



2012 FRANKLINE AVE E

3039692 - EG

2012 FRANKLIN AVE. E.
SEATTLE, WA



HYBRID ARCHITECTURE - PREVIOUS EXPERIENCE



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TABLE OF CONTENTS

Development Objectives + Zoning Analysis + Site Analysis

+ Objectives + Project Information	5
+ Community Outreach Summary	6
+ Zoning Analysis	7
+ Survey + Site Analysis	8 - 13

Site Design Concept

+ Guidelines + Responses	15 - 16
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Architectural Design Concept

+ Massing Diagram + Guidelines + Responses	18
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Proposed Design

+ Perspective Views	20
+ Aerial Views	21
+ Architectural Drawings	22 - 31
+ Architectural Aspiration	32
+ Materials Aspiration	33
+ Elevations	34 - 37
+ Landscape Aspiration	38 - 40
+ Shadow Studies	41
+ FAR Calculations	42
+ Renderings	43 - 47

Adjustment Requests

+ Adjustment Requests	48 - 49
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1

DEVELOPMENT OBJECTIVES + ZONING ANALYSIS + SITE ANALYSIS



OBJECTIVES

Development Objectives

Project to construct (2) new 3-story residential townhouses building containing 6 new dwelling units and parking spots for 6 vehicles (aprox. 1,500 - 1,850 sf. gross floor area per dwelling unit with total of 9,171 gsf.). Parking to be accessed through the alley. Existing duplex building to be demolished.

Design Objectives

- + Exploring the ways to establish positive architectural characteristic in the neighborhood where the character is evolving
- + Use of high quality and durable materials that support the neighboring context
- + Encourage views for the units while minimizing the impact of the massing to the sidewalk and the neighbors
- + Carved out the massing allow for recessed front porches and private decks
- + Provide private amenity on roof decks and shared courtyard amenity on the ground level to promote social interaction between the neighbors
- + Provide parking off the alley
- + Allow through site connections having the courtyard as the “heart” of the circulation

PROJECT INFORMATION

Address	2012 Franklin Ave E., Seattle, WA 98102
Owner	Confluence Development
SDCI#	3039692 - EG
Parcels	2902200070
Site Area	6,555.65 SQF (Per Survey)
Zoning	LR2 (M) - MHA applied
Overlays	Eastlake (Residential Urban Village)
Legal Description	LOT 14, BLOCK 1 GREENE’S ADD - Full description on pg. 9
ECA	None (Per Settle GIS)
Building Type	(6) Residential townhouse units
Building Size	9,171 GSF (Gross)
Frequent Transit	Yes
Parking Flexibility	Yes
Parking	6 Parking spots proposed
Pre-Sub Date	22 June 2022
Planner	David Sachs

COMMUNITY OUTREACH

Community Outreach Plan

Approved Method of Outreach Per DON Approval

- + Direct mailing flyers to all residences within 500ft (Printed, High Impact)
- + Basic project web page (Electronic, 1 of 2 Multi-Pronged Electronic Outreach) with contact email

- <http://www.hybridarc.com/portfolio/60818thavee/>

- + Email Announcement to local community organizations (Electronic outreach, 2 of 2 Multi-Pronged Method)
- + Online survey (Electronic, High-Impact)

- https://docs.google.com/forms/d/1DDypylfncslbzeEW0PM5x1qF6J2gQN3OVuzKfSUW5Uw/viewform?edit_requested=true

Design-Related Comments

The design team received four(3) responses from the early outreach.

- Respond 1:

Concern about the **structure height** and how the design will impact the surrounding buildings and the views.
- Respond 2:

Concern about the landscape aspect of the project and recommended the use of native plants that responses to the neighborhood of East-lake. Furthermore, the surveyor is concern about the overall design of the building.

“One constant joke around East-lake about every new property is that it is beige, bland, modernist set of boxes with a geometric mid century typeface for the address numbers” - The surveyor

Consider applying architectural style that is interesting for the East-lake Neighborhood.
- Respond 3:

Concern about the **sustainability** aspect and that the design should be **family friendly** that well respond to its context, street, and the alley.

NOTICE OF COMMUNITY OUTREACH NEW TOWNHOUSE DEVELOPMENT- 2012 FRANKLIN AVE E, SEATTLE, WA 98102

Confluence Development and HyBrid Architecture are collaborating on a new and exciting project located at 2012 Franklin Avenue E. The project proposes a new townhouse development containing 6 new townhouses on the site including parking for each unit off the alley. A generous central green space will also be incorporated within the development.

The project team is just getting started on the planning now but construction could take place as early as Summer 2023. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. We would love to hear from you. Please note, that all information and comments submitted may become part of the public record. Comments will be accepted as part of this outreach, per the provided contact email below through July 1st, 2022. After that, the project team will get started on the Design Review Process and other permitting steps. Please note the SDCI project number is 3039692-EG. The project is also registered with the Department of Neighborhoods.

For additional information, input and project contact information please reference the following links:

PROJECT WEBSITE

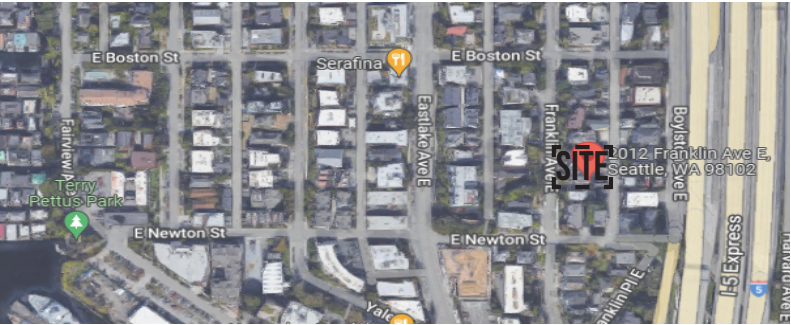
<http://www.hybridarc.com/outreach>



PROJECT CONTACT

permit@hybridarc.com

Unit Count	6 Townhouses
Parking	Parking will be provided on site
Architect	Hybrid Architecture
Developer	Confluence Development, LLC
Timeline	Construction End Summer 2023
SDCI #	Project Number #3039692-EG



^Copy of Mailed Flyers

2012 FRANKLIN AVE E – Early Community Outreach

Confluence Development and HyBrid Architecture are collaborating on a new and exciting project located at 2012 Franklin Avenue E. The project proposes a new townhouse development containing 6 new townhouses on the site including parking for each unit off the alley. A generous central green space will also be incorporated within the development.

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LINK TO ONLINE SURVEY

Due to State of Washington COVID guidelines, there will not be a site walk with the project Architect or Owner but our team wants to provide additional information about the project and obtain project feedback through the survey below. All information collected, will become part of the public record.

NOTICE OF COMMUNITY OUTREACH NEW TOWNHOUSE DEVELOPMENT- 2012 FRANKLIN AVE E, SEATTLE, WA 98102

^Copy of Project Webpage

SMC ZONING ANALYSIS

23.45.504: Permitted and Prohibited Uses

+ Residential uses permitted in LR zone.

23.45.510: Floor Area Ratio (FAR) Limits

+ The FAR limit for LR2 zone with an MHA suffix is 1.4

23.45.512: Density Limits

+ no density of limit in LR Lots with MHA

23.45.514: Structure Height

+ The max. height is 40 ft. for townhouse developments within the LR2 zone.

23.45.518: Setbacks and Separations (Townhouse developments)

- + Front : 7 ft. average + 5 ft. min.
- + Rear : 7 ft. average + 5 ft. min.
- + Side : For facade < 40 ft. = 5 ft., For facade > 40 ft. = 7 ft. average + 5 ft. min

23.45.522: Amenity Area (Townhouse developments)

- + At least 25% of lot area
- + 50 % of the amenity area shall be provide at ground level unless the amenity provide at the roof meets section 23.45.510.D.5
- + Amenity provide at ground level may be either private or common space.

23.45.527: Structure Width and Facade Length

- + The max. structure width for LR2 zone with an MHA suffix is 90 ft.
- + Facade length of all portions within 15 feet of a lot line shall not exceed 65% of that lot line

23.45.536: Parking Location, Access, and Screening

- + Surface parking
 - a.Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except:
 - 1)Between a principal structure and a street lot line;
 - 2)In the required front setback or side street side setback; and
 - 3)Within 20 feet of any street lot line.
 - b.If access is taken directly from an alley, surface parking may be located anywhere within 25 feet from an alley lot line provided it is no closer than 7 feet to any street lot line.
- + Parking in a structure. Parking may be located in a structure or under a structure, provided that no portion of a garage that is higher than 4 feet above existing or finished grade, whichever is lower, (excluding access) shall be closer to a street lot line than any part of the street-level, street-facing facade of the structure in which it is located;

DESIGN RESPONSES

+ Residential uses permitted in LR zone.

+ Max. F.A.R. : 1.4
Lot Size : 6,555.65 SF
F.A.R. : 1.4 x 6,555.65 SF : 9,177.91 SF

Proposed F.A.R. : **9,171 SF : Project Complies**

+ Density limit does not apply with LR lot with MHA
+ 6 dwelling units proposed

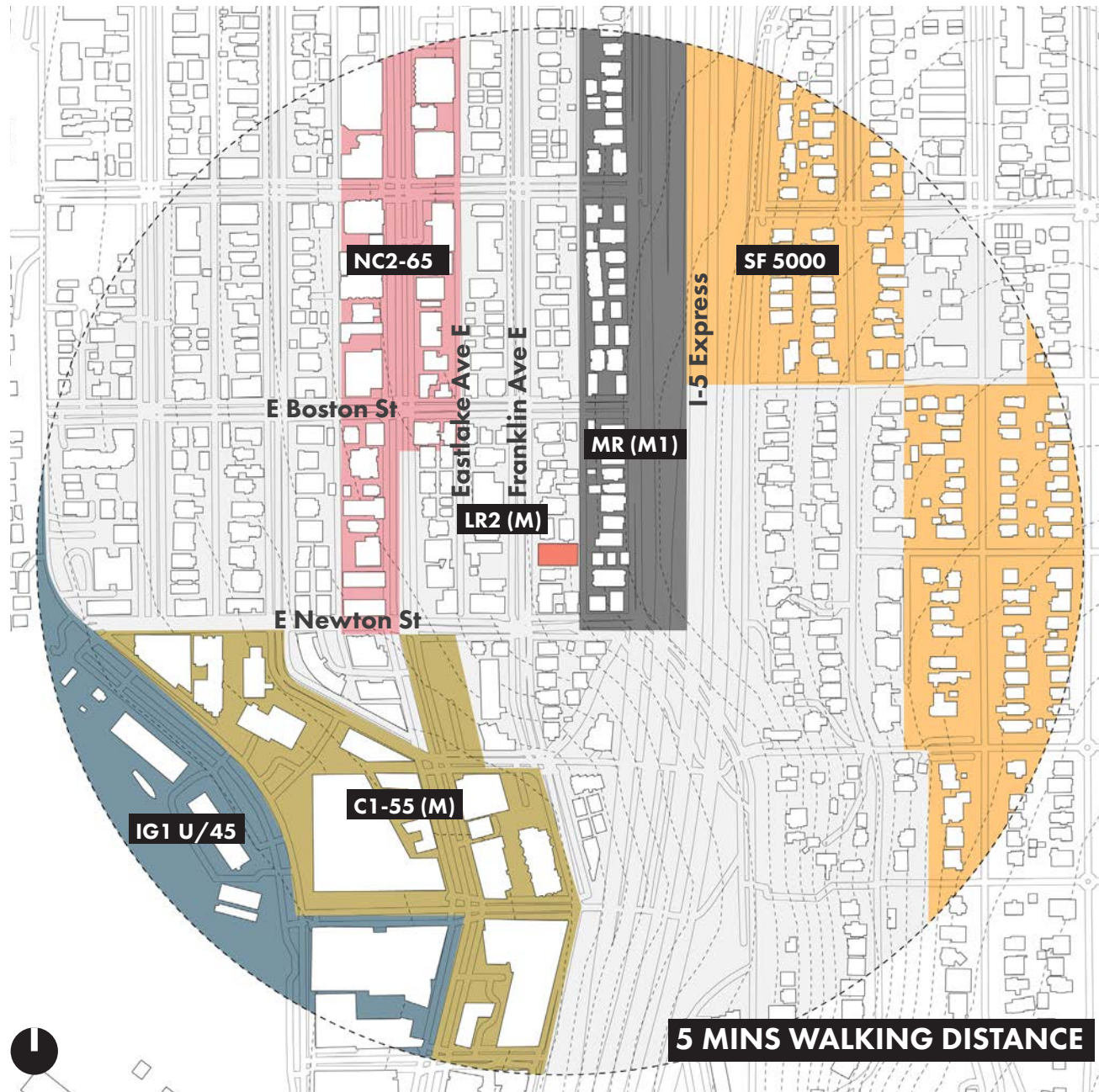
+ The proposed design **will not exceed 40 ft.** in height from the average grade.
(along with 3 ft. additional height for pitch roof)

+ Front : **6’ - 0” setback + 7’ 6” FT average setback (Complies)**
+ Rear : **14’ - 6” setback (complies) + 14’ - 6” average setback (Complies)**
+ Side(S) : **5’ - 0” setback (complies) + 9’ - 0” average setback (Complies)**
+ Side(N) : **5’ - 0” setback (complies) + 9’ - 0” average setback (Complies)**

+ Required amenity area : 1,638.91 SF
+ Proposed amenity area will comply with the SMC requirement

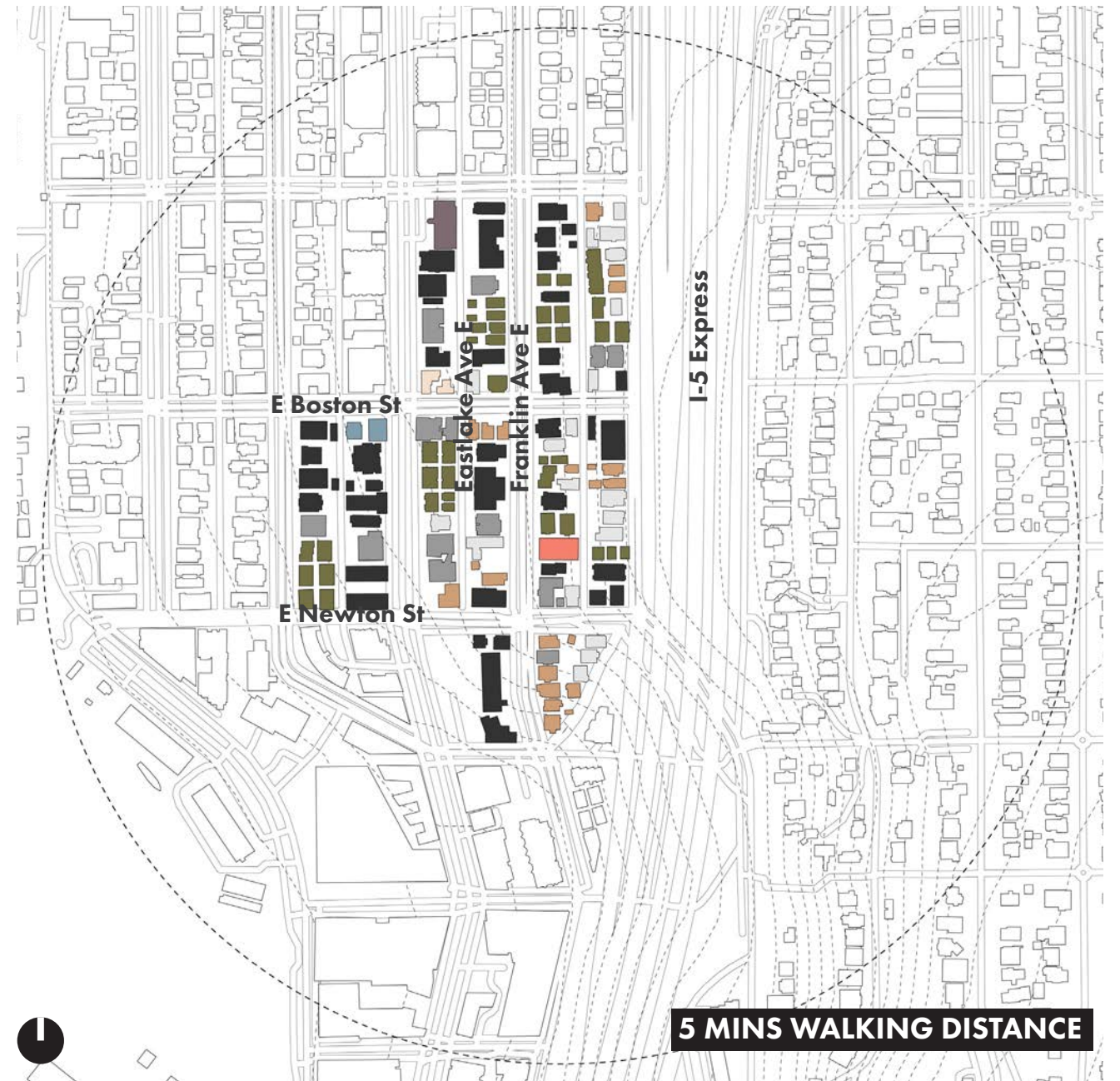
+ The proposed design **will not exceed 90 ft.** in facade length
+ the proposed design will have N and S facade length of **73’ - 10”** within 15’ of the property line.
(Adjustment requested)

+ The proposed design **will comply with the parking requirement.**
+ Access from alley



Zoning Map

The project site sits at the edge of the LR2 (M) zone. It's lies as a bridge between the LR2 zone and the MR (M1) zone (to the East). Being in the area of multiple different zonings, the site is surrounded by mixture of residential buildings ranges from single family to big apartment buildings, office buildings, and medical buildings with the I-5 adjacent to the East. MHA applied in this location.



