

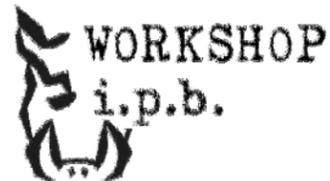


VIEW OF NEARBY ALKI BEACH

PROPOSAL:  
DEMOLISH EXISTING STRUCTURES. CONSTRUCT (2) UNIT TOWNHOUSE AND (3) UNIT TOWNHOUSE WITH PARKING PER PLAN. 7 PARKING SPACES PROVIDED. (4 TANDOM = 3 SPACES AND 4 SINGLE SPACES)

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EARLY DESIGN GUIDANCE  
3001 62ND AVE SW - SEATTLE, WA 98116  
DPD# 3024604 | 6.08.16  
PARCEL#: 6373000195

PACKET CONTENT:

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

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

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

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

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

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

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



1 - CONDOMINIUM



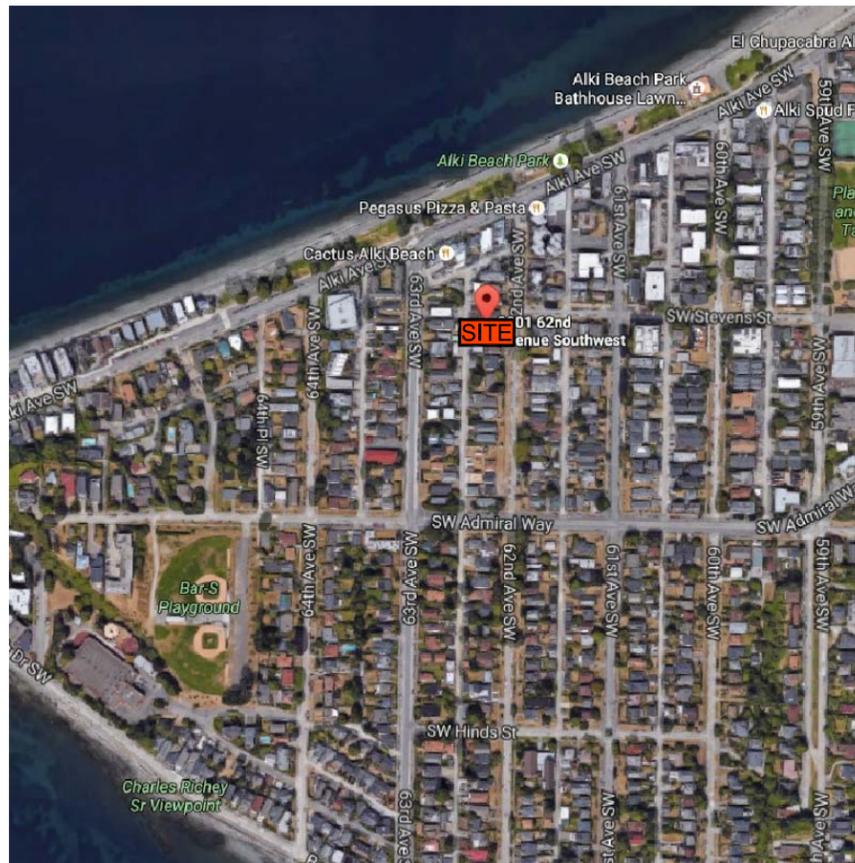
2 - SINGLE FAMILY



3 - APARTMENT



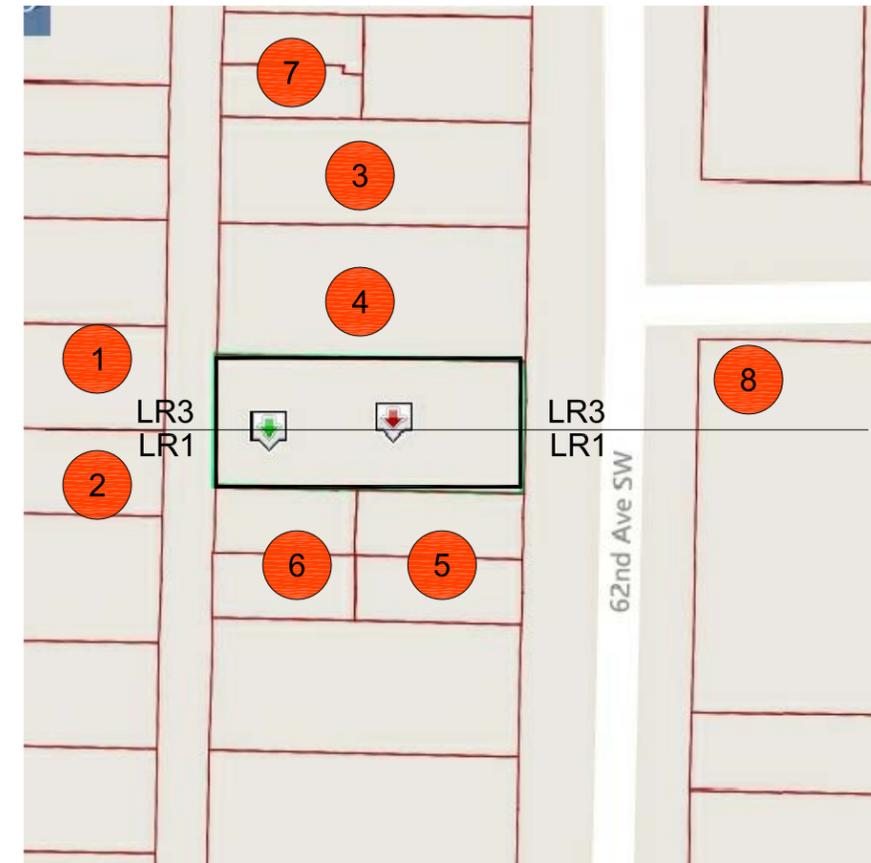
4 - DUPLEX



VICINITY MAP

**CONTEXT ANALYSIS:**  
THE SITE SITS IN THE NEIGHBORHOOD OF ALKI. IT IS 5900SF IN SIZE AND IS IN LR3/LR1 ZONE. 62ND AVE SW PROVIDES NORTH AND SOUTH VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG ALKI AVE SW AND 63RD AVE SW. VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY TO THE NORTH. RECREATIONAL AMENITIES INCLUDE ALKI BEACH PARK NORTH OF THE SUBJECT LOT. THE SITE HAS PROBABLE NORTH OF ELLIOT BABY.

AS SEEN IN MANY OF THE CONTEXTUAL EXAMPLES, A LARGE AMOUNT OF NATURAL WOOD AND EARTH TONES PREVAILS.



