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PROJECT INFORMATION

ADDRESS 3418 RENTON PLACE SOUTH
SEATTLE, WA 98144

TAX ID NUMBER 1282300580

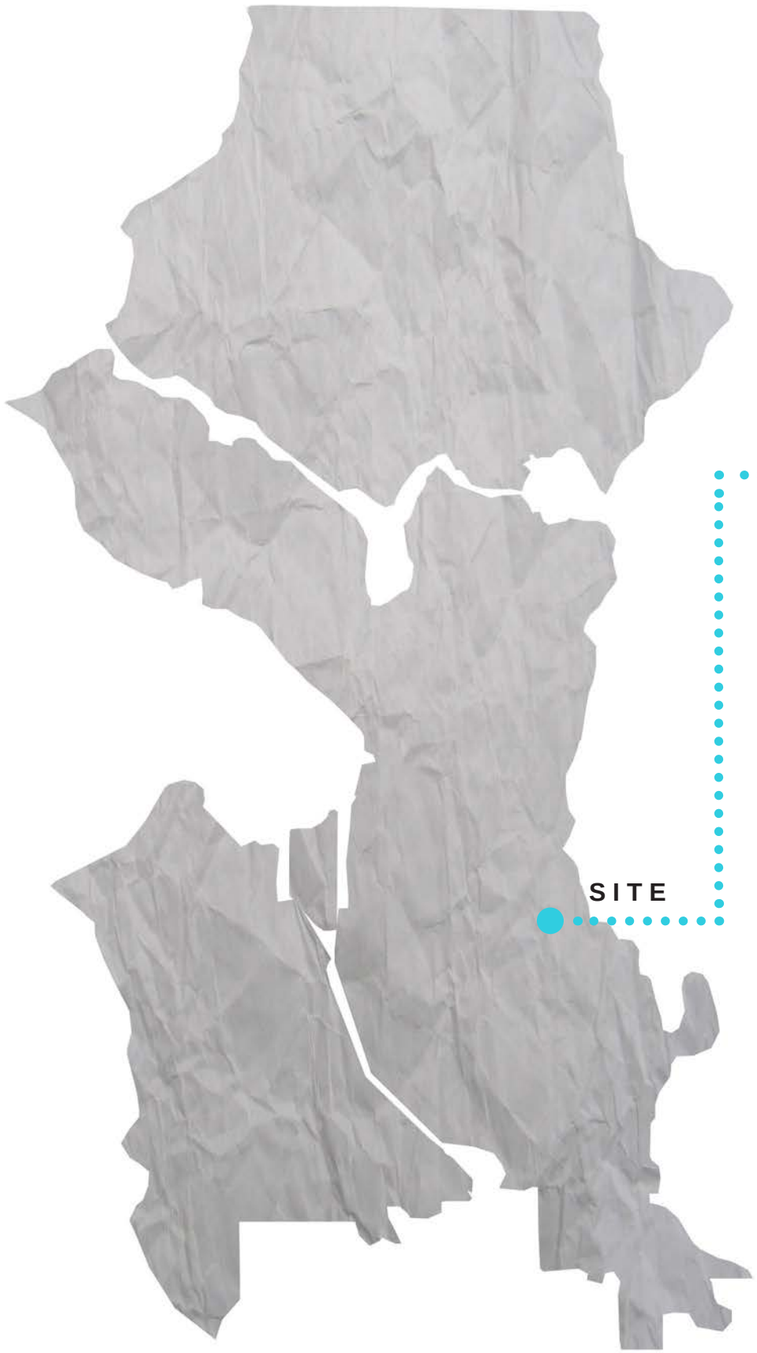
DPD PROJECT # SDR: 3022441

BUILDING: 6499282

LOT SIZE 5,271.8 SF

ARCHITECT/PROJECT CONTACT JULIAN WEBER ARCHITECTS, LTD.
3715 S HUDSON STREET, SUITE 105
SEATTLE, WA 98118

OWNER/APPLICANT MICHAEL LAI
USASIA PACIFIC INVESTMENT, INC.
1700 21ST AVE S #100
SEATTLE, WA 98144



jefferson park golf course

franklin high school

lake washington

cheasty blvd s.

