



Existing house

Intersection of South Henderson Str. & MLK Way



SITE DATA

TAX IDENTIFICATION NUMBER; 2124700015
 LOT AREA; 10,175 SQUARE FEET
 LOT WIDTH; 80.0'
 LOT DEPTH; 127.0'
 ZONING CLASSIFICATION; NC3P-40'/NC20-40'
 FAR 3.25
 3.25 X 10,175 = 33,069 MAXIMUM BUILDING SQUARE FEET

PROJECT DESCRIPTION

A PROPOSED 4-STORY BUILDING WITH 30 RESIDENTIAL UNITS ABOVE APPROXIMATELY 1,600 SQUARE FEET OF COMMERCIAL SPACE AND 9 PARKING STALLS ACCESSED FROM THE ALLEY.

UNIT SUMMARY

6	2 BEDROOM/2BATHROOM	(1004 SQUARE FEET)
12	1 BEDROOM/1 BATHROOM	(715 SQUARE FEET)
12	STUDIO	(458 SQUARE FEET)

30 TOTAL UNITS

SQUARE FOOTAGE SUMMARY

FIRST FLOOR
 COMMERCIAL; 1,600 SQUARE FEET
 LOBBY/MISC.; 1,400 SQUARE FEET
 PARKING; 4,900 SQUARE FEET
TOTAL; 7,900 SQUARE FEET

SECOND, THIRD & FOURTH FLOOR
 6700 SQUARE FEET RESIDENTIAL
 1330 SQUARE FEET CIRCULATION/MISC.
8030 TOTAL GROSS SQUARE FEET /FLOOR

31,990 TOTAL GROSS BUILDING SQUARE FEET

ROOF DECK
1,500 SQUARE FEET

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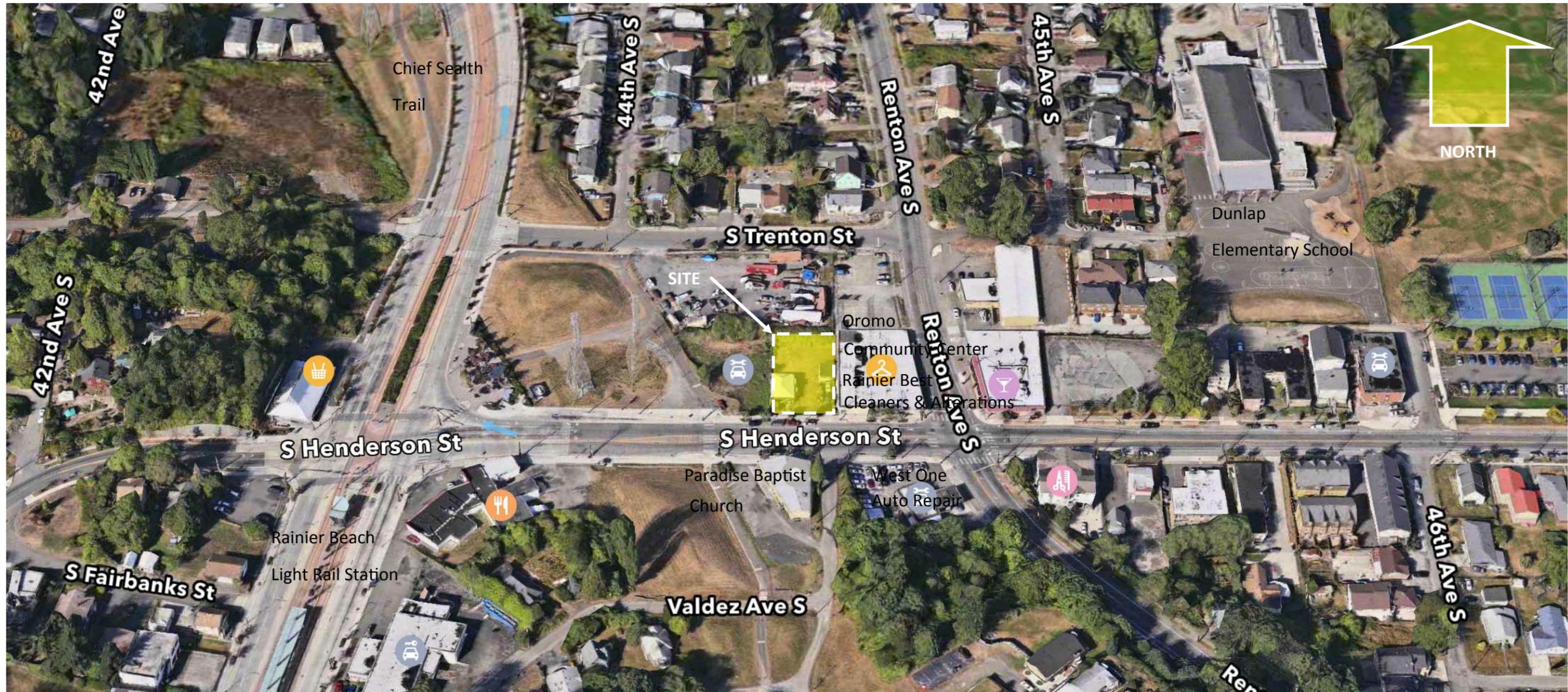
SHEET 01	COVER SHEET
SHEET 02	AERIAL PHOTO, DESIGN OBJECTIVES, & DEPARTURES
SHEET 03	CONTEXT INFORMATION
SHEET 04	STREET VIEWS
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Intersection of South Henderson Str. & Renton Ave South

