|STREAMLINED DESIGN REVIEW|

SEPTEMBER 6TH, 2024

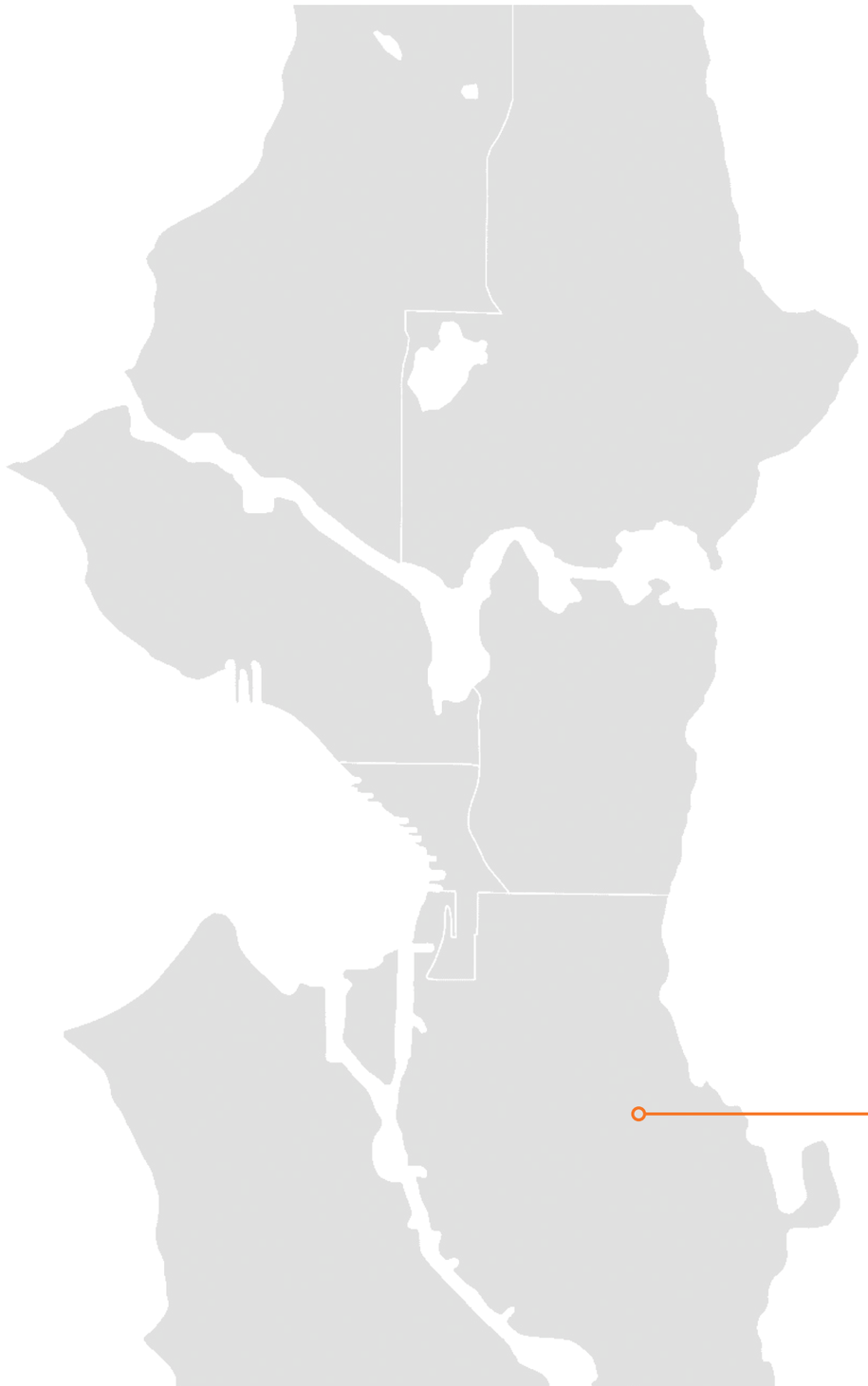
SDCI # 3042043-EG
3226 S EDMUNDS ST.
SEATTLE, WA 98118

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SEATTLE, WA 98103
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VICINITY MAP

EXISTING SITE

The project site is parcel #1703400490 located off S Edmunds St. The lot measures roughly 102' deep by 60' wide and is approximately 6,161 sf. There is a grade change of around 9 feet from the south to north and less than 1' of grade change from east to west. A single family residence is currently on the site and will be removed for the proposed project.

ZONING AND OVERLAY DESIGNATION

The subject parcel is zoned LR3 RC (M) and all adjacent parcels are zoned LR1-LR3. NC1-55 (M) zoning starts approximately a block away from the east and west of the site. RSL (M) zoning begins about 4-5 blocks north and south of the site. There is a mix of single-family, multifamily, and commercial buildings along S Edmunds St., with most commercial extending into MLK Jr Way S, and a few newly developed multi-family structures mixed into the existing context. The parcel is located within the Southeast Seattle Reinvestment area and is located in the Columbia City Residential Urban Village.

DEVELOPMENT OBJECTIVES

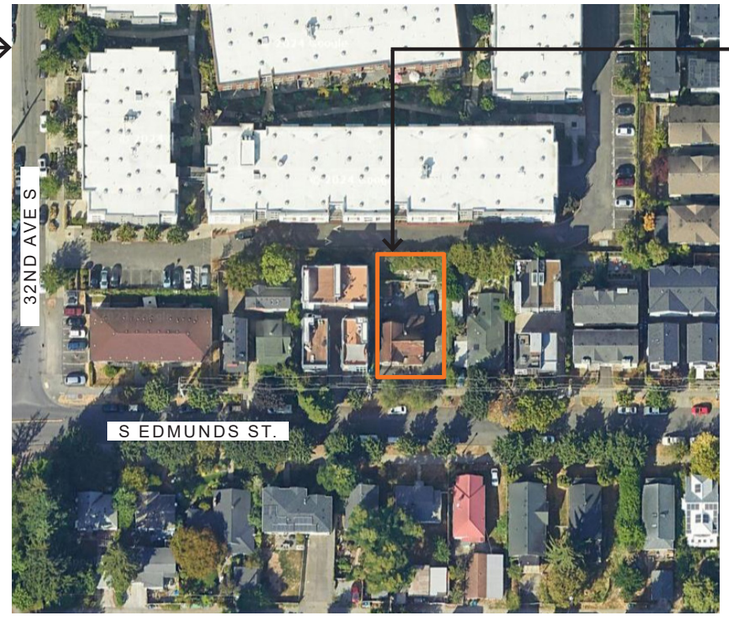
- Increase density within a developing residential neighborhood
- Provide parking for all units in an efficient centralized manner leaving ample space for ground level amenity and landscaping
- Complement established neighborhood scale and character by reducing massing of building fronting S Edmunds St. and incorporating elements used in existing residential structures.

DEVELOPMENT DESCRIPTION

The project proposes a total of six new townhomes evenly distributed over two buildings. The three units fronting S Edmunds St. are four stories tall with a step back from the street on the fourth level and contain a garage, three bedrooms, and roof decks. Pedestrian access is directly from the sidewalk along S Edmunds St. The three units to the north are four stories, each with a single car garage, three bedrooms and roof decks. Pedestrian and Vehicular access for the rear building is off S Edmunds St. via a pedestrian pathway along the east property line, which leads to a common autocourt for all units.

NEIGHBORHOOD CUES

This parcel is located a block away from the Columbia City light rail station, providing quick access to Seattle Public Transit. The site has pedestrian access to surrounding businesses including restaurants, theaters, small businesses, and retail. Surrounding parcels are zoned LR3 (M) with adjacent NC1 and RSL zoning. Buildings along S Edmunds St. are a mix of single story single familiy residences up to 4 story multi-family structures with a variety of roof forms including shed and flat roofs. Wood, shingles, flat panel fiber cement & lap siding are materials used throughout the neighborhood. The proposed design leans on existing context for building mass, roof form, and material application.



SITE LOCATION
3226 S Edmunds St.
Seattle, WA 98118

ZONING SUMMARY
Zone: LR3 RC (M)
Overlay: Colombia City Station Area, Southeast Seattle Reinvestment Area

PROJECT PROGRAM
Site Area: 6,161SF
Number of Residential Units: 6
Number of Parking Stalls: 6
Approx. FAR = 11,447 SF
Approx. FAR Per Unit = 1,908 SF

DEVELOPMENT STANDARDS SUMMARY

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

23.45.514/23.60A.572 STRUCTURE HEIGHT

Zoning:	LR-3 RC (M) in Station Area Overlay
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"

Proposed Height:
TH1 - TH6: 38'-3" base / 47'-3" penthouse

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 (14,170 SF)

Proposed FAR: 11,447 SF

23.45.518 SETBACKS REQUIREMENTS

		Proposed
Front Setback:	7'-0" average/5'-0" minimum	7'-0"
Rear Setback:	7'-0" average/5'-0" minimum	7'-0"
Side Setback for facades < 40' in length:	5'-0" minimum	5'-0"

23.45.522 AMENITY AREA
Required: 25% of lot area (50% provided on ground level)
25% x SF = 1540 SF (770 SF at ground level)

