PROPOSAL
The proposed project at 3003 South Judkins Street is 4 townhouses replacing a single story duplex. The project would create a total of 4 units with 4 parking stalls accessible off of South Judkins Street. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood.

DPD Project #3013539, #6321431
King County Assessor Parcel Numbers: 690920-0005
Legal Description: All of Lots 1 & 2 & N 6 ft Lot 3, Block 1, Prospect Terrace to the City of Seattle

ANALYSIS OF CONTEXT
The project site, located in the Judkins Park area is one 5,600 sf parcel zoned for low-rise residential development (LR-1) adjacent to LR-2 directly to the east, SF-5000 to the north and surrounded by LR-1 zoning running down both sides of 30th Avenue S. SF-5000 zoning lies predominantly to the east and LR-1 to the west.

The site is sloped west to east, starting with a 6 foot rockery, then gradually gaining 12 feet across the property with a flat graded bench where the existing structure is located. There are no major trees or shrubs on the property. There are territorial views west across Harbor Island to the Olympics, West Seattle, Beacon Hill, Downtown Seattle and potential eastern views of Bellevue and the Cascades.

The neighborhood has undergone several periods of development, increasing the density of structures, creating a menagerie of duplexes and small apartment buildings in various conditions. The site lies outside of any Urban Village.

Please see the following page for a graphic contextual analysis.
**STREAMLINED DESIGN REVIEW**

3003 SOUTH JUDKINS ST. / DPD PROJECT # 3013539

12.05.2012

**ANALYSIS OF CONTEXT**

**DRAWING TITLE**


**SECTION TITLE**

**POTENTIAL VIEW**

- LAKE WASHINGTON
- BELLEVUE SKYLINE & CASCADE MOUNTAINS

**ANALYSIS OF CONTEXT**

- DOWNTOWN SEATTLE
- WEST SEATTLE
- PUGET SOUND
- OLYMPIC MOUNTAINS & TERRITORIAL VIEWS

**VIEW**

- S. JUDKINS STREET
- 31ST AVE S.
- 30TH AVE S.
- LR-1
- LR-2
- SF-5000
- NC1-30
- SAM SMITH PARK

**NORTH**
EXISTING SITE CONDITIONS - SURVEY

South Judkins Street

DRAWING TITLE

SECTION TITLE

EXISTING SITE CONDITIONS - SURVEY

12.05.2012
STREAMLINED DESIGN REVIEW
3003 SOUTH JUDKINS ST. / DPD PROJECT # 3013539
1. STREET ELEVATION ALONG 30TH AVE LOOKING WEST

2. STREET ELEVATION ALONG 30TH AVE LOOKING EAST

EXISTING SITE CONDITIONS - STREET ELEVATION
EXISTING SITE CONDITIONS - STREET ELEVATION

3. STREET ELEVATION ALONG S JUDKINS ST LOOKING NORTH

4. STREET ELEVATION ALONG S JUDKINS ST LOOKING SOUTH
EXISTING SITE CONDITIONS

1. S. JUDKINS LOOKING WEST

2. 31ST AVE S. LOOKING NORTH

3. 30TH AVE S. LOOKING NORTH

4. 30TH AVE S. LOOKING SOUTH
EXISTING SITE CONDITIONS

1. 30TH AVE LOOKING SOUTH

2. 30TH AVE LOOKING NORTH

3. S JUDKINS ST LOOKING EAST
LANDSCAPE PLAN

S Judkins St

SMALL TREE
PERMEABLE PAVING
BUILDING OUTLINE
WOOD BENCH
PROPOSED PLANTINGS, SHRUBS AND GROUNDCOVERS, AND LAWN IN PLANTING STRIPS

30th Ave S

12.05.2012
STREAMLINED DESIGN REVIEW
3003 SOUTH JUDKINS ST. / DPD PROJECT # 3013539

WASHINGTON • CALIFORNIA • SUITE 300C • 98121 • 93401 • www.caronarchitecture.com
DESIGN GUIDELINES

A-1 Responding to Site Characteristics

The project is located in an up-and-coming neighborhood near Judkins Park and the I-90 trail, with many modern new projects in the nearby vicinity. The area is predominantly comprised of single family houses and small scale multi family dwellings. The proposed project fits within the scale of the neighborhood by keeping three stories and breaking the massing into smaller segments. A muted color pallet and the use of selected materials such as wood and cement board help the project fit into the neighborhood.

