



STREAMLINED DESIGN REVIEW PROPOSAL

SDCI #3039935-EG
222 10TH AVE E
SEATTLE, WA 98102

Applicant:
H+dIT Collaborative, LLC
2562 Dexter Ave. N
Seattle, WA 98109
Contact: Nathalie Doyle
Email: nathalie@hdtcollaborative.com

Landscape Architect:
Root of Design, LLC
Contact: Devin Peterson
Email: devin@rootofdesign.com

Owner:
Garton Developments, LLC
Contact: Nick Garton
Email: nick@gartondevelopments.com

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

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PROJECT ADDRESS

222 10TH AVE E,
SEATTLE, WA 98102

SDCI PROJECT NUMBER

3039935-EG

OWNER'S NAME

GARTON DEVELOPMENTS, LLC

ARCHITECT

H+dIT COLLABORATIVE, LLC

LANDSCAPE ARCHITECT

ROOT OF DESIGN

ZONING INFORMATION

MR (M1)
CAPITOL HILL URBAN CENTER
STATION AREA OVERLAY

PARCEL NUMBER

6003501390

LOT AREA

4,800 SF

LEGAL DESCRIPTION

NAGLES 2ND ADD N 40 FT LESS ALLEY
PLAT BLOCK: 52
PLAT LOT: 4

OF UNITS

TOWNHOUSE: 8

EXISTING SITE

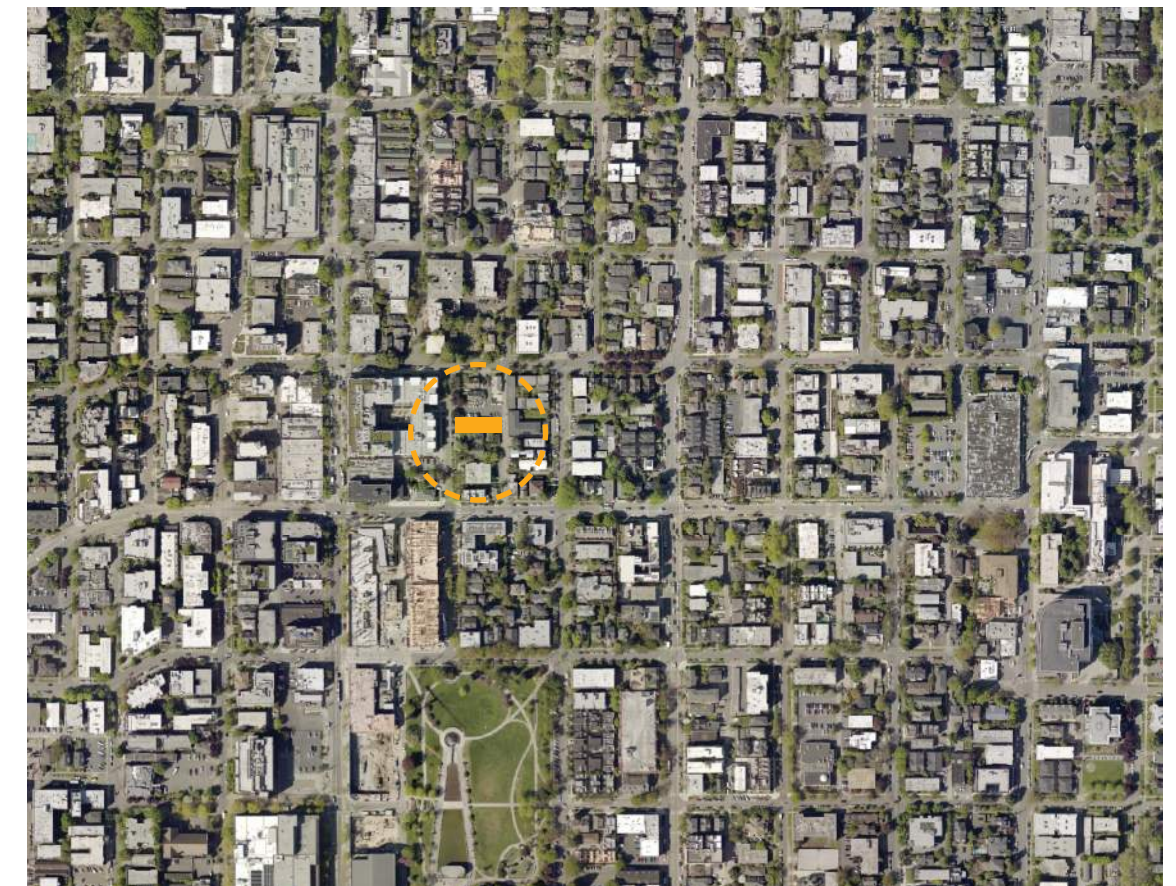
THE PROJECT SITE IS LOCATED ON THE EAST SIDE OF 10TH AVE. E, BETWEEN E. THOMAS ST AND E. JOHN ST. THE NEIGHBORHOOD COMMERCIAL CORRIDOR ALONG E. JOHN ST. IS LOCATED HALF A BLOCK SOUTH OF THE SITE.

ZONING AND OVERLAY DESIGNATION

THE PROJECT PARCEL IS ZONED MR (M1) & MHA WITHIN THE CAPITOL HILL URBAN CENTER OVERLAY, IN THE STATION AREA OVERLAY WITH NO MINIMUM PARKING REQUIRED. MULTI-FAMILY RESIDENTIAL ZONING SURROUNDS THE PARCEL WITH THE MIXED-USE NEIGHBORHOOD COMMERCIAL CORRIDOR TO THE SOUTH AND WEST ALONG E. JOHN ST. AND E. BROADWAY RESPECTIVELY.



PERSPECTIVE MAP



MULTI-BLOCK AERIAL MAP



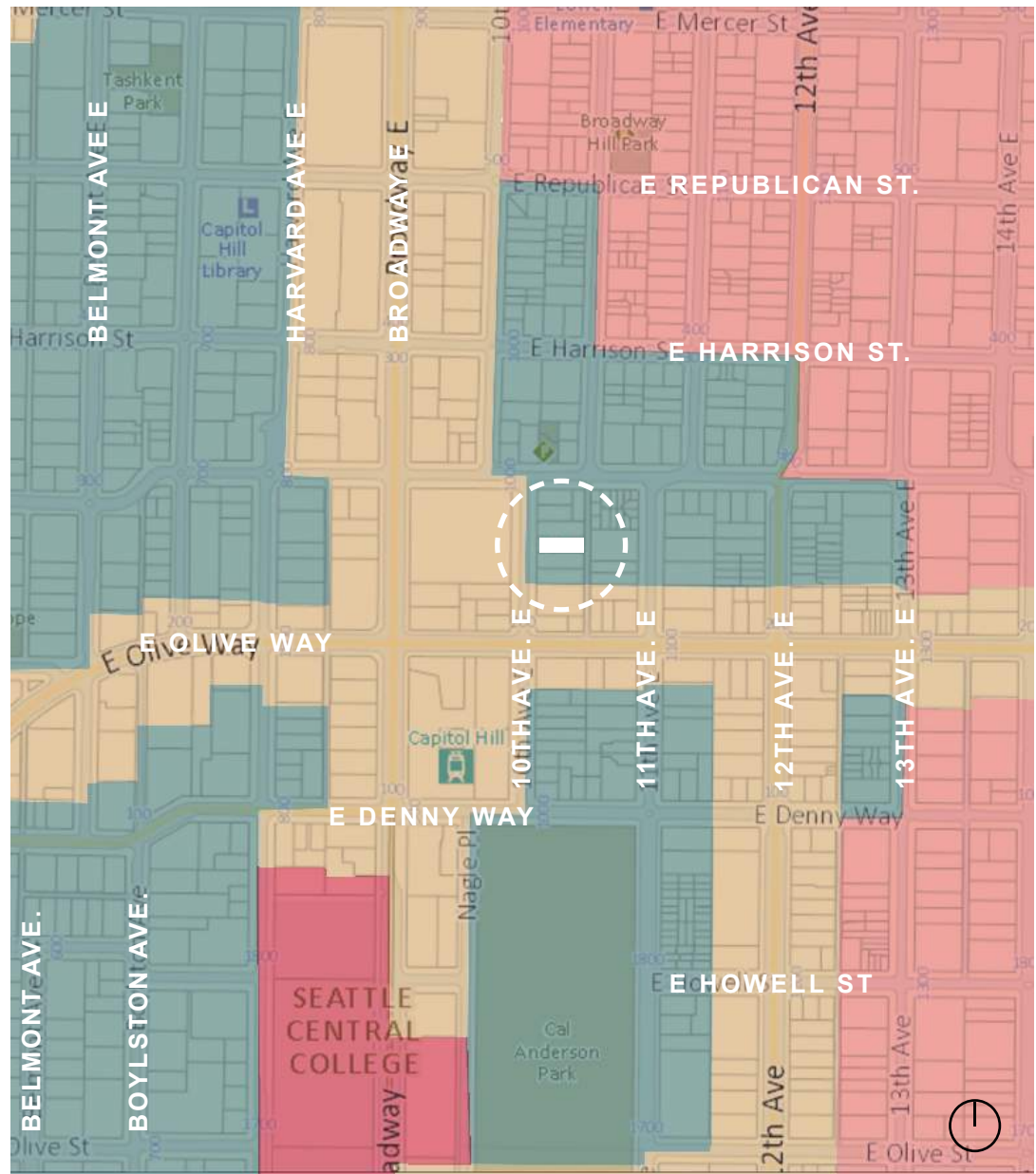
DEVELOPMENT OBJECTIVES

THE OWNER PROPOSES THE CONSTRUCTION OF EIGHT (8) TOWNHOUSE UNITS. THE EXISTING SINGLE FAMILY STRUCTURES ON THE PARCEL ARE TO BE DEMOLISHED. THE PARCEL'S IMMEDIATE PROXIMITY TO PUBLIC TRANSIT AND THE NEIGHBORHOOD COMMERCIAL CORRIDOR ALONG E. JOHN ST. MAKES THE LOCATION IDEAL FOR A TOWNHOUSE DEVELOPMENT; WHILE THE NEARBY NEW CONSTRUCTION OF MULTI-FAMILY STRUCTURES REINFORCES THE RESIDENTIAL CONTEXT DESIRED FOR COMMUNITY LIVING.

