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PROJECT INFORMATION

site address	9038 21st ave sw, Seattle WA 98106
parcel number	4365700370
project number	6804522-CN 3037487-EG

PROJECT TEAM

architect	Atelier Drome 112 Prefontaine Pl S Seattle, Washington 98104 206 395 4392
contact	Michelle Linden michelle@atelierdrome.com
owner	Scolton llc
survey	Terrane
landscape	Pacific Landscape Architecture
structural	AJP Engineering
civil	Kimley Horn
aborist	Shoffner Consulting

PROJECT CRITERIA

zoning	LR1 (M1)
overlays	westwood-highland park (residential urban village)
abutting zones	NC3-55 to east
current use	single family residence
lot area	7,680 sf
allowable FAR	1.3 per 23.45.510.b
ECAs	n/a
parking	none (none required)

PROJECT PROPOSAL

gross building floor area	9,984 sf
total residential floor area	9,984 sf
residential units	24 units

CONTEXT + SITE

The site rests in a recently up-zoned area of LR1 uses, though currently the surrounding buildings are all low-scale single family residences. Behind the site, to the east, are a mix of low scale commercial and larger multifamily and mixed-use buildings. Expanding NS from there are all RSL zones of small scale single family homes. The site has good solar access throughout the day and year as most of the surrounding buildings are of a lower scale, and is held off the property lines in order to maintain good solar access for the building and neighbors in the future.

The site is well served by Delridge Way SW, with multiple bus routes providing connections to downtown Seattle, Georgetown, Tukwila, and Southcenter. Public bus, pedestrian sidewalks, and main vehicular routes are provided adjacent to the site along Delridge Way SW. Additionally, 16th Ave SW currently provides a dedicated cycling route but SDOT is planning future bike lanes along Delridge Way SW. and SW

DEVELOPMENT PROPOSAL

Construct new 3-story + basement apartment building with approximately 24 residential units. The existing building will be demolished.

DEVELOPMENT OBJECTIVES

objective 1: Provide modulated massing to create a respectful **transition** between zones

objective 2: **Preserve** the two large evergreen trees that help define the neighborhood block.

objective 3: Provide comfortable and economic **housing** for a growing neighborhood, in a growing city

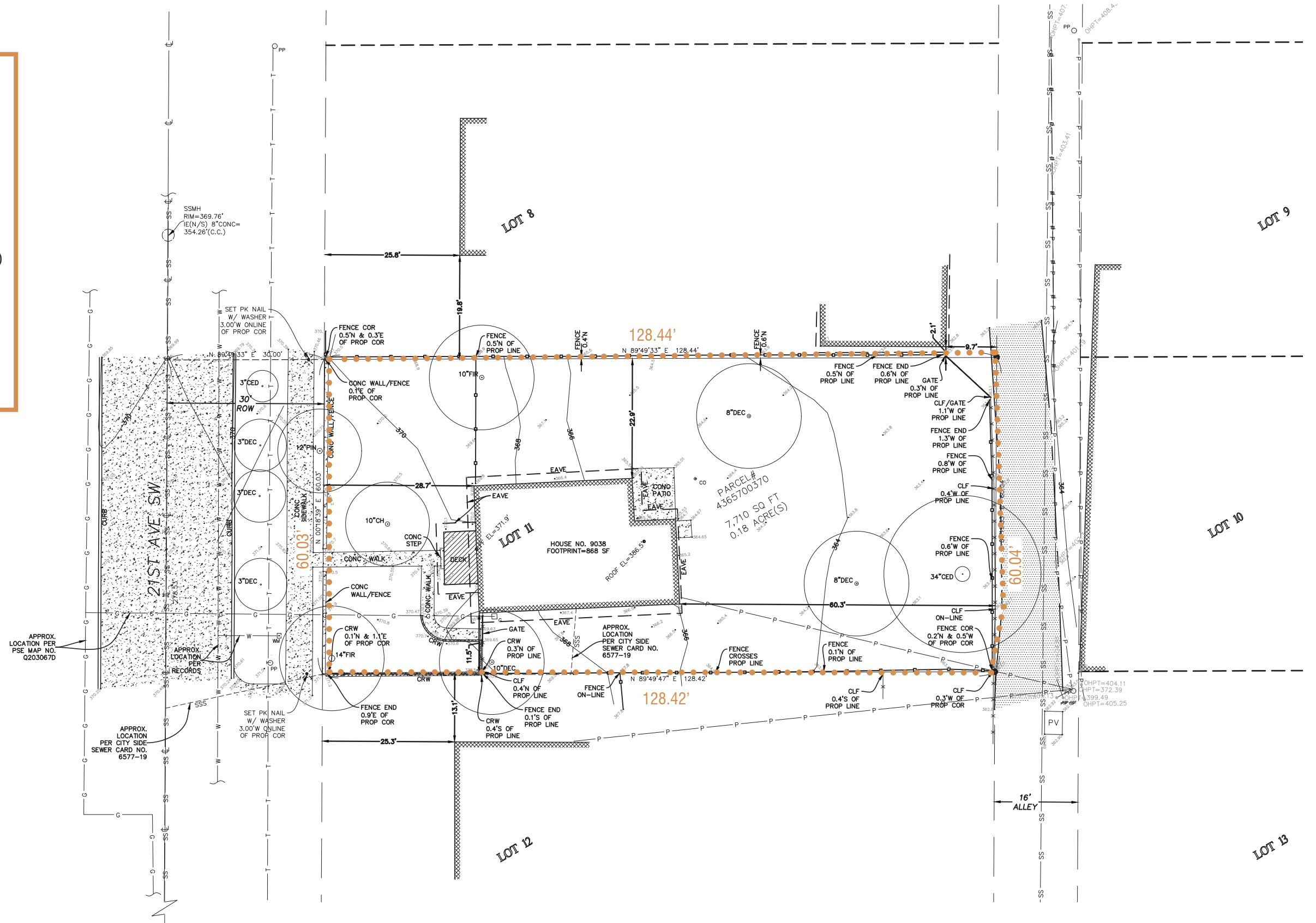


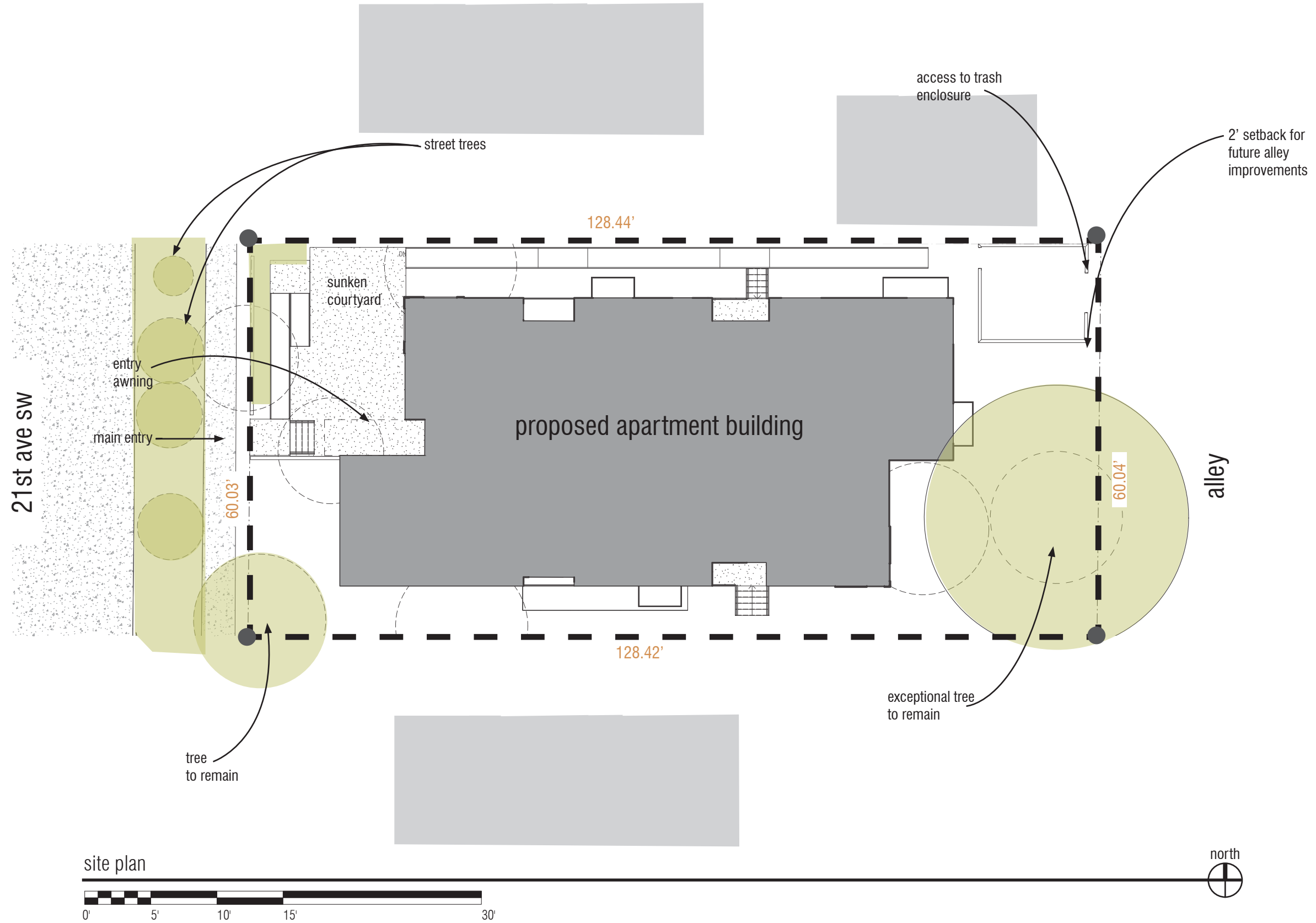
4.0 site plan | legal description + survey

