

---

# 40TH SW DUPLEXES

October 11, 2016

SDR . EDG . PROJECT #3025130



PROPOSAL DESCRIPTION	2
CONTEXT ANALYSIS	3
EXISTING SITE CONDITIONS	7
SITE PLAN	8
ZONING DATA	11
DESIGN GUIDELINES	13
ARCHITECTURAL CONCEPT	16
ADJUSTMENTS & DEPARTURES	24

Architect:

daniel  
**UMBACH**  
*Architect*

7711 16th Ave NW  
Seattle, WA 98117  
Ph: 206 427-3871

Owner:

*Blackhawk Investments LLC*

14119 Greenwood Ave N #A-179  
Seattle, WA 98133

---



Project Description

The proposed townhome project is located on 40th Ave SW in the West Seattle Junction Urban Village. The project site is zoned LR2 and is currently occupied by one single family residence which will be demolished. A total of 4 units are proposed, arranged in 2 duplex buildings with surface parking for each unit accessed from the alley at the rear of the lot.

Project Data

Property Address	4534 40th Ave SW
DPD Project #	3025130
Housing Type	Townhouse
Gross Floor Area	5520 s.f.
Parking Provided	1 per unit

## Site Data

### Legal Description

SOUTH 5 FEET OF LOT 13; ALL OF LOT 14; AND NORTH 10 FEET OF LOT 15; ALL IN BLOCK 55, BOSTON CO.'S PLAT OF WEST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, IN KING COUNTY, WASHINGTON.

Address

4534 40th Ave SW

APN

095200-7150

Owner

Blackhawk Investments LLC  
14419 Greenwood Ave N #A-179  
Seattle, WA 98133

Zone

LR2

Urban Village

West Seattle Junction(Hub Urban Village)

Frequent Transit

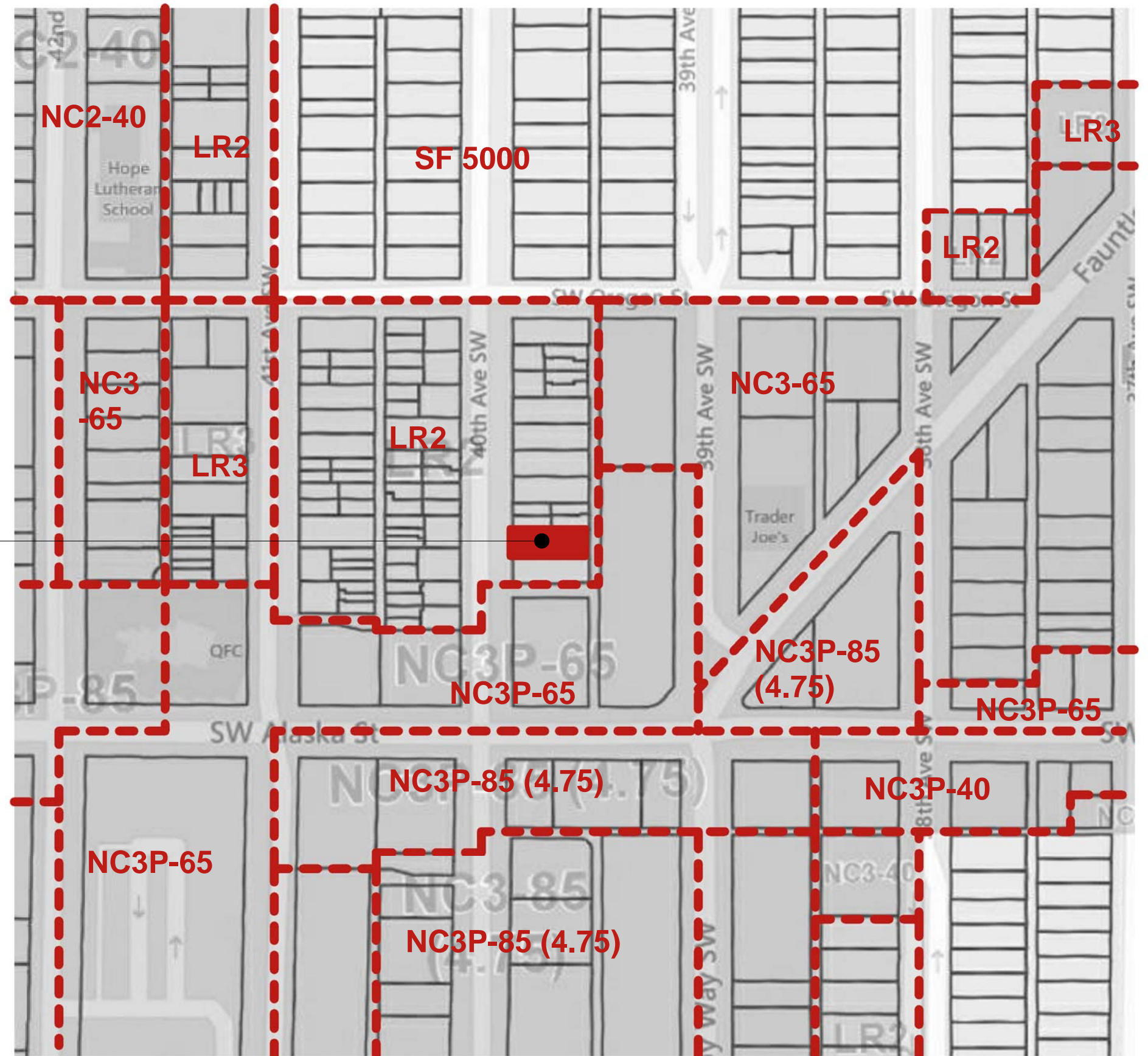
yes (not confirmed)

