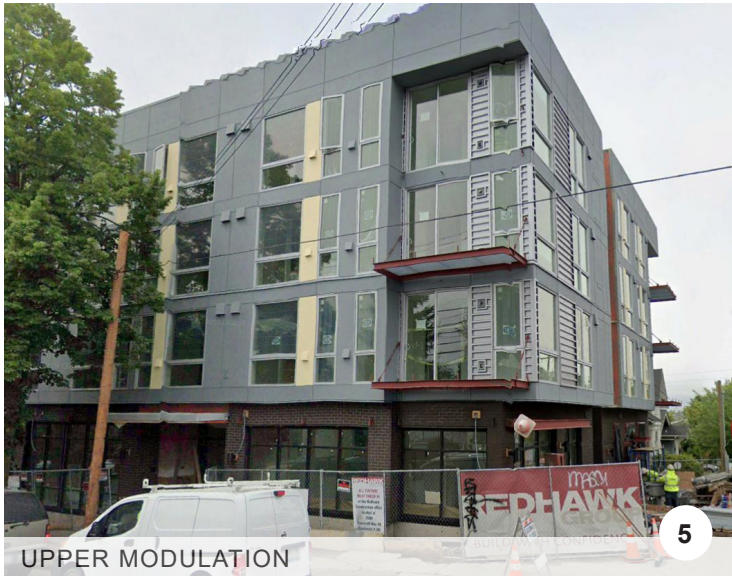




Roosevelt Urban village - Context around site - single family and mix use buildings+ mix of traditional and contemporary architecture

SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The Roosevelt neighborhood offers residents an urban suburban mix feel. It offers bars, restaurants, coffee shops, and parks. The surround context is mixture of new modern apartment buildings, along with traditional established single family homes. The residential characteristic has similar traditional roof shapes and massing approaches. Majority of the housing express the use of street front patio to promote usability of the front yard and connect to the street. This project proposes similarities through roof forms and the usability of street front patios. The use of high quality material throughout the building along with open railing, allows transparency of the neighborhood and hoping to reduce perceived scale. The focus of this project is to connect the neighborhoods characteristics, special attention to detailing and most importantly street design.



COMMUNITY OUTREACH SUMMARY

1. Printed Outreach

- a. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site (high impact method)
- b. Flier will advertise the proposed project, and will contain links to an online survey and interactive project website.
- c. Direct mailings will be translated into Spanish, Vietnamese, Cantonese, and Mandarin.
- d. 5 separate links each (10 links total) will be provided to the survey and the website containing each of the translations.

Date: Flyers were mailed 08/04/2020
Materials attached: Flyer and spreadsheet with addresses

2. Electronic/Digital Outreach 1

- a. Online survey (high impact method)
- b. Survey will be translated into English only.
- d. Survey links:
https://forms.office.com/Pages/ResponsePage.aspx?id=Kx_mzShc1UWkkUjV8tSF1x0UUqz5uohMpjrMli2lvi9UNjMyRUJEM1FQMEtHU1BTQ0E3M1NOWkg3MCQIQCN0PWcu

Public informed by: Printed outreach flyer
Date: Survey launched 08/04/2020
Survey closed 08/27/2020
Material attached: Screenshot of survey

3. Electronic/Digital Outreach 2 (COVID replacement for In-Person)

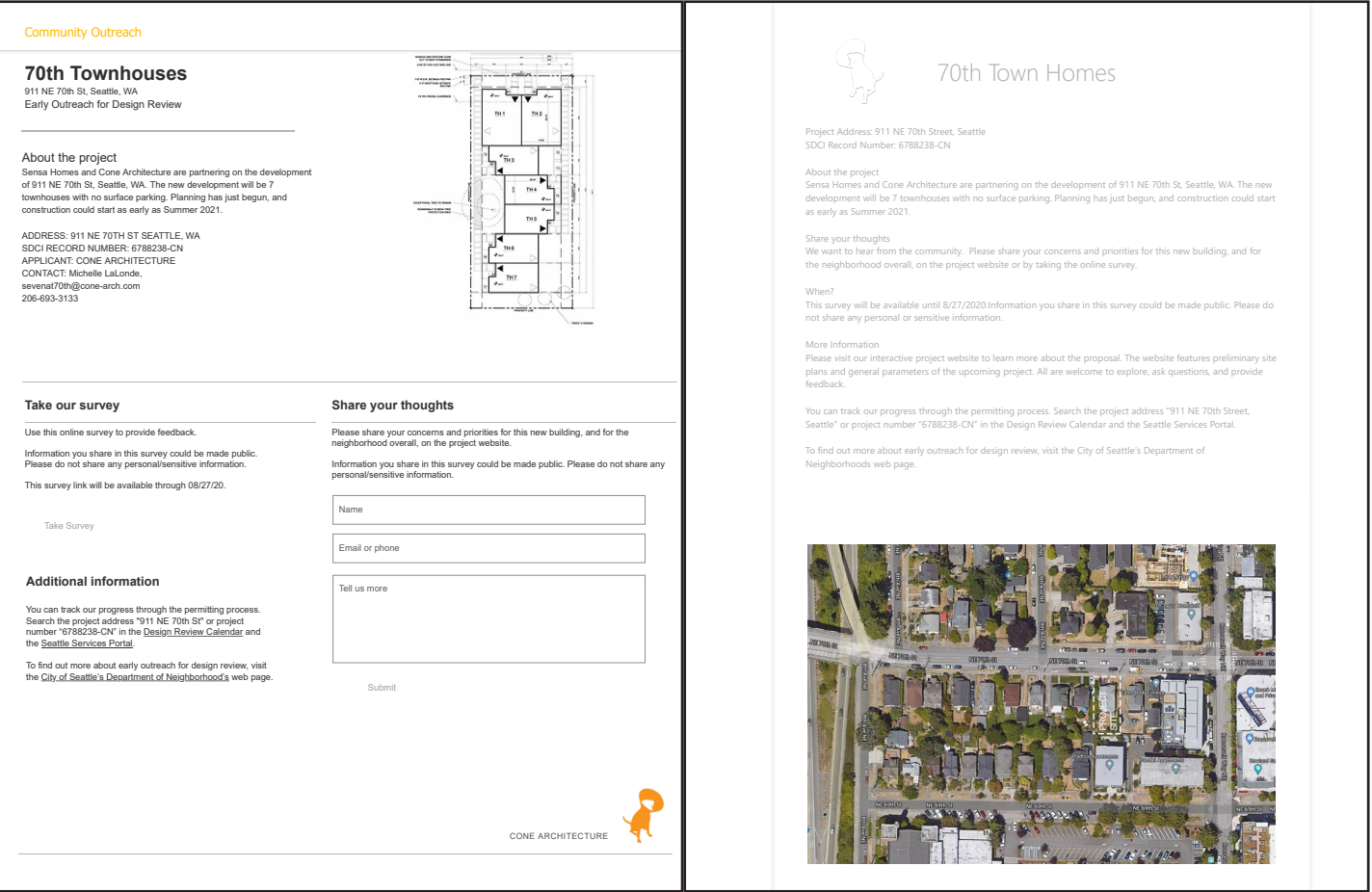
- a. Interactive project website (with public commenting function) (high impact method)
- b. Website links: <https://www.cone-outreach.com/70thtownhouses>

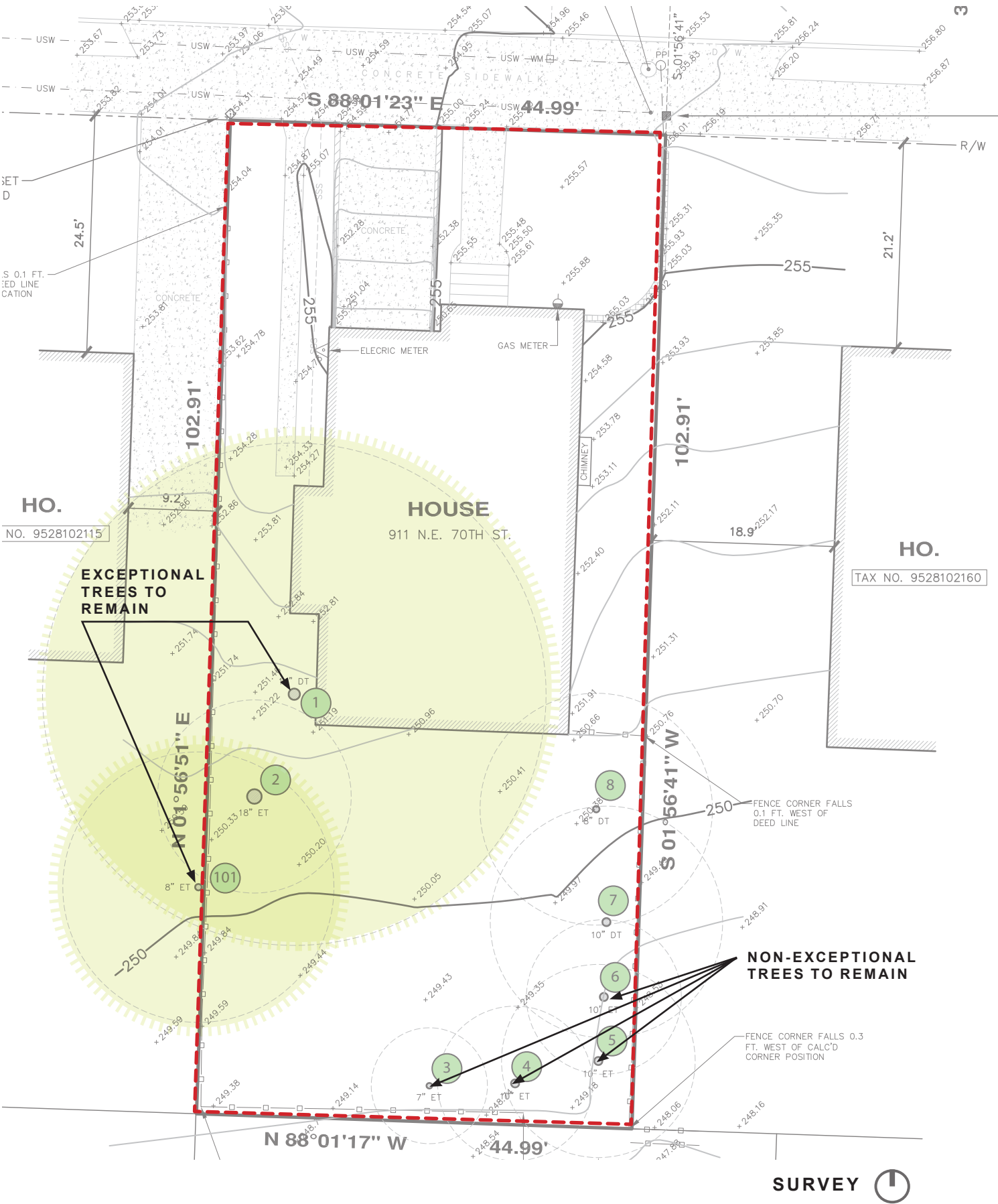
Public informed by: Printed outreach flyer and survey
Date: website launched 08/04/2020, website closed 10/04/2020
Materials attached: Screenshot of website interface

COMMUNITY OUTREACH COMMENTS SUMMARY

- 1. Electronic/Digital Outreach: Cone Architecture did not receive any comments from the survey.
- 2. High-Impact Outreach: The comment box provided on the project website did not receive any feedback or questions.

