

EARLY DESIGN GUIDANCE

ADMINISTRATIVE DESIGN REVIEW

SDCI NO. 3034363-EG

7146 44th Ave S

Seattle, WA 98118

APPLICANT

Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144
contact: Jessica Tranquada

OWNER

GB Investments LLC
1131 Poplar Place S
Seattle, WA 98144

DEVELOPER / ARCHITECT

Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144

SDCI PLANNER

Ellen Aebischer

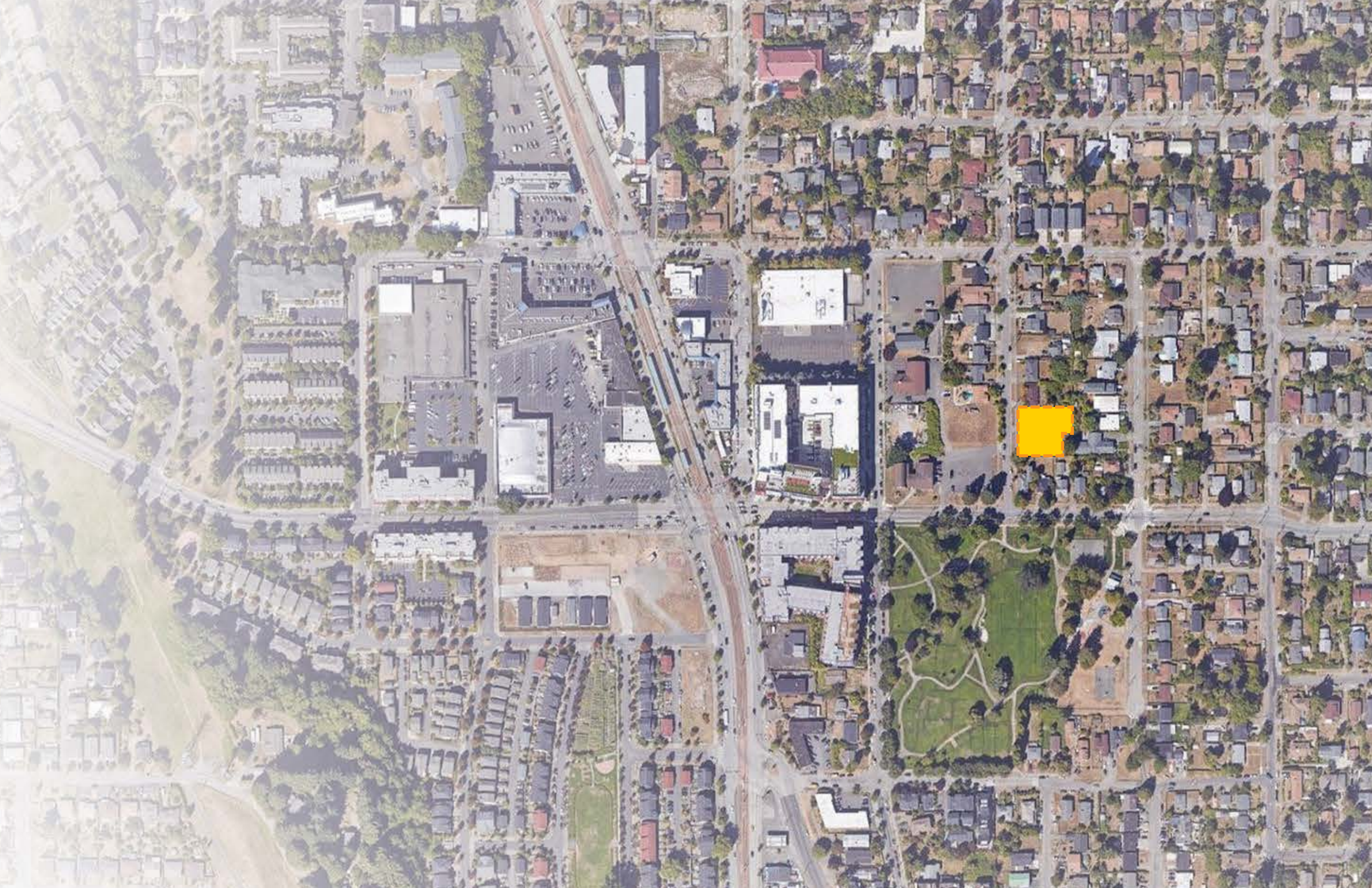
PRE-SUBMITTAL MEETING

