

SITE ANALYSIS DIAGRAM



AERIAL LOOKING NORTH



AERIAL LOOKING SOUTH

1. Proposal

831 29th Ave S is currently a lot with (1) SFR. The applicant proposes to demolish the existing SFR and develop the site with five townhouses.

Key Metrics:

- **Zone:** LR2
- **Lot size:** 5,151 SF
- **Total Building Area:**
- **FAR:** 5,151 sf x 1.2 = 6,181 sf allowed (th/s + built green)
- 6,181/5 unites = 1,236 sf per unit (inside face of walls)
- **Structure Height:** 30' + 4' Parapet Allowance & 10' Penthouse
- **Units:** 5
- **Parking Stalls:** (frequent transit) (3) open stall, residential

2. Analysis of Context:

The structures surrounding this site consist of a mix of single family residence and multifamily residences between 2 and 3 stories. Territorial views from the site southwest towards Mt. Rainier and the Rainier Valley.

3. Existing Site Conditions:

A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on page 6.

4. Site Plan:

A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 7. A preliminary landscape plan can be found on page 8.

5. Design Guidelines:

See page 5 for design guidelines.

6. Architectural Concept:

This project was designed to utilize views towards Mt. Rainier and the Rainier Valley, as well as create a comfortable common walk way for users into each of their units. Windows are strategically placed on the North and South facades of the units to enhance indoor lighting and views.

7. Setbacks and Structure width:

	<u>Required</u>	<u>Provided</u>	<u>% Difference</u>
Front:	7' average, 5' minimum	7' - 0"	Compliant
Side (north):	5'	5' - 0"	compliant
Side (south):	5'	11' - 0"	compliant
Rear:	7' average, 5' minimum	19' - 11"	Compliant



29th AVE LOOKING EAST



29th AVE LOOKING WEST

DESIGN GUIDELINES

Context and Site

CS2. Urban Pattern and Form

Adjacent Sites, Streets, and Open Space: The units fit within the existing site topography by stepping up gradually from street level. The front enters level with the sidewalk to create a strong street-facing connection. Landscaping in the right of way and along the north pedestrian path will help create a strong street and neighborhood connection.

Relationship to Block: Our proposal takes cues from the current multifamily development on our street and transitional nature of the neighborhood.

Height, Bulk, and Scale: Our street facing façade is modulated into three distinct masses that step away from the street and respond to the variety of scales of homes in our neighborhood. We took material cues from adjacent neighbors, keeping a neutral color palette and lap siding.

PL2. Walkability

Safety and Security: Exterior lighting will be proposed along the main walkway and at each of the townhouse entries, to maintain a well-lit path and signify the entries of each unit with well-lit front doors/ addressing. Window placement within stairways also create a space that does not disrupt the privacy of the owners, but allows eyes to be out on the pathway.

PL3. Street-Level Interaction

Entries: The street-facing entry is level with 29th Ave creating a strong connection to the neighborhood, yet maintaining a sense of individual ownership. The entries for the other four units are easily spotted with colored panels, awnings, and numbers signifying each entry and unit from the street level. They all connect to the pedestrian pathway creating a sense of community within the site.

PL4. Active Transportation

Entry Locations and Relationships: The location for vehicular and bicycle circulation are distinctive from the location of pedestrian circulation, with the vehicular entry along the south property line and pedestrian path along the north property line. Being that this site is in a frequent transit area, pedestrians are just as important as the vehicle or bicycle.

DESIGN CONCEPT

DC1. Project Uses and Activities

Vehicular Access and Circulation: The location of the entry for vehicles and pedestrians are separate, and are delineated with a variety of landscaping and hardscaping. The two paths intersect at the rear of the site keeping pedestrians safe and away from the traffic of 29th Ave.

Parking and Service Uses: The parking is located in the back of the site and is visually hidden from the street. The driveway connecting the street to the parking lot is covered by the building above, minimizing its visual impact. We are proposing landscaping along the south side of the driveway to soften the edge between our site and our neighbor to the south.

DC2. Architectural Concept

Architectural and façade Composition: The unit’s facades are modulated to show the vertical separation of each unit. The south façade is arranged to establish a single-story base with a raised two-story volume above. The main glazing move strives for simplicity and balance with a single strip of windows wrapping the corner of each stairway.

DC3. Open Space Concept

Open Space Uses and Activities: The open space along the pedestrian walk way on the north property line will be used as a common circulation space for all the residents, while encouraging organic interactions within the site. The street facing unit is connected to this common space as it blends into the public sidewalk along the street.

Design: Landscaping around the pathway to each unit, a landscaped patio, and the addition of street trees will enhance our sites connection to the neighborhood and introduce a new landscaping aesthetic to 29th Ave.

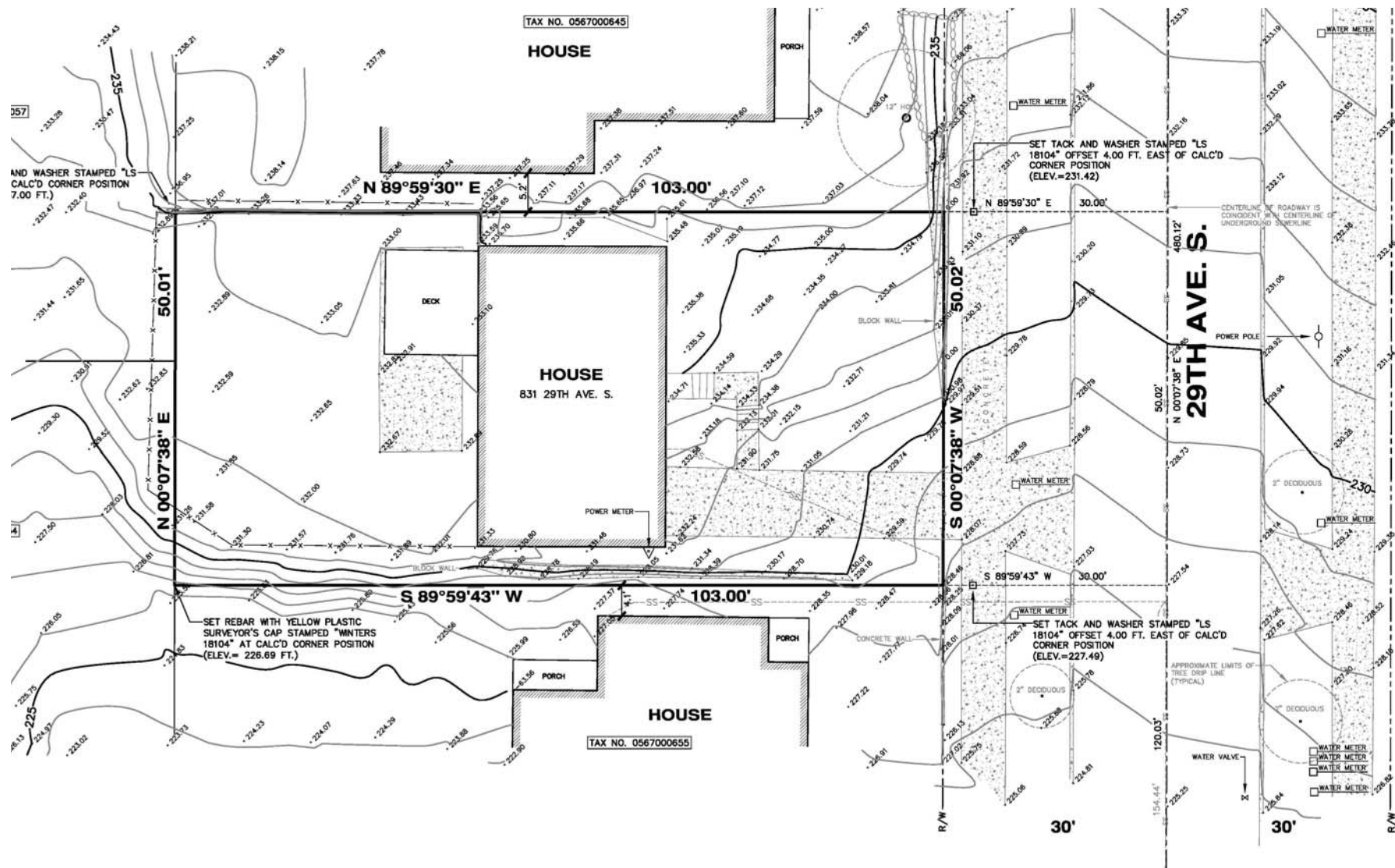
DC4. Exterior Elements and Materials

Exterior Elements and Finishes: A combination of cementitious panel and lap provide a durable and harmonious structure. Highlights of yellow designate entries to each units, while highlights of white designate windows openings and stairs.

