STREAMLINED DESIGN REVIEW

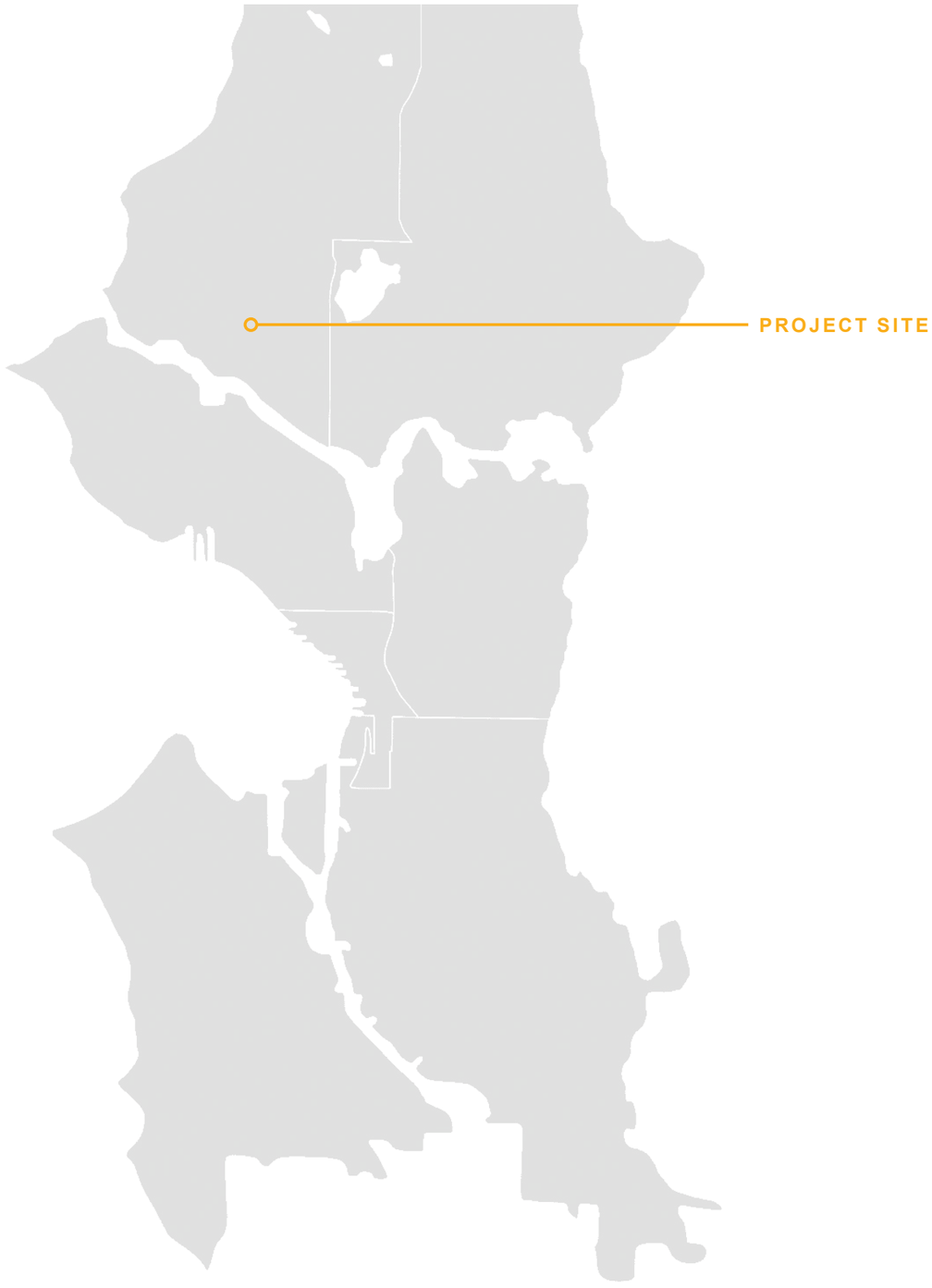
SDCI # 3040840-EG
922 NW 54th St
Seattle, WA 98107

Applicant:
Michelle Lalonde
Cone Architecture, LLC
1319 N 49th Street
Seattle, WA 98122
lalonde@cone-arch.com

Owner:
Green City Development
14231 Lake Rd Suite 300
Lynnwood, WA 98087
Contact: Andrey Gidenko

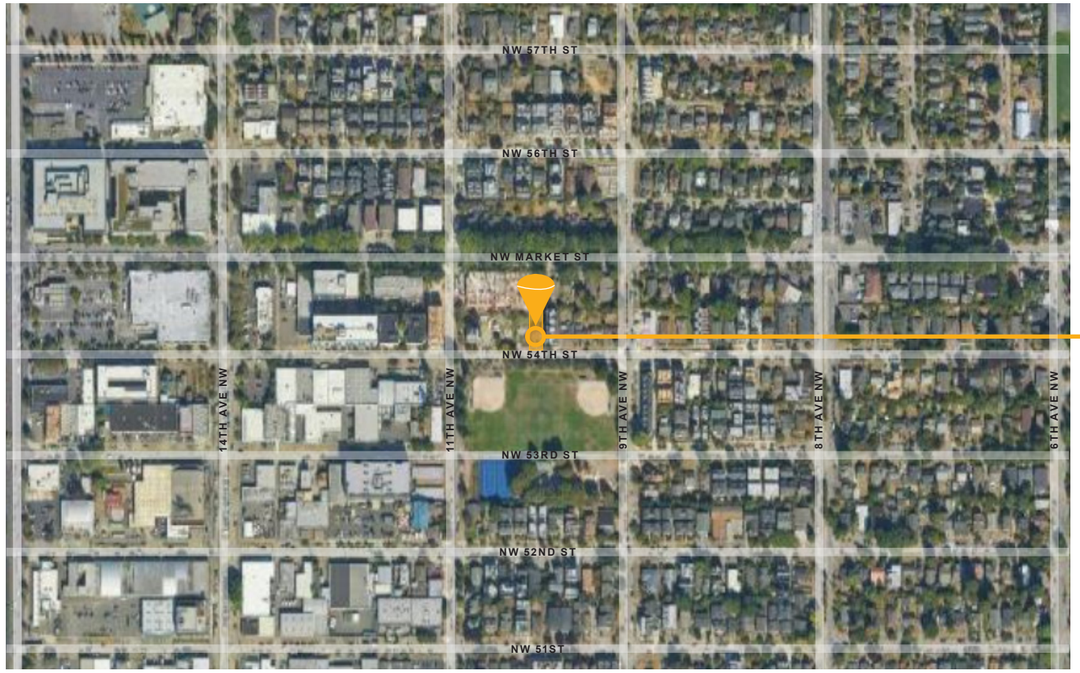
SDCI Contact:
Irving Chu
irving.chu@seattle.gov





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VICINITY MAP

EXISTING SITE

The project site is parcel #276830-0087 located mid-block along NW 54th St. The lot measures roughly 100'-0" deep by 45'-0" wide and is approximately 4,500 SF. Currently there is a single family residence on the site that will be demolished for the proposed project. The site is located in the LR3 (M2) zone. The parcel is surrounded by new development under construction to the west and north with a newly developed three-story townhouse development to the east. The development to the west consists of 8 four-story rowhouse and townhouse developments (SDCI# 3036496-EG).The development immediately to the north just began construction on a 5-story, 228 unit apartment building (SDCI# 3036687). Immediately to the south, Gilman Playground spans the full block face.

This site is relatively flat with a an approximately 2' grade change from south to north. There are existing high voltage lines along the south perimeter of the site and an existing power pole in the right of way. There is an existing curb cut that will be removed and restored to SDOT standards.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3 (M2) as is the entire block. LR zoning continues to the south and east for 1-2 blocks. Immediately north of the site, the parcels face NW Market Street and are zoned NC2-55. Neighborhood Commercial zoning continues along Market St. heading into the core oft Ballard. Beyond the immediate LR zoning, south and east of the site it transitions to Industrial Zoning.

The project parcel is located in the Ballard Hub Urban Village and is provided with frequent service. No vehicular parking is required to be provided at this location.

DEVELOPMENT OBJECTIVES

The project proposes the construction of a new multi-family residential building containing 8 townhouse units. The existing structure will be demolished under this proposal. The townhomes will be approximately 1,000 square feet per unit.

Due to the site's location in an Urban Village and its proximity to frequent transit, no vehicular parking will be provided. Each unit will be provided with one bike parking stall.

NEIGHBORHOOD CUES

The subject parcel is located in the within the Ballard Hub Urban Village in a neighborhood undergoing rapid transition and development, and is one block south of a Neighborhood Commercial zone. A prime location for increased density, the neighborhood offers high walking scores, access to commercial areas in Ballard and readily available public transportation. Surrounding the proposed project site are predominantly one to three story townhouses and multi-family apartment buildings. As the neighborhood increases density, the precedents found include a variety of architectural styles including dynamic roof forms and high quality materials.

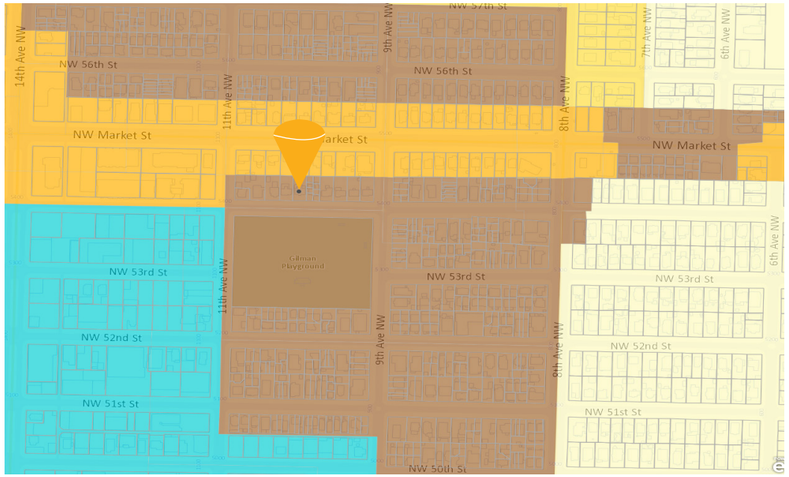


AREA MAP

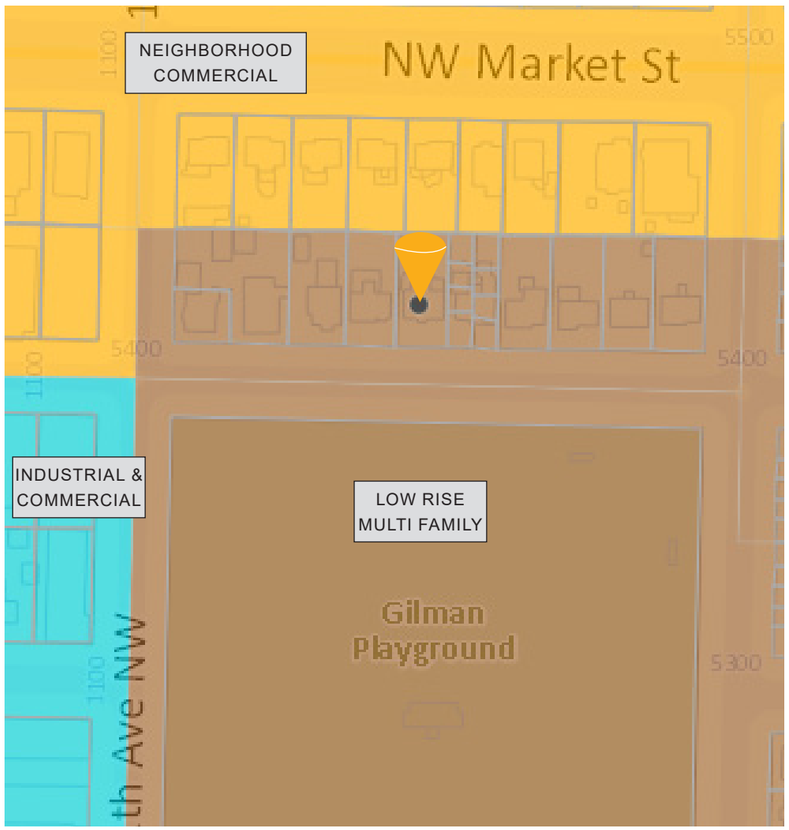
SITE LOCATION
922 NW 54th St
Seattle, WA 98107

ZONING SUMMARY
Zone: LR3 (M2)
Overlay: Ballard Hub Urban Village
ECA: None

PROJECT PROGRAM
Site Area:4,500 SF
Number of Residential Units: 8
Approx. FAR (Overall) = 7,500 SF
Approx. FAR Per Unit = 940 SF



Zoning Map



Vicinity map: single-family structures, multi-family structures, commercial buildings, industrial buildings, and outdoor recreation areas

DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.514 STRUCTURE HEIGHT

Zoning:	LR3 (M1)
Allowed Maximum Base Height:	50'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	54'-0"
6'-0" additional allowed for stair penthouses:	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 (10,350 SF)

23.45.518 SETBACKS REQUIREMENTS

Front Setback:	7’ AVG
Side (Facades ≤ 40’)	5’
Side (Facades 40’ >)	7’ AVG/5’ MIN
Rear	7’ AVG/5’ MIN

ZONING KEY

- NC
- IB
- LR
- NR
- PROJECT SITE

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.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 at ground level)
25% x 4500 SF = 1,125 SF (563 SF at ground level)