Lot Area

4600

ECA

## Salmon Watershed





ADJACENT USES

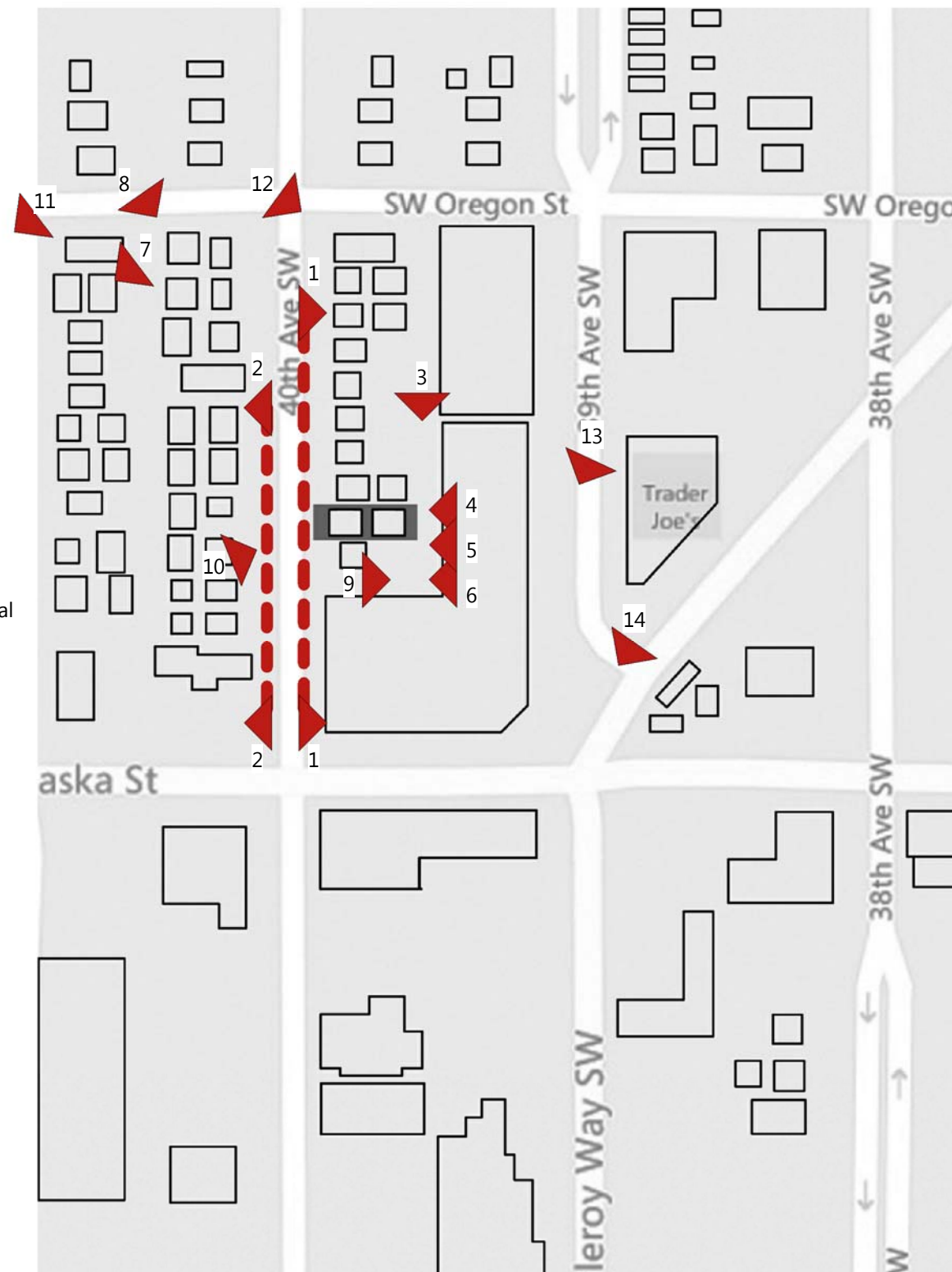


PHOTO KEY REFER TO PAGES 5 & 6



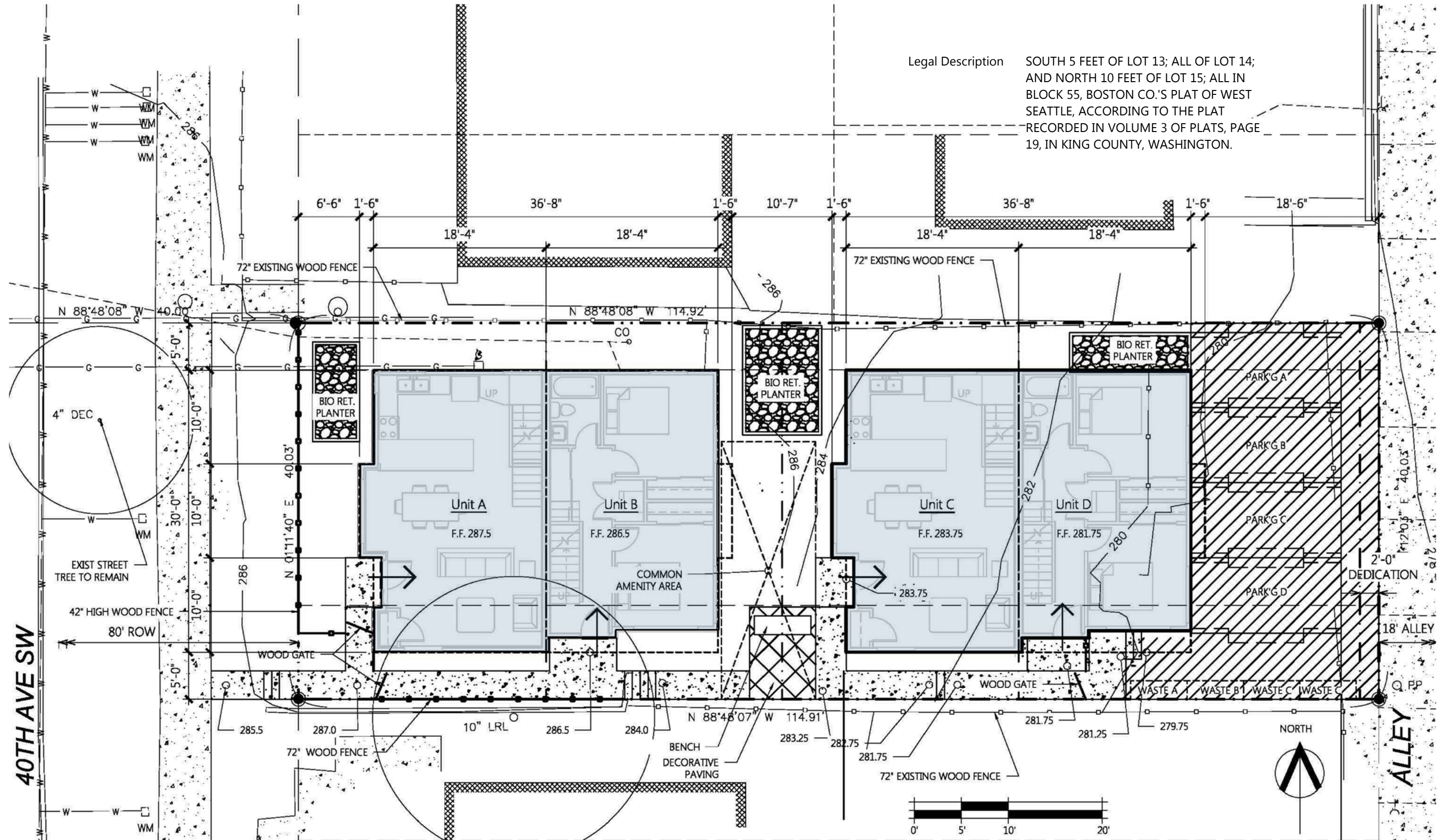
40TH AVE SW LOOKING EAST



40TH AVE SW LOOKING WEST









Rhododendron x 'Ramapo'



Sambucus nigra 'Black Lace'



Lonicera pileata



Prunus 'Spire'



Euonymus 'Greenspire'



