

Administrative Design Review Recommendation Packet



OWNER:
Layne Chinn
P.O. Box 962
Mercer Island, WA 98040

PROJECT:
50th Ave S Townhouses
9127 50th Ave S
Seattle, WA 98118

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

TABLE OF CONTENTS

3

PROJECT ZONING & INFORMATION

Development Objectives
Project Description
Zoning Map
Neighborhood Analysis

7

VICINITY INFORMATION

Vicinity Map
Existing Buildings in Immediate Vicinity of Subject Site
Existing Neighborhood Style and Context thru photos

10

SITE DETAILS

Site Survey
Site Analysis
Street Elevations
Zoning Synopsis

16

DESIGN GUIDANCE RESPONSES

17

PREFERRED DESIGN & MASSING

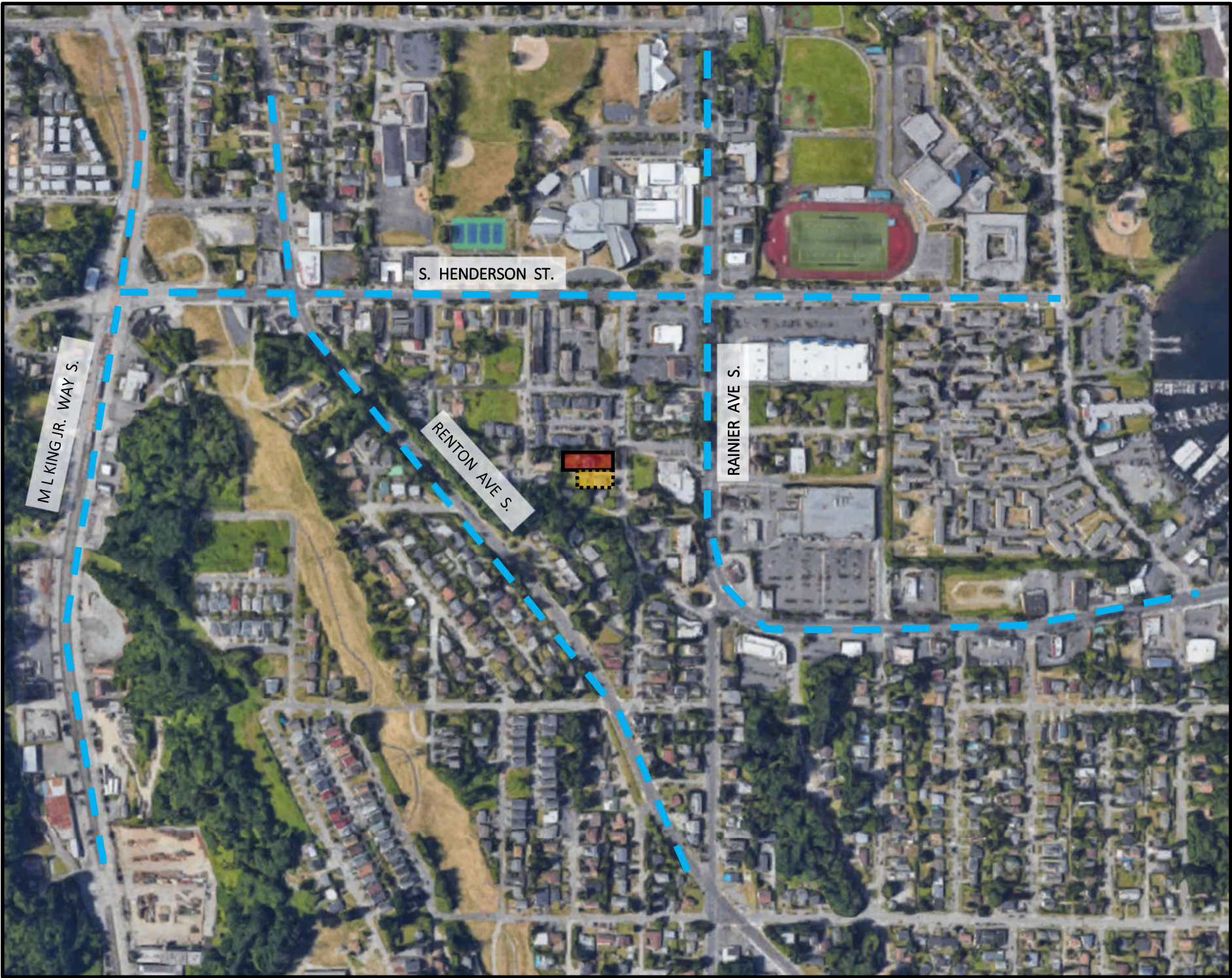
Site Layout and Description
Color Elevations
Landscape Plan
3D Rendering
Massing Study Views
Shadow Study

23

COMMUNITY OUTREACH MATERIAL

24

OTHER MODERN DESIGNS BY ARCHITECT



DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: Layne Chinn

P.O. Box 962
Mercer Island, WA 98040
Contact: Layne Chinn

Architect & Applicant: Novion Group Inc.

8634B 3rd Ave NW
Seattle, WA 98117
Contact: Shaun Novion

Landscape Architect: GHA Landscape Architects

1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

SDCI Project #3033376-EG

Contact: Colin Vasquez

Existing Site:

Address: 9127 50th Ave S
Location: West of Rainier Ave S—South of S. Henderson St.
Site Area: 14,162 sf
Existing Development: Single Family Residence

Project Proposal:

Number of Residential Units: 12 new townhouse units
Number of Parking Stalls: 6 surface parking stalls
Gross Floor Area of Residential Use: 19,414.75 sf

Developmental Objective:

To transform an underutilized Lowrise lot from a single family residence to a multifamily lot; providing 12 new townhouse units, in a neighborhood with a plan for increased density and need for additional residential housing, that provides a functional unit layout with easy connection to the neighborhood amenities and public transportation.



PROJECT DESCRIPTION

The subject site is currently a single family residence structure on an LR3 zoned lot. It is located near the intersection of S. Henderson St and Rainier Ave S. The project is across the street from the Rainier Beach Library and is part of the Rainier Beach Neighborhood Plan.

With a proposed expansion of the Rainier Beach Residential Urban Village and increased need for housing per density limits, this proposal aims to develop 12 new modern influenced townhouse units available for purchase, with frontage along 50th Ave S.

Site Information:
City: City of Seattle
Existing Zoning: LR3
Site Area: 14,162 sf
APN Number: 2123700420

Comprehensive Plan Land Use: Rainier Beach Neighborhood Plan
Neighborhood Planning Area: Rainier Valley—Dunlap
Urban Village: Rainier Beach Residential Urban Village

