

| STREAMLINED DESIGN REVIEW |

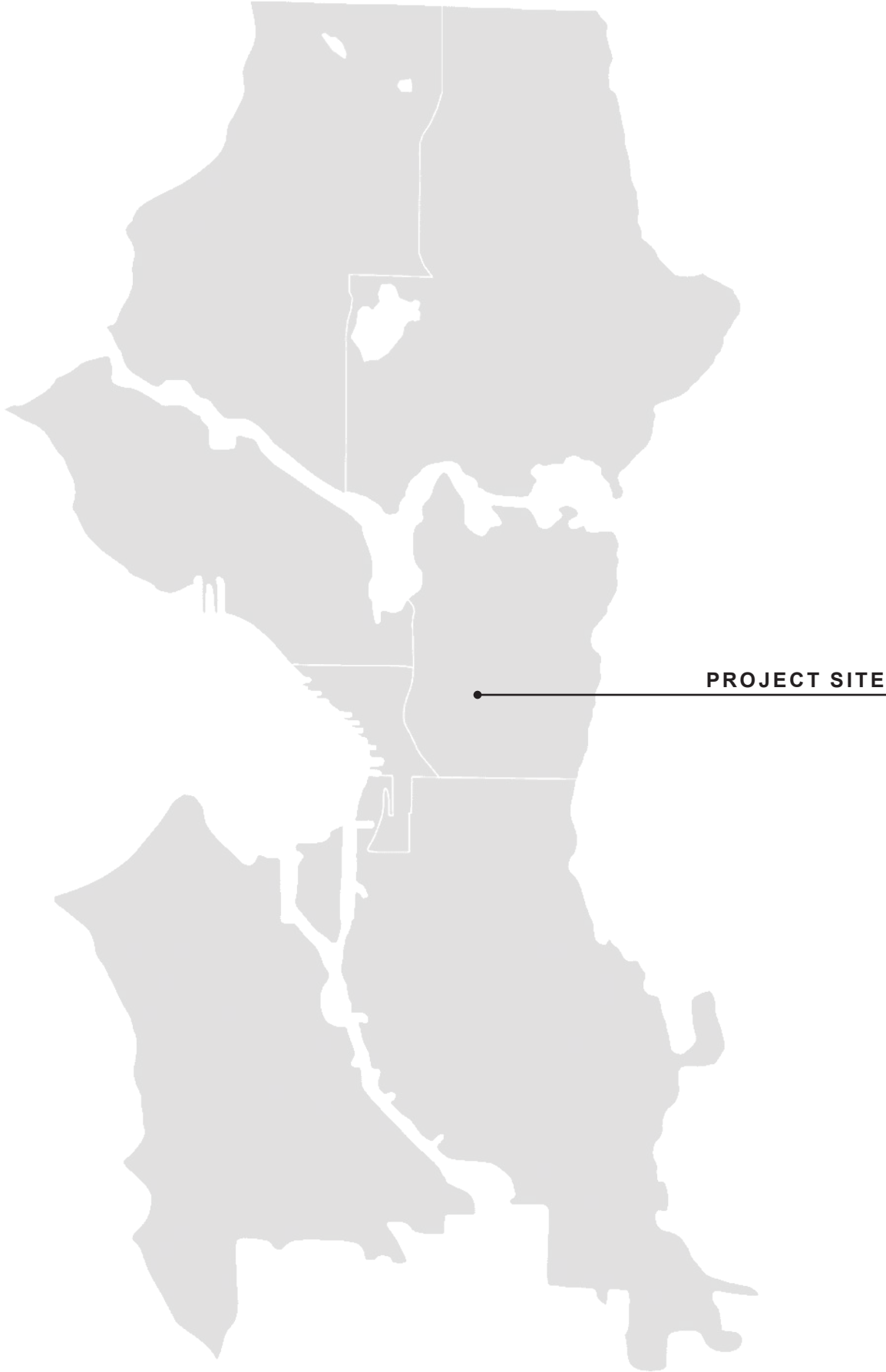
DCI # 3039518-EG
1625 21ST AVE
Seattle, WA 98122

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

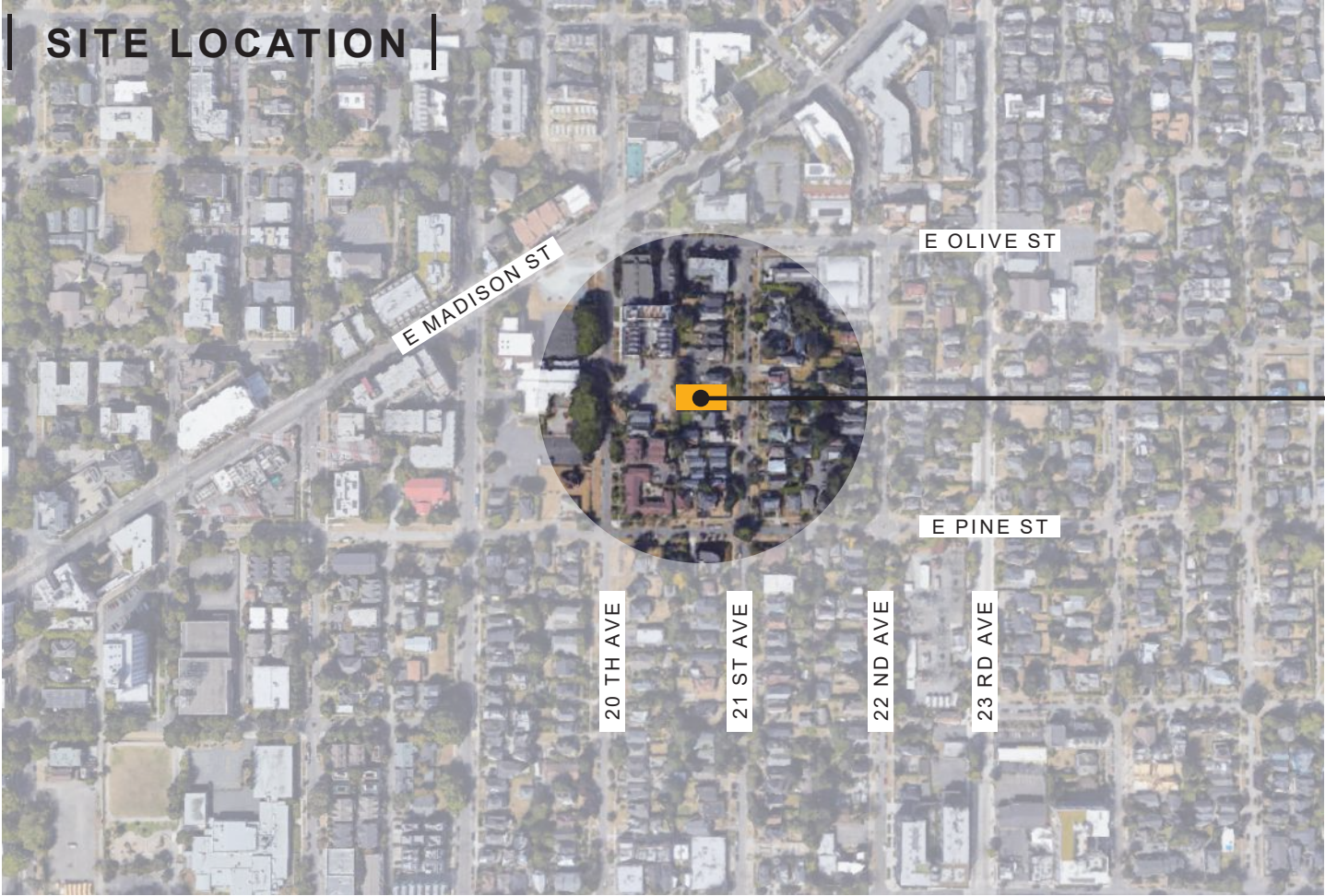
Owner:
Blackwood acquisitions, LLC
118 SE EVERETT MALL WAY
EVERETT, WA 98208
Contact: Cameron Willet
Phone: 206- 889-9308

DCI Contact:
Corey Buttry
corey.buttry@seattle.gov





PROJECT INTRODUCTION	Site Location	3
SITE INFORMATION	Applicable Development Standards	4
	Urban Analysis	5
	Neighborhood Character	6
	Community Outreach	8
	Surrounding Context / Street Views	10
	Existing Site conditions	13
DESIGN PROPOSAL	Priority Design Guidelines	15
	Generative Diagrams	17
	Proposed Site Plan	18
	Lighting Plan	19
	Elevations + Materials	20
	Privacy Studies	28
	FAR and GFA Diagrams	29
	Floor Plans	30
	Character Renderings	34



EXISTING SITE

The project site is parcel #722850-1870 and located off of 21st Ave between E Pine St and E Olive St. The lot measures roughly 125ft deep by 60ft wide and is approximately 7500sf. Currently there is a duplex on the site that will be removed for the proposed project. The site is located and bordered by LR1 (M1) zoning.

The site contains an exceptional tree located in the northwest corner.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR1 (M1), as is the majority of the block. The northern end of the block, bordering Olive St, is zoned NC2-75 (M1) and the western side of the block, bordering 20th Ave is LR3 (M). West of 20th Ave is MR (M1) zoning and to the south of the block, across E Pine St is SF 5000 zoning. It should also be noted the site is within the Madison-Miller Residential Urban Village.

DEVELOPMENT OBJECTIVES

The project proposes the construction of five new townhouse units. The existing duplex will be demolished under this proposal. While parking is not required due to this site being located within the Madison-Miller Urban Village, we are proposing one parking stall. The parking stall will be accessed off of 21st Ave.

NEIGHBORHOOD CUES

The subject parcel is located in the highly developed north portion of the Cherry Hill neighborhood; making it a great location to increase density. The block is adjacent to E Madison St, a significant arterial. Downtown Seattle and Capitol Hill are easily accessible through transportation. The surrounding neighbors range from 1- to 4-story residential homes. Multi-family housing is rising in this area due to a recent zone change.



- SITE LOCATION**
1625 21ST AVE
Seattle, WA 98122
- ZONING SUMMARY**
Zone: LR-1 (M1)
Overlay: Madison-Miller Urban Village
ECA: None
- PROJECT PROGRAM**
Site Area: 7500 SF
Number of Residential Units: 5
Number of Parking Stalls: 1
Approx. FAR = 7622 SF each
Avg. FAR Per Unit = 1524 SF
- DESIGN REVIEW**
Streamlined (Previously Zoned RSL/TC)
- ADJUSTMENTS REQUESTED**
None

ADDRESS: 1625 21st Ave, Seattle, WA 98122
PARCEL #: 722850-1870
ZONING: LR1 (M1)
OVERLAYS: Madison-Miller residential urban village
SITE AREA: 7,500 SF

23.45.504 PERMITTED USES
Permitted outright: Residential - Townhomes

23.45.514 STRUCTURE HEIGHT
Allowed Maximum Base Height: 30'-0"
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.) 34'-0"
10'-0" additional allowed for stair penthouse 40'-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: 1.4

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 <40' in length: 5'-0" Minimum
Side Setback for Facades ≥ 40' in length: 7'-0" Average/5'-0" Minimum

