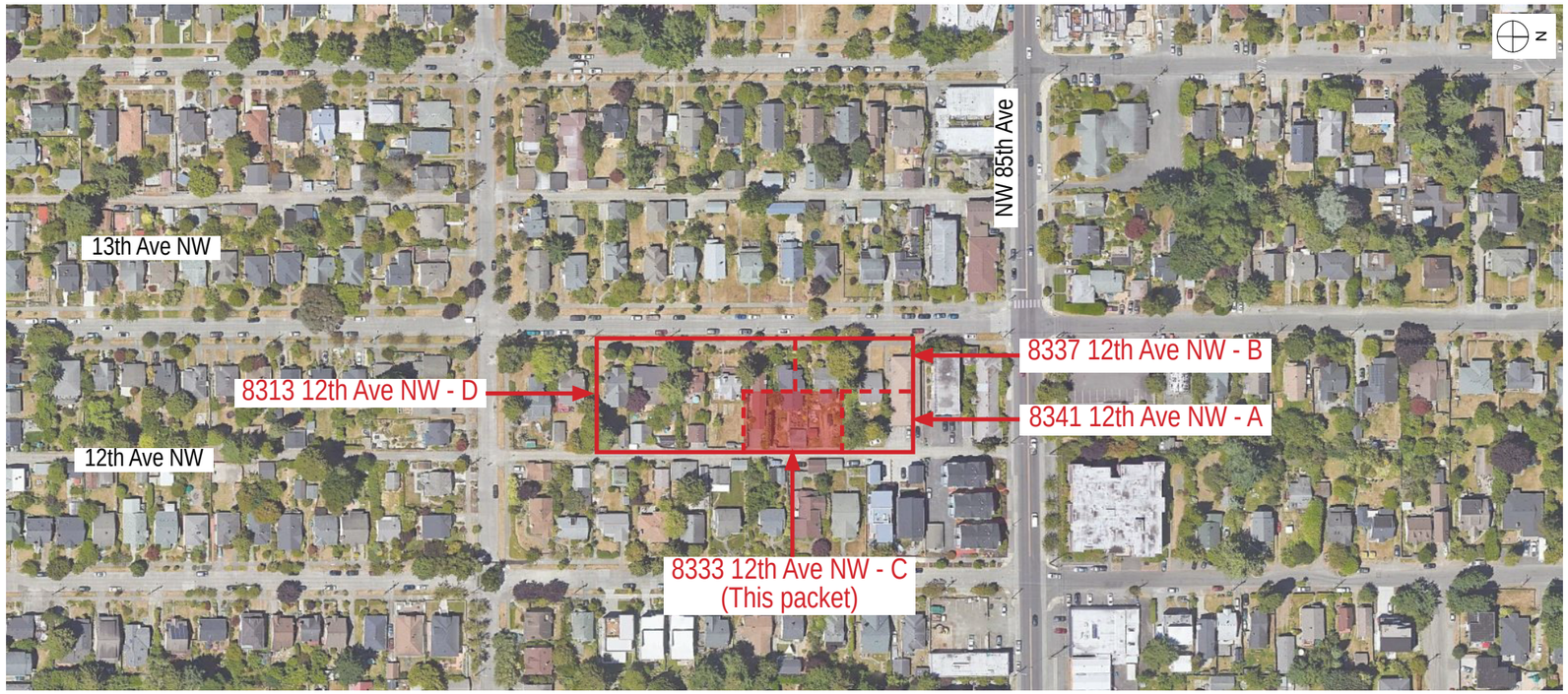
WHITTIER HEIGHTS ROWHOUSES FOR SHELTER HOMES.

8333 12TH AVE NW - STREAMLINED DESIGN REVIEW.

3037146-EG
6800815-CN

ARCHITECT:
VANDERVORT ARCHITECTS
CC: MARK WIERENGA
2000 FAIRVIEW AVE E, SUITE 103
SEATTLE, WA 98102
(206) 784-1614

PROPERTY OWNER:
SHELTER HOMES
CC: RON FROTON
88 HAMLIN ST
SEATTLE, WA 98102



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12TH AVE NW ROWHOUSES.
DEVELOPMENT OBJECTIVES.

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04. ARCHITECTURAL CONCEPT

05. CODE ADJUSTMENTS

PROJECT DESCRIPTION.

We are proposing 8 new rowhouse dwellings in the Whitier Heights / Crown Hills neighborhood of Seattle. This immediate area has been recently upzoned 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. Access to the alley will be provided via a 5' wide paved exclusive access easement. No auto parking is required nor provided for this project.

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.

This project relates to three adjacent development sites. The site immediately north of this site (8341 12th Ave NW) is a four-unit rowhouse project that is being permitted with no design review component. The site to the west and south (8337 12th Ave NW) is an eight--unit townhouse project that is going through SDR. The site to the south (8313 12th Ave NW) is an 18-unit townhouse project that is going through ADR. All three of these sites will be functionally independent.

PROJECT #.	3037146-EG / 6800815-CN
LOT AREA.	6,581 SF
PROPOSED DWELLING TYPE.	EIGHT ROWHOUSE DWELLINGS 2-BEDROOM UNITS
RESIDENTIAL GFA PROPOSED:	9,056 SF
FLOOR AREA (FAR).	ALLOWED: 8,555 SF PROPOSED: 8,552 SF
BUILDING HEIGHT.	30' + 10' MAX. PITCHED ROOF (3-STORY)
AUTO PARKING.	0 PARKING STALLS



Community Outreach Summary

- **Seattle Department of Neighborhoods Submission:** Before beginning community outreach, on August 28, 2020, the Affordable Community Outreach ("ACO") team submitted the project address, project information, and contact information to the Seattle Department of Neighborhoods ("DON") at DREarlyOutreach@seattle.gov to post on the **DON Blog**. Due to the risks associated with COVID-19, the City Council temporarily replaced the in-person outreach method with a high impact electronic or digital outreach method. Accordingly, ACO did not post information about a community meeting on the **DON Calendar**. Copies of the email submission to DON and the associated DON blog post are enclosed.
- **Printed Outreach: Posters (High-Impact Method):** On August 28, 2020, ACO hung **posters** at eleven businesses, community centers, or public venues within a half mile of the site, and all of the posters were visible from the sidewalk. The posters included information about the City of Seattle privacy policy. A photo and report of the poster locations is enclosed, along with a copies of the posters.
- **Electronic/Digital Outreach: Online Survey and Interactive Project Website (High-Impact Methods):** ACO developed a **project website** that went live on August 28, 2020, which included a brief summary of the proposal; the address and SDCI project numbers; preliminary site plans; zoning information; ACO contact information with a project email address, survey link, and phone number; a link to the Seattle Services Portal; an interactive discussion forum; and the City of Seattle privacy policy information. In addition, ACO developed an **online survey** with eight questions, which was available through the project website. Links to the project website and to the online survey were included on the posters. The website and survey were available for the period from August 28, 2020 to at least September 18, 2020 (21 days). Copies of the project webpage, preliminary site plan, analytics data, and the online survey are enclosed.
- **In-Person Outreach: Community Meeting (High-Impact Method)**: Due to the risks associated with COVID-19, the City Council temporarily suspended the in-person outreach method and replaced it with a second high-impact electronic or digital outreach method (see above).

Feedback Summary

Despite exceeded the minimum requirements for community outreach for this project, ACO received little feedback concerning this project. One community member responded to the survey, and none contacted the community outreach project email address, called the community outreach phone, or commented in the community outreach project website discussion forum.

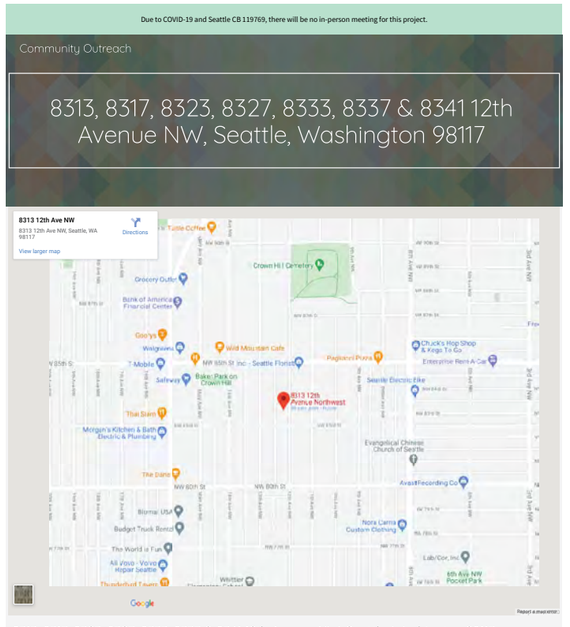
The feedback ACO received from the community member, who reportedly resides very close to the project, identified appearance (nice looking and unique and interesting) as the most important characteristics about the project. This community member also indicated that if street-level sidewalks or landscapes are improved, the most important design characteristics are that they are good for pedestrians and have attractive building materials at street level. This community member was most concerned about construction noise, and that it will make driving or parking in the neighborhood more difficult. This community member specifically wrote that the creation of an HOA is important to ensure maintenance of common areas and adjacent city property, and that the quality of construction is important.

