

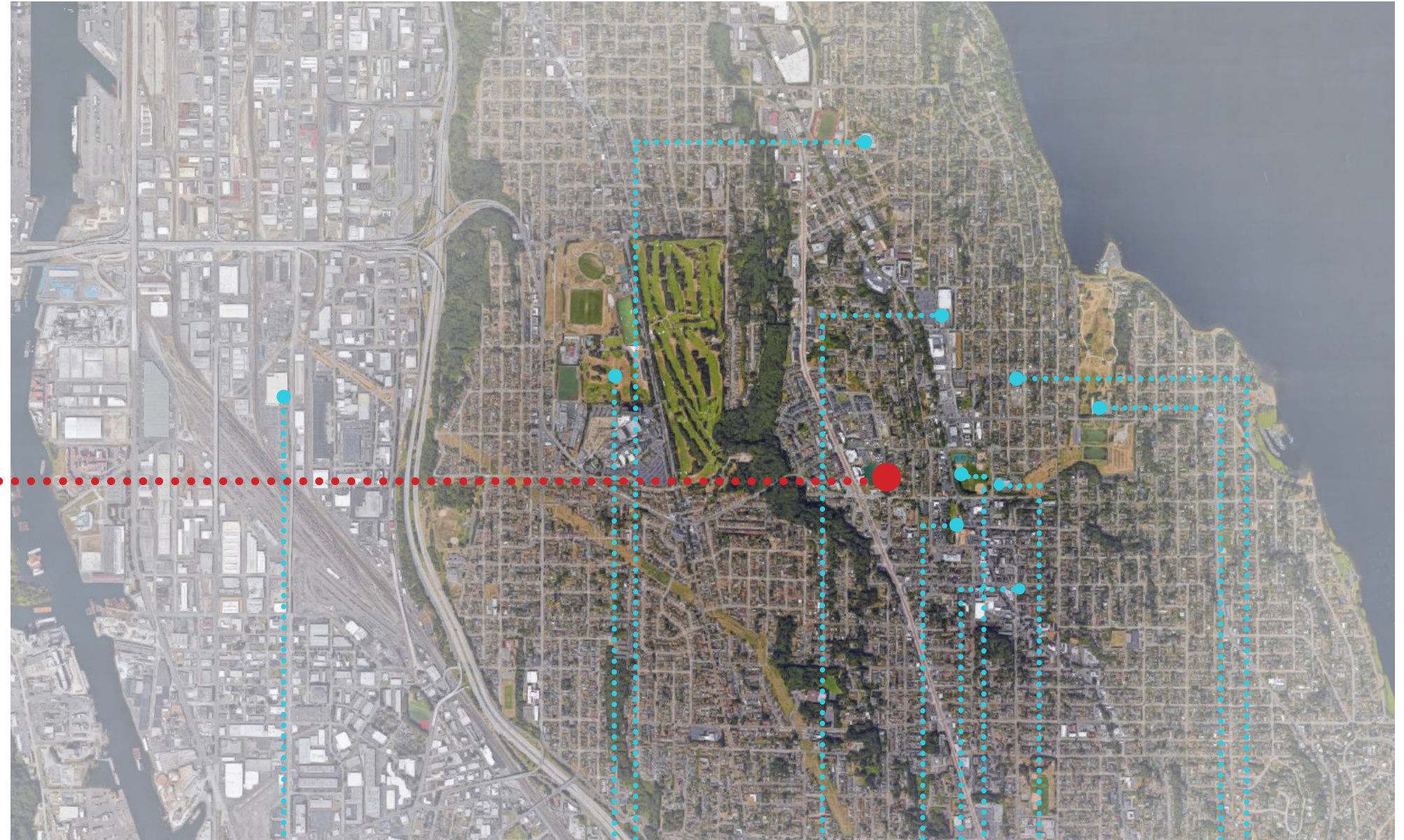
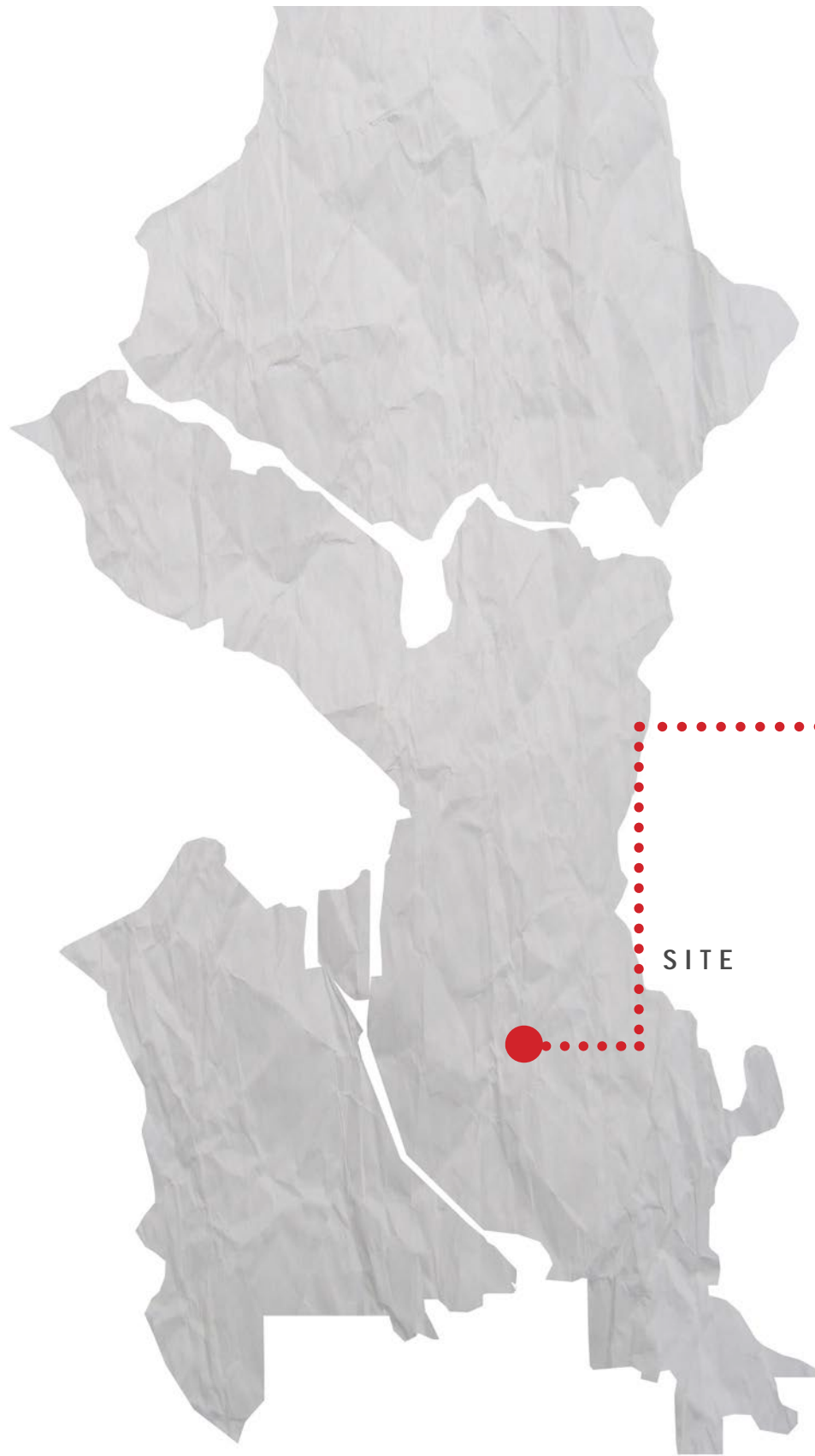


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PROJECT INFORMATION

ADDRESS	4549 Renton Ave S SEATTLE, WA 98108
TAX ID NUMBER	1604600045
SDCI PROJECT #	SDR: 3025920 BUILDING: 6572324
LOT SIZE	8,140 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST, SEATTLE, WA 98144
OWNER/APPLICANT	DEP HOMES 800 23RD AVE S SEATTLE, WA 98144




Industrial District

Jefferson Park 

Franklin High School 

Rainier Square Plaza 


Columbia Library 

Columbia City Business District 

Rainier Playfield 

Rainier Community Center 

Genesee Park and Playfield 

Hawthorne Elementary School 

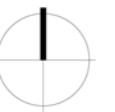
VICINITY ANALYSIS

ZONE: LR2/ SF5000

ADJACENT ZONES: SF 5000
LR3 - OR120561
NC1-40 - OR120561
NC2-40 - OR120561

BUS ROUTES: 50 - Othello Station
Seward Park
106- International District
Chinatown Station
7- Downtown Seattle Via
Rainier Ave S
Rainier Beach Via
Rainier Ave S
9- Broadway Express

LIGHT RAIL:



PROPOSAL Demolish the current single family residence, and construct five townhouses with (2) attached garages.

