



**9266 50th Ave S
Seattle, WA 98118**

Streamline Design Review
SDCI Project # 3029604
January 17, 2018

mas | architecture llc

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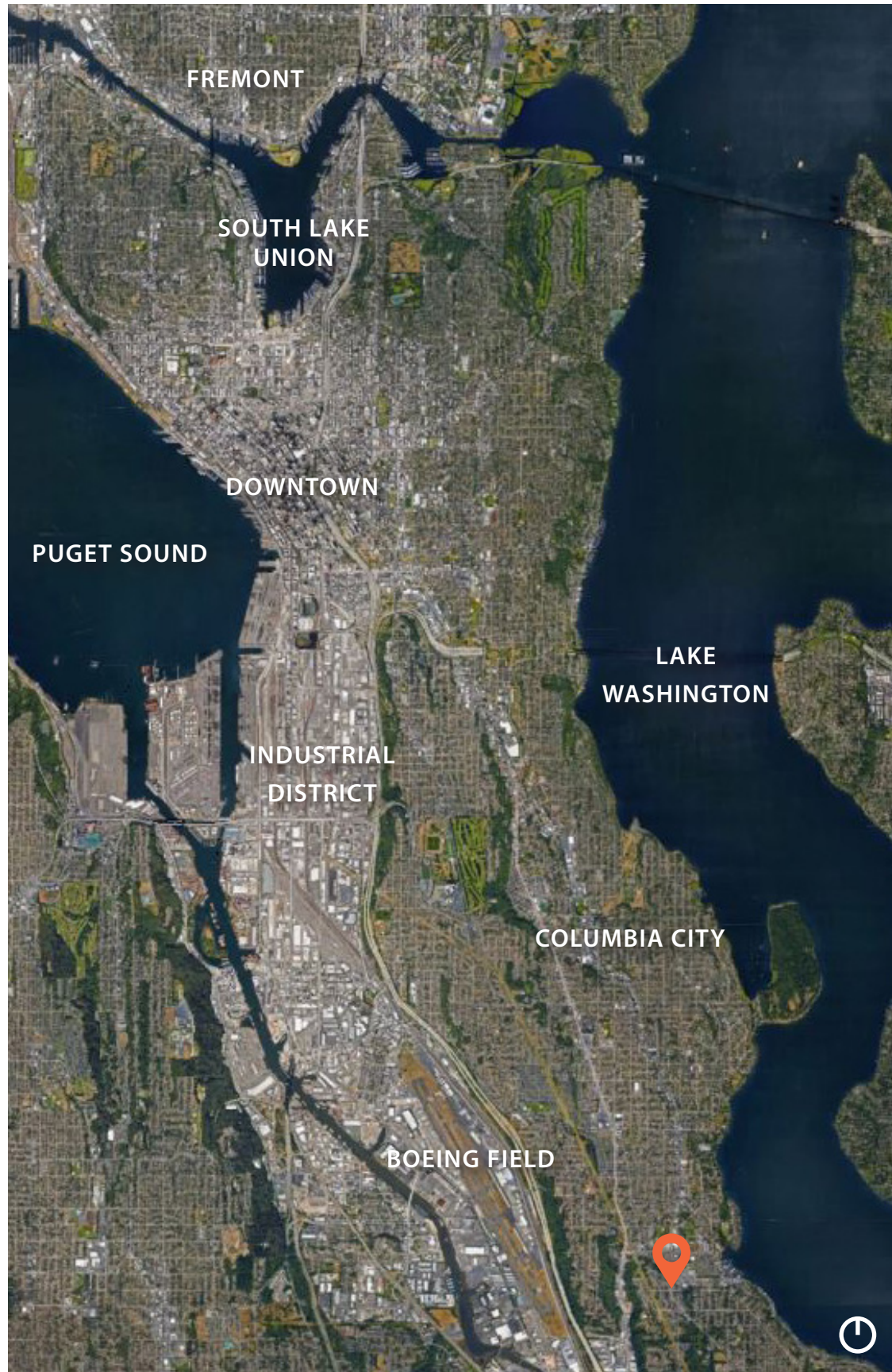


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PROPOSAL DESCRIPTION | Project Overview



PROJECT PROPOSAL

6 Townhomes

0 Parking Stalls

0 SF Commercial Square Footage

PROJECT OVERVIEW

The site is located in the Rainier Beach Residential Urban Village one block west of Rainier Ave S, one block west of Renton Ave S and approximately 8 blocks west of Lake Washington. The site is currently a one story single family dwelling. The site slopes down approximately 18' from west to east.

The subject parcel is zone LR2. LR2 zoning is present to the immediate north, south and west with NC340 zoning to the east. Adjacent uses include single family housing to the south, a 4-plex to the north, a group home to the west and mixed use structure to the east. Commercial uses are located one block east and north along Rainier Ave S whereas Single Family dwellings dominate to the south and west.

The site has access to numerous bus routes at Rainier Ave S including routes 7, 106 and 107 and qualifies for Frequent Transit parking modifications. Frequent transit and Urban Village designation allow the site to be developed without parking.

The proposal is for two structures, each housing three townhomes.

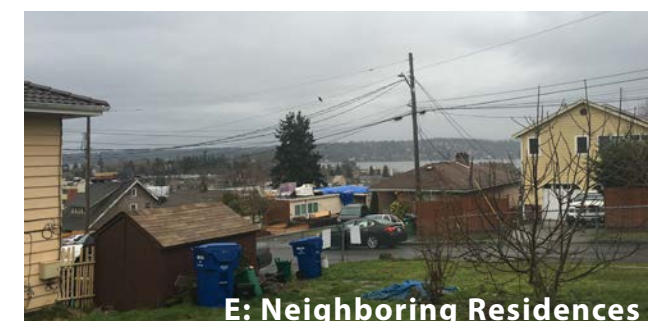
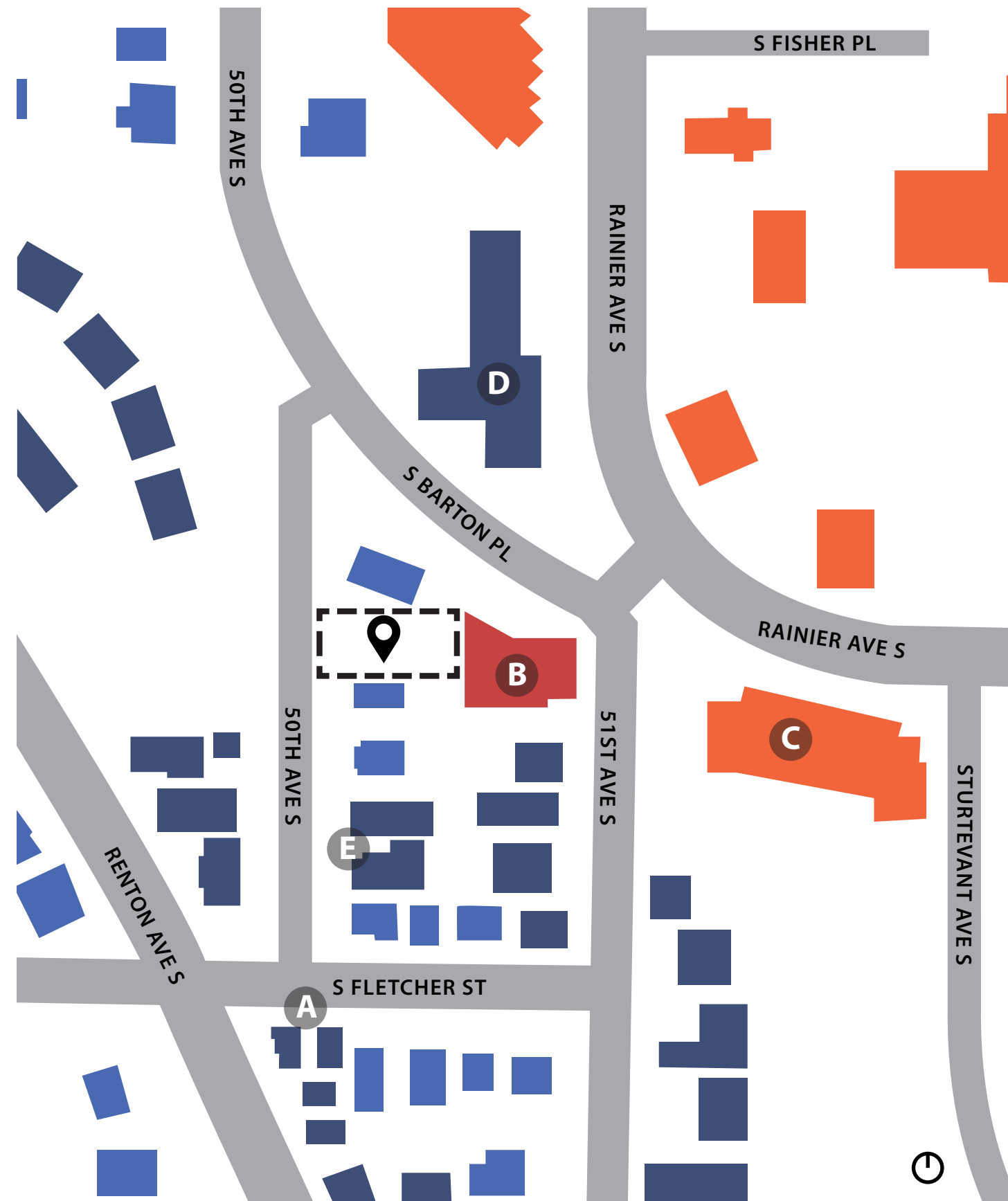
CONTEXT ANALYSIS | Surrounding Uses