ZONING AND CONTEXT MAP



5 - SINGLE FAMILY



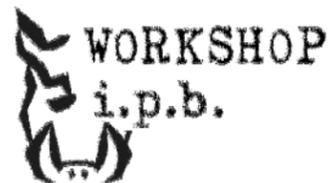
6 - TOWNHOUSE



7 - TOWNHOUSE



8 - APARTMENT



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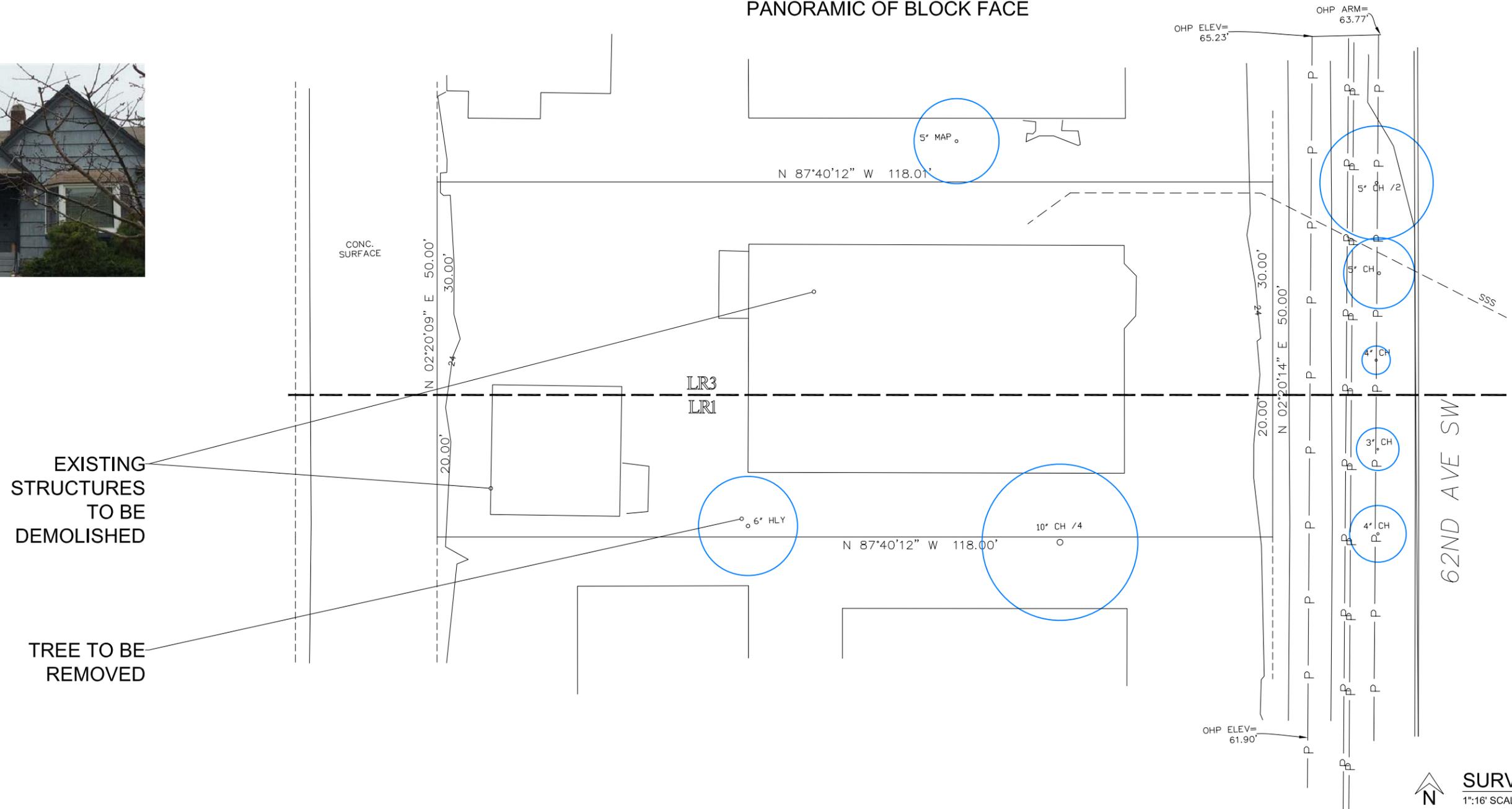
SUBJECT SITE



PANORAMIC OF BLOCK FACE



SUBJECT SITE



N SURVEY  
1"=16' SCALE



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PROJECT ADDRESS:  
3001 62ND AVE SW  
SEATTLE, WA 98116

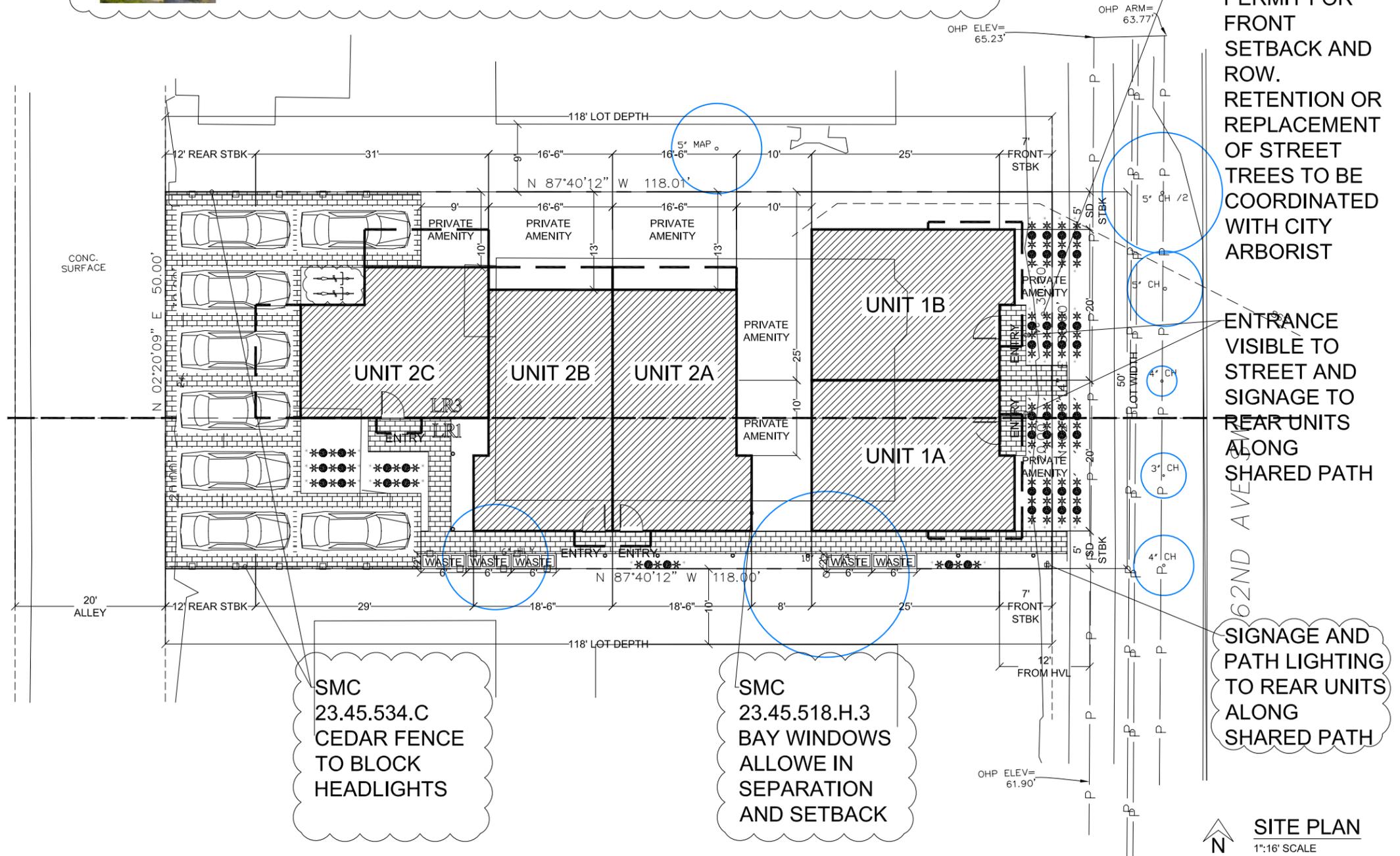
PARCEL#:6373000195  
LEGAL DESCRIPTION:  
OLSON LAND COS 5TH ADD N 20 FT OF 38 & S  
30 FT OF 39  
PLat Block: 13  
Plat Lot: 38-39  
ZONE: LR1/LR3  
LOT SQ FT: 5900SF