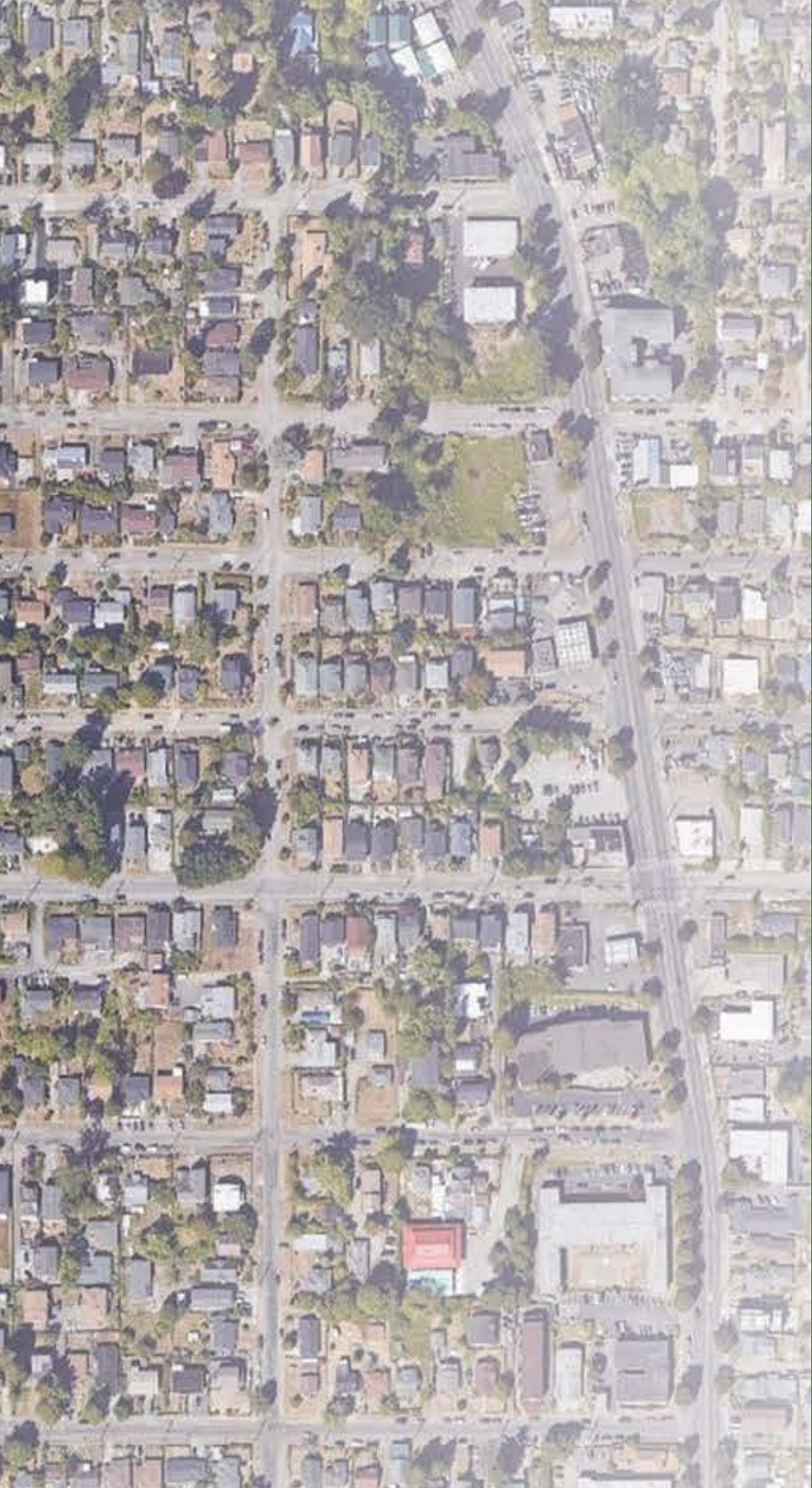
2:30pm 06/27/2019

RE-SUBMITTAL DATE

08/13/2019







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PROJECT INFORMATION

This development proposal consists of a total of 12 townhome units located on 2 existing lots, an LBA will be performed to revise the lot configuration and each lot will be permitted separately but are functionally related via shared pedestrian and vehicular access to the sites.

