

RAINIER BEACH TOWNHOUSES

early design guidance

9031 Valdez Ave. S Seattle, WA 98118
project # 3007584

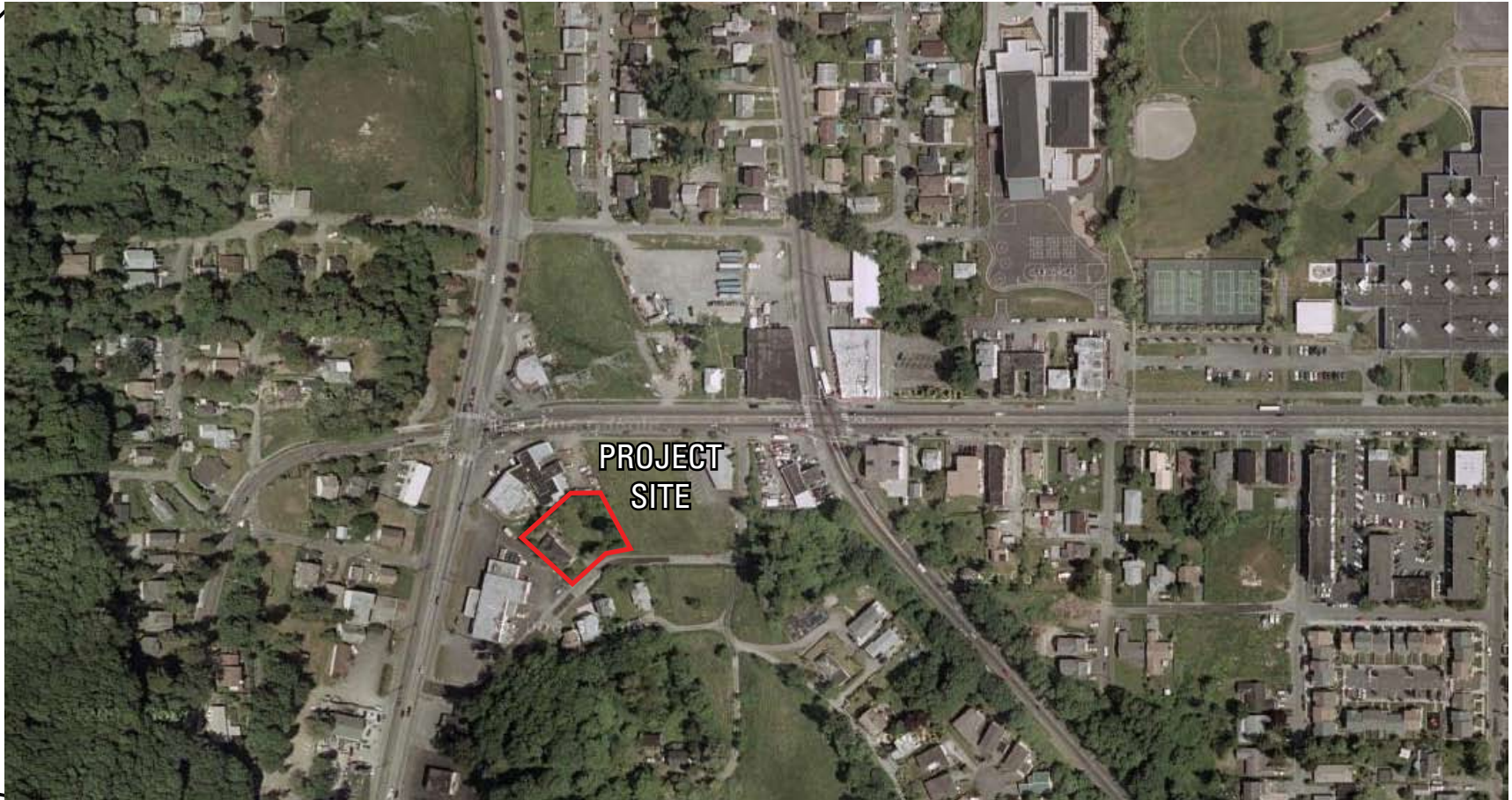
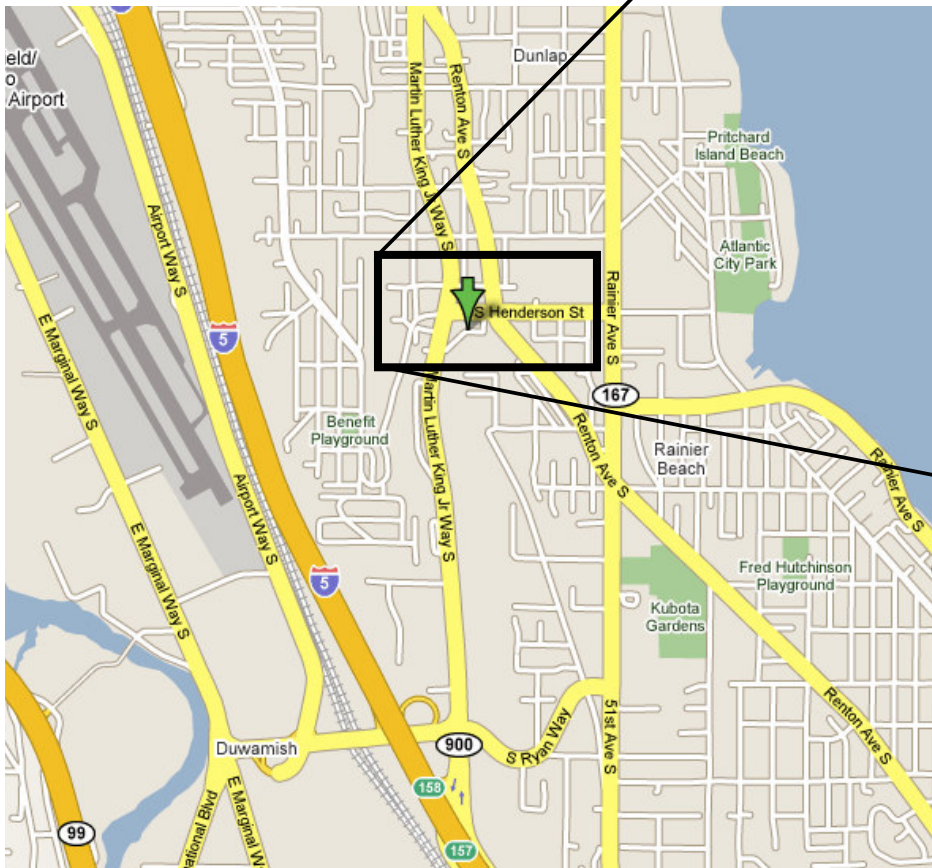
