LAND USE FULL C MF $0 3914 S BRANDON ST 2 of 2

Appl: Prty: Filed at: Use:

Streamlined Design review application for a 2-story townhouse structure containing three residential units. Parking for three vehicles to be located within the structure.

Parent: Related AP: Build ID: 3020201

BRANDON STRE
TOWNHOM

3914 S. BRANDON STREET, SEATTLE, WA

STREAMLINED DESIGN R

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City of Seattle
Dept. of Planning and Development

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DPD# 3(

OWNER

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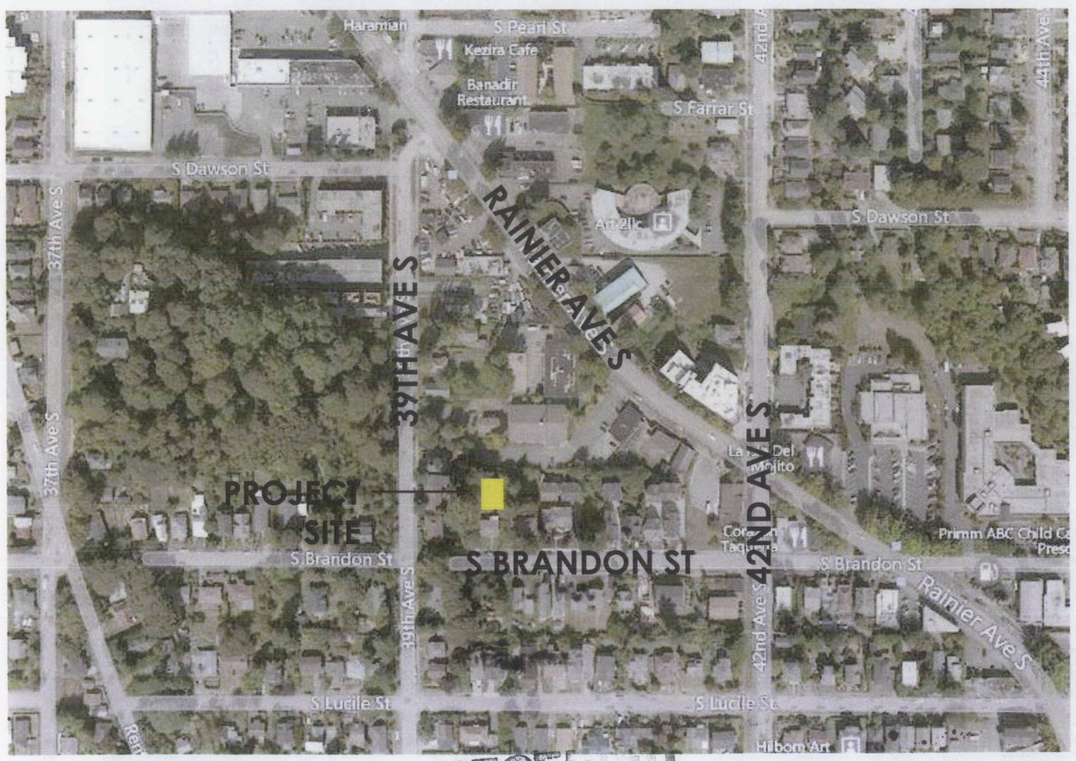
studio19 a

PROPOSAL DESCRIPTION

Project Description:	The proposed project is located on a vacant 5,011 square foot lot with no street frontage. The site is accessed by a 13 foot easement on the west side of the lot located between the project site and the street. A 3 unit, 3 story townhouse development is proposed to be constructed on the property. Each townhome will be provided with a private garage. Both vehicular and pedestrian access is provided through the ingress/ egress easement on the west side of the neighboring property.
Address:	3914 S Brandon Street, Seattle, WA 98118
Legal Description:	MORNINGSIDE ACRE TRL PCL A SEATTLE SP #3016900 REC# 20140926900003 SD SP DAF- W 65 FT OF E 208 FT SD TR Plat Block: Plat Lot: 35
Parcel Number:	564960-0436
Site Area:	5,011 SF
Use:	Residential

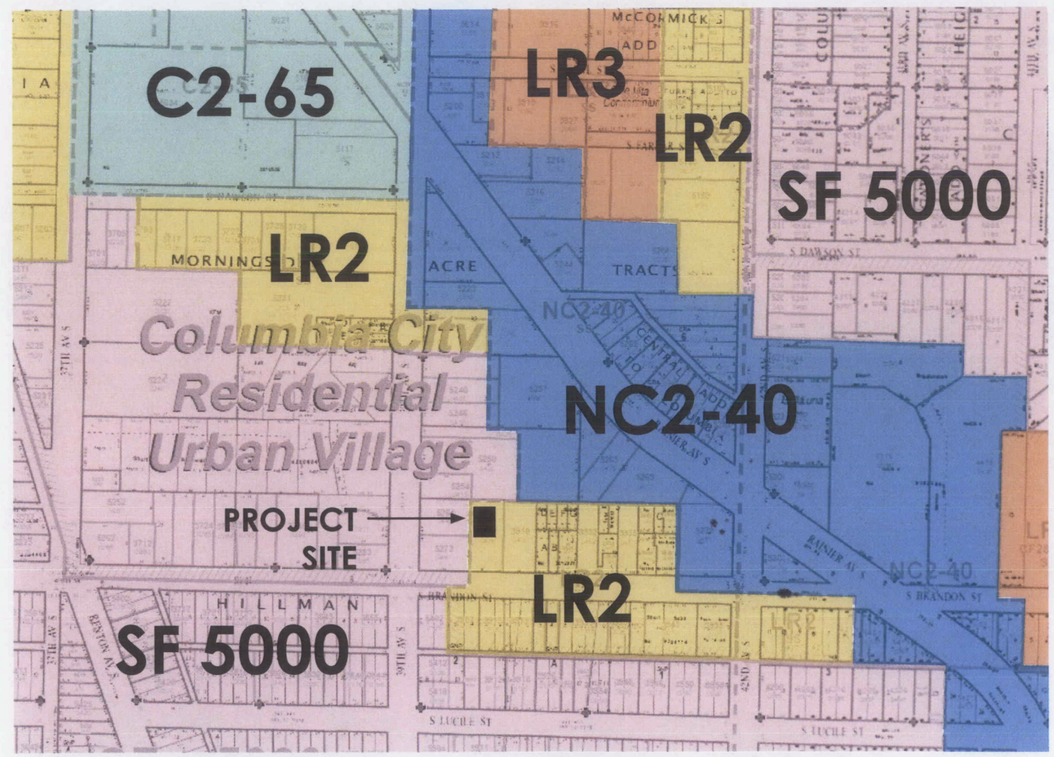


CONTEXT ANALYSIS

The project site is located within the LR-2 zone in the Columbia City Residential Urban Village on a vacant parcel with no street frontage created through a short plat. The lot slopes from the southwest corner to the northeast corner with a vertical drop of approximately 20 feet. The southeast corner of the site was designated as an environmentally critical area (ECA) 40% steep slope. Relief was granted under DPD project No. 6414757 from prohibition on steep slope development because the steep slope area was created through previous legal grading.

Access is provided from S Brandon Street by an easement along the west side of the lot located between the project site and the street. There is an existing one story single family residence with a day lit basement on the intervening lot.

The zoning of the parcels surrounding the project site is SF 5000 to the north and the West and LR-2 to the east and the south. There are single family homes on the lots to the East, South and West with Damascus Baptist Church located to the North. There is a mix of multifamily developments and single family homes on S Brandon Street between S 42 Avenue and its termination in front of the intervening property to the South of the project site.



A: S. Brandon Street (North)

PROJECT SITE

B: S. Brandon Street (South)

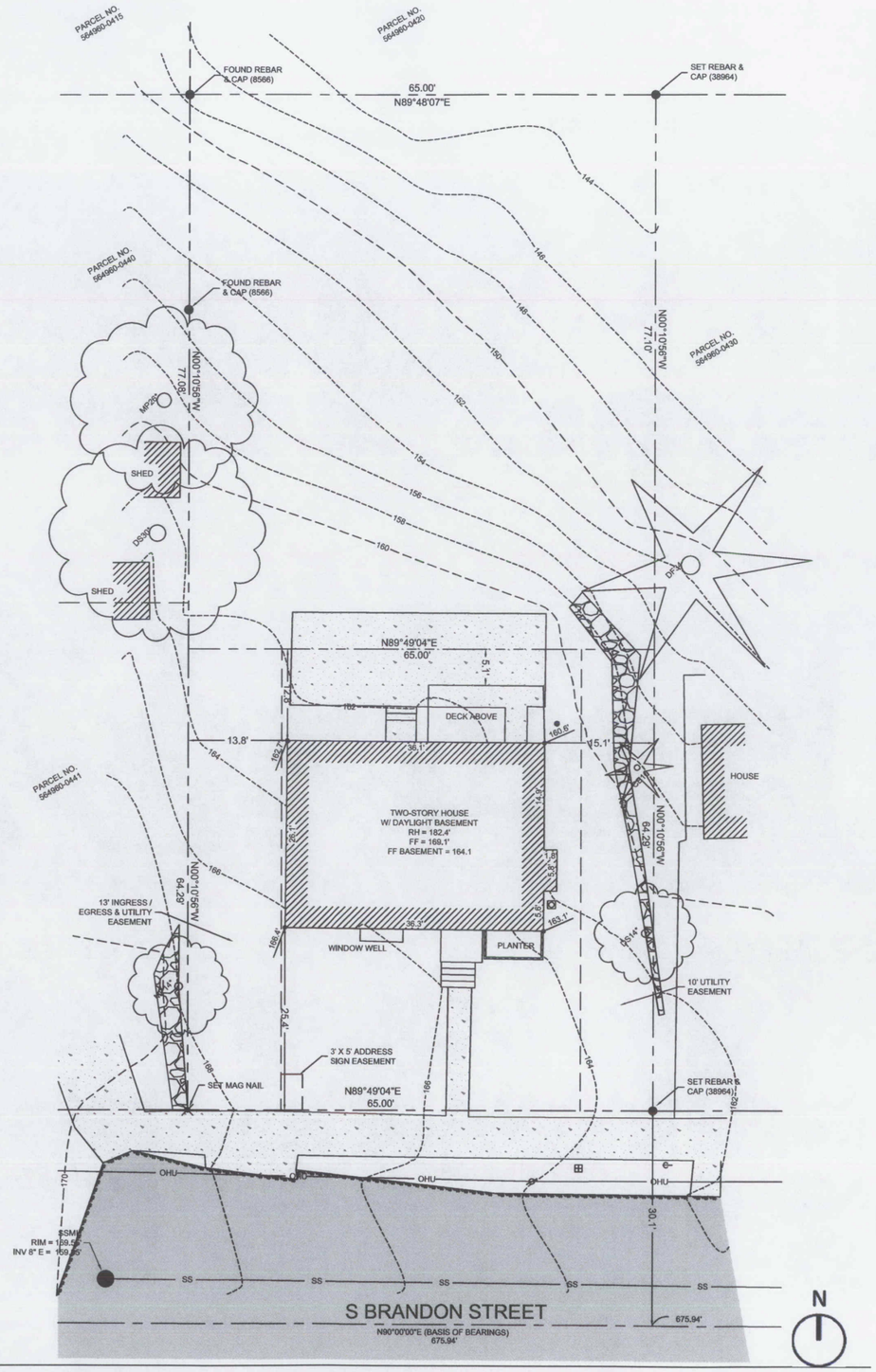
OPPOSITE FROM SITE

C: Parking Lot (North of site)

PROJECT SITE

D: S. Brandon Street (West)

EXISTING SITE



ZONING DATA

Base Zone:	LR2 (Residential, Multifamily, Lowrise 2)
Airport Height Overlay:	Horizontal Surface
Urban Village Overlay:	Columbia City (Residential Urban Village)
SE Seattle Reinvestment Area:	Yes
Frequent Transit:	Yes
Environmentally Critical Area:	40% steep slope – Relief granted from prohibition on steep slope development (proposed development is located on steep slope areas created through previous legal grading).

Zoning Data: Seattle Municipal Code

Section/Topic	Required/Allowed	Proposed/Conditions
23.45.504 Permitted and Prohibited Uses	Table A: Residential Use - Permitted	Residential Use
23.45.508 General Provisions	H. Lots with not street frontage. For lots that have no alley lot lines, the applicant may choose the front lot line provided that the selected front lot line length is at least 50% of the width of the lot.	South property line designated as front
23.45.510 Floor Area Ratio (FAR) Limits	B. FAR Limits in LR Zones Table A: Townhouse Developments outside or inside Urban Centers, Urban Villages and the Station Area Overlay District: 1.0 or 1.2 C. To qualify for the higher FAR Limit the following standards must be met: 1.a. Applicants shall make a commitment that the structure will meet green building performance standards by earning a LEED Silver or Built Green 4-Star rating. 3.a. Townhouse parking shall be totally enclosed within same structure as residential use.	FAR: Allowable: 1.20 (6013.2 SF) Provided: 1.18 (5909.8 SF) Project meets requirements of 23.45.510.C: Build Green 4-Star rating; Provided parking is enclosed within the structure
23.45.512 Density Limits – Lowrise Zones	Table A: Townhouse Developments: 1/1,600 or No Limit	No Limit Project meets requirements of 23.45.510.C: Build Green 4-Star rating; Provided parking is enclosed within the structure
23.45.514 Structure Height	Table A: Townhouse Developments: 30 Feet Exceptions: E. Shed Roofs may extend 3 feet above limit. J. Rooftop features. 2. Open railings, clerestories and parapets on the roofs of principal structures may extend 4 feet above the maximum height limit set in subsections A and E. 4. Stair penthouse may extend 10 feet above limit	Proposed Height: 30'-0" + 4'-0" parapet/clerestory + 3'-0" shed roof +10'-0" stair penthouse
23.45.518 Setbacks and Separations	Table A Required setbacks for Townhouse Developments in LR Zones: Front: 7' average; 5' min. Rear: 7' average; 5' min. Side: Facades ≤ 40': 5' Facades > 40': 7' average; 5' min.	Front: 22'-0" Rear: 9'-1" Side: 5'-6" average – Façade > 40' **Adjustment requested**
23.45.522 Amenity Area	A. Amenity area required for townhouse developments in LR zones: 1. 25 % of lot area 2. Minimum of 50% of required amenity area shall be provided at ground level. 3. For townhouse developments, amenity area required at ground level may be provided as either private or common space. D. General Requirements 4.a. There is no minimum dimension for private amenity areas	Amenity area: Required : 5,011SF x 0.25 = 1,253 SF Provided: 1,723.6 SF Ground Level: Required: 1253 SF x 0.5 = 626.5 SF Provided: 591.5 SF **Adjustment requested**
23.45.524 Landscaping Standards	A.2. Green Factor Requirement: 0.6 or greater	Green Factor Score: 0.6
23.45.527 Structure Width and Facade Length Limits	Table A Maximum Structure Width in LR Zones: Townhouse Developments: 90 Feet B.1. Maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of that lot line.	Maximum Structure width: 54'-0" Maximum Façade Length Allowed: 77'-1" x 0.65 = 50'-0" Proposed: 46'-0"
23.54.015 Required Parking	Table B Parking for Residential Uses: I. Multifamily residential use – 1 space per dwelling unit M. All residential uses in multifamily zones within the urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service – No minimum requirement.	No parking required – 3 spaces provided
23.54.030 Parking Space Standards	B.1.d. For an individual garage serving an townhouse unit, the minimum size of parking space shall be for a large car (8'-6" x 19'-0")	Each unit is provided with a private garage;
	D.1.a. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet wide for 1-way and 2-way traffic	Driveway does not exceed 100 feet on the project site
	D.3 The director may permit a driveway slope of more than 15% if it is found that: a. the topography of the lot makes a 15% maximum driveway slope infeasible; b. the additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and c. the driveway is still usable as access to the lot.	To accommodate the topography of the site the driveway slope is greater than 15%
23.54.040 Solid Waste and Recyclable Material Storage and Access	A.1. Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has a minimum dimension of 2 feet by 6 feet.	A 2'-0" x 6'-0" storage space is provided in the garage of each unit

DESIGN GUIDELINES

CS1 Natural Systems and Site Features

B. SUNLIGHT AND NATURAL VENTILATION

1. DAYLIGHT AND SHADING

Maximize daylight for and minimize shading on adjacent sites through the placement and design of structures on the site.

