



6608 Corson Ave S,  
Seattle, WA 98108

EARLY DESIGN GUIDANCE  
6608 Corson Ave S, Seattle, WA 98108  
Cleave Architecture + Design  
DPD# 3025202 | October 21, 2016

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**PROJECT INFORMATION**

ADDRESS: 6608 Corson Ave S, Seattle, WA 98108  
 ZONE: LR2  
 ZONF: DPD #s: 3025202  
 ZONG: 273410-0340  
 OWNER: Haberzette Homes LLC  
 CONTACT: Moon Zhang (Cleave Architecture + Design)

**PROJECT PROGRAM**

LOT SIZE: 7,165 SF  
 APPROX FAR: 6,204.2 with priority green  
 AMENITY AREAS: 948 sf  
 PARKING: 5 surface parking  
 BUILDING TYPE: SFR & Townhouses  
 UNIT COUNT: 4  
 UNIT SIZES: 2,187 sf gross heated - SFR  
 1,470 sf gross heated unit A & B  
 1,665 sf gross heated unit C  
 Building Total: 5,322 sf gross heated

# OF STORIES: 3

**PROJECT OBJECTIVES**

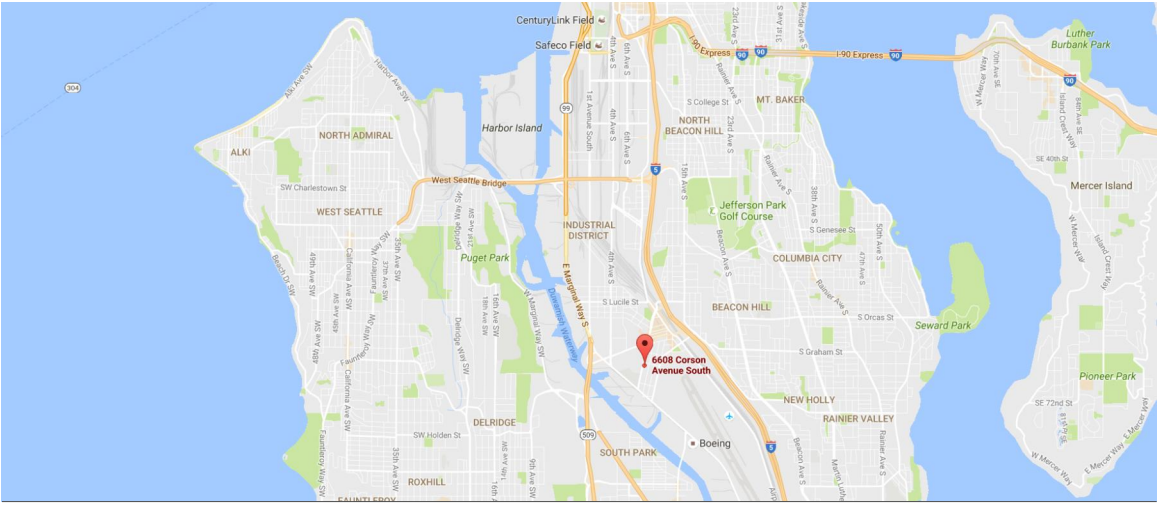
The proposed site's current use is a duplex residence. The lot is approximately 7,165 sf located middle-block of Corson Ave S in an LR2 zone. This is next to a IB U-65 Industrial Buffer zone. This proposal is to keep the existing structure and to construct (1) single family and (3) Townhouses. Each of the proposed structures will be 3 stories with surface parking.

The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The project is located in the Georgetown district which is a diverse area of South Seattle Community College, King County International Airport with many neighborhood shops, dining and services within walking and biking distance. We are proposing a pedestrian friendly design (through the use of engaging shapes, color and abundant tiered landscaping). This proposal will increase the density to what it is zoned for. Quality construction and landscape design will add to the sense of community with a modern architectural solution.



Seattle Vicinity Map



Neighborhood Vicinity Map

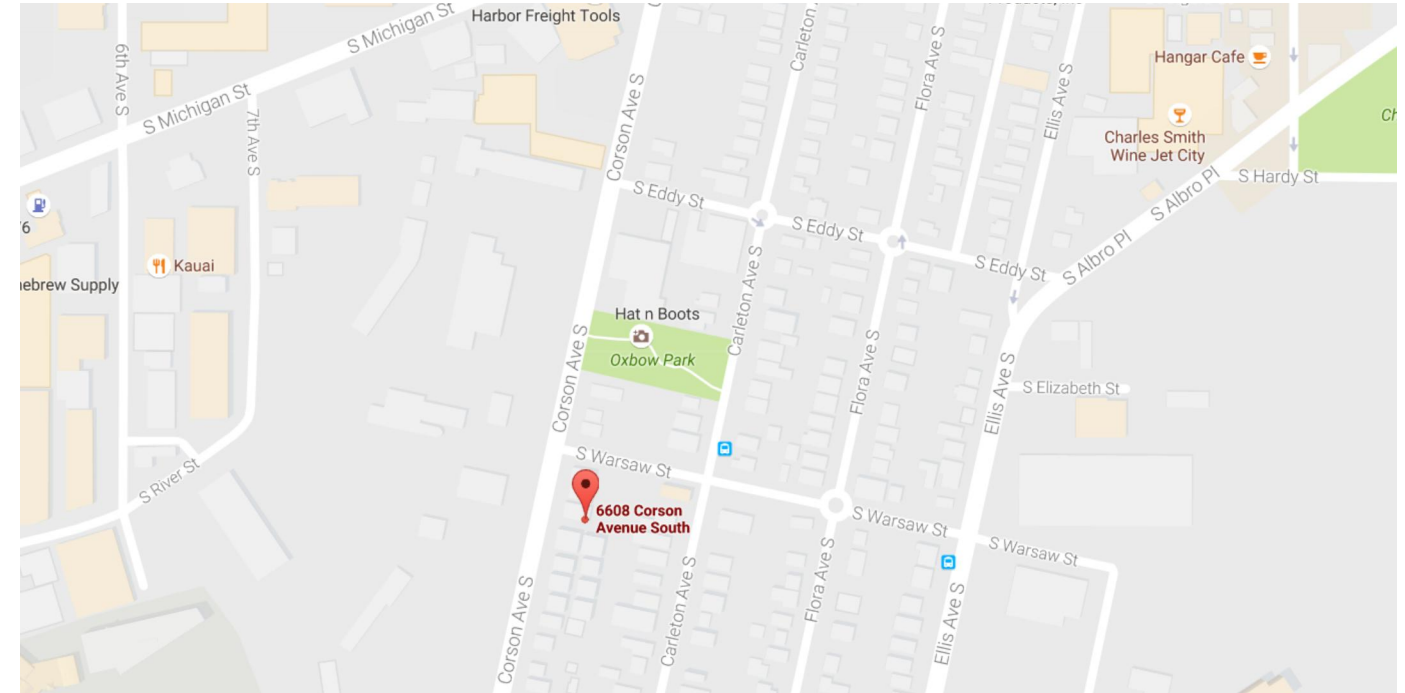
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## PROJECT CONTEXT

To the north of the subject property is a duplex loft with a single family unit. To the south of the subject property is (4) 3-bedroom townhouse. To the east is a 3-bedroom single family residence.

Businesses and amenities are concentrated along the minor Arterials Corson Ave S. The neighborhood is served by freeway I-5 and highway 509. The King County International Airport is 3 blocks away. The grade on the site is slope down 4ft to the east in 20ft then fairly flat for the rest.



Aerial Vicinity Map

## ZONING INFORMATION

**ZONE:** LR2  
**OVERLAY:** Georgetown  
**STREETS:** Minor Arterials Corson Ave S.  
**SITE:** Located on middle end of Corson Ave S between S Warsaw St. and S Willow St. In the Lowrise 2 zone with surrounding lots IB U/65 and LR1 zone.



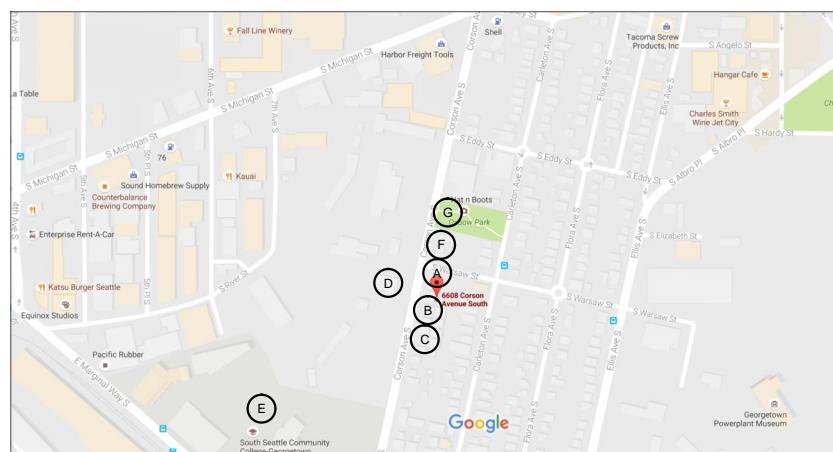
Seattle Zoning Map

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**NEIGHBORHOOD CONTEXT & INSPIRATION:**

This neighborhood is comprised of a mix of residential buildings - single family residences, loft and townhouse . The neighborhood also includes a variety of businesses and amenities. Schools, auto care, airport, coffee shops and many other small businesses are available within walking distance. I-5 travels between Vancouver, BC to Oregon, highway 509 travels from Georgetown to Seattle-Tacoma International Airport. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The modern design of the proposed buildings fit into the existing eclectic mix of styles.



