| S T R E A M L I N E D D E S I G N R E V I E W |

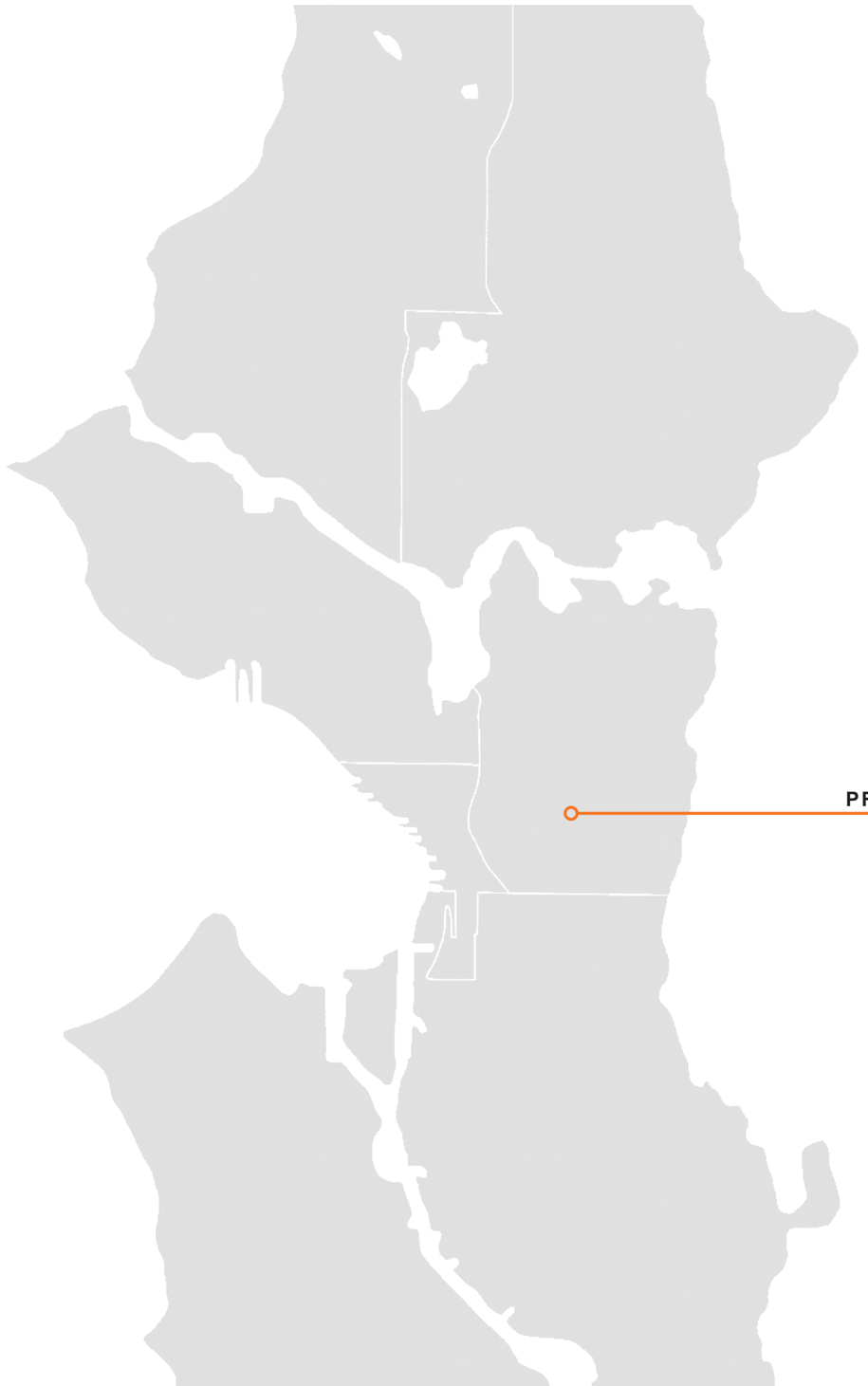
SDCI # 3041708-EG
821 17TH AVE
SEATTLE, WA 98122

APPLICANT:
CONE ARCHITECTURE, LLC
1319 N 49TH ST,
SEATTLE, WA 98103
CONTACT: EMILY TERZIC
PHONE: 206-693-3133

LANDSCAPE:
ROOT OF DESIGN LLC
2020 MALTBY RD, SUITE 7 PMB 370
BOTHELL, WA 98021
CONTACT: DEVIN AGEE
PHONE: 206-491-9545

OWNER:
INTRACORP NW, LLC
411 FIRST AVE S, SUITE 650
SEATTLE, WA 98104
CONTACT: PETER LOCKE
PHONE: 206-728-6509

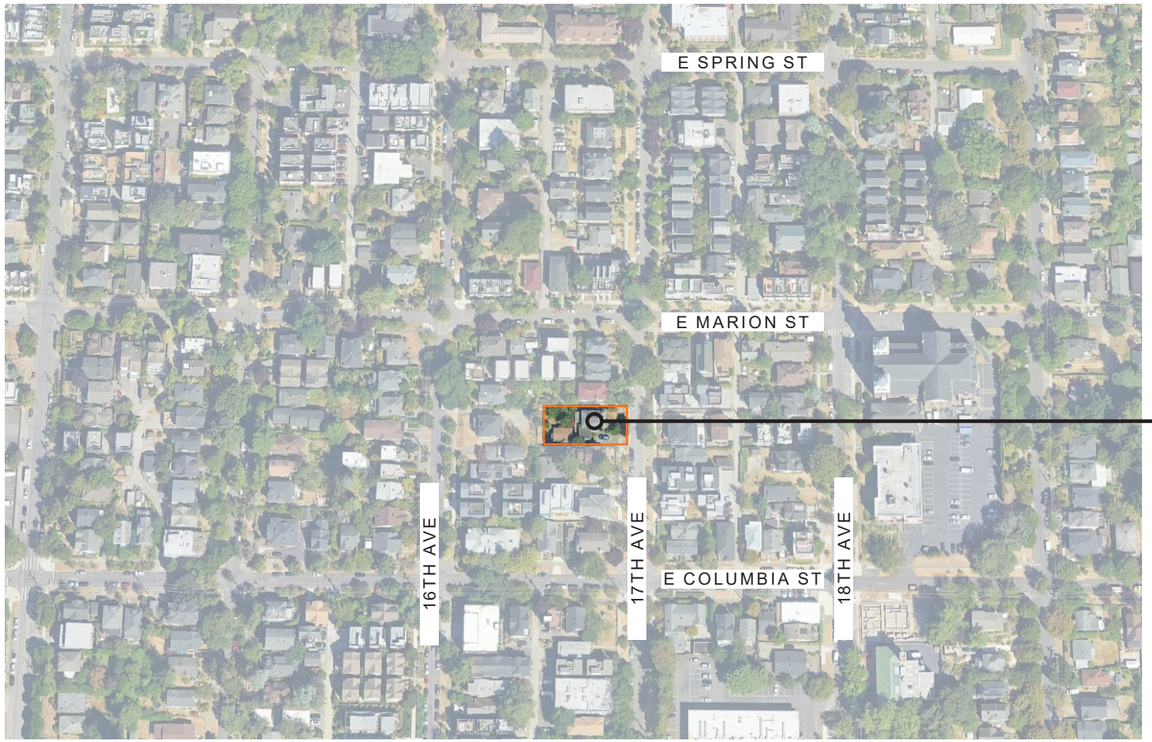
SDCI CONTACT:
ALISA JOHANSSON
700 5TH AVE, SUITE 2000
SEATTLE, WA 98124
ALISA.JOHANSSON@SEATTLE.GOV



PROJECT INTRODUCTION
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VICINITY MAP

EXISTING SITE

The project site is parcel #2254501925 located off 17th Ave between E Columbia St and E Marion St in the Cherry Hill neighborhood. The lot measures roughly 128’ deep and 60’ wide and is approximately 7,681 sf. There is gradual grade change around 5’ from east to west and around 3’ from north to south. A single family structure currently resides on the site and will be removed for the proposed project. The right of way along 17th Ave contains a planting strip and paved sidewalk.

ZONING AND OVERLAY DESIGNATION

The subject parcel is zoned LR1 (M) and all adjacent parcels are zoned the same. LR1 (M) zoning continues for approximately 2-3 blocks north, south and west and 1 and a half blocks east, before transitioning to varying zones. Most parcels within the subject block along 17th Ave are single family structures, with a few newly developed multi-family structures (townhomes, apartments, duplexes) on the east side of 17th and more frequently along E Marion St and E Columbia St. Common height for neighboring structures is two to three stories. The parcel is not located within an Urban Village or Center but is surrounded most directly by the 12th Avenue Urban Center and 23rd & Union-Jackson Residential Urban Village, as seen on the next page. The site is not located in a Frequent Transit Service Area or an Environmentally Critical Area.

DEVELOPMENT OBJECTIVES

- Maximize the density permitted on the parcel that sits just outside four Urbana Villages/Center
- Provide parking for all units in an efficient centralized manner leaving ample space for ground level amenity and landscaping
- Complement existing neighborhood scale and character through the design of single-family and duplex structures.

DEVELOPMENT DESCRIPTION

The project proposes a total of six new townhomes split into four buildings with three bedrooms each. 6 parking stalls are provided and located either in the units garage or in a dedicated space onsite and are accessed through a shared southern driveway. Solid waste is individually stored and will be staged in the ROW along 17th Ave. Northern units are accessed through a shared pedestrian path along the north property line with other units accessed through the southern pedestrian path or sidewalk connection along 17th. All structures will be situated within the existing grade while materials will be thoughtful considered with the aim of keeping the design within the existing neighborhood context.

NEIGHBORHOOD CUES

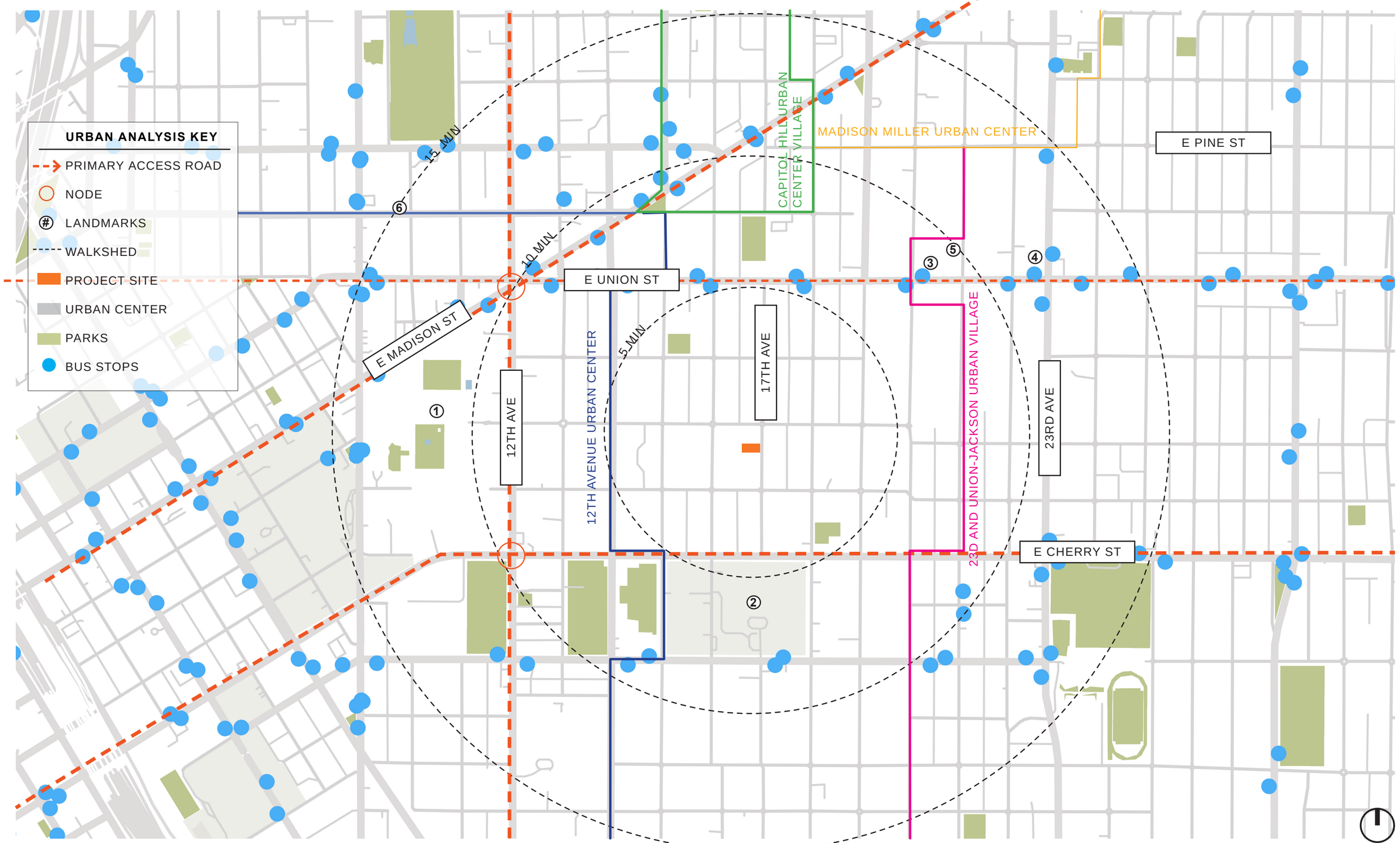
This parcel is located in the growing neighborhood of Cherry Hill. This neighborhood provides easy transportation to downtown Seattle and Capitol Hill and walkability to commercial businesses, educational campuses and medical facilities. Surrounding parcels are zoned LR1 (M) containing a mix of single-family residences and newly developed multifamily residences with increased density similar to that proposed. These newly developed multifamily structures are found on the east side of 17th and at the end of the street stretching along E Marion St and E Columbia. The proposed design leans on context provided from new



SITE LOCATION
821 17th Ave
Seattle, WA 98122

ZONING SUMMARY
Zone: LR1 (M)
Overlay: None
ECA: None

PROJECT PROGRAM
Site Area: 7,681 SF
Number of Residential Units: 6
Number of Parking Stalls: 6
Approx. FAR = 9684.72 SF
Approx. FAR Per Unit = 1614.12 SF


URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
LANDMARKS
WALKSHED
PROJECT SITE
URBAN CENTER
PARKS
BUS STOPS
15 MIN
10 MIN
5 MIN
6
E UNION ST
E MADISON ST
12TH AVE
12TH AVENUE URBAN CENTER
17TH AVE
CAPITOL HILL URBAN CENTER VILLAGE
MADISON MILLER URBAN CENTER
E PINE ST
3
4
5
23D AND UNION-JACKSON URBAN VILLAGE
23RD AVE
E CHERRY ST
1
2



SEATTLE UNIVERSITY ①



SWEDISH HOSPITAL CHERRY HILL CAMPUS ②



NEIGHBORHOOD CAFE - KATY'S CORNER CAFE ③



PCC COMMUNITY MARKETS - CENTRAL DISTRCT ④



MOVIE THEATER - CENTRAL CINEMA ⑤



MUSIC VENUE - NEUMOS ⑥

COMMUNITY OUTREACH SUMMARY

Cone Architecture heard from a total of one (1) community members through the community outreach process. This community member was concerned the development will feel out of scale from the other nearby buildings. Taking this response into consideration, the proposed design will utilize thoughtful massing and modulation, material application and roof forms to reduce the perceived scale of the buildings and emphasize the residential scale of the neighborhood.

