



05.22.2014 STREAMLINED DESIGN REVIEW
3621 COURTLAND PL S, DPD PROJECT # 3017274

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SMC TITLE	SMC REQUIREMENT	COMPLIANCE / REFERENCE
23.45.504. PERMITTED AND PROHIBITED USES	RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A	COMPLIANT
23.45.508. GENERAL PROVISIONS	REQUIRED PARKING, SOLID WASTE AND RECYCLABLES ADDRESSED BELOW	
23.53.006 PEDESTRIAN ACCESS AND CIRCULATION	PEDESTRIAN ACCESS AND CIRCULATION REQUIRED, SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL	COMPLIANT: SEE SITE PLAN
23.54.015 REQUIRED PARKING	RESIDENTIAL USE URBAN VILLAGE. WITHIN 1320 FT. OF STREET WITH FREQUENT TRANSIT SERVICE - NO MINIMUM REQUIREMENT.	COMPLIANT: SEE VICINITY MAP
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS	(1) 2'x6' AREA FOR EACH UNIT (UNITS WILL BE BILLED SEPARATELY BY UTILITY). 2'x6'x15(UNITS) = 180 SF REQUIRED. EQUIVALENT 180 SF IS PROVIDED. BINS WILL BE PULLED TO STREET BY OWNERS ON COLLECTION DAY. STORAGE AREAS TO BE SCREENED PER LANDSCAPE PLAN.	COMPLIANT: SEE SITE PLAN
23.45.510. FLOOR AREA RATIO (FAR) LIMITS	1.2 FAR LIMIT IN LR-2 ZONE FOR TOWNHOUSES; MEETS REQUIREMENTS OF 23.45.510.C.	COMPLIANT; TOWNHOUSE TO BE BUILT-GREEN 4 STAR OR BETTER
23.45.512. DENSITY LIMITS– LOWRISE ZONES	TOWNHOUSE DEVELOPMENT: MEETING 23.45.510.C - NO LIMIT	COMPLIANT
23.45.514. STRUCTURE HEIGHT	30' HEIGHT LIMIT + 3' HEIGHT BONUS FOR SHED ROOF	COMPLIANT: SEE BUILDING SECTION
23.45.518. SETBACKS AND SEPARATIONS	7' AVG., 5' MIN. FRONT & REAR. 5' SIDE FOR FACADES 40 FT OR LESS IN LENGTH. 10' SEPARATION BETWEEN PRINCIPAL STRUCTURES.	COMPLIANT: SEE SITE PLAN
23.45.522. AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL; 10' MIN. DIM. FROM SIDE LOT LINES	COMPLIANT
23.45.524. LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT
23.45.526. LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS	TO ACHIEVE A HIGHER FAR LIMIT TOWNHOUSE WILL MEET GREEN BUILDING PERFORMANCE STANDARDS, EITHER BUILT GREEN 4 STAR RATING OR LEED SILVER RATING.	COMPLIANT: TOWNHOUSE COMMITTED TO ACHIEVING BUILT-GREEN 4 STAR RATING
23.45.527. STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES	ON SIDE LOT LINES WITHIN 15' OF LOT LINE, TOTAL LENGTH OF FACADE MUST BE LESS THAN 65% OF SAID LOT LINE.	COMPLIANT: SEE SITE PLAN
23.45.534. LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES; PARKING TO HAVE 5' - 6' SCREEN	COMPLIANT
23.45.536. PARKING LOCATION, ACCESS, AND SCREENING	PARKING ACCESS TO BE FROM ALLEY, PARKING TO BE SURFACE PARKING.	COMPLIANT: SEE SITE PLAN

ZONING DATA

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DEVELOPMENT STATISTICS SUMMARY

Building Type 1

Livable SF	End Unit	Middle	End Unit	Total
3rd Floor	505.0	396.5	505.0	1,406.5
2nd Floor	505.0	370.5	505.0	1,380.5
Ground Floor	469.3	370.5	469.3	1,309.1
Total	1,479.3	1,137.5	1,479.3	4,096.1
(2) Buildings Total				8,192.2

Building Type 2

Livable SF	End Unit	Middle	End Unit	Total
3rd Floor	511.0	422.5	511.0	1,444.5
2nd Floor	511.0	422.5	511.0	1,444.5
Ground Floor	477.4	422.5	477.4	1,377.3
Total	1499.4	1267.5	1499.4	4,266.3

PROPOSAL AND ANALYSIS OF CONTEXT

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DEVELOPMENT OBJECTIVES

The proposed project at 3621 Courtland PL S will create three new residential buildings - three townhouse units in each building, for a total of 9 townhouses. The project will provide 6 surface parking stalls accessed from the alley, with a shared driveway with DPD project # 3017345. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood. The existing duplex will be demolished.