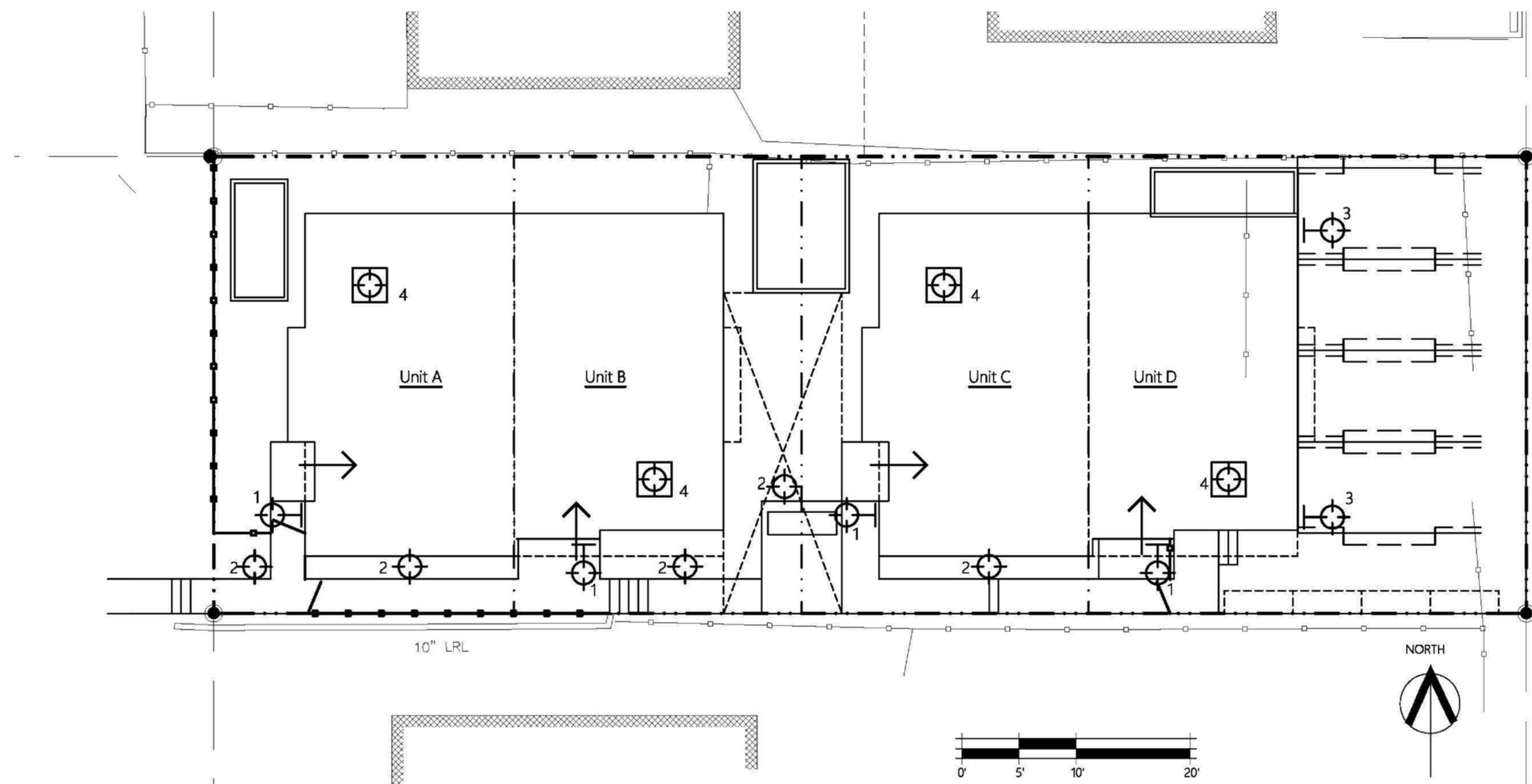
Viburnum 'Mariesii'



Pennisetum



Polystichum munitum



- 

1 Exterior Wall Sconce, switched 3000 K LED Outdoor Lantern - BKT BKT 11250BKT30 (Textured Black)
- 

2 Pathway light, photocell LED Shallow Shade - Small BKT 15805BKT27R (Textured Black)
- 

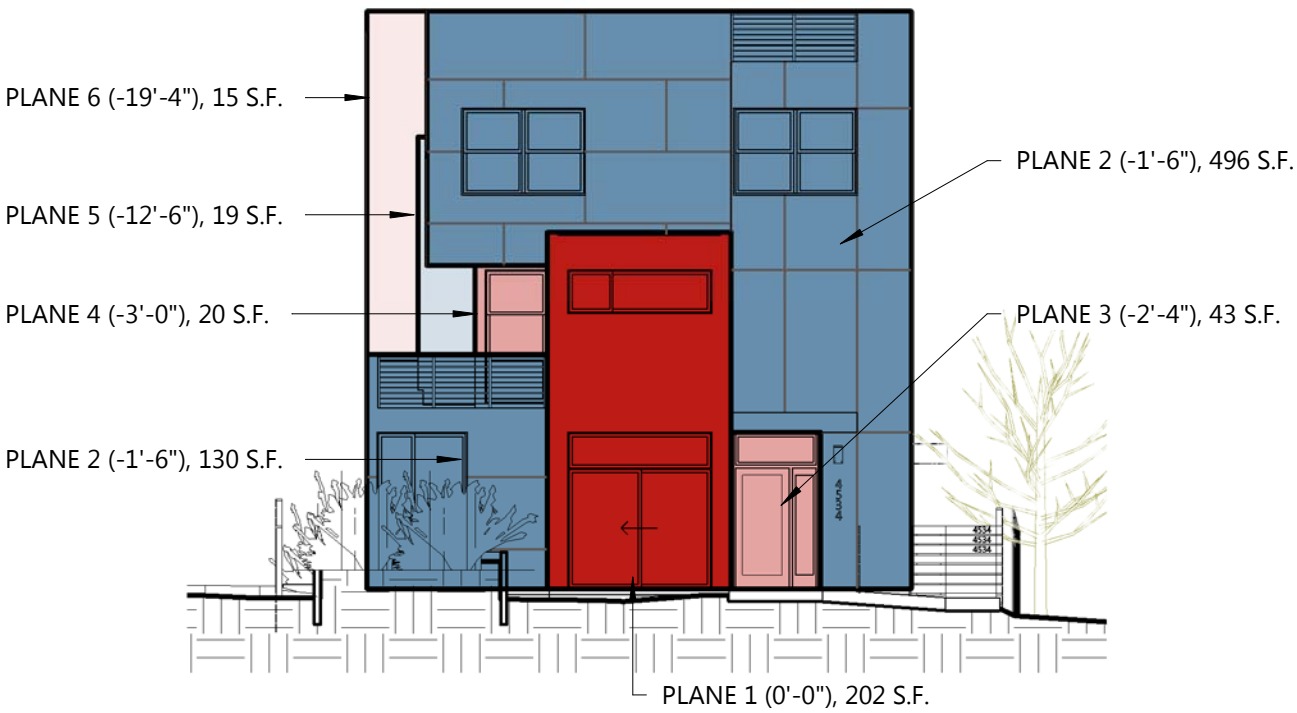
3 Exterior Wall Sconce, photocell Adapt 7 1/4" High Black LED Outdoor Wall Light - Style # 9J871
- 4 Exterior can, switched At bedroom decks above.

SITE DATA

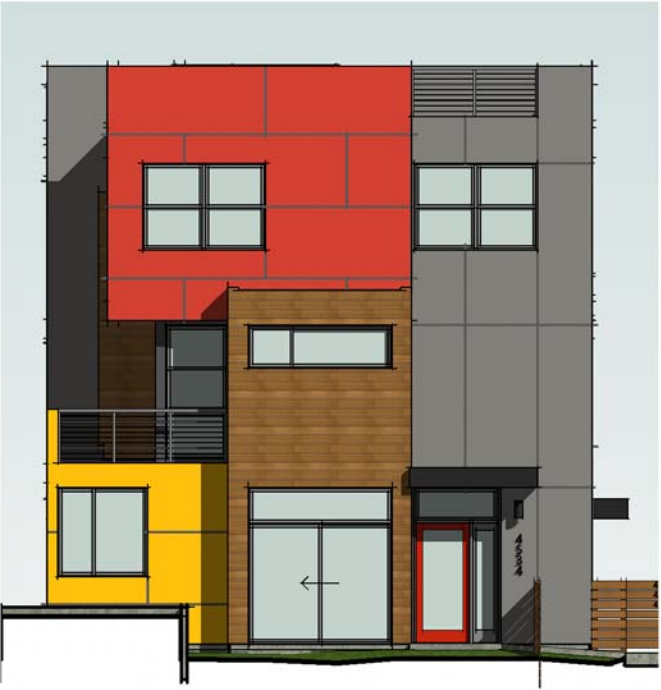
Legal Description	SOUTH 5 FEET OF LOT 13; ALL OF LOT 14; AND NORTH 10 FEET OF LOT 15; ALL IN BLOCK 55, BOSTON CO.'S PLAT OF WEST SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 19, IN KING COUNTY, WASHINGTON.
Address	4534 40th Ave SW
APN	095200-7150
Owner	Blackhawk Investments LLC 14419 Greenwood Ave N #A-179 Seattle, WA 98133
Zone	LR2
Urban Village	West Seattle Junction(Hub Urban Village)
Frequent Transit	yes (not confirmed)
Lot Area	4600
ECA	Salmon Watershed

