DESIGN REVIEW RECOMMENDATION



SDCI # 3038909-LU
367 Valley St
Seattle, WA 98109

Applicant:
Cone Architecture
1319 N 49th St
Seattle, WA 98103
Contact: Michelle Lalonde

Owner:
Alex Mason
400 112th Ave NE, #400
Bellevue, WA 98004

City Planner:
David Sachs
Senior Land Use Planner
david.sachs@seattle.gov
Phone: 206.684.0814

C O N E ARCHITECTURE

4TH ROW



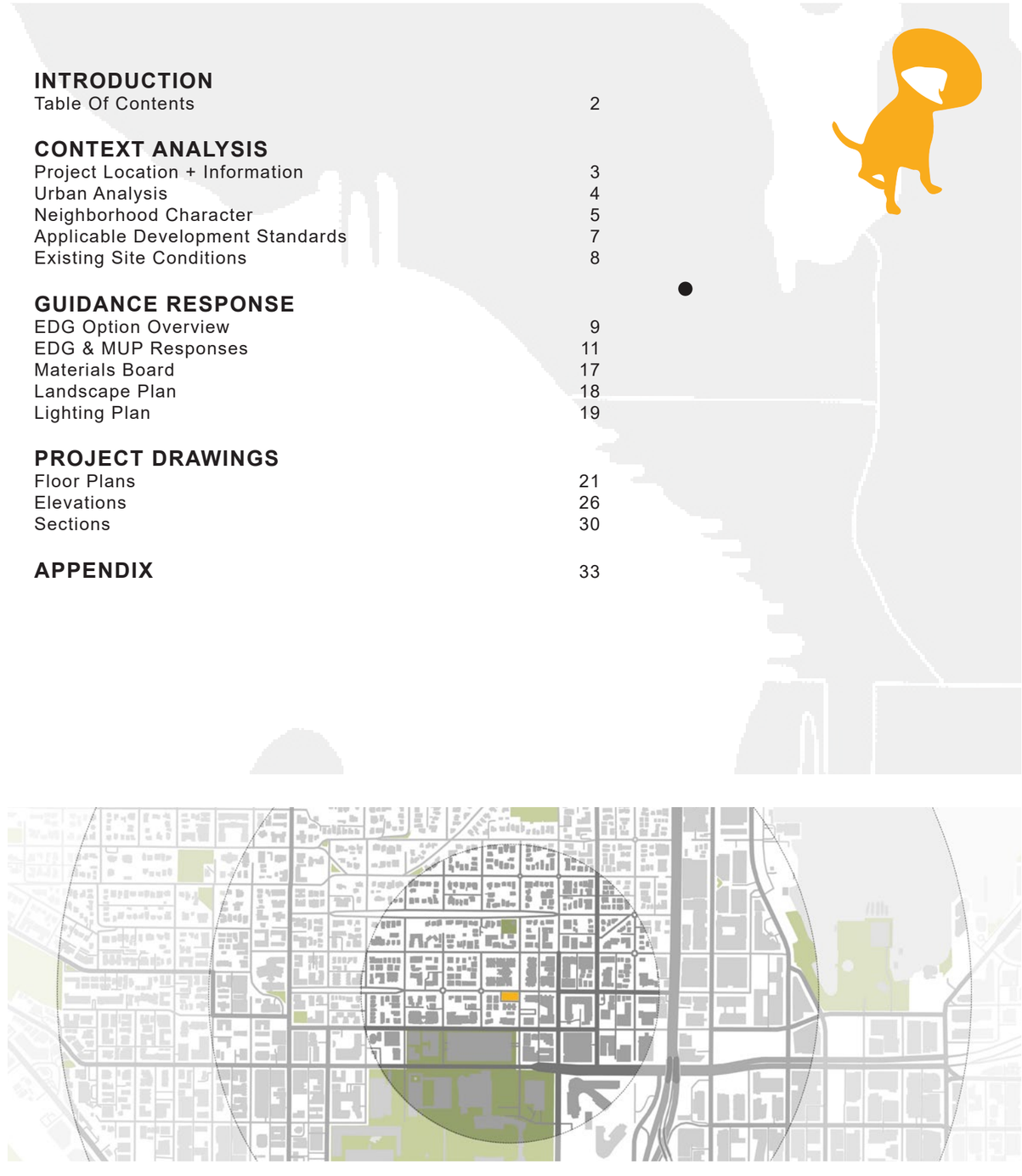
INTRODUCTION
Table Of Contents 2

CONTEXT ANALYSIS
Project Location + Information 3
Urban Analysis 4
Neighborhood Character 5
Applicable Development Standards 7
Existing Site Conditions 8

GUIDANCE RESPONSE
EDG Option Overview 9
EDG & MUP Responses 11
Materials Board 17
Landscape Plan 18
Lighting Plan 19

PROJECT DRAWINGS
Floor Plans 21
Elevations 26
Sections 30

APPENDIX 33





VICINITY MAP

EXISTING SITE

The project site, parcel 545780-1280, is located on the south-west corner of Valley St. and 4th Ave N. The site measures approximately 128' wide by 70' deep and has a combined area of 8,960 SF. The adjacent lot to the south contains a three-story apartment building, and to the west are three-story townhomes. Across Valley St. to the north and diagonally across the intersection are retirement communities consisting mostly of three-story buildings. Across 4th Ave N to the east is a three-story apartment building.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR-3 (M), indicating that the structure height limit is 50'-0". All the adjacent parcels are zoned LR-3 (M) as well. The LR-3 (M) continues to the north and to the west. Half a block to the east and to the south the zoning changes to SM zoning. Parking is not required, however the project will offer 8 surface parking stalls and 1 garage to support the family sized units proposed in the preferred option.

PROJECT INFO

Address: 367 Valley St
Seattle, WA 98109
Parcel Number: 545780-1280
Zone: LR3 (M)
Overlay: Uptown Urban Center
Urban Center

SITE CHARACTERISTICS

Site Area: 8,949 SF
Site Dimensions: 70' x 128'

PROJECT PROGRAM

Units: 9 Townhouses
Parking: 9 Stalls
Gross Floor Area: 19,407 SF
(see p. 39 for diagrams)

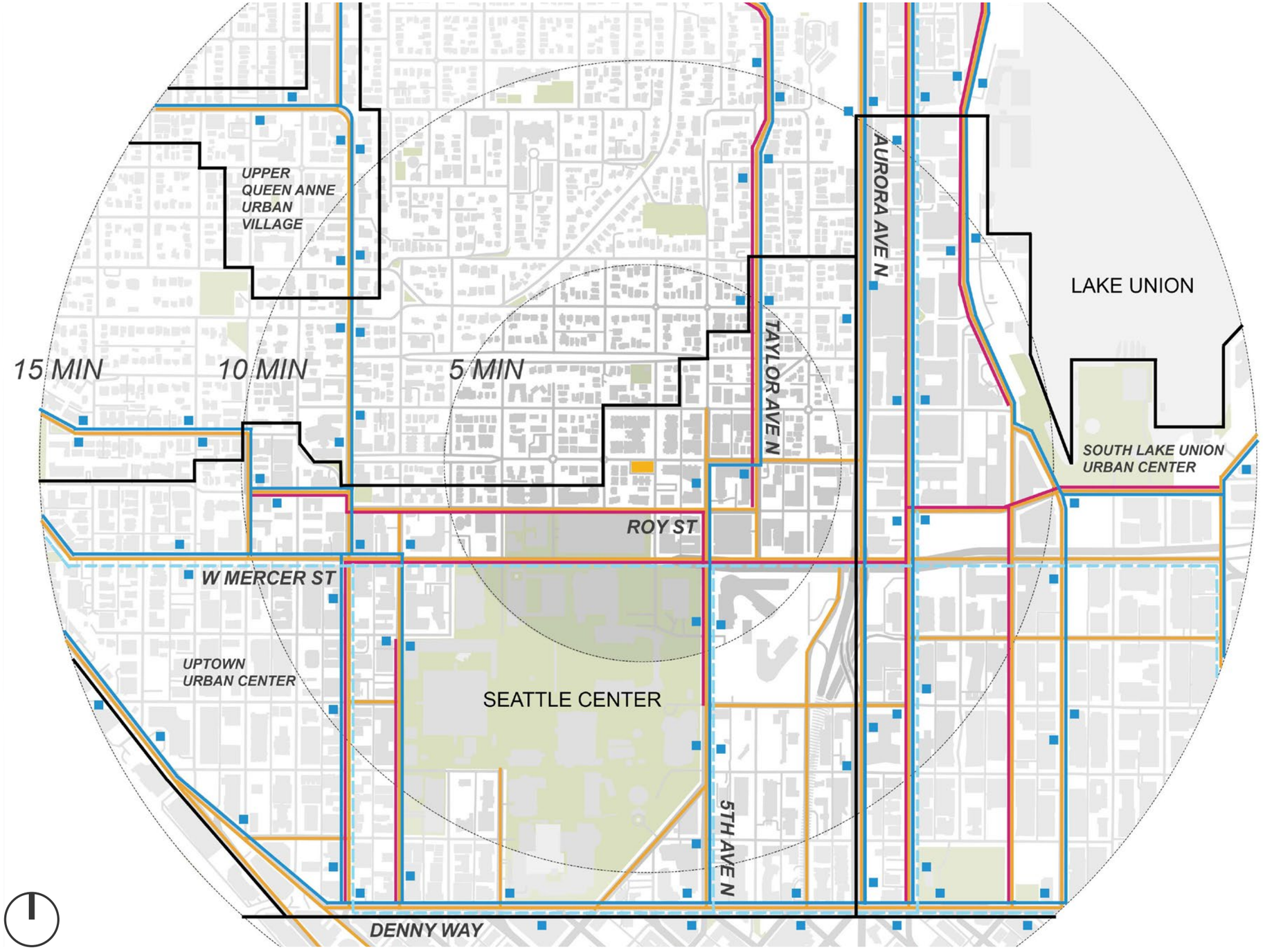
DEVELOPMENT OBJECTIVES

The project proposes the design and construction of nine (9) rowhouse units with related site improvement. The development aims to respect the existing residential scale through appropriate massing, proportion and materials while also setting a strong precedent for other future developments in the area. Along Valley St and 4th Ave N, the new homes will engage the neighborhood with street facing entries and stoops to activate the pedestrian realm at the sidewalk and right-of-way. Overall, the development will add to the variety of multi-family structures in the neighborhood, complementing the existing evolving residential community.

NEIGHBORHOOD DEVELOPMENT

This project sits in a residential neighborhood immediately north of some of the Seattle's largest cultural and civic attractions which includes Seattle Center, Pacific Northwest Ballet and Climate Pledge Arena. The immediate blocks in the area are a mix of multi-family apartment buildings, townhomes and single-family homes. There are a variety of commercial buildings along Roy St and Mercer St, which includes several restaurants, hotels, coffee shops, bars, various small businesses, a gas station as well as a neighborhood grocery store within walking distance. Multiple bus lines also run along 5th Ave N and Taylor Ave N . In general, the area is conducive to an active lifestyle and provides the necessary transportation and pedestrian links between the city center and the neighborhood.





URBAN ANALYSIS KEY

- PRIMARY ACCESS ROAD
- FREQUENT BUS ROUTES
- BICYCLE LANES
- URBAN VILLAGE
- PEDESTRIAN CONNECTORS
- BUS STOPS
- PROJECT SITE

NEIGHBORHOOD CHARACTER

| WITHIN 15 MIN WALK |







1 | QFC
500 Mercer St

2 | SWEDISH MEDICAL CENTER
510 Boren Ave N

3 | SEATTLE CENTER
305 Harrison St

MUSEUM OF POP CULTURE | 4
325 5th Ave N

KOVENE COFFEE | 5
500 Mercer St

WARD SPRINGS PARK | 6
4th Ave N & Ward St







NEIGHBORHOOD CHARACTER

| WITHIN 15 MIN WALK |







7 | PACIFIC SCIENCE CENTER
200 2nd Ave N

8 | BILL & MELINDA GATES FOUNDATION
500 5th Ave N

9 | METROPOLITAN MARKET
100 Mercer St

PACIFIC NORTHWEST BALLET | 10
301 Mercer St

BAHN THAI RESTAURANT | 11
409 Roy St

LAKE UNION | 12
Lake Union Park

5 MIN
10 MIN







ZONING CODE SUMMARY

| BLOCK ELEVATIONS |

ADDRESS: 367 Valley St, Seattle WA 98109
PARCEL #: 545780-1280
ZONING: LR3 (M)
OVERLAYS: Urban Center/Uptown Urban Center
SITE AREA: 8,949 SF

23.45.504 PERMITTED USES
Permitted outright: Residential

23.45.514 STRUCTURE HEIGHT

Allowed Maximum Base Height:	50'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.)	54'-0"
10'-0" additional allowed for stair penthouse	60'-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: 2.3 (20,582.7 SF)

23.45.518 SETBACKS REQUIREMENTS

Front Setback:	5'-0" Minimum
Rear Setback:	7'-0" Average/5'-0" Minimum
Side Setback:	3'-6" Minimum

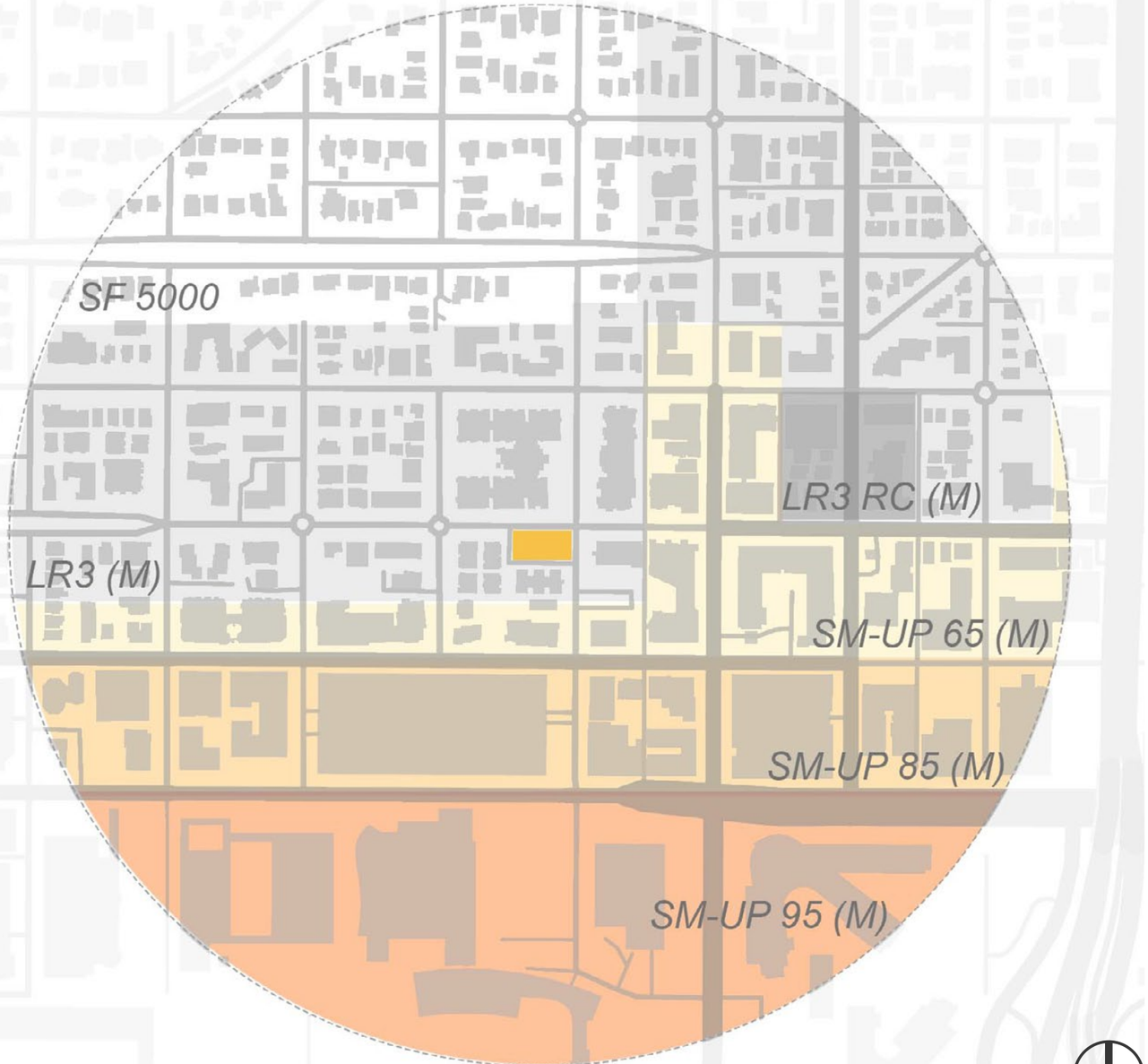
23.45.524 LANDSCAPING AND SCREENING STANDARDS
- Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is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

23.45.522 AMENITY AREA
Required: 25% of Lot Area (50% Provided on Ground Level)
25% x 8,949 SF = 2,237 SF (1,119 SF at Ground Level)

23.54.015 REQUIRED PARKING
Vehicular Parking:
- The project is located within an urban center and frequent transit service area, therefore no parking is required.

Bicycle Parking:
- 1 Long Term stall per unit = 9 stalls
- 1/20 Short Term stalls per unit = 1 stall (rounded up)

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Residential, 9-15 dwelling units: 150 SF
The minimum horizontal dimension of required storage space is 12 feet.



SITE SURVEY



EXISTING SITE CONDITIONS

- Located at 367 Valley St
- Site Area = 8,949 SF
- Measures 127'-10 1/8" wide by 70' deep
- Existing two-story apartment building with surface parking against south property line.

TOPOGRAPHY

- Approximately 6% slope west to east in south-east corner of the site.

ADJACENT BUILDINGS AND USES

- North (across Valley St): Four-story retirement community.
- East (across 4th Ave N): Three-story apartment building.
- South: Three-story apartment building.
- West: Three-story townhomes.

EXISTING EASEMENTS

- West Property Line: 12'-0" Vehicular Access Easement beneficial to south neighboring property.
- South Property Line: 10'-0" No Build Easement.

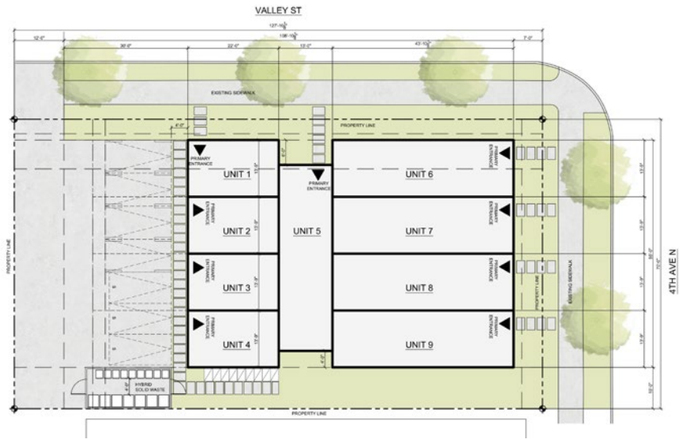
TREES

- One (1) 10" Cedar

LEGAL DESCRIPTIONS

MERCERS 2ND ADD TO N SEATTLE & POR VAC ST ADJ
PLAT BLOCK: 35, PLAT LOT 4

APN: 545780-1280



OPTION ONE

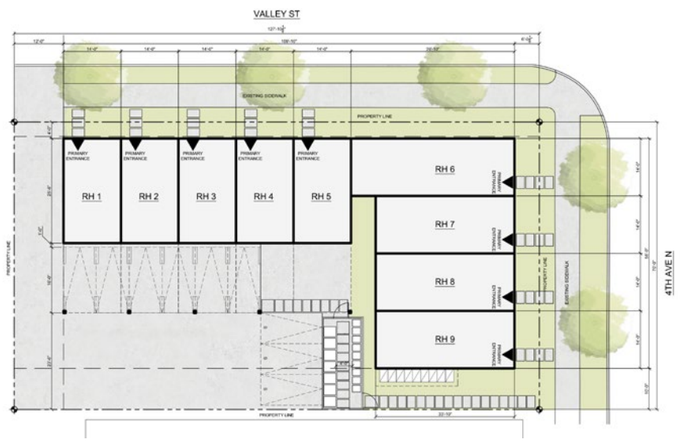
Option one contains nine units, all proposed to be five levels to utilize the maximum height allowance. The arrangement calls for four units to face the existing driveway easement on the west property line, one facing Valley Street and the remaining four toward 4th Ave N. All units are elevated 2'-0" above the sidewalk to create an entry threshold.

Seven surface parking stalls situated underneath units one through four along the easement driveway off Valley Street. At the south end of the driveway is solid waste storage and pickup.

While this option allows for more common amenity space, only one unit entry faces Valley Street, leaving this frontage largely inactivated. The arrangement creates difficult program and glazing strategies for most units.



This option is code-compliant and seeks no departures.



OPTION TWO

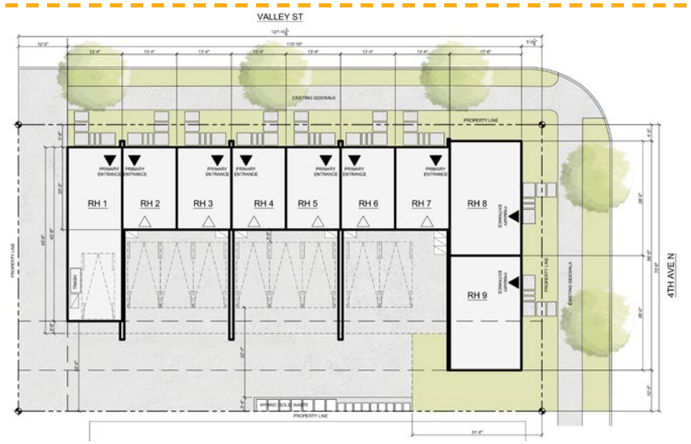
Option two contains nine rowhouses, all proposed with four levels to reduce massing. An equal presence occurs on both Valley Street and 4th Avenue N with all townhouses having entries facing the right of way. All rowhouses are elevated 2'-0" above the sidewalk to create an entry threshold.

Nine surface parking stalls occur at the rear of the project, accessed by the easement driveway. Some stalls are covered by cantilevered rowhouses while others are open. Solid waste storage occurs adjacent to the parking.

This option creates a more successful rhythm to both streets than option one but struggles as it turns the corner with a large side façade facing Valley Street.



This option is code-compliant and seeks no departures.



OPTION THREE - PREFERRED

At Early Design Guidance, SDCI staff chose Option 3 as the basis for further refinement.

Option three contains 9 rowhouses, all proposed with four levels. The rooftop decks are pushed away from the street facades to reduce the perceived mass from a pedestrian perspective. Seven rowhouses face Valley Street with private stoops while rowhouses eight and nine turn the corner to 4th Avenue N with their own private entries. All rowhouses are elevated at least 2'-0" above the sidewalk to further define the entry threshold.

Nine total parking spaces are provided and accessed via the driveway easement off Valley Street. Rowhouse one contains a garage while the remaining rowhouses have covered parking tucked away underneath cantilevers. Solid waste storage occurs at the back of the project.

The preference to favor unit entries on Valley Street with the two larger rowhouses facing 4th Ave N relates to the established street rhythm. With this option, the unit turning the street corner has a shorter side façade, leaving less street front that isn't activated with an entry. All units are set back further than the minimum required in order to accommodate ground amenity space.



This option is code-compliant and seeks no departures.

ITEMIZED RESPONSES TO EDG AND MUP CYCLE 1

1. MASSING

PLANNER GUIDANCE:
Staff appreciates the three distinct and plausible site development options and supports the development of the applicant's preferred massing option 3. Moving forward, staff recommends developing massing option 3, with the following guidance:

A. Staff supports the overall orientation of units along the Valley St and 4th Ave N frontages and the clear architectural response to the site and the existing fabric of the immediate context implied by the 'view from northwest' vignette on page 36 of the EDG packet. Staff appreciates the applicant's proposed increased set back along Valley St with massing modulation that takes cues from the highly articulated retirement community across the street to the north and the more flat, monolithic massing of the adjacent apartment building to the south. This planning and massing approach creates a strong and clear architectural response to the site and the existing fabric of the immediate context. CS1-1-A, CS2-C-1, CS2-D-2, CS3-A-2, DC2-A

APPLICANT RESPONSE:
Option 3 will be further developed and unit orientation and modulation will move forward as shown.

PLANNER GUIDANCE:
B. Staff appreciates the proposed upper-level setbacks provided by the 3-story bays, low roof parapets on the north end, and the location of stair bulkheads at the southern end of the units. Staff notes that these setbacks and massing moves successfully mitigate the perceived height, bulk, and scale of the development when compared to the retirement community across Valley St and they should be maintained moving forward. CS3-A-1, CS3-A-2, DC2-A

APPLICANT RESPONSE:
Upper-level setbacks, low roof parapets at the north façade, and penthouse locations will be maintained.