SDCI PROJECT NUMBERS:

LOT BOUNDARY ADJUSTMENT:	3034364-LU
EARLY DESIGN GUIDANCE:	3034363-EG (Parcel A / 7146 44th Ave S) 3034474-EG (Parcel B / 7150 44th Ave S)
MASTER USE PERMIT:	3034799-LU (Parcel A / 7146 44th Ave S) 3034473-LU (Parcel B / 7150 44th Ave S)
CONSTRUCTION PERMIT:	6724308-CN (Parcel A / 7146 44th Ave S) 6728422-CN (Parcel B / 7150 44th Ave S)

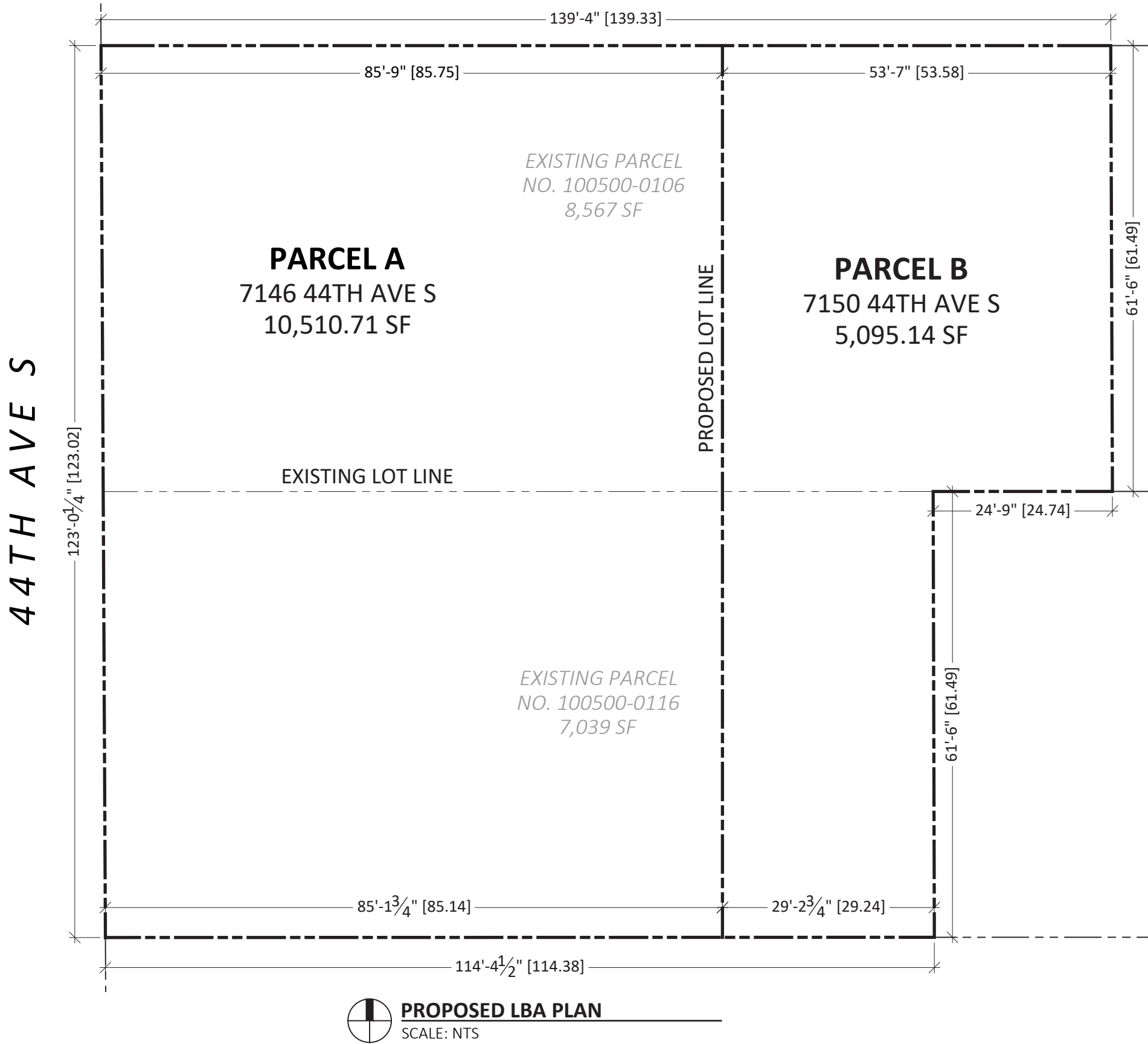
Each lot will also go through a unit lot subdivision for future unit sales.