C. TOPOGRAPHY

1. LAND FORM

Use the natural topography and/or other desirable land forms or features to inform the project design.

CS2 Urban Pattern and Form

B. ADJACENT SITES, STREETS AND OPEN SPACES

1. SITE CHARACTERISTICS

Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

D. HEIGHT, BULK AND SCALE

1. EXISTING DEVELOPMENT AND ZONING

Review the height, bulk and scale of the neighboring buildings as well as the scale of development anticipated by zoning for the area to an appropriate complement and/or transition.

2. EXISTING SITE FEATURES

Use changes in topography, site shape and vegetation or structures to help make a successful fit with adjacent properties. For example, siting the greatest mass of the building on the lower part of the site to buffer building height from a smaller neighboring building.

3. ZONE TRANSITIONS

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

4. MASSING CHOICES

Strive for a successful transition between zones where a project abuts a less intense zone.

5. RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

RESPONSE: The topography of the site drops approximately 20 feet from the southwest corner of the site towards the northeast. The homes to the west are at a considerably higher elevation while the property to the east is screened by significant evergreen trees The proposed building is located on the lowest part of the site at the north end of the property, taking advantage of the existing topography in order to:

- *minimize the perceived height from the street*
- *provide a transition between the the SF 5000 zone to the west*
- *reinforce the existing pattern of development where subdivided lots have structures located towards the rear and/or front of the property with parking located in the interior of the lot.*
- *orient the interior living spaces to the north in order to maximize natural light, capture territorial views & ensure privacy from neighbors.*
- *benefit from the existing shrub hedge to the north and evergreen trees to the east*

CS3 Architectural Context and Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. CONTEMPORARY DESIGN

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

4. EVOLVING NEIGHBORHOODS

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new developments to establish a positive and desirable context for others to build upon in the future.

RESPONSE: Columbia City is one of the Seattle's most diverse neighborhoods with a wide variety of building typologies. There is a mix of multifamily developments and single family homes on S Brandon Street between S 42 Avenue its termination in front of the intervening property to the South of the project site. On the south side of S Brandon Street two modern homes were constructed in 2013 and on the lot directly across S Brandon Street there are 4 modern single family houses planned. The proposed townhomes will incorporate a modern aesthetic.

PL2 Walkability

B. SAFETY AND SECURITY

2. LIGHTING FOR SAFETY

Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

RESPONSE: Exterior lighting will be provided at individual unit entries and above garage door openings on the south and wall mounted down lighting at ground level on the north facade.

D. WAYFINDING

1. DESIGN AS WAYFINDING

Use design features as a means of wayfinding wherever possible

RESPONSE: Address signage to be incorporated for all units

DC1 Project Uses and Activities

A. ARRANGEMENT OF INTERIOR USES
4. VIEWS AND CONNECTIONS
Locate interior uses and activities to take advantage of views.

B. VEHICULAR ACCESS AND CIRCULATION
1. ACCESS LOCATION AND DESIGN
Where alley access is not feasible, choose a location for street access that is the least visually dominant and/or offers opportunity for shared driveway use.

DC2 Architectural Concept

A. MASSING
1. SITE CHARCTERISTICS AND USES
Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

2. REDUCING PERCEIVED MASS

B. ARCHITECTURAL AND FAÇADE COMPOSITION
1. FAÇADE COMPOSITION
Design all building facades considering the composition and architectural expression as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements including bays, fenestration, materials and patterns created by their arrangement.

DC3 Open Space Concept

B. OPEN SPACE USES AND ACTIVITIES
1. MEETING USER NEEDS
Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

4. MULTIFAMILY OPEN SPACE
Design common and private open spaces in multifamily projects to encourage physical activity and social interaction.

C. DESIGN
2. AMENITIES AND FEATURES
Create attractive outdoor spaces well suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

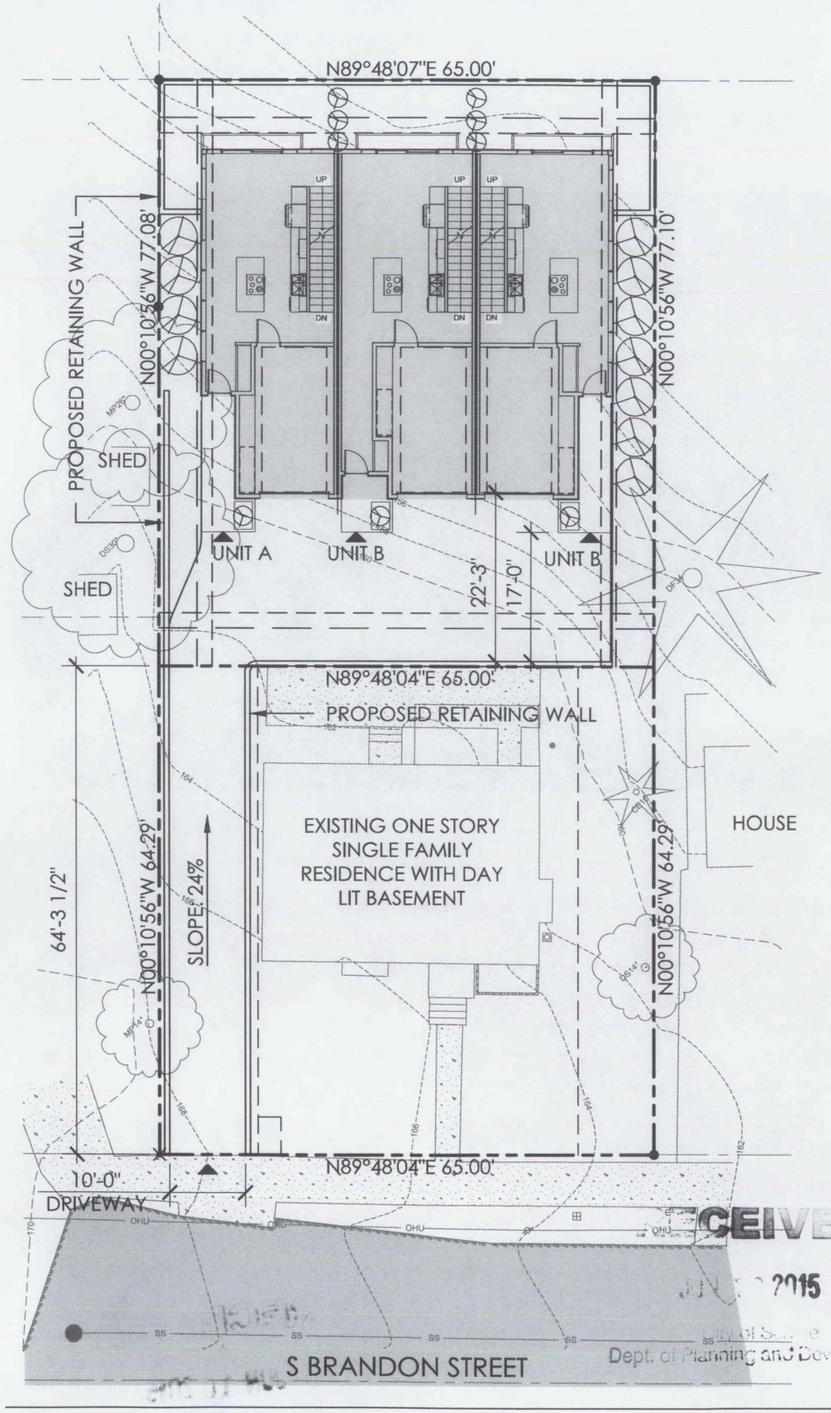
DC4 Exterior Elements and Finishes

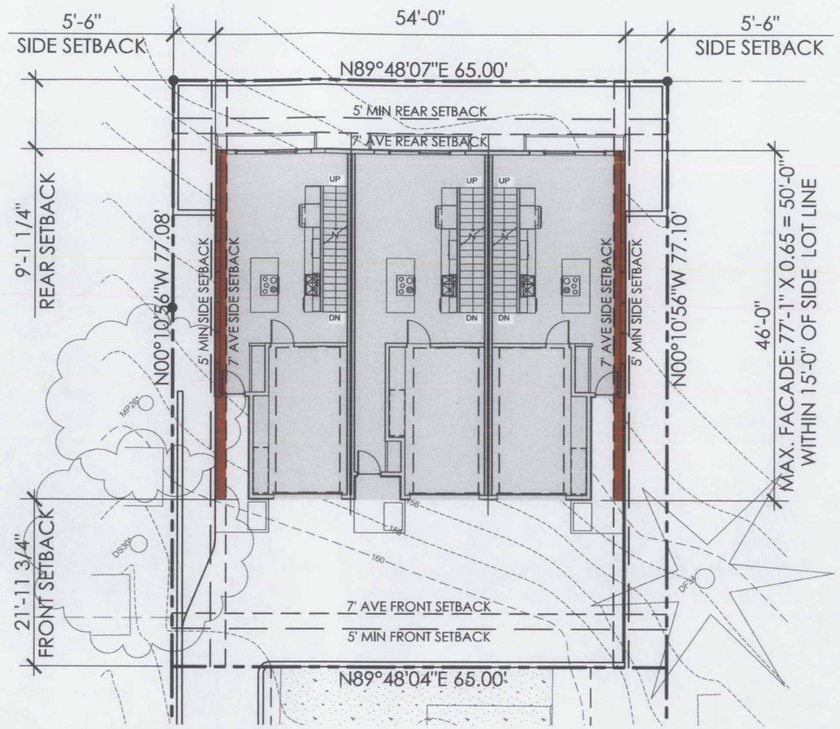
A. BUILDING MATERIALS
1. EXTERIOR FINISH MATERIALS
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

C. LIGHTING
1. FUNCTIONS
Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features.

RESPONSE: A 10' wide driveway at the western edge of the property leads to the shared drive court located at the interior of the site between the existing single family house to the south and the proposed townhouses to the north. The building is located at the lowest area of the site surrounded by existing trees and vegetation on the properties to the east and west. Living areas and private gardens are oriented to the north with territorial views. Private south facing roof decks provide residents with a visual connection to Brandon St. The north elevation, which faces a church parking lot, will be the most visible facade and is composed as a three bay rhythm of tall window walls and metal panel siding. Unit entries skinned with cedar rain screen siding create a pleasing composition and a warm contrast to the metal siding. The combination of proposed materials gives the buildings a modern refined aesthetic The perceived mass of the building is minimized due to the location at the lowest point on the property. Careful consideration will be given to the placement of the site lighting so as not to create glare on neighboring properties.

SITE PLAN & ADJUSTMENT REQUEST - SETBACKS





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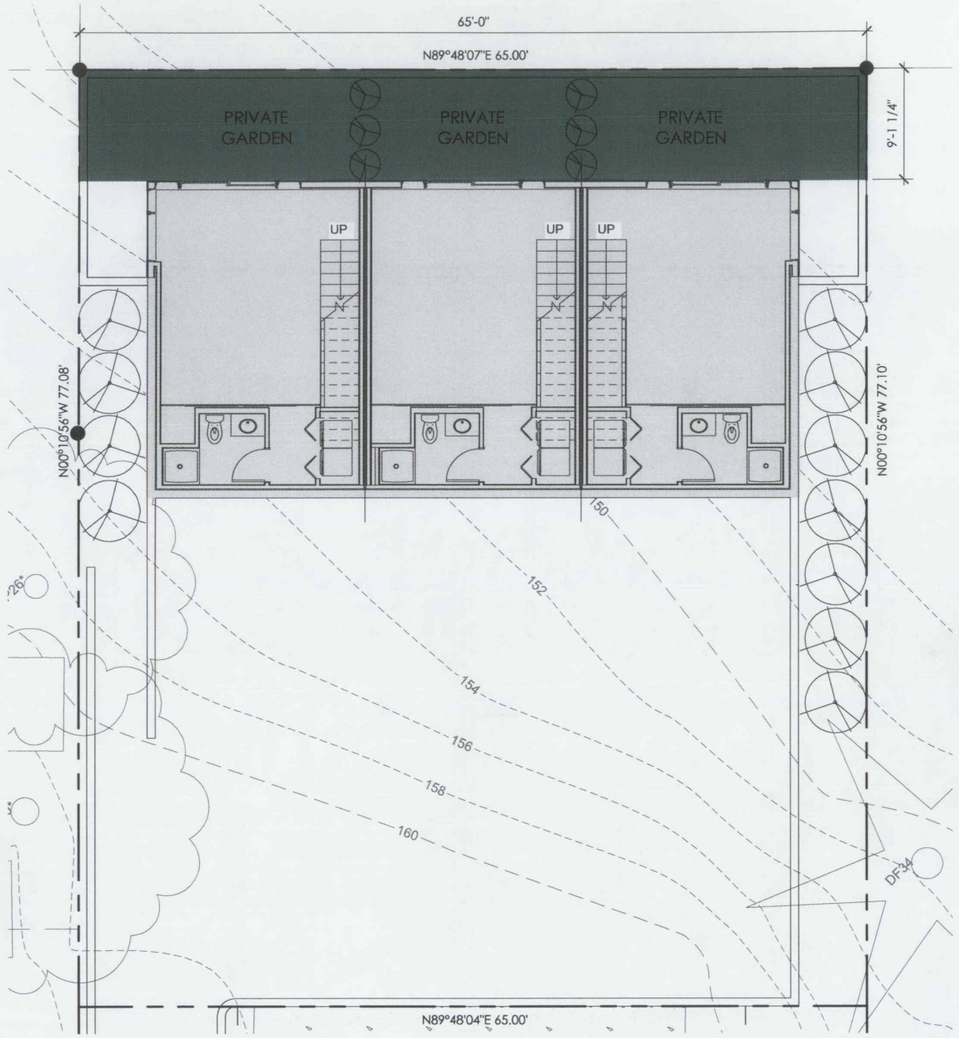
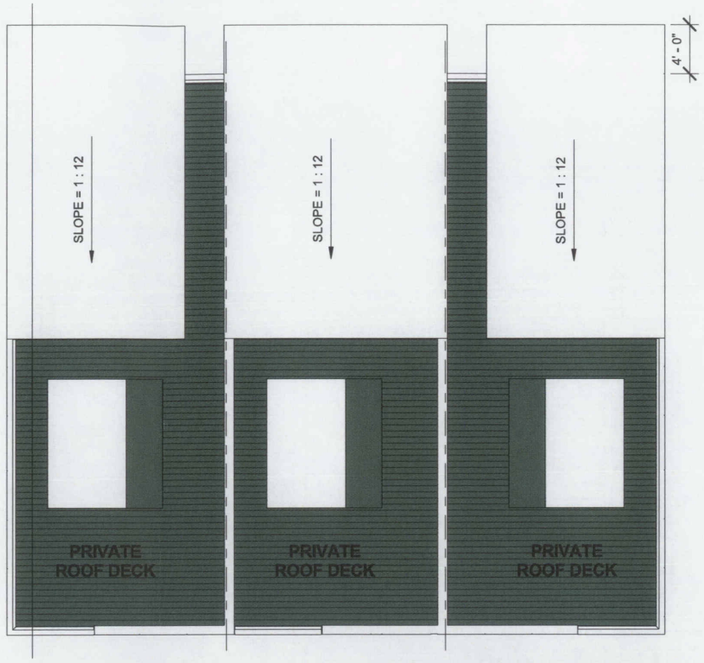
ADJUSTMENT REQUEST - AMENITY SPACE



GROUND FLOOR PLAN



ROOF PLAN

23.45.522 Amenity Area	A. Amenity area required for townhouse developments in LR zones: 1. 25 % of lot area 2. Minimum of 50% of required amenity area shall be provided at ground level. 3. For townhouse developments, amenity area required at ground level may be provided as either private or common space. D. General Requirements 4.a. There is no minimum dimension for private amenity areas	Amenity area: Required : 5,011SF x 0.25 = 1,253 SF Provided: 1,723.6 SF Ground Level: Required: 1253 SF x 0.5 = 626.5 SF Provided: 591.5 SF **Adjustment requested**