CODE COMPLIANCE:  
SMC 23.45.510 FLOOR AREA RATIO  
ALLOWABLE FAR:  
30X118'=3540 \*1.3 = 4602 FAR for L3  
20X118'=2360 \*1.1 = 2596 FAR for L1  
PROPOSED: 7198SF  
SMC 23.45.512 DENSITY LIMITS  
ALLOWED: 3 UNITS IN LR1; UNLIM LR3  
PROPOSED: (5) UNITS  
SMC 23.45.514 STRUCTURE HEIGHT  
ALLOWED: 30' FROM AVG GRADE  
PROPOSED: 30' FROM AVG GRADE  
SMC 23.45.518 SETBACKS/SEPARATIONS  
REQUIRED FRONT: 5' MIN; 7' AVG  
PROPOSED FRONT: 7' MIN  
REQUIRED REAR: 7' AVG; 5' MIN  
PROPOSED REAR: 12' MIN  
REQUIRED SIDE: 7' AVG; 5' MIN  
PROPOSED SIDE: 7' AVG; 5' MIN  
SMC 23.45.522 AMENITY AREA  
REQUIRED: .25\*5900 = 1475SF  
PROVIDED: >1500SF  
SMC 23.45.524 LANDSCAPING  
REQUIRED: .6\*5900 = 3540SF GF AREA  
PROVIDED: LANDSCAPE PLANS W/ PERMIT  
SMC 23.45.527 WIDTH/FAÇADE LENGTH  
ALLOWED WIDTH: 90'  
PROPOSED WIDTH: 40'  
ALLOWED LENGTH: .65\*118 =76.7'  
PROPOSED LENGTH: 82.8' = 76.5'



ADDRESS SIGN AT INTERSECTION OF FRONT PROPERTY LINE AND SHARED WALK TO REAR UNITS

THE MALIBU SOLAR MINI ROUND BROWN STAKE LIGHT FEATURES A BUILT-IN PHOTO SENSOR, WHICH ALLOWS THE LIGHTS TO COME ON AT DUSK AND TURN OFF AT DAWN.



LANDSCAPE ARCHITECT DESIGN AND PLANS TO BE SUBMITTED WITH BUILDING PERMIT FOR FRONT SETBACK AND ROW. RETENTION OR REPLACEMENT OF STREET TREES TO BE COORDINATED WITH CITY ARBORIST

ENTRANCE VISIBLE TO STREET AND SIGNAGE TO REAR UNITS ALONG SHARED PATH

SIGNAGE AND PATH LIGHTING TO REAR UNITS ALONG SHARED PATH

SMC 23.45.534.C CEDAR FENCE TO BLOCK HEADLIGHTS

SMC 23.45.518.H.3 BAY WINDOWS ALLOW IN SEPARATION AND SETBACK

SITE PLAN  
1":16" SCALE



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SITE PLAN | ZONING ANALYSIS

## SEATTLE DESIGN GUIDELINES

### CONTEXT AND SITE

#### CS1. NATURAL SYSTEMS AND SITE FEATURES

RESPONSE: BEING SPLIT ZONE, MOST OF THE DENSITY WAS REQUIRED TO BE CONTAINED TO THE LR3 ZONE. ENTRANCES TO UNITS PLACED ON SOUTH AND EAST, CREATE OPPORTUNITY FOR BRIGHTLY LIT ENTRY PROGRESSION. THE EAST PROPERTY LINE IS A COUPLE OF FEET HIGHER THAN THE STREET. THERE IS AN OPPORTUNITY TO INCREASE A SENSE OF SECURITY/PRIVACY WITH LANDSCAPE AND HARDSCAPE, WHILE NOT NEEDING VISUALLY OBSTRUCTIVE ELEMENTS.

#### CS2. URBAN PATTERN AND FORM

RESPONSE: TWO UNITS FACE THE STREET WITH SIGNAGE TO UNITS BEHIND. THE MASSING/SCALE OF THE PROJECT MATCHES THE GENERAL TREND OF THE NEIGHBORHOOD'S INCREASING DENSITY. AS THE LOT IS SPLIT ZONE, IT HAS THE MAJORITY OF THE DENSITY ON THE HIGHER ZONE PORTION.

### PEDESTRIAN LIGHTING

#### CS3. ARCHITECTURAL CONTEXT AND CHARACTER

RESPONSE: WITH A TREND TO HIGHER DENSITY, THE PROPOSAL MAINTAINS AN APPROPRIATE SCALE/MASSING WITHIN THE LIMITS OF THE CODE.

### PUBLIC LIFE

#### PL1. CONNECTIVITY

RESPONSE: ALL ENTRIES ARE EITHER VISIBLE OR EASILY FOUND VIA SIGNAGE ALONG THE SUNNIER SIDES OF THE STRUCTURES.

#### PL2. WALKABILITY

RESPONSE: THE COMMON WALKWAY CONNECTS THE PARKING IN THE REAR WITH EACH UNIT AND CONNECTS THE PROPOSAL TO THE STREET. IT WILL HAVE SIGNAGE AND LIGHTING.

#### PL3. STREET-LEVEL INTERACTION

RESPONSE: ALL ENTRIES ARE EITHER VISIBLE OR EASILY FOUND VIA SIGNAGE ALONG THE SUNNIER SIDES OF THE STRUCTURES. ENTRIES ARE FURTHER ENHANCED WITH AWNINGS.

#### PL4. ACTIVE TRANSPORTATION

RESPONSE: VEHICLE PARKING AND BICYCLE PARKING WILL BE PROVIDED ONSITE FOR RESIDENTS.

### DESIGN CONCEPT

#### DC1. PROJECT USES AND ACTIVITIES

RESPONSE: PARKING OFF ALLEY, A SHARED WALKWAY CONNECTING STREET TO ALLEY, ENTRANCES TO UNITS ALONG SUNNY AND VISIBLE.

#### DC2. ARCHITECTURAL CONCEPT

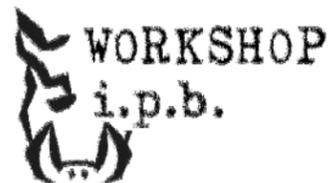
RESPONSE: TWO STORY BAY, VARIATIONS OF MATERIAL, VISIBLE ENTRANCES WITH WEATHER PROTECTION CONTROL PERCEIVED MASSING AND PEDESTRIAN.

