JW ARCHITECTS

1257 S King St, Seattle, WA 98144 | t: 206.953.1305 | www.jwaseattle.com

TABLE OF CONTENTS

CONTEXT

PROJECT INFORMATION | p.1

VICINITY ANALYSIS | p.2

ZONING ANALYSIS | p.3

SITE ANALYSIS | p.4

STREET LEVEL | p.5

SURVEY | p.6

APPROACH

CONCEPT | p.7

MATERIALS | p.8

DESIGN GUIDELINES | p.9

DESIGN

SITE PLAN | p.11

ZONING CALCULATIONS | p.12

SECTION | p.13-14

PLANS | p.15-18

RENDERINGS | p.19-26

ELEVATIONS | p.27-30

LANDSCAPING | p.31-32

PROJECT INFORMATION

ADDRESS 5002 S ROSE STREET
SEATTLE, WA 98118

TAX ID # 2658000190

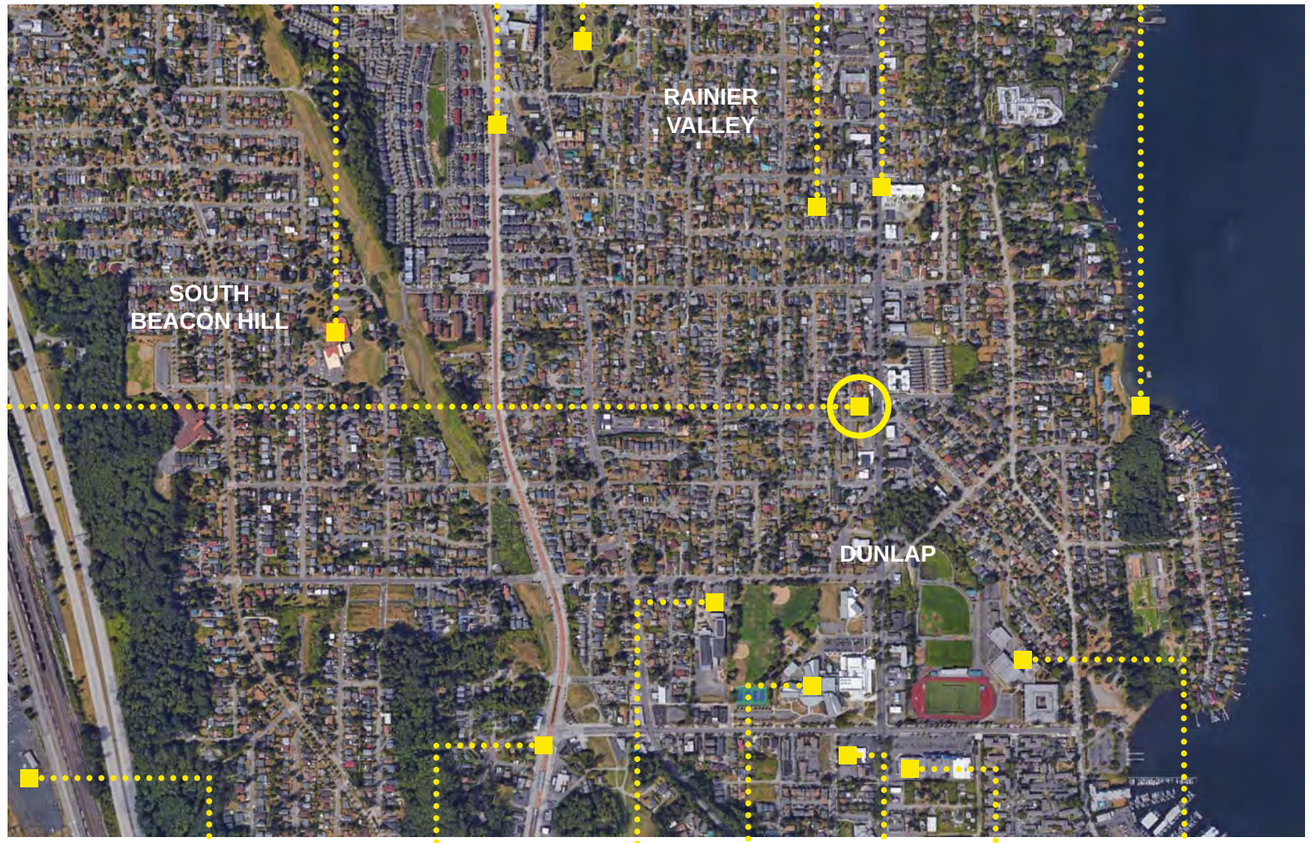
SDCI PROJECT # SDR: 3030821- EG

BUILDING: 6653241- CN

LOT SIZE 6,015 SF

ARCHITECT JULIAN WEBER ARCHITECTS, LTD.
1257 S KING ST
SEATTLE, WA 98144

OWNER/APPLICANT CARL HAGLUND
FAST DEEP RIVER LLC
1019 CALIFORNIA LANE SW
SEATTLE, WA 98116
p. 206.234.2236



Wing Luke Elementary

Othello Playground

Rainier Health and Fitness

Jim's Market and Gas

Judkins Park + Playfield

Prichard Island Beach

Boeing Field

MLK Jr. S. Light Rail

Dunlap Elementary

South Shore K-8

Bank of America

Rite Aid Pharmacy

Rainier Beach High School

VICINITY ANALYSIS

ZONE: LR3

ADJACENT ZONES: LR2
LR3
LR3 RC
SF5000
NC2-40

BUS ROUTES: Route 7 - Rainier Beach to Downtown Seattle

Route 9 - Rainier Beach to Columbia City to Broadway

Stop 8970 South & North

ZONING ANALYSIS

SITE/CONTEXT PHOTOS

PROPOSAL

5002 S Rose St is currently (1) lot with (1) dwelling unit. The applicant proposes to remove the existing dwelling unit and construct an 11,500 gross square foot, 26 unit SEDU apartment building with 4 stories.

KEY METRICS

Zone:	**LR3**
Lot size:	6,015 sf
FAR:	6,015 sf x 2.0 = 12,030 sf allowed (apartment + built green)
Structure Height:	**40’ + 4’ parapet + 10’ penthouse bonus**
Units:	**26 units proposed small efficiency dwelling units**
Parking:	No parking proposed (Frequent Transit, Rainier Beach Urban Village)

ANALYSIS OF CONTEXT

The site is located in the neighborhood of Dunlap within the greater context of Rainier Valley. Not far from South Beacon Hill, the project will sit on S Rose Street, with the cross street 50th Ave South to the West. The adjacent street to the East is Rainier Ave S, buffered by two lots. This is a higher traffic area with frequent public transportation. The adjacent properties consist of a mixture of single family residences, apartments, and smaller commercial buildings. Not far South is the K-8 and High-school for the area.

