



5917 Fauntleroy Way SW Seattle, Washington

DESIGN GUIDANCE PROPOSAL
5917 Fauntleroy Way SW
Seattle, Washington
Playhouse Design Group
DPD# 3018977 | January 8, 2015



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PROJECT INFORMATION

ADDRESS: 5917 Fauntleroy Way SW, Seattle, WA 98136
 ZONE: LR2
 DPD #s: 3018977 / 6442532 / 3018843
 APN: 762570-2615, 762570-2620
 OWNER: Rudd Development Company, Inc
 CONTACT: Akasha Whoolery

PROJECT PROGRAM

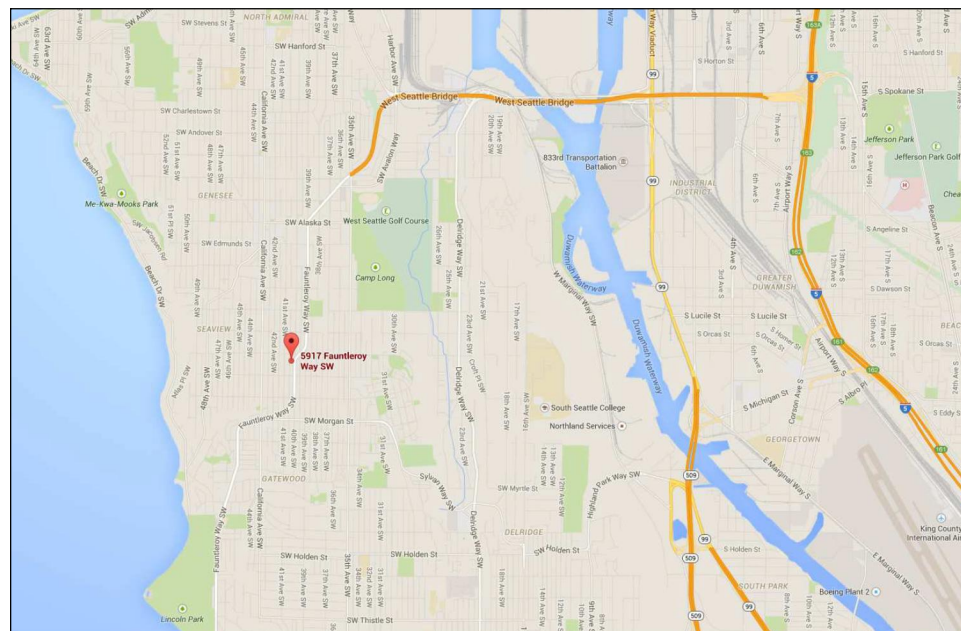
BUILDING TYPE: Townhouses (4 in 1 structure)
 UNIT COUNT: 4
 UNIT SIZES: (2) at 1570 sf & (2) at 1587 sf
 # OF STORIES: 3 + basement
 PARKING: 4 surface parking + 4 offsite parking for parcel A
 APPROX FAR: 4924.6 proposed, 5472.1 allowed
 (Far 1.2 used) 4-Star Built Green
 LOT SIZE: 4,560.1 SF

PROJECT OBJECTIVES

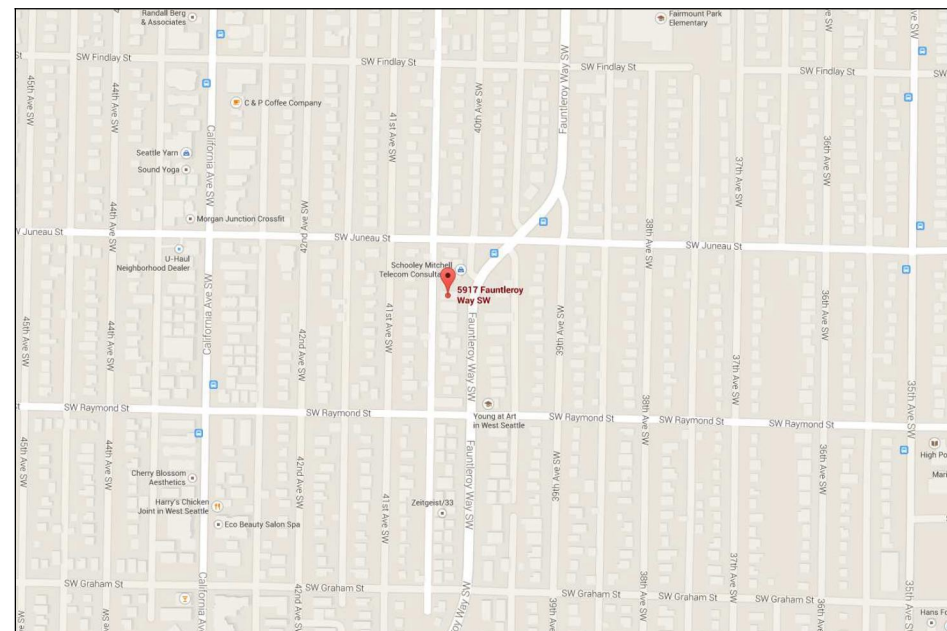
The site's current use is as a single family residence and duplex. The lot is approximately 4,560.1 sf located mid-block between SW Juneau St and SW Raymond St in an LR2 zone. This is within the Morgan Junction Residential Urban Village and in a frequent transit corridor. This proposal is to demolish the existing single family structure and duplex and construct a single structure on the rear parcel (Parcel B of LBA 3018843) with 4 townhouses. Each of the proposed townhouses will be 3 stories with a partial basement and deck facing Fauntleroy Way SW. Surface parking off the alley will be provided for all units. Units will be under the allowable height limits. See page 10 for the square footage of each proposed unit.

The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The Morgan Junction Residential Urban Village is an area of increasing density with amenities within walking and biking distance. We are proposing a pedestrian friendly design (through the use of engaging shapes, color, abundant tiered landscaping and through-block access). This proposal will increase the density to achieve its zoned potential and replace run-down, lower density buildings. Quality construction and landscape design will add to the sense of community with a contemporary architectural solution.



Seattle Vicinity Map



Neighborhood Vicinity Map

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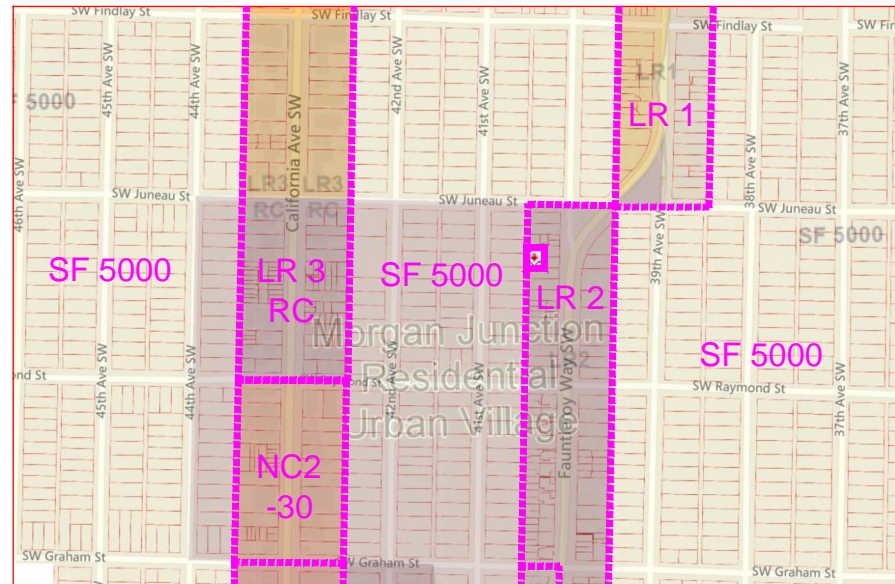


PROJECT CONTEXT

To the south of the subject property is a 4-plex and to the north are duplex townhouses. To the west across the alley are single family residences at 5912 & 5916 41st Ave SW. The multi-family residences to the north and south all have surface parking off the alley.

Most of the businesses in the area are located on California Ave SW with a few scattered along Fauntleroy Way SW. The neighborhood is served by frequent transit which links it to the greater Seattle Metropolitan Area. The nearest arterial streets are California Ave SW and Fauntleroy Way SW. The area has potential for growth within this LR2 zone and in the LR1 zone to the northeast both along Fauntleroy Way SW.

The grade on the site slopes to the east toward Fauntleroy Way SW. The property has possible territorial views to the east. The grade across the lot changes approximately 8' from the northwest corner of the site to Parcel A.



Seattle Zoning Map

ZONING INFORMATION

ZONE: LR2
OVERLAY: Morgan Junction Residential Urban Village
STREETS: Fauntleroy Way SW and California Ave SW are arterials
SITE: Located on Parcel B of LBA 3018843 on the alley west of Fauntleroy Way SW between SW Juneau St and SW Raymond St. It is in a lowrise 2 zone with a SF 5000 zone across the alley to the west. The parcel is served by frequent transit and located within the Morgan Junction Residential Urban Village.



