

# STREAMLINED DESIGN REVIEW APPLICATION

REVISED 01/29/2019

DCI # 3033163-EG  
309 Wetmore Ave S  
Seattle, WA 98144

Applicant:  
Cone Architecture  
2226 3rd Ave, Suite 100  
Seattle, WA 98121  
Contact: Hannah Eastman

Owner:  
Union Rental LLC  
800 23rd Ave S  
Seattle, WA 98144  
Contact: Cao Huynh

DCI Contact:  
Holly Godard  
Land Use Planner  
Holly.Godard@seattle.gov  
(206) 684-0532







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VICINITY MAP



EXISTING SITE

The site is an existing rectangular parcel (APN 128230-0775) and is located off of Wetmore Ave S between S Byron St and S Walden St. The site measures approximately 60 feet wide by 120 feet deep and 7,200 SF. The site slopes from southwest to northeast with an overall grade change of approximately 5 feet. Currently, there is a single family home located on the parcel that is to be removed for the proposed project. Directly to the north of the parcel is a two story single family residence. Directly to the west of the parcel is a one story commercial building and parking lot across the alley along Rainier Ave S. Directly south of the parcel is a single family residence. Directly to the east of the parcel, across from Wetmore Ave, are several multi-story multi-family units.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR2 and is located in the Mt. Baker Hub Urban Village as well as within a parking flexibility area overlay. The parcel is also located in the Southeast Seattle Reinvestment Area, and the Design Review Equity Area. The LR zoning continues north and south along Wetmore Ave S for at least a block in either direction before transitioning to a more intense NC3-40 to the South and SF 5000 to the north. NC3-65 zoning begins one block to the west, across the alley. SF 5000 zoning begins one block to the east. Rainier Ave S is the principal arterial street in the area.

DEVELOPMENT OBJECTIVES

The project proposes the construction of two (2) new multi-family residential buildings containing a total of eight (8) townhouse units. The existing single family residential building will be demolished under this proposal. The townhouses will be approximately 1,200 square feet each. The project site, due to its location in a desirable neighborhood with public transportation and light rail allowing easy access downtown, is prime for denser development.

The site is located in an hub urban village with frequent transit designations, therefore no parking is required. However, 6 medium-sized parking spaces are proposed with alley access at the rear of the site.

NEIGHBORHOOD CUES

The immediate blocks are a mix of multi-family apartment buildings, commercial businesses, and single-family homes. There is a variety of commercial buildings one block west along Rainier Ave, which includes several restaurants, professional services, various small businesses, larger commercial development, and churches within walking distance. The Mt. Baker Light rail station is located 4 blocks to the northwest. York playground, the nearest park is located two blocks to the southeast.

This site is subject to the Mt Baker Design Guidelines in addition to the Citywide Design Guidelines.



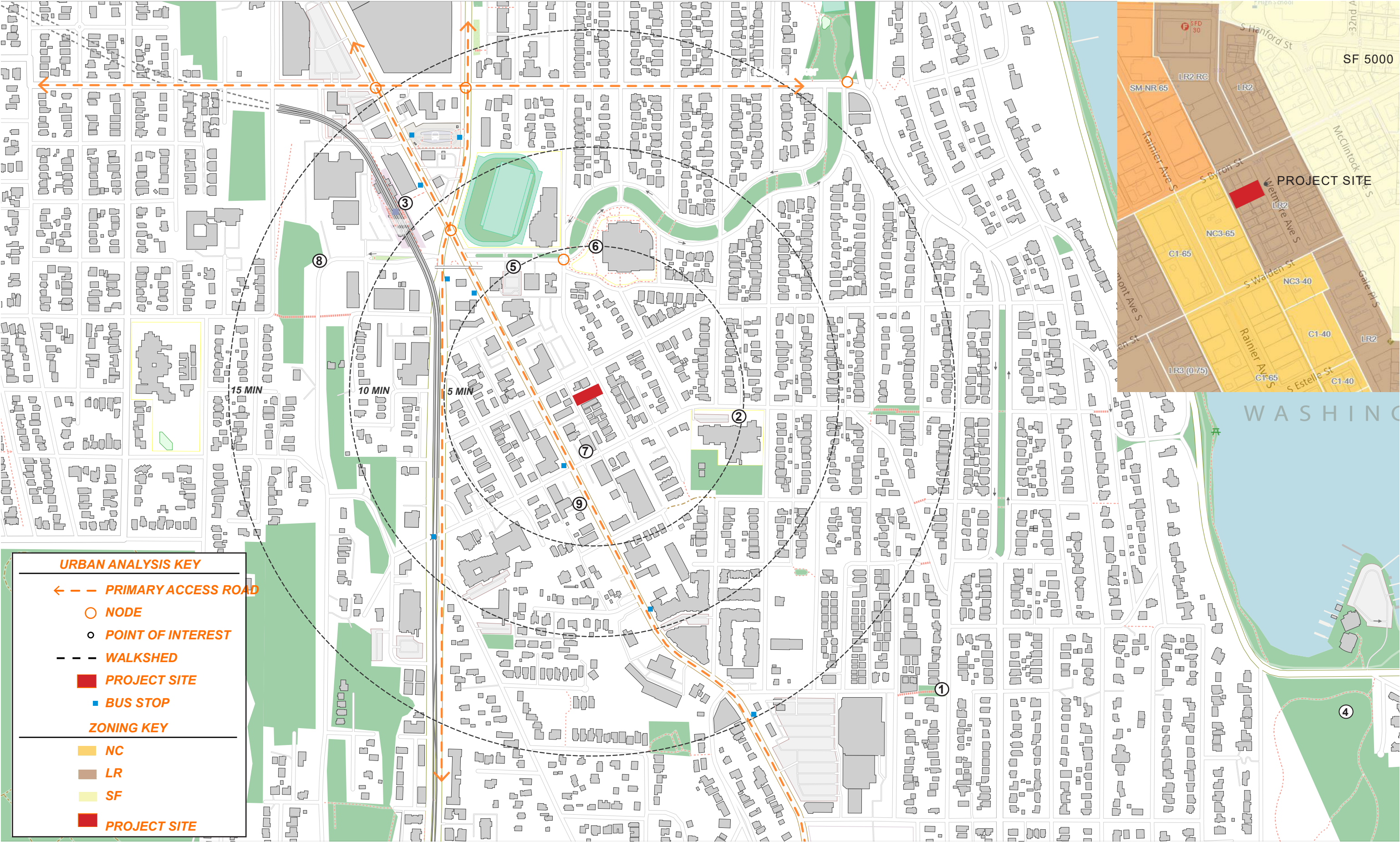
**SITE LOCATION**  
3309 Wetmore Ave S.  
Seattle, WA 98144

**ZONING SUMMARY**  
Zone: LR-2  
Overlay: Mt. Baker Hub Urban Village

**PROJECT PROGRAM**  
Site Area: 7,200 SF  
Number of Residential Units: 8  
Number of Parking Stalls: 6  
Allowable FAR= 1.2 or 8640 SF

**ADJUSTMENTS REQUESTED**  
NONE









① COURTLAND PLACE P-PATCH



② HISTORIC JOHN MUIR ELEMENTARY



③ MT. BAKER LIGHT RAIL STATION



④ GENESSEE PARK



⑤ MT. BAKER FIRE STATION



⑥ FRANKLIN HIGH SCHOOL



⑦ LOCAL FLAVORS



⑧ SCENIC CHEASTY BLVD



⑨ LOCAL EATERY



ADDRESS: 3309 Wetmore Ave S  
PARCEL #: 128230-0775  
ZONING: LR2  
OVERLAYS: Mt. Baker Hub Urban Village  
SITE AREA: 7,200 SF

23.45.504 PERMITTED USES

Permitted outright: Residential  
Category of Residential Use: Townhouse

23.45.510 FLOOR AREA RATIO

Base FAR: 1.0  
Bonus FAR: 1.2\*  
\* The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C.

Allowed FAR: 8640.00 SF  
Proposed FAR: 8619.6 SF

23.45.512 DENSITY LIMITS

Base Density: 1/1,600 SF  
Bonus Density: No Limit\*  
\* The higher density limit applies if the project meets the standards of subsection 23.45.510.C.

23.45.514 STRUCTURE HEIGHT

Zoning: LR2  
Allowed Maximum Base Height: 30'-0"  
3' additional allowed for shed roofs 33'-0"  
4' additional allowed for parapets 34'-0"  
5' additional allowed for pitched roofs 35'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.518 SETBACKS AND SEPARATIONS

Required: Front: 7'-0" avg., 5 min.  
Rear: 7'-0" avg., 5 min.  
Side (facades 40' or less in length): 5'-0"  
Side (facades more than 40' in length) 7'-0" avg., 5 min.

Proposed: Front (NE): 9'-6"  
Rear (SW): 30'-0"  
Side (NW): 5'-0"  
Side (SE): 5'-0"

23.45.522 AMENITY AREA

Required: 25% of total lot area  
50% of required amenity area to be at ground level  
7200 x .25 = 1770 SF amenity required, 885 SF @ ground level

Proposed: 2138 SF Amenity (2138 SF at ground level)  
Common: 335 SF  
Private: 1802

23.47A.016 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.45.524, is required for any lot with development containing more than one new dwelling unit.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and B.3 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

Width in feet allowed by Category of Residential Use: 90'-0"  
Facade length of all portions of facades within 15'-0" of side lot line 65% length of lot line

23.45.529 - DESIGN STANDARDS

Facade openings (street-facing): 20% glazing  
Facade Articulation (recessed 1'-6" or more):  
Max. area of separate facade plane: 500 SF  
Min. area of a separate facade plane: 150 SF

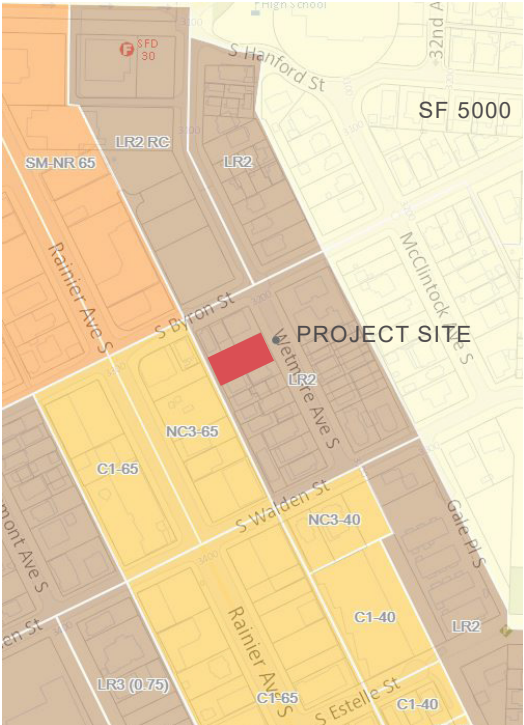
- All townhouse units shall have direct access to a common amenity area meeting the requirements of Section 23.45.522 that either abuts the street or is visible and accessible from the street by a clear pedestrian pathway.
- A clear pedestrian pathway from the street to the entrance of each townhouse unit shall be provided. Each townhouse unit with a street-facing façade shall have a pedestrian entry on the street-facing facade that is designed to be visually prominent
- Architectural expression. Architectural detail or composition shall be provided to visually identify each individual townhouse unit, as seen from the public street.

23.45.534 - LIGHT AND GLARE STANDARDS

Exterior lighting shall be shielded and directed away from adjacent properties.

23.45.536 - PARKING LOCATION, ACCESS, AND SCREENING

- Parking shall be screened from direct street view by the street-facing facade of a structure, garage doors, a fence or wall, or landscaped areas, including bioretention facilities or landscaped berms.



NO ADJUSTMENTS ARE REQUESTED  
AT THIS TIME





18203 Larch Way | Lynnwood, WA 98037 | 206.550.7637

To: Danielle Friedman, Department of Neighborhoods

From: Monisha Harrell, Rule Seven LLC

Date: November 12, 2018

Subject: Outreach Plan for 3309 Wetmore Ave South

3309 Wetmore Ave South

DEP Homes, LLC is proposing the development of an eight-unit townhome for this site. Though it is in an Equity Area, this style of development is prominent in this neighborhood and is fully within scale of expectations for new buildings. There are already several similar townhome developments within a block of this property, and property is near several prominent bus routes and light rail.

In Person Outreach	High-Impact Method: <ul style="list-style-type: none"><li>Community site walk – will be held on weekend day and advertised on door-to-door fact sheets and in two local advertisements.</li></ul>
Electronic / Digital Outreach	High-Impact Method: <ul style="list-style-type: none"><li>Project Hotline (Information and Voicemail) for direct feedback on project. Will go live immediately before door-to-door fact sheets distributed.</li><li>Project Email for direct feedback on project – address provided on fact sheets and advertisements.</li><li>Email with hotline, email feedback and community site walk information sent to all organizations listed on 5/18 DON Mount Baker snapshot</li></ul> <p>For All Projects:</p> <ul style="list-style-type: none"><li>Project info posted to DON Early Outreach Blog (by DON)</li></ul>
Printed Outreach	High-Impact Method: <ul style="list-style-type: none"><li>Door-to-door fact sheet (available in English, Spanish, and Vietnamese) distributed to all residences and businesses within 500 feet of the site.</li></ul> <p>Multi-Pronged Method:</p> <ul style="list-style-type: none"><li>Advertising/Notice in The NW Facts and NW Asian Weekly.</li></ul>

Thank you for consideration of the above outreach plan. Documentation for outreach listed above will be submitted upon completion of work in mid-December.

PRINTED OUTREACH - MULTI-PRONGED METHOD:

YOUR VOICE

DECEMBER 22 – DECEMBER 28, 2018

asianweekly 5

## WORLD NEWS

# Myanmar rally urges release of ‘Person of Year’ journalists

By MIN KYI THEIN ASSOCIATED PRESS

YANGON, Myanmar (AP) — Several dozen journalists and activists held a rally on Dec. 12 in Myanmar's biggest city to mark the anniversary of the arrest of two reporters for the Reuters news agency who are among a group of journalists being honored by Time magazine as its "Person of the Year."

The protesters wore T-shirts calling for the release of Wa Lone and Kyaw Soe Oo, who had reported on a brutal military-led crackdown on the Muslim Rohingya minority. They were arrested a year ago and charged with illegal possession of official documents. The two, who were sentenced in September to seven years' imprisonment, denied the charge and said they were framed by police.

Their appeal is expected to be heard before the end of this year.

The protesters near Myanmar's High Court carried placards with the cover of some editions of Time's next issue that show a picture of the men's wives holding photos of their husbands. They also released black balloons into the sky and lit candles.

Paling-Soe Oo, one of the journalists who joined the rally, said the magazine's focus on the jailed journalists was an honor for Myanmar and its journalism community. "But I don't think the government feels shame for its part, and isn't considering releasing them, not even a little," he said.

