



**6110 35TH AVE SOUTH, SEATTLE, WA 98118**  
Streamlined Design Review #3029107

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ADDRESS	6110 35TH AVE SOUTH SEATTLE, WA 98118
TAX ID NUMBER	941840-0100
SDCI PROJECT #	SDR: 3029107
	BUILDING: 6617140
LOT SIZE	6,920SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING STREET SEATTLE, WA 98144
OWNER/APPLICANT	JONATHAN COOPER 16616 SE 161ST ST COVINGTON, WA 98042

**PROPOSAL** Construct 2 3-story townhouses (6 Units total)

<b>KEY METRICS</b>	Zone:	LR3
	Lot size:	6,920 SF
	FAR:	6,920sf x 1.4 = 9,688 sf allowed (th/s+built green+paved alley) 9,642 proposed
	Structure Height:	30' + 3' shed and 10' penthouse bonus
	Units:	6 units proposed
	Parking:	1 garage space per dwelling proposed

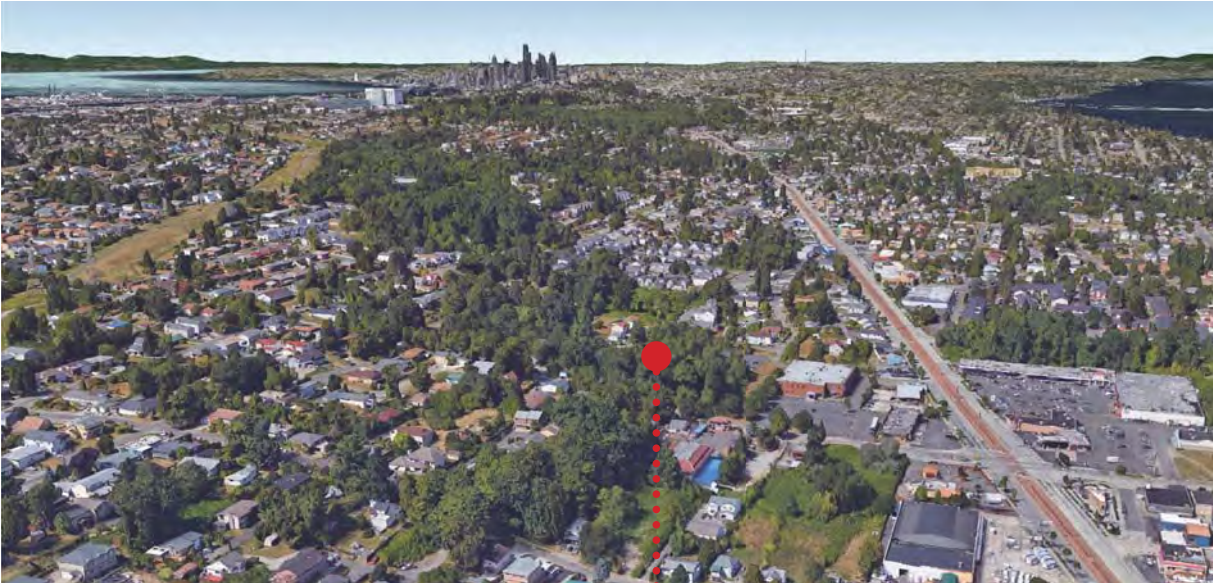
**ANALYSIS OF CONTEXT** The site is located on the southern-most edge of Beacon Hill along 35th Ave South, a new residential street connecting South Spencer Street to the north, and South Graham Street to the south. It is 2 blocks west from Martin Luther King Jr Way South and will be the new residential edge for neighborhoods to the west and to the north. The site is located near an existing wetland, which provides strong vegetative buffering on the south side of the project.

**EXISTING SITE CONDITIONS** A drawing of existing site conditions indicating topography, location of adjacent structures, and other physical features can be found on page 6.

**SITE PLAN** A preliminary site plan including proposed structures and open spaces can be found on page 13. A preliminary landscape plan can be found on page 15.

**ARCHITECTURAL CONCEPT** See page 10 for concept statement, diagrams, and images.

**DESIGN GUIDELINES** See page 12 for Design Guideline Responses.

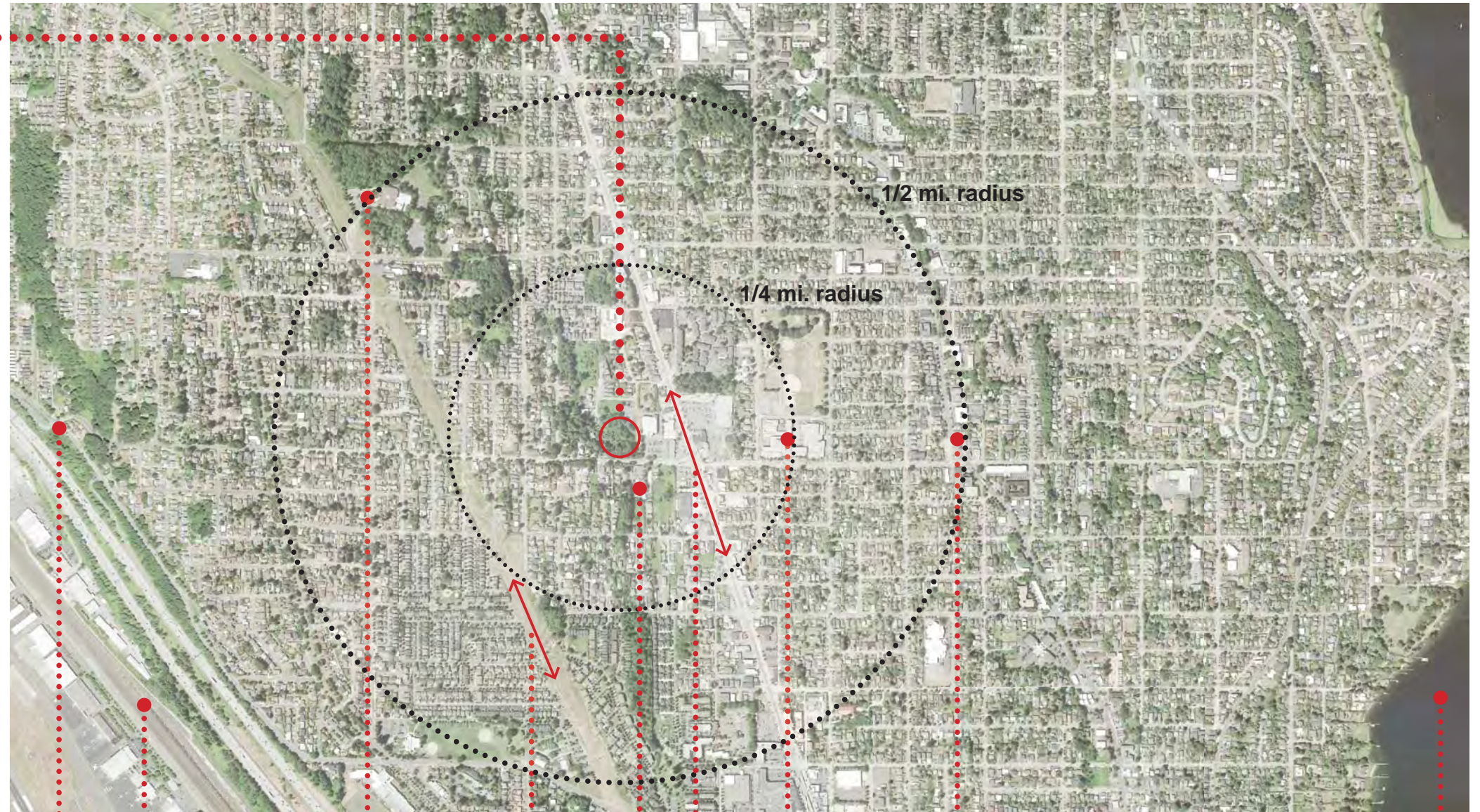


Project site looking northwest.....



..... Project site looking southeast





- I5 access from S Graham
- Boeing Field
- Dearborn Park International School
- Chief Sealth Trail
- Colam Pagoda
- Martin Luther King Jr. Way S. (frequent transit corridor)
- Aki Kurose Middle School
- Rainier Ave. business district
- Lake Washington

VICINITY ANALYSIS

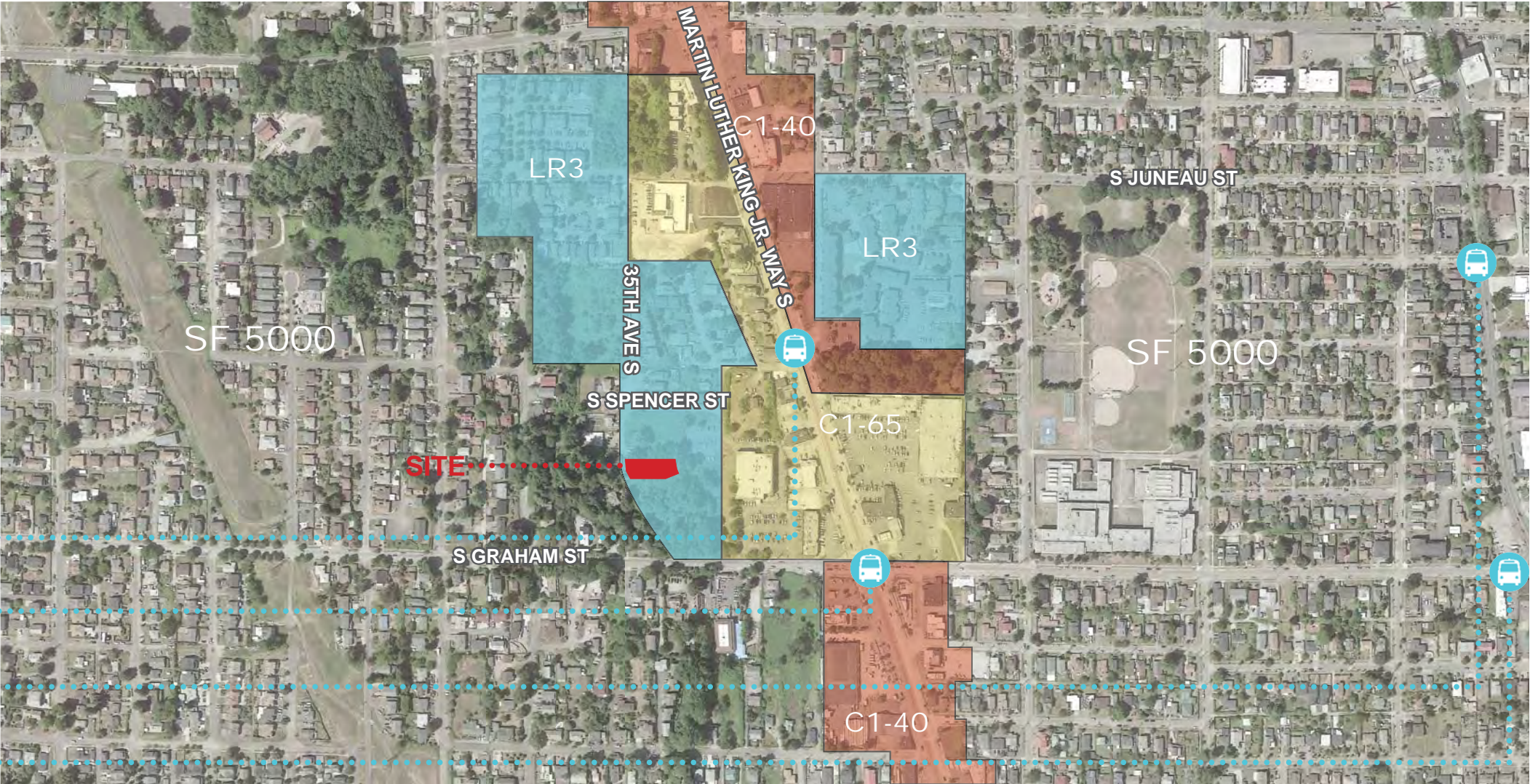


ZONE: LR3

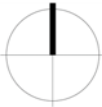
ADJACENT ZONES:

- SF 5000
- LR3
- C1-65
- C1-40

- BUS ROUTES:**
- Martin Luther King Jr. Way S & S Raymond St, 106
  - Martin Luther King Jr. Way S & Graham St, 106
  - Rainier Ave S & Kenny St, 7
  - Rainier Ave S & Graham St, 7, 9



