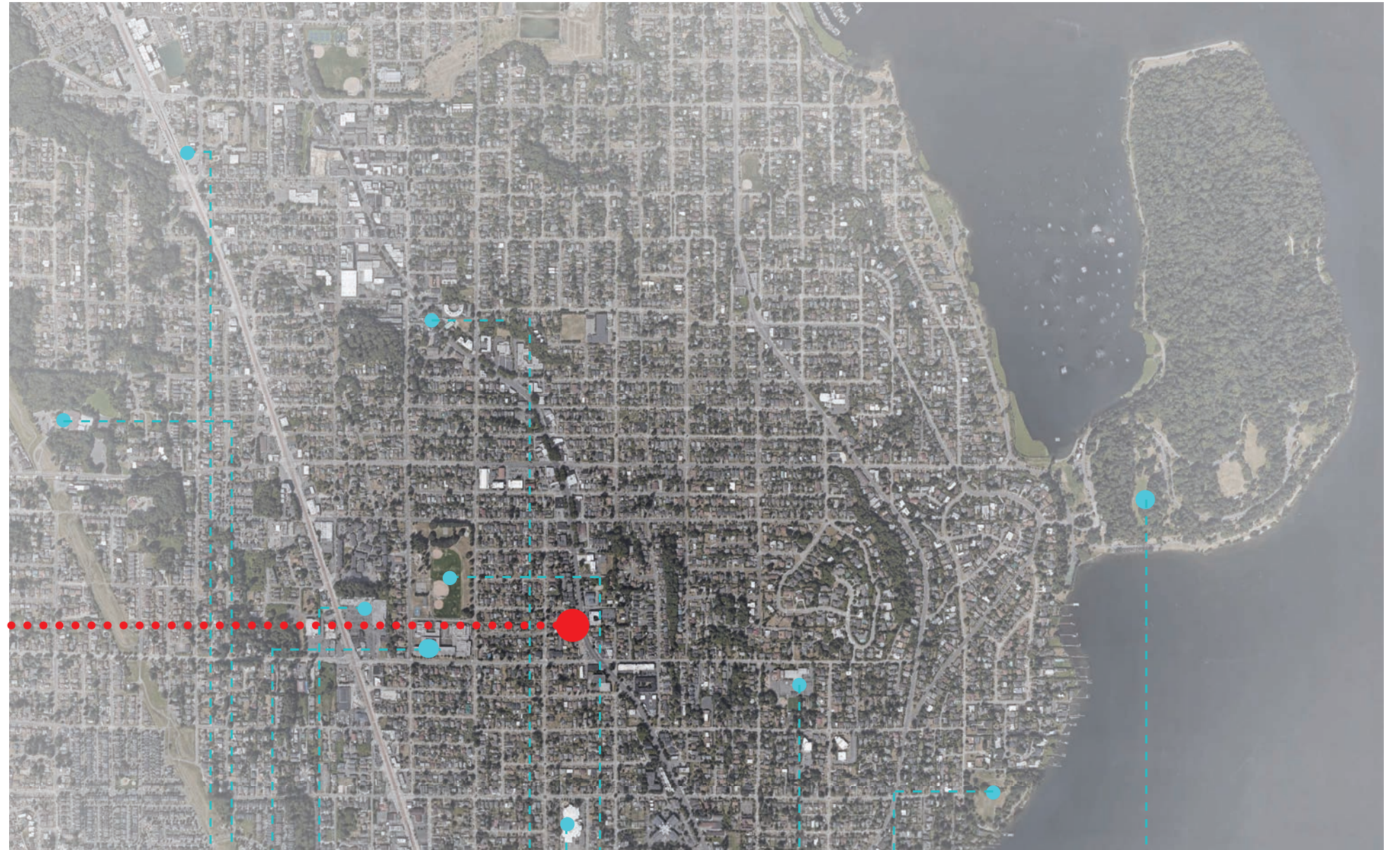







## TABLE OF CONTENTS

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## PROJECT INFORMATION

<b>ADDRESS</b>	6207 Rainier Avenue South SEATTLE, WA 98122
<b>TAX ID NUMBER</b>	8113100825
<b>SDCI PROJECT #</b>	3028515
<b>LOT SIZE</b>	6,184 SF
<b>ZONE:</b>	LR3
<b>ARCHITECT/PROJECT CONTACT</b>	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST, SEATTLE, WA 98144
<b>OWNER/APPLICANT</b>	JABOODA HOMES, LLC 1 EDEN LANE W MERCER ISLAND, WA 98040



-  Columbia City Station
-  Dearborn Park Elementary School
-  Aki Kurose Middle School
-  Grocery Store
-  Columbia City Shopping/Restaurant District
-  Boys and Girls Club
-  Brighton Playfield
-  Graham Hill Elementary School
-  Martha Washington Park
-  Seward Park

VICINITY ANALYSIS

**ZONE:** LR3

**ADJACENT ZONES:** SF 5000  
LR3RC  
NC2-40  
NC2P-40

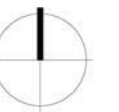
**BUS ROUTES:** **106** - Renton TC to  
Downtown Seattle  
**7** - Prentice St/ Rainier  
Beach to Downtown  
Seattle  
**9**- Rainier Beach to  
Columbia City to  
Broadway



**106** Line: Renton TC to Downtown Seattle

**7** Line: Prentice Street/ Rainier Beach to Downtown Seattle

**9** Line: Rainier Beach to Columbia City to Broadway



ZONING ANALYSIS

**PROPOSAL** 6207 Rainier Ave S is currently (1) lot with no existing structures. The applicant proposes to develop (5) townhouses with (3) attached garages.

**KEY METRICS**

<b>Zone:</b>	<b>LR3</b>
<b>Lot size:</b>	6,184 SF
<b>FAR:</b>	6,184 SF x 1.3 = 8,039 SF allowed (THs + Built green + Paved Alley)
<b>Structure Height:</b>	30' + 4' parapet allowance & 10' penthouse
<b>Units:</b>	<b>(5)</b>
<b>Parking:</b>	(3) attached garages

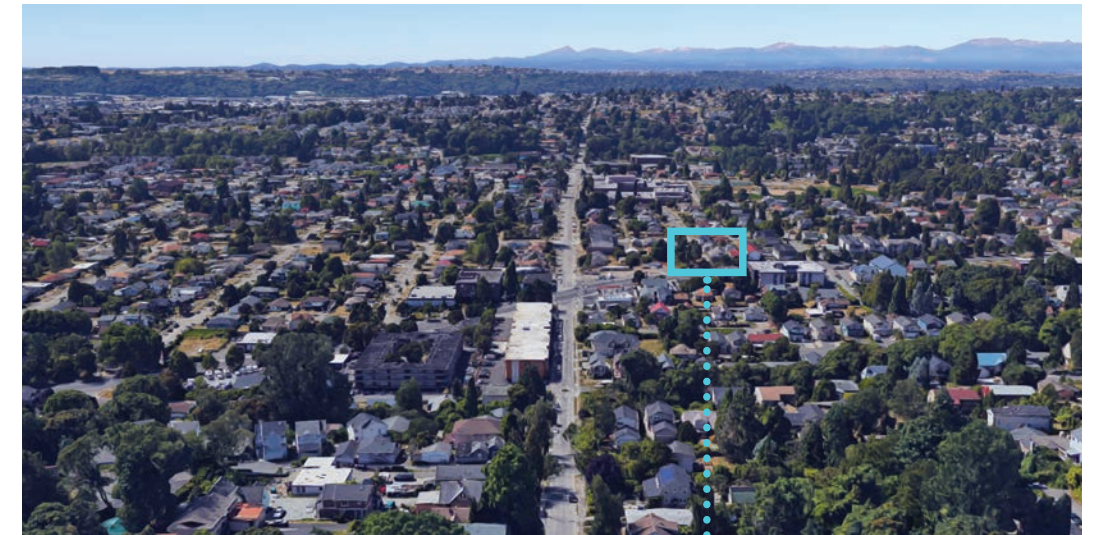
**ANALYSIS OF CONTEXT** The project is located in the neighborhood of Brighton, located one block north of the intersection of S Graham St and Rainier Ave S. The site is located on the west side of Rainier Ave S and the east side of Goodell Place S. The main point of access for parking is from Goodell Place. The site allows for potential views to the west, southwest, southeast, and east. These views include expansive views of Rainier as well as views towards Lake Washington. The neighborhood is comprised of an eclectic mix of styles, ranging from older single family homes to new multifamily townhome developments and commercial developments.