**VICINITY MAP**

- A 6604 Corson Ave S (Loft) neighboring project site

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- B 6616 Corson Ave S (Townhouse) neighboring project site

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- C 6624 Corson Ave S (Townhouse) neighboring project site

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- D 6631 Corson Ave S (WA Traffic Operations) cross street site

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- E 6720 E Marginal Way S (South Seattle Community College)

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- F 6446 Corson Ave S (Single family) corner of Corson and S Warsaw St

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- G 6512 Corson Ave S ( Oxbow Park)



(A) 6604 Corson Ave S (Loft) neighboring project site



(B) 6616 Corson Ave S (Townhouse) neighboring project site



(C) 6624 Corson Ave S (Townhouse) neighboring project site



(D) 6631 Corson Ave S (WA Traffic Operations) cross street site



(E) 6720 E Marginal Way S (South Seattle Community College)



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(G) 6512 Corson Ave S ( Oxbow Park)

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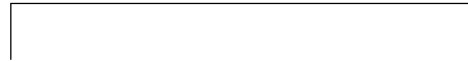


SUBJECT SITE



STREET VIEW PANORAMA - CORSON AVE S, FACING SUBJECT SITE

ACROSS FROM SUBJECT SITE



STREET VIEW PANORAMA - CORSON AVE S, FACING ACROSS FROM SUBJECT SITE



SUBJECT SITE



EXISTING SINGLE FAMILY HOUSE ON SITE TO REMAIN



EXISTING SINGLE LOFTS ON NORTH OF SUBJECT SITE



TOWNHOUSE TO SOUTH OF SUBJECT SITE



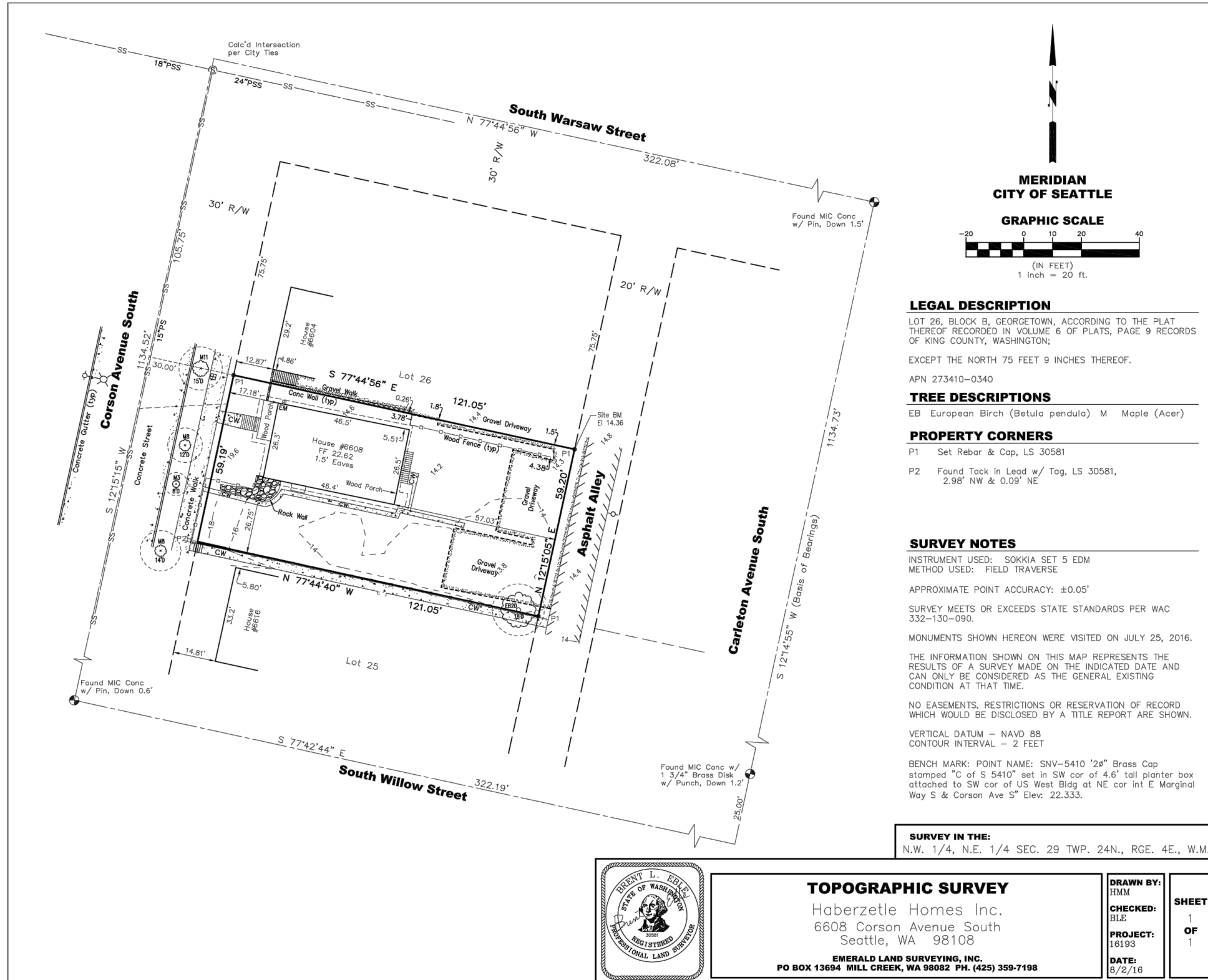
WA TRAFFIC OPERATIONS ON WEST OF SUBJECT SITE



OXBOW PARKING ON NORTH OF SUBJECT SITE

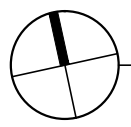
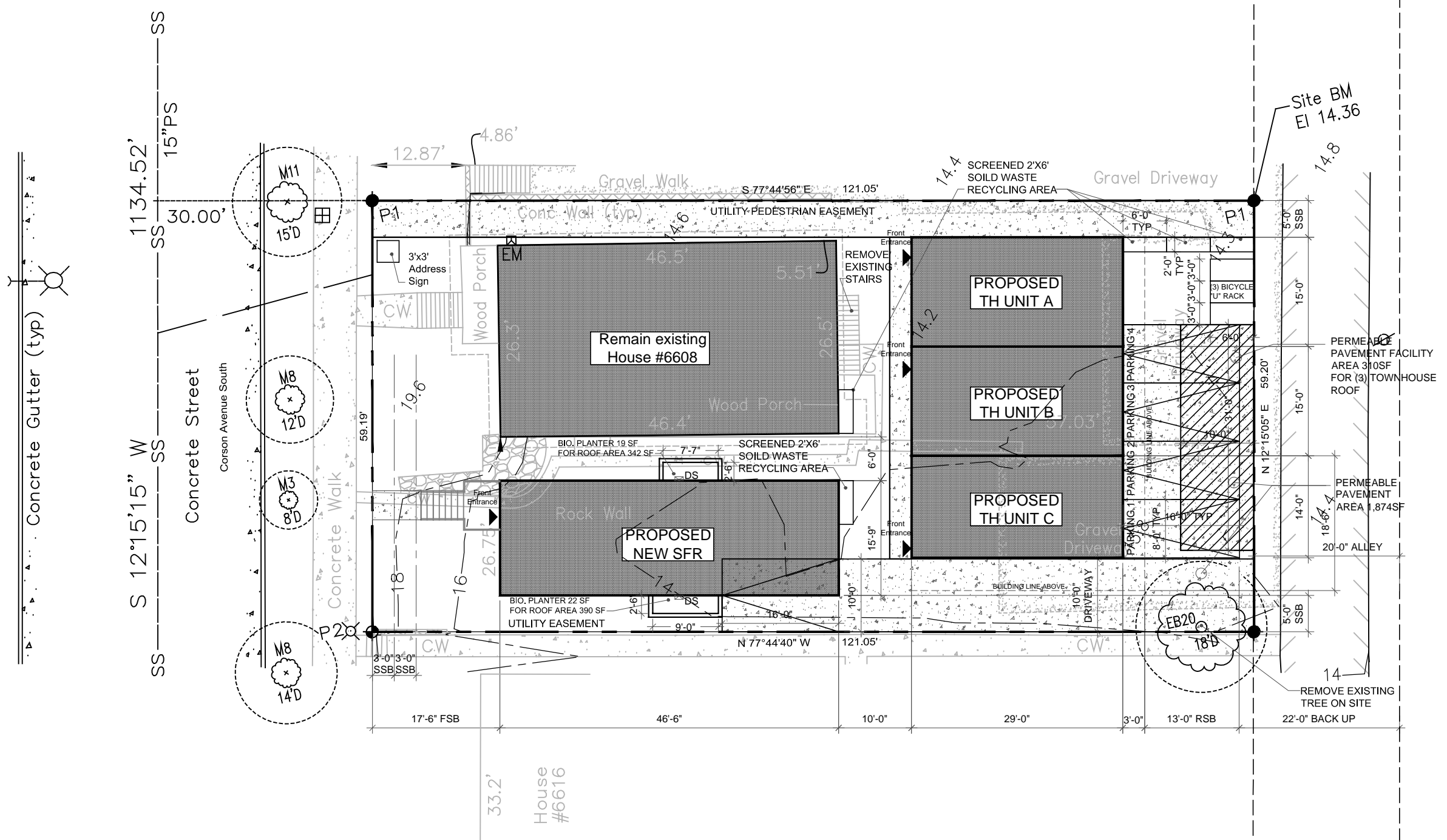
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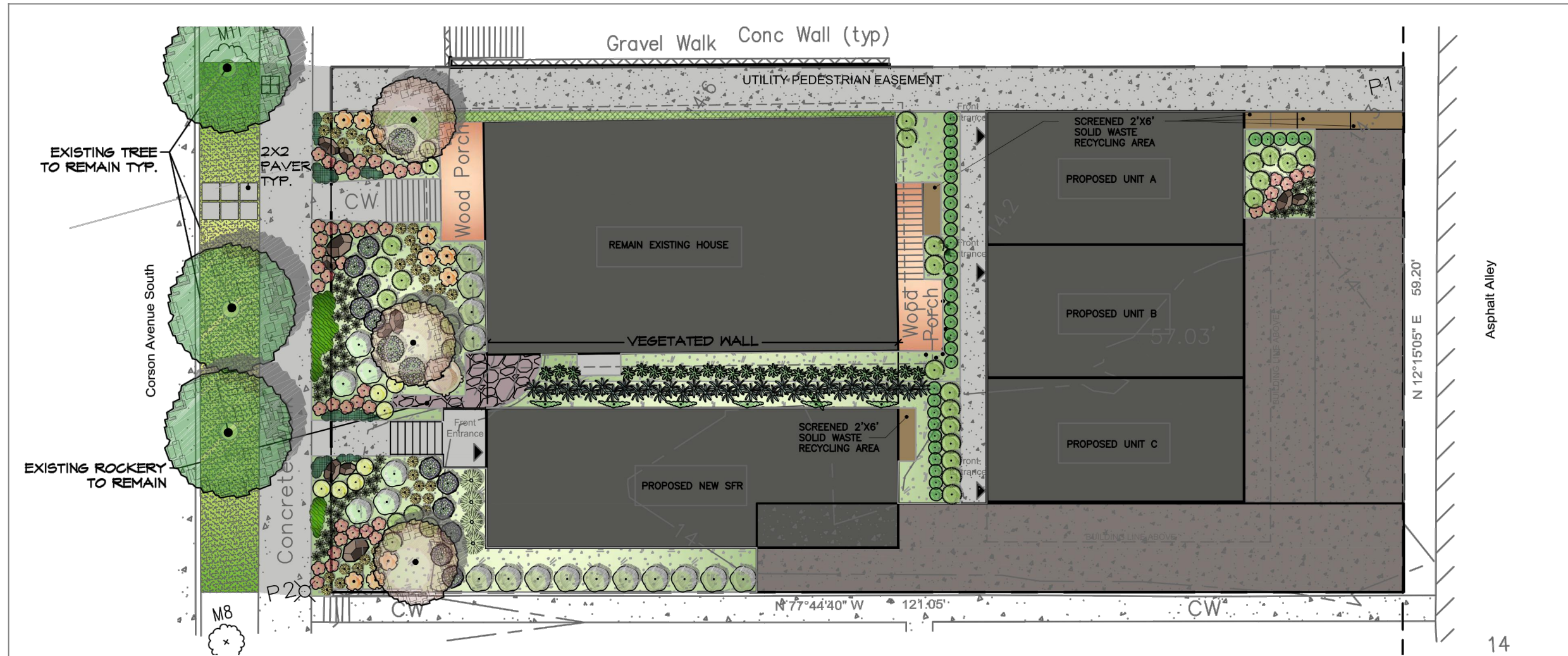
SURVEY

