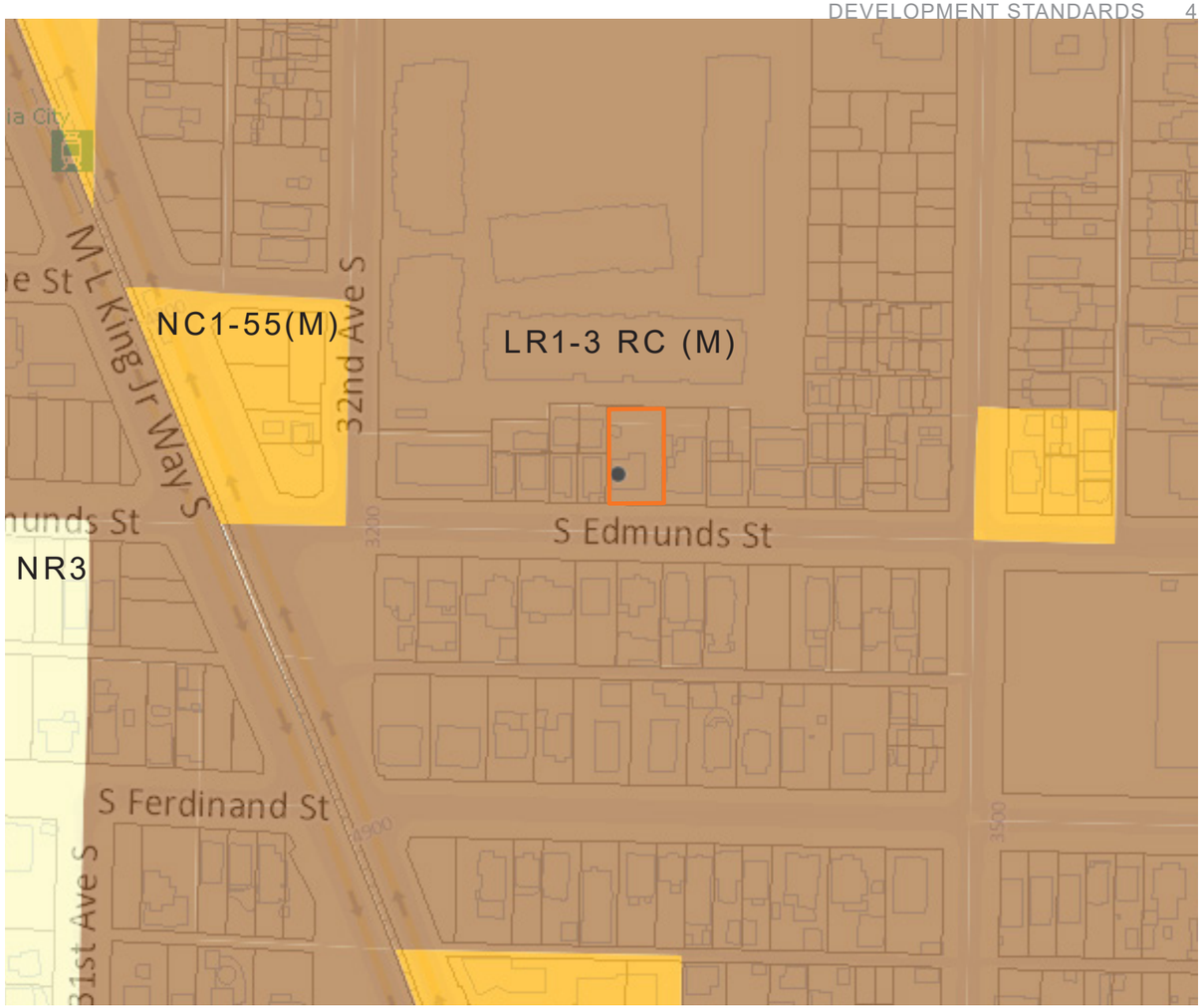
Proposed:
Ground: 900 SF
Total: 3,270 SF

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
- No minimum requirement

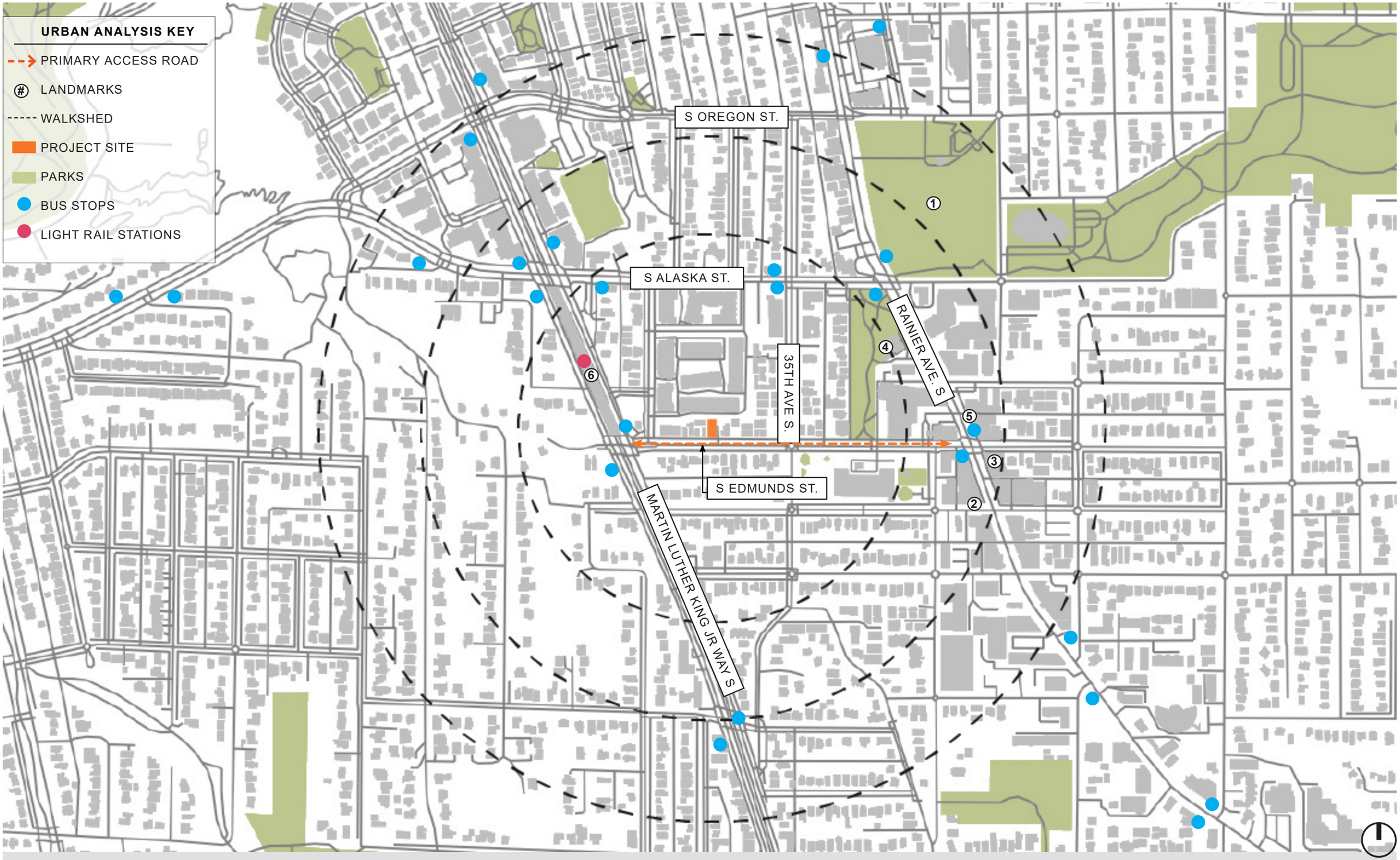
Bicycle Parking:
- 1 Long Term stall per unit = 6 stalls (6 bicycle parking locations provided, 1 in each garage)
- No Short Term stalls required

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS
One storage area per dwelling unit with a maximum dimension of 3'x6'.



ZONING KEY

- Mixed Use
- Lowrise
- Neighborhood Residential


URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
LANDMARKS
WALKSHED
PROJECT SITE
PARKS
BUS STOPS
LIGHT RAIL STATIONS
S OREGON ST.
S ALASKA ST.
35TH AVE S.
RAINIER AVE. S
MARTIN LUTHER KING JR WAY S
S EDMUNDS ST.
1
2
3
4
5
6



RAINIER PLAYFIELD ①



MYERS MUSIC STREET CLOCK HISTORICAL LANDMARK ②



LOCAL RETAIL ③



SEATTLE PUBLIC LIBRARY AND COLUMBIA PARK ④



ARK LODGE CINEMAS ⑤



COLUMBIA CITY LIGHT RAIL STATION ⑥



SITE



S EDMUNDS ST. (A)

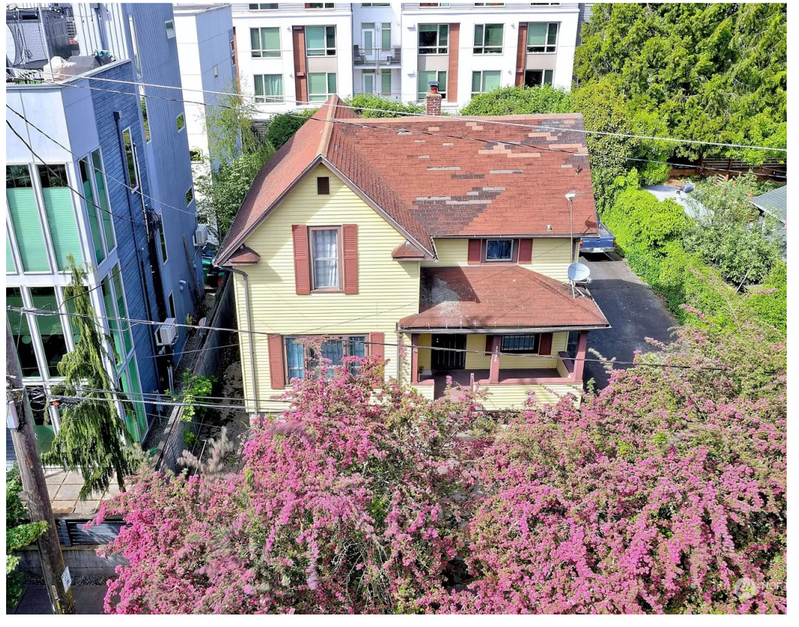
ACROSS FROM SITE



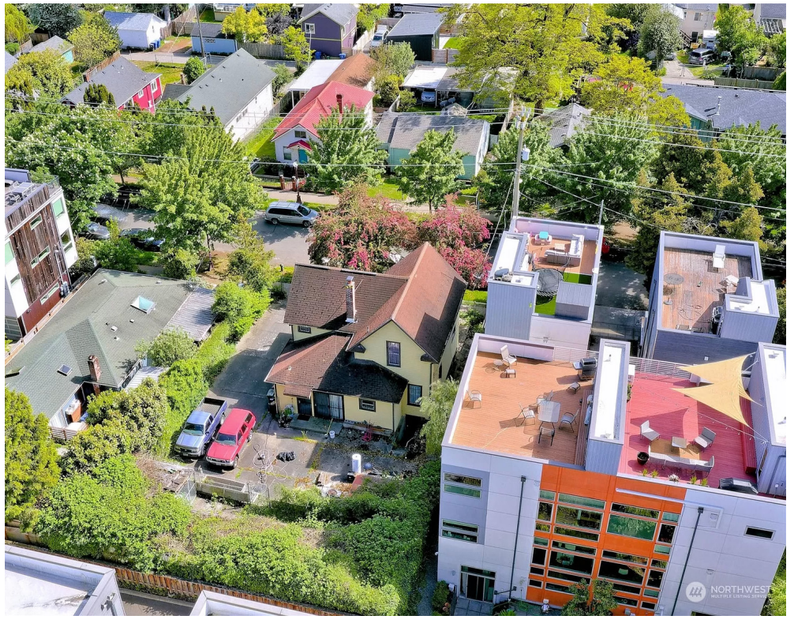
S EDMUNDS ST. (B)



