

DESIGN REVIEW RECOMMENDATION  
ADMINISTRATIVE DESIGN REVIEW

DCI # 3032491-EG  
5616 California Ave SW  
Seattle, WA 98136

Applicant:  
Cone Architecture, LLC  
2226 3rd Ave  
Seattle, WA Suite 100 98121  
Contact: Jamie Yengel

Owner:  
Moses Construction, LLC  
3202 S 36th Street  
Seattle, WA 98409  
Contact: Igor Sayenko

DCI Contact:  
Wayne Farrens  
Land Use Planner  
wayne.farrens@seattle.gov  
206-727-8602





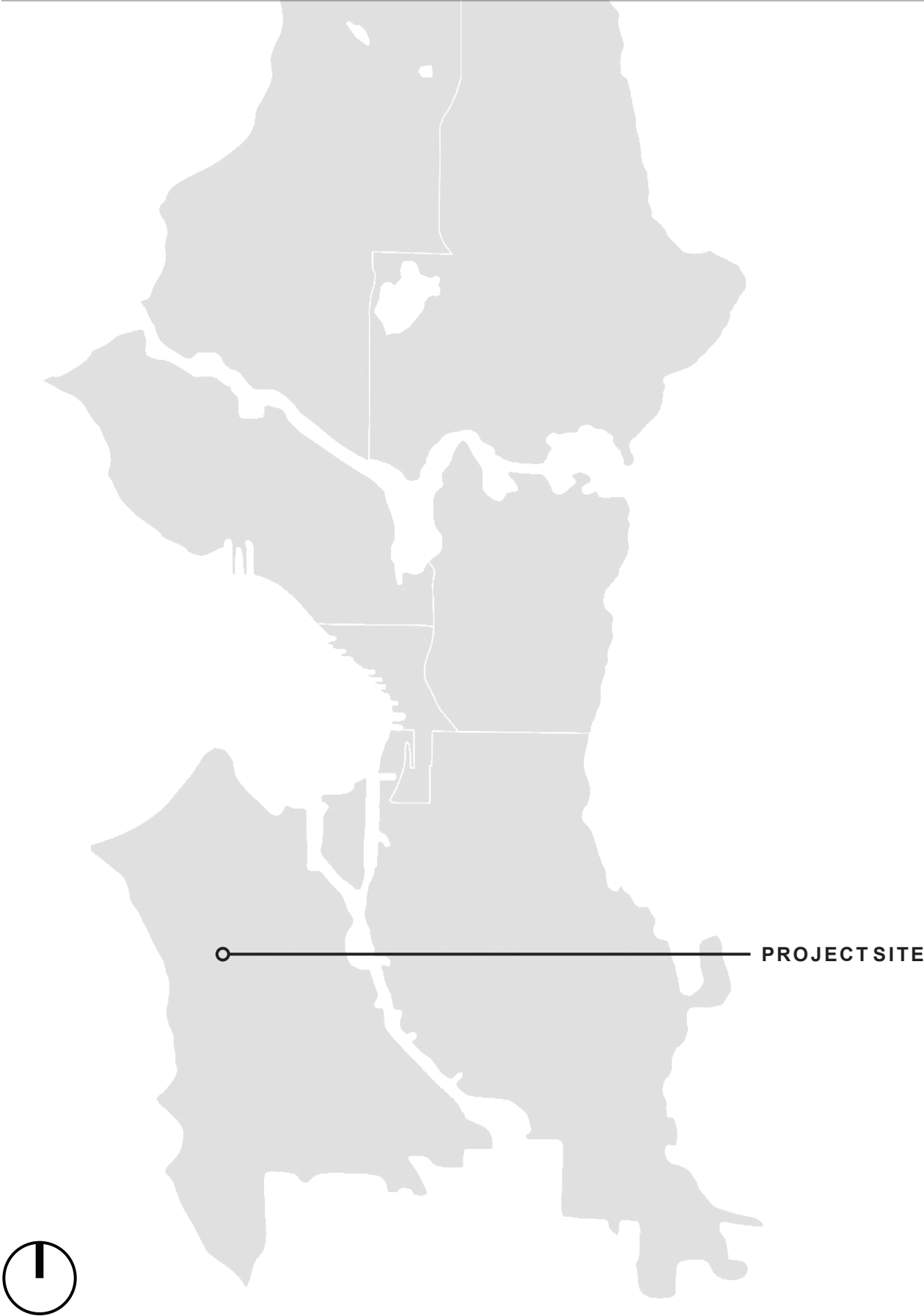


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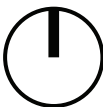
VICINITY MAP

**EXISTING SITE**

The project site consists of one parcel (APN: 2461900875) located mid-block on the east side of California Ave SW. Directly opposite the subject parcel is a single story office building. East of the project site and across the alley, is a single family residence. South of the project site is a single story office building. North of the project site is C&P Coffee - a single story coffee shop. The area of the subject parcel is approximately 7,500 SF and measures roughly 50’ wide by 150’ deep. The site slopes down from the East to West corners with an overall grade change in this direction of approximately 8 feet. One single family home currently occupies the site.

**ZONING AND OVERLAY DESIGNATION**

The project parcel is zoned LR3 RC and is located in a parking flexibility area. The structure may extend up to 30'. The LR3 RC zoning designation continues north for approximately one block to SW Findlay St and switches to NC2-30 from there. The MR zone also continues south approximately 2 blocks to SW Raymond St and switches to NC2-30 from there. The zoning designation switches to single family across the alley, east of the subject site. The zoning also switches to single family one parcel to the west. Generally, the zoning is LR3 RC and NC2-30 along California Ave SW, and decreases to single family east and west of California Ave SW. Though the project parcel is not within an Urban Village it is located one block north of Morgan Junction and two blocks south of the West Seattle Junction.



**DEVELOPMENT OBJECTIVES**

The owner proposes the construction of a new residential townhouse building with 8 dwelling units. The existing building on the project parcel will be demolished. The site is not located in an urban village or an urban center but it is located within a parking flexibility area, and as a result, parking requirements are reduced by 50%. The project is therefore proposing to provide four parking stalls. Due to its location in a desirable neighborhood and proximity to neighborhood commercial zoning and public transit, the project site is prime for denser development.

**NEIGHBORHOOD CUES**

Though the predominant neighborhood use is single family residential, this parcel is located on California Ave SW, the main arterial and commercial vein of West Seattle. The site is 'Residential Commerical' zoned, but this portion of California Ave SW specifically will benefit from the increased residential density of the proposed eight townhouses. A vibrant commercial area is located several blocks North on California Ave SW where there is a grocery store, a variety of restaurants, shops, and bars in addition to frequent connecting bus lines throughout the area. Additionally, the parcel is located immediately South of a Rapid Ride transit bus stop that allows easy access to downtown and the rest of the city.



**SITE LOCATION**

5616 California Ave SW  
Seattle, WA 98136

**ZONING SUMMARY**

Zone: LR3 RC

**PROJECT PROGRAM**

Site Area: 7,500SF  
Number of Residential Units: 8  
Number of Parking Stalls: 4  
Proposed Long Term Bike Parking: 8 Stalls  
Allowable FAR = 1.3  
Anticipated FAR = 9,743.77 SF  
(100% of allowable FAR)

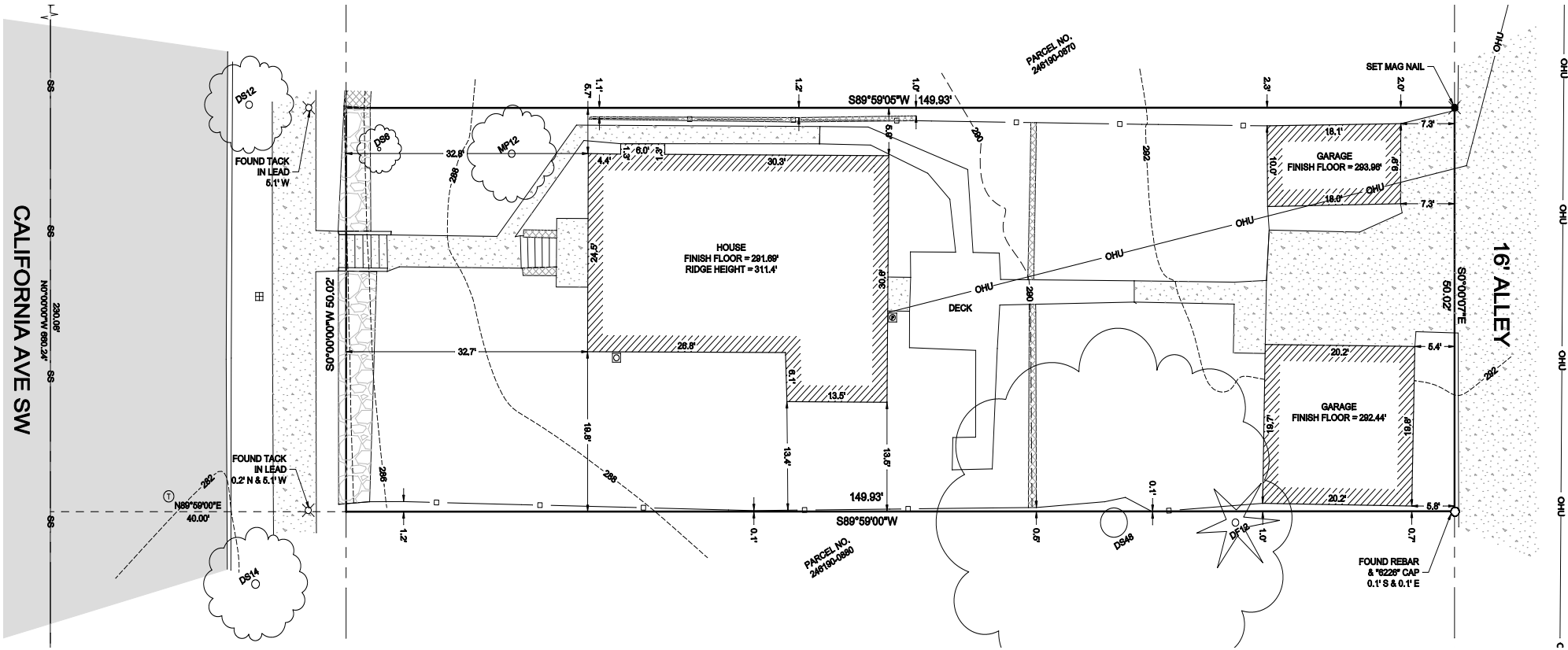


ARBORIST REPORT

- 1.) *Tilia cordata*, littleleaf linden : 20" Diameter, 24' Tall, 24' Drip Line .  
Not exceptional. Street tree ( 30" threshold. )
- 2.) *Sorbus aucuparia*, mountain-ash : 15" Diameter, 22' Tall, 20' Drip Line .  
Not exceptional. Street tree ( 24" threshold. )
- 3.) *Ilex aquifolium*, English holly : 6" Diameter, 10' Tall, 8' Drip Line .  
Not exceptional. ( Considered invasive in Seattle )
- 4.) *Acer palmatum*, Japanese maple , : 11" Diameter, 18' Tall, 24' Drip Line .  
Not exceptional. ( 25" threshold. )
- 5.) *Prunus emarginata*, bitter cherry : 16" Diameter, 40' Tall, 40' Drip Line .  
Not Exceptional except in grove. Neighbor tree North.
- 6.) *Ilex aquifolium*, English holly : 6" Diameter, 10' Tall, 8' Drip Line .  
Not exceptional. Neighbor tree North. ( Considered invasive in Seattle )
- 7.) *Abies concolor*, white fir , : 13" Diameter, 60' Tall, 24' Drip Line.  
Not exceptional. Neighbor tree South (24" Threshold. )
- 8.) *Umbellularia californica*, California bay : 44" Diameter, 60' Tall, 60' Drip Line.  
This tree is exceptional Neighbor tree South (30" Threshold. )



ARIAL IMAGE OF SITE



EXISTING SITE PLAN

EXISTING SITE CONDITIONS

PROPOSED PROJECT SITE

One parcel bordered by California Ave SW to the west and adjacent alley to the east.  
Site area: 7,500 SF total

TOPOGRAPHY

Approx. 8'-0" slope down across site from east to west

ADJACENT BUILDINGS AND USES

Existing coffee shop to the North of site  
Existing single-story office building to the South of site  
Existing single-story single-family residence to the East of site.  
Existing 2-story single-story office building to the South of the site

SOLAR ACCESS & VIEWS

The site has good solar access due to low rise surrounding buildings and existing sloped topography, however the exceptional tree will block a degree of solar access for units located toward the east end of the site. Site will generally have views towards the Puget Sound to the west.

TRAFFIC CIRCULATION

California Ave SW is a heavy pedestrian and vehicular street; proposed site traffic will not be discharged onto this street.  
There are no traffic signals in the immediate site, but there is a crosswalk to the north at California Ave SW and SW Findlay St and stop signs for E/W traffic on SW Findlay St to facilitate traffic patterns.  
There is street parking along California Ave SW.  
There is a bus stop located half a block to the north at SW Findlay St and California Ave SW and immediately across the street on California.