Signage: Each unit will have a hanging numeral address attached to their awnings that reaches into the pedestrian walkway. These signs will be easily seen from the sidewalk and street, and will contribute to the character of our project.

Lighting: Exterior lighting will be proposed along the main walkway and at each of the townhouse entries, to maintain a well-lit path and signify the entries of each unit with well-lit front doors/addressing.

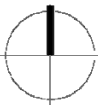
Trees, Landscape and Hardscape Materials: Street trees will be placed in front of our property to enhance the overall street aesthetic. All new landscaping and hardscaping will work together to enhance the pedestrian experience along the street, and walkways within the site. Hardscape materials will be a combination of concrete and concrete pavers.

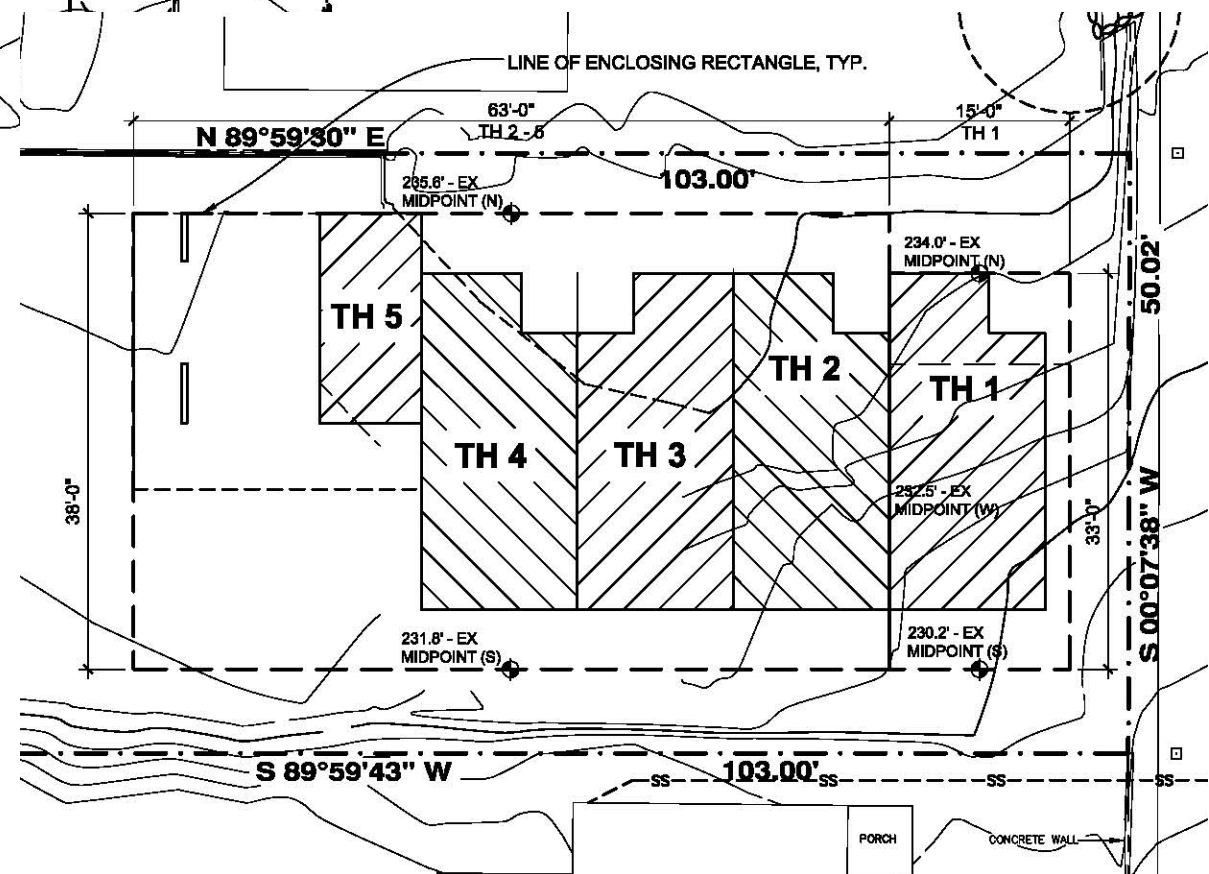
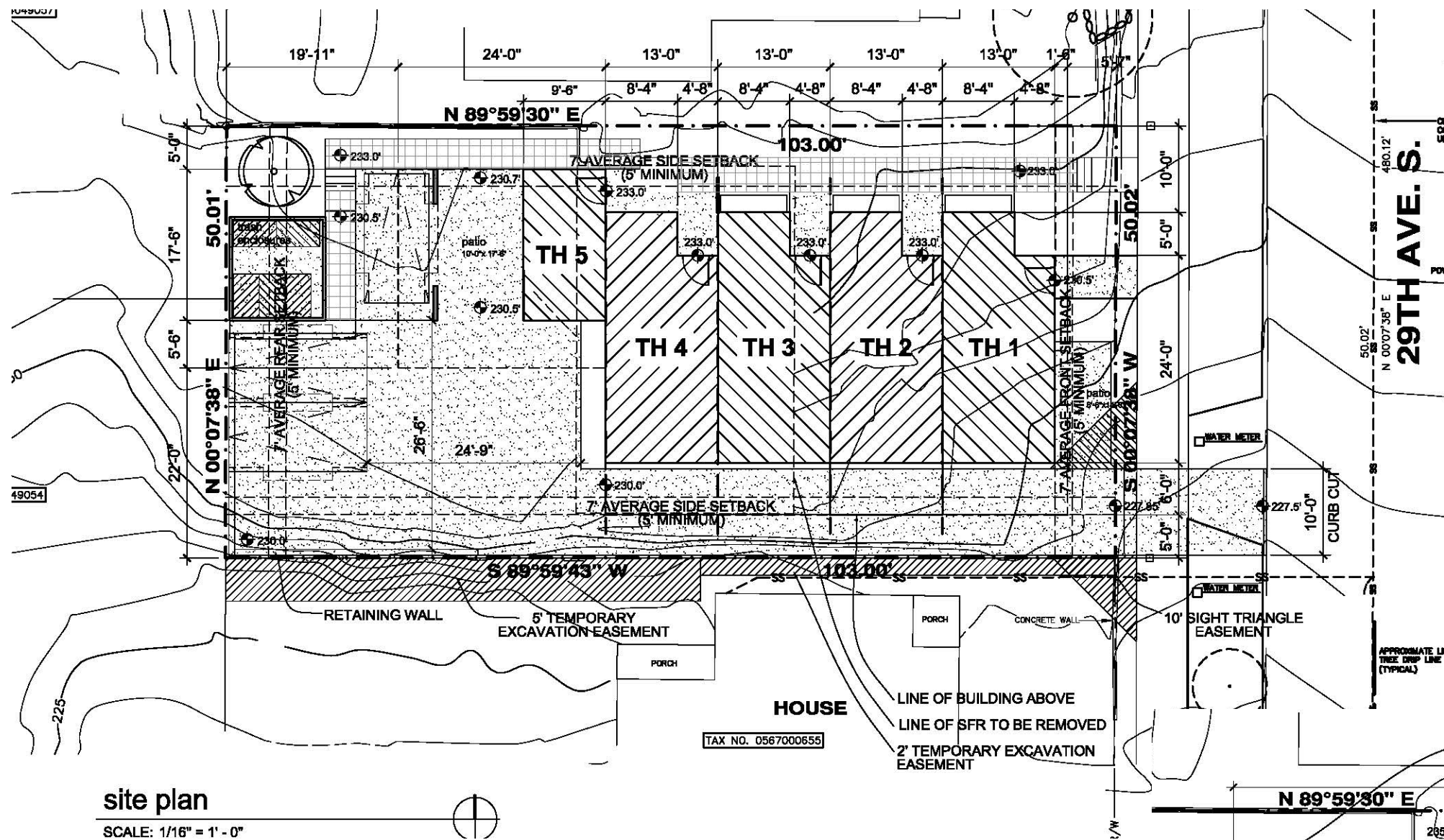


PROPERTY DESCRIPTION

THE SOUTH HALF OF LOT 5;
EXCEOT THE NORTH 10 FEET THEREOF, AND THE NORTH HALF OF LOT 6
IN BLOCK 7, BAXTER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING
TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 36,
RECORDS OF KING COUNTY, WA.