4740 32nd Ave S- APARTMENTS TO THE NORTH



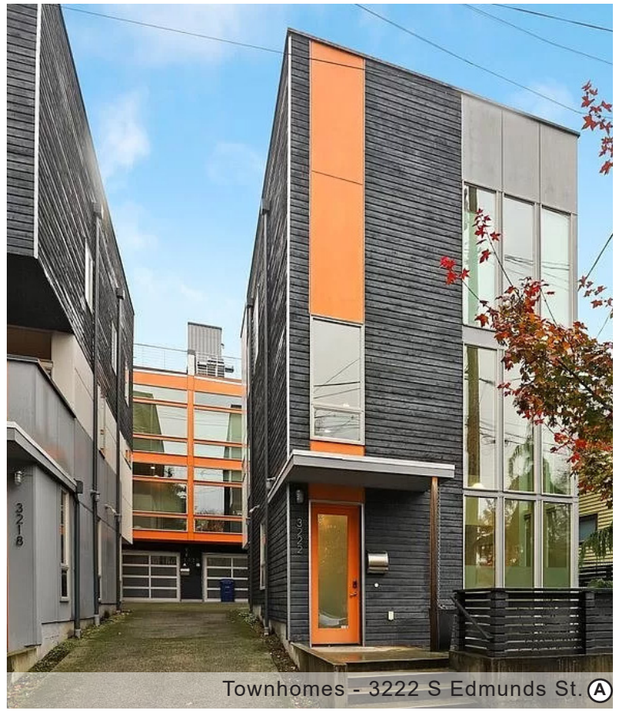
3226 S Edmunds St - EXISTING BUILDING ON SITE



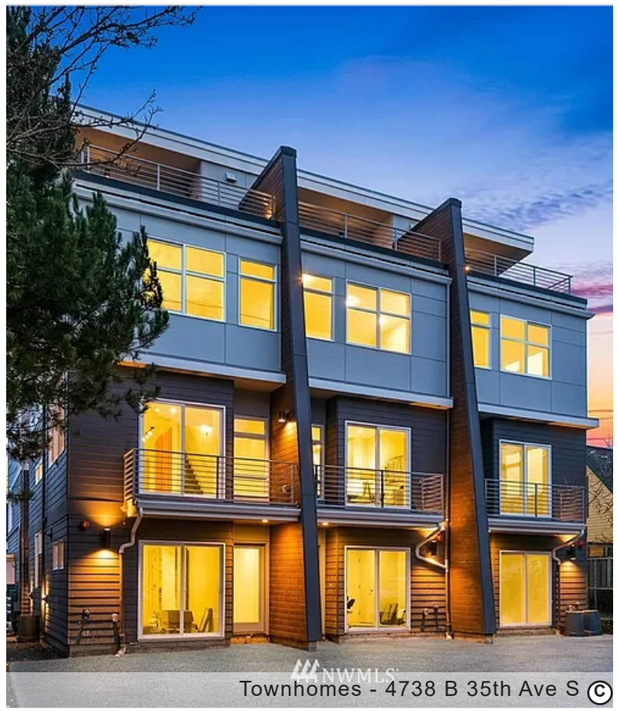
3226 S Edmunds St- EXISTING BUILDING ON SITE (VIEW FROM NORTH)



3202 S Edmunds St- APARTMENTS TO THE WEST


Townhomes - 3222 S Edmunds St. (A)

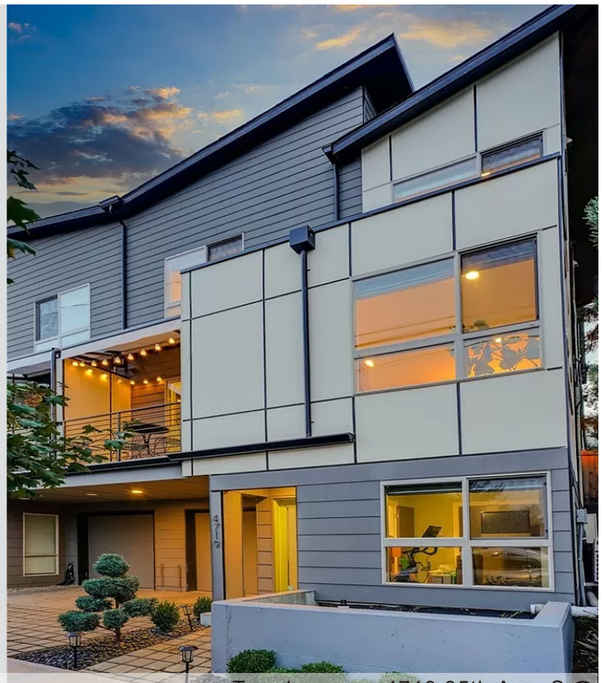

Townhomes - 4791 35th Ave S (B)


Townhomes - 4738 B 35th Ave S (C)

SURROUNDING CONTEXT ANALYSIS

The Columbia City neighborhood provides an eclectic range of 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 shed roof forms, roof decks with open glass railings rail, vertically aligned glazing, and covered, recessed entries. Contextual materials include lap siding, corrugated metal and cementitious panel 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 the established residential character in a modern way.


Townhomes - 4867 35th Ave S (D)


Townhomes - 4719 35th Ave. S (E)





NEIGHBORING USES

The neighboring uses surrounding the site are mostly residential with a mix of single family and multi-family housing. Neighboring multi-family developments include condominiums, apartments, and townhomes. The single family houses are mostly single story residences. Commercial uses line Martin Luther King Jr. Way S. and some institutional buildings are scattered through the area. This variety of housing and uses provides precedent for the proposed design in site arrangment, massing strategy, materials and secondary elements.

- MULTI-FAMILY
- SINGLE FAMILY RESIDENTIAL
- INSTITUTION
- COMMERCIAL

COMMUNITY OUTREACH SUMMARY

Cone Architecture heard from a total of eight (8) community members through the community outreach process. Please see below for details of feeback received with each form of outreach.

1. Printed Outreach: Poster, high-impact

Cone Architecture hung posters in 10 publicly accessible locations, within a half-mile of the proposed site, 3226 S Edmunds St., Seattle, WA 98118. The poster that was hung provided the project address, SDCI record number, applicant name, brief description, reason for outreach, a project website link, where additional information about the project can be found, and a site location map. Links were provided to the website in 5 languages: English, Vietnamese, Somali, Tagalog, and Amharic.

Date: Posters were hung on: 07/24/2024 through 8/14/2024
Public informed by: Poster
Materials attached: Image of Outreach Poster

2. Electronic/Digital Outreach: Interactive Project Website (High-Impact)

Cone Architecture designed a project-specific website which presented the project via a site-location map, schematic site plan, and summary of the project. The website also provided project information including the project's address, SDCI record number, applicant name, contact information for project feedback and inquiries and a notice about a scheduled site walk.
The website also provided a comment box for any additional feedback. The site was provided in five different languages: English, Vietnamese, Somali, Tagalog, and Amharic.

Date: Website went live on: 07/24/2024 through 8/14/2024
Links:
English: www.cone-outreach.com/edmundstownhomes
Vietnamese: www.cone-outreach.com/edmunds-v
Somali: www.cone-outreach.com/edmunds-s
Amharic: www.cone-outreach.com/edmund-a
Tagalog: www.cone-outreach.com/edmunds-t

Cone Architecture received three (3) responses from the interactive website. These individuals inquired about the development of the design and the preservation of street trees.

3. In-Person Outreach: Site Walk (High-Impact)

Cone Architecture conducted a site walk at the proposed development. The site walk was announced in the printed poster (see #1 above), the website (see #2 above) as well as DON's Early Outreach for Design Review Calendar. During the site walk, the design team was on hand to discuss the proposed development and answer any questions. A poster was available at the site walk which included the project address, SDCI record number, general project description, zoning information and a site plan. A sign-in sheet was also available in five languages: English, Vietnamese, Somali, Tagalog, and Amharic.

Date: 4:00PM - 6:00PM, 08/12/2024
Location: 3226 S Edmunds St., Seattle WA 98118

Cone Architecture received feeback from five (5) community members at the in-person site walk. Neighbors expressed concern about providing privacy from the street to the townhouses. They were generally receptive of the project but were concerned about construction noise.



PRINTED POSTER

PROPOSED PROJECT SITE
- Total Site Area = 6,161SF
- Measures roughly 102’ deep by 60’ wide
- Site currently contains one (1) single family home and a detached shed

ADJACENT BUILDINGS AND USES
- North: Existing 4-story apartment units
- West: Existing 3-story townhouse units
- East: Existing 1-story single family home
- South: Existing 1-story single family home

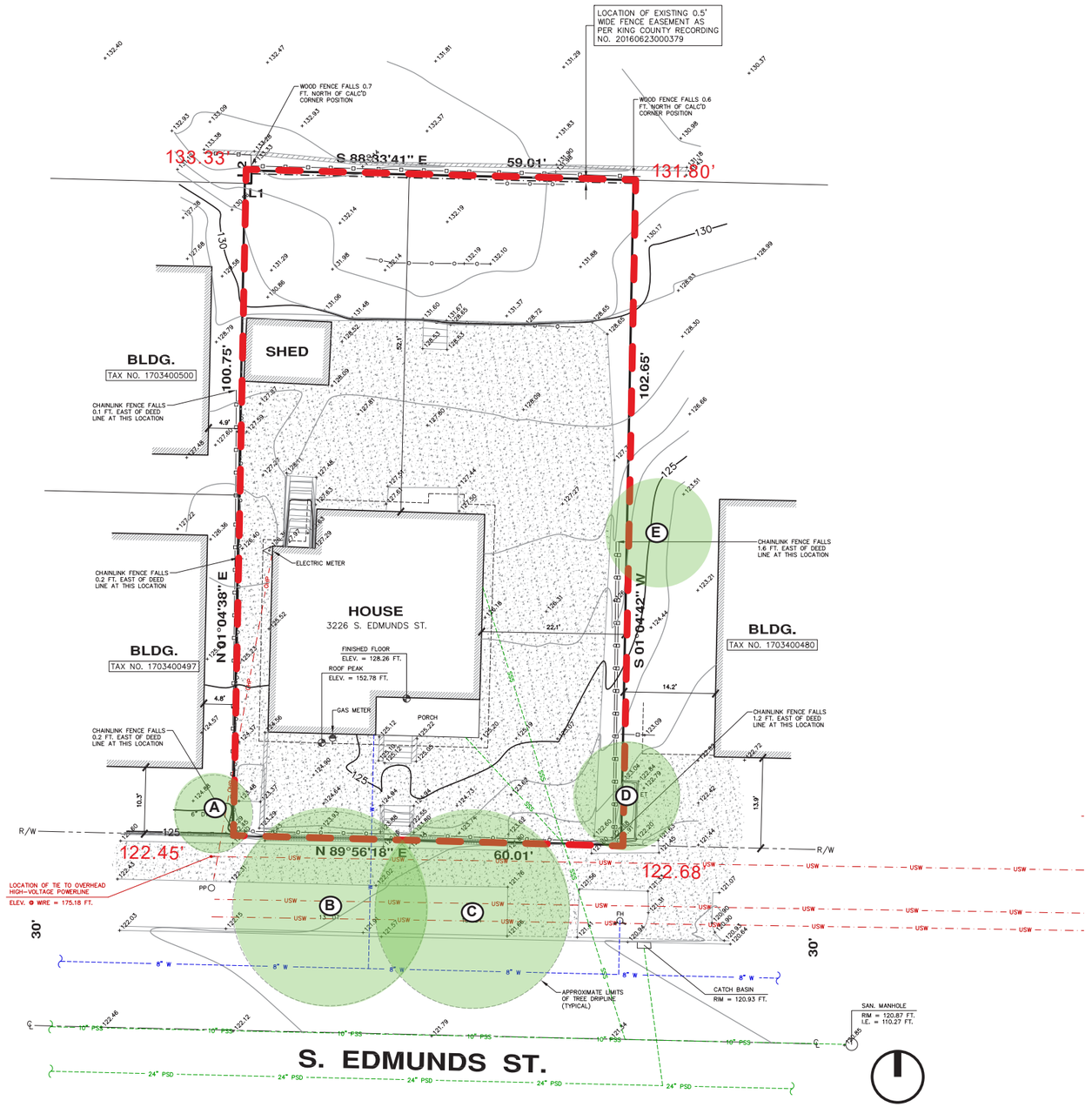
TOPOGRAPHY
- There is a grade change of approximately 9’ from north to south on the parcel
- Grade change of approximately 1’ east to west, depending on location