**PROPOSED SITE PLAN**

SCALE: 1/16" = 1'-0"

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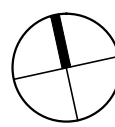
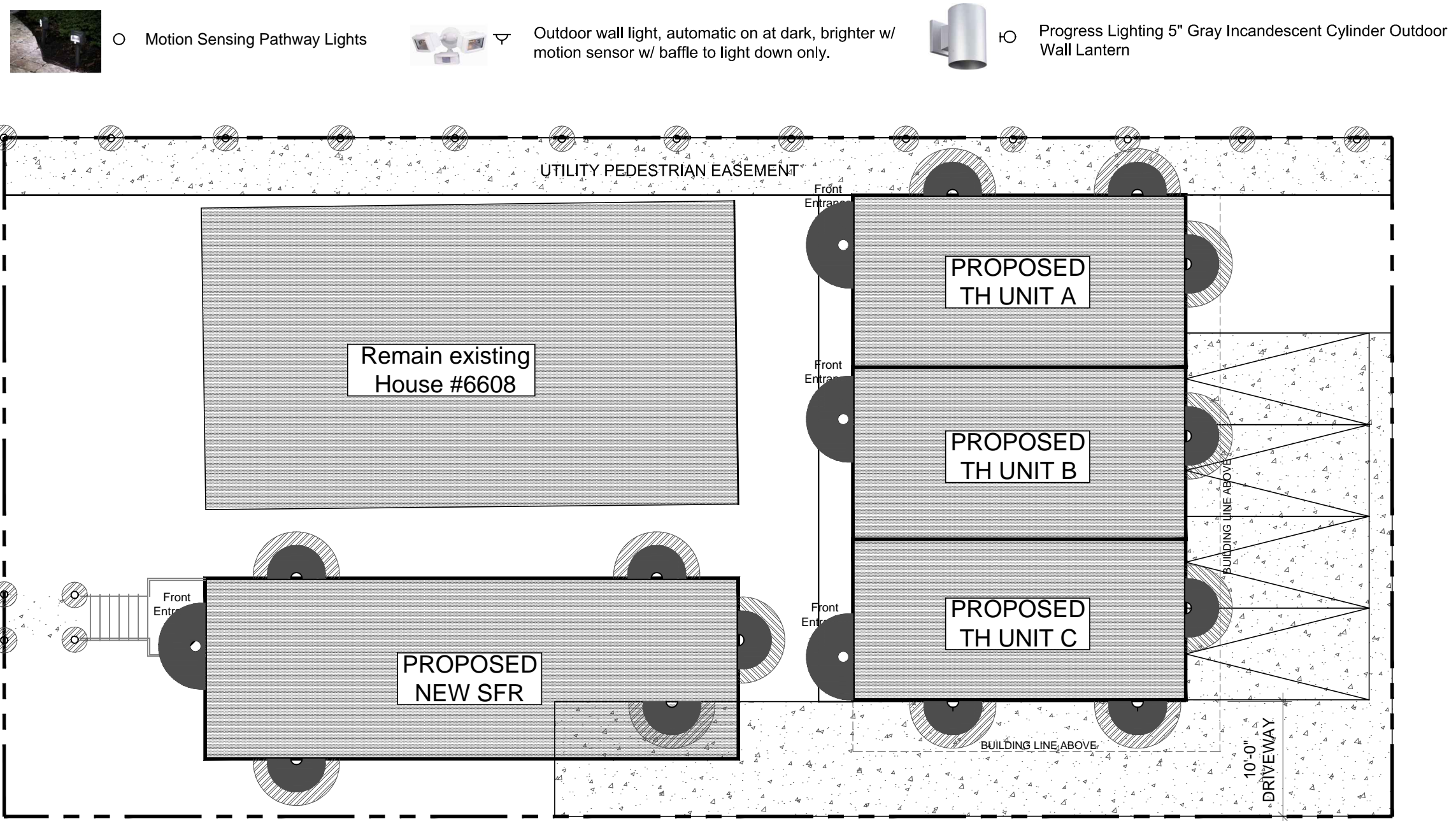


14

- |   |  |   |   |   |   |   |
|---|--|---|---|---|---|---|
|  |  |  |  |  |  |  |
| Deer Fern   | Flowering Dogwood  | Gold Mop Cypress  | Gulf Stream Nandina   | Ivory Halo Dogwood  | Liriope   | Mexican Feather Grass   |
|  |  |  |  |  |  |  |
| Morning Light Grass   | Nikko Blue Hydrangea   | Purple Ice Plant  | Orange Rocket Barberry  | Viburnum  | Spring Torch  | Sky Pencil Holly  |

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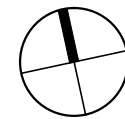
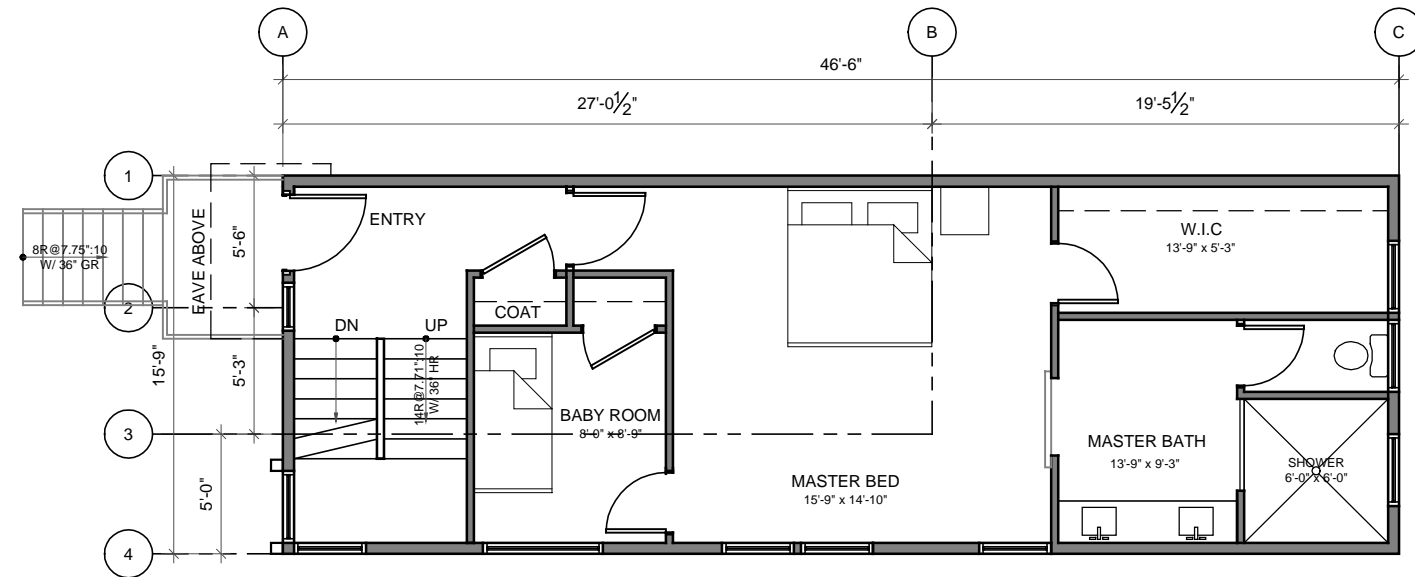
PROPOSED LIGHTING PLAN

SCALE: 1/16" = 1'-0"

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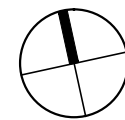
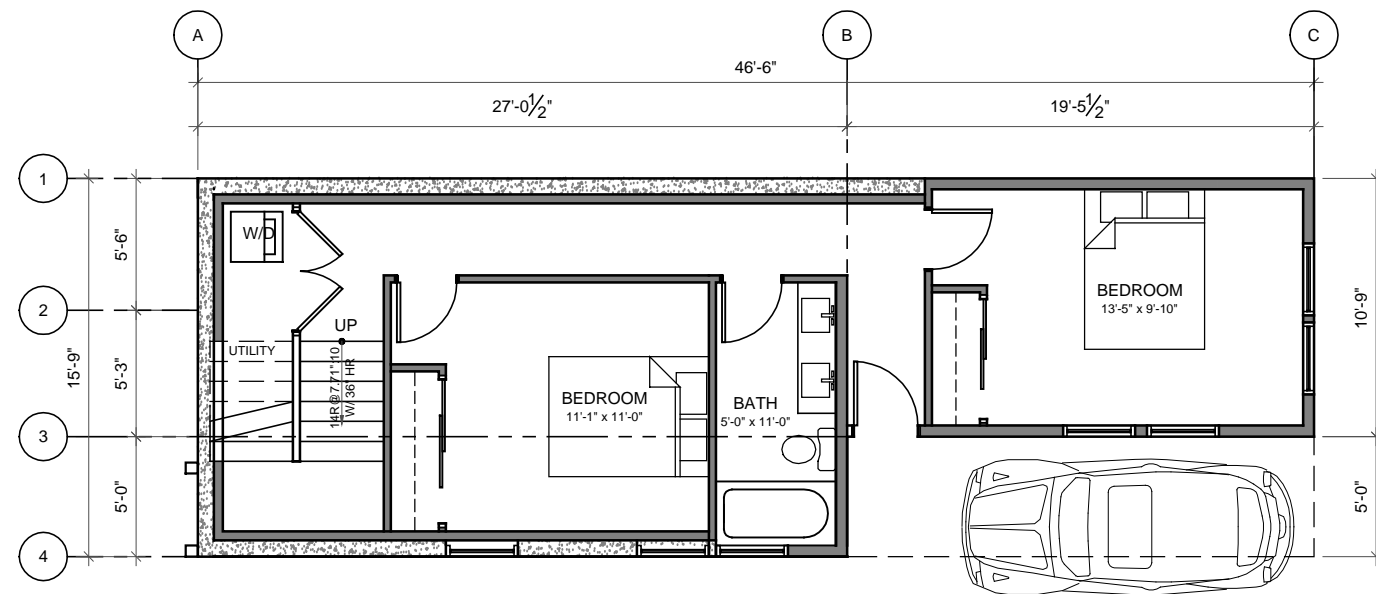
**SINGLE FAMILY UNIT:**