**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.

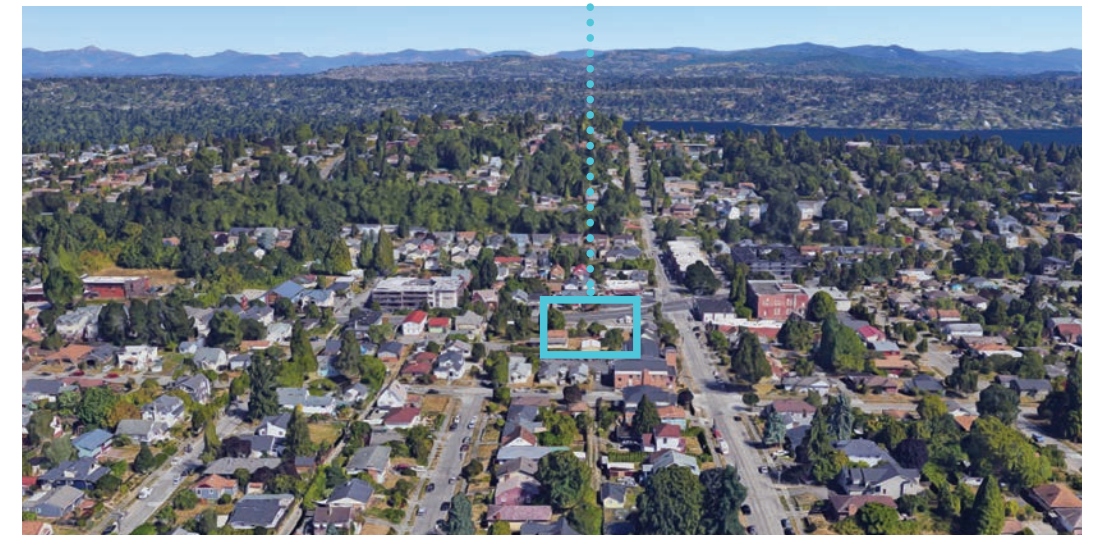
**ARCHITECTURAL CONCEPT** See page 8 for concept statement, diagrams, and images.

**DESIGN GUIDELINES** See page 9 for Design Guideline Responses.



6207 AERIAL VIEW WEST

6207 AERIAL VIEW EAST



## SITE ANALYSIS

RAINIER AVE S

SITE



SOUTH

NORTH

S GRAHAM STREET

S SPENCER STREET

ACROSS SITE

RAINIER AVE S



NORTH

SOUTH

S SPENCER STREET

S GRAHAM ST

GOODELL PLACE S

SITE



NORTH

SOUTH

S SPENCER STREET

S BATEMAN STREET

ACROSS SITE

GOODELL PLACE S



SOUTH

NORTH

S BATEMAN STREET

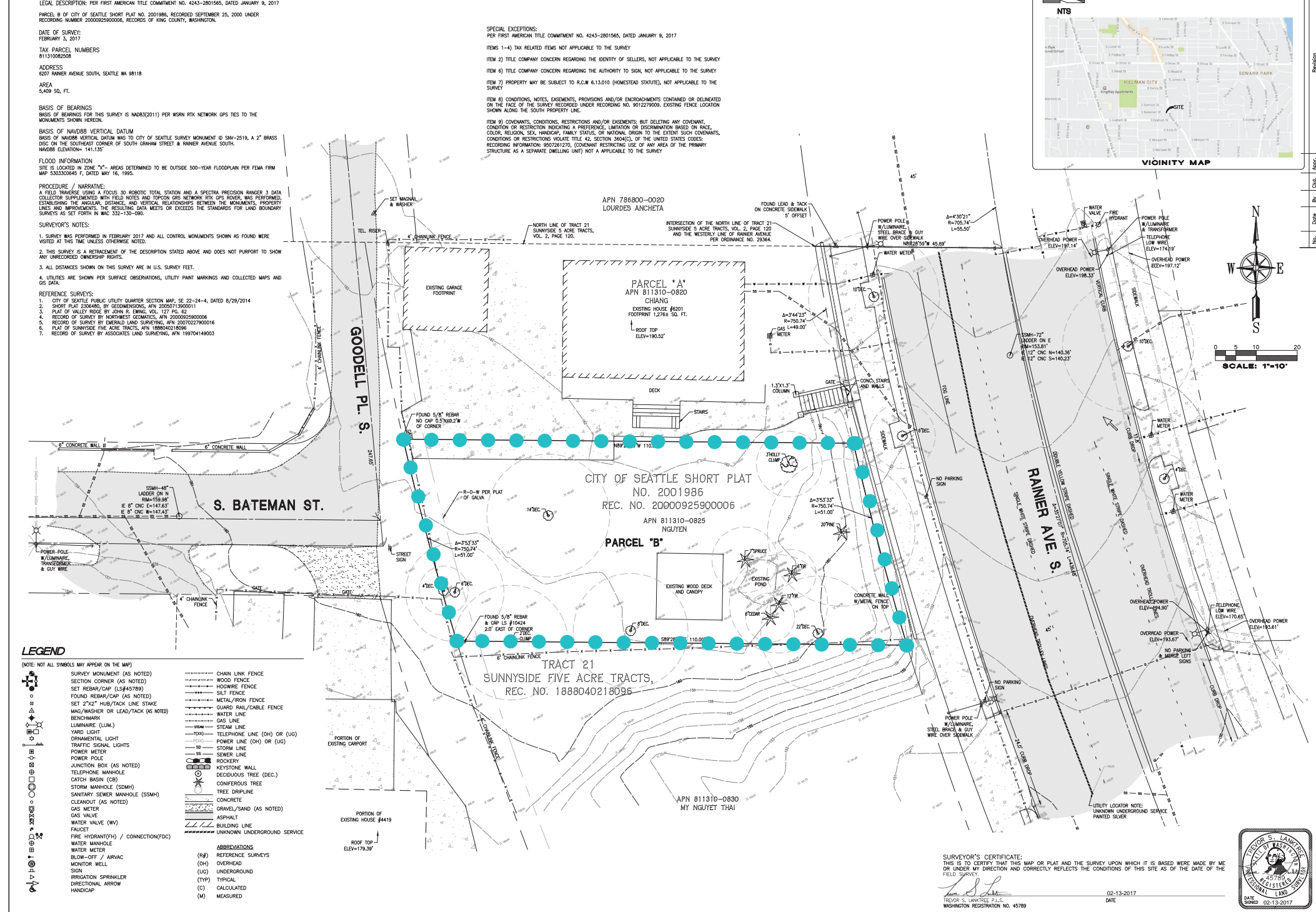
S SPENCER ST

STREET LEVEL

**LEGAL DESCRIPTION**

SUNNYSIDE 5-ACRE TRS PCL B, SEATTLE SP #2001986 REC # 2000092590006 SD SP BEING POR SD LOT 21

**BOUNDARY AND TOPOGRAPHIC SURVEY**



LEGAL DESCRIPTION: PER FIRST AMERICAN TITLE COMMITMENT NO. 4243-2801565, DATED JANUARY 9, 2017  
 PARCEL B OF CITY OF SEATTLE SHORT PLAT NO. 2001986, RECORDED SEPTEMBER 25, 2000 UNDER RECORDING NUMBER 2000092590006, RECORDS OF KING COUNTY, WASHINGTON.

DATE OF SURVEY: FEBRUARY 3, 2017

TAX PARCEL NUMBERS: 8113100820

ADDRESS: 8027 RAINIER AVENUE SOUTH, SEATTLE WA 98118

AREA: 5,409 SQ. FT.

BASIS OF BEARINGS: BASIS OF BEARINGS FOR THIS SURVEY IS NAD83(2011) PER WORN RTK NETWORK GPS TIES TO THE MONUMENTS SHOWN HEREON.

BASIS OF VERTICAL DATUM: BASIS OF VERTICAL DATUM WAS TO CITY OF SEATTLE SURVEY MONUMENT ID SNA-2519, A 2" BRASS DISC ON THE SOUTHEAST CORNER OF SOUTH GRAHAM STREET & RAINIER AVENUE SOUTH. HIGHER ELEVATION: 141.132'

FLOOD INFORMATION: SITE IS LOCATED IN ZONE "X"- AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN PER FEMA FIRM MAP 530330245 1, DATED MAY 16, 1995.

PROCEDURE / NARRATIVE: A FIELD TRAVELER USING A FOCUS 30 ROBOTIC TOTAL STATION AND A SPECTRA PRECISION RANGER 3 DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TOPCON GRS NETWORK RTK GPS RECEIVER, WAS PERFORMED. ESTABLISHING THE HORIZONTAL, VERTICAL, AND TYPICAL RELATIONSHIPS BETWEEN MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SURVEYOR'S NOTES:  
 1. SURVEY WAS PERFORMED IN FEBRUARY 2017 AND ALL CONTROL MONUMENTS SHOWN AS FOUND WERE NOTED AS SUCH UNLESS OTHERWISE NOTED.  
 2. THIS SURVEY IS A RETRACEMENT OF THE DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.  
 3. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN U.S. SURVEY FEET.  
 4. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS AND COLLECTED MAPS AND GIS DATA.

