

STREAMLINED DESIGN REVIEW PROPOSAL

Project Address: 7776 Highland Park Way SW Seattle

SDCI Number: 3037833-EG

Owner/Applicant: Babak Afshar az.constructionllc@yahoo.com

DCI Contact: Irving Chu irving.chu@seattle.gov 206-684-7188





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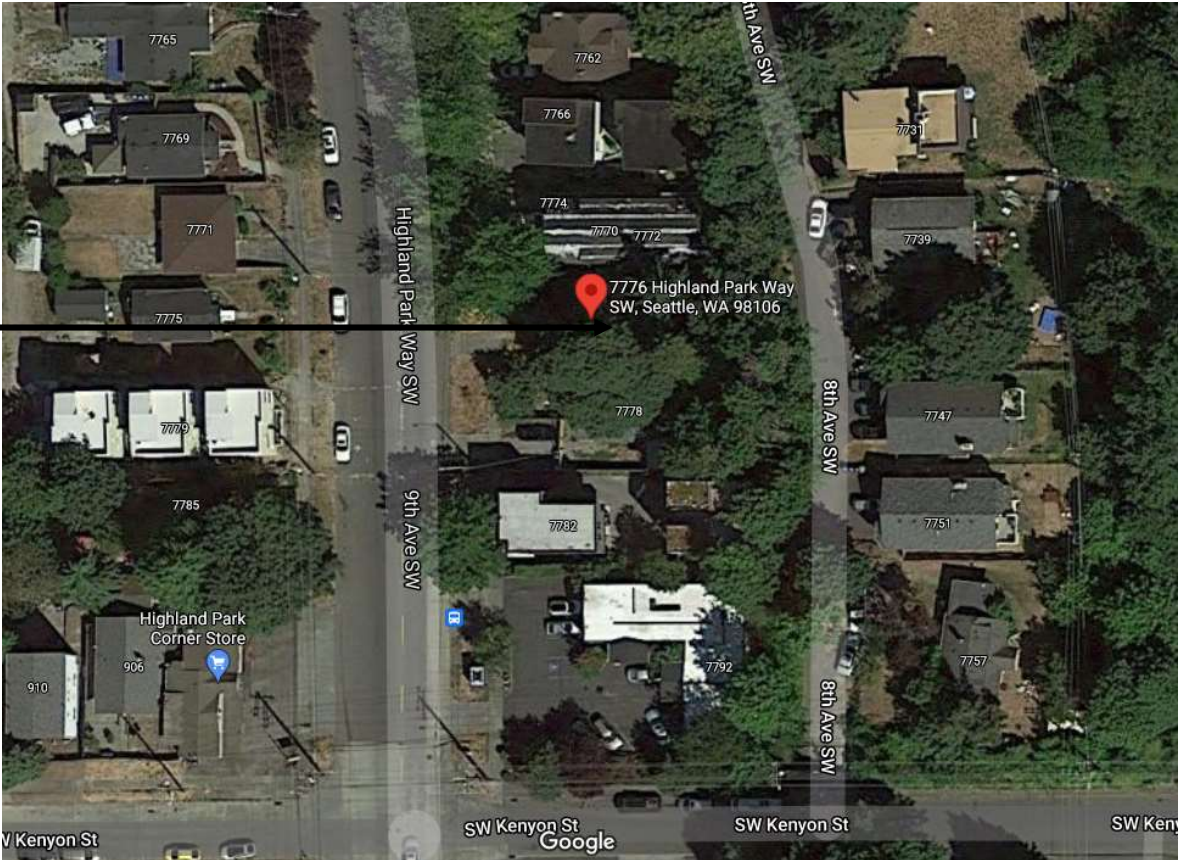
EXISTING SITEM

The project site is parcel # 2114700100 located on Highland Park Way SW between SW Kenyon St and SW Holden St. The lot measures roughly (118’6” on north side and 122’9” on south side) deep by 40’-3” wide and is approximately 4,829 SF. Currently there is a single family structure on the site that will be removed for the proposed project. Directly to the north of the parcel is a three stories apartment building located within the same zoning designation (Low Rise Zone) as the subject parcel. To the south, is an older single family house and south of that is a similar development as the proposed project including a newer single family plus a duplex of three stories, located in LR zoning. Across the street on Highland Park Way is a new development of 3 story town houses in same LR zoning. To the east of the site (with no access because of elevation) is the alley, 8th Ave SW.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR1 (M) and less than 100 feet from the neighborhood commercial zoning and access to public transportation directly to the west. It is also part of the Westwood village/Highland Park. One vehicular parking is required and proposed for this site as attached garages.

VICINITY MAP



SITE LOCATION

7776 Highland Park Way Seattle, WA 98106

ADJUSTMENTS REQUESTED

None

ZONING SUMMARY

Zone: LR-2 (M)

Neighborhood: Highland Park

ECA: Exemption obtained

PROJECT PROGRAM

Site Area: 4,829 SF

Number of Residential Units: 3

Number of Parking Stalls: 3 private enclosed garages

Approx. FAR=4766.5 SF

Approx. FAR single family = 1897.5 SF Approx. FAR duplex per unit = 1434.5 SF

ADJUSTMENTS REQUESTED

None

DEVELOPMENT OBJECTIVE

The project proposes the construction of 3 new dwelling units on one lot, one single family and one duplex. The units will be 3 stories. The existing single family residence will be demolished under this proposal.

There are total 3 parking garages. All units will have private enclosed garages.

Total gross floor area : 4766.5 sqf

This development will provide family-friendly homes that fit with neighborhood character. (Multiple similar developments exist in neighborhood). It will eliminate safety issues associated with the now-vacant lot to be used for development. It will strengthen the community and create opportunities for ownership.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developed neighborhood, and less than 100 feet north of the neighborhood commercial zone on Highland Park Way SW. A prime location for increased density, the neighborhood offers easy transportation to downtown Seattle as well as close proximity to highway 99 and highway 509 to the east. Surrounding the proposed project site are predominantly one to two level single family homes, and three stories apartment/townhouse buildings. As the neighborhood increases density, the precedents found include modern styles including flat roofs and material choices. (See pages 14, 15)



NEIGHBORHOOD OUTREACH (EQUITY AREA) APPROVED BY DON

Printed poster contents:

COMMUNITY OUTREACH ON NEW DEVELOPMENT

CỘNG ĐỒNG KẾT NỐI VỀ VIỆC PHÁT TRIỂN MỚI
KOMUNIDAD NG PAGLABAS SA BAGONG PAG-UNLAD
DIFUSIÓN COMUNITARIA SOBRE NUEVOS DESARROLLOS

This project is redevelopment of 7776 Highland Park Way SW, Seattle; included the demolition of an existing residential building and new construction of three units-two townhouses and a single family house. You can get more information on the project by visiting the Seattle Service portal, Record number 3037833-EG.

Đề án này là việc tái phát triển khu 7776 Highland Park Way SW, Seattle. Đề án sẽ bao gồm phá dỡ tòa nhà cư ngụ hiện tại, và xây dựng mới cho ba đơn vị, hai nhà phố liền kề ba tầng, và một nhà biệt lập cho một gia đình. Quý vị có thể lấy thêm thông tin này bằng cách thăm viếng cổng thông tin điện tử trên mạng Seattle Service portal, Số hồ sơ 3037833-EG.

Ang proyekto na ito ay ayusin at papaunlarin muli sa may 7776 Highland Park Way SW, Seattle. Kasama sa proyekto ang pag-sira sa lumang dating bahay at mag-tatayo ng bagong bahay ng bayan na may tatlong palapag at tirahan para sa isang pamilya. Para makakuha ng mga impormasyon sa proyektong ito bisitahin lamang ang Seattle Service portal, Talaan numero 3037833-EG

Este proyecto es la reurbanización de 7776 Highland Park Way SW, Seattle. El proyecto incluyó la demolición de un edificio residencial existente y nueva construcción de dos casas adosadas y una casa independiente. Puede obtener más información sobre el proyecto visitando el portal de servicios de Seattle, número de registro 3037833-EG.



We would like to hear from you with your comments and questions by:
Chúng tôi muốn được nghe các lời bình luận, và các thắc mắc từ quý vị qua:
Gusto namin na marinig ang inyong mga opinyon at katanungan:
Nos gustaria saber de usted con sus comentarios y preguntas por:

Online survey-Thăm dò ý kiến trên mạng -Sa linya ng pagsisiyasat- Encuesta online:
<https://forms.gle/Kj79je3XGNkVbTiR6>

Visit the outreach website- Ghé thăm trang web- Bisitahin ang website-Visita el sitio web:
<http://azconstructionllc.wixsite.com/community-outreach>

Contact us- Liên lạc với chúng tôi- kontak naming- Contacta con nosotros:
Babak Afshar, az.constructionllc@yahoo.com

*Interpretation is available if needed.

-Có thông dịch nếu cần.

-Magagamit ang interpretasyon kung kinakailangan.

-Hay interpretación disponible si es necesario.

*Any information collected may be made available to the public.

-Bất cứ thông tin nào mà chúng tôi thu thập được sẽ có sẵn cho quần chúng.

-Anomang impormasyon ang makollikta ay magagamit para sa publiko.

-Cualquier información recopilada puede ponerse a disposición del público.

SUMMARY OF PUBLIC OUTREACH

Community Outreach

-Owner/Applicant created an online survey in 3 recommended languages, Vietnamese, Tagalog and Spanish. We used sample language and guidelines provided by the Department of Neighborhoods (DON), comprising eight questions that were linked from the Project Web Page. Survey launched 5/22.

2-Project Web-Page

-An interactive Web page was established May 22, 2021 that includes all required information in 3 recommended languages, Vietnamese, Tagalog and Spanish. Website has the ability to 1) submit comments, 2) Link to an 8-question survey, and 3) link to the Early Outreach for Design Review Projects Blog.

We have not received any comments through website.

3-Department of Neighborhoods Blog Post

-We submitted project information to DON for the Blog, and the Blog item was published May 20, 2021.

4- Email to community groups and individuals.

- An email in 3 recommended languages, Vietnamese, Tagalog and Spanish has been sent to groups listed on the DON Neighborhood Snapshots for the Westwood/Highland Park neighborhoods. Community Group notification included email to additional groups/individuals identified by DON, due to the location of the property in an Equity area.

5- Posters

-Owner/Applicant placed posters in 10 different locations within 0.5 miles of the property. We promoted the Project Web page, and the online survey through this poster distribution. Posters, was included all information in 3 other recommended languages.

Comments heard during the required public outreach:

We received comments from one person. She is the immediate neighbor to the south of the subject property. She called to learn more about the project, including timing, design, size, and goals. The discussions were engaging and there was a clear sense of neighborhood pride and overall support for the proposed project. She requested removal of the maple tree that her family currently feels it is a hazard to their house. This phone conversation also reflected the sense that neighbors believe the development will eliminate safety issues associated with the now-vacant lot to be used for development, strengthen the community and create opportunities for ownership. She mentioned characteristics that are important to the neighbors, including design of family-friendly homes, and fit with neighborhood character and providing parking for residents. Our survey also shows we got one response. It was from Julia Newbold , Same neighbor who lives right door.