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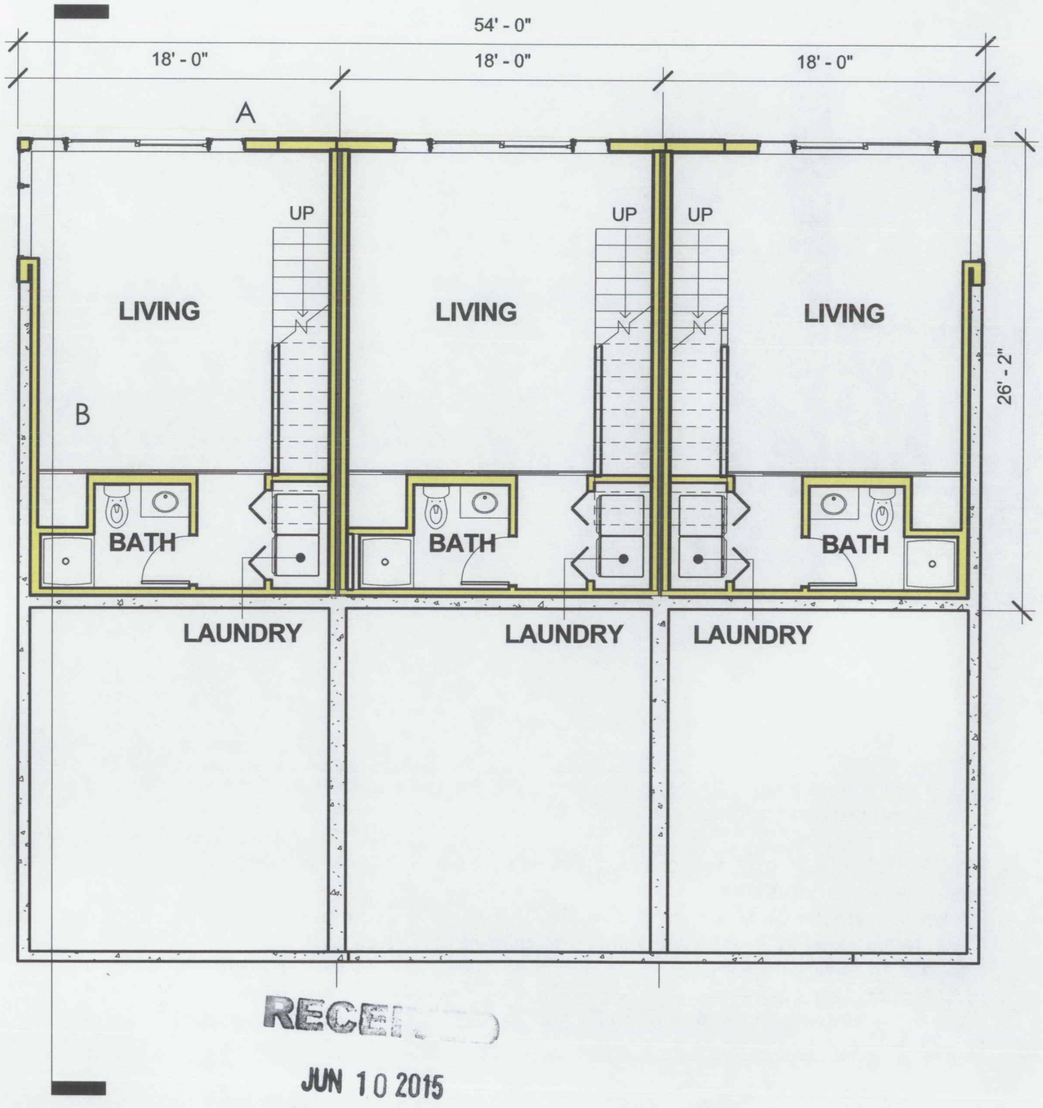
FLOOR PLANS



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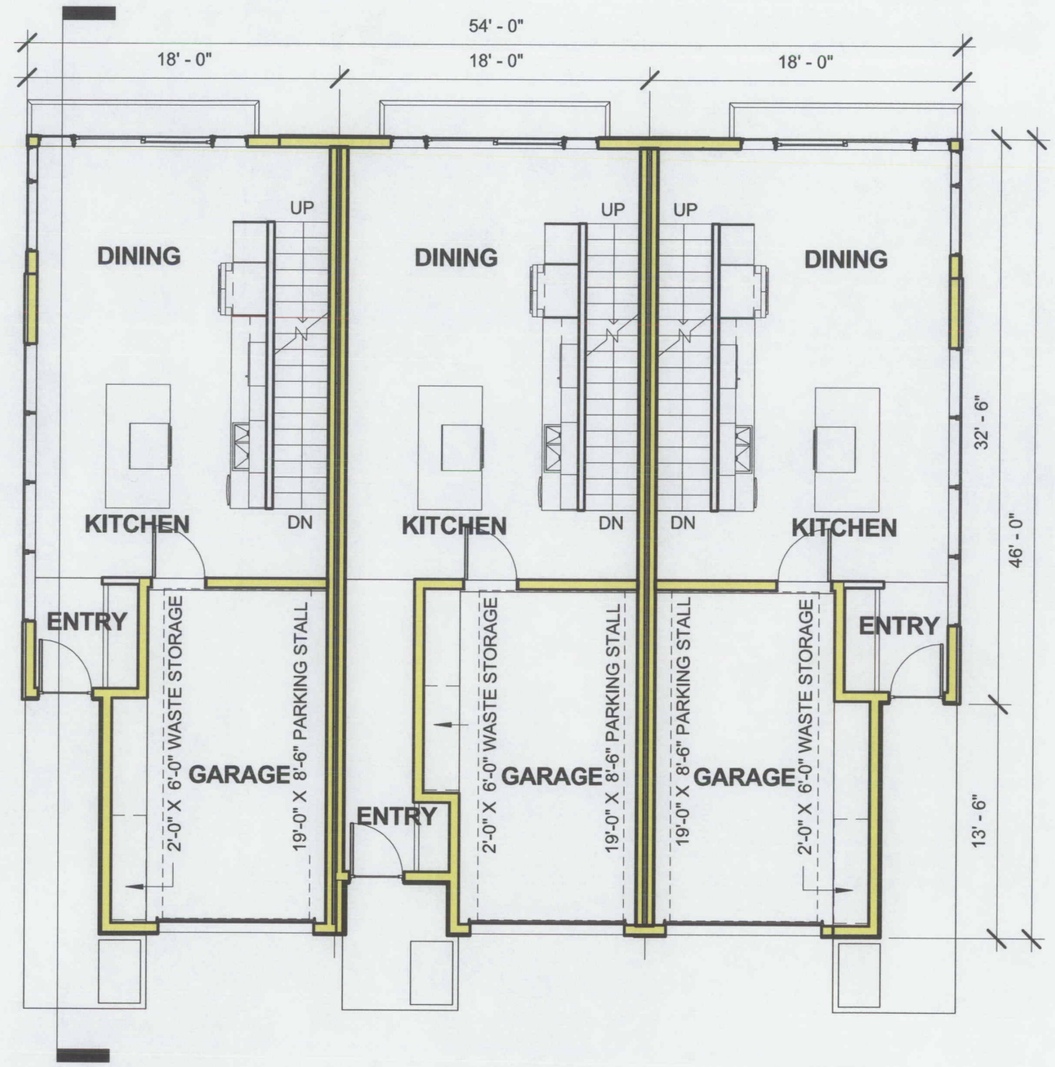

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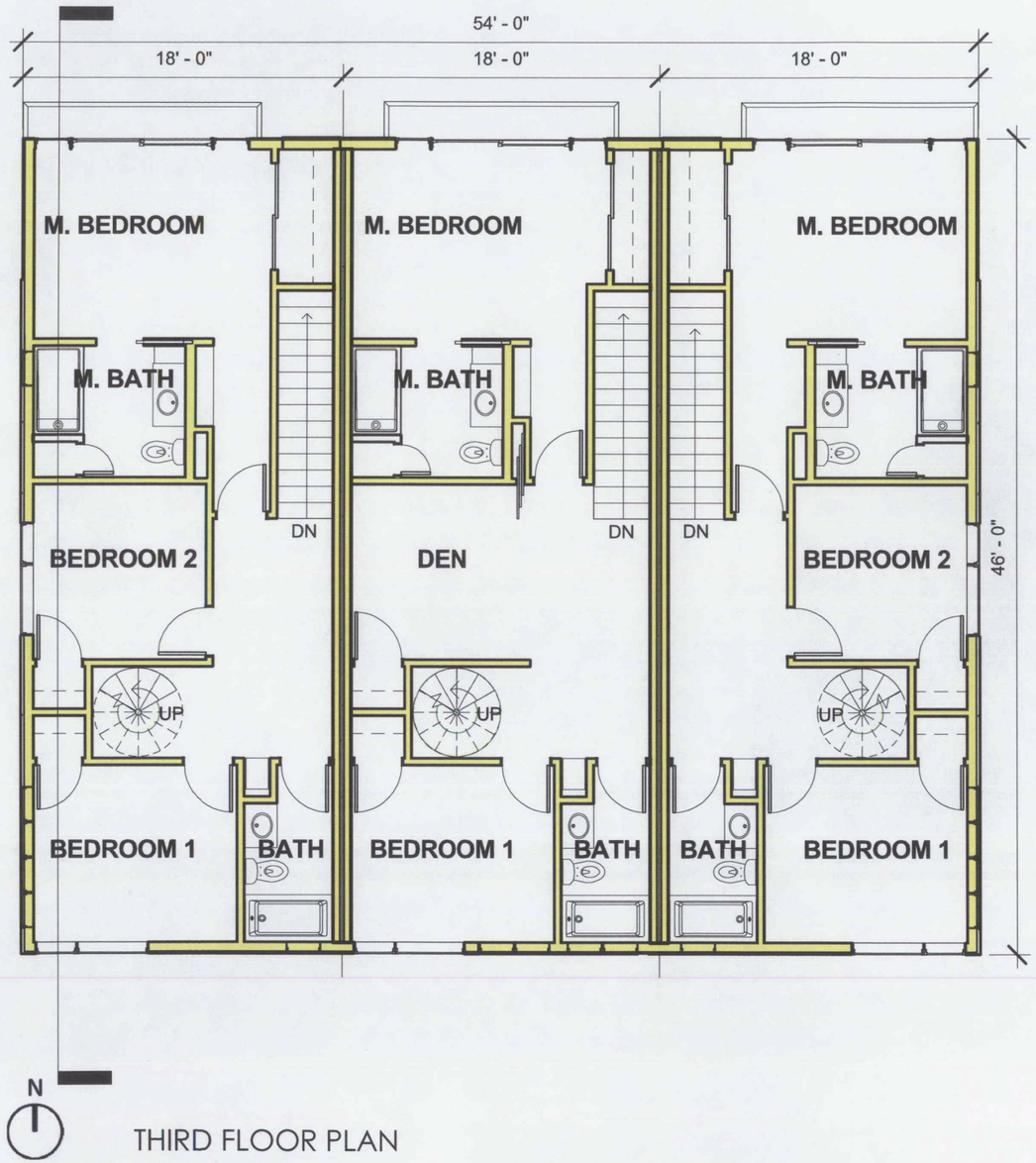
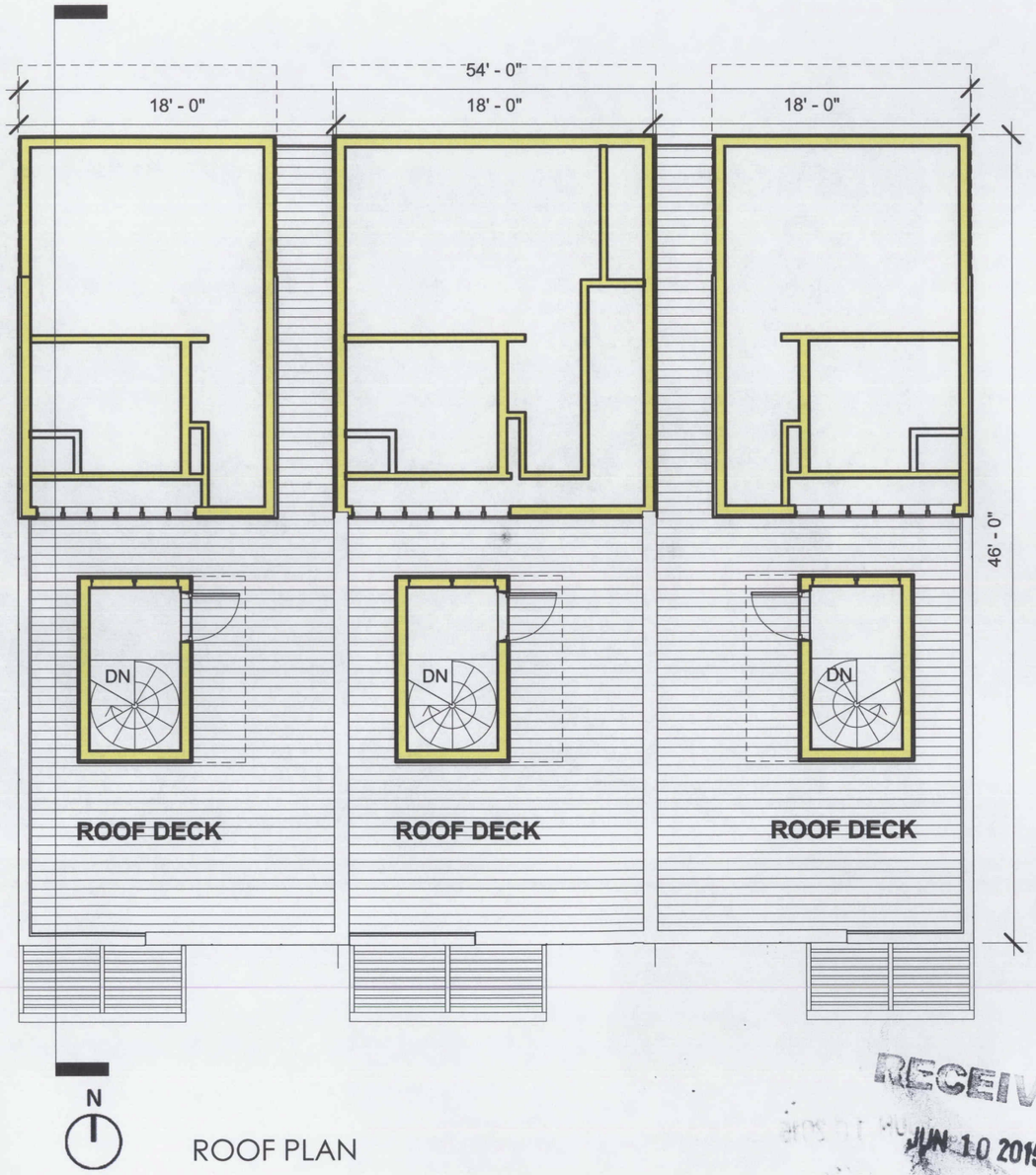
SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