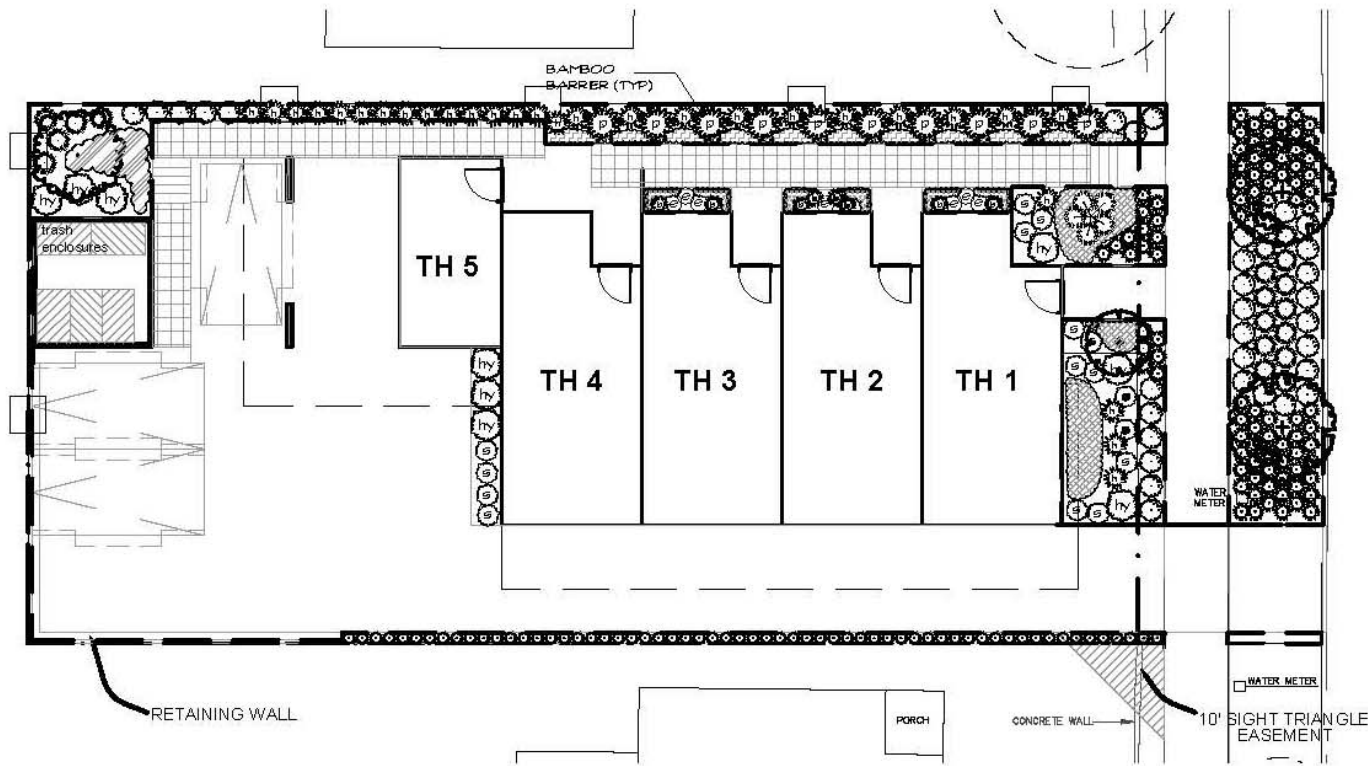
STE SURVEY SCALE: 1"=20'





<u>AVERAGE GRADE CALC - TH 2-5</u>	<u>AVERAGE GRADE CALC - TH 1</u>
235.6' x 63.00' (N) + 231.8' x 63.0' (S)	234.0' x 15.00' (N) + 230.2' x 15.0' (S)
14,842.8 + 14,603.4 = 29,446.2	3,510 + 3,453 = 6,963
29,446.2 / 126 (LENGTH OF SIDES) = 233.7	6,963 / 30 (LENGTH OF SIDES) = 232.1
AVERAGE GRADE = 233.7'	AVERAGE GRADE = 232.1'

SITE PLAN SCALE: 1/16" = 1'



29TH AVE. S.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
<i>Cercidiphyllum japonicum</i>	Kousa Tree	2' cal.	
<i>Shorea robusta</i> 'Princess Betty'	Princess Betty Shagbark	15' cal.	
<i>Pinus mitis</i> 'Thunderhead'	Thunderhead Pine	4-5' cal.	Plant Pinus
SHRUBS & PERENNIALS			
<i>Carex acutiformis</i> 'Sungold'	Sungold Sedge	10' cal.	(DT)
<i>Desmodium illinoense</i> 'Northern Lights'	Northern Lights Iron Grass	10' cal.	(DT)
<i>Yucca filamentosa</i> 'Aurea'	Gold Threaded Yucca	2' cal.	(DT)
<i>Yucca filamentosa</i> 'Purpurea'	Purpurea Yucca	2' cal.	(DT)
<i>Yucca filamentosa</i> 'Majesty'	Majesty Yucca	2' cal.	(DT)
<i>Yucca filamentosa</i> 'Blue Heaven'	Blue Heaven Yucca	2' cal.	(DT)
<i>Yucca filamentosa</i> 'Black Heaven'	Black Heaven Yucca	2' cal.	(DT)
<i>Yucca filamentosa</i> 'Blue Heaven'	Blue Heaven Yucca	2' cal.	(DT)
<i>Yucca filamentosa</i> 'Blue Heaven'	Blue Heaven Yucca	2' cal.	(DT)
<i>Yucca filamentosa</i> 'Blue Heaven'	Blue Heaven Yucca	2' cal.	(DT)
GROUNDCOVERS			
<i>Liriodendron tulipifera</i>	Liriodendron	4' cal.	(DT)
<i>Desmodium illinoense</i> 'Northern Lights'	Northern Lights Iron Grass	4' cal.	(DT)
<i>Desmodium illinoense</i> 'Northern Lights'	Northern Lights Iron Grass	4' cal.	(DT)
SCREENING PLANT			
<i>Yucca filamentosa</i>	Yucca	10' cal.	(DT)
<i>Yucca filamentosa</i>	Yucca	10' cal.	(DT)
<i>Yucca filamentosa</i>	Yucca	10' cal.	(DT)