BUILDING TYPOLOGIES

The immediate neighborhood is populated with a mix of mid-size multi-family, converted single family to multi-family, townhomes and single family residences. Immediate adjacent uses include a three story mixed use structure to the east, a six story multi-family structure to the north, a two story group home complex to the west, and a mixture of one and two story residences.

Rainier Ave S, one block to the northeast, is commercial in nature and is a combination of single story structures and mixed-use structures. The Rainier Beach Branch Seattle Public Library is located on Rainier Ave S one block north from the site. Two blocks away from the site is the South Shore K-8, Dunlap Elementary School and the Rainier Beach High School along with the Rainier Beach Community Center. Noteworthy landmarks include Chinook Beach Park, seven blocks east and Beer Sheva Park, two block north of that. Both park are at the edge of Lake Washington.

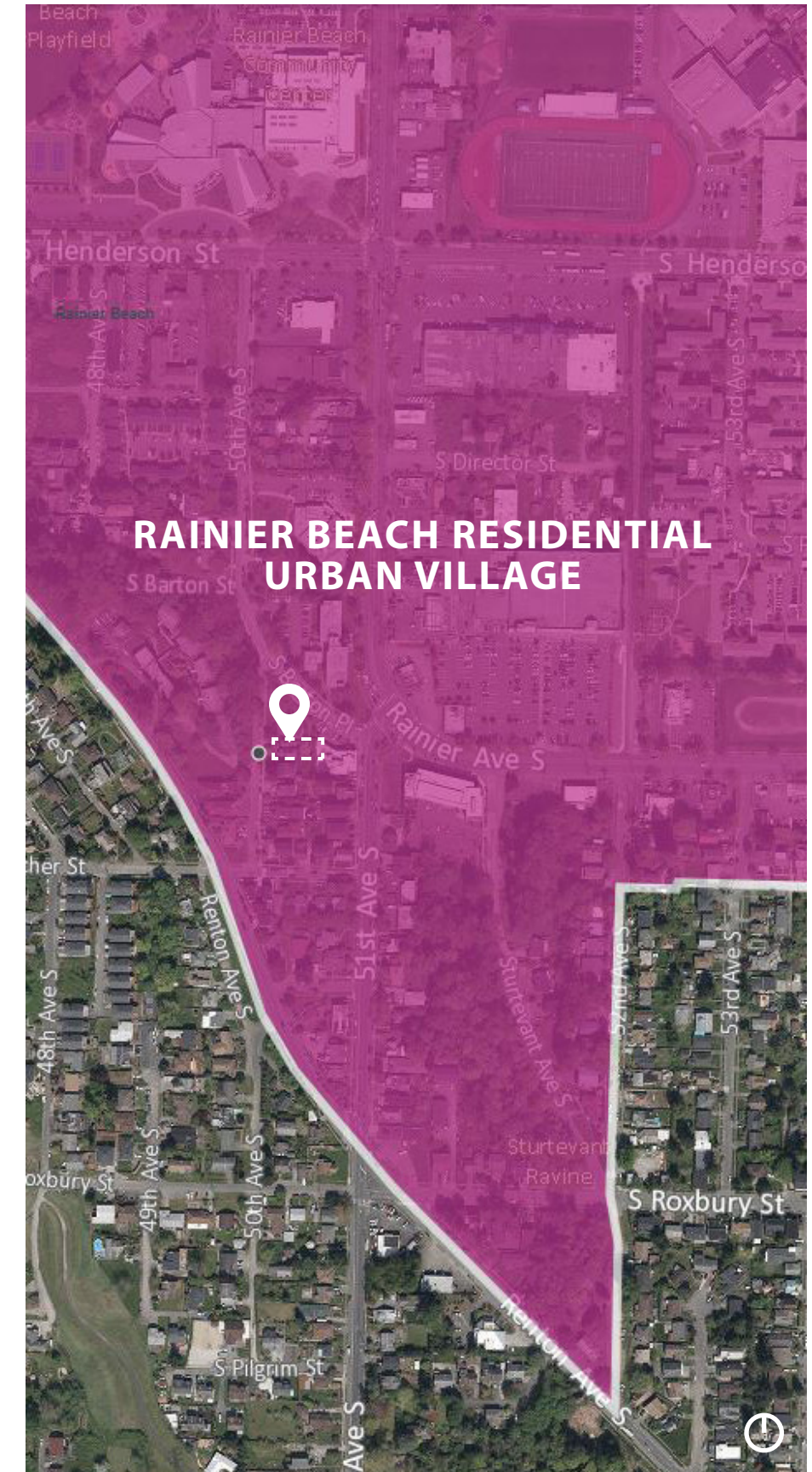
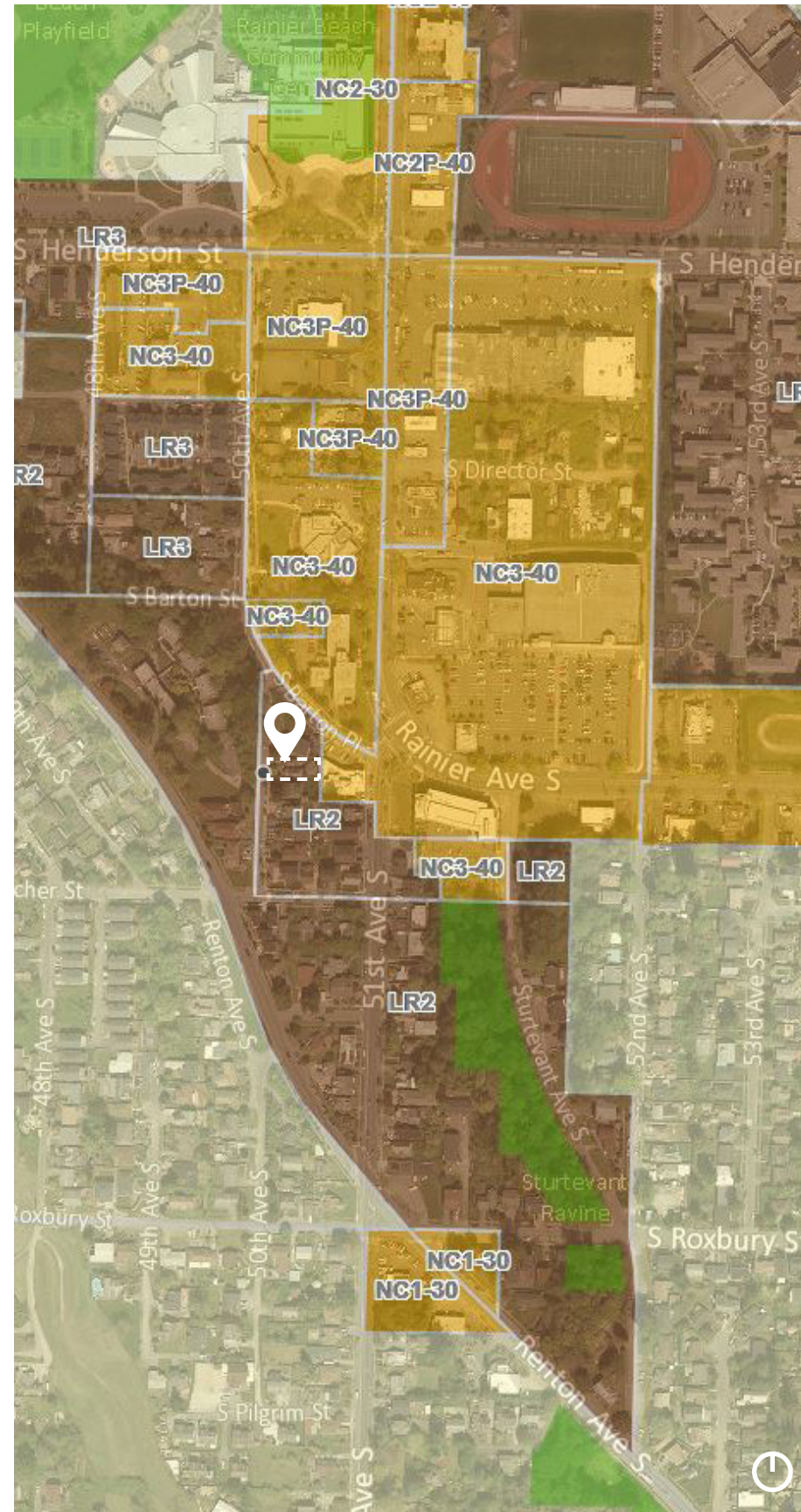
- Commercial
- Multi-Family
- Mixed-Use
- Single-Family