1. Printed Outreach:
Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site and community organizations as requested per initial Department of Neighborhood correspondence. Project address: 821 17th Ave, Seattle, WA 98122. The flyer that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link, where additional information about the project can be found, and a site location map.

Date: Flyers were mailed 03/29/2024
Materials attached: Image of Outreach Flyer

2. Electronic/Digital Outreach:
Cone Architecture designed an online survey through Microsoft Forms that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site plan, and five survey questions.

Survey link: https://forms.offic.com/r/ua7Bxu4y2v
Public informed by: Printed Outreach Flyer
Date: Survey launched 04/03/2024
Survey closed 04/24/2024
Translations provided: Spanish, Vietnamese, Traditional Chinese

Cone Architecture received six (1) responses to the survey that was created through Microsoft Forms:

1. What is your connection to this project:
- 1 respondents said “I live very close to the project”
- 0 respondents said “I live in the general area”
- 0 respondents said “I own a business nearby”
- 0 respondents said “I visit the area often for work or leisure”
- 0 respondent said I don’t have a direct connection, but I care about the growth and development in Seattle”

2. What is most important to you about a new building on this property:
- 0 respondents said “That it is nice looking”
- 0 respondents said “That it looks unique and interesting”
- 0 respondents said “That it is affordable for residents and/or businesses”
- 0 respondents said “That it is designed to be family-friendly”
- 0 respondents said “That it is designed with environmental sustainability in mind”
- 0 respondent said “Other”3. What concerns do you have about this project:
- 0 respondents said “Construction noise/impacts”
- 0 respondents said “That I will not like the way it looks”
- 0 respondents said “That it will not be affordable”
- 1 respondents said “That it will feel out of scale from the other buildings nearby”
- 0 respondents said “That it will make driving and parking in the neighborhood more difficult”
- 0 respondents said “Other”

4. 0 respondents answered the following:

Is there anything else specific about this property or neighborhood that would be important for us to know? Responses were the following:

3. Additional Electronic/Digital Outreach:
Cone Architecture designed an interactive website that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, site plan, and five questions.

Website address: www.cone-outreach.com/17thavetownhomes
Date: Website launched 04/01/2024
Website closed 04/26/2024
Materials attached: Image of project website.

Cone Architecture received zero (0) response from the interactive website.

CONE
ARCHITECTURE



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

Project Name
17th Ave Townhomes

Project address
821 17th Ave, Seattle WA 98122

SDCI record number
3041708-EG

Project Contact
Emily Terzic at CONE Architecture, 17thAveTownhomes@cone-arch.com, 206-693-3133

Estimado residente: Le enviamos este folleto para incluirlo en un **PROYECTO EN REVISIÓN DE DISEÑO** en su zona.

Thưa quý vị, tờ thông tin này được thực hiện với mục đích mời quý vị tham gia đóng góp ý kiến cho **MỘT THIẾT KẾ DỰ ÁN ĐANG ĐƯỢC CỨU XÉT** trong khu vực của quý vị.

尊敬的居民：本傳單旨在讓您參與您所在地區**正在接受設計審查的專案**。

Nombre del proyecto / Tên dự án / 專案名稱：
17th Ave Townhomes

Dirección del proyecto / Địa chỉ của dự án / 專案地址：
821 17th Ave, Seattle WA 98122

Número de registro de SDCI / Số hồ sơ SDCI / SDCI記錄號碼
3041708-EG

Contacto del proyecto / Thông tin liên lạc về dự án / 專案聯絡人
Emily Terzic at CONE Architecture, 17thAveTownhomes@cone-arch.com, 206-693-3133

About the project
Intracorp Homes and Cone Architecture are partnering on a development at 821 17th Ave, Seattle, WA. The new development will be (6) 3-story townhomes with each unit having a dedicated on-site parking stall. Planning has just begun, and construction could start as early as Spring 2025.

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/ua7Bxu4y2v
Go to link or scan code. Available from:
April 3, 2024 - April 24, 2024

Project Website:
https://www.cone-outreach.com/17thavetownhomes
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/

Acerca del proyecto
Intracorp Homes y Cone Architecture se asociaron para el desarrollo de una obra en 821 17th Ave, Seattle, WA. La nueva obra constará de (6) casas adosadas de 3 pisos; cada unidad tendrá un estacionamiento dedicado en el lugar. La planificación acaba de comenzar y la construcción podría empezar en la primavera de 2025.

Tổng quát về dự án
Công ty kiến trúc Intracorp Homes and Cone Architecture đang hợp tác trong công trình xây dựng tại 821 17th Ave, Seattle, WA. Công trình xây dựng này là 6 dãy nhà liền kề ba tầng, mỗi dãy có nhà đậu xe riêng. Kế hoạch dự án đã thành lập và chương trình xây cất có thể bắt đầu sớm, khoảng Mùa Xuân năm 2025.

本專案簡介
Intracorp Homes 和 Cone Architecture 正在合作在以下地址進行一項開發專案：821 17th Ave, Seattle, WA。新開發專案將包括 6 棟 3 層聯排別墅，每個單元有專用現場停車位。規劃剛剛開始，最早於 2025 年春季開始施工。

Comparta su opinión
Queremos saber qué piensa la comunidad acerca de este proyecto. Comparta sus inquietudes y prioridades para este nuevo edificio y para el vecindario en general en la página web interactiva o completando la encuesta en línea. La información que comparta en esta encuesta podría publicarse. No incluya información personal o confidencial.

Cho biết ý kiến
Chúng tôi muốn được biết ý kiến của cộng đồng đối với dự án này. Vui lòng cho biết những vấn đề quý vị quan tâm và ưu tiên của quý vị đối với tòa nhà mới này và đối với khu vực lân cận nói chung trên trang mạng tương tác hoặc bằng cách thực hiện khảo sát ý kiến trực tuyến. Thông tin quý vị chia sẻ trong cuộc khảo sát này có thể được công bố. Xin đừng cho biết thông tin cá nhân hay tế nhị.

請分享您的想法。
我們希望聽取社區成員對本專案的看法。請在互動網站或透過線上調查分享您對這座新建築和整體社區的擔憂和優先事項。您在本調查中分享的資訊可能會公開。請勿分享任何個人 / 敏感資訊。

Información adicional
Para obtener más información sobre este proyecto y seguir nuestro progreso en la revisión del diseño y el proceso de obtención de permisos, busque la dirección del proyecto o el número de proyecto en el calendario de revisión del diseño y en el Portal de servicios de Seattle:
https://web6.seattle.gov/dpd/edms/.

Thông tin bổ túc
Để tìm hiểu thêm về dự án này và theo dõi tiến triển của dự án trong suốt thủ tục xin giấy phép và xem xét kế hoạch thiết kế, vui lòng tìm địa chỉ của dự án hoặc mã số dự án trong Lịch trình xem xét thiết kế và Cổng dịch vụ Seattle:
https://web6.seattle.gov/dpd/edms/

附加資訊：
如需了解有關該專案的更多資訊並追蹤我們透過設計審查和許可流程的進展狀況，請在設計審查日曆和以下西雅圖服務部門戶網站中查找專案地址或專案編號：
https://web6.seattle.gov/dpd/ edms/

Visite nuestro sitio web interactivo del proyecto para obtener más información sobre la propuesta. El sitio web presenta planos preliminares del sitio y parámetros generales del proyecto previsto. Invitamos a todos a explorar, hacer preguntas y aportar sus comentarios.

Encuesta en línea:
https://forms.office.com/r/ua7Bxu4y2v
Visite el enlace o escanee el código.
Disponibilidad: **Desde el 3 de abril hasta el 24 de abril de 2024**
Sitio web del proyecto:
https://www.cone-outreach.com/17thavetownhomes

Vui lòng vào trang mạng tương tác của dự án để tìm hiểu thêm về kế hoạch đề nghị. Trang mạng này có các sơ đồ địa điểm sơ bộ và các thông số tổng quát của dự án sắp tới. Tất cả mọi người trong cộng đồng được mời tham gia, tìm hiểu, nêu thắc mắc và cho biết ý kiến.

Khảo sát ý kiến trực tuyến:
https://forms.office.com/r/ua7Bxu4y2v
Dùng đường liên kết hay mã QR.
Thực hiện từ **Ngày 3 tháng 4 năm 2024 đến ngày 24 tháng 4 năm 2024**
Trang mạng của dự án:
https://www.cone-outreach.com/17thavetownhomes

請查閱我們的互動專案網站，了解有關該提議的更多資訊。該網站提供即將開展的專案的初步場地規劃和一般參數。歡迎大家探索、提出問題並提供回饋。

線上調查：
https://forms.office.com/r/ua7Bxu4y2v
請進入連結或掃描二維碼。調查期限：
2024 年 4 年 3 三 - 2024 年 4 月 24 二十四
專案網站：
https://www.cone-outreach.com/17thavetownhomes

PRINTED AND MAILED FLYER

CONE
ARCHITECTURE

17th Ave Townhomes
821 17th Ave
Seattle, WA 98122

Early Outreach for Design Review

About the project

Intracorp Homes and Cone Architecture are partnering on a development at 821 17th Ave, Seattle, WA. The new development will be (6) 3-story townhomes with each unit having a dedicated on-site parking stall. Planning has just begun, and construction could start as early as Spring 2025

ADDRESS: 821 17th Ave, Seattle, WA 98122
SDCI RECORD NUMBER: 3041708-EG
APPLICANT: Cone Architecture
CONTACT:
Emily Terzic
17thAveTownhomes@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 04/08/2024.

Take Survey

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

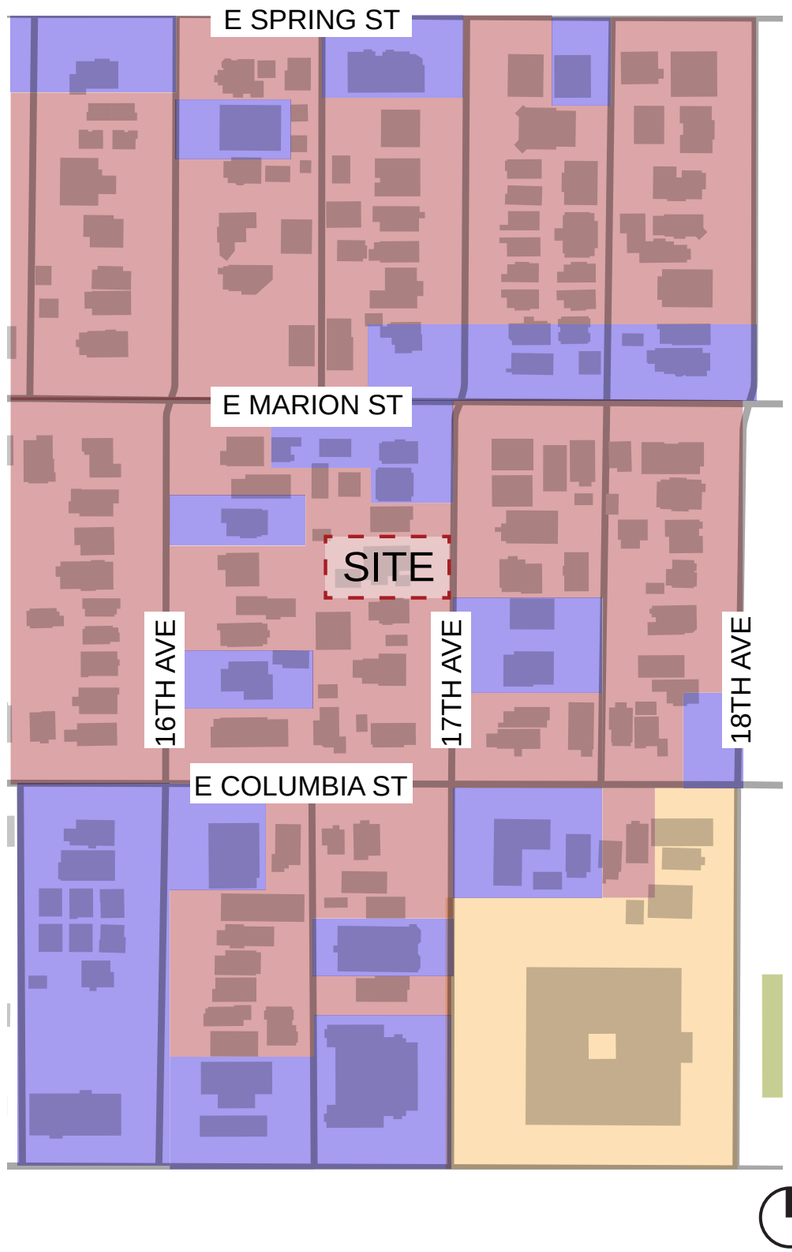
Submit

Additional information

You can track our progress through the permitting process. Search the project address "821 17th Ave" or project number "3041708-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.