REFERENCE SURVEYS:  
 1. CITY OF SEATTLE PUBLIC UTILITY QUARTER SECTION MAP, SE 22-24-4, DATED 8/29/2014  
 2. SHORT PLAT 200400, BY COORDINATIONS, APN 200007300011  
 3. PLAT OF VALLEY RIDGE BY JOHN B. FINKE, VOL. 127 PG. 62  
 4. RECORD OF SURVEY BY NORTHWEST SURVEYS, APN 200005590006  
 5. RECORD OF SURVEY BY EMERALD LAND SURVEYING, APN 2007022700016  
 6. PLAT OF SUNNYSIDE FIVE ACRE TRACTS, APN 1888040218096  
 7. RECORD OF SURVEY BY ASSOCIATES LAND SURVEYING, APN 199704149003

SPECIAL EXCEPTIONS:  
 PER FIRST AMERICAN TITLE COMMITMENT NO. 4243-2801565, DATED JANUARY 9, 2017  
 ITEMS 1-4) TAX RELATED ITEMS NOT APPLICABLE TO THE SURVEY  
 ITEM 5) TITLE COMPANY CONCERN REGARDING THE IDENTITY OF SELLERS, NOT APPLICABLE TO THE SURVEY  
 ITEM 6) TITLE COMPANY CONCERN REGARDING THE AUTHORITY TO SIGN, NOT APPLICABLE TO THE SURVEY  
 ITEM 7) PROPERTY MAY BE SUBJECT TO R.C.M. 6.13.010 (HOMESTEAD STATUTE), NOT APPLICABLE TO THE SURVEY  
 ITEM 8) CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 9012279000, EXISTING FENCE LOCATION SHOWN ALONG THE SOUTH PROPERTY LINE.  
 ITEM 9) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISPARAGEMENT BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 36A(2)(C), OF THE UNITED STATES CODES. RECORDING INFORMATION: 9027281270, (COVENANT RESTRICTING USE OF ANY AREA OF THE PRIMARY STRUCTURE AS A SEPARATE DWELLING UNIT) NOT APPLICABLE TO THE SURVEY



**LEGEND**

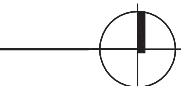
(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

●	SURVEY MONUMENT (AS NOTED)	-----	CHAIN LINK FENCE
○	SECTION CORNER (AS NOTED)	-----	WOOD FENCE
⊕	SET REBAR/CAP (LS#45789)	-----	HIGHWIRE FENCE
⊕	FOUND REBAR/CAP (AS NOTED)	-----	SILT FENCE
⊕	SET 2"x2" NUB/TACK LINE STAKE	-----	METAL/IRON FENCE
⊕	MAG/WASHER OR LEAD/TACK (AS NOTED)	-----	GUARD RAIL/CABLE FENCE
⊕	BENCHMARK	-----	WATER LINE
⊕	LUMINAIRE (LUM.)	-----	GAS LINE
⊕	YARD LIGHT	-----	TELEPHONE LINE (OH) OR (UG)
⊕	ORNAMENTAL LIGHT	-----	POWER LINE (OH) OR (UG)
⊕	TRAFFIC SIGNAL LIGHTS	-----	STEAM LINE
⊕	POWER METER	-----	SEWER LINE
⊕	POWER POLE	-----	ROCKERY
⊕	JUNCTION BOX (AS NOTED)	-----	KEYSTONE WALL
⊕	TELEPHONE MANHOLE	-----	DECIDUOUS TREE (DEC.)
⊕	CATCH BASIN (CB)	-----	CONIFEROUS TREE
⊕	STORM MANHOLE (SMH)	-----	TREE DRIFLINE
⊕	SANITARY SEWER MANHOLE (SSMH)	-----	CONCRETE
⊕	CLEANOUT (AS NOTED)	-----	GRAVEL/SAND (AS NOTED)
⊕	GAS METER	-----	ASPHALT
⊕	GAS VALVE	-----	BUILDING LINE
⊕	WATER VALVE (WV)	-----	
⊕	FIRE HYDRANT(FH) / CONNECTION(FDC)	-----	
⊕	WATER MANHOLE	-----	
⊕	WATER METER	-----	
⊕	BLOW-OFF / AIRVAC	-----	
⊕	MONITOR WELL	-----	
⊕	SON	-----	
⊕	IRRIGATION SPRINKLER	-----	
⊕	DIRECTIONAL ARROW	-----	
⊕	HANDICAP	-----	

**ABBREVIATIONS**

(#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

survey  
 SCALE: N.T.S.



TIME: BOUNDARY AND TOPOGRAPHIC SURVEY  
 P/N OF THE SW1/4, OF THE SE1/4 OF SEC. 22,  
 TWP. 24 N., RGE 4 EAST, W. M.  
 CITY OF SEATTLE  
 KING COUNTY STATE OF WASHINGTON

For: JABOODA HOMES  
 NGHIA KI PHAM  
 1 EDEN LANE WEST  
 MERCER ISLAND, WA 98040

**LANKTREE LAND SURVEYING, INC.**  
 421 'B' STREET N.E., AUBURN, WA 98002  
 PHONE: (253) 853-6423  
 WWW.LANKTREELANDSURVEYING.COM

Job Number: 2354  
 Sheet: 1 of 2

DATE: 02-13-2017

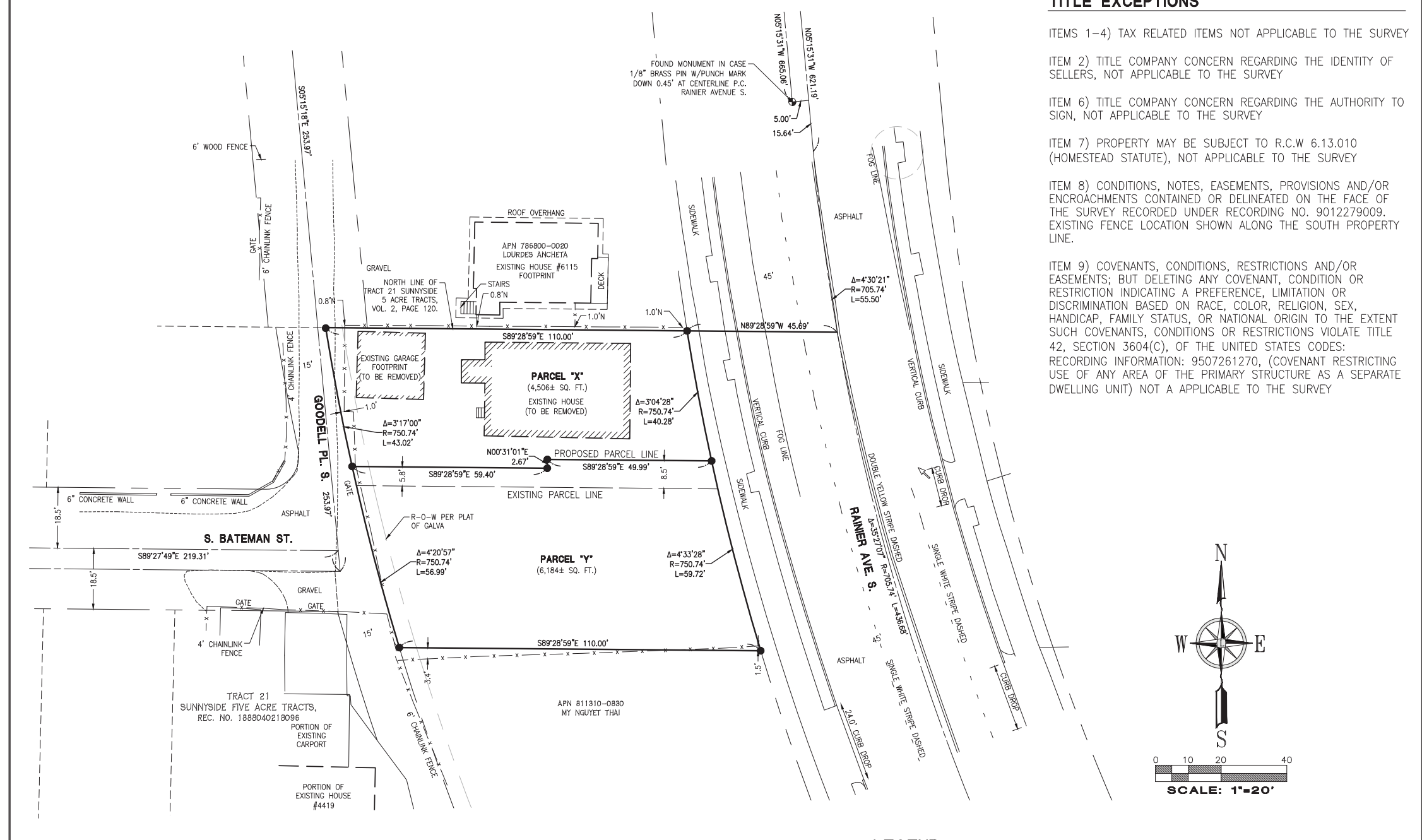
SURVEYOR'S CERTIFICATE:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

REVOR S. LANKTREE P.L.S.  
 WASHINGTON REGISTRATION NO. 45789

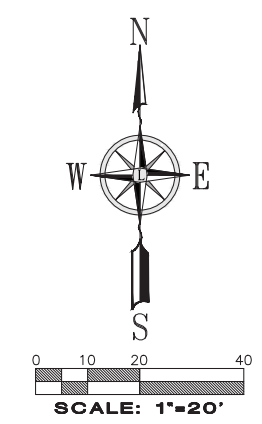
DATE: 02-13-2017

EXISTING CONDITIONS

# LOT BOUNDARY ADJUSTMENT NO. 3028517



- TITLE EXCEPTIONS**
- ITEMS 1-4) TAX RELATED ITEMS NOT APPLICABLE TO THE SURVEY
  - ITEM 2) TITLE COMPANY CONCERN REGARDING THE IDENTITY OF SELLERS, NOT APPLICABLE TO THE SURVEY
  - ITEM 6) TITLE COMPANY CONCERN REGARDING THE AUTHORITY TO SIGN, NOT APPLICABLE TO THE SURVEY
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  - ITEM 9) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES: RECORDING INFORMATION: 9507261270, (COVENANT RESTRICTING USE OF ANY AREA OF THE PRIMARY STRUCTURE AS A SEPARATE DWELLING UNIT) NOT A APPLICABLE TO THE SURVEY



survey  
SCALE: N.T.S.

