

## 5051-5053 FAUNTLEROY WAY SW

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**Project #:** #3034217-LU & #3036305-LU

**Packet Type:** Design Recommendation

**Submittal Date:** May 18, 2021

**Applicant Team:** Brilliant Homes  
*Developer/Owner*

b9 architects  
*Architect*

GHA Landscape  
*Landscape Architect*



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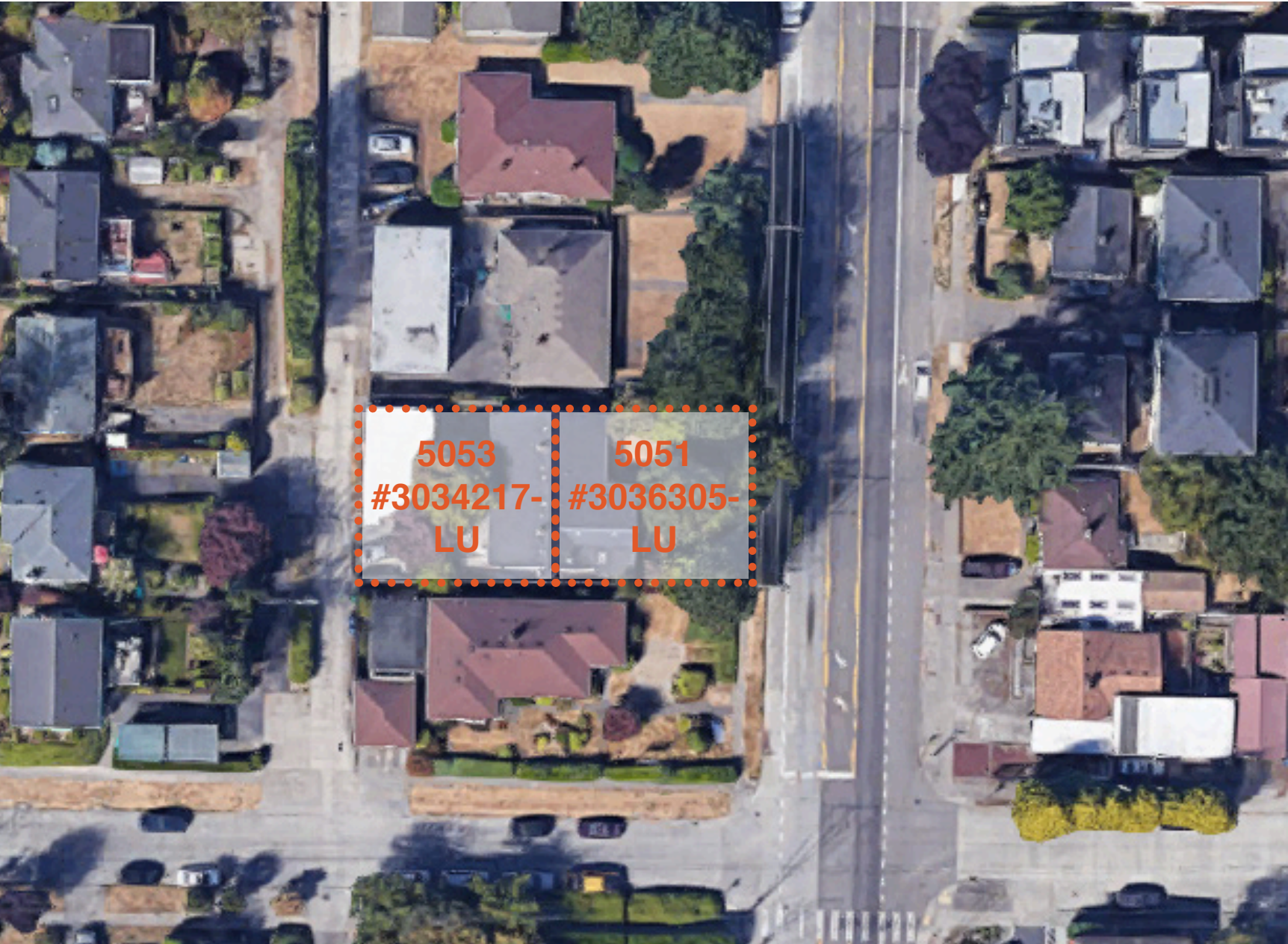


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SW Dawson St



OBJECTIVES

**5051 Fauntleroy Way SW:** Construct a four-unit, three-story rowhouse structure at the 5051 Fauntleroy Way SW site. Existing structures to be demolished.

**5053 Fauntleroy Way SW:** Construct a three-unit, three-story townhouse structure at the 5053 Fauntleroy Way SW site. Existing structures to be demolished.

Project Number/Address	5051 Fauntleroy Way SW #3036305-LU	5053 Fauntleroy Way SW #3034217-LU
Gross Floor Area	6,040.90	5,261.46
Number of Units	4	3
Number of Parking Spaces	0	7
Number of Bike Parking Spaces	4	3

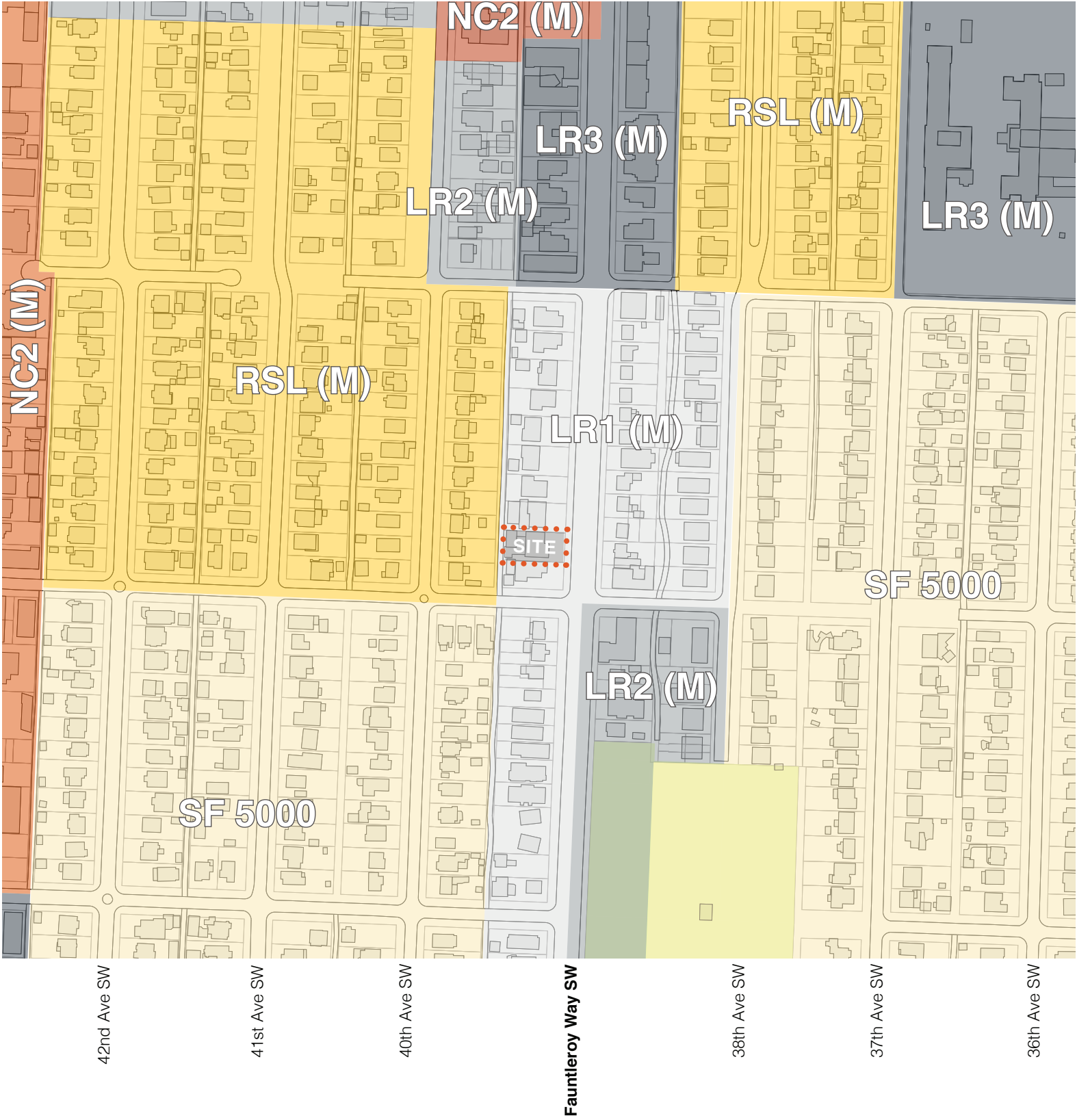
Sustainability  
Design and construct new rowhouse and townhouse structures to achieve a 4-Star Built Green Certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	BRILLIANT HOMES
STRUCTURAL	SSS ENGINEERS
CIVIL	PBG ENGINEERS
LANDSCAPE	GHA LANDSCAPE ARCHITECTS



# ZONING MAP



**ADDRESS**

5051 FAUNTLEROY AVENUE SW

**LOT SIZE**

7,865 SF

**ZONE**

LR1 (M)

**URBAN VILLAGE OVERLAY**

WEST SEATTLE JUNCTION RESIDENTIAL URBAN VILLAGE

SW Hudson St

SW Dawson St

SW Brandon St

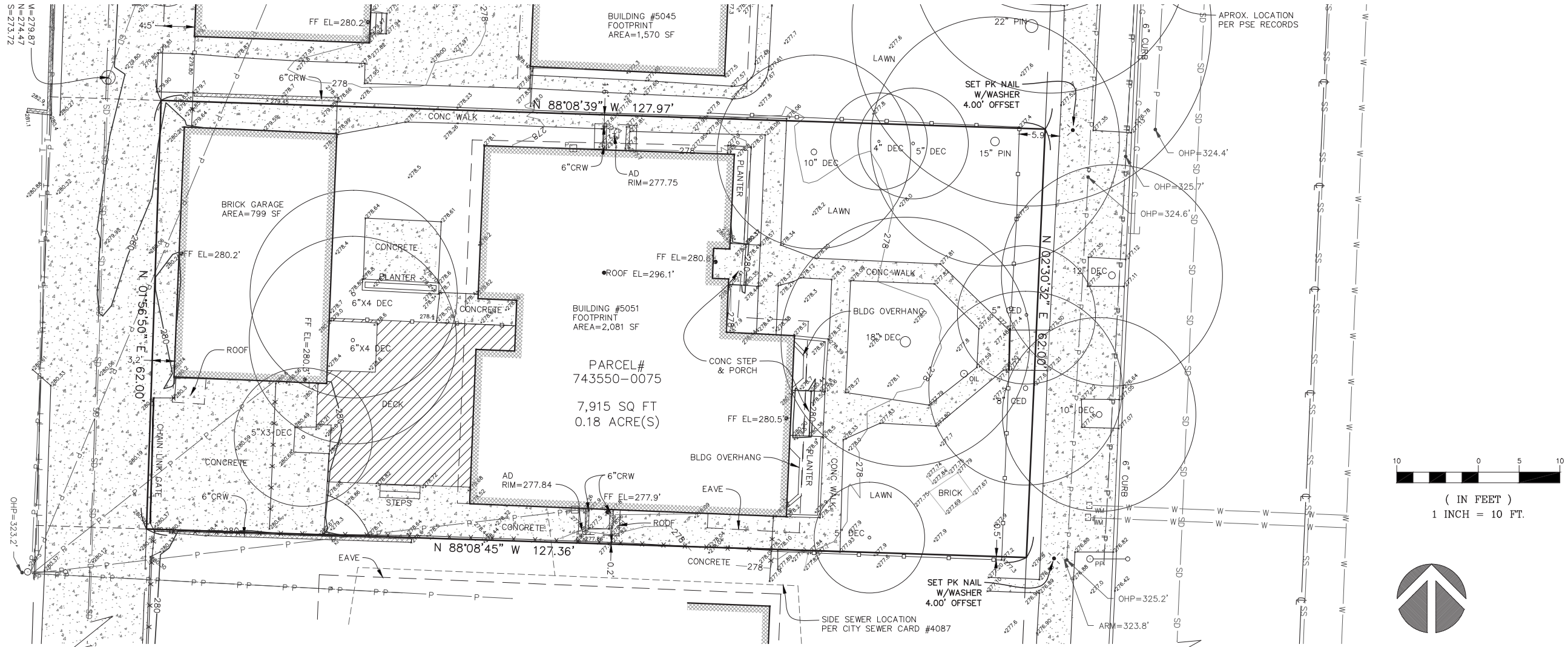
- PARK
- LR3
- LR3
- LR1
- NC3
- NC2
- SF 5000

## VICINITY MAP





SITE SURVEY



ADDRESS

5051 FAUNTLEROY AVENUE SW

PARCEL #

743550-0075

LOT SIZE

7,865 SF

ZONE

LR1 (M)

URBAN VILLAGE OVERLAY

WEST SEATTLE JUNCTION RESIDENTIAL URBAN VILLAGE

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, RECORDING NUMBER 2000324000531, RECORDS OF KING COUNTY, WASHINGTON.

THAT PORTION OF TRACT 4 IN ROSENBAUM SPRING HILL ADDITION NO. 1, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF WEST HUDSON STREET WITH THE WESTERLY LINE OF FAUNTLEROY AVENUE, AS SAID STREET AND AVENUE ARE NOW LAID OUT AND ESTABLISHED, THENCE SOUTH 0°29'00" WEST ALONG THE WESTERLY LINE OF SAID FAUNTLEROY AVENUE 481.18 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 89°43'00" WEST 144.31 FEET TO A POINT ON THE NORTHERLY AND SOUTHERLY CENTERLINE OF SAID TRACT 4, WHICH IS 480.86' FEET SOUTHERLY OF THE SOUTHERLY LINE OF WEST HUDSON STREET;

THENCE SOUTH 0°07'24" EAST, ALONG SAID NORTHERLY CENTERLINE 62 FEET, THENCE NORTH 89°43'00" EAST 143.67 FEET, MORE OF LESS, TO THE WESTERLY LINE OF SAID FAUNTLEROY AVENUE; THENCE NORTH 0°29'00" EAST, ALONG SAID WESTERLY LINE, 62 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE WESTERLY 16 FEET THEREOF;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

SHORT PLAT

SHORT SUBDIVISION NO. 3034575—LU

PROPOSED PARCEL A:

THAT PORTION OF TRACT 4, ROSENBAUM SPRING HILL ADDITION NO. 1, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF WEST HUDSON STREET WITH THE WESTERLY LINE OF FAUNTLEROY AVENUE,  
THENCE S 2°30'32" W, ALONG THE WESTERLY LINE OF SAID FAUNTLEROY AVENUE, 481.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;  
THENCE N 88°08'39" W 67.21 FEET;  
THENCE S 1°51'15" W 62.00 FEET;  
THENCE S 88°08'45" E 66.50 FEET TO THE WESTERLY LINE OF SAID FAUNTLEROY AVENUE;  
THENCE N 2°30'32" E ALONG SAID WESTERLY LINE OF SAID FAUNTLEROY AVENUE 62.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT OVER THE SOUTH 5.00 FEET THEREOF.

AND SUBJECT TO A PEDESTRIAN EASEMENT OVER THE WEST 5.00 FEET THEREOF.

SUBJECT TO AN ADDRESS SIGNAGE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PORTION OF TRACT 4;  
THENCE ALONG THE EAST LINE OF SAID PORTION AND THE WEST MARGIN OF FAUNTLEROY WAY SOUTHWEST N 02°30'32" E 5.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID MARGIN N 02°30'32" E 3.00 FEET;  
THENCE N 88°08'45" W 3.00 FEET;  
THENCE S 02°30'32" W 3.00 FEET;  
THENCE S 88°08'45" E 3.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN UTILITY EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PORTION OF TRACT 4;  
THENCE ALONG THE SOUTH LINE OF SAID TRACT N 88°08'45" W 66.50 FEET;  
THENCE N 1°51'15" E 62.00 FEET TO THE NORTH LINE OF SAID TRACT 4;  
THENCE ALONG SAID NORTH LINE S 88°08'39" E 67.21 FEET TO THE EAST LINE OF SAID PORTION AND THE WEST MARGIN OF FAUNTLEROY WAY SOUTHWEST;  
THENCE ALONG SAID MARGIN S 2°30'32" W 3.67 FEET;  
THENCE N 88°08'39" W 45.13 FEET;  
THENCE S 2°30'32" W 13.33 FEET;  
THENCE N 88°08'39" W 16.88 FEET;  
THENCE S 01°51'15" W 26.66 FEET;  
THENCE S 88°08'33" E 13.41 FEET;  
THENCE S 01°51'15" W 13.33 FEET;  
THENCE S 88°08'45" E 48.15 FEET TO THE WEST MARGIN OF FAUNTLEROY WAY SOUTHWEST;  
THENCE ALONG SAID MARGIN S 2°30'32" W 5.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH A DRIVEWAY, PEDESTRIAN, TRASH STAGING AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 4;  
THENCE ALONG THE WEST LINE OF SAID TRACT N 1°56'50" E 62.00 FEET TO THE NORTH LINE OF SAID TRACT;  
THENCE ALONG SAID NORTH LINE S 88°08'39" E 60.76 FEET;  
THENCE S 1°51'15" W 6.00 FEET;  
THENCE N 88°08'39" W 26.74 FEET;  
THENCE N 1°56'50" E 1.00 FOOT;  
THENCE N 88°08'39" W 10.95 FEET;  
THENCE S 1°56'50" W 52.00 FEET;  
THENCE S 88°08'45" E 37.77 FEET;  
THENCE S 1°51'15" W 5.00 FEET TO THE SOUTH LINE OF SAID PORTION OF TRACT 4;

THENCE ALONG SAID SOUTH LINE N 88°08'45" W 60.86 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH AN EASEMENT FOR TRASH STORAGE CONTAINER AREA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 4;  
THENCE ALONG THE NORTH LINE OF SAID TRACT S 88°08'39" E 57.42 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE S 88°08'39" E 3.34 FEET;  
THENCE S 1°51'15" W 3.00 FEET;  
THENCE N 88°08'39" W 3.34 FEET;  
THENCE N 1°51'15" E 3.00 FEET TO THE POINT OF BEGINNING.

AND SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR THE COMMON AMENITY AREA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PORTION OF TRACT 4;  
THENCE ALONG THE EAST LINE OF SAID PORTION AND THE WEST MARGIN OF FAUNTLEROY WAY SOUTHWEST N 02°30'32" E 18.34 FEET TO THE POINT OF BEGINNING;  
THENCE N 88°08'39" W 30.21 FEET;  
THENCE N 01°51'15" E 26.66 FEET;  
THENCE S 88°08'13" E 30.51 FEET TO SAID WEST MARGIN;  
THENCE ALONG SAID WEST MARGIN S 02°30'32" W 26.66 FEET TO THE POINT OF BEGINNING;

AND SUBJECT TO AND TOGETHER WITH A 4.0 FOOT WIDE PEDESTRIAN EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PORTION OF TRACT 4;  
THENCE ALONG THE EAST LINE OF SAID PORTION OF TRACT 4 AND THE WEST MARGIN OF FAUNTLEROY WAY SOUTHWEST N 02°30'32" E 5.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID MARGIN N 02°30'32" E 13.34 FEET;  
THENCE N 88°08'39" W 4.00 FEET;  
THENCE S 02°30'32" W 13.34 FEET;  
THENCE S 88°08'45" W 4.00 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL B:

THAT PORTION OF TRACT 4, ROSENBAUM SPRING HILL ADDITION NO. 1, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF WEST HUDSON STREET WITH THE WESTERLY LINE OF FAUNTLEROY AVENUE,  
THENCE S 02°30'32" W, ALONG THE WESTERLY LINE OF SAID FAUNTLEROY AVENUE, 481.18 FEET;  
THENCE N 88°08'39" W 67.21 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;  
THENCE CONTINUING N 88°08'39" W 60.76 FEET TO THE EAST MARGIN OF A 16 FOOT WIDE ALLEY;  
THENCE S 1°56'50" W ALONG SAID EAST LINE 62.00 FEET;  
THENCE S 88°08'45" E 60.86 FEET;  
THENCE N 1°51'15" E 62.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A PEDESTRIAN ACCESS EASEMENT OVER THE SOUTH 5.00 FEET THEREOF.