Typologies + Usages

Neighboring area is primary residential including: single family, apartments, condominiums, and townhouses with the mixture of public spaces such as medical buildings and offices.

- | | | |
|---|---|--|
| ■ Site | ■ Townhouse | ■ Offices |
| ■ Apartment | ■ Plexes | ■ Restaurant |
| ■ Single Family | ■ Condominium | ■ Retail |

NEIGHBORHOOD CONTEXT

1. Lake Union

Fresh water ship canal located near downtown Seattle populated with activities and surrounded parks.



3. Gas Works Park

Community park located on the North side of Lake Union.



7. Eastlake Neighborhood

Neighborhood in Seattle (Site is sitting in)



2. Volunteer Park

Historical landmark located at the heart of Seattle. (Park + Museum)



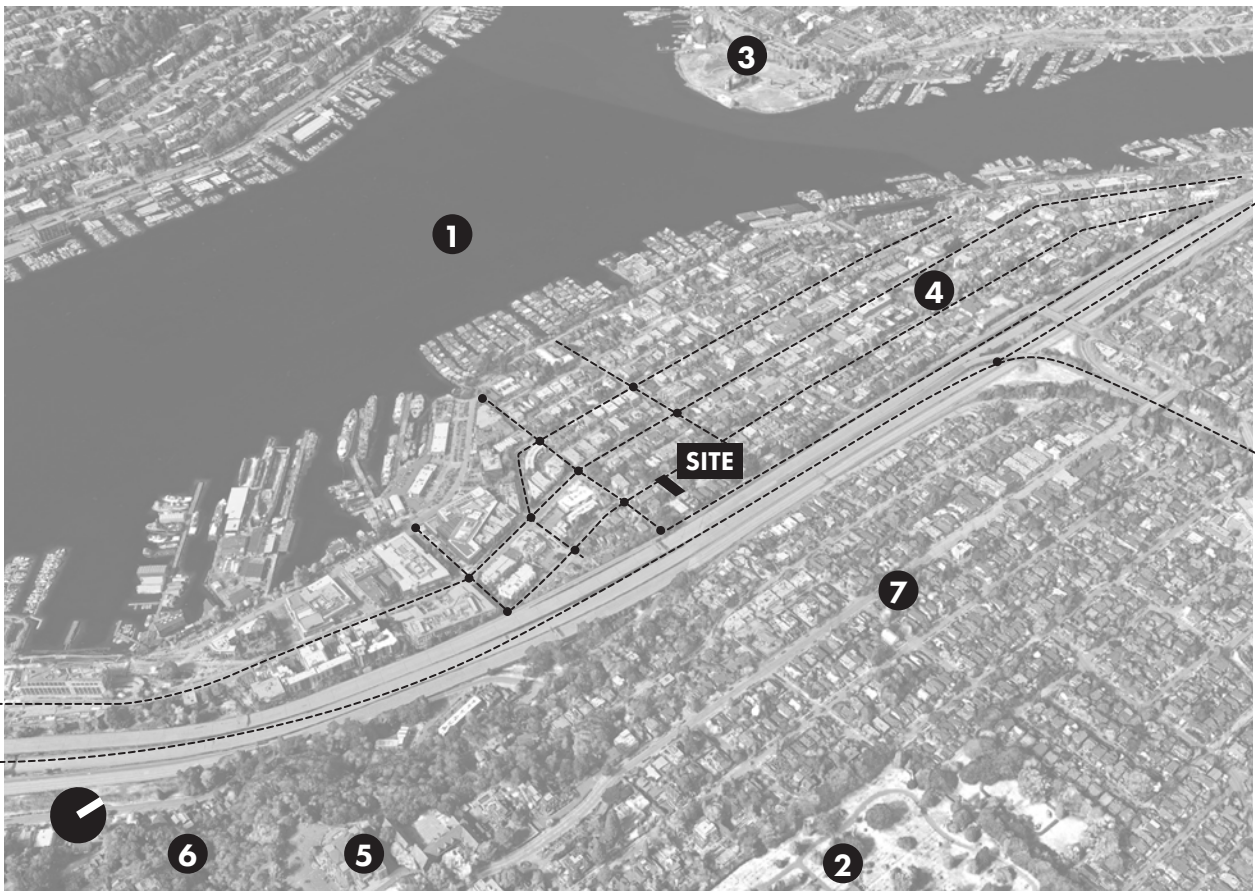
4. Rogers Playground

Community park and playground located North of the site



8. Interlaken Park

51.7-acre city park featuring paths & trails for bikers, hikers & joggers in a densely wooded area.



Aerial View of the Site and Its Surrounding

5. Saint Mark's Episcopal Cathedral

Church located across the I-5

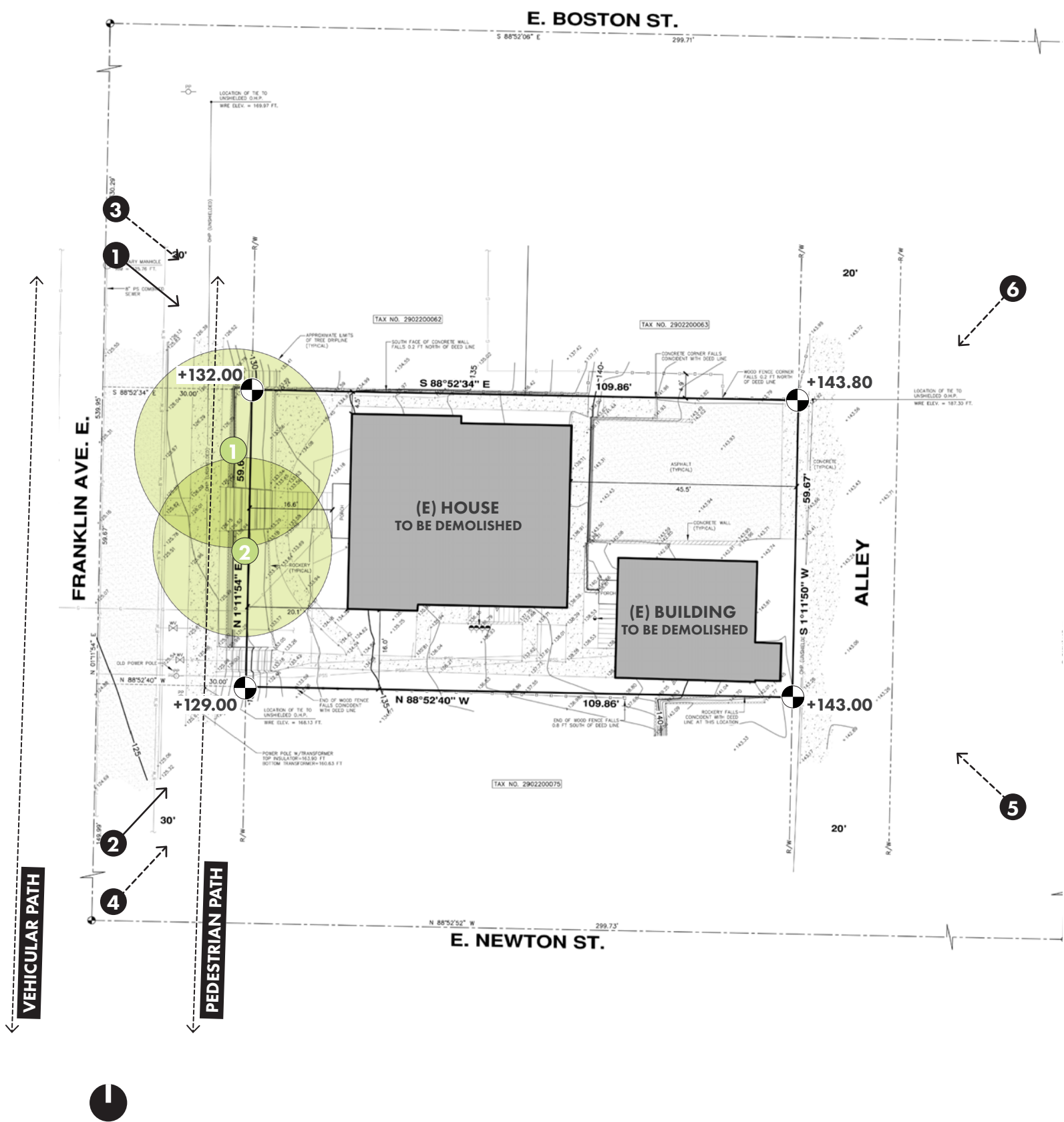


6. St. Mark's Greenbelt

Greenbelt and trails



VIEWS INTO SITE



STREET MONTAGE - FRANKLIN AVE E.



Franklin Ave E. Street Sections



Franklin Ave E. buildings typologies



Franklin Ave E - Section A



Franklin Ave E - Section B

2

DESIGN GUIDELINES + RESPONSES

GUIDELINE PRIORITIES: CITYWIDE DESIGN GUIDELINE

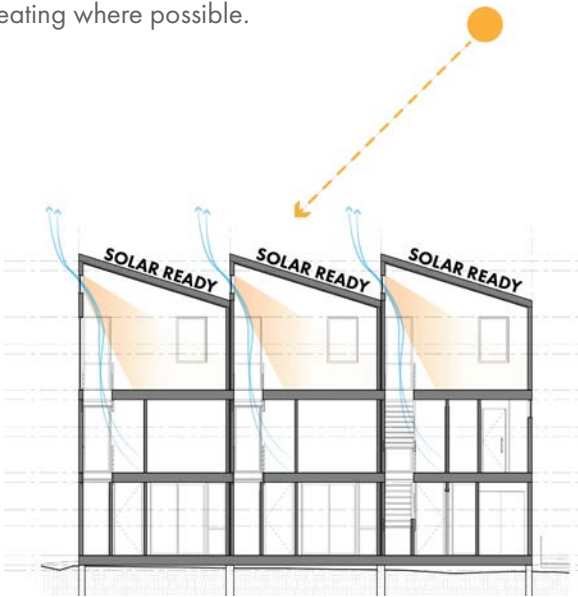
GUIDELINE 1+2 CS1 Natural Systems and Site Features - A1: Energy Choices + B1: Sun and Wind

CS1-A1: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B1: Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

Design Team Responses

The design team took the energy aspects of the site such as sun, wind, and rain into consideration as the team was developing the site planning and building forms. To maximize the solar energy, the building roof plane faces South to allow for solar panels opportunity (For the West Units) for the tenants who would like to install them (**solar ready**). On the other hand, the East units would allow the direct sunlight from the South the enter the the spaces through high windows. By having the sawtooth roof, the project aims to celebrate the climate of the Seattle area through the use of bio planters that expressively collects rainwater. Furthermore, by providing operable openings throughout all the sides of the buildings, the project will allow for natural ventilation throughout the spaces.



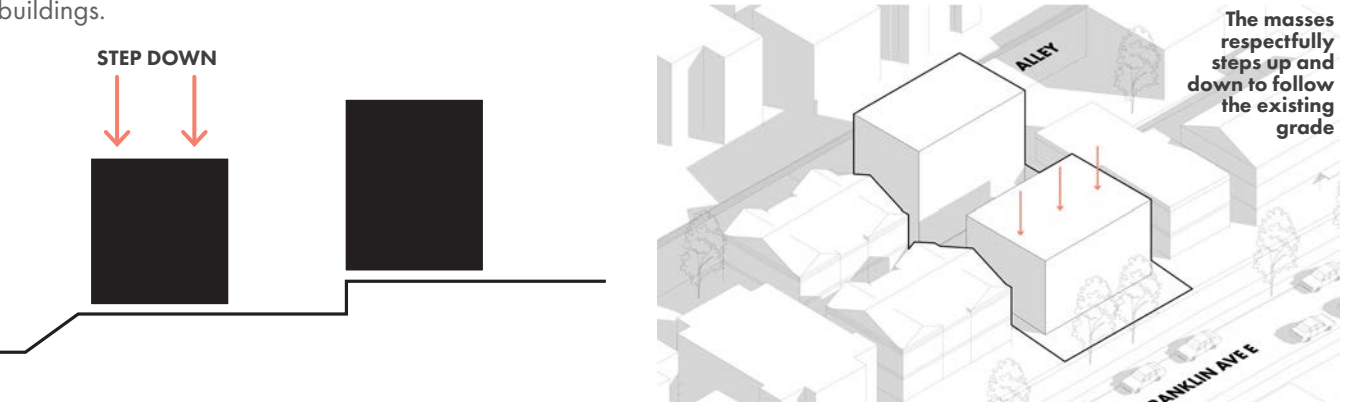
GUIDELINE 3+4 CS1 Natural Systems and Site Features - C1: Land Form + C2: Elevation Changes

CS1-C1: Use the natural topography and/or other desirable land forms or features to inform the project design.

CS1-C2: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides

Design Team Responses

The proposed building are broken into two different masses allowing the project to stepping up and down the hillside at the different elevations. Letting the existing topography to form the project shape its elevation, the design team took the opportunity to respect the neighbors and the sidewalk by allowing more light and air to enter the spaces in between the buildings.

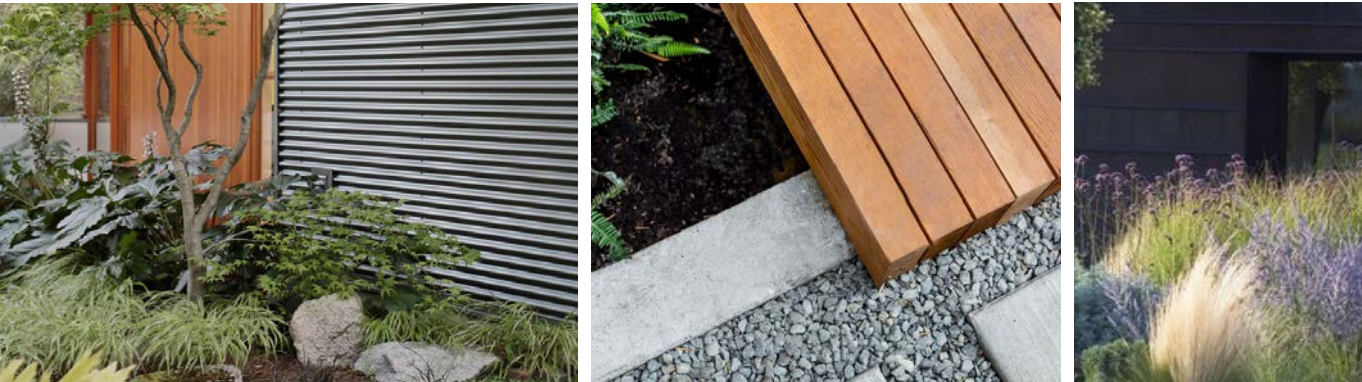


GUIDELINE 5 CS1 Natural Systems and Site Features - D1: On-Site Features

CS1-D1: Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Design Team Responses

By having two different masses, the spaces in between the buildings together formed a central courtyard that works as the connection between all the units. The design intent for the court yard is a “bowl of oasis” that would incorporate landscape and hard-scape features including native plants, bio-planters, meandering path, seatings, etc along with private backyards.



GUIDELINE 6 CS2 Urban Pattern and Form - A2: Architectural Presence

CS2-A2: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

Design Team Responses

In the neighborhood that has a mixing bowl of architectural characteristics such the Eastlake Neighborhood, the project aims to establish a positive and desirable context for the future through the use of attractive new forms and materials. The project will express a high-profile design with an individual identity and strong street edge. The interesting massing, form and street level development will contribute to the pedestrian realm and the sidewalks.



GUIDELINE PRIORITIES: CITYWIDE DESIGN GUIDELINE

GUIDELINE 7 CS2 Urban Pattern and Form - B2: Connection to the Street

CS2-B2: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

Design Team Responses

The proposed design is respecting the existing street edge by preserving the datum of the elevation changes between the sidewalk and the retained site. However, the design team looks to create a stronger relationship between the site and sidewalk by terracing steps of planters, rather than a single retaining wall, to soften the edge that divide the public and the private areas. Furthermore, the project elevated the entry experiences through the use of covered front porches and decks that helps strengthen the connection between the project and the street.



GUIDELINE 8+9 CS3 Architectural Context and Character A2: Contemporary Design + A4: Evolving Neighborhoods

CS3-A2: 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.

CS3-A4: 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.