PROPOSED PROGRAM - PARCEL A

LOT AREA:	10,510.71 sf
PROPOSED RESIDENTIAL UNITS:	8 townhomes
NUMBER OF PARKING SPACES:	8
PROPOSED GROSS SF:	13,392.72 sf

PROPOSED PROGRAM - PARCEL B

LOT AREA:	5,095.14 sf
PROPOSED RESIDENTIAL UNITS:	4 townhomes
NUMBER OF PARKING SPACES:	4
PROPOSED GROSS SF:	6,025.93 sf



DEVELOPMENT PROPOSAL

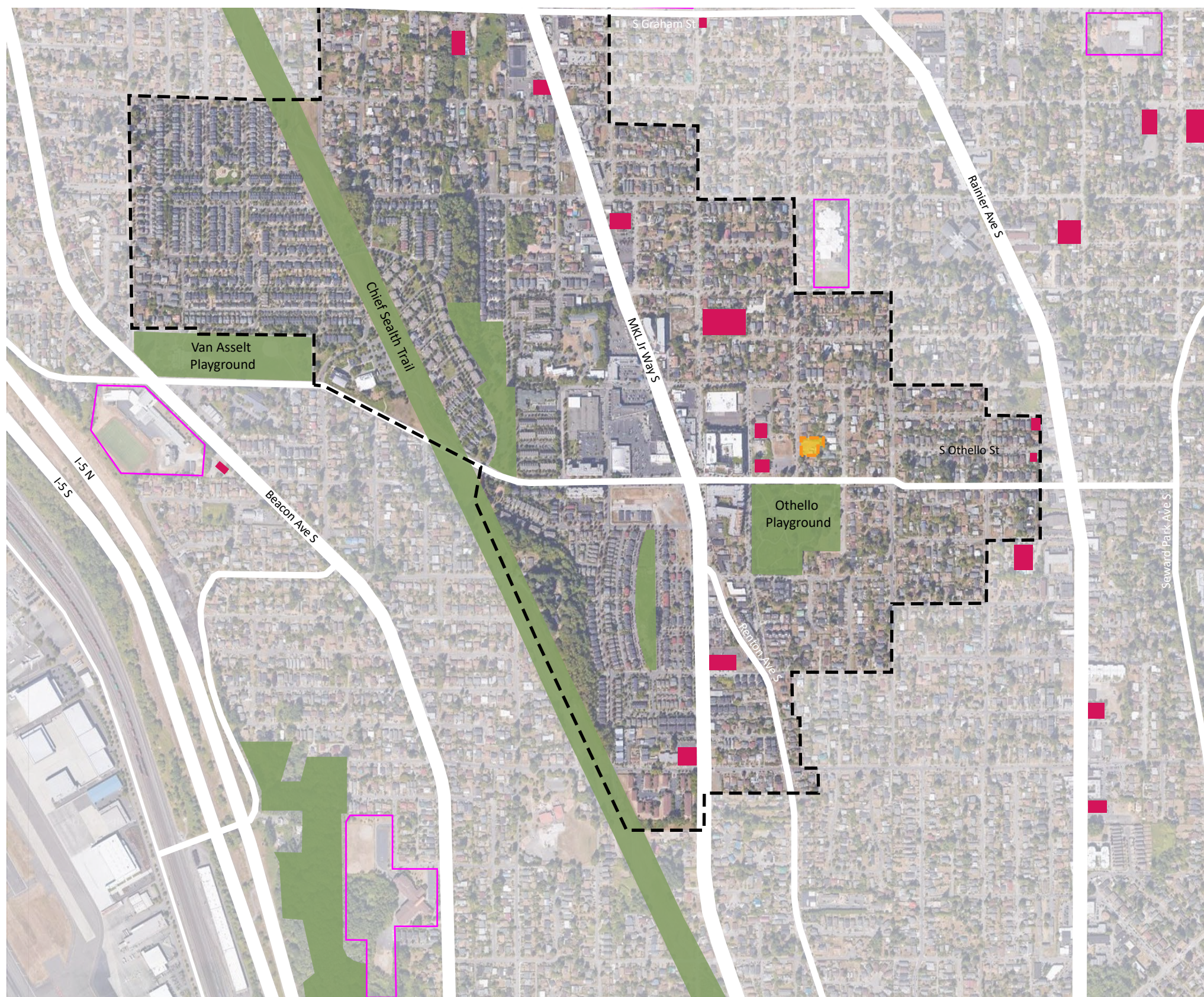
This project proposes to construct 12 new market-rate townhomes of 1,350 sf to 1,600 sf each. All units will contain at least three bedrooms and have a parking space on-site. Maintaining connections to the outside are a priority, 10 units will have living rooms that open onto fenced yards while the two central units have second floor living spaces oriented around large decks.

