



06.17.2014     STREAMLINED DESIGN REVIEW  
3633 Courtland Place S | DPD PROJECT # 3017399

washington 2505 3rd avenue, suite 300c, seattle 98121 • california 1404 broad street, san luis obispo 93401 • [www.caronarchitecture.com](http://www.caronarchitecture.com)

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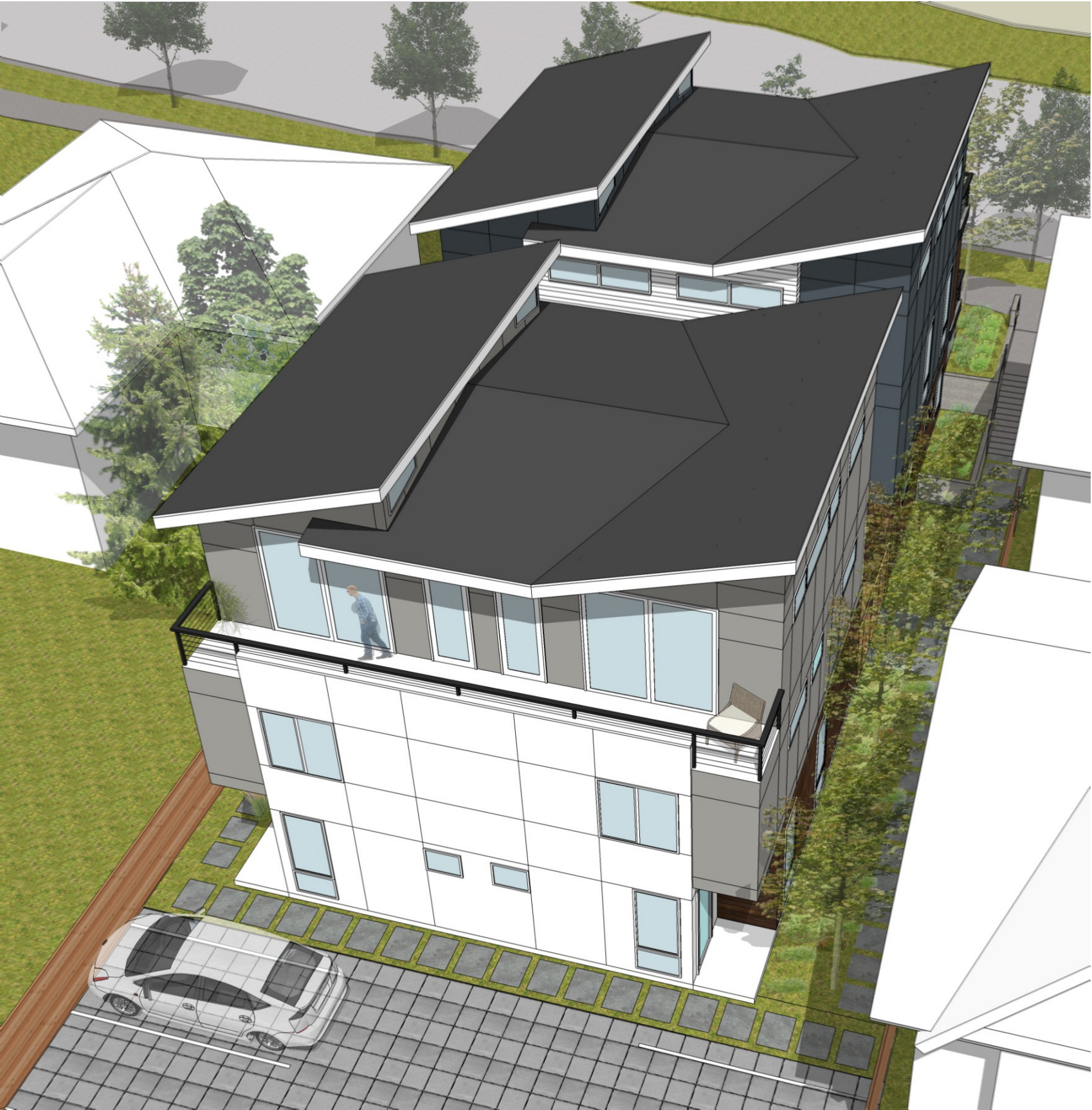
**PROJECT ADDRESS:** 3633 Courtland Place S  
Seattle, WA 98144

**DPD PROJECT NUMBER:** 3017399

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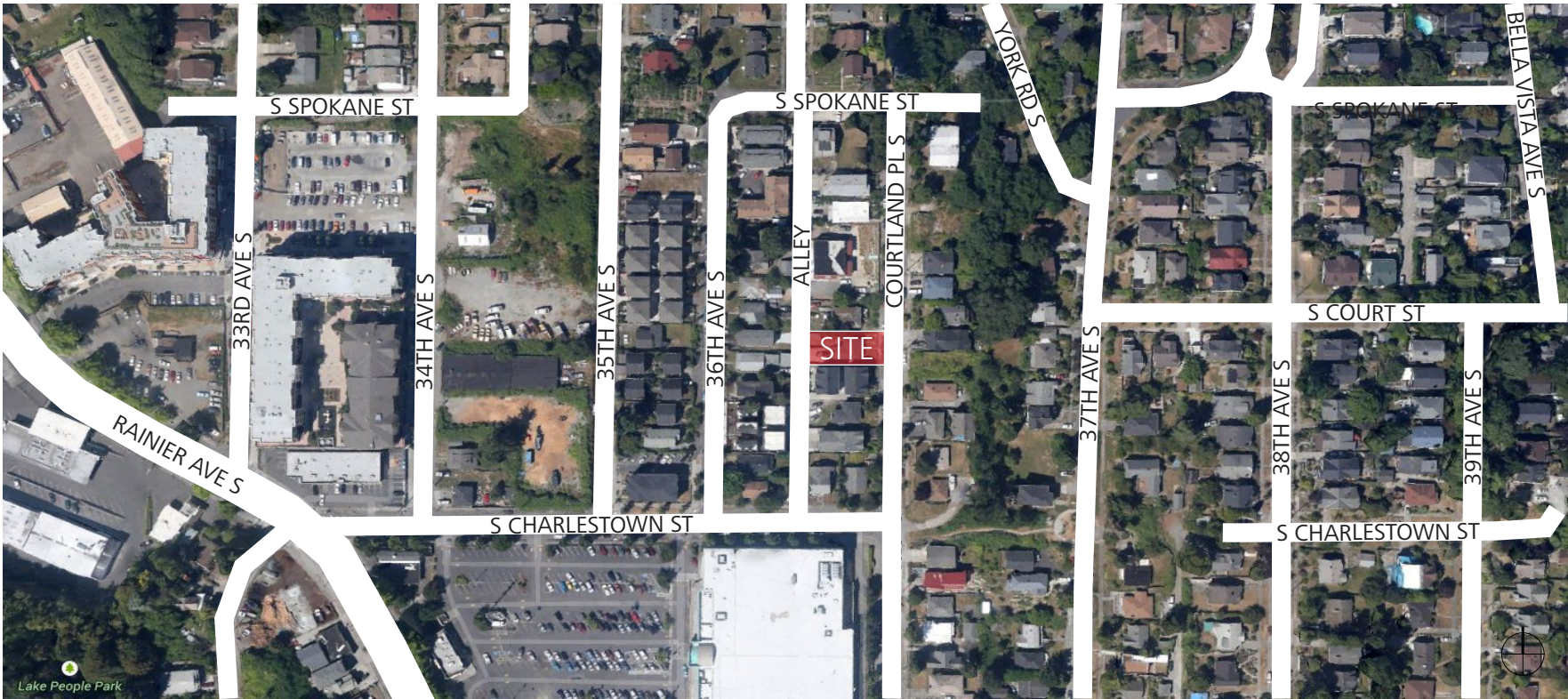


