

WHITTIER HEIGHTS TOWNHOMES FOR SHELTER HOMES

8313 12TH AVE NW - ADMINISTRATIVE DESIGN REVIEW

3037147-EG

3037063-LU

6800838-CN

ARCHITECT:

VANDERVORT ARCHITECTS

CC: MARK WIERENGA

2000 FAIRVIEW AVE E, SUITE 103

SEATTLE, WA 98102

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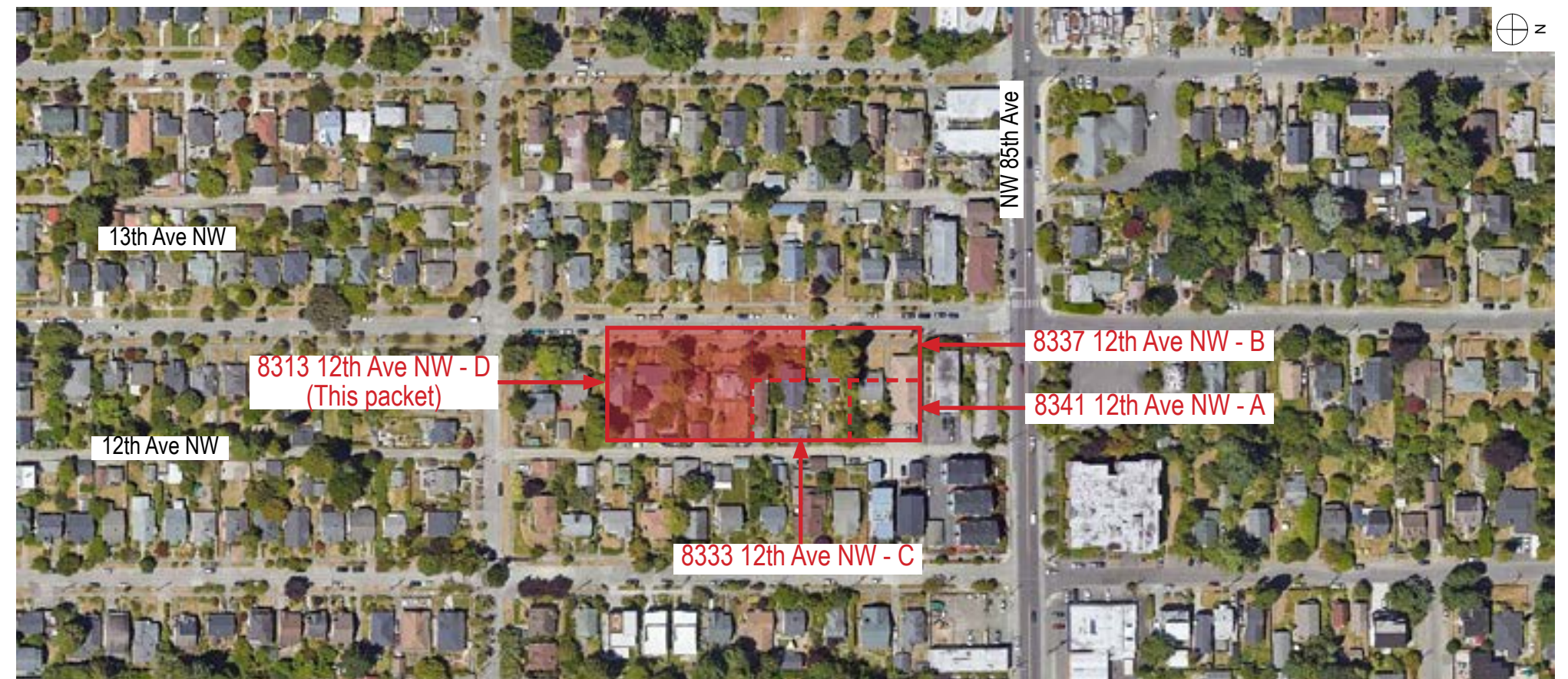
PROPERTY OWNER:

SHELTER HOMES

CC: RON FROTON

88 HAMLIN ST

SEATTLE, WA 98102



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01.

PROJECT INFORMATION

4

PROJECT DESCRIPTION & DEVELOPMENT OBJECTIVES

4

COMMUNITY OUTREACH SUMMARY

5

02.

SITE ANALYSIS

6

PROPOSED SITE PLAN

6

SITE SURVEY

7

SITE DIVISIONS

8

9-BLOCK STUDY

10

LANDMARKS AND TRANSPORTATION

11

OPPORTUNITIES & CONSTRAINTS

12

VIEWS FROM THE SITE

13

BLOCK FACE STUDY

14

NEARBY CONTEXT

18

ZONING DATA

19

EXCEPTIONAL TREES

20

03.

DESIGN STANDARDS

22

DESIGN NARRATIVE

22

04.

BUILDING DESIGN

24

OPTIONS 1-3 COMPARISON

24

OPTION 1 - NARRATIVE / PLANS / VIEWS

26

OPTION 2 - NARRATIVE / PLANS / VIEWS

30

OPTION 3 - NARRATIVE / PLANS / VIEWS

34

RENDERS OF PREFERRED OPTION

38

LANDSCAPE PLAN

41

PROJECT PLANS

42

SHADOW STUDIES

46

05.

CODE DEPARTURES

48

PROPOSED CODE DEPARTURES

48

REFERENCE IMAGES / WORK SAMPLES

56

12TH AVE NW TOWNHOMES

DEVELOPMENT OBJECTIVES

01. PROJECT INFORMATION

PROJECT DESCRIPTION.

We are proposing 18 new townhouse 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. Also, there are several healthy exceptional trees that we intend to protect and preserve.

02. SITE ANALYSIS

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.

03. DESIGN STANDARDS

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.

04. BUILDING DESIGN

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 #.	RESIDENTIAL: GROSS: 32,000 SF
FLOOR AREAS (GROSS).	

05. CODE DEPARTURES

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



12TH AVE NW TOWNHOMES

COMMUNITY OUTREACH

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.



Community Outreach

Learn about the proposed 8313, 8317, 8323, 8327, 8333, 8337 & 8341 12th Avenue NW project.

- The proposed project is demolition of seven existing structures and outbuildings and construction of 34 townhomes and 38 off-street parking places.
- The property is zoned LR1 (M1).

Learn more

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

Website:
8313-12thAveNW.AffordableCommunityOutreach.com

Feedback:
<https://forms.gle/DgLXi7kAxzFabRBP6>

Contact Information

Email:
8313-12thAveNW@AffordableCommunityOutreach.com

Owner's Rep.: Anna Sullivan

Project Phone: (206) 880-0887

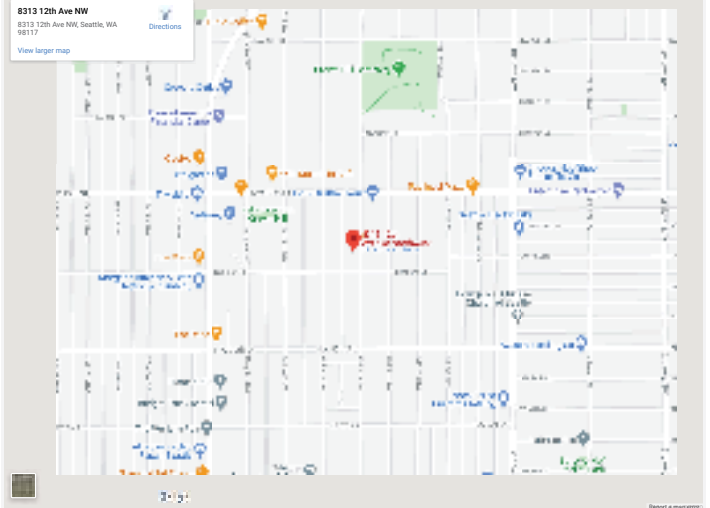
Project Nos.: 004043-20PA, 004541-20PA, 004540-20PA, 004539-20PA

Privacy Notice: The information being collected may be submitted to the City of Seattle. Therefore, personal information entered on this form may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act. Additionally, cameras and audio recording devices may be in use for events.

Due to COVID-19 and Seattle CB 119769, there will be no in-person meeting for this project.

Community Outreach

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



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

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.



Community Outreach Survey

Thank you for participating by providing feedback for the project located at 8313, 8323, 8327, 8333, 8337 & 8341 12th Avenue NW, Seattle, Washington 98117.

The owner of the project is working on the redevelopment of the property located at 8313, 8317, 8323, 8327, 8333, 8337 & 8341 12th Avenue NW, Seattle, Washington 98117. The project contemplates demolition of seven existing structures and outbuildings and construction of 34 townhomes and 38 off-street parking places.

We want to hear from the community about what you want to see at this property. Please share your ideas about designs and activities for the new building and any other thoughts that would help us understand your concerns and priorities for this property and neighborhood overall.

This survey will be open from August 28, 2020 to September 18, 2020. After that, we'll start preparing for the City's Design Review process and other permitting steps.

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

To find out more about this project and track our progress through the permitting process, search the project address/numbers 004043-20PA, 004541-20PA, 004540-20PA, and 004539-20PA in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit DON's webpage: <https://www.seattle.gov/neighborhoods/>.

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES

PROPOSED SITE CONDITIONS
SITE PLAN

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

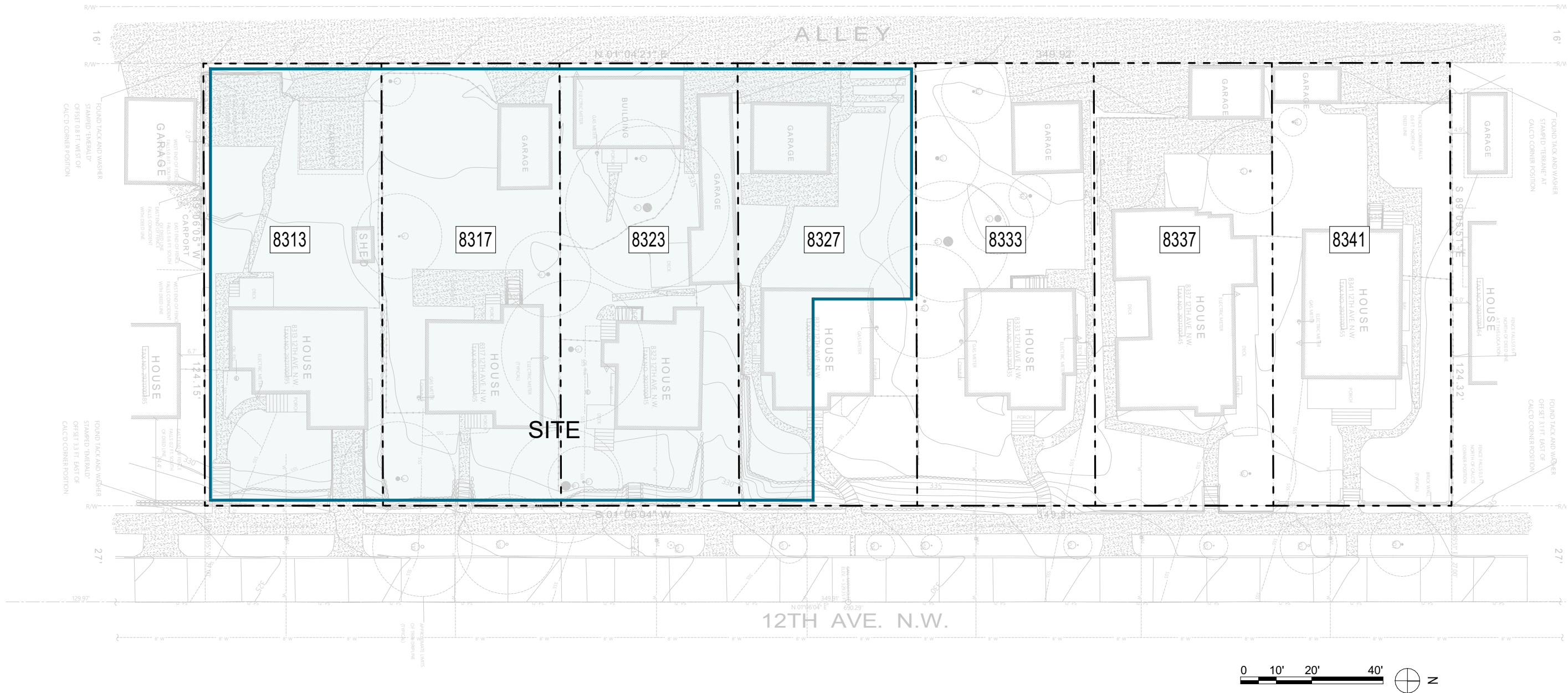
03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



