

STREAMLINED DESIGN
REVIEW APPLICATION

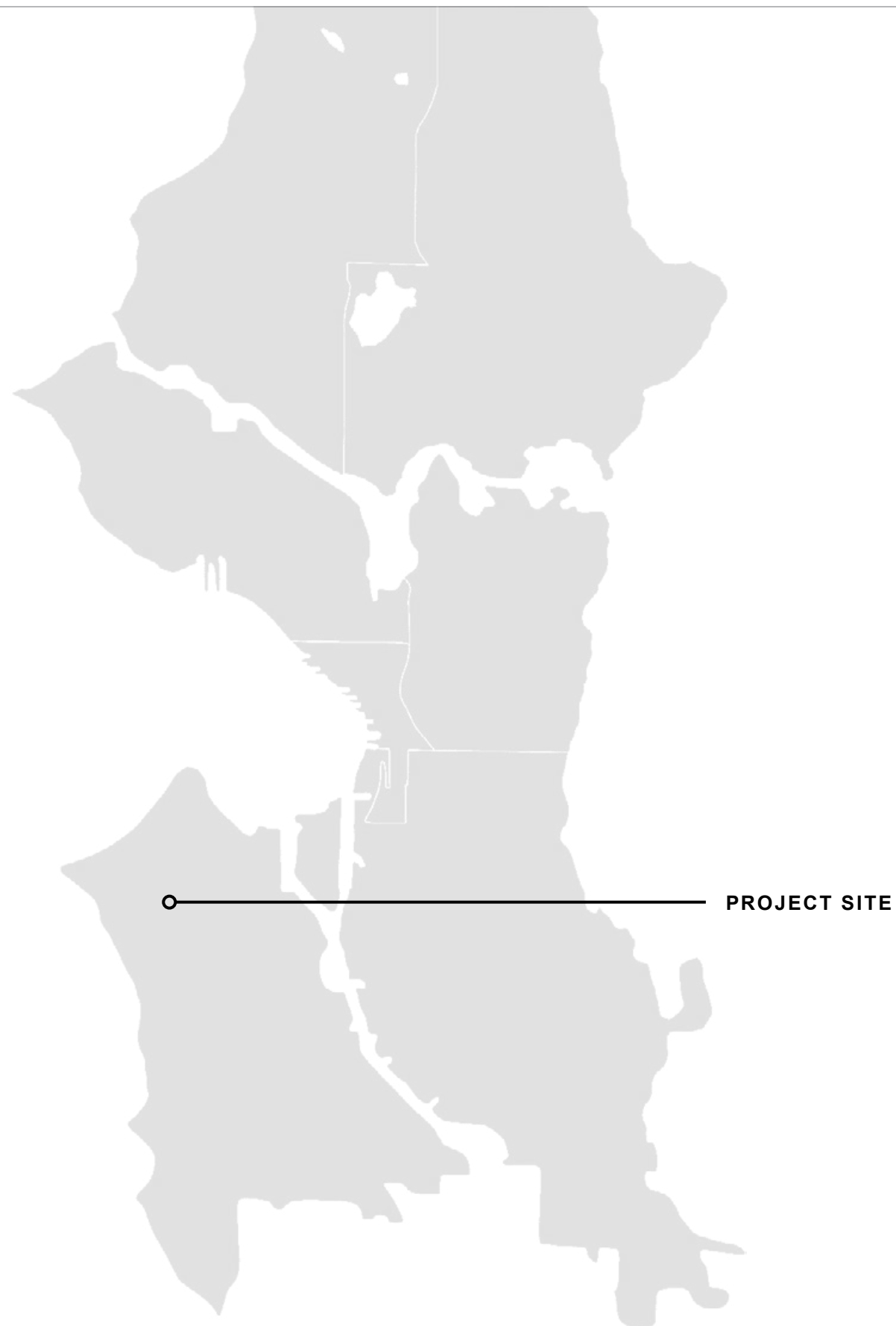
DCI # 3027942
4409 44th Ave SW
Seattle, WA 98116

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VICINITY MAP

EXISTING SITE

The existing site (APN 790470-0005) is zoned LR2 and is located at 4409 44th Ave SW in West Seattle. The property is approximately 4,000 SF and has an approximate grade change of 3'-0" that slopes from the north to the south. The lot is approximately 50'-0" wide and 80'-6" deep. It is situated between SW Genesee Street to the north and SW Oregon Street to the south. Currently there is a single-family residence on the site that will be demolished. The site has two adjacent neighbors: the property immediately to the north is a single-story single-family residence, and the southern neighbor is a single-family structure that has been retrofitted to contain multiple units. There are several existing trees on and near the site, most of which are to be preserved. The tree in the rear yard will be removed as it hinders development potential, but most of the trees that are located in the R.O.W. to the east will be preserved. The site will have sweeping views of Puget Sound towards the west.

ZONING AND OVERLAY DESIGNATION

The site is situated in the middle of LR2 zoning. The LR zoning continues north and south for approximately one block, and east one block to California Ave SW. The zoning then transitions to NC at California Ave SW and south of the site near The Junction. There is single-family zoning to the west of the site. The site falls within the West Seattle Junction Hub Urban Village and is mapped Frequent Transit. The Rapid Ride bus line runs along California Ave SW. A stop is located within a quarter of a mile of the site.

DEVELOPMENT OBJECTIVES

Six townhouses are proposed on the site in two groups of three. Each of these townhouses will be approximately 1000 SF and three-stories tall. No penthouses are proposed in an attempt to reduce the overall scale and retain western water views. One unit on site will contain a garage for one car. The existing curb cut will be filled and relocated approximately 2'-0" to the north. These small units will be beneficial to the neighborhood by providing small, urban units that accept the density of a growing city and the popular West Seattle neighborhood. These units further densify the northern edge of 44th, as the majority of the block is multi-family development.

NEIGHBORHOOD CUES

West Seattle is a fast growing and urban neighborhood with quick and easy access to downtown Seattle. The development will benefit from its proximity to The Junction and the mix of commercial, business, and other multi-family residential. Within a mile radius, there are several restaurants, bars, retail stores, and daily resources. The weekly farmers market is also within several blocks of the site. While the street transitions to more single and double-story residential to the north, the remainder of the block to the south is mostly composed of three-story townhouses. This project will continue that development. There are a handful of pocket parks within walking distance from the site. Perhaps most importantly, the site can easily access downtown Seattle, both by bus and by car via the West Seattle Bridge. The proposed project provides much-needed housing for a growing area easily accessed by an urban center.

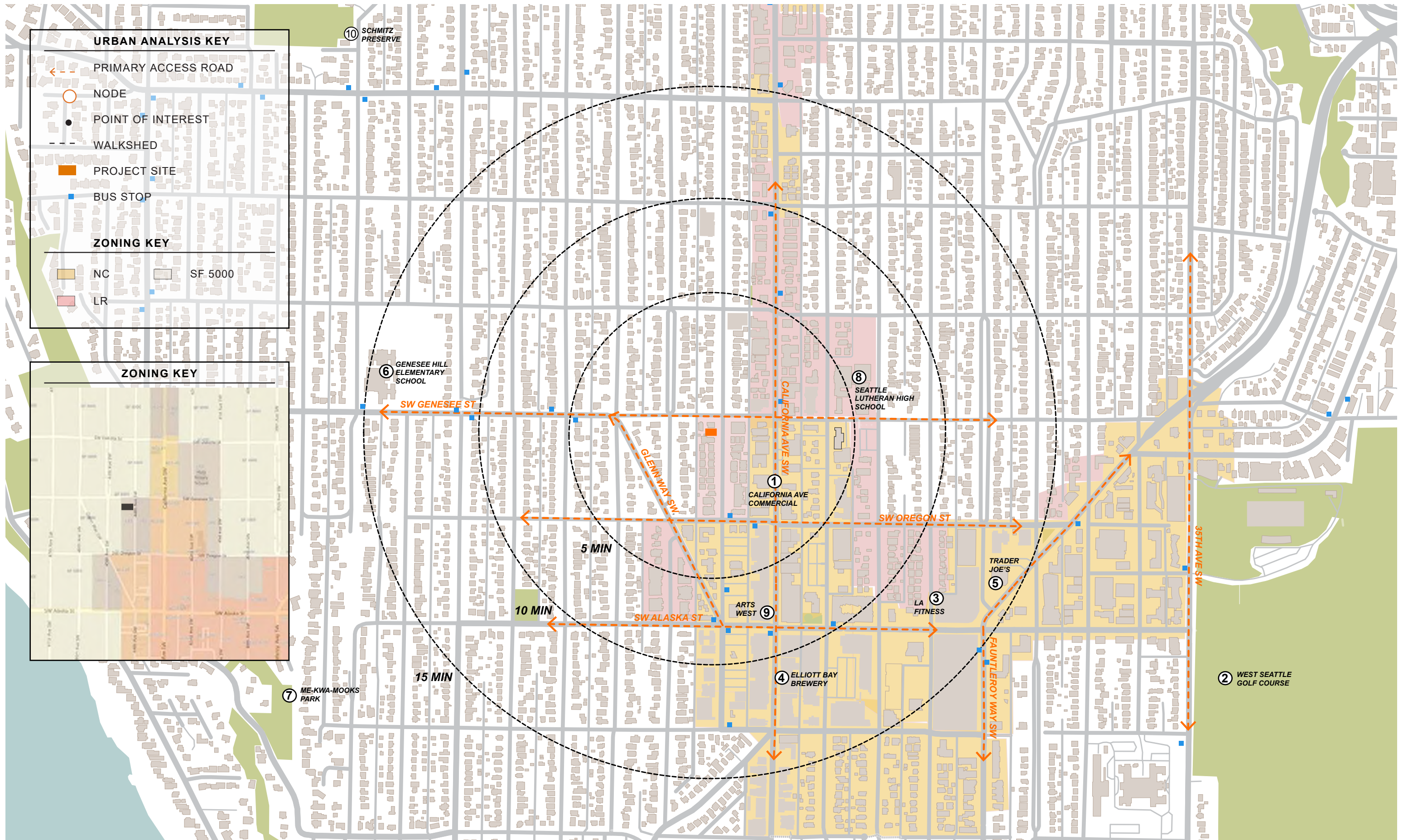


SITE LOCATION
4409 44th Ave SW
Seattle, WA 98116

ZONING SUMMARY
Zone: LR2
Overlay: West Seattle
Junction Hub Urban Village
& Frequent Transit
ECA: None