jefferson park

kimball elementry school

john muir elementry school

genesse park and playfield

I-5 express

mt. baker light linkstation

rainier square plaza

VICINITY ANALYSIS

ADJACENT ZONES: SF 5000
LR2
LR3
NC3-40
C1-65
SM-NR-85

BUS ROUTES:
7 - Rainier Beach, Seattle Center

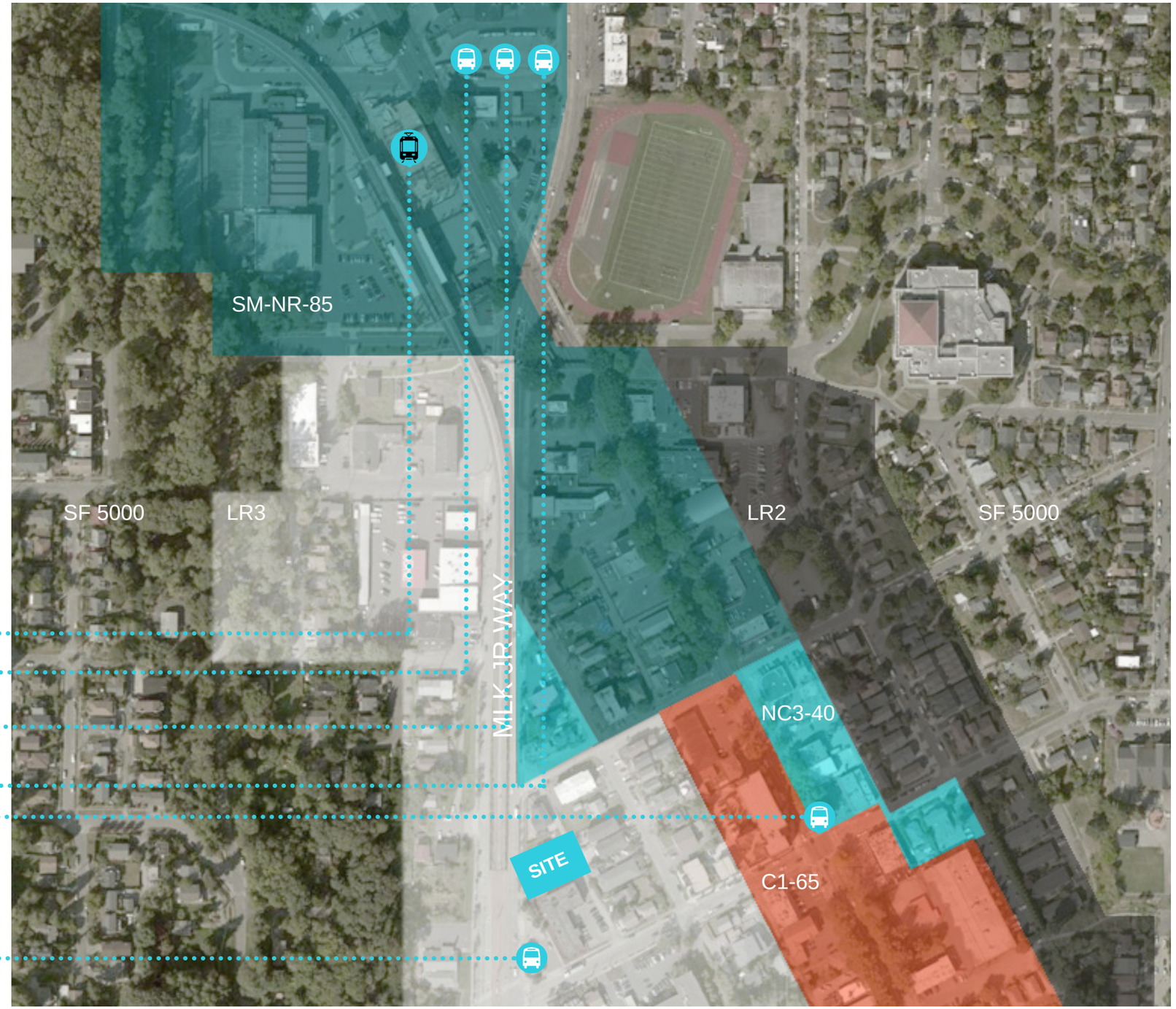
8 - Rainier Beach, Downtown Seattle

9 - Rainier Beach Express, Broadway Express

14- Downtown Seattle, Mount Baker Transit Center

48- Loyal Heights, University District

LIGHT RAIL : MT. Baker Station



PROPOSAL

3418 Renton Place South is currently (1) lot with (1) SFR. The applicant proposes to remove the existing SFR and develop the site with (5) new townhouses.

KEY METRICS

Zone:	LR3
Lot size:	5,271.8 SF
FAR:	5,271.8 sf x 1.2 = 6,326 sf allowed (th/s+built green+paved alley) 6,326 sf / 5 units = 1,265 sf per unit (inside face of walls)
Structure Height:	30’ + 4’ Parapet Allowance & 10’ Penthouse
Units:	5
Parking:	4 stalls off alley

ANALYSIS OF CONTEXT

Our site is located in between the Mt. Baker Neighborhood and the Columbia City neighborhood, near the Mt. Baker Light Rail Station. The neighborhood is an older residential neighborhood, but the newer multi-family development along Martin Luther King Jr Way South is beginning to extend towards Rainer Ave. South and towards the neighborhood. The site minimally slopes up approximately 2 feet between the north and south property lines.

EXISTING SITE CONDITIONS

A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.

SITE PLAN

A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 10. A preliminary landscape plan can be found on page 11.

ARCHITECTURAL CONCEPT

See page 8 for concept statement, diagrams, and images.

DESIGN GUIDELINES

See page 9 for Design Guideline Responses.