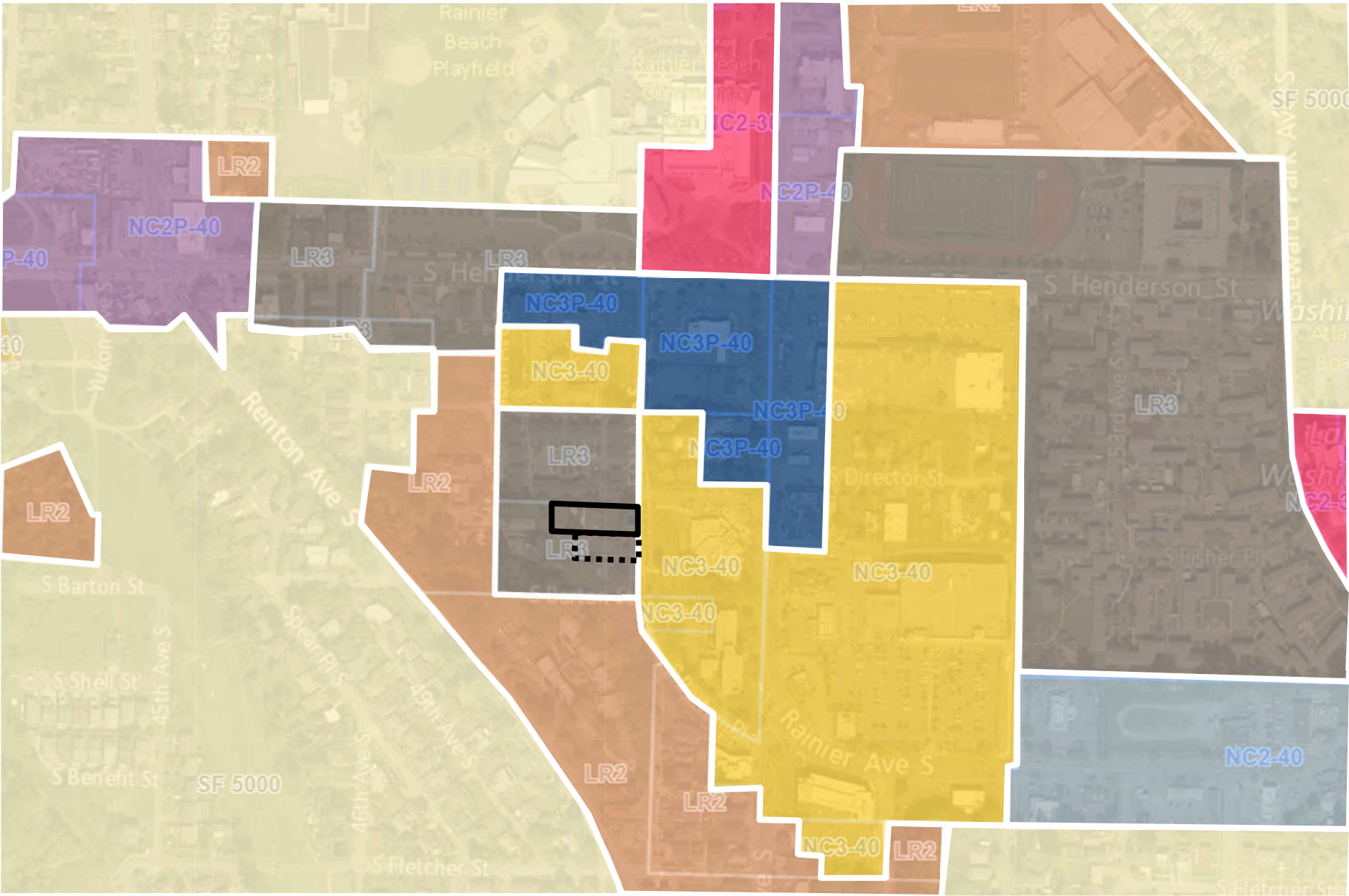


ZONING MAP

The areas directly north, west and south of the subject property are zoned residential, with occupancy ranging from single-family to multi-family. One lot north, and directly east of the subject property, the areas are predominantly Neighborhood Commercial in nature with a Pedestrian zone overlay. There is a planned effort to continue the neighborhood growth with community involved activities and amenities. The proposed townhouse plan for the subject lot will allow for more families to reside in a growing Residential Urban Village.

LEGEND: CURRENT ZONING

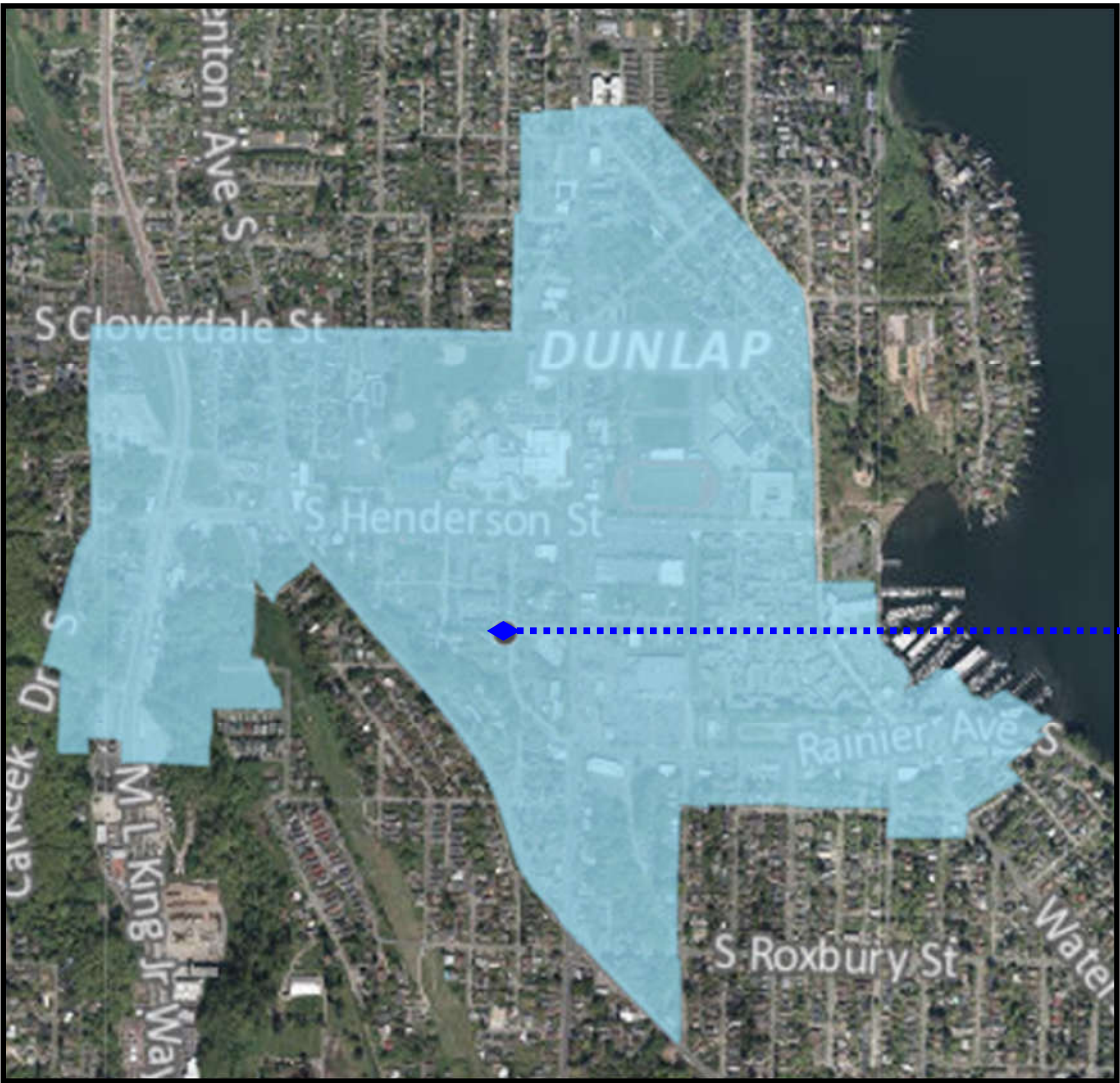
- SITE
- SIMULTANEOUS PERMIT APPLICATION ON ADJACENT LOT
- SF5000—SINGLE FAMILY 5000
- LR2—LOWRISE 2
- LR3—LOWRISE 3
- NC2-30—NEIGHBORHOOD COMMERCIAL 2-30
- NC2-40—NEIGHBORHOOD COMMERCIAL 2-40
- NC2P-40—NEIGHBORHOOD COMMERCIAL PEDESTRIAN 2-40
- NC3-40—NEIGHBORHOOD COMMERCIAL 3-40
- NC3P-40—NEIGHBORHOOD COMMERCIAL PEDESTRIAN 3-40



NEIGHBORHOOD ANALYSIS

RAINIER BEACH RESIDENTIAL URBAN VILLAGE

The Rainier Beach Residential Urban Village is comprised of the South Beacon Hill neighborhood (East of M L King Jr. Way S), the Dunlap neighborhood (Southeast of S. Cloverdale St.), and the Rainier Beach neighborhood (North of S. Roxbury St.). The village centers around S. Henderson St. and Rainier Ave S., where businesses large and small coexist with many public recreational facilities mixed in. In the Rainier Beach Neighborhood Plan, most recently updated in March 2012, the community expressed a desire to develop a means of creating more business opportunities in their community, for the local residents to take part in. The City agreed with the community plan and have implemented some of their own initiatives like the Master Bicycle Plan, which will improve and increase the lanes located in the northern portion of the village. The city also has plans in place to improve the Rainier Valley Neighborhood Greenway, which ends at the Rainier Beach Library, across from the subject lot. Together these elements combined with the ambition of increasing the boundaries of the village, will help create a more healthy and engaged neighborhood.