EXISTING SITE CONDITIONS
SURVEY



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

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

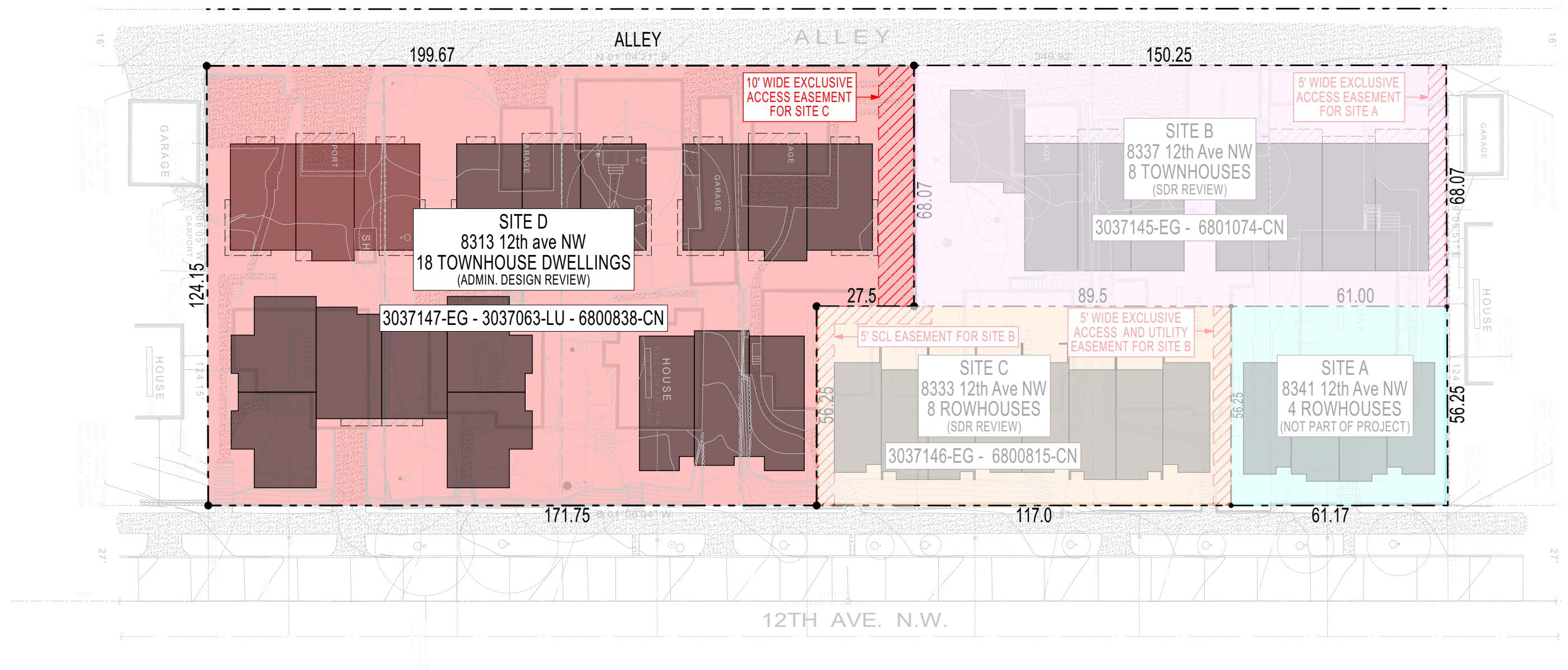
04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

SITE DIVISIONS

SITE D

01. PROJECT INFORMATION
02. SITE ANALYSIS
03. DESIGN STANDARDS
04. BUILDING DESIGN
05. CODE DEPARTURES



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

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9-BLOCK STUDY
SURROUNDING COMMUNITY

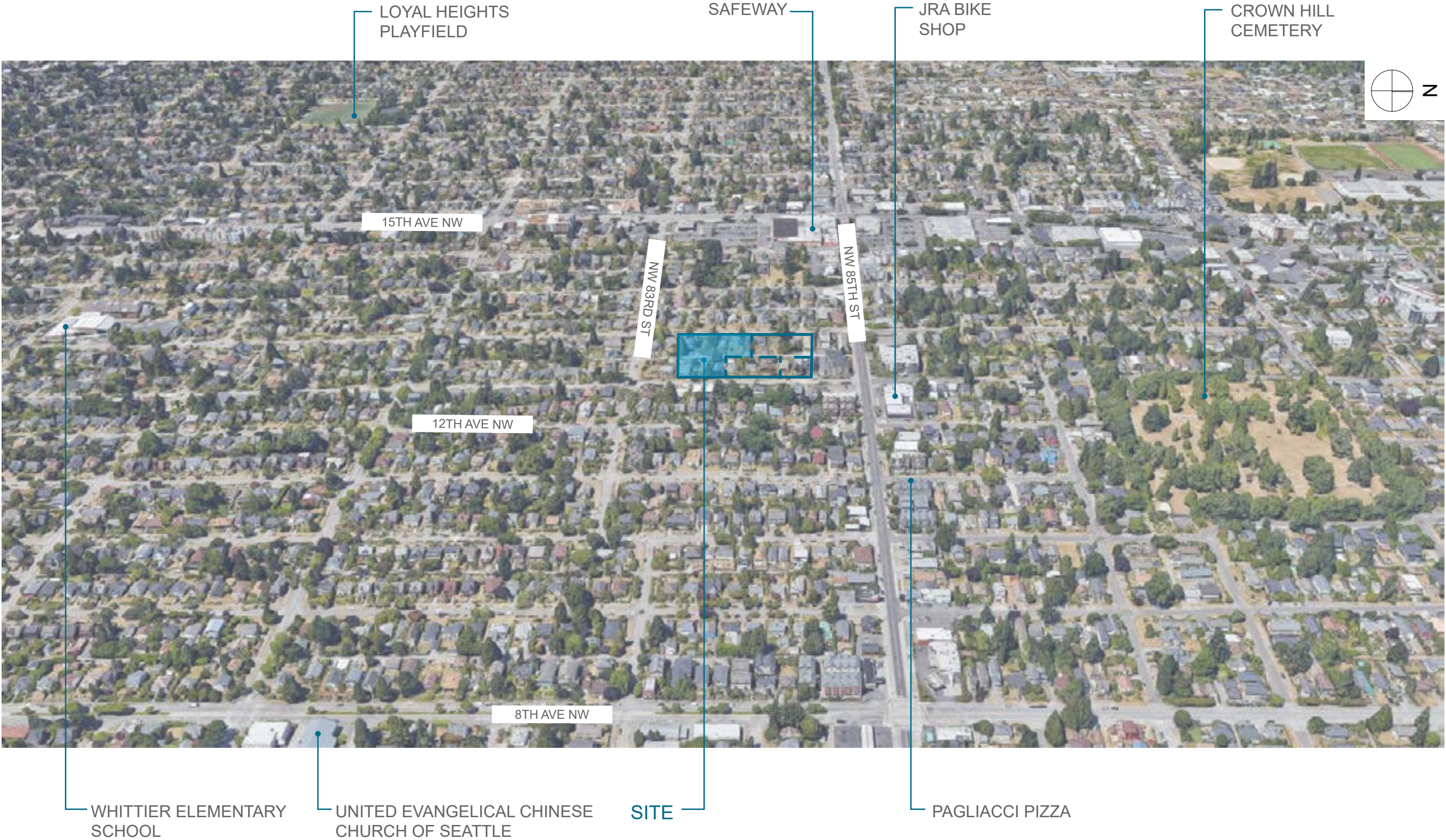
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

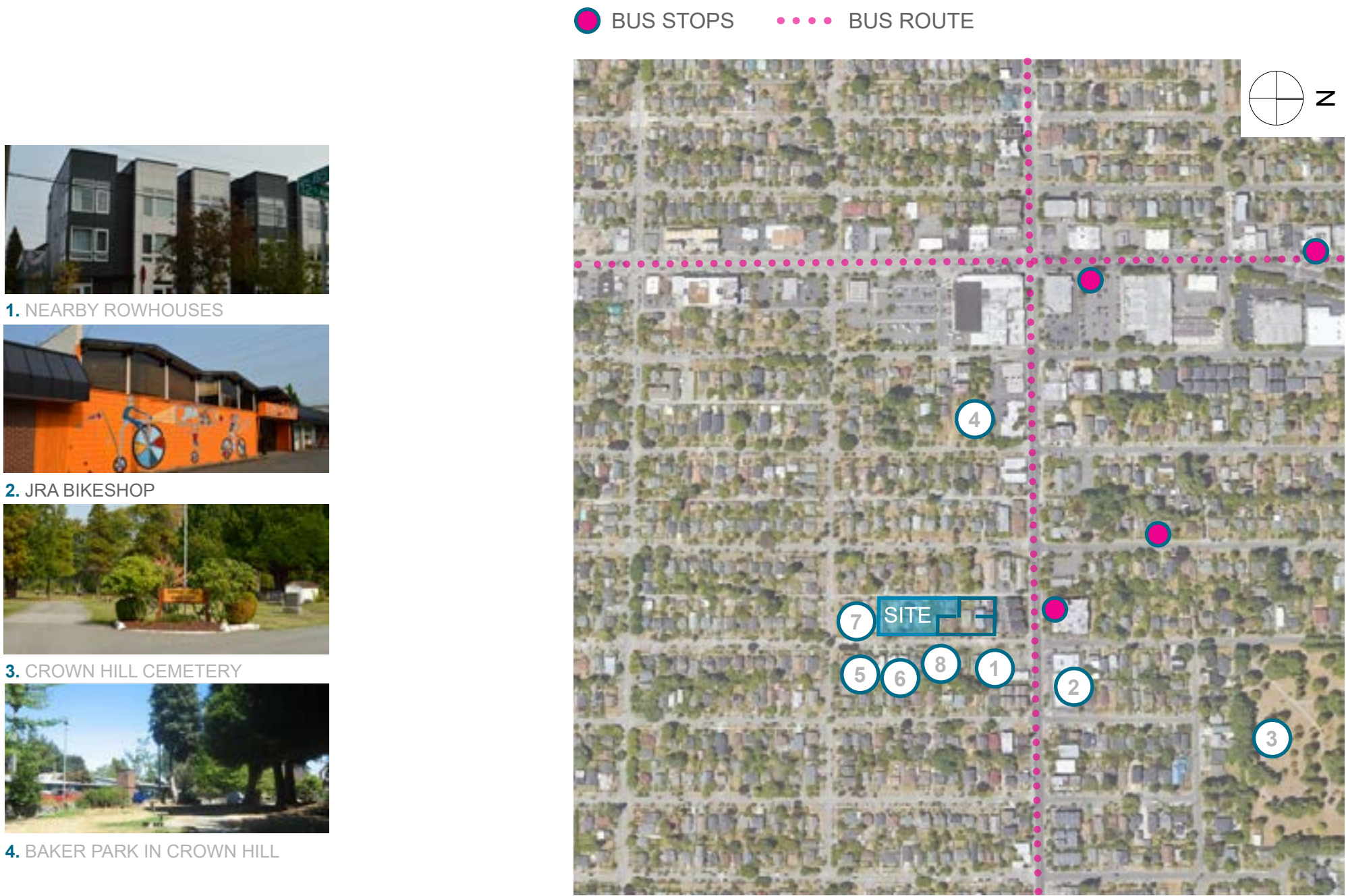
03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



VICINITY MAP
LANDMARKS & TRANSPORTATION



VICINITY MAP.