ZONING ANALYSIS



SITE/CONTEXT PHOTOGRAPHS



Photograph Location Key



A. Homes lining east side of 35th Ave South

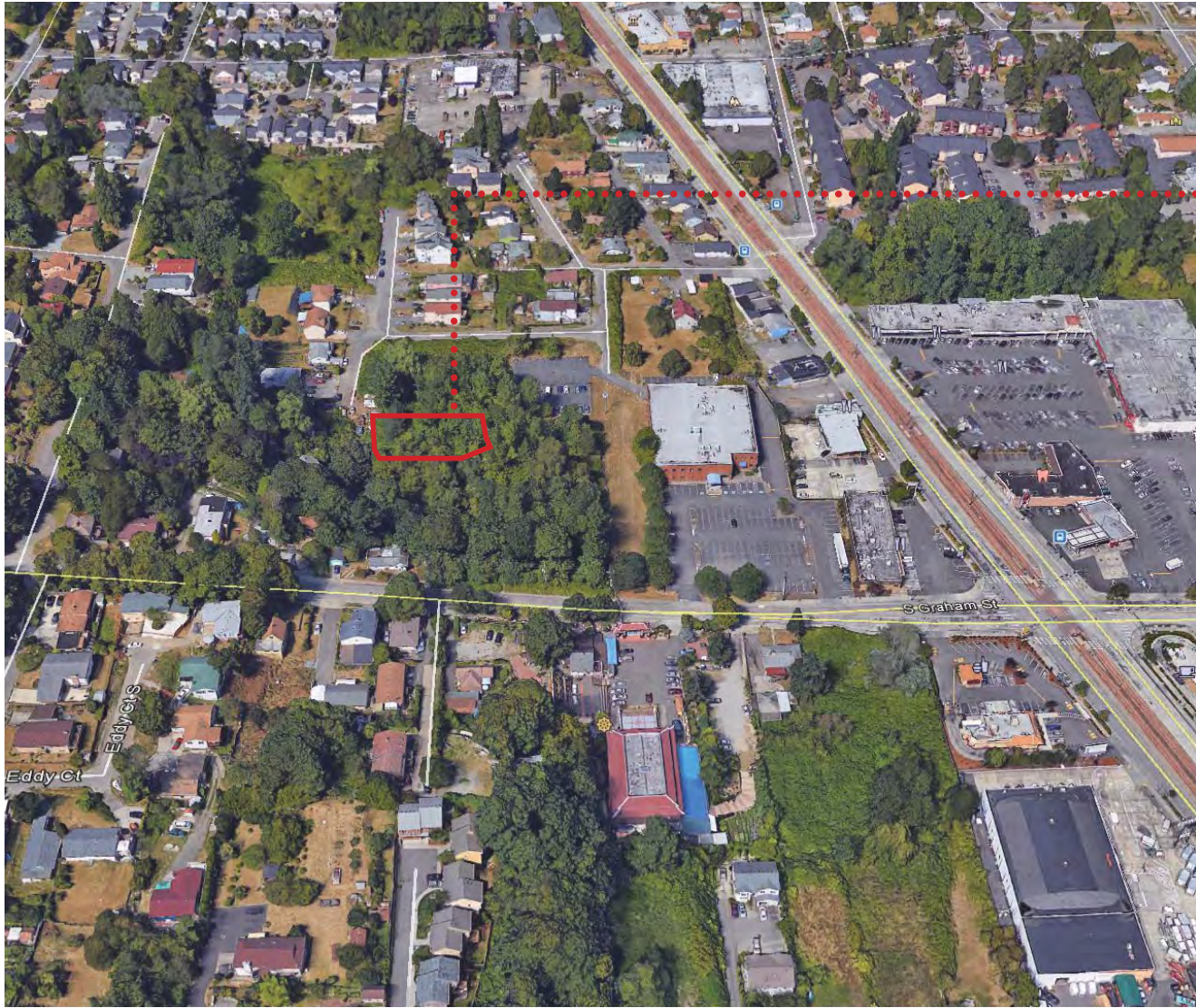


B. Southern termination of 35th Ave South

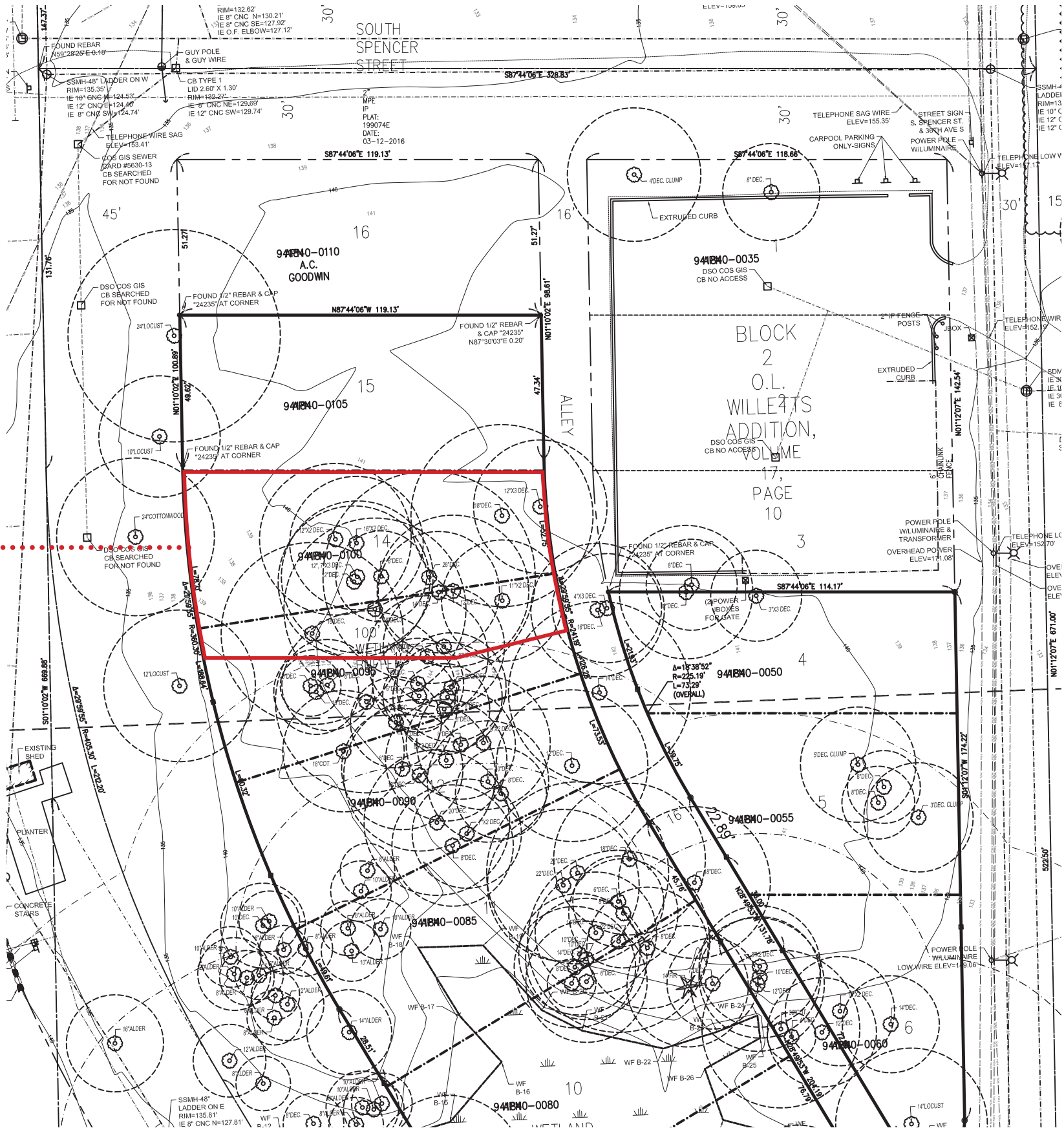


C. Single Family Home across from site





AERIAL SITE VIEW, LOOKING NORTH-NORTHWEST  
EXISTING CONDITIONS



SITE SURVEY



OLD LEGAL DESCRIPTION

LOT 15, BLOCK OF O. L. WILLETTTS ADDITION, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 10, RECORDS OF KING COUNTY AUDITOR;

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

NEW LEGAL DESCRIPTION

PARCEL B:  
THAT PORTION OF LOTS 13 AND 14 IN BLOCK 2 OF O.L. WILLETTTS ADDITION, AS PER PAT RECORDED IN VOLUME 17 OF PLATS, PAGE 10, RECORDS OF KING COUNTY, WASHINGTON, IF ANY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE SOUTH 01°10'02" WEST, ALONG THE WEST LINE OF SAID BLOCK, 100.89 FEET TO A POINT OF TANGENCY;

THENCE SOUTHERLY, ALONG SAID WEST LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 360.3 FEET, THROUGH A CENTRAL ANGLE OF 00°32'19", AND AN ARC LENGTH OF 3.39 FEET OT THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°44'06" EAST, 119.18 FEET TO WEST LINE OF THE ALLY OF SAID BLOCK 2 AND THE TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF 13, IF ANY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE SOUTH 01°10'02" WEST, ALONG THE WEST LINE OF SAID BLOCK, 100.89 FEET TO A POINT OF TANGENCY;

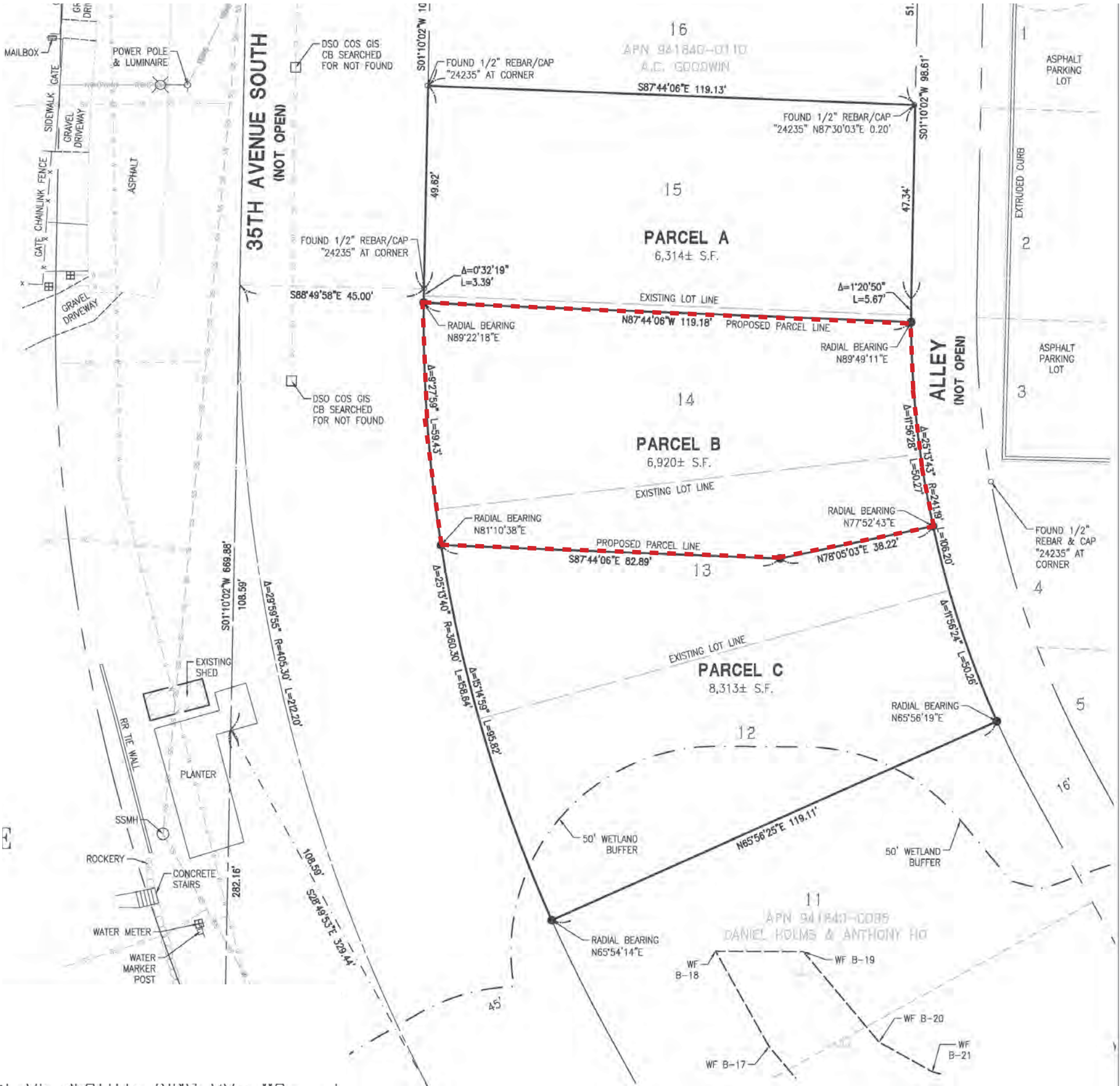
THENCE SOUTHERLY, ALONG SAID WEST LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 360.30 FEET; THROUGH A CENTRAL ANGLE OF 09°59'31", AND AN ARC LENGTH OF 62.82 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°44'06" EAST, 82.89 FEET;

THENCE NORTH 78°05'03" EAST, 38.22 FEET OT WEST LINE OF THE ALLY OF SAID BLOCK 2 AND THE TERMINUS OF SAID LINE.