AERIAL VIEW OF PROJECT, LOOKING NORTHEAST

PROJECT INFORMATION

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**PROPOSAL**

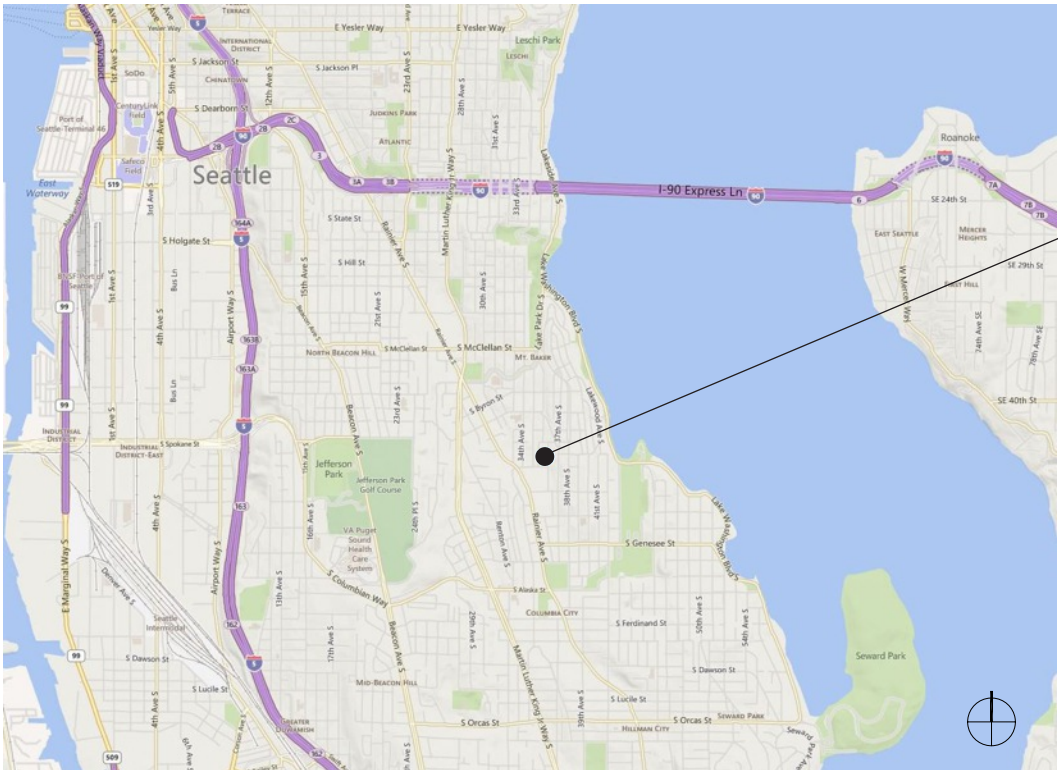
The proposed design is for (2) duplex townhomes, 4 units total, with 4 surface parking stalls accessed from an alley.

The site is located at 3633 Courtland Place S. in the Rainier neighborhood of Seattle. It is zoned LR2 and is within the North Rainier Hub Urban Village. The site is within walking distance to grocery stores, parks, and public transit. The neighborhood is a mix of some retail, multifamily, and single family uses.

There is currently one existing building on the site, a duplex, with 1 story + basement and alley access. There is a similar duplex to the north and a newer 4 unit townhouse development to the south of the project site. There is a vacant lot to the east across Courtland Place S., and across the alley to the west faces the backyard of an older single family home.

The project site slopes up to the NE to meet Courtland Place S approximately ranging from 4-8'. From the western half of the site to the alley the topography is flat. There are no environmentally critical areas or other natural features on the site.

SITE AREA:	5,100 SF (102' x 50')
ZONING:	LR2
APN:	983420-1320
OVERLAY:	SOUTHEAST SEATTLE REINVESTMENT AREA & RAINIER/GENESSE BUSINESS DISTRICT
URBAN VILLAGE:	NORTH RAINIER HUB URBAN VILLAGE
FREQUENT TRANSIT:	YES
ECA:	NO
LEGAL DESCRIPTION:	THE SOUTH 30 FEET OF LOT 9 AND THE NORTH 20 FEET OF LOT 10,BLOCK 20, YORK ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 84, RECORDS OF KING COUNTY, WA



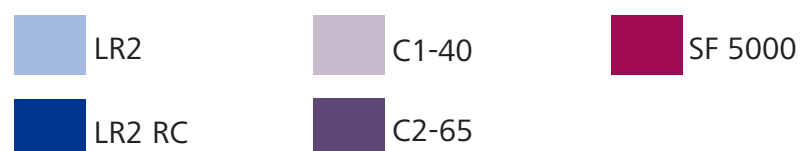
Project Site





Image ©2014 Microsoft Corporation

## Zoning



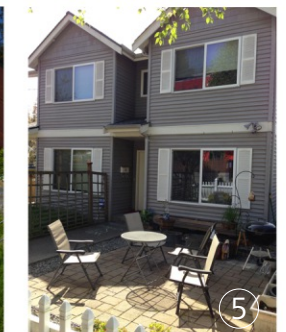
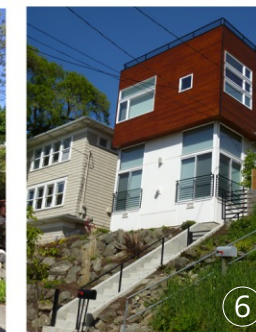
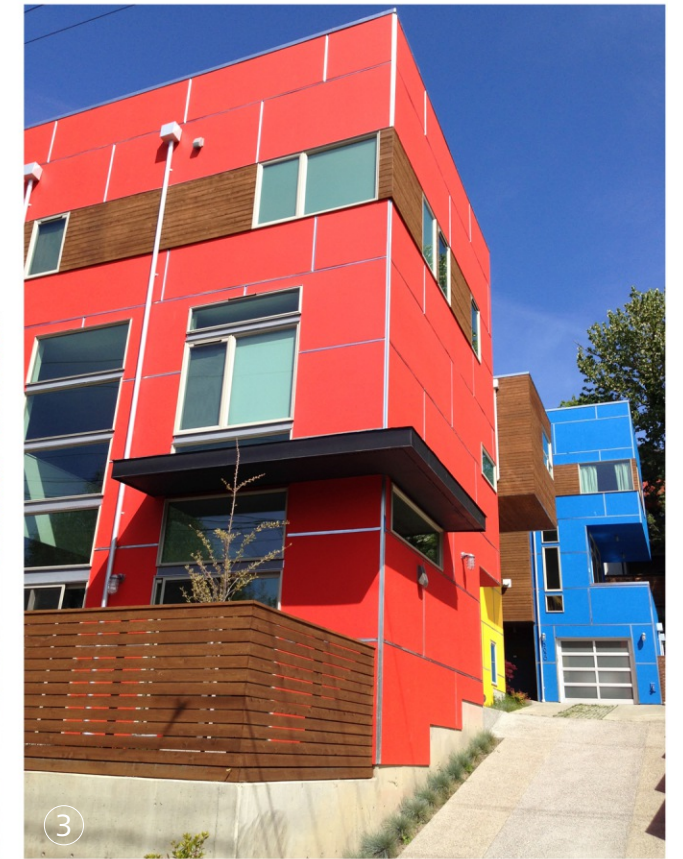
Urban Village: North Rainier Hub Urban Village

