



6116 35TH AVE SOUTH, SEATTLE, WA 98118
Streamlined Design Review #309108

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ADDRESS	6116 35TH AVE SOUTH SEATTLE, WA 98118
TAX ID NUMBER	941840-0090 / 941840-0095
SDCI PROJECT #	SDR: 3029108
	BUILDING: 6617142
LOT SIZE	8,313 SF
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 3-story townhouse (6 Units)

KEY METRICS	Zone:	LR3
	Lot size:	8,313 SF
	FAR:	8,313 sf x 1.4 = 11,638 sf allowed (th/s+built green+paved alley) 7,414 proposed
	Structure Height:	30' + 3' shed and 10' penthouse bonus
	Units:	6 units proposed
	Parking:	1 open parking space per dwelling proposed

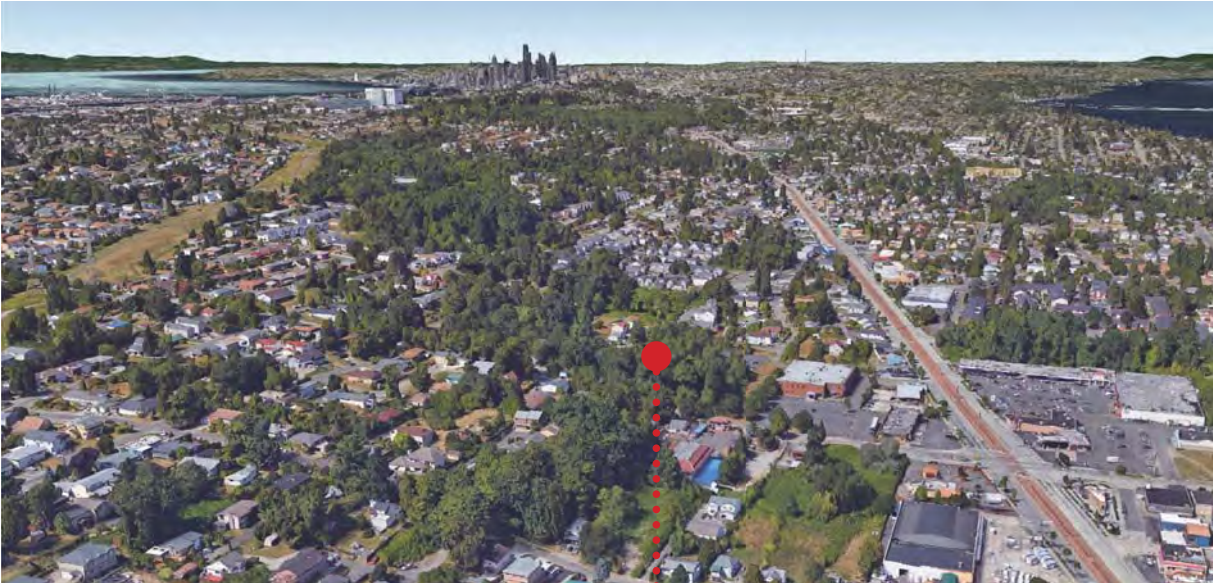
ANALYSIS OF CONTEXT The site is located on the southern-most edge of Beacon Hill along 35th Ave South, a new residential street stemming from South Spencer Street. It is 2 blocks west of Martin Luther King Jr Way South and will be the new residential edge for neighborhoods to the west and to the south. The site is located directly adjacent to 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 16. A combined site plan showing the relationship of the project to adjacent developments can be found on page 17. A preliminary landscape plan can be found on page 23.

ARCHITECTURAL CONCEPT See page 12 for concept statement, diagrams, and images.

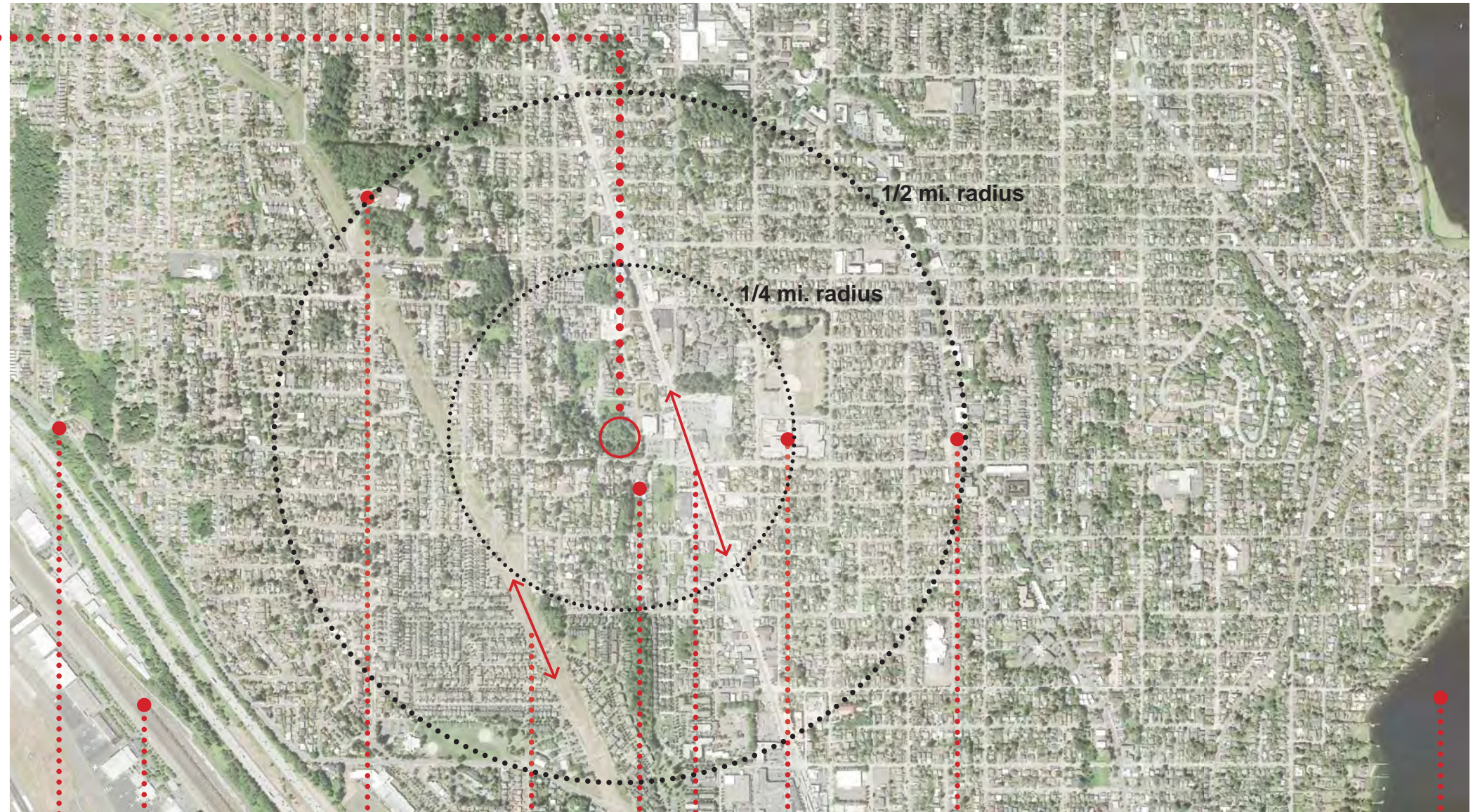
DESIGN GUIDELINES See page 14 for Design Guideline Responses.



Project site looking northwest.....