IMAGE OF WEBSITE



NEIGHBORING USES

The neighborhood uses surrounding the site consist of single family housing, multifamily housing, and commercial. Directly adjacent to the project are single family homes and multi-family structures. Multi-family developments are increasing throughout this block in recent years with code changes supporting increased zoning and density. Recent projects in this area are setting a precedent for future development.

- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL
- MULTI-FAMILY

DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES
Permitted outright: Residential
Proposed: Residential - Townhomes

23.45.514 STRUCTURE HEIGHT

Zoning:	LR1(M)
Allowed Maximum Base Height:	30'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	34'-0"
6'-0" additional allowed for stair penthouses:	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: 1.3 (9,985 SF)

23.45.512 DENSITY LIMITS
Townhouse developments in LR1 zones must meet density limits of one dwelling unit per 1,150 sq ft of lot area. When calculations result in a fraction of a unit, any fraction over .85 constitutes one additional unit.
Maximum Density: 6 units

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

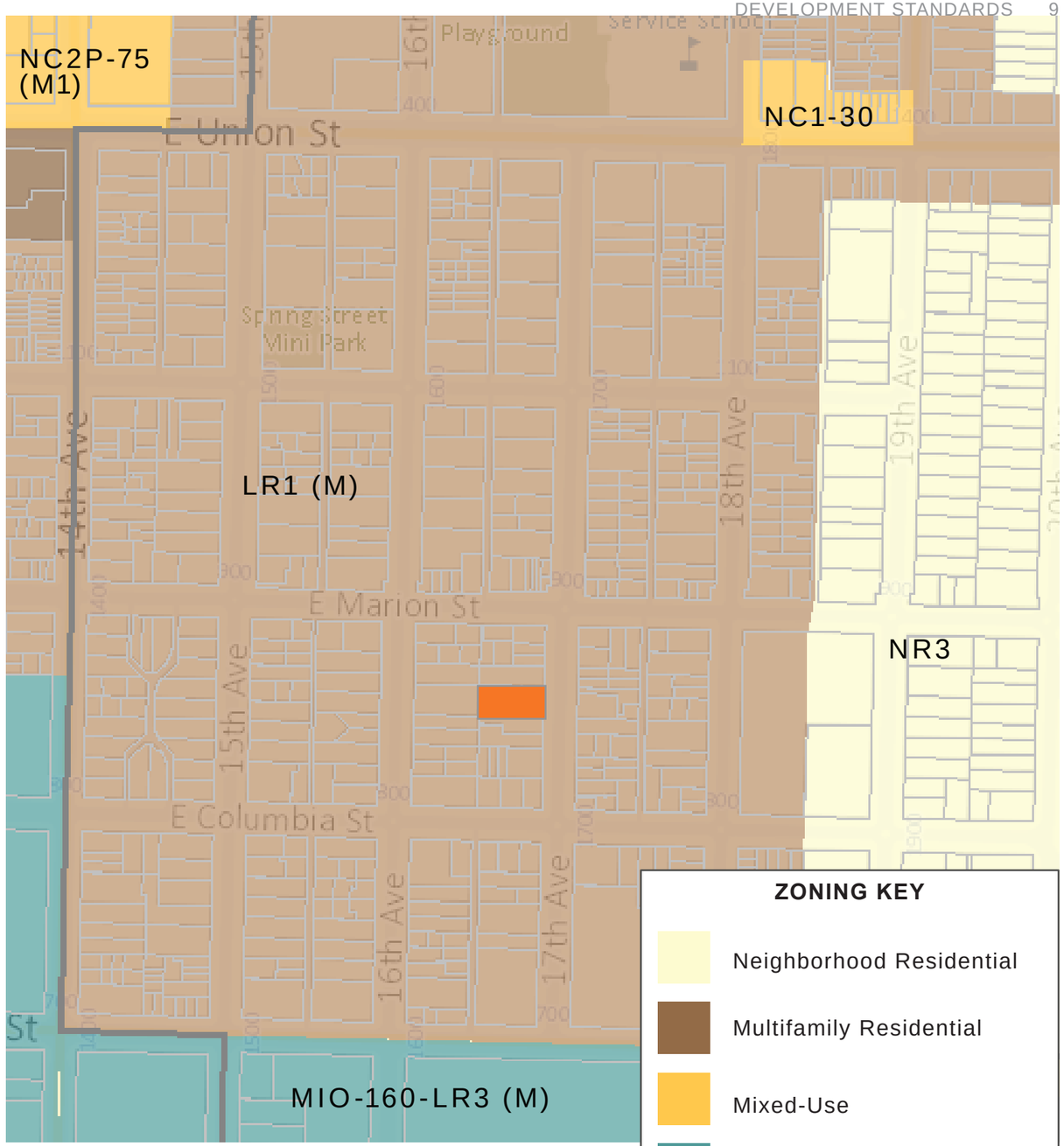
23.45.522 AMENITY AREA
Required: 25% of lot area (50% provided on ground level)
25% x SF = 1920 SF (960 SF at ground level)

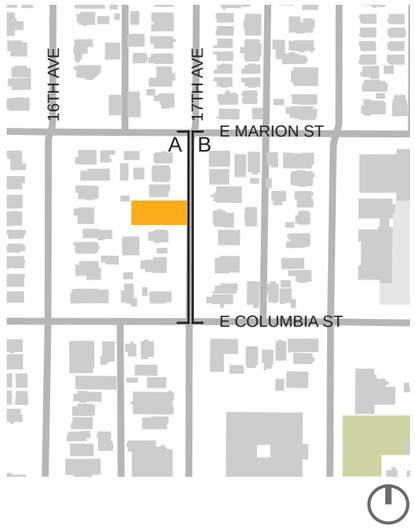
23.45.524 LANDSCAPING AND SCREENING STANDARDS
- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 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.

23.54.015 REQUIRED PARKING
- 1 space per dwelling unit required
- 6 units = 6 Parking Stalls required

Bicycle Parking:
- 1 Long Term stall per unit = 6 stalls
- No Short Term stalls required

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
One storage area per dwelling unit with a maximum dimension of 2'x6'.





AWNING AT ENTRY

EXPRESSED ROOF LINE

GRADE CHANGE AT ENTRY, SEPARATION FROM STREET

LAP SIDING, GABLED ROOF FORMS

TWO ADJACENT GABLED ROOF FORMS

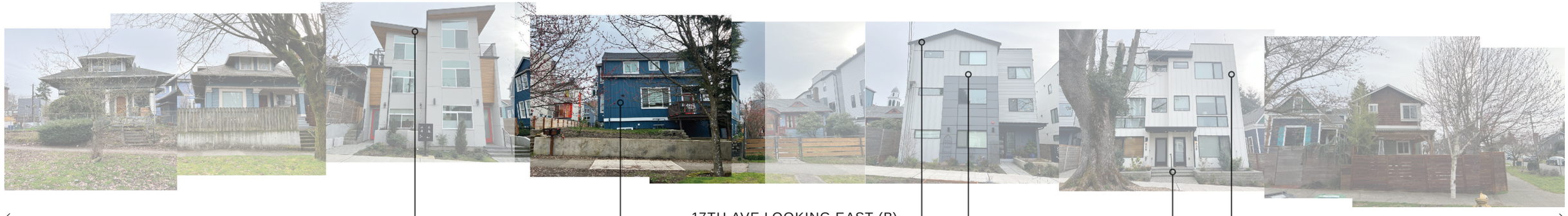
BAY WINDOW EXPRESSION, VERTICAL GROUPING OF GLAZING

SITE



17TH AVE LOOKING WEST (A)

ACROSS FROM SITE



17TH AVE LOOKING EAST (B)

SHED ROOFS

USE OF COLOR

MODERN APPLICATION OF GABLE

BOARD AND BATTEN SIDING

STAGGERED BUT PAIRED ENTRIES

BOARD AND BATTEN SIDING


Townhomes - 731 16th Ave Ⓐ

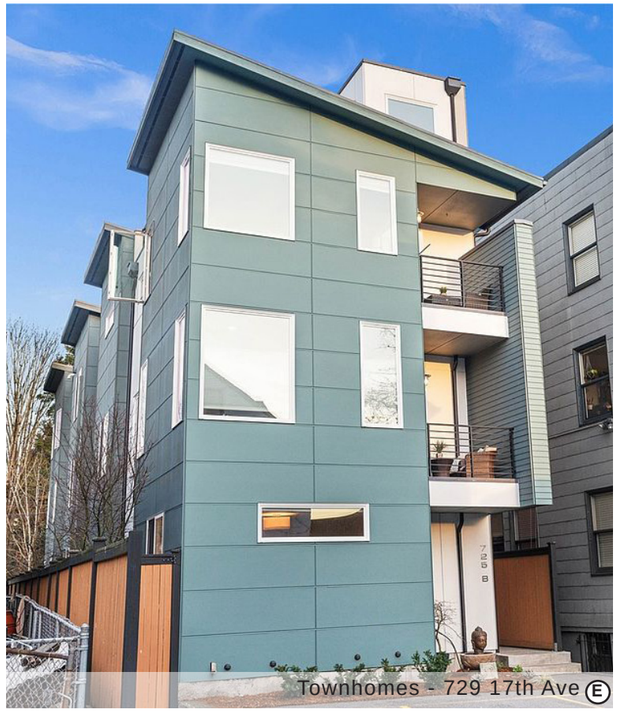

Townhomes - 828 15th Ave Ⓑ


Townhomes - 1114 18th Ave Ⓒ

SURROUNDING CONTEXT ANALYSIS

The Cherry Hill neighborhood provides a range of single family and multi-family projects to use as precedent for materials, roof forms, secondary elements and landscaping strategy. The provided images highlight commonalities of the neighborhood such as gable roof forms, roof decks with open rail, shrouds, vertically aligned glazing, and covered entries. Contextual materials include lap siding, shingle, cementitious panel and board and batten with many projects using a warm wood material at the entry. The proposed design seeks to fit into the existing context of the neighborhood by pulling from to the established residential character in a modern way.


Townhomes - 810 16th Ave Ⓓ


Townhomes - 729 17th Ave Ⓔ


Townhomes - 814 17th Ave Ⓕ





817 17th AVE - SINGLE FAMILY TO THE SOUTH



821 17TH AVE - EXISTING BUILDING ON SITE



827 17TH AVE - SINGLE FAMILY TO THE NORTH

PROPOSED PROJECT SITE

- Total Site Area = 7,681 SF
- Measures roughly 128’ deep by 60’ wide
- Site currently contains one (1) Single Family Home and one (1) Accessory Building

ADJACENT BUILDINGS AND USES

- North: Existing 3-story single family home
- East: Existing 2-story duplex
- South: Existing 2-story single family home
- West: Existing 2-story single family home

TOPOGRAPHY

- There is a grade change of approximately 5’ from West to East on the parcel
- Grade change of approximately 3’ north to south, depending on location