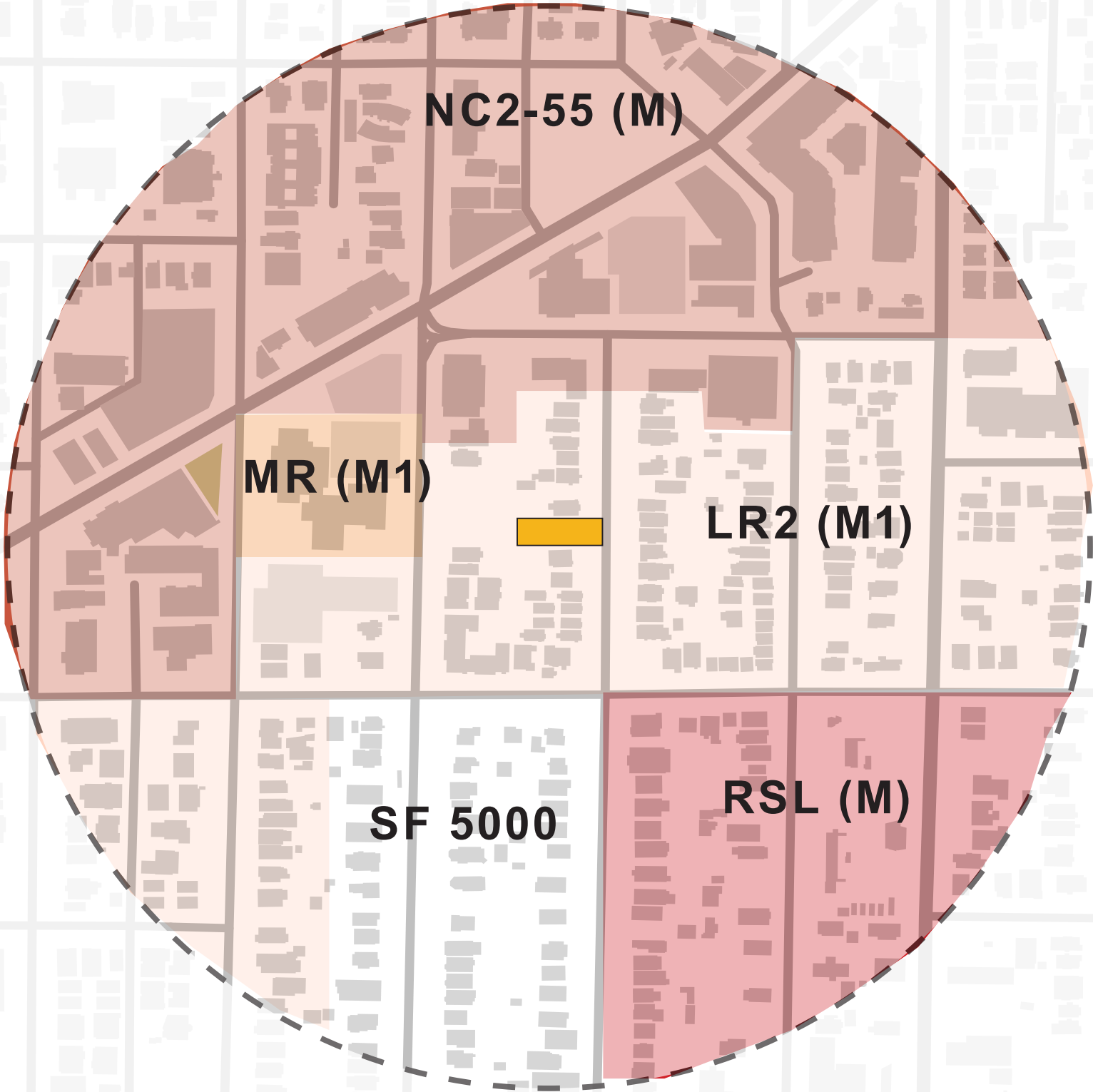
23.45.524 LANDSCAPING AND SCREENING STANDARDS
• Green Factor score of .60 or greater, per Section 23.45.524, is required for any lot within an LR zone if construction of more than new dwelling unit or a congregate residence is proposed on the site.
• Street trees are required when any development is 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.

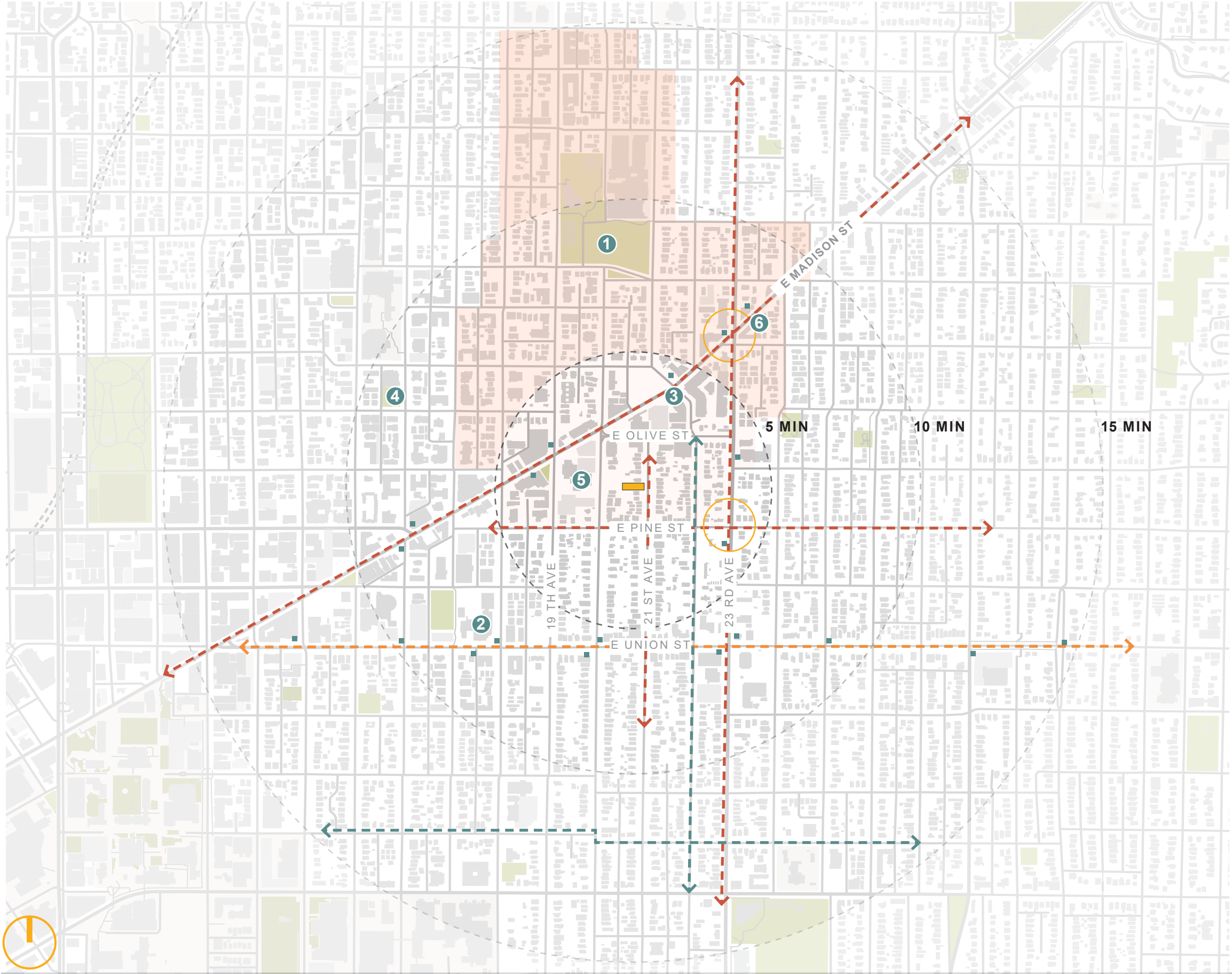
23.45.522 AMENITY AREA
Required: 25% of Lot Area (50% Provided on Ground Level)
25% x 7,500 SF = 1,875 SF (938 SF at Ground Level)

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 = 5 stalls
• 1/20 Short Term stalls per unit = 2 stalls (rounded up)

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
Residential, 2-8 dwelling units: 84 SF
The minimum horizontal dimension of required storage space is 12 feet.

ZONING CODE SUMMARY
[MAP OF ZONING]





| URBAN ANALYSIS KEY |

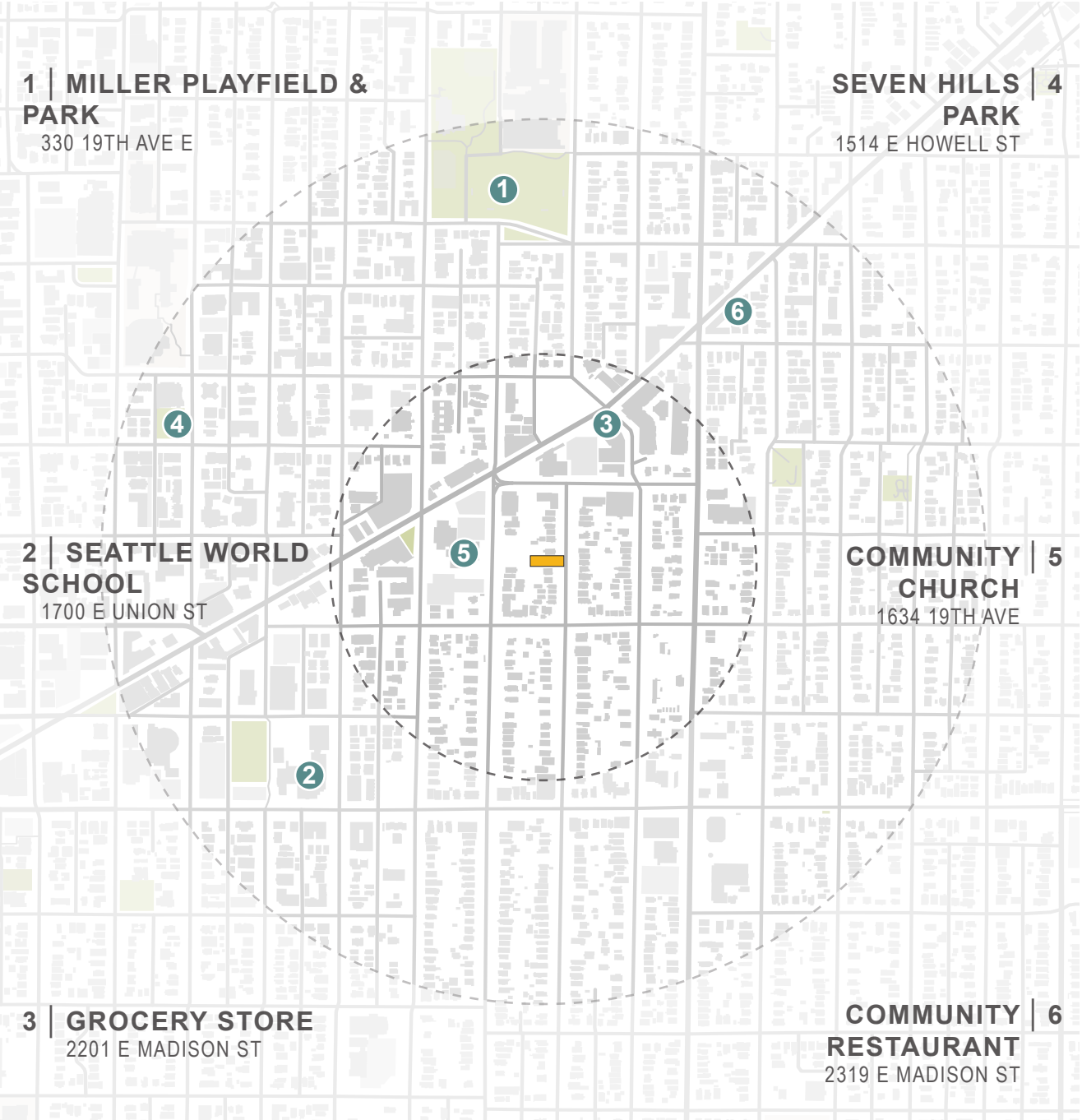
- PROJECT SITE
- PRIMARY ACCESS ROAD
- NODE
- LANDMARKS
- WALKSHED
- PARKS
- PUBLIC TRANSIT
- STAY HEALTHY STREETS
- BIKE LANE
- MADISON MILLER RESIDENTIAL URBAN VILLAGE