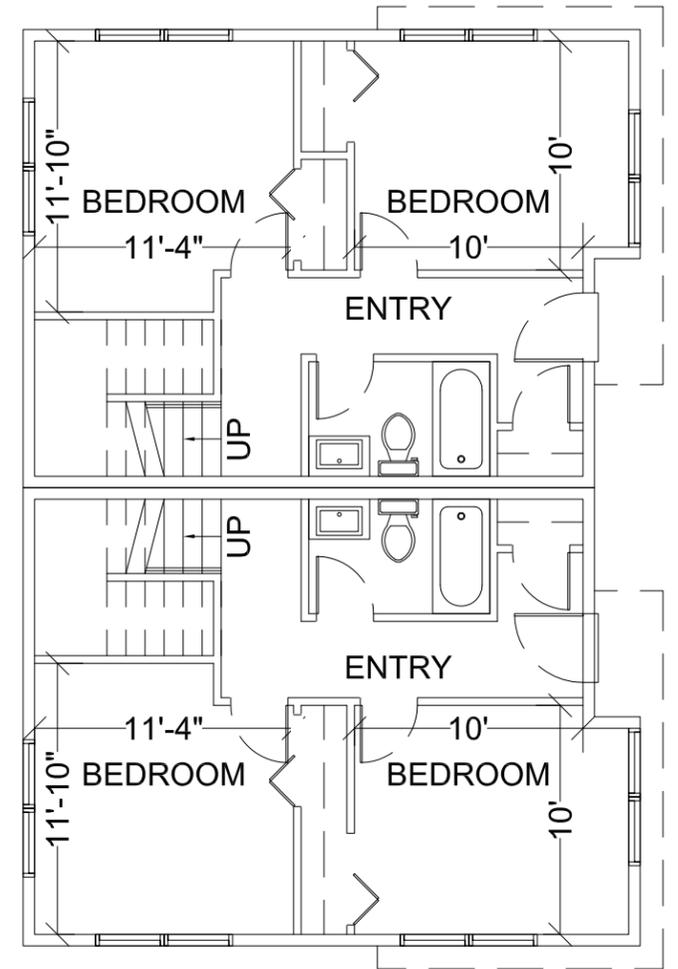
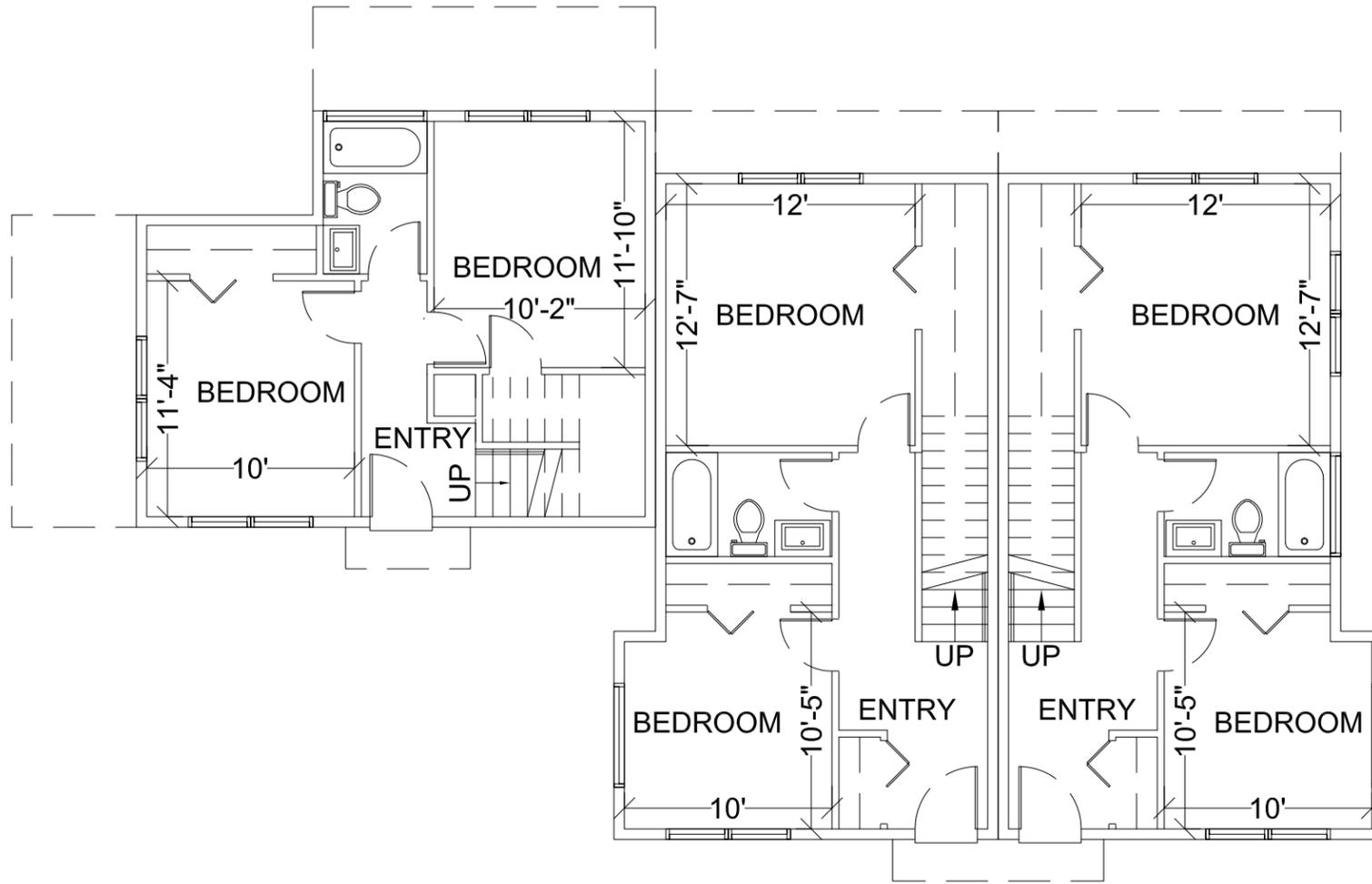
#### DC3. OPEN SPACE CONCEPT

RESPONSE: INCORPORATION OF R.O.W. WITH PLANTINGS, A SHARED WALKWAY, AND PRIVATE GROUND RELATED AMENITY PROVIDES AN ARRAY OF DIFFERENT OPEN SPACES.

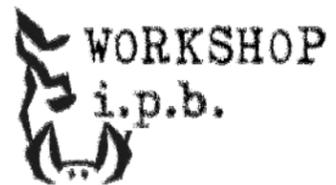
#### DC4. EXTERIOR ELEMENTS AND FINISHES

RESPONSE: A VARIED MATERIAL AND COLOR SELECTION REINFORCES A SENSE OF SCALE AND DELINEATES THE VARIETY OF SPACES AND USES. SIGNAGE WILL GUIDE PEDESTRIANS TO THE ANTERIOR UNITS. PATH LIGHTING AND LIGHTING IN THE DOOR AWNINGS WILL AIDE PEDESTRIAN. PLANTING IN ROW AND ON SITE BY LANDSCAPE ARCHITECT ALONG WITH APPROPRIATE HARDSCAPES WILL COMPLEMENT THE OPEN SPACES.