She thinks one of the benefits of the project will be removal of the maple tree that is currently a significant concern to their property. The tree is on subject property but overhangs their roof significantly. We assured her that we will get all required permits from the city and will hire tree removal professionals to remove trees on property.

Address: 7776 Highland Park Way SW, SEATTLE, WA
Parcel #: 2114700100
Zoning: LR1 (M)
Neighborhood: Highland Park
Site Area: 4,829 SF

23.45.504 Permitted Uses
Permitted outright: Residential

23.45.514 Structure height Allowed
Maximum Base Height: 30'-0" Proposed 23'3" for duplex and 28'10" for single family
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.) 34'-0"
10'-0" additional allowed for stair penthouses: 44'-0"

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

23.45.510 floor area ratio
Maximum FAR: 1.3 (6278.00 SF) Proposed FAR 0.99 (4781)

23.45.518 Setbacks requirements
Front Setback: 7'-0" average/5'-0" minimum Rear Setback: 7'-0" average/
5'-0" minimum Side Setback for Facades less than 40'
Proposed: Front 7.1' average - 6'4" min / Rear 13'6" average- 12'6" min/ Side 5'

23.45.524 Landscaping and Screening Standards

- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site proposed: 0.66
- Street trees are required when any development is proposed, except as provided in subsection 23.54.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

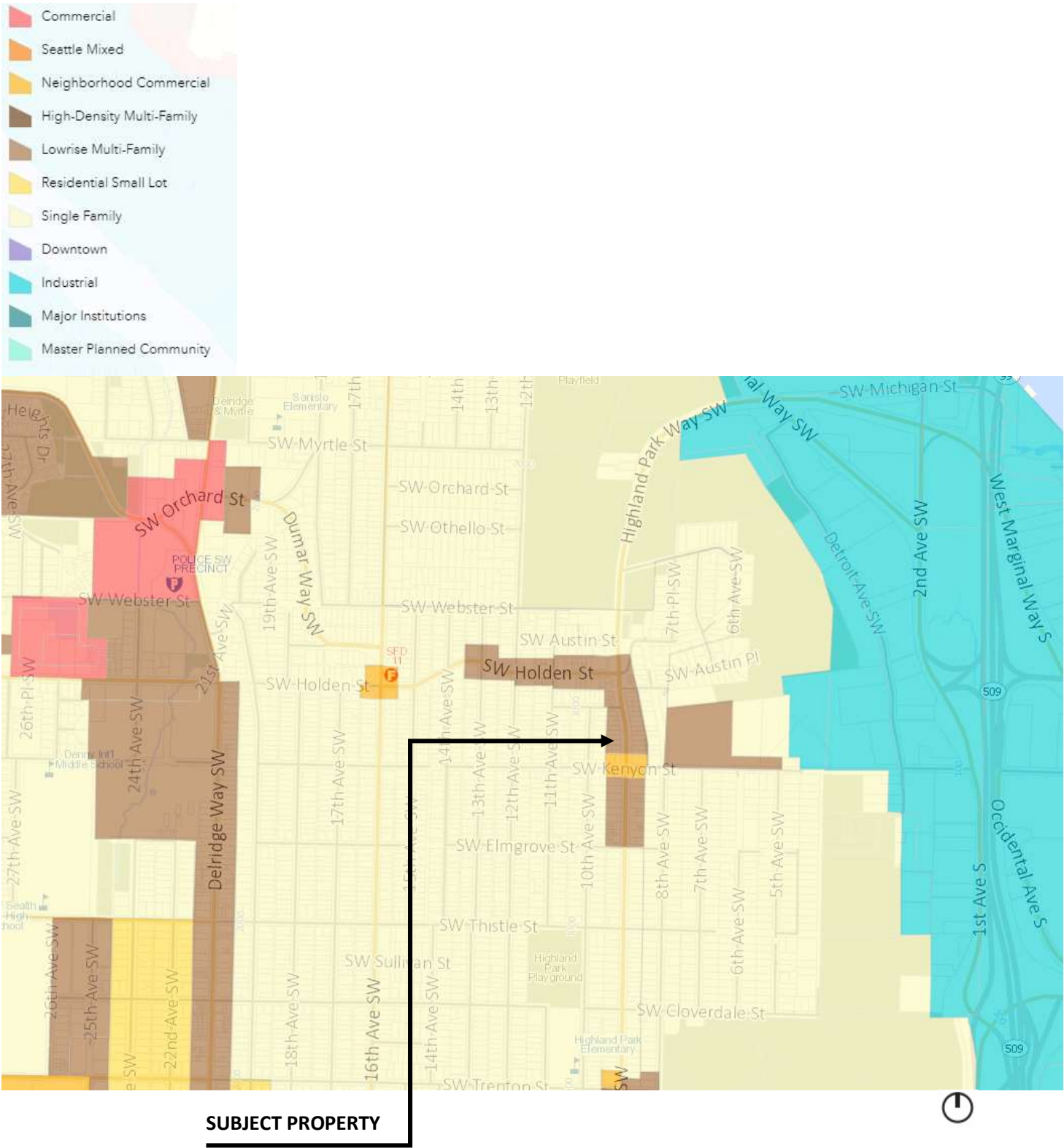
23.45.522 Amenity Area
Required: 25% of lot area (50% provided on ground level) .25x lot size= 1207.25 sf (50% at grade=604sf)
Proposed: 1712sf (1640 at grade)

23.54.015 Required Parking
One per unit

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

23.58C.040 Mandatory affordable housing : Yes Proposed : Contribute to city fund for affordable housing.