ACO contacted this community member and provided them with information that this project was carefully designed to accommodate these concerns: First, pedestrian access will be improved due to the proposed removal of curb cuts and driveways. Moreover, the sidewalk will be accompanied by tasteful landscaping conforming to the City's design requirements, including the use of native plants, and designed by a professional landscape architect. Finally, street trees will be added in the planting strip. Second, to address the appearance of building at the street level, the planned materials will be in keeping with the residential nature of the street and nearly all street-facing facades will have entries with entry steps and an entry stoop. Due to the grade up from the street level, the front facades will be behind the minimum setback and thus include additional landscaping. Highly regarded Seattle architects of David Vandervort Architects, including Brian O'Connor and Mark Wierenga, designed this project, and it will be a beautiful addition to the community. Third, to address the potential parking concerns of the community member, this development will include 38 off-street parking places. Fourth and finally, to address the community member's concern about maintenance of common areas of the project, a homeowners association will indeed provide for maintenance the common landscaped areas.

Because ACO used high-impact methods for each outreach modality (including multiple high-impact methods for electronic/digital outreach modality), ACO interprets the lack of feedback as tacit, positive community acceptance of this project because community members tend to provide feedback if they have concerns. As further evidence of this point, the interactive website for this project has received an average of 1.15 pageviews per day, all from the Seattle area (report enclosed). ACO credits the quality architectural design by the owner, Shelter Homes, Seattle Land Use Co., and Mark Wierenga and Brian O'Connor of renowned architecture firm David Vandervort Architects for the tacit community approval of the project.

Please let the Affordable Community Outreach team know if you need any additional information concerning this community outreach program.



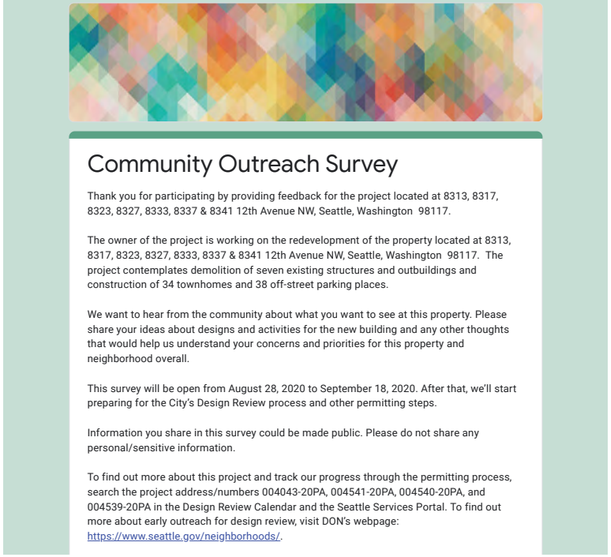


8313, 8317, 8323, 8327, 8333, 8337 & 8341 12th Avenue NW, Seattle, Washington 98117

12TH AVE NW ROWHOUSES.
PUBLIC OUTREACH SUMMARY.

COMMUNITY OUTREACH.

Community outreach was performed by Affordable Community Outreach (ACO) and the finalized report was completed on September 18, 2020. Despite the multiple means of providing feedback provided to neighbors, there was no neighborhood feedback or input.



01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. ARCHITECTURAL CONCEPT
05. CODE ADJUSTMENTS

PROPOSED SITE CONDITIONS.

SITE PLAN.