STREETSCAPE

California Ave SW:  
Sidewalk: Approx. 5'-0" wide  
Planting Strip: Approx. 5'-6" wide  
Street Trees: Yes  
Parking: Yes



**ADDRESSES:** 5616 California Ave SW  
**PARCEL #:** 2461900875  
**ZONING:** LR3 RC  
**OVERLAYS:** None  
**SITE AREA:** 7,500 SF

**23.45.504 PERMITTED USES**  
Permitted outright: Residential - Rowhouses, Townhomes, Detached Single Family; Commercial at ground floor

**23.45.514 STRUCTURE HEIGHT**  
Zoning: LR3-RC  
Allowed Maximum Base Height: 30'-0"  
3'-0" additional allowed for shed roof: 33'-0"  
4'-0" additional allowed for rooftop features (parapets, clerestories, etc.): 34'-0"  
5'-0" addition allowed for gable roof: 35'-0"  
10' additional allowed for stair penthouses: 40'-0"

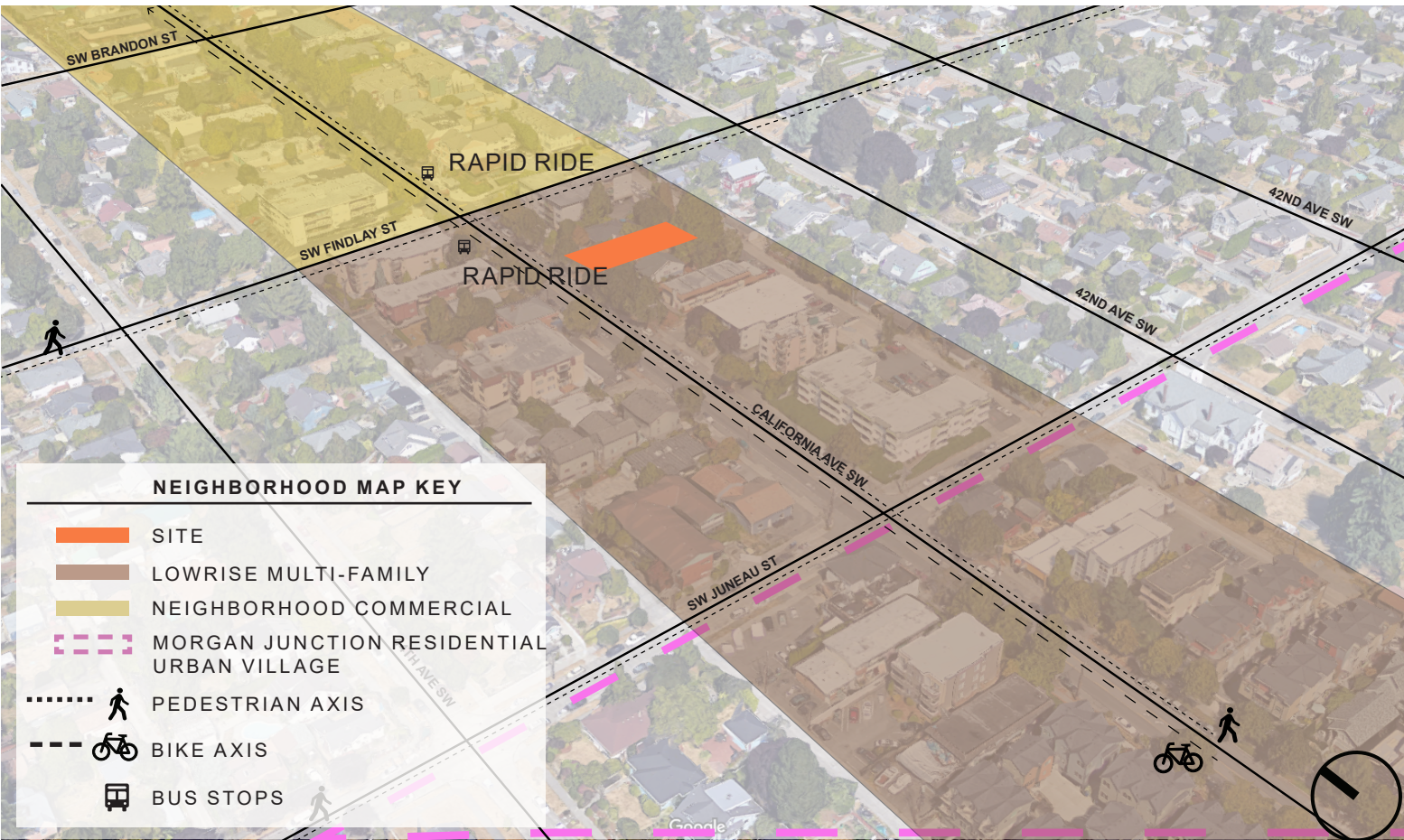
**23.86.006 STRUCTURE HEIGHT MEASUREMENT**  
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades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

**23.45.510 FLOOR AREA RATIO**  
Maximum FAR:  
Townhouses: 1.1 or 1.3

**23.45.518 SETBACKS REQUIREMENTS**  
Front: 7'-0" AVG / 5'-0" MIN  
Rear: 7'-0" AVG / 5'-0" MIN  
Side: 5'-0" MIN (Facades < 40')  
7'-0" AVG / 5'-0" MIN (Facades > 40')

**23.45.524 LANDSCAPING AND SCREENING STANDARDS**  
•In LR zones, green factor score of .60 or greater, per Section 23.45.524, is required for any lot with development containing more than one new dwelling units.  
• Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and section 23.53.015.  
• Existing street trees shall be retained unless the director of transportation approves their removal.  
• The Director, in consultation with the director of transportation, will determine the number, type and placement of street trees to be provided.

**23.45.522 AMENITY AREA**  
Required: 25% of lot area (SF)  
A minimum of 50% is required at ground level (SF)



**23.54.015 REQUIRED PARKING**  
Mapped as Frequent Transit Service area. 1 parking stall per unit is required with 50% reduction.

**23.54.015 BICYCLE PARKING**  
One permanent bike parking space to be provided per dwelling unit. Two short term bike parking spaces for guests.

**23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS**  
Residential uses proposed to be located on separate platted lots shall provided one storage area (2x6 feet) or minimum 84sf for up to 8 units



EDG RECAP

OPTION THREE

In the Early Design Guidance Report issued on 11/08/18 staff supported the applicant's preferred option, Option Three

DISTINGUISHING FEATURES

- 8 UNITS
- 5 Medium parking slots provided

OPPORTUNITIES

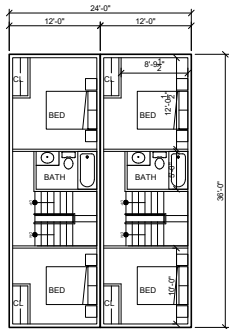
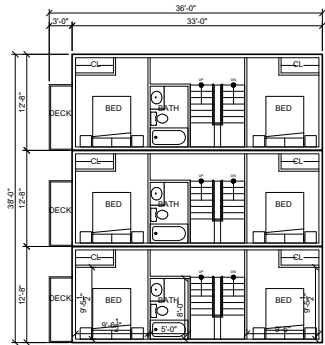
- Strongest street edge option
- Modulation/Visual interest at the street
- Private ground level amenity spaces for all units
- No departures required
- Building separations offer relief from uninterrupted facade
- All bike parking centrally located
- Simple wayfinding
- Activated space between coffee shop and units

CONSTRAINTS

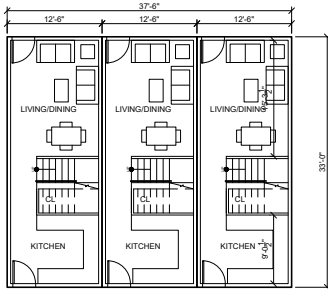
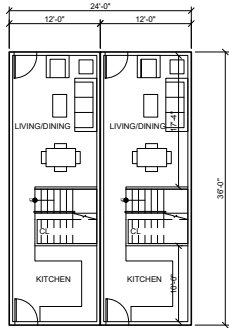
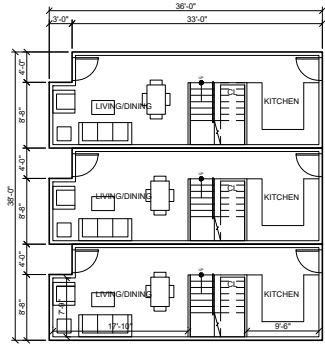
- Interrupted views for rear units towards Puget Sound
- Units 2 and 7 are "tunnel units"
- Most intrusive to significant tree

DEPARTURE REQUESTED:

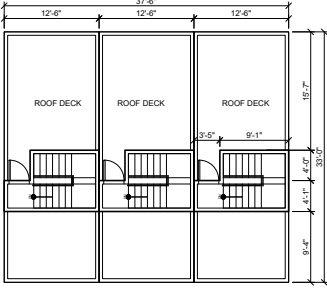
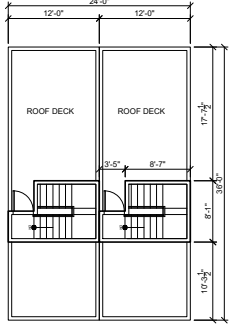
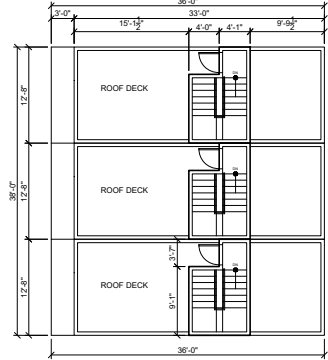
- This option is code compliant and therefore no departures are requested



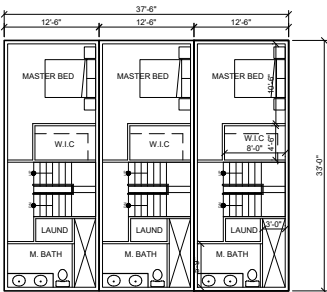
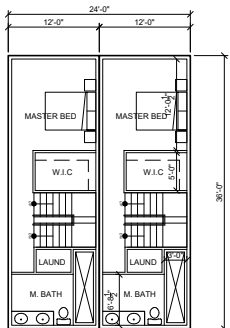
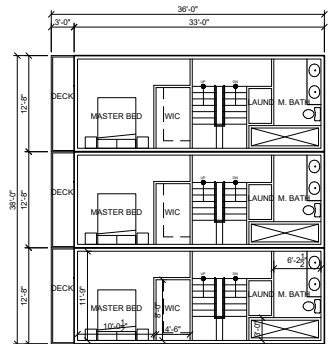
SECOND FLOOR PLAN