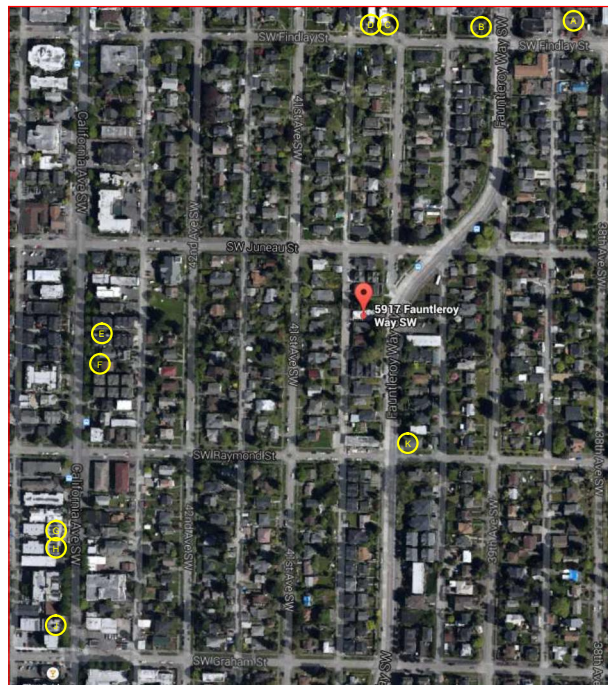
Aerial Vicinity Map

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NEIGHBORHOOD CONTEXT & INSPIRATION:

This neighborhood is comprised of a mix of residential buildings: single family residences, townhouses & apartments. There is a nearby elementary school along with various businesses along both Fauntleroy Way SW and California Ave SW. The architectural styles present in the neighborhood is primarily traditional and craftsman with some contemporary and modern buildings mixed in.



VICINITY MAP

- A Fairmont Park Elementary School

- B 3900-3908 SW Findlay St - Rowhouses

- C 4000 SW Findlay St - SFR

- D 4006 SW Findlay St - SFR

- E 5920-5926 California Ave SW - Townhouses

- F 5936 A&B California Ave SW - Townhouses

- G 6021 A-C California Ave SW - Business

- H 6031 A-C California Ave SW - Business

- J 6053 & 6055 California Ave SW - Business

- K 5966 Fauntleroy Way SW - Business



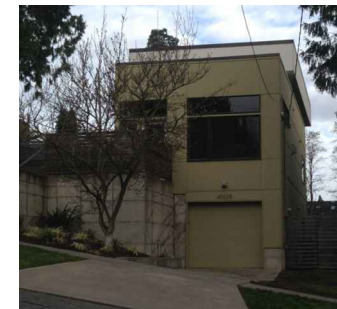
A Fairmont Park Elementary School



B Modern design w/ use of Hardie Panel sheets, horizontal Hardi Plank, shed roof & deck on 3rd flr



C Modern design w/ use of gray & white Hardie Panel sheets, & wood horizontal siding



D Modern design w/ use of Hardie Panel sheets



E Modern design w/ use of horizontal Hardi Plank, shed roofs & 3-story



F Modern design w/ use of white Hardie Panel sheets, gray horizontal Hardi Plank, & horizontal wood siding



G Modern design w/ use of Hardie Panel sheets, horizontal Hardi Plank, & shed roof over stair towers



H Modern design w/ use of Hardie Panel sheets, horizontal Hardi Plank, & shed roof over stair towers



J Modern design w/ use of white Hardie Panel sheets, & wood horizontal siding



K Flourish Beauty - Local Business

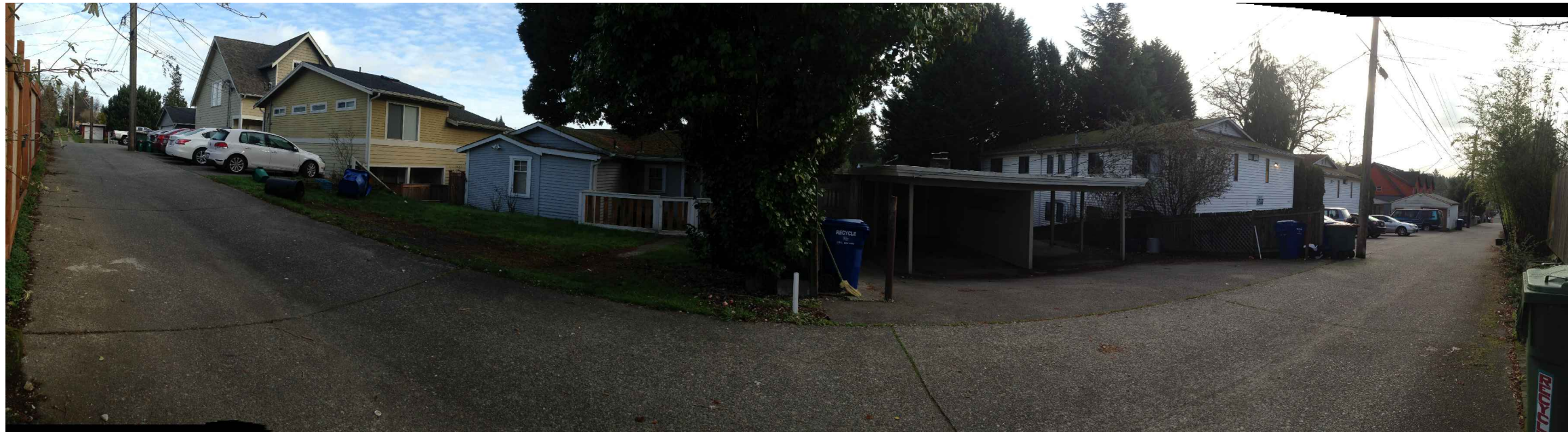
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WEST ALLEY VIEW

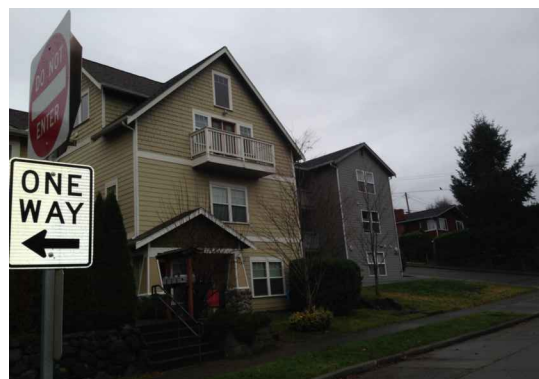
ACROSS FROM SUBJECT SITE



EAST ALLEY VIEW

SUBJECT SITE





Facing northwest at north end of block at 40th Ave SW & SW Juneau St



Crosswalk view facing east toward Fauntleroy Way SW



Facing Fauntleroy Way SW from side yard of SFR (5915)



View east facing SFR (5915) from Fauntleroy Way SW



Facing southwest from Fauntleroy Way SW toward duplex at 5917



Facing northwest from Fauntleroy Way SW toward duplex at 5911



Facing southeast from Alley toward 4-plex at 5921 Fauntleroy Way SW



Facing southwest from Alley showing surface parking for 4-plex at 5921 Fauntleroy Way SW