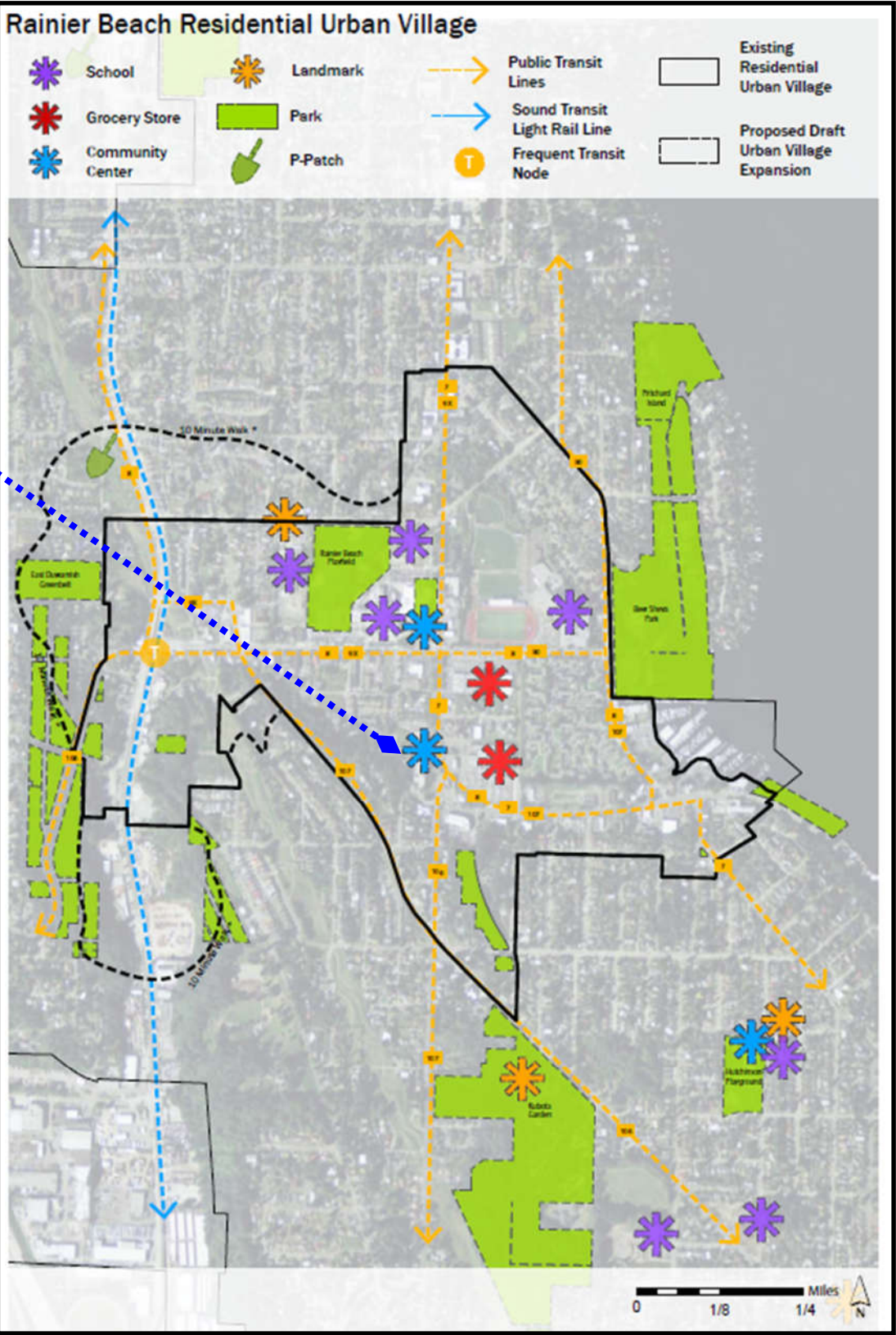


RAINIER BEACH RESIDENTIAL URBAN VILLAGE

SUBJECT SITE

SUBJECT SITE

CURRENT BORDERS & FUTURE PLANS FOR THE:



VICINITY MAP

TRANSIT

There are multiple Metro transit stops within blocks of the subject site. The routes run predominantly north/south; connecting Downtown (#7), Capital Hill (#9), The International District (#106), Beacon Hill (#107), and Leschi (#987), all with the Rainier Beach area. The Rainier Beach Light Rail station is a 10 minute walk or a 7 minute bus ride from the subject site, which increases the number of other neighborhoods future residents can connect with.











CYCLING

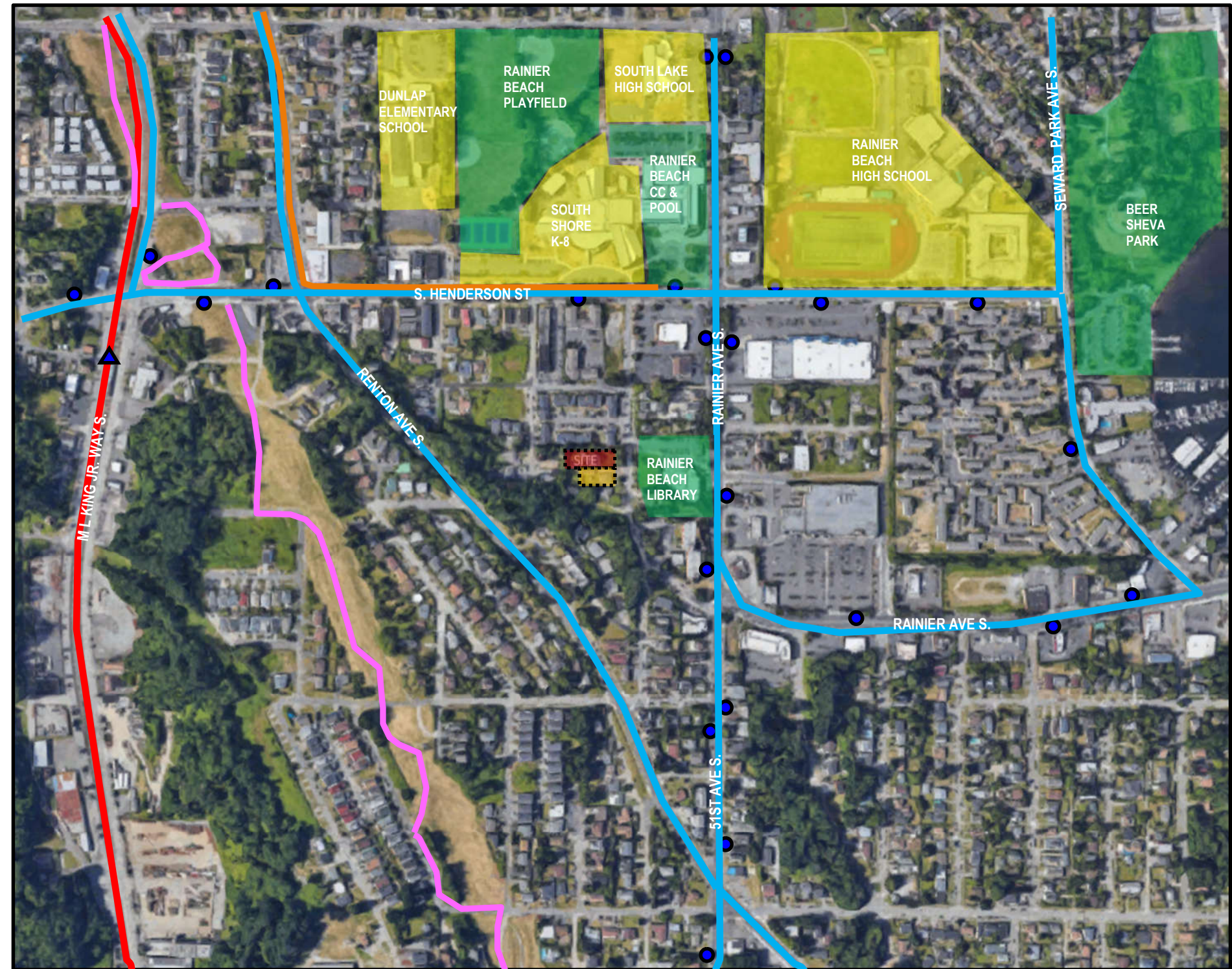
There are designated bike lanes on Renton Ave S. and a portion of S. Henderson St. The Master Bike program has future plans to extend the designated bike lanes in this area.