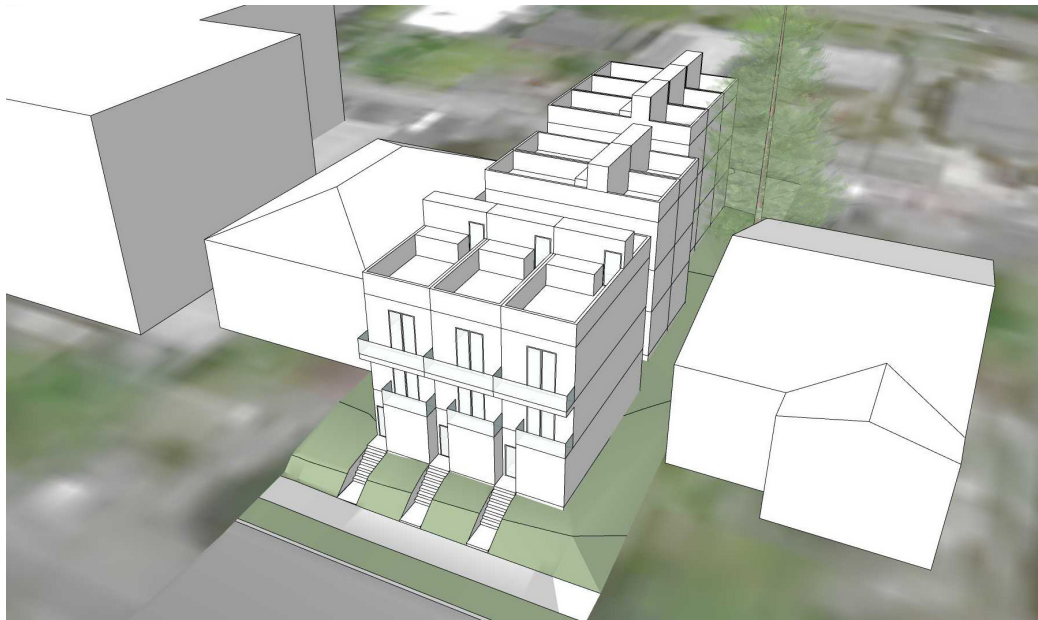
FIRST FLOOR PLAN



ROOF PLAN



THIRD FLOOR PLAN



VIEW FROM SOUTHEAST CORNER

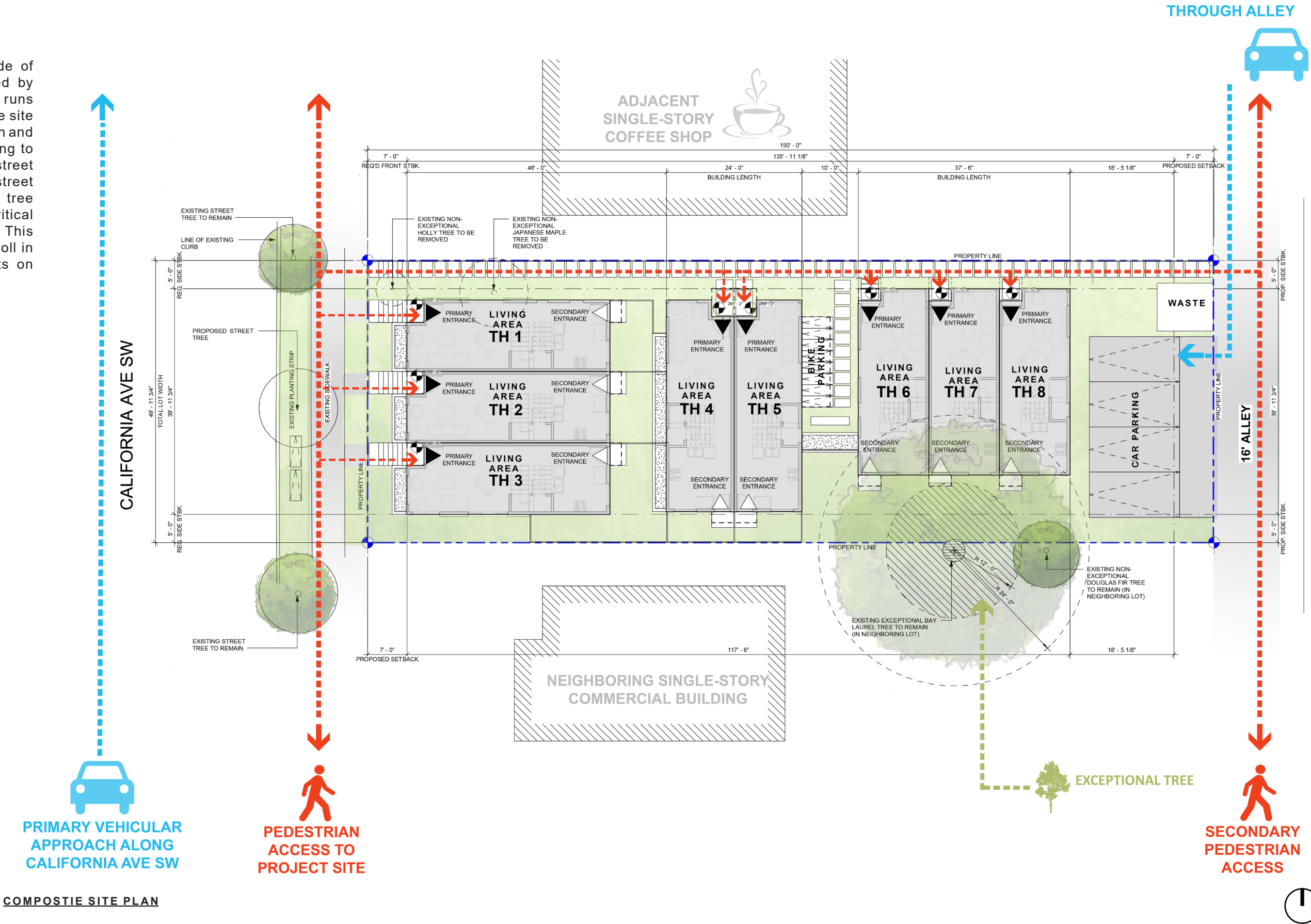


VIEW FROM SOUTHEAST CORNER



PROPOSED SITE PLAN

The site is located on the east side of California Ave SW and is accessed by an existing pedestrian sidewalk that runs north/south along California Ave. The site is bordered by C&P Coffee to the north and an existing single-story office building to the South. There are two existing street trees and one additional proposed street tree. There is also an exceptional tree on the parcel to the south with a critical root zone that crosses onto our site. This exceptional tree plays a significant roll in determining the location of all units on this lot.

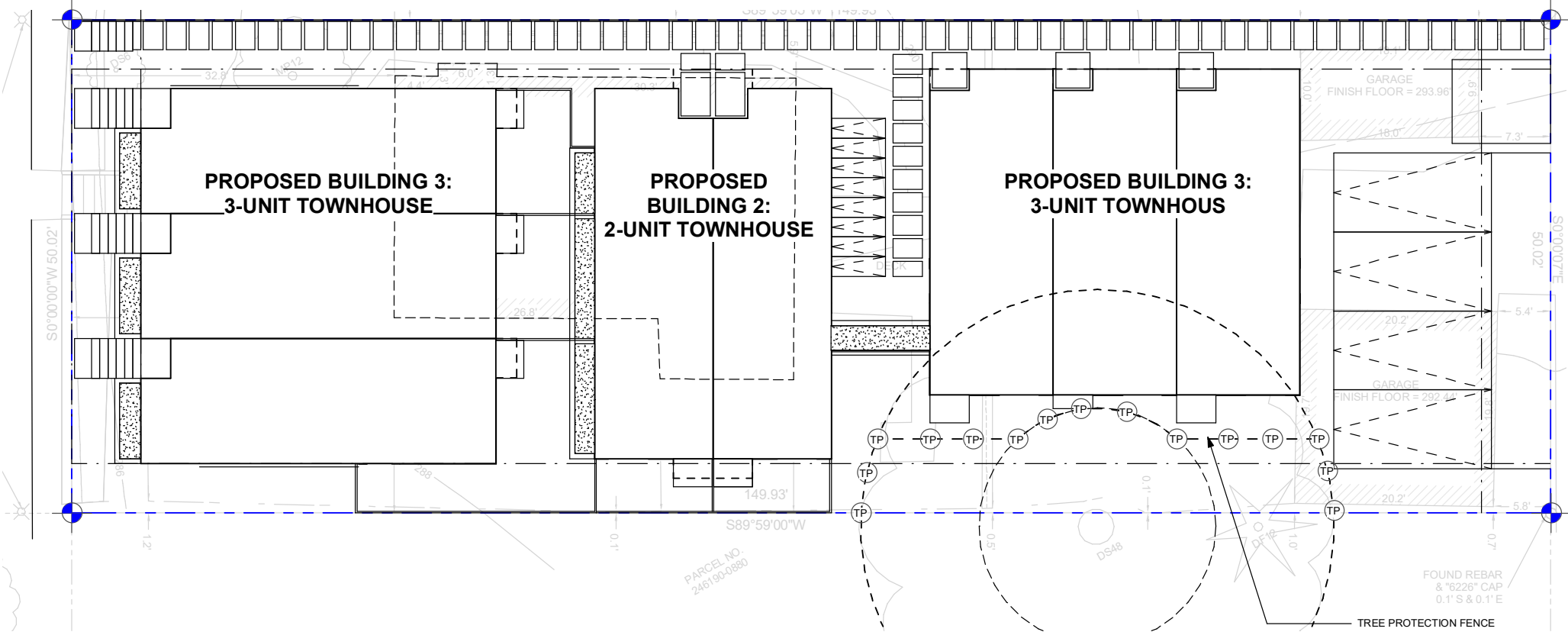




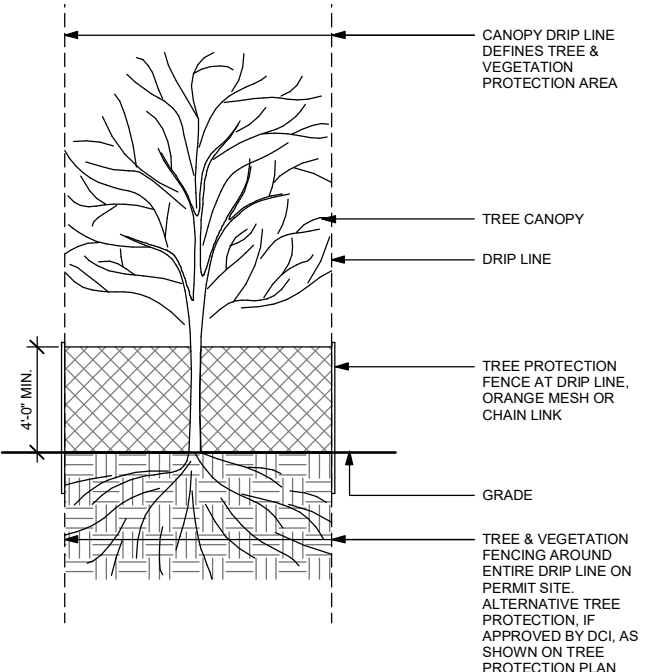
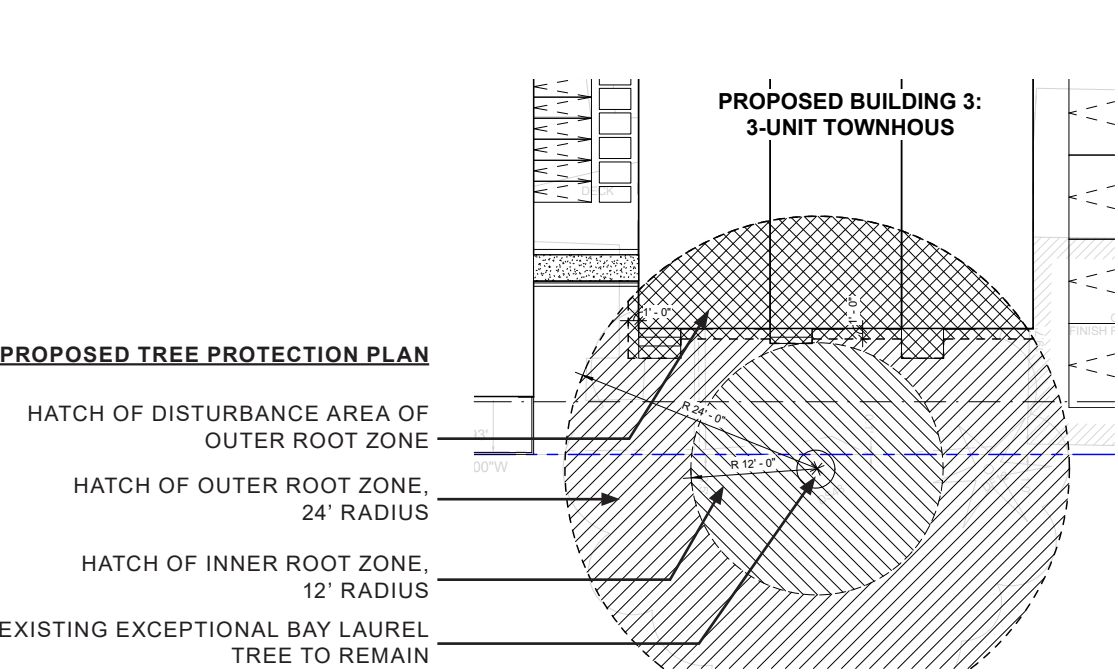
An exceptional Bay Laurel exists in the south neighboring lot. Protective measures will be in place to gurantee proposed construction does not harM the exceptional Bay Laurel.

ALLOWABLE DISTURBANCE CALCULATION

DRIPLINE RADIUS OF TREE:	24'
TOTAL CANOPY AREA OF TREE:	1809.64 SF
AREA OF OUTER ROOT ZONE:	1357.2 SF
TOTAL AREA OF ALLOWABLE DISTURBANCE (33%):	452.4 SF
TOTAL AREA DISTURBED WITHIN OUTER ROOT ZONE:	353.72 SF
PRECENT DISTURBED:	26% (33% ALLOWABLE)