23.54.015 REQUIRED PARKING

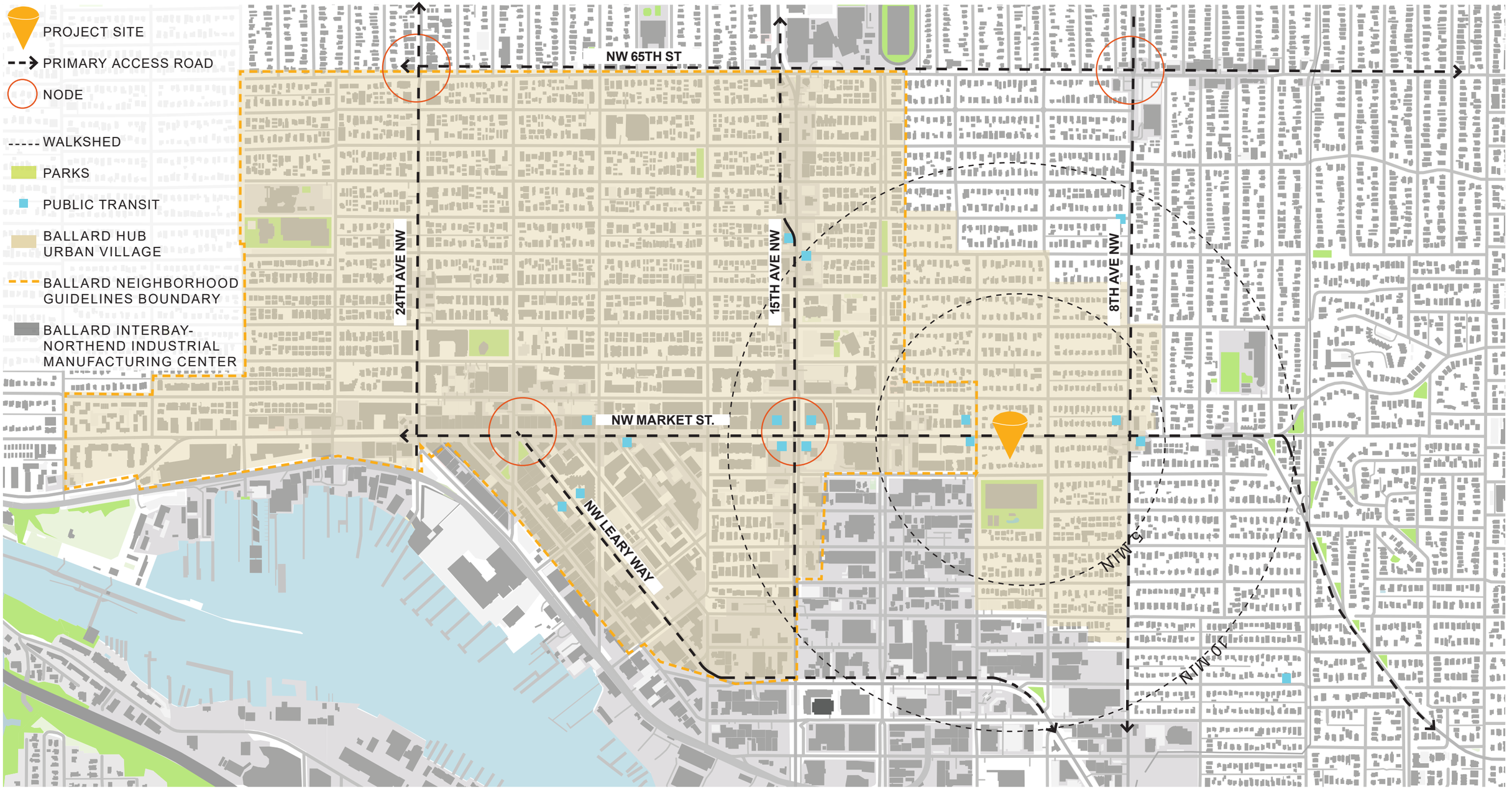
The project location provides frequent transit service and due to it’s location in the Ballard Hub Urban Village and Parking Flexibility Area, no parking is required. One long term bicycle parking stall per unit.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

SPU approval will be obtained for the storage area shown on the site plan

URBAN ANALYSIS KEY

- PROJECT SITE
- PRIMARY ACCESS ROAD
- NODE
- WALKSHED
- PARKS
- PUBLIC TRANSIT
- BALLARD HUB URBAN VILLAGE
- BALLARD NEIGHBORHOOD GUIDELINES BOUNDARY
- BALLARD INTERBAY-NORTHEND INDUSTRIAL MANUFACTURING CENTER



NEIGHBORHOOD AMENITIES

WITHIN A 15 MIN WALK



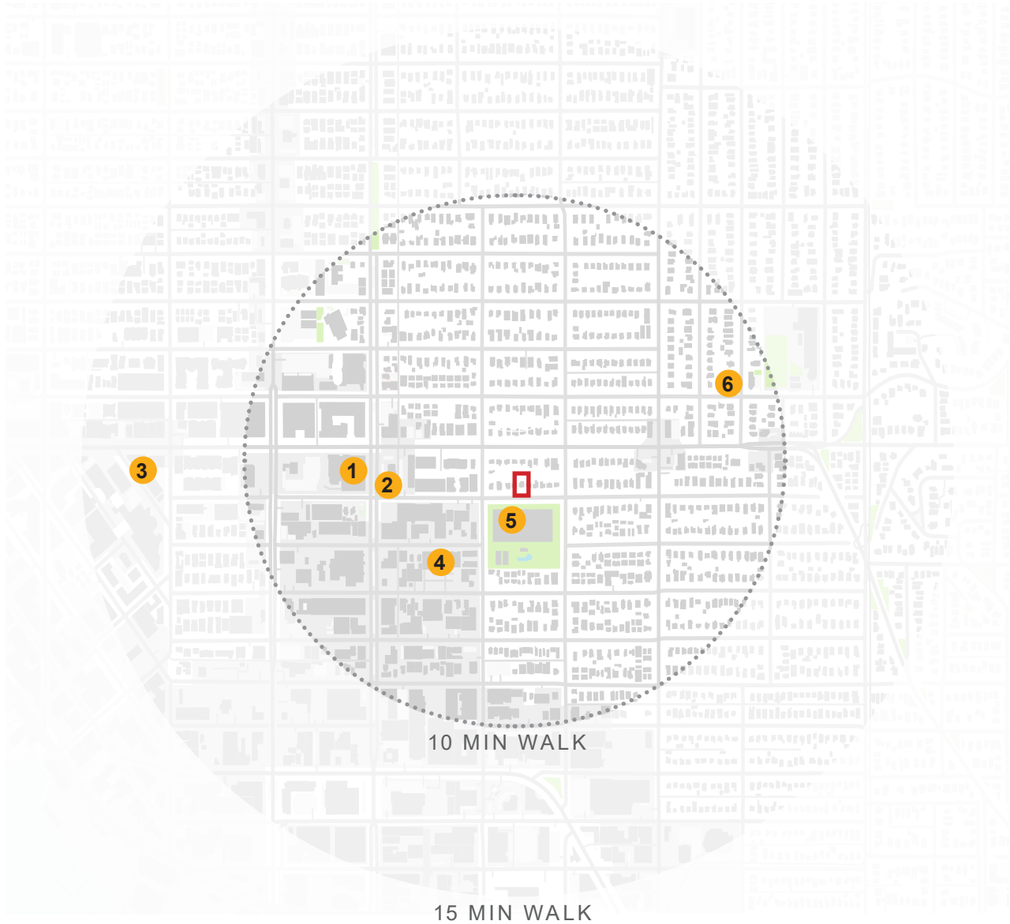
1 SAFEWAY



2 VILLAGE MEDICAL CLINIC



3 BALLARD FARMERS MARKET





4 LOCAL RESTAURANTS & BRWERIES

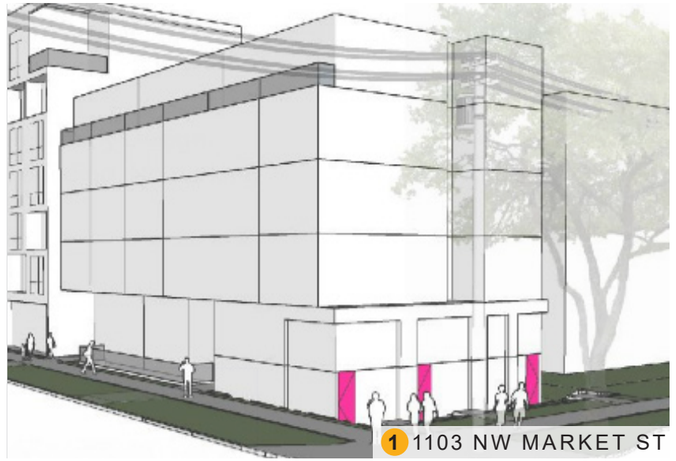


5 GILMAN PARK



6 WEST WOODLAND ELEMENTARY SCHOOL

ADJACENT SITES RECENTLY COMPLETED OR UNDER DEVELOPMENT



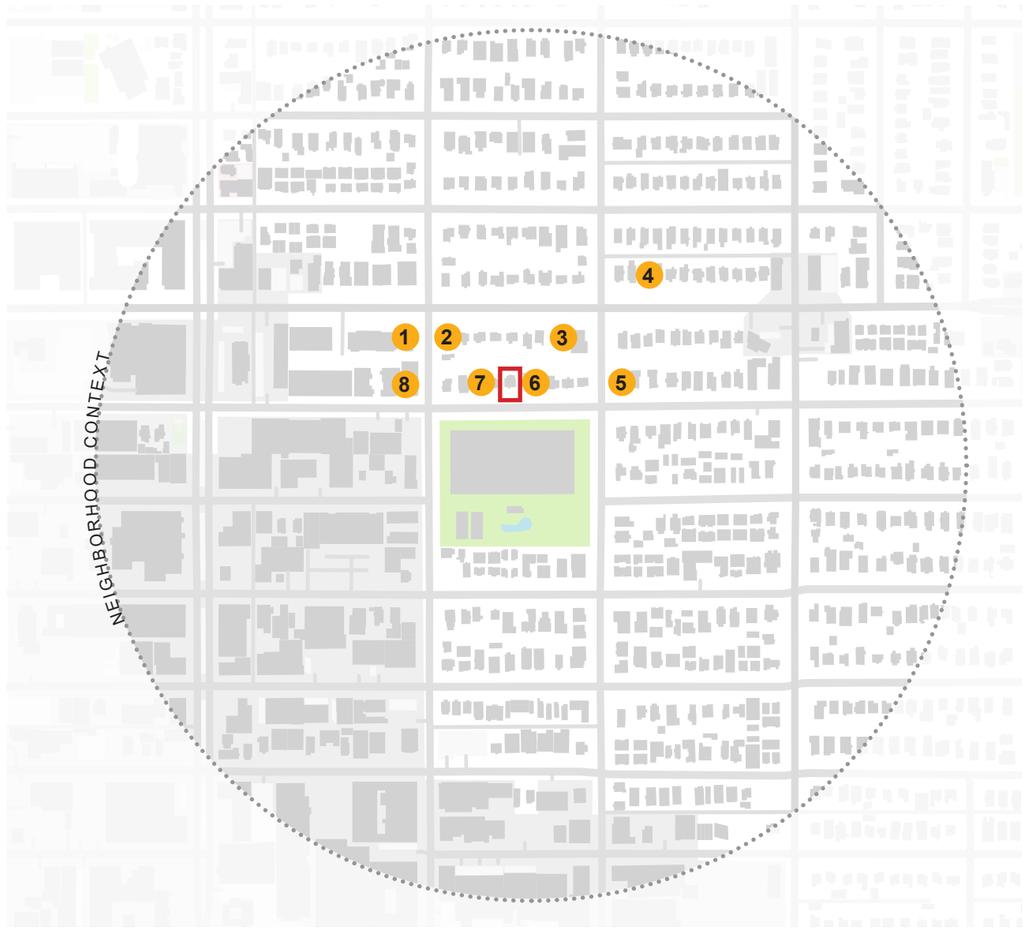
1 1103 NW MARKET ST



2 943 NW MARKET ST



3 907 NW MARKET ST





4 849 NW MARKET ST



5 5406 9TH AVE NW



6 920 NW 54TH ST



7 928 NW 54TH ST



8 1100 NW 54TH ST

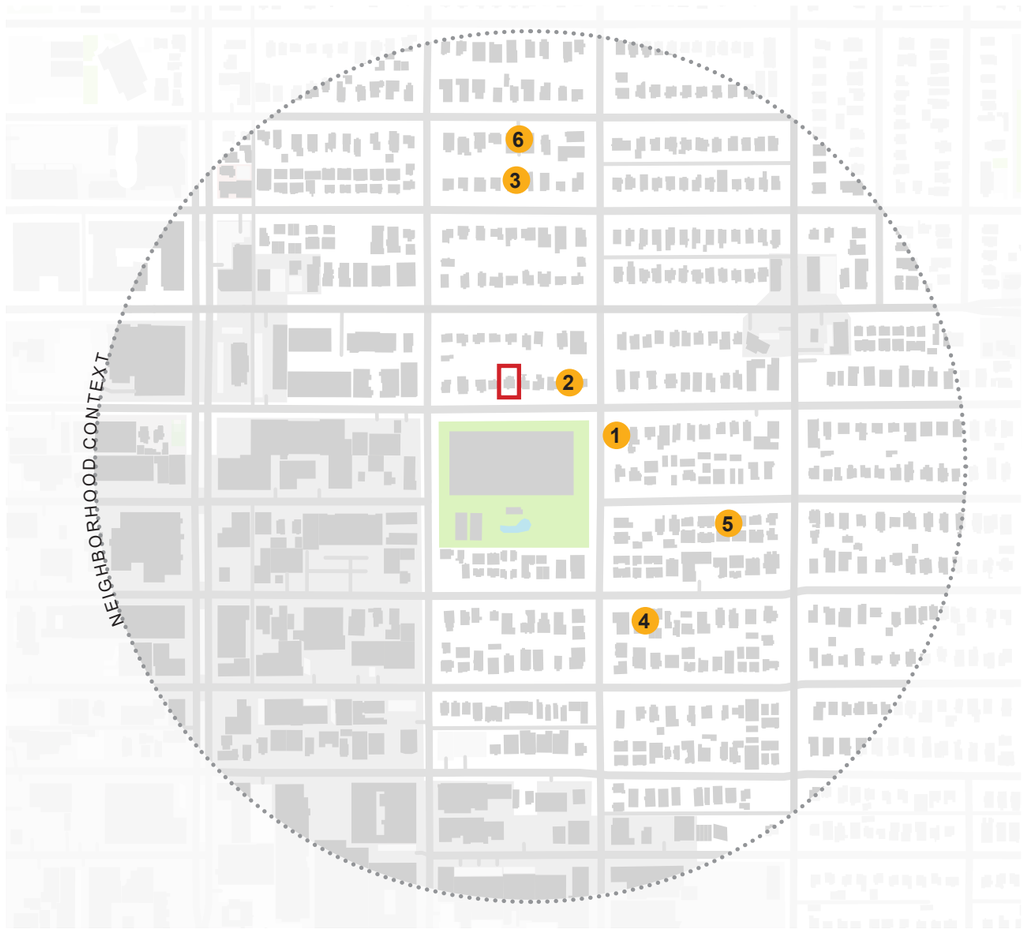
NEIGHBORHOOD CHARACTER

RESIDENTIAL CONTEXT ANALYSIS









SURROUNDING RESIDENTIAL CONTEXT ANALYSIS

The Ballard neighborhood offers residents an urban suburban mix feel. The neighborhood is adjacent to commercial streets offering bars, restaurants, coffee shops, and parks. The surrounding context is mixed with new modern apartment buildings and townhomes, along with traditional established multi-story single family homes. The residential characteristic has similar traditional roof shapes and massing approaches. This project proposes the use of high quality material throughout the building along with open railing, allows transparency of the neighborhood and hoping to reduce perceived scale. The focus of this project is to connect the neighborhoods characteristics, special attention to detailing and most importantly street design.