KEY METRICS

Zone: LR2 / SF 5000

Lot size: LR2 (5,497 sf) / SF 5000* (2,643 sf) = 8,140 sf total
** The SF5000 portion of the site is not large enough to qualify as a legal lot, therefore is not developable. Only the LR2 portion is used for lot calculations.*

FAR: 5,497 sf x 1.2* = 6,596 sf allowed (within LR2 portion of the site)

Structure Height: 30' + 4' parapet allowance & 10' penthouse

Units: (5) townhouses

Parking: (2) attached garages

ANALYSIS OF CONTEXT The site is located on the southeast side of Seattle, one block off of Martin Luther King Jr Way S. The site is near the intersection of Renton Ave S & 33rd Ave S, with the single family portion of the site facing 33rd Ave S. Many of the adjacent properties are two story single family residences, while two large apartment complexes are under construction one block to the south. The neighborhood consists of both older single family and new modern residences. The Boys & Girls Club of America has a chapter nearby, and a large soccer field is located to the west of the project site.

EXISTING SITE CONDITIONS A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.

SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 10.

ARCHITECTURAL CONCEPT See page 8 for concept statement, diagrams, and images.

DESIGN GUIDELINES See page 9 for Design Guideline Responses.



4549 AERIAL VIEW WEST



4549 AERIAL VIEW EAST

SITE ANALYSIS

SITE



SW BRANDON STREET

SW DAWSON STREET

SITE



SW DAWSON STREET

FAIRMOUNT PARK

ACROSS SITE



STREET LEVEL

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 3 EAST, WILLAMETE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF FAUNTLEROY AVENUE AS NOW ESTABLISHED 216 FEET SOUTH OF THE SOUTH LINE OF WEST DAWSON STREET AS ESTABLISHED BY ORDINANCE NO 51529 OF THE CITY OF SEATTLE; THENCE SOUTH ALONG SAID FAUNTLEROY AVENUE 44 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID WEST DAWSON STREET 120 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID FAUNTLEROY AVE 44 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID WEST DAWSON STREET 120 FEET TO THE POINT OF BEGINNING; BEING KNON AS LOT 2 AND THE SOUTH 4 FEET OF LOT 3, OF HERBERT'S ACCORDING TO THE UNRECORDED PLAT THEREOF)

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



EXISTING CONDITIONS

The primary objective of this project is to take advantage of the unique vegetation and access to territorial views that are provided by the site. A large area of recreational playfield lies to the west of the property, and views of the Cascade mountain range will be visible from the third floor of the proposed development.

Due to the large grove of trees, and western orientation of the units taking advantage of the territorial views, the driving form behind the massing is the concept of a modern treehouse. A ground floor level of grey horizontal cementitious lap creates a grounded base for the units, while each of the units is articulated above with an extruded fin language on the second and third floors. This nested rhythm of floating boxes is reminiscent of the treehouse typology, and helps define the individual units.



