WHITTIER HEIGHTS TOWNHOMES FOR SHELTER HOMES

8313 12TH AVE NW - RECOMMENDATION PROPOSAL PACKAGE

3037147-EG
3037063-LU
6800838-CN

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CC: RON FROTON
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SEATTLE, WA 98102

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ROOT OF DESIGN
CC: DEVIN PETERSON
2020 MALTY RD
STE 7, PMB 370
BOTHELL, WA 98021



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PROPOSAL
12TH AVE NW TOWNHOMES

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PROJECT DESCRIPTION.

We are proposing 18 new townhouse dwellings in the Whitier Heights / Crown Hills neighborhood of Seattle. This immediate area has been recently up-zoned from single family to LR-1, and as such, our design strives to be scale and form-appropriate for this transitioning area. This site sits above the sidewalk along its eastern edge, so making this grade transition will be critical to the project's success. Also, there are several healthy exceptional trees that we intend to protect and preserve.

This project relates to the two other development sites to the north of this parcel. Both of these sites will be going through concurrent Streamlined Design Review. All three of these sites will be functionally independent.

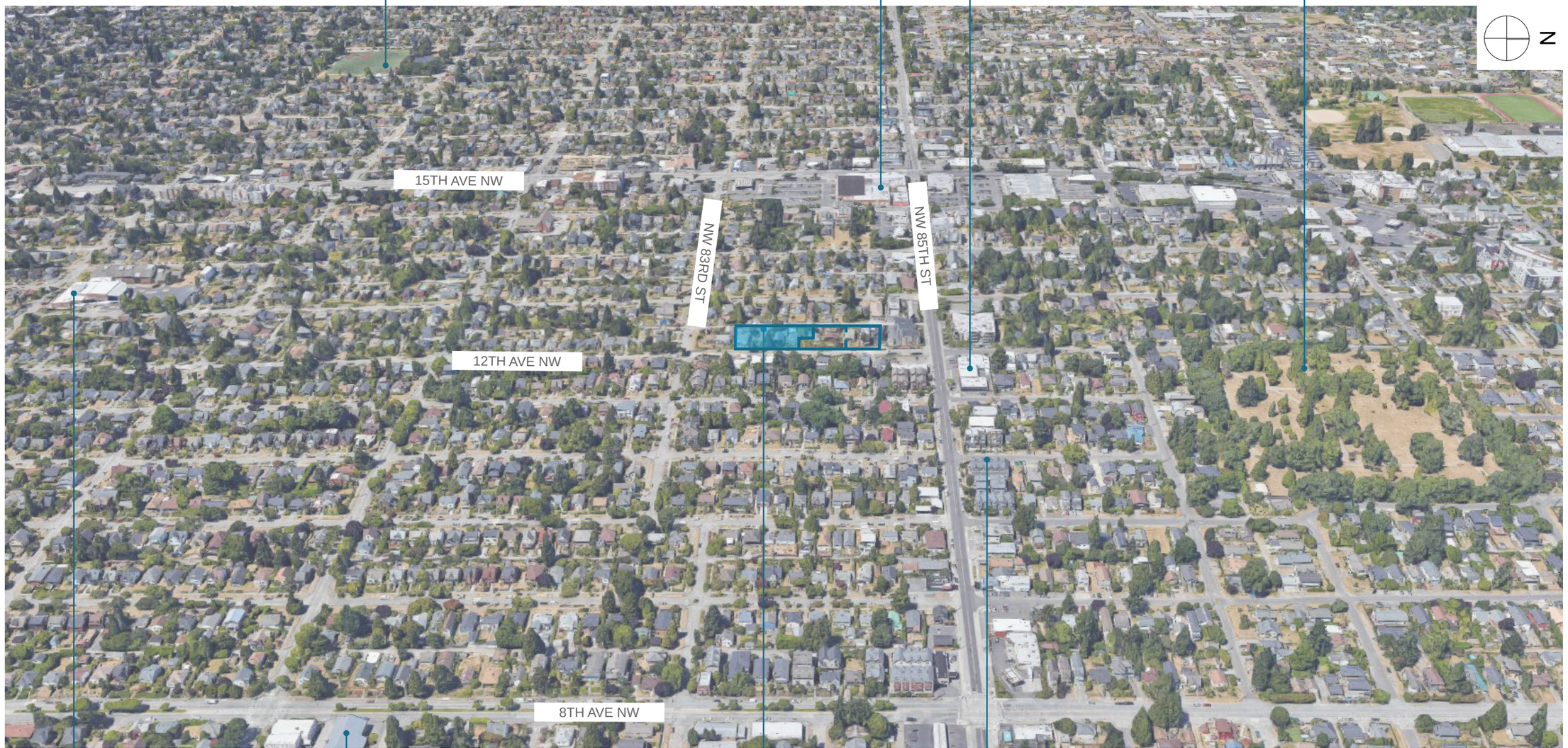
Auto parking will be provided at a rate exceeding one parking space per dwelling unit. The site is served by an alley, and all service uses (such as auto/bike parking and waste storage and collection) will be accessible via this alley.

Our goal is to enhance the existing built environment by providing high-quality ground related housing that meets the needs of many possible household types, while relating well to the existing neighborhood.

PROJECT #.	3037147-EG / 3037063-LU / 6800838-CN
LOT AREA.	23,243 SF
PROPOSED DWELLING TYPE.	ROWHOUSES & TOWNHOMES MIX OF 3 & 4-BEDROOM UNITS
RESIDENTIAL UNIT #. FLOOR AREAS (GROSS).	RESIDENTIAL: GROSS: 32,000 SF
FLOOR AREA (FAR).	ALLOWED: 30,216 SF PROPOSED: 30,107 SF
BUILDING HEIGHT.	30' PROPOSED (3 STORIES) PLUS ROOF DECK/PENTHOUSES
AUTO PARKING.	RESIDENTIAL: MORE THAN 1 PER DWELLING PROVIDED



OVERALL VIEW FROM SOUTHEAST



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EXISTING SITE CONDITIONS
SURVEY

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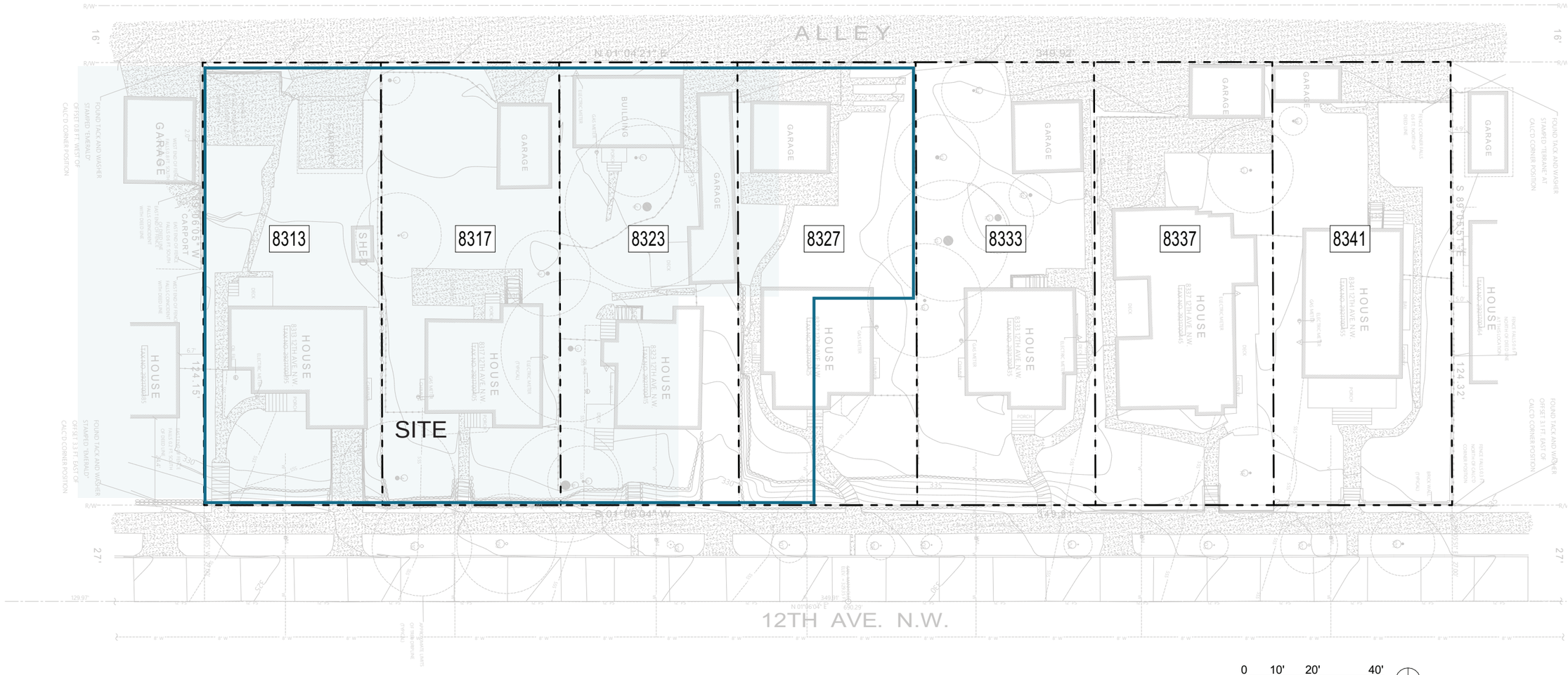
03. EDG RESPONSE

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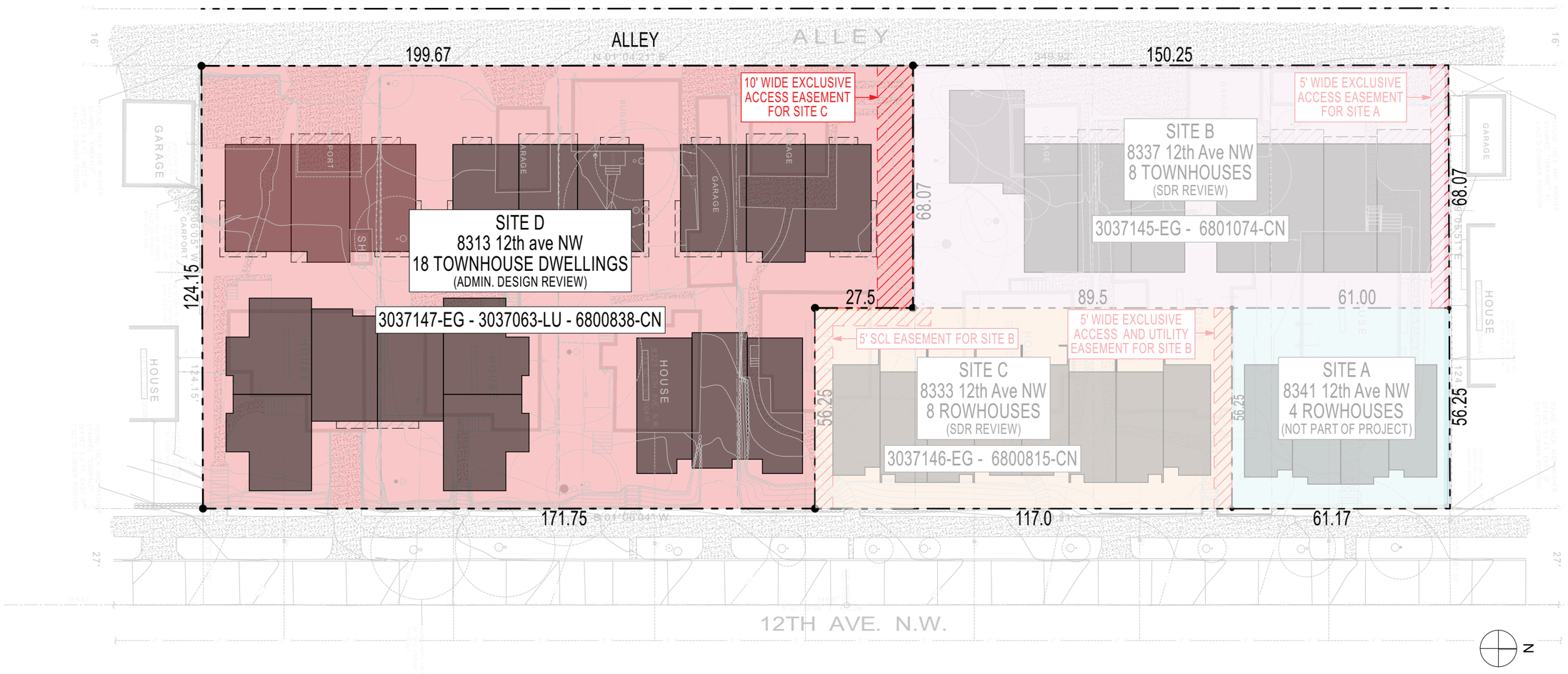
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SURVEY

SCALE: 1" = 30'

PARCEL D (23,226 SQ. FT.)
THAT PORTION OF LOTS 30, 31, 32, 33, 34, 35, 36, AND 37, BLOCK 15, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 7, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE S. W. CORNER OF SAID LOT 30; THENCE N 01 '04'21" E ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 199.67 FT.;
THENCE S 88'53'56" E, 68.00 FT.; THENCE S 01 '06'04" W, 27.49 FT.;
THENCE S 88 53'56" E, 56.25 FT.; THENCE S 01'06'04" W, 171.74 FT.;
THENCE N 89'06'05" W, 124.15 FT. TO THE POINT OF BEGINNING.
SUBJECT TO AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND
DESCRIBED AS "PEDESTRIAN EASEMENT B" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.
SUBJECT TO AN EASEMENT FOR WASTE STORAGE AND STAGING AS SHOWN AND DESCRIBED AS "TRASH EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.



SITE DIVISIONS AND EASEMENTS - 8313 TO 8341 12TH AVE NW

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VICINITY MAP
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1. NEARBY ROWHOUSES



2. JRA BIKESHOP

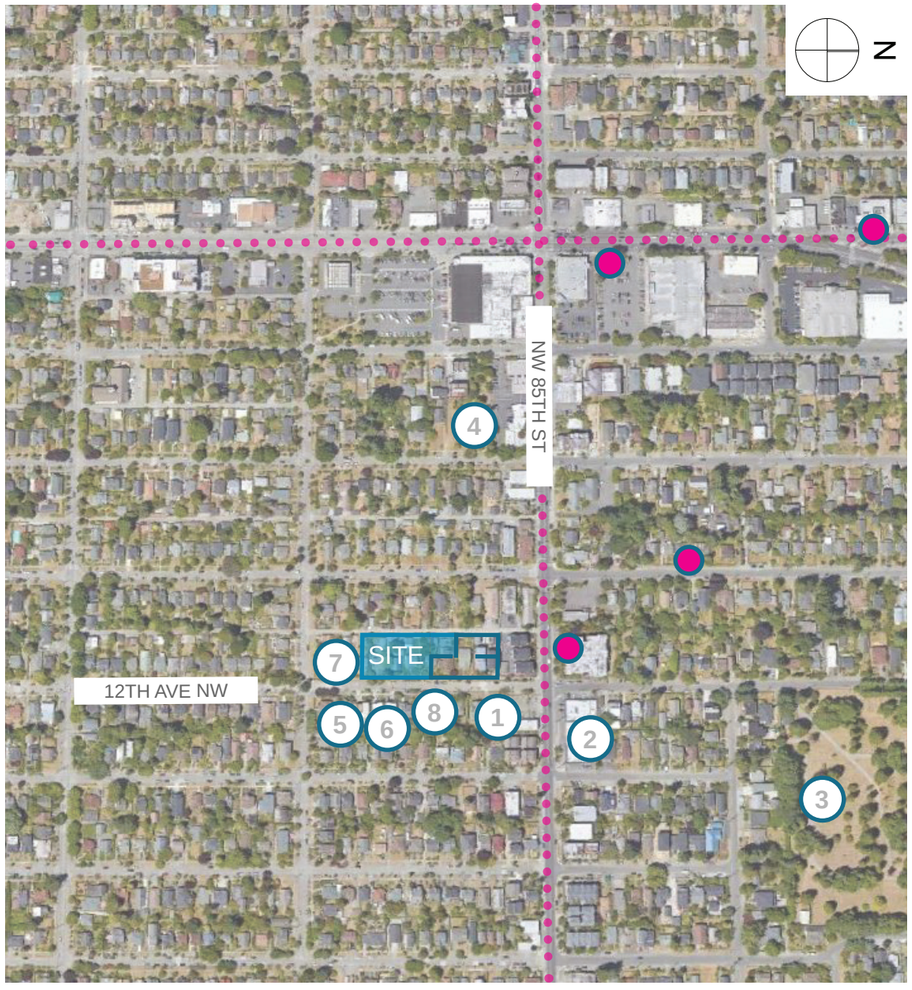


3. CROWN HILL CEMETERY



4. BAKER PARK IN CROWN HILL

BUS STOPS BUS ROUTE



VICINITY MAP.