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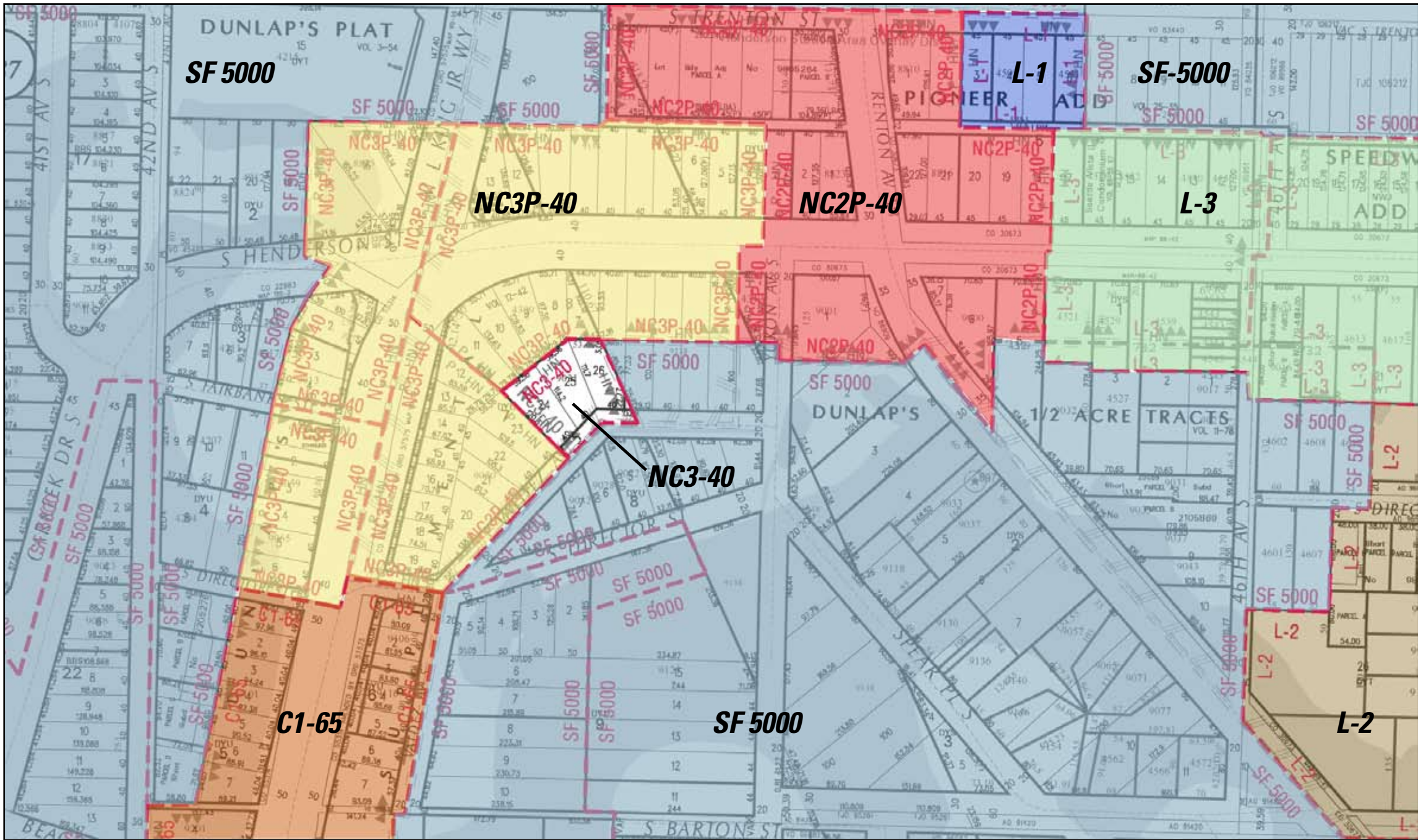
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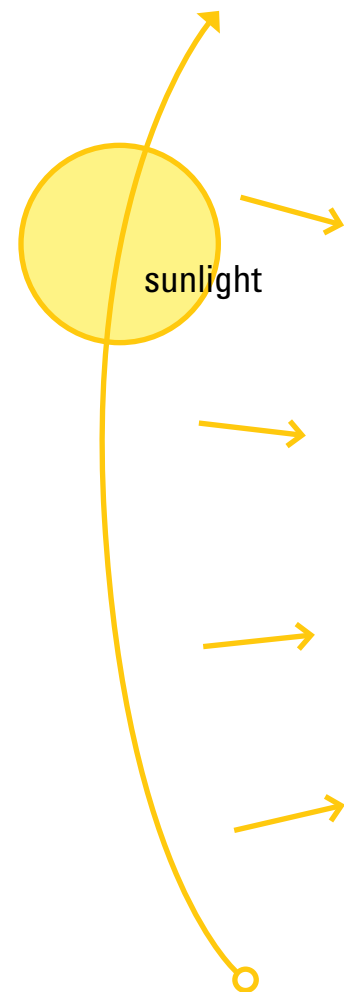
23 October 2007