ZONING & URBAN VILLAGES

The parcel is zoned LR2 and is within the Rainier Beach Residential Urban Village Overlay. The site is bounded by SF 5000 on the south, west and north sides and NC3-40 zoning to the east sides.

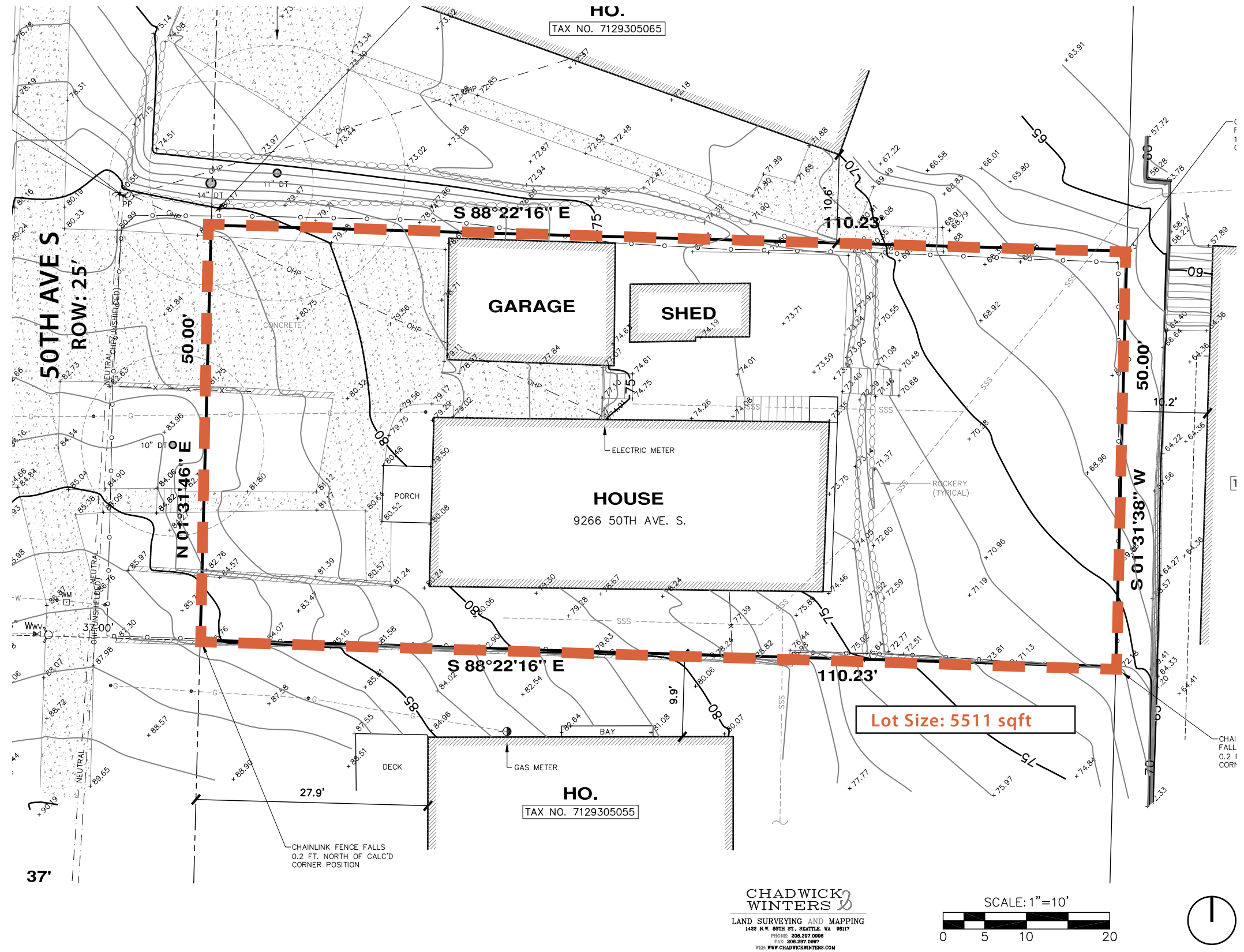
PARCEL #	7129305060
BASE ZONE	LR2
URBAN VILLAGE	RAINIER BEACH
PEDESTRIAN AREA	NO
FREQUENT TRANSIT	YES
ZONING NORTH	LR2
ZONING EAST	NC3-40
ZONING SOUTH	LR2
ZONING WEST	LR2
ECA	STEEP SLOPE (40% AVG), POTENTIAL SLIDE AREA
LOT SQ FT	5511 SQ FT