NEIGHBORHOOD CHARACTER

| WITHIN 15 MIN WALK |



1 | MILLER PLAYFIELD & PARK
330 19TH AVE E

SEVEN HILLS | 4 PARK
1514 E HOWELL ST

2 | SEATTLE WORLD SCHOOL
1700 E UNION ST

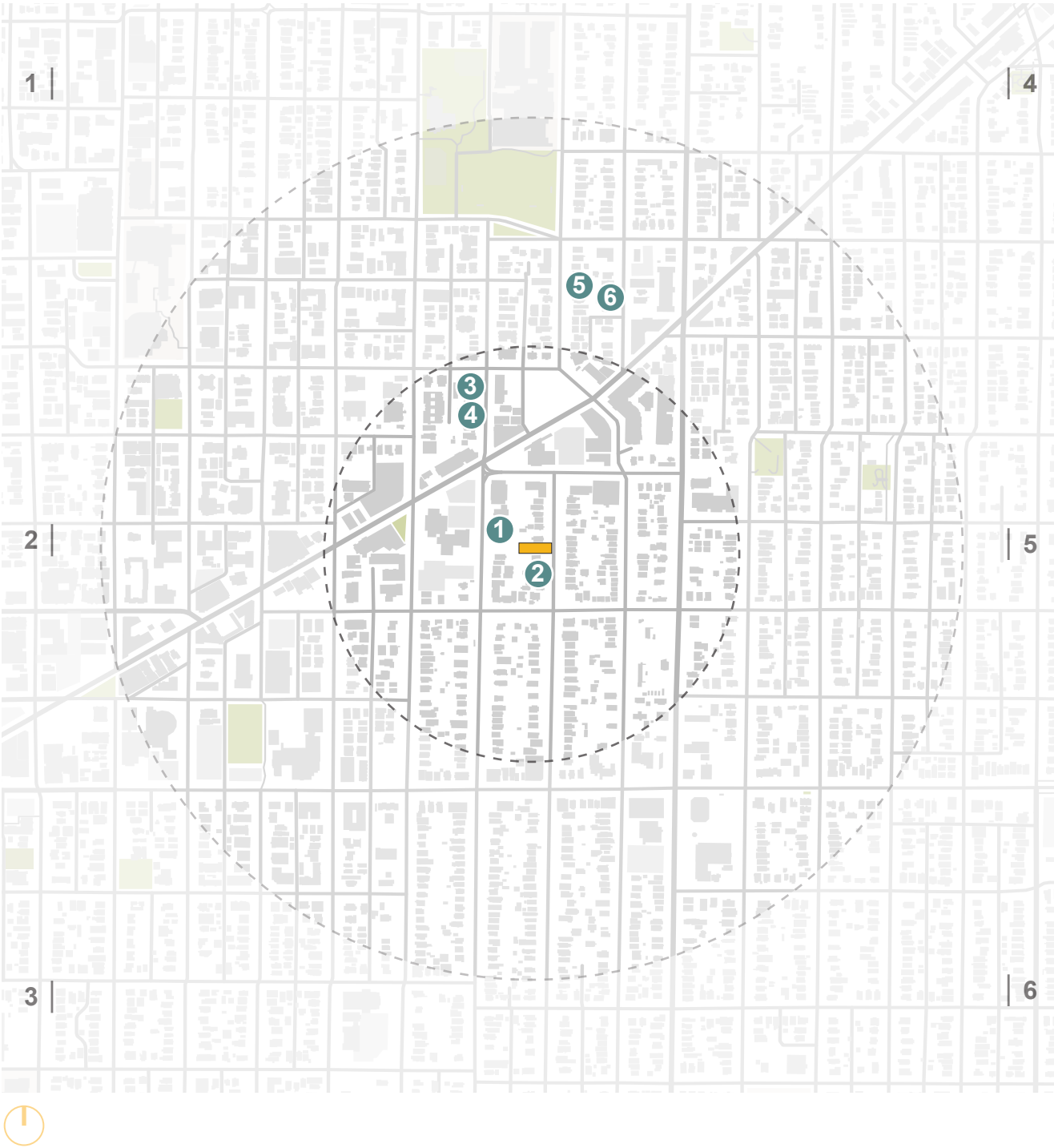
COMMUNITY | 5 CHURCH
1634 19TH AVE

3 | GROCERY STORE
2201 E MADISON ST

COMMUNITY | 6 RESTAURANT
2319 E MADISON ST



RESIDENTIAL CHARACTER
| WITHIN 15 MIN WALK |



CONE
ARCHITECTURE



WWW.CONE-ARCH.COM

Dear Resident, this flyer is to include you in a **PROJECT UNDER DESIGN REVIEW** in your area.

Project Name
Madison 5

Project address
1625 21st Ave Seattle, WA 98122

SDCI record number
3039518-EG

Project Contact
Michelle Lalonde, CONE Architecture
lalonde@cone-arch.com, 206-693-3133

About the project

Blackwood Builders and CONE Architecture are partnering on the development of 1625 21st Ave. The new development will include five (5) townhouses and five (5) 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 about this project. Please share your concerns and priorities for this new building and for the neighborhood overall at the interactive 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.



ONLINE SURVEY
<https://www.surveymonkey.com/r/GPRFQ6M>
Go to link or scan code. Available from May 9 - June 1, 2022
PROJECT WEBSITE
cone-outreach.com/madison5

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.

Additional Information

To find out more about this project and track our progress through the design review and permitting process, search the project address or project number in the Design Review Calendar and the Seattle Services Portal:
<https://web6.seattle.gov/dpd/edms/>

PRINTED AND MAILED FLYER*

CONE
ARCHITECTURE

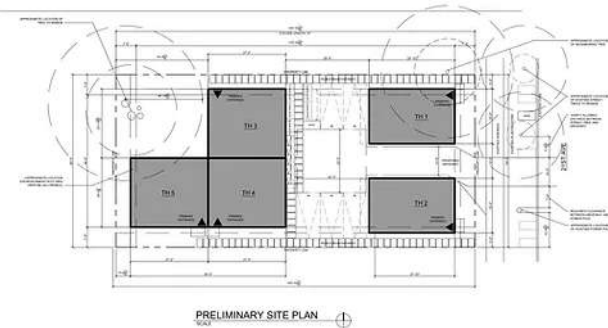
Madison 5
1625 21st Ave
Seattle, WA 98122

Early Outreach for Design Review

About the project

Blackwood Builders and CONE Architecture are partnering on the development of 1625 21st Ave. The new development will include five (5) townhouses and five (5) parking stalls. Planning has just begun and construction could start as early as Spring 2023.

ADDRESS: 1625 21st Ave Seattle, WA 98122
SDCI RECORD NUMBER: 3039518-EG
APPLICANT: Cone Architecture
CONTACT:
Michelle Lalonde
lalonde@cone-arch.com
206-693-3133



Take our survey

Use this online survey to provide feedback.

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

This survey link will be available through 06/01/22.

[Take Survey](#)

Additional information

You can track our progress through the permitting process. Search the project address "1625 21st Ave" or project number "3039518-EG" in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

To find out more about early outreach for design review, visit the [City of Seattle's Department of Neighborhood's](#) web page.

Share your thoughts

Please share your concerns and priorities for this new development, and for the neighborhood overall, on the project website. Information you share in this survey could be made public. Please do not share any personal/sensitive information.

Name

Email or phone

Tell us more

SCREENSHOT OF WEBSITE*

COMMUNITY OUTREACH SUMMARY

1. Electronic/Digital Outreach: Online Survey, medium impact: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, information about the interactive website, email address to provide feedback, where additional information can be found, a collection of information statement, and four questions.

Survey link: <https://www.surveymonkey.com/r/GPRFQ6M>
Public informed by: Printed Outreach Flyer
Date Survey launched: 05/09/2022
Date Survey closed: 06/01/2022

Electronic/Digital Outreach: Cone Architecture received six (6) responses to the survey that was created through Survey Monkey. Summary of responses:

Q1: What is your connection to this project? (Select all that apply)

- (6) I live very close to the project
- (0) I live in the general area
- (0) I own a business nearby
- (0) I visit the area often for work or leisure
- (0) I don't have a direct connection, but I care about growth and development in Seattle
- (2) Other
 - 1. I live directly across the street.
 - 2. I have lived directly across the street since 1997

Q2: What is most important to you about a new building on this property? (Select all that apply)

- (5) That it is nice looking
- (1) That it looks unique and interesting
- (1) That it is affordable for residents and/or businesses
- (1) That it is designed to be family-friendly
- (4) That it is designed with environmental sustainability in mind
- (2) Other
 - 1. That it isn't aiding gentrification and is a house.
 - 2. That it is not overbuilt for the lot size

Q3: What concerns do you have about this project?

- (3) Construction noise/impacts
- (4) That I will not like the way it looks
- (2) That it will not be affordable
- (3) That it may feel out of scale with other buildings nearby
- (3) That it will make driving and parking in the neighborhood more difficult
- (2) I don't have specific concerns
- (2) Other
 - 1. That this will further induce prices rising and push out even more long term residents
 - 2. Parking. I am glad to see off-street parking included.

Q4: Is there anything specific about this property or neighborhood that would be important for us to know?

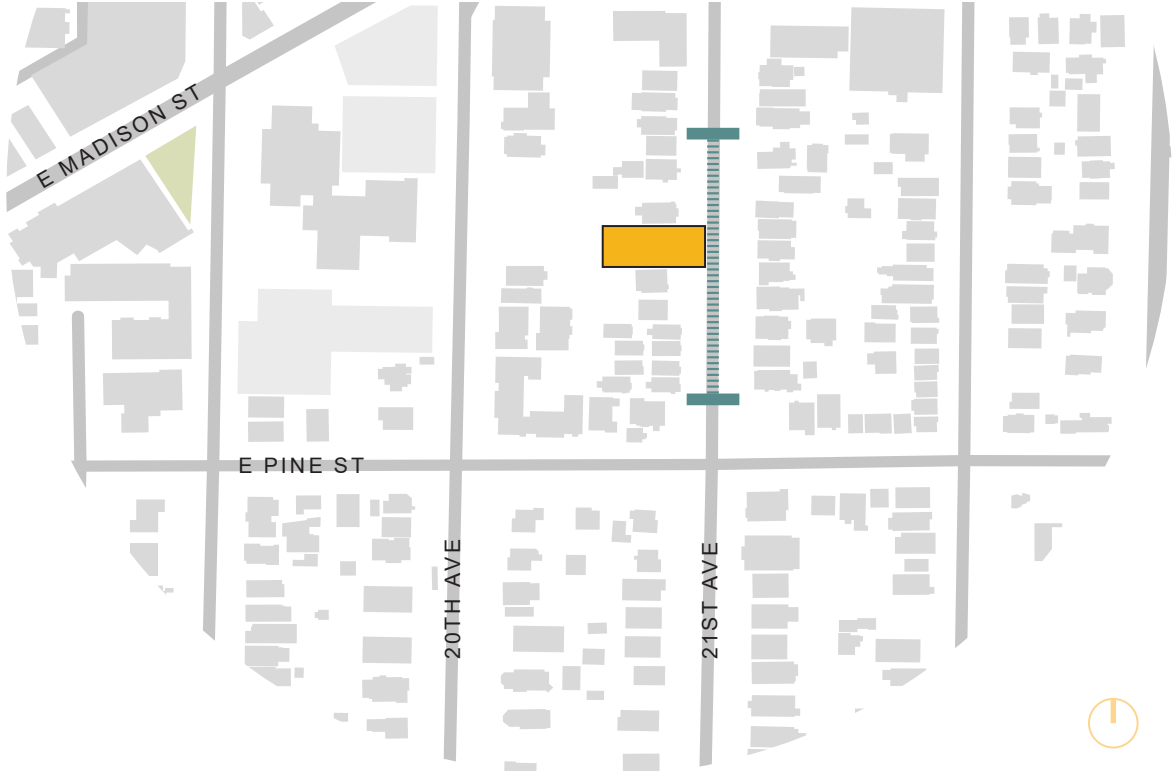
- (4) No response
- (2) Gentrification
- (2) Affordability
- (1) Parking - Provide off street parking.
- (1) Scale - Against increased density.

2. Electronic/Digital Outreach: Interactive Project Website, low impact: Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, information about the survey, email address to provide feedback, where additional information can be found, a collection of information statement and a site plan to help visualize the proposed project.

Website link: www.cone-outreach.com/madison5
Public informed by: Printed Outreach Flyer and Survey
Date Website launched: 05/09/2022
Date Website closed: 06/01/2022

Electronic/Digital Outreach: Cone Architecture received zero (0) responses to the interactive website that was provided for feedback.





| SITE |



| LOOKING WEST |

21ST AVE

| LOOKING EAST |

| ACROSS SITE |





NE CORNER LOOKING TOWARDS SITE



SE CORNER LOOKING TOWARDS SITE

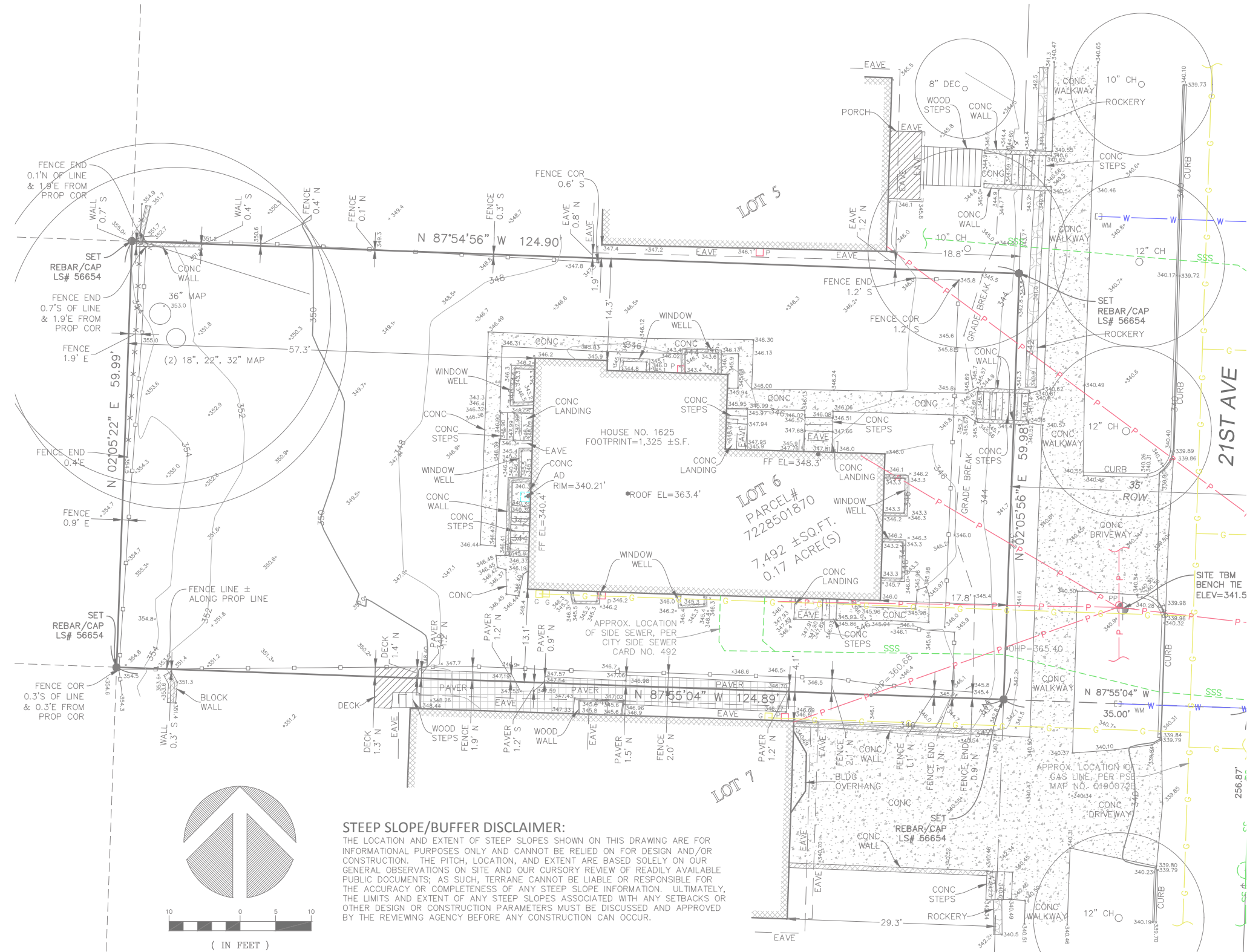


ADJACENT PARKING LOT LOOKING EAST TOWARDS SITE



21ST AVE LOOKING WEST ONTO SITE

SITE SURVEY



EXISTING SITE CONDITIONS

- Located at 1625 21st Ave
- 1 existing one-story duplex
- Site Area = 7500 SF
- Measures 60ft wide by ~125ft deep

TOPOGRAPHY

- Approximately 12'-0" slope up across site from east to west.