TREE PROTECTION PLAN



TREE PROTECTION DETAIL





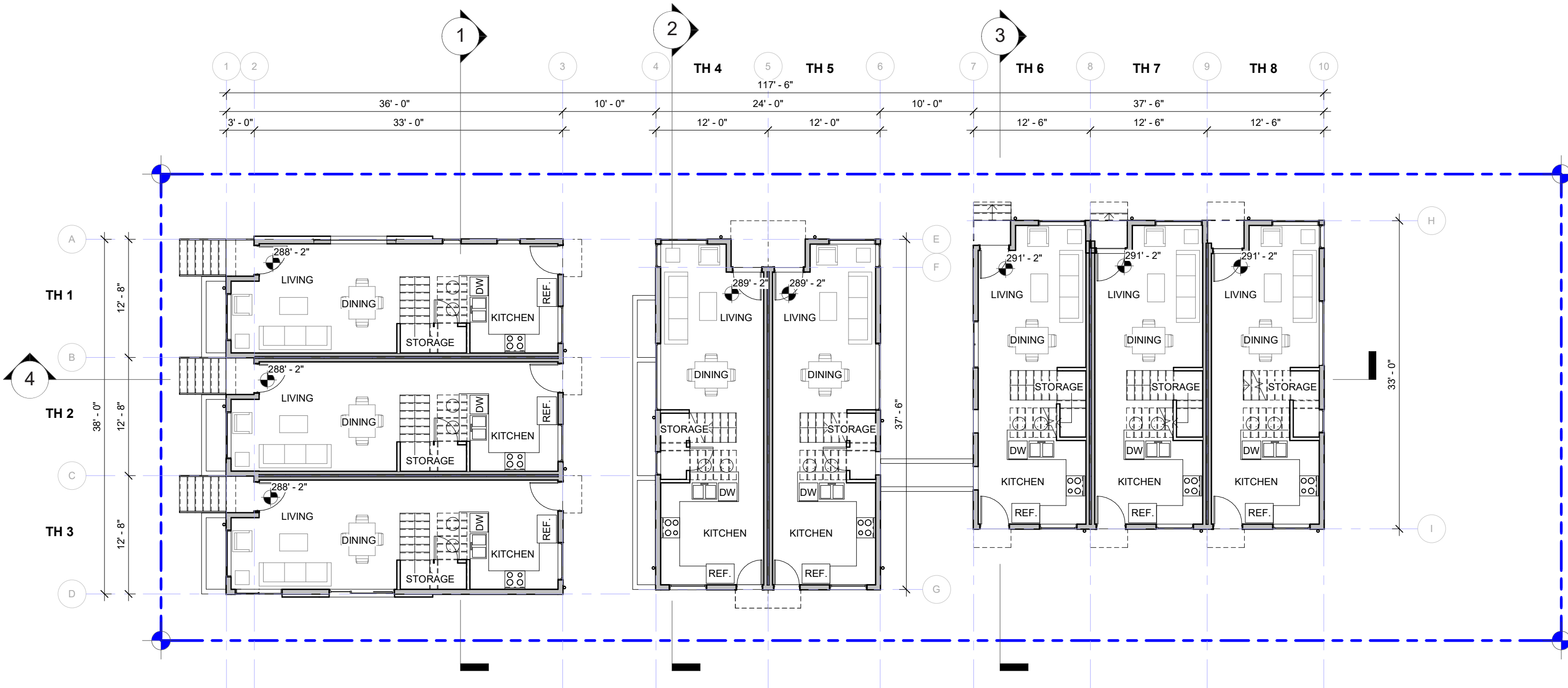




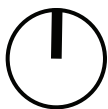








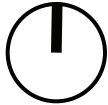
**FIRSTFLOOR PLAN**







**SECOND FLOOR PLAN**

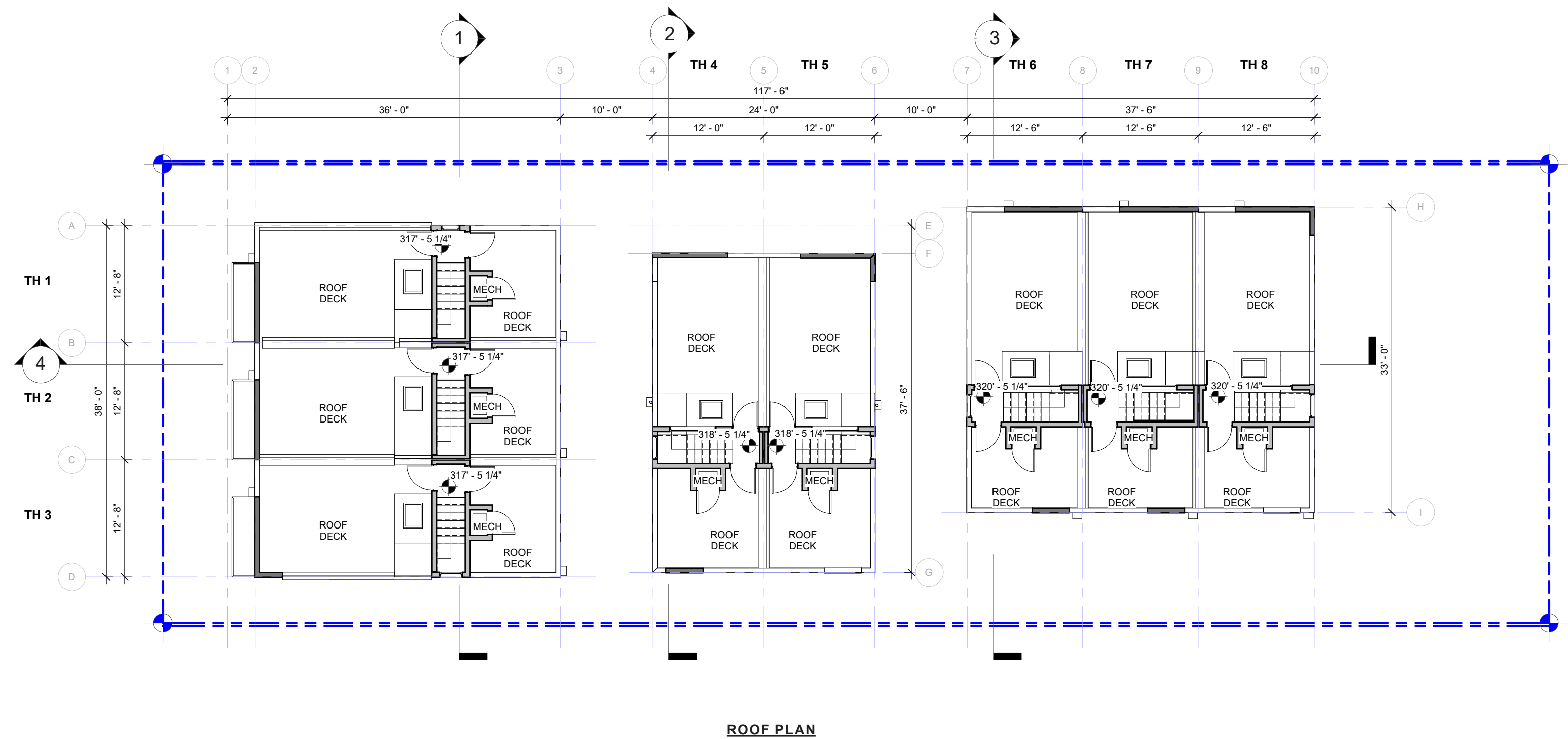






THIRD FLOOR PLAN









DESIGN REVIEW MATERIALS BOARD (PHOTO)





**BUILDING 1 - WEST ELEVATION**



**BUILDING 1 - EAST ELEVATION**



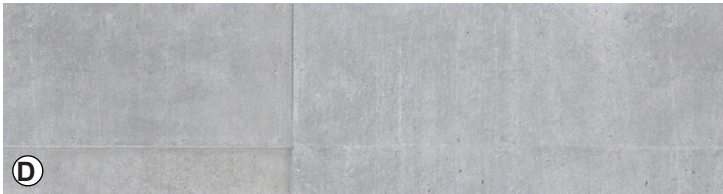
**A** HORIZONTAL SHOU SUGI BAN IN SHIPLAP (SHALLOW CHAR)



**B** VERITICAL HARDIE REVERSE BOARD AND BATTEN 12" O.C.  
(WHITE FLOUR SW7102)



**C** SMOOTH HARDIE PANEL (BLACK FOX SW7020)



**D** CAST IN PLACE CONCRETE



**E** VINYL WINDOW (PLYGEM BRONZE #922)



**F** HORIZONTAL RAILING (FINISHED TO MATCH  
PLYGEM BRONZE)



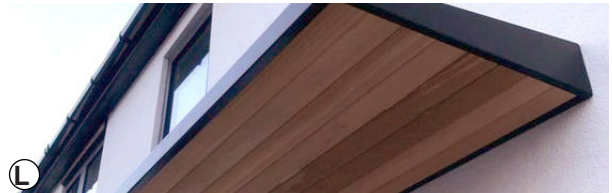
**G** THIN PROFILE BENT STEEL AWNING  
(FINISHED TO MATCH PLYGEM BRONZE)



**H I** DOWNSPOUT/SCUPPER  
(WHITE FLOUR)

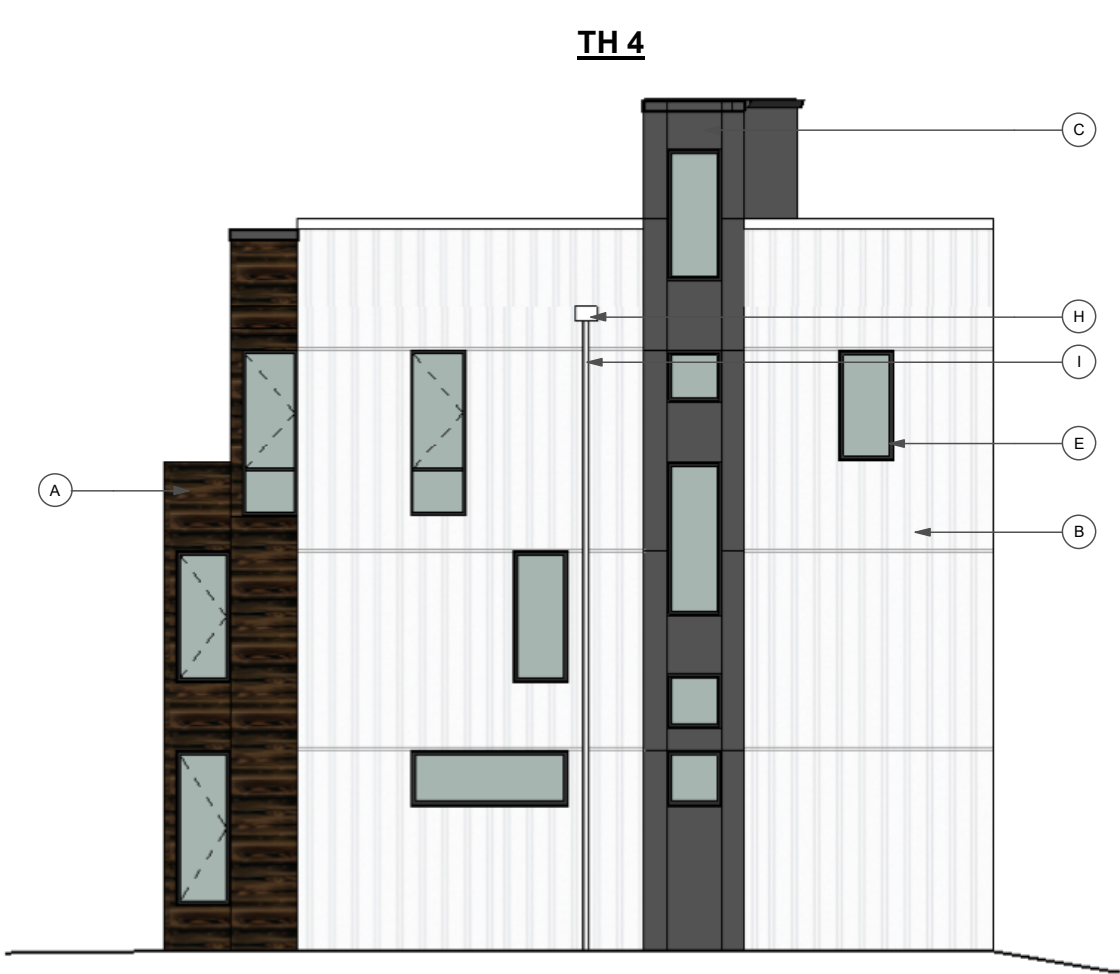


**J K** DOWNSPOUT/SCUPPER  
(BLACK FOX)



**L** FRAMED AWNING IN SMOOTH HARDIE, DARK  
WITH SHOU SUGI BAN SOFFIT





**BUILDING 2 - WEST ELEVATION**



**BUILDING 2 - EAST ELEVATION**



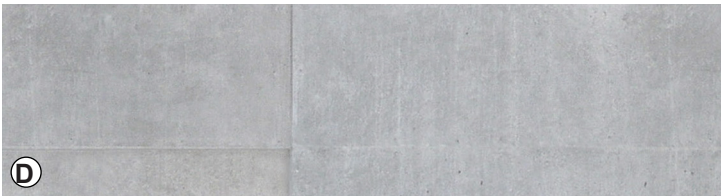
HORIZONTAL SHOU SUGI BAN IN SHIPLAP (SHALLOW CHAR)



VERTICAL HARDIE REVERSE BOARD AND BATTEN 12" O.C.  
(WHITE FLOUR SW7102)



SMOOTH HARDIE PANEL (BLACK FOX SW7020)



CAST IN PLACE CONCRETE



VINYL WINDOW (PLYGEM BRONZE #922)



HORIZONTAL RAILING (FINISHED TO MATCH  
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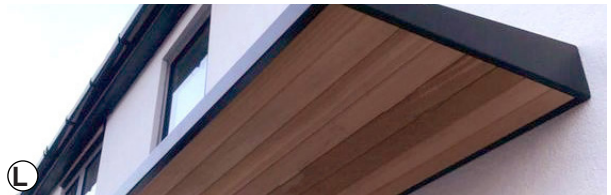
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DOWNSPOUT/SCUPPER  
(WHITE FLOUR)



DOWNSPOUT/SCUPPER  
(BLACK FOX)