DEVELOPMENT STANDARDS

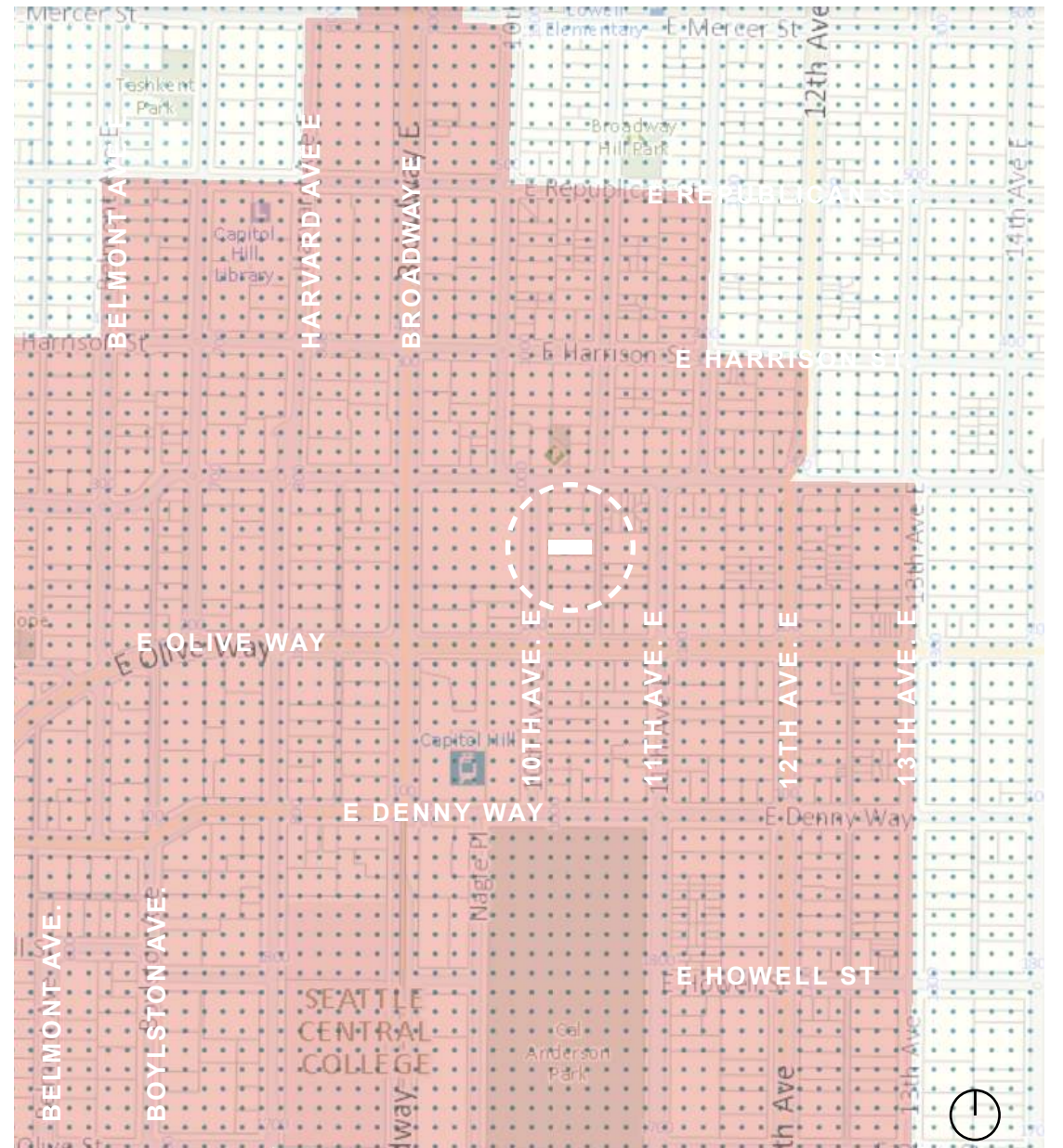
- 23.45.502 **SCOPE OF PROVISIONS**
MIDRISE 1: MR (M1)
- 23.45.504 **PERMITTED USES**
RESIDENTIAL USES ARE PERMITTED OUTRIGHT
PROPOSED: RESIDENTIAL (TOWNHOMES)
- 23.45.510 **FLOOR AREA RATIO (FAR) LIMITS IN MR ZONES**
TOTAL FAR PERMITTED: 4.5 (21,600 SF)
TOTAL FAR PROPOSED: 2.08 (10,394 SF)
- 23.45.514 **STRUCTURE HEIGHT**
MAX. BASE HEIGHT LIMIT: 80'-0"
4' ADDITIONAL ALLOWED PARAPET HEIGHT BONUS: 84'-0"
10' ADDITIONAL STAIR PENTHOUSE HEIGHT: 90'-0"
PROPOSED ROOF HEIGHT: 36'-0"
PROPOSED STAIR PENTHOUSE HEIGHT: 45'-0"
- 23.45.518 **SETBACKS AND SEPARATIONS**
FRONT: 7'-0" AVERAGE; 5'-0" MINIMUM
SIDES (BELOW 42'): 7'-0" AVERAGE; 5'-0" MINIMUM
SIDES (ABOVE 42'): 10'-0" AVERAGE; 7'-0" MINIMUM
REAR: 10'-0" MINIMUM
PROPOSED:
FRONT: 7'-11" AVERAGE
NORTH SIDE (BELOW 42'): 7.16' AVG.
SOUTH SIDE (BELOW 42'): 7.01' AVG.
NORTH SIDE (ABOVE 42'): 7.37' AVG.
SOUTH SIDE (ABOVE 42'): 7.03' AVG.
REAR: 10'-5" AVERAGE
- 23.45.522 **AMENITY AREA**
5% OF TOTAL GFA REQUIRED
5% x 10,394 SF = 520 SF
PROPOSED: 1,455 SF
- 23.45.524 **LANDSCAPING STANDARDS**
GREEN FACTOR SCORE OF 0.5 OR GREATER IS REQUIRED
STREET TREES REQUIRED
THE PROPOSAL COMPLIES WITH THIS SECTION OF THE LAND USE CODE.
- 23.54.015 **REQUIRED PARKING**
THE PROJECT LOCATION PROVIDES FREQUENT TRANSIT SERVICE AND IS LOCATED IN AN URBAN VILLAGE, NO PARKING IS REQUIRED.

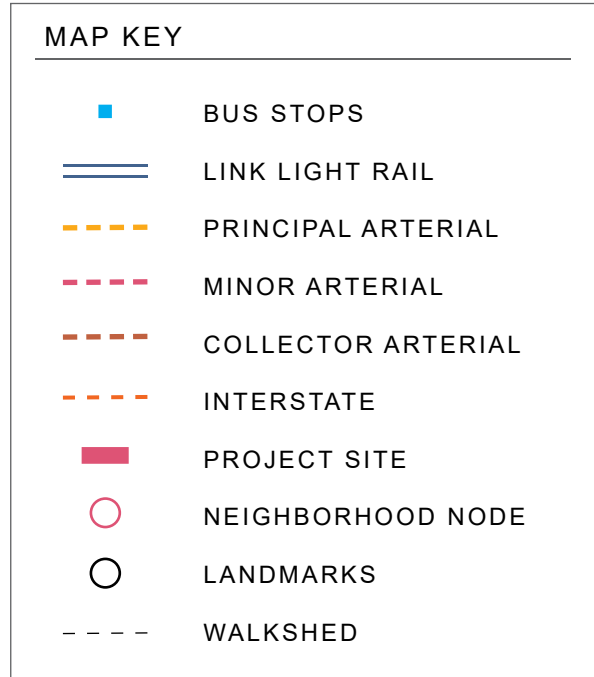
BICYCLE PARKING REQUIRED: 1 LONG TERM STALL PER UNIT; 1 SHORT TERM STALL PER 20 UNITS, ROUNDED TO THE NEAREST EVEN NUMBER.
PROPOSED:
VEHICLE PARKING: 0 STALLS
SHORT TERM BICYCLE PARKING: 2 STALLS
LONG TERM BICYCLE PARKING: 8 STALLS
- 23.54.040 **SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS**
PROPOSED: HYBRID SOLID WASTE STORAGE
TRASH: (8) 32-GAL. CARTS; INDIVIDUAL USE
RECYCLING: (4) 96-GAL CART; SHARED USE
COMPOST: (1) 96-GAL CART; SHARED USE



- NEIGHBORHOOD COMMERCIAL
- HIGH-DENSITY MULTI-FAMILY
- LOWRISE MULTI-FAMILY
- MAJOR INSTITUTIONS

- STATION AREA OVERLAY
- CAPITOL HILL URBAN CENTER







(A) LOWELL ELEMENTARY SCHOOL



(B) CAPITOL HILL PUBLIC LIBRARY



(C) ELLIOTT BAY BOOK COMPANY



(D) CAL ANDERSON PARK



(E) SEATTLE CENTRAL COMMUNITY COLLEGE



(F) ODD FELLOWS CAFE



(G) BROADWAY HILL PARK



(J) CAPITOL HILL LIGHT RAIL STATION



(H) NORTHWEST FILM FORUM



(I) VOLUNTEER PARK CONSERVATORY

COMMUNITY OUTREACH

Community outreach was communicated through printed mailers, a basic project webpage, and an electronic survey. See below for details regarding each form of outreach:

1. PRINTED OUTREACH

Date Flyers Mailed via USPS: 07/28/2022

of Flyers Mailed: 734

of Flyers Returned as Undeliverable: 132 (18% Undeliverable)

Materials Attached: PDF of Flyer Mailed (Exhibit 1), PDF of addresses flyer was mailed to

H+dIT administered direct mailings to residents within an approximate 500' radius of the proposed project site at 222 10th Ave E. The flyer mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share feedback, where additional information on the project can be found, and a site location map. Both an online link and a QR code were provided for the above item

2. ELECTRONIC/ DIGITAL OUTREACH 1

Basic Project Webpage

Published: 07/25/2022

Link: <https://www.hdlcollaborative.com/community-outreach/222-10th-avenue-e>

Materials Attached: Screenshot of Project Webpage (Exhibit 2)

H+dIT created a project webpage and provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share feedback, where additional information on the project can be found, a link to the Survey Monkey survey, a basic site plan, and a site location map.

3. ELECTRONIC/ DIGITAL OUTREACH 2

Online Survey

Published: 07/25/2022

Materials Attached: Screenshot of Survey Monkey survey and individual question results (Exhibit 4)

H+dIT created an online survey via Survey Monkey that provided a link to the project webpage, an email address to provide feedback, and six questions.

EXHIBIT 1

July 29, 2022
222 10TH AVE E. TOWNHOMES

collaborative, llc
architectural+planning+design
residential+commercial+multifamily
www.hdlcollaborative.com

Early Community Outreach Documentation
222 10th Ave Townhomes Community Outreach - Mailed Flyer

Dear Resident,

This flyer is to include you in a project under design review in your area. Below is the project information:

PROJECT NAME: 222 10th Ave E Townhomes
PROJECT ADDRESS: 222 10th Ave E, Seattle, WA 98102
SDCI RECORD NUMBER: 3039935-EG
ZONING: MR (M1)
IN EQUITY AREA: No

PROJECT CONTACT: Nathalie Doyle
EMAIL: eco@hdlcollaborative.com

ABOUT THE PROJECT
H+dIT Collaborative and Elliott Bay Builder Group, LLC, are partnering on a new townhouse project at 222 10th Ave E in the Capitol Hill neighborhood. The proposed site is going through Streamlined Design Review to allow for demolition of an existing single-family residence and new construction of (8) townhouse units. Required refuse and recycling receptacles, along with bicycle storage will be provided on site.

SHARE YOUR THOUGHTS
We want to hear from the community about this proposed project. Please share your feedback for this proposed project at the interactive website or by participating in the online survey. Information you share could be made public.

ONLINE SURVEY
<https://www.surveymonkey.com/r/2J9TFDK>
Go to link or scan code.
Available from July 29 - August 22, 2022.

Please visit our interactive project website to learn more about the proposal. The website features a preliminary site plan and general parameters for the upcoming proposed project. All are welcome to explore, ask questions, and provide feedback.

PROJECT WEBSITE
<http://www.hdlcollaborative.com/222-10th-ave-e>
Go to link or scan code.

ADDITIONAL INFORMATION
To find out more about this project and track the progress through the design review and permitting process, search the project address or SDCI project number in the Design Review Calendar (<http://designreviewoutreach.seattle.gov/>) and the Seattle Services Portal (<https://web6.seattle.gov/dpd/edms/>).

H+dIT collaborative, llc | 2562 dexter avenue north, seattle, washington 98109
tel. 206.545.0700 fax 206.545.0702 www.hdlcollaborative.com

EXHIBIT 2

collaborative, llc
architectural+planning+design

Projects Our Team Community Outreach About Contact Us

222 10th Avenue E

H+dIT Collaborative and Elliott Bay Builder Group, LLC, are partnering on a new townhouse project at 222 10th Ave E in the Capitol Hill neighborhood. The proposed site is going through Streamlined Design Review to allow for demolition of an existing single-family residence and new construction of (8) townhouse units. Required refuse and recycling receptacles, along with bicycle storage will be provided on site.

Address: 222 10th Ave. E.

SDCI #: 3039935-EG

Zoning: MR (M1)

Project Contact: Nathalie Doyle / H+dIT

Email: eco@hdlcollaborative.com

In Equity Area: No

We welcome your comments and feedback! Click here:

Early Community Outreach - 222 10th Ave. E. Townhomes (SDCI #3039935-EG) Survey ([surveymonkey.com](https://www.surveymonkey.com))

You can also enter the project address or SDCI project number in the design review calendar (<http://designreviewoutreach.seattle.gov/>) and the Seattle services portal (<https://cosaccela.seattle.gov/portal/>).

You can learn more about Early Community Outreach for Design Review on the Seattle Department of Neighborhoods website: (<https://www.seattle.gov/neighborhoods/outreach-and-engagement/design-review-for-early-outreach>).

*Please note that information collected in this outreach may be made public.