Facing north from Alley showing surface parking duplex at 5911 Fauntleroy Way SW



Facing west from alley across from 5915 Fauntleroy Way SW

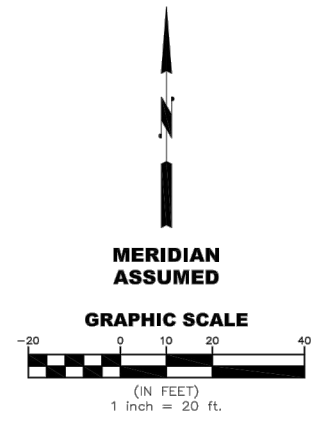
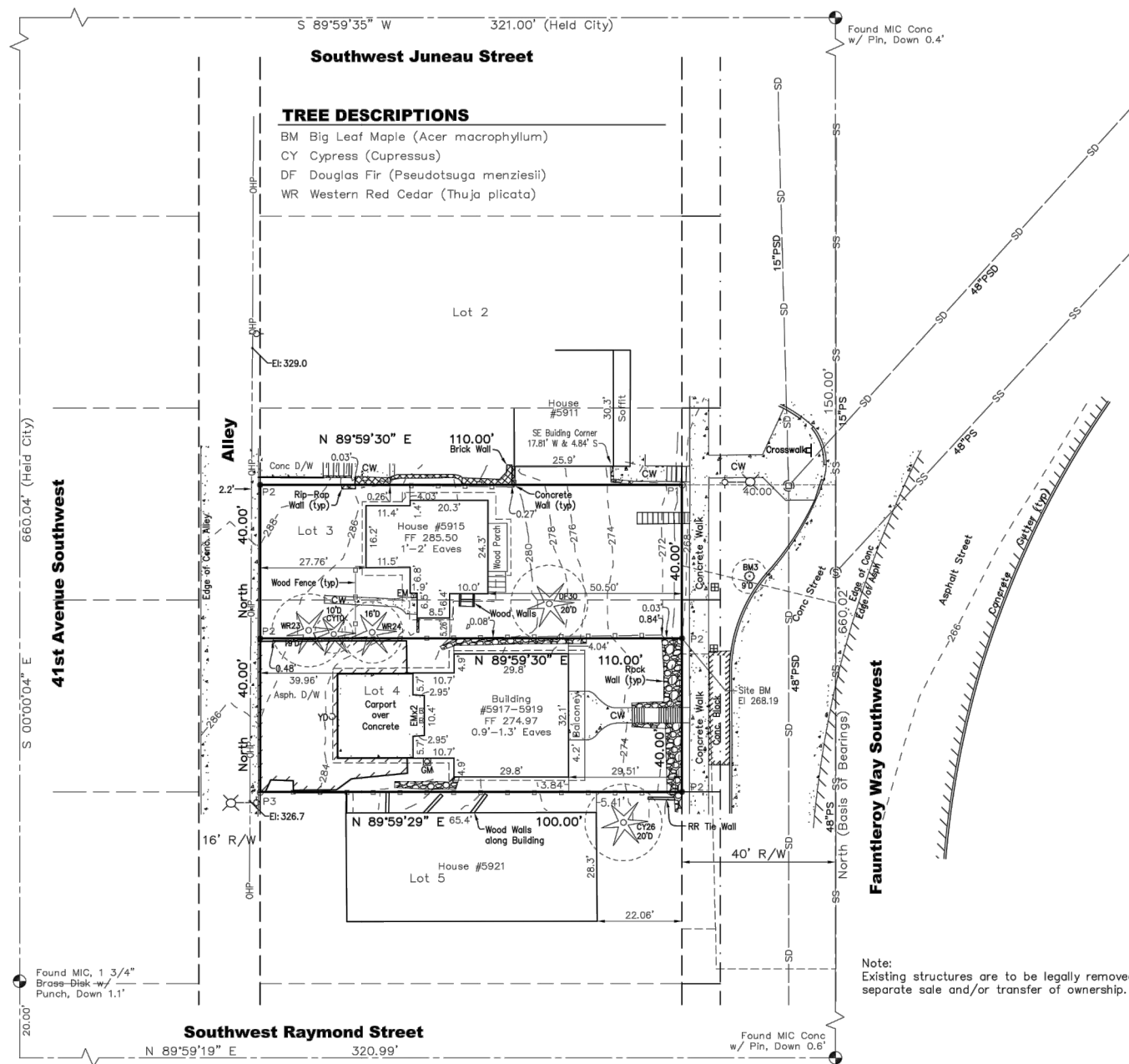


Facing west from alley across from 5917 Fauntleroy Way SW

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LOT BOUNDARY ADJUSTMENT NUMBER 3018843



PROPERTY CORNERS

- P1 Found Rebar & Cap, LS 18077, 0.11' E & 0.10' S
- P2 Set Rebar & Cap, LS 30581
- P3 Found Rebar & Cap, 0.16' S

SURVEY NOTES

INSTRUMENT USED: SOKKIA SET 5 EDM
METHOD USED: FIELD TRAVERSE
APPROXIMATE POINT ACCURACY: ±0.05'
SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.
MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 17, 2014.
THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.
VERTICAL DATUM - NAVD 88
CONTOUR INTERVAL - 2 FEET
BENCH MARK: POINT NAME: SNV-5251 "Set Brass Cap stamped 5251 20' S of int bkcw and 4' W of bkcw in the SE cor int California Ave SW and SW Raymond St (5900 blk)" Elev: 252.643.

Note:
Existing structures are to be legally removed prior to separate sale and/or transfer of ownership.

EMERALD LAND SURVEYING, INC.
PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198
Email: emeraldpls@aol.com

RECORDING CERTIFICATE
Filed for record this ___ day of ___
20___ at ___ M in Book ___ of Surveys
at Page ___ Records of ___ KING County,
Washington at the request of BRENT EBLE

Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE
This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of RUDD DEVELOPMENT CO. INC.
in NOVEMBER, 2014
Certificate Number 30581



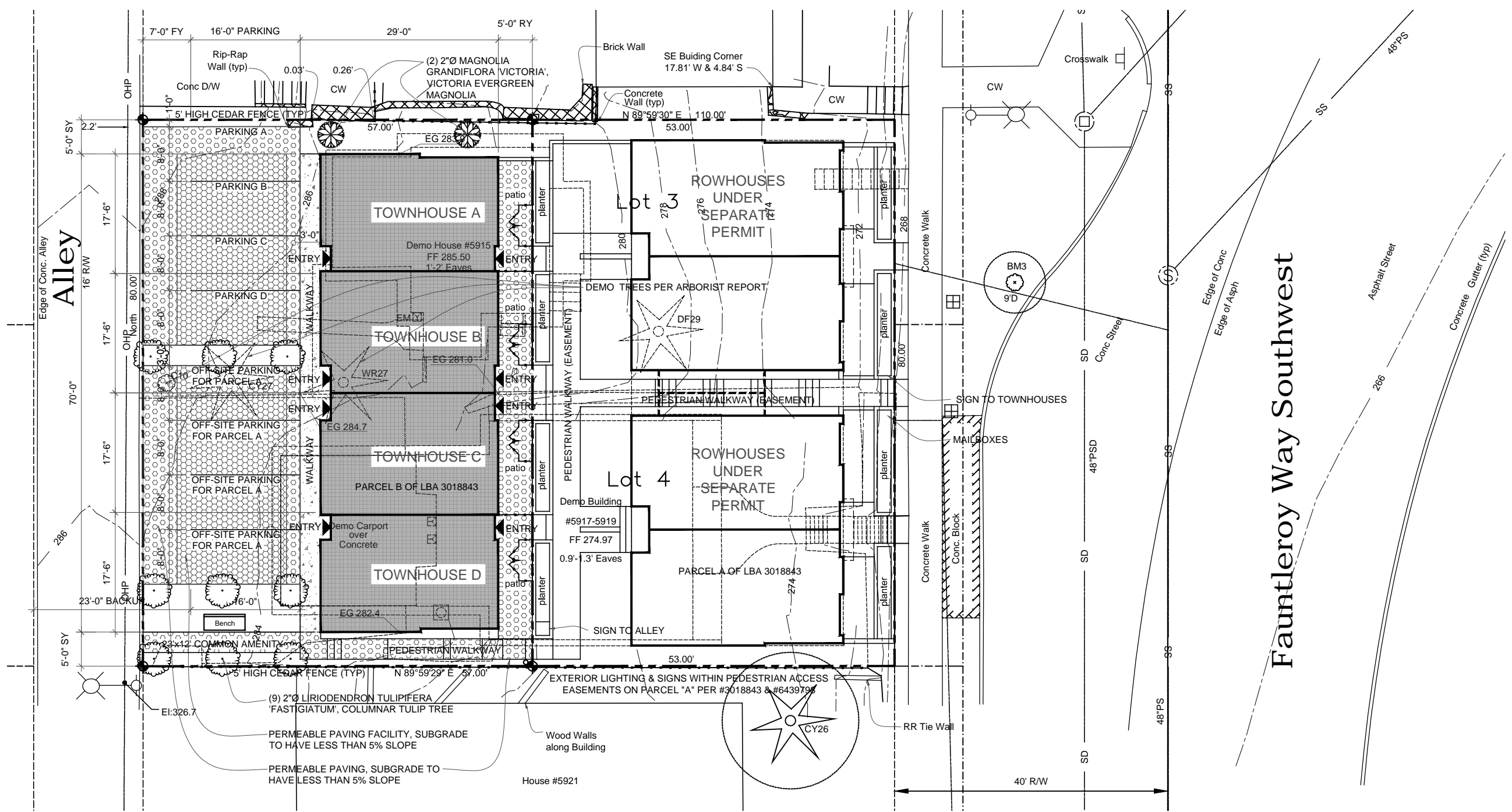
RECORD OF SURVEY
Rudd Development
Company Inc.
5915-5917 Fauntleroy Way SW
Seattle, WA 98136

SURVEY IN S.W. 1/4, S.E. 1/4, SEC. 23, T. 24N., R. 3E.		
DWN. BY: BLE	DATE: 11/6/14	JOB NO. 14649
CHK. BY: BLE	SCALE: 1" = 20'	SHEET 2 OF 3

