



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 2,000 SQUARE FEET OF COMMERCIAL SPACE AND 12 PARKING STALLS ACCESSED FROM THE ALLEY.

UNIT SUMMARY

6	2 BEDROOM/2BATHROOM	(1004 SQUARE FEET)
12	1 BEDROOM/1 BATHROOM	(715 SQUARE FEET)
<u>12</u>	<u>STUDIO</u>	<u>(458 SQAUE FEET)</u>

30 TOTAL UNITS

SQUARE FOOTAGE SUMMARY

FIRST FLOOR

COMMERCIAL; 2,000 SQUARE FEET
 LOBBY/MISC.; 800 SQUARE FEET
PARKING/MISC.; 5,200 SQAURE 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

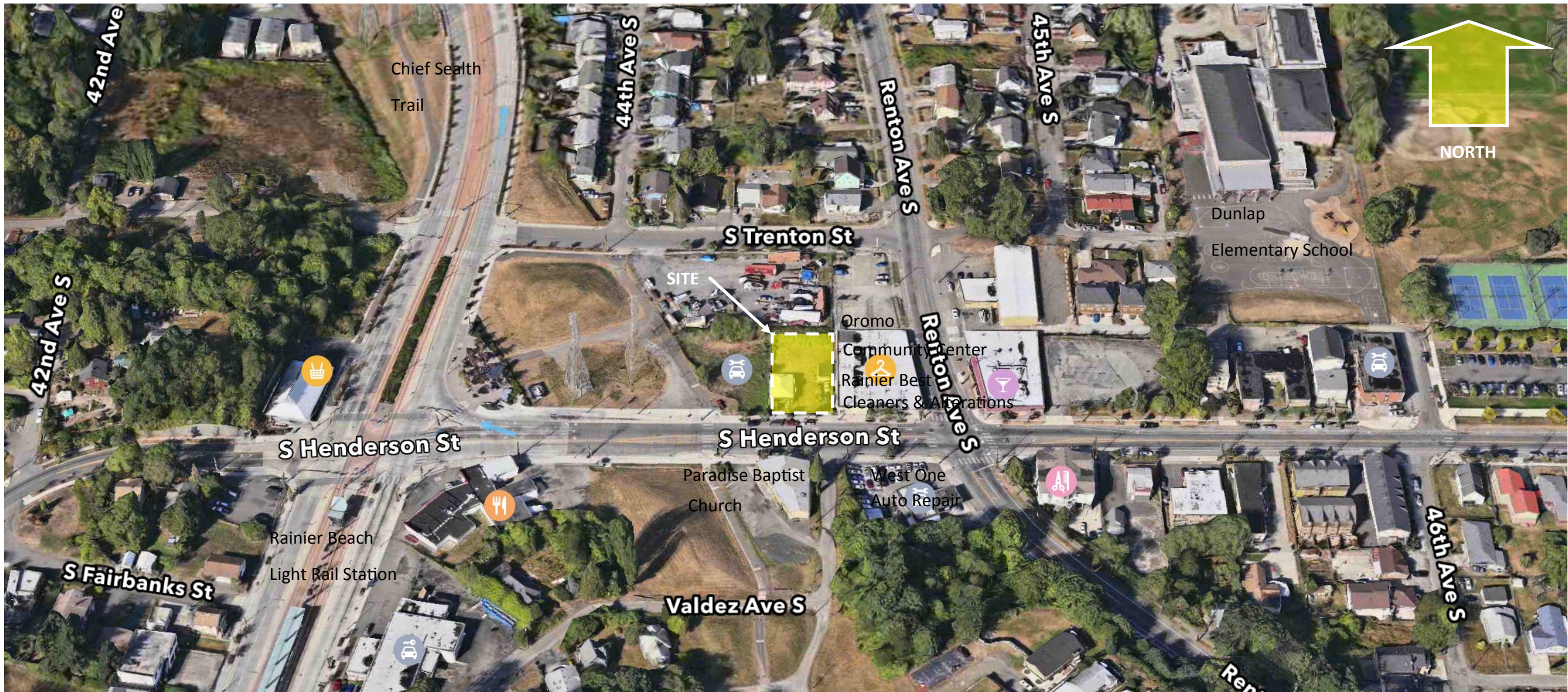
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SHEET 05	INSPIRATIONAL IMAGERY AND MATERIAL PALETTE
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Intersection of South Henderson Str. & Renton Ave South





Development Objectives

The owner proposes a 4-story mixed use building. At grade level there will be approximately 2,000 square feet of commercial space facing South Henderson Street along with the lobby for the residential units above. There will also be approximately 12 parking stalls accessed from the alley at the rear of the property.

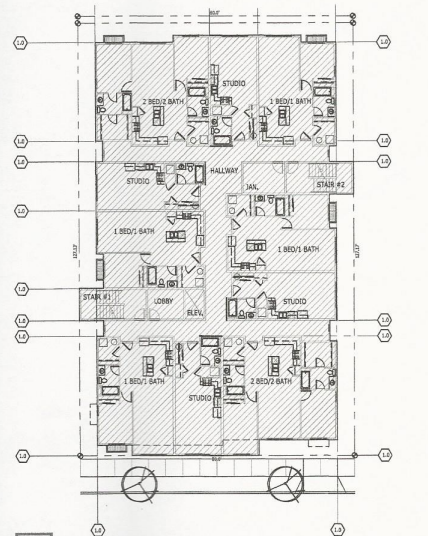
In the three stories above the grade level there will be a total of 30 residential units, 10 on each floor. This will include a mixture of unit types including six 2 bedroom/2 bathroom units, twelve 1 bedroom/1bathroom units and twelve studio units.

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

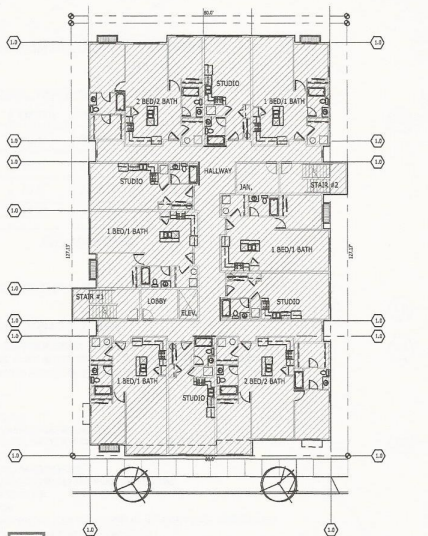
Design Departures

None requested.

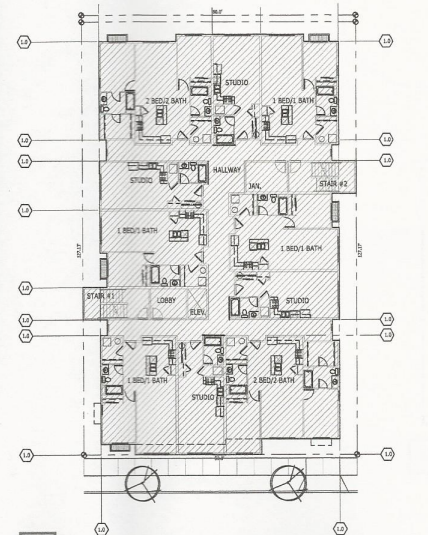
DEVELOPMENT STANDARD REQUIREMENT	REQUEST/ PROPOSAL	JUSTIFICATION	ACTION
NOT APPLICABLE	NONE	NOT APPLICABLE	NONE