AND SUBJECT TO A DRIVEWAY, PEDESTRIAN, TRASH AND TRASH STAGING AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PORTION OF TRACT 4;  
THENCE ALONG THE WEST LINE OF SAID TRACT N 1°56'50" E 62.00 FEET TO THE NORTH LINE OF SAID TRACT;  
THENCE ALONG SAID NORTH LINE S 88°08'39" E 60.76 FEET;  
THENCE S 1°51'15" W 6.00 FEET;  
THENCE N 88°08'39" W 26.74 FEET;  
THENCE N 1°56'50" E 1.00 FOOT;  
THENCE N 88°08'39" W 10.95 FEET;  
THENCE S 1°56'50" W 52.00 FEET;  
THENCE S 88°08'45" E 37.77 FEET;  
THENCE S 1°51'15" W 5.00 FEET TO THE SOUTH LINE OF SAID PORTION OF TRACT 4;  
THENCE ALONG SAID SOUTH LINE N 88°08'45" W 60.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ADDRESS SIGNAGE EASEMENT BEING A PORTION OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF TRACT 4, ROSENBAUM SPRING HILL ADDITION NO. 1, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, DESCRIBED AS FOLLOWS:

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THENCE S 88°08'45" E 66.50 FEET TO THE WESTERLY LINE OF SAID FAUNTLEROY AVENUE;  
THENCE N 2°30'32" E ALONG SAID WESTERLY LINE 62.00 FEET TO THE POINT OF BEGINNING.

SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PORTION TRACT 4;  
THENCE ALONG THE EAST LINE OF SAID TRACT AND THE WEST MARGIN OF FAUNTLEROY WAY SOUTHWEST N 02°30'32" E 5.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID MARGIN N 02°30'32" E 3.00 FEET;  
THENCE N 88°08'45" W 3.00 FEET;  
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THENCE S 1°51'15" W 62.00 FEET;  
THENCE S 88°08'45" E 66.50 FEET TO THE WESTERLY LINE OF SAID FAUNTLEROY AVENUE;  
THENCE N 2°30'32" E ALONG SAID WESTERLY LINE 62.00 FEET TO THE POINT OF BEGINNING.

SAID PORTION BEING THE WEST 5.00 FEET THEREOF.

SUBJECT TO AN EASEMENT FOR TRASH STORAGE CONTAINER AREA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PORTION OF TRACT 4;  
THENCE ALONG THE NORTH LINE OF SAID TRACT S 88°08'39" E 57.42 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE S 88°08'39" E 3.34 FEET;  
THENCE S 1°51'15" W 3.00 FEET;  
THENCE N 88°08'39" W 3.34 FEET;  
THENCE N 1°51'15" E 3.00 FEET TO THE POINT OF BEGINNING.


AND TOGETHER WITH AN EASEMENT FOR THE COMMON AMENITY AREA DESCRIBED AS FOLLOWS:

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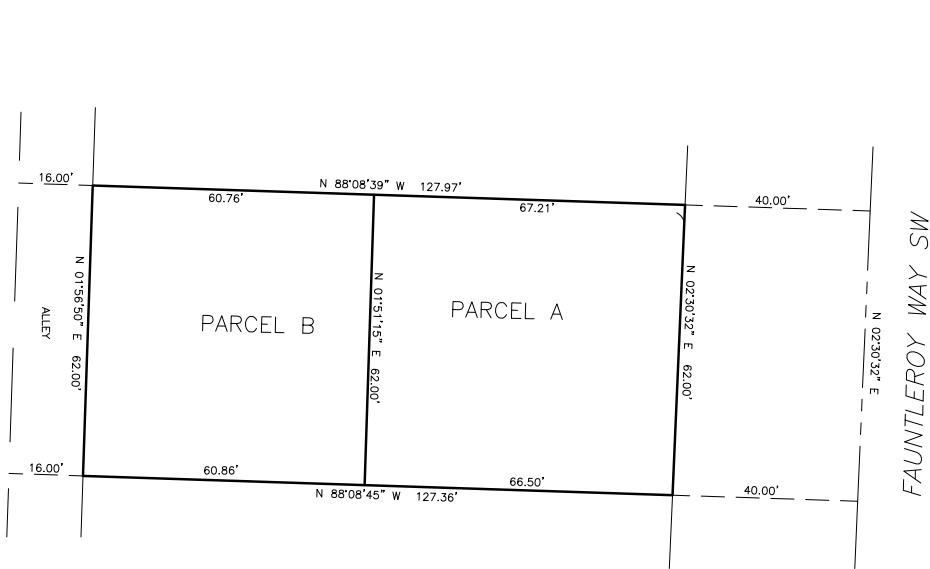


SHORT SUBDIVISION FOR EDDIE TSAY		SURVEY IN SW 1/4, NE 1/4, SEC. 23, T. 24 N., R. 3 E.		
 <i>Tyee Surveyors</i> PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AVE N., SEATTLE, WA 98133 (206)525-3660	DWN. BY: NP	DATE: 7-30-19	JOB NO. 19111	
	CHK. BY: TG	SCALE: N.A.	SHEET 2 OF 5	

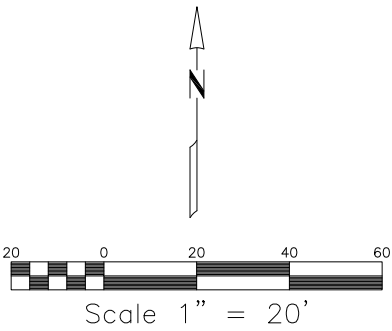


SHORT PLAT

SHORT SUBDIVISION NO. 3034575-LU



SHORT SUBDIVISION DETAIL

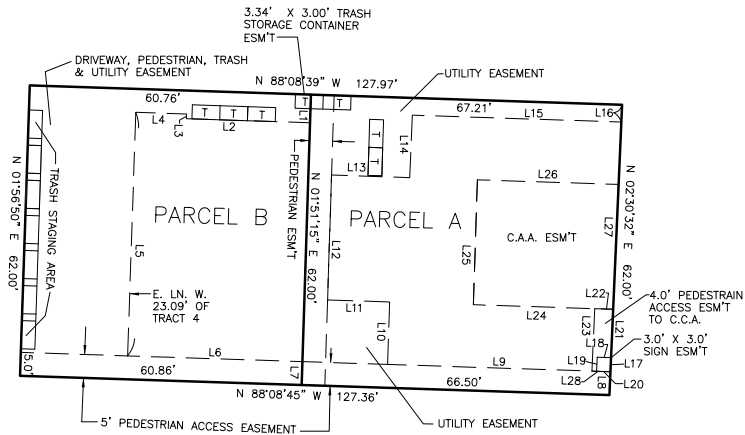


AREA INFORMATION  
ENTIRE PARCEL = 7915 S.F.  
PROPOSED PARCEL A = 4145 S.F.  
PROPOSED PARCEL B = 3770 S.F.

ADDRESS INFORMATION  
PROPOSED PARCEL A: 5051 FAUNTLEROY WAY SW  
PROPOSED PARCEL B: 5053 FAUNTLEROY WAY SW

LEGEND

C.A.A. COMMON AMENITY AREA  
T TRASH CONTAINER AREA



EASEMENT DETAIL

LINE INFORMATION		
LINE	BEARING	DISTANCE
L1	N 01°51'15" E	6.00'
L2	N 88°08'39" W	26.74'
L3	N 01°56'50" E	1.00'
L4	N 88°08'39" W	10.95'
L5	N 01°56'50" E	52.00'
L6	N 88°08'45" W	37.77'
L7	N 01°51'15" E	5.00'
L8	N 02°30'32" E	5.00'
L9	N 88°08'45" W	48.15'
L10	N 01°51'15" E	13.33'
L11	N 88°06'33" W	13.41'
L12	N 01°51'15" E	26.66'
L13	N 88°08'39" W	16.88'
L14	N 02°30'32" E	13.33'
L15	N 88°08'39" W	45.13'
L16	N 02°30'32" E	3.67'
L17	N 02°30'32" E	3.00'
L18	N 88°08'45" W	3.00'
L19	N 02°30'32" E	3.00'
L20	N 88°08'45" W	3.00'
L21	N 02°30'32" E	13.34'
L22	S 88°08'39" E	4.00'
L23	N 02°30'32" E	13.34'
L24	N 88°08'39" W	30.21'
L25	N 01°51'15" E	26.66'
L26	S 88°08'13" E	30.51'
L27	N 02°30'32" E	26.66'
L28	N 88°08'45" W	4.00'

SHORT SUBDIVISION DETAIL  
SEE SHEET 3 OF 5 FOR SURVEY CONTROL



SHORT SUBDIVISION FOR EDDIE TSAY		SURVEY IN SW 1/4, NE 1/4, SEC. 23, T. 24 N., R. 3 E.		
 Tyee Surveyors PROFESSIONAL LAND SURVEYORS 10007 GREENWOOD AVE N., SEATTLE, WA 98133 (206)525-3660	DWN. BY: NP	DATE: 7-30-19	JOB NO.	19111
	CHK. BY: TG	SCALE: 1=20'	SHEET	4 OF 5

ADJACENT USES



1 Fairmont Park from Fauntleroy Way SW looking southeast



2 Townhomes along SW Hudson Street





③ Fairmont Park Elementary School



⑤ Mixed-use building along Fauntleroy Way SW



④ Apartment Building along Fauntleroy Way SW



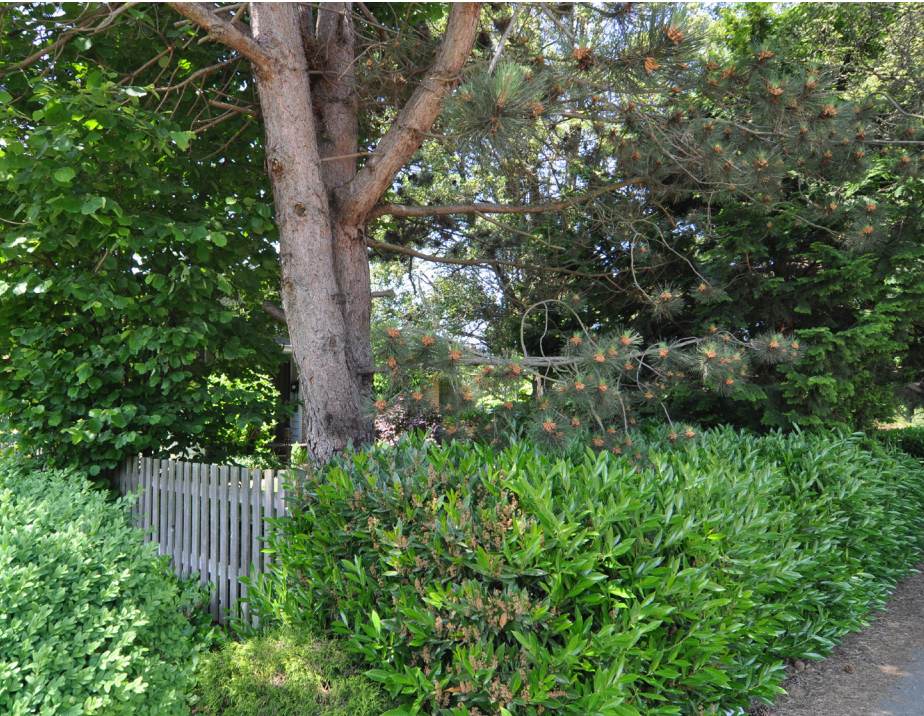
⑥ Existing Single Family along Fauntleroy Way SW



# EXISTING CONDITIONS



- Based on the proposed short plat submittal, the infill site dimensions are approximately 62 feet north-south by 67 feet east-west extending west from Fauntleroy Way SW. It currently contains one single-story duplex structure with a basement and detached 3-car garage built in 1949. The existing structures are proposed to be removed.
- Single family and multifamily structures surround the site. The site immediately to the south is currently being developed as a rowhouse project. Directly north of the site is a duplex structure with a detached garage also built in 1949. Across the alley to the west of the site are single family structures, many of which have a deck facing east. Structures across Fauntleroy Way SW to the east are a mix of older single family structures and new townhouse developments.
- The site is located mid-block and has excellent access to Fairmont Park to the south and the Alaska Junction commercial neighborhood to the north. Fairmont Elementary School is located two blocks southeast of the site. It also has access to the California Avenue SW commercial district. Topography around the site slopes up to the east and west, allowing potential territorial views from the proposed structures.
- There are a number of deciduous trees at the front of the site, including one exceptional tree, located near the center of the site. Additionally there are two exceptional trees in the planting strip along Fauntleroy Way SW which will be retained.



1 View of site from sidewalk looking northwest



2 View of street front looking west along Fauntleroy Way SW

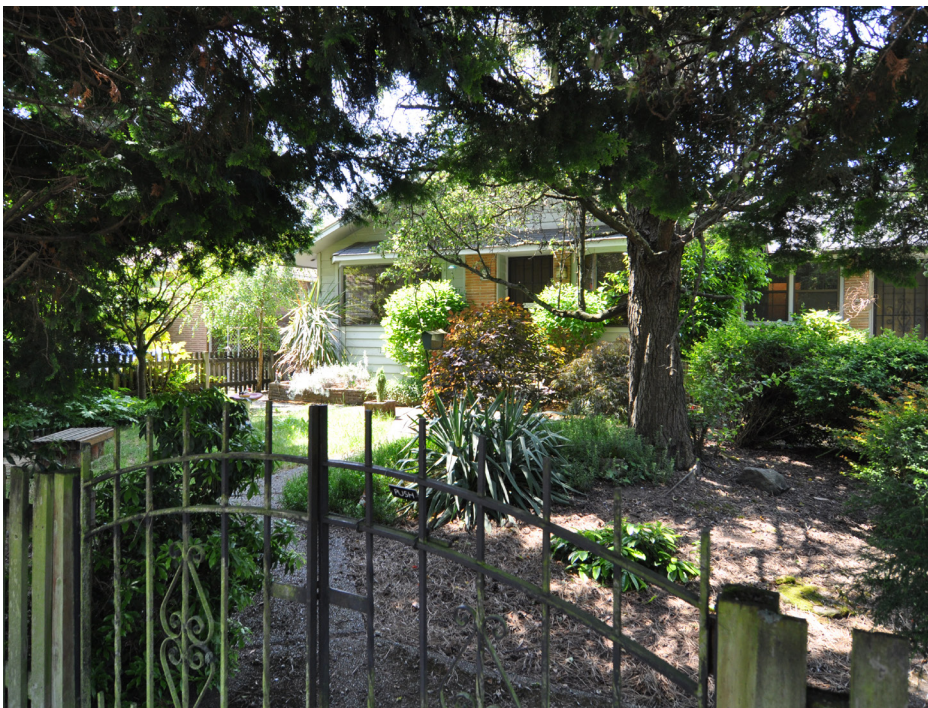




④ View of site looking southwest from Fauntleroy Way Sw



⑥ View at rear of site looking northeast from alley



③ View of entry to site along Fauntleroy Way SW



⑤ View of site looking east from alley



⑦ View at rear of site looking southeast from alley



# SUMMARY OF GUIDANCE

## MASSING

- a.

**Staff supports the applicant’s preferred massing option 3 in order to retain the exceptional trees, provide additional façade modulation, allow for multiple courtyard like settings, and give the east middle rowhouses more access to daylight.(CS1-B-2, DC3-C-2, DC4-D-4)**
- b.

**Study the distance between the two main masses of townhouses 1-3 and rowhouses 2-3 to determine if the space can be widened to provide a meaningful open space between the two structures. (DC3-C-2)**
- a.

The applicant has developed the preferred massing Alternative 3. The additional facade modulation and courtyard spaces contribute to a better site strategy and solution. (CS1-B-2, DC3-C-2, DC4-D-4)
- b.

The space between the two main masses of townhouses 1-3 and rowhouses 2-3 is compressed in response to the street-facing courtyard and exceptional tree in front of rowhouses 2-3. The design has evolved to holistically improve the courtyard space and pedestrian experience. The courtyard is widened at the south end between townhouses 1-2 and rowhouses 3-4. The ground floor of townhouse 3 and half of townhouse 2 has been recessed 1'-6" to expand the ground space. In addition, the trash storage has been reconfigured (see response to 4a below) expanding the overall courtyard space to the north and providing additional space for the larger tree to be relocated to the north side of the courtyard space. This opens up the courtyard space to the south adjacent to the shared pedestrian walkway/easement along the south property line. (DC3-C-2)

## OPEN SPACE

- a.

**The EDG packets speak to the benefits of the amenity space provided and retaining the exceptional trees. Ensure the open space is activated, visually appealing, and of a quality that will entice residents to utilize the spaces. (DC3-B-1)**
- b.

**The placement of benches as a means of activation to the east courtyard is a pleasant addition. (DC3-B-1)**
- c.

**Place bio-retention planters thoughtfully where they will not be a nuisance or impede upon the quality of the open space or circulation. (DC3-B-1)**
- d.