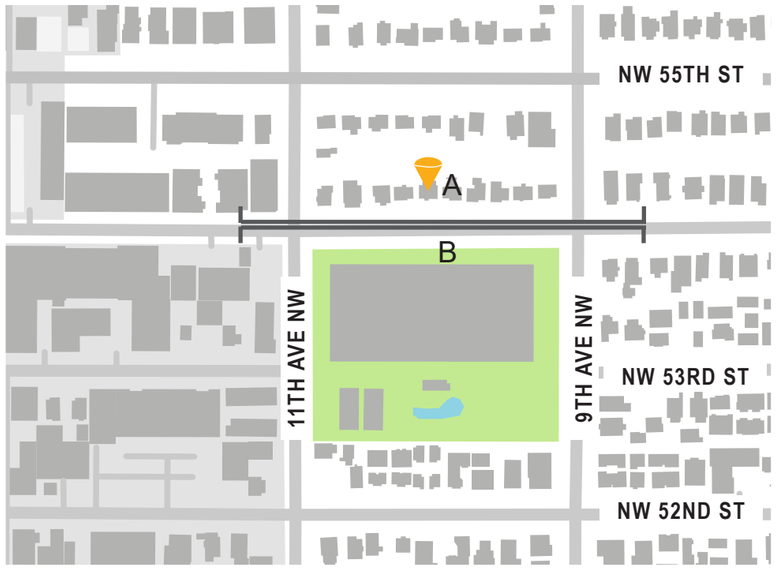




FUTURE NEIGHBORING DEVELOPMENT UNDER #3036496-EG

SITE

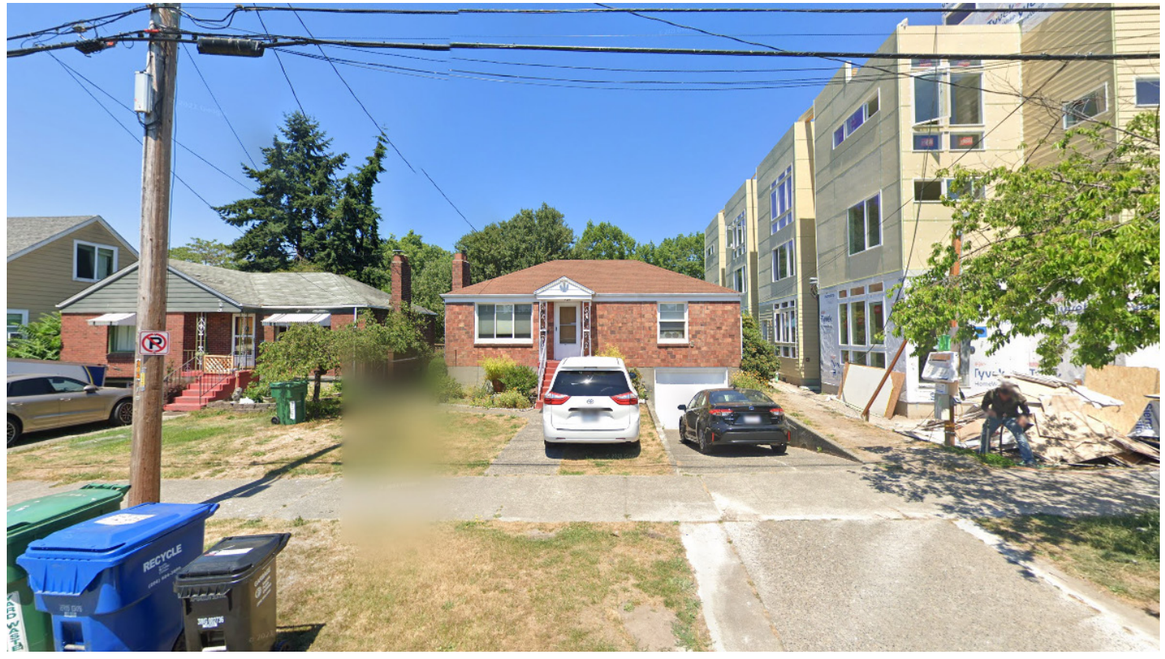
54TH NW LOOKING NORTH





ACROSS FROM SITE

54TH NW LOOKING SOUTH



NORTH VIEW



SOUTH VIEW



EAST VIEW



WEST VIEW

EXISTING SITE CONDITIONS

The project site is parcel #276830-0087 located in a central lot along NW 54th St. The lot measures roughly 100’-0” deep by 45’-0” wide and is approximately 4,500 SF. Currently there is a single family residence on the site that will be demolished for the proposed project. The site is located in the LR3 (M2) zone. The parcel is surrounded by new development under construction to the west and north with a newly developed three-story townhouse development to the east. The development to the west consists of 8 four-story rowhouse and townhouse developments (SDCI# 3036496-EG).The development immediately to the north just began construction on a 5-story, 228 unit apartment building (SDCI# 30336107-LU). Immediately to the south, Gilman Playground spans the full block face.

This site is relatively flat with a an approximately 2’ grade change from south to north. There are existing high voltage lines along the south perimeter of the site and an existing power pole to in the right of way. There is an existing curb cut that will be removed and restored to SDOT standards.

LEGAL DESCRIPTION

THE WEST 40 FEET OF LOT 16 AND THE EAST 5 FEET OF LOT 17, BLOCK 132, GILMAN PARK ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WASHINGTON.
PLAT BLOCK: 132
PLAT LOT: 16 & 17

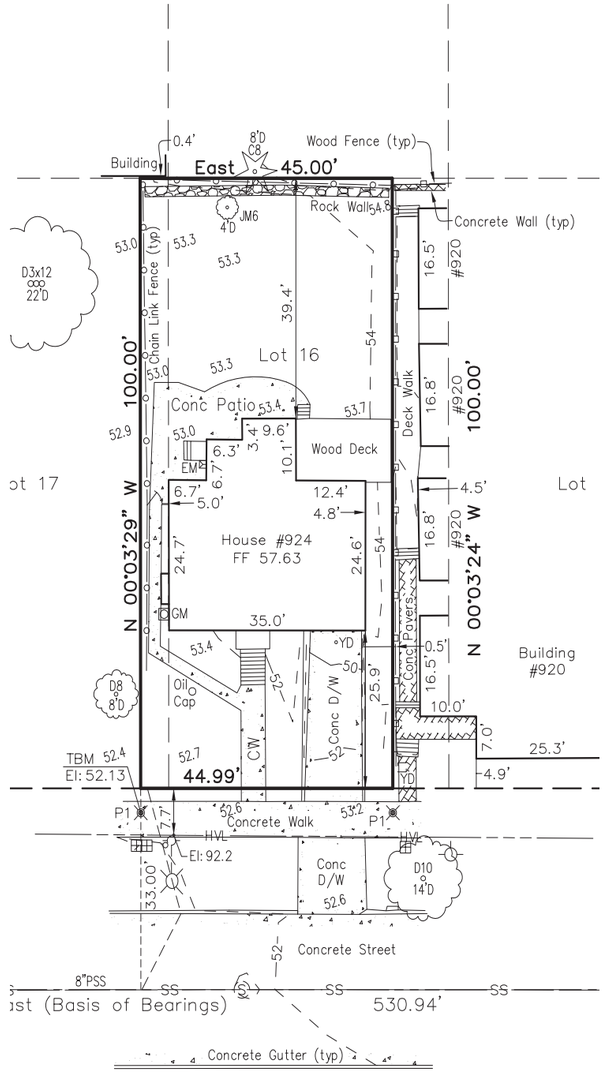
PROPOSED PROJECT SITE

PROPOSED PROJECT SITE
- LOCATED MID BLOCK IN A CENTRAL LOT ALONG NW 54TH ST.
-1 EXSISTING SINGLE FAMILY RESIDENCE ON SITE
-SITE AREA = 4,500 SF
-MEAUSRES 45’ WIDE BY 100’ DEEP.

TOPOGRAPHY
- SITE HAS APROX. 2’ GRADE CHANGE FROM SOUTH TO NORTH

ADJACENT BUILDINGS AND USES
-NEW DEVELOPMENT AND UNDER CONSTRUCTION PROJECTS TO THE NORTH, NORTH WEST, EAST, WEST.
-DEVELOPMENT TO THE NORTH CONSISTS OF 5 STORY, 220 UNIT APARTMENT BUILDING.
-DEVELOPMENT TO THE NORTHWEST IS A FI
-DEVELOPMENT TO THE EAST IS A 3-STORY TOWNHOUSE DEVELOPMENT
-DEVELOPMENT TO THE WEST CONSISTS OF FOUR STORY ROWHOUSES.

SITE CONSTRAINTS
-THERE ARE EXISTING HIGH VOLTAGE LINES ALONG THE SOUTH PERIMETER OF THE SITE AND AN EXISTING POWER POLE TO IN THE RIGHT OF WAY
-THE EXISTING CURB CUT WILL BE REMOVED AND RESTORED TO SDOT STANDARDS



Northwest 54th Street

CONE
ARCHITECTURE



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

Project Name
Ballard 8

Project address
924 NW 54th St, Seattle WA 98107

SDCI record number
3040840-EG

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

WWW.CONE-ARCH.COM

About the project
Greencity Development and CONE Architecture are partnering on a development at 924 NW 54th St which will consist of 8 townhomes. Planning has just begun, and construction could start as early as Fall 2024.

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://forms.office.com/r/rhaLzhzJqQ
Go to link or scan code. Available from:
May 26 - June 22, 2023

PROJECT WEBSITE
https://www.cone-outreach.com/ballardeight

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/

COPY OF MAILED FLIER

Summary Outreach

Cone Architecture administered a mail flier containing the following information: SDCI record number, applicant name, brief description, reason for outreach, how to share comments and feedback with a survey link, and a link to an interactive project website where additional information about the project can be found including a location map and a preliminary site plan. These fliers were mailed to all residences within a 500 ft radius of the project site: 924 NW 54TH ST. These materials were sent to post 26 May 2023.

Summary of Community Responses:

1. **Electronic/Digital Outreach:** Cone Architecture received five (5) responses to the survey that was created through Microsoft Forms. The responses received are as follows:

1. What is your connection to this project? (Select all that apply)

(5) respondents	I live very close to the project.
(1) respondent	I live in the general area
(0) respondent	I own a business nearby
(0) respondent	I visit the area often for work or leisure
(0) respondent	I don't have a direct connection, but I care about growth and development in Seattle
(0) respondent	Other

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

(1) respondents	That it is nice looking
(1) respondents	That it looks unique and interesting
(4) respondent	That it is affordable for residents and/or businesses
(2) respondents	That it is designed to be family-friendly
(2) respondent	That it is designed with environmental sustainability in mind
(3) respondents	Other (please specify): Responses range from proximity to adjacent buildings, parking availability& green space.

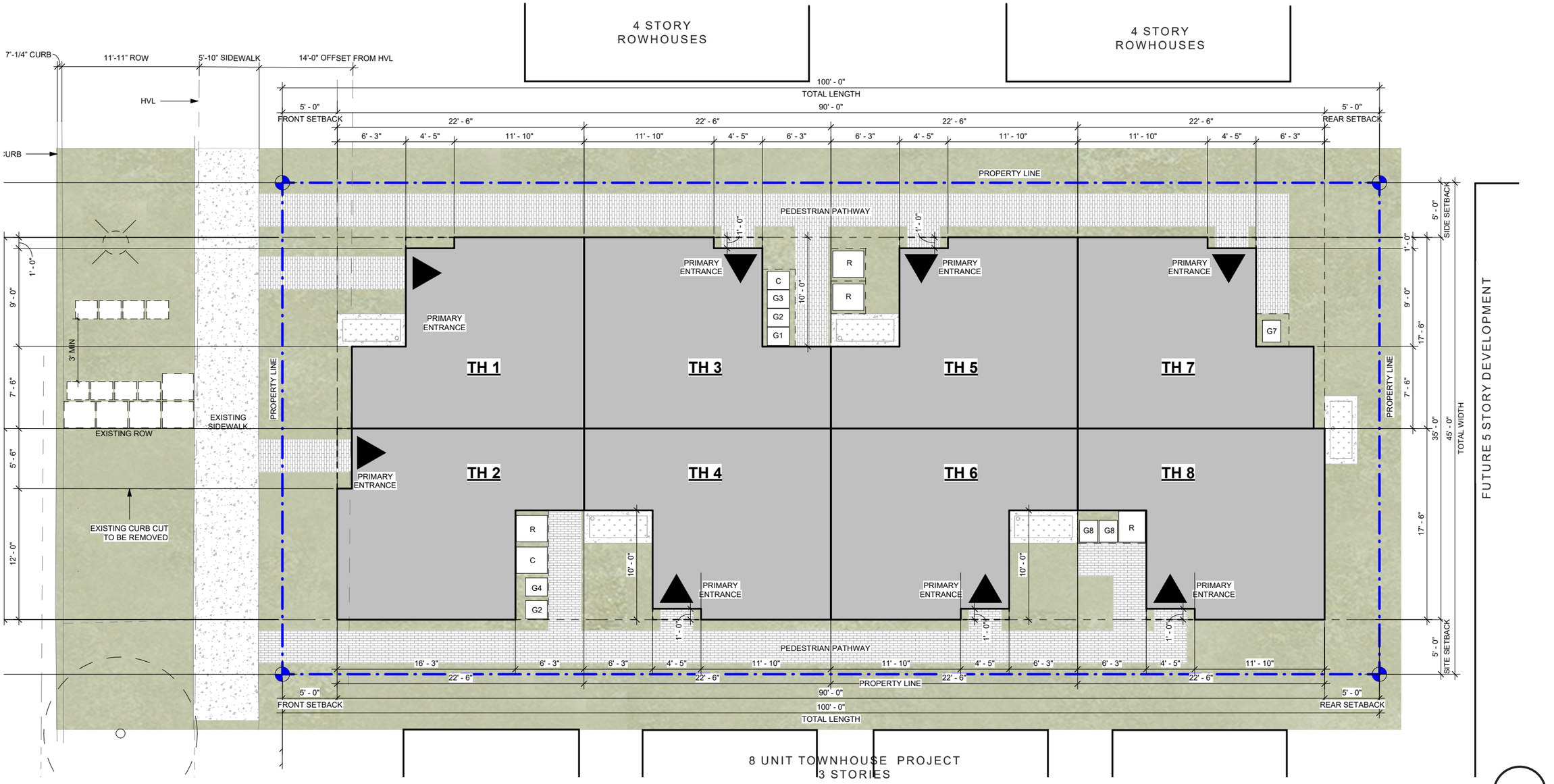
3. What concerns do you have about the project? (Select all that apply)

(3) respondent	Construction noise/impacts
(1) respondent	That I will not like the way it looks
(3) respondent	That it will not be affordable
(0) respondent	That it may feel out of scale with other buildings nearby
(4) respondents	That it will make driving and parking in the neighborhood more difficult
(0) respondents	I don't have any specific concerns
(1) respondents	Other (please specify): Comments include proximity to adjacent buildings that will obstruct natural light and privacy concerns.