ZONING DATA

Section	Topic	Code Requirement	Proposed
23.45.510	FAR	Townhomes 1.0 or 1.2 (green building) = 4600 x 1.0 or 1.2 (green building) = 4600 or 5520 (green building)	The project will comply with Built-Green 4-star to qualify for the FAR increase to 1.2. Total floor area will be 5520 s.f.
23.45.512	Density	Townhouse 1/1600 or no limit (green building) 5520/1600=3.45 or no limit (green building)	The project will comply with Built-Green 4-star to qualify for unlimited density.
23.45.514	Structure Height	30' base + 4' parapet & 10' Penthouse	Proposed buildings will comply with applicable height limits
3.45.518	Setbacks	Front: 7' average, 5' min Rear: 7' average, 5' min Side: Façade > 40' = 7' average, 5' min Façade < 40' = 5' min Interior: 10'	Proposed setbacks are as follows: Front: 7' average, 6'-6" min Rear: 18' Side: Façade < 40' = 5' min Interior: 10'-7"
23.45.522	Amenity Area	25% lot area = .25x4600 =1150 50% of required (575) must be at ground level	Total ground level amenity area will be approximately 810 s.f. locate at the front setback and at the interior separation between the buildings, including 290 s.f. of common amenity area as required by 23.45.529.F.1.a. Roof top amenity area of 260 s.f. per unit will be provided for a total amenity area of 1850 s.f.
23.45.524	Landscape Standards	.6 Green Factor Req'd	Landscaping will comply.
23.45.526	Structure Width & Facade Length	Structure Width = 90' max Façade length 65%max = 114.91x.65= 74.69'	Structure width 30' Facade Length = 73'-4"
23.54.015	Required Parking	No parking required within urban villages on lots that are served by frequent transit per Table B for 23.54.015-M (frequent transit not confirmed)	1 parking space per unit will be provided as surface parking located along the alley at the east end of the site.



FACADE ARTICULATION 23.45.529  
SOME OF THE DIFFERENT PLANES ARE LESS THAN 150 S.F. THE FACADE COULD BE INTERPRETED AS NON-COMPLIANT WITH THE AREA REAQUIREMENTS OF 23.45.529.2.c, HOWEVER, THE APPLICANT REQUESTS THAT THE FACADE ARTICULATION BE DEEMED COMPLIANT PER 23.45.529.3.a & c BASED ON THE VARIETY OF COLORS/MATERIALS AND THE DEEP CUTAWAY DECK AT THE MASTER BEDROOM WHICH WILL GIVE THE BUILDING A VERY MODULATED APPEARANCE. C.



FACADE ARTICULATION DIAGRAM

TOTAL FACADE AREA = 966.7 S.F.

WINDOWS/DOORS:

33.0  
33.0  
19.1  
25.7  
25.0  
69.3  
40.0  
TOTAL 245.1

PERCENTAGE = 245.1/966.7 = 25.4%



FACADE OPENINGS DIAGRAM

**CS1 Natural Systems and Site Features***B. Sunlight and Natural Ventilation*

The units will be provided with generous operable windows for natural light and ventilation. The 2-duplex configuration means that all units will have windows on 3 sides. Windows are set with raised head heights to allow deeper penetration of daylight into the spaces. The main living floors have 9' ceilings, also to allow for more daylight.

*D. Plants and Habitat*

All proposed landscaping will be drought tolerant and will incorporate native species

*E. Water.*

Storm drainage will be handled either with stormwater planters or pavement drainage facility as permitted by the drainage code. Planters are currently assumed and will be planted with featured landscape materials.

**CS2 Urban Pattern and Form***A. Location in the City and Neighborhood*

This site is on the edge of a lowrise residential area immediately adjacent to a large mixed use development, and is located within the West Seattle Junction Hub Urban Village. The building colors and active massing are intended to reflect this vibrant and growing pedestrian oriented commercial/residential area.

*B. Adjacent Sites, Streets and Open Spaces.*

The site is bordered by 40th Ave SW on the west side and by an alley on the east which provides access to loading and services for the large mixed use development south and east of the site. Although 40th SW is a lowrise residential street, close proximity to substantial traffic flow on SW Alaska Street and Fauntleroy Way SW, as well as the mixed use building immediately adjacent, means that this neighborhood likely experiences more substantial pedestrian and vehicle traffic than many similar streets. Low fencing and gates are provided along 40th to allow for privacy with some connection to the street, and 6' fences are proposed along the side lot lines.

*C. Relationship to the Block*

This is a mid-block site. Most of the lowrise properties along 40th are currently underdeveloped with small 1-story single family homes. The street facing facade is an assemblage of small masses in keeping with the scale of most of the homes on the block. The bright colors are also a nod to the existing brightly painted stucco houses along this street.

*D. Height Bulk and Scale*

The existing single family homes to the north and west are small one or two story buildings while the newer homes in the area tend to be 3 story townhomes more consistent with the allowable height bulk and scale of the LR2 zoning. The 4 units in this project are arranged in 2 duplexes to reduce the bulk and scale and are modulated to further reduce the apparent building mass. The buildings are compliant with code in regard to all height and bulk limitations.

**CS3 Architectural Context and Character***A Emphasizing Positive Neighborhood Attributes*

The older homes on and around 40th present an eclectic range of architectural styles while the new homes/townhomes tend to reflect more modern design with flat roofs and modern materials. The larger mixed used developments in the commercial zones to the south and west also tend to be more modern in character. The proposed development features a contemporary design with flat roofs and rectangular massing that will be a good fit with the adjacent mixed use building and a continuation of trends for new projects. The street facing facade is modulated with color and massing to provide a more pedestrian scale.



### PL2 Walkability

#### B. Safety and Security

Windows are provided on all sides and overlooking all of the exterior spaces and entries. Exterior lighting will be provided at all unit entries and on the front and back of the buildings to aid in safe access to the units.

#### C. Weather Protection

All building entries will have weather protection from overhanging floors and from additional framed canopies.

#### D. Wayfinding

The building entries all lie along the south side of the lot and are accessed from a well identified common walkway. Address signage will also be provided at the entry gate to the rear units.

#### A. Entries

The building entries will readily visible from the common walkway and will be further emphasized with accent colors on the doors and with entry canopies, unit numbers and lighting.

### PL4 Active Transportation.

#### Entry Locations and Relationships

Parking is located behind the buildings and accessed from the alley. Pedestrian access is provided from the street along the south side and connects to the parking .

### DC1 Project Uses and Activities

#### A. Arrangement of Interior Uses

The common amenity area is located along the common walkway and includes a small patio area to serve as a gathering space and to provide relief from the otherwise narrow path.

### DC2 Architectural Concept

#### Massing

The buildings are composed of smaller, mostly one story masses that are differentiated by modulation, color and texture.