Scheme E





Development Objectives

The owner proposes a 4-story mixed use building. At grade level there will be approximately 1,600 square feet of commercial space facing South Henderson Street along with the lobby for the residential units above. There will also be approximately 9 parking stalls accessed from the alley at the rear of the property.

In the three stories above the grade level there will be a total of 30 residential units, 10 on each floor. This will include a mixture of unit types including six 2 bedroom/2 bathroom units, twelve 1 bedroom/1 bathroom units and twelve studio units.

And at the roof there will be approximately 1,500 square feet of roof deck for the tenants to enjoy.

Design Departures

None requested.



Facing SW at intersection of S. Henderson And Renton Ave. South



Building across intersection



Facing NW at intersection of S. Henderson And Renton Ave. South



Facing North on South Henderson Str.



Facing South on South Henderson Str. (directly across the street)



Facing South on Renton Ave.



Chief Sealth Trail



Townhouses; Capitol Hill

Various Roof Decks



The Denning Apartments; Beacon Hill



Mixed-Use Building; Capitol Hill

Mixed-Use Building; Capitol Hill



The Denning Apartments; Beacon Hill





South Lake High School



Bank of America



South Shore School PK-8



Rainier Beach Community Center



New Townhouse Development



Looking South along MLK Way



Plaza at Rainier Ave and Henderson Str



Intersection at Rainier Ave and Henderson Str



Dunlap Elementary School



Looking South along Power Lines

rene ARCHITECTURE
13505 Ambaum Blvd. S.W.
Suite 101
Burien, Wa. 98146

Vicinity Buildings & Features

4354 SOUTH HENDERSON STREET, SEATTLE, WA. 98118

JUNE 29, 2016

EARLY DESIGN GUIDANCE; PROJECT NUMBER 3024718

1. **Massing and Site Response.** The Board generally preferred the Scheme D. The Board did not feel that the building needed to respond to the neighborhood context, since it is the first new project in the area. They want the building to set the tone for the neighborhood (CS2-B, DC1-A, PL3-B).

Scheme E response

I. Adjacent property on East and West have the same zoning designation and could be developed in a similar fashion with ground level commercial and three stories of residential above and are anticipated to be redeveloped in the not to distant future.

II. For Scheme E, the proposed building setback from the side property lines is 5' minimum to allow for operable and non-rated windows in the residential units.