**Provide thoughtful, lush landscaping to define spaces and offer seasonal interest that adds to the quality of the development as a whole. (DC4-D-1)**



- a. Each rowhouse includes a large windows and a sliding patio door that connect the unit’s interior to this space visually and physically. Windows connect at all floors to provide opportunity for individuals to have eyes on the space and encourage connectivity between residents. Horizontal wood stained siding highlights this space, creating a textured backdrop for the amenity space and exceptional trees. (DC3-B-1)
- b. Benches have been retained in the east courtyard to take advantage of the shade and help activate the space. (DC3-B-1)
- c. Drainage solutions, including bio-retention planters, will be resolved as part of the building permit submission process and will be added to the MUP documents at that time. They will be designed to support the use of the courtyard and circulation spaces. (DC3-B-1)
- d. Lush landscaping has been provided, refer to the Landscape sheets. The design supports the use of the courtyards and other amenity areas and features the large trees that remain on site. (DC4-D-1)

CIRCULATION

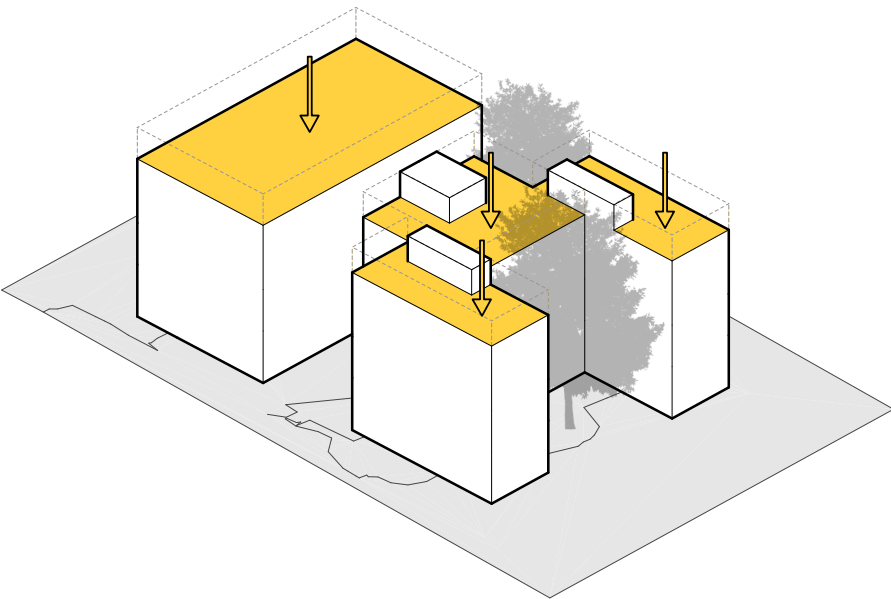
- a. **Widen the north/south path at the south end of the properties between Rowhouse 4 and Townhouse 3 to mitigate the pinch point of circulation at this location. (PL1-B-2)**
- a. The pinch point along the north/south path at the south end of the properties between Rowhouse 4 and Townhouse 3 has been widened to nearly 12 feet, providing the opportunity for a table and chairs as well as circulation space. This creates an inviting entry into the courtyard. In addition, the existing exceptional vine maple tree that the arborist identified as movable on site, was previously planned for this area, creating the pinch point. It is now proposed to be located in the north end of the properties where the trash storage has been redesigned (see 4a below). (PL1-B-2)

SOLID WASTE

- a. **The proposed solid waste storage location is problematic. It is directly in front of three-unit entries and takes up a large amount of space in what could be an attractive courtyard. Explore other areas to house the solid waste storage that does not compromise other aspects of the project. (DC3-C-2)**
- b. **Revise the site circulation to provide a clear path to allow residents to move their solid waste from the storage area to the alley for collection without taking a roundabout path or trampling landscaping. (PL2-A-2)**
- a. The solid waste storage location has been revised in response to guidance. The first floor of Townhouse 1 has been reduced in size in order to accommodate the trash storage areas along the north facade of that unit. This creates a 6-foot setback at grade and provides ample space for a walkway that connects to the alley where trash will be staged for both properties along the alley property line. Trash storage for the Rowhouse site has also been revised, with storage for 3 units incorporated into a fence screening the courtyard from the adjacent property to the north and the fourth storage against the north wall of Rowhouse 2. This opened up an area at the north end of the properties allowing for an expansion of the courtyard. (DC3-C-2)
- b. Site circulation has been revised to provide a clear path for residents to move their solid waste to the alley area for collection. The path is located along the north side of the rear property to provide direct access without requiring walking over landscaping. This improvement results from reducing the ground floor of Townhouse 1 to provide an area for trash storage and walkway side by side in the north side setback. This design improvement results in a small departure request, to make all parking stalls small stalls. The backing and turning space is oversized to nearly 23 feet in response to the smaller stall. (PL2-A-2)

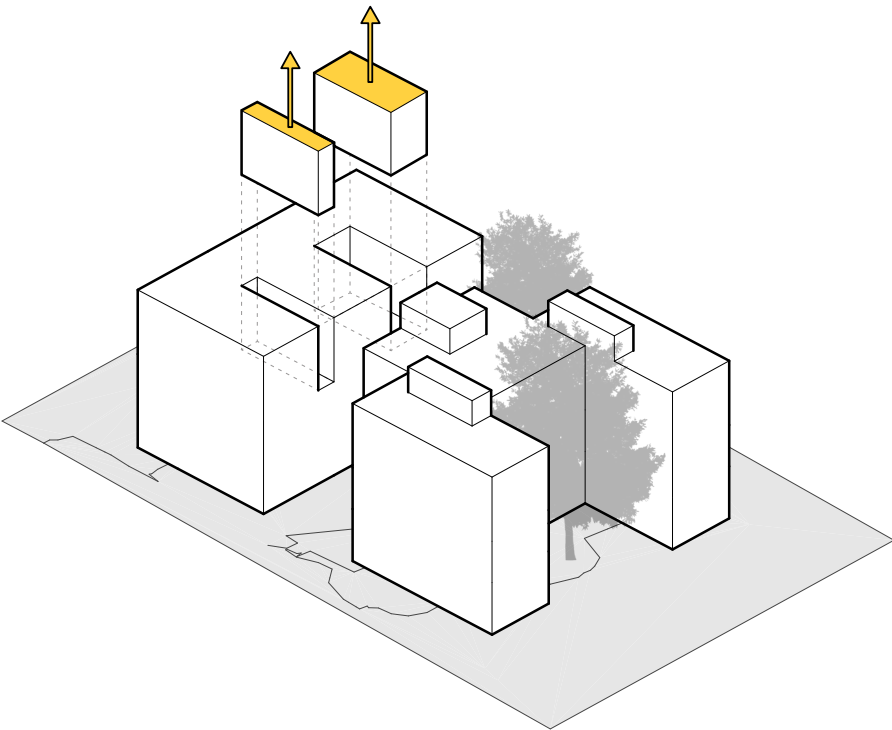


MASSING DEVELOPMENT



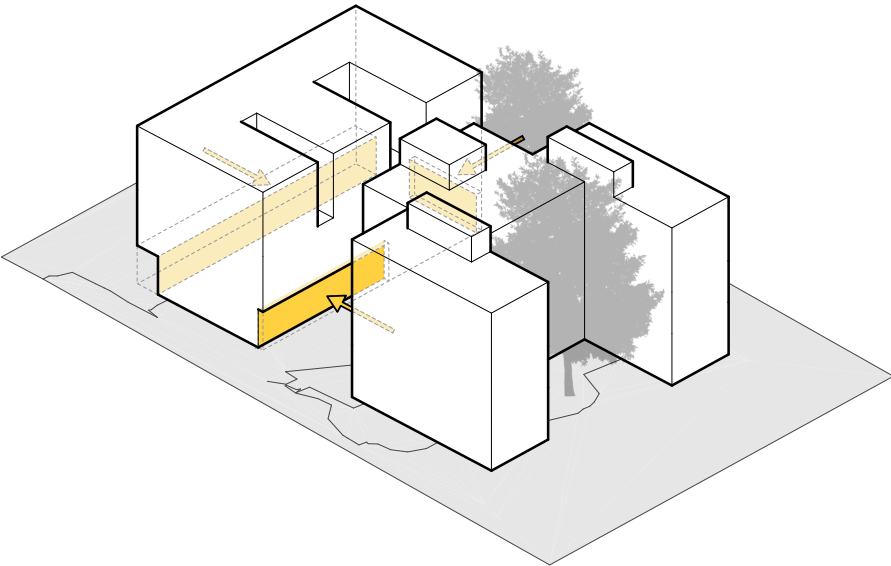
1. RESPONSE TO TOPOGRAPHY

The overall unit is lowered in response to the sloping site topography and to respect adjacent sites. Articulation in the rowhouses are introduced.



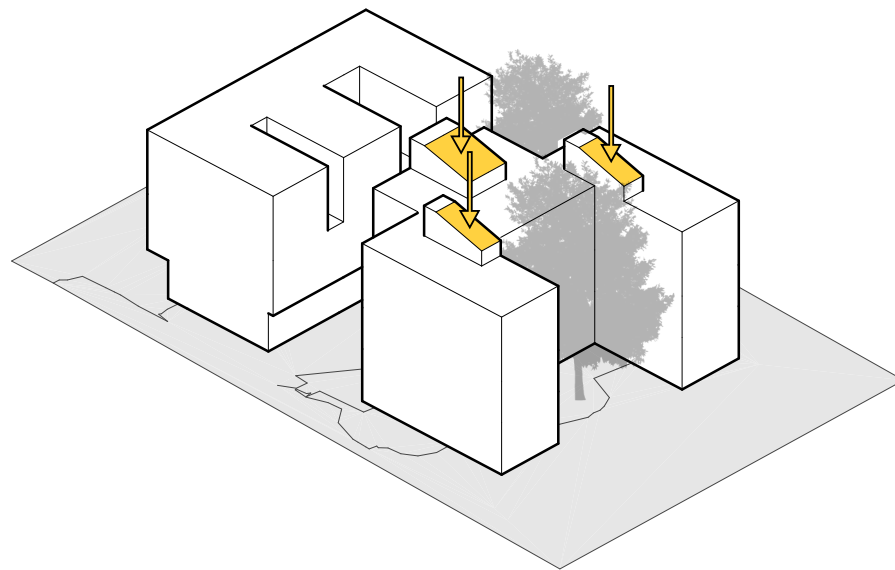
2. ARTICULATION OF UNITS

The townhouse units are expressed so that all project facades are treated consistently.



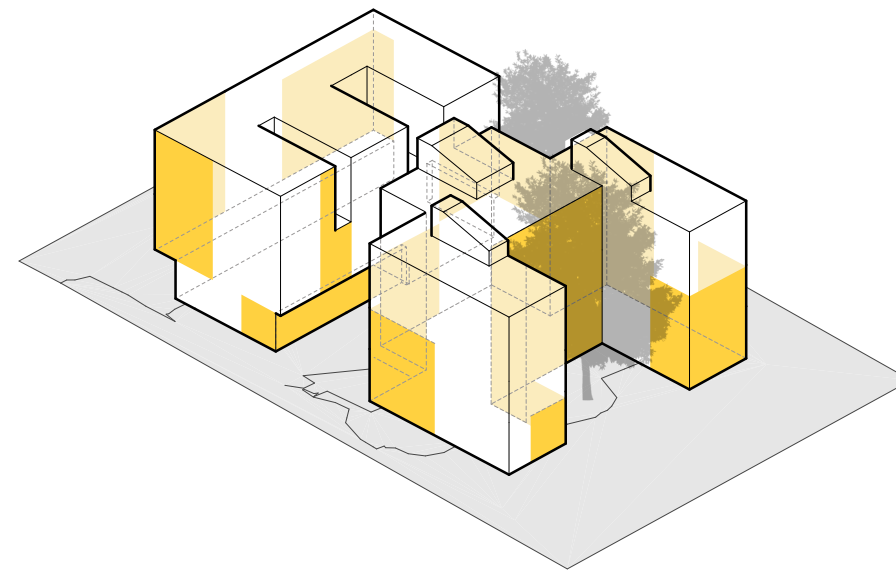
3. FURTHER ARTICULATION

The townhouse units are further modulated, creating more space in the front near the courtyards and in response to site parking.



#### 4. REDUCTION

The rowhouse penthouses are sloped to reduce their perceived mass.



#### 5. MATERIALITY

Horizontal wood paneling is expressed at important corners and faces to improve pedestrian areas and maintain high quality materials at important intersections.



#### 6. FINAL EXPRESSION

MUP Proposal features horizontal wood paneling at main entries, weather protection, and large open spaces. The large open spaces contain landscape elements such as lush landscaping, benches, and walkways that promote engagement and improve quality of life.



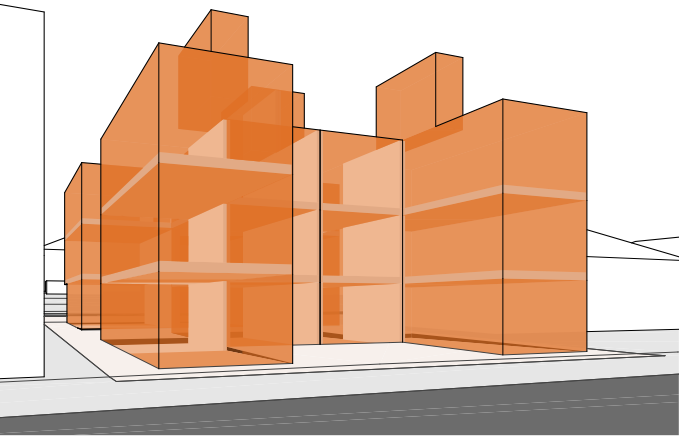
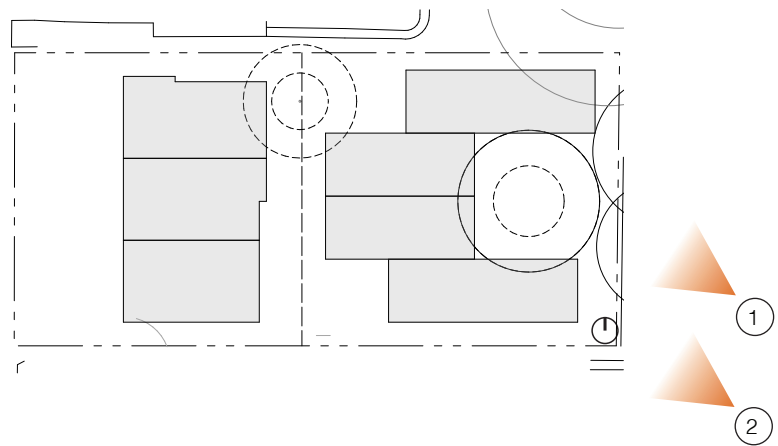
MASSING

RESPONSE TO GUIDANCE

- The applicant has developed the preferred massing Alternative 3. The additional facade modulation and courtyard spaces contribute to a better site strategy and solution. (CS1-B-2, DC3-C-2, DC4-D-4)

SUPPORTED GUIDELINES

CS1-B: Adjacent Sites, Streets, and Open Spaces  
DC3-C: Design  
DC4-D: Trees, Landscape, and Hardscape Materials



Street View looking Northwest at EDG

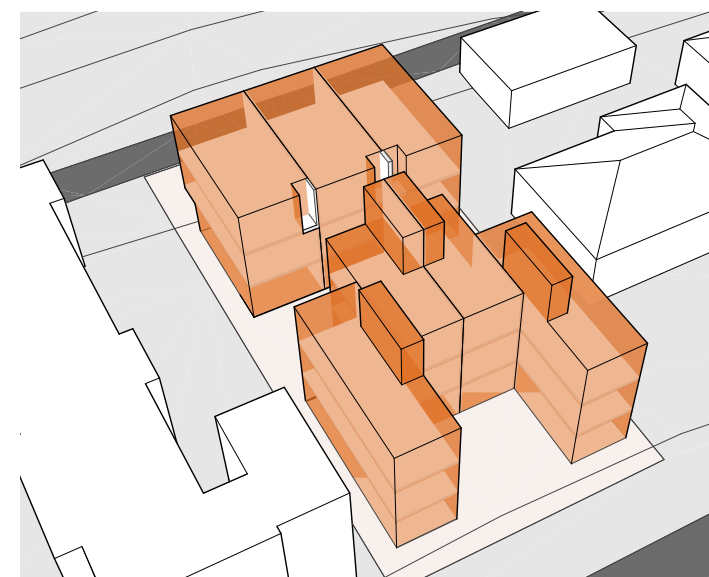


1 Street View looking Northwest





② Aerial View looking Northwest



Aerial View looking Northwest at EDG



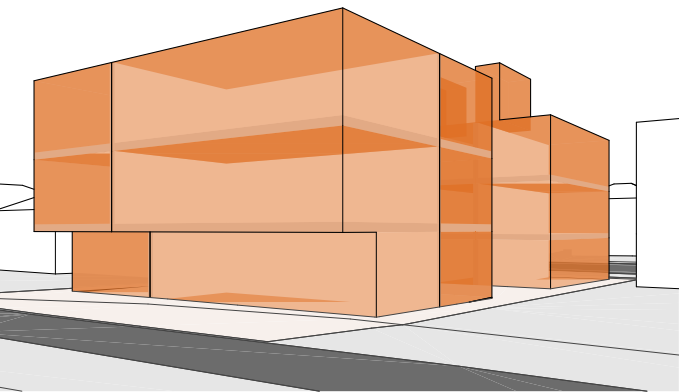
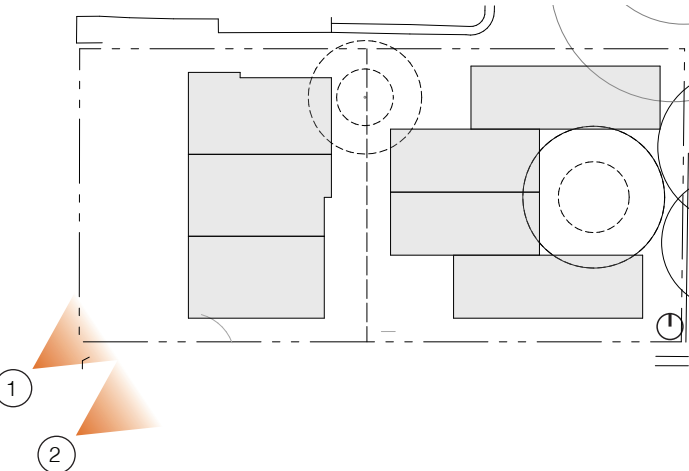
# MASSING

RESPONSE TO GUIDANCE

- The applicant has developed the preferred massing Alternative 3. The additional facade modulation and courtyard spaces contribute to a better site strategy and solution. (CS1-B-2, DC3-C-2, DC4-D-4)

SUPPORTED GUIDELINES

CS1-B: Adjacent Sites, Streets, and Open Spaces  
DC3-C: Design  
DC4-D: Trees, Landscape, and Hardscape Materials



Alley View looking Northeast at EDG

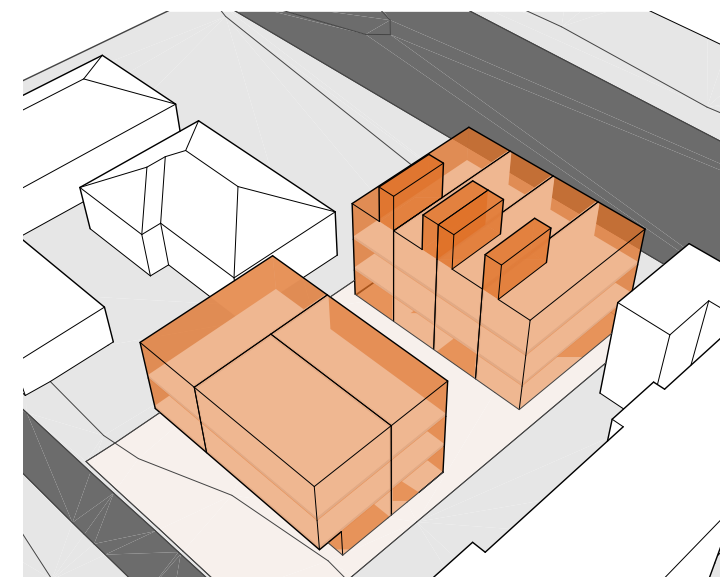


3 Alley View looking Northeast





4 Aerial View looking Northeast



Aerial View looking Northeast at EDG



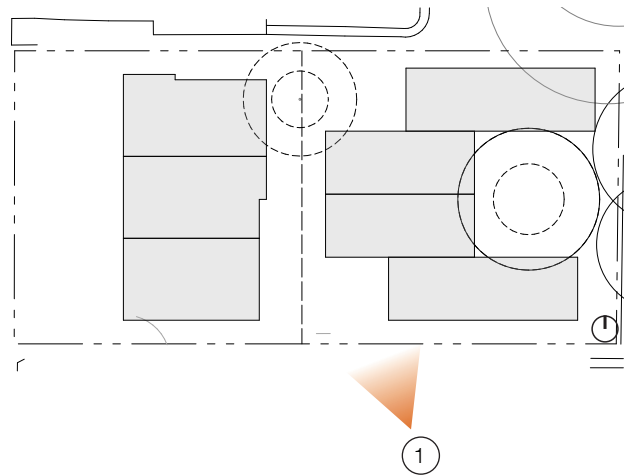
MASSING

RESPONSE TO GUIDANCE

- The space between the two main masses of townhouses 1-3 and rowhouses 2-3 is compressed in response to the street-facing courtyard and exceptional tree in front of rowhouses 2-3. The design has evolved to holistically improve the courtyard space and pedestrian experience. The courtyard is widened at the south end between townhouses 1-2 and rowhouses 3-4. The ground floor of townhouse 3 and half of townhouse 2 has been recessed 1'-6" to expand the ground space. In addition, the trash storage has been reconfigured (see response to 4a below) expanding the overall courtyard space to the north and providing additional space for the larger tree to be relocated to the north side of the courtyard space. This opens up the courtyard space to the south adjacent to the shared pedestrian walkway/easement along the south property line. (DC3-C-2)