159 western avenue west # 483, seattle, wa 98119
www.schemataworkshop.com v 206.285.1589 f 206.285.2701





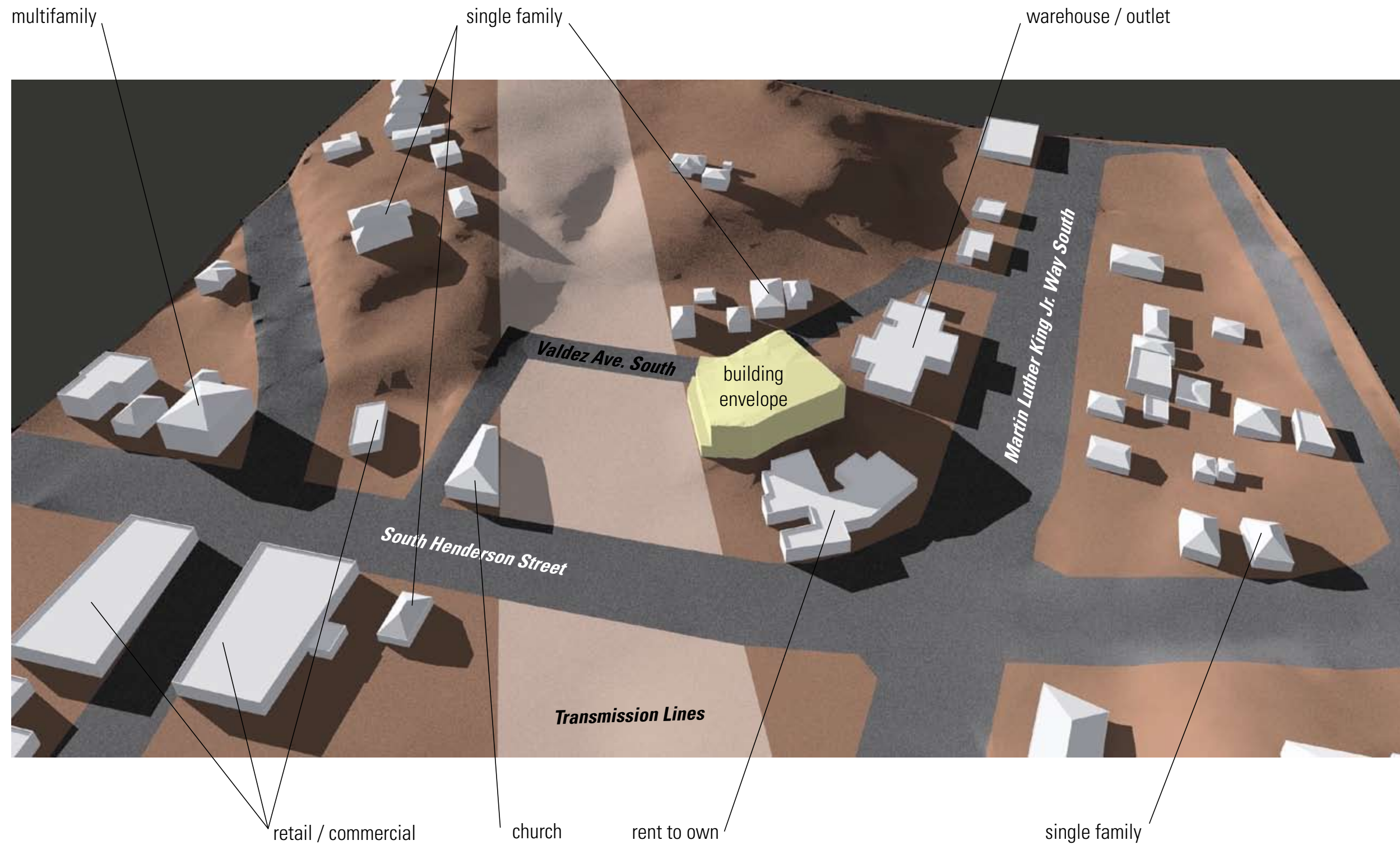


- | | |
|--|--|
|  site location |  multi-family residential |
|  single family residential |  warehouse / industrial |
|  "Henderson Station" future light rail platform |  retail / service |
|  proposed transit-oriented development | |

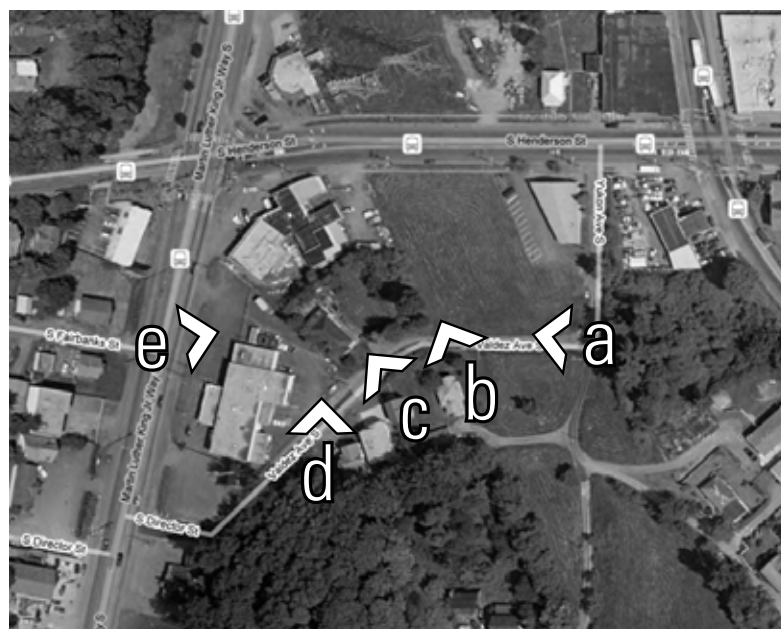
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----- existing single-family home (to be demolished)
 _____ project site



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A. Site Planning

A-2 Streetscape Compatibility

- Buildings are slightly set back from property line to provide privacy, but maintain a distinct edge to the public “room” of the street.
- Porches, stoops and landscaping reinforce residential character.
- Single purpose residential addresses streetscape

A-3 Entrances Visible from the Street

- Porches will line Valdez, making project more approachable to adjacent SF zone.
- Clear paths using building and landscape elements -- majority of entrances off of central garden.

A-4 Human Activity

- Entrances and porches provide places for neighborly interaction.
- Windows facing Valdez will provide “eyes on the street” to increase sense of security.

A-6 Transition Between Residence and Street

- Buildings set back from the sidewalk include features which allow privacy, yet encourage visual interaction with the street.
- Residential windows above pedestrian eye level provide privacy to residents.

A-7 Residential Open Space

- Central courtyard organizes architectural elements, while providing common space for residents.
- Play space for children.
- Opportunity for some units to have individual gardens.
- Priority placed on people; cars are secondary.

A-8 Parking and Vehicle Access

- Parking located internal to the lot.
- Number and width of driveways and curb cuts are minimized.
- Driveway located to reduce visual impact.





B. Height, Bulk and Scale

B-1 Height, Bulk and Scale

- Individual units will be articulated.
- A cohesive palette of materials and colors will visually reduce bulk.
- Facade modulation by way of balconies, setbacks and porches will help reduce bulk from Valdez.
- Materials with texture will help define a pedestrian scale.

C. Architectural Elements and Materials

C-1 Architectural Context

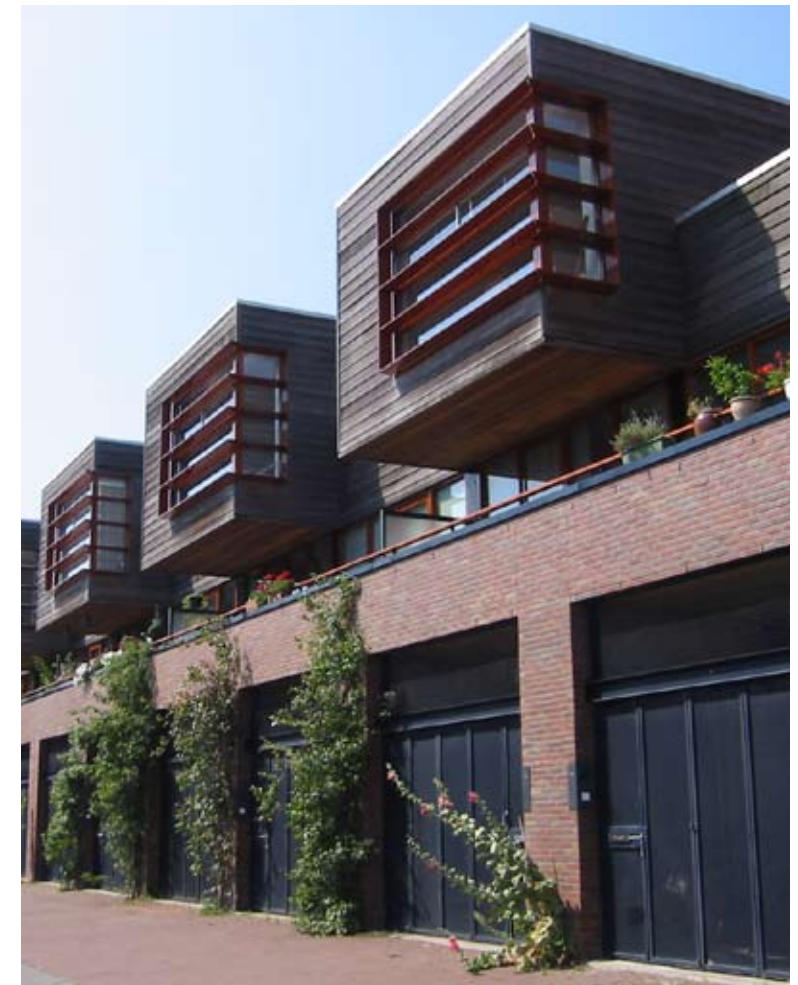
- Facade modulation.
- Repetition of window patterns at intervals equal to the articulation interval.
- Provision of porch, patio, deck or covered entry for each interval.