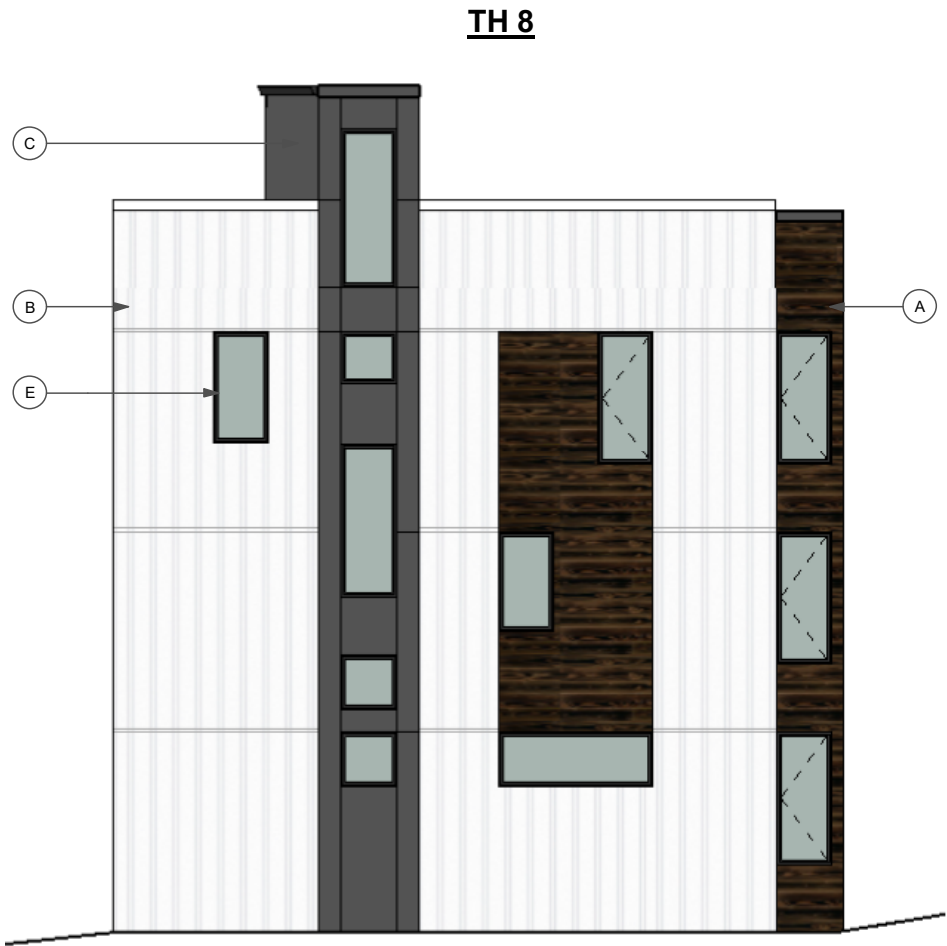


FRAMED AWNING IN SMOOTH HARDIE, DARK  
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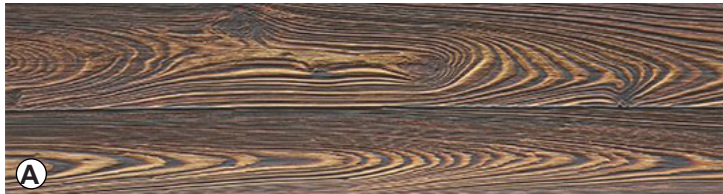




**BUILDING 3 - WEST ELEVATION**



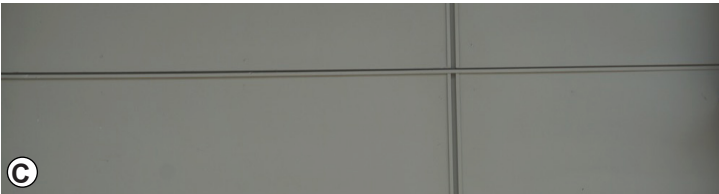
**BUILDING 3 - EAST ELEVATION**



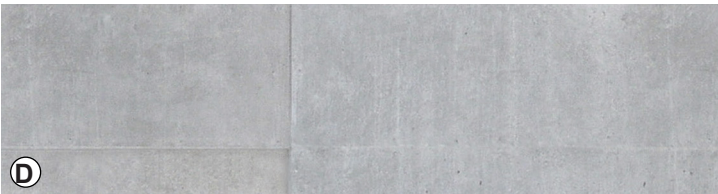
**A** HORIZONTAL SHOU SUGI BAN IN SHIPLAP (SHALLOW CHAR)



**B** VERITCAL HARDIE REVERSE BOARD AND BATTEN 12" O.C.  
(WHITE FLOUR SW7102)



**C** SMOOTH HARDIE PANEL (BLACK FOX SW7020)



**D** CAST IN PLACE CONCRETE



**E** VINYL WINDOW (PLYGEM BRONZE #922)



**F** HORIZONTAL RAILING (FINISHED TO MATCH  
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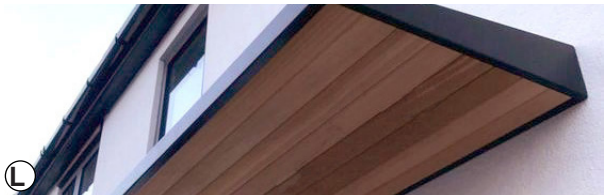
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**J K** DOWNSPOUT/SCUPPER  
(BLACK FOX)



**L** FRAMED AWNING IN SMOOTH HARDIE, DARK  
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**SOUTH ELEVATION**



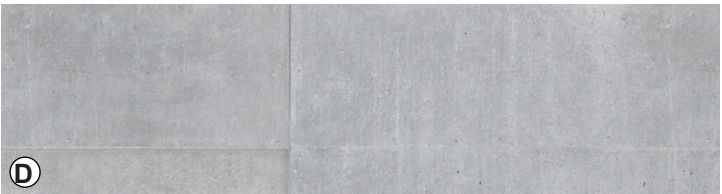
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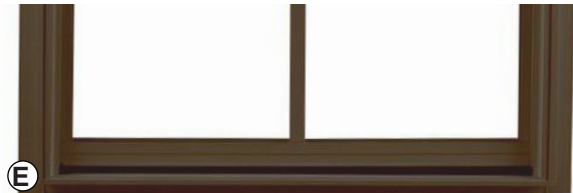
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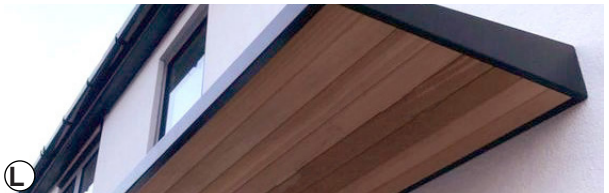
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**J K** DOWNSPOUT/SCUPPER  
(BLACK FOX)

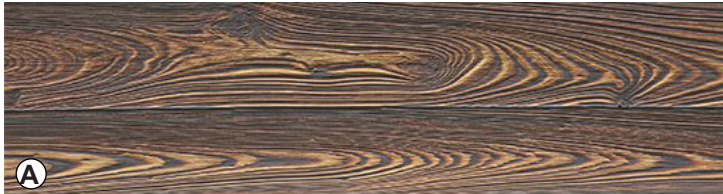


**L** FRAMED AWNING IN SMOOTH HARDIE, DARK  
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**NORTH ELEVATION**



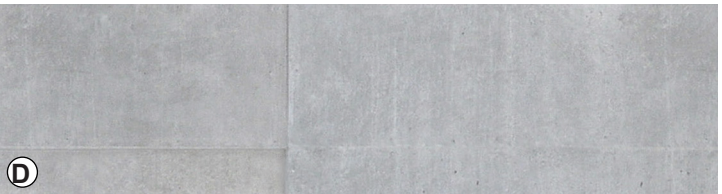
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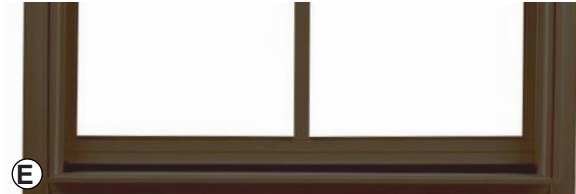
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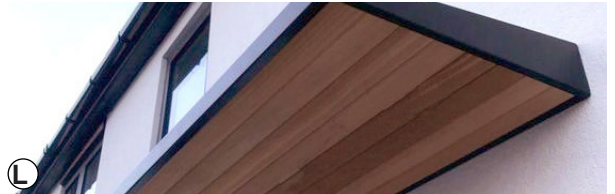
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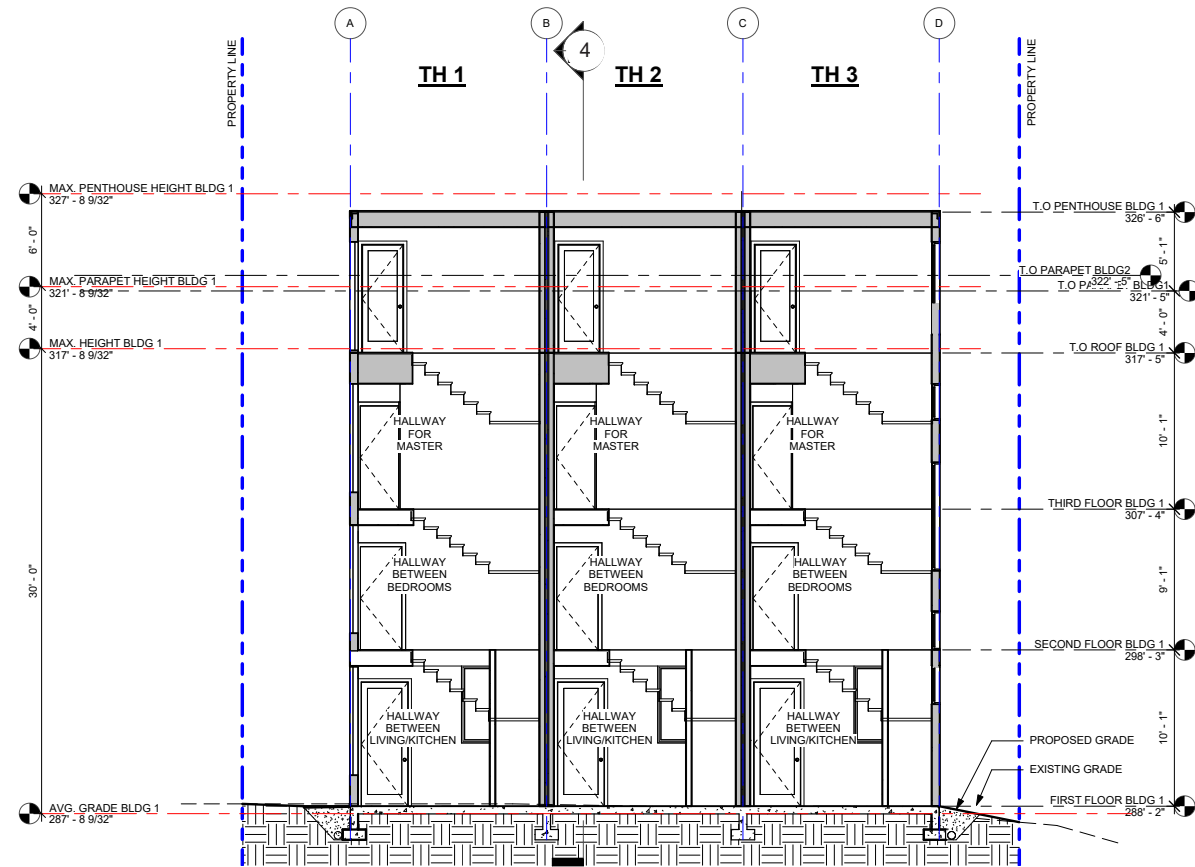


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(BLACK FOX)