A-2 Streetscape Compatibility

The project closely follows the established streetscape development pattern. The building is located on the corner of S. Judkins St. and 30th Ave. S, with pedestrian entrances from both streets. There are several three story structures on the block that are built to take advantage of the views to the west. Buildings in this neighborhood are enhanced with ample landscaping, providing a buffer between the steep slope at the sidewalk and the residence. Rich landscaping along the street fronts will be provide with the proposed project.

A-3 Entrances Visible from the Street

The entries to the residences of this project are clearly denoted at the street level and at each unit. Addresses are marked on a feature concrete element at the sidewalk entry stair at 30th Ave S. Canopies over each entry door provide a visual element to distinguish individual units and also provide a space for signage.

A-5 Respect for Adjacent sites

Care has been taken to maintain privacy between the properties to the south and east by providing large setbacks. High strip windows are used when appropriate to allow light and ventilation into bedrooms without compromising privacy. Landscaping and architectural screening will play an important part in protecting the privacy of the neighbors.

A-6 Transition Between Residence and Street

The established neighboring streetscapes have a clearly defined transition between street and residence. Well lit stairs, landscaping and retaining walls are present at adjacent sites. This project maintains the streetscape with similar features, as noted above in A-2 and A-3.

A-7 Residential Open Space

A common amenity area is provided at the south east corner of the site with rich landscaping and walkways from both streets. Each unit has a private deck at every level and a large, private roof deck to enjoy the view, entertain guests and access light and fresh air.
DESIGN GUIDELINES

A-8 Parking and Vehicle Access

Parking for this project is provided on the east side of the lot with access from S. Judkins St. The parking lot will be pervious paving and screened per SMC requirement.

A-10 Corner Lots

The site is located at the corner of S. Judkins St. and 30th Ave. S. As suggested in the design guidelines, the parking and vehicular access is located away from the corner. The corner and both street fronts are accentuated with rich landscaping and human-scaled features such as signage, weather protection and railings.

B-1 Height, Bulk and Scale Compatibility

There are several three story structures on the block that are elevated by a berm in order to take advantage of views to the west. In order to maintain compatibility with the existing scale of the neighborhood, the project proposes a three-story structure with a stair penthouse located in the center of the roof, making it essentially invisible from the street. The height is then further diminished by use of extensive open railing instead of bulky parapet walls. The project massing is broken into smaller segments for clear delineation of each unit, as well as to help relate to the human scale.

C-1 Architectural Context

The existing structures in the neighborhood showcase a variety of styles and vintages. The project matches many features existing in the neighborhood such as three story datums, landscaped entry stairs and orientation to the west to take advantage of views. In addition to matching existing features of the neighborhood, this project also takes queues such as massing, large windows, rooftop amenity space and roof lines from other more recent projects in the nearby vicinity.

C-3 Human Scale

Pedestrian-oriented planting strips and gardens along with street-facing balconies and front entry awnings help bring the building down to human scale, and encourages human activity.

C-4 Exterior Finish Materials

This project will make use of high-quality, long lasting materials. The current proposal anticipates the use of fiber cement panel, metal panel, stained wood, vinyl windows, concrete, architectural paving, metal and glass canopies and lush landscaping. Please see the elevations for material locations.
D-3 Retaining walls

Retaining walls are used extensively on adjacent sites to establish a berm on which buildings are constructed. This project will also use retaining walls along the sidewalk in conjunction with landscaping to ease the transition between the street and the building. Retaining walls will be kept low and step to accommodate the elevation of the site.