DPD Project #3017274
King County Assessor Parcel Numbers: 983420-1300

PROJECT SUMMARY

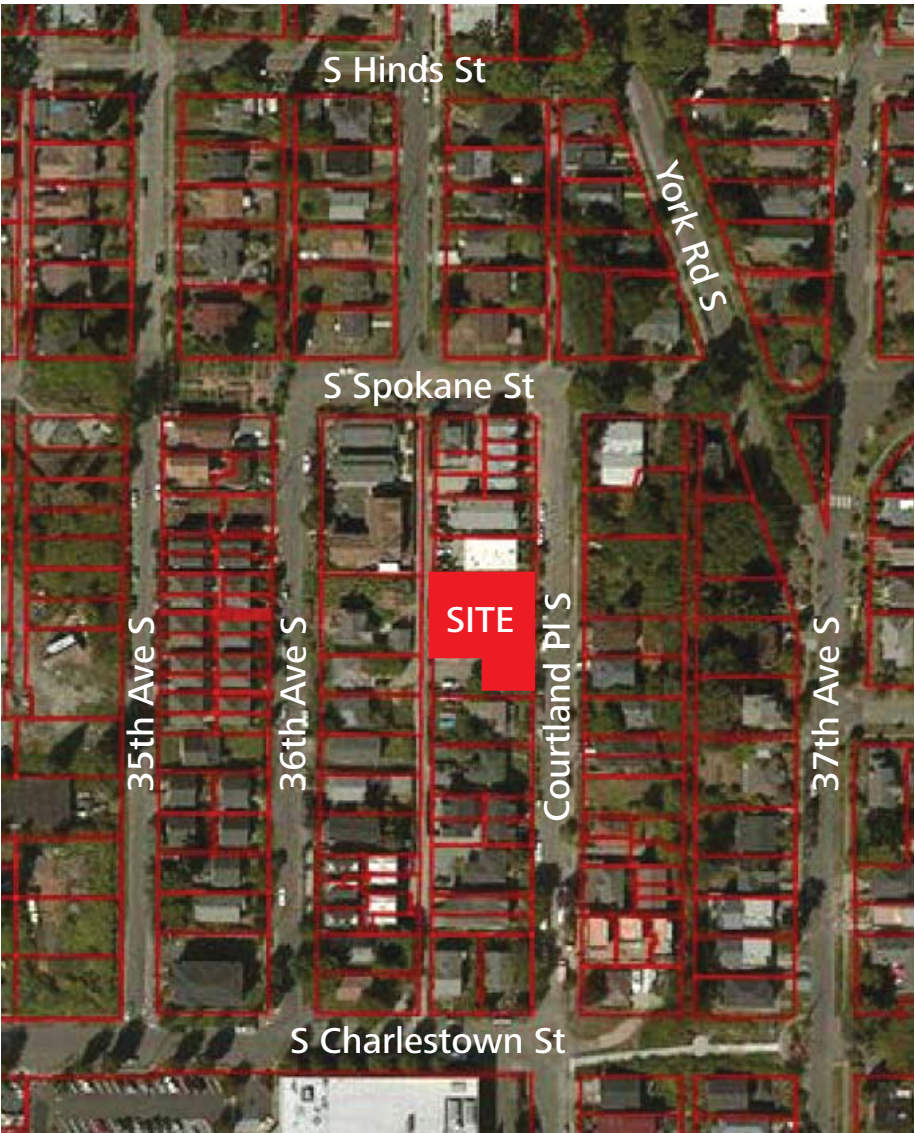
Lot Size: 10,123 SF Proposed - Pending LBA # 3017486
(Parent Lots: 12,254 SF + 5,106 SF)
Zoning: Lowrise Residential (LR-2), North Rainier Hub Urban Village
Overlay: Southeast Seattle Reinvestment Area and Rainier/Genesee Business District, Frequent Transit Corridors
Townhouse FAR - 1.2 (Meeting standards of 23.45.510.C)
Allowable FAR - 10,123 * 1.2 = 12,147 SF

Building 1 FAR – 3,855 SF
Building 2 FAR – 3,855 SF
Building 3 FAR – 4,052 SF
Total FAR proposed – 11,762 SF
Proposed FAR meets the requirements of SMC 23.45.510 C

Parking Required = 0 stalls (Under North Rainier Hub Urban Village and Frequent Transit)
Parking Proposed = 6 surface stalls (small)

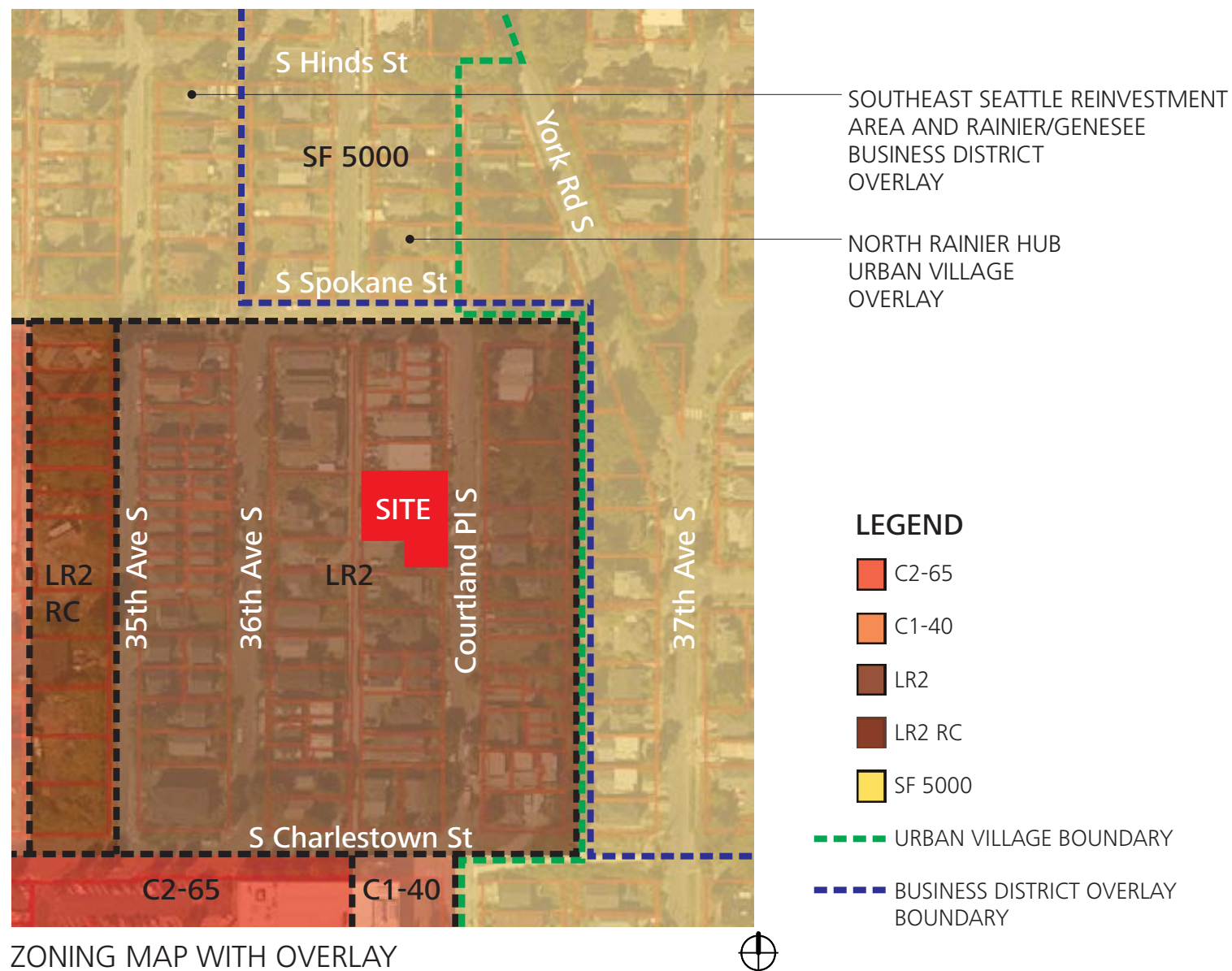
Amenity Space Required = 25% of Lot area. 10,123 * .25 = 2,531 SF
Proposed Public Amenity Area at Ground level = 1,395 SF
Proposed Private Amenity Area at Ground level = 2,742 SF

Total proposed Amenity Area at Ground level = 4,137 SF = 40.9% of lot area



AERIAL VIEW





ANALYSIS OF CONTEXT

The project site is located within North Rainier Urban Village, southeast of Mt. Baker Town Center and Station Area. The zoning for this area is LR2 with SF5000 zone to the north, east and southeast, LR2-RC & C1-40 zones to the west, and C1-40 & C2-65 to the south. Frequent transit is available on Rainier Ave. S. and Charlestown St. and street parking is available in the neighborhood.