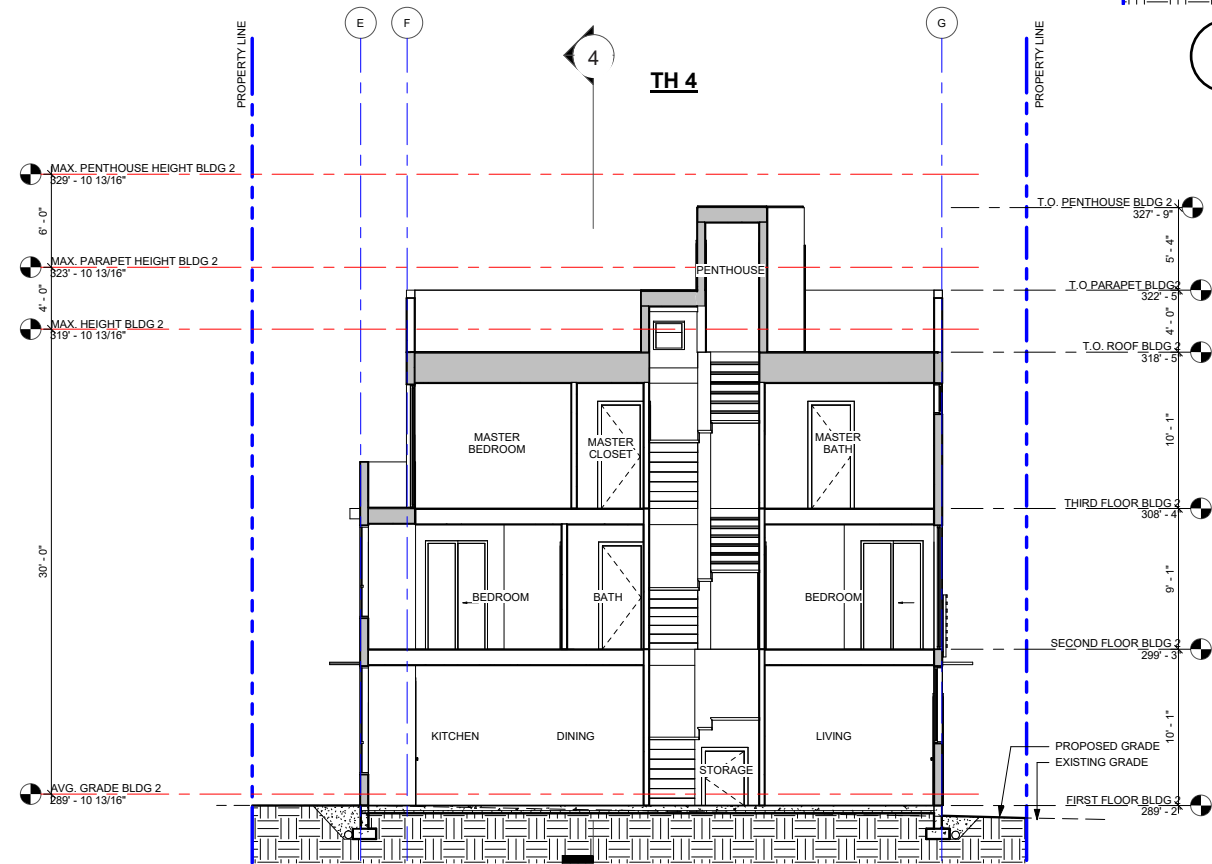


**L** FRAMED AWNING IN SMOOTH HARDIE, DARK  
WITH SHOU SUGI BAN SOFFIT

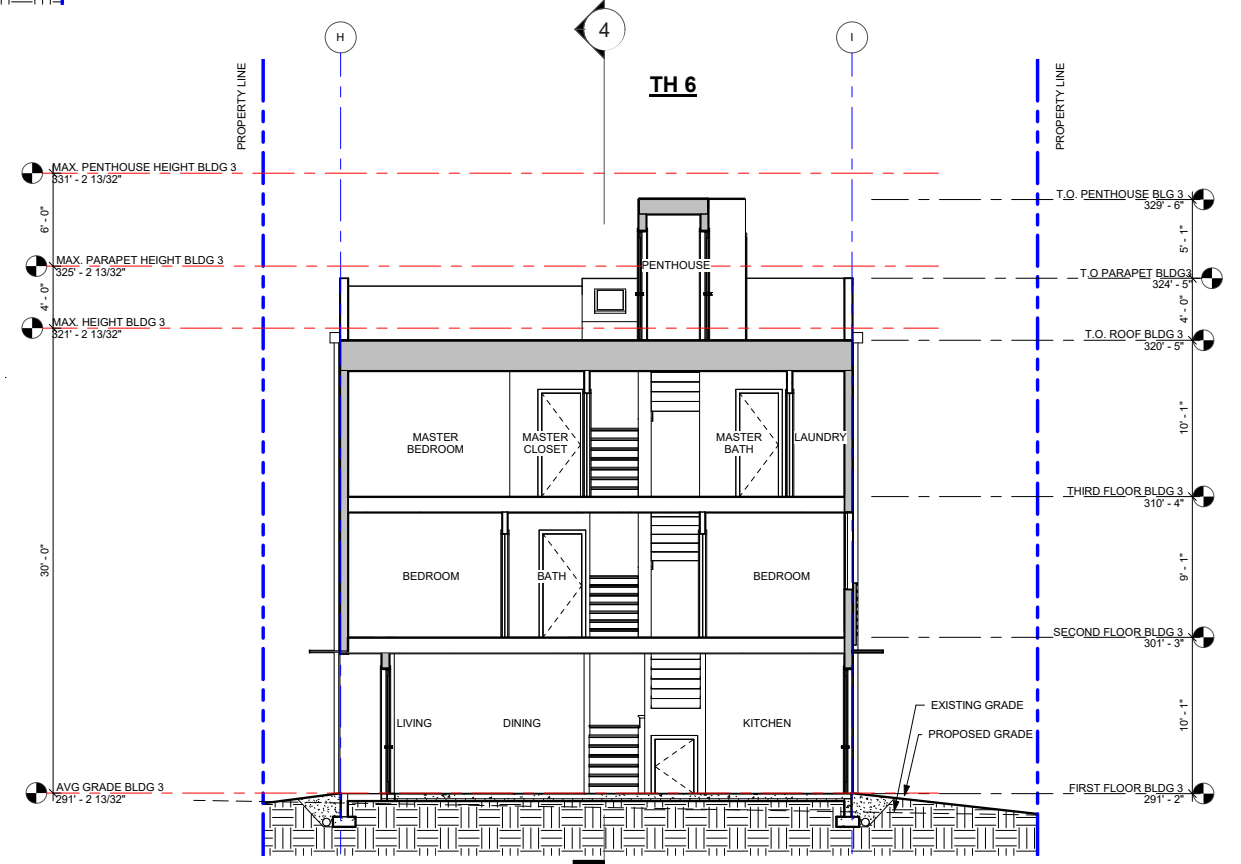




1 TRANSVERSE SECTION - BUILDING 1

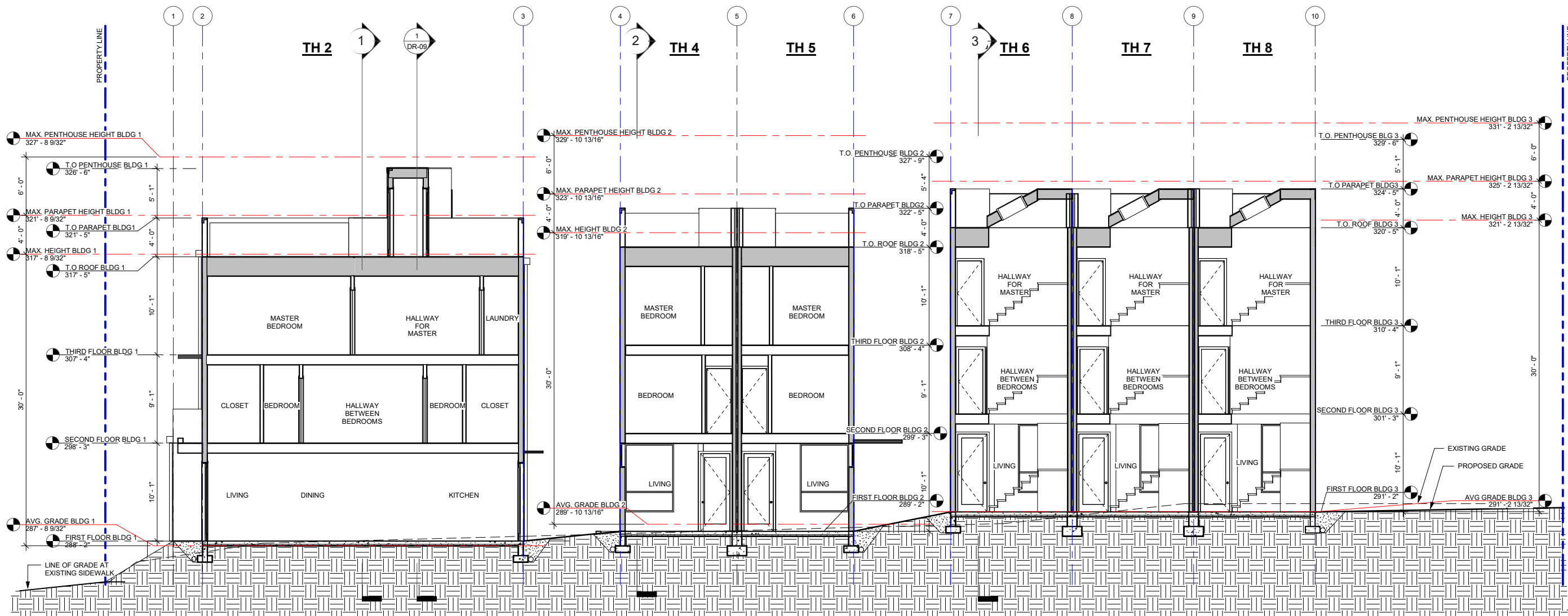


2 TRANSVERSE SECTION - BUILDING 2



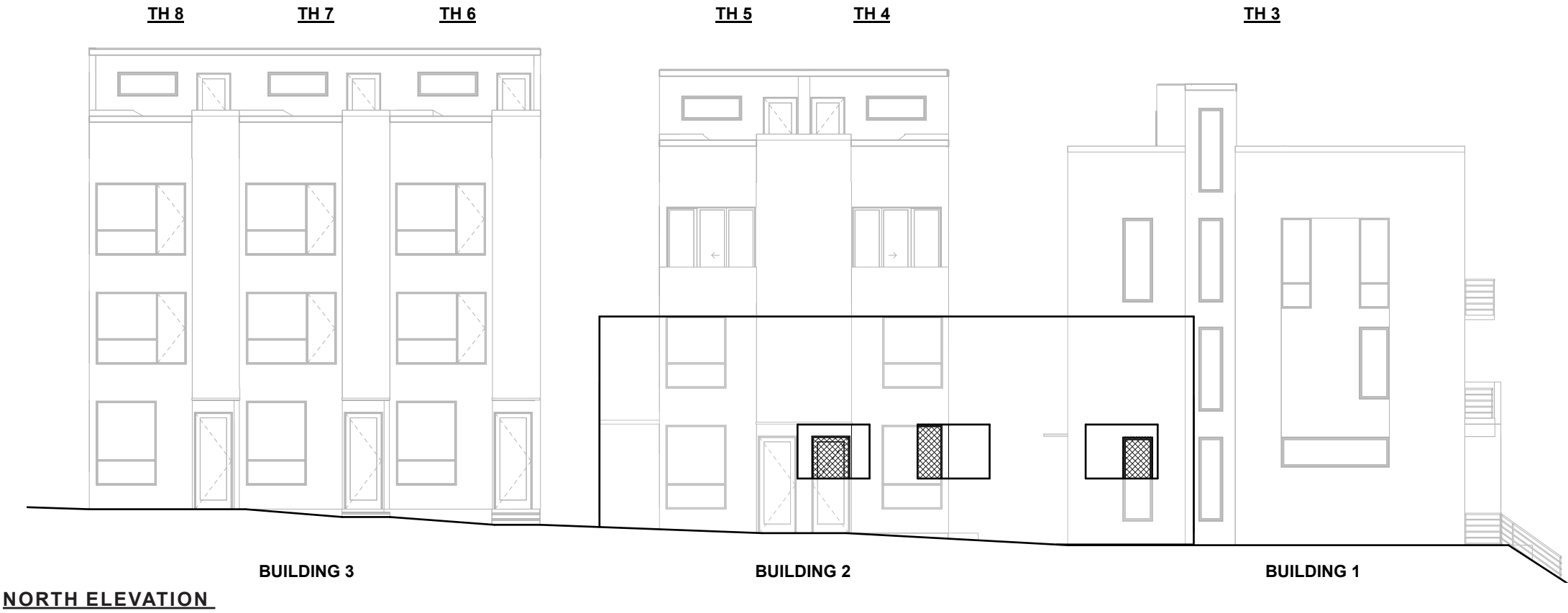
3 TRANSVERSE SECTION - BUILDING 3





4 LONGITUDINAL SECTION - BUILDING 1, BUILDING 2, BUILDING 3







1. MASSING

a. Staff supports the applicant's preferred massing scheme, Option 3. The strong street edge and rowhouse design helps to establish a desirable context for this evolving neighborhood while incorporating positive design attributes present within the existing context. (CS3-A)

**APPLICANT RESPONSE:**  
*Our preferred Option 3 is characterized by its dynamic street facing facade featuring stacked balconies, roof decks, and modulation at the street face that supports logical & clean material transitions.*

*The architecture of the surrounding neighborhood is rapidly evolving and the massing and material choices made are consistent with similar new developments in the area.*