SUPPORTED GUIDELINES

DC3-C: Design



1 Section Perspective looking Northwest



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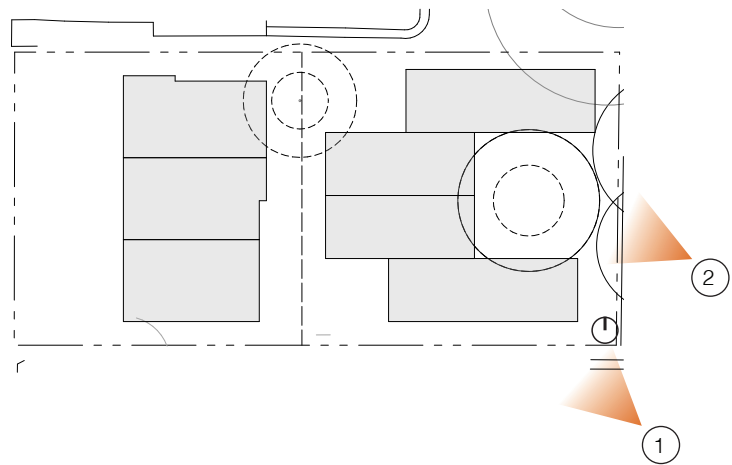
# OPEN SPACE

RESPONSE TO GUIDANCE

- Each rowhouse includes a large windows and a sliding patio door that connect the unit's interior to this space visually and physically. Windows connect at all floors to provide opportunity for individuals to have eyes on the space and encourage connectivity between residents. Horizontal wood stained siding highlights this space, creating a textured backdrop for the amenity space and exceptional trees. (DC3-B-1)
- Benches have been retained in the east courtyard to take advantage of the shade and help activate the space. (DC3-B-1)

SUPPORTED GUIDELINES

DC3-B: Open Space Uses and Activities



1 Courtyards Axonmetric View





2 View of the East Courtyard



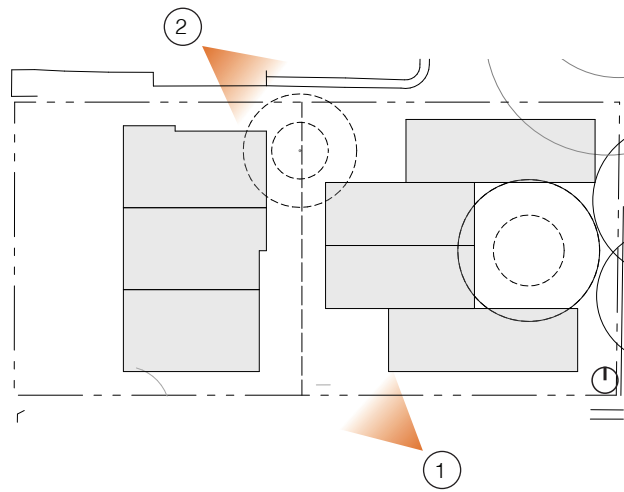
OPEN SPACE

RESPONSE TO GUIDANCE

- Drainage solutions, including bio-retention planters, will be resolved as part of the building permit submission process and will be added to the MUP documents at that time. They will be designed to support the use of the courtyard and circulation spaces. (DC3-B-1)

SUPPORTED GUIDELINES

DC3-B: Open Space Uses and Activities



1 View of South Courtyard





② View of North Courtyard



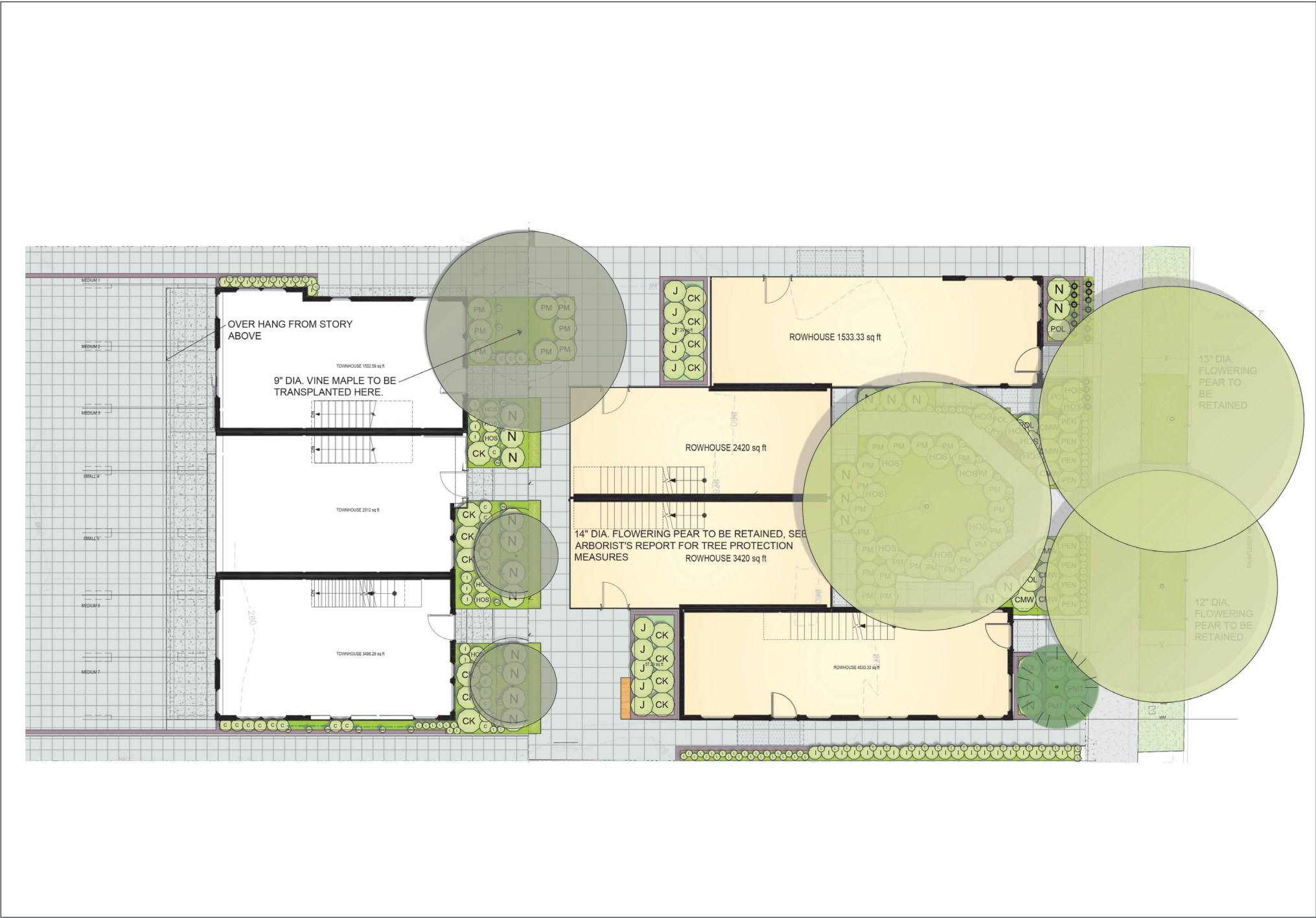
OPEN SPACE

RESPONSE TO GUIDANCE

- Lush landscaping has been provided, refer to the Landscape sheets. The design supports the use of the courtyards and other amenity areas and features the large trees that remain on site. (DC4-D-1)

SUPPORTED GUIDELINES

DC4-D: Trees, Landscape and Hardscape Materials



5 Rendered Landscaped Plan



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# CIRCULATION

RESPONSE TO GUIDANCE

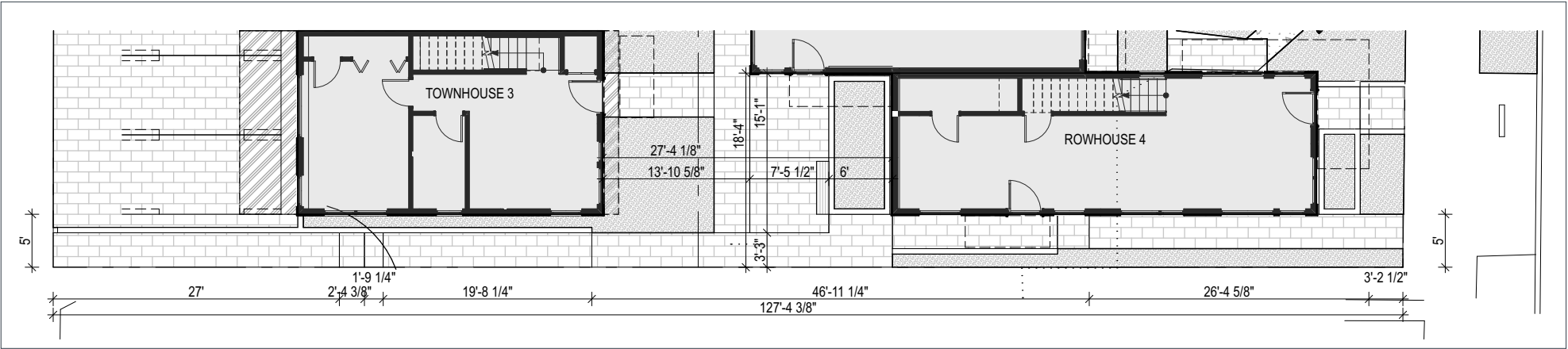
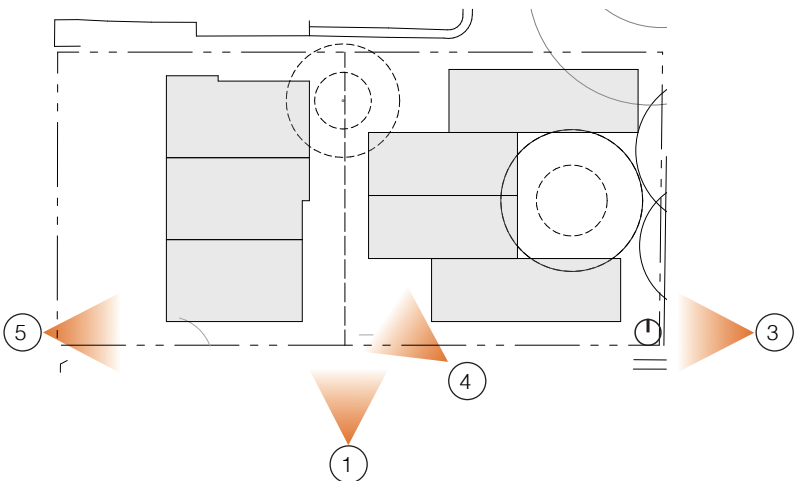
- The pinch point along the north/south path at the south end of the properties between Rowhouse 4 and Townhouse 3 has been widened to nearly 12 feet, providing the opportunity for a table and chairs as well as circulation space. This creates an inviting entry into the courtyard. In addition, the existing exceptional vine maple tree that the arborist identified as movable on site, was previously planned for this area, creating the pinch point. It is now proposed to be located in the north end of the properties where the trash storage has been redesigned. (PL1-B-2)

SUPPORTED GUIDELINES

PL1-B: Walkways and Connections



1 View of South Pedestrian Path looking North



2 South Pedestrian Path Diagram





③ View looking West up Southern Path



④ View looking West up Southern Path



⑤ View looking East up Southern Path



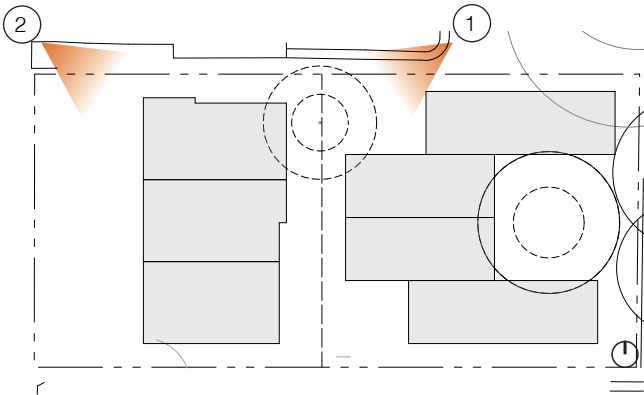
SOLID WASTE

RESPONSE TO GUIDANCE

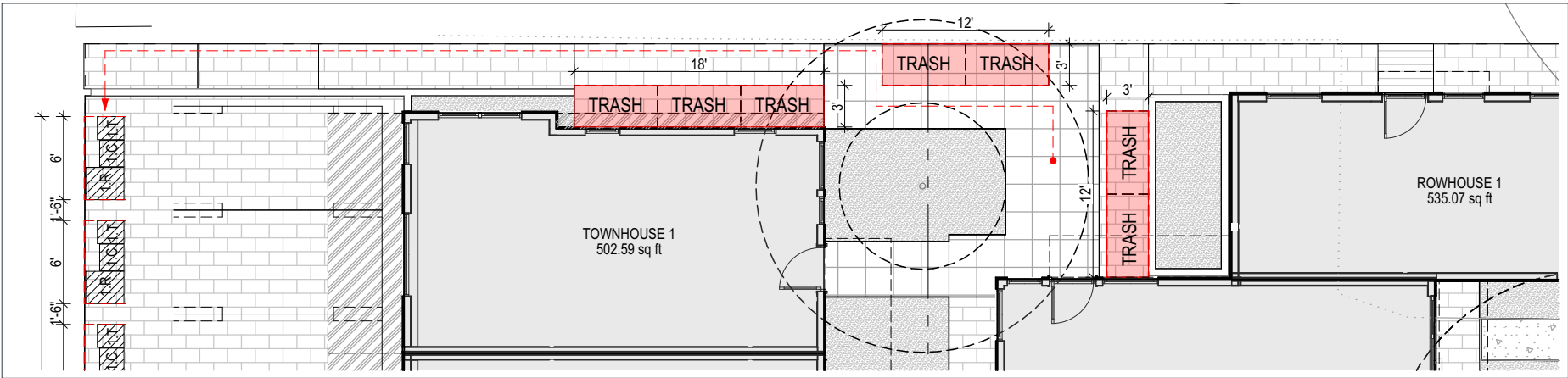
- The solid waste storage location has been revised in response to guidance. The first floor of Townhouse 1 has been reduced in size in order to accommodate the trash storage areas along the north facade of that unit. This creates a 6-foot setback at grade and provides ample space for a walkway that connects to the alley where trash will be staged for both properties along the alley property line. Trash storage for the Rowhouse site has also been revised, with storage for 3 units incorporated into a fence screening the courtyard from the adjacent property to the north and the fourth storage against the north wall of Rowhouse 2. This opened up an area at the north end of the properties allowing for an expansion of the courtyard. (DC3-C-2)
- Site circulation has been revised to provide a clear path for residents to move their solid waste to the alley area for collection. The path is located along the north side of the rear property to provide direct access without requiring walking over landscaping. This improvement results from reducing the ground floor of Townhouse 1 to provide an area for trash storage and walkway side by side in the north side setback. This design improvement results in a small departure request, to make all parking stalls small stalls. The backing and turning space is oversized to nearly 23 feet in response to the smaller stall. (PL2-A-2)