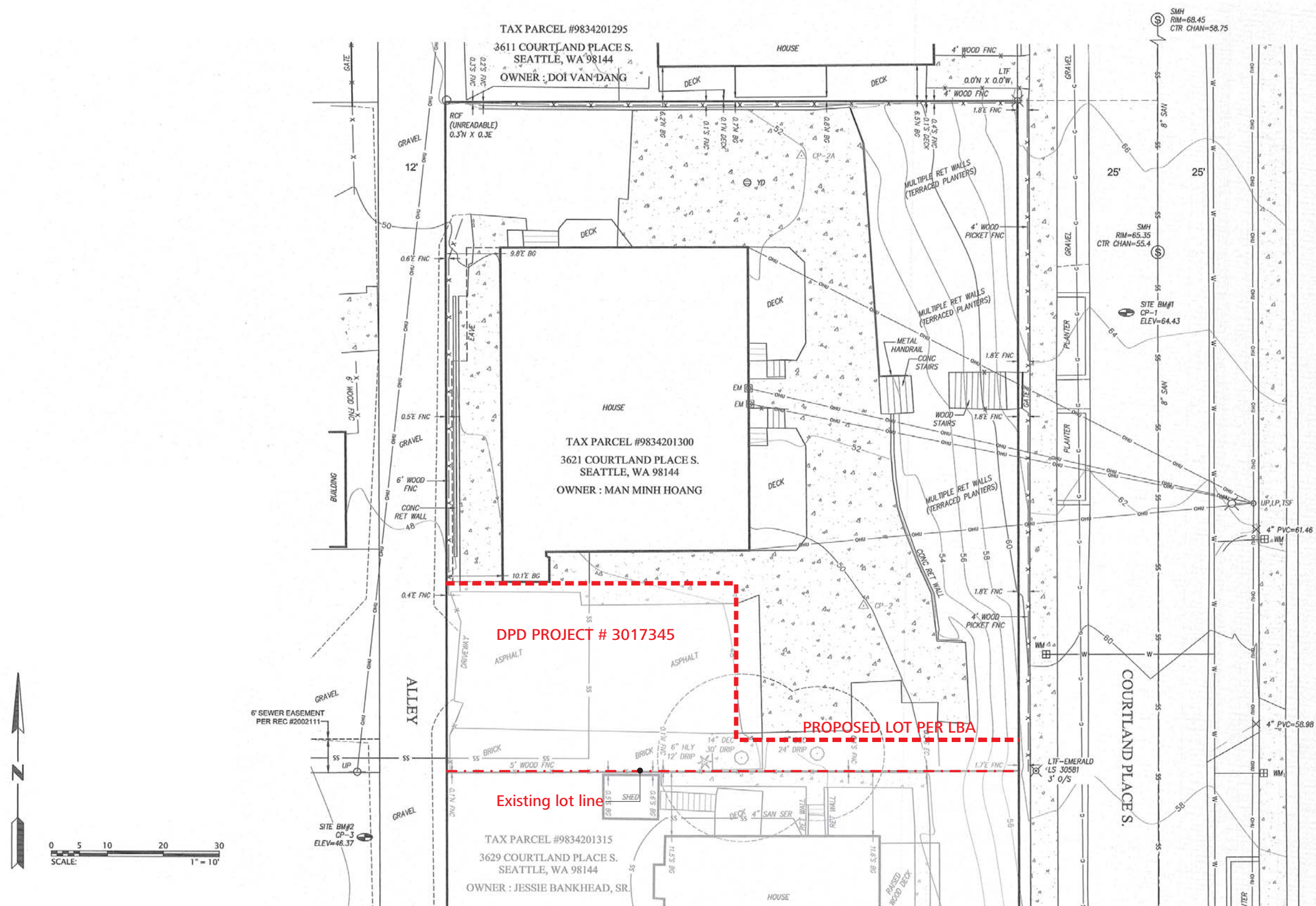
3621 Courtland PL S. is an interior lot fronting on Courtland PL S. with alley access at the rear of the lot. The site slopes down from the street to the alley dropping 14 feet. The neighbor lots to the north and south are one-story duplexes.

The neighborhood is a mix of single family homes, duplex, townhouses and small-scaled multi-family structures. It is also an eclectic blend of old and new architecture of varying styles ranging from examples of early 1900 cottage-style architecture to contemporary and modern styles.

ANALYSIS OF CONTEXT

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SW 1/4, NW 1/4 SECTION 15, TOWNSHIP 24 N, RANGE 4 E, W.M.
CITY OF SEATTLE, KING COUNTY, WASHINGTON



EXISTING SITE CONDITIONS - SURVEY

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SITE ACROSS THE STREET



1. STREET ELEVATION COURTLAND PL S. LOOKING EAST



2. STREET ELEVATION COURTLAND PL S. LOOKING WEST

EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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SITE



EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

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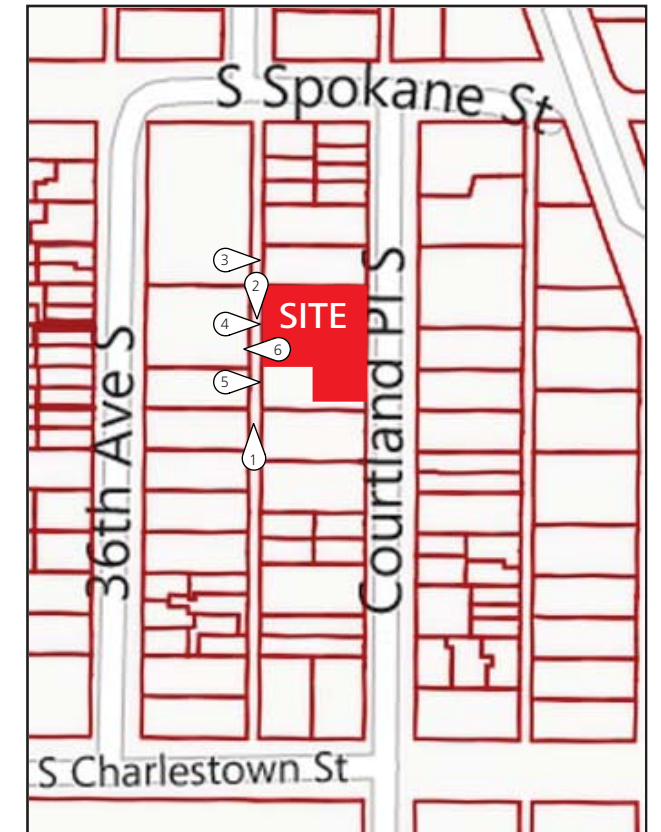
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1. ALLEY VIEW LOOKING NORTH