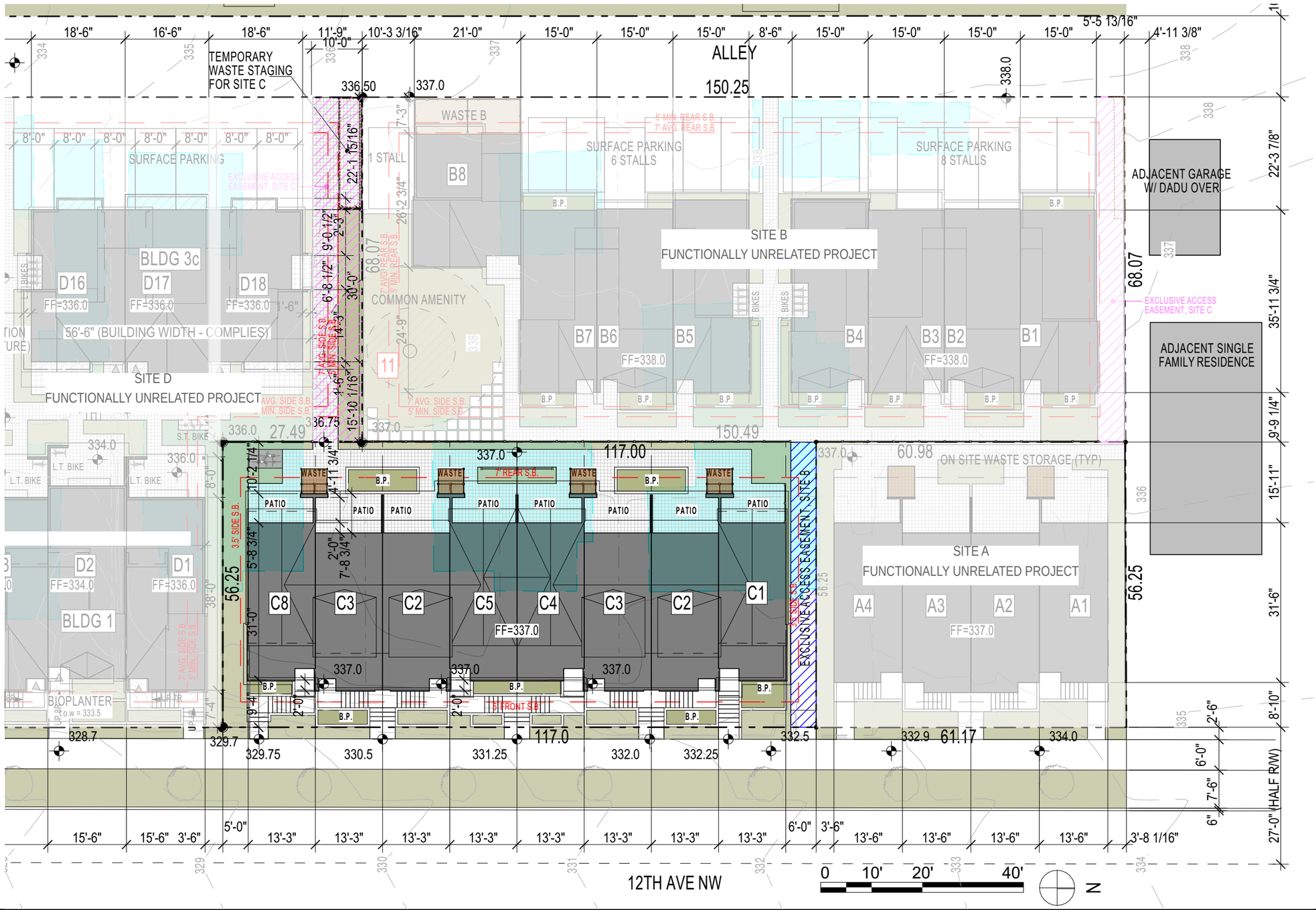
01. PROJECT INFORMATION

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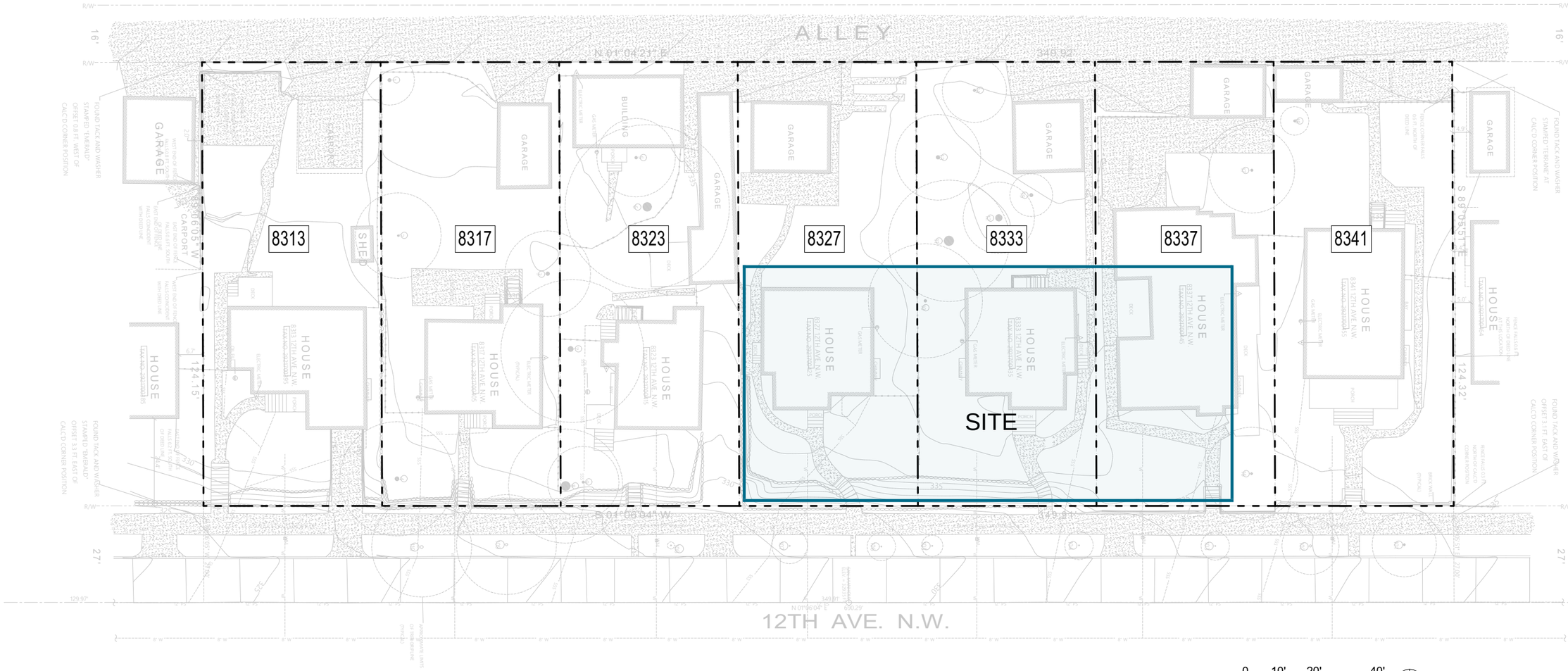
03. DESIGN STANDARDS

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EXISTING SITE CONDITIONS.
SURVEY.



PARCEL C (6,581 SQ. FT.) LBA 3036927-LU

THAT PORTION OF LOTS 36, 37, 38, 39, 40, AND 41, 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:
COMMENCING AT THE N.E. CORNER OF LOT 43, SAID BLOCK 15; THENCE S
01 '06'04" W ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF
61.17 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING S 01'06'04"
°
W, 117.00 FT.; THENCE N 88 53156" W, 56.25 FT.; THENCE N 01 '06'04"
E, 117.00 FT.; THENCE S 88'53'56" E, 56.25 FT. TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND
DESCRIBED AS "PEDESTRIAN EASEMENT B" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.
TOGETHER WITH AN EASEMENT FOR WASTE STORAGE AND STAGING AS
SHOWN AND DESCRIBED AS "TRASH EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.
SUBJECT TO AN EASEMENT FOR PEDESTRIAN ACCESS, ADDRESS SIGN, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM
SEWER, AS SHOWN AND DESCRIBED AS "UTILITY EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.
SUBJECT AN EASEMENT FOR UNDERGROUND UTILITIES, EXCLUSIVE TO
SEATTLE CITY LIGHT, AS SHOWN AND DESCRIBED AS "SEATTLE CITY LIGHT

SURVEY

SCALE: 1" = 30'

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SITE DIVISIONS.
SITE B.

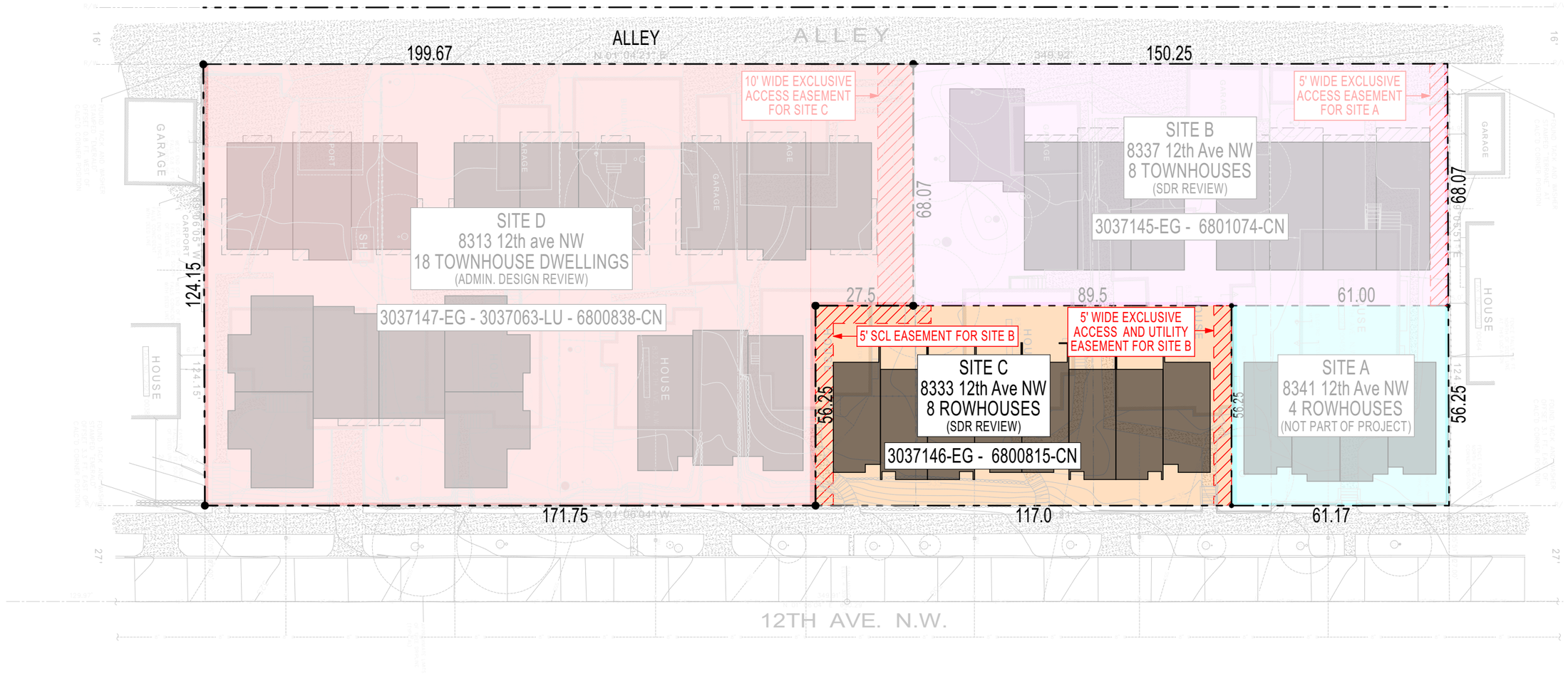
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SITE DIVISIONS AND EASEMENTS - 8313 TO 8341 12TH AVE NW

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9-BLOCK STUDY.
SURROUNDING COMMUNITY.

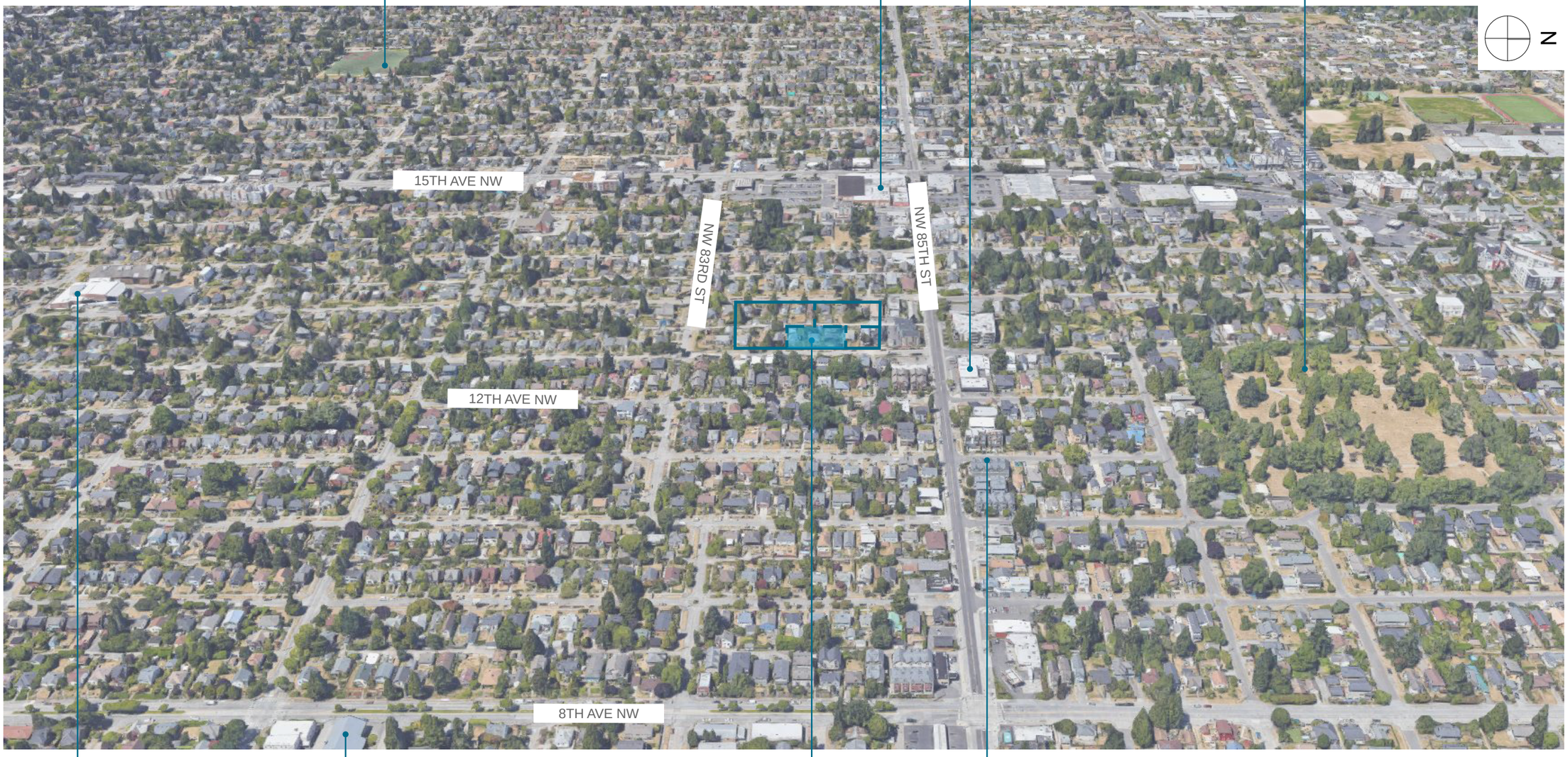
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VICINITY MAP.
LANDMARKS & TRANSPORTATION.

