



VIEW OF MT RAINIER FROM SITE

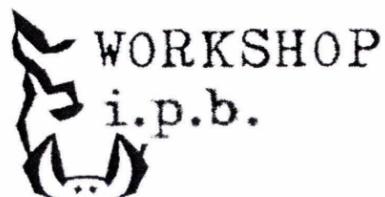
PROPOSAL - STREAMLINED DESIGN REVIEW. DEMOLISH EXISTING STRUCTURE. CONSTRUCT (8) RESIDENTIAL TOWNHOUSE UNITS AT ABOUT 1250SF AND 30' IN HEIGHT EACH. EVERY UNIT WILL HAVE A (1) CAR GARAGE.

OWNER:

BLAKE LANZ
 KITTS VERANDA, LLC
 216 1ST AVE S #333
 SEATTLE, WA 98104
 BLAKE@VALERENW.COM
 206.715.6200

DESIGNER/APPLICANT:

EINAR NOVION
 3316 NE 120TH ST
 SEATTLE, WA 98125



EARLY DESIGN GUIDANCE
 7538 43rd Ave S — SEATTLE, WA 98118
 DPD# 3018866 | 11/26/2014

PACKET CONTENT:

PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT, NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.

ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING OF THE SITE AND ADJACENT PROPERTIES, OVERLAY DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS, COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL AND SITING PATTERNS.

EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).

SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.

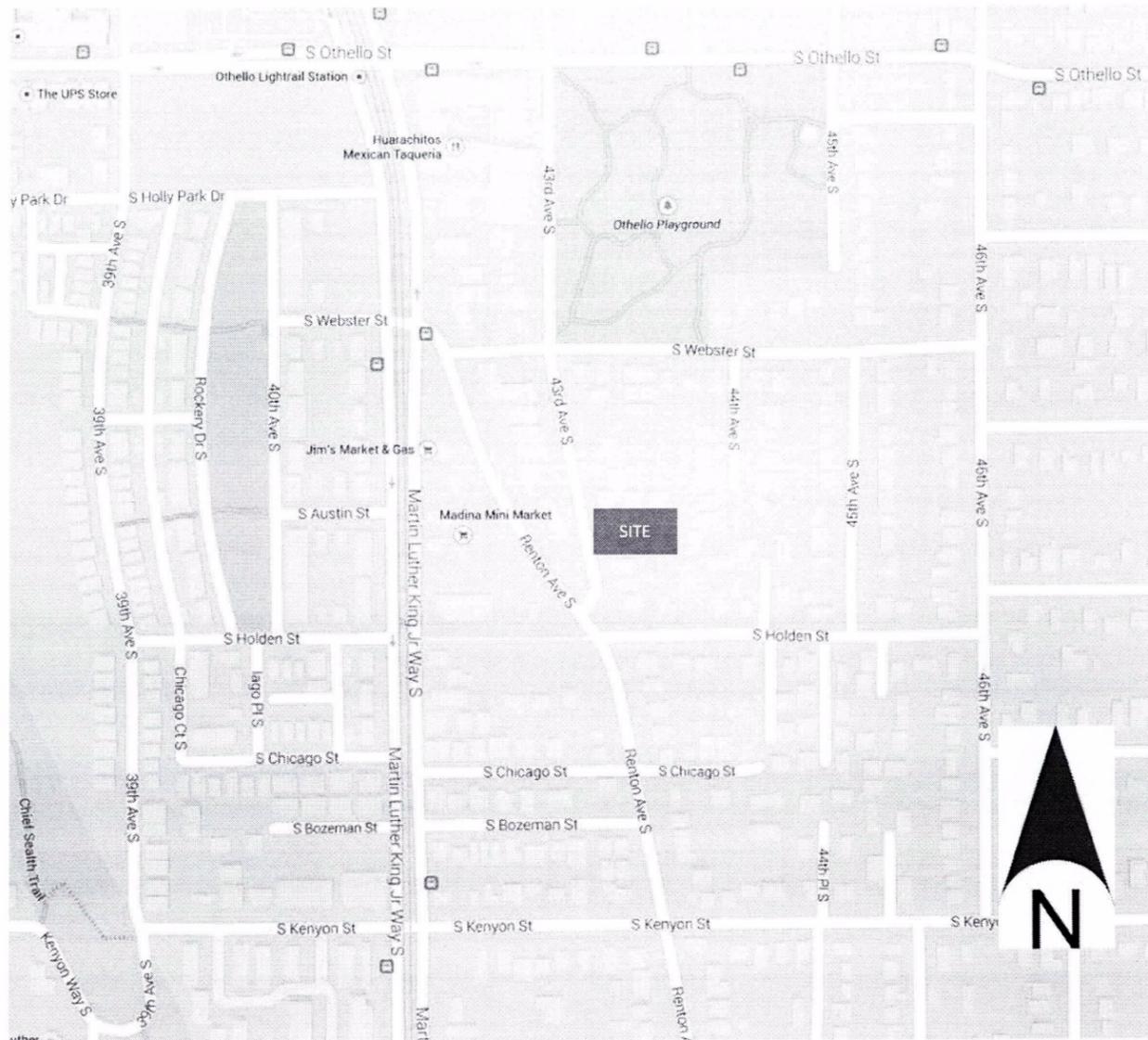
DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN GUIDELINES MOST RELEVANT TO THE PROPOSAL.

ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.

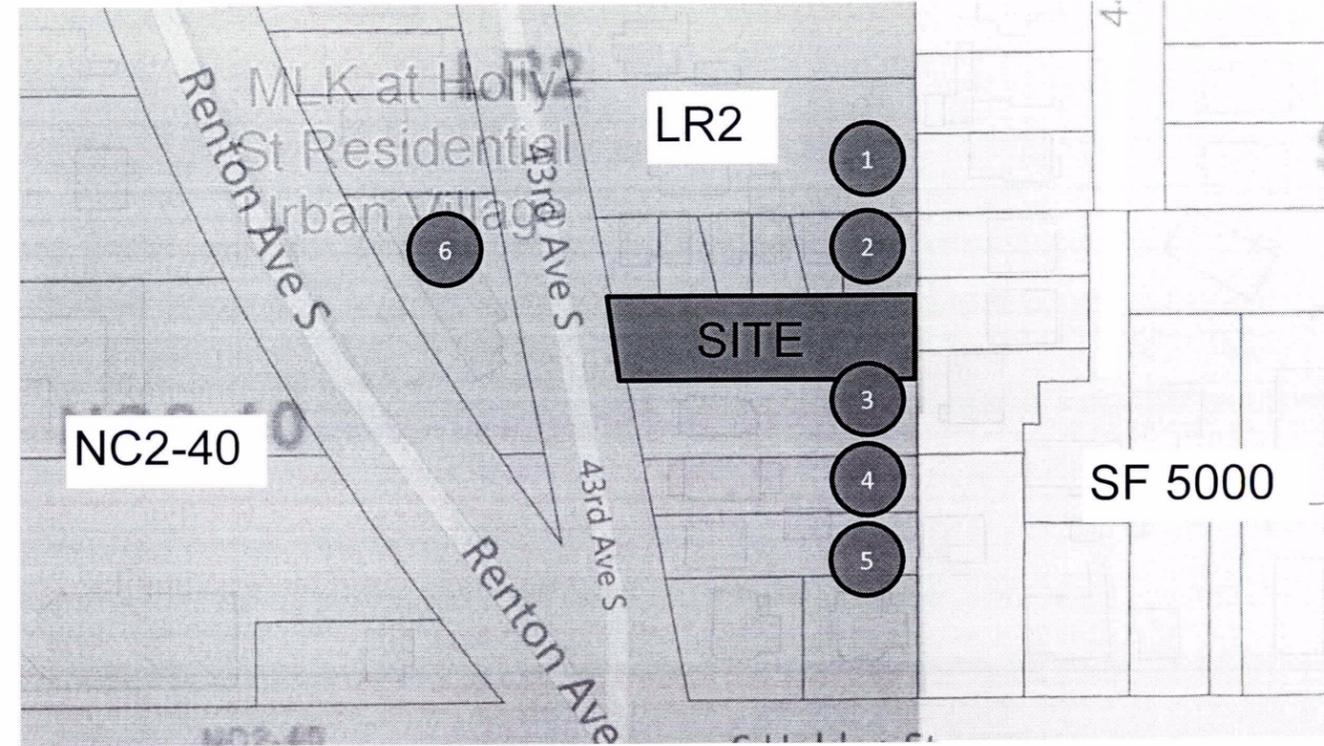
ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED DESIGN SHOULD BE INCLUDED.