Development Standards





1 Highland Park Corner Store



2 A&E Auto shop



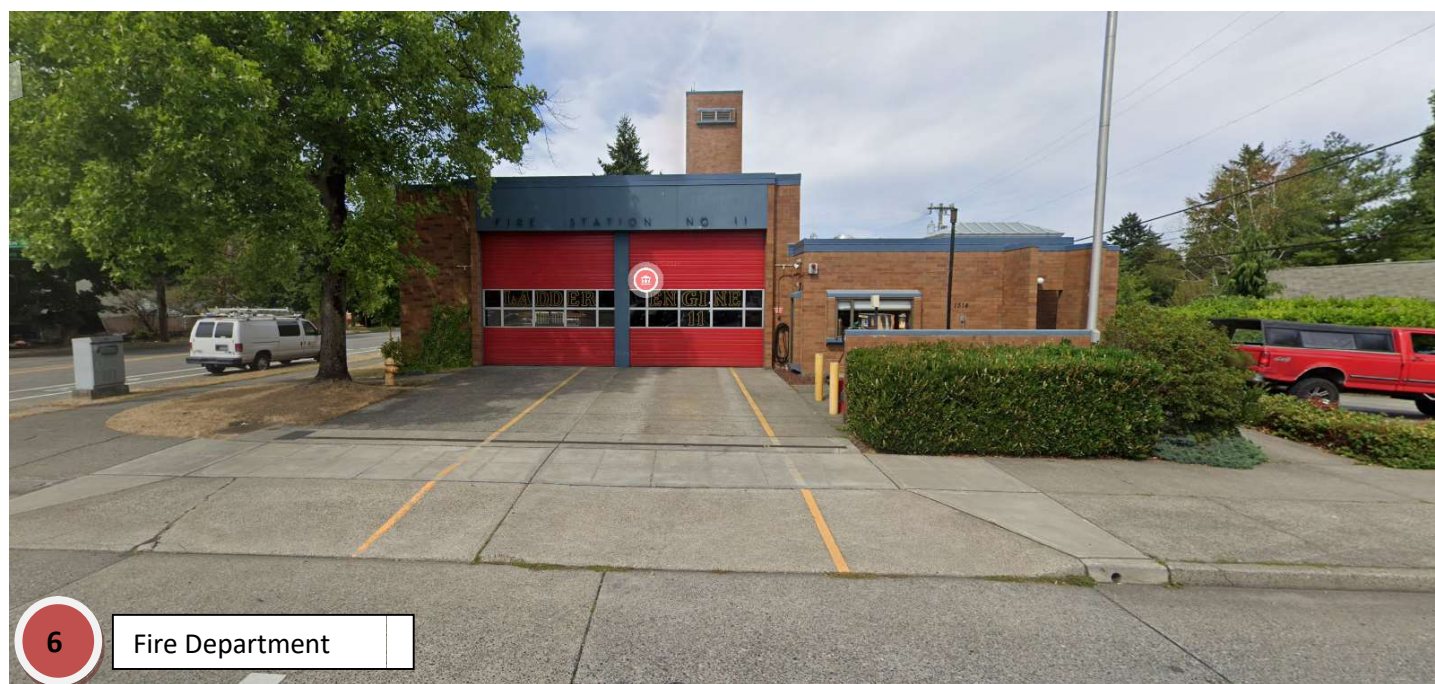
3 The overlook at Westridge Apartments



4 Westcrest Park



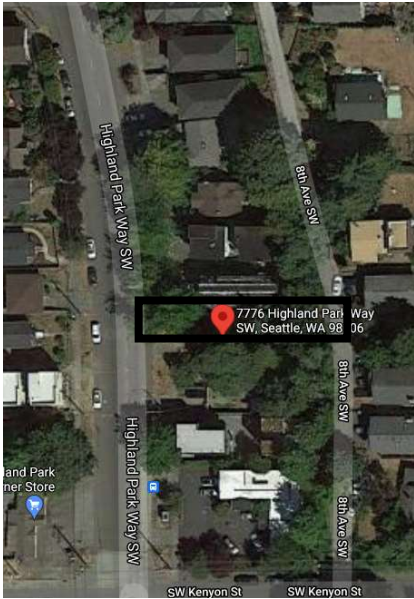
5 Highland Park



6 Fire Department



7 7 Eleven



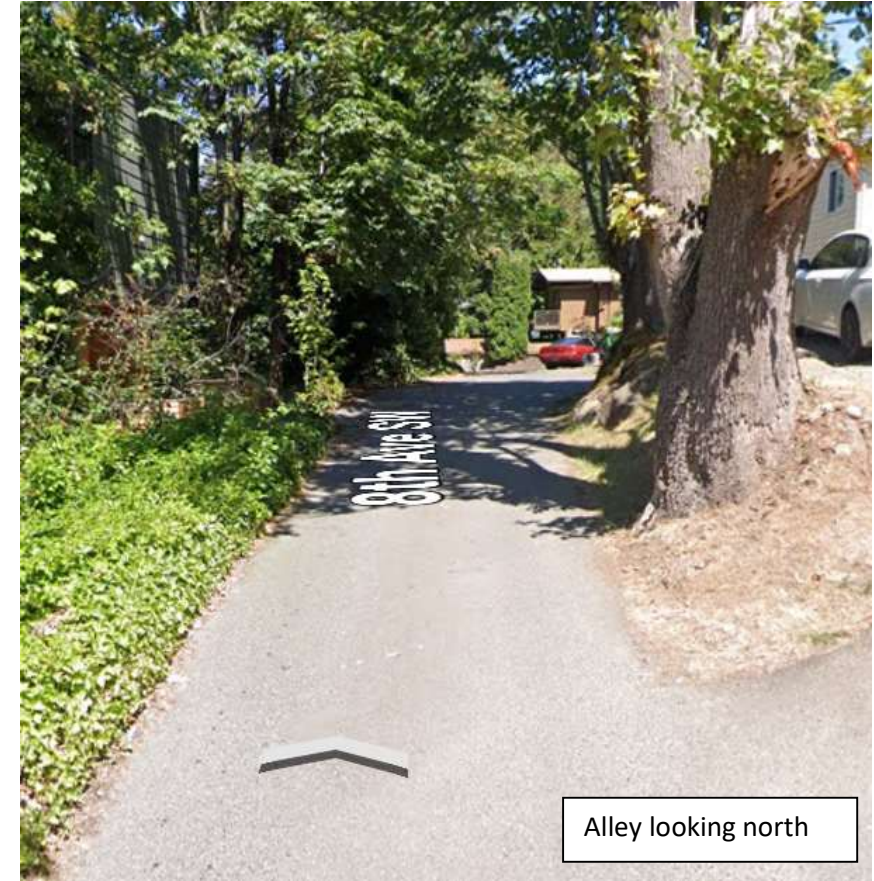
Across from site



Highland Park Way looking west



Highland Park Way looking east



Exceptional
tree to
remove

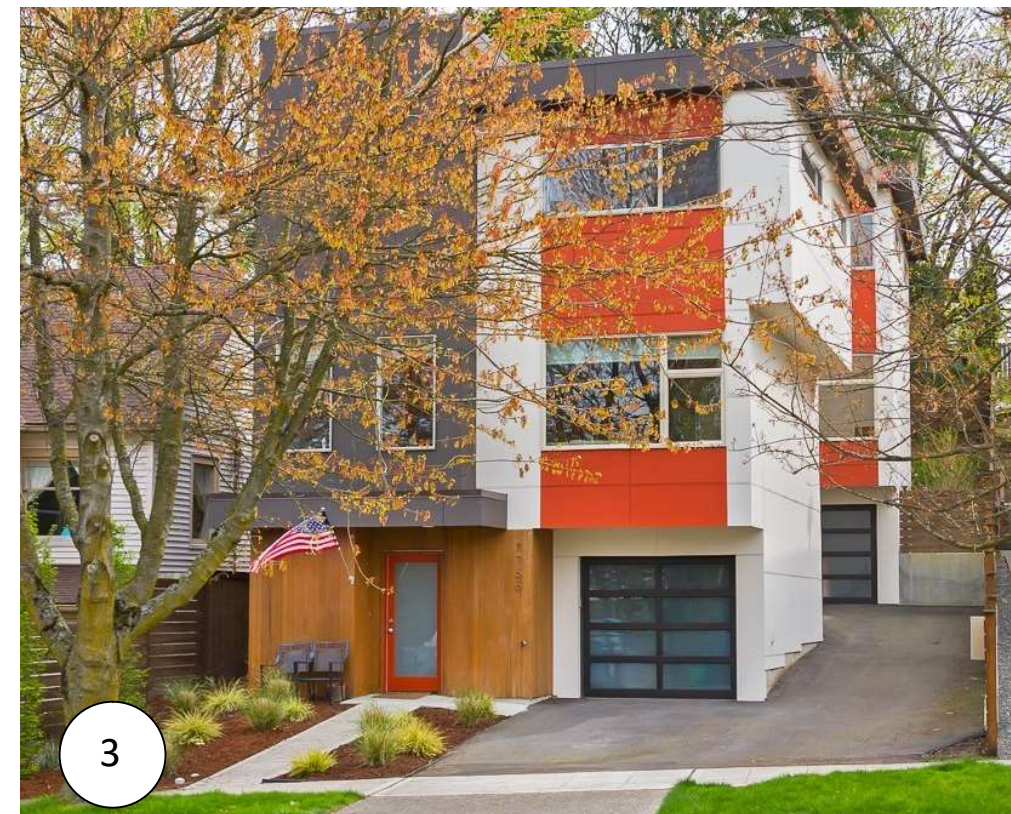
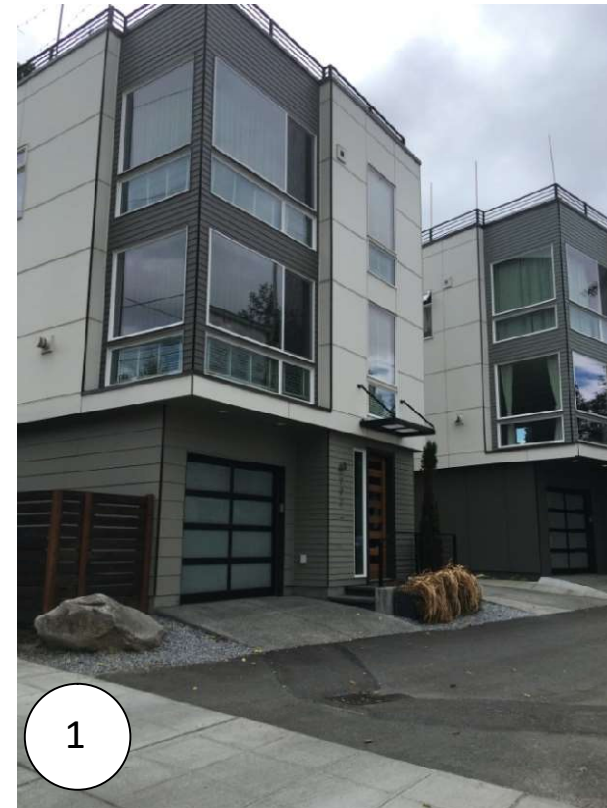


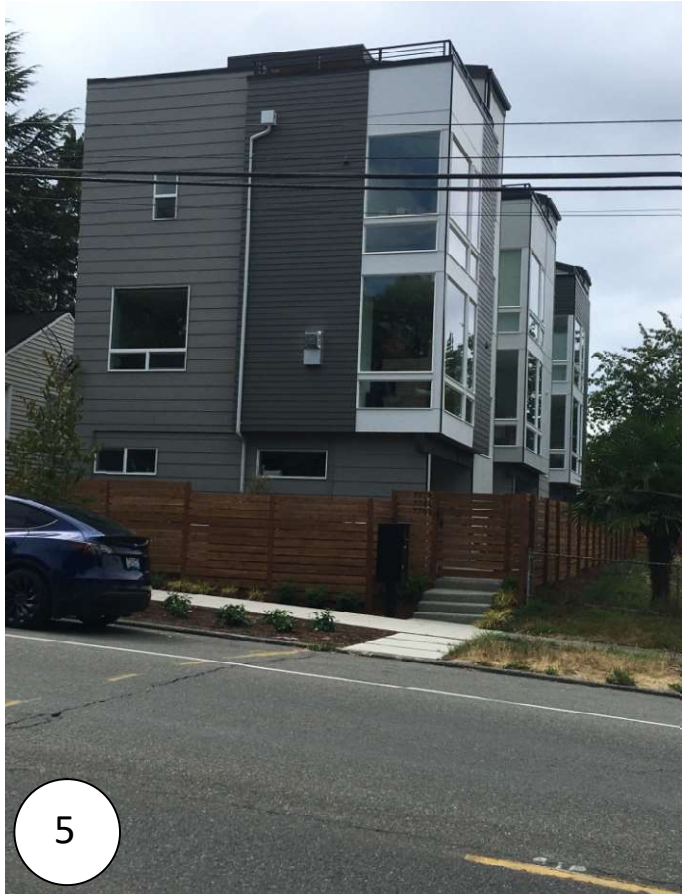


Surrounding Context

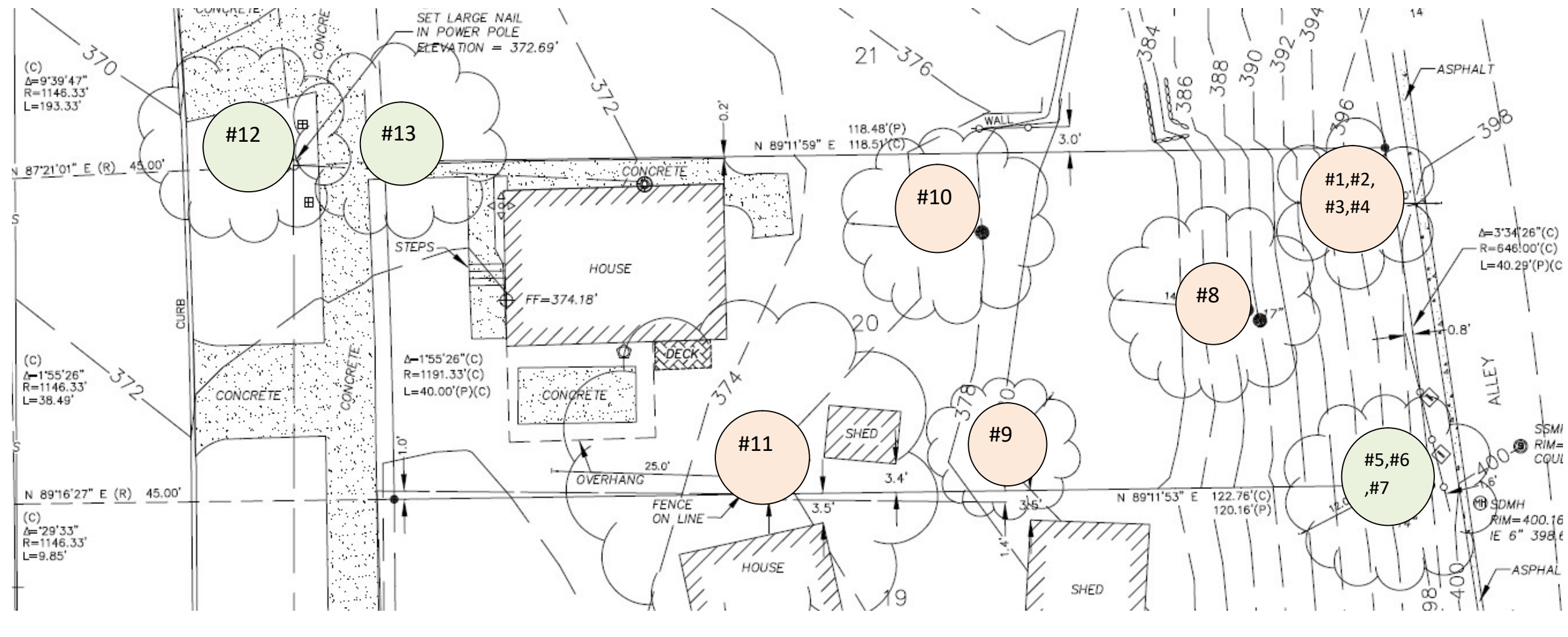
SURROUNDING MULTIFAMILY CONTEXT ANALYSIS

The surround context is a unique part of the Highland Park neighborhood as it has been highly re-developed in recent years. It is mixture of new modern townhouse buildings, along with some traditional established single family homes. The first design element we notice is use of modern colors. Use of wood/wood like material in special moments, is also a way to celebrate the neighborhood. In regards to roof shapes and massing approaches, newer building roofs are flat, with similar massing approaches. Majority of the housing express the use of roof top decks to promote usability of the roof. This project proposes similarities through building town houses with similar roof forms and the usability of roof. The focus of this project is street design, special attention to detailing and to connect the neighborhoods characteristics.