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1. NEARBY ROWHOUSES



2. JRA BIKESHOP

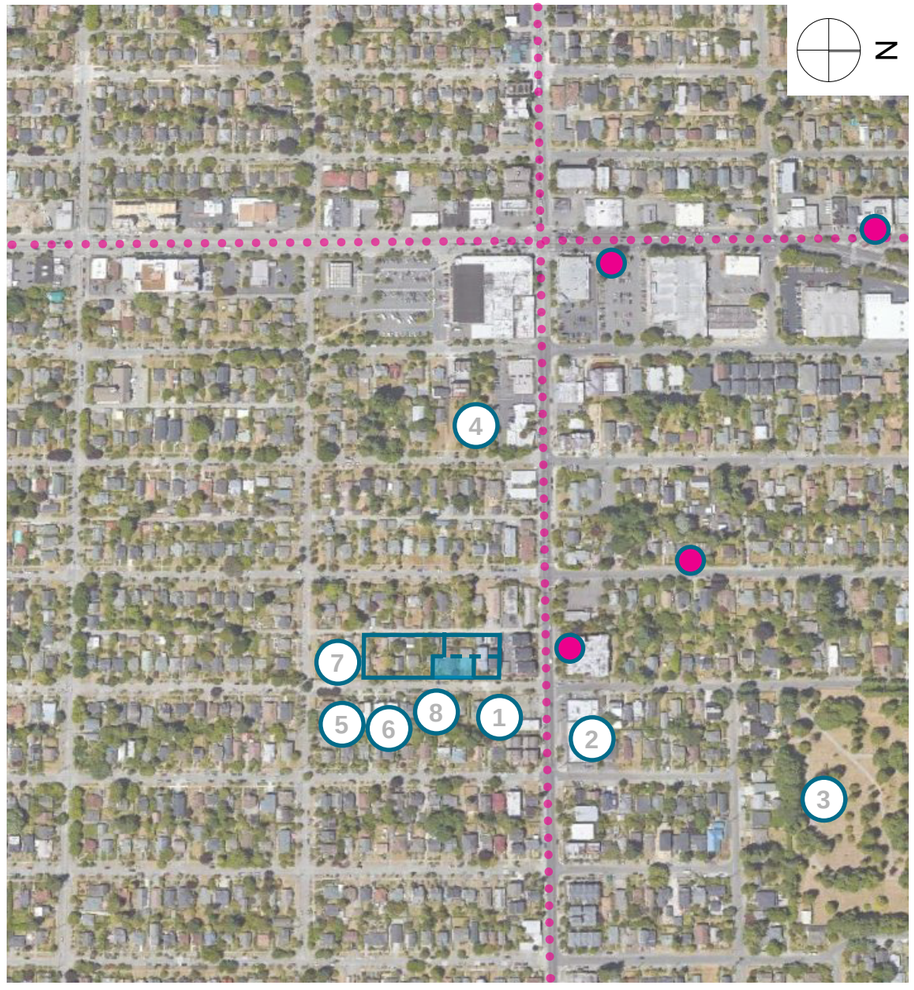


3. CROWN HILL CEMETERY



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

OPPORTUNITIES & CONSTRAINTS.
IMMEDIATE AREA MAP.

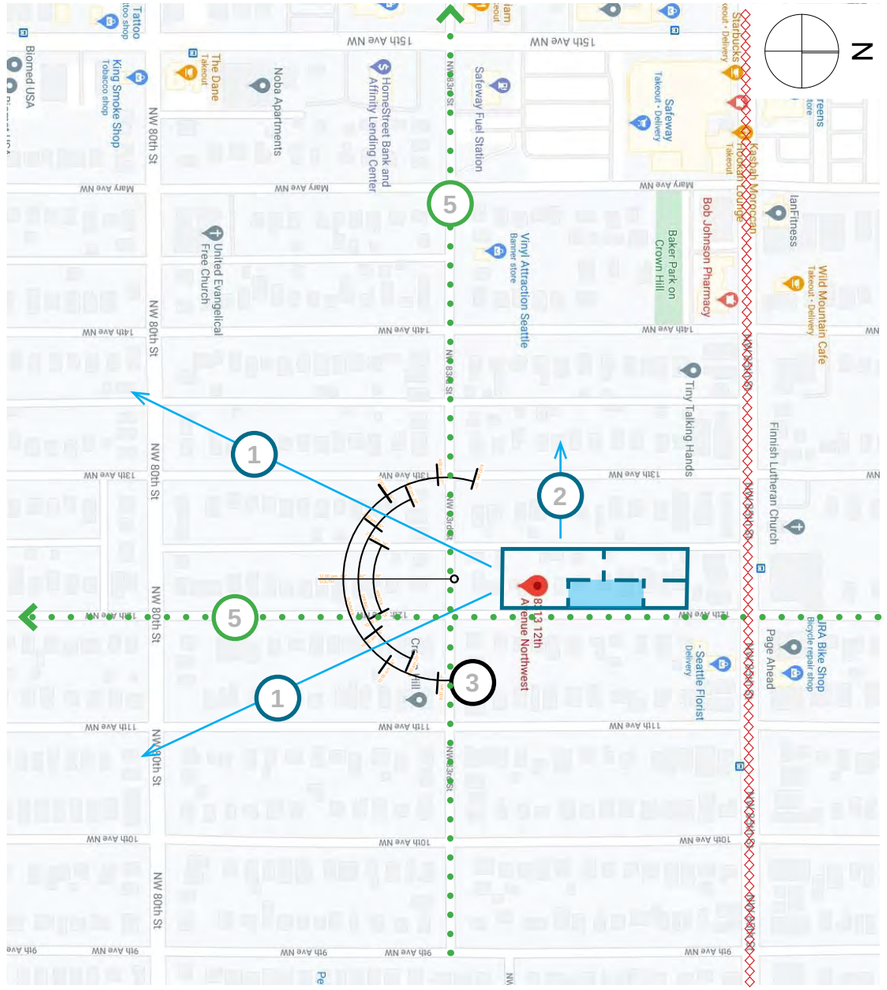
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ARCHITECTURAL
CONCEPT

05.
CODE
ADJUSTMENTS



1 ROOF DECK VIEWS TO SOUTH

2 VIEWS TO PARK

3 SOLAR EXPOSURE

NOISE AND TRAFFIC ALONG NW 85TH

5 PEDESTRIAN CONNECTIONS

VIEWS FROM THE SITE.
SITE PHOTOS.

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05. CODE ADJUSTMENTS



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)

BLOCK FACE STUDY.
12TH AVE NW.

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NEARBY ROWHOUSES / 3 STORIES

GABLE ROOFS / 2 STORIES

NW 85TH ST



12TH AVE NW LOOKING EAST

FRONT AND CROSS GABLES / 1&2 STORIES

JAPANESE MAPLE TREE

WESTERN RED CEDAR TREE

NW 83RD ST



12TH AVE NW LOOKING WEST

BLOCK FACE STUDY.
12TH AVE NW.