TREES

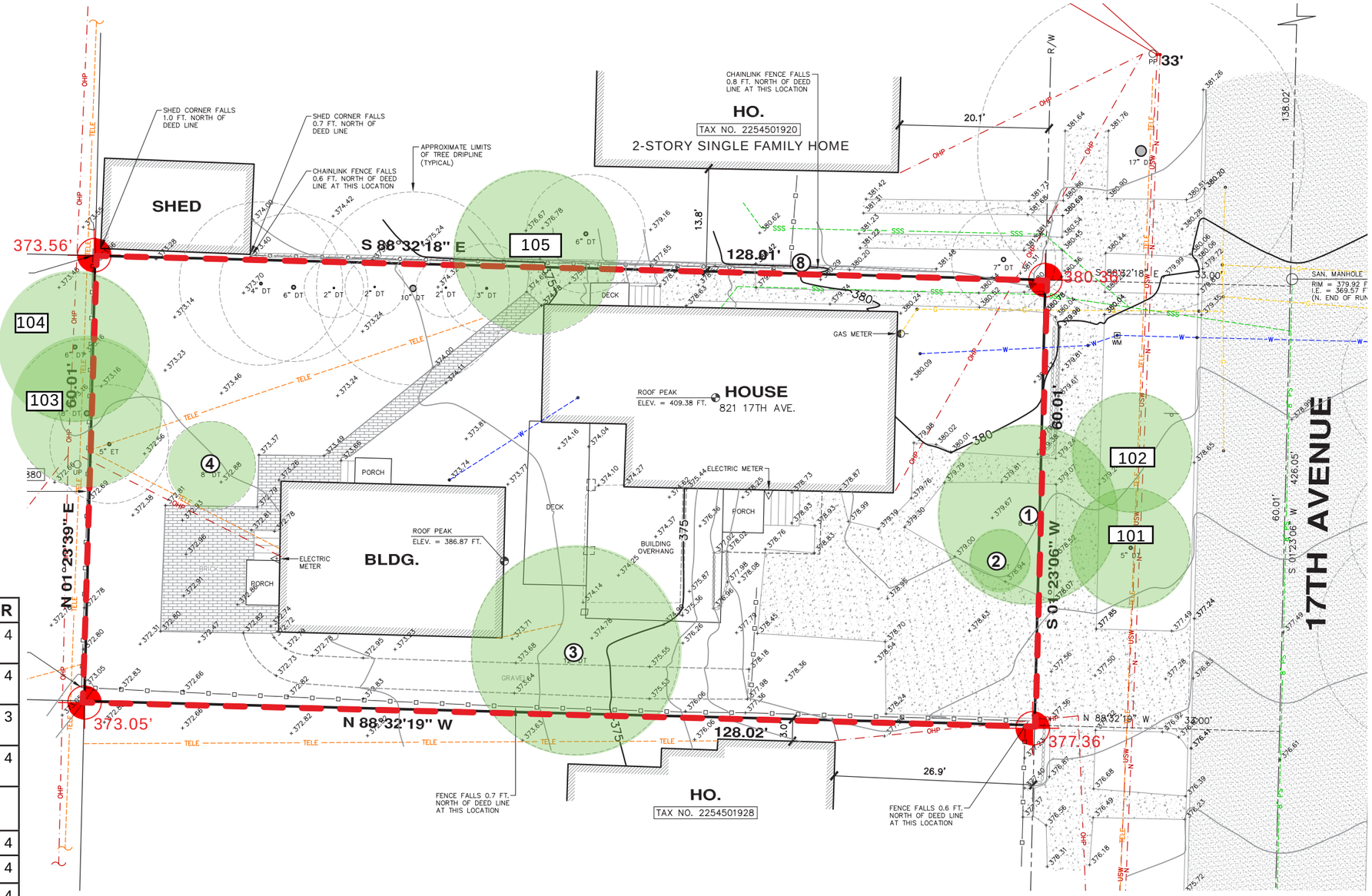
- See table below describing on site and off site trees.

EXISTING LEGAL DESCRIPTION

LOT 9, BLOCK 23, EDES AND KNIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 194, RECORDS OF KING COUNTY, WA.

TREE TABLE

TREE #	TYPE	DBH	CONDITION	TIER
1	LEYLAND CYPRESS	8, 5 (9)	GOOD	4
2	PYRAMIDALIS ARBORVITAE	6	GOOD	4
3	ENGLISH HAWTHORN	12	FAIR-GOOD	3
4	WINDMILL PALM	8	GOOD	4
OFF-SITE TREES				
101	CHERRY PLUM	6	FAIR	4
102	CHERRY PLUM	6	FAIR-GOOD	4
103	ENGLISH HOLLY	11	FAIR	4
104	ENGLISH HOLLY	15, 12, 10 (21)	POOR	3
105	GINKGO	7	FAIR-GOOD	4



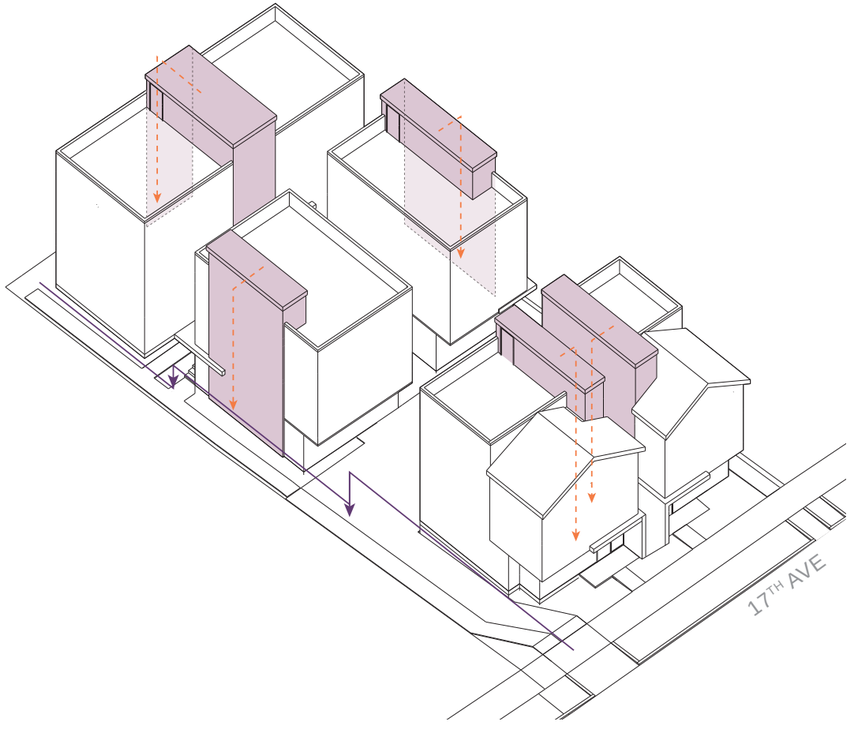
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	B. Adjacent Sites, Streets, and Open Spaces	CS2-B-2: Connection to the Street Identify 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.	The proposed design features front porches for the street facing units that will provide an opportunity for engagement with the public realm. The position of the units, particularly along 17th Ave, relates to the rhythm of single family structures in the vicinity, supporting a public realm that has visual interest and is not comprised of wide facades with no engagement.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3-A-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. CS3-A-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.	In a neighborhood that has a variation of modern roof forms and traditional residential scales, the proposed design mediates between by providing contemporary glazing and materials with traditional roof forms and a porch at the street face.
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3-A-1.d: Design Objectives - 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.	By providing a continuous fin wall that transitions to an awning for overhead weather protection at each entry, with the exception of unit 3, there is a consistency that provides a sense of identity throughout the development and aids in wayfinding.
CS2. Urban Pattern and Form (Central Area Design Guidelines)	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	1. Transition and Delineation of Zones	CS2-1-b: In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation. CS2-1-c: The use of appropriately scaled residential elements, such as bay windows and balconies, on larger buildings next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories and lower.	The positioning of the buildings on the site relates to the scale of the neighboring structures. The street facing units have modulation provided between the base of the building and the upper volumes, delineated by an entrance feature. This is true for other adjacent structures and therefore helps transition to the single family scaled fabric.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
PL3. Street Level Interaction (Central Area Design Guidelines)	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	1. Frontages	PL3-1-g: At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.	The proposed design has two sets of coupled entries. The entries to units 1 + 2 are coupled at the center of the street facing facade as are the entries to units 5 + 6. This fosters opportunity for communal engagement.
PL3. Street Level Interaction (Central Area Design Guidelines)	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	2. Streetscape Treatment	PL3-2-j: To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall ‘privacy walls’ or fences are not acceptable.	The porches provided at units 1 + 2 at the street face are considered semi-private with landscape separation from the porch to the sidewalk. This allows for visual connection while still providing a barrier from the public realm.
DC2. Architectural Concept (Central Area Design Guidelines)	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	1. Building Layout and Massing	DC2-1-b: Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than ‘float above’. Ground level transparency should still occur on major pedestrian and commercial streets. DC2-1-c: Smaller and varied building forms are encouraged Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric. Vertical and horizontal datums and patterns can help provide a guide for how to articulate and break down the overall massing. Modulated façades for large buildings keep the building inviting and consistent with the finer-grain fabric found in the Central Area neighborhood. As such, projects should use 50’ – 75’ massing widths as a guide for modulation.	The concept of the propose design is largely driven by the traditional roof forms, rhythm of stair towers across the site that provides modulation, and finally the placement of glazing as it relates to the interiors. The largest glazing can be found at the street facing units, providing some verticality within the varied horizontal lap siding. This is similar at the middle pair of units. At the rear units, the glazing is still large at the living spaces but has lifted sills for additional privacy at the rear setback. Level one of all units has lifted sills for added privacy but a side light introduced at the entries for security.
DC4. Exterior Elements and Finishes (Central Area Design Guidelines)	Use appropriate and high-quality elements and finishes for the building and open spaces.	1. Screening	DC4-1-a: When screening or fencing is used, it should be designed as an artistic opportunity.	The entries at each unit are designed to incorporate a fin wall for added privacy, even when entrances are coupled up. Each fin wall and awning combination provides warmth to the overall material palette by featuring cedar siding.
DC4.Exterior Elements and Finishes (Central Area Design Guidelines)	When screening or fencing is used, it should be designed as an artistic opportunity.	3. Building Details and Elements	DC4-3-c: Incorporate elements such as bay windows, columns, and deep awnings which add human scale and façade texture. DC4-3-d: Façades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.	The massing features awnings that are a minimum of 3’ deep (4’ deep at some points) that helps add a human scale to the three story structures. Related to the awnings and to help emphasize the interior program, there is a pattern of large floor to ceiling glazing at spaces such as the living area consistent on all units.

1. MASSING AND SITE

All units respond to the sloping site through a subtle terracing from east to west. Building mass was strategically designed to balance the bulk of the penthouses through a playful push among the units, varying from outer to inner placement. The penthouses begin to define the overall building mass by influencing material breakdown and modulation.

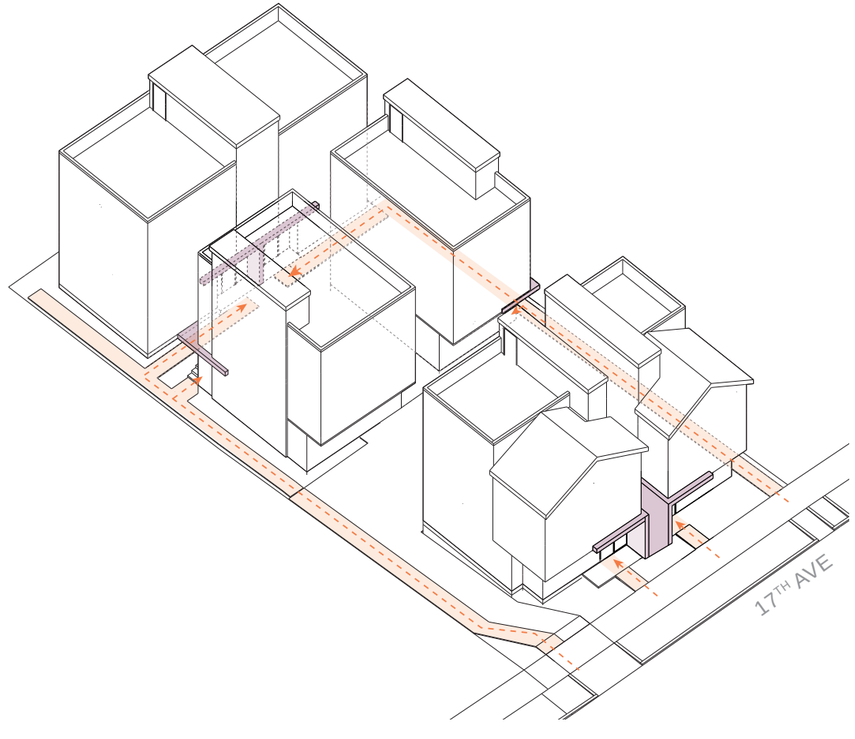
DC2.1.B | DC2.1.C



2. CIRCULATION AND ENTRIES

Building access is created through pedestrian pathways found along the north and south property lines for rear units, while townhomes 1 and 2 are accessed directly from 17th. All units share a common entry design consisting of a wrapped awning allowing for privacy and overhead coverage. This awning detail at townhomes 1 and 2 maximize separation and emphasize the front porch condition creating outdoor area for occupants and connection to the street.

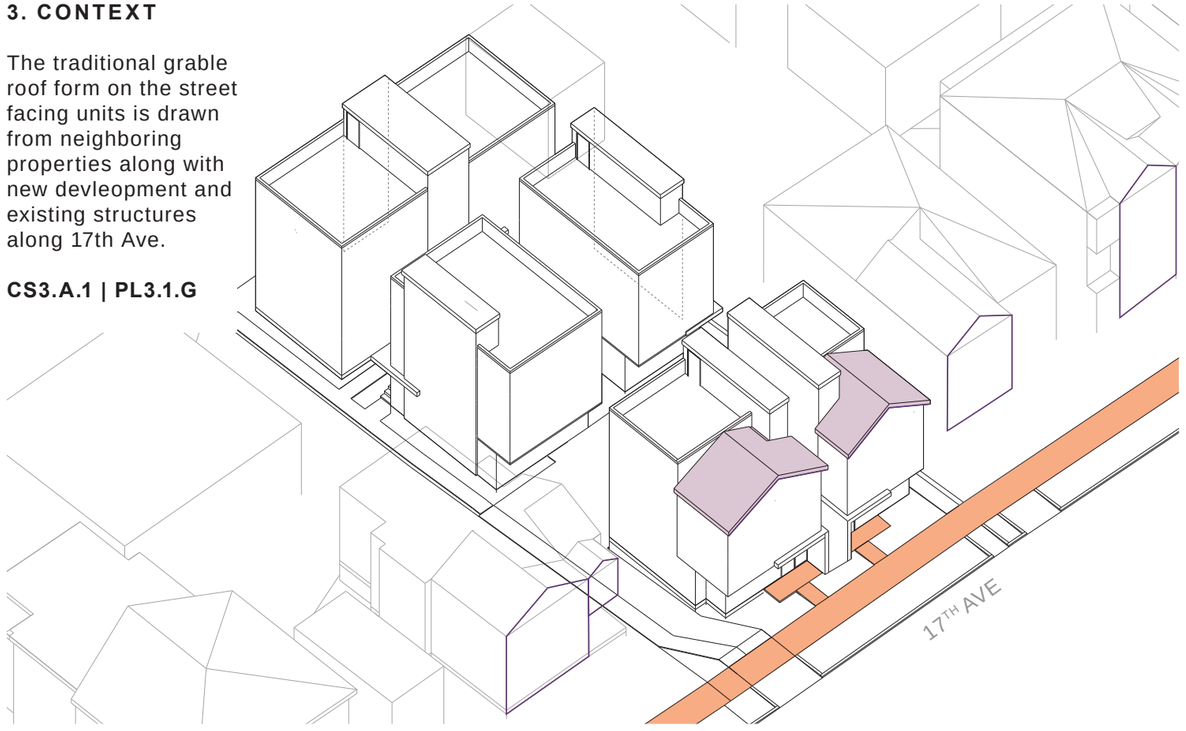
PL3.2.J | DC4.1.A | CS2.B.2



3. CONTEXT

The traditional grable roof form on the street facing units is drawn from neighboring properties along with new devleopment and existing structures along 17th Ave.