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

OPPORTUNITIES & CONSTRAINTS

IMMEDIATE AREA MAP

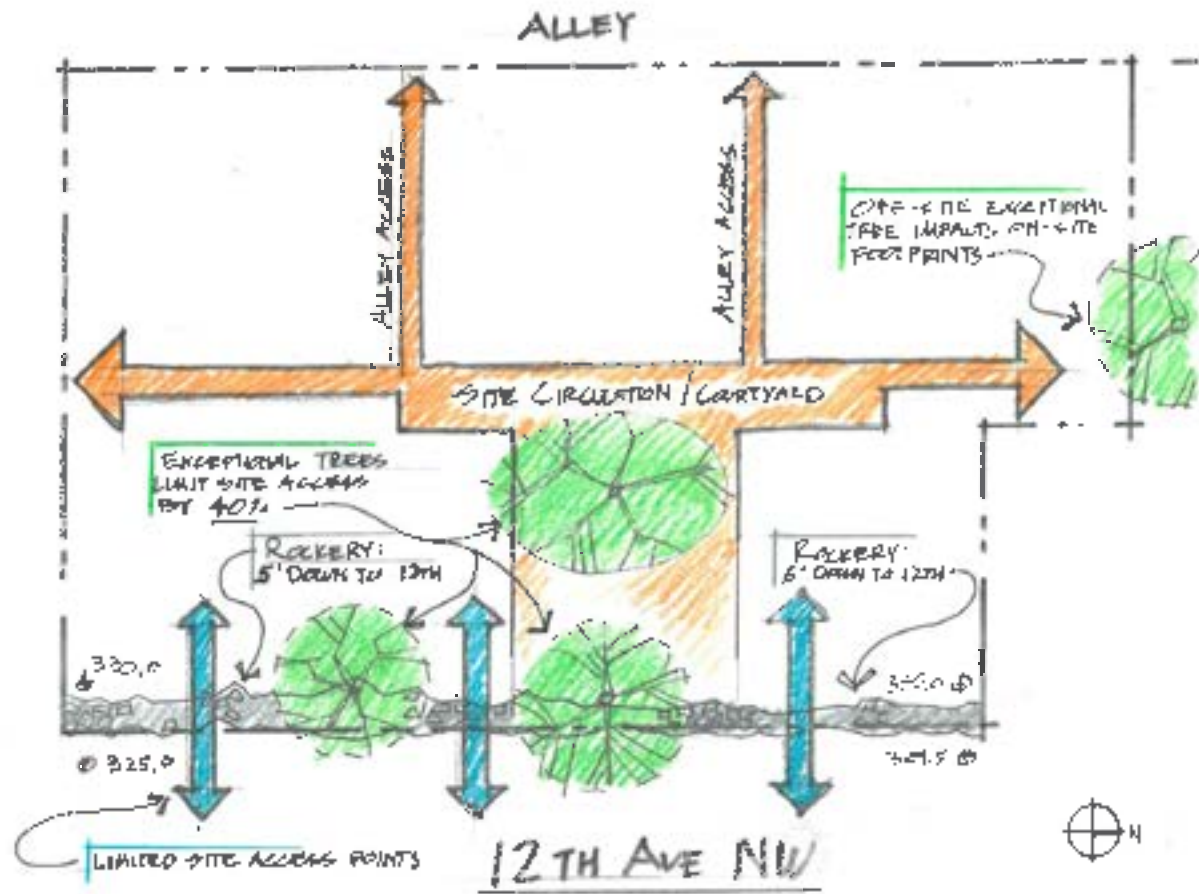
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