EXISTING SITE CONDITIONS

A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements of the site can be found on page 6.

SITE PLAN

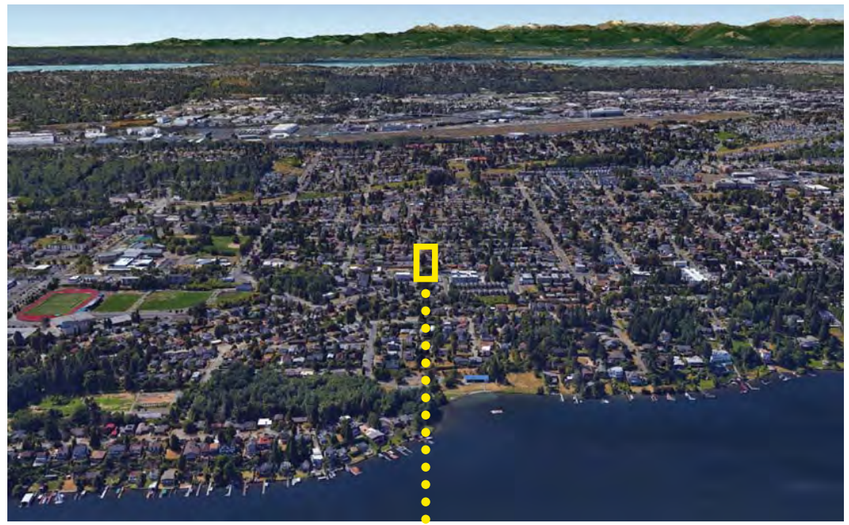
A preliminary site plan including proposed structures and open spaces can be found on page 11.

ARCHITECTURAL CONCEPT

See page 7 for concept statement, diagrams, and images.

DESIGN GUIDELINES

See pages 9 and 10 for Design Guideline Responses.



AERIAL VIEW LOOKING WEST

AERIAL VIEW LOOKING EAST

SITE

50TH AVE S

S ROSE STREET ELEVATION, LOOKING NORTH

RAINIER AVE S

SITE

S ELMGROVE STREET

50TH AVE S ELEVATION, LOOKING EAST

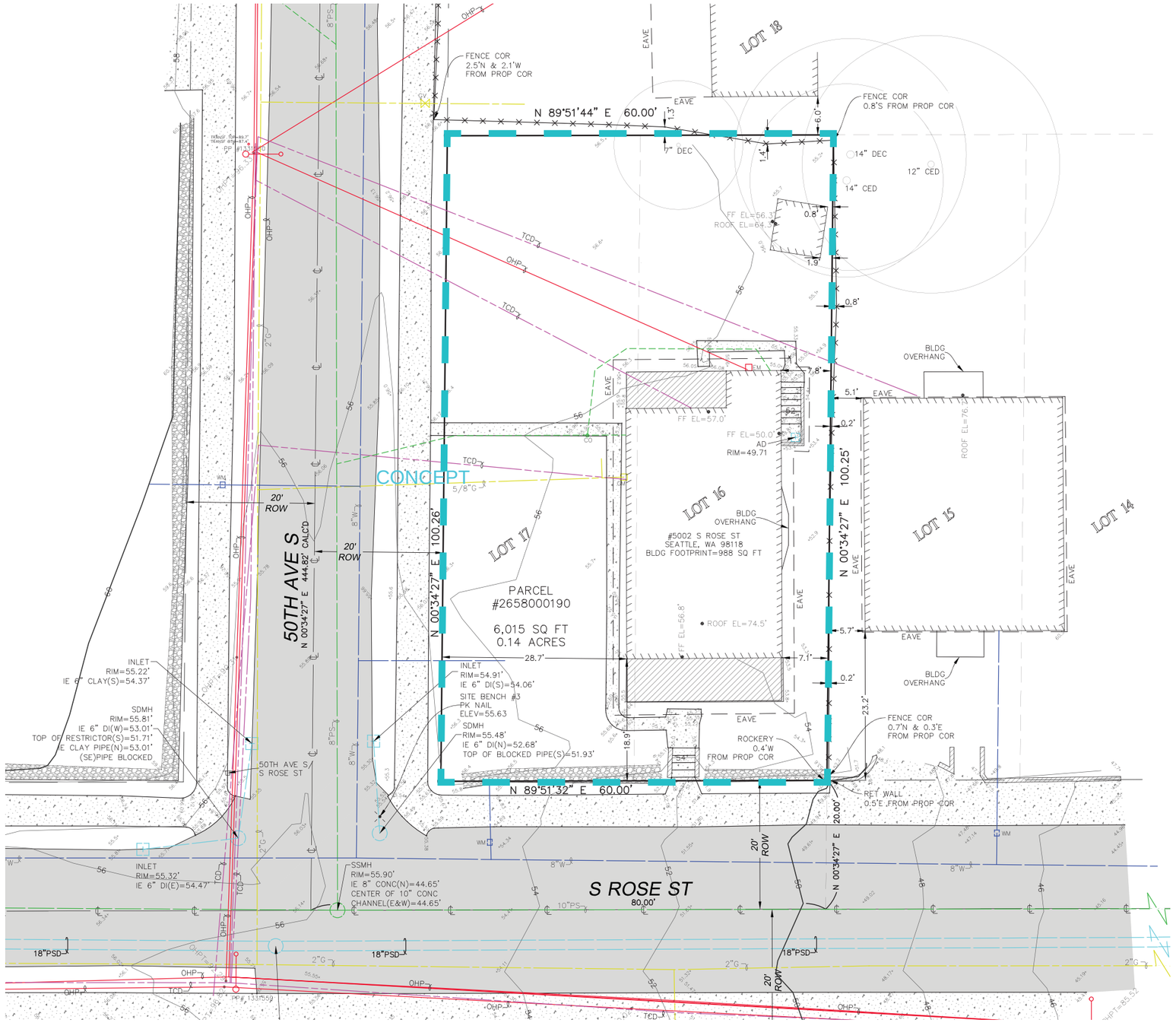
S ROSE STREET

STREET ELEVATIONS

LEGAL DESCRIPTION

LOTS 16 AND 17, BLOCK 2, FRUITVALE ADDITION TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF RECORDED IN COLUMN 14, PAGE(S) 84, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



survey

SCALE: N.T.S.

SURVEY

CONCEPT

The project drew inspiration from the relationship between the residential neighborhood character and the site's close proximity to Rainier Ave South. Although the area is characterized by single family development, the proximity to this busy thorofare provides a unique mixture of context and development. Project goals include maintaining residential character while creating a higher density precedent for the neighborhood.