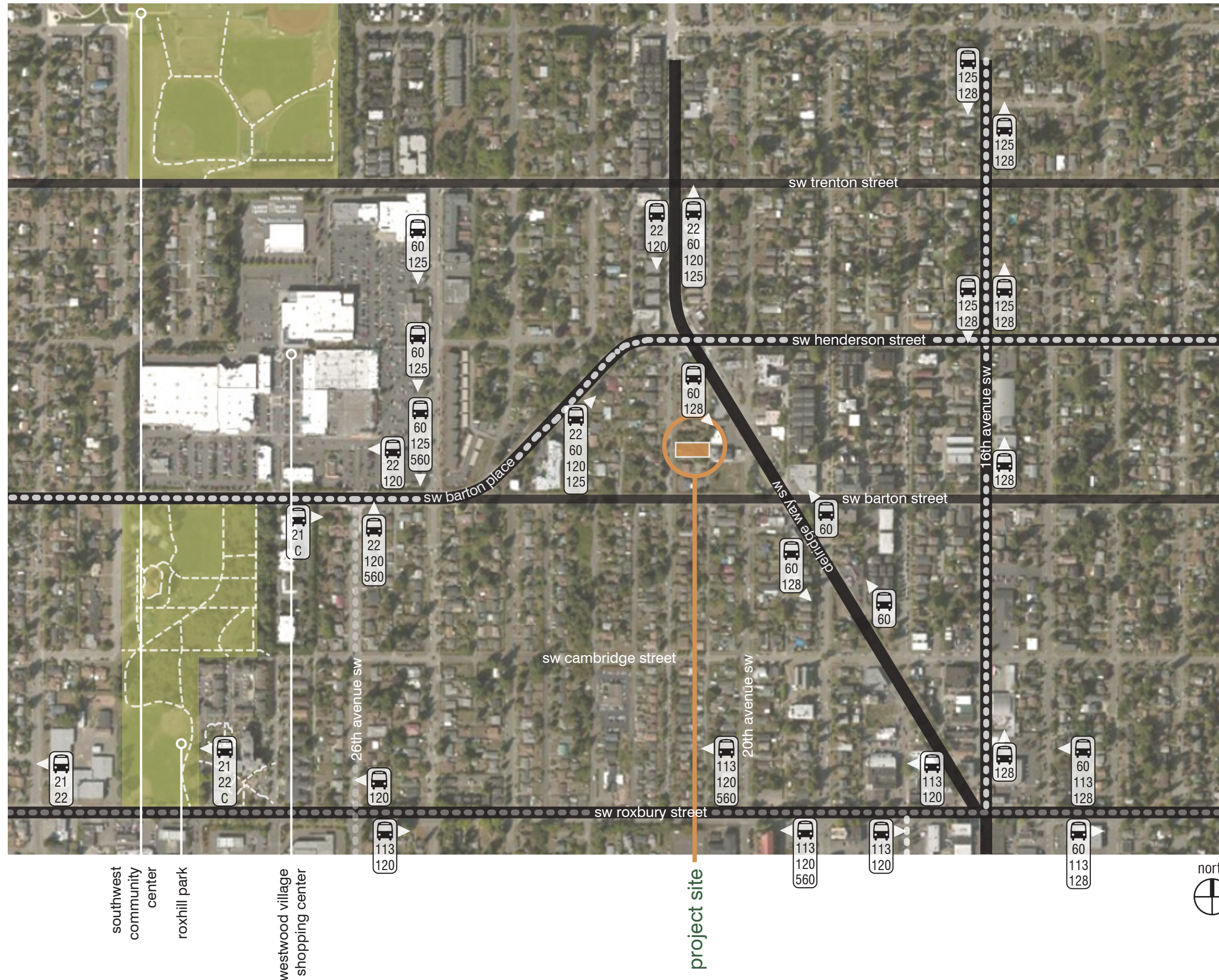
LITTLE CITY FARMS DIV # 5
 Plat Block: 33
 Plat Lot: 11

Parcel 4365700370
 (Per trustee's deed upon sale rec. No. 20171113002336)

Lot 11, Block 33, Little City Farms, Division no. 5,
 According to the plat thereof recorded in volume 26 of
 plats, page(s) 26, records of King County, Washington.