01. PROJECT INFORMATION

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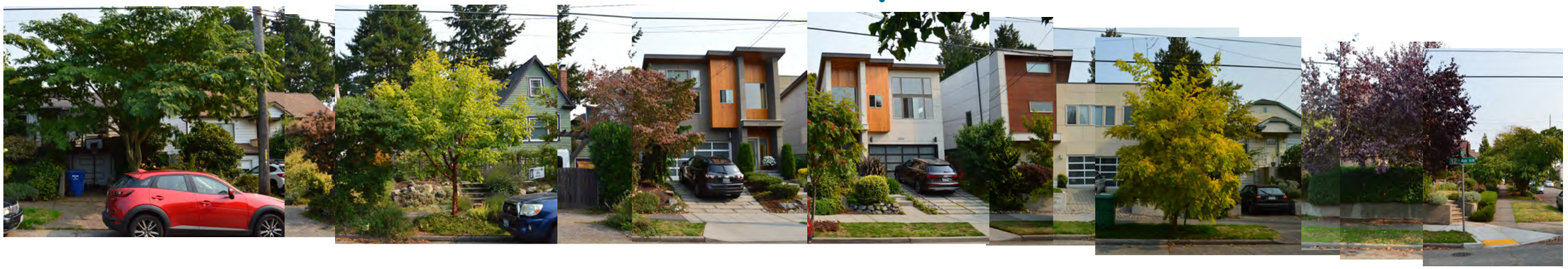
03. DESIGN STANDARDS

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3-STORY BUILDINGS

NEARBY NEW MODERN HOMES



12TH AVE NW LOOKING EAST

GABLE ROOFS

PROPOSED PROJECT SITE

MODERN SINGLE FAMILY HOMES



12TH AVE NW LOOKING WEST

BLOCK FACE STUDY.
ALLEY.

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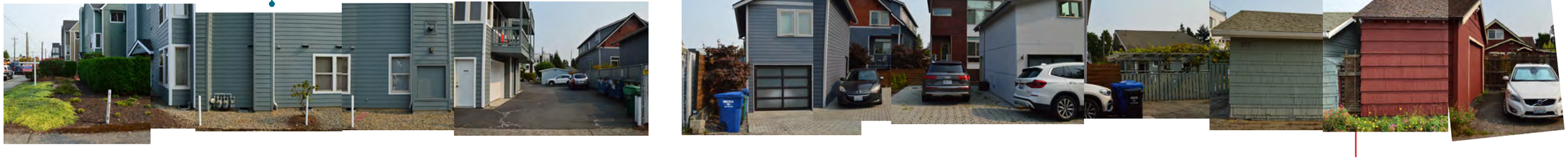
04. ARCHITECTURAL CONCEPT

05. CODE ADJUSTMENTS

NW 85TH ST

MULTIFAMILTY HOMES

MODERN SINGLE FAMILY HOME AND ADU



ALLEY LOOKING EAST

NW 83RD ST

GABLE ROOFS THROUGHOUT ALLEY



ALLEY LOOKING WEST

BLOCK FACE STUDY.
ALLEY.

PROPOSED
PROJECT SITE

GABLE ROOFS
THROUGHOUT ALLEY



ALLEY LOOKING EAST



ALLEY LOOKING WEST

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CONTEXT ANALYSIS.
IMAGES OF NEARBY STRUCTURES.

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NEARBY ROWHOUSES AT 12TH & 85TH



HOMES ADJACENT TO ALLEY



NEARBY MODERN HOMES



TYP. HOMES ON 12TH

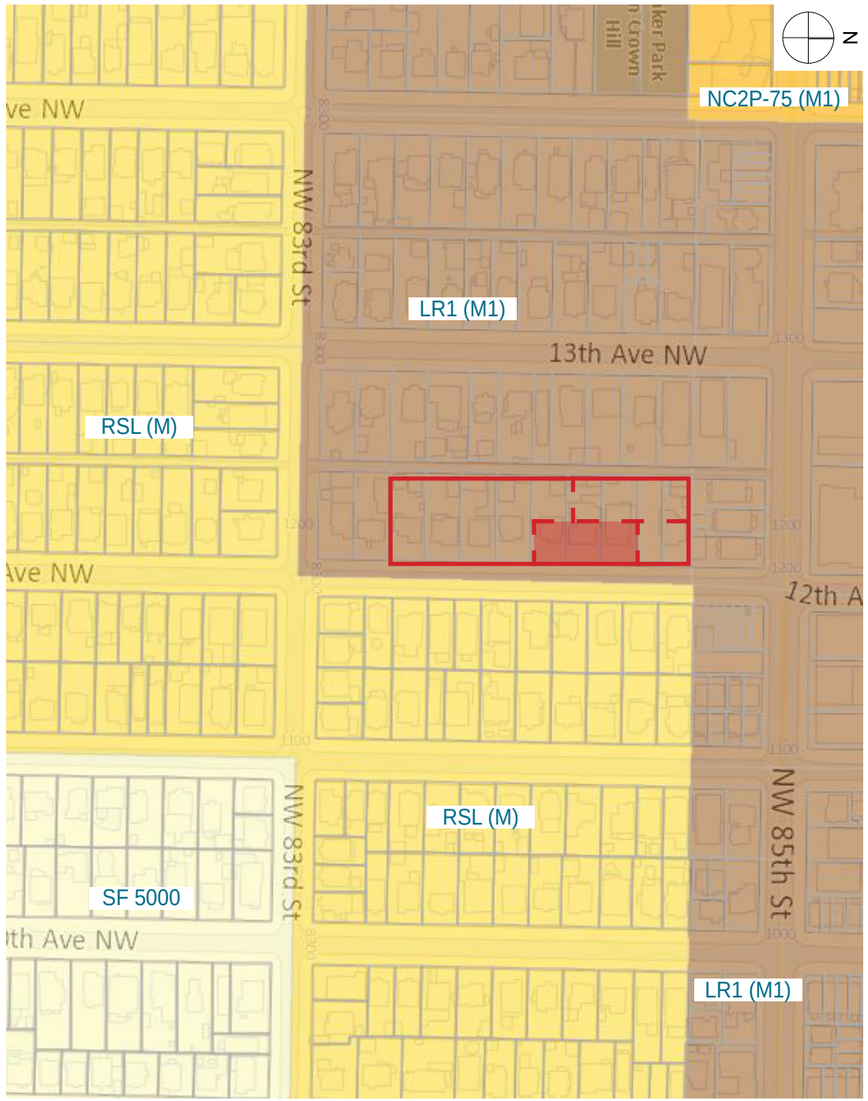


NEARBY VINTAGE BRICK HOUSE



NEARBY NEW HOME

CODE RESEARCH.
ZONING DATA.



Lot Area Total:	6,581 SF
Zoning:	LR-1 (M1) / CROWN HILL RESIDENTIAL URBAN VILLAGE.
ECA:	NONE.
Residential Use:	8 ROWHOUSE DWELLING UNITS
FAR:	FAR MULTIPLIER = 1.3 - 30,216 SF ALLOWED
HEIGHT:	30' BASE HEIGHT ALLOWED. +5' FOR PITCHED ROOF. (3-STORY).
SETBACKS:	ROWHOUSE: 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.

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SITE CONDITIONS.
EXCEPTIONAL TREES.

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

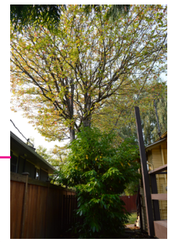
04. ARCHITECTURAL CONCEPT

05. CODE ADJUSTMENTS

House #	Significant	xceptional Siz	Grove Size	ceptional Gro	Tree No.	DBH (QMD)	Species	Threshold	DL (R')	Health	Structure	Comments on Condition	Viable Tree?
8317	YES			No	1	10.8	Grand fir, Abies grandis	24"	7	1	1		Yes
8317	YES			No	2	6.2	Redbud, Cercis canadensis	30	12	1	1		Yes
8317	YES			No	3	11.3	Apple , Malus domestica	20"	12	2	2	Diseased, topped,	Yes
8317		YES	Yes	No	4	13.5	Japanese maple, Acer palmatu	12"	16	2	2	Minor dieback, stunted foliate, decay	Yes
8323.5	YES			No	5	9.4	Southern magnolia, Magnolia	16"	11	1	2	Topped, asymmetric, root growth obstruction	Yes
8323.5		YES	Yes	No	6	29.1	European white birch, Betula p	24"	23	3	2	Dieback from borer injury	NO
8323		YES	Yes	No	7	17.2	Pacific dogwood, Cornus nutta	6"	20	2	1	Diseased, double leader	Yes
8323		YES	Yes	No	8	30.4	Western red-cedar, Thuja plica	30"	16	1	2	Double leader	Yes
8323	YES			No	9	5.4,5.8 (7.9)	Stone pine, Pinus pinea	25.2	10	1	2	Topped, asymmetric	Yes
8333	YES			No	10	10.6	English yew, Taxus baccata	29.8	16	1	2	Asymmetric pruned away from house	Yes
8333		YES	Yes	No	11	32	White mulberry, Morus alba	26	17	2	2	Minor dieback, topped	Yes
8333	YES		Yes	No	12	.3,7.6,8 (13.2	Fig, Ficus carica	17.1	10	1	2	Topped, multiple stems	Yes
8333	YES			No	13	10.1	Apple , Malus domestica	20"	12	2	2	Diseased, hollow in trunk	Yes
8333	YES			No	14	9.8	Asian pear, Pyrus pyrifolia	12.9	9	1	2	Double leader	Yes
8333	YES			No	15	4.3,4,4 (7.1)	Chilean fire bush, Embothrium	12.2	6	1	2	Asymmetric, multiple leaders	Yes
8337	YES			No	16	8.5	Japanese maple, Acer palmatu	12"	13	1	1		Yes
8337	YES			No	17	7.8	Jacquemontii birch, Betula jac	13.6	12	3	2	Dieback from borer injury	NO
8341	YES			No	18	6.8	Italian prune, Prunus domestic	22.9	4	2	2	Topped, diseased and loaded with fruit	Yes
8341	STREET TREE				101	6.8	Crabapple		9				Yes
8341	STREET TREE				102	7.5	Crabapple		8				Yes
8337	STREET TREE				103	2.5	Ginkgo		4				Yes
8333	STREET TREE				104	2.5	Ginkgo		4				Yes
8333	STREET TREE				105	2	Ginkgo		3				Yes
8327	STREET TREE				106	3	Ginkgo		4				Yes
8327	STREET TREE				107	2.5	Ginkgo		5				Yes
8323	STREET TREE				108	1	Ginkgo		1				Yes
8317	STREET TREE				109	8.8	Linden		14				Yes
8317	STREET TREE				110	10.4	Linden		14				Yes