SEATTLE DESIGN GUIDELINES

CS2-C RELATIONSHIP TO BLOCK
CS3-A CONTEMPORARY DESIGN
DC2-A MASSING



NORTHEAST VIEW

2. FAÇADE DESIGN AND MATERIAL TREATMENT

PLANNER GUIDANCE:
A. Staff appreciates the clear massing approach proposed for massing option 3 and notes that the façade of the structure are inherently well-proportioned when viewed from various locations along the street frontage and from the adjacent properties. Staff strongly recommends the applicant pay attention to the design, articulation, and material application on all facades, through the implementation of a clear architectural concept and a cohesive composition and delineation between units. Demonstrate how the various parts of the form will be composed using fenestration, extent of glazing, and other secondary architectural elements. DC2-A-2, DC2-B-1, DC2-C, DC2-D, DC2-3-B

APPLICANT RESPONSE:
Massing proportions have been maintained and emphasized with a compositional contrast of fenestration and solid walls between the modulated planes. The texture of the corrugated metal, flat matte pane; and glazing further defines material contrast. Individual private entries highlighted with modulation and their pathways help maintain unit delineation. The unit entry approach is offset from the doors to separate entry circulation between the adjacent units. The addition of a planter and railing at the entry stoop also creates a buffer between the private and public realm.

PLANNER GUIDANCE:
B. Staff appreciates the applicant's inclusion of the character rendering and inspiration imagery provided on page 41 of the EDG packet and recommends the use of smaller-scaled high-quality materials, such as brick masonry, warm materials at entries like real wood, metal panel, and other elements alluded to in the images provided. The façade design should limit the use of large, flat panel materials void of texture and should include a level of visual interest and residential character on all facades of the project. DC2-B-1, DC2-C, DC2-D, DC2-3-B, DC4-A-1, DC4-1-C

APPLICANT RESPONSE:
Warm cedar-like material will be applied at unit entries and at the entire first floor facades of rowhouses 134H and 134I, which open up to the corner of 4th and Valley. Metal awnings will add visual interest and unit delineation at unit entries. Texture on upper floors is achieved with the vertically-oriented metal siding. Ample glazing is provided at the Hardie volumes on street facing facades to avoid large planes void of texture.

SEATTLE DESIGN GUIDELINES

DC2-A-2 REDUCING PERCEIVED MASS
DC2-B-1 FACADE COMPOSITION
DC4-A EXTERIOR ELEMENTS AND FINISHES



SOUTHEAST VIEW

FENESTRATION



BLACK METAL FRAME WINDOWS

SECONDARY ARCHITECTURAL ELEMENTS



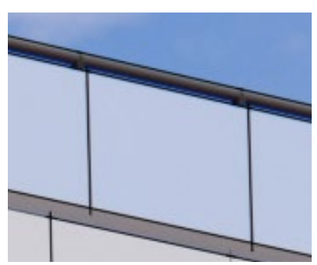
COMPOSITE WOOD SIDING ACCENTS



BENT METAL AWNINGS



METAL AWNINGS



GLASS RAILING WITH BLACK METAL FRAMING

2. FAÇADE DESIGN AND MATERIAL TREATMENT

PLANNER GUIDANCE:
C. Taking into consideration the overall massing strategy implied on page 36 of the EDG packet with the distinctly different modulation and articulation approaches for each street frontage, staff recommends that the applicant continue to study the façades and secondary architectural features on the eastern mass. Staff is concerned that the 3-story cantilevered bay at the northeast and southeast corners may be out of scale when compared to the grounded 3-story bays along Valley St and do not relate to the simpler façade treatment of the adjacent building to the south. DC2-C

APPLICANT RESPONSE:
The three story bay feature has been studied at the ground level on rowhouses 134H and 134I similar to rowhouses 134A-G, however it does not achieve the same successful glazing composition in that position. The interior program of the corner units support the larger glazing at the upper-level floors and we want to surround that area with the bay to achieve a similar design language. The first floor at rowhouse 134A-G is also a highly visible corner that we want to maintain privacy for that bedroom. The proportion of the bay volumes at those upper levels relate to the Valley St bay volumes and by lifting that volume up we can provide a warm wood tone at the pedestrian level at an important corner condition.

PLANNER GUIDANCE:
D. Staff notes that the vertical fin demising wall element provided at every other unit successfully articulates the Valley St façade and provides a defines area for the grounded 3-story bay but is concerned that the depth of the fin depicted on the character rendering on page 41 is more pronounced than shown on the site plan on page 34 of the EDG packet. It also appears that the fin between rowhouse 7 and 8 is in-plane rather than proud of the façade as shown on the site plan. Reconcile this discrepancy and provide views from different vantage points, to ensure that the fins do not overpower the overall perceived scale of the composition as viewed from the sidewalk. DC2-B-1, DC2-C

APPLICANT RESPONSE:
The fin walls have been further refined and scaled back to a projection aligned with the extents of the adjacent Hardie panel volume. Please see rendered project image on this sheet reflecting this change.

PLANNER GUIDANCE:
E. Staff notes that the articulation of the bay on rowhouse 1, as shown on the ‘view from northwest’, and the ‘view from southwest’ on page 36 of the EDG packet, appears to be coplanar as it turns the corner along the driveway with no upper-level setback. Moving forward, staff recommends that the applicant provide a change in plane, an end to the bay along the west façade, an upper-level setback, and other strategies to reinforce the overall architectural composition and to incorporate the cantilevered portion of the upper three floors on the south side into the façade composition. DC2-B-1, DC2-C

APPLICANT RESPONSE:
Overframing at the gray volumes has been provided at the north and south ends of the west façade that follows the overall architectural composition as it wraps the corners. Metal siding wraps at the third floor and both tones of Hardie panel help further articulate the west façade. Please see rendered project image on this sheet reflecting this change.

SEATTLE DESIGN GUIDELINES

DC2-C SECONDARY ARCHITECTURAL FEATURES
DC2-B-1 FACADE COMPOSITION



NORTHWEST VIEW

FENESTRATION



BLACK METAL FRAME WINDOWS

SECONDARY ARCHITECTURAL ELEMENTS



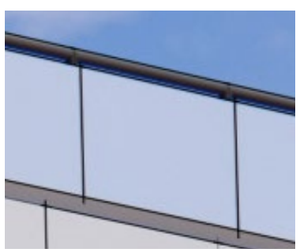
COMPOSITE WOOD SIDING ACCENTS



BENT METAL AWNINGS



METAL AWNINGS



GLASS RAILING WITH BLACK METAL FRAMING

3. SITE PLANNING, STREET EDGES, AND LANDSCAPE

PLANNER GUIDANCE:
A. Staff notes that the vertical fin elements on the south side of the building extend down to the ground and appear to conflict with vehicle access and driveway requirements. Confirm the proposed parking layout meets those requirements or adjust the plan accordingly. DC1-B-1

APPLICANT RESPONSE:
Maneuverability for the parking stalls has been provided per SDOT standards. Please see more detailed dimension compliance in the MUP set.

PLANNER GUIDANCE:
B. Staff notes that very little information has been provided about the solid waste storage access, screening, clearances required, or staging location in the right-of-way. Confirm the proposed solid waste storage meets the required standards and does not conflict with vehicle access clearances, provide screening information, and provide approval of the overall solid waste storage and staging approach from the Seattle public utilities-solid waste division. DC1-C-3, DC1-C-4

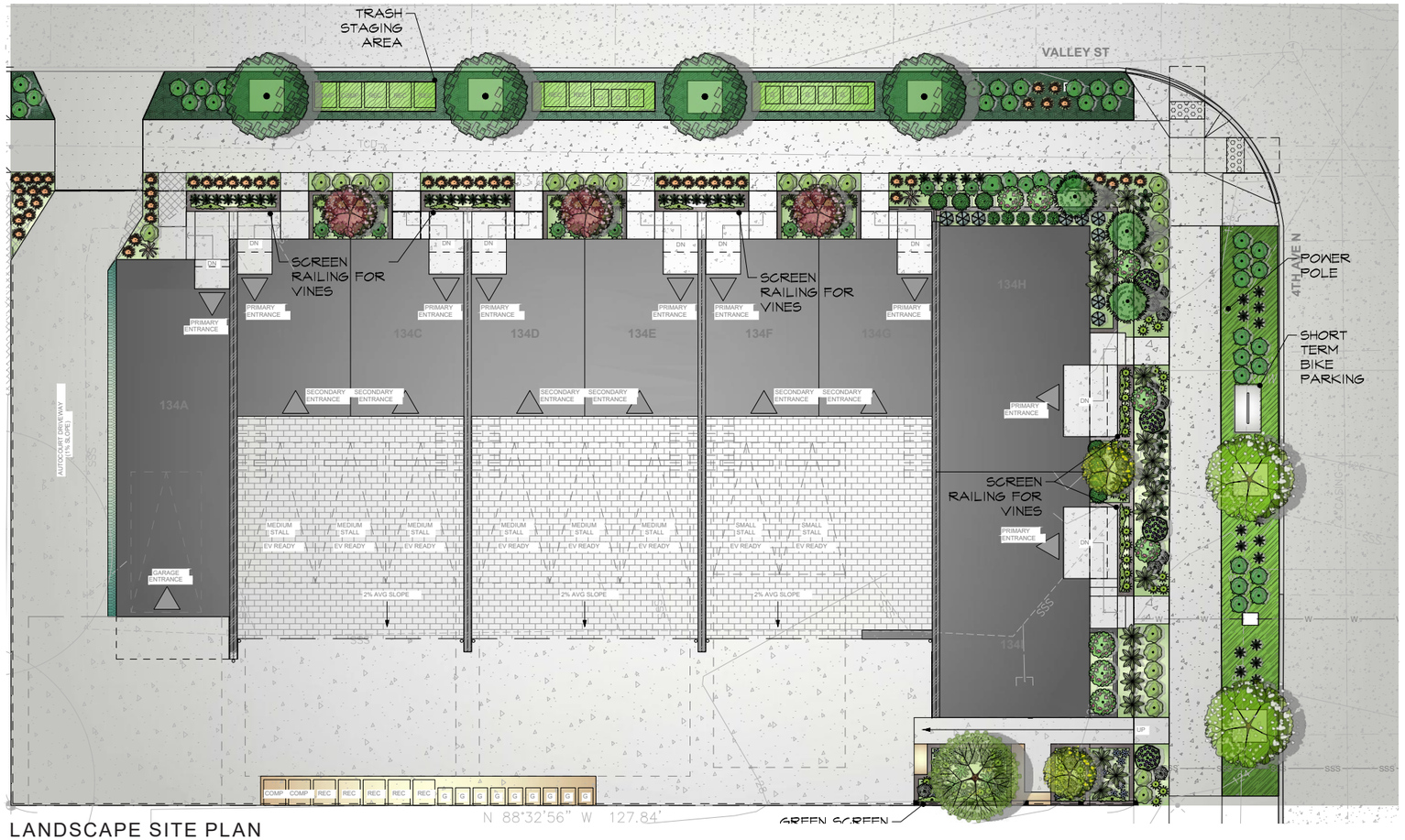
APPLICANT RESPONSE:
Further information regarding solid waste has been added to the plan set. Storage access and screening details can be referred to on A1-10, and staging location and layout on A1-00. SPU approval is pending at this time and will be provided once received.

PLANNER GUIDANCE:
C. Provide location information and design details for all fencing proposed on site along property lines and around the solid waste storage area. The design of fencing and screening should complement the building architecture. PL3-3-C, DC2-C-2

APPLICANT RESPONSE:
Site and solid waste fencing share the same material and design language as the unit entry elements. Please see detail and rendered image on this sheet.

SEATTLE DESIGN GUIDELINES

DC1-B-1 VEHICULAR ACCESS LOCATION AND DESIGN
DC1-C-4 SERVICE USES
PL3-3 GROUND LEVEL RESIDENTIAL EDGES



LANDSCAPE SITE PLAN


SOLID WASTE ENCLOSURE AND FENCE ALONG SOUTH PROPERTY LINE

3. SITE PLANNING, STREET EDGES, AND LANDSCAPE

PLANNER GUIDANCE:
D. Staff appreciates that each unit along Valley St incorporates a raised entry with raised planter that is set back from the sidewalk edge, as shown on the character rendering on page 41 of the EDG packet, allowing for a sense of transition between the public sidewalk and private unit. Staff strongly recommends that this approach be used at the entries to rowhouse units 7, 8 and 9 in a similar manner. PL3-1-C, PL3-3-B, PL3-A-4

APPLICANT RESPONSE:
Raised entries and planters have been incorporated for rowhouses 134G, 134H AND 134I.

PLANNER GUIDANCE:
F. Staff recommends that the applicant provide a varied and layered landscape design along Valley St and 4th Ave N that provides a visual transition from the public sidewalk to the unit entries. PL3-A-4, DC4-D-1

APPLICANT RESPONSE:
Please see the landscape design for a varied and layered approach.

SEATTLE DESIGN GUIDELINES

PL3-1-C UPTOWN DESIGN FEATURES
PL3-A-4 ENSEMBLE OF ELEMENTS
DC4-D-1 CHOICE OF PLANT MATERIALS



ENTRY DESIGN - UNITS FACING VALLEY ST



ENTRY DESIGN - UNITS FACING 4TH AVE N


BENT METAL AWNING


CONCRETE PLANTER


EXTERIOR LIGHTING

MUP CYCLE 1 - #3
The autocourt elevations do not appear to have much warmth. Look at ways of bringing wood into the court so that all facades have the same level of interest and texture. Provide a reason for why the railing orientation changes when the rest of the architecture is stacked and the materials are applied in a consistent direction.

RESPONSE TO MUP CYCLE 1 - #3

WOOD ENTRY DOORS AT THE AUTOCOURT WILL HELP PROVIDE WARMTH AT THESE ELEVATIONS AS THEY DO FOR THE STREET-FACING FACADES. RAILING HAS BEEN REVISED TO A METAL MESH THAT WILL COORDINATE WITH LANDSCAPING, WHICH WILL ALSO RELATE TO THE GREEN WALL AT THE COMMON AMENITY.

3. SITE PLANNING, STREET EDGES, AND LANDSCAPE

PLANNER GUIDANCE:
E. Staff further notes that there is substantial grade change along 4th Ave N and recommends that the applicant take this into consideration when designing the landscaping and entry sequence. Consider using additional terraced planters along the southern open space, raised planters at the corner of Valley St and 4th Ave N to help mitigate the blank wall condition below the transom window, and other elements that provide visual interest. PL3-1-C, PL3-3-B, PL3-A-4, DC2-B-2

APPLICANT RESPONSE:
Landscape at this location is proposed to be lush and tall to minimize the visual impacts of the terraced walls. It will also give the landscape an appropriate scale as a buffer between the neighboring apartment building and auto court beyond.

SEATTLE DESIGN GUIDELINES

PL3-1-C DESIGN FEATURES
DC2-B-2 BLANK WALLS



COMMON AMENITY (FROM 4TH AVE N): TERRACED CONCRETE PLANTERS, VARIETY OF LANDSCAPE & SITTING OPPORTUNITIES.



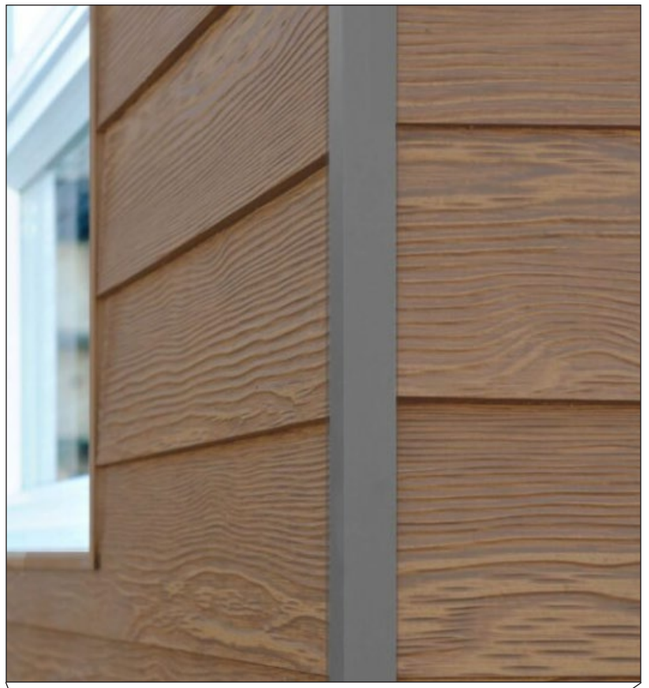
AMENITY APPROACH FROM AUTOCOURT

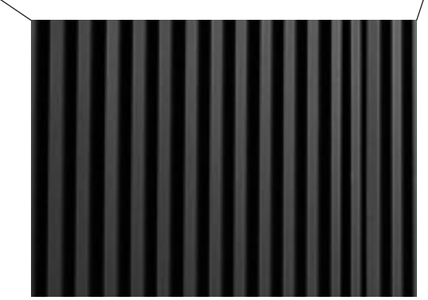


COMMON AMENITY PLAN

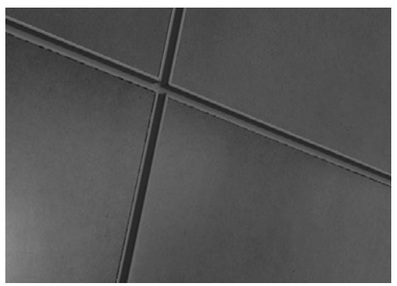








VERTICAL METAL
TAYLOR METAL PRODUCTS
CONTOUR SERIES C-5
COLOR: MATTE BLACK



SMOOTH PANEL/ INFILL
FIBER CEMENT PANEL
COLOR: SW 7069
REVEALS BETWEEN PANELS: SW7069



SMOOTH PANEL/ INFILL
FIBER CEMENT PANEL
COLOR: SW 7067
REVEALS BETWEEN PANELS: SW7067



HORIZONTAL LAP
WOODTONE RUSTICSERIES
COLOR: WINCHESTER BROWN



COMPOSITE SITE PLAN





① SOFFIT LIGHTS



② WALL MOUNTED PATHWAY DOWNLIGHTS OR SIMILAR



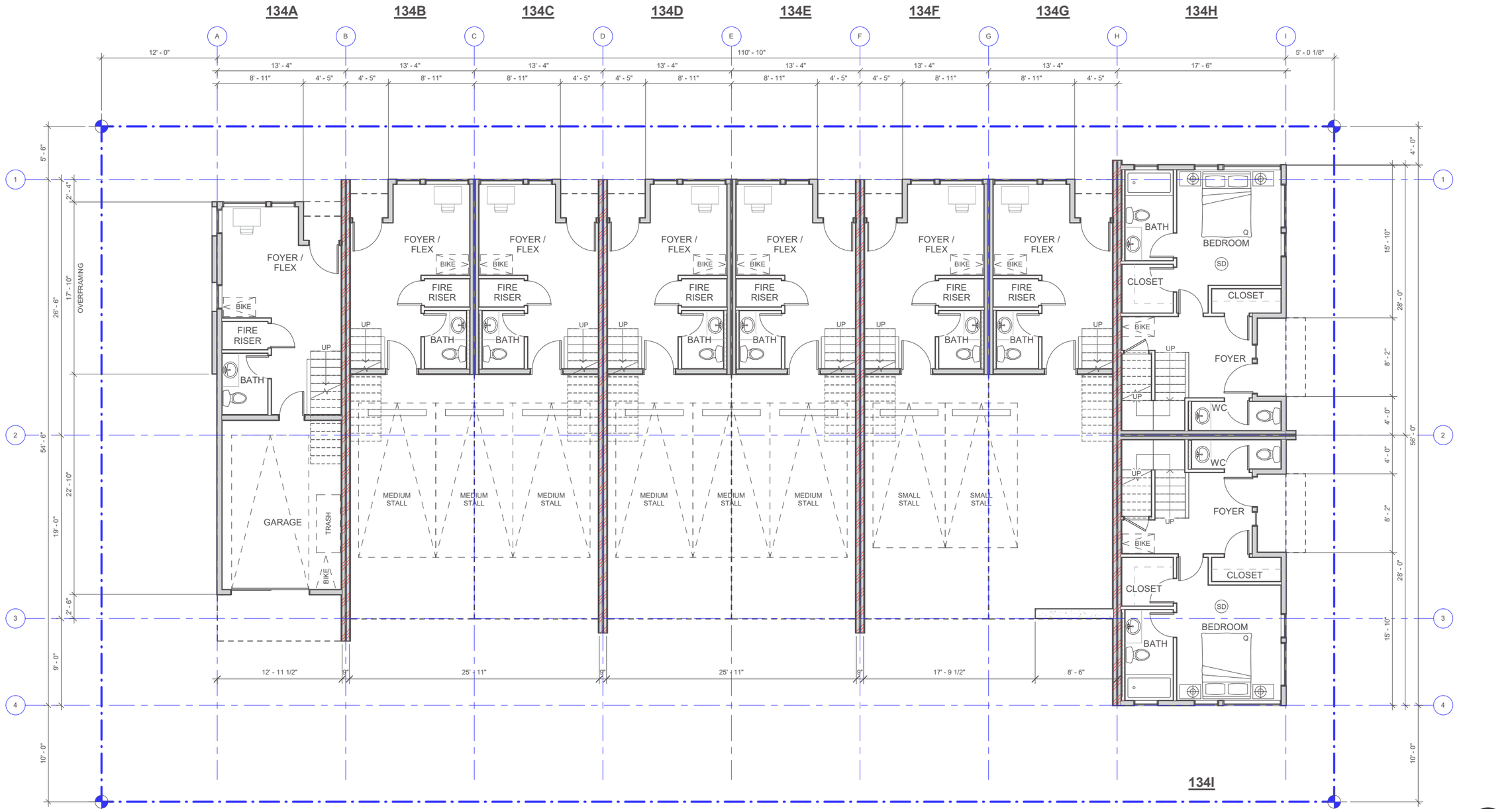
③ PHOTOVOLTAIC PATHWAY LIGHTING OR SIMILAR