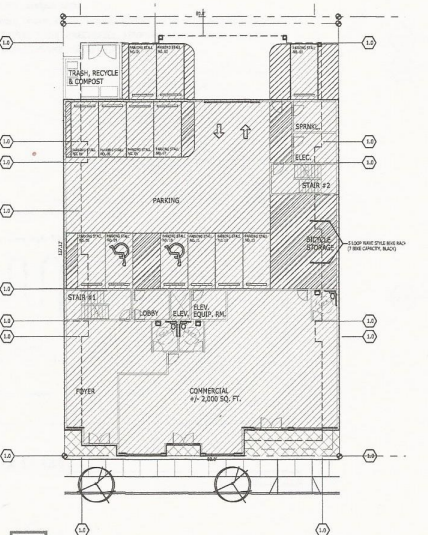
04 Fourth Floor (F.A.R. 8,297 sq. ft.)
Scale: 1" = 16'-0"



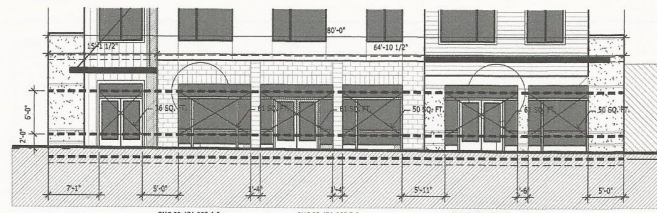
03 Third Floor (F.A.R. 8,297 sq. ft.)
Scale: 1" = 16'-0"



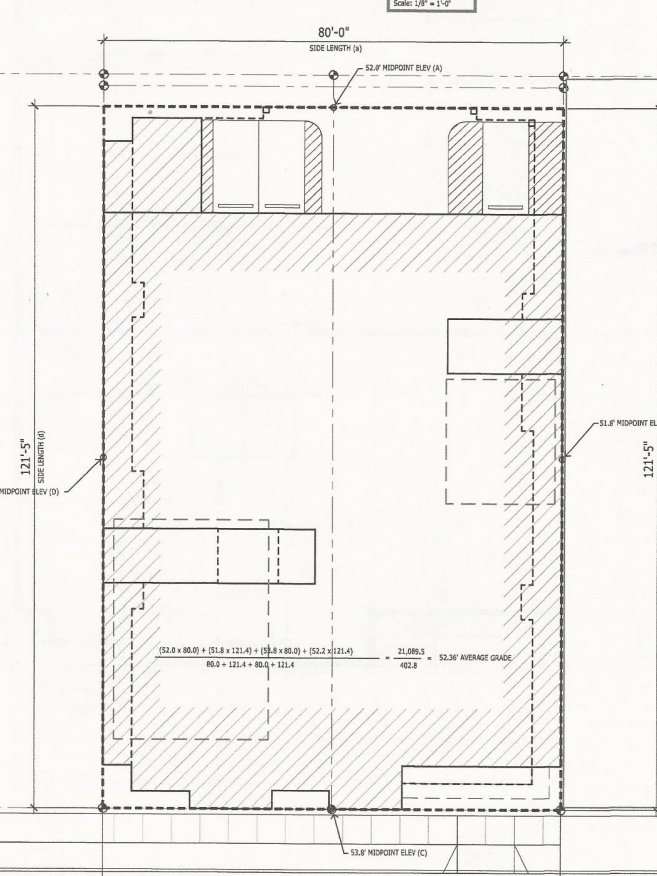
02 Second Floor (F.A.R. 8,297 sq. ft.)
Scale: 1" = 16'-0"



01 First Floor (F.A.R. 8,169 sq. ft.)
Scale: 1" = 16'-0"



06 Blank Facade & Transparency Calculation
Scale: 1/8" = 1'-0"



05 Average Grade Calculation
Scale: 1" = 10'-0"

2

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS

NON-RESIDENTIAL DEPTH CALCULATION

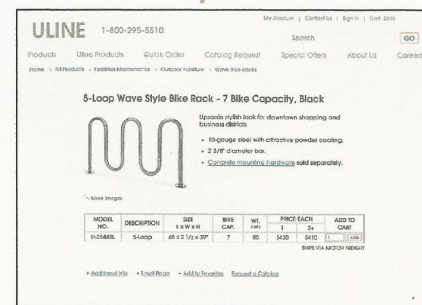
	DEPTH	WIDTH %	
SECTION A;	40.5'	43.0%	17.4
SECTION B;	30.0'	19.5%	5.85
SECTION C;	26.9'	15.5%	4.17
SECTION D;	23.5'	22.0%	5.17
AVERAGE DEPTH			32.6'

64.9' (NON-RESIDENTIAL) / 80' = 81%

PEDESTRIAN DESIGNATED ZONES

1. ALONG DESIGNATED PRINCIPLE PEDESTRIAN STREETS, ONE OR MORE OF THE FOLLOWING USES ARE REQUIRED ALONG 80 PERCENT OF THE STREET-LEVEL STREET-FACING FACADE IN ACCORDANCE WITH THE STANDARDS PROVIDED IN SUBSECTION 23.47A.008

- A. ART FACILITIES
- B. COMMUNITY GARDENS
- C. EATING AND DRINKING ESTABLISHMENTS
- D. ENTERTAINMENT USES, EXCEPT FOR ADULT CABARETS, ADULT MOTION PICTURE THEATERS AND ADULT PANORAMS
- E. FOOD PROCESSING AND CRAFTWORK
- F. INSTITUTIONS; EXCEPT HOSPITALS AND MAJOR INSTITUTIONS
- G. LODGING ESTABLISHMENTS
- H. MEDICAL SERVICES
- I. OFFICES, PROVIDED THAT NO MORE THAN 30 FEET OF THE STREET-LEVEL STREET-FACING FACADE OF A STRUCTURE MAY CONTAIN AN OFFICE USE
- J. PARKS AND OPEN SPACES
- K. RAIL TRANSIT FACILITIES
- L. RETAIL SALES AND SERVICE, AUTOMOTIVE IN THE PIKE/PINE CONSERVATION OVERLAY DISTRICT IF LOCATED WITHIN AN EXISTING STRUCTURE THAT RETAINS A CHARACTER STRUCTURE AS PROVIDED IN SECTION 23.73.015
- M. SALES AND SERVICE, GENERAL AND
- N. SALES AND SERVICE, HEAVY, EXCEPT FOR HEAVY COMMERCIAL SALES AND PROVIDED THAT NO MORE THAN 30 FEET OF THE STREET-LEVEL, STREET-FACING FACADE OF A STRUCTURE MAY CONTAIN A NON-HOUSEHOLD SALES AND SERVICE USE



02 Bike Rack Detail
Not to Scale

ZONING REQUIREMENTS

LOT AREA;
10,175 SQ. FT.
ZONING CLASSIFICATION;
NC3P-40' (LOT 4) & NC2P-40' (LOT 3)
NO DESIGN DEPARTURES REQUESTED

23.45.534 LIGHT AND GLARE STANDARDS
A. EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS:
SEE SHT. A1.1 FOR BLANK FACADE AND TRANSPARENCY CALCULATIONS
SEE SHT. A2.0 FOR NON-RESIDENTIAL DEPTH CALCULATIONS
SEE SHT. A2.0 FOR PEDESTRIAN DESIGNATED ZONE REQUIREMENTS

23.47A.012 STRUCTURE HEIGHT:
44' HT. (40' BASE W/ 4 HT. BONUS)
4' HT. BONUS WITH 13' FLOOR-TO-FLOOR FOR NON-RESIDENTIAL USES AT STREET LEVEL.
SEE SHT. A1.1 FOR AVERAGE GRADE CALCULATIONS

23.47A.013 FLOOR AREA RATIO:
10,175 X 3.25 = 33,069 SQ. FT.
SEE SHEET A1.1 FOR FLOOR AREA RATION (F.A.R.) DIAGRAM

FIRST FLOOR	8,169 SQ. FT.
SECOND FLOOR	8,297 SQ. FT.
THIRD FLOOR	8,297 SQ. FT.
FOURTH FLOOR	8,297 SQ. FT.
TOTAL	33,069 SQ. FT.