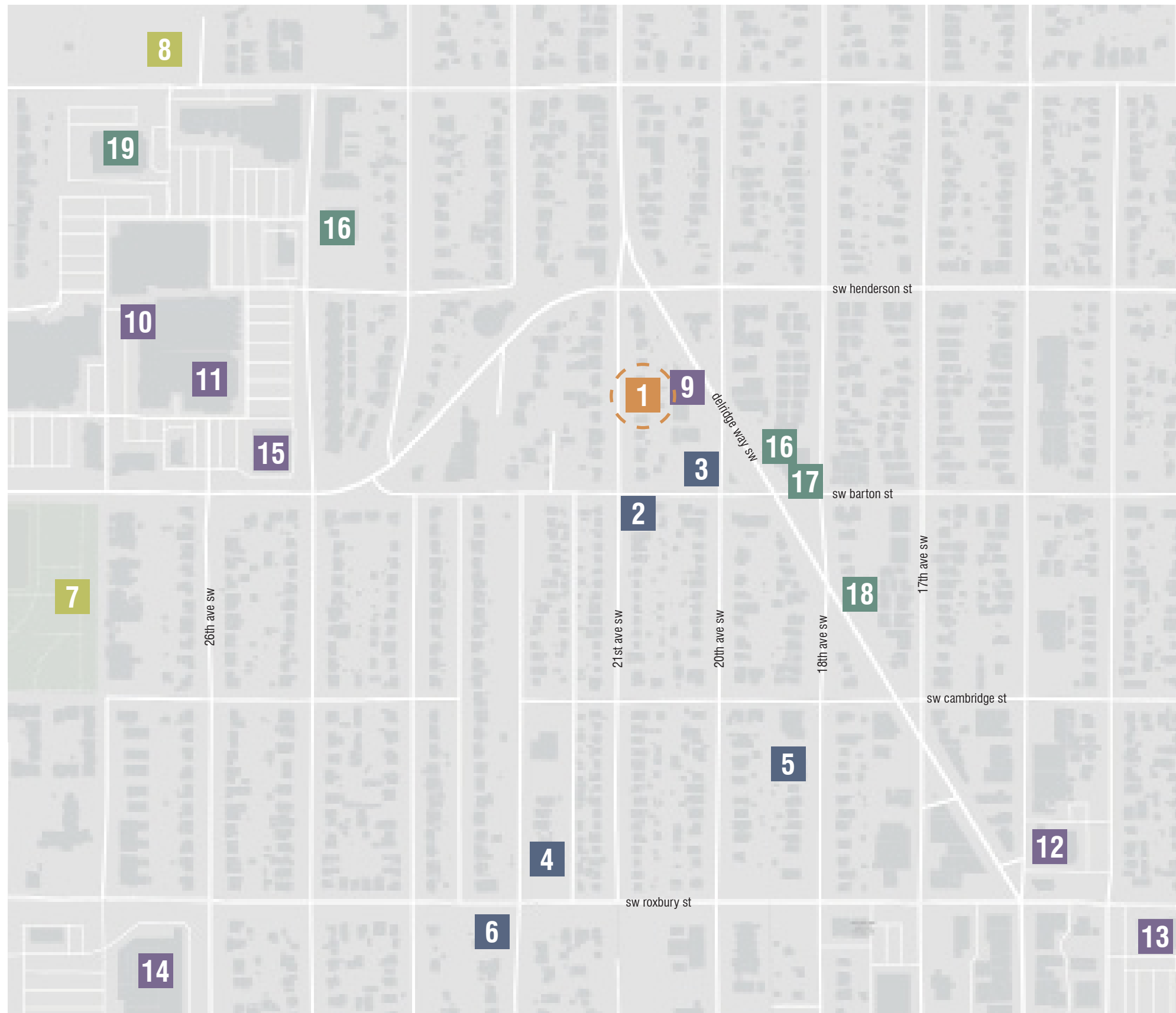
neighborhood circulation

The project site is served by multiple bus routes. The 60 bus provides access to First Hill and Broadway through Georgetown, while the 120 and 125 buses take the West Seattle Bridge to downtown Seattle. Access to West Seattle is provided by the 22 and 128 buses, which both go north to Alaska Junction. The 22 bus provides southwest access to Gatewood and Arbor Heights, while the 128 bus provides southeast access through White Center to Tukwila and Southcenter.

A dedicated cycling route runs north-south on 16th Avenue SW, and bicycle-friendly roads run east-west along SW Henderson Street and SW Roxbury Street.

legend

-  arterials
-  bus stop
-  designated bicycle route
-  bicycle-friendly roads
-  trails
-  green space
-  project site



LOCAL AMENITIES

- | | |
|--|--|
| 1 project site | 16 west seattle driver licensing office |
| 2 learning way school & daycare | 17 good dog daycare & boarding |
| 3 bella mente school age program | 18 ty's auto repair & services |
| 4 community school - west seattle | 19 united states postal office |
| 5 hope academy | |
| 6 holy family Bilingual catholic school | |
| 7 roxhill park | |
| 8 denny field | |
| 9 7-eleven | |
| 10 westwood village shopping center | |
| 11 qfc | |
| 12 walgreen's | |
| 13 bartell drugs | |
| 14 safeway | |
| 15 rite-aid | |

site	
education	
green space	
grocery	
local services	



OUTREACH METHODS

As part of the community outreach program, the design team chose the following three methods of outreach. All methods of community outreach undertaken at this time were required to be electronic to follow social distancing protocols.

PRINTED OUTREACH:

Posters were hung in ten locations at visible and accessible intersections within a half-mile of the project site. The posters provided a basic description of the project and advertised the website and outreach hotline created to receive community comments. As the site is located in a Design Review Equity area, the posters were provided in both Spanish and Vietnamese per Department of Neighborhood recommendations.

ELECTRONIC/DIGITAL OUTREACH:

The posters hung within the community publicized a hotline number community members could use to request more information. The hotline provided a personalized voice message with information about the site location, brief project description, project email address, project website and the ability to leave a voicemail. The voicemail box was checked daily and any messages left were returned.

ELECTRONIC/DIGITAL OUTREACH:

Due to the impact of COVID-19, Seattle City Council passed emergency legislation on April 27 which addressed the need for alternatives to in-person meetings. For the Early Outreach process, the temporary rule states that developers need to substitute an additional high impact digital method in lieu of in-person outreach. This project selected the high-impact method of electronic/digital outreach, “2a.Interactive Project website with Public Commenting Function,” to satisfy this requirement per the emergency legislation. Visitors to the website could select their preferred language from English, Spanish, or Vietnamese. The posters hung publicized this website.

COMMUNITY FEEDBACK:

We received one public comment through the outreach methods. “As a neighbor of this existing property, I am heartbroken to see trees go away and more sky be taken up by apartments. Especially at a time when there are so many vacant apt buildings and rent has gone down in the city. The number of people that will be moving in will make parking impossible on this street as well.”



Thông Báo

Xin ý kiến của quý vị về dự án hủy bỏ một tòa nhà ở địa chỉ **9038 21st Ave SW** để thay vào đó là một chung cư 3 tầng.

Liên lạc với chúng tôi trên trang mạng hay qua đường dây nóng để chia sẻ những mối quan tâm, và đóng góp ý kiến về chung cư mới và vùng phụ cận của nó.
 Trang mạng: atelierdrome.com/9038-21st
 Đường Dây Nóng: 253.234.7476

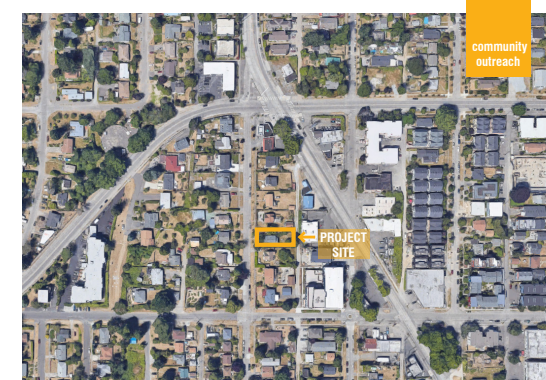
Địa Chỉ Dự Án:
9038 21st Ave SW Seattle, WA 98106

Liên Lạc:
Michelle Linden

Người Đơn:
Atelier Drome Kiến Trúc & Thiết Kế Nội Thất

Thông tin bỏ tục dự án **9038 21st Ave. SW** có thể được tìm thấy trên mạng dịch vụ Seattle (<https://cosaccela.seattle.gov/Portal>).

Xin lưu ý: Tất cả những điện đàm và điện thư của quý vị có thể sẽ được công bố theo luật của thành phố Seattle.
 Trang mạng trên sẽ có hiệu lực cho đến hết ngày 19 tháng 11 năm 2020 (21 ngày thông báo công khai).



PUBLIC NOTICE

Share your thoughts about the **9038 21st Ave SW Project**.

This project proposes the demolition of an existing building and the construction of a three-story apartment building

Let us know what you think! Connect with us online or through our project hotline to share your priorities, concerns, and input on this new building and neighborhood overall.

Website: atelierdrome.com/9038-21st
 Outreach Hotline: 253.234.7476

Project Address:
9038 21st Ave SW Seattle, WA 98106

Contact:
Michelle Linden

Applicant:
Atelier Drome Architecture & Interior Design

Additional Project Information can be found by searching for the project address (**9038 21st Ave SW**) on the Seattle Services Portal (<https://cosaccela.seattle.gov/Portal>).

Please note information you share could be made public. Calls and emails are subject to City of Seattle public disclosure laws.
 This website is active until November 19, 2020 (21 days of public notice).



AVISO PUBLICO

Comparte tus pensamientos sobre el **9038 21st Ave SW Proyecto**.

Este proyecto propone la demolición de un edificio existente y la construcción de un edificio de apartamentos de tres pisos.