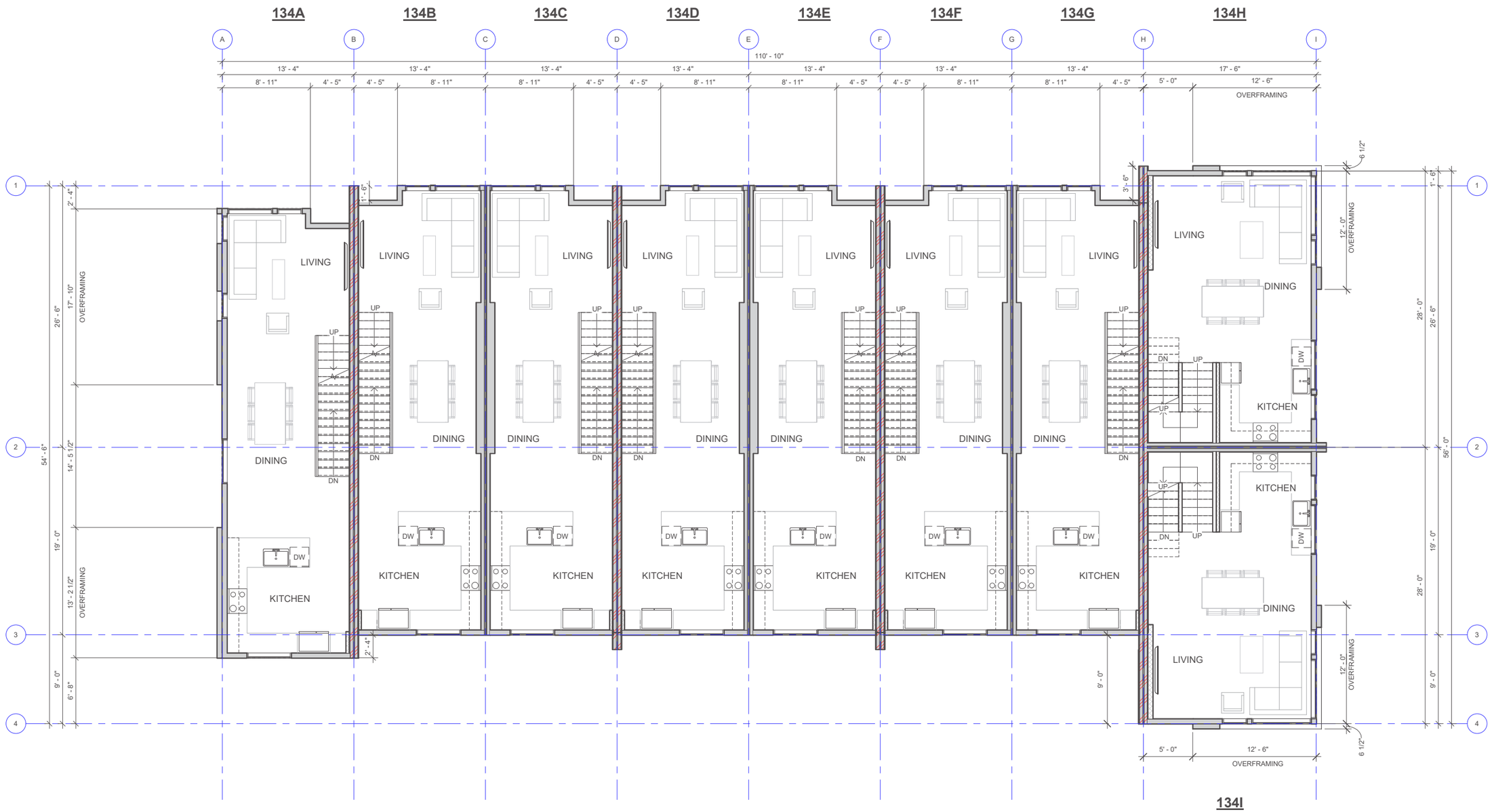
④ EXTERIOR SCONCES

LIGHTING PLAN

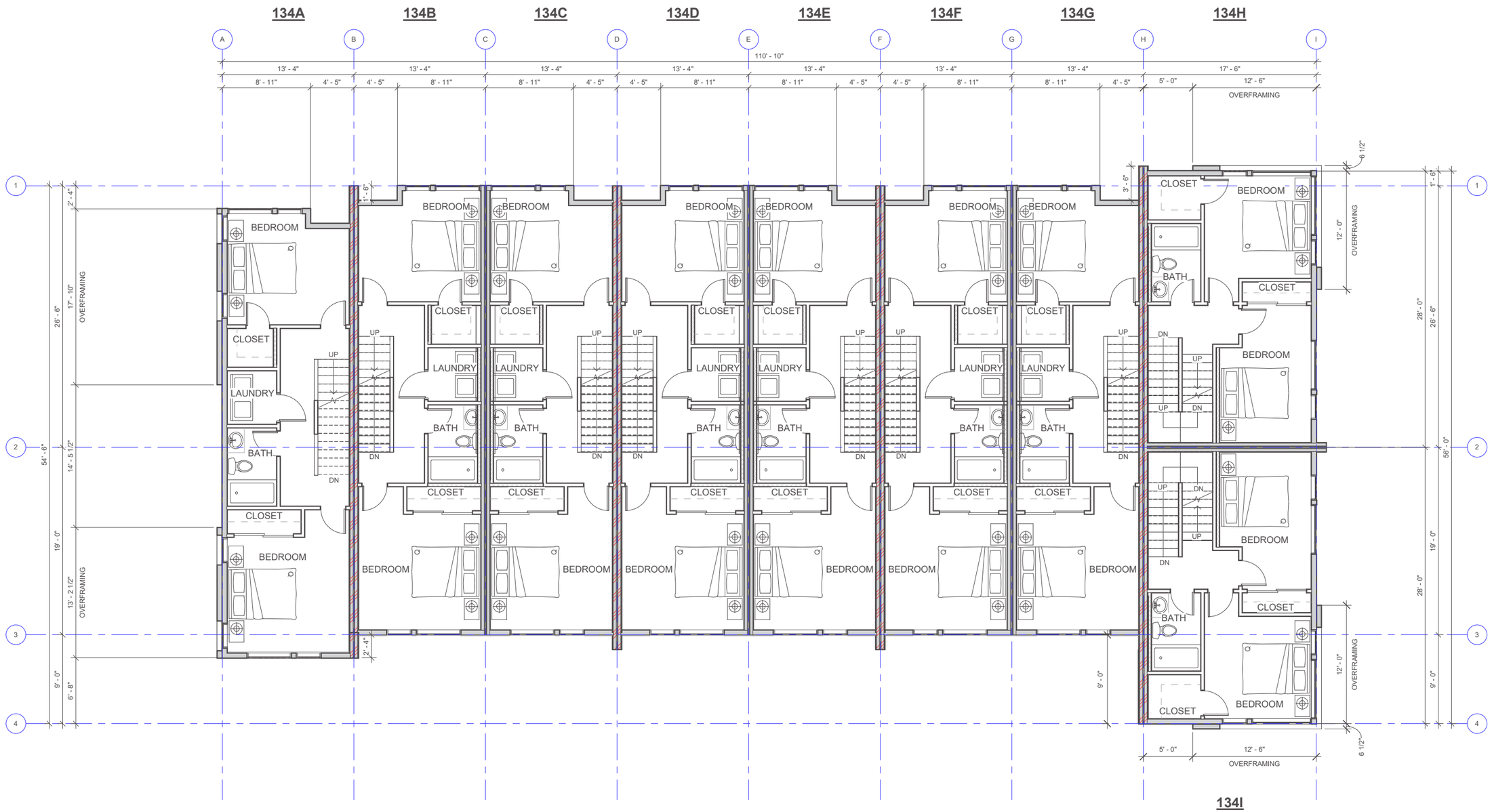
PROJECT DRAWINGS



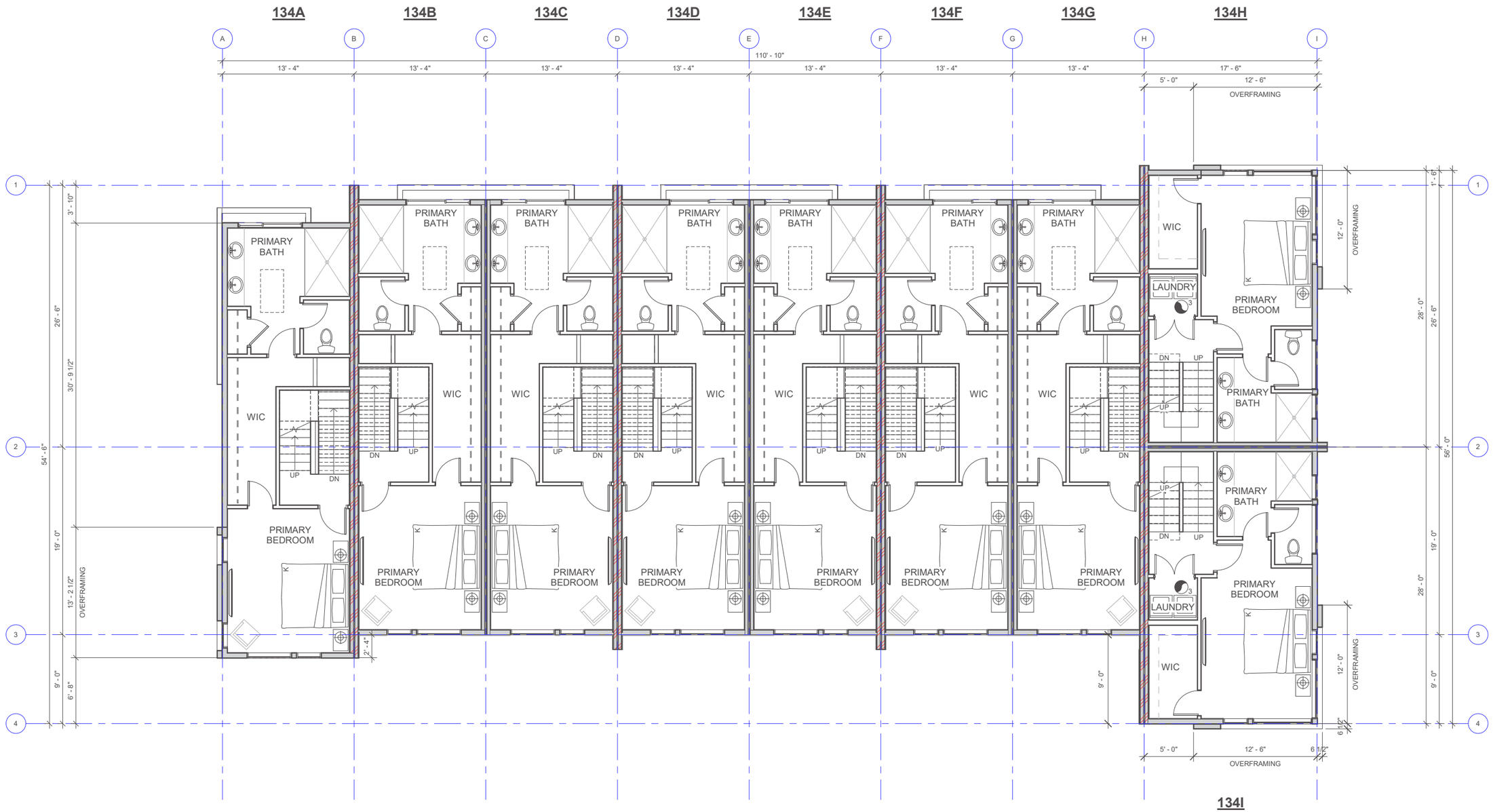
LEVEL 1 FLOOR PLAN



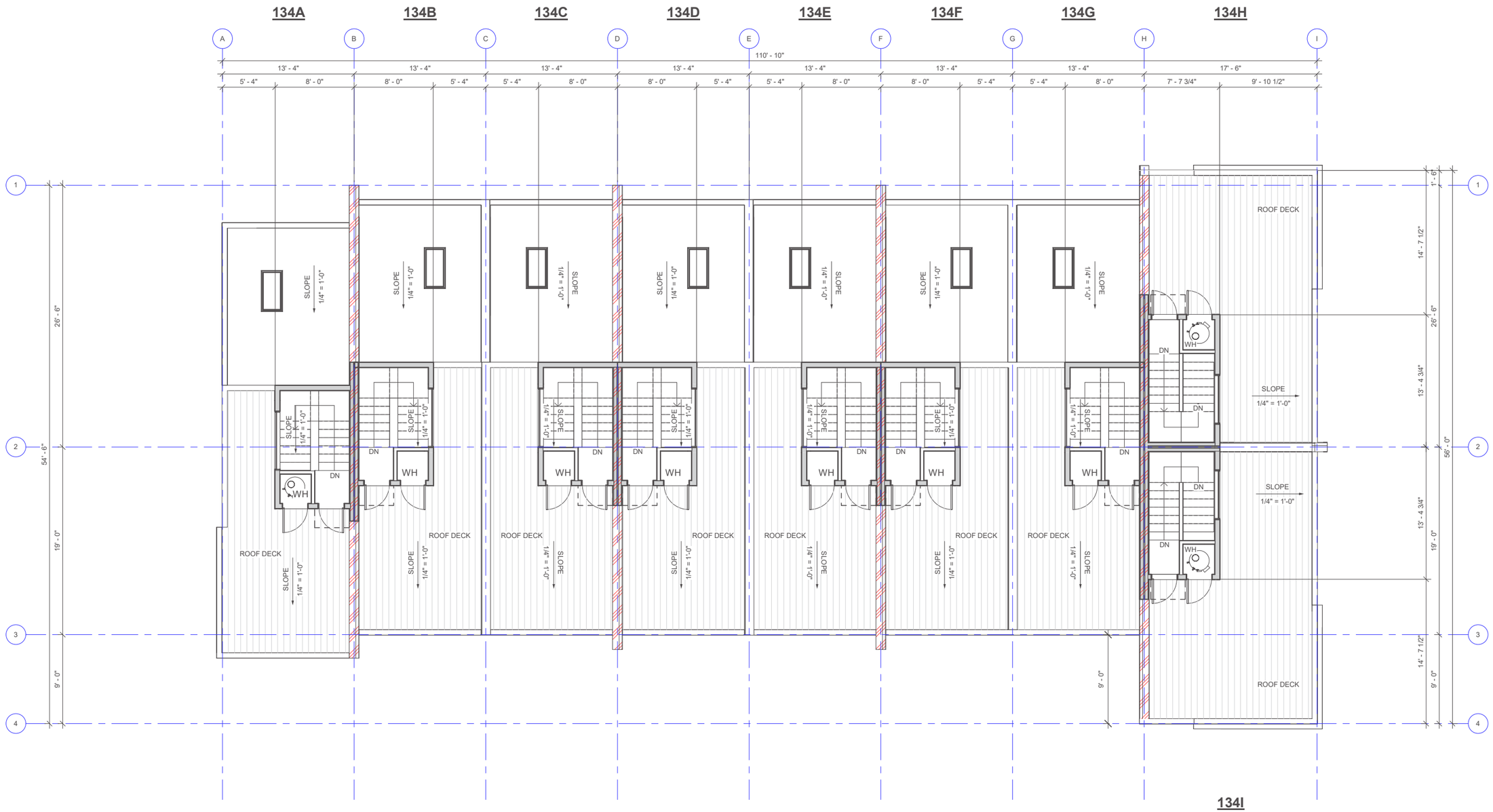
LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN


134A
134B
134C
134D
134E
134F
134G
134H
134I
A
B
C
D
E
F
G
H
I
110' - 10"
13' - 4"
5' - 4"
8' - 0"
17' - 6"
7' - 7 3/4"
9' - 10 1/2"
1
2
3
4
54' - 6"
26' - 6"
19' - 0"
9' - 0"
1' - 6"
14' - 7 1/2"
13' - 4 3/4"
56' - 0"
SLOPE
1/4" = 1'-0"
ROOF DECK
WH
DN

ROOF PLAN

KEYNOTE LEGEND

ELEMENTS

E1	METAL AWNING
E3	GLASS RAILING
E4	CAP FLASHING
E5	DOWNSPOUT + SCUPPER BOX
E6	WALL VENTS
E7	BLACK VINYL WINDOWS
E8	ADDRESS NUMERALS
E10	CONCRETE PLANTER
E11	SINGLE FRAME MESH FILL STEEL SQUARE RAILING

MATERIALS

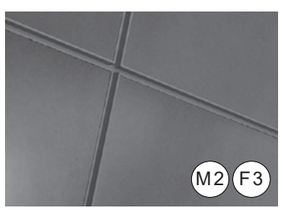
M1	PANEL - 1/2" JAMES HARDIE FIBER CEMENT
M2	INFILL - 1/2" JAMES HARDIE FIBER CEMENT
M3	1/2" WOODTONE RUSTICSERIES SIDING - WINCHESTER BROWN
M4	TAYLOR METAL CONTOUR SERIES C-5 24 GAUGE METAL SIDING - MATTE BLACK

FINISHES

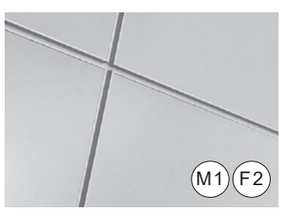
F1	PAINTED TO MATCH ADJACENT MATERIAL
F2	PAINTED - SW 7067 CITYSCAPE
F3	PAINTED - SW 7069 IRON ORE
F4	METAL FINISH - MATTE BLACK
F5	METAL FINISH - POWDER COAT BLACK



NORTH ELEVATION



SMOOTH PANEL/ INFILL
IRON ORE | SW 7069



SMOOTH PANEL
CITYSCAPE | SW 7067



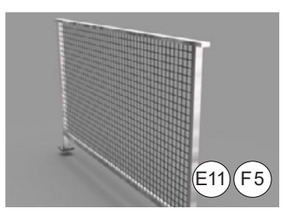
VERTICAL METAL
AEP SPAN FLEX | BLACK DARK



WOODTONE HORIZONTAL LAP
RUSTIC | WINCHESTER BROWN



METAL AWNING
POWDER COAT



STEEL RAILING
POWDER COAT



VINYL WINDOWS
BLACK

KEYNOTE LEGEND

ELEMENTS

E1	METAL AWNING
E3	GLASS RAILING
E4	CAP FLASHING
E5	DOWNSPOUT + SCUPPER BOX
E6	WALL VENTS
E7	BLACK VINYL WINDOWS
E8	ADDRESS NUMERALS
E10	CONCRETE PLANTER
E11	SINGLE FRAME MESH FILL STEEL SQUARE RAILING

MATERIALS

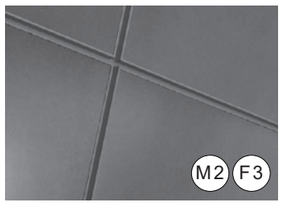
M1	PANEL - 1/2" JAMES HARDIE FIBER CEMENT
M2	INFILL - 1/2" JAMES HARDIE FIBER CEMENT
M3	1/2" WOODTONE RUSTICSERIES SIDING - WINCHESTER BROWN
M4	TAYLOR METAL CONTOUR SERIES C-5 24 GAUGE METAL SIDING - MATTE BLACK

FINISHES

F1	PAINTED TO MATCH ADJACENT MATERIAL
F2	PAINTED - SW 7067 CITYSCAPE
F3	PAINTED - SW 7069 IRON ORE
F4	METAL FINISH - MATTE BLACK
F5	METAL FINISH - POWDER COAT BLACK



EAST ELEVATION



SMOOTH PANEL/ INFILL
IRON ORE | SW 7069



SMOOTH PANEL
CITYSCAPE | SW 7067



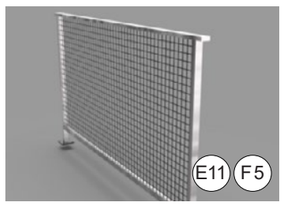
VERTICAL METAL
AEP SPAN FLEX | BLACK DARK



WOODTONE HORIZONTAL LAP
RUSTIC | WINCHESTER BROWN



METAL AWNING
POWDER COAT



STEEL RAILING
POWDER COAT



VINYL WINDOWS
BLACK

KEYNOTE LEGEND

ELEMENTS

E1	METAL AWNING
E3	GLASS RAILING
E4	CAP FLASHING
E5	DOWNSPOUT + SCUPPER BOX
E6	WALL VENTS
E7	BLACK VINYL WINDOWS
E8	ADDRESS NUMERALS
E10	CONCRETE PLANTER
E11	SINGLE FRAME MESH FILL STEEL SQUARE RAILING

MATERIALS

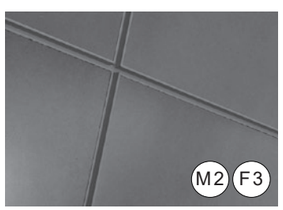
M1	PANEL - 1/2" JAMES HARDIE FIBER CEMENT
M2	INFILL - 1/2" JAMES HARDIE FIBER CEMENT
M3	1/2" WOODTONE RUSTICSERIES SIDING - WINCHESTER BROWN
M4	TAYLOR METAL CONTOUR SERIES C-5 24 GAUGE METAL SIDING - MATTE BLACK

FINISHES

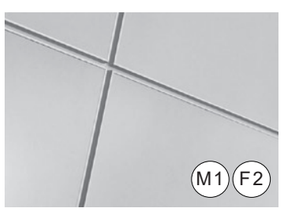
F1	PAINTED TO MATCH ADJACENT MATERIAL
F2	PAINTED - SW 7067 CITYSCAPE
F3	PAINTED - SW 7069 IRON ORE
F4	METAL FINISH - MATTE BLACK
F5	METAL FINISH - POWDER COAT BLACK



SOUTH ELEVATION



SMOOTH PANEL/ INFILL
IRON ORE | SW 7069



SMOOTH PANEL
CITYSCAPE | SW 7067



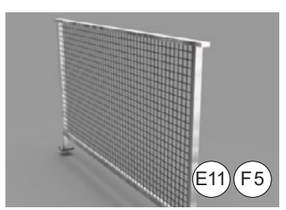
VERTICAL METAL
AEP SPAN FLEX | BLACK DARK



WOODTONE HORIZONTAL LAP
RUSTIC | WINCHESTER BROWN



METAL AWNING
POWDER COAT



STEEL RAILING
POWDER COAT



VINYL WINDOWS
BLACK

KEYNOTE LEGEND

ELEMENTS

E1	METAL AWNING
E3	GLASS RAILING
E4	CAP FLASHING
E5	DOWNSPOUT + SCUPPER BOX
E6	WALL VENTS
E7	BLACK VINYL WINDOWS
E8	ADDRESS NUMERALS
E10	CONCRETE PLANTER
E11	SINGLE FRAME MESH FILL STEEL SQUARE RAILING

MATERIALS

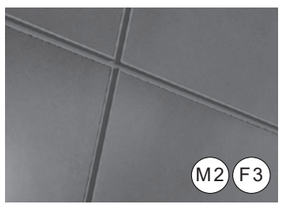
M1	PANEL - 1/2" JAMES HARDIE FIBER CEMENT
M2	INFILL - 1/2" JAMES HARDIE FIBER CEMENT
M3	1/2" WOODTONE RUSTICSERIES SIDING - WINCHESTER BROWN
M4	TAYLOR METAL CONTOUR SERIES C-5 24 GAUGE METAL SIDING - MATTE BLACK

FINISHES

F1	PAINTED TO MATCH ADJACENT MATERIAL
F2	PAINTED - SW 7067 CITYSCAPE
F3	PAINTED - SW 7069 IRON ORE
F4	METAL FINISH - MATTE BLACK
F5	METAL FINISH - POWDER COAT BLACK



WEST ELEVATION



SMOOTH PANEL/ INFILL
IRON ORE | SW 7069



SMOOTH PANEL
CITYSCAPE | SW 7067



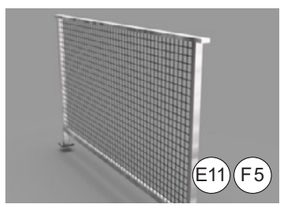
VERTICAL METAL
AEP SPAN FLEX | BLACK DARK