LANDSCAPE PLAN
SCALE: NTS

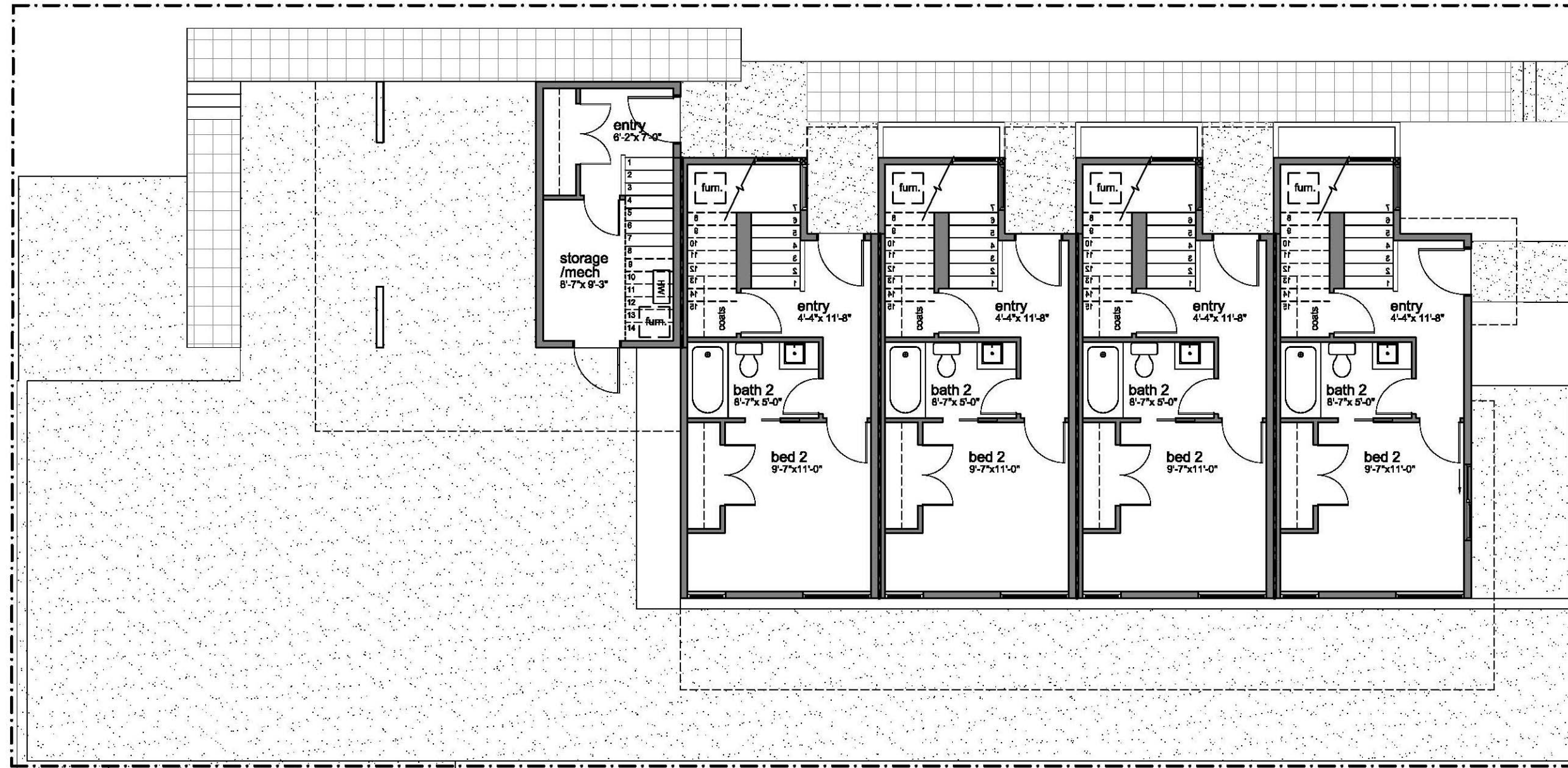


LANDSCAPE PLAN - GROUND LEVEL





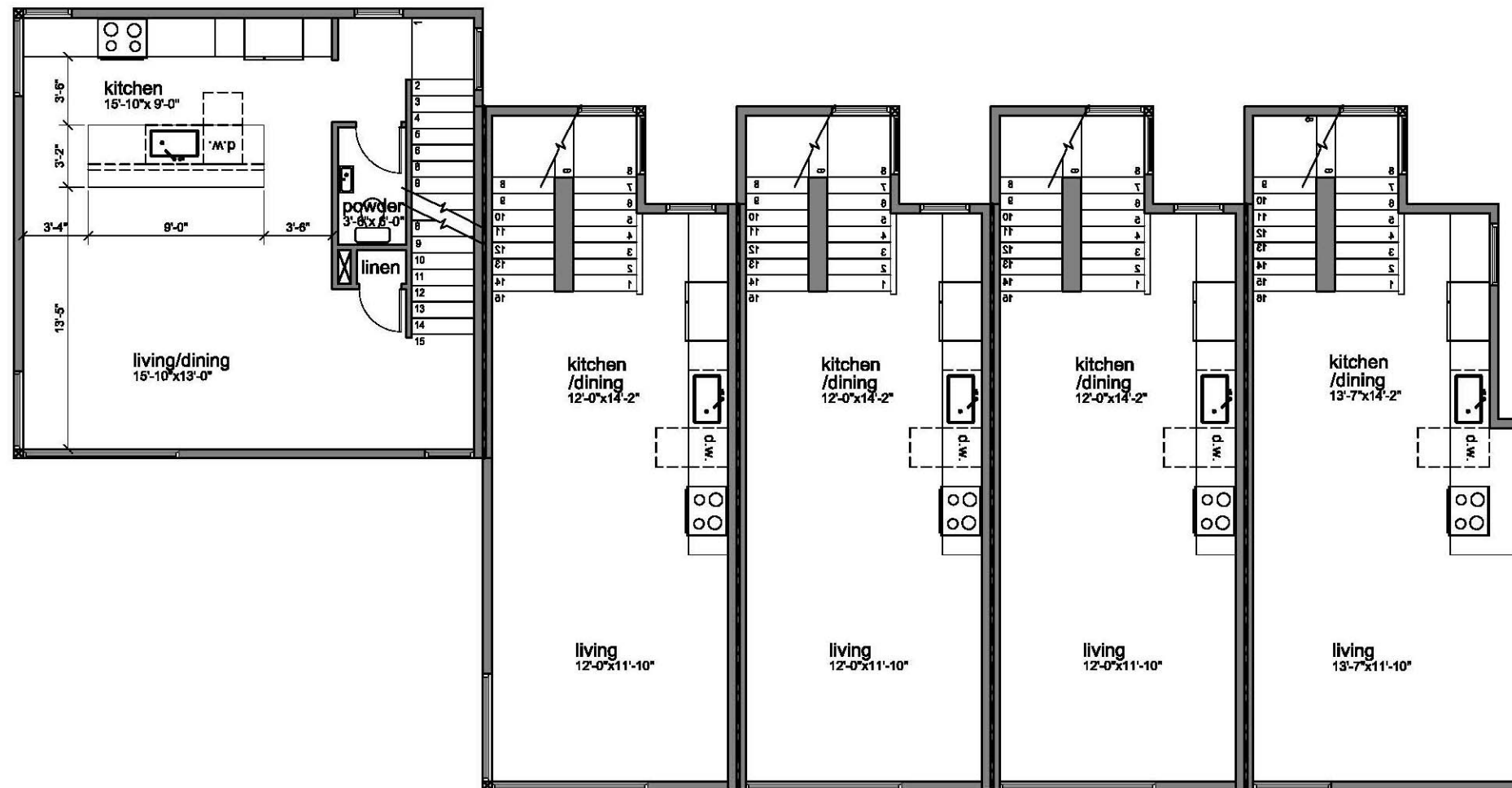




first floor plan

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