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

EXISTING LEGAL DESCRIPTION
PARCEL A:
LOTS “L” AND “M”, BLOCK 57, COLUMBIA SUPPLEMENTAL NO. 1, ACCORDING TO THE PLAT THEROF, RECORDED IN VOLUME 8 OF PLATS, PAGE 12, IN KING COUNTY, WA.
PARCEL B:
THE SOUTH 17 FEET OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; LYING BETWEEN WEST LINE OF LOT M AND EAST LINE OF LOT L, BLOCK 57, COLUMBIA SUPPLEMENTAL NO.1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 12, IN KING COUNTY, WA.
PARCEL C:
A PORTION OF THE SOUTH 19.00 FEET OF PARCEL Z OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3016202, RECORDED UNDER RECORDING NO. 20141209900002, RECORDS OF KING COUNTY, WA.; SAID PORTION BEING BOUND ON THE EAST LINE OF LOT L AND BOUND ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT M, BLOCK 57 OF COLUMBIA SUPPLEMENTAL NO.1, RECORDED IN VOLUME 8 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WA;
EXCEPT THAT PORTION BEING PARALLEL WITH AND DISTANT 1.00 FOOT EAST OF THE EAST LINE OF UNIT LOT D LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF UNIT LOT D OF CITY OF SEATTLE SHORT PLAT NUMBER 3014168, RECORDED UNDER RECORDING NO. 20130314900006.

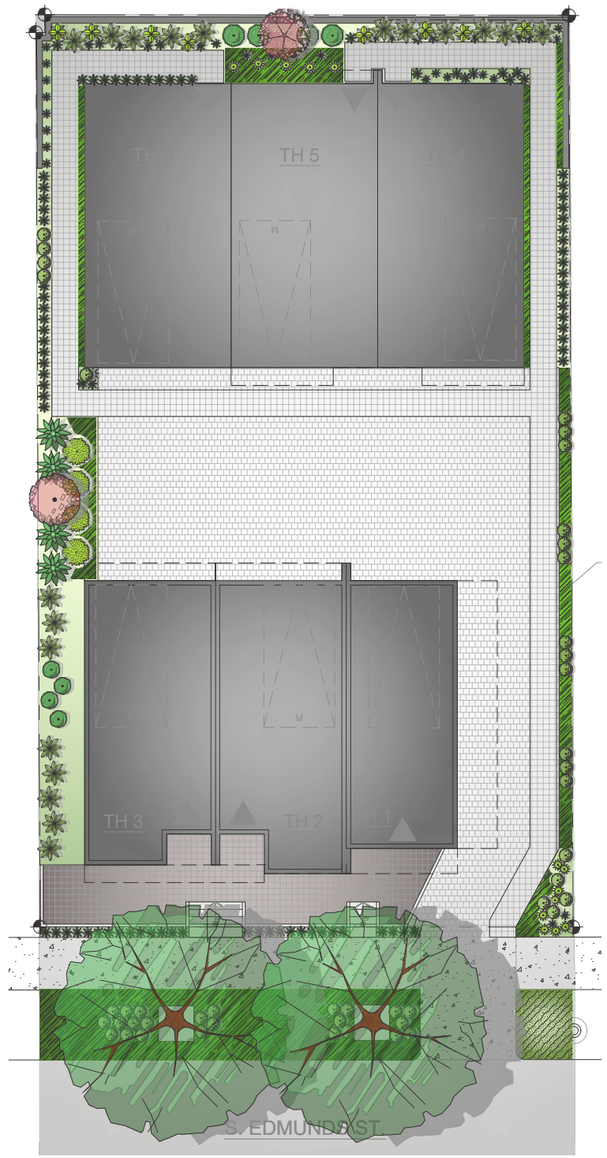
TREE TABLE

Tree ID	Parcel/Location	Species	DBH (inches)	Health Condition	Structural Condition	Combined Viability	Average Dripline Diameter	TPZ Radius (1” = 1’)	Tier Type	Grove (Yes/No)	Overall Risk Rating	Proposed Action	Comments
A	**1703400497 (off-site)**	Alaskan Cedar *Callitropsis nootkatensis*	~6	Good	Good	Viable	8’	~6’	**Tier 4**	**No**	**Low**	Unknown	Off-site. DSH approximate.
B	**ROW**	Lavelle Hawthorn *Crataegus laevigata*	13	Good	Good	Viable	25’	13’	**ROW**	**No**	**Low**	Unknown	
C	**ROW**	Lavelle Hawthorn *Crataegus laevigata*	15	Good	Good	Viable	25’	15’	**ROW**	**No**	**Low**	Unknown	
D	**1703400480 (off-site)**	Western redcedar *Thuja plicata*	~7	Good	Good	Viable	10’	~7’	**Tier 4**	**No**	**Low**	Unknown	Off-site. DSH approximate.
E	**1703400480 (off-site)**	Orchard Apple *Malus sp.*	~7	Good	Good	Viable	10’	~7’	**Tier 4**	**No**	**Low**	Unknown	Off-site. DSH approximate.



SITE PLANNING + LANDSCAPE APPROACH

There are six total units proposed and split into two buildings with three townhomes facing S Edmunds St. and three units at the north of the lot. There is a pedestrian pathway along the east property line provides access to S. Edmunds St. for the rear units. Attached garages for all units are connected by a central autocourt and driveway access from S Edmunds St. All townhomes are situated to appropriately sit within the site and setbacks are optimized for porches and outdoor space creating connection to the street and outdoor access for residents. Each unit has a wide entry deck to allow for personalization through seating, potted plants, artwork, etc. for unit individuation at a pedestrian scale and the opportunity for street level interaction.



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple
	Existing Street Tree to Remain
	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple Beech
SHRUBS	
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Epimedium x rubrum / Red Barrenwort
	Hosta x 'Brim Cup' / Brim Cup Hosta
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Pieris japonica 'Brouner's Beauty' / Lily of the Valley Bush
	Sarcococca hookeriana humilis / Dwarf Sweet Box
	Sarcococca ruscifolia / Fragrant Sarcococca
NATIVE SHRUBS	
	Blechnum spicant / Deer Fern
GROUND COVERS	
	Thymus pseudolanuginosus / Woolly Thyme
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

NORTH

RENDERED LANDSCAPE PLAN
SCALE: NTS










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 in the autocourt. Fixtures will be path and entry related, and will be shielded from interfering with neighboring buildings.



PROPOSED LIGHTING PLAN



1 EXTERIOR SCONCES



2 BOLLARD LIGHTS



3 SOFFIT LIGHTS



4 PATHWAY DOWN LIGHT

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.	A. Location in the City and Neighborhood	CS2-A-2: **Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incoproate design detail, articulation and quality materials.	Special attention has been given to the composition and articulation of the street facing facades which aim continue the strong street edge that neighboring townhome projects have created. However, the intention for this project is to eliminate the need for fences and borders at street level which create blank walls in the public, pedestrian realm. High quality materials are provided near the entries and base of the building where most interaction with residences and visitors will occur. Upper level set backs at the 4th floor give rise to corresponding openings in the upper parapet walls to mitigate the scale and massing of the proposed new residences.
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. Connection to the Street	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.	As mentioned above, the elimination of fences and borders at the street's edge is a primary objective of the design and character of the building at street level. The terraced front yards which support recessed porches are elevated through the use of short retaining walls which, at some locations, are intentionally lowered to bench height. These stepped walls are intended to encourage engagement of the public realm by new residents and blur the line between shared public pathways and private residences.
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	To the south of the project site, on the other side of Edmunds Street, there are modest single family structures. To the north of the project site, across a private alley, is a sizable four-story apartment building. The overall massing and articulation of the proposed project addresses this transitional location. There are several strategies the proposed project employs such as upper level setbacks, the use of open railing at roof decks, the break down of building forms, the collection of window groupings through trim materials, and the use of common residential materials.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes.	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.	An overarching goal for the project is to create new modern residences which retain a timeless approach to form, function, and composition. As the surrounding neighborhood continues it's rapid growth as a result of the light rail station, new buildings that are created in correlation to the height of the LR3 zoning stand in contrast to the scale of the existing single family homes that populate the area. The goal for this project is to showcase how high density housing can be graceful and well-composed, retaining a residential character while realizing the potential afforded by the underlying zoning. The bulk and scale of the proposed project are mitigated in several ways described in the responses to some of the other listed guidelines.