..... Project site looking southeast



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

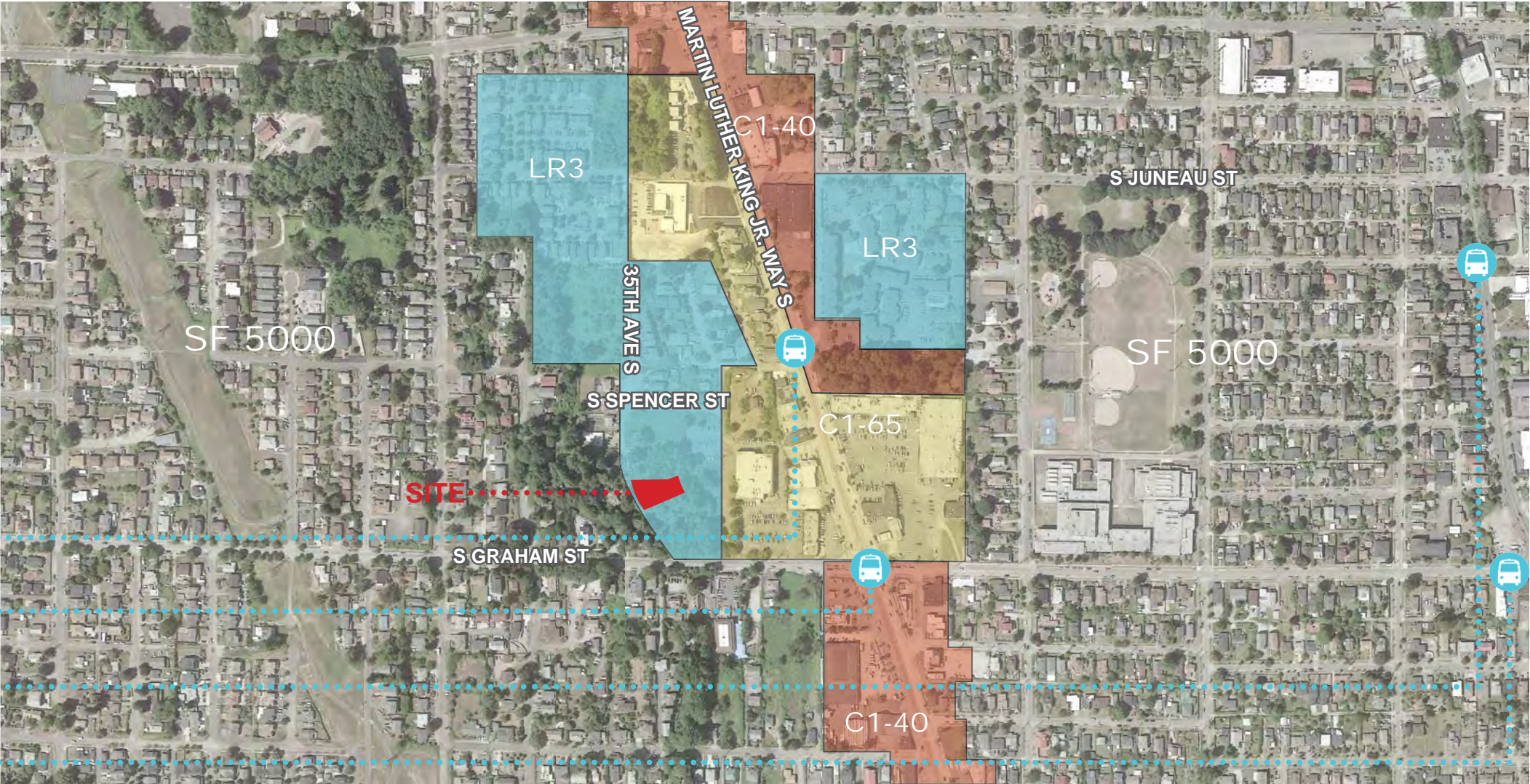
VICINITY ANALYSIS

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



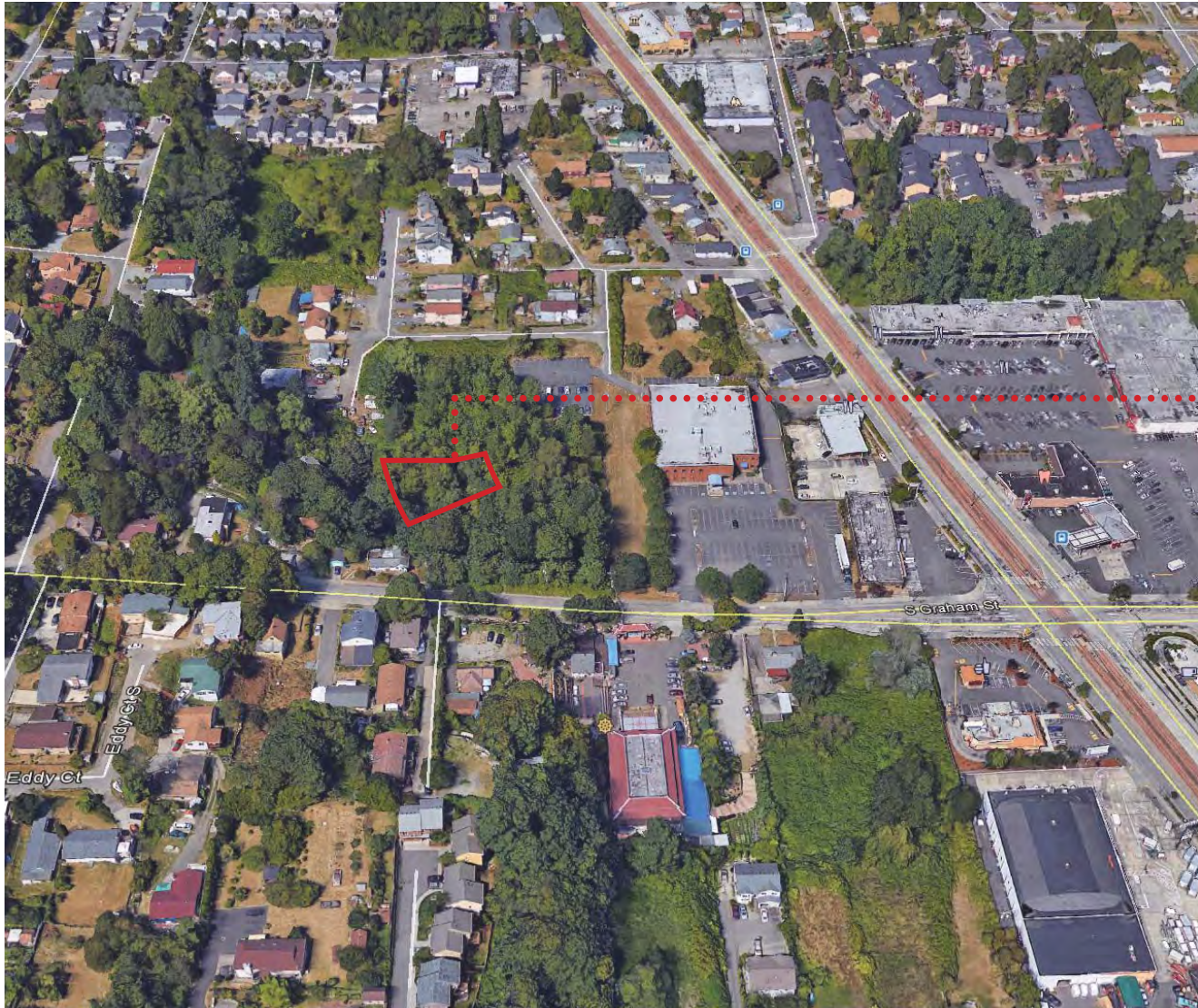
A. Homes lining east side of 35th Ave South



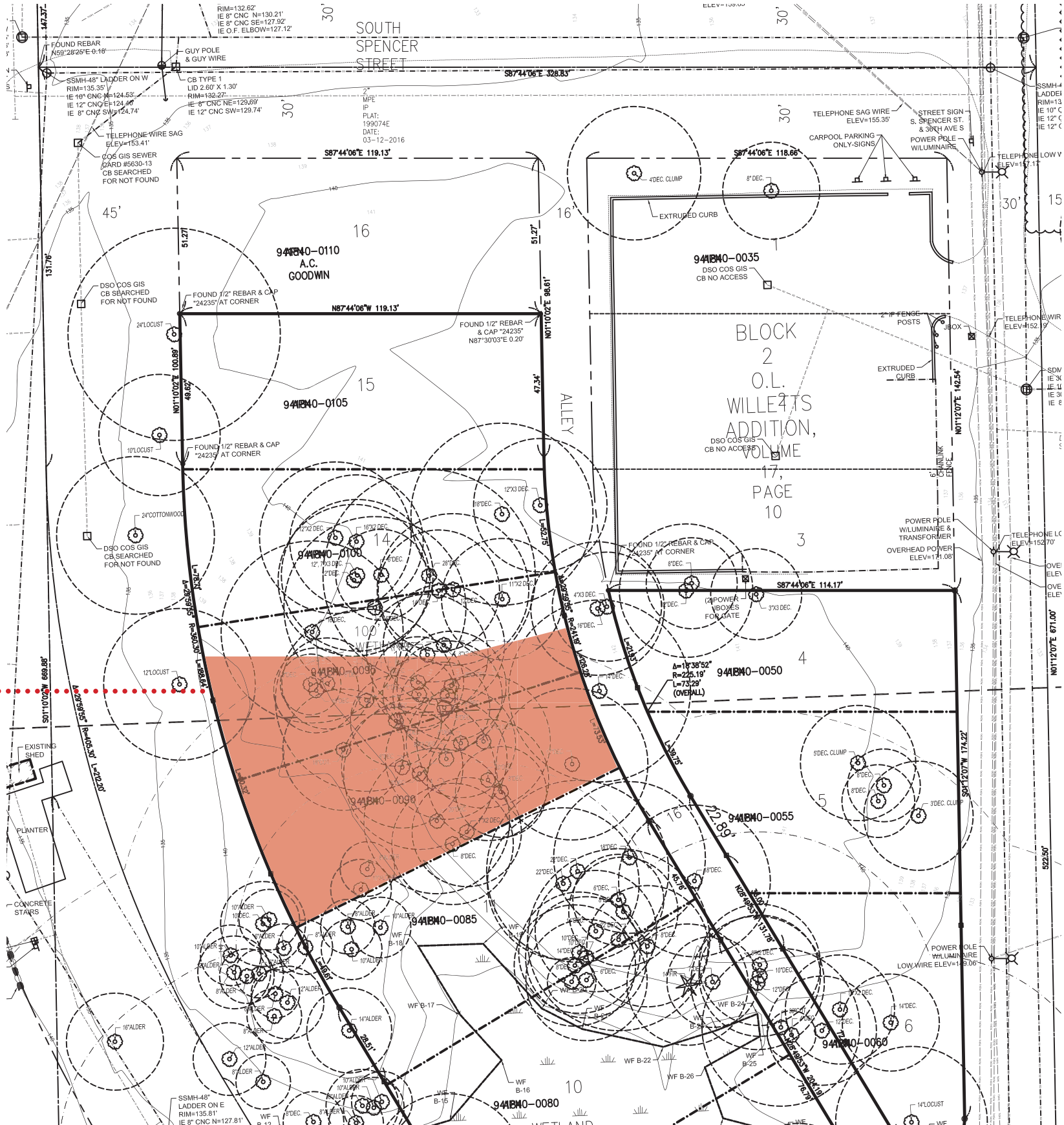
B. Southern termination of 35th Ave South



C. Single Family Home across from site



AERIAL SITE VIEW, LOOKING NORTH-NORTHWEST
EXISTING CONDITIONS



OLD LEGAL DESCRIPTION

LOT 12 AND 13 IN 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 C:
THAT PORTION OF LOTS 12 AND 13 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 09°59'31", AND AN ARC LENGTH OF 62.82 FEET OT THE TRUE POINT OF BEGINNING;

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

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

TAX PARCEL NUMBERS

9418400090 & 941800095





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:

This project was inspired by the natural context and future built context of the area. The uniqueness of existing and future conditions provides an opportunity to create a precedent of medium density with sensitive scale and massing in an evolving area. Project cues were inspired by adjacent projects.

