

| STREAMLINED DESIGN REVIEW |

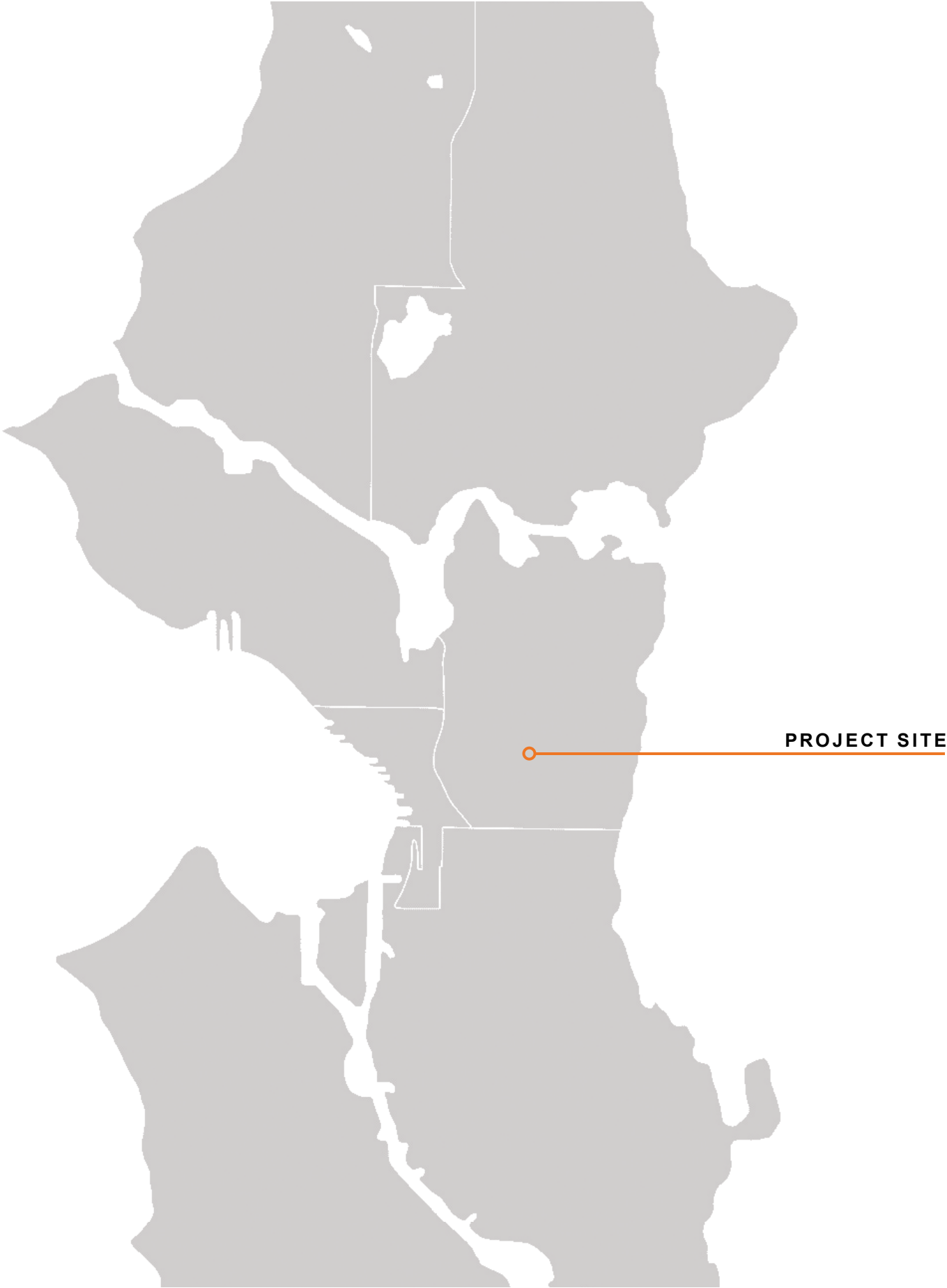
SDCI # 3042124-EG
715 15TH AVE,
SEATTLE, WA 98122

APPLICANT:
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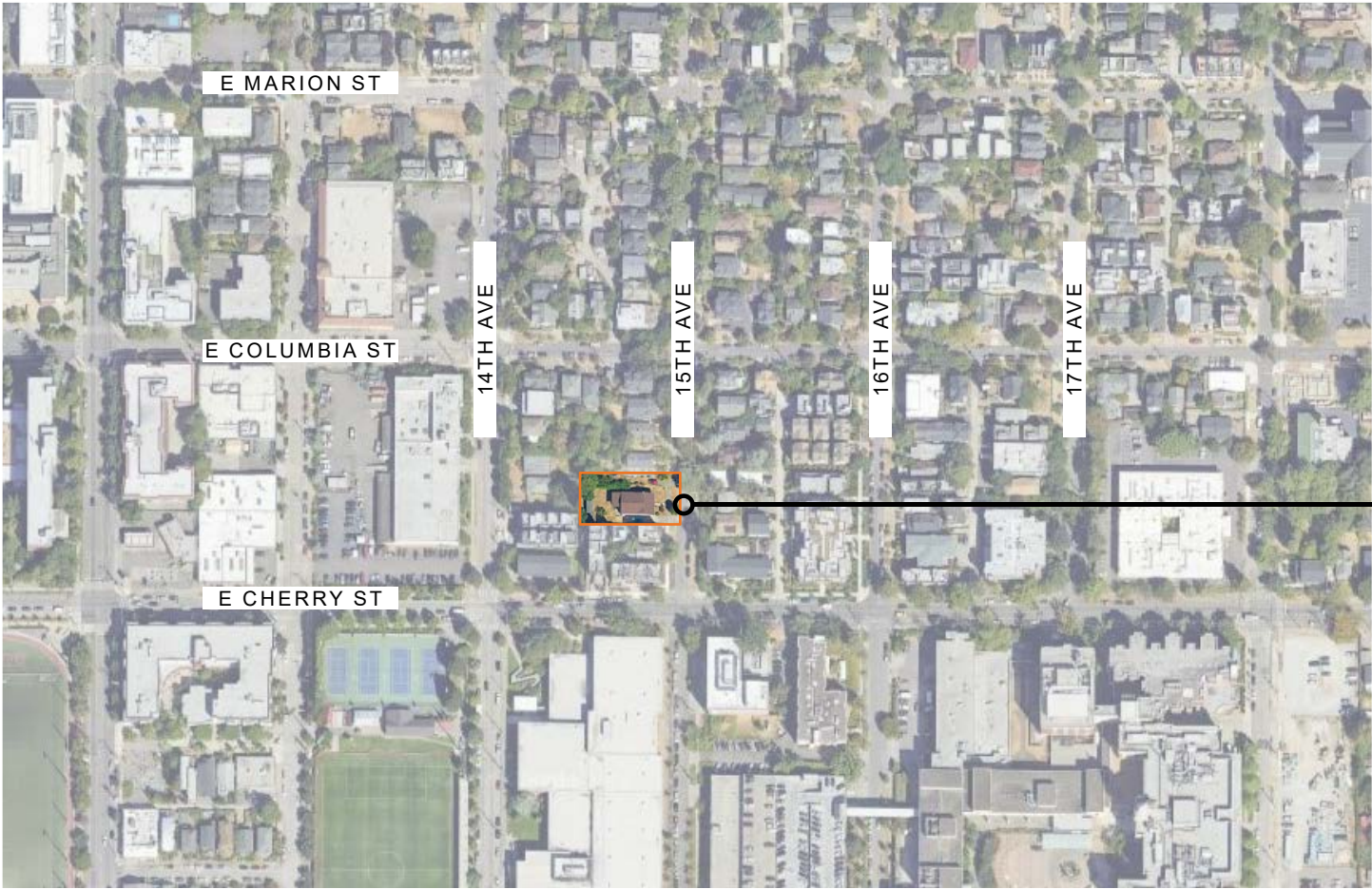
LANDSCAPE:
TRUE SCAPE DESIGN
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VICINITY MAP

EXISTING SITE

The project site is parcel #2254501695 located off 15th Ave between E Cherry St and E Columbia St in the Cherry Hill neighborhood. The lot measures roughly 128’ deep and 60’ wide and is approximately 7,677 sf. There is gradual grade change around 5’ from east to west and around 2’ 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 15th Ave contains a planting strip and paved sidewalk.

ZONING AND OVERLAY DESIGNATION

The subject parcel is zoned LR3 (M). The adjacent parcel to the north is zoned LR1 and all other adjacent parcels are zoned the same. Low Rise zoning continues for approximately 2-3 blocks north and east, and 1 block west and south, before transitioning to varying zones. Most parcels within the subject block along 15th Ave are single family structures, with a few newly developed multi-family structures (townhomes, apartments, duplexes) on the south side of 15th and more frequently along E Cherry 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 First Hill/Capitol Hill Urban Center and 23rd & Union-Jackson Residential Urban Village, as seen on the next page. The site is located in a Frequent Transit Service Area but is not in an Environmentally Critical Area.

DEVELOPMENT OBJECTIVES

- Maximize the density permitted on the parcel that sits just outside four Urban Villages/Centers
- Provide parking for all units in an efficient centralized manner leaving ample space for ground level amenity and landscaping

DEVELOPMENT DESCRIPTION

The project proposes a total of eight new townhomes split into two buildings with three bedrooms each. Six parking stalls are provided and located either in the units garage or in a dedicated space onsite and are accessed through a shared eastern driveway. Solid waste is individually stored and will be staged in the ROW along 15th Ave. Northern, non street facing 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 15th. 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

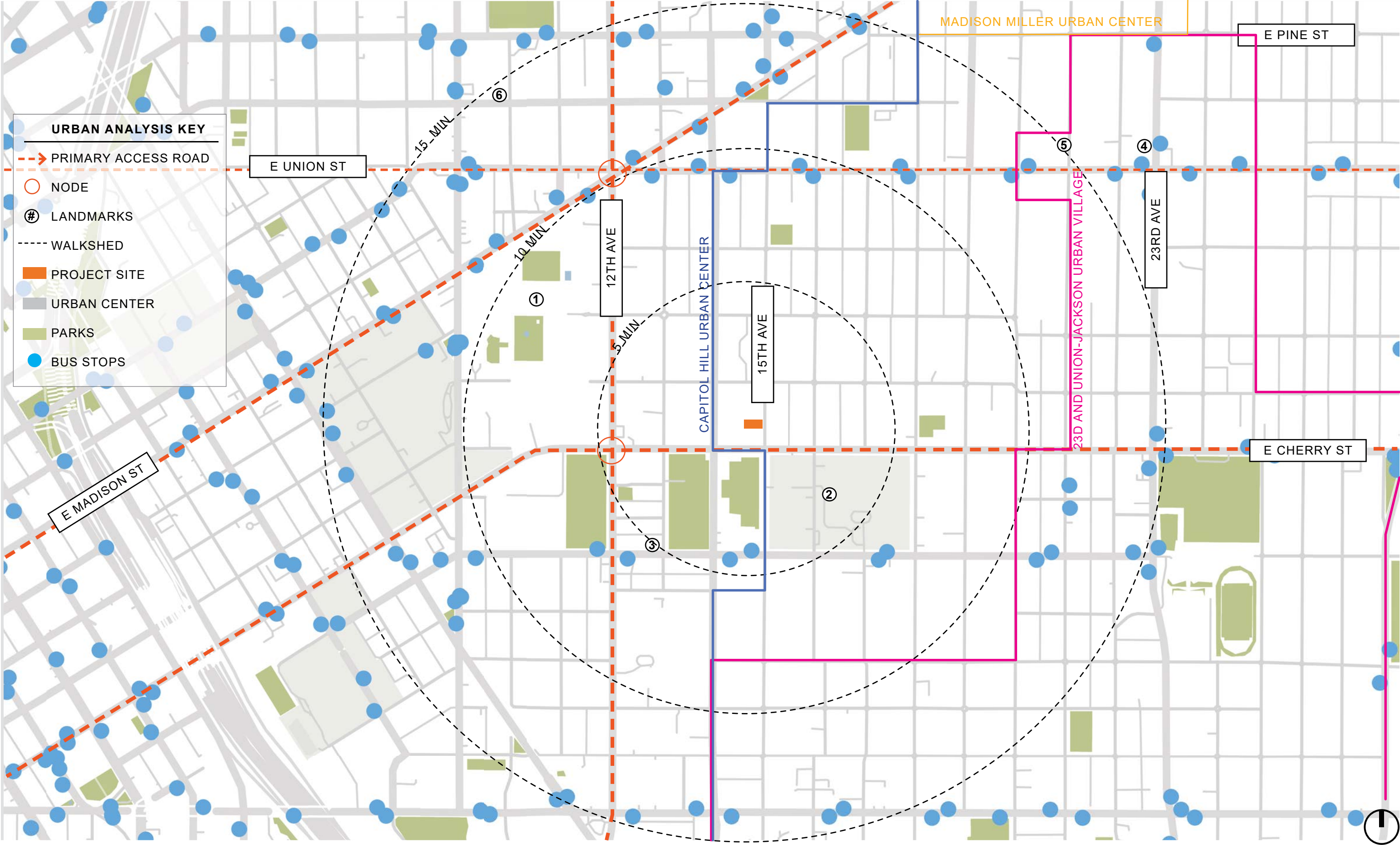
This parcel is located in the growing neighborhood of Cherry Hill / Squire Park. The two neighborhoods overlap, with Cherry Hill extending further north and Squire Park extending further south. This neighborhood provides easy transportation to downtown Seattle and Capitol Hill and walkability to commercial businesses, educational campuses and medical facilities. Surrounding parcels are zoned LR1 (M) and LR 3 (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 south side of 15th. The proposed design leans on context provided from new development for density while tying in the established Cherry Hill / Squire Park neighborhood feel through materials, secondary elements and site planning.