TAX PARCEL NUMBERS

941840-0105







S SPENCER ST ELEVATIONS, LOOKING SOUTH



S SPENCER ST ELEVATIONS, LOOKING NORTH

STREET LEVEL



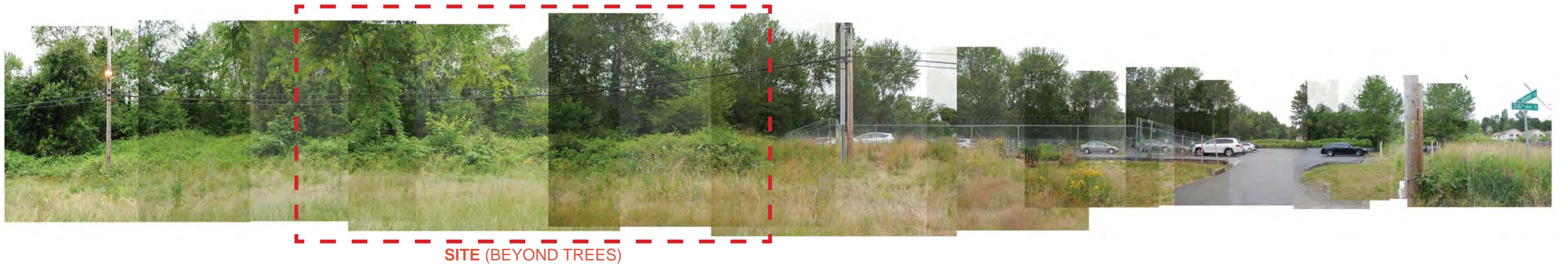


35TH AVENUE SOUTH, LOOKING EAST



35TH AVENUE SOUTH, LOOKING WEST





A. 36TH AVE SOUTH, LOOKING WEST



B. 36TH AVE SOUTH, PHOTOGRAPH LOOKING SOUTH



STREET LEVEL



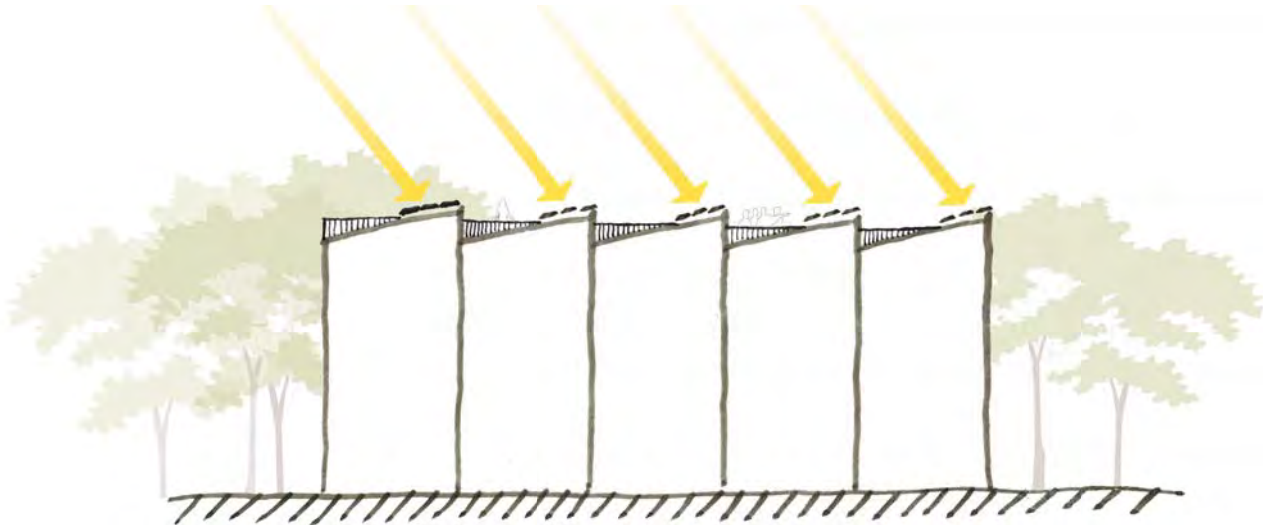
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CONCEPT:

Because the site is surrounded by wetland buffering, a strong street-front presence was critical in order to activate a new residential edge along 36th Ave South. The uniqueness of these existing site conditions provided an opportunity to create a precedent of medium density with sensitive scale and massing in an evolving area.

The project emphasizes functional form through the utilization of shed roofs. This not only help articulate massing throughout the project, identify individual units, but is creates an organizational strategy. This strategy is enhanced by providing links between units with the use of decks, patios, and balconies at multiple levels, promoting interactions between neighbors. Moreover, the south facing shed roof form also provides future solar opportunities.