CONCEPTUAL PERSPECTIVE



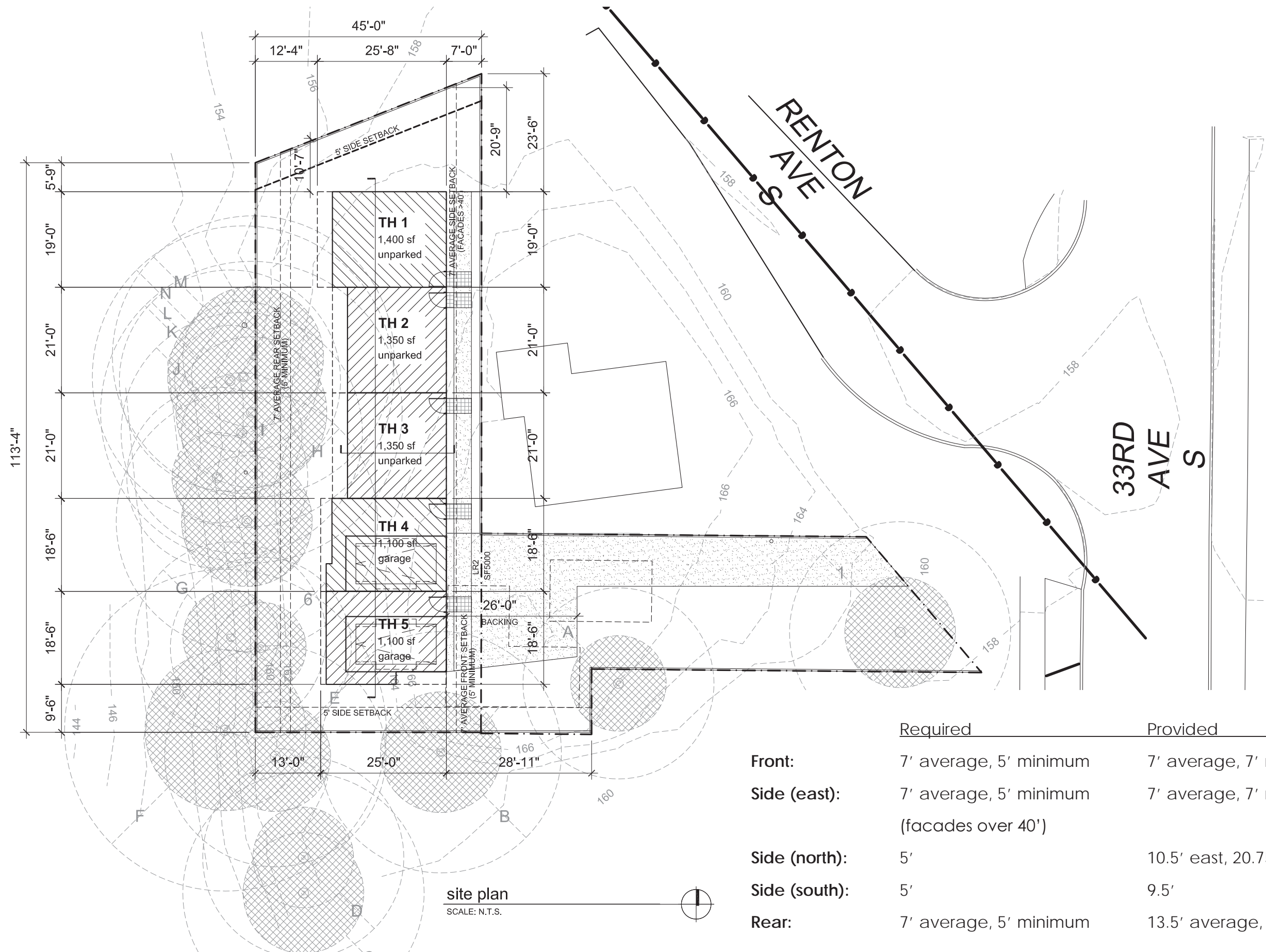
PRECEDENTS



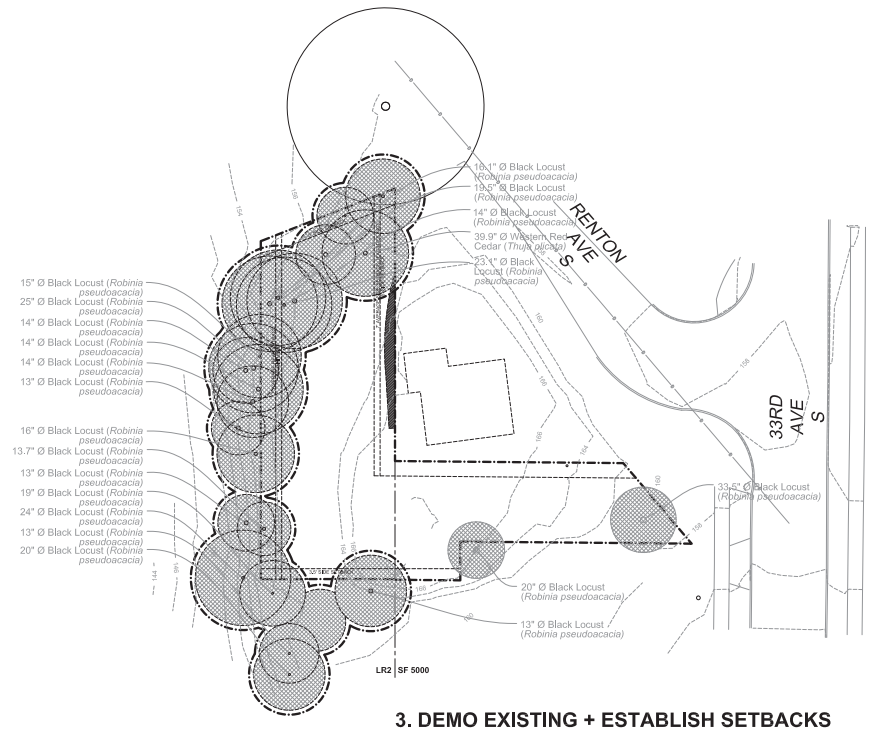
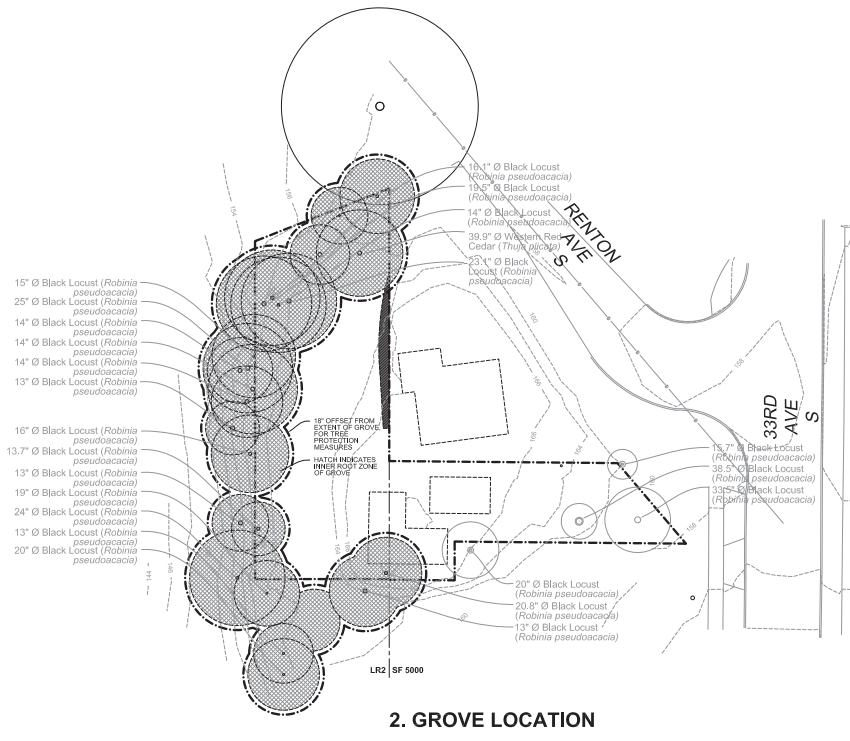
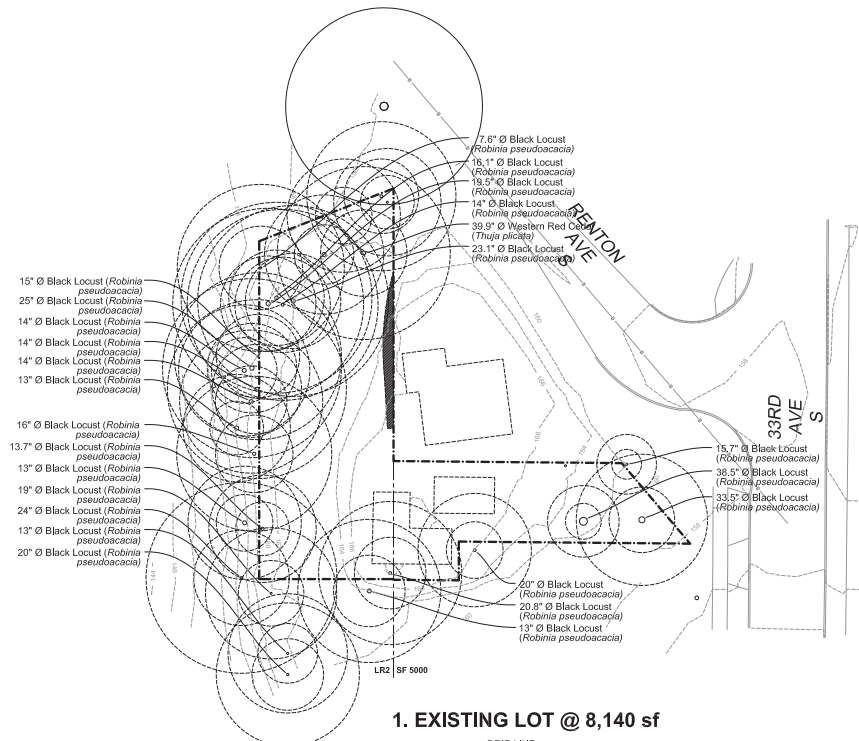
SEATTLE DESIGN GUIDELINES

DESIGN RESPONSE

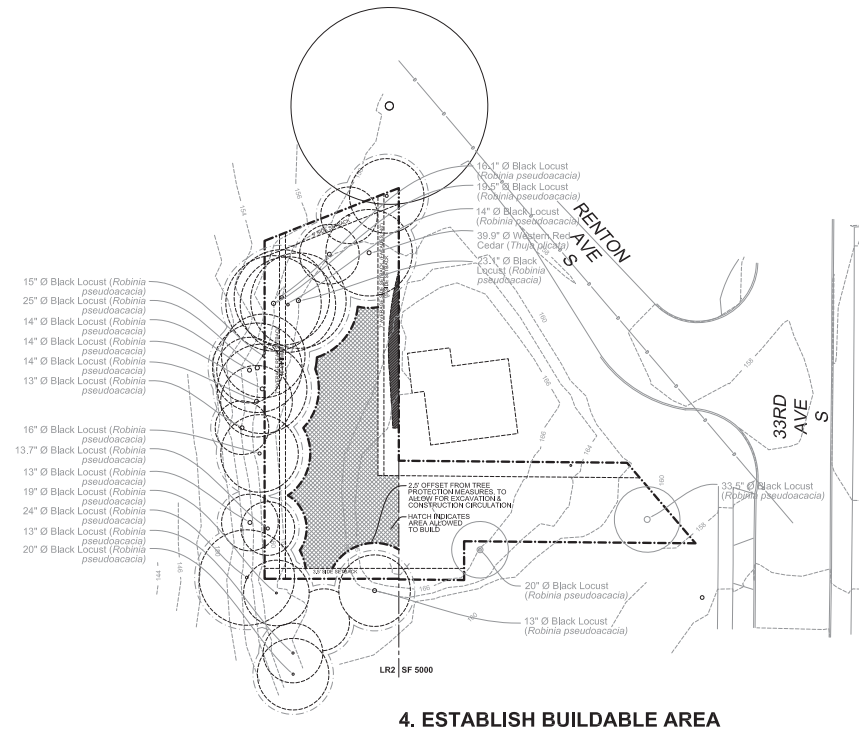
CS2. Urban Pattern and Form	A	Location in the City and Neighborhood	The project site is located northeast of the major intersection of Martin Luther King Jr Way S & S Alaska St, at the corner of Renton Ave S & 33rd Ave S. The neighborhood is a mix of older single family homes, and new modern residences. To the west of the site is a large open soccer field that is used by the Boys & Girls Club, as well as a playground and park space. Due to the elevation of our site, the new townhomes will have territorial views of the surrounding area.
	B	Adjacent Sites, Streets, and Open Space	
	C	Relationship to the Block	The adjacent streets create a y-shaped intersection, and access to the project site will be from 33rd Ave S. The townhomes will be located to the west of the neighboring property's single-family home, and will be partially screened by the direct neighbor and surrounding vegetation.
	D	Height, Bulk, and Scale	The height of the units will all be 30' high, with a partial parapet and partial open rail, with sloped penthouses. The partial parapet and sloped penthouses are used to reduce the height and bulk of the project. Each unit will be articulated with extruded fin language, which will also help break down the visual impact of the development.
PL1. Connectivity	A	Network of Open Spaces	The five unit locations are heavily determined by the existing grove of trees, and the shift in zoning from SF5000 to LR. The building location creates a natural open space on the eastern portion of the lot, as well as the northern end. These open spaces connect to the larger pattern of communal space in the neighborhood, and provide space for outdoor activity.
	C	Outdoor Uses and Activities	The entries to the units tie out to the ground level on the first floor, and there is no opportunity for yard space at the western edge of the units due to the grove location and tree protection measures.
PL2. Walkability	A	Accessibility	Circulation to the townhomes will begin primarily through the eastern SF5000 portion of the site, and then run along the eastern side of the units. The pedestrian path will be softened by vegetation and articulated with pavers at the entry of each unit. Individual lighting and signage will assist with wayfinding, and common pathway lighting will help provide visual surveillance of the area.
	B	Safety and Security	
DC1. Project Uses and Activities	A	Arrangement of Interior Uses	The primary view orientation for the units will be westward, to take advantage of the territorial views, and filtered light through the tree canopy. Therefore floor to ceiling glazing will be used along the west facade, while high windows along the eastern facade will be used for privacy in service spaces, while still maintaining views out to the Cascade mountain range. The two southern units will have ground floor garages which are accessed from a driveway connecting to 33rd Avenue South.
	C	Parking and Service Uses	
DC2. Architectural Concept	A	Massing	Due to the large grove of trees, and western orientation of the units taking advantage of the territorial views, the driving form behind the massing is the concept of a modern treehouse. A ground floor level of grey horizontal cementitious lap creates a grounded base for the units, while each of the units is articulated above with an extruded fin language on the second and third floors. This nested rhythm of floating boxes is reminiscent of the treehouse typology, and helps define the individual units.
	B	Architectural Facade Composition	
	C	Secondary Architectural Features	
	D	Scale and Texture	The entry to each unit will be accentuated with individual awnings, lighting, and signage to help facilitate wayfinding, as well as to reduce the scale of the development. The units are jogged along the western facade to avoid tree canopy conflicts, and this undulating rhythm helps break up the visual impact of the development as seen from MLK Jr. Way S.
	E	Form and Function	
DC3. Open Space Concept	A	Building - Open Space Relationship	Due to the necessary pruning of the tree grove in order to get closer to the maximum allowed development potential of the site, the majority of the open space for this parcel will be dedicated to canopy replacement planting. The remaining large area of tree grove will limit any yard space development along the western property line.
	B	Open Spaces Uses and Activities	
	C	Design	New vegetation will create a layered buffer between pedestrian circulation and new development, in order to soften hardscapes and create an inviting groundplane.
DC4. Exterior Elements and Materials	A	Exterior Elements and Finishes	Simple, clean, and durable materials have been selected to maintain the high quality of this project and endure Seattle's climate. Large address numerals on the front of the units will allow for easy recognition from the pedestrian circulation. The clean lines of the entry awnings create a clear indication where the entries and division of town-homes are located. The alternating white, gray, and blue siding helps give the building character as units modulate back and forth along the site. There is a continuous pathway along the entire site, east of the building which will be lined with lighting and vegetation. In the front of the site, the landscaping creates an interesting pathway to and from the building. Hardscaping will be used at the western boundary of the site to soften the transition from new development to the existing grove of trees.