D-6 Screening of Dumpsters, Utilities and Services areas

Solid waste and recycling facilities will all be located in the north east corner of the site. Trash and recycle bins will have their own separate enclosure and be pulled to the curb by residents on collection day.

D-7 Pedestrian Safety

Adequate lighting will be provided to create a well lit streetscape. An architectural fence will be on a retaining wall with landscaping and will wrap around the north and east sides of the site. All exterior lighting will be shielded down and away from neighbors to avoid light pollution.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

The proposed project will make use of rich landscaping features such as trees, shrubs, concrete walls, lighting, paving and railings to complement the existing urban landscape. Street trees have been added to enhance the existing streetscape.

E-2 Landscaping to Enhance the Building and or Site

As previously described, lush landscaping along streets and at the ground amenity space will be a major feature of this project. A Green Factor of .61 has been established and will be met with the aid of 11 trees and numerous shrubs and plants. Please see the landscaping plan in this packet for detailed information.
FLOOR 1 PLAN
NEIGHBORHOOD DATUM DIAGRAM ALONG 30TH AVE S.

12.05.2012 STREAMLINED DESIGN REVIEW
3003 SOUTH JUDKINS ST. / DPD PROJECT # 3013539
ELEVATION - WEST

- Painted fiber cement plank and panel, color TBD
- Vinyl windows
- Metal canopy and signage
- Architectural concrete
- Metal railings, color TBD
- Cedar siding, clear finish

12.05.2012  STREAMLINED DESIGN REVIEW
3003 SOUTH JUDKINS ST.  /  DPD PROJECT # 3013539

washington 2505 3rd avenue-suite 300C  , Seattle, WA 98121  •  california 1993 Santa Barbara Street, San Luis Obispo, CA 93401  •  www.caronarchitecture.com  

22
PAINTED FIBER CEMENT PLANK AND PANEL, COLOR TBD

METAL RAILING, COLOR TBD

VINYL WINDOWS

CEDAR FENCE SCREENING

CEDAR SIDING, CLEAR FINISH

METAL CANOPY AND SIGNAGE

ELEVATION - NORTH
PAINTED FIBER CEMENT PLANK AND PANEL, COLOR TBD
CEDAR SIDING, CLEAR FINISH
3' PARKING SCREEN
METAL CANOPY AND SIGNAGE
METAL CANOPY
METAL RAIUNG COLOR TBD
VINYL WINDOWS
ELEVATION - EAST

12.05.2012  STREAMLINED DESIGN REVIEW
3003 SOUTH JUDKINS ST. / DPD PROJECT # 3013539

painting: 705 3rd avenue-suite 300c, seattle, wa 98121  •  california 1933 santa barbara street, san luis obispo, ca 93401  •  www.caronarchitecture.com
PAINTED FIBER CEMENT PLANK AND PANEL, COLOR TBD

METAL RAILING COLOR TBD

METAL CANOPY

PAINTED FIBER CEMENT PLANK AND PANEL, COLOR TBD

CEZAR FENCE SCREENING

CEZAR SIDING, CLEAR FINISH

METAL CANOPY

ELEVATION - SOUTH
A1 RESPOND TO SITE CHARACTERISTICS
A2 STREETSCAPE COMPATIBILITY
A3 ENTRANCES VISIBLE FROM STREET
A4 RESPECT FOR ADJACENT SITES
A5 RESIDENTIAL OPEN SPACE
A6 TRANSITION BETWEEN RESIDENCE AND STREET
A7 RESIDENTIAL OPEN SPACE
A8 PARKING AND VEHICLE ACCESS
B1 BULK, HEIGHT, & SCALE COMPATIBILITY
C1 ARCHITECTURAL CONTEXT
C4 EXTERIOR FINISH MATERIALS
D3 RETAINING WALLS
D6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS
D7 PEDESTRIAN SAFETY
E1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES
E2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
D6 SCREENING OF DUMPSTERS, UTILITIES AND SERVICE AREAS
CONCEPT PERSPECTIVE