CONCEPT





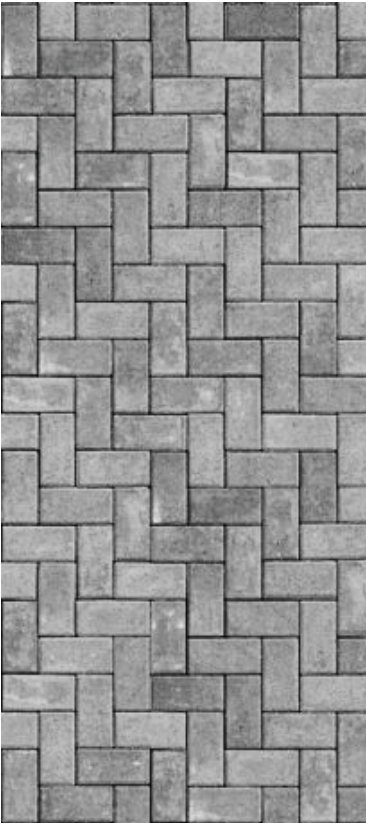
PRECEDENT

CEMENTITIOUS PANEL



1

CAST-IN-PLACE CONCRETE



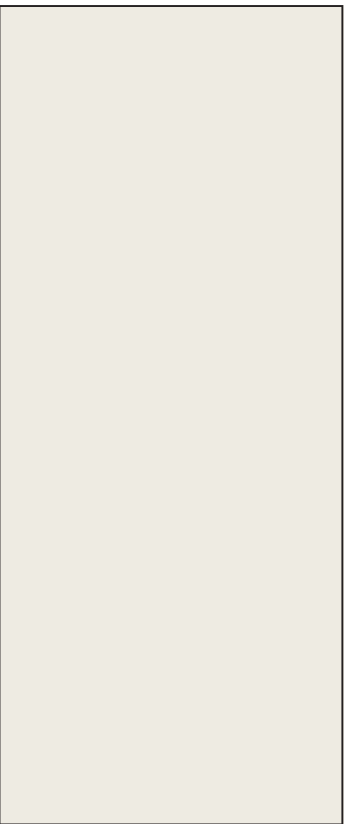
2

PERMEABLE PAVERS



3

HORIZONTAL CEMENTITIOUS  
ROSEWOOD



4

CEMENTITIOUS PANEL  
SW 7551 - GREEK VILLA



5

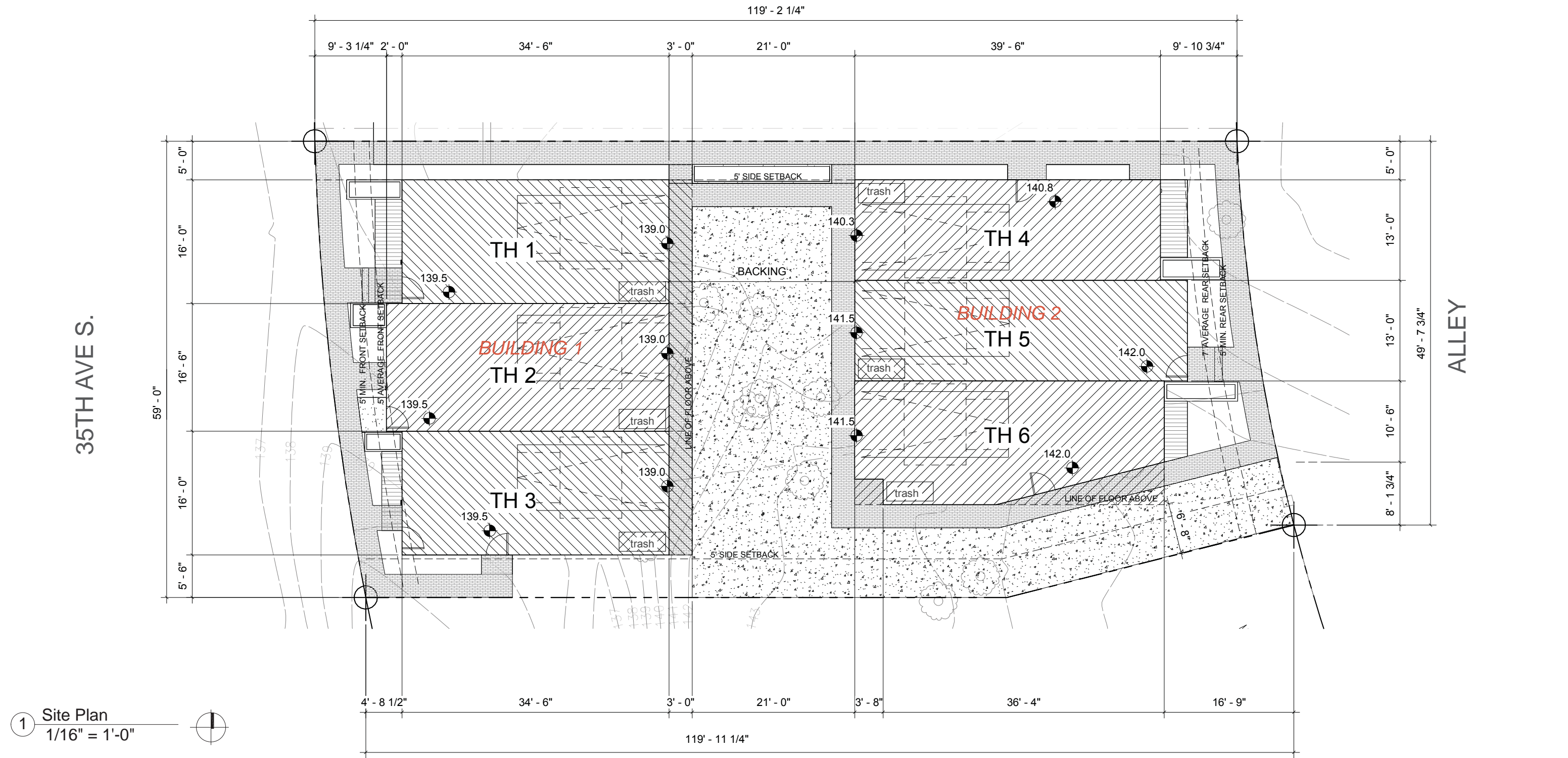
VERTICAL SIDING

COLOR SCHEME AND PROPOSED MATERIAL



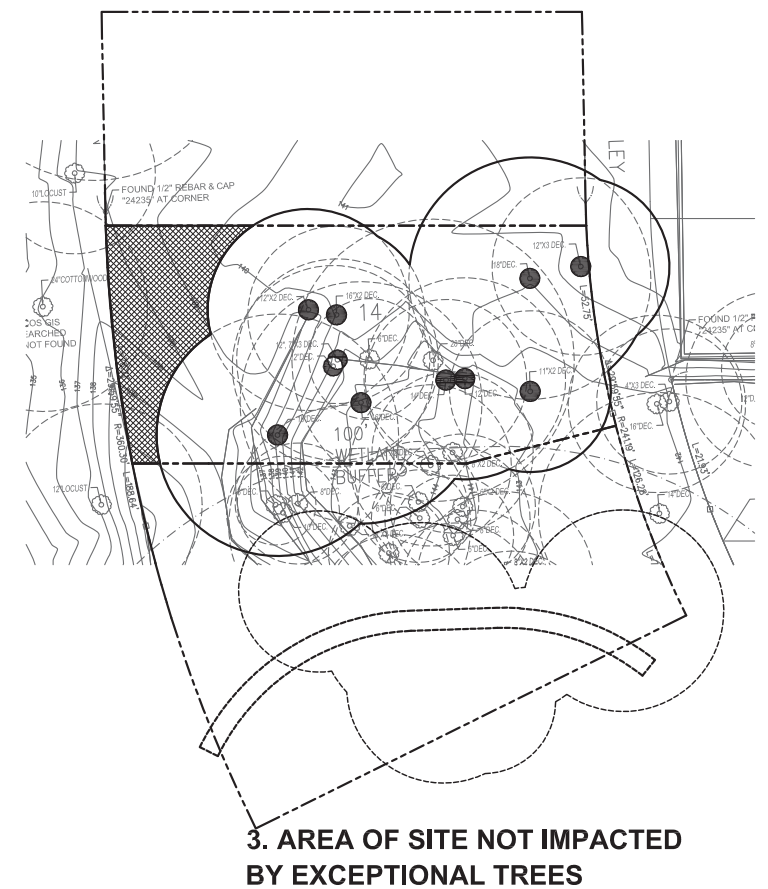
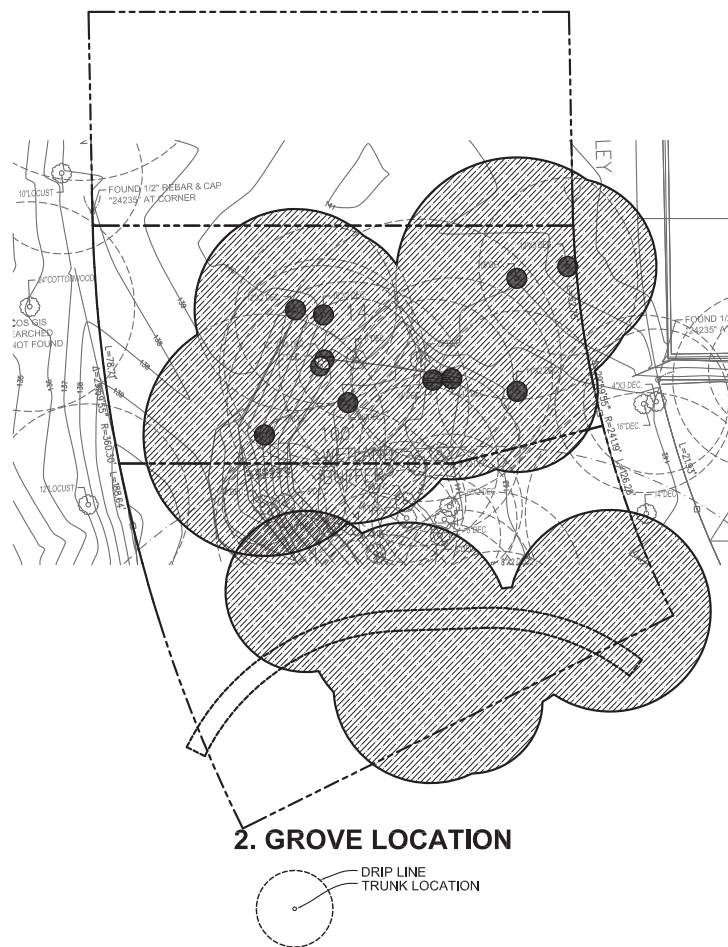
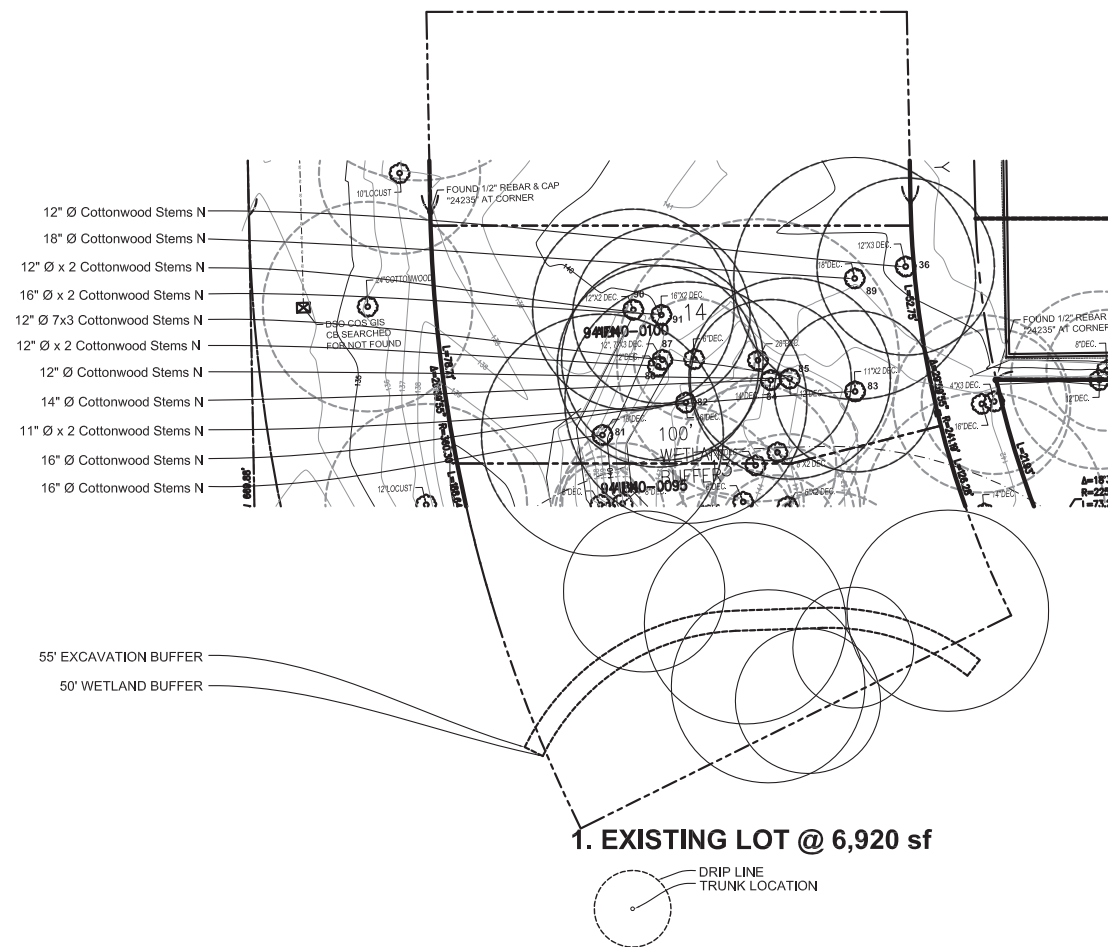
DESIGN GUIDELINES		DESIGN RESPONSE
<b>CS1. Natural Systems and Site Features</b> Work to maximize retention of mature trees on site.	d. <b>Plants and Habitat</b>	This project utilizes vegetation to provide a soft buffer around the project to enhance pedestrian circulation. This also provides light screening. Views of the surrounding area are focuses to the east and west.
<b>CS2. Urban Pattern and Form</b>	c. <b>Relationship to Block</b>	Three main entrances are located off of 35th Ave South. The neighborhood is evolving, the project establishes a new residential edge along 35th Ave South. In addition, three main entrances are located off of the alley, which will be a main access point for the project and future development.
<b>CS3. Architectural Context and Character</b> The neighborhood is evolving, the project should establish a positive and desirable context.	a. <b>Emphasis Positive Neighborhood Attributes</b>	The project site is supporting a new residential edge for developing neighborhoods directly to the north and west. The evolving character of the area provides the opportunity for the project to establish a precedent for new development. Because parking is accessed from a central courtyard accessed from the alley, a strong residential edge is able to be established along 35th Avenue South and the alleyway, which will both be visual gateways for the area.
<b>PL1. Open Space and Connectivity</b>	c. <b>Outdoor Uses and Activities</b>	The unique natural context inspired a series of patios, balconies, and decks which create indoor and outdoor connections on multiple levels throughout the project. This aids in activating views towards the east and west, but also helps activate the central parking courtyard for the project.
<b>PL3. Street Level Interaction</b> Orient entries of units with street frontage to the street.	a. <b>Entries</b>	Three units and their primary residential entries front 35th Ave South. In addition, three units and their residential entries also front the alley. The visibility of the facade along 35th Ave South is minimal, but the facade along the alleyway helps activate access that will be utilized frequently by this project and neighboring development.
<b>DC1. Project Uses and Activities</b> Site planning should consider trash storage locations.	c. <b>Parking and Service Uses</b>	Individual trash will be located in the garages of each unit.
<b>DC2. Architectural Concept</b> Strive for articulation on all facades. Provide scale and texture through secondary architectural features and materials	a. <b>Massing</b>	All units provide a clear rhythm through as series of shed roofs. These south facing roofs provide future solar panel opportunities. This main architectural move helps create rhythm, clearly identify individual entries, and creates sensitive massing. The buildings are further detailed with a series of balconies. These features add detail and reduce the scale of the building.
	b. <b>Architectural and Facade composition</b>	
	c. <b>Secondary Architectural Features</b>	
	d. <b>Scale and Texture</b>	
<b>DC3. Open Space Concept</b>	a. <b>Open Spaces Uses and Activities</b>	The project provides a shared courtyard. All units have strong visual connections to this courtyard through individual decks and roof decks. Front patios have also been designed to highlight individual entries.
	b. <b>Design</b>	
<b>DC4. Exterior Elements and Finishes</b> Use appropriate and high quality elements and finishes for the building and its open spaces.	a. <b>Exterior Elements and Finishes</b>	A neutral material pallet was purposefully utilized in consideration of the unique natural context. Wood as highlighting material can be seen throughout the project., and is utilized at the pedestrian level. Pattern is brought through the project through a series of wooden screens and metal railing.
	c. <b>Lighting</b>	
	d. <b>Trees, Landscape and Hardscape Material</b>	Lighting will be provided at the main entries and within the courtyard.
		Vegetative buffering will be incorporated into the project to enhance circulation throughout the site.