PROJECT PROGRAM
Site Area: 4,000 SF
Number of Residential Units: 6
Number of Parking Stalls: 1
Approx. FAR (Overall) = 4800 SF
Approx. FAR Per Unit = 800 SF

ADJUSTMENTS REQUESTED
Setbacks and Separations





1 CALIFORNIA AVE



2 WEST SEATTLE GOLF COURSE



3 MODERN COMMERCIAL DEVELOPMENT



4 LOCAL BUSINESSES



5 NEARBY GROCERY LOCATIONS



6 GENESEE HILL ELEMENTARY



7 ME-KWA-MOOKS PARK



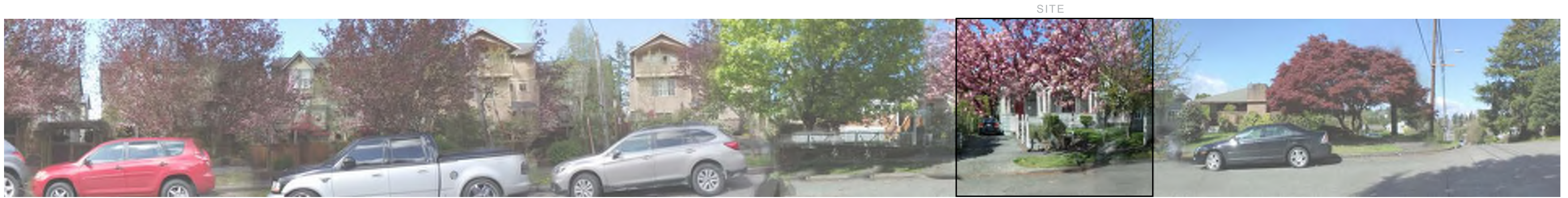
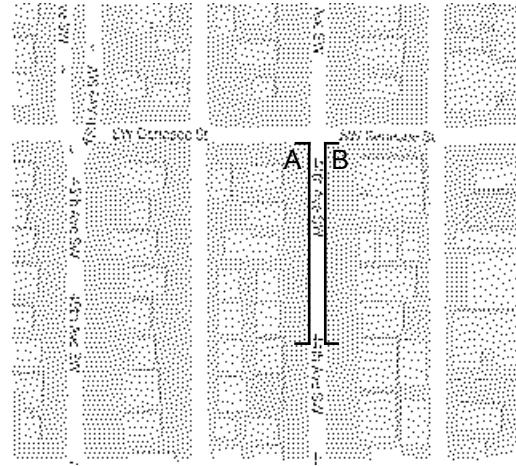
8 SEATTLE LUTHERAN HIGH



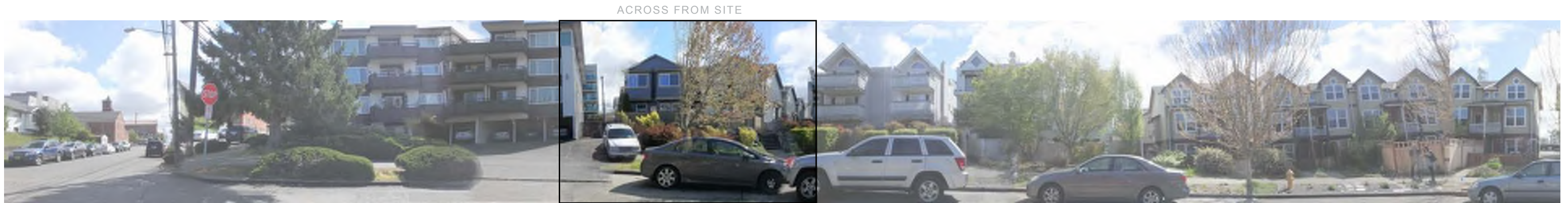
9 ARTSWEST THEATRE & GALLERY



10 SCHMITZ PRESERVE



STREET LOOKING WEST (A)



STREET LOOKING EAST (B)

EXISTING SITE CONDITIONS

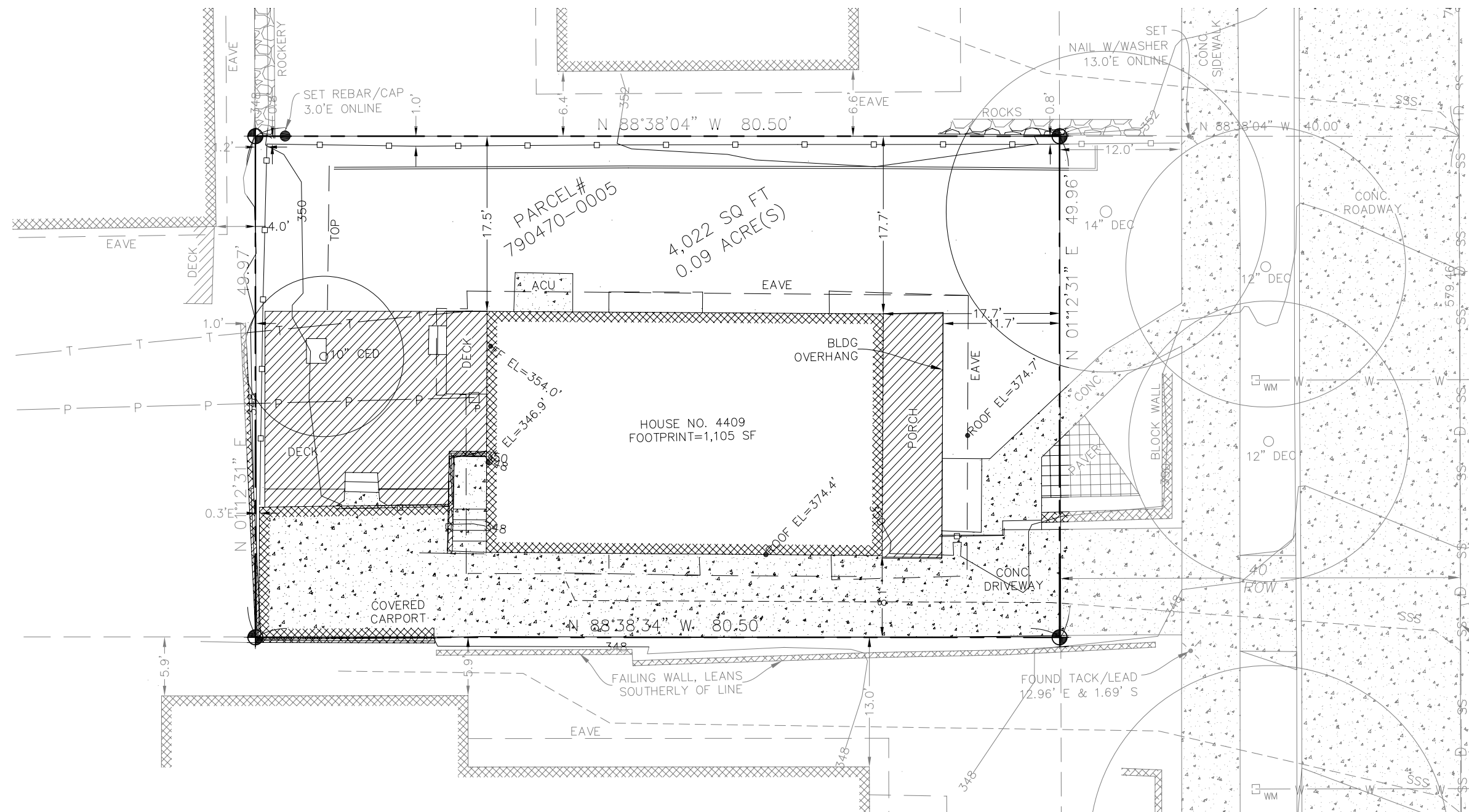
The project site is located on 44th Ave between SW Genesee St to the north and SW Oregon St to the south. The lot measures roughly 50'-0" wide by 80'-6" deep. Immediately to the north, south, and west of the project are single family homes. Across 44th Ave there exists an apartment building and townhouses. The project site is zoned LR2.

The site slopes from northeast to southwest, with an overall grade change in this direction of approximately 3 feet. The project proposes to step with the existing topography.

There is (1) existing tree on this parcel, at the western property line. This tree has been assessed by a certified arborist and was not found to be exceptional per the provided tree inventory report. Existing trees will be retained as much as possible. The rear deciduous tree will have to be removed, as will one street tree with the relocation of the curb cut.