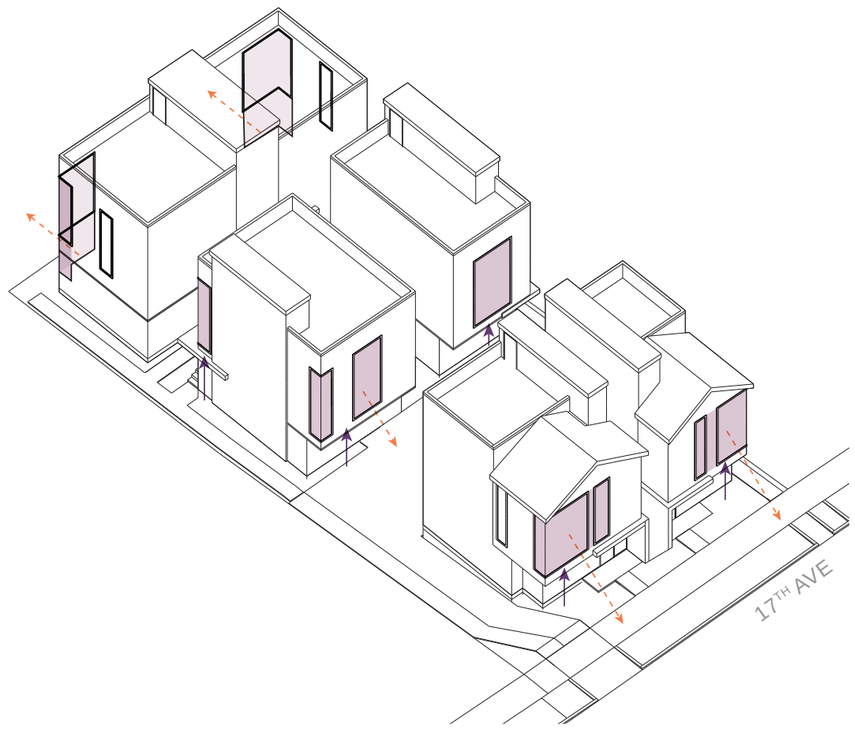
CS3.A.1 | PL3.1.G



4. GLAZING STRATEGY

A consisent glazing language is found among all units with large glazing groups corresponding to interior program at the living /dining / kitchen and primary bedroom At the units facing the street and autocourt, large glazing is pulled up to the second and third levels ensuring privacy at level 1 while still allowing for views out to the street and circulation spaces.

DC4.3.D | CS2.B.2

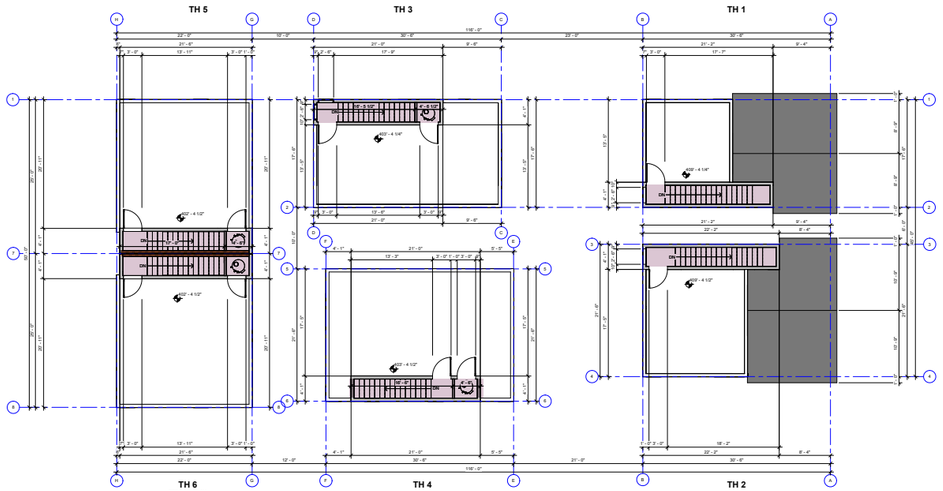


FAR & GFA DIAGRAMS

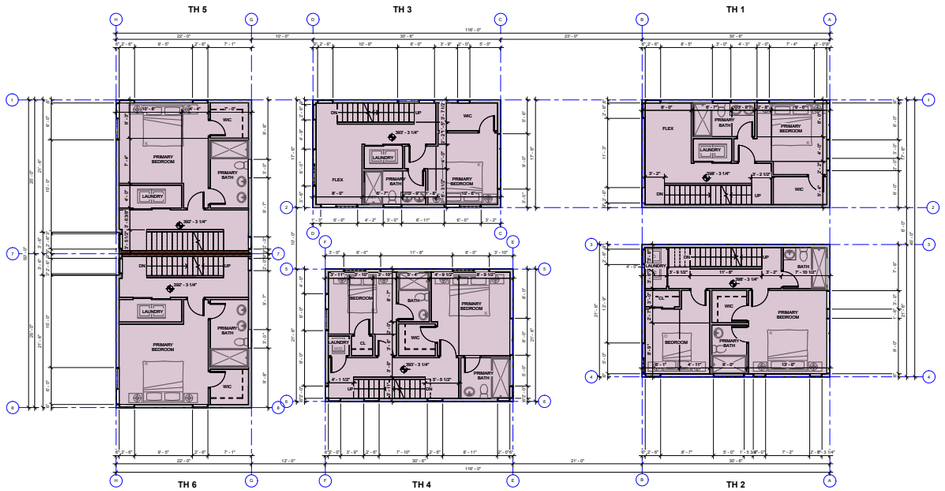
ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019

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

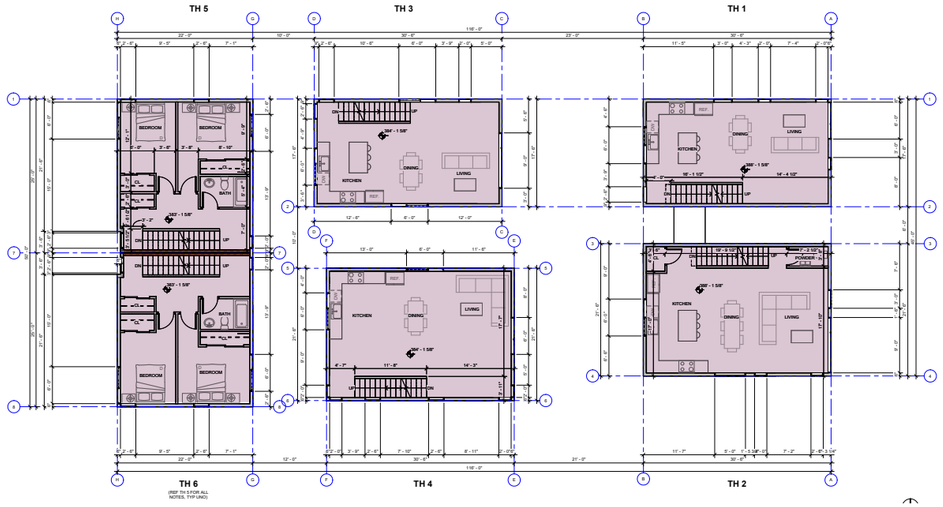
FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES



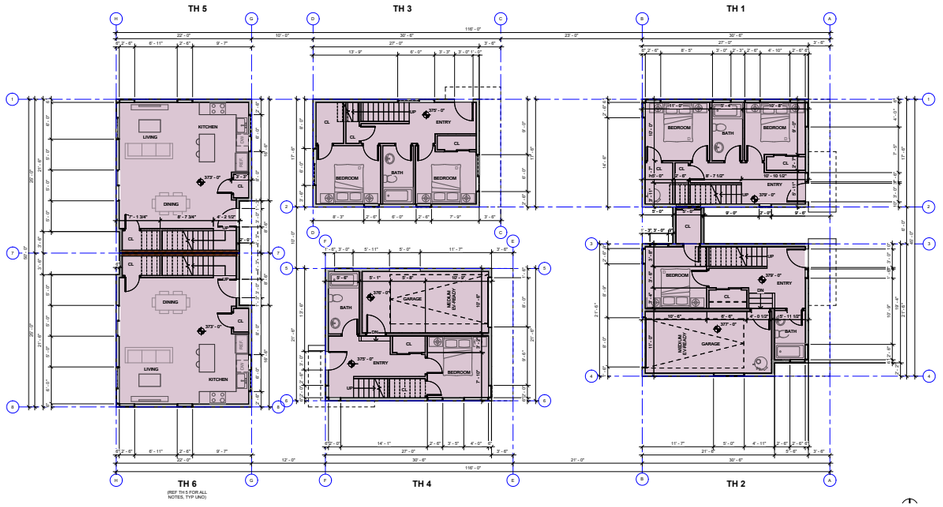
ROOF PLAN



THIRD FLOOR PLAN



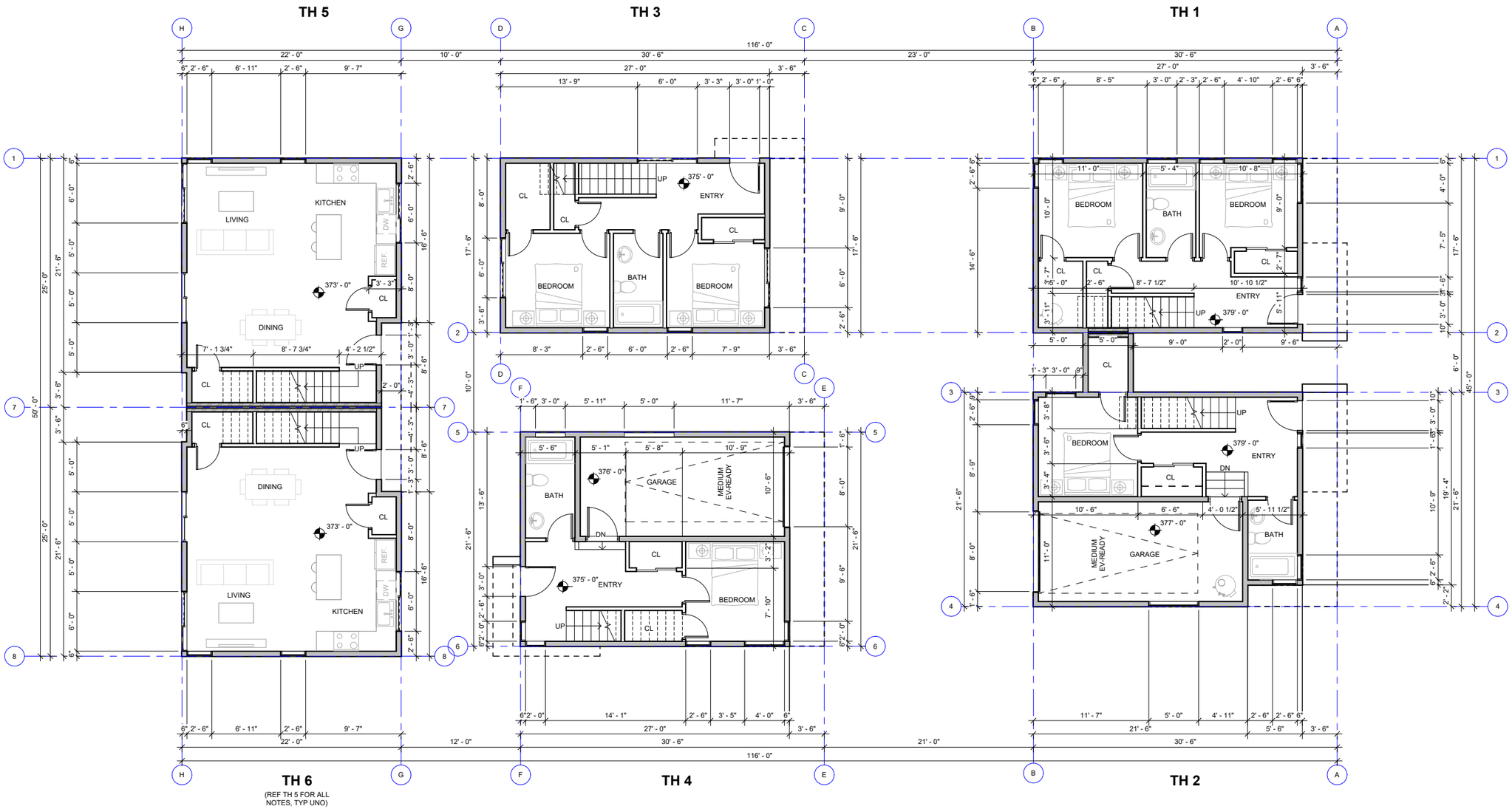
SECOND FLOOR PLAN



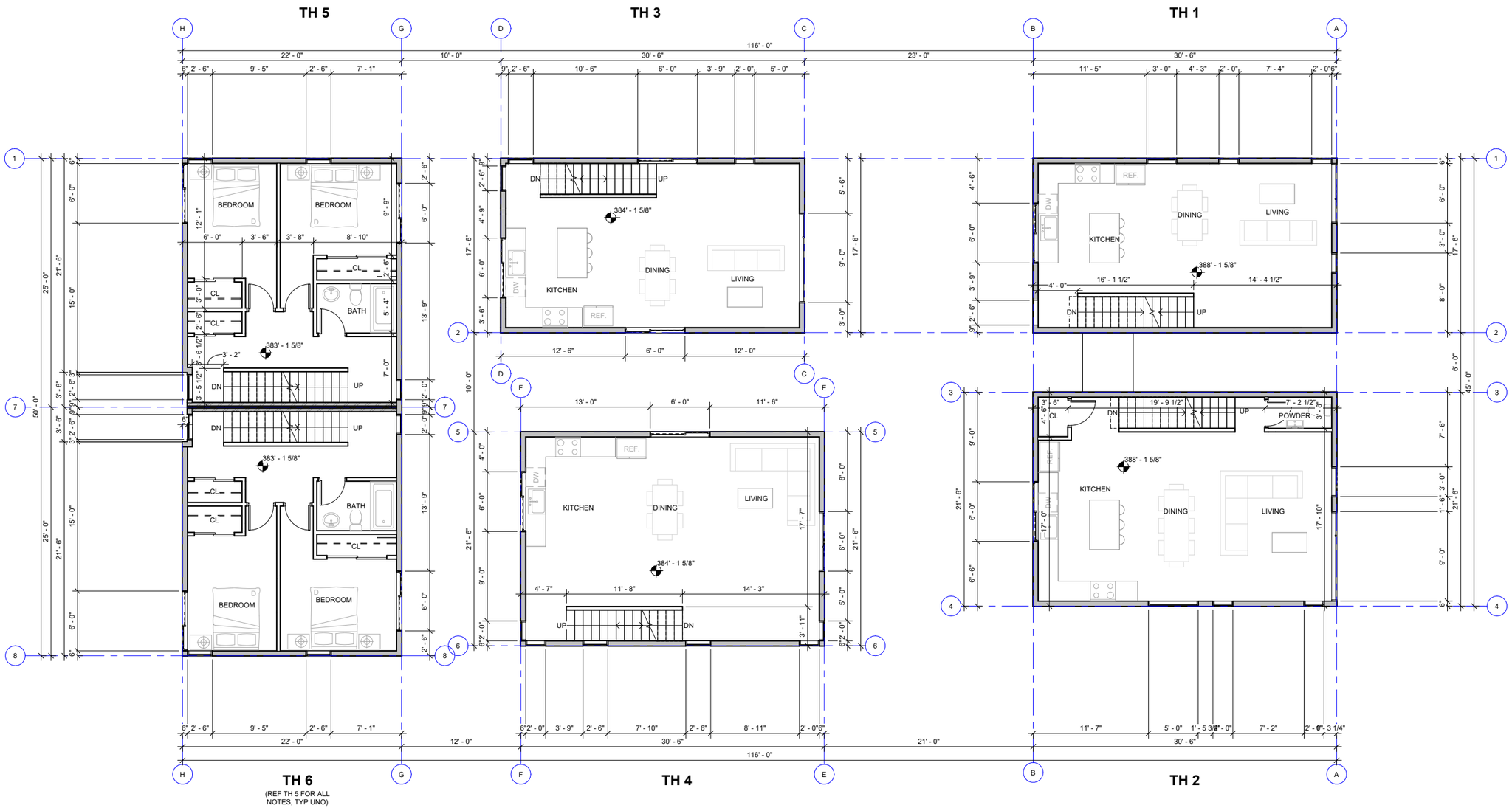
FIRST FLOOR PLAN

GFA CALCULATION

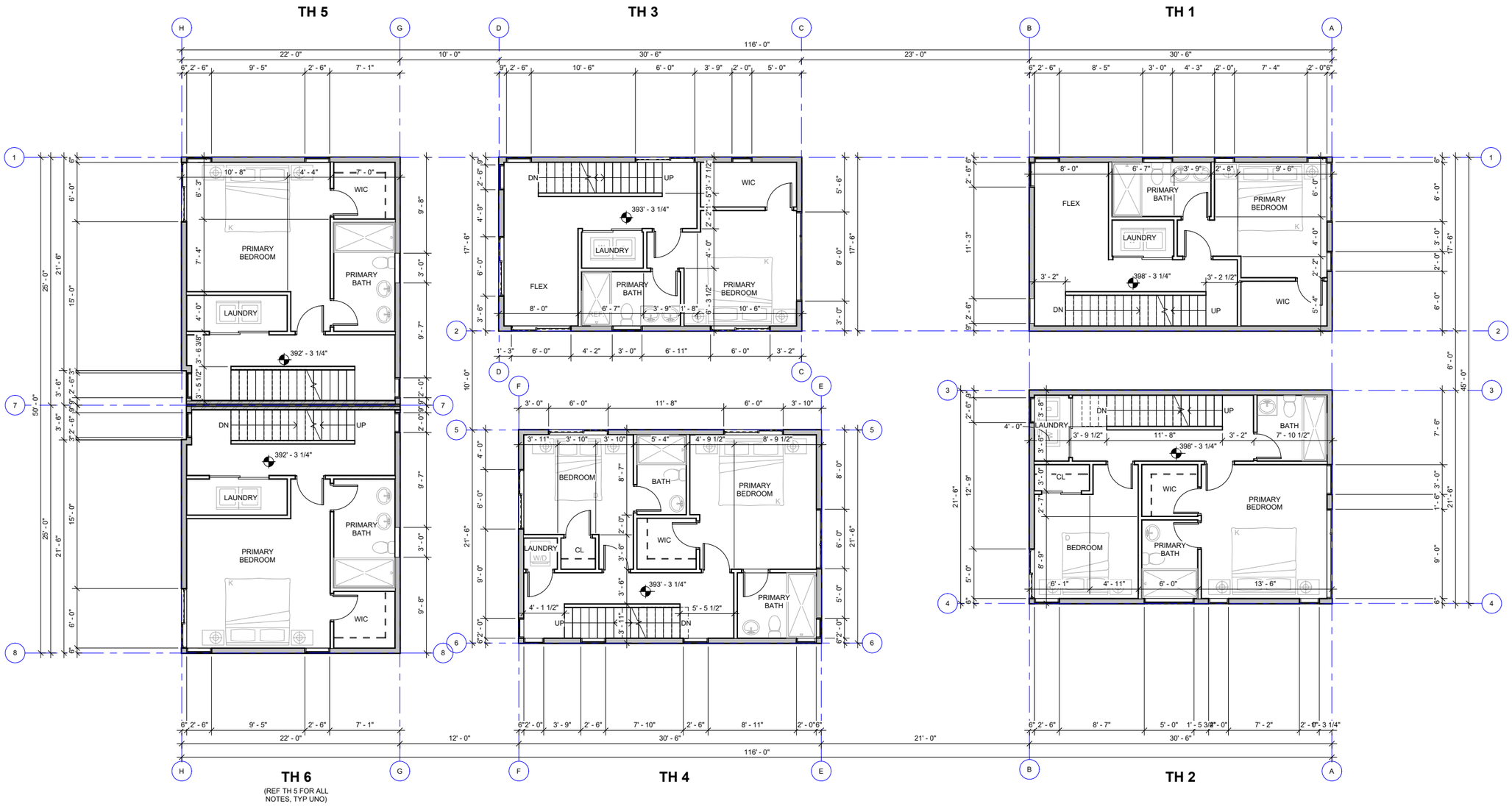
TOWNHOME 1	
FIRST FLOOR	431.00 SF
SECOND FLOOR	486.75 SF
THIRD FLOOR	486.75 SF
PENTHOUSE	62.18 SF
TOTAL	1466.68 SF
TOWNHOME 2	
FIRST FLOOR	547.09 SF
SECOND FLOOR	604.75 SF
THIRD FLOOR	604.75 SF
PENTHOUSE	65.26 SF
TOTAL	1821.86 SF
TOWNHOME 3	
FIRST FLOOR	429.00 SF
SECOND FLOOR	486.75 SF
THIRD FLOOR	486.75 SF
PENTHOUSE	61.66 SF
TOTAL	1464.16 SF
TOWNHOME 4	
FIRST FLOOR	533.00 SF
SECOND FLOOR	604.75 SF
THIRD FLOOR	604.75 SF
PENTHOUSE	61.66 SF
TOTAL	1804.16 SF
TOWNHOME 5	
FIRST FLOOR	494.50 SF
SECOND FLOOR	512.50 SF
THIRD FLOOR	512.50 SF
PENTHOUSE	73.45 SF
TOTAL	1592.95 SF
TOWNHOME 6	
FIRST FLOOR	494.50 SF
SECOND FLOOR	512.50 SF
THIRD FLOOR	512.50 SF
PENTHOUSE	73.45 SF
TOTAL	1592.95 SF
GRAND TOTAL	9742.79 SF



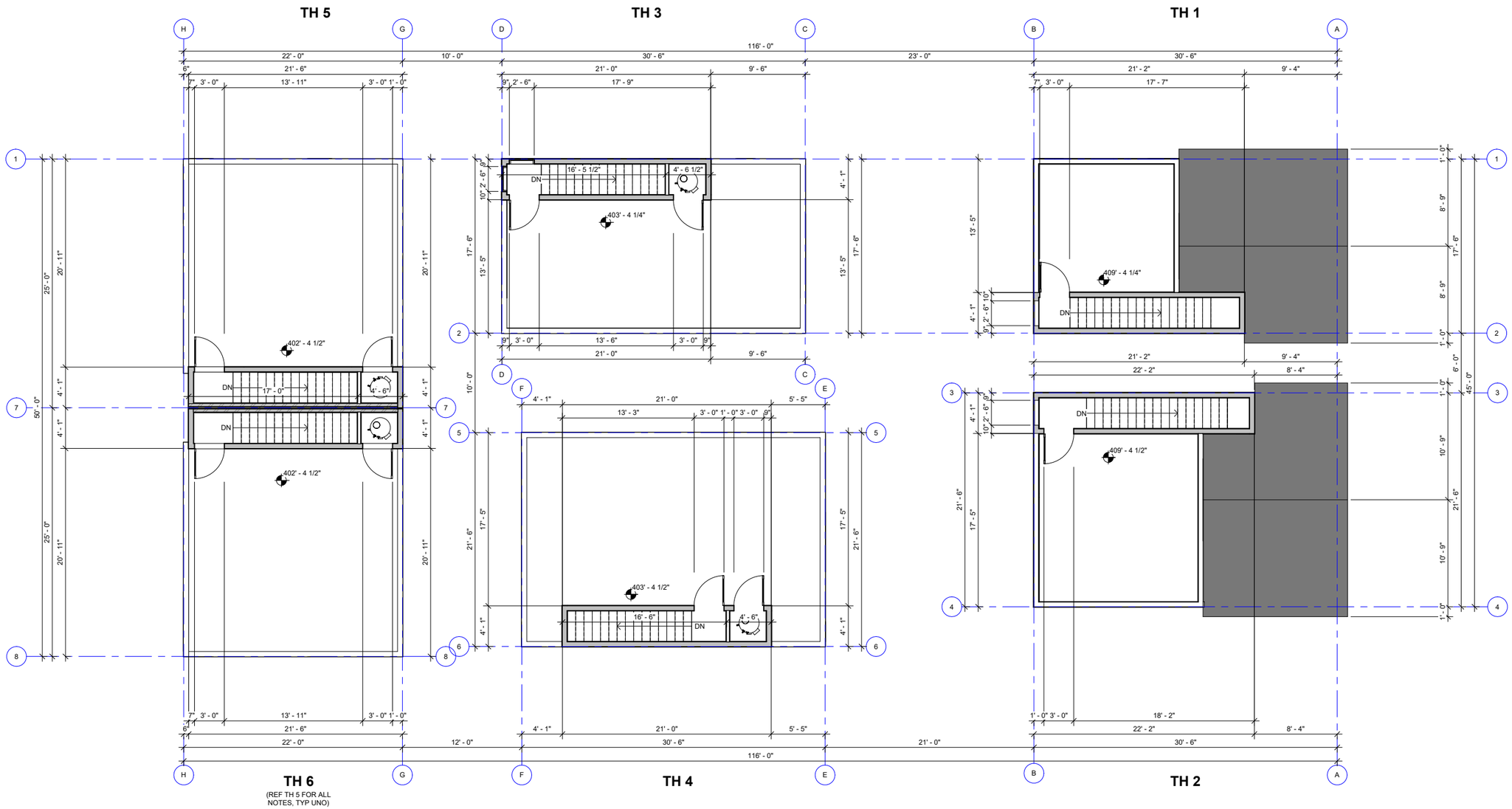
FIRST FLOOR PLAN



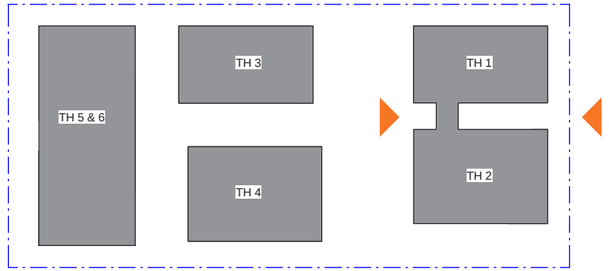
SECOND FLOOR PLAN



THIRD FLOOR PLAN


TH 5
TH 3
TH 1
TH 6
(REF TH 5 FOR ALL NOTES, TYP UNO)
TH 4
TH 2
116' - 0"
402' - 4 1/2"
403' - 4 1/2"
409' - 4 1/2"
DN

ROOF PLAN



BUILDING KEY

TH 1 TH 2

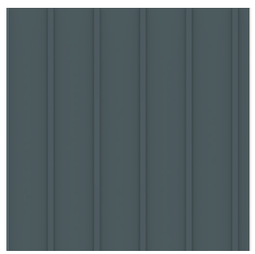


WEST ELEVATION - TOWNHOMES 1 & 2

TH 2 TH 1



EAST ELEVATION - TOWNHOMES 1 & 2



① BOARD AND BATTEN
SW 6237 DARK NIGHT



② ALTERNATING HORIZONTAL LAP SIDING
SW 7005 PURE WHITE



③ FIBER CEMENT PANEL
SW 6236 GRAYS HARBOR

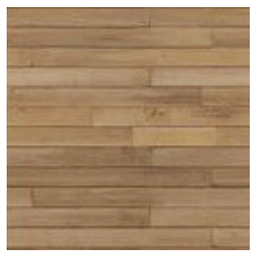
④ FIBER CEMENT INFILL
SW 7005 PURE WHITE