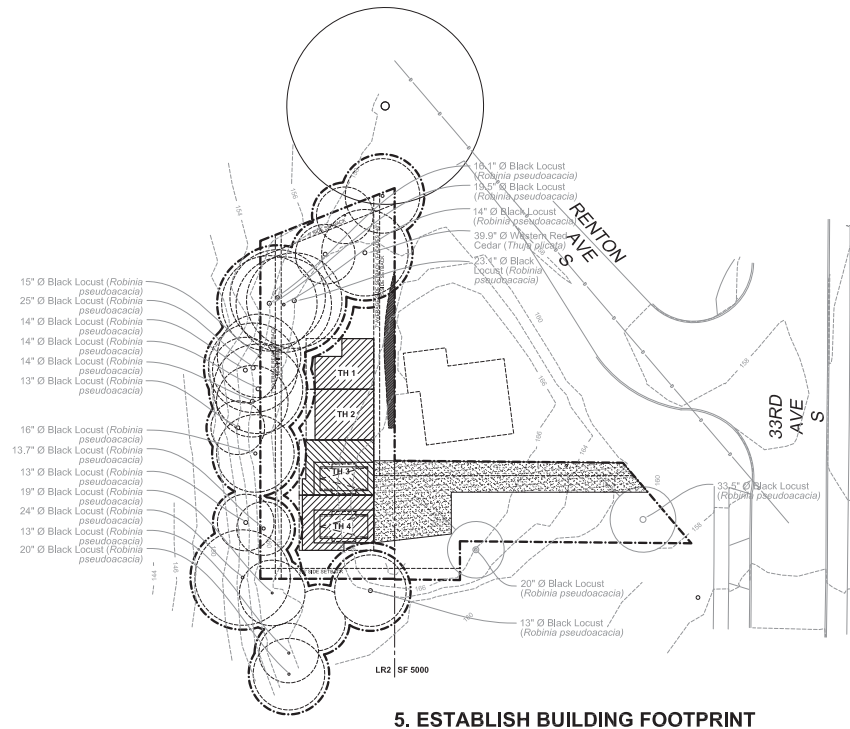
OPTION A: KEEP ALL EXCEPTIONAL TREES



DURING THE DEMO PROCESS, EXCEPTIONAL TREES 3 (38.5" Ø BLACK LOCUST) & 5 (20.8" Ø BLACK LOCUST) TO BE REMOVED, PER ARBORIST REPORT. THE SOUTH SIDE SETBACK TO BE REDUCED FROM 5' TO 3.5' PER SMC 23.41.018.D.4.A



THE EASTERN PORTION OF THE SITE IS ZONED SF5000, AND WITH THE PROPOSED TOWNHOMES, DEVELOPMENT IS LIMITED TO THE WESTERN PORTION OF THE SITE, WHICH IS ZONED LR2



THE WESTERN LR2 PORTION OF THE SITE CONTAINS 5,497 SF, WHILE THE SF5000 PORTION CONTAINS 2,643 SF, FOR A COMBINED TOTAL OF 8,140 SF.

FAR SUMMARY	
FIRST FLOOR	1,350 SF
SECOND FLOOR	1,569 SF
THIRD FLOOR	1,569 SF
PENTHOUSE [20% W/ MECH.]	313 SF
TOTAL	4,801 SF

FAR ALLOWED 5,497 sf x 1.2 = 6,596 sf allowed			
DEVELOPMENT WITH EXCEPTIONAL TREES KEPT	4,801 sf	DEVELOPMENT WITH EXCEPTIONAL TREES REMOVED	6,596 sf
		MISSED DEVELOPMENT POTENTIAL WITH TREES KEPT	1,795 sf

SMC 23.41.018.B.3

Streamlined administrative design review (SDR) process

A. A presubmittal conference is required for all projects subject to this Section 23.41.018 unless waived by the Director, pursuant to Section 23.76.008.

B. Following a presubmittal conference, a proponent may apply to begin the SDR guidance process.

1. The application for SDR guidance shall include the following:

- a. An initial site analysis addressing site opportunities and constraints, adjacent buildings, and the zoning of the site and adjacent properties;
- b. A drawing of existing site conditions, indicating topography of the site 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 feet above the ground, with species indicated) if any;
- c. A preliminary site plan including structures, open spaces, vehicular and pedestrian access, and landscaping;
- d. A brief description of how the proposal meets the intent of the applicable citywide and neighborhood design review guidelines; and
- e. One or more color renderings adequate to depict the overall massing of structures and the design concept.

2. Notice of application for SDR Guidance shall be provided pursuant to Chapter 23.76.

3. The purpose of SDR Guidance is to receive comments from the public, identify concerns about the site and design concept, identify applicable citywide and neighborhood design guidelines of highest priority to the site, explore conceptual design and siting alternatives, and identify and document proposed development standard adjustments, which may be approved as a Type I decision pursuant to Section 23.41.018.D, or departures, which may be approved as a Type II decision pursuant to Section 23.41.016. The intent of SDR Guidance is not to reduce the general development capacity of the lot.

SMC 25.11.070.

Tree protection on sites undergoing development in Lowrise zones

The provisions in this Section 25.11.070 apply in Lowrise zones.