SURVEY

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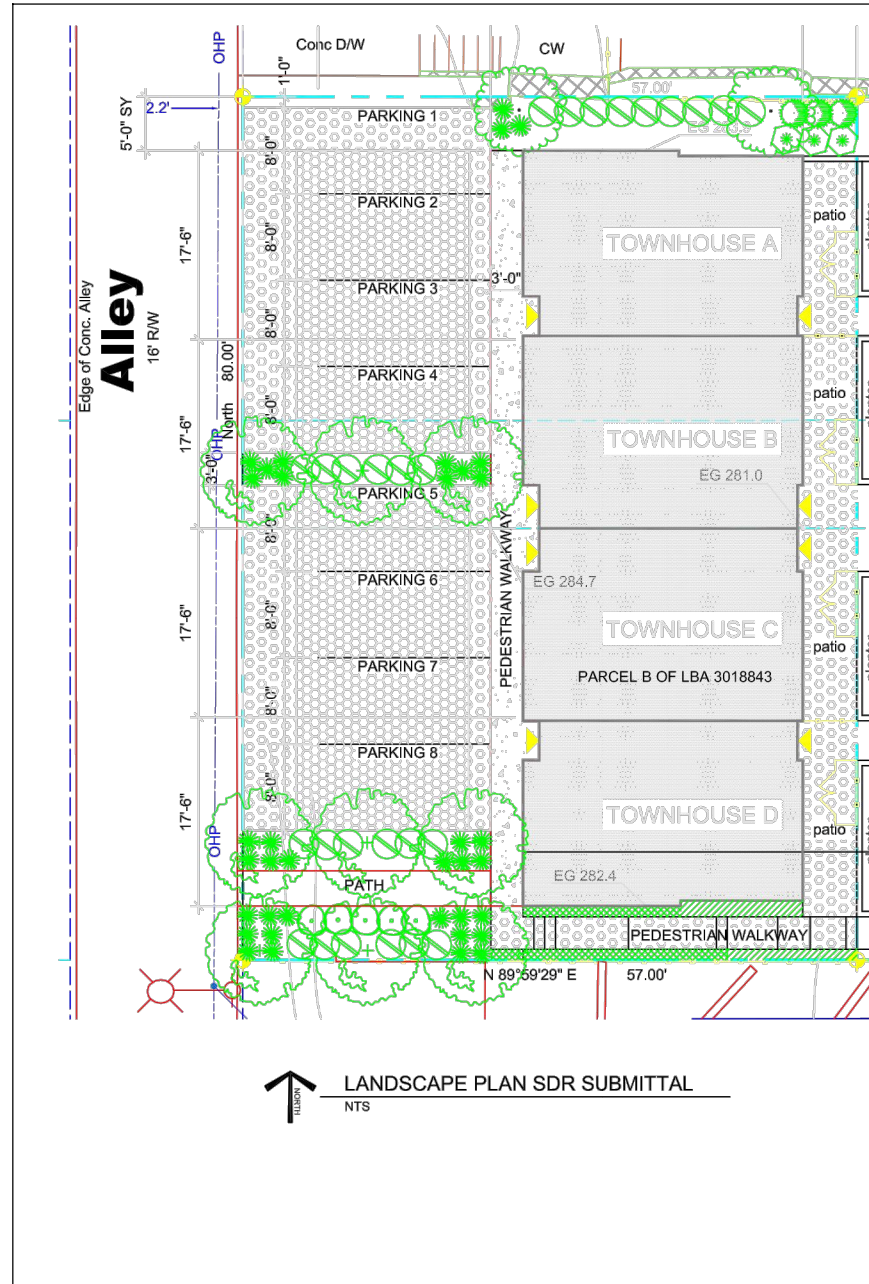


PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

Fauntleroy Way Southwest

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PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
<i>Prunus x hillieri</i> 'Spire'	Spire Cherry	2" Cal.	
<i>Magnolia grandiflora</i> 'Victoria'	Victoria Evergreen Magnolia	1.5" Cal.	
<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	5-6' Ht.	
SHRUBS & PERENNIALS			
<i>Carex calycinoidea</i> 'Bowles Golden'	Bowles Golden Carex	1 Gal.	(DT)
<i>Spiraea x bumalda</i> 'Magic carpet'	Bumalda Spiraea	2 Gal.	(DT)
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	5 Gal.	(DT)
<i>Ilex crenata</i> 'Helleri'	Dwarf Japanese Holly	5 Gal.	(DT)
GROUNDCOVERS			
<i>Rubus calycinoidea</i> 'Emerald Carpet'	Creeping Bramble	4" pots, 12" oc	(DT)
<i>Artostaphylos uva-ursi</i> 'Vancouver Jade'	Vancouver Jade Kinnikinnick	4" pots, 12" oc	(DT)

DT = DROUGHT TOLERANT PLANT

Notes:
See soil amendment detail for soil specifications COS plan 142.
All planting beds to receive minimum 3-4" of mulch.



Spire Cherry



Evergold Sedge



Emerald Green Arborvitae



Victoria Magnolia



Magic Carpet Spiraea



Dwarf Japanese Holly



Evergreen Huckleberry

- Recycle & Solid Waste**

We are proposing garage & recycling in the rear yards on the patios. This will be screened with a wood fence and will be taken to the Alley for pickup.

- Parking**

Each unit has surface parking for 1 vehicle off Alley. Fences at property lines will keep car lights from impacting surrounding properties.

- Amenity Area**

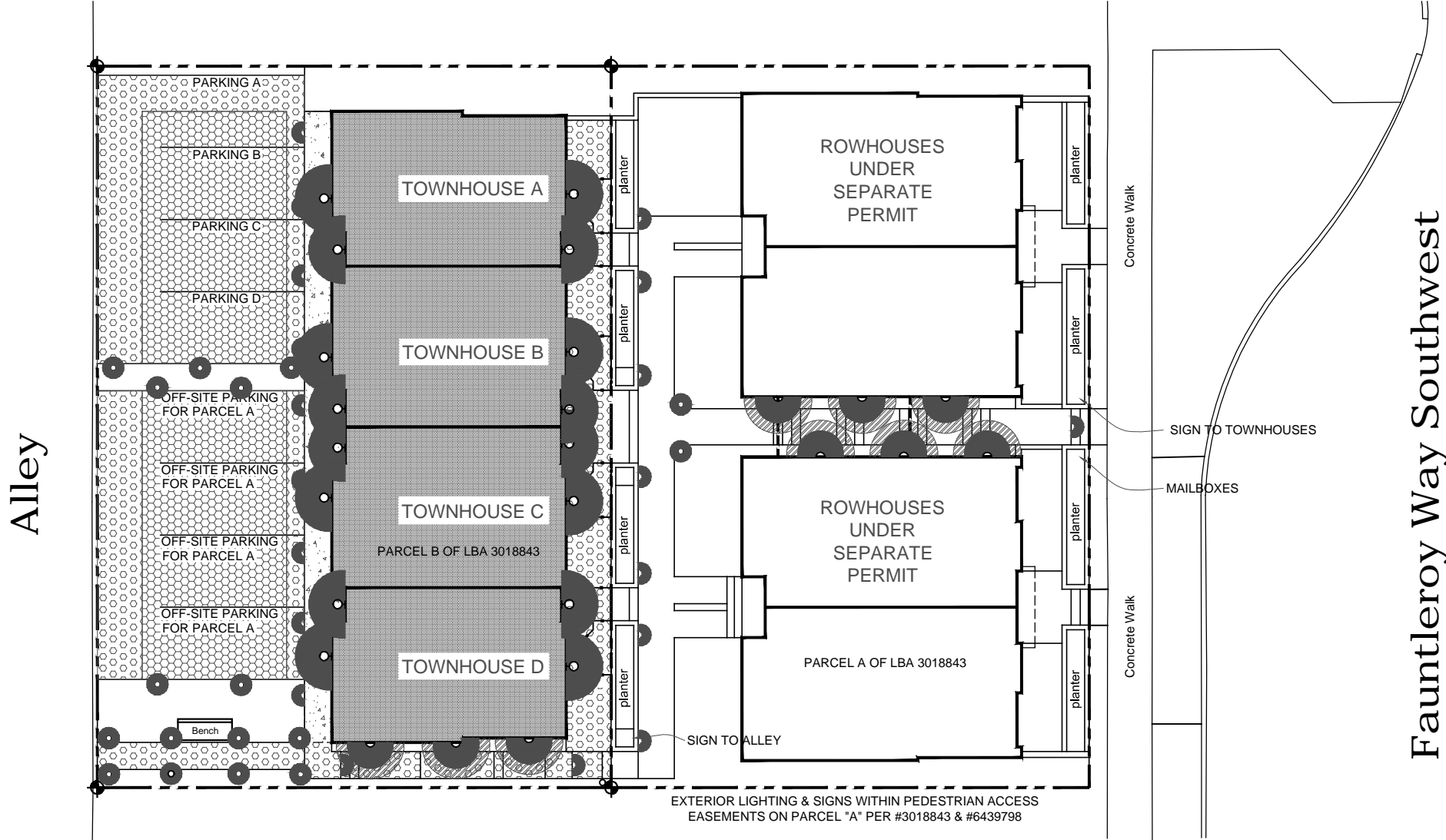
All amenity area is private both at ground level and on the rooftop decks.

- Fencing**




5' high cedar fence with tightly spaced rails proposed at north and south property lines and at garage/recycle enclosures for privacy and to keep light and glare from spilling onto neighboring lots.

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LEGEND

-  Outdoor Energy Efficient, Cool to the touch, LED recessed lights, its evolution as provider of artful illumination
-  Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern
-  Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.