Surrounding Context



EXISTING SITE

The project site is parcel # 2114700100 located on Highland Park Way SW between SW Kenyon St and SW Holden St. The lot measures roughly (118'6" on north side and 122'9" on south side) deep by 40'-3" wide and is approximately 4,829 SF. Currently there is a single family structure on the site that will be removed for the proposed project. Directly to the north of the parcel is a three stories apartment building located within the same zoning designation (Low Rise Zone) as the subject parcel. To the south, is an older single family house and south of that is a similar development as the proposed project including a newer single family plus a duplex of three stories, located in LR zoning. Across the street on Highland Park Way is a new development of 3 story town houses in same LR zoning. To the east of the site (with no access because of elevation) is the alley, 8th Ave SW. Across the alley is zoned SF5000.

LEGAL DESCRIPTION

DUMARS HIGHLAND PARK PLAT BLOCK: D PLAT LOT: 20

SUMMARY OF ARBORIST REPORT March 8, 2021

SEATTLE TREE CONSULTING

#	SPECIES	STATUS PER ARBORIST	Suggestion
1,2,3,4	Big Leaf Maple	DOES NOT MEET THRESHOLD DIAMETER	Remove
5,6,7	Big Leaf Maple	DOES NOT MEET THRESHOLD DIAMETER	Retain
8	Pacific Medrona	POOR CONDITION AND HEALTH	Remove
9	Ponderosa Pine	DOES NOT MEET THRESHOLD DIAMETER	Remove
10	Douglas Fir	DOES NOT MEET THRESHOLD DIAMETER	Remove
11	Bog Leaf Maple	Exceptional Tree	Remove
12	Red Maple	DOES NOT MEET THRESHOLD DIAMETER	Retain
13	Red Maple	DOES NOT MEET THRESHOLD DIAMETER (on neighbor's lot)	Retain

PROPOSED PROJECT SITE

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

TOPOGRAPHY

- There is steep slope on east side of property (ECA exemption obtained)
- Grade change is mostly concentrated on the east side of site
- 16' grade change on steep slope and 10' grade change on other parts of the site for the total of 16' at west-east direction

ADJACENT BUILDINGS AND USES

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

ARBORIST REPORT SUMMARY- TREES:

Trees n#1-4 are all juvenile Big Leaf Maple systems that are in nice condition although there is quite a bit of English Ivy that is loading into the low canopies of these trees. Trees #1-4 are too close to the proposed developments to be safely retained as the project was described to me. It is my opinion the trees #1-4 should be removed prior to construction activities commencing and the tree removals should be mitigated with new tree installations post construction.

Trees #5-7 are also Big Leaf Maple systems and they are also struggling with English Ivy. There is too much ivy loaded into these tree systems for me to be able to give an accurate opinion on their condition. The ivy should be girdled at the base and cleaned out of the upper canopies of these trees. At the time of the site visit, the upper canopies of the trees had plenty of buds on them and the trees did appear to be in healthy condition. These trees do appear to be far enough from the proposed developments to the lot to be able to be retained. These trees have critical root zone radii that are equal to 1 foot of radius per 1 inch of diameter at standard height and the critical root zones of these trees should be fenced off with tree protection fencing prior to construction activities commencing.

Tree #8 is a Madrona that is midway up the slope. It is a two stem system and the stems have diameters at standard height of 17 inches and 19 inches. This Madrona system has a cumulative DSH 24". There is significant decay on both stems of this Madrona and the risk of this particular tree failing is imminent. Despite the fact that there is a reasonable amount of live foliage in the upper canopy this Madrona system is condition 3/4.

Tree #9 is an excurrent Ponderosa Pine system that is in excellent condition. It has a critical root zone radius that is equal to 1 foot per 1 inch of its diameter at standard height.

Tree #10 is a Douglas fir system that appears to have been height reduced. It has quite a bit of English Ivy all the way up the main stem and is condition t2/3. It has a critical root zone radius of 12 foot based upon its drip line.

Tree # 11 is on the south property line and is an Exceptional specimen of Big Leaf Maple. The tree is comprised of two main stems with diameters at standard height of 33 inches and 36 inches. This tree appears to of been topped approximately 30 foot above grade many decades ago. This tree is in acceptable condition but it has quite a bit of deadwood in the upper canopy and quite a few structural issues that need to be resolved if it were to be retained. The tree has a significant amount of surface rooting that extends all the way across the lot to the north. I measured the drip line of this tree with a laser rangefinder and got a radius of 30 foot. This is a mature specimen of Big Leaf Maple with a very large critical root zone and I do not believe that this tree will continue to thrive after significant disturbances to its root zone. I have analyzed the site plan and the proposed developments to this lots and it does not appear to me as though this particular big leaf maple tree can be safely retained while this block is being developed. Because of the sensitive nature of mature specimens of these maples, I am assigning a Critical Root Zone Radius of 1'/1' DSH. **The tree has a Critical Root Zone Radius of 49'.**

Tree # 12 is a Red Maple in the parking strip west of the house. It is my understanding that this tree is being retained and it is in excellent condition. This tree has a diameter at standard height of 17 inches.

Neighbor's tree: There is a specimen of Red Maple in the north neighbor's property. This particular specimen of Red Maple has a diameter at standard height of 21 inches that was confirmed during the site visit. This tree is thriving but it is already surrounded by quite a bit of concrete and the as much of the critical root zone of this tree as possible should be protected prior to construction activities commencing.

Photos of the Site



Tree #8



Tree #9



Tree #10



Tree #11

REMOVAL OF EXCEPTIONAL TREE

This project proposes removal of the exceptional tree #11

See arborist report (see page 17), regarding tree #11, "it does not appear to me as though this particular big leaf maple tree can be safely retained while this block is being developed. Because of the sensitive nature of mature specimens of these maples, I am assigning a Critical Root Zone Radius of 1'/1' DSH. **The tree has a Critical Root Zone Radius of 49'."**

This tree has a tree protection area $R=49'$. Tree protection area covers most of the area of the property. The remaining potentially buildable area showed in green color in below diagram. Access for construction behind tree protection area without disturbing tree protection area is not possible.

WITH RETAINING THIS EXCEPTIONAL TREE, FAR (ALLOWABLE FLOOR AREA) CAN NOT BE ACHIEVED.

No adjustment is requested as none would help on achieving FAR. Please see below diagram.

Assumptions for the purpose of this calculations including:

-50% reduction on Setbacks and separation applied to below diagram. It will give us the buildable area of 1036.65 sqf on east side of the lot as shaded in green.

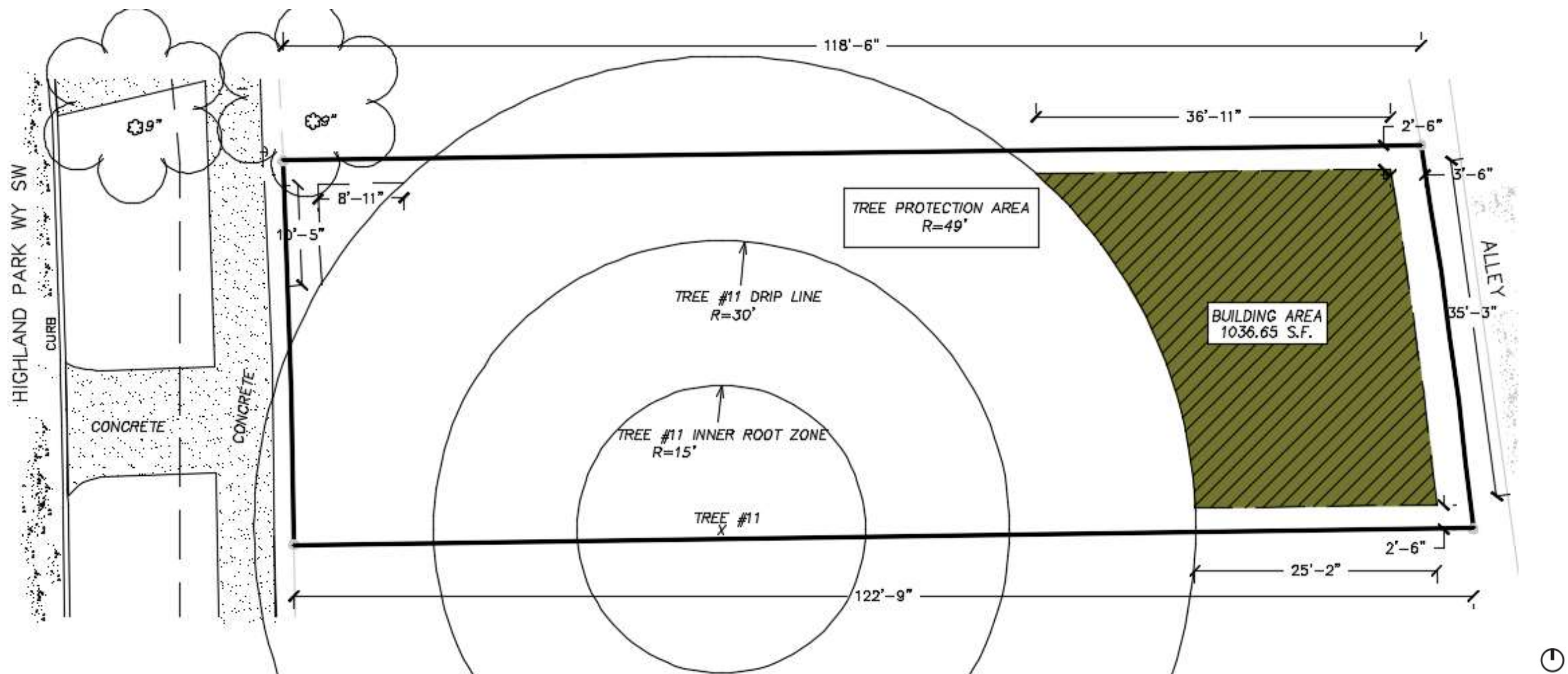
This area is on steep slope. (with assuming no parking, amenity, landscaping or screening area on shaded area).