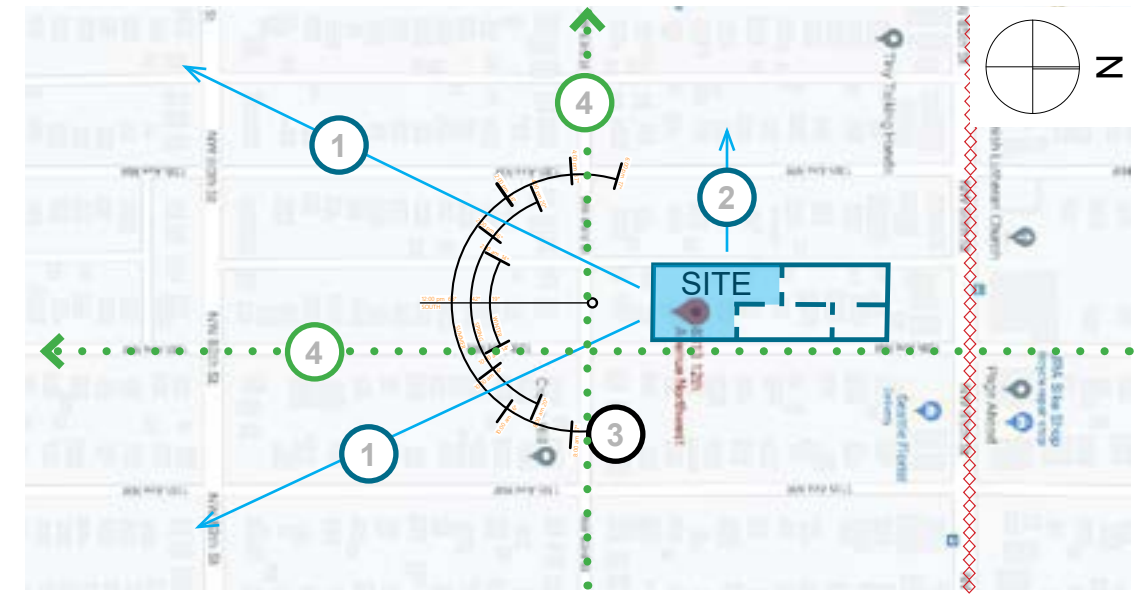
04. BUILDING DESIGN

05. CODE DEPARTURES



SITE ANALYSIS

- 1 ROOF DECK VIEWS TO SOUTH
 - 2 VIEWS TO PARK
 - 3 SOLAR EXPOSURE
 - 4 BIKEWAY
- ◇◇ NOISE AND TRAFFIC ALONG NW 85TH



BLOCK/SITE ANALYSIS

VIEWS FROM THE SITE
 SITE PHOTOS

01.
 PROJECT
 INFORMATION

02.
 SITE
 ANALYSIS

03.
 DESIGN
 STANDARDS

04.
 BUILDING
 DESIGN

05.
 CODE
 DEPARTURES



1. NE CORNER



2. NW CORNER



3. SW CORNER



4. SE CORNER



5. LOOKING WEST (A)



6. LOOKING EAST (B)



7. LOOKING EAST (D)



8. LOOKING WEST (B)

PHOTO KEY PLAN

BLOCK FACE STUDY
12TH AVE NW

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

NW 85TH ST



12TH AVE NW LOOKING EAST

NW 83RD ST



12TH AVE NW LOOKING WEST

BLOCK FACE STUDY

12TH AVE NW

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



12TH AVE NW LOOKING EAST



12TH AVE NW LOOKING WEST

BLOCK FACE STUDY
ALLEY

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

NW 85TH ST



MULTIFAMILTY HOMES



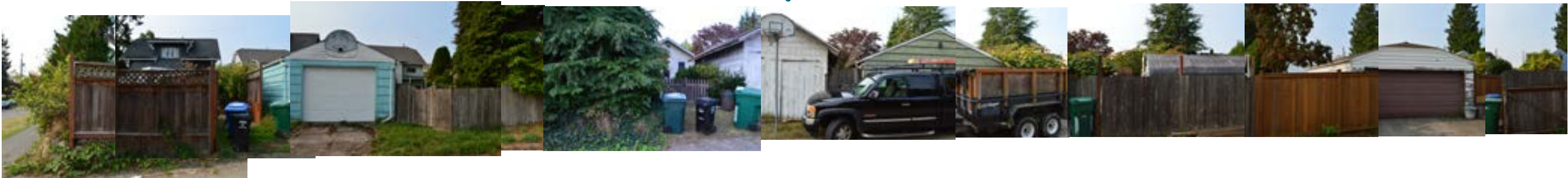
MODERN SINGLE FAMILY
HOME AND ADU

03.
DESIGN
STANDARDS

ALLEY LOOKING EAST

04.
BUILDING
DESIGN

NW 83RD ST



GABLE ROOFS
THROUGHOUT ALLEY

05.
CODE
DEPARTURES

ALLEY LOOKING WEST

BLOCK FACE STUDY
ALLEY

PROPOSED
PROJECT SITE



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

ALLEY LOOKING EAST

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN



05.
CODE
DEPARTURES

ALLEY LOOKING WEST

CONTEXT ANALYSIS

IMAGES OF NEARBY STRUCTURES

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS



NEARBY ROWHOUSES AT 12TH & 85TH



HOMES ADJACENT TO ALLEY

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



NEARBY MODERN HOMES



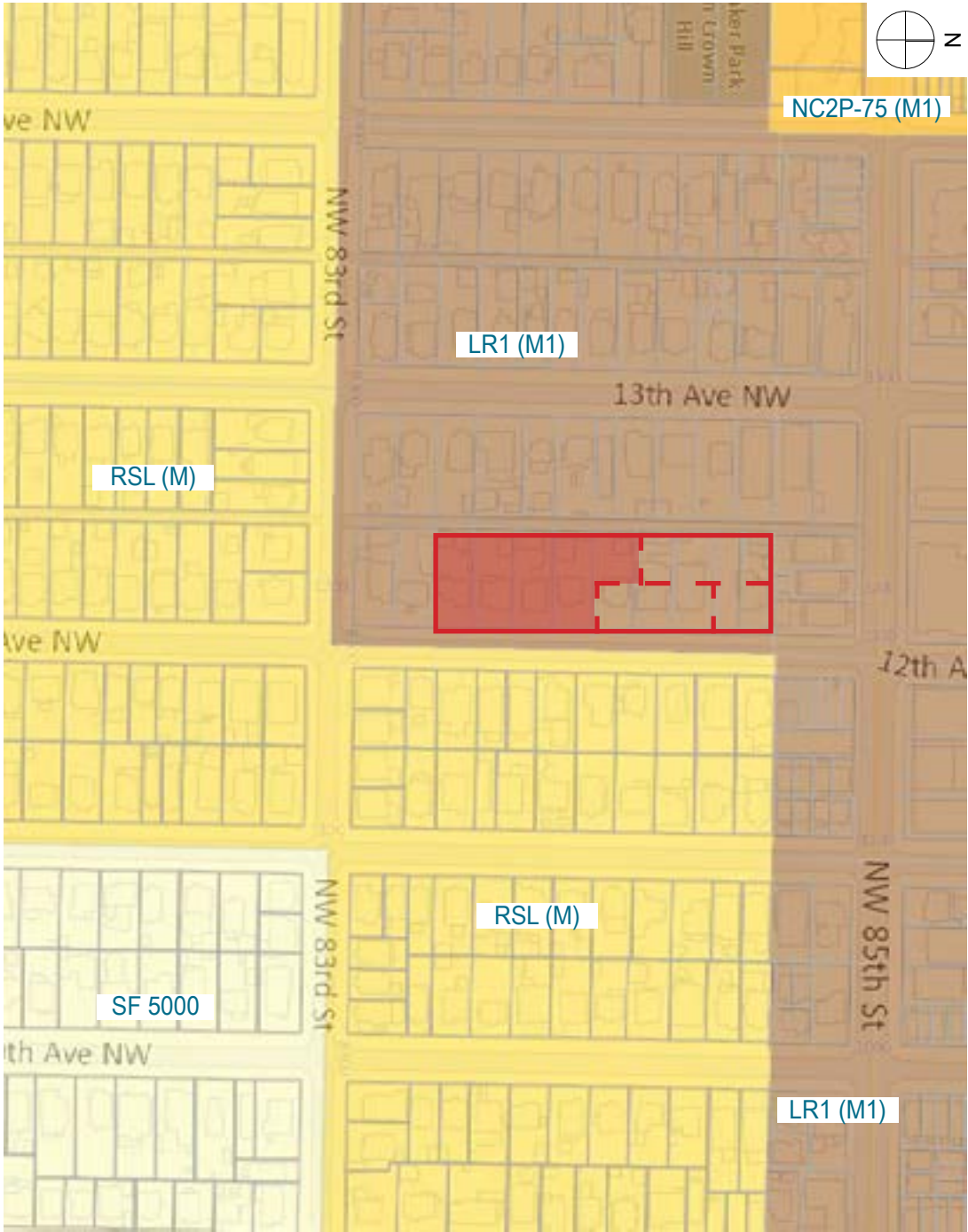
TYP. HOMES ON 12TH



NEARBY VINTAGE BRICK HOUSE



NEARBY NEW HOME



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.

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

SITE CONDITIONS

EXCEPTIONAL TREES

01.

PROJECT INFORMATION

02.

SITE ANALYSIS

03.

DESIGN STANDARDS

04.

BUILDING DESIGN

05.

CODE DEPARTURES

House #	Significant	Exceptional Size	Grove Size	Exceptional Growth	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	7.3,7.6,8 (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 domestica	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

Hazard Tree Removal Determination

Review Type TREE
Project Address 8323 12TH AVE NW
SEATTLE, WA 98117
Contact Email Permits@shelteris.com
SDCI Reviewer Deborah McGarry
Reviewer Phone (206) 727-8624
Reviewer Email deborah.mcgarry@seattle.gov
Owner

Date December 08, 2020
Contact Phone (206) 816-2595
Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Dear Mr. Pollard,

I reviewed your application to remove a 29" diameter European white birch at the above address. While the tree is not a high risk in the near term, it was rated as high risk within the next 10 years. Based on the arborist report and documentation submitted, it likely is being attacked by Bronze birch borers, an aggressive pest that kill trees of this species within 1-2 years. In order to slow the spread of this pest, removal is approved by SDCI.

Please ensure that a copy of this letter is on-site during all tree removal operations.

Thank you.

Deborah McGarry

SITE CONDITIONS
EXCEPTIONAL TREES

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

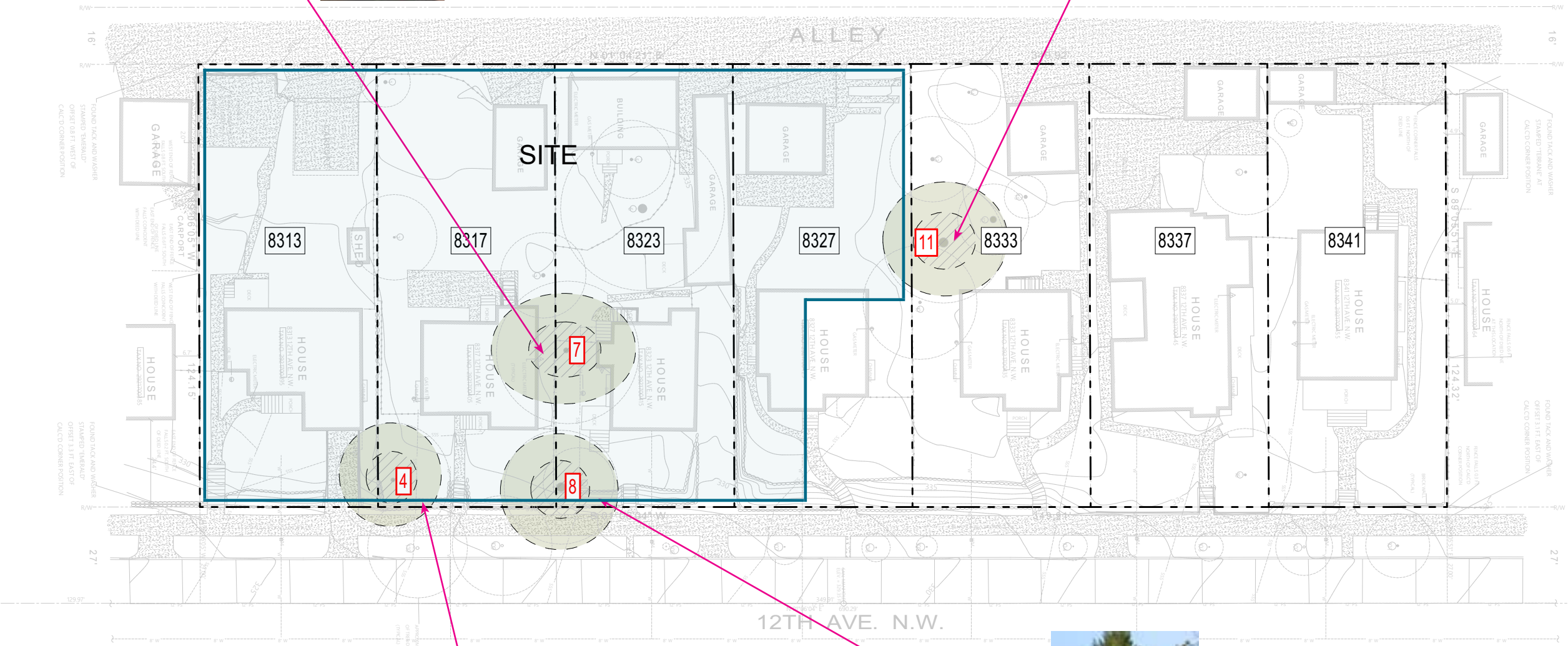
04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

PACIFIC DOGWOOD



WHITE MULBERRY



EXCEPTIONAL TREES

SCALE: 1" = 30'



JAPANESE MAPLE



WESTERN RED CEDAR

DESIGN STANDARDS

DESIGN NARRATIVE

01. PROJECT INFORMATION

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.



02. SITE ANALYSIS

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.



03. DESIGN STANDARDS

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.



04. BUILDING DESIGN

CS3.A.1: Fitting Old and New Together

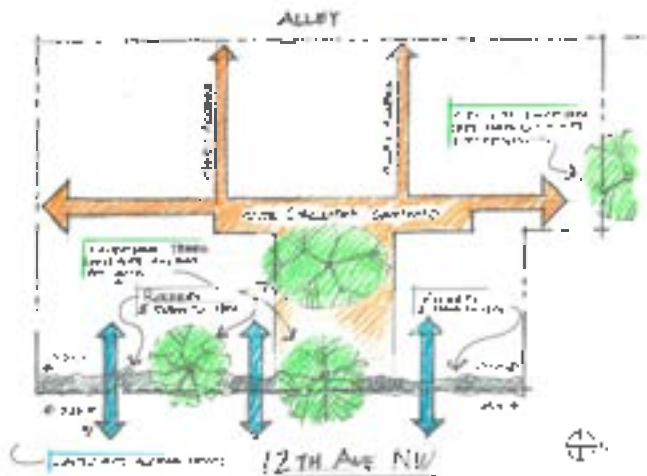
There are some wonderful examples of vintage brick homes at the corner of NW 83rd and 12th Ave NW. There are also some well-scaled contemporary single family homes on the east side of 12th that set good examples of current development. We intend to key into the positive aspects of both of these examples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



05. CODE DEPARTURES

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 personalization 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 thoughtfully 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.



OPTIONS 1 - 3
COMPARISON

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS



03.
DESIGN
STANDARDS

OPTION 1 (*Code Complying Design*):

DEPARTURES REQUIRED:

- None

OPTION 2 (*Rowhouse Concept*):

DEPARTURES REQUIRED:

- Removal of three exceptional trees
- Facad length increase for unit D1

OPTION 3 (*Courtyard Concept - preferred design*):

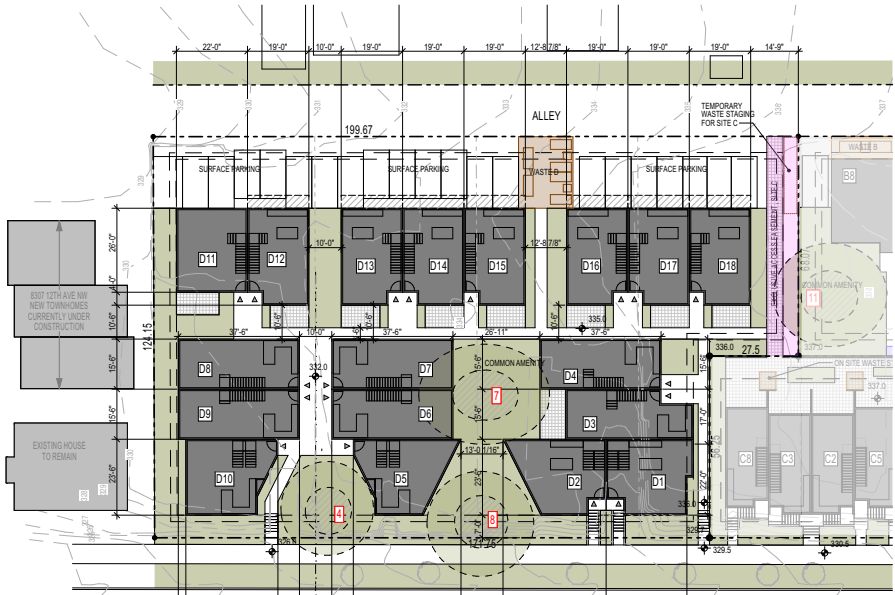
DEPARTURES REQUIRED:

- Facade length increase for Building 2 south facade
- Increase structure width allowed, Building 2
- Decrease side setback allowed, Building 1
- Reduce space between buildings allowed Buildings 3a, 3b, 3c