3418 AERIAL VIEW EAST

3418 AERIAL VIEW WEST

SITE ANALYSIS

ACROSS FROM SITE

MARTIN LUTHER KING JR WAY S AWAY FROM SITE

LINK LIGHT RAIL

SITE

MARTIN LUTHER KIND JR WAY S TOWARDS SITE

S BYRON ST

RENTON PLACE S

STREET LEVEL

SITE

ALLEY TOWARDS SITE

S WALDEN ST

S BYRON ST

ACROSS FROM SITE

ALLEY AWAY FROM SITE

S BYRON ST

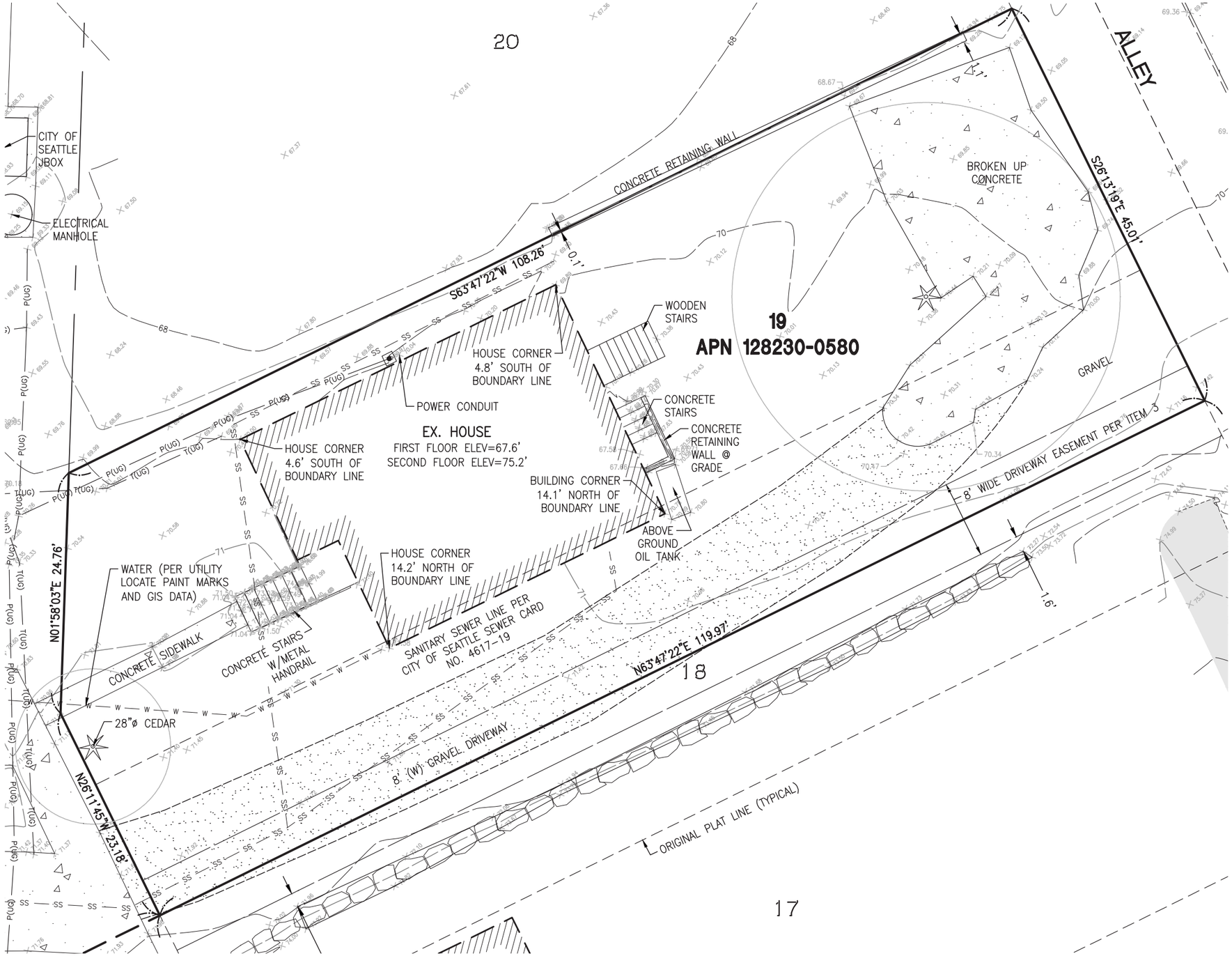
S WALDEN ST

STREET LEVEL

LEGAL DESCRIPTION

THE NORTH HALF OF LOT 18 AND ALL OF LOT 19, BLOCK 7, THE BYRON ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 67, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



site plan
SCALE: 1" = 20'-0"

EXISTING CONDITIONS

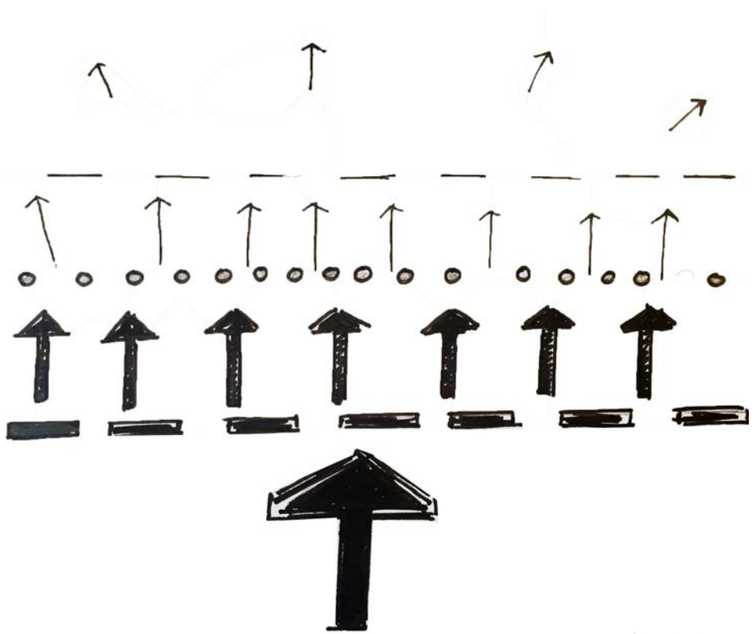
CONCEPT: THE BUFFER

Because of its location along Martin Luther King and its proximity to the Light Rail line, the project site experiences an extreme amount of vehicular and pedestrian traffic. The concept of the buffer was used as a design strategy to lessen and moderate this impact. Visual and sound buffers are used throughout the project to create more privacy, establish unit identity, and provide aesthetic interest.

Screening is used as an external architecture feature and integrated design element throughout the project while adding a strong aesthetic for the units as a whole. Locations of the screens in relationship to the building affect both their size and shape. For example, a large screen is attached to the street facing façade of unit 1, where the vehicular noise is at its greatest, while smaller screening walls are used as visual markers and dividers for the front entry of each unit.

Fencing is also used to visually divide the private and public spaces. While the back courtyards have six foot fences for a greater sense of privacy and ownership, the front courtyards spaces have waist-height fences to help with site security while fostering the sense of community.

Natural elements such as the landscaping provide further buffering. By keeping the existing tree next to Martin Luther King and adding strong landscape features around the common amenity space, sound and views are buffered along the busy thoroughfare. More visual coverage is created by incorporating integrated planters and seating in each of the courtyard spaces.