#### Architectural Façade Composition

All facades have been designed to provide a well modulated building that balances horizontal and vertical lines. The decks provided on the master bedrooms provide a deep cut-away that gives the buildings a very 3 dimensional expression on all sides.

#### Secondary Architectural Features

Railings, balconies and roof overhangs are used to add visual depth and interest.

#### Scale and Texture

The buildings are residentially scaled with floor levels emphasised by the color and massing. The design concepts are carried around the buildings on all sides, including the common courtyard.

### DC3 Open Space Concept

#### Building-Open Space Relationship

All units have access to a common amenity area that includes a small paved patio and bench. All units will also have access to roof decks and to small decks off the master bedrooms.

### DC4 Exterior Elements and Finishes

#### Building Materials

The proposed materials include cement panel siding and natural wood siding with painted metal railings an steel cables.

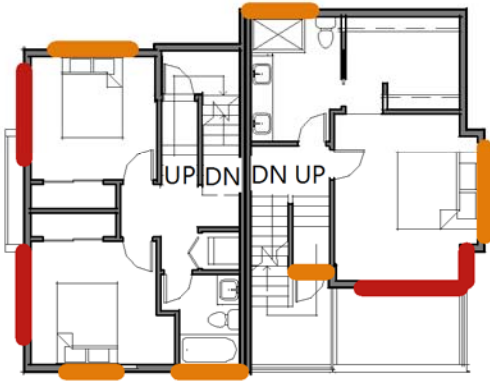
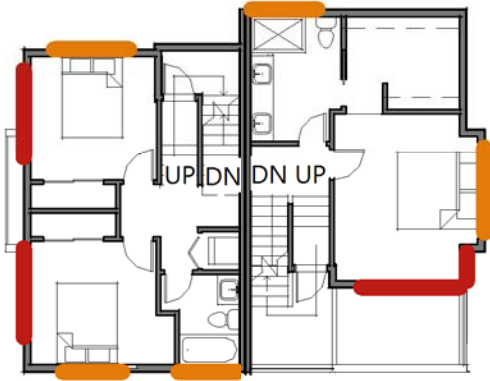
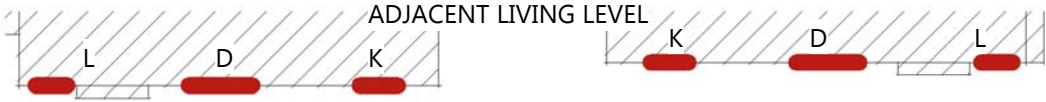
#### Lighting

Lighting will be limited primarily to building entries and bedroom decks. Shielded lighting will be used at all locations.

#### Trees, Landscape and Hardscape Materials

Landscape materials will be durable, drought resistant varieties requiring minimal up-keep. Decorative pavers are proposed at the patio in the common amenity area.





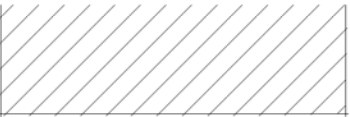
NEAREST FACING  
FACADE IS ~50' AWAY

ADJACENT  
ROOFTOP

THIRD FLOOR PLAN

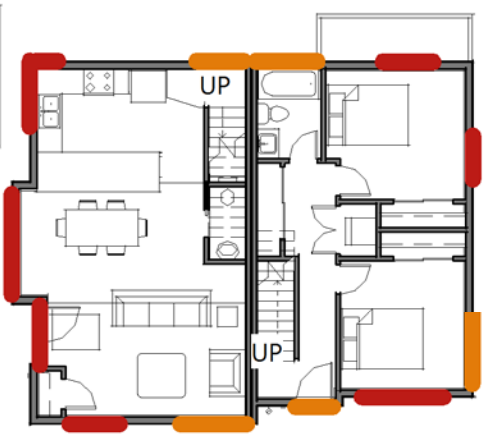
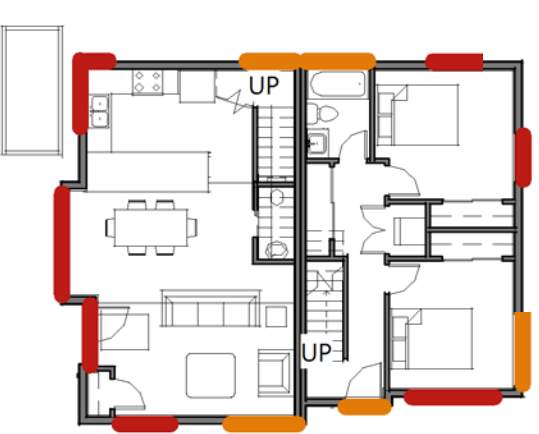
ADJACENT BEDROOMS

SECOND FLOOR PLAN



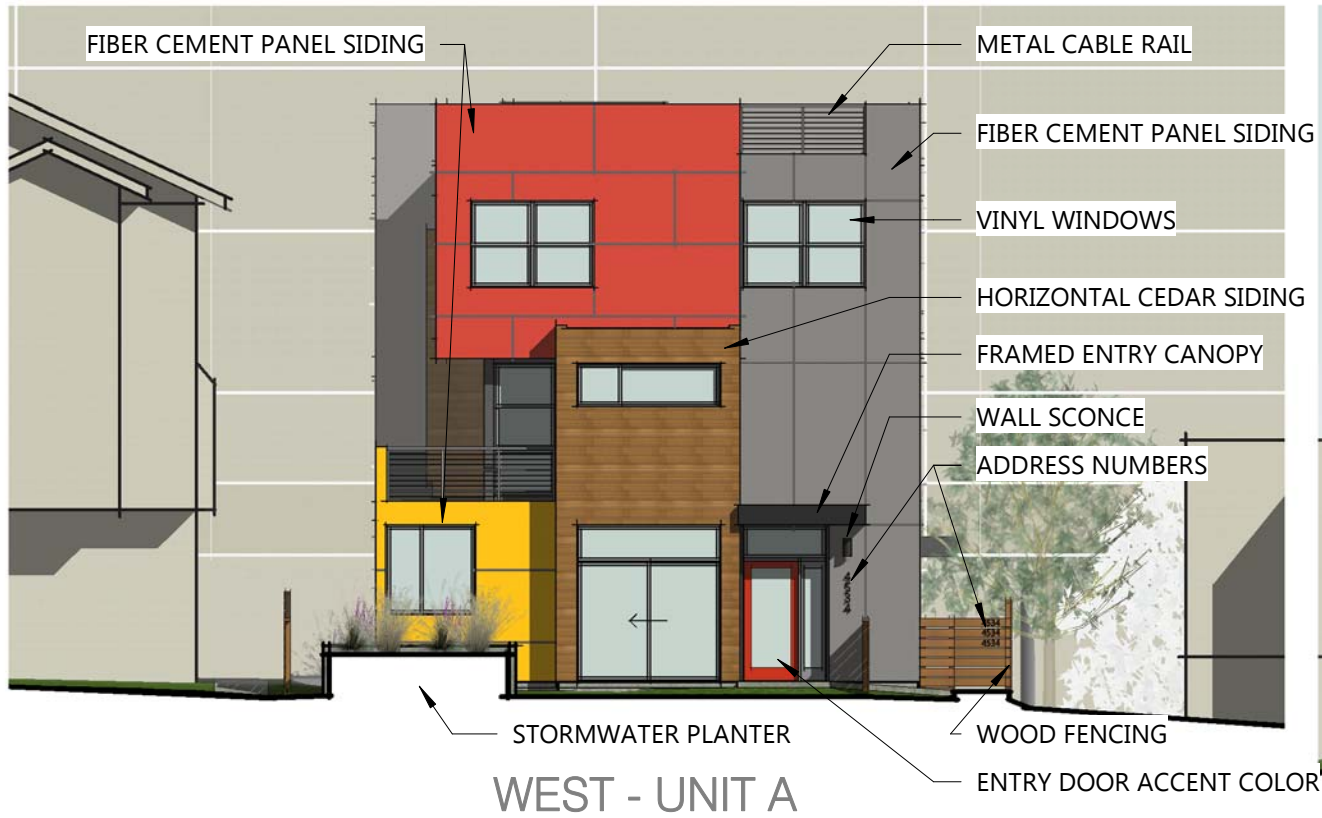
LARGE WINDOWS IN PRIMARY SPACES  
(LIVING, DINING, KITCHEN, BEDROOM)