SITE LOCATION
715 15th Ave
Seattle, WA 98122

ZONING SUMMARY
Zone: LR3 (M)
Overlay: Frequent Transit Zone
ECA: None

PROJECT PROGRAM
Site Area: 7,677 SF
Number of Residential Units: 8
Number of Parking Stalls: 6
Approx. FAR = 11,004.8 SF
Approx. FAR Per Unit = 1,375.6 SF





SEATTLE UNIVERSITY ①



SWEDISH HOSPITAL CHERRY HILL CAMPUS ②



NEIGHBORHOOD CAFE AND BIKE SHOP - PELOTON CAFE ③



PCC COMMUNITY MARKETS - CENTRAL DISTRICT ④



MOVIE THEATER - CENTRAL CINEMA ⑤



MUSIC VENUE - NEUMOS ⑥

COMMUNITY OUTREACH SUMMARY

Cone Architecture heard from a total of two (2) community members through the community outreach process. Please see below for details of feedback received with each form of outreach.

1. Printed Outreach: Flier, high-impact

Cone Architecture administered direct mailings to residents within an approximate 500 ft radius of the proposed site, 715 15th Ave, Seattle WA 98122. The flier that was mailed out 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, Spanish, Somali, Tigrinya, and Amharic.

Date: Posters were hung on: 09/23/2024 through 10/14/2024
Public informed by: Flier
Materials attached: Flier, Addresses mailed to

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, Spanish, Vietnamese, Somali, Tigrinya, and Amharic.

Date: Website went live on: 07/23/2024 through 10/14/2024
Links:
English: www.cone-outreach.com/15townhomes
Vietnamese: www.cone-outreach.com/15townhomes-v
Spanish: www.cone-outreach.com/15townhomes-sp
Somali: www.cone-outreach.com/15townhomes-s
Amharic: www.cone-outreach.com/15townhomes-a
Tigrinya: www.cone-outreach.com/15townhomes-t
Materials attached: Screenshot of outreach websites & comments received

Cone Architecture received one (1) response from the interactive website. This individual inquired about pedestrian safety with vehicles and maintaining a strong connection with the public realm.

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 flier (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. An informational sheet 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, Spanish, Somali, Tigrinya, and Amharic.

Date: 4:00PM - 5:00PM, 10/07/2024
Location: 715 15th Ave, Seattle WA 98112
Materials attached: DON’s Design Review Calendar, Site Plan, Sign in sheets with comments, Site Walk Set up October 7th, 2024

Cone Architecture received feedback from one (1) community member at the in-person site walk. Neighbors expressed concern about trees.

CONE
ARCHITECTURE



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

Project Name
15th Townhomes

Project address
715 15th Ave, Seattle WA 98122

SDCI record number
3042124-EG

Project Contact
**Emily Terzic at CONE Architecture,
15thTownhomes@cone-arch.com,
206-693-3133**

Visit the Project Website
Give feedback on this proposal by visiting our project website. These online materials will be available until 10/14/2024.

About the project
Legacy Group and Cone Architecture are partnering on a development at 715 15th Ave, Seattle, WA. The new development will be (8) 3-story townhomes, two with attached garages and (4) additional surface parking stalls. Planning has just begun, and construction could start as early as Fall 2025.

Site Walk
Please join us for a site walk to learn more about the project. The design team will be on hand to present preliminary site plans and discuss overall parameters of the upcoming project. All are welcomed!
DATE: Monday, October 7th 2024
TIME: 4:00 PM - 5:00 PM
LOCATION: 715 15th Ave, Seattle WA 98122
If you would like an interpreter in your language of choice present at the site walk, please contact us at 15thtownhomes@cone-arch.com before September 25 2024

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.

To view this information in English, please scan the QR Code or visit the website below



<https://www.cone-outreach.com/15thtownhomes>

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<https://www.cone-outreach.com/15thtownhomes-t>

Para ver esta información en español, escanee el código QR o visite la siguiente página web:



<https://www.cone-outreach.com/15thtownhomes-sp>

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<https://www.cone-outreach.com/15thtownhomes-a>

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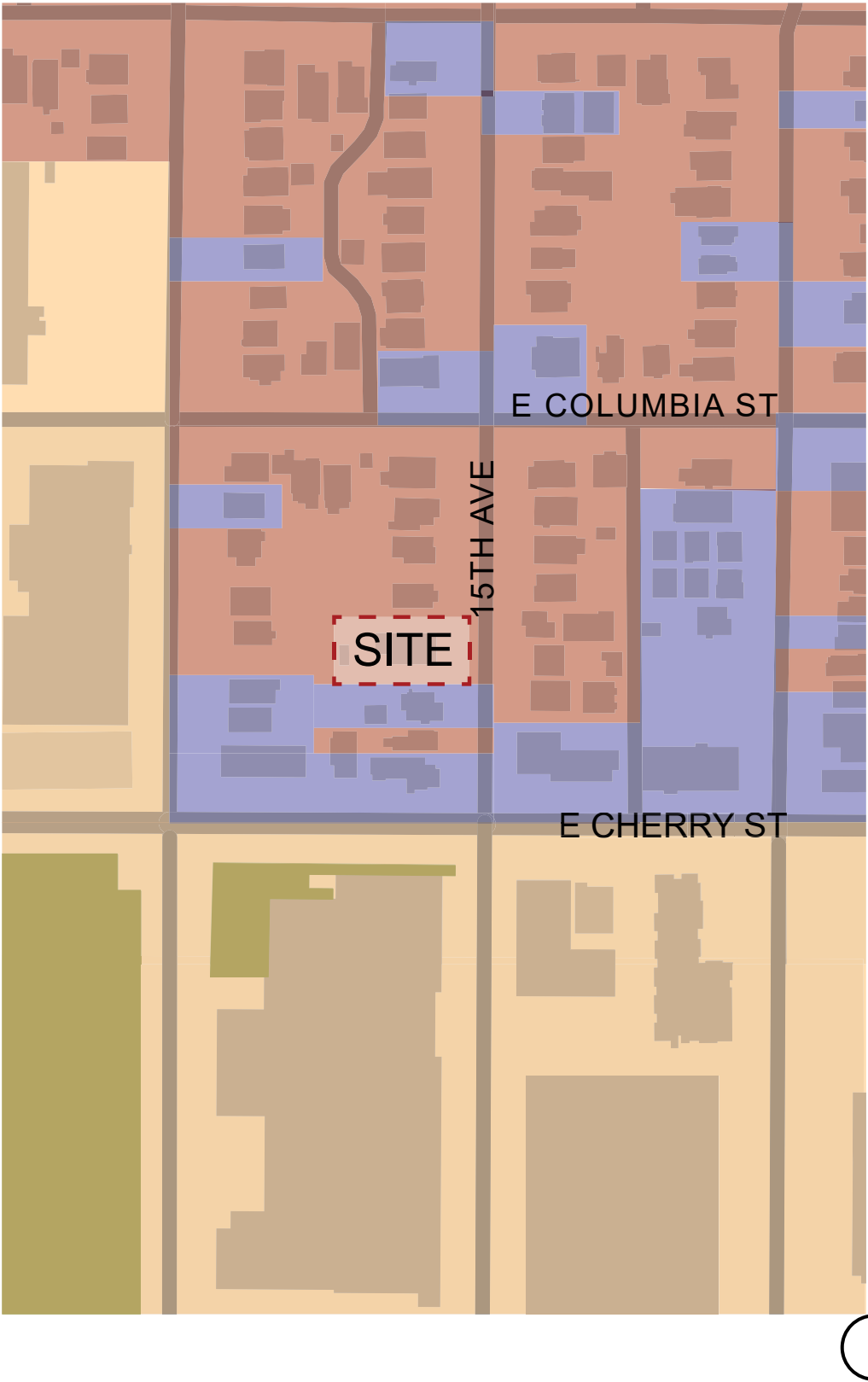
<https://www.cone-outreach.com/15thtownhomes-v>

Si aad macluumaadkan ugu aragto af Soomaali, fadlan sawir ama iskaani Koodka QR ama booqo barta internetka ee hoose:



<https://www.cone-outreach.com/15thtownhomes-s>

PRINTED FLIER



NEIGHBORHOOD USES

The neighborhood uses surrounding the site consist of single family housing, multifamily housing, and institutional. 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
- INSTITUTIONAL
- MULTI-FAMILY

DEVELOPMENT STANDARDS SUMMARY

23.45.504 PERMITTED USES

Permitted outright: Residential
Proposed: Residential - Townhomes

23.45.514 STRUCTURE HEIGHT

Zoning: LR3(M)
Allowed Maximum Base Height: 50'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.) measured from base height: 54'-0"
10'-0" additional allowed for stair penthouses measured from base height: 60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level. ("Average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO

Maximum FAR: 1.8 (13,818.6 SF)

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 7677 SF = 1919 SF (959 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