5. NEARBY VINTAGE BRICK HOMES



6. NEARBY NEW MODERN HOMES



7. ONGOING CONSTRUCTION SITE



8. TYPICAL HOMES ON 12TH AVE NW

VIEWS FROM THE SITE
SITE PHOTOS



1. NE CORNER



2. NW CORNER



3. SW CORNER



4. SE CORNER



PHOTO KEY PLAN



5. LOOKING WEST (A)



6. LOOKING EAST (B)



7. LOOKING EAST (D)



8. LOOKING WEST (B)

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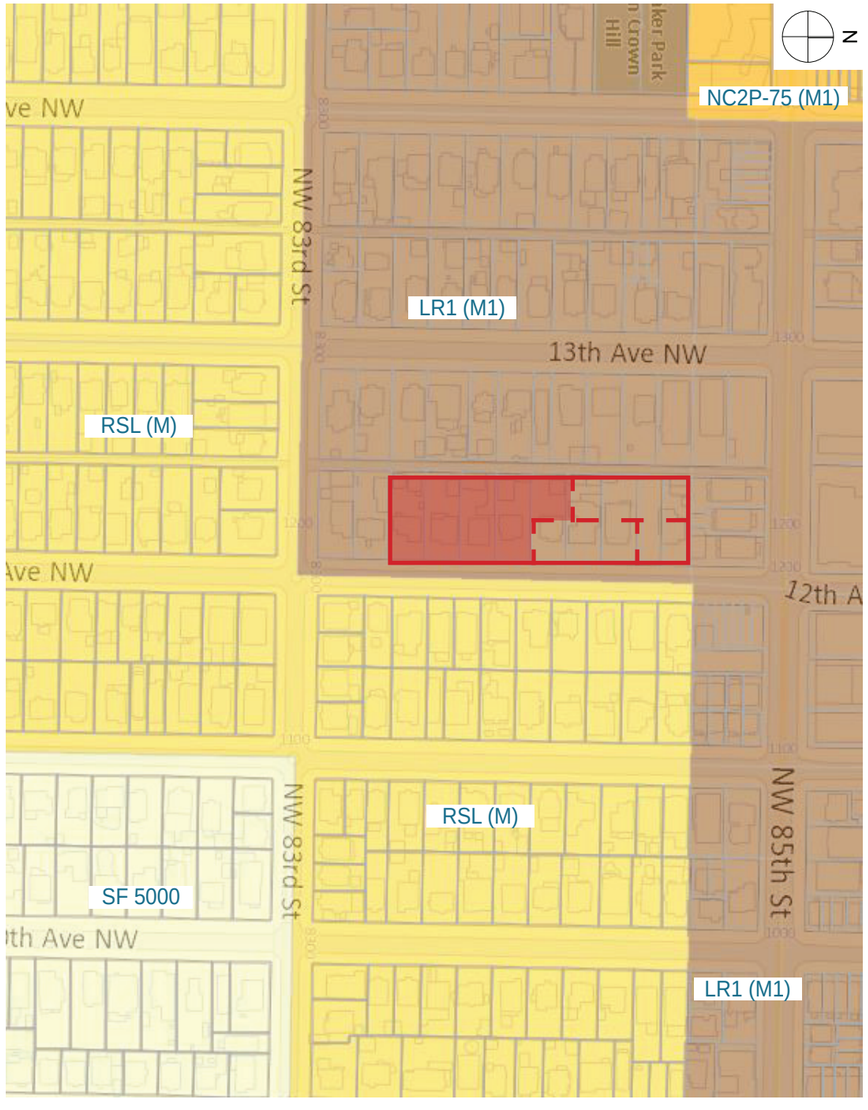
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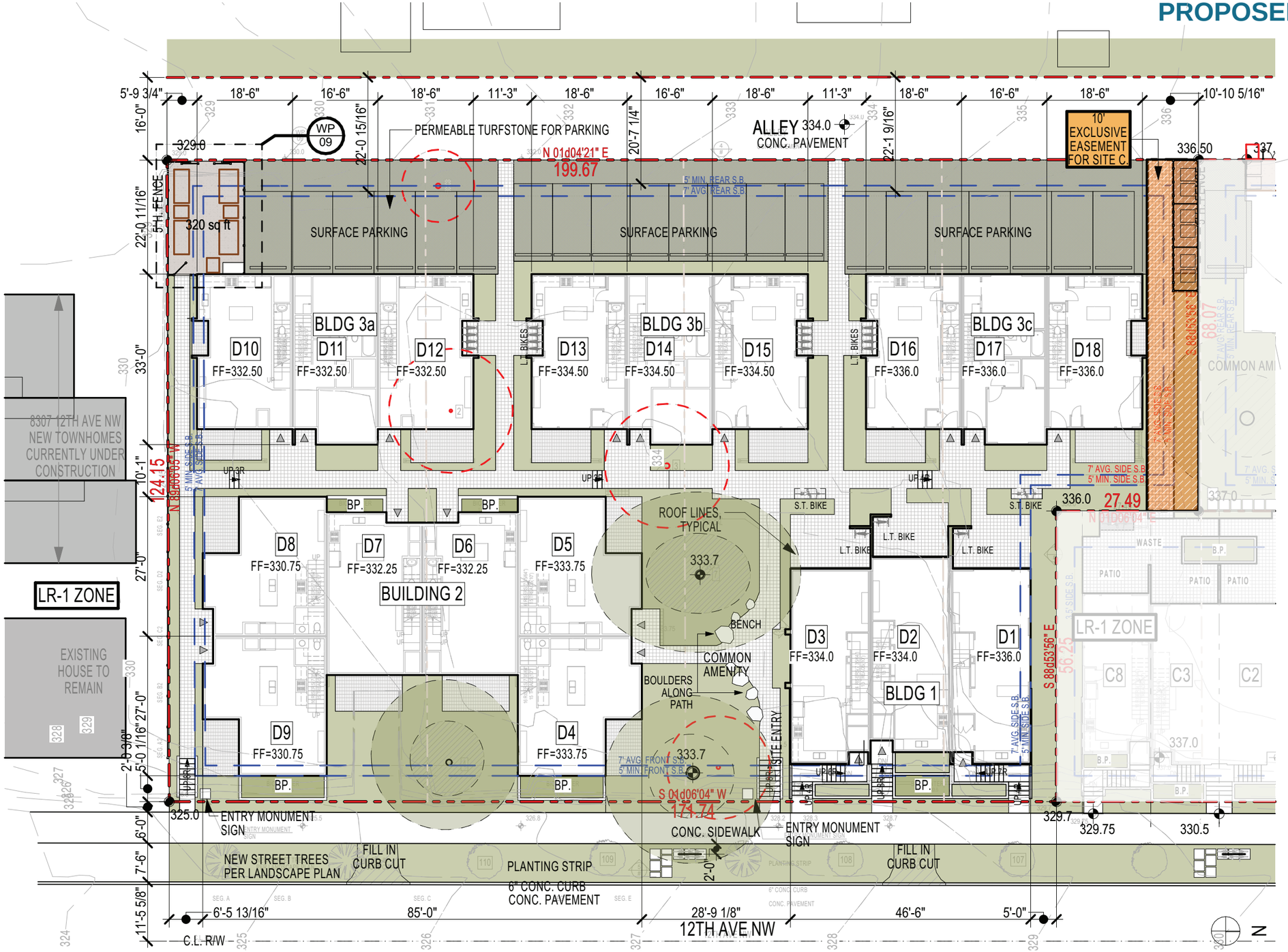
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Lot Area Total:	23,243 SF
Zoning:	LR1 (M1) / CROWN HILL RESIDENTIAL URBAN VILLAGE.
ECA:	NONE.
Residential Use:	18 TOWNHOUSE DWELLING UNITS
FAR:	FAR MULTIPLIER = 1.3 - 30,216 SF ALLOWED
HEIGHT:	30' BASE HEIGHT ALLOWED. +5' FOR PITCHED ROOF. +4' FOR PARAPETS. +10' FOR STAIR PENTHOUSE(S).
SETBACKS:	TOWNHOUSE: 5' MIN/7' AVG. ALL SIDES.
AUTO PARKING:	NONE REQUIRED AS PROJECT IS IN PARKING FLEXIBILITY AREA AND URBAN VILLAGE. MORE THAN 1 SPACE PER D.U. PROPOSED ALL DWELLINGS.
BICYCLE PARKING:	1 LONG-TERM SPACE REQUIRED PER D.U. 2 SHORT-TERM SPACES REQUIRED.
AMENITY AREA:	25% OF LOT AREA MUST BE PROVIDED AS AMENITY AREA. HALF OF THIS MUST BE AMENITY AREA AT GROUND LEVEL.
GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE.

PROPOSED SITE CONDITIONS
SITE PLAN



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CS1.D.1&2: Plants and Habitat

On site and off site trees: There are four exceptional trees on this site and one just north of the site that will impact our development. Our goal is to allow these tree locations to inform our building footprints and to establish uses adjacent to the trees that will enhance everyone's appreciation of these mature species. We have worked carefully with our arborist to establish protection zones that are realistic for all trees.







CS2.B.2: Connection to Street

Connecting townhomes to the street should be a high priority for this project. This is a challenge for this site due to the significant grade changes and the location of three of the exceptional trees. However, we are able to connect directly with three of our dwellings in our preferred scheme. Our solution for the rest of the dwellings is twofold: First, we are proposing a primary site entry that is clear and appropriately sized. This site entry will provide clear access for all of the remaining dwellings and will be adjacent to two of our preserved exceptional trees. Second, the dwellings that front the street but do not take access from the street will be designed so that they have outdoor spaces, balconies, and other features that enhance street connection.

Further challenges are presented by the preserevation of the exceptional trees. Forcing entry doors and pathways for each unit will disrupt the rythm of the architecture and will necessitate significant amouts of concrete retaining and stairs to negotiate the grade. The benefit of not providing the pathways is increased landscaping and a decrease in structured retaining at the sidewalk.







CS2.C.2: Mid-block Sites

Not only is this a mid-block site, but it is also a site that sits opposite a block face that is well-established with a mix of new and old single family homes. We intend to prioritize form, scale, and materials to work with the existing character of immediate surroundings.





CS3.A.1: Fitting Old and New Together

There are some wonderful examples of vintage brick homes at the corner of NW 83rd and 12th Ave NW. There are also some well-scaled contemporary single family homes on the east side of 12th that set good examples of current development. We intend to key into the positive aspects of both of these examples as a way of fitting our new project with the existing fabric of this neighborhood.

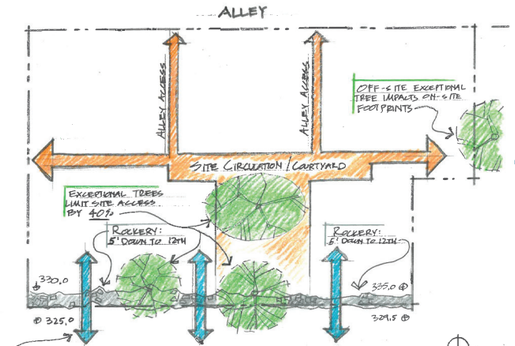
PL2.B.1: Eyes on the Street

Since we are fully utilizing the alley for service uses, we are able to develop the street side of this site with townhomes such that they can maximize the possibility of relating to the street with ample glazing and porches. In this way, occupants are able to see and relate to street activities.



















PL3.A.1.D: Individual Entries to Ground-related Housing

Townhomes will have clearly identifiable individual entries, accessed from either the street or the common access pathway that is being proposed. Some entries will be grouped into pairs, where it helps make the site plan work better, but all entries will be set up so that person-alization can take place. The entries will be scaled approximately and will be provided with protection from the elements with overhangs or canopies.

DC1.B.1: Access Location and Design

Use of the alley by this project allows us to free up the street frontage of all curb cuts and potential vehicle/pedestrian conflicts. The alley will be used to access auto and bike parking as well as waste storage and staging. Connections to the main circulation pathways will be thought-fully integrated so that the access to the alley will be convenient, but clearly secondary.

DC2.A.2: Reduce Perceived Mass

One priority of the LR-1 zone is to keep building widths narrow in order to have them relate better to single family homes. We are generally following this code section, but will be asking for a departure for one of our proposed buildings. In this case (the building containing units D4, through D9), we are massing the building such that the two middle units are stepped back from the flanking units a significant amount, thus reducing the massing that is read from the street. For all other buildings, we are following the 60' width limitation, and also manipulating the forms of the buildings so that they read as individual dwellings and therefor have a more residential feel.

DC2.B.1: Facade Composition

All building facades are important for this project. The street facade must be designed to work with the neighborhood as previously outlined. The interior facades are important because they will be providing the points of entry for most of the dwellings. And the alley facades will be very visible to those using the alley for access. All facades must therefore be consistent in form language and material application for this to be a successful project.

DC4.A.1: Exterior Finish Materials

The development team is planning to incorporate very high-quality materials for this project. Veneer brick, lap cladding, ample trims, and high-quality roofing will all be incorporated to better relate to existing neighboring buildings and to provide a very rich and textured visual experience for occupants and neighbors.

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DESIGN TEAM RESPONSE TO DESIGN GUIDANCE

(Guidance in black text - responses in green text)

1. Massing & Response to Context

a. Staff supports massing Option 3, the applicant's preferred massing options, as it strengthens desirable forms within the existing architectural context, retains the three Exceptional trees, and integrates the open space design with the building form. (CS1-D-1, CS2, CS3, DC3)

Option 3 has been developed based on this response.

b. Staff notes the mass is arranged to respond well to topography and supports the elevated street-facing entries. (CS1-C-1, CS2-B-1, DC2-A-1)

Noted, topography and elevated entries have been retained as a design priority.

c. Staff supports the gabled roof form as it is an appropriate response to the existing single-family residential context and contributes to the architectural character of the neighborhood. It is particularly well resolved on the east facades of Building 1 (as shown on page 38) and Building 3 (as shown on page 39), where the gables are joined at the eaves and fascia. Staff, however, is concerned with how the gabled form meets the flat roof/solid parapet. For examples of this condition, see the south façade of Building 1 and the southeast notched corner of Building 2. Resolve this condition. (CS3, CS3-A-1, DC2)

We have responded to this form interaction by providing a more detailed cornice detail at the pitched roof overhangs and at the top of the roof deck parapets. This creates a consistent language that visually ties both elements of the same dwelling unit together. Also, the siding material for the dwellings has been modified so that both of these elements will be rendered in the same material, signaling that these two elements are part of the same dwelling.

d. Staff is concerned that the boxier forms of the alley frontage and west façade of Building 1 are not informed by the traditional residential context and are not as thoughtfully developed as the other frontages, and directs further development of a unified architectural expression. (CS3, CS3-A-1, DC2, DC2-B-1, DC2-C-3)

We have responded to this by expressing the roof forms of the stair at the back façade, bringing in a pitched roof element and an overhang to this face. Additionally, we have utilized bay windows and horizontal offsets to break down this façade and provide smaller scaled elements. We have also treated the parapet tops with a cornice detail that helps provide a fine level of detail that will tie in with neighboring sites.

e. Staff is not inclined to support the departure from side setback requirements since it increases massing impacts on the adjacent site to the north. Staff, however, is preliminary inclined to support the departure from façade length requirements along the north property line, provided there is greater modulation of the north façade of Building 3A in a manner that breaks down the scale and is consistent with the overall architectural concept, as achieved by the corner notching on Building 2. (DC2, DC2-A-2, DC2-D-1)

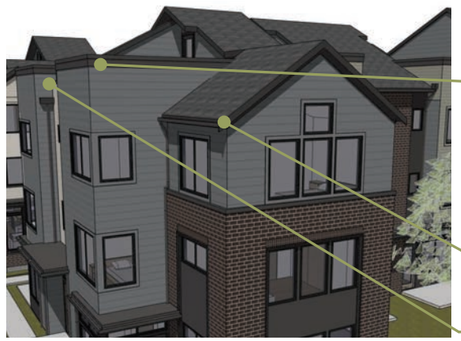
Building 1 is now conforming with respect to the side yard setback.



MASSING AND CONTEXT - 1.D



MASSING AND CONTEXT - 1.E


MASSING AND CONTEXT - 1.C



MASSING AND CONTEXT - 1.E

DESIGN TEAM RESPONSE TO DESIGN GUIDANCE

(Guidance in black text - responses in green text)

2. Façade Composition & Treatment

a. Staff supports the precedent image in the top left corner of page 23 and the reference images on pages 38-39; however, notes that there is not a strong context of “contemporary” boxier forms. The design should emphasize the “traditional forms”, materiality, and secondary architectural features; including brick, lap siding, gabled roofs, trim, and other detailing. Explore brick detailing around the entry, windows, and cornice, in a manner consistent with the photograph on page 39. Avoid large scale panelized materials that lack texture and do not typify the traditional residential character. Staff specifically prioritizes Design Guidelines DC2-B-1, Façade Composition; DC2-C-3, Fit with Neighboring Buildings; DC2-D-2, Texture; and DC4-A-1, Exterior Finish Materials. (DC2, DC2-B-1, DC2-C-3, DC2-D-2, DC4-A-1).

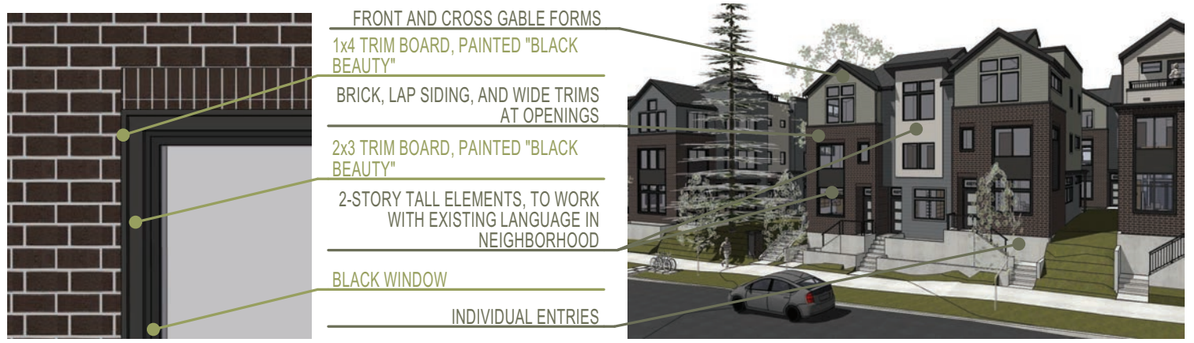
We have continued to use historical residential forms where possible and have softened to boxier forms with cornice tops, bay windows and parapet stepping. The material palette will include brick, lap siding, wide trims, and small areas of panel (only as a window “spandrel” or in “gap” areas. Openings in the brick will be detailed with soldier course (top) and rowlock (bottom) details.

b. Staff specifically prioritizes Design Guideline DC2-C-1, Visual Depth and Interest; maximize depth and visual interest by incorporating plane changes at all material transitions and deeply punching openings. (DC2-C-1)

At brick areas, windows will be framed to create a shadow line in the façade. At siding areas, windows will be framed with painted wood trim (where appropriate).

c. The south façade of Building 1 is highly visible from the public realm, adjacent common open space, and primary entry path to the rear units. Articulate this façade in a manner that achieves a fine-grained texture and human scale, and contributes to a well-designed and thoughtful entry sequence. Staff specifically prioritizes Design Guideline DC2-D-1, Human Scale. (DC2-B-1, DC2-D-1, DC2-D-2)

We have added architectural detailing in the way of a framed bay around the bay window at unit D3. This will provide visual depth and interest at ground level and help to scale down this façade. A landscape bed has been added below this window to help provide a privacy buffer at this location.