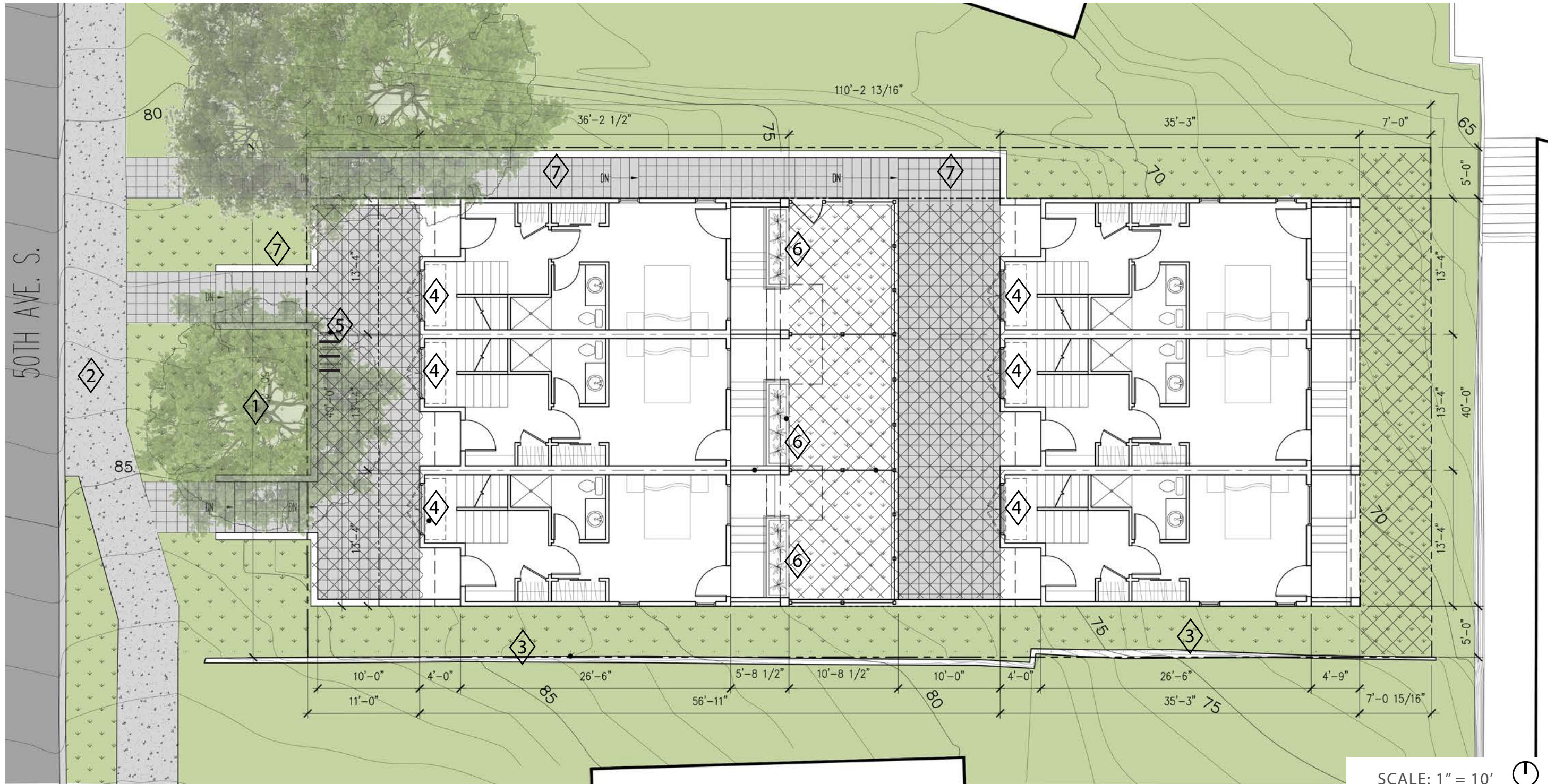
EXISTING SITE CONDITIONS | Site Survey

EXISTING SITE CONDITIONS

The site has three existing structures with relatively steep and consistent topography sloping down from west to east. The overall elevation change is approximately 20 feet. 50th Avenue S frontage includes curb, planting strip sidewalk and curb cut. The existing curb cut will be removed and the planting strip will include street trees.



SITE PLAN | Site & Landscape Plan













LEGAL DESCRIPTION

RAINIER BEACH ADD

PLAT BLOCK: 70

PLAT LOT: 12

- | | | | | |
|---|---|---|---|--|
|  Amenity/Open Spaces |  Proposed Landscaping |  Existing Sidewalk, Curb |  Solid Waste Storage |  Planter |
|  Proposed Hard Surface |  Existing 10" Deciduous Tree |  Existing Retaining Wall |  Bicycle Parking |  New Retaining Wall |

ZONING DATA | Land Use Code

LAND USE CODE SUMMARY

Proposed development will meet following standards.

PERMITTED USES	Table A 23.45.504: Residential uses permitted.	AMENITY AREA	23.45.522 A: 1. Required amount of amenity area for townhouses in LR zones equals 25% of lot area. 2. Minimum of 50% of required amenity area shall be provided at ground level.
FLOOR AREA RATIO	Table A 23.45.510: Townhouse in LR2 = 1.2; 1.2 x 5511 sq ft = 6613.2 sq ft.	STRUCTURE WIDTH LIMIT	Table A 23.45.527: Townhouse in LR2 = 90 feet building width limit.
DENSITY LIMITS	Table A 23.45.512: Townhouse in LR2 = No Limit.	FACADE LENGTH LIMITS	23.45.527 B.1: Maximum combined length of all portions of facades within 15 feet of a side lot line shall not exceed 65% of length of total lot.
STRUCTURE HEIGHT	Table A 23.45.514: Townhouse in LR2 = 30 feet. 23.45.514 H: 4 foot bonus for roof enclosed by a parapet.	LANDSCAPE GREEN FACTOR	Score of 0.6 or greater is required.
SETBACKS	Table A 23.45.518: Front = 7 feet average; 5 feet minimum Rear = 7 feet average; 5 feet minimum Side = 5 feet	REQUIRED PARKING	Table B 23.54.015 II. M: No minimum requirement.

DESIGN GUIDELINES | Priority Guidelines

SEATTLE DESIGN GUIDELINES

CONTEXT AND SITE

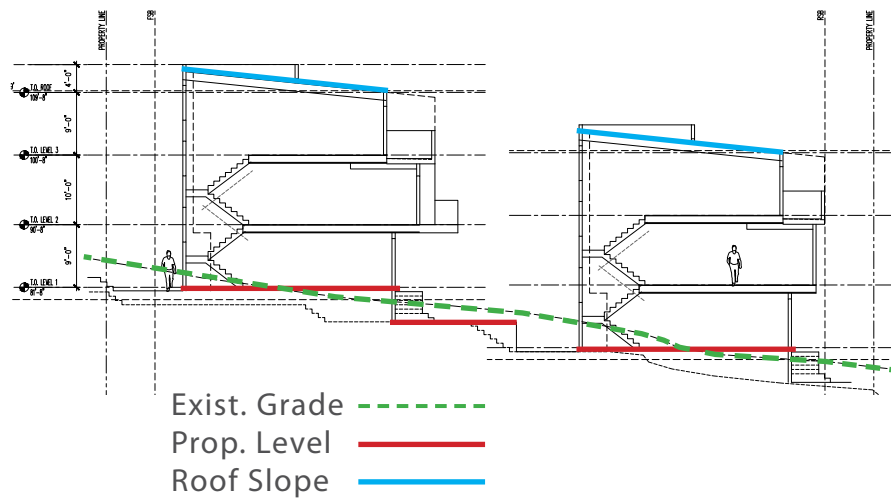
CS1. Natural Systems and Site Features

C. Topography

1. Land Form

Use the natural topography and/or other desirable land forms or features to inform the project design.