Increasing additional 10' height for an additional floor (4 story instead of 3 story) considered on below calculations.

FAR calculation with retaining tree #11:

Achievable FAR = $4 \times 1036.65 / 4829$ (lot area) = $0.86 < 1.3$ (allowable FAR for LR1M)

As a result retaining tree#11 will prevent achieving allowable floor area.

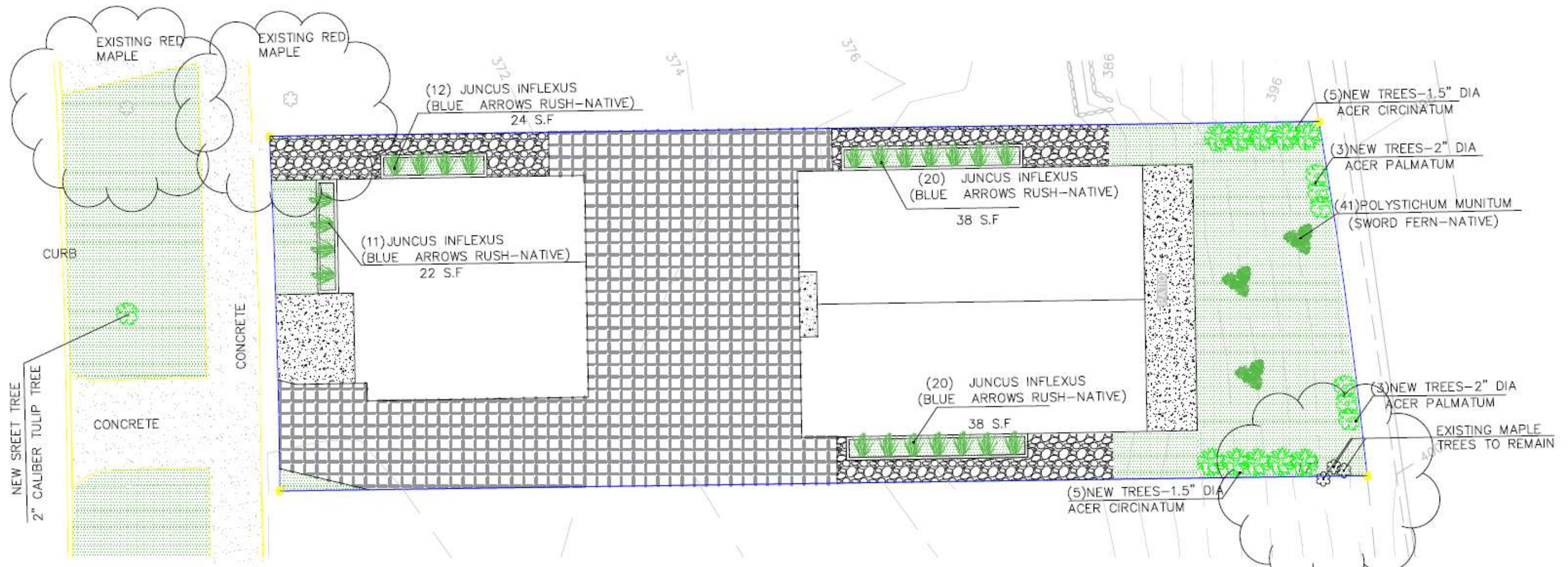


ALLEY ACCESS EVALUATION

STREET ACCESS IS PROPOSED, ALLEY ACCESS IS NOT FEASIBLE

There is an alley on east side of the property. A steep slope (30 °) starts at property line and sharply steps down toward west. Because of the topography of the site, alley access is not feasible and this project proposes access from Highland Parkway SW Street.





SITE PLANNING + LANDSCAPE APPROACH

In efforts to follow the street precedents found in the neighborhood (see surrounding page 14,15 context #2 and #3 on east side of highland Park Way SW), standalone unit is oriented to face the street and become a unique unit. Deck space facing the shared driveway area is proposed for this units, respecting the upper level setback.

Townhouses (units 2 and 3) are organized on east of the site. They both have back patio spaces on second floor.

Roof top decks are proposed for all three houses.

Additional barriers are proposed to further delineate private and public spaces, such as bio retention planters, fences/screens and vegetations.

One street tree will be planted as part of site development.



Tulip Tree (street tree)



Juncus Inflexus



Acer Circinatum



Acer Palmatum



Polystichum Munitum

FAR & GFA DIAGRAMS**FAR CALCULATION**

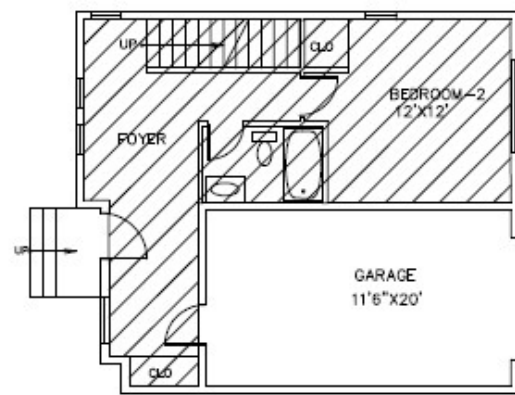
	Single family	Duplex (each unit)
FIRST FLOOR	403.0 S.F.	247.15 S.F.
SECOND FLOOR	694.0 S.F.	541.05 S.F.
THIRD FLOOR	757.5 S.F.	552.05 S.F.
PENTHOUSE	43.0 S.F.	54.0 S.F.
TOTAL PER UNIT	1897.5 S.F.	1394.25
TOTAL FAR = 4686 S.F.		

FAR note: All measurements shall be measured to the interior face of the exterior walls which includes drywall per DR4-2019

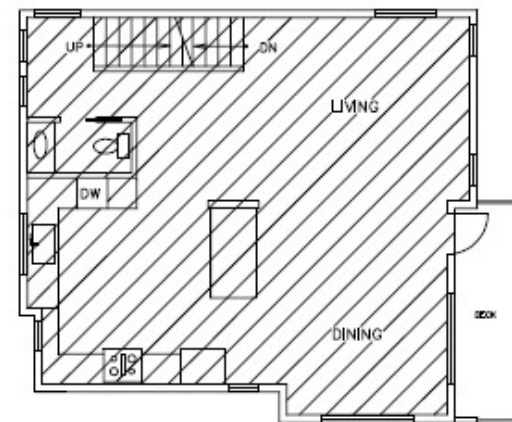
GFA note: Blue area included only in calculated of GFA for MHA fees.

GFA CALCULATION FOR MHA FEES

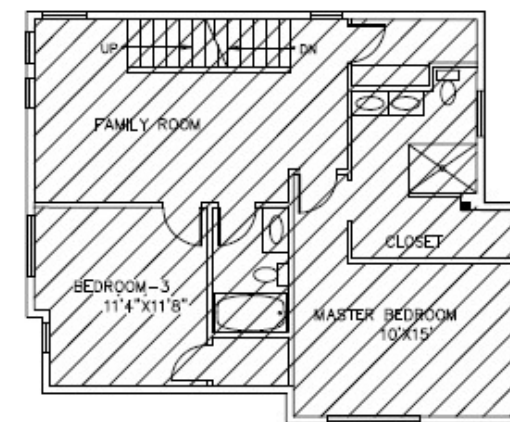
	Single family	Duplex (each unit)
FIRST FLOOR	403.0 S.F.	256.0 S.F.
SECOND FLOOR	694.0 S.F.	553.0 S.F.
THIRD FLOOR	757.5 S.F.	565.0 S.F.
PENTHOUSE	43.0 S.F.	60.0 S.F.
TOTAL PER UNIT	1897.5 S.F.	1434.5 S.F.
TOTAL GFA=4766.5 S.F.		