The project emphasizes functional form through the utilization of wood screen elements. This articulates massing throughout the project, identifies individual units, and 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 as well as indoor to outdoor connections.



CONCEPT

6106 35th Avenue South



ADJACENT PROJECTS

6110 35th Avenue South



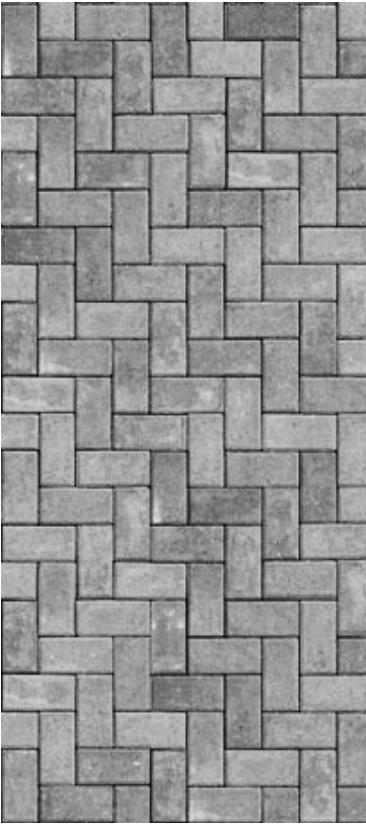


PRECEDENT



1

CAST-IN-PLACE CONCRETE



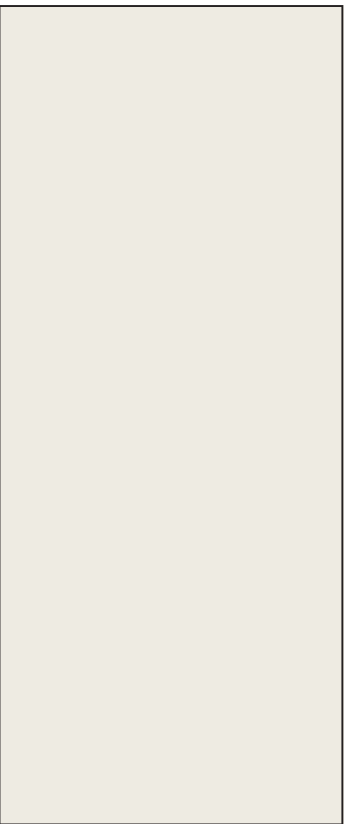
2

PERMEABLE PAVERS



3

HORIZONTAL CEMENTITIOUS
ROSEWOOD



4

CEMENTITIOUS PANEL
SW 7551 - GREEK VILLA



5

VERTICAL SIDING
CEMENTITIOUS PANEL

COLOR SCHEME AND PROPOSED MATERIAL

DESIGN GUIDELINES

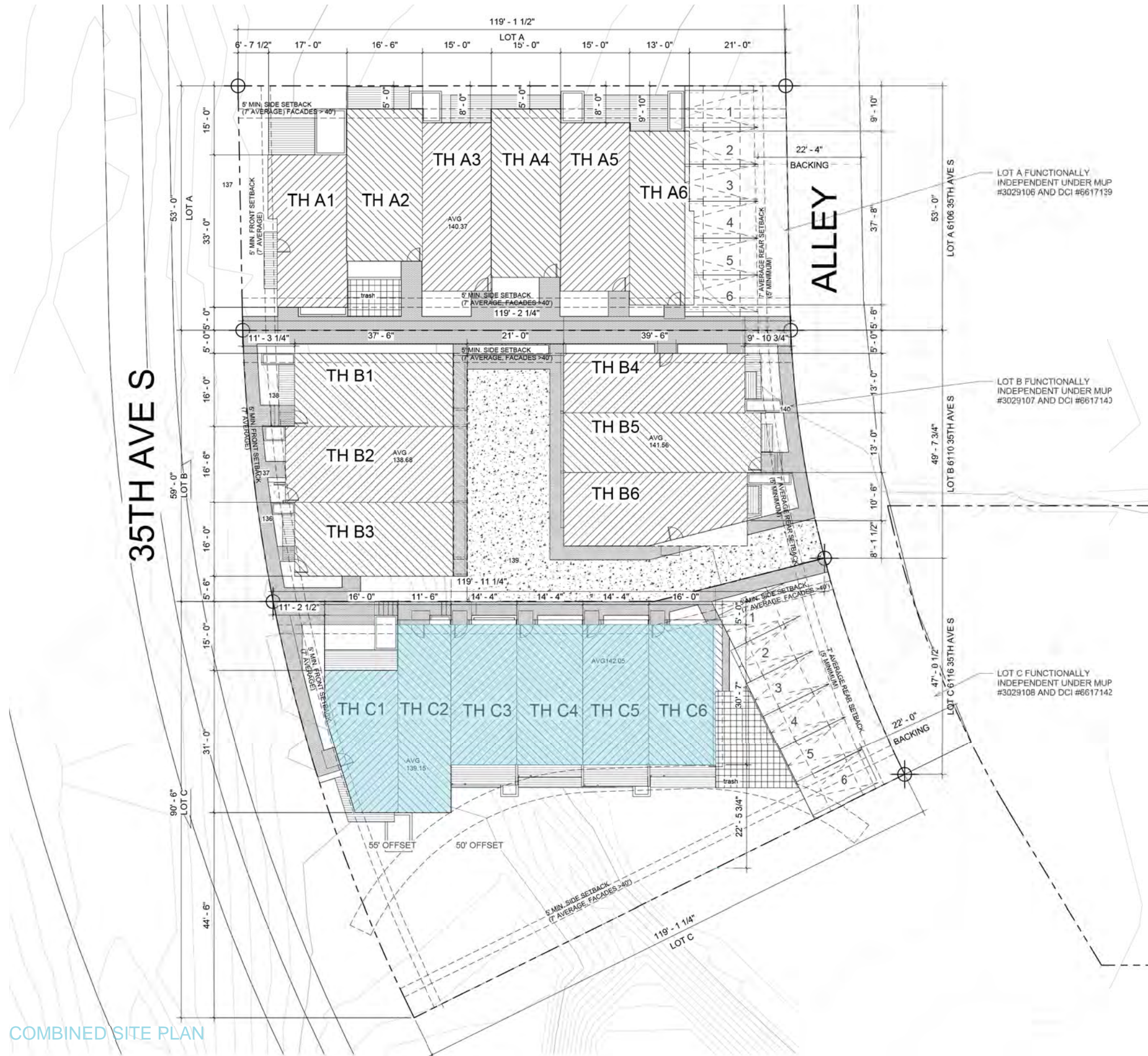
DESIGN RESPONSE

<div>CS1. Natural Systems and Site Features Work to maximize retention of mature trees on site.</div>	<div>d.<div>Plants and Habitat</div></div>	<div>This project orients towards the wetland, creating a relationship between the built and natural environment. A 50' wetland buffer is provided.</div>
<div>CS2. Urban Pattern and Form</div>	<div>c.<div>Relationship to Block</div></div>	<div>Because the project prioritizes the relationship and orientation with the existing wetland, the main entrances of the 6 units are accessed off of a shared walkway to the north, allowing for private yards and decks to face southward towards the buffer.</div>
<div>CS3. Architectural Context and Character The neighborhood is evolving, the project should establish a positive and desirable context.</div>	<div>a.<div>Emphasis Positive Neighborhood Attributes</div></div>	<div>The evolving character of the area provides the opportunity for the project to establish a precedent for new development. Because parking is accessed from the alley, a strong residential edge is able to be established to the south and west as a visual gateways for the area.</div>
<div>PL1. Open Space and Connectivity</div>	<div>c.<div>Outdoor Uses and Activities</div></div>	<div>The unique natural context inspired a series of patios and decks at each level along the south facade. This helps create an indoor and outdoor connection to the wetland on multiple levels of the project.</div>
<div>PL3. Street Level Interaction Orient entries of units with street frontage to the street.</div>	<div>a.<div>Entries</div></div>	<div>The existing topography along 35th Ave SW makes full street improvements difficult. Furthermore, the visibility of the facade along 35th Ave South is minimal. The relationship to the wetland was the priority for the project.</div>
<div>DC1. Project Uses and Activities Site planning should consider trash storage locations.</div>	<div>c.<div>Parking and Service Uses</div></div>	<div>Individual trash will be located on the east side of TH6, with easy access to the alley.</div>
<div>DC2. Architectural Concept Strive for articulation on all facades. Provide scale and texture through secondary architectural features and materials</div>	<div>a.<div>Massing</div></div> <div>b.<div>Architectural and Facade composition</div></div> <div>c.<div>Secondary Architectural Features</div></div> <div>d.<div>Scale and Texture</div></div>	<div>All units provide a clear rhythm through the use of wood screen elements and outdoor decks. This main architectural move helps create rhythm, clearly identify individual entries, and creates sensitive massing. These features add detail and reduce the scale of the building.</div>
<div>DC3. Open Space Concept</div>	<div>a.<div>Open Spaces Uses and Activities</div></div> <div>b.<div>Design</div></div>	<div>The project provides private yards for each of the units that face the wetland. All units have a continuous strong visual connection to this unique site feature along the south facade.</div>
<div>DC4. Exterior Elements and Finishes Use appropriate and high quality elements and finishes for the building and its open spaces.</div>	<div>a.<div>Exterior Elements and Finishes</div></div> <div>c.<div>Lighting</div></div> <div>d.<div>Trees, Landscape and Hardscape Material</div></div>	<div>A neutral material pallet was purposefully utilized in consideration of the unique natural context, and fits with the character of the adjacent project developments. 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. Lighting will be provided at the main entries and along the common walkway. Vegetative buffering will be incorporated into the project to enhance circulation throughout the site.</div>