23.47A.014 SETBACK REQUIREMENTS:
NOTHING APPLICABLE

23.47A.015 PARKING REQUIREMENTS:
TABLE A:
II. NON-RESIDENTIAL USE REQUIREMENTS FOR SPECIFIC AREAS
J. NON-RESIDENTIAL USES IN URBAN CENTERS OR STATION OVER LAY DISTRICT
NO MINIMUM REQUIREMENT

TABLE B:
I. RESIDENTIAL USE REQUIREMENTS FOR SPECIFIC AREAS
L. RESIDENTIAL USES IN URBAN CENTERS OR STATION OVER LAY DISTRICT
NO MINIMUM REQUIREMENT

TABLE D:
PARKING FOR BICYCLES
A6. SALES SERVICE, GENERAL
1 PER 12,000 SQ. FT. (2,338/12,000 = 1 BIKE PARKING)
D2. MULTI-FAMILY STRUCTURES
1 PER 4 DWELLING UNITS (30 DWELLING UNITS/4 = 7 BIKE PARKING)

23.47A.024 AMENITY AREAS

FIRST FLOOR	8,297 SQ. FT.
SECOND FLOOR	8,297 SQ. FT.
THIRD FLOOR	8,297 SQ. FT.
TOTAL	24,891 SQ. FT.

24,891 SQ. FT. X 5% = 1,245 SQ. FT. AMENITY REQUIREMENT
50'-0" X 30'-0" = 1,500 SQ. FT. ROOF DECK (SEE SHT. A2.4)

23.54.040 SOLID WASTER AND RECYCLABLE MATERIALS STORAGE AND ACCESS
TABLE A; 25-50 DWELLING UNITS 375 SQ. FT.
41 SQ. FT. FOR COMMERCIAL SPACE = 416 SQ. FT. REQUIRED
470 SQ. FT. PROPOSED (SEE SHT A2.0)

SECONDARY EARLY DESIGN GUIDANCE; July 12, 2016

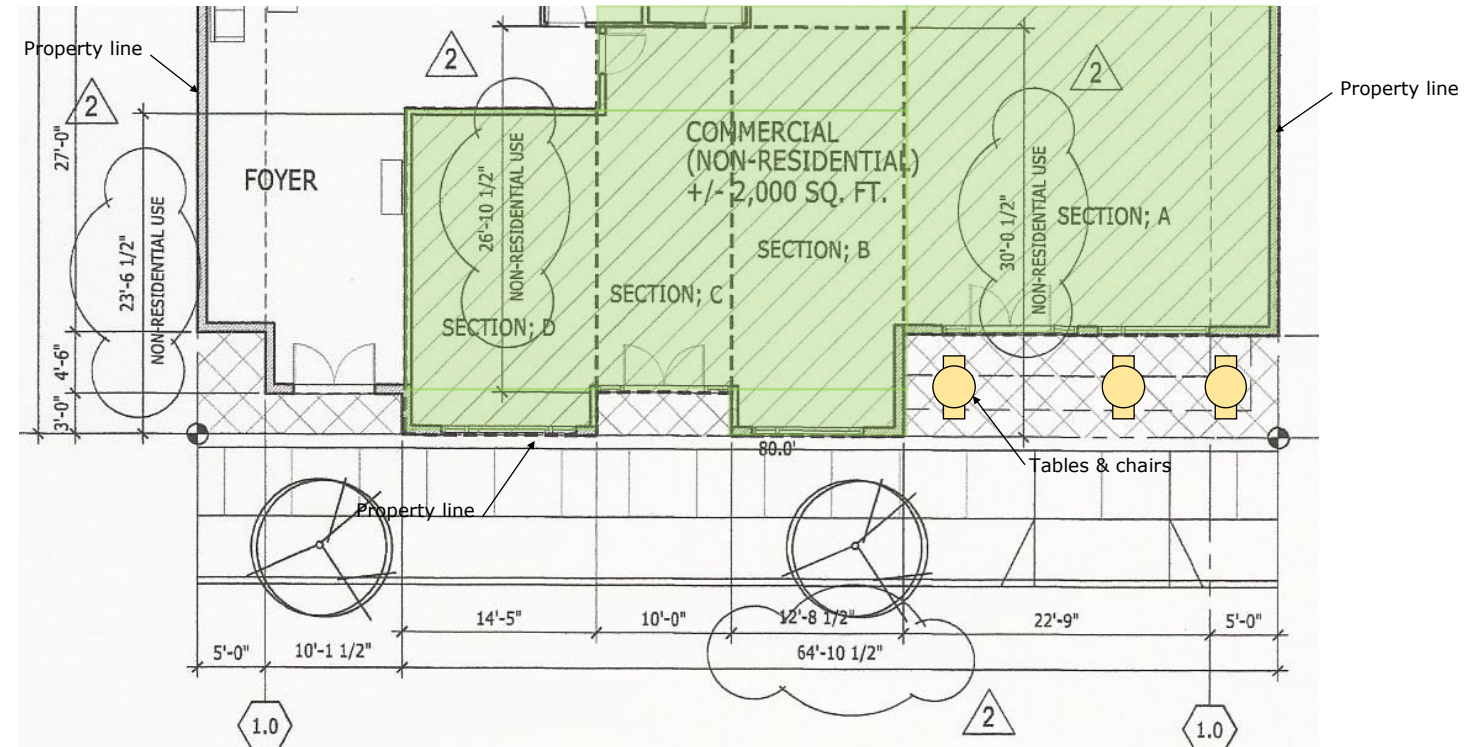
1. Massing and Site Response.

The Board generally agreed with the Scheme E concept. However, the building needs to be widened along Henderson Street and the commercial portion of the building should move closer to Henderson Street. Overhead weather protection should be provided across the front of the building at the commercial portion of the building. (CS2, PL3-B, PL3-C, DC1-A)

Response

The building now spans the entire width of the property across Henderson Street. Previously, each side was setback 5'. The residential entry has been pushed forward from the previous version. And now an awning has been provided at the residential entry and the entry to the primary commercial space is recessed to provide weather protection.

A wider portion of the building now runs along the property line facing the sidewalk. Some space has been left along the property line to give the opportunity for future table and chairs if a coffee shop, deli, etc. were to move into the space



4354 SOUTH HENDERSON STREET, SEATTLE, WA. 98118

SEPT. 22, 2017

RECOMMENDATION PROPOAL PACKET; PROJECT NUMBER 3024718

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Burien, Wa. 98166
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EDG RESPONSE

4a

SECONDARY EARLY DESIGN GUIDANCE; July 12, 2016

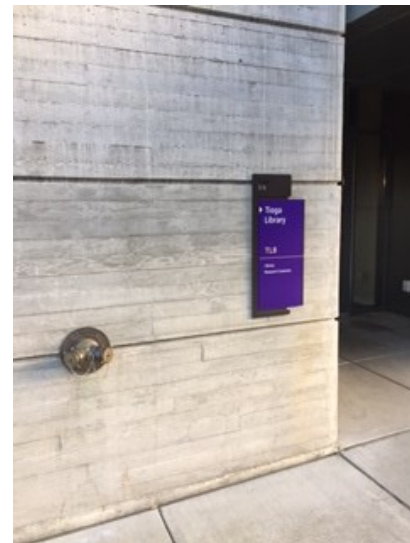
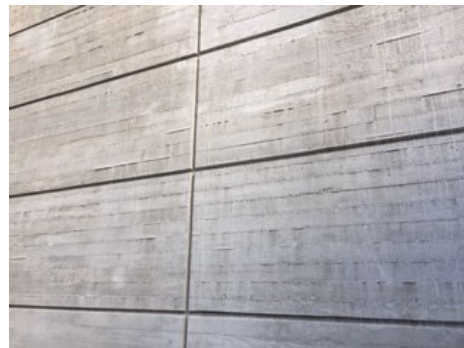
2. Architectural Context.