CLIP OF INTERACTIVE WEBSITE:





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LEGAL DESCRIPTIONS

WOODLAWN ADD TO GREEN LAKE 1 & W 1/2 OF 2
PLat Block: 45
Plat Lot: 1-2

SUMMARY OF ARBORIST REPORT - FEB 6TH, 2018
SHOFFNER CONSULTING

#	Species: Common	Species: Scientific	Dbh	CSB	Condition	Execeptional: yes/no
1	Japanese Maple	Acer Palmatum	11,9 (14)	29	Fair	yes
2	Camellia	Camellia spp	7,6,6,4 (12)	18	Fair	No
3	Alaska Yellow Cedar	Callitropsis Nootkatensis CV	5,4 (6)	29	Good	No
4	Alaska Yellow Cedar	Callitropsis Nootkatensis CV	5,4 (6)	25	Good	No
5	Alaska Yellow Cedar	Callitropsis Nootkatensis CV	7,5,4 (9)	30	Good	No
6	Alaska Yellow Cedar	Callitropsis Nootkatensis CV	7	28	Good	No
7	Red Maple	Acer Rubrum	8	26	Fair	
8	Flowering Cherry	Prunus Serrulata CV	6	16	Fair	No
Neighboring Trees						
101	Japanese White Pine	Pinus Parviflora	8	22	Fair	Yes

PROPOSED PROJECT SITE

- The project site consists of one parcels
- Total Site Area = 4,630 SF and measures roughly 45'-0" wide by 102'-0" deep
- Site currently contains (1) single family home

TOPOGRAPHY

- 6' of grade change through out whole site at the northwest / southeast direction
- Grade change is concentrated on the west side of site

ADJACENT BUILDINGS AND USES

- Existing 1-story single family home (duplex) immediately east of the site (LR2)
- Existing 2-story single family home immediately west of the site (LR2)

ARBORIST REPORT SUMMARY - TREES

- Eight trees greater than six-inches in diameter were identified on the subject property. All are located in the backyard. Approximate locations are also shown on the attached map. (See page 12) There are no street tree issues.
- Japanese Maple (Tree #1) on site meets the minimum threshold diameter to be classified as **exceptional per arborist report**. One of the subject adjacent property trees is 'exceptional' (Tree #8).
- The Japanese maple (Tree #1) located just off of the southwest corner of the existing structure. The diameter is 14.4-inches. This species is 'exceptional' at 12-inches. The trunk is located within two feet of the existing concrete foundation wall. The main trunk forks at less than one-foot above ground into two main stems. It has an asymmetric crown to the northwest due to the limited available growing space. Dripline measurements are provided on the attached tree summary table.
- In order to adequately protect this tree, encroachment will have to be limited to the existing building footprint. Removal of the existing structure/foundation is not expected to have adverse impacts on tree stability or long-term health.
- Tree #2 is a mature Camellia shrub adjacent to the west property line. No concerning conditions were observed.
- Trees #3 through #6 are young, planted Alaska yellow cedar adjacent to the south property line and southeast property corner. Overall condition is good. These trees provide good screening between properties.
- Tree #7 is a young red maple. The main trunk forks at roughly two-feet above ground. Structural form is fair to poor. Retention is not recommended.
- Tree #8 is a young to semi-mature Japanese flowering cherry. It has also developed poor form and has a heavy infestation of brown rot fungus. Retention is not recommended.
- There is only one neighboring tree that is greater than 6-inches and has a dripline that encroaches on the subject property. This is a young Japanese white pine located off of the west property line. A 3-foot zone of no disturbance adjacent to the property is recommended to adequately protect this tree during re-development of the property.



VIEW OF EXCEPTIONAL TREE #1



VIEW OF EXCEPTIONAL TREE #1 - LOWER TRUNK



VIEW OF TREE #3 - #6



VIEW OF TREE #2



SITE PLANNING + LANDSCAPE APPROACH

In efforts to follow the street precedents found in the neighborhood, townhouses 1 and 2 are oriented to face the street and become unique units. Deck space facing the street are proposed for these two units, respecting the upper level setback and following the design cues of street facing amenity space found along NE 70TH ST. Additional barriers are proposed to further delineate private and public spaces, such as bio retention planters, front patio space, vertical screening of windows and vegetation. Townhouses 3 - 7 are organized linearly down the site, stepping with current topography. In efforts to simplify circulation and keep the exceptional tree to the west, two main path are proposed. Along the east, one main pathway leads to all the front entries, this allows for better wayfinding, and the proposed bike ramp that leads to all the private bike parking located under cantilevers. A second pedestrian pathway is proposed on the west, giving access to the combined solid waste area, and ramping to the sidewalk for staging purposes. On the south side of the site, shifting unit modulation of townhouses 6 and 7 allows for larger front yard spaces, and the preservation of existing non-exceptional trees.



SEDUM ANGELINA



NANDINA DOMESTICA GULF STREAM



CAREX EVERCOLOR EVERIL



ACORUS GRAMINEUS Ogon



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 building. Primary lighting will be provided at all unit entries. Down lights and photovoltaic lighting are located along the pathways. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.



①

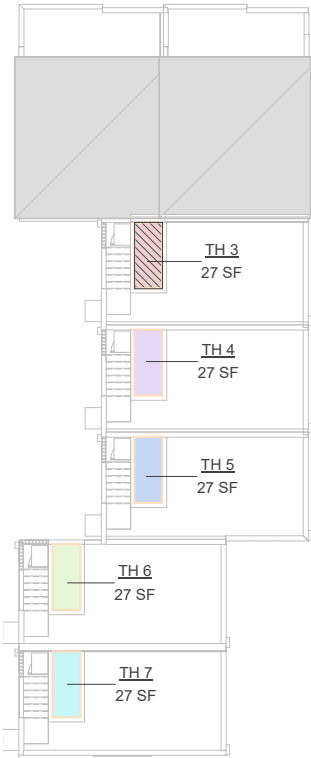


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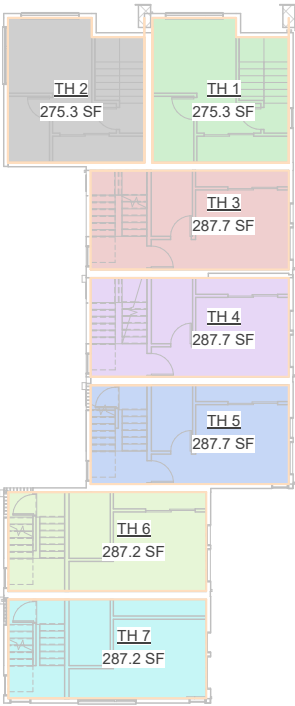


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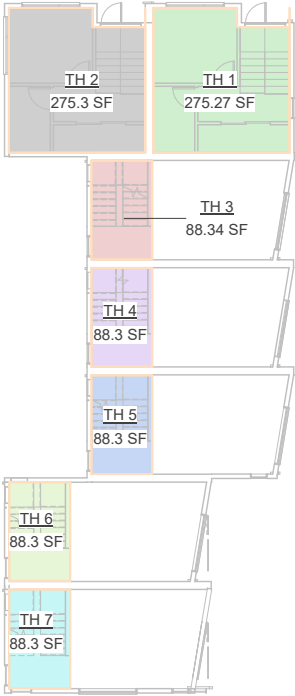
PROPOSED LIGHTING PLAN 



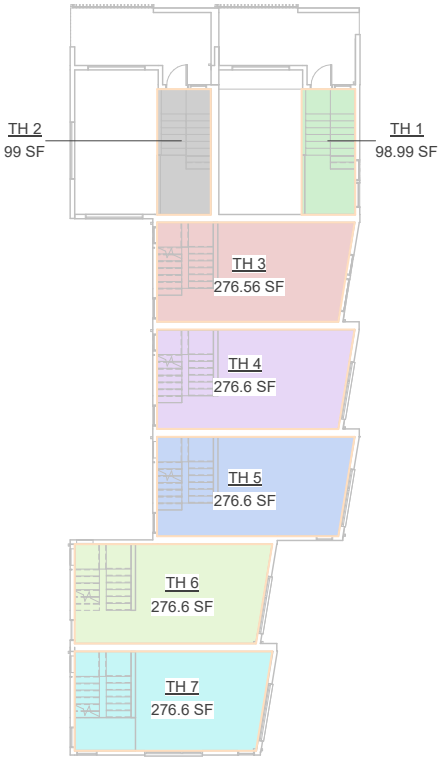
ROOF FLOOR PLAN



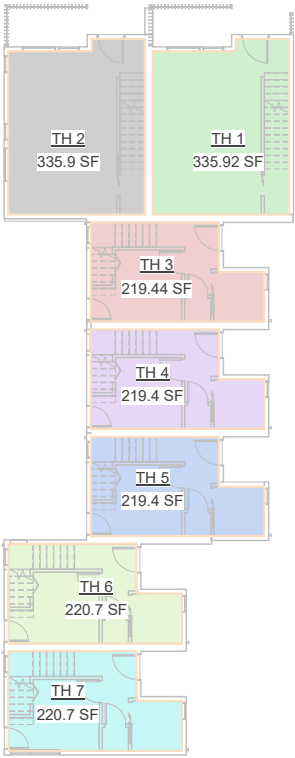
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