C-3 Human Scale

- Pedestrian-oriented open space provided by landscaped areas
- Individual windows in upper stories are thoughtfully sized and proportioned.
- A porch or covered entry.

C-4 Exterior Finish Material

- Materials with texture and/or pattern help lend human scale.
- Durable materials at street level.





D. Pedestrian Environment

D-1 Pedestrian Environment

- Visible signage identifying building addresses.
- Entries along street accented by stairs and porches.

D-4 Design of Parking Lots Near Sidewalks

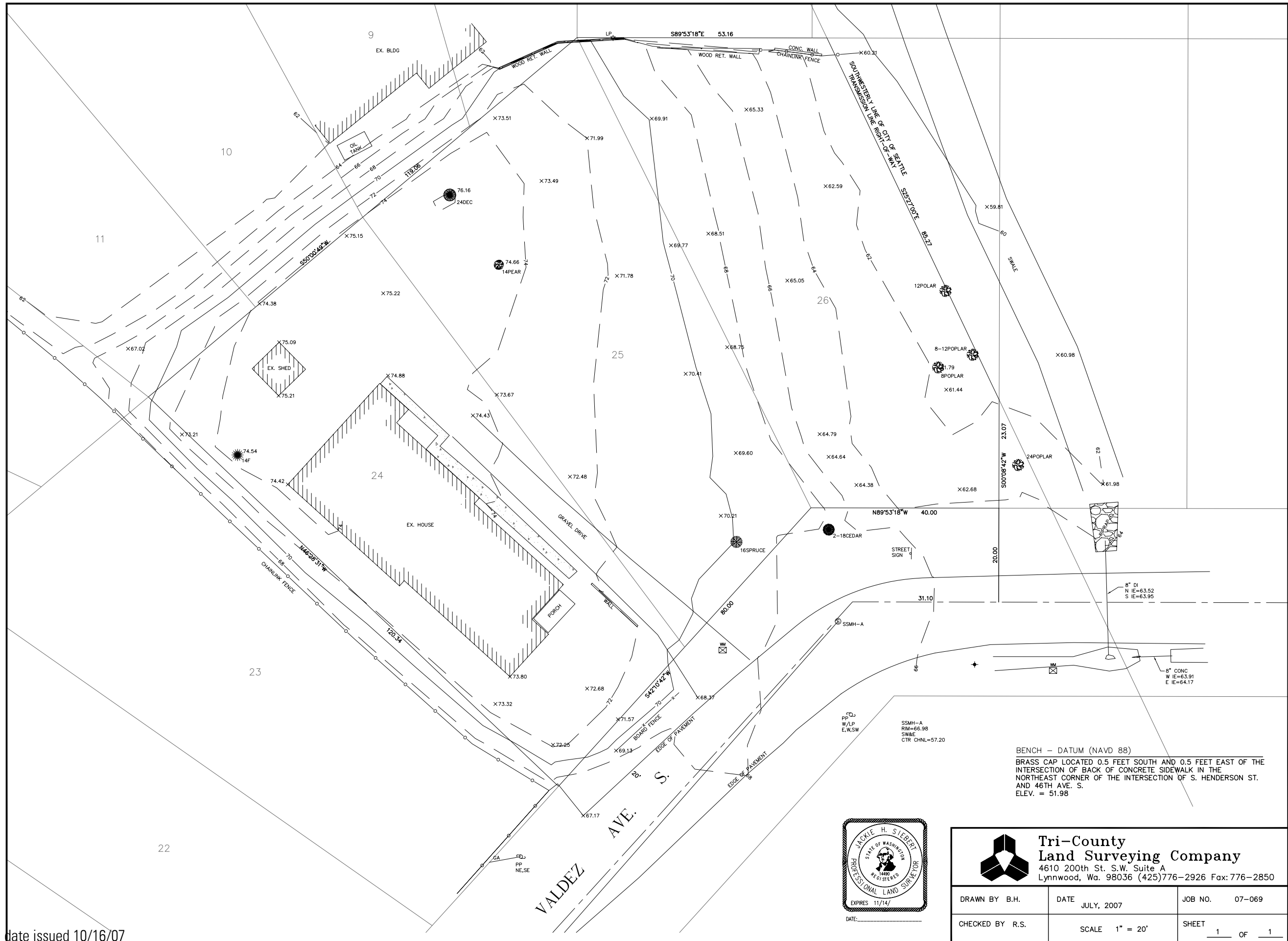
- A variety of screening devices, including fence and plantings.
- Lighting to provide security but reduce glare and light pollution.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site

- Emphasize entries with special plantings.
- Provide landscaping on vertical and horizontal surfaces.
- Distinctive landscape and hardscape to denote entrance to central garden.
- Celebrate and manage stormwater through rain gardens and bioswales.





date issued 10/16/07



**Tri-County
Land Surveying Company**
4610 200th St. S.W. Suite A
Lynnwood, Wa. 98036 (425)776-2926 Fax: 776-2850

DRAWN BY B.H.	DATE JULY, 2007	JOB NO. 07-069
CHECKED BY R.S.	SCALE 1" = 20'	SHEET 1 OF 1



Site Data

Address of Property	9031 Valdez Ave. S. Seattle, WA 98118
Owner	Steve Fast 7719 Seward Park Ave. S. Seattle, WA 98118
Legal Description	Lots 24, 25, 26; Block 7 Dunlaps Supl, Less Trans Line
Assessor Parcel No.	2124700420
Lot Area	16,820 SF

Development Objectives

Demolish existing single family residence and construct 21 new townhouse units surrounding a central courtyard. Provide parking per plans.

Land Use Summary

Zoning Description
NC3-40, Neighborhood Commercial
Per zoning map 188

Urban Village Overlay
Rainier Beach, Henderson Light Rail Station Overlay

Front Facade Modulation
23.47A.008
Blank segments of street-facing façade between 2-8 ft above sidewalk not to exceed 20’ width. Total of all blank façade segments < 40’ along st.