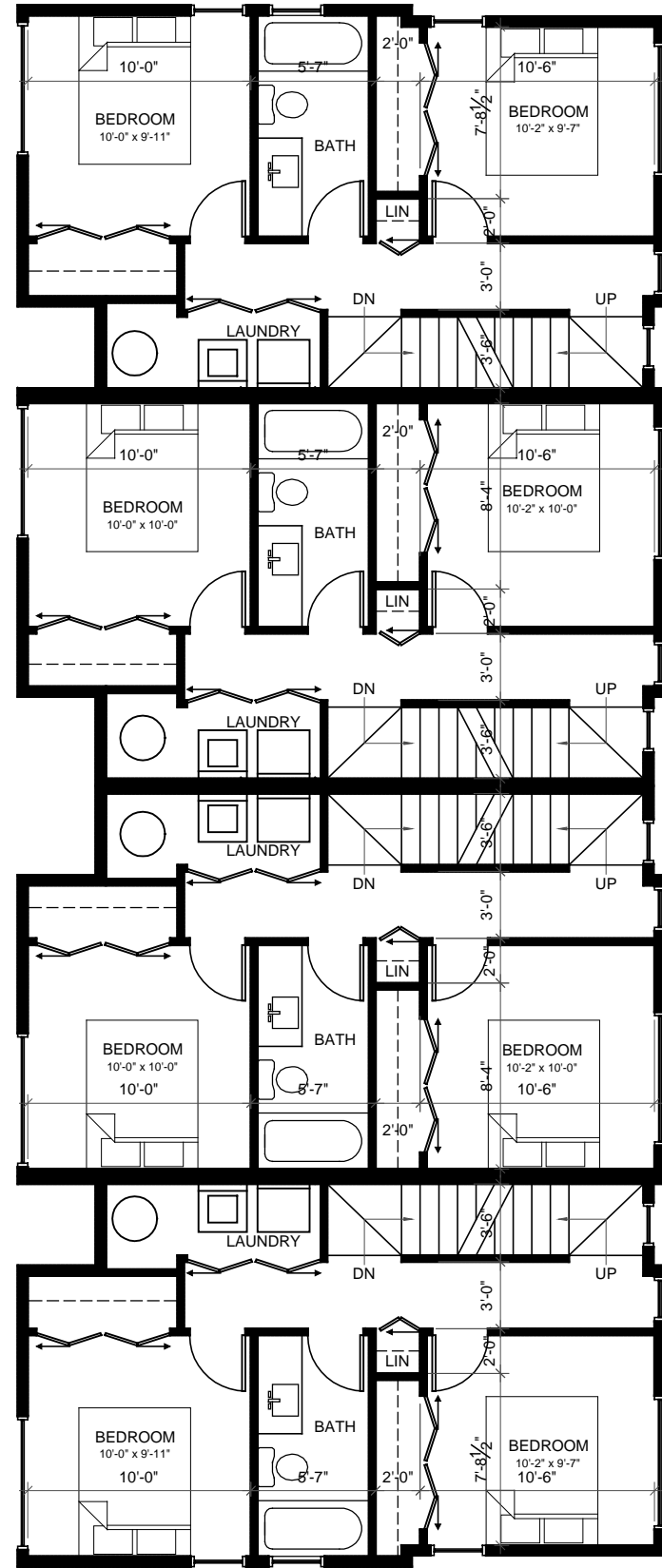
PROPOSED OUTDOOR LIGHTING PLAN

SCALE: 1/8" = 1'-0"

Fauntleroy Way Southwest

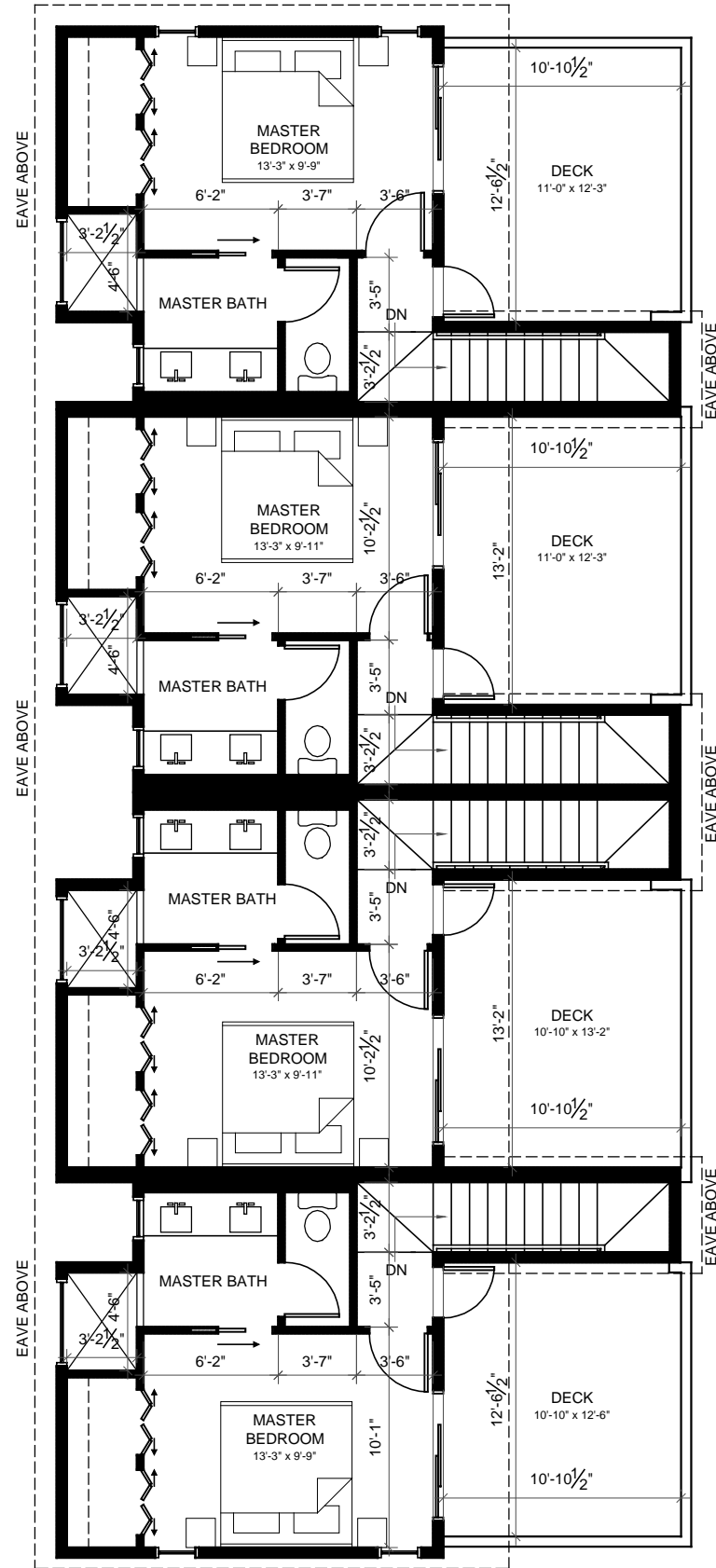
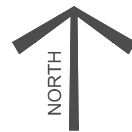
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SECOND FLOOR PLANS

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLANS

SCALE: 1/8" = 1'-0"

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UNIT A STEPS UP WITH GRADE

LOWER DARK GRAY SHED ROOF OVER STAIRS

DARK GRAY SHED ROOF

DARK GRAY HORIZONTAL HARDIE PLANK

PARAPET AT ROOF DECK

WHITE HARDIE PANEL SIDING - 4x8 SHEETS

VINYL WINDOWS

HORIZONTAL FIR OR CEDAR SIDING

DARK GRAY HARDIE PANEL SIDING - 4x8 SHEETS

DARK GRAY EAVES AT ENTRIES

ADDRESSING OVER DOORS

LIGHT FIXTURES

5' WOOD FENCE AT NORTH & SOUTH PROPERTY LINES

SIGN TO ALLEY/PARKING

STAIRS TO ALLEY/PARKING

SEMI-TRANSPARENT 2' H WOOD SCREEN

CONCRETE PLANTERS

PERMEABLE PAVING

LANDSCAPING



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- UNIT A STEPS UP WITH GRADE
- DARK GRAY SHED ROOF (LOW SIDE)
- DARK GRAY HORIZONTAL HARDIE PLANK
- HORIZONTAL FIR OR CEDAR SIDING
- VINYL WINDOWS
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- DARK GRAY TRIM/EAVES
- ADDRESSING AT BUMP-OUTS
- ADDRESSING OVER DOORS
- 5' WOOD FENCE AT NORTH & SOUTH PROPERTY LINES
- PLANTING STRIP
- PERMEABLE PAVING
- PLANTING STRIP
- PERMEABLE PAVING
- WALKWAY UNDER BUILDING OVERHANG
- COMMON AMENITY AREA



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- DARK GRAY SHED ROOF
- LOWER DARK GRAY SHED ROOF OVER STAIRS
- HORIZONTAL FIR OR CEDAR SIDING
- PARAPET AT ROOF DECK
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- VINYL WINDOWS
- 5' WOOD FENCE AT NORTH & SOUTH PROPERTY LINES
- SHARED PEDESTRIAN EASEMENT
- CONCRETE PLANTERS
- SEMI-TRANSPARENT 2' H WOOD SCREEN
- DARK GRAY HORIZONTAL HARDIE PLANK
- WALKWAY
- PERMEABLE PAVING AT PARKING
- PLANTING STRIP