I F G N D

LBA CONDITIONS



Since the project is situated on a double front lot, the design aims to address both frontages, and reconcile the sectional grade change that exists adjacent to Rainier Ave.

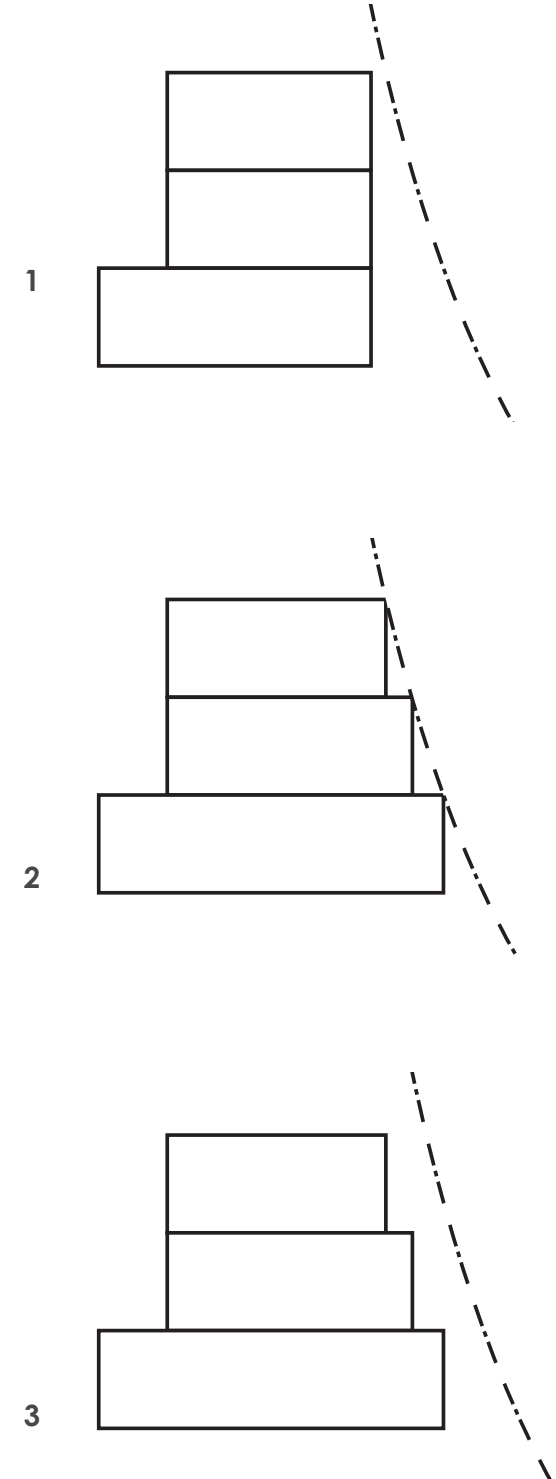
The composition of the street-facing façades aim to open east and west, to their respective frontages, as the properties to the north and south are subject to future development that has the potential to block most views. The Rainier facade utilizes a jogged plan at the upper floors to address the angled property boundary, while angling the ground floor to create a smoother pedestrian experience. Since the units are elevated above Rainier Ave, larger glazing punches have been used at the upper floors to capture views of the Rainier ave corridor.

The Goodell frontage uses an awning language between the first and second floor, as opposed to a vertical fin language (which is used on the Rainier frontage), and both frontages use a vertically oriented lap siding at the ground level, to break down the scale at the pedestrian level.