Overlay: Southeast Seattle Reinvestment Area & Rainier/Genesee Business District

## CONTEXT ANALYSIS

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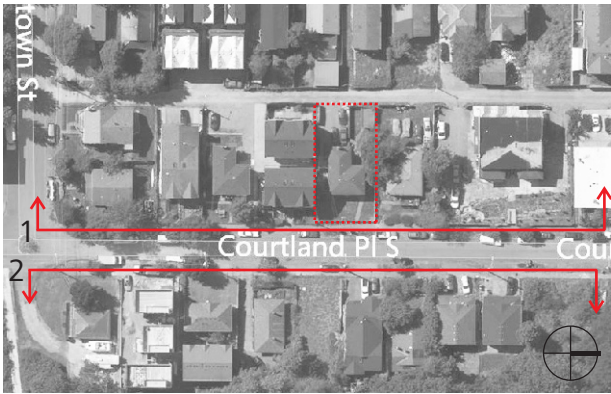




NEIGHBORHOOD CONTEXT

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PROJECT SITE



1. Street elevation, looking east

2. Street elevation facing project site, looking west



EXISTING SITE CONDITIONS - STREET ELEVATIONS

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ACROSS FROM PROJECT SITE



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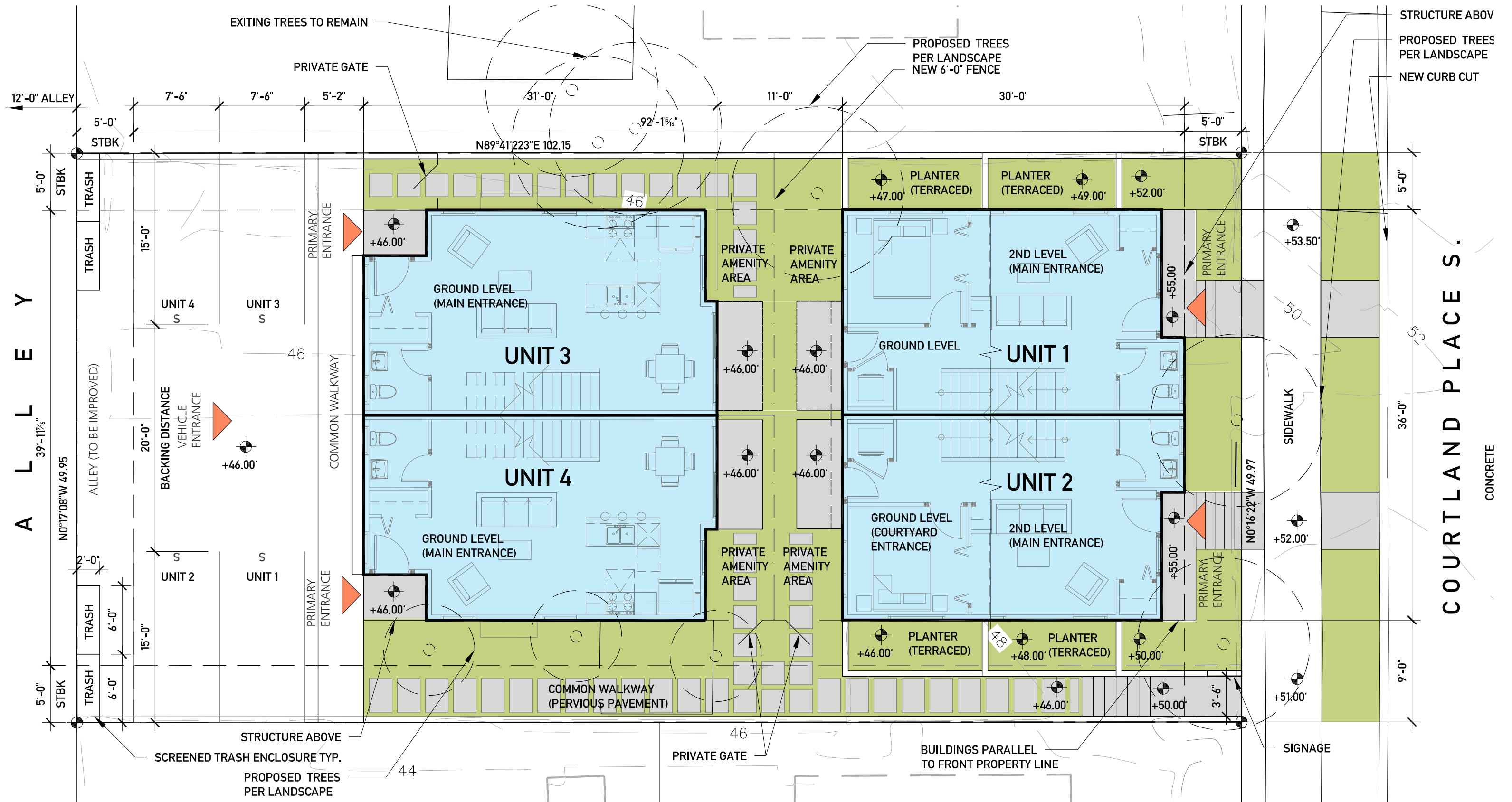