EXHIBIT 3

QUESTION 1:

Q1

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

Answered: 16 Skipped: 0

ANSWER CHOICES	RESPONSES
I live very close to the project	81.25% 13
I live in the general area	12.50% 2
I own a business nearby	6.25% 1
I used to live in this neighborhood and would like to move back	0.00% 0
I visit the area often for work or leisure	12.50% 2
I don't have a direct connection, but I do care about growth and development in Seattle	0.00% 0

Total Respondents: 16

Comments (0)

QUESTION 2:

Q2

What is most important to you about a new development at this property? (Select up to two)

Answered: 14 Skipped: 2

ANSWER CHOICES	RESPONSES
That it is nice looking	0.00% 0
That it looks unique and interesting	21.43% 3
That it is affordable for residents	71.43% 10
That it is designed to be family-friendly	21.43% 3
That it is designed with environmental sustainability in mind	75.87% 11

Total Respondents: 14

Comments (3)

RESPONSES (3) WORD CLOUD TAGS (0)

Showing 3 responses

- That there is parking provided for each of the tenants and that it doesn't worsen the current parking situation. 8/1/2022 7:09 AM
- That it increases the housing density of my neighborhood 7/31/2022 2:28 PM
- That it isn't built too close to the property lines of its neighbors 7/30/2022 6:06 PM

QUESTION 3:

Q3

What concerns do you have about the project? (Select any/all that apply)

Answered: 15 Skipped: 1

ANSWER CHOICES	RESPONSES
Construction noise/impacts	20.00% 3
The current use (single family residence) going away	6.67% 1
That I will not like the way it looks	13.33% 2
That it will not be affordable	46.67% 7
That it may feel out of scale with other homes nearby	20.00% 3
That it will make driving and parking in the neighborhood more difficult	53.33% 8
I don't really have specific concerns	13.33% 2

Total Respondents: 15

Comments (2)

RESPONSES (2) WORD CLOUD TAGS (0)

Showing 2 responses

- Too car oriented, Too small 7/31/2022 11:07 AM
- Privacy of neighbors should be maintained 7/30/2022 6:06 PM

QUESTION 4:

Q4

What opportunities or benefits might be achieved by this project? (Select any/all that apply)

Answered: 11 Skipped: 5

ANSWER CHOICES	RESPONSES
Increasing the number of homes available in the neighborhood	90.91% 10
Creating opportunities for home ownership	36.36% 4
Strengthening the community	36.36% 4
Other (please specify)	18.18% 2

RESPONSES (2) WORD CLOUD TAGS (0)

Showing 2 responses

- I don't see any 8/1/2022 7:09 AM
- Making the neighborhood more sustainable 7/31/2022 11:07 AM

QUESTION 5:

Q5

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

Answered: 6 Skipped: 10

RESPONSES (6) WORD CLOUD TAGS (0)

Showing 6 responses

- Would love to see these homes be affordable to people other than Tech workers while not compromising sustainability/environmental practices in the build. 8/4/2022 1:34 PM
- Don't steal my sunshine. 8/3/2022 4:51 PM
- I doubt you will make this housing affordable for the average person. Gentrification worsens the housing crisis 8/1/2022 6:27 PM
- Very near transit and groceries. Good candidate for 0 parking. 8/1/2022 3:13 PM
- We need affordable and accessible housing 7/31/2022 2:08 PM
- There is already extremely limited parking in the area 7/30/2022 11:08 PM

QUESTION 6:

Q6

What else would make the project successful for decades to come?

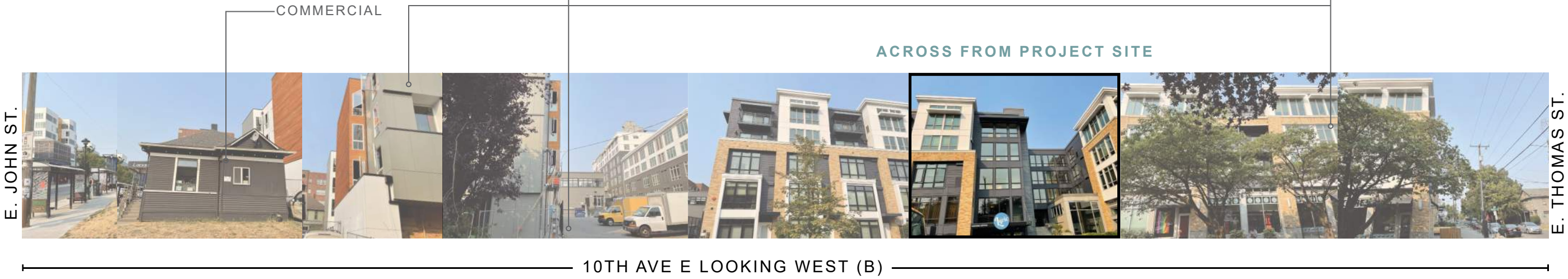
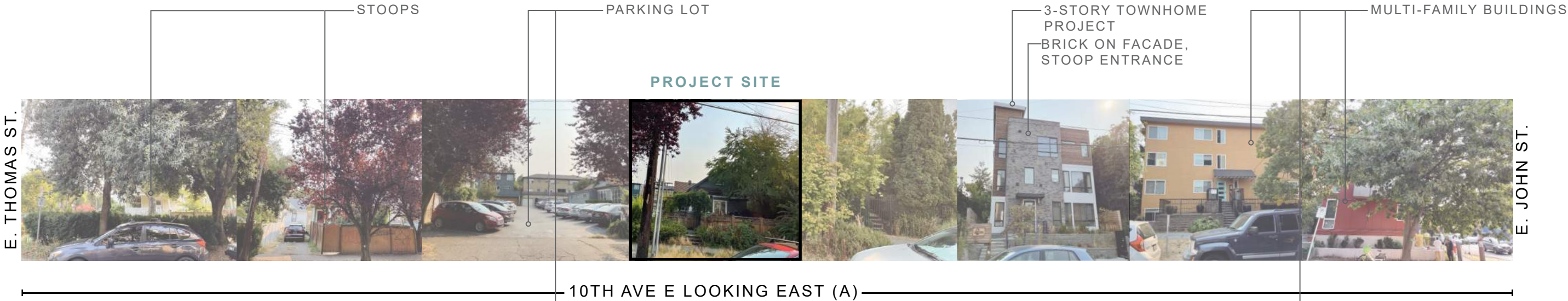
Answered: 9 Skipped: 7

RESPONSES (9) WORD CLOUD TAGS (0)

Showing 9 responses

- No parking! 8/3/2022 4:51 PM
- This part of the road is already somewhat busy and can get pretty congested between street parking and through traffic. Not sure how much you all can do to minimize negative impact there, but something to think about. 8/1/2022 8:28 PM
- Give the property a parking lot 8/1/2022 5:27 PM
- Maximize number of units. Minimize parking. Make sure it has bike storage. 8/1/2022 3:13 PM
- Additional parking 8/1/2022 7:09 AM
- All the other stuff you mentioned, like sustainability 7/31/2022 2:28 PM
- being affordable and comfortable. 7/31/2022 2:08 PM
- Make it bigger 7/31/2022 11:07 AM
- Include ample parking 7/30/2022 11:08 PM

STREET ANALYSIS





SURROUNDING CONTEXT



CAPITOL HILL URBAN NEIGHBORHOOD ANALYSIS

Nestled in one of the most culturally vibrant and energetic areas of Seattle, the Capitol Hill neighborhood is fast-growing due to expansion of the light rail transit that connects this community north up to Northgate, and south to the Airport. Architecturally, the surrounding built environment is a merging of old and new -- adopting elements of historical styles and materiality to adapt to modern needs. This is observed in the immediate context through window ornamentation, stone usage, and brick details referencing older structures, as well as an expression of youthfulness through tasteful application modern design aesthetic and materials



EXISTING SITE CONDITIONS

ARBORIST REPORT

The inventory included 3 trees on the property and none just off-site. The column CSD is crown spread diameter for the on-site trees. Following is the information on these trees.

#	Species	Dbh	CSD	Condition and Status
1	Katsura (Cercidiphyllum japonicum)	16"	26'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
2	Purpleleaf plum (Prunus cerasifera)	12"	26'	Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected.
3	Flowering cherry (Prunus serrulata)	24"	28'	Good condition and health. Meets the threshold diameter to be classified as exceptional. Required to be retained and protected. No impacts allowed within the inner root zone (IRZ), the inner 7' of the drip line radius and within the outer root zone (ORZ), the outer 7', encroachment into this zone (both above and below ground) cannot exceed 1/3 of the total ORZ area. Due to the tree's low crown, it is recommended that no above ground impacts are proposed within the ORZ as it would result in significant crown reduction to a degree that the city may not approve.

4.0 Impact Assessment

Tree #3 is located along the southern property line. The property to the south is being developed with a townhouse project, encroaching into the tree's ORZ. The proposed building on your lot also proposes to encroach into the tree's ORZ. The combined encroachments, allowed as neither impacts more than 1/3 of the total area of the tree, will result in considerable damage to the tree. Even though neither encroaches beyond the IRZ boundary, below ground impacts on two sides of the tree will result in considerable root damage and loss. In addition, providing clearance between the tree's crown the buildings will require significant reduction of the crown. All in all, the tree's condition and health moving forward will be greatly compromised. Therefore, I recommend this tree is removed during the development process.

PROJECT SITE

- Located on 10th Ave. E. with an alley on the eastern front of the parcel
- Zoning is MR (High Density Multi-Family Mid-Rise)
- Existing single family home to be demolished on site
- Site Area: 4,800 SF; 120' X 40'

ADJACENT BUILDING AND USES

- North: Parking Lot
- East: Alley with multi-family housing
- South: Future townhome project currently in building permit reviews with SDCI
- West: Multi-Family Apartment Building

TOPOGRAPHY

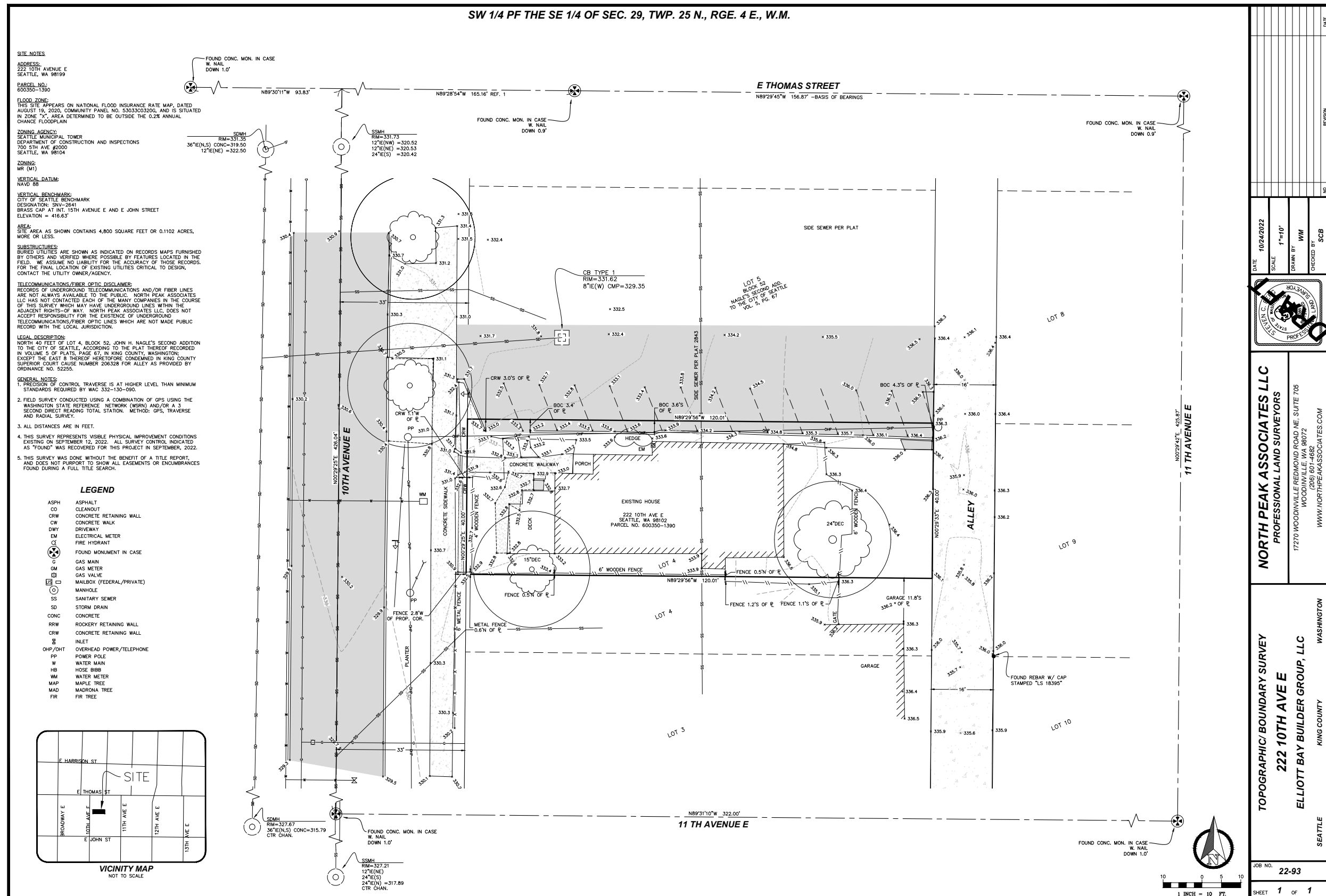
- Site slopes east to west with a total grade change of approximately 5'

