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PROJECT INFORMATION

ADDRESS	8515 12 AVE S SEATTLE, WA 98108
TAX ID NUMBER	7883606475
SDCI PROJECT #	SDR: 3027574
	BUILDING: 6601705
LOT SIZE	6000 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST, SEATTLE, WA 98144
OWNER/APPLICANT	RUVIM CHEPTEA GLOBAL CAPITAL PARTNERS LLC 1126 SE ELLSWORTH RD VANCOUVER, WA 98664

**PROPOSAL** 8515 12 Ave S is currently (1) lot with (1) SFR and accessory structure. The applicant proposes to remove the existing accessory structure and develop (3) townhouses with (4) open parking stalls. The existing SFR is to remain.

KEY METRICS	Zone:	LR2
	Lot size:	6,000 SF
	FAR:	6,000 sf x 1.2 = 7,200 sf allowed (THs + Built green + Paved Alley) 7,200 sf / 3 units = 2,400 sf per unit (Inside Face of Walls)
	Structure Height:	30' + 4' parapet allowance & 10' penthouse
	Units:	(3) townhouses and (1) existing SFR to remain
	Parking:	(4) open residential stalls

**ANALYSIS OF CONTEXT** The project is located in the neighborhood of South Park, located just a few blocks southeast of the South Park Community Center. The site is a corner lot that is bound by S Cloverdale Street to the south, 12th Avenue S to the east, an alley to the north, and an single family residence to the west. South Cloverdale Street, which serves as the main transportation route for South Park and carries a high volume of traffic. The site is afforded close proximity to two neighborhood commercial cores, a short walk to the Duwamish River, and views of Mt. Rainier to the southeast. The neighborhood is comprised of an eclectic mix of styles, ranging from older single family homes to new multifamily townhome developments along Cloverdale.

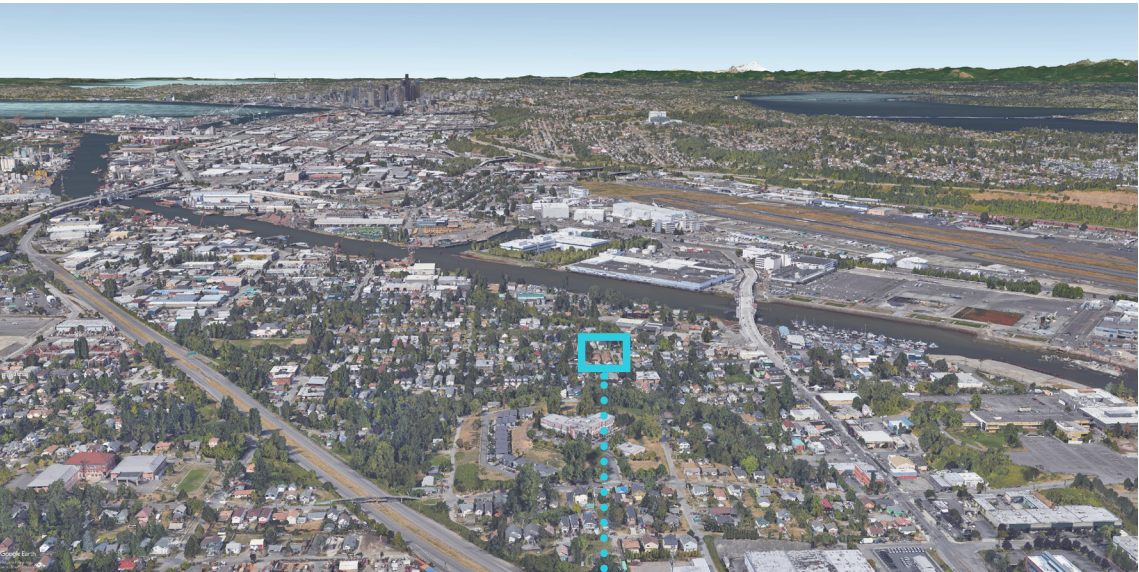
**EXISTING SITE CONDITIONS** A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 10 and 11.