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

OPTIONS 1 - 3 COMPARISON



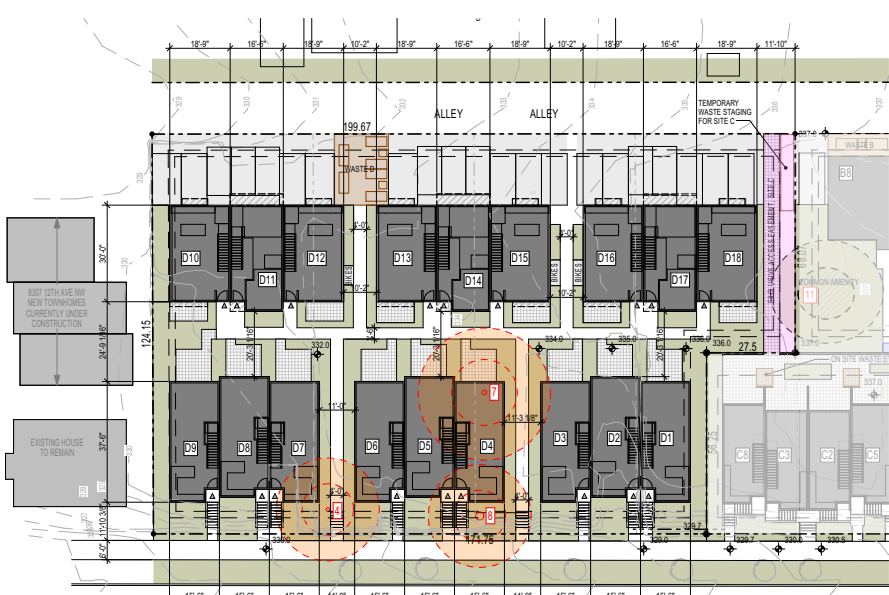
OPTION 1 (*Code Complying Design*):

OPPORTUNITIES:

- Complies with Land Use Code.
- More true end units

CONSTRAINTS:

- Very compressed spaces between buildings where they are not adjacent to trees.
- Site entries are squeezed between building footprints and are not able to function as site-organizers.
- very few unit entries take direct access from the street.
- Responding to both the tree locations and all of the zoning code requirements results in a very disorganized layout of dwelling units.
- Very little private ground floor living space
- Only one connection to the ally - through the waste storage area



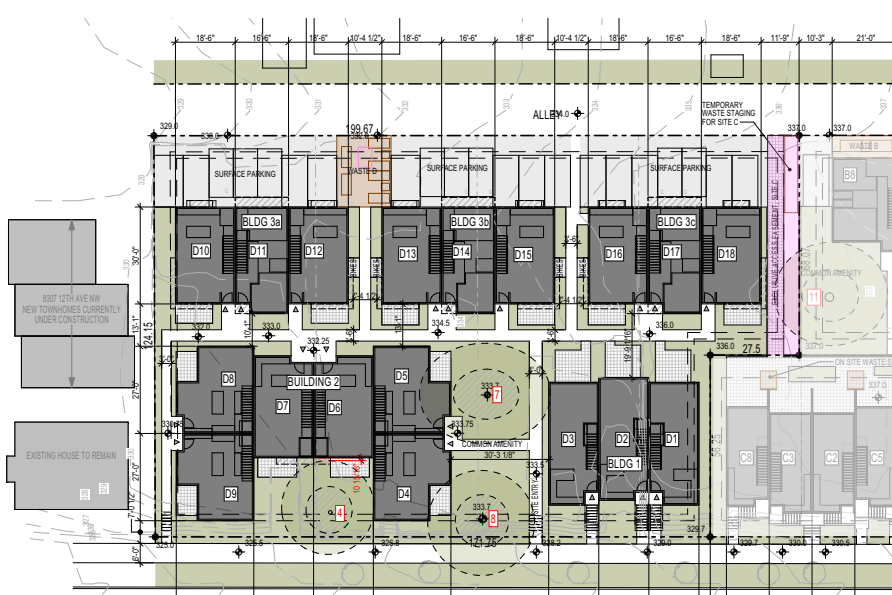
OPTION 2 (*Rowhouse Concept*):

OPPORTUNITIES:

- Complies with the land use code - with the exception of tree retention.
- Requires departure from Building 1 only.
- Lots of true end units.
- Smaller building scale is achieved by keeping groupings small (three of fewer per building).
- More units with direct access to street.
- Ground floor living spaces for all dwellings are large and unusable.
- Site circulation paths are clear and easy to understand.

CONSTRAINTS:

- Removal of exceptional trees.
- No large common amenity areas.



OPTION 3 (*Courtyard Concept - preferred design*):

OPPORTUNITIES:

- Retains all exceptional trees.
- Utilizes the existing trees as features to help organize the site.
- Primary site entry is established next to two of the three trees in order to embrace and highlight them.
- Large common amenity areas.
- Most at-grade private patios have very good privacy.
- Lots of true end units.
- Where dwellings cannot practically get direct access to the street, moves are made to provide interaction with the street via the use of outdoor living space proximity.

CONSTRAINTS:

- Not as many dwellings with direct connection to the street - when compared with option 2.

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

OPTION 1

DESIGN NARRATIVE

01.
PROJECT
INFORMATION

OPTION 1 (Code Complying Design):

With this option, the building footprints are organized to work around the exceptional trees. In addition to this, all of the buildings comply with all of the code requirements, including setbacks, building width limits, and side facade length limitations. In doing so, the spaces between the buildings become very compressed. Nearly all of the dwellings must take access from the common pathway(s), as opposed to having direct connection to the street.

02.
SITE
ANALYSIS

PROPOSED FAR:

30,190 SF

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

POSITIVES:

- Complies with Land Use Code.
- More true end units

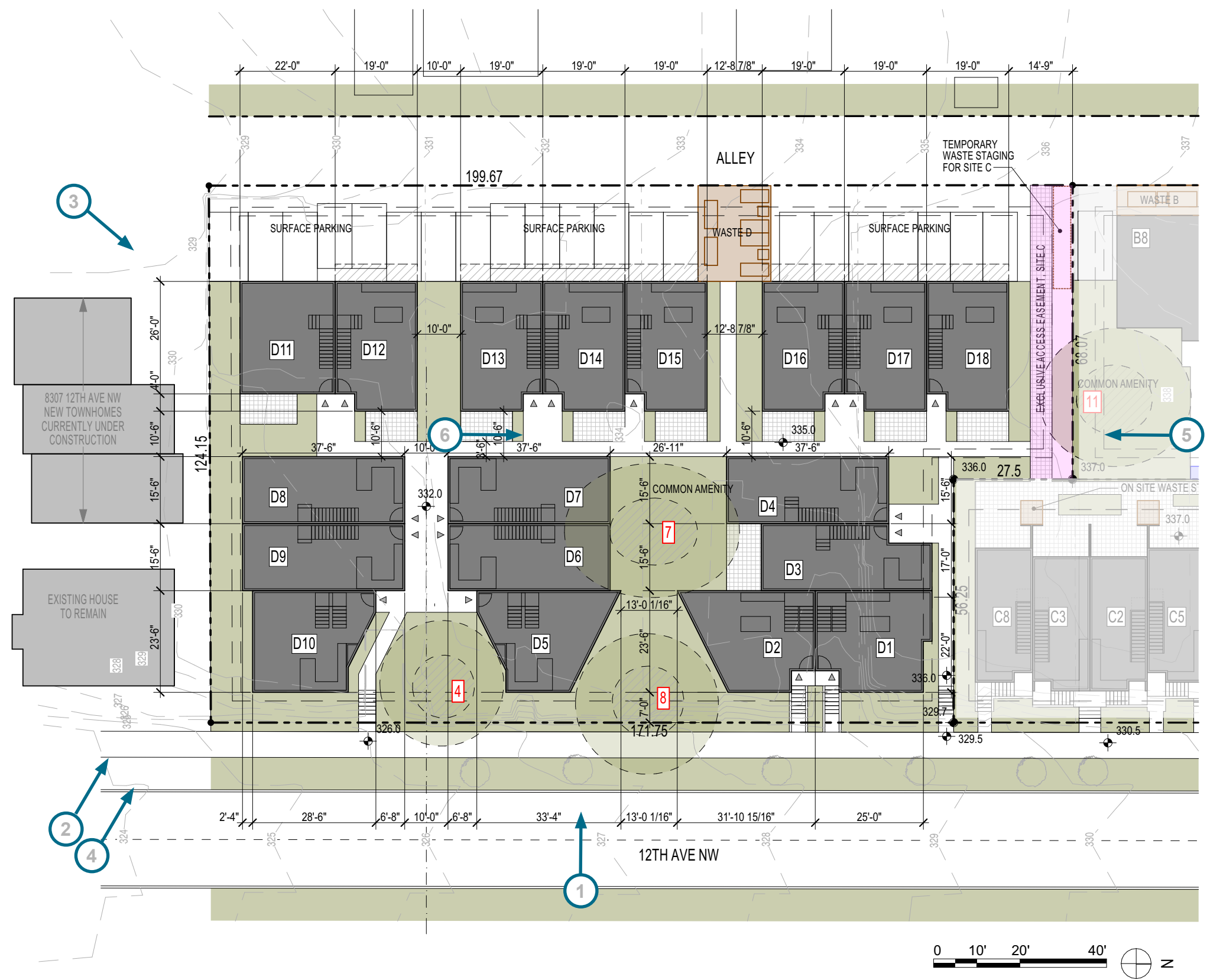
NEGATIVES:

- Very compressed spaces between buildings where they are not adjacent to trees.
- Site entries are not squeezed between building footprints and are not able to function as site-organizers.
- very few unit entries take direct access from the street.
- Responding to both the tree locations and all of the zoning code requirements results in a very compromised layout of dwelling units.
- Very little private ground floor living space
- Only one connection to the ally - through the waste storage area



1

OPTION 1
SITE PLAN



- LEGEND**
- BIKE STORAGE & PARKING
 - SCREENED WASTE STORAGE
 - EXCLUSIVE EASEMENT - SITE B ACCESS TO 12TH AVE NW
 - EXCLUSIVE EASEMENT - EAST SITES ACCESS TO ALLEY

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

CODE COMPLYING SITE PLAN

SCALE: 1" = 30'

OPTION 1
DESIGN NARRATIVE

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



MASSING CONCEPT IS PURELY A
REACTION TO TREE LOCATIONS AND
REQUIRED BUILDING SEPARATIONS.

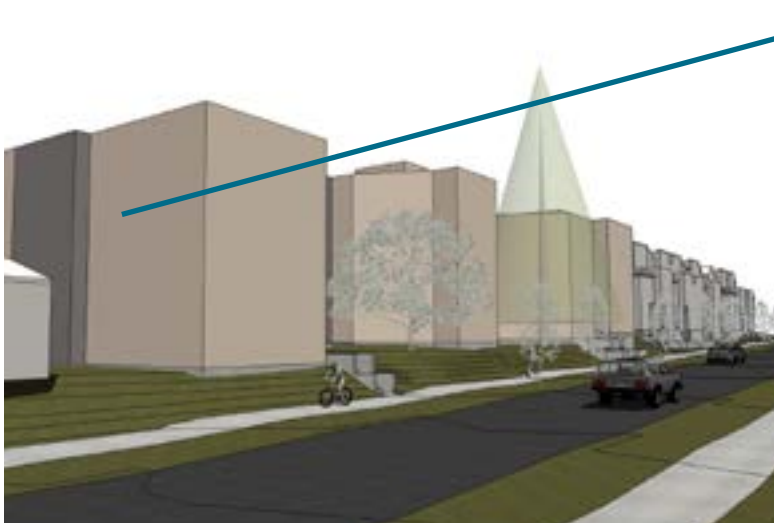
ACCESS TO STREET LIMITED BY TREE
PROTECTION AREAS AND ROCKERIES.

SHARED ACCESS POINTS.

2



3



4

LIMIT IN BUILDING WIDTHS AND
REQUIREMENTS TO PROTECT
EXISTING TREES RESULT IN MORE
MASSIVE FACADES ALONG THE
STREET.