The Board did not feel that the building needed to respond to a specific neighborhood context, since it is the first new project in the area. They did refer to the light industrial/manufacturing buildings along MLK Way S and noted the design needs to incorporated industrial materials into the exterior. (CS3, PL3-C, DC1-A)

Response

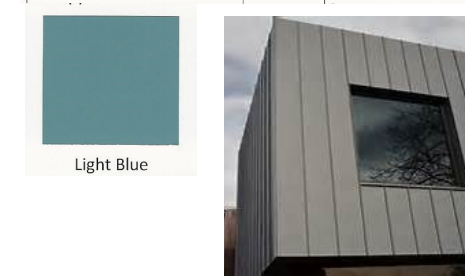
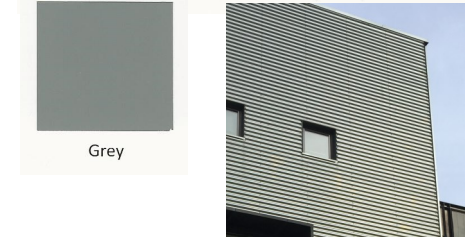
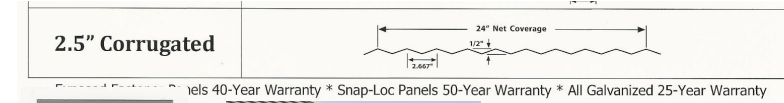
The building's exterior finishes have been selected to reflect the light industry/manufacturing buildings along MLK Way S. The first floor of the building where the commercial and parking portion of the uses are located is predominantly Concrete Masonry Block and Cost-In-Place concrete. The three floors above where the apartment are located is sided in primarily metal siding with some cement board siding with exposed joints.

Cast-In-Place Concrete



EXTERIOR MATERIAL & FINISH KEY

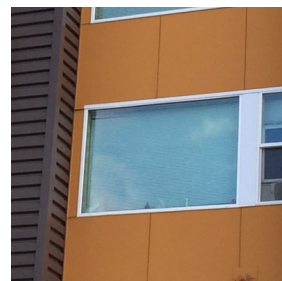
Metal siding



Concrete Masonry Unit



Cement board siding



SECONDARY EARLY DESIGN GUIDANCE; July 12, 2016

3. Transition to Adjacent Site.

The Board supported the design concept and the transitions to the adjacent site to the East. The Board recommended large windows at the sides of the building (East and West elevations along with pronounced modulation. (DC1-A)

Response

The building's design has been modified to respond to the Board' recommendation by adding a larger windows along the side elevations (East & West).

The building has also been modified with more pronounced modulation along the side elevations as well.

West Elevation



East Elevation



SECONDARY EARLY DESIGN GUIDANCE; July 12, 2016

4. Ground Level Uses and Pedestrian Access.

- A. The Board noted that the ground level residential entry design should strive to activate this space and the mail room/leasing room should be secondary use. A restroom should be provided at the residential lobby portion of the building. (CS2-A, PL3-B, DC1-A)
- B. The Board noted that the proposed solid waste storage be located within the building off the alley. Space between the edge of the alley and the face of the building needs to be a clearly defined program. (DC1-C)

Response

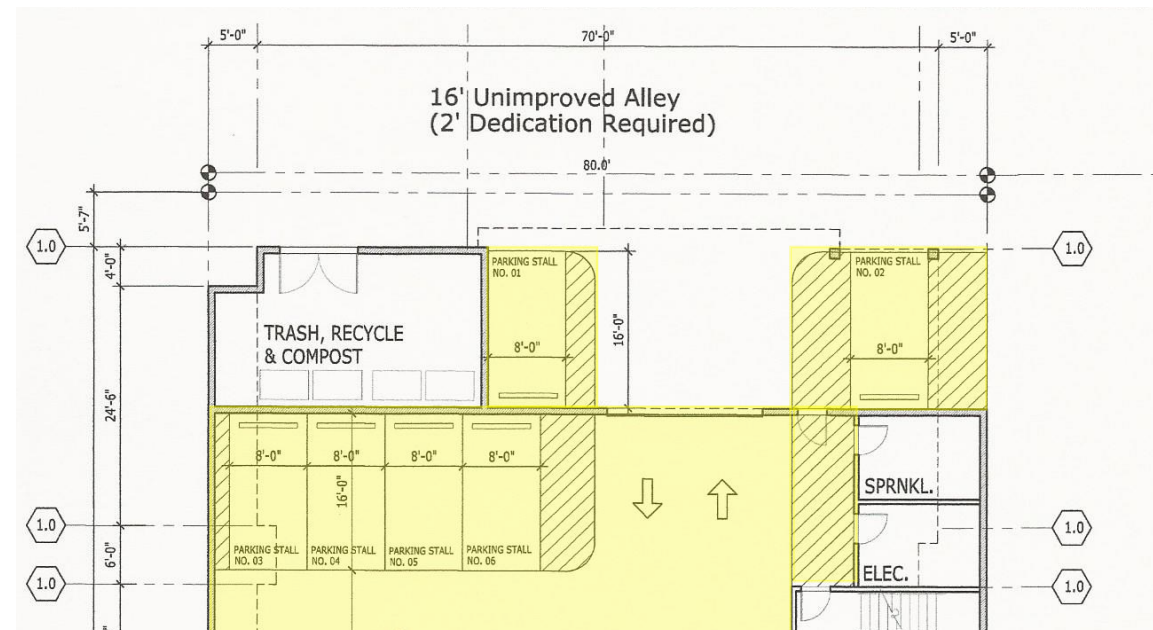
The building's design has been modified to respond to the Board's recommendation by adding a restroom at the residential lobby. The mail room/leasing office has also been removed and this space is allocated to the general commercial space of the building.

The garbage and recycling is now located in its own room accessed from the alley. And the space between the alley and the building is now programmed for designated parking.

Residential Lobby



First Floor Plan at Alley



DETAILS

Roof Deck



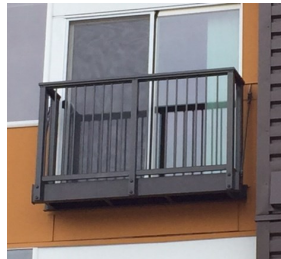
CMU; Ground Face, Natural



Exterior Soffit



Metal balcony



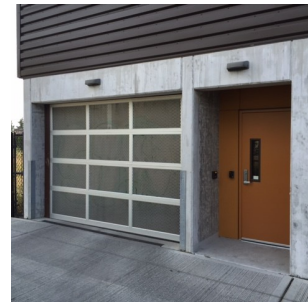
Exterior Wall Mounted Lights



Metal Awning/
Aluminum Storefront



Alley/Garage door



Exterior Vent/Windows



Vegetated Screen Wall



Apartment Signage



BUILDINGS



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RECOMMENDATION PROPOSAL PACKET; PROJECT NUMBER 3024718

NOV. 17, 2017

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INSPIRATIONAL IMAGERY

05



Exterior Material Legend

	Fiber Cement SW 9014 Pollen Powder		Metal Siding Standing Seam Snap-Loc Light Blue		Concrete Masonry Unit Ground Face Natural
	Fiber Cement SW 6677 Goldenrod		Metal Siding 2.5" Corrugated Sterling Grey		Concrete Poured-In-Place Architectural Finish