**SITE PLAN** A preliminary site plan including proposed structures and open spaces can be found on page 16.

**ARCHITECTURAL CONCEPT** See page 14 for concept statement, diagrams, and images.

**DESIGN GUIDELINES** See page 15 for Design Guideline Responses.

PROJECT PROPOSAL



8515 AERIAL VIEW NORTH

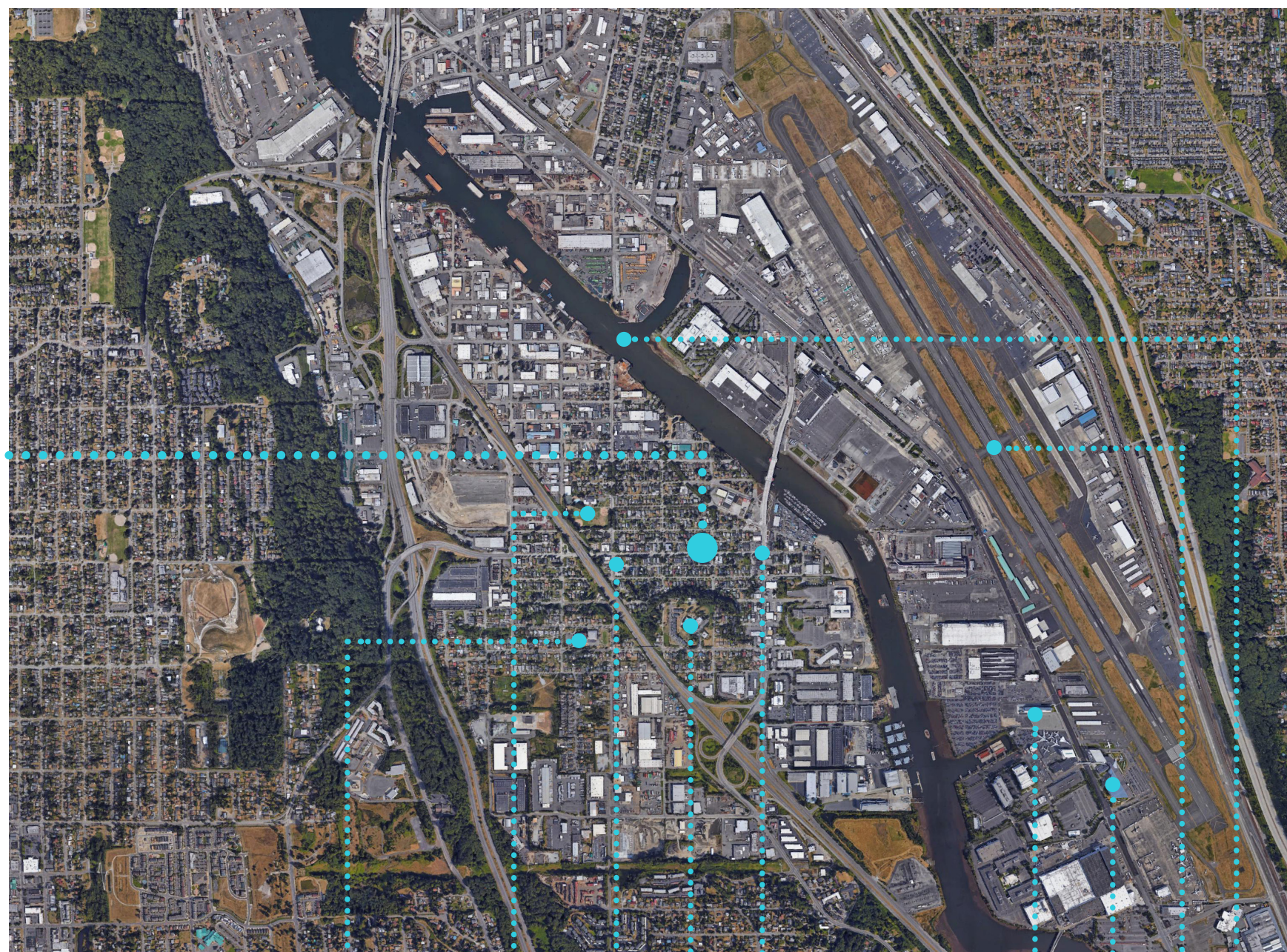


8515 AERIAL VIEW SOUTH





SITE



Concorde  
International  
School 


South Park  
Community Center 

South Park  
Library 

Sea Mar Community  
Health Center 

South Park  
Neighborhood  
Commercial Core 

Raisbeck  
Aviation High  
School 

Museum of  
Flight 

Boeing  
Field 

 Duwamish  
Waterway

VICINITY ANALYSIS



ZONE: LR2

ADJACENT ZONES: SF 5000  
LR2  
NC1

BUS ROUTES: 132 - Burien Transit Center  
South Park  
60 - Broadway First Hill

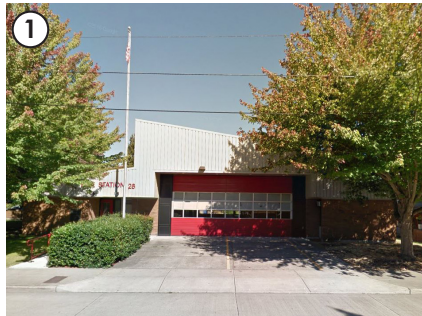


132 Line

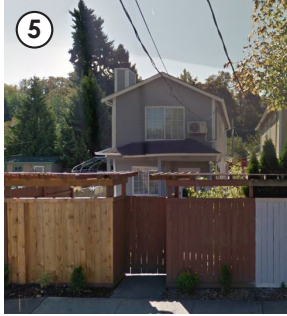
60 Line

ZONING ANALYSIS





CIVIC CHARACTER  
RESIDENTIAL CHARACTER



RESIDENTIAL CHARACTER  
COMMERCIAL CHARACTER



## EXISTING VERNACULAR



ACROSS SITE



S. CLOVERDALE ST.

SITE



S. CLOVERDALE ST.

SITE



ALLEYWAY

STREETSCAPES



ACROSS SITE



SITE







NW Perspective of site from the corner of 12th Avenue S and S Cloverdale Street



East Facade of Existing SFR fronting 12th Avenue S and adjacent alley

## EXISTING SITE CONDITIONS





Existing SFR NW Perspective



Western Facade and Accessory Structure

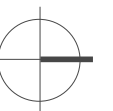


Eastern Facade fronting 12th Avenue S

## EXISTING SITE CONDITIONS



LOTS 25 AND 26, BLOCK 33, SOUTH PARK  
ADDITION TO THE CITY OF SEATTLE ACCORDING  
TO THE PLAT THEREOF, RECORDED IN VOLUME  
4 OF PLATS, PAGE 87, RECORDS OF KING  
COUNTY, WASHINGTON.



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The primary objectives of this design are to celebrate the existing single family residence that is to remain on the site and to connect with the neighborhood by paying homage to the existing architectural vernacular of modest homes and traditional forms. Homes in this neighborhood feature use of traditional gable roof forms, are of simple and clean materials, and lush outdoor spaces that are both functional and inviting but also private and endearing. This development seeks to create a renewed visual interest while responding to the neighboring structures in a way that bridges the stylistic gap between traditional and modern architecture.

In an effort to remain contextual while bringing a touch of modernism into this historically industrial neighborhood, each of the three proposed units feature a classic gable pitched roof along the main street facing façade (S Cloverdale St). While reminiscent of neighboring homes, this architectural feature is slightly adapted with more glass to allow for an influx of light and air into each of the units. The rear of the units features a more geometric and rectilinear massing paired with landscaping to help break down the scale of development. By setting back the third unit an extra ten feet, this development remains inviting to the neighborhood and shields parking while also creating a more private shared yard space with the existing single family residence.



INSPIRATION IMAGES

ARCHITECTURAL CONCEPT





CS2. Urban Pattern and Form

C Relationship to the Block

As this project is located at a corner site, the proposal incorporates a design that wraps the corner. In addition, drawing from the surrounding context, this project sets back from the corner to allow for ample landscaping to benefit the pedestrian experience and to provide a more generous entry for those living in the eastern-most unit.

D Height, Bulk, and Scale

Given that this project maximizes the designated FAR of this area's zoning designation, this design works to better transition from the LR2 zone in which it is located to the surrounding zones that flank it. Materials and landscaping have been utilized to respond to the scale difference. Utilizing a warmer, wood siding on the first level not only breaks the up mass, but also creates a rhythmic relationship to the single family residence to the west. Planting of trees near the front entries will over-time, grow to shield the second and third stories from street level view while also continuing the landscaping relationship set by the houses to the west. By setting the corner unit further back from the other two, the structure is visually less imposing and gives the corner room to breathe.

PL3. Street Level intera

A Entries

The main entries to the three units are placed on the street facing façade S Cloverdale Street which creates a positive and encouraging interaction with the street and bus stop located just west of the site on S. Cloverdale St. The first two units are set back 5' to create an urban connection with the neighborhood while the third and corner unit is stepped back respecting the pattern of adjacent corners along Cloverdale. This setback not only provides an opportunity for lush landscaping, but it also serves as a transitional space between the right-of-way and the residences. In addition, each unit entry is articulated by individual canopies that provide overhead protection and contribute to the sense of identity for each individual unit.

DC1. Project Uses and Activites

C Parking and Service Uses

This project includes the design of (4) surface parking stalls that service the (3) residential units and the (1) existing SFR with access from the alleyway. By removing the existing curb cut on 12th Avenue S, the pedestrian experience becomes continuous without vehicular interruption for the full frontage of the site along S Cloverdale Street and 12th Avenue S. Moreover, landscaping in combination with siting the western-most unit to partially shield the parking area from the street will reduce the perception of the presence of vehicles from the street view while at the same time creating opportunity for communal outdoor space to serve the units.

DC2. Architectural Concept

A Massing

The massing of this design creates a strong street facing presence. The two-thirds/one-third form is shifted to break up the massing and create modulation while responding to the existing architectural vernacular. In addition by setting back on the corner to S Cloverdale Street and 12th Avenue S, the massing not only blocks views of the rear parking area, but it also allows for the bus stops to the west of the site to remain spacious and easily visible.

B Architectural and Facade Composition

The façade of the (3) units fronting S Cloverdale Street responds directly to the rhythm of the vernacular found throughout this neighborhood. Window placement and entry sequence of the proposed design follows a two-thirds/one-third rhythm that can be found in many of the surrounding single family homes.

C Secondary Architectural Features

This design features awnings that give a prominence to the entrances and wrap around to the ground to emphasize the first story scale in relation to the adjacent structures as well as create privacy between the units themselves. A large architectural fin graces the east façade of the structure to give prominence to the third unit's east entry and break up the east mass as well as creating interest along the 12th Avenue S streetscape. Dark grey inlays give emphasis to the window groupings that respond to the high contrasting graphic quality of the existing SFR that is to remain.

D Scale and Texture

The scale and texture of this project were developed specifically not to match, but to relate to the scale and texture The scale and texture of this project is developed specifically to draw from the scale and texture of the existing SFR while creating a dialogue between the old and new, traditional and modern. The (3) residences facing S Cloverdale Street pull from the traditional form, patterns and textures of the existing SFR in a way that provides warmth and a more comfortable sense of scale. In addition, the (3) townhouses are of a similar scale to the multi-family building that is sited at the western end of the block, on the corner of S Cloverdale and 10th Avenue S, creating bookends for the block as well as visually relating to and connecting with the existing SFR on this specific site.