Hagamos saber lo que piensas! Conectese con nosotros en línea o a través de nuestra línea telefónica de proyectos para compartir sus prioridades, preocupaciones, y aportaciones sobre este nuevo edificio y vecindario en general.

Website: atelierdrome.com/9038-21st
 Línea telefónica de Ayuda: 253.234.7476

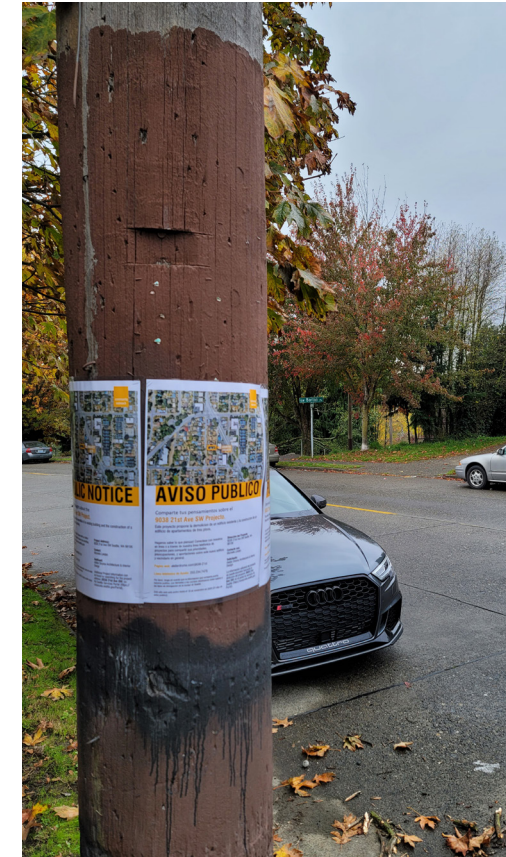
Dirección del Proyecto:
9038 21st Ave SW Seattle, WA 98106

Contacto con:
Michelle Linden

Solicitante:
Atelier Drome Architecture & Interior Design

La información adicional del proyecto se puede encontrar buscando la dirección del proyecto (**9038 21st Ave SW**) en el portal de servicios de Seattle (<https://cosaccela.seattle.gov/Portal>).

Por favor, tenga en cuenta que la información que comparte podría hacerse pública. Las llamadas y los correos electrónicos están sujetos a las leyes de divulgación de la ciudad de Seattle.
 Este sitio web está activo hasta el 19 de noviembre de 2020 (21 días de aviso público).



PROJECT LOCATION KEY



1. montridge apartments



3. 9009 21st ave sw



6. livingstone apartments



2. 18th ave sw townhomes



4. 9217 20th ave sw



7. bluestone apartments



5. 9026 delridge way sw



8. 8854 delridge way sw - proposed mixed-use

5.0 context analysis | street montages + uses

21ST AVE SW - FACING EAST



21ST AVE SW - FACING WEST



ALLEY - FACING WEST



ALLEY - FACING EAST





1 view towards east from 21st ave sw



2 view southeast from 21st ave sw



3 view northeast from 21st ave sw



4 view southwest from alley










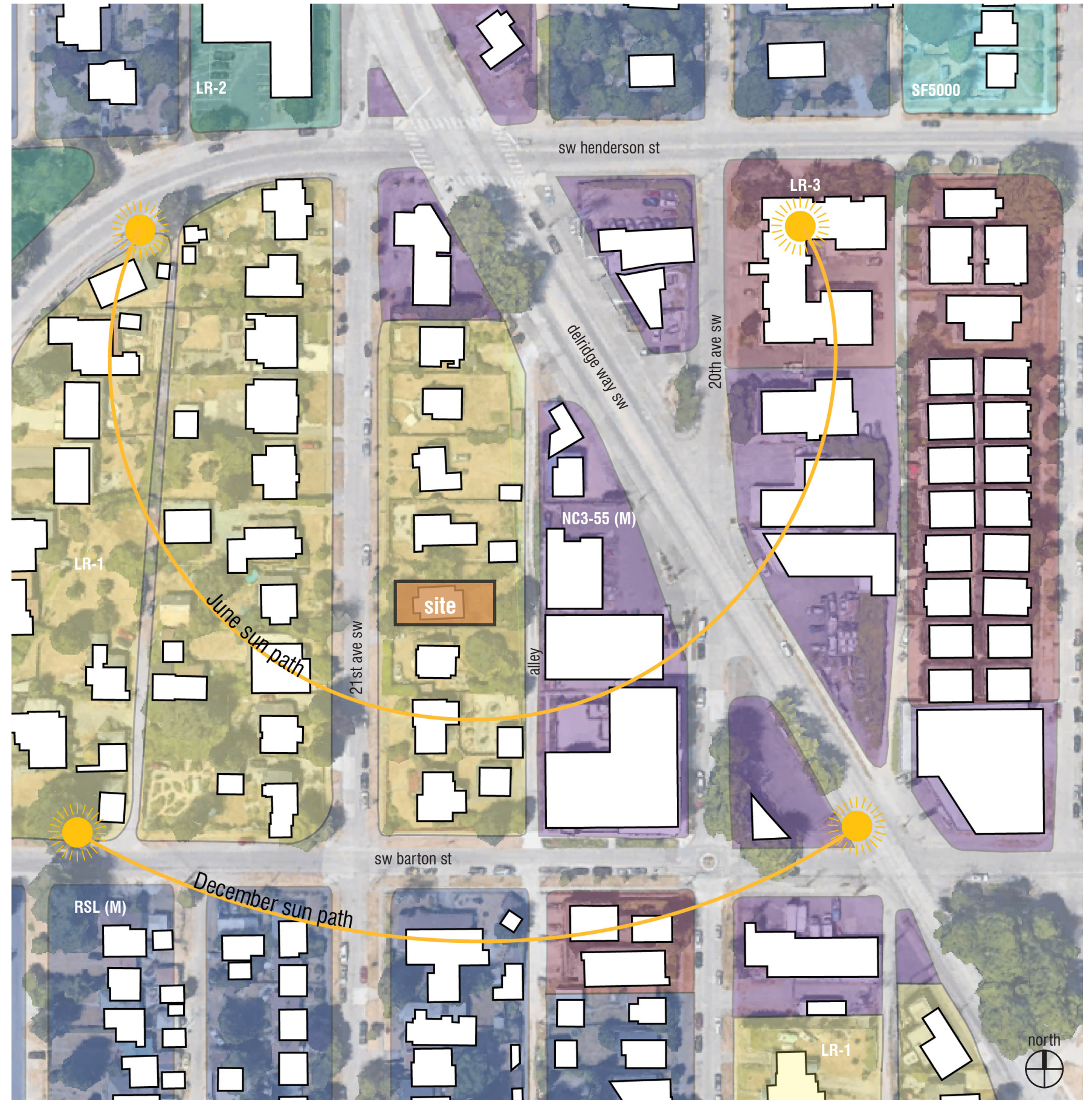
5 view northwest from alley

6.0 zoning data | zoning map

SITE ZONING

The site is located in a small cluster of lowrise zoning LR-1 (M1), bordered by neighborhood commercial to the east and residential small lot zoning (RSL M) to the west.

site	
LR-1 (M1)	
LR-2	
LR-3	
SF 5000	
RSL (M)	
NC3-55 (M)	



PRECEDENT STUDIES: UPZONING SF TO LR

PART OF A SIMILAR EXPANSION HAPPENING ACROSS THE CITY

The proposed development of this site mimics similar bands of land that have recently undergone a transition from predominately single family residences to multifamily. All of these sites share similar characteristics: they are located near high transit corridors, all of them are within a close visual proximity to large mixed use commercial and apartment buildings, and they are typically not alone as part of a broader trend along their street with other adjacent sites transitioning from single family to multifamily residence in the near future. This transition and expansion of our city is a vital part of our growth, sustainability, and drive to provide more affordable housing in Seattle.