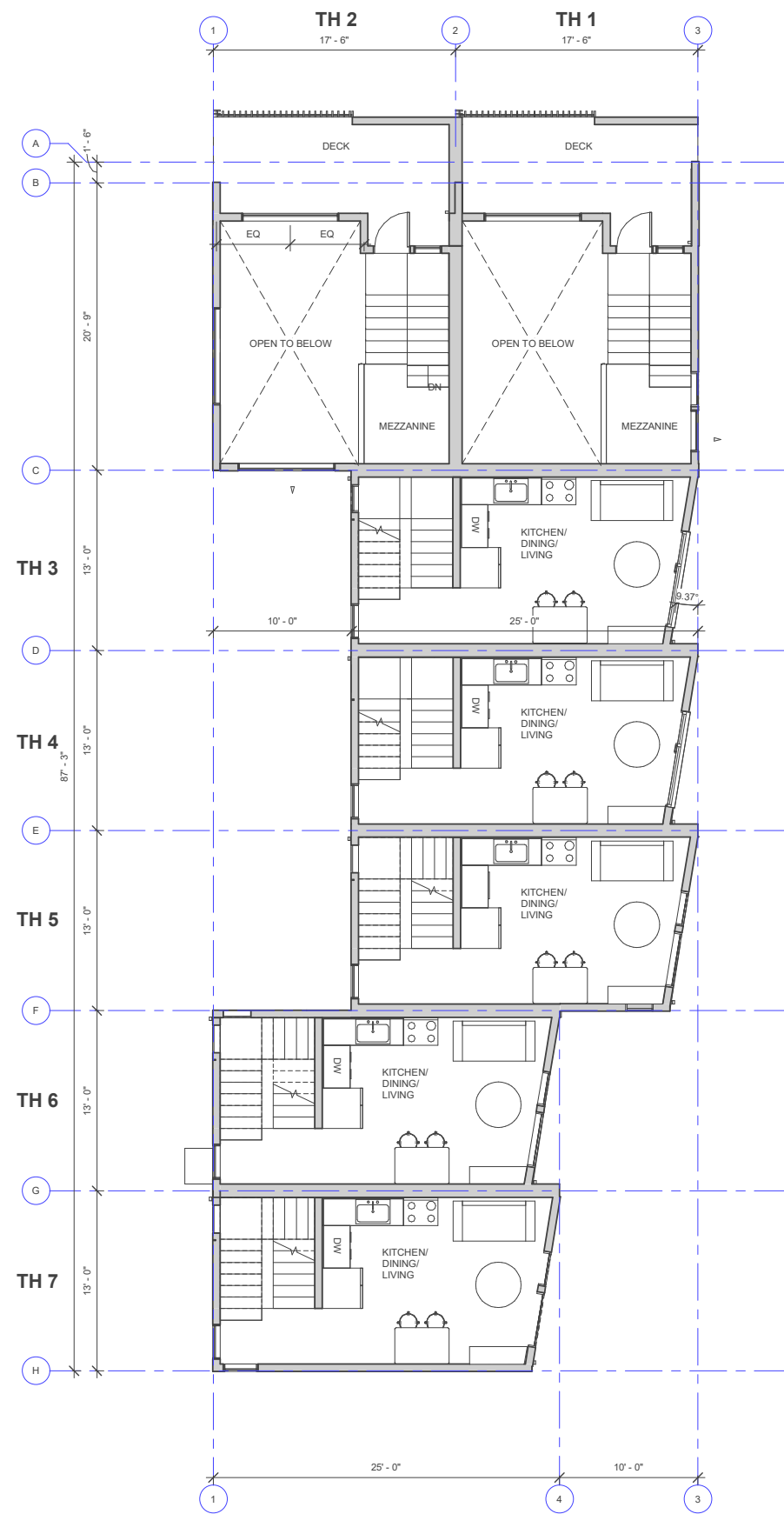
FIRST FLOOR PLAN

FAR CALCULATIONS

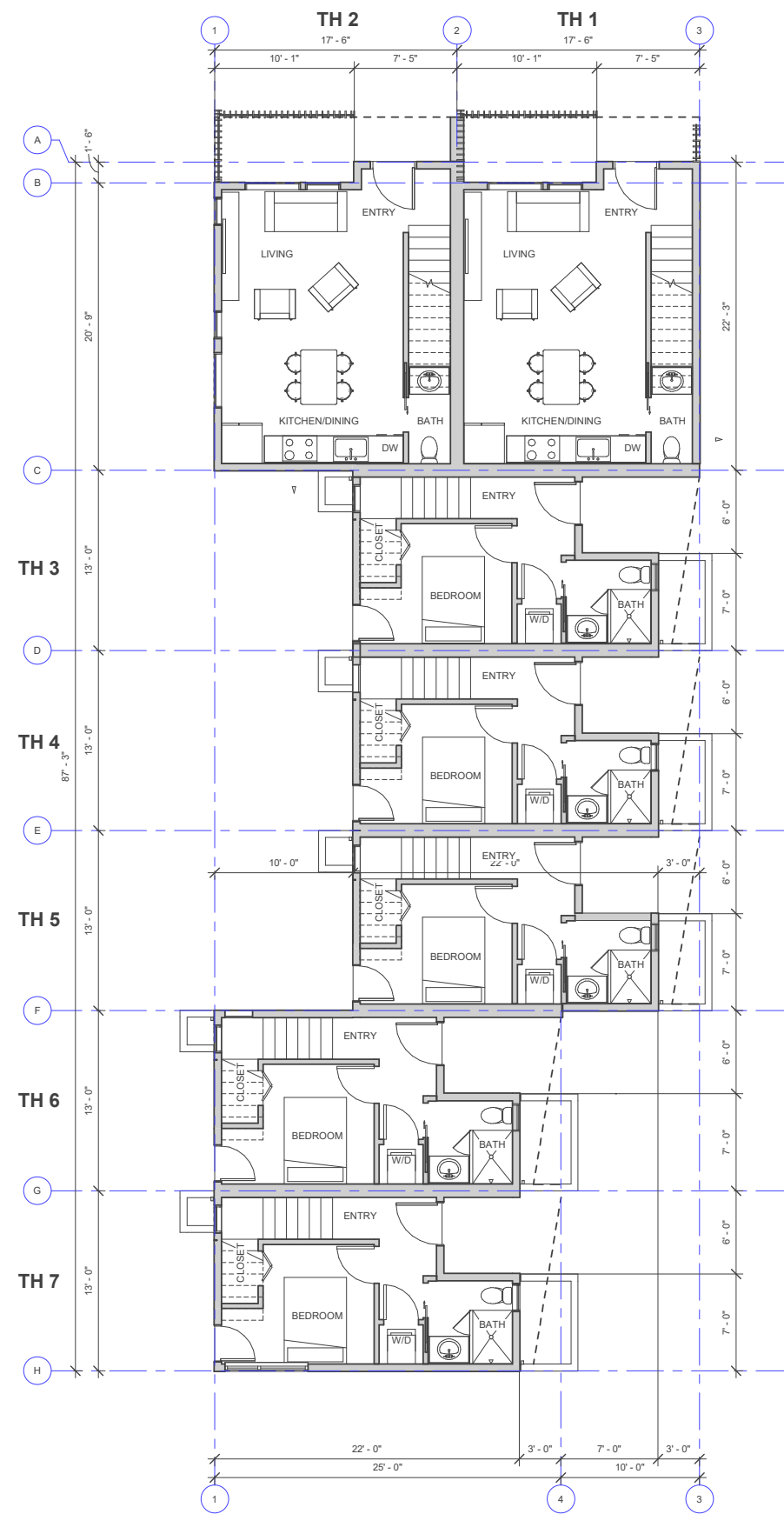
TOWNHOUSE 1		
FIRST FLOOR	335.92 SF	
SECOND FLOOR	98.99 SF	
THIRD FLOOR	275.27 SF	
FOURTH FLOOR	275.27 SF	
	985.46 SF	
TOWNHOUSE 2		
FIRST FLOOR	335.92 SF	
SECOND FLOOR	98.99 SF	
THIRD FLOOR	275.27 SF	
FOURTH FLOOR	275.27 SF	
	985.46 SF	
TOWNHOUSE 3		
FIRST FLOOR	219.44 SF	
SECOND FLOOR	276.56 SF	
THIRD FLOOR	88.34 SF	
FOURTH FLOOR	287.70 SF	
TO ROOF	27.00 SF	
	899.04 SF	
TOWNHOUSE 4		
FIRST FLOOR	219.44 SF	
SECOND FLOOR	276.56 SF	
THIRD FLOOR	88.34 SF	
FOURTH FLOOR	287.70 SF	
TO ROOF	27.00 SF	
	899.04 SF	
TOWNHOUSE 5		
FIRST FLOOR	219.44 SF	
SECOND FLOOR	276.56 SF	
THIRD FLOOR	88.34 SF	
FOURTH FLOOR	287.70 SF	
TO ROOF	27.00 SF	
	899.04 SF	
TOWNHOUSE 6		
FIRST FLOOR	220.73 SF	
SECOND FLOOR	276.56 SF	
THIRD FLOOR	88.34 SF	
FOURTH FLOOR	287.20 SF	
TO ROOF	27.00 SF	
	899.83 SF	
TOWNHOUSE 7		
FIRST FLOOR	220.73 SF	
SECOND FLOOR	276.56 SF	
THIRD FLOOR	88.34 SF	
FOURTH FLOOR	287.20 SF	
TO ROOF	27.00 SF	
	899.83 SF	
(6,482.00 SF ALLOWABLE)	6467.68 SF	