Street Level Development
SMC 23.47A.008.A2
The total of all blank facade segments may not exceed forty (40) percent of the width of the facade of the structure along the street.

SMC 23.47A.008.D
1 street facing façade w/ residential. Standard use must have visually prominent pedestrian entry and the first floor must be 4’ above sidewalk grade or setback 10’ from sidewalk.

Street Level Uses
23.47A.008.D1
Residential uses allowed anywhere in structure.

Height
SMC 23.47A.012.A
40’ --plus 4’ if res. use is at street level w/ street-facing façade & 1st flr of structure is at least 4’ above sidewalk & additional height won’t allow an additional story PROVIDED no view blockage.

Pitched Roofs
23.47A.012
5’ above 40’ limit with min. 3:12 pitch (except shed & butterfly roofs).

Sloped Lots
SMC 23.47A.012.B
On sloped lots, additional height is permitted along the lower elevation of the structure footprint, at the rate of 1’ for each percent of slope, to a maximum additional height of 5’.

Floor Area Ratio
SMC 23.47A.013 Chart B
67,280 total sf allowed (includes above grade parking) total lot sf x 4

Setbacks
SMC 23.47A.014.b2.a
Adj. to SF5000 lot to east: 10’ side setback abutting residential lot for portions of structures above 13’;

SMC 223.47A.014.B3.a
Adj. to NC3P-40 zone to the north and west: setback to be 15’ above 13’ in height. No dumpster w/in 10’ of res. zone Decks may extend into setback no more than 5’ from residential zone, Front: street-facing facades must be located within 10’ of street lot line.

Landscape/Screening
SMC 23.47A.016.A
0.3 or more green area factor required for more than 4 dwelling units and/or new pkg w/ more than 20 parking spaces Open Space (Residential Amenity Area includes decks, balconies etc. (must not be enclosed); Must be at least 5% of gross floor area in residential use; Each resident must have access to at least one. Common recreational areas: min. horizontal dim. = 10’ w/overall area = >250sf. Private balconies & decks = 60sf w/ min. dim = 6’ horizontal dim.

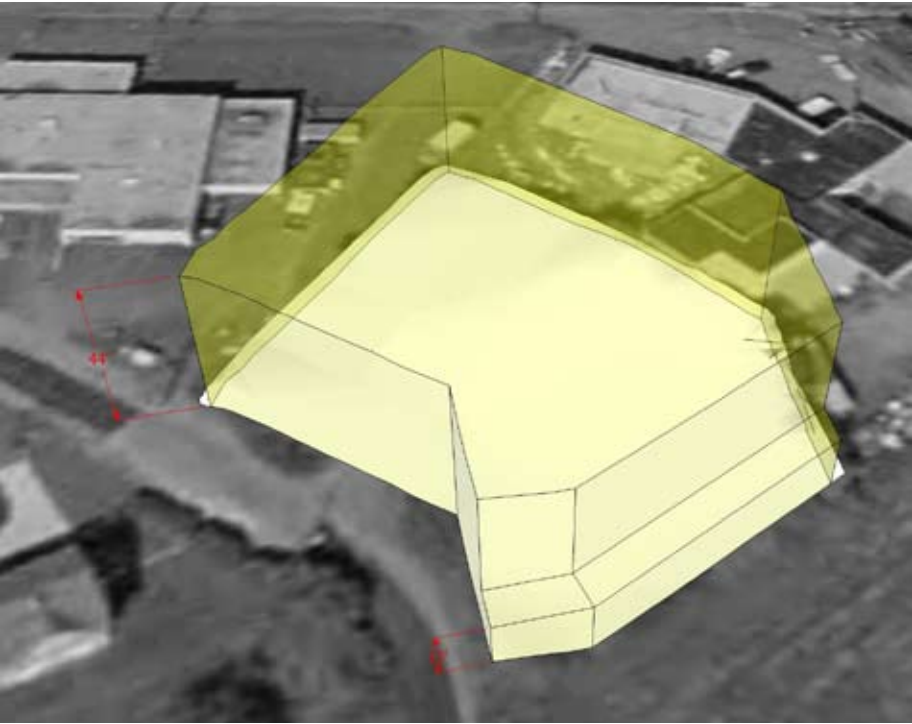
Residential amenity areas
SMC 23.47a.024
Residential amenity areas are required in an amount equal to 5% of the total gross floor area in residential use

Bicycle Parking
SMC 23.54.015 chart E
1 Space per 4 units

Required Parking
SMC 23.54.015.B2
No parking for motor vehicles is required for uses in commercial zones in urban centers and in the Station Area Overlay District.

Curb Cuts
23.54.030F
81-160 ft of street frontage permits (2) curb cuts.

Design Departures
We are requesting a departure from the required 10’ setback along the eastern property edge (facing SF 5000, transmission lines.)