The reporting by the two men about the military campaign that drove 700,000 Rohingyas to flee to Bangladesh is believed to have drawn the government's wrath because of worldwide condemnation of military abuses, which it denies.

"A year ago, Reuters reporters Wa Lone and Kyaw Soe Oo were arrested in a setup by police, intended to interfere with their reporting on a massacre in Myanmar," Reuters editor-in-chief Stephen J. Adler said in a statement prepared for the anniversary of their arrests.

"The fact that they remain in prison for a crime they did not commit calls into question Myanmar's commitment to democracy, freedom of expression and rule of law. Every day they continue to be behind bars is a missed opportunity for Myanmar to stand up for justice. The people of Myanmar deserve the freedoms and democracy they have long been promised, and Wa Lone and Kyaw Soe Oo deserve to be returned to their families and colleagues."

see RALLY on 12

## Miss Universe 2018 is Miss Philippines Catriona Gray

By Associated Press

BANGKOK — The Philippines' Catriona Gray was named Miss Universe 2018 on Dec. 17, beating contestants from 93 other countries and delighting her home nation.

Gray wore a sparkling red dress she said was inspired by a volcano in the Philippines as she was handed the crown to the delight of a roaring crowd in Bangkok that generally favored Southeast Asian contestants.

The 24-year-old singer and model said she wore red because "when I was 13 my mom said she had a dream that I would win Miss Universe in a red dress." She said her mom cried when they saw each other after she won the competition, the 67th Miss Universe pageant.

Gray edged out first runner-up Tamaryn Green of South Africa and third-place Sheldafy Gutierrez of Venezuela. She succeeds Demi-Leigh Nel-Peters of South Africa.

"My heart is filled with so much gratitude," Gray said. "There were moments of doubt where I felt overwhelmed and I felt the pressure."

Gray's father is Australian, and she was born and grew up in Cairns, Australia. She studied at the Berklee College of Music in Boston.

Gray said during the pageant that working in a Manila slum had taught her to find beauty in difficult situations.

"If I could teach people to be grateful, we could have an amazing world where negativity could not grow and foster, and children would have a smile on their face," she said.

The office of Philippine President Rodrigo Duterte was quick to congratulate the winner. Gray is the fourth Filipino to be named Miss Universe.

see GRAY on 13

### New Building Project

Eight Townhouses  
3309 Wetmore Ave South  
Seattle, WA 98144

Project Description:  
Remove existing structure, and construct eight (8) new townhouse units  
Parcel Number: 128230-0775  
Zoning: LR2

Please join us for a Community Walking Tour of the project site at 3309 Wetmore Ave South  
Saturday, January 5th at 10am  
and  
Sunday, January 6th at 1pm

For project questions or comments, please contact:  
Monisha Harrell, Outreach Manager  
3309Wetmore@ruleseven.com (email)  
206-315-7997 (hotline)

Interpreter services available on request. If needed, please RSVP at least 2 days prior to Tour Date.

Note: Information collected or submitted through the project's feedback process may be made public

NW Asian Weekly

December 19, 2018

The Facts Newspaper

Classified Advertisements

Page 3

**PENUEL**

**AWAKE/ARISE!**

Dedicated the Christian mission to the leaders and people of God that are walking with a FLOOD HEART to do the will of God.

**AWAKE/ARISE!**

It is TIME to AWAKE/ARISE out of your slumber

It is TIME to put on your strength

It is TIME to put on your beautiful garments

For the unseen and the unrestrained

Shall no more come into you

**AWAKE/ARISE!**

It is TIME to REMEMBER and GO OUT.

It is TIME to TOUCH NOT the unseen thing.

It is TIME to GO OUT... and BE CLEAN.

THAT BEAR THE FUSSELL OF THE LORD.

**AWAKE/ARISE!**

It is TIME to NOT go out to have.

It is TIME to NOT go out to fight.

It is TIME to ALLOW the LORD to GO BEFORE YOU...

and

It is TIME to LET GOD OF SEAL in your REARWARD.

**REMEMBER...** It is written: Psalm 117:14 "MY HEART IS FIXED, O GOD, MY HEART IS FIXED. I WILL SING AND GIVE PRAISE AWAKE UP MY GORY AWAKE, PSALTRY AND ALWAYS REMEMBER." It is written: Psalm 125: "THE SHALL NOT BE AFRAID OF EVIL THINGS: HIS HEART IS FIXED, TRUSTING IN THE LORD."

**HALLELUJAH! GLORY TO GOD!**

Think on this, TODAY!

**Jesus the Rock Ministries PO Box 46116, Seattle, WA 98146**

Prayer line: 206-941-0463

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**Come meet our team and learn how you can get involved!**

Please join us to meet the AECOM team, Federal Way Transit Constructors and about design and construction subcontracting opportunities for the Federal Way Link Extension (FWLE) Green-Red Project. We'll be at the RTAC 1009-17 Station in the City of Seattle in the Federal Way Transit Center (FWTC), including three new stations with aerial facilities at Rainier Avenue, Blue Lake and FWTC and Sully Street including aerial, at-grade and related rail work.

**Federal Way Transit Constructors S/DBE Outreach Event**

Sound Transit, Federal Way Link Extension (FWLE) Green-Red Project, RTAC 1009-17 Station, Federal Way Community Center, 618 323rd Street, Federal Way, WA 98003

Wednesday, January 16, 2019 from 10:00 AM - 12:00 PM

Federal Way Transit Constructors is committed to the local community and will actively engage, identify and support training for potential small business firms and workers to participate on this project in a significant way. Our members have successfully implemented disadvantaged and small business programs that meet and exceed project goals and develop meaningful participation for local Disadvantaged Business Enterprises (DBEs) and small businesses. Our team will reach out to local small and disadvantaged businesses to augment its self-performance capacity and utilize local and specialty subcontractors to a variety of tasks.

To submit qualifications or inquiries of interest, please visit:  
[www.federalwaytransitconstructors.com](http://www.federalwaytransitconstructors.com)  
or call Natasha Ingles at (206) 222-3251 or natasha.ingles@aecom.com

An Equal Opportunity Employer

**AECOM ACCION**

Over 50 Years of Service - From the Voice of the African American Community

### City of Seattle: Office of Planning and Community Development Request for Proposal I-5 Lid Feasibility Study

Proposal Due Date: January 28, 2019

The I-5 Lid Feasibility Study will identify and evaluate technical requirements, development program options, and conceptual design solutions, for different lid design scenarios in Seattle's central downtown, as well as the associated costs, financing options and potential phasing approaches and/or schedules.

Scope of Work: The City is seeking through this RFP to select a professional, multi-disciplinary team to assist with the following efforts:

- Reconnect neighborhoods separated by I-5 through the creation of new development and public spaces.
- Identify infrastructure limits and optimal structural solutions.
- Support other City of Seattle and community objectives, potentially including the creation of development opportunities for affordable housing, new and expanded park space and recreation facilities, other community-serving uses, and commercial development.
- Support a variety of building typologies found in the surrounding context, including low-, medium-, and high-rise buildings.
- Support a variety of landscape typologies including parks with intensive planting and active recreation as well as those that support habitat and manage run-off.
- Mitigate the environmental impacts of I-5 including air and noise pollution.
- Create outcomes that reduce or eliminate existing inequities, identify strategies to prevent residential displacement, and provide inclusive public spaces that are welcoming and accessible to all.
- Support and improve the long-term safety and functionality of I-5 as the primary north-south connection through the city, region and state, serving passenger vehicles, transit and freight.
- Reduce or eliminate safety conflicts between vehicles, bicycles and pedestrians, especially at I-5 entry and exit points.
- Provide opportunities for safety infrastructure otherwise restricted by I-5.
- And other consultant services as needed.

Project Budget: \$1 - 1.2 million

City Contract Information: Lyle Rickard, Project Manager, Office of Planning and Community Development  
[lyle.rickard@seattle.gov](mailto:lyle.rickard@seattle.gov)

The full RFP and associated documents can be viewed and downloaded at the City's Consultant Connection at <http://consultants.seattle.gov/>

### Operations & Maintenance Specialist

Assess with expertise, scheduling software & mobile data terminal operator & maintenance. Sal: \$43k - \$59k/ann. DOE. Job announcement, req. appl. packet & benefits info at <http://kingcountytransit.appone.com/>. Close: 9:00 am Mon, 01/07/19 EEO/AA

### Mechanic

Full-time, \$30.15/hr to start, \$31.70 at 6 mos & \$31.29 at 1 yr. Perform journey-level diagnostic, repair & maintain on buses, vans & trucks. Exp: 4 yrs journey-level diesel mech OR recognized mech training + 2 yrs journey-level diesel mech exp. Visit [kingcountytransit.appone.com](http://kingcountytransit.appone.com) to apply. EEO/AA

### King County METROPOLITAN KING COUNTY COUNCIL CHIEF LEGAL COUNSEL

Closes: January 1, 2019 at 11:59 pm  
Salary Range: \$155,783 - \$208,511 (DOQ)

The Metropolitan King County Council is seeking an experienced, enthusiastic attorney with a passion for Public Policy, Legislation and Professionalism to join our team. The Chief Legal Counsel serves as a legal advisor to the Council and staff on a variety of matters, dealing with public policy, legislation, and Council actions. The ideal candidate will be adept at municipal law, and the powers and duties of public officials and agencies.

Senior Deputy Legal Counsel is a senior level professional position and supervises the work of the Council Legal Counsel. This position operates with considerable latitude in providing legal advice and proposed solutions for consideration by decision makers to support the Council in fulfilling its duties.

The most competitive candidates will have an in-depth knowledge of County government and the structure and practices of civil and administrative law as they relate to local government. This is an exciting opportunity to join the King County Council staff and help provide excellent regional services to county residents. The position requires effective collaboration with Councilmembers, staff, the Office of the Prosecuting Attorney, the County Executive and departments, other units of government, and members of the public.

HOW TO APPLY

To apply and view a complete job announcement and apply to [www.kingcounty.gov/jobs](http://www.kingcounty.gov/jobs). A King County application is required to be considered for this opportunity. Interested applicants must complete the supplemental questions and submit a resume and letter of interest with your application.

### To Advertise In The Facts Newspaper

1112 34th Ave Seattle, WA 98122  
Email all inquiries and info to [Seattlefacts@yahoo.com](mailto:Seattlefacts@yahoo.com)  
Office Phone: (206) 324-0552  
Check Us out on Facebook: The Facts Newspaper

The NW Facts

CONE ARCHITECTURE

WETMORE TOWNHOUSES #3033163-EG







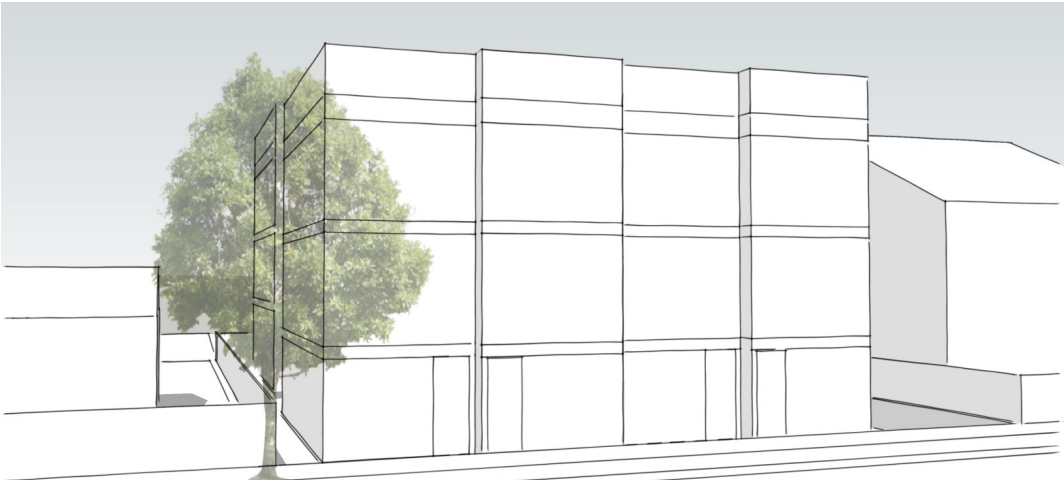
IN PERSON OUTREACH: HIGH IMPACT METHOD

Community Walking Tour

Saturday, January 5th at 10am | Sunday, January 6th at 1pm

Eight Townhouses

3309 Wetmore Ave South, Seattle, WA 98144

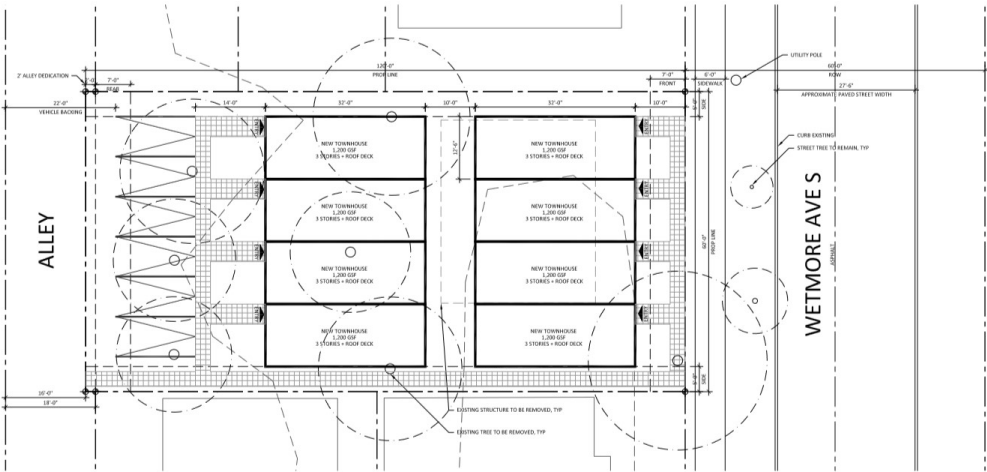


For questions or comments regarding this new project, please contact:

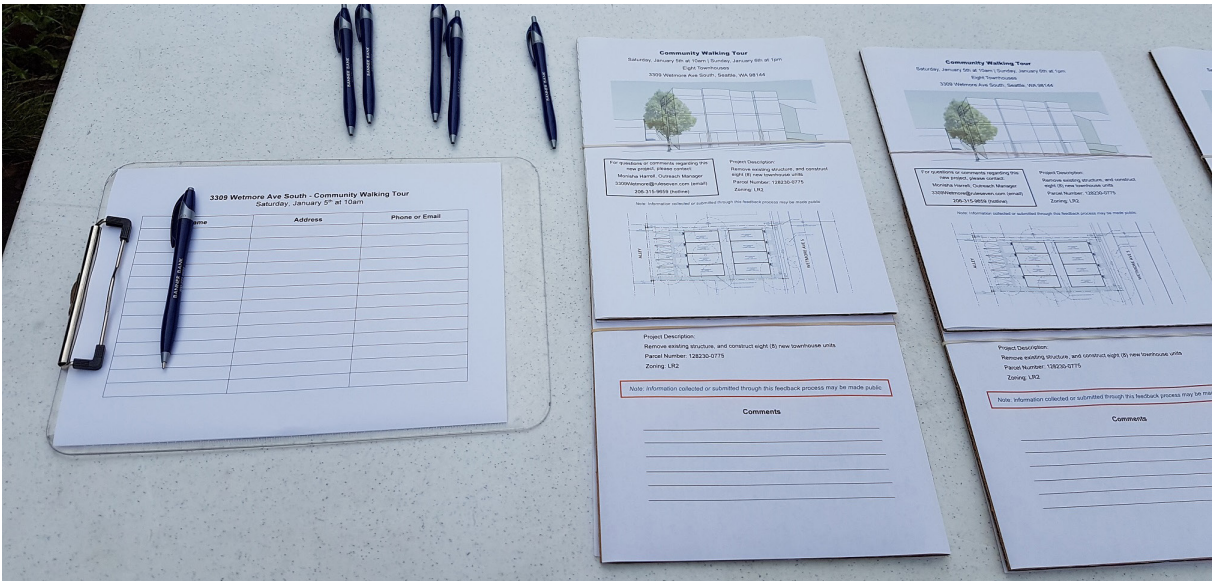
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Parcel Number: 128230-0775  
Zoning: LR2

Note: Information collected or submitted through this feedback process may be made public



Community Site Walk Handout



Community Site Walk Images



**IN PERSON COMMUNITY OUTREACH SUMMARY**

A community site walk was held on the project site at 3309 Wetmore Ave S on Saturday, January 5th at 10am and Sunday, January 6th at 1pm. Attendees were invited to record their written feedback on a “comment card” administered by the Outreach Manager. The feedback received included comments from neighbors concerned about the structures blocking the light to neighboring yards and whether or not the lot, which currently sits below the sidewalk, will be filled - further raising units. Neighbors were also concerned about the location of trash on site and the use of high quality materials such as wood in combination with modern siding. Additionally, neighbors wonder where the residents of the 8 new proposed townhomes will park as parking in the neighborhood is already tight. All neighbors supported the removal of the existing structure as it is currently an eyesore in the community.

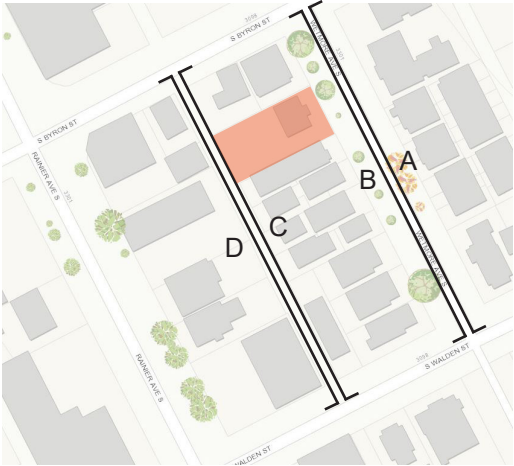
**ELECTRONIC/DIGITAL OUTREACH SUMMARY**

All printed outreach methods list a name, number and email to contact for questions or comments regarding the proposed project. Several written emails were received from neighbors. One neighbor asked for a higher quality site map image which was provided by the outreach manager. Another neighbor who was unable to attend the site walk through left a number of comments including concerns about the number of parking stalls provided vs the number of townhomes proposed and suggests providing parking for all 8 townhomes. The same neighbor expressed the importance of maintaining a particular tree on site and is concerned that the design is “profit centered” at the cost of livability and that there is nor regard for the existing community. The neighbor also mentioned she would like to be kept informed of any updates.

**PRINTED OUTREACH SUMMARY**

Information regarding the project’s location, description, the date and time of the community walking tour, and contact information for the outreach manager were listed in ads in *NW Asian Weekly* and *The NW Facts* as well as on a door to door flier that was delivered to all residences and businesses located within a 500 ft radius of the project. Neighbors were notified in person, when possible, about the time/date of the community walking tour.





ACROSS FROM SITE



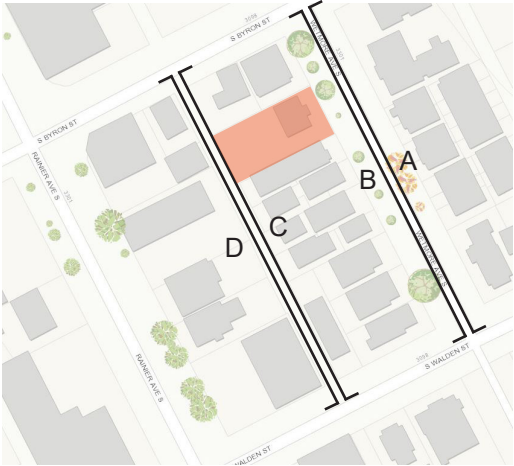
STREET LOOKING EAST (A)

SITE

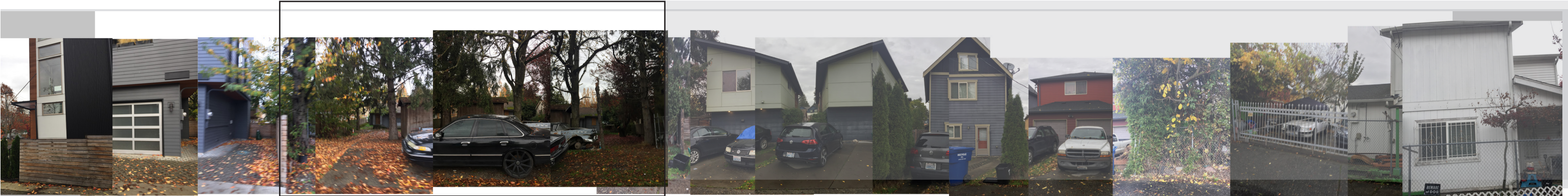


STREET LOOKING WEST (B)





SITE



ALLEY LOOKING EAST (C)

ACROSS FROM SITE



ALLEY LOOKING WEST (D)

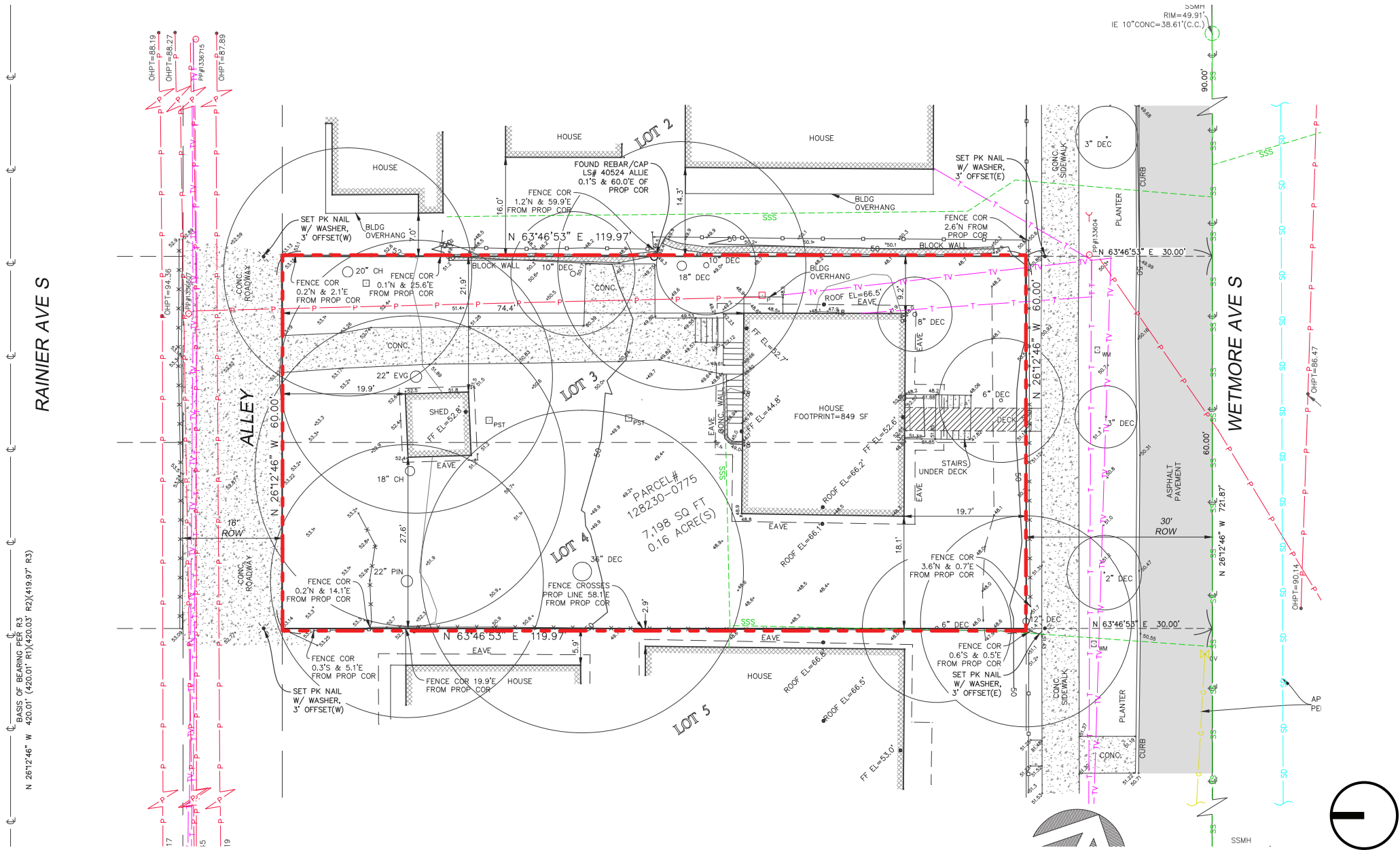


EXISTING SITE CONDITIONS

The project site (APN 128230-0775) is located mid-block on Wetmore Ave S. A single family residence and shed currently occupy the site. The site is currently sunken at the center and is accessed via a pedestrian bridge off of the sidewalk. Due to it's sunken nature, the site is retained via site walls at the north and south property lines. A high point of 53.3' can be found at the western edge, while a low point of 48.9' can be found in the center of the site. There are power lines in the alley and along Wetmore Ave, none of which are close enough to the proposed building to impact the design.

LEGAL DESCRIPTION

3309 Wetmore Ave S:  
LOTS 3 AND 4, BLOCK 9, THE BYRON ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 87, IN KING COUNTY, WASHINGTON.



View from Site across alley towards Rainier Ave




View across alley looking East.



Shared property line with single family to north



  
Tony Shoffner  
ISA Certified Arborist #PN-0909A  
TRAQ

This report is provided to address the recent inventory I conducted of the trees on and just off site of the property located at the address of 3309 Wetmore Ave. S. in the City of Seattle, WA. I visited the property recently to gather information on the trees shown on the accompanying inventory map. The locations of the trees are approximate. The house was vacant at the time of my visit and I was able to access the site to conduct the assessments.

1. Site Conditions and Proposed Development

The property is located in south Seattle near the Mt. Baker neighborhood. It is developed with a single family residence and in a neighborhood developed with single family residences. Proposed development is to remove the existing buildings and re-develop the lot.

2. Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture) and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

3. Tree Inventory and Exceptional Status

The City of Seattle's tree classification requirements and methods are specified in Seattle DPD Director's Rule 16-2008. I conducted visual condition assessments of the trees on the property and just off-site with driplines that extend onto the property. As the map shows, there are three trees and one large shrub on site and one just off-site with a crown that barely extends onto the subject lot. included in this inventory. Following is information on these trees:

#	Species	Dbh	CSD	Location	Condition and Status
1	Prune ( <i>Prunus 'italian'</i> )	8"	14'		Fair condition and health. Not exceptional.
2	Norway maple ( <i>Acer platanoides</i> )	20"	44'		Good condition and health. Not exceptional.
3	Prune ( <i>Prunus 'italian'</i> )	10"	16'		Fair condition and health. Not exceptional.
4	Norway spruce ( <i>Picea abies</i> )	22"	34'		Fair condition and health. Not exceptional.
5	Bittercherry ( <i>Prunus emarginata</i> )	20"	42'		Poor condition and health. Crown dieback. Not exceptional.
6	Norway spruce ( <i>Picea abies</i> )	18"	32'		Fair condition and health. Not exceptional.
7	Purpleleaf plum ( <i>Prunus cerasifera</i> )	18"	34'		Multi-trunked at 46". Fair condition and health. Some trunk decay. Not exceptional.
8	Bittercherry ( <i>Prunus emarginata</i> )	21"	38'		Fair condition and health. Not exceptional.
9	Flowering cherry ( <i>Prunus serrulata</i> )	6"	10'		Fair condition and health. Not exceptional.

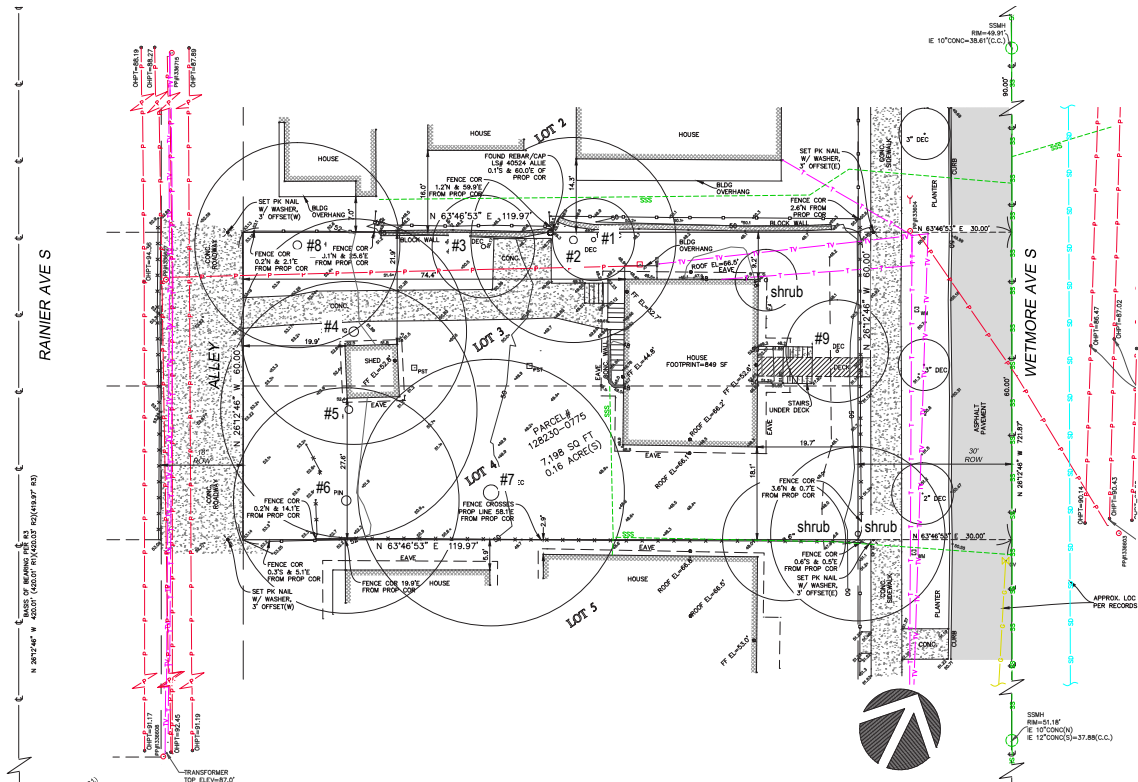
Three other symbols shown on the survey are species that are classified as shrubs

As none of the trees on the property are exceptional, none are required to be retained and no protection measures are required.