- Bedrooms: 3
- Bathrooms: 2.5
- Heated: 2,185 sf



**SFR - SECOND FLOOR PLAN**

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



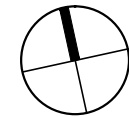
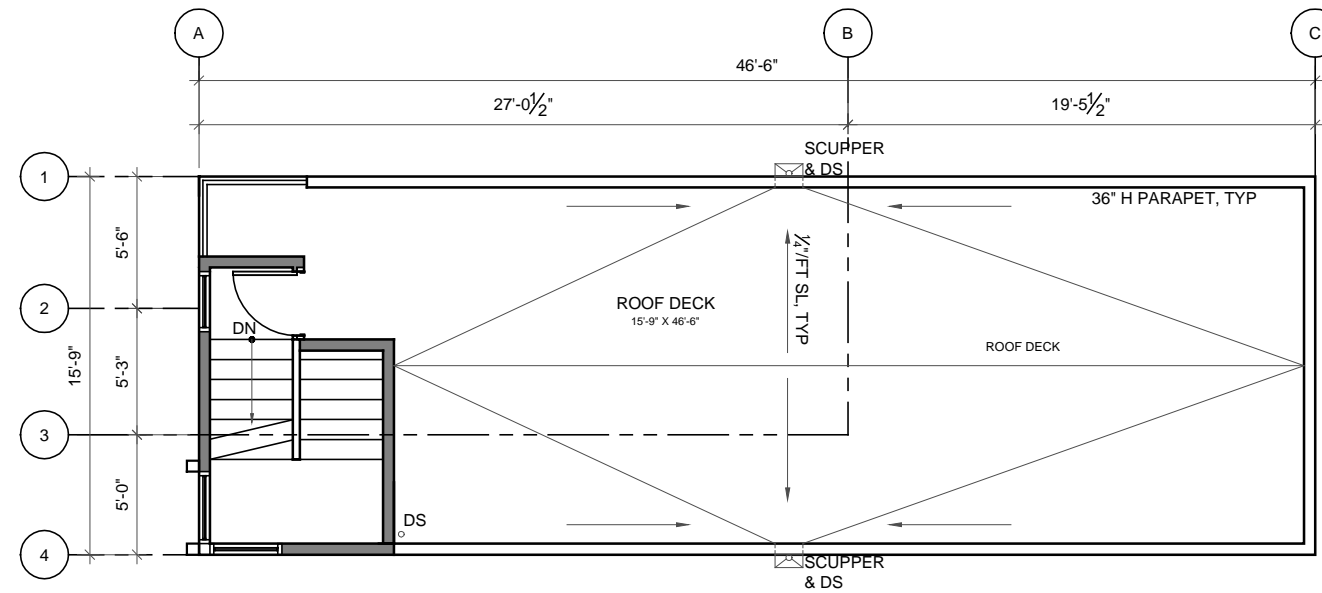
**SFR - FIRST FLOOR PLAN**

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

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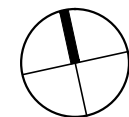
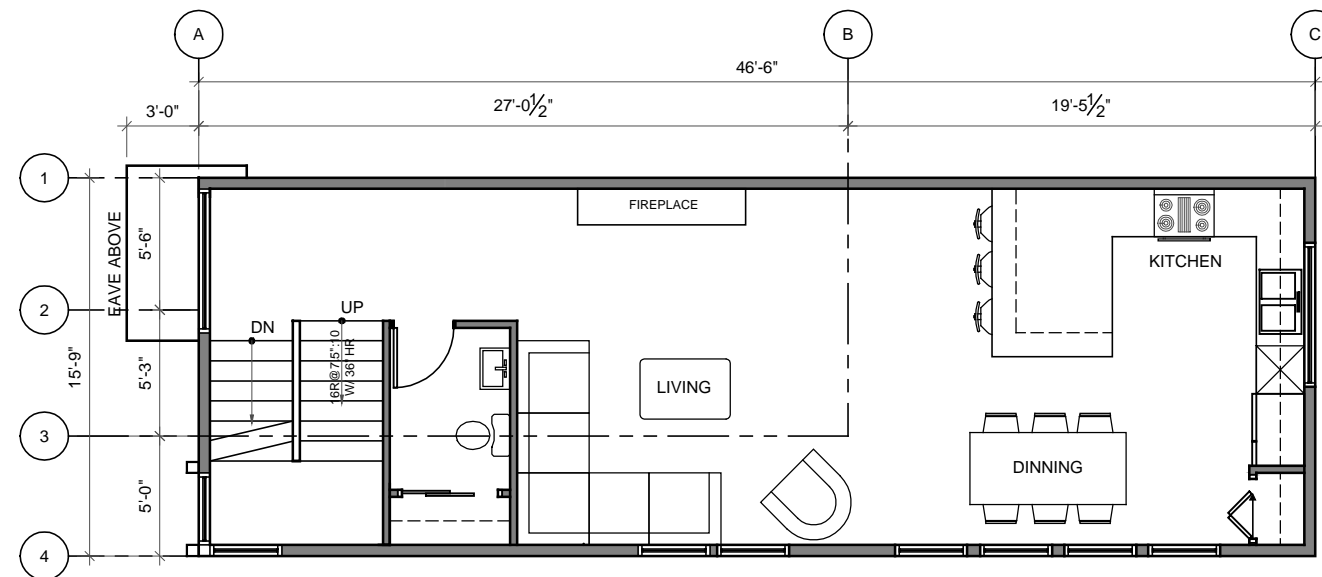
**SINGLE FAMILY UNIT:**

Bedrooms: 3  
 Bathrooms: 2.5  
 Heated: 2,185 sf



**SFR - ROOF TOWER PLAN**

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



**SFR - THIRD FLOOR PLAN**

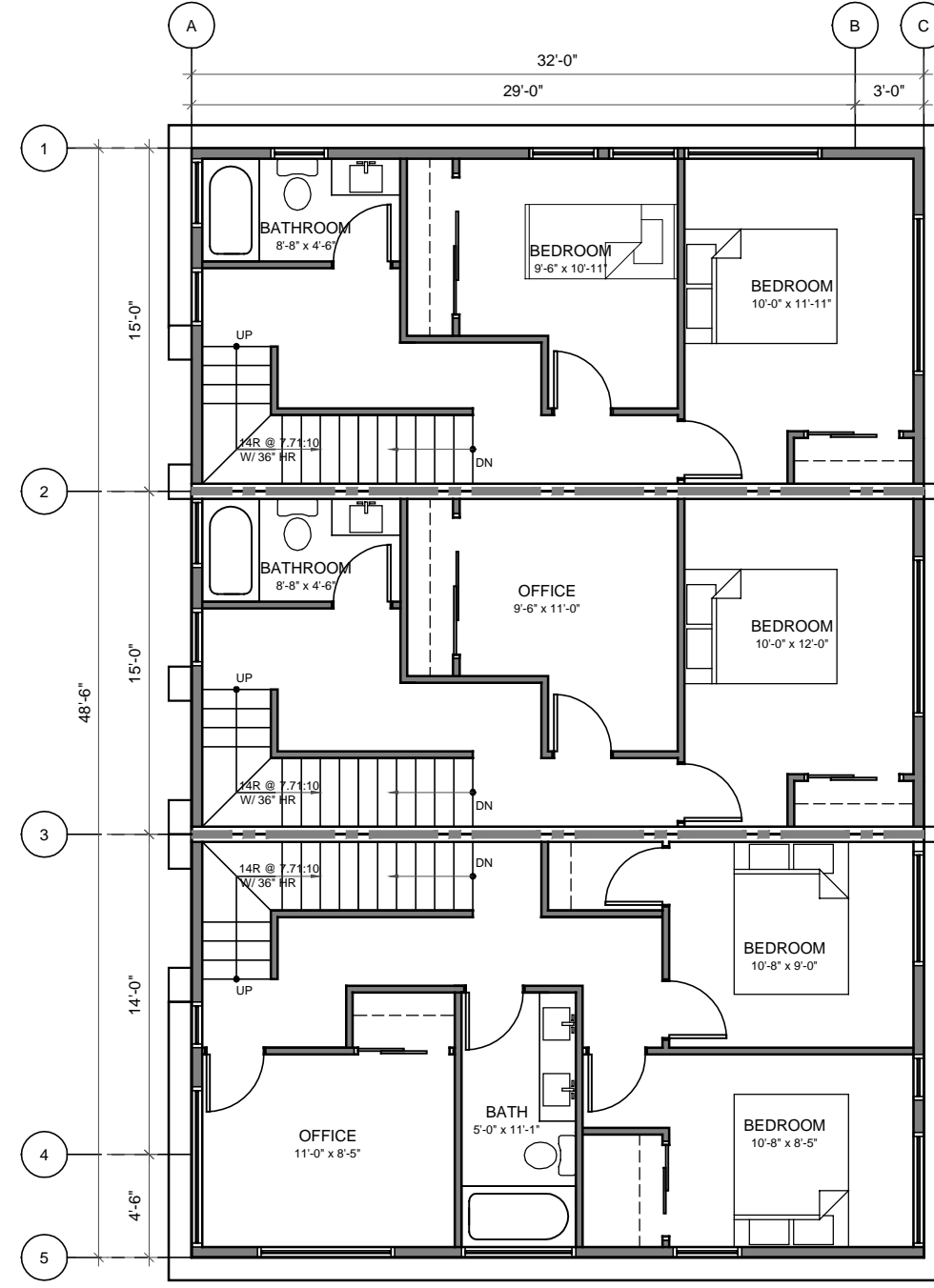
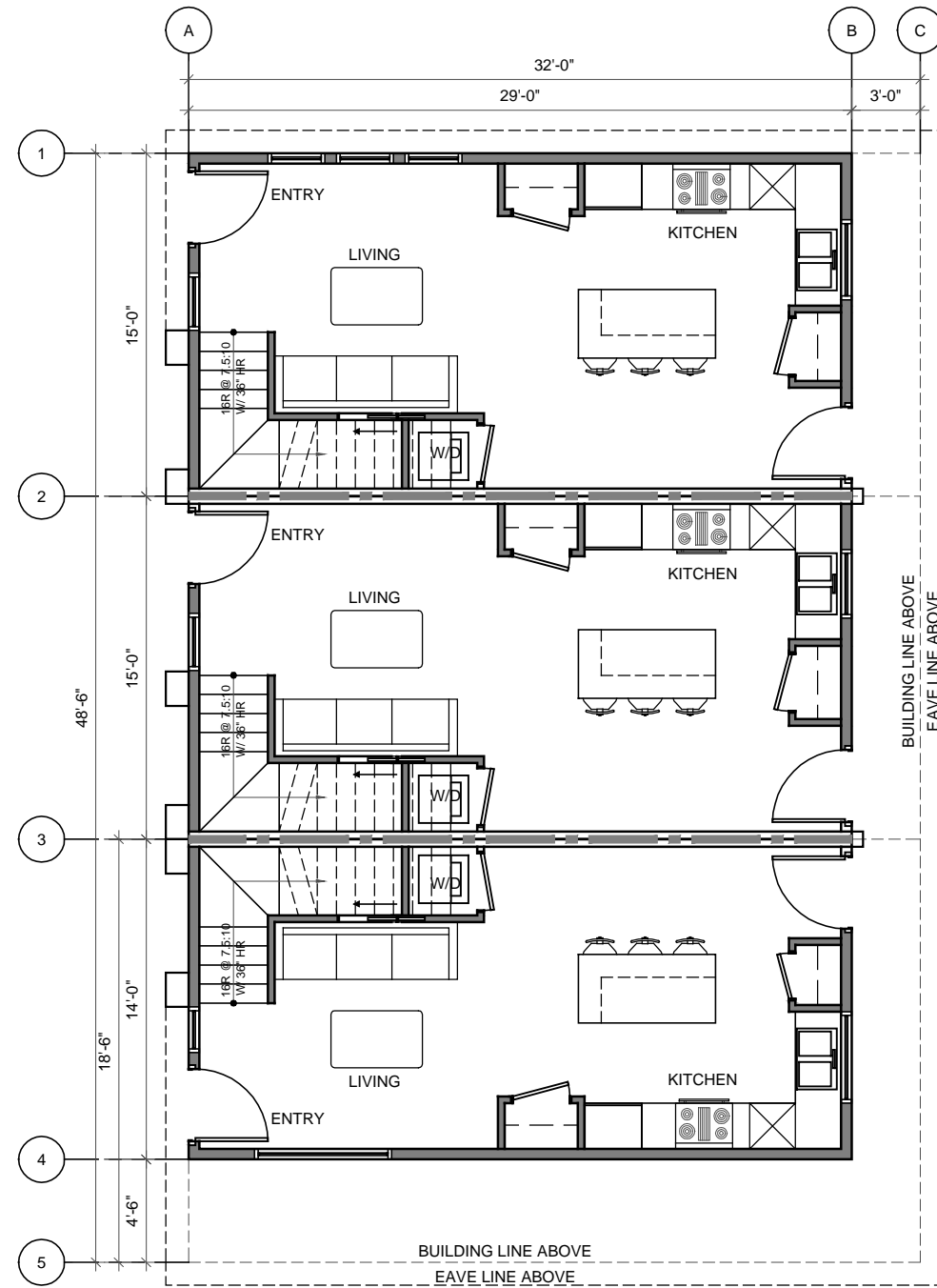
SCALE: 1/8" = 1'-0"