Design Team Responses

SEE COMMUNITY OUTREACH RESPONSE # 2

The design team took in consideration of the Early Outreach responses and agreed that East-lake Neighborhood has a wide range of architectural characteristics and roof forms varies from gable roof with dormers and shed roof to flat roof with parapet. Further, within the block where the site lies, there are many different materials presented such as bricks, fiber cements, wood, and metal. Most of the existing buildings within the neighborhood are built during its time, and with the evolving city such Seattle, the project aims to establish a positive and desirable context for others to build upon in the future. The project introduces an antithetical building form to the neighborhood that complement the evolving city.



GUIDELINE 10 PL3 Street-Level Interaction - A2: Ensemble of Elements

PL3-A2: 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:

- overhead shelter: canopies, porches, building extensions;
- transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
- ground surface: seating walls; special paving, landscaping, trees, lighting;
- building surface/interface: privacy screens, upward-operating shades

Design Team Responses

The design team aims to reserve the existing street front among the neighbors and took into consideration applying the secondary architectural elements such as front porches, covered entry, stoops, gardens, and decks. Furthermore, the project is looking to elevate the entry experiences through the building forms and its extension to create such elements and to provide privacy screens.



GUIDELINE 11 DC2 Architectural Concept - C1: Visual Depth and Interest

DC2-C1: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Design Team Responses

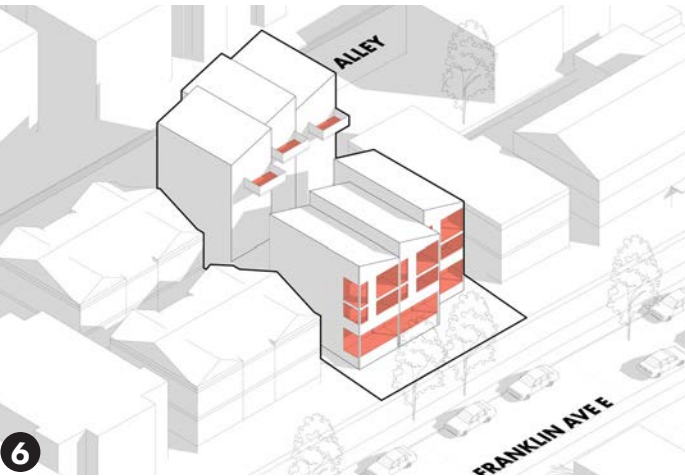
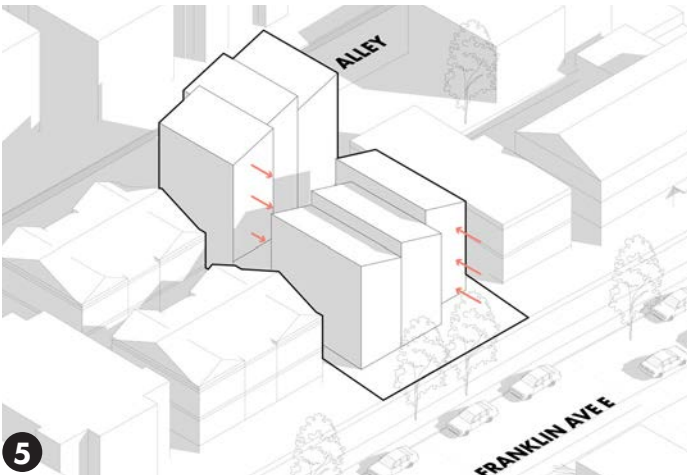
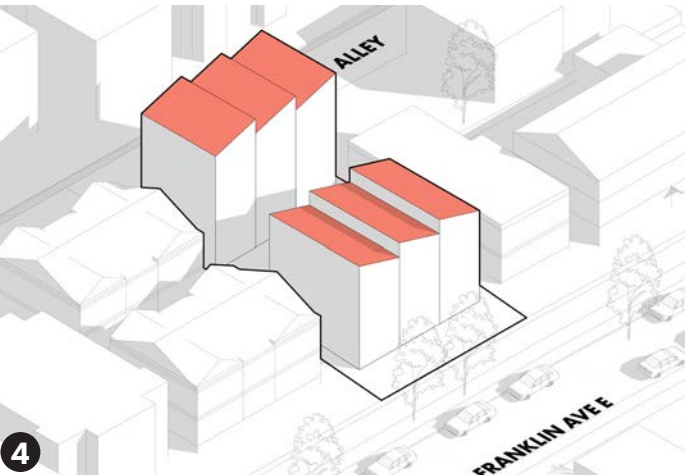
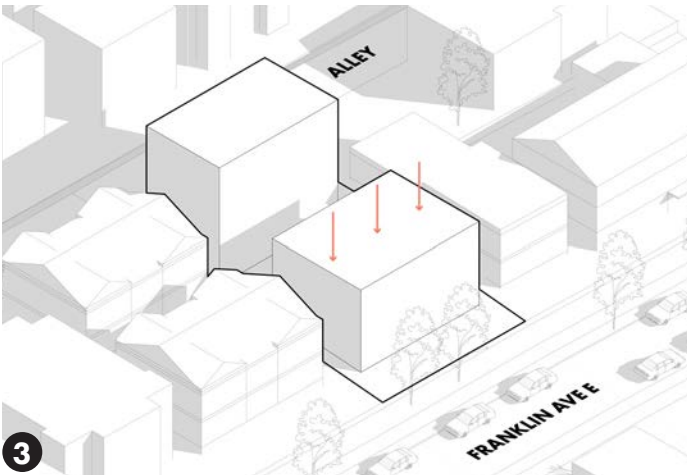
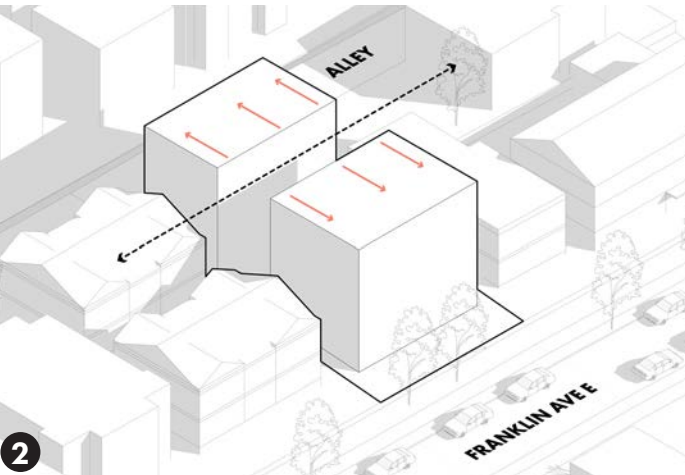
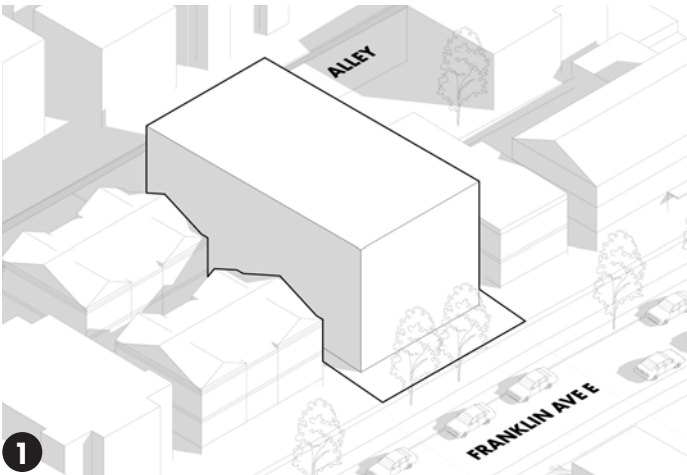
Sitting at a sloped site with the view of Lake Union, the project aims to take vantage of the hillside and the views of its context. The concept of the project is to create a strong relationship between the interior and the exterior spaces by having covered decks that bridges the spaces. Interior spaces will be able to spill out on to covered decks that faces the view of Lake Union. Such function helps shape the building design and created interesting depth to the facades.



3

ARCHITECTURAL DESIGN CONCEPT

MASSING DEVELOPMENT



1 BUILD-ABLE AREA

The mass of the building is generated from the existing site area, setbacks per the LR2 zone and the maximum height to demonstrate maximum building potential.

2 SPLIT

Split the massing into two blocks to allow the opportunity to create an outdoor space in between the buildings that promotes social interaction and landscape opportunities.

GUIDELINE 12 DC3 Open Space Concept - B4: Multifamily Open Space

DC3-B4: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play, barbeques, resident meetings, and crafts or hobbies.

3 STEP

Respectfully push the building down to relate to the elevation datum of the neighborhood and relates to the existing topography.

GUIDELINE 4 (PG.16) CS1 Natural Systems and Site Features - C2: Elevation Changes

CS1-C2: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides

4 ADJUST

Adjust the roof forms to create interesting architectural characteristic for the block while considering the Eastlake neighborhood character as a whole. The adjustment in roof forms helps differentiate the masses visually which minimize the impact of height and bulk overall. Furthermore, to make a minimum impact on the surrounding buildings, the high pitch for the back units is placed toward the South as there are no structures that adjacent to the back units which will allow minimum impact of the pitch for the neighboring structure to the North.

5 SHIFT

Shift parts the massing and further setback the areas from the street and the alley to open up the corners which reduces the perceived mass from the sidewalk and the alley. The move allows for more light and air to enter the spaces in between the buildings and the adjacent neighbors. The street facing mass is shifted at the main site entry to promote a welcoming sense of entry while the back mass is recessed to allow for utilities services. Together, the shift helps form a collective courtyard at the center of the site while still keeping generous circulation space.

GUIDELINE 13 DC2 Architectural Concept - A2: Reducing Perceived Mass

DC2-A2: : 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.

6 RECESSED AND EXTEND

Recess parts of massing that face the street to allow the opportunities for covered outdoor decks and front porches while extends exterior balconies for the back units to promotes the connection between the interior and exterior spaces. Rather than matching the architectural styles of the neighboring buildings such as colors, roof forms, or materials...the design team explored the use of architectural elements that were successfully expressed in the neighborhood such as front decks, front porches, and stoops to fit the building within its context through usages and secondary elements.

GUIDELINE 14 DC2 Architectural Concept - C3: Fit With Neighboring Buildings

DC2-C3: : Use design elements to achieve a sucessful fit between a building and its neighbors