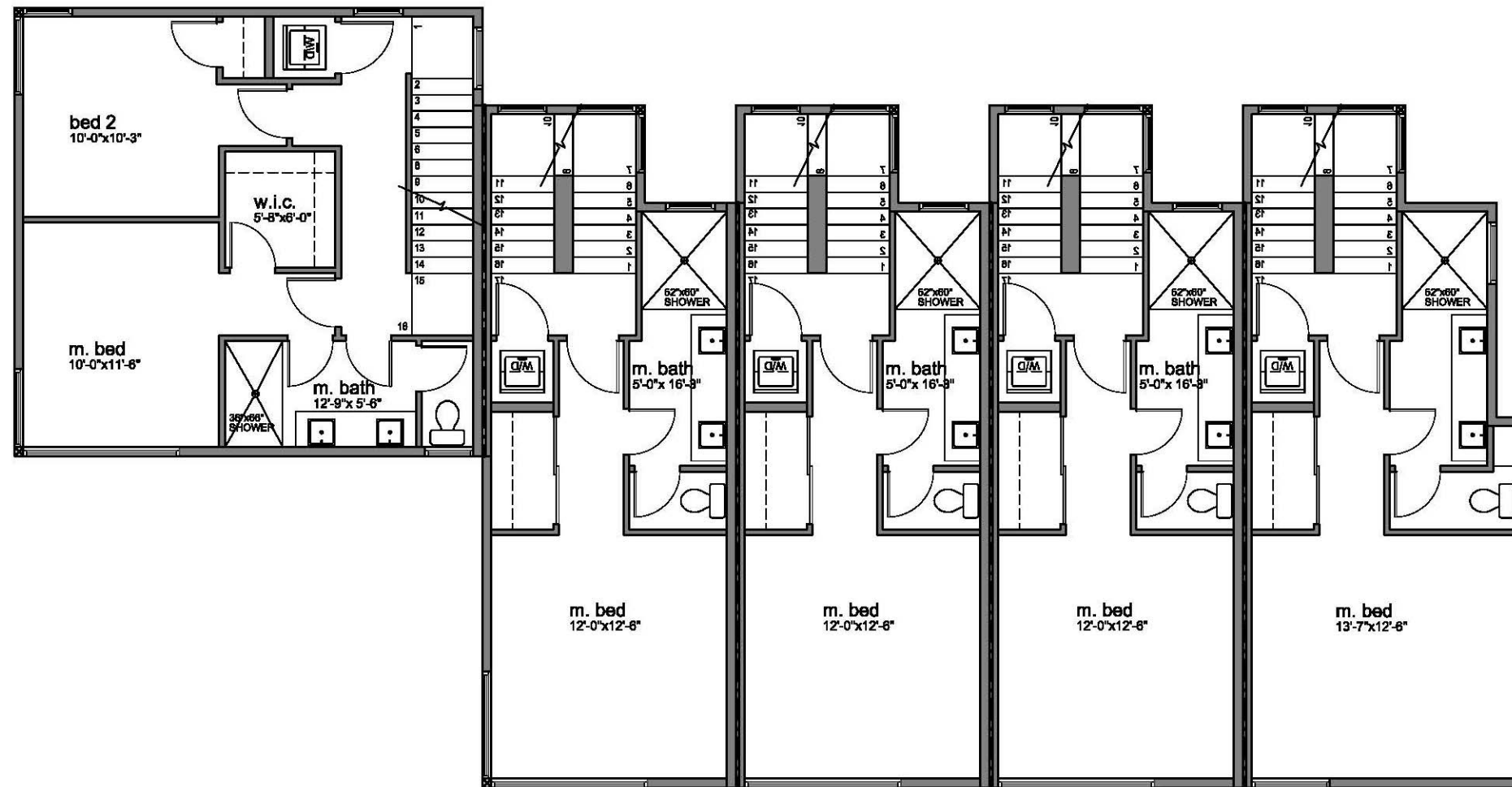




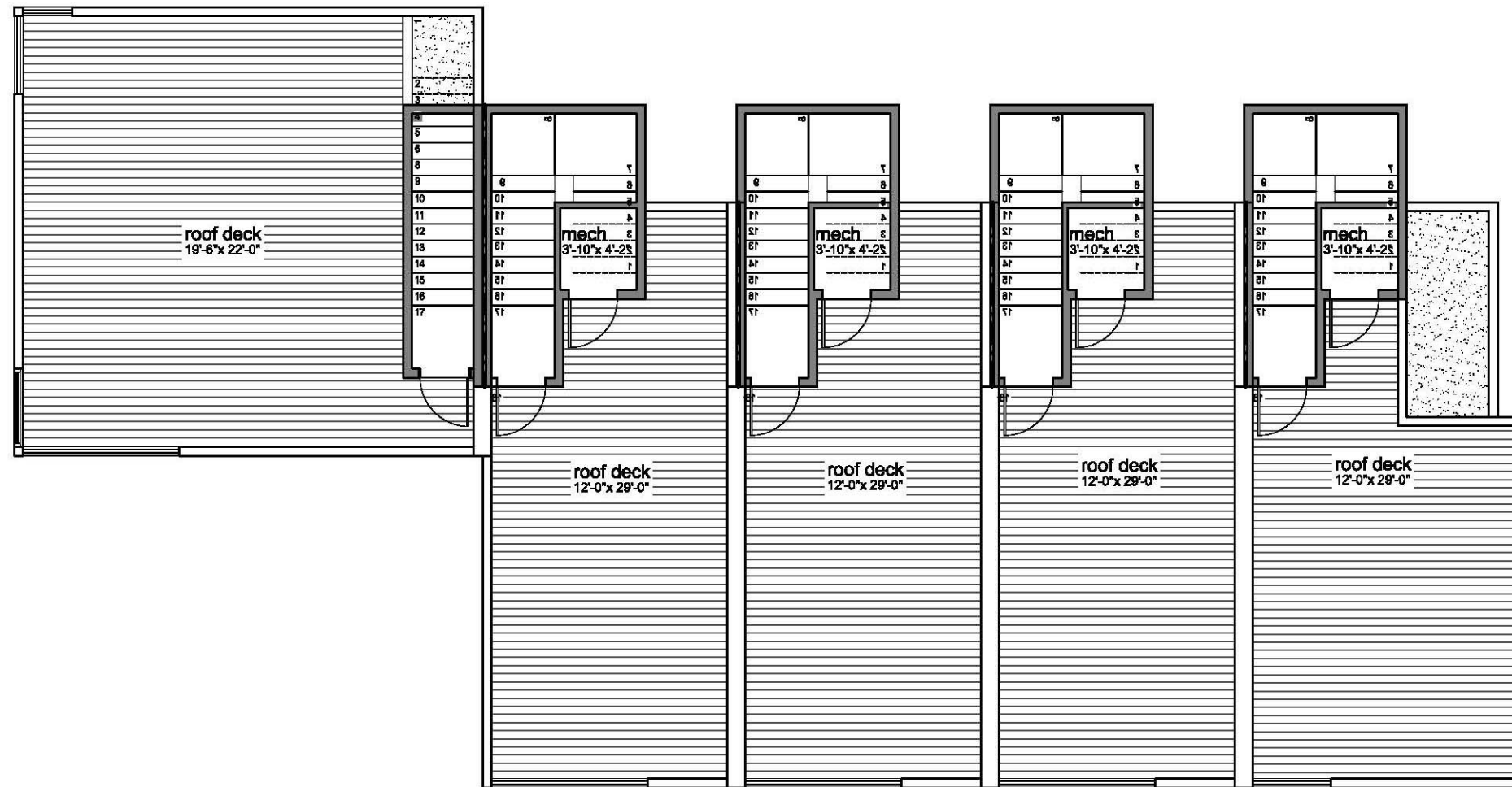
second floor plan

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

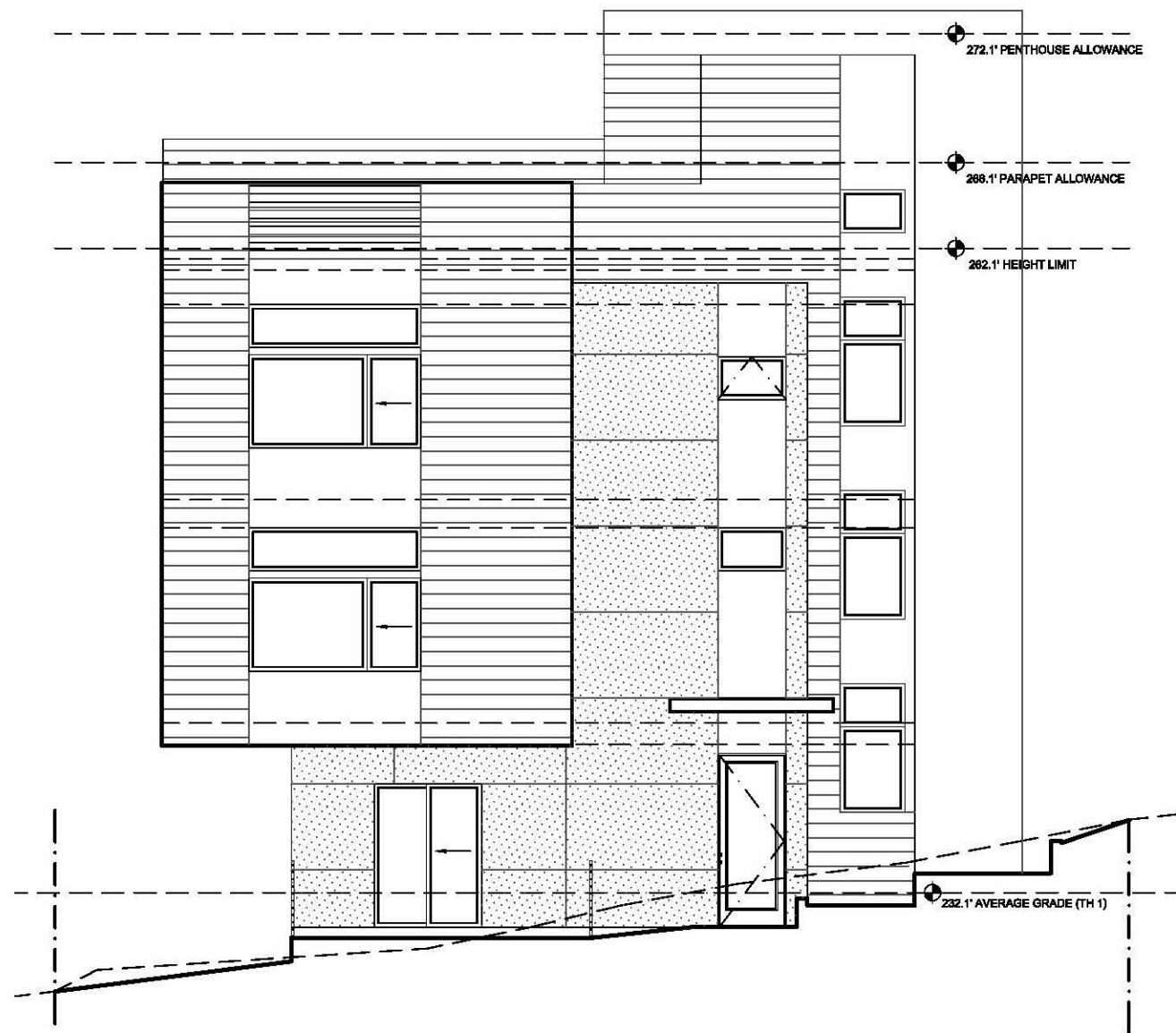




third floor plan
SCALE: 1/8" = 1'-0"