2. ALLEY VIEW LOOKING SOUTH



3. ALLEY VIEWS ADJACENT TO THE SITE - LOOKING EAST



4, 5. ALLEY VIEW OF THE SITE - LOOKING EAST



6. ALLEY VIEW ACROSS FROM THE SITE - LOOKING WEST



EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

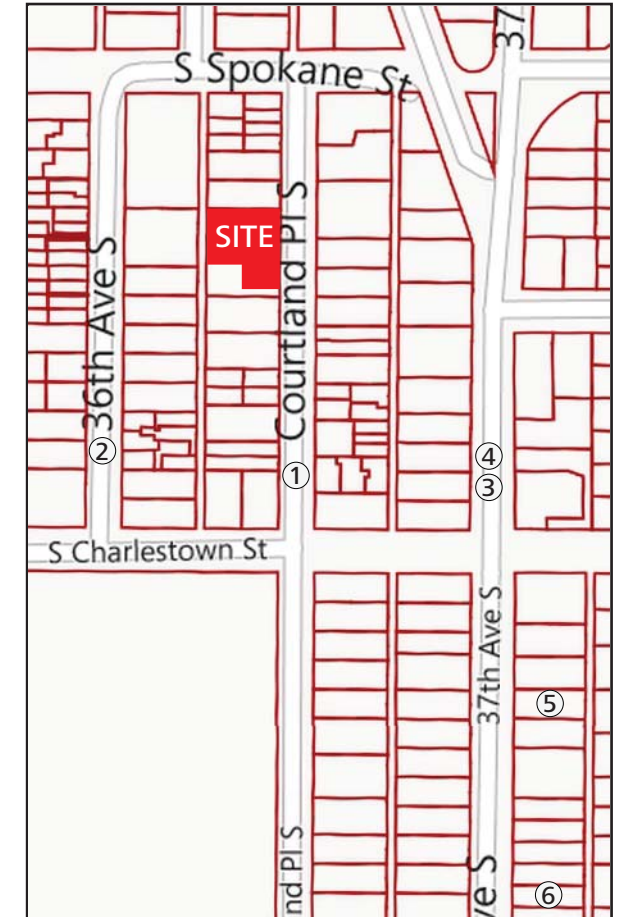
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1-2: SIMILAR PROJECT TYPE IN THE NEIGHBORHOOD



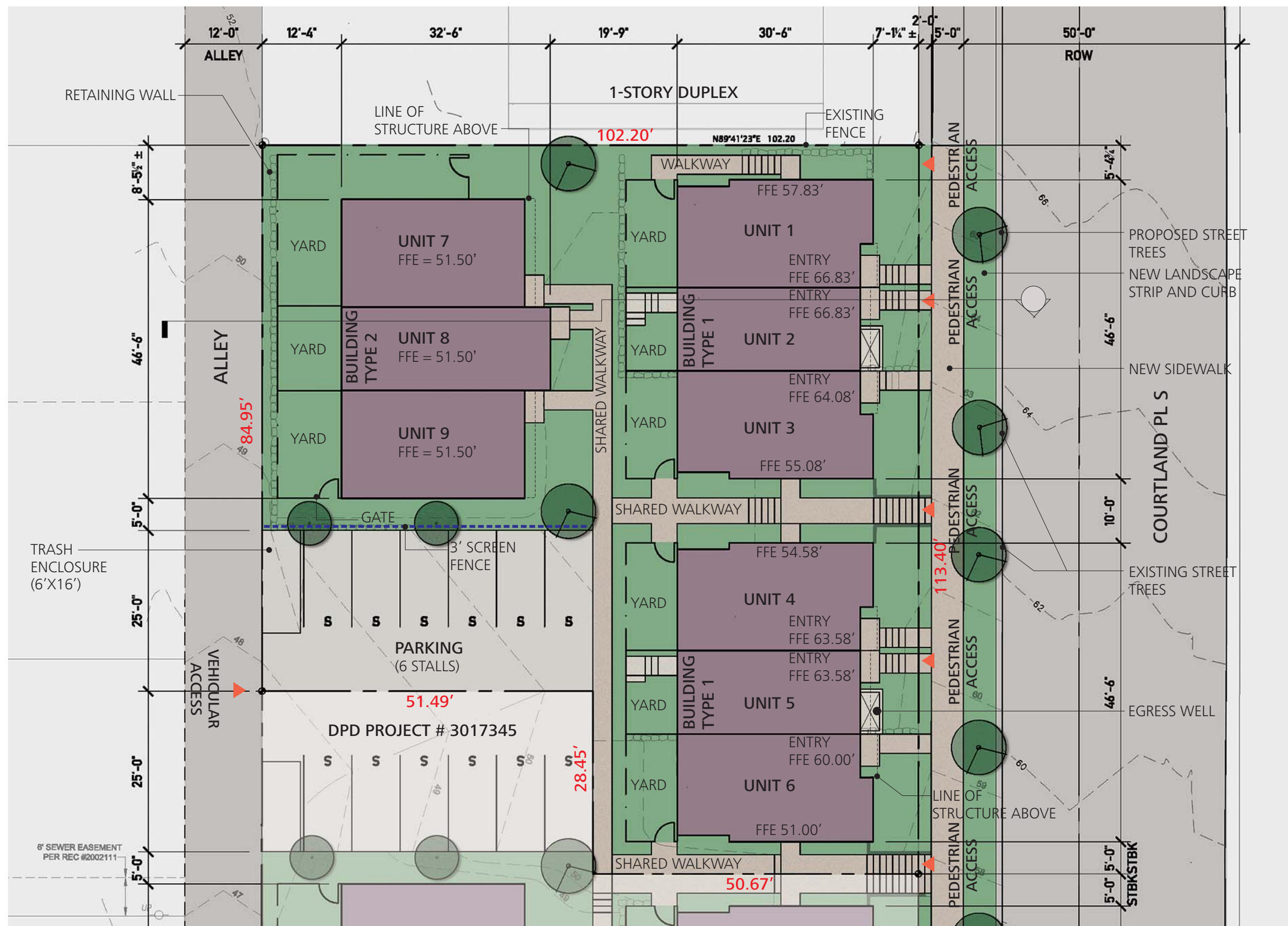
3-6. SIMILAR PROJECT TYPE IN THE NEIGHBORHOOD

EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

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SITE PLAN

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DESIGN GUIDELINES

CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES

CS1-C Topography

The proposed design features a stepping massing to accommodate changes in elevation along Courtland PL S. Since there is a steep drop from the street level to the interior portion of the site, the street-facing structures are located in such a way that the entries are clearly visible and closer to the street level, access to 2nd level. The buildings at the back are accessed via shared walkways and stairs.