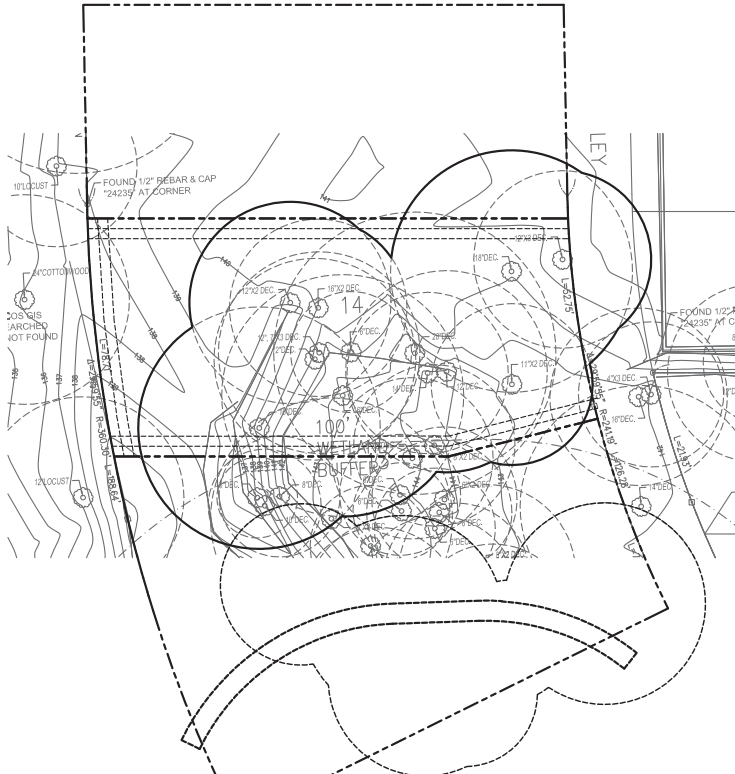


	Required	Provided	% Difference
Front:	7' average, 5' minimum	8.25' average, 6'-2" min.	Compliant
Side (north):	5' minimum	5' min.	Compliant
Side (south):	5' minimum	5' min.	Compliant
Rear:	7' average, 5' minimum	10.8' average, 7'-10" min.	Compliant



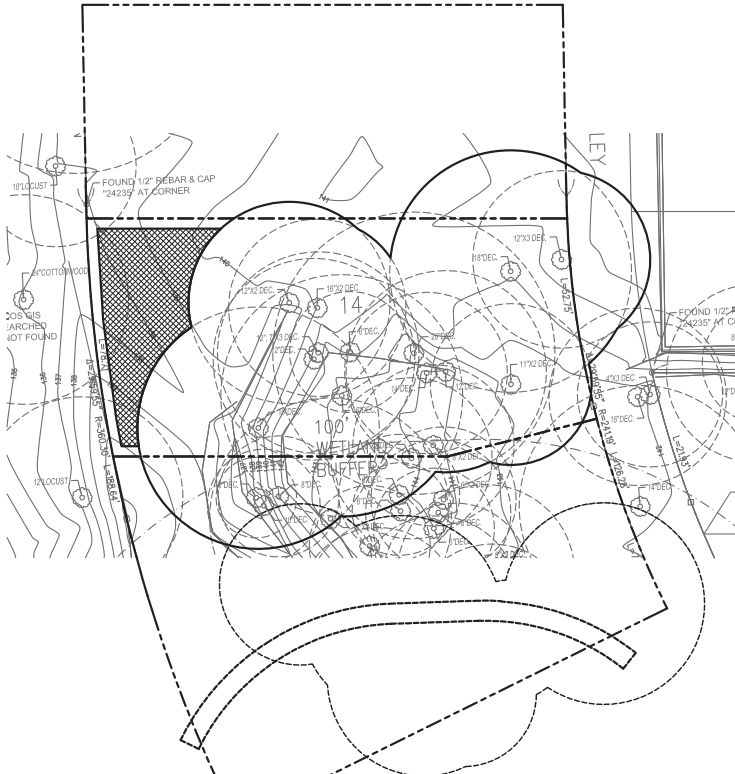




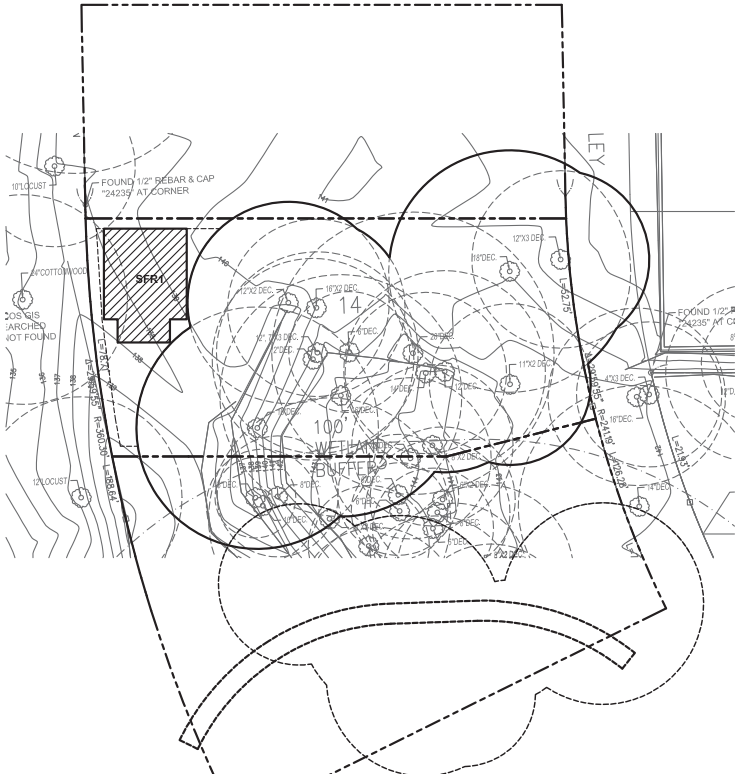


**4. SITE SETBACKS @ 50% REDUCTION**

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 façade length may be increased by a maximum of 10 percent; and
  - e. Screening of parking may be reduced by a maximum of 25 percent.



**5. BUILDABLE AREA**

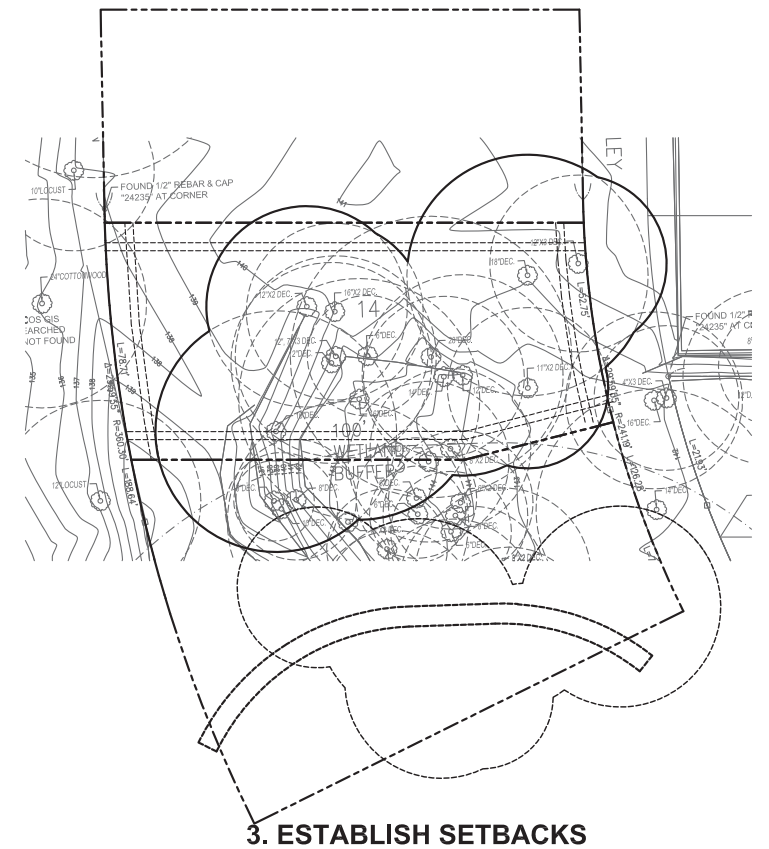
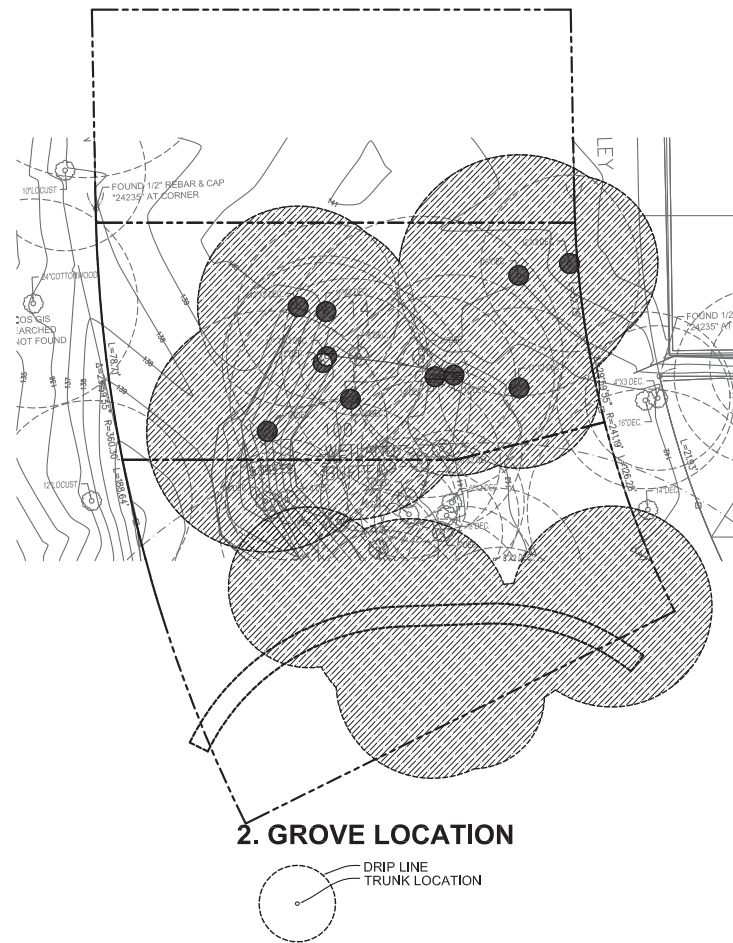
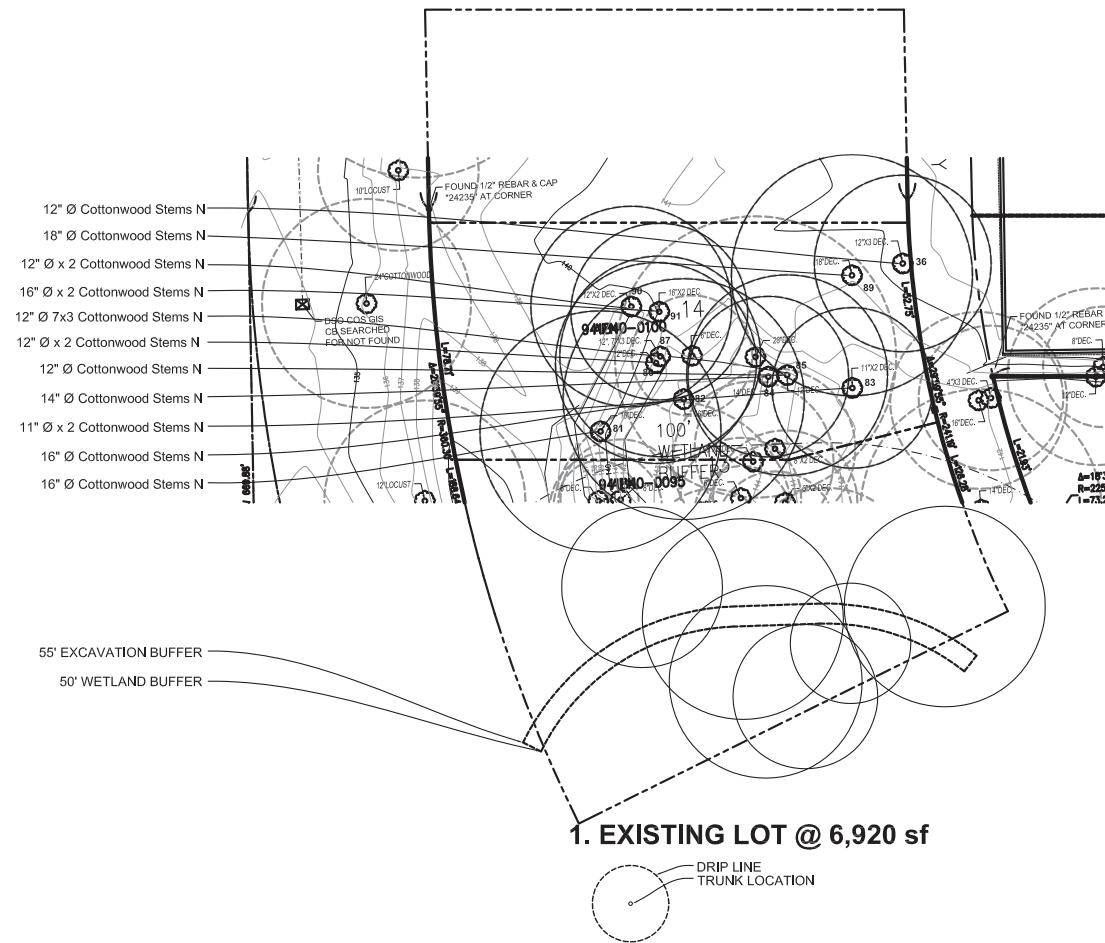