4

PROPOSED DESIGN

RENDERINGS: STREET PERSPECTIVE FRANKLIN AVE E



AERIAL VIEWS



SOUTH - WEST



NORTH - WEST

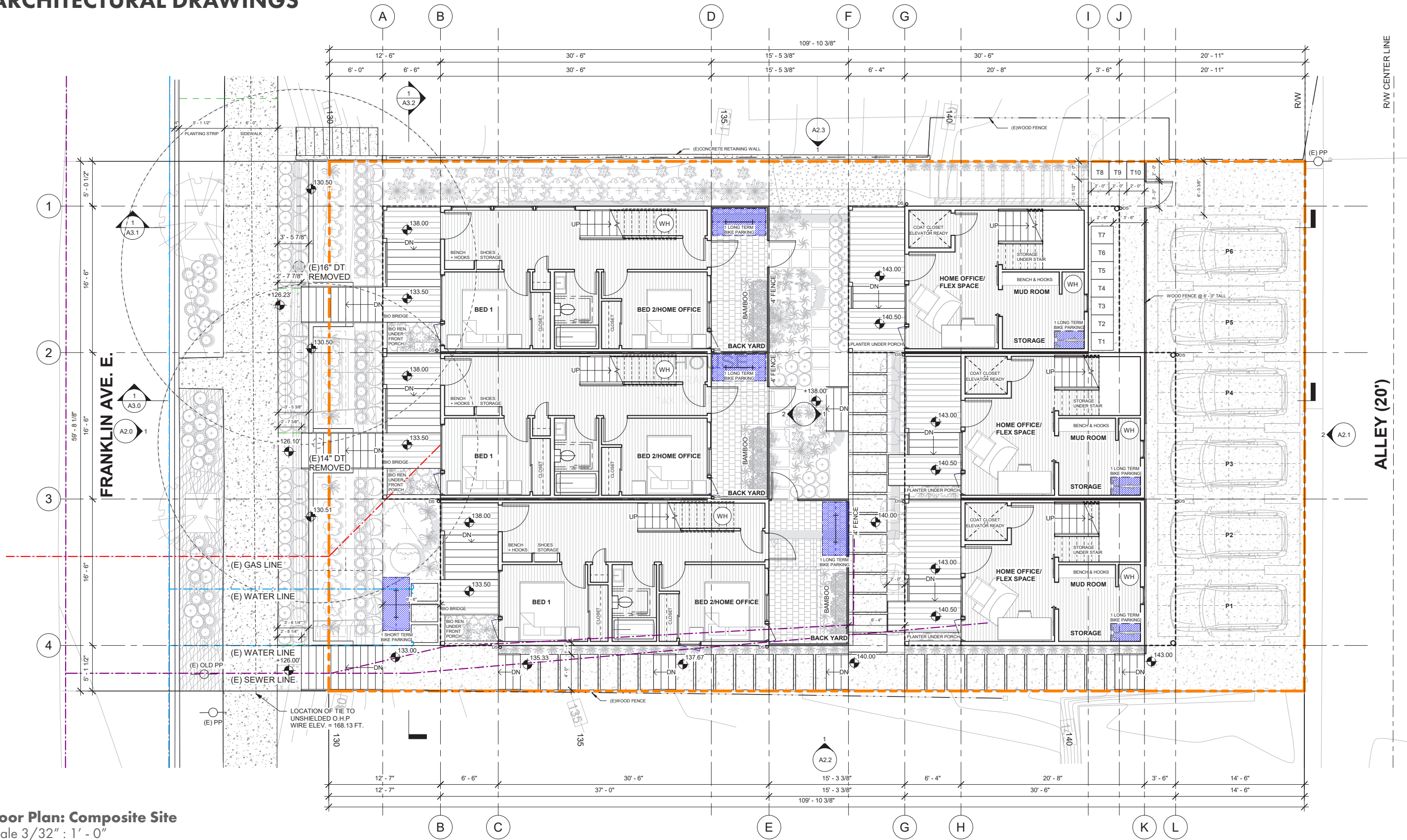


NORTH - EAST

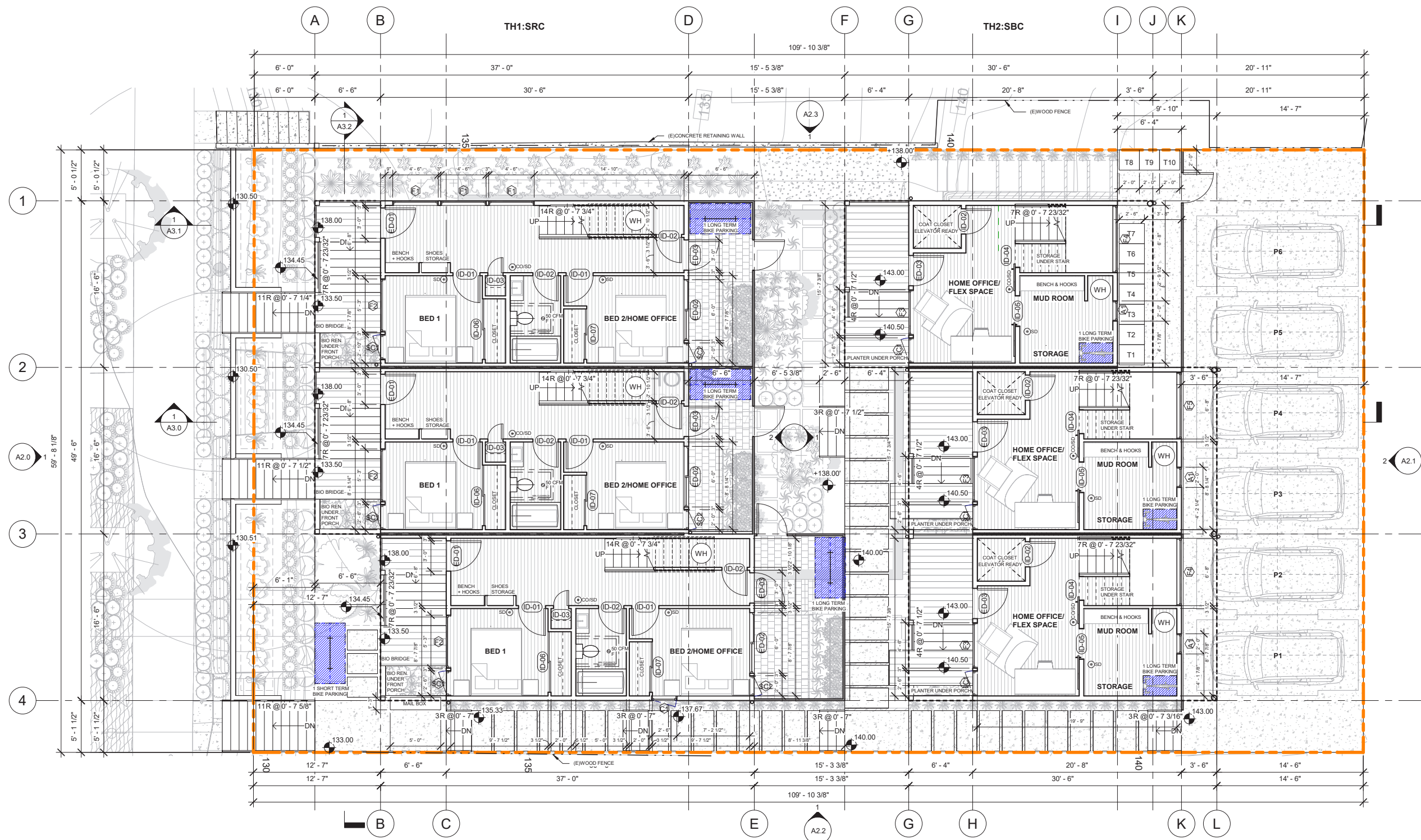


SOUTH - EAST

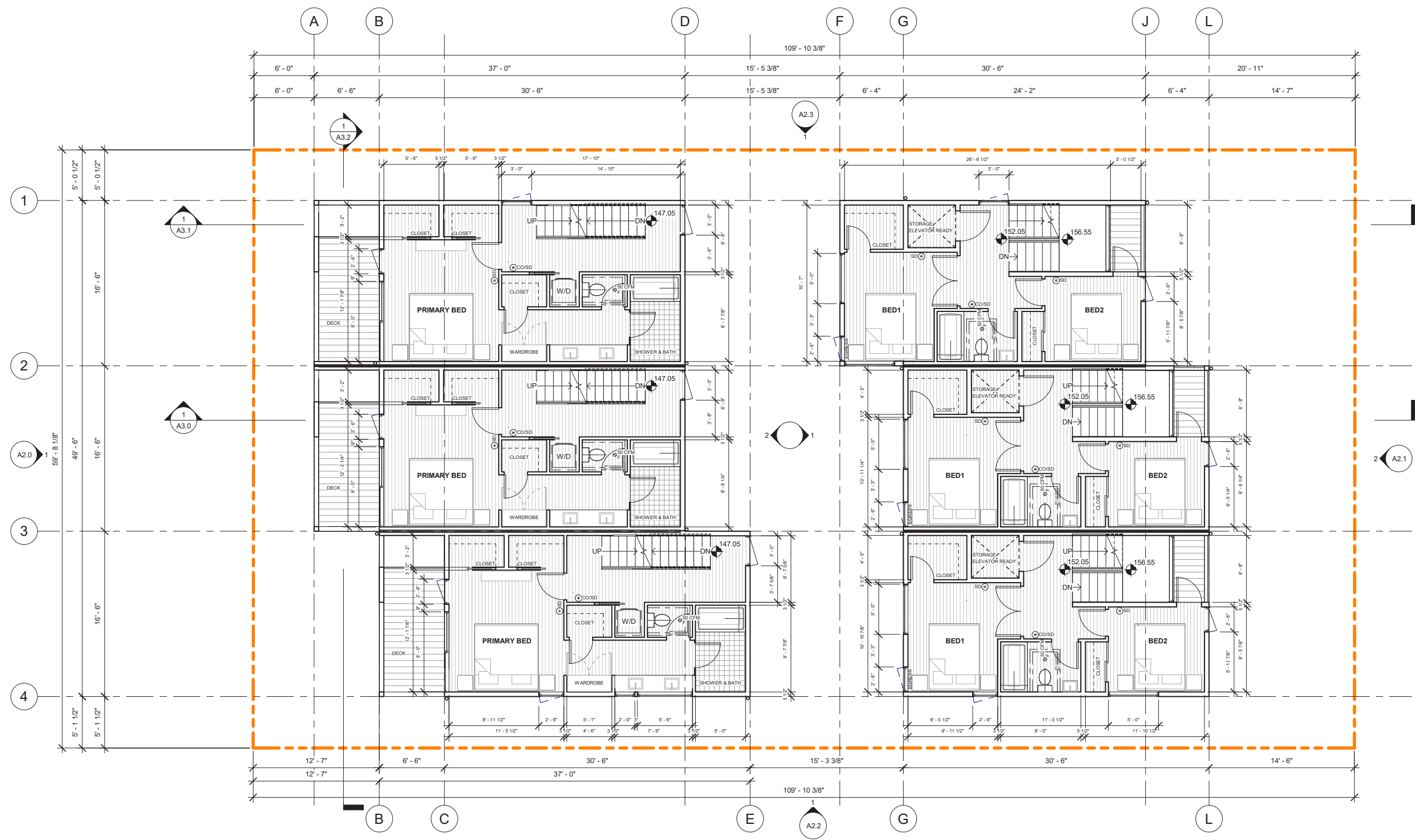
ARCHITECTURAL DRAWINGS



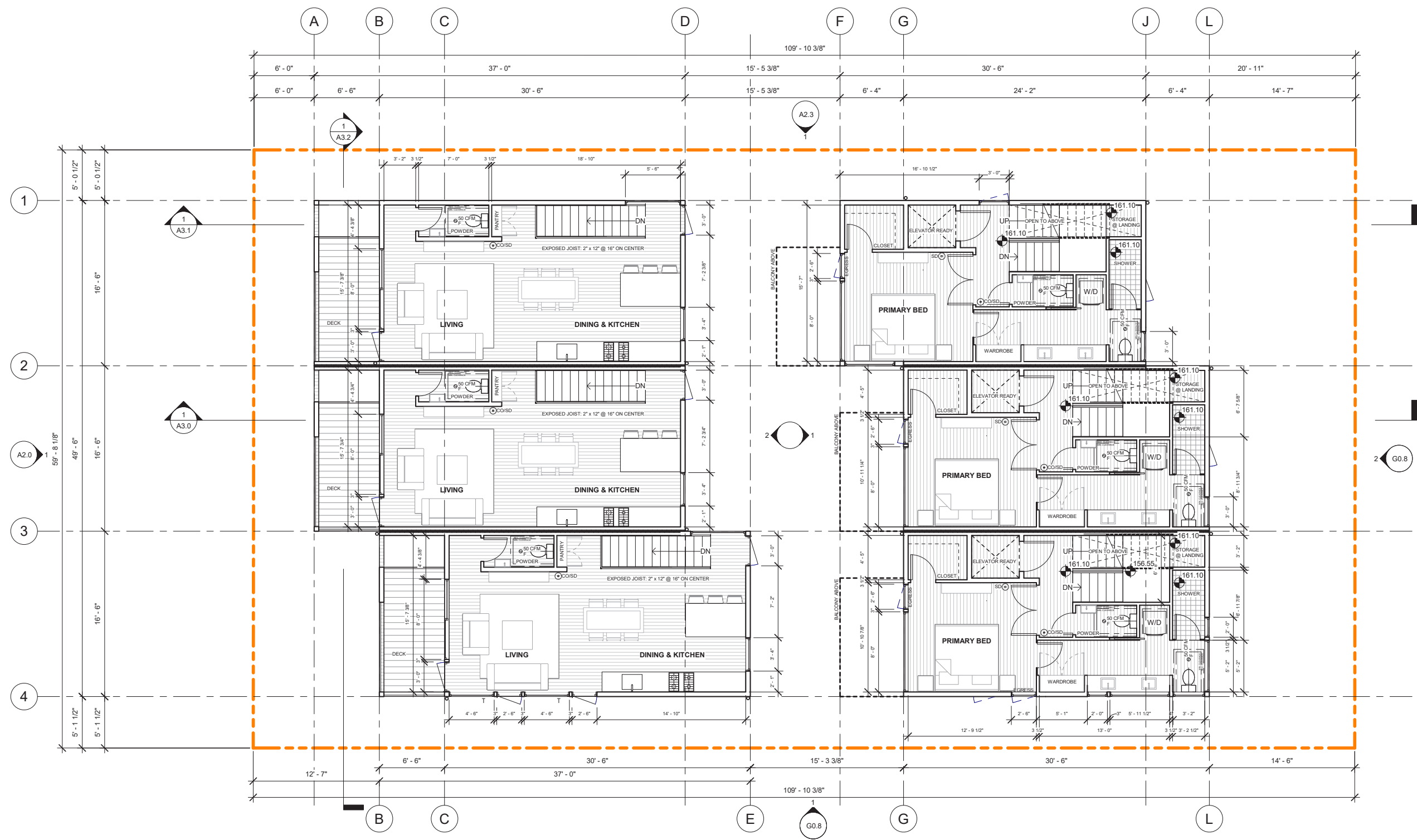
Floor Plan: Composite Site
Scale 3/32" : 1' - 0"



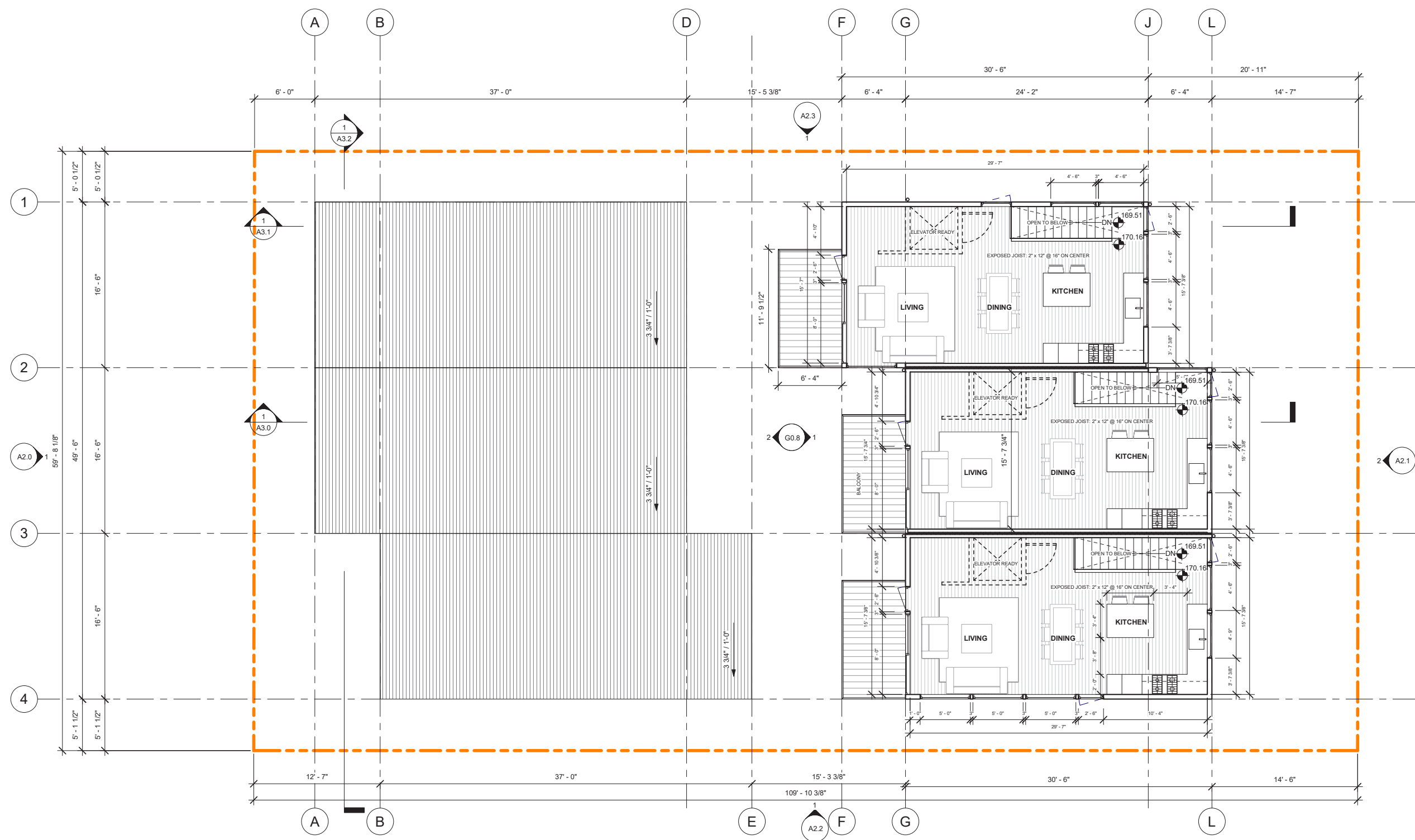
Floor Plan: Level 1
Scale 3/32" : 1' - 0"



Floor Plan: Level 2
Scale 3/32" : 1' - 0"

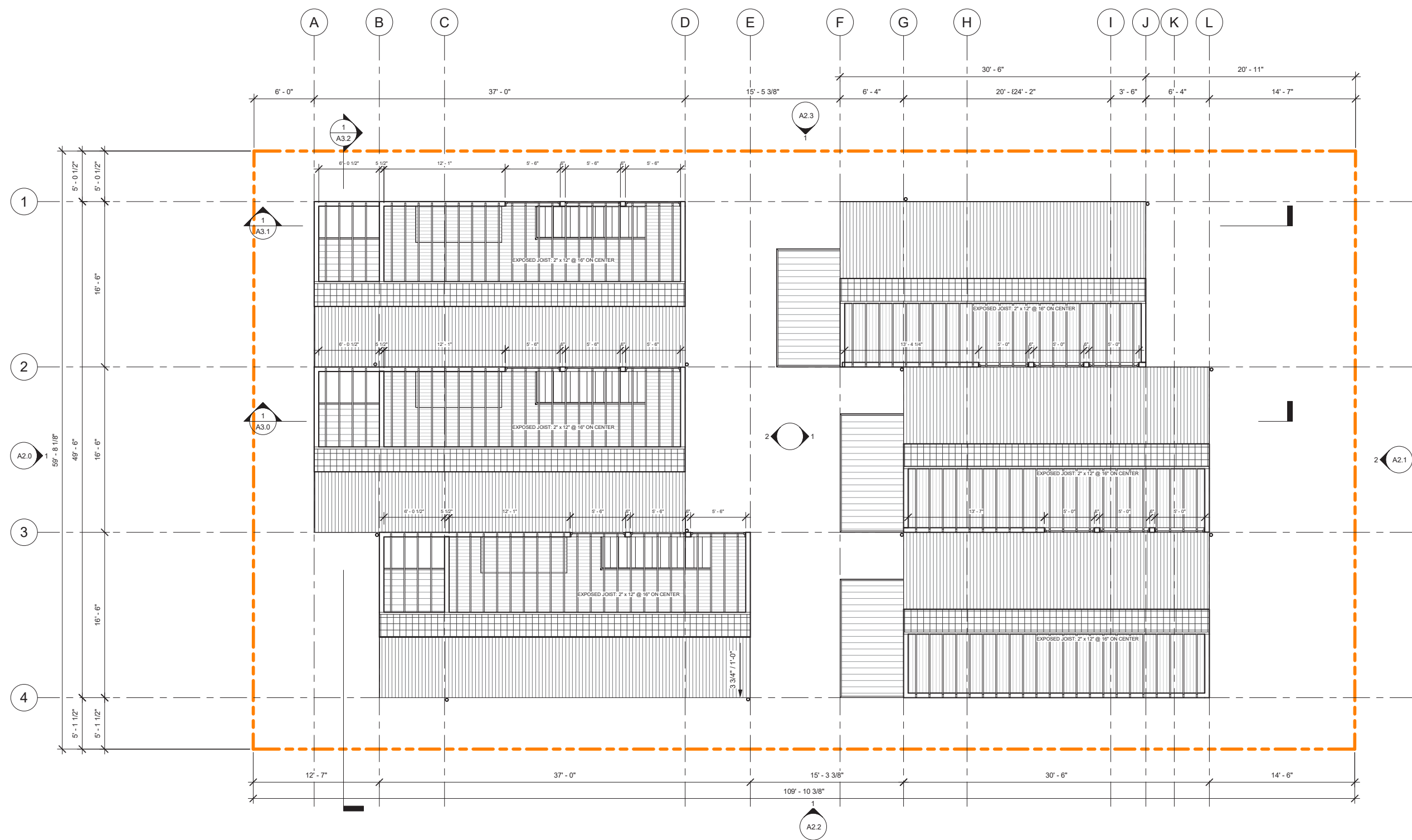


Floor Plan: Level 3
Scale 3/32" : 1' - 0"