TREES

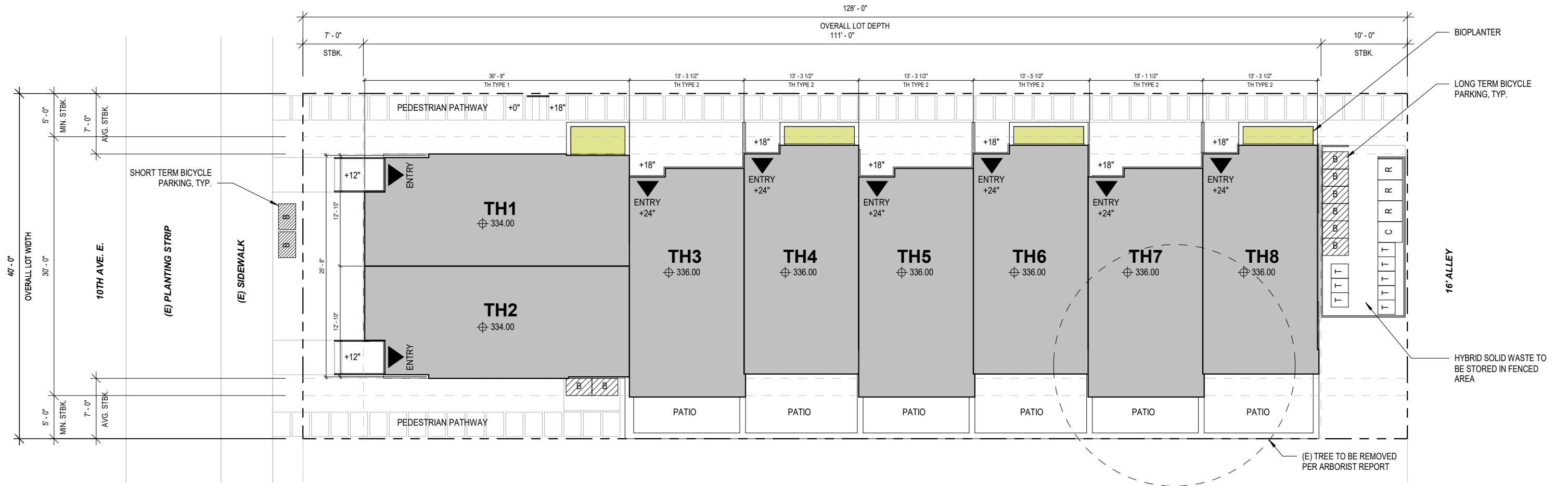
- 3 trees on site; one of which is exceptional (tree #3 in arborist report)
- Arborist recommends removing exceptional tree (see impact assessment 4.0 in arborist report); a hazard tree application will be submitted for removal of the tree

LEGAL DESCRIPTION

NAGLES 2ND ADD N 40 FT LESS ALLEY
PLAT BLOCK: 52
PLAT LOT: 4



PROPOSED SITE PLAN



SITE PLAN


























SITE PLANNING

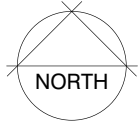
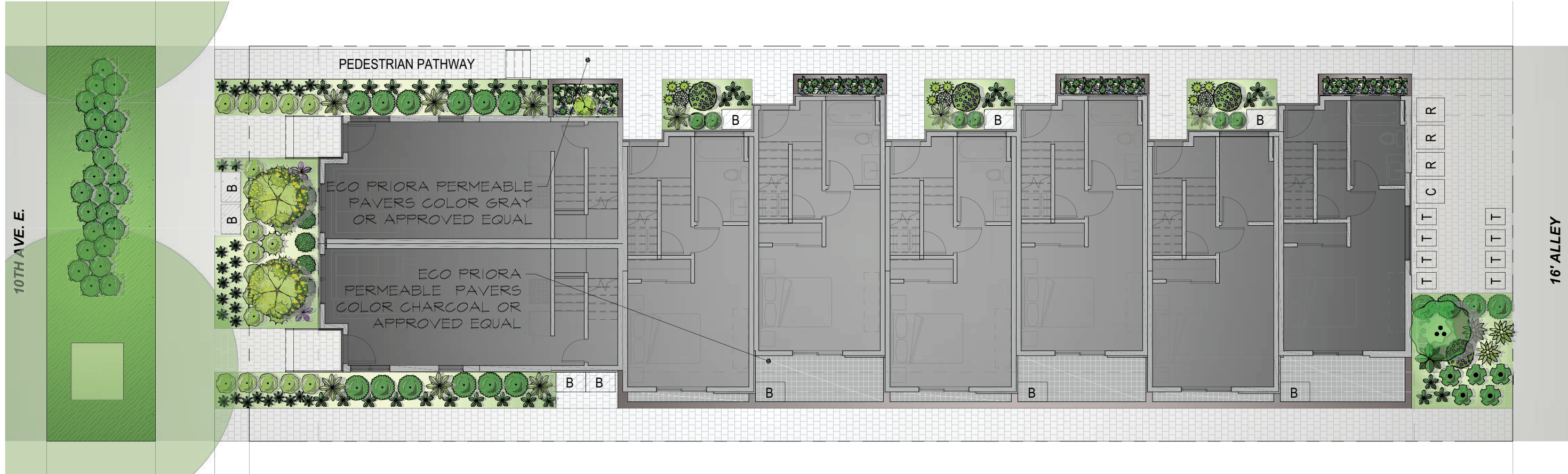
The proposed project contains 8 townhome units with no parking provided. Two units (townhome 1 & 2) face 10th Ave E, each having an individual entrance stoop from the public sidewalk. The other 6 units face north, towards the adjacent parking lot, helping to maintain privacy for the neighboring building to the south. These 6 units are staggered, creating either a larger front or backyard per unit. In turn, this helps create more privacy for the outdoor spaces each townhome has. These 6 townhomes are accessed from the public sidewalk, onto a private pedestrian path surrounded by greenery.

Towards the alley, a hybrid solid waste storage and long term bicycle storage is proposed. Not only did SPU encourage the solid waste access to be from the alley, it also helps maintain solid waste storage away from unit entries. There is a private pedestrian pathway running through the site, connecting the alley to 10th Ave. E. This allows tenants to easily park their bicycles from the alley, and walk to their unit entrance. In order to provide a more easily accessible bicycle storage space for the 2 units facing 10th Ave, a separate private pedestrian pathway is proposed off of 10th Ave E. This path and the bicycle storage will be heavily screened from greenery.

There is one exceptional tree on site, a flowering cherry. Our arborist has recommended removal of this tree due to the townhome project to the south and our proposed townhome projects disturbance. A separate hazard tree application will be submitted. For additional information regarding the arborist report, please reference page 14.

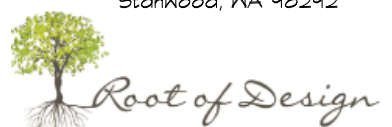
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME		GROUND COVERS	BOTANICAL / COMMON NAME
	<i>Acer circinatum</i> / Vine Maple			<i>Rubus calycinoides</i> 'Emerald Carpet' / Creeping Raspberry
	<i>Acer japonicum</i> 'Autumn Moon' / Autumn Moon Maple			
SHRUBS	BOTANICAL / COMMON NAME			
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge			
	<i>Euonymus japonicus</i> 'Greenspire' / Greenspire Upright Euonymus			
	<i>Helleborus niger</i> 'HSC Jacob' / Christmas Rose			
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly			
	<i>Lilippe muscarif</i> 'Big Blue' / Big Blue Lilyturf			
	<i>Lonicera pileata</i> 'Mass Green' / Mass Green Honeysuckle			
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress			
	<i>Mahonia repens</i> / Creeping Oregon Grape			
	<i>Mahonia x media</i> 'Charity' / Mahonia			
	BIORETENTION	BOTANICAL / COMMON NAME		
		<i>Carex abrupta</i> / Slough Sedge		
		<i>Cornus alba</i> 'Goucheville' / Goldenleaf Dogwood		
		<i>Juncus inflexus</i> 'Blue Arrow' / Blue Arrow Juncus		
		<i>Polygonatum odoratum</i> / Solomon's Seal		



RENDERED LANDSCAPE PLAN
SCALE: NTS

Root of Design
206.491.9545
7104 265th St NW #218
Stanwood, WA 98292



EXCEPTIONAL TREE STUDY - ADJUSTMENTS SUMMARY

SMC 23.41.018.D

If the criteria listed in subsection 23.41.018.F.3 are met, the Director may consider adjustments to the following development standards to the extent listed for each standard:

- A. Setbacks and separation requirements may be reduced by a maximum of 50 percent;
- B. Amenity areas may be reduced by a maximum of ten percent;
- C. Landscaping and screening may be reduced by a maximum of 25 percent;
- D. Structure width, structure depth, and facade length may be increased by a maximum of ten percent

A. SETBACKS AND SEPARATION REQUIREMENTS MAY BE REDUCED BY A MAXIMUM OF 50 PERCENT;

ORIGINAL SETBACK REQUIREMENTS:

FRONT: 7'-0" AVERAGE; 5'-0" MINIMUM

SIDES (BELOW 42'): 7'-0" AVERAGE; 5'-0" MINIMUM

SIDES (ABOVE 42'): 10'-0" AVERAGE; 7'-0" MINIMUM

REAR: 10'-0" MINIMUM

ADJUSTED SETBACK REQUIREMENTS:

FRONT: 3'-6" AVERAGE; **2'-6" MINIMUM**

SIDES (BELOW 42'): **3'-6" AVERAGE; 2'-6" MINIMUM**

SIDES (ABOVE 42'): **5'-0" AVERAGE; 3'-6" MINIMUM**

REAR: **5'-0" MINIMUM**

B. AMENITY AREAS MAY BE REDUCED BY A MAXIMUM OF TEN PERCENT;

ORIGINAL SETBACK REQUIREMENTS:

5% x GSF = REQUIRED AMENITY

5% x 10,000 SF = 500 SF

ADJUSTED AMENITY AREA REQUIREMENTS:

REDUCTION BY 10% = 500 SF x 10%

TOTAL AMENITY AREA REQUIRED: **450 SF**

C. LANDSCAPING AND SCREENING MAY BE REDUCED BY A MAXIMUM OF 25 PERCENT;

ORIGINAL LANDSCAPING REQUIREMENTS:

Green Factor score of 0.5 or greater

ADJUSTED LANDSCAPING REQUIREMENTS:

Green Factor score of **0.375** or greater

D. STRUCTURE WIDTH, STRUCTURE DEPTH, AND FACADE LENGTH MAY BE INCREASED BY A MAXIMUM OF TEN PERCENT;

ORIGINAL WIDTH, DEPTH AND FACADE REQUIREMENTS:

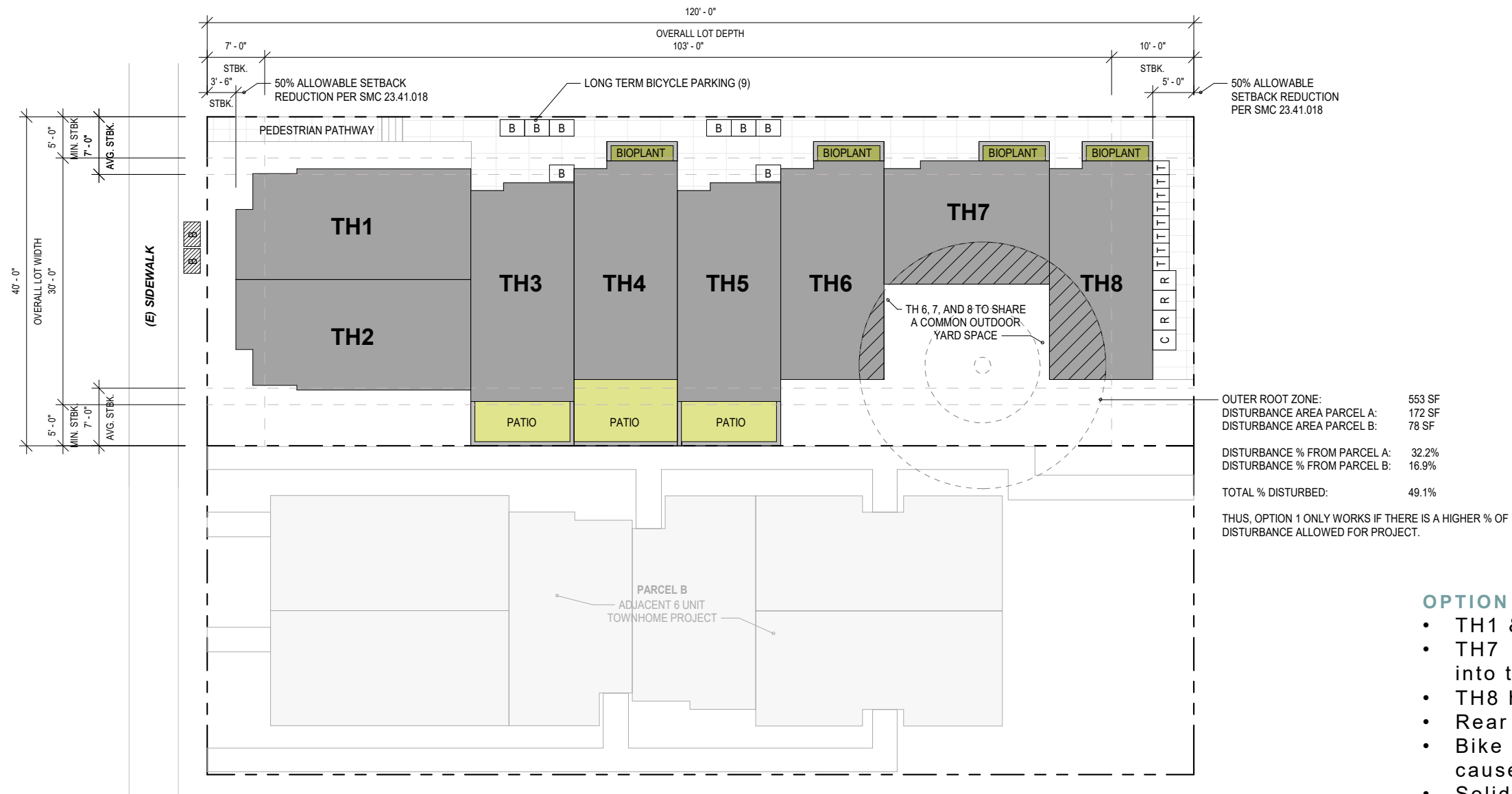
WIDTH: 150' MAX

DEPTH: 80% OF LOT DEPTH MAX.