SUPPORTED GUIDELINES

DC3-C: Design  
PL2-A: Accessibility



1 View of trash storage in North Courtyard



2 Solid Waste Storage Plan





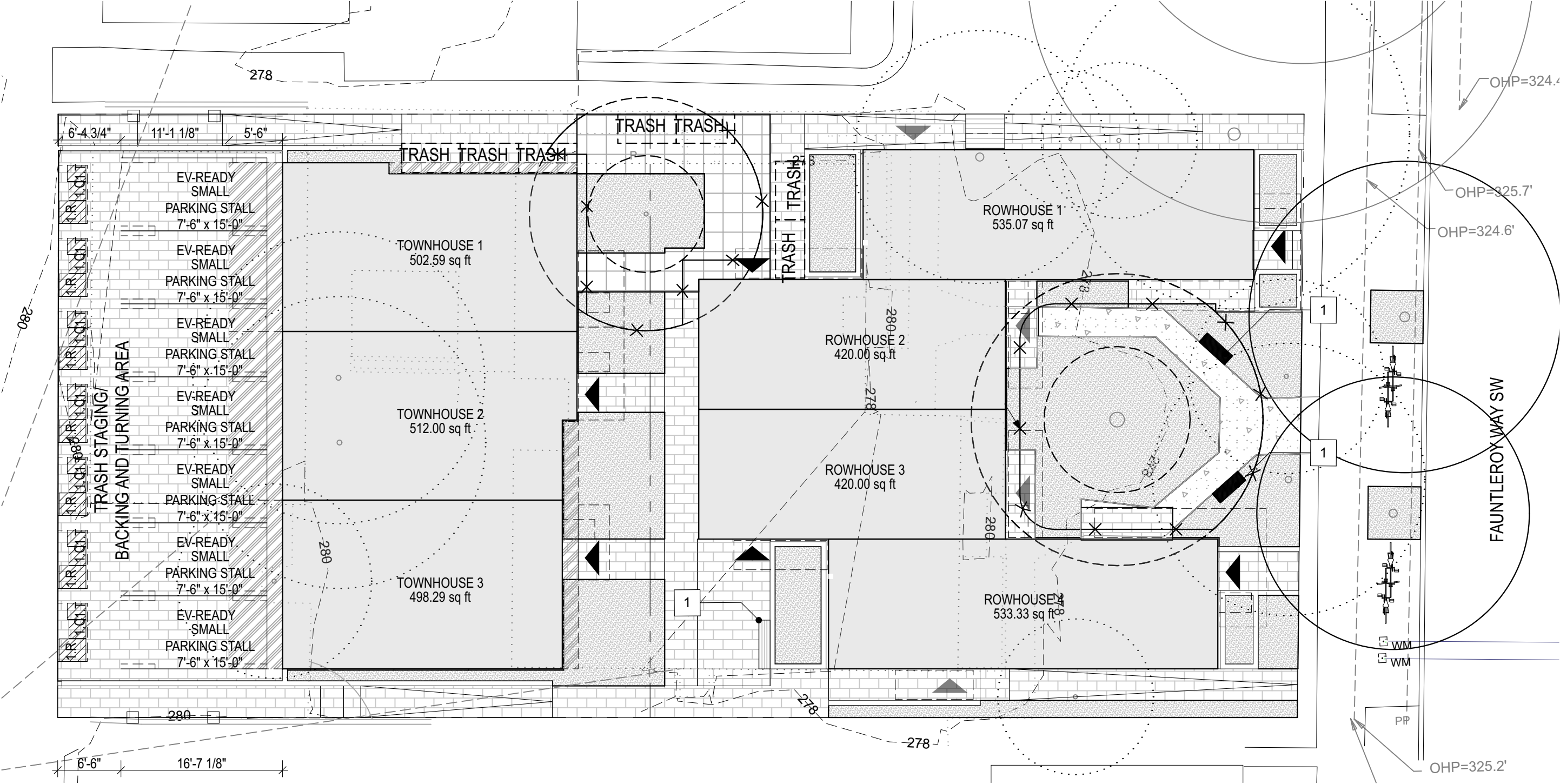
③ View of trash staging near alley



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SITE PLAN

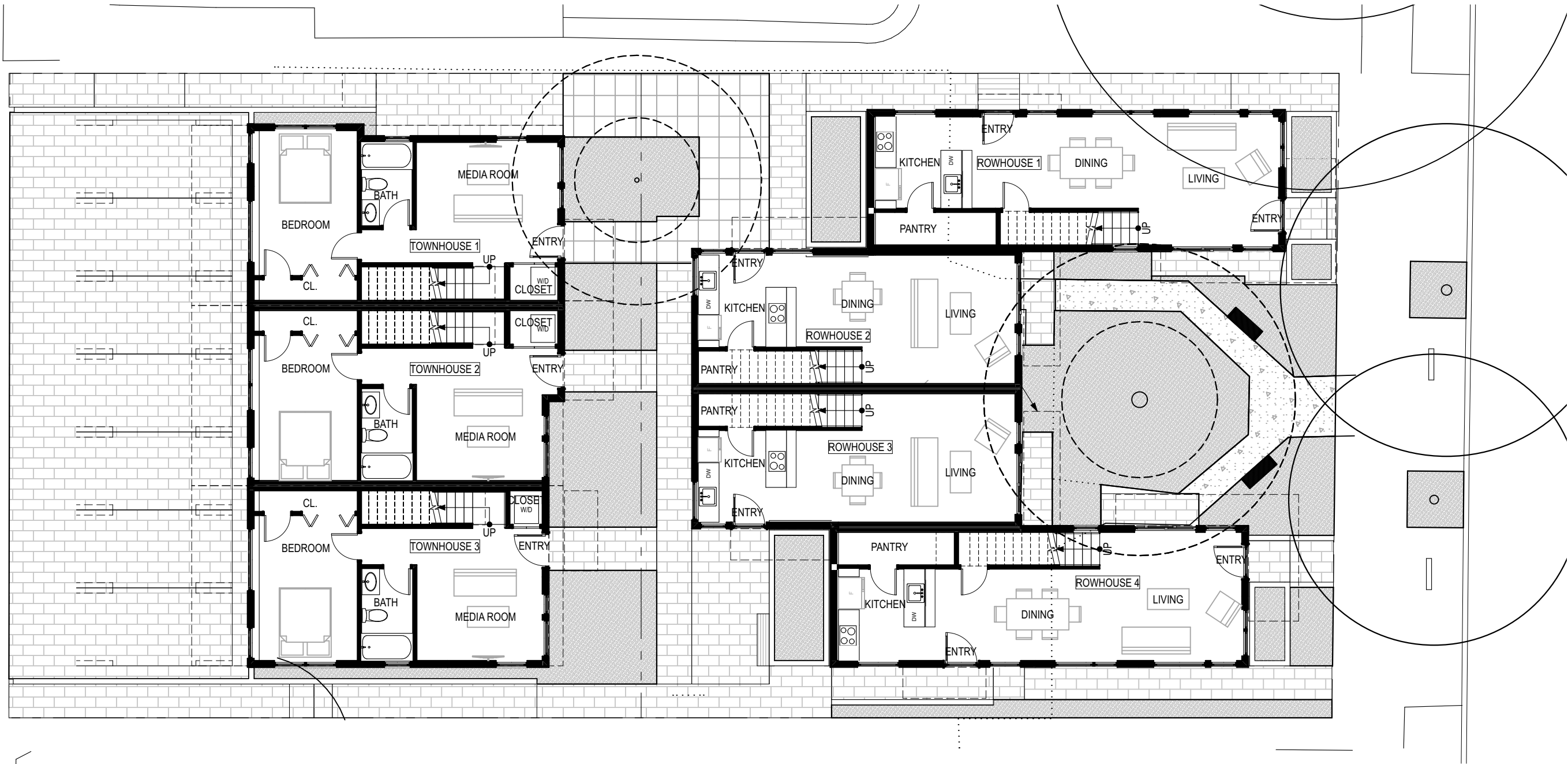


1 SITE PLAN

NOTE: 1. BENCH SEATING



FLOOR PLANS



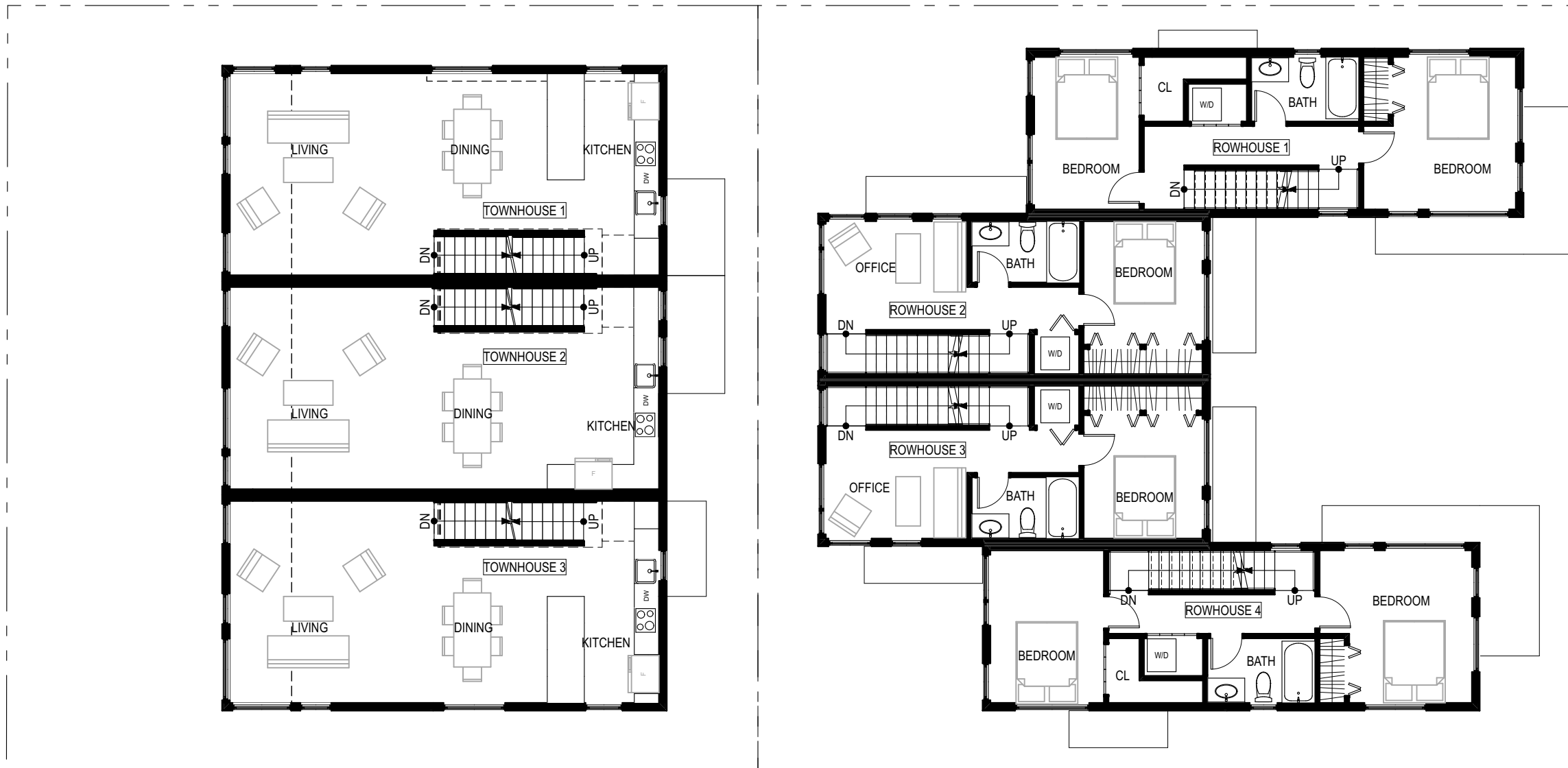
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FIRST FLOOR PLAN



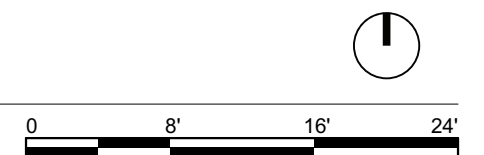


# FLOOR PLANS



2

## SECOND FLOOR PLAN





FLOOR PLANS



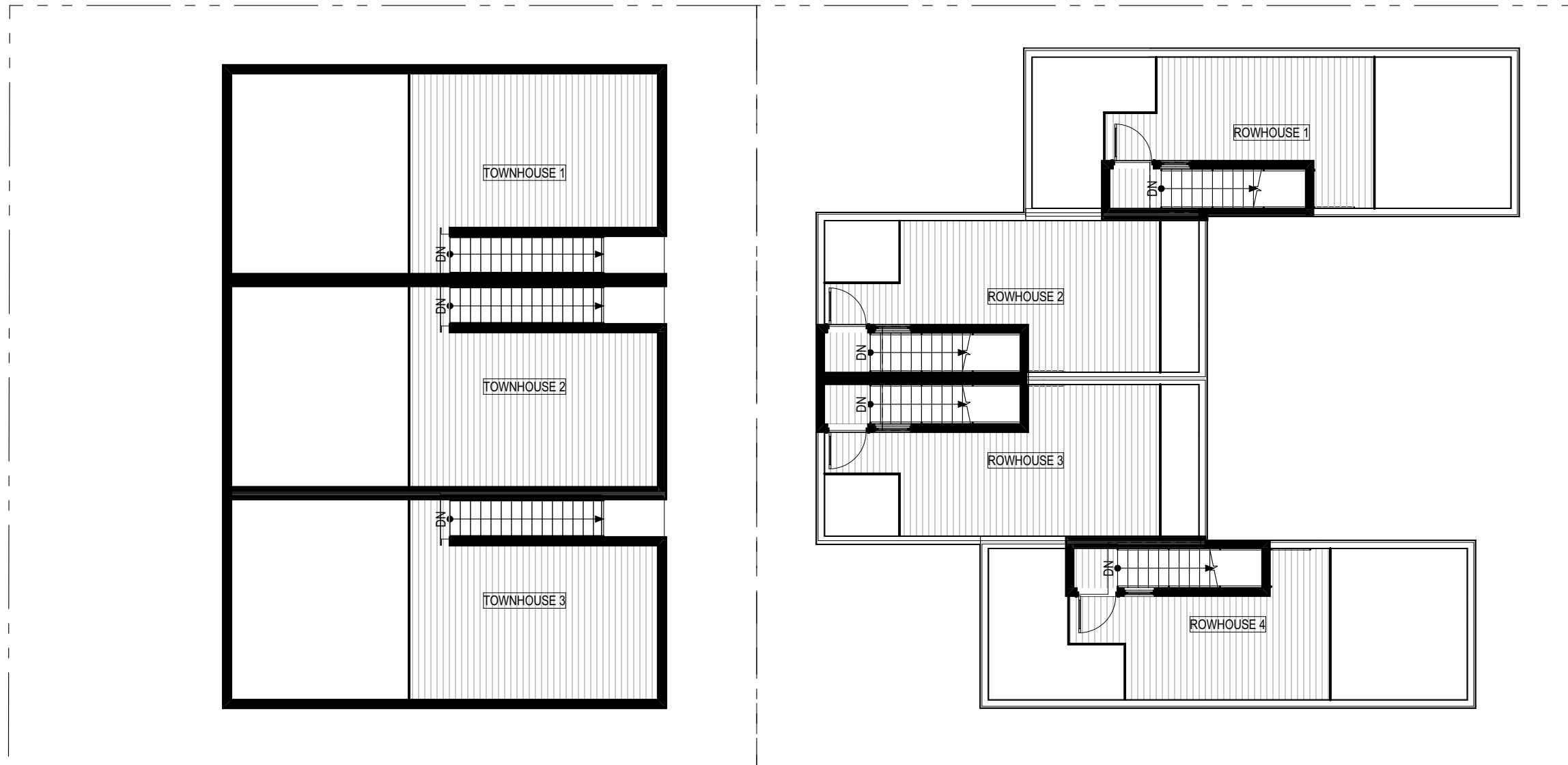
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THIRD FLOOR PLAN





# FLOOR PLANS



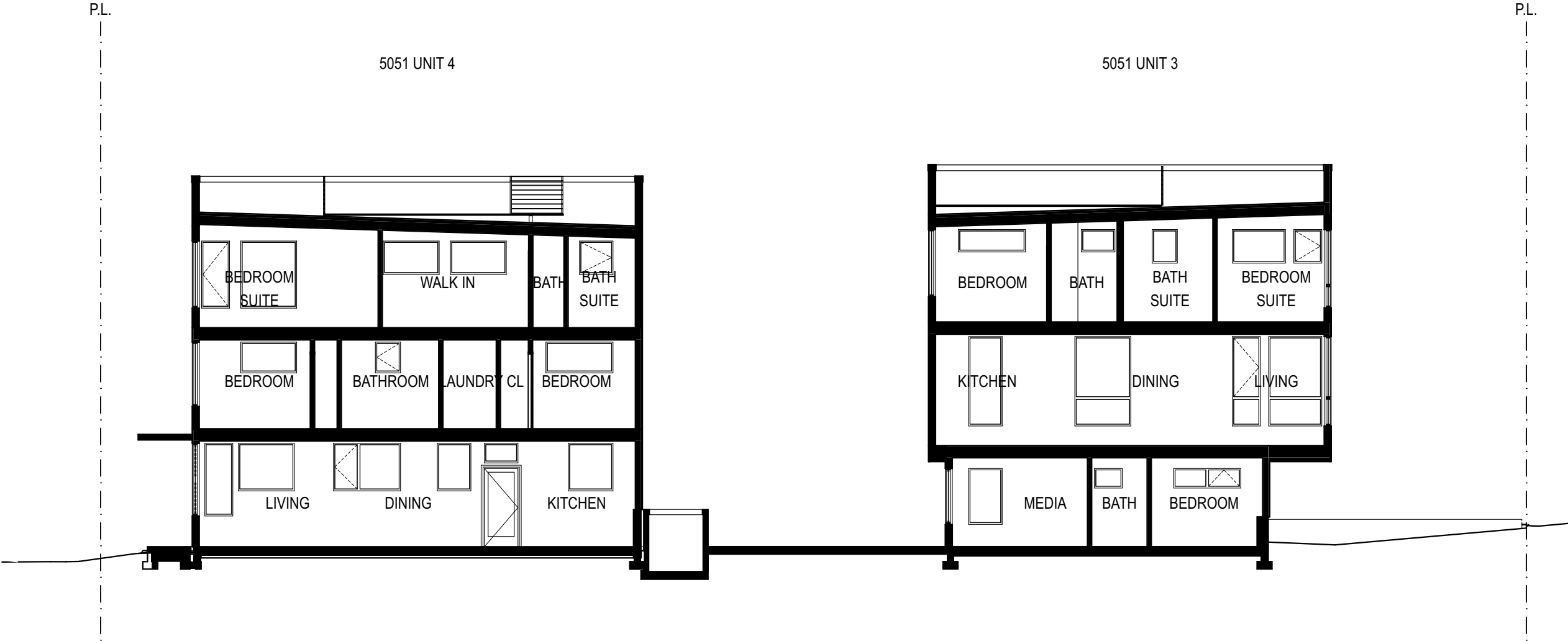
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## ROOF PLAN





SECTIONS



1

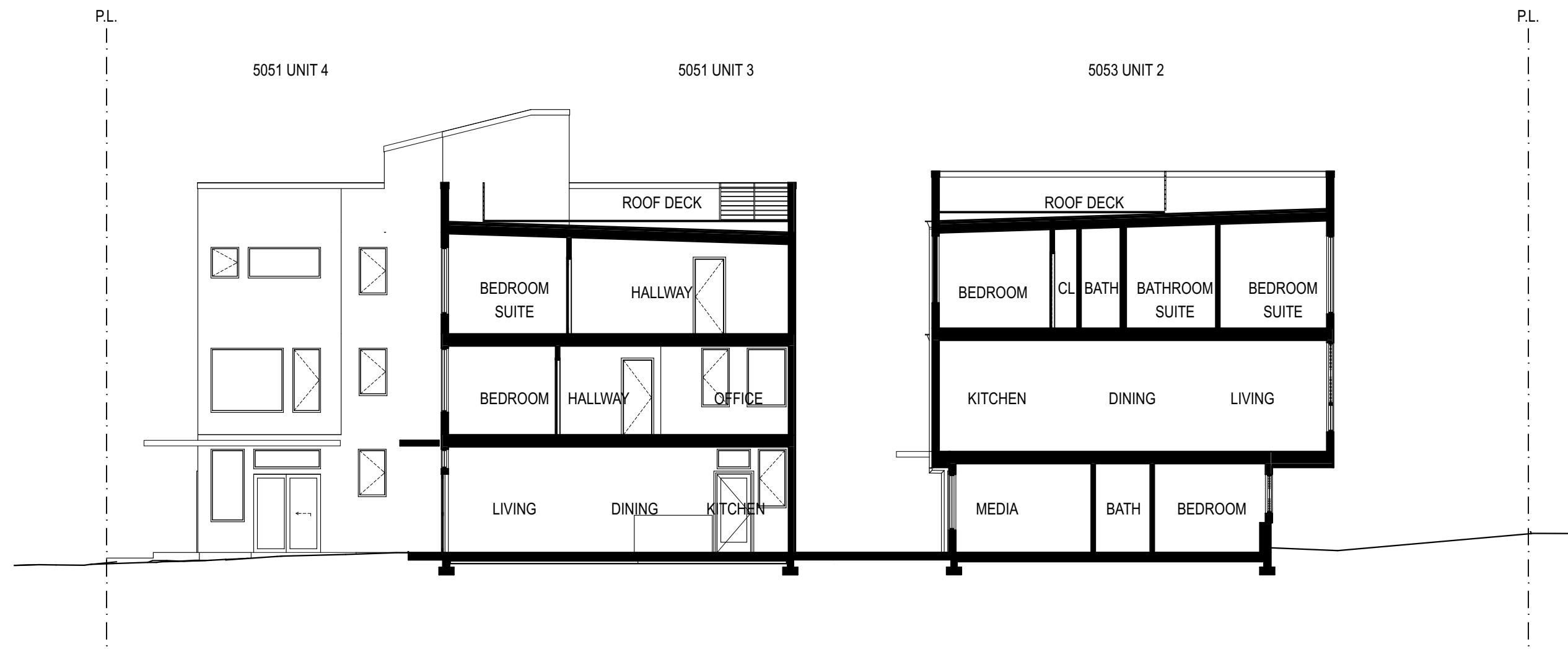
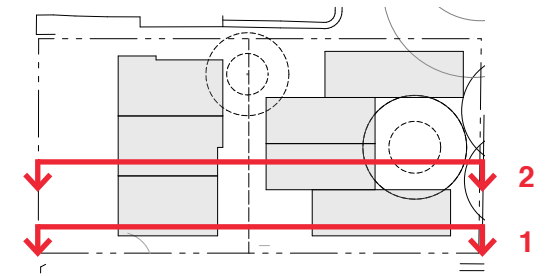
LONGITUDINAL SECTION

SCALE: 3/32" = 1'-0"