RECREATION

The subject site is conveniently located near, and a short travel distance to many public recreational amenities. These include parks, playfields, trails, a Community Center & Pool, and a Library directly across the street. The opportunity for future residents to participate and engage with the community will be easily achieved with an already established presence of off-site amenities

LEGEND

-  SITE
-  SIMULTANEOUS PERMIT APPLICATION ON ADJACENT LOT
-  METRO TRANSIT STOPS
-  METRO TRANSIT ROUTES
-  LIGHT RAIL STATION
-  LIGHT RAIL ROUTE
-  BIKE LANE
-  MULTI-USE TRAIL
-  RECREATION
-  SCHOOLS



EXISTING BUILDINGS IN IMMEDIATE CONTEXT



1—COMMERCIAL

The majority of the buildings to the East of the subject site are commercial in nature. The zones are a mix of NC and NCP. There are numerous services located a short walk from the subject site. Ample parking at these locations provides more street parking for neighborhood residents

2—COMMUNITY BUILDINGS

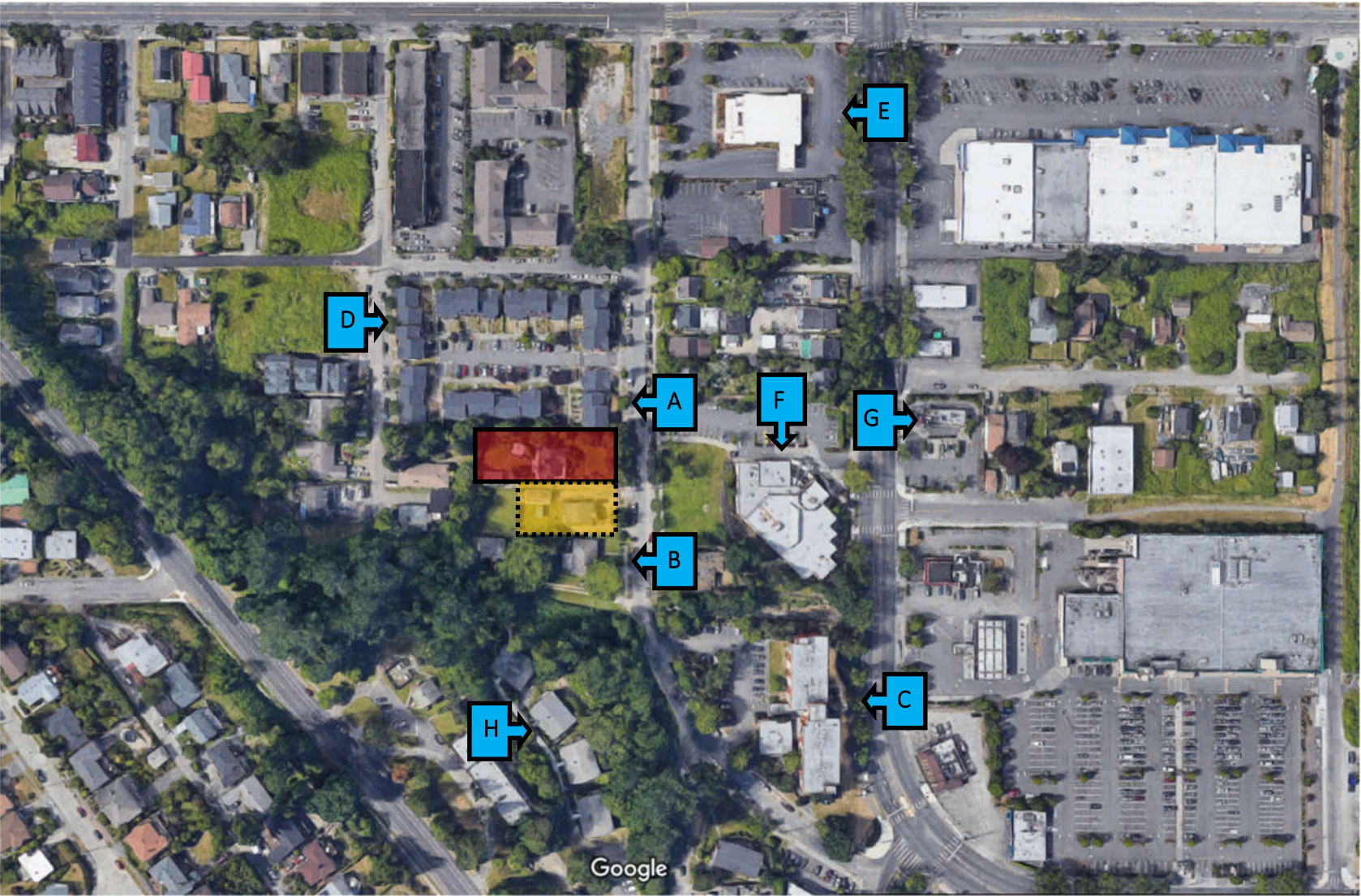
There is a great deal of public facilities within blocks of the subject site. Across 50th Ave S is the Rainier Beach Library. Two blocks north is the Rainier Beach Community Center, Pool and Playfield. There are also an Elementary school, K-8 and high school in the same proximity

3—RESIDENTIAL

Directly adjacent the subject site and to the South are a range of residential zones from SF5000 to LR3. The housing units are a mix of single family, townhouse, condo and apartments. A large number, West of Rainier Ave S. are owned by Seattle Housing Authority.



EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—9121 50TH AVE S



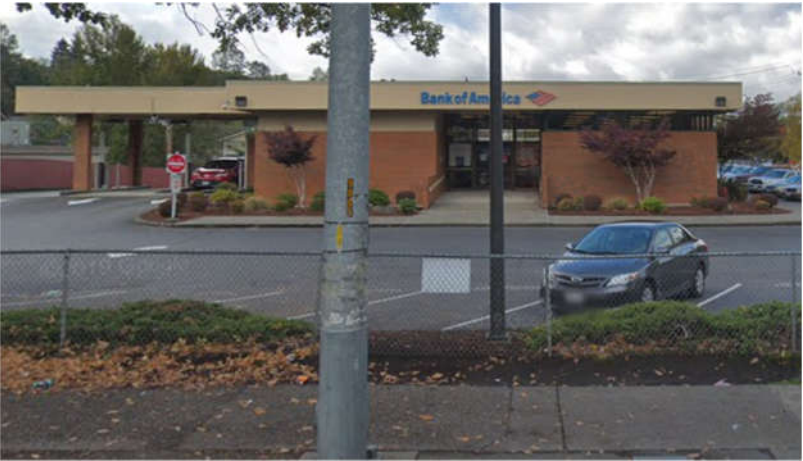
B—9139 50TH AVE S



C—BARTON PLACE



D—9119 48TH AVE S



E—BANK OF AMERICA



F—RAINIER BEACH LIBRARY



G—JACK IN THE BOX



H—THUNDERBIRD TREATMENT

SITE SURVEY

The subject site is a rectangular shaped parcel with approximately 3.5% slope from East to West. The lot fronts 50th Ave S., two blocks south of S. Henderson St. and is located in the Rainier Beach Residential Urban Village. The adjacent parcel to the south (9135 50th Ave S) is under separate ownership but will be built simultaneously with the subject lot (separate EDG application submitted 9135 50th Ave S)