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SITE PLAN



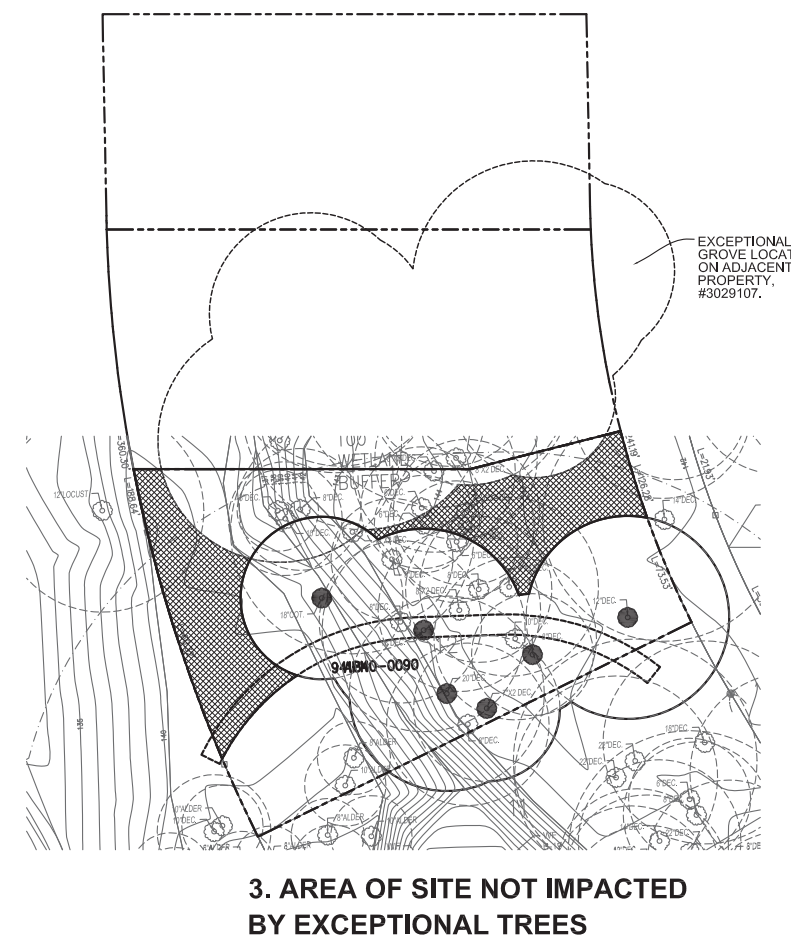
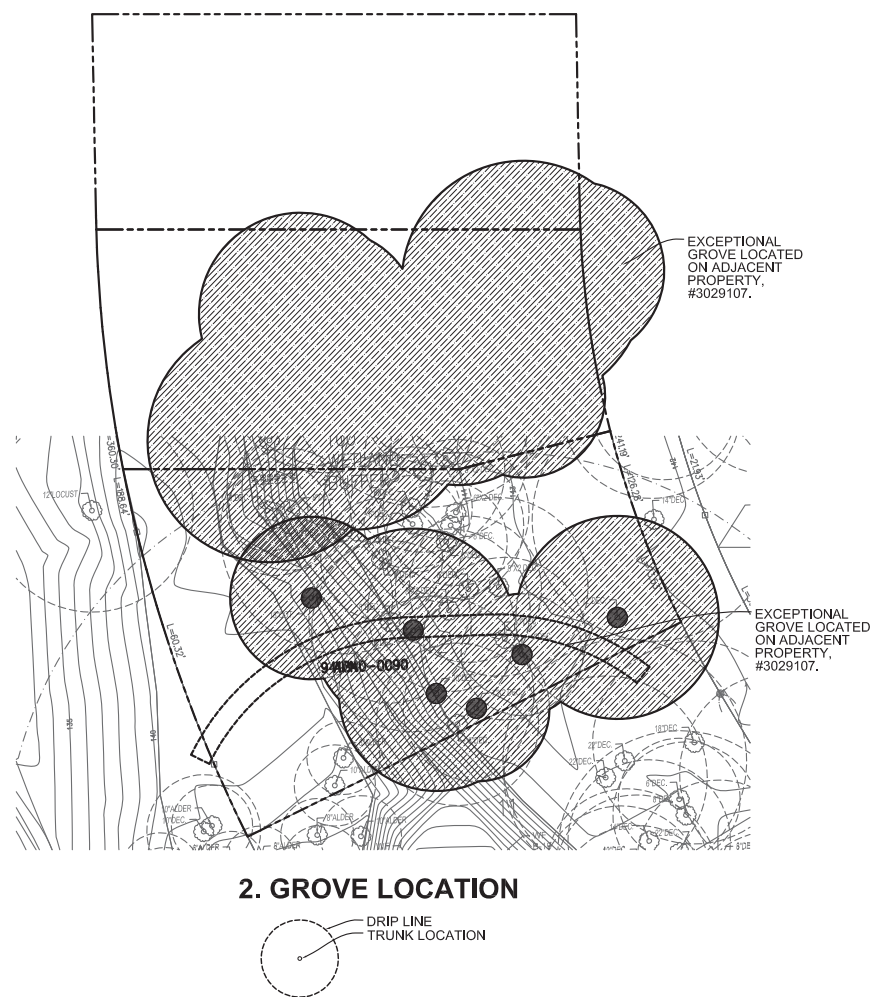
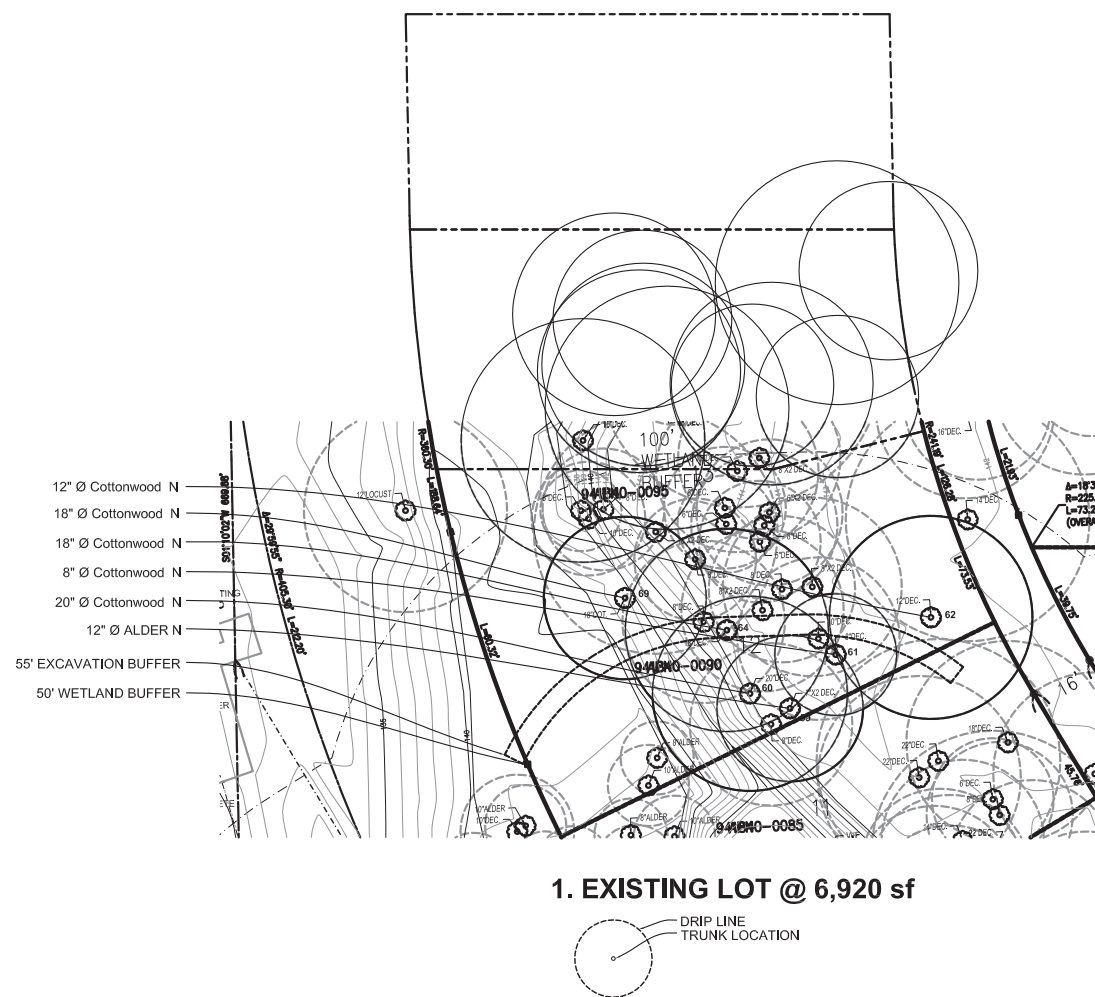
COMBINED SITE PLAN

Projects are not functionally related due to the following conditions outlined in Director's Rule 18-2017:

- No features physically span property lines
- There are no shared driveway accesses or parking areas
- No structures are joined
- Structures are not dependent on grading

The following features are not to be taken into consideration in determining whether two or more development proposals are to be evaluated:

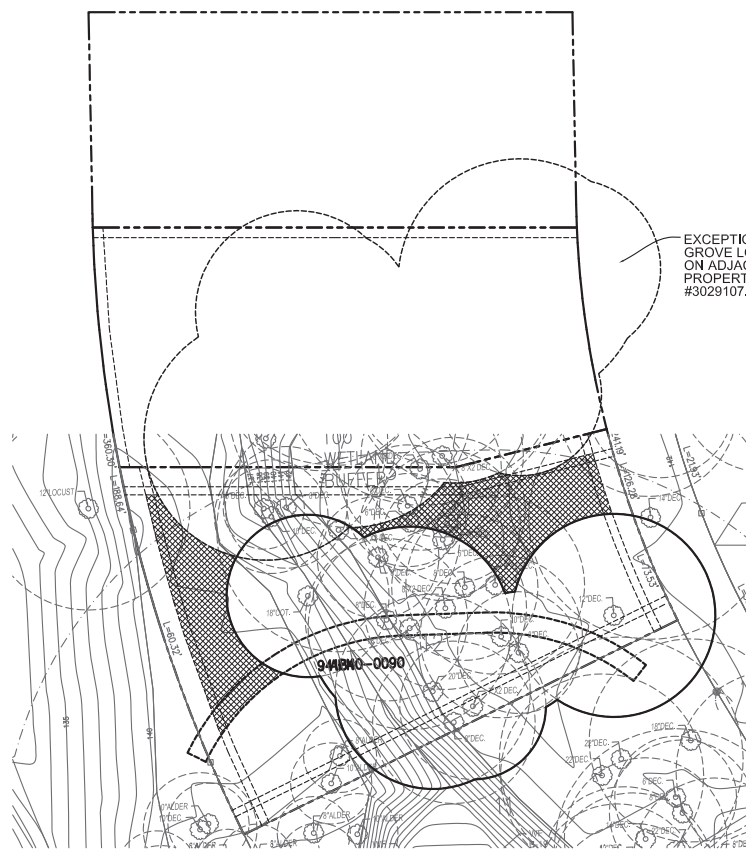
- Physical connections to a common public right-of-way
- Common developer and property owner
- Similar design
- Simultaneous construction
- A common architectural and landscaping design



OPTION A: MAINTAIN GROVE.

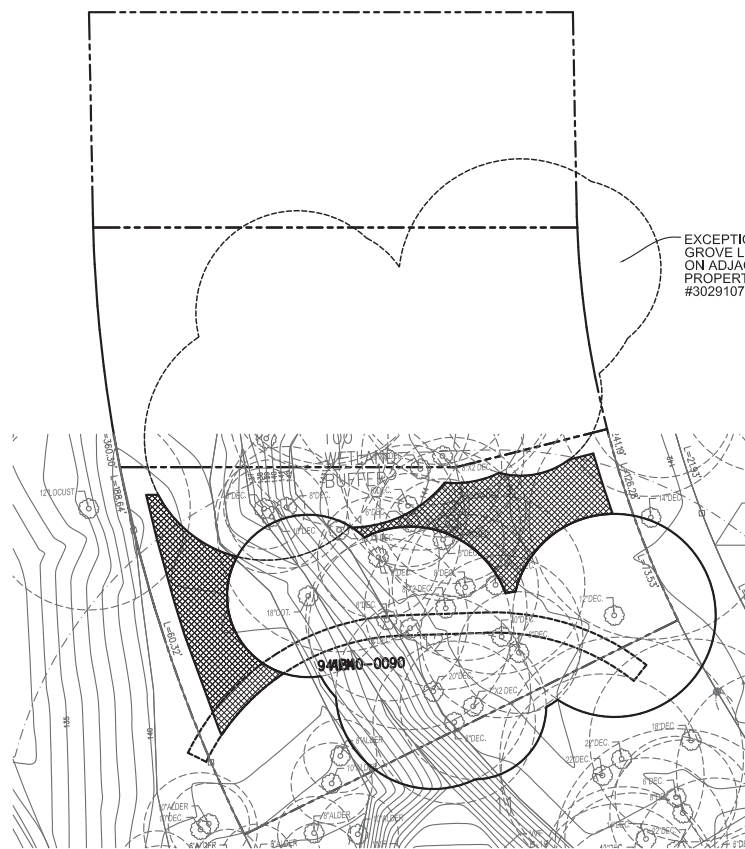
Per 25.11.070 A.2, exceptional may be removed only if the total floor area that could be achieved with the maximum permitted FAR and height limits of the applicable zone cannot be achieved even with development standard adjustments and an increase in the permitted height. A grove per definition shown in Director's Rule 16-2008 is located on the project site and takes up a majority of the development. This and the following page diagram the development potential maintaining this grove. Development potential is limited to approximately 1,600 sf, which is about 8,000 sf under FAR of the lot's development potential.

TREE DIAGRAM- MAINTAINING GROVE

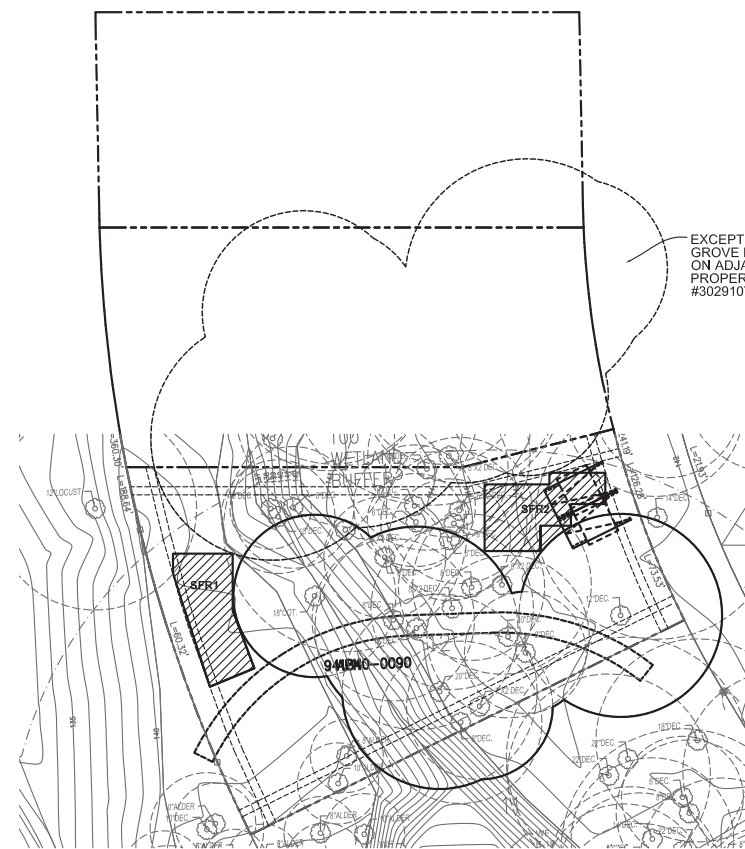


4. SITE SETBACKS @ 50% REDUCTION

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.