LEGAL DESCRIPTION

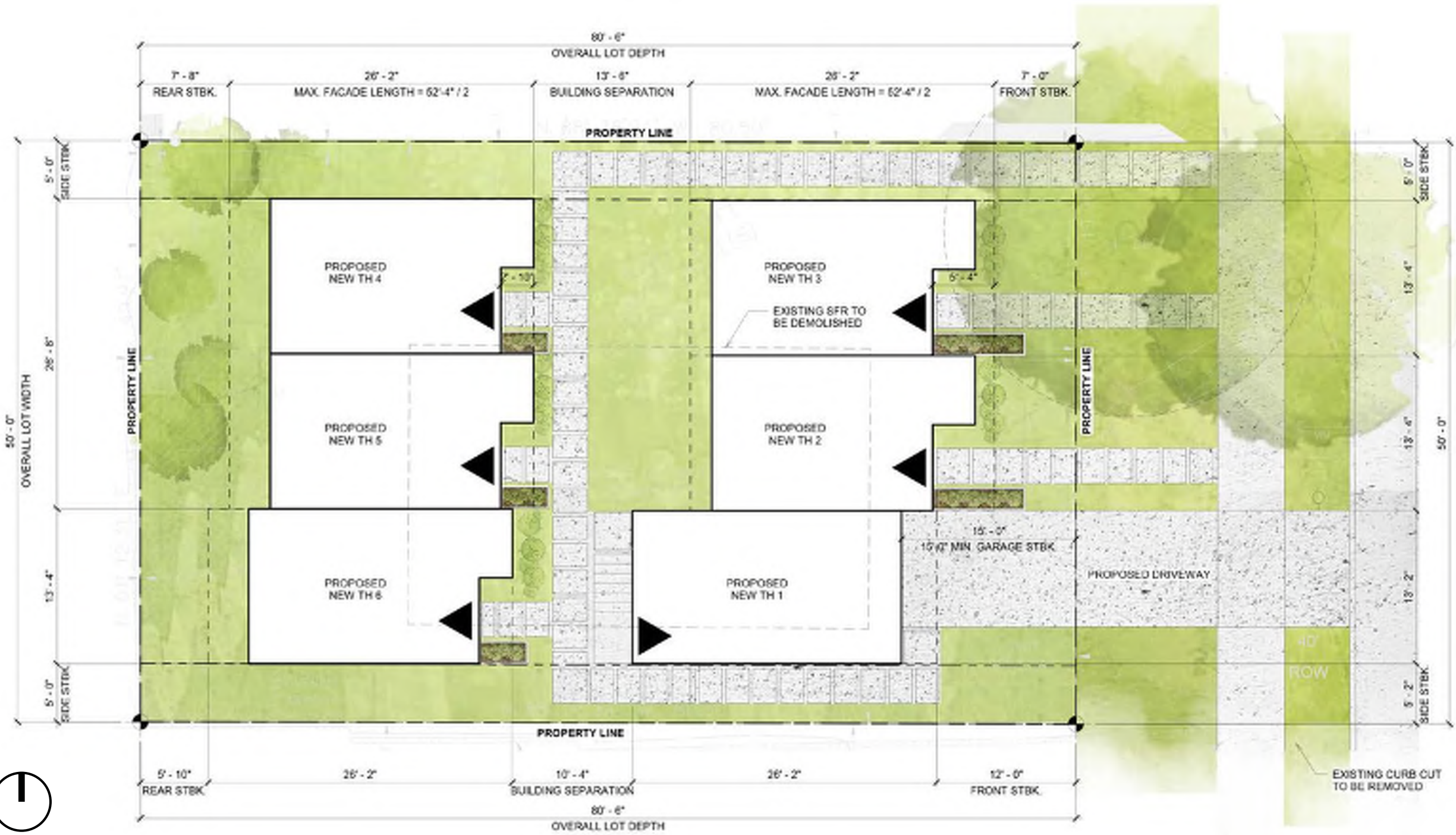
The south half of the east 80.5 feet of Lot 1, Block 1, Sparkman and Mclean's first addition to West Seattle, according to the plat thereof recorded in Volume 10 of Plats, page 81, records of King County, Washington. Situate in the county of King, state of Washington.



44TH AVE SW

SITE PLANNING + LANDSCAPE APPROACH

The six proposed units will be arranged in clusters of two, oriented in the east-west direction. The units will be shifted to increase modulation and add visual interest, but to also allow a driveway to approach Unit 1. The two northern front units will access their entries directly from the street, while the remaining units will enter from a shared walkway to the north. The southeastern-most unit also has a separate pathway to reach their entry in the courtyard. The units have a separation of 10'-4" to 13'-6". Denser landscaping is proposed along the property lines to maintain privacy between the proposed units and the neighbor to the north. Trees will be retained as much as possible without hindering the proposed development.





① RECESSED CAN LIGHTS (SOFFIT)



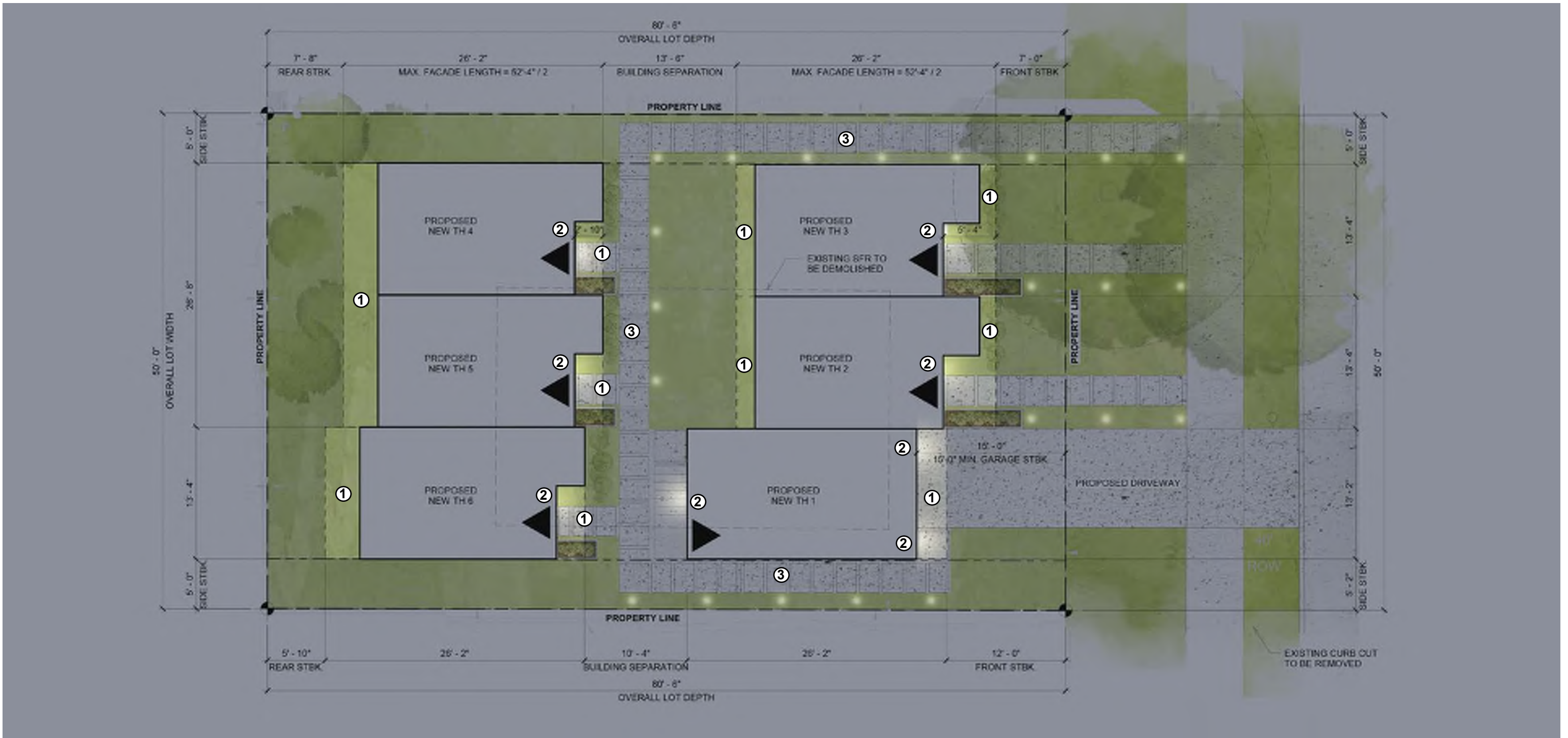
② EXTERIOR SCONCES

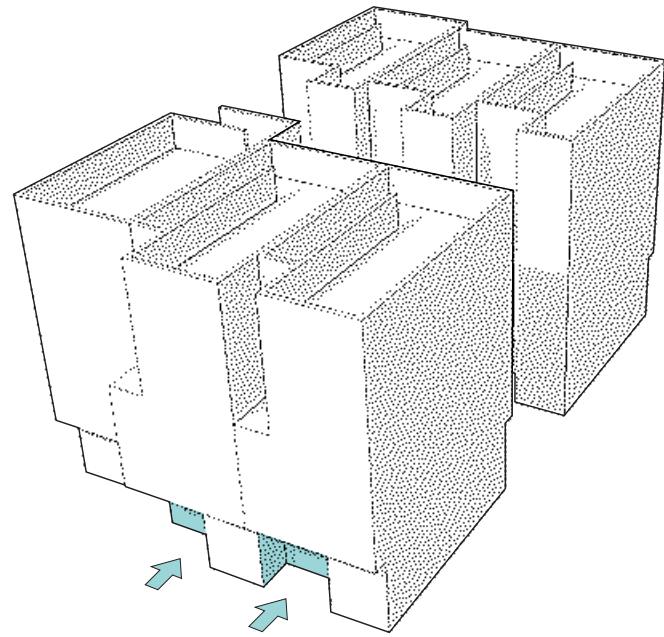


③ PHOTOVOLTAIC PATHWAY LIGHTING

PROPOSED SITE LIGHTING PLAN

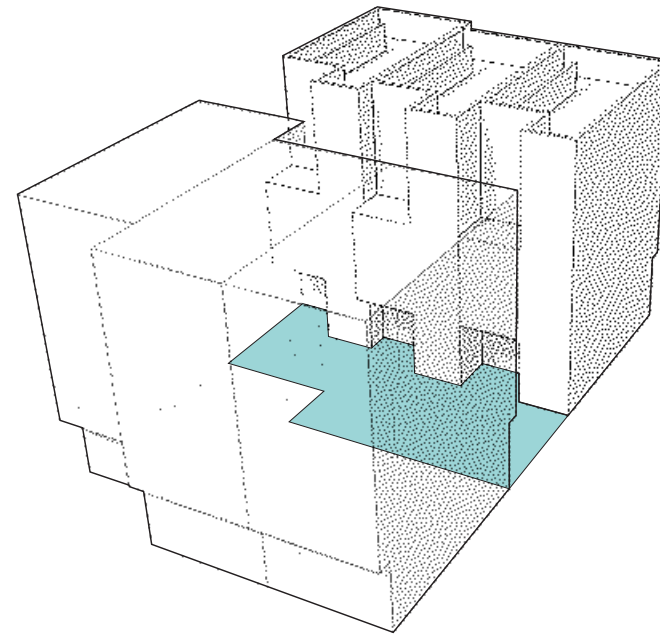
The proposed lighting will provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at all unit entries, at overhangs over yards, and along common walkways. Bright lighting is kept to a minimum near the property lines to avoid glare into neighboring structures.