EXISTING SITE CONDITIONS





SITE PLAN



CODE SUMMARY - 23.45 MULTI-FAMILY			
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, ALLEY ROW IMPROVEMENTS, 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
23.53.015	IMPROVEMENT REQUIREMENTS FOR EXISTING STREETS IN RESIDENTIAL AND COMMERCIAL ZONES	IMPROVEMENTS FOR EXISTING ARTERIAL MEETING MINIMUM R.O.W. WIDTH STANDARDS REQUIRED	COMPLIANT, SEE SITE PLAN
23.53.030	ALLEY IMPROVEMENTS IN ALL ZONES	TO QUALIFY FOR HIGHER FAR LIMIT, IMPROVEMENTS TO THE ALLEY ARE REQUIRED, AND ALLEY SHALL BE PAVED	COMPLIANT, SEE SITE PLAN
23.54.015	REQUIRED PARKING	NO MINIMUM REQUIREMENT FOR AUTOMOBILES (FREQUENT TRANSIT CORRIDOR) PER 23.54.015 TABLE B. BICYCLE PARKING: 1 PER 4 UNITS.	4 SURFACE PARKING STALLS ALONG ALLEY PROVIDED, SEE PLAN. EACH TOWNHOUSE UNIT HAS INTERIOR STORAGE SPACE FOR BICYCLE PARKING
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) BINS WILL BE PULLED TO ALLEY BY OWNERS ON COLLECTION DAY	COMPLIANT, SEE SITE PLAN
23.45.510	FLOOR AREA RATIO (FAR) LIMITS	1.2 FAR LIMIT, LOT AREA: 5,100 SF x 1.2 = 6,120 SF, MEETS REQUIREMENTS OF 23.45.510.C	COMPLIANT
23.45.512	DENSITY LIMITS-LOWRISE ZONES	TOWNHOUSES IN LR2 ZONE - NO DENSITY LIMIT, MEETS REQUIREMENTS OF 23.45.512.A	COMPLIANT
23.45.514	STRUCTURE HEIGHT	30' HEIGHT LIMIT + 4' HIGHEST POINT OF SHED/BUTTERFLY ROOF	COMPLIANT, SEE BUILDING SECTIONS
23.45.518	SETBACKS AND SEPARATIONS	7' AVG., 5' MIN. FRONT, 5' SIDE, 7' AVG, 5' MIN. REAR; MIN. REQUIRED SEPARATION BETWEEN STRUCTURES IS 10'	COMPLIANT, SEE SITE PLAN
23.45.522	AMENITY AREA	25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL	COMPLIANT, SEE AMENITY AREA DIAGRAMS
23.45.524	LANDSCAPING STANDARDS	GREEN FACTOR SCORE OF 0.6 REQUIRED	COMPLIANT, SEE LANDSCAPE PLANS
23.45.526	LEED, BUILT GREEN, AND EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS	BUILT GREEN 4 STAR MIN.	COMPLIANT, SEE COMMITMENT LETTER ON A5.00
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, FACADE LENGTH DIAGRAMS
23.45.529	DESIGN STANDARDS	PROJECT FALLS UNDER STREAMLINED REVIEW, DESIGN STANDARDS ARE DIAGRAMS PROVIDED FOR REFERENCE	COMPLIANT - SEE SDR RESPONSE BELOW, AND SHEET A-3.03
23.45.534	LIGHT AND GLARE STANDARDS	ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES	COMPLIANT, SEE SITE PLAN





# LANDSCAPE PLAN

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# CONTEXT & SITE DESIGN GUIDELINES

## CS1. NATURAL SYSTEMS & SITE FEATURES

### C. TOPOGRAPHY

The existing topography of the site has been used to inform the design of the proposed project. The east duplex (units 1&2) facing Courtland Pl. S. will have main entrances on the second level accessed directly from the street. The west duplex (units 3 & 4) will be accessed by a shared stairway and path from Courtland Pl. S. with main entrances on the ground level, following the site topography. Both buildings are also accessible from the alley.

## CS2. URBAN PATTERN & FORM

### A. LOCATION IN THE CITY & NEIGHBORHOOD

The project site is located in Seattle's North Rainier Urban Village and surrounded by a variety of uses and styles of buildings in the immediate area. Given the existing pattern of nearby development, the proposed design will aim to enhance the identity of the neighborhood.

### C. RELATIONSHIP TO BLOCK

Located on a mid-block site, the proposed design will emphasize and continue the strong street edge present on properties to the south and north along Courtland Pl.S. Floor levels will be consistent with neighboring projects, maintaining the scale of the block .

## CS3. ARCHITECTURAL CONTEXT & CHARACTER

### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

There is a variety of architectural styles in the neighborhood ranging from early 1900's small cottage homes to more recent modern town homes and single family homes. The design will incorporate elements that reflect the mix of styles found in the area. Elements such as roof forms, detailing and finish materials will help emphasize the characteristic of the neighborhood.





# PUBLIC LIFE DESIGN GUIDELINES

## PL1. OPEN SPACE & CONNECTIVITY

### A. NETWORK OF OPEN SPACES

The project will enhance the condition of the alley, and sidewalks contributing to a better network of public open spaces in the neighborhood. Residential entries from the street will enhance pedestrian interaction and activity along Courtland Pl. S.

## PL2. WALKABILITY

### B. SAFETY & SECURITY

The design of each structure focuses on providing lines of sight to the street and alley, enhancing safety in the neighborhood. Along with more “eyes on the street”, sufficient lighting will be incorporated into the design for added security. Pathway lighting will also be used to navigate residents safely through the site.

### D. WAYFINDING

The project will incorporate address signs next to the two main entrances on the east duplex, clearly visible from the sidewalk and street. The west duplex will also incorporate signage at the entrances facing the alley.

## PL3. STREET LEVEL INTERACTION

### A. ENTRIES

The two entries that face Courtland Pl. S. will be clearly identifiable and differentiate the boundary between public and private. They will be elevated, recessed and identified with address signs. Transparency will be maintained between the entries and the street to visually connect residents to the neighborhood increasing safety. A combination of landscaping and ground surface materials will create a soft transition between the dwelling unit entries and sidewalk.





# DESIGN CONCEPT DESIGN GUIDELINES

## DC1. PROJECT USES & ACTIVITIES

- B. VEHICULAR ACCESS & CIRCULATION

The existing alley will be the only mode of vehicle access to the site, minimizing the conflict between vehicles and pedestrians along the street. Pedestrians are encouraged along Courtland Pl. S. with landscaping and pathways.

## DC2. ARCHITECTURAL CONCEPT

- A. MASSING

Massing of the project utilizes the existing topography of the site and is scaled to that of neighboring properties. The dwelling units are oriented with views facing east-west and third floor decks provide relief of the building mass along the street and alley.

## DC3. OPEN SPACE CONCEPT

- B. OPEN SPACE USES & ACTIVITIES

The open space design of the project will emphasize social interaction between residents. Each dwelling unit will have a ground floor yard/patio space at the interior of the site. This courtyard area encourages residents to interact with one another and becomes a central meeting spot.
- C. DESIGN

A combination of hardscapes and plantings will accentuate open space in the project. Terracing the site from east to west down from Courtland Pl. S. will generate some open spaces that are visually interesting for pedestrians and residents.