A. Exceptional trees

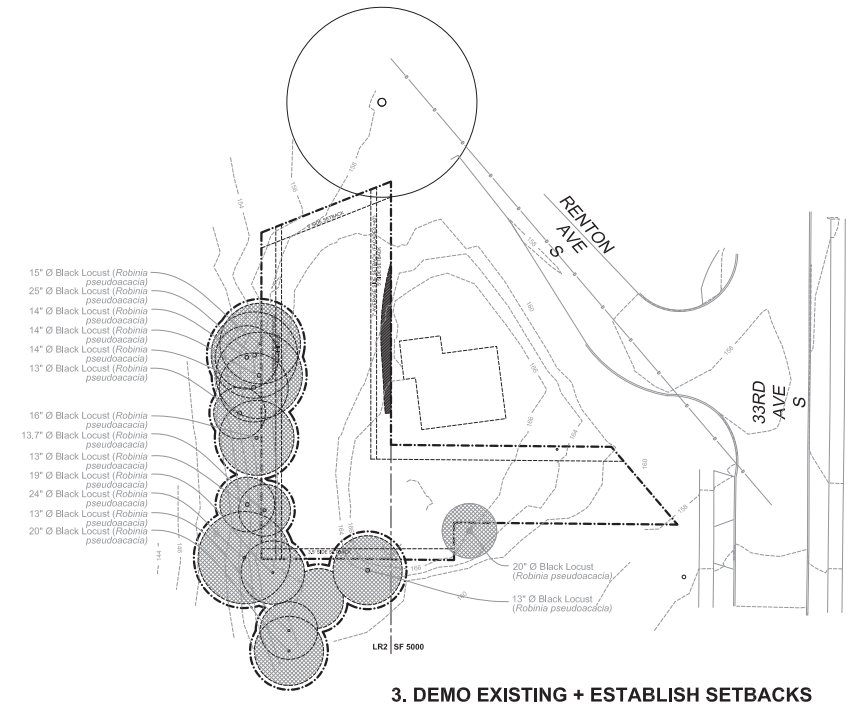
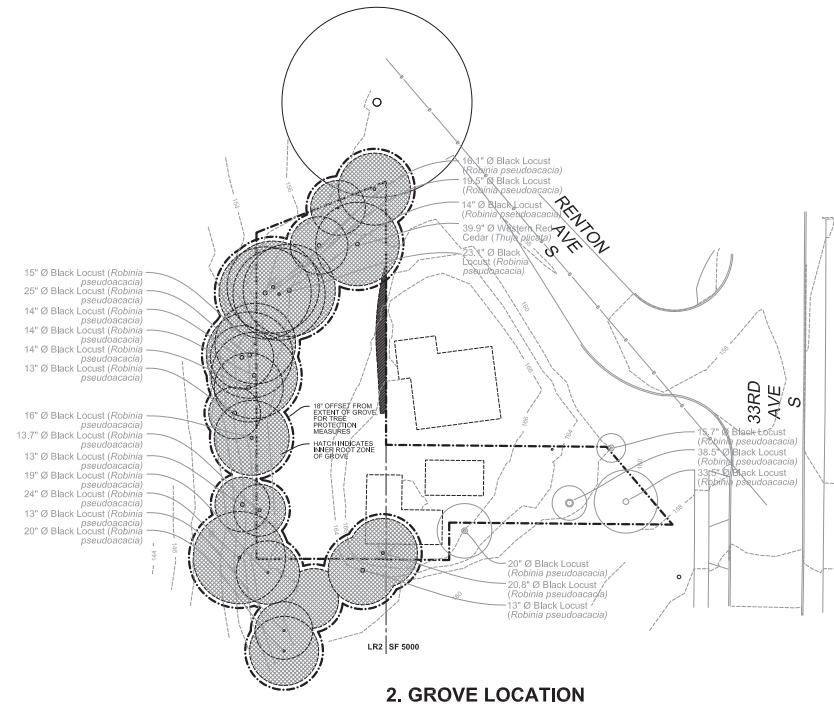
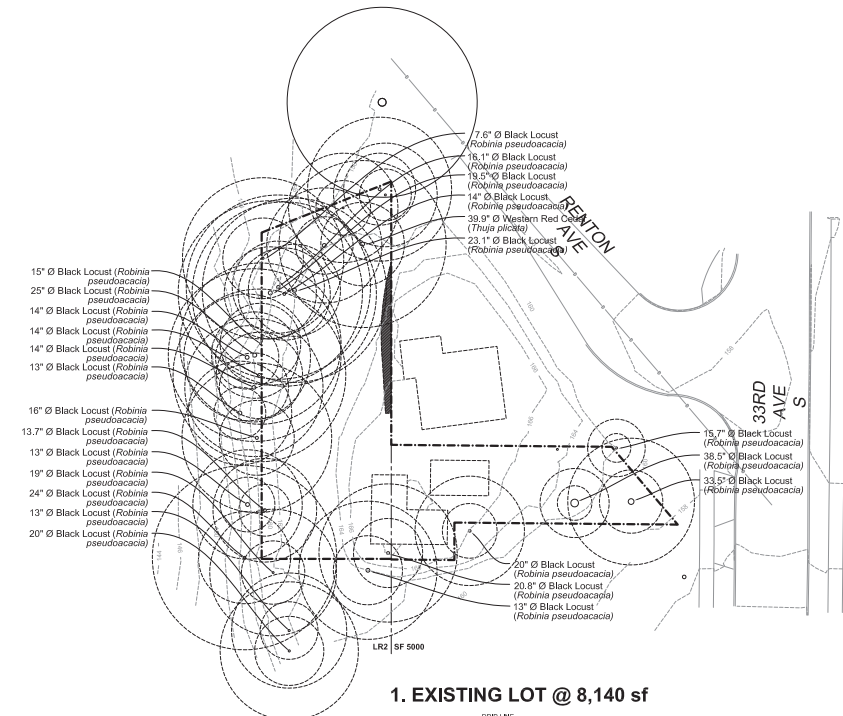
1. If the Director determines that there is an exceptional tree located on the lot of a proposed development and the tree is not proposed to be preserved, the development shall go through streamlined design review as provided in Section 23.41.018 if the project falls below the thresholds for design review established in Section 23.41.004.
2. THE DIRECTOR MAY PERMIT THE EXCEPTIONAL TREE TO BE REMOVED ONLY IF THE TOTAL FLOOR AREA THAT COULD BE ACHIEVED WITHIN THE MAXIMUM PERMITTED FAR AND HEIGHT LIMITS OF THE APPLICABLE LOWRISE ZONE ACCORDING TO SMC TITLE 23, THE LAND USE CODE, CANNOT BE ACHIEVED WHILE AVOIDING THE TREE PROTECTION AREA THROUGH THE FOLLOWING:
 - a. Development standard adjustments permitted in Section 23.41.018 or the departures permitted in Section 23.41.012.
 - b. An increase in the permitted height as follows under subsection 25.11.070.A.3.
 3. In order to preserve an exceptional tree, for a principal structure with a base height limit of 40 feet that is subject to the pitched roof provisions of Section 23.45.514.D, the Director may permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a height of 50 feet if the increase is needed to accommodate, on an additional story, the amount of floor area lost by avoiding development within the tree protection area and the amount of floor area on the additional story is limited to the amount of floor area lost by avoiding development within the tree protection area.
 - c. Parking Reduction. A reduction in the parking quantity required by Section 23.54.015 and the standards of Section 23.54.030 may be permitted in order to protect an exceptional tree if the reduction would result in a project that would avoid the tree protection area.

B. Trees over 2 feet in diameter.

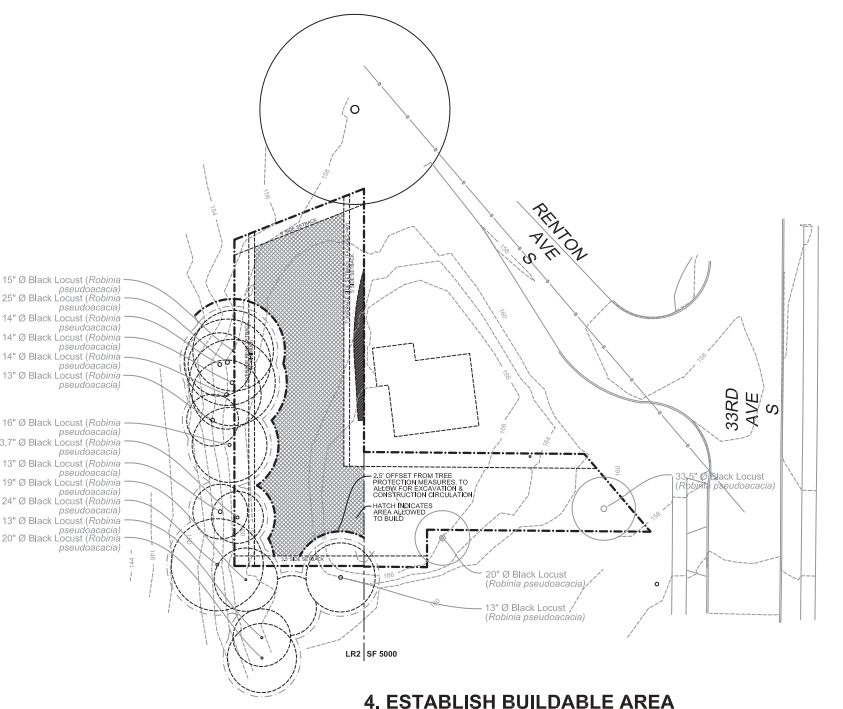
1. Trees over 2 feet in diameter, measured 4.5 feet above the ground, shall be identified on site plans.
2. In order to protect trees over 2 feet in diameter an applicant may request and the Director may allow modification of development standards in the same manner and to the same extent as provided for exceptional trees in subsection 25.11.070.A.