LAND USE FULL C MF
 Pmt: Filed at: 7538 43RD AVE S 7538 43RD AVE S 2 of 2
 Streamlined design review application for a 3-story townhouse structure containing eight residential units. Parking for eight vehicles to be provided within the structure. Existing structures to be removed.
 Parent: Related AP: 6435813 Build ID: 3018866

RECEIVED
JAN 28 2015
 DEPT OF PLANNING AND DEVELOPMENT



VICINITY MAP



ZONING AND CONTEXT MAP

CONTEXT ANALYSIS:

THE SITE SITS IN THE SOUTHEAST SEATTLE NEIGHBORHOOD OF OTHELLO. IT IS 9690SF IN SIZE AND IS IN LR2 ZONE

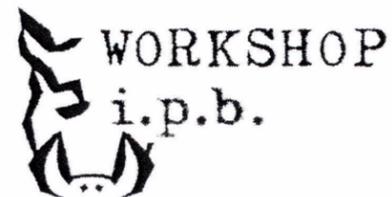
RENTON AVE S PROVIDES NORTH AND SOUTH VEHICULAR ACCESS AND S OTHELLO ST PROVIDE PRIMARY EAST AND WEST VEHICULAR ACCESS. A LIGHT RAIL STATION IS AVAILABLE AT THE INTERSECTION OF S OTHELLO ST AND RENTON AVE S. THERE ARE MULTIPLE BUS STOPS ALONG RENTON AVE S.

VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY ALONG RENTON AVE S.

RECREATIONAL AMENITIES INCLUDE OTHELLO PARK DIRECTLY NORTH OF THE SUBJECT STREET BLOCK AND LAKE WASHINGTON ACCESS NOT 1 MILE TO THE EAST