ADJACENT BUILDINGS AND USES

- North: 1.5-Story Duplex
- East: 1-Story Single Family
- South: 2-Story Single Family
- West: Parking Lot

SITE CONSTRAINTS

- Power Pole along 21st Ave requires 7'-6" space between itself and driveway

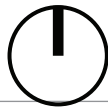
TREES

- There is 1 trees on site.
- There are 3 trees just off-site. One is to the north. The other two are to the within the right of way.
- The northwest big-leaf maple tree is exceptional per arborist report.

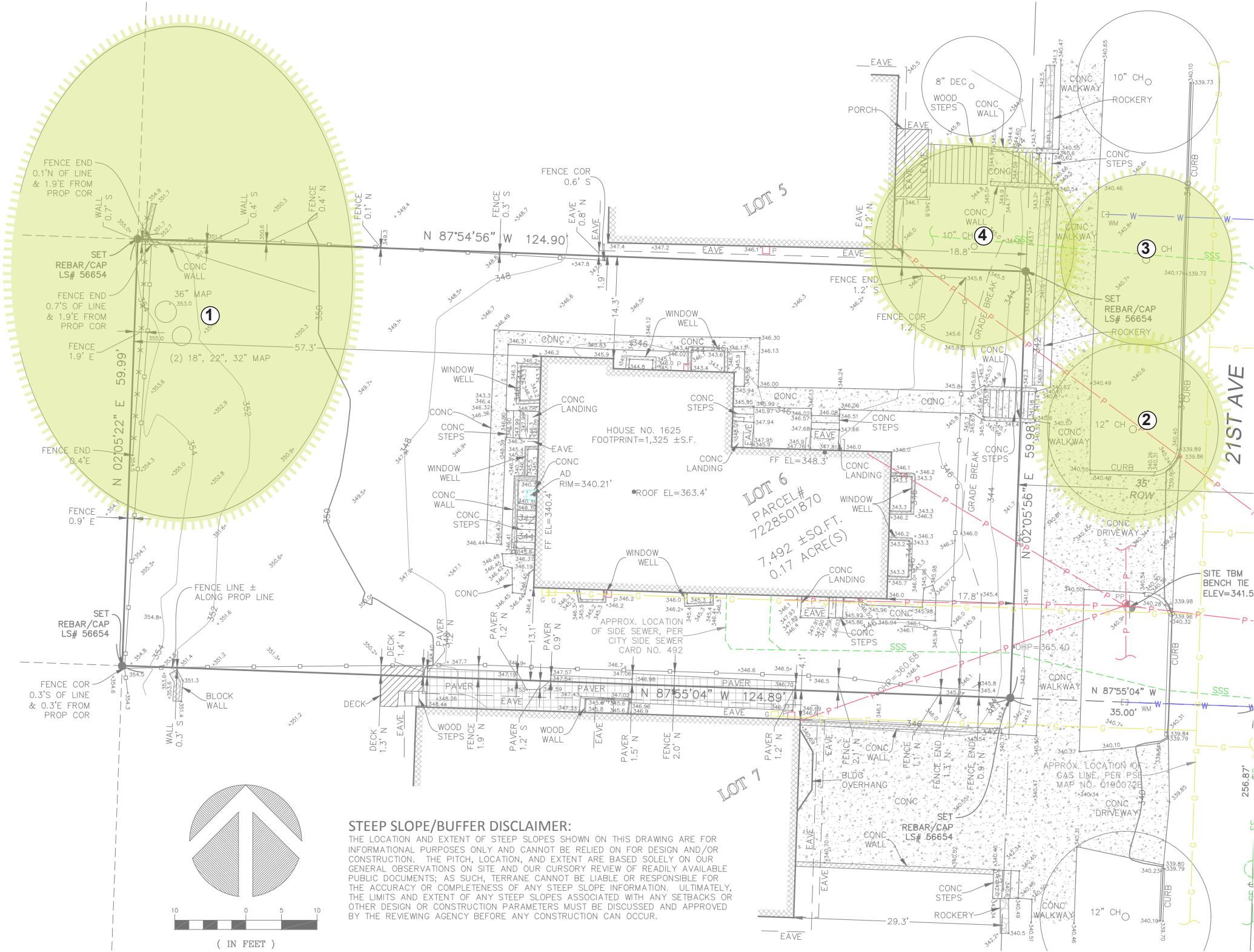
LEGAL DESCRIPTION

LOT 6, BLOCK 15, RENTON HILL ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON

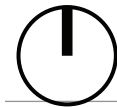
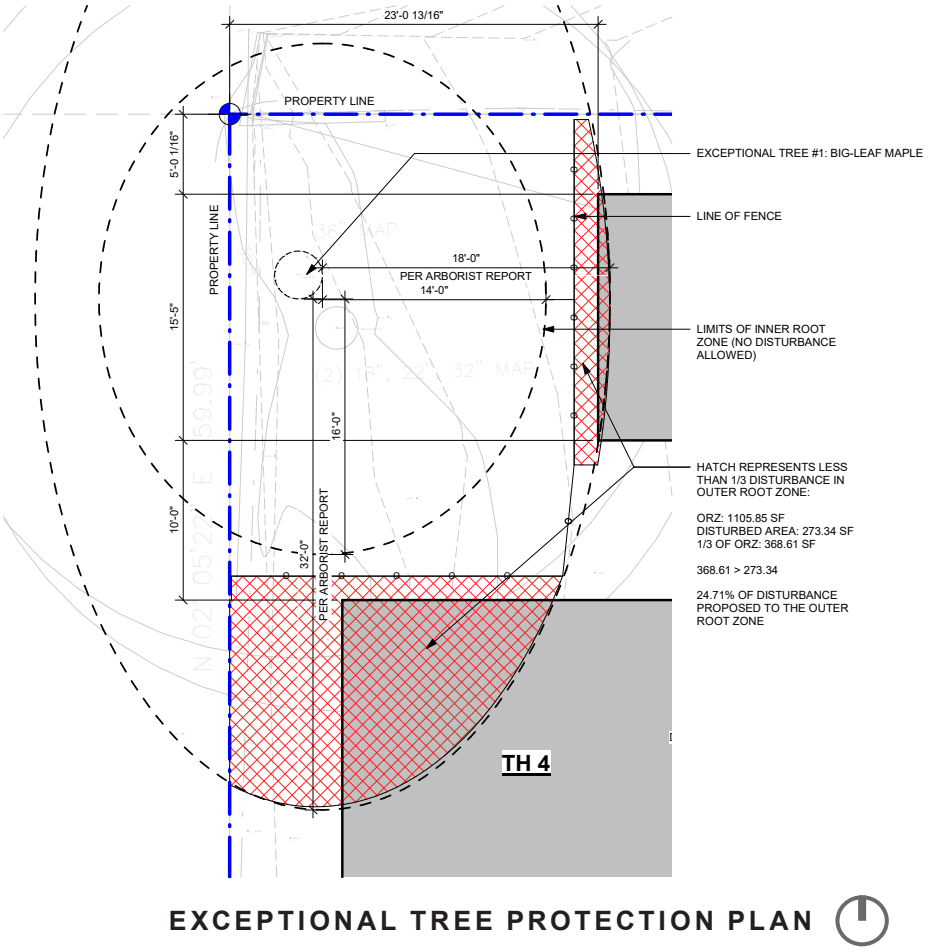
APN: 722850-1870



SITE SURVEY



TREE	SPECIES	DBH INCHES	EXCEPTIONAL	COMMENTS
1	Big-Leaf Maple	45.6"	Yes	Multi-trunked (10", 10", 14", 24", 28"). Fair condition. crown spread is 32' to the south and 18' to the east.
2	Flowering Cherry	16"	No	Off site. Within right of way
3	Flowering Cherry	16"	No	Off site. Within right of way



PRIORITY DESIGN GUIDELINES

EARLY RESPONSE



CS1. NATURAL SYSTEMS AND SITE FEATURES

C. TOPOGRAPHY

- 1. Land Form: Use the natural topography and/or other desirable land forms or features to inform the project design.
- 2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

The existing site has a grade change of about 10’, sloping towards the west. We have integrated the project within the site by stepping the units gradually towards the west. This helps create an entry condition at the street that provides additional character to the project. The proposed driveway is used to accommodate the change in elevation, allowing for the step up of the rear units, while aiming to protect the existing tree located on the west.



CS2. URBAN PATTERN AND FORM

C. RELATIONSHIP TO THE BLOCK

- 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

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 context of the neighborhood has been slowly evolving, the project is using material and form to respond to both new and old structures. Gable roof forms proposed for the street-facing units connect to both the new and existing construction along 21st Ave while also aiding to reduce the overall scale of the project. Further west in the proposed development, flat roof decks are proposed for amenity space for tenants as well as connecting to a more contemporary design language. The stair towers are pushed back off the property lines to reduce the structures height to surrounding neighbors.



CS3. ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- 2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
- 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 mass is broken down further at the street face, proposing a third-level deck out of the prime bedroom. Providing large glazed door and large windows facing the street. This ensures the daylight is sufficient, and also creates a safer environment by providing a line of sight and natural surveillance at the street.

All units also have open usable second level outdoor space within the auto court. To ensure usability and privacy, wood screening and landscaping are provided.

Keeping the same design language and collection of elements at all entries provide clear directional cues in addition to providing linear pathways that connect visually from outside of the development to the inside drive court.

PRIORITY DESIGN GUIDELINES			EARLY RESPONSE
	PL3. STREET-LEVEL INTERACTION	A. ENTRIES 1.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. 2. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as: a. overhead shelter: canopies, porches, building extensions; b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks; c. ground surface: seating walls; special paving, landscaping, trees, lighting; d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.	The unit entries facing the autocourt and the street both include: base color and material change, building overhang protection, framed awnings, wood soffits, lighting fixtures, textured hardscape, and substantial landscaping along the edges of the auto court. The wood textures proposed within the site creates privacy for the ground use for each unit, while bringing in residential textures and warmth.
	DC2. ARCHITECTURAL CONCEPT	A. MASSING 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries. B. ARCHITECTURAL FACADE COMPOSITION 1. Facade 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 facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.	Modulation between units and second-level decks at the front street-facing units creates more individuality and lessens the bulk of the development along the street. Secondary elements connecting to the pedestrian scale, including a base material, awnings, lighting, gable forms and glazing help bring the scale down. All building facades are carefully thought out to have residential scaled textured material and thoughtful locations to changes materials. The material pallet creates a cohesive relationship between the street units, and the rear units. Elements inspired by the existing neighborhood include the gable roof lines facing 21st Ave, use of wood fencing, residential scaled material, and the use of color. The projects aims to connect to the new townhomes and the existing single families of the neighborhood.
	DC4. EXTERIOR ELEMENTS AND FINISHES	A. BUILDING MATERIALS 1.Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.	Materials have been thoughtfully chosen to complement the neighborhood through texture, details, and appropriately scaled elements. They include brick, vertical siding, and traditonal and alternating lap siding, using color to add interest and definition. The secondary materials are wood fencing, wood soffits, and croncrete planters, adding warmth to the entries and open spaces.