ELEVATIONS

SOUTH ELEVATION

MATERIAL KEY

1. FIBER CEMENT PANEL
2. STAINED CEDAR RAINSCREEN
3. METAL PANEL
4. CONCRETE

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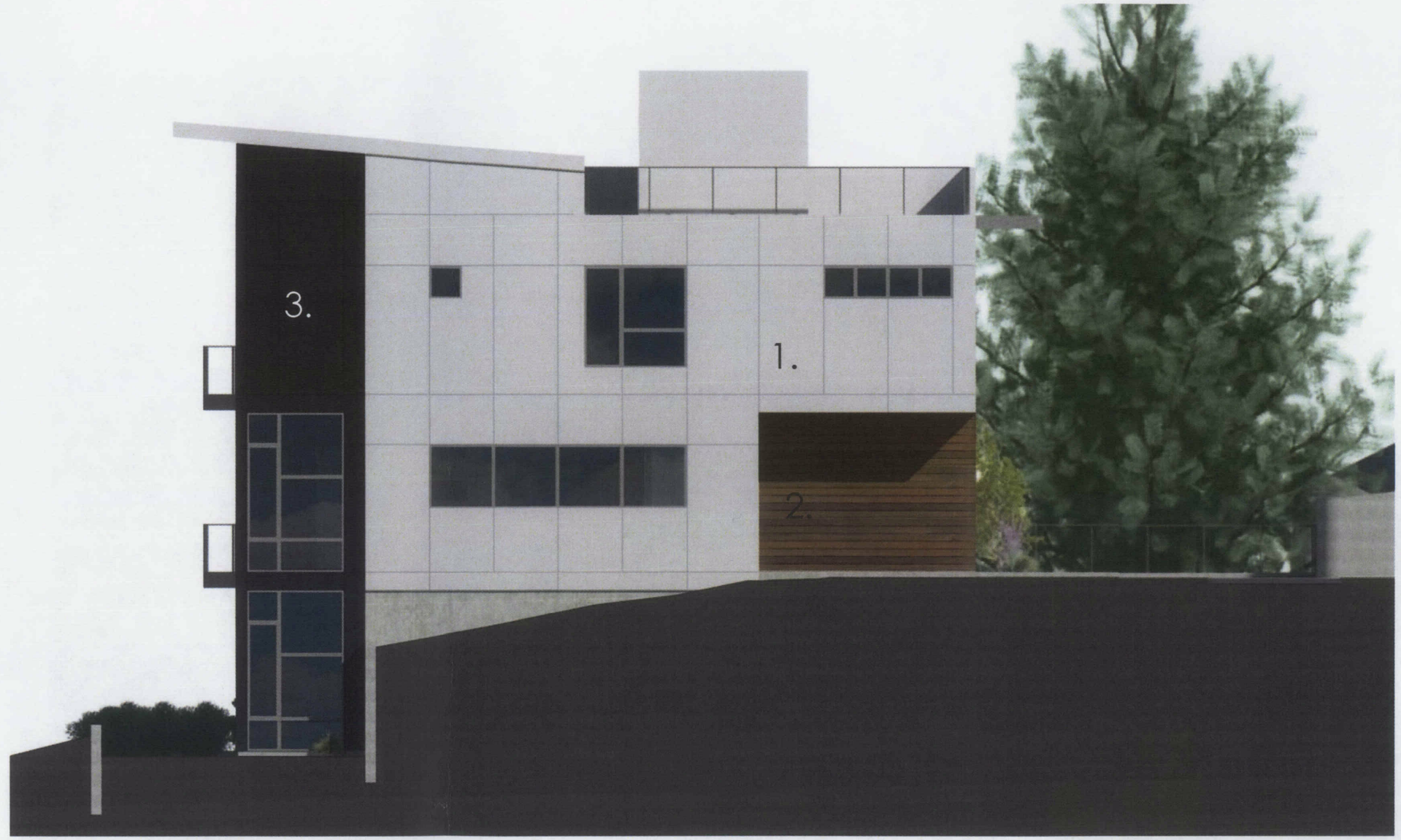

WEST ELEVATION

ELEVATIONS

NORTH ELEVATION

MATERIAL KEY

1. FIBER CEMENT PANEL
2. STAINED CEDAR RAINSCREEN
3. METAL PANEL
4. CONCRETE

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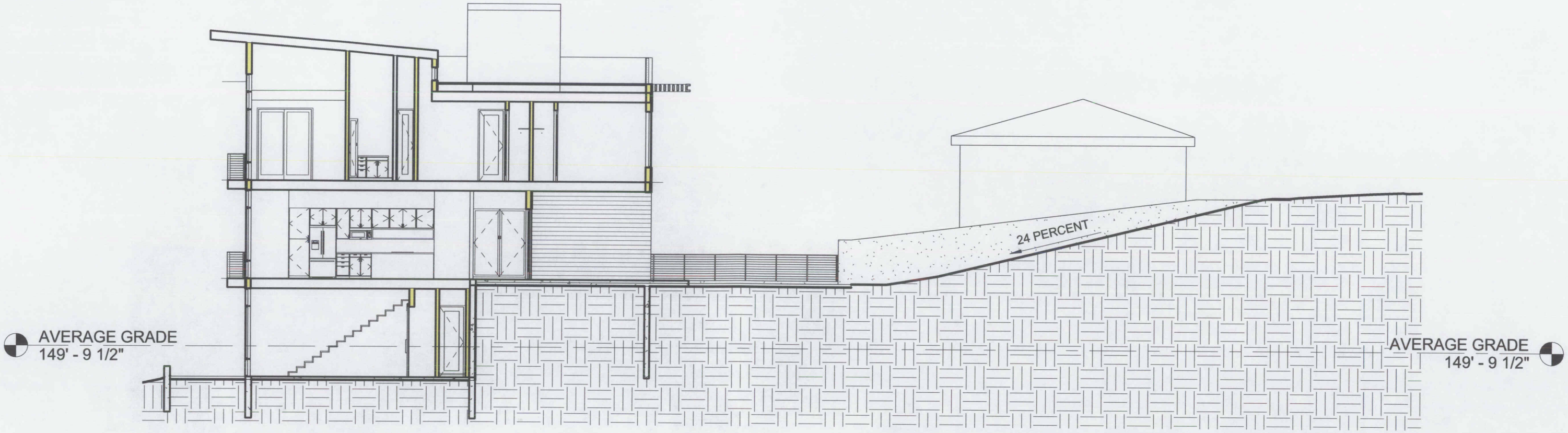
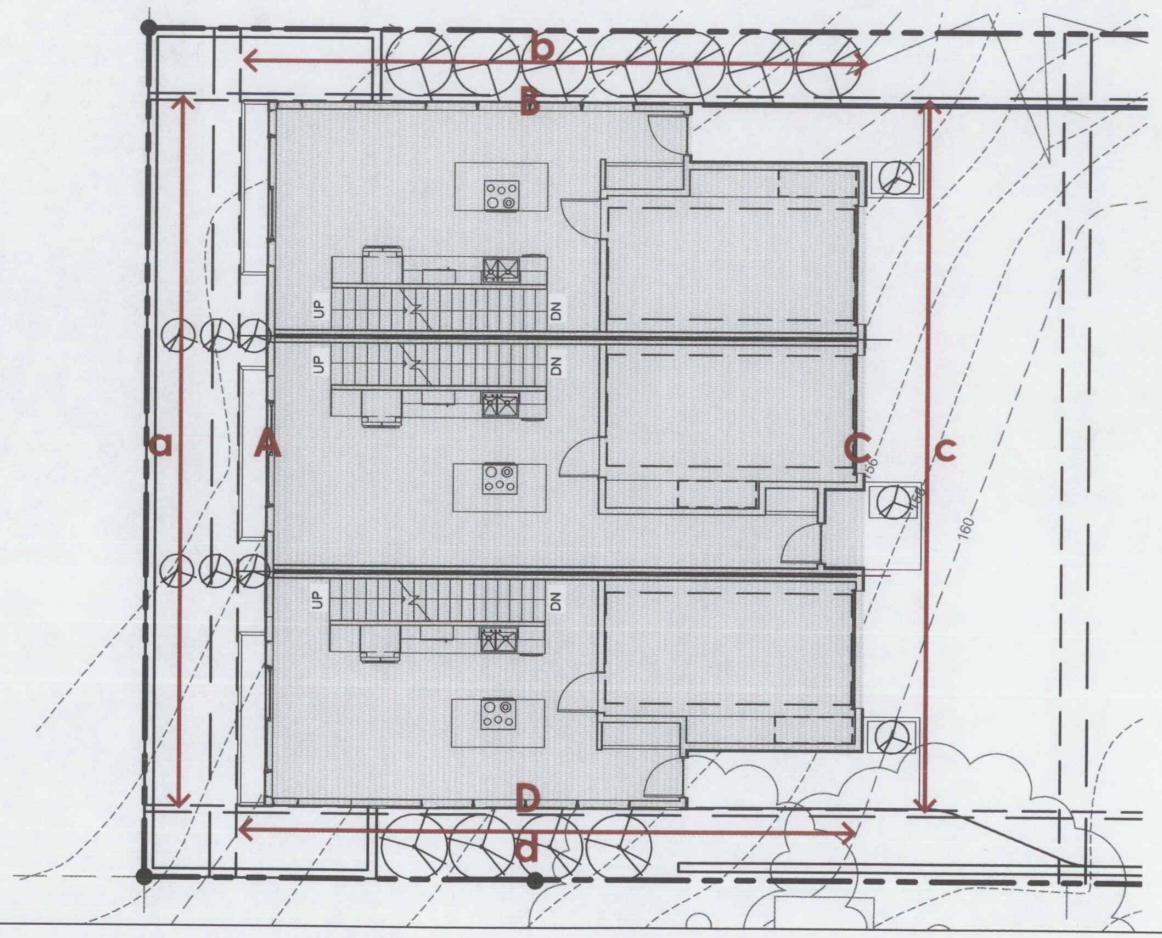
WEST ELEVATION

SITE SECTION & AVERAGE GRADE CALCULATION



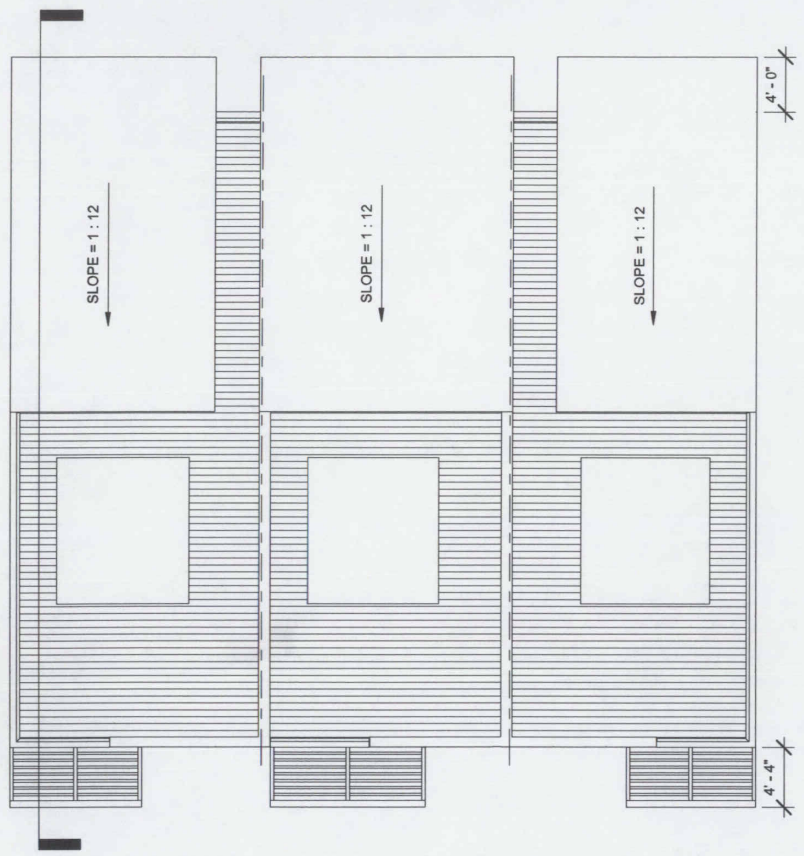


AVERAGE GRADE CALCULATION - Formula 2, Enclosing Rectangle

A = 144.22'	a = 54'	A x a = 7787.88
B = 145.63'	b = 46'	B x b = 6698.98
C = 154.92'	c = 54'	C x c = 8365.68
D = 154.57'	d = 46'	D x d = 7110.22
	200'	29,962.76'

$$\text{Average Grade} = \frac{(Aa) + (Bb) + (Cc) + (Dd)}{a + b + c + d} \quad \frac{29{,}962.76'}{200'} = 149.8'$$

BUILDING SECTION & HEIGHT CALCULATIONS



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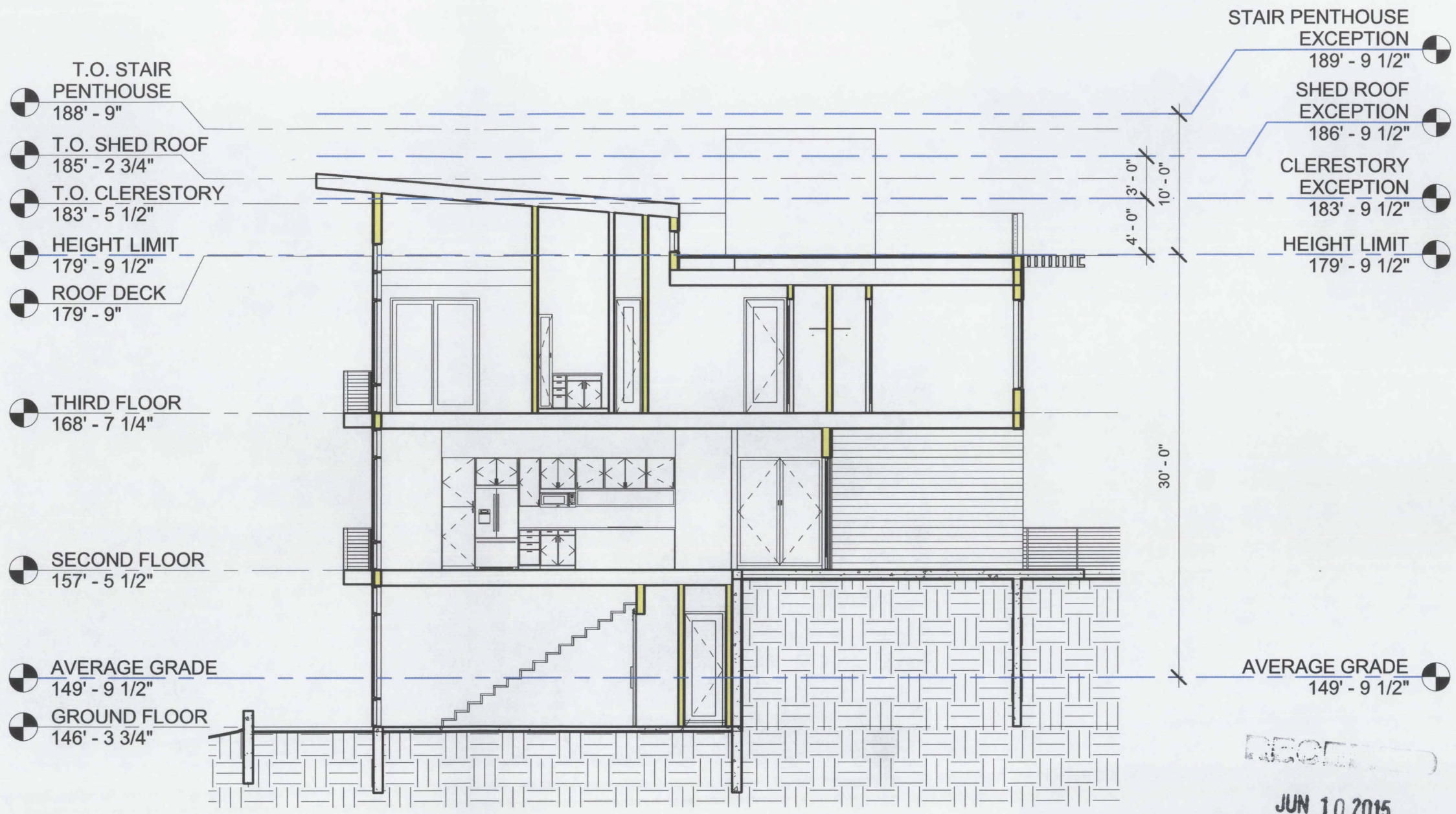

BUILDING SECTION

ROOF COVERAGE CALCULATIONS (15% MAX ALLOWED)
Total Roof Area = 2485.13 SF
Stair Penthouse Area = 205.89 SF

Total Roof Coverage: 2485.13/206 = 12%

23.45.514 Structure Height	Table A: Townhouse Developments: 30 Feet Exceptions: E. Shed Roofs may extend 3 feet above limit. J. Rooftop features. 2. Open railings, clerestories and parapets on the roofs of principal structures may extend 4 feet above the maximum height limit set in subsections A and E. 4. Stair penthouse may extend 10 feet above limit	Proposed Height: 30'-0" + 4'-0" parapet/clerestory + 3'-0" shed roof +10'-0" stair penthouse

ARCHITECTURAL CONCEPT - RENDERED VIEWS

VIEW FROM BRANDON ST. - SE

VIEW FROM PARKING LOT - NW

LAND USE FULL C MF $0 3914 S BRANDON ST 1 of 2

Appl: Prty: Filed at: Use:

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Parent: Related AP: Build ID: 3020201