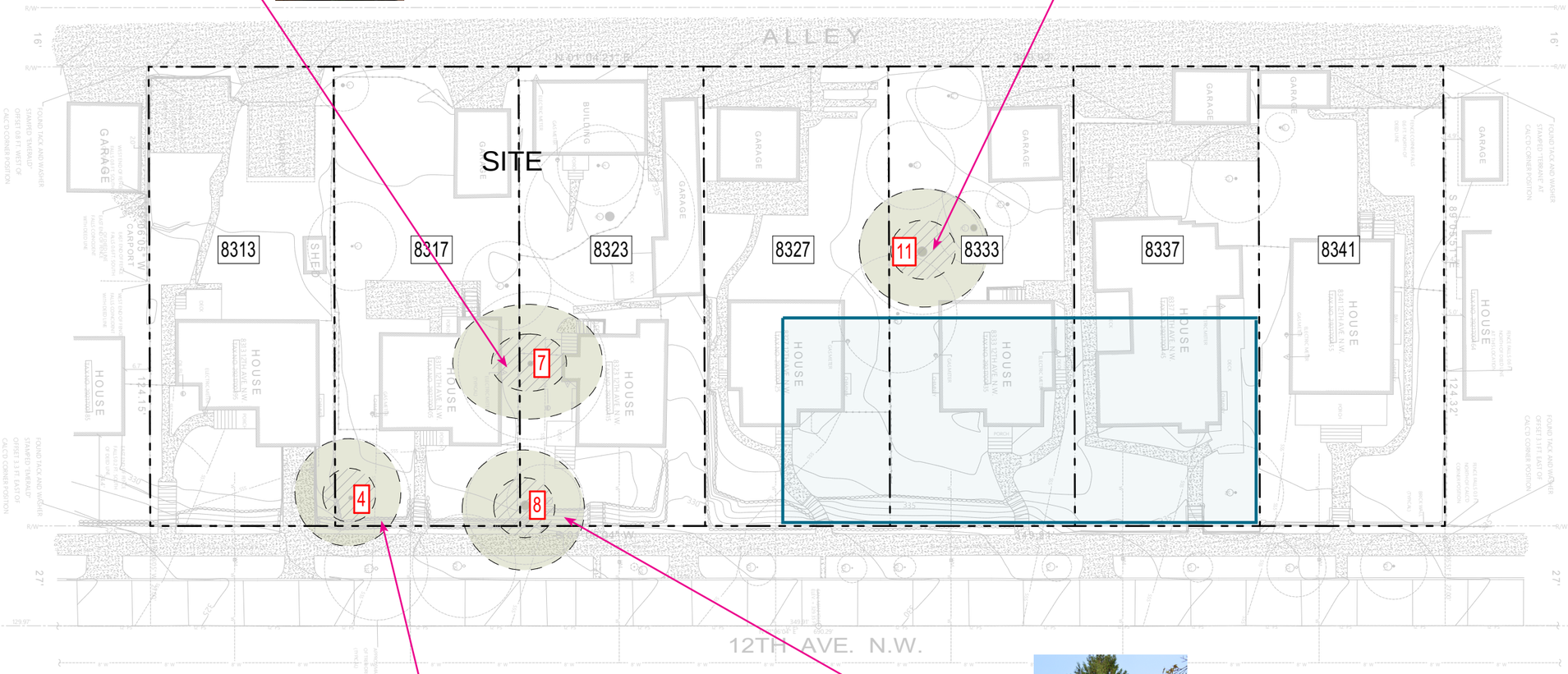
* TREE # 6 REMOVED AS A HAZARD TREE PRIOR TO THIS LAND USE APPLICATION

PACIFIC DOGWOOD



WHITE MULBERRY





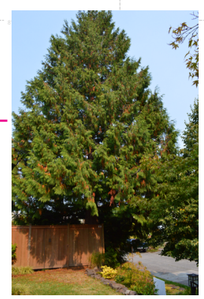
EXCEPTIONAL TREES

SCALE: 1" = 30'

JAPANESE MAPLE



WESTERN RED CEDAR



DESIGN STANDARDS.
COMPLIANCE.

01. PROJECT INFORMATION

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CS2.B.2: Connection to Street

Connecting townhomes to the street should be a high priority for this project. At the same time, there is a significant amount of grade change between the sidewalk and the bulk of this site. Our solution is to develop entry stairs with a short series of landings in order to break this significant grade transition into a series of shorter flights. This is a pattern that has been developed in nearby homes that is elegant and inviting.





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 NW 83rd and 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 rowhouses 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

The rowhouses 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 personalization can take place. The entries will be scaled approximately and will be provided with protection from the elements with overhangs or canopies.

DC2.A.2: Reduce Perceived Mass

Even though we have the height to build upper level roof decks on this site, the design team has determined that it is best to limit the building to three stories and to use more traditional roof forms along the street frontage. In addition, by stepping back the upper floor away from the street, we are able to present a primarily two-story facade to the sidewalk. This helps reduce our overall massing and also helps align the scale of the new dwellings with the primary scale of the street.

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DESIGN STANDARDS.
COMPLIANCE.

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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 viewed by occupants of the adjacent sites and their visitors. 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.







MATERIALS LEGEND

THIN BRICK CLADDING 1:
SLIMBRICK BY
MUTUAL MATERIALS
COLOR: 'INCA'



SAMPLE PHOTO

THIN BRICK CLADDING 1:
SLIMBRICK BY
MUTUAL MATERIALS
COLOR: 'CLASSIC USED'



SAMPLE PHOTO

LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM PLATINUM GRAY

LAP CLADDING 2:
SMOOTH HARDIPLANK - 8" EXPOSURE
COLOR: BM WALL STREET

LAP CLADDING 3:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM AMERICAN WHITE

PANEL CLADDING AND TRIM EDGES:
HARDIEPANEL OR WOOD TRIM
COLOR: BM JET BLACK

EXPOSED ROOFING:
COMPOSITION ROOFING
COLOR: MEDIUM GRAY

WINDOWS:
BLACK VINYL WINDOWS

EXTERIOR DOORS:
CODEL F.G. DOORS
W/ LITES AS SHOWN
COLOR: JET BLACK

GUTTERS/D.S.s/FLASINGS
METAL FABRICATED
COLOR: BLACK

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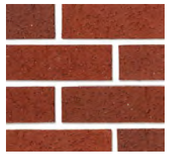
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MATERIALS LEGEND



THIN BRICK CLADDING 1:
SLIMBRICK BY
MUTUAL MATERIALS
COLOR: 'INCA'



SAMPLE PHOTO



THIN BRICK CLADDING 1:
SLIMBRICK BY
MUTUAL MATERIALS
COLOR: 'CLASSIC USED'



SAMPLE PHOTO



LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM PLATINUM GRAY



LAP CLADDING 2:
SMOOTH HARDIPLANK - 8" EXPOSURE
COLOR: BM WALL STREET



LAP CLADDING 3:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM AMERICAN WHITE



PANEL CLADDING AND TRIM EDGES:
HARDIEPANEL OR WOOD TRIM
COLOR: BM JET BLACK



EXPOSED ROOFING:
COMPOSITION ROOFING
COLOR: MEDIUM GRAY



WINDOWS:
BLACK VINYL WINDOWS



EXTERIOR DOORS:
CODEL F.G. DOORS
W/ LITES AS SHOWN
COLOR: JET BLACK



GUTTERS/D.S.s/FLASINGS:
METAL FABRICATED
COLOR: BLACK



EAST ELEVATION

0 5' 10' 20'

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ELEVATIONS.

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SOUTH ELEVATION 0 5' 10' 20'



NORTH ELEVATION 0 5' 10' 20'

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ELEVATIONS.