The proposed townhome structures follow the natural slope of the site to compromise between minimizing earth removal and maximizing building volume. To strengthen the use of the natural grade, the structures employ shed roofs mimicking the slope.



CONTEXT AND SITE

CS1. Natural Systems and Site Features

2. Elevation Changes

Use the existing site topography when locating structures and open spaces on the site. Consider "stepping up or down" hillsides to accommodate significant changes in elevation.

The proposed structure utilizes the existing topography by stepping down between the two buildings and providing a terrace space between. This separation strengthens the distinction between public and private.

PUBLIC LIFE

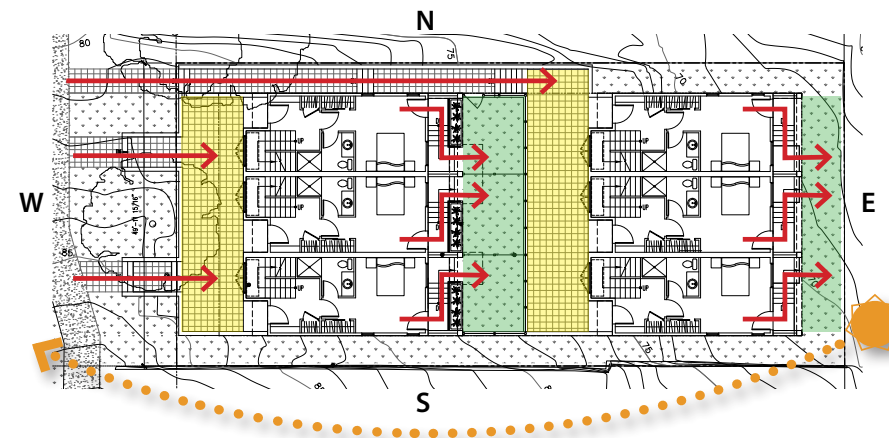
PL1. Connectivity

A. Network of Open Spaces

1. Adding to the Public Life

Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities.

The proposed project provides "public terraces" to promote interaction between residents. At the front entries of both structures interconnected terraces 10' in depth and spanning the structure façades north to south are provided. Individual entries are located adjacent to the terraces and are recessed to ensure privacy and personalization.



PUBLIC LIFE

PL1. Connectivity

C. Outdoor Uses and Activities

1. Selecting Activity Areas

Concentrate activity areas in places with sunny exposure, views across spaces and in direct line with pedestrian routes.

Activity areas are provided at the residential entries at the west façade of each structure. Although sun exposure is limited at the east structure a setback of ---' is provided between the structures to offer longer exposure than code minimum separations. The west structure is setback greater than code required setbacks to provide ample outdoor space facing pedestrian routes.

Additionally, the proposed activity areas are interconnected between dwelling units providing opportunities for views across spaces and opportunities for human interaction.

PUBLIC LIFE

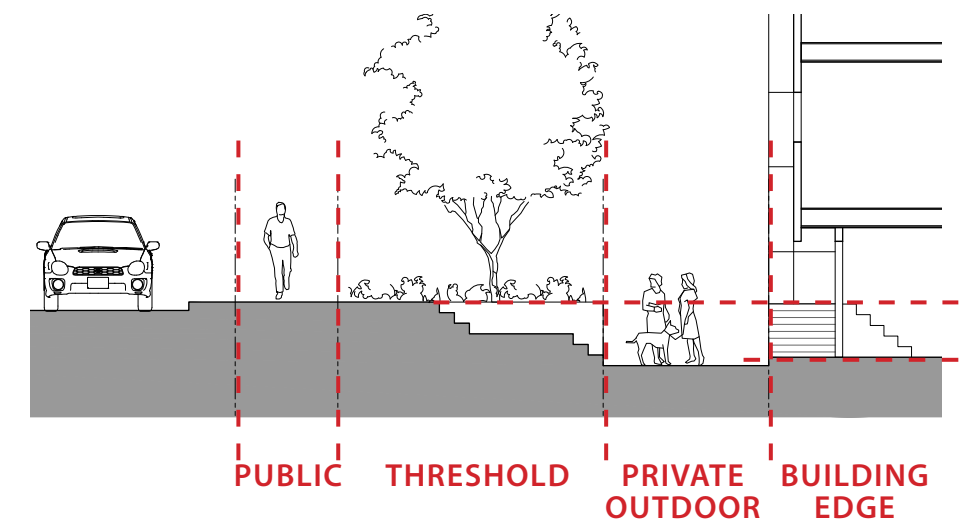
PL3. Street-Level Interaction

A. Residential Edges

1. Security and Privacy

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

The proposed west structure is setback 11'-0" from the west property line providing a buffer of approximately 22' to 25' to the public sidewalk. An exterior terrace is provided at the west structure façade to provide a buffer and semi-private space between the building and the street. Due to topography the structure and terrace are lowered from the street elevation with a generous landscape buffer to indicate a transition from the public to semi-public to private realm.



DESIGN GUIDELINES | Priority Guidelines

PUBLIC LIFE

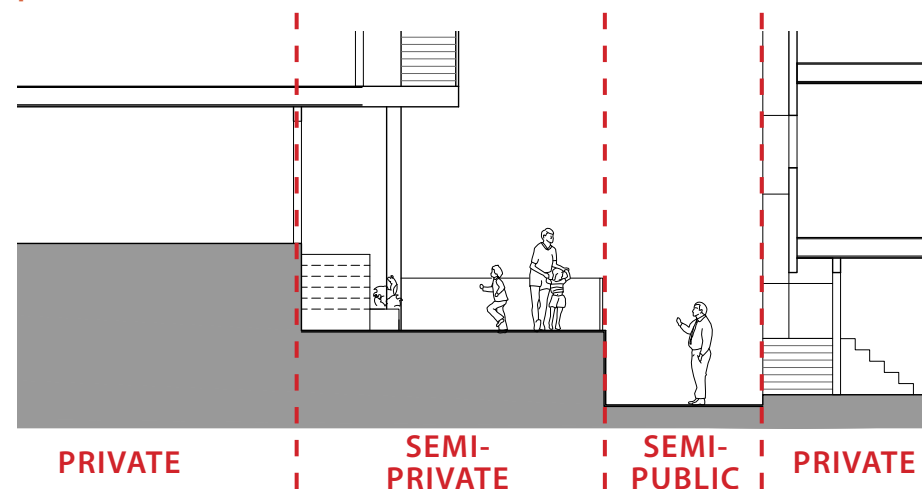
PL3. Street-Level Interaction

C. Outdoor Uses and Activities

4. Interaction

Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

The proposed west structure is setback 11'-0" from the west property line providing a buffer of approximately 22' to 25' to the public sidewalk. An exterior terrace is provided at the west structure façade to provide a buffer and semi-private space between the building and the street. Due to topography the structure and terrace are lowered from the street elevation with a generous landscape buffer to indicate a transition from the public to semi-public to private realm.