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DPD# 30

OWNER

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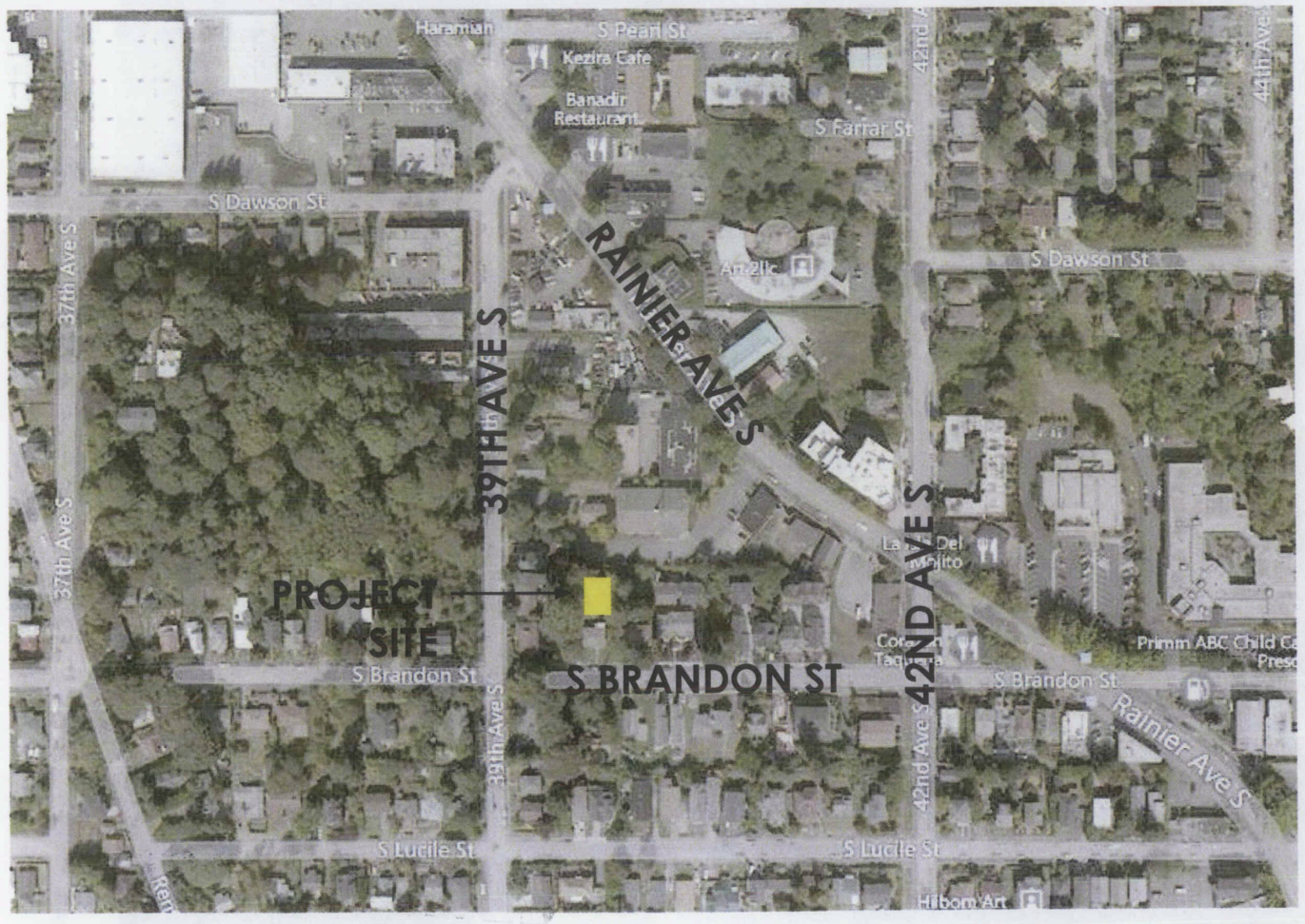

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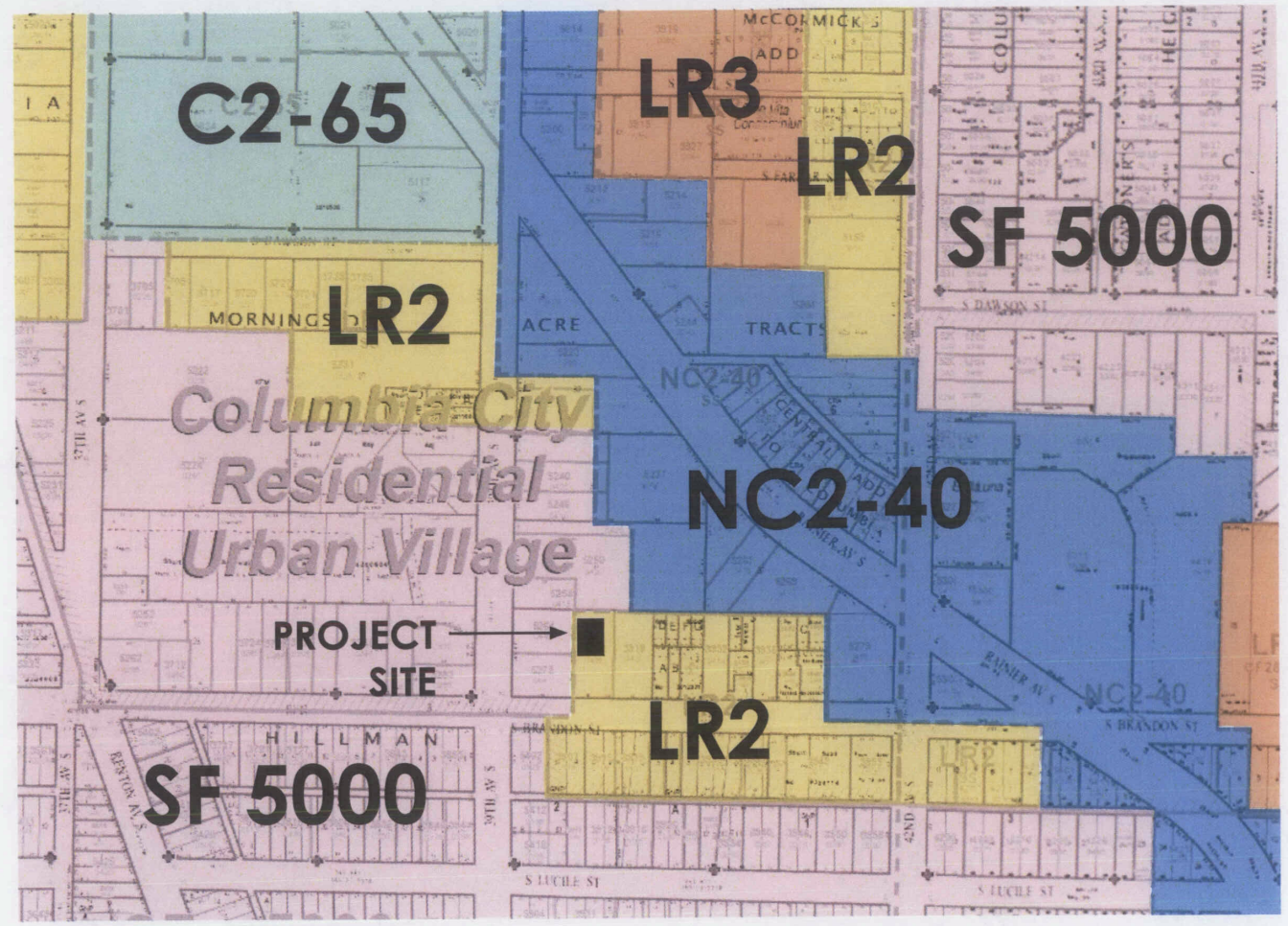


studio19 architects

A: S. Brandon Street (North)

PROJECT SITE

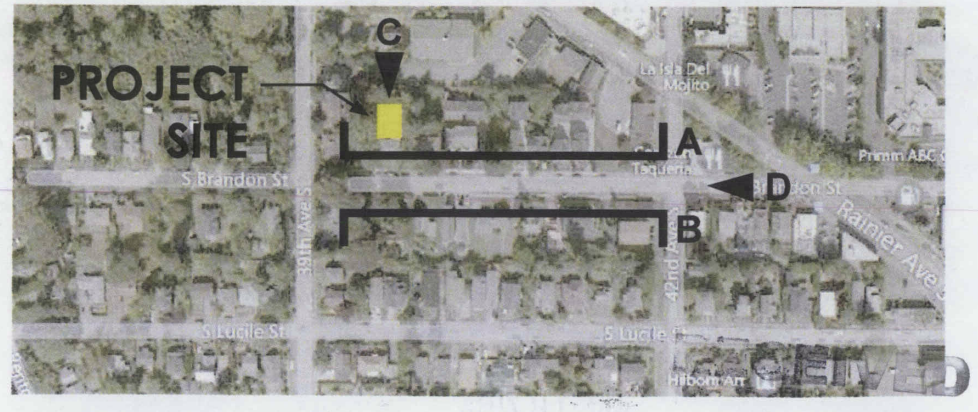
B: S. Brandon Street (South)

OPPOSITE FROM SITE

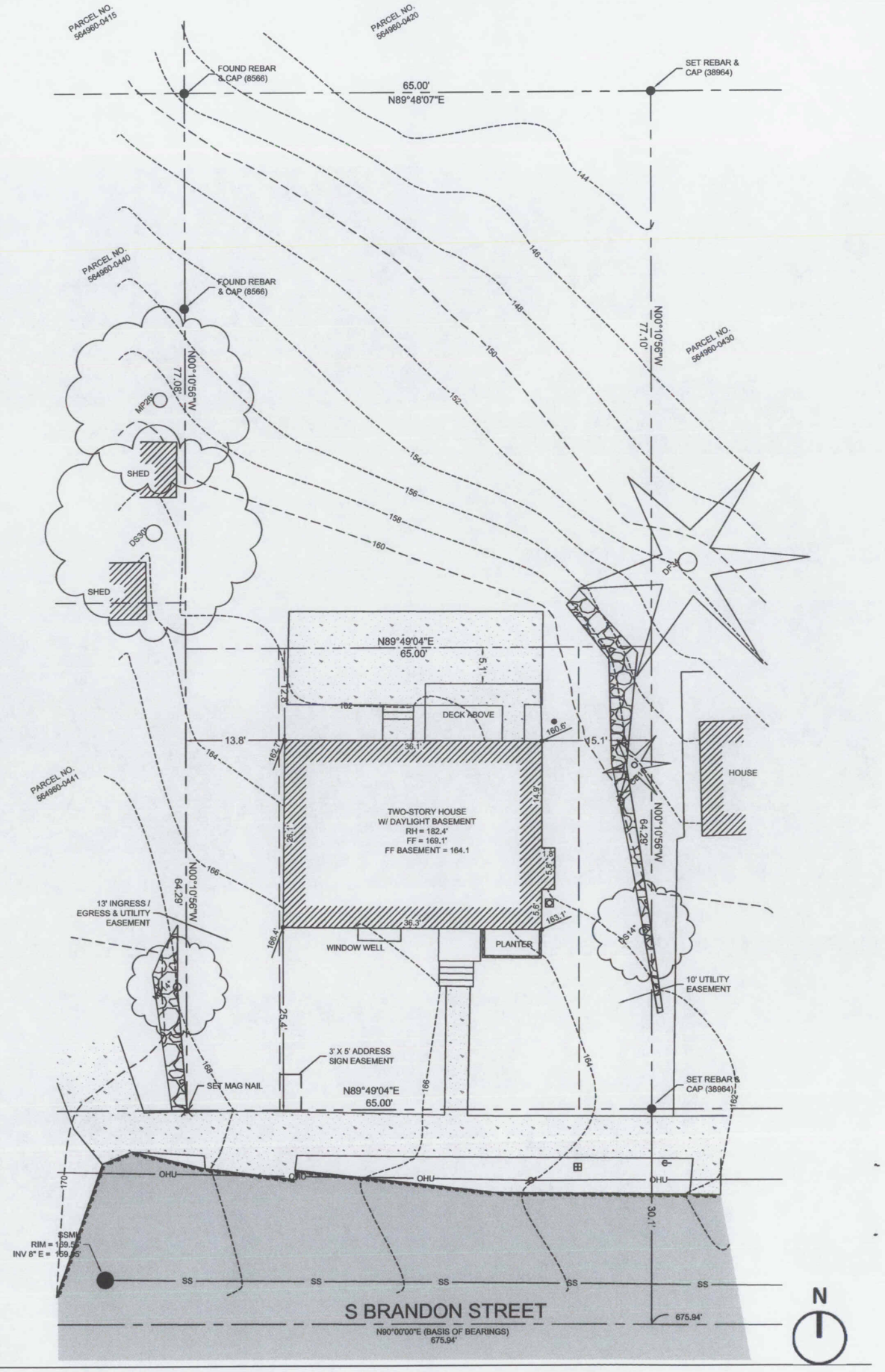
C: Parking Lot (North of site)

PROJECT SITE

D: S. Brandon Street (West)



EXISTING SITE



ZONING DATA

Base Zone:	LR2 (Residential, Multifamily, Lowrise 2)
Airport Height Overlay:	Horizontal Surface
Urban Village Overlay:	Columbia City (Residential Urban Village)
SE Seattle Reinvestment Area:	Yes
Frequent Transit:	Yes
Environmentally Critical Area:	40% steep slope – Relief granted from prohibition on steep slope development (proposed development is located on steep slope areas created through previous legal grading).

Zoning Data: Seattle Municipal Code

Section/Topic	Required/Allowed	Proposed/Conditions
23.45.504 Permitted and Prohibited Uses	Table A: Residential Use - Permitted	Residential Use
23.45.508 General Provisions	H. Lots with not street frontage. For lots that have no alley lot lines, the applicant may choose the front lot line provided that the selected front lot line length is at least 50% of the width of the lot.	South property line designated as front
23.45.510 Floor Area Ratio (FAR) Limits	B. FAR Limits in LR Zones Table A: Townhouse Developments outside or inside Urban Centers, Urban Villages and the Station Area Overlay District: 1.0 or 1.2 C. To qualify for the higher FAR Limit the following standards must be met: 1.a. Applicants shall make a commitment that the structure will meet green building performance standards by earning a LEED Silver or Built Green 4-Star rating. 3.a. Townhouse parking shall be totally enclosed within same structure as residential use.	FAR: Allowable: 1.20 (6013.2 SF) Provided: 1.18 (5909.8 SF) Project meets requirements of 23.45.510.C: Build Green 4-Star rating; Provided parking is enclosed within the structure
23.45.512 Density Limits – Lowrise Zones	Table A: Townhouse Developments: 1/1,600 or No Limit	No Limit Project meets requirements of 23.45.510.C: Build Green 4-Star rating; Provided parking is enclosed within the structure
23.45.514 Structure Height	Table A: Townhouse Developments: 30 Feet Exceptions: E. Shed Roofs may extend 3 feet above limit. J. Rooftop features. 2. Open railings, clerestories and parapets on the roofs of principal structures may extend 4 feet above the maximum height limit set in subsections A and E. 4. Stair penthouse may extend 10 feet above limit	Proposed Height: 30'-0" + 4'-0" parapet/clerestory + 3'-0" shed roof +10'-0" stair penthouse
23.45.518 Setbacks and Separations	Table A Required setbacks for Townhouse Developments in LR Zones: Front: 7' average; 5' min. Rear: 7' average; 5' min. Side: Facades ≤ 40': 5' Facades > 40': 7' average; 5' min.	Front: 22'-0" Rear: 9'-1" Side: 5'-6" average – Façade > 40' **Adjustment requested**
23.45.522 Amenity Area	A. Amenity area required for townhouse developments in LR zones: 1. 25 % of lot area 2. Minimum of 50% of required amenity area shall be provided at ground level. 3. For townhouse developments, amenity area required at ground level may be provided as either private or common space. D. General Requirements 4.a. There is no minimum dimension for private amenity areas	Amenity area: Required : 5,011SF x 0.25 = 1,253 SF Provided: 1,723.6 SF Ground Level: Required: 1253 SF x 0.5 = 626.5 SF Provided: 591.5 SF **Adjustment requested**
23.45.524 Landscaping Standards	A.2. Green Factor Requirement: 0.6 or greater	Green Factor Score: 0.6
23.45.527 Structure Width and Facade Length Limits	Table A Maximum Structure Width in LR Zones: Townhouse Developments: 90 Feet B.1. Maximum combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of that lot line.	Maximum Structure width: 54'-0" Maximum Façade Length Allowed: 77'-1" x 0.65 = 50'-0" Proposed: 46'-0"
23.54.015 Required Parking	Table B Parking for Residential Uses: I. Multifamily residential use – 1 space per dwelling unit M. All residential uses in multifamily zones within the urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service – No minimum requirement.	No parking required – 3 spaces provided
23.54.030 Parking Space Standards	B.1.d. For an individual garage serving an townhouse unit, the minimum size of parking space shall be for a large car (8'-6" x 19'-0")	Each unit is provided with a private garage;
	D.1.a. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet wide for 1-way and 2-way traffic	Driveway does not exceed 100 feet on the project site
	D.3 The director may permit a driveway slope of more than 15% if it is found that: a. the topography of the lot makes a 15% maximum driveway slope infeasible; b. the additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and c. the driveway is still usable as access to the lot.	To accommodate the topography of the site the driveway slope is greater than 15%
23.54.040 Solid Waste and Recyclable Material Storage and Access	A.1. Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has a minimum dimension of 2 feet by 6 feet.	A 2'-0" x 6'-0" storage space is provided in the garage of each unit

DESIGN GUIDELINES

CS1 Natural Systems and Site Features

B. SUNLIGHT AND NATURAL VENTILATION

1. DAYLIGHT AND SHADING

Maximize daylight for and minimize shading on adjacent sites through the placement and design of structures on the site.