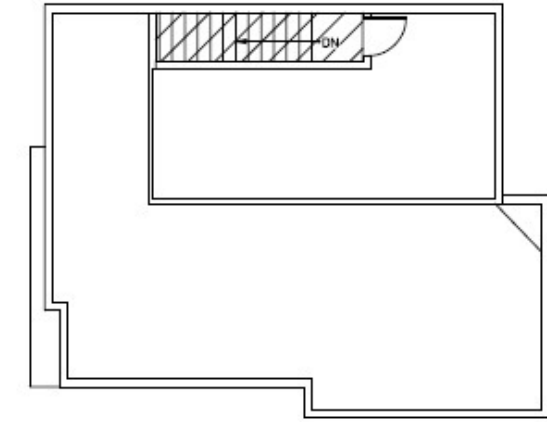
MAIN HOUSE—FIRST FLOOR PLAN



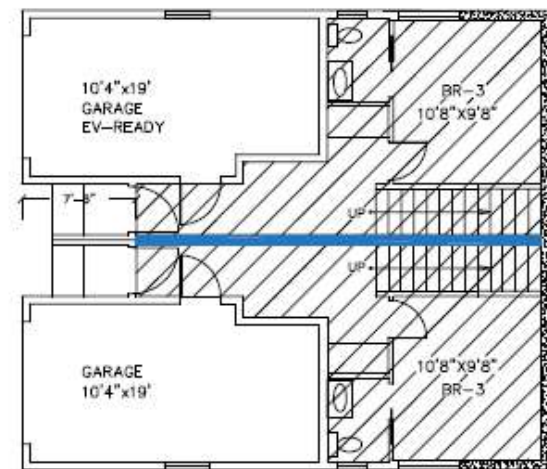
MAIN HOUSE—SECOND FLOOR PLAN



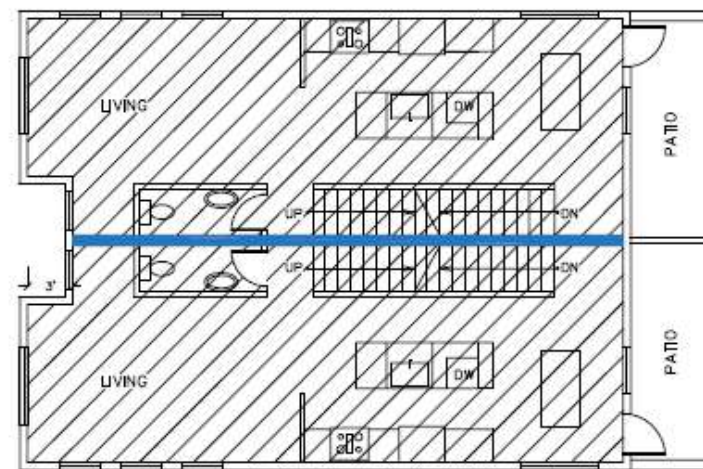
MAIN HOUSE—THIRD FLOOR PLAN



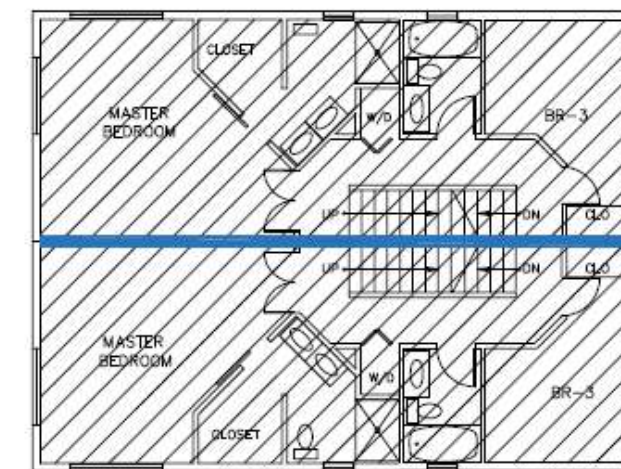
MAIN HOUSE—ROOF PLAN



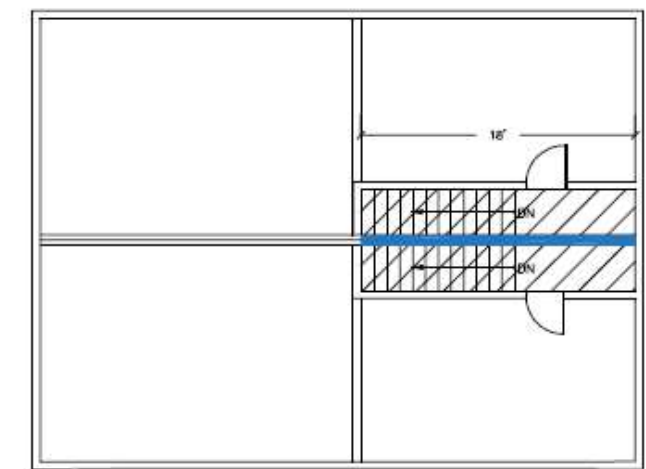
DUPLEX—FIRST FLOOR PLAN



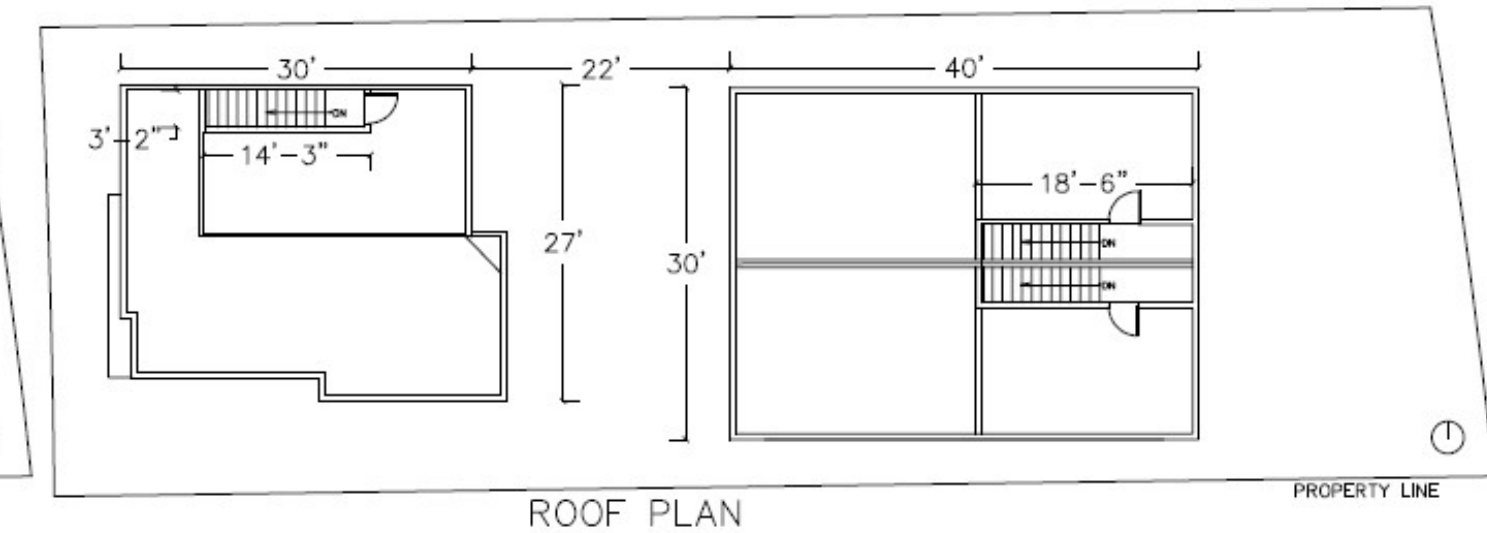
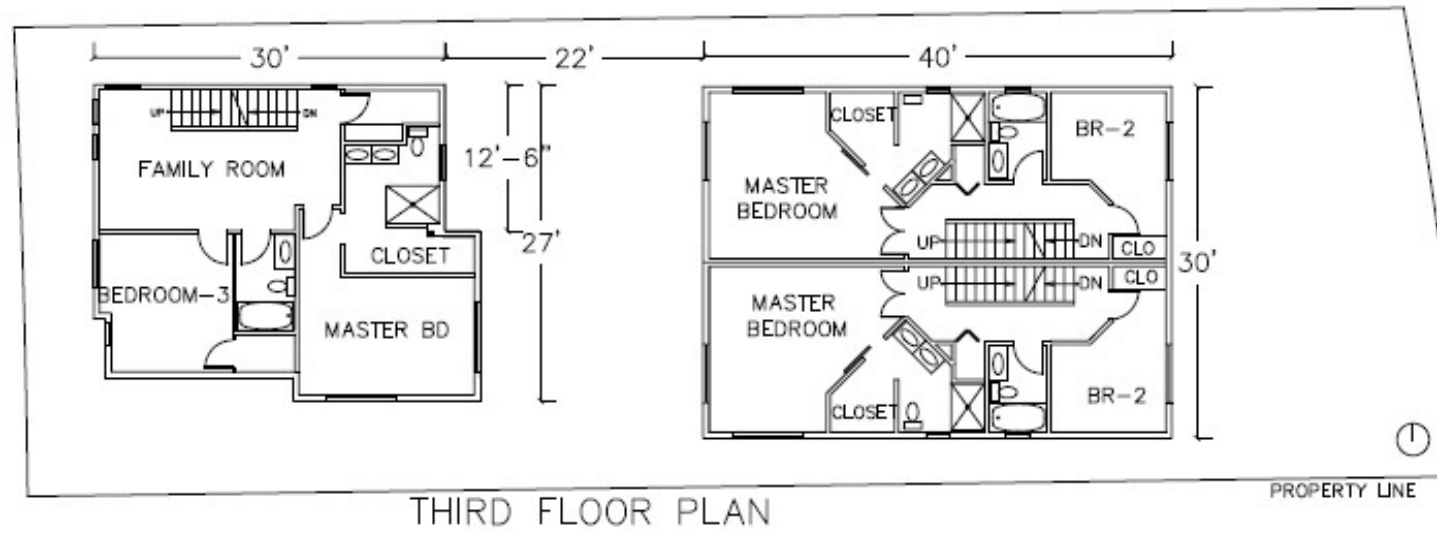
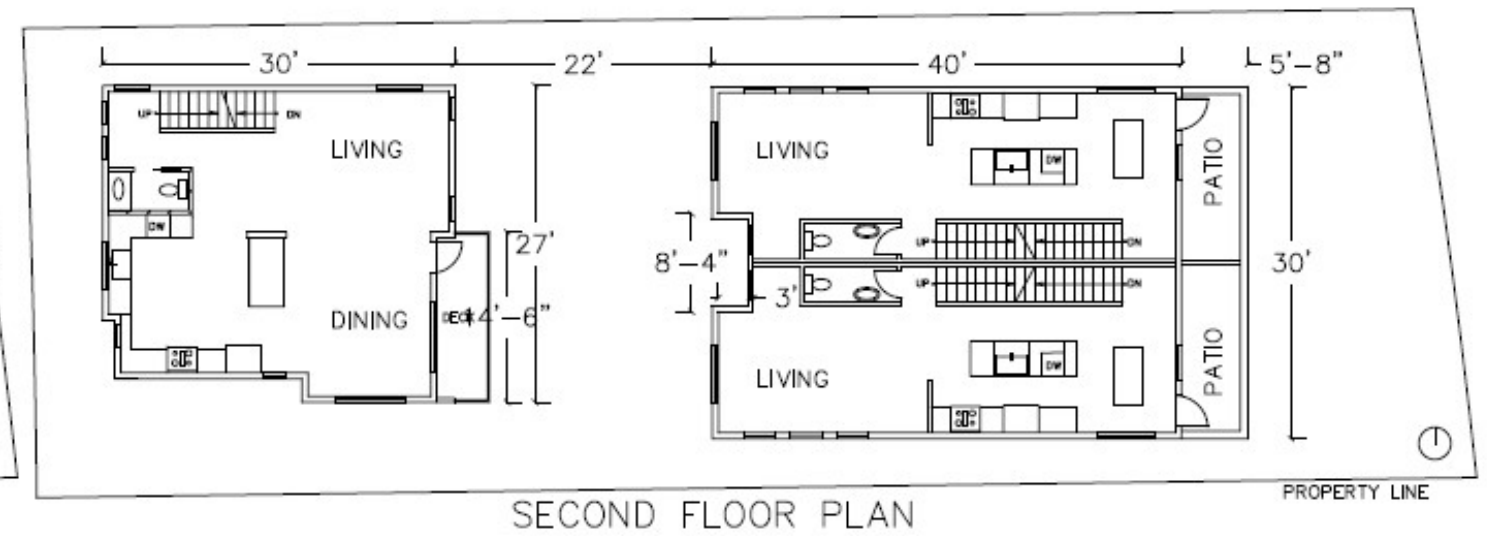
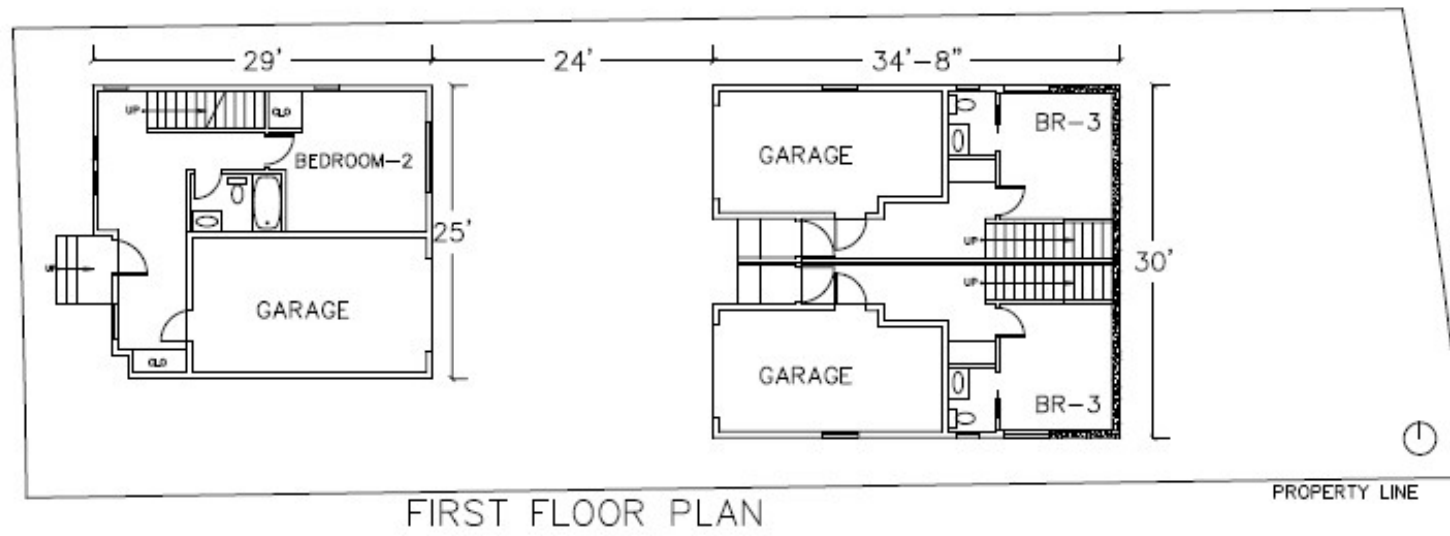
DUPLEX—SECOND FLOOR PLAN