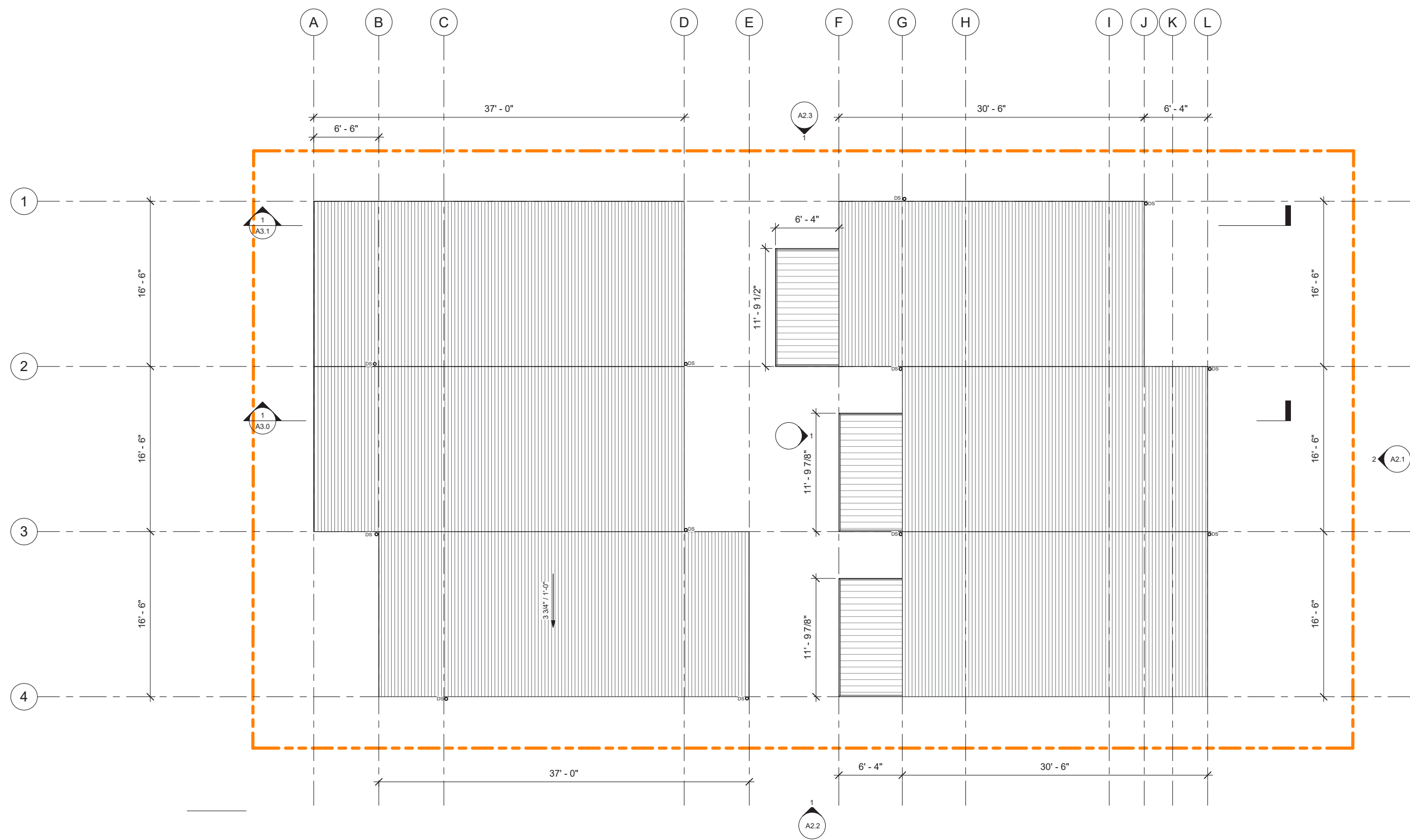


Floor Plan: Level 4
Scale 3/32" : 1' - 0"





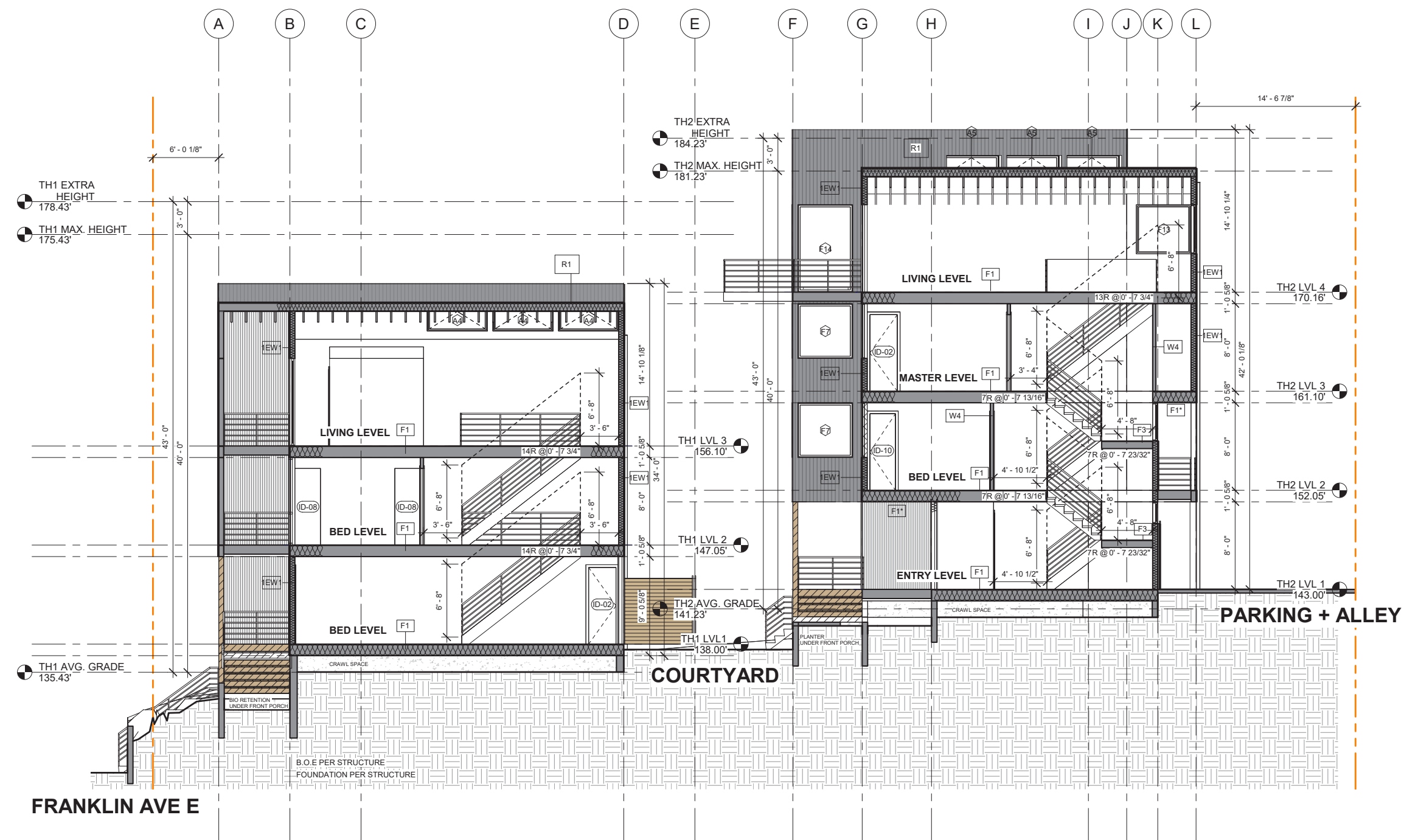
Floor Plan: Transome Plan
Scale 3/32" : 1' - 0"



Floor Plan: Roof Plan
Scale 3/32" : 1' - 0"

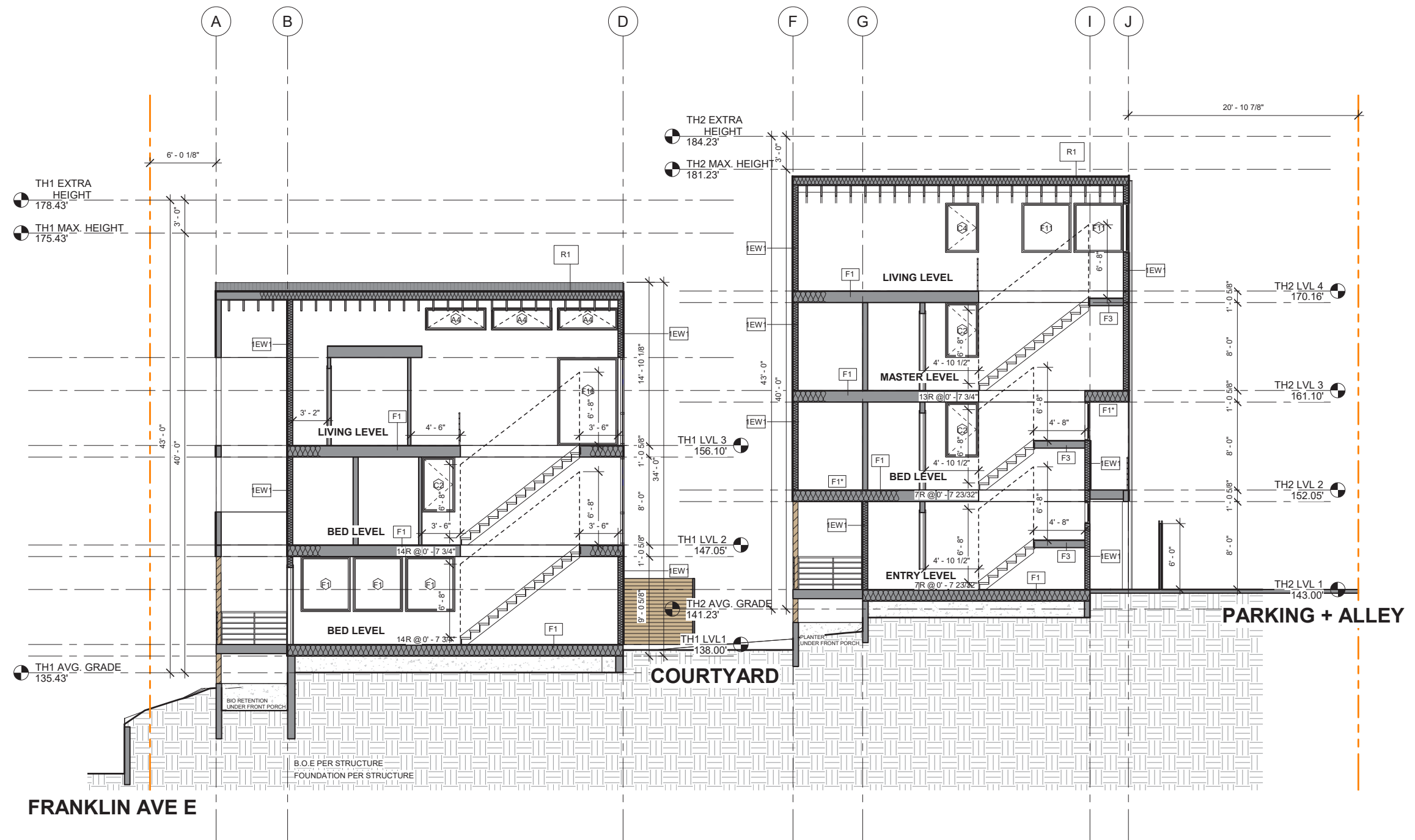


ARCHITECTURAL DRAWINGS

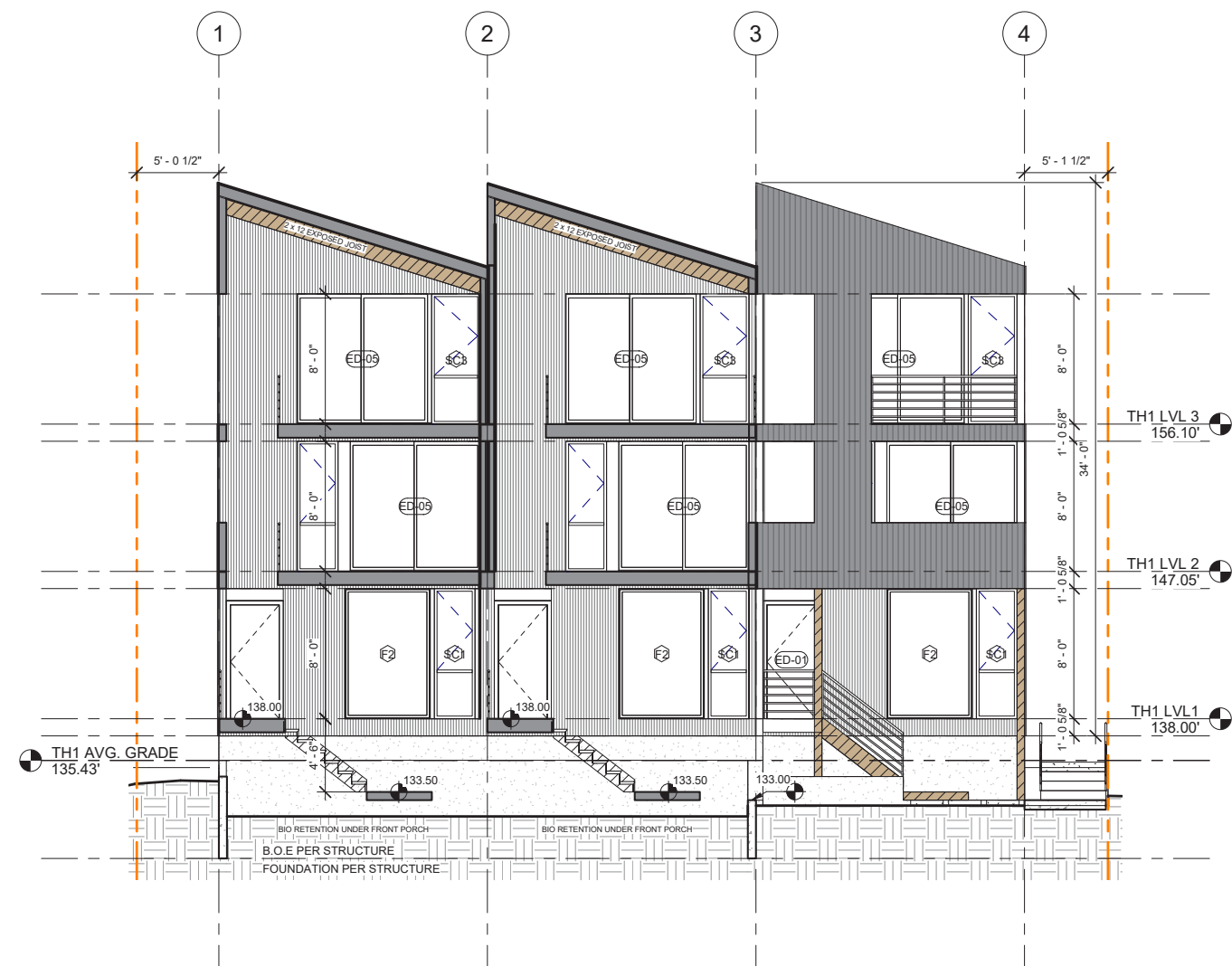


Section: W - E 1
Scale 3/32" : 1' - 0"

ARCHITECTURAL DRAWINGS



Section: W - E 2
Scale 3/32" : 1' - 0"



Section: N - S Through Bio
Scale 3/32" : 1' - 0"

ARCHITECTURAL ASPIRATION



PERSPECTIVE RENDERING: 18TH AVE E



PERSPECTIVE RENDERING: ALLEY

Architectural Design Intent

- + Exploring the ways to establish positive architectural characteristic in the neighborhood where the character is evolving
- + Use of high quality and durable materials that support the neighboring context
- + Encourage views for the units while minimizing the impact of the massing to the sidewalk and the neighbors
- + Carved out the massing allow for recessed front porches and private decks
- + Provide private amenity on roof decks and shared courtyard amenity on the ground level to promote social interaction between the neighbors
- + Provide parking off the alley
- + Allow through site connections having the courtyard as the “heart” of the circulation



Material aspiration - Shouo Sugi Ban Siding



Covered decks that creates relationship between interior and exterior space



Sawtooth roof form aspiration



Composition of punch openings on facade to creates visual interest



Upper mass and lower mass + changes in materials to breakup the massing



Covered decks and windows composition aspiration

ARCHITECTURAL MATERIALS ASPIRATION

GUIDELINE 15 DC4 Exterior Elements and Finishes - A1: 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.

Design Team Responses

The project to be consists of different material palettes and colors to provide varieties in its patterns and to provide different experiences for the users as they engage the spaces.