## DC4. EXTERIOR ELEMENTS & MATERIALS

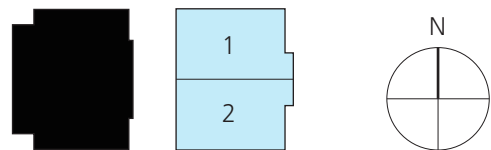
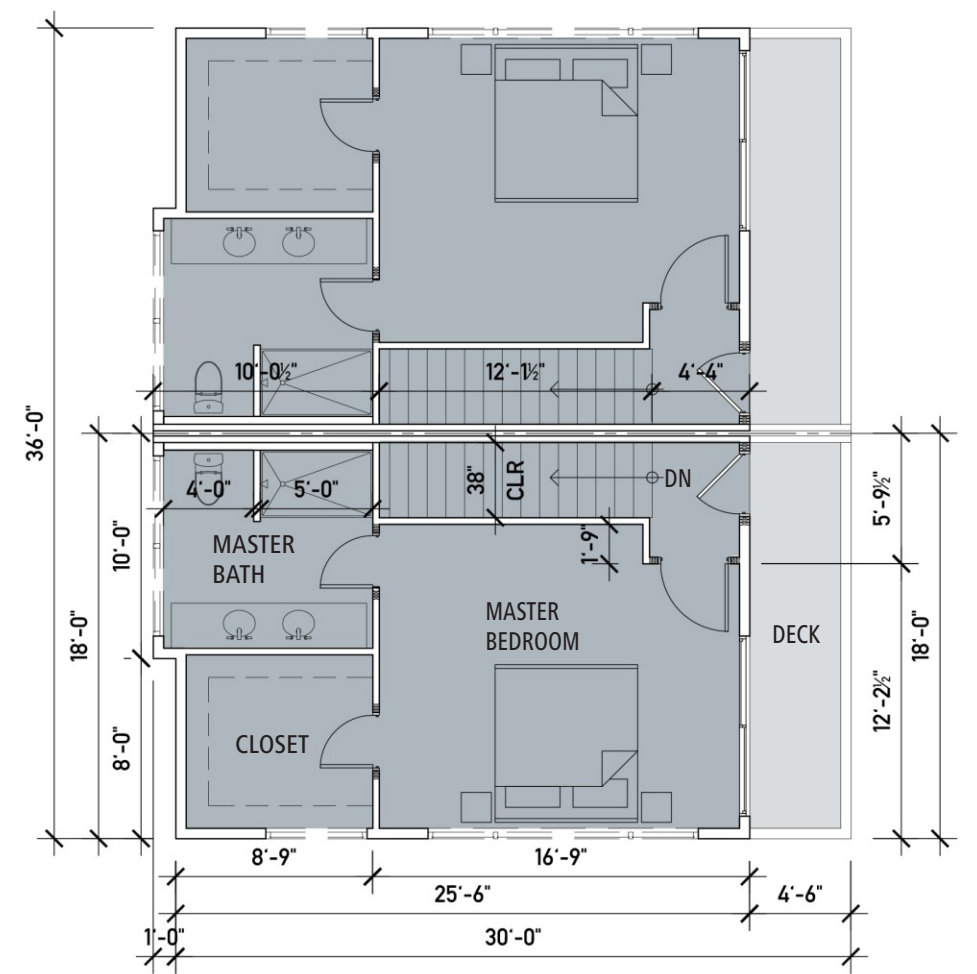
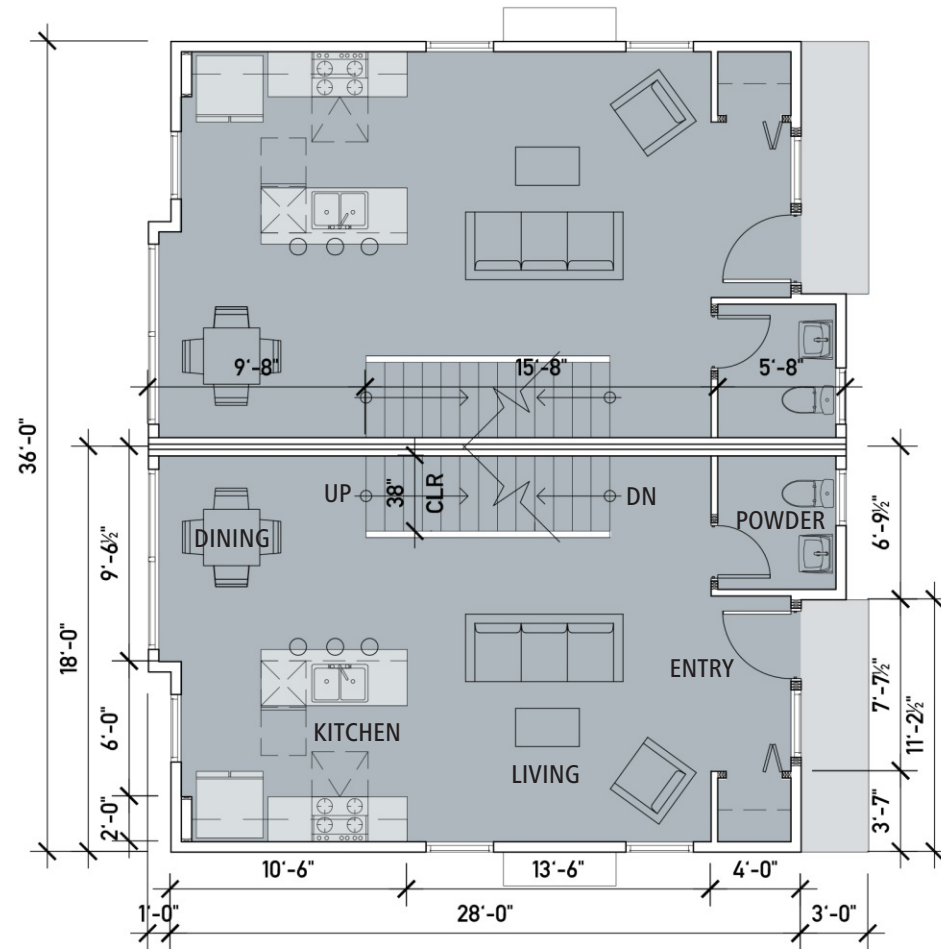
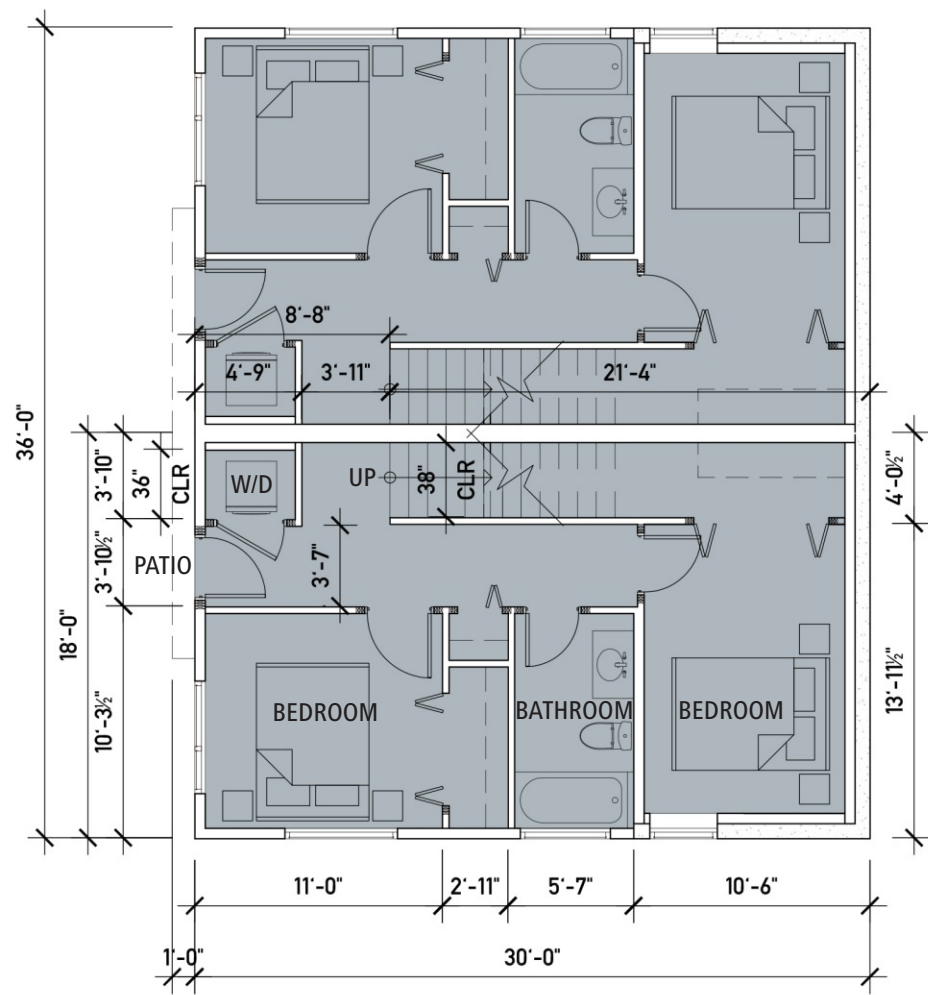
- C. LIGHTING