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DARK GRAY SHED ROOF

LOWER DARK GRAY SHED ROOF OVER STAIRS

HORIZONTAL FIR OR CEDAR SIDING

WHITE HARDIE PANEL SIDING - 4x8 SHEETS

VINYL WINDOWS

DARK GRAY HORIZONTAL HARDIE PLANK

5' WOOD FENCE AT NORTH & SOUTH PROPERTY LINES

DARK GRAY TRIM/EAVES

PERMEABLE PAVING AT PARKING

COMMON AMENITY AREA

SEMI-TRANSPARENT 2' H WOOD SCREEN

CONCRETE PLANTERS

SIGNAGE

PEDESTRIAN WALKWAY



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SOUTH EAST VIEW FROM ALLEY



NORTH EAST VIEW FROM ALLEY

NORTH EAST VIEW OF FRONT FACADES



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SOUTH WEST VIEW OF EAST FACADE FROM COURTYARD



NORTH VIEW OF COURTYARD VIEWING 4-PLEX W/ ROWHOUSES LEFT & PROPOSED TOWNHOUSES RIGHT

VIEW NORTH WEST AT SOUTH FACADE



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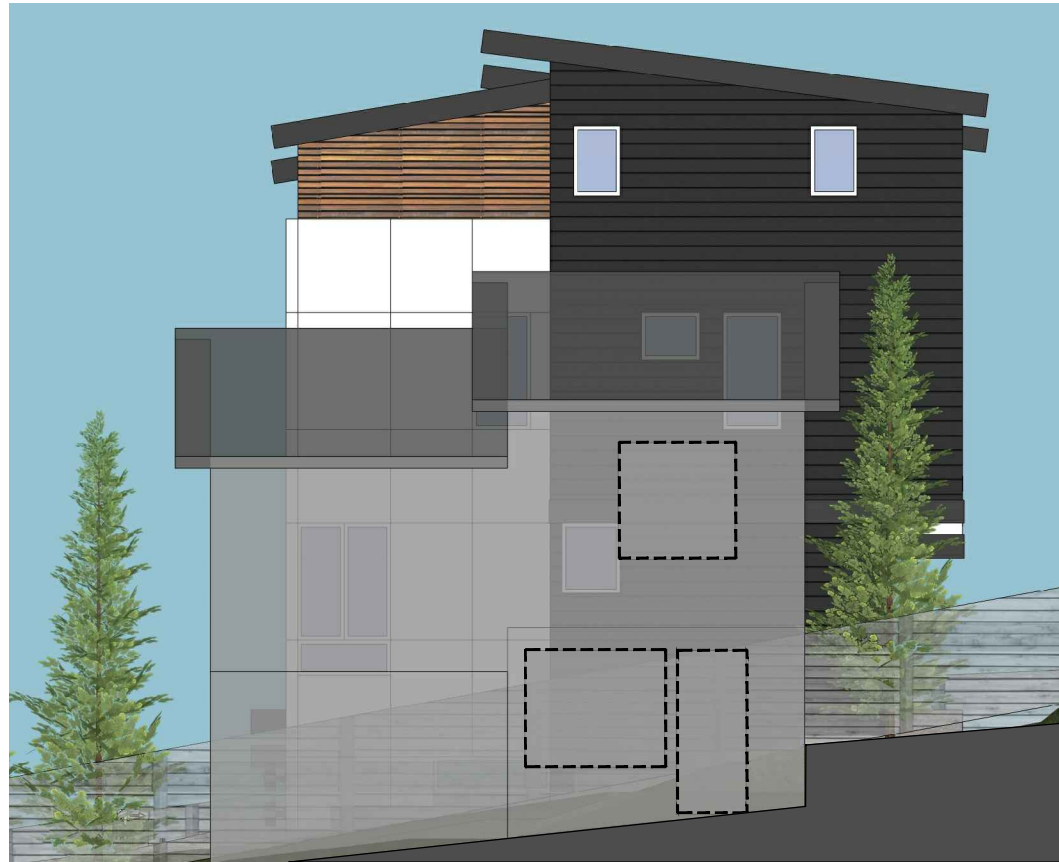
SOUTH WEST VIEW OF SIGN, MAILBOXES & PEDESTRIAN WALKWAY FROM STREET



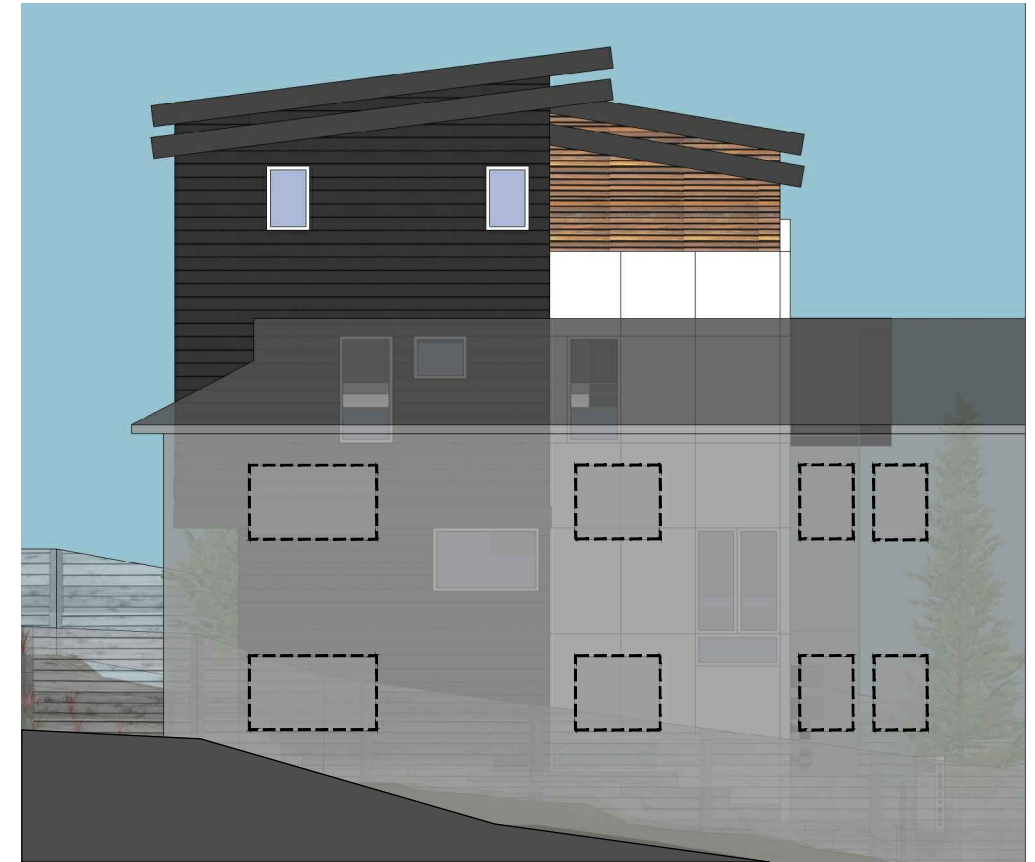
SOUTH WEST VIEW OF SIGN FROM COURTYARD

NORTH WEST VIEW OF SIGN, MAILBOXES & PEDESTRIAN WALKWAY FROM STREET





NORTH WINDOW/DOOR OVERLAP



SOUTH WINDOW OVERLAP

WEST WINDOW/DOOR OVERLAP



Window Privacy Study

The windows of the proposed townhouses have been thoughtfully designed to minimize the views into and from the neighboring buildings, in order to protect privacy of all occupants. Windows into side yards have been minimized. Windows and doors of neighboring buildings are highlighted with dashed outlines.

NORTH (upper left): To the north is a 2-story duplex with surface parking off alley. There are no overlapping windows and a proposed 5' wood fence further shields the residents from the proposed development.

SOUTH (upper right): To the south is a 2-story 4-plex with basement. Four windows of the 4-plex face the proposed development and none overlap proposed windows. A 5' privacy fence is proposed at the property line.

WEST (lower left): To the west are two 1-story single family residences in the SF5000 zone. They are located across the alley. Both residences have tightly spaced 6' high wood fences blocking views into their backyards, with an attached garage. On the residence to the north the sliding glass door on the first floor level overlaps windows from the proposed kitchen but views are blocked by the fence. For the south SFR the door does not overlap any proposed windows or doors.