III. Proposed balconies on most of the units to allow occupants to open full sized sliding glass doors to bring light and air into the units.

IV. Proposed mixed-use building has straight forward massing and programming to act as anchor for the block.

2. **Transition to Adjacent Site.** The Board supported the design concept and the transitions to the adjacent site to the east (CS2-D, DC4-D).

- a. The Board recommended further development of façade composition, texture, articulation, and building materials to further express the ground level commercial and upper level residential along S Henderson St (DC1-A, DC2-B, DC4-A).
- b. The Board supported the massing concept. The east side should be giving particular attention to using appropriate landscaping for privacy (CS3-D, DC2-A, DC3-D).
- c. DPD requests a privacy study documenting the visual relationship between the east façade fenestration and the adjacent site. Elevation views should detail existing windows and outdoor space whose privacy will be impacted by proposed development. The location of existing windows should inform the location of proposed windows and landscape screening along the east façade (CS2-D).

Scheme E response

I. The previous proposal included residential units at the ground level with access to these units along the East and West property lines. This seems problematic and is not included in our proposal. For our Scheme E, at the ground level we have provided approximately 1,600 of commercial space, an entry/lobby to the residential units above facing Henderson Str. and parking accessed from the alley,

3. **Ground Level Uses and Pedestrian Access.** The Board wants the proponent to look at combining the two retail spaces in "Option D" into one larger retail space. They suggested that this could provide more flexibility, and that the retail entry could be moved to the east side of the building. The Board recommended use of high quality elements and finishes to enhance human scale and interaction (CS2-B, DC1-A , PL3-B).

- a. The Board noted that the ground level design should locate uses and transparency to maximize activation and safety of the pedestrian experience along the S Henderson St façade (CS1-C, PL1-B, PL2-B).
- b. The bike storage space should be designed to encourage human activity and visual interest (CS2-B, PL3-A, PL3-B, PL4-A, DC1-A).
- c. The Board supported the proposed retail along S Henderson St, and encouraged adequate accessibility for all (PL2-A, PL3-A, PL4-A).
- d. The Board expressed some concern about the proposed solid waste storage location, but agreed it is best accessed from S Henderson St. The use of high quality elements and treatments on this façade was recommended (CS2-B, PL3-A).

Scheme E response

I. The two retail spaces have been combined into one retail space of approximately 1,600 sq. ft. for Scheme E.

II. The proposal has tried to eliminate an "blind" corners and keep exterior spaces as open to the public as possible.

III. The residential entry has been positioned in the SW corner of the property facing Henderson Str., providing the tenants with the shortest walk possible to the Light Rail Station.

IV. Masonry/brick accents have been specified at the lower levels along with large storefront windows.

V. Solid waste is now access from the alley along with the parking.

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4. **Colors and Materials.** In order to respond to the street-level experience, the Board recommended the use of high quality elements, architectural features, details, and finishes that are of human scale to provide a strong connection between the project and the public realm (CS2-B, DC2-D, DC4-A, PL2-B).
- The Board noted that the overall design should set a context of visual interest and human scale at the street level (CS3-A, DC4-A).
 - The Board recommended that the proposed application of materials be thoughtfully detailed to enhance the design concept and human interaction, especially along the S Henderson St facade (DC2-B, DC2-D, DC4-A).
 - The Board recommended that the exterior materials/colors found on the South Lake High School, Rainier Beach Community Center, and South Shore K-8 be considered in the materials/color palette (DC2-B, DC2-C, DC2-D, DC2-E).
 - The Board expressed concern regarding blank walls and recommended that any blank walls should include design treatments of high quality elements and finishes to respond to human scale and visual interest (DC2-B, DC3-D, DC4-A).

Scheme E response

- Masonry/brick accents have been specified at the lower levels along with large store front windows in our Scheme E.
- Upper levels to have primarily metal siding with cementitious panel accents similar to the Rainier Beach Community Center, South Shore School, and South Lake High School.