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

Responses include proximity to adjacent buildings, street parking availability and providing a retail store.

CITYWIDE GUIDELINES:	DESIGN APPROACHES AND SOLUTIONS TO CONSIDER:	RESPONSE:
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** 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.	The project massing has been reduced from the maximum allowed height to respect the scale of the neighborhood and be similar in height to the adjacent buildings. Datum lines and design elements like gable roof forms and open trellis awnings from the buildings to the east and west of the project site, were used to inform and guide the overall concept and design.
	D. HEIGHT, BULK & SCALE **5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	Glazing for the project was strategically placed to ensure privacy from adjacent buildings while providing abundant natural light and views of the park. The building height was also reduced to respect the scale of the neighboring buildings.
CS3: ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood.	**A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES** **1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.	The project features a uniquely modulated form and facade design which resonates with the evolving neighborhood character. Although the design is modern, the scale, material finishes and roof form of the project aim to maintain respect for the existing and newly proposed surrounding structures. The neighborhood has an abundance of existing brick single family homes. The project under construction to the west features prominent gable roof forms in its design, while the building to the east includes an open trellis awning at the rooftop deck. By incorporating these elements, they work together in this project to create a building that fits into and reflects the neighboring context.
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 expressionof the building as a whole. Ensure that all facades are attractive and wellproportioned 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 project incorporates glazing designed to stack vertically in two story increments to reduce the scale and create an ordered composition on all facades of the building. Trim is proposed around these glazing groupings to add a subtle shadow line and emphasize the grouping. Offset glazing in the street front stair tower adds a playful element that helps visually reduce the four story stair tower.
	C. SECONDARY ARCHITECTURAL FEATURES 1. **Visual Depth and Interest:** Add detailing at the street level in order to create interest for the pedestrian and encourage active street life. **3. Fit With Neighboring Buildings:** Use design elements to achieve a successful fit between a building and its neighbors.	The design incorporates secondary architectural elements which include brick-clad recessed unit entries, wood soffits for entry awnings that match the wood doors, and concrete planters filled with appropriate plantings which create interests for pedestrians. These street level details reduce scale and create a pleasant pedestrian experience. The design proposal fits with the neighboring buildings by borrowing elements of the form, materials and palette.
DC4: EXTERIOR ELEMENTS & FINISHES Use appropriate and high quality elements and finishes for the building and its open spaces.	**D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS** **1. Choice of Plant Materials:** Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.	Robust, native plants were used in the landscaping of the public and private areas of the site. For the private amenity areas, plants were carefully selected to create calming green spaces but are also large enough to provide a sense of place and privacy for occupants while not impeding the natural light.
PL3: PUBLIC LIFE, STREET LEVEL INTERACTION Use appropriate and high quality elements and finishes for the building and its open spaces.	**B. RESIDENTIAL EDGES** **1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and or landscaping to indicate the transition from one type of space to another	The design of this project pays close attention to the residential edges by utilizing strategies to create a transition from public to private space. By utilizing lush landscaping on the street facing facade, the project separates the private and public realms. The project also features landscaping along the semi-private paths to each unit to define the private realm. This along with unique building modulation, creates security and privacy for each resident. A lighter color palatte at the ground level is proposed to avoid a dark tunnel entry approach.



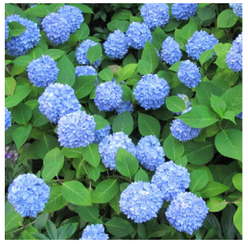
SITE PLANNING + LANDSCAPE APPROACH

The eight proposed townhouses are located at 924 NW 54th Street and are designed to be facing Gilman Park. All eight units are oriented toward the park in order to capture and maximize park views and to further the connection between this valuable community resource and this project.

Each unit is designed with high quality indoor living spaces as well as enjoyable outdoor spaces. Each unit will be surrounded by native landscaping that adds visual interest while creating a buffer between private and public spaces. all units will have access to the solid waste along the same pathway they use for entry access. Entries are positioned adjacent to the pahtway for wayfinding consistency.













PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple
	Cercis canadensis / Eastern Redbud Street Tree - Single leader

SHRUBS	BOTANICAL / COMMON NAME
	Calluna vulgaris 'Spring Cream' / Spring Cream Heather
	Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Euonymus japonicus 'Greenspire' / Greenspire Upright Euonymus
	Fatsia japonica / Japanese Fatsia
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
	Pennisetum orientale / Oriental Fountain Grass
	Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush
	Polystichum munitum / Western Sword Fern
	Sarcococca ruscifolia / Fragrant Sarcococca

BIORETENTION	BOTANICAL / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Cornus sericea 'Kelseyi' / Kelseyi Dogwood
	Juncus patens 'Elk Blue' / Spreading Rush

GROUND COVERS	BOTANICAL / COMMON NAME
	Herniaria glabra / Green Carpet
	Pachysandra terminalis / Japanese Spurge
	Thymus pseudolanuginosus / Woolly Thyme
	Vinca minor 'Alba' / White Dwarf Periwinkle

11'-11" ROW 5'-10" SIDEWALK



SITE PLANNING + LANDSCAPE APPROACH

The site plan and landscaping approach for this project aims to continue the connection to Gilman Park by selecting plantings that create lush green space at the street facing facade. The plantings selcected for this project will aim to ensure an enduring green space that emphasizes the project's design and the overall neighborhood experience.



① EXTERIOR SCONCES



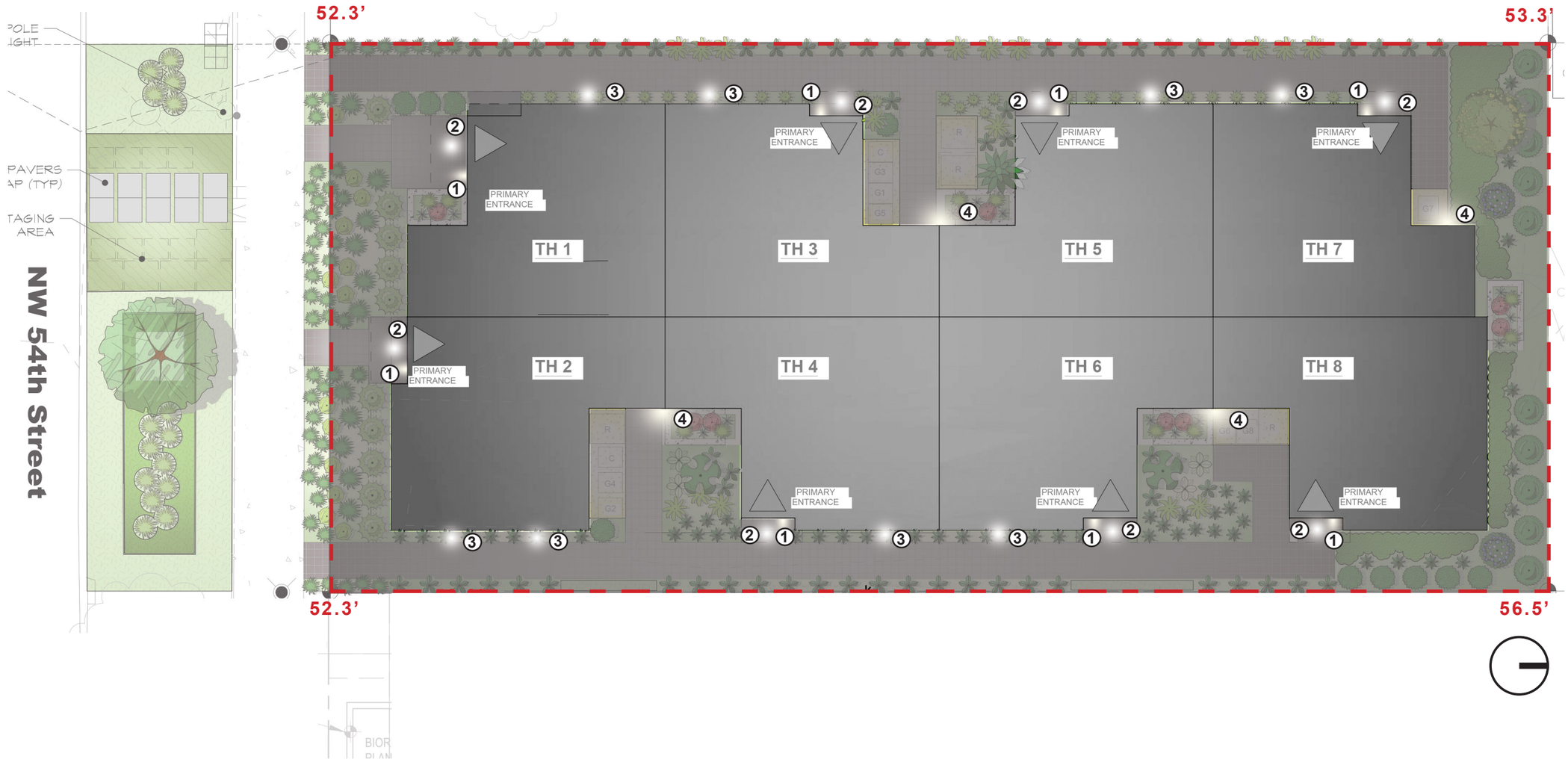
② SOFFIT LIGHTS



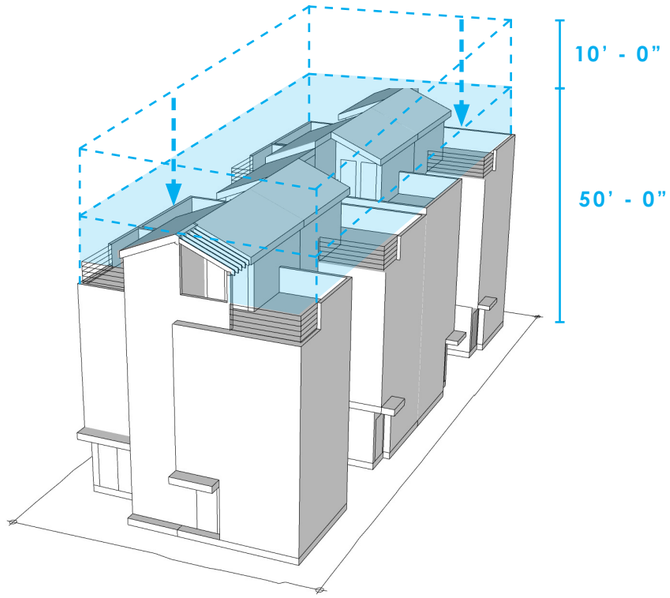
③ BOLLARD LIGHTS



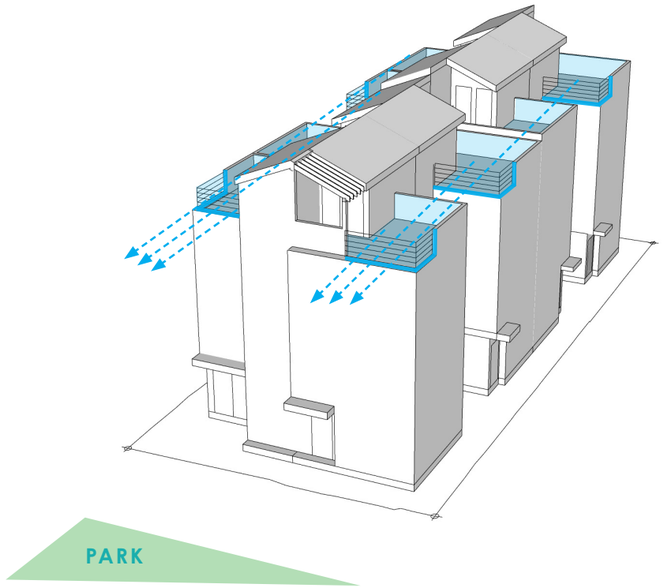
④ MOTION SENSITIVE LIGHTING



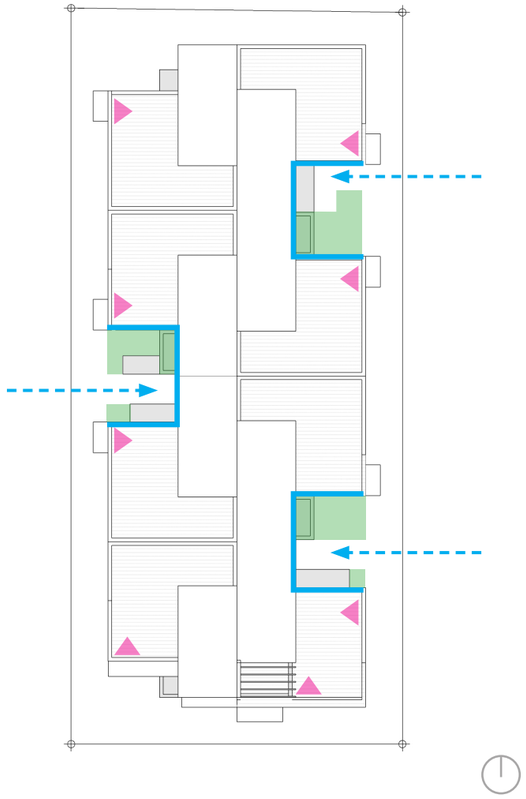
REDUCED MASSING
The project height is reduced from the maximum allowable height to respect the adjacent buildings and neighborhood (CS2-C-2, CS2-D-5).