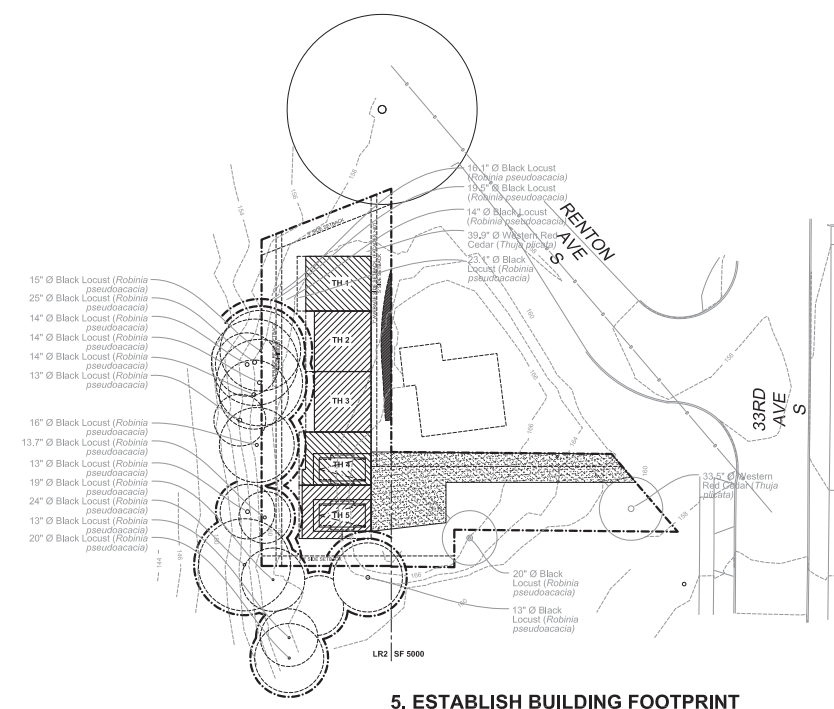
OPTION B: REMOVE STRATEGIC EXCEPTIONAL TREES (PREFERRED OPTION)



DURING THE DEMO PROCESS, EXCEPTIONAL TREES 3 (38.5" Ø BLACK LOCUS) & 5 (20.8" Ø BLACK LOCUS) TO BE REMOVED, PER ARBORIST REPORT, EXCEPTIONAL TREES 1 (33.5" Ø BLACK LOCUS), 7 (19.5" Ø BLACK LOCUS), 8 (16.1" Ø BLACK LOCUS), 9 (14" Ø BLACK LOCUS), 10 (23.1" Ø BLACK LOCUS), AND 13 (39.9" Ø WESTERN RED CEDAR) TO BE REMOVED, IN ORDER TO ACHIEVE FULL DEVELOPMENT POTENTIAL.



THE EASTERN PORTION OF THE SITE IS ZONED SF5000, AND WITH THE PROPOSED TOWNHOMES, DEVELOPMENT IS LIMITED TO THE WESTERN PORTION OF THE SITE, WHICH IS ZONED LR2.



REQUESTED ADJUSTMENTS PER SMC 23.41.018.D.4:
 1) REMOVAL OF EXCEPTIONAL TREES
 2) ADJUSTED SIDE SETBACK
 3) FACADE LENGTH INCREASED BY 10%

SMC 23.41.018.D.4:
 4. If the criteria listed in subsection 23.41.018.D.3 are met, the Director may allow adjustments to the following development standards to the extent listed for each standard:
 a. Setbacks and separation requirements may be reduced by a maximum of 50 percent;
 b. Amenity areas may be reduced by a maximum of 10 percent;
 c. Landscaping and screening may be reduced by a maximum of 25 percent;
 d. Structure width, structure depth, and facade length may be increased by a maximum of 10 percent; and
 e. Screening or parking may be reduced by a maximum of 25 percent.

23.41.018.D.4:
 4. If the criteria listed in subsection 23.41.018.D.3 are met, the Director may allow adjustments to the following development standards to the extent listed for each standard:
 a. Setbacks and separation requirements may be reduced by a maximum of 50 percent;
 b. Amenity areas may be reduced by a maximum of 10 percent;
 c. Landscaping and screening may be reduced by a maximum of 25 percent;
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25.11.070.
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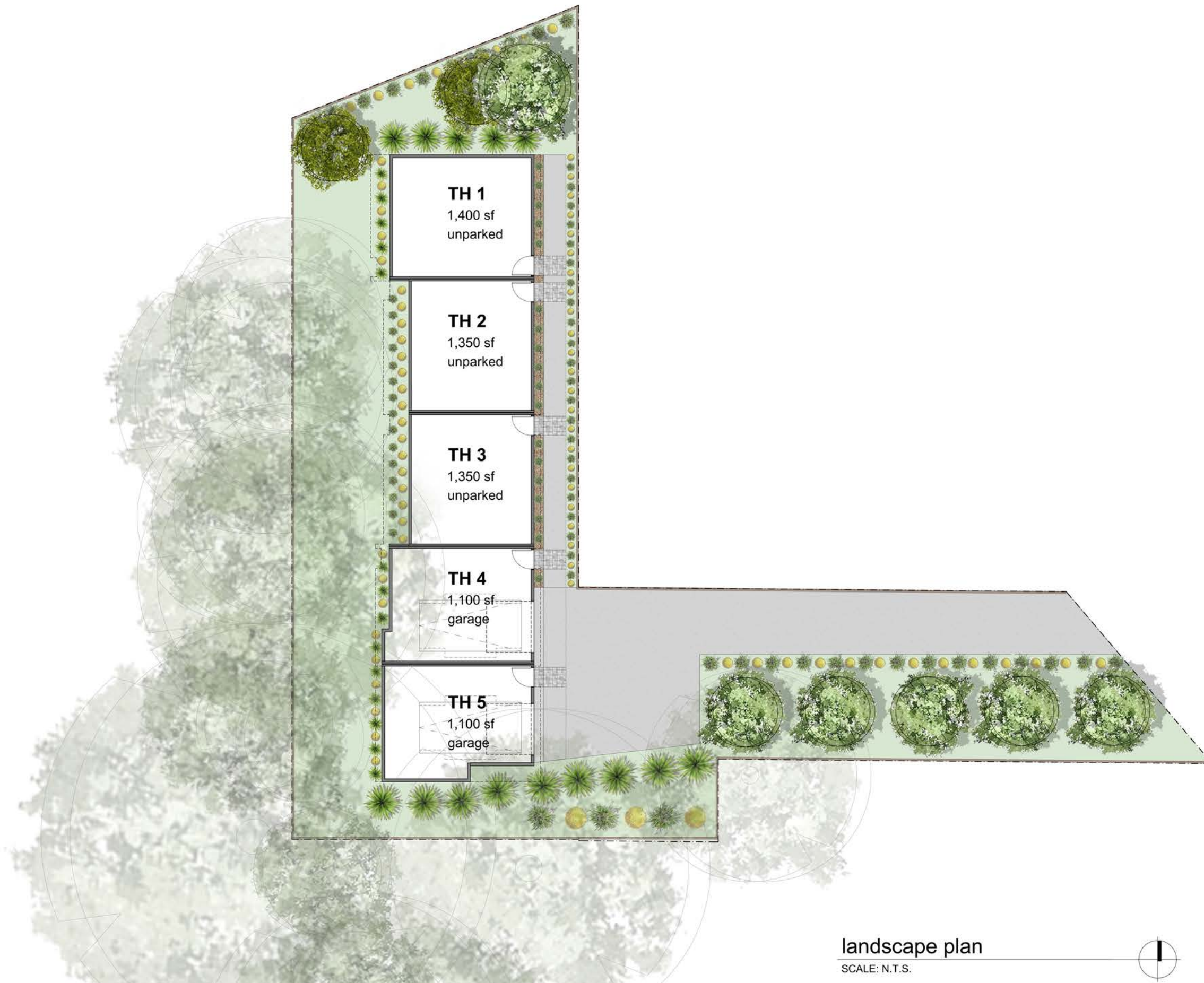
B. Trees over 2 feet in diameter.
 1. Trees over 2 feet in diameter, measured 4.5 feet above the ground, shall be identified on site plans.
 2. In order to protect trees over 2 feet in diameter an applicant may request and the Director may allow modification of development standards in the same manner and to the same extent as provided for exceptional trees in subsection 25.11.070.A.