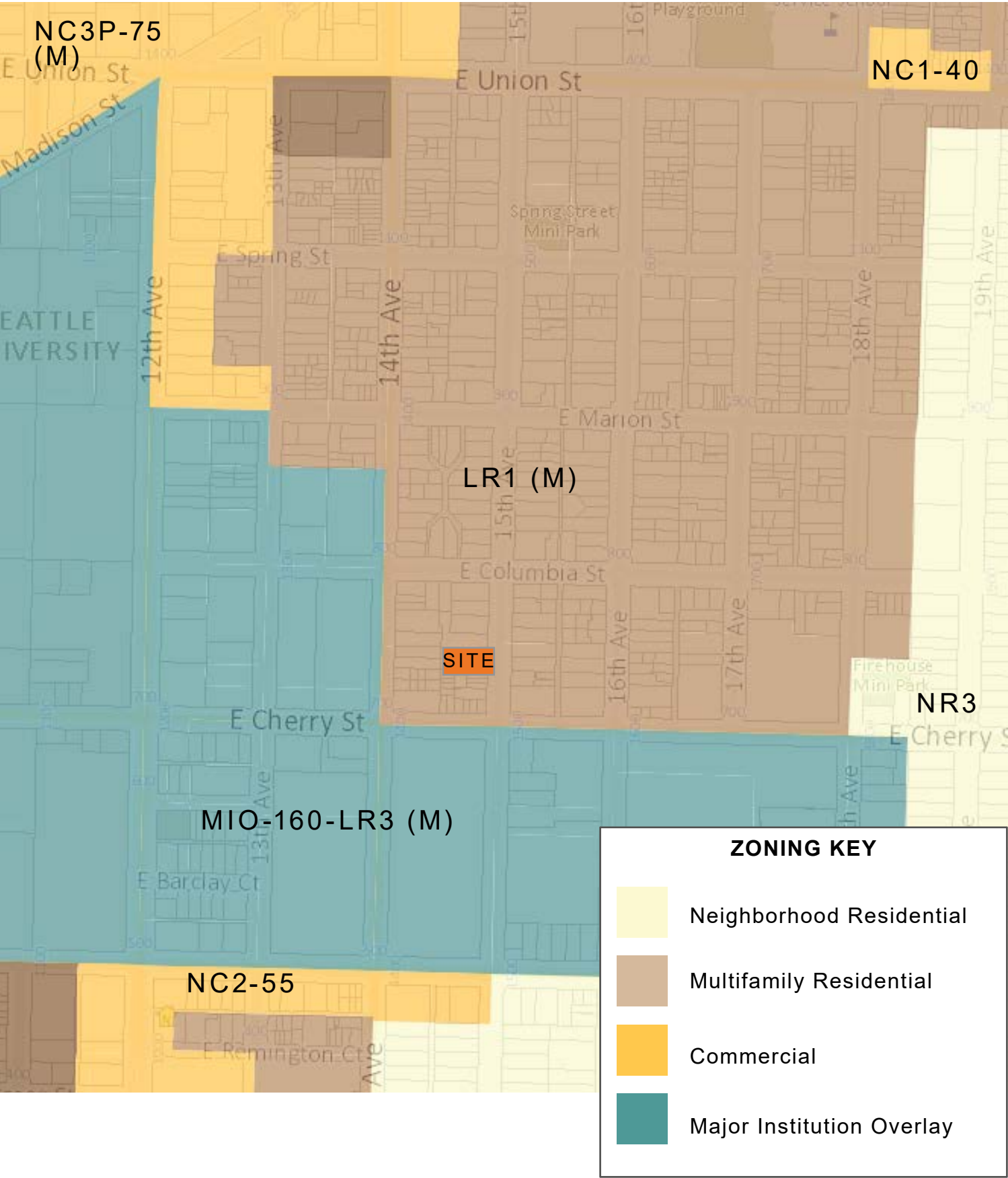
- 1 space per dwelling unit required, 50% reduction when in frequent transit zone
- 8 units = 4 Parking Stalls required

Bicycle Parking:

- 1 Long Term stall per unit = 8 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 3'x6'.





SITE



15TH AVE LOOKING WEST (A)

ACROSS FROM SITE



15TH AVE LOOKING EAST (B)

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 the established residential character in a modern way.



Townhomes - 731 16th Ave (A)



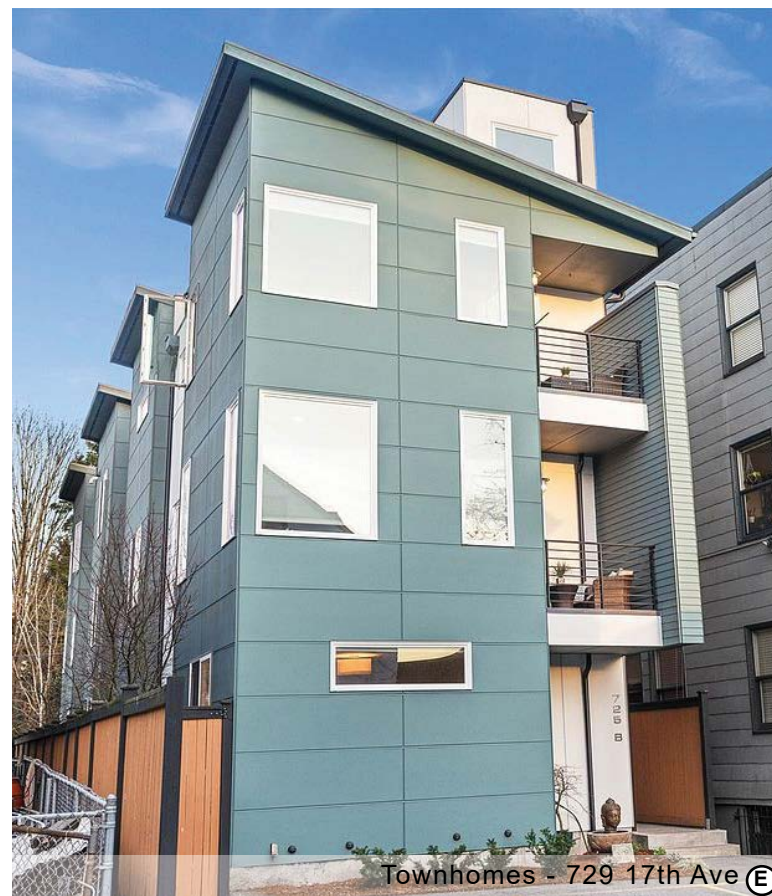
Townhomes - 828 15th Ave (B)



Townhomes - 1622 E Marion Street (C)



Townhomes - 810 16th Ave (D)



Townhomes - 729 17th Ave (E)



Townhomes - 814 17th Ave (F)





709 15TH AVE - MULTI-FAMILY TO THE SOUTH



715 15TH AVE - EXISTING BUILDING ON SITE



721 15TH AVE - SINGLE FAMILY TO THE NORTH

PROPOSED PROJECT SITE

- Total Site Area = 7,677 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 1-story single family home
- East: Existing 2-story single family home
- South: Existing 3-story townhouse
- West: Existing 1-story single family home

TOPOGRAPHY

- There is a grade change of approximately 6' from West to East on the parcel
- Grade change of approximately 2' north to south, depending on location

TREES

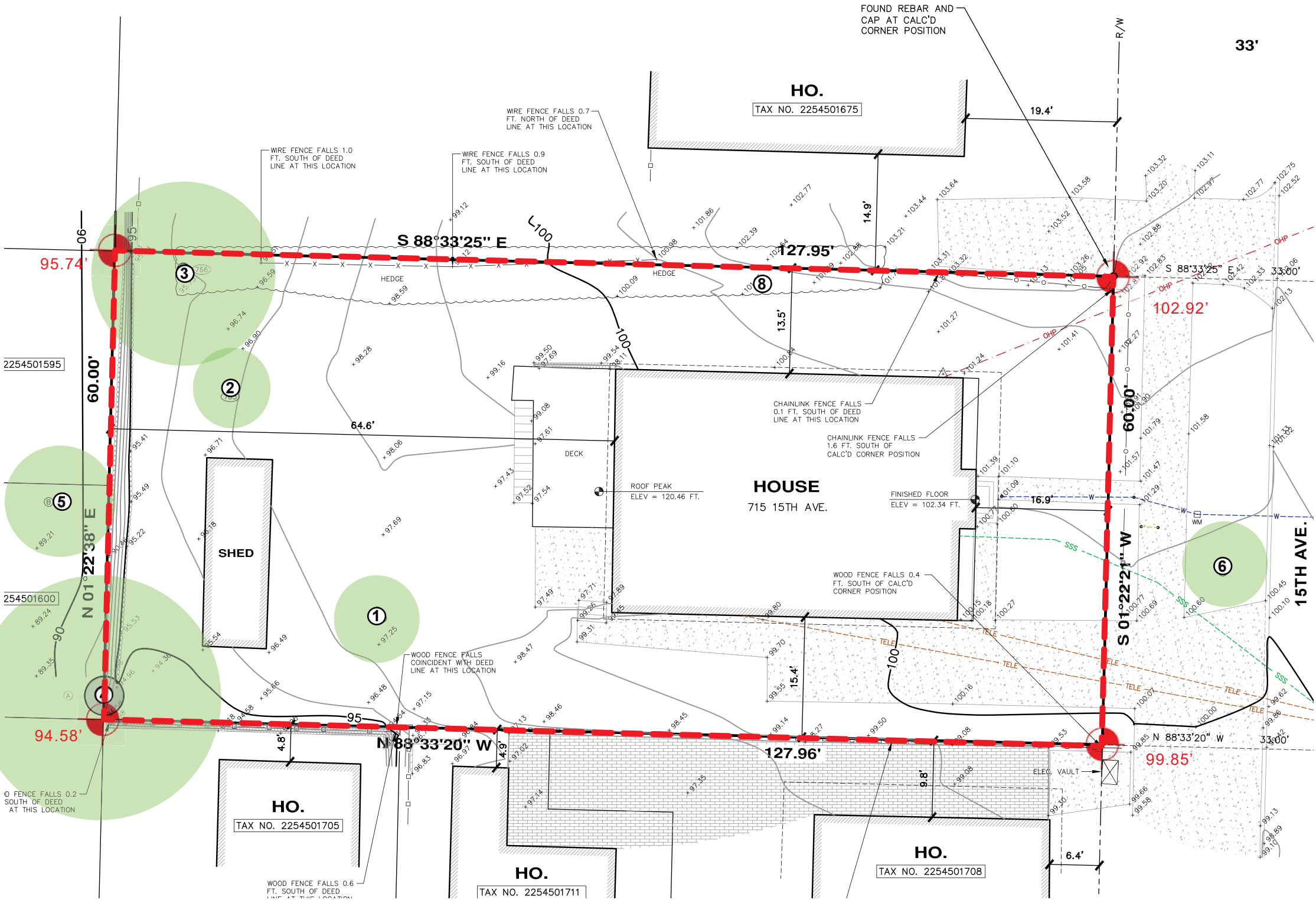
- See table below describing on site and off site trees.