The pre-existing single family house is utilized as the foundation for the project's precedent. The balance of the front porch and back porch seen in the home became a driving factor, creating a building that plays off of these distinguished elements as a way to activate project edges at the pedestrian scale, reducing bulk and scale.

Precedent 1- Form

Precedent 2- Activation

Precedent 3- Material

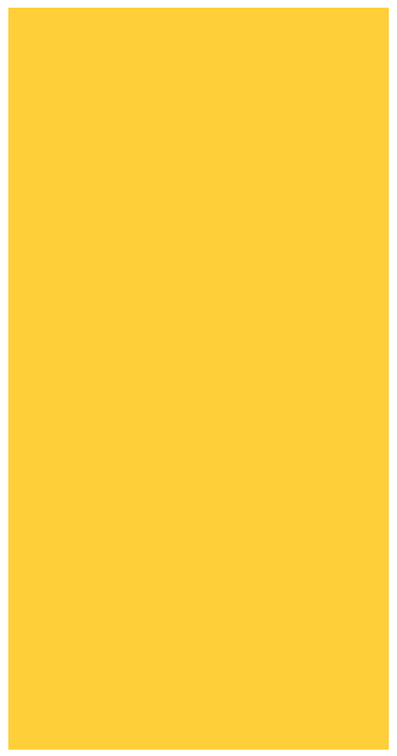
MATERIAL PALETTE

The project draws from the both the existing home and the dynamic context of the neighborhood. Selected materials play off of the existing single family residential character and help define the well proportioned volumes with a simple palette. The yellow found on the existing home becomes an accent color utilized throughout the project.

Material Precedent
Existing Single Family Home

Wood Siding
Clear stain

Horizontal Cementitious Lap
7.25” Reveal
White Wisp - 2167-70
Benjamin Moore



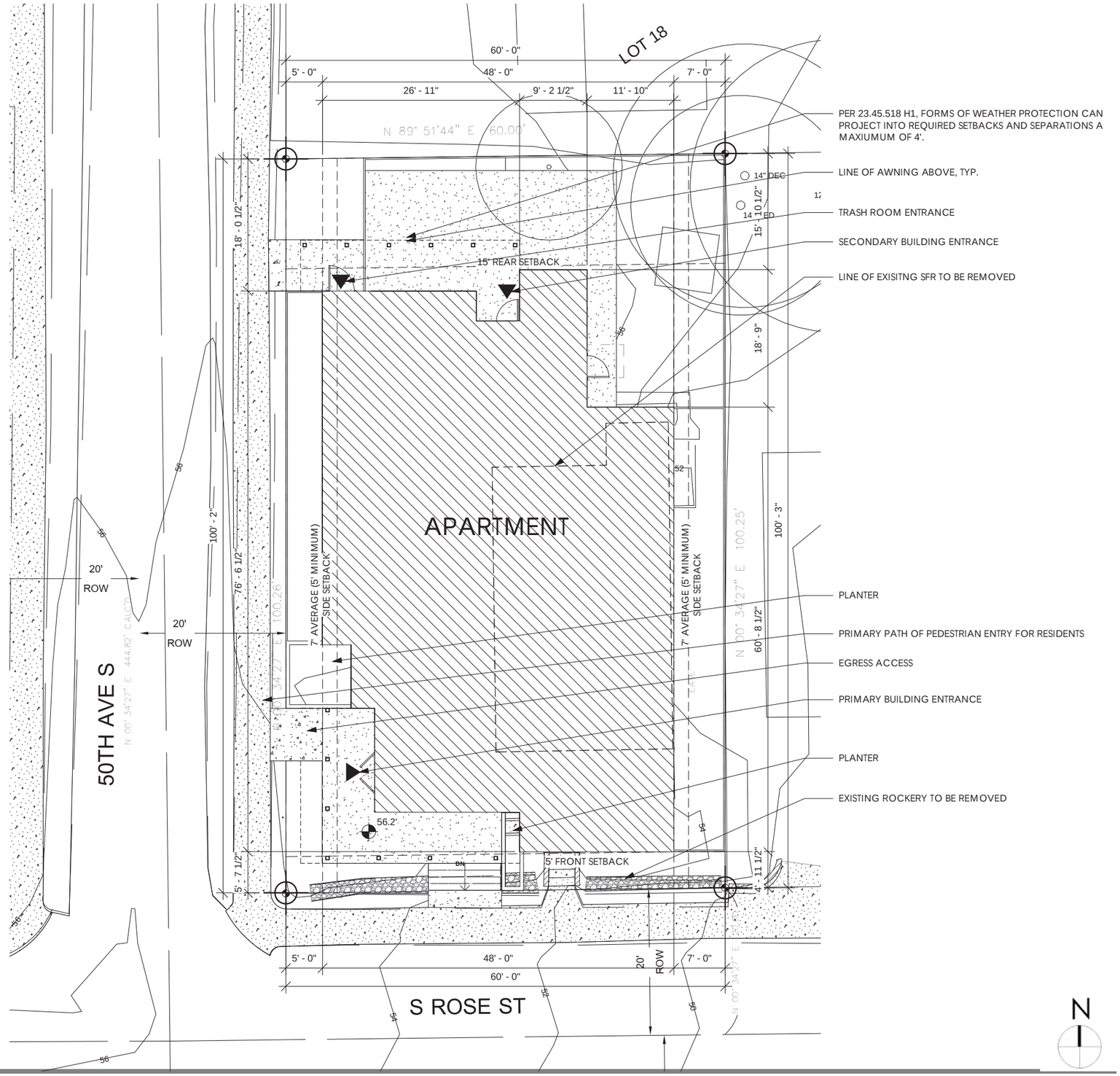
Accent Color
Viking Yellow-321
Benjamin Moore