There are two very small trees within the right-of-way frontage so no protection is required for any trees during re-development of this lot.

3. Use of This Report and Limitations

This report is provided to DEP Homes as a means of reporting on the condition and status of the trees on site and just off-site of the lot at 3309 Wetmore Ave. S. in Seattle. While Shoffner Consulting has used every means available to determine tree health and development impacts, trees are dynamic and their conditions can change rapidly given changes in environmental factors and site development, therefore this assessment pertains only for those noted on the day of their evaluation, and no guarantee can be made against damage caused by unforeseen development-related impacts. Natural decline and failure of trees is not predictable.

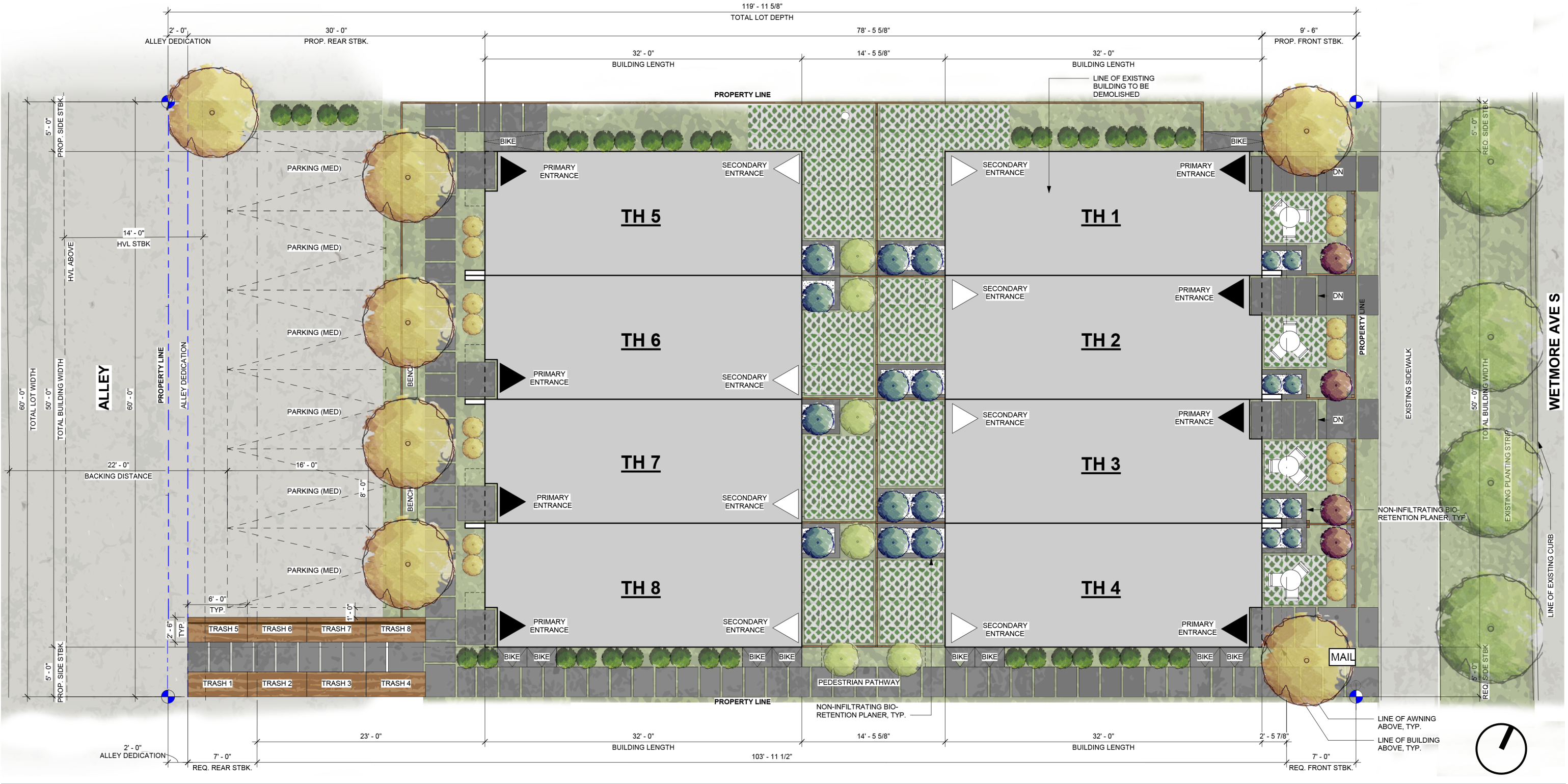




SITE PLANNING APPROACH

The eight (8) proposed townhouses are oriented perpendicularly to Wetmore Ave S such that half of the units face Wetmore Ave and the other half face the alley. The low existing grades and thus lower max height have required the front units to be sunken about 15" below existing sidewalk grade. The slightly sunken nature of the front units and generous setback at the street lot line allow for a sizable semi-private patio accessed off of the unit's living

area that also acts as a transparent buffer between private and public space while allowing for the possibility for the occupants to individualize their respective unit. There is a secondary pedestrian path along the southern property line to allow access to the rear units that are separated from the front units by a generous 14 foot building separation. The pedestrian path at the south also allows occupants to access bike parking, car parking and trash receptacles.



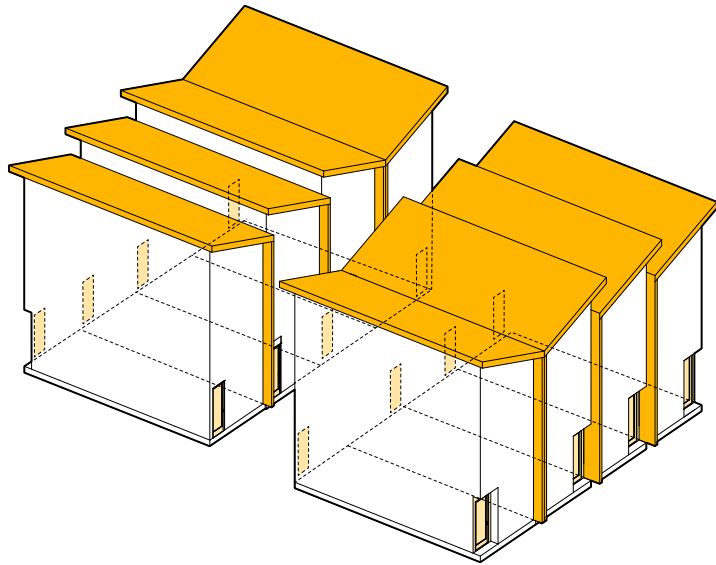


GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design	B. Sunlight and Natural Ventilation	B.1. Sun and Wind: Take advantage of solar exposure and natural ventilation available on-site where possible. Use local solar gain as a means of reducing need for mechanical ventilation. B.2 Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites.	Locating the high side of the shed roof toward the property line at four of the eight units allows maximum solar gain at the third floor of the shed roof. High windows at the third floor will maximize daylight as they are unobstructed by neighboring buildings/foilage. Additionally, we are exceeding the required building setback between the buildings so as to allow more daylight into the interior courtyard space. Penthouses are also avoided on this project and the units are slightly sunken in order to minimize shade on adjacent sites.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	A. Location in the City and Neighborhood D. Hight, Bulk, and Scale	A.1. Sense of Place: Emphasize attributes that give Seattle, the neighborhood its distinctive sense of place. A.2. Architectural Presence: Evaluate the degree of visibililty or architectural presence that is appropriate given the context and design accordingly. B.1. Existing Development and zoning: review the height, bulk and scale of neighboring buildings to determine an appropriate compliment and/or transition.	Many of the neighboring developments utilize bright colors so the project employs bright colors as an homage to the neighborhood context. Additionally, the rear of the proposed building will be highly visible from Rainier Ave S, so all facades have been designed with equal importance in mind. There are no penthouses on the project and the units are sunken slightly so as to reduce the bulk of the building as the neighboring building to the south is a one-story single family and the building to the north is a two-story multifamily residential.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood	A. Emphasizing Positive Neighborhood Attributes	A.2. Contemporary Design: Explore how contemporary designs can contribute tot he development of attractive new forms/styles. A.4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon	Slender street-facing units are common on the street that this project is located on. We've maintained the existing rhythm on the street by orienting clearly defined, slender street facing units adjacent to Wetmore Ave S while providing a modern shed style roof so as to suggest a more contemporary take on the existing context. There is already one modern shed-style roof located two properties to the south of this project so we are also building off of the momentum of other recent developments nearby.
PL1. Open Space Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them	C. Outdoor Uses and Activities	C.1 Concentrate activity areas in places with sunny exposure, views across spaces and in direct line with pedestrian routes.	Patios adjacent to living spaces at the first floor of units 1-4 are located along Wetmore Ave S so as to provide maximum sun exposure, views across the street, and interaction with the public realm.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	C. Weather Protection	C.1. Overhead weather protection is encouraged and should be lcoated at ornear uses that generate pedestrian activity such as entries. C.2. Design integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole	Overhead weather protection is provided at each unit entry and is integrated into the design as a feature that also defines material transitions. Additionally, gutters and downspouts have been thoughtfully located and disguised by the fin wall feature so as to keep from distracting from the more appealing features of the project.

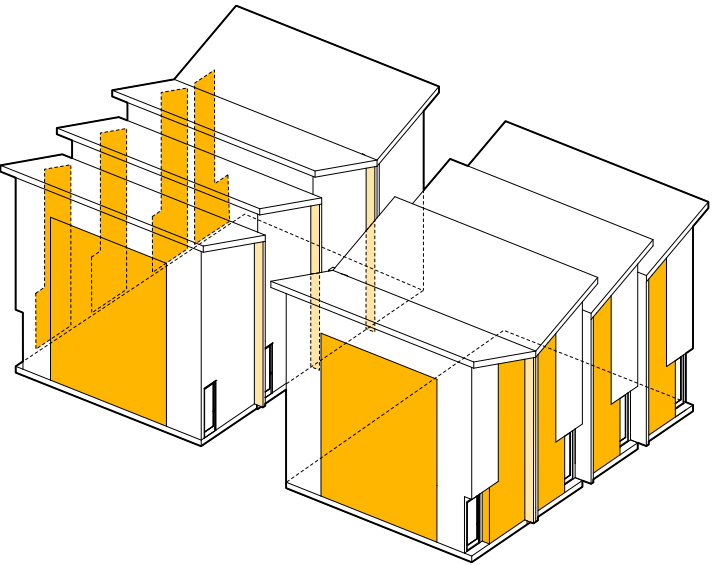


GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
PL3. Street-Level Interaction Mount Baker Guidelines	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	III. Residential Edges	ii. Maximize the number of individual residential entries that open directly to the sidewalk iii. Articulate individual dwelling units at the ground-level and provide opportunities for personalization by occupants. vi. Provide a physical features behind the sidewalk that both defines and bridges the boundary between public right-of-way and private yard or patio.	The number of street facing units has been maximized and all street facing units have been provided a street facing entry. Each unit is clearly articulated by a fin wall feature and adjacent awning above the entry door. Additionally, a sizable front patio space has been provided at each unit in order to provide occupants the opportunity for personalization. The individual patios are defined at the sidewalk edge and between units by a low fence that aids in the transition between private/public space. The fence feature is only three feet above the existing sidewalk so as to allow views to and from the street.
PL4. Active Transportation Mount Baker Guidelines	Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.	II. Planning Ahead for Cyclists	ii. Provide visible, attractive bike racks at entrances to buildings and pedestrian pathways.	Bike racks have been provided along the main pedestrian path at the south side of the site and have been located near the entries to units 4 & 8. Bike rack locations are also all located adjacent to the orange-colored accent walls so as to clarify bike parking locations for users.
DC1. Project Uses and Activities	Optimize the arrangement of uses and activities on site.	A. Arrangement of Interior Uses	1. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses	All living levels have been located at the ground floor adjacent to the street-facing patio so as to both provide a visual connection to the public realm and to provide occupants/guests with easy access to usable outdoor space adjacent to and physically interactive with the public realm.
DC2. Architectural Concepts	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	B. Architectural and Facade Composition C. Secondary Architectural Features	B.1. Facade composition: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. C.1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks or other secondary elements into the facade design.	All facades of the building have been treated with equal importance in material/glazing/architectural features as this project's alley facade will be highly visible from Rainier Ave S. Awnings, fin walls, modulation at the entry, and secondary features such as Juliet balconies provide visual interest/ texture at all facades.
DC3. Open Space Concept Mount Baker Guidelines	Integrate open space design with the design of the building so that each complements the other	C. Design	i. Semi-private open spaces should provide building residents with more intimate places to socialize, access to sunlight and air, and foster community within and between buildings. ii. Private yards...should integrate with the building design and with adjacent public open spaces.	Private yards have been provided at all street facing units along Wetmore Ave S. All private yards are visible from the street and are surrounded by low fencing in order to maintain visibility between units and to the street so as to encourage interaction between residents and neighbors.
DC4. Exterior Elements and Materials	Use appropriate and high quality elements and finishes for the building and its open spaces.	B. Signage D. Trees, Landscape and Hardscape Materials	B.2. Coordination with Project Design: Develop signage plan within the context of architectural and open space concepts, and coordinate the details with lighting design. D.1 Hardscape Materials: Use exterior courtyards as opportunity to add texture/pattern. Use permeable materials wherever possible.	Signage for the street facing units is located along the street facing fence so as to define the entry for each units. Signage for the rear units is also located perpendicularly along the fence adjacent to the pedestrian path. Each sign is flanked by a light so as to provide visibility at night. Patios are hardscaped with textured permeable pavers to provide texture/pattern.