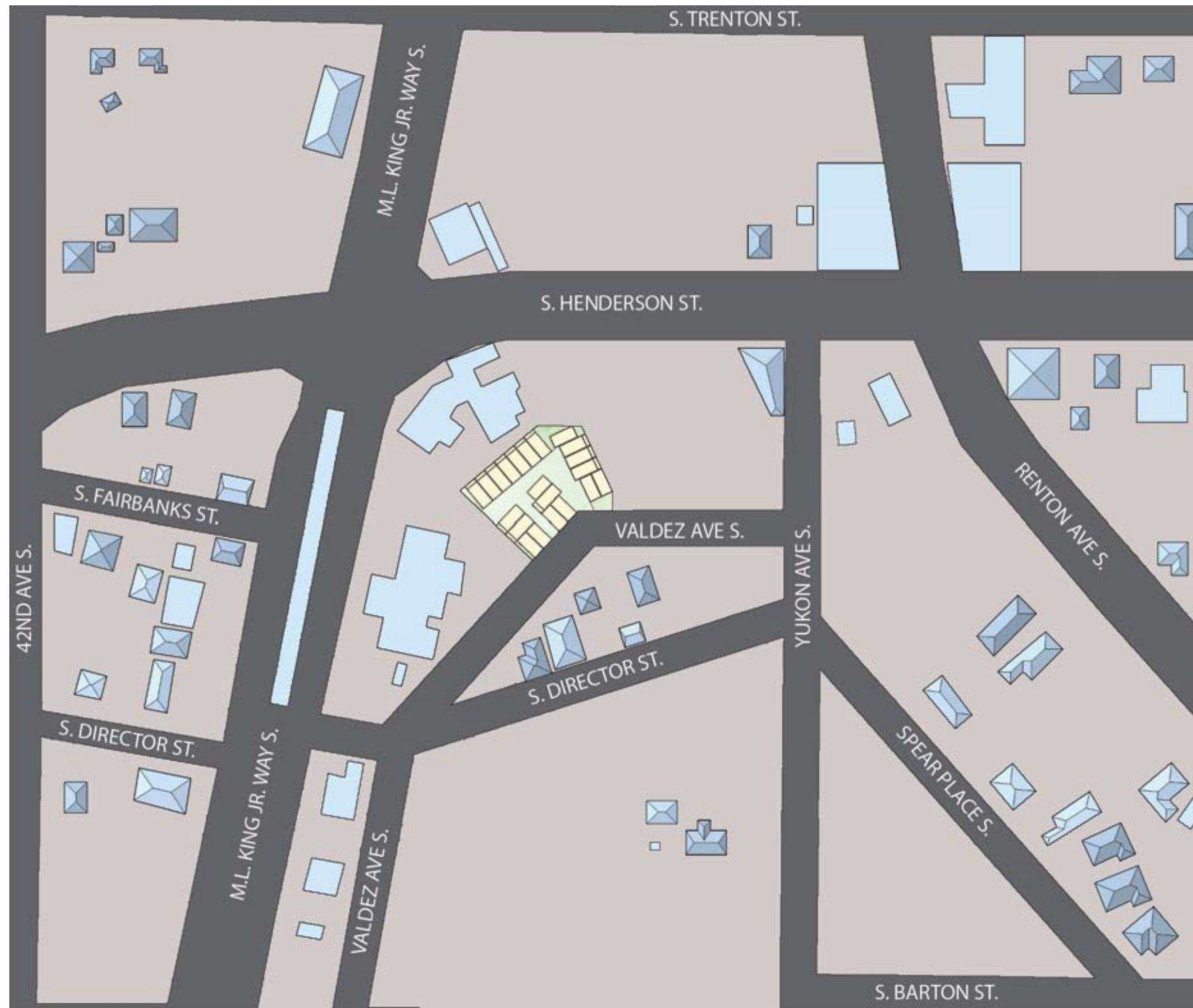


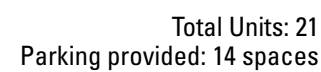
Maximum Zoning
Envelope/
Land Use Summary

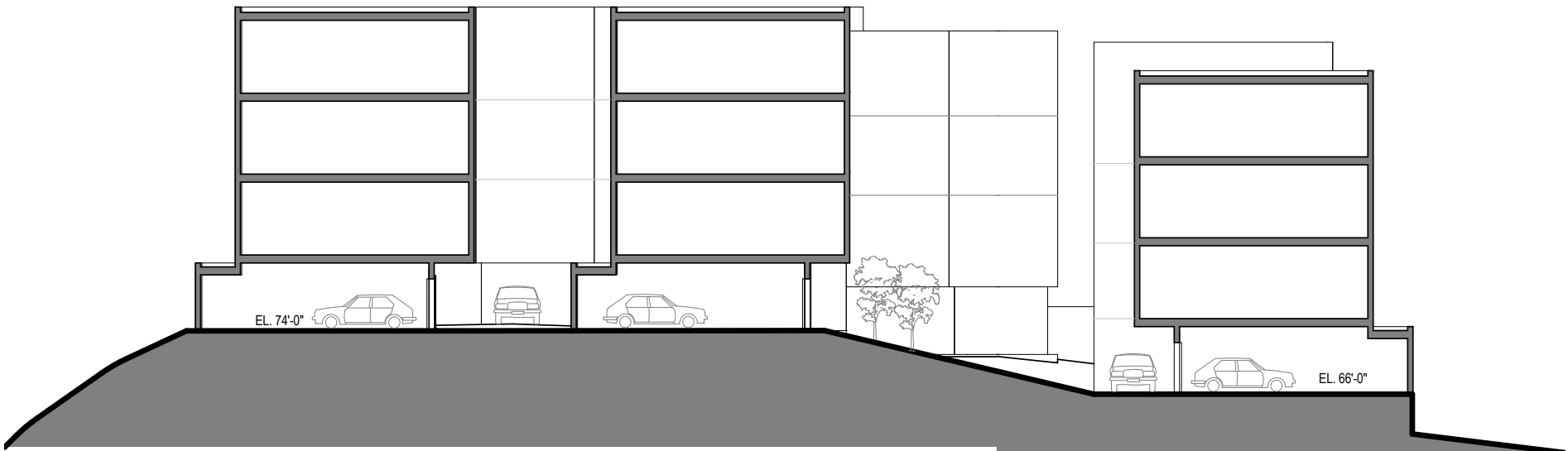




All images provided by owner.