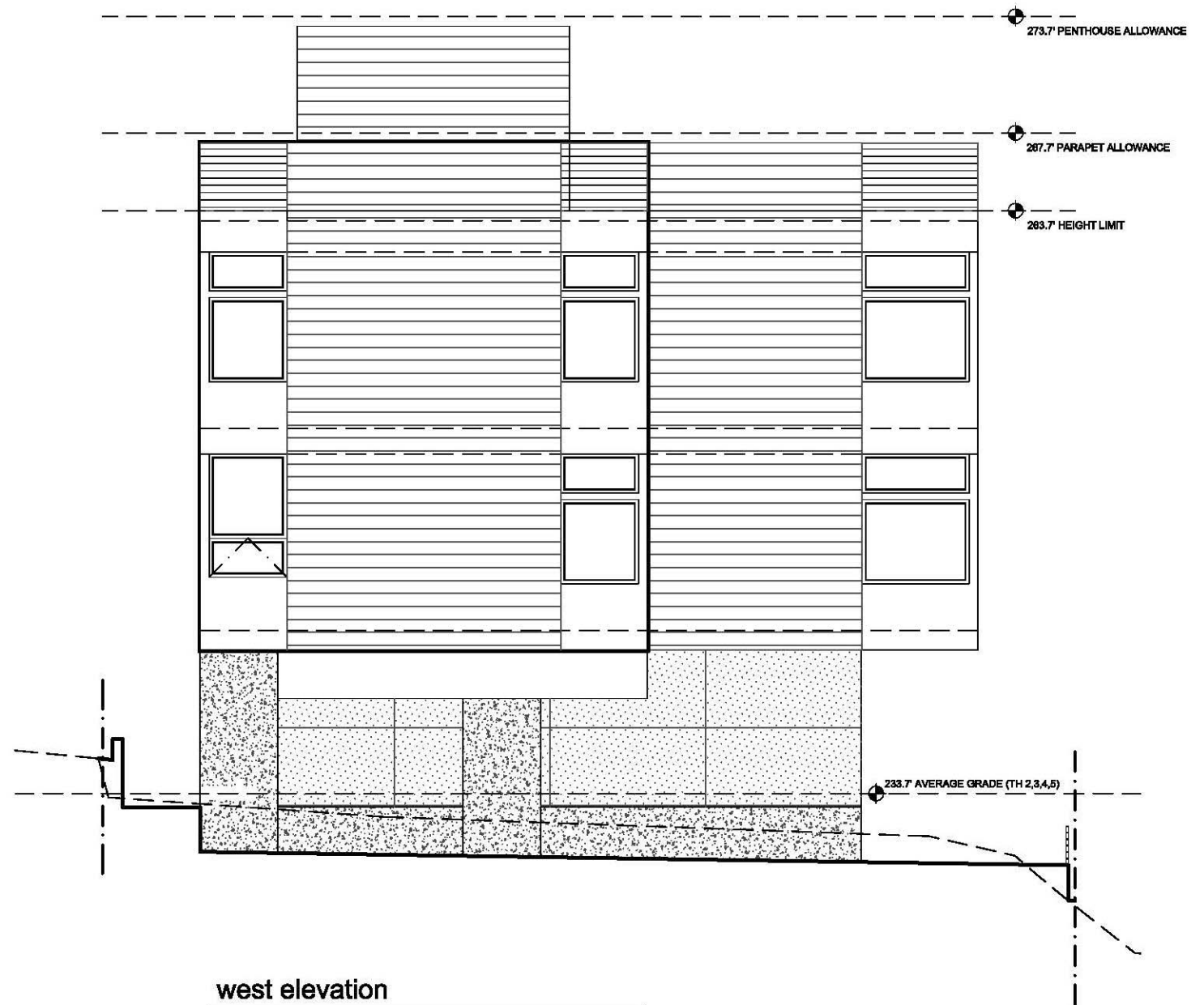


roof plan
SCALE: 1/8" = 1'-0"