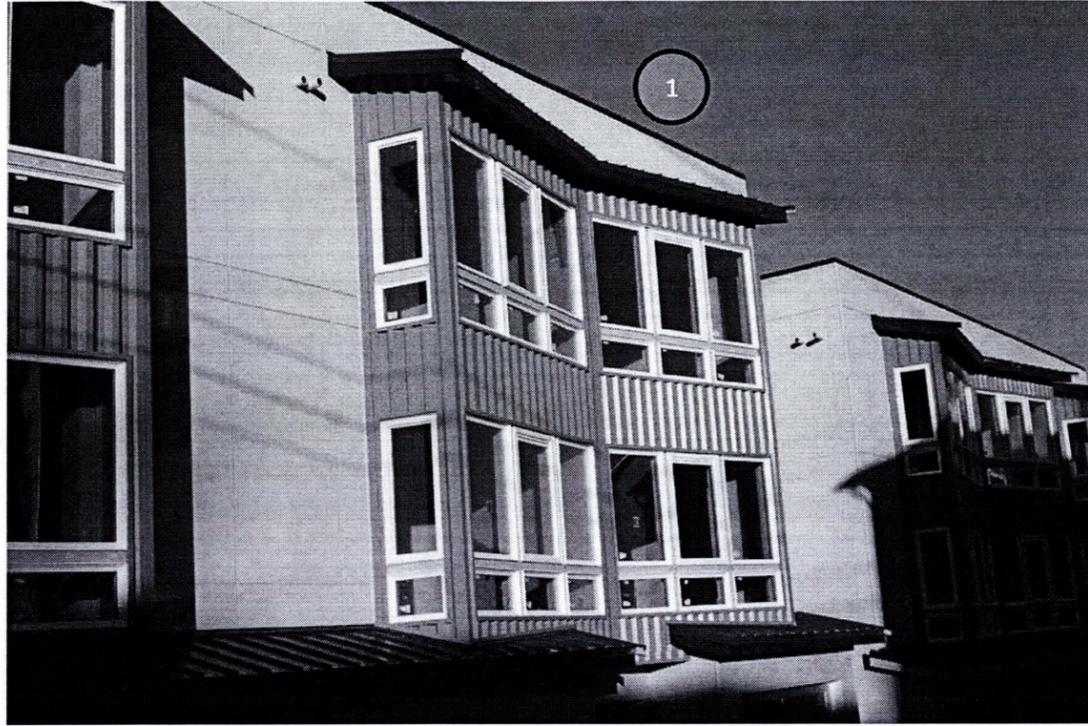
THE SITE HAS SOUTHEAST TERRITORIAL VIEWS AND VIEW OF MT RAINIER FROM GRADE

CONTEXT ANALYSIS

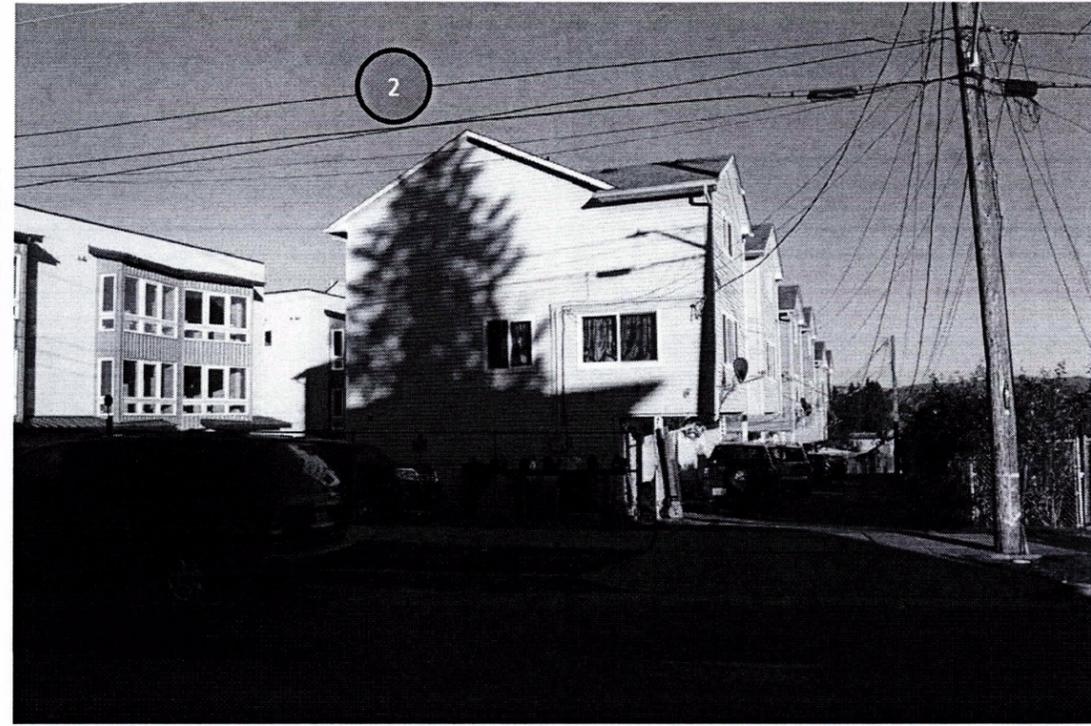


EARLY DESIGN GUIDANCE
 7538 43rd Ave S — SEATTLE, WA 98118
 DPD# 3018866 | 11/26/2014

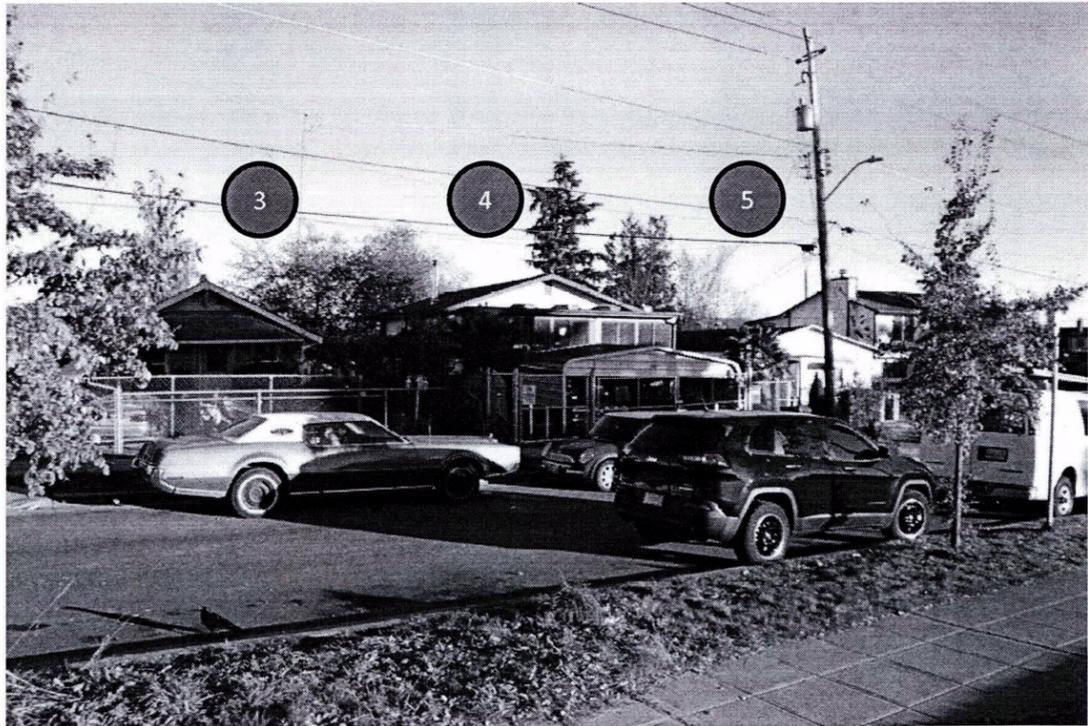
RECEIVED
 JAN 28 2015
 DEPT OF PLANNING AND
 DEVELOPMENT



10 UNIT TOWNHOUSE - UNDER CONSTRUCTION



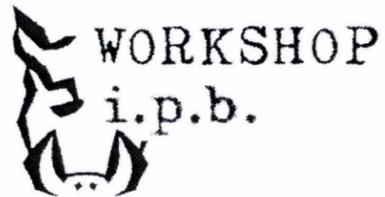
6 UNIT TOWNHOUSE - 1999



SINGLE FAMILY - 1919/1972/1943

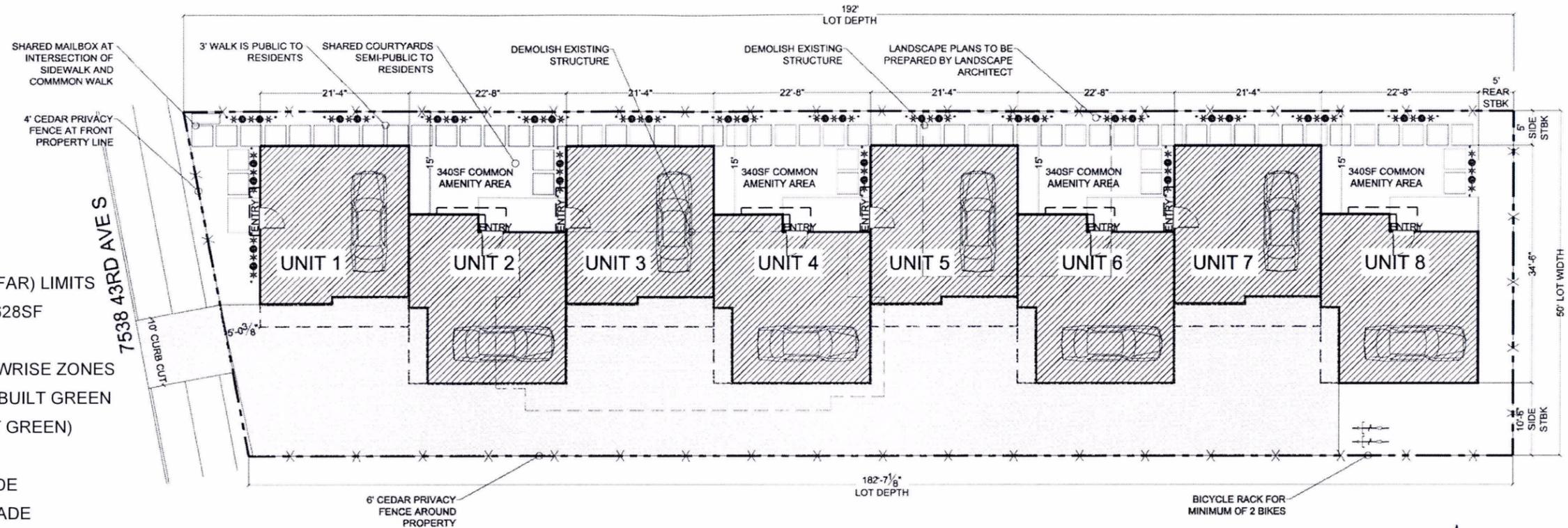


13 UNIT APARTMENT - 1967



EARLY DESIGN GUIDANCE
 7538 43rd Ave S — SEATTLE, WA 98118
 DPD# 3018866 | 11/26/2014

RECEIVED
 JAN 28 2015
 DEPT OF PLANNING AND
 DEVELOPMENT



CODE COMPLIANCE:

SMC 23.45.510 FLOOR AREA RATIO (FAR) LIMITS
 ALLOWABLE FAR: @1.2*9690SF = 11628SF
 PROPOSED: 11611.6SF

SMC 23.45.512 DENSITY LIMITS -- LOWRISE ZONES
 ALLOWED: UNLIMITED WITH 4 STAR BUILT GREEN
 PROPOSED: (8) UNITS (4 STAR BUILT GREEN)

SMC 23.45.514 STRUCTURE HEIGHT
 ALLOWED: 30' FROM AVERAGE GRADE
 PROPOSED: 30' FROM AVERAGE GRADE

SMC 23.45.518 SETBACKS AND SEPARATIONS
 REQUIRED FRONT: 5' MIN; 7' AVG
 PROPOSED FRONT: 5' MIN; 7' AVG OR GREATER
 REQUIRED REAR: 7' AVG; 5' MIN
 PROPOSED REAR: 11.7 AVG; 5" MIN
 REQUIRED SIDE: 7' AVG; 5' MIN (STRUCTURE => 40')
 PROPOSED SIDE: 10.8' AVG; 5' MIN

SMC 23.45.522 AMENITY AREA
 REQUIRED: .25*9690 = 2422.5SF
 PROVIDED: 1360SF GROUND RELATED + 3772 ROOF DECK

SMC 23.45.524 LANDSCAPING STANDARDS
 REQUIRED: .6*9690 = 5814SF GREEN FACTOR AREA
 PROVIDED: LANDSCAPE ARCHITECT TO DESIGN WITHIN COMPLIANCE

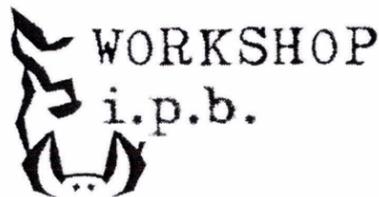
SMC 23.45.527 STRUCTURE WIDTH/FAÇADE LENGTH
 ALLOWED WIDTH: 90' MAX
 PROPOSED WIDTH: 34.5'
 ALLOWED LENGTH: .65*182.6 = 118.69'
 PROPOSED LENGTH: 90.6' MAX FACADE (WITHIN 15' OF SIDE PROPERTY LINE)

SITE PLAN DESIGN INTENT:

THE SITE PLAN IS LAID OUT IN SUCH A MANNER AS TO TAKE FULL ADVANTAGE OF THE GENEROUS DEPTH OF THE LOT. PUSHING STRUCTURE TO THE NORTH SIDE OF THE LOT ALLOWS US TO UTILIZE THE LONGEST PORTION OF LOT AND MAXIMIZES SOUTHEAST VIEWS. THIS POSITION ALSO MAXIMIZES THE NATURAL LIGHT INTO THE LIVING ROOM AND MASTER BEDROOM, AND PROTECTS THE PROJECT FROM THE POTENTIAL OF FUTURE DEVELOPMENTS ON THE LOT TO THE SOUTH TO OVERSHADOW OUR PROJECT. WHILE ENTRIES ARE ON THE DARKER NORTH SIDE OF THE STRUCTURE, THE MODULATION OF EACH UNIT PROVIDE EAST/WEST WALL TO REFLECT LIGHT AND ILLUMINATE THOSE COMMON AMENITY AREAS.

Owner Response to request to orient structure on south side of lot:

The homes are situated from east to west lengthwise on the property and the "front yards" are located on the North side of each home allowing pedestrian access with front yards that will currently receive daylight throughout the day do to the east to west path of the sun. Moving the site to the south would adversely affect the views of the homes as they face southeast to capture Mt. Rainier and Lake Washington Views. The homes are designed to utilize these views and putting the garages on the north side of the property would prohibit the views by pushing the views into the yard of the existing neighbor to the south. Further, the new developments on the block all have a northern sitting building and keeping with that trend will allow things to flow smoothly along the block in an effort to keep distance between buildings and protect from future development problems on the lot



EARLY DESIGN GUIDANCE
 7538 43rd Ave S — SEATTLE, WA 98118
 DPD# 3018866 | 11/26/2014

RECEIVED

JAN 28 2015

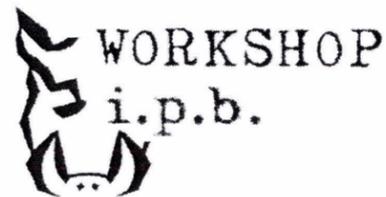
DEPT OF PLANNING AND DEVELOPMENT

SDR GUIDELINES NOTES

- CS1(B) - SUNLIGHT AND NATURAL VENTILATION
- CS1(C) - TOPOGRAPHY
- CS2(D) - HEIGHT, BULK, AND SCALE
- PL2(A) - ACCESSIBILITY
- PL2(B) - SAFETY AND SECURITY
- PL3(C) - RESIDENTIAL EDGES
- PL4(A) - ENTRY LOCATIONS AND RELATIONSHIPS
- DC1(C) - PARKING AND SERVICE USES
- DC2(A) - MASSING
- DC2(B) - ARCHITECTURAL AND FAÇADE COMPOSITION
- DC2(C) - SECONDARY ARCHITECTURAL FEATURES
- DC2(D) - SCALE AND TEXTURE
- DC2(E) - FORM AND FUNCTION
- DC3(A) - BUILDING-OPEN SPACE RELATIONSHIP
- DC3(C) - DESIGN
- DC4(D) - TREES, LANDSCAPE AND HARDSCAPE