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COLOR ELEVATIONS

6a

Apartment Signage



Exterior Material Legend

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	Fiber Cement SW 6677 Goldenrod		Metal Siding 2.5" Corrugated Sterling Grey		Concrete Poured-In-Place Architectural Finish

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 Suite 101
 Burien, Wa. 98146

COLOR ELEVATIONS

6b



Exterior Material Legend



Fiber Cement
SW 9014 Pollen Powder



Metal Siding
Standing Seam
Snap-Loc Light Blue



Concrete Masonry Unit
Ground Face
Natural



Fiber Cement
SW 6677 Goldenrod



Metal Siding
2.5" Corrugated
Sterling Grey



Concrete
Poured-In-Place
Architectural Finish

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Suite 101
Burien, Wa. 98146

COLOR ELEVATIONS

6c



Apartment Signage

02 West Elevation

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

Exterior Material Legend



Fiber Cement
SW 9014 Pollen Powder



Metal Siding
Standing Seam
Snap-Loc Light Blue



Concrete Masonry Unit
Ground Face
Natural



Fiber Cement
SW 6677 Goldenrod



Metal Siding
2.5" Corrugated
Sterling Grey



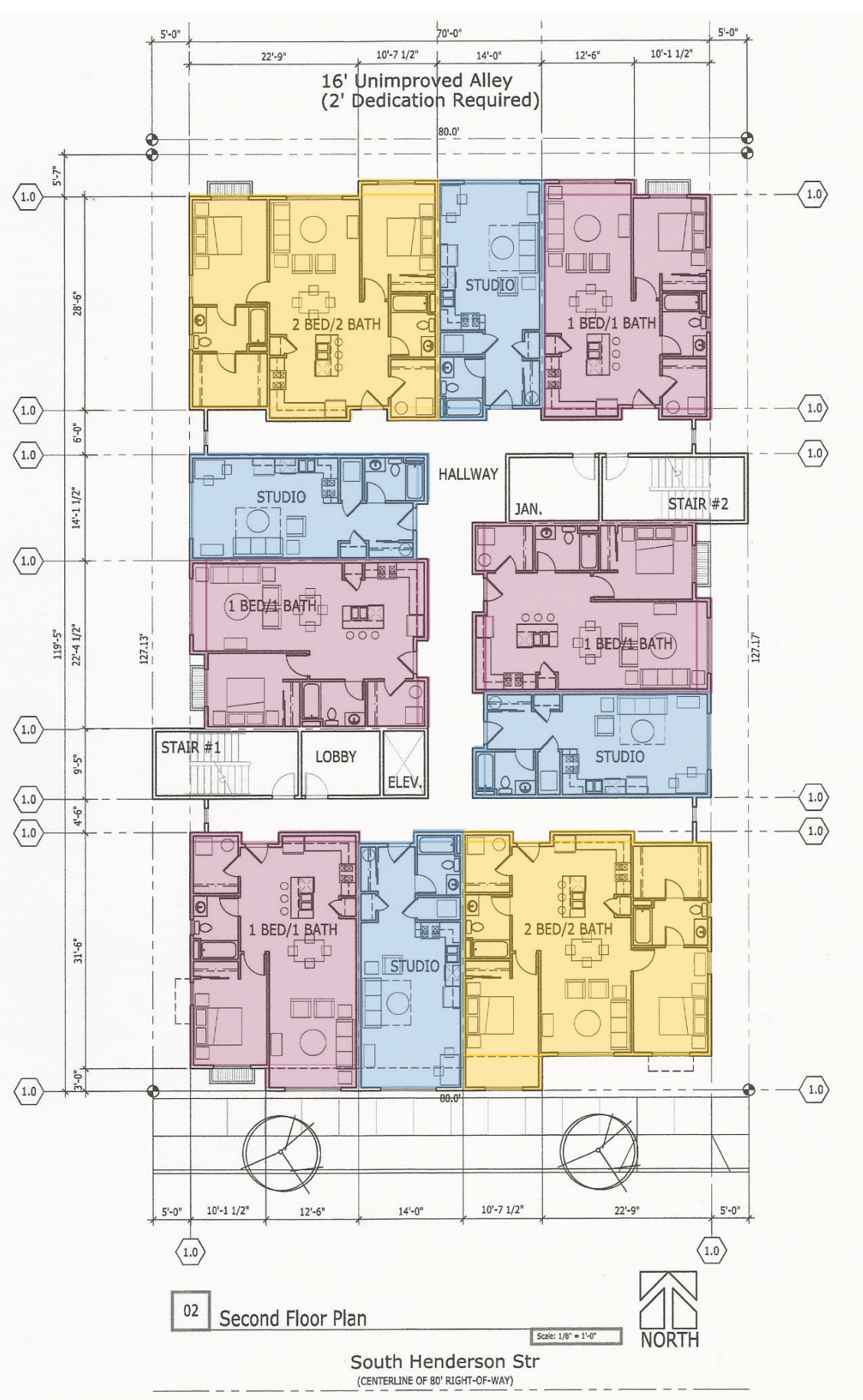
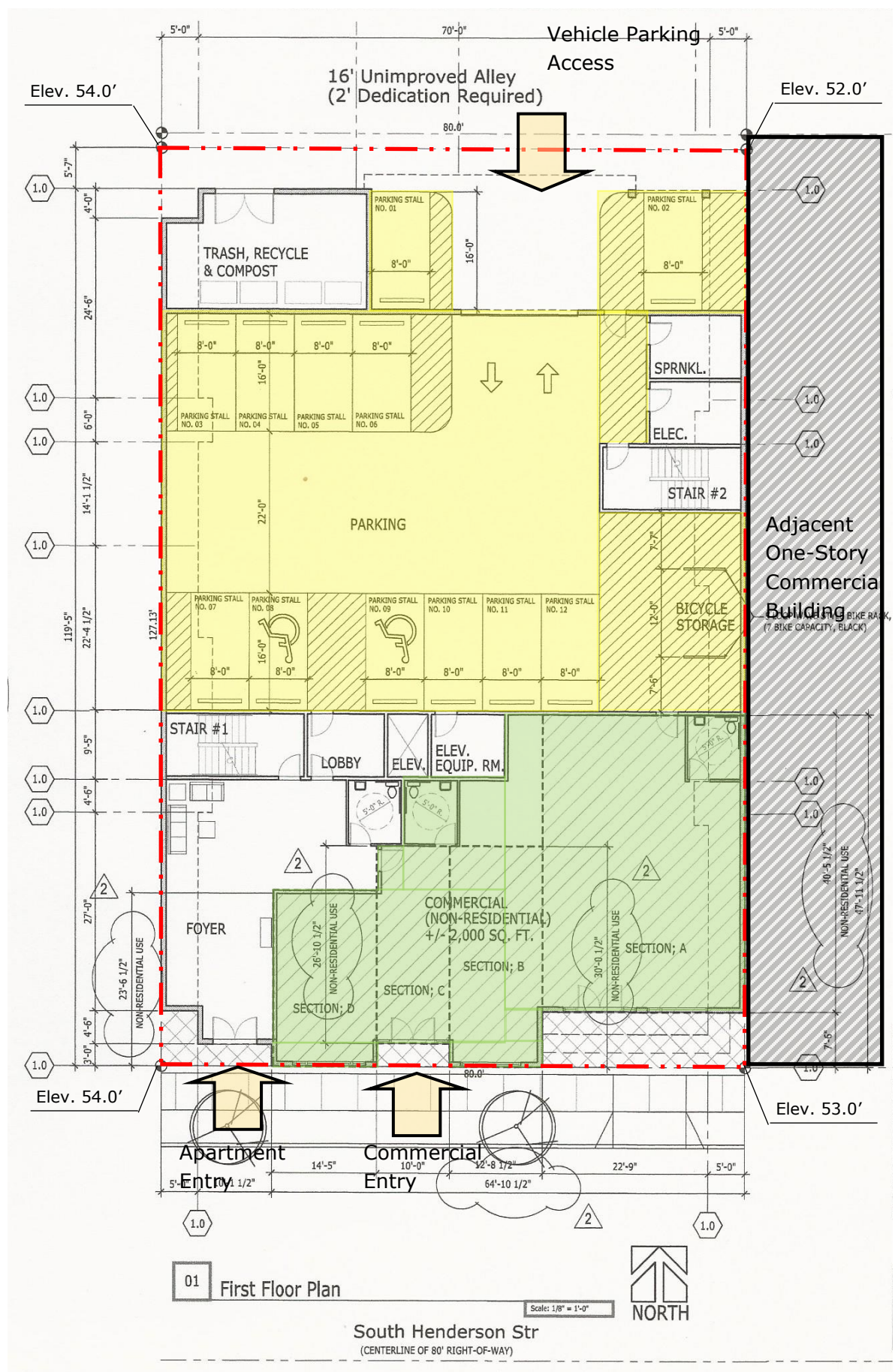
Concrete
Poured-In-Place
Architectural Finish