DC3. Open Space Concept

B Open Space Uses and Activities

The siting of each residence is organized to maximize opportunities for landscaping while still maintaining a functional and maneuverable parking area. Every open space is designed to provide residents with outdoor spaces of varying degrees of intimacy. By creating access to parking off the alleyway instead of from 12th Avenue S, the proposed shared communal courtyard serves as a gathering place for both the townhome and the existing SFR residents, which again lends to the concept of bridging old and new. Placing parking in the center of the parcel and away from the street also leaves opportunity for an extension of shared outdoor space for parties, barbeques, and gatherings. The SFR maintains much of its front and back yard, allowing its own private yard space. Each townhome features a private rooftop deck, a semi-private front entry space, and access to the shared communal courtyard.

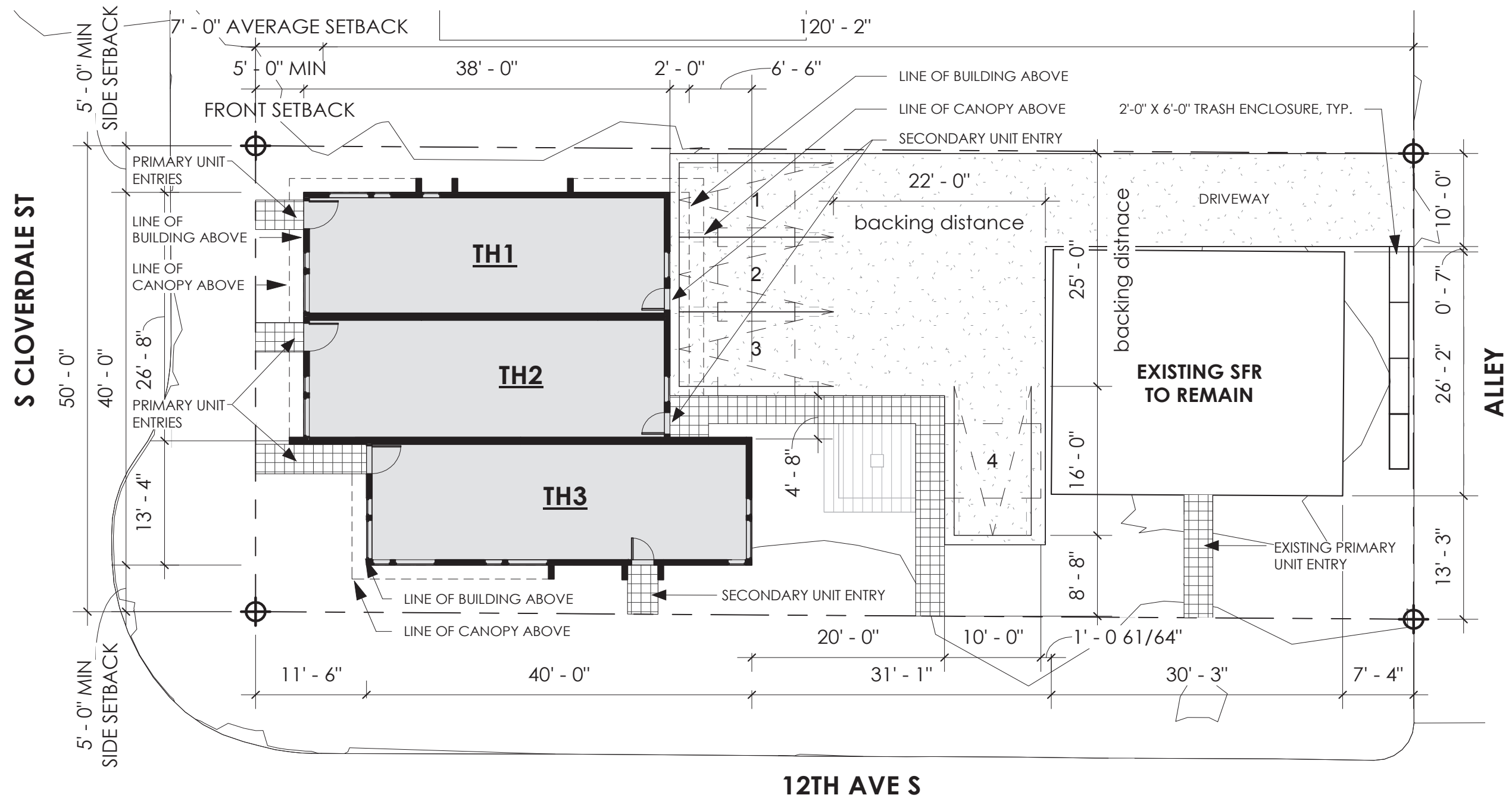
DC4. Exterior Elements and Materials

A Exterior Elements and Finishes

Simple, clean, and durable materials have been selected to maintain a high level of quality for this project. The exterior of the units is to feature cementitious lap siding that is to relate to the existing SFR. Cedar planks celebrate the entries along the Cloverdale street front giving both scale and texture to the units while providing a warmth at the pedestrian level. The first story entries are flanked by black awnings that not only provide southern shade but also create semi-private front yard space.

D Height, Bulk, and Scale

Trees provide color as well as shade for the front entries while also marking clear separation of the different units. Planted flower beds separate the front walks for each unit and provide a beautiful improvement for a better received street front. A larger tree in the backyard helps to hide the parking from street view, provide shade, and create a pleasant shared public space for the residents. More plantings in the front and side yard of the SFR create a clear relationship between the new and existing residences.