FACADE COMPOSITION - 2.B

FACADE COMPOSITION - 2.A



FACADE COMPOSITION - 2.A



FACADE COMPOSITION - 2.A



FACADE COMPOSITION - 2.C



FACADE COMPOSITION - 2.B

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DESIGN TEAM RESPONSE TO DESIGN GUIDANCE

(Guidance in black text - responses in green text)

2. Façade Composition & Treatment

d. Staff specifically prioritizes Design Guideline CS2-D-5, Respect for Adjacent Sites. Provide window overlap privacy studies and dimensioned sections depicting building separation and the relationship to adjacent sites. Compose the interior facing facades in a manner that consider privacy impacts as well. (CS2-D-5)
Window overlap studies have been added for units D1, D8, D9, D10 and D18. The interior facades of our buildings have been carefully considered, especially between buildings 2 and 3, since the proximity is quite close. We are controlling widow openings, working on emphasizing diagonal views and finding appropriate locations for interior space orientations. See DR-3 & DR-4.

e. Integrate downspouts and venting into the architecture or façade composition to minimize the visual impact. Include these features on all elevations in the permit plans. (DC2-B-1)
Secondary elements have been added to all elevation drawings.

3. Open Space & Exceptional Trees

a. Staff notes the open space design appears well-integrated with the massing form, however, is concerned that units D3, D4 and D5 may appear to privatize the common amenity. Staff specifically prioritizes Design Guidelines DC3, Open Space, and DC3-A-1, Interior/Exterior fit. Shift the private entries to the east and west frontages and avoid large windows at the ground levels adjacent to the common amenity. (DC3, DC3-A-1)
The common amenity area has been modified to function more like a welcoming entry with sitting rocks arranged around the edge. Window sills at Building 1 have been raised to ensure privacy. We have also added a planting bed below this window.

b. Staff strongly supports the proposed retention of the three existing Exceptional trees and notes they are well incorporated into the open space design. For this reason, Staff supports the requested departure from structure width requirements. (CS1-D-1, DC4-D-4)
We will retain the design as proposed.

c. Staff notes the common amenity has great potential to be designed as a usable amenity and attractive space that promotes social interaction and reinforces the architecture and entry experience. Staff specifically prioritizes Design Guidelines DC3-B-2, Matching Uses to Conditions; DC3-B-4, Multifamily Open Space; DC3-C-2, Amenities/Features; and DC4-D, Trees, Landscape, and Hardscape Materials. (DC3-B-2, DC3-B-4, DC3-C-2, DC4-D)
Our landscape architect has designed shared outdoor patio areas that are adjacent to, but separate from, the access pathways. See DR-6.



FACADE COMPOSITION - 2.D

FACADE COMPOSITION - 2.E



OPEN SPACE - 3.A

OPEN SPACE - 3.A

DESIGN TEAM RESPONSE TO DESIGN GUIDANCE

4. Entries & Pedestrian Experience

a. Staff supports the elevated street-facing entries and notes the existing grade provides a great opportunity for a traditional front stoop expression. Incorporate stoops of a useable size at street-facing entries. Reorient the stairs as needed. Staff specifically prioritizes Design Guideline PL3, Street-Level Interaction. (CS2-B-1, PL3, PL3-A-3)

The entry stoops for all street-facing units have been developed to be visually well-defined and have overhead protection in all cases. The stairways provide a direct, but interesting path to the front doors.

b. Provide individual street-facing entries for units D4 and D9 to promote a stronger connection to the street and strengthen existing entry patterns/conditions. Staff specifically prioritizes Design Guideline CS2, Urban Pattern and Form. (CS2, CS2-B-2, PL3)

Providing direct street-facing entries for units D4 and D9 is a very difficult task for this site. There is a significant amount of grade between the sidewalk and the unit floor level. Also, any deep excavations near our two best exceptional trees will compromise their integrity. Also, we have worked hard to make sure that visual street connections will be successful by placing living rooms and patio spaces on the street to help activate these areas.

c. Staff recommends distinguishing the primary "front door" expression from the secondary "back door" expression by establishing of clear hierarchy of entries that are variations on a set of coordinated elements. Staff specifically prioritizes Design Guideline PL3-A-4, Ensemble of Elements. (PL3-A-4)

Front doors have been clearly delineated in all instances.

d. Design the intersection of the sidewalk and central access path as a prominent, welcoming, and obvious common entry point for the rear units. Study widening the stair or otherwise distinguishing it from the design of the street-facing entries of individual units. Incorporate appropriately scale lighting and wayfinding signage. (PL3-A, DC4-B-1, DC4-C-1)

The width of the primary street connection is limited by exceptional tree 8 and building 1. We will provide a small monument sign at the bottom of the stairway that will help mark the site entry and provide site wayfinding.

5. Service Uses

a. Staff supports dividing the bike storage into multiple smaller, conveniently located areas. (PL4-B-2)

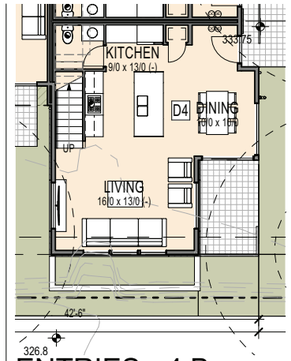
Distributed bike storage will be maintained.

b. Staff supports the common solid waste storage; however, does not support aligning the solid waste enclosure with the pedestrian path between buildings 3A and 3B. Staff specifically prioritizes Design Guideline DC1-C-4, Service Uses; attractively screen the solid waste storage enclosure and minimize impacts on the pedestrian experience. (DC1-C-4)

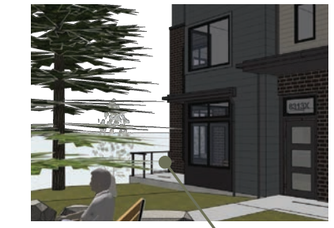
In response to the correction, we have moved the solid waste enclosure to the south end of the site parking. This clearly minimizes any impacts on the pedestrian experience regarding paths between buildings.

c. Demonstrate that utility meters are located in a manner that minimizes impacts to the overall design and the pedestrian experience. (DC1)

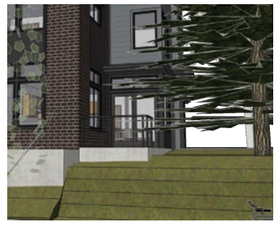
We have applied for our SCL application, but they take many months and don't know yet where meters will be located. Once this information is available, we will incorporate it into our design and clearly illustrate these on plans and elevations.



ENTRIES - 4.B



AMENITY VIEW

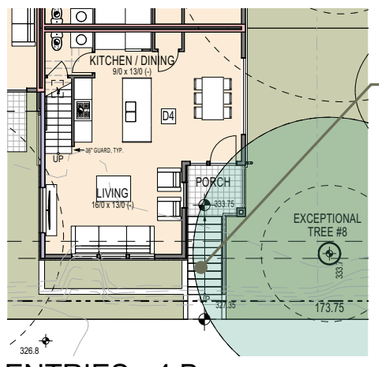


STREET VIEW

(ABOVE/PROPOSED) ENTRY OFF AMENITY AREA;
(BELOW/STUDY) ENTRY OFF STREET

SIGNIFICANT EXCAVATION REQUIRED FOR STAIRS NEAR EXCEPTIONAL TREE

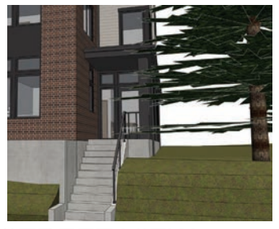
PRIVATE PATIO DISAPPEARS IN STREET ENTRY STUDY



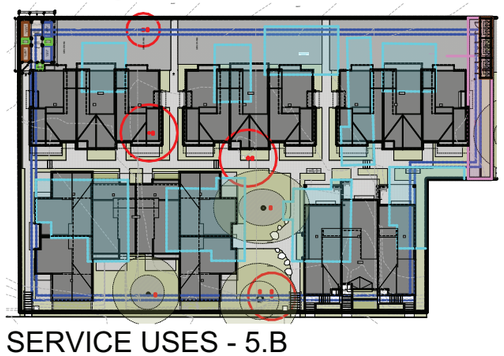
ENTRIES - 4.B



AMENITY VIEW



STREET VIEW



SERVICE USES - 5.B



SERVICE USES - 5.B

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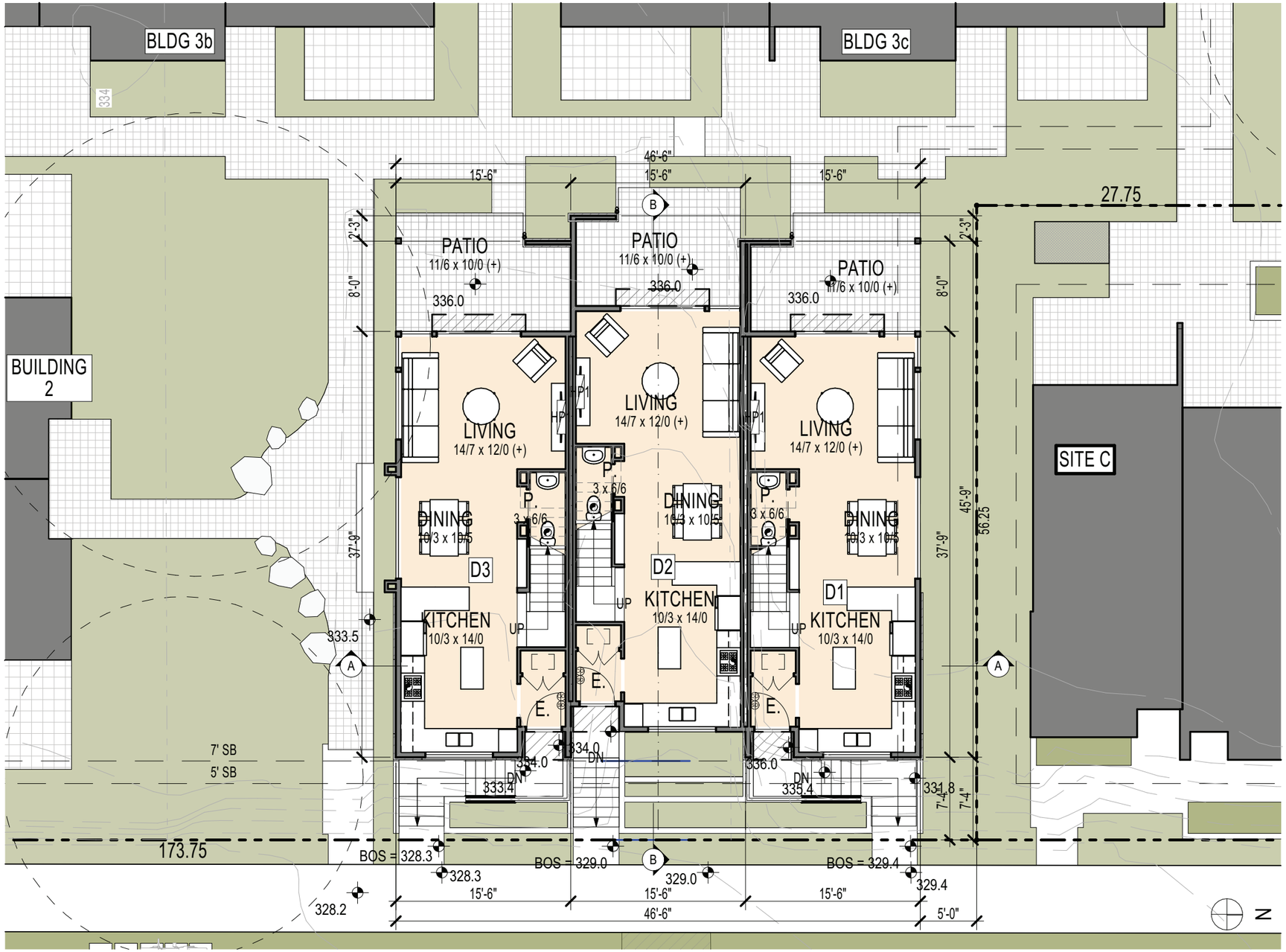
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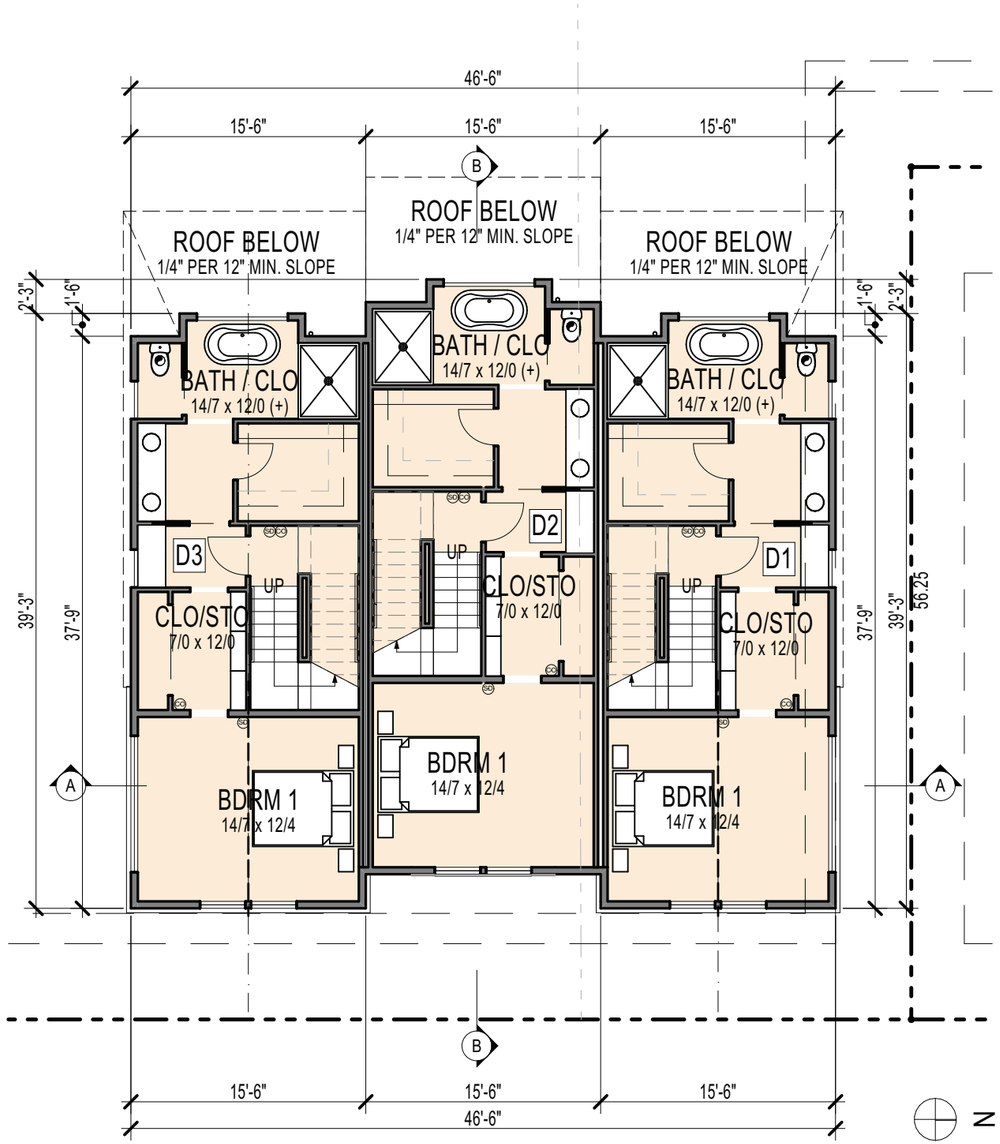
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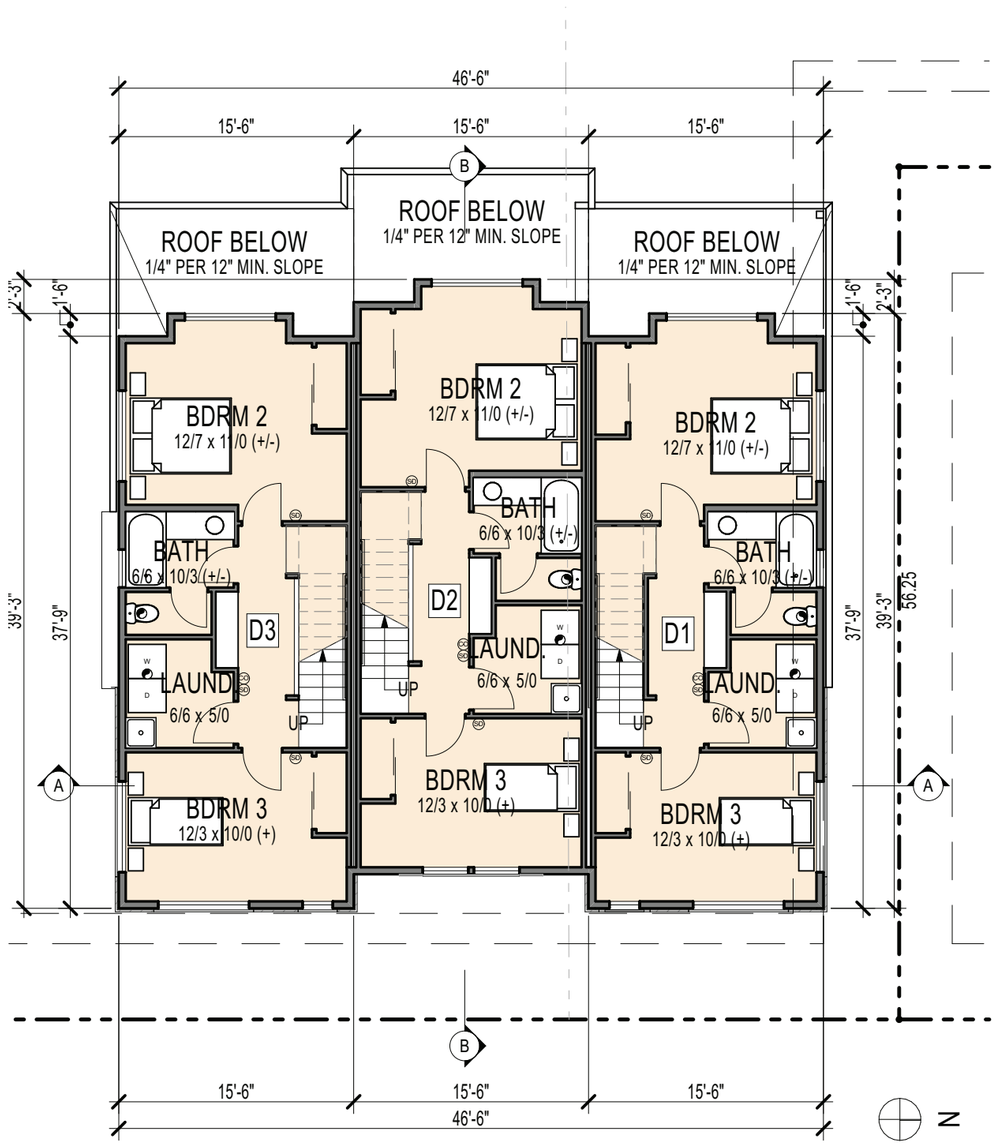
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FIRST FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