EXISTING STREETScape WITH PROPOSED MASSING

21ST AVE

URBAN PATTERN AND FORM

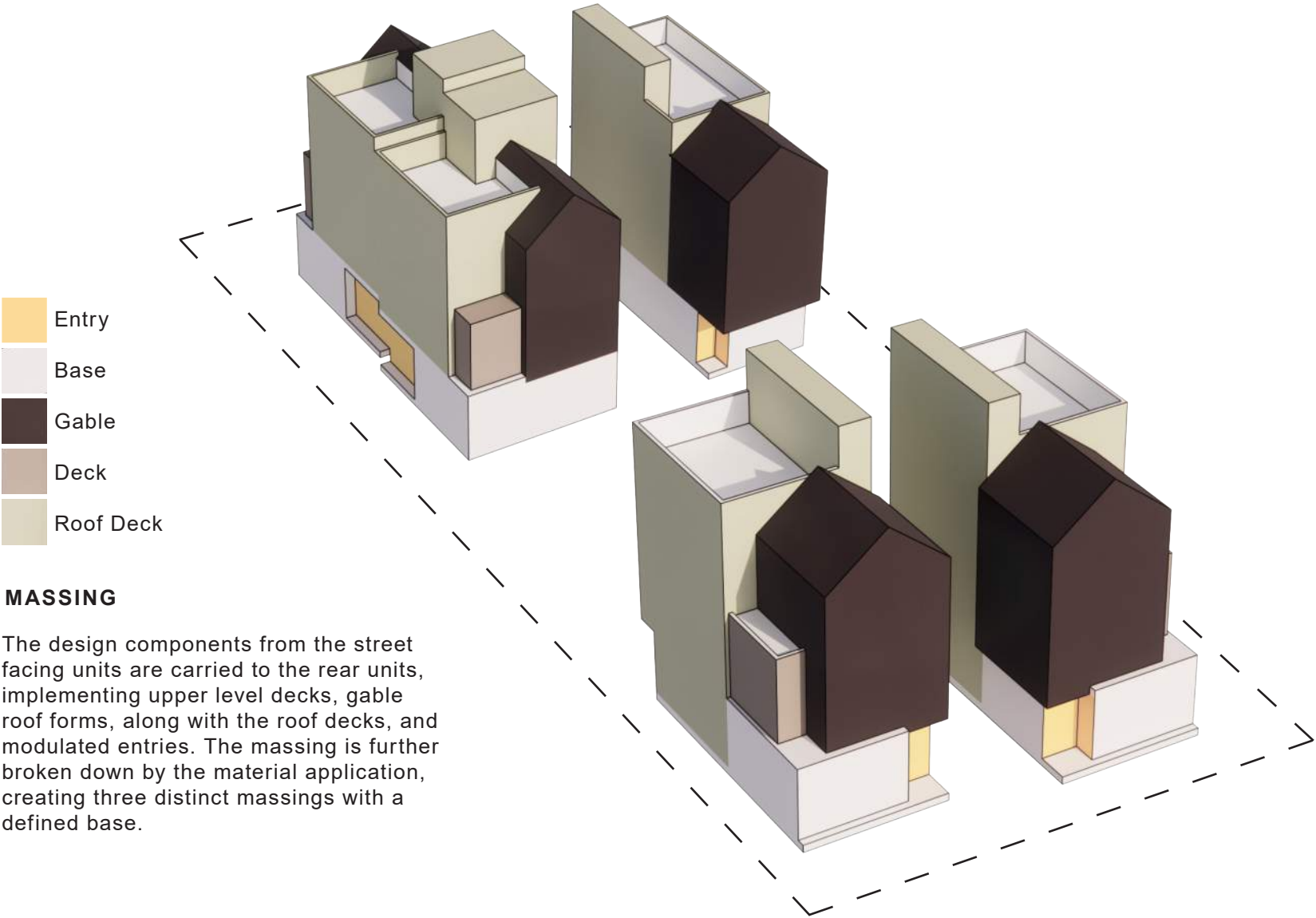
CS3.A

The proposed development takes cues from traditional roof forms found in the existing context along 21st Ave, combined with a more contemporary design with flat roof decks, also found in this neighborhood. Proposed residences are separated into detached single family and duplex structures which is more in line with the existing residential site context.

NATURAL SYSTEMS AND SITE FEATURES

CS1.C

The proposed four buildings step up the site gradually, following the existing topography, minimizing the grade disturbance along the edges of the project, and maintaining the exceptional tree to the rear of the site.



MASSING

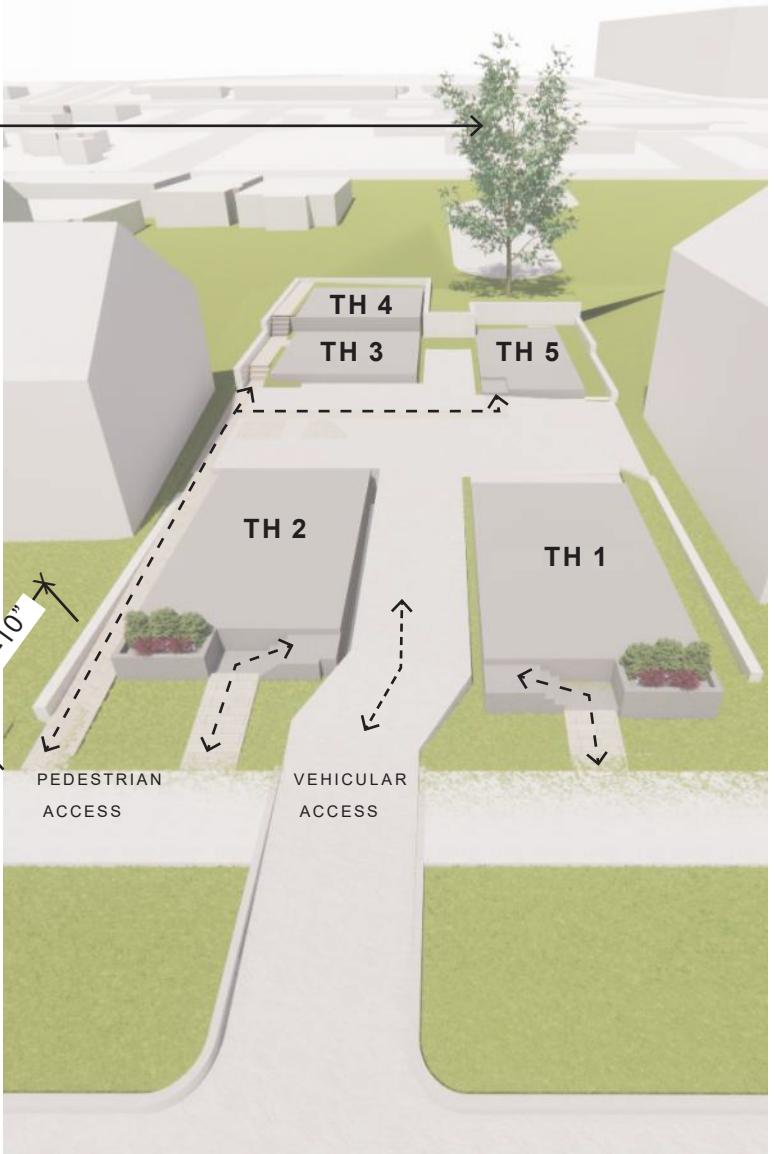
The design components from the street facing units are carried to the rear units, implementing upper level decks, gable roof forms, along with the roof decks, and modulated entries. The massing is further broken down by the material application, creating three distinct massings with a defined base.

Exceptional Big-Leaf Maple to remain.

Increased front setback at common pathway for rear units

ENTRIES

The linear pathways give access to the entries at the rear of the site, keeping the entries paired along the south property line for wayfinding, and adding modulation to all entries to further define each unit.



PROPOSED SITE PLAN

SITE PLANNING + LANDSCAPE APPROACH

The parcel is composed of 5 townhomes— 3 unit types. The placement of each unit engages with the slope of the site with each home stepping down towards the east while maintaining the exceptional tree on site to the northwest. The street facing units have entries off of 21st ave that are modulated inwards to create privacy and weather protection.

There pedestrian pathway runs along the south portion of the site and provides direct access to entries. The pathway connects to the central courtyard and primary access road 21st Ave. There is a single parking stall provided at the west of the site accessed by a central driveway. Exterior storage spaces are screened within the central courtyard and provide second level decks off the living spaces to create more usable outdoor space.

The landscape concept provides a variety of vegetation and preservation of the exceptional tree. There will be lush greenery along the right of way and planters at the entries of the street facing units to create a natural buffer between private and public spaces.



PROPOSED LIGHTING PLAN

LIGHTING PLAN APPROACH

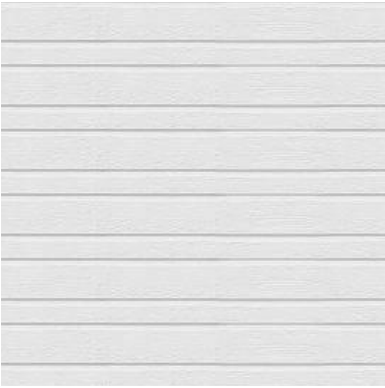
The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries. Down lights and photovoltaic lighting are located along the pathways. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.



PROPOSED LIGHTING PLAN 1



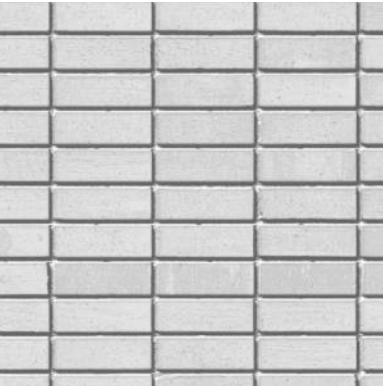
① HORIZONTAL LAP SIDING
8" REVEAL - BLUE



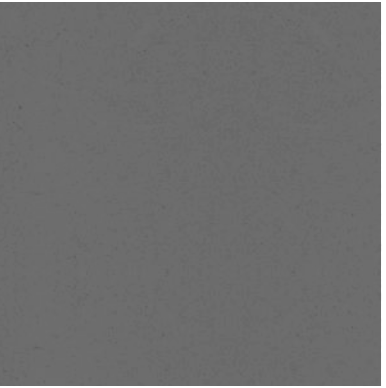
② ALTERNATING
HORIZONTAL LAP SIDING
4" & 8" REVEAL - WHITE



③ VERTICAL WOOD SIDING
OR SIM - GRAY STAIN



④ STACKED BRICK - OFF
WHITE



⑤ FIBER CEMENT PANEL



⑥ HORIZONTAL SCREENING



⑦ OPEN RAIL



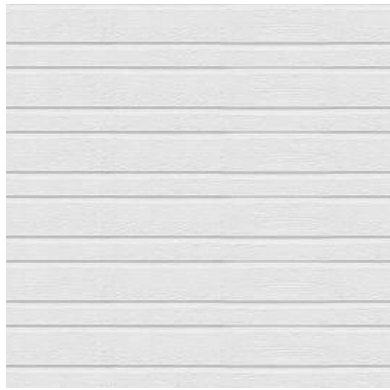
EAST ELEVATION
(21ST AVE)

PROPOSED MATERIALS

Materials have been thoughtfully chosen to complement the neighborhood through texture, details, and appropriately scaled elements. This project utilizes two different types of lap siding: traditional 8 inch lap and 4 inch/8 inch alternating lap. The traditional lap is blue, taking cues from neighbors’ usage of color. Our high quality materials include both a vertical wood siding and a light toned stacked brick. The use of several materials helps highlight the building’s modulation and maintains relation between each unit on site. Large vinyl windows are proposed which create groups of glazing to break down the massing and provide an abundance of daylight. Secondary elements such as raised planters, exposed structure awnings, and horizontal screening are added for warmth, maintenance of residential scale, and defining open space.