Accent Material
Aluminum
Downspouts, Storefront, Hardware, Eave Flashing

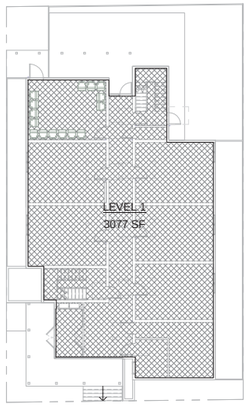
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS2 Urban Pattern and Form Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.	**B. Adjacent Sites, Streets, and Open Spaces** **C. Relationship to the Block**	The newly defined front porch and back porch help the building reach out and interact with the neighborhood. The front porch defines the main entry for the building at the intersection of South Rose Street and 50th Avenue South. The back porch helps define and highlight the private amenity space for the project, acting as weather protection for the backyard. These elements as a whole support entrances, circulation, amenity area, and buffering. The spaces aim to promote connections with neighbors, activating the building.
CS3 Architectural Context and Character This is an area that is rapidly evolving; what can be done to establish a positive and desirable context for others to build upon in the future?	**A. Emphasizing Positive Neighborhood Attributes**	The project maintains existing single family character while exploring the site's relationship to Rainier Avenue South and the potential of denser development. Inspiration was directly drawn from the existing single family home on site. Strategic massing moves, material selection, and buffering were implemented to highlight this precedent with goals of providing a positive development example for the neighborhood.
PL2 Walkability **PL3 Street Level Interaction**	**D. Wayfinding** **D. Entries**	Main building entrances are focused around the front porch and back porch, which are strong visual cues in the project. The front porch sits 2' above South Rose Street with welcoming stairs. An accessible entry fronts 50th Avenue South provides direct and clear access to the main building entrance of the project. Storefront glazing clearly demarcates this entrance, as does the large wood awning.
PL4 Active Transit How do bikes come to the site?	**A. Entry Locations and Relationships** **B. Planning Ahead for Bicyclists**	Bike storage is strategically placed directly adjacent to the lobby and primary building entrance rather than at a secondary building entry. This helps activate both spaces with circulation and usefulness.
DC2 Architectural Concept Changes in cladding material type or color require plan changes of appropriate scale and ideally a programmatic rationale.	**A. Massing** **B. Architectural and Facade Composition** **C. Secondary Architectural Features** **D. Scale and Texture**	A simple material palette mimics the residential character of the area. Massing moves are supported with material change. The stair corridors help transition 4 story to 3 story massing and represents massing changes that are supported with material changes. Yellow trim helps accent the glazing, adding subtle depth to each façade. Window shrouds along the west elevation create passive shading devices, and also add depth and detail to the façade along 50th Ave South.
DC3 Open Space Concept Create positive outdoor space if possible	**A. Building-Open Space Relationships** **B. Open Space Uses and Activities** **C. Design**	Common amenity area for the project is located all at the ground level. The front porch and back porch help define these spaces as building uses. The front porch is set at a depth to support seating and circulation. The back porch provides weather protection for the common deck, and helps activate the back, private amenity for the project.
DC4 Exterior Elements and Materials High quality materials and high percentage of glazing (30-35%) preferred on street-facing facades.	**A. Exterior Elements and Finishes**	Storefront glazing accentuates the lobby program and most visible corner of the project at the intersection of South Rose Street and 50th Avenue South. Simple window glazing strategies are applied to help highlight massing moves and work well with the programming.

This page is intentionally left blank

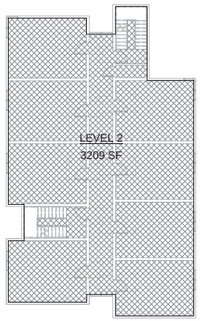
	Required	Provided
Front:	5’ minimum	5’ min
Side (west):	7’ average, 5’ minimum	5’ min, 31’ -11” max
Side (east):	7’ average, 5’ minimum	7’ min, 18’-10 “ max
Rear:	15’ minimum	15’ min, 34’ - 7 1/2” max