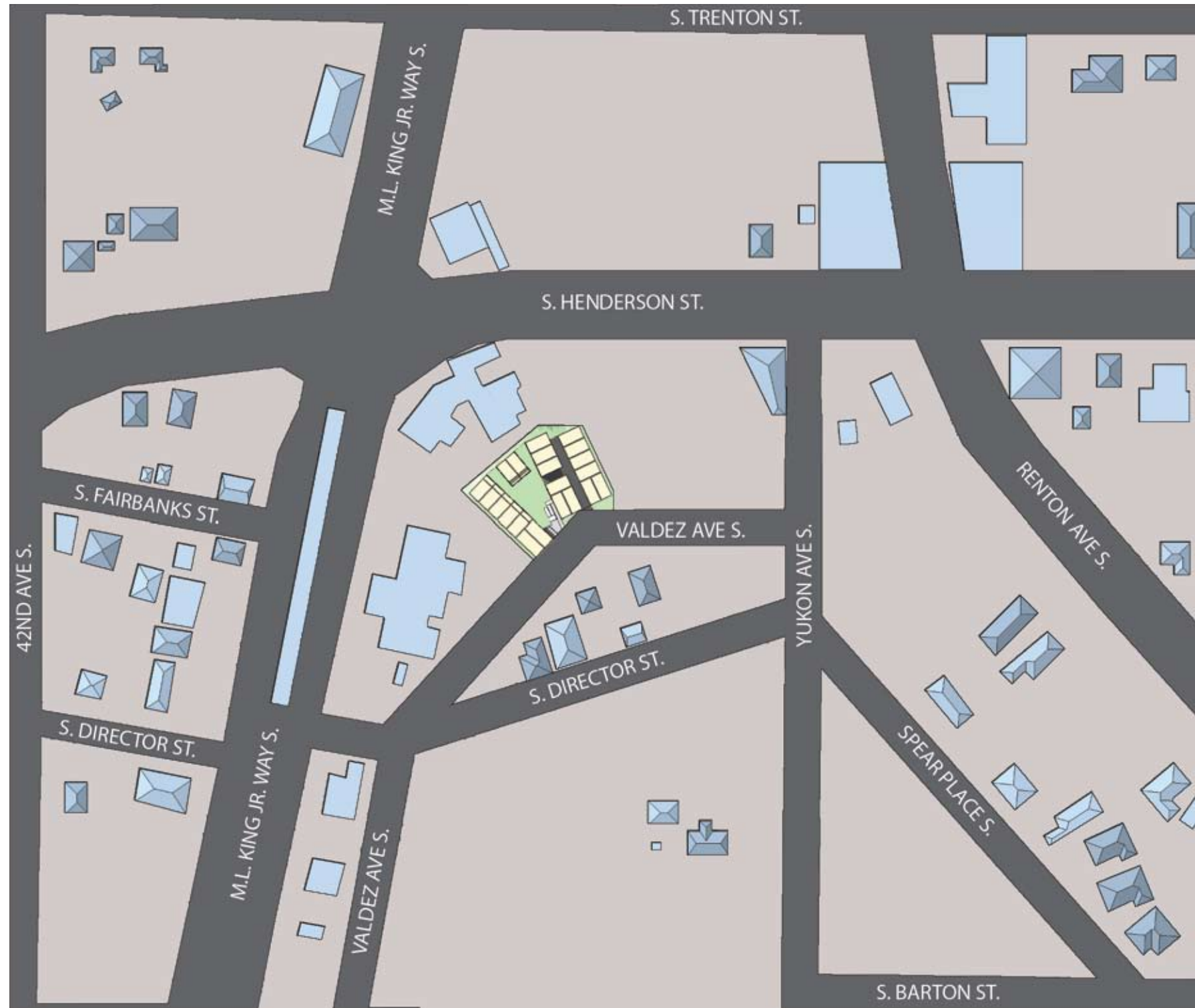






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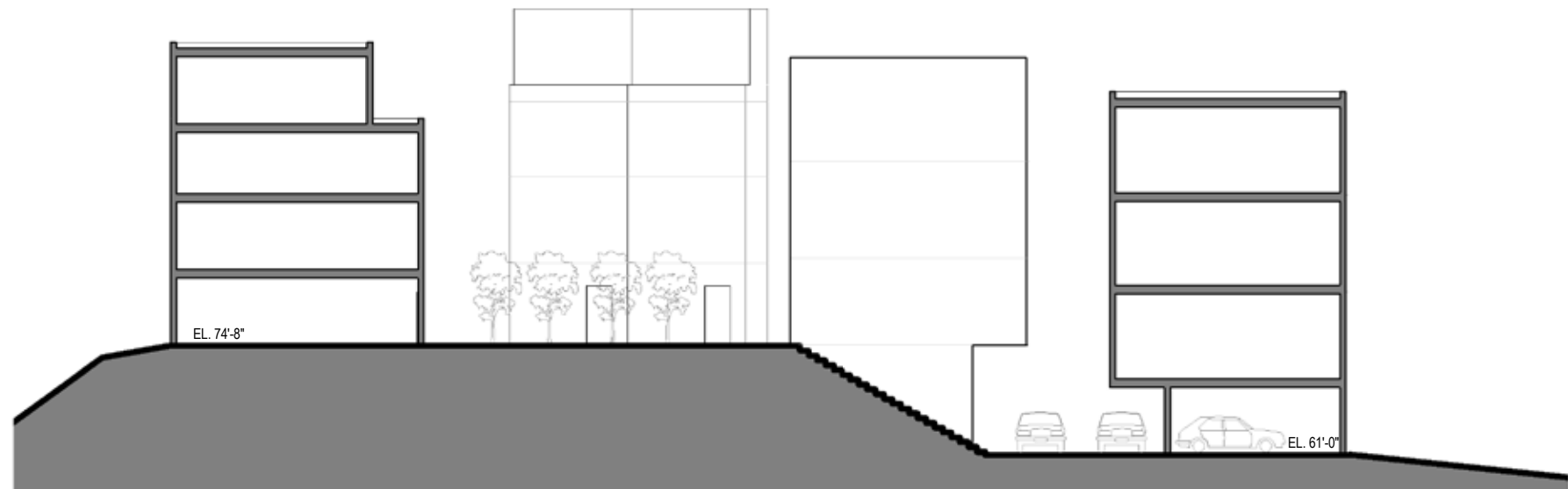




Total Units: 21
Parking provided: 8 spaces

ground floor plan
scale 1" = 20'