## PRECEDENTS

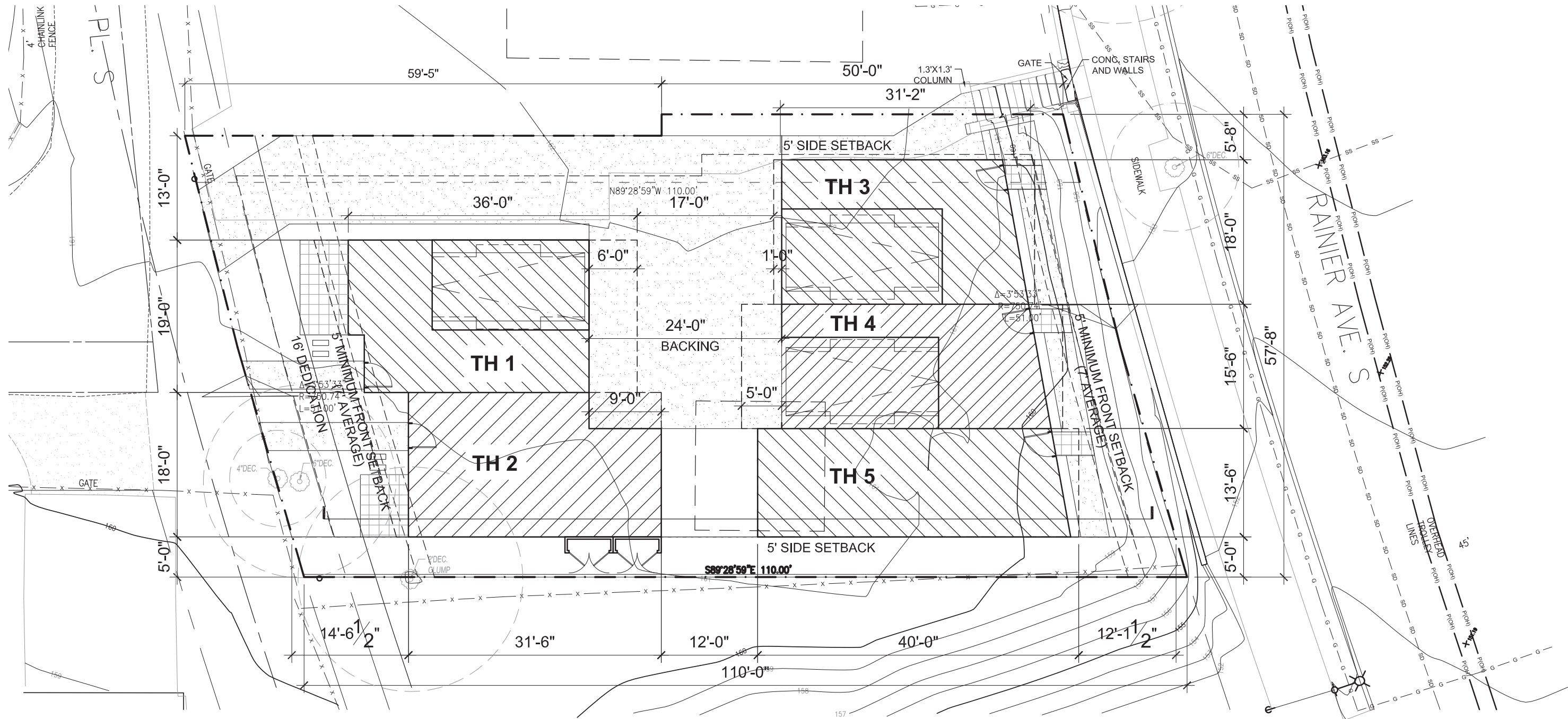


## CONCEPTUAL SKETCHES



CONCEPT

<b>CS2. Urban Pattern and Form</b>	<p><b>A Location in the City and Neighborhood</b></p> <p><b>C Relationship to the Block</b></p> <p><b>D Height, Bulk, and Scale</b></p>	<p>The surrounding neighborhood is an eclectic mix of styles, ranging from one &amp; two story traditional homes, to civic buildings and vacant lots. Since the project is situated on a double front lot, the design aims to address both frontages, and reconcile the sectional grade change that exists adjacent to Rainier Ave. The eastern units that front Rainier Ave take advantage of the full 30' height limit + 4' parapet bonus at the street front, while the western facing units drop the parapet height at the street front, to help bring down the scale. Rainier Ave is a high-traffic thoroughfare, and since the project site is elevated above the street, the full height and scale aim to help enforce the corridor along the LR3 and NC2-40 zones, while the Goodell frontage aims to be sensitive to the SF500 zoning that is across the street.</p>
<b>PL2. Open Space Connectivity</b>	<p><b>A Accessibility</b></p> <p><b>B Safety and Security</b></p>	<p>The pedestrian experience will be quite different for the eastern and western edges of the project, especially when considering the sectional change at Rainier Ave. In both conditions a landscape buffer is created to help ease the transition from the roadway, but both conditions are handled separately. The Rainier Ave side takes advantage of the existing staircase to vertically navigate, and a new walkway will carry pedestrians to the entries of units three, four, and five. Landscaping will help visually ground the unit, as it sits above Rainier Ave, and will also help buffer the noise at the entry.</p> <p>The Goodell frontage will need to accommodate a right-of-way expansion, and allows for a large yard space for both units 1 and 2. Sectionally there is little topography to navigate, and this allows for a gentle transition from the street to the entry.</p>
<b>PL3. Street Level Interaction</b>	<p><b>A Entries</b></p>	<p>The entries to each unit face their respective street frontage and are covered by awnings, and indicated with lighting and prominent signage. The paving material for the Rainier frontage also helps to indicate the individual entries, by cutting through the common pathway, which can be seen on the landscape plan. Signage along the street-facing retaining wall will highlight the pedestrian walkway, and the location of the unit entries, while the Goodell fronted entries are separate and distinct.</p>
<b>DC1. Project Uses and Activities</b>	<p><b>B Vehicular Access and Circulation</b></p>	<p>The vehicular access will be from the Goodell Pl street frontage, in order to avoid headaches involved with the Rainier Ave side. One curb cut will be used, and the (3) garages will be located on the internal facades, and not visible from the street. Adequate backing distance is to be provided.</p>
<b>DC2. Architectural Concept</b>	<p><b>A Massing</b></p> <p><b>B Architectural and Facade Composition</b></p> <p><b>C Secondary Architectural Features</b></p> <p><b>D Scale and Texture</b></p>	<p>The composition of the street-facing façades aim to open east and west, to their respective frontages, as the properties to the north and south are subject to future development that has the potential to block most views. The Rainier facade utilizes a jogged plan at the upper floors to address the angled property boundary, while angling the ground floor to create a smoother pedestrian experience. Since the units are elevated above Rainier Ave, larger glazing punches have been used at the upper floors to capture views of the Rainier ave corridor.</p> <p>The Goodell frontage uses an awning language between the first and second floor, as opposed to a vertical fin language, and both frontages use a vertically oriented lap siding at the ground level, that has a 10" reveal in order to break down the scale at the pedestrian circulation. Cementitious panel with a warm color palette will be used above for character and a larger scale.</p>
<b>DC3. Open Space Concept</b>	<p><b>A Building - Open Space Relationship</b></p> <p><b>C Design</b></p>	<p>Due to the need for parking and the sectional challenges along Rainier Ave, the site does not afford much opportunity for direct open space. Therefore the right-of-way conditions will be landscaped to soften and expand the ground plane and pedestrian experience, while the interior courtyard will be treated with a grasscrete paving material and string lights. The courtyard space aims to be a protected place for children to play, or for neighbors to mingle.</p>
<b>DC4. Exterior Elements and Materials</b>	<p><b>A Exterior Elements and Finishes</b></p> <p><b>C Lighting</b></p>	<p>Simple, clean, and durable materials have been selected to maintain a high level of quality for this project and endure Seattle's climate. Large address numbers on the street facing retaining wall, allow for easy recognition from the street, and indicates the pedestrian circulation, while individual unit callouts are placed beside each unit entry.</p> <p>The materials selected provide a warmth at the pedestrian level, and the clean lines of the material layout create a clear indication of unit entry and division between the townhomes. There is a continuous pathway along the entire eastern edge of the site, which will be lined with lighting and vegetation. At both street frontages, the landscaping will create visual interest, and help buffer the noise created by traffic.</p> <p>The interior courtyard is to utilize string lighting and soffit lighting to enhance safety at night, and create an inviting atmosphere for socializing.</p>



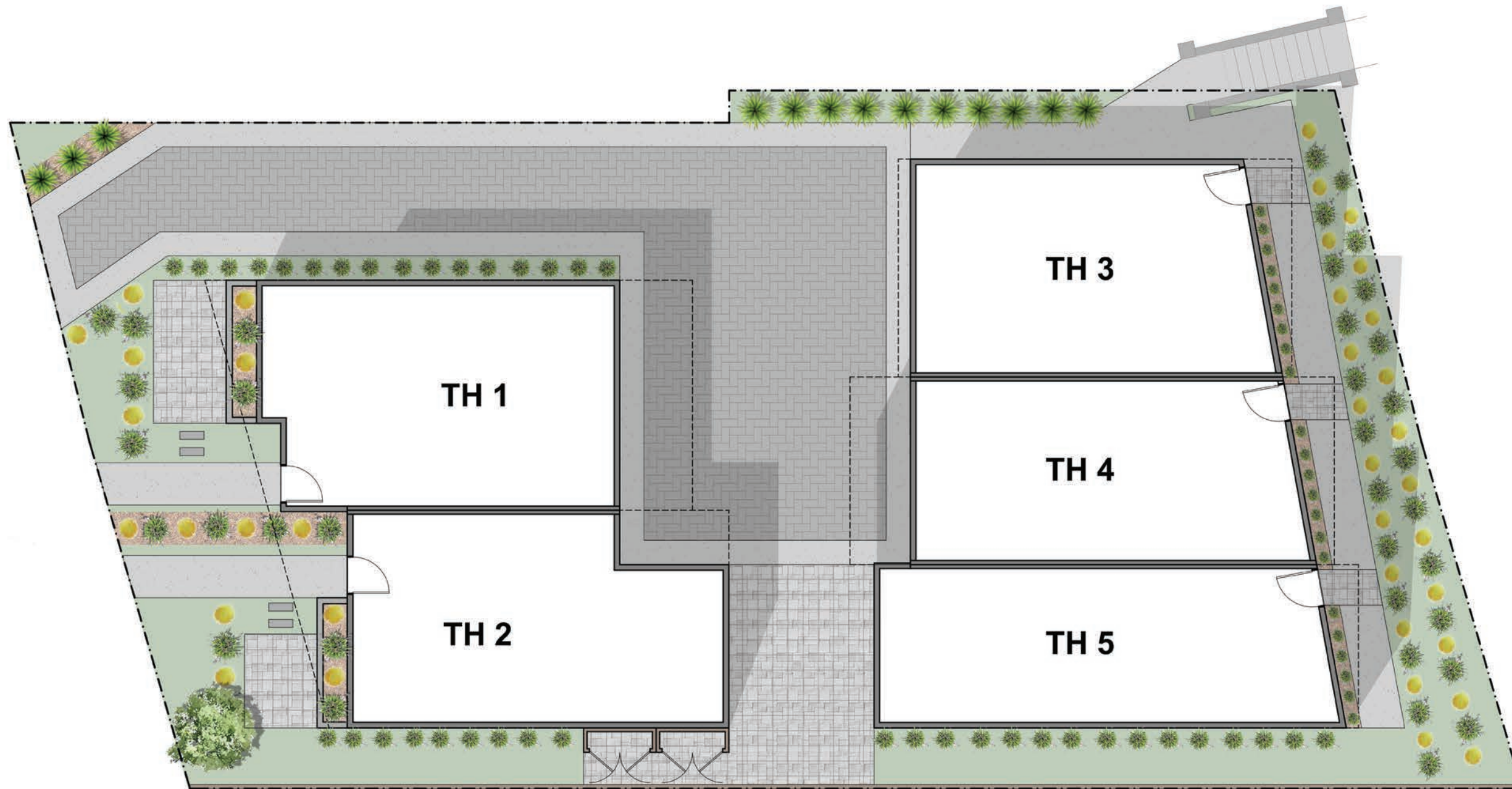
site plan

SCALE: NTS



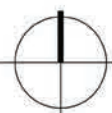
	Required	Provided	% Difference
<b>Front (east):</b>	7' average, 5' minimum	8.3' avg, 5' min	Compliant
<b>Side (north):</b>	5' minimum	5.7' min	Compliant
<b>Side (south):</b>	5' minimum	5' min	Compliant
<b>Front (west):</b>	7' average, 5' minimum	16.2' avg, 14.2' min	Compliant