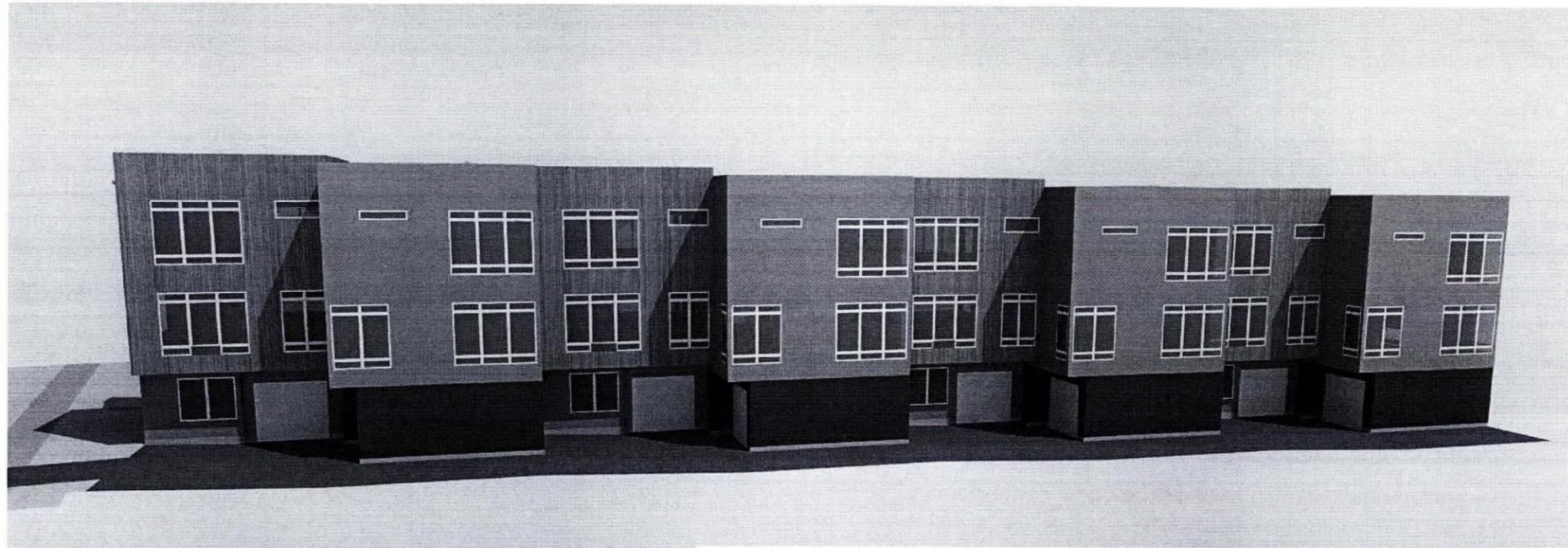
SDR GUIDELINES RESPONSES

- CS1(B) - POSITION OF STRUCTURE ON NORTH SIDE OF PROPERTY INCREASES CONTINUED SOUTHERN EXPOSURE FOR SUNLIGHT AND SUMMER BREEZES
- CS1(C) - BUILDING STEPS DOWN SLOPE TO FOLLOW NATURAL TOPOGRAPHY OF THE SITE
- CS2(D) - NO PENTHOUSE AND OPEN STAIR TO ROOF DECK REDUCE SCALE AND BULKINESS OF 3 STORY STRUCTURE
- PL2(A) - AMPLE ACCESS IS PROVIDED ON NORTH AND SOUTH OF STRUCTURE TO EACH UNIT
- PL2(B) - SHARED AMENITY SPACES ARE PARTIALLY PROTECTED BY STRUCTURE DESIGN AND SITE WILL HAVE A PRIVACY FENCE AT PERIMETER
- PL3(C) - THE NATURAL PROGRESSION OF THIS BLOCK IS MULTIFAMILY (TOWNHOUSE/APARTMENT))
- PL4(A) - UNIT 1 ENTRY FACES THE STREET. UNITS BEHIND ARE PAIRED TO SHARE COMMON AMENITY SPACES
- DC1(C) - PARKING IN PRIVATE GARAGES AND WASTE STORAGE ON SITE AND SCREENED
- DC2(A) - UNDULATED DESIGN AND 3RD FLOOR SETBACK PROVIDE GENEROUS AMOUNTS OF FAÇADE ARTICULATION
- DC2(B) - FAÇADE IS BROKEN UP WITH A COMBINATION OF 2 COLORS OF CEMENT PANEL AND CEDAR SIDING
- DC2(C) - ENTRIES PROTECTED FROM WEATHER WITH STEEL AWNINGS
- DC2(D) - MODULATION AND MATERIALS SERVE TO REDUCE SCALE
- DC2(E) - FORM AND FUNCTION SERVE RESIDENTIAL UNITS
- DC3(A) - EACH SHARED OPEN SPACE SERVES A PAIRED ENTRY, WHERE THE RESIDENTS MAY INTERACT
- DC3(C) - DESIGN IS A MODERN AESTHETIC
- DC4(D) - PROJECT WILL BE DESIGNED BY LANDSCAPE ARCHITECT WITH RESPECT TO TREES, LANDSCAPE, AND HARDSCAPE