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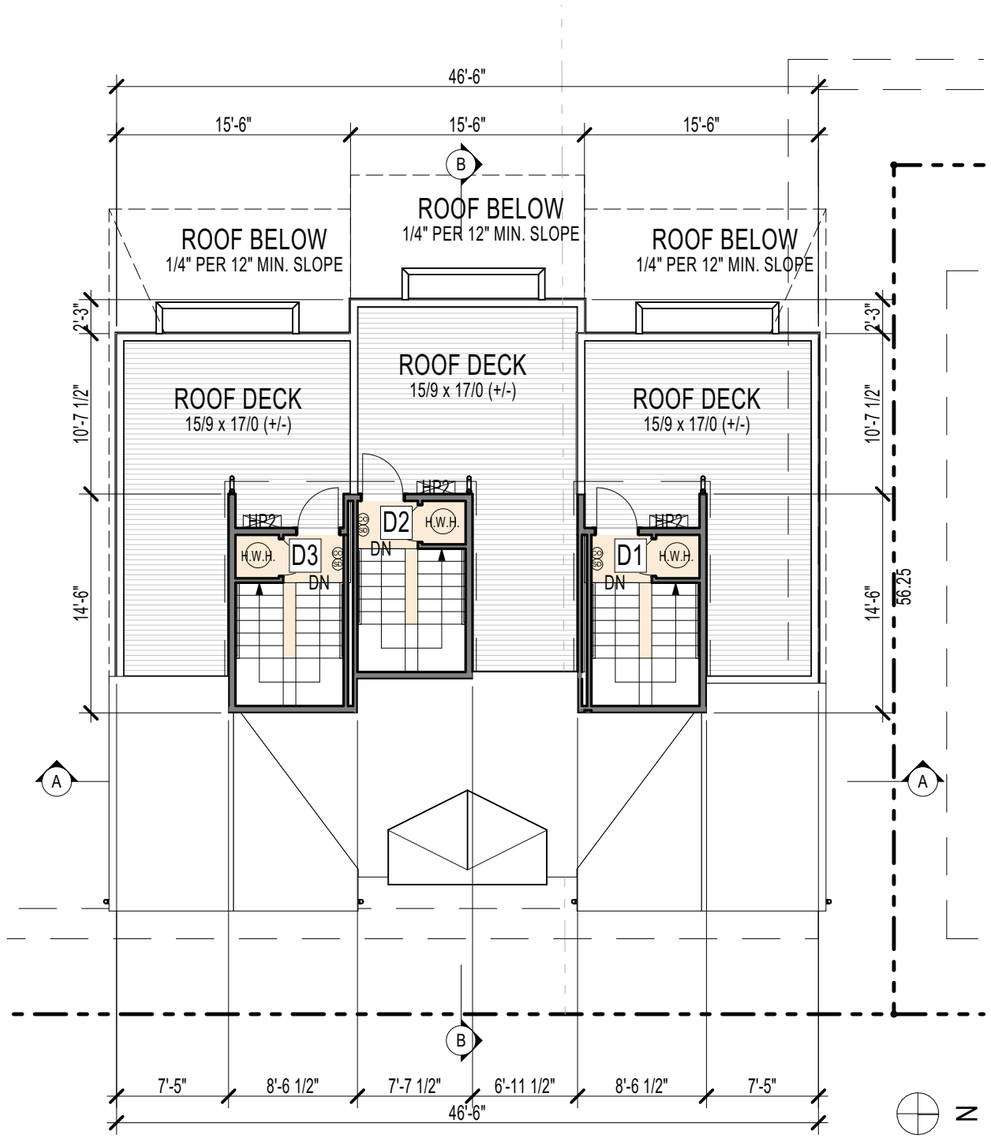
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04. FLOOR PLANS AND ELEVATIONS

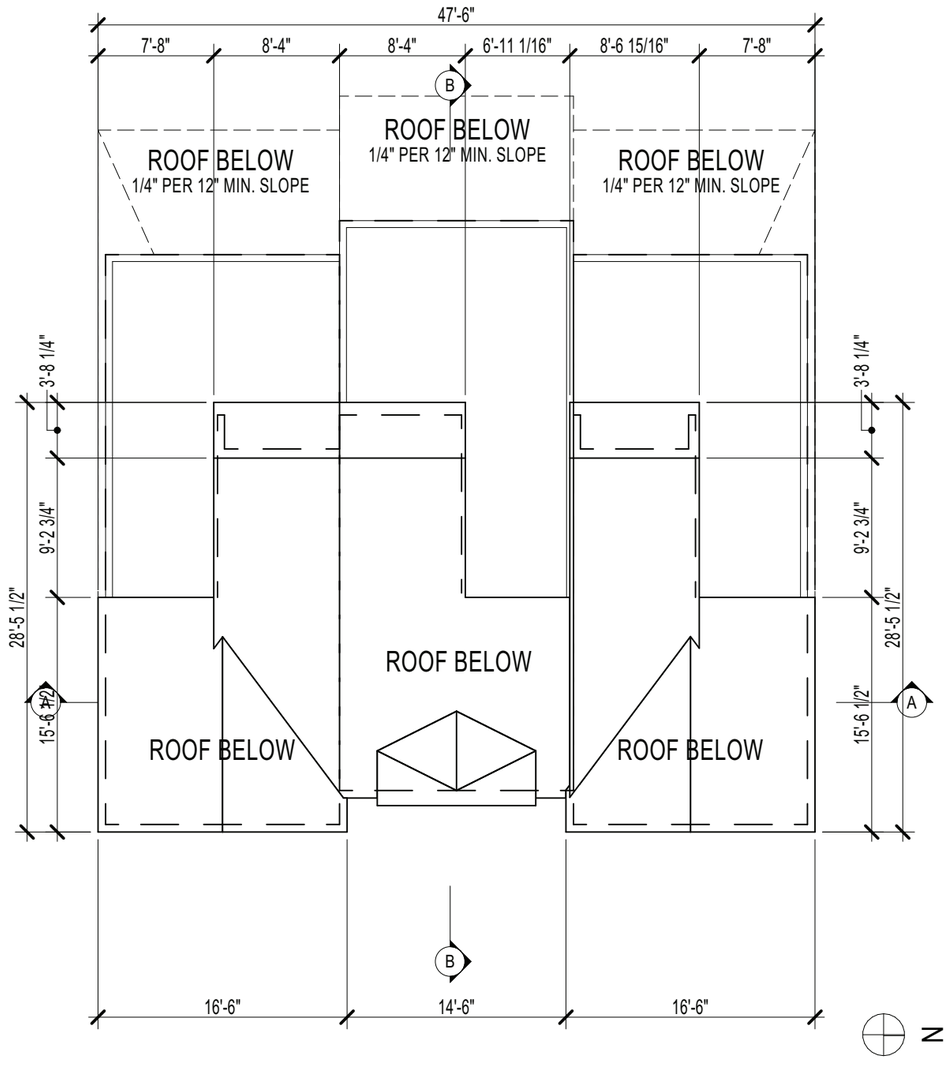
05. MATERIALS AND RENDERINGS

06. BUILDING SECTIONS

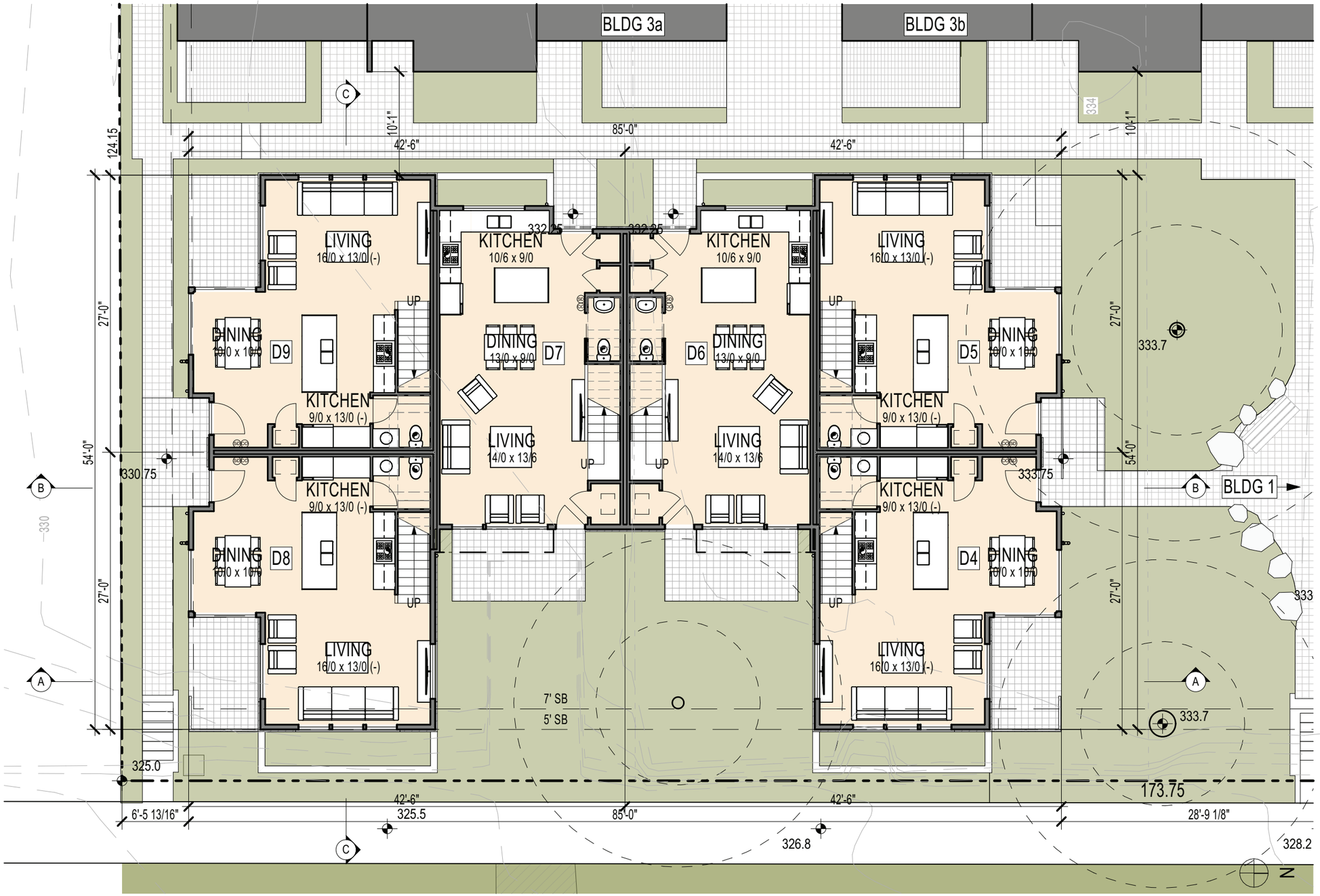
07. DEPARTURES



ROOF DECK PLAN



ROOF PLAN



FIRST FLOOR PLAN

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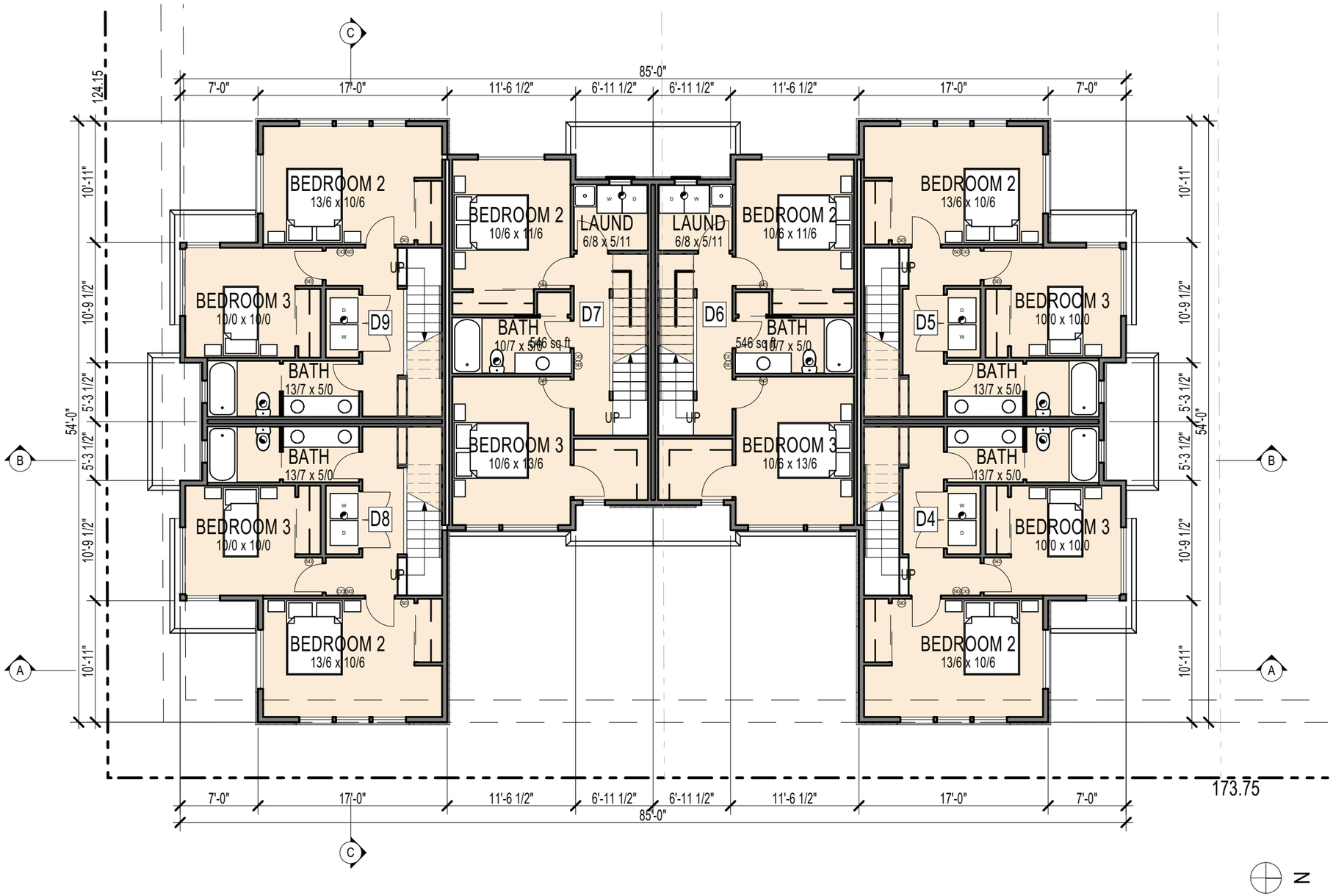
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EDG RESPONSE