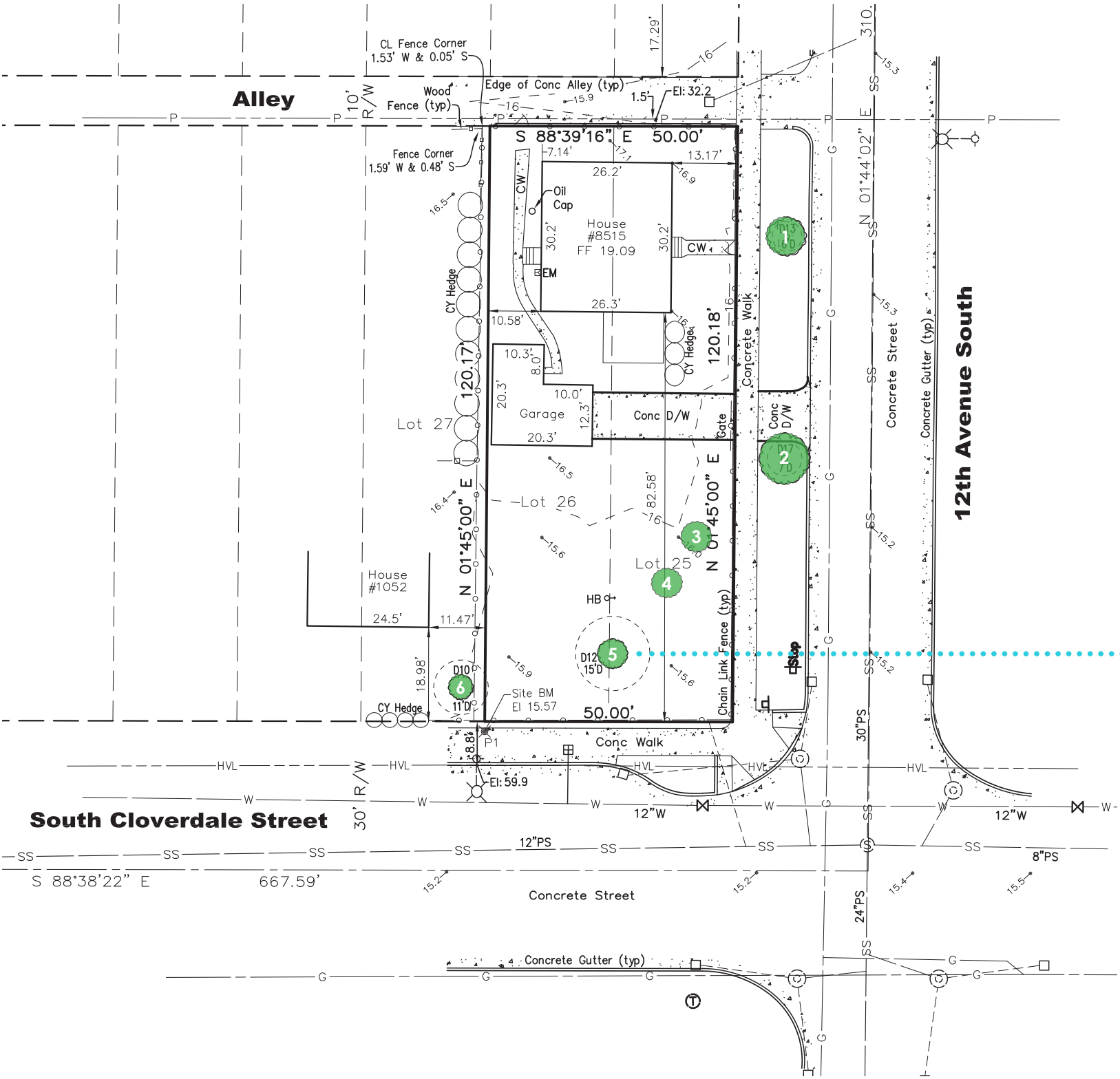


Required Setbacks per SMC 23.45.512:			
	Required	Provided	% Difference
<b>Front:</b>	7' average, 5' minimum	7.10' Average, 5' min	Compliant
<b>Side (east rom THs):</b>	5' minimum (facades <40')	5' min	Compliant
<b>Side (west from THs):</b>	5' minimum (facades <40')	5' min	Compliant
<b>Rear (from THs, from existing SFR):</b>	7' average, 5' minimum	72' avg, 7.31' avg	Compliant

**Site Plan**  
SCALE: N.T.S.

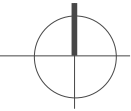
TREE DESIGNATIONS PER ARBORIST REPORT

- 1 15.8" DBH Catalpa tree (catalpa speciosa), poor condition, average physical drip line radius 8' **exceptional tree due to its street tree designation**
- 2 17.8" DBH Catalpa tree (catalpa speciosa), poor condition, average physical drip line radius 7' **exceptional tree due to its street tree designation**
- 3 9.8" DBH Common Rhododendron tree (Rhododendron ferrugineum), fair condition, average physical drip line radius 11' **non-exceptional tree**
- 4 (Cluster) Common Lilac tree (Syringa vulgaris), poor condition, average physical drip line radius 13' **non-exceptional tree**
- 5 15.3" DBH Japanese Maple tree (Acer rubrum), fair condition, average physical drip line radius 15' **exceptional tree due to its size**
- 6 14" DBH Common Cherry tree (Prunus avium), poor condition, average physical drip line radius 8' **non-exceptional tree**

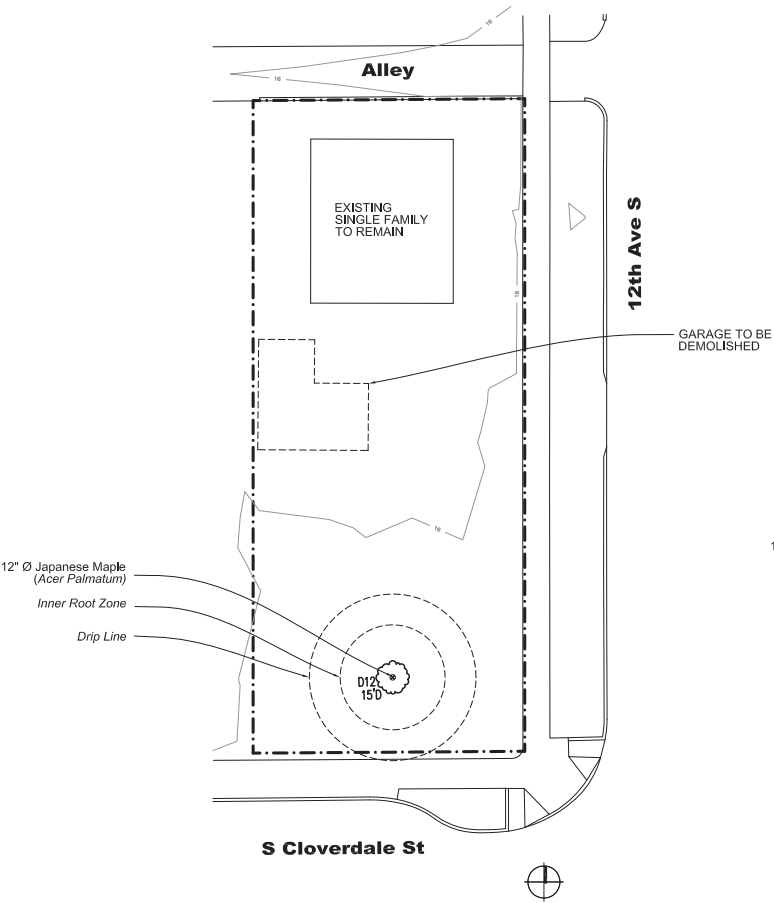


**EXCEPTIONAL TREE TO BE REMOVED**  
(see pages 18-19 for exceptional tree diagrams)

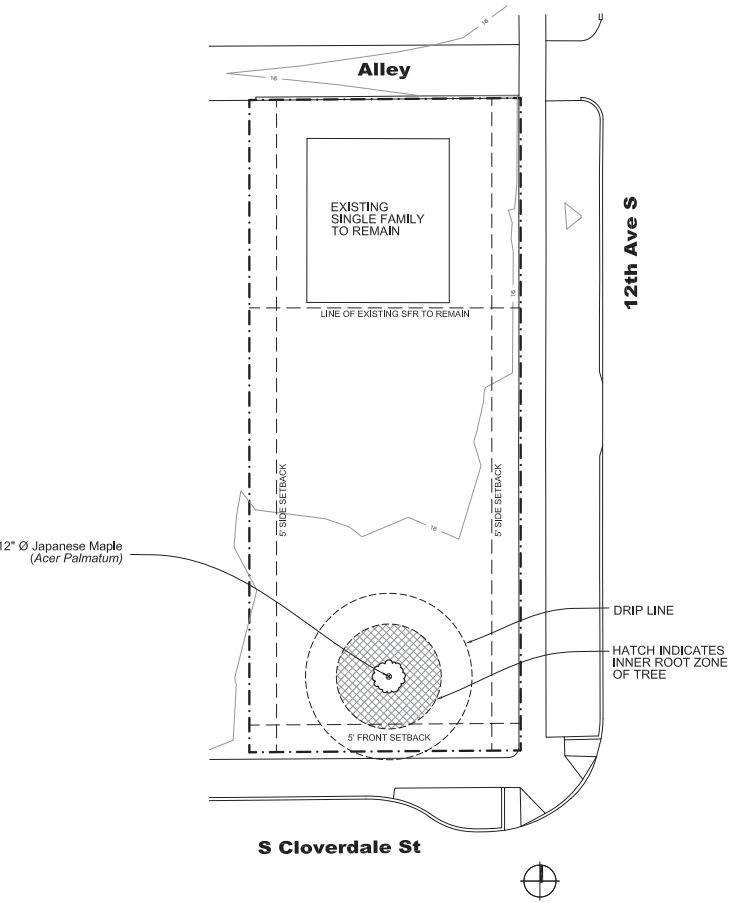
**Tree Survey**  
SCALE: N.T.S.