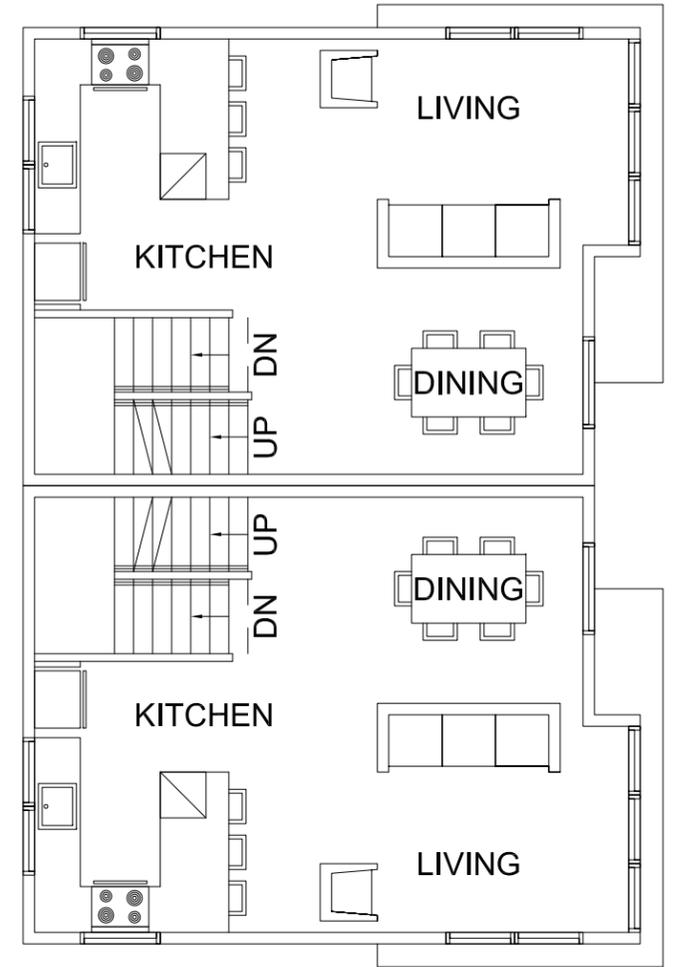
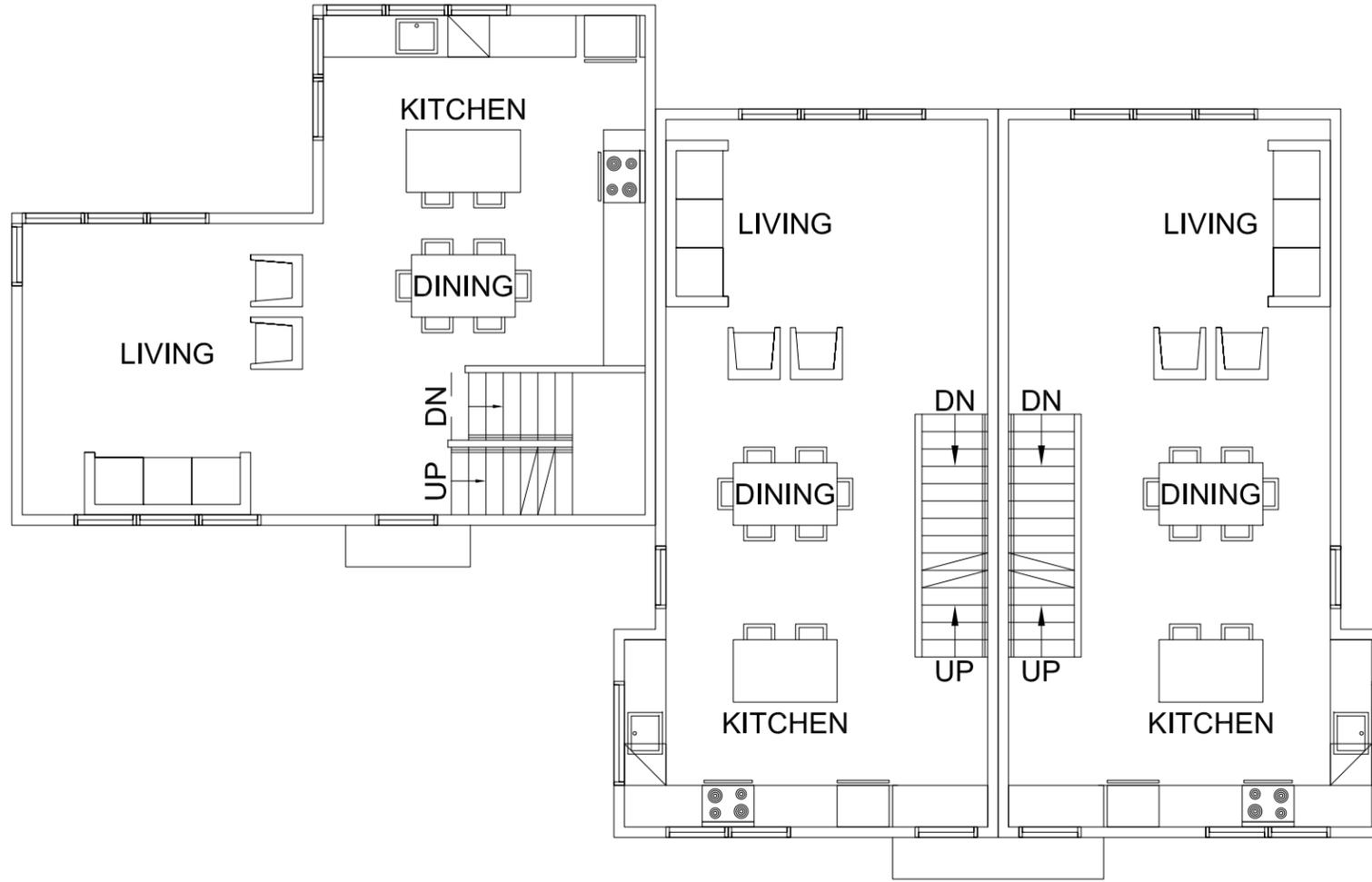