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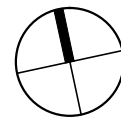


(3) TOWNHOUSE UNIT AREAS:

| UNIT A           | UNIT B           | UNIT C           |
|------------------|------------------|------------------|
| Bedrooms: 3      | Bedrooms: 2      | Bedrooms: 3      |
| Bathrooms: 2     | Bathrooms: 2     | Bathrooms: 2     |
| Heated: 1,470 sf | Heated: 1,470 sf | Heated: 1,665 sf |



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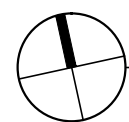
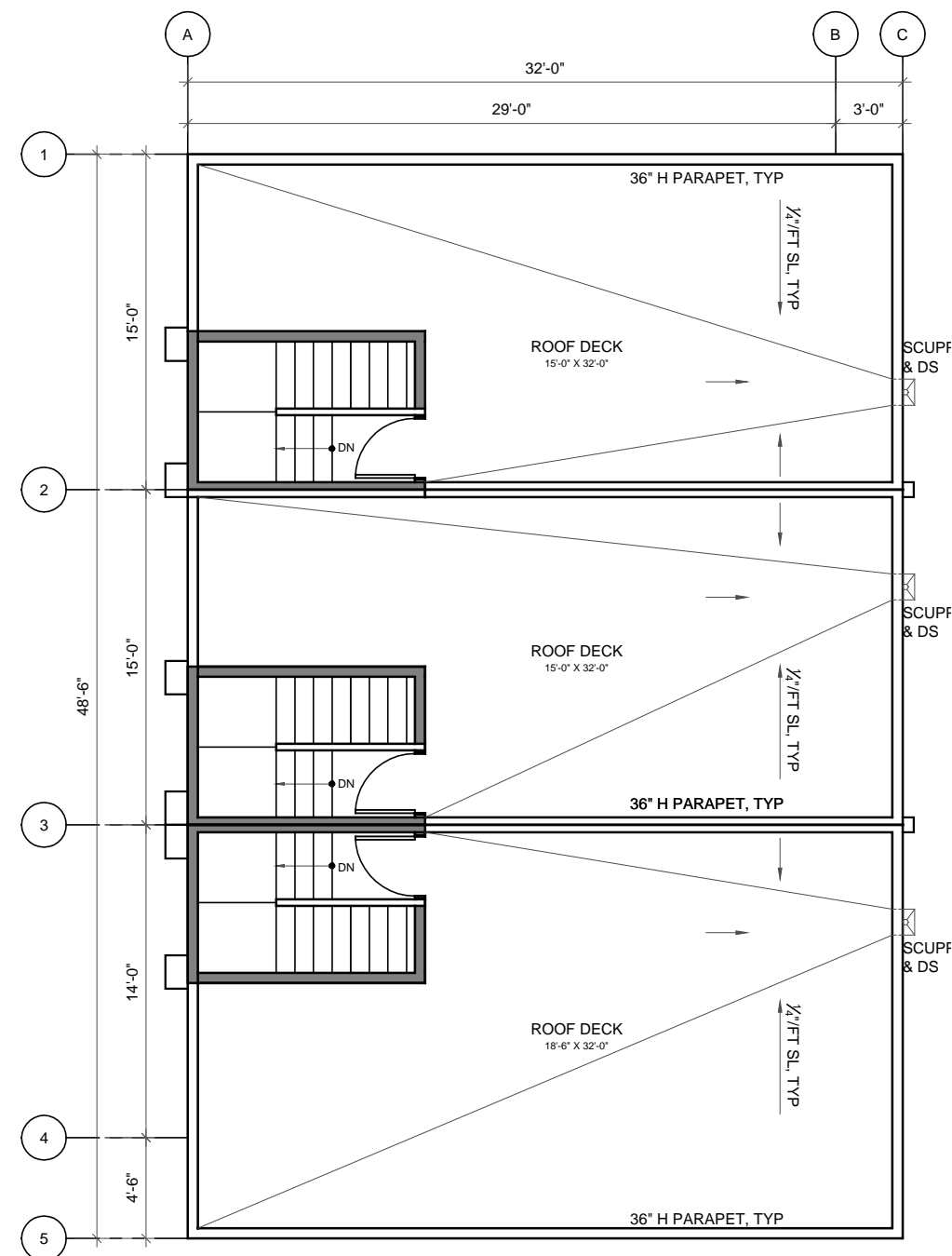
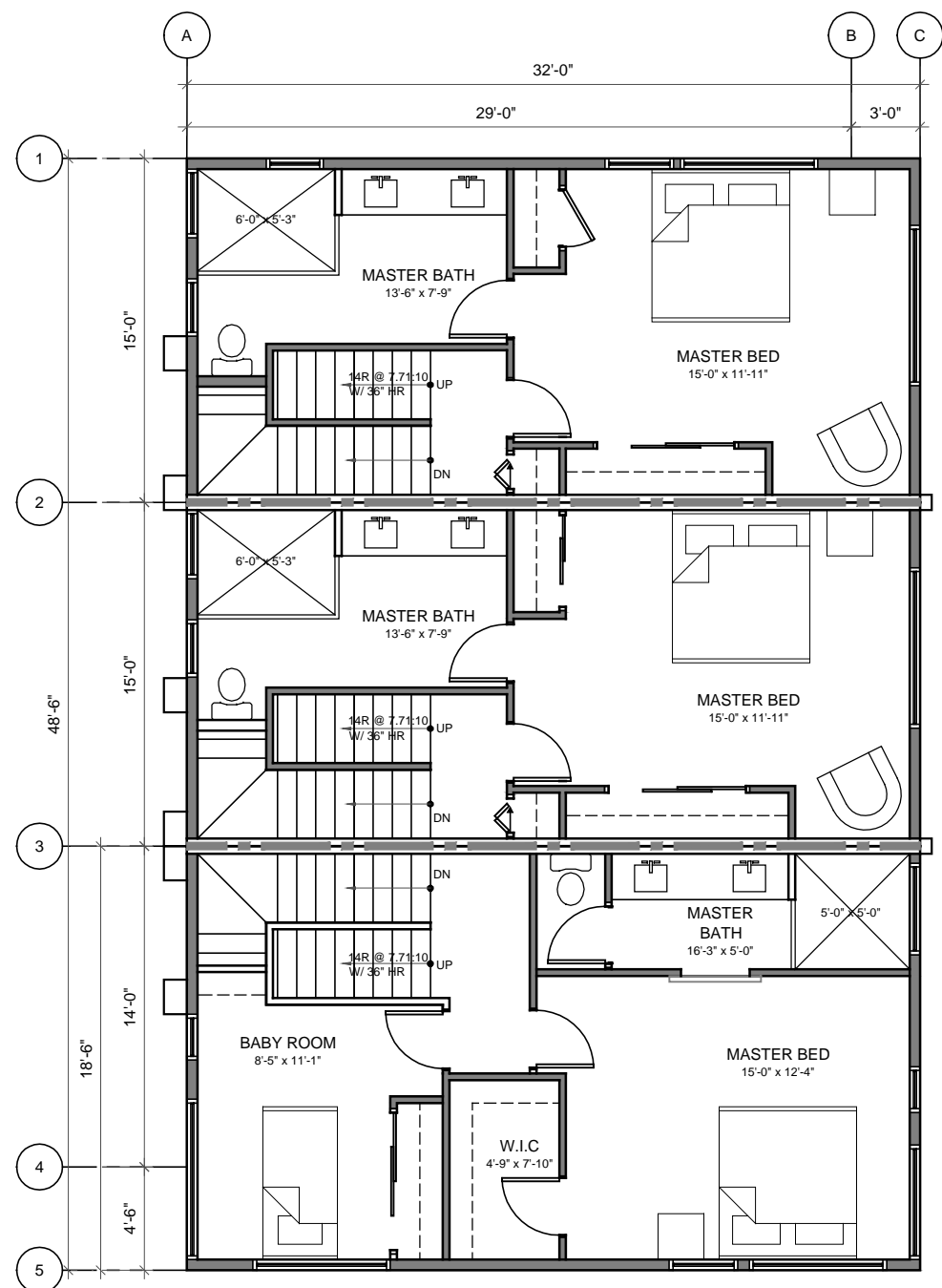


TOWNHOUSE - FIRST & SECOND FLOOR PLAN

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

TOWNHOUSE UNIT AREAS:

| UNIT A           | UNIT B           | UNIT C           |
|------------------|------------------|------------------|
| Bedrooms: 3      | Bedrooms: 2      | Bedrooms: 3      |
| Bathrooms: 2     | Bathrooms: 2     | Bathrooms: 2     |
| Heated: 1,470 sf | Heated: 1,470 sf | Heated: 1,665 sf |