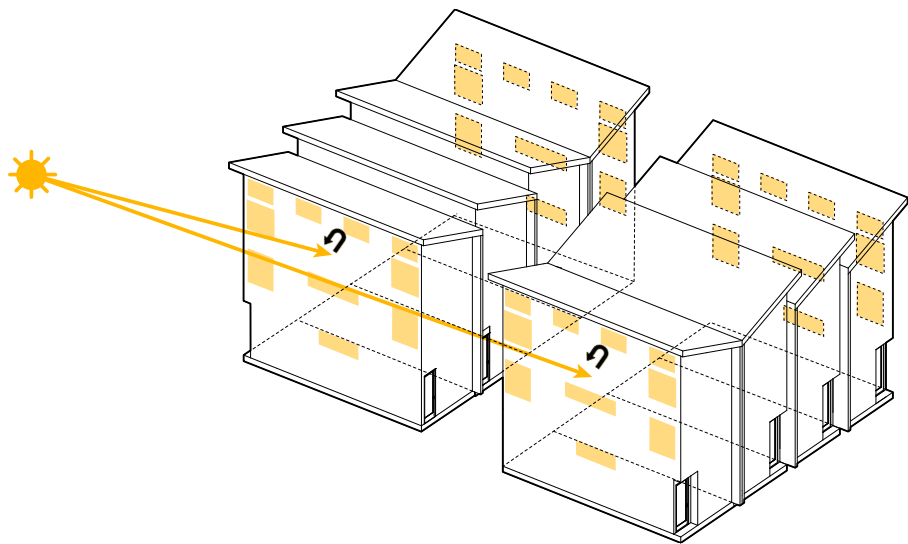




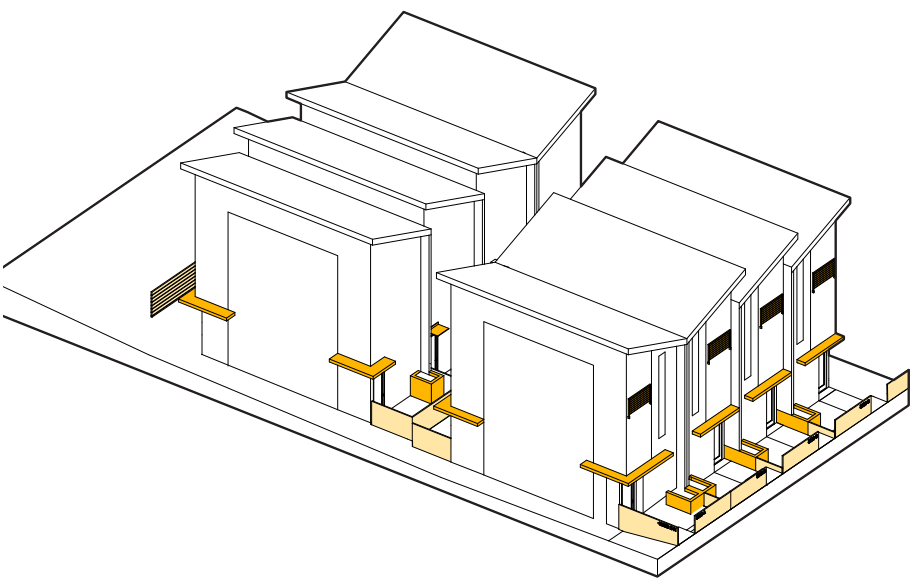
**UNIT DIFFERNTIALTION**  
A combination of fin walls and recessed entries offer clear unit differentiation and create a sense of rhythm similar to the existing context on Wetmore Ave S.



**HIGH QUALITY MATERIALS**  
We have employed hight quality materials such as corrugated metal siding and cedar soffits/fin walls at all faces of the building to provide warmth and textured, human scaled materials at the pedestrian level

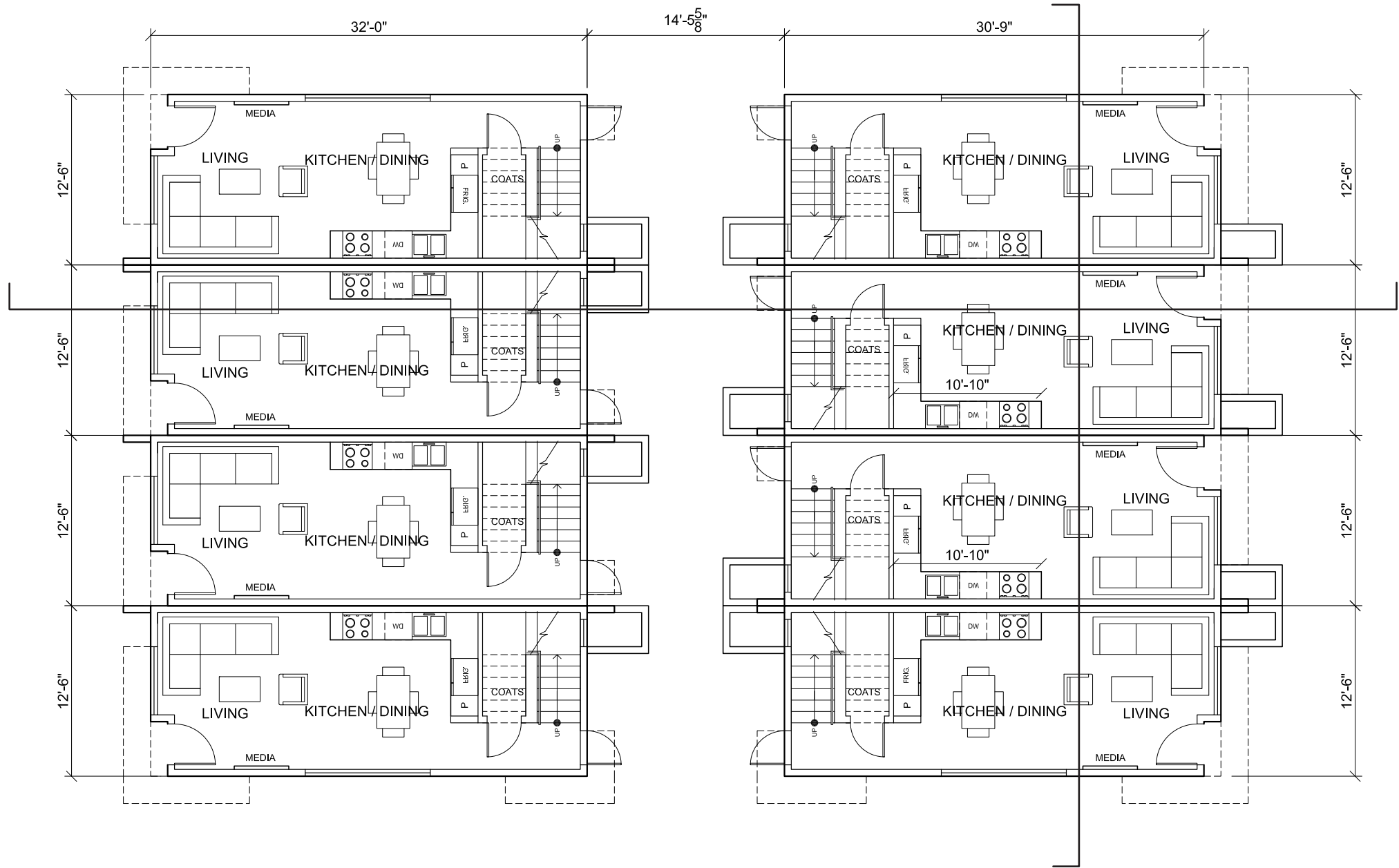


**FLIP UNIT FOR DAYLIGHT**  
Locating the high side of the shed roof toward the property line at four of the eight units allows maximum solar gain at the third floor of the shed roof. High windows at the third floor will maximize daylight as they are unobstructed by neighboring buildings/foliage.



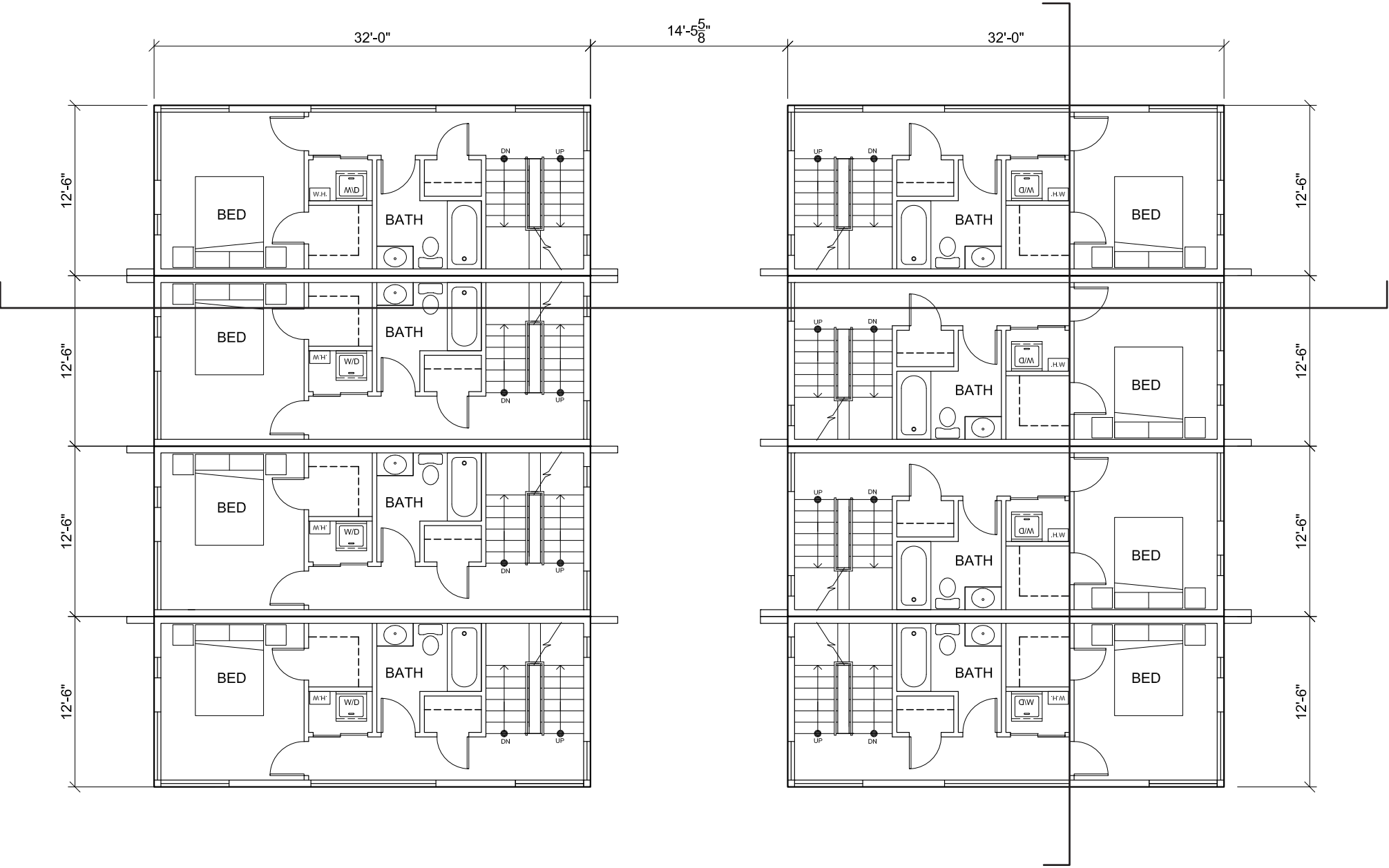
**SECONDARY ARCHITECTURAL ELEMENTS**  
A combination of awnings, fin walls, recessed entries, fences, planters and juliet balconies provide visual interest at all facades.