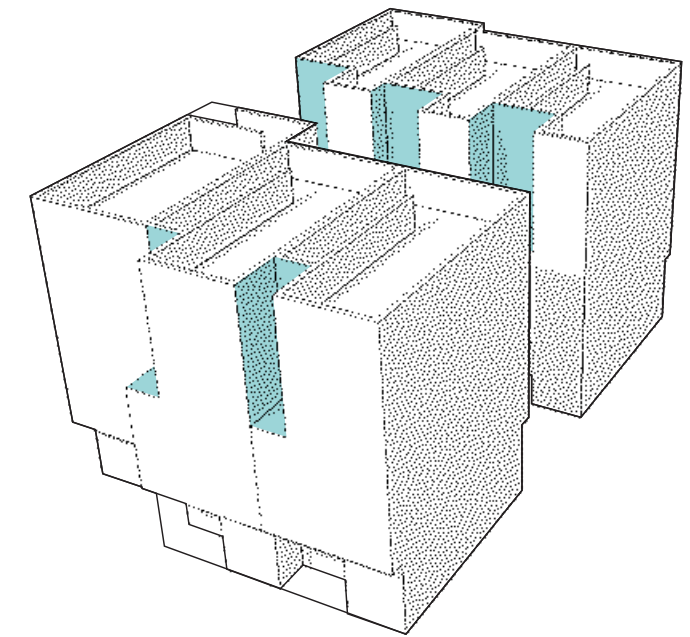
RECESSED ENTRIES

The proposed entries will be recessed to create a private, weather-protected area in which to enter the individual units. These recessed entries will be further expressed with seating, signage, lighting and planting.



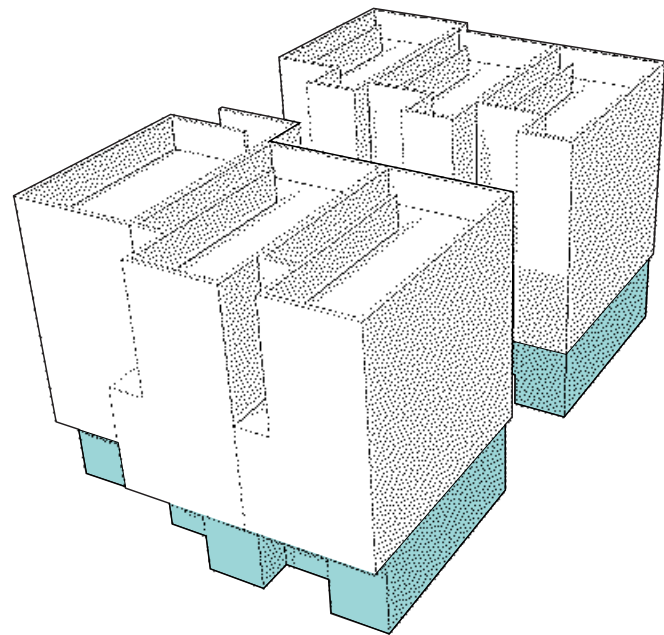
CENTRAL COURTYARD

The two groups of three units will be separated in the center of the site to create a generous courtyard. The units in the front will benefit from the increased setback as well as the generous R.O.W. to utilize as a front yard. The rear units will use this courtyard as their private planted amenity space.



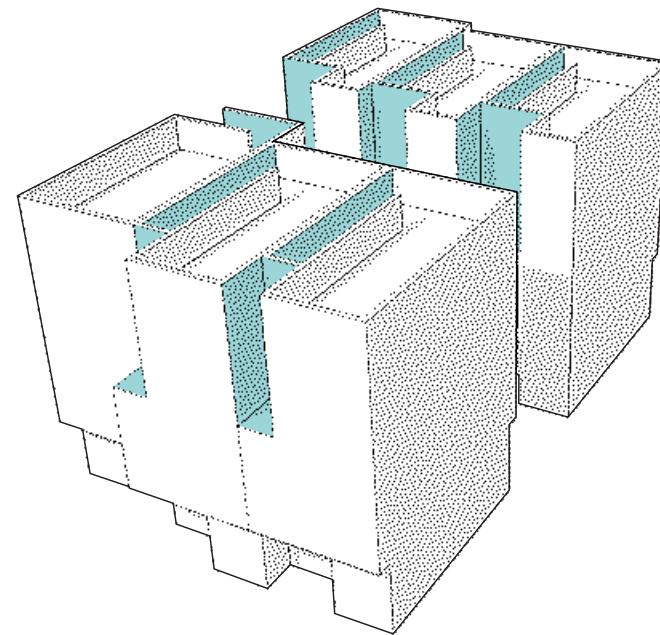
LOWER DECKS

A small, lower deck at the second level landing for the exterior stairs helps decrease the massing and further define the proposed units.



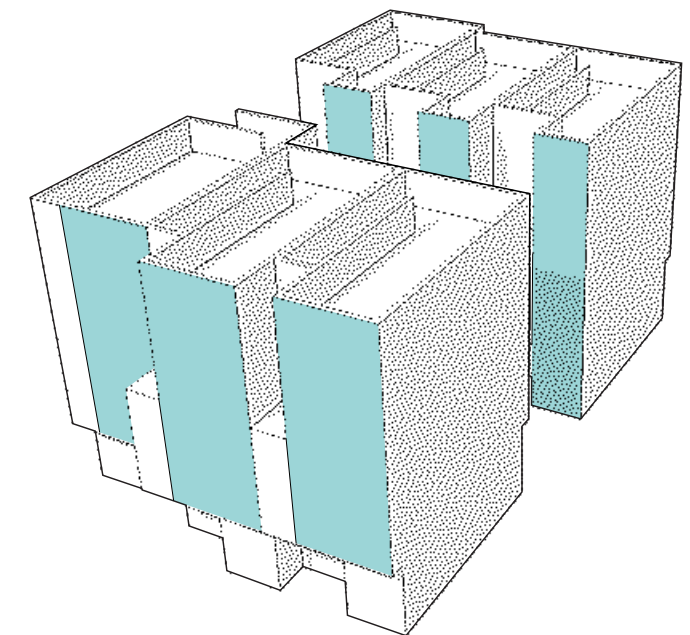
DISTINCT VOLUMES

The overall massing will be further reduced by the use of distinct cladding materials at the base. This helps break the vertical massing into two distinct shorter volumes that are better received from the pedestrian experience.



EXTERIOR STAIRS

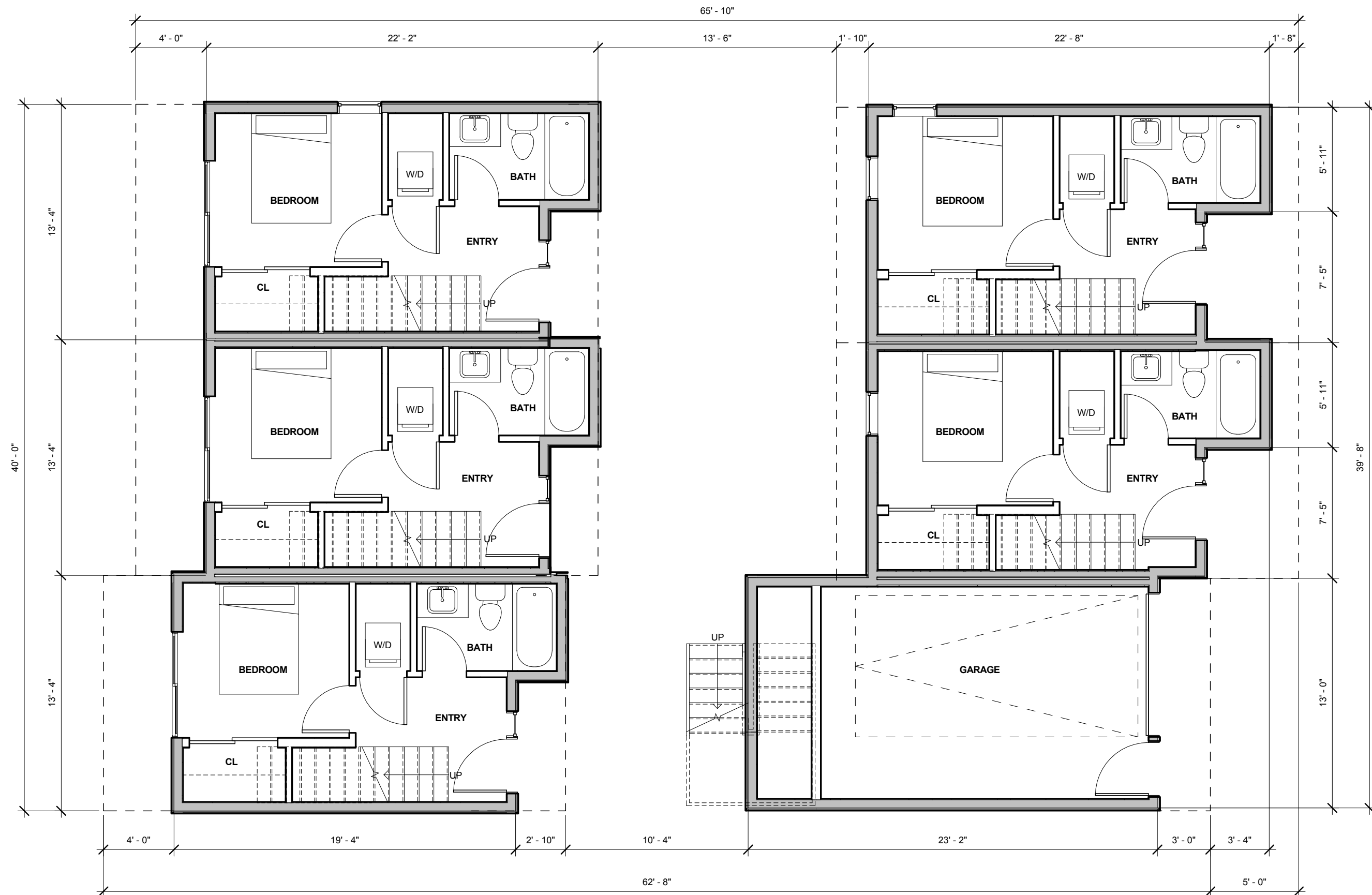
The roof decks will be accessed by exterior staircases. These elements reduce the perceived volume of the structures, and assist in retaining existing views towards the west and Puget Sound.