9038 21ST AVE SW

(WEST SEATTLE - PROPOSED PROJECT)

The proposed project looked to other newly upzoned neighborhoods throughout the city (specifically SF to LR) to take lessons learned and apply those strategies for a successfully integrated building. Through a variety of familiar and new material choices, locating the building farther back on the site to allow for accessible green space, and sinking the massing down into the site to help with height and bulk; this building attempts to respond to the existing SF character while still preparing the way for future development.



4028 MIDVALE AVE N (WALLINGFORD)

This project is a proposal for a new apartment building with 12 units. The project is one of the first developments in this area since the upzoning that occurred in 2019, changing this parcel and the surrounding parcels from SF5000 to LR-1.



LESSONS LEARNED

Softer materials such as natural woods can show patina and help express age relating to existing single family structures while massing prepares for future development

8034 MARY AVE NW (BALLARD)

This project is a proposal for new townhouses. The project is one of the furthest along developments since the upzoning that occurred in 2019, changing this parcel and the surrounding parcels from SF5000 to LR-1.



LESSONS LEARNED

Green space at the front entry helps provide mid block continuity with remaining single family buildings

6314 41ST ST SW (WEST SEATTLE)

This project is a proposal for three new apartment buildings that will collectively create 36 units of various sizes. This project is one of many in the works on this block in this newly upzoned area that made the leap from single family to multifamily, changing this parcel and the surrounding parcels from SF5000 to LR-3.



LESSONS LEARNED

Recessing the building into the site by partially burying the bottom level helps to scale the building to the surrounding existing single family context.

7.0 zoning data

ZONE	ABUTS	RESTRICTIONS	OVERLAYS	SITE AREA
LR-1	NC3-55	none	westwood-highland park	7,680 sf

LAND USE CODE

USES PERMITTED OUTRIGHT 23.45.504 TABLE A

- Residential uses

- The project proposes 24 residential units

COMPLIES

SETBACKS AND SEPARATIONS 23.45.518

- The required front setback for apartments is 5' (23.45.518 table A)
- The required rear setback for apartments for apartments is 10' minimum with alley or 15' minimum if no alley (23.45.518 table A)
- The required side yard setback for apartment façade lengths > 40' is 7' average, 5' minimum (23.45.518 table A)

- The project proposes to meet all front, rear, and side yard setbacks per 23.45.518 Table A.

COMPLIES

PARKING LOCATION & ACCESS 23.45.536

- Parking may be located anywhere on the lot except between a principal structure and the lot line, in the required front setback or side street setback, and within 20 feet of any street lot line. (23.45.536.B)
- Alley access required (23.45.536.C.1)
- Parking shall be screened from direct street (23.45.536.D.1)

- The project proposes zero parking (as permitted by code). Therefore, the project meets the standard.

COMPLIES

MAXIMUM STRUCTURE HEIGHT 23.45.514

- The height limit for apartment developments in the LR-1 zone is 30' (23.45.514 table A)

- The project proposes to meet the structure height limit requirements for it's zone.

COMPLIES

MAXIMUM FAR 23.45.510

- The allowable floor area for apartments in LR-1 is 1.3 if the zone has an MHA suffix.

- The proposed project utilizes the 1.3 FAR limit as allowed by code and will meet the conditions of 23.45.510.

COMPLIES

DENSITY LIMITS & FAMILY-SIZE UNIT REQUIREMENTS 23.45.512

- There is no density requirement for apartments in LR zones that have a mandatory housing affordability suffix. Apartments in LR-1 zones with 4 or more units shall provide at least 1 unit with 2 or more bedrooms and a minimum net unit area of 850 sf for every 4 units in the structure.

- The project proposes to meet the density limits as outlined in 23.45.512.A as well as the family-sized unit requirements in 23.45.512.B.
- There are no applicable density requirements for this project.

COMPLIES

GREEN BUILDING STANDARDS 23.45.530

- For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.
- LR-1 green building standard threshold - 1.1 FAR

- The project proposes to meet the allowable FAR of 1.3; therefore, it will also comply with the green building standards per chapter 23.58D.

COMPLIES

ZONE	ABUTS	RESTRICTIONS	OVERLAYS	SITE AREA
LR-1	NC3-55	none	westwood-highland park	7,680 sf

LAND USE CODE

DESIGN TEAM RESPONSE

STRUCTURE WIDTH AND FACADE LENGTH 23.45.527

- The maximum structure width for apartments in the LR-1 zone is 45' (23.45.527 table A)
- The maximum combined length of all portions of facades within 15 feet of the lot line shall not exceed 65% of the length of that lot line. The proposed new lot depth after subdivision is 128.44.' The maximum structure length is 128.44 x 65% = 83.49 feet (Maximum structure depth within 15' of side lot lines).

- The project proposes to meet the requirements for both structure width and facade length per 23.45.527.

COMPLIES

LANDSCAPING STANDARDS 23.45.524

- Landscaping achieving a green factor score of 0.6 or greater is required (23.45.524.A.2.a)
- 7680 sf x .60 = 4608 sf
- Street trees are required (23.45.524)

- The project proposes to meet the green factor requirements of 0.6 or greater, refer to the landscape plan provided on sheet 06.
- Street trees will be provided along 21st Ave SW as required.

COMPLIES

AMENITY AREA 23.45.522

- The required front amenity area for apartments is equal to 25% of the lot area (7680 sf x .25 = 1920 sf)
- A minimum of 50% of the required amenity area shall be provided at ground level (1920 sf / 2 = 960 sf)
- For apartments, amenity area at ground level shall be provided as common space

- The project proposes to meet common ground floor amenity space requirements by providing 2,100sf of eligible space, therefore it complies.

COMPLIES

PARKING LOCATION & ACCESS 23.47A.032.B

- Within a structure, street-level parking shall be separated from street-level, street-facing facades by another permitted use.

- While several residential uses, such as the mail room and entry lobbies, are located between the facade and the street-level parking, the proposed design does propose a departure from the code.

COMPLIES

REQUIRED PARKING 23.54.015

- Residential uses = 1 vehicular space per dwelling unit, 0.5 per SEDU
Residential uses = 1 bicycle space per dwelling units (long-term) for the first 50 units (3/4 per unit after 50), 1 space per 20 dwelling units (short-term)
23.54.020.F.2
- Minimum parking reduced by 50% if site is located within a frequent transit service area

- The project site is located within a frequent transit service area. Zero vehicular parking spaces are proposed (as permitted by code). 24 long term bicycle parking spaces are provided.

COMPLIES

MANDATORY HOUSING AFFORDABILITY 23.58C.040 TABLE B

- LR zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.

- The proposed project is in a zone with a mandatory affordability suffix and will follow the standards laid out per chapter 23.58B & 23.58C.

COMPLIES

Solid Waste & Recyclable Materials Storage & Access 23.54.040

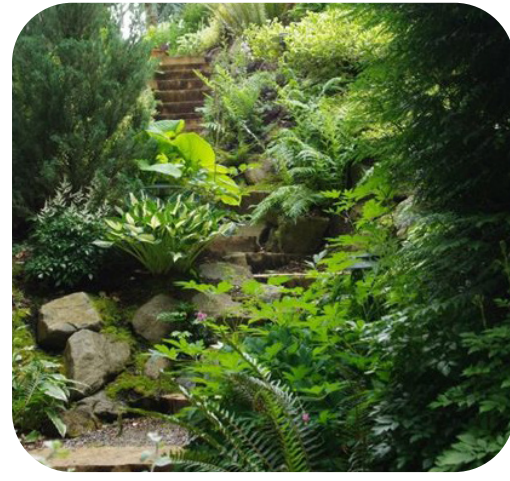
- The storage space shall be located on the lot of the structure it serves and, if located outdoors, shall not be located between a street-facing facade of the structure and the street.

- The project proposes trash & recycle pick-up from the alley as approved by SPU.