DESIGN CONCEPT

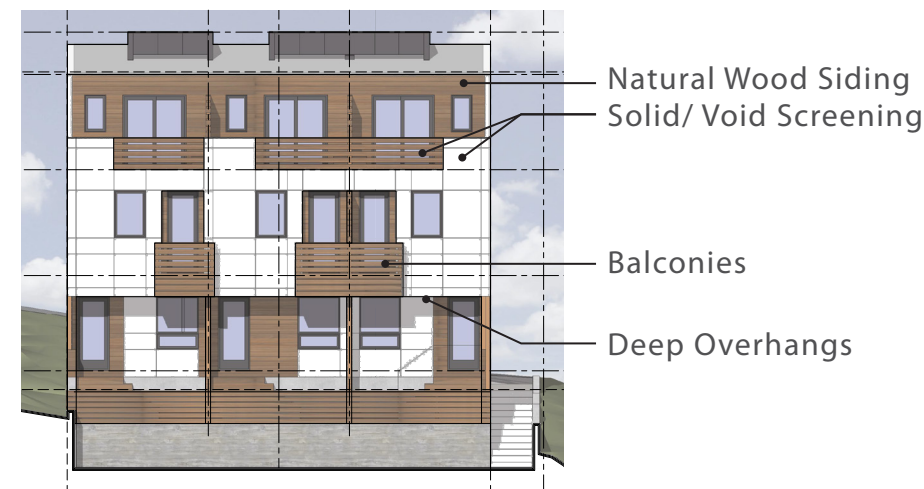
DC2. Architectural Concept

C. Secondary Architectural Features

1. Visual Depth and Interest

Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

Secondary architectural features are incorporated into all facades with the emphasis on the east and west facades. At the west facades articulation is provided emphasized with color transitions and generous fenestration. Front entries are further recessed and provide with high quality material finishes. Use of wood is further employed at individual windows and at grade providing a rich texture for residents.



DESIGN CONCEPT

DC3. Open Space Concept

B. Open Space Uses and Activities

4. Multifamily Open Space

Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.

Semi-public open space is provided at the west facades of all units. As this location is also the individual dwelling unit main entries opportunities are present to encourage social interaction. The open space at the west facades is at the same elevation with no physical barrier separating units.

DESIGN CONCEPT

DC4. Exterior Elements and Finishes

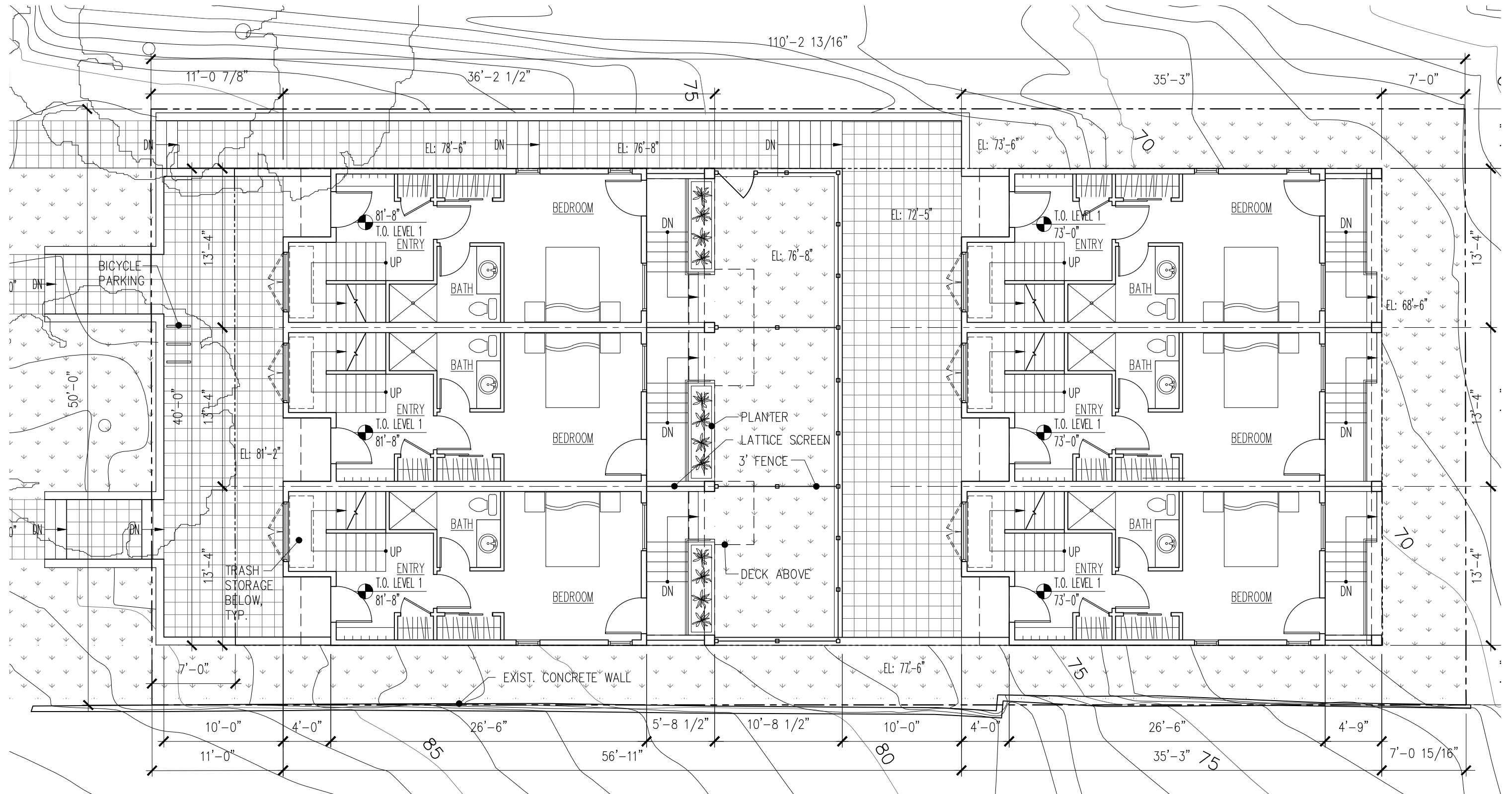
D. Trees, Landscape and Hardscape Materials