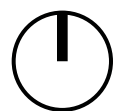
STREET-FACING EXPRESSION

The upper levels will utilize a highly textural material to help reduce the perceived mass of the project. Large areas of glazing will also be utilized to increase the transparency of the project and have a direct visual relationship to the street and the existing street trees.

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	B. Adjacent Sites, Streets, and Open Spaces C. Relationship to the Block D. Hight, Bulk, and Scale	CS2.B.2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. CS2.C.2. Mid-Block Sites: ...Continue a strong street edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. CS2.D.1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as anticipated zoning to determine an appropriate complement and transition.	Overall, the units have a gracious setback from the street. This creates a “semi-private” buffer between the public sidewalk and the private uses. This space will be heavily landscaped in order to provide a visual buffer and softened edge. The project densifies the site as is typical in the southern portion of the block. Most of these multi-family neighboring structures are three stories. To respect the single-family properties on the street, however, the project will use massing differentiations to decrease the perceived volume.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A.2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.	The project will use contemporary design; however, the materials proposed are ubiquitous throughout the neighborhood and respond to a more traditional scale.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A.1. Design Objectives: Design entries to be obvious and distinct with clear lines of sight and visual connections to the street. Scale and detail entries to function for anticipated use.	The proposed entries are recessed to provide direction, weather protection, and to define the individual units. These entries will be lit, landscaped, and clad in wood to provide a warm and inviting entry sequence from the street and sidewalk.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	DC2.A.2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects. DC2.B.1. Facade Composition: Design all building facades...considering the composition and architectural expression of the building as a whole. DC2.C.1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating secondary elements into the design. Add detailing at the street to create interest and encourage active street life. DC2.D.2. Texture: Design the character of the building to strive for fine-grained scale ‘texture’.	Modulation, material changes, transparency, and open railings are all methods that have been used to decrease the perceived massing of the overall project. The transparency of the street-facing units has been increased as much as possible. The project proposes exterior stairs rather than penthouses to decrease the perceived mass and retain views for neighbors. The larger, upper mass of the building will be clad in a textural material that breaks down the overall volume.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	C. Design	DC3.C.2. Amenities and Features: Create attractive outdoor spaces with a combination of hardscape and plantings. Use a variety of features, such as planters, green roofs and decks, and street trees.	The front yards and central courtyards will share circulation, but will be offered to the individual units owners for use. Planters will be used at the entries to provide additional unit separation.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Exterior Elements and Finishes D. Trees, Landscape and Hardscape Materials	DC4.A.1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. DC4.D.1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.	The building exterior will be clad in durable cementitious panel and lap siding, both of which are used in the surrounding neighborhood. The lap siding is a textural material that is used over the majority of the structure while a lighter-colored panel will be used to connect windows and break down the massing. Wood will be used as an accent at the covered entry locations. New plantings and trees will be used graciously throughout the project.



FIRST FLOOR PLANS

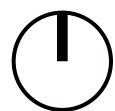




SECOND FLOOR PLANS

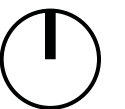


THIRD FLOOR PLANS





ROOF PLANS

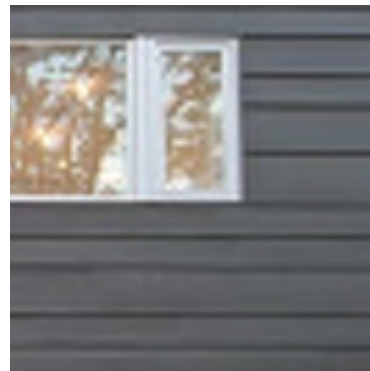




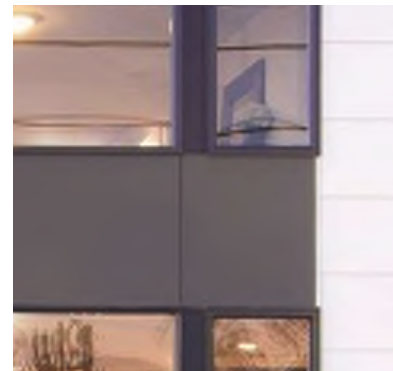
SOUTH ELEVATION



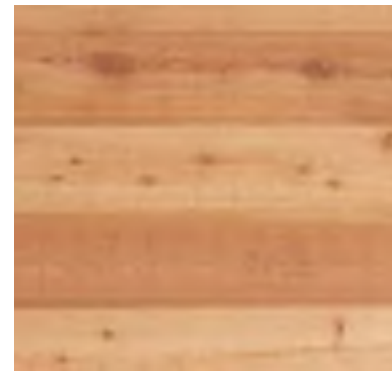
NORTH ELEVATION



① LAP SIDING



② CEMENTITIOUS PANEL



③ CEDAR SIDING



④ OPEN METAL RAIL

PROPOSED MATERIALS

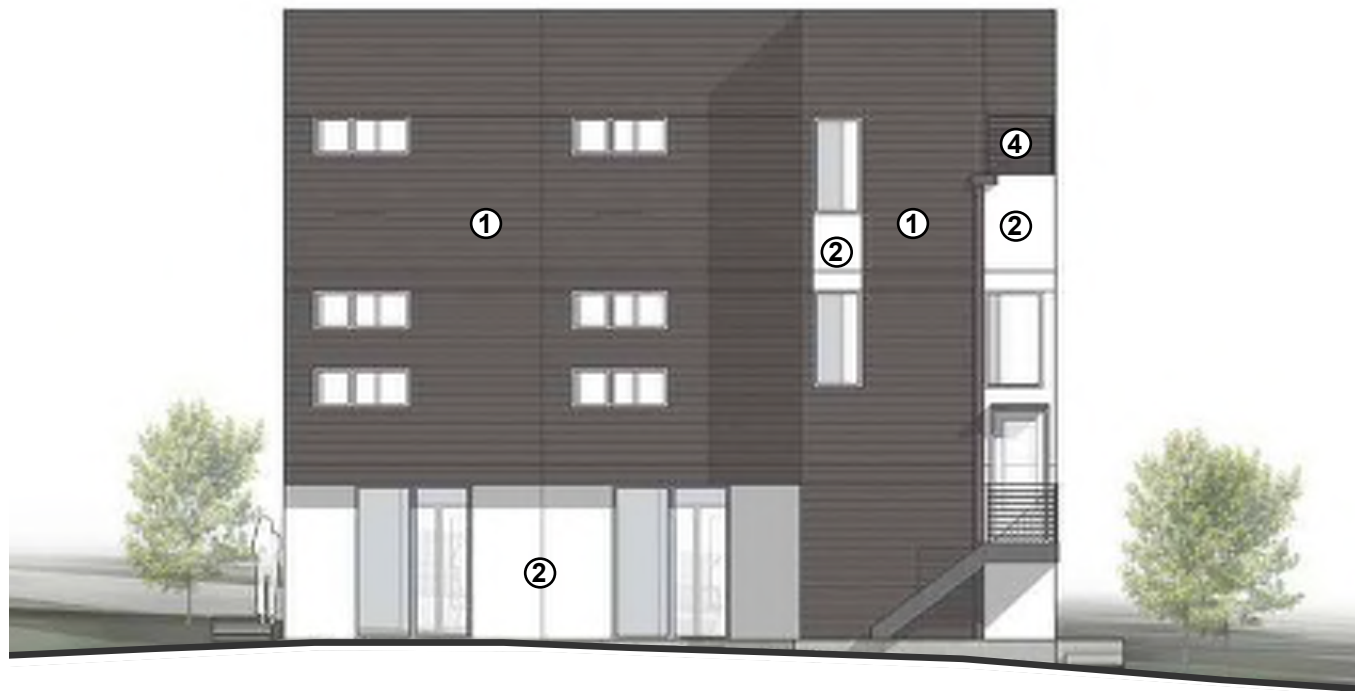
This project seeks to highlight the distinction between the darker massing elements and the lighter connecting materials. Cedar siding will accent the entry and provide interest and texture to the space at the street level. Cementitious hardie panel and lap siding will be used in a white-to-light-gray and a dark gray. A portion of metal open rail breaks down the street-facing facade and provides a more transparent view from the roof decks. Cast-in-place concrete will be used for foundations and at retaining locations. Concrete and metal planters will be used as needed throughout the site at bioretention locations.