SECTIONS

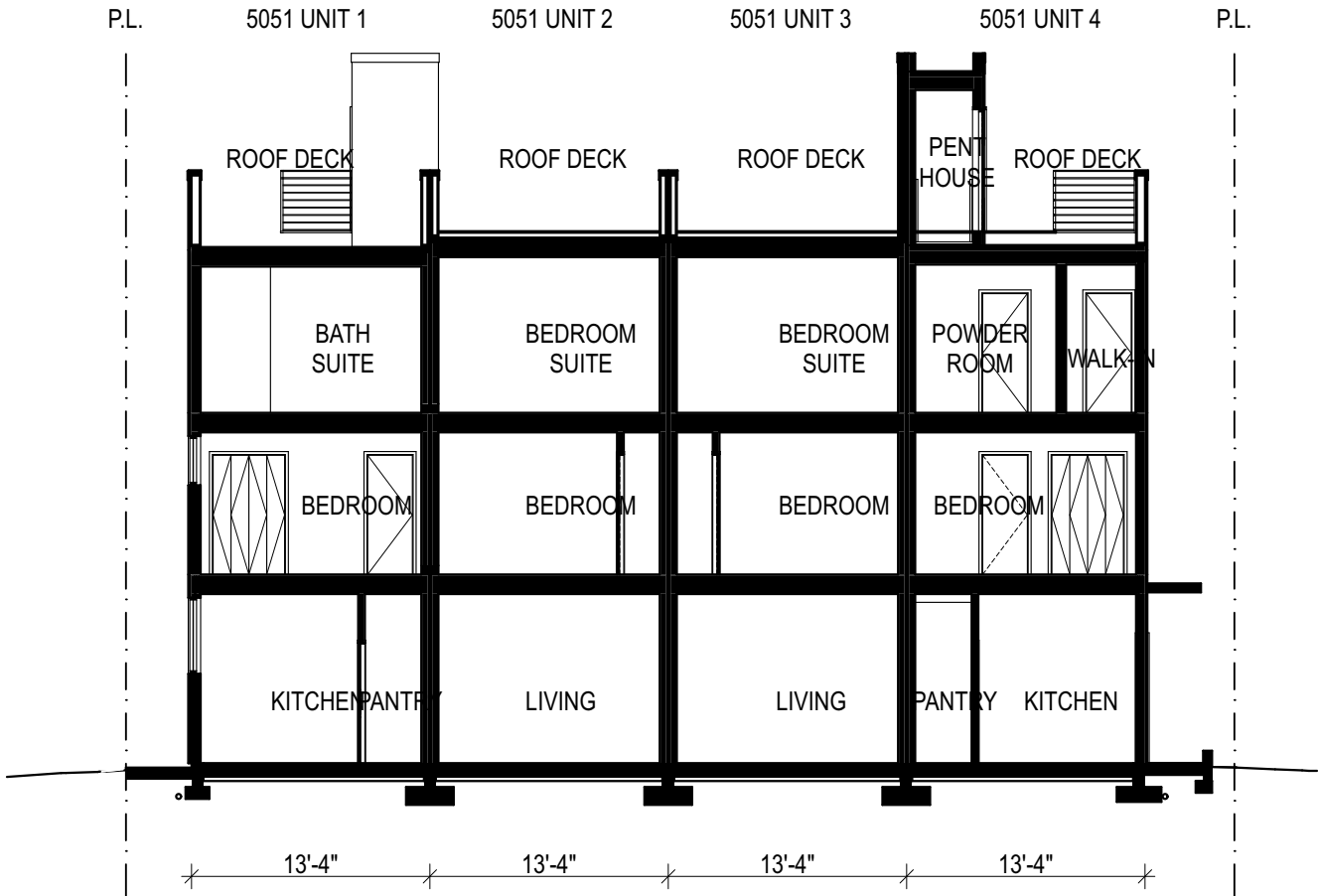
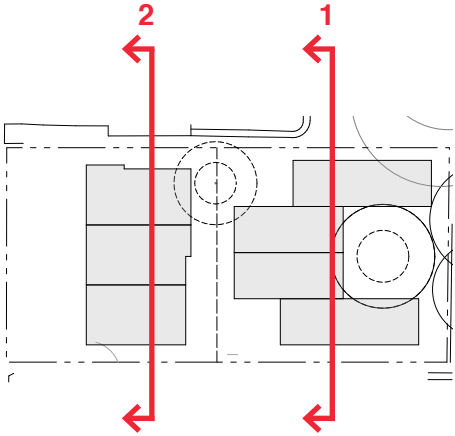


**2** LONGITUDINAL SECTION  
SCALE: 3/32" = 1'-0"

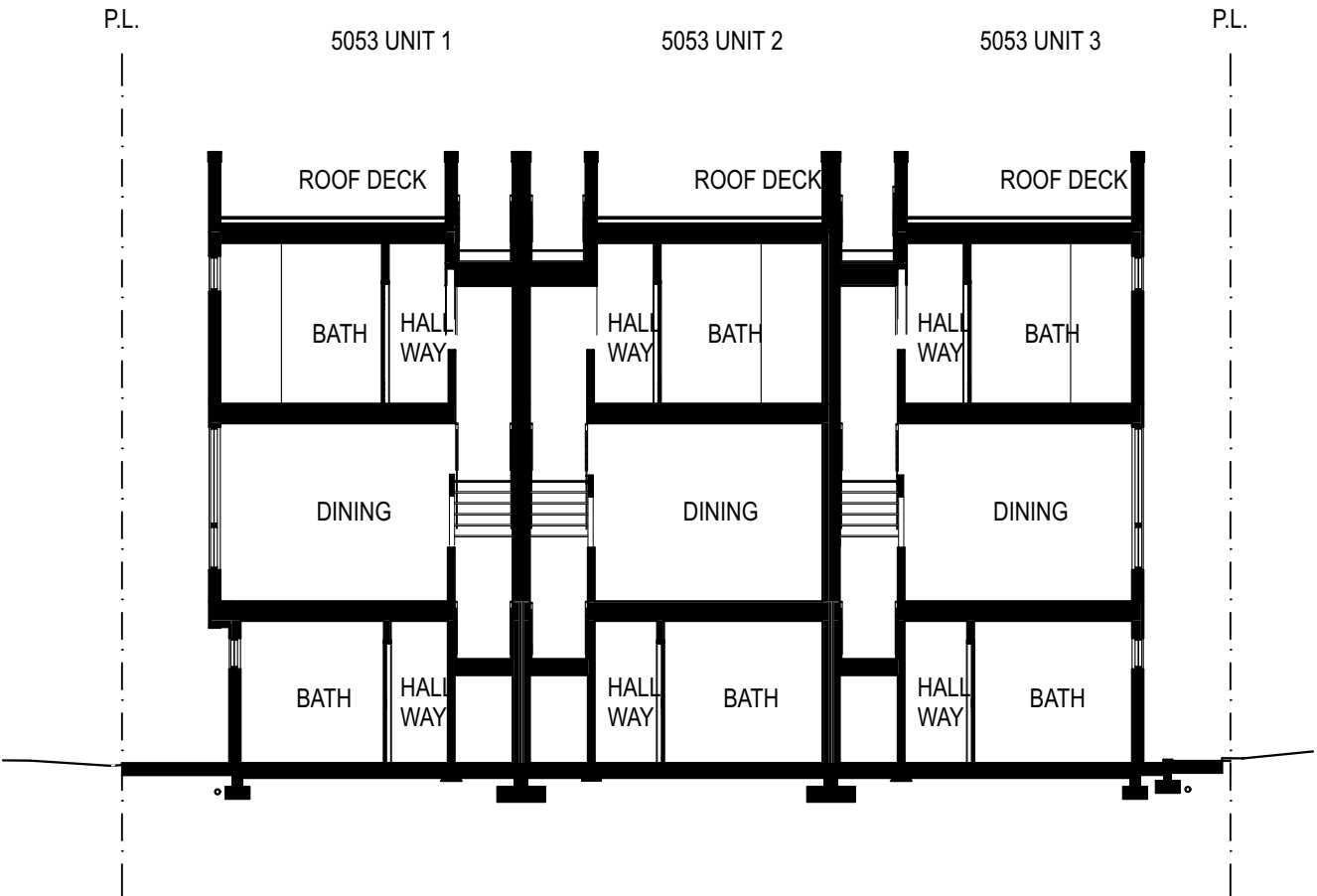




SECTIONS



1 5051 TRANSVERSE SECTION  
SCALE: 3/32" = 1'-0"  
0 8' 16' 24'

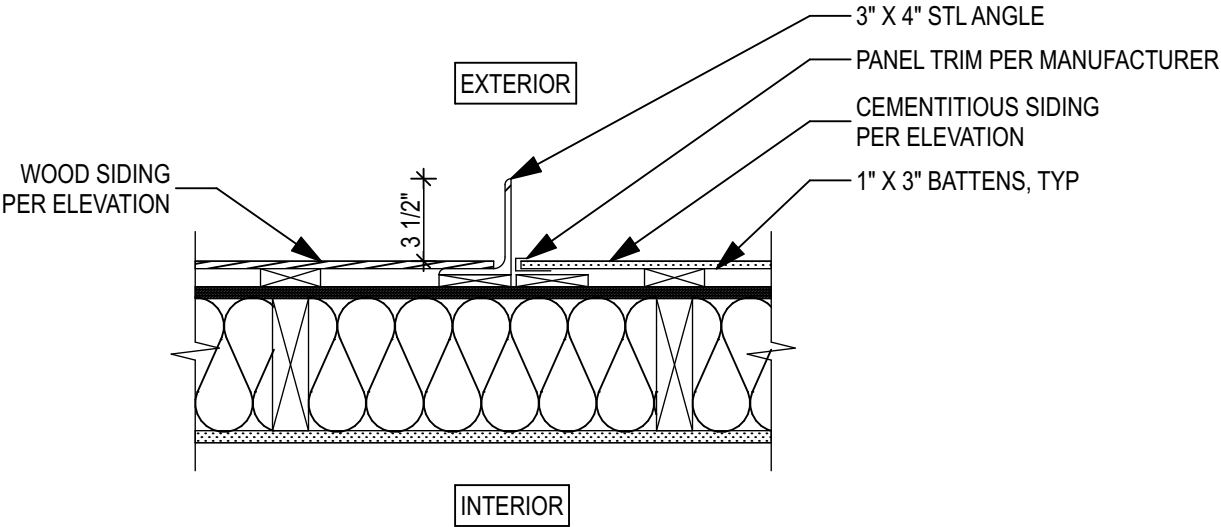


2 5053 TRANSVERSE SECTION  
SCALE: 3/32" = 1'-0"  
0 8' 16' 24'



# SIDING TRANSITION DETAILS

Detail A and B are provided here for illustrative purposes only at the request of the Land Use Planner. Both details are keyed to the following elevations on pages 42 - 45.



A

## VERTICAL TRANSITION AT SIDING DETAIL

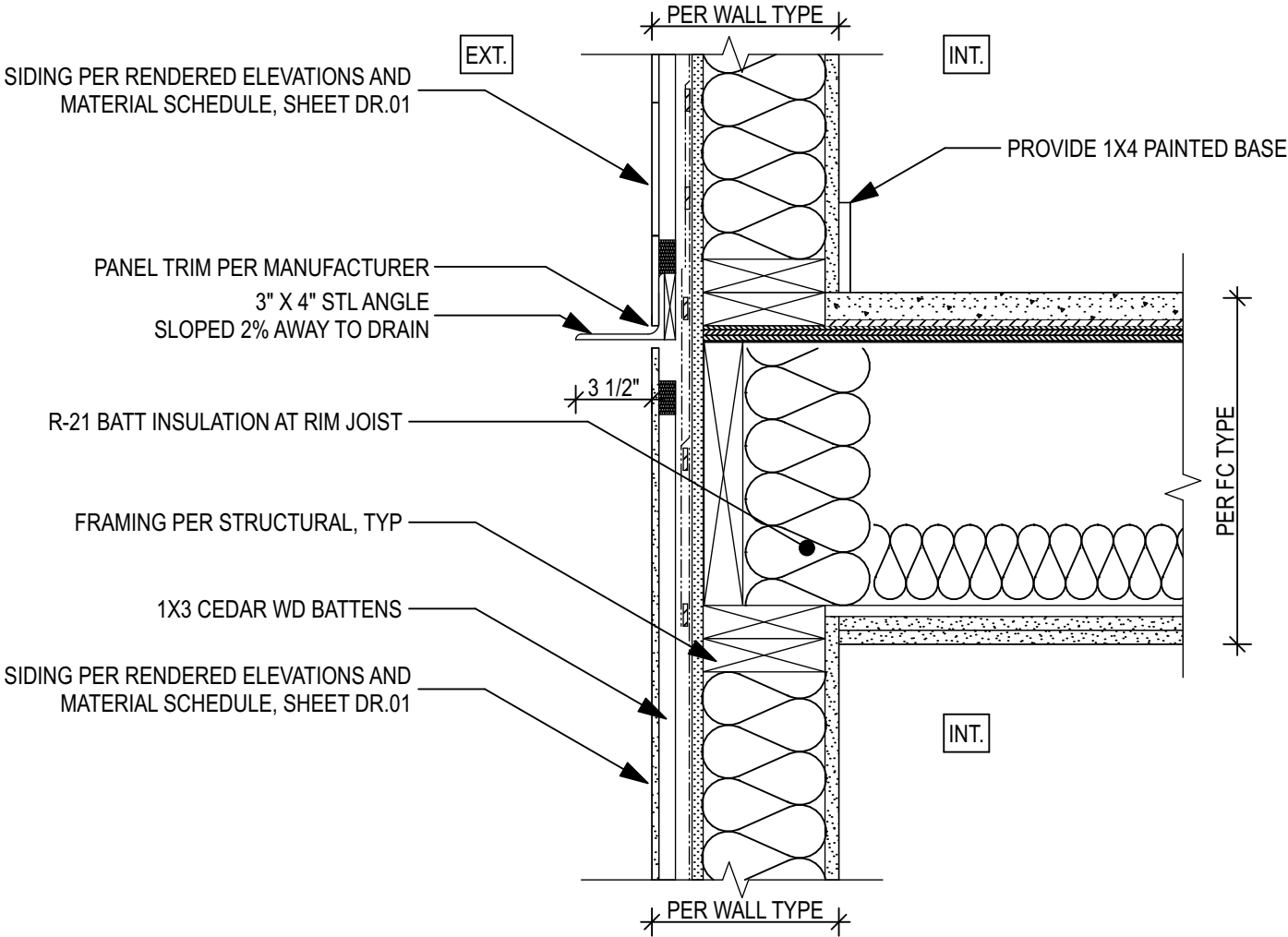
SCALE: 1 1/2"= 1'-0"



B

## HORIZONTAL TRANSITION AT SIDING DETAIL


SCALE: 1 1/2"= 1'-0"






ELEVATIONS

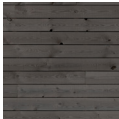
- 1




FIBER-CEMENT PANEL  
24" X 108" HORIZONTAL  
  
SW 6230 RAINSTORM
- 2




FIBER-CEMENT PANEL  
48" X 96" HORIZONTAL  
  
SW 7064 PASSIVE
- 3



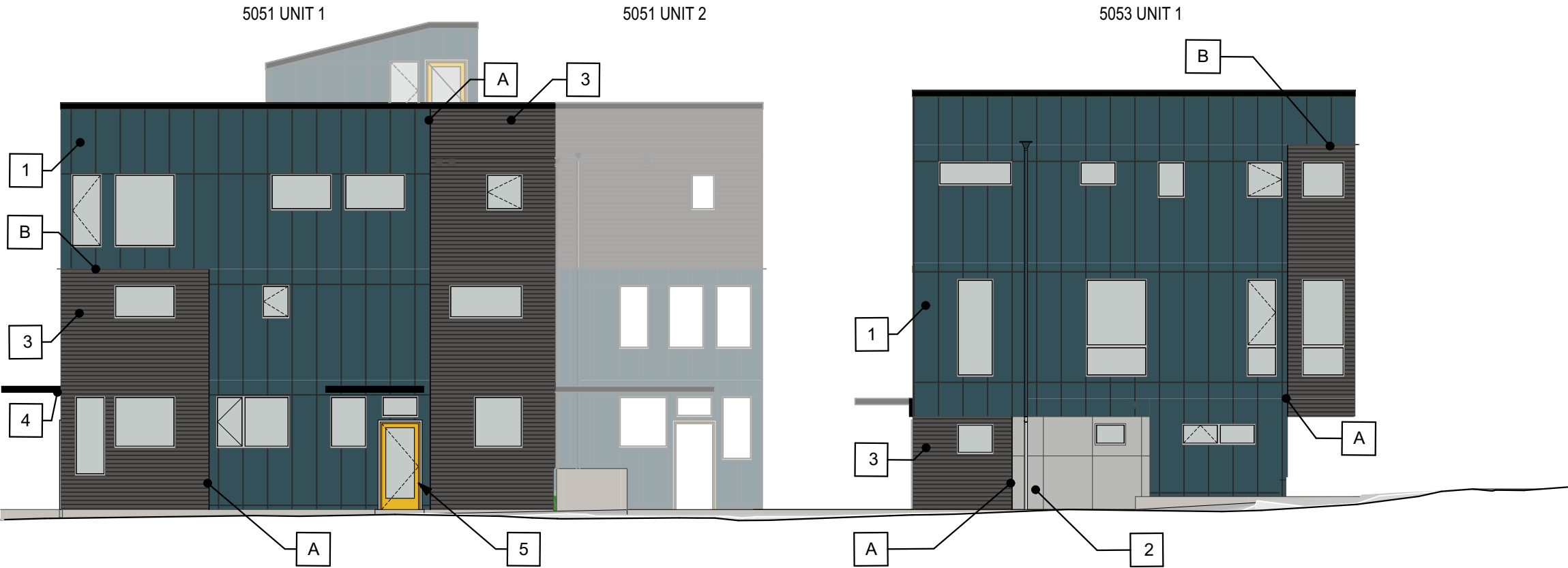
CLEAR CEDAR WOOD  
6" EXPOSURE  
ROUGH SIDE OUT 2 COATS  
SW 3135 EBONY
- 4



PREFINISHED METAL ELEMENTS  
  
POWDER COATED  
SW 7069 IRON ORE OR SIM.
- 5



ENTRY DOOR ACCENT  
  
SW 6907 FORSYTHIA

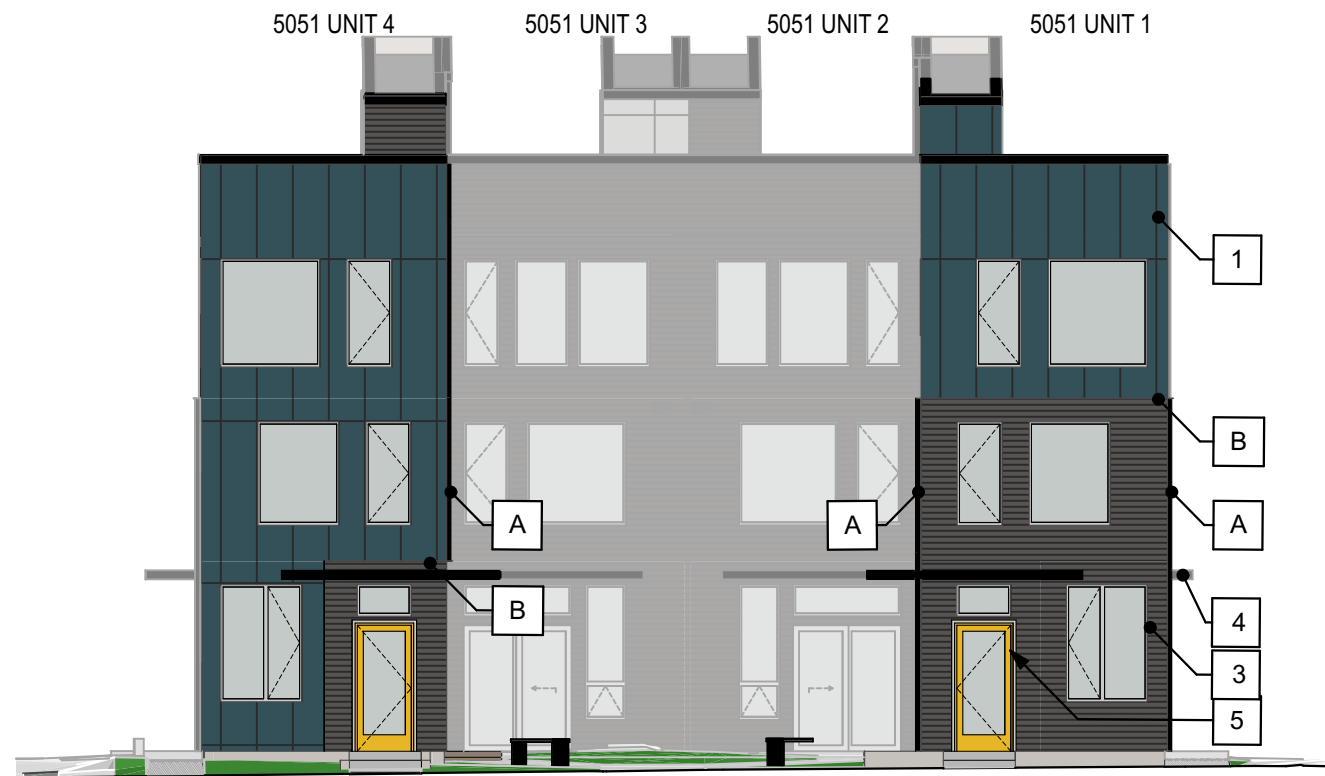
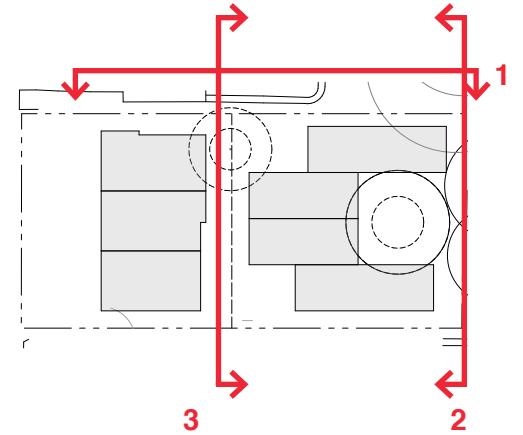