ADJUSTED WIDTH, DEPTH AND FACADE REQUIREMENTS:

WIDTH: **165'** MAX

DEPTH: **88%** OF LOT DEPTH MAX.



⌚ OPTION 1 SITE PLAN
1/16" = 1'-0"

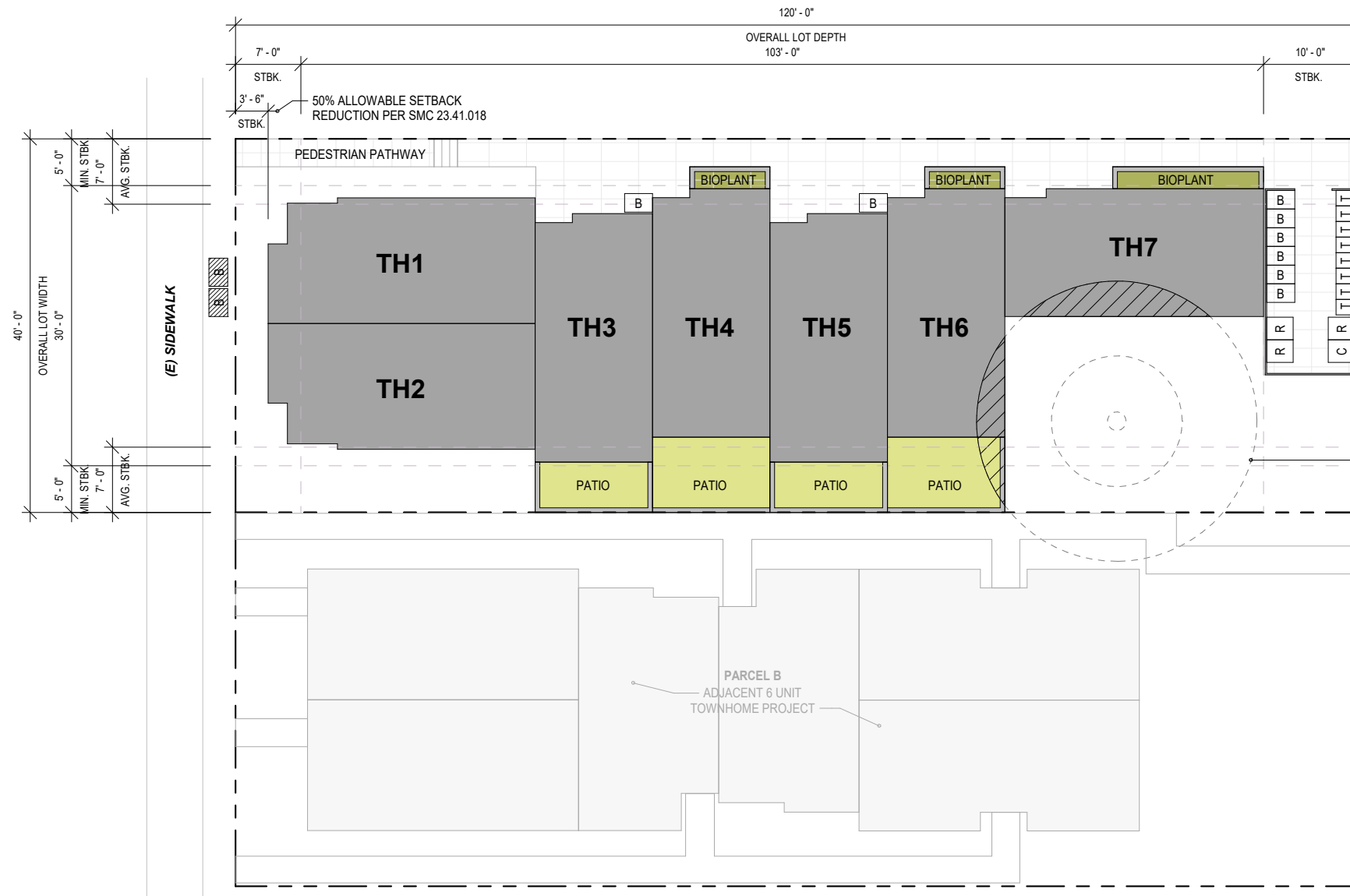
OPTION 1 SUMMARY:

- TH1 & 2 have moved 3'-6" to the west
- TH7 has been rotated to lessen the disturbance into the exceptional tree
- TH8 has moved 4'-0" to the east
- Rear setback is reduced to 5'-0"
- Bike parking is moved along the north side because of the rear setback reduction
- Solid waste and recycling can not be enclosed due to setback reduction
- TH6,7 and 8 share a common outdoor space
- Total area of disturbance from parcel A is 32.2%, which is less than the 1/3 maximum
- However, parcel A and parcel B combined creates a 49.1% disturbance, which is about 15.8% over the allowable disturbance

FEASIBLE?

- Option 1 will only work if there is a higher % of disturbance allowed for the project.

ALTERNATE DESIGN OPTION 2



OUTER ROOT ZONE: 553 SF
 DISTURBANCE AREA PARCEL A: 89 SF
 DISTURBANCE AREA PARCEL B: 78 SF

DISTURBANCE % FROM PARCEL A: 16.1%
 DISTURBANCE % FROM PARCEL B: 16.9%

TOTAL % DISTURBED: 33%

THUS, OPTION 2 IS CODE COMPLIANT. HOWEVER, WITH THE LOSS OF 1 TOWNHOME UNIT, PROJECT WILL NOT PROCEED.

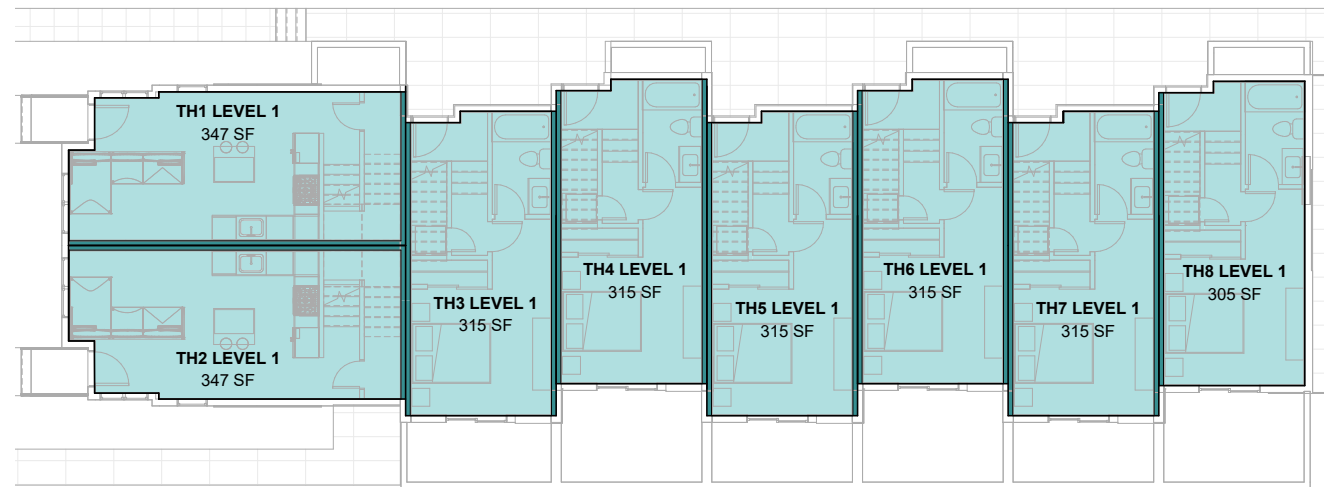
OPTION 2 SUMMARY:

- TH1 & 2 have moved 3'-6" to the west
- TH7 has been rotated to lessen the disturbance into the exceptional tree
- Large common outdoor space created in SE corner of site
- Total area of disturbance from parcel A is 16.1%, and the total disturbance from parcel B is 16.1%, which is less than the 1/3 maximum

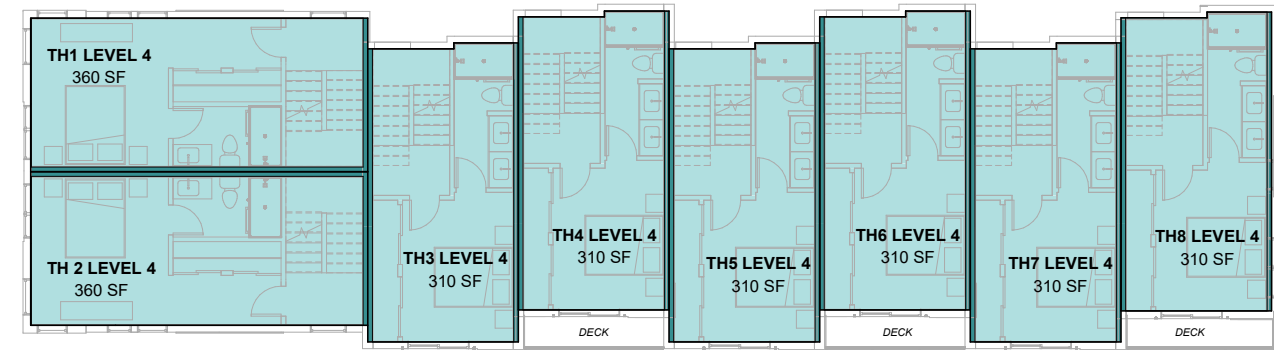
FEASIBLE?

- No. By reducing the tree disturbance to less than 1/3 for both parcel A and B, there is a unit lost. While option 2 is code compliant, the project will not proceed with the loss of a townhome unit.