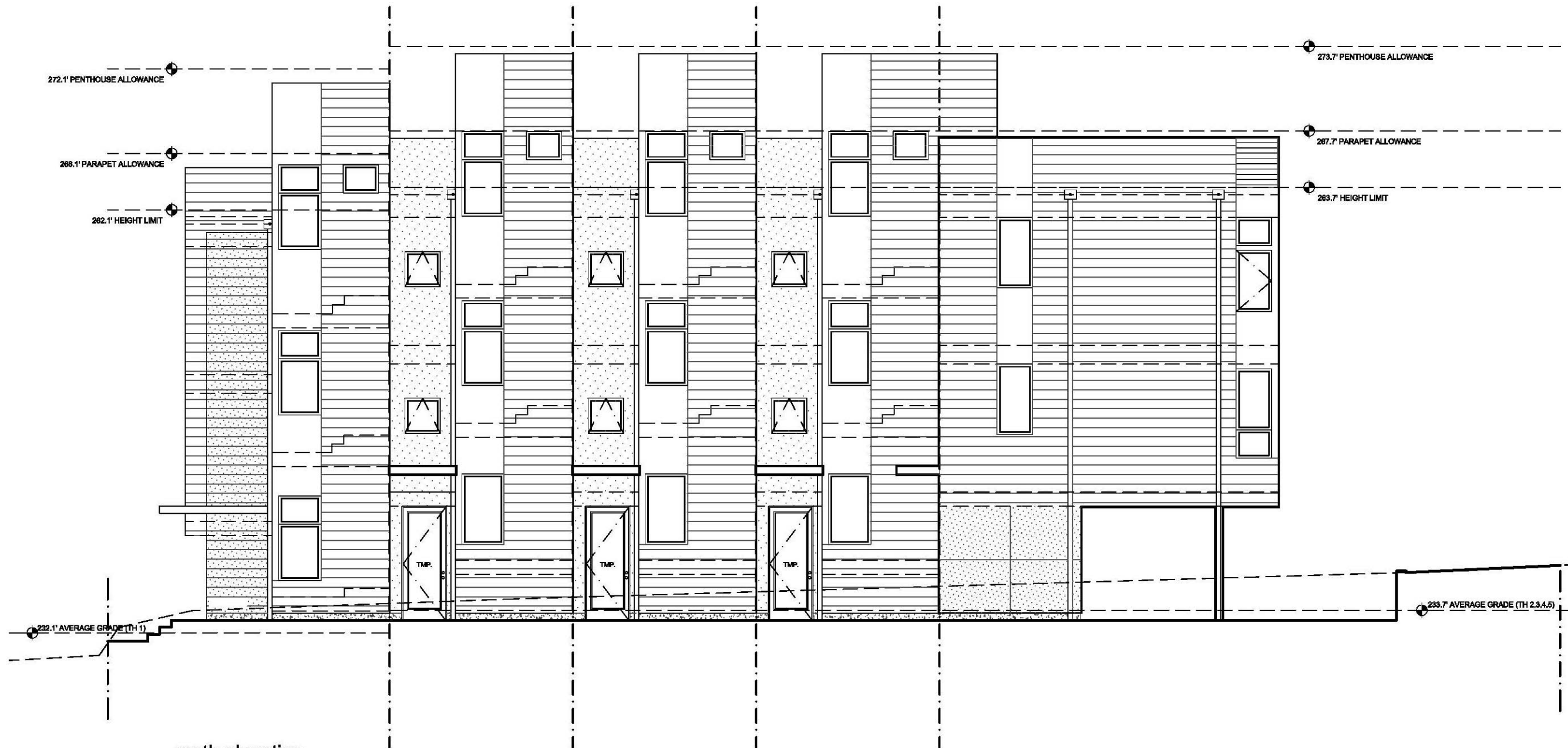
831 29th Ave S (east) elevation

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



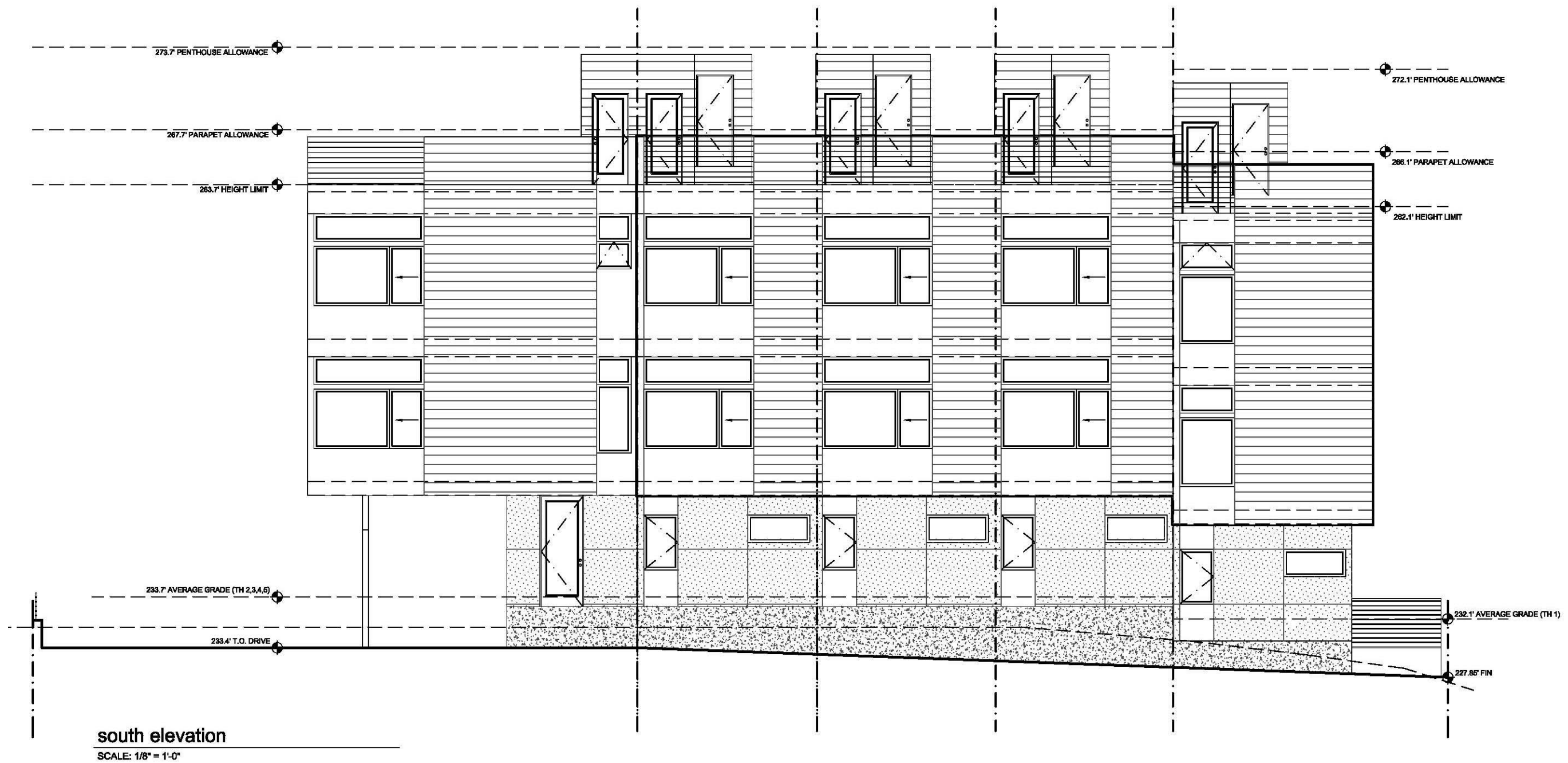
west elevation

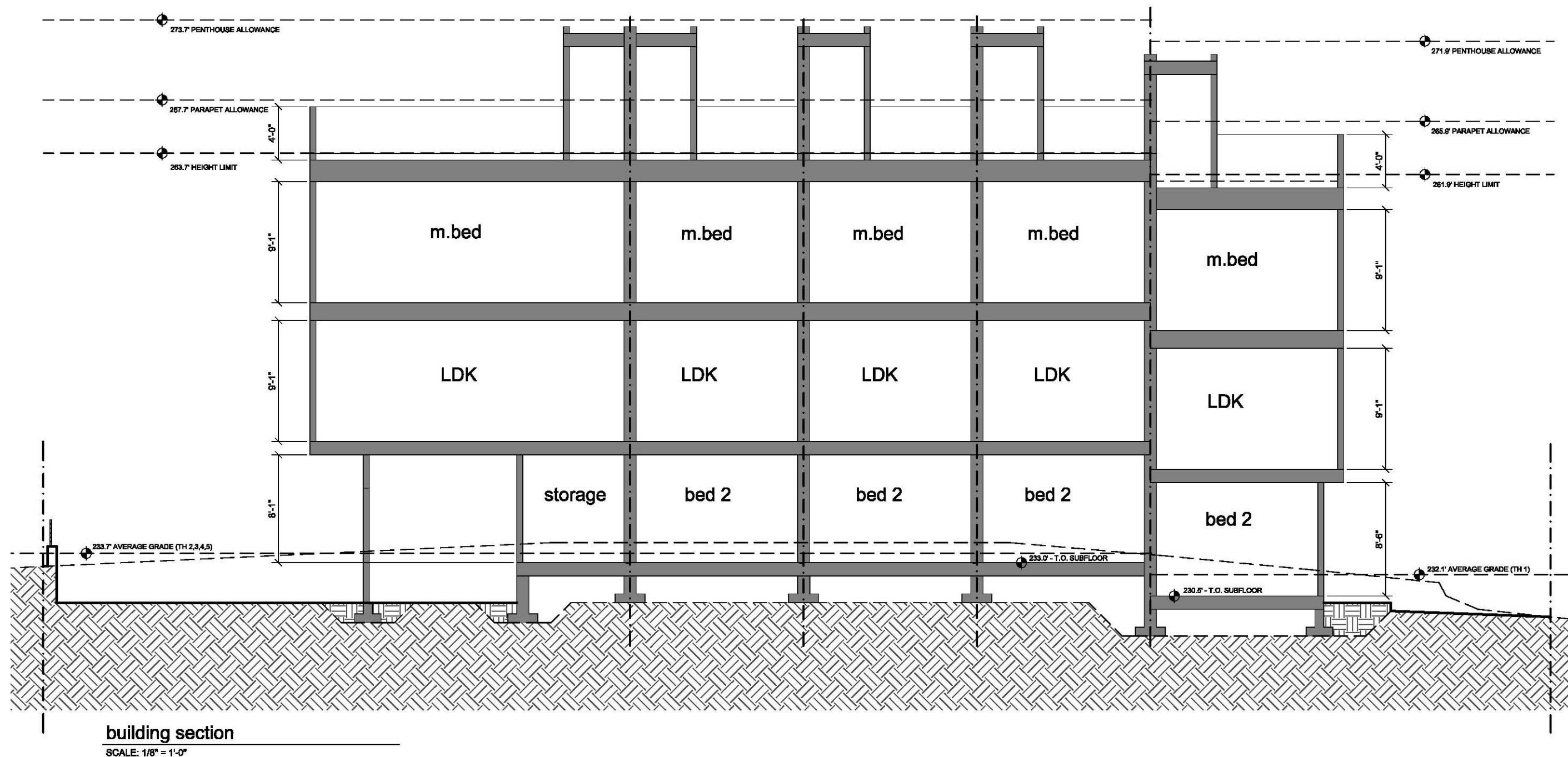
SCALE: 1/8" = 1'-0"