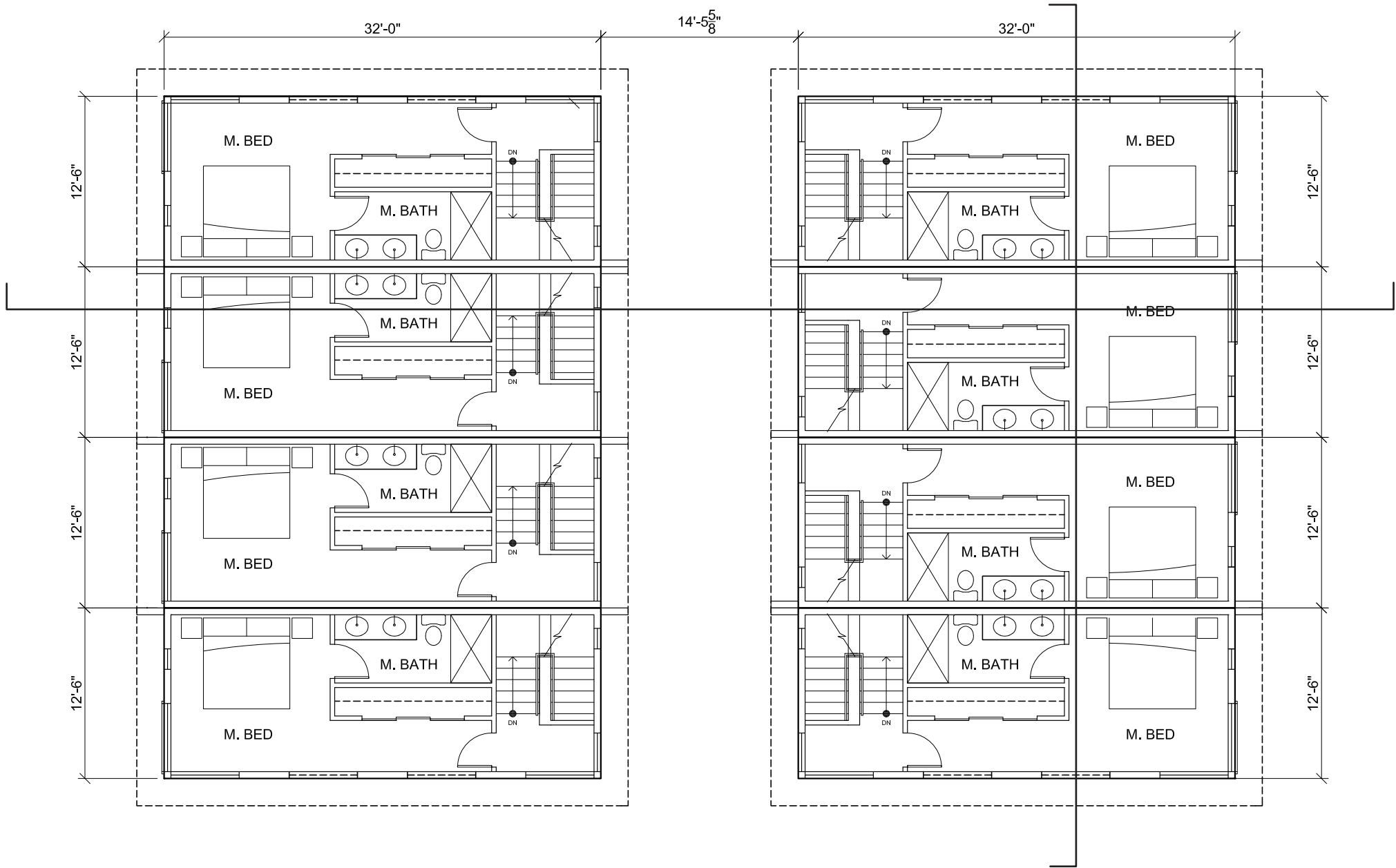
FIRST FLOOR PLANS - NOT TO SCALE





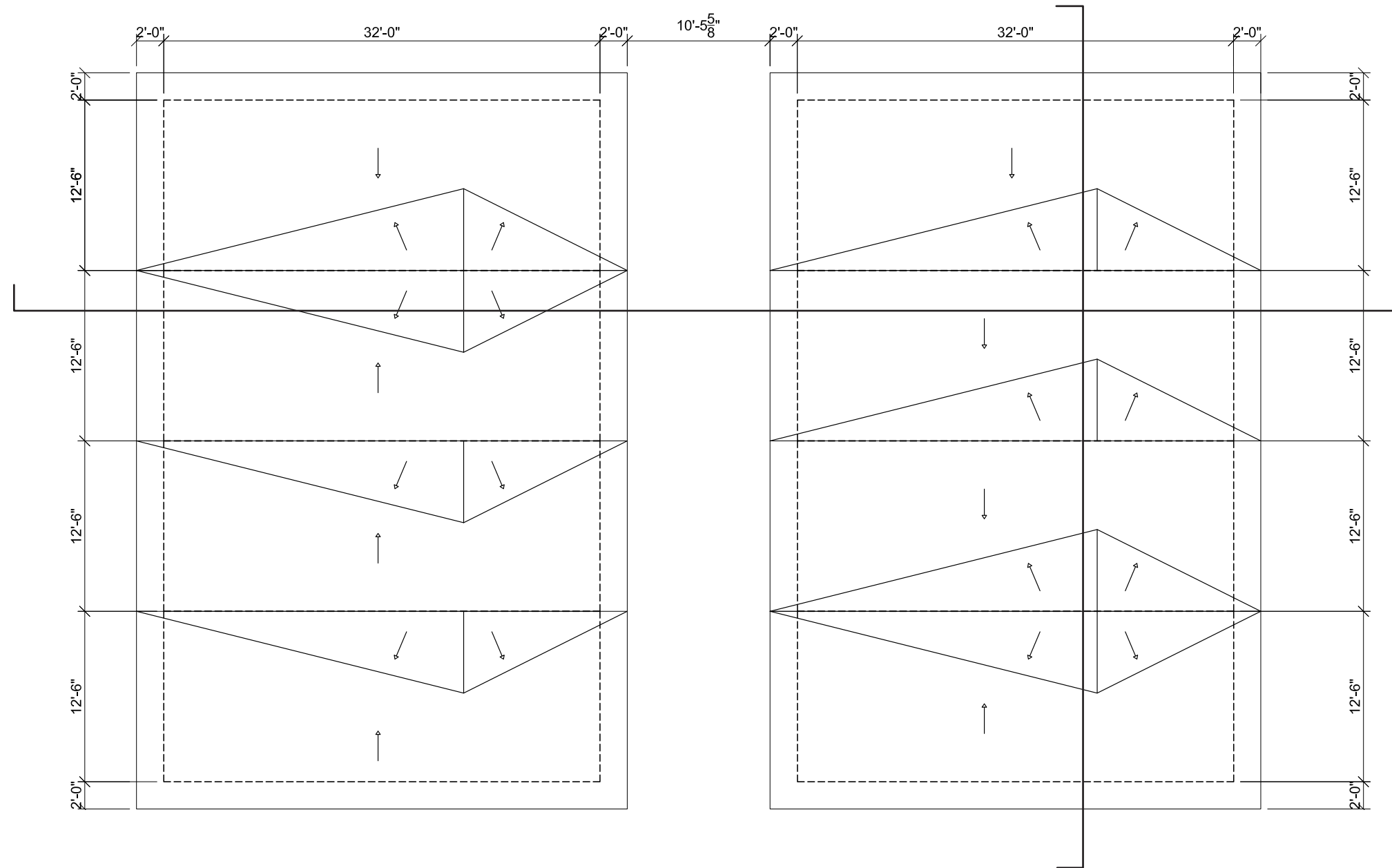
SECOND FLOOR PLANS - NOT TO SCALE





THIRD FLOOR PLANS - NOT TO SCALE

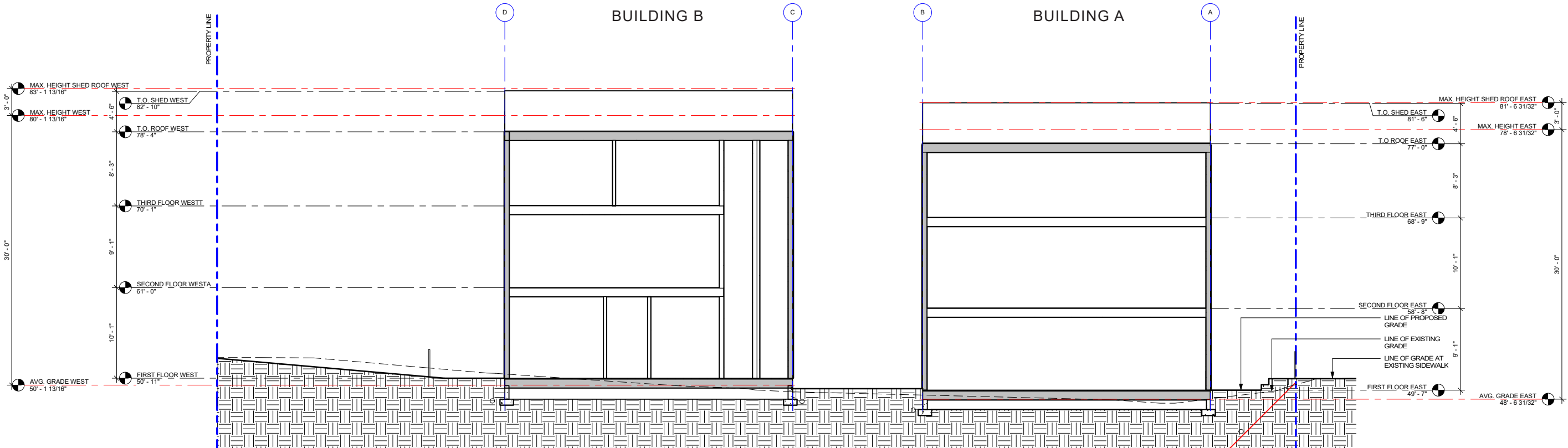
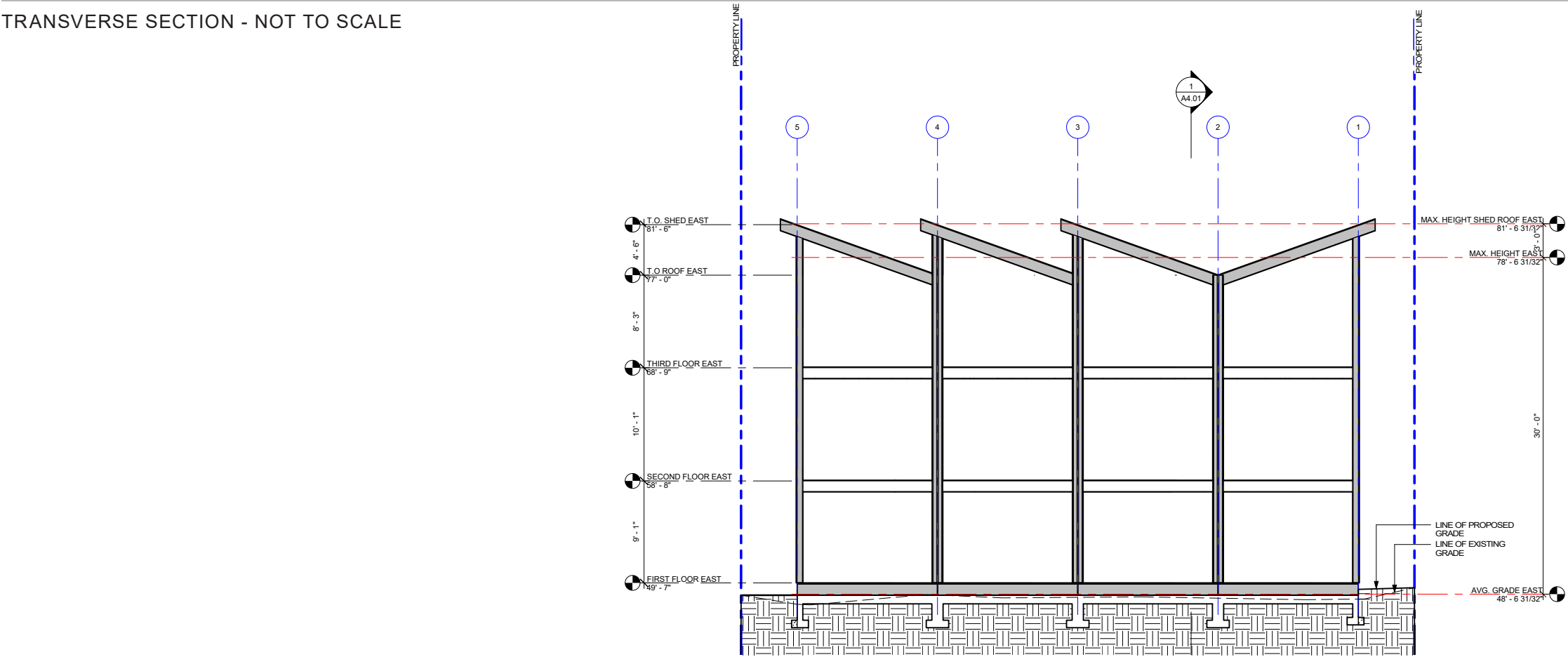




ROOF PLANS - NOT TO SCALE



TRANSVERSE SECTION - NOT TO SCALE

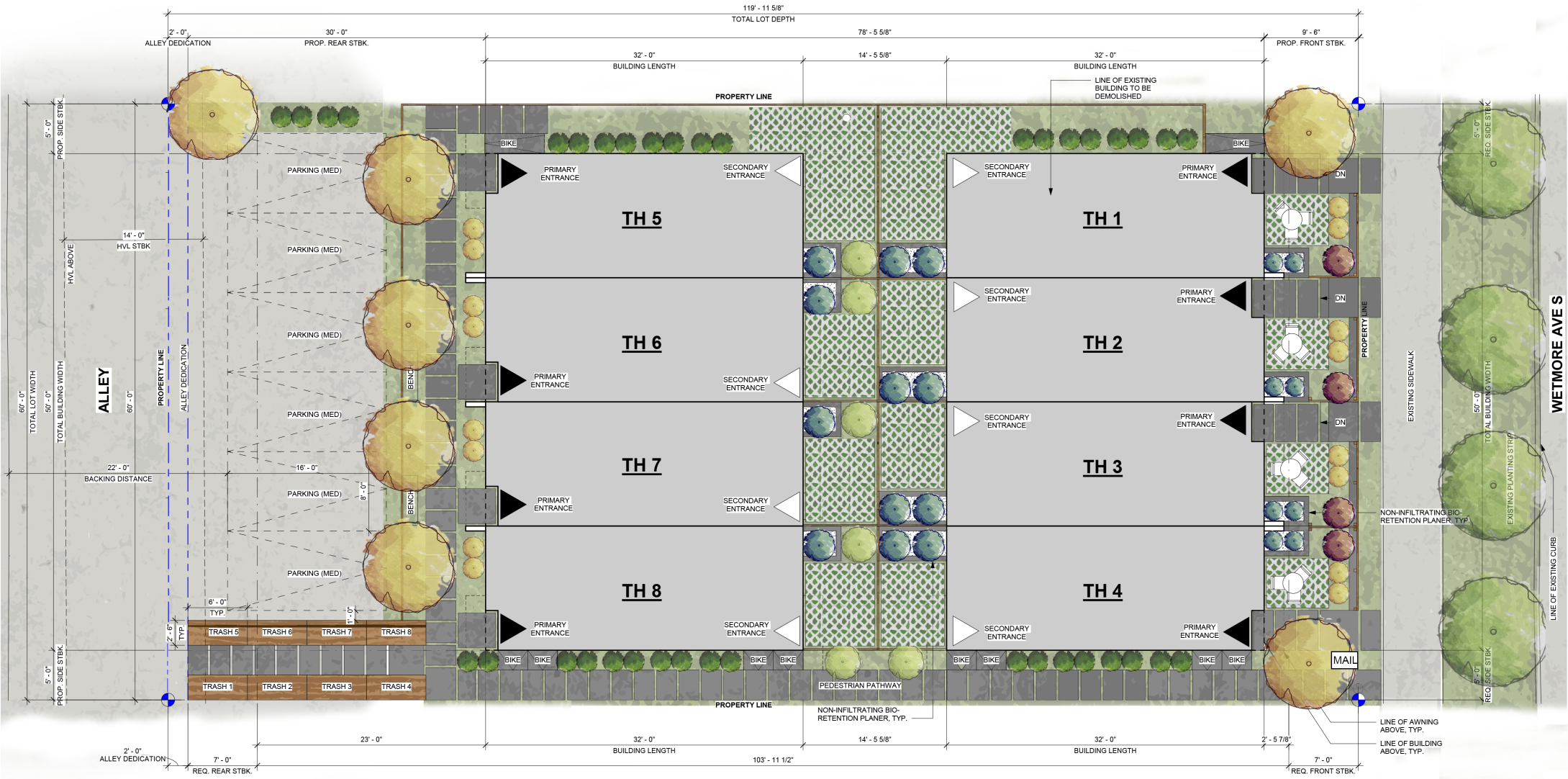


LONGITUDINAL SECTION - NOT TO SCALE



LANDSCAPE APPROACH

Each unit has access to a small backyard, as well as additional green space at each front entrance. A five foot landscaped buffer along north and south lot lines will help soften the property edge and provide a transition between adjacent properties. Small trees find room at the corners of the property and the edge of the parking area, and native plantings will be incorporated throughout the site.