OPTION A: KEEP EXCEPTIONAL TREE

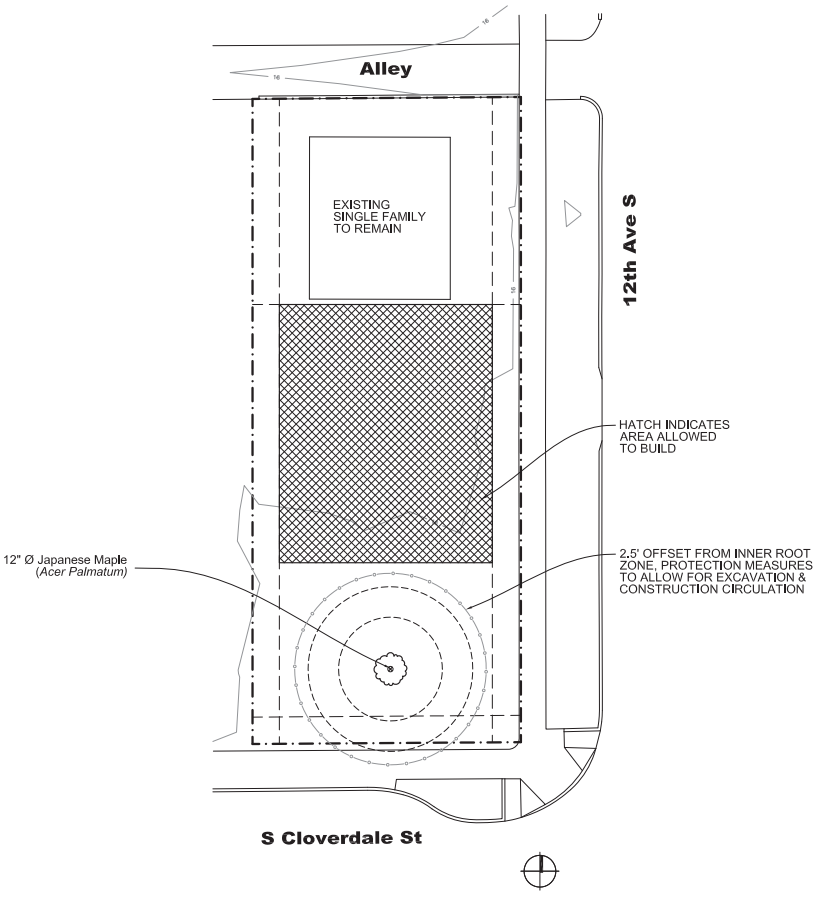


1. EXISTING LOT @ 6,000 sf

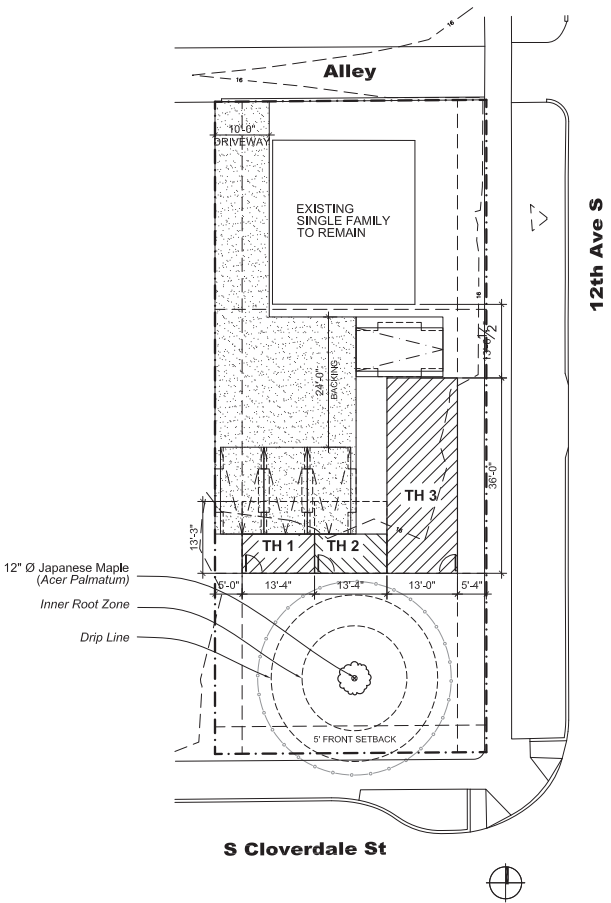


2. DEMO EXISTING + ESTABLISH SETBACKS

Demo Existing Accessory Structure  
Adding Tree Protection Buffer



3. ESTABLISH BUILDABLE AREA



4. ESTABLISH BUILDING FOOTPRINT

FAR COVERAGE	
ALLOWED	7,200 sf
PROPOSED	2,303 sf

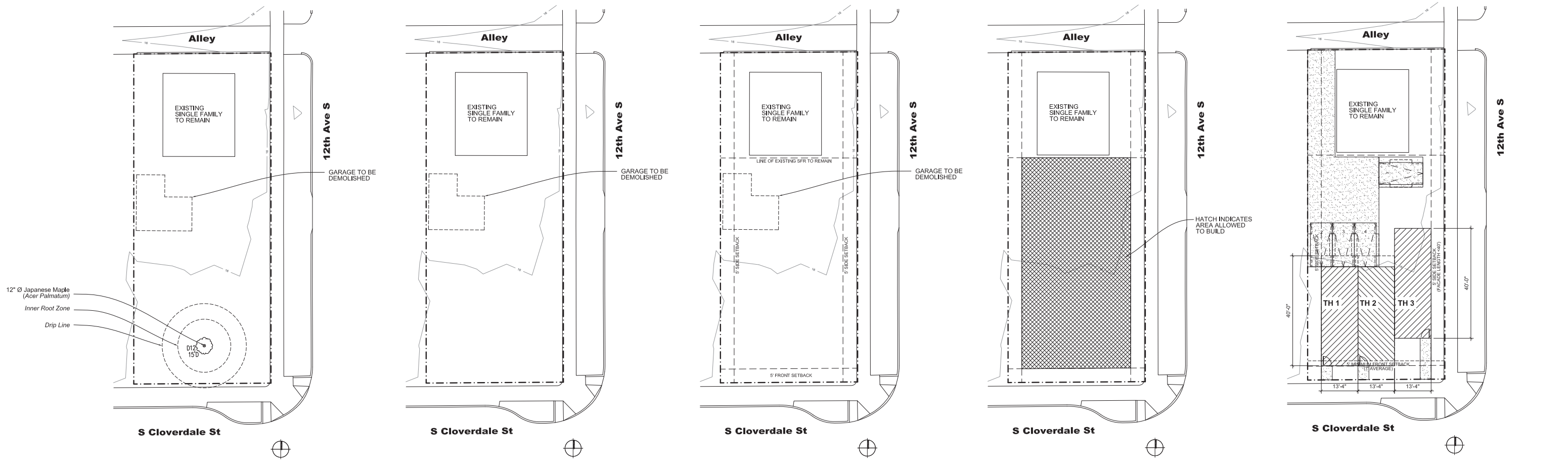
FAR of existing home exempt per SMC  
23.45.510 E3

6,000 sf x 1.2 = 7,200 sf allowed  
(ths + green building + paved alley)  
(includes garages)  
7,200 / 3 units = 2,400 sf per unit (inside  
face of walls)

EXCEPTIONAL TREE DIAGRAMS



OPTION B: REMOVING THE EXCEPTIONAL TREE (PREDERRED OPTION)