WOODTONE HORIZONTAL LAP
RUSTIC | WINCHESTER BROWN



METAL AWNING
POWDER COAT

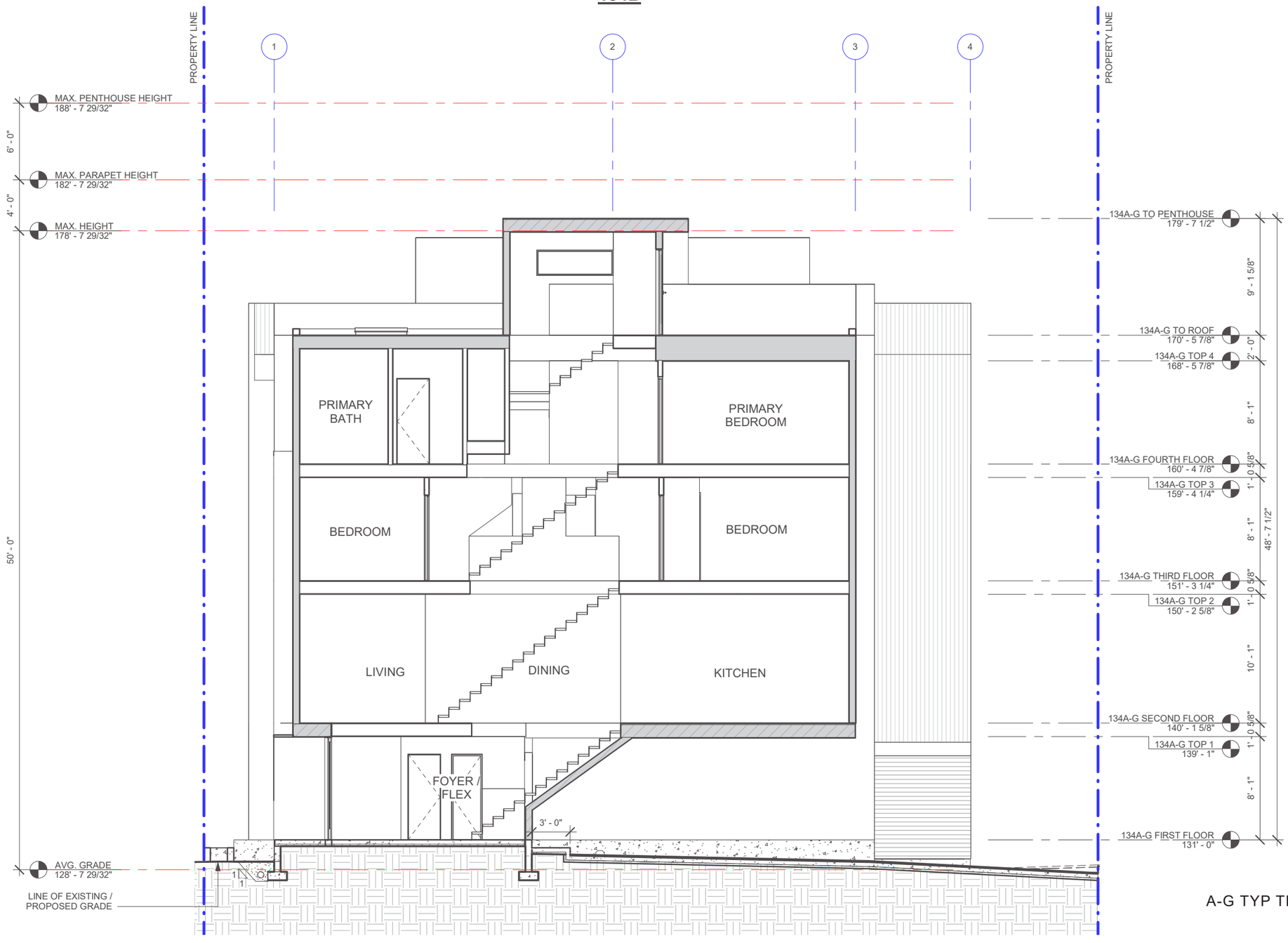


STEEL RAILING
POWDER COAT

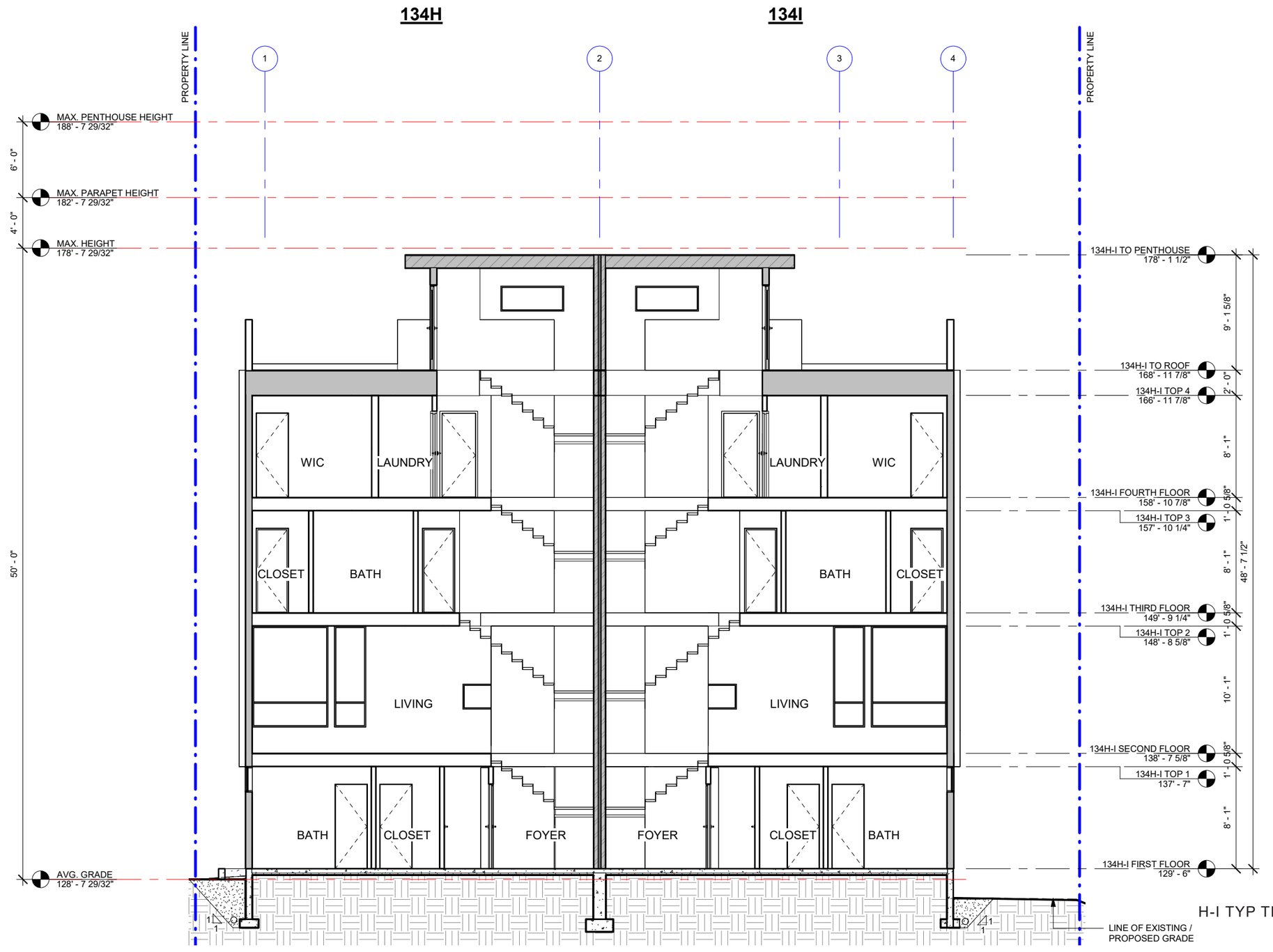


VINYL WINDOWS
BLACK

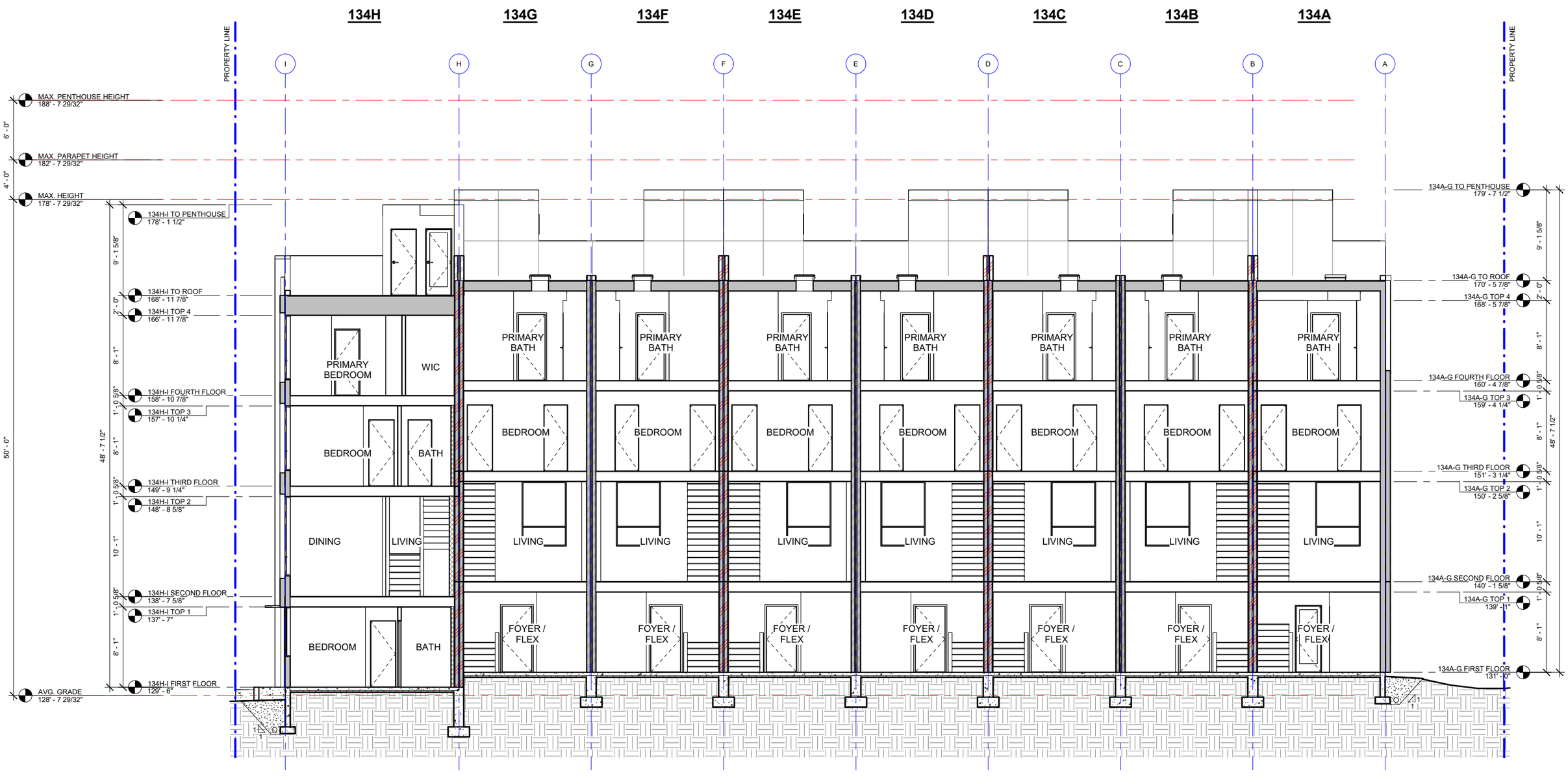
134B



A-G TYP TRANSVERSE SECTION



H-I TYP TRANSVERSE SECTION



LONGITUDINAL SECTION

APPENDIX



1 | 802 5TH AVE N

- Defined and activated corner design
- Pedestrian scale at street level



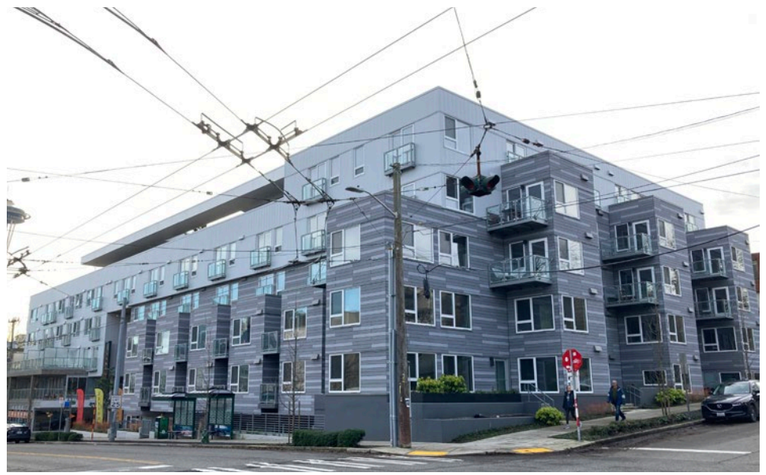
2 | VALLEY ST & TAYLOR AVE N

- Variety of material accents
- Upper level building setback



3 | 700 5TH AVE N

- Corner design treats both facades equally
- Variety of material accents



4 | 701 5TH AVE N

- Facade modulation
- Darker material palette at ground level

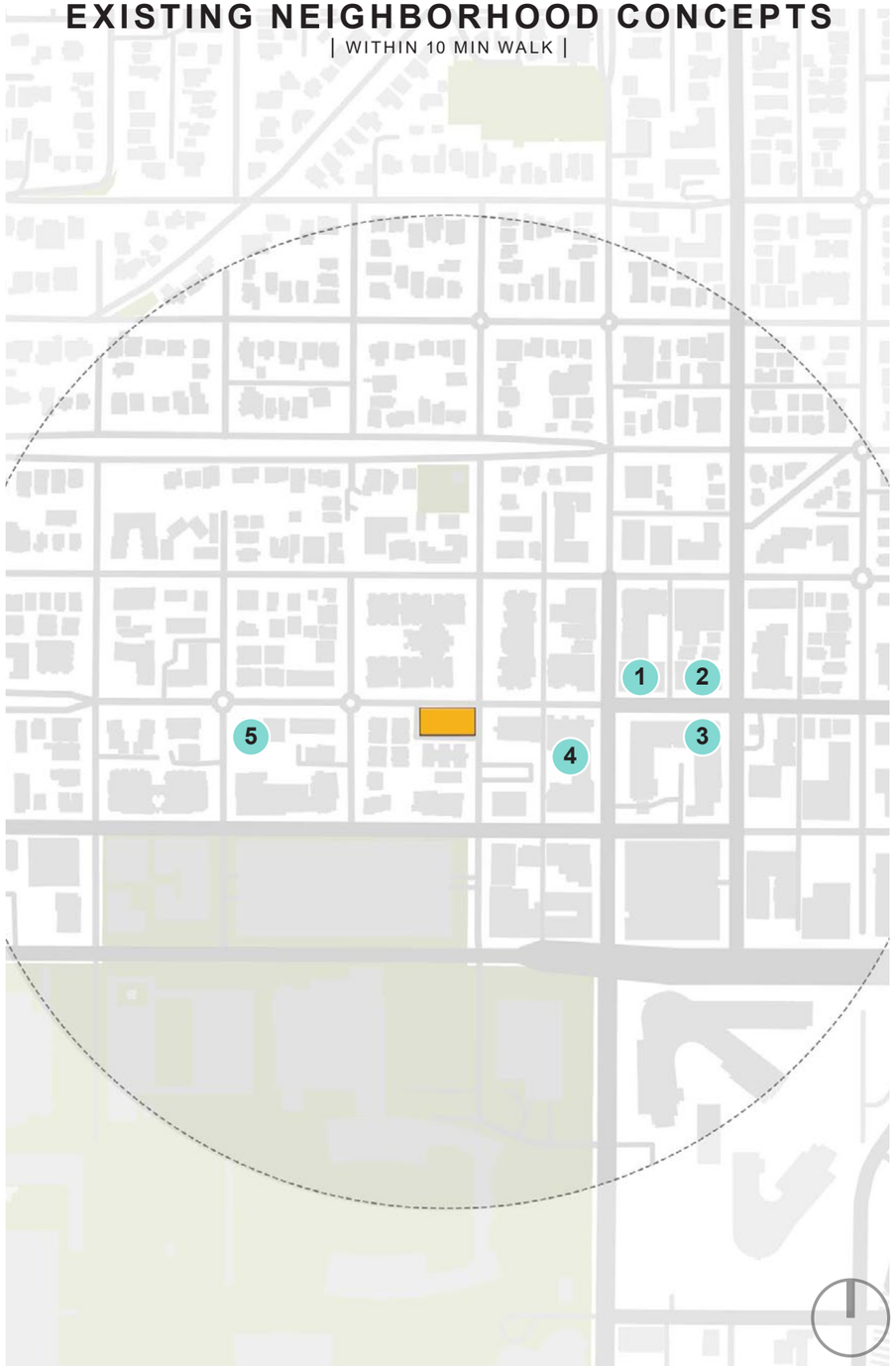


5 | VALLEY ST & 3RD AVE N

- Mirrored unit design
- Upper level awnings
- Complimentary color palette

EXISTING NEIGHBORHOOD CONCEPTS

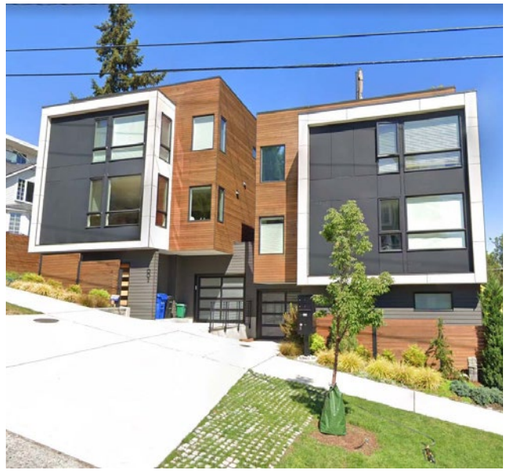
| WITHIN 10 MIN WALK |





6 | 225 ROY ST

- Activated corner design
- Pedestrian scale at storefront level
- Use of brick



7 | 1000 & 1002 5TH AVE N

- Facade modulation
- Combination of mirrored and asymmetrical design



8 | 515 WARD ST

- Elevated entry stoops
- Accent color

INSPIRATION DESIGN CONCEPTS



- Use of high quality material on majority of street facing facade
- Use of demising walls to separate units



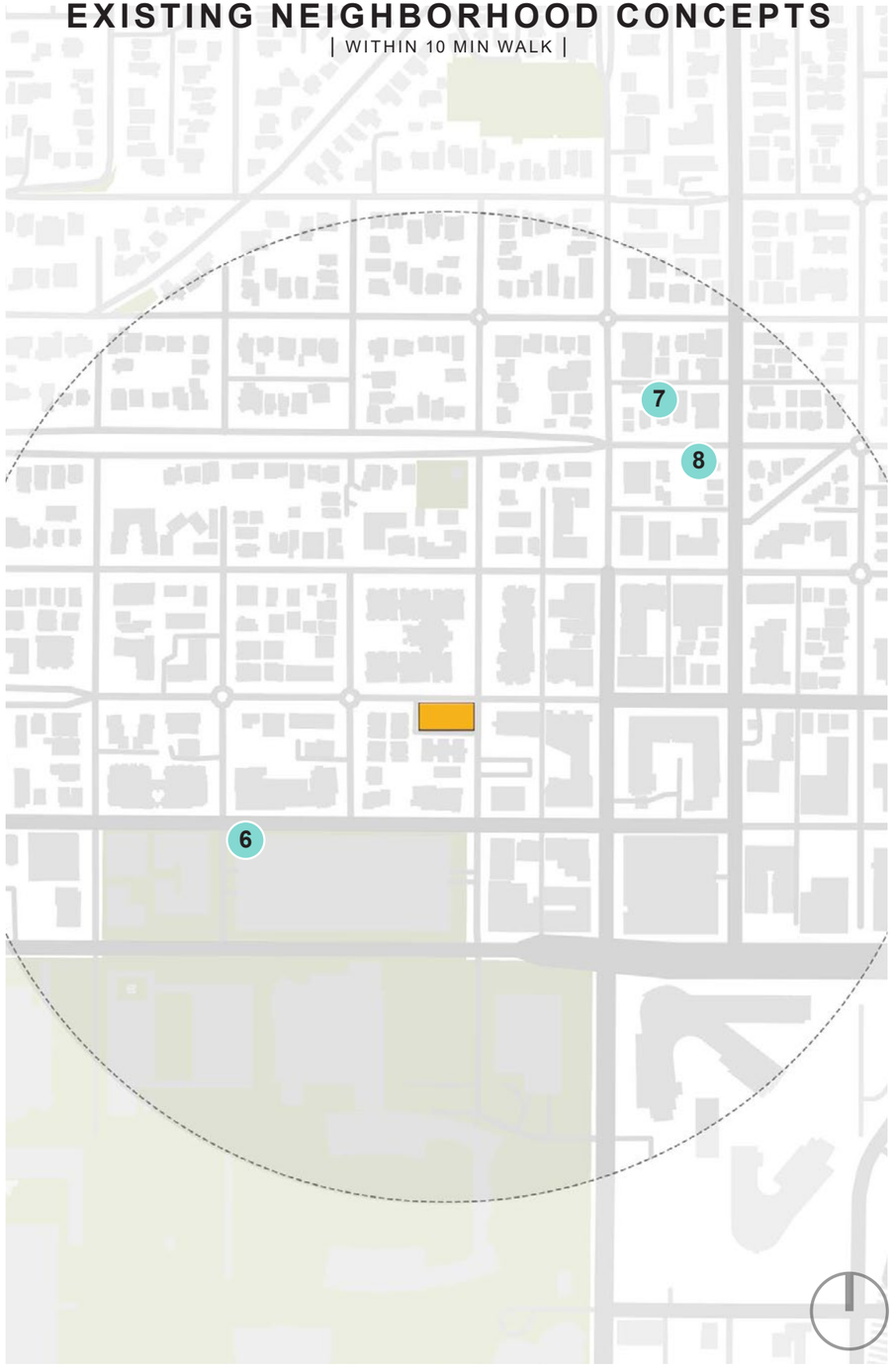
- Integrated canopy
- Elevated entry



- Facade modulation
- Extensive glazing

EXISTING NEIGHBORHOOD CONCEPTS

| WITHIN 10 MIN WALK |



RETIREMENT COMMUNITY

RETIREMENT COMMUNITY

APARTMENT BUILDING

NOB HILL AVE N



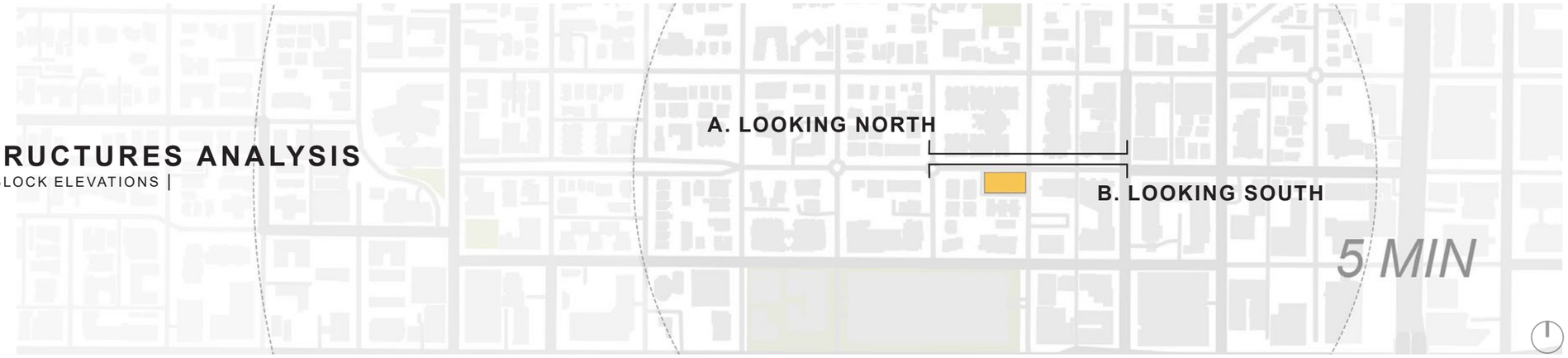
5TH AVE N

A. LOOKING NORTH

ACROSS FROM PROJECT SITE

EXISTING STRUCTURES ANALYSIS

| BLOCK ELEVATIONS |



B. LOOKING SOUTH

PROJECT SITE

5TH AVE N



NOB HILL AVE N

APARTMENT BUILDING

APARTMENT BUILDING

APARTMENT BUILDING

TOWNHOMES

RESTAURANT | DUPLEX | APARTMENTS | APARTMENT | RETIREMENT COMMUNITY

ROY ST



ALOHA ST

PROJECT SITE

C. LOOKING WEST

EXISTING STRUCTURES ANALYSIS

| BLOCK ELEVATIONS |



D. LOOKING EAST

ALOHA ST



ROY ST

ACROSS FROM PROJECT SITE

RETIREMENT COMMUNITY | APARTMENTS | SURFACE PARKING LOT | VACANT LOT



VIEW FROM NORTH EAST (VALLEY ST & 4TH AVE N)



VIEW FROM NORTH WEST (VALLEY ST)



VIEW FROM NORTH (VALLEY ST) DOWN ALLEY



VIEW FROM WEST LOOKING DOWN ALLEY



VIEW FROM SOUTH EAST (4TH AVE N)



VIEW FROM EAST (4TH AVE N)

COMMUNITY OUTREACH SUMMARY

1. PRINTED OUTREACH:

• *Requirement:* Posters hung in a minimum of 10 local businesses, community centers, or other publicly accessible venues, located a half-mile from the proposed site. At least half must be visible from the sidewalk.
• *What we did:* Posters were hung in 10 locations according to requirements.

Date: Posters were hung 1/14/2022

2. ELECTRONIC/DIGITAL OUTREACH:

Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the date/time/location of community meeting, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

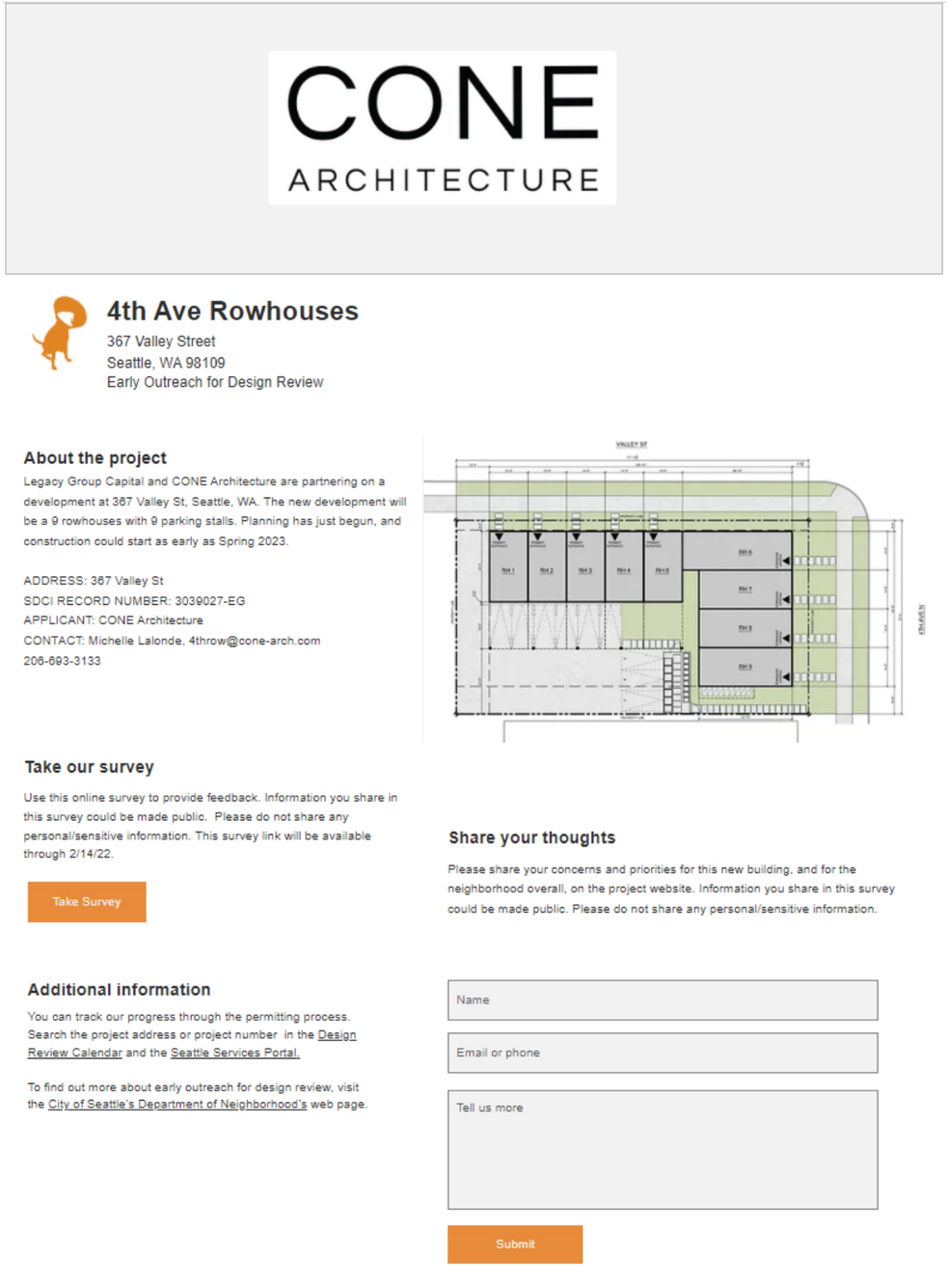
Survey Link: https://www.surveymonkey.com/r/5L9PMMX

Public informed by: Printed Outreach Flier
Date: Survey Launched 1/14/2022
Survey Closed 2/15/2022

3. ELECTRONIC/DIGITAL OUTREACH:

Cone Architecture designed a project-specific website which presented the project via a site-location map, a preliminary site plan of the proposed development, and a summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback.