C. TOPOGRAPHY

1. LAND FORM

Use the natural topography and/or other desirable land forms or features to inform the project design.

CS2 Urban Pattern and Form

B. ADJACENT SITES, STREETS AND OPEN SPACES

1. SITE CHARACTERISTICS

Allow characteristics of the site to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

D. HEIGHT, BULK AND SCALE

1. EXISTING DEVELOPMENT AND ZONING

Review the height, bulk and scale of the neighboring buildings as well as the scale of development anticipated by zoning for the area to an appropriate complement and/or transition.

2. EXISTING SITE FEATURES

Use changes in topography, site shape and vegetation or structures to help make a successful fit with adjacent properties. For example, siting the greatest mass of the building on the lower part of the site to buffer building height from a smaller neighboring building.

3. ZONE TRANSITIONS

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

4. MASSING CHOICES

Strive for a successful transition between zones where a project abuts a less intense zone.

5. RESPECT FOR ADJACENT SITES

Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

RESPONSE: The topography of the site drops approximately 20 feet from the southwest corner of the site towards the northeast. The homes to the west are at a considerably higher elevation while the property to the east is screened by significant evergreen trees The proposed building is located on the lowest part of the site at the north end of the property, taking advantage of the existing topography in order to:

- *minimize the perceived height from the street*
- *provide a transition between the the SF 5000 zone to the west*
- *reinforce the existing pattern of development where subdivided lots have structures located towards the rear and/or front of the property with parking located in the interior of the lot.*
- *orient the interior living spaces to the north in order to maximize natural light, capture territorial views & ensure privacy from neighbors.*
- *benefit from the existing shrub hedge to the north and evergreen trees to the east*

CS3 Architectural Context and Character

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

2. CONTEMPORARY DESIGN

Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

4. EVOLVING NEIGHBORHOODS

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new developments to establish a positive and desirable context for others to build upon in the future.

RESPONSE: Columbia City is one of the Seattle's most diverse neighborhoods with a wide variety of building typologies. There is a mix of multifamily developments and single family homes on S Brandon Street between S 42 Avenue its termination in front of the intervening property to the South of the project site. On the south side of S Brandon Street two modern homes were constructed in 2013 and on the lot directly across S Brandon Street there are 4 modern single family houses planned. The proposed townhomes will incorporate a modern aesthetic.

PL2 Walkability

B. SAFETY AND SECURITY

2. LIGHTING FOR SAFETY

Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

RESPONSE: Exterior lighting will be provided at individual unit entries and above garage door openings on the south and wall mounted down lighting at ground level on the north facade.

D. WAYFINDING

1. DESIGN AS WAYFINDING

Use design features as a means of wayfinding wherever possible

RESPONSE: Address signage to be incorporated for all units

DC1 Project Uses and Activities

A. ARRANGEMENT OF INTERIOR USES
4. VIEWS AND CONNECTIONS
Locate interior uses and activities to take advantage of views.

B. VEHICULAR ACCESS AND CIRCULATION
1. ACCESS LOCATION AND DESIGN
Where alley access is not feasible, choose a location for street access that is the least visually dominant and/or offers opportunity for shared driveway use.

DC2 Architectural Concept

A. MASSING
1. SITE CHARCTERISTICS AND USES
Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

2. REDUCING PERCEIVED MASS

B. ARCHITECTURAL AND FAÇADE COMPOSITION
1. FAÇADE COMPOSITION
Design all building facades considering the composition and architectural expression as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements including bays, fenestration, materials and patterns created by their arrangement.

DC3 Open Space Concept

B. OPEN SPACE USES AND ACTIVITIES
1. MEETING USER NEEDS
Plan the size, uses, activities and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

4. MULTIFAMILY OPEN SPACE
Design common and private open spaces in multifamily projects to encourage physical activity and social interaction.

C. DESIGN
2. AMENITIES AND FEATURES
Create attractive outdoor spaces well suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

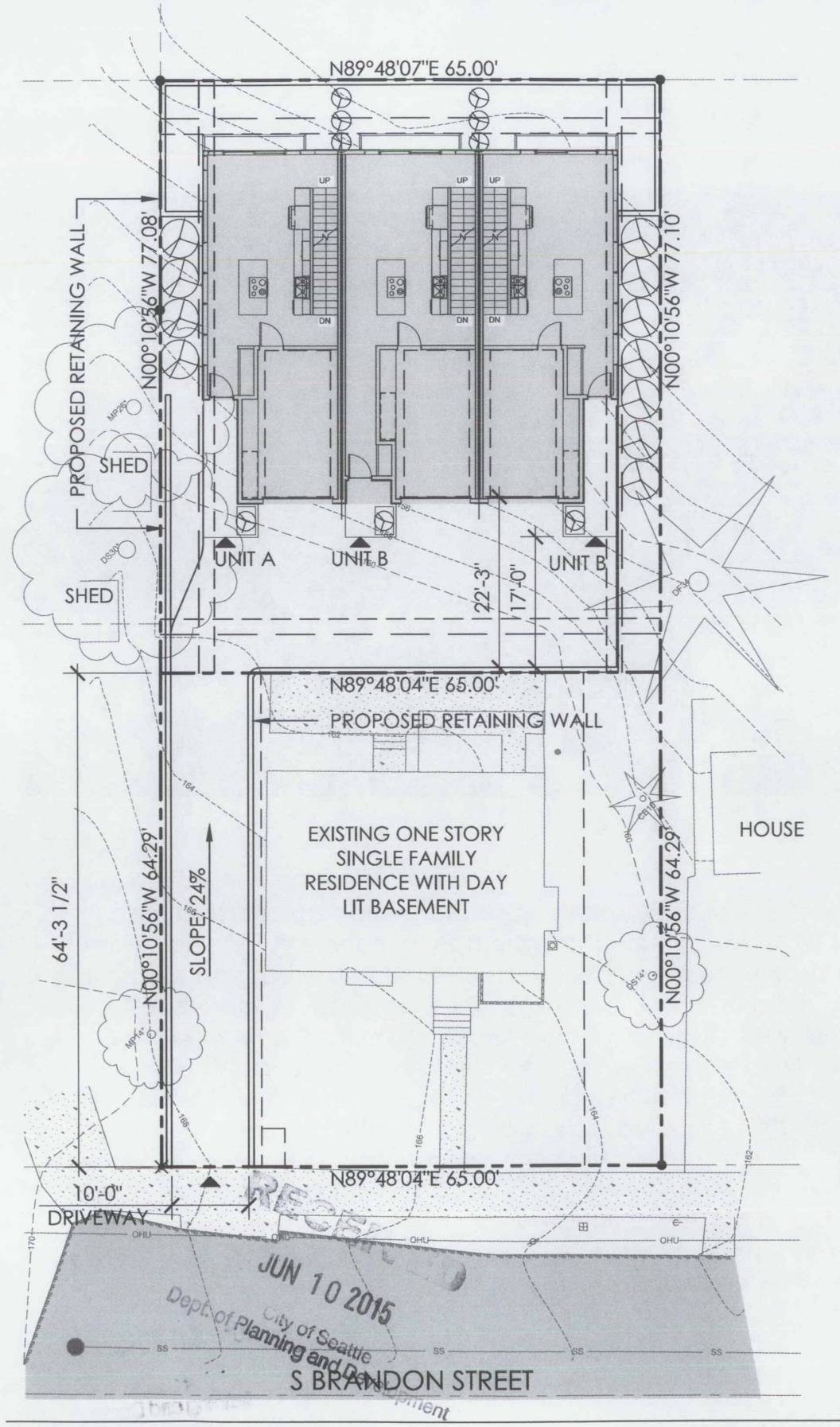
DC4 Exterior Elements and Finishes

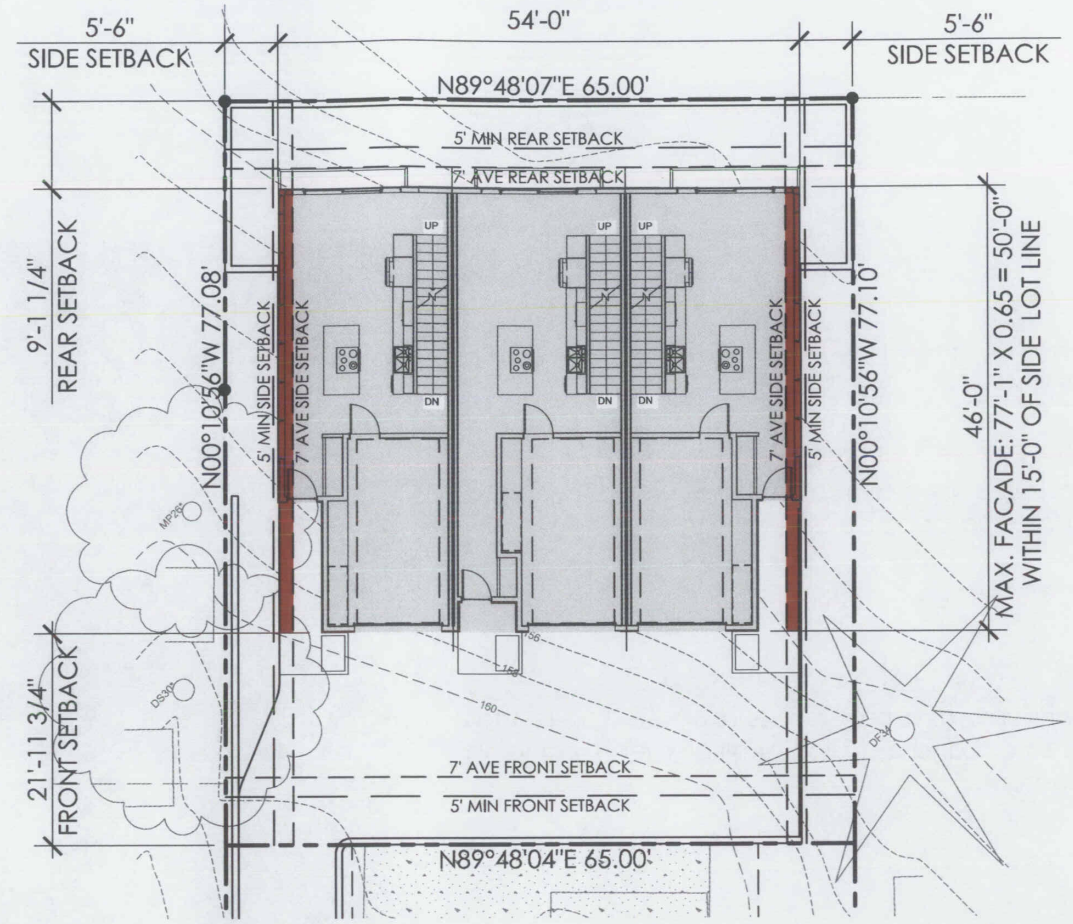
A. BUILDING MATERIALS
1. EXTERIOR FINISH MATERIALS
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

C. LIGHTING
1. FUNCTIONS
Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features.

RESPONSE: A 10' wide driveway at the western edge of the property leads to the shared drive court located at the interior of the site between the existing single family house to the south and the proposed townhouses to the north. The building is located at the lowest area of the site surrounded by existing trees and vegetation on the properties to the east and west. Living areas and private gardens are oriented to the north with territorial views. Private south facing roof decks provide residents with a visual connection to Brandon St. The north elevation, which faces a church parking lot, will be the most visible facade and is composed as a three bay rhythm of tall window walls and metal panel siding. Unit entries skinned with cedar rain screen siding create a pleasing composition and a warm contrast to the metal siding. The combination of proposed materials gives the buildings a modern refined aesthetic The perceived mass of the building is minimized due to the location at the lowest point on the property. Careful consideration will be given to the placement of the site lighting so as not to create glare on neighboring properties.

SITE PLAN & ADJUSTMENT REQUEST - SETBACKS





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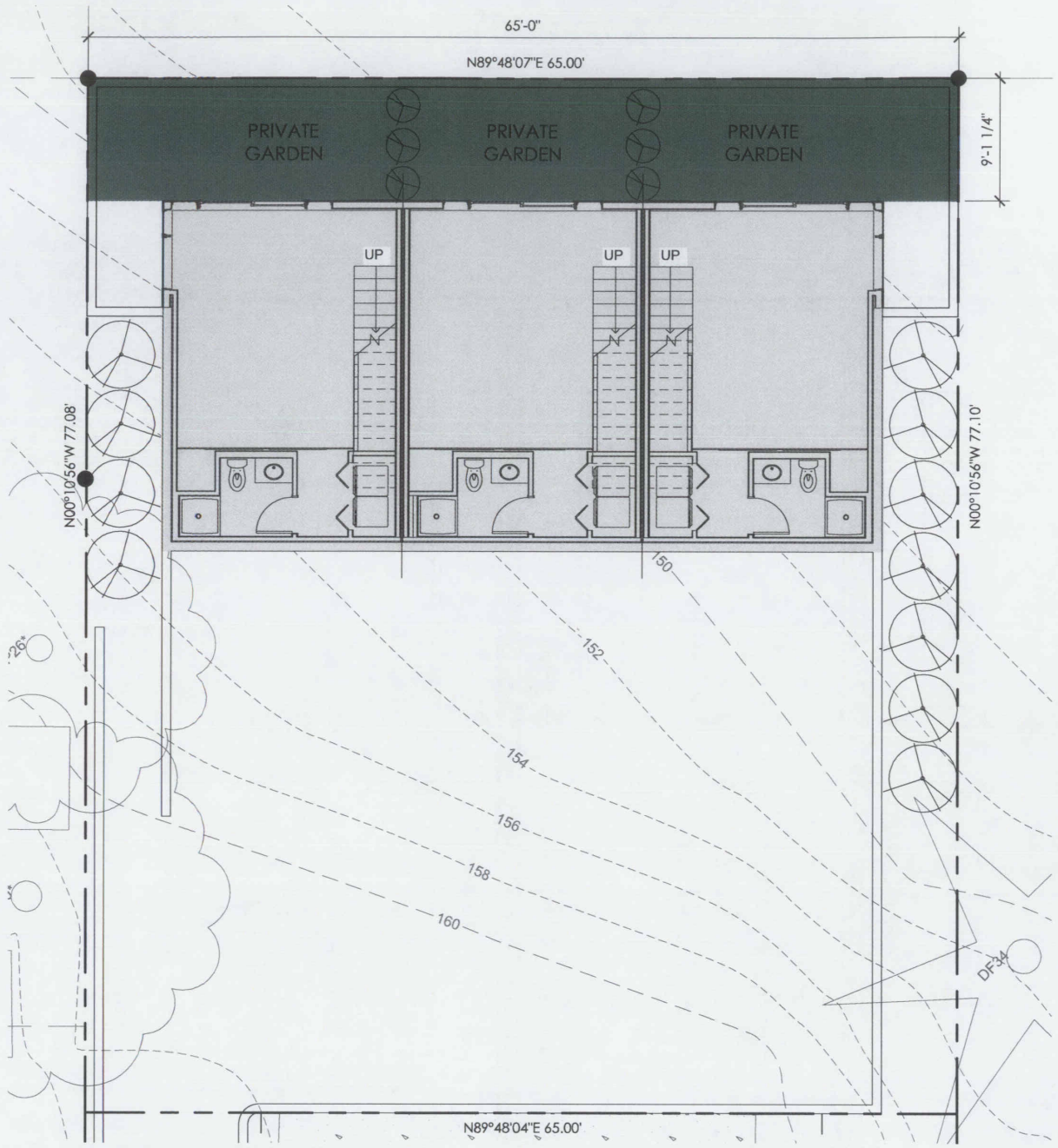
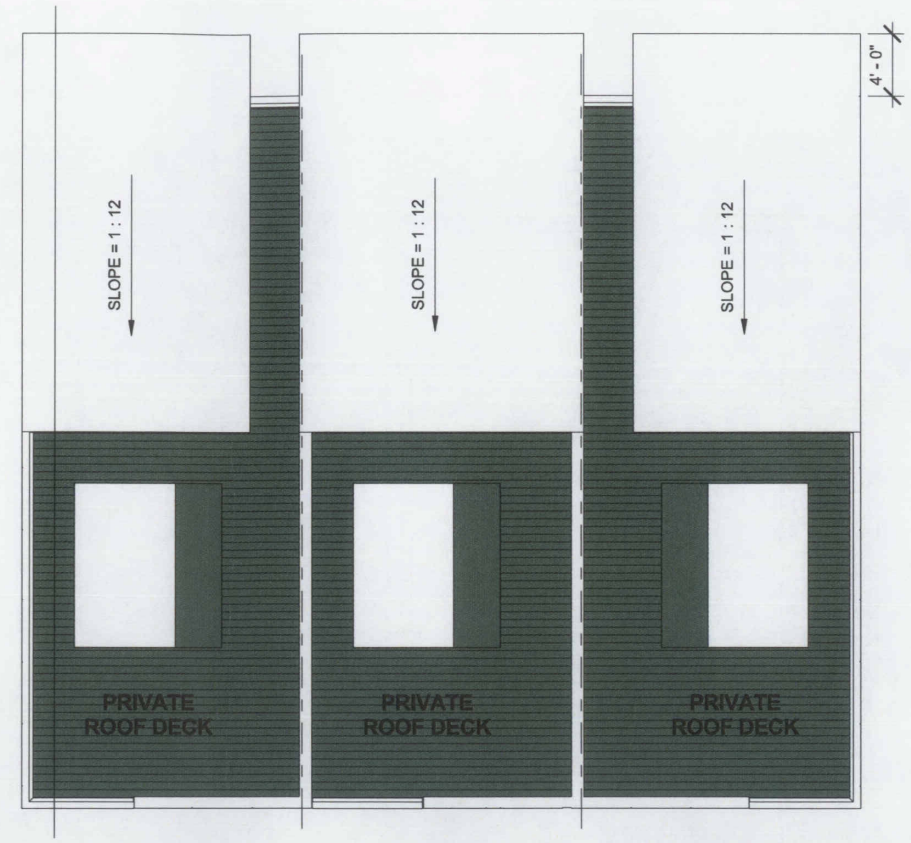
ADJUSTMENT REQUEST - AMENITY SPACE