DUPLEX—THIRD FLOOR PLAN



DUPLEX—ROOF PLAN

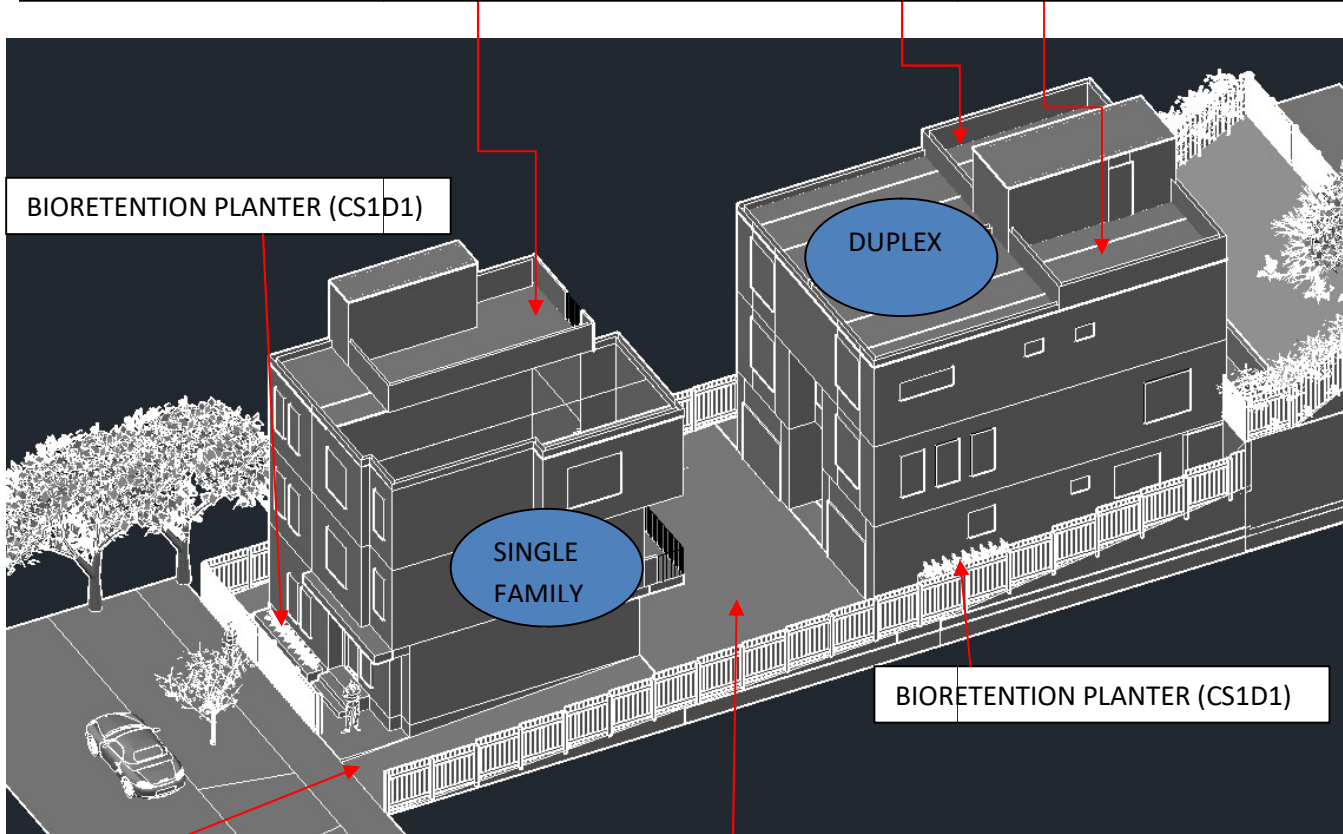


Priority Design Guidelines

SEATTLE DESIGN GUIDELINES:		RESPONSE
CS1: NATURAL SYSTEMS AND SITE FEATURES Use natural systems and features of the site and its surroundings as a starting point for project design.	D. Plants and habitat 1- On-Site Features: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.	The project proposed retaining the cluster of trees on southeast corner of the property. The proposed design incorporates plantings sword fern on sloped backyard to respond to the site topography and to provide a nice view of backyard for duplex. Two rows of Acer Circinatum, vine maple trees will be planted in north and south side of backyard to provide additional buffer. Currently there is one street tree. A new Tulip tree will be planted as street tree to create privacy and a buffer from the busy street.
	E.WATER 2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements. Features such as trees, rain gardens, bioswales, green roofs, fountains of recycled water, and/or water art installations can create movement and sound, air cooling, focal points for pedestrians, and habitats which may already be required to manage on-site stormwater and allow reuse of potable water for irrigation.	The proposed design included 4 bio retention planters to manage on-site stormwater. These planters will hold roof and patio run-off and release it slowly into the stormwater system.
CS2: URBAN PATTERN AND FORM Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	D. HEIGHT, BULK, AND SCALE 1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	The area around Highland Park Way SW street, with the assignment of LR1 Zoning is in transition in terms of development. The structures surrounding the site consist of a mix of single-family and multi-family residences between 1 and 3 stories as well as a grocery shop and an auto repair shop to the south. The newest building on the street is the townhomes across from our site which were built in 2021 (#5 on page 15). We can draw inspiration from them in terms of matching their height, and siding elements and color, however our proposed townhouse development is of a different mass and typology, and looks more like the other two townhouses on east side of Highland Park Way in terms of arrangements (#3 & #4 on page 14&page15). Our intention is to design a townhome community that will help to improve the surrounding area, aesthetically and functionally, and will act as an example for which future developers can follow. We are proposing three story buildings, one single family in front and one duplex in back, each with usable roof deck areas. Social interaction for the residents can happen in the open space, woonerf like area between buildings. There is an alley on east side of the site. However because of topography, the access from alley is not feasible. See drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site on page 16. A preliminary site plan including proposed structures, open spaces, and landscaping (on page 19).

SEATTLE DESIGN GUIDELINES:		RESPONSE
CS3 ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood.	A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES 4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	The surrounding context is a unique part of Highland Park neighborhood, as it has been highly re-developed in recent years. New residential buildings in this neighborhood are mostly 3 story town houses and have modern designs. We propose a detailed design that relates to its surroundings. See page 14 for analysis.
PL3 STREET-LEVEL INTERACTION Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. ENTREES 1. Design Objective d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.	The entries will be a important focal point for this project. Our single family building has separate, obvious, and identifiable entry from street level. Bio planter in front of single family building will create a sense of identity and leave opportunity for future personalization. The permeable drive way to the back leads to duplex. From there both units have separate, obvious, and identifiable entries. The duplex entries are separated by a wall to provide more intimate type of entry. All entries have separate overhang features for weather protection, and lighting for safety and security.
PL4 ACTIVE TRANSPORTATION Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	A. ENTRY LOCATIONS AND RELATIONSHIPS 2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access. B. PLANNING AHEAD FOR BICYCLISTS 2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.	All entries provide safe and convenient access and connections for all modes of travels like bicycle, public transportation, private car or walking. The site has an adjacent transit stop (about 100 feet to the south) Bike racks to be provided in common space and a bike storage is designed inside of each unit.
DC1 PROJECT USES AND ACTIVITIES Optimize the arrangement of uses and activities on site. DC4 EXTERIOR ELEMENTS AND FINISHES Use appropriate and high quality elements and finishes for the building and its open spaces.	C. PARKING AND SERVICE USES 3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects. D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS 2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.	In this project, the driveway and space between units, can serve as woonerf or common space, has multiple uses such as children's play space, outdoor gathering areas, etc. This area will be paved by use of durable, permeable paving materials.