2. Hardscape Materials

Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

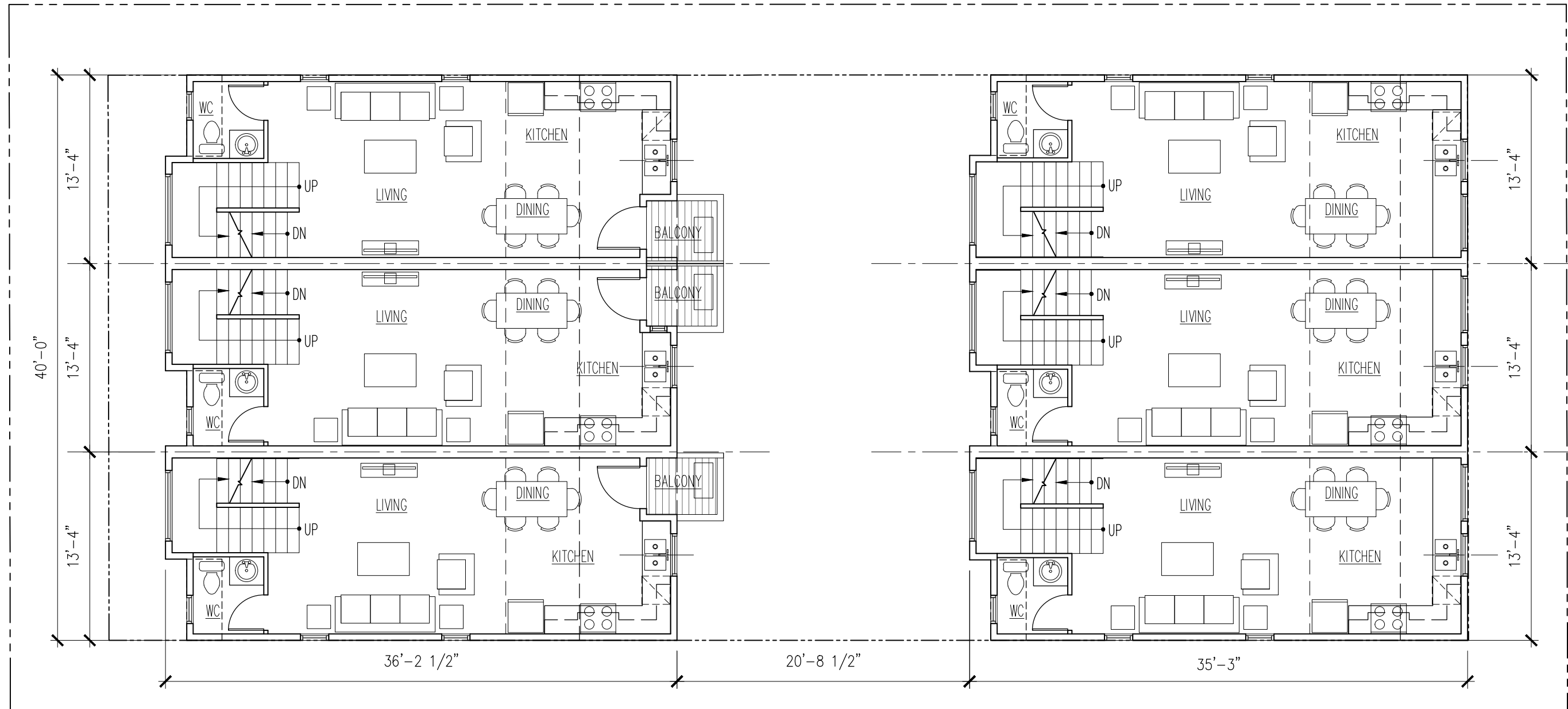
The structures are clad in cementitious siding and stained wood. Both materials are durable, maintainable and attractive. Stained wood is present throughout the façade with the majority placed at grade where the texture and pattern will provide warmth and richness for residents.