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Design Guidelines - Preliminary Guidance Responses				
CS1	Natural Systems and Site Features	CS2	Urban Pattern and Form	
B.	<p>Sunlight and Natural Ventilation: Sun & Wind, Daylight & Shading, Managing Solar Gain</p> <p>Response: In order to get sunlight and and ventilation townhouses open up to the courtyard between buildings to the east and surface parking off alley to the west. There is 19.5' separation between these townhouses and the proposed rowhouses on the lot in front of them. Since this courtyard is oriented north/south it will allow sunlight and natural ventilation in. The townhouses open up to the courtyard. Windows on south facade are minimized since they face existing 4-plex. Windows on west facade are shaded with eaves & the building overhang on the first floor and the roof eaves on the floors above.</p>	B.	<p>Adjacent Sites, Streets and Open Spaces: Be mindful of the existing nature of the neighborhood.</p> <p>Response: Project connects to Fauntleroy Way SW through a pedestrian easement through the center of Parcel A. Townhouses face the Alley. They are separated from the Alley by surface parking, planting strips and a common amenity area. Common amenity area shall serve as a outdoor room for common use of the units. Project steps down to the east with basements to follow the grade change. Northern-most unit steps up with the grade as well.</p>	
C.	<p>Topography: Step project down steep slope.</p> <p>Response: In response to the slope of the lot there is a partial basement with an office and bathroom on the east side of the parcel. Units have entries into the first floor from the alley/surface parking and into the basement from the rear yard in order to step the building down with the slope. In the the north/south direction the northern-most townhouse steps up with the grade.</p>	C.	<p>Relationship to the Block: Be mindful of the existing nature of the neighborhood.</p> <p>Response: This is a mid-block site with a 2-story duplex with basement to the south and two story townhouses to the north. To the west are 1-story single family residences in the SF5000 zone. The rowhouses to the east, still under review, are also 3-story with a basement. The row-house facades facing this project are 3-story. Residences at the north end of the block are also 3-story. Facades of proposed project show visual interest through changes of volume, color, materials, and form.</p>	
D.	<p>Plants & Habitat: Ascertain if any onsite vegetation can be incorporated in the design. Explore incorporating onsite drainage into landscape plans.</p> <p>Response: Onsite vegetation to be replaced with drought tolerant shrubs, perennials and groundcover. Existing trees to be replaced with a combination of deciduous and evergreen trees (see landscape plan on sheet 8). Drainage from the main roof will be to the permeable pavement facilities at surface parking. In addition to the permeable paving surface a common amenity area and planting strips will be provided to break up parking and provide buffers at adjacent parcels.</p>	D.	<p>Height, Bulk and Scale: Be mindful of the existing nature of the neighborhood.</p> <p>Response: The proposed project is a 3-story townhouse with basement. To minimize the third floor, the east portion of the floor features roof decks and a lowered roof over the stair. Along the Alley the low side of the roof slope is to the west to minimize the profile of the townhouses facing the single family zone. Interest added to all facades through use of form, materials, and detailing.</p>	
CS2	Urban Pattern and Form	CS3	Architectural Context and Character	
A.	<p>Location in the City and Neighborhood: Be mindful of the existing nature of the neighborhood.</p> <p>Response: The neighborhood within the LR zone is evolving as it is built up to meet current zoning codes. The contemporary design of the proposed building is found in newer buildings in the neighborhood (see sheet 3). Gray and white hardie panel sheets, dark gray horizontal hardie plank siding and horizontal wood siding are also seen on buildings in the neighborhood (see examples on sheet 3). Quality materials and abundant landscaping is proposed. Units are articulated through differing heights, roof eaves, repeated volumes and window patterns. Sloped roofs are used to reflect building forms in the neighborhood.</p>	A.	<p>Emphasize Positive Neighborhood Attributes: Contemporary designs should reflect the nature of the existing neighborhood.</p> <p>Response: Townhouses are broken into 4 repeated intervals which include modulation, eaves, recessed entries, building overhangs and landscaping. The building has regular, repeated fenestration facing the alley and courtyard. In order to be consistent with adjacent existing buildings along the alley, lap siding, wood siding, wood trim, sloped roofs, eave overhangs and recessed entries are used. See sheets 4 and 5 for photos of existing site and adjacent buildings. The use of hardie panel sheet siding is introduced along with box-like forms to add a contemporary design aesthetic. These complement existing buildings by incorporating design elements from adjacent buildings such as lap siding, wood siding, sliding windows, and trim. See sheet 3 for examples of contemporary buildings located within the neighborhood used for inspiration. This proposal continues the pattern of townhouse units to the north and surface parking along the alley.</p>	
			PL1	Open Space Connectivity
			A.	<p>Network of Open Spaces: Site should include as much open space as possible as little public open space exists in the immediate area.</p> <p>Response: Landscaped common amenity space, planting strips, and a permeable surface at surface parking, all create open space to enhance the Alley. A courtyard in the rear yards of the proposed townhouses and the rowhouses along Fauntleroy Way SW is created between the buildings. Pedestrian easements along the west 7' of Parcel A and down the middle of Parcel A connects to Fauntleroy Way SW. The courtyard created between the rowhouses along Fauntleroy Way SW and the proposed townhouses will include the 5' rear yard of the townhouses and the 14'-6" rear yard of the rowhouses for a total of 19'-6" between the structures. Planters, trees, permeable paving and access through the site from the street to the alley are all included in this series of outdoor rooms. See perspectives on sheets 16 and 17.</p>
			B.	<p>Walkways and Connections: Site should include as much open space as possible as little public open space exists in the immediate area.</p> <p>Response: Entries from parking/Alley are recessed under the building overhang to provide a shared walkway for residents. A walkway along the south side of the site connects to pedestrian/landscape easments to access rear yards from Parcel A. This pedestrian easement also connects through Parcel A to the sidewalk on Fauntleroy Way SW. The easement is 7' wide adding to the depth of the rear yards. The pedestrian easement on Parcel A creates circulation and opportunities to foster interaction between residents. This courtyard, along with the amenity area off the Alley and planting strips at parking will be landscaped with low mainanance plants and trees, see sheet 8 for landscape plan. Pedestrian amenities include benches, built-in planters, lighting, landscaping, ample walkways, trees, low landscape walls and signage. Pedestrian scaled elements, including lighting and signage, will connect residents through the site from the sidewalk, to the courtyard, to the parking and amenity areas and finally to the Alley. All entries are marked with recessed doors, eaves, awnings and signage.</p>
			PL2	Walkability
			A.	<p>Accessibility: Incorporate address signage for all units.</p> <p>Response: This project includes signage and access easements from Fauntleroy Way SW as well as from parking/Alley creating through/block connections. Entries on both sides of the building lead to the main living space on first floors. Both entries are clearly marked with signs from the street, Alley and courtyard. See sheets 16 and 17 for perspectives showing signage and addressing in each location. Exterior at-grade stair from Fauntleroy Way SW includes landings and permeable paving surfaces. All paved areas other than common walkway under building overhangs are permeable paving for texture and drainage.</p>