1. EXISTING LOT @ 6,000 sf

2. REMOVE ALL TREES INCLUDING  
EXCEPTIONAL TREE ON SITE

3. ESTABLISH SETBACKS

4. ESTABLISH BUILDABLE AREA

5. ESTABLISH BUILDING FOOTPRINT

6. CALCULATIONS

FAR CALCULATION		6,000 sf x 1.2 = 7,200 sf ALLOWED			
WITHOUT EXCEPTIONAL TREE	4,691 sf	WITH EXCEPTIONAL TREE	2,303 sf	DIFFERENCE IN AREA	2,388 sf

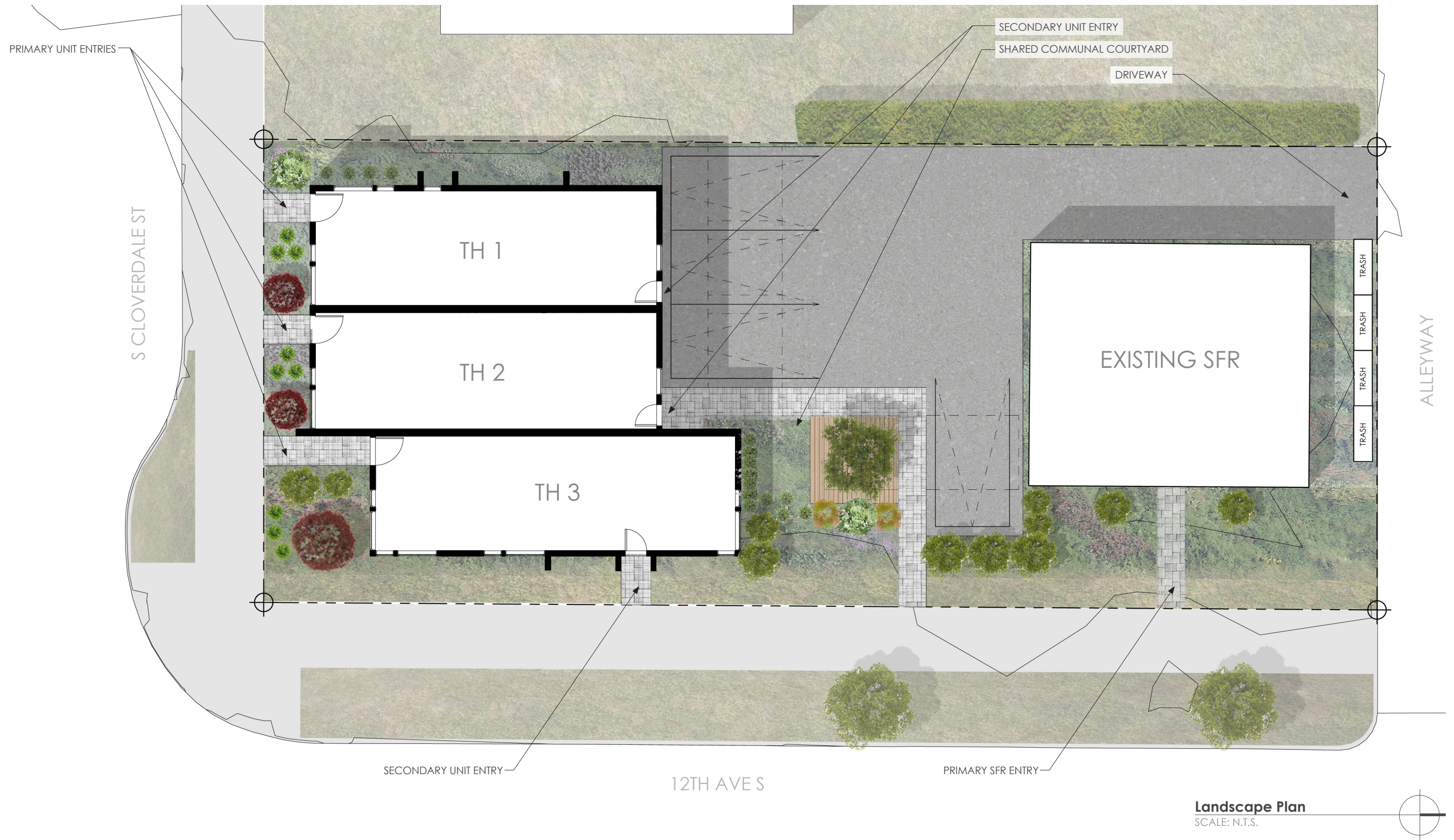
**SUMMARY:**  
In order to keep the exceptional tree, there are clearly substantial impacts to the developable area of site as well as impacts to site frontage. Given these factors, we request allowance to remove the exceptional tree.

FAR COVERAGE	
ALLOWED	7,200 sf
PROPOSED	4,691 sf

FAR of existing home exempt per SMC  
23.45.510 E3

6,000 sf x 1.2 = 7,200 sf allowed  
(ths + green building + paved alley)  
(includes garages)  
7,200 / 3 units = 2,400 sf per unit (inside  
face of walls)