Website address: cone-outreach.com/4throw
Date: Website launched: 1/14/2022



*Screenshot of Project Website

CONE
ARCHITECTURE

4th Ave Rowhouses

About the Project:
Legacy Capital Group and CONE Architecture are partnering on the development of 367 Valley St, Seattle, WA. The new development will include 9 rowouses with 9 parking stalls. Planning has just begun, and construction could start as early as Spring 2023.

Share your Thoughts:
We want to hear from the community. Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website or by taking the online survey.

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

Additional Information:
You can track our progress throughout the permitting process. Search the project address project number in the Design Review Calendar and the Seattle Services Portal.

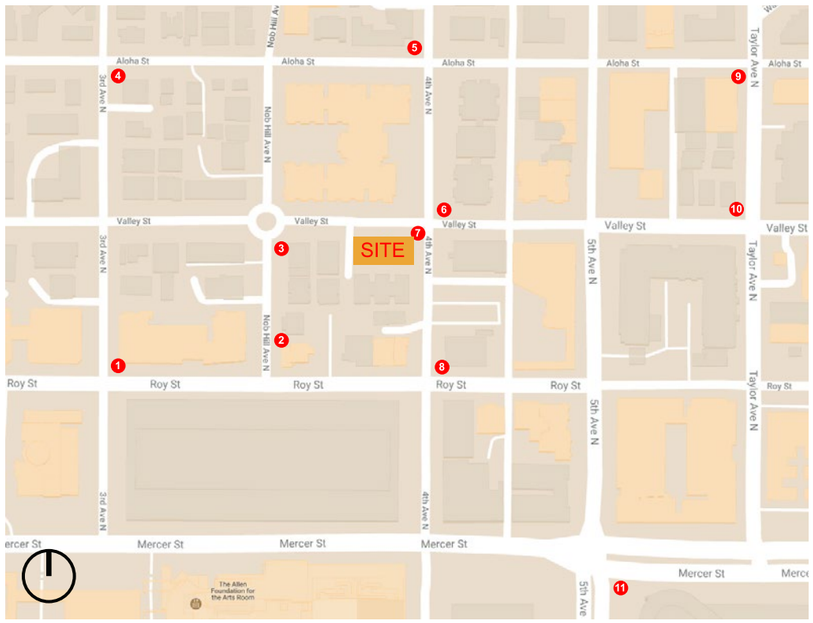
Connect Online:
Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore, ask questions, and provide feedback.
https://www.cone-outreach.com/4throw

Take an Online Survey:
Use this online survey to provide feedback. This survey will be available from 01/17/2022 - 02/14/2022.

*Screenshot of Survey Monkey Survey



*Screenshot of Flier



*Location of fliers

SUMMARY OF COMMUNITY RESPONSES:

1. **Electronic/Digital Outreach:** Cone Architecture received **7 responses** to the survey that was created through Survey Monkey. The responses received are as follows:

• What is your connection to this project?

(5) respondents I live very close to the project.
(3) respondents I live in the general area.
(2) respondents I visit the area often for work or leisure.

• What is most important to you about a new building on this property?

(5) respondents That it is nice looking.
(4) respondents That it is affordable for residents and/or businesses.
(2) respondents That it is designed to be family friendly.
(3) respondents That it is designed with environmental sustainability in mind.
(1) respondents Other (please specify)

"Less off street parking"

• What concerns do you have about this project?

(2) respondents Concerns for construction noise/impacts.
(4) respondents Concerns it will not be affordable.
(3) respondents Concerns that it may feel out of scale with other buildings nearby.
(2) respondents I don't have any specific concerns.
(2) respondents Other (please specify)

"Too much off street parking"
"Height"

• Is there anything specific about this property or neighborhood that would be important for us to know?

(1) respondents "Each unit doesn't need a parking spot. Makes more room for housing"

2. **High-Impact Outreach:** The comment box provided on the project website received zero comments.

UPTOWN NEIGHBORHOOD GUIDELINES:	SUPPLEMENTAL GUIDANCE:	RESPONSE:
CS2: URBAN PATTERN & FORM Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	**3. CORNER SITES** A. Generally, buildings within Uptown should meet the corner and not be set back, except for Gateway locations. Buildings, retail treatments, and open spaces should address the corner and promote activity.	The proposed development extends to the corner of Valley St and 4th Ave N. The facades facing both streets are treated equally with modulation that wraps around the corner which draws focus to the corner and creates interest for pedestrians.
PL3: STREET-LEVEL INTERACTION Encourage human interaction and activity at street-level with clear connections to building entries and edges.	**3. GROUND LEVEL RESIDENTIAL EDGES** A. Provide a direct entry into the unit from the street. The entry should include weather protection sufficient to shelter persons entering the building during inclement weather. B. Elevating the ground floor of the living area two to four feet above the adjacent sidewalk grade to increase privacy is desirable. This design guideline does not apply to designated ADA accessible units. C. Provide a physical “threshold” feature such as a hedge, retaining wall, rockery, stair, railing, or a combination of such elements on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Thresholds may screen but not block views to and from the street and should help define individual units. Retaining walls should generally not be taller than four feet. If additional height is required to accommodate grade conditions, then terraces can be employed.	A: Entry is provided into all units directly from the street from both Valley St. and 4th Ave N. Entries are recessed with canopies for weather protection. B: The proposed development will be raised approximately 2'-0" above sidewalk with stairs leading up to an entry stoop. C: Stairs lead up from the sidewalk to the entry stoop. In the preferred option, the stair approach is parallel to the sidewalk which extends the threshold between the sidewalk and the unit entry. Additionally, planter boxes at the unit entry stairs provide an additional buffer. Extended party walls also define individual units.
DC2: ARCHITECTURAL CONCEPT Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	**1. ARCHITECTURAL CONTEXT** Architecture that emphasizes human scale, streetscape rhythm, quality detailing and materials is more important than consistency with a particular period or style. Uptown’s evolving and dynamic architectural context embraces a range of historical styles, and modern innovative design that reflects the Uptown Arts and Cultural District.	The project has a dynamic design with facade modulation and large glazing for the street facades which is indicative of the progressive architecture in the Uptown Arts an Cultural District. Although the design is modern and in slight contrast with some of the more traditional architecture in the neighborhood, the scale of the proposed building is respectful of existing surrounding structures. The modern elements will respond to the overall evolving neighborhood.
DC4: EXTERIOR ELEMENTS & FINISHES Use appropriate and high quality elements and finishes for the building and its open spaces.	**1. BUILDING MATERIALS** A. Decorative exterior treatments using brick, tile, and/or other interesting more modern exterior finish materials are strongly preferred. B. Quality exterior finish materials should be incorporated at all levels and on all exterior walls. Materials at the street level should be of the highest quality.	A: The project proposes to use modern, high quality materials. B: High quality material will be used throughout project with emphasis on street facing facades.

CITYWIDE NEIGHBORHOOD GUIDELINES:	DESIGN APPROACHES AND SOLUTIONS TO CONSIDER:	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.	**B. DAYLIGHT AND SHADING** 2. **Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.	The proposed project is pushed to northern property to maximize southern exposure and increase the distance from building to the south. Skylights in stairwells and in bathrooms will provide natural light to these spaces.
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.	**C. RELATIONSHIP TO THE BLOCK** 1. **Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	The proposed development extends to the corner of Valley St. and 4th Ave N. The facades facing both streets are treated equally with modulation that wraps around the building which draws focus to the corner. It also creates interest and activates the corner for pedestrians.
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 project has a dynamic design with facade modulation and large glazing for the street facades which resonates with the evolving neighborhood character. Although the design is modern, the scale of the proposed building is respectful of existing surrounding structures.
DC1: PROJECT USES AND ACTIVITIES Optimize the arrangement of uses and activities on site.	**C. PARKING AND SERVICE USES** 2. **Visual Impacts:** Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible. Consider breaking large parking lots into smaller lots, and/or provide trees, landscaping or fencing as a screen. Design at-grade parking structures so that they are architecturally compatible with the rest of the building and streetscape.	The parking and solid waste are located behind building and not visible from public view. The parking stalls are also located under the cantilevered rowhouses in the preferred option.
DC2: ARCHITECTURAL CONCEPTS Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	**B. ARCHITECTURAL AND FAÇADE COMPOSITION** 1. **Façade Composition:** Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.	The proposed design includes facade modulation as well as a collection of large glazing in the modulation. The materials used on the street facing facades continues to the rear of the building.

UPTOWN NEIGHBORHOOD GUIDELINES:



STEPPING ENTRY STOOPS

PL3.3 GROUND LEVEL RESIDENTIAL EDGES

- Direct entry
- Weather protection
- Elevated ground floor
- Increased privacy
- Physical “threshold”
- Defined and bridged boundary between public right-of-way and private yard or patio
- Defined individual units

CS2.C RELATIONSHIP TO THE BLOCK (CITYWIDE)

- Careful detailing at the first three floors
- High visibility from two or more streets
- Build out to the corner
- Provide strong urban edge

CS2.3 CORNER SITES

- Meets the corner
- Not set back from the corner
- Promotes activity



ACTIVATED CORNER



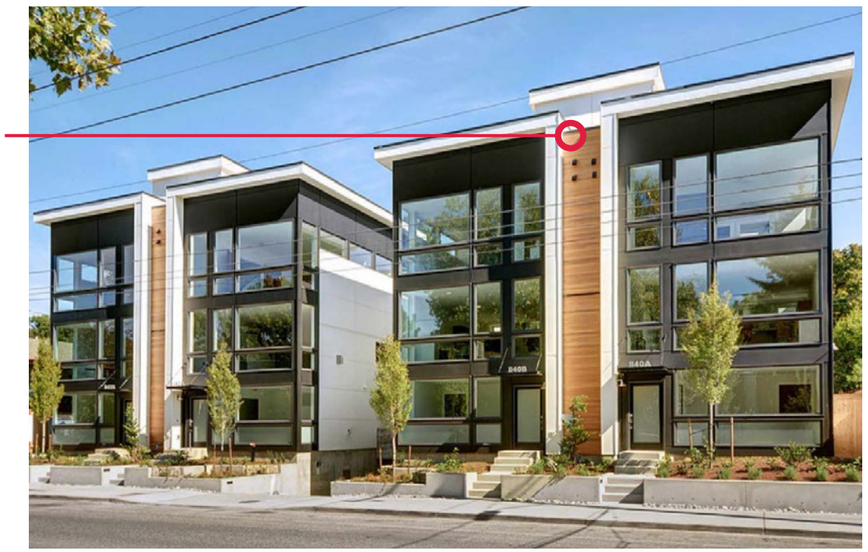
HIGH QUALITY INTERESTING MATERIALS

DC4.1 BUILDING MATERIALS

- Decorative exterior treatments
- Modern exterior finish materials
- Quality exterior finish materials

DC2.1 ARCHITECTURAL CONTEXT

- Emphasizes human scale
- Streetscape
- Rhythm
- Quality detailing
- Materials
- Evolving and dynamic architectural context



NON-TRADITIONAL DESIGN, QUALITY DETAIL & MATERIALS

CITYWIDE NEIGHBORHOOD GUIDELINES:



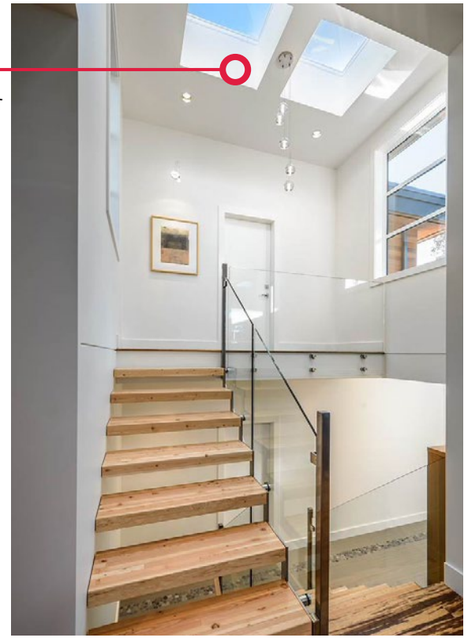
MODERN VS. TRADITIONAL ARCHITECTURE

CS3.A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- Explore ways to establish a positive and desirable context for others to build upon in the future

CS1.B DAYLIGHT AND SHADING

- Maximized daylight for interior and exterior
- Minimized shading on adjacent sites



SKYLIGHT IN STAIRWELL PROVIDES NATURAL LIGHT THROUGHOUT



ARTICULATED STREET FAÇADE

DC2.B ARCHITECTURAL AND FAÇADE COMPOSITION

- Consider the composition and architectural expression of the building as a whole
- Ensure facades are attractive and well proportioned
- Consider placement and detailing of all elements, including bays, fenestration, and materials
- Consider wrapping the treatment of the street-facing façade around the alley corner of the building

DC1.C PARKING AND SERVICE USES

- Reduce the visual impacts of parking lots
- Break large parking lots into smaller lots
- Architecturally compatible with the rest of the building and streetscape



PARKING IN REAR

OPTION 1 SITE PLAN

OPPORTUNITIES:

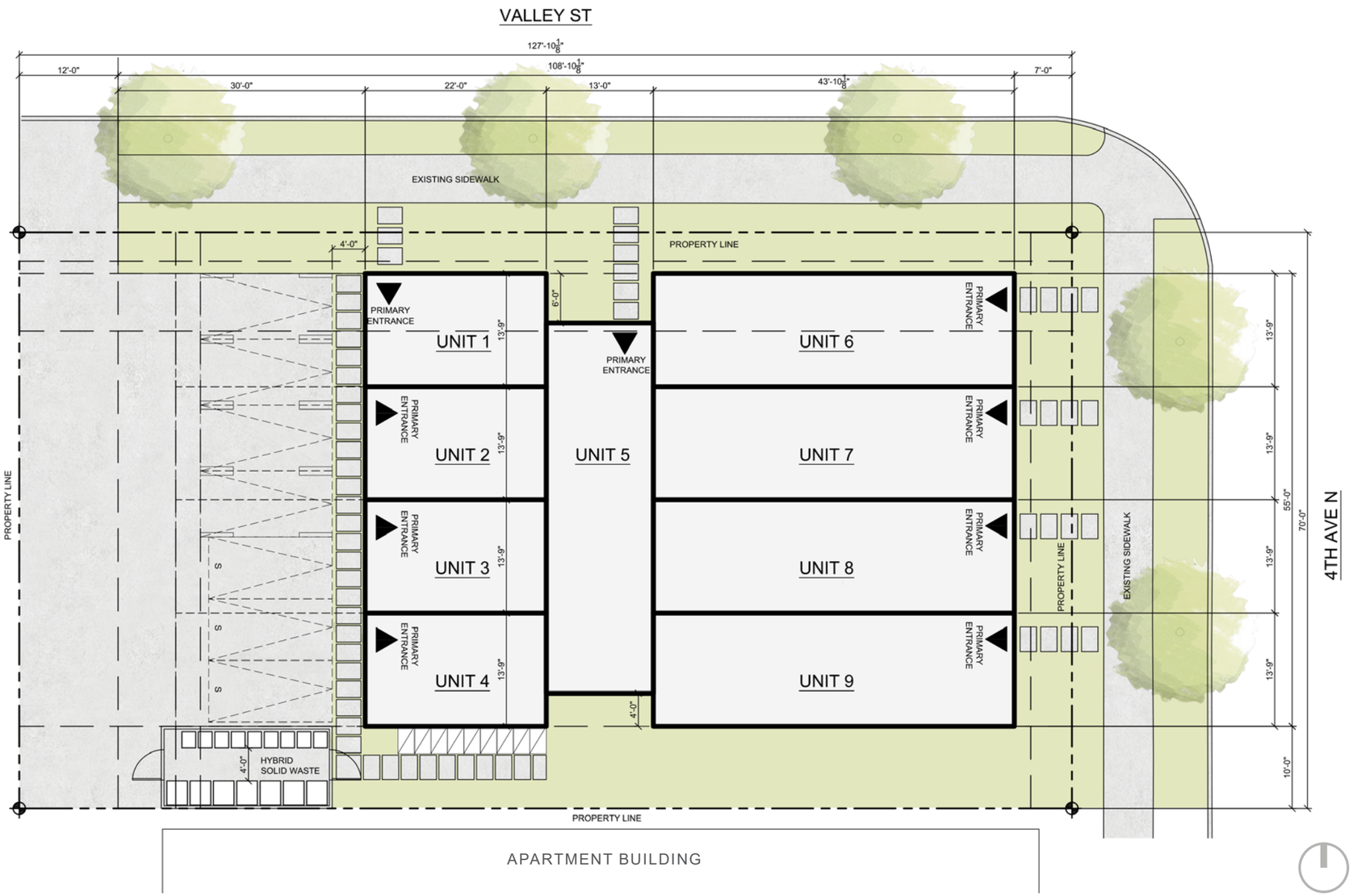
- Large amenity area at south property line

CONSTRAINTS:

- Only two units facing Valley Street
- Amenity space not activated by unit entries at north and south
- Side facade of unit 6 has a large presence along Valley Street
- Large perceived massing from street
- Units 7 and 8 only receive glazing on east facade

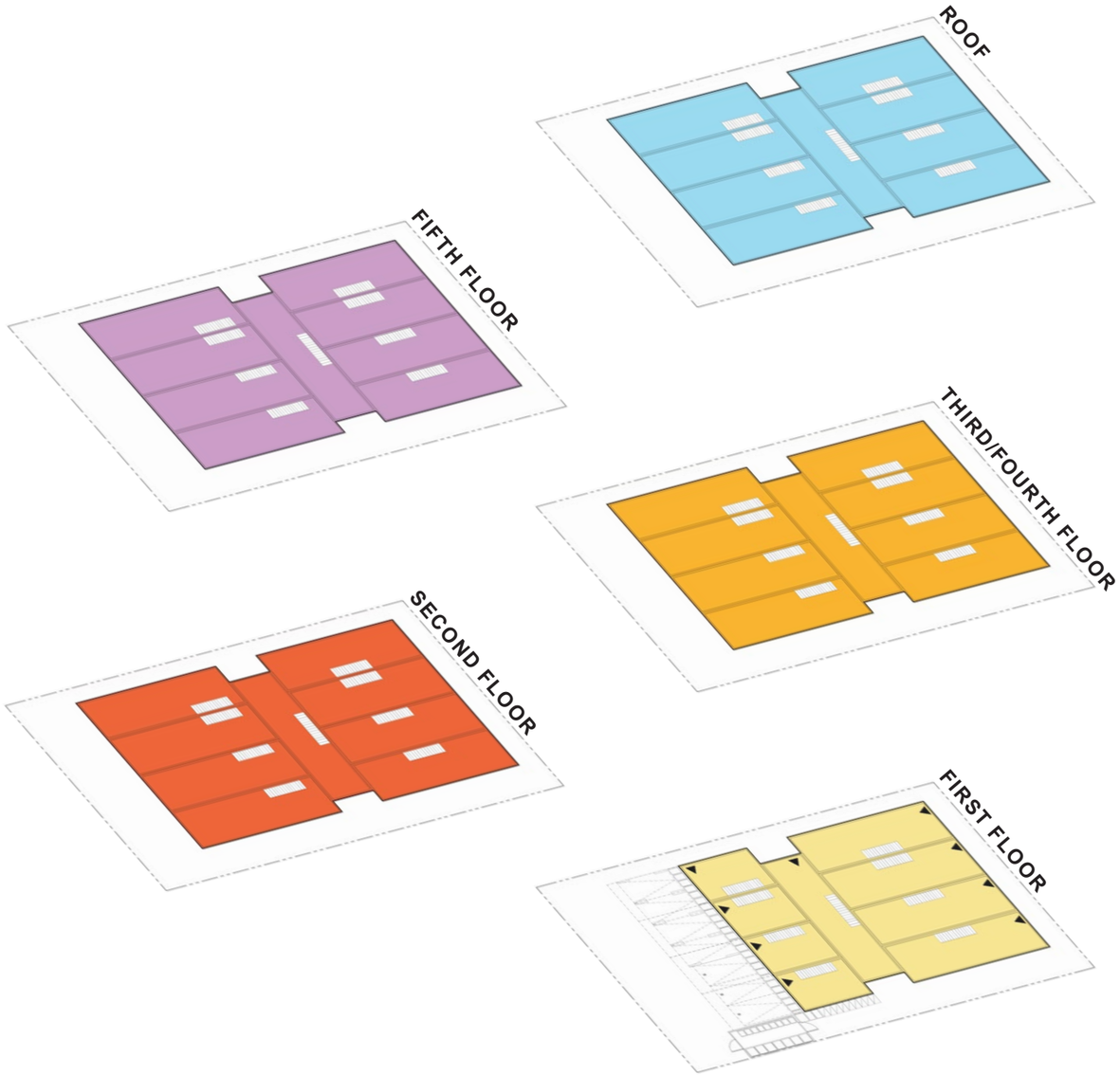
(CODE COMPLIANT):