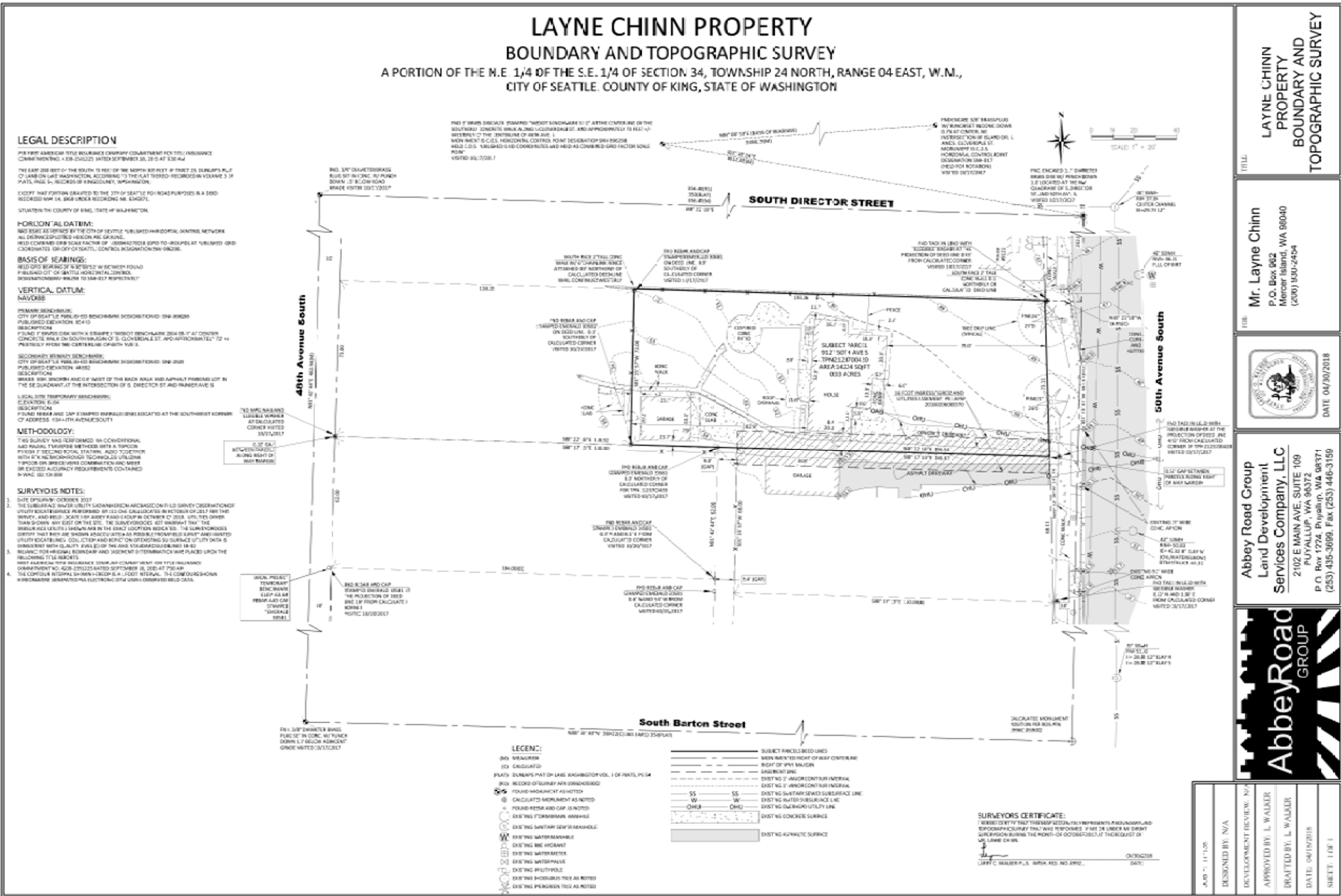
- Existing large Evergreen trees partially in ROW proposed to remain
- Existing Single family centrally located on subject lot to be removed
- Existing hardscapes to be removed and replaced
- Gradually sloping lot
- Existing curbs & sidewalks
- Ample street parking

Legal Description:

The East 200 feet of the south 73 feet of the north 305 feet of tract 25, Dunlap's plat of land on Lake Washington, according to the plat thereof recorded in volume 3 of plats, page 54, records of King County, Washington;

Except that portion granted to the City of Seattle for road purposes in a deed recorded May 14, 1968 under recording No. 6347871.

Situate in the county of King, state of Washington.



SITE ANALYSIS

The proposed project will be developed on what is presently being used as a single family lot, fronting 50th Ave S. (The applicant is also pursuing an EDG submittal for development next door, to be constructed at the same time as the subject site, under separate ownership). Directly East is the Rainier Beach Library; directly North, South and West are residential structures. The surrounding buildings in the immediate vicinity consist of financial institutions, restaurants, markets, commercial stores, community facilities and a variety of residential housing.

Notable site features include two large Evergreen trees, partially in the ROW, and proposed to remain. The site has a gradual slope from East to West. There are existing side walks and curbs fronting the subject site, with street parking available on both sides of 50th Ave S. The surrounding topography will most likely limit any views, to territorial.

The subject site is one block West of Rainier Ave S. and two blocks East of Renton Ave S.; both are major arterials that connect a good deal of South Seattle neighborhoods. A couple blocks West of the subject site is M L King Jr. Way S, which provides multiple transit options with Metro and Light Rail stations.

N



50TH AVE S. ELEVATIONS—LOOKING WEST

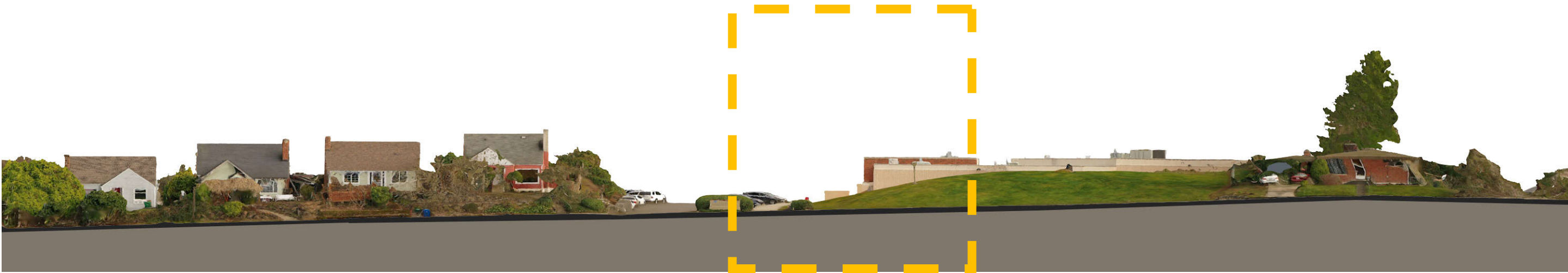


Project Site (Looking West)



50TH AVE S. ELEVATIONS—LOOKING EAST

Across 50th Ave S. from proposed project site



Looking East from proposed project site



ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR3 — The surrounding lots are a mixture of residential and commercial, with a high emphasis of pedestrian friendly. There is not a lot of new construction in the immediate vicinity; with most existing structures showing their wear and tear.
Overlay	Rainier Beach Residential Urban Village
Lot Area	14,162 sf (.33 acres)
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A Uses permitted include Residential, Institutions, Uses in existing or former schools, Parks and Playgrounds
Provided	Residential townhomes are proposed. The adjacent lot to the south has also submitted an EDG proposal for townhomes, to be constructed simultaneously with the subject lot.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A The maximum permitted FAR for townhouses is 1.2 or 1.4 (Project must comply w/ SMC 23.45.510.C for higher FAR)
Provided	The proposed FAR is 1.299
Requirement	Density — SMC 23.45.512 Table A The maximum permitted density for townhouses is 1 unit/1600 sf of lot area or No Limit (Project must comply w/ SMC 23.45.510.C for No Limit)
Provided	The proposed density is 12 new townhouse units
Requirement	Structure Height — SMC 23.45.514 Table A The maximum permitted height limit for townhouses is 30' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The proposed height limit is 30' to the roof, 38' to stair penthouse, from FG.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A The Required setbacks for townhouses: Front— 7' Average, 5' Minimum Rear— 7' Average, 5' Minimum Side— 5' Minimum for facades less than 40' 7' Average, 5' Minimum for facades greater than 40'
Provided	The proposal meets all required setbacks
Requirement	Amenity Area — SMC 23.45.522 The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	The proposal has ground level amenity areas as well as private roof top decks, meeting the required area and dimensions.
Requirement	Landscaping Standards — SMC 23.45.524 The required amount of landscaping shall meet a Green Factor of .6
Provided	The proposal has a Green Factor of .602 and uses existing trees, new ground cover and shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527 The maximum structure width for townhouses is 150ft The maximum façade length for portions of structures within 15' of a side lot line is 65% of the length of the lot line
Provided	The proposal meets the width and length requirements.
Requirement	Design Standards — SMC 23.45.529 The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For townhouses, additional standards apply including specific wayfinding and amenity area requirements.
Provided	The proposal meets the required design standards for townhouses.

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Required Parking — SMC 23.54.015 Table B & D
	No vehicular parking is required because the subject site is located in an Urban Village and a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	The proposal has 6 vehicular surface parking stalls located behind all structures at the back of the lot, per SMC 23.45.510.C; and the required amount of bicycle parking at the back of the lot as well.
Requirement	Solid Waste & Recycle — SMC 23.54.040
	The SPU approved amount of solid waste carts for the 12 units are (12) individual solid waste carts and (2) shared yard waste carts and (6) shared recycle carts.
Provided	The proposal shows the required number of carts, adjacent the parking, enclosed and screened from view.