**6. DEVELOPMENT**

REQUESTED ADJUSTMENTS PER SMC 23.41.018.D.4:  
1) ADJUSTED SIDE SETBACK

<b>FAR ALLOWED</b>		6,920 sf x 1.4 = 9,688 sf allowed			
DEVELOPMENT WITH EXCEPTIONAL TREES KEPT	1,608 sf	DEVELOPMENT WITH EXCEPTIONAL TREES REMOVED	9,642 sf	MISSED DEVELOPMENT POTENTIAL WITH TREES KEPT	8,034 sf



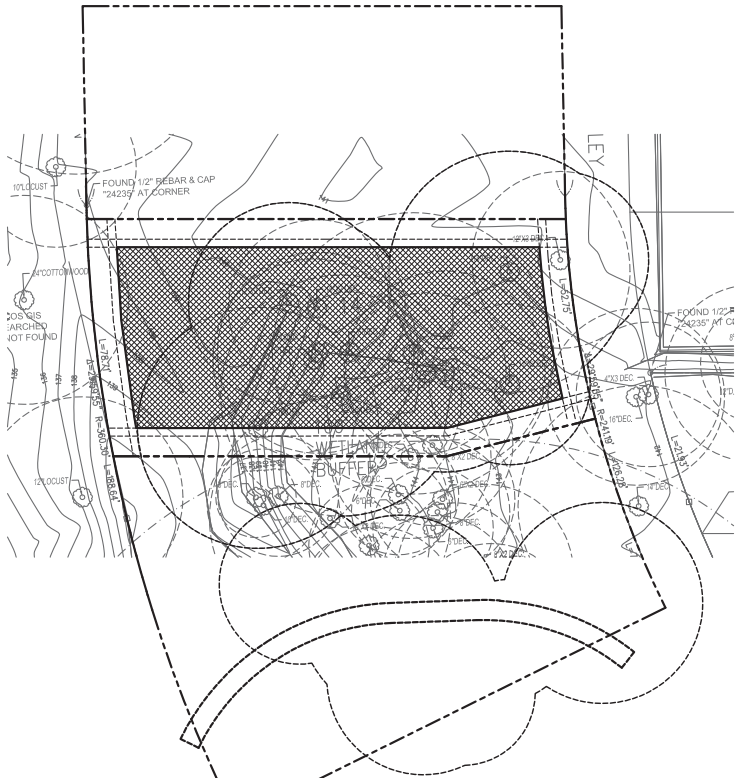


## OPTION B: REMOVE GROVE

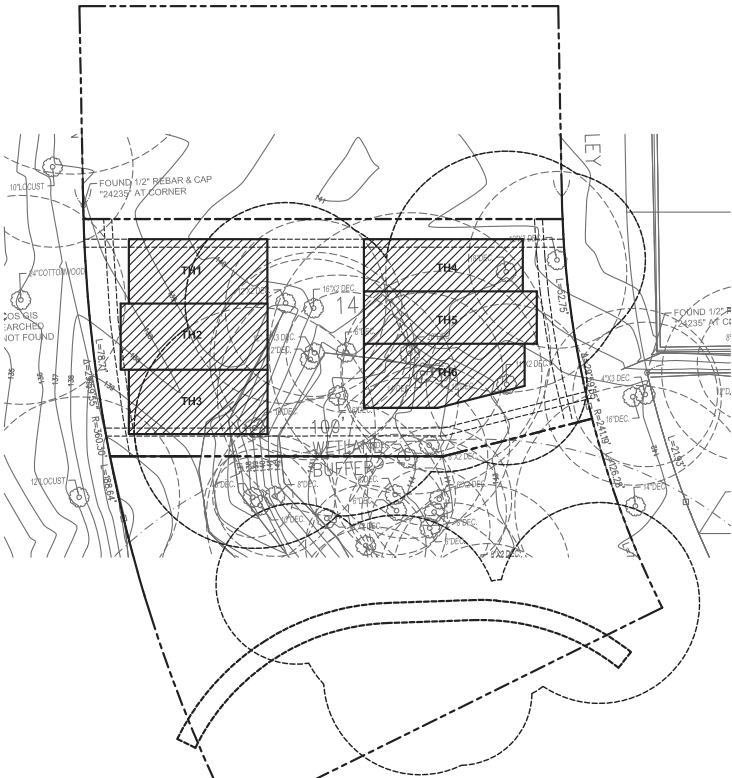
This and the following page diagram the development potential removing the grove located on site.

## TREE DIAGRAM- REMOVING GROVE





4. ESTABLISH BUILDABLE AREA



5. ESTABLISH BUILDING FOOTPRINT

REQUESTED ADJUSTMENTS PER SMC 23.41.018.D.4:  
1) REMOVAL OF EXCEPTIONAL TREES

**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 façade length may be increased by a maximum of 10 percent; and
  - e. Screening of parking may be reduced by a maximum of 25 percent.

FAR ALLOWED		6,920 sf x 1.4 = 9,688 sf allowed			
DEVELOPMENT WITH EXCEPTIONAL TREES KEPT	1,608 sf	DEVELOPMENT WITH EXCEPTIONAL TREES REMOVED	9,642 sf	MISSED DEVELOPMENT POTENTIAL WITH TREES KEPT	8,034 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.

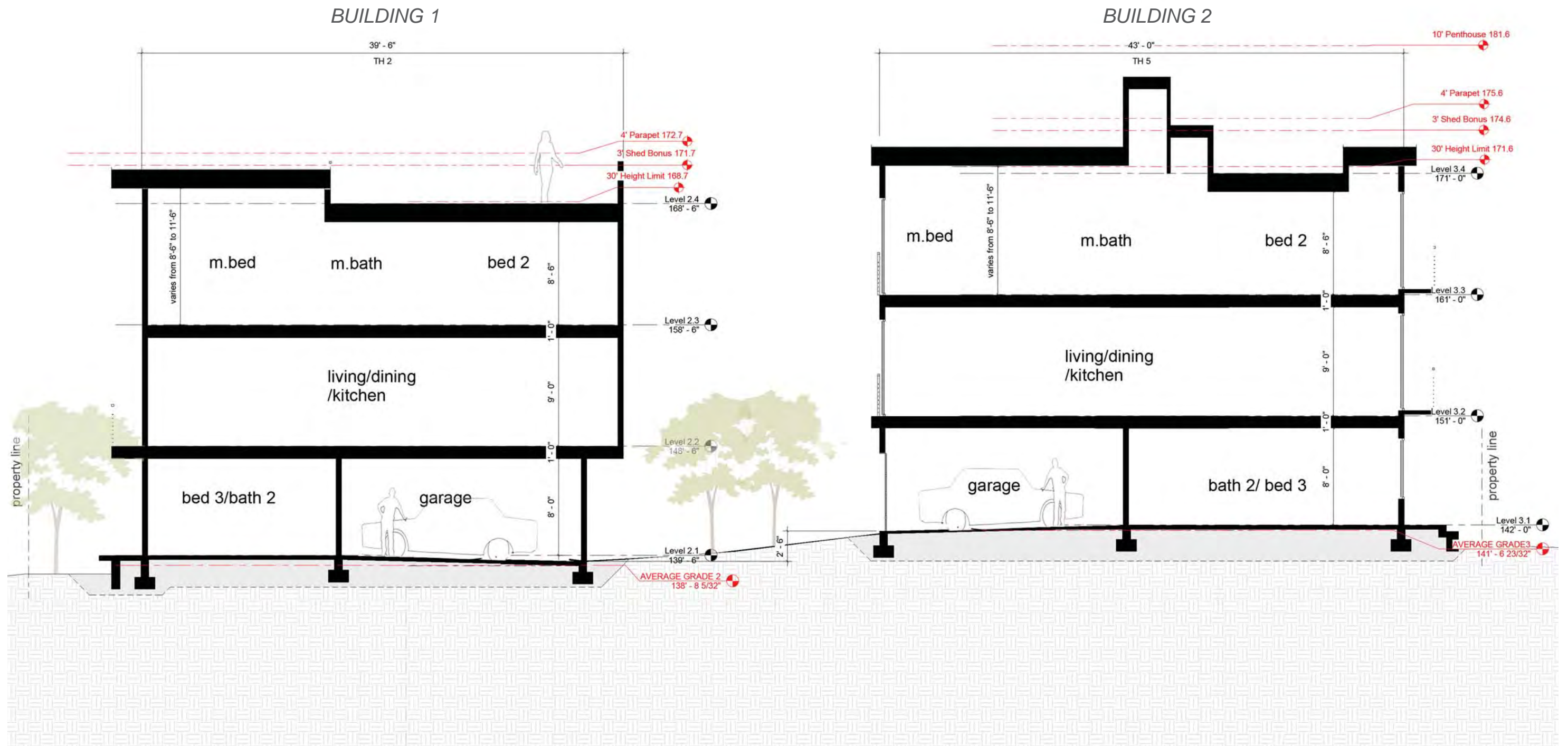
2. In order to protect trees over 2 feet in diameter an applicant may request and the Director may allow modification of development standards in the same manner and to the same extent as provided for exceptional trees in subsection 25.11.070.A.