ARCHITECTURAL CONCEPT | Floor Plans



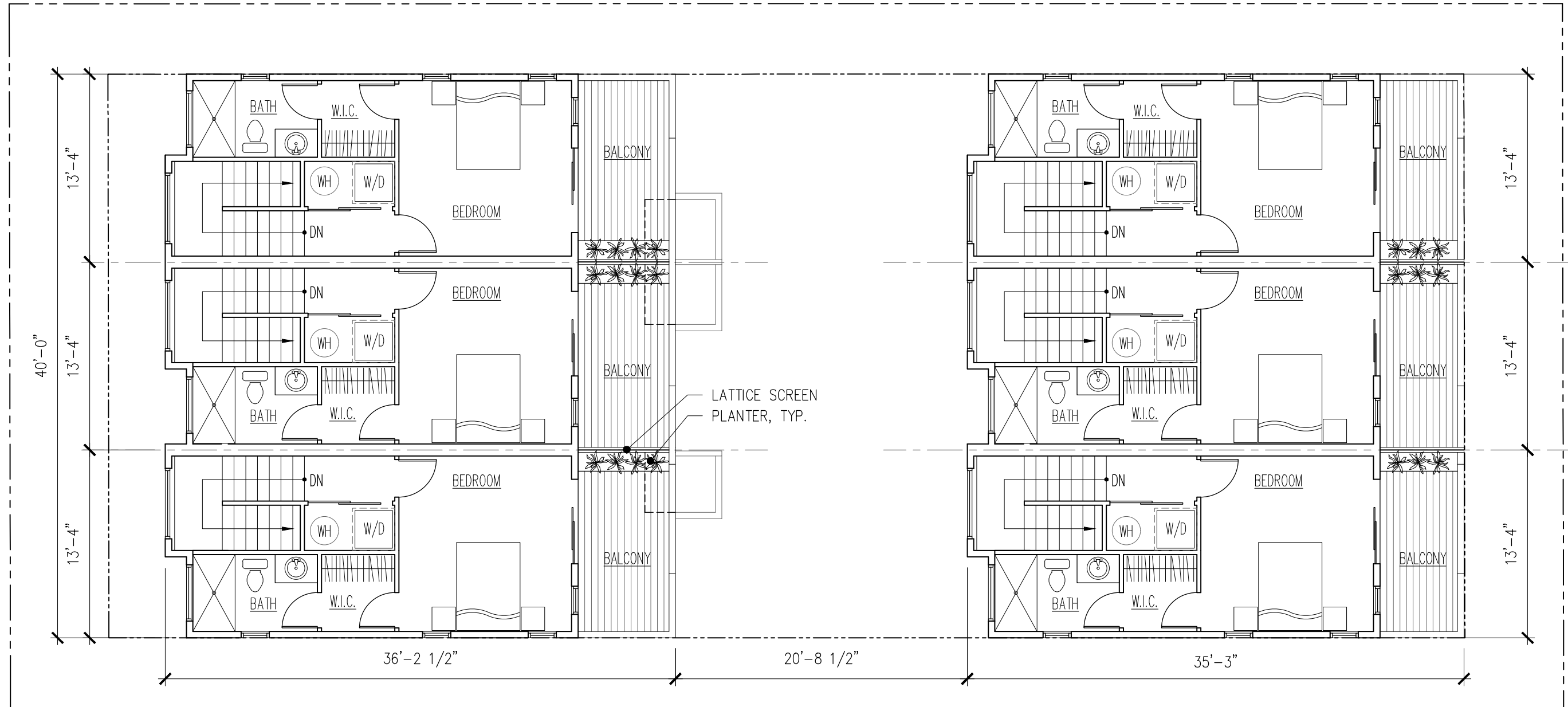
FIRST FLOOR PLAN

SCALE: 1' = 1/8" Ⓢ



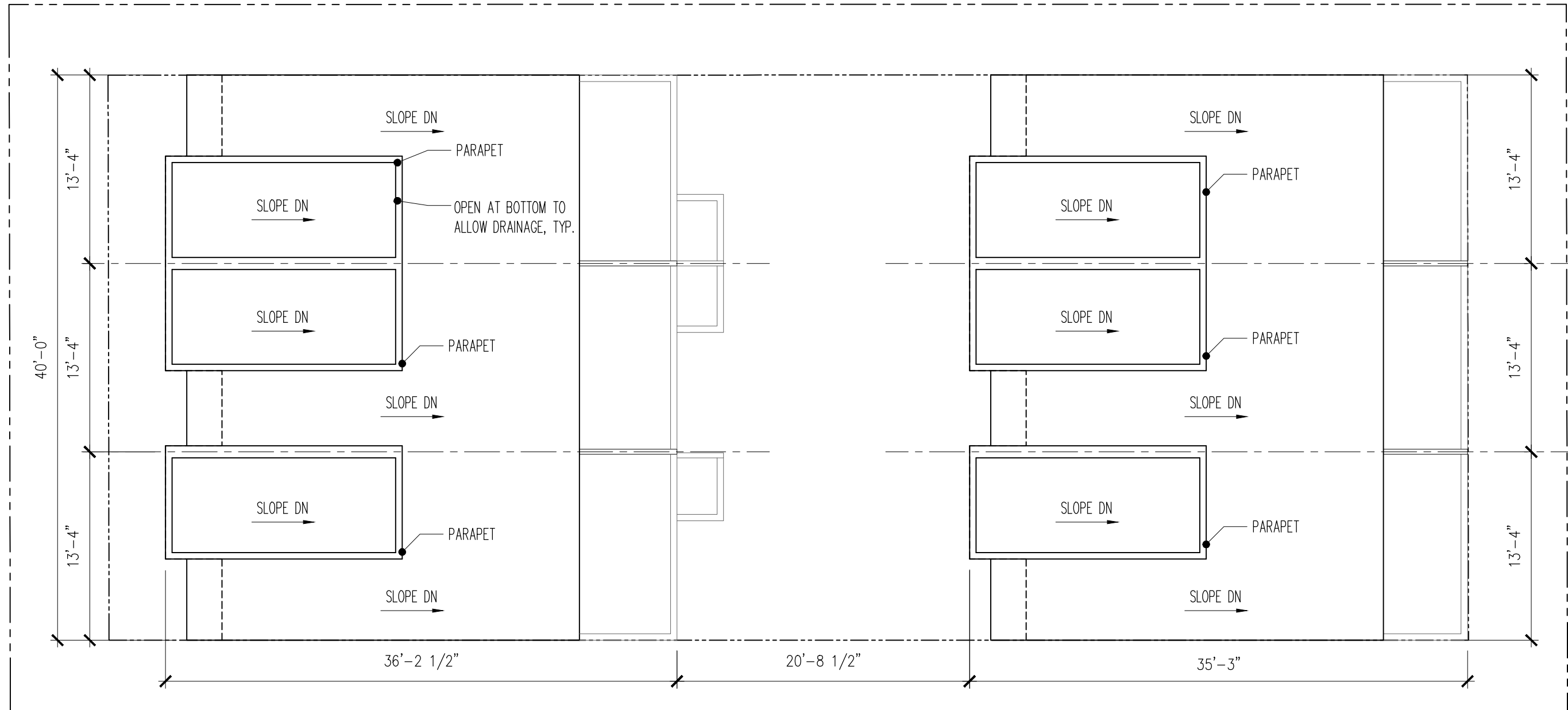
SECOND FLOOR PLAN

SCALE: 1' = 1/8" ⌚



THIRD FLOOR PLAN

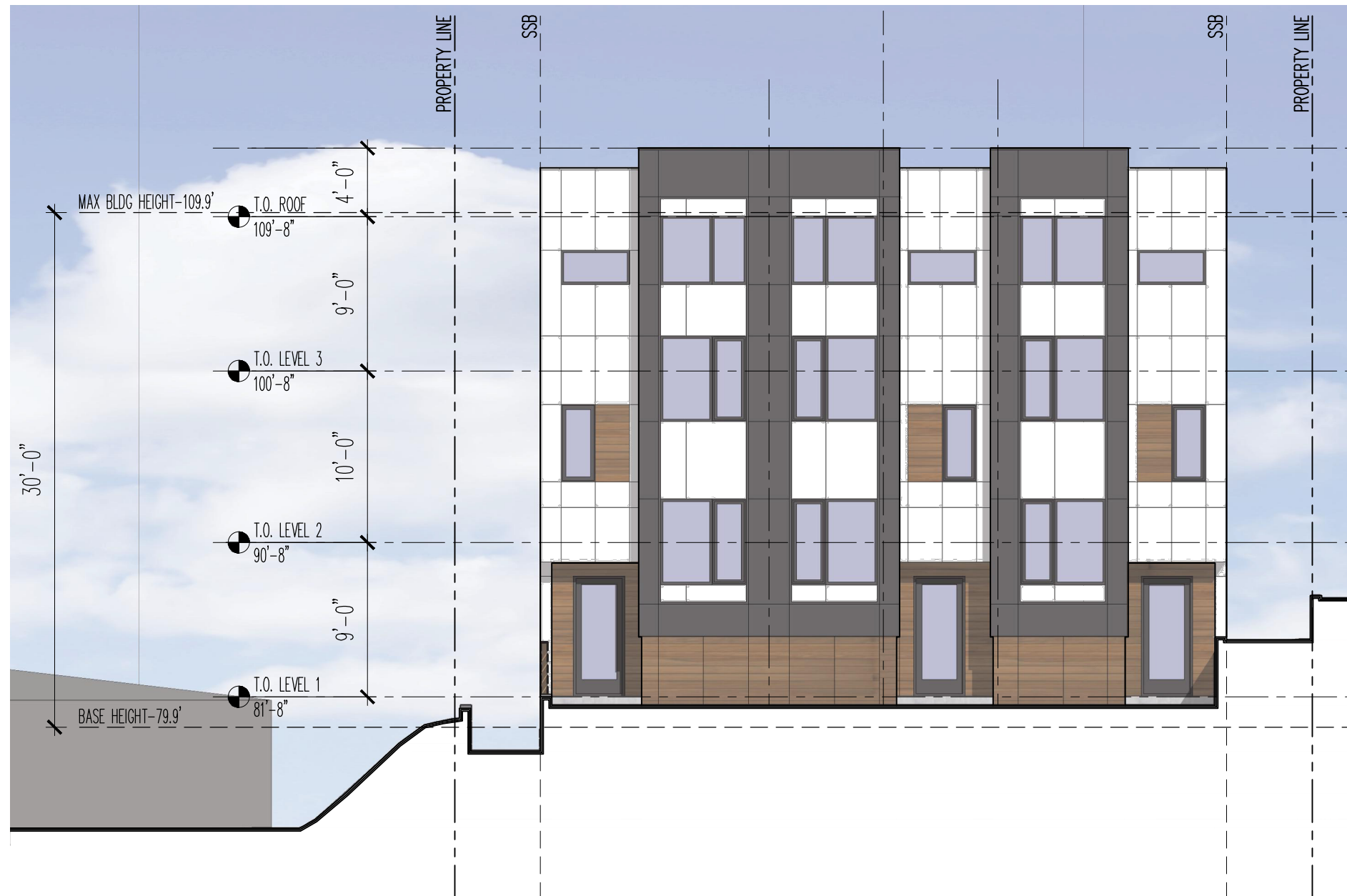
SCALE: 1' = 1/8" ⌚



ROOF PLAN

SCALE: 1' = 1/8" ⌚

ARCHITECTURAL CONCEPT | Elevations



MATERIALS:

- JamesHardie: HardiePanel Vertical Siding Smooth in Sherwin Williams: 7674 Peppercorn
- 1X Red Cedar Siding
- JamesHardie: HardiePanel Vertical Siding Smooth in Sherwin Williams: 7551 Greek Villa

West Elevation
SCALE: 1' = 1/8"

ARCHITECTURAL CONCEPT | Elevations



South Elevation
SCALE: 1' = 1/8"

- JamesHardie: HardiePanel Vertical Siding Smooth in Sherwin Williams: 7674 Peppercorn
- JamesHardie: HardiePanel Vertical Siding Smooth in Sherwin Williams: 7551 Greek Villa

- 1X Red Cedar Siding



East Elevation
SCALE: 1' = 1/8"

MATERIALS:

- JamesHardie: HardiePanel Vertical Siding Smooth in Sherwin Williams: 7674 Peppercorn
- JamesHardie: HardiePanel Vertical Siding Smooth in Sherwin Williams: 7551 Greek Villa

- 1X Red Cedar Siding

ARCHITECTURAL CONCEPT | Elevations



North Elevation
SCALE: 1' = 1/8"

- JamesHardie: HardiePanel Vertical Siding Smooth in Sherwin Williams: 7674 Peppercorn
- JamesHardie: HardiePanel Vertical Siding Smooth in Sherwin Williams: 7551 Greek Villa

- 1X Red Cedar Siding