FAR NOTES

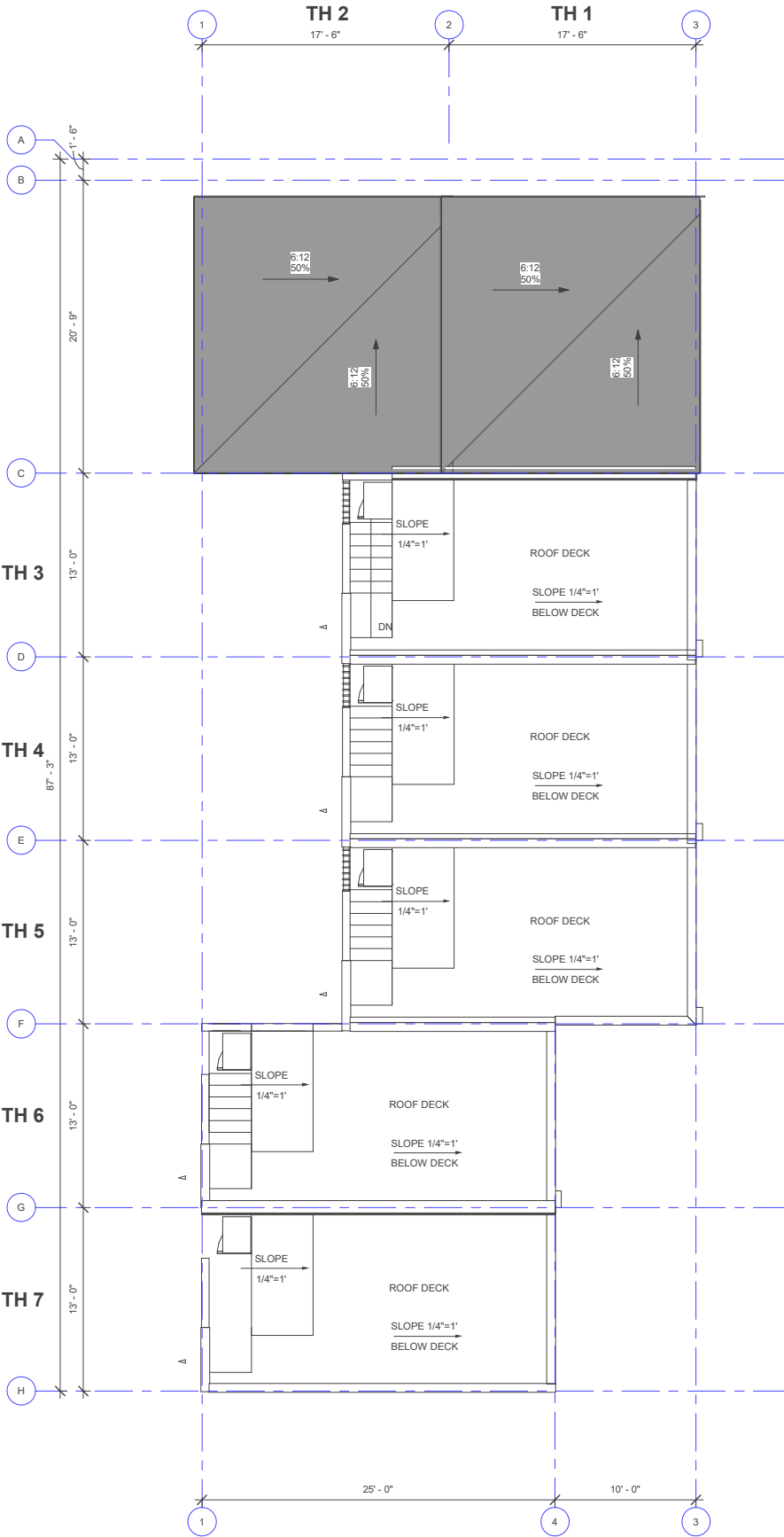
ALL MEASUREMENTS ARE SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS, WHICH INCLUDES DRYWALL PER DR4-2019