Option 2

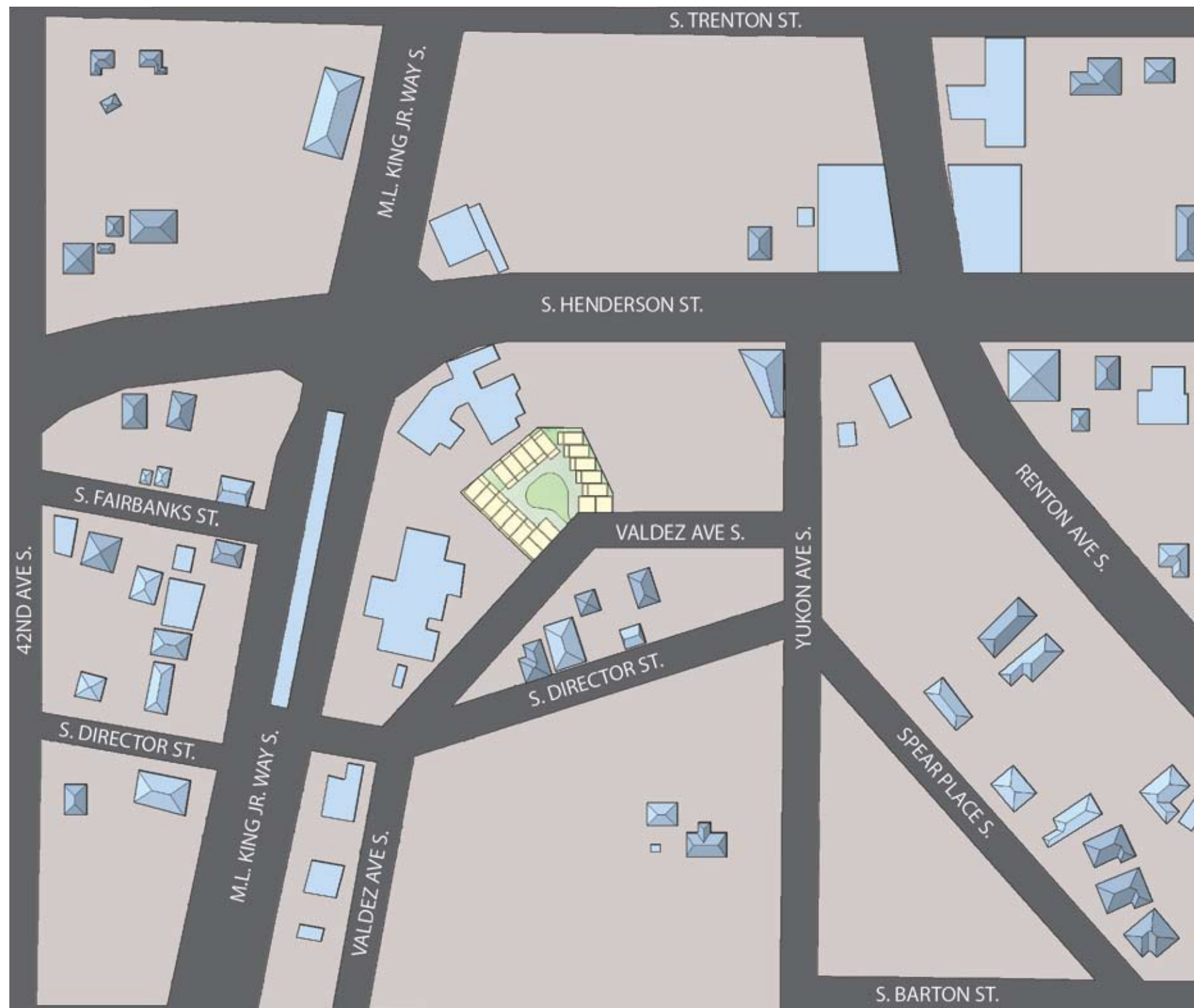



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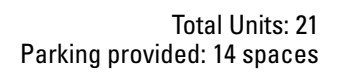
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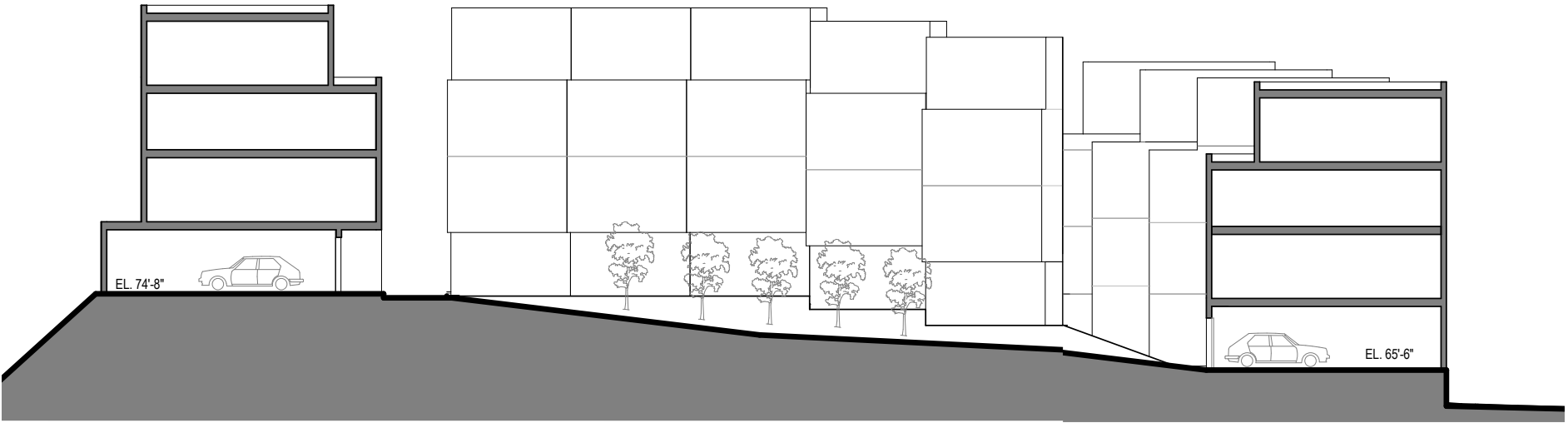




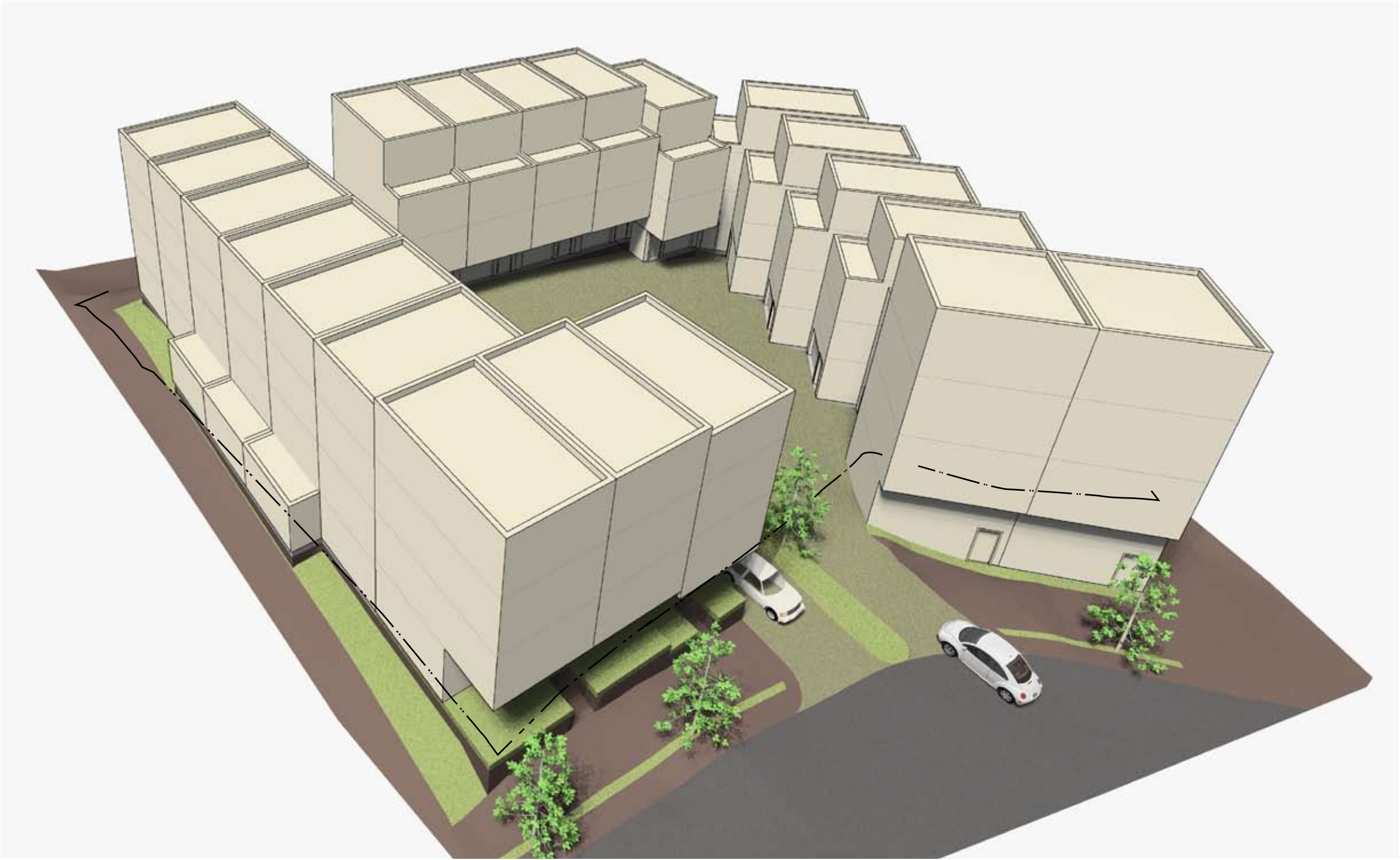

 site plan
 scale 1" = 100'

Option 3





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