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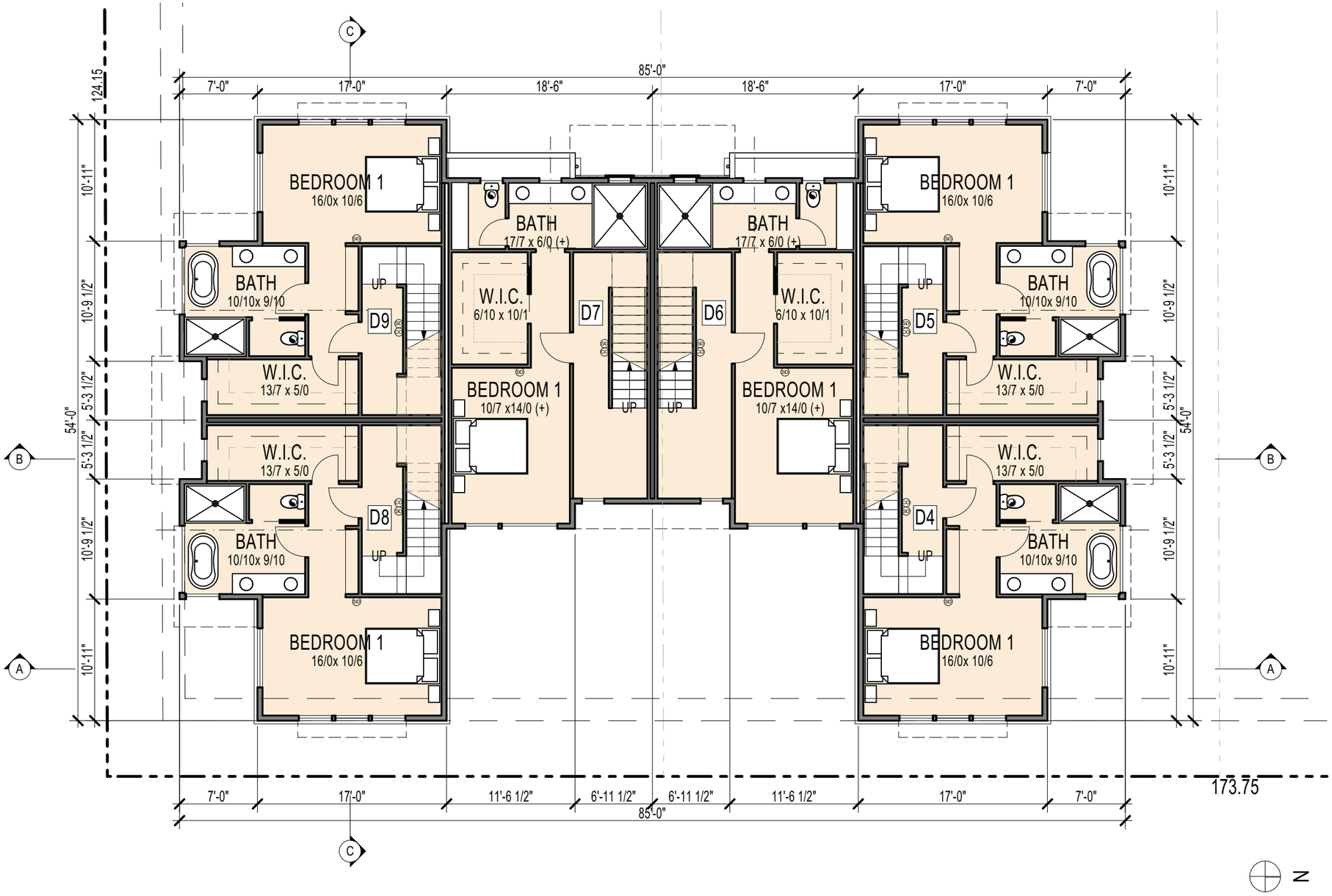
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SECOND FLOOR PLAN



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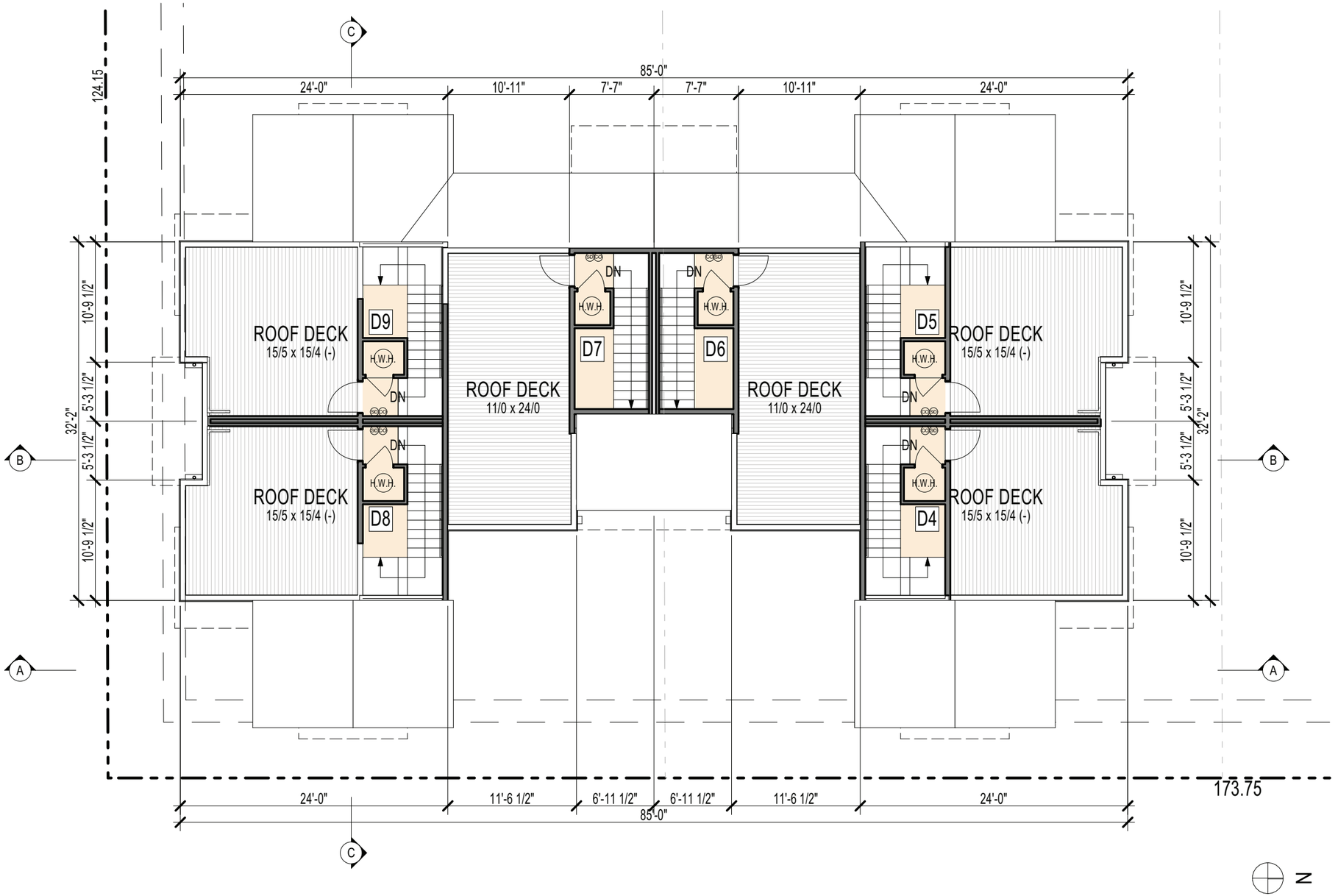
03. EDG RESPONSE

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ROOF DECK PLAN

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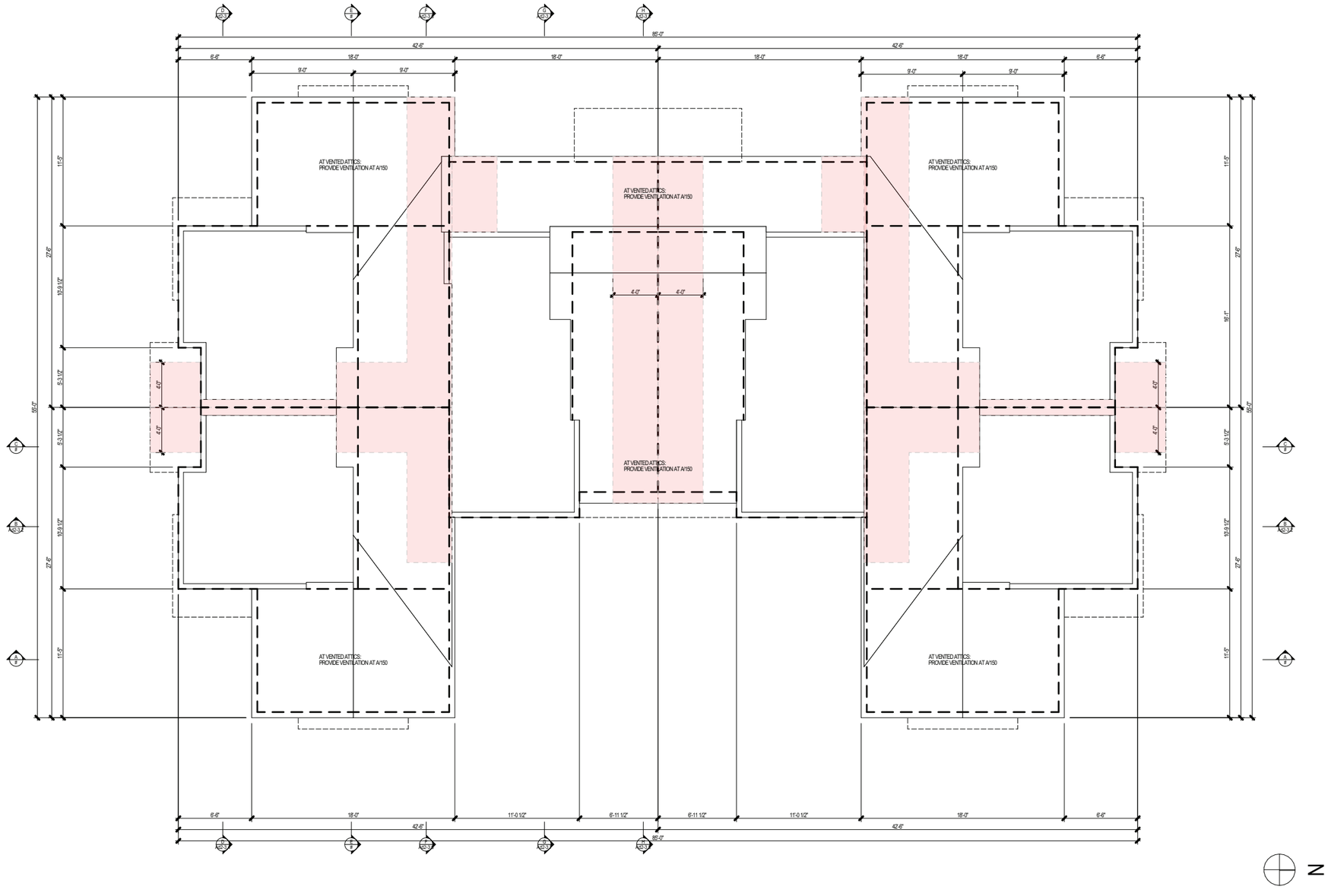
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UPPER ROOF PLAN

FLOOR PLANS
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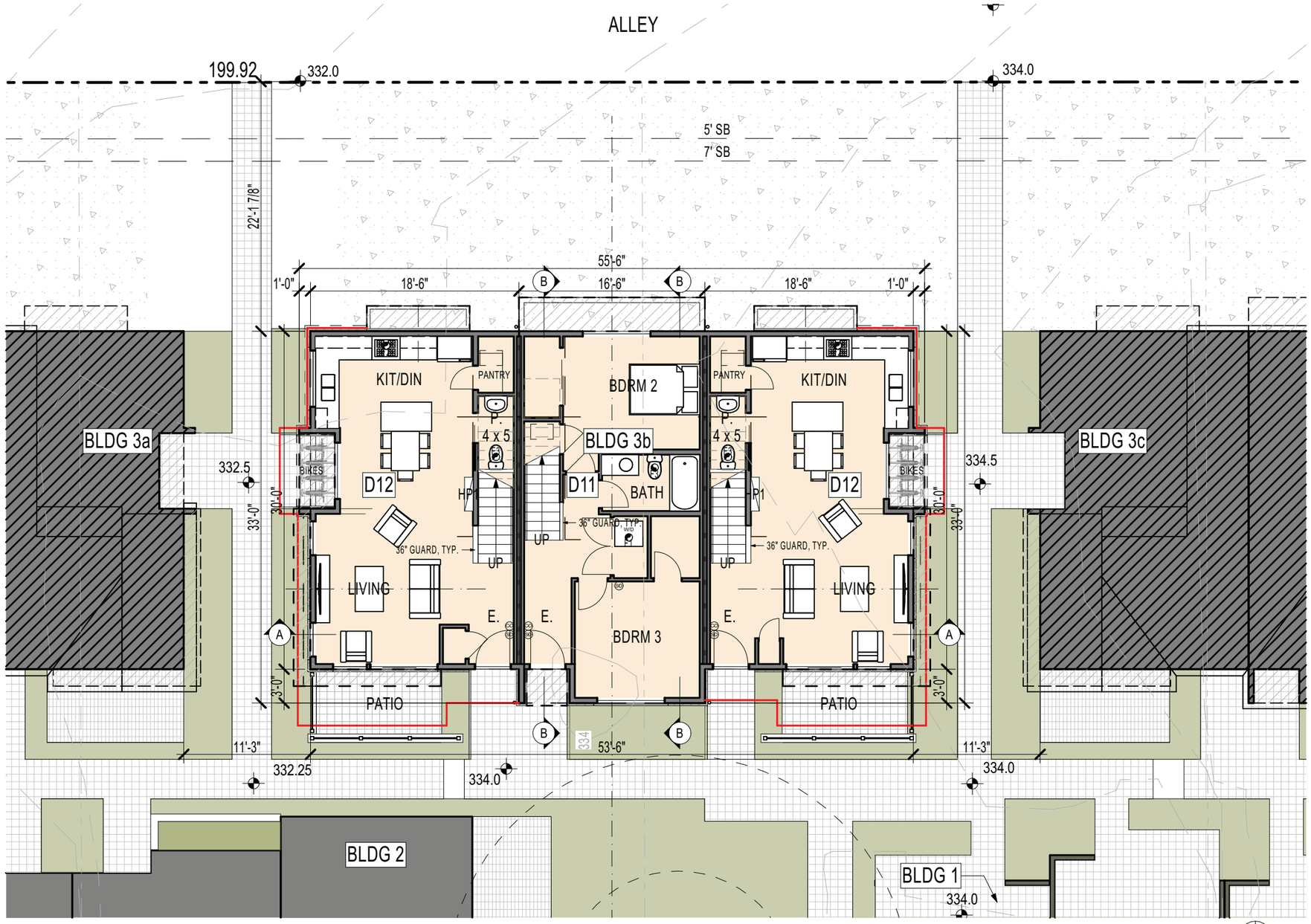
03. EDG RESPONSE

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FIRST FLOOR PLAN

FLOOR PLANS
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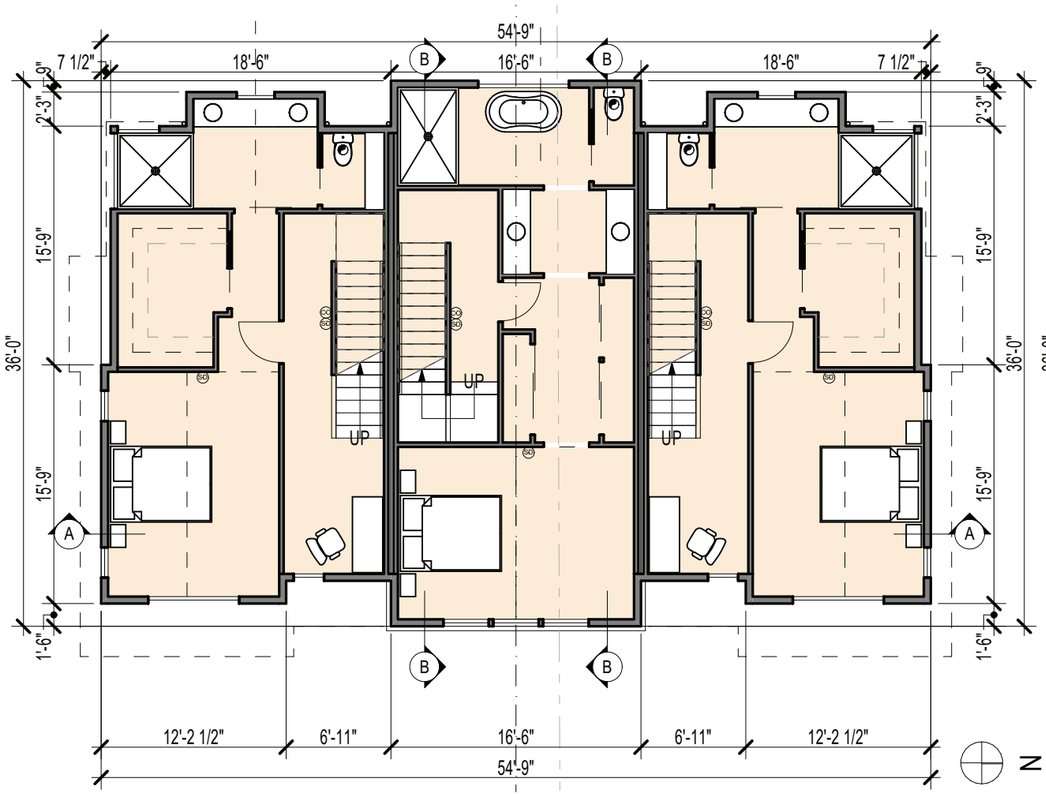
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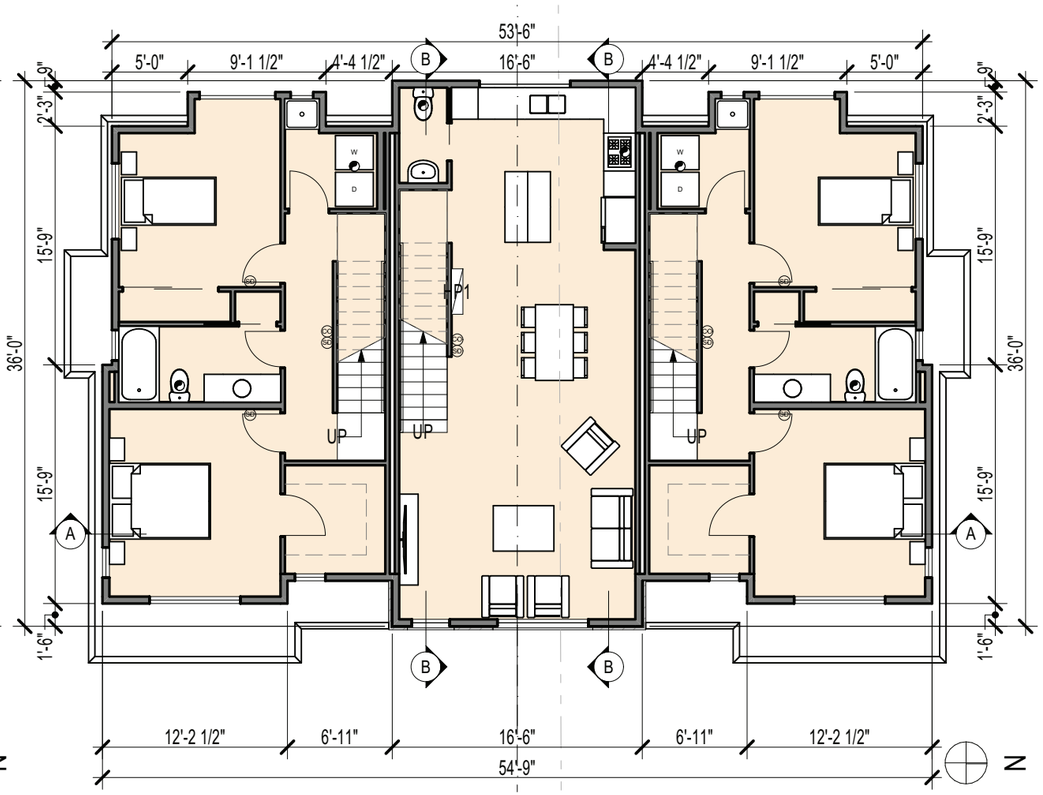
05. MATERIALS AND
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THIRD FLOOR PLAN