CS1-D Plants and Habitat

There are eight significant trees on the property. According to the tree evaluation report, the trees are either in poor condition or considered invasive species, and thus it is recommended that all of them be removed. New trees will be planted on the site and in a planting strip along Courtland PL S.

CS2. URBAN PATTERN AND FORM

CS2-A Location in the City and Neighborhood

North Rainier urban village in general is a diverse and colorful neighborhood, with frequent transit and station overlay. The project is located on the southeastern edge of this area. The immediate surrounding consists of residential buildings, commercial uses, and some vacant land. The design quality of the project contributes to the block as a whole, and architectural style is in line with the most current projects in the neighborhood.

CS2-C Relationship to the Block

The property is located on the mid-block site, and the adjacent uses are small-scaled residential buildings. The proposed design adds more residential units to the area while maintains the appropriate scale and facade treatment, with materials and texture that are already present in the neighborhood. The stepping massing helps define the sloping nature of the site.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

CS3-A Emphasizing Positive Neighborhood Attributes

The neighborhood has a strong residential character with a good mix of architectural styles and ages, ranging from 1900’s cottage-style houses to more recent, contemporary townhouses. The proposed design blends well to this mix, and helps enhance the area by adding new trees and green space.

PUBLIC LIFE

PL1. OPEN SPACE CONNECTIVITY

PL1-A Network of Open Space

A network of walkway and pocket green open space, with trees, shrubs and grass, are provided. The walkway links unit entries, private yard, and common areas throughout the site. The landscape will add greenery and visual interest to the area.

PL2. WALKABILITY

PL2-B Safety and Security

The project will address personal safety and security with the use of lighting at each unit entry along the common pathway. Units will have windows facing the shared walkway and alley providing eyes on the street.

PL2-D Wayfinding

Address signage will be provided. The street-facing units will have address signage clearly visible from the sidewalk and street. Address signage for all other units as well as mailboxes will be located adjacent to the right-of-way and at each primary entrance.

PL3. STREET LEVEL INTERACTION

PL3-A Entries

The entries to the street-facing units are clearly visible and identifiable from the street. The steps leading up to the entries, as well as the landscaping area in the front, act as a separation and transition from public to private space. This semi-public space is where the social interaction between residents and neighbors may occur.

DESIGN GUIDELINES

DESIGN GUIDELINES

DESIGN CONCEPT

DC1. PROJECT USES AND ACTIVITIES

DC1-B Vehicular Access Location and Design

Parking will be accessed from alley, and lighting will be provided at parking area for security. A 3-feet tall fence will be provided to shield the vehicle’s light away from the residential unit. The trash enclosure will be located off the alley for collection, and will be screened with a wood fence.

DC2. ARCHITECTURAL CONCEPT

DC2-A Massing

The street-facing structures have a stepping massing in response to the street's slope. The first floor of these structures is hidden behind the steep drop from the street level, resulting in the two-story appearance from the street. The resulting massing along with the facade modulation and articulation is thus in keeping with the scale of existing buildings in the area.

DC3. OPEN SPACE CONCEPT

DC3-B Open Space Uses and Activities

The project features landscape walkways and green open space that are shared among residents. These sidewalks & stairs act as internal passageways where residents can gather together. Rear yards and unit entries are connected to these internal pathways.

DC3-C Design

A combination of landscape and hardscape will be provided to enhance the open space in the project. A variety of features such as carefully selected facade materials, fences & gates, outdoor stairs, pavement, and plantings will be used to create friendly and attractive open space.