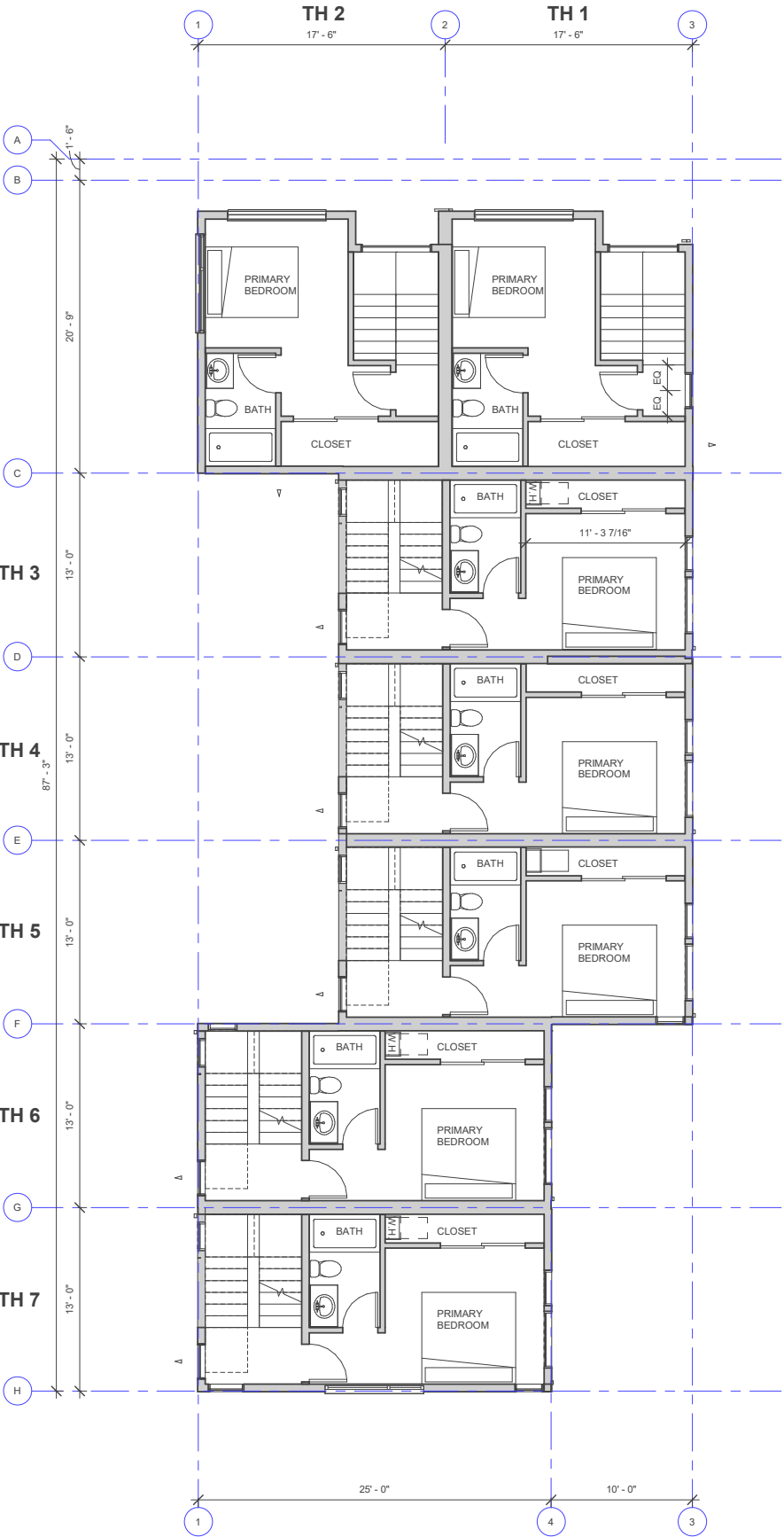
SECOND FLOOR PLAN



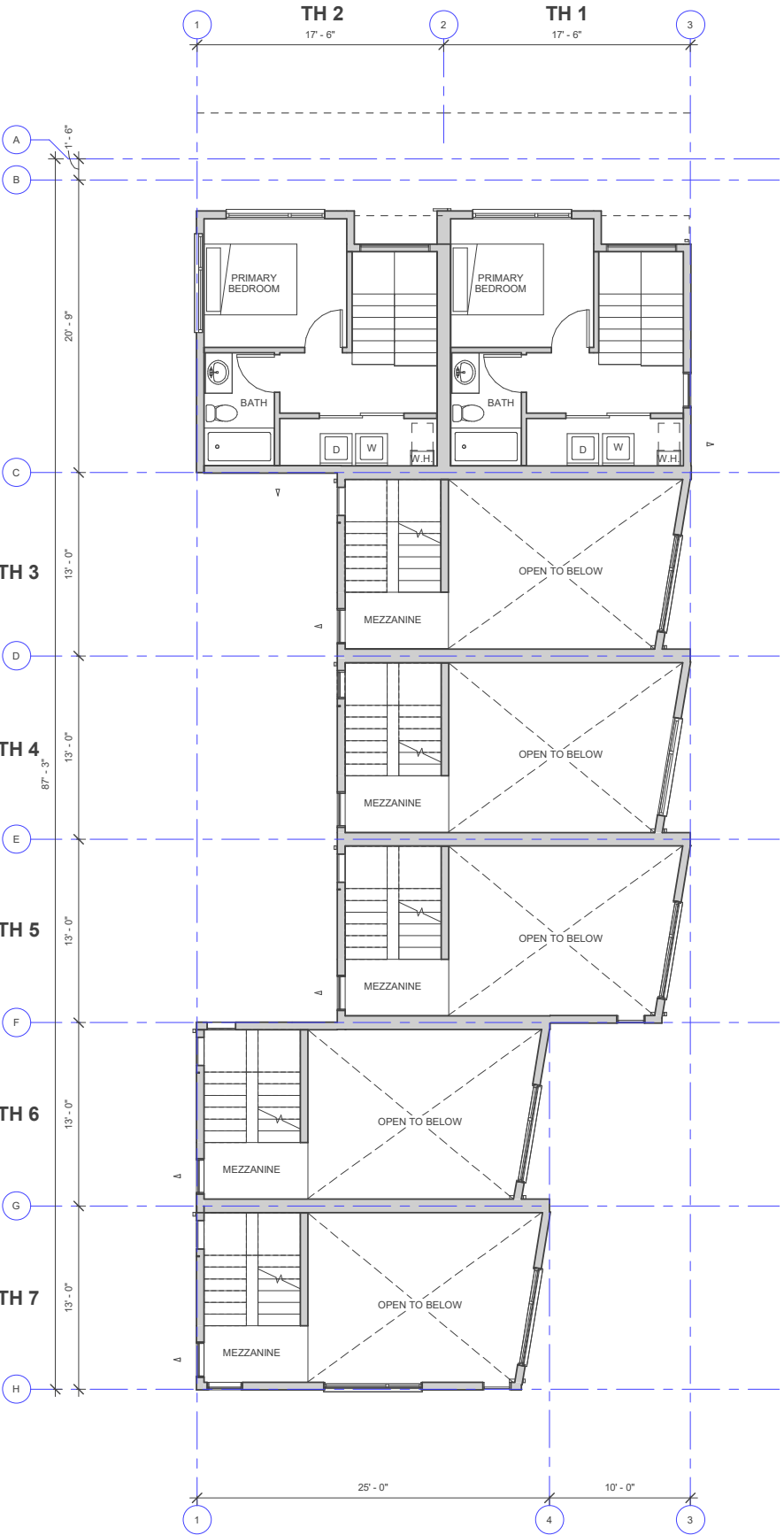
FIRST FLOOR PLAN



ROOF FLOOR PLAN



FOURTH FLOOR PLAN



THIRD FLOOR PLAN



① CEDAR SIDING



② CEMENTITIOUS PANEL
WHITE



③ CEMENTITIOUS INFILL
IRON ORE - DARK GRAY



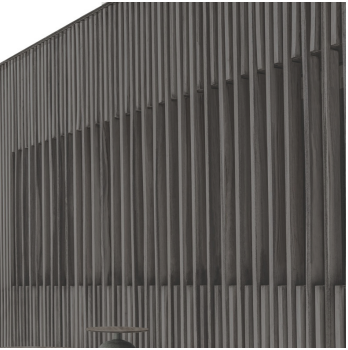
④ BLACK VINYL WINDOWS



⑤ BOARD AND BATTEN
GRAY



⑥ CONCRETE



⑦ VERTICAL WOOD SCREEN
-GRAY



NORTH ELEVATION

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood and introduce high level texture, detail and modernity. The privacy screen has been integrated into the facade to decrease perceived building mass and created a larger pedestrian experience. The privacy screen will be made of vertical wood slats to block passing traffic lights but still allow light to pass into the living area. Board and Batten has been chosen to respond to the traditional residential context as well as mimic the verticality of the screen feature. Cedar is introduced for warmth and texture at the entries and soffits. To reduce the perceived mass the texture is maintained at the base and contrasted at the upper levels with smooth cementitious panels.