⑤ FIBER CEMENT PANEL + FASCIA
SW 6991 BLACK MAGIC



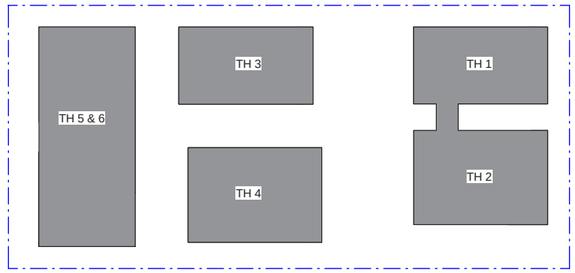
⑥ WHITE WINDOWS



⑦ CEMENTITIOUS WOOD LAP SIDING

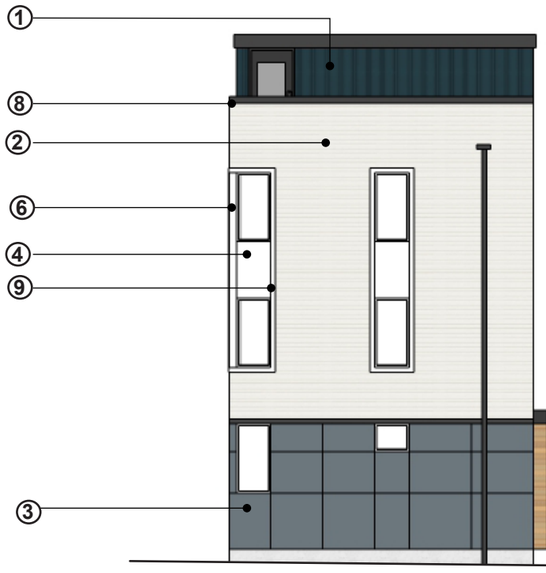
⑧ BLACK CAP FLASHING

⑨ WINDOW TRIM
SW 7005 PURE WHITE



BUILDING KEY

TH 6



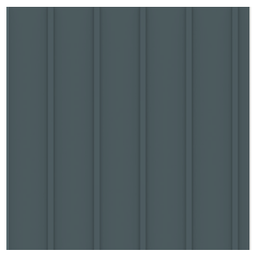
TH 4



TH 2



SOUTH ELEVATION



① BOARD AND BATTEN
SW 6237 DARK NIGHT



② ALTERNATING HORIZONTAL LAP SIDING
SW 7005 PURE WHITE



③ FIBER CEMENT PANEL
SW 6236 GRAYS HARBOR

④ FIBER CEMENT INFILL
SW 7005 PURE WHITE



⑤ FIBER CEMENT PANEL + FASCIA
SW 6991 BLACK MAGIC



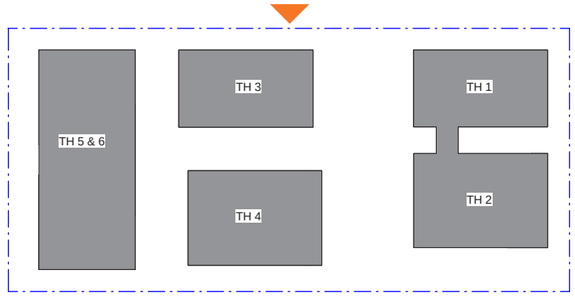
⑥ WHITE WINDOWS



⑦ CEMENTITIOUS WOOD LAP SIDING

⑧ BLACK CAP FLASHING

⑨ WINDOW TRIM
SW 7005 PURE WHITE

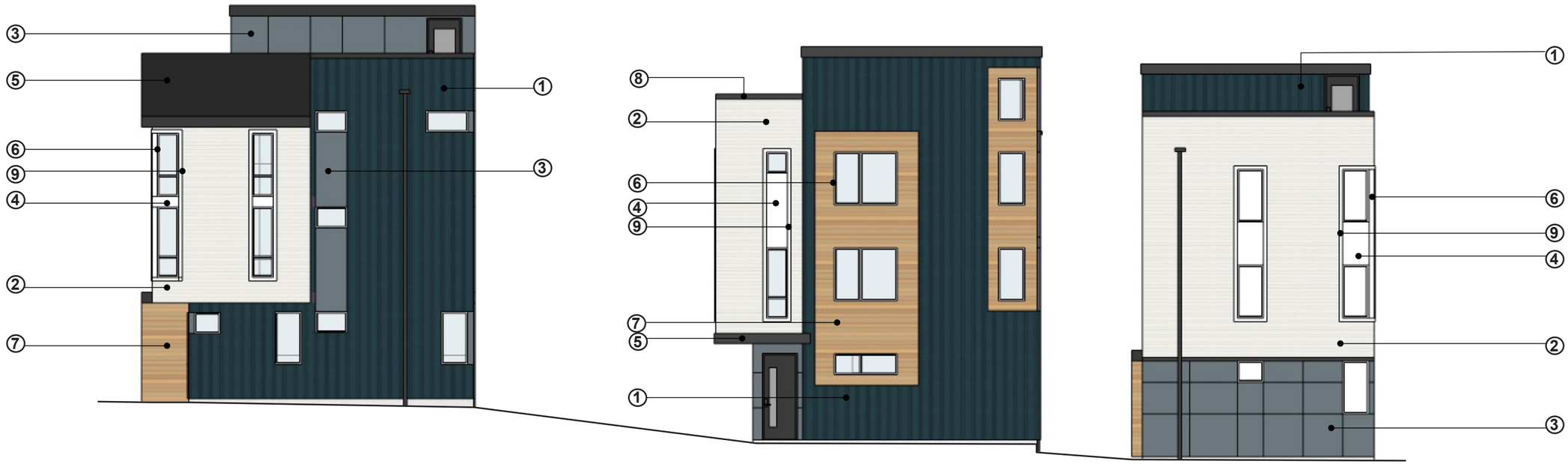


BUILDING KEY

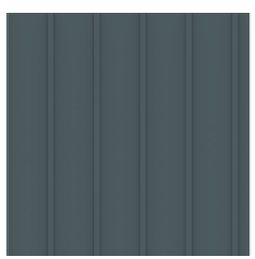
TH 1

TH 3

TH 5



NORTH ELEVATION



① BOARD AND BATTEN
SW 6237 DARK NIGHT



② ALTERNATING HORIZONTAL LAP SIDING
SW 7005 PURE WHITE



③ FIBER CEMENT PANEL
SW 6236 GRAYS HARBOR

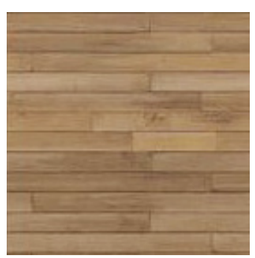
④ FIBER CEMENT INFILL
SW 7005 PURE WHITE



⑤ FIBER CEMENT PANEL + FASCIA
SW 6991 BLACK MAGIC



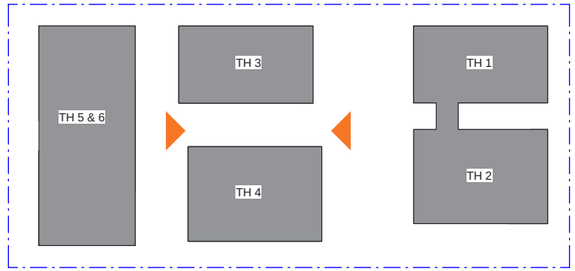
⑥ WHITE WINDOWS



⑦ CEMENTITIOUS WOOD LAP SIDING

⑧ BLACK CAP FLASHING

⑨ WINDOW TRIM
SW 7005 PURE WHITE



BUILDING KEY

TH 3 TH 4



WEST ELEVATION - TOWNHOMES 3 & 4

TH 4 TH 3



EAST ELEVATION - TOWNHOMES 3 & 4



① BOARD AND BATTEN
SW 6237 DARK NIGHT



② ALTERNATING HORIZONTAL LAP SIDING
SW 7005 PURE WHITE

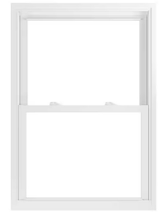


③ FIBER CEMENT PANEL
SW 6236 GRAYS HARBOR

④ FIBER CEMENT INFILL
SW 7005 PURE WHITE



⑤ FIBER CEMENT PANEL + FASCIA
SW 6991 BLACK MAGIC



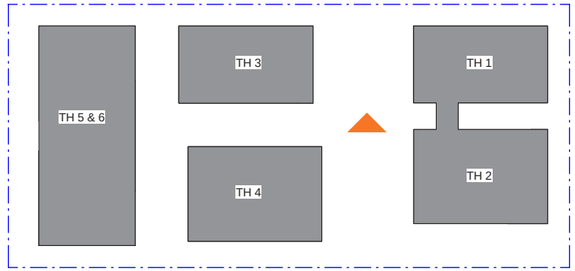
⑥ WHITE WINDOWS



⑦ CEMENTITIOUS WOOD LAP SIDING

⑧ BLACK CAP FLASHING

⑨ WINDOW TRIM
SW 7005 PURE WHITE
SW 7008 FLEUR DE SEL

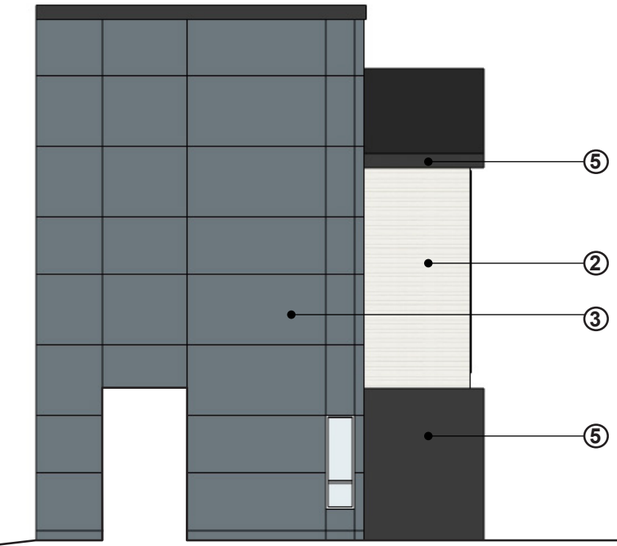


BUILDING KEY

TH 3



TH 1



SOUTH ELEVATION - TOWNHOME 1 & 3



① BOARD AND BATTEN
SW 6237 DARK NIGHT



② ALTERNATING HORIZONTAL LAP SIDING
SW 7005 PURE WHITE



③ FIBER CEMENT PANEL
SW 6236 GRAYS HARBOR

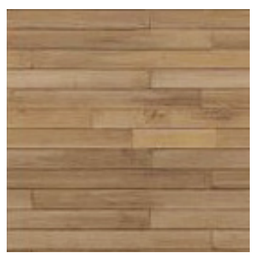
④ FIBER CEMENT INFILL
SW 7005 PURE WHITE