1 NORTH RENDERED ELEVATION

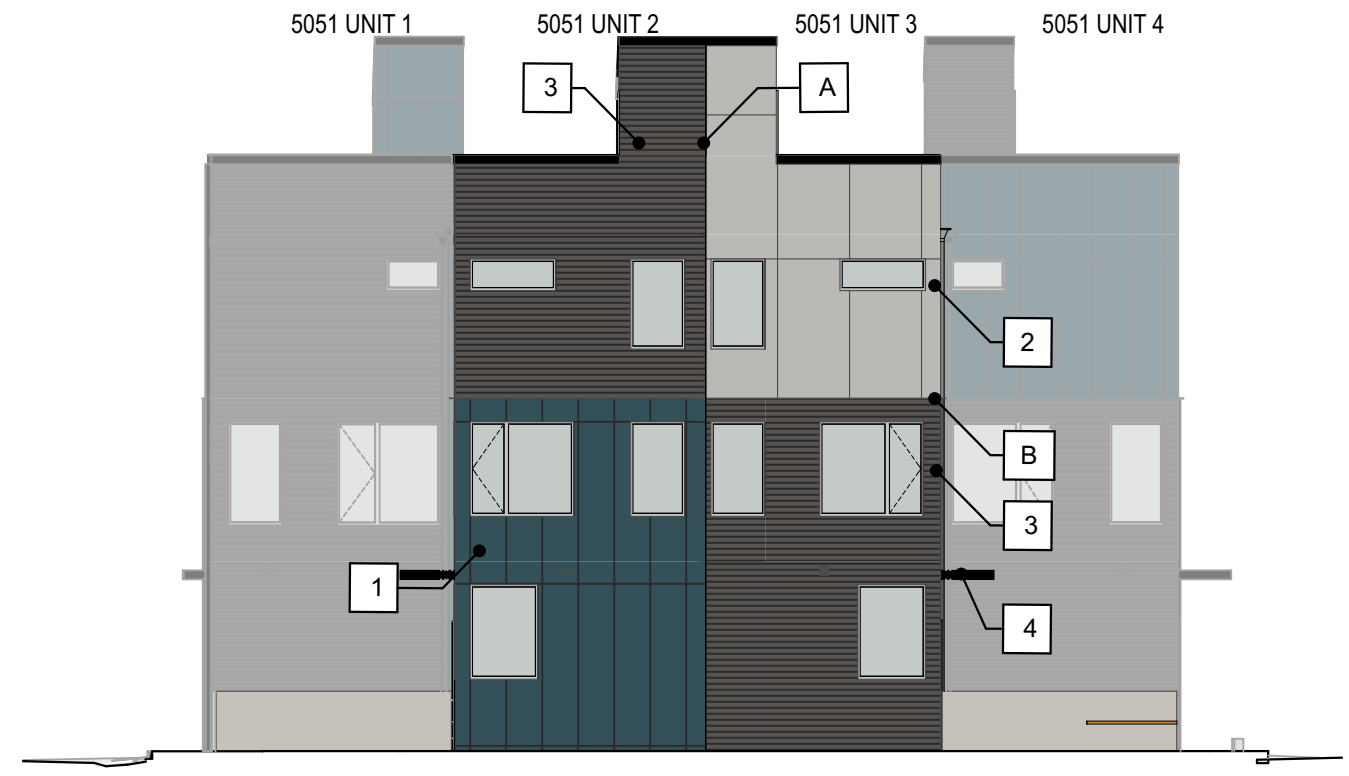
SCALE: 3/32" = 1'-0"



ELEVATIONS



**2** EAST 5051 RENDERED ELEVATION  
SCALE: 3/32" = 1'-0"  
0 8' 16' 24'




**3** WEST 5051 RENDERED ELEVATION  
SCALE: 3/32" = 1'-0"  
0 8' 16' 24'




ELEVATIONS

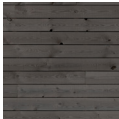
- 1




FIBER-CEMENT PANEL  
24" X 108" HORIZONTAL  
  
SW 6230 RAINSTORM
- 2




FIBER-CEMENT PANEL  
48" X 96" HORIZONTAL  
  
SW 7064 PASSIVE
- 3



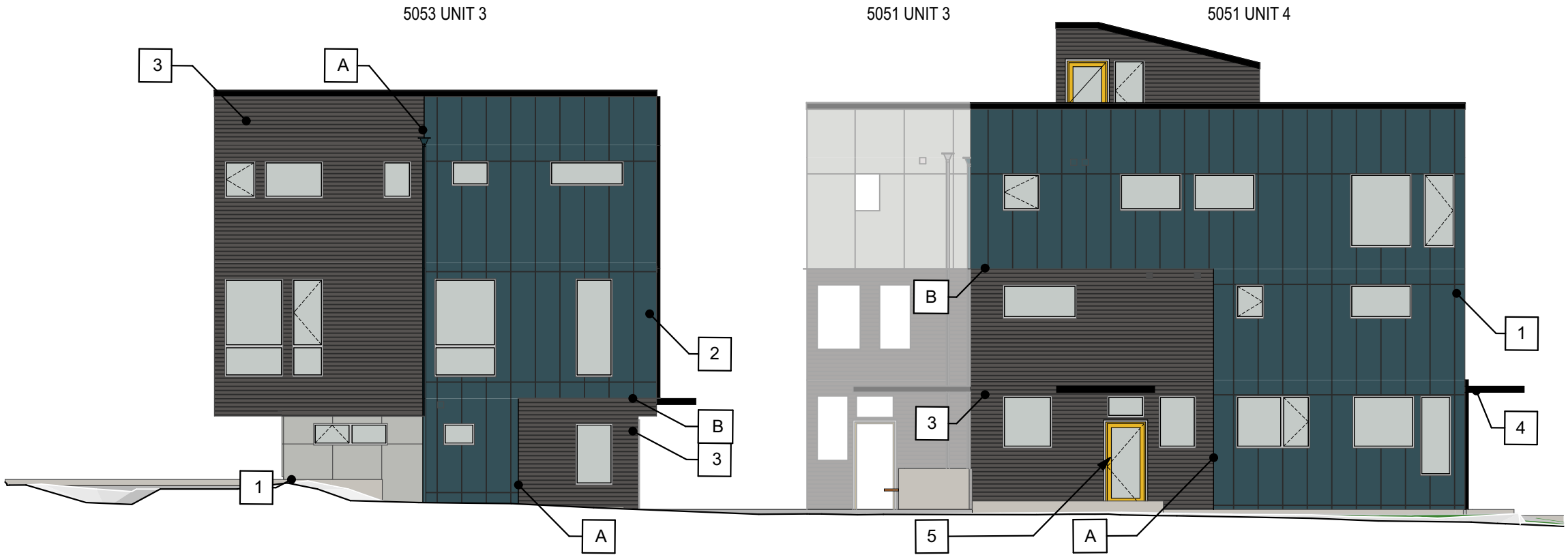
CLEAR CEDAR WOOD  
6" EXPOSURE  
ROUGH SIDE OUT 2 COATS  
SW 3135 EBONY
- 4



PREFINISHED METAL ELEMENTS  
  
POWDER COATED  
SW 7069 IRON ORE OR SIM.
- 5



ENTRY DOOR ACCENT  
  
SW 6907 FORSYTHIA



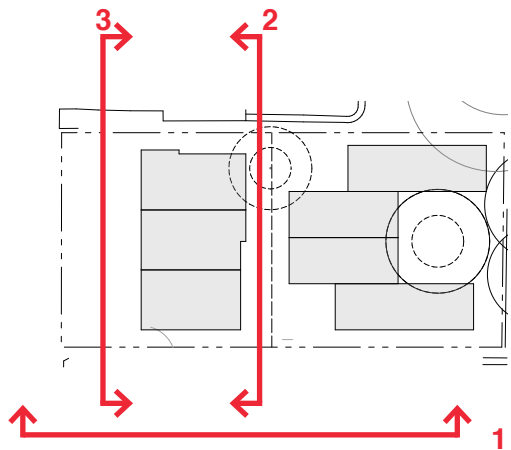
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SOUTH RENDERED ELEVATION

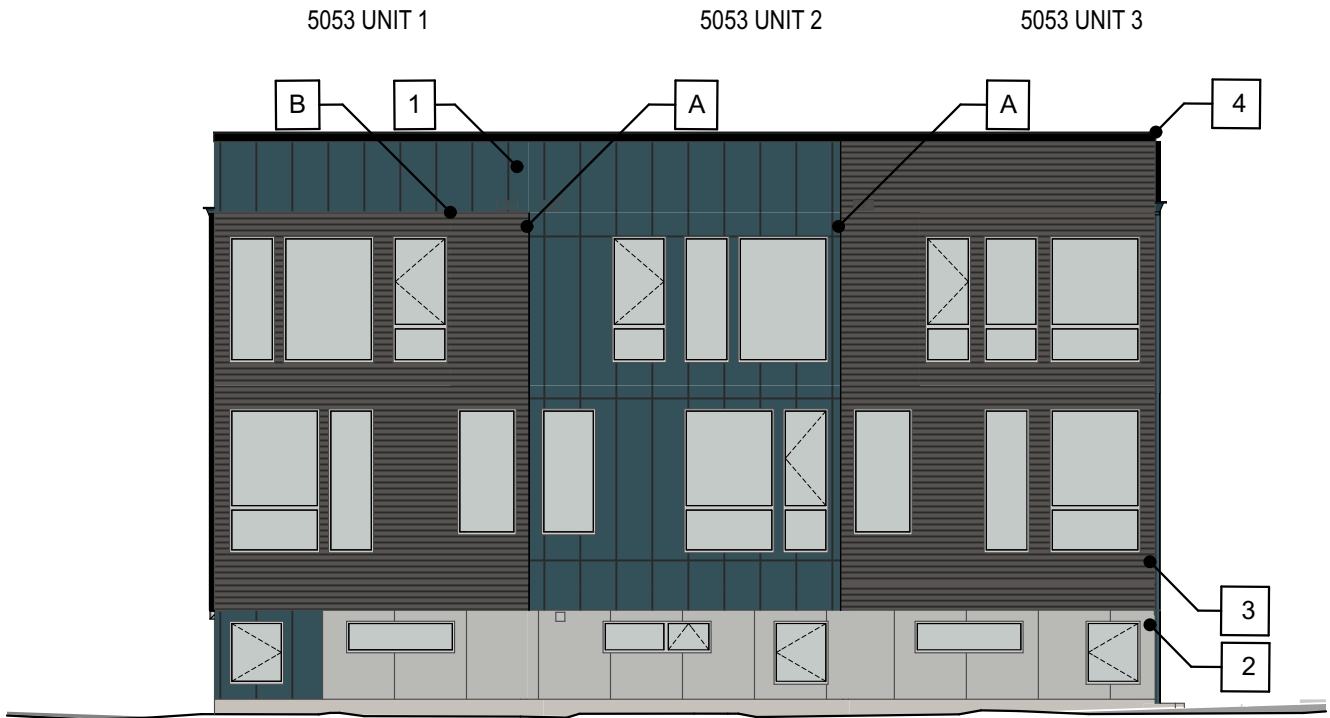
SCALE: 3/32" = 1'-0"



ELEVATIONS



2 EAST 5053 RENDERED ELEVATION  
SCALE: 3/32" = 1'-0"



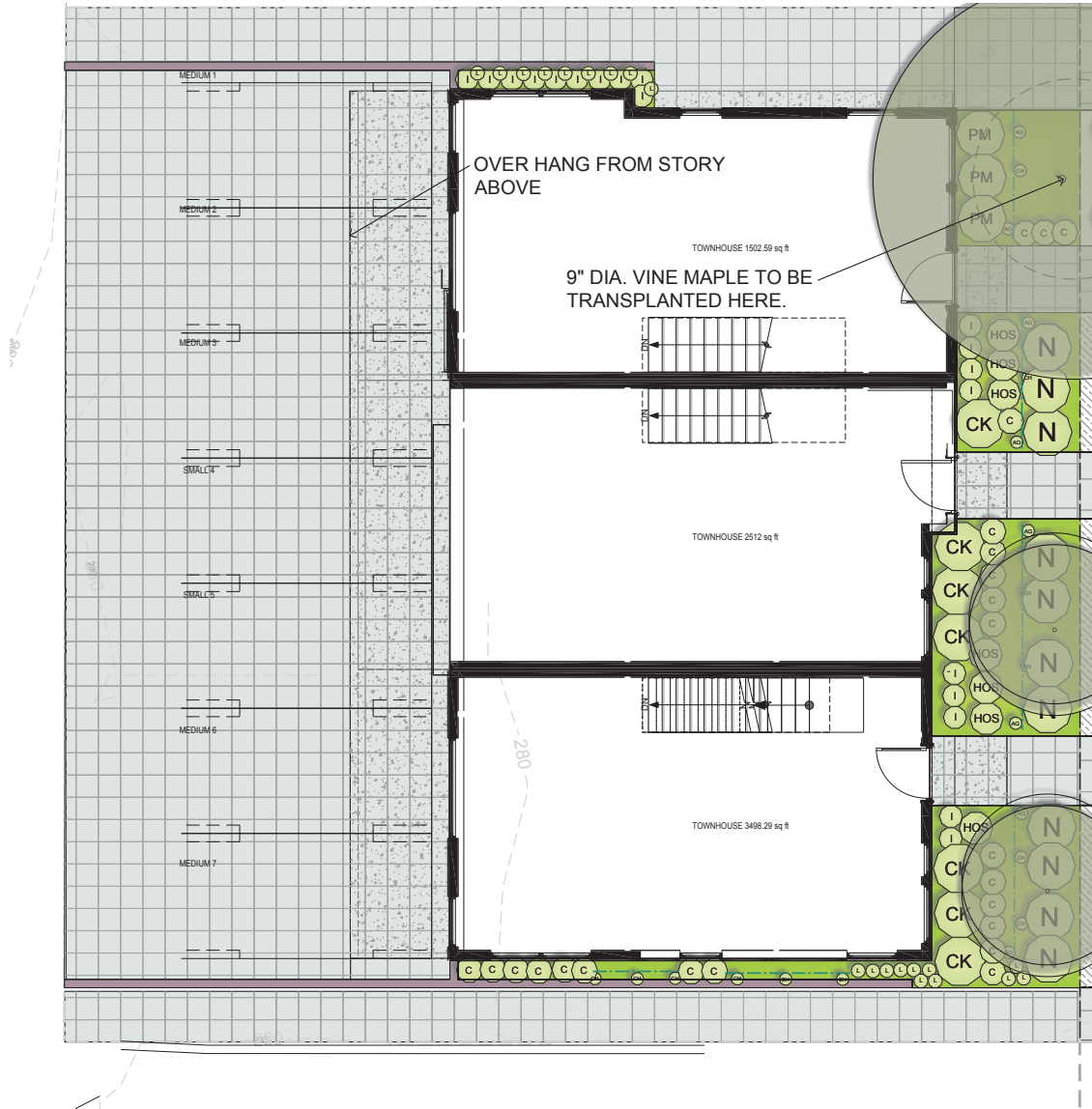
3 WEST 5053 RENDERED ELEVATION  
SCALE: 3/32" = 1'-0"