EXISTING LEGAL DESCRIPTION

LOT 10, BLOCK 20, SUPPLEMENTARY PLAT OF EDES AND KNIGHT'S 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	PEAR	6	GOOD	4
2	APPLE	14	GOOD	3
3	SIBERIAN ELM	17	GOOD	3
4	LOMBARDY POPLAR	54	GOOD	3
5	COMMON HOLLY	~16	GOOD	3
6	KOBUS MAGNOLIA	6	GOOD	ROW



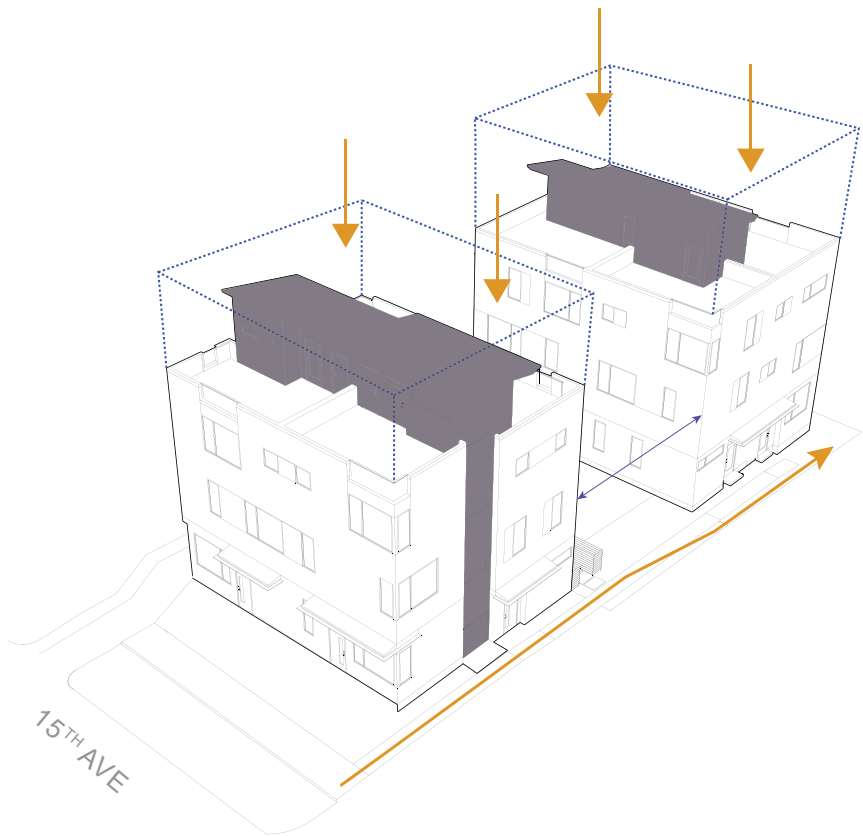
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	C. Topography	CS1-C-2: Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.	The proposed design places pairs of units incrementally to follow the existing grade of the site, allowing the buildings to respond best to the neighboring properties and buildings.
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.	D.Height, bulk and scale	CS2-D-1: Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.	Because the proposed development follows the existing grade, the overall mass and bulk are reduced. The LR3 zone with an M suffix allows for a 50’-0” height limit and only 3 stories with stair towers pulled away from the front facade are being proposed.
PL1. Connectivity (Central Area Design Guidelines)	Complement and contribute to the network of open spaces around the site and the connections among them.	2.Connection Back to the Community	PL1-2-D: Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.	As part of the amenity area requirements, the proposal includes common amenity area along the north pathway. Here is where mail can be picked up with benches and landscaping to support communal gathering. The open space at the front of the site, while specific to Units 1+2, still allows for visual connection to the street.
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.	First, entries are coupled at the rear building to foster a sense of community. Colored board and batten and overhead weather protection at the rear units help with visual interest. At the units along 15th Ave, low walls are proposes to provide some definition of public to private space but are kept low to allow to engage with the street. An expanded top landing at Unit 1+2 encourages a place to set up some chairs and connect with the neighbors as they walk by.
CS3. Architectural Context and Character (Central Area Design Guidelines)	Contribute to the architectural character of the neighborhood.	1. Neighborhood Context	CS3-1-a: Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.	The Central Area design guidelines suggest that porches and stoops are a method to create community. See description above of how the street facing units will follow the pattern established by the existing neighborhood character.
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-I: Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk. 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.	As described previously, the proposed design integrates street facing stoops and areas for residents to connect with their street facing neighbors. The expanded landing closest to the entries is large enough to support some chairs and potted plants. With a landscape buffer and some low walls adjacent to the sidewalk, there is a clear delineation of private to public space without blocking the ability for face-to-face conversations.

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.	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 proposed design features a series of elongated awnings with tiebacks that add residential character. In addition to awnings, an expression of horizontality via expanded window header flashing, reduce the overall mass.
DC2. Architectural Concept	Develop and unified, functional architectural concept that fits well on the site and its surroundings.	C. SECONDARY ARCHITECTURAL FEATURES	DC2-C-1: Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes. DC2-C-2: Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features,the quality of the materials is critical.	First, with the presence of awnings and tiebacks, visual interest also helps with wayfinding for the unit entries. Second, visual depth is a feature of the upper volumes in the lighter colored alternating reveal horizontal lap with the incorporation of a window header flashing detail. This design feature is both practical for the window installation but adds shadow lines that shift horizontally, reinforcing the design concept also seen with the window patterning and walkways at the street facing units.
DC3. Open Space Concept (Central Area Design Guidelines)	Integrate open space design with the design of the building so that each complements the other.	1. Common Open Spaces	DC3-1-A: Where possible, provide common courtyards and yards that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully shared realm.	The proposed courtyard along the north property line is layered with benches and landscaping to provide a place for residents to set their belongings down while picking up their mail.
DC4. Exterior Elements and Finishes	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	2. Building Materials	DC4-2-A: Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references. DC4-2-B: Encourage variation in building materials and employ high quality materials.	A monochromatic but warm color palette is proposed with the exception of a pop of color to help break down the massing and highlight the entries at the rear building. Wood and concrete are proposed as exterior elements to provide texture beyond the horizontal lap at the buildings.
DC4.Exterior Elements and Finishes (Central Area Design Guidelines)		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.	Awnings with tiebacks are proposed at all unit entries that add a residential scale. The material palette also strives to avoid fiber cement panel at the ground level, keeping the facade textured and scaled appropriately.

MASSING AND SITE

All units respond to the sloping site through a subtle terracing from east to west. Building mass was strategically designed to follow the existing grade while also keeping the stair towers central to each building. The front building leans into the presence of the stair tower as a feature to help break down the side facing facades. Additionally, the project proposes a missing that is significantly lower than the allowable height limit allowed by the zoning. This lower height is more responsive to the newer development in close proximity and more respectful to views and daylight exposure of surrounding sites.

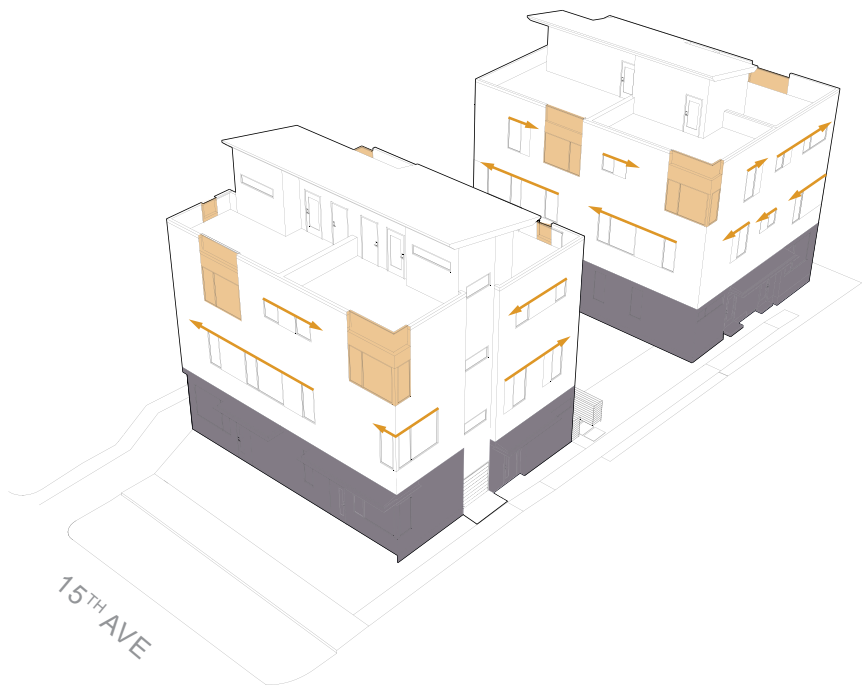
CS1-C-2 | CS2-D-1



DESIGN CONCEPT AND GLAZING STRATEGY

The buildings are anchored to the site with a strong base expression, using dark horizontal lap. At the upper levels, a light colored horizontal lap volume features shifting glazing groupings, adding visual interest through asymmetry and emphasized by the window flashing details that provides directionality. At the roof, moments of verticality are introduced connecting open rail to windows below, helping to break down the overall perceived mass of the project. Additionally, certain window groupings have been visually combined through the use of infill panels which match the color of the window frames. This compositional strategy assists in further breaking down the perceived mass of the new residential structures.

DC2-A | DC2-C-1 | DC2-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 15th. All units share a common entry design consisting of an awning allowing for overhead coverage. This awning detail at townhomes 1 and 2 emphasize the front porch condition creating outdoor area for occupants and connection to the street. Additionally, the lushly landscaped yards provide a buffer from the street scape, while still encouraging interaction between the private and public realms.

PL1-2-D | DC3-1-A



AMENITY SPACE AND COMMUNITY CONNECTION

The design proposal feature a variety of open space options to support the residents. Each unit is provided with a private deck, using the stair towers for additional privacy as the units step down. Each new home is provided a private roof deck which is buffered from neighboring decks through placement of a central stair tower.

At the street, there is a relationship of the shifting glazing to the shifting pavers, with a larger paver closest to the units so that they can serve as a front porch for the street facing units; providing connection to the neighborhood and fostering community. These paver are also shifting upwards as well, creating a subtle separation from the public sidewalk, creating distinct unit entrances

Similarly, the common amenity space provides shifting benches around a mail kiosk and under foliage to unite the residents in a shared location.

PL3-2-I | PL3-2-J | PL3-1-G
CS3-1-a | DC3-1-A



FAR & GFA DIAGRAMS

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

AREAS INCLUDED WITHIN FAR:

TH1

TH2

TH3

TH4

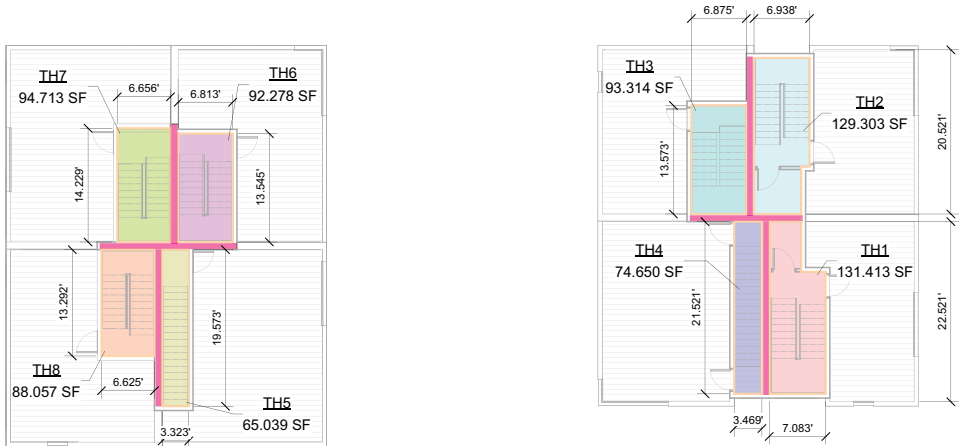
TH5

TH6

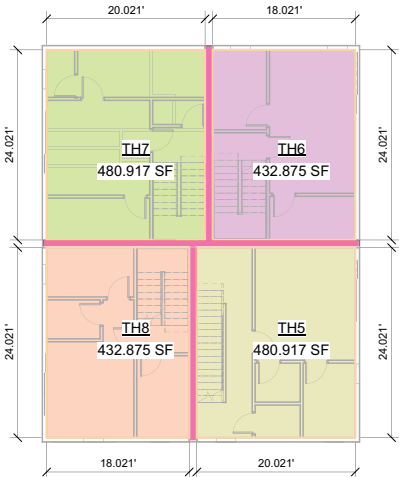
TH7

TH8

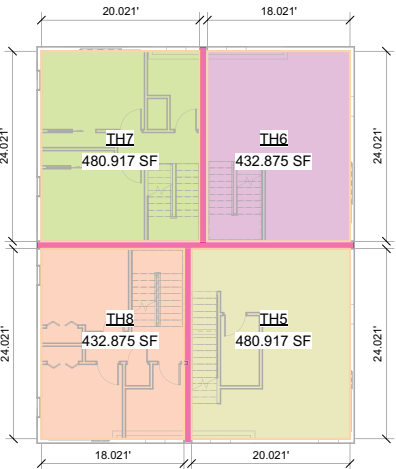
ADDITIONAL AREAS INCLUDED FOR GFA



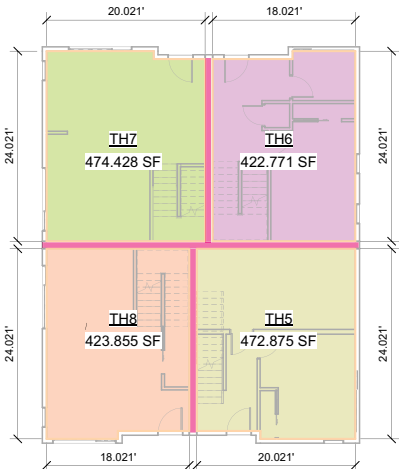
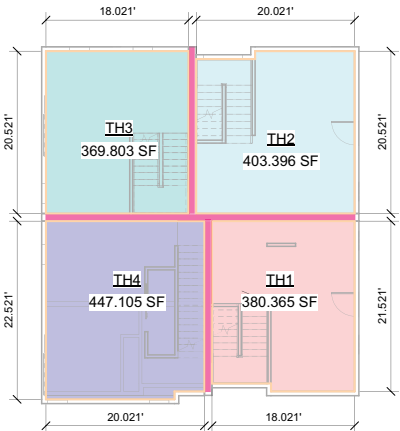
ROOF PLAN