⑤ FIBER CEMENT PANEL + FASCIA
SW 6991 BLACK MAGIC



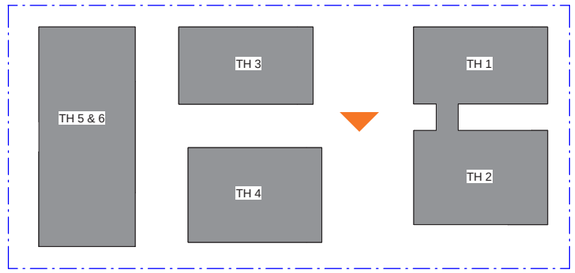
⑥ WHITE WINDOWS



⑦ CEMENTITIOUS WOOD LAP SIDING

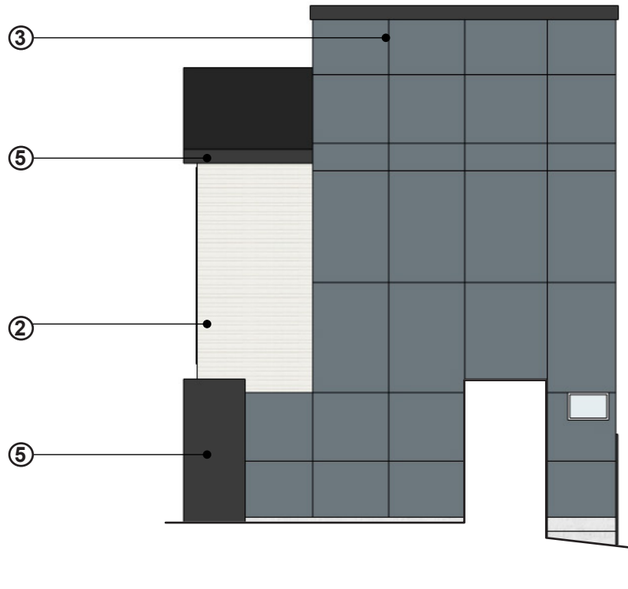
⑧ BLACK CAP FLASHING

⑨ WINDOW TRIM
SW 7005 PURE WHITE

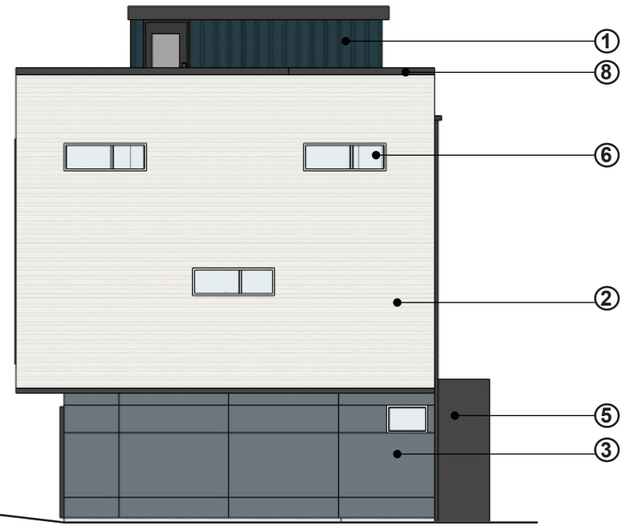


BUILDING KEY

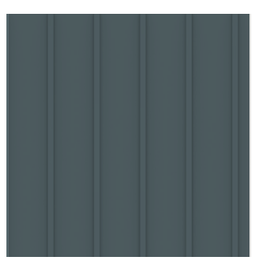
TH 2



TH 4



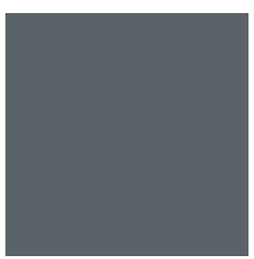
NORTH ELEVATION - TOWNHOME 2 & 4



① BOARD AND BATTEN
SW 6237 DARK NIGHT



② ALTERNATING HORIZONTAL LAP SIDING
SW 7005 PURE WHITE



③ FIBER CEMENT PANEL
SW 6236 GRAYS HARBOR

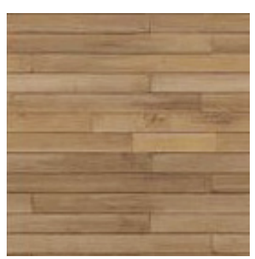
④ FIBER CEMENT INFILL
SW 7005 PURE WHITE



⑤ FIBER CEMENT PANEL + FASCIA
SW 6991 BLACK MAGIC



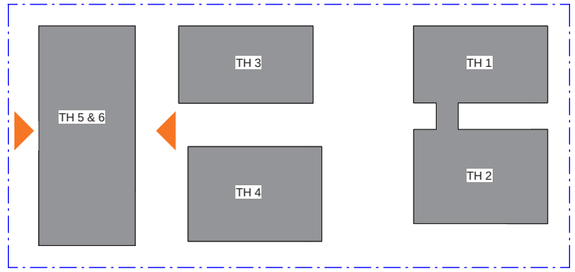
⑥ WHITE WINDOWS



⑦ CEMENTITIOUS WOOD LAP SIDING

⑧ BLACK CAP FLASHING

⑨ WINDOW TRIM
SW 7005 PURE WHITE



BUILDING KEY

TH 5 TH 6



WEST ELEVATION - TOWNHOMES 5 & 6

TH 6 TH 5



EAST ELEVATION - TOWNHOMES 5 & 6



① BOARD AND BATTEN
SW 6237 DARK NIGHT



② ALTERNATING HORIZONTAL LAP SIDING
SW 7005 PURE WHITE

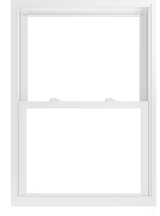


③ FIBER CEMENT PANEL
SW 6236 GRAYS HARBOR

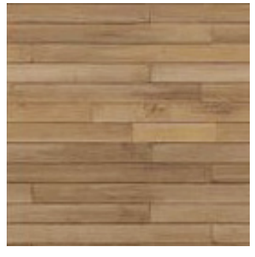
④ FIBER CEMENT INFILL
SW 7005 PURE WHITE



⑤ FIBER CEMENT PANEL + FASCIA
SW 6991 BLACK MAGIC



⑥ WHITE WINDOWS



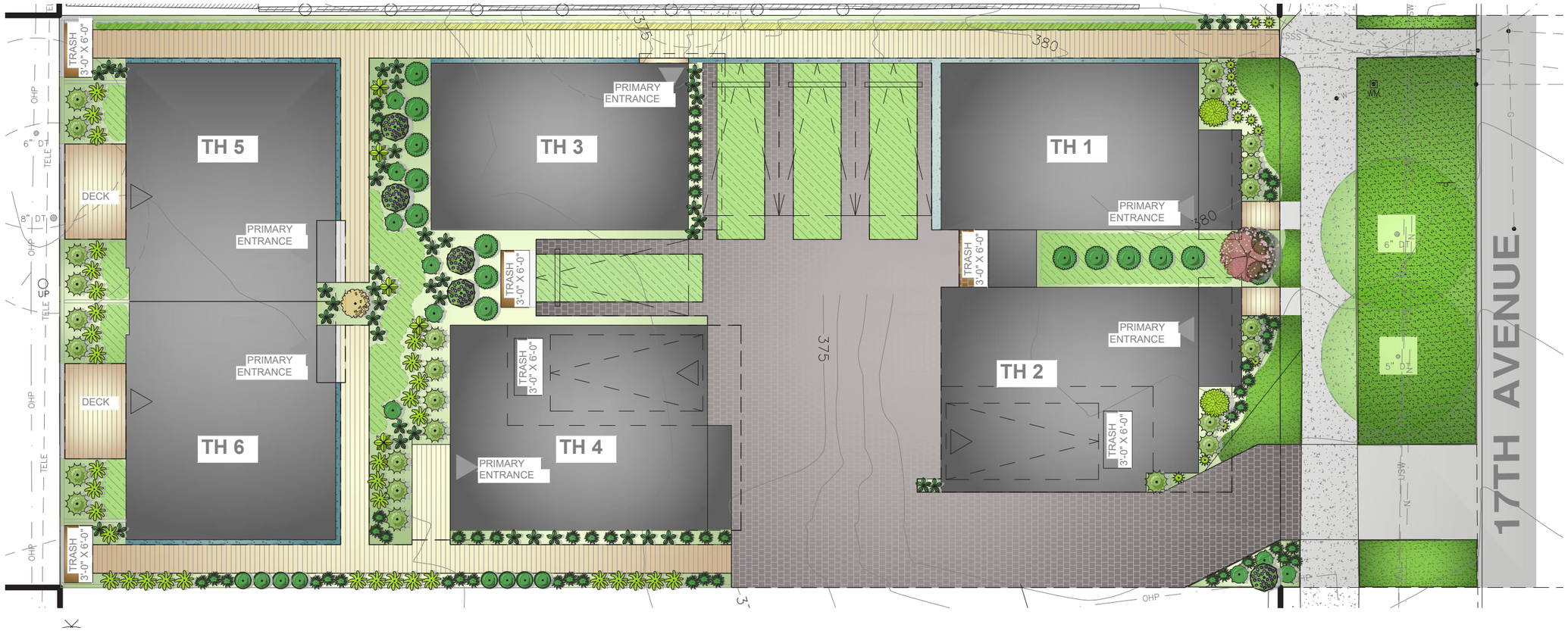
⑦ CEMENTITIOUS WOOD LAP SIDING

⑧ BLACK CAP FLASHING

⑨ WINDOW TRIM
SW 7005 PURE WHITE

SITE PLANNING + LANDSCAPE APPROACH

There are six total units proposed and split into four buildings with two townhomes facing 17th Ave. There are two pedestrian pathways along the north and south property lines serving all entries, and a central autocourt comprising of four surface parking stalls and two garages. All townhomes are situated to appropriately sit within the sloping site and setbacks are optimized for porches and outdoor space creating connection to the street and outdoor access for residents.

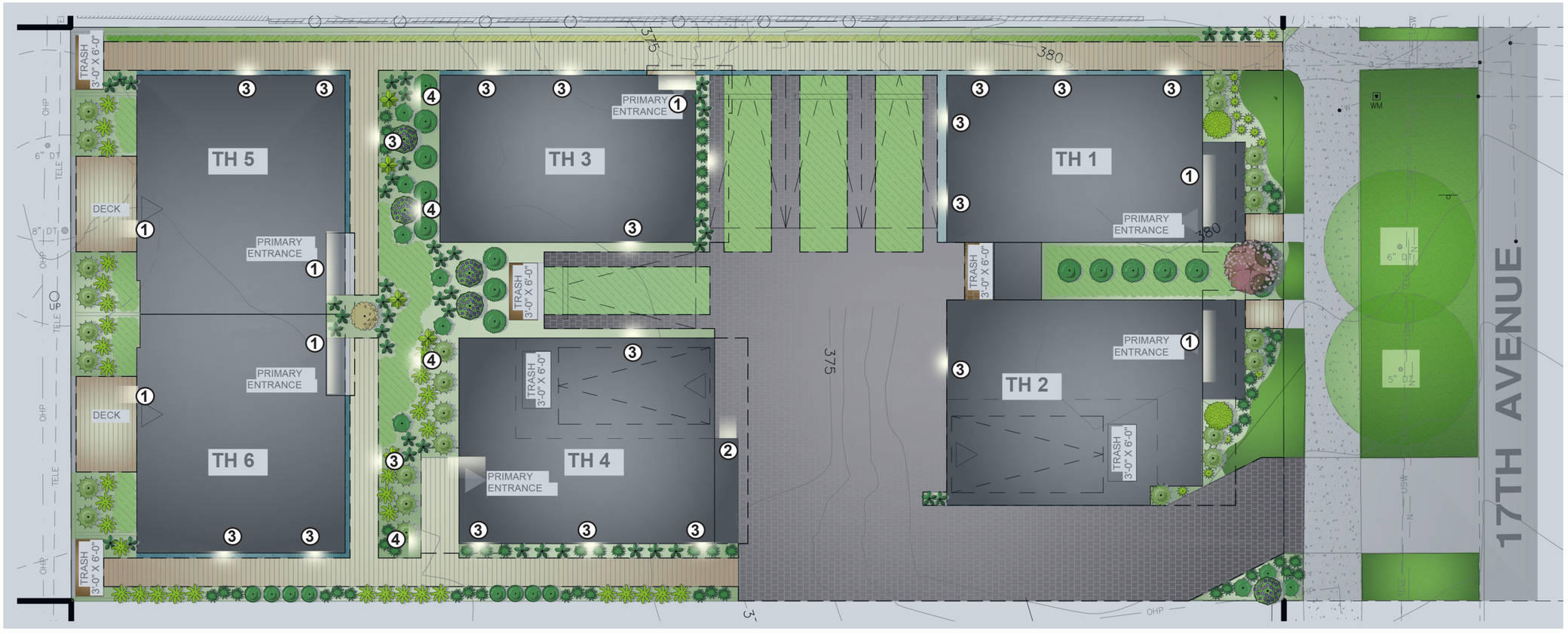


PROPOSED SITE PLAN



PROPOSED LIGHTING PLAN

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 buildings. Primary lighting will be provided at all unit entries, along common pathways, and under cantilevers. Fixtures will be path and entry related, and will be shielded from interfering with neighboring



PROPOSED LIGHTING PLAN



①



②



③



④



SE CORNER VIEW FROM 17TH AVE

URBAN PATTERN & FORM

Townhomes 1 and 2 along the street include a gable roof form to allow for the designs to better fit the neighborhood context and streetscape. Lap siding and board and batten, common building materials along 17th and the Cherry Hill neighborhood, are used at all buildings on the site. This allows the design to better fit into the existing context while setting a standard for new development.



TOWNHOME 2 ENTRY AND FRONT PORCH

STREET LEVEL INTERACTION

Recessed level one entries at townhomes 1 and 2 along 17th Ave are highlighted through the wrapped awning to fin wall detail which optimizes privacy and suggests a front porch condition. Horizontal cedar is applied for warmth and scale.

ENTRIES

Common awning design marks all units entries around the site to provide overhead weather protection and wayfinding. Each entry is clear signage and lighting and uses the same horizontal cedar for scale and warmth.



TOWNHOME 3 ENTRY



TOWNHOMES 4, 5 AND 6 ENTRIES AND PATHWAY

SITE SECTION, LOOKING NORTH

PARKING

All units include a parking space either within a garage or in the autocourt found on the interior of the site. The autocourt provides four (4) parking stalls while also functioning as a space for occupant interaction. Glazing for the adjacent units is strategically designed to allow for views to the autocourt while ensuring privacy at level one.



AUTOCOURT CONTAING 4 PARKING STALLS ACCESSED FROM 17TH AVE



AERIAL VIEW FROM 15TH AVE

ROOF AND DECK AMENITIES

Private amenity spaces are provided above the ground level for each unit. This includes a large roof deck with penthouses placed to maximize views to the surrounding neighborhood and city.

SITE STRATEGY

The four buildings step with the existing topography of the site. Units are accessed from pedestrian pathways along the north and south property lines while a common autocourt connects the front and middle units.