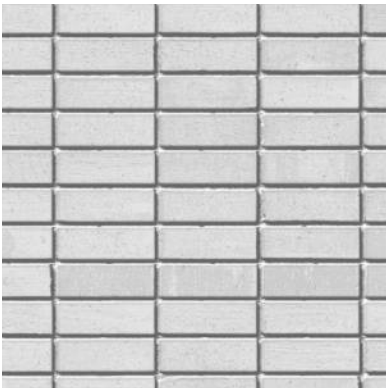
① HORIZONTAL LAP SIDING
8" REVEAL - BLUE



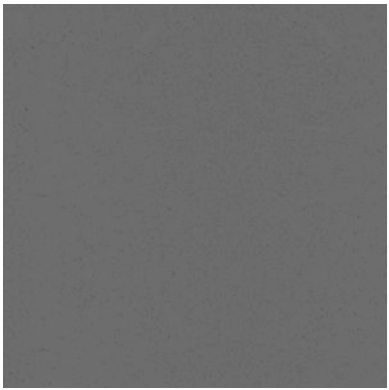
② ALTERNATING
HORIZONTAL LAP SIDING
4" & 8" REVEAL - WHITE



③ VERTICAL WOOD SIDING
OR SIM - GRAY STAIN



④ STACKED BRICK - OFF
WHITE



⑤ FIBER CEMENT PANEL



⑥ HORIZONTAL SCREENING



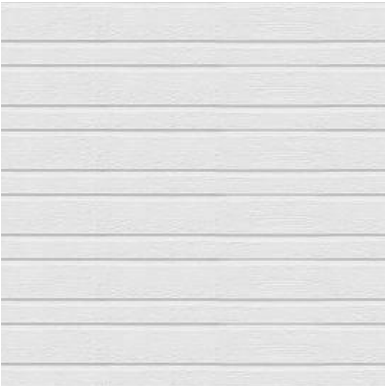
⑦ OPEN RAIL



NORTH ELEVATION



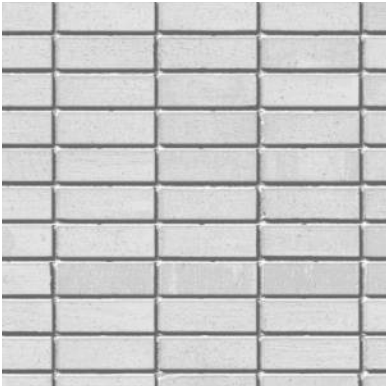
① HORIZONTAL LAP SIDING
8" REVEAL - BLUE



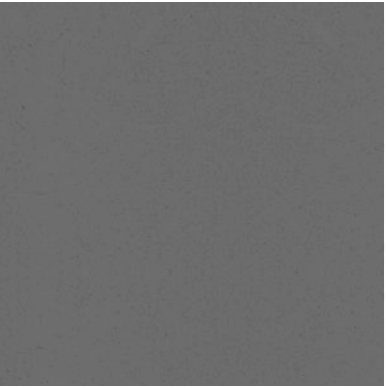
② ALTERNATING
HORIZONTAL LAP SIDING
4" & 8" REVEAL - WHITE



③ VERTICAL WOOD SIDING
OR SIM - GRAY STAIN



④ STACKED BRICK - OFF
WHITE



⑤ FIBER CEMENT PANEL



⑥ HORIZONTAL SCREENING



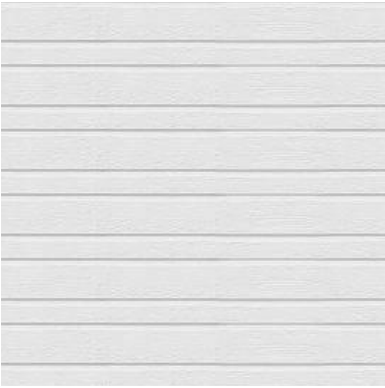
⑦ OPEN RAIL



WEST ELEVATION



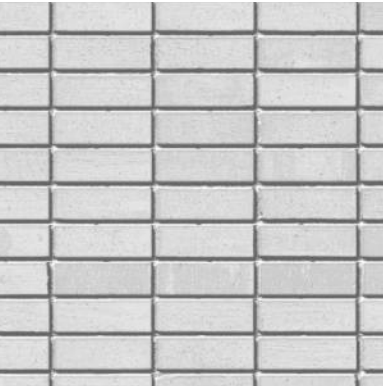
① HORIZONTAL LAP SIDING
8" REVEAL - BLUE



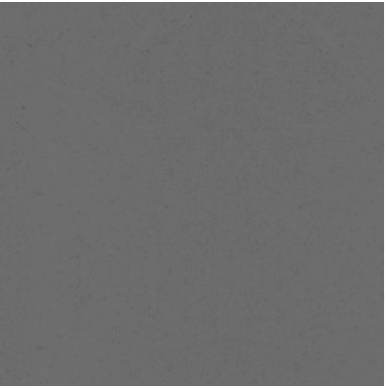
② ALTERNATING
HORIZONTAL LAP SIDING
4" & 8" REVEAL - WHITE



③ VERTICAL WOOD SIDING
OR SIM - GRAY STAIN



④ STACKED BRICK - OFF
WHITE



⑤ FIBER CEMENT PANEL



⑥ HORIZONTAL SCREENING



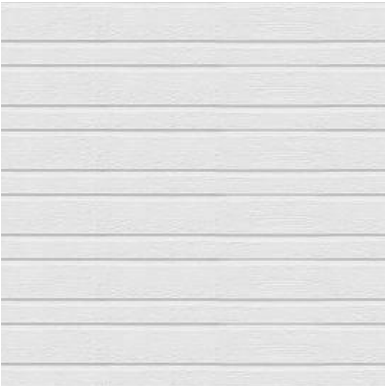
⑦ OPEN RAIL



SOUTH ELEVATION



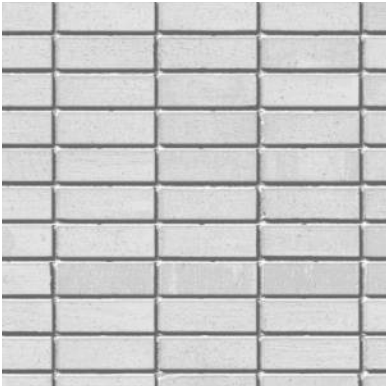
① HORIZONTAL LAP SIDING
8" REVEAL - BLUE



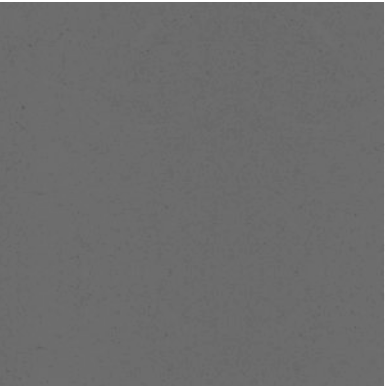
② ALTERNATING
HORIZONTAL LAP SIDING
4" & 8" REVEAL - WHITE



③ VERTICAL WOOD SIDING
OR SIM - GRAY STAIN



④ STACKED BRICK - OFF
WHITE



⑤ FIBER CEMENT PANEL



⑥ HORIZONTAL SCREENING



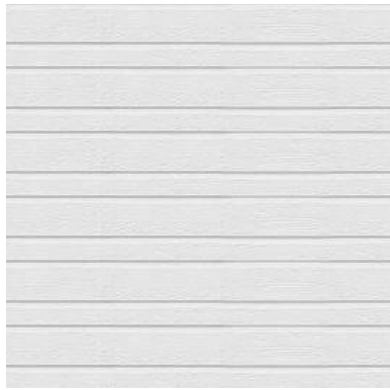
⑦ OPEN RAIL



NORTH AUTO COURT ELEVATION



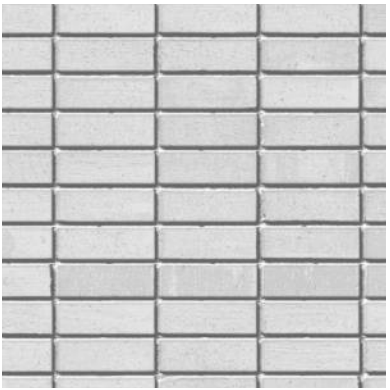
① HORIZONTAL LAP SIDING
8" REVEAL - BLUE



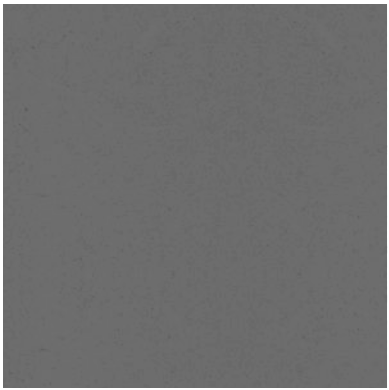
② ALTERNATING
HORIZONTAL LAP SIDING
4" & 8" REVEAL - WHITE



③ VERTICAL WOOD SIDING
OR SIM - GRAY STAIN



④ STACKED BRICK - OFF
WHITE



⑤ FIBER CEMENT PANEL



⑥ HORIZONTAL SCREENING



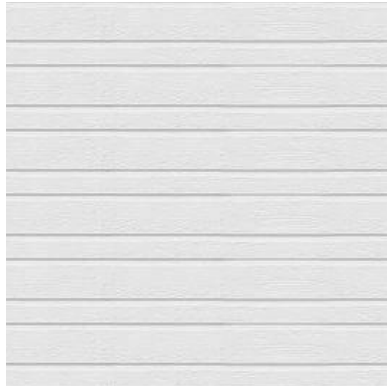
⑦ OPEN RAIL



SOUTH AUTO COURT ELEVATION



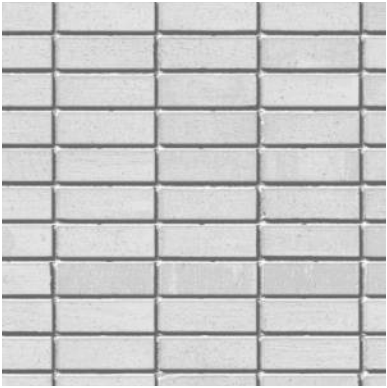
① HORIZONTAL LAP SIDING
8" REVEAL - BLUE



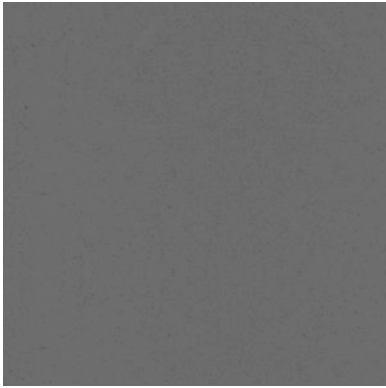
② ALTERNATING
HORIZONTAL LAP SIDING
4" & 8" REVEAL - WHITE



③ VERTICAL WOOD SIDING
OR SIM - GRAY STAIN



④ STACKED BRICK - OFF
WHITE



⑤ FIBER CEMENT PANEL



⑥ HORIZONTAL SCREENING



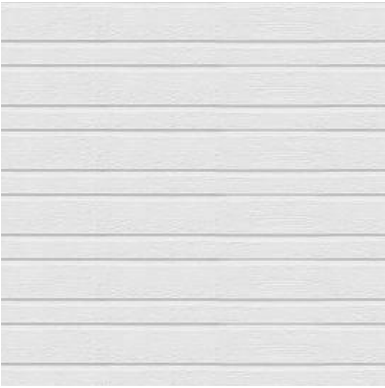
⑦ OPEN RAIL



EAST AUTO COURT ELEVATION



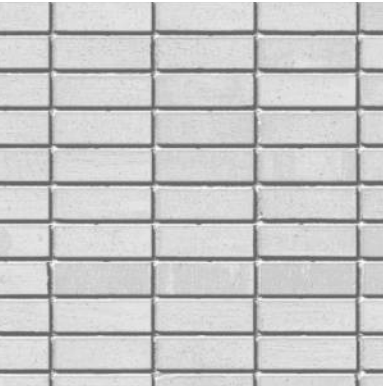
① HORIZONTAL LAP SIDING
8" REVEAL - BLUE