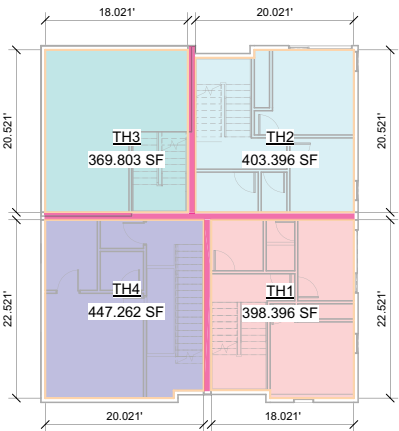
THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GFA CALCULATION FAR + GFA 16

TOWNHOME 1		
FIRST FLOOR		380.375 SF
SECOND FLOOR		380.365 SF
THIRD FLOOR		398.396 SF
PENTHOUSE		131.413 SF
TOTAL		1290.550 SF

TOWNHOME 2		
FIRST FLOOR		403.707 SF
SECOND FLOOR		403.396 SF
THIRD FLOOR		403.396 SF
PENTHOUSE		129.303 SF
TOTAL		1339.802 SF

TOWNHOME 3		
FIRST FLOOR		360.698 SF
SECOND FLOOR		369.803 SF
THIRD FLOOR		369.803 SF
PENTHOUSE		93.314 SF
TOTAL		1193.617 SF

TOWNHOME 4		
FIRST FLOOR		422.594 SF
SECOND FLOOR		447.105 SF
THIRD FLOOR		447.262 SF
PENTHOUSE		74.650 SF
TOTAL		1391.611 SF

TOWNHOME 5		
FIRST FLOOR		472.875 SF
SECOND FLOOR		480.917 SF
THIRD FLOOR		480.917 SF
PENTHOUSE		65.039 SF
TOTAL		1499.749 SF

TOWNHOME 6		
FIRST FLOOR		422.771 SF
SECOND FLOOR		432.875 SF
THIRD FLOOR		432.875 SF
PENTHOUSE		92.278 SF
TOTAL		1380.800 SF

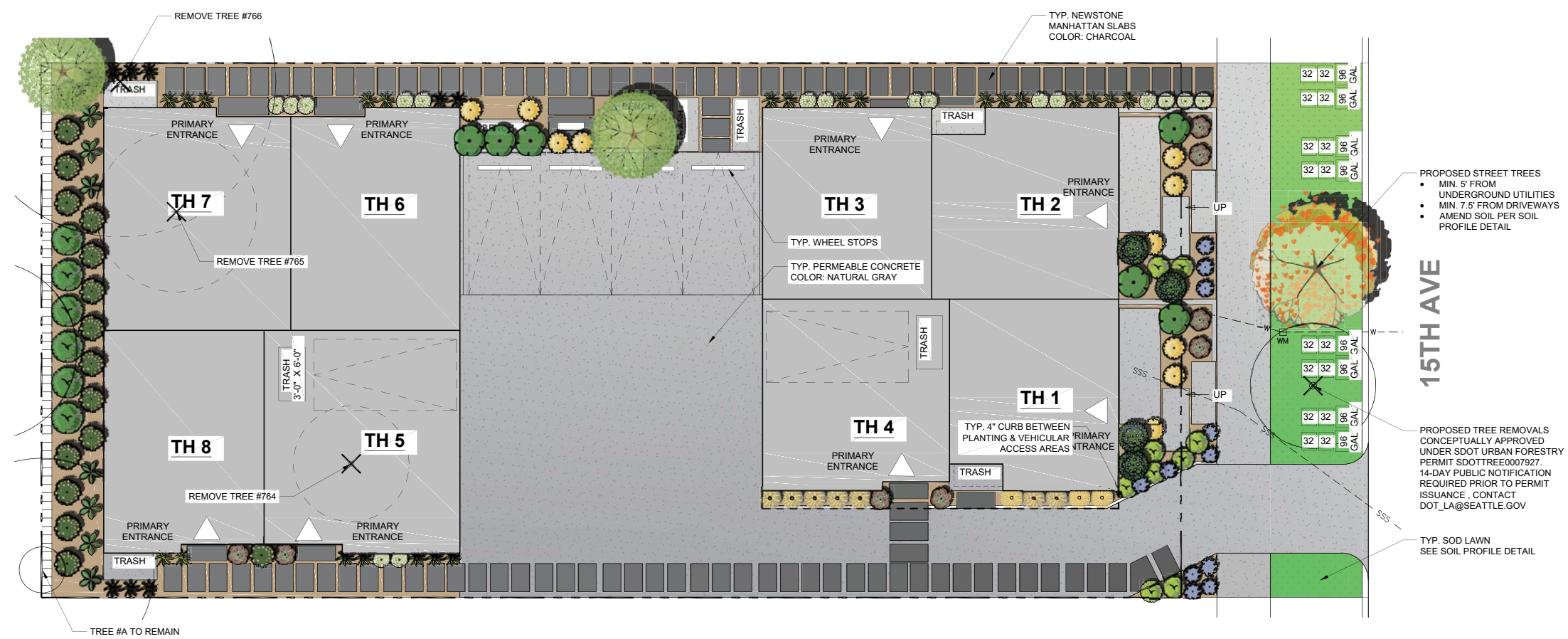
TOWNHOME 7		
FIRST FLOOR		474.428 SF
SECOND FLOOR		480.917 SF
THIRD FLOOR		480.917 SF
PENTHOUSE		94.713 SF
TOTAL		1530.975 SF

TOWNHOME 8		
FIRST FLOOR		423.855 SF
SECOND FLOOR		432.855 SF
THIRD FLOOR		432.855 SF
PENTHOUSE		88.057 SF
TOTAL		1377.663 SF

GRAND TOTAL		11,004.767 SF
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SITE PLANNING + LANDSCAPE APPROACH

There are eight total units proposed and split into two buildings with two townhomes facing 15th 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.

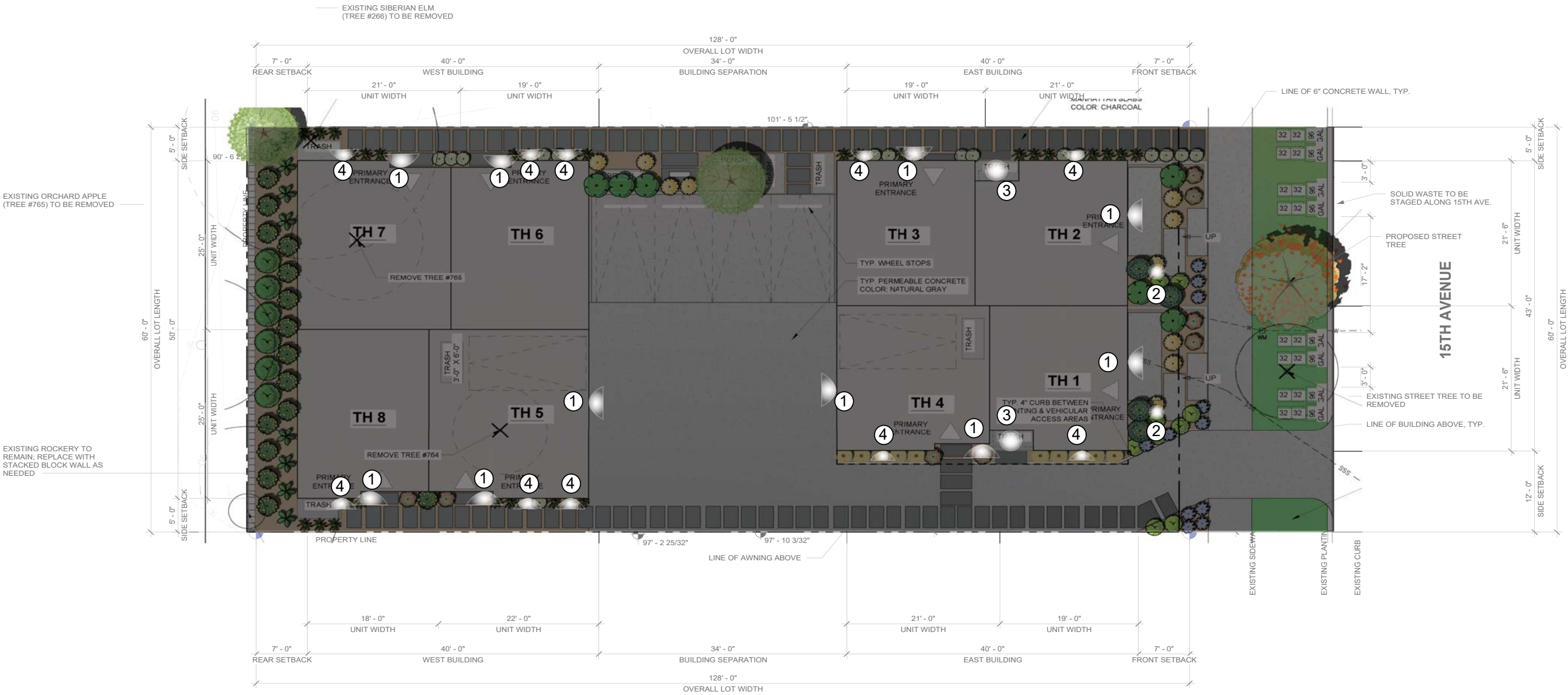


PROPOSED SITE PLAN



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 buildings.