5. **Landscaping, Security, and Signage.**

- The Board wants a landscape plan that features shade tolerant plants at ground level - especially on the east side (CS1-D, DC3-C).
- The board thought that security would be important for this building. They want to ensure that the building has attractive security fencing at the entrance on S Henderson St, and that it provides lighting and security fences at the alley and side yards (PL2-B-2, PL3-A, DC4-C).
- The board had no objection to or comments on the signage proposed (DC4-B).

Scheme E response

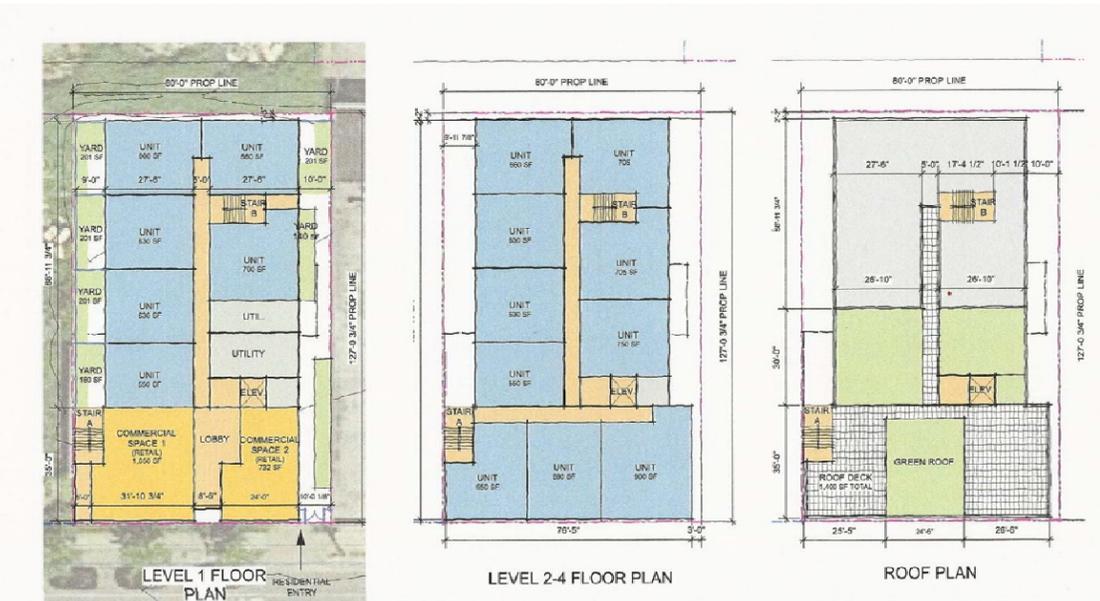
- Native drought tolerant plants will be incorporated into the landscaping along with attractive security fence where needed. But with Scheme E no fencing is anticipated in our Scheme E.

Scheme D



T-shaped layout with wide commercial space on Henderson Street. Commercial space is divided into two sections with the residential entry in the center. Also on Henderson Street. A setback of 10' on both the East and West sides of the building allows for tenant access from the side yard and large windows in the units.

SMR ARCHITECTURE VAN GOGH STUDIO LOFTS 4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144 OPTION D 20



SMR ARCHITECTURE VAN GOGH STUDIO LOFTS 4354 South Henderson Street, Seattle, WA 98118 — Early Design Guidance DPD Project Number: 3017144 OPTION D 21