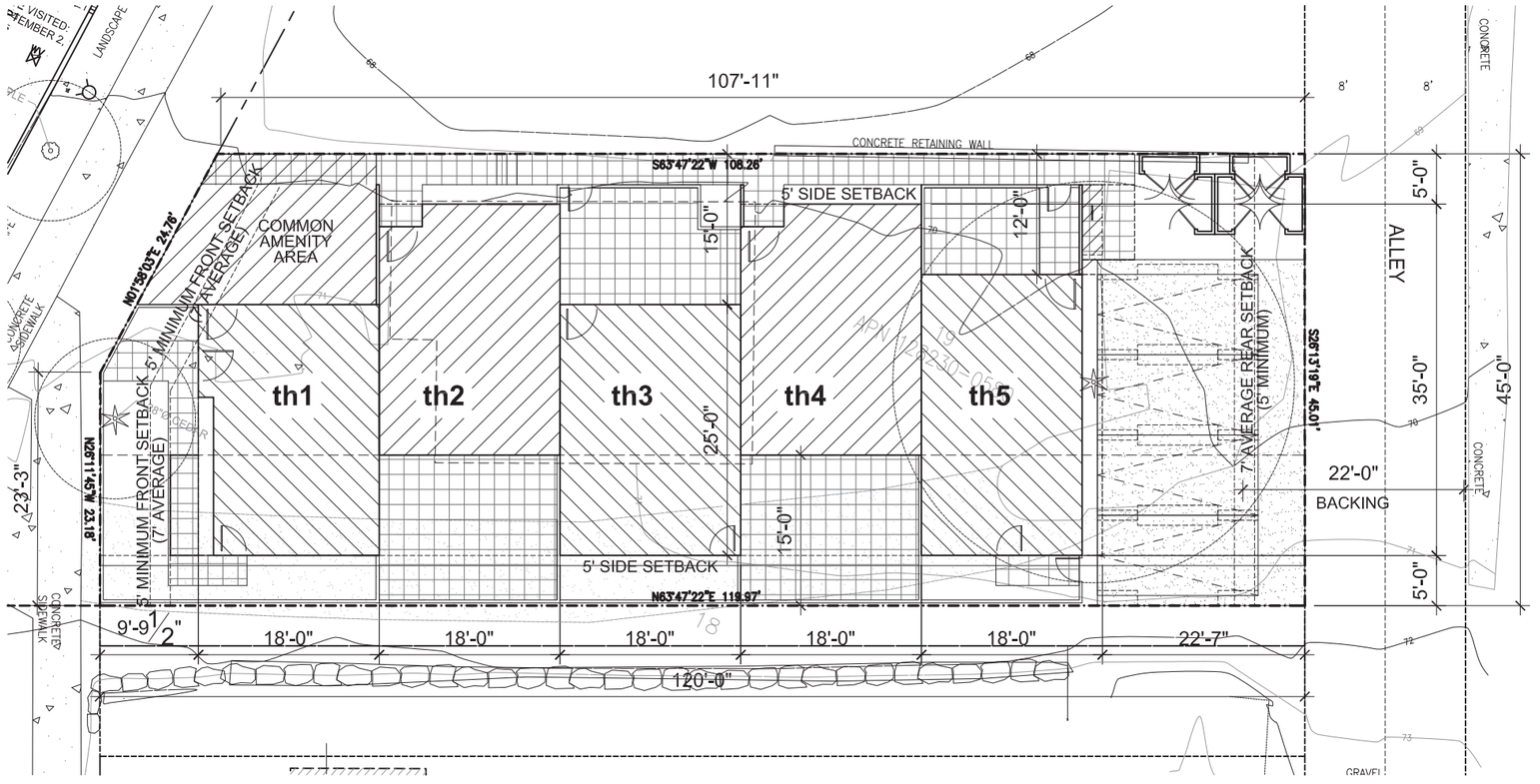
site strategy

precedent images

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
		The only exceptional tree on site, a Port Orford Cedar, located along Martin Luther King Jr. Way South, is being preserved as a landscape buffer in order to offer the front-facing unit more privacy from the busy thoroughfare.
CS1. Natural Systems and Site Features Include information describing the existing trees on site. Are they exceptional?	**D Plants and Habitat**	
CS2. Urban Pattern and Form Unit windows on the apartment to the south face north. Ensure privacy through window placement, location of balconies, etc.	**D Height, Bulk, and Scale**	Building modulation reduces the mass of the forms while also providing usable open space for each unit. The addition of external screening elements also helps break down the building scale and adds a lighter feature to the overall scheme. Carefully placed windows combined with external screening elements help ensure privacy throughout the units. External screening elements are used on both the south and west façade because of their proximities to Martin Luther King Jr. Way South, a prominent thoroughfare, and a large apartment complex to the south. Because the south façade faces the apartment complex, minimal glazing is provided overall. No windows are placed on east or west facades for units 2, 3, and 4 to ensure the privacy of each unit's private courtyard.
PL2. Walkability Create safe environments by providing lines of sight and encouraging natural surveillance. Provide lighting for safety.	**B Create safe environments by providing lines of sight and encouraging natural surveillance. Provide lighting for safety.**	Heavy glazing is used on the north facades at the ground level not only to create a visual connection to the northern private courtyards, but also to create informal surveillance. Because the main walkway is on the north side, low, three foot fences are used to also ensure proper visual connections and promote natural surveillance. Furthermore, lighting is provided at the common amenity space and at each unit's entry to increase visibility for the main walkway and each entrance.
PL3. Street-Level Interaction Design primary entries to be obvious, identifiable, and distinct. Use lush, layered landscaping between the building and street to provide security and privacy.	**A Entires** **B Residential Edges**	Entries are highlighted by distinct walking pathways, unit signage, and external shading features. External screening elements are added to the entry of each north facing entry, as shown on the west building elevation, to highlight each unit's entry while providing a surface for the unit signage. Landscape is used heavily around the common amenity space to form both visual and sound buffers from Martin Luther Kind Junior Way South. In addition, each unit courtyard has also been provided with built-in planters to help with privacy and further visual screening. In addition, built-in planters incorporated at each unit's courtyard further instill a sense of privacy and visual screening.
DC3. Open Space Concept Ensure open spaces are designed to meet the need of the residents.	**A Building-Open Space Relationship**	A combination of both shared and private open space are fully integrated throughout the project. While a common meeting area provides a seating area for neighborhood interaction, each unit also has a private courtyard with integrated planters and seating for more individual uses.
DC4. Exterior Elements and Finishes Provide address signage at the street as applicable. Use lighting to increase site safety. Reinforce the overall design concept through the selection of landscape materials; plants that will emphasize or accent the design. Use a lush, layered landscape approach rather than fencing in the front setback. Use a variety of hardscape materials to differentiate private, semi-private common spaces.	**B Signage** **C Lighting** **D Tree, Landscape and Hardscape Materials**	As shown in the night rendering, a built-in planter along the west property line doubles as both a landscape buffer for the common amenity area and as a platform for an overall unit address to be displayed facing Martin Luther King Jr. Way South. For the north facing entries, pronounced external screening elements are used to designate each entry and provide a surface for this signage, as shown on the west elevation. Keeping the existing tree at the front façade of the building provides another natural screening element, creating privacy for the front unit. A large built-in planter further enhances a layered landscape buffer for the common amenity strategy while integrated planters and seating have also been provided at the individual courtyards.