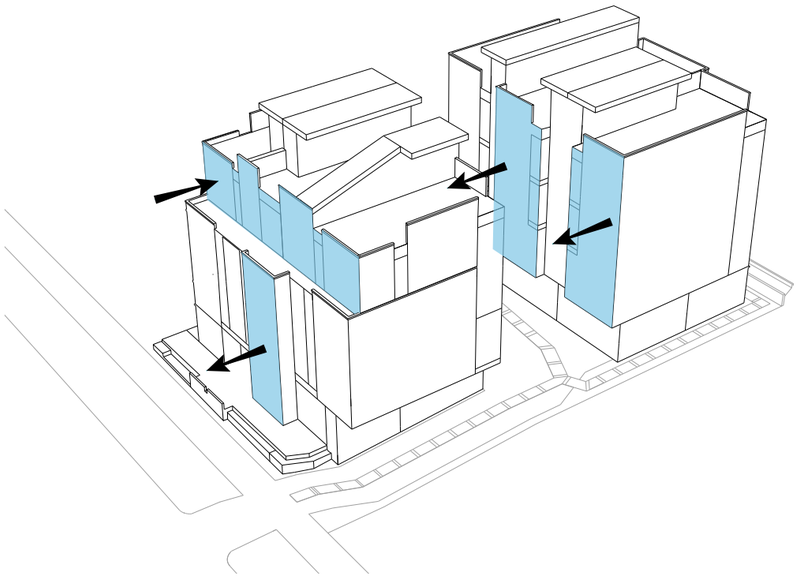
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	B. Safety and Security	PL2-B-1: **Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.	Porches, primary living spaces and bedrooms are located towards the street-side of the buildings in order to encourage an increased interaction between the private residences and the public domain.
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-a: **Entries, Design Objectives**: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each. **c. Common entries to multi-story residential buildings** need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk. **d. Individual entries to ground-related housing** should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.	Recessed front entrances for the street facing units have been elevated ~2' above the existing sidewalk. This creates a natural separation from private porches and public space, but low enough to eliminate visually disruptive fall protection such as railings or fences. The use of low, lush landscaping to soften short retaining walls is intended to provide a distinct buffer between the public sidewalk and semi-private yards. Individual entries are defined by the use of high quality wood exteriors and well proportioned slender awnings made of painted steel.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	B. Vehicular Access and Circulation	DC1-B-1-b,c: **Vehicular Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by: b. where driveways and curb cuts are unavoidable, minimize the number and width as much as possible; and/or c. employing a multi-sensory approach to areas of potential vehiclepedestrian conflict such as garage exits/entrances. Design features may include contrasting or textured pavement, warning lights and sounds, and similar safety devices.	The project proposes to use the existing curb cut that currently serves the single family residence as the means to create vehicular and pedestrian access for the new townhome units. This strategy maintains the current rhythm of the street, retains the existing street trees, and leaves existing infrastructure (ie the fire hydrant) in place which will be least disruptive to the surrounding neighbors. A pedestrian path servicing the rear units will be distinguished from the vehicular access surfaces through the use of contrasting materials and textures. A light-colored paver pathway will be inset, flush to the driveway, but bordered by walkable ground cover such as thyme which will remain close to the surface and produce colorful foliage during certain seasons.
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	A. Massing	DC2-A-2: **Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.	The project implements several strategies to reduce the perceived mass of the structures including: - Material grouping of aligned windows through trim and siding elements - Alignment of certain tall, skinny windows to quite literally break up the building facade - Recessed entries and corresponding awnings to visually isolate front doors - Alternating use of siding materials to compartmentalize certain building forms and break down the overall scale through the expression of individual building components. - Alternate use of solid parapet walls and open railing to articulate the overall building profile against the open sky

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	B. Architectural and Facade Composition	DC2-B-1: **Facade Composition**: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley 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.	All facades of the proposed townhomes have been carefully considered with special attention given to the pedestrian level. High quality materials are used surrounding residential entries, including wood-tone products. Generally, the overall facade arrangements have been studied to produce well proportioned material patterns aligned with glazing groups to create simple exterior compositions which conceal complex interior layouts over different levels.
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	D. Scale and Texture	DC2-D-1,2: **Scale and Texture:** 1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front. 2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.	A variety of materials have been selected based on the scale, texture, and color they bring to the various building components. The project palette consists of poured concrete walls, smooth cementitious panels, architectural lap siding, 4” wood tone lap siding, painted steel awnings and cap flashings. The scale of these materials is intended to promote the residential nature (4” wood tone lap siding) of this project but also address the perceived height of the facades (20” lap siding) as the horizontal spacing of the material break lines in the siding changes depending on the facade’s relationship the pedestrian and public realms.

1. BUILDING MODULATION

CS2-A-2| CS3-A-1

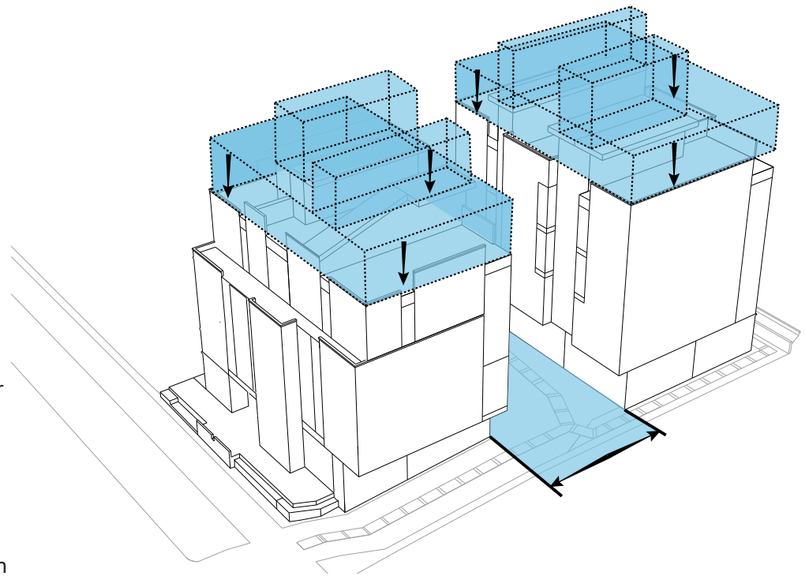
Upper level set backs at the 4th floor give rise to corresponding openings in the upper parapet walls to mitigate the scale and massing of the proposed new residences. To the south of the project site, on the other side of Edmunds Street, there are modest single family structures. To the north of the project site, across a private alley, is a sizable four-story apartment building. The overall massing and articulation of the proposed project addresses this transitional location.



2. PERCEIVED MASS

CS3-A-4| DC2-A-2

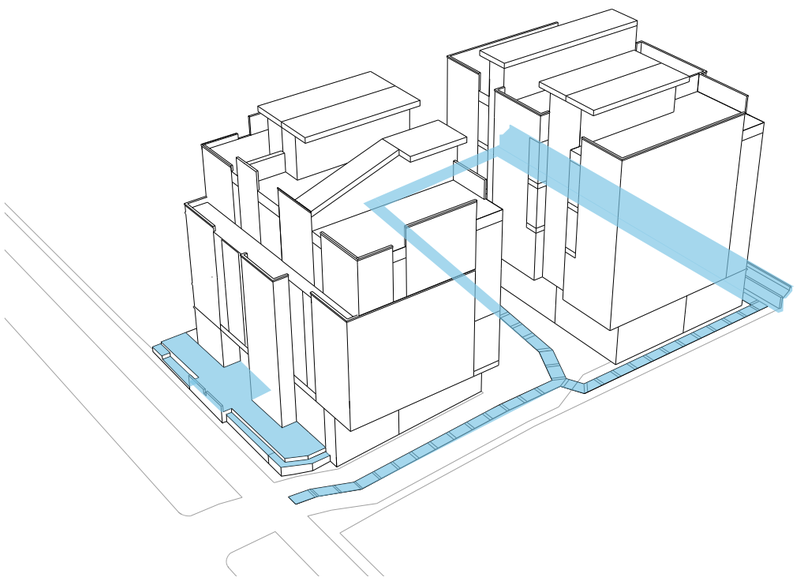
As the surrounding neighborhood continues its rapid growth as a result of the light rail station, new buildings that are created in correlation to the height of the LR3 zoning stand in contrast to the scale of the existing single family homes that populate the area. The goal for this project is to showcase how high density housing can be graceful and well-composed, retaining a residential character while realizing the potential afforded by the underlying zoning. Additionally, to reduce perceived mass, alternate use of solid parapet walls and open railing to articulate the overall building profile against the open sky.



3.EXTERIOR CIRCULATION AND OPEN SPACES

CS2-B-2| PL3-A-1-a| DC1-B-1-b,c

The terraced front yards which support recessed porches are elevated through the use of short retaining walls which, at some locations, are intentionally lowered to bench height. These stepped walls are intended to encourage engagement of the public realm by new residents and blur the line between shared public pathways and private residences. A pedestrian path servicing the rear units will be distinguished from the vehicular access surfaces through the use of contrasting materials and textures. A light-colored paver pathway will be inset, flush to the driveway, but bordered by walkable ground cover such as thyme which will remain close to the surface and produce colorful foliage during certain seasons.



4. GLAZING STRATEGY

CS3-A-1| PL2-B-1| DC2-A-2| DC2-B-1

The collection of window groupings through trim materials addresses the project's transitional location. Porches, primary living spaces, and bedrooms are located towards the street-side of the buildings in order to encourage an increased interaction between the private residences and the public domain. The project implements several strategies to reduce the perceived mass of the structures including material grouping of aligned windows through trim and siding elements and the alignment of certain tall, narrow windows to quite literally break up the building facade. Generally, the overall facade arrangements have been studied to produce well proportioned material patterns aligned with glazing groups to create simple exterior compositions which conceal complex interior layouts over different levels.

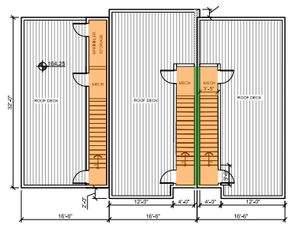


FAR & GFA DIAGRAMS

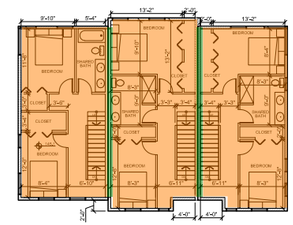
ALL FAR MEASUREMENTS SHALL BE MEASURED TO THE INTERIOR FACE OF EXTERIOR WALLS WHICH INCLUDES DRYWALL PER DR.4-2019

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

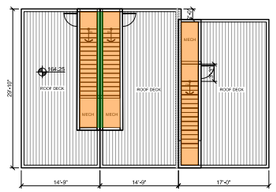
FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES

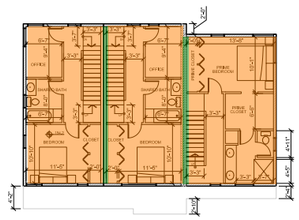


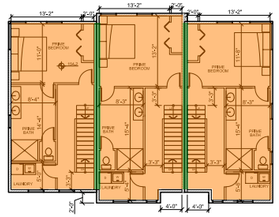
ROOF DECK PLAN



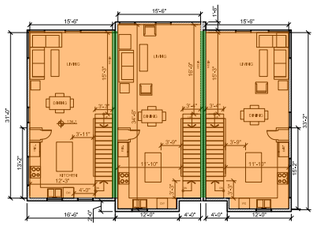
FOURTH FLOOR PLAN



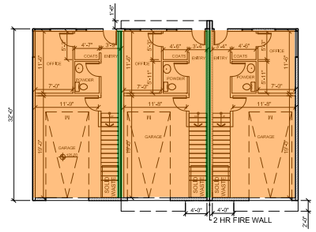


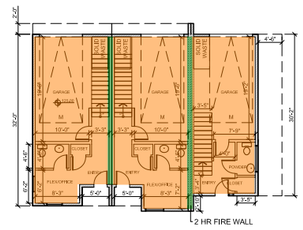


THIRD FLOOR PLAN



SECOND FLOOR PLAN

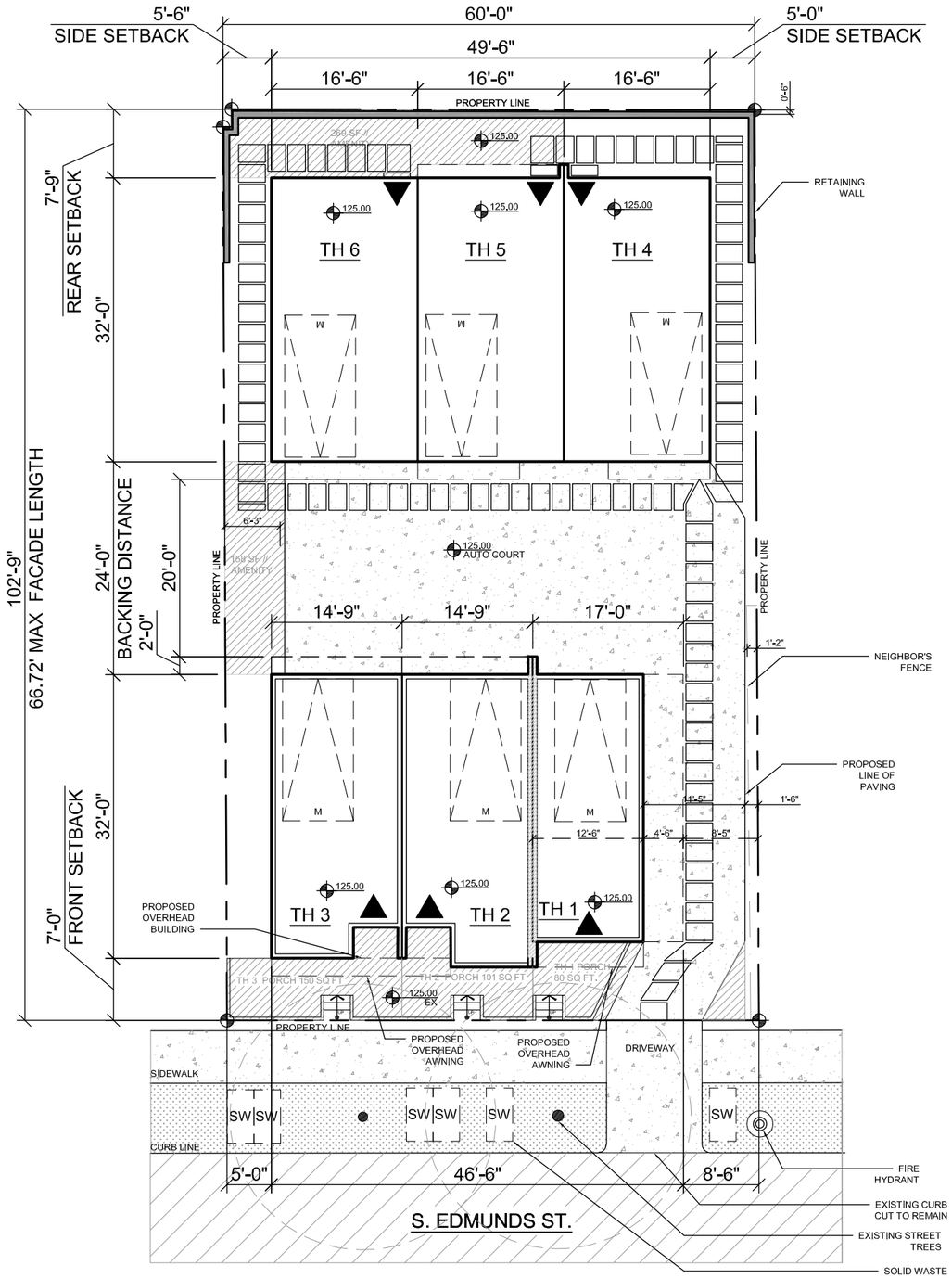




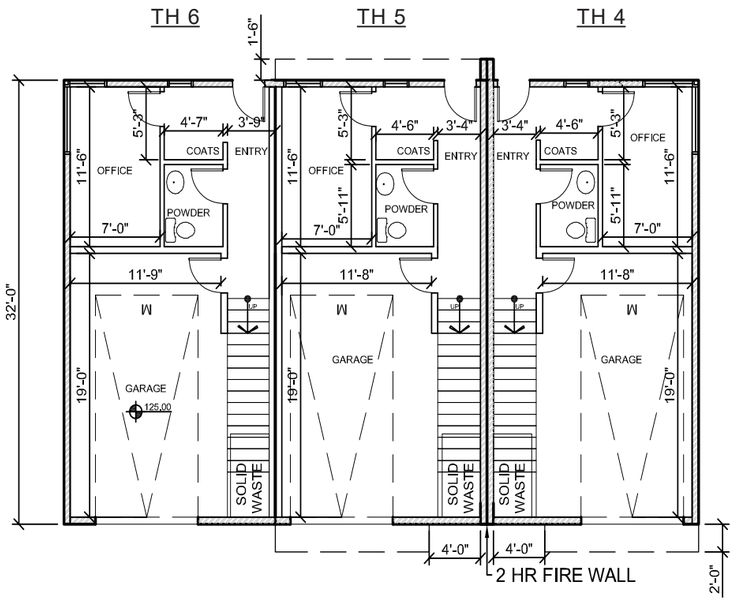
FIRST FLOOR PLAN

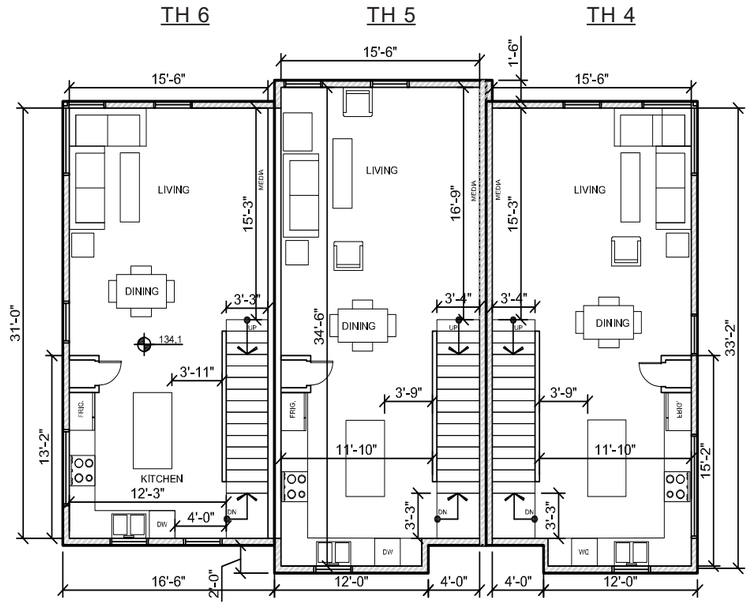
GFA CALCULATION

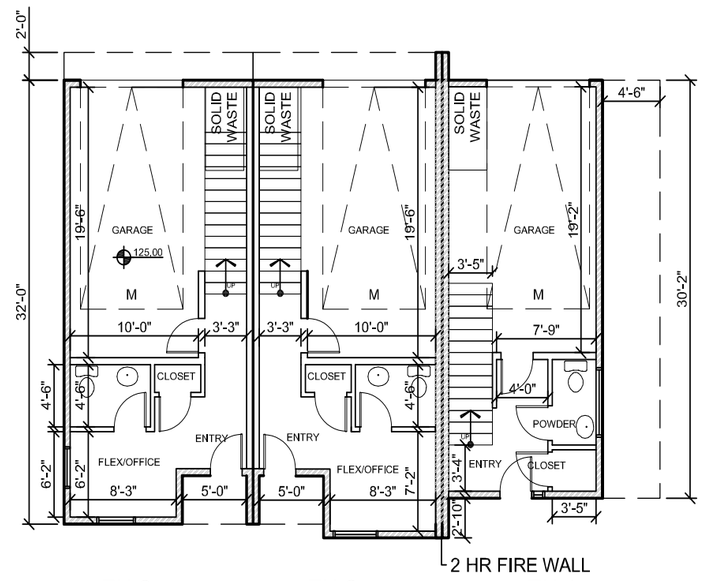
TOWNHOME 1	
FIRST FLOOR	349.70 SF
SECOND FLOOR	481.63 SF
THIRD FLOOR	480.98 SF
FOURTH FLOOR	443.85 SF
PENTHOUSE	100.62 SF
TOTAL	**1,856.78 SF**
TOWNHOME 2	
FIRST FLOOR	445.15 SF
SECOND FLOOR	495.44 SF
THIRD FLOOR	495.33 SF
FOURTH FLOOR	425.29 SF
PENTHOUSE	82.83 SF
TOTAL	**1,944.04 SF**
TOWNHOME 3	
FIRST FLOOR	420.84 SF
SECOND FLOOR	470.25 SF
THIRD FLOOR	470.25 SF
FOURTH FLOOR	410.88 SF
PENTHOUSE	82.90 SF
TOTAL	**1,855.12 SF**
TOWNHOME 4	
FIRST FLOOR	496.00 SF
SECOND FLOOR	518.33 SF
THIRD FLOOR	518.33 SF
FOURTH FLOOR	517.98 SF
PENTHOUSE	87.84 SF
TOTAL	**2,138.48 SF**
TOWNHOME 5	
FIRST FLOOR	511.50 SF
SECOND FLOOR	559.25 SF
THIRD FLOOR	559.25 SF
FOURTH FLOOR	559.25 SF
PENTHOUSE	86.36 SF
TOTAL	**2,275.61 SF**
TOWNHOME 6	
FIRST FLOOR	496.00 SF
SECOND FLOOR	496.00 SF
THIRD FLOOR	496.00 SF
FOURTH FLOOR	496.00 SF
PENTHOUSE	118.83 SF
TOTAL	**2,102.83 SF**
GRAND TOTAL	12,172.86 SF

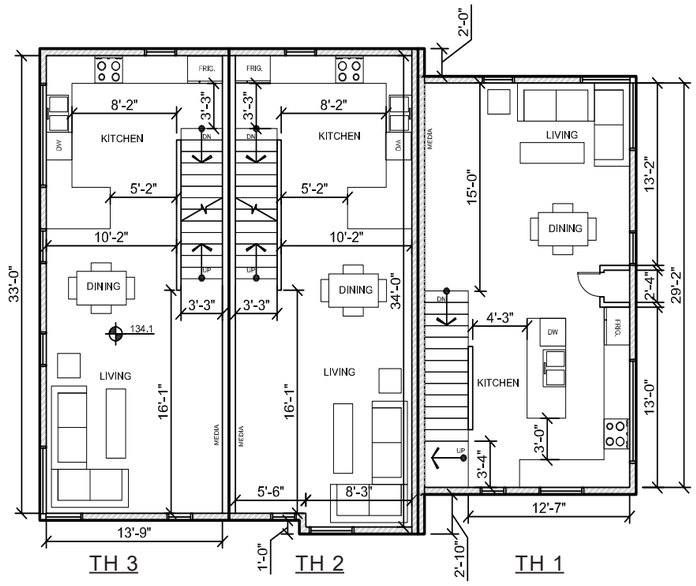

5'-6"
SIDE SETBACK
60'-0"
49'-6"
5'-0"
SIDE SETBACK
16'-6"
16'-6"
16'-6"
PROPERTY LINE
0'-6"
295 SF // AMENITY
125.00
RETAINING WALL
7'-9"
REAR SETBACK
32'-0"
TH 6
TH 5
TH 4
M
102'-9"
66.72' MAX FACADE LENGTH
24'-0"
BACKING DISTANCE
20'-0"
2'-0"
6'-3"
159 SF // AMENITY
125.00
AUTO COURT
PROPERTY LINE
14'-9"
14'-9"
17'-0"
1'-2"
NEIGHBOR'S FENCE
PROPOSED LINE OF PAVING
1'-5"
1'-6"
4'-6"
8'-5"
12'-6"
7'-0"
FRONT SETBACK
32'-0"
TH 3
TH 2
TH 1
PROPOSED OVERHEAD BUILDING
TH 3 PORCH 150 SQ FT
TH 2 PORCH 101 SQ FT
TH 1 PORCH 80 SQ FT
125.00
EX
PROPERTY LINE
PROPOSED OVERHEAD AWNING
PROPOSED OVERHEAD AWNING
DRIVEWAY
SIDEWALK
SW
CURB LINE
5'-0"
46'-6"
8'-6"
S. EDMUNDS ST.
FIRE HYDRANT
EXISTING CURB CUT TO REMAIN
EXISTING STREET TREES
SOLID WASTE