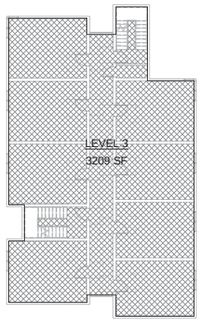
SITE PLAN



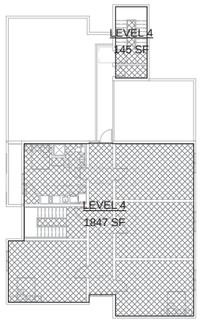
1 **LEVEL 1**



2 **LEVEL 2**



3 **LEVEL 3**



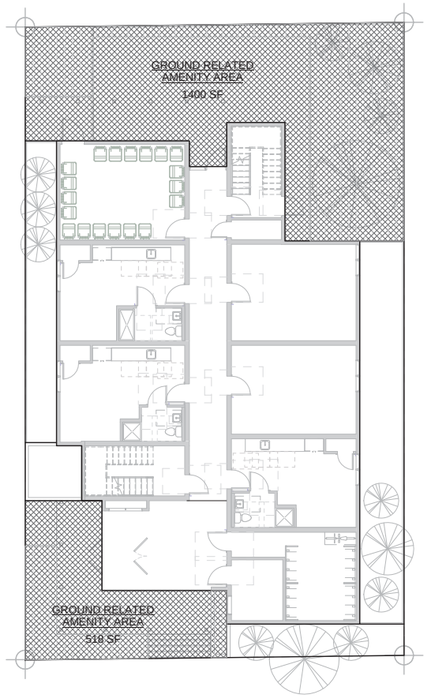
4 **LEVEL 4**

UNIT COUNT	
Name	Count
SEDU 1 (ADA)	1
SEDU 2	13
SEDU 3	11
SEDU 4	1

TOTAL: 26

FAR AREA SUMMARY	
LEVEL	AREA
LEVEL 1	3077 SF
LEVEL 2	3209 SF
LEVEL 3	3209 SF
LEVEL 4	1991 SF
TOTAL	11485 SF

FAR ALLOWED- 6,015 SF X 2.0 = 12,030

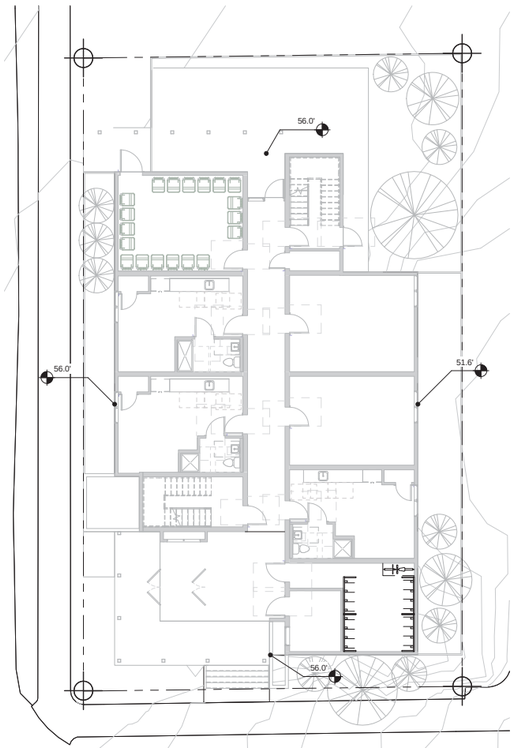


5 **AMENITY AREA CALCULATION**

AMENITY AREA CALCLUATION		
LOT AREA	REQUIRED AMENITY AREA	REQUIRED GROUND RELATED
6015 SF	1504 SF	752 SF

PROPOSED AMENITY	PROPOSED GROUND RELATED
1918 SF	1918 SF

REQUIRED AMENITY AREA - 6,015 SF X .25 = 1,504 SF
REQUIRED GROUND RELATED - 1,504SF X .5 = 752 SF



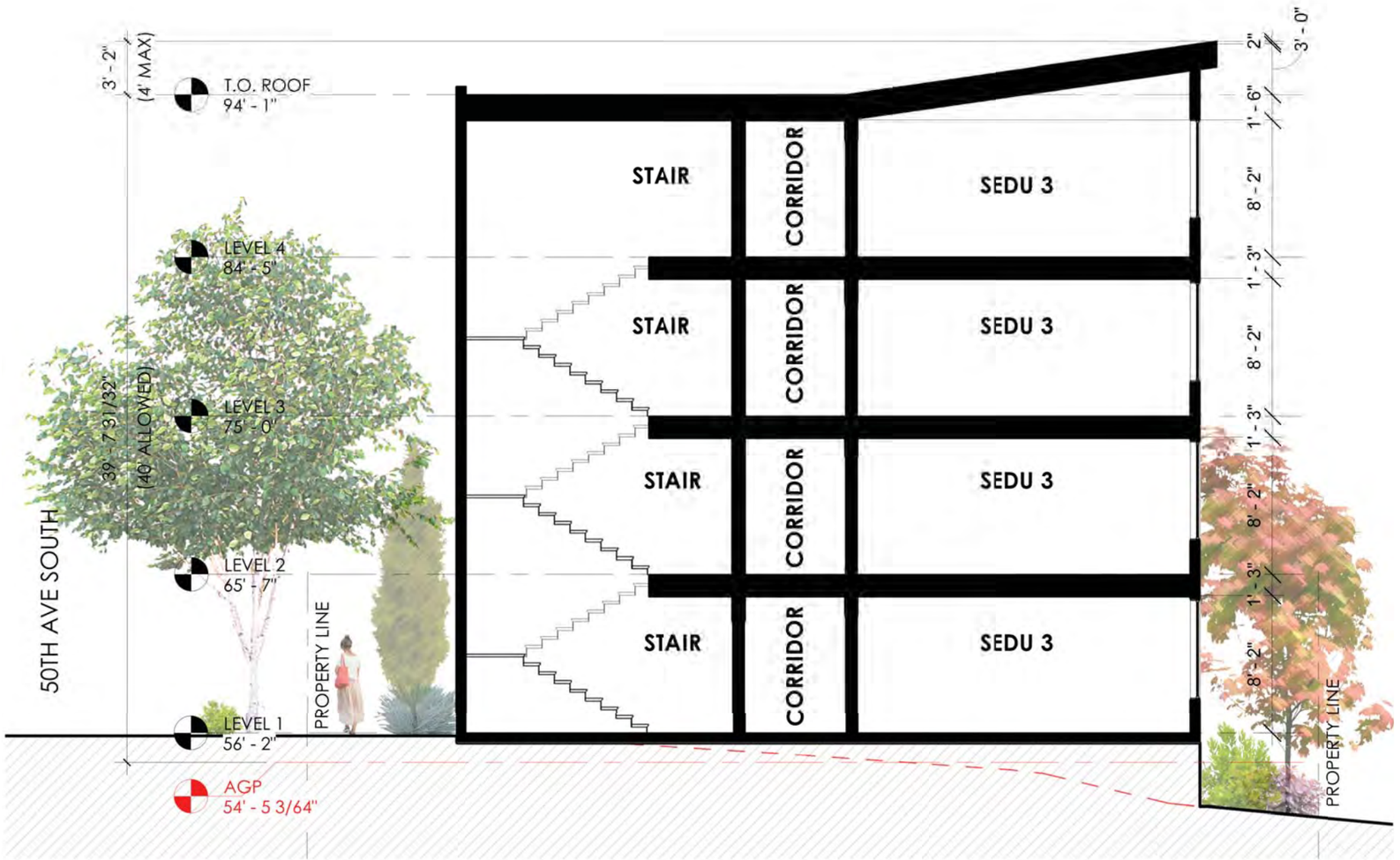
6 **AVERAGE GRADE PLANE CALCULATION**

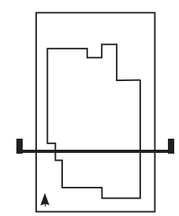
AVERAGE GRADE PLANE CALCULATION (DR4-2012, METHOD 2)			
	AGP ELEVATION	AGP BUILDING LENGTH	PRODUCT
NORTH	56.00'	48.02'	2,689
WEST	56.00'	79.44'	4,449
EAST	51.60'	79.44'	4,099
SOUTH	54.90'	48.02'	2,636
		254.92'	13,873