NOTE: RENDERED COLOR
VARIATIONS ARE UTILIZED TO HELP
DIFFERENTIATE BETWEEN DWELLING
UNITS



5 EXCEPTIONAL TREE 11 PROVIDES SOME RELIEF IN FOREGROUND, BUT CLOSE BUILDING SPACING CAN BE SEEN IN THE BACKGROUND.



6 CODE-DRIVEN MINIMUM BUILDING SPACING CREATES CANYONS IN THE MIDDLE OF THE SITE.

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

OPTION 2

DESIGN NARRATIVE

01.
PROJECT
INFORMATION

OPTION 2 (Rowhouse Concept):

A rowhouse pattern is developed along 12th Ave NW. Dwellings fronting on 12th Ave all have direct access to the street via walk-up stairways. Dwellings behind the rowhouses take access to the street via walking paths tat are placed between the rowhouse groupings. All buildings contain three or fewer units to work better with the scale of the surrounding single family development. This site concept is achieved by removal of three exceptional trees.

02.
SITE
ANALYSIS

PROPOSED FAR:

30,196 SF

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

POSITIVES:

- Complies with the land use code - with the exception of tree retention.
- Requires departure from building width on Building 1 only.
- Lots of true end units.
- Smaller building scale is achieved by keeping groupings small (three or fewer per building).
- More units with direct access to street.
- Ground floor living spaces for all dwellings are large and unusable.
- Site circulation paths are clear and easy to understand.

NEGATIVES:

- Removal of exceptional trees.
- No large common amenity areas.



1

OPTION 2

SITE PLAN

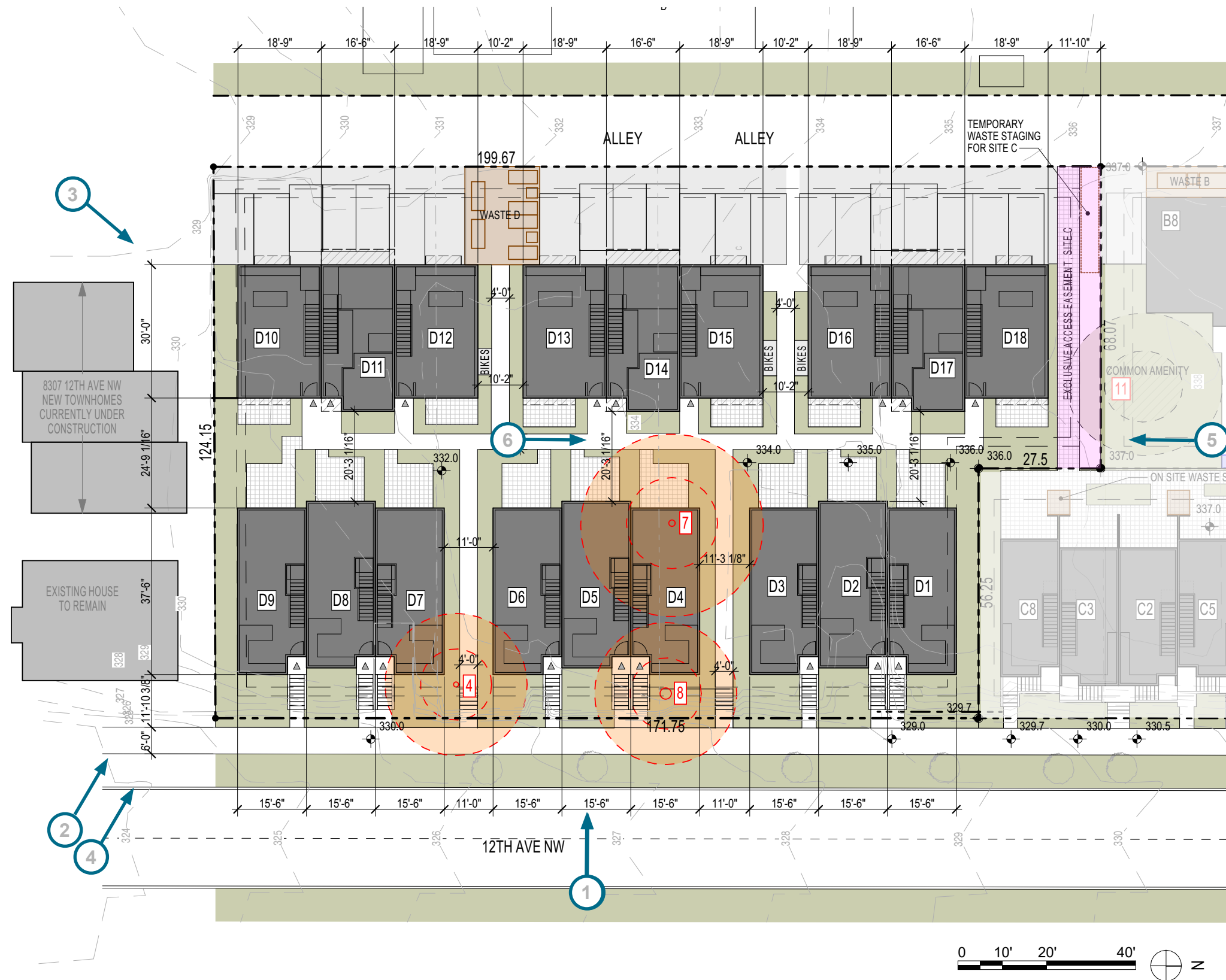
01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05.
CODE
DEPARTURES



ALTERNATIVE SITE PLAN

SCALE: 1" = 30'

OPTION 2
DESIGN NARRATIVE

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



2



3



4

REMOVAL OF TREES ALLOWS FOR A CONSISTENT ROWHOUSE PATTERN, AS SUPPORTED IN THE LAND USE CODE.

ACCESS TO STREET NOT LIMITED BY TREES OR ROCKERIES THAT MUST BE MAINTAINED TO PROTECT TREES.

SHARED ACCESS POINTS ARE ONLY REQUIRED FOR BACK ROW OF BUILDINGS.

MUCH MORE STREET INTERACTION WITH STEPS, PORCHES, GLAZING, AND CLOSER FACADES.

NOTE: RENDERED COLOR VARIATIONS ARE UTILIZED TO HELP DIFFERENTIATE BETWEEN DWELLING UNITS



5 VIEW OF TREE 11 (OFF-SITE EXCEPTIONAL TREE) AND COURTYARD BEYOND.



6 SPACE BETWEEN BUILDINGS IS MUCH LARGER. MULTIFAMILY OPEN SPACE IS MORE EVENLY DIVIDED, BUT THE OVERALL QUALITY OF THE SPACE IS MUCH HIGHER QUALITY THAN THE CODE COMPLYING OPTION.

DESIGN-BASED RATIONAL FOR REMOVAL OF THREE EXCEPTIONAL TREES:

CS2.B.2: Connection to Street

Removal of exceptional trees 4, 7 and 8 will allow more building frontage on the street and will also provide more flexibility to allow direct entries to dwelling units.

CS2.C.2: Mid-block Sites

Since this is a mid-block site, we do not have street corners to help provide multiple connections to the street and to allow working around tree canopies. Removal of the trees will help to reinforce the direct-access pattern that has been established along both sides of this street.

PL2.B.1: Eyes on the Street

Removal of trees 4, 7 and 8 would allow us to move building facades for units D1 thru D9 closer to the street and to have better visual connection for security and social connection with neighbors.

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

All options have well defined individual entries. However, option 2 will have the most visually-connected individual entries of all the options, since half of the entries will connect directly to the street.

DC2.A.2: Reduce Perceived Mass

Option 2 is able to present many single dwelling unit facades to the street. From a proportion standpoint, this allows for a vertically-composed and horizontally offset series of facades that express individual dwellings. Also, each building is a group of only three dwellings and is 60' or less in width. This option is most clearly aligned to the obvious goals of the land use code for LR-1 sites, including: reduced building size, reinforced similarities with single family detached dwellings & clear street entry connections.

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

OPTION 3

DESIGN NARRATIVE

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

OPTION 3 - COURTYARD CONCEPT *(preferred design)*:

The courtyard option seeks to strike a balance between retention of trees and connection to the street. Exceptional trees are given space in courtyards that interact with and enhance the dwellings. Two mature trees (a red cedar and pacific dogwood) help to frame the primary site entry coming off of 12th Ave and provide shared amenity space under their canopies. Building 2 is organized around a beautiful Japanese maple such that four of the dwelling units can enjoy this amazing tree. Buildings 3a, 3b, and 3c are organized along the back of the site, forming a perforated edge between the internal site circulation and the parking/utility functions provided along the alley. The project team has prioritized the development of private and shared at-grade exterior spaces as a means of promoting interaction between neighbors. This option requires code departures for facade length, building width, a side yard setback, and building separations.

PROPOSED FAR:

30,107 SF

POSITIVES:

- Retains all exceptional trees.
- Utilizes the existing trees as features to help organize the site.
- Primary site entry is established next to two of the three trees in order to embrace and highlight them.
- Large commodity amenity areas.
- Most at-grade private patios have very good privacy.
- Lots of true end units.
- Where dwellings cannot practically get direct access to the street, moves are made to provide interaction with the street via the use of outdoor living space proximity.

NEGATIVES:

- Not as many dwellings with direct connection to the street - when compared with option 2.
- Some at-grade patios have somewhat compromised privacy.
- Many code departures are required.



1

OPTION 3
SITE PLAN

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



PREFERRED SITE PLAN

SCALE: 1" = 30'

OPTION 3
DESIGN NARRATIVE

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



2



3



4

THE PREFERRED OPTION BALANCES A MIX OF DIRECT ACCESS DWELLINGS AND SHARED ACCESS DWELLINGS.

ACCESS TO STREET IS LIMITED BY TREES AND ROCKERIES, BUT OUTDOOR OPEN SPACES ARE PROVIDED THAT VISUALLY CONNECT WITH THE STREET. SHARED ACCESS WAYS WILL BE MARKED WITH SIGNAGE AND UNIQUE DESIGN ELEMENTS TO REINFORCE THEM AS CLEAR SITE ENTRY GATEWAYS.

STREET INTERACTIONS WITH OUTDOOR PATIOS AND FACADE GLAZING.

NOTE: RENDERED COLOR VARIATIONS ARE UTILIZED TO HELP DIFFERENTIATE BETWEEN DWELLING UNITS



5

EXCEPTIONAL TREE 11 IS ADJACENT TO THIS SITE AND CAN BE VIEWED AND APPRECIATED FROM MANY OF OUR PROPOSED TOWNHOMES.



6

SPACE BETWEEN BUILDINGS IS NOT AS GENEROUS AS OPTION 2, BUT STILL VERY HIGH-QUALITY. MULTIFAMILY OPEN SPACE IS MORE EVENLY DIVIDED AND THE OVERALL QUALITY OF THE SPACE IS STILL MUCH HIGHER THAN THE CODE COMPLYING OPTION.