DC4. EXTERIOR ELEMENTS AND FINISHES

DC4-C Lighting

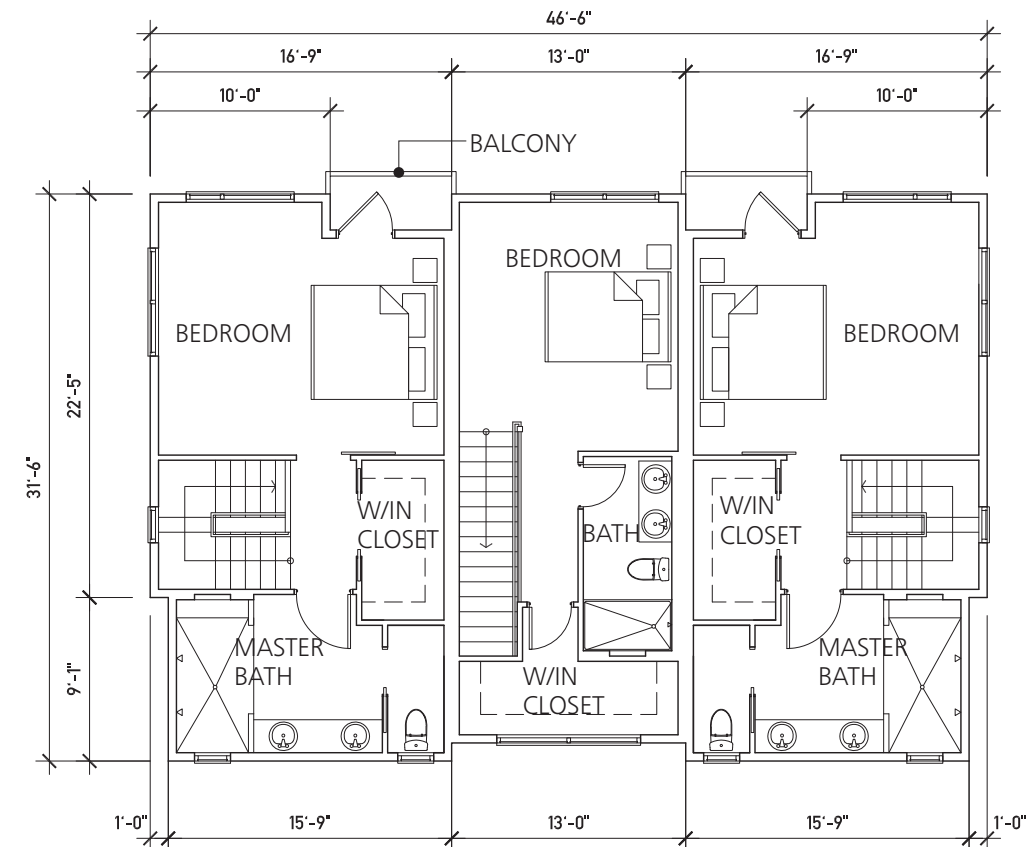
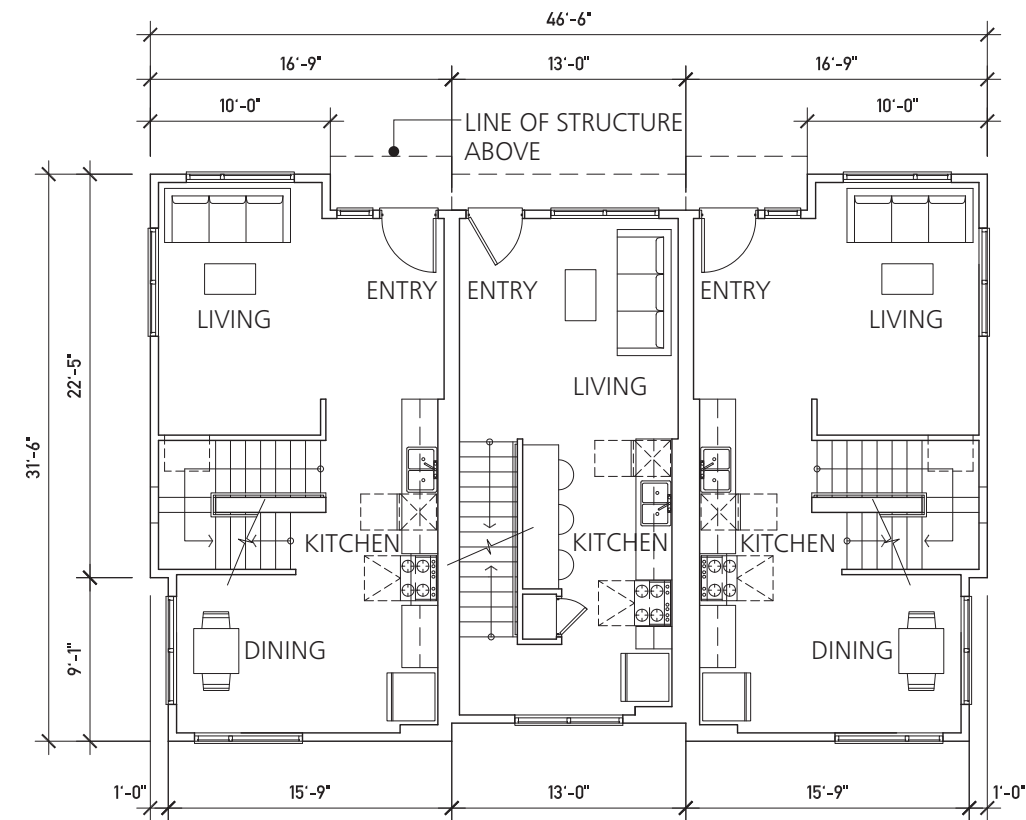
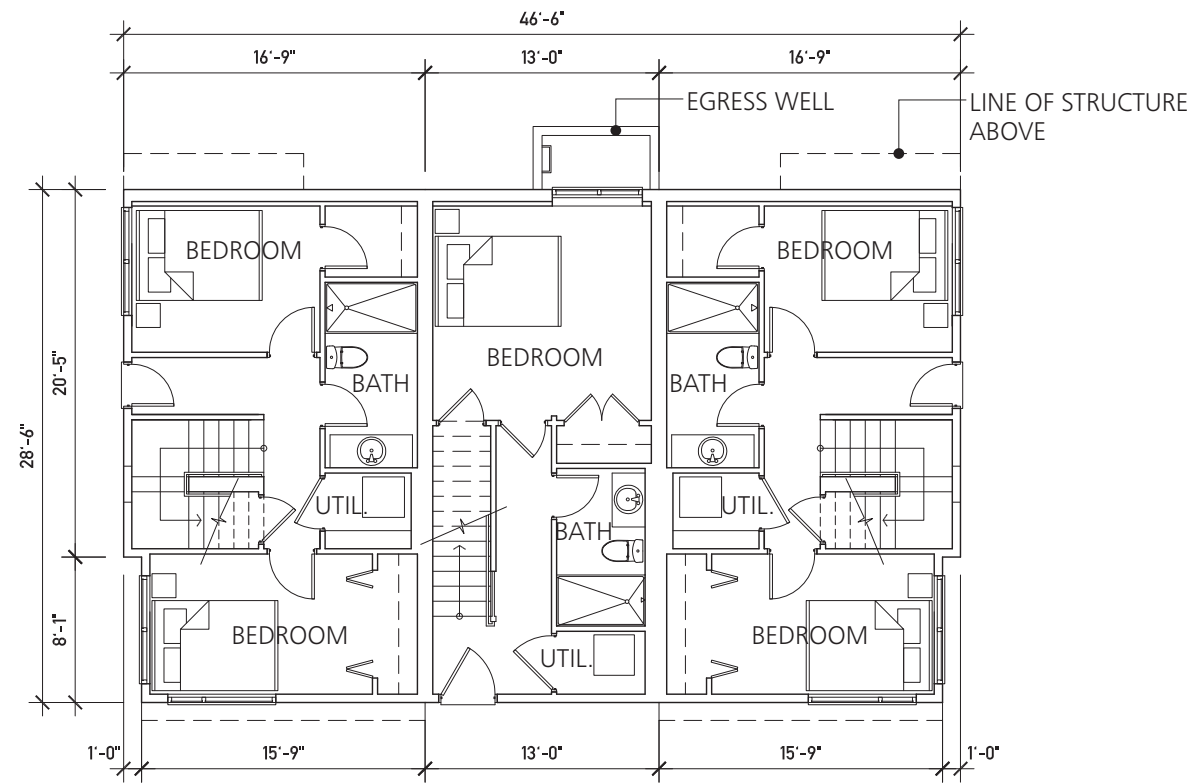
The project will incorporate outdoor lighting at each unit entry, address signage, and along the common pathway for personal safety, security and aesthetic purposes.

DC4-D Trees, Landscape and Hardscape Materials

Landscape and hardscape elements will be incorporated into the design of open space within the project to add color and texture, as well as to enliven common areas. Small shrubs, grass and trees that thrive under urban conditions will be provided to create a pleasing green space. New street trees per SDOT's requirement will be planted along Courtland PL S.