LANDSCAPE PLAN





SHARED COMMUNAL COURTYARD LOOKING WEST



SHARED COMMUNAL COURTYARD LOOKING EAST



INSPIRATION IMAGES

SHARED COMMUNAL COURTYARD CONCEPT

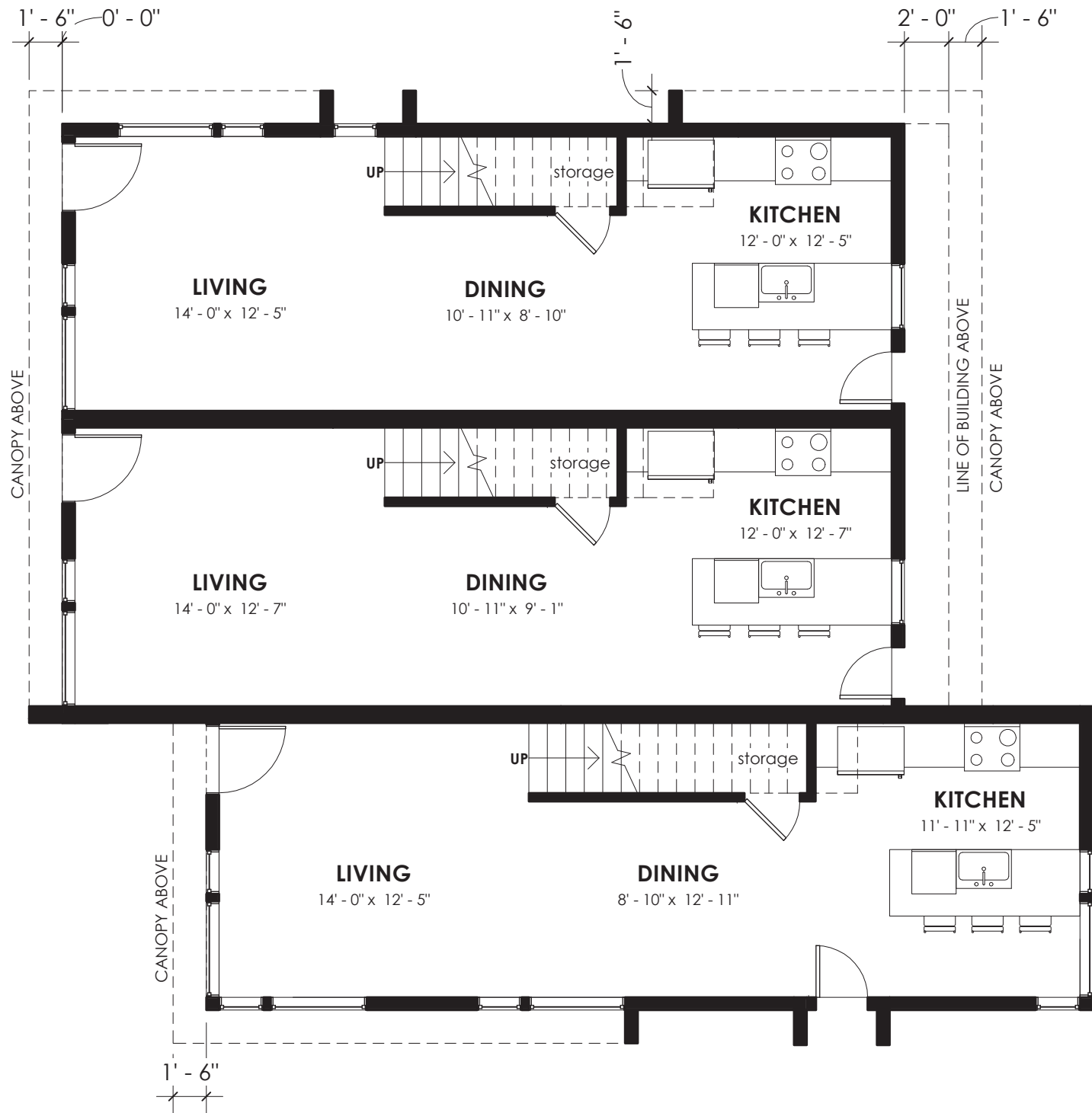


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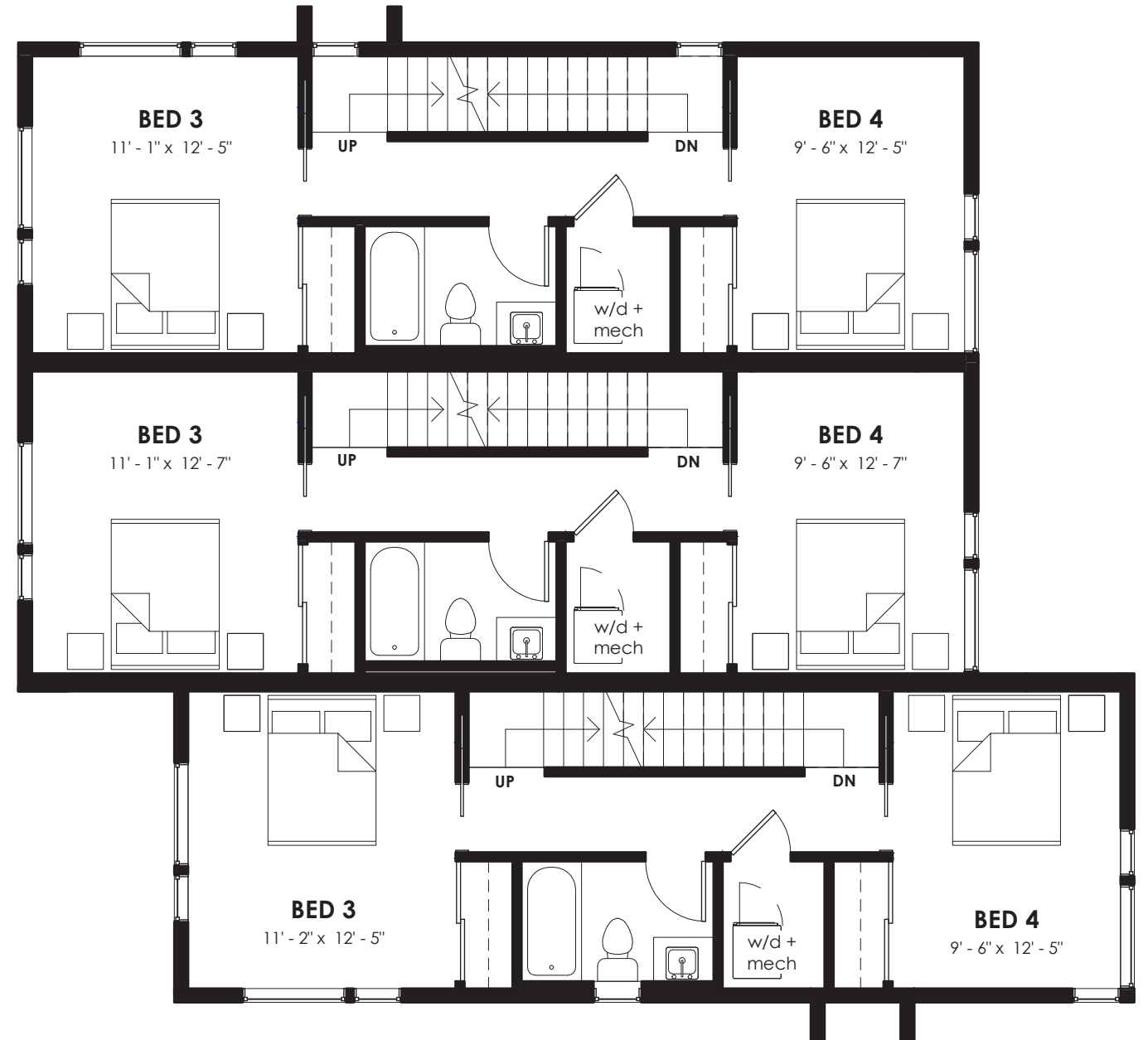
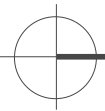




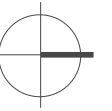
SITE SECTION



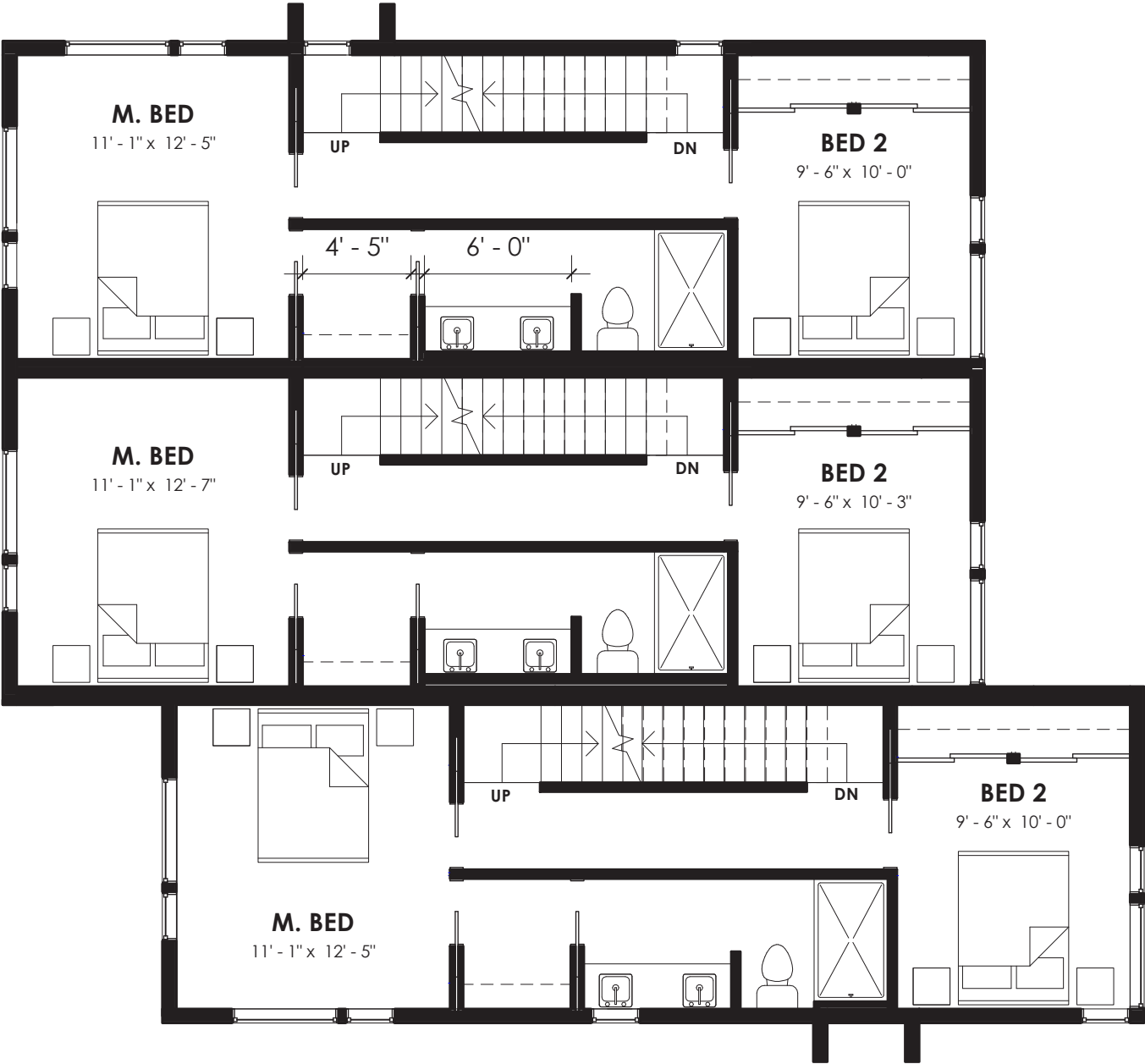
**L1 - First Floor**  
SCALE: N.T.S.