FAR ALLOWED 5,497 sf x 1.2 = 6,596 sf allowed

FAR SUMMARY	
FIRST FLOOR	1,945 SF
SECOND FLOOR	2,189 SF
THIRD FLOOR	2,189 SF
PENTHOUSE	273 SF
TOTAL	6,596 SF

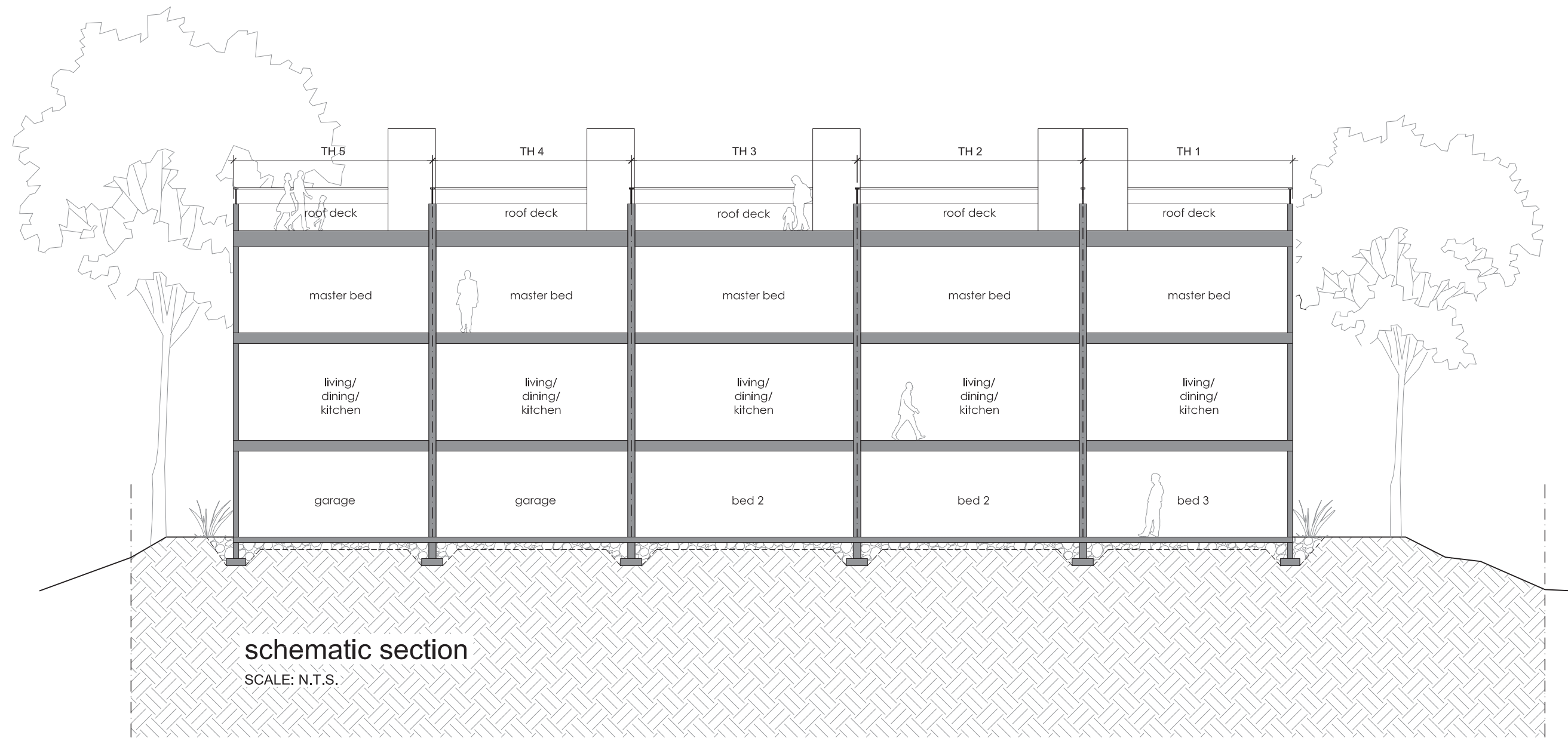
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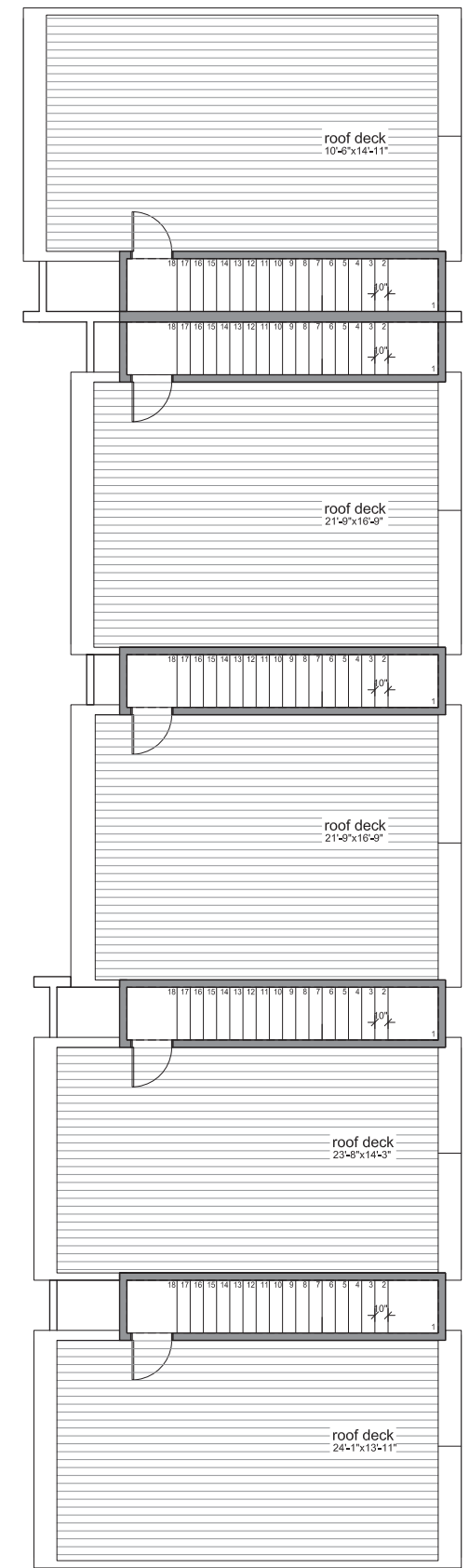
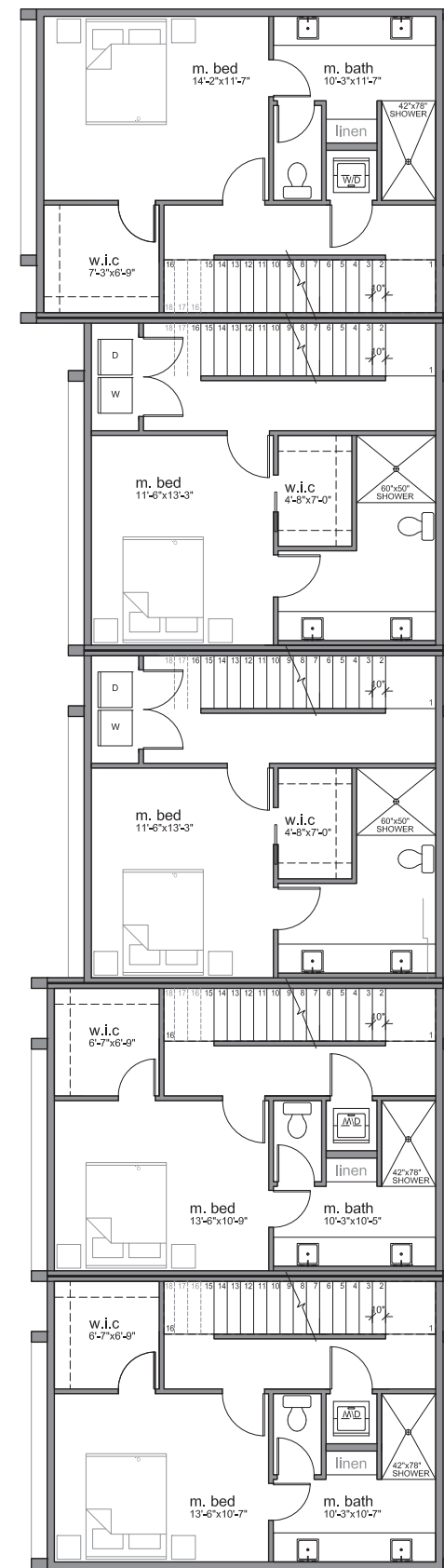
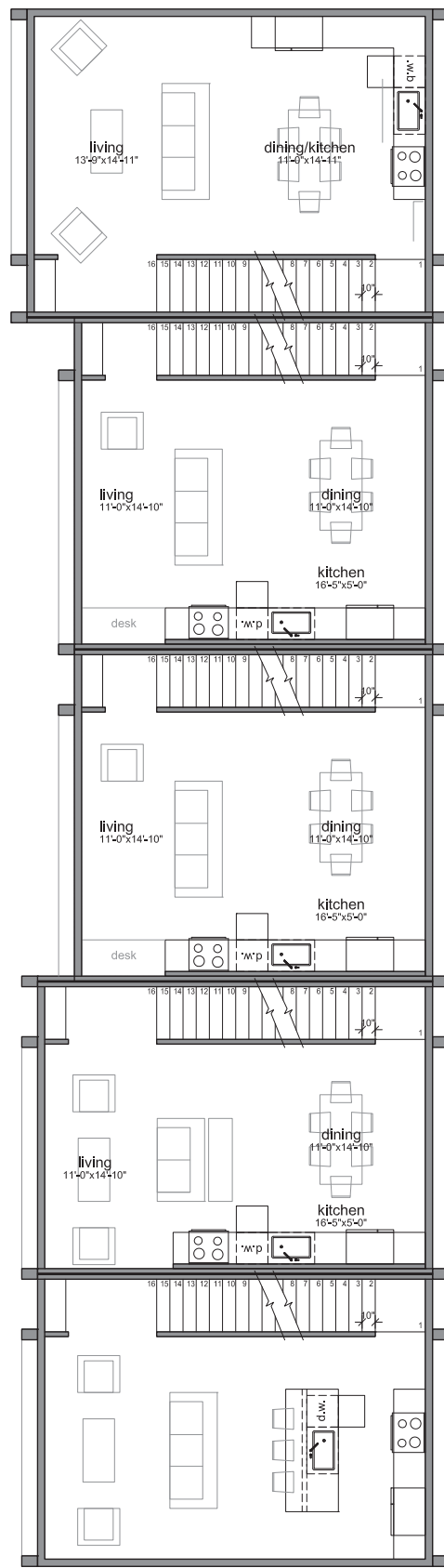
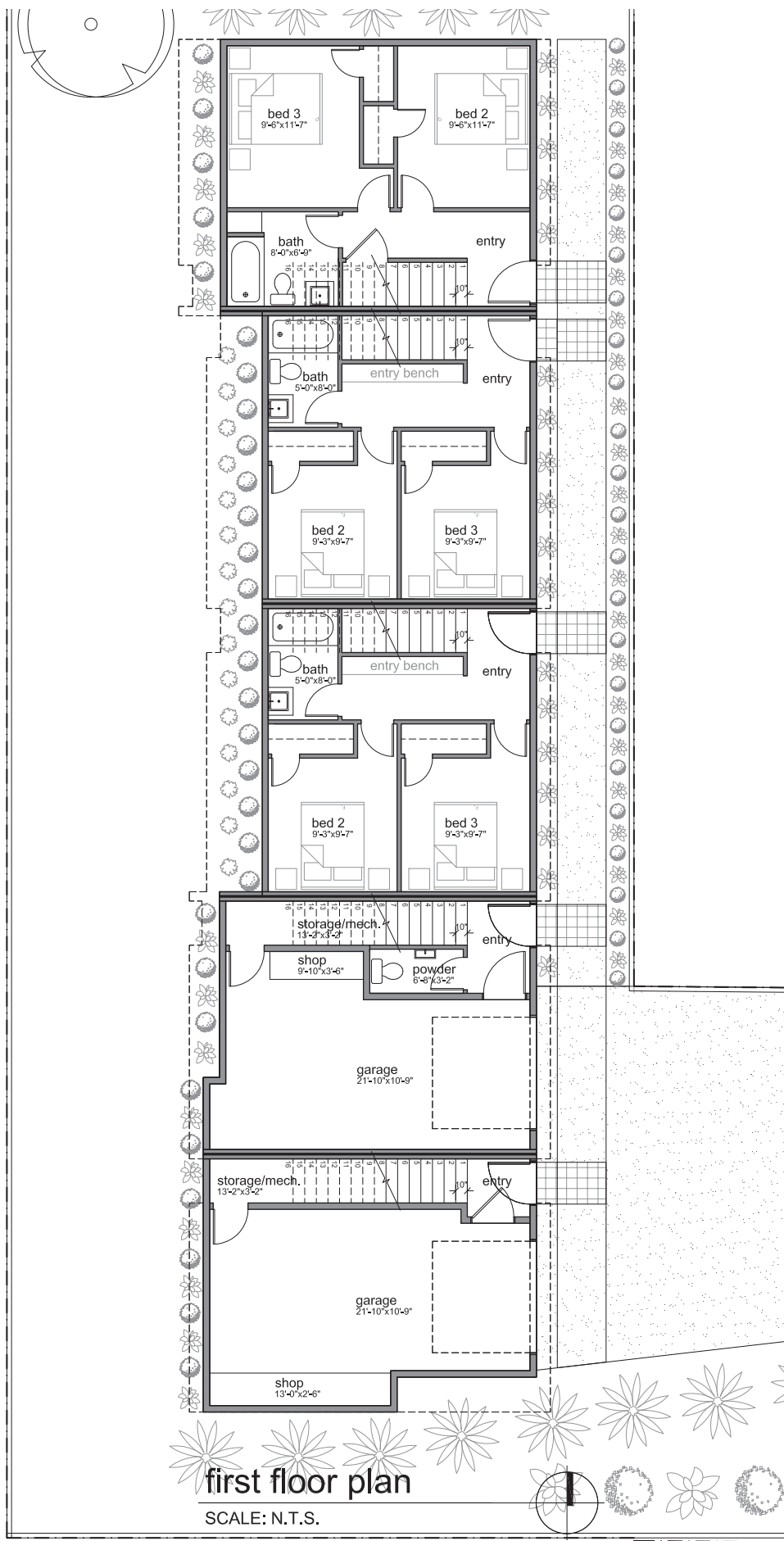