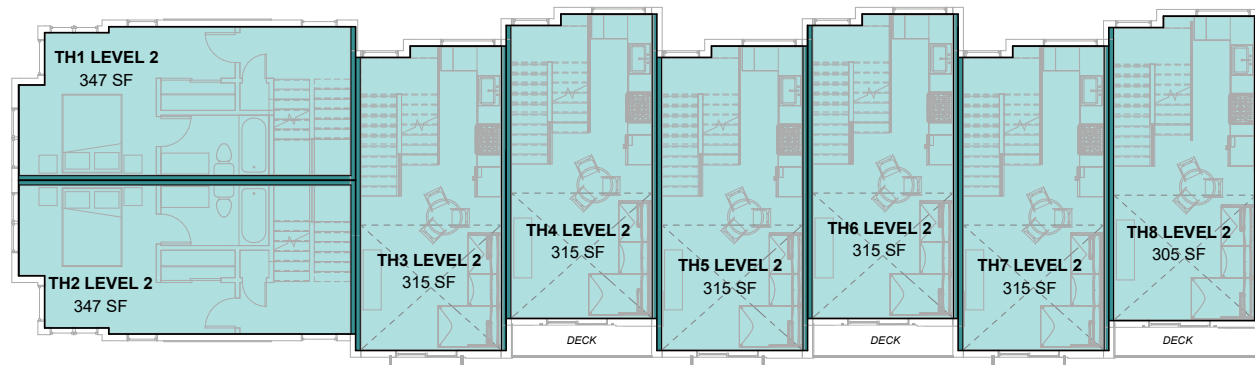
⌚ OPTION 2 SITE PLAN
 1/16" = 1'-0"



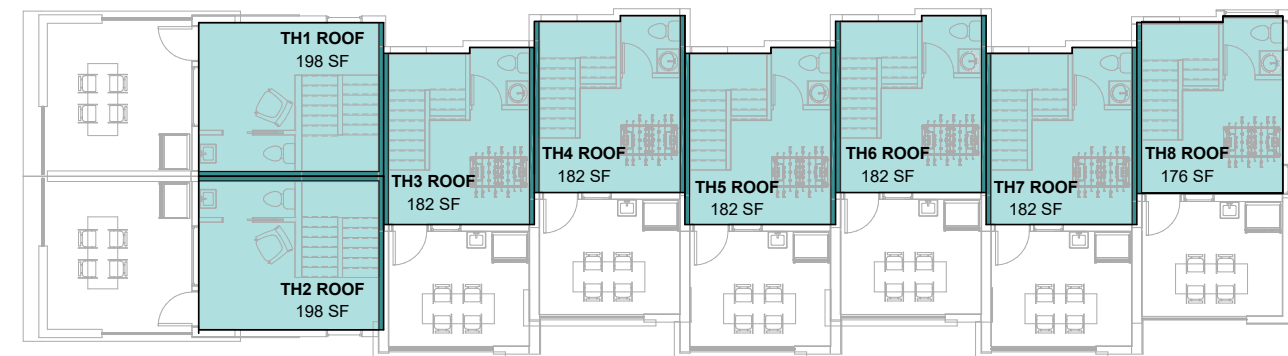
LEVEL 1



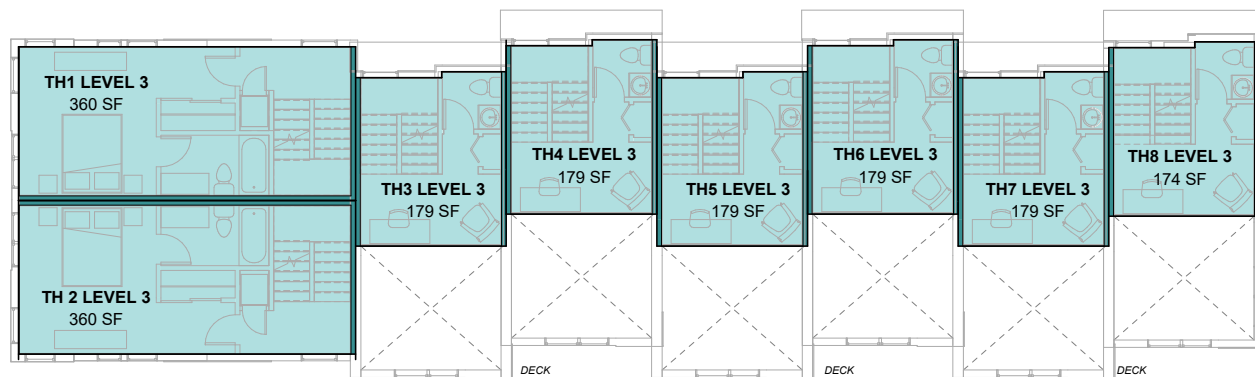
LEVEL 4



LEVEL 2



ROOF



LEVEL 3

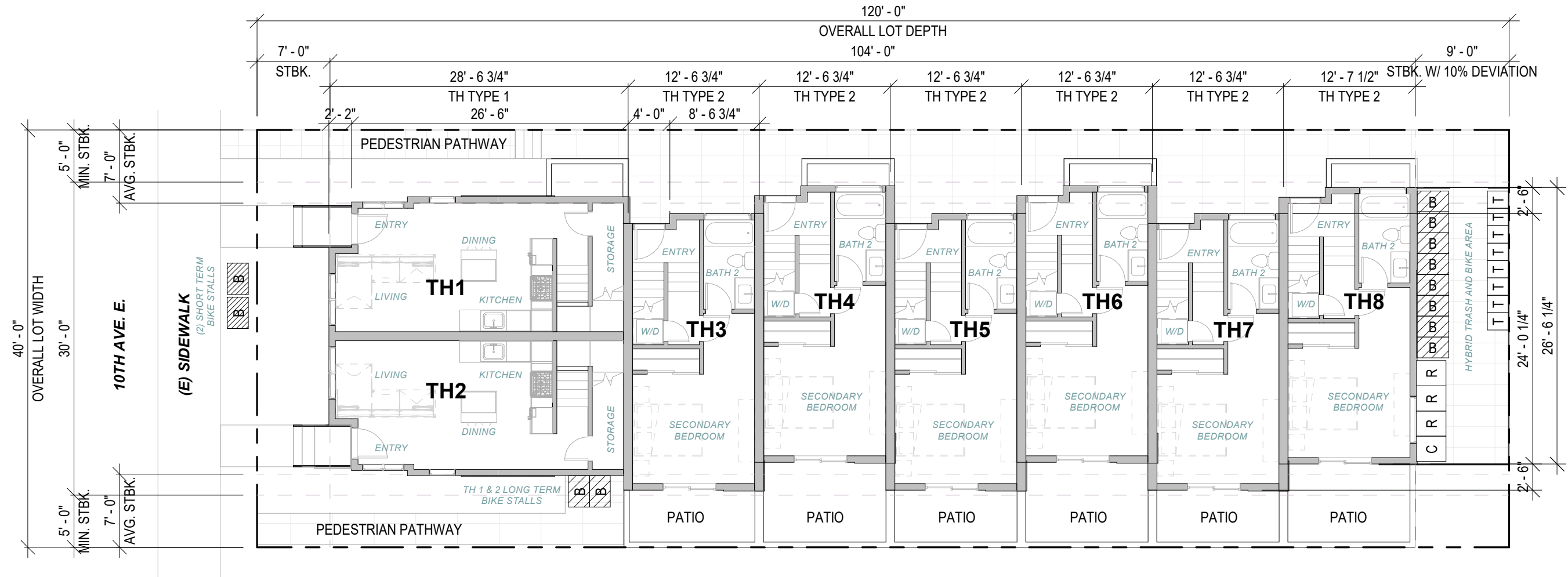
FAR CALCULATIONS								
	L1	L2	L3	L4	ROOF	TOTAL	TOTAL X # OF UNITS	
TOWNHOMES 1-2	331	331	344	344	187	1,536	3,073	
TOWNHOMES 3-8	295	295	168	291	171	1,220	7,322	
							10,394	

MARKETABLE CALCULATIONS								
	L1	L2	L3	L4	ROOF	TOTAL	TOTAL X # OF UNITS	
TOWNHOMES 1-2	347	347	360	360	197	1,611	3,222	
TOWNHOMES 3-7	315	315	179	310	182	1,301	6,505	
TOWNHOME 8	305	305	174	310	176	1,270	1,270	
							10,997	

FAR CALCULATIONS
 + AREA INCLUDED FOR MHA FEES

DESIGN GUIDELINES

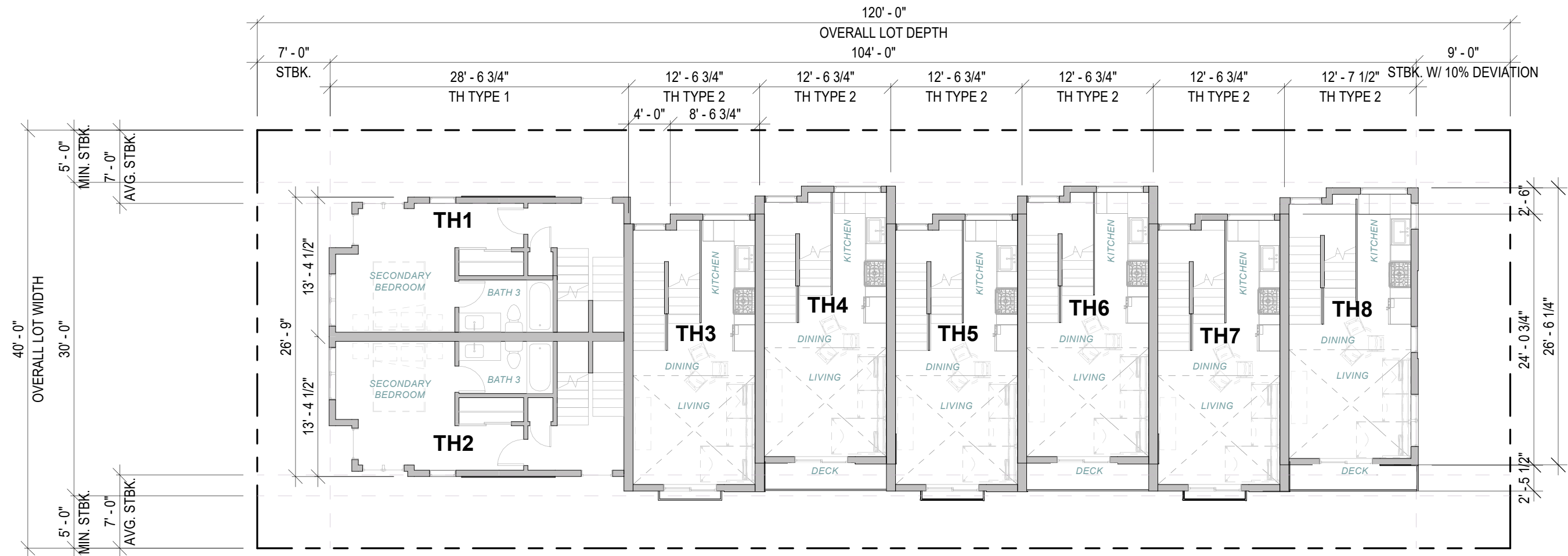
CONTEXT & SITE (CS)	
CS1 NATURAL SYSTEMS AND SITE FEATURES Use natural systems and features of the site and its surroundings as a starting point for design	The proposed project is oriented in a way to allow for maximum sunlight exposure along the southern side of the building. In addition, multiple outdoor space opportunities and desirable landscaping has been created to encourage outdoor activity.
CS2 URBAN PATTERN AND FORM Strengthen the most desirable forms, characteristics and patterns of the surrounding area	The proposed project has a strong lower brick base, creating less bulk and more modulation, which is a design feature seen in many adjacent properties. The front 2 facing units also have stoops, which is another design feature seen within many adjacent properties. A maximized 8 story structure with roof access stairs and elevator/mechanical enclosures would not respond appropriately to surrounding pattern and form.
CS3 ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood	Many adjacent properties have a traditional character, with a modern touch. We have created a strong brick base on our proposed building seen within all townhome units, which encourages an enhanced pedestrian experience. An 8-story structure is out of character with the surrounding structures and neighborhood context. It would also require minimization of setbacks, further increasing impact on adjacent lots, reducing natural light and air circulation, and degrading the neighborhood character and environment.
PUBLIC LIFE (PL)	
PL1 CONNECTIVITY Complement, connect and contribute to the network of open spaces around the site	6 of the townhome units are staggered north to south, creating either a larger front or backyard per unit. In turn, this helps create more privacy for the outdoor spaces each townhome has. These 6 townhomes are accessed from the public sidewalk, onto a private pedestrian path surrounded by greenery. This path also creates access from 10th Ave. E to the alley.
PL2 WALKABILITY Create a safe and comfortable walking environment, easy to navigate and well connected	The proposed project has 2 townhome units with large glazing facing the main street, 10th Ave. E., which promotes eyes on the street. We have also incorporated stoops into these 2 units, which is seen in many adjacent properties.
PL3 STREET-LEVEL INTERACTION Encourage human interaction and activity at the street-level, including entries and edges	The townhome entries are composed of large glazing, plush landscaping, and semi-private entrances. These entrances are all connected by one well lit pathway through the site promoting safe walkability. All unit entries are street level, encouraging neighborhood interaction, versus an apartment structure with internal circulation and inward focus.
PL4 ACTIVE TRANSPORTATION Incorporate features that facilitate active transport such as walking, bicycling and transit use	Short term bicycle parking facilities are placed directly off of the main street, 19th Ave. E. Long term bicycle facilities are placed such that the units have easy access, while still maintaining a safe space to park them.
DESIGN CONCEPT (DC)	
DC1 PROJECT USES AND ACTIVITIES Optimize the arrangement of uses and activities on site	Townhomes 3-8 open up to a well lit, plush landscaped pathway which helps provide a welcoming experience for residents and guests. This pathway also connects all townhome units to solid waste storage, bicycle parking, and the alley.
DC2 ARCHITECTURAL CONCEPT Develop a unified, functional architectural concept that fits well on the site and its surroundings	The proposed project is comprised of a lighter color palette with high quality modern materials, complimenting the neighborhood. We have used simple massing, reflective of contemporary housing, which helps blend the traditional and modern buildings within the neighborhood. A 4+ story structure is compatible with surrounding newer structures on adjacent and local sites, which range from 3-5 stories. The largest 7 story building (mixed zoned with NC-75), is reduced in height from Broadway to a 5-story structure on 10th Ave, strengthening the transition to a more neighborhood oriented scale.
DC3 OPEN SPACE CONCEPT Integrate building and open space design so that each complements the other	The townhomes have a staggered design which helps create a larger front yard, or a larger back patio space, encouraging outdoor use, while still maintaining a level of privacy. There are also large roof decks proposed on all townhome units.
DC4 EXTERIOR ELEMENTS AND FINISHES Use appropriate and high-quality elements and finishes for the building and open spaces	The proposed project is comprised white brick, cedar-looking cladding, as well as cementitious panels. The path throughout the site that connects the townhome units is well lit, has lots of landscaping, and bioplanters that help create semi-private patio and entrances into the units.