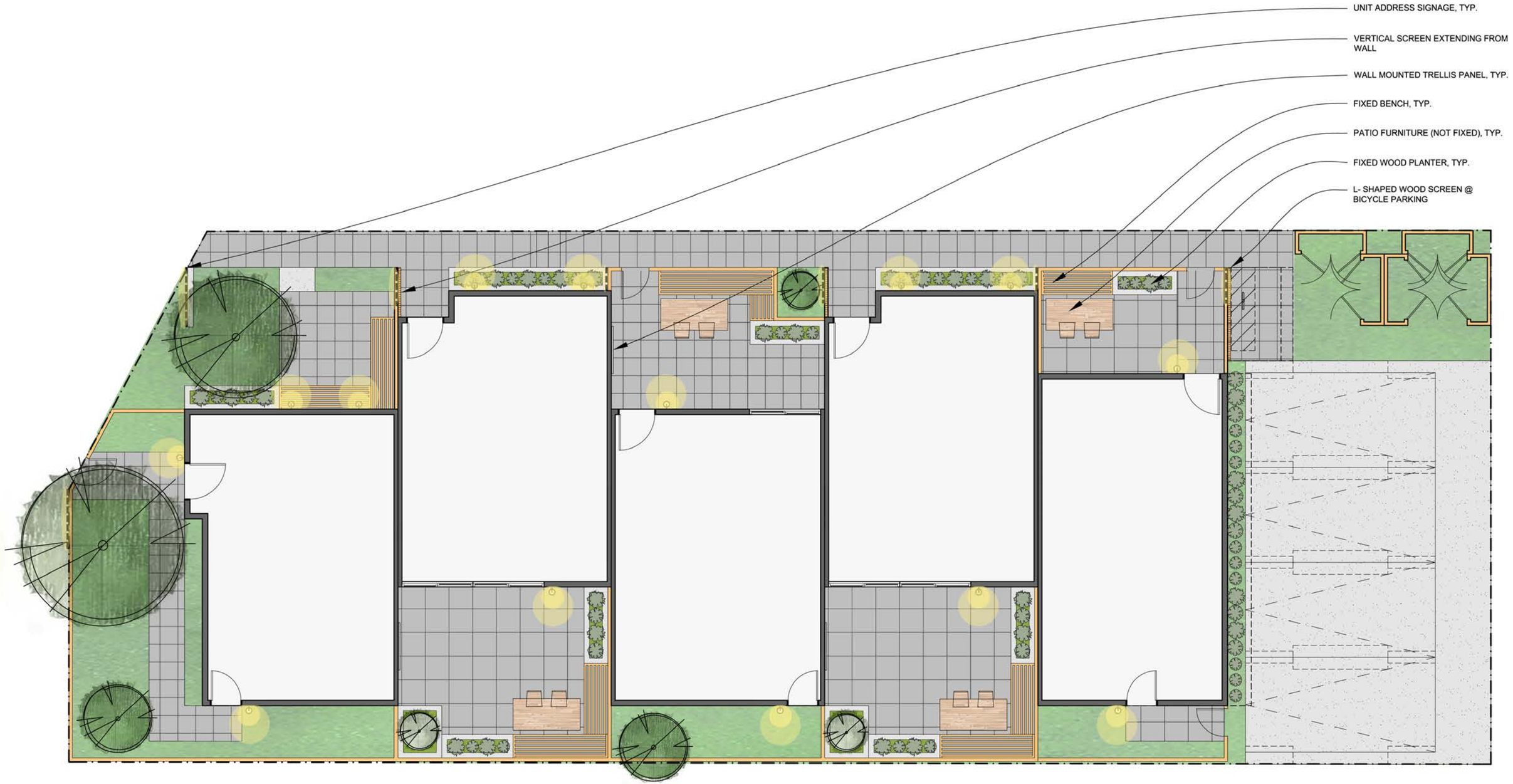
SETBACK AND FACADE LENGTH

	Required	Provided	% Difference
Front:	7’ average, 5’ minimum	13.4’ average, 5’ minimum	Compliant
Side (north):	5’	5’	Compliant
Side (south):	5’	5’	Compliant
Rear:	7’ average, 5’ minimum	22.6’ average, 5’ minimum	Compliant



site plan
SCALE: 1" = 15'