Alley view

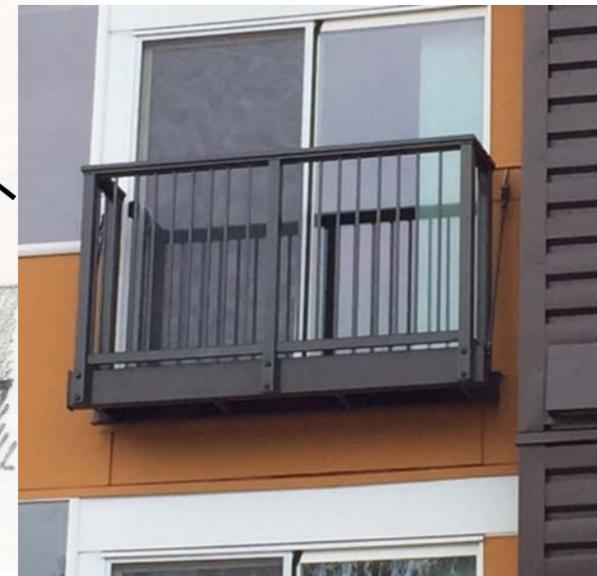
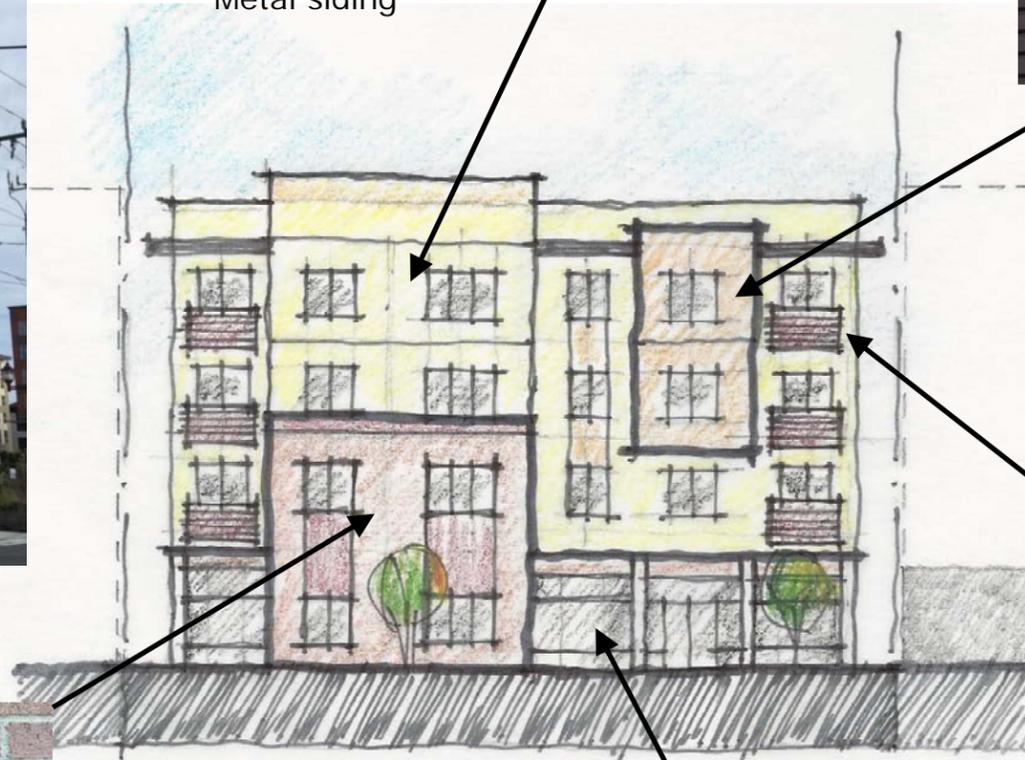