TOWNHOUSE - 3RD FLOOR AND ROOF PLAN

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

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SFR WEST ELEVATION



STEEL RAILING

DARK GREY HARDIE  
PANEL SIDING  
- 4x8 SHEETS

LIGHT BLUE  
ENTRY DOOR

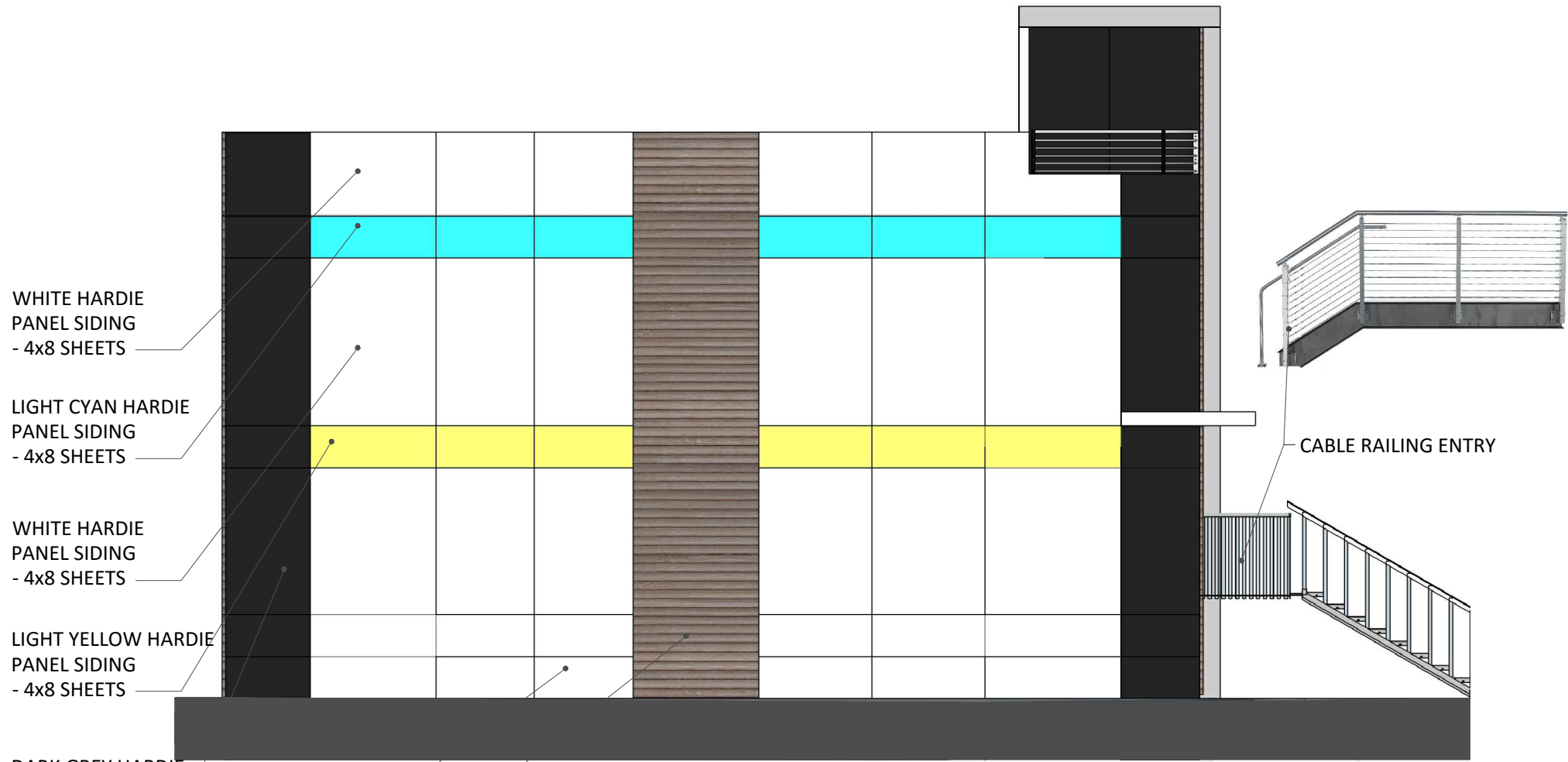
CEDAR SIDING

STEEL ENTRY STAIRS

BLACK VINYL WINDOWS, TYP

WARM WHITE HARDIE PANEL  
SIDING - 4x8 SHEETS

SFR NORTH ELEVATION



WHITE HARDIE  
PANEL SIDING  
- 4x8 SHEETS

LIGHT CYAN HARDIE  
PANEL SIDING  
- 4x8 SHEETS

WHITE HARDIE  
PANEL SIDING  
- 4x8 SHEETS

LIGHT YELLOW HARDIE  
PANEL SIDING  
- 4x8 SHEETS

DARK GREY HARDIE  
PANEL SIDING  
- 4x8 SHEETS

GREEN WALL PANEL, TYP

CEDAR SIDING

CABLE RAILING ENTRY

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UNIT ADDRESSING NUMBERS





SFR EAST ELEVATION



WARM WHITE  
HARDIE PANEL  
SIDING - 4x8 SHEETS

LIGHT BLUE  
DECK DOOR

BLACK VINYL WINDOWS, TYP

DARK GREY HARDIE  
PANEL SIDING  
- 4x8 SHEETS

CEDAR SIDING

SFR SOUTH ELEVATION



WARM WHITE HARDIE PANEL  
SIDING - 4x8 SHEETS

STEEL ENTRY STAIRS

BLACK VINYL WINDOWS, TYP

DARK GREY HARDIE PANEL SIDING  
- 4x8 SHEETS

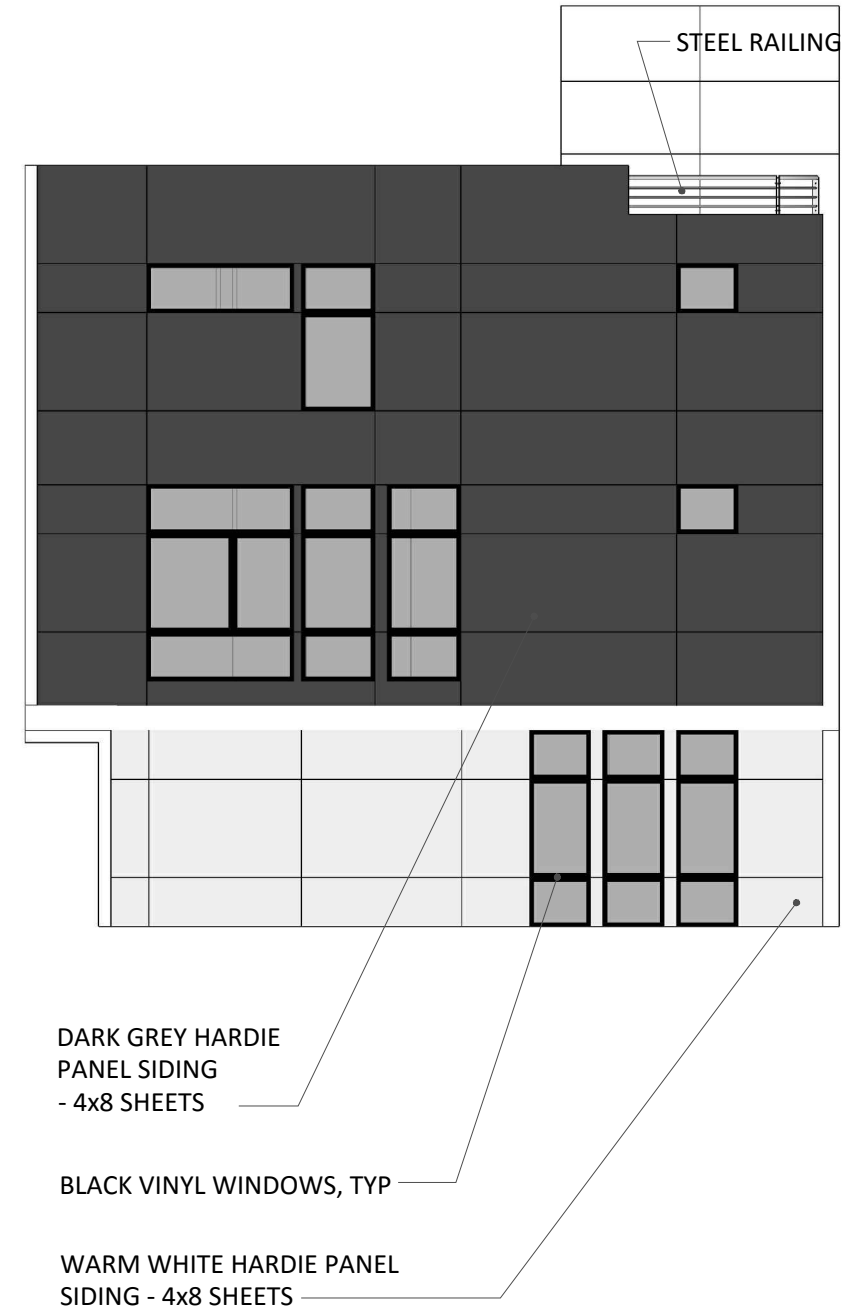
CEDAR SIDING

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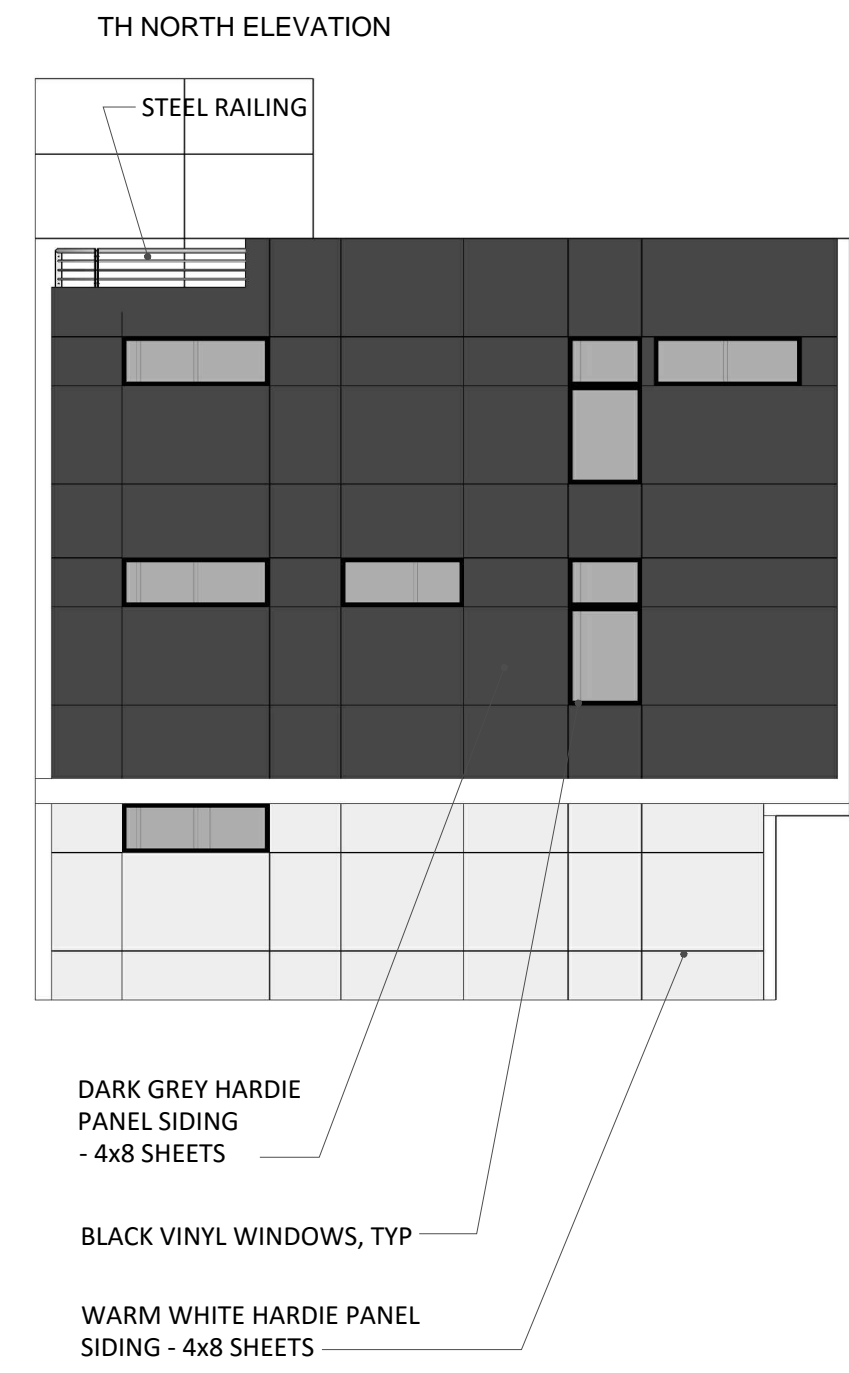
TH WEST ELEVATION