① CEDAR SIDING



② CEMENTITIOUS PANEL
WHITE



③ CEMENTITIOUS INFILL
IRON ORE - DARK GRAY



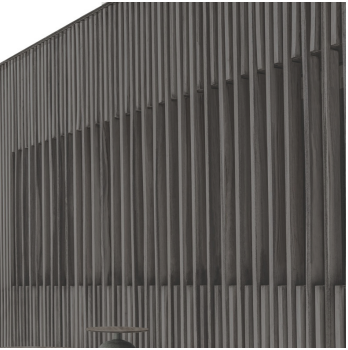
④ BLACK VINYL WINDOWS



⑤ BOARD AND BATTEN
GRAY



⑥ CONCRETE



⑦ VERTICAL WOOD SCREEN
-GRAY



WEST ELEVATION



① CEDAR SIDING



② CEMENTITIOUS PANEL
WHITE



③ CEMENTITIOUS INFILL
IRON ORE - DARK GRAY



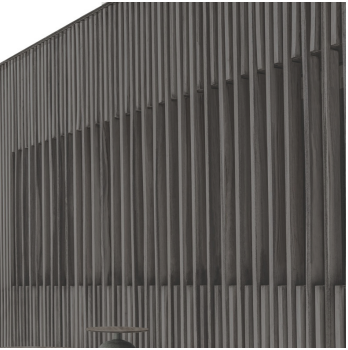
④ BLACK VINYL WINDOWS



⑤ BOARD AND BATTEN
GRAY



⑥ CONCRETE



⑦ VERTICAL WOOD SCREEN
-GRAY



SOUTH ELEVATION



① CEDAR SIDING



② CEMENTITIOUS PANEL
WHITE



③ CEMENTITIOUS INFILL
IRON ORE - DARK GRAY



④ BLACK VINYL WINDOWS



⑤ BOARD AND BATTEN
GRAY

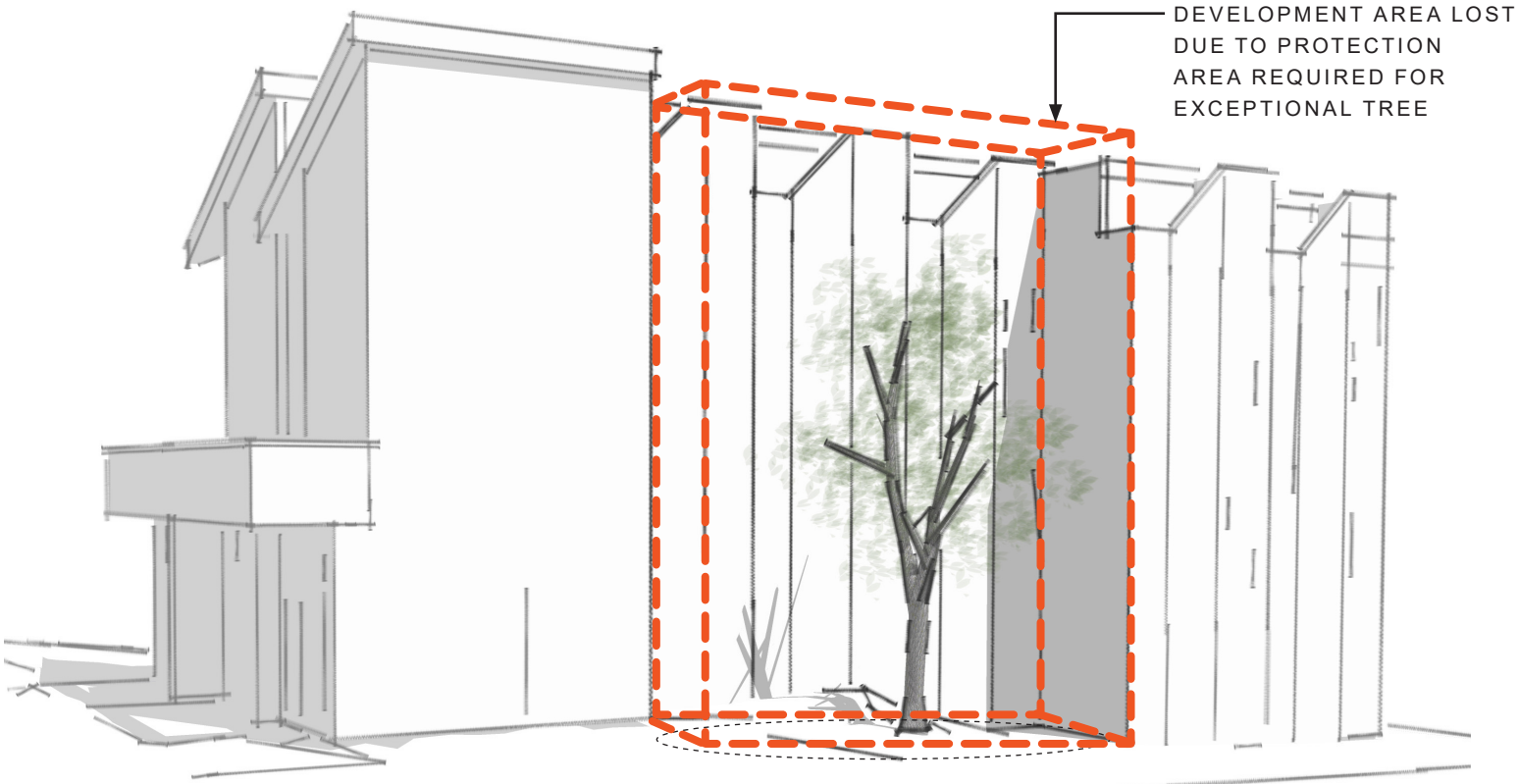


⑥ CONCRETE

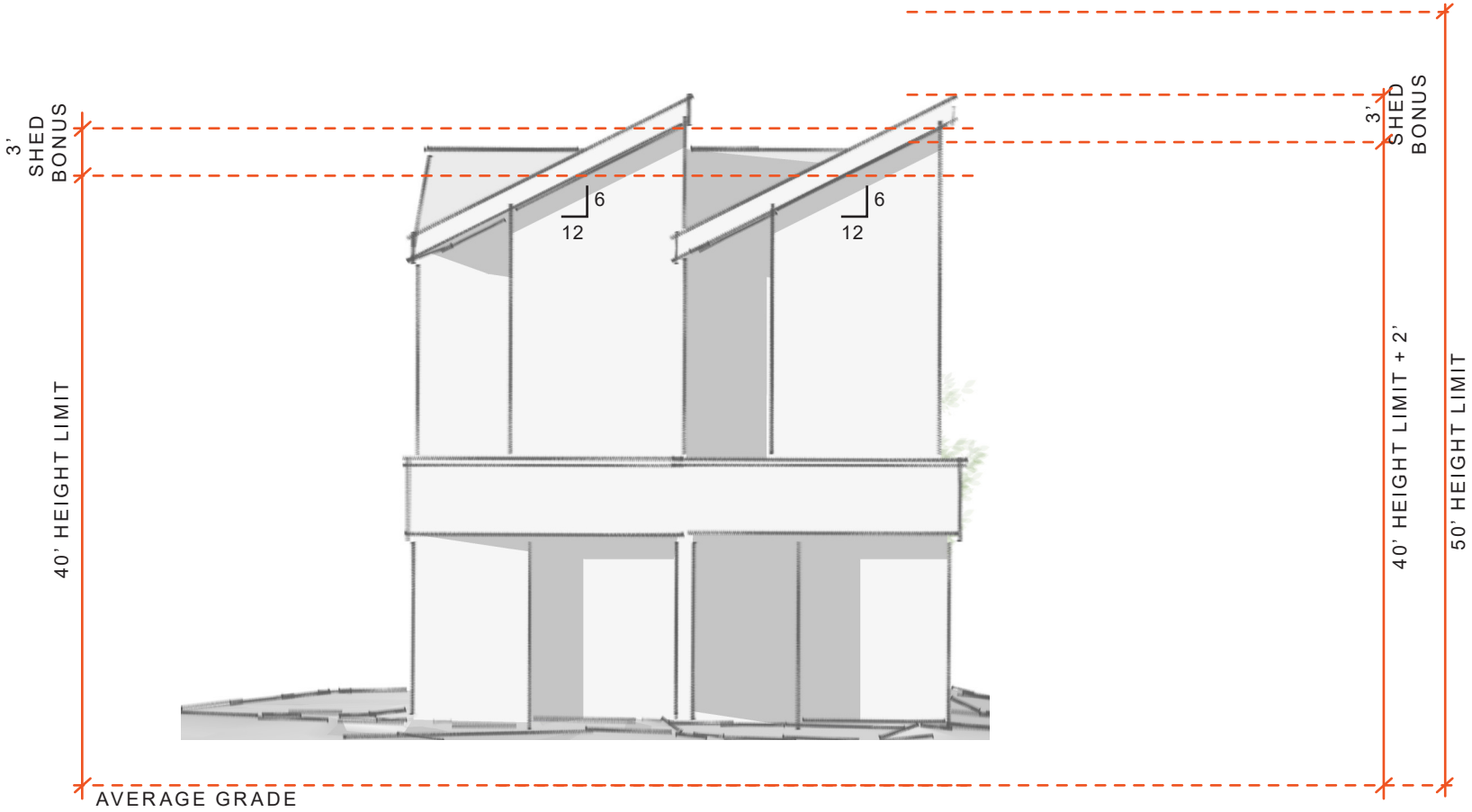


⑦ VERTICAL WOOD SCREEN
-GRAY





EXCEPTIONAL TREE DIAGRAM - WEST FACADE



BASE HEIGHT PER
SMC 23.45.514.E.1

PROPOSED BASE HEIGHT PER
SMC 25.11.070.A.3.A

CODE REQUIREMENTS
23.45.514.E.1
STRUCTURE HEIGHT

In LR zones, the high side(s) of a shed or butterfly roof may extend 3 feet above the height limits set in Table A for 23.45.514, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit.

EXCEPTIONAL TREE HEIGHT BONUS
25.11.070.A.3.a
PERMITTED HEIGHT

For a principal structure with a base height limit of 40 feet that is subject to the pitched roof provisions of subsection 23.45.514.D, the Director may permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a height of 50 feet if the increase is needed to accommodate, on an additional story, the amount of floor area lost by avoiding development within the tree protection area and the amount of floor area on the additional story is limited to the amount of floor area lost by avoiding development within the tree protection area.

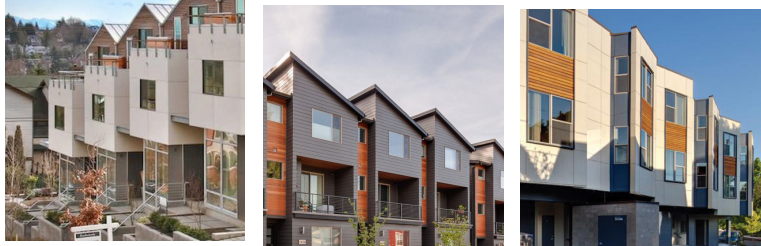
ADJUSTMENT REQUEST
This project proposes an increase of 2'-0" to the base height through the preservation of an exceptional tree as allowed by SMC 25.11.070.A.3.a

- RATIONALE**
- This height increase is allowed by code
 - Proposal is only 20% of full extent allowed
 - Creates improved space for upper levels by allowing additional triangular glazing to bring more light into that space
 - Improves character of street scape through accentuated steep pitch and unique roof forms, as encouraged by Land Use Planner

CORRESPONDING DESIGN GUIDELINES
CS2.B.2 Strong connection to the street
CS2.D.4 Height, Bulk, and Scale

PRIORITY DESIGN GUIDELINES

EARLY RESPONSE



CS2.D HEIGHT, BULK, AND SCALE

3. ZONE TRANSITION

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factors to consider: a. Distance to the edge of a less (or more) intensive zone;

Along the street facing units we are proposing a shed roof line to minimize bulk as well as to fit within the existing residential scale context. An additional upper level set back is proposed here to further bring down the scale and the street presence. The rear units step down to respond to the topography. On those units we are also reducing the penthouse heights and adding an angle to the at upper level to reduce the perceived mass.



CS2 III – MULTI-FAMILY/ RESIDENTIAL ZONE EDGES

iii. Careful siting, building design and building massing should be used to achieve an integrated neighborhood character in multi-family zones. Some of the techniques preferred in Roosevelt include: a. Increasing building setbacks from the zone edge at ground level; b. Reducing the bulk of the building’s upper floors; c. Reducing the height of the structure;

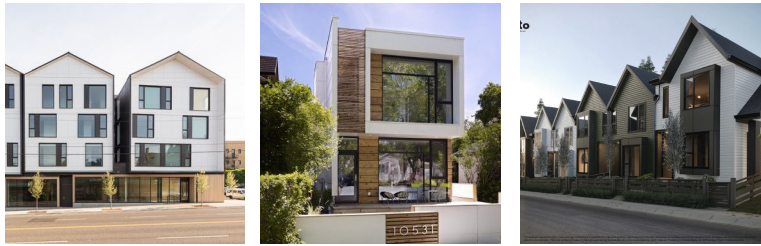
The front units are setback more than required and have an additional upper level setback that helps reduce the bulk. The rear units stepped down one foot per unit to create nice entry sequence and rhythm. The ground level entries are pushed in further from the setbacks to create a privacy buffer closer to the zone transition. Half height penthouse has been proposed to further reduce the hight of those units. This move also creates larger views out West to the Olympics.



CS1.D. PLANTS AND HABITAT

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 buildings have been thoughtfully positioned on the site to maintain an exceptional tree. The rear two units are setback from the east property line to keep a cluster of trees along the south that create a nice entry approach for the back units. The proposed design incorporates plantings in a terraced manner to respond to the site topography and rhythm of the rear unit entries. Along the street entries tall plantings will be used along with the screen feature to create a privacy and a buffer from the busy street.



CS3.A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

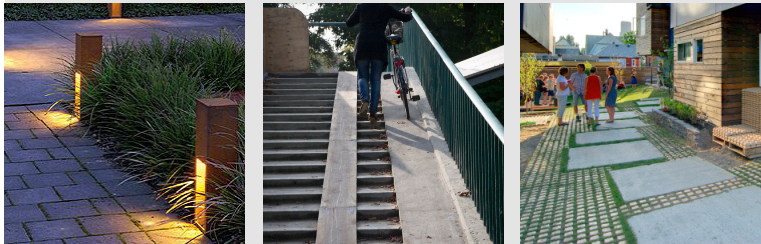
4. EVOLVING NEIGHBORHOODS

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

In this evolving neighborhood we are responding by using typical residential forms but in new and innovative ways. The street facing units have a familiar residential shed roof from the street. The proposed roof is two intersecting sheds to create a unique inverted form that speaks to modern techniques that could influence future development. We are also utilizing a combination of traditional and modern materials as well as multifunctional screening elements.

PRIORITY DESIGN GUIDELINES

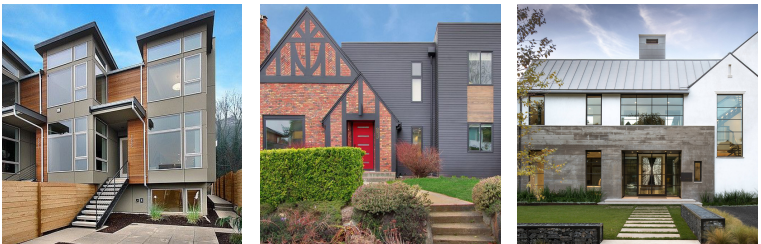
EARLY RESPONSE



PL4I - ACTIVE
TRANSPORTATION

- i. Transit Supportive Design When adjacent to transit stops and/or facilities, where transit will connect to the light rail station, encourage the following:
 - ii. Anticipate greater use of bicycles, especially along newly designated neighborhood greenways, and in conjunction with the future light rail station in order to minimize conflicts with other transportation modes. This may include siting building entrances to accommodate bicycle parking and storage facilities while simultaneously addressing pedestrian access and movement.

The street facing entries sit 8’ off the property line to create a larger buffer between street and building. The privacy screen could occur at property line but it is integrated into the facade to decrease perceived building mass and created a larger pedestrian experience. The rear units encourage biking by proposing a slim ramp between stair and fence for walking bike up the topography.



CS3.A EMPHASIZING POSITIVE
NEIGHBORHOOD ATTRIBUTES

1. FITTING OLD AND NEW TOGETHER

Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

The proposed design will be compatible with the evolving neighborhood by using unique but still recognizable forms like the roof lines and screening elements. Board and Batten has been chosen to respond to the traditional residential context as well as mimic the verticality of the modern screen element.



CS3.A EMPHASIZING POSITIVE
NEIGHBORHOOD ATTRIBUTES

3. ESTABLISHED NEIGHBORHOODS

In existing neighborhoods with a well defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

The surrounding context is composed of mostly single family homes with traditional roof forms. The proposed development on the site will complement the homes by facing the street with a double shed roof shape but will utilize modern materials and screening elements in order to create a transitional lot.