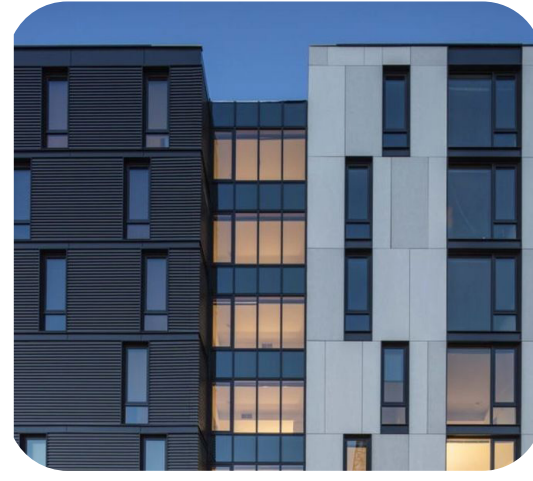
COMPLIES



maintain existing large trees



terraced landscape



facade patterns



modulated massing



Landscaped universal access

CS1 NATURAL SYSTEMS & SITE FEATURES

D1 ON-SITE FEATURES

Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

The proposed design works to maintain as many existing trees on site as possible, including preserving and celebrating an exceptional tree located at the rear of the lot. As the neighborhood is still very residential in character, the building has been pushed further back on the lot in order to maintain the existing character of open spaces located in front of the building. Native plantings will be reintroduced to the site design as part of the broader landscape design efforts to create a calm and user-friendly landscape. The sunken entry courtyard on 21st Ave SW is an activated area where residents can engage with their neighbors while the landscaping on the backside of the building will remain more calm and reflective in nature.

CS2 URBAN PATTERN & FORM

B2 CONNECTION TO THE STREET

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape—its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

The main entry is located facing 21st Ave SW. Though the building is set further back on the lot in order to create an active sunken courtyard space, the building and entry remain very connected to the streetscape both visually and programmatically. The entry to the building is easily identifiable via the large overhead awning. Massing & material changes also act to highlight your arrival point. The western street-facing facade is further enlivened with residential balconies and glazing opportunities from both private and public spaces to enhance eyes on the street and create an activated elevation both day and night. Discreet and intentional site lighting will be implemented to ensure the sidewalk edge, courtyard, and building facades remain visible and welcoming throughout the day.

C2 RELATIONSHIP TO BLOCK

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means

The project is located mid-block on a recently upzoned lot. While most of the neighboring development remains residential in scale, the proposed building respects some of those norms by being sited further back on the lot and nestled downward into the site several feet to reduce the overall height and mass. One of the key features is the generous front yard & sunken entry courtyard that is filled with a variety of different materials, textures, and vegetation. The sides of the building are also playfully designed with interesting modulation and details to enliven the experience of the adjacent neighbors and passersby.

PL1 WALKWAY & CONNECTIONS

B3 PEDESTRIAN AMENITIES

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

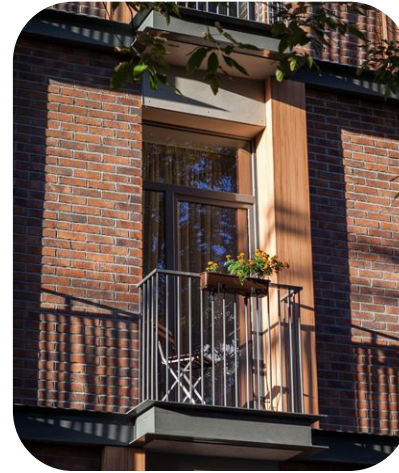
The project has its street frontage along 21st Ave SW. The main entry is viewable directly from the street and is demarcated by a prominent awning to direct visitors and tenants alike. Part of the entry sequence features an enlarged front yard space comprised of a sunken courtyard. The courtyard will be activated through different paving materials and seating opportunities as well as adjacent native vegetation and mature plantings. This unique front amenity space allows for better community engagement with the surrounding neighborhood and an opportunity to interact and engage with neighbors more so than if all of the amenity space were shifted to the rear of the lot.



neighborhood typology



residential scale massing



secondary facade elements



identify entry



Ground level green space

PL2 WALKABILITY

A1 ACCESS FOR ALL

Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations

Due to sloping terrain that runs east/west on the lot, the project has employed the use of a paired ramp and stair that lead visitors from the sidewalk at 21st Ave SW to the building’s entry off of a sunken courtyard. The ramp creates opportunities for additional seating in the sunken courtyard and the wide side yard setbacks allow for opportunities for additional access ramps and pathways to the amenities at the rear of the lot.

PL3 STREET-LEVEL INTERACTION

A2 ENSEMBLE OF ELEMENTS

Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other feature

The main entry is located facing 21st Ave SW. It is set a little further back on the lot intentionally in order to create a sunken courtyard that serves as both an active entry and community engagement zone. The stair and ramp that lead from the sidewalk deliver visitors and tenants to an enlivened courtyard featuring different paving materials and seating opportunities. From here, the entry to the building is easily identifiable via the large overhead awning. Massing & material changes also act to highlight your arrival point.

DC2 ARCHITECTURAL CONCEPT

B1 FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and wellproportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

The building facades have been developed intentionally. Emphasis has been placed on developing modulation and rhythm in the massing, while creating opportunities for siding transitions and secondary elements to playfully interact with one another and the surrounding neighborhood. The facade facing the alley has been carefully designed to relate to the others as it provides a key backdrop for the residents while enjoying one of the building’s large outdoor amenity spaces.

C1 VISUAL DEPTH & 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.

The building facades have been developed with both modulation and materiality in mind. The longer north and south facades feature alternating bays of playfully arranged windows and protruding balconies. The main siding materials selected for the larger building masses reflect more residentially scaled developments with durable but understated textures, a familiarity that endears the project to its current surrounding residential neighbors. The secondary and accent materials, as well as the massing of the building, help to push the design more in alignment with any future multifamily developments to come. High quality tactile materials are used at key entry locations and at residential balconies.