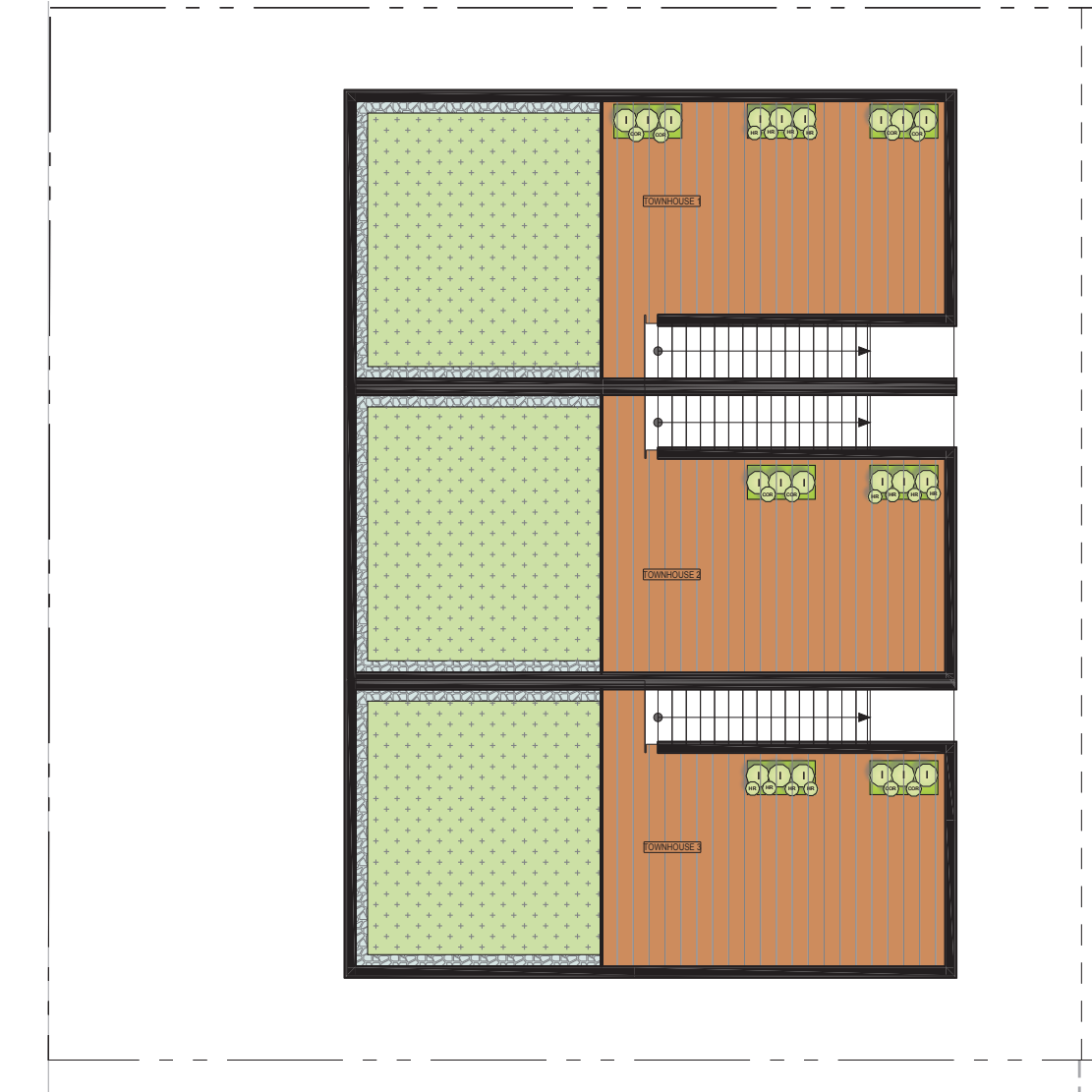
LANDSCAPE



# LANDSCAPE

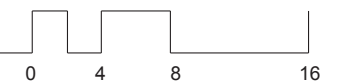


GROUND LEVEL



## ROOF LEVEL

1 LANDSCAPE PLANS 1  
1/8" = 1'-0"

$$1/8" = 1'-0"$$




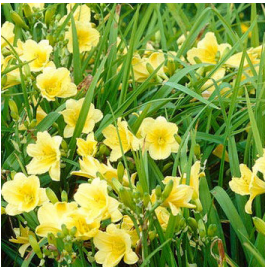
LANDSCAPE



Autumn Joy Sedum



Blue Arrows Rush



Day Lillies Happy Return



Dwarf Fountain Grass



Dwarf Red Twig  
Dogwood



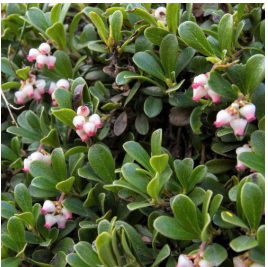
Hosta Regal Krossa



Ice Dance Sedge



Mango Tango Potentilla



Massachusetts  
Kinnikinnick



Midwinter Fire Redtwig  
Dogwood



Moonbay Compact  
Heavenly Bamboo



Moonbeam Coryopsis



Otto Luyken Laurel



Cambridge Flowering  
Pear



Silvery Sunproof Mondo  
Grass



Sky Pencil Japanese  
Holly



Sword Fern



Varigated Five Leag  
Akebia



White Flowering  
Clematis

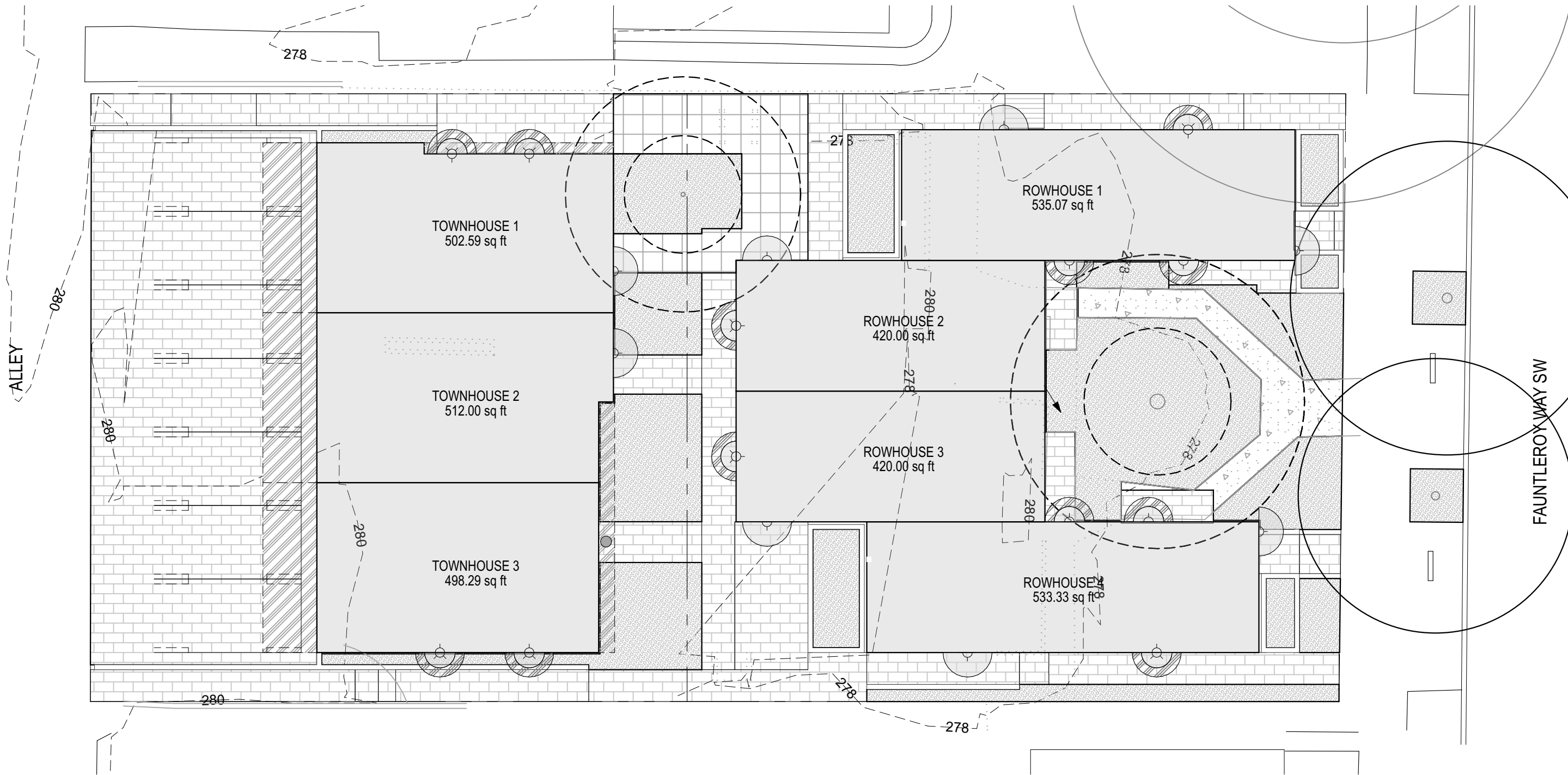


Wine Color Periwinkle

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LIGHT AND GLARE PLAN



1 LIGHT / GLARE PLAN

0 8' 16' 24'



Outdoor Jelly Jar Light with  
baffle light down only



Mini LED Step Light  
Outdoor wall/tread light

#### KEY



Outdoor Jelly Jar Light at entry door, with baffle to  
light down only



Outdoor Wall/Tread Light, automatic on at night,  
brighter w/motion sensor w/baffle to light down only



Light Cone



Light Cone for fixture brighter with motion sensor



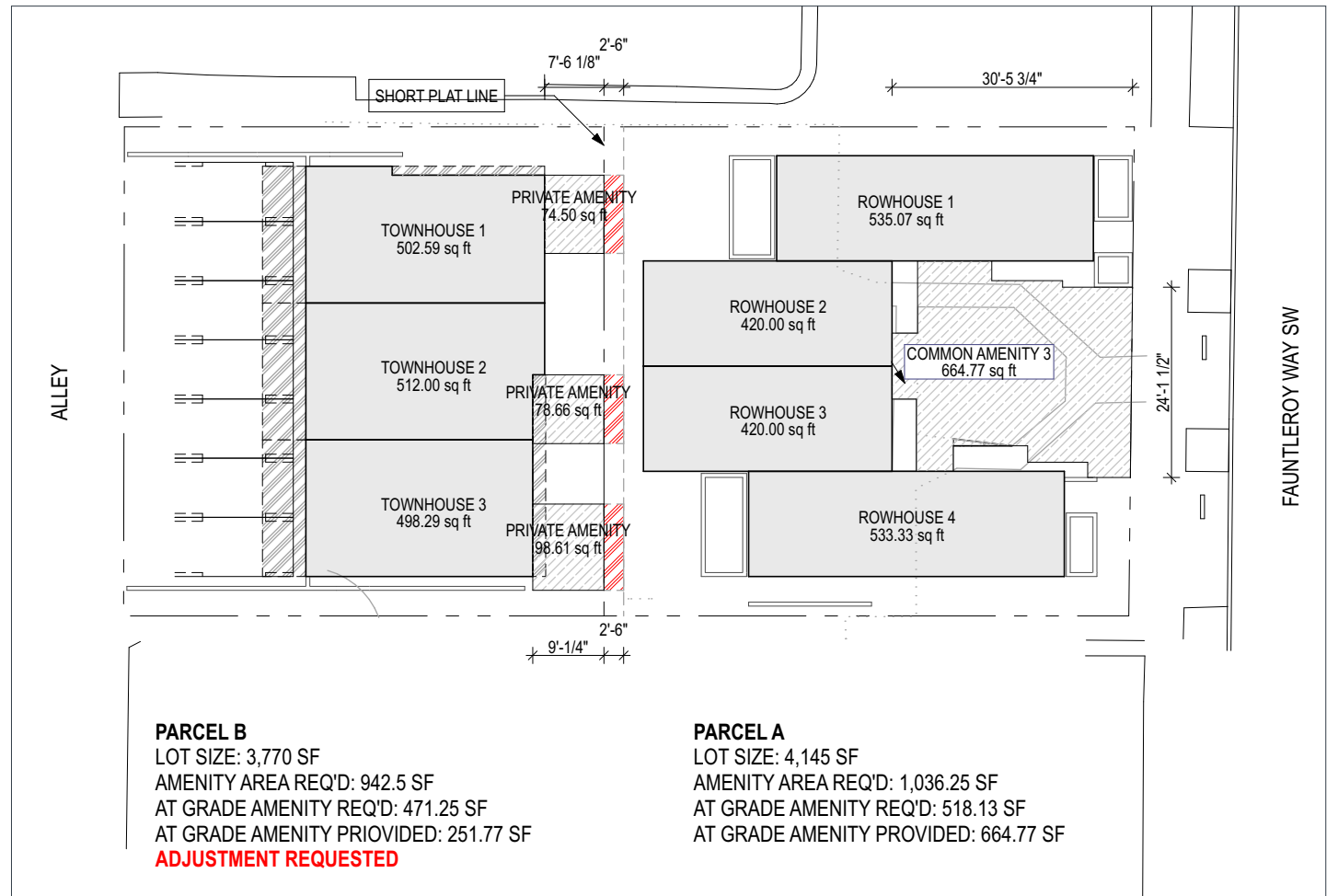
DEVELOPMENT MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORT DESIGN GUIDELINES
1	AMENITY AREA AT GRADE SMC 23.45.522.A.2	471.25 SQUARE FEET REQUIRED AT GRADE FOR PARCEL B (50% OF THE TOTAL AMENITY AREA)	251.77 SQUARE FEET PROVIDED ON SITE (PARCEL B) AND ADDITIONAL 147.88 SQUARE FEET PROVIDED ON ADJACENT PARCEL A AS CONTINUATION OF PARCEL B. THE COMMON AMENITY AREA ON PARCEL A TOTALS AT 664.77 EXCEEDING THE REQUIREMENT BY 146.64 SQUARE FEET. THE EAST COURTYARD OF PARCEL A IS SHARED AND OPEN TO PARCEL B, BRINGING TOTAL AMENITY AREA AT GRADE TO A COMBINED TOTAL OF 1,064.42 SQUARE FEET. THE COMBINED TOTAL AT GRADE EXCEEDS THE REQUIRED COMBINED AT GRADE TOTAL OF 989.38 SQAURE FEET.	219.48 SQUARE FEET	The design proposal meets the intention of the code by providing required amenity areas at ground level for the entire development that can be used by all residents. However, due to the short plat lot division line and the location of parking for the entire development off the alley, the amenity area for Parcel B, located in the rear setback extends into a portion of Parcel A in order to meet the minimum amount of amenity area at-grade for Parcel B. The common amenity area at the front of Parcel A exceeds the minimum width and area requirements for that site and the total combined amenity areas across both Parcel A and Parcel B exceeds the minimum area requirements, providing more than double the required area at grade across the entire project. In addition, the common amenity area features mature and robust landscaping, designed to incorporate existing exceptional trees and are intended to be used by residents of both parcels A and B.	PL1.C - Outdoor Uses and Spaces; DC3.B.4 - Open Spaces Uses and Activities: Multi Family Open Space; DC3.B.4 - Design: Support Natural Areas; DC4.D - Trees, Landscape and Hardscape Materials; CS1.D - Plants and Habitat
2	PARKING SPACE REQUIREMENTS SMC 23.54.030.B.1. b	WHEN FIVE OR MORE PARKING SPACES ARE PROVIDED A MINIMUM OF 60% OF THE PARKING SPACES SHALL BE STRIPED FOR MEDIUM VEHICLES	0% OF THE PARKING SPACES ARE STRIPED FOR MEDIUM VEHICLES	100% OF THE PARKING SPACES ARE STRIPED FOR SMALL VEHICLES	The proposal provides pedestrian access on the north and south sides of the site, reducing the overall width along the alley property line available for parking stalls. In response to design guidance, a direct path from the north side of the site is provided to the alley connecting the trash storage to the trash staging. This path is separate from the primary pedestrian path and pedestrian access easement along the south property line and prevents trash cans from being pulled through the amenity area at the center of the project. In addition, the backing and turning space is increased beyond the code minimum to 23 feet to improve the use of the small vehicle spaces.	PL.1.A - Network of Open Spaces; PL.1.B - Walkways and Connections; PL.2.D - Wayfinding; DC.3.B4 Multifamily Open Space; DC.1.B. Vehicular Access and Circulation; DC.1.C Parking and Service Uses

# DEVELOPMENT DIAGRAMS



1 Amenity Space Diagram

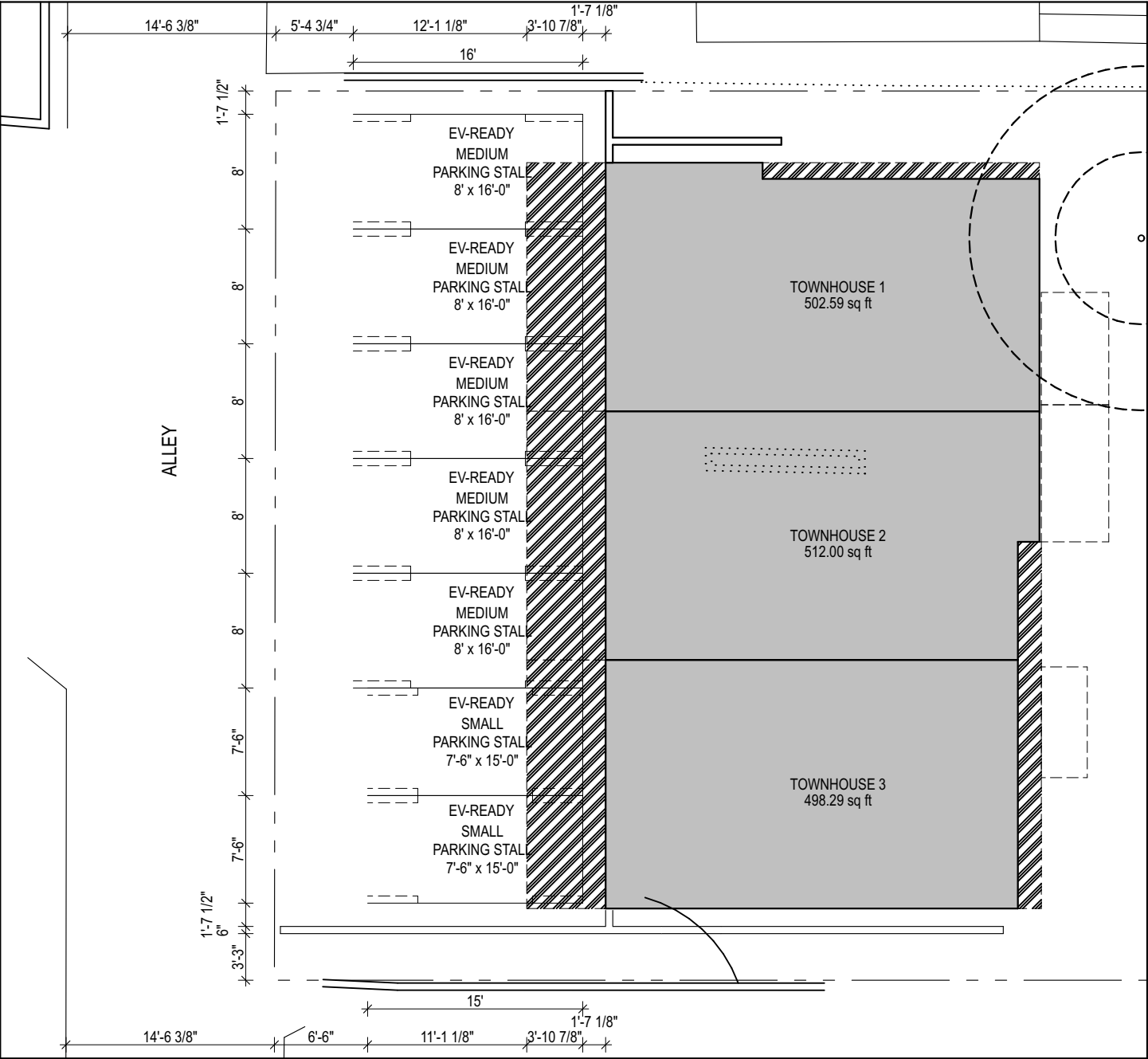


2 Departure Diagram



DEVELOPMENT DIAGRAMS

A Code Compliant Parking Scheme is included here for illustrative purposes only at the request of the Land Use Planner.



PARKING COMPLIANCE DIAGRAM

SCALE: 3/32" = 1'-0"



SHADOW STUDIES

DECEMBER

MARCH / SEPT

JUNE

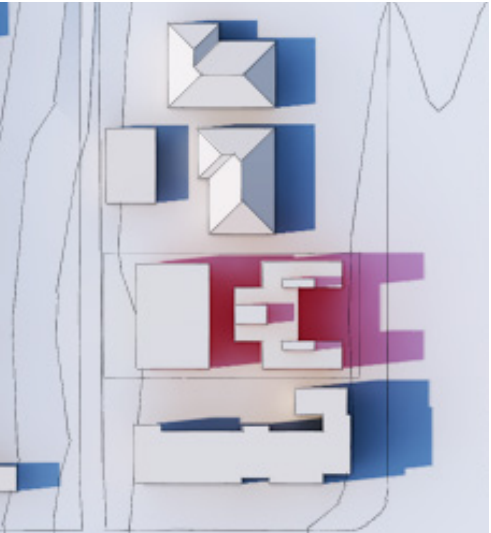
10 am



1 pm



4 pm





COMPLETED WORK b9 ARCHITECTS



Woodland Park Ave Townhomes



Woodland Park Ave Townhomes



Frankline Avenue W Rowhouses





Galer St Rowhouses by b9 architects



Humes Pl W Rowhouses by b9 architects in Queen Anne



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