FRAGARIA CHILOENSIS  
'BEACH STRAWBERRY'



ROSE NUTKANA  
'NOOKTA ROSE'



AMERIA MARITIMA  
'SEA PINK THRIFT'



POLYSTICHUM MUNITUM  
'SWORD FERN'



MAHONIA AQUIFOLIUM  
'OREGON GRAPE'



CAREX OBNUPTA  
'SLOUGH SLEDGE'



ACER CIRCINATUM 'VINE  
MAPLE'



BLECHNUM SPICANT  
'DEER FERN'



PRUNUS EMARGINATA  
'BITTER CHERRY'



SYMPHORICARPOS  
ALBUS 'SNOWBERRY'



TRIBES SANGUINEUM  
'RED-FLOWERING  
CURRANT'

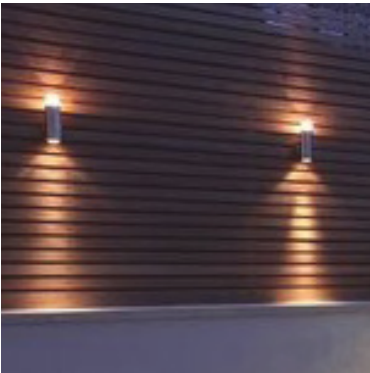
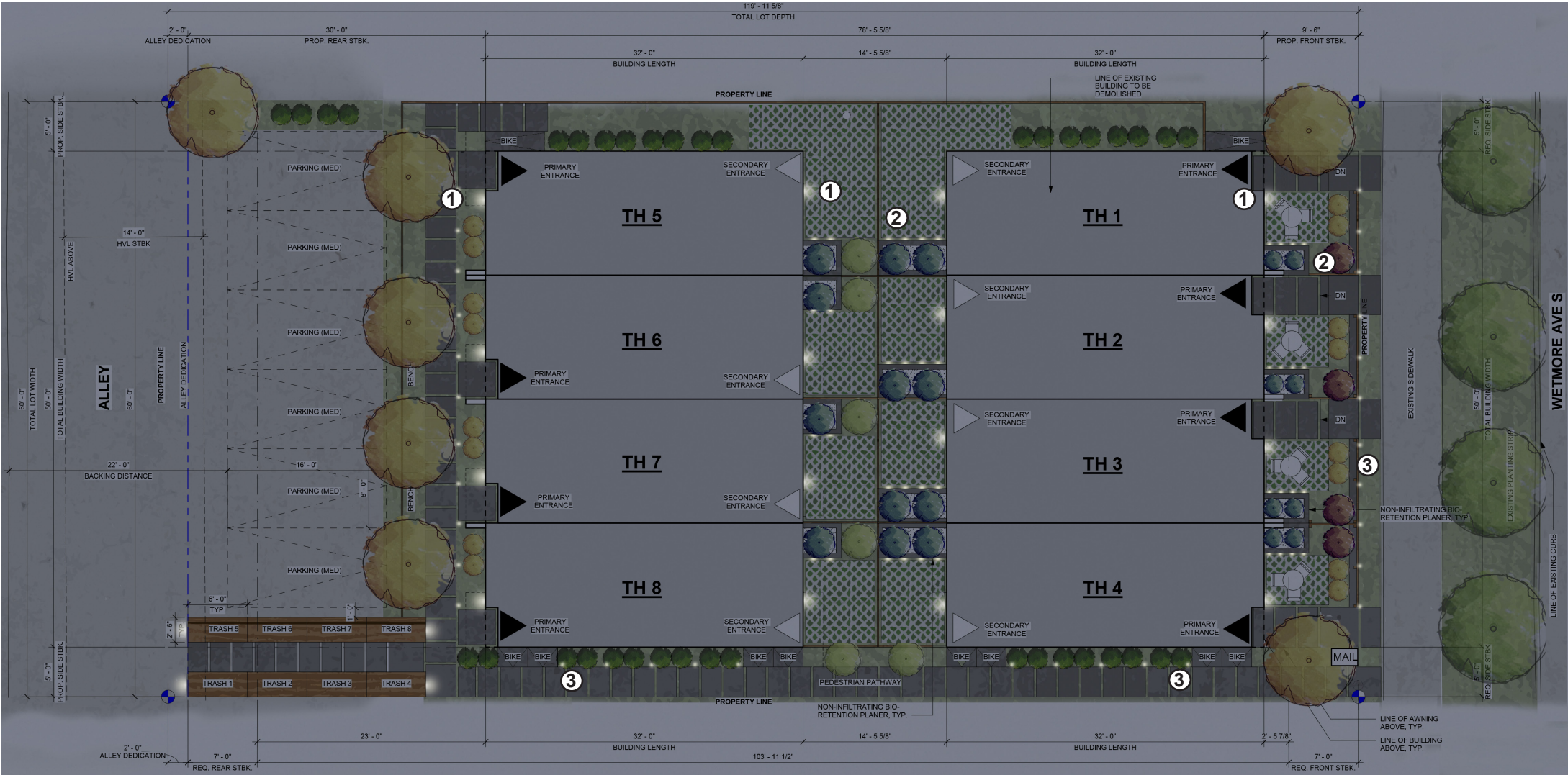


CORNUS ALBA  
'RED-TWIG DOGWOOD'

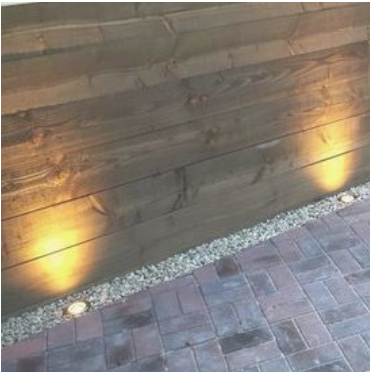


SITE LIGHTING PLAN

The lighting concept is to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the building. Primary lighting will be provided at all unit entries and pathways, with smaller, architectural fixtures at planters. All exterior lighting will be shielded away from neighboring buildings and focus the illumination on walkways and building facades.



① SCONCE LIGHTING



② PLANTER LIGHTS

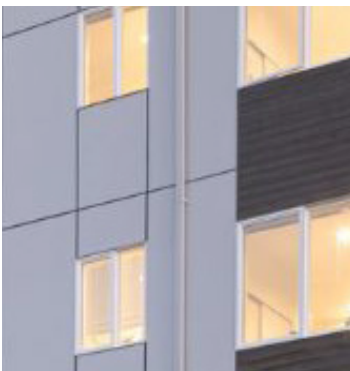


③ SOLAR PATHWAY LIGHTS

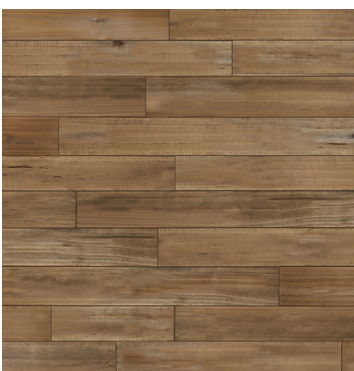




① BOARD AND BATTEN SIDING



② HARDIE PANEL WITH WHITE VYNIL WIDNOWS



③ CEDAR SOFFITS



④ OPEN METAL RAIL



⑤ ACCENT COLOR

PROPOSED MATERIALS

The material palette of corrugated metal, colored panels, and cedar siding, have been chosen to create a clean modern aesthetic that blends with the character of the neighborhood. The high quality materials at the principal facades will provide visual interest and texture along residential streets. Glazing has been emphasized for natural lighting and perceived activity at both the street and alley facing facades. Corrugated metal is a durable material that would provide welcome texture and relief from the primarily fiber cement new construction in the area. A pop of color has been applied at all entries as the new buildings in the neighborhood have set a precedent for the use of bright colors. Cedar is provided at each fin wall and soffit as a warm and natural, Pacific Northwest material. No material substitutions are allowed without planner approval.



EAST ELEVATION



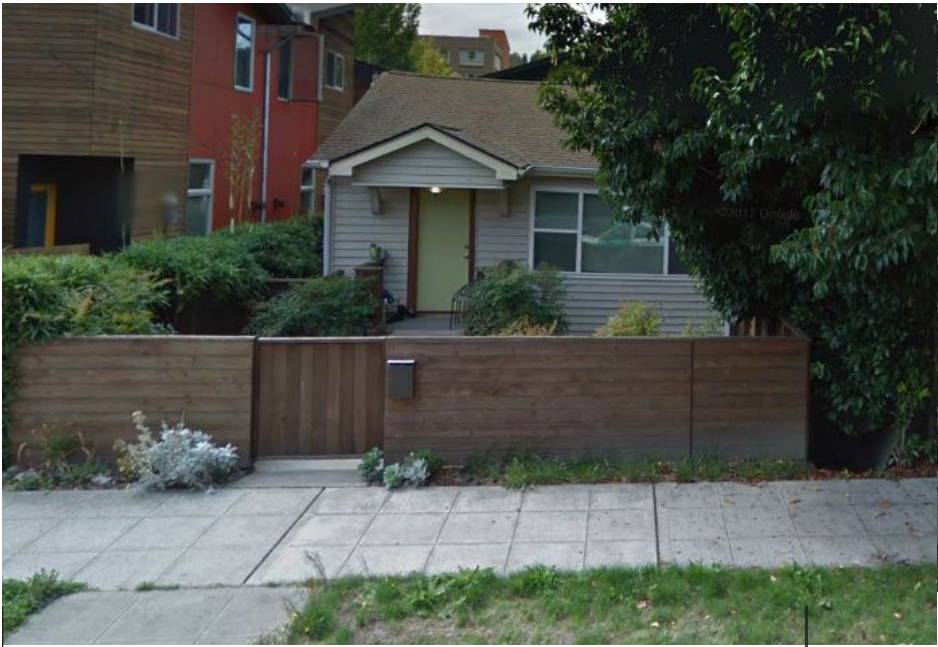






WEST ELEVATION

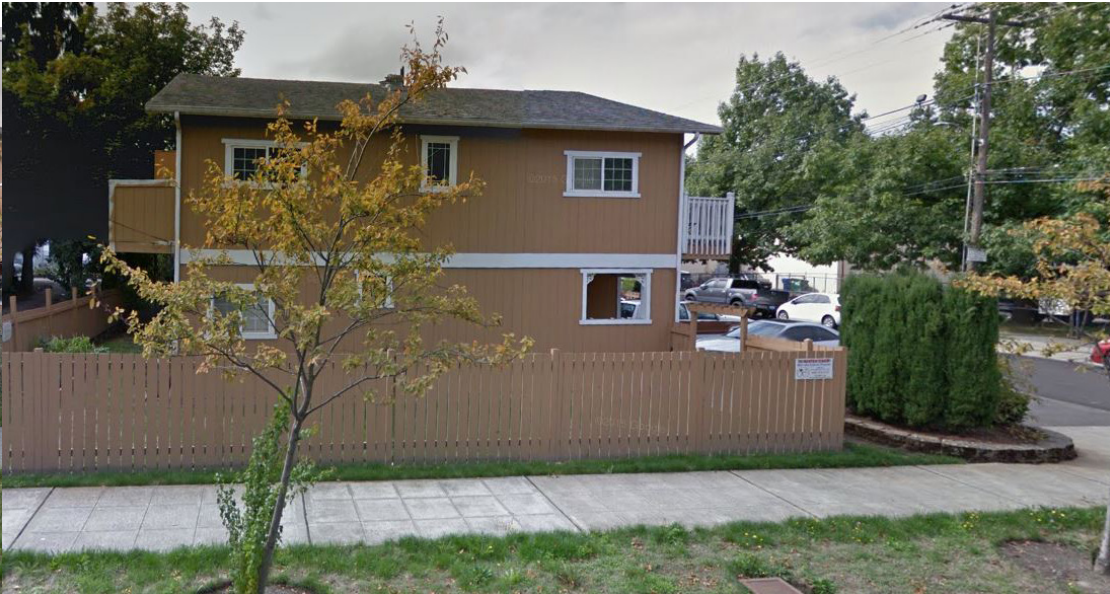




SOUTH NEIGHBOR  
(SINGLE FAMILY RESIDENCE)



PROPOSED SITE  
(ROWHOUSES)



NORTH NEIGHBOR  
(MULTI-FAMILY RESIDENCE)



PRIVACY STUDIES - SOUTH NEIGHBOR



PRIVACY STUDIES - NORTH NEIGHBOR



ROOF/UNIT RHYTHM



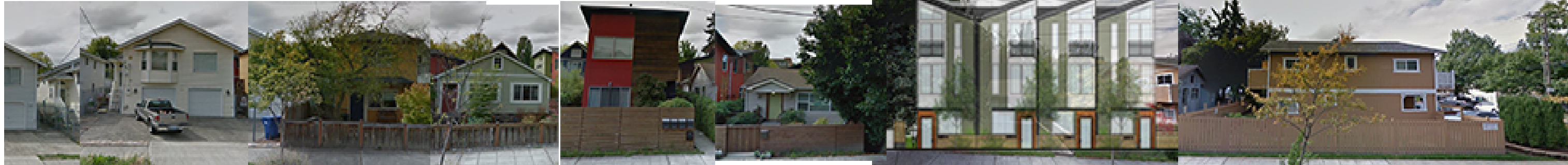
SEVERAL BLOCKS NORTH

SEVERAL BLOCKS SOUTH

ACROSS FROM SITE

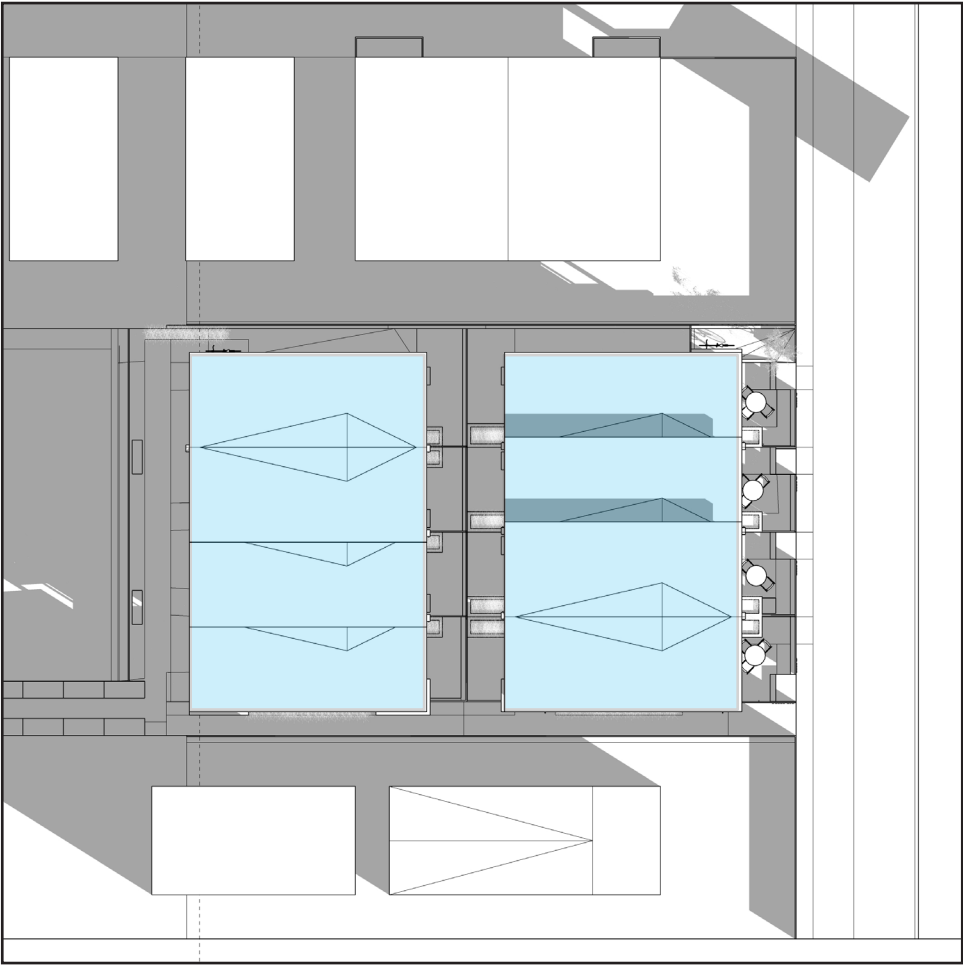


STREET LOOKING EAST (A)