DC4 – EXTERIOR ELEMENTS &
FINISHES

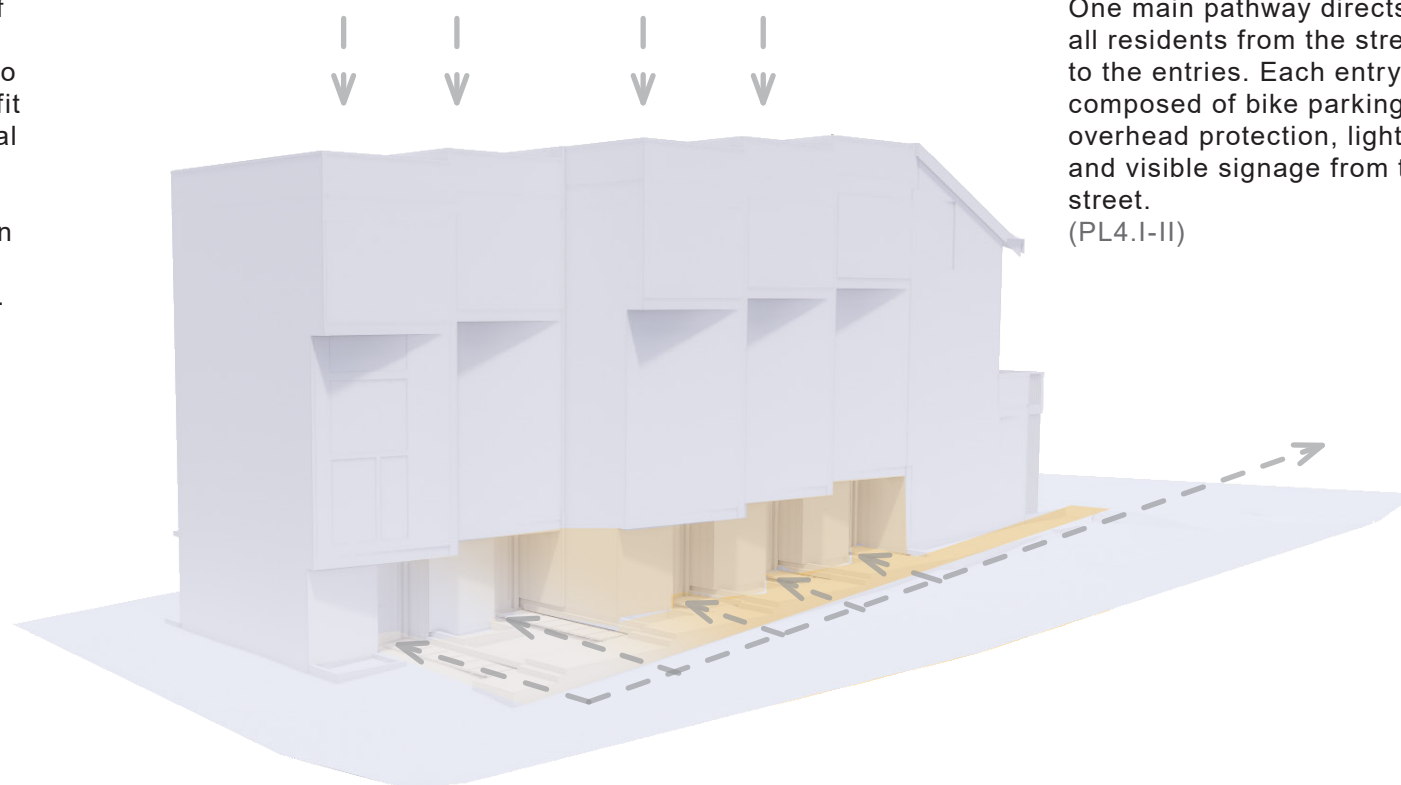
- iii. Colors should be consistent with and chosen based on existing architectural cues and should be considered in terms of their relationship to neighboring structures.
- iv. The use of more natural elements, such as a brick, wood, etc. that feels welcoming to pedestrians (see Ballard Ave. as example) or high quality, durable modern elements is encouraged.

Materials are thoughtfully chosen to complement the neighborhood and introduce high level texture and detail. Board and Batten has been chosen to respond to the traditional residential context as well as mimic the verticality of the screen feature. The privacy screen will be made of wood slats that will match the color of the board and batten. Cedar is introduced for warmth and texture at the entries and soffits.



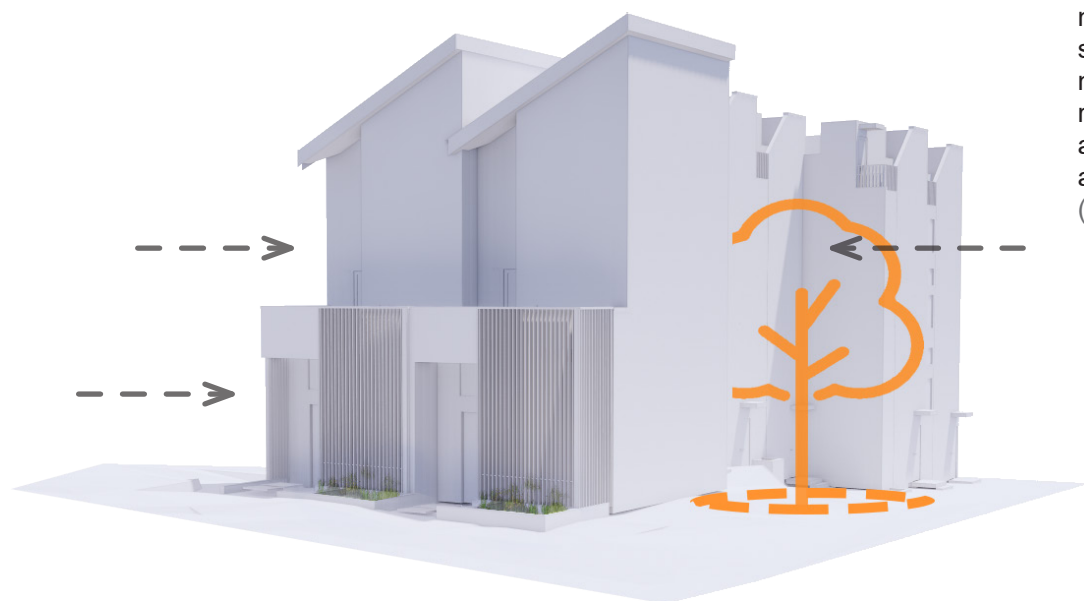
ROOF LINE

Existing architectural roof forms are prominent part of neighborhood. Street facing units have a shed roof line to minimize bulk as well as to fit within the existing residential scale context. An additional upper level set back in proposed here to bring down the scale at the street and avoid the high tension line. (CS3.D.1)



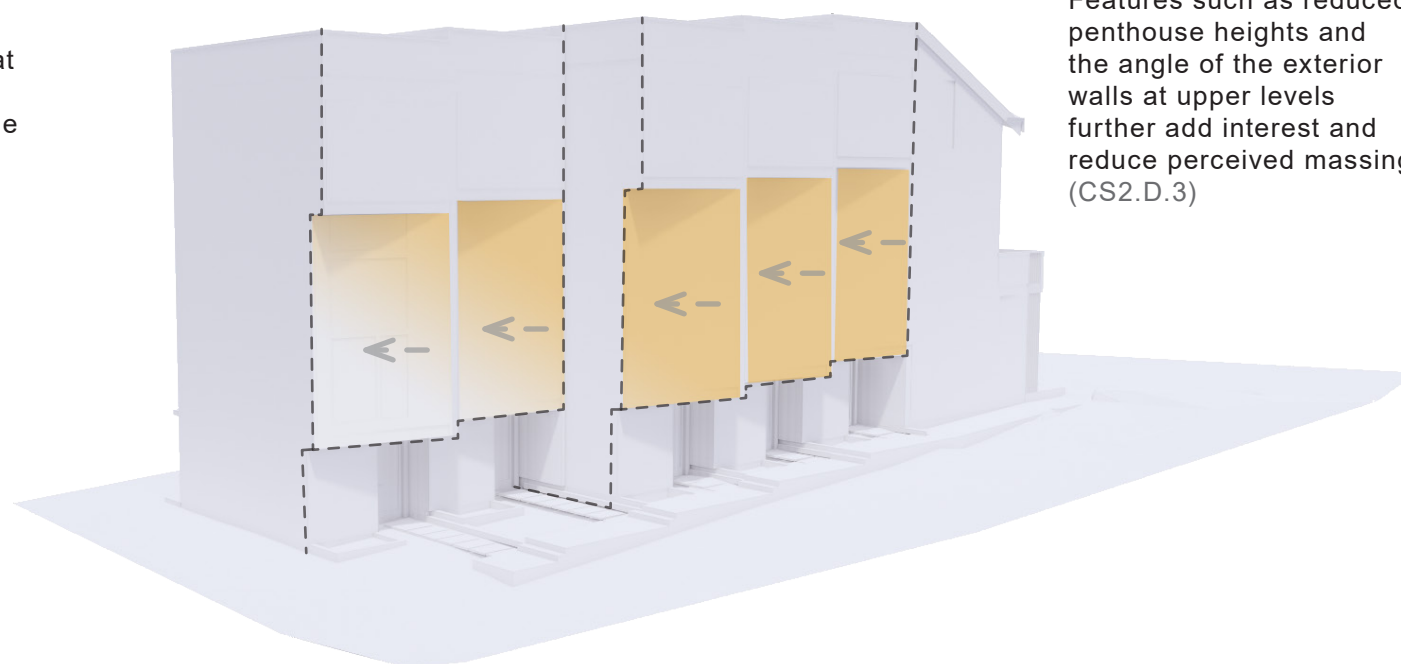
COHESIVE SITE CIRCULATION

One main pathway directs all residents from the street to the entries. Each entry is composed of bike parking, overhead protection, lighting and visible signage from the street. (PL4.I-II)



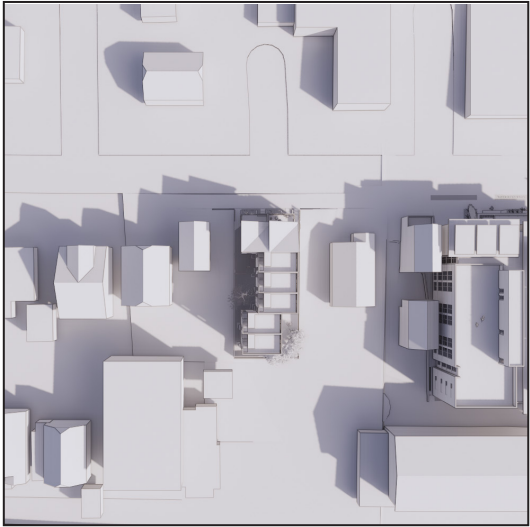
EXISTING CONDITIONS

The design proposes to keep the exceptional tree to the west, as well as some non exceptional trees to the south of the site. By making major modulation moves that respond to the existing tree and existing high voltage line at street front. (CS1.D.1)