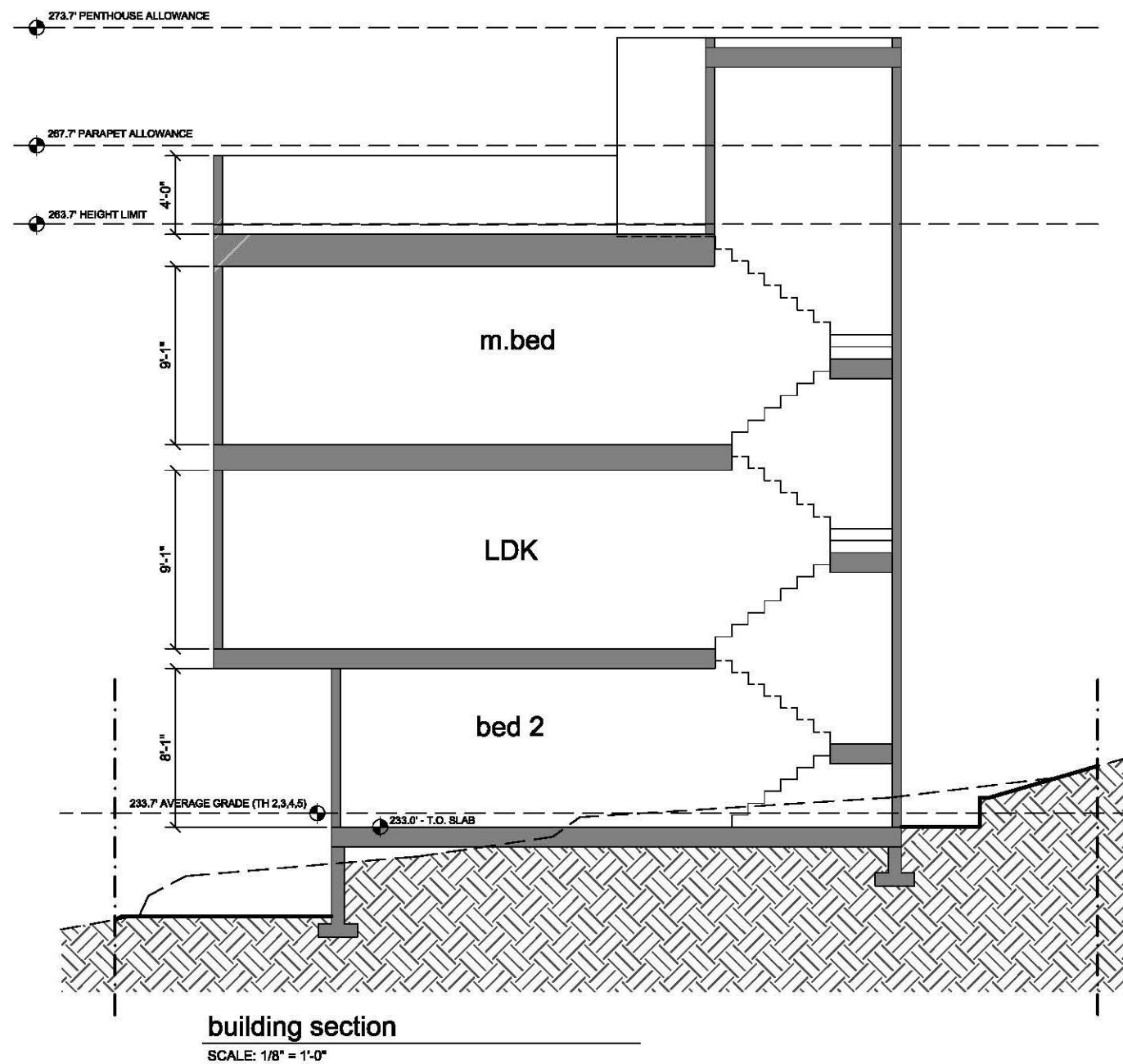


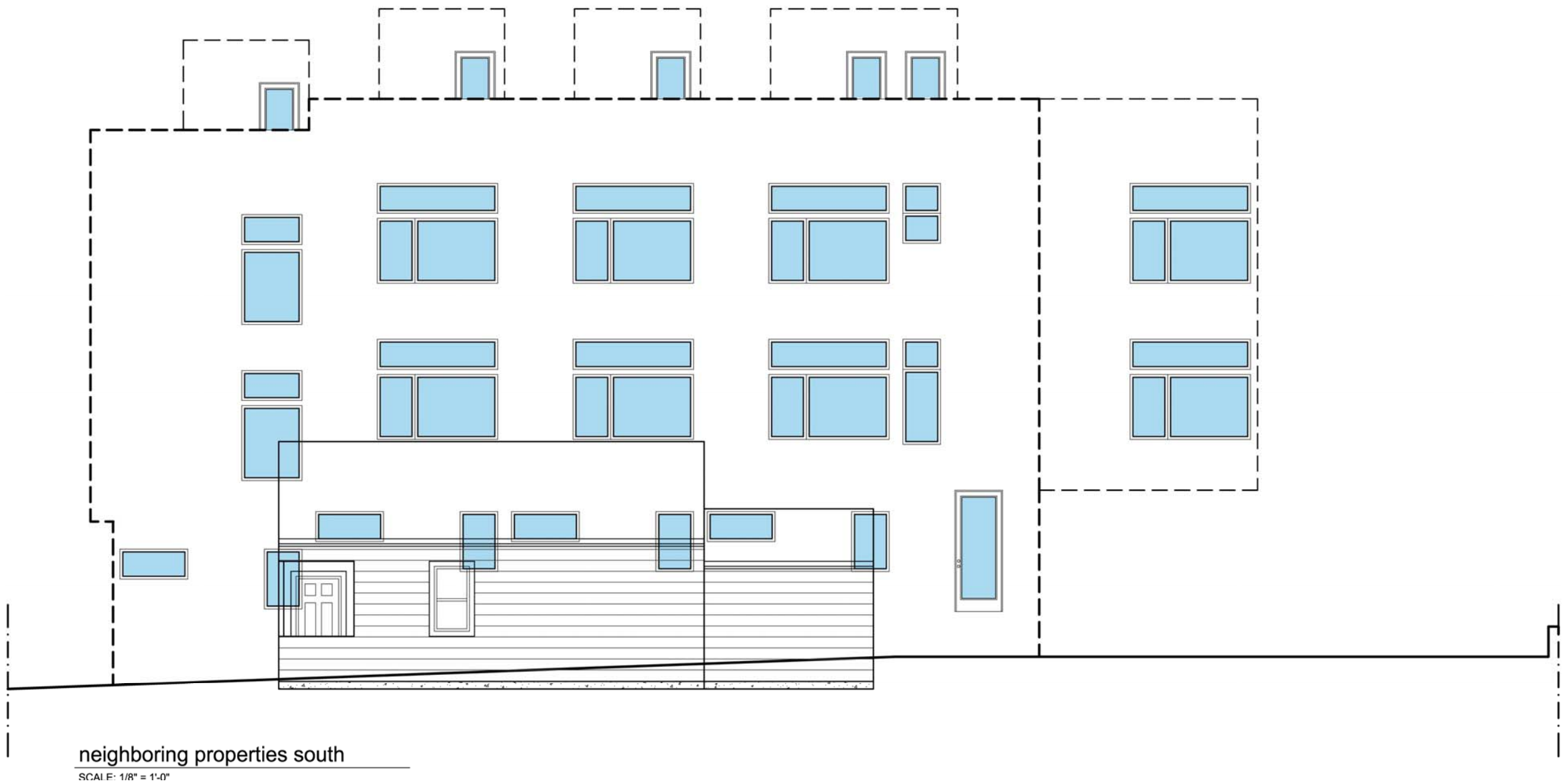
north elevation

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

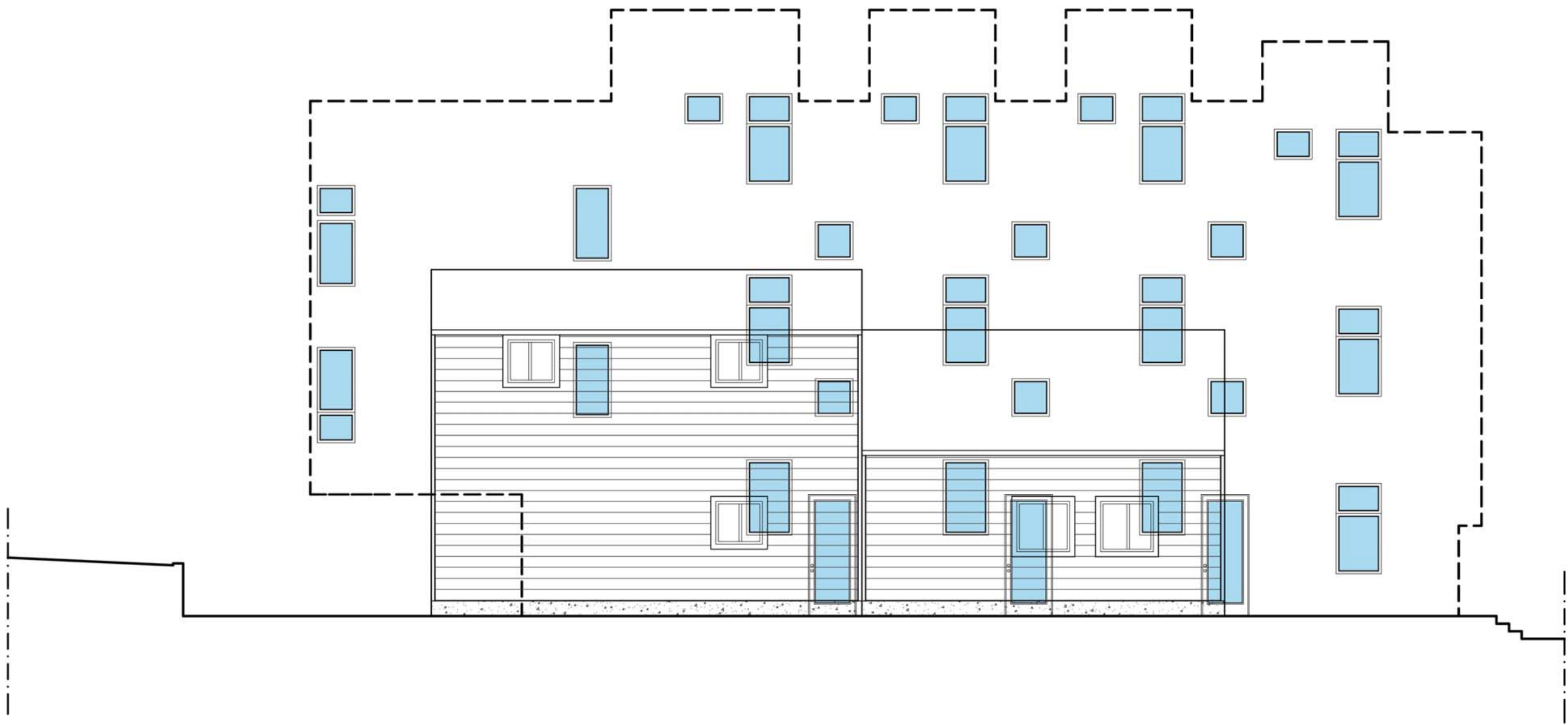








NEIGHBORING PROPERTY SOUTH SCALE: 3/32" = 1'



neighboring properties north

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

NEIGHBORING PROPERTY NORTH SCALE: 3/32" = 1'