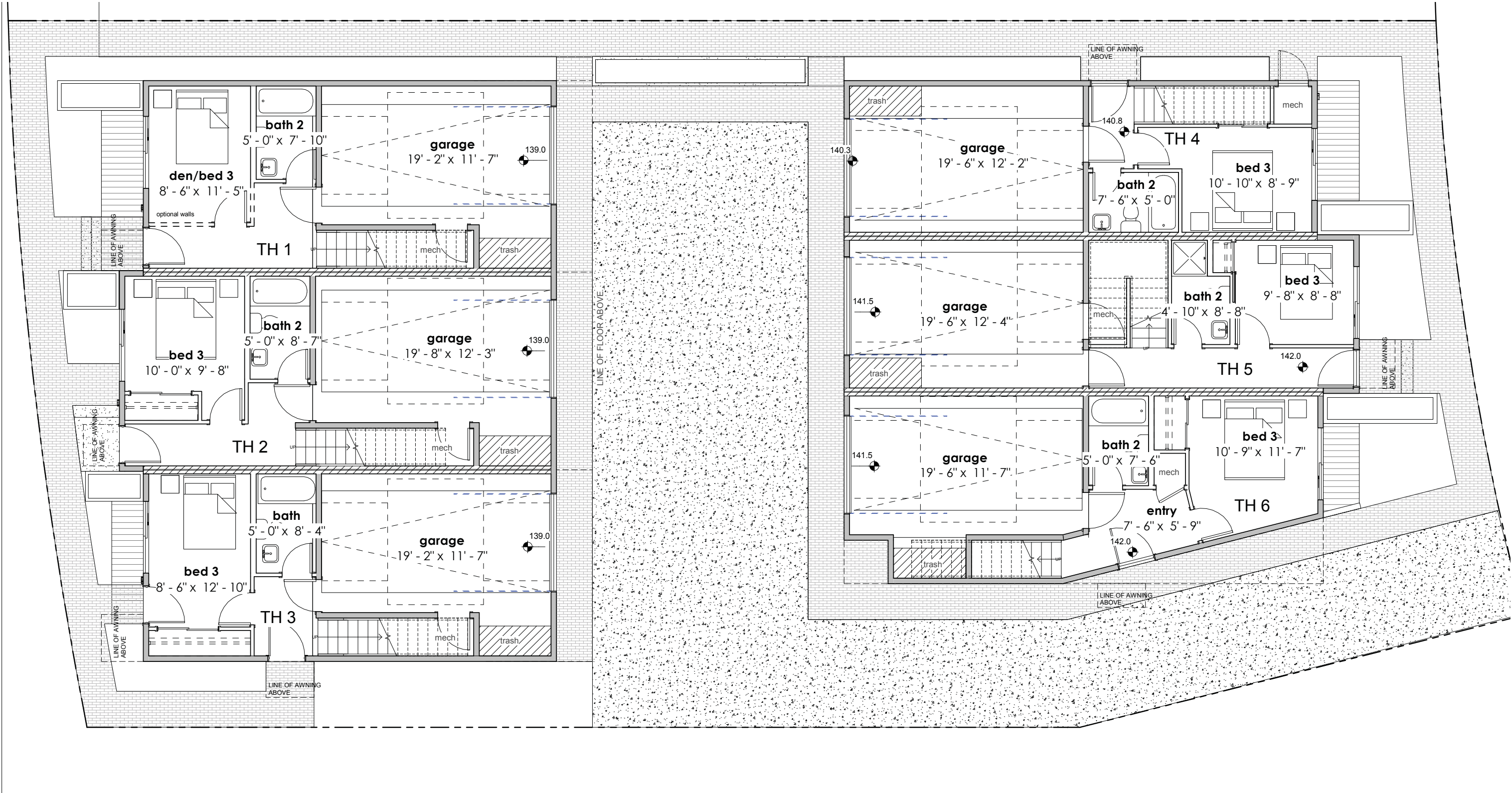


LANDSCAPE PLAN



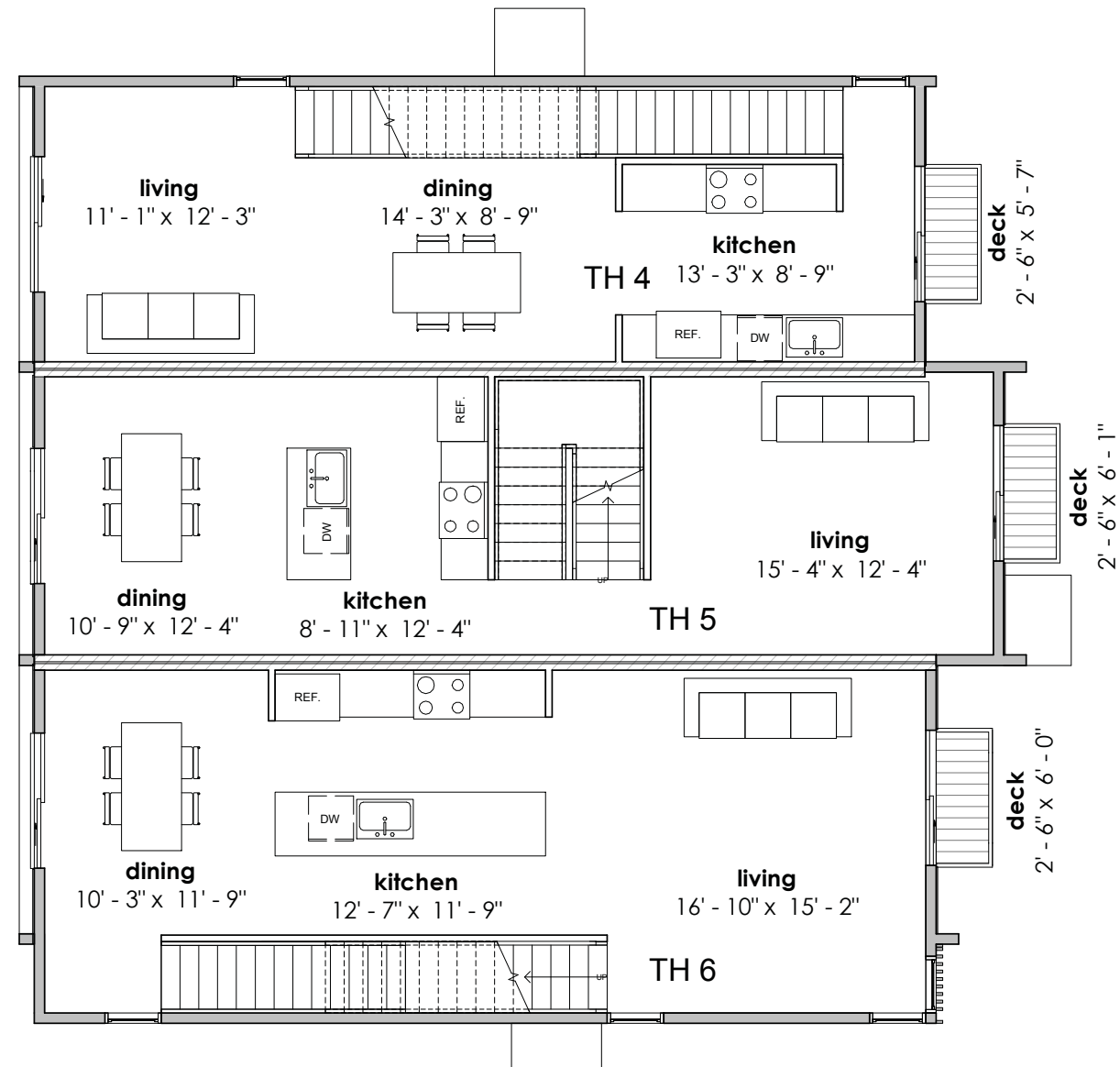
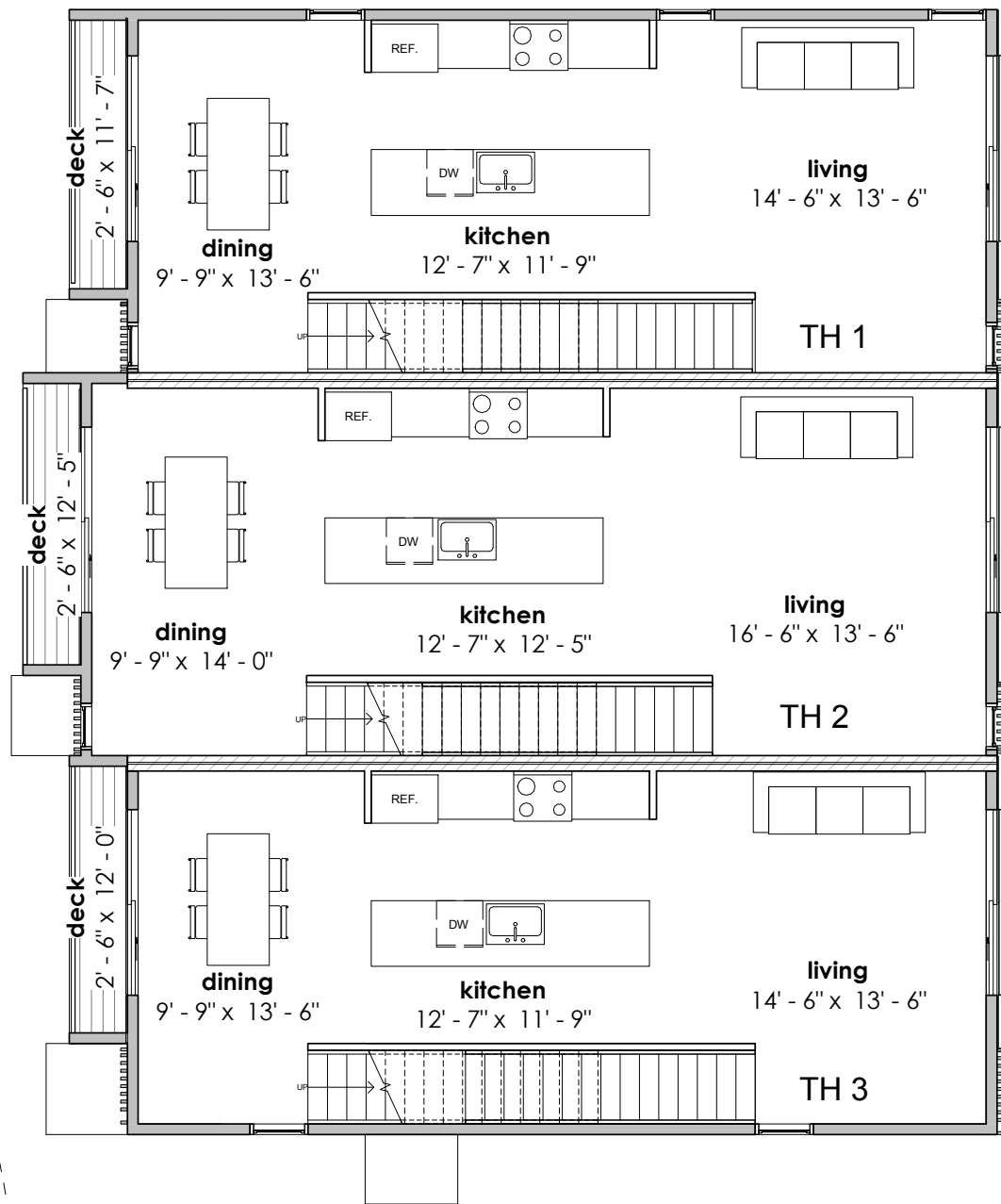