TH NORTH ELEVATION



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EAST VIEW OF TOWNHOUSES AND PARKING



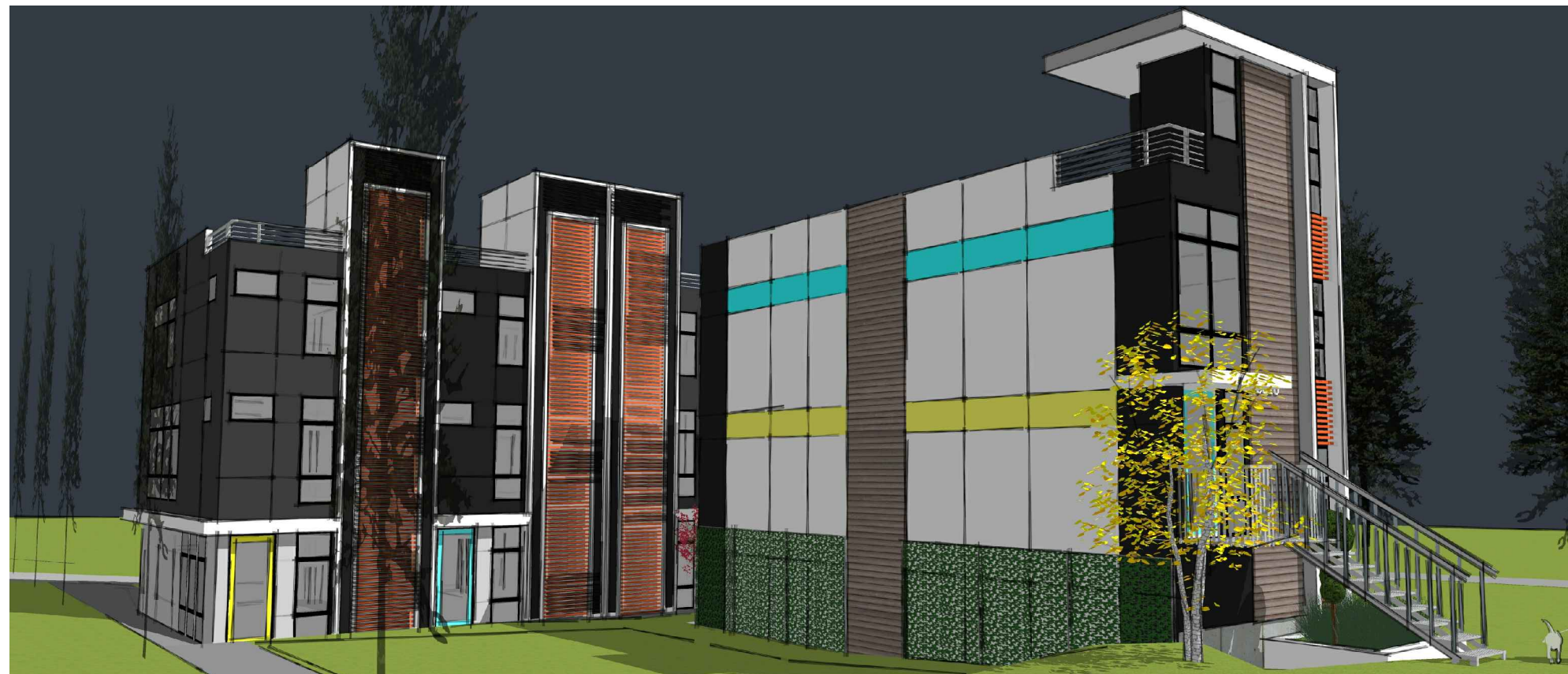
VIEW OF TOP OF VEHICLE ENTRANCE FROM ALLEY