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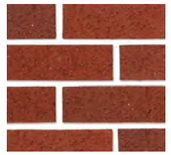
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MATERIALS LEGEND

THIN BRICK CLADDING 1:
SLIMBRICK BY
MUTUAL MATERIALS
COLOR: 'INCA'



SAMPLE PHOTO

THIN BRICK CLADDING 1:
SLIMBRICK BY
MUTUAL MATERIALS
COLOR: 'CLASSIC USED'



SAMPLE PHOTO

LAP CLADDING 1:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM PLATINUM GRAY

LAP CLADDING 2:
SMOOTH HARDIPLANK - 8" EXPOSURE
COLOR: BM WALL STREET

LAP CLADDING 3:
SMOOTH HARDIPLANK - 5" EXPOSURE
COLOR: BM AMERICAN WHITE

PANEL CLADDING AND TRIM EDGES:
HARDIEPANEL OR WOOD TRIM
COLOR: BM JET BLACK

EXPOSED ROOFING:
COMPOSITION ROOFING
COLOR: MEDIUM GRAY

WINDOWS:
BLACK VINYL WINDOWS

EXTERIOR DOORS:
CODEL F.G. DOORS
W/ LITES AS SHOWN
COLOR: JET BLACK

GUTTERS/D.S.s/FLASINGS:
METAL FABRICATED
COLOR: BLACK



WEST ELEVATION

0 5' 10' 20'

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ARCHITECTURAL CONCEPT.
FLOOR PLANS.

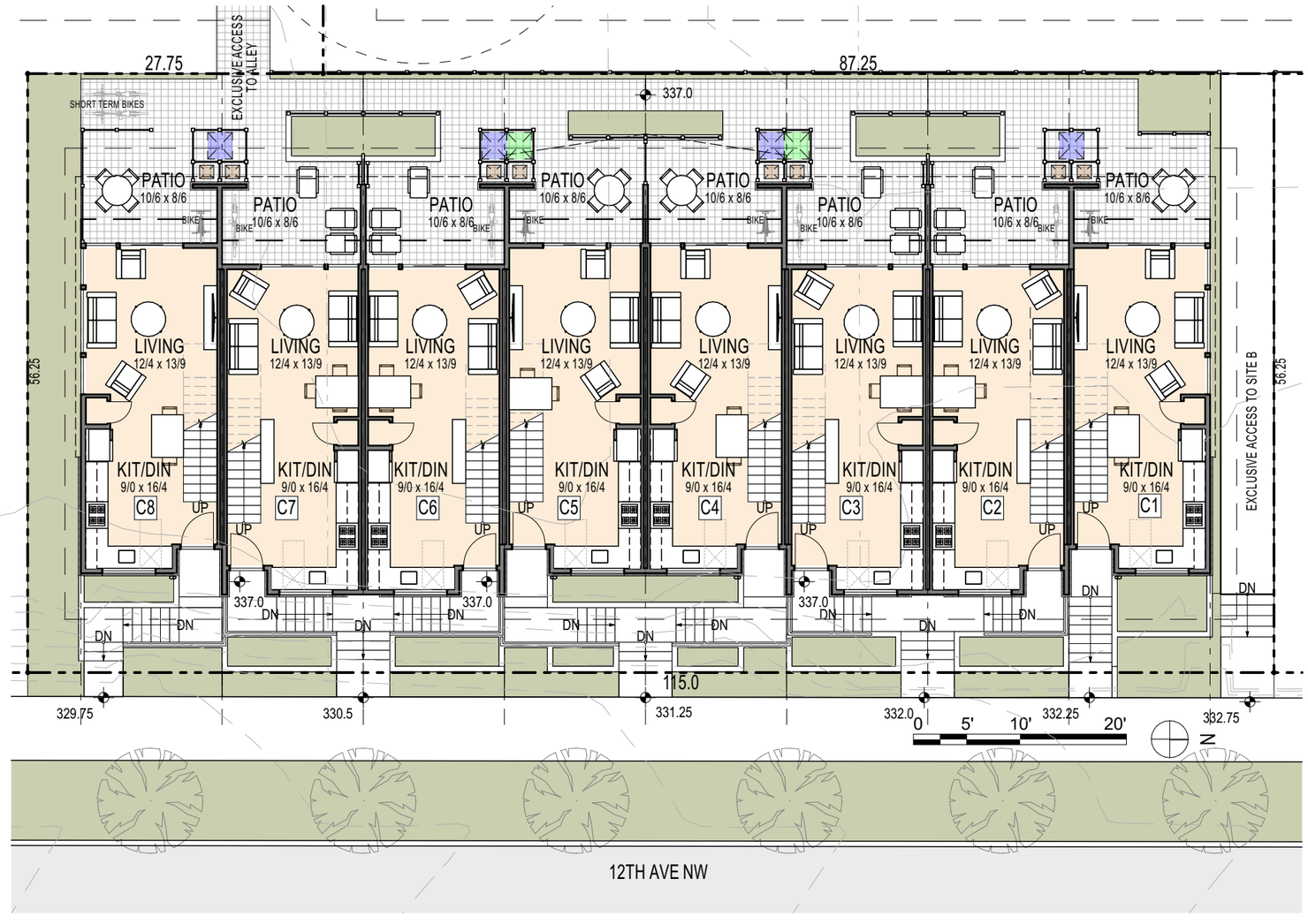
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FIRST FLOOR PLAN

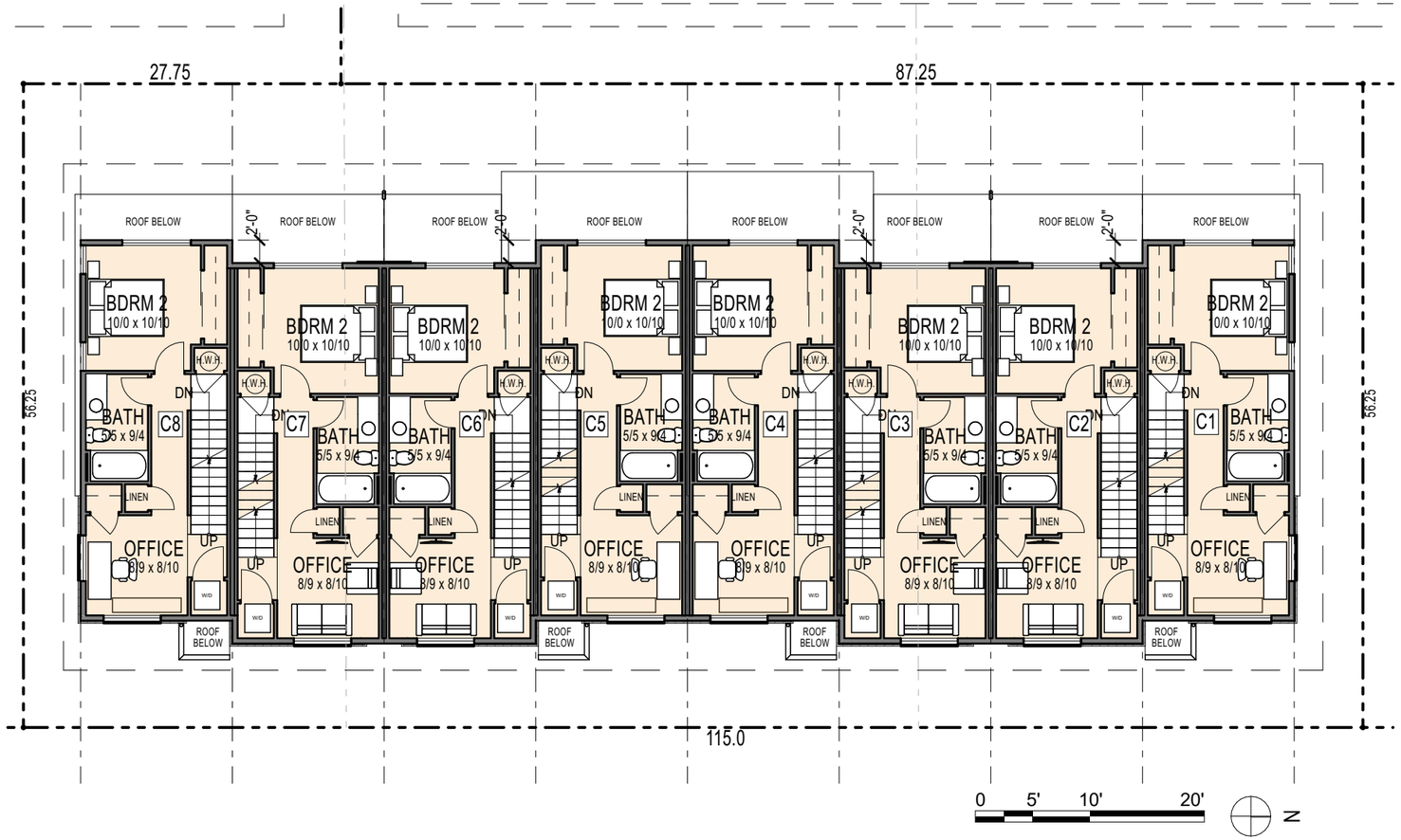
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SECOND FLOOR PLAN

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FLOOR PLANS.