Material Legends

M1	Metal Railing + Steel Columns	White
W1	Shou Sugi Ban Siding - Nakamoto Forestry	Alkyd Oil Black 6" Shiplap
W2	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W3	T1-11 Siding Douglas Fir 4" Groove Pattern	White
C1	Concrete	Cast in Place
V1	Windows Vinyl (Window Frames) - Plygem	White

MATERIALS PRECEDENT IMAGES



Shou Sugi Ban Siding - Alkyd Oil Black 6" Shiplap



T1-11 Siding Douglas Fir 4" Groove Pattern



Plygem Windows Vinyl (Window Frames) + Steel Columns



Wood - Clear Plank at soffit, fences, and entry wall

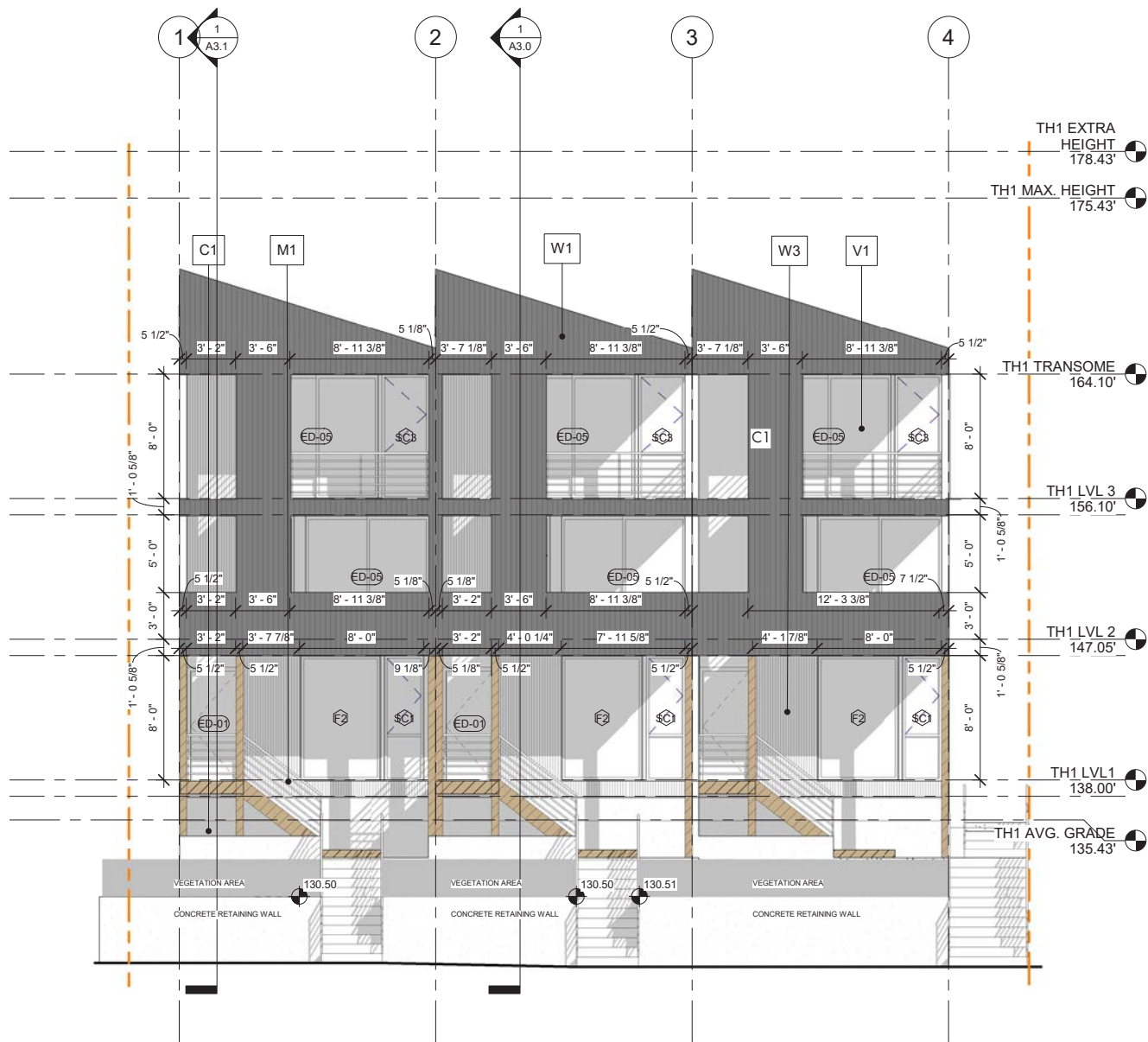


Concrete - Cast in Place



Concrete - Cast in Place

ARCHITECTURAL DRAWINGS



Elevations: West Unit W-Elevation
Scale 3/32" : 1' - 0"

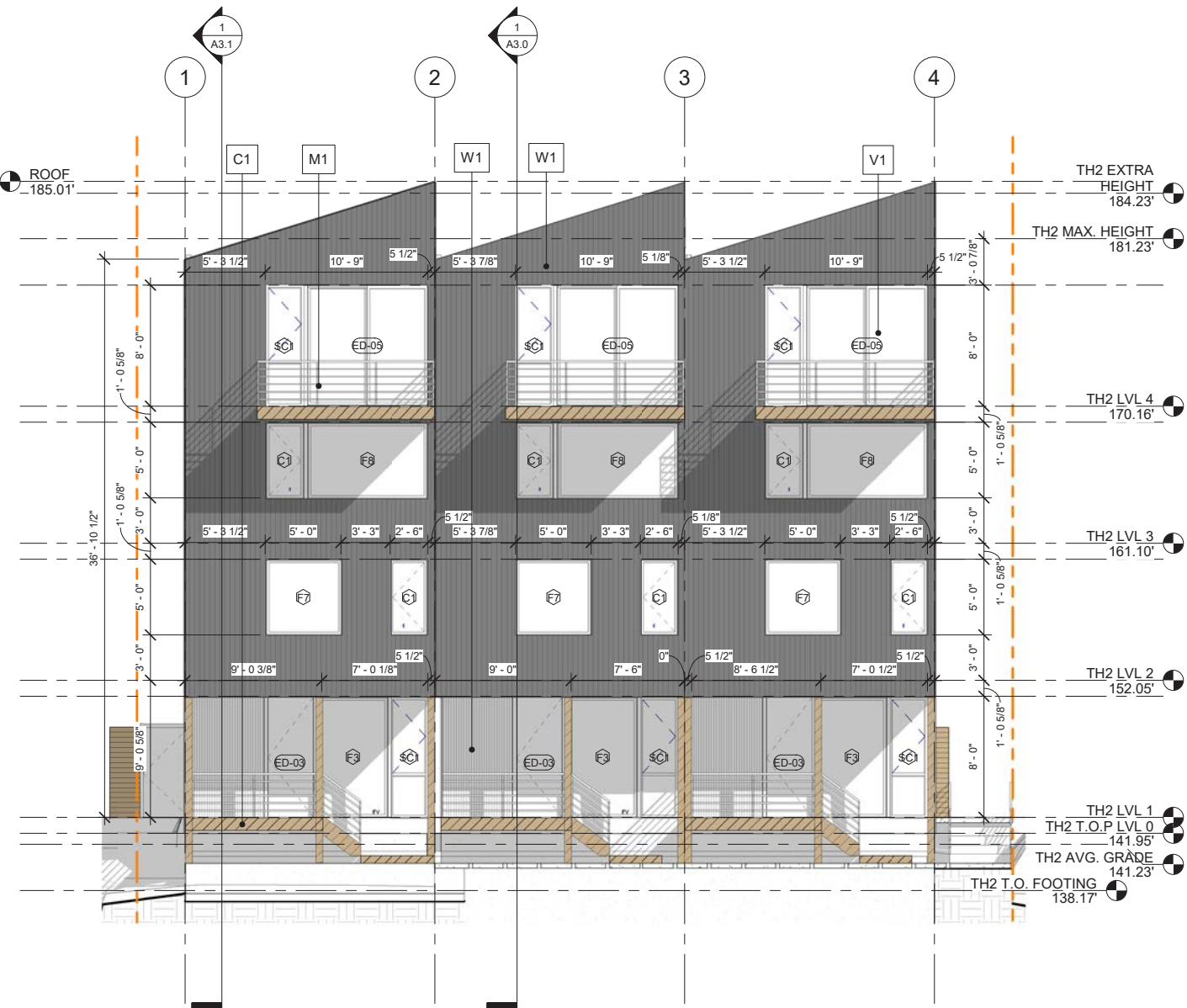


Elevations: West Unit E-Elevation
Scale 3/32" : 1' - 0"

Material Legends

M1	Metal Railing + Steel Columns	White
W1	Shou Sugi Ban Siding - Nakamoto Forestry	Alkyd Oil Black 6" Shiplap
W2	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W3	T1-11 Siding Douglas Fir 4" Groove Pattern	White
C1	Concrete	Cast in Place
V1	Windows Vinyl (Window Frames) - Plygem	White

ARCHITECTURAL DRAWINGS



Elevations: East Unit W-Elevation
Scale 3/32" : 1' - 0"



Elevations: East Unit E-Elevation
Scale 3/32" : 1' - 0"

Material Legends

M1	Metal Railing + Steel Columns	White
W1	Shou Sugi Ban Siding - Nakamoto Forestry	Alkyd Oil Black 6" Shiplap
W2	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W3	T1-11 Siding Douglas Fir 4" Groove Pattern	White
C1	Concrete	Cast in Place
V1	Windows Vinyl (Window Frames) - Plygem	White

ARCHITECTURAL DRAWINGS

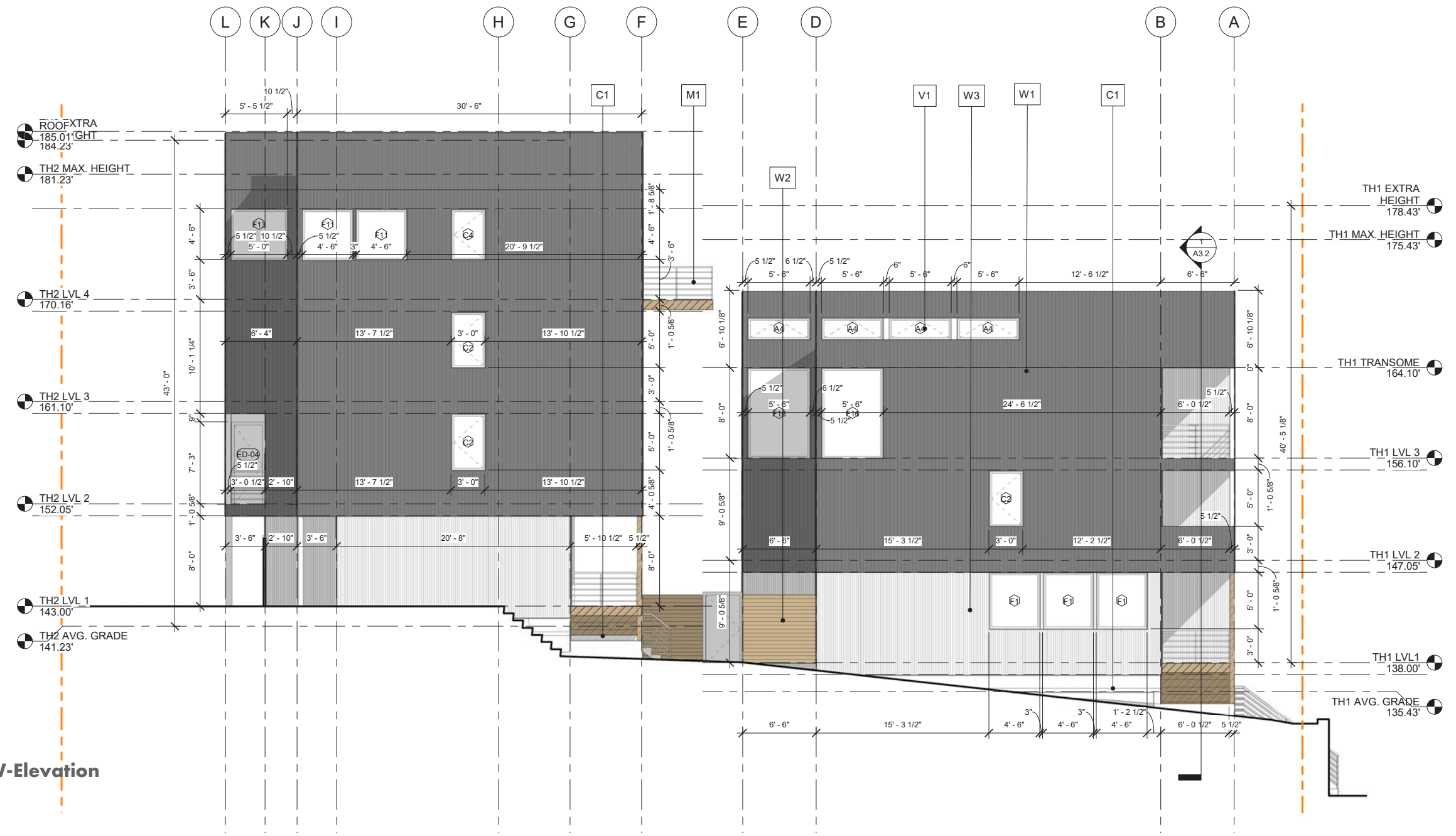


Elevations: S-Elevation
Scale 3/32" : 1' - 0"

Material Legends

M1	Metal Railing + Steel Columns	White
W1	Shou Sugi Ban Siding - Nakamoto Forestry	Alkyd Oil Black 6" Shiplap
W2	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W3	T1-11 Siding Douglas Fir 4" Groove Pattern	White
C1	Concrete	Cast in Place
V1	Windows Vinyl (Window Frames) - Plygem	White

ARCHITECTURAL DRAWINGS



Elevations: East Unit W-Elevation
Scale 3/32" : 1' - 0"

Material Legends

M1	Metal Railing + Steel Columns	White
W1	Shou Sugi Ban Siding - Nakamoto Forestry	Alkyd Oil Black 6" Shiplap
W2	Cedar Wood Fence, Soffit, and Deck	Clear Sealed
W3	T1-11 Siding Douglas Fir 4" Groove Pattern	White
C1	Concrete	Cast in Place
V1	Windows Vinyl (Window Frames) - Plygem	White

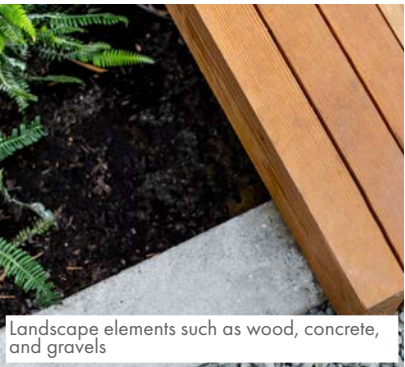
LANDSCAPE ASPIRATION



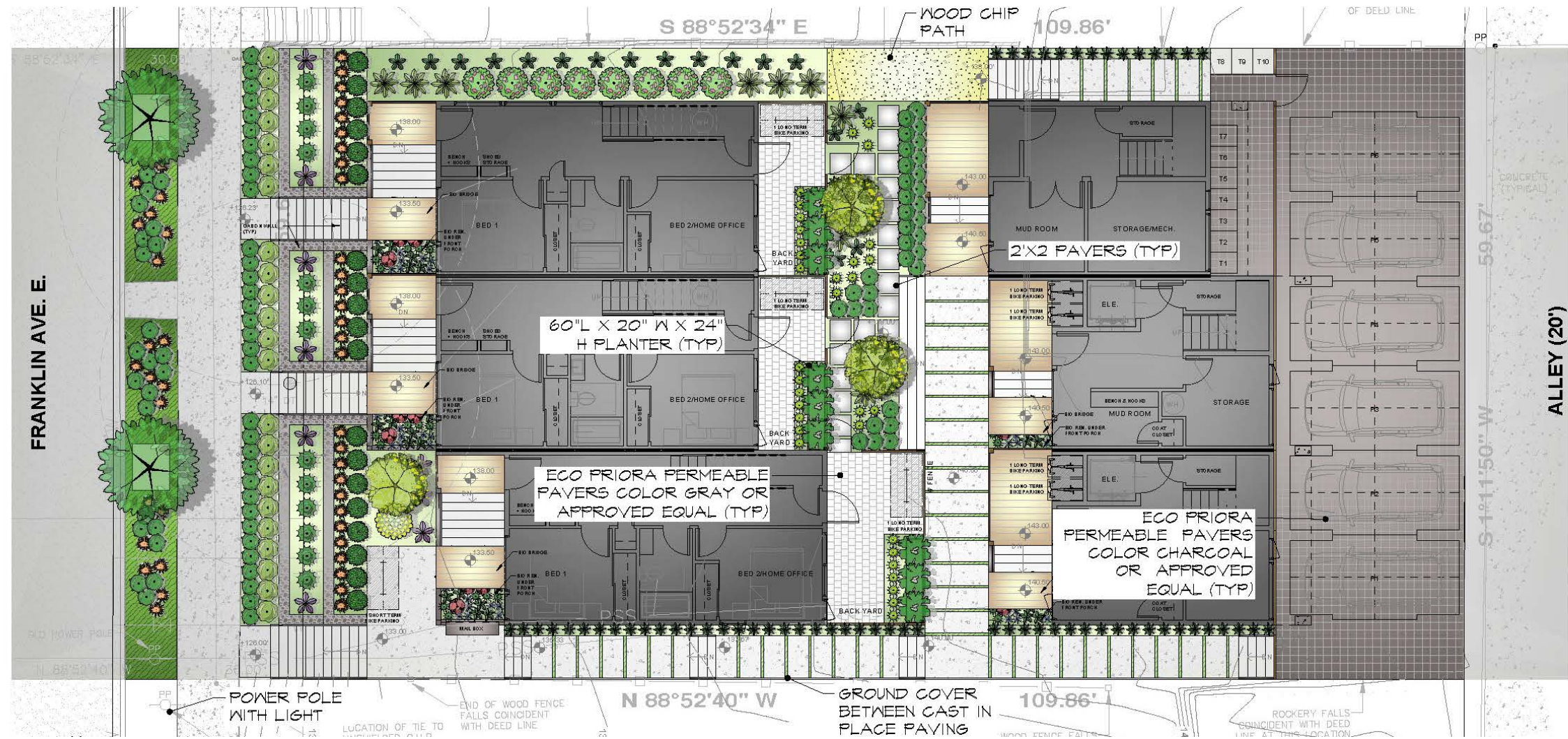
Landscape Design Intent: SDG DC4-D1 + DC4-D4

- + Enhancing the circulation experiences through the center courtyard that works as the “heart” of circulation
- + Use native, drought tolerant plants throughout (layered landscape with trees)
- + Allowing the landscape to integrate with the building structure and entry experiences
- + Use high quality, natural materials such as cedar wood deck and fences
- + Integrating Bio-retention strategies to be utilized into the landscape design
- + Vegetation as privacy buffer between units such as bamboo or other dense vegetation.