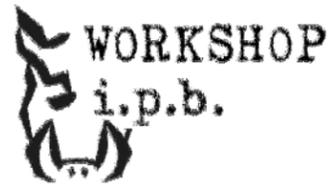
N FIRST  
1/8" = 1' SCALE



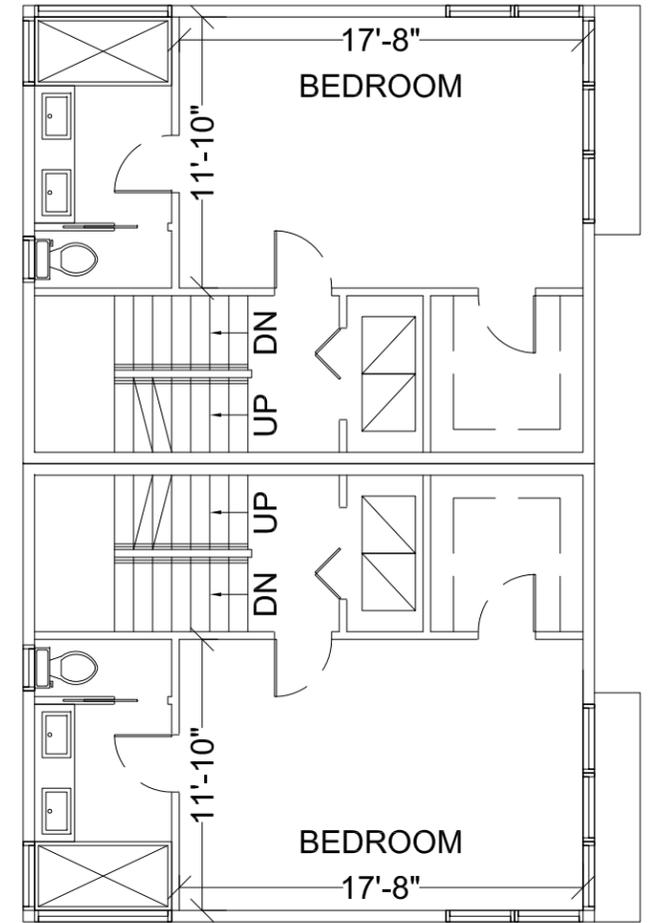
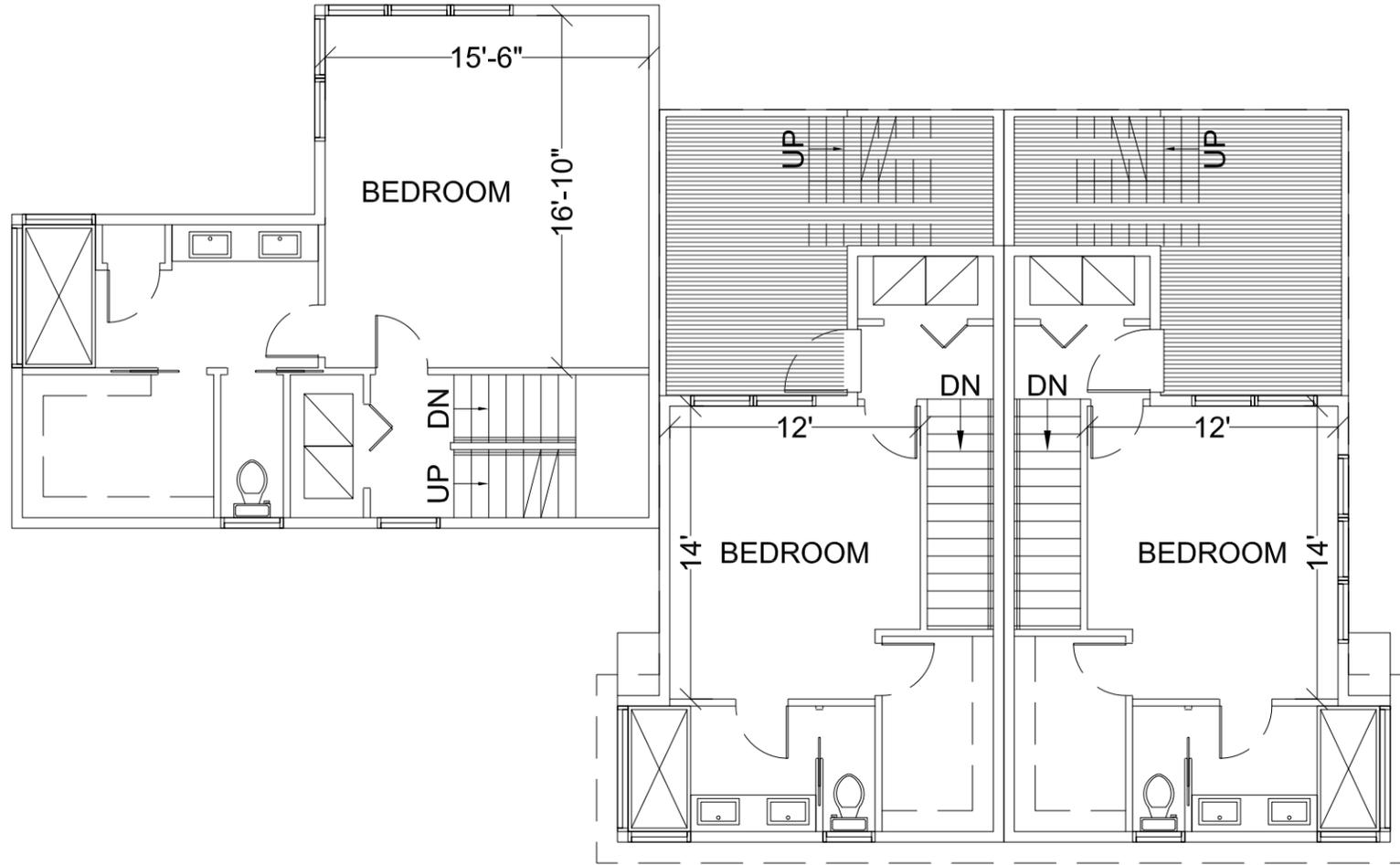
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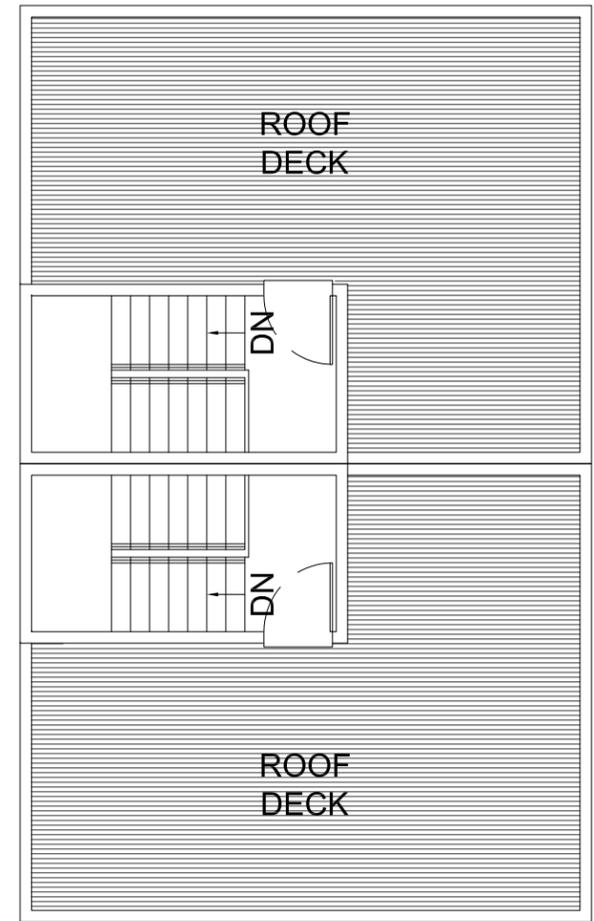
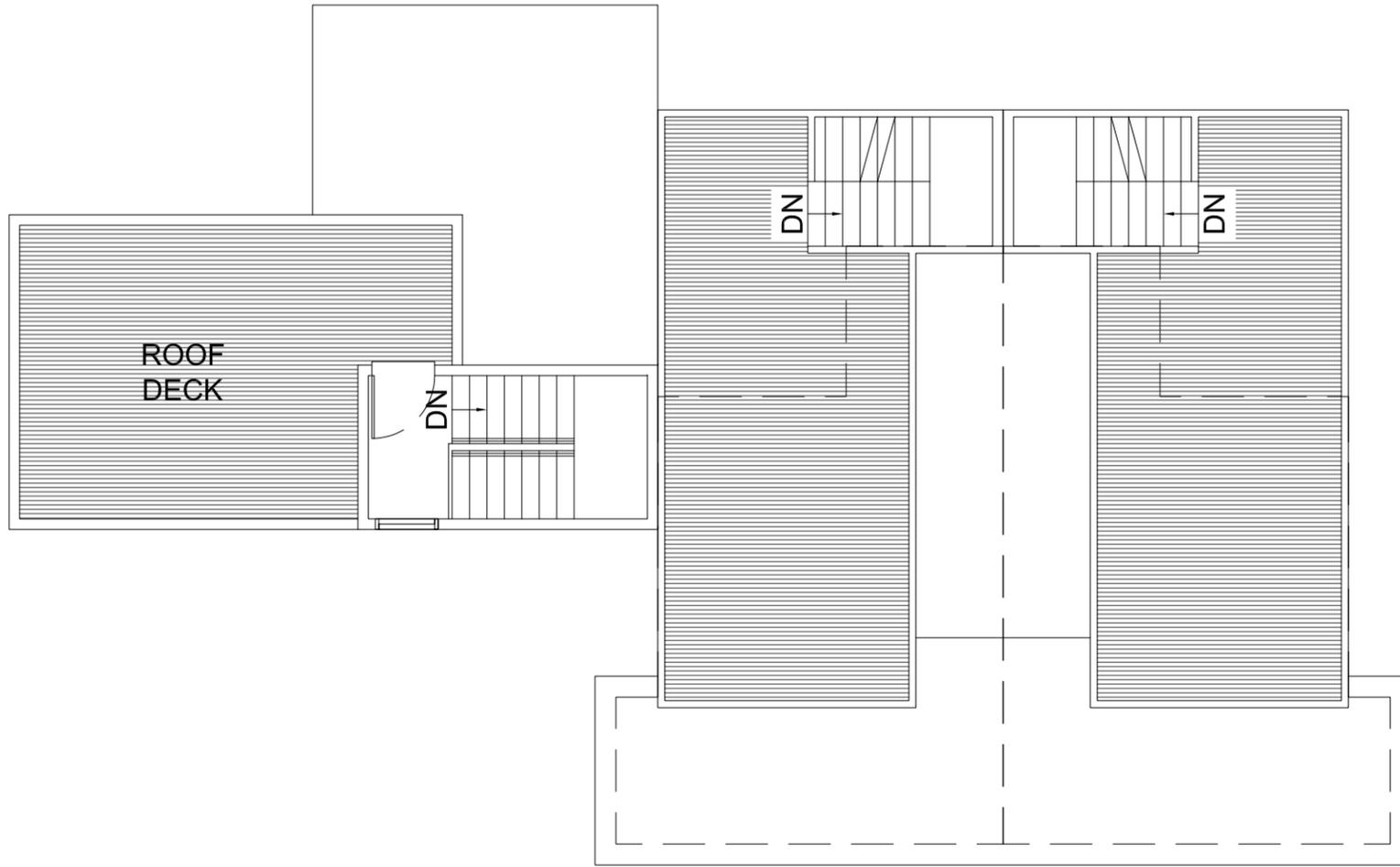
N SECOND  
1/8" = 1' SCALE