DESIGN GUIDANCE RESPONSES

RESPONSE TO SDCI DESIGN GUIDANCE

AS OUTLINED IN THE DESIGN GUIDANCE REPORT ISSUED ON 10/8/19 BY COLIN VASQUEZ (SENIOR LAND USE PLANNER)

PROJECT ADDRESSES: 9127 & 9135 50TH AVE S
RECORD NUMBERS: 3032056-EG & 3033376-EG

1. ARCHITECTURAL CONCEPT AND RESPONSE TO CONTEXT:

CS1-C, CS2-D, CS3-A-4 & DC2-A-1 –

THE LOT IS FAIRLY FLAT, WITH MINIMAL SLOPE FROM NORTH TO SOUTH. THE PROPOSED BUILDINGS ARE OBSERVING THE ALLOWABLE HEIGHT LIMITS, AND WILL HAVE A SMALL DIFFERENCE IN FINISHED GRADES.

THE SURROUNDING PROPERTIES OF THE SUBJECT SITE ARE NOT MAXIMISING THE ALLOWABLE DENSITY AND HEIGHT. OUR PROPOSAL WILL ATTAIN THE HIGHEST ALLOWABLE HEIGHT LIMIT FOR THE ZONE. OUR PROPOSED BUILDINGS ARE SETBACK THE REQUIRED DISTANCES FROM SIDE SETBACKS, AND OUR FRONT AND REAR SETBACKS ARE PROVIDING MUCH GREATER THAN THE REQUIRED DISTANCES. OUR STREET FRONT BUILDING IS SETBACK FROM THE ROW TO ACCOMMODATE EXISTING STREET TREE PROTECTION AREA AS WELL AS REDUCE THE BULK AND SCALE AS SEEN FROM THE ROW. EXISTING AND PROPOSED LANDSCAPING WILL HELP TO BUFFER THE PROPOSED BUILDING FACADES FROM NEIGHBORS AND PASSERSBY IN THE ROW. A MIXTURE OF DIFFERENT COLORED SIDING AND MATERIALS, ARCHITECTURAL FEATURES AND MODULATION OF FACADES ARE ALSO PROPOSED TO BREAK UP THE BULK OF EACH BUILDING FAÇADE.

THE PROPOSED BUILDINGS HAVE BEEN SEPARATED FROM EACH OTHER WHICH CREATES COMMUNAL SPACE BETWEEN THE BUILDINGS FOR AMENITY PURPOSES. AND WITH THE LIMITED GRADE CHANGE, THE AREAS FLOW EASILY BETWEEN UNIT ENTRIES.

THE PROPOSED STRUCTURES TAKE INTO CONSIDERATION A CHANGING NEIGHBORHOOD; INCREASING IN DENSITY AND COMMUNITY INTERACTION. THE PROPOSAL ATTEMPTS TO SHOWCASE A MODERN DESIGN WITH MUTED COLOR PALETTES. NUMEROUS ARCHITECTURAL FEATURES, INCREASED OVERHANGS & MODULATION, AND A SLOPING STAIR PENTHOUSE ROOF HELP TO MOVE THE DESIGN AWAY FROM A TYPICAL "MODERN BOX". THE PROPOSED EXTERIOR COLORS ARE MUTED, AND AIM TO NOT OVERWHELM THE SURROUNDING SITES. THE INTERIOR DESIGN OF THE UNITS COULD TRANSFORM TO LIVE-WORK UNITS, IN THE FUTURE, IF THE MORE COMMERCIAL AND URBAN AREAS OF THE NEIGHBORHOOD MOVE TO ENCOMPASS THESE LOTS.

2. FAÇADE TREATMENT AND SECONDARY ARCHITECTURAL FEATURES

CS2-D, DC2A-2, DC2-B-1, DC2-C, DC2-D-2, DC4-A –

THE PROPOSED FAÇADE COMPOSITION PROVIDES MANY ELEMENTS TO ENSURE THE FACADES ARE ATTRACTIVE AND WELL PROPORTIONED BY A CHANGE IN MATERIAL AND COLOR, MODULATION OF FLOORS, ARCHITECTURAL FEATURES AND ROOF OVERHANGS.

THE PROPOSED BUILDINGS HAVE RECESSED ENTRIES AND CLEARLY IDENTIFIABLE ENTRY PATHWAYS. THE EXISTING AND PROPOSED LANDSCAPING WILL HELP TO TRANSITION THE SCALE OF THE NEW BUILDINGS IN RELATION TO PEDESTRIANS AT STREET LEVEL. THE PROPOSED CEMENT BOARD AT GROUND LEVEL WAS REDUCED IN SCALE, FROM THE EDG PROPOSAL PACKET. THE CHOSEN COLOR HAS A MATTE FINISH, AND IS NOT OVERLY VIBRANT. THIS WILL AID IN NOT OVERWHELMING THE NEIGHBORING PROPERTIES.

THE CEMENT BOARD SIDING THAT HAS BEEN CHOSEN IS A DURABLE MATERIAL THAT WILL HOLD UP AGAINST SEATTLE'S CLIMATE. THE DETAILING OF THE BEIGE HORIZONTAL WOOD SIDING AND THE BROWN PANELS HELP TO BREAK UP THE LARGE FACADES. THE PROPOSAL LIMITS THE NUMBER OF COLORS USED, BUT ALTERNATES THEM TO DIFFERENTIATE PORTIONS OF THE FAÇADE AS WELL AS REDUCE THE MASSING EFFECT ON NEIGHBORING PROPERTIES AND THE ROW.

ADDITIONAL WINDOWS ARE PROPOSED ON THE 2ND AND 3RD FLOORS TO AID IN BREAKING UP THE BLANK FAÇADE FACING THE STREET. PER OUR DESIGN STANDARDS PAGE IN THE PLAN SET, OUR OPENING PERCENTAGE IS 27.8% OF THE EAST STREET FACING FAÇADE.

3. STREETScape AND CONNECTION TO THE STREET

CS2-B-2, DC2-B-2, DC1-C-2, DC1-C-4, DC2-D, DC4-A, DC4-B, PL1-B-3, & PL3 –

THE MATERIALS PROPOSED AT GROUND LEVEL PROVIDE TEXTURE IN THE PANEL CONSTRUCTION. THE COLOR IS MUTED IN TONE AND PRESENTS AN EARTHY FEELING AND CONNECTION WITH THE GROUND LEVEL LANDSCAPING.

THE PROPOSAL INCLUDES RECESSED ENTRIES, AWNINGS, PEDESTRIAN PATHWAYS AND LANDSCAPING ADJACENT THE ROW. COMMUNAL AMENITY AREA IS PROVIDED BETWEEN THE BUILDINGS AND ADDRESS SIGNAGE WILL BE CLEARLY VISIBLE.

PROPOSAL WAS UPDATED TO PROVIDE INDIVIDUAL ENTRY PATHWAYS TO THE STREET FRONTING BUILDING. SHARED PEDESTRIAN PATHWAYS TO THE OTHER BUILDINGS WILL ENCOURAGE OCCUPANTS TO INTERACT AND ENGAGE. YEAR-ROUND LANDSCAPING AND SEASONAL PLANTINGS WILL ADD VISUALLY APPEALING BACK DROPS. BIO-RETENTION PLANTERS ARE NOT ABOVE GROUND, THEREFORE THERE WON'T BE AN OVER ABUNDANCE OF CONCRETE. THE DRIVEWAY IS PROPOSED TO BE COMPRISED OF PERMEABLE PAVERS. THE PEDESTRIAN PATHWAY WILL BE DIFFERENTIATED FROM THE VEHICULAR PORTION WITH A CHANGE IN COLOR AND SIZE OF PAVERS.

LANDSCAPING IS PROPOSED BETWEEN THE STRUCTURES AND THE STREET, ON THE EAST SIDE, RATHER THAN AN OPAQUE CEDAR FENCE.

SOLID WASTE STORAGE HAS BEEN LOCATED AT THE REAR OF THE LOT, IN ITS OWN FENCED ENCLOSURE.