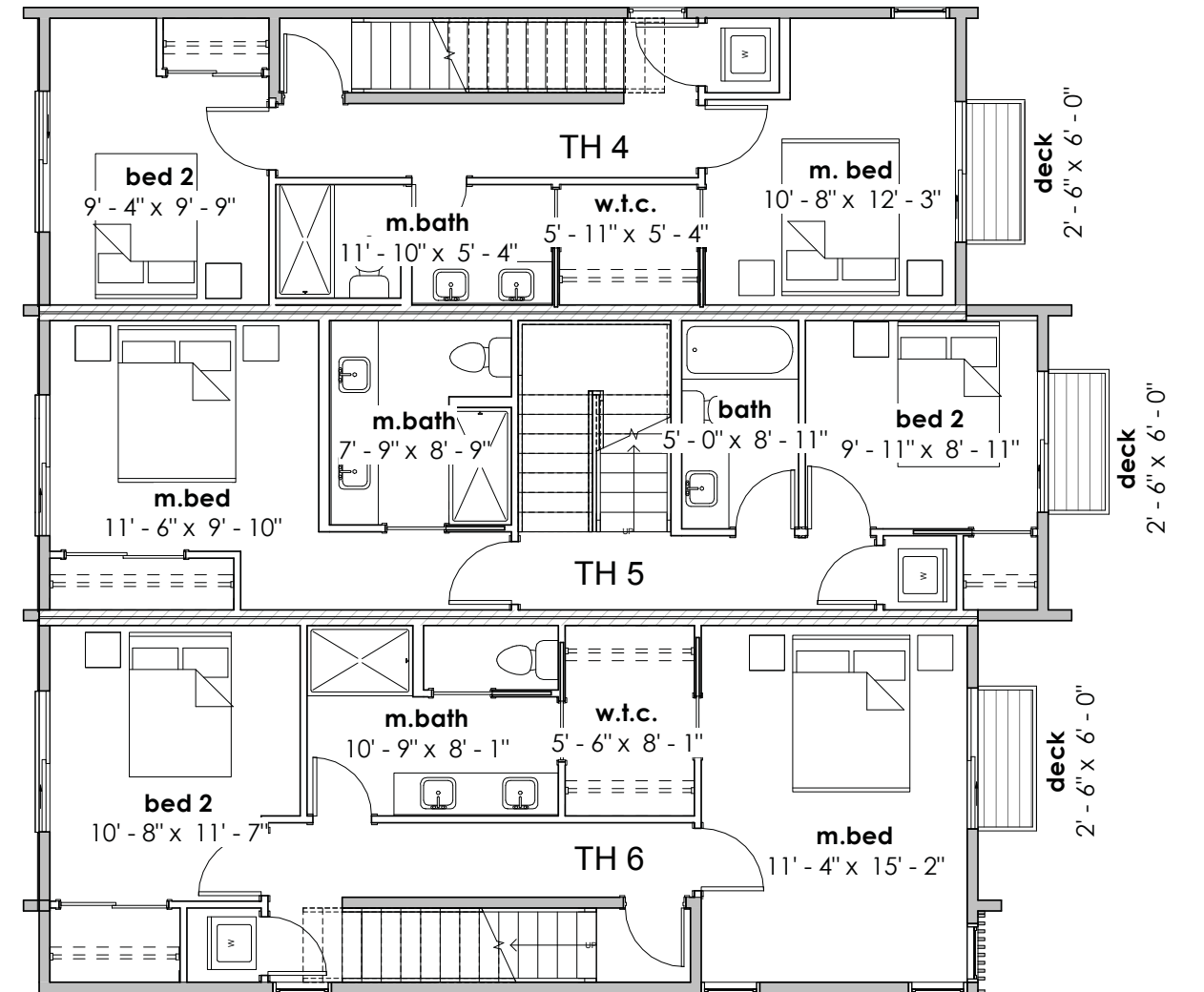
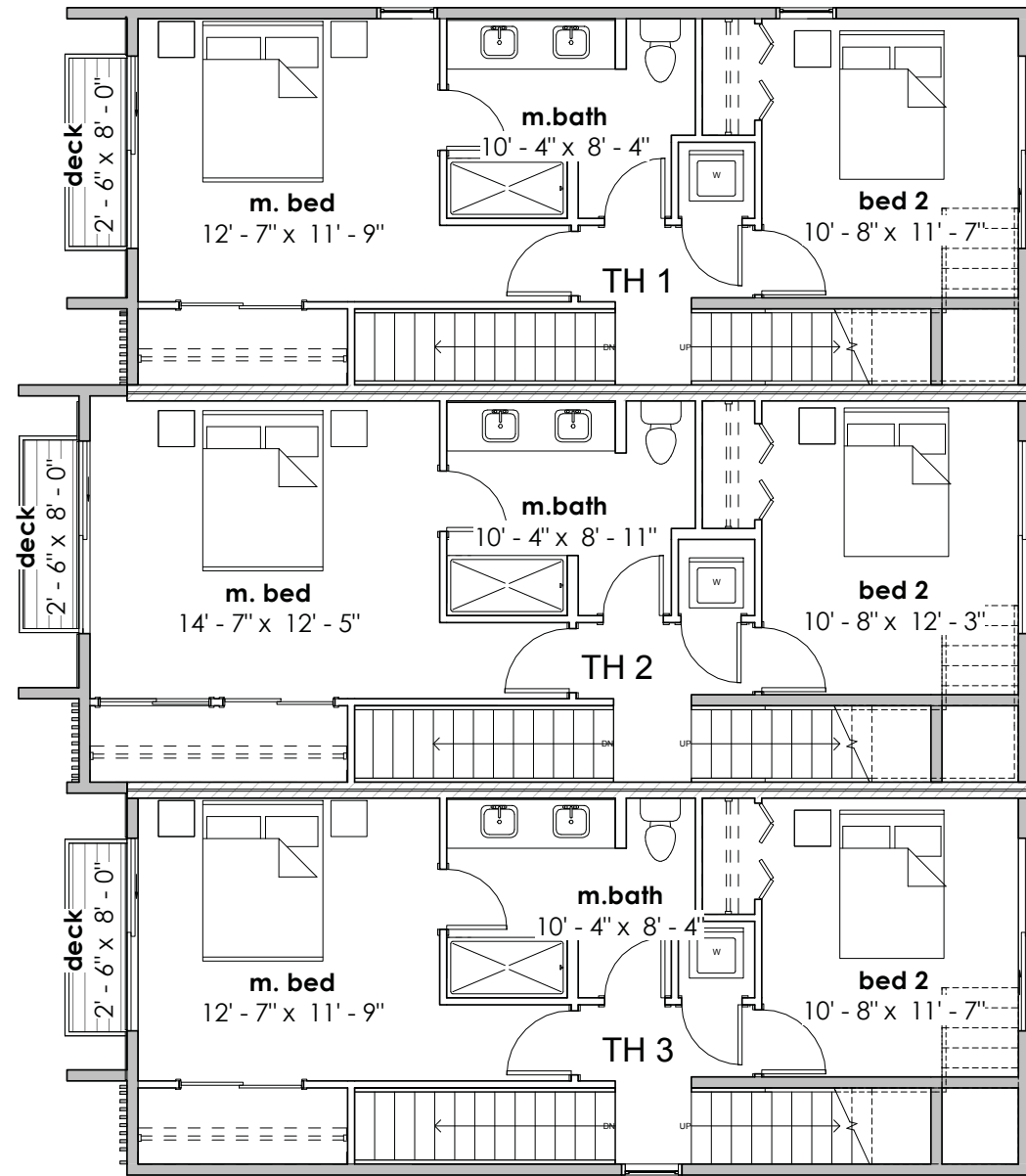


FIRST FLOOR

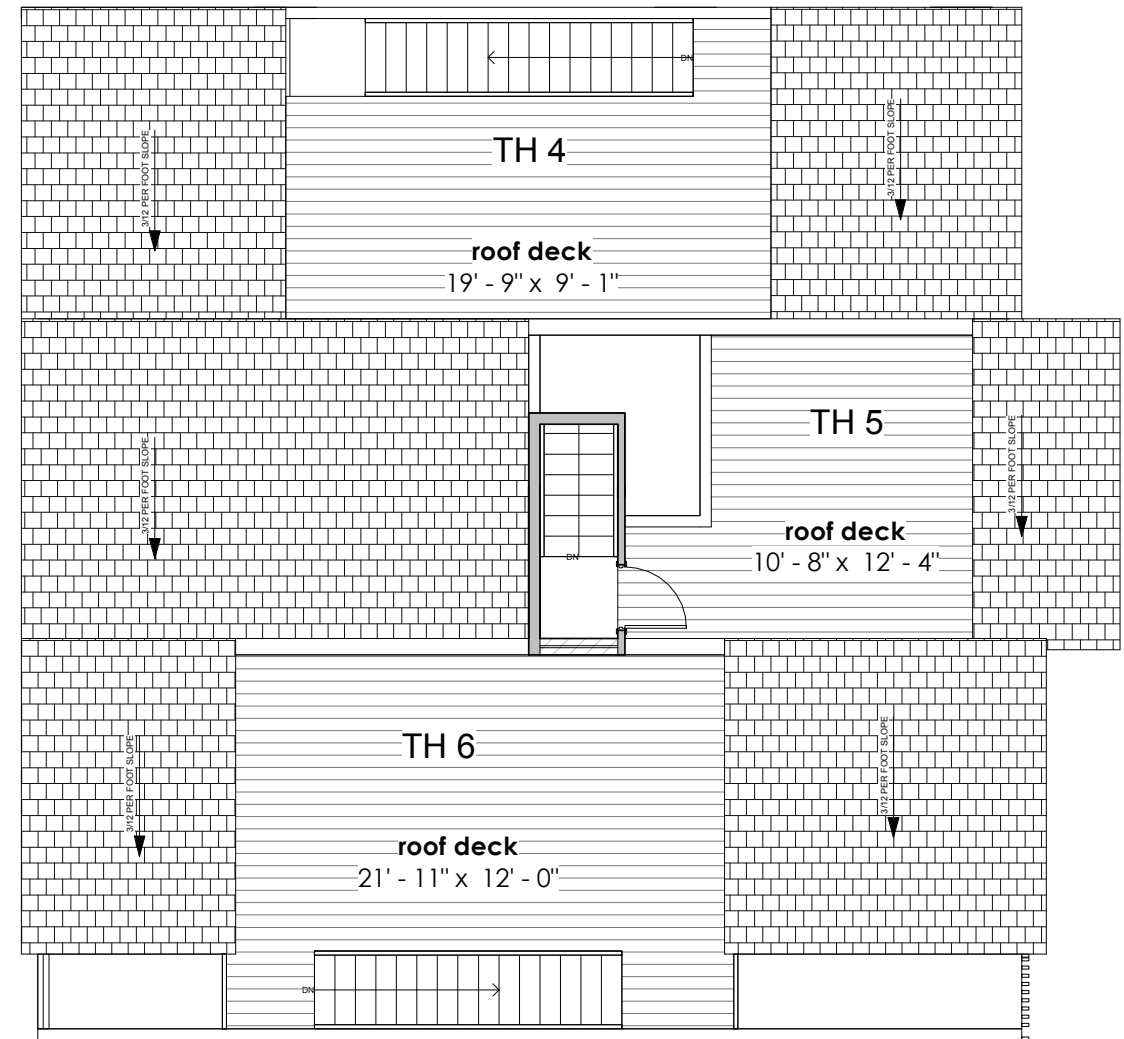
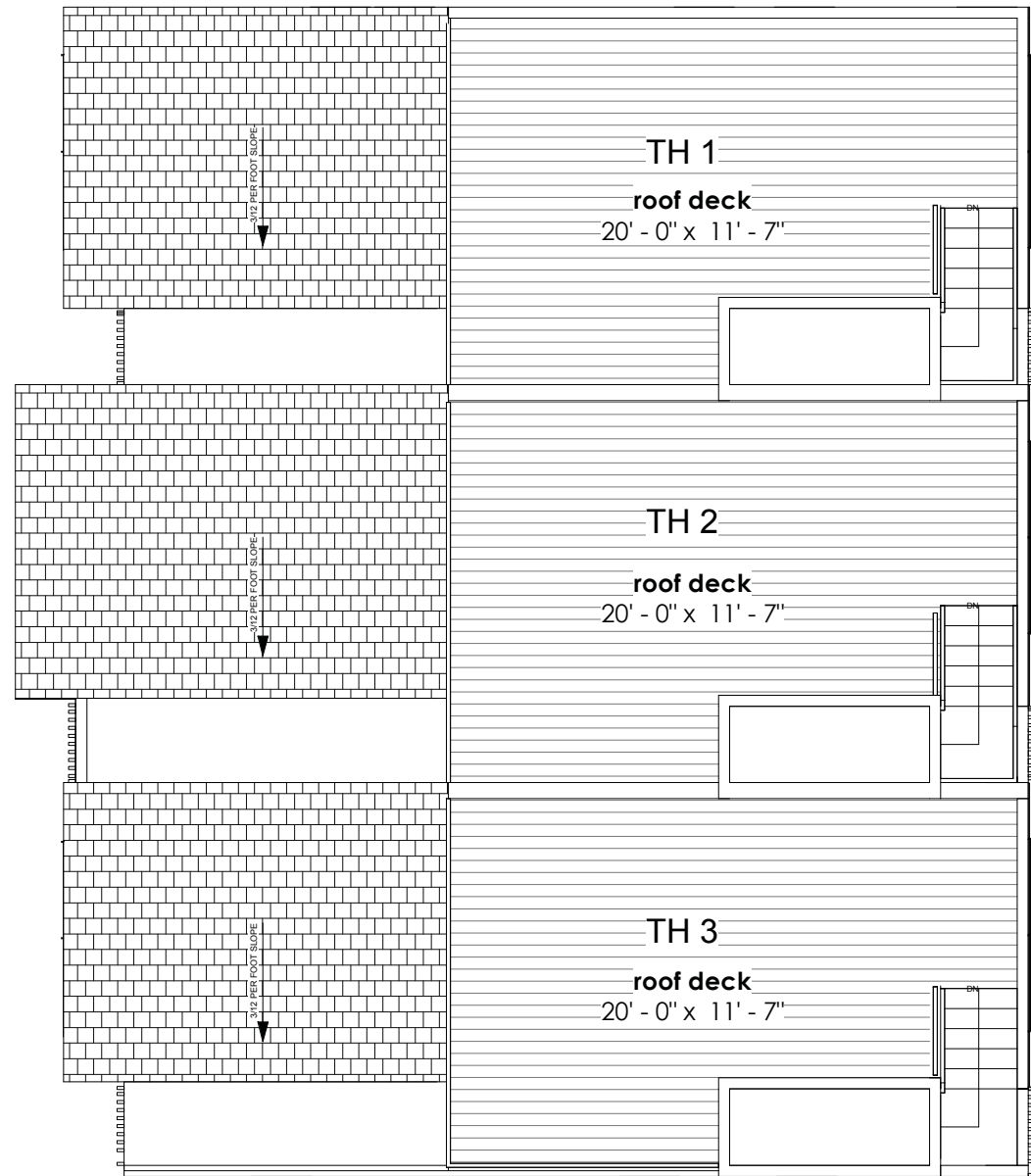














BUILDING 1



35TH AVE S.

BUILDING 1 WEST ELEVATIONS

BUILDING 2



ALLEY

BUILDING 2 EAST ELEVATIONS



BUILDING 1



BUILDING 2





*BUILDING 2*

*BUILDING 1*



NORTH ELEVATIONS



BUILDING 1

BUILDING 2







35th Ave S looking east towards project site

FLOOR PLANS





35th Ave S looking east towards unit entry





Alleyway looking west towards project site

RENDERINGS