LEVEL 01 FLOOR PLAN
3/32" = 1'-0"

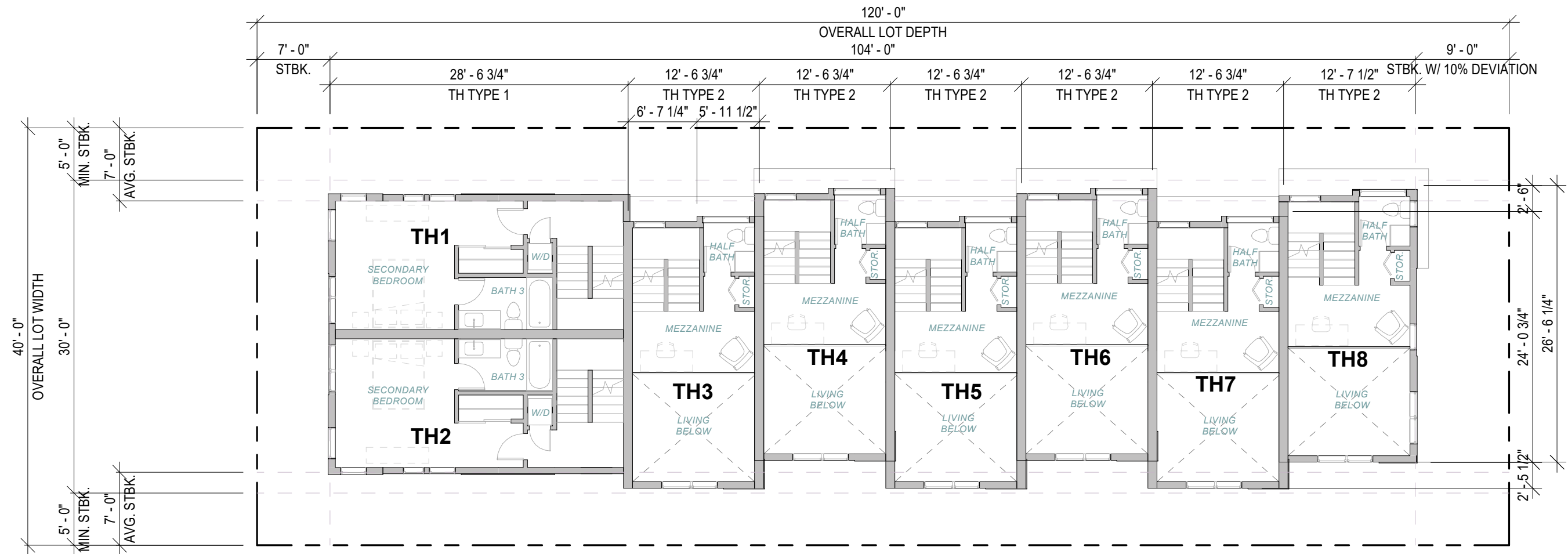


FLOOR PLANS



LEVEL 02 FLOOR PLAN
3/32" = 1'-0"

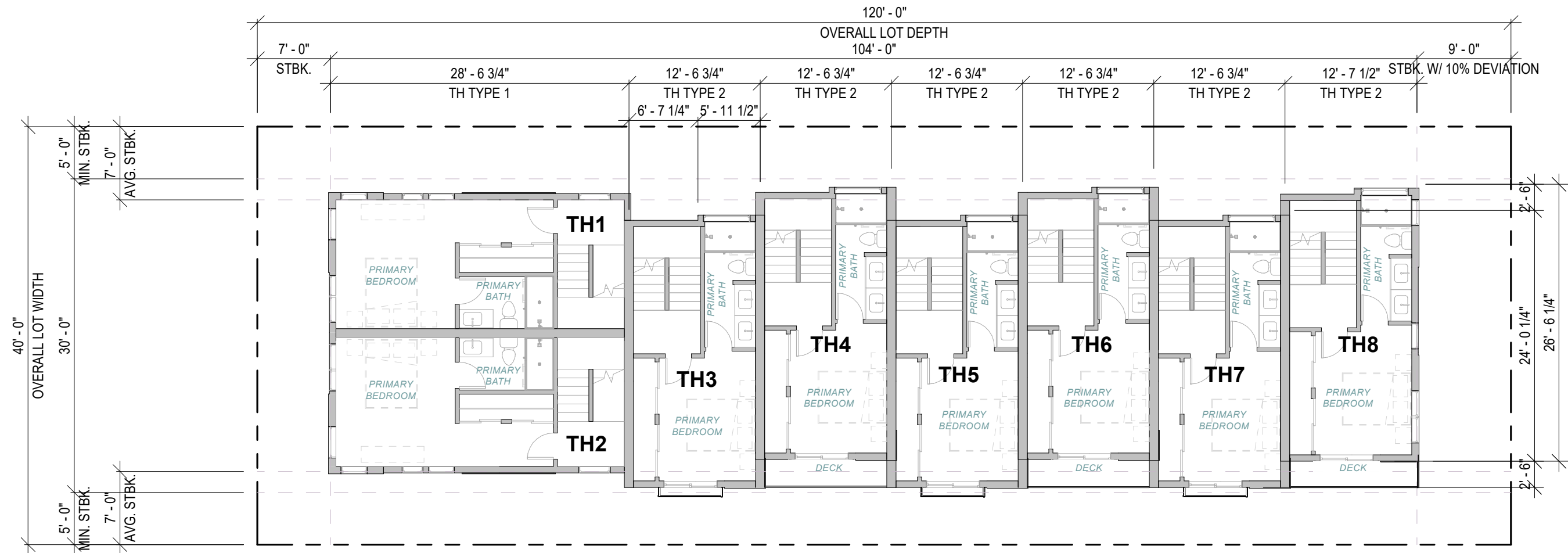




LEVEL 03 FLOOR PLAN
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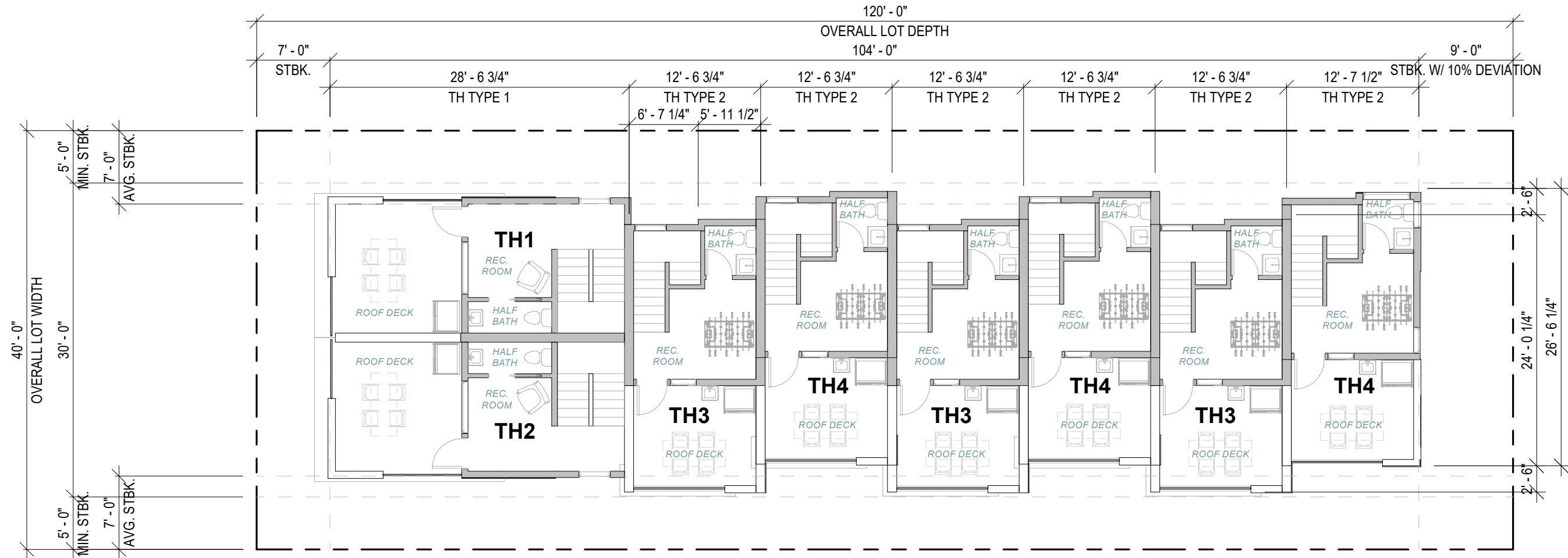


FLOOR PLANS



LEVEL 04 FLOOR PLAN
3/32" = 1'-0"





ROOF PLAN
3/32" = 1'-0"



MATERIAL PALETTE



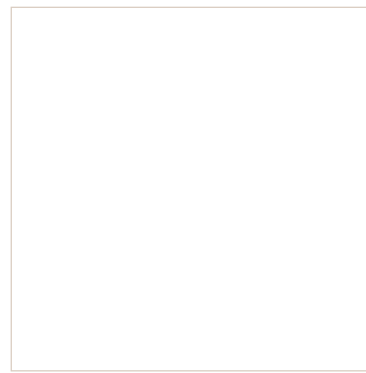
①



②



③ ⑤



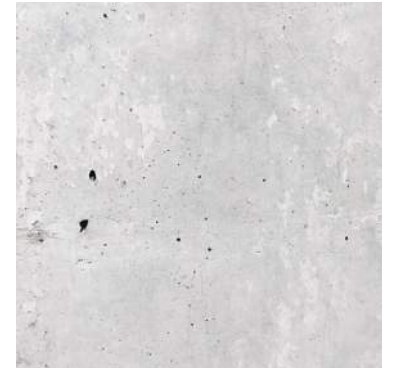
③ ⑤



⑥



⑦ ⑧



⑨

- ① RUNNING BOND BRICK - *MUTUAL MATERIALS BAKERS WHITE*
- ② KNOTWOOD ALUMINUM CLADDING (OR SIM.) - *COLOR: SAVANNAH OAK (OR SIM.)*
- ③ FIBER CEMENT PANEL & INFILL PANEL - *COLOR: SW 7043 WORLDLY GRAY (OR SIM.)*
- ④ FIBER CEMENT INFILL PANEL - *COLOR: WHITE*
- ⑤ VINYL WINDOWS + DOORS: *COLOR TO MATCH ADJACENT MATERIAL*
- ⑥ OPEN HORIZONTAL METAL RAILING - *COLOR: BLACK*
- ⑦ METAL FASCIA - *COLOR: BLACK*
- ⑧ METAL AWNING - *COLOR: BLACK*
- ⑨ CAST IN PLACE CONCRETE

- ① RUNNING BOND BRICK - *MUTUAL MATERIALS BAKERS WHITE*
- ② KNOTWOOD ALUMINUM CLADDING (OR SIM.) - *COLOR: SAVANNAH OAK (OR SIM.)*
- ③ FIBER CEMENT PANEL & INFILL PANEL - *COLOR: SW 7043 WORLDLY GRAY (OR SIM.)*
- ④ FIBER CEMENT INFILL PANEL - *COLOR: WHITE*
- ⑤ VINYL WINDOWS + DOORS: *COLOR TO MATCH ADJACENT MATERIAL*
- ⑥ OPEN HORIZONTAL METAL RAILING - *COLOR: BLACK*
- ⑦ METAL FASCIA - *COLOR: BLACK*
- ⑧ METAL AWNING - *COLOR: BLACK*
- ⑨ CAST IN PLACE CONCRETE



WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS

- ① RUNNING BOND BRICK - *MUTUAL MATERIALS BAKERS WHITE*
- ② KNOTWOOD ALUMINUM CLADDING (OR SIM.) - *COLOR: SAVANNAH OAK (OR SIM.)*
- ③ FIBER CEMENT PANEL & INFILL PANEL - *COLOR: SW 7043 WORLDLY GRAY (OR SIM.)*
- ④ FIBER CEMENT INFILL PANEL - *COLOR: WHITE*
- ⑤ VINYL WINDOWS + DOORS: *COLOR TO MATCH ADJACENT MATERIAL*
- ⑥ OPEN HORIZONTAL METAL RAILING - *COLOR: BLACK*
- ⑦ METAL FASCIA - *COLOR: BLACK*
- ⑧ METAL AWNING - *COLOR: BLACK*
- ⑨ CAST IN PLACE CONCRETE



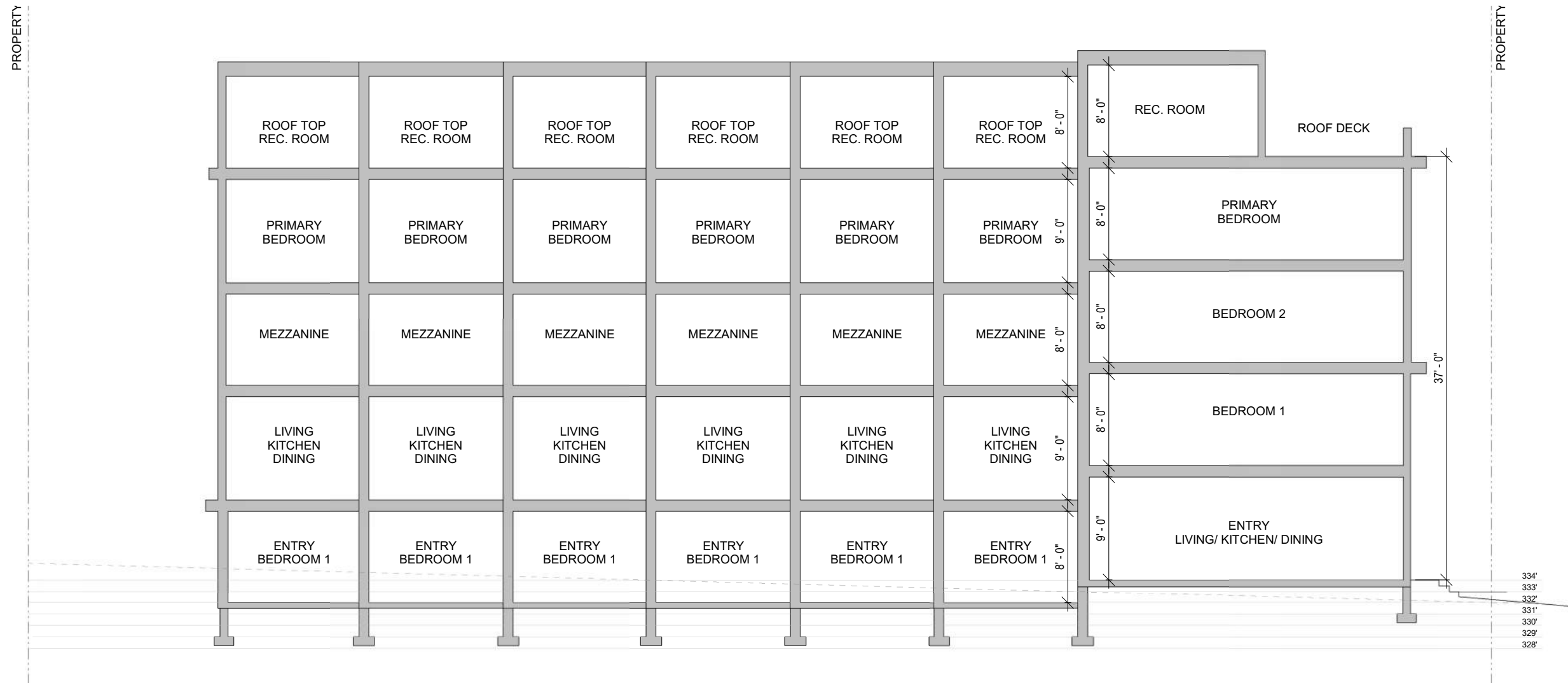
SOUTH ELEVATION
1/8" = 1'-0"

- ① RUNNING BOND BRICK - *MUTUAL MATERIALS BAKERS WHITE*
- ② KNOTWOOD ALUMINUM CLADDING (OR SIM.) - *COLOR: SAVANNAH OAK (OR SIM.)*
- ③ FIBER CEMENT PANEL & INFILL PANEL - *COLOR: SW 7043 WORLDLY GRAY (OR SIM.)*
- ④ FIBER CEMENT INFILL PANEL - *COLOR: WHITE*
- ⑤ VINYL WINDOWS + DOORS: *COLOR TO MATCH ADJACENT MATERIAL*
- ⑥ OPEN HORIZONTAL METAL RAILING - *COLOR: BLACK*
- ⑦ METAL FASCIA - *COLOR: BLACK*
- ⑧ METAL AWNING - *COLOR: BLACK*
- ⑨ CAST IN PLACE CONCRETE

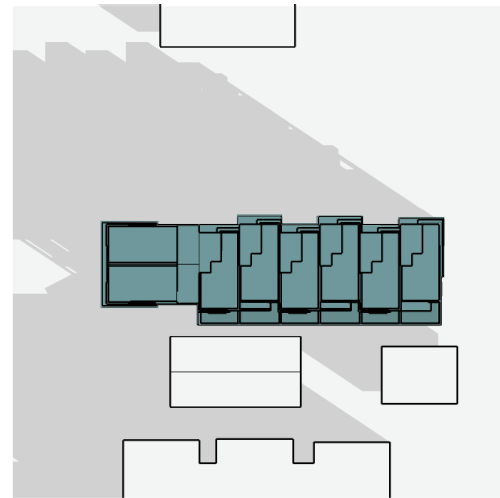


NORTH ELEVATION
1/8" = 1'-0"

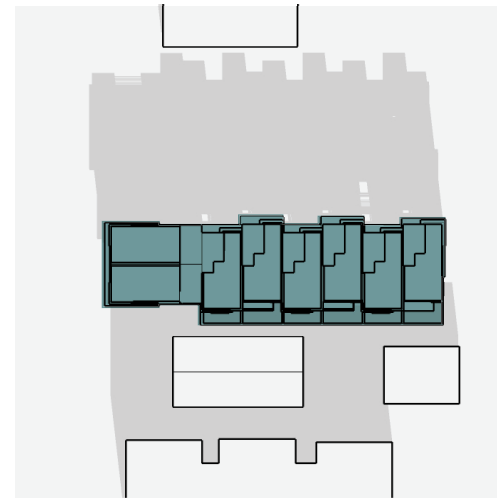
BUILDING SECTION



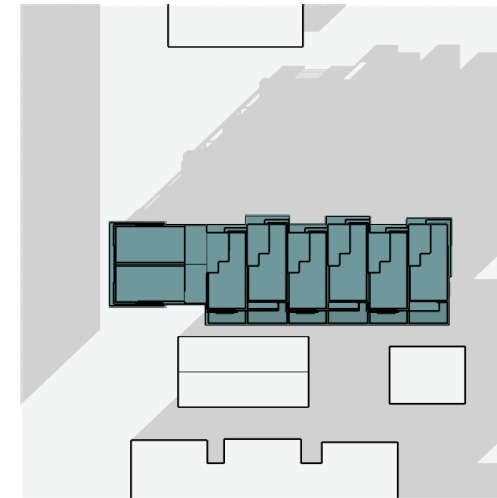
LONGITUDINAL BUILDING SECTION - E/W



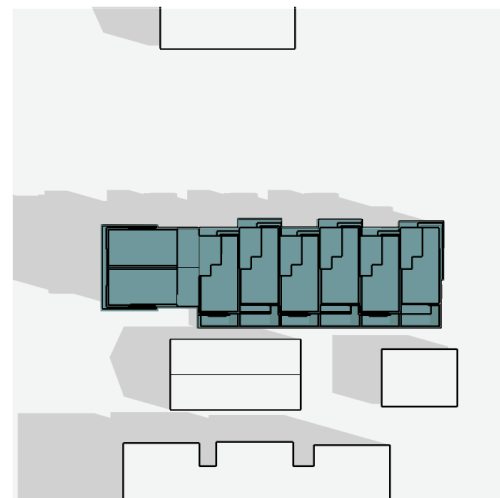
MARCH/ SEPTEMBER 11, 9 AM



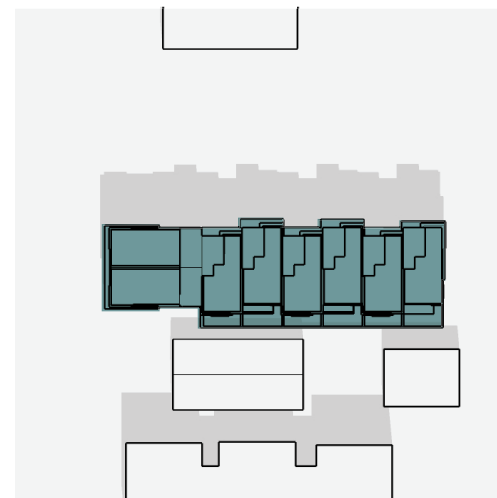
MARCH/ SEPTEMBER 11, 12 PM



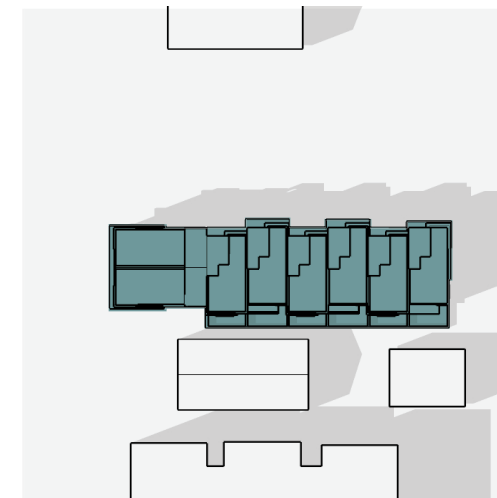
MARCH/ SEPTEMBER 11, 3 PM



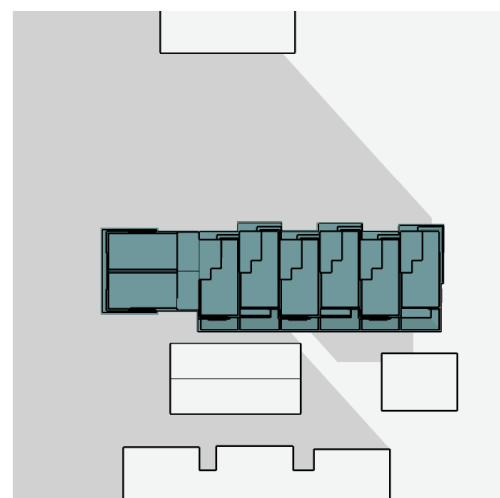
JUNE 11, 9 AM



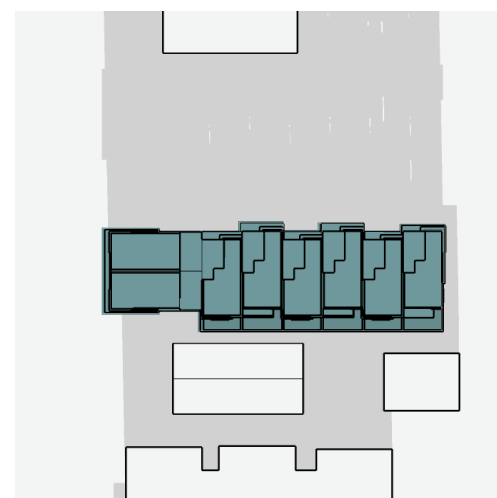
JUNE 11, 12 PM



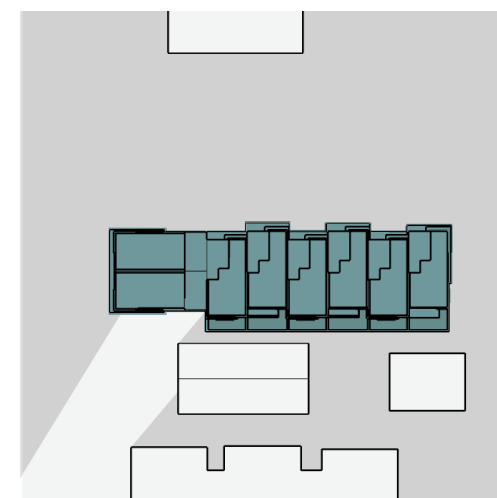
JUNE 11, 3 PM



DECEMBER 11, 9 AM



DECEMBER 11, 12 PM



DECEMBER 11, 3 PM



PERSPECTIVE LOOKING SOUTHEAST



PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING SOUTHWEST



PERSPECTIVE LOOKING NORTHWEST