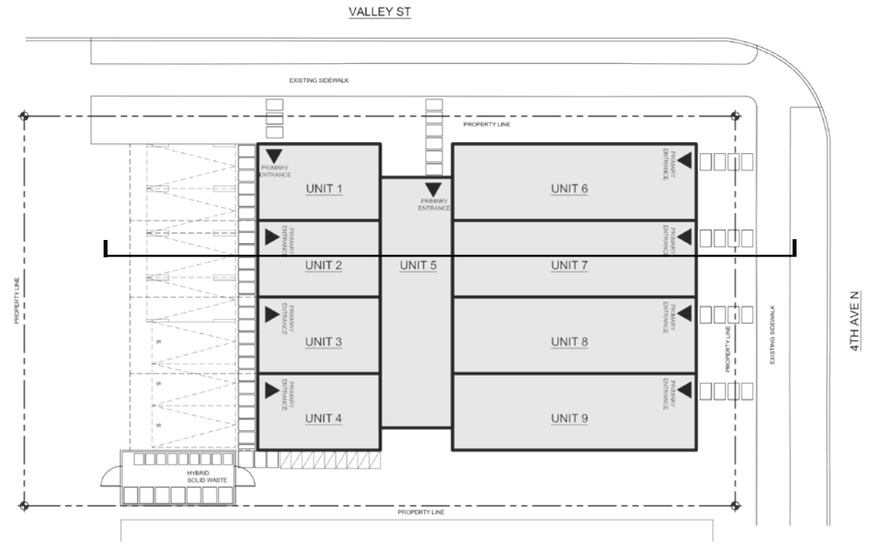
9 Units
7 Parking Stalls Provided



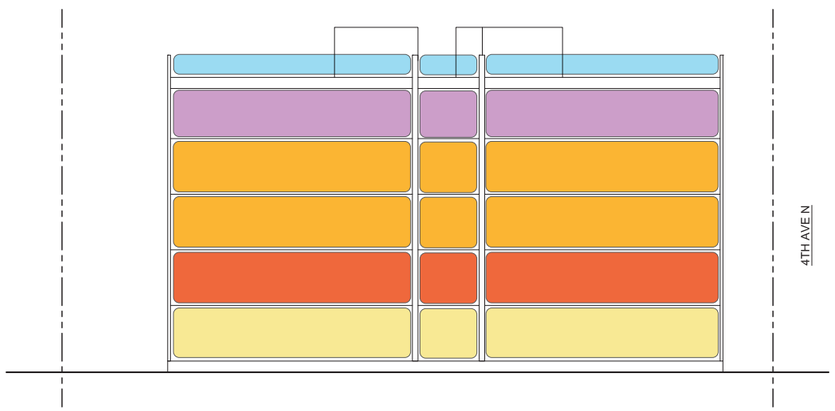
OPTION 1 PROGRAM KEY

ENTRY+BEDROOM+BATH | BEDROOM+DEN+BATH | LIVING+KITCHEN+DINING | PRIMARY BED+BATH | ROOF DECK | FLEX SPACE





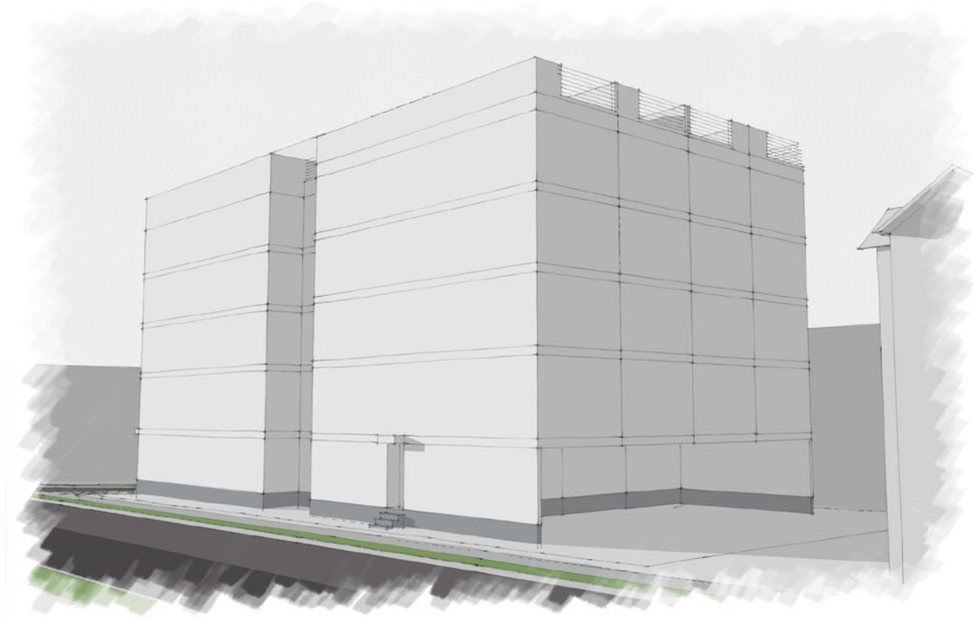
SITE PLAN



PROGRAM STACKING

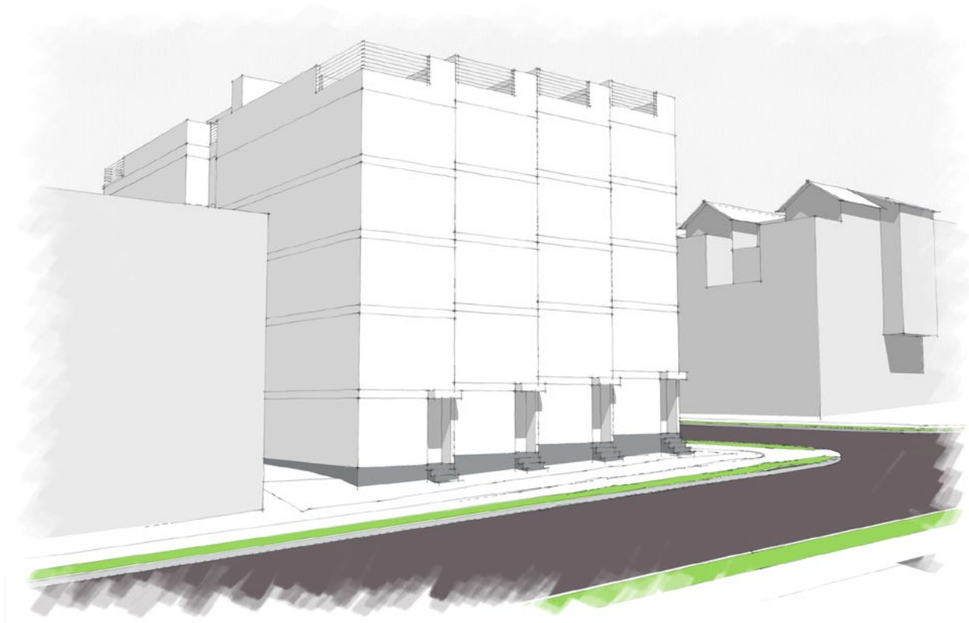


VIEW FROM NORTHEAST

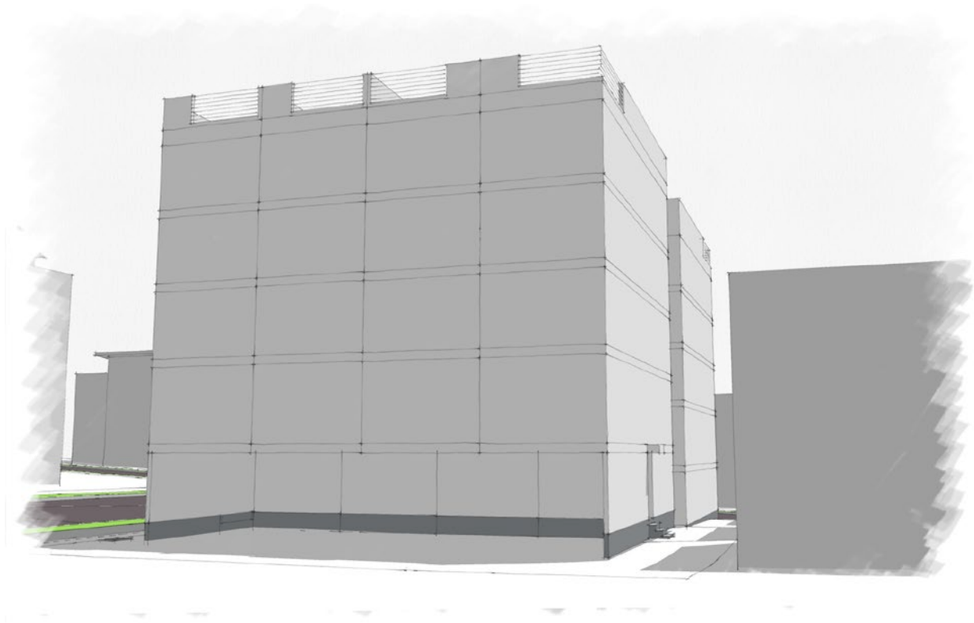


VIEW FROM NORTHWEST

VIEW FROM SOUTHEAST

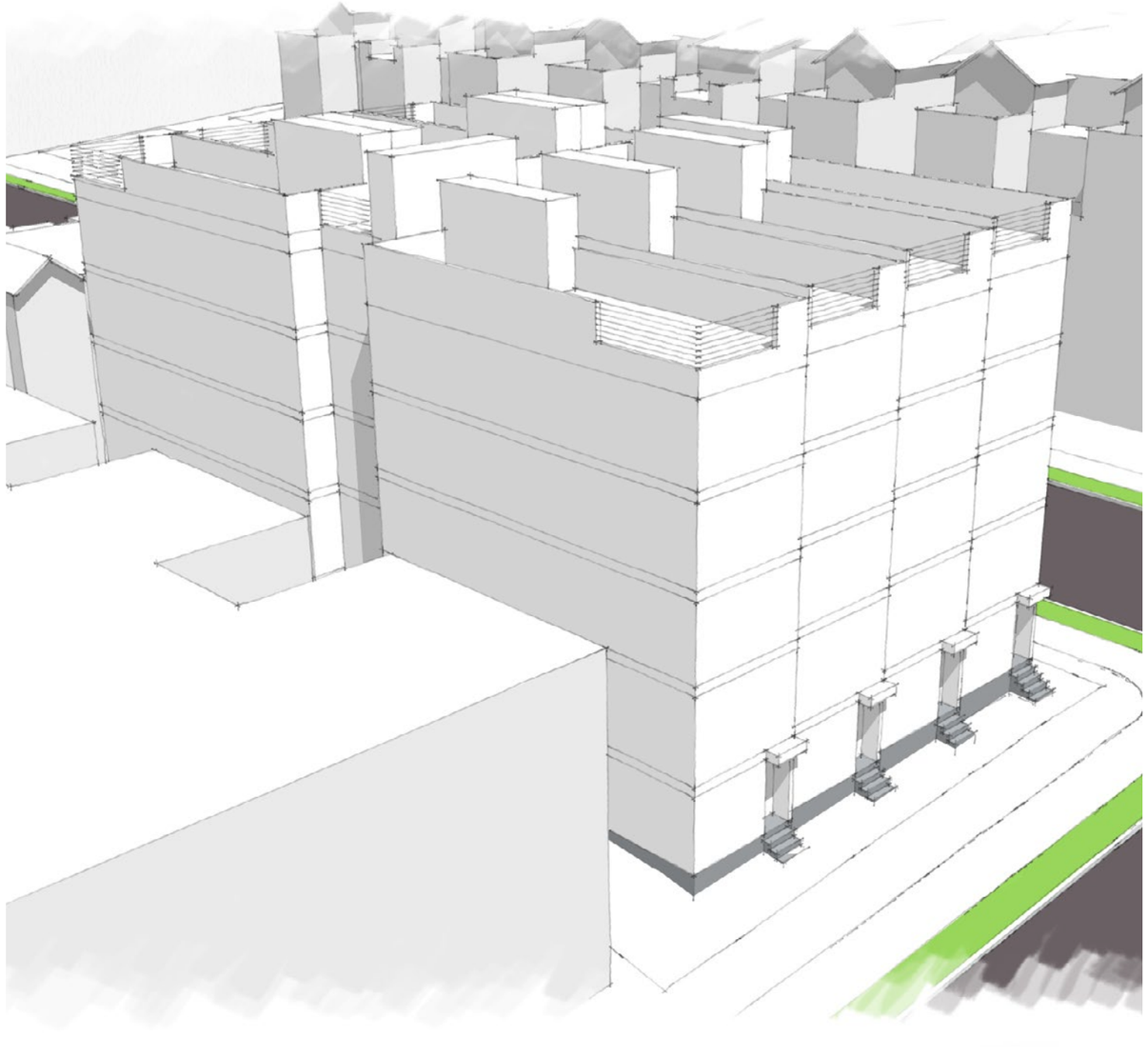


VIEW FROM SOUTHWEST

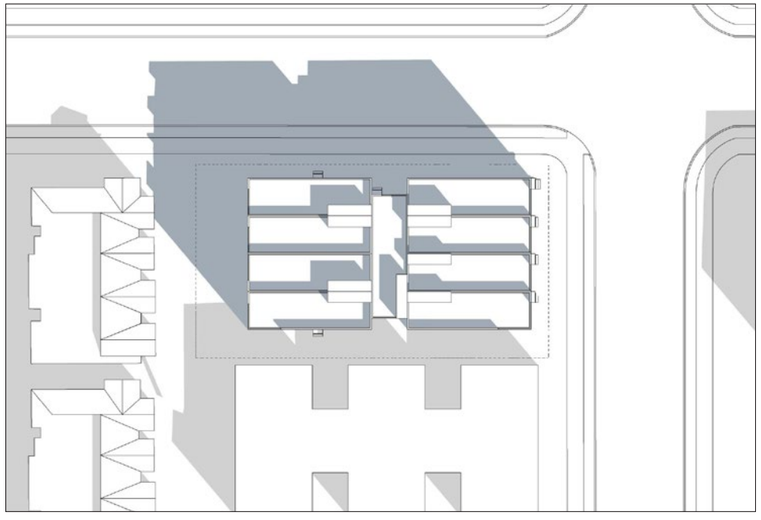




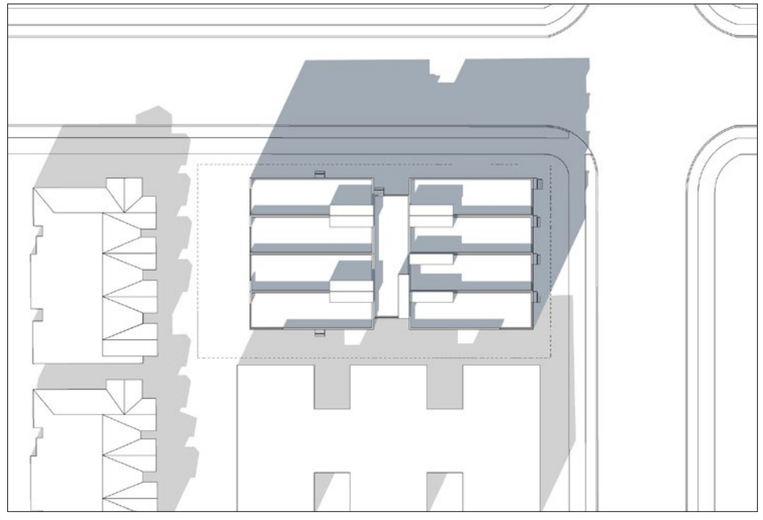
AERIAL VIEW FROM NORTHWEST



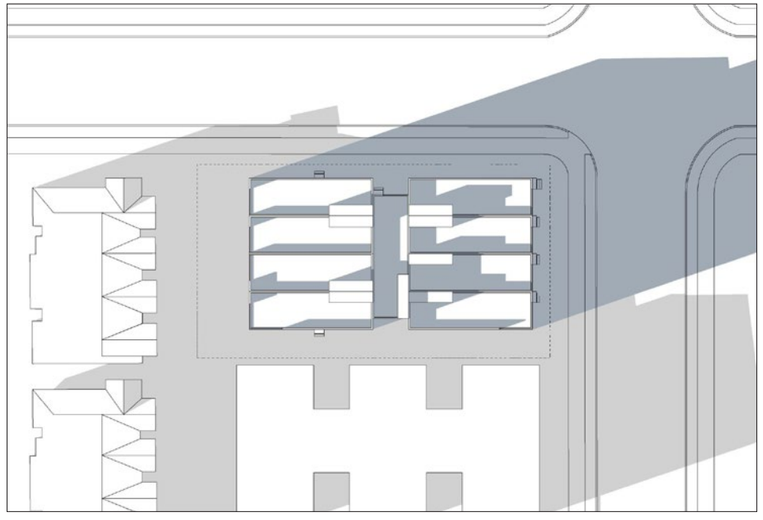
AERIAL VIEW FROM SOUTHEAST



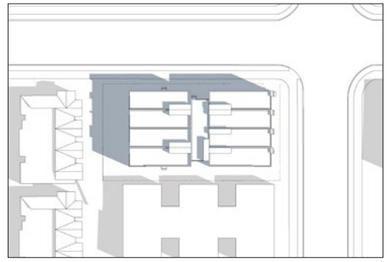
MARCH / SEPTEMBER 21, 9 AM



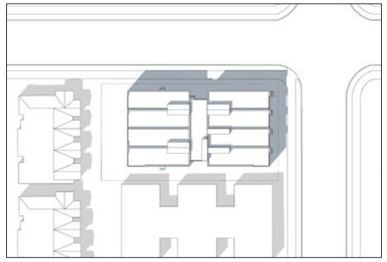
MARCH / SEPTEMBER 21, 12 PM



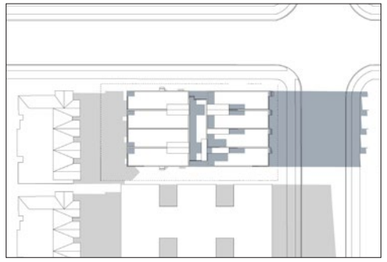
MARCH / SEPTEMBER 21, 3 PM



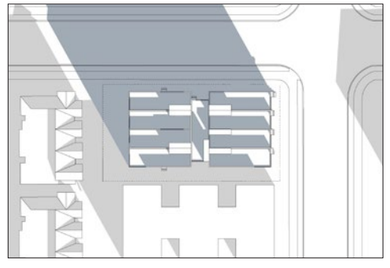
JUNE 21, 9 AM



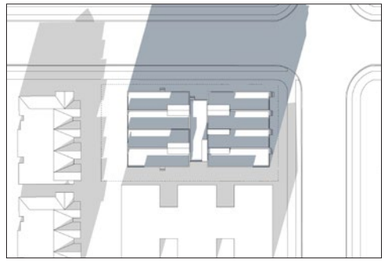
JUNE 21, 12 PM



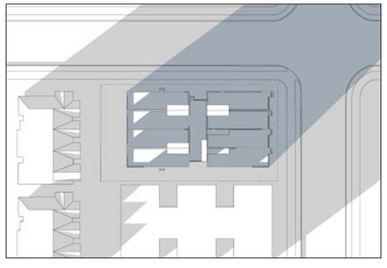
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

OPTION 2 SITE PLAN

OPPORTUNITIES:

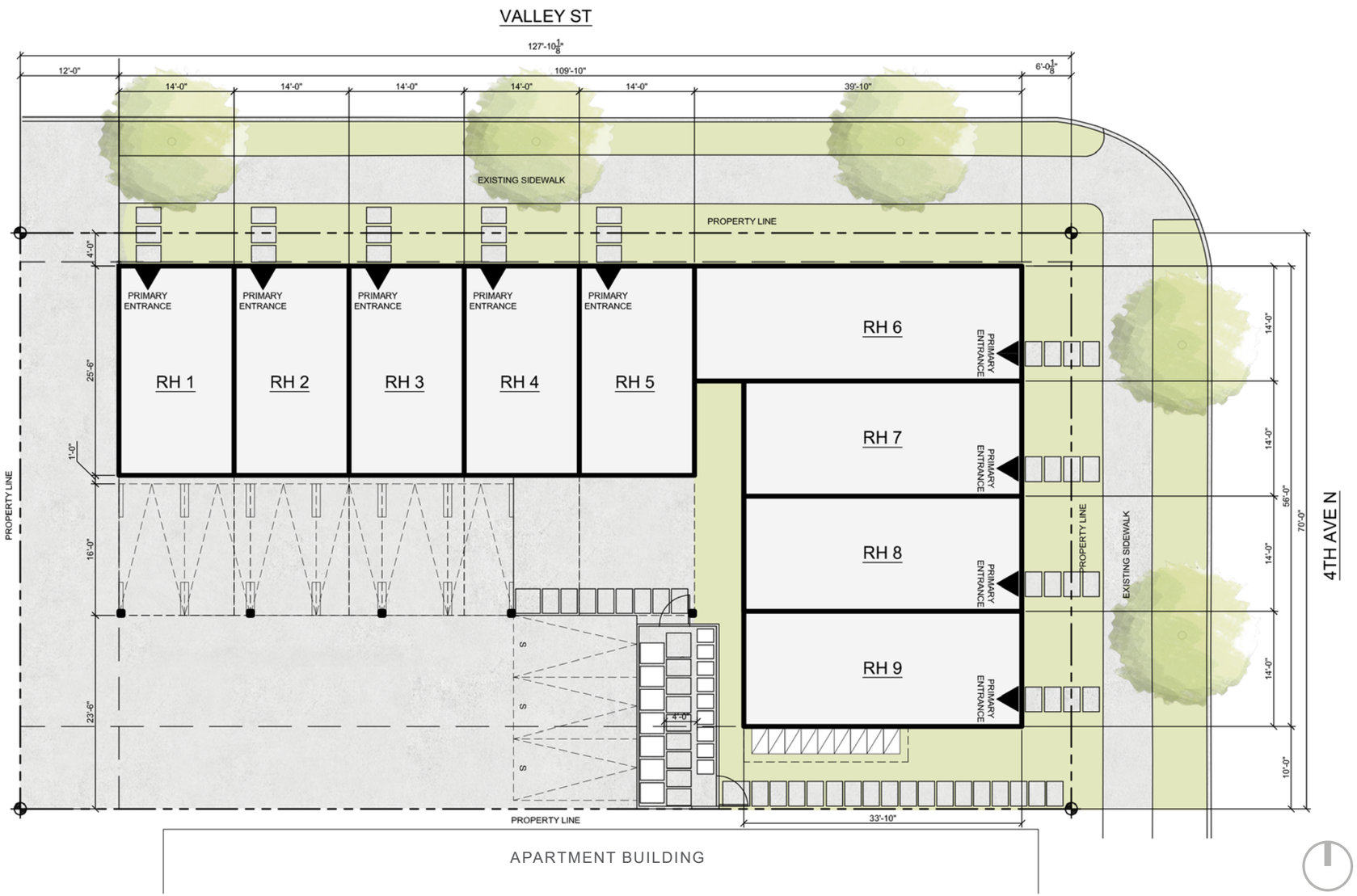
- Balanced presence on both Valley Street and 4th Avenue
- Parking is consolidated at the rear of the building and not visible from the street
- Units create a street rhythm along both Valley Street and 4th Avenue

CONSTRAINTS:

- Unit 6 has a large side facade facing Valley Street
- Trash must be staged in right of way
- Large perceived massing from street
- Narrow internal courtyard created between units 5, 6 and 7 will reduce natural light in those units

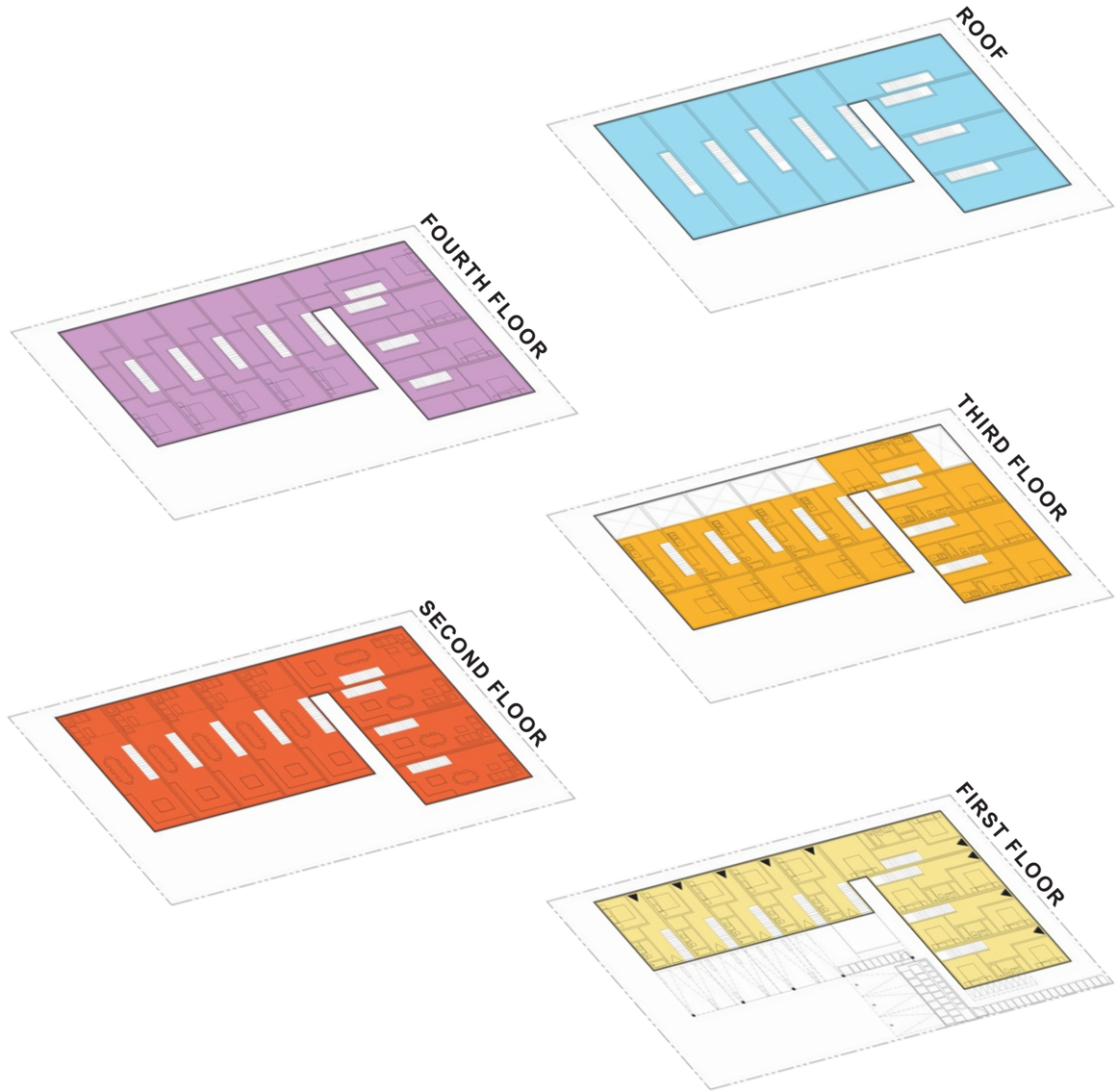
(CODE COMPLIANT):