SITE PLAN



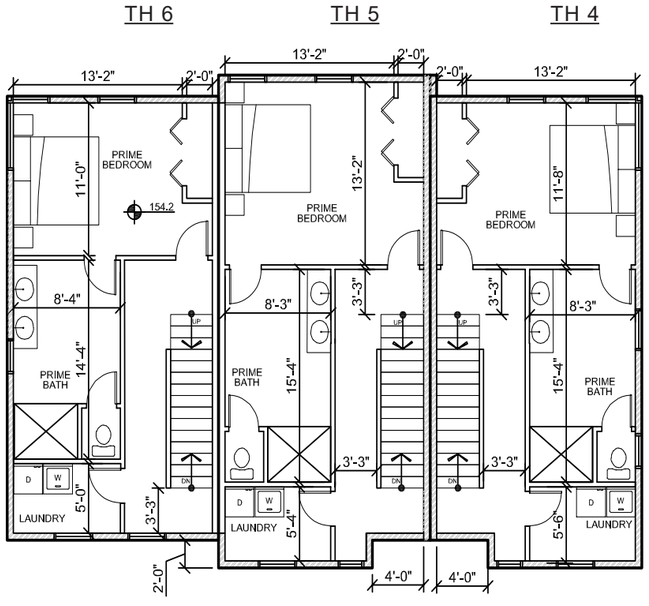


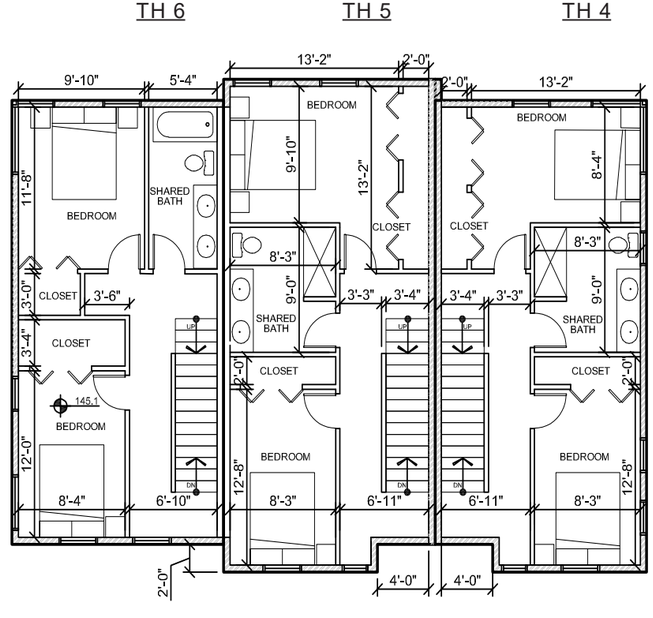


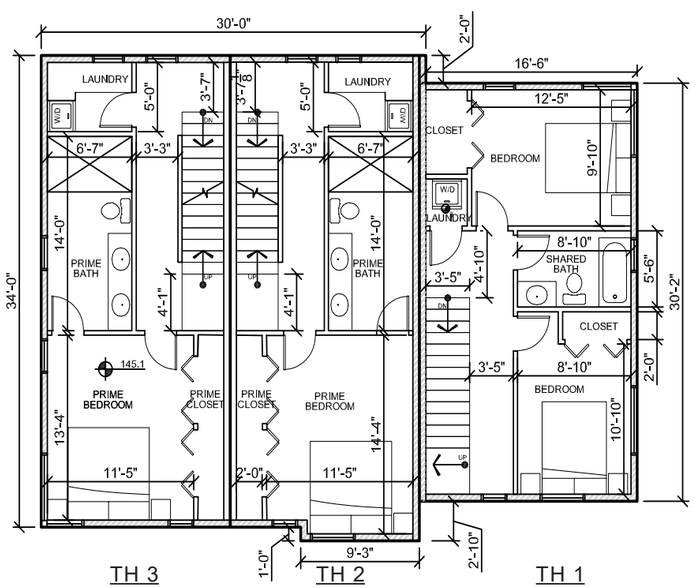


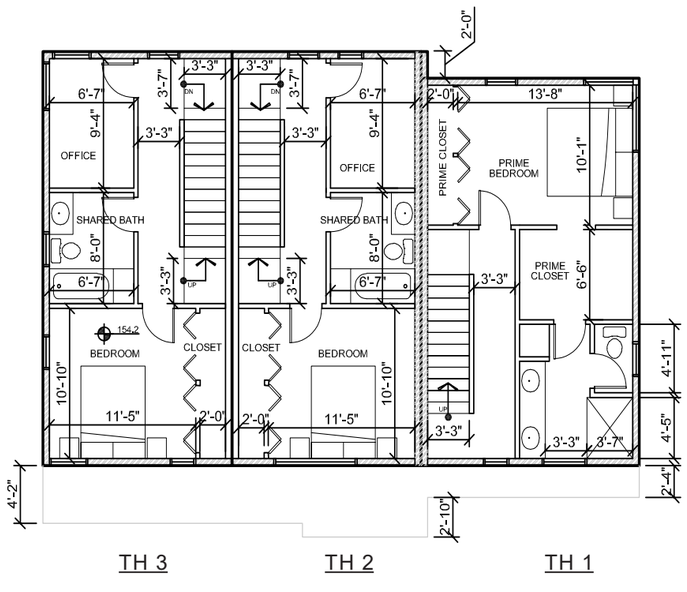
FIRST FLOOR PLAN

SECOND FLOOR PLAN



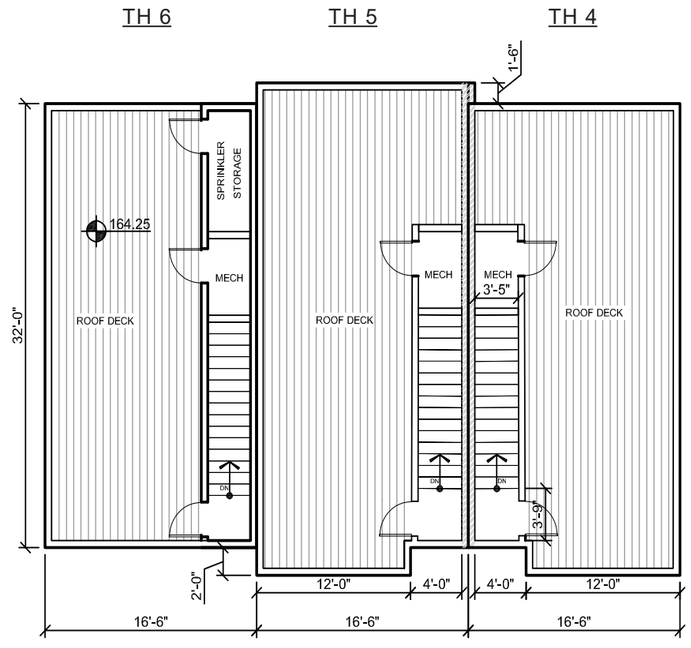


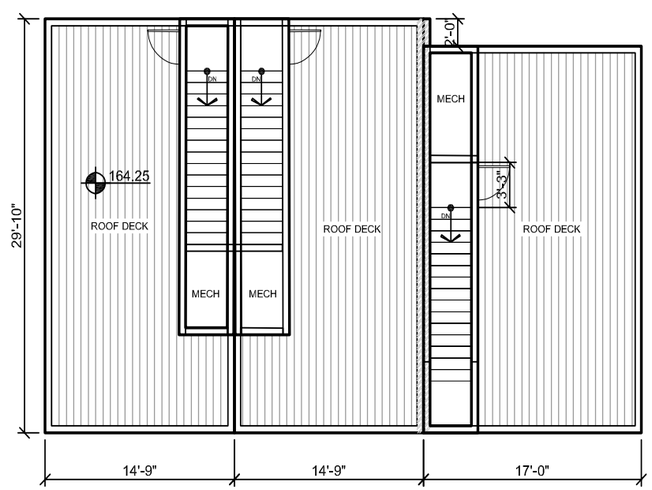




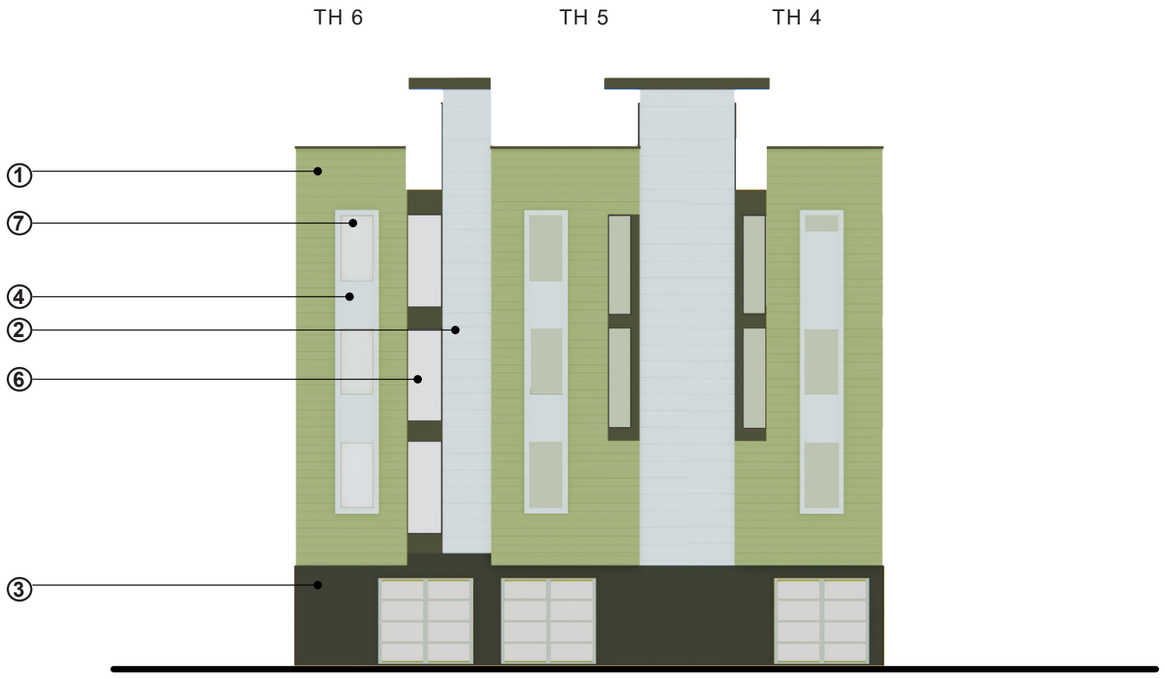
THIRD FLOOR PLAN

FOURTH FLOOR PLAN





ROOF DECK PLAN



SOUTH ELEVATION - BLDG 2



SOUTH ELEVATION - BLDG 1

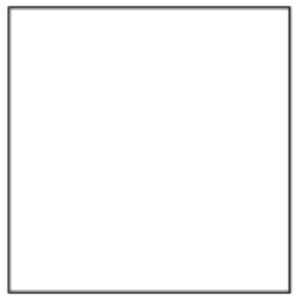


① 9" FIBER CEMENT LAP SIDING PAINTED SW 2812

② 20" FIBER CEMENT SIDING PAINTED SW 7064



③ FIBER CEMENT PANEL + INFILL PAINTED SW 7069



④ FIBER CEMENT INFILL PAINTED SW 7064



⑤ 4" WOOD TONE SIDING



⑥ BLACK VINYL WINDOWS

⑦ WHITE VINYL WINDOWS

TH 1

TH 4



EAST ELEVATION



① 9" FIBER CEMENT LAP SIDING PAINTED SW 2812

② 20" FIBER CEMENT SIDING PAINTED SW 7064

③ FIBER CEMENT PANEL + INFILL PAINTED SW 7069

④ FIBER CEMENT INFILL PAINTED SW 7064

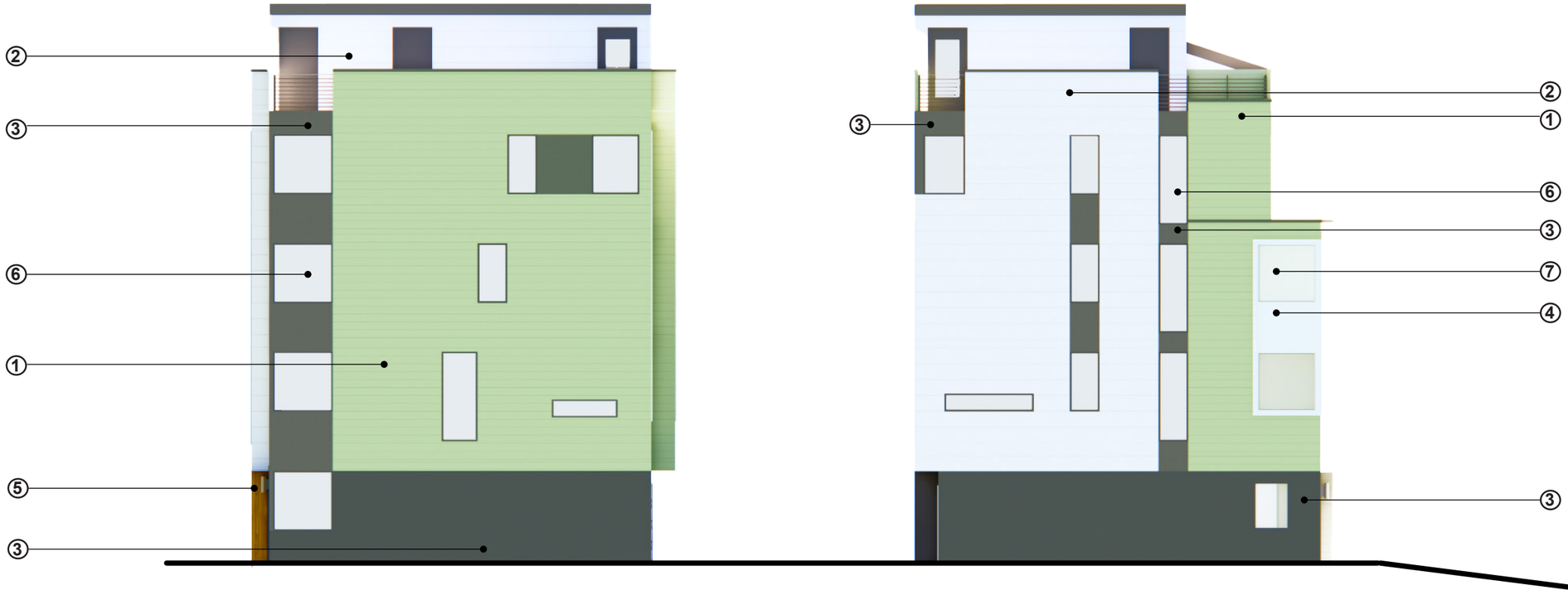
⑤ 4" WOOD TONE SIDING

⑥ BLACK VINYL WINDOWS

⑦ WHITE VINYL WINDOWS

TH 6

TH 3



WEST ELEVATION



① 9" FIBER CEMENT LAP SIDING PAINTED SW 2812

② 20" FIBER CEMENT SIDING PAINTED SW 7064

③ FIBER CEMENT PANEL + INFILL PAINTED SW 7069

④ FIBER CEMENT INFILL PAINTED SW 7064

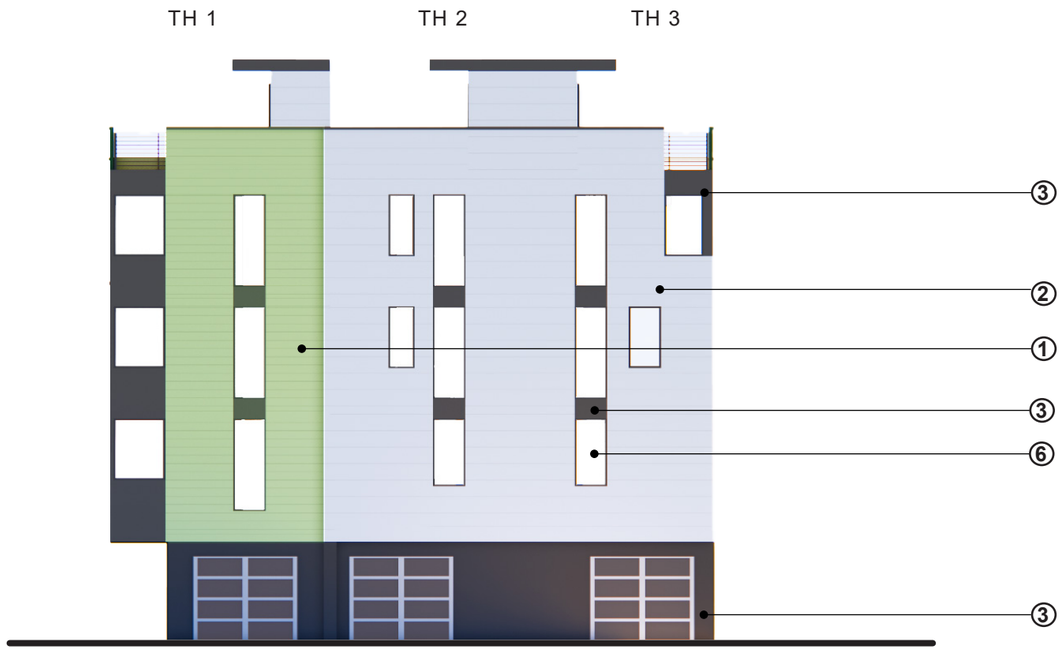
⑤ 4" WOOD TONE SIDING

⑥ BLACK VINYL WINDOWS

⑦ WHITE VINYL WINDOWS



NORTH ELEVATION - BLDG 2



NORTH ELEVATION - BLDG 1

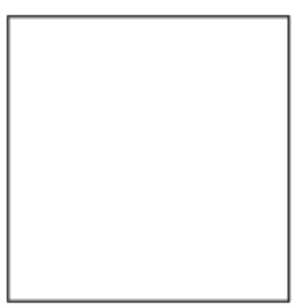


① 9" FIBER CEMENT LAP SIDING PAINTED SW 2812

② 20" FIBER CEMENT SIDING PAINTED SW 7064



③ FIBER CEMENT PANEL + INFILL PAINTED SW 7069



④ FIBER CEMENT INFILL PAINTED SW 7064



⑤ 4" WOOD TONE SIDING



⑥ BLACK VINYL WINDOWS

⑦ WHITE VINYL WINDOWS

SITE STRATEGY

There are six total units proposed and split into two buildings, with three townhomes facing S. Edmunds St. and 3 units in the rear. There is a pedestrian pathway along the drive to provide access to rear units. Attached garages for all units are connected by a central autocourt and driveway accessed from S. Edmunds St. All townhomes are situated to appropriately sit within the site and setbacks are optimized for porches and outdoor space creating connection to the street and outdoor access for residents. All units have rooftop decks to maximize this outdoor connection and provide additional eyes on the street.