GROUND FLOOR PLAN



ROOF PLAN

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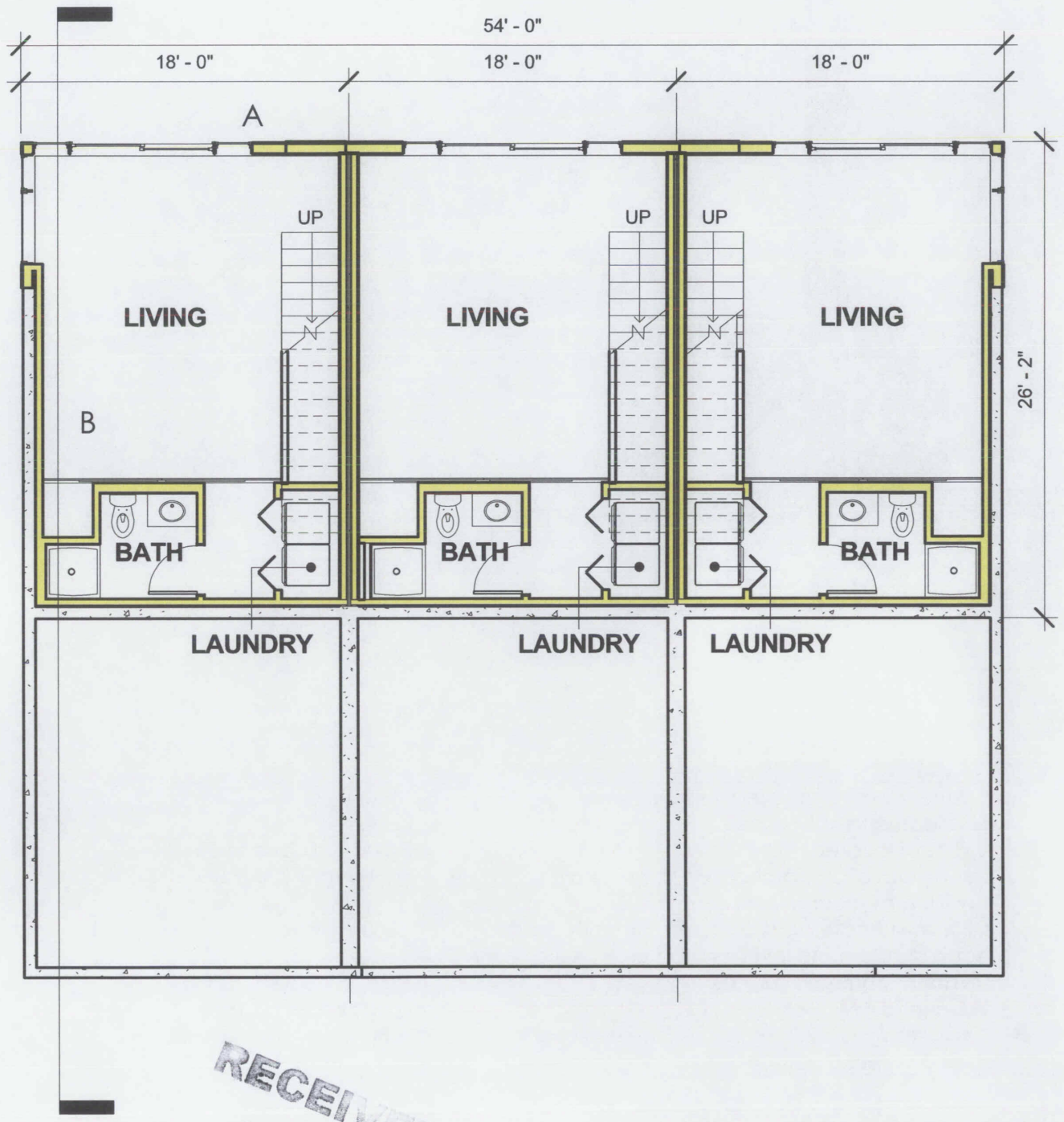
FLOOR PLANS



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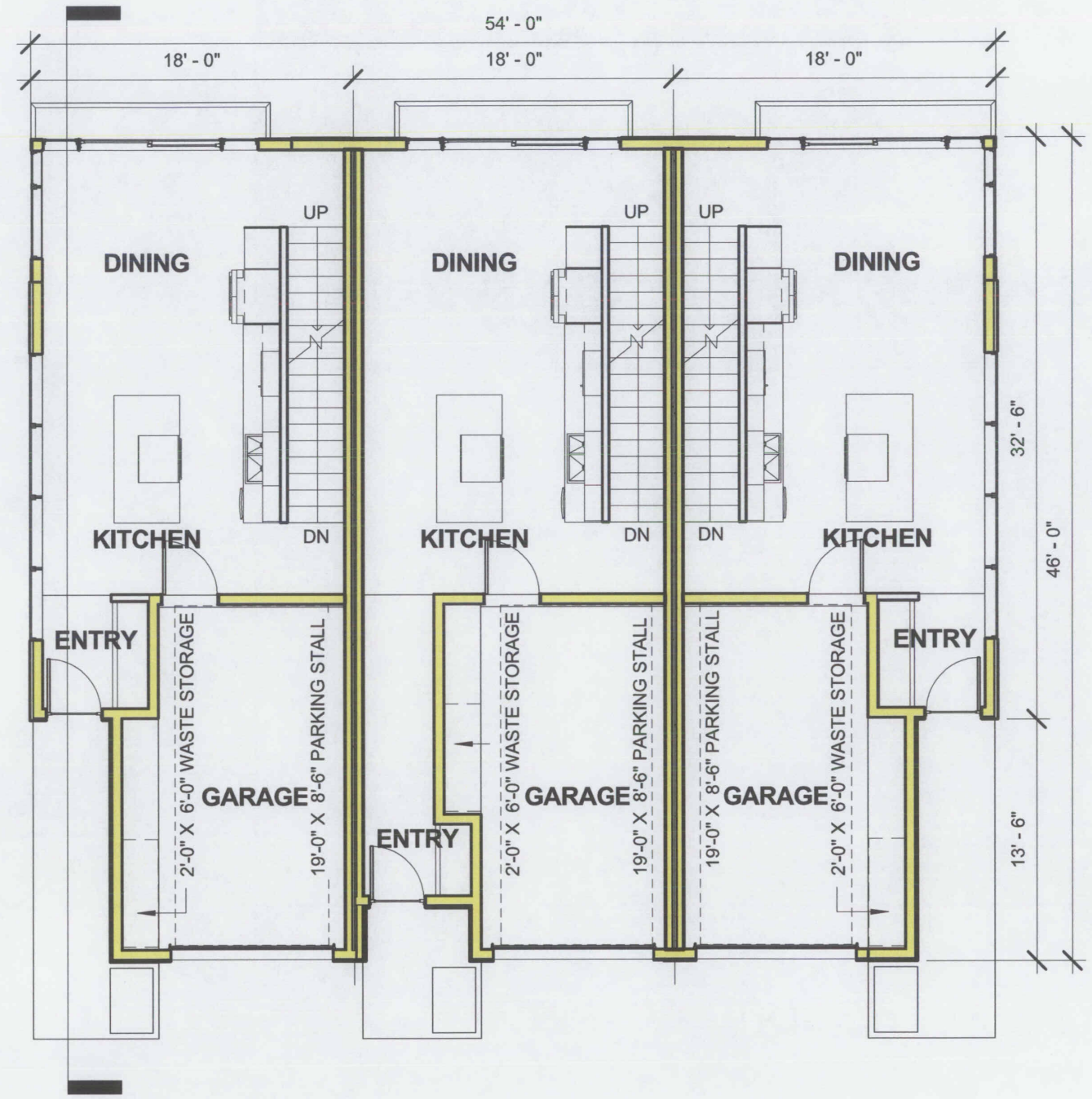

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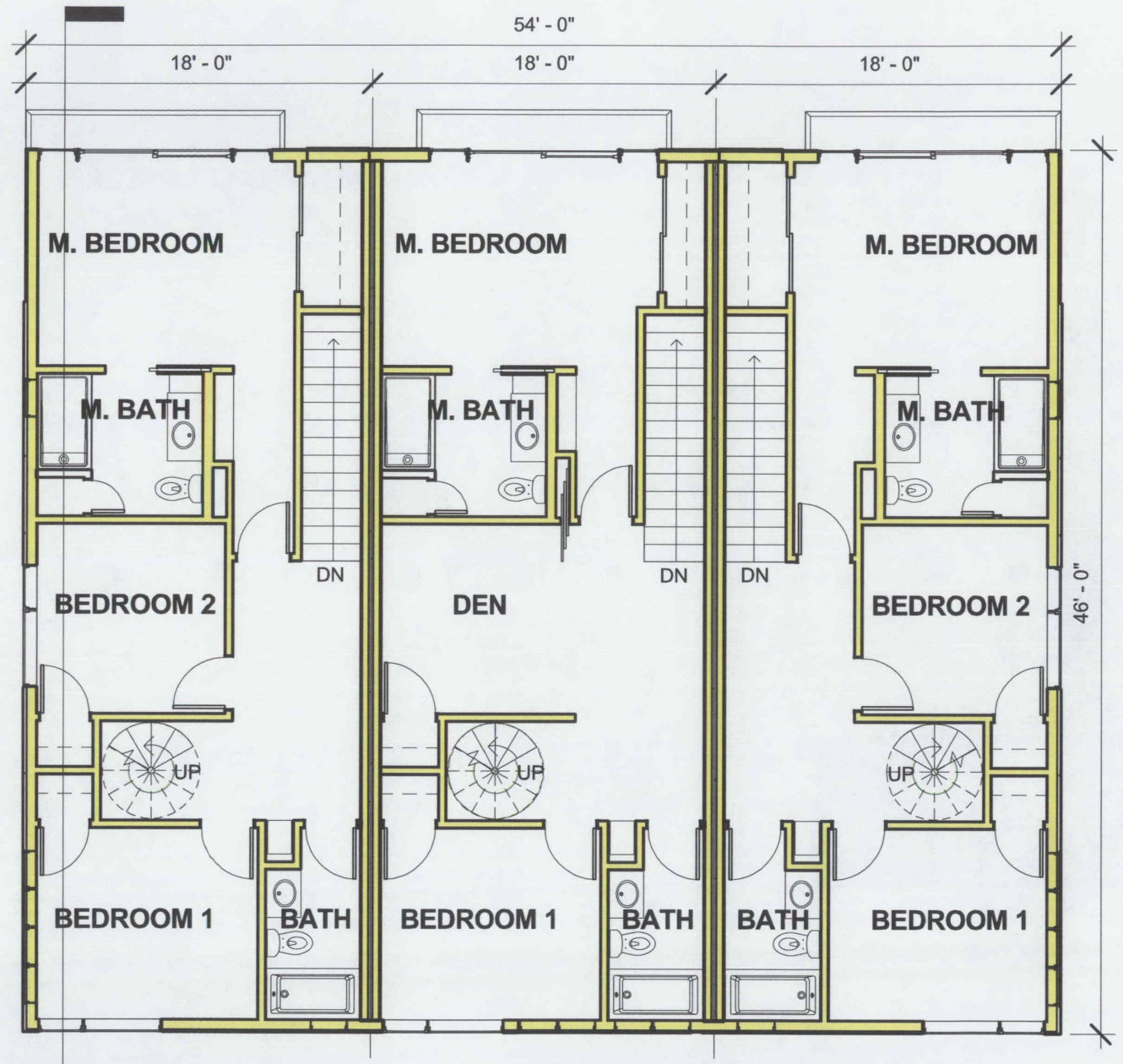
SECOND FLOOR PLAN