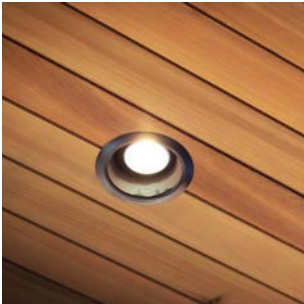
PROPOSED LIGHTING PLAN ①



① EXTERIOR SCONCES



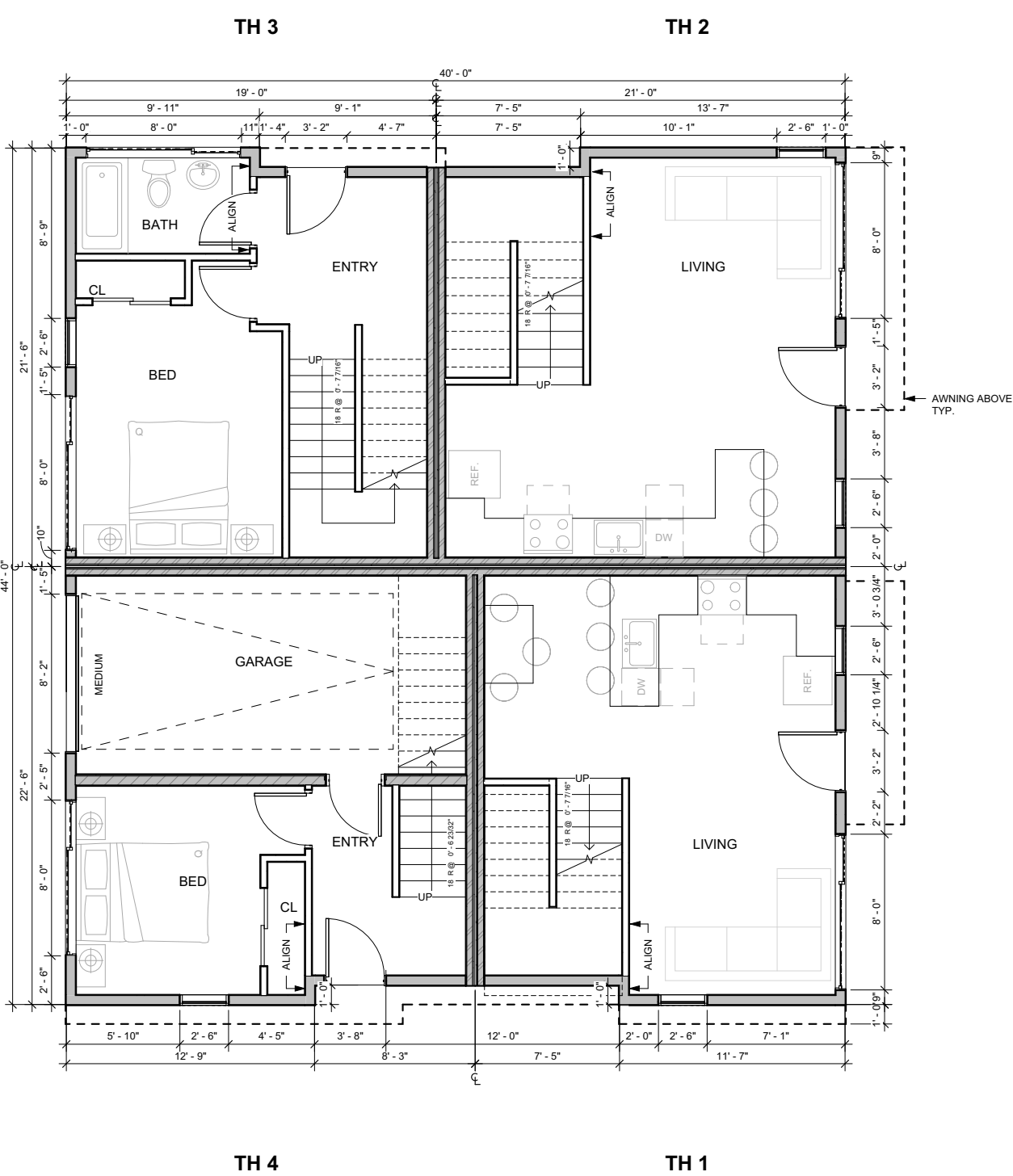
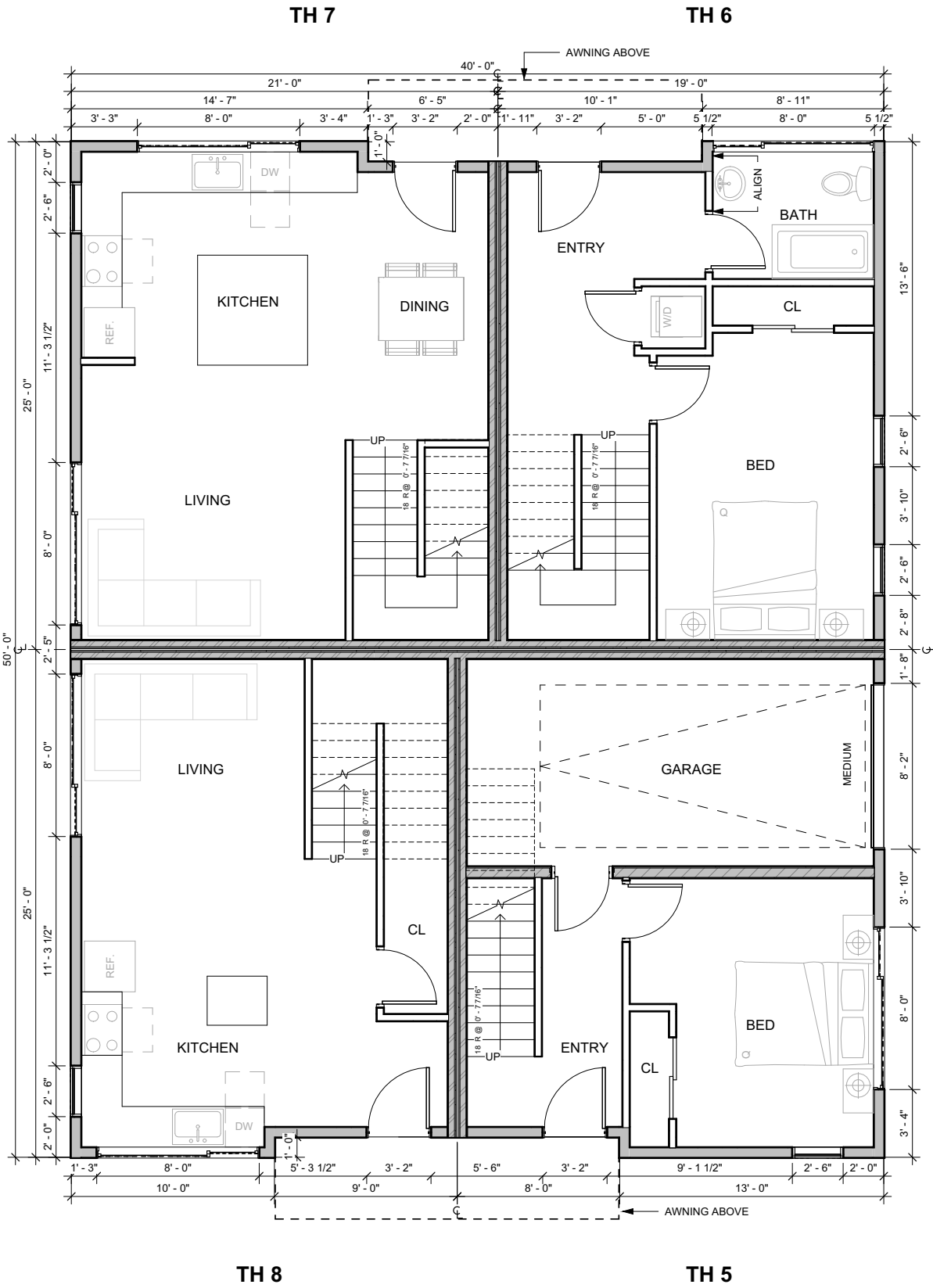
② BOLLARD LIGHTS