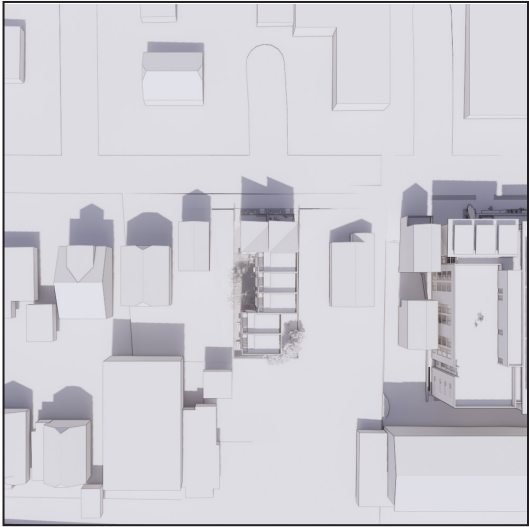


UNIT MODULATION

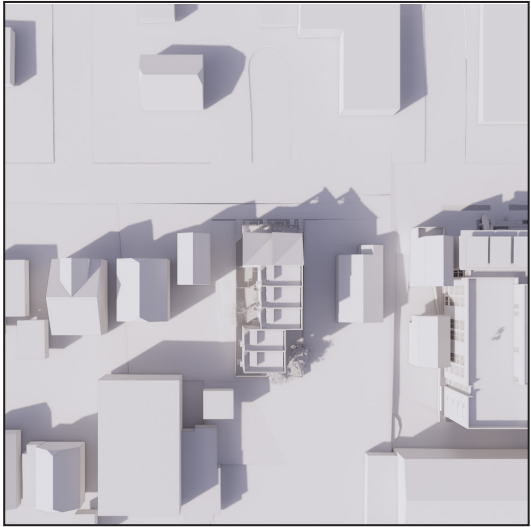
Stepping the units with the existing topography reduces the overall perceived mass. Features such as reduced penthouse heights and the angle of the exterior walls at upper levels further add interest and reduce perceived massing. (CS2.D.3)



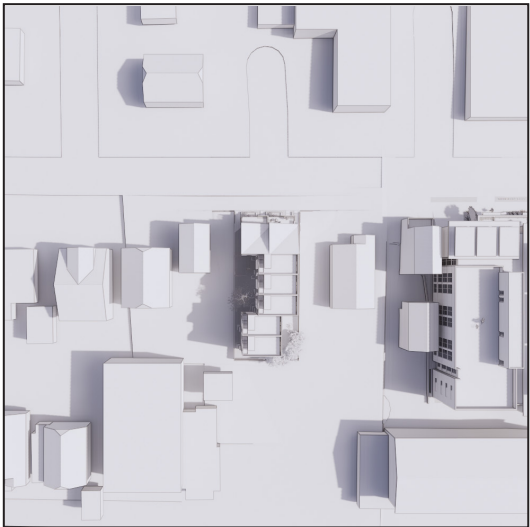
MARCH / SEPTEMBER 21, 9 AM



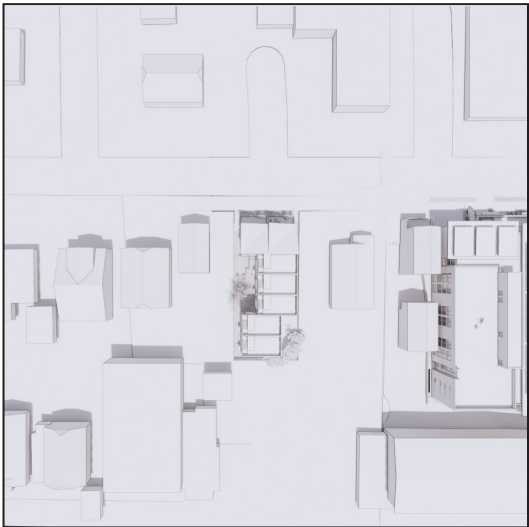
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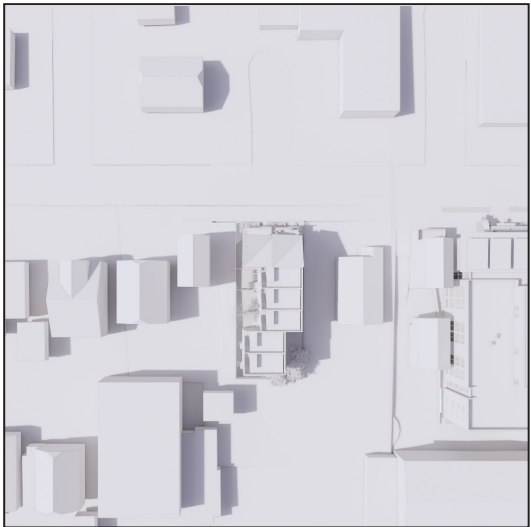
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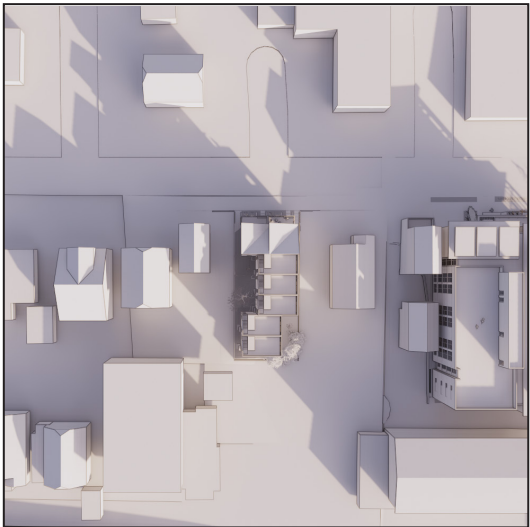
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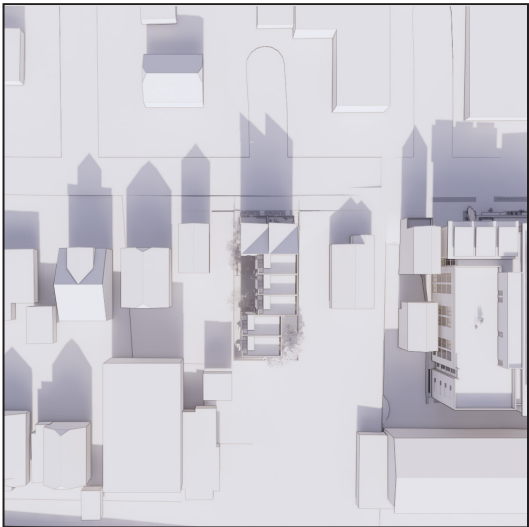
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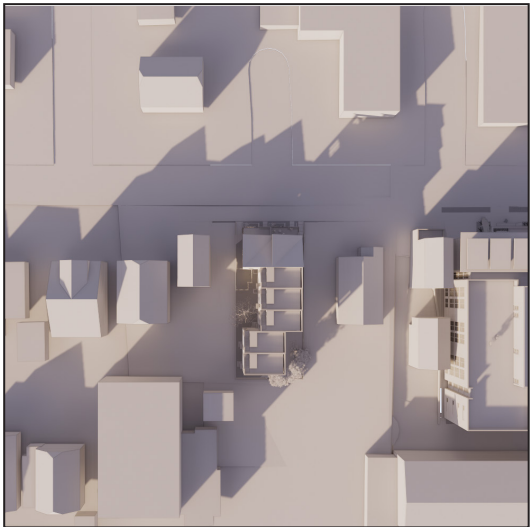
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DECEMBER 21, 12 PM



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PRIVACY STUDIES - EAST NEIGHBOR



SURROUNDING CONTEXT



PRIVACY STUDIES- WEST NEIGHBOR



MATERIALS

Materials have been chosen to complement the neighborhood and introduce high level texture, detail and modern application (DC4.A.1)

FRONT DECKS - AMENITY SPACES

Amenity space is provided at the second floor deck as opposed to a roof deck in order to provide a roof form that respond to the neighborhood context. (CS3.A)

EVOLVING NEIGHBORHOODS

The immediate surrounding context is composed of mostly single family homes with traditional roof forms. The proposed development on the site will complement the homes by facing the street with a double shed roof shape but will utilize modern materials and screening elements in order to create a transitional lot. (CS3.A)



MASSING

Shed roof forms are proposed around the single family homes in order to reduce the perceived bulk and preserve neighborhood context (DC2.A.2, CS2D)

MODULATION

A variation in setbacks at the street help to reduce the bulk of the building (CS2.IV) and also allows for thoughtful material transitions in order to break down the street facing facade. (DC2-A)

PRIVACY

A privacy screen is integrated into the building form to block views and passing traffic lights but still allow light to pass into the living area. (CS3.A)

NORTH WEST VIEW - 70TH AVE



EXISTING CONDITIONS

The design proposes to keep the exceptional tree to the west, as well as some non exceptional trees to the south of the site. By making major modulation moves that respond to the existing tree and existing high voltage line at street front. (CS1.D.1)

NEIGHBORHOOD CONTEXT

The surrounding context is composed of mostly single family homes with traditional roof forms. The proposed development on the site will complement the homes by facing the street with a double shed roof shape but will utilize modern materials and screening elements in order to create a transitional lot. (CS3.A)

LANDSCAPING

Landscaping is incorporated to create a natural buffer between the first floor living spaces and the sidewalk. Greenery is used to soften the edges of the privacy screen and create a pedestrian friendly space. (PL2.B.1)



NORTH EAST VIEW - 70TH AVE



CIRCULATION

One main pathway directs all residents from the street to the entries. Each entry is composed of bike parking, overhead protection, lighting and visible signage from the street. (PL4.I-II)

MODULATION

Modulation along the East reduces the perceived mass. The angled walls speak to the design language of the sloped roofs at the street units and creates a unique entry experience (CS2.D)

SIDE YARDS

The rear two units are pushed back further from the East to create larger yards and maintain existing trees on the site. The trees help create a welcoming pedestrian experience and prioritize the existing landscape context. (PL2.B.1)

SOUTH EAST VIEW



LANDSCAPING
The buildings have been thoughtfully positioned on the site to maintain an exceptional tree. Windows are placed in the units to open up and engage with the existing landscape. (CS1.D)

ROOF DECKS & VIEWS
Roof decks provide additional amenity space to the users as well as views to the olympics. Half height penthouses maximize the view out West . (DC.3.C.2)

EAST FACADE VIEW



WEATHER PROTECTION

Overhead protection is located above entries and bike parking. The angled wall above creates unique entry portals that help define each unit from each other. (PL2.C.1-3)

WAYFIDING

Address numbers are placed near the lighting to assist in circulation. (PL2.D.1)

LIGHTING

Lighting for entry and pathways is proposed to insure safety. (DC4.C.1)

ENTRY PATHWAY



PEDESTRIAN PATHWAY - LEADING TO ALL ENTRIES FACING EAST