SITE PLAN



landscape and lighting plan

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

approach from Martin Luther King Jr. Street

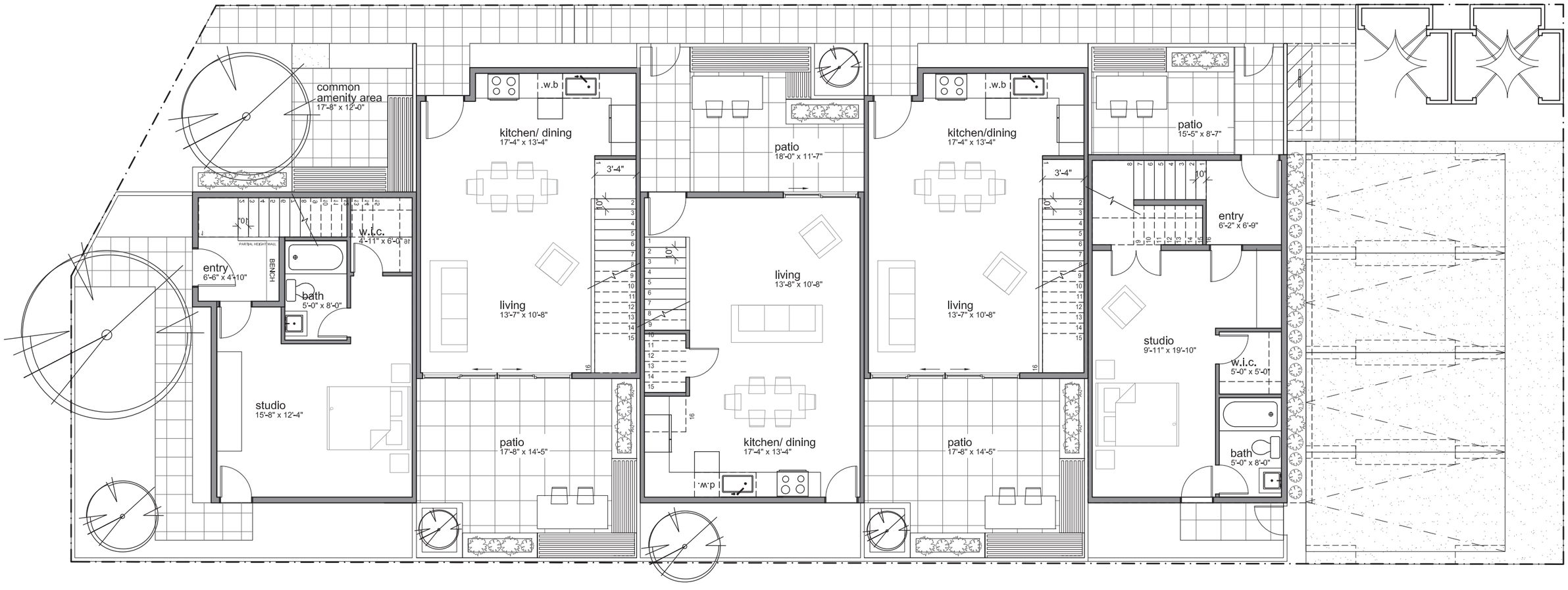
approach from alley

view of courtyard , typ.