HIGH WINDOWS IN PRIMARY SPACES, OR WINDOWS  
IN SECONDARY SPACES (BATHROOMS, STAIRS)



ADJACENT BEDROOM

FIRST FLOOR PLAN





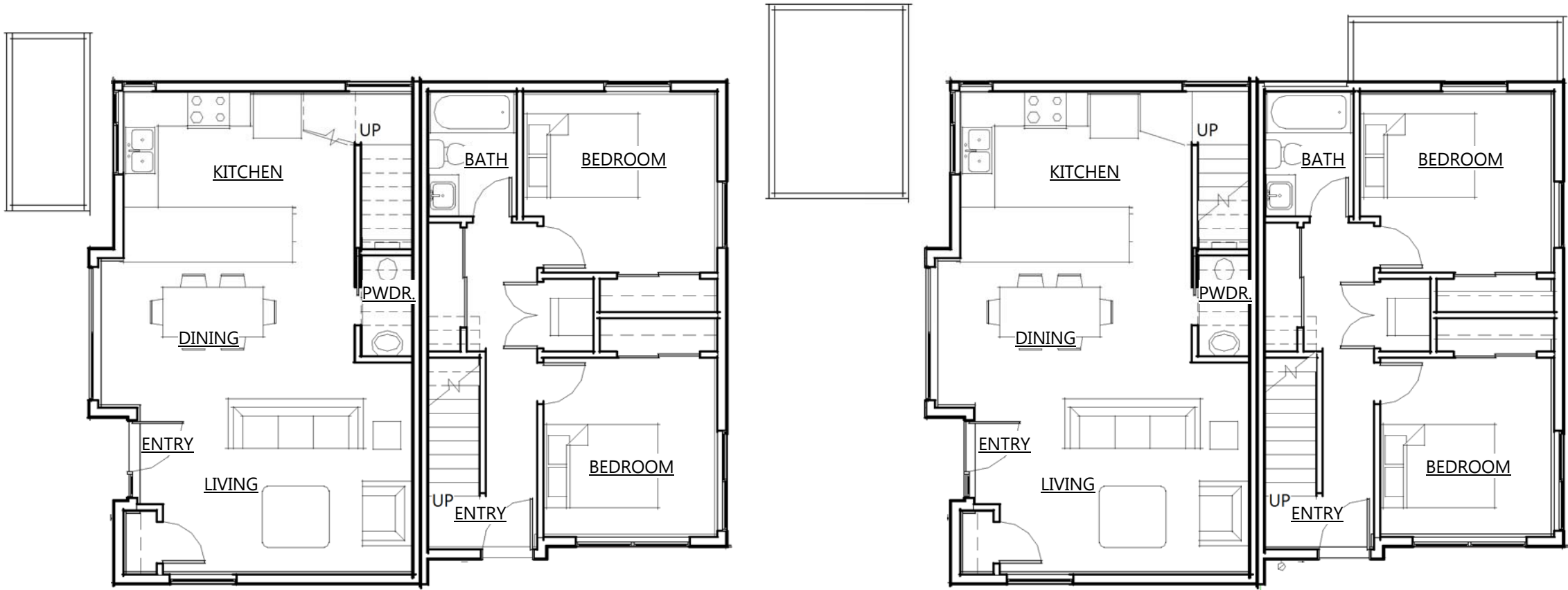
EAST - UNIT D



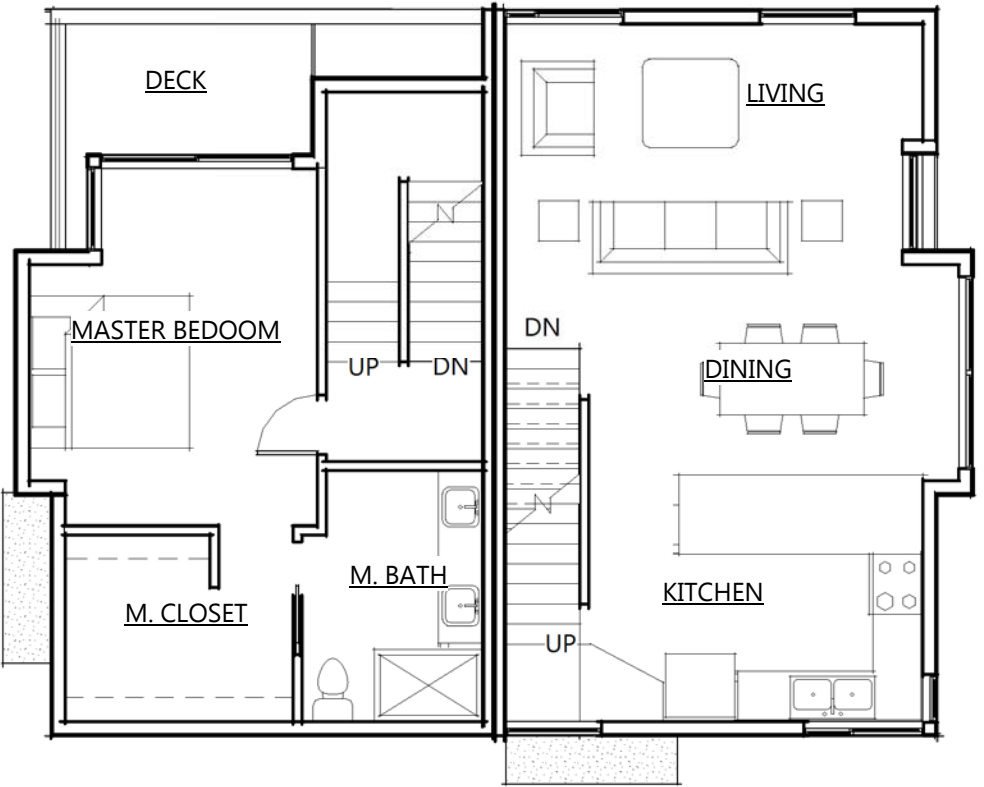
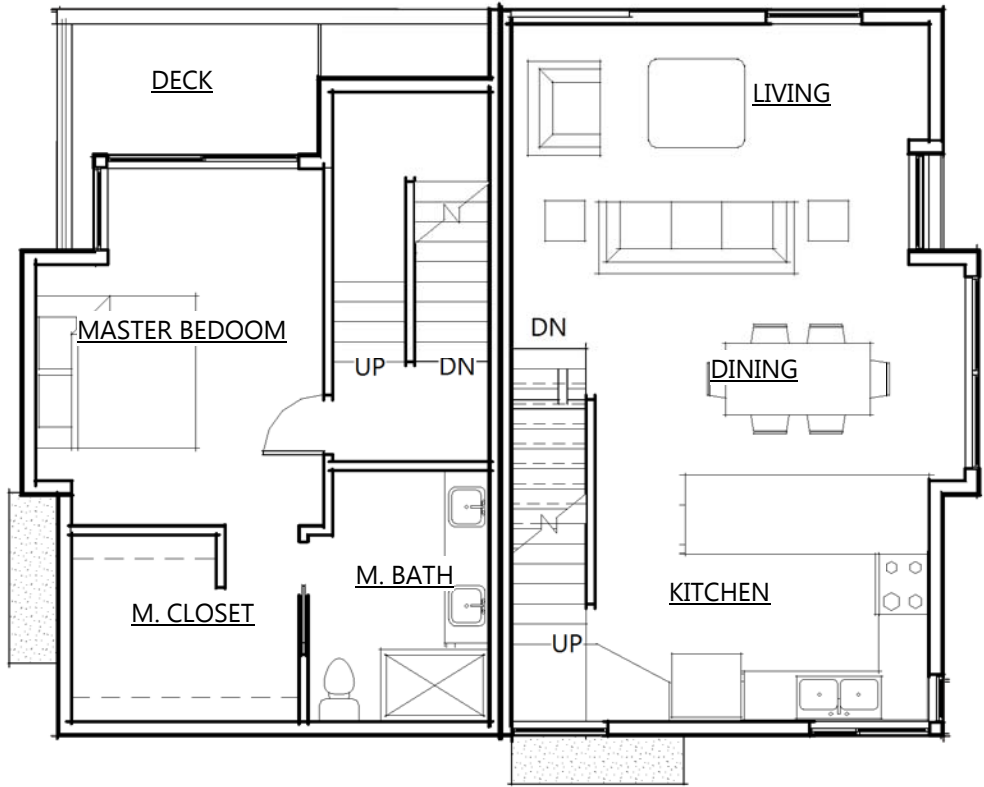
WEST - UNIT C