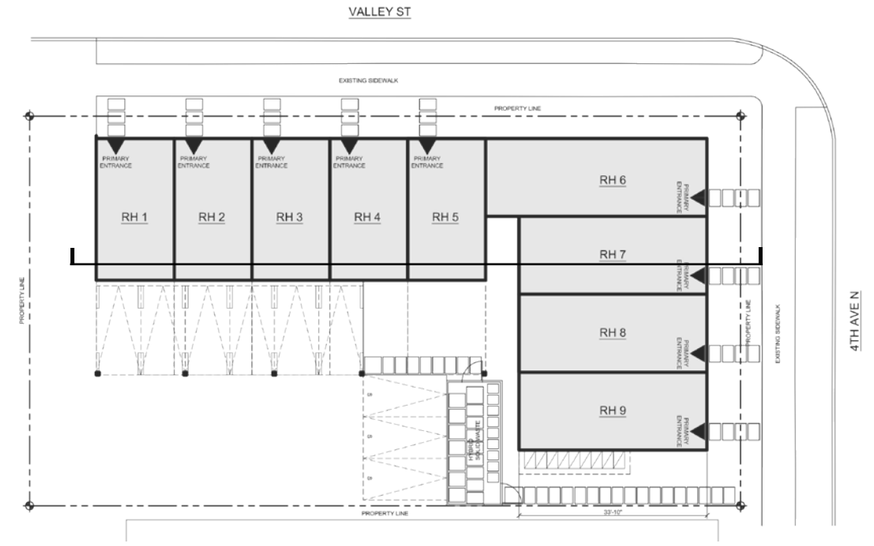
9 Units
9 Parking Stalls Provided



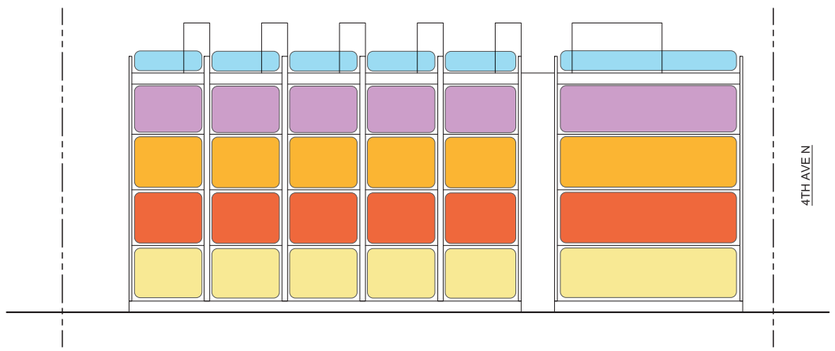
OPTION 2 PROGRAM KEY

ENTRY+BEDROOM+BATH | BEDROOM+BATH | LIVING+KITCHEN+DINING | PRIMARY BED+BATH | ROOF DECK | FLEX SPACE





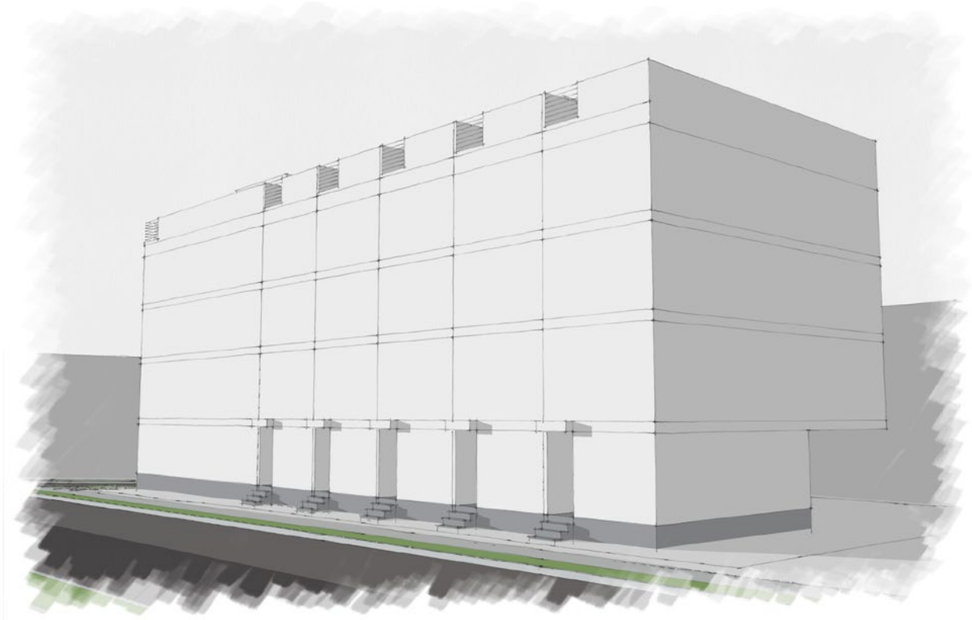
SITE PLAN



PROGRAM STACKING

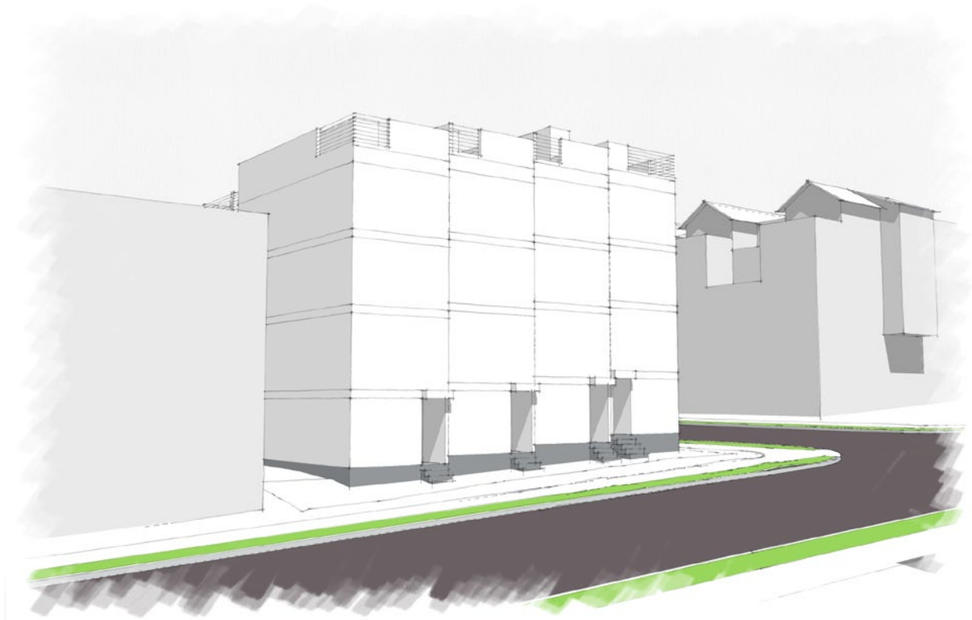


VIEW FROM NORTHEAST

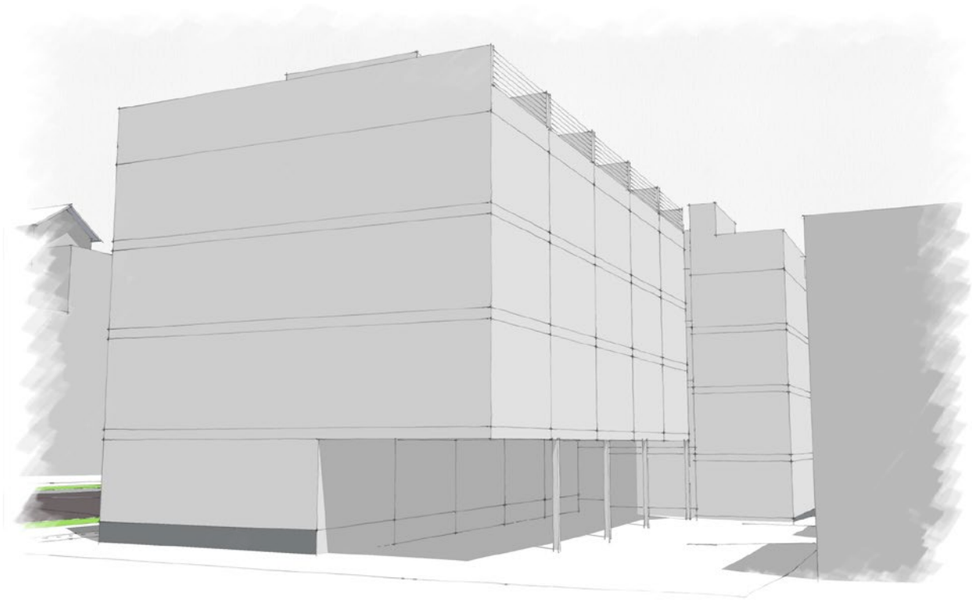


VIEW FROM NORTHWEST

VIEW FROM SOUTHEAST

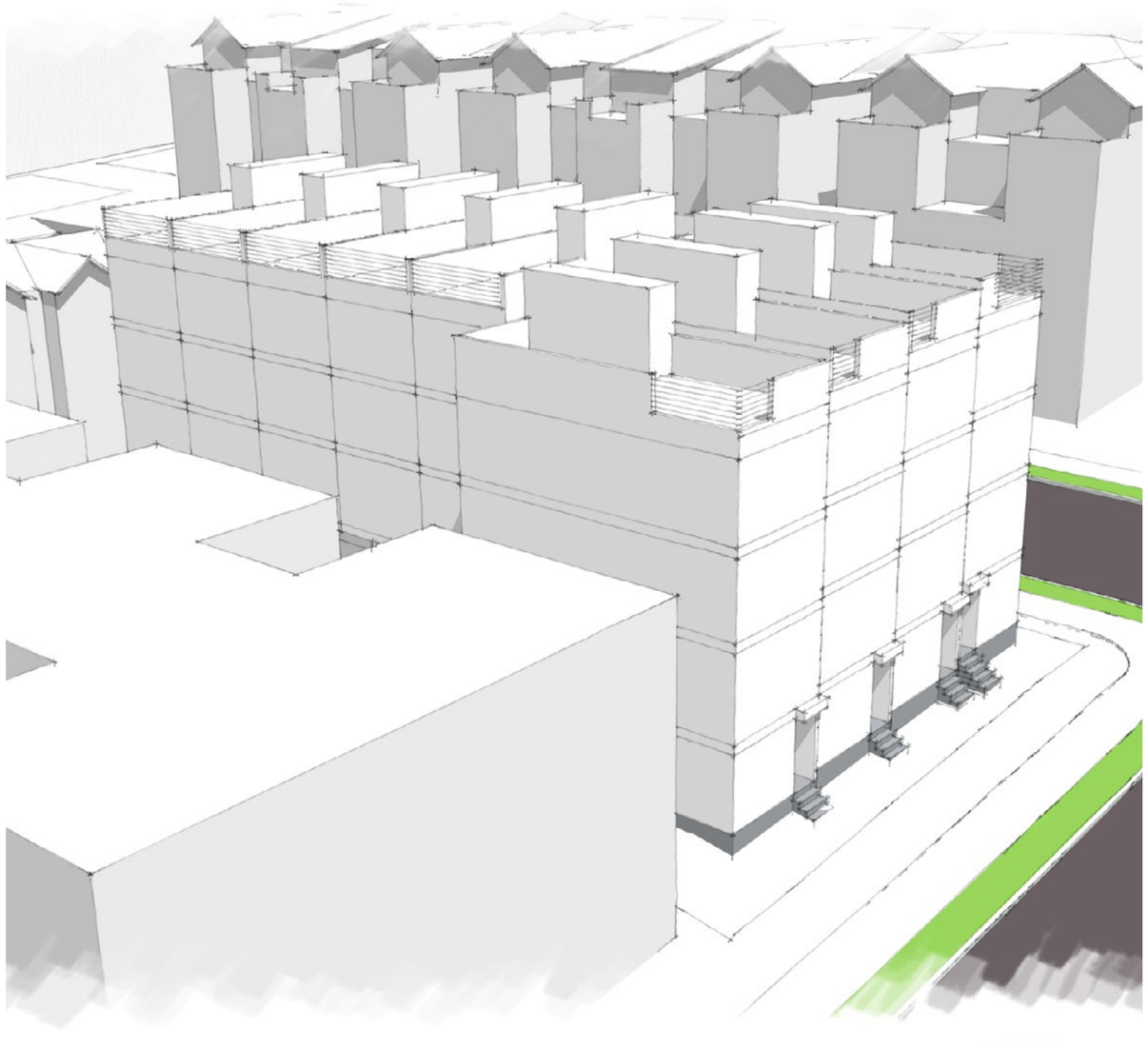


VIEW FROM SOUTHWEST

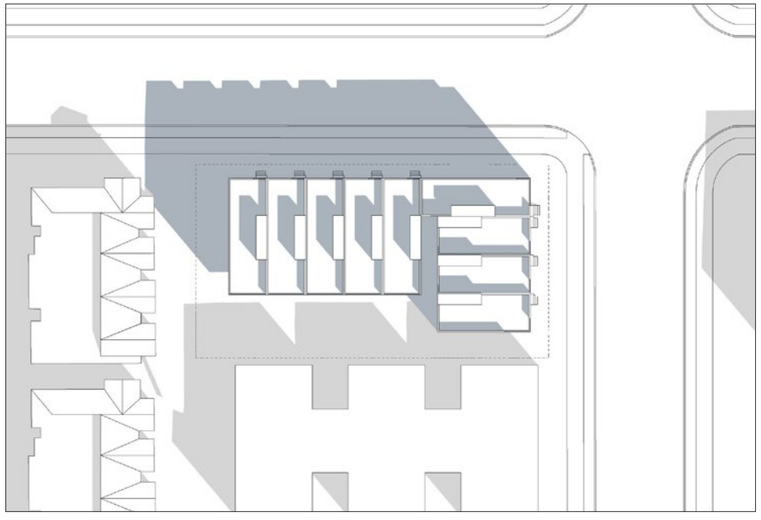




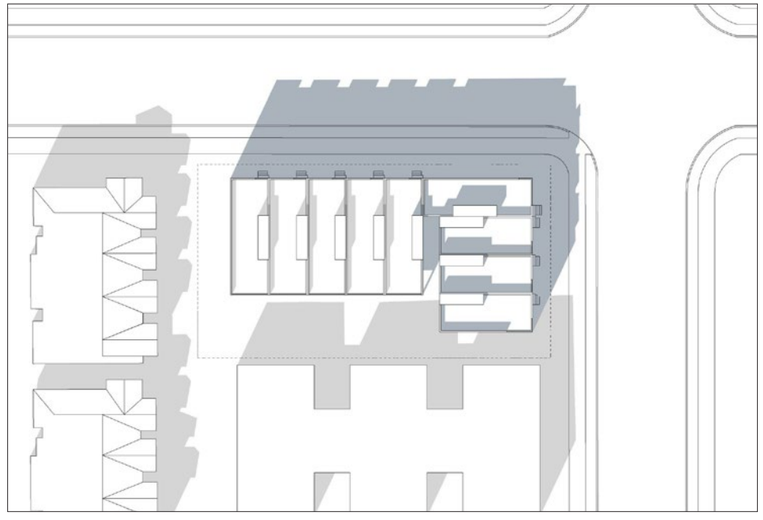
AERIAL VIEW FROM NORTHWEST



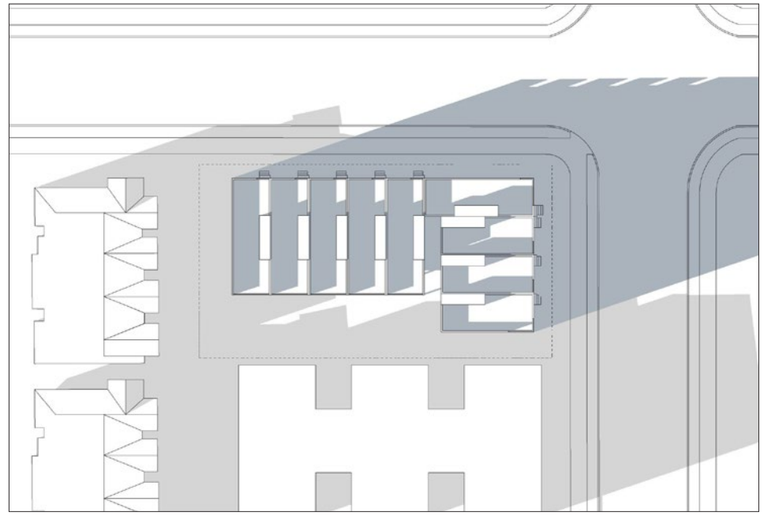
AERIAL VIEW FROM SOUTHEAST



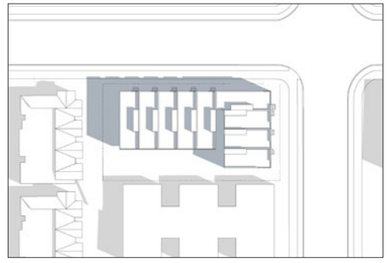
MARCH / SEPTEMBER 21, 9 AM



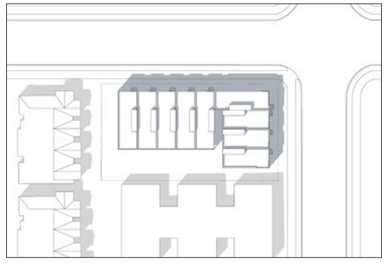
MARCH / SEPTEMBER 21, 12 PM



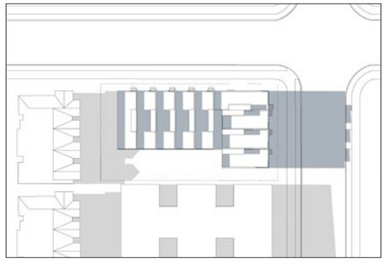
MARCH / SEPTEMBER 21, 3 PM



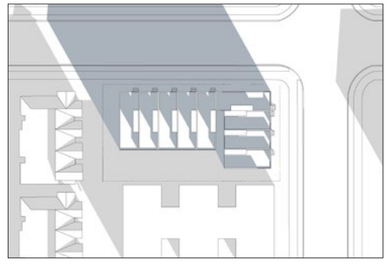
JUNE 21, 9 AM



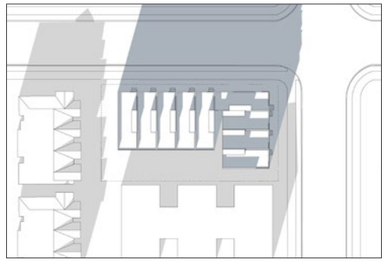
JUNE 21, 12 PM



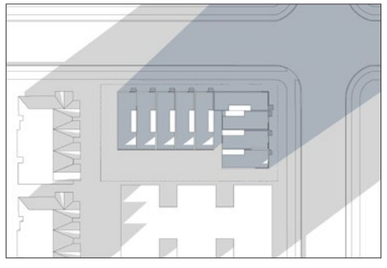
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

OPTION 3 SITE PLAN

OPPORTUNITIES:

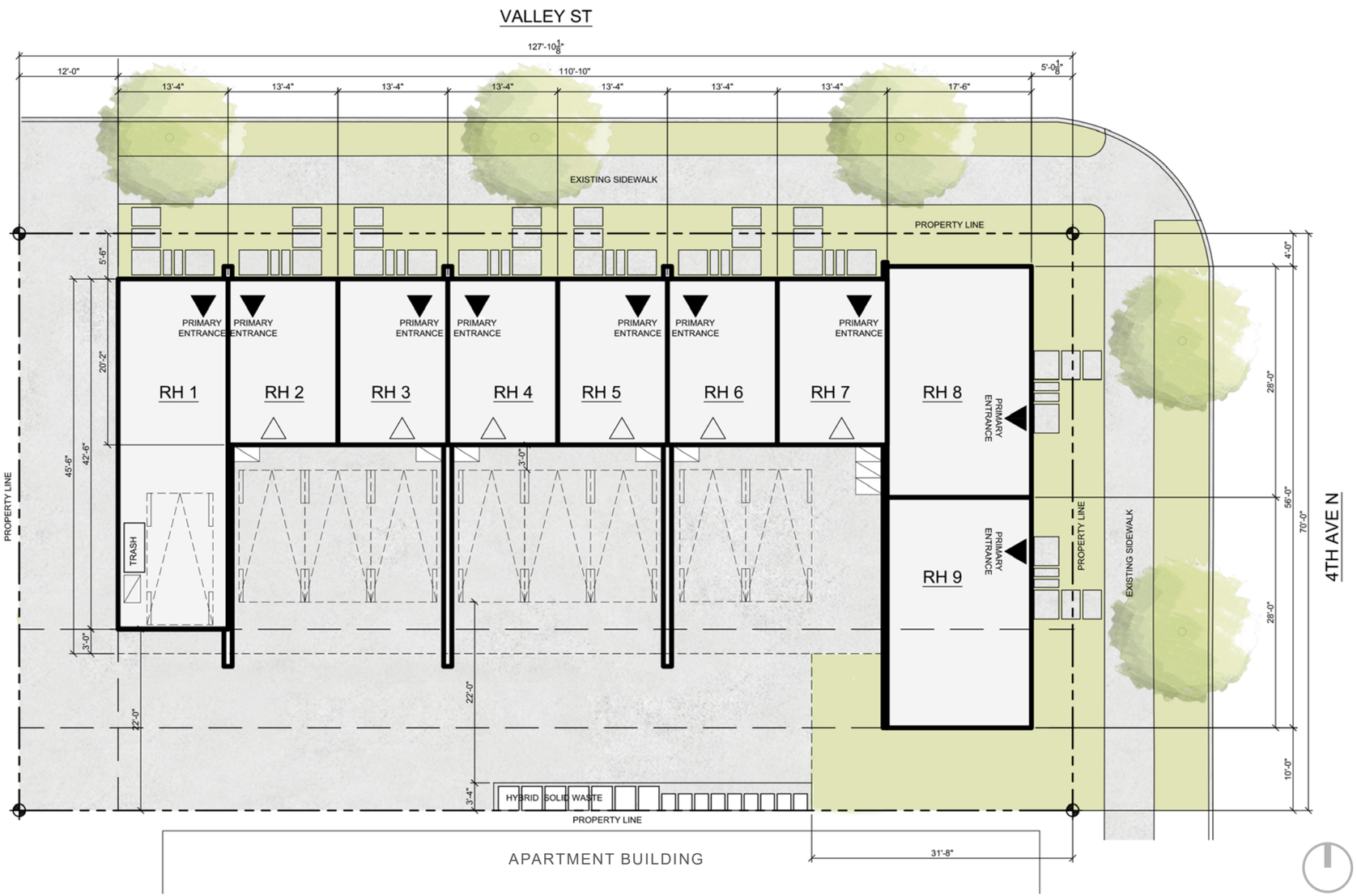
- More entries along Valley St creates a better street rhythm
- Modulation on street facing facades and increased setbacks creates generous front yards and fits well with surrounding context
- Parking and solid waste are kept to south side of site in order to minimize impact of these uses on street
- Reduced perceived massing from street
- Generous common amenity area in the south east corner of the site

CONSTRAINTS:

- Trash must be staged in right of way

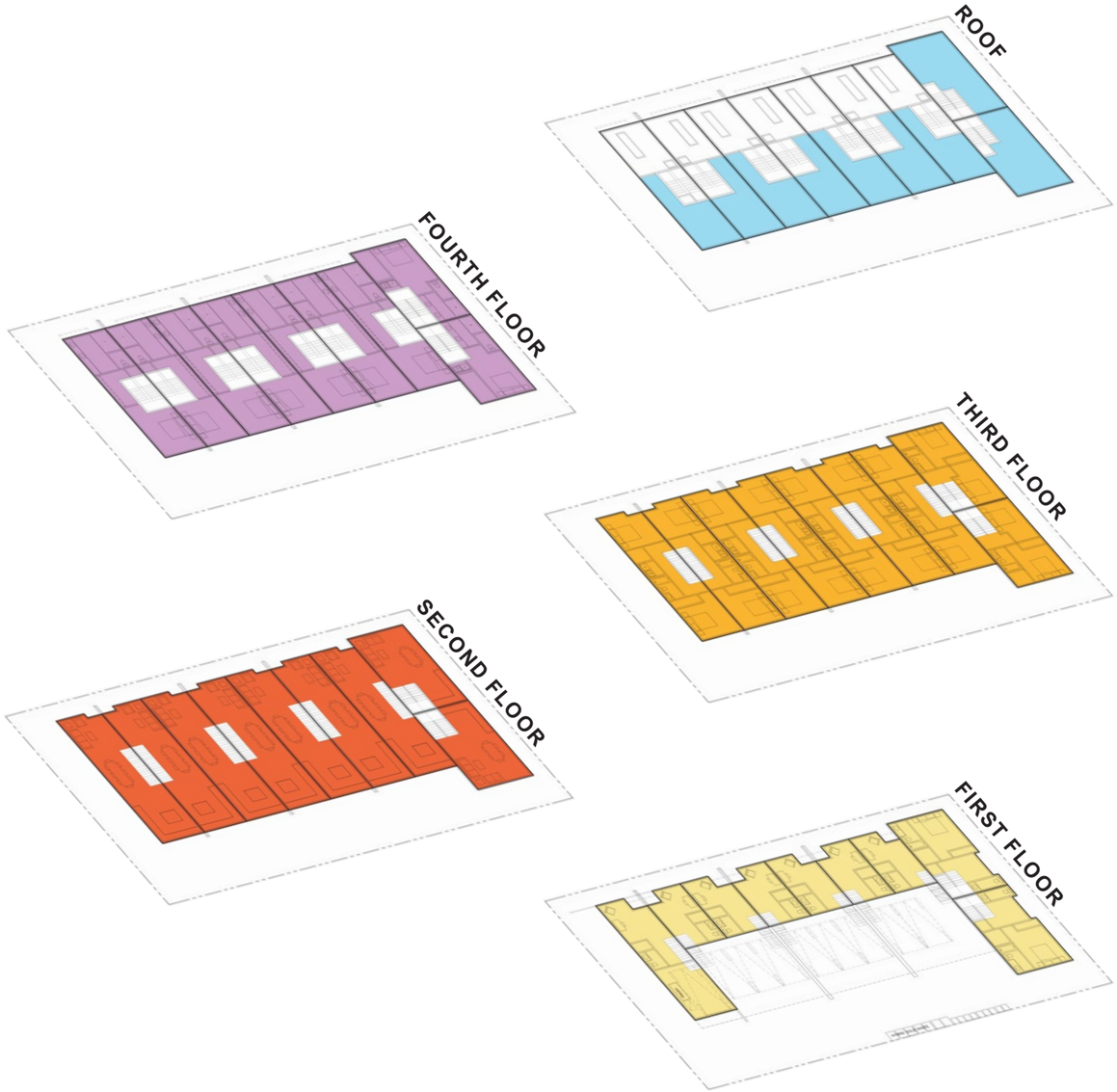
(CODE COMPLIANT):