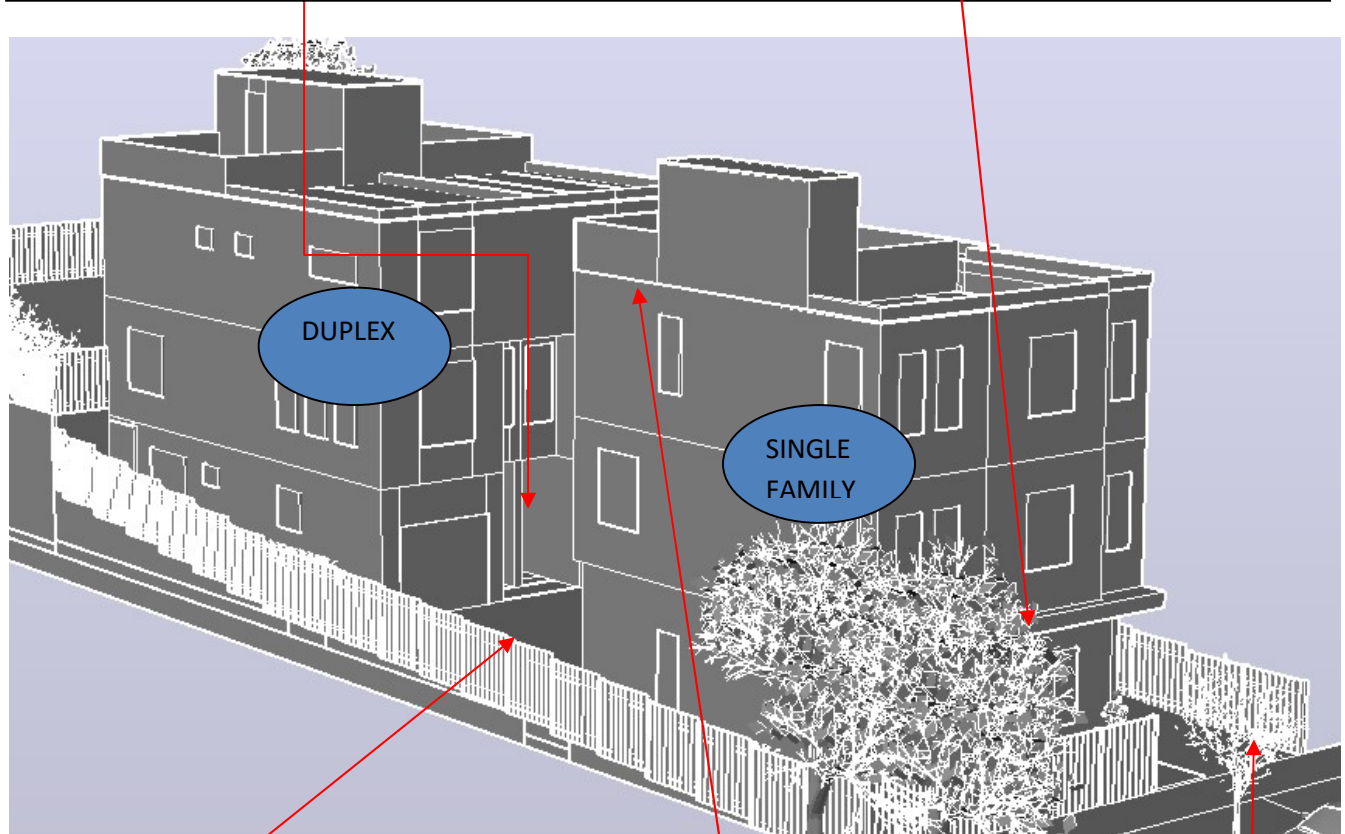
ROOF TOP DECKS, INSPIRED FROM RECENT DEVELOPMENTS IN NEIGHBORHOOD (CS.2.D.1),(CS3.A.4)



ACCESS FOR ALL 3 HOMES

MULTIPLE USE OF DRIVEWAY:WOONERF/OPEN SPACE AREA (DC1.C.3) PAVED WITH PERMEABLE MATERIAL (DC4.D.2)

ENTREES WITH A SETBACK, OVERHANG FEATURE, (AND A WALL BETWEEN TOWNHOME ENTREES) FOR PRIVACY, LIGHTING, SAFETY AND WEATHER PROTECTION (PL3.A.1)



PROPOSED PLACE OF OUTSIDE BIKE STORAGE, (PL4.B.2)

FLAT ROOF, SIMILAR TO RECENT DEVELOPMENTS IN NEIGHBORHOOD (CS2.D.1),(CS3.A.4)

STREET TREE TO BE PLANTED (CS1.D.1)

NEIGHBORHOOD PRECEDENTS

We drew inspiration from these three neighbors, for massing, roof lines, roof top decks, materiality and colors. See pages 13, 14 and 15 for analysis.



Color and material



Use of wood



Use of wood



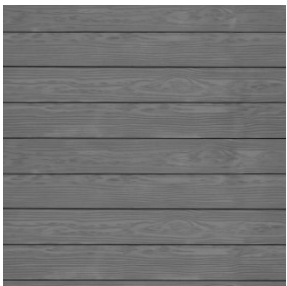
Color and material



1- CEDAR SIDING



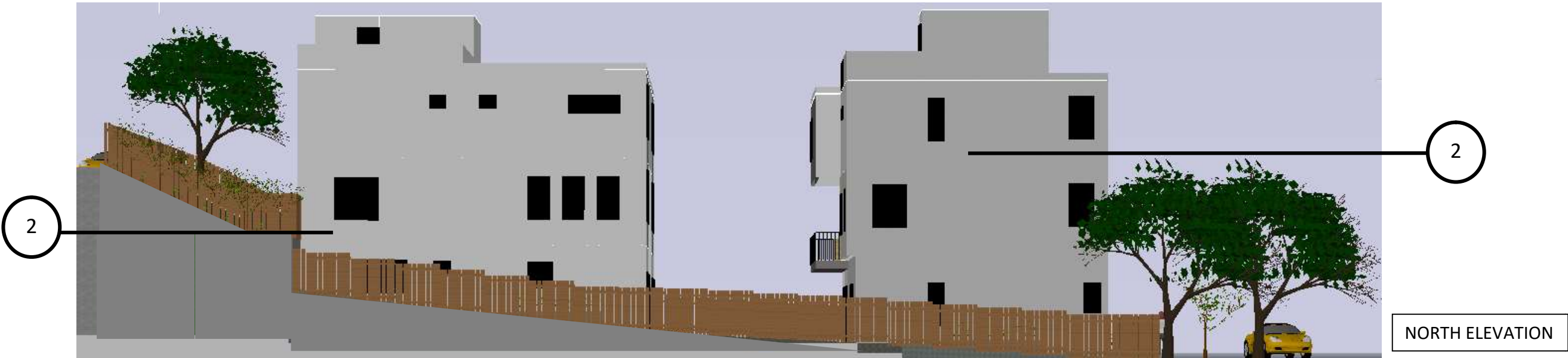
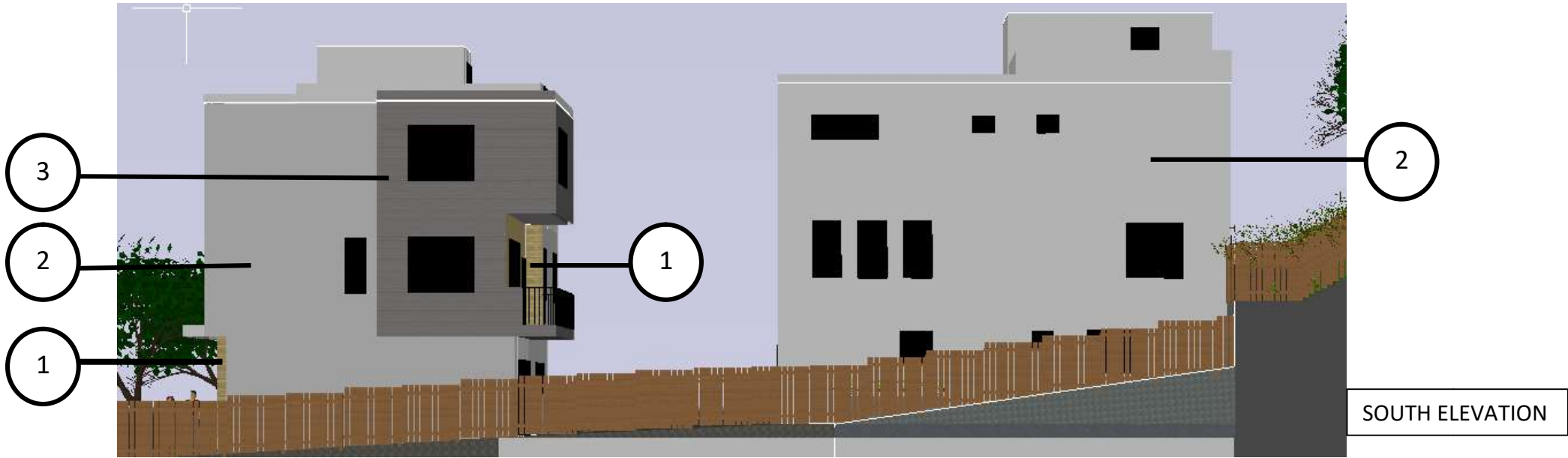
2- CEMENTITIOUS PANEL WHITE OR LIGHT GRAY



3- LAP SIDING 6" DARK GRAY



4-WINDOWS (WHITE)





1- CEDAR SIDING



2- CEMENTITIOUS PANEL WHITE OR LIGHT GRAY



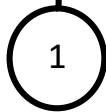
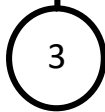
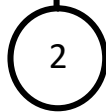
3- LAP SIDING 6" DARK GRAY



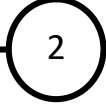
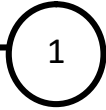
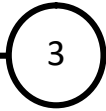
4-WINDOWS (WHITE)



SINGLE HOUSE WEST ELEVATION



SINGLE HOUSE EAST ELEVATION





1- CEDAR SIDING



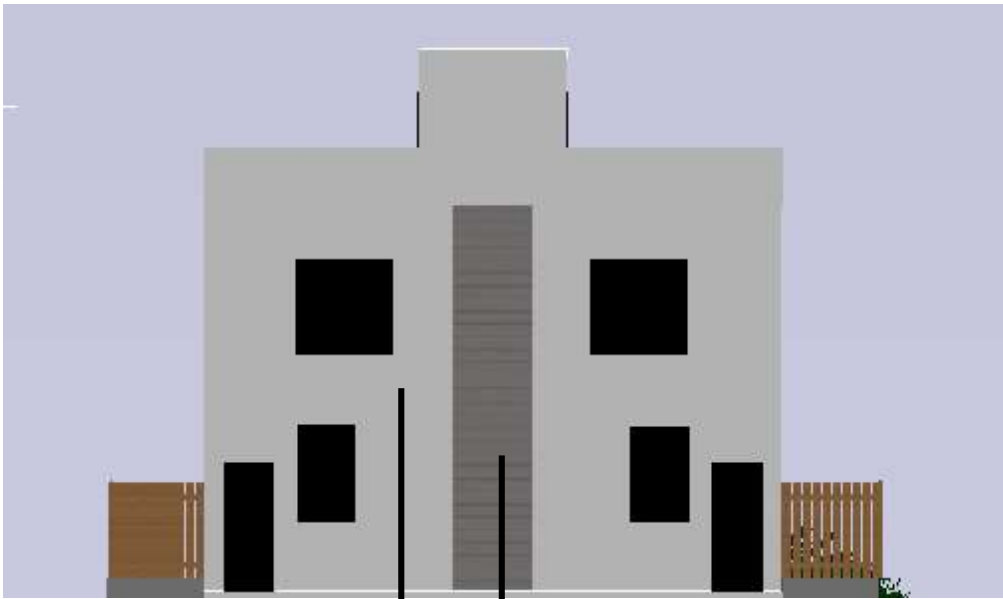
2- CEMENTITIOUS PANEL WHITE OR LIGHT GRAY



3- LAP SIDING 6" DARK GRAY



4-WINDOWS (WHITE)



DUPLEX EAST ELEVATION

2 3



DUPLEX WEST ELEVATION

1 3 2



Highland Park Way perspective looking northeast



Highland Park Way perspective looking southeast



Alley perspective looking northwest



Alley perspective looking southwest

Thank you