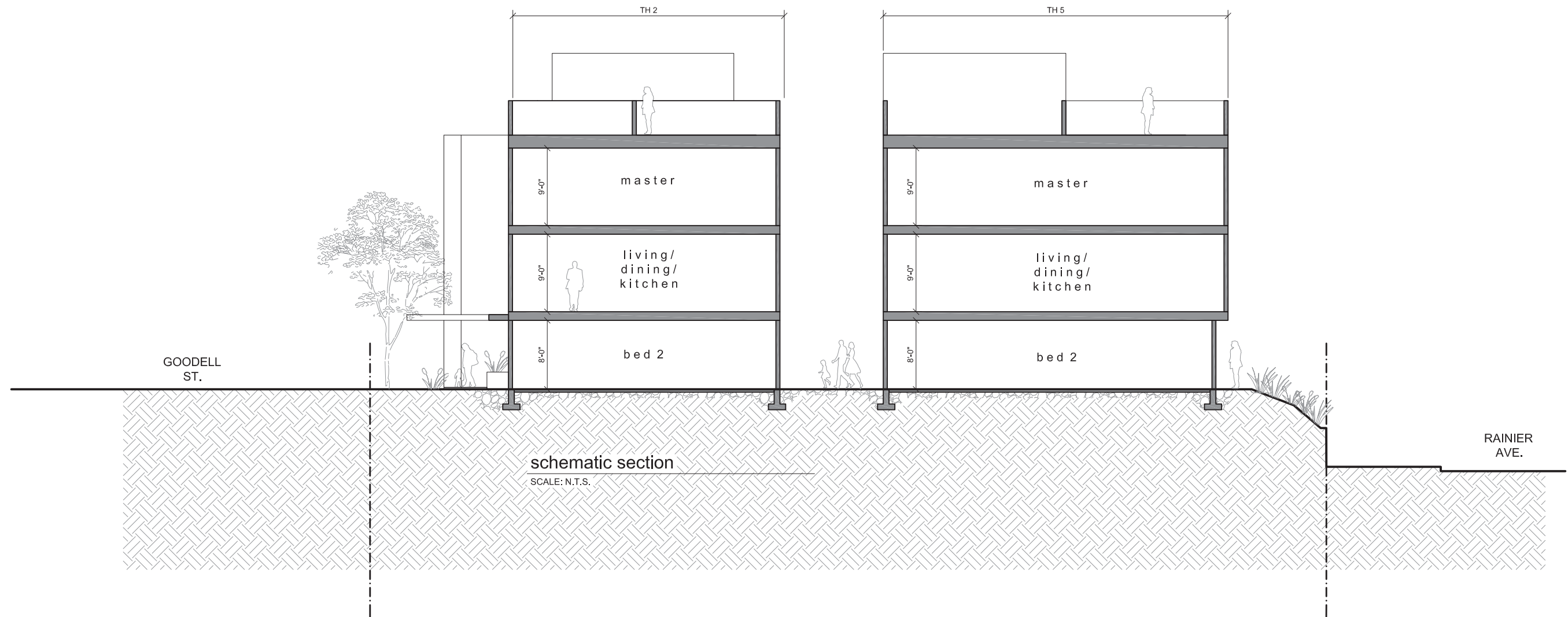
SITE PLAN



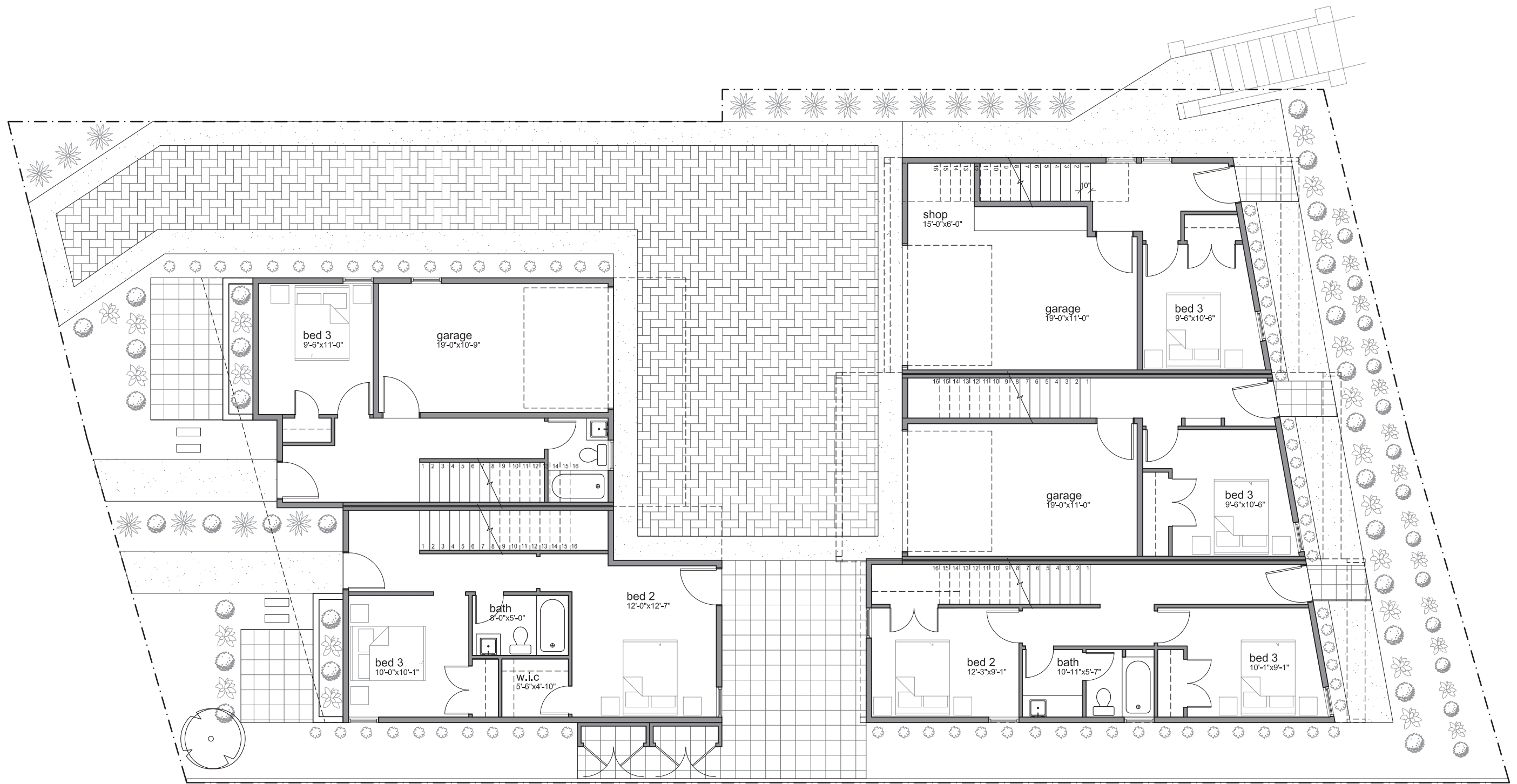
landscape plan

SCALE: NTS





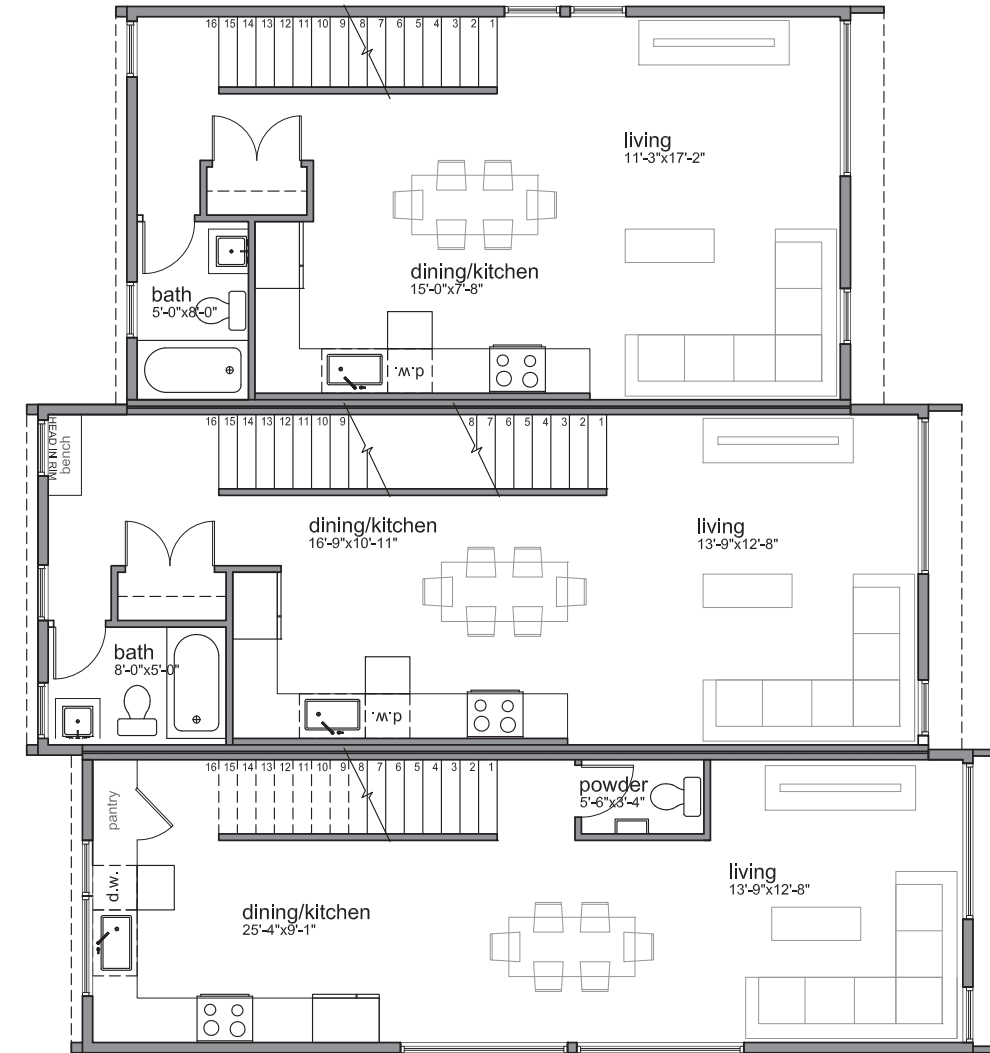
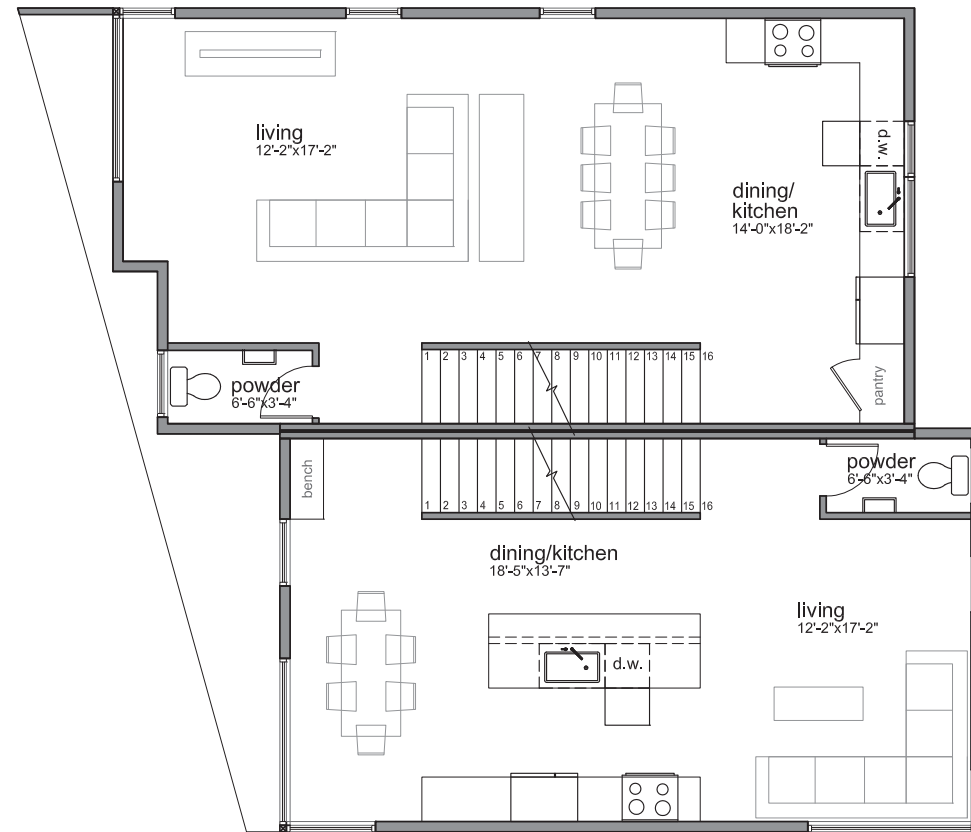
SITE SECTION