SEE LANDSCAPE PLAN ON PAGE 38



ARCHITECTURAL DRAWINGS: LANDSCAPE PLAN



PLANT SCHEDULE

TREES		SHRUBS		BIORETENTION		GROUND COVERS	
BOTANICAL / COMMON NAME	SIZE	BOTANICAL / COMMON NAME	SIZE	BOTANICAL / COMMON NAME	SIZE	BOTANICAL / COMMON NAME	SIZE
Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	2.5' Cal	Acanthus x 'Summer Beauty' / Summer Beauty Bear's Breech	2.5' Cal	Polystichum munitum / Western Sword Fern	2.5' Cal	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny	2.5' Cal
Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	2.5' Cal	Aucuba japonica 'Gold Dust' / Gold Dust Aucuba	2.5' Cal	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2.5' Cal	Sagina subulata 'Aurea' / Scotch Moss	2.5' Cal
Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	2.5' Cal	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry	2.5' Cal	Sarcococca hookeriana humilis / Dwarf Sweet Box	2.5' Cal	Vinca major 'Variegata' / Variegated Large Periwinkle	2.5' Cal
Carex oshimensis 'Carfit01' TM / EverColor Everest Japanese Sedge	2.5' Cal	Carex oshimensis 'Carfit01' TM / EverColor Everest Japanese Sedge	2.5' Cal	Carex abrupta / Slough Sedge	2.5' Cal		
Carex oshimensis 'Everillo' / Everillo Japanese Sedge	2.5' Cal	Carex oshimensis 'Everillo' / Everillo Japanese Sedge	2.5' Cal	Cornus alba 'Souchaultii' / Goldenleaf Dogwood	2.5' Cal		
Liriope muscari 'Big Blue' / Big Blue Lilyturf	2.5' Cal	Liriope muscari 'Big Blue' / Big Blue Lilyturf	2.5' Cal	Juncus inflexus 'Blue Arrow' / Blue Arrow Juncus	2.5' Cal		
Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2.5' Cal	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle	2.5' Cal	Polygonatum odoratum / Solomon's Seal	2.5' Cal		
Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2.5' Cal	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress	2.5' Cal	Polystichum munitum / Western Sword Fern	2.5' Cal		
Miscanthus sinensis 'Strictus' / Parcupine Grass	2.5' Cal	Miscanthus sinensis 'Strictus' / Parcupine Grass	2.5' Cal				
Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	2.5' Cal	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo	2.5' Cal				
Pennisetum orientale / Oriental Fountain Grass	2.5' Cal	Pennisetum orientale / Oriental Fountain Grass	2.5' Cal				

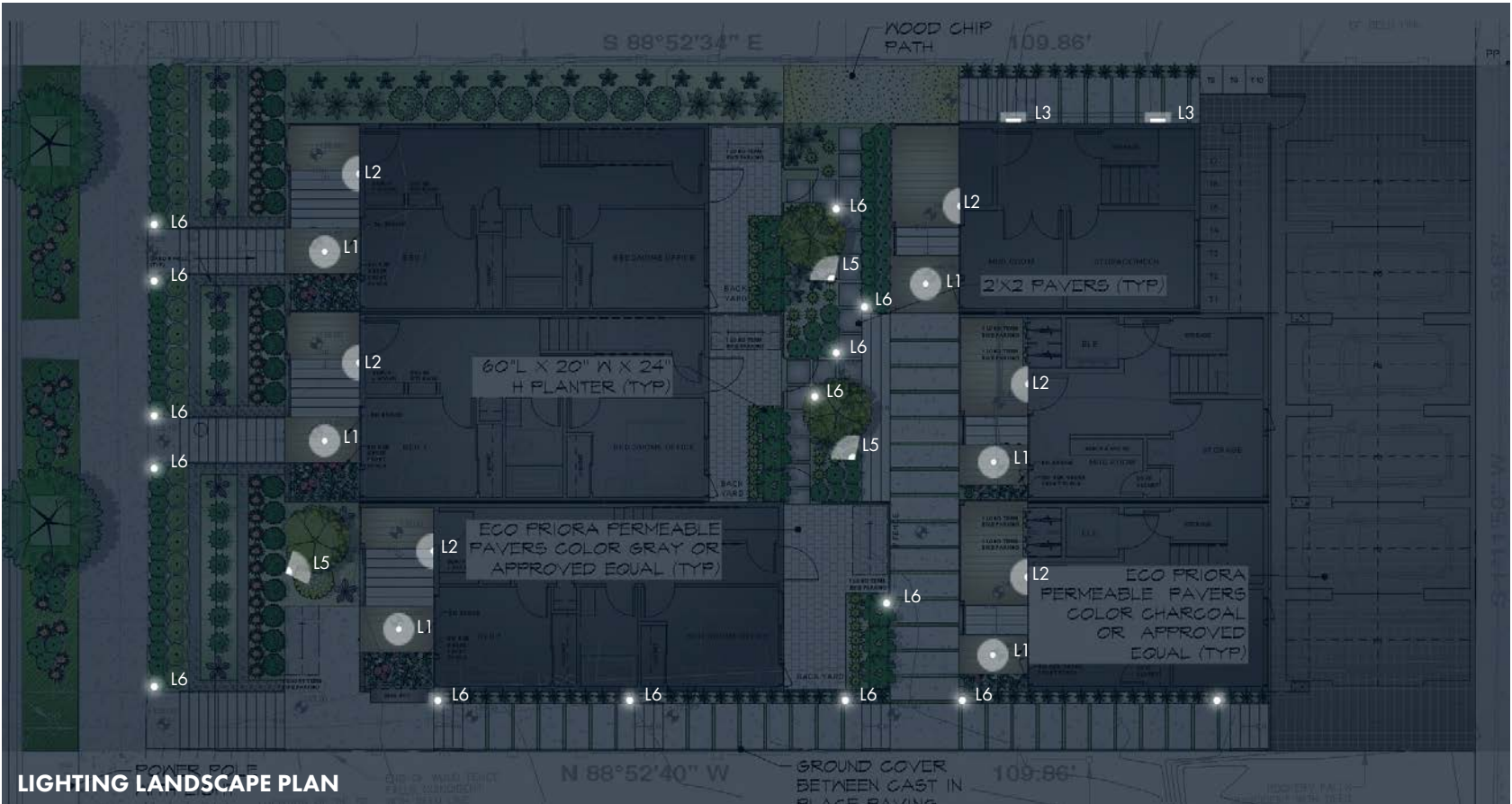
LIGHTING ASPIRATION



Lighting Design Intent

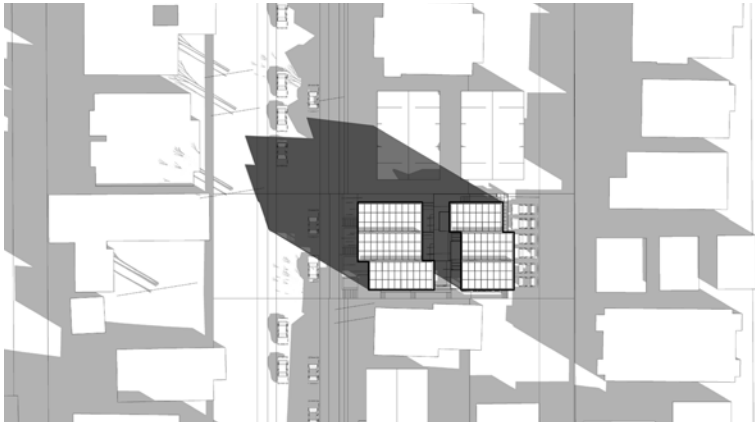
- + 1. Exterior ceiling light
Progress lighting / P5774-30
5" wide
- + 2. LED outdoor wall light
WS-W2605
16 Watt-3000K / Lumens: 800
- + 3. LED deck light - Hampton Bay
JAO2601LL
5.5" - 3000K
- + 4. Outdoor battery backup
WS-32912-WT-EM
12" tall - step light
- + 5. Outdoor landscape light - Hampton Bay
HD286688BK
- + 6. Outdoor landscape pathway light
N6VOY8UGE

L1
L2
L3
L4
L5
L6

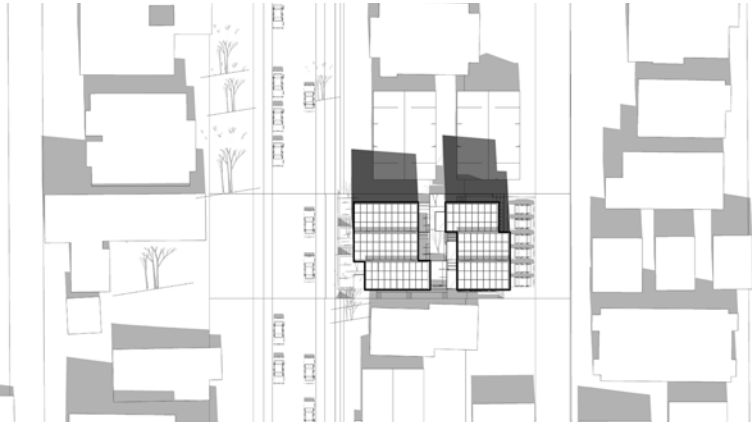


SHADOW STUDIES

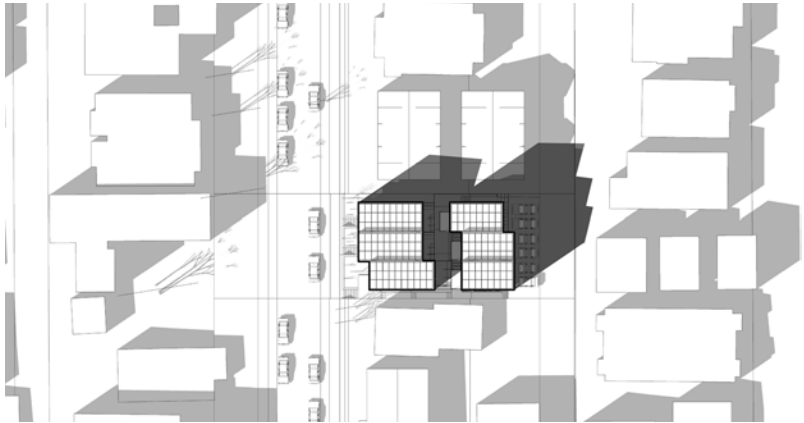
March / September, 21st



9:00 a.m.



12:00 p.m.



3:00 p.m.

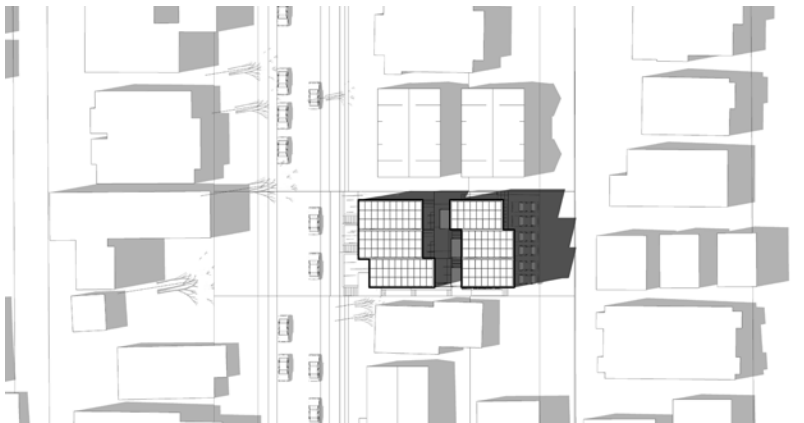
June, 21st



9:00 a.m.

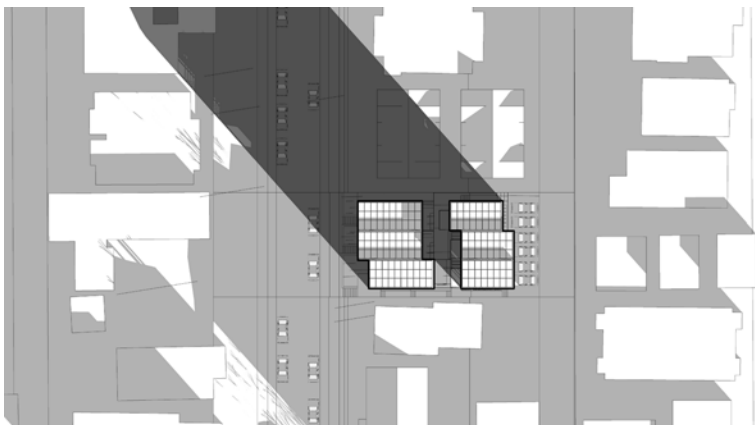


12:00 p.m.

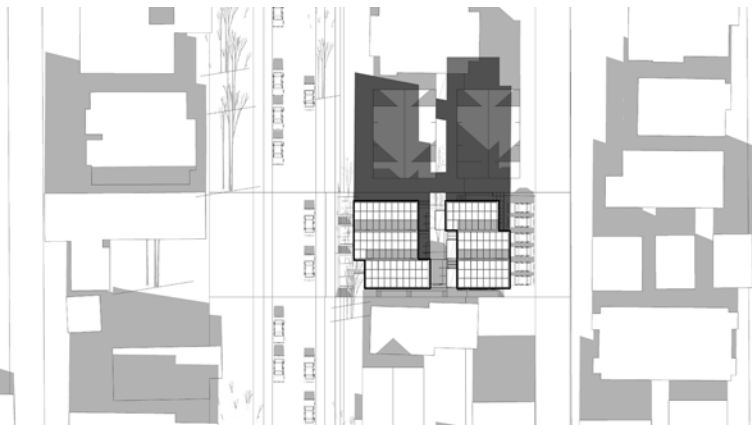


3:00 p.m.

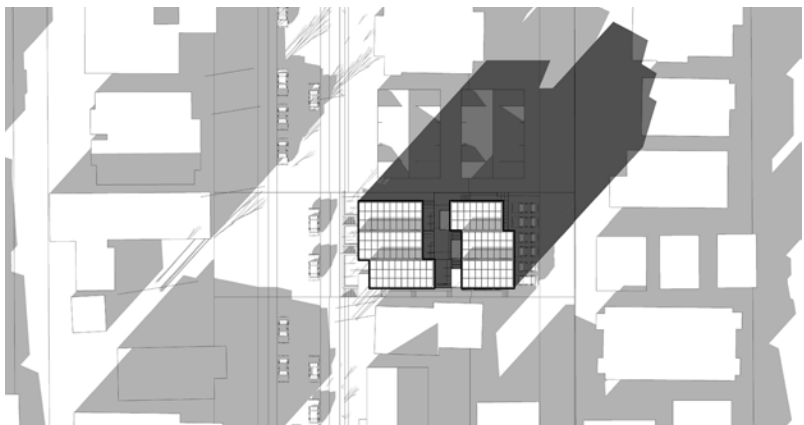
December, 21st



9:00 a.m.

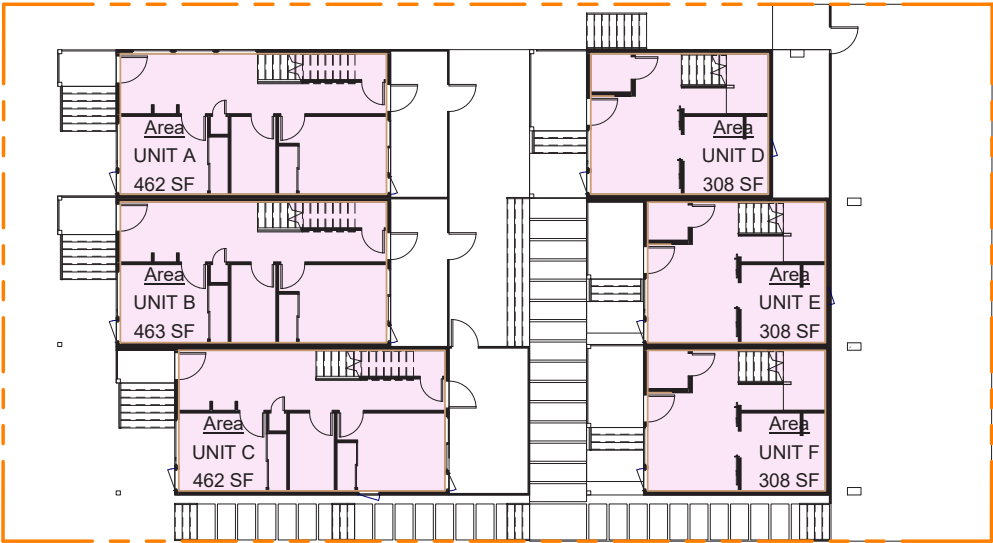


12:00 p.m.