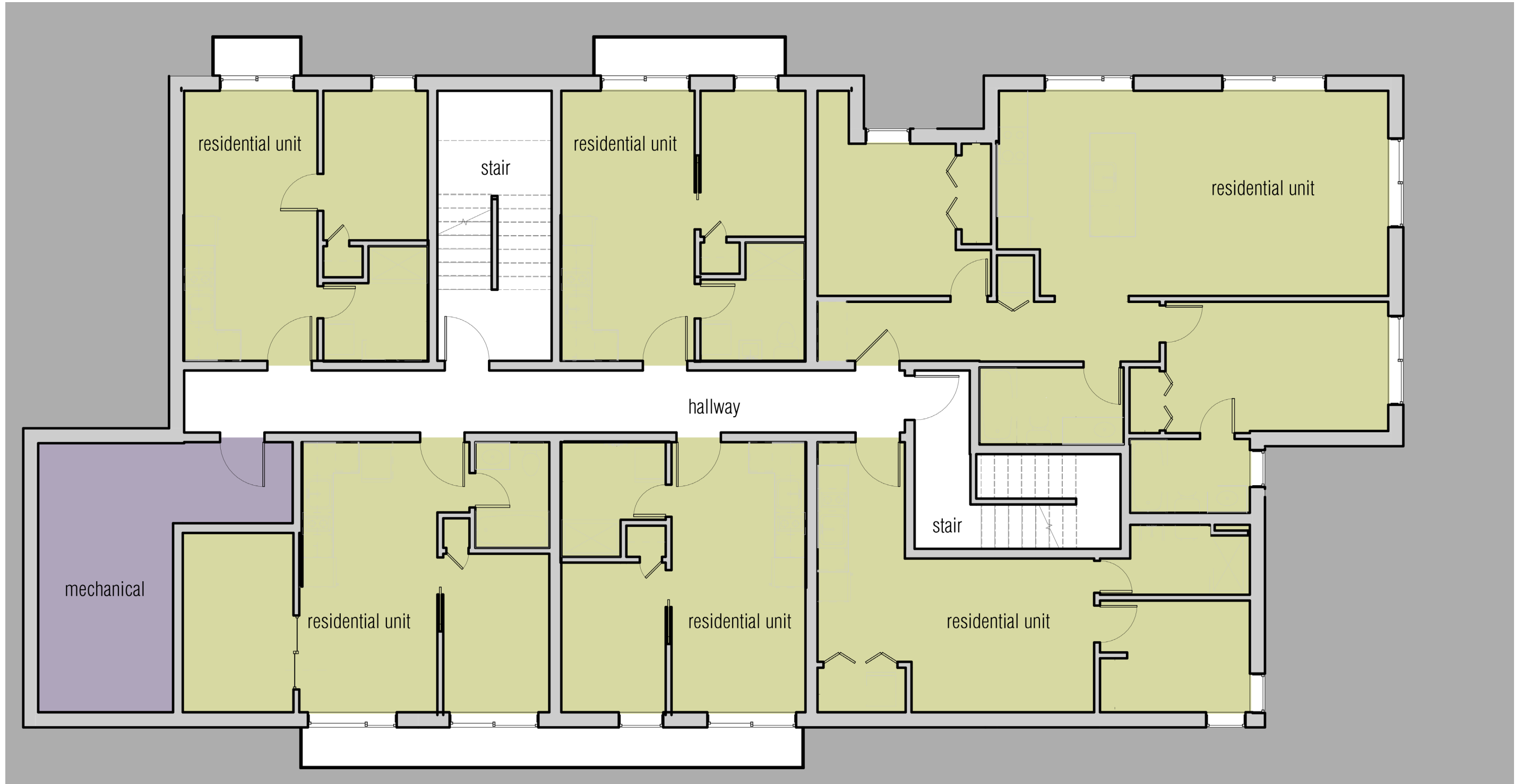
DC3 OPEN SPACE CONCEPT

C2 AMENITIES & FEATURES

Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

The proposed building features many opportunities to highlight and embrace the available exterior amenity spaces. Due to the sloping site and the way the building is situated, the front courtyard and yard have become key features of the project allowing both activated and passive amenity spaces for both members of the neighborhood and tenants to enjoy and participate in along 21st Ave SW. The sunken courtyard will feature different paving materials and seating opportunities as well as adjacent native vegetation and mature plantings. Similarly, the rear yard amenity space has been developed as a more private reflective space for tenants to enjoy away from the eyes of the neighborhood.

All exterior access points to the building feature high quality tactile accent siding materials that set them apart from the remainder of the massing. Each common access door is fully protected from the elements while the main entry off 21st Ave SW stands out with a colorful and prominent awning and signage to help wayfinding efforts. Additionally, full and standing balconies have been provided at most units to help enliven the longer facades and break up the scale of the development.

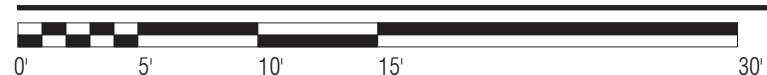


proposed basement level plan

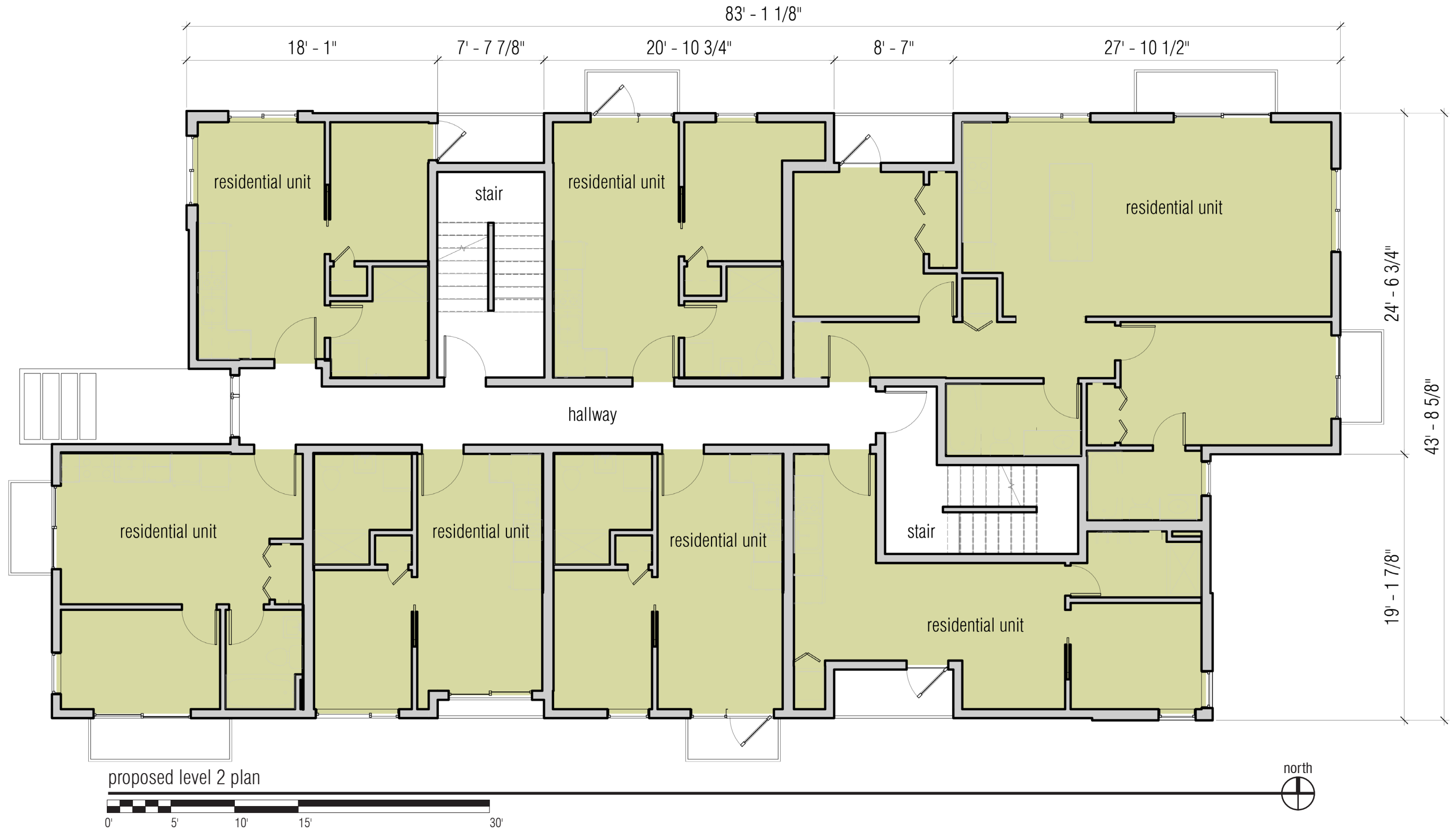




proposed level 1 plan



design guideline key		
CS1-D1 On-site Features	PL1-B3 Pedestrian Amenities	DC2-B1 Façade Composition
CS2-B2 Connection To The Street	PL2-A1 Access For All	DC2-C1 Visual Depth & Interest
CS2-C2 Relationship To Block	PL3-A2 Ensemble Of Elements	DC3-C2 Amenities & Features





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LANDSCAPE DESIGN

The proposed landscape has been carefully selected to provide visual interest and texture throughout the seasons for both the future residents and the neighbors. A welcoming entry courtyard is surrounded with integrated container plantings as well as larger shrubbery and ornamental grasses. The proposed landscape is further zoned to allow for different experiences and functions throughout the entirety of the site. Scale and texture were a priority as well as working with native vegetation and preserving mature trees where possible.