SECOND FLOOR PLAN

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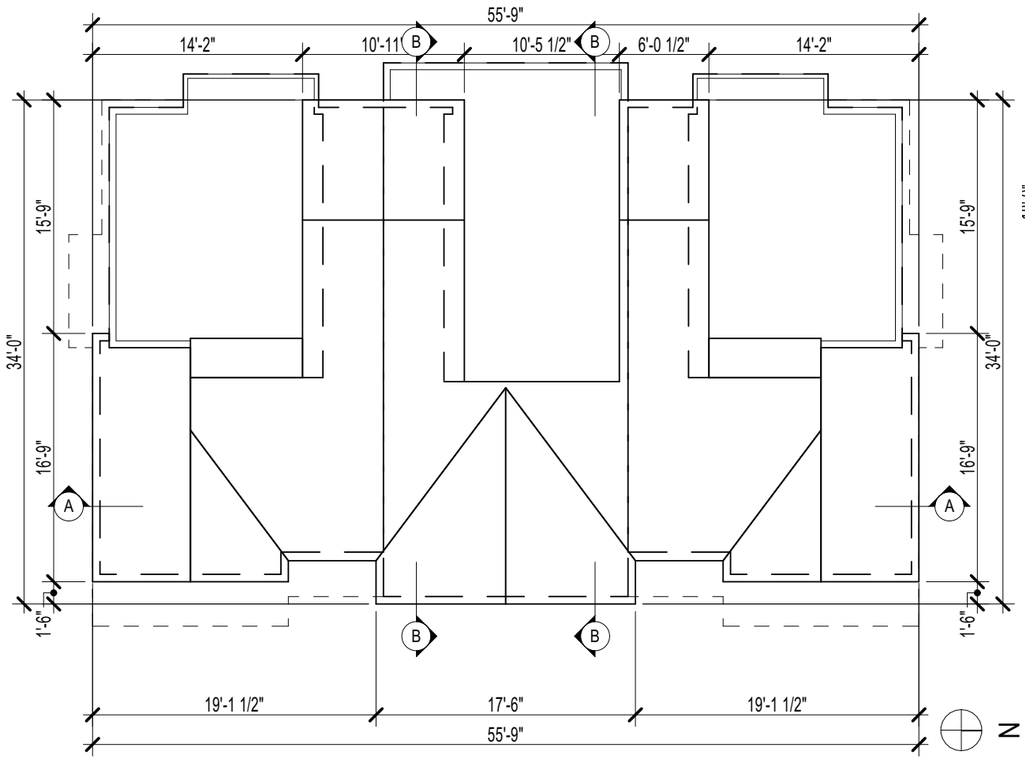
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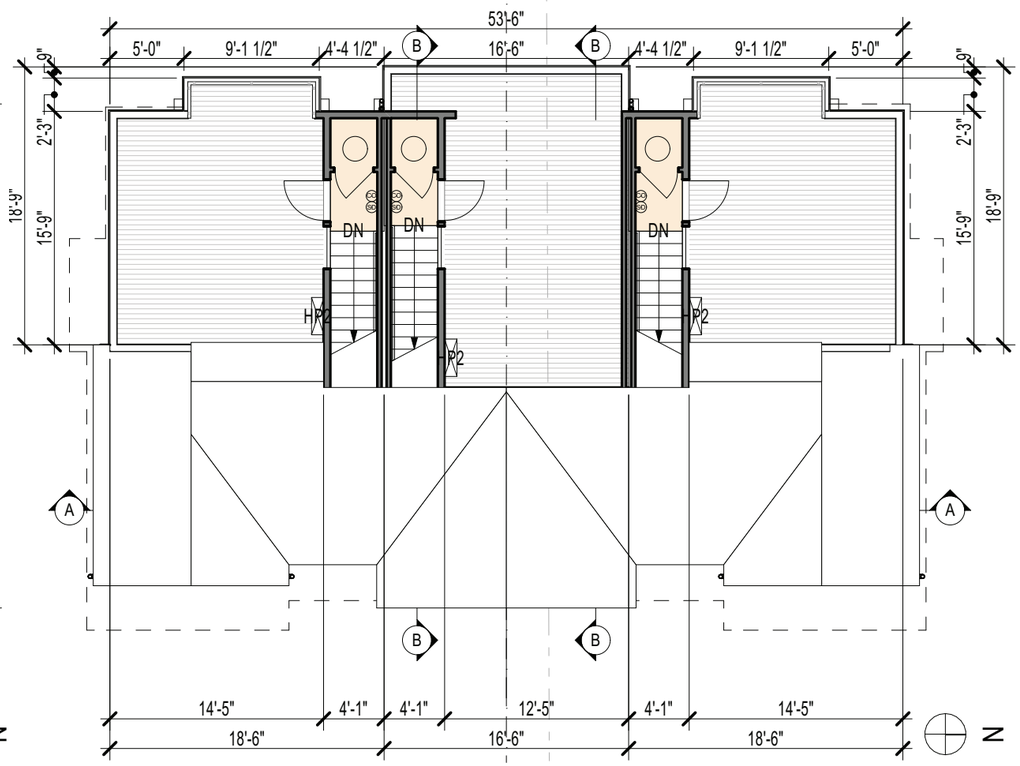
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UPPER ROOF PLAN



ROOF DECK PLAN



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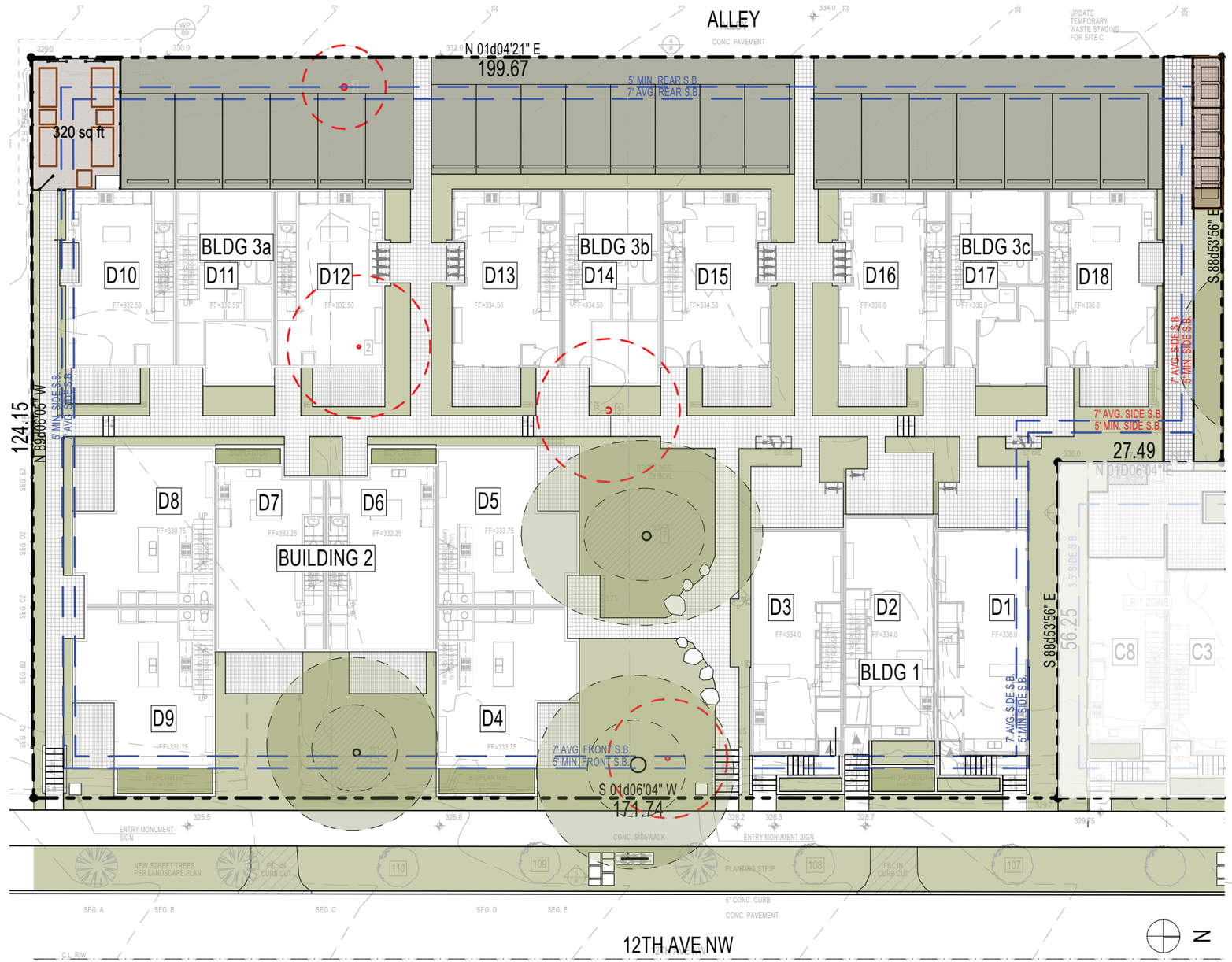
03.
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MUTUAL MATERIALS - ECOPRIORA 8x8 PAVERS "NATURAL"

MUTUAL MATERIALS - ECOPRIORA 4x8 PAVERS "NATURAL"

MUTUAL MATERIALS - TURFSTONE PAVERS

CONCRETE FOR WASTE AREA

ROCK



EAST ELEVATION COURTYARD



WEST ELEVATION ALLEY

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EAST ELEVATION STREET



WEST ELEVATION COURTYARD



NORTH ELEVATION

MATERIALS LEGEND

- THIN BRICK CLADDING: ENVIRONMENTAL STONEWORKS THIN BRICK "CHARCOAL"
- SAMPLE BRICK PHOTO
- LAP CLADDING 1: SMOOTH HARDIPLANK - 5" EXPOSURE COLOR: BM PICKET FENCE
- LAP CLADDING 2: SMOOTH HARDIPLANK - 8" EXPOSURE COLOR: BM STEEL WOOL
- LAP CLADDING 3: SMOOTH HARDIPLANK - 5" EXPOSURE COLOR: BM ARCTIC SHADOWS
- PANEL CLADDING AND TRIM EDGES: HARDIEPANEL OR WOOD TRIM COLOR: BM BLACK BEAUTY
- EXPOSED ROOFING: COMPOSITION ROOFING COLOR: MEDIUM GRAY
- WINDOWS: BLACK VINYL WINDOWS
- EXTERIOR DOORS: CODEL F.G. DOORS W/ LITES AS SHOWN COLOR: BLACK BEAUTY
- GUTTERS/D.S.s/FLASHINGS: METAL FABRICATED COLOR: BLACK



SOUTH ELEVATION

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BAY MATERIAL / COLOR

SMOOTH HARDIEPLANK CLADDING 5” EXPOSURE IN BENJAMIN MOORE CSP-370 “PICKET FENCE.”



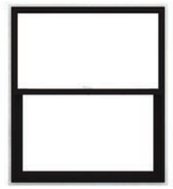
BASE MATERIAL / COLOR

SMOOTH HARDIEPLANK CLADDING 8” EXPOSURE IN BENJAMIN MOORE 2121-20 “STEEL WOOL.”



BASE MATERIAL / COLOR

SMOOTH HARDIEPLANK CLADDING 5” EXPOSURE IN BENJAMIN MOORE 1559 “ARCTIC SHADOWS.”



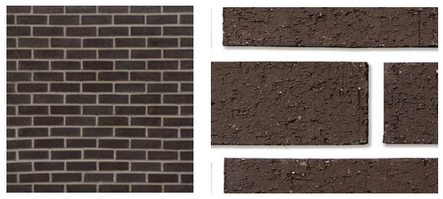
WINDOWS

BLACK VINYL WINDOWS WITH HORIZ. SLIDER. SINGLE HUNG, CASEMENT, AND FIXED.



ENTRY DOORS

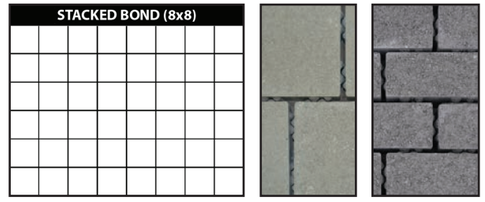
CODEL CON22153 ENTRY DOOR PAINTED WITH BENJAMIN MOORE 2120-20 “JET BLACK.”



BRICK VENEER

ENVIRONMENTAL STONEWORKS THINBRICK IN “CHARCOAL CLEAN BRICK”

PAVING



MUTUAL MATERIALS - ECOPRIORA
8X8 STACKED BOND IN “NATURAL” AND CHARCOAL.”



MUTUAL MATERIALS - ECOPRIORA
TURFSTONE



OVERALL EAST ELEVATION

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OVERALL VIEW FROM SOUTHEAST



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VIEW FROM UNIT 1 ENTRY



AMENITY AREA LOOKING SOUTHWEST



OVERALL VIEW FROM NORTHEAST



AMENITY AREA FROM STREET

RENDERINGS



AMENITY AREA LOOKING NORTHEAST



AMENITY AREA LOOKING NORTHWEST



PEDESTRIAN PATHWAY LOOKING SOUTH



AMENITY AREA LOOKING SOUTHEAST

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PEEK AT BIKE PARKING BETWEEN BUILDINGS 3b & 3c



PATH FROM PARKING AREA LOOKING EAST



ALLEY FROM WEST



ALLEY FROM SOUTHWEST

SITE LIGHTING PLAN



FIXTURE LEGEND

WALL MOUNTED:
WAC LIGHTING
11" SLANT" SCONCE
BLACK

RECESSSED:
NORA 4" LED
BLACK

FLOOD:
WAC ENDURANCE
SHEILDED
FLOODLIGHT
BLACK

PATH:
WAC LEDGE 23
LED PATH LIGHT
BLACK

STEP:
WAC STEP LIGHT
BRUSHED S.S.