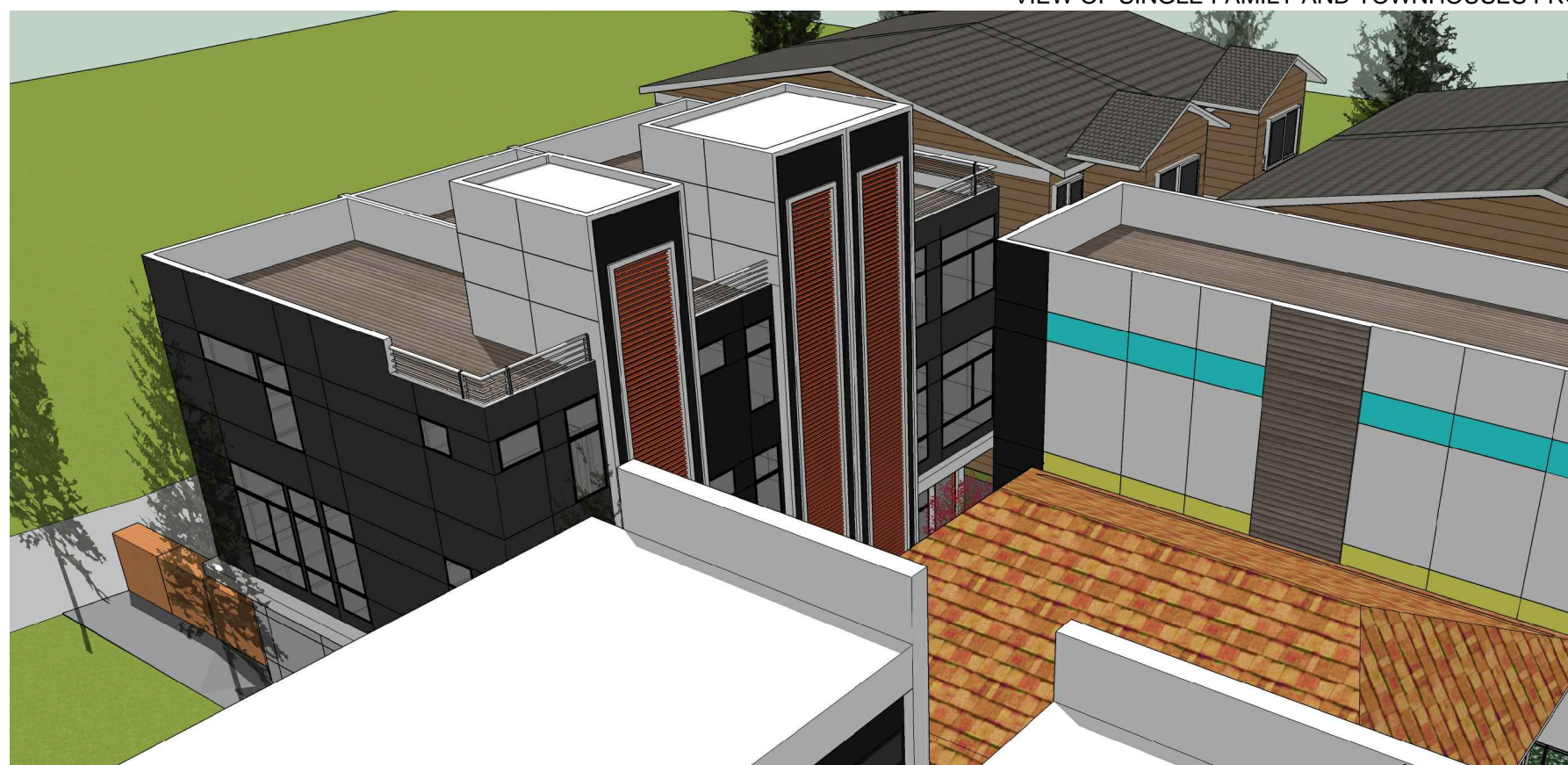
WEST VIEW OF EXISTING HOUSE AND NEW PROPOSED SINGLE FAMILY

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VIEW OF SINGLE FAMILY AND TOWNHOUSES FROM NEIGHBOR'S PERSPECTIVE



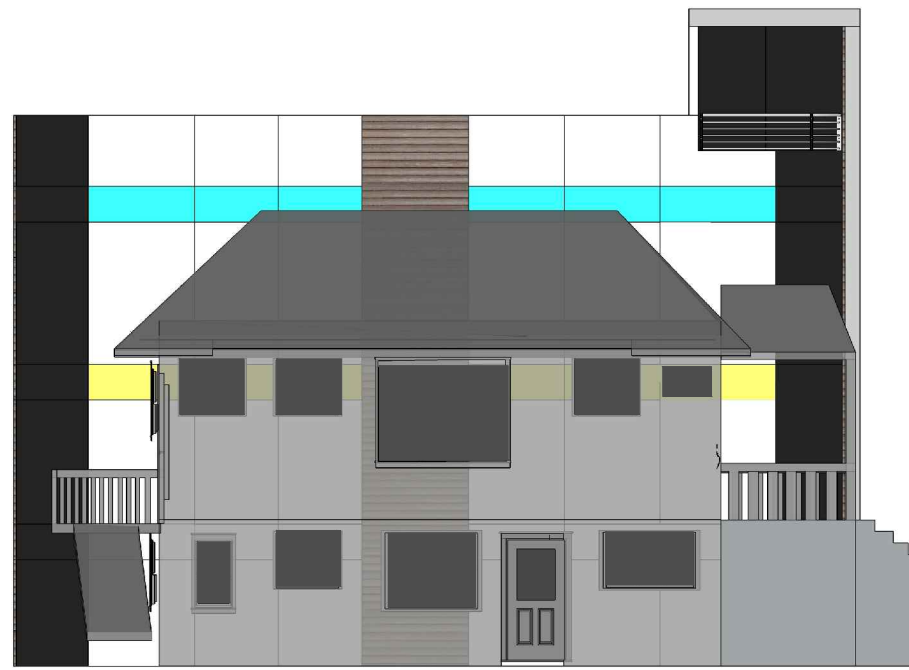
VIEW OF SINGLE FAMILY AND TOWNHOUSES FROM NEIGHBOR'S LOFT PERSPECTIVE

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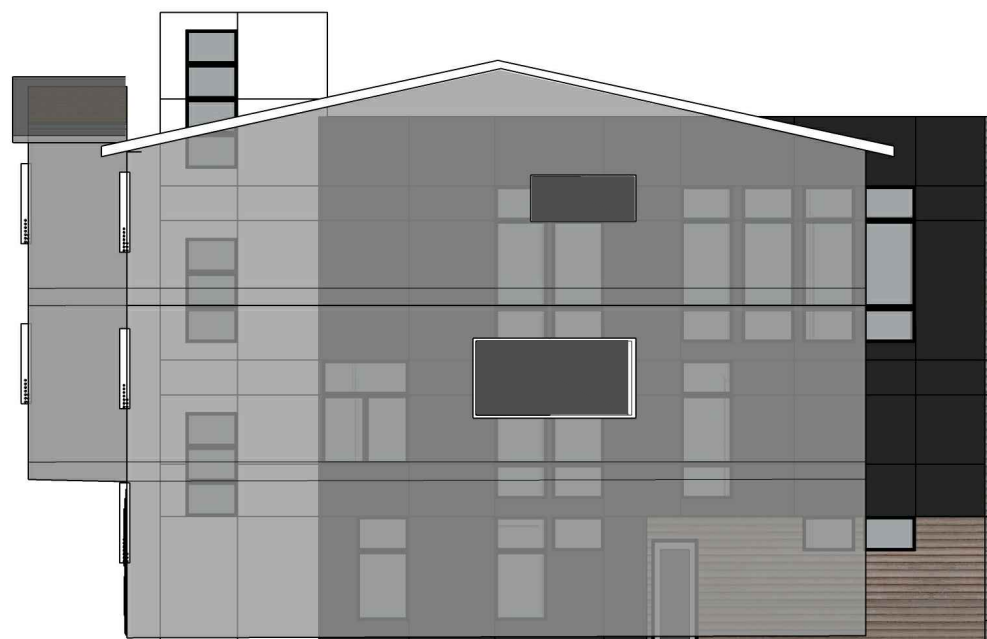




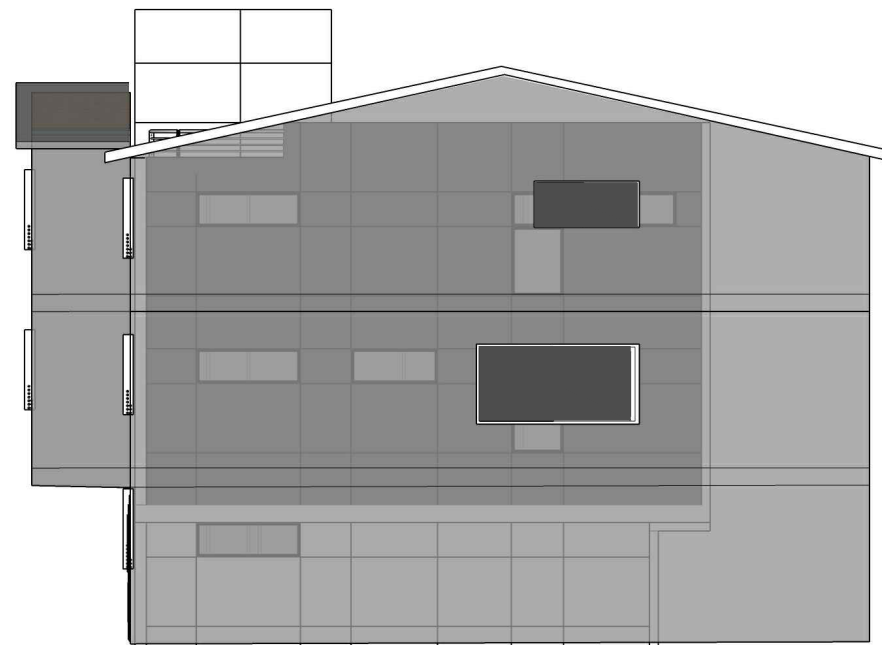
EAST EXISTING HOUSE WINDOW LOOKING AT PROPOSED TOWNHOUSE



SOUTH EXISTING HOUSE WINDOW LOOKING AT PROPOSED SINGLE FAMILY



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SOUTH DUPLEX WINDOW LOOKING AT PROPOSED SINGLE FAMILY AND TOWNHOUSE

Window Overlap Privacy Study

The windows of the proposed townhouses and single family home have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted with dashed outlines.

SOUTH: To the south is (2) 3-story duplex. The only two window on this facade is small look onto landscaped side yard.

NORTH: To the north is existing structure. We proposed to use green wall and very minimum windows to protect privacy.



Existing Single family facing proposed east facade



Existing Single family facing proposed south facade



Existing neighbor duplex facing proposed north facade

WINTER SOLSTICE: DECEMBER 20



8AM



NOON



4PM

SUMMER SOLSTICE: JUNE 21



8AM



NOON



4PM

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| Design Guidelines - Preliminary Guidance Responses  |   |  |
|---|---|--|
| <p><b>CS1-B-2. Daylight and Shading:</b></p> <p>There is 6' separation between the new proposed single family and existing structure, we are using bright color panel and green wall to maximize daylight for exterior spaces.<br/>Will maintain the 10' separation between the existing single family and new proposed single family with townhouse structures to provide light and natural ventilation.</p> | <p><b>PL2-B-2. Lighting for Safety:</b></p> <p>The project will shield exterior lighting and direct it away from adjacent perpectives per SMC 23.45.534.</p>  | <p><b>DC4-A-1. Exterior Finish Materials:</b></p> <p>Provide cedar siding and hardie panel to maintain the contrast and interest. By using the color of dark grey, light grey, light cyan, yellow , material palette to maintain the contrast.</p>   |
| <p><b>CS2-A-1. Sense of Place:</b></p> <p>Will maintain the proposed front setback as it relates well to the existing structure to the north.</p>   | <p><b>PL2-C-2. Design Integration:</b></p> <p>Provide the gutters and downspouts design in sheets A3&amp;A5.</p>  | <p><b>DC4-C-1. Functions &amp; DC4-C-2. Avoiding Glare:</b></p> <p>Provide shield exterior lighting and outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only. - see sheet 9 for lighting plan.</p>   |
| <p><b>CS2-C-2. Mid-Block Sites:</b></p> <p>Provide similar proportions, scale, building modulation, massing and architectural features and incorporates architectural elements such as cornice lines and entry features to preserve the neighborhood's architectural qualities and pedestrian scale.</p>  | <p><b>PL2-D-1. Design as Wayfinding</b></p> <p>Provide shield exterior lighting and signage along the street in the front of existing structure.</p>  | <p><b>DC4-D-1. Choice of Plant Materials &amp; DC4-D-2. Hardscape Materials</b></p> <p>Provide landscape strips to divide existing structure and new proposed units to add more greenery. See sheet 8.</p>   |
| <p><b>CS2-D-1. Existing Development and Zoning:</b></p> <p>The project meets to the minimum allowable height and size so they are the least intrusive size. The stair penthouse towers meet the min. height limit per building code requirements, so they are the least intrusive size.</p>   | <p><b>PL3-A-3. Individual Entries:</b></p> <p>Front entry doors of the units have been move forward, see sheet 7.</p>   | <p><b>Proposed Adjustments</b></p> <p>23.45.518 A Setbacks:<br/>(maybe reduced by 50%)</p> <p>Required: Between existing house and proposed new single family 10 ft</p> <p>Proposed : 6 ft</p> <p>In order to keep the existing structure on site, we proposed to add only one single family next to it. The size of a new single-family house is infeasible if the setback between them is 10ft, so we proposed to reduce the setback by 4ft.<br/>We provided a green wall and color bright hardie siding at north of proposed single family to avoid large blank wall.</p> |
| <p><b>CS2-D-5. Respect for Adjacent Sites:</b></p> <p>Existing townhouse to the south has only (2) small windows, existing loft to the north has only one small window. We provide most the window sizes along the south property line. We also going to plant evergreen and deciduous trees between the 2 buildings.</p>   | <p><b>PL3-A-4. Ensemble of Elements:</b></p> <p>Provide low landscaping - see sheet 8.</p>  |  |
| <p><b>CS3-A-1. Fitting Old and New Together:</b></p> <p>The scale and proportion of the street facing facade of the structure relates well to the existing loft structure to the north.</p>   | <p><b>PL3-B-1. Security and Privacy:</b></p> <p>Elevating the entry area of the proposed single family unit, providing a setback from the sidewalk, and landscaping to indicate the transition to provide security and privacy for residential buildings through the use of a buffer between the development and the street or neighboring buildings.</p> |  |
| <p><b>CS3-A-2. Contemporary Design:</b></p> <p>The project is proposing to use durable and sustainable materials. Siding will consist of natural cement board, natural cedar siding and painted materials to defining the way the street facing façade takes its design cues from the existing building but in a contemporary way with materials and color</p>  | <p><b>DC1-A-1. Visibility:</b></p> <p>We are using (2) different type of siding materials to match the north of existing modern loft. Fir-out arch. features to provide greater presence and visibility - see sheet 18.</p>   |  |
| <p><b>PL2-B-1. Eyes on the Street:</b></p> <p>Framed building entry feature provide access for people of all abilities in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture.<br/>We provide transparent windows allowing views into and out of the structure-thus incorporating the "eyes on the street" design approach.</p>                      | <p><b>DC1-B-1. Access Location and Design &amp; DC1-C-2. Visual Impacts:</b></p> <p>Vehicular access from existing alleys that minimize conflict between vehicles and non-motorists wherever possible.</p>  |  |
| <p>EARLY DESIGN GUIDANCE<br/>6608 Corson Ave S, Seattle, WA 98108<br/>Cleave Architecture + Design<br/>DPD# 3025202   October 21, 2016</p>  | <p><b>DC1-C-4. Service Uses:</b></p> <p>Each screened 2'x6' solid waste recycling area are provided on sheet 7 &amp; 8.</p>   |  |
|   | <p><b>DC2-B-1. Façade Composition:</b></p> <p>Proposed attractive and well proportioned through the placement and detailing of all elements, including Painted hardie panel, natural cedar siding and visible roof deck.</p>  |  |
|   | <p><b>DC2-B-2. Blank Walls:</b></p> <p>Green wall, colorful and bright siding design treatments at north of proposed new single family avoid large blank walls look.</p>  |  |
|   | <p><b>DC2-D-2. Texture</b></p> <p>Provided different material siding, elevating the entry area and roof deck above. Also proposed large windows at the facade level.</p>  |  |
|   | <p><b>DC3-A-1. Interior/Exterior Fit:</b></p> <p>Provide landscaping in the planting area in front of the street facing unit and between the units - see Sheet 8.</p>   |  |