DESIGN GUIDELINES

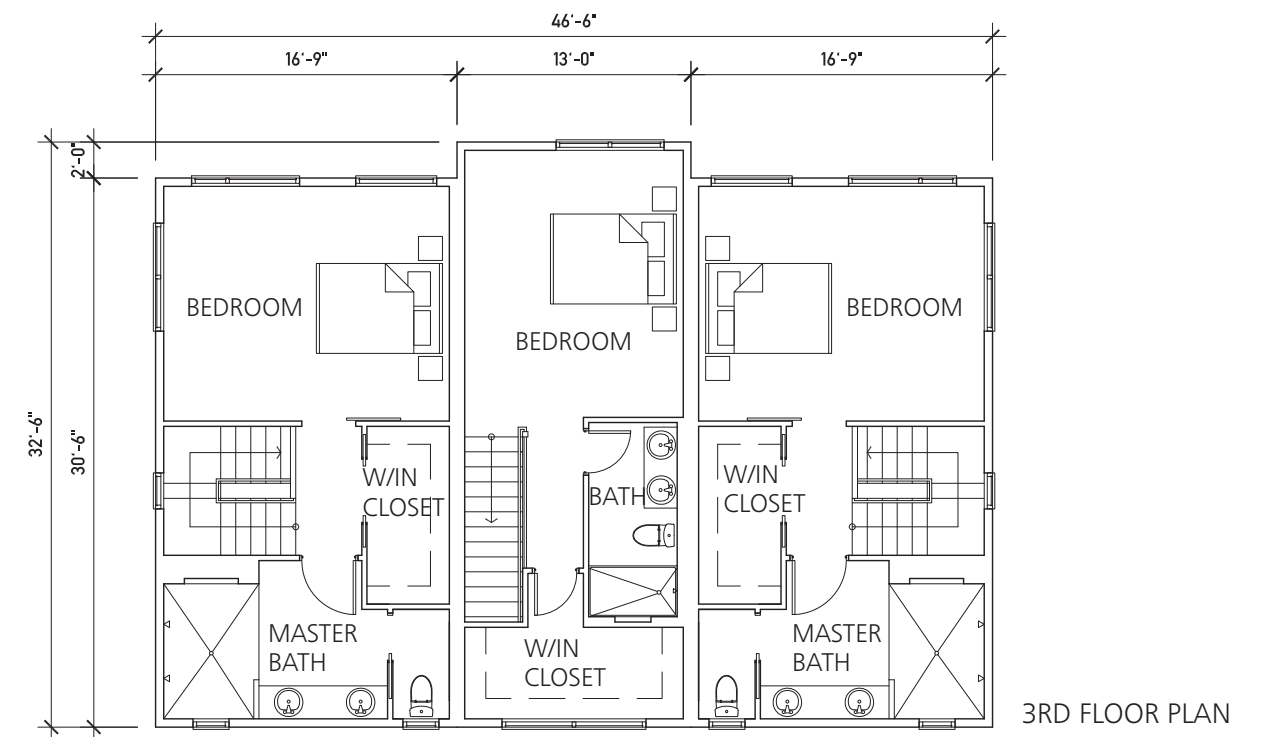
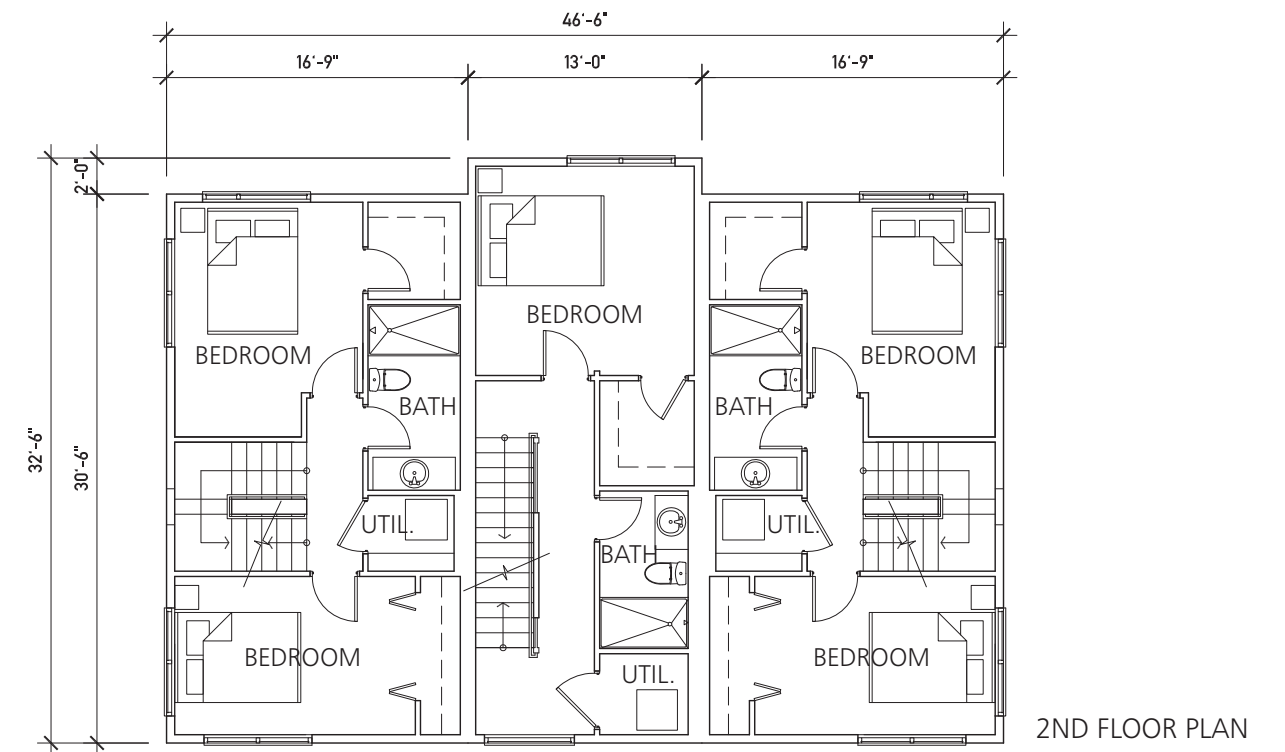
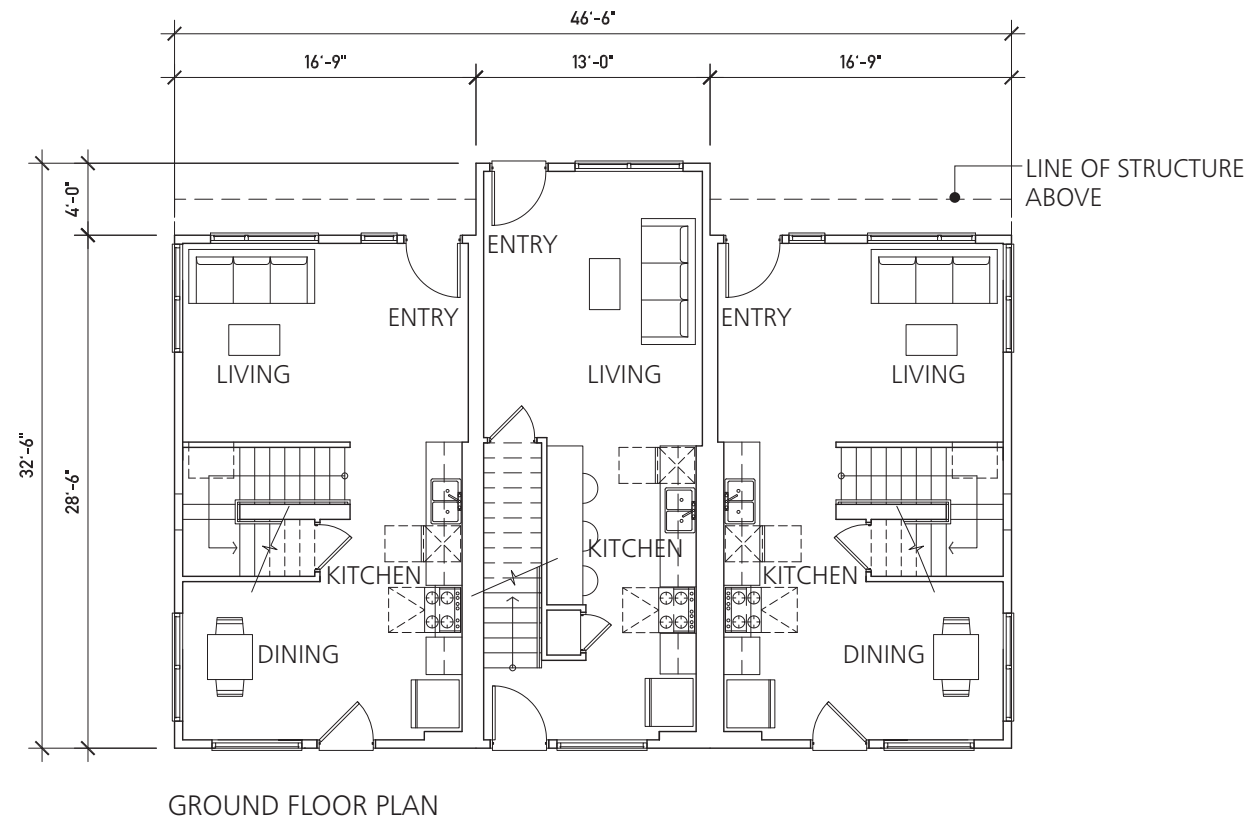