Metal siding

Cement board siding



The Denning Apartment;
Beacon Hill



Metal balcony



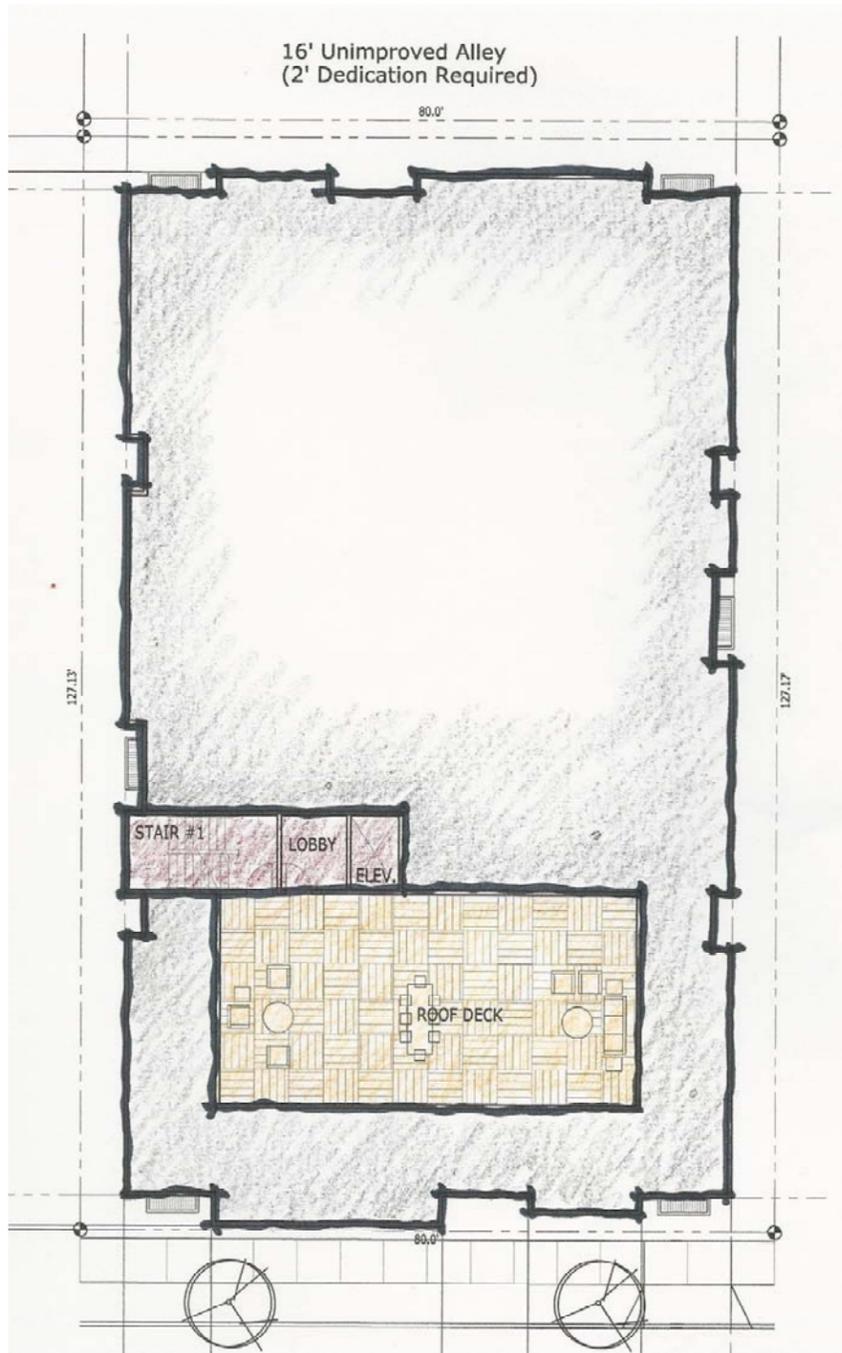
Brick siding



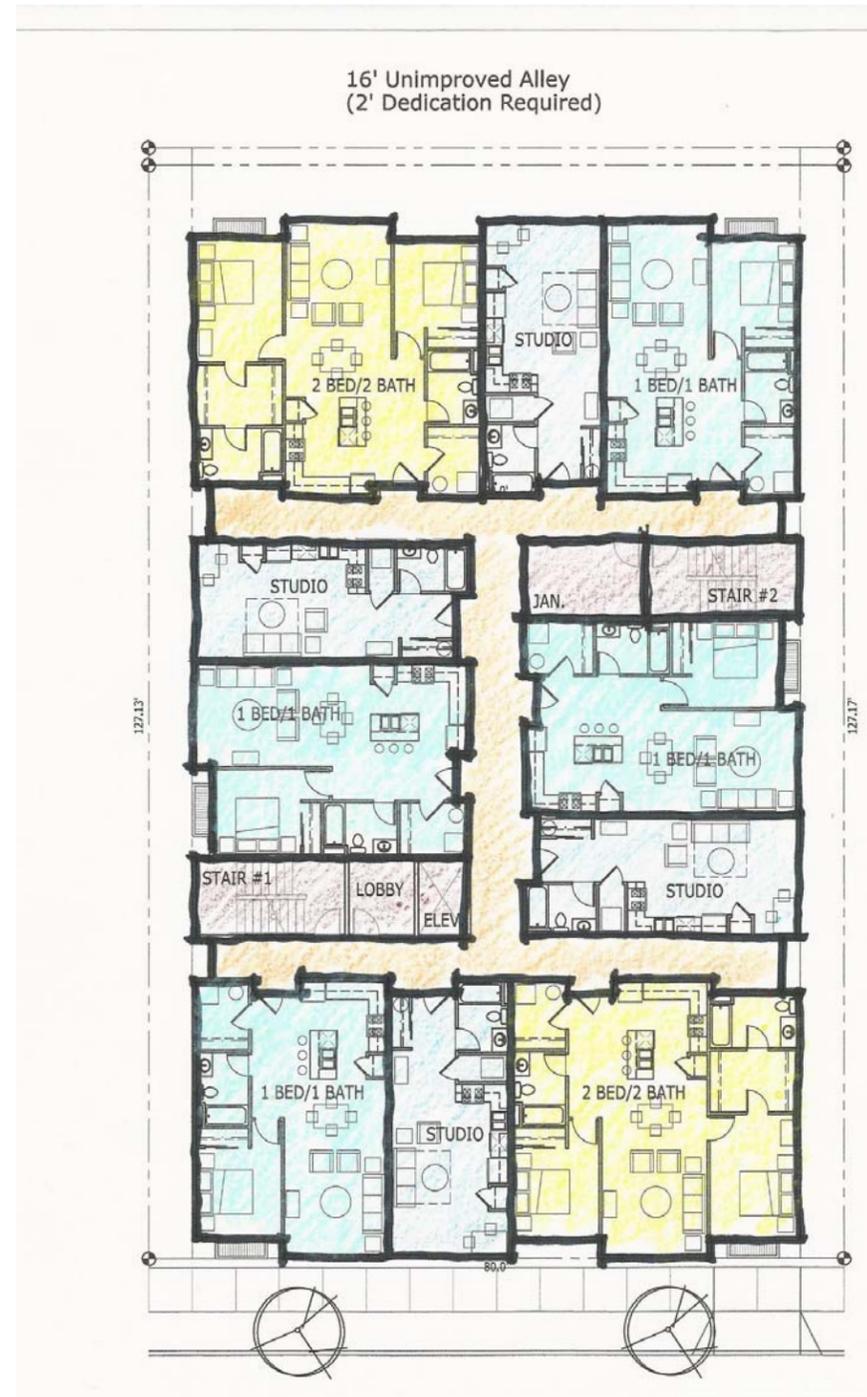
Commercial Storefront

EXTERIOR MATERIALS & FINISHES; SCHEME E

rene ARCHITECTURE
13505 Ambaum Blvd. S.W.
Suite 101
Burien, Wa. 98146



ROOF PLAN



SECOND, THIRD & FOURTH FLOOR PLAN



FIRST FLOOR/SITE PLAN

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BUILDING PLANS; SCHEME E

4354 SOUTH HENDERSON STREET, SEATTLE, WA. 98118

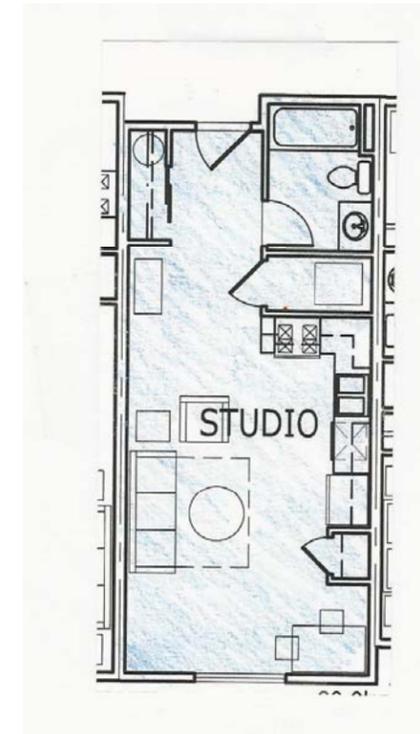
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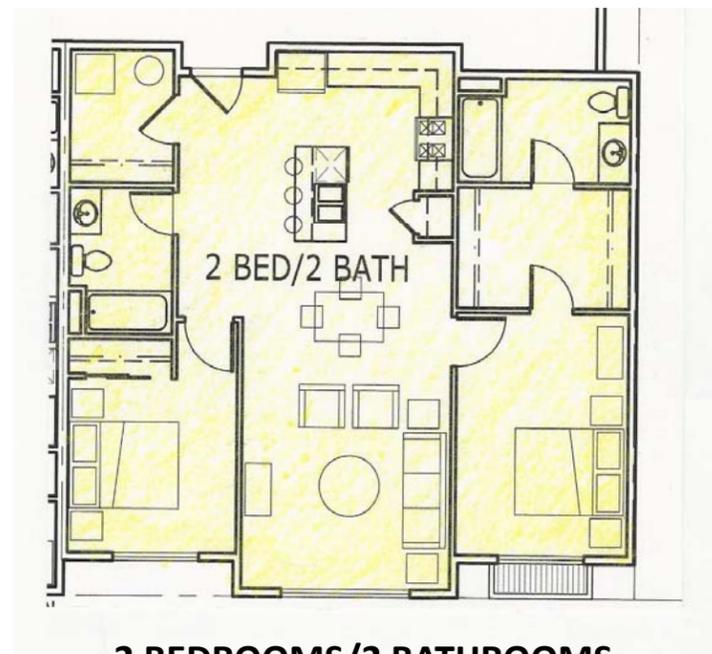
1 BEDROOM/1 BATHROOM

715 SQUARE FEET



STUDIO

458 SQUARE FEET



2 BEDROOMS/2 BATHROOMS

1004 SQUARE FEET



View looking Northwest at Henderson Str.



View at Alley



View looking Northeast at Henderson Str.



1. Project Site from sidewalk.



1. View from Project Site - looking north-east.



1. Project site from across Henderson Street.



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Project Site Photo

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SITE OPPORTUNITIES

The site is located near a significant green space and walking and biking trail - the Chief Seattle trail connects Beacon Hill with Rainier Beach and continues to Skyway.

South Henderson Street is the main connection between the Light Rail transit station and the Chief Seattle trail and the center of the Rainier Beach neighborhood and Lake Washington. Residents living at the site will have easy access to all of the amenities available at the Rainier Beach Community Center. Lake Washington and Bear Stearns park are located eight blocks to the east of the site at the end of Henderson Street.

The site has good access to light and air. It is located in a relatively flat and open area, adjacent to a large right-of-way and near open spaces and green belts.

The upper floors have the potential for good territorial views to the east and to the west.

KEY

- Solar Access
- Green/Open Space



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Site Opportunities

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TRANSIT OPPORTUNITIES

The project site is located in a transit hub. The Rainier Beach station of Link Light Rail is approximately two blocks from the site, and the metro bus line #7, 8, 106 and 107 stop adjacent to the site on South Henderson Street.

KEY

- Existing Crosswalk
- Link Light Rail
- Bus Routes
- Bus Stop



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Transportation / Circulation

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