AERIAL VIEW



VIEW FROM S EDMUNDS ST. LOOKING NORTHEAST

ENTRIES AND WAYFINDING

The units facing S. Edmunds St. are designed with raised entries at multiple levels, allowing for engagement with the public realm while maintaining privacy. Navigating to the rear units, pedestrians follow the paver path to monuments allowing easy wayfinding. The rear units have opportunites for personalization through plantings and benches while stepping away from the rear lot.

CS2.A.2| CS2.B.2| PL2.B.1| PL2.A.1.a,c,d



TOWNHOMES 4, 5, AND 6 ENTRIES



TOWNHOUSE WAYFINDING



TOWNHOMES 1, 2, AND 3 ENTRIES



VIEW LOOKING EAST FROM WEST LOT



VIEW LOOKING WEST FROM EAST LOT

SIDE FACADES

The materials and color pallette from the units facing S. Edmunds St. continue to wrap around the sides of the facades with the same detail and interest as the front.This allows for well proportioned material patterns that fit within the neighborhood. As the area continues to develop, this project can serve as precedent for graceful and well-composed high density housing.

CS3.A.1| CS3.A.4| DC2.A.2| DC2.B.1| DC2.D.1,2



VIEW FROM S. EDMUNDS ST. LOOKING NORTHWEST

FRONT AND REAR FACADES

All facades of the proposed townhomes have been carefully considered with special attention to the pedestrian level. High quality materials are used surrounding residential entries. Special attention has been given to the composition and articulation of street facing facades which aim to continue the strong street edge that neighboring townhome projects have created. The rear units have a similar approach, using high quality materials at the ground floor and still allowing eyes on the pedestrian paths through ground floor uses.

CS2.A.2| CS2.B.2| PL2.B.1| PL3.A.1.a,d| DC2.B.1



VIEW FROM NORTH LOT LOOKING SOUTH