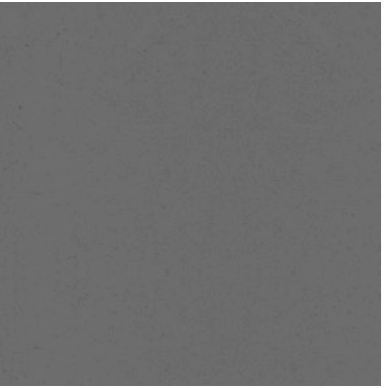
② ALTERNATING
HORIZONTAL LAP SIDING
4" & 8" REVEAL - WHITE



③ VERTICAL WOOD SIDING
OR SIM - GRAY STAIN



④ STACKED BRICK - OFF
WHITE



⑤ FIBER CEMENT PANEL



⑥ HORIZONTAL SCREENING



⑦ OPEN RAIL

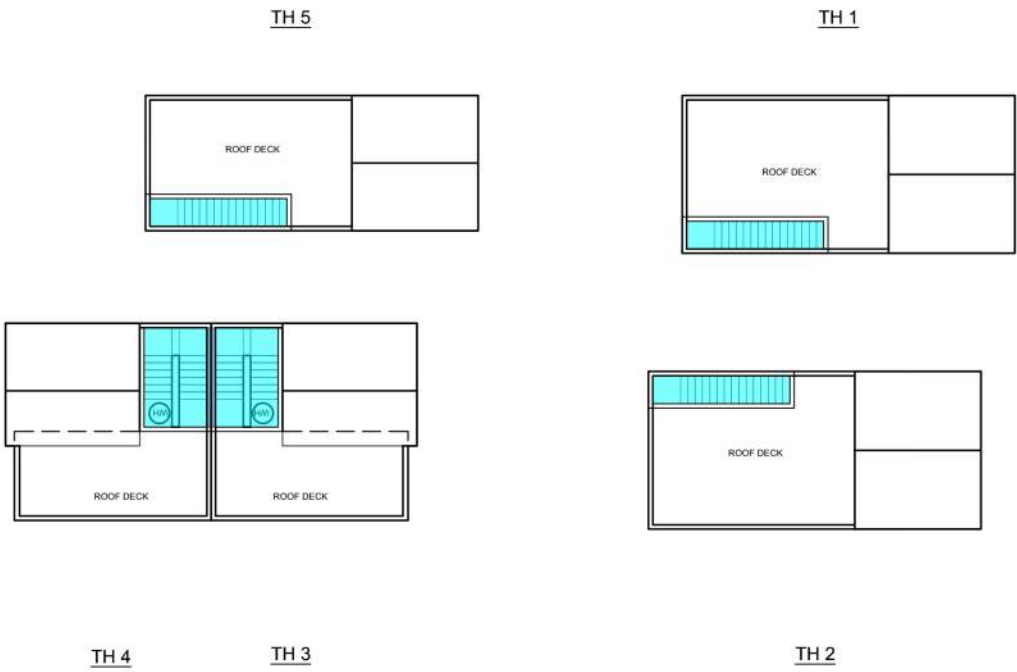


WEST AUTO COURT ELEVATION



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

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



ROOF PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

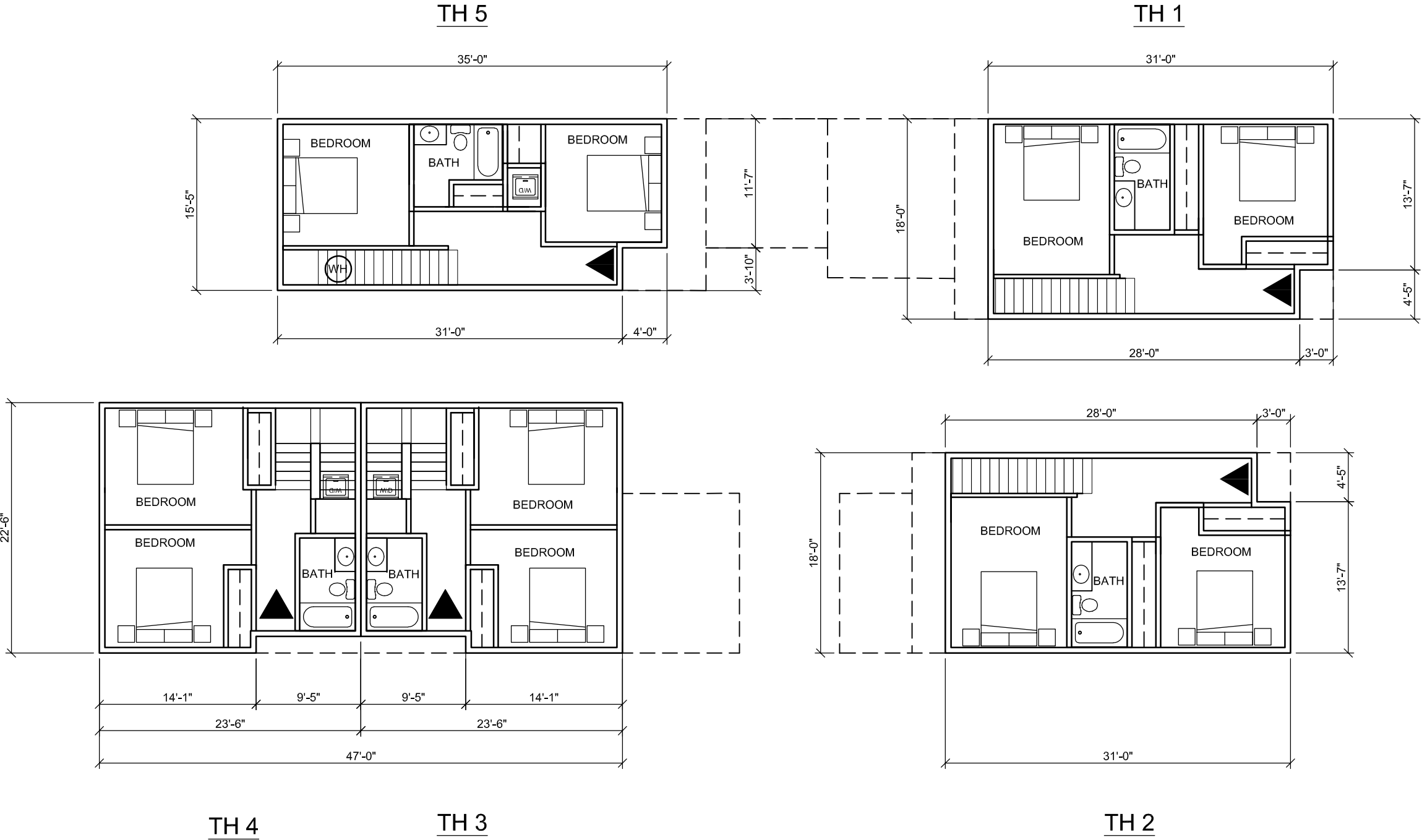


FIRST FLOOR PLAN

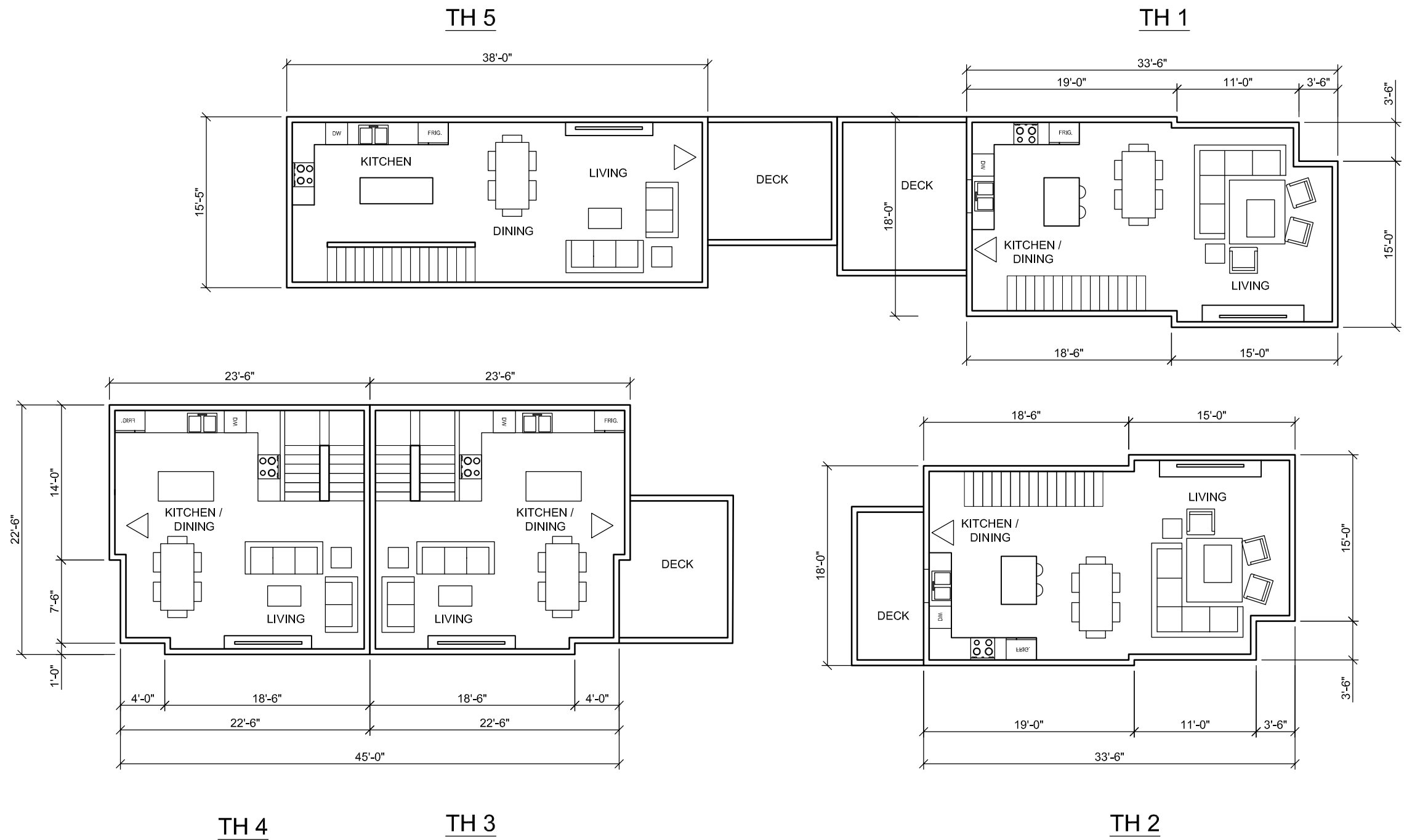
FAR & GFA DIAGRAMS
ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR. 4-2019

FAR & GFA CALCULATIONS

TOWNHOUSE 1 & 2		FAR / GFA
FIRST FLOOR:	496.75 SF	
SECOND FLOOR:	546.95 SF	
THIRD FLOOR:	508.50 SF	
ROOF:	49.61 SF	
TOTAL PER UNIT:	1601.81 SF	
TOTAL (PER UNIT x 2)	3203.62 SQ FT	
TOWNHOUSE 3 & 4		FAR / GFA
FIRST FLOOR:	469.62 SF / 479.62 SF	
SECOND FLOOR:	471.33 SF / 482.08 SF	
THIRD FLOOR:	391.25 SF / 402.00 SF	
ROOF:	81.22 SF / 86.89 SF	
TOTAL PER UNIT:	1413.42 SF / 1450.59 SF	
TOTAL (PER UNIT x 2):	2826.84 SF / 2901.18 SF	
TOWNHOUSE 5		FAR / GFA
FIRST FLOOR:	474.83 SF	
SECOND FLOOR:	533.42 SF	
THIRD FLOOR:	533.42 SF	
ROOF:	49.61 SF	
TOTAL:	1591.28 SF	
TOTAL FAR:	7621.74 SF	
TOTAL GFA:	7696.08 SF	

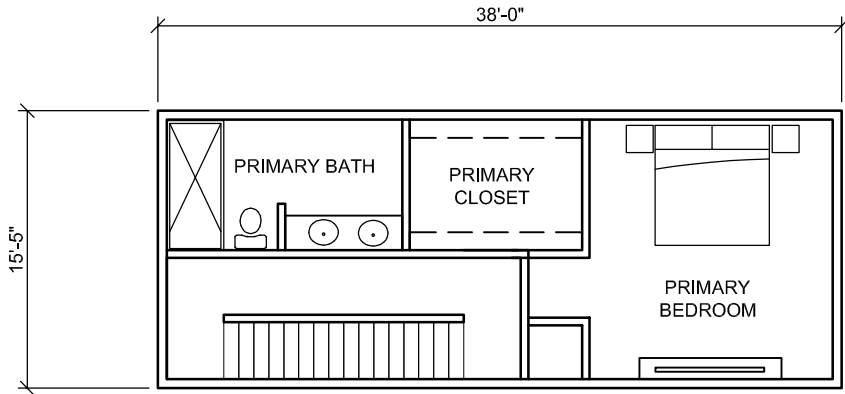


FIRST FLOOR PLAN ⓘ
SCALE: 3/32" = 1'-0"

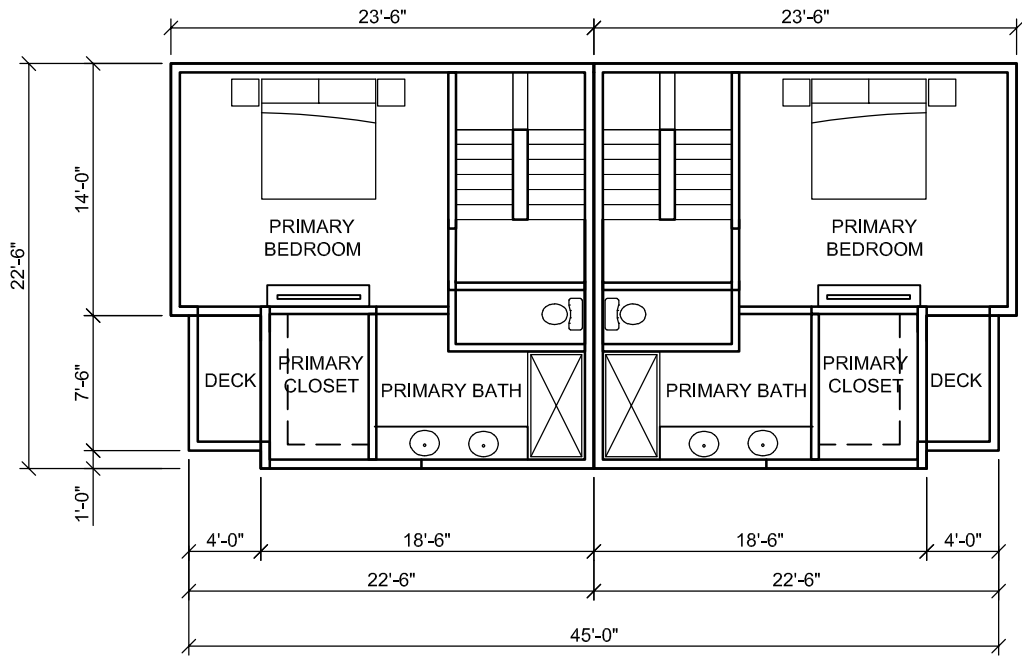
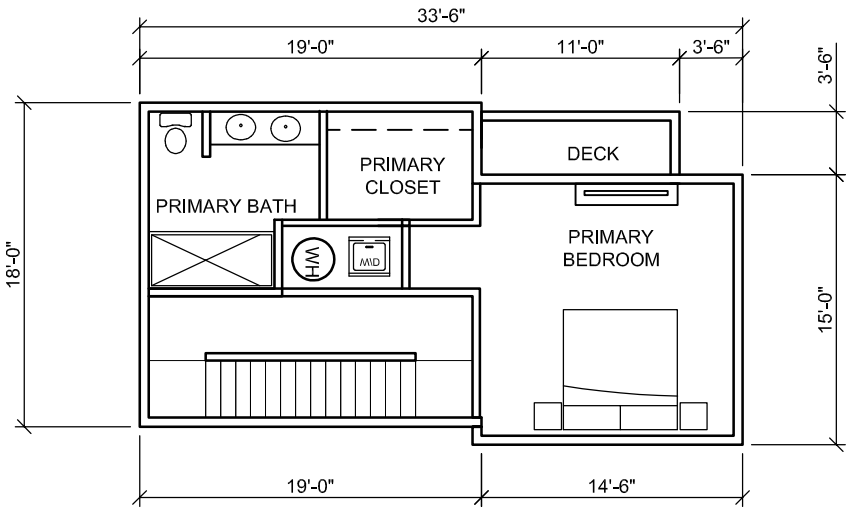