12.05.2012  STREAMLINED DESIGN REVIEW
3003 SOUTH JUDKINS ST. / DPD PROJECT # 3013539

A3 ENTRANCES VISIBLE FROM STREET
A5 RESPECT FOR ADJACENT SITES

B1 BULK, HEIGHT, & SCALE COMPATIBILITY

E2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE
CONCEPT PERSPECTIVE

12.05.2012  STREAMLINED DESIGN REVIEW
3003 SOUTH JUDKINS ST. / DPD PROJECT # 3013539

washington • 3005 3rd avenue suite 300C, Seattle, WA 98121 • california 1993 Santa Barbara Street, San Luis Obispo, CA 93401 • www.caronarchitecture.com
CONCEPT PERSPECTIVE

A1 RESPOND TO SITE CHARACTERISTICS

A2 STREETSCAPE COMPATIBILITY

A3 ENTRANCES VISIBLE FROM STREET

A4 RESPECT FOR ADJACENT SITES

A5 RESIDENTIAL OPEN SPACE

A6 TRANSITION BETWEEN RESIDENCE AND STREET

B1 BULK, HEIGHT, & SCALE COMPATIBILITY

C4 EXTERIOR FINISH MATERIALS

D3 RETAINING WALLS

D6 SCREENING OF DUMPSTERS, UTILITIES

D7 PEDESTRIAN SAFETY

E1 LANDSCAPING TO REINFORCE DESIGN CONTINUITY WITH ADJACENT SITES

E2 LANDSCAPING TO ENHANCE THE BUILDING AND/OR SITE

E3 BULK, HEIGHT, & SCALE COMPATIBILITY

E4 EXTERIOR FINISH MATERIALS

E5 RESPECT FOR ADJACENT SITES

E6 TRANSITION BETWEEN RESIDENCE AND STREET
A1 Respond to Site Characteristics
A2 Streetscape Compatibility
A3 Entrances Visible from Street
A4 Respect for Adjacent Sites
A5 Residential Open Space
A6 Transition Between Residence and Street
A7 Parking and Vehicle Access
B1 Bulk, Height, & Scale Compatibility
C1 Architectural Context
C2 Exterior Finishes Materials
C3 Retaining Walls
C4 Landscaping to reinforce Design Continuity with Adjacent Sites
C5 Landscaping to Enhance the Building and/or Site
D1 Screening of Dumpsters, Utilities and Service Areas
D2 Retaining Walls
D3 Pedestrian Safety
E1 Landscaping to reinforce Design Continuity with Adjacent Sites
E2 Landscaping to Enhance the Building and/or Site
A3 ENTRANCES VISIBLE FROM STREET

A6 TRANSITION BETWEEN RESIDENCE AND STREET
ADJUSTMENTS AND DEPARTURES
There are no requested adjustments or departures from code requirements or design guidelines.

PROJECT SUMMARY
Lot Size - 5,600 SF
Zoning: Lowrise Residential (LR-1)
FAR - 1.1 (Meeting standards of 23.45.510.C)
Allowable FAR - 6,160 SF

FOR RESIDENTIAL USES ON ONE LOT FOLLOW SMC 23.45.510:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor 1</td>
<td>2,006 sf</td>
</tr>
<tr>
<td>Floor 2</td>
<td>1,942 sf</td>
</tr>
<tr>
<td>Floor 3</td>
<td>1,792 sf</td>
</tr>
<tr>
<td>Roof</td>
<td>353 sf</td>
</tr>
<tr>
<td>TOTAL FAR:</td>
<td>6,083 sf</td>
</tr>
</tbody>
</table>

PROJECT SUMMARY