THs - first floor plan

SCALE: N.T.S

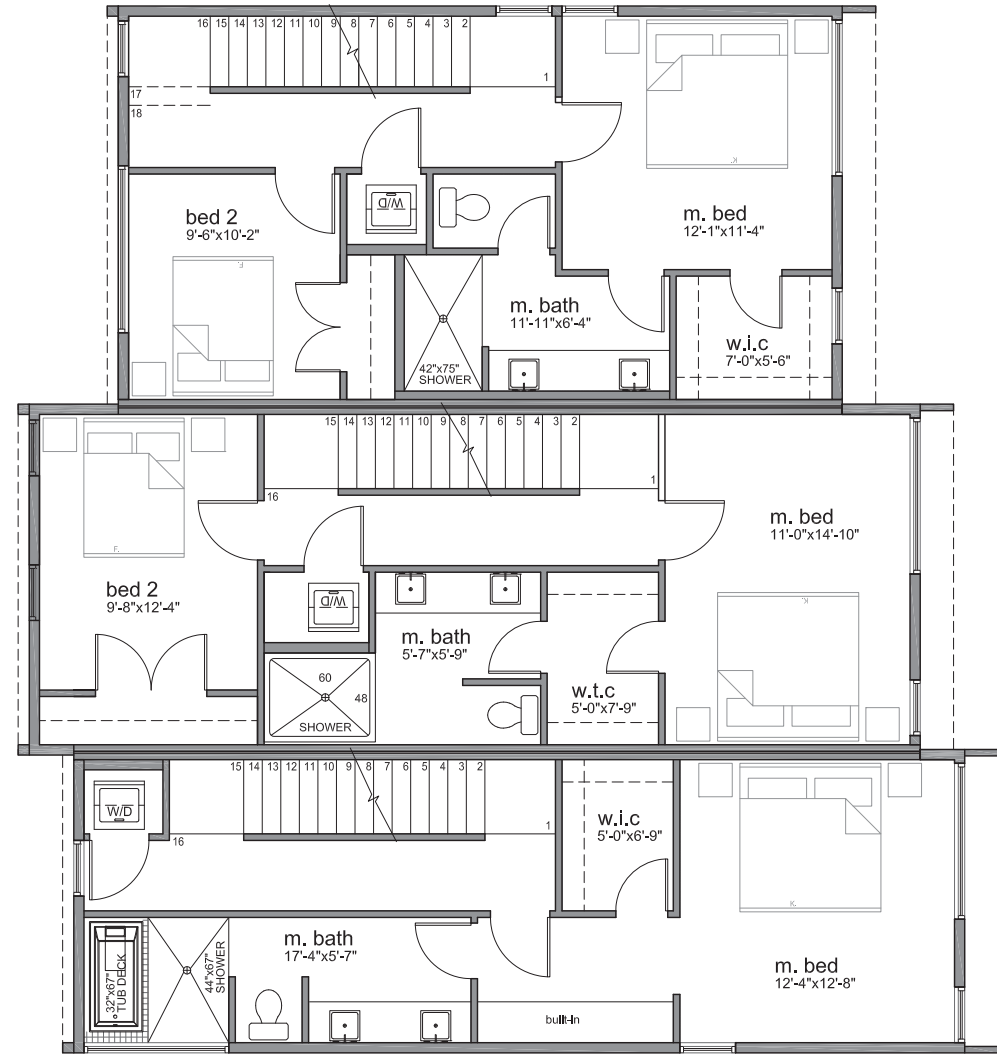
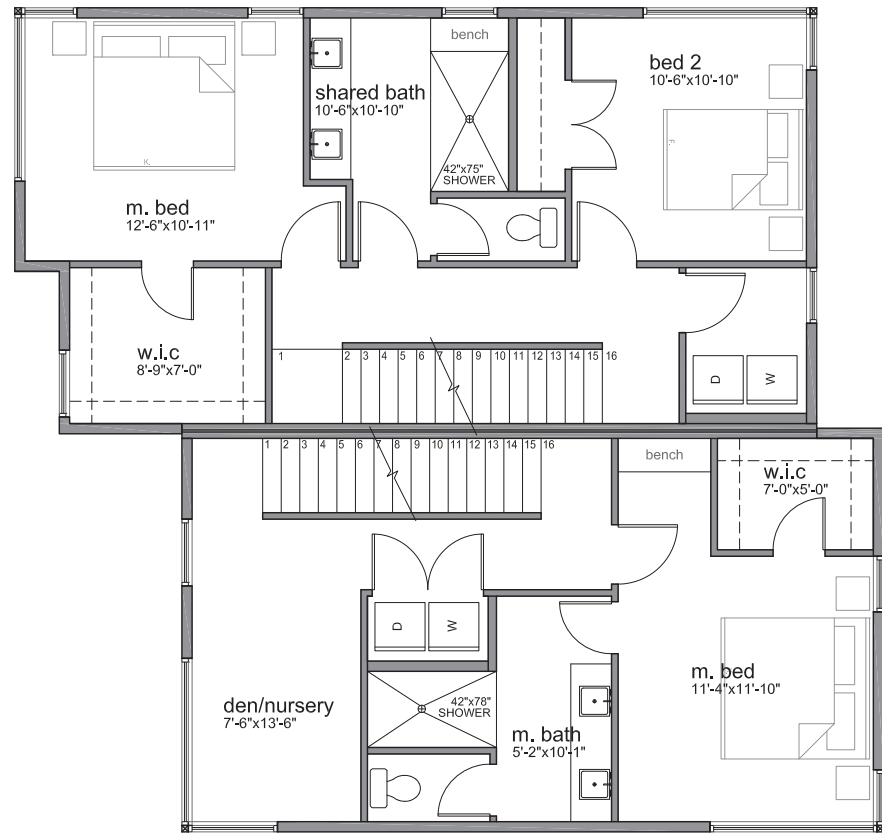