WEST ELEVATION



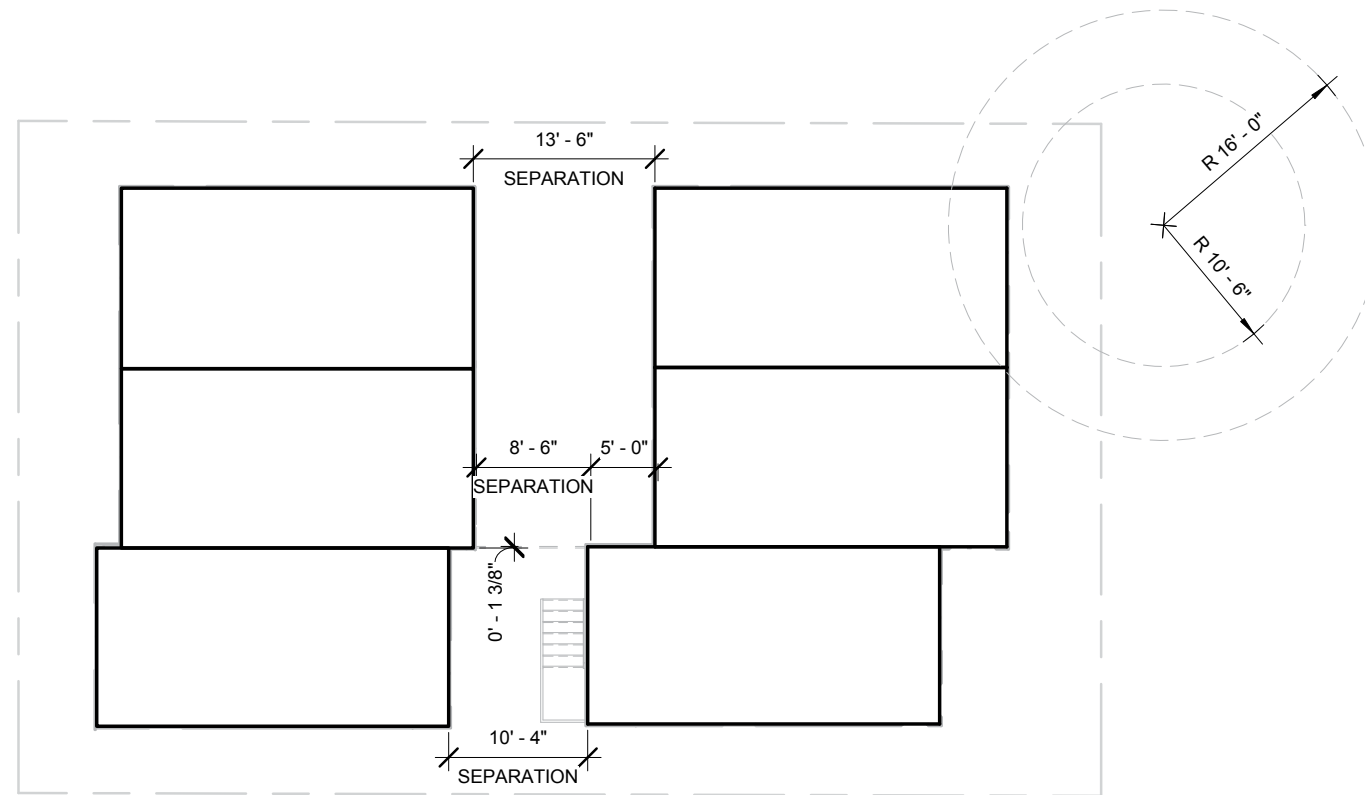
EAST ELEVATION



INTERIOR ELEVATION (WEST)



INTERIOR ELEVATION (EAST)



DESIGN STANDARD
SMC 23.45.518.F.
Setbacks and Separations

In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.

ADJUSTMENT REQUEST:

To decrease the 10'-0" minimum to 8'-6" along 2" of the proposed building.

RATIONALE FOR ADJUSTMENT:

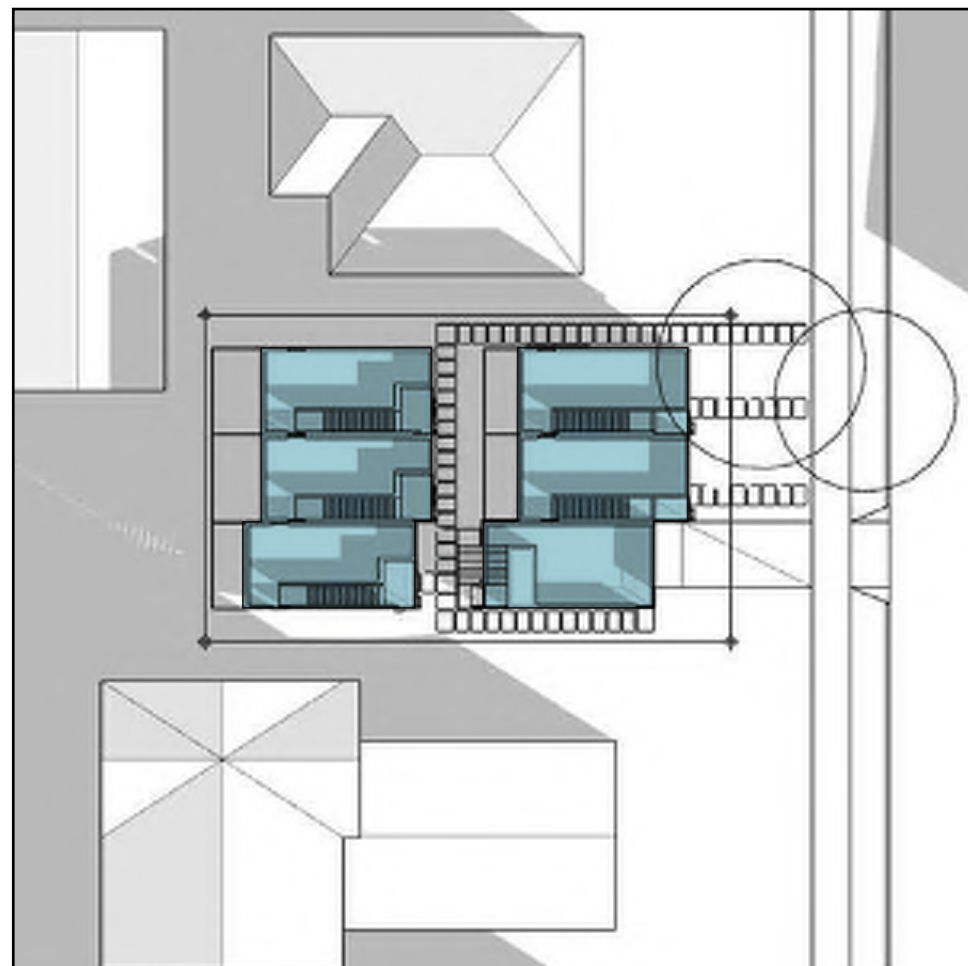
Because this site is maximizing its project width, 2" of framing overlaps the 10'-0" setback between units. The rear units are held by a rear setback and the front units are avoiding 2/3 of the drip line of an existing tree in the right-of-way. The central courtyard space is jogged to create two separate and distinct spaces, one with a horizontal dimension of 13'-6" and the other with a dimension of 10'-4". It is only at this 2" overlap that the units are closer than 10'-0".