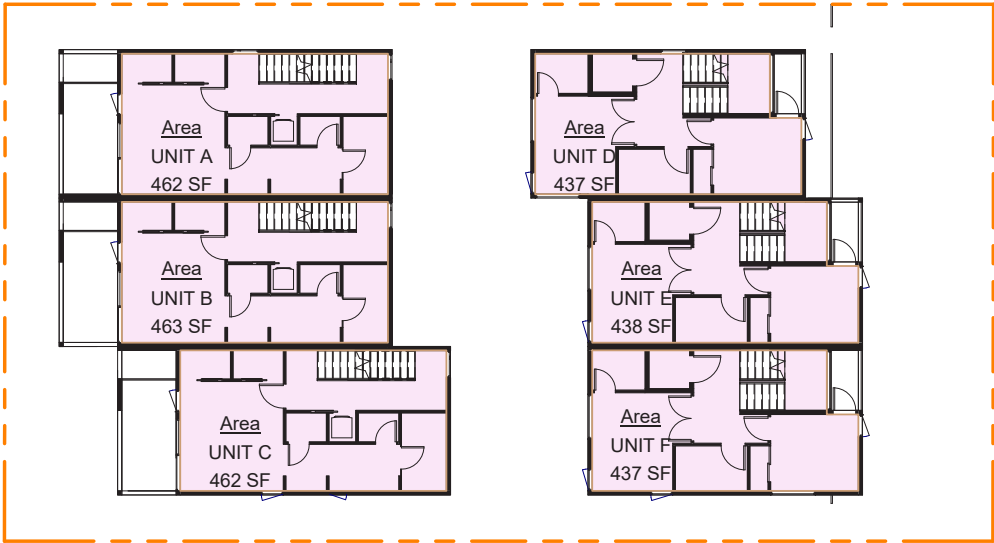


3:00 p.m.

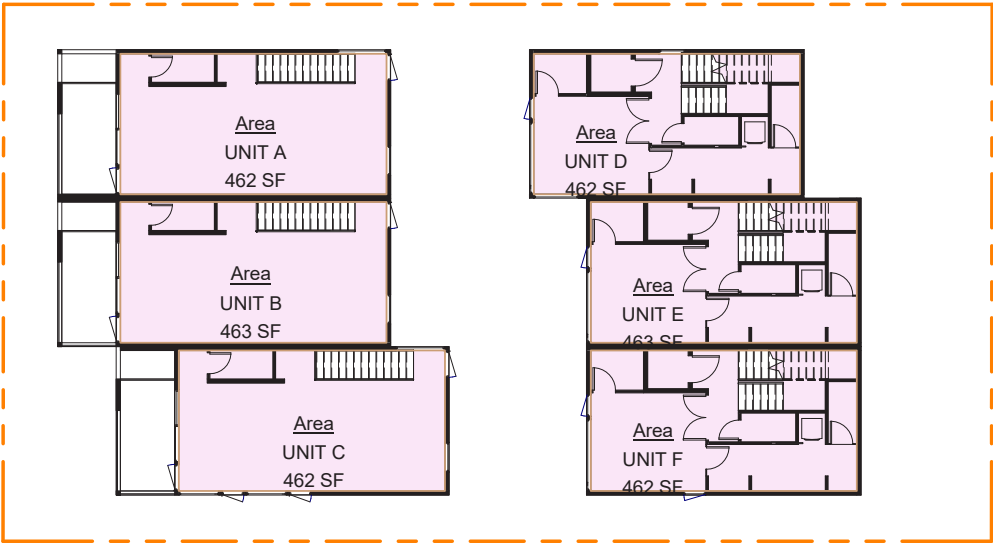
ARCHITECTURAL DRAWINGS: FAR CALCULATION



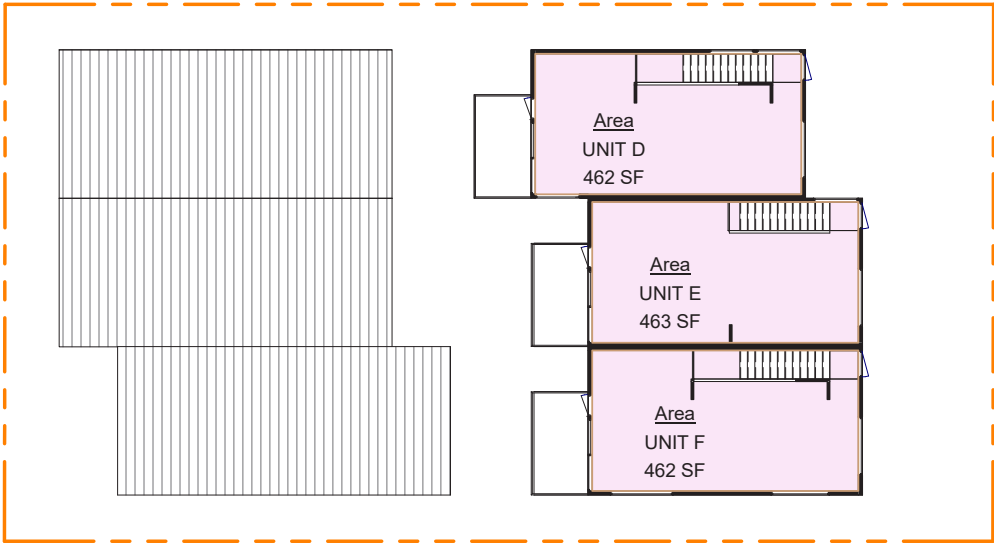
FAR: Level 1
Scale : NTS



FAR: Level 2
Scale : NTS



FAR: Level 3
Scale : NTS



FAR: Level 4
Scale : NTS

Area Schedule (FAR)			
Area	Comments	Name	Number
462 SF	LVL1	Area	UNIT A
462 SF	LVL2	Area	UNIT A
462 SF	LVL3	Area	UNIT A
1386 SF			
463 SF	LVL1	Area	UNIT B
463 SF	LVL2	Area	UNIT B
463 SF	LVL3	Area	UNIT B
1389 SF			
462 SF	LVL1	Area	UNIT C
462 SF	LVL2	Area	UNIT C
462 SF	LVL3	Area	UNIT C
1386 SF			
308 SF	LVL1	Area	UNIT D
437 SF	LVL2	Area	UNIT D
462 SF	LVL2	Area	UNIT D
462 SF	LVL4	Area	UNIT D
1669 SF			
308 SF	LVL1	Area	UNIT E
438 SF	LVL2	Area	UNIT E
463 SF	LVL3	Area	UNIT E
463 SF	LVL4	Area	UNIT E
1672 SF			
308 SF	LVL1	Area	UNIT F
437 SF	LVL2	Area	UNIT F
462 SF	LVL3	Area	UNIT F
462 SF	LVL4	Area	UNIT F
1669 SF			

Total: 9,171 SF

RENDERINGS: STREET PERSPECTIVE FRANKLIN AVE E



RENDERINGS: ALLEY PERSPECTIVE



RENDERINGS: FRONT ENTRY



RENDERINGS: COURTYARD



RENDERINGS: STREET VIEWS IN CONTEXT



5

ADJUSTMENT REQUESTS

ALLOWED ADJUSTMENT

23.41.018 - Streamlined design review (SDR) process

- 1.The Director shall identify the guidelines of highest priority, referred to as the “guideline priorities”. The Director shall summarize and consider any community consensus regarding design resulting from community outreach, or as expressed in written comments received.
- 2.The Director shall prepare a report that identifies guideline priorities, documents any design changes needed to achieve consistency with the design guidelines, and identifies any requested or required development standard adjustments and/or departures.
- 3.If the criteria listed in subsection 23.41.018.F.3 are met, the Director may consider adjustments to the following development standards to the extent listed for each standard:

a. Setbacks and separation requirements may be reduced by a maximum of 50 percent;

b. Amenity areas may be reduced by a maximum of ten percent;

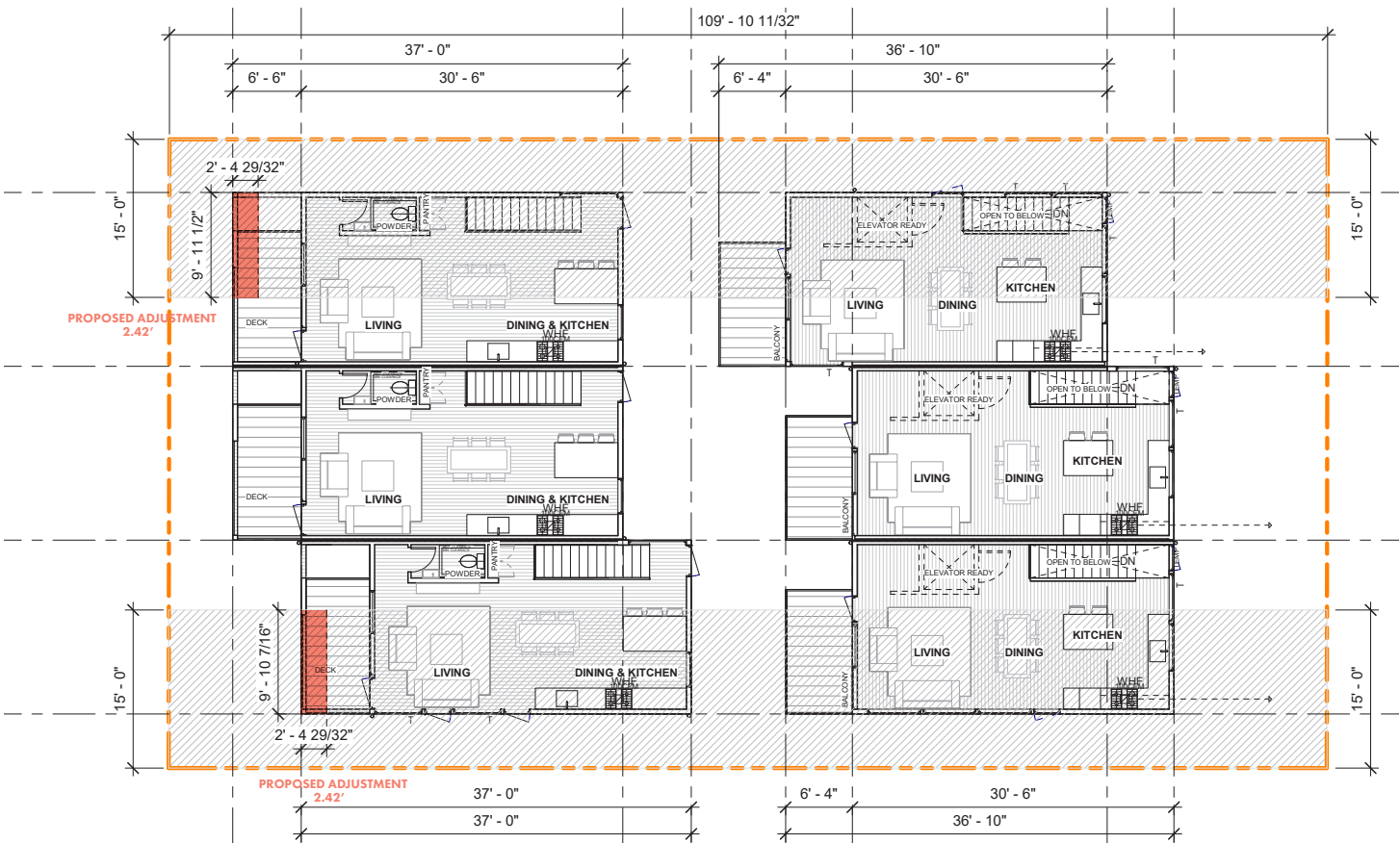
c. Landscaping and screening may be reduced by a maximum of 25 percent; and

d. Structure width, structure depth, and facade length may be increased by a maximum of ten percent.
- 4.The Director shall make the Guidance report available to those who sent in comments or otherwise requested notification, and to the applicant.

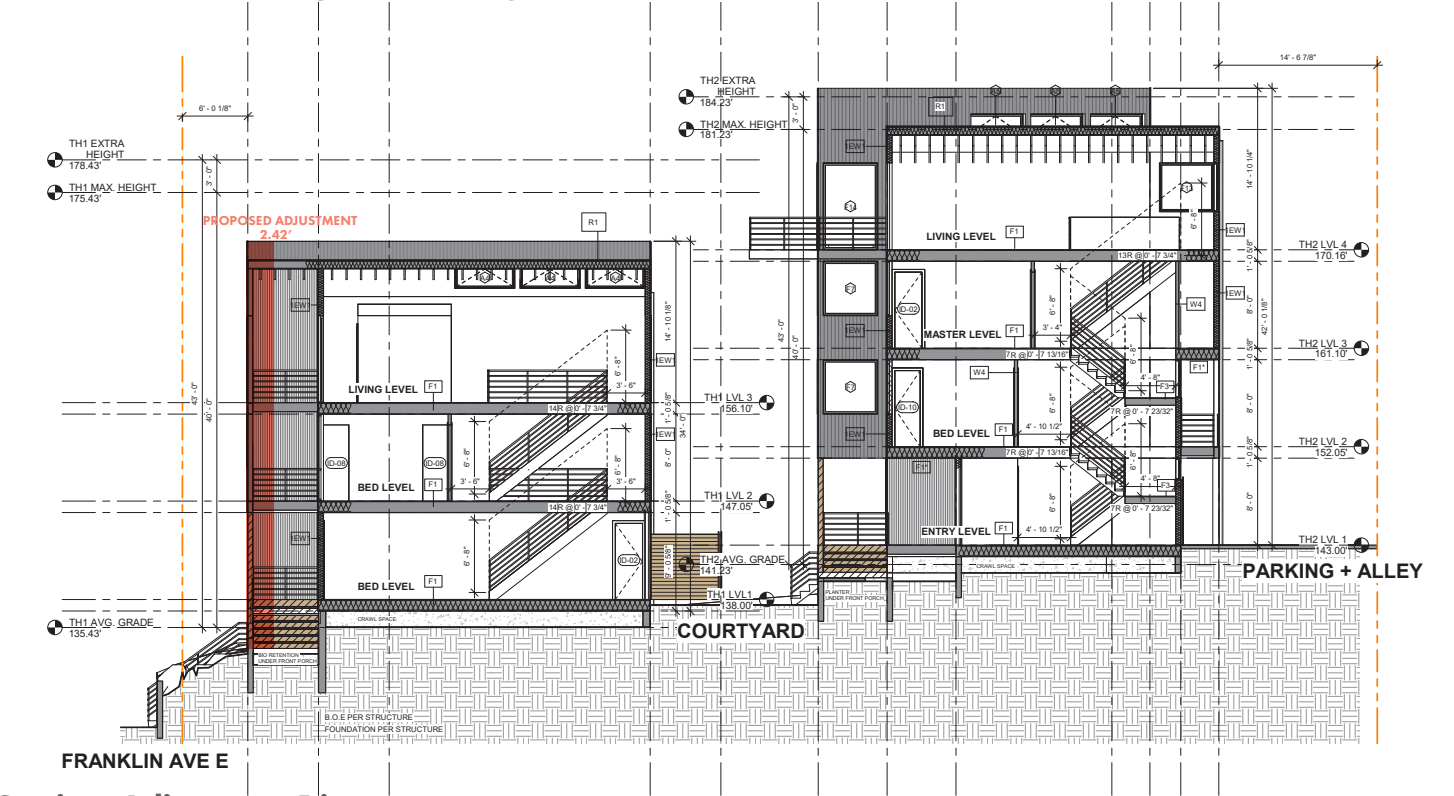
ADJUSTMENT MATRIX

Adjustment	Code Required	Request	Design Guidelines	Rationale
1. Facade Length	(23.45.527) Max. combined length of the facades within 15 ft. of a lot line shall not exceed 65 percent of the length of that lot line: 109’ - 10” x .65 = 71’ - 4”	The proposed facade length on the N and the S lot lines are 73.83’. The design team is respectfully <u>asking for addition of 2.42’ (3.3% increase in facade length)</u>	DC3 - A1: Interior/ Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development CS2-B2: Connection to the Street	Code allows a 65% max facade length (without adjustment) of 71’-4”. Our proposal includes a heated envelope with a facade length of only 61’-0”. Our proposed adjustment is strictly limited to the unenclosed and unheated exterior decks. These decks allow for a seamless transition of interior and exterior spaces while also giving “eyes on the street” and streetscape activity to both the street and courtyard while allowing light and views from adjacent properties. A reduction in depth of these proposed decks greatly reduced their functionality for seating, dining and exterior activation. The design team respectfully <u>asked for a 2.42’ (3.3%)</u> addition to the overall facade length.

ADJUSTMENT DIAGRAM



Floor Plan: Level 4 Adjustment Diagram



Section: Adjustment Diagram

CODE REFERENCE

.B - MAXIMUM FACADE LENGTH IN LOWRISE ZONES:

.1 - THE MAX COMBINED LENGTH OF ALL PORTIONS OF FACADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65% OF THE LENGTH OF THAT LOT LINE.

LOT LINE LENGTH: 109.86'
65% MAX: 71.41'

ADJUSTMENT: 10%, 71.41' X .10 = 7.14'
71.41' + 7.14' = **78.55'** MAX FACADE LENGTH W/ ADJUSTMENT

PROJECT COMPLIANCE

BUILDING LENGTH:
37'(TH1) + 36.83'(TH2) = **73.83'**

FACADE LENGTH
73.83' - 71.41' = 2.42' ADJUSTMENT (3.3%)

THANK YOU.