CS3-A EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

CS3-A-2. CONTEMPORARY DESIGN

CS3-A-4. EVOLVING NEIGHBORHOODS

DC2-D SCALE AND TEXTURE

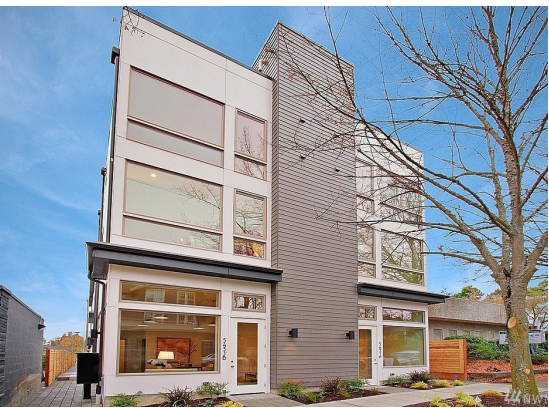
DC2-D-2. TEXTURE

DC2-A MASSING

DC2-A-2. REDUCING PERCEIVED MASS



NORTHEAST CORNER SIDEWALK PERSPECTIVE



5431 CALIFORNIA AVE SW (492 FT AWAY)



5952 CALIFORNIA AVE SW (.2 MILES AWAY)



5248 CALIFORNIA AVE SW (.2 MILES AWAY)



6053 CALIFORNIA AVE SW (.3 MILES AWAY)



2. ARCHITECTURAL CONCEPT

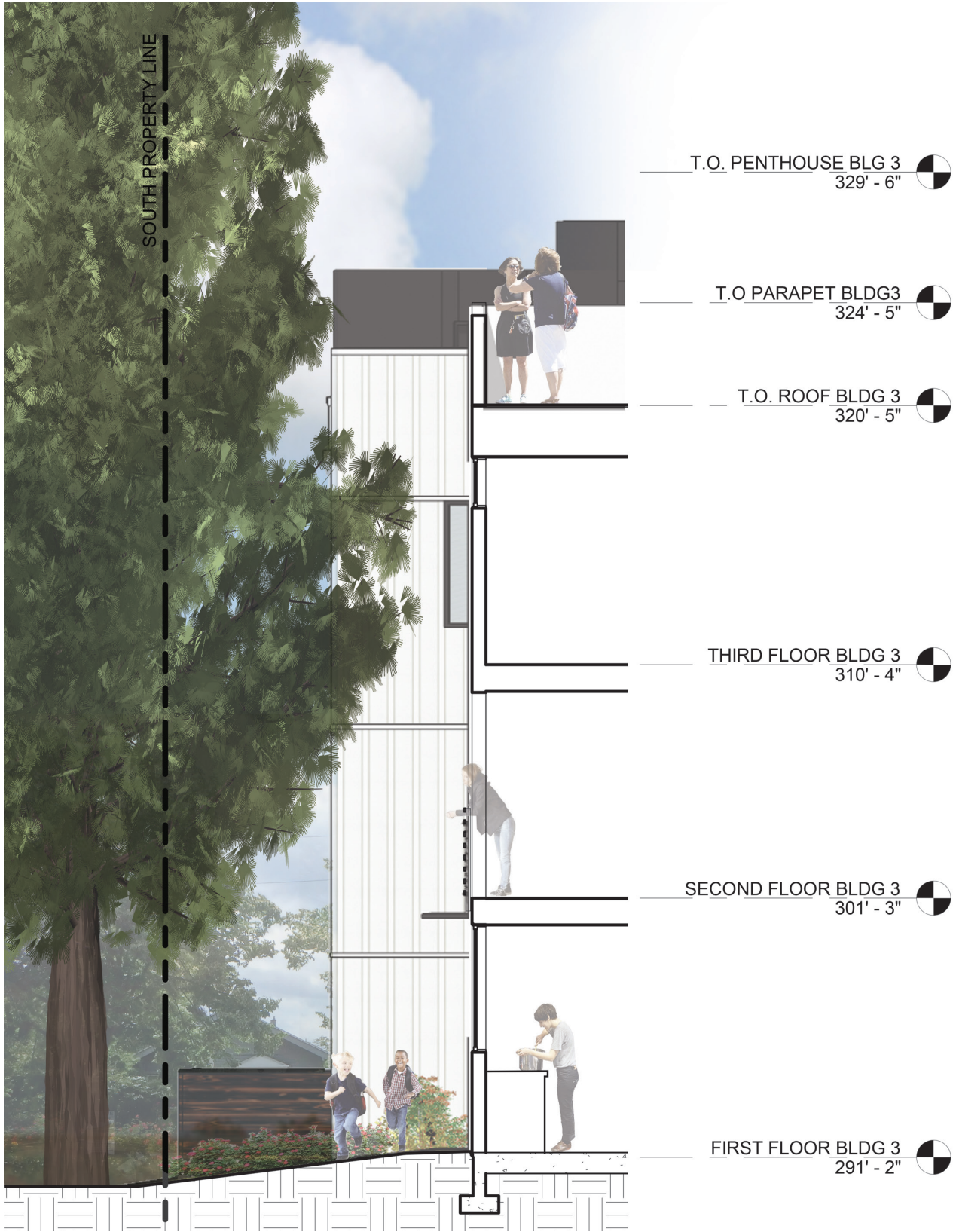
a. Consider additional ways to integrate the development with the exceptional tree. As noted in the EDG packet, Option 3 is the most intrusive to the tree; however, this intrusiveness also creates an opportunity for the tree to be more closely connected with townhouse units 6-8. Consider balconies and/or patios as a way to take advantage of the natural screening between the subject and adjacent properties. Develop the building and amenity space in a way that celebrates the tree as opposed to simply protecting it. (CS1-D-1, DC4-D)

**APPLICANT RESPONSE:**  
*To celebrate the exceptional tree while also protecting it, we've included juliet balconies at the rear of units 6,7 and 8 that open up to face the exceptional tree and allow users to enjoy the tree's natural screening capability. Additionally, private amenity spaces are located at the rear of units 6,7, and 8 on the ground level directly in the shade of the tree.*

- CS1-D PLANTS AND HABITAT
  - CS1-D-1. ON-SITE FEATURES
- DC4-D TREES, LANDSCAPE, AND HARDSCAPE MATERIALS
  - DC4-D-4. PLACE MAKING



EXCEPTIONAL TREE SOUTH EAST PERSPECTIVE



EXCEPTIONAL TREE SECTION



2. ARCHITECTURAL CONCEPT

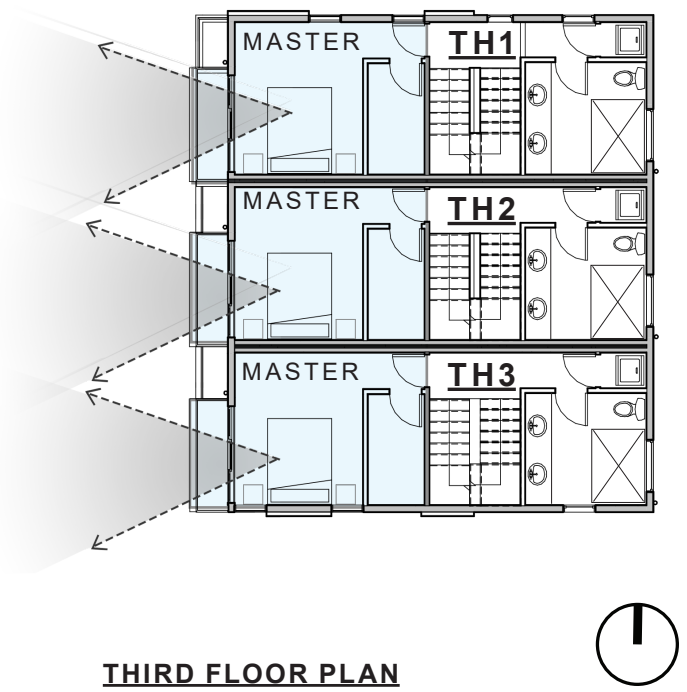
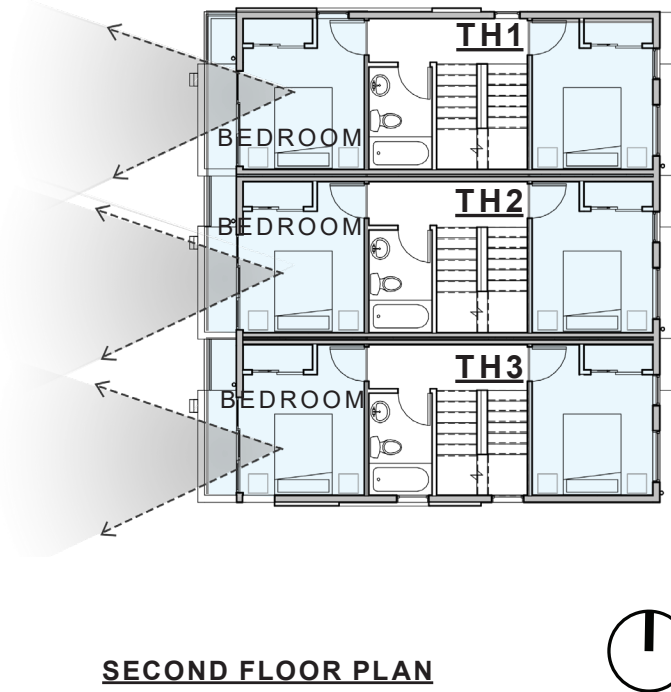
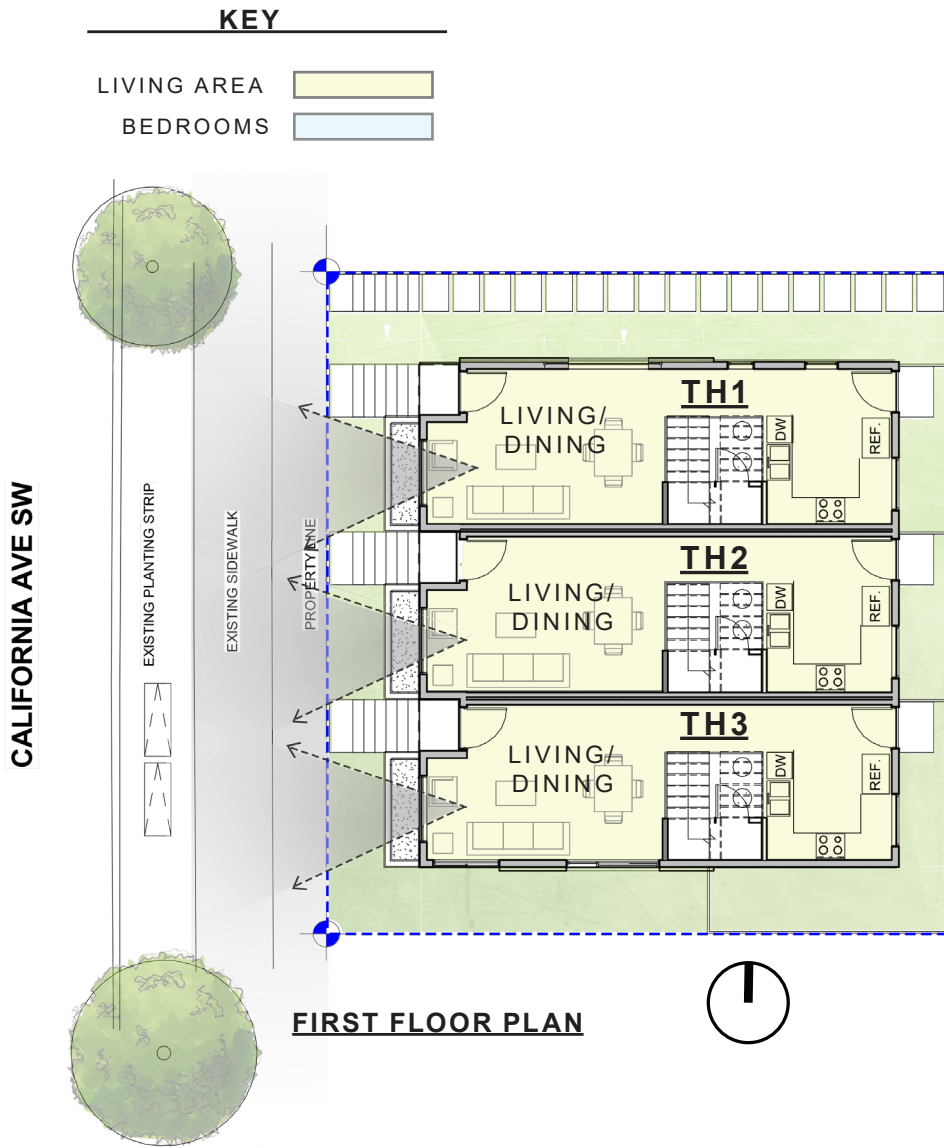
b. The arrangement of interior uses proposed create a logical and active ground floor with the most active uses oriented towards the street. Retain this (or similar arrangement of interior uses in the MUP plan set. (PL2-B-1, DC2-A-1)

**APPLICANT RESPONSE:**  
*We maintained an active street face by orienting active living and bedroom spaces toward at the street side of units 1-3. Orienting active spaces in addition to balconies street-side encourages eyes on the street in addition to creating a transition between public and private spaces.*

PL2-B SAFETY AND SECURITY  
PL2-B-I. EYES ON THE STREET

DC2-A MASSING  
DC2-A-1. SITE CHARACTERISTICS AND USES

PL3-B RESIDENTIAL EDGES  
PL3-B-2. GROUND LEVEL RESIDENTIAL





3. OPEN SPACE

a. The street-facing balconies on units 1-3 add depth and interest to the façade while also serving as a semi-private connection to the public realm. Retain these balconies in the MUP plan set. (PL2-B-1, DC2-A-1, DC2-C-1)

**APPLICANT RESPONSE:**  
*We maintained the two street facing balconies on Units 1,2, and 3 in order to maintain eyes on the street, add depth to the street facing facade, create a sense of rythm, provide logical material transitions, and create a buffer between public and private space.*