③ SOFFIT LIGHTS

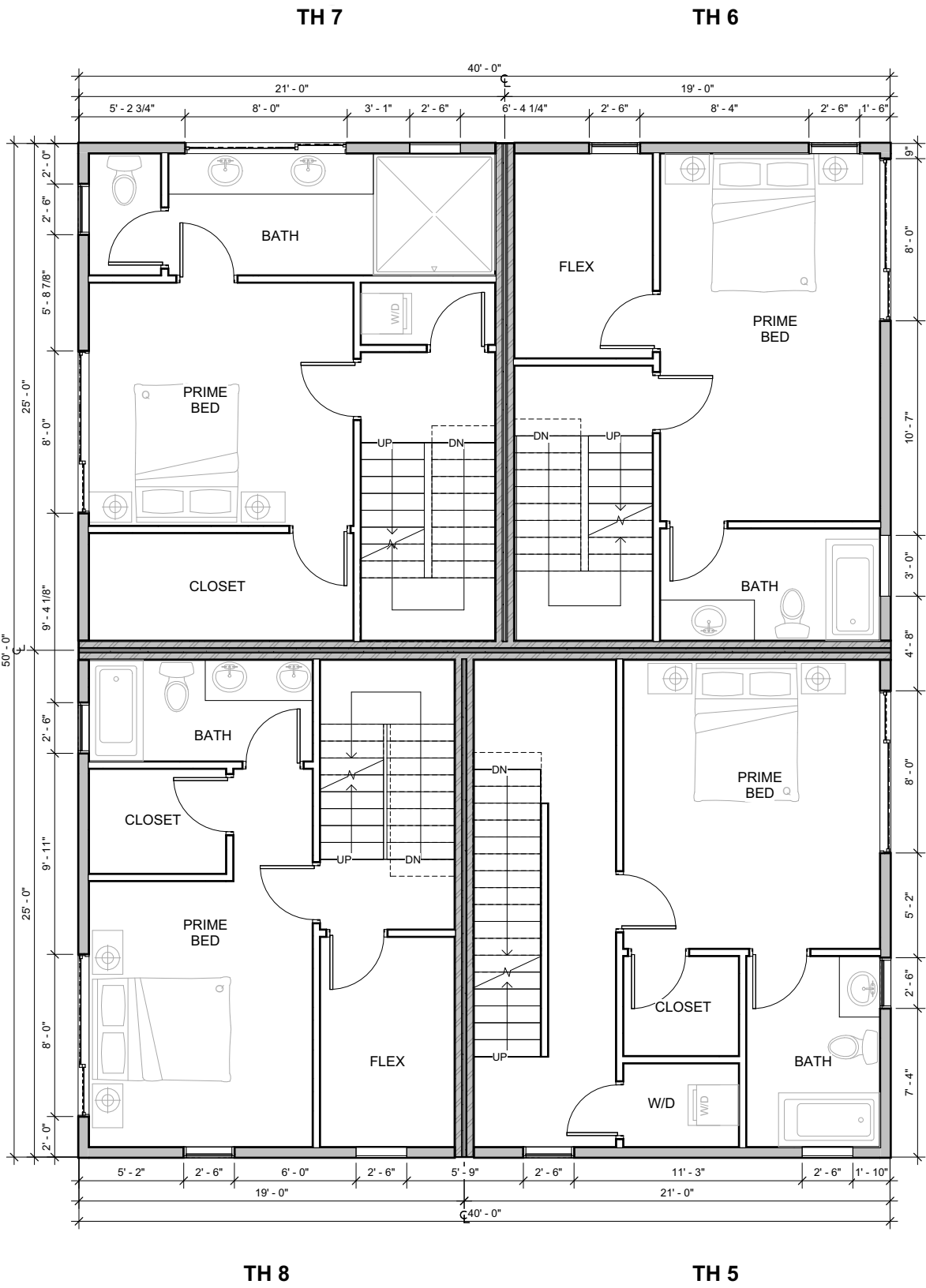


④ PATHWAY DOWN LIGHT

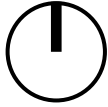


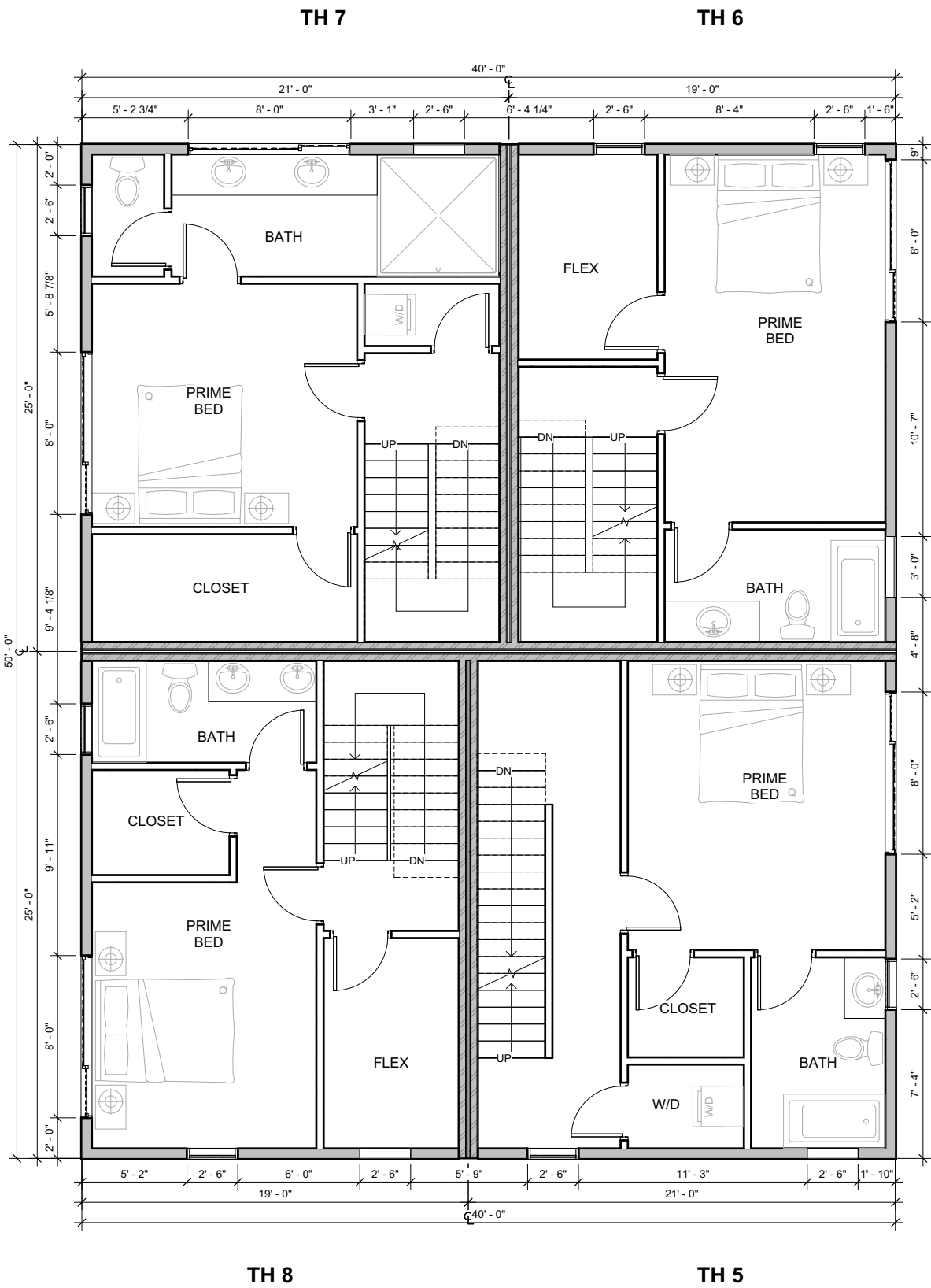
TH 4 TH 1

FIRST FLOOR PLAN

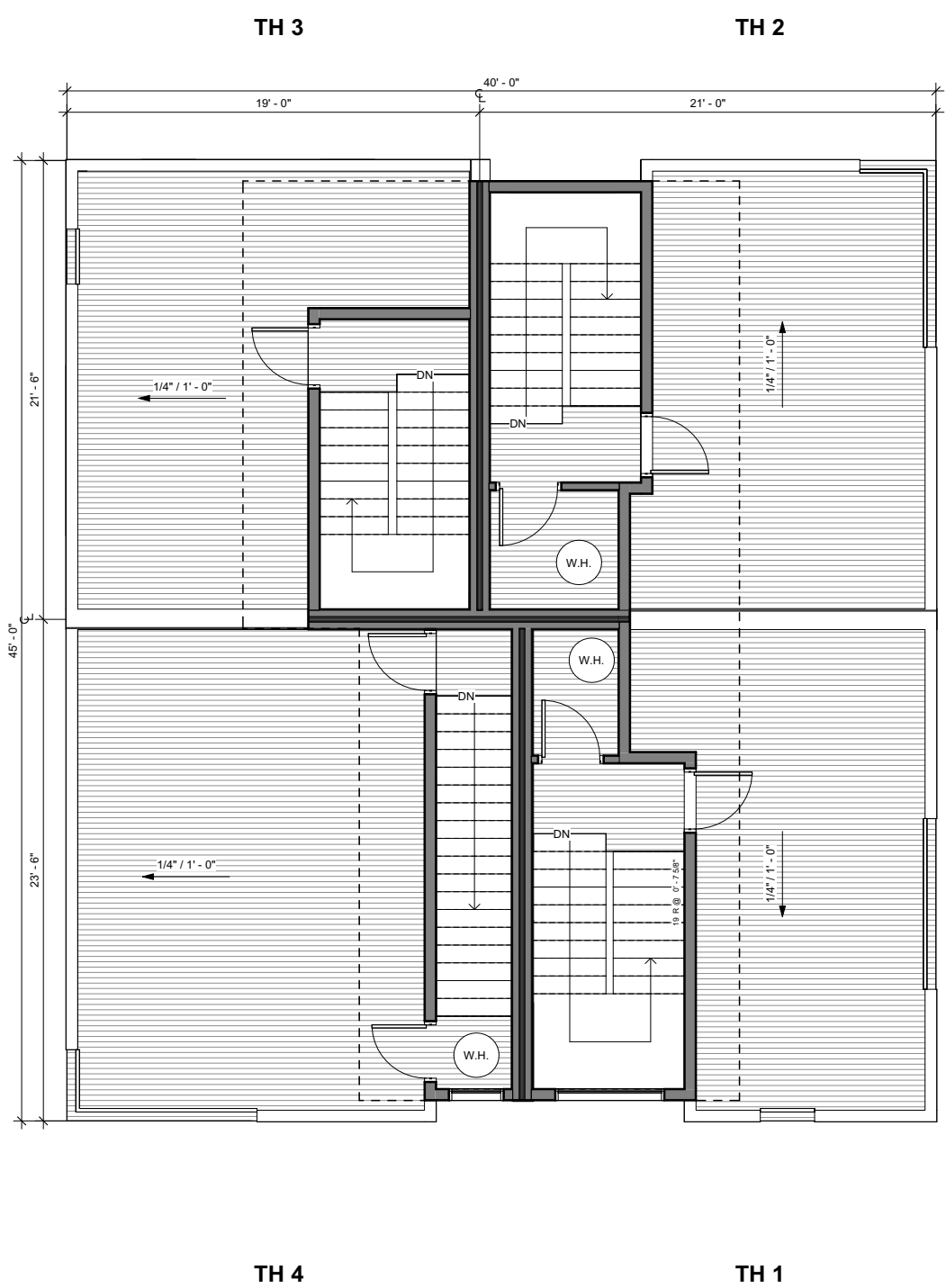
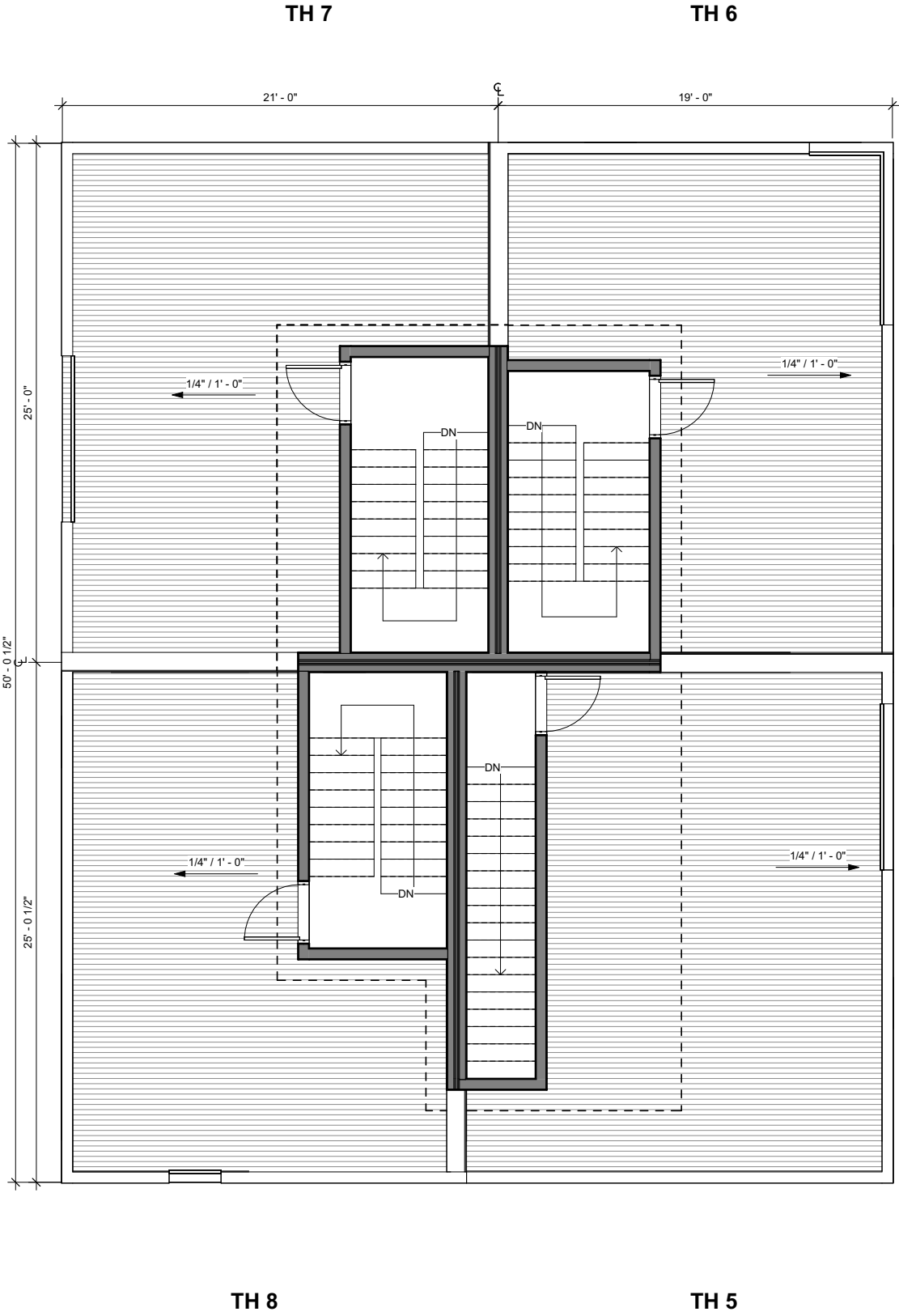