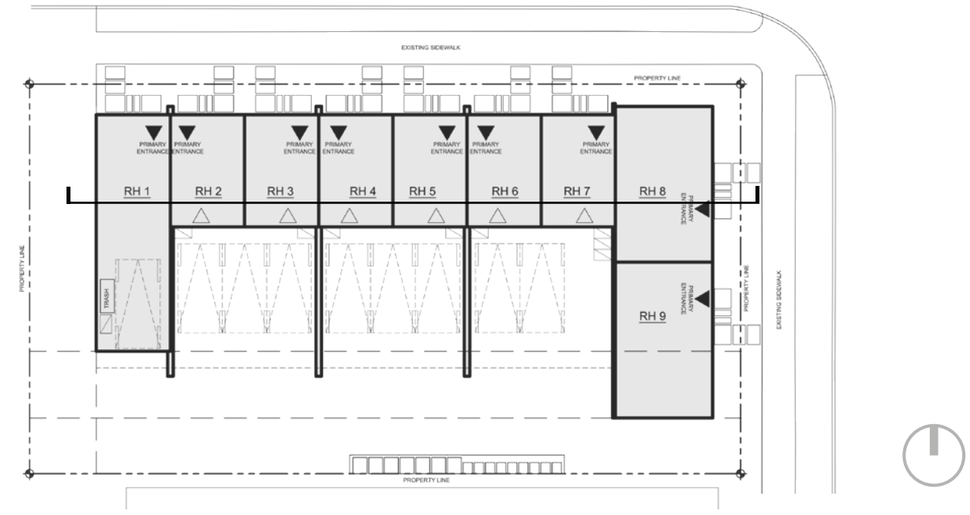
9 UNITS
9 PARKING STALLS PROVIDED



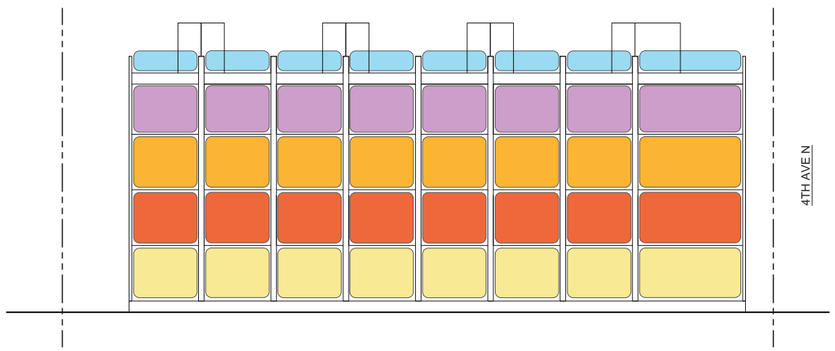
OPTION 3 PROGRAM KEY

ENTRY+BEDROOM+BATH | BEDROOM+DEN+BATH | LIVING+KITCHEN+DINING | PRIMARY BED+BATH | ROOF DECK | FLEX SPACE





SITE PLAN



PROGRAM STACKING

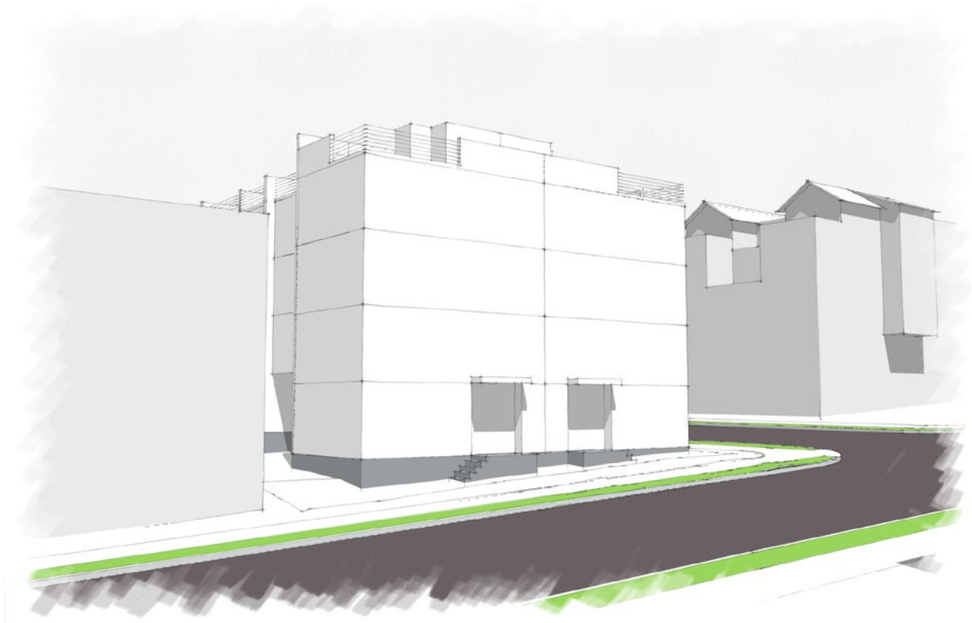


VIEW FROM NORTHEAST

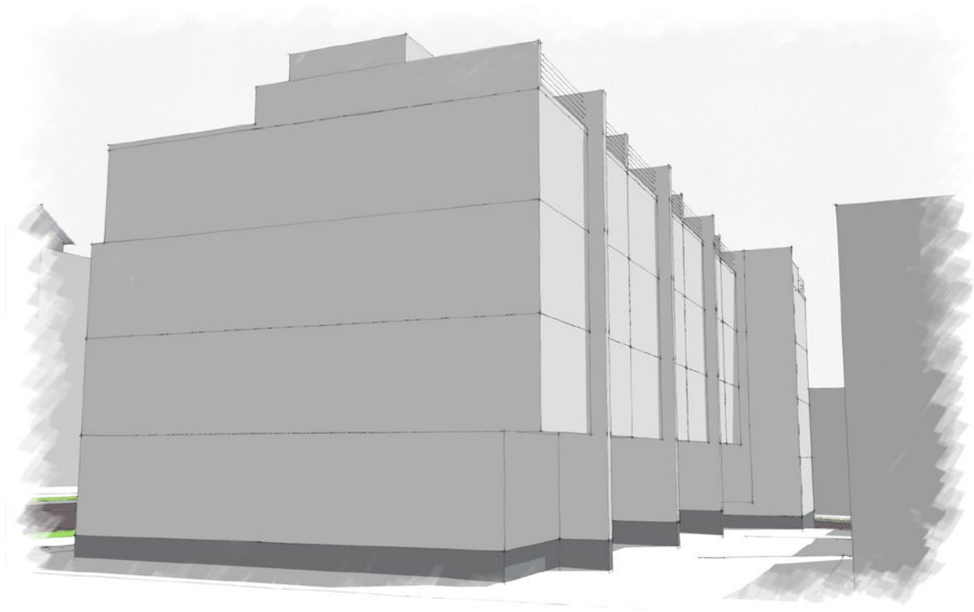


VIEW FROM NORTHWEST

VIEW FROM SOUTHEAST

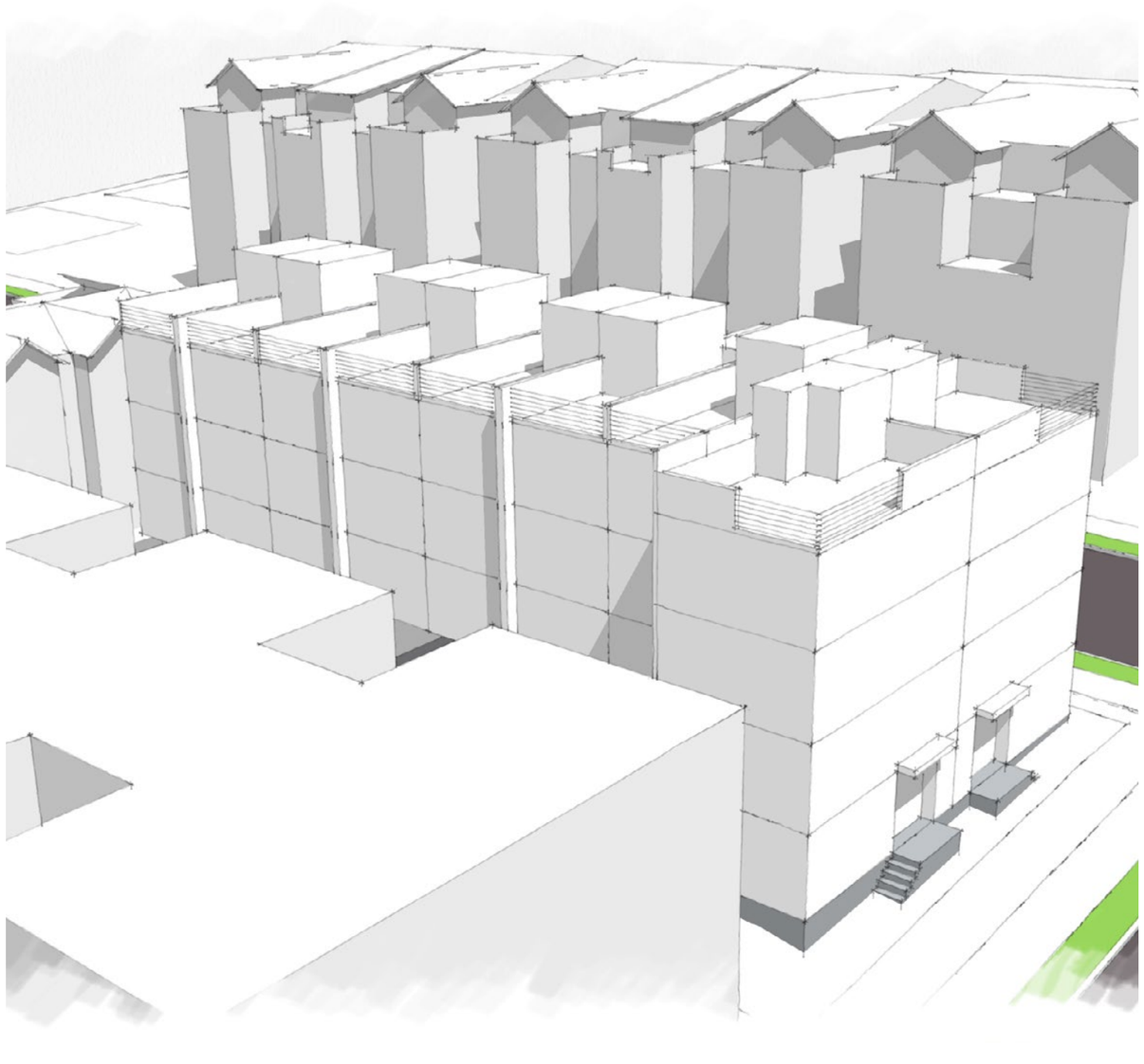


VIEW FROM SOUTHWEST

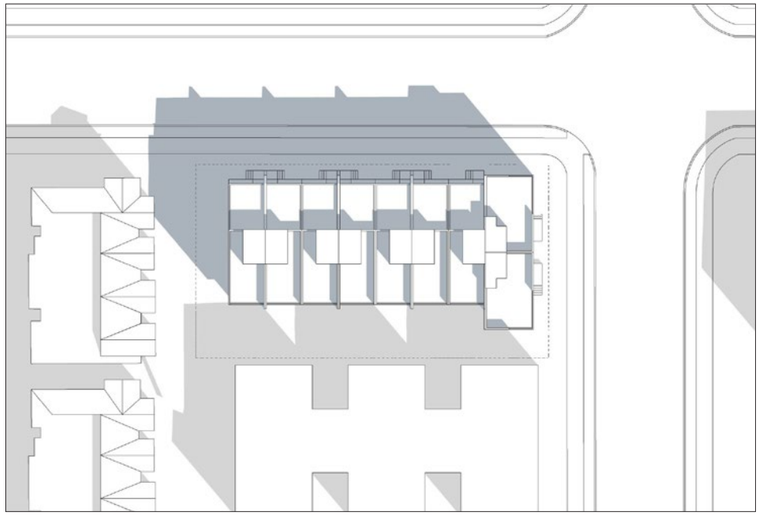




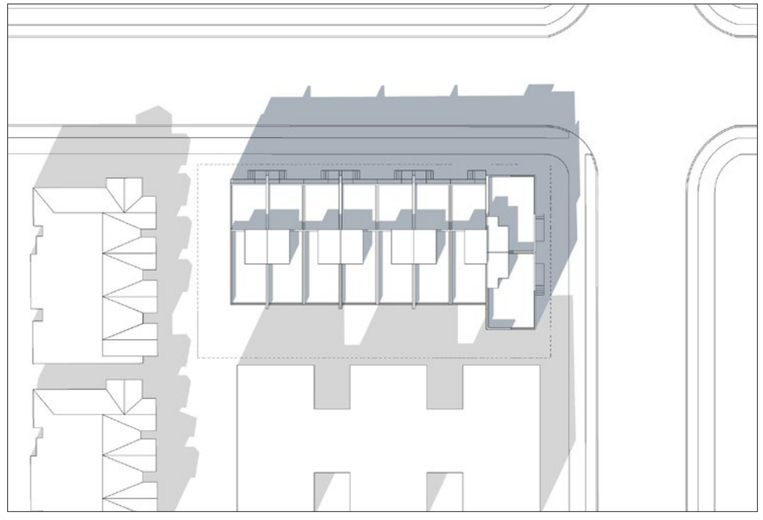
AERIAL VIEW FROM NORTHWEST



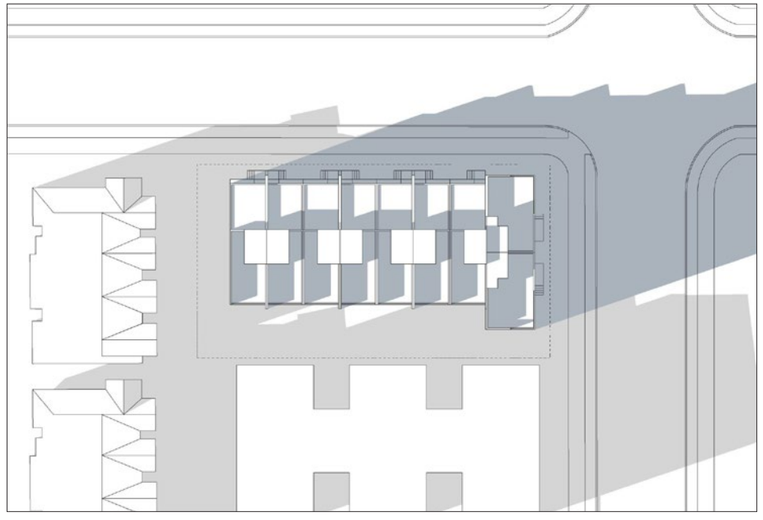
AERIAL VIEW FROM SOUTHEAST



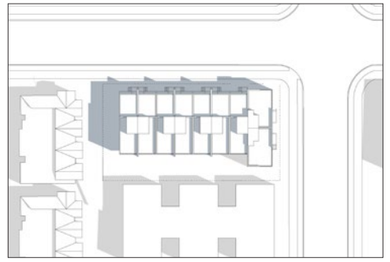
MARCH / SEPTEMBER 21, 9 AM



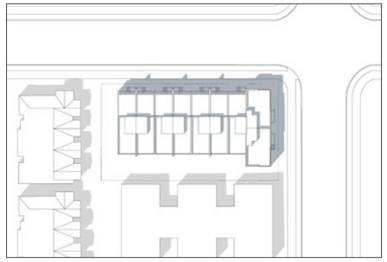
MARCH / SEPTEMBER 21, 12 PM



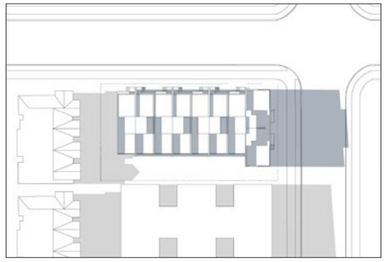
MARCH / SEPTEMBER 21, 3 PM



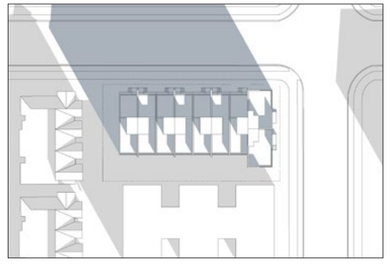
JUNE 21, 9 AM



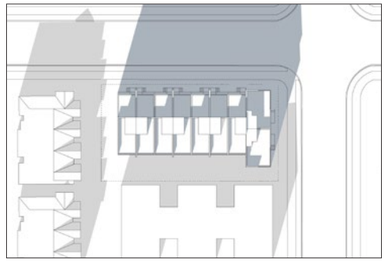
JUNE 21, 12 PM



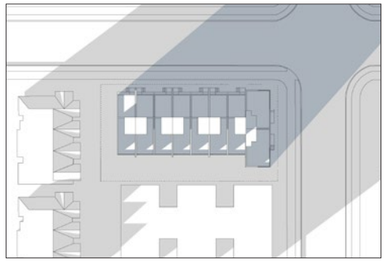
JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM

FAR & GFA DIAGRAMS

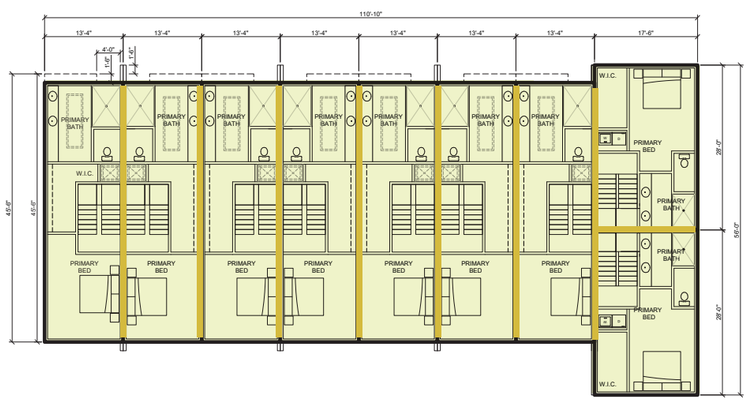
ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019

FLOOR AREA INCLUDED IN BOTH FAR AND GFA CALCULATIONS FOR MHA FEES

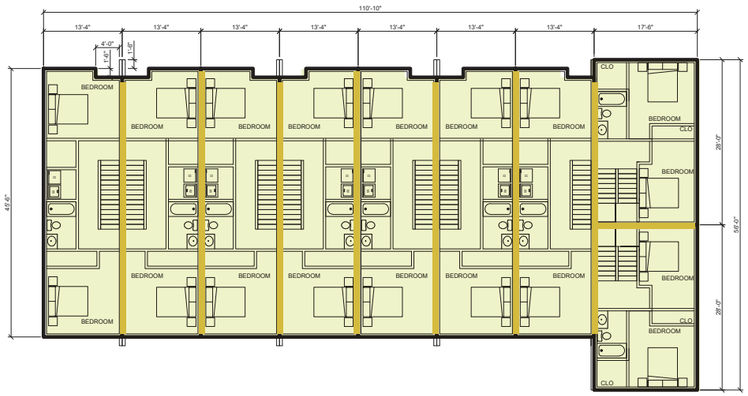
FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



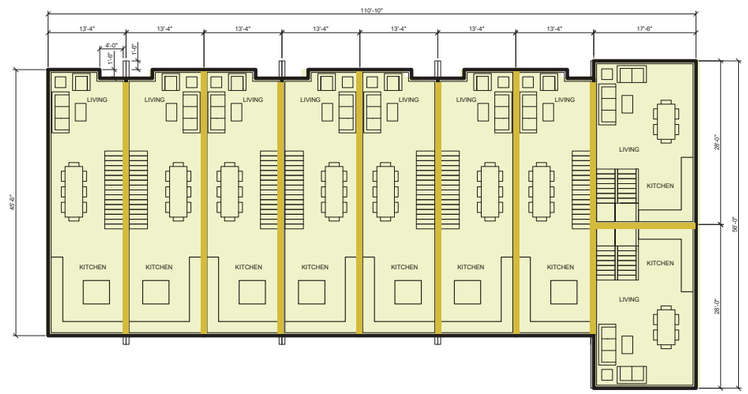
PENTHOUSE PLAN



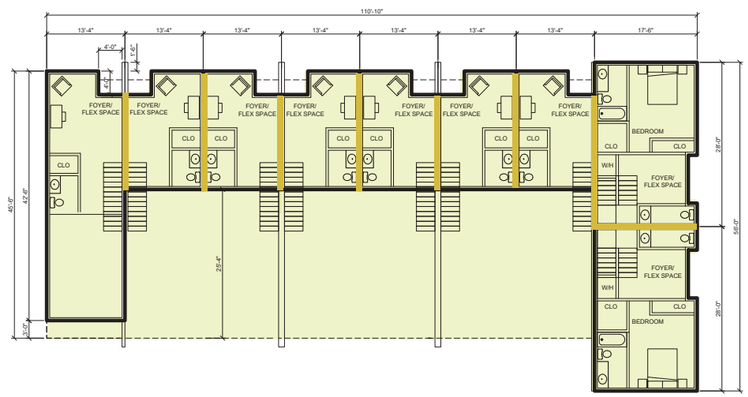
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

FAR CALCULATIONS

RH 1	
FIRST FLOOR	493.83 SF
SECOND FLOOR	542.08 SF
THIRD FLOOR	542.08 SF
FOURTH FLOOR	530.33 SF
PENTHOUSE	82.42 SF
	2,191 SF
RH 2-7	
FIRST FLOOR	218.39 SF
SECOND FLOOR	542.08 SF
THIRD FLOOR	542.08 SF
FOURTH FLOOR	530.33 SF
PENTHOUSE	82.42 SF
	1,915 SF x 6
	11,490 SF
RH 8-9	
FIRST FLOOR	431.75 SF
SECOND FLOOR	445.50 SF
THIRD FLOOR	445.50 SF
FOURTH FLOOR	445.50 SF
PENTHOUSE	71.85 SF
	1,840 SF x 2
	3,680 SF
COVERED PARKING	**2,054 SF**
TOTAL	**19,415 SF**
ALLOWABLE	**20,680 SF**

GFA CALCULATIONS

RH 1	
FIRST FLOOR	501.42 SF
SECOND FLOOR	563.58 SF
THIRD FLOOR	563.58 SF
FOURTH FLOOR	551.83 SF
PENTHOUSE	88.17 SF
	2,268 SF
RH 2-7	
FIRST FLOOR	235.56 SF
SECOND FLOOR	563.58 SF
THIRD FLOOR	563.58 SF
FOURTH FLOOR	551.83 SF
PENTHOUSE	88.17 SF
	2,002 SF x 6
	12,012 SF
RH 8-9	
FIRST FLOOR	447.58 SF
SECOND FLOOR	466.00 SF
THIRD FLOOR	466.00 SF
FOURTH FLOOR	467.50 SF
PENTHOUSE	78.11 SF
	1,925 SF x 2
	3,850 SF
COVERED PARKING	**2,054 SF**
TOTAL	**20,184 SF**



- Mirrored townhouse unit design

- Articulation of facade with modulation and simple glazing groupings





- Elevated stoop entries



- Highest quality materials at pedestrian level



- Grouping of glazing

PRECEDENT IMAGES



OPTION THREE - CHARACTER RENDERING








OPTION THREE - INSPIRATION