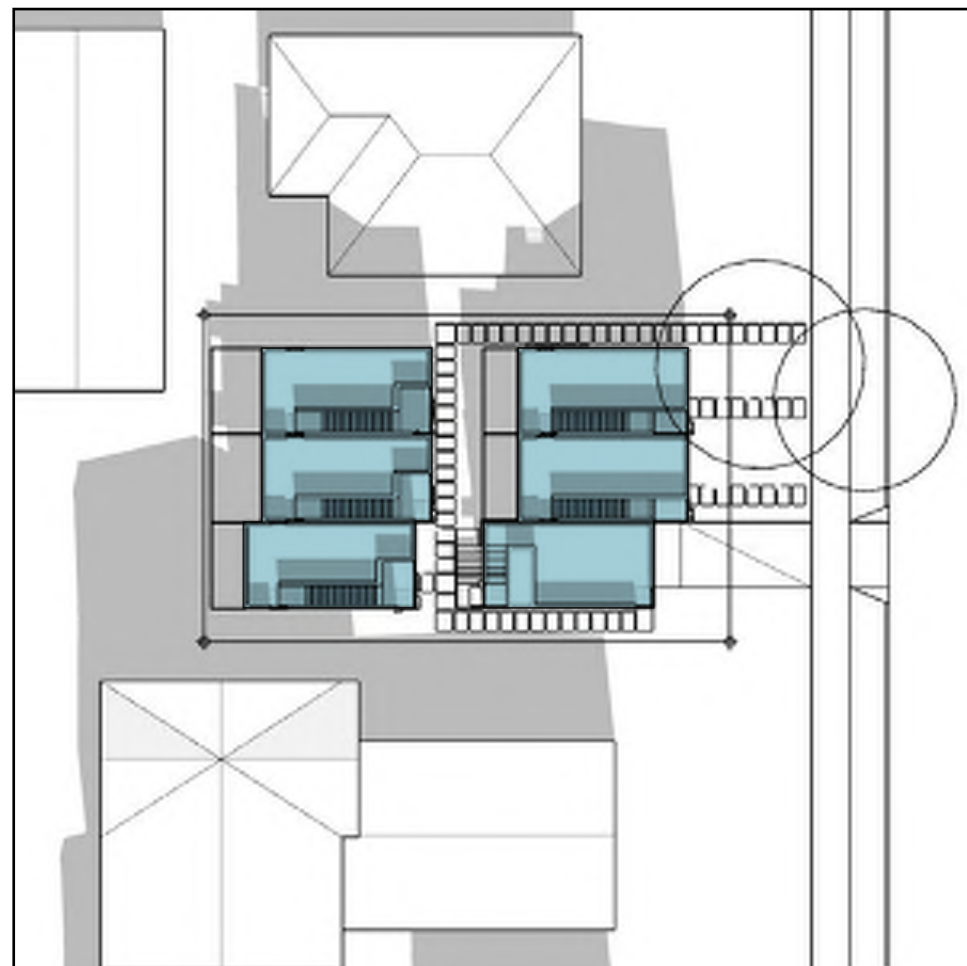
PRIVACY STUDIES - SOUTH NEIGHBOR



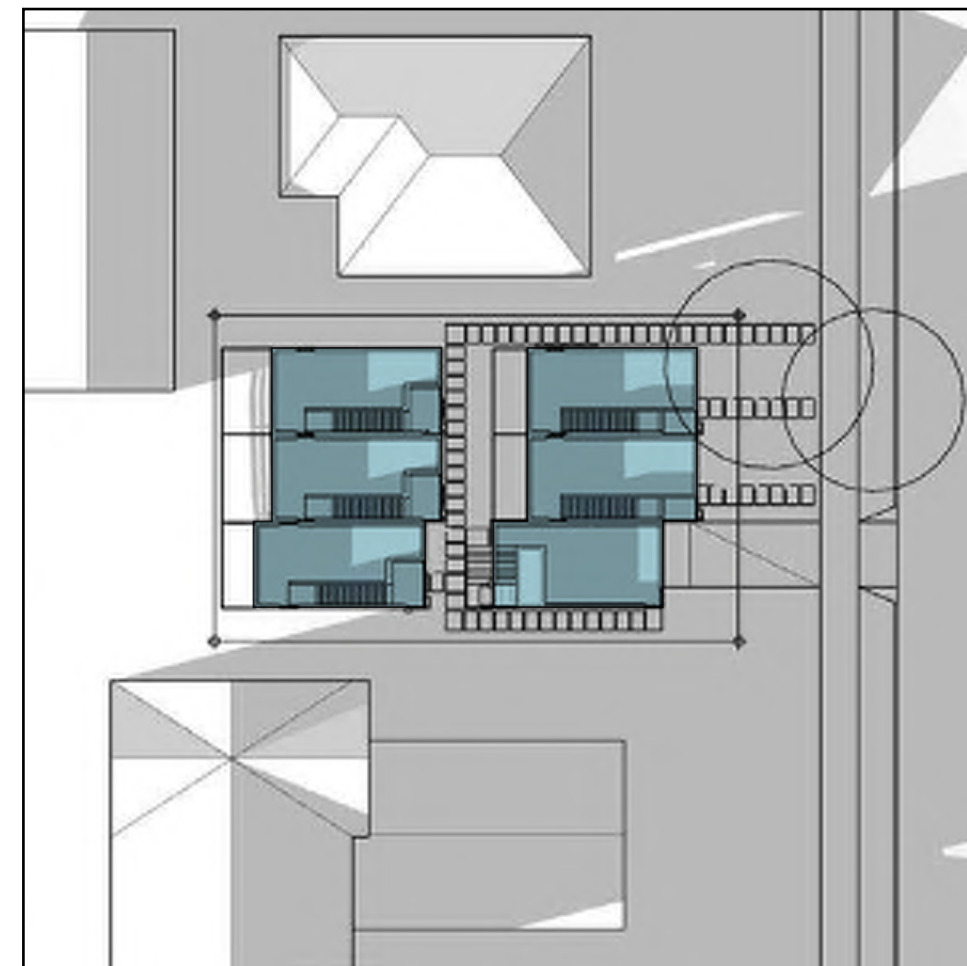
PRIVACY STUDIES - NORTH NEIGHBOR



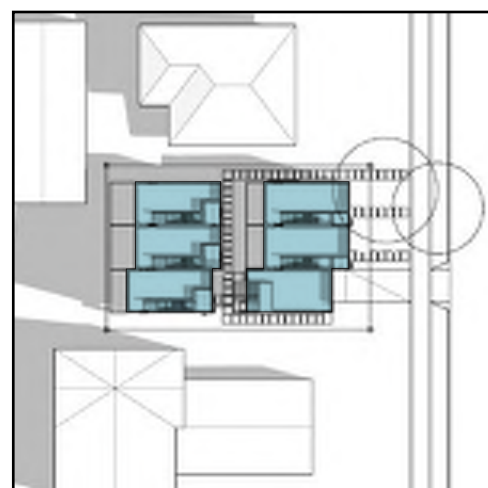
MARCH / SEPTEMBER 21, 9 AM



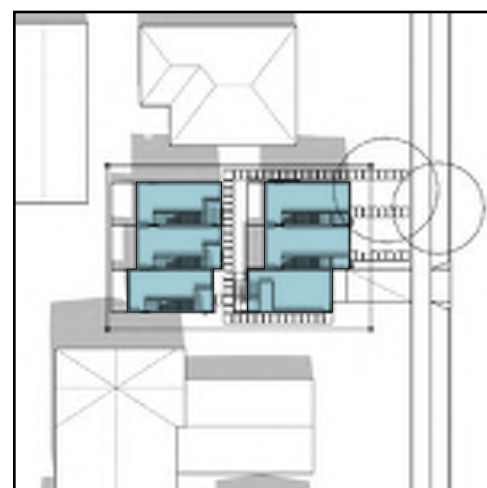
MARCH / SEPTEMBER 21, 12 PM



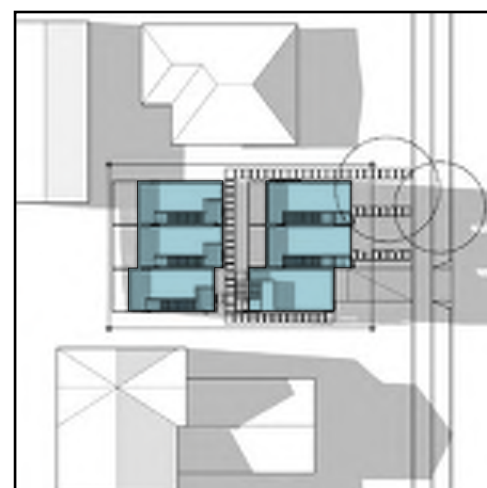
MARCH / SEPTEMBER 21, 5 PM



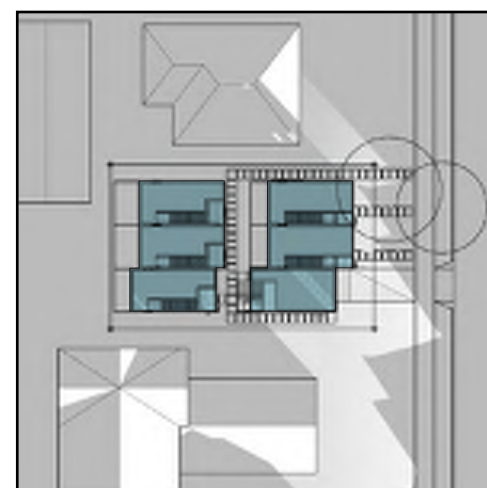
JUNE 21, 9 AM



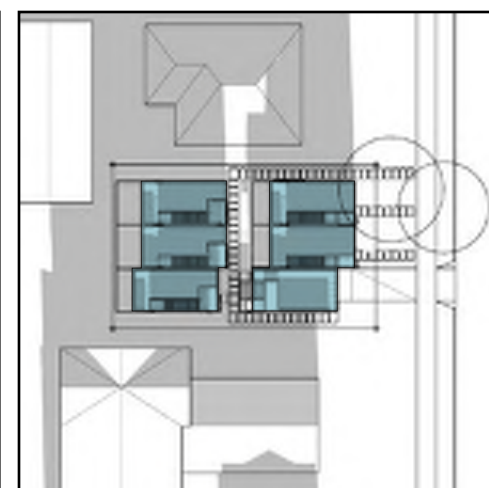
JUNE 21, 12 PM



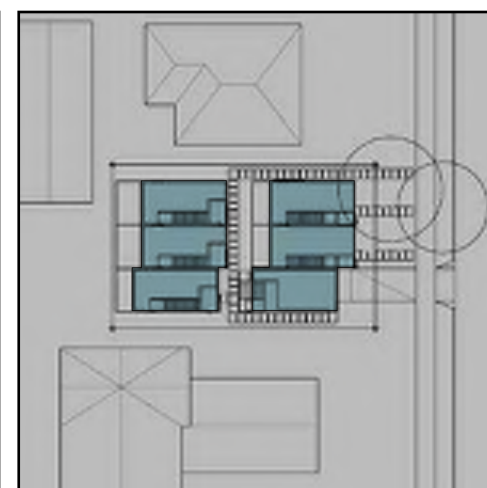
JUNE 21, 5 PM



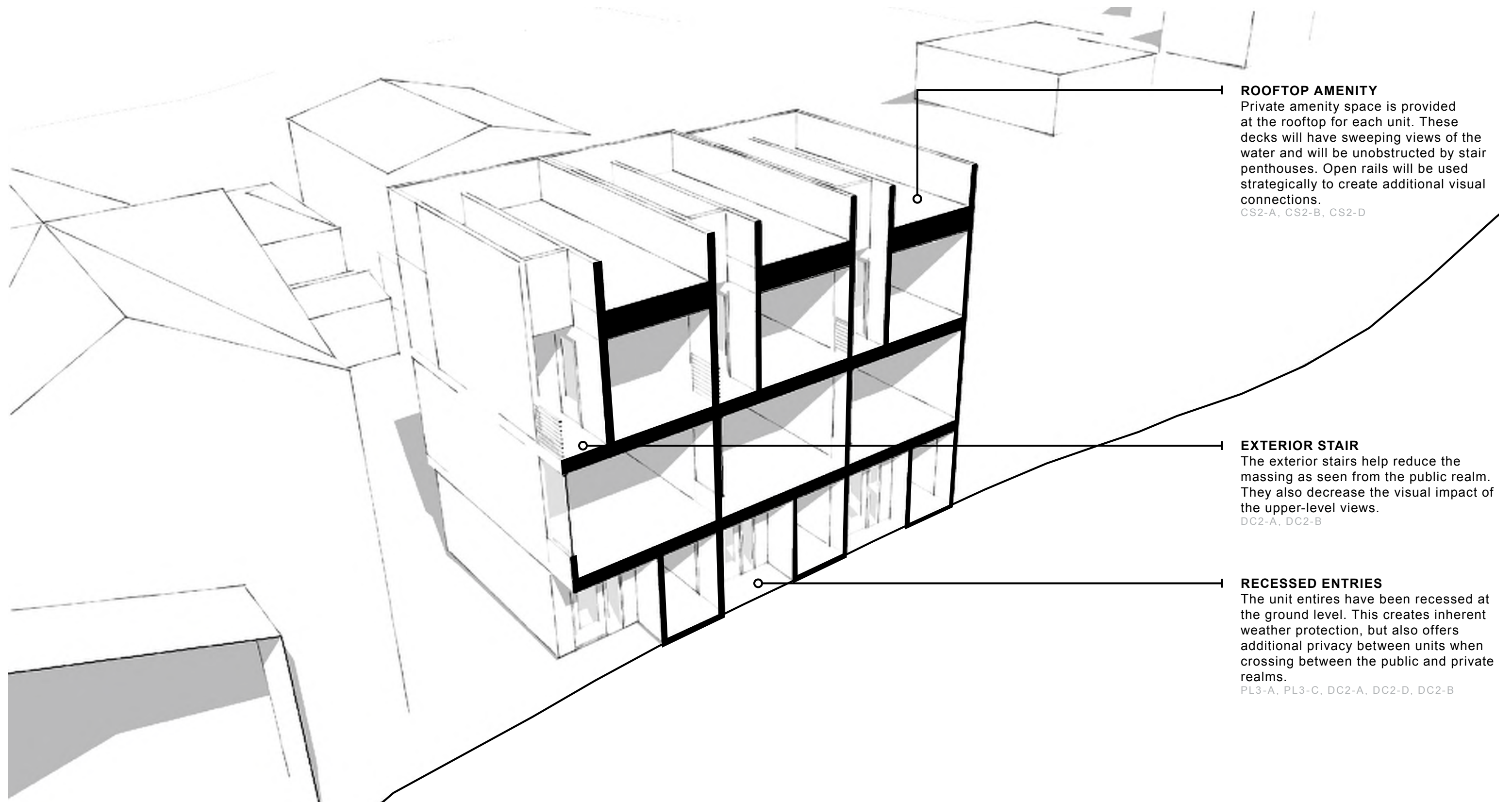
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



ROOFTOP AMENITY
Private amenity space is provided at the rooftop for each unit. These decks will have sweeping views of the water and will be unobstructed by stair penthouses. Open rails will be used strategically to create additional visual connections.
CS2-A, CS2-B, CS2-D

EXTERIOR STAIR
The exterior stairs help reduce the massing as seen from the public realm. They also decrease the visual impact of the upper-level views.
DC2-A, DC2-B

RECESSED ENTRIES
The unit entries have been recessed at the ground level. This creates inherent weather protection, but also offers additional privacy between units when crossing between the public and private realms.
PL3-A, PL3-C, DC2-A, DC2-D, DC2-B

SECTION THROUGH SITE (SOUTH/LEFT TO NORTH/RIGHT)

OPEN RAILS |
 Open rails are used strategically to decrease the overall massing of the project and offer additional transparency that assists the visual connection between the street and the units.

CS2-C, PL1-A, DC2-A, DC2-C



WOOD AT ENTRIES |