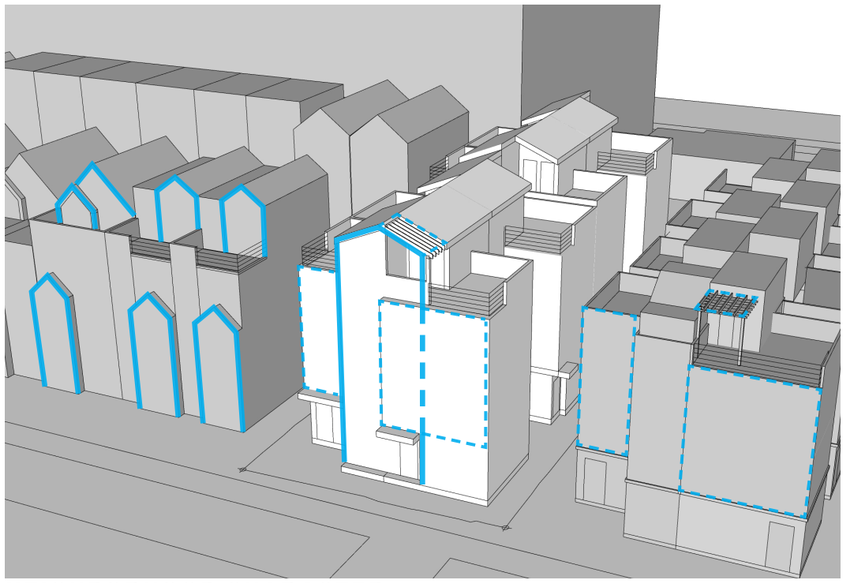


PRIORITIZING VIEWS
Rooftop decks are designed to have views of the park located across the street. The upper floors of the rear four units have also been raised to take advantage of the park views (DC1-A-4).

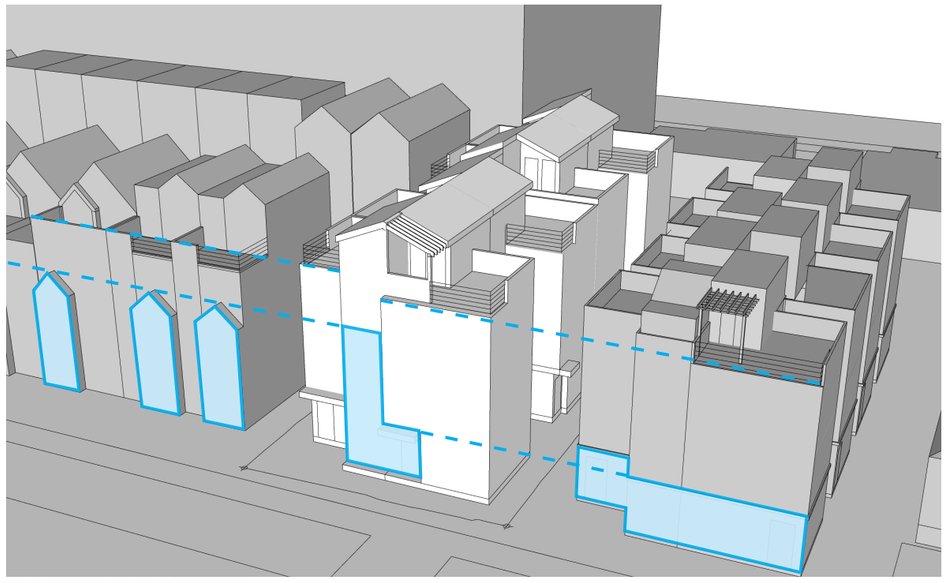


ENTRIES, PRIVACY & NATURAL LIGHT
Unit entries face the same direction for each facade and are recessed with awnings. This creates rhythm along the facades. It also creates a sense of place and provides protection from the elements. Modulation on the east and west facade creates private landscaped areas for residents and provides increased natural light (PL2-C1, PL3-A-D, DC2-B-1).





NEIGHBORHOOD CHARACTER
Design elements from the adjacent projects have been used to inspire the design for this project including gable roof forms (CS2-C-2, CS3-A-1).



MASSING & DATUM
Neighborhood scale and datum lines were used to guide the design of the project (CS2-C-2, CS3-A-1).

GLAZING
LARGE GLAZING, ON ALL FACADES, IS POSITIONED AT MAJOR PROGRAM SPACES TO ENHANCE THE AMOUNT OF DAYLIGHTING AND OPPORTUNITY FOR VIEWS OF GILMAN PARK.
DC2-B.1

SCALE AND MASSING
THIS PROJECT SETS UP A STRONG STREET EDGE WITH A BALANCE OF MODULATION AND MATERIAL CHANGES.
CS2-C.1

FACADE COMPOSITION
THE MATERIAL PALETTE INCORPORATES ELEMENTS OF EXISTING BUILDINGS AROUND THE NEIGHBORHOOD AND MAINTAINS A RESIDENTIAL SCALE. IT USES 3 MAIN MATERIALS: BRICK, LAP SIDING AND FLAT PANEL.
DC4-A.1, CS3-A.4





GABLE LANGUAGE
THE PROJECT RESPONDS TO THE STRONG GABLE LANGUAGE OF THE WESTERN NEIGHBOR BY CREATING A SIMILAR DESIGN LANGUAGE IN ITS GABLE FORM THROUGH THE USE OF A TRELLIS TO COMPLETE THE GABLE.
DC2-B.1, DC2-C.1, CS3-A.1

OPEN RAIL & ROOF LINE
RAILINGS ARE STRATEGICALLY PLACED TO DECREASE THE OVERALL MASSING OF THE PROJECT. THE TRANSITION FROM GABLE ROOF TO OPEN RAILING AT THE ROOF LINE VISUALLY REDUCES THE HEIGHT BY INCORPORATING BOTH TRADITIONAL AND MODERN DESIGN ELEMENTS.
CS2-D.5, CS3-A.1, DC2-C.1

AMENITIES
ALL UNITS PROVIDE PRIVATE ROOFTOP DECKS WHICH GIVE EACH UNIT OUTDOOR SPACE WITH SOUTHERN EXPOSURE AND VIEWS TO THE PARK.
CS3-A.1

WAYFINDING
ADDRESSES WILL BE PATHWAY FACING FOR CONSISTENCY AND HIGHLIGHTED WITH INDIVIDUAL WALL LIGHTING
PL.3- B.1

PRIVACY
MODULATION IN THE BUILDING PROVIDES INDIVIDUAL ENTRIES FOR RESIDENTS WHILE LANDSCAPING CREATES A PRIVACY BUFFER FOR EACH UNIT.
PL.3- B.1

LANDSCAPING
THE LANDSCAPING IN THIS PROJECT ENHANCES THE ENTRY WAY OF EACH UNIT AND REINFORCES THE OVERAL DESIGN CONCEPT.
DC4-D.1

MATERIALS
BRICK AT THE UNIT ENTRIES AND WOOD DOORS AND SOFFITS ARE PROPOSED TO INCREASE WARMTH AND TEXTURE AT THE PEDESTRIAN SCALE.
DC4-D.1



PROPOSED MATERIALS

The material palette of fiber cement panel, lap siding and brick, create a clean modern aesthetic that blends with the character of the neighborhood. Wood accents, at the entry doors and soffits, add warmth and texture. The high quality materials are prioritized at the street facing facades and the pedestrian levels.