C FENCE:
VERANDA 4x4 PLASTIC
BLACK FINISH SOLAR
POWERED SQUARE
POST CAP

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SIGNAGE CONCEPT PLAN

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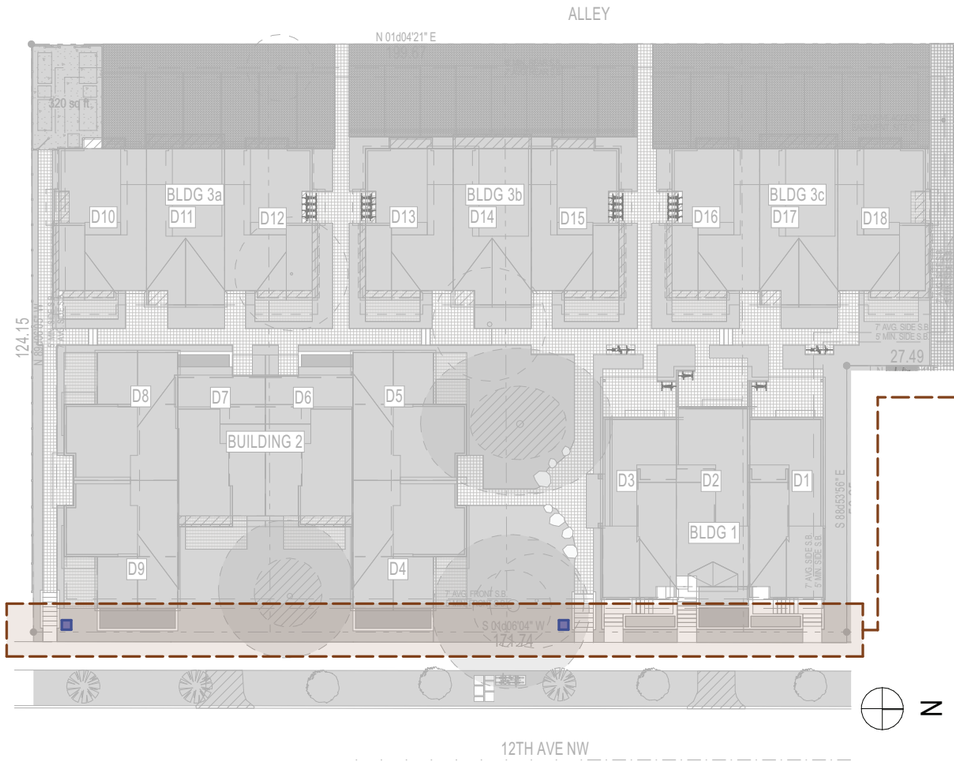
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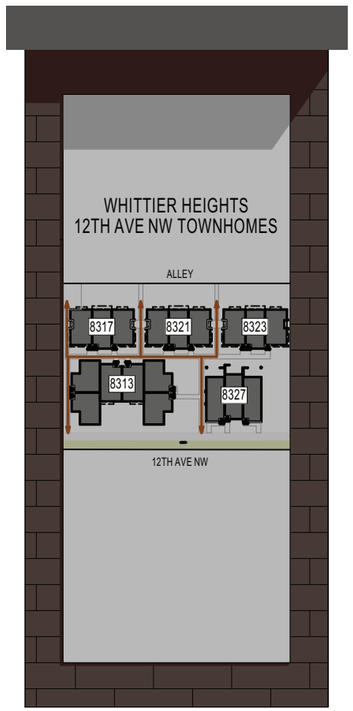
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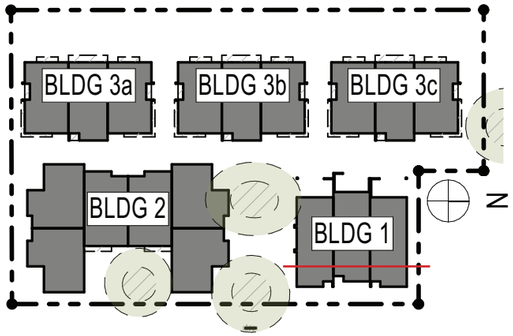
SIGNAGE PLAN

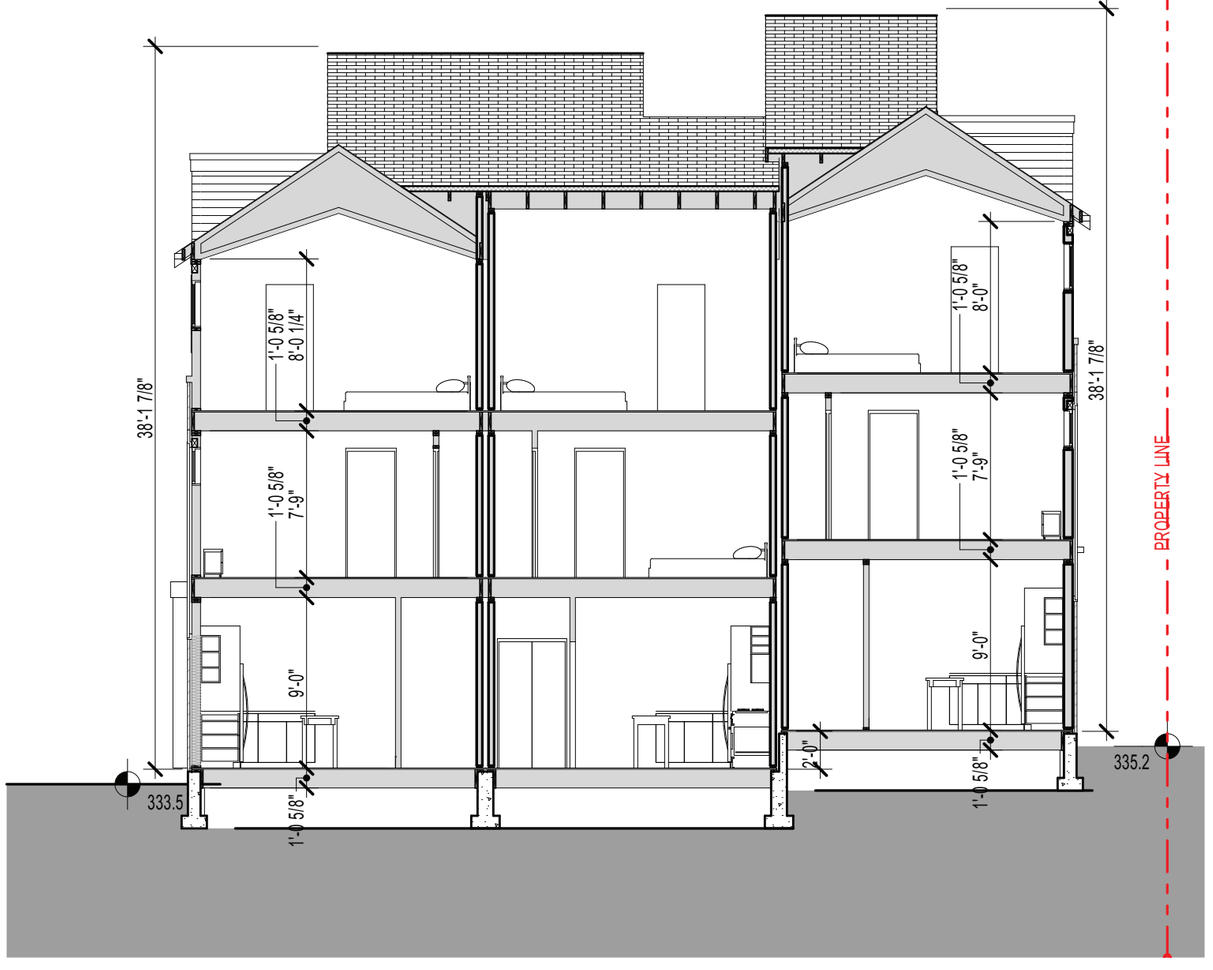


EAST ELEVATION



MONUMENT SIGN WITH ADDRESS NUMBER CUT-OUT
ON GALVANIZED METAL PLATE





BUILDING 1 - SECTION A

SCALE: 1/8" = 1'-0"

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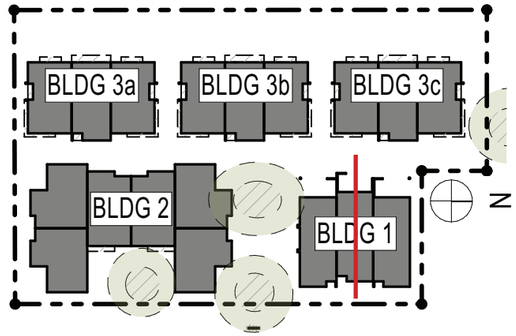
03.
EDG RESPONSE

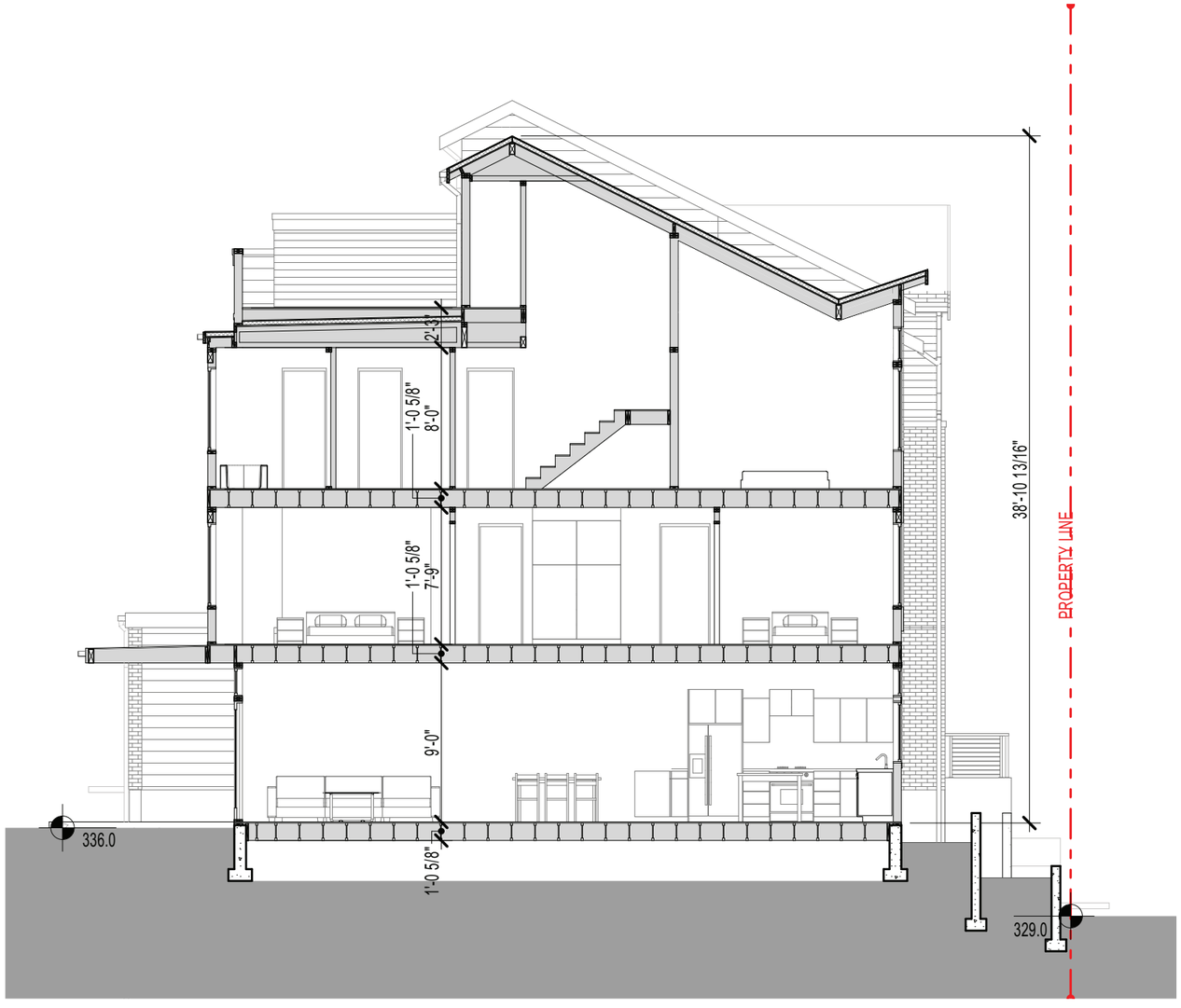
04.
FLOOR PLANS
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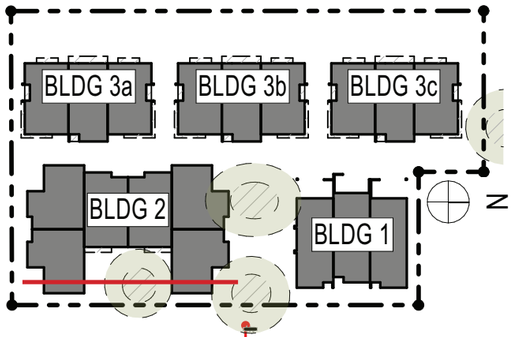
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BUILDING 1 - SECTION B

SCALE: 1/8" = 1'-0"





BUILDING 2 - SECTION A

SCALE: 1/8" = 1'-0"

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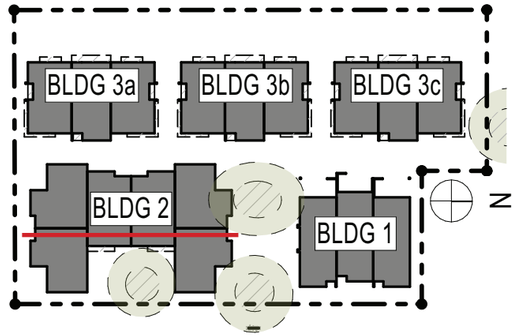
03. EDG RESPONSE

04. FLOOR PLANS
AND ELEVATIONS

05. MATERIALS AND
RENDERINGS

06. BUILDING
SECTIONS

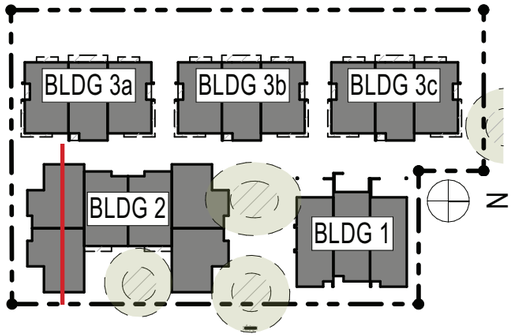
07. DEPARTURES





BUILDING 2 - SECTION B

SCALE: 1/8" = 1'-0"





BUILDING 2 - SECTION C

SCALE: 1/8" = 1'-0"

01. PROPOSAL

02. SUMMARY CONTEXT ANALYSIS

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04. FLOOR PLANS AND ELEVATIONS

05. MATERIALS AND RENDERINGS

06. BUILDING SECTIONS

07. DEPARTURES

BUILDING SECTIONS
BUILDING 3

01.
PROPOSAL

02.
SUMMARY
CONTEXT
ANALYSIS

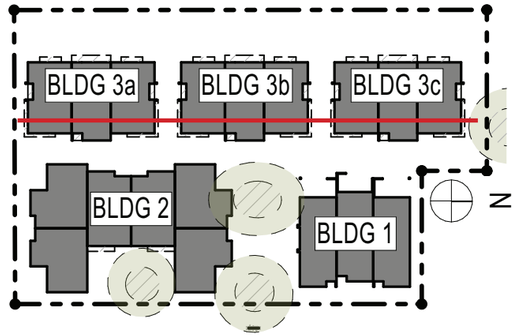
03.
EDG RESPONSE

04.
FLOOR PLANS
AND ELEVATIONS

05.
MATERIALS AND
RENDERINGS

06.
BUILDING
SECTIONS

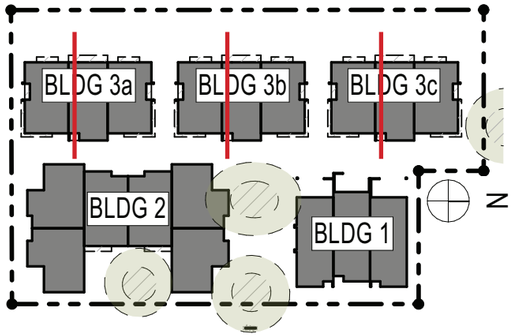
07.
DEPARTURES

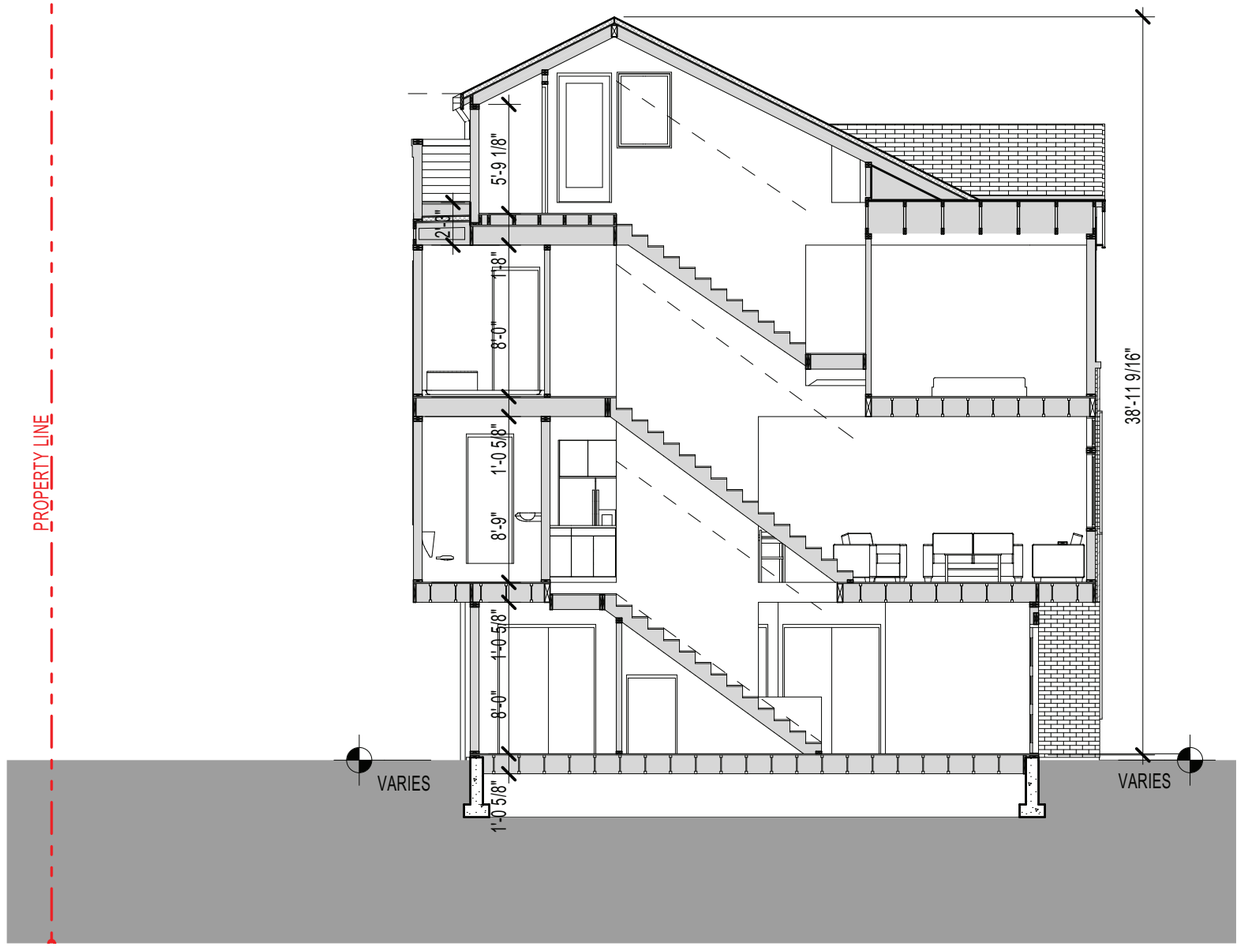




BUILDING 3 - SECTION A

SCALE: 1/8" = 1'-0"





BUILDING 3 - SECTION B

SCALE: 1/8" = 1'-0"

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02.
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06.
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DEPARTURES

PROPOSED DEPARTURES
1a. FACADE LENGTH INCREASE

01. PROPOSAL

02. SUMMARY CONTEXT ANALYSIS

03. EDG RESPONSE

04. FLOOR PLANS AND ELEVATIONS

05. MATERIALS AND RENDERINGS

06. BUILDING SECTIONS

07. DEPARTURES

TOWNHOUSE SOUTH FACADE LENGTH DEPARTURE

CODE CITATION: 23.45.527.B THE MAX. COMBINED LENGTH OF ALL PORTIONS SIDE FACADE WITHIN 15' OF A LOT LINE THAT IS NEITHER A STREET OR REAR LOT LINE LIMITED TO 65% OF SIDE LOT LINE.