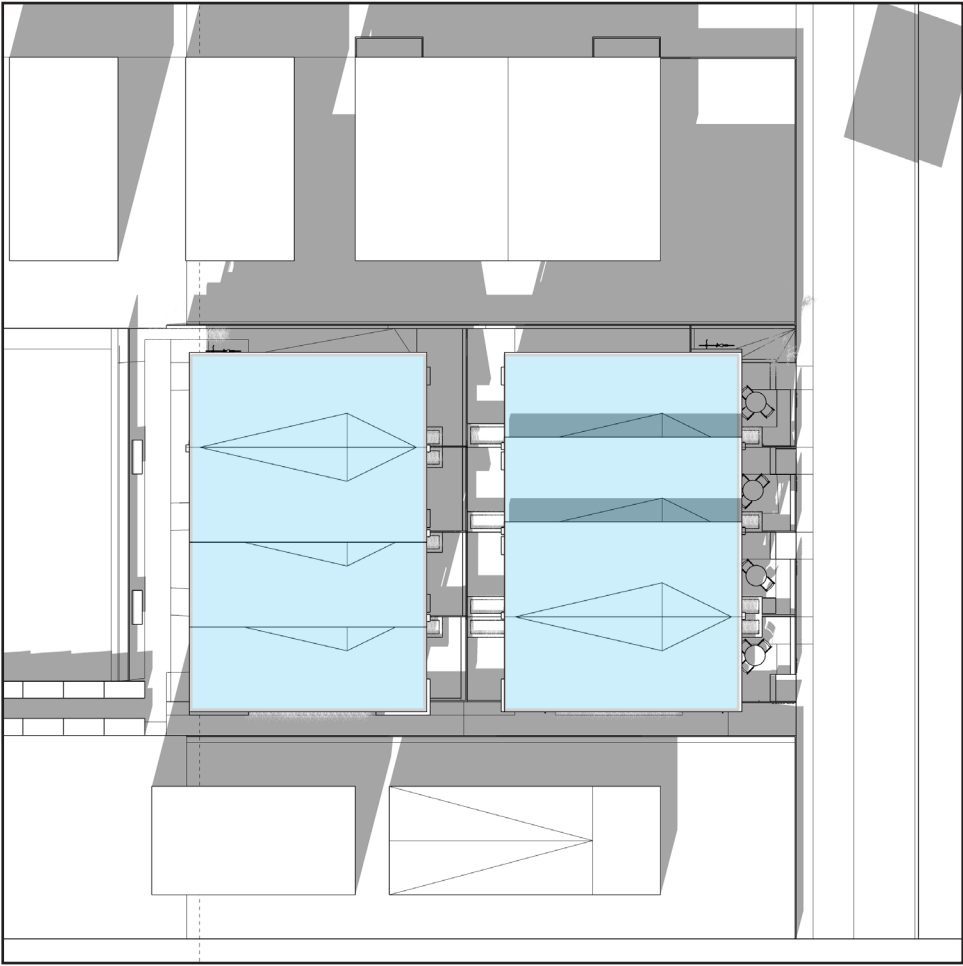


STREET LOOKING WEST (B)

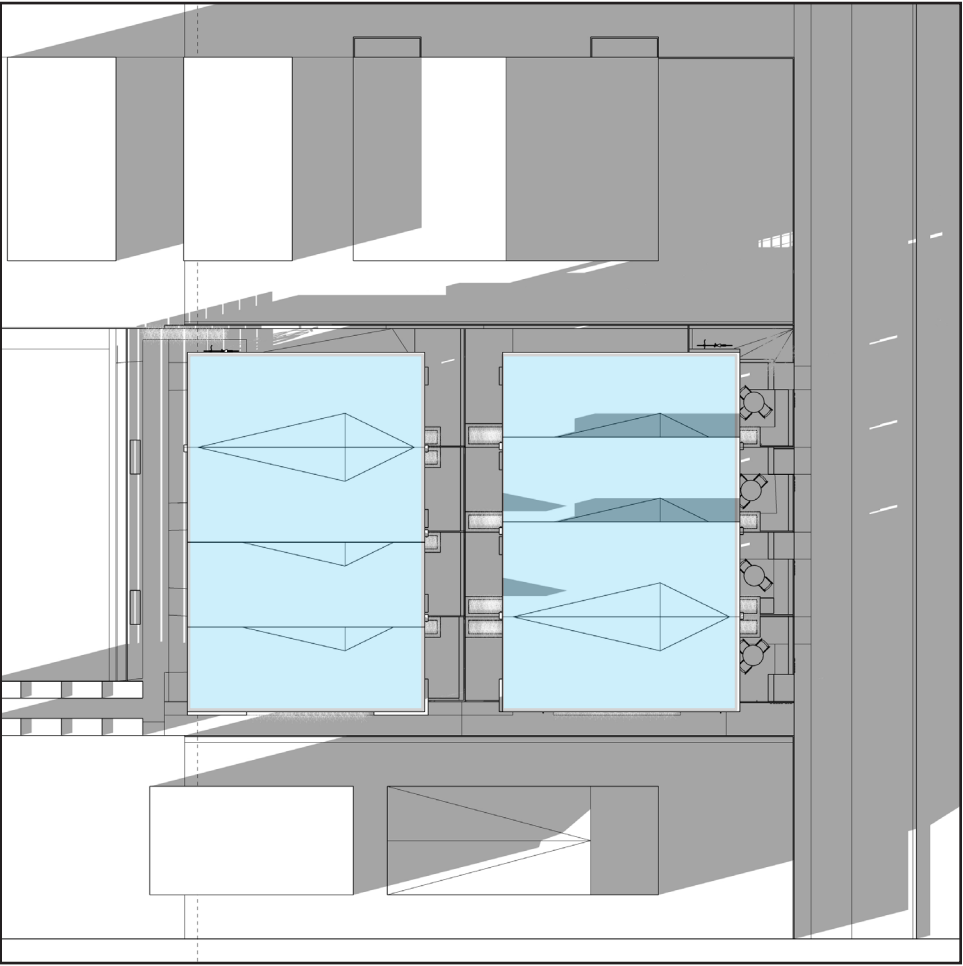




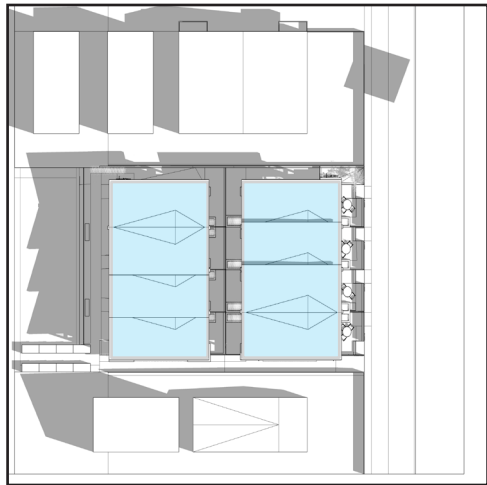
MARCH / SEPTEMBER 21, 9 AM



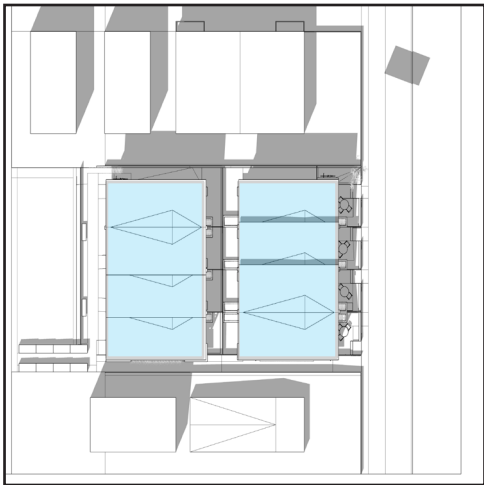
MARCH / SEPTEMBER 21, 12 PM



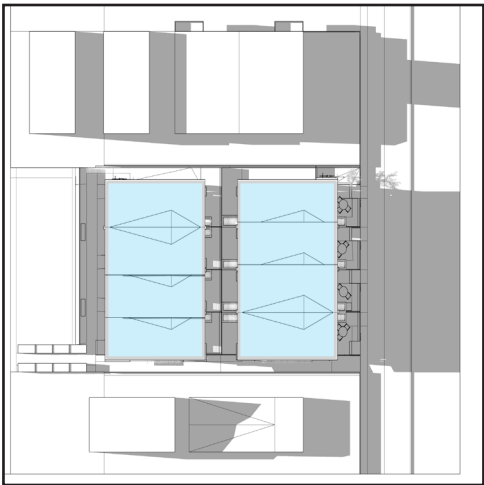
MARCH / SEPTEMBER 21, 5 PM



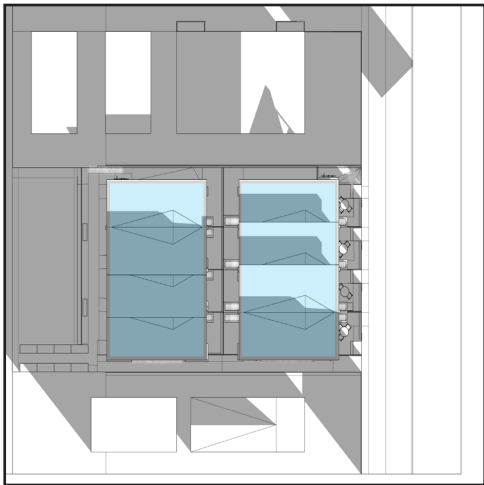
JUNE 21, 9 AM



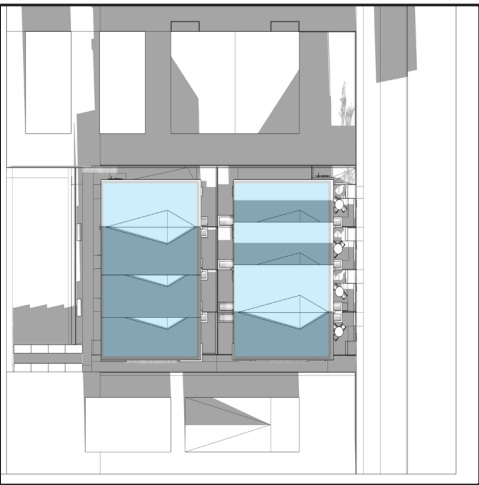
JUNE 21, 12 PM



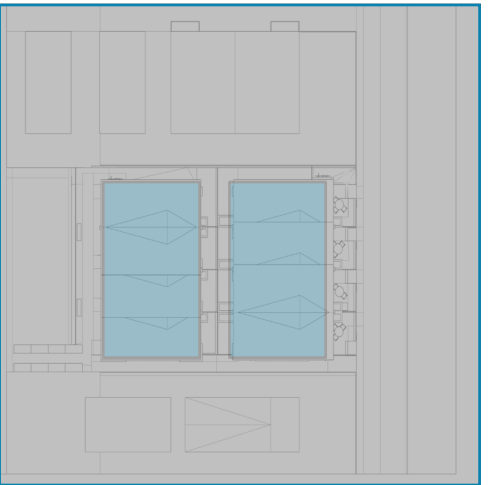
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





**VIEWS AND CONNECTIONS**

Increased glazing at the street-facing facade connects the proposed project to an active residential neighborhood. Windows provided on the street edge provide eyes on the street as well as light and views into the active spaces.

**VISUAL DEPTH AND INTEREST**

Fin walls are provided between each unit to provide relief in the modulation. The fin walls are accented with cedar to add warmth/ texture and to clearly differentiate one unit from the next.

**SENSE OF PLACE**

The proposed design emphasizes positive neighborhood attributes by continuing an existing rhythm found of Wetmore Ave S of stamped townhomes with colorful accents and individualized yards.

**RESIDENTIAL EDGES**

A sizable front patio space has been provided at each unit to provide occupants a usable exterior space and the opportunity for personalization. The individual patios are defined at the sidewalk edge and between units by a low fence that aids in the transition between private/public space. The fence is only three feet above the existing sidewalk to allow views to and from the street.

VIEW OF ENTRY FROM NORTHEAST CORNER AT WETMORE AVE S





- WAYFINDING**  
The project proposes easy wayfinding through the use of material changes, address signage, and lighting.
- HIGH QUALITY MATERIALS**  
High quality materials are proposed at the street facing facade. A combination of an accent color, cedar, and open metal railings, are proposed at the sidewalk edge.
- LANDSCAPING**  
Landscaping is provided along the sidewalk edge to soften the approach towards the unit entries, further privatize the patios, and enhance the pedestrian experience. Native and drought tolerant plantings are proposed along the edge of the building and throughout the site.
- OVERHEAD PROTECTION**  
The entries are recessed and are provided with an additional awning to provide overhead weather protection. The slightly sunken patios provide a thoughtful transition from public to private spaces.

VIEW OF SOUTHEAST CORNER FROM WETMORE AVE S





**SEMI PRIVATE OPEN SPACE**

Private yards have been provided at all street facing units along Wetmore Ave S. All private yards are visible from the street and are surrounded by low fencing in order to maintain visibility between units and to the street so as to encourage interaction between residents and neighbors. Low fencing also provides an implied buffer between private/public space.

VIEW OF ENTRY CONDITION OFF OF WETMORE AVE S





**FACADE COMPOSITION**

All facades of the building have been treated with equal importance in material/glazing/architectural features as this project's alley facade will be highly visible from Rainier Ave S. Awnings, fin walls, modulation at the entry, and secondary features such as Juliet balconies provide visual interest/texture at all facades.

**PARKING BUFFER**

A landscape buffer between parking and units eases the transition between the two functions and will grow to offer protection from headlights

VIEW OF SOUTHWEST CORNER FROM ALLEY





**OPEN SPACE**  
All units have access to rear yards, a small space to let the dog out, or barbecue.

**SUNLIGHT**  
Locating the high side of the shed roof toward the property line at four of the eight units allows maximum solar gain at the third floor of the shed roof. High windows at the third floor will maximize daylight while maintaining privacy as they are unobstructed by neighboring buildings/foliage.

AERIAL VIEW FROM SOUTH