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

PREFERRED CONCEPT
BUILDING RENDERINGS & REFERENCE PHOTOS

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



BUILDING 1 AT 12TH AVE NW



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

PREFERRED CONCEPT
BUILDING RENDERINGS & REFERENCE PHOTOS



BUILDING 2 AT 12TH AVE NW



BUILDING 3 FROM COURTYARD



BUILDING 3 FROM ALLEY



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

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

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PREFERRED CONCEPT
LANDSCAPE PLAN



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

RENDERED LANDSCAPE PLAN
SCALE: NTS

OPTION 3
FLOOR PLANS

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



SECOND FLOOR - PREFERRED OPTION

SCALE: 1" = 30'

OPTION 3
FLOOR PLANS

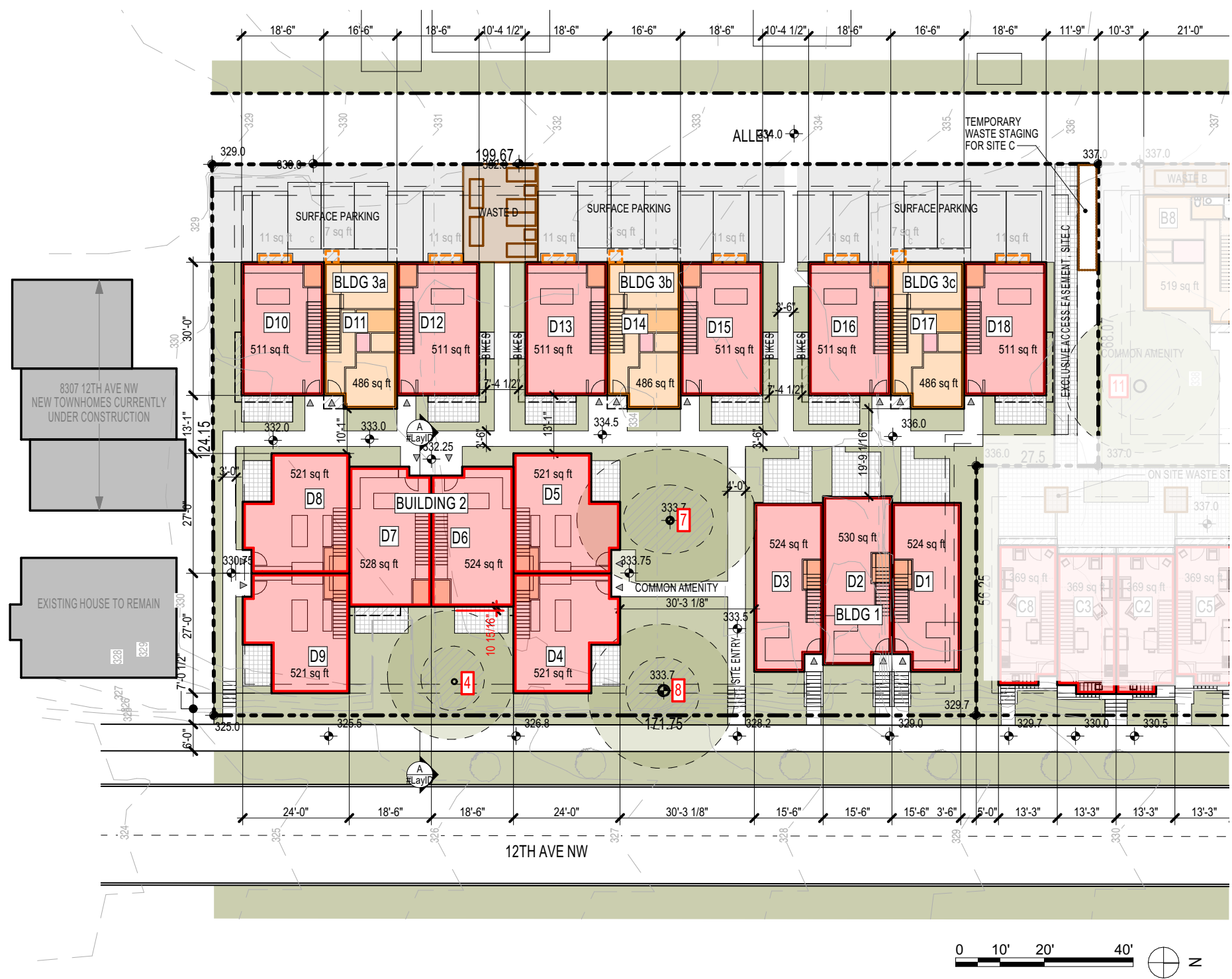
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



FIRST FLOOR - PREFERRED OPTION

OPTION 3
FLOOR PLANS

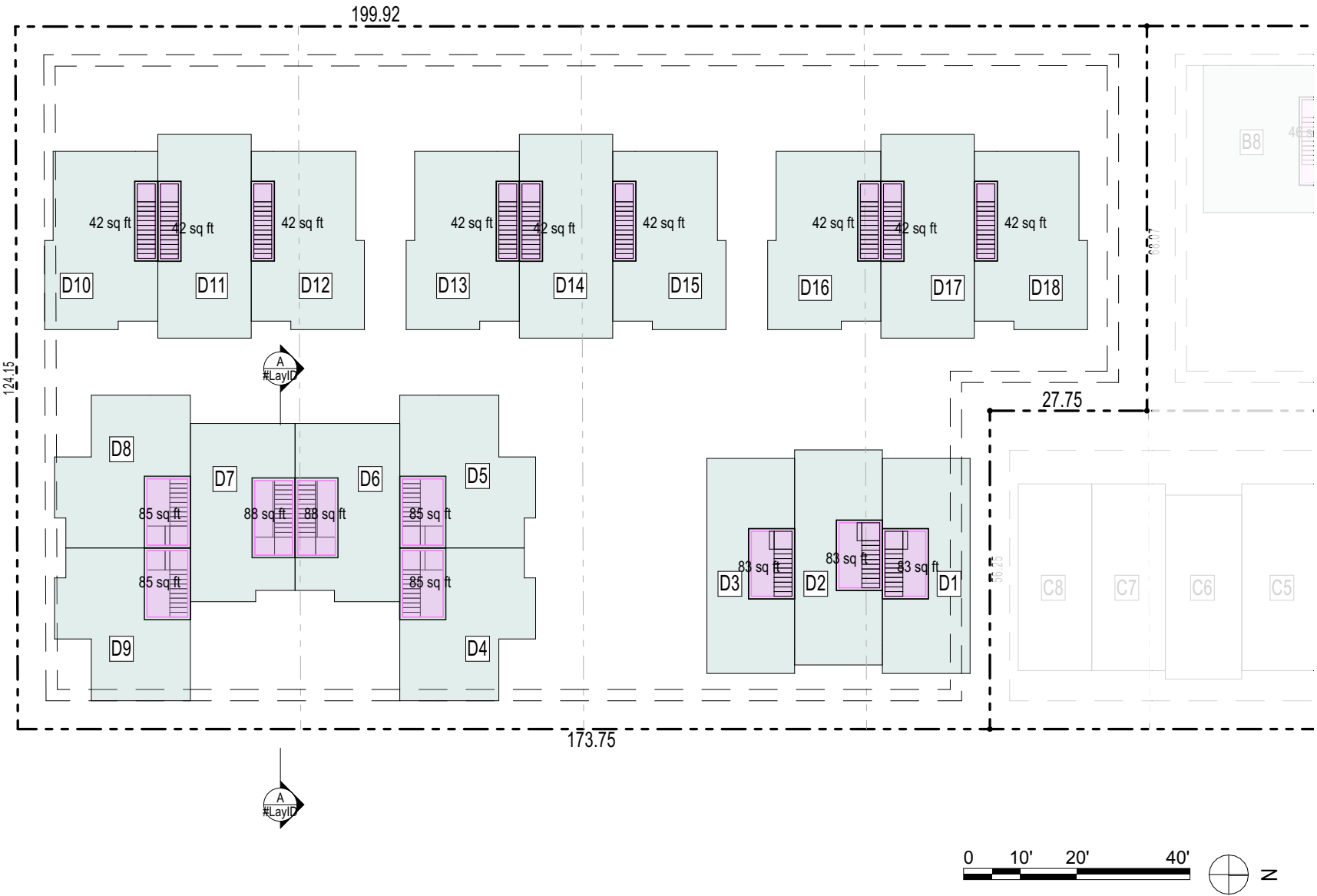
01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



ROOF DECK PLAN - PREFERRED OPTION

SCALE: 1" = 30'

OPTION 3
FLOOR PLANS



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

THIRD FLOOR - PREFERRED OPTION

SCALE: 1" = 30'

SUN / SHADOW STUDY.
IMPACTS ON SURROUNDINGS.

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

JUNE 21ST. 9:00 AM



JUNE 21ST. NOON



JUNE 21ST. 3:00 PM



DECEMBER 21ST. 9:00 AM



DECEMBER 21ST. NOON



DECEMBER 21ST. 3:00 PM

SUN / SHADOW STUDY
IMPACTS ON SURROUNDINGS

MARCH 21ST. 9:00 AM



MARCH 21ST. 3:00 PM



MARCH 21ST. NOON



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

PROPOSED DEPARTURES

1. FACADE LENGTH INCREASE

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



SIDE FACADE 3-D VIEW



3-D VIEW OF COURTYARD

TOWNHOUSE 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'

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.

DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:

- BUILDING 2 IS DESIGNED TO ACCOMMODATE TREE 4 IN A FRONT-FACING COURTYARD AND TO ACCOMMODATE 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.

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.

PROPOSED DEPARTURES
1. FACADE LENGTH INCREASE



01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

PROPOSED DEPARTURES

2. BUILDING WIDTH

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



BUILDING 2 MASSING



BUILDING 2 MASSING & COURTYARDS

TOWNHOUSE BUILDING WIDTH DEPARTURE

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 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 DEPARTURES
2. BUILDING WIDTH