SECOND FLOOR PLAN ⓘ
SCALE: 3/32" = 1'-0"

TH 5



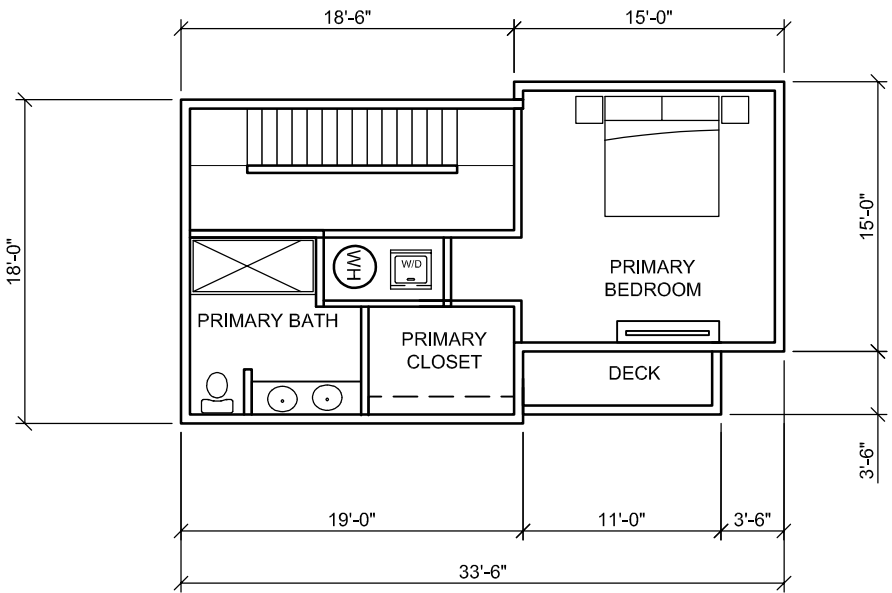
TH 1



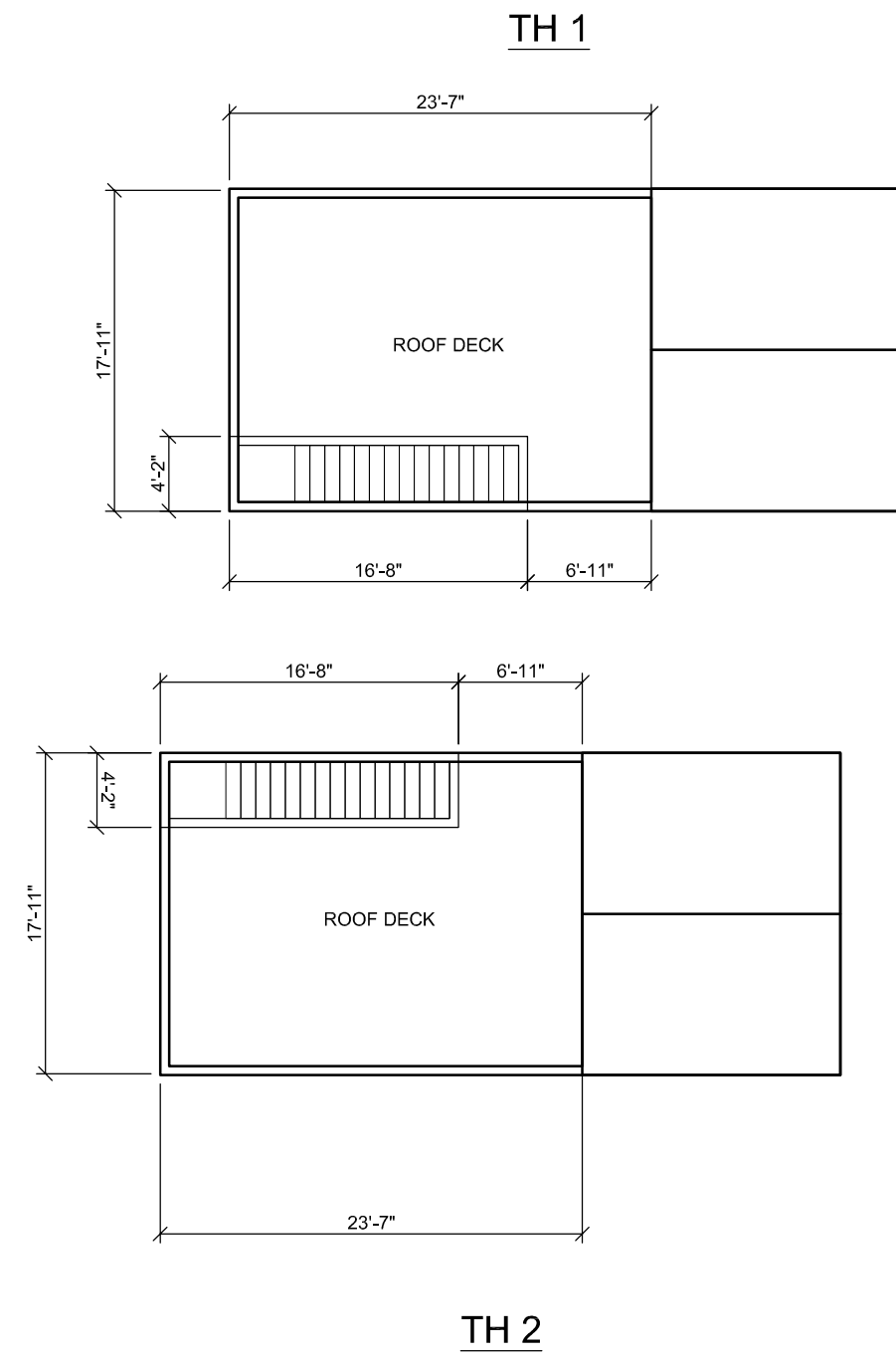
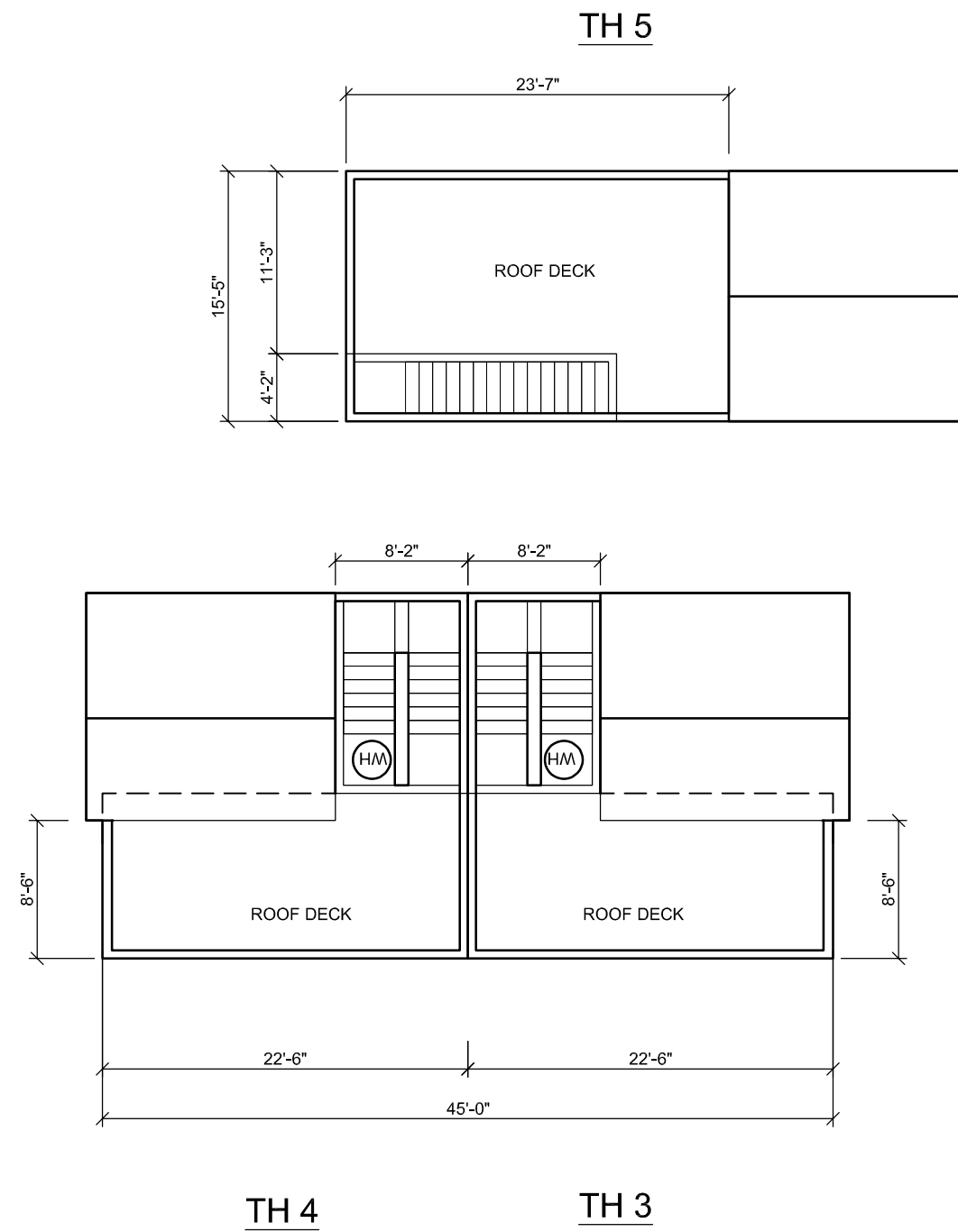
TH 4

TH 3

TH 2



THIRD FLOOR PLAN ⓘ
SCALE: 3/32" = 1'-0"



ROOF DECK PLAN 
SCALE: 3/32" = 1'-0"



21ST AVE STREET VIEW

GLAZING

Units along 21st Ave offer large glazing which helps to break down the overall mass and provides visibility to the street. This offers an extra element of safety to residents along with the added daylighting for interior spaces. (PL2.B.1)

CONTINUING THE STREET-EDGE

In response to the surrounding contexts scale and massing, we propose street facing gable roof forms and second level decks to further relate to the neighboring homes. (CS2.C.2)

MASSING

To reduce perceived building height and bulk, the street facing facade has been modulated in several planes. The modulation distinguishes the entry door locations, exposing the wood soffits under the gable roof, and create exterior spaces with a second-level deck. It also provides visual interest and opportunity for material change. (DC2.A)



TH 1 & 2 ENTRIES OFF OF 21ST AVE

MATERIALS

This project uses a variety of traditonal and modern materials to relate to neighbors and the recent developments. At entries we’ve chosen high quality materials such as brick and vertical siding. We use color at the gable forms which is seen throughout the surrounding context. (CS3.A4)

RESIDENTIAL ENTRIES

A combination of elements are used to create the residential entry such as recessed modulation for privacy, overhangs with wood soffits for weather protection, planters to increase individualtiy, and a material change to increase wayfinding. (PL3.A.1d)



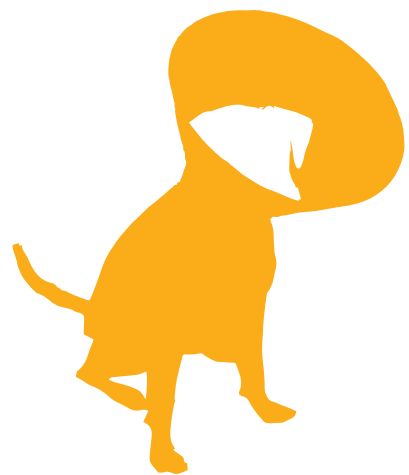
CENTRAL COURTARD

SITE STRATEGY

Units have been arranged to allow open space to the center of the site which aids to maintain privacy of neighbors. Each home steps with the the slight slope of the site and have been strategically placed to maintain the on site exceptional tree. (CS1.D.1)

AMENITY

All units have second floor decks off the living area as well as rooftop decks. These provide individual outdoor spaces for residents as well as views from the roof. (DC3.C.2)



THANK YOU