Outdoor lighting will be incorporated into the project for safety but be carefully placed so as to not provide glare to neighbors. Certain features will be emphasized with lighting such as landscaping, path/stairways, and main entries to the dwelling units.
- D. TREES, LANDSCAPE & HARDSCAPE MATERIALS

Landscaping will be selected that reinforce the overall design concept. Native plants that thrive in urban conditions will be desirable. Hardscape materials will be utilized to help differentiate between vehicles, pedestrians and residents throughout the site. We will consult with SDOT for acceptable street trees to be planted in the ROW.



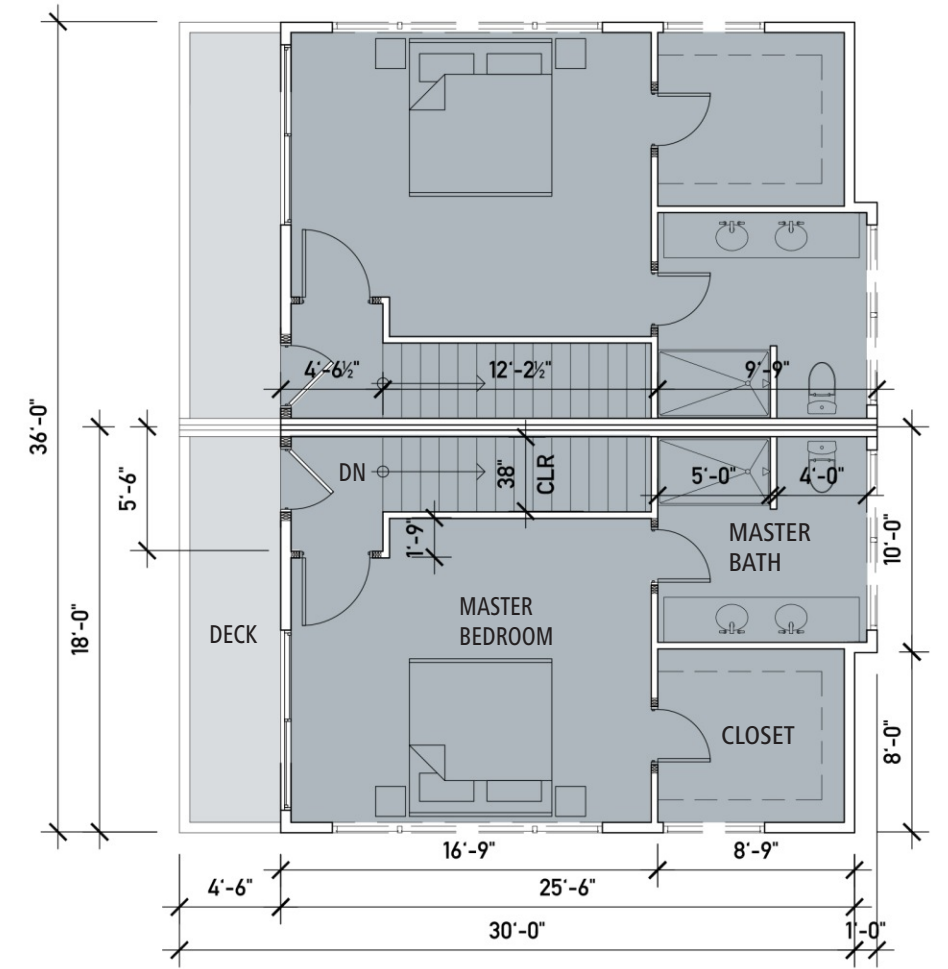
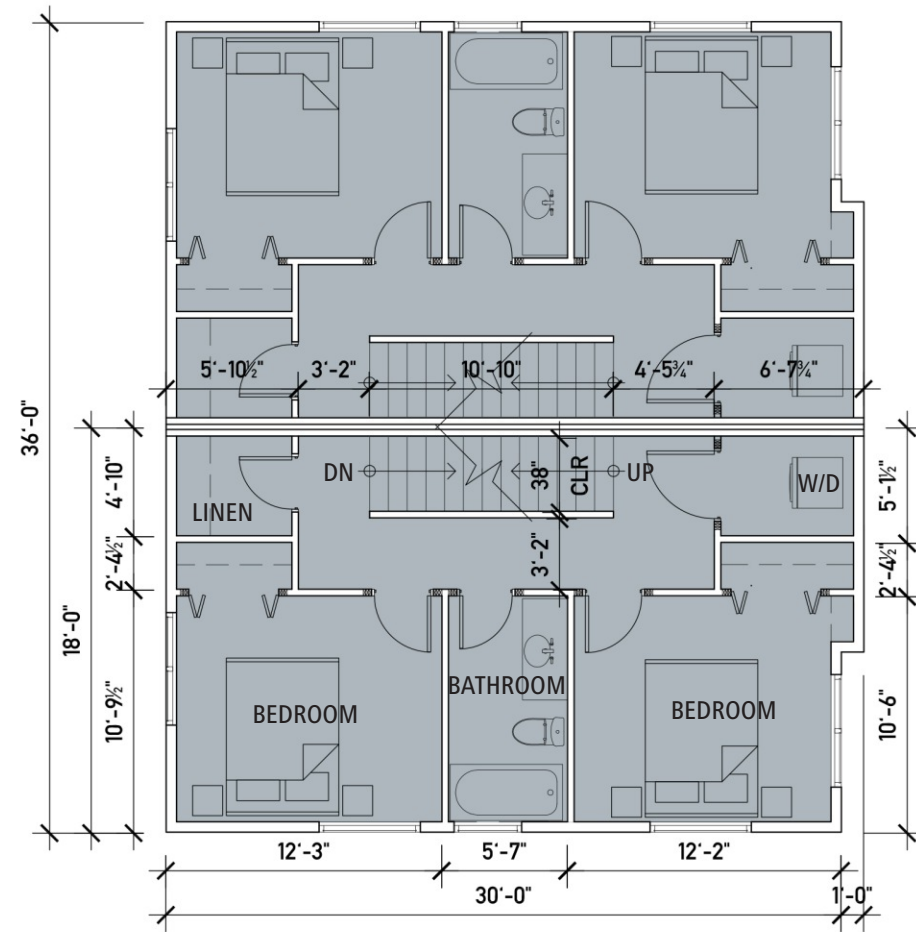
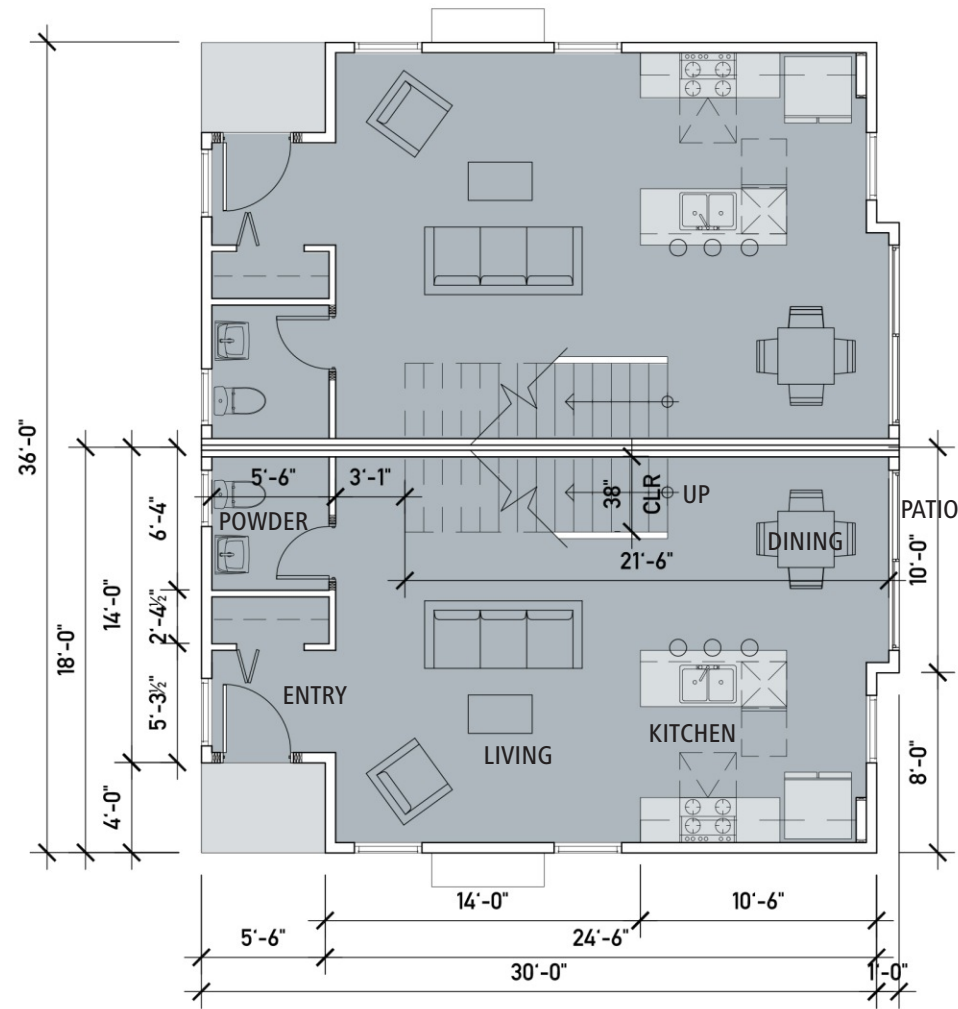