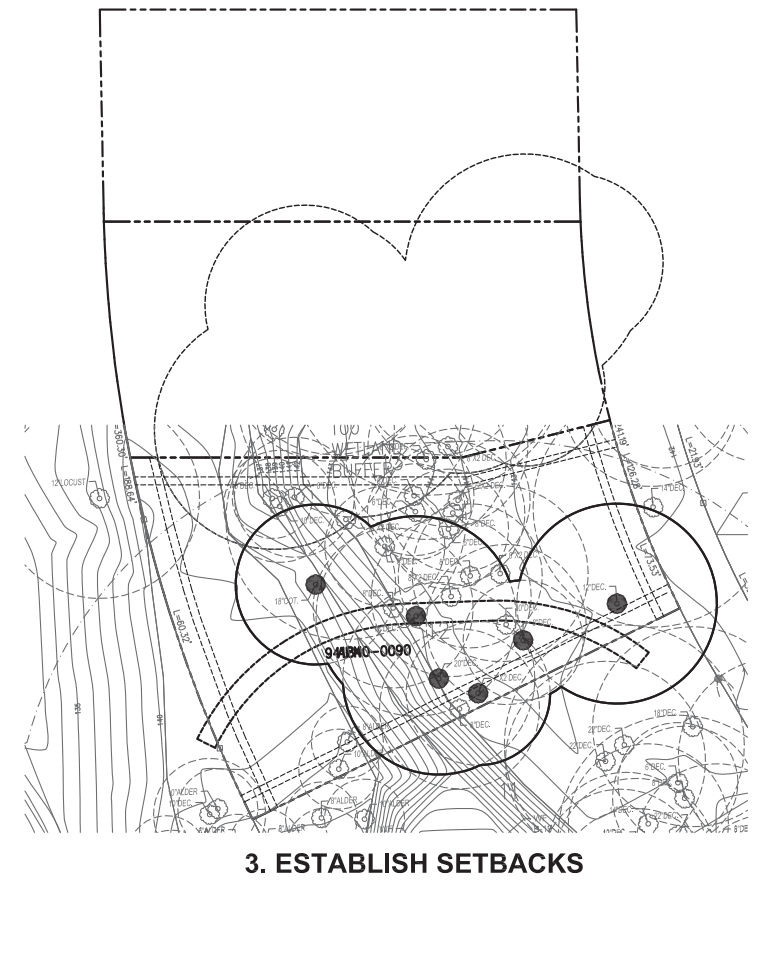
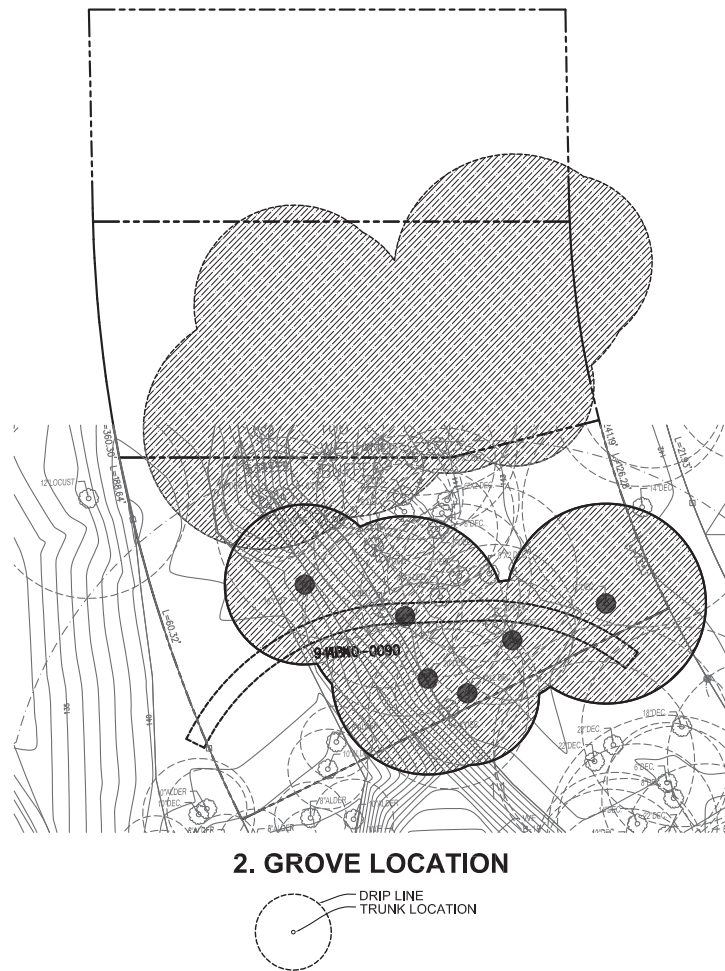
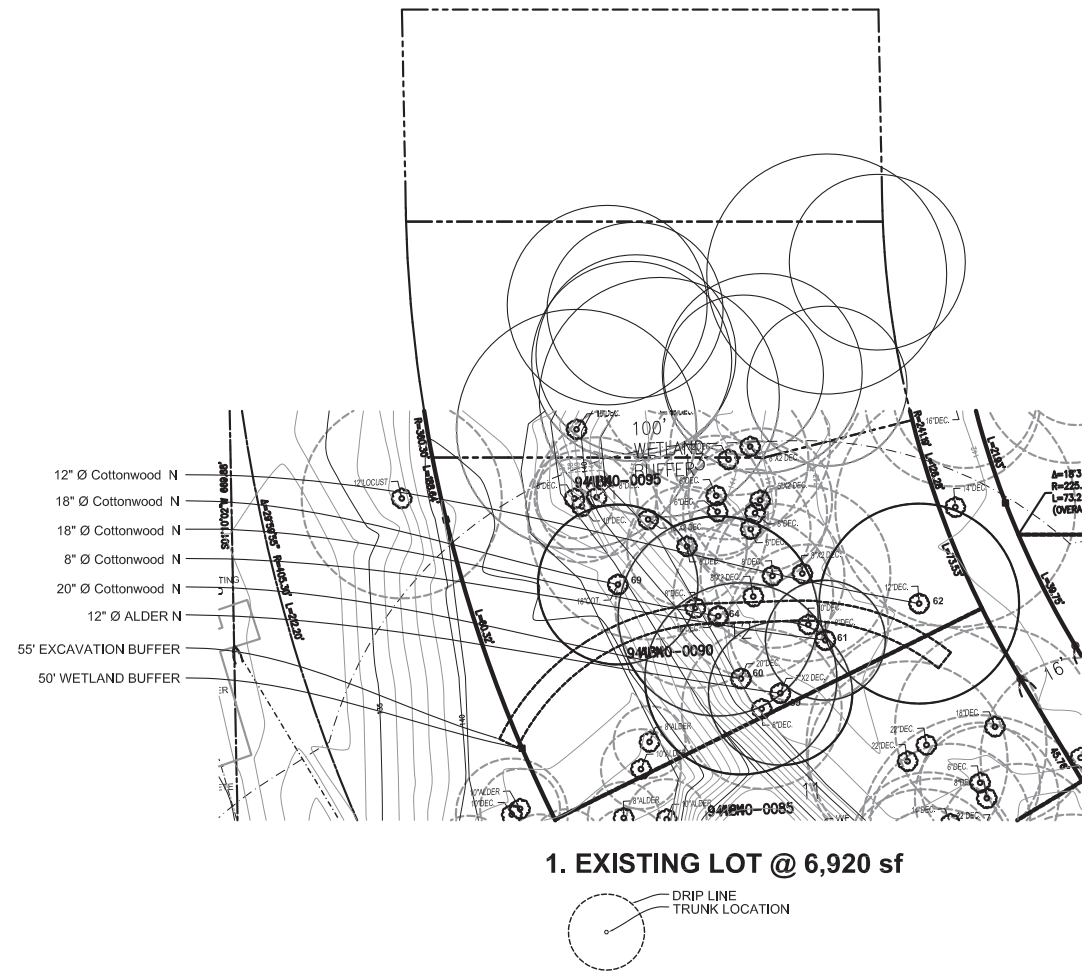
5. BUILDABLE AREA



6. DEVELOPMENT

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

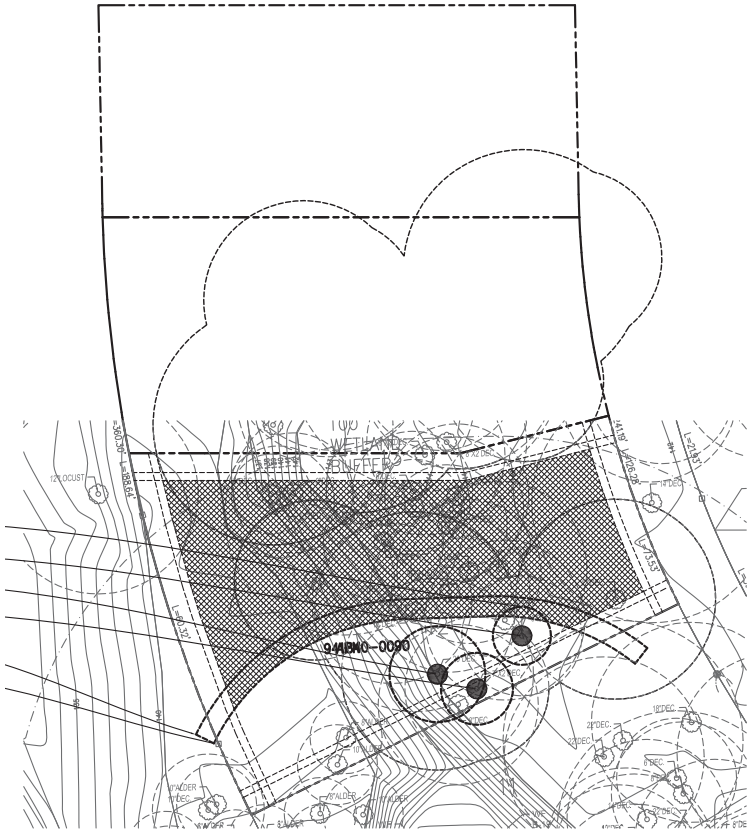
FAR ALLOWED		8,313 sf x 1.4 = 11,638 sf allowed			
DEVELOPMENT WITH EXCEPTIONAL TREES KEPT	2,325 sf	DEVELOPMENT WITH EXCEPTIONAL TREES REMOVED	11,638 sf	MISSED DEVELOPMENT POTENTIAL WITH TREES KEPT	9,313 sf