east elevation

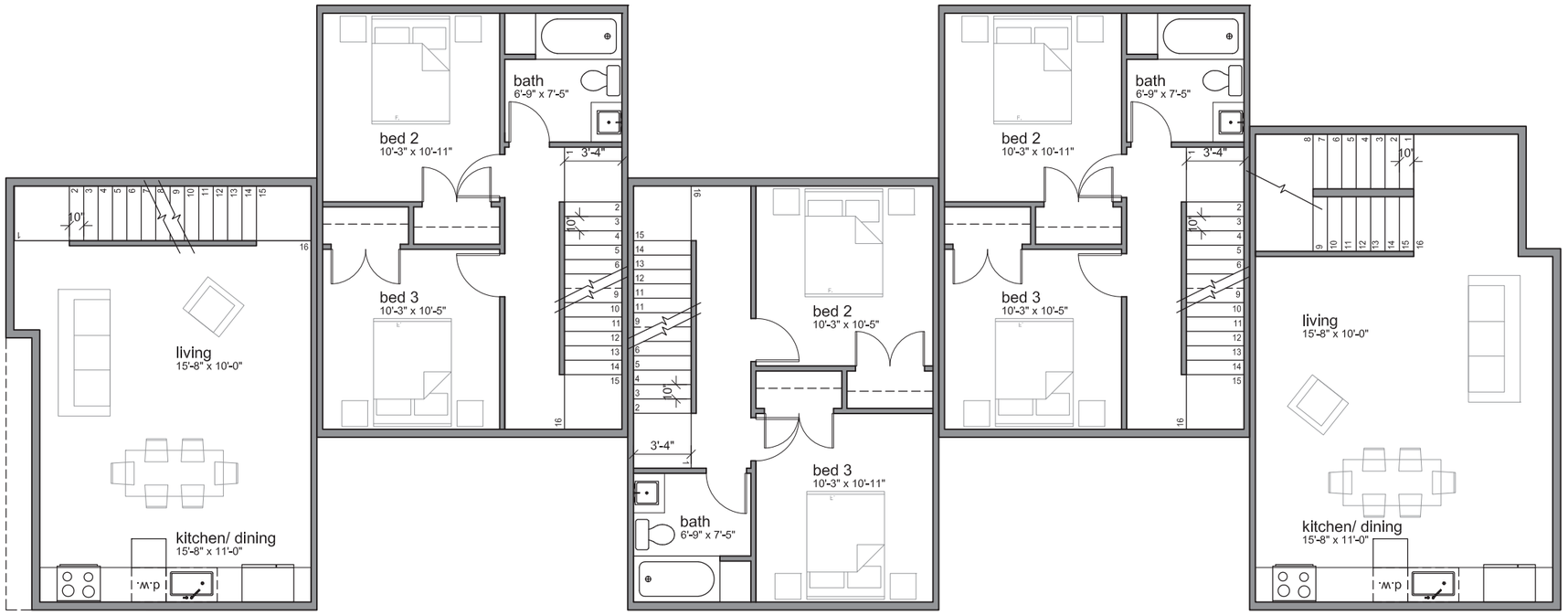
overhead

RENDERINGS



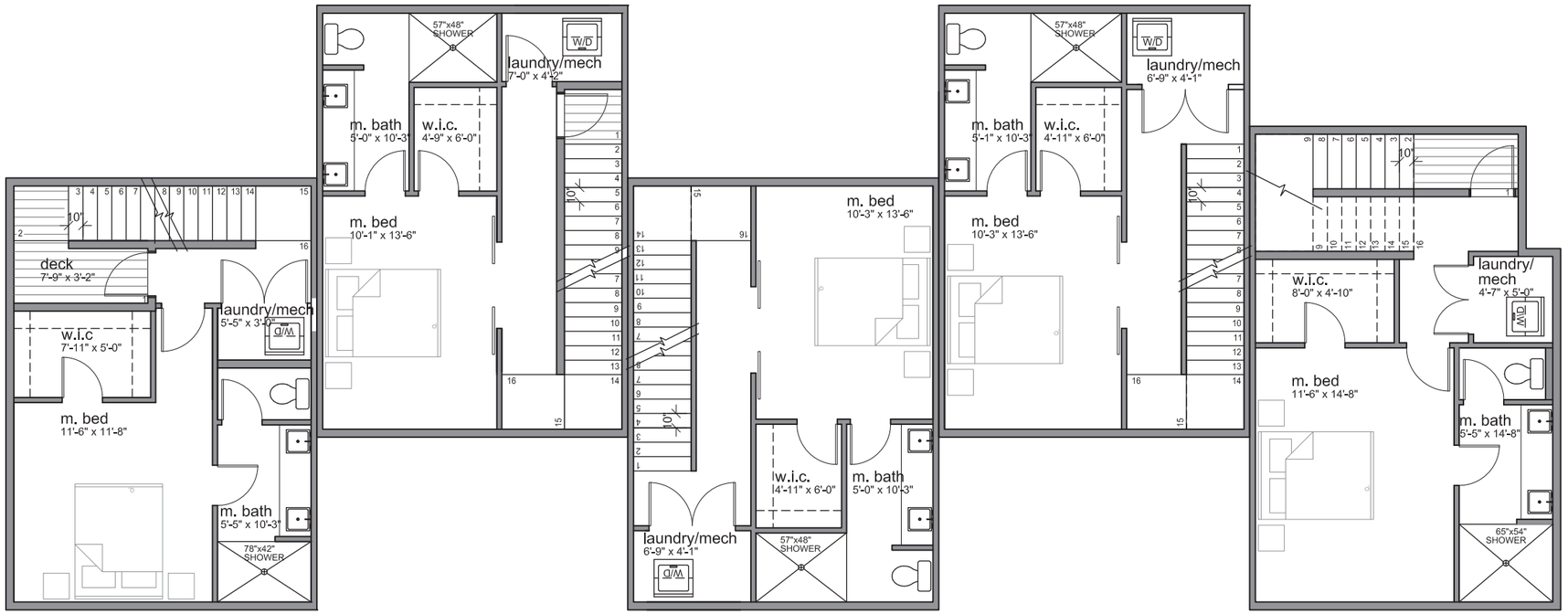
ground floor plans

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



second floor plans

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

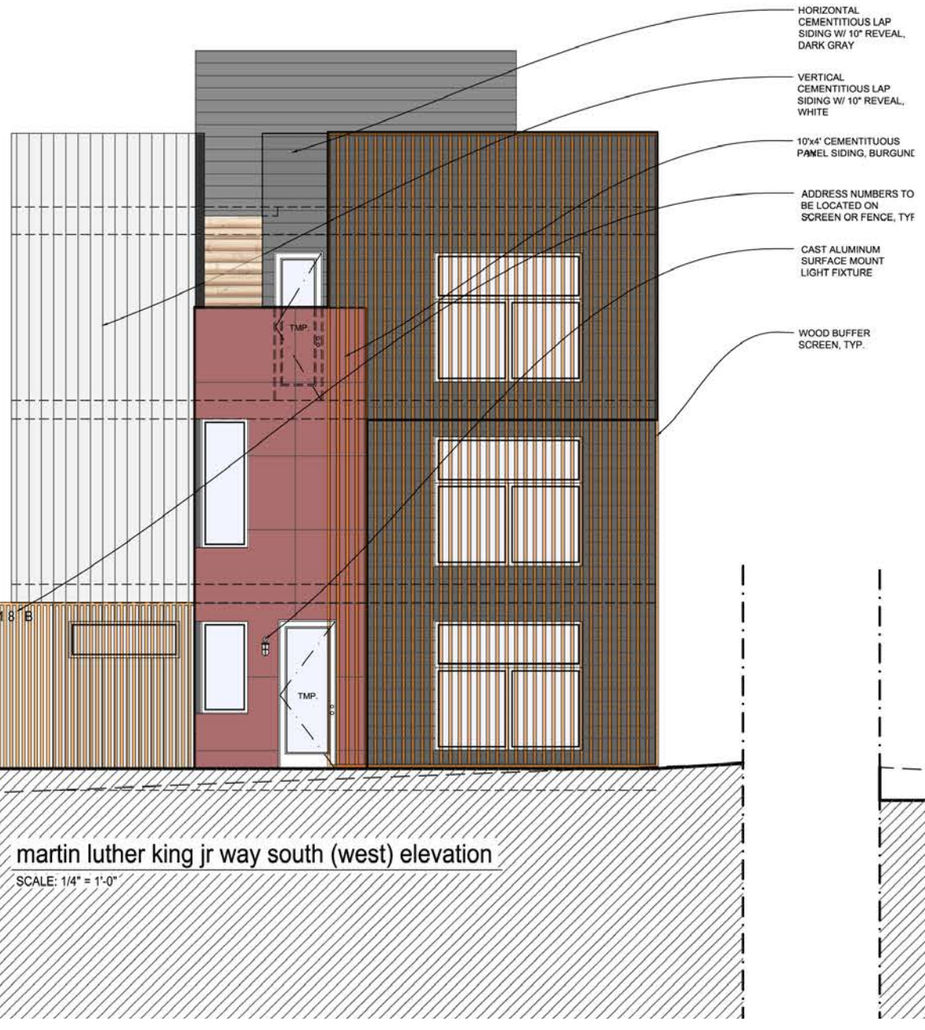


third floor plans

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

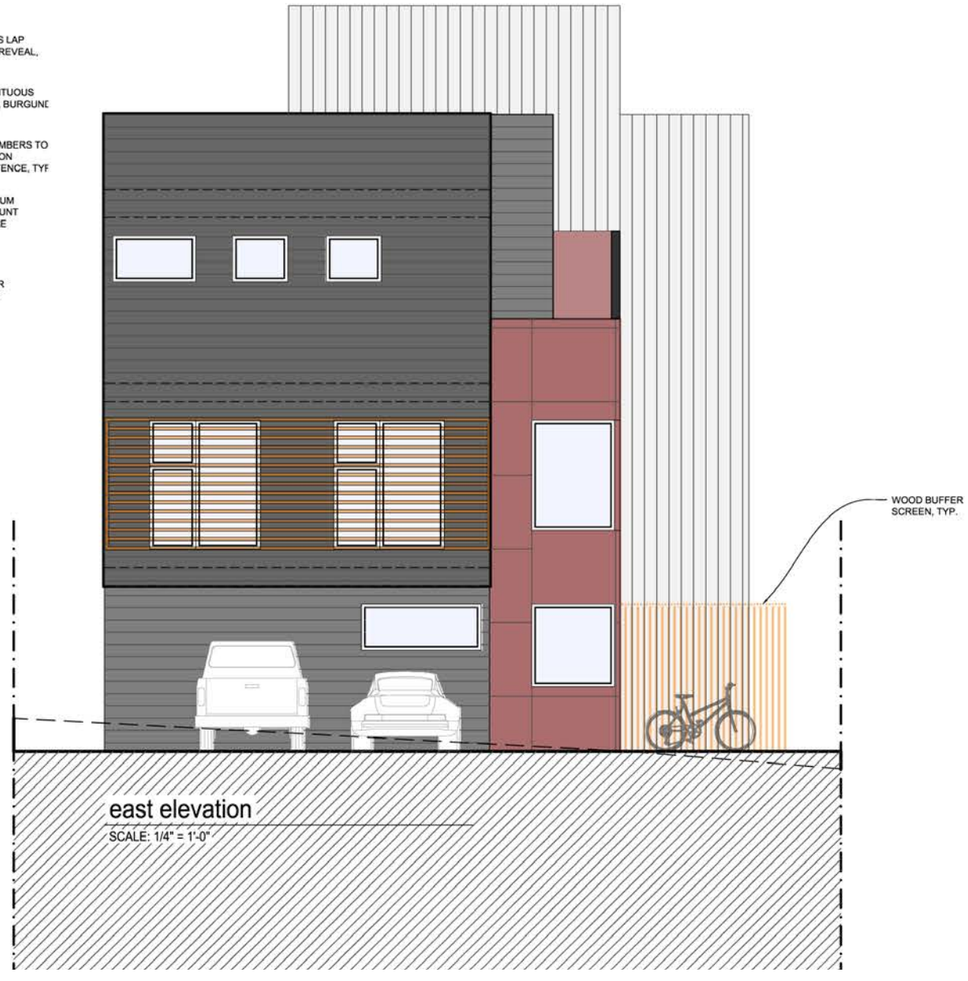
roof plans

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



martin luther king jr way south (west) elevation

SCALE: 1/4" = 1'-0"



east elevation

SCALE: 1/4" = 1'-0"

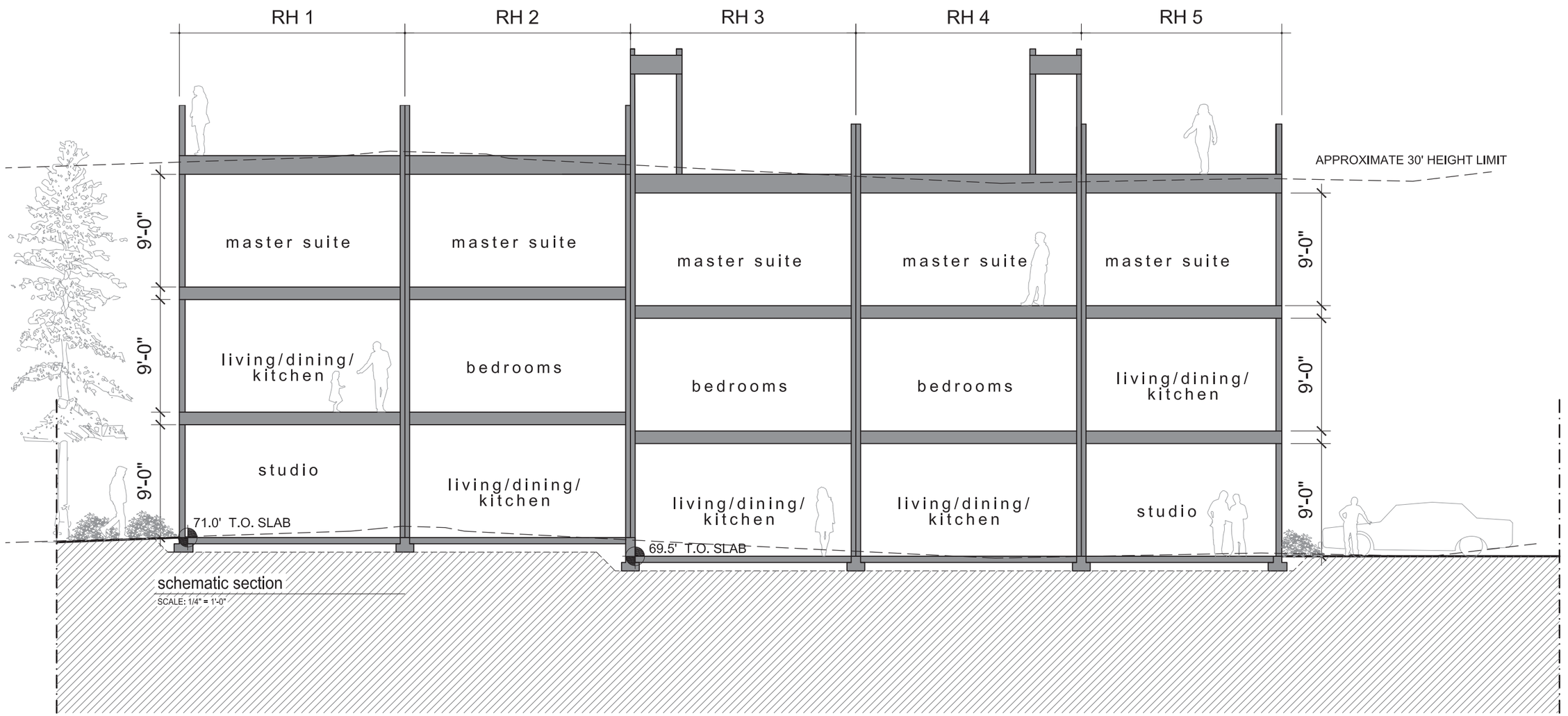
south elevation

SCALE: 1/4" = 1'-0"

ELEVATIONS

north elevation

SCALE: 1/4" = 1'-0"


RH 1
RH 2
RH 3
RH 4
RH 5
APPROXIMATE 30' HEIGHT LIMIT
9'-0"
9'-0"
9'-0"
9'-0"
9'-0"
master suite
master suite
master suite
master suite
master suite
living/dining/
kitchen
bedrooms
bedrooms
bedrooms
living/dining/
kitchen
studio
living/dining/
kitchen
living/dining/
kitchen
living/dining/
kitchen
studio
71.0' T.O. SLAB
69.5' T.O. SLAB
schematic section
SCALE: 1/4" = 1'-0"

SECTION

night view of northwest facade