UNITS 1 & 2 FLOOR PLAN

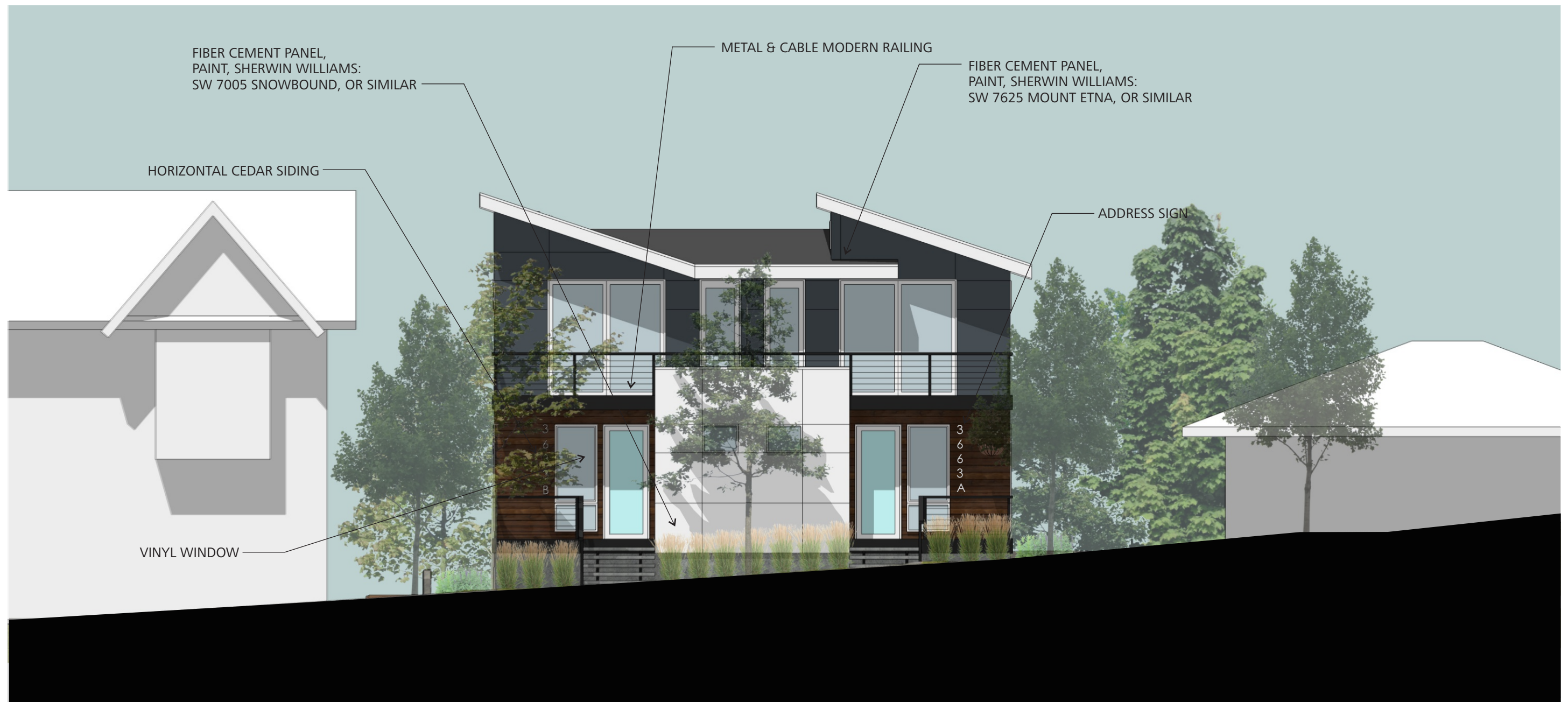
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UNITS 3 & 4 FLOOR PLAN