SOUTH ELEVATION

MATERIAL PALETTE



FIBER CEMENT PANEL



VINYL WINDOW (COLOR: ADOBE) OR SIMILAR



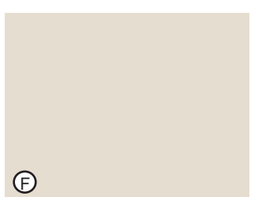
6” LAP SIDING



BLACK STEEL RAILING



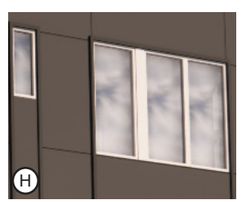
STACK BOND BRICK



FIBER CEMENT PANEL



WOOD SOFFIT AND DOORS



TWO STORY WINDOW TRIM



WEST ELEVATION

MATERIAL PALETTE

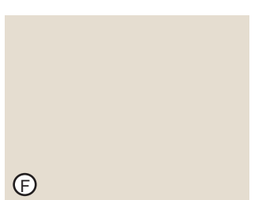

A
FIBER CEMENT PANEL

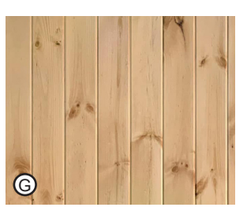

B
VINYL WINDOW (COLOR: ADOBE) OR SIMILAR

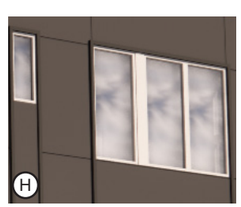

C
6" LAP SIDING

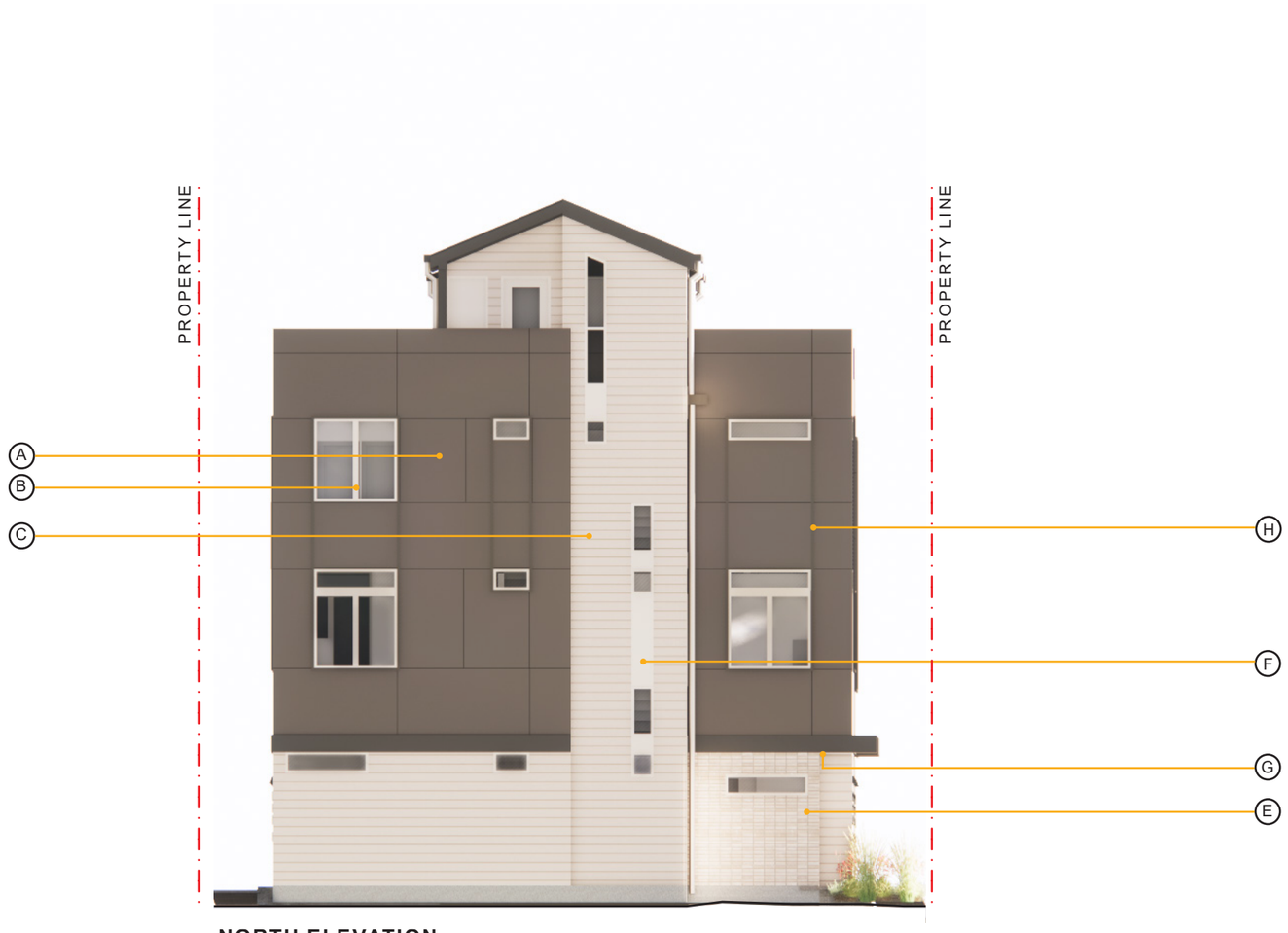

D
BLACK STEEL RAILING


E
STACK BOND BRICK


F
FIBER CEMENT PANEL


G
WOOD SOFFIT AND DOORS

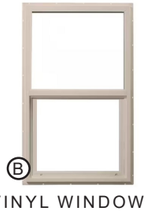

H
TWO STORY WINDOW TRIM



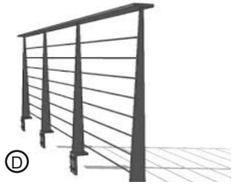
NORTH ELEVATION

MATERIAL PALETTE

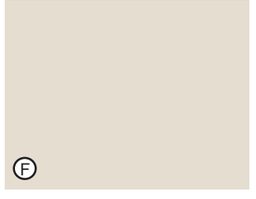

A
FIBER CEMENT PANEL


B
VINYL WINDOW (COLOR: ADOBE) OR SIMILAR


C
6” LAP SIDING


D
BLACK STEEL RAILING


E
STACK BOND BRICK


F
FIBER CEMENT PANEL


G
WOOD SOFFIT AND DOORS


H
TWO STORY WINDOW TRIM



EAST ELEVATION

MATERIAL PALETTE



FIBER CEMENT PANEL



VINYL WINDOW (COLOR: ADOBE) OR SIMILAR



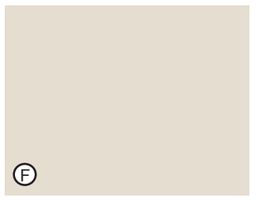
6” LAP SIDING



BLACK STEEL RAILING



STACK BOND BRICK



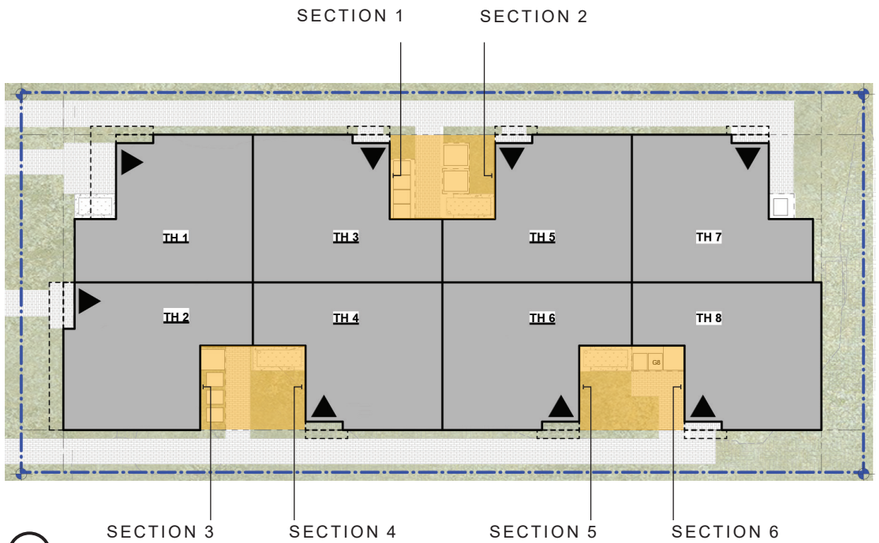
FIBER CEMENT PANEL

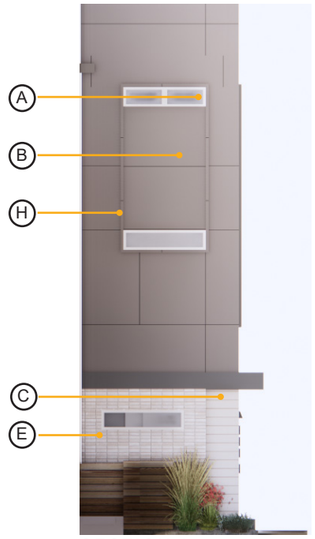


WOOD SOFFIT AND DOORS

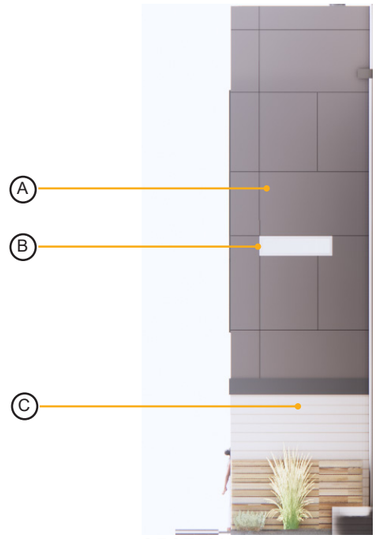


TWO STORY WINDOW TRIM

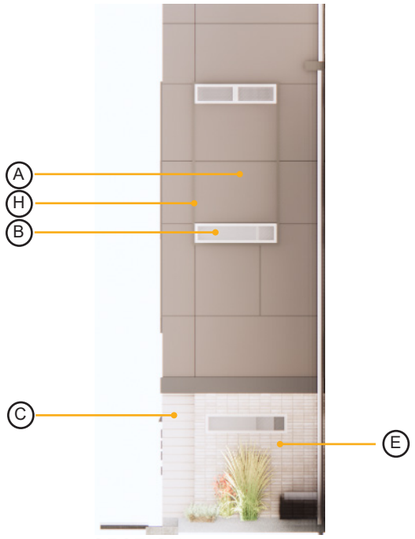




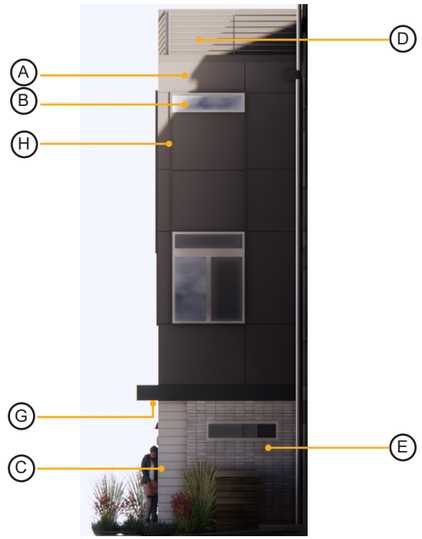
SECTION 1



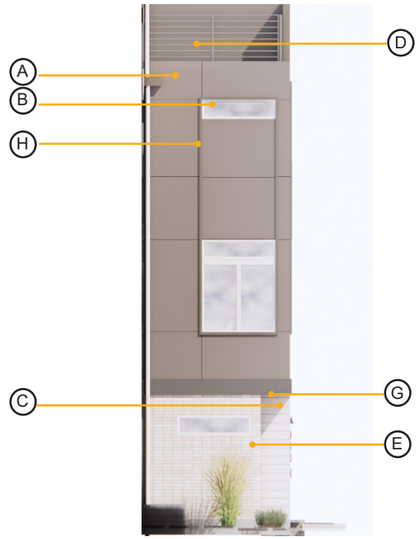
SECTION 3



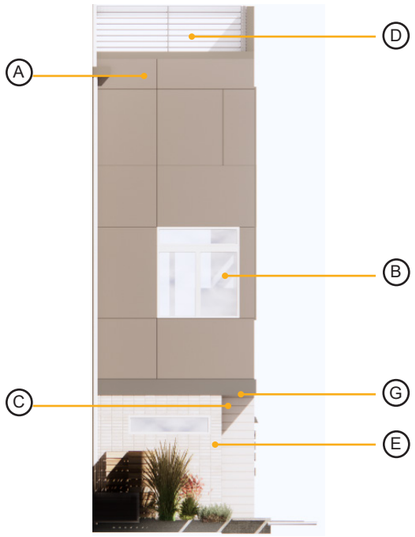
SECTION 5



SECTION 2



SECTION 4



SECTION 6

MATERIAL PALETTE



FIBER CEMENT PANEL



VINYL WINDOW (COLOR: ADOBE) OR SIMILAR



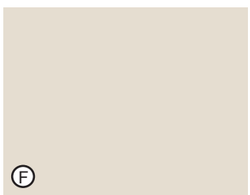
6" LAP SIDING



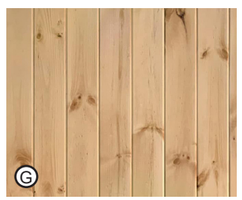
BLACK STEEL RAILING



STACK BOND BRICK



FIBER CEMENT PANEL



WOOD SOFFIT AND DOORS



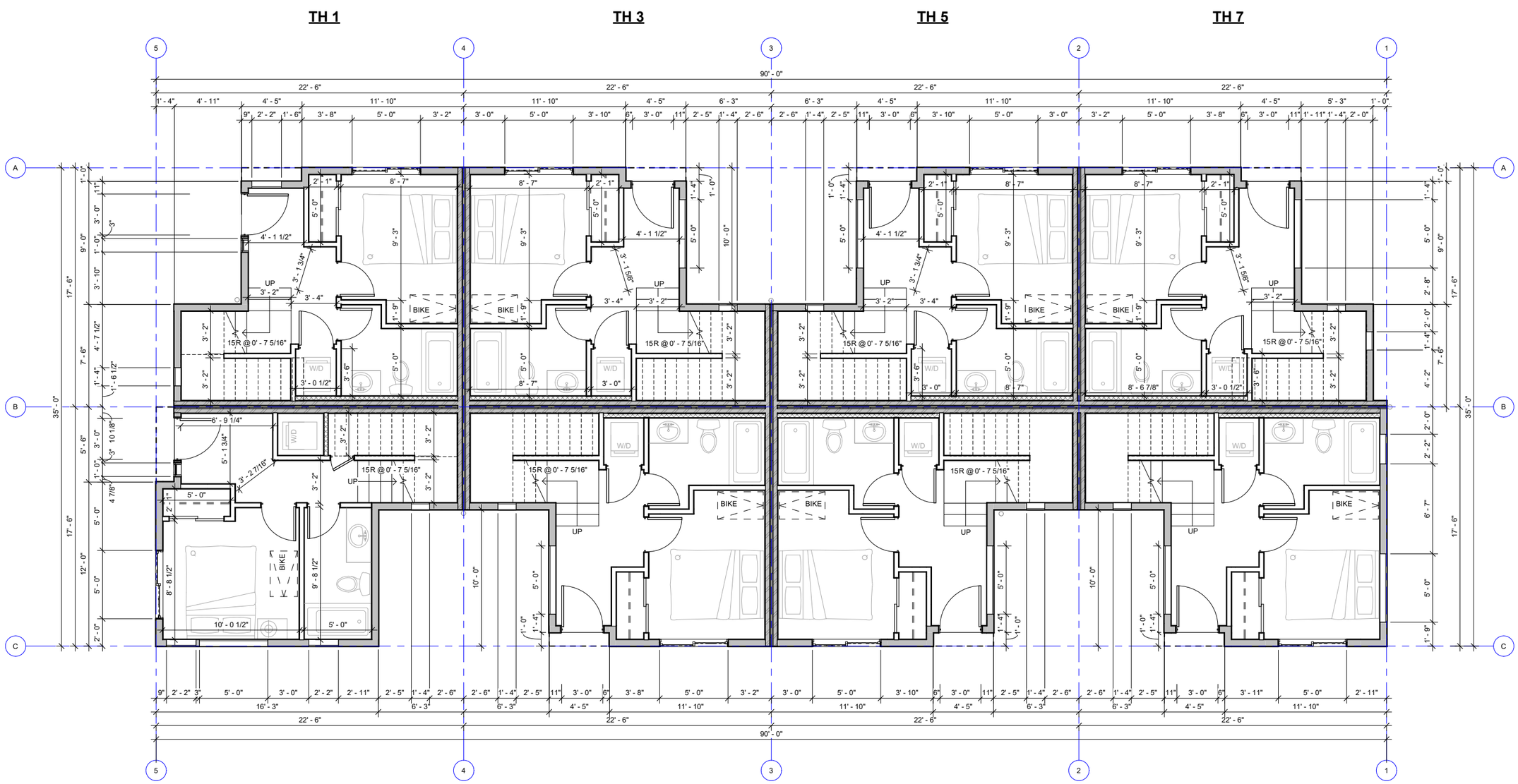
TWO STORY WINDOW TRIM

FACADE COMPOSITION
ALL FACADES ARE DESIGNED TO MAXIMIZE NATURAL LIGHT FOR EACH UNIT WHILE RESPONDING TO THE PROGRAM OF EACH SPACE.
DC2-B-1

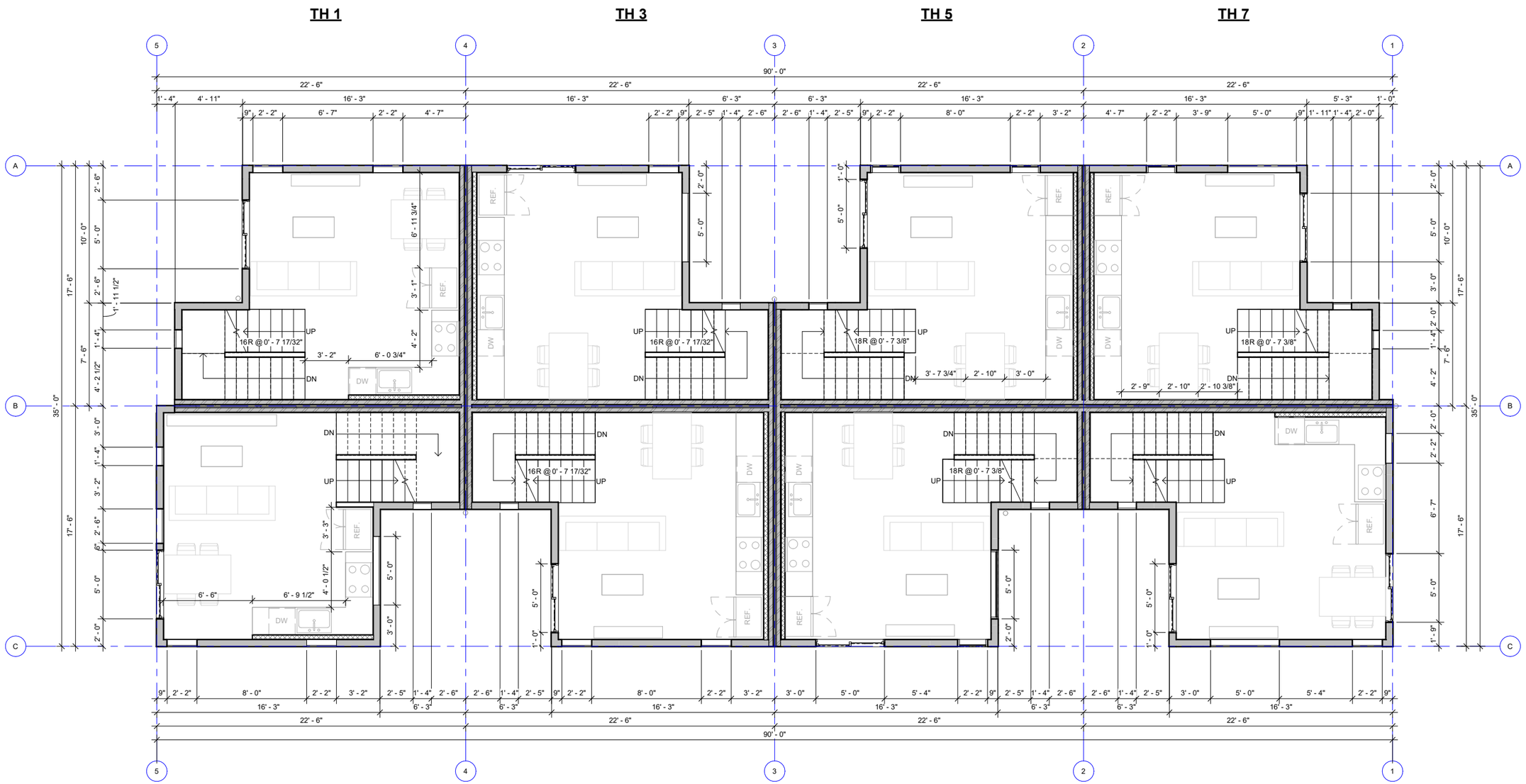
RESPECT FOR ADJACENT SITES
GLAZING IS STRATEGICALLY PLACED TO MINIMIZE OVERLAP WITH THE EASTERN NEIGHBOR'S FACADE SO THAT PRIVACY FOR EXISTING NEIGHBORS REMIANS WHERE OVERLAP OCCURS.
DC2-B.1