AVERAGE GRADE PLANE: 13,873 / 254.92 = 54.42' = **54' - 5 3/64"**

N

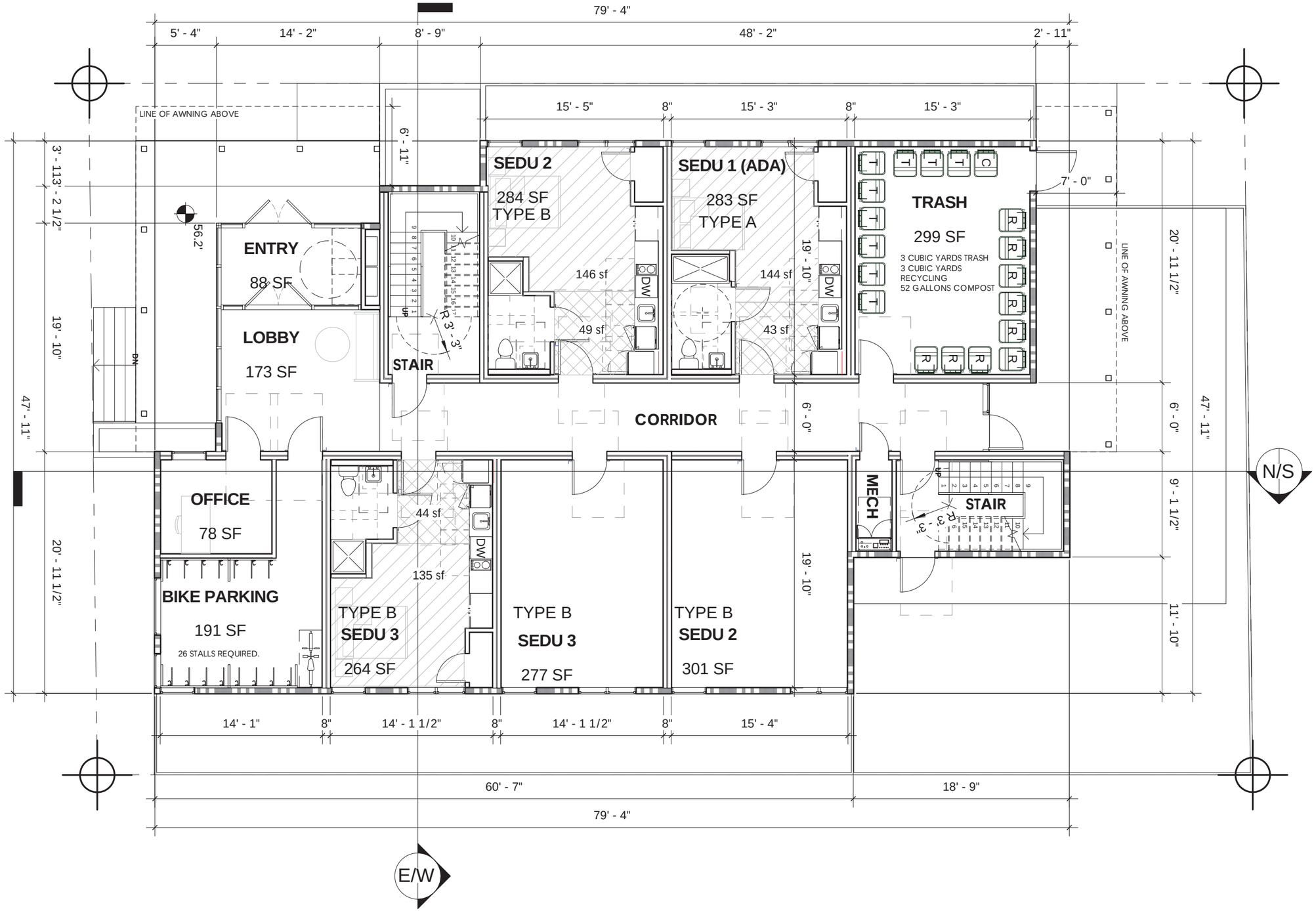
ZONING CALCULATIONS



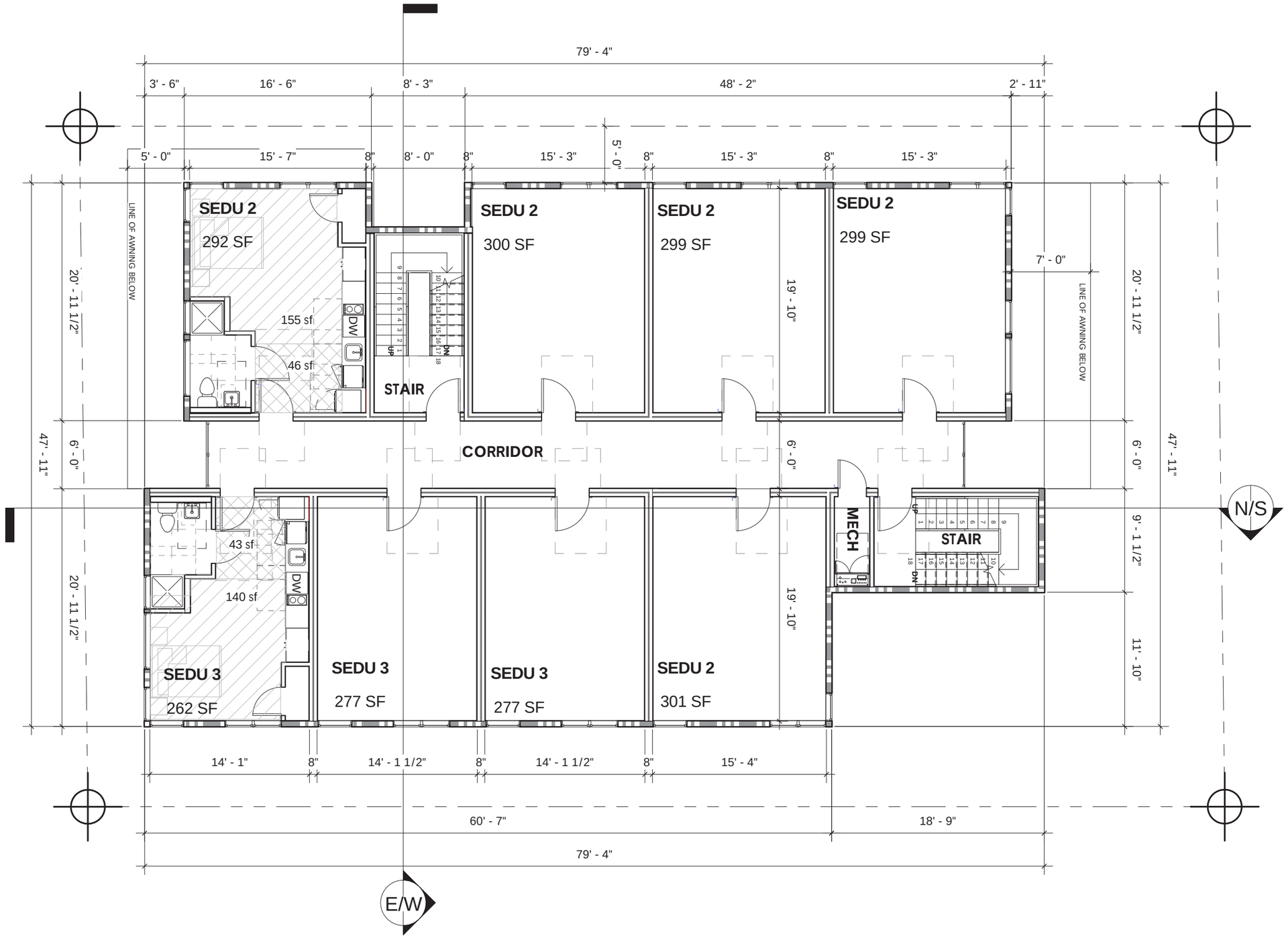


E/W SITE SECTION

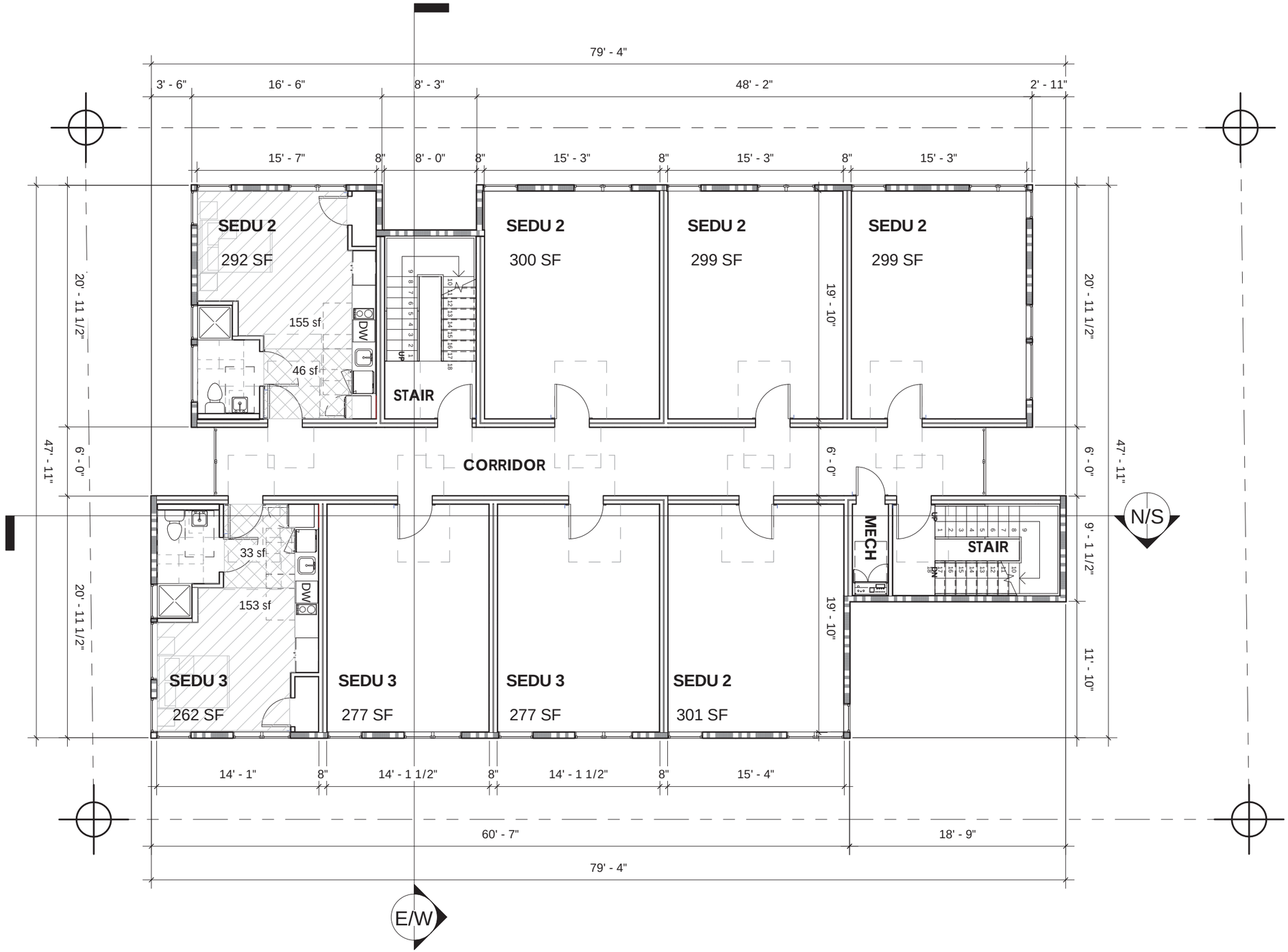
N/S SITE SECTION


79' - 4"
5' - 4"
14' - 2"
8' - 9"
48' - 2"
2' - 11"
LINE OF AWNING ABOVE
6' - 11"
15' - 5"
8"
15' - 3"
8"
15' - 3"
3' - 11 3' - 2 1/2"
19' - 10"
47' - 11"
56.2'
ENTRY
88 SF
LOBBY
173 SF
DN
UP
R 3' - 3"
STAIR
SEDU 2
284 SF
TYPE B
SEDU 1 (ADA)
283 SF
TYPE A
146 sf
144 sf
49 sf
43 sf
DW
19' - 10"
TRASH
299 SF
3 CUBIC YARDS TRASH
3 CUBIC YARDS
RECYCLING
52 GALLONS COMPOST
7' - 0"
LINE OF AWNING ABOVE
20' - 11 1/2"
6' - 0"
47' - 11"
CORRIDOR
6' - 0"
N/S
OFFICE
78 SF
BIKE PARKING
191 SF
26 STALLS REQUIRED.
20' - 11 1/2"
44 sf
135 sf
DW
TYPE B
SEDU 3
264 SF
TYPE B
SEDU 3
277 SF
TYPE B
SEDU 2
301 SF
19' - 10"
MECH
STAIR
9' - 1 1/2"
11' - 10"
14' - 1"
8"
14' - 1 1/2"
8"
14' - 1 1/2"
8"
15' - 4"
60' - 7"
18' - 9"
79' - 4"
E/W