FLOOR PLANS - BUILDING TYPE 1 - STREET (SCALE: 3/32" = 1'-0")

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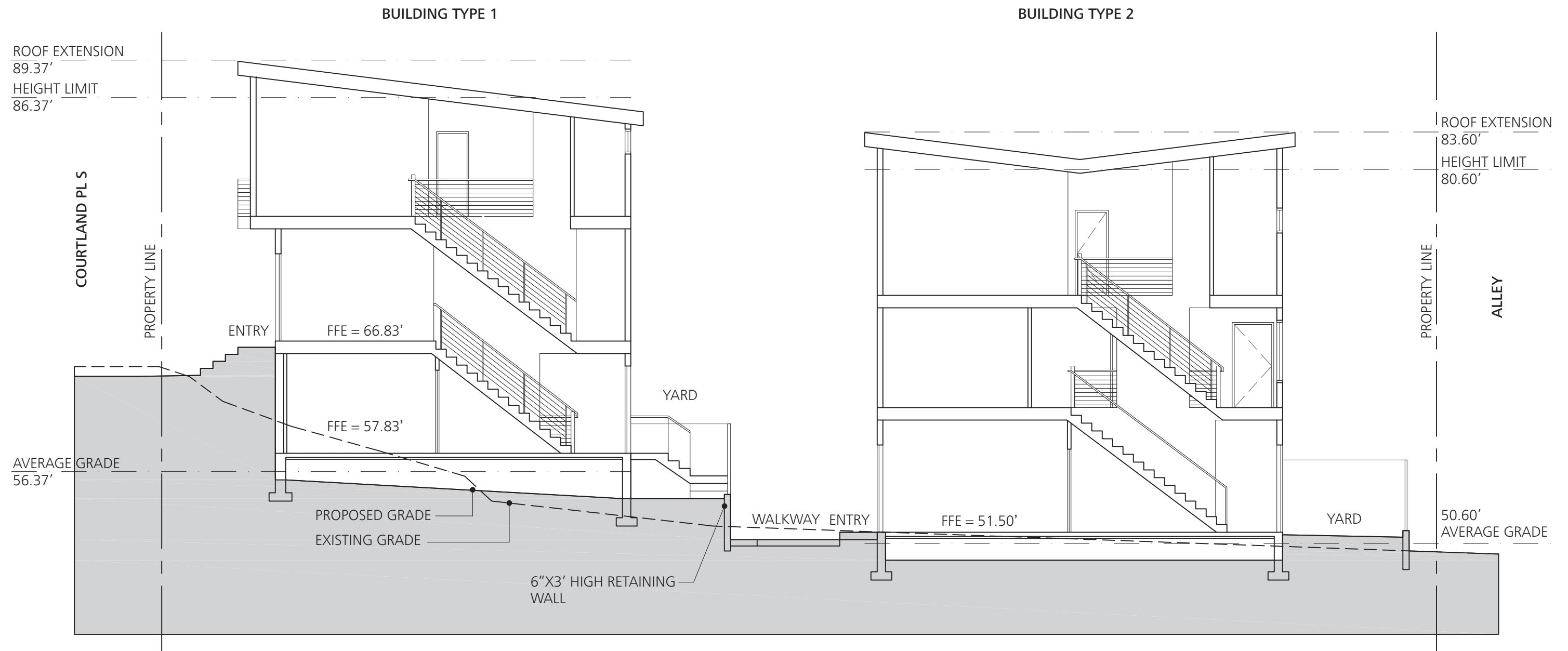




FLOOR PLANS - BUILDING TYPE 2 - ALLEY (SCALE: 3/32" = 1'-0")

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BUILDING SECTION (SCALE: 1/8" = 1'-0")

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STREET ELEVATION (EAST)

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NORTH ELEVATION



SOUTH ELEVATION



COURTYARD ELEVATION (LOOKING EAST)

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Material notes:

1. Fiber cement panel, color TBD
2. Fiber cement lap siding, color TBD
3. TPO roof
4. Concrete wall
5. Concrete stairs
6. Vinyl windows
7. Painted door, color TBD
8. Metal railing
9. Cedar fence
10. Landscape wall
11. Wood stairs

COURTYARD ELEVATION (LOOKING WEST)

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ALLEY ELEVATION (WEST)

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CONCEPT PERSPECTIVE - AERIAL VIEW

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CONCEPT PERSPECTIVE - AERIAL VIEW

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CONCEPT PERSPECTIVE - STREET-FRONT VIEW LOOKING NORTH

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CONCEPT PERSPECTIVE - STREET-FRONT VIEW LOOKING SOUTH

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CONCEPT PERSPECTIVE - VIEW OF SHARED WALKWAY

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CONCEPT PERSPECTIVE - REAR YARD VIEW FROM INTERNAL PASSAGEWAY

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