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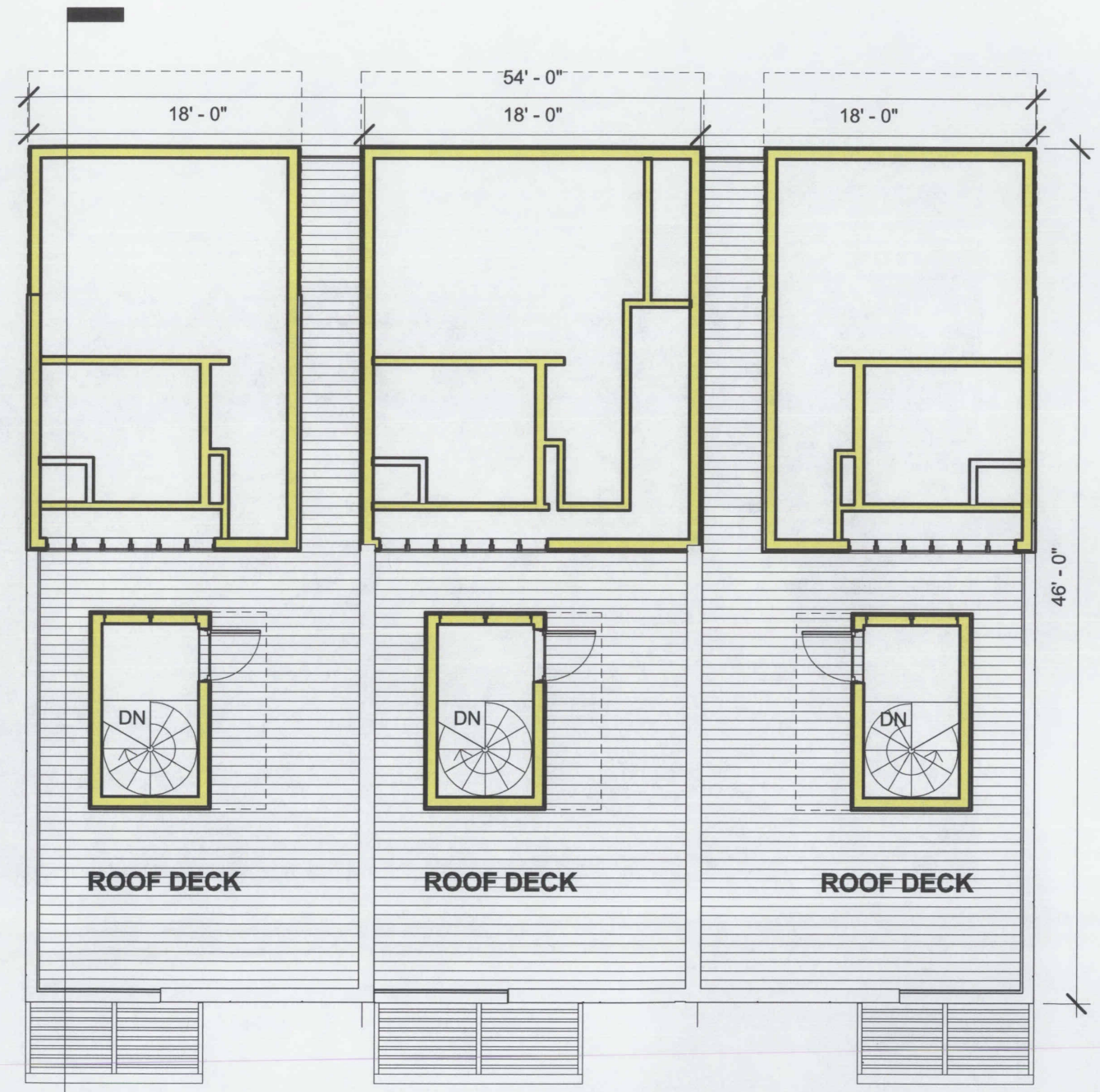
THIRD FLOOR PLAN



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ROOF PLAN

ELEVATIONS

SOUTH ELEVATION

MATERIAL KEY

1. FIBER CEMENT PANEL
2. STAINED CEDAR RAINSCREEN
3. METAL PANEL
4. CONCRETE

MATERIAL KEY

1. FIBER CEMENT PANEL
2. STAINED CEDAR RAINSCREEN
3. METAL PANEL
4. CONCRETE

WEST ELEVATION

ELEVATIONS

NORTH ELEVATION

MATERIAL KEY

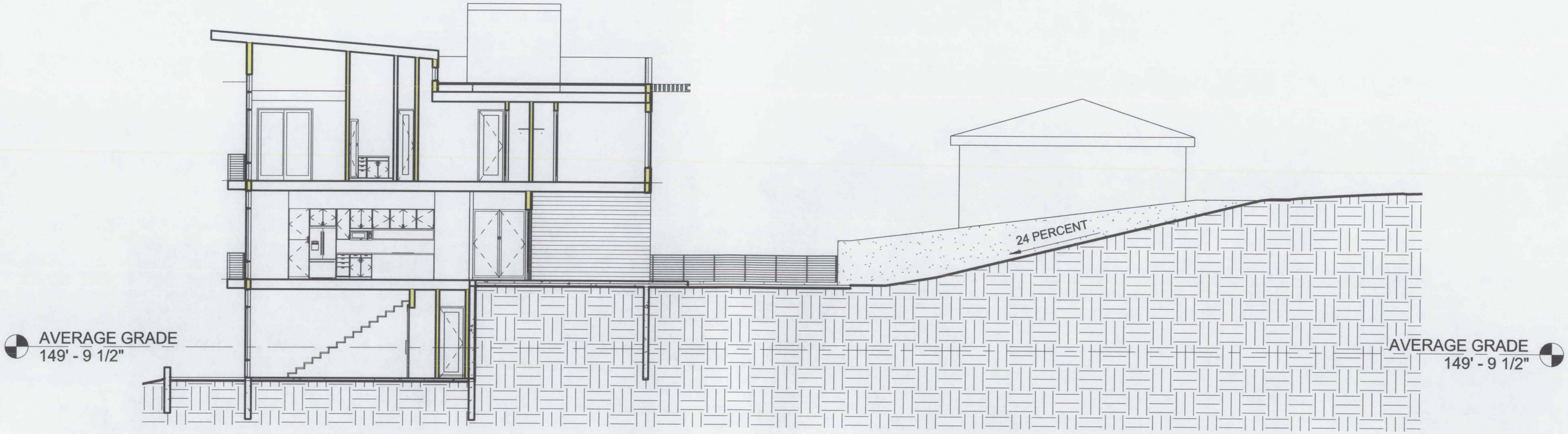
1. FIBER CEMENT PANEL
2. STAINED CEDAR RAINSCREEN
3. METAL PANEL
4. CONCRETE

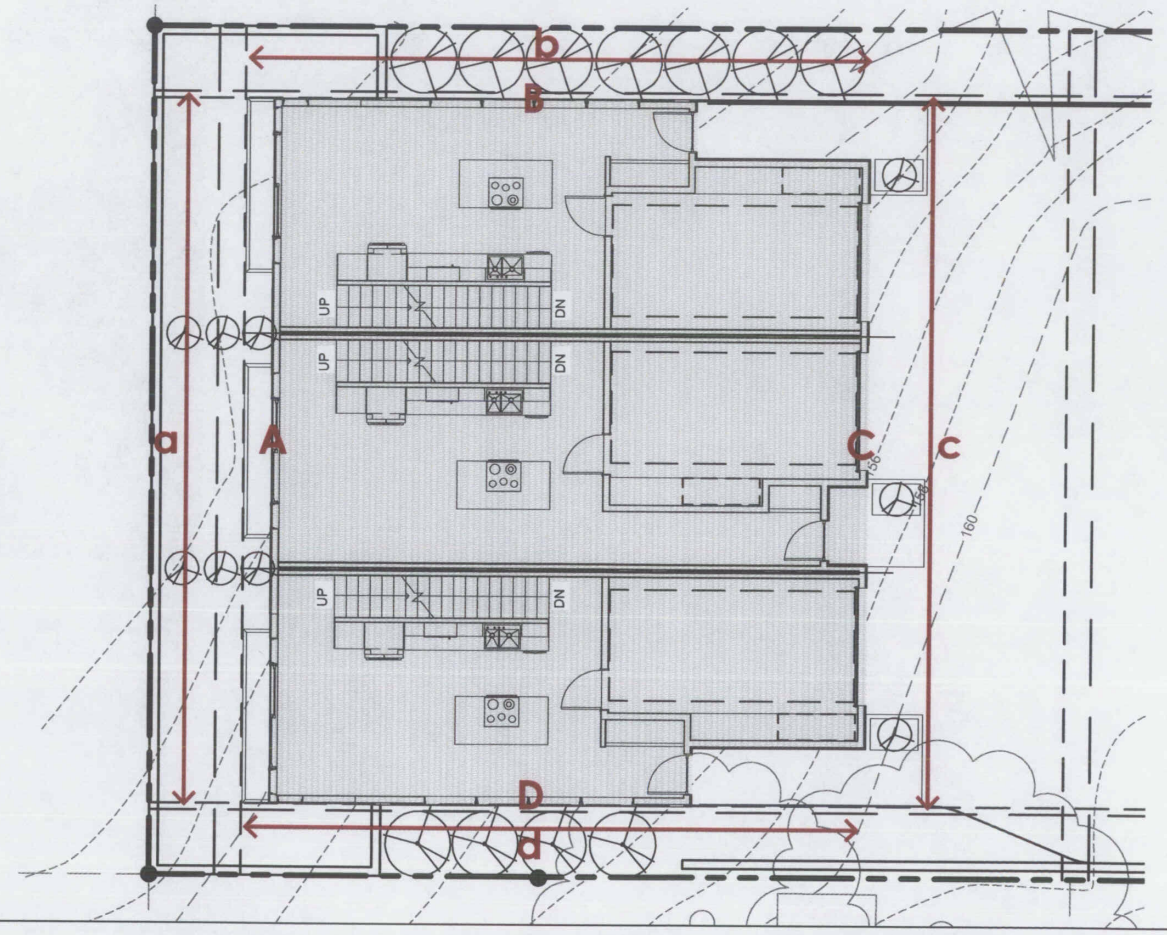
MATERIAL KEY

1. FIBER CEMENT PANEL
2. STAINED CEDAR RAINSCREEN
3. METAL PANEL
4. CONCRETE

WEST ELEVATION

SITE SECTION & AVERAGE GRADE CALCULATION



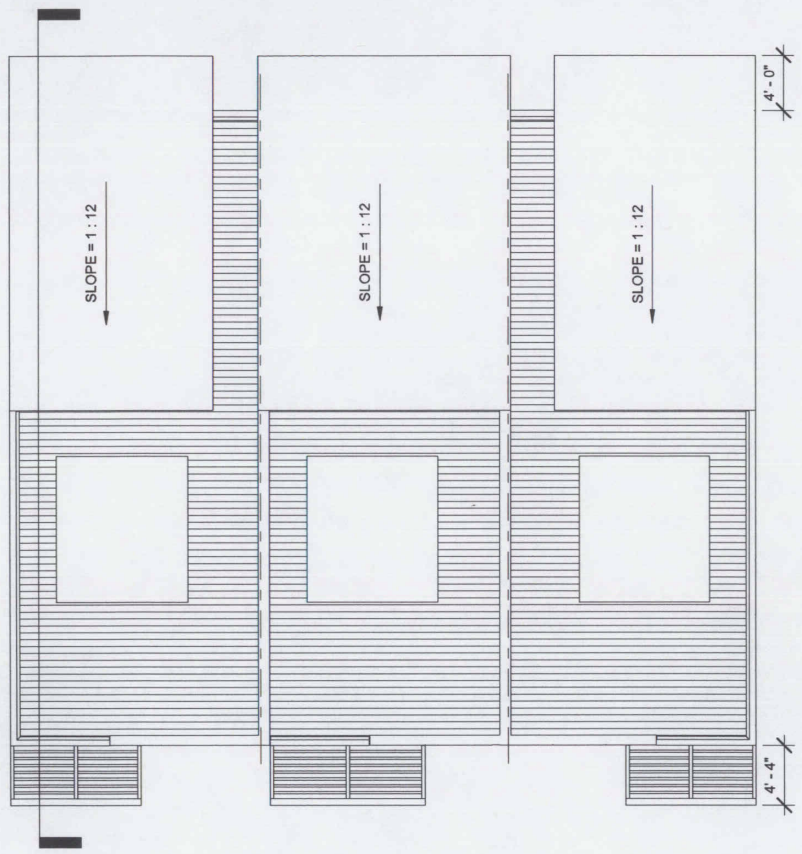


AVERAGE GRADE CALCULATION - Formula 2, Enclosing Rectangle

A = 144.22'	a = 54'	A x a = 7787.88
B = 145.63'	b = 46'	B x b = 6698.98
C = 154.92'	c = 54'	C x c = 8365.68
D = 154.57'	d = 46'	D x d = 7110.22
	200'	29,962.76'

$$\text{Average Grade} = \frac{(Aa) + (Bb) + (Cc) + (Dd)}{a + b + c + d} \quad \frac{29{,}962.76'}{200'} = 149.8'$$

BUILDING SECTION & HEIGHT CALCULATIONS



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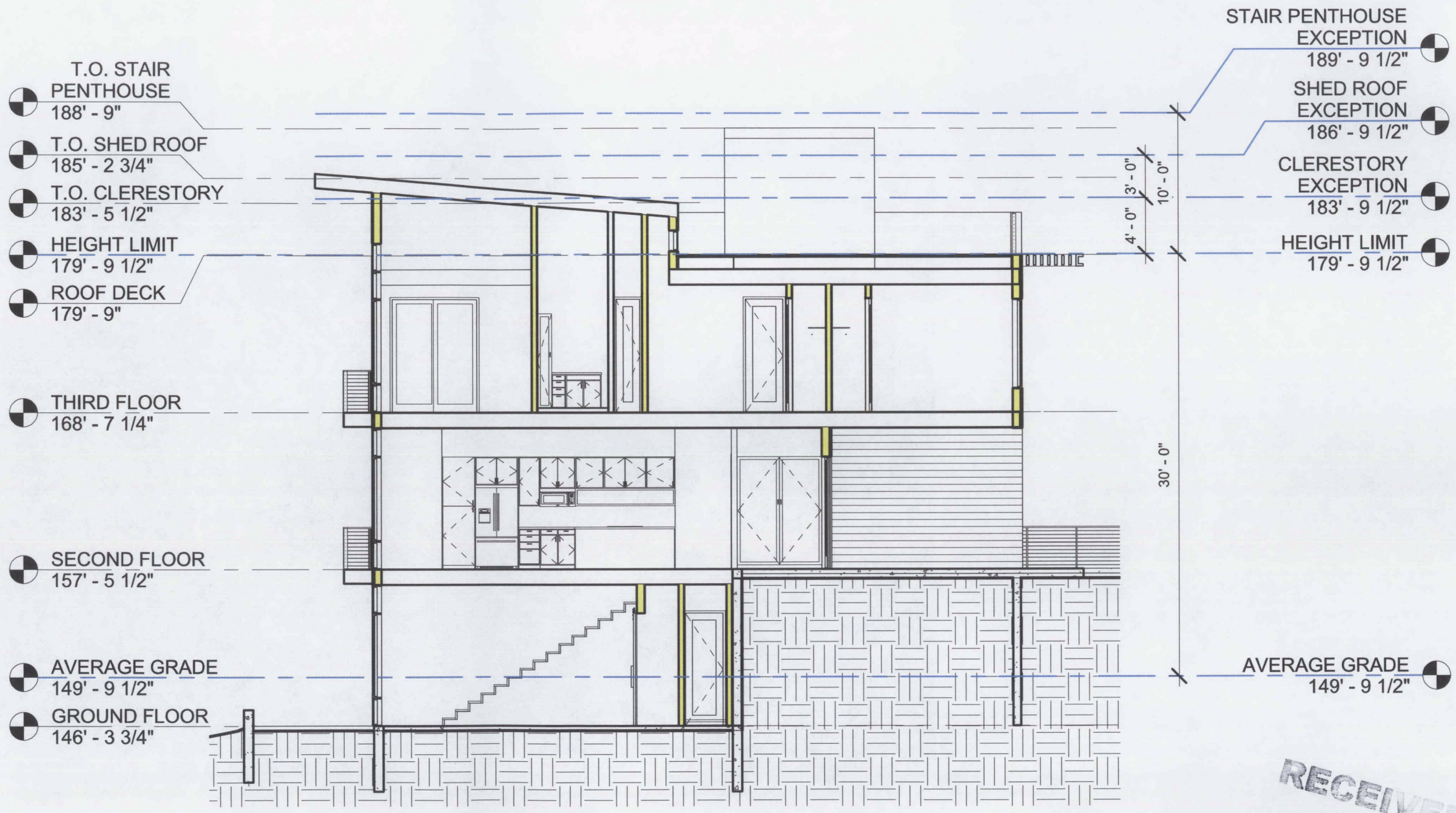

BUILDING SECTION

ROOF COVERAGE CALCULATIONS (15% MAX ALLOWED)
Total Roof Area = 2485.13 SF
Stair Penthouse Area = 205.89 SF

Total Roof Coverage: 2485.13/206 = 12%

23.45.514 Structure Height	Table A: Townhouse Developments: 30 Feet Exceptions: E. Shed Roofs may extend 3 feet above limit. J. Rooftop features. 2. Open railings, clerestories and parapets on the roofs of principal structures may extend 4 feet above the maximum height limit set in subsections A and E. 4. Stair penthouse may extend 10 feet above limit	Proposed Height: 30'-0" + 4'-0" parapet/clerestory + 3'-0" shed roof +10'-0" stair penthouse

ARCHITECTURAL CONCEPT - RENDERED VIEWS

VIEW FROM BRANDON ST. - SE

VIEW FROM PARKING LOT - NW