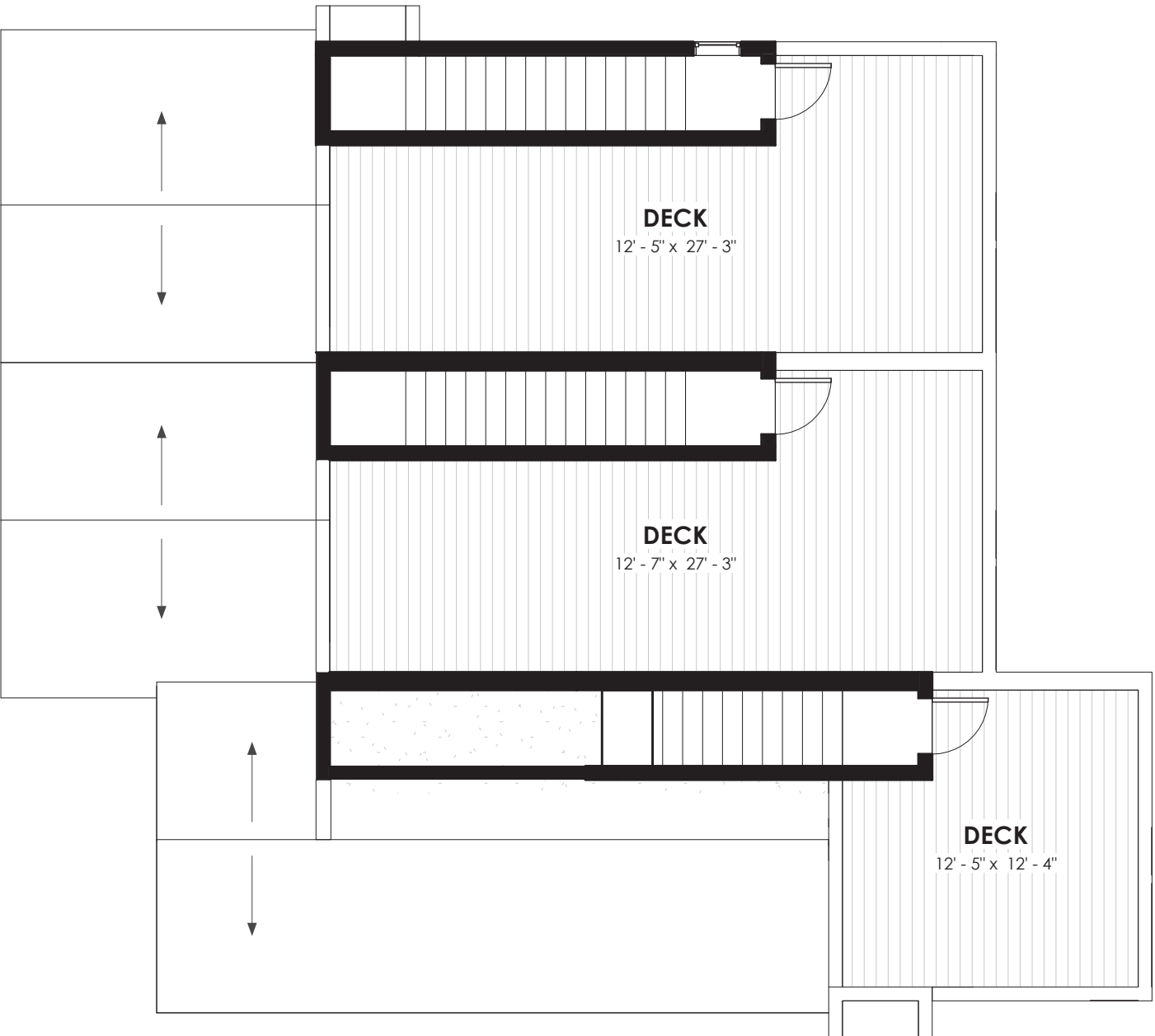
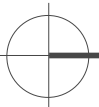
**L2 - Second Floor**  
SCALE: N.T.S.



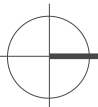




L3 - Third Floor  
SCALE: N.T.S.



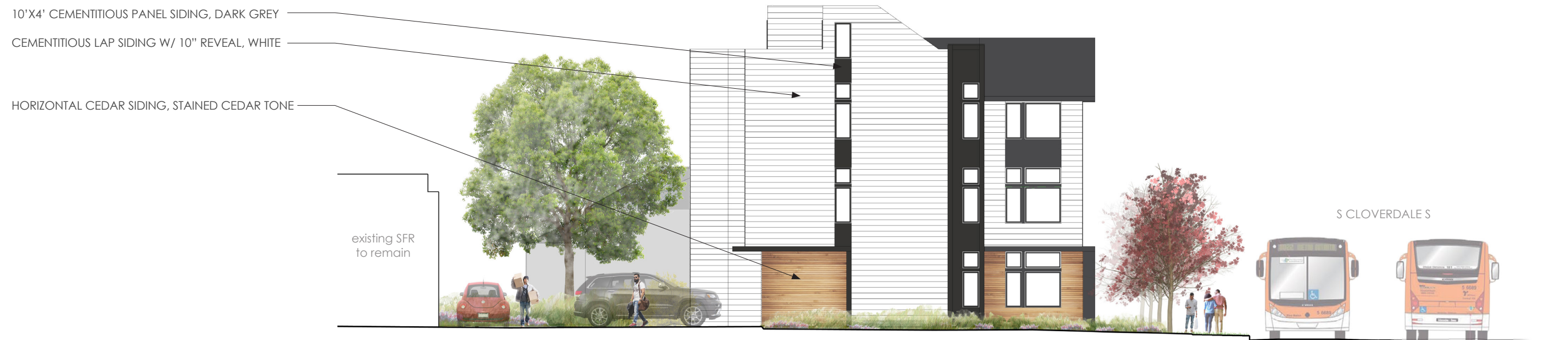
Roof Plan  
SCALE: N.T.S.







**East Building Elevation**  
SCALE: N.T.S.



**West Building Elevation**  
SCALE: N.T.S.

## ELEVATIONS





**North Building Elevation**  
SCALE: N.T.S.



**South Building Elevation**  
SCALE: N.T.S.



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REAR FACADE FACING EXISTING SFR





STREET FACADE NW PERSPECTIVE





STREET FACADE NE PERSPECTIVE