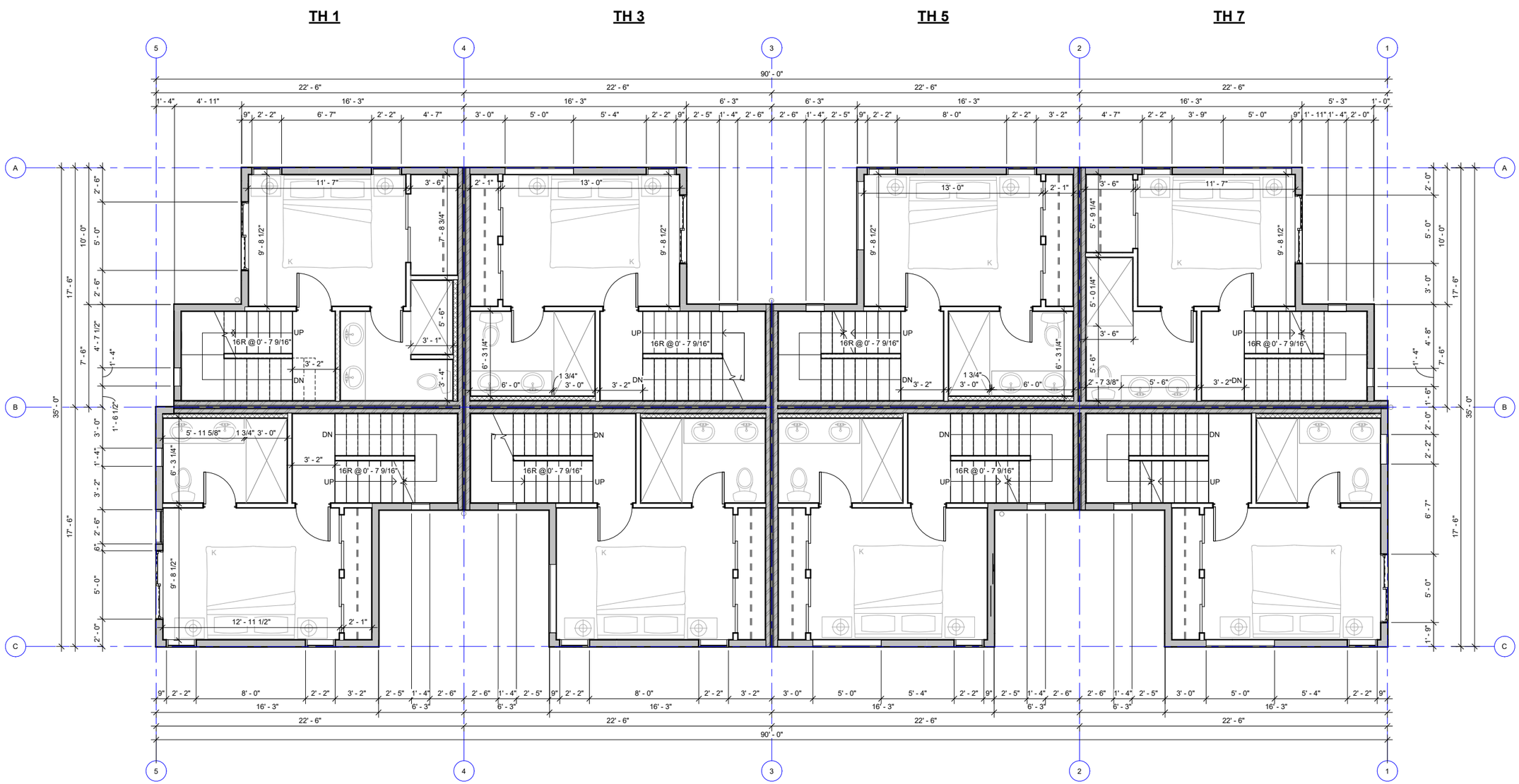
EAST ELEVATION



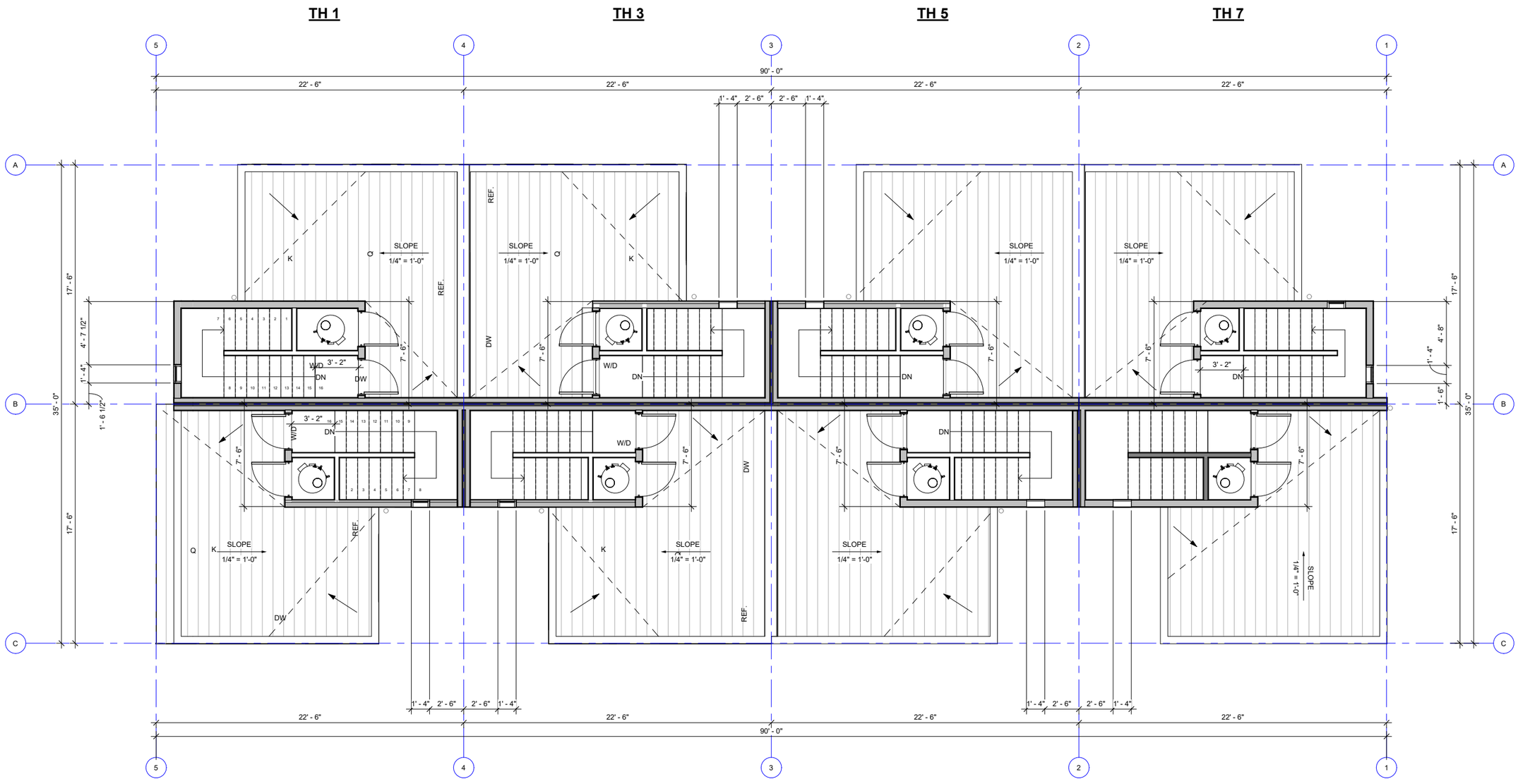
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



PENTHOUSE FLOOR PLAN

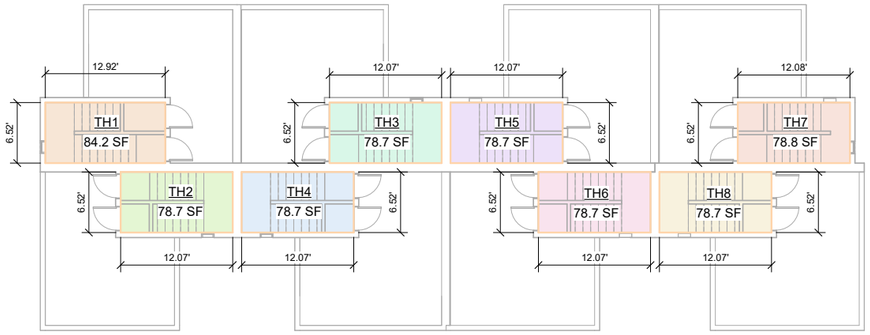
MHA GROSS AREAS

TOWNHOUSE 1		
	FIRST FLOOR	297.75 SF
	SECOND FLOOR	302.17 SF
	THIRD FLOOR	302.17 SF
	PENTHOUSE	90.42 SF
		992.51 SF
TOWNHOUSE 2		
	FIRST FLOOR	298.50 SF
	SECOND FLOOR	302.90 SF
	THIRD FLOOR	305.42 SF
	PENTHOUSE	87.86 SF
		994.68 SF
TOWNHOUSE 3		
	FIRST FLOOR	310.58 SF
	SECOND FLOOR	315.00 SF
	THIRD FLOOR	315.00 SF
	PENTHOUSE	87.86 SF
		1028.44 SF
TOWNHOUSE 4		
	FIRST FLOOR	310.58 SF
	SECOND FLOOR	315.00 SF
	THIRD FLOOR	315.00 SF
	PENTHOUSE	87.86 SF
		1028.44 SF
TOWNHOUSE 5		
	FIRST FLOOR	310.58 SF
	SECOND FLOOR	315.00 SF
	THIRD FLOOR	315.00 SF
	PENTHOUSE	87.86 SF
		1028.44 SF
TOWNHOUSE 6		
	FIRST FLOOR	310.58 SF
	SECOND FLOOR	315.00 SF
	THIRD FLOOR	315.00 SF
	PENTHOUSE	87.86 SF
		1028.44 SF
TOWNHOUSE 7		
	FIRST FLOOR	300.08 SF
	SECOND FLOOR	304.50 SF
	THIRD FLOOR	304.50 SF
	PENTHOUSE	84.58 SF
		993.66 SF
TOWNHOUSE 8		
	FIRST FLOOR	302.08 SF
	SECOND FLOOR	306.50 SF
	THIRD FLOOR	306.50 SF
	PENTHOUSE	87.86 SF
		1002.94 SF
GRAND TOTAL:		8097.55 SF

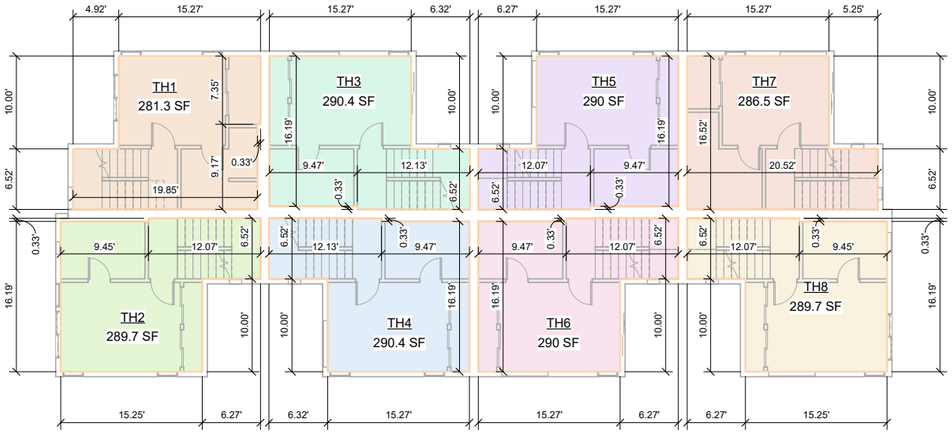
FAR CALCULATIONS

TOWNHOUSE 1		
	FIRST FLOOR	275.87 SF
	SECOND FLOOR	281.66 SF
	THIRD FLOOR	281.29 SF
	PENTHOUSE	84.23 SF
		923.05 SF
TOWNHOUSE 2		
	PENTHOUSE	285.47 SF
	SECOND FLOOR	289.89 SF
	THIRD FLOOR	289.68 SF
	PENTHOUSE	78.73 SF
		943.77 SF
TOWNHOUSE 3		
	FIRST FLOOR	284.71 SF
	SECOND FLOOR	287.67 SF
	THIRD FLOOR	290.36 SF
	PENTHOUSE	78.73 SF
		941.47 SF
TOWNHOUSE 4		
	FIRST FLOOR	284.71 SF
	SECOND FLOOR	287.67 SF
	THIRD FLOOR	290.36 SF
	PENTHOUSE	78.73 SF
		941.47 SF
TOWNHOUSE 5		
	FIRST FLOOR	284.71 SF
	SECOND FLOOR	288.53 SF
	THIRD FLOOR	290.02 SF
	PENTHOUSE	78.73 SF
		941.99 SF
TOWNHOUSE 6		
	FIRST FLOOR	284.71 SF
	SECOND FLOOR	288.53 SF
	THIRD FLOOR	290.02 SF
	PENTHOUSE	78.73 SF
		941.99 SF
TOWNHOUSE 7		
	FIRST FLOOR	278.04 SF
	SECOND FLOOR	281.87 SF
	THIRD FLOOR	286.52 SF
	PENTHOUSE	78.79 SF
		925.22 SF
TOWNHOUSE 8		
	FIRST FLOOR	284.38 SF
	SECOND FLOOR	290.14 SF
	THIRD FLOOR	289.68 SF
	PENTHOUSE	78.73 SF
		942.93 SF
(4,500 X 2.3= 10,350 SF ALLOWABLE)		7501.89 SF

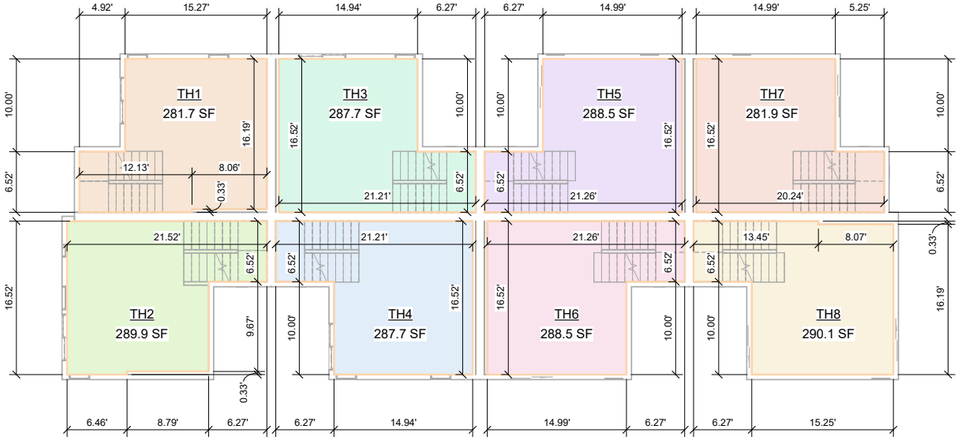
NOTE: ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019