Autumn Service Berry



Biokovo Geranium



Dagger-Leaf Rush



Dagger-leaf Rush



Deer Fern



Dwarf Oregon Grape



Evergreen Huckleberry



Kelseyi Dogwood



Evergreen Huckleberry



Red Edge Hebe



Rhododendron Cream Crest



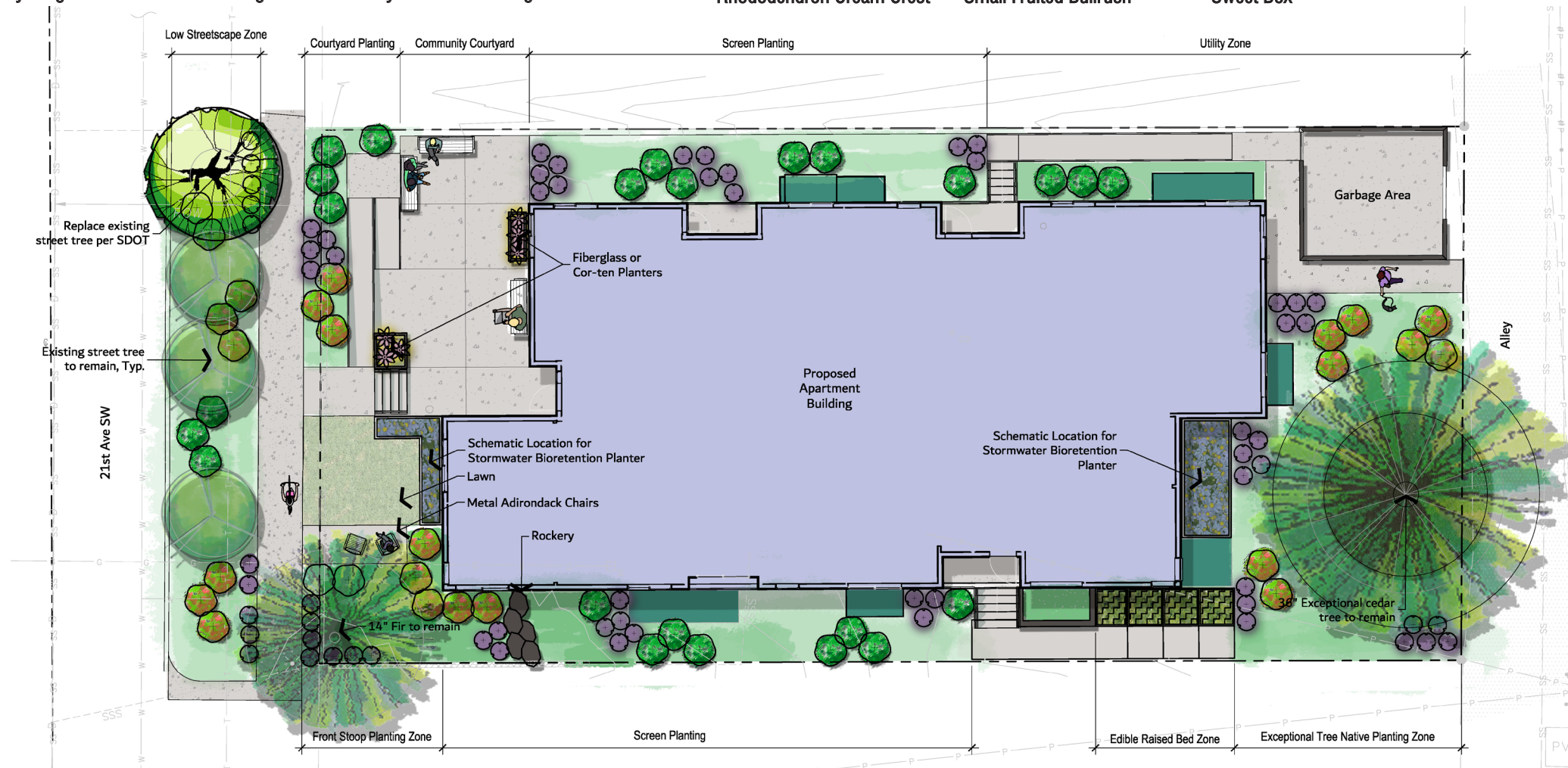
Small Fruited Bullrush



Sweet Box



Sword Fern





materials:



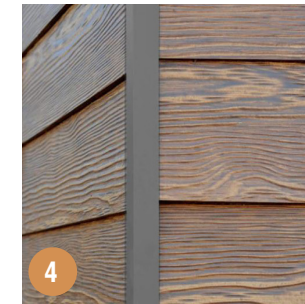
1
europlast plaster
off white, tbd



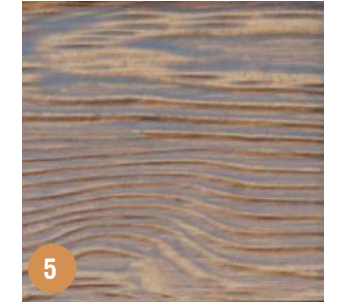
2
hardie panels
lighter taupe, tbd



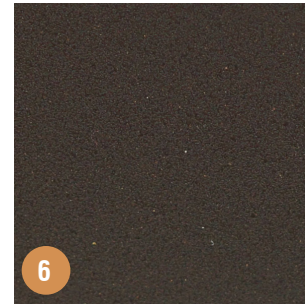
3
hardie accent corner panels
bm 462 vintage vogue



4
woodtone lap siding
aspen ridge



5
cedar soffit panels
stained to match woodtone



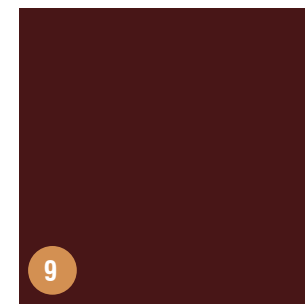
6
railings
t022- br189 oiled bronze



7
windows, vinyl
bronze



8
fascia
brown accent color, tbd



9
front door
red accent color, tbd



10
hardie panels
color to match europlast

exterior inspiration:

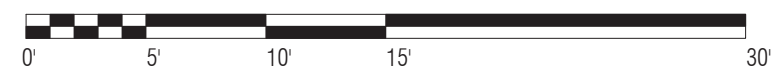




west elevation



east elevation



design guideline key

CS1-D1 On-site Features
 CS2-B2 Connection To The Street
 CS2-C2 Relationship To Block

PL1-B3 Pedestrian Amenities
 PL2-A1 Access For All
 PL3-A2 Ensemble Of Elements

DC2-B1 Façade Composition
 DC2-C1 Visual Depth & Interest
 DC3-C2 Amenities & Features

material legend

- | | | | | |
|---|--|---|--------------------------|--|
| 1 ceraclad panels silk | 4 woodtone lap siding aspen ridge | 5 cedar soffit panels stained to match woodtone | 7 windows, vinyl bronze | 9 front door bm af 300 dinner party |
| 2 hardie panels bm hc-105 rockport gray | 3 hardie accent corner panels bm 462 vintage vogue | 6 railings + awning t022- br189 oiled bronze | 8 fascia bm 2112-10 mink | 10 hardie panels color to match ceraclad |



north elevation



design guideline key

- | | | |
|---------------------------------|-----------------------------|--------------------------------|
| CS1-D1 On-site Features | PL1-B3 Pedestrian Amenities | DC2-B1 Façade Composition |
| CS2-B2 Connection To The Street | PL2-A1 Access For All | DC2-C1 Visual Depth & Interest |
| CS2-C2 Relationship To Block | PL3-A2 Ensemble Of Elements | DC3-C2 Amenities & Features |

material legend

- | | | | | |
|---|--|---|--------------------------|--|
| 1 ceraclad panels silk | 4 woodtone lap siding aspen ridge | 5 cedar soffit panels stained to match woodtone | 7 windows, vinyl bronze | 9 front door bm at 300 dinner party |
| 2 hardie panels bm hc-105 rockport gray | 3 hardie accent corner panels bm 462 vintage vogue | 6 railings + awning t022- br189 oiled bronze | 8 fascia bm 2112-10 mink | 10 hardie panels color to match ceraclad |



south elevation



design guideline key

CS1-D1 On-site Features
 CS2-B2 Connection To The Street
 CS2-C2 Relationship To Block

PL1-B3 Pedestrian Amenities
 PL2-A1 Access For All
 PL3-A2 Ensemble Of Elements

DC2-B1 Façade Composition
 DC2-C1 Visual Depth & Interest
 DC3-C2 Amenities & Features

material legend

- | | | | | |
|---|--|---|--------------------------|--|
| 1 ceraclad panels silk | 4 woodtone lap siding aspen ridge | 5 cedar soffit panels stained to match woodtone | 7 windows, vinyl bronze | 9 front door bm af 300 dinner party |
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