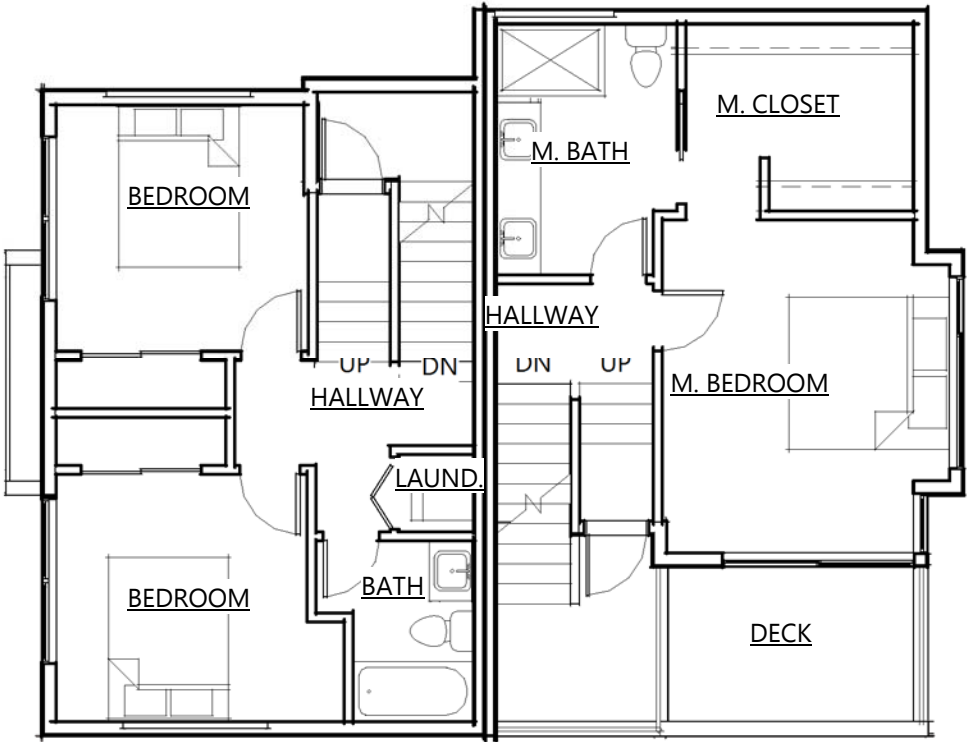
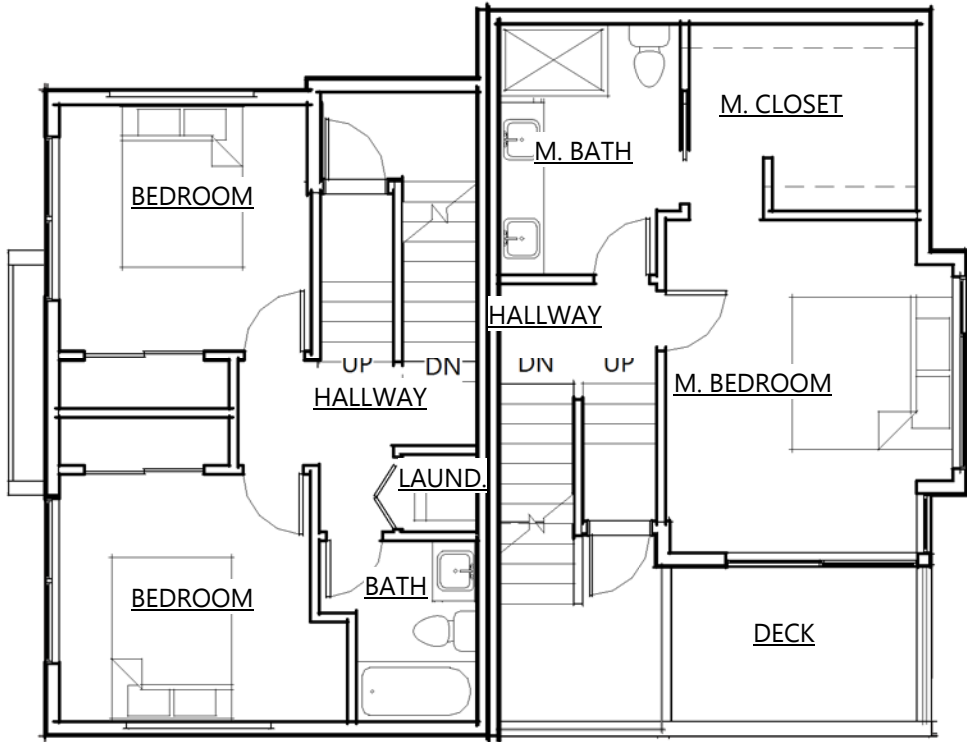
NORTH