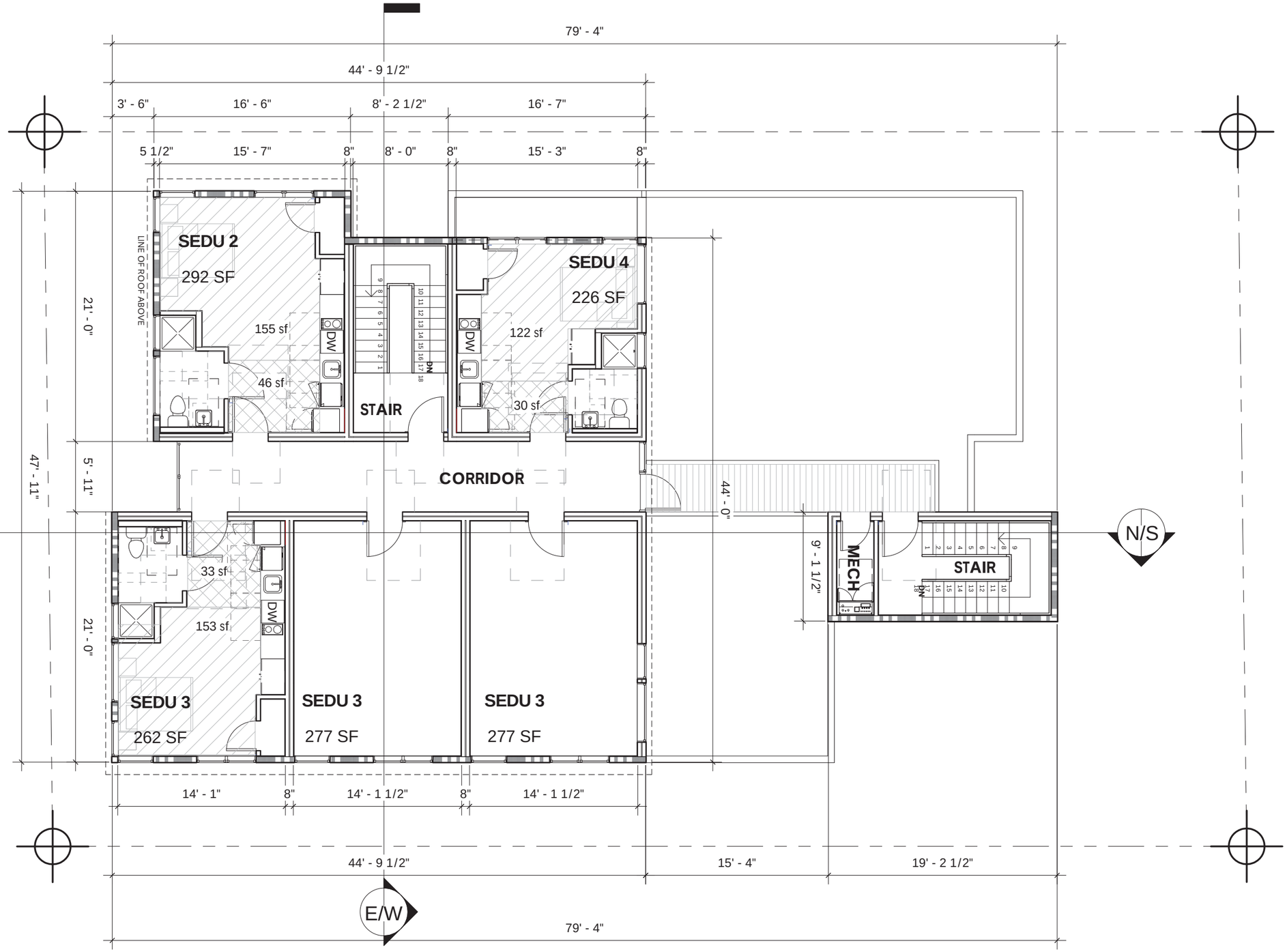
LEVEL 1


79' - 4"
3' - 6"
16' - 6"
8' - 3"
48' - 2"
2' - 11"
5' - 0"
15' - 7"
8"
8' - 0"
8"
15' - 3"
5' - 0"
8"
15' - 3"
8"
15' - 3"
SEDU 2
292 SF
SEDU 2
300 SF
SEDU 2
299 SF
SEDU 2
299 SF
155 sf
DW
46 sf
STAIR
UP
DN
7' - 0"
LINE OF AWNING BELOW
20' - 11 1/2"
19' - 10"
CORRIDOR
47' - 11"
6' - 0"
43 sf
DW
140 sf
MECH
STAIR
UP
DN
9' - 1 1/2"
11' - 10"
SEDU 3
262 SF
SEDU 3
277 SF
SEDU 3
277 SF
SEDU 2
301 SF
14' - 1"
8"
14' - 1 1/2"
8"
14' - 1 1/2"
8"
15' - 4"
60' - 7"
18' - 9"
79' - 4"
N/S
E/W

LEVEL 2


79' - 4"
3' - 6"
16' - 6"
8' - 3"
48' - 2"
2' - 11"
15' - 7"
8"
8' - 0"
8"
15' - 3"
8"
15' - 3"
8"
15' - 3"
SEDU 2
292 SF
SEDU 2
300 SF
SEDU 2
299 SF
SEDU 2
299 SF
155 sf
DW
46 sf
STAIR
UP
CORRIDOR
20' - 11 1/2"
19' - 10"
20' - 11 1/2"
47' - 11"
6' - 0"
6' - 0"
6' - 0"
47' - 11"
MECH
UP
STAIR
DN
N/S
9' - 1 1/2"
11' - 10"
33 sf
DW
153 sf
SEDU 3
262 SF
SEDU 3
277 SF
SEDU 3
277 SF
SEDU 2
301 SF
14' - 1"
8"
14' - 1 1/2"
8"
14' - 1 1/2"
8"
15' - 4"
60' - 7"
18' - 9"
79' - 4"
E/W

LEVEL 3


79' - 4"
44' - 9 1/2"
3' - 6"
16' - 6"
8' - 2 1/2"
16' - 7"
5 1/2"
15' - 7"
8"
8' - 0"
8"
15' - 3"
8"
47' - 11"
21' - 0"
5' - 11"
21' - 0"
LINE OF ROOF ABOVE
SEDU 2
292 SF
155 sf
DW
46 sf
STAIR
SEDU 4
226 SF
122 sf
DW
30 sf
CORRIDOR
44' - 0"
9' - 1 1/2"
MECH
STAIR
N/S
33 sf
DW
153 sf
SEDU 3
262 SF
SEDU 3
277 SF
SEDU 3
277 SF
14' - 1"
8"
14' - 1 1/2"
8"
14' - 1 1/2"
44' - 9 1/2"
15' - 4"
19' - 2 1/2"
E/W
79' - 4"

LEVEL 4

SOUTH-WEST CORNER , INTERSECTION OF SOUTH ROSE STREET AND 50TH AVE SOUTH

EXPERIENTIAL RENDERING

This page is intentionally left blank

SOUTH BUILDING FACADE- SOUTH ROSE STREET

EXPERIENTIAL RENDERING

FRONT PORCH- INTERSECTION OF SOUTH ROSE STREET AND 50TH AVE SOUTH

EXPERIENTIAL RENDERING

WEST BUILDING FACADE- 50TH AVE SOUTH

EXPERIENTIAL RENDERING

NORTH FACADE-50TH AVE SOUTH

EXPERIENTIAL RENDERING

BIRDSEYE - VIEW OF NORTH EAST CORNER OF BUILDING WITH ADJACENT BUILDING CONTEXT

EXPERIENTIAL RENDERING

This page is intentionally left blank

WEST ELEVATION - 50TH AVE S

SOUTH ELEVATION - S ROSE ST

NORTH ELEVATION

EAST ELEVATION

LANDSCAPE PLAN

BIG BLUE LILYTURF

BLACK LACE ELDERBERRY

BLUE FESCUE

CANNA LILY

CORAL BELLS

DAPHNE ETERNAL FRAGRANCE

DWARF ROSEMARY

EVERILLO JAPANESE SEDGE

FRAGRANT SARCOCOCCA

HIDCOTE BLUE LAVENDER

HORSETAIL REED GRASS

MAHONIA SOFT CARESS

MEXICAN FEATHER GRASS

POW WOW WILD BERRY CONEFLOWER

VARIGATED SPANISH BAYONET