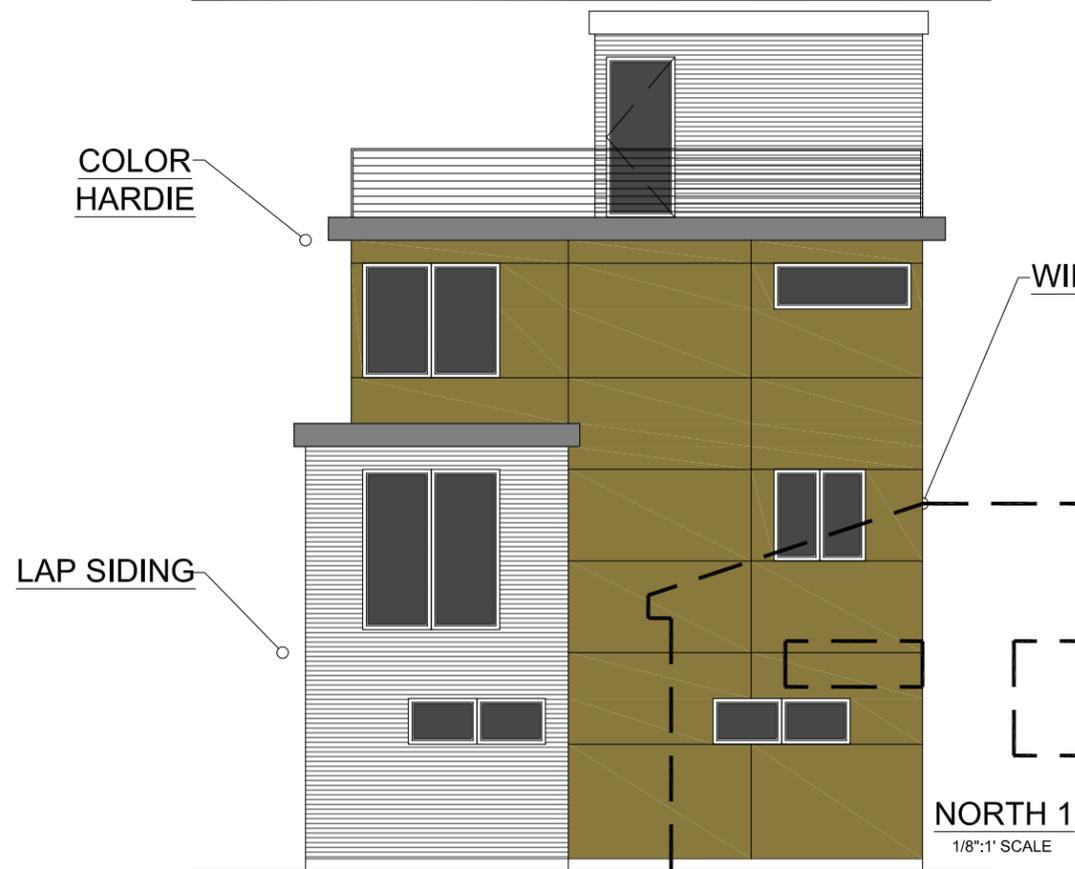
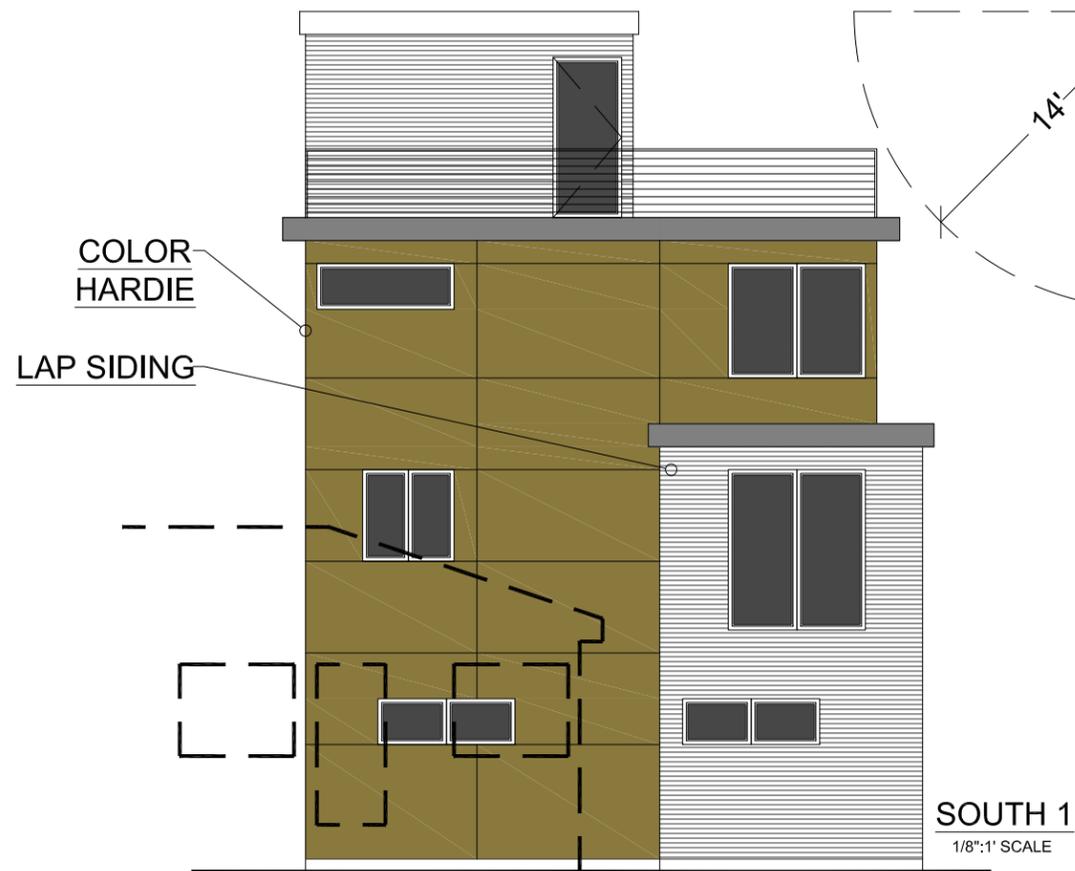
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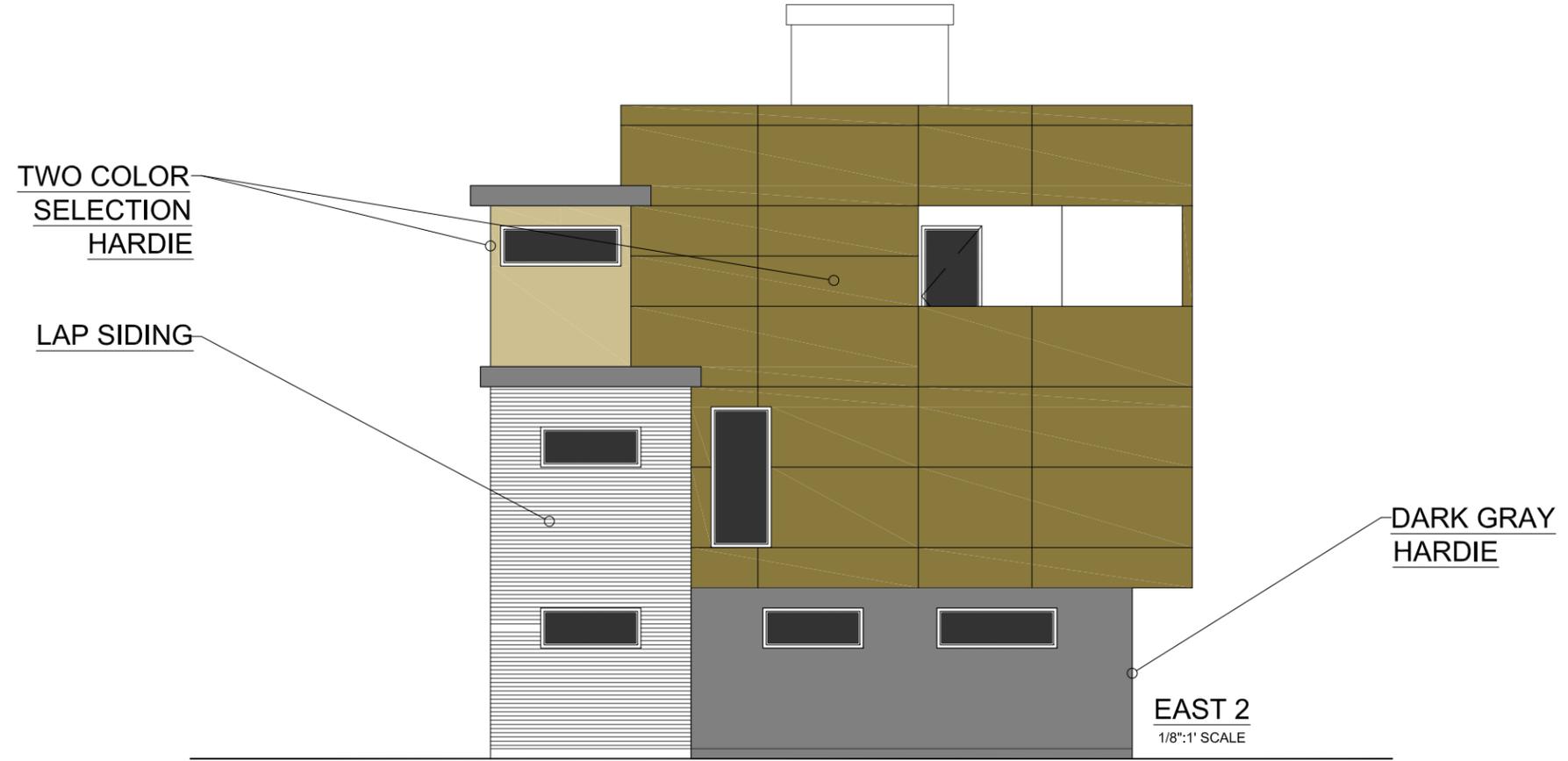
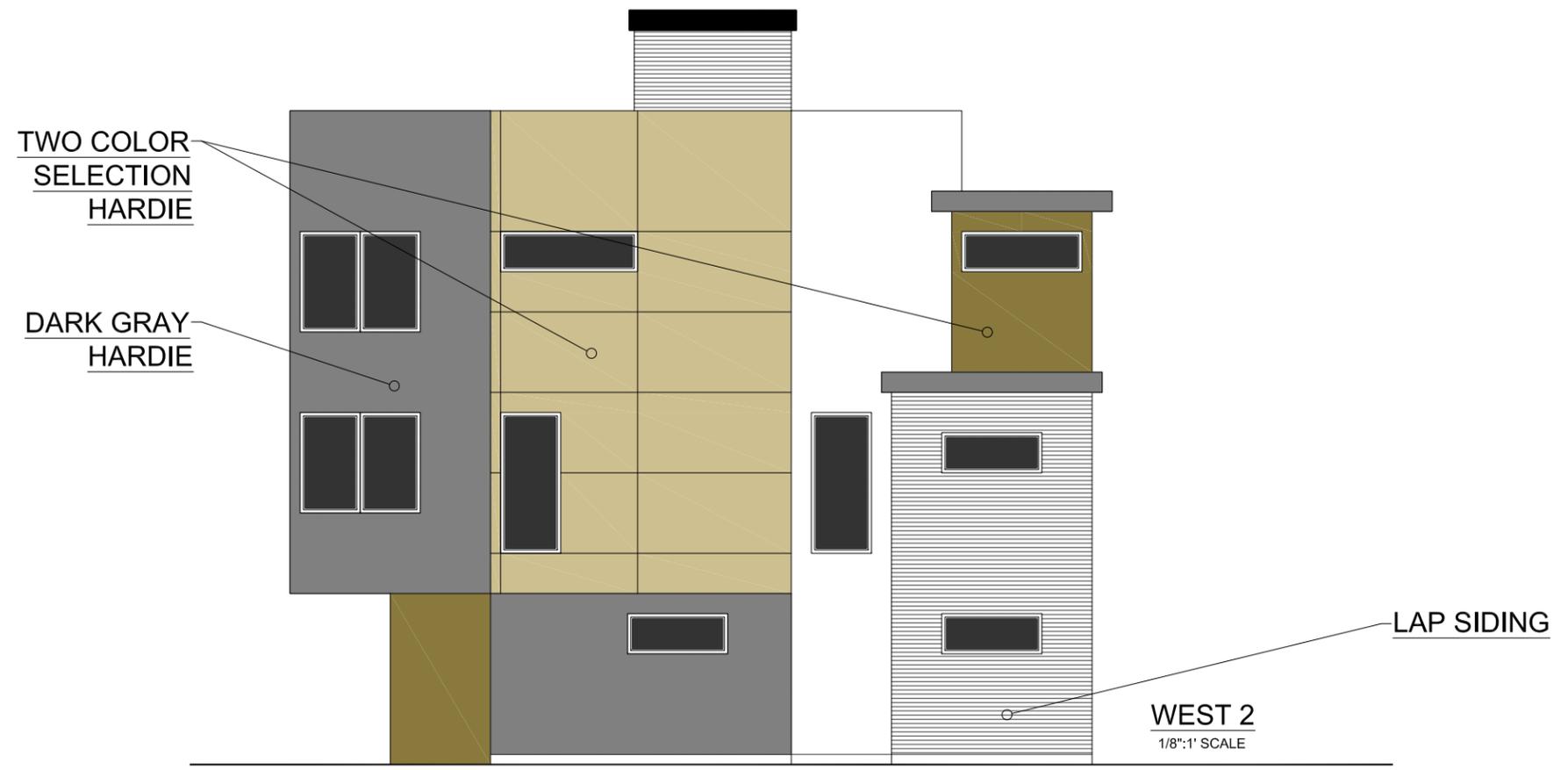

**THIRD**  
 1/8" = 1' SCALE




**ROOF**  
 1/8" = 1' SCALE

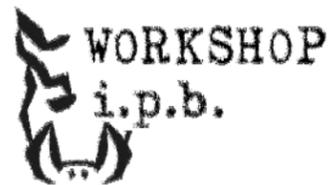


ARCHITECTURAL CONCEPT





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SIMILAR EARTH  
TONE COLORS  
OF 2,5,8 OF PG 2

CEDAR SIDING  
ON BAYS  
SIMILAR TO  
6,7,8 OF PG 2

EAST  
NO SCALE



WEST  
NO SCALE



ROOF DECKS  
SET BACK  
FROM SIDES

NORTH  
NO SCALE



SOUTH  
NO SCALE

EARTH TONES



CONTEXTUAL MODEL  
NO SCALE