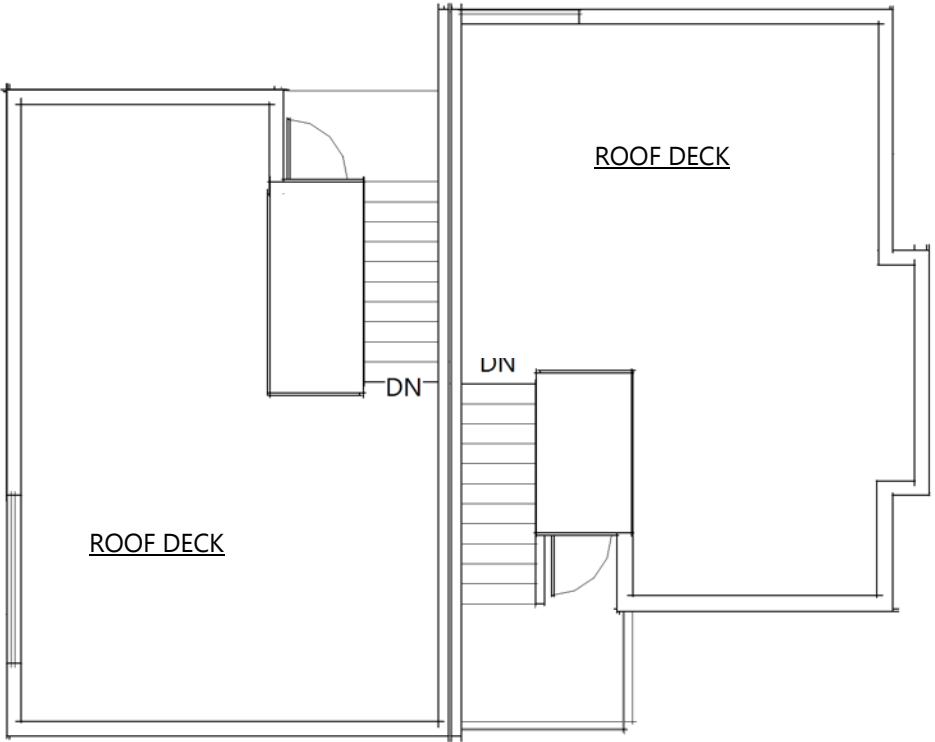
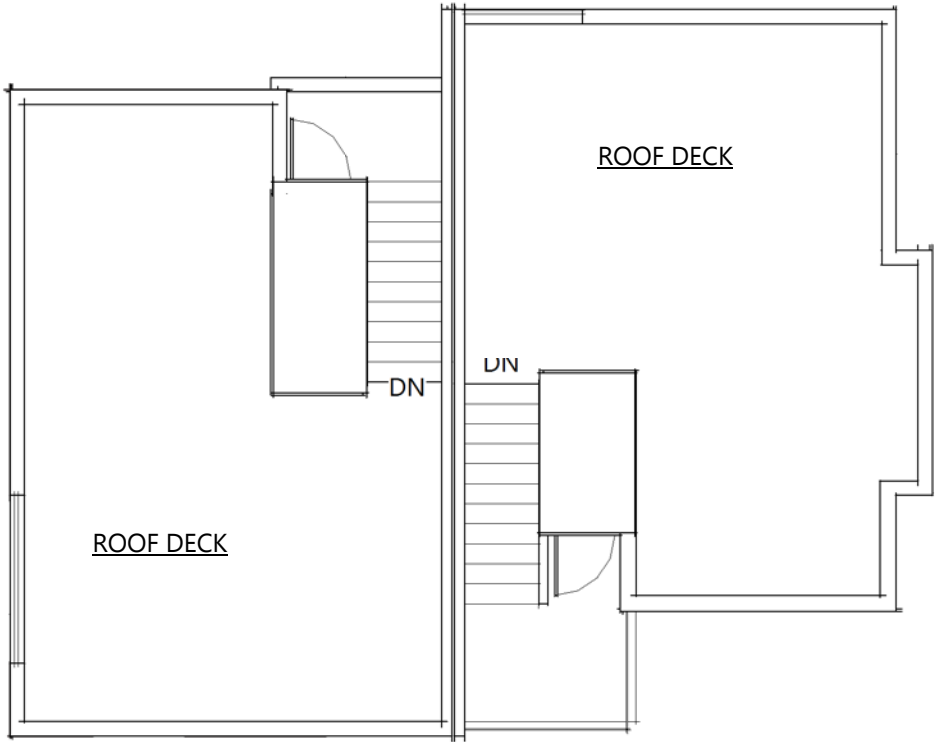
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



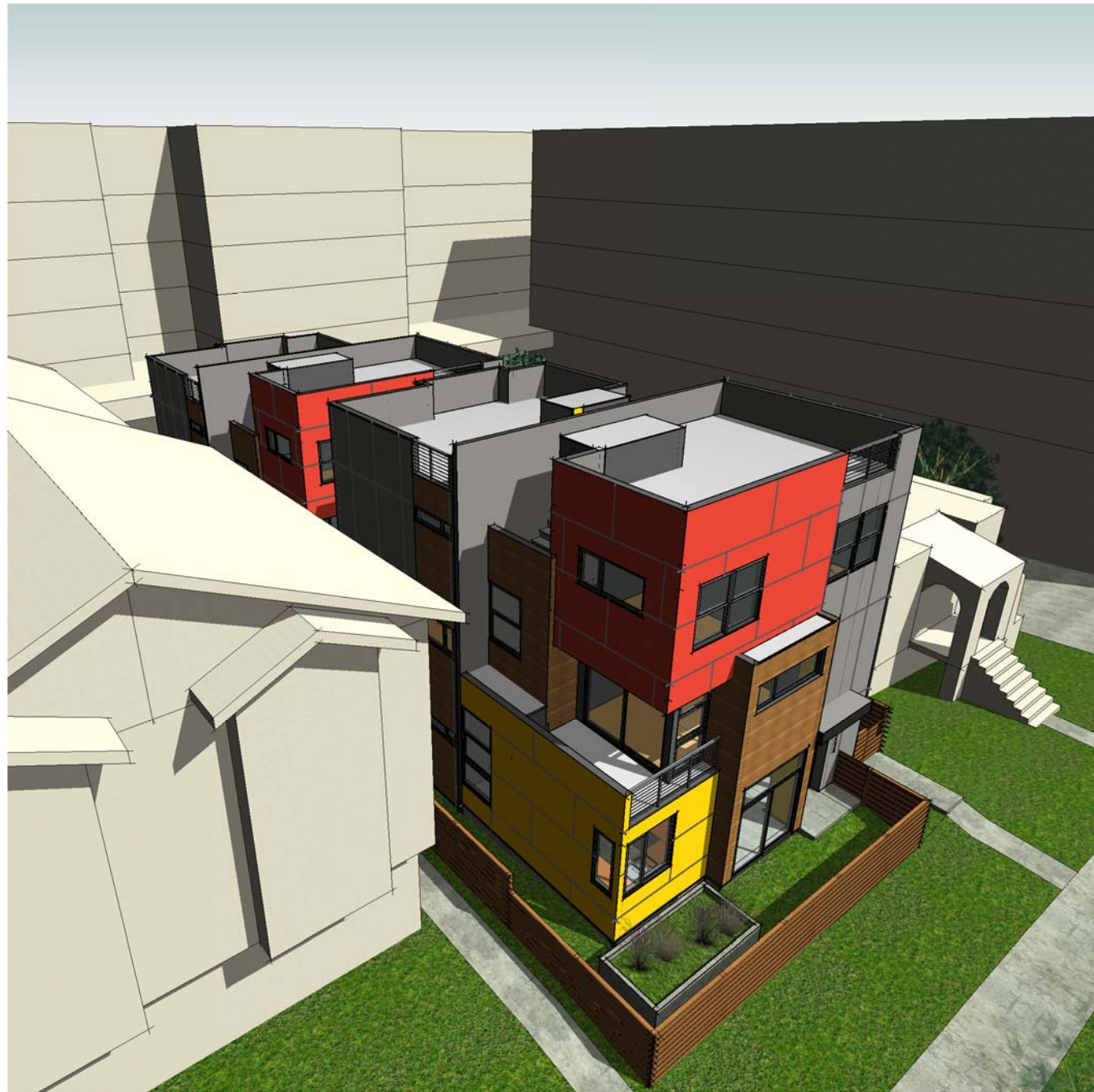
ROOF DECK PLAN



STREET VIEW FROM SW



STREET VIEW FROM NW



AERIAL VIEW FROM NW



ALLEY VIEW FROM SE

No departures are requested for this project.