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COLOR ELEVATIONS

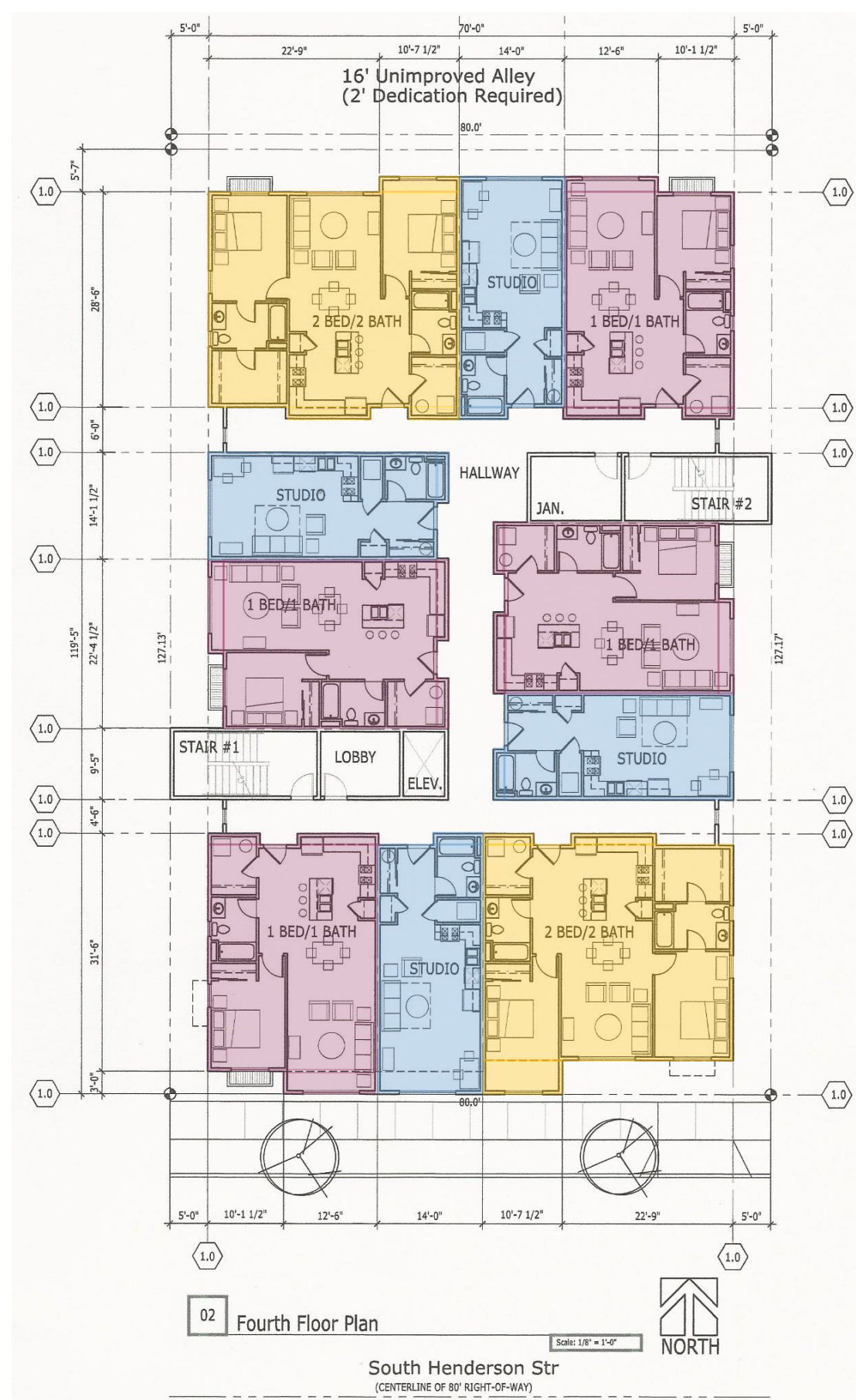
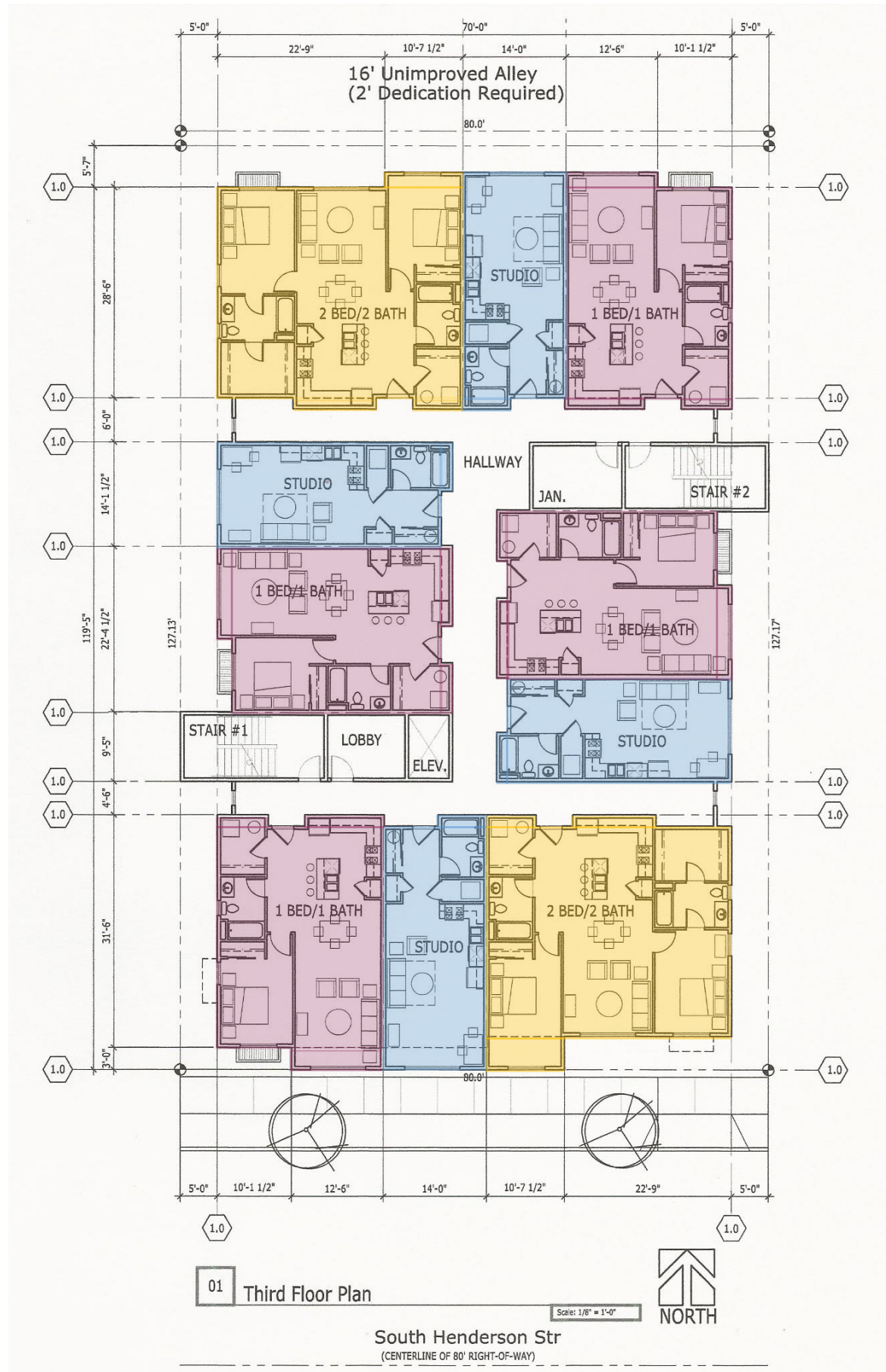
6d