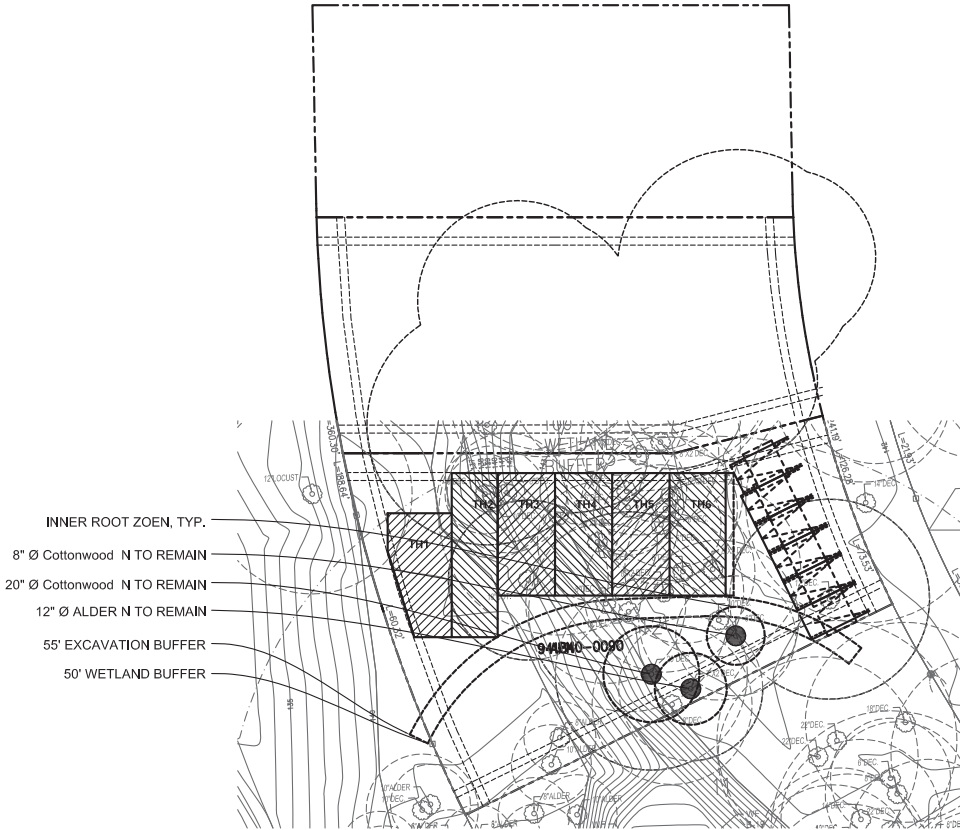
OPTION B: REMOVE GROVE

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

TREE DIAGRAM- REMOVING GROVE



4. ESTABLISH BUILDABLE AREA



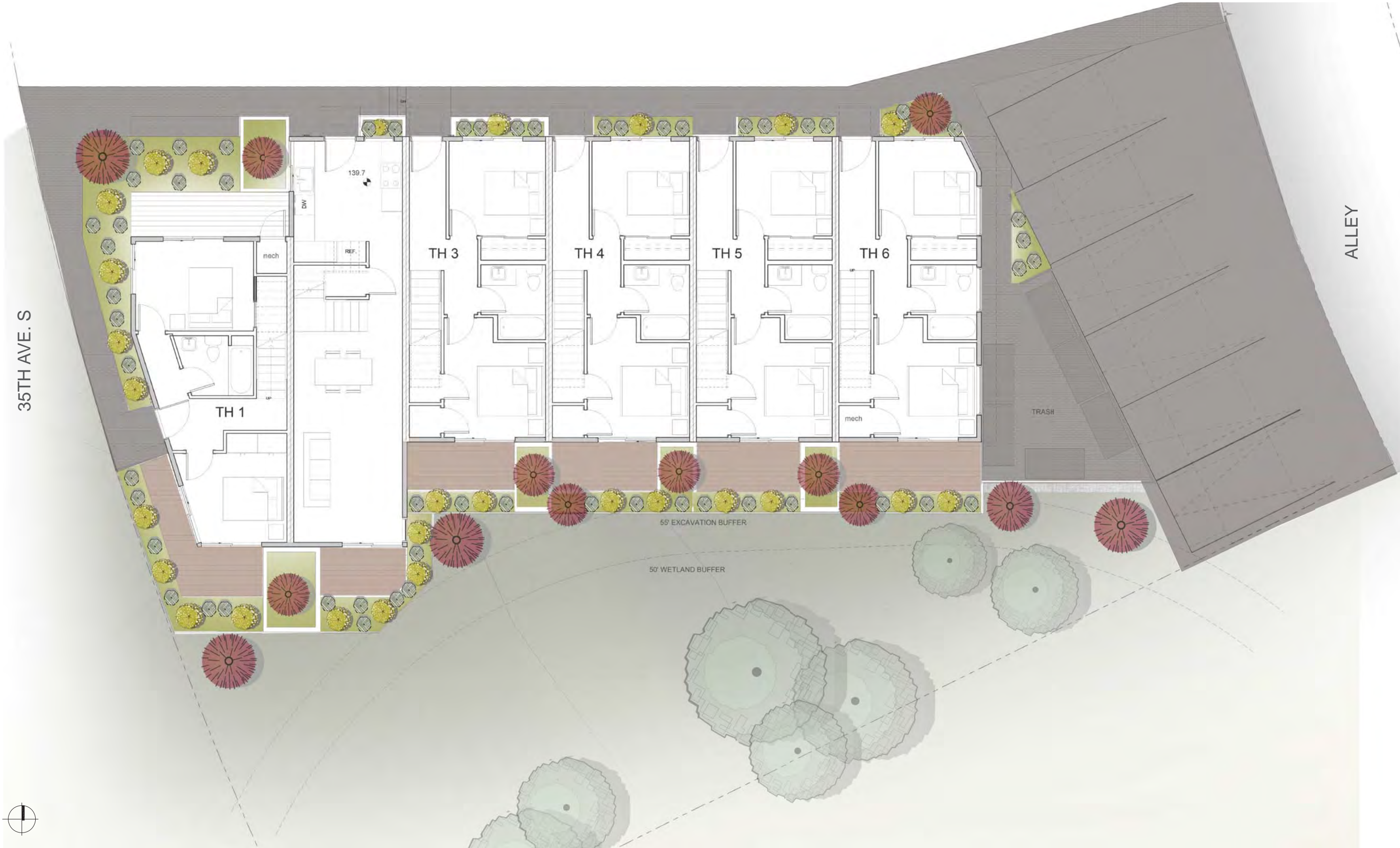
5. ESTABLISH BUILDING FOOTPRINT

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

SMC 23.41.018.D.4:

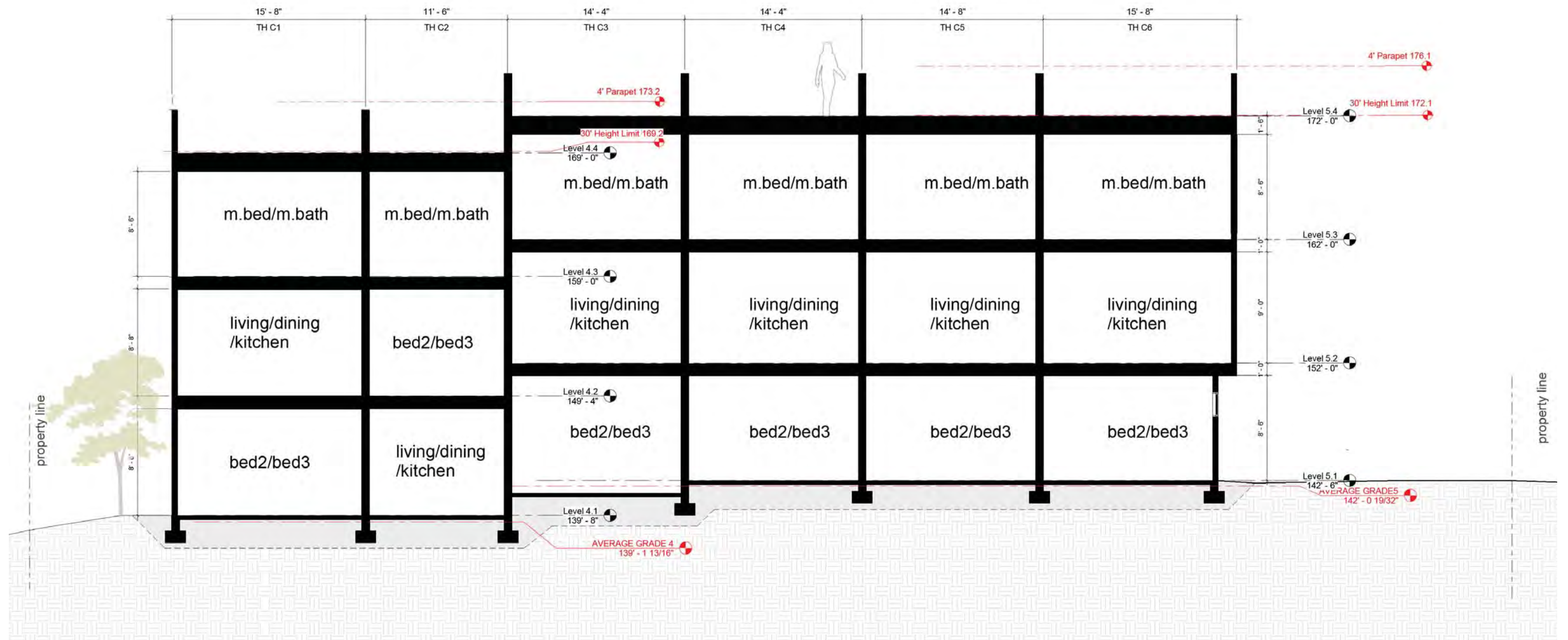
4. If the criteria listed in subsection 23.41.018.D.3 are met, the Director may allow adjustments to the following development standards to the extent listed for each standard:
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d. Structure width, structure depth, and façade length may be increased by a maximum of 10 percent; and
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FAR ALLOWED		8,313 sf x 1.4 = 11,638 sf allowed			
DEVELOPMENT WITH EXCEPTIONAL TREES KEPT	2,325 sf	DEVELOPMENT WITH EXCEPTIONAL TREES REMOVED	11,638 sf	MISSED DEVELOPMENT POTENTIAL WITH TREES KEPT	9,313 sf