THs - second floor plan

SCALE: N.T.S





THs - third floor plan

SCALE: N.T.S



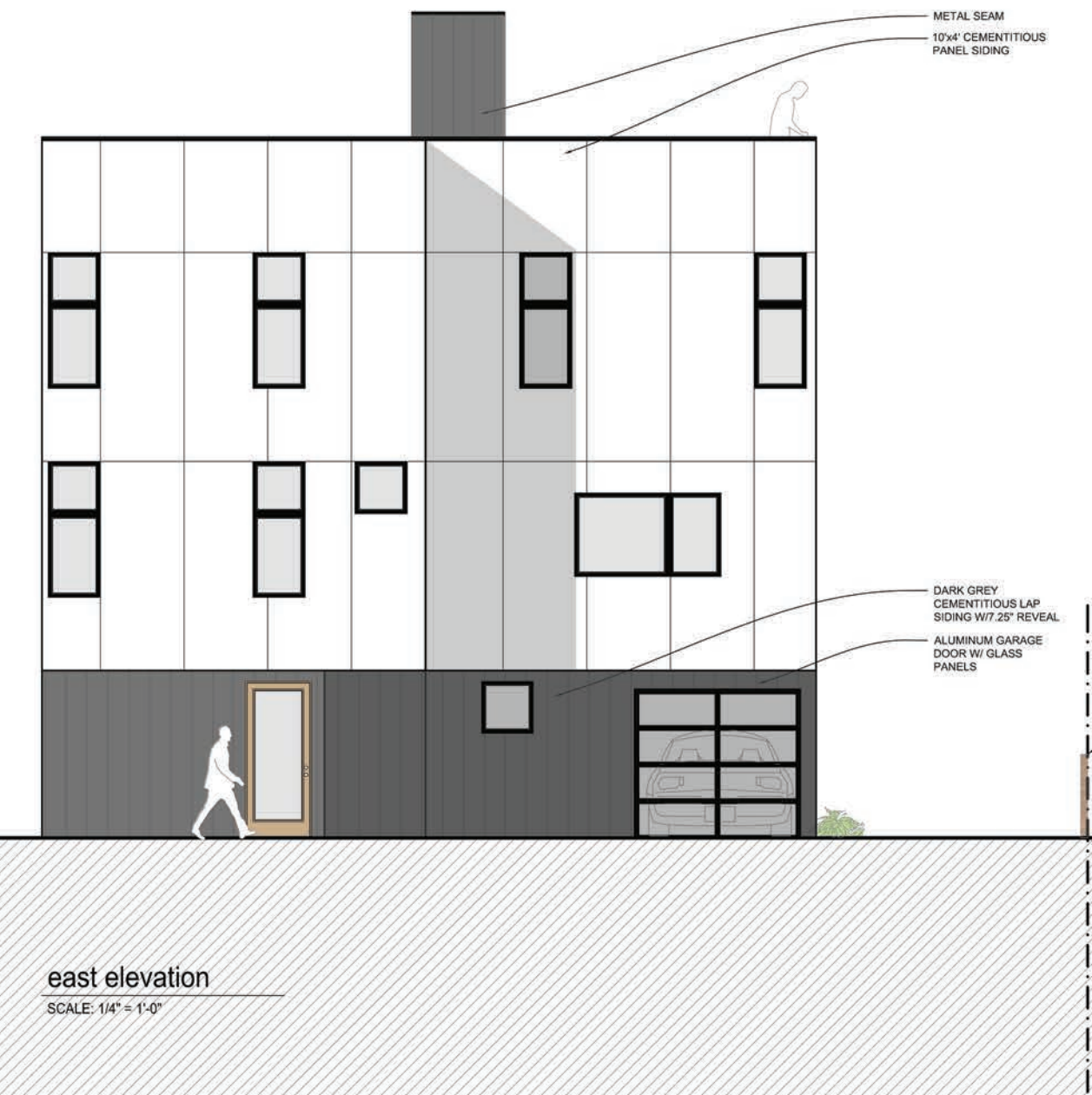




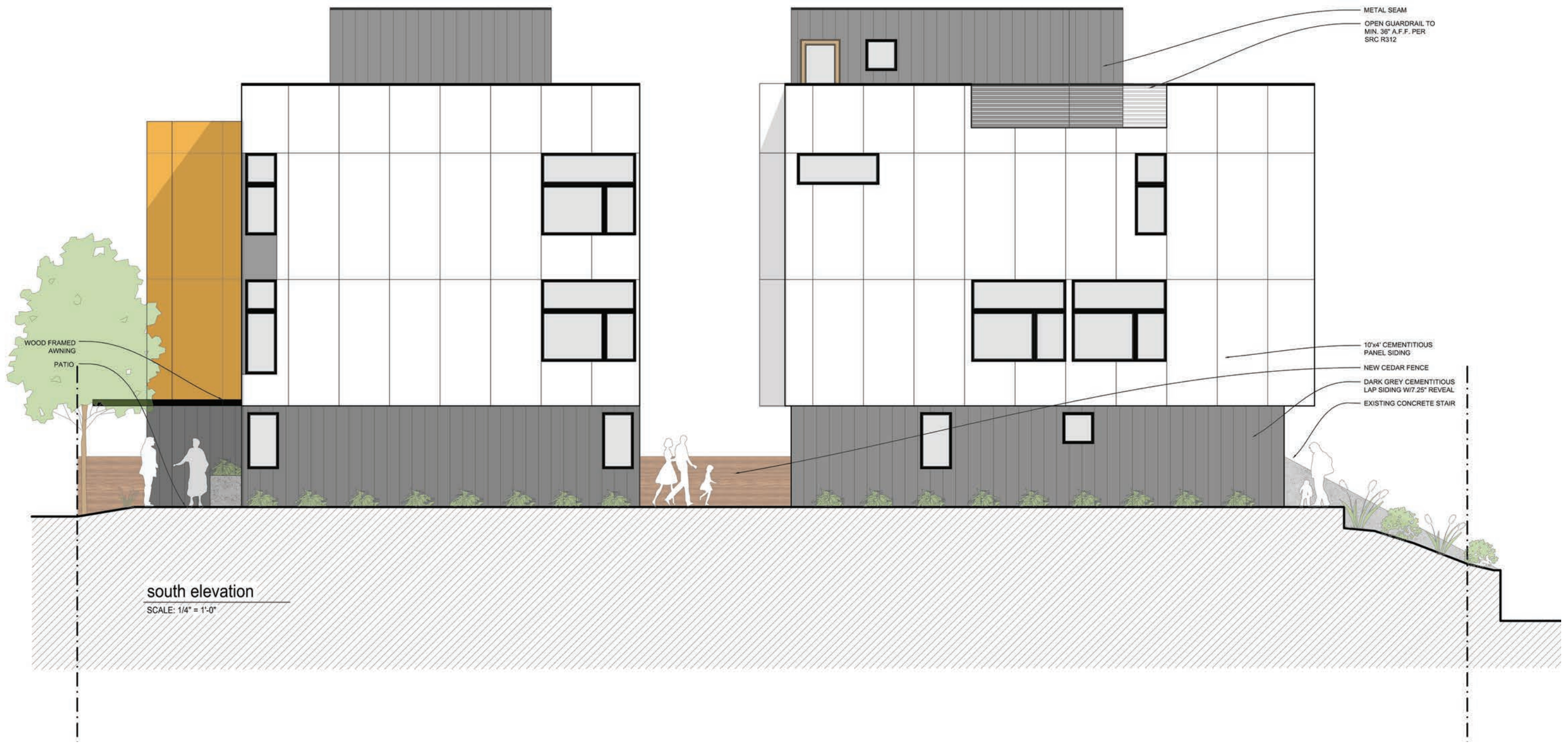
THs - roof plan

SCALE: N.T.S





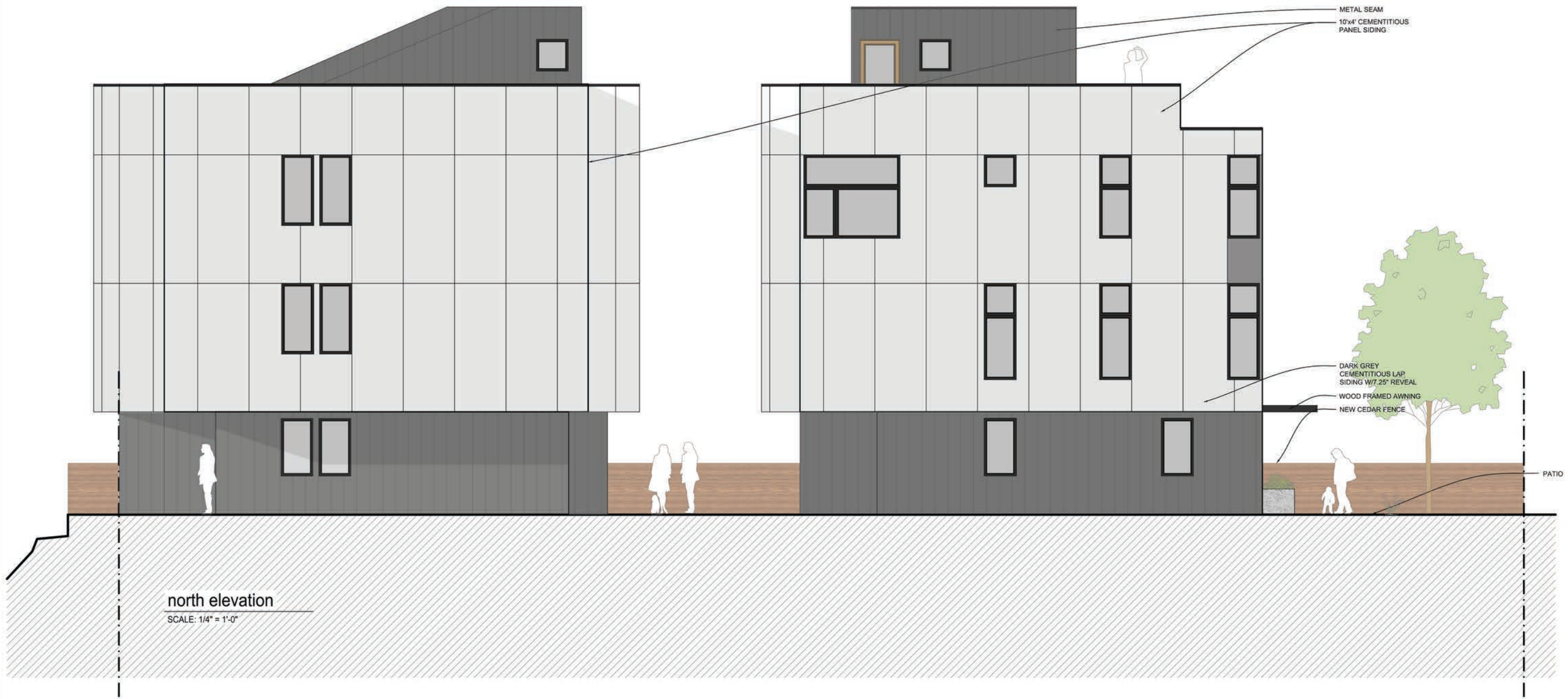




south elevation  
 SCALE: 1/4" = 1'-0"

METAL SEAM  
 OPEN GUARDRAIL TO  
 MIN. 36" A.F.F. PER  
 SRC R312

10"x4" CEMENTITIOUS  
 PANEL SIDING  
 NEW CEDAR FENCE  
 DARK GREY CEMENTITIOUS  
 LAP SIDING W/7.25" REVEAL  
 EXISTING CONCRETE STAIR



north elevation  
 SCALE: 1/4" = 1'-0"



STREET VIEW FROM GOODELL PLACE



INTERIOR PUBLIC SPACE



AERIAL VIEW FROM RAINIER AVENUE





RAINIER STREET VIEW-FROM NORTH