PL2-B SAFETY AND SECURITY

PL2-B-1. EYES ON THE STREET

DC2-A MASSING

DC2-A-1. SITE CHARACTERISTICS AND USES

DC2-C SECONDARY ARCHITECTURAL FEATURES

DC2-C-1. VISUAL DEPTH AND INTEREST

DC4-A BUILDING MATERIALS

DC4-A-1. EXTERIOR FINISH MATERIALS

PL3-A ENTRIES

PL3-A-2. ENSEMBLE OF ELEMENTS



STREET FACING SECTION



3. OPEN SPACE

b. The clustered bike parking creates an effective gathering point, encouraging social interaction between residents. Retain this feature and add additional programming to the site's common amenity areas to improve usability and increase interaction. (DC1-A-2, DC3-B-4)

**APPLICANT RESPONSE:**  
*We retained the proposed clustered bike parking to encourage social interaction between residents. We've also added additional programming including a bench, planters, landscaping and an awning to improve the environment and usability of the space.*



COMMUNITY BIKE PARKING



BENCH SEATING



GROUND BIKE LIGHTING



COMMUNITY AMENITY, BIKE PARKING

- DC1-A ARRANGMENT OF INTERIOR USES
  - DC1-A-2. GATHERING PLACES
- DC3-B OPEN SPACE USES AND ACTIVITIES
  - DC3-B-4. MULTIFAMILY OPEN SPACE

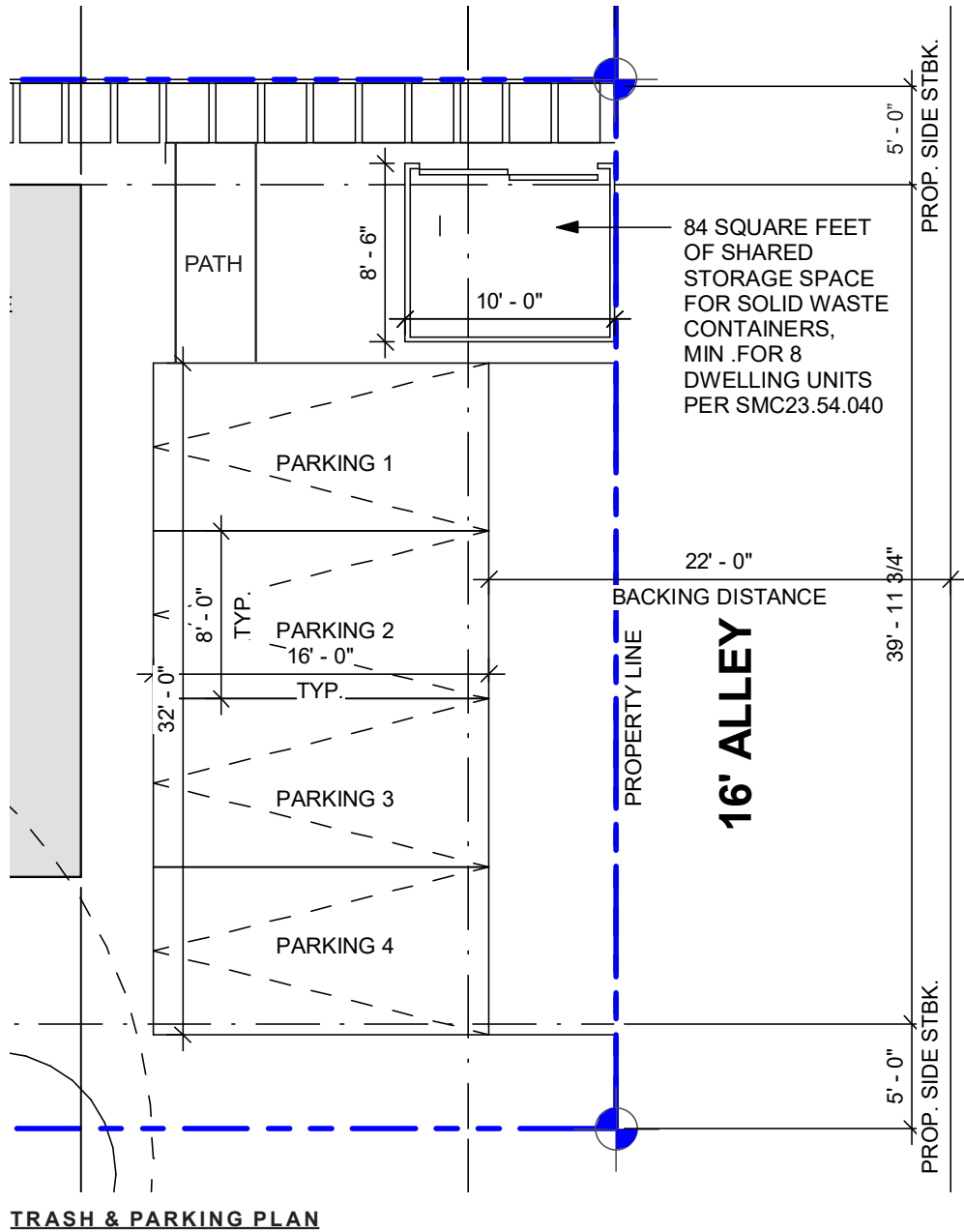


4. SEVICE USES

a. The site plan for Option 3 shows waste collection areas for seven of the eight units; it is unclear where an eighth collection area could be placed. In addition, the project will create a need for 24 individual waste bins to be staged on the alley on collection days. This is likely to interfere with parking areas. Further study is needed to site the storage and staging areas in a logical and aesthetically appropriate place. Consolidating into shared dumpsters is strongly encouraged. (DC1-C-4)

**APPLICANT RESPONSE:**  
*All waste receptacles have been combined into one singular enclosure that will not require staging in the alley and will not interfere with parking. The shared waste storage is located adjacent to the alley so as to provide a significant buffer between the units and the trash containers.*

DC1-C PARKING AND SERVICE USES  
DC1-C-4. SERVICE USES





## 5. WAYFINDING

a. The pedestrian path along the north property line provides a clear and easily navigable connection to the units at the rear of the lot. Use landscaping, paving, lighting, signage, and other elements to differentiate between the primary path and secondary paths to back doors and bicycle parking areas. (PL2-D)

**APPLICANT RESPONSE:**  
Landscaping, paving, and lighting have been tailored for easy wayfinding from the street to units and within the property lines to navigate to units and bike parking. Signs above dwellings and a monument at the entry to the main pedestrian path indicating units beyond also contribute to simple wayfinding.

### PL1-B WALKWAYS AND CONNECTIONS

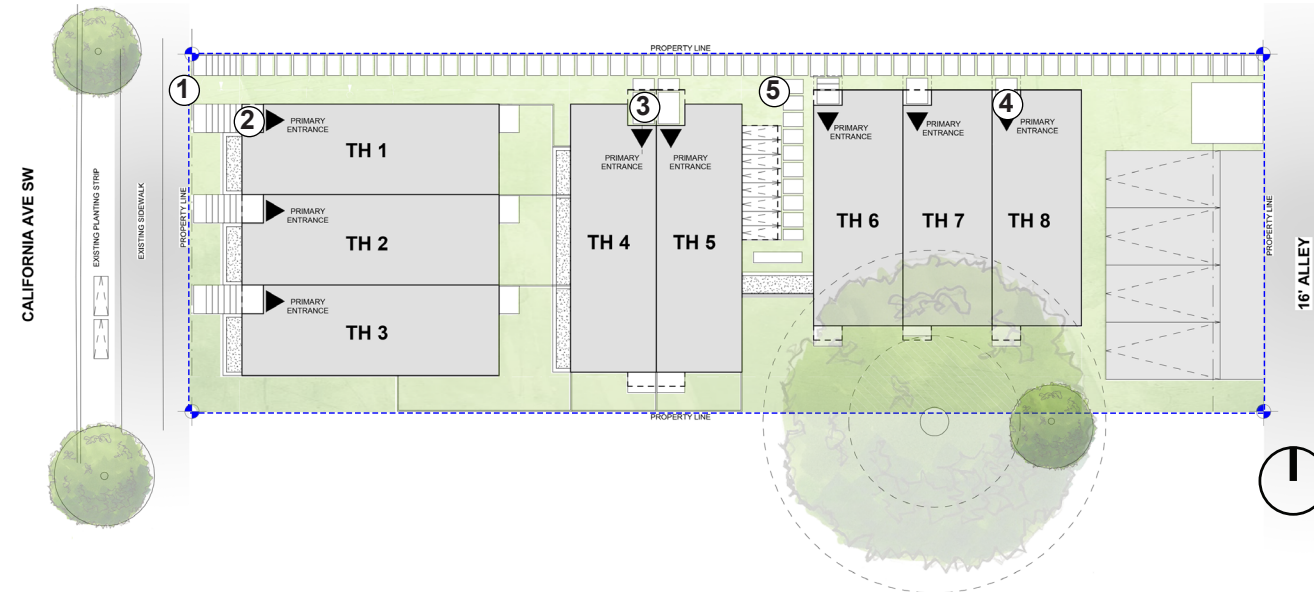
#### PL2-B-1. PEDESTRIAN INFRASTRUCTURE

### PL2-D WAYFINDING

#### PL2-D-I. DESIGN AS WAYFINDING

### PL2-B SAFETY AND SECURITY

#### PL2-B-2. LIGHTING FOR SAFETY



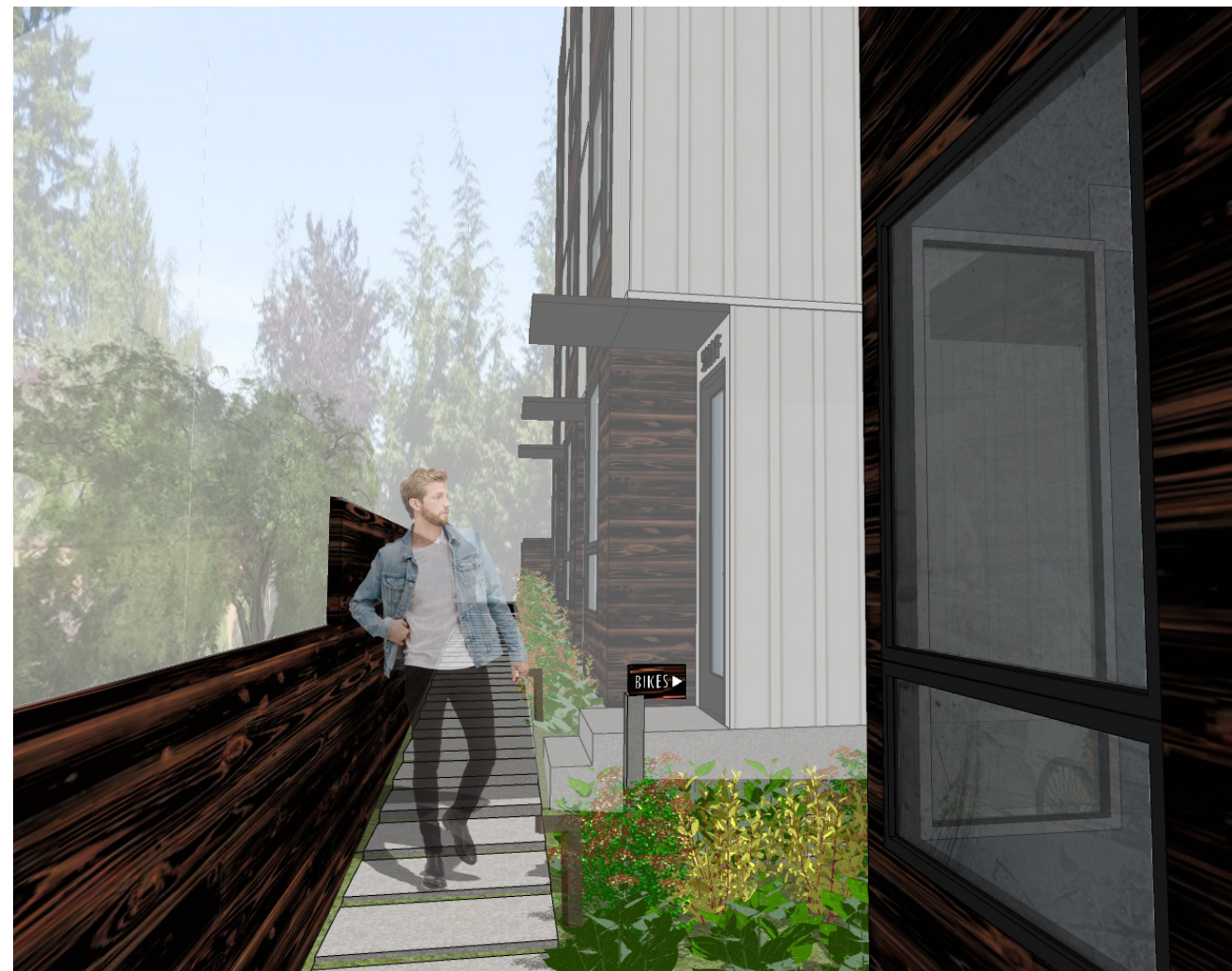
**DIAGRAMTIC SITE PLAN WITH LOCATIONS OF SIGNAGE**



**① SIGN MONUMENT**



**② HOME NUMBERS TH1 -TH3**



**⑤ NORTH PATHWAY AND BIKE PARKING SIGNAGE**



**③ HOME NUMBERS TH4 -TH5**



**④ HOME NUMBERS TH6 -TH8**