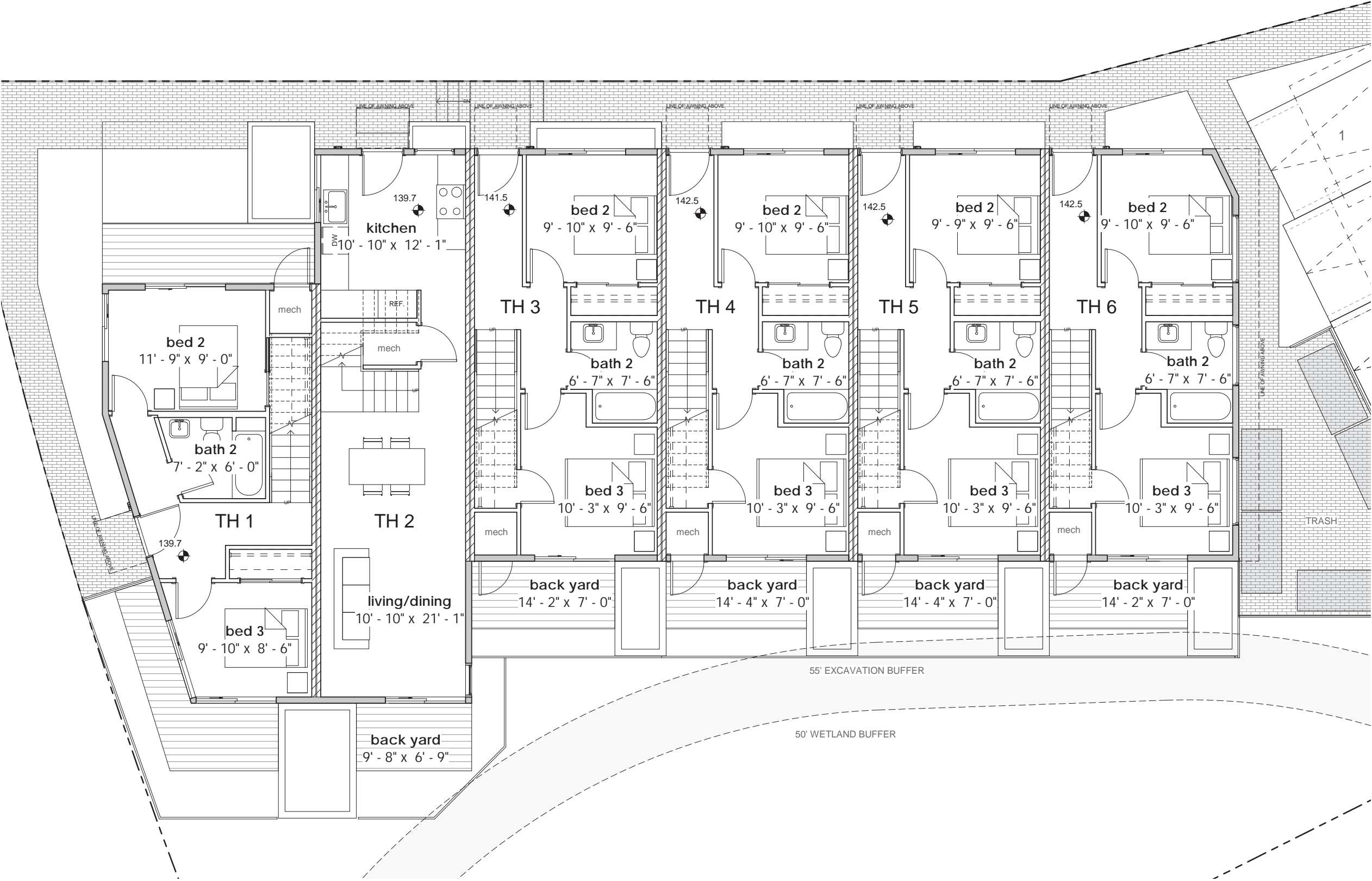


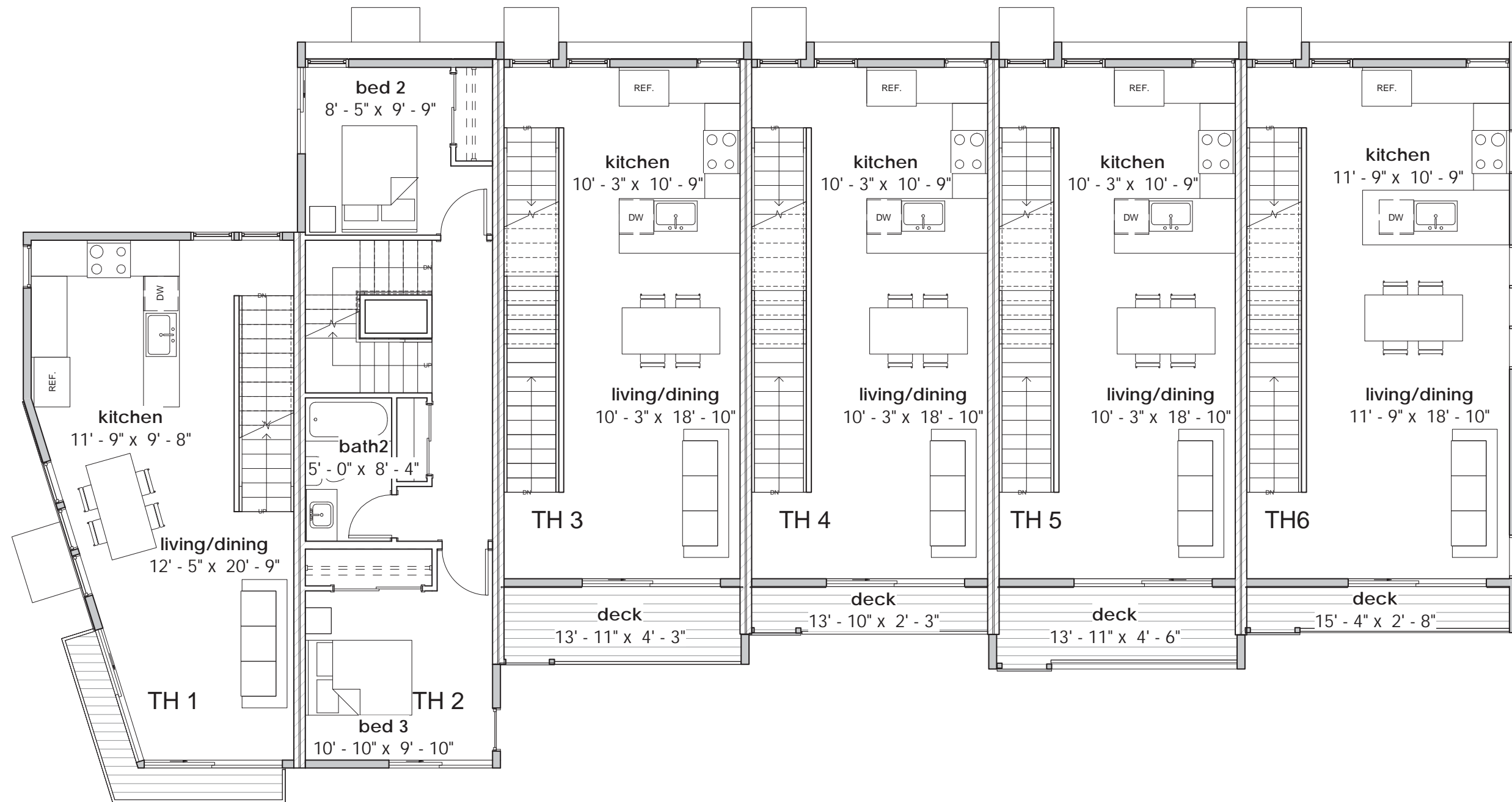
LANDSCAPE PLAN

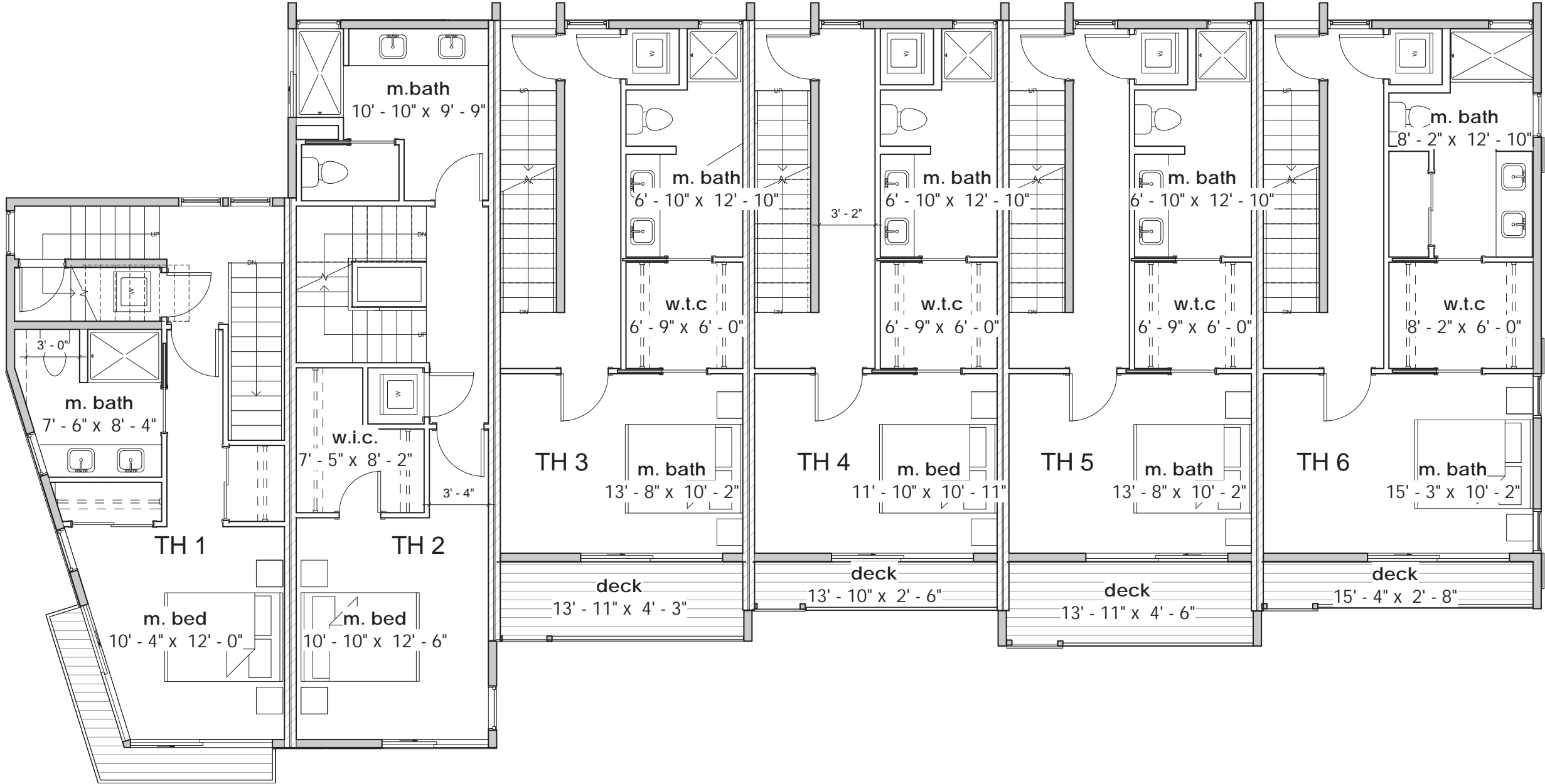
LANDSCAPE PLAN



BUILDING SECTION











NORTH ELEVATION



SOUTH ELEVATION



35TH AVE S.



ALLEY

EAST AND WEST ELEVATIONS



LOOKING SOUTH-WEST TOWARDS MAIN WALKWAY
RENDERINGS



VIEW FROM 35TH AVENUE SOUTH
RENDERINGS



LOOKING NORTH FROM WETLAND AND SOUTH FACADE

RENDERINGS