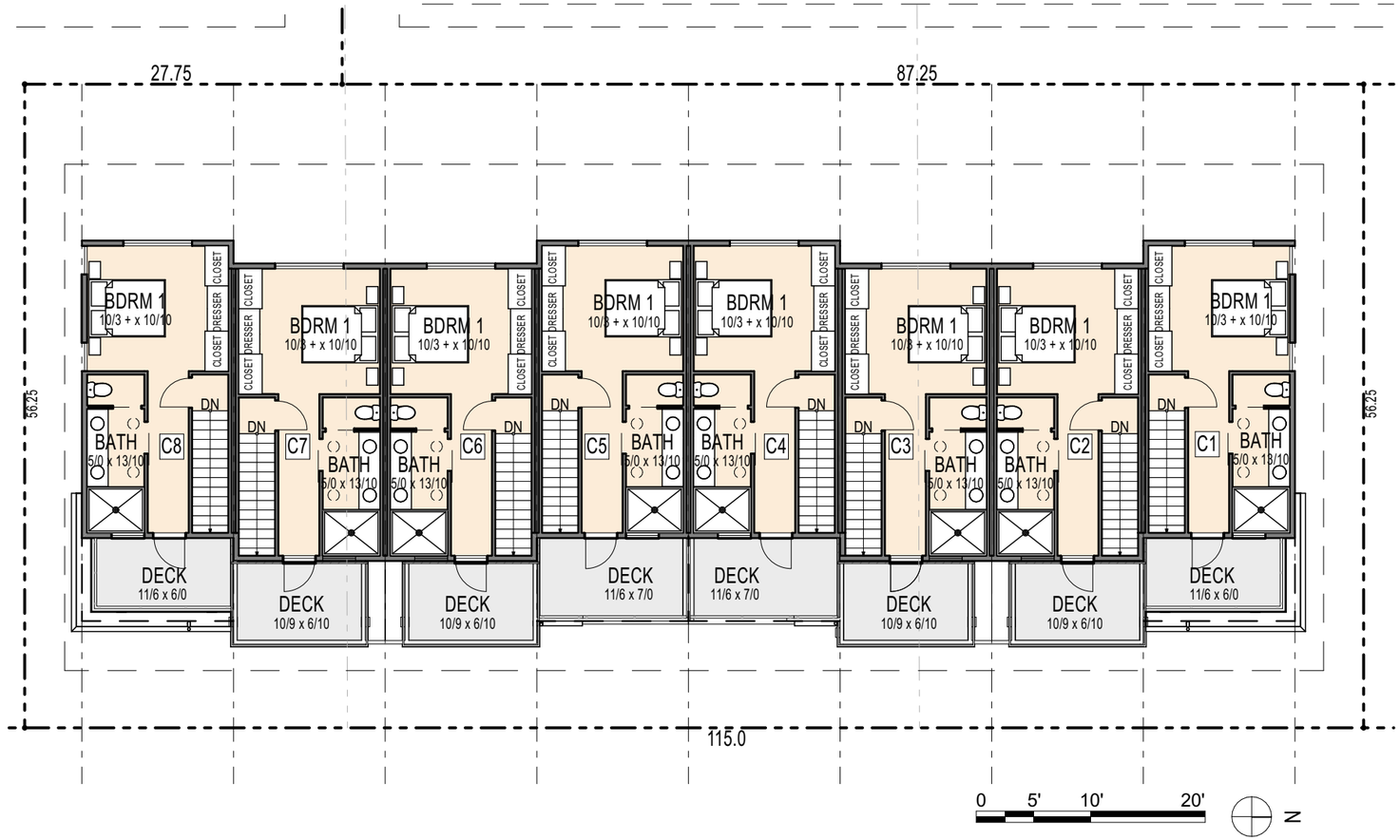
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THIRD FLOOR PLAN

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LANDSCAPE PLAN.

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RENDERED LANDSCAPE PLAN
SCALE: NTS



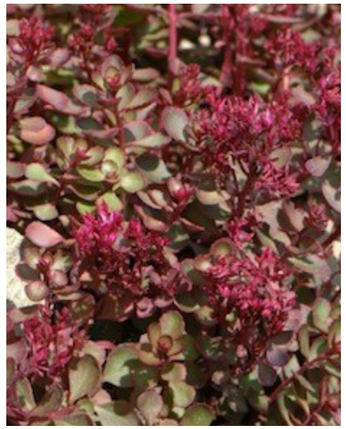
PAPERBARK MAPLE.
ACER GRISEUM.



KATSURA TREE.
CERCIDIPHYLLUM JAPONICUM.



EDDIE WHITE WONDER.
CORNUS.



RED CARPET SEDUM.
SEDUM SPURIUM.



ANGELINA SEDUM.
SEDUM X 'ANGELINA'.



BOWLES PERIWINKLE.
VINCA MINOR 'BOWLES'.



GOLDEN SWEET FLAG.
ACORUS GRAMINEUS 'OGON'.



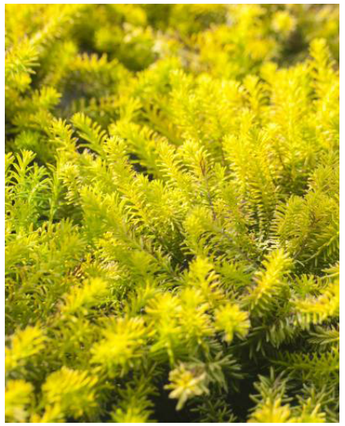
GOLDEN ROCKET.
BERBERIS T.



DEER FERN.
BLECHNUM SPICANT.



ORANGE SEDGE.
CAREX TESTACEA.



GOLDEN HEATH.
ERICA CARNEA.



JAPANESE FOREST GRASS.
HAKONECHLOA MACRA.



BIG BLUE LILYTURF.
LIRIOPE MUSCARI 'BIG BLUE'.



MOSS GREEN.
LONICERA PILEATA.



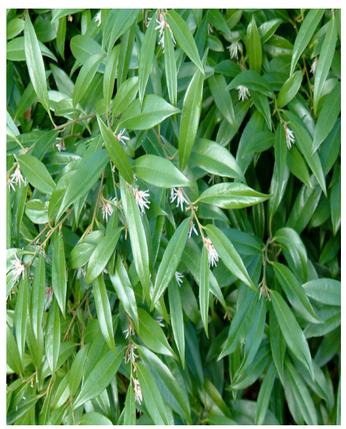
GULF STREAM BAMBOO.
NANDINA DOMESTICA.



GOSHIKI.
OSMANTHUS HETEROPHYLLUS.



HAMELN.
PENNISETUM ALOPECUROIDES.



SWEET BOX.
SARCOCOCCA HUMILIS.

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BUILDING FROM 12TH AVE N



ENTRY DETAIL



FRONT ELEVATION



EXISTING HOMES ON EAST SIDE OF 12TH
- GABLE FORMS
- USE OF BRICK AND WOOD/LAP CLADDING
- OPEN RELATIONSHIP TO STREET



STAIRS AT UPHILL YARDS
- STAIRS TURN AT LANDING
- USE OF BRICK AND CONCRETE



CONTEMPORARY CO-EXISTING WITH TRADITIONAL FORMS
- MIX OF MATERIALS: PAINTED LAP/PANEL & STAINED WOOD



BACK OF BUILDING FROM ACCESS EASEMENT



BACK OF BUILDING FROM WALKWAY

ARCHITECTURAL CONCEPT.
RENDERINGS & REFERENCE PHOTOS.



EXISTING HOMES ON EAST SIDE OF 12TH
- GABLE FORMS
- USE OF BRICK AND WOOD/LAP CLADDING
- ABOVE STREET YET CONNECTED WITH OUTDOOR SPACE



NW CORNER

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VANDERVORT ARCHITECTS.
MULTI-FAMILY WORK SAMPLES.

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SUNSET HILL LIVE/WORK



ALKI CONDOS



VALLEY STREET TOWNHOMES



VALLEY STREET TOWNHOMES



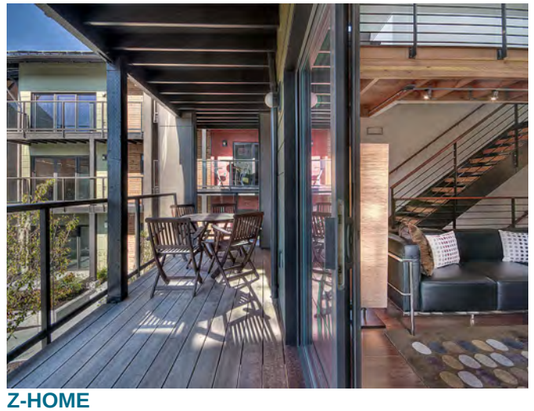
FIRST HILL ROWHOUSES



MADRONA LIVE/WORK



Z-HOME



Z-HOME



COLUMBIA CITY APARTMENTS

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