landscape plan
SCALE: N.T.S.

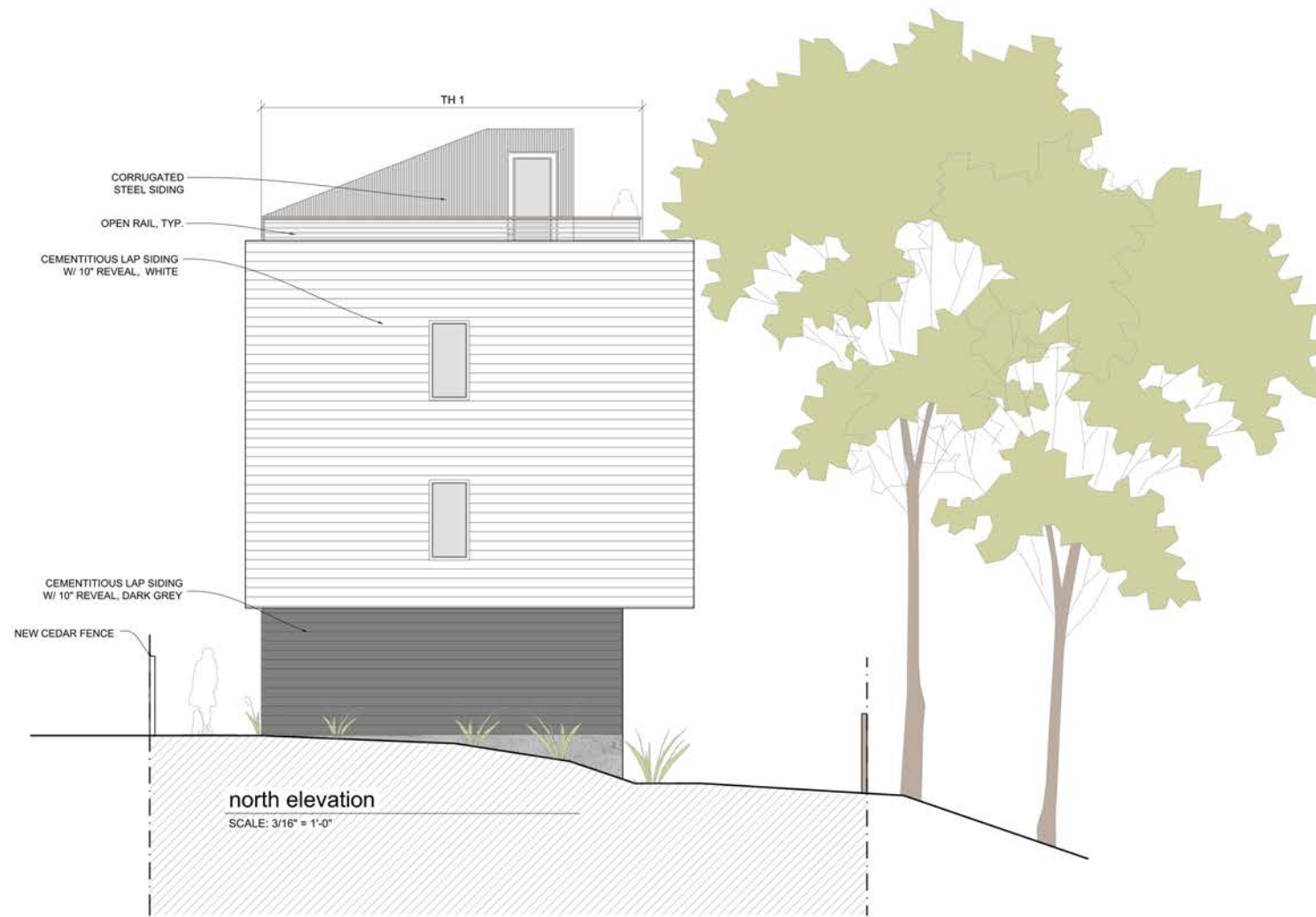








south elevation
 SCALE: 3/16" = 1'-0"









AERIAL-FROM SOUTHWEST



WEST FACADE



EAST FACADE-FROM DRIVEWAY



INTERIOR-MASTER BEDROOM