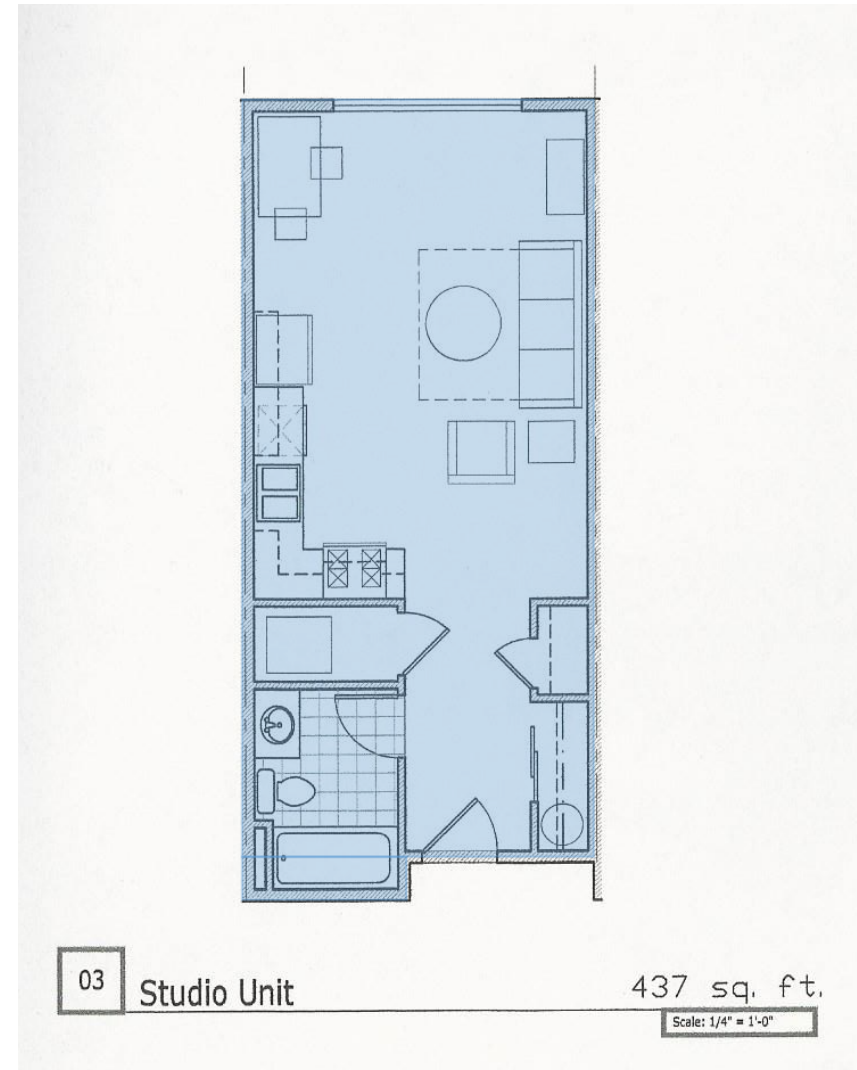
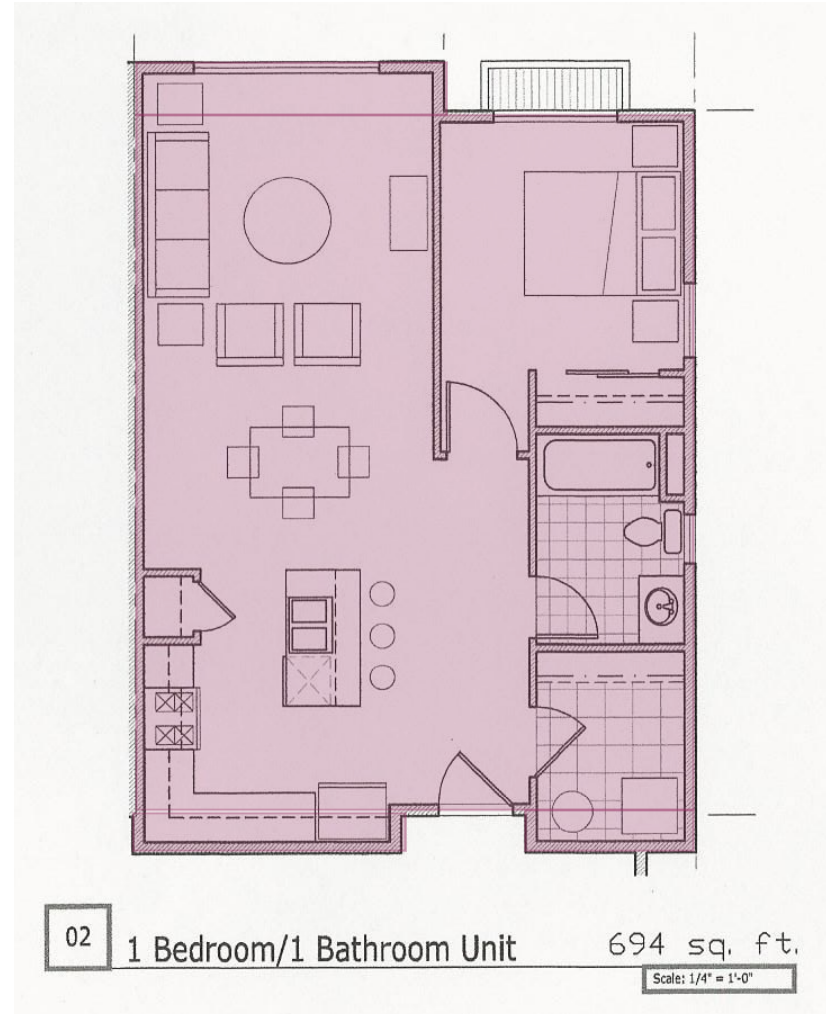
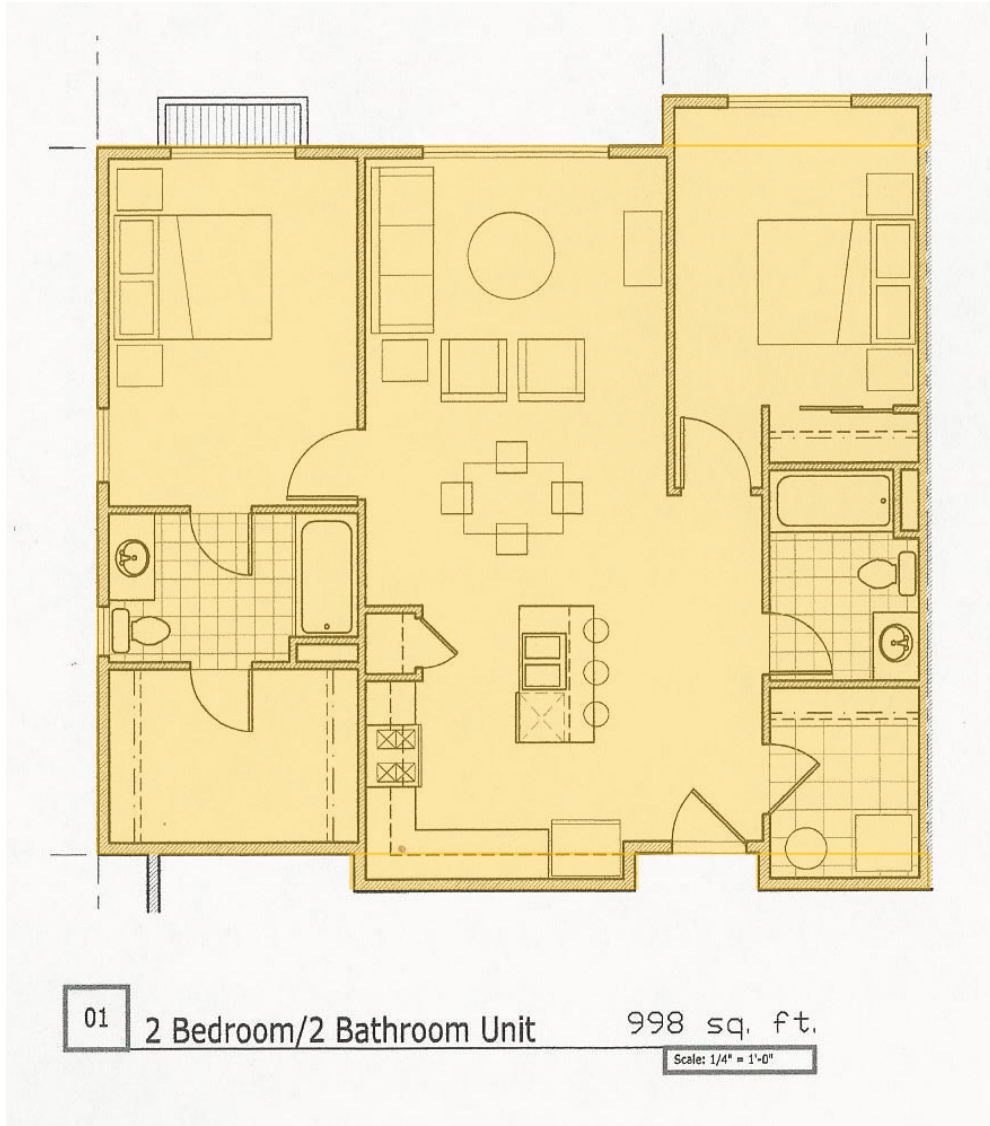