EAST ELEVATION

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NORTH ELEVATION





WEST ELEVATION UNITS 1 & 2

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EAST ELEVATION UNITS 3 & 4





# WEST ELEVATION

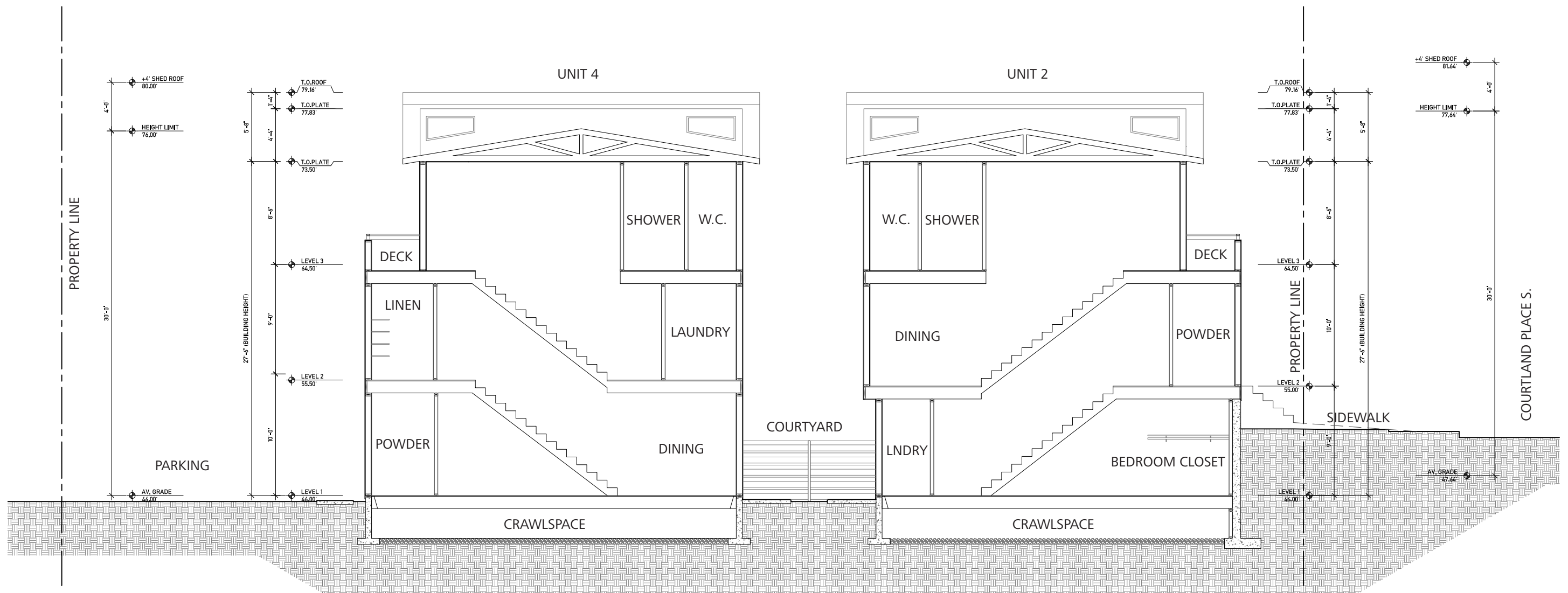
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SOUTH ELEVATION





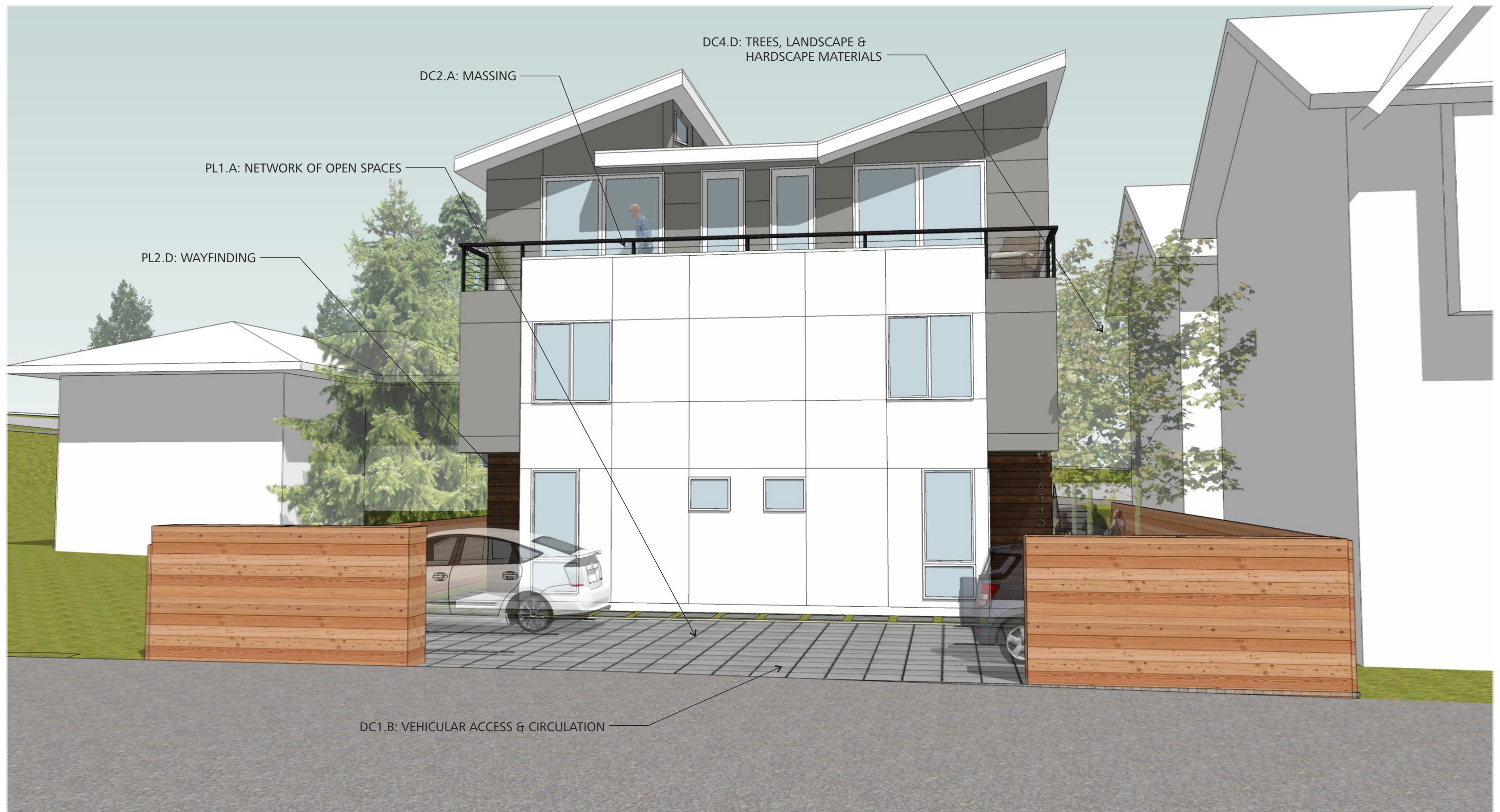
SITE SECTION





AERIAL VIEW OF STREET-FACING UNITS, LOOKING WEST





VIEW FROM ALLEY, LOOKING EAST

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PL2.D: WAYFINDING

VIEW OF UNIT 3 ENTRANCE, LOOKING EAST ALONG THE NORTH PROPERTY LINE



CS2.C: RELATIONSHIP TO BLOCK

PL2.D: WAYFINDING

DC4.D: TREES, LANDSCAPE &  
HARDSCAPE MATERIALS

VIEW OF UNIT 4 ENTRANCE, LOOKING EAST ALONG THE SOUTH PROPERTY LINE

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AERIAL VIEW OF COURTYARD/PATIO AREA, LOOKING NORTH

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EYE-LEVEL STREET PERSPECTIVE LOOKING SOUTH