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Design Guidelines - Preliminary Guidance Responses			
PL2	Walkability	PL4	Active Transit
B.	<p>Safety and Security: Incorporate address signage for all units.</p> <p>Response: Lines of sight from entries along alley assisted by raising walkway above the level of the surface parking. Low planting with trees to be provided in common amenity and planting areas to create semi-transparent screening. All units have doors facing both Alley and courtyard. In courtyard lines of sight created by low profile planting and low walls to keep views open. Fencing within courtyard to be kept low to maintain transparency. See lighting plan on sheet 8 for exterior lighting at entries and pedestrian walkways.</p>	A.	<p>Entry Locations and Relationships</p> <p>Response: Entries provided both at first floor off Alley and basement off the courtyard connecting to Fauntleroy Way SW. Both entries lead to the first floor of the townhouse units. The primary entry off the front yard at the Alley where parking is provided. The secondary entry connects to the unit's back yards and to the pedestrian easement which takes residents to the sidewalk along Fauntleroy Way SW. Exterior access from the Alley to the street is provided via a stairway on the north side of the units, through the courtyard and down the center of Parcel A to the street.</p>
D.	<p>Wayfinding: Incorporate address signage for all units.</p> <p>Response: Both entries to include signage with address of each unit. Additional signage added at walkway from street and at courtyard up to parking. Mailboxes provided along Fauntleroy Way SW at start of access easement leading to courtyard.</p>	B.	<p>Planning Ahead for Bicyclists</p> <p>Response: Space for everyday storage of bicycles provided in basement of each unit. See sheet 10. Easy access to courtyard when residents need outdoor space to work on bikes. Bicycle traffic likely come from both Fauntleroy Way SW and Alley. Fauntleroy Way SW has dedicated bike lanes. Nearby 39th Ave SW, 42nd Ave SW and California Ave SW are designated Bicycle-friendly roads.</p>
PL3	Street Level Interaction	C.	<p>Planning Ahead for Transit</p> <p>Response: Nearest transit stop is at the north end of the block between 40th Ave SW and Juneau St on Fauntleroy Way SW. It is located about 230 ft away accessed via the pedestrian walkways to the sidewalk along Fauntleroy Way SW. This bus stop serves bus #116, 118, 119, & 775.</p>
A.	<p>Entries: Street Facing Entries should be visible, identifiable and obvious with clear lines of sight to the street.</p> <p>Response: Entries to each of the four units are easily identifiable from the front yard which faces the Alley. Addresses are located above the door to each unit. Entries from Fauntleroy Way SW are also easily identifiable from signage leading up a pedestrian pathway (covered by a trellis) from the sidewalk to the courtyard at the unit's rear yards. Signage above the door to each unit at the rear yard is provided as well as separate walkways leading to each unit from the shared pedestrian easement on the front lot. Entries are recessed and marked by vertical modulation of the facades. Entries off the Alley are located off of a raised walkway. All entries are covered by either eaves or building overhangs. See sheet 9 for exterior lighting plan.</p>	DC1	<p>Project Uses and Activities</p> <p>A. Arrangement of Interior Uses</p> <p>Response: The 1st floor is raised slightly above the level of the parking and front yard. The entry off the rear yard connected to the courtyard and street has an entrance that also leads directly up to the first floor. Rear yards have semi-transparent screening between the shared pedestrian walkway and living spaces. Private areas such as bedrooms are located at the second and third floors.</p>
B.	<p>Residential Edges: Street Facing Entries should be visible, identifiable and obvious with clear lines of sight to the street.</p> <p>Response: To create semi-private space at the ground level the first floor is raised above the level of the parking. Shared walkway at entries is covered by building overhang to indicate semi-private space. Next to rear yard entries a small yard is provided at sliding glass doors to create private areas for residents in the courtyard. Low concrete planters, landscaping and semi-transparent low fences separate the rear entries from the shared pedestrian walkway. Vertical modulation created in building form at entries. Mailboxes provided at street, see sheet 17. Bench lighting and landscaping provided in common amenity area for shared use of residents.</p>	B.	<p>Vehicular Access and Circulation</p> <p>Response: Vehicular access provided via alley. Front doors located off walkway bordering on parking area. Pedestrians have access to walkways around entire site with vehicular access limited to the parking off the alley. Direct pedestrian access of street and alley provided without using parking areas.</p>
		DC1	<p>Exterior Elements and Finishes</p> <p>C. Parking and Service Uses</p> <p>Response: Parking located off alley to minimize conflict with pedestrians. Parking area broken up with intermediate planting strips which include trees and landscaping. On south side of site common amenity area provided off alley for common use by residents and pedestrian access to alley. By providing common amenity area next to parking with permeable paving it is designed to encourage use the parking to be used as an extension of the common space as an outdoor gathering/play/sports area. Parking is provided in a similar manner as for other residences along Fauntleroy Way SW to provide continuity along the alley. Recycling/garbage areas are screened and located within each unit's rear yard to maintain attractive shared areas.</p>
		DC2	<p>Architectural Concept</p> <p>A. Massing: Arrange the mass of the structure to be respectful of adjacent uses.</p> <p>Response: The building has been arranged taking into consideration the site's characteristics, building use, and open space. The building has been moved toward the rear of the lot so that it sits as far away as possible from the SF5000 zone to the west. The roofline is sloped down toward the alley to reduce the bulk of the building in that direction. Open space has been created along the alley and at the rear yard courtyard. Secondary architectural elements that have been used to reduce the buildings mass include intentions in the building envelope at entries along alley with a building overhang at the entry walkway. On the courtyard facades decks are provided on the third floor with lower roofs over the stair to reduce heights.</p> <p>B. Architectural and Facade Composition: Strive for modulation/articulation on all facades.</p> <p>Response: All facade compositions were carefully considered on the proposed townhouses. Blank walls are avoided on all facades and there is at least one change of material and color on each facade. Bays, fenestration and materials are repeated for each unit and all materials wrap the building and end there dictated by building form. By providing two entries the building has a direct connection to both the street and the Alley.</p>

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DC2	Architectural Concept	DC3	Open Space Concept	Site Reconnaissance
C.	<p>Secondary Architectural Features: Arrange the mass of the structure to be respectful of adjacent uses. Strive for modulation/articulation on all facades.</p> <p>Response: Depth and visual interest is created on facades by the use of decks, canopies, vertical modulation, building overhangs, and eaves. Detailing is provided in trim, permeable paving surfaces, landscaping and high quality surface materials and finishes. Eaves, building overhang and canopies over entries add rhythm, depth and weather protection. Trees and landscaping enhance the building design and fit. Horizontal siding is used to match the texture and scale of siding on adjacent buildings. The existing building to the north also uses trim to differentiate first floor from the second floor. Building aligns 7" back from the existing building to south.</p>	B.	<p>Open Spaces Uses and Activities: Create attractive outdoor spaces suitable for the users envisioned in the project.</p> <p>Response: Open space off alley has south, north and west facing exposure. Fence to the south will provide some wind protection but will allow for sun exposure. This space will have outdoor seating and landscaping. Rear yards have north and south exposure since the courtyard runs north/south. The rear yard is off the back entry and a room to serve and a bonus room to promote indoor/outdoor living. The semi-transparent nature of these rear yards is intended to give users opportunities for social interaction while providing defensible space. The pedestrian easement and planters in the courtyard are intended to be used as a public common space for residents to meet and interact.</p>	<p>1. ROW Improvements (See PAR), curb, gutter, sidewalk: Design Right of Way between property line and sidewalk to enhance the public right Roadway improvements, alley: Curb, Gutter, sidewalk, no alley</p> <p>Response: Pedestrian easement connecting to sidewalk to be landscaped and include signage and mailboxes for units. A trellis will cover the walkway between the rowhouse units, on Parcel A of LBA# 3018843, and have plantings on either side of the walkway. Further treatment along the sidewalk, curb and gutter on Parcel A addressed under DPD#6439798.</p>
		DC4	Exterior Elements and Materials	
D.	<p>Scale and Texture: Arrange the mass of the structure to be respectful of adjacent uses. Strive for modulation/articulation on all facades.</p> <p>Response: Human scaled elements on buildings include detailing at entries, retaining walls, planters, walkways and fencing. Texture is provided in detailing, changes of siding materials, signage, landscaping and permeable paving surfaces.</p>	A.	<p>Exterior Elements and Materials: Incorporate downcast outdoor lighting. Consult with SDOT re street trees.</p> <p>Response: Exterior walls will be finished with Hardie panel sheets, Hardie plank and cedar or fir siding. These materials have a track record of holding up well in Seattle's climate. These are all rainscreen systems that allow for the penetration of water which it sheds behind the front shell. Hardie Panel is protected by a 30-year nonprorated, transferable limited warranty. Downcast outdoor lighting used, see lighting plan on sheet 9. Street trees along Fauntleroy to be planted under DPD#6439798.</p>	<p>3. Structures on site (to remain?)</p> <p>Response: Existing duplex and single family residence on the site to be demolished.</p>
		C.	<p>Lighting: Incorporate downcast outdoor lighting.</p> <p>Response: See lighting plan on sheet 9 for outdoor lighting. All lighting is downcast to keep light and glare from spilling onto neighboring properties.</p>	<p>4. Conditions effecting access: safety hazards, topography.</p> <p>Response: Topography is dealt with on the site by providing a tiered plan with the first floor connecting directly to the alley and the basement connecting to the courtyard at the rear of the site.</p>
E.	<p>Form and Function: Arrange the mass of the structure to be respectful of adjacent uses. Strive for modulation/articulation on all facades.</p> <p>Response: All units have clearly defined residential entries as semi-private space. This is done with raised, recessed entries under eave and building overhang in the front. In the back, entries are separated from the courtyard with planter and low fence including recessed entry with canopy cover.</p>	D.	<p>Trees, Landscape and Hardscape Materials: Consult with SDOT re street trees.</p> <p>Response: See landscape plan on sheet 8. Permeable paving is used on all exposed paving surfaces. In the courtyard there are concrete planters and low fences. Landscaping is primarily drought resistance and consists largely of shrubs that require minimal maintenance. Street trees along Fauntleroy to be planted under DPD#6439798.</p>	
DC3	Open Space Concept	A.	<p>Building-Open Space Relationship: Create attractive outdoor spaces suitable for the users envisioned in the project.</p> <p>Response: Open space provided off alley, deck and in rear yard. Open space off alley easily accessible to residents for gatherings or private interludes. Deck provides private space for residents to enjoy territorial views. Decks are small and located off private bedrooms to keep gatherings small. Rear yards to be used in conjunction with multipurpose room in basement to increase living area and connection to the outdoors.</p>	



Adjustment

Per 23.42.018 D.4.a the one adjustment requested is for a reduction of the required rear yard setback of 7' average, 5' minimum to 5'. This reduction is less than the allowed 50% reduction which would be 3'-6".

In addition to this setback there is an additional 7' pedestrian maintenance easement on Parcel A of LBA#3018843 which will allow use, access and landscaping for these residents increasing their usable space next to their rear yards. This creates a total of 12' to be open and accessible to residents at all times. The current proposal for rowhouses on Parcel A under DPD#6439798 has a 14.5' rear yard making the courtyard between the two buildings a total of 19.5'.

The adjustment to a 5' setback will allow this proposal to better respond to the site, alley and adjacent buildings. The 5' setback places the townhouses just 7" back from aligning with the existing 4-plex to the south. The setback allows for surface parking to be provided for the units and keeps the development consistent with others along the alley. By placing the proposed development in this location the 1st floor aligns just above the level of the alley and the basement aligns with the level of the courtyard. This allows the building to respond to the grade changes on the site while providing flat, usable open areas for residents to use.