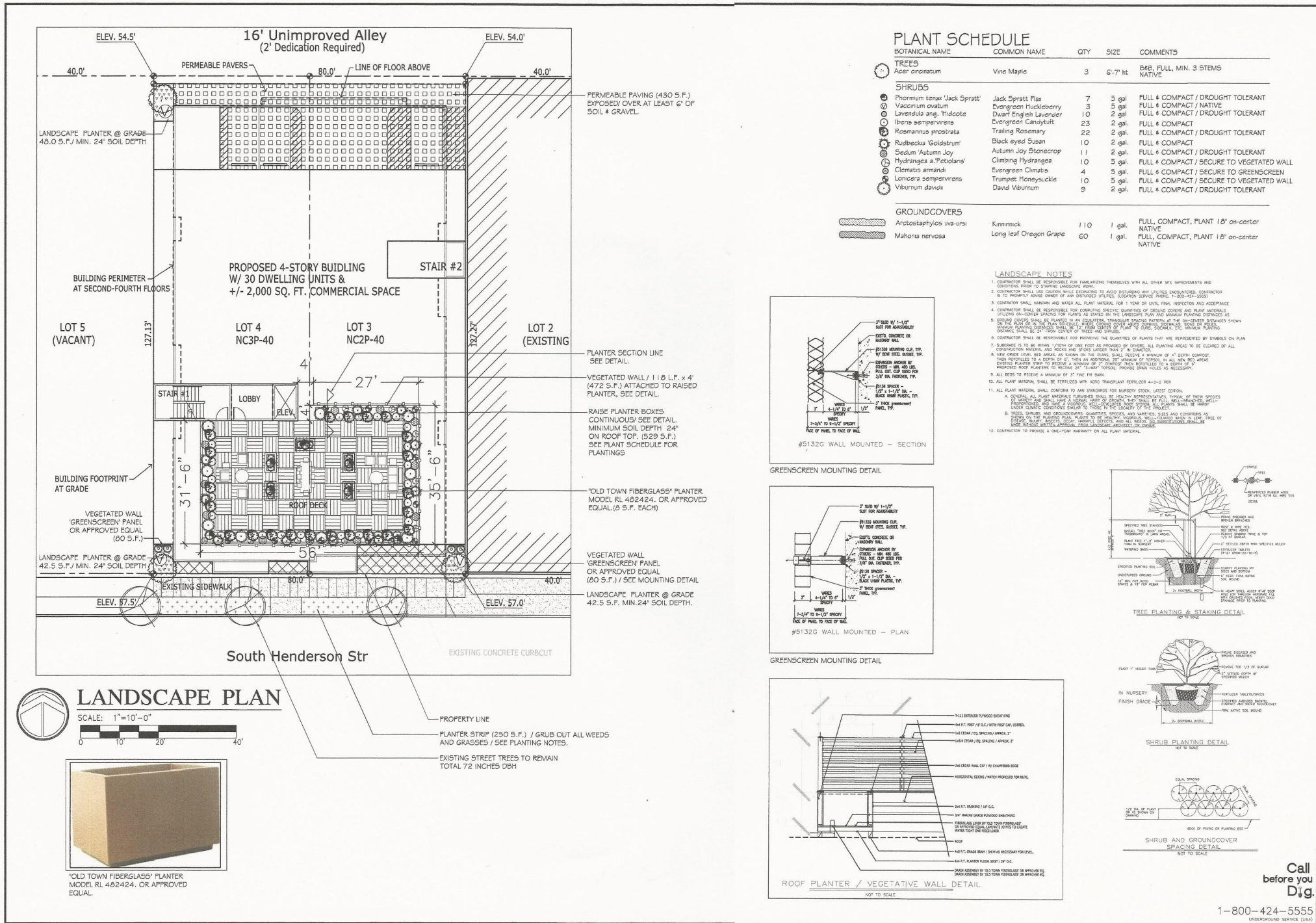
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FLOOR PLANS

07







By:

Lane & Associates
Landscape Architecture
13800 20th Avenue N.E., Tukwila, WA, 98148 (206) 835-2319

Henderson Mixed-Use Development
4354 South Henderson Street
Seattle, WA 98118
DPD No. 3024718

LANDSCAPE PLAN

Date: 09-2017
Scale: 1"=10'-0"
Drawn: BCL
Checked: JCS
Job: 09-2017
Sheet: 01 of 1

LA-1

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LANDSCAPE PLAN

10

VIEW FROM HENDERSON STR. FACING WEST



VIEW FROM ALLEY FACING SOUTH



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RENDERINGS

VIEW FROM HENDERSON STR. FACING EAST



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RENDERINGS