SECOND FLOOR PLAN





THIRD FLOOR PLAN





EAST ELEVATION - TOWNHOMES 1 & 2



WEST ELEVATION - TOWNHOMES 3 & 4



① BOARD AND BATTEN
SW 6265 QUIXOTIC
PLUM



② ALTERNATING
HORIZONTAL LAP
SIDING SW 9541
WHITE SNOW



③ HORIZONTAL LAP
SIDING, 6" REVEAL
SW 7674
PEPPERCORN



④ FIBER CEMENT
PANEL + INFILL
SW 7674
PEPPERCORN



⑤ OKOUME PLYWOOD



⑥ BLACK OPEN
HORIZONTAL RAIL



⑦ BLACK WINDOWS

- ⑧ BLACK CAP FLASHING
- ⑨ WINDOW FLASHING PAINTED TO MATCH ADJACENT
- ⑩ FRAMED AWNING SW 6991 BLACK MAGIC

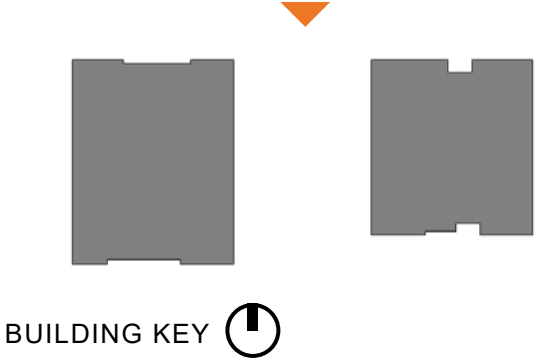


SOUTH ELEVATION



- ① BOARD AND BATTEN
SW 6265 QUIXOTIC
PLUM
- ② ALTERNATING
HORIZONTAL LAP
SIDING SW 9541
WHITE SNOW
- ③ HORIZONTAL LAP
SIDING, 6" REVEAL
SW 7674
PEPPERCORN
- ④ FIBER CEMENT
PANEL + INFILL
SW 7674
PEPPERCORN
- ⑤ OKOUME PLYWOOD
- ⑥ BLACK OPEN
HORIZONTAL RAIL
- ⑦ BLACK WINDOWS

- ⑧ BLACK CAP FLASHING
- ⑨ WINDOW FLASHING PAINTED
TO MATCH ADJACENT
- ⑩ FRAMED AWNING SW 6991
BLACK MAGIC



NORTH ELEVATION



① BOARD AND BATTEN
SW 6265 QUIXOTIC
PLUM



② ALTERNATING
HORIZONTAL LAP
SIDING SW 9541
WHITE SNOW



③ HORIZONTAL LAP
SIDING, 6" REVEAL
SW 7674
PEPPERCORN



④ FIBER CEMENT
PANEL + INFILL
SW 7674
PEPPERCORN



⑤ OKOUME PLYWOOD

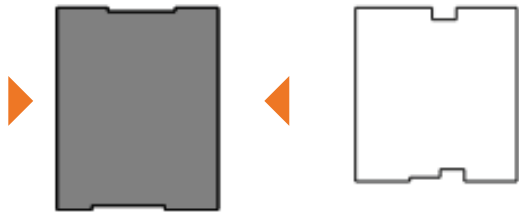


⑥ BLACK OPEN
HORIZONTAL RAIL

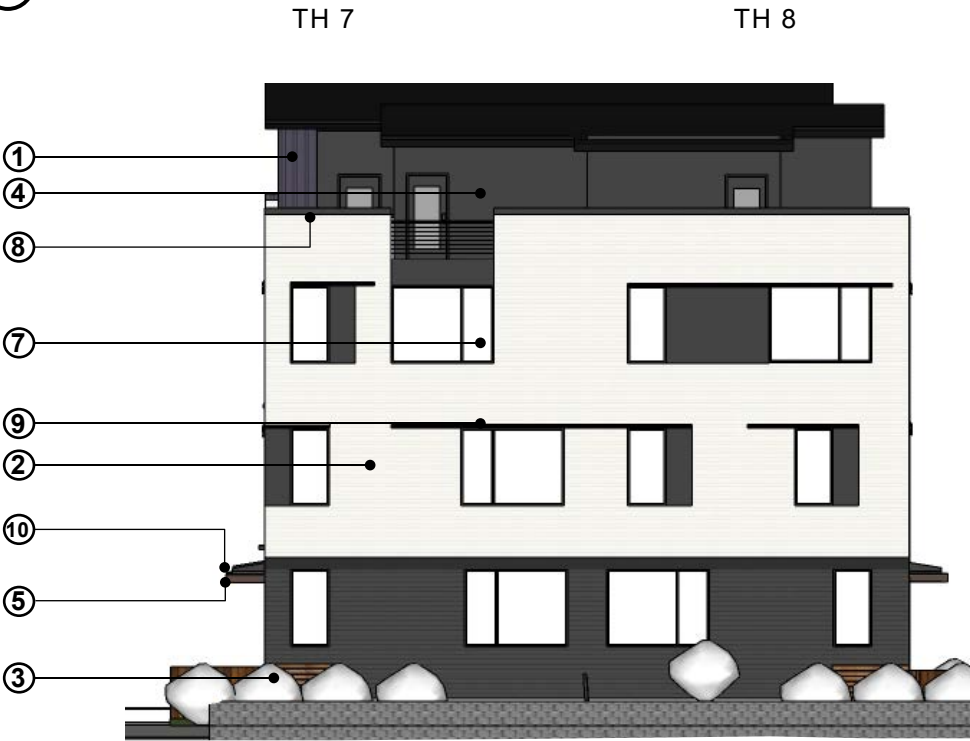


⑦ BLACK WINDOWS

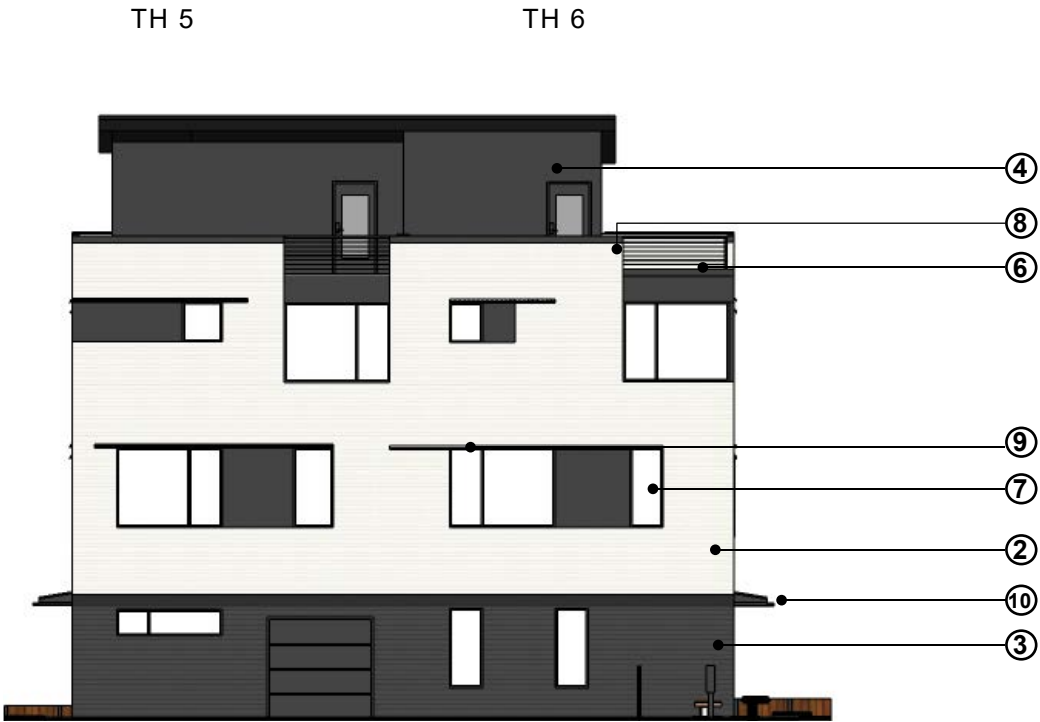
- ⑧ BLACK CAP FLASHING
- ⑨ WINDOW FLASHING PAINTED
TO MATCH ADJACENT
- ⑩ FRAMED AWNING SW 6991
BLACK MAGIC



BUILDING KEY



WEST ELEVATION - TOWNHOMES 7 & 8



EAST ELEVATION - TOWNHOMES 5 & 6



① BOARD AND BATTEN
SW 6265 QUIXOTIC
PLUM



② ALTERNATING
HORIZONTAL LAP
SIDING SW 9541
WHITE SNOW



③ HORIZONTAL LAP
SIDING, 6" REVEAL
SW 7674
PEPPERCORN



④ FIBER CEMENT
PANEL + INFILL
SW 7674
PEPPERCORN



⑤ OKOUME PLYWOOD



⑥ BLACK OPEN
HORIZONTAL RAIL



⑦ BLACK WINDOWS

- ⑧ BLACK CAP FLASHING
- ⑨ WINDOW FLASHING PAINTED
TO MATCH ADJACENT
- ⑩ FRAMED AWNING SW 6991
BLACK MAGIC



PRIVACY DIAGRAM - NORTH NEIGHBOR



PRIVACY DIAGRAM - SOUTH NEIGHBOR



SE CORNER VIEW FROM 15TH AVE

MASSING AND MODULATION

Modulation is used to define a strong base at the pedestrian level and reduce the overall massing by pulling in the stair towers from the edge of the building, keeping them central. In some areas, open rail is introduced to vary the height of the roof line and further visually reduce the perceived mass. The roof line at the stair towers features a fluted eave design to create a thinner profile of the shed roof that follows the slope of the topography.

MATERIALS

Materials relate to the neighboring context by using color, horizontal lap siding and wood accednts. These elements are used on all facades, rather than just the street face, to maintain the quality of the design.



TOWNHOUSE 1+ 2 ENTRIES

STREET LEVEL INTERACTION

As stoops and porches are the life of the neighborhood, the design features two street facing "porches". Defined by low, concrete walls that do not impede on visual connection and the ability to chat with a neighbor, the separation of public to private is clear. With an additional layer of landscaping, the street facing units are activated.

WAYFINDING

with the two street facing units having defined walls with addressing, acting as a buffer from the sidewalk, the six(6) units at the rear need wayfinding. Placed at the south and north pathways, a concrete podium provides signage to clarify which units are accessed from each respective side.

LANDSCAPING

Landscaping is incorporated to create a natural buffer between entries and the public sidewalk while visually reducing the amount of hard surfaces. Planters are used on the second floor decks to provide further separation and privacy between residents.



TOWNHOME 8 AND 5 ENTRY



TOWNHOMES 1 AND 2 ENTRIES

ENTRIES

Common awning design marks all units entries around the site to provide overhead weather protection and wayfinding.

Each awning is framed so that it tapers, similar to the design of the stair tower eaves. At the underside of each awning there is a piece of marine grade plywood to add warmth, complimenting the color palette overall.

The entries at the rear building are coupled up and use the bold color to emphasize the stepping nature of the building foundation. the typical awning is present for clarity.



DRIVEWAY AND TOWNHOUSE 4 ENTRY



COMMON AMENITY

TOWNHOUSE 4 ENTRY
This unit's entry is off of the south pathway in a multi-use driveway / pedestrian pathway to maintain the rhythm of unit entries coming off of the north and south pedestrian path. The entry has been recessed to provide some additional separation and is highlighted with the typical entry awning. By placing the entry here, this space is more activated than if it were along the autocourt, which would present similar conflicts.

SOLID WASTE STORAGE
The solid waste for units 1 + 2 is stored below the stair landing in an exterior nook, as shown in the image on the far left. Agate constructed with horizontal lap siding of a similar scale to the lap siding adds screening.

COMMON AMMENITY
The open space provided along the north pedestrian pathway provides a space for residents to convene while retrieving their mail. Benches are provided for reflection and interaction.



AUTOCOURT CONTAINING 4 PARKING STALLS ACCESSED FROM 15TH AVE

PARKING

Six 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.



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

There are eight total units proposed and split into two buildings, with two townhomes facing 15th Ave and six townhomes towards the rear. There is a pedestrian pathway along the drive to provide access to rear units. Attached garages are provided for two units in addition to four surface parking stalls at a central autocourt and driveway accessed from 15th Ave. All townhomes are situated to appropriately sit within the site, positioned to create outdoor space that fosters connection to the street and outdoor access for residents.