CODE DEPARTURE 2

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

PROPOSED DEPARTURES

3. SIDE SETBACK

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

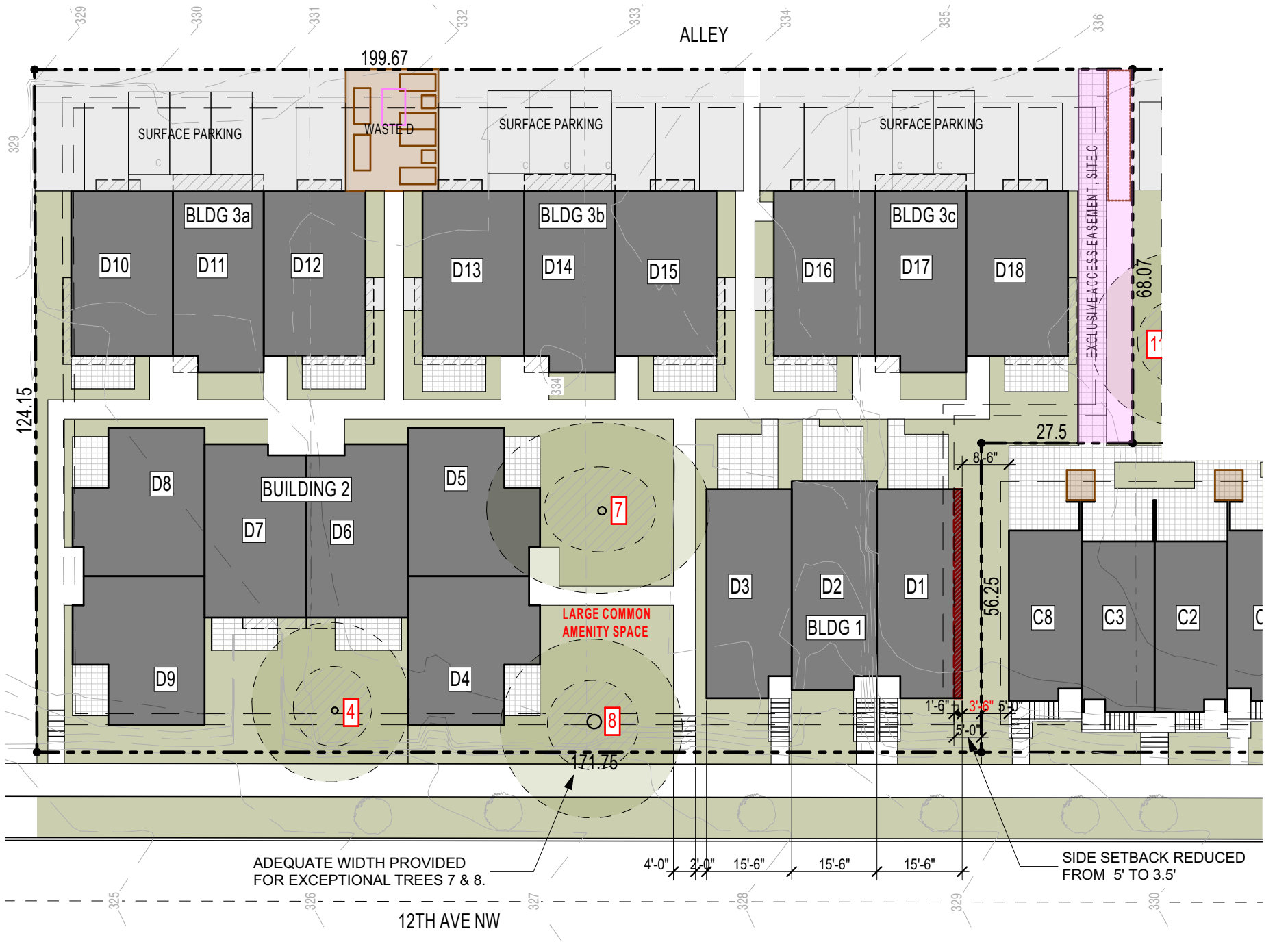


SIDE SETBACK BUILDING 1

SIDE SETBACK DEPARTURE

CODE CITATION:	TABLE A FOR 23.45.518 SETBACKS (TOWNHOUSE USE - SIDE SETBACK FOR FACADES LESS THAN 40'): 5'
DEPARTURE REQUEST:	ALLOW 3.5' SIDE SETBACK FOR BUILDING 1.
DEPARTURE REQUEST NARRATIVE:	TREES 7 & 8 REQUIRE A CERTAIN AMOUNT OF SPACE FOR PROTECTION AND PRESERVATION. NORTH OF THESE TREES, WE ARE PROPOSING OUR PRIMARY PEDESTRIAN SITE ENTRY. IN ADDITION, WE ARE PROPOSING THREE DWELLING UNITS THAT ARE 15.5' WIDE EACH - NOT OVERLY LARGE FOR THIS TYPE OF HOME IN THIS ZONE. PROVIDING FOR THE TREE PROTECTION, ADEQUATE WALKWAY AND LANDSCAPING STRIP PLUS THE WIDTHS OF THE UNITS FORCES US INTO A SLIGHTLY SMALLER SIDE SETBACK ALONG THE NORTH PROPERTY LINE. IT IS WORTH NOTING THAT THE PROJECT TO THE NORTH IS BEING DEVELOPED AS A ROWHOUSE PROJECT WHICH AUTOMATICALLY IS ALLOWED SIDE SETBACKS OF 3.5'
DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:	CS1.D.1 - ON SITE FEATURES: TREES 7, AND 8 IMPACT THE PLACEMENT BUILDING FOOTPRINTS. WE HAVE WORKED WITH OUR ARBORIST TO DETERMINE APPROPRIATE ALLOWED SPACE FOR THESE TREES. PROVIDING A SLIGHTLY SMALLER SIDE SETBACK FOR BUILDING 1 ALLOWS US TO FIT IN OUR PRIMARY SITE ENTRY AS WELL AS ADEQUATE TREE PROTECTION AREAS FOR TREES 7 & 8. CS2.C.2 - RELATIONSHIP TO BLOCK - MID BLOCK SITES: UNITS D1 THRU D3 CAN BE THOUGHT OF AS A CONTINUATION OF THE ROWHOUSE PATTERN BEING ESTABLISHED TO THE NORTH. AS SUCH, CLOSER SIDE SETBACKS ARE CLEARLY ACCEPTED AND ENCOURAGED BY THE LAND USE CODE. PL3.A.1.D - INDIVIDUAL ENTRIES: OPTION 1 SHOWS HOW MORE UNITS CAN BE PACKED INTO THIS IMMEDIATE AREA OF BUILDING 1 IF A DIFFERENT BUILDING ORIENTATION WERE SELECTED. HOWEVER, OPTION 3 FAVORS MORE DIRECT WALKUPS TO THE STREET FOR BETTER PEDESTRIAN CONNECTION. RETAINING TREES 4, 7 AND 8 LIMIT THE STREET ENTRY ORIENTATION OF BUILDING 2. AS IT IS OUR DESIRE TO RETAIN AS MANY STREET-ORIENTED ENTRIES AS POSSIBLE, WE HAVE DETERMINED THAT IT IS BEST TO ACCESS UNITS D1 THRU D3 DIRECTLY FROM THE STREET. THEREFOR, WE NEED TO REDUCE THE SIDE SETBACK IN ORDER TO HAVE ENOUGH DWELLING UNIT WIDTH TO MAKE THIS CONCEPT FEASIBLE.

PROPOSED DEPARTURES
3. SIDE SETBACK



CODE DEPARTURE 3

SCALE: 1" = 20'

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES

PROPOSED DEPARTURES

4. SPACE BETWEEN BUILDINGS

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



BUILDING SEPARATION FROM COURTYARD



BUILDING SEPARATION FROM ALLEY

BUILDING SEPARATIONS DEPARTURE

CODE CITATION:	23.45.518.F: SEPARATIONS BETWEEN MULTIPLE STRUCTURES IN LR ZONES, THE MINIMUM REQUIRED SEPARATION BETWEEN PRINCIPAL STRUCTURES AT ANY TWO POINTS ON INTERIOR FACADES IS 10 FEET....
DEPARTURE REQUEST:	ALLOW 7' OF SEPARATION ALONG INTERIOR FACADES BETWEEN BUILDINGS 3a AND 3b, AND BETWEEN BUILDINGS 3b AND 3c.
DEPARTURE REQUEST NARRATIVE:	SPACE ALLOWANCES FOR BUILDINGS 3a, 3b AND 3c ARE COMPRESSED IN MULTIPLE WAYS. THE CONFIGURATION OF BUILDING 2 IS DICTATED BY THE RETENTION OF TREES 4, 7 AND 8. AS SUCH, BUILDING 2 IS DEEPER EAST TO WEST THAN IT MIGHT OTHERWISE BE. IN ADDITION, TREE 11 (AN OFF SITE TREE TO THE NORTH) HAS A LOW CANOPY THAT MUST BE MAINTAINED NEAR THE DRIPLINE, ACCORDING TO OUR ARBORIST. AS SUCH, THE CANOPY OF TREE 11 IMPINGES ON THE NORTH BOUNDARY OF OUR SITE AT LEAST 5', AND COMPRESSES THE NORTH/SOUTH DEVELOPMENT WIDTH AVAILABLE TO US FOR THESE BUILDINGS. AS A RESPONSE, WE ARE SUGGESTING THAT PORTIONS OF THE INTERIOR FACADES OF BUILDINGS 3a, 3b AND 3c BE ALLOWED TO BE NARROWED TO 7'.
DESIGN GUIDELINES IN SUPPORT OF DEPARTURE:	CS1.D.1 - OFF SITE FEATURES: TREE 11 IS AN EXCEPTIONAL WHITE MULLBERRY THAT IS OFF-SITE TO THE NORTH OF OUR PROPERTY. OUR ARBORIST HAS DETERMINED THAT THE CANOPY OF THIS TREE IS QUITE LOW AND EXTENDS AT LEAST 5' SOUTH OF OUR NORTH PROPERTY LINE. AS SUCH, WE ARE SITING OUR BUILDINGS 5' FURTHER SOUTH THAN WE OTHERWISE WOULD HAVE IN THIS CASE. IN ORDER TO MAKE OUR BUILDING PLANS WORK, AND TO OBEY THE BUILDING WIDTH LIMITATION REQUIRED BY CODE, WE ARE PROPOSING A SOMEWHAT CLOSER SPACING BETWEEN INTERIOR FACADES FOR BUILDINGS 3a, 3b, AND 3c. RETAINING THE EXCEPTIONAL WHITE MULLBERRY TREE WILL BE A BENEFIT TO THE PROJECT. DC2.A.2 - REDUCE PERCEIVED MASSING: FLEXIBILITY IN THE SPACING BETWEEN DWELLINGS WILL ALLOW US TO HAVE MORE FREEDOM TO MODULATE THE INTERIOR FACADES AND ARTICULATE THE BUILDING FORM TO MAKE IT MORE ENGAGING AND INTERESTING. THESE MOVES WILL HELP REDUCE THE PERCEIVED MASS OF THESE DWELLING UNITS. DC1.C.4 - SERVICE USES: THE SEPARATIONS BETWEEN THESE BUILDINGS WILL ALLOW FOR ACCESS WAYS TO THE SERVICE USES AT THE BACK OF THE SITE. FROM A HIERARCHY STANDPOINT, IT IS APPROPRIATE THAT THESE SERVICE ACCESS CORRIDORS BETWEEN THE BUILDINGS BE NARROWER THAN THE MAIN AND SECONDARY SITE ENTRIES, AND NARROWER THAN THE SPACE ESTABLISHED BETWEEN OTHER SETS OF BUILDINGS.

PROPOSED DEPARTURE OPT 2

FACADE LENGTH

01. PROJECT INFORMATION

02. SITE ANALYSIS

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE DEPARTURES



VIEW OF NORTH FACAD, UNIT D1



VIEW OF NORTH FACADE, UNIT D1



BIRDSEYE

TOWNHOUSE 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'

DEPARTURE REQUEST: ALLOW COMBINED LENGTH OF ALL PORTIONS OF THE NORTH SIDE FACADE OF BUILDING 1 TO BE 66% OF SIDE LOT LINE.

DEPARTURE REQUEST NARRATIVE: THE NORTH SIDE LOT LINE IS ARTIFICIALLY SHORT GIVEN THE CONFIGURATION OF THE DEVELOPMENT SITE. THE IMPACT OF THIS IS THAT THIS SIDE FACADE IS LIMITED EVEN THOUGH THE SPACE AROUND IT IS QUITE AMPLE. FOR OPTION 2, DWELLINGS D1 THROUGH D9 ARE ENVISIONED AS TRADITIONAL ROWHOUSES THAT HAVE RELATIVELY NARROW FRONTAGES AND MORE DEPTH FRONT TO BACK. THESE NARROWER WIDTCH ALLOW MORE DWELLINGS TO FRONT ON THE STREET AND TAKE ADVANTAGE OF DIRECT PEDESTRIAN ACCESS.

DESIGN GUIDELINES IN SUPPORT OF DEPARTURE: CS2.B.2: Connection to Street - Connecting townhomes directly to the street is a primary objective of option 2. Configuring a maximum number of dwellings to the street requires a typical dwelling width of about 15.5'. In order to plan appropriatly-sized dwellings, the dwelling depths need to be around 37.5 deep.

CS2.C.2: Mid-block sites - One of the goals of option 2 is to reduce the overall scale of our buildings. Each triplex along 12th Ave will be only 46.5' wide. Limiting the dwelling widths within these buildings to 15.5' allows us to maintain more than 10' wide spaces between the buildings for site access to the back buildings. The loss of this width translates into a necessary increase in building depth (and facade length on the north side). Thus, we are asking for a slight allowed increase in facade length at this one area.

PL3.A.1.D: Individual Entries to Ground-related Housing - Of all our proposed designs, option 2 does the best job of expressing individual ground-related entries to the street. This is possible by ensuring that nine of the proposed 18 dwellings have direct street access for pedestrians. Allowing a small increase in facade length will help to enable the project can have all nine facades facing the street.

05. CODE DEPARTURES



VANDERVORT ARCHITECTS.
MULTI-FAMILY WORK SAMPLES

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
DEPARTURES



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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