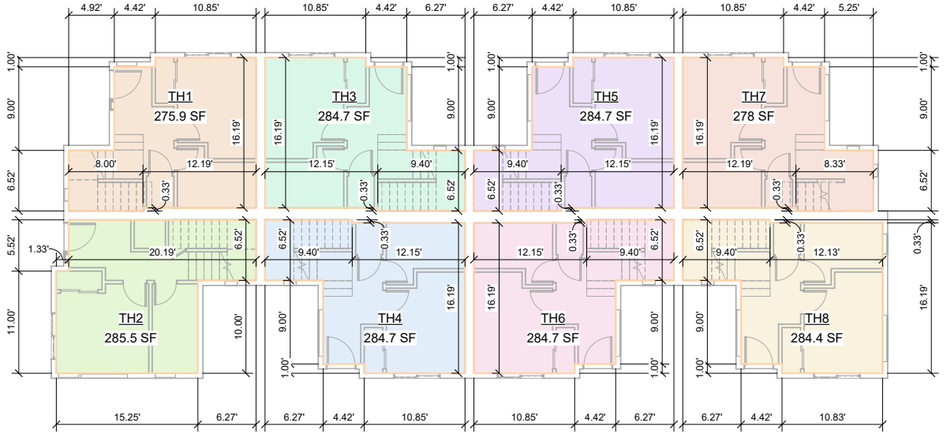
ROOF DECK



LEVEL 3



LEVEL 2



LEVEL 1

MHA GROSS AREAS

TOWNHOUSE 1	
FIRST FLOOR	297.75 SF
SECOND FLOOR	302.17 SF
THIRD FLOOR	302.17 SF
PENTHOUSE	90.42 SF
	992.51 SF

TOWNHOUSE 2	
FIRST FLOOR	298.50 SF
SECOND FLOOR	302.90 SF
THIRD FLOOR	305.42 SF
PENTHOUSE	87.86 SF
	994.68 SF

TOWNHOUSE 3	
FIRST FLOOR	310.58 SF
SECOND FLOOR	315.00 SF
THIRD FLOOR	315.00 SF
PENTHOUSE	87.86 SF
	1028.44 SF

TOWNHOUSE 4	
FIRST FLOOR	310.58 SF
SECOND FLOOR	315.00 SF
THIRD FLOOR	315.00 SF
PENTHOUSE	87.86 SF
	1028.44 SF

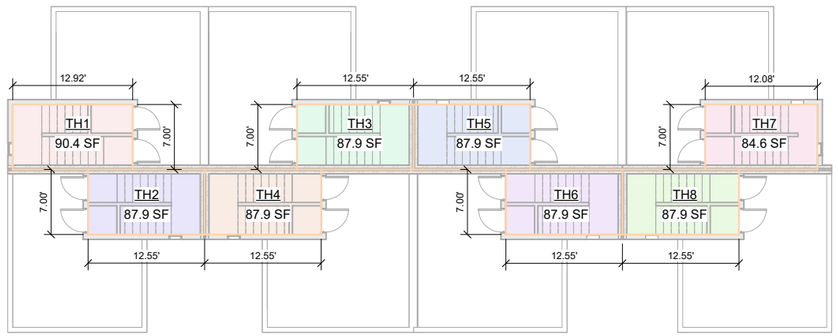
TOWNHOUSE 5	
FIRST FLOOR	310.58 SF
SECOND FLOOR	315.00 SF
THIRD FLOOR	315.00 SF
PENTHOUSE	87.86 SF
	1028.44 SF

TOWNHOUSE 6	
FIRST FLOOR	310.58 SF
SECOND FLOOR	315.00 SF
THIRD FLOOR	315.00 SF
PENTHOUSE	87.86 SF
	1028.44 SF

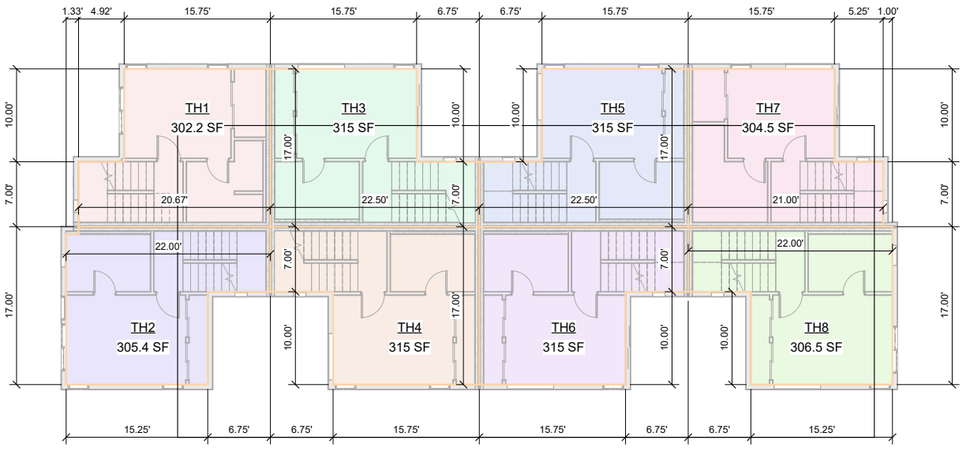
TOWNHOUSE 7	
FIRST FLOOR	300.08 SF
SECOND FLOOR	304.50 SF
THIRD FLOOR	304.50 SF
PENTHOUSE	84.58 SF
	993.66 SF

TOWNHOUSE 8	
FIRST FLOOR	302.08 SF
SECOND FLOOR	306.50 SF
THIRD FLOOR	306.50 SF
PENTHOUSE	87.86 SF
	1002.94 SF

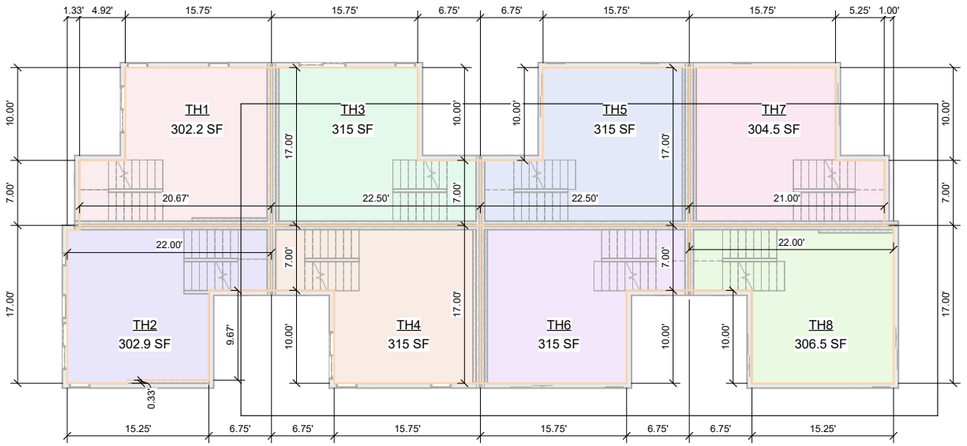
GRAND TOTAL:	8097.55 SF



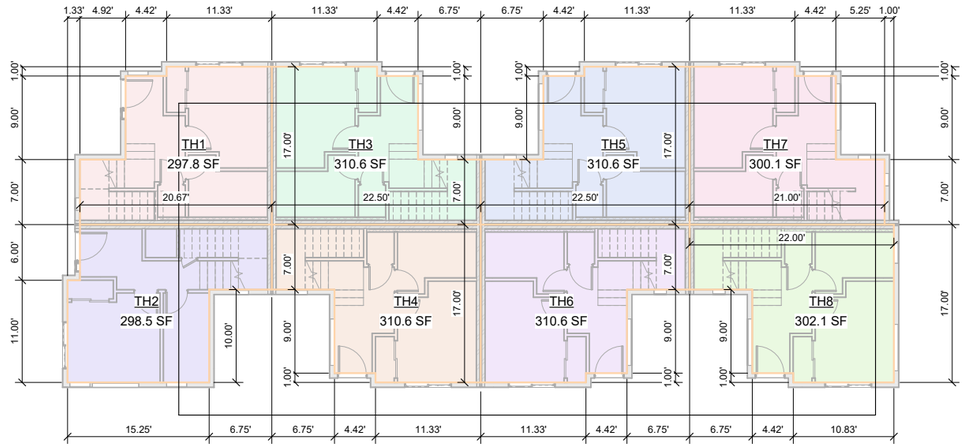
ROOF DECK



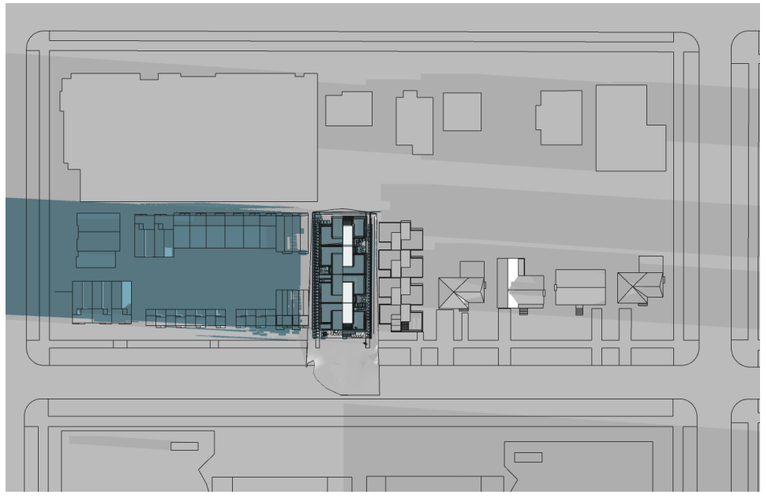
LEVEL 3



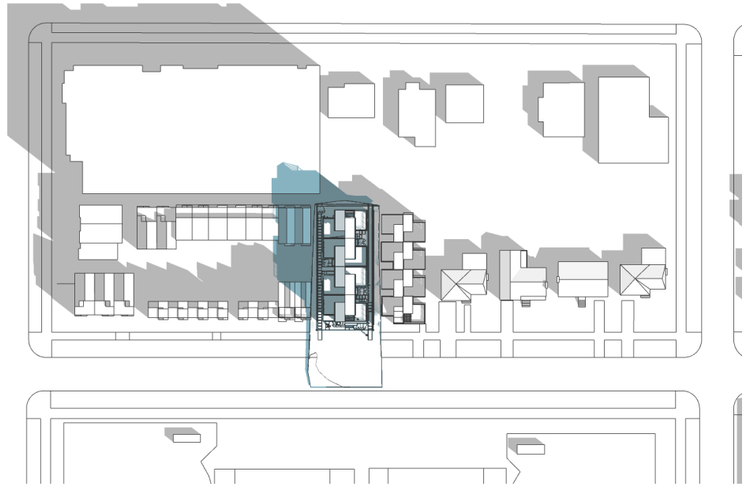
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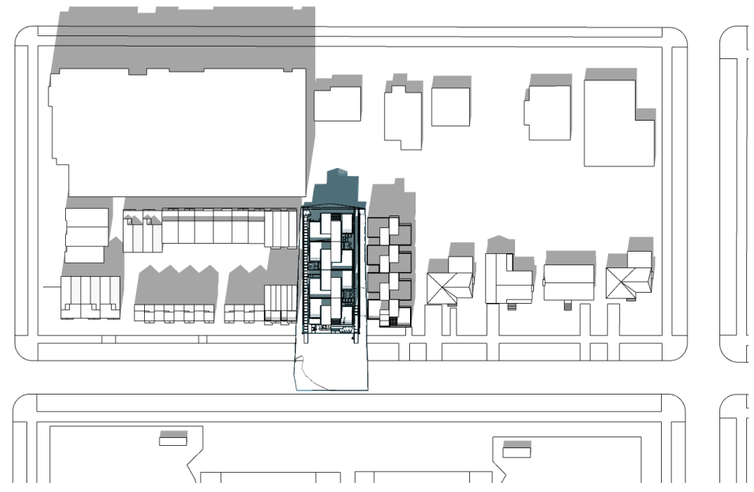
LEVEL 1



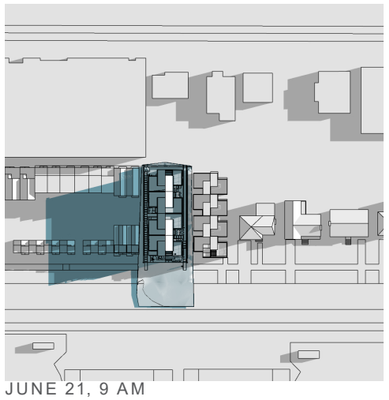
MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



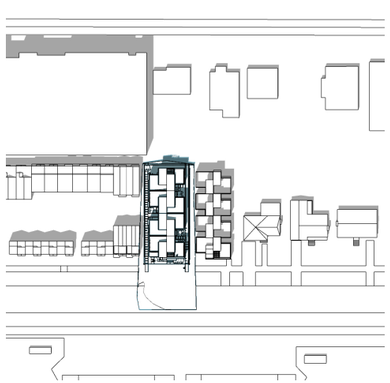
MARCH / SEPTEMBER 21, 3 PM



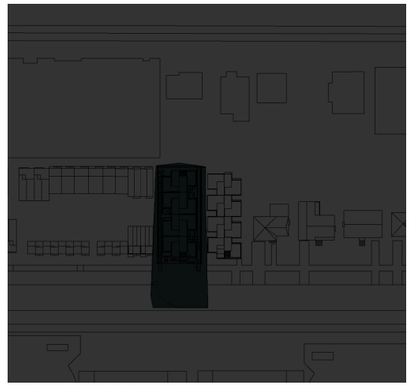
JUNE 21, 9 AM



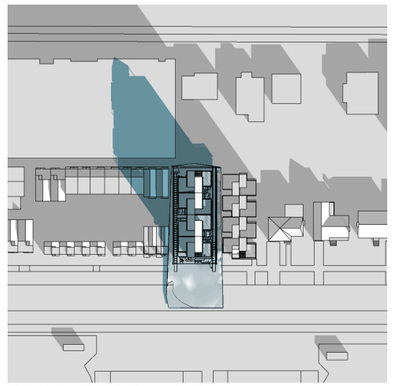
JUNE 21, 12 PM



JUNE 21, 3 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 3 PM



THANK YOU!