4. PUBLIC LIFE, OPEN SPACE CONCEPT AND LANDSCAPING

CS1-B-2, DC2-D, DC3-B-1, DC3-B-4, DC3-C-2, DC4-D, PL1-B, & PL2-B

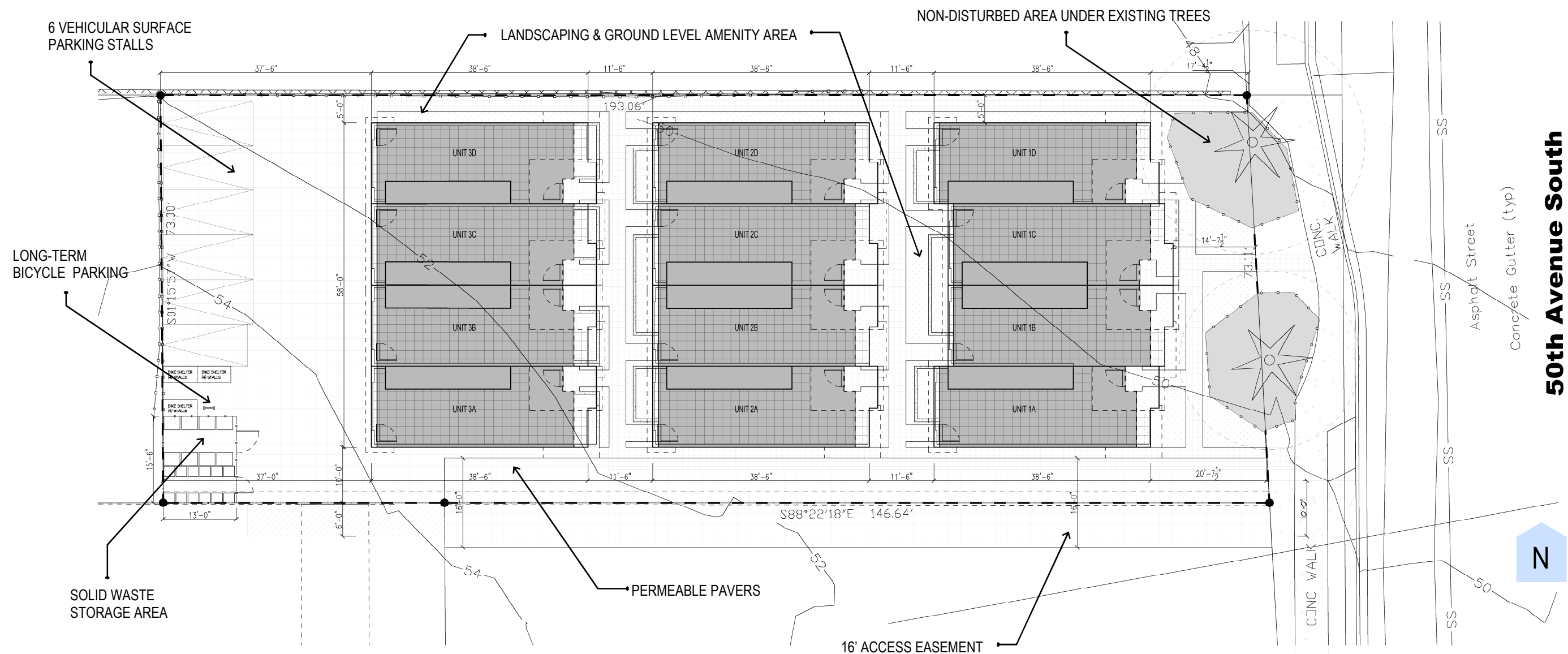
THE ENTRY PATHWAYS FOR STREET FRONTING BUILDING HAVE BEEN REVISED TO PROVIDE INDIVIDUAL PATHWAYS TO EACH UNIT. LANDSCAPING HAS BEEN ADDED, WHERE PATHWAYS ONCE WERE.

ALTHOUGH WE UNDERSTAND YOUR REQUEST FOR THE DIFFERENTIATED PEDESTRIAN PATHWAY TO BE ELEVATED FROM THE VEHICULAR PORTION, IT IS NOT FEASIBLE DUE TO OUR REQUIRED 16' WIDE ACCESS EASEMENT. THE LAND USE CODE DOES ALLOW FOR A PEDESTRIAN PATHWAY TO BE PART OF A DRIVEWAY AS LONG AS IT'S DIFFERENTIATED IN COLOR AND SCALE.

LANDSCAPE PLAN HAS BEEN INCLUDED IN THE PLAN SET. GROUND COVER, SHRUBS AND TREES HAVE BEEN CHOSEN SPECIFICALLY FOR THE PLANTING SPACE AND LOCATION. TAKING INTO CONSIDERATION THE SUN'S PATH AND PROJECTED LARGELY SHADED AREAS.

EACH UNIT HAS A ROOF TOP DECK FOR PRIVATE AMENITY AREA USE. THE SPACE BETWEEN THE BUILDINGS HAS BEEN DESIGNATED AS COMMON, WITH A SHARED PEDESTRIAN ACCESS PATHWAY. NEIGHBORS CAN CONGREGATE IN THESE FULLY ILLUMINATED AND LANDSCAPED AREAS. |

SITE LAYOUT AND DESCRIPTION



Proposal:

Three 4-unit townhouse structures
(12 units total, approximately 1,700 sf per unit)

Advantages:

- 6 Vehicular Surface Parking Stalls
- Shared Solid Waste Area located away from units
- Secure Long-term Bicycle Parking Area
- Less Massing along Northern Property Line
- Street Facing Entry & Courtyard Entries

The biggest advantage to this site layout is the presence of 6 on-site vehicular surface parking stalls, located at the back of the lot, behind all structures. Also located at the back of the lot is an enclosed shared solid waste storage area and a secure long-term bicycle parking area. The unit entries are identifiable by the pedestrian pathways, composed of contrasting pavers. The building locations reduce the amount of massing along the north property line. Natural light will be able to pass through the buildings and at the rear of the lot there will be a large unobstructed area, reducing the shadow cast on the northern property. The street facing building is purposefully designed with increased modulation, larger windows and contrasting exterior finishes. The unit entries face the street and distinguish the lot as residential use. A large front setback with existing and new landscaping will provide a buffer for the front building units and additional pedestrian wayfinding onto and off the lot. The courtyards for the other two buildings will have proper signage and illumination for the pathways, landscaping, entries and security. The location of the unit entries away from the parking and solid waste storage area make for a better living environment. This proposals intention is to provide usable multi-family housing in a growing area with an interest on neighborhood involvement and community transit compatible.

COLOR ELEVATIONS



East Elevation—Building 1



North Elevation—Building 1



West Elevation—Building 1

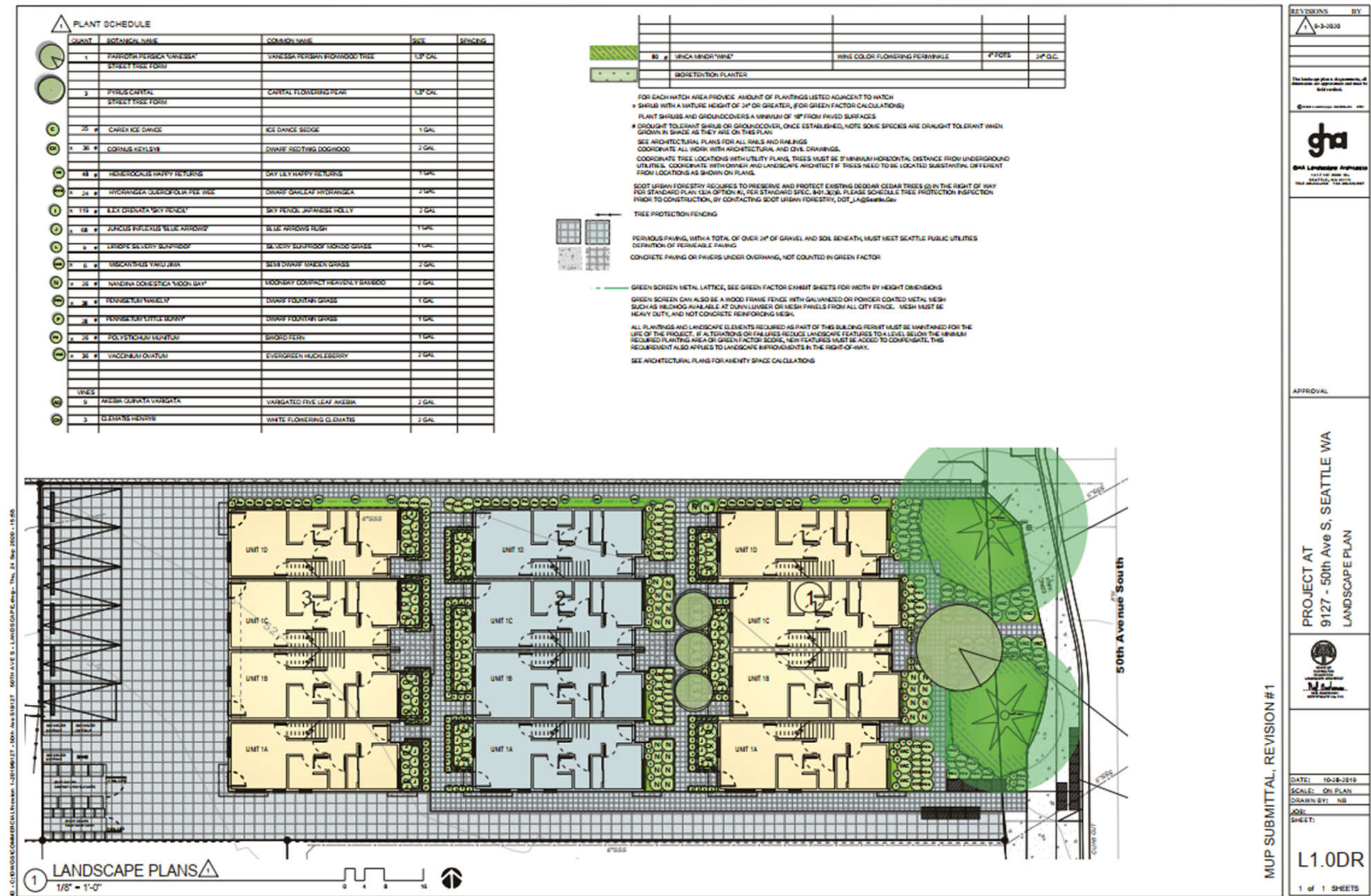


South Elevation—Building 1

Material Legend:

- 1. Metal Roof—Standing Seam Dark Grey
- 2. Metal Rail—Powder Coat Black
- 3. Vinyl Window—Dark Grey
- 4. Fiber Cement Trim—Dark Grey
- 5. Cement Board Horizontal Siding—Beige
- 6. Wood Soffits—Natural Cedar
- 7. Cement Board Panel—Medium Brown

LANDSCAPE PLAN



3D RENDERING LOOKING NORTHWEST



MASSING STUDY VIEWS



Massing Study—Looking Northwest



Massing Study—Looking Northeast

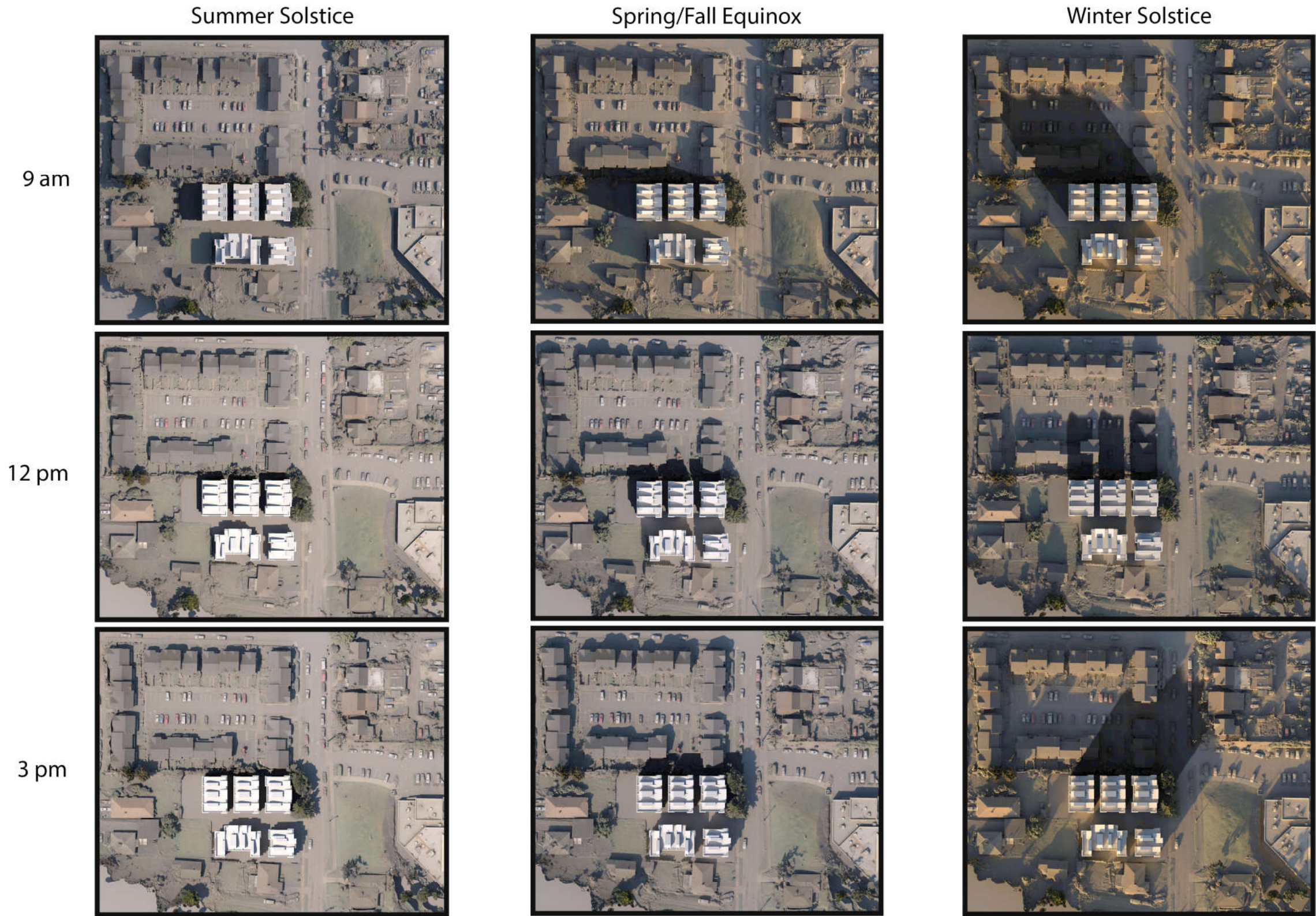


Massing Study—Looking Southwest



Massing Study—Looking Southeast

OPTION C (PREFERRED OPTION)—SHADOW STUDIES



COMMUNITY OUTREACH MATERIALS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Brief summary of the proposal:

Two projects are being developed side by side.
One project, located at 9127 50th Ave South, demolish the existing single family structure built in 1940 and construct three new, four-unit townhouse structures with surface parking (3 new structures, 12 new units).
The other project, located at 9135 50th Ave South, demolish the existing single family structure built in 1910 and construct one new five-unit townhouse structure and one new three-unit townhouse structure (2 new structures, 8 new units).

Project/Property Address(s): 9127 & 9135 50th Ave South, Seattle, WA
SDCI Project Number(s): 3033376-EG & 3032056-EG
Applicant/Contact Person: Andrew Novion – NOVION GROUP INC.
Website: <http://www.noviongroup.com/9127-9135-50th-ave-s/4594564654>

Feedback can be submitted:

Directly to the Applicant via email. office@noviongroup.com
Through our interactive website. www.noviongroup.com

Please label your emailed feedback and/or comments as “Feedback for 3033376-EG & 3032056-EG” in the subject line.

Feedback and Comments will be accepted through April 5th, 2019.

Additional information about the project can be found:

SDCI - Seattle Services Portal <https://cosaccela.seattle.gov/portal/welcome.aspx>
Seattle Department of Neighborhood <https://www.seattle.gov/neighborhoods>

A Community meeting open to the general public will be held at the Rainier Beach Branch of the Seattle Public Library Meeting room on Wednesday, April 3rd, 2019 from 1:30PM-2:30PM. Space is limited, RSVP is appreciated.

Comments and discussion presented at the Community meeting will focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

Retention of Public Records. All outreach materials and information sent or gathered as part of this Community Outreach effort are public records subject to the Washington Public Records Act, and may be subject to disclosure to a third-party requestor through the City of Seattle.

Community Outreach Feedback

Synopsis of the feedback generated from the mailer, website and neighborhood meeting held at the Rainier Beach Library

We received comments from both the online survey and the in-person meeting. The concerns raised were from nearby residents; the biggest being that affordable housing is being replaced by expensive condos that don’t fit the neighborhood. There is a concern that the proposed development will harm the current diversity of the neighborhood. The community orientated amenities near the subject site are aspects liked by residents, and there is a hope the new development will be family friendly and community inclusive. There were comments about the lack of proposed on-site parking, admitting that most street parking is taken up by commuters from other neighborhoods connecting to the light rail station down the street. A request was made that SDCI/SDOT consider establishing 50th Ave S as permit parking for residents on the block only. There are also current concerns about the traffic safety in the neighborhood. There were comments against the proposal, based on a preconceived notion that new construction will devalue the property around it by changing the context of the neighborhood. But there were also positive comments about improving the lots with new structures and landscaping.

OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM