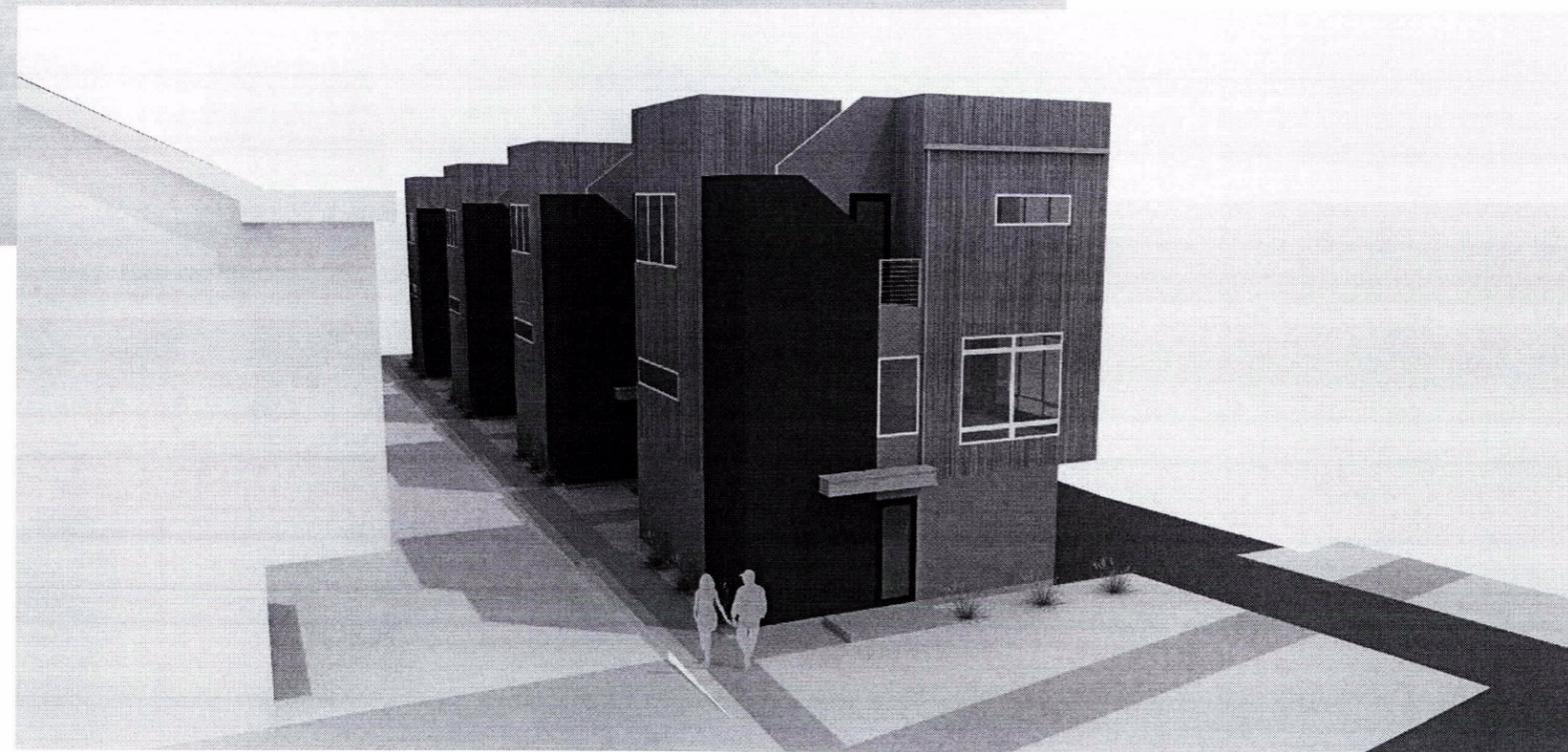


EARLY DESIGN GUIDANCE
7538 43rd Ave S — SEATTLE, WA 98118
DPD# 3018866 | 11/26/2014

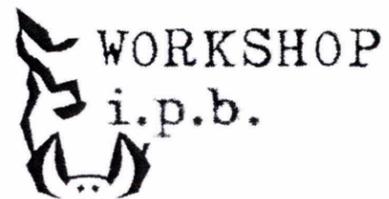
RECEIVED
JAN 28 2015
DEPT OF PLANNING AND
DEVELOPMENT



SOUTH ELEVATION

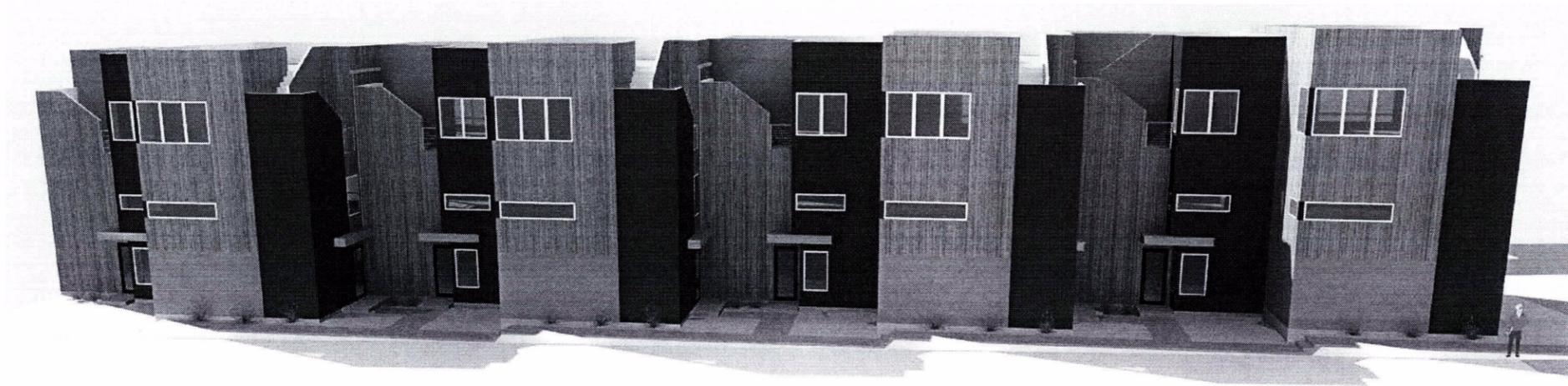


WEST ELEVATION

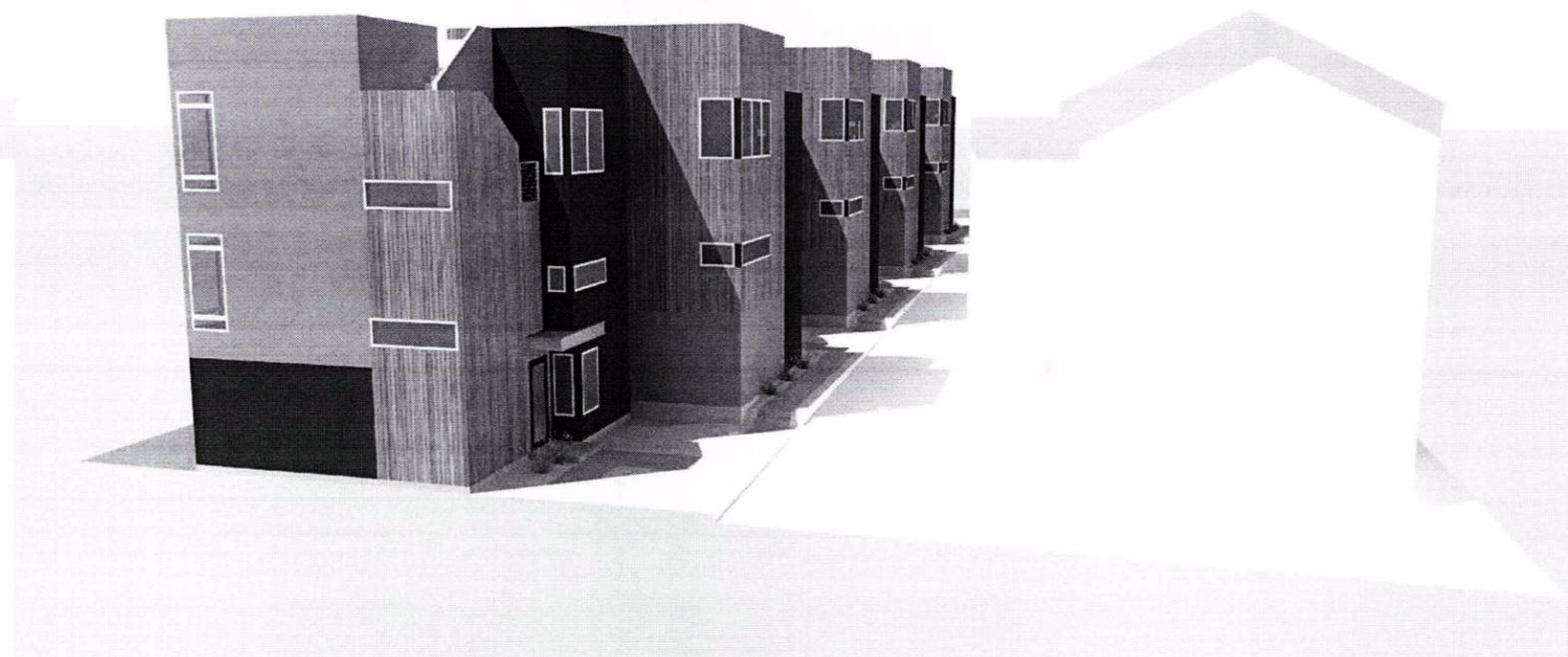


EARLY DESIGN GUIDANCE
7538 43rd Ave S — SEATTLE, WA 98118
DPD# 3018866 | 11/26/2014

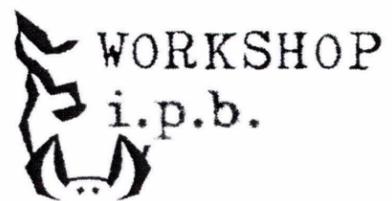
RECEIVED
JAN 28 2015
DEPT OF PLANNING AND
DEVELOPMENT



NORTH ELEVATION



EAST ELEVATION



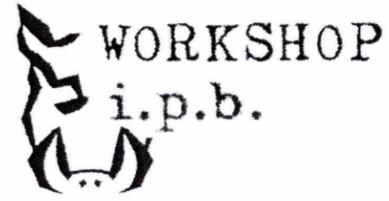
EARLY DESIGN GUIDANCE
7538 43rd Ave S — SEATTLE, WA 98118
DPD# 3018866 | 11/26/2014

RECEIVED
JAN 28 2015
DEPT OF PLANNING &
DEVELOPMENT

FIRST FLOOR



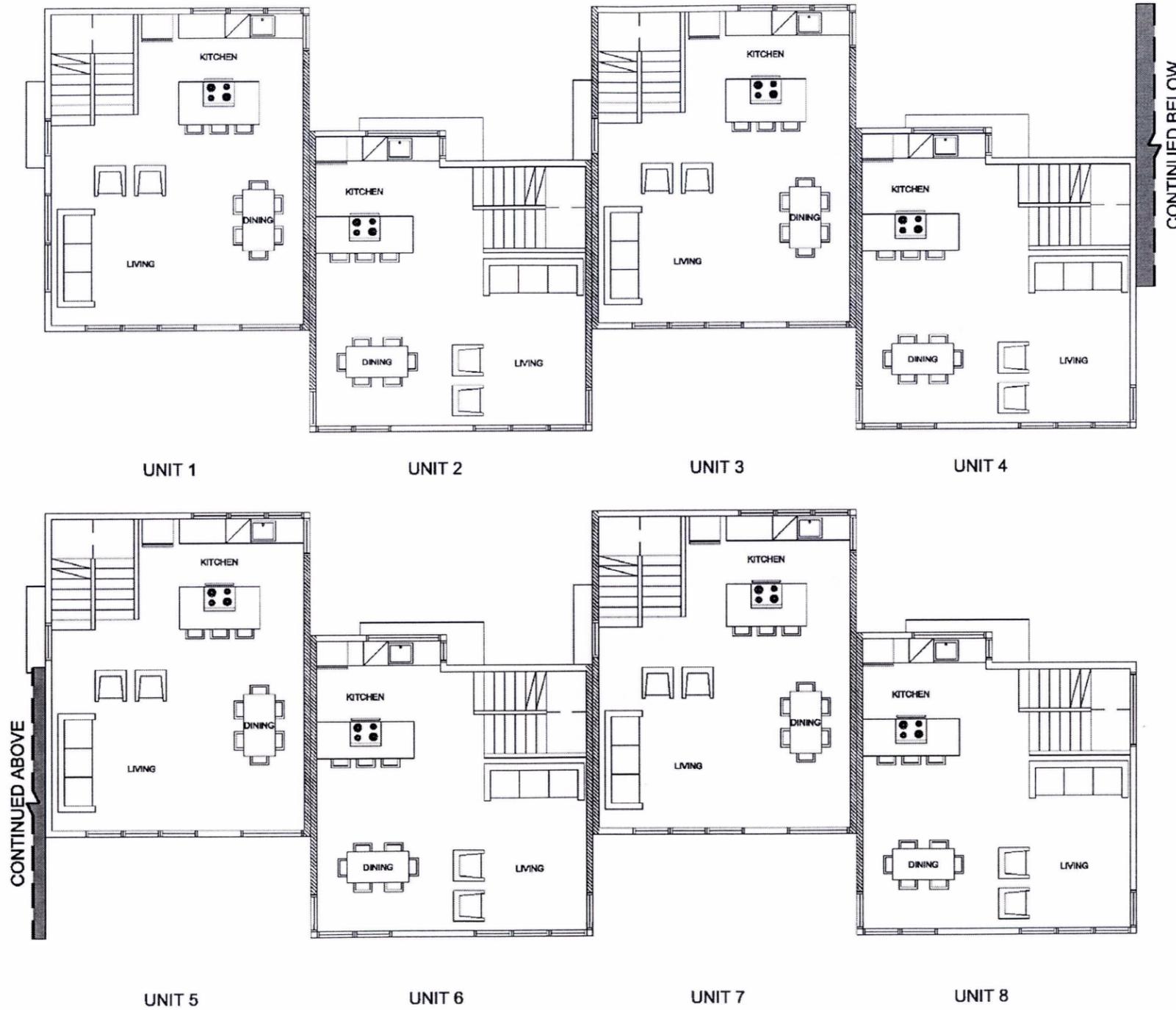
ARCHITECTURAL CONCEPT



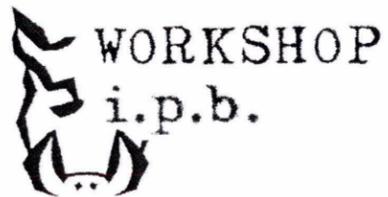
EARLY DESIGN GUIDANCE
 7538 43rd Ave S — SEATTLE, WA 98118
 DPD# 3018866 | 11/26/2014

RECEIVED
 1 JAN 28 2015
 DEPT OF PLANNING AND
 DEVELOPMENT

SECOND FLOOR



ARCHITECTURAL CONCEPT

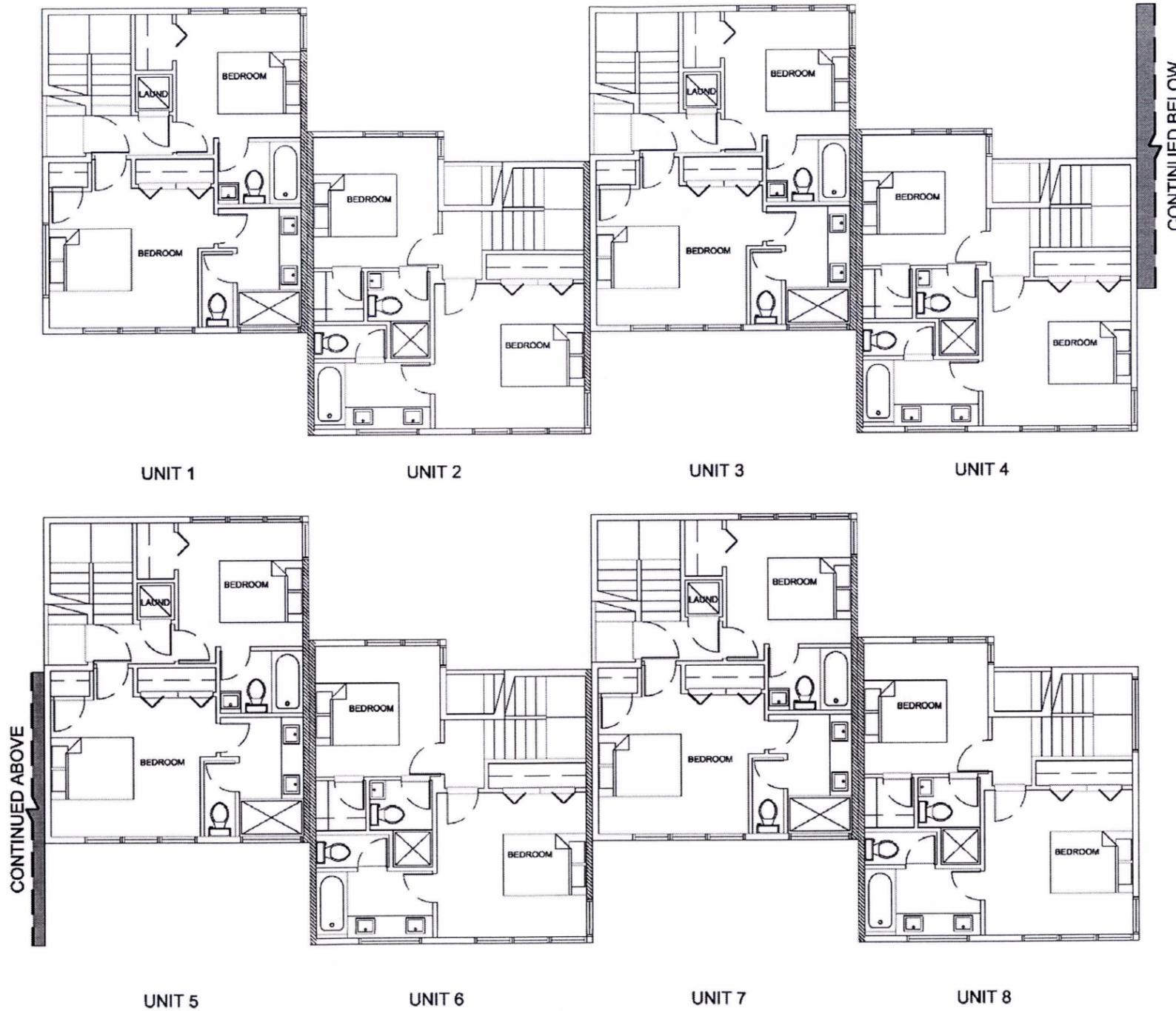


EARLY DESIGN GUIDANCE
 7538 43rd Ave S — SEATTLE, WA 98118
 DPD# 3018866 | 11/26/2014

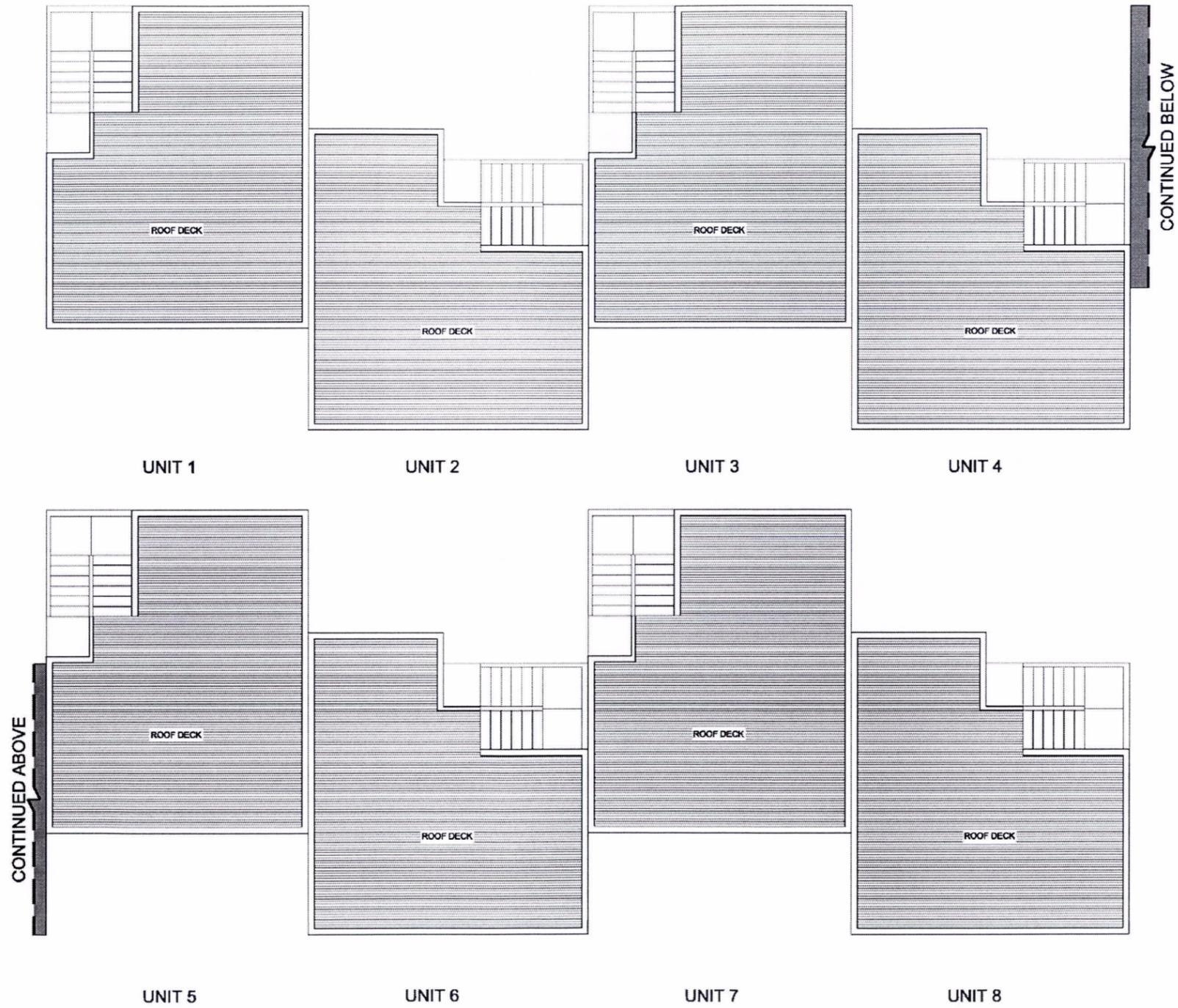
RECEIVED
 JAN 28 2015
 DEPT OF PLANNING AND DEVELOPMENT

REC
 JAN 28
 DEPT OF DEV

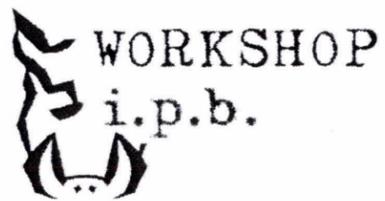
THIRD FLOOR



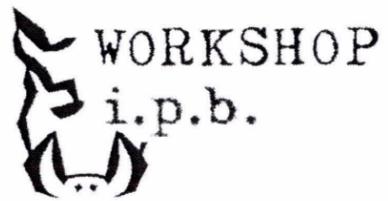
ROOF DECK



RECEIVED
JAN 28 2015
DEPT OF PLANNING AND
DEVELOPMENT



EARLY DESIGN GUIDANCE
7538 43rd Ave S — SEATTLE, WA 98118
DPD# 3018866 | 11/26/2014



EARLY DESIGN GUIDANCE
7538 43rd Ave S — SEATTLE, WA 98118
DPD# 3018866 | 11/26/2014

RECEIVED
JAN 28 2015
DEPT OF PLANNING AND
DEVELOPMENT