 The recessed entries are to be clad in wood to provide a warm and inviting entry sequence. This is a textural and natural material that will enhance the pedestrian scale. This wood will be lit at night.

PL3-A, DC2-D, DC4-A

VIEW FROM SOUTHEAST CORNER OF SITE



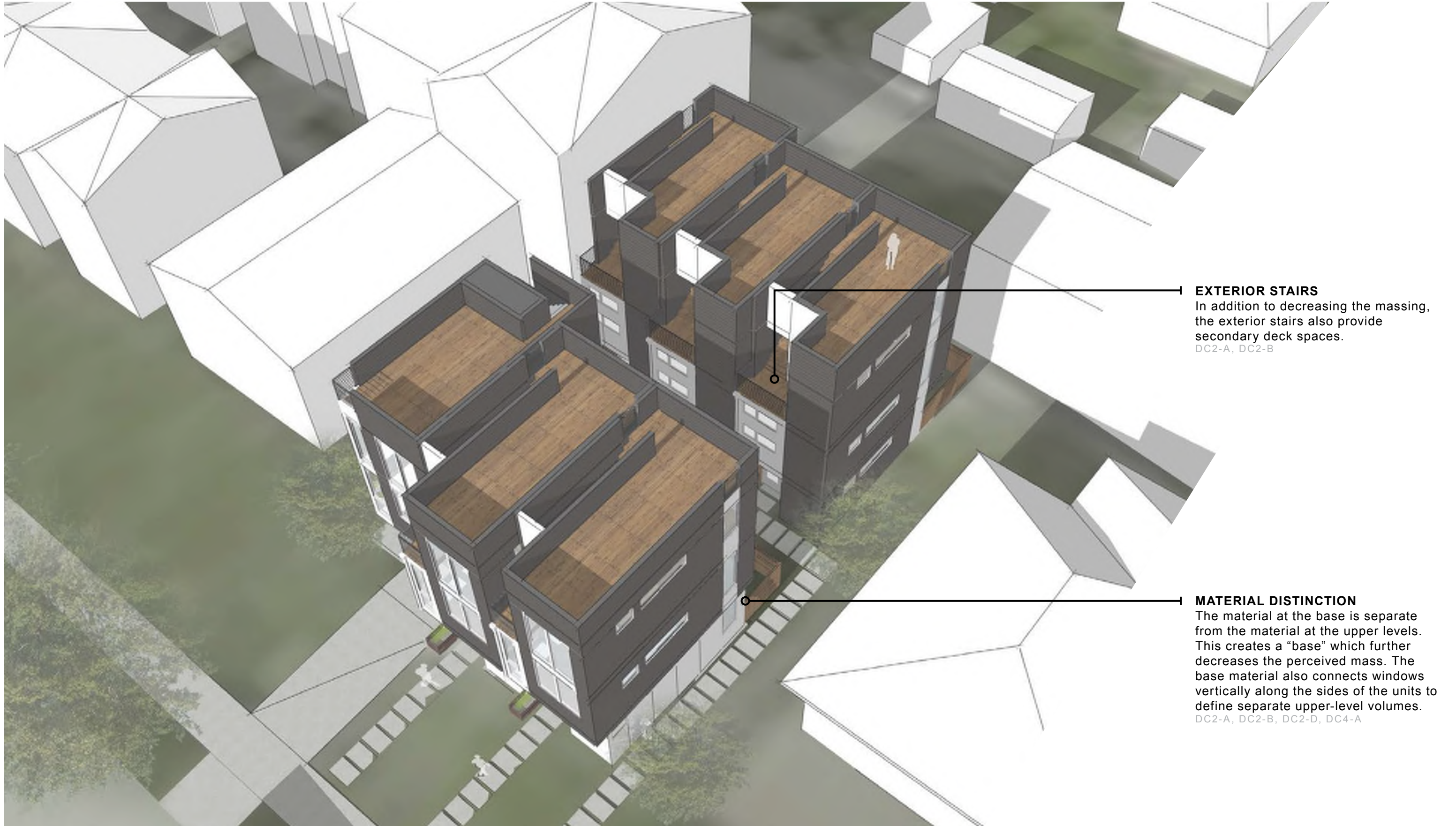
EXTERIOR STAIRS
The stairs to the roof are exterior, decreasing the perceived scale of the structures and creating additional modulation in the design.
DC2-A, DC2-B

PLANTING
Planter boxes are used at the entries to soften the approach towards the entries, further privatize the space, and to mitigate the water from the upper decks.
DC2-D, DC4-D

VIEW FROM NORTHEAST CORNER OF SITE



VIEW FROM STREET



EXTERIOR STAIRS
In addition to decreasing the massing, the exterior stairs also provide secondary deck spaces.
DC2-A, DC2-B

MATERIAL DISTINCTION
The material at the base is separate from the material at the upper levels. This creates a “base” which further decreases the perceived mass. The base material also connects windows vertically along the sides of the units to define separate upper-level volumes.
DC2-A, DC2-B, DC2-D, DC4-A

AERIAL PERSPECTIVE



OPTIMAL TRANSPARENCY
The units have maximized the transparency at the double-height spaces facing the street and the rear of the site. This increases the visual connection between the units and the public realm along the street, and increases the visual connection towards the western view.
PL3-B, DC2-B

PRIVACY FENCES
Wood privacy fences will be used in rear yard locations to maintain privacy for the adjacent neighbors while creating private spaces for the rear units. This wood will relate to the material used at the unit entries.
PL3-B, DC2-B

VIEW FROM SOUTHWEST CORNER OF SITE