LIMITATION CALCULATION: 124.15' (LOT LINE LENGTH) x .65 = 80.70'
PROPOSED FACADE LENGTH: 54.00' (BLDG 2 LENGTH) + 33.75' (BLDG 3a) = 87.75'

DEPARTURE REQUEST: ALLOW COMBINED LENGTH OF ALL PORTIONS OF THE SIDE FACADES OF BUILDINGS 2 AND 3a TO BE 70% OF SIDE LOT LINE.

DEPARTURE REQUEST NARRATIVE: RETENTION OF EXCEPTIONAL TREES IS A VERY IMPORTANT VALUE FOR THE DESIGN TEAM. AS SUCH, WE HAVE WORKED TO THREAD THE BUILDINGS AROUND THE TREES.

- BUILDING 2 IS DESIGNED TO ACCOMODATE TREE 4 IN A FRONT-FACING COURTYARD AND TO ACCOMODATE TREES 7 AND 8 WITH FORM-NOTCHING
- THE LOCATIONS OF THESE TREES DICTATE THE RELATIONSHIP OF BUILDING 2 TO THE SOUTH PROPERTY LINE, FORCING IT TO BE CLOSE TO THIS PROPERTY LINE.
- THE IMPACT OF THE LONGER FACADE ON THE SOUTH SIDE IS AMMELIORATED BY CORNER NOTCHING AT UNITS 8 AND 9, THUS REDUCING THE BUILDING MASS AT THIS SIDE FACADE.

DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:

CS1.D.1 - ON SITE FEATURES: TREES 4, 7, AND 8 ALL IMPACT THE PLACEMENT BUILDING FOOTPRINTS. WE HAVE WORKED WITH OUR ARBORIST TO DETERMINE APPROPRIATE ALLOWED SPACE FOR THESE TREES. THE FOOTPRINT AREA THAT WE LOSE DUE TO CANOPY AREA CAN BE MADE UP IN PART WITH A SMALL INCREASE IN THE FACADE LENGTH OF BUILDING 2 ALONG THE SOUTH PROPERTY LINE.

DC2.A.2 - REDUCE PERCEIVED MASSING: NOTCHING ALL FOUR CORNERS OF BUILDING 2 HELP THE BUILDING TO FEEL MUCH LESS MASSING ON THE STREET FRONTAGE. THIS DESIGN DECISION ALSO HELPS TO MAKE THE SECONDARY PEDESTRAIN SITE ENTRY MUCH MORE ELEGANT.

DC3.B.4 - MULTIFAMILY OPEN SPACE: THE COURTYARD SPACES THAT MAKE ALLOWANCE FOR THE EXCEPTIONAL TREES ALSO FUNCTION AS SPACIOUS COMMON AND PRIVATE AMENITY AREAS. A SMALL DEPARTURE FOR THE FACADE LENGTH LIMITATION HELPS THE PROJECT PROVIDE THIS OPEN SPACE.



VIEW OF S. FACADE, BLDGS 2 & 3



TOWNHOUSE NORTH FACADE LENGTH DEPARTURE

CODE CITATION: 23.45.527.B THE MAX. COMBINED LENGTH OF ALL PORTIONS SIDE FACADE WITHIN 15' OF A LOT LINE THAT IS NEITHER A STREET OR REAR LOT LINE LIMITED TO 65% OF SIDE LOT LINE.

LIMITATION CALCULATION: 56.25' (LOT LINE LENGTH) x .65 = 36.56'
PROPOSED FACADE LENGTH: 46.00' (BLDG 1 LENGTH)

DEPARTURE REQUEST: ALLOW LENGTH OF SIDE FACADES OF BUILDING 1 TO BE 82% OF SIDE LOT LINE.

DEPARTURE REQUEST NARRATIVE: RETENTION OF EXCEPTIONAL TREES 7 & 8 IS A HIGH PRIORITY. THE DESIGN TEAM HAS WORKED TO APPROPRIATELY FIT BUILDING 1 IN THE SPACE NORTH OF THE TREE, RESULTING IN A NARROWER AND LONGER UNIT TYPE.

- BUILDING 1 IS DESIGNED TO ACCOMODATE THE DRIPLINE OF TREES 7 & 8, WHILE ALSO SATISFYING THE SIDE SETBACK REQUIREMENT ON THE NORTH PROPERTY LINE.
- THE IMPACT OF THE LONGER FACADE ON THE NORTH SIDE IS AMMELIORATED WITH HAVING ONLY A POST AND OVERHEAD ROOF, NOT A SOLID WALL, THUS REDUCING THE BUILDING MASS AT THIS SIDE FACADE.

DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:

CS1.D.1 - ON SITE FEATURES: TREES 7, AND 8 ALL IMPACT THE PLACEMENT BUILDING FOOTPRINTS. WE HAVE WORKED WITH OUR ARBORIST TO DETERMINE APPROPRIATE ALLOWED SPACE FOR THESE TREES. THE FOOTPRINT AREA THAT WE LOSE DUE TO CANOPY AREA CAN BE MADE UP IN PART WITH A SMALL INCREASE IN THE FACADE LENGTH OF BUILDING 1 ALONG THE NORTH PROPERTY LINE.

DC2.A.2 - REDUCE PERCEIVED MASSING: THE ADDITIONAL 9'-6" FACADE IS OPEN AND COVERED. IT IS NOT A SOLID WALL, BUT A POST WITH AN OVERHEAD ROOF. THIS HELPS THE BUILDING TO FEEL LIKE A SMALLER MASS ALONG THE NORTH PROPERTY LINE.

DC3.B.4 - MULTIFAMILY OPEN SPACE: THE NARROWER AND LONGER BUILDING FOOTPRINT IS NECESSARY TO ACCOMODATE A SPACIOUS COURTYARD AMENITY, WHILE ALSO MAINTAINING SIMILAR UNIT PLANS. A SMALL DEPARTURE FOR THE FACADE LENGTH LIMITATION HELPS THE PROJECT PROVIDE THIS OPEN SPACE.



VIEW OF N. FACADE, BLDG 1



01. PROPOSAL

02. SUMMARY CONTEXT ANALYSIS

03. EDG RESPONSE

04. FLOOR PLANS AND ELEVATIONS

05. MATERIALS AND RENDERINGS

06. BUILDING SECTIONS

07. DEPARTURES

PROPOSED DEPARTURES
2. BUILDING WIDTH

TOWNHOUSE BUILDING WIDTH DEPARTURE

01. PROPOSAL

02. SUMMARY CONTEXT ANALYSIS

03. EDG RESPONSE

04. FLOOR PLANS AND ELEVATIONS

05. MATERIALS AND RENDERINGS

06. BUILDING SECTIONS

07. DEPARTURES

CODE CITATION: TABLE A FOR 23.45.527.A: STRUCTURE WIDTH LIMITED TO 60' (TOWNHOUSES IN LR1 ZONE)

DEPARTURE REQUEST: ALLOW BUILDING WIDTH OF 85' FOR BUILDING 2.

DEPARTURE REQUEST NARRATIVE: AS SEEN IN EDG OPTION 2, A NATURAL CODE DRIVEN DEVELOPMENT PATTERN WOULD BE THREE TRIPLEX BUILDINGS FRONTING ON 12TH AVE NW. THE BUILDINGS WOULD BE SPACED APART BY A MINIMUM OF 10' - THUS THE TOTAL SPACE REQUIRED BETWEEN BUILDINGS WOULD BE IN THE RANGE OF 20' (10' x 2). AT THIS SITE, THE TOTAL WIDTH OF THE TREE CANOPIES ALONG THIS FRONTAGE IS 60'. AS SUCH, WE CANNOT FOLLOW THE CODE-PREFERED DEVELOPMENT PATTERN OF SMALL BUILDINGS SPACE APART A MODEST AMOUNT. OUR SOLUTION IS WORK THE BUILDINGS AROUND THE TREES AND TO PROVIDE ONE LARGE BUILDING GAP INSTEAD OF TWO SMALL ONES. WE HAVE ADDRESSED THE MASSING IMPACTS OF THIS BY STEPPING BUILDING 2 BACK FROM THE STREET IN THE MIDDLE, HELPING IT TO READ AS MULTIPLE DISTINCT PARTS.

DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:

CS1.D.1 - ON SITE FEATURES: TREES 4, 7, AND 8 ALL IMPACT THE PLACEMENT OF BUILDING FOOTPRINTS. WE HAVE WORKED WITH OUR ARBORIST TO DETERMINE APPROPRIATE ALLOWED SPACE FOR THESE TREES. THE FOOTPRINT AREA THAT WE LOOSE DUE TO CANOPY AREA CAN BE MADE UP IN PART WITH AN INCREASE IN ALLOWED BUILDING WIDTH.

DC2.A.2 - REDUCE PERCEIVED MASSING: UNITS D4 AND D9 OF BUILDING 2 EXTEND OUT TO THE STREET SETBACK AND ARE EXPRESSED AS INDIVIDUAL DWELLING UNITS. UNITS D6 AND D7 RECEDE FROM THE FRONT FACADE AND HELP TO READ AS A GAP (VISUAL RELIEF) ALONG THE BUILDING FRONTAGE. THIS CONFIGURATION GREATLY REDUCES THE PERCEIVED MASS OF THE BUILDING.

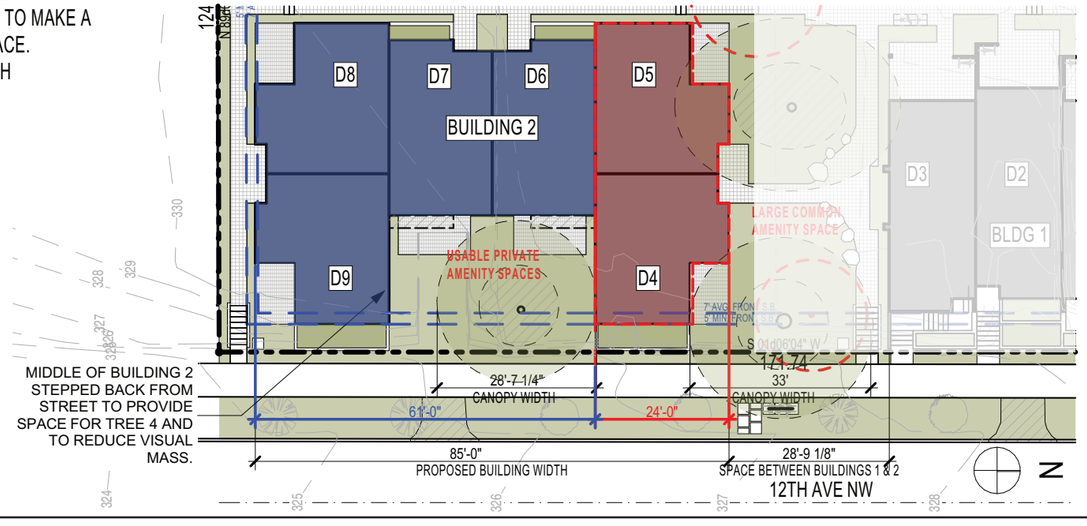
DC3.B.4 - MULTIFAMILY OPEN SPACE: THE SHARED AMENITY SPACE PROVIDED FOR TREES D7 & D8 IS MORE THAN 30' IN WIDTH. THIS IS TRIPLE THE DISTANCE REQUIRED BETWEEN BUILDINGS. HOWEVER, THIS ALLOWS US TO BOTH SAVE EXCEPTIONAL TREES AND TO MAKE A FEATURE OF THEM BY DEVELOPING THIS COURTYARD AS A COMMON AMENITY SPACE. PROVIDING THIS LARGE AMENITY SPACE IS ONLY POSSIBLE WITH A BUILDING WIDTH DEPARTURE FOR BUILDING 2.



PROPOSED OPTION



EDG OPTION 2



PROPOSED DEPARTURES
3. BIO-RETENTION PLANTERS IN FRONT SETBACK

DEPARTURE FOR GSI FEATURES IN THE FRONT SETBACK

CODE CITATION:

SMC 23.45.18.I10.Above-grade green stormwater infrastructure (GSI) features are allowed without setback or separation restrictions if:
a.Each above-grade GSI feature is no more than 4.5 feet tall, excluding piping;
b.Each above-grade GSI feature is no more than 4 feet wide; and
c.The total storage capacity of all above-grade GSI features is no greater than 600 gallons

DEPARTURE REQUEST:

- ALLOW BIOPLANTERS IN FRONT SETBACK TO BE NO MORE THAN 5' WIDE. (b)
- ALLOW TOTAL STORAGE CAPACITY OF ALL ABOVE-GRADE GSI FEATURES TO BE UP TO 1,500 GALLONS. (c)

DEPARTURE REQUEST NARRATIVE:

RETENTION OF EXCEPTIONAL TREES IS A VERY IMPORTANT VALUE FOR THE DESIGN TEAM. AS SUCH, WE HAVE WORKED TO THREAD THE BUILDINGS AND SITE ELEMENTS AROUND THE TREES.

- BUILDING 2 IS DESIGNED TO ACCOMODATE TREE 4 IN A FRONT-FACING COURTYARD AND TO ACCOMODATE TREES 7 AND 8 WITH FORM-NOTCHING
- THE LOCATIONS OF THESE TREES DICTATE THE RELATIONSHIP OF BUILDING 2 TO THE STREET PROPERTY LINE, LIMITING THE AVAILABLE LOCATIONS FOR BIOPLANTERS.
- THE BIOPLANTERS ARE INTEGRATED INTO THE STEPPED FRONT SETBACK AREA AND HELP TO FORM A SATISFYING VISUAL BASE FOR THE DWELLINGS.

DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:

CS1.D.1 - ON SITE FEATURES: TREES 4, 7, AND 8 ALL IMPACT THE PLACEMENT BUILDING FOOTPRINTS AND DRAINAGE ELEMENTS. WE HAVE WORKED WITH OUR ARBORIST TO DETERMINE APPROPRIATE ALLOWED SPACE FOR THESE TREES. THE FOOTPRINT AREA THAT WE LOSE DUE TO CANOPY AREA CAN BE MADE UP IN PART BY ALLOWING DRAINAGE FACILITIES IN THE FRONT SETBACK.

DC2.A.2 - REDUCE PERCEIVED MASSING: THE PLANTERS WILL FORM A STEPPED BASE BELOW THE DWELLING UNITS WHICH WILL HELP MAKE THE FRONT FACADE FEEL SHORTER.

DC3.B.4 - MULTIFAMILY OPEN SPACE: THE COURTYARD SPACES THAT MAKE ALLOWANCE FOR THE EXCEPTIONAL TREES ALSO FUNCTION AS SPACIOUS COMMON AND PRIVATE AMENITY AREAS. GIVEN THE AMOUNT OF EXCAVATION REQUIRED FOR BIOPLANTERS, THEY CANNOT EASILY BE PLANNED IN TREE CANOPY AREAS. AS A SOLUTION, WE ARE PROPOSING TO KEEP THESE PLANTERS OUT OF THE COMMON AMENITY AREAS AND PLAN THEM ALONG THE STREET EDGE WHERE THEY CAN BE INTEGRATED INTO THE STEPED RETAINING WALL DESIGN ALONG THE SIDEWALK.

BIOPLANTERS PROPOSED IN THE FRONT SETBACK



01. PROPOSAL
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VANDERVORT ARCHITECTS
MULTI-FAMILY WORK SAMPLES



SUNSET HILL LIVE/WORK



ALKI CONDOS



VALLEY STREET TOWNHOMES



VALLEY STREET TOWNHOMES



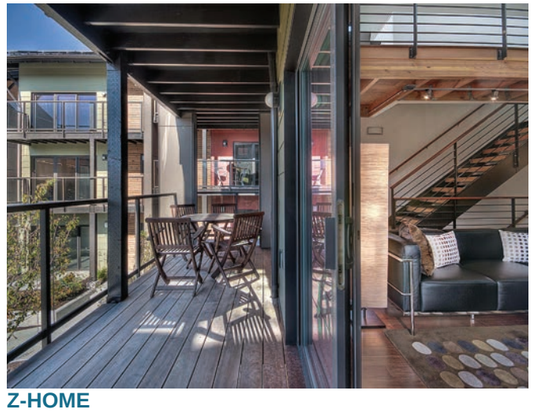
FIRST HILL ROWHOUSES



MADRONA LIVE/WORK



Z-HOME



Z-HOME



COLUMBIA CITY APARTMENTS