SUSTAINABILITY GOALS

All units will be designed and built to meet a minimum 4-star BuiltGreen certification. Sustainable materials will be used in the construction, such as reclaimed wood and low-to-no VOC interior finishes. Conduit will be installed to all parking spaces for future electric car charging stations. All unit roofs are oriented to optimize solar exposure and designed for future installation of solar panels. Drought tolerant and low maintenance plantings will help to reduce water usage while providing natural beauty to the owners and public. Although parking is provided on site, the Othello Light Rail Station is within a 5 minute walk of the site offering an incentive to use public transportation.

EXISTING SITE DESCRIPTION

The site is primarily flat with a gentle slope up toward the north property line with a total grade change of 6-7 feet. There is currently a one-story single family home and detached garage on site that will be removed. There are currently no street trees in the ROW planting strip



LEGEND

- Development Site
- City Parks
- Schools
- Religious Centers
- Othello Residential Urban Village

SUMMARY OF PUBLIC OUTREACH PRINTED OUTREACH MAILER

A printed mailer (below) translated into Vietnamese, Tagalog, Somali and Oromo was mailed out to all residences and businesses within a 600 ft radius of the development site on 6/04/19. The mailer provided an introduction to the project, invitation to attend the community meeting and a link for the online survey.



DIGITAL OUTREACH ONLINE SURVEY

Both the mailer and additional emails sent to community groups directed interested parties to an online survey which was provided in English, Vietnamese, Oromo, Tagalog and Somali. The survey was based on the City of Seattle guidelines for survey design for Early Community Outreach. The survey was posted on 6/07/19 and remains open.

SUMMARY OF RESPONSES:

The two survey respondents were concerned with affordability, a family-friendly community, sustainability, building scale and parking.

Is there anything specific about this property or neighborhood that would be important for use to know?

“Making it affordable means thinking of the incomes of the people in SE Seattle already. Also parking sucks, stop helping people destroy the planet faster. It should be a hassle.”

“This neighborhood is very close to a light rail station and multiple bus lines. One-to-one parking is not necessary. This neighborhood is an area at risk of gentrifying and pricing out longtime residents: affordability is an important consideration. This neighborhood is close to a park with a playground, so it is attractive to families.”

What else would help make the new building successful for decades to come?

“Putting it in a land trust that ties resale value to inflation. That or ensuring it’s affordable and built well for the community.”

“Good location for solar panels.”

IN-PERSON EVENT PUBLIC MEETING

A community meeting was held on 6/24/19 from 6:30pm - 7:30pm at the New Holly Branch Library. The meeting included a presentation of the proposed project and a question and answer session. There were four attendees: one owned a house directly to the east of the development site, one lived to the north on the same block and two lived a block to the east on 45th Ave S.

SUMMARY OF COMMENTS:

The attendees expressed concern about the scale and density of the new development, they questioned why the number of units increased from our original proposal of 6 single family homes. *We explained that due to the MHA upzone and associated MHA fees it was no longer financially viable to build our original design. On the positive side, the 12 homes will be smaller than the original 6 and will be priced more affordably for the area.*

The east neighbor was concerned about how close the buildings will be to the property lines, he asked whether we could shift the units away from the edges of the site, toward the center to create more space for landscaping and trees. *We explained that although the buildings are close to the property lines (all proposed setbacks meet land use code required setbacks for multifamily zones), they are massed to allow spaces between the units for more light to filter through the site and help decrease the perceived mass of each unit. If we shifted the units to provide larger setbacks it would create a much larger and solid townhome complex that would look more like a small apartment building than individual homes. The neighbor accepted this explanation and agreed that it is preferable to have unit massing that more closely relates to the adjacent homes.*

The east neighbor brought up existing drainage issues where his yard borders our property, water tends to accumulate during storms and takes a while to drain off. He also wanted to make sure that we were going to properly mitigate stormwater runoff on the development site to prevent additional drainage issues on his property. *We have a civil engineer who will design the on-site stormwater system, we have also informed him of the drainage issue on the eastern property line so he can address that in the site design.*

The attendees also asked about the existing vacant house, they are concerned about it being broken into while the project is in permitting and also that the grass is very tall and could be a fire hazard. *We informed them that we have recently submitted a demo permit, and are hoping to remove the home as quickly as possible to decrease the potential for break-ins or squatters, we also agreed to have the grass cut.*

The north neighbor raised concerns about the amount of on-site parking. There are two churches on 43rd Ave S, west of the site, that create a lot of traffic congestion on Sundays. She thinks that there is not enough parking available in the neighborhood already (there is street parking on both sides of 44th Ave S) and that only providing one parking space per unit will cause even more people to park on the street. *We explained that the site is located in a frequent transit area and the land use code would allow us to not provide any parking on-site.* The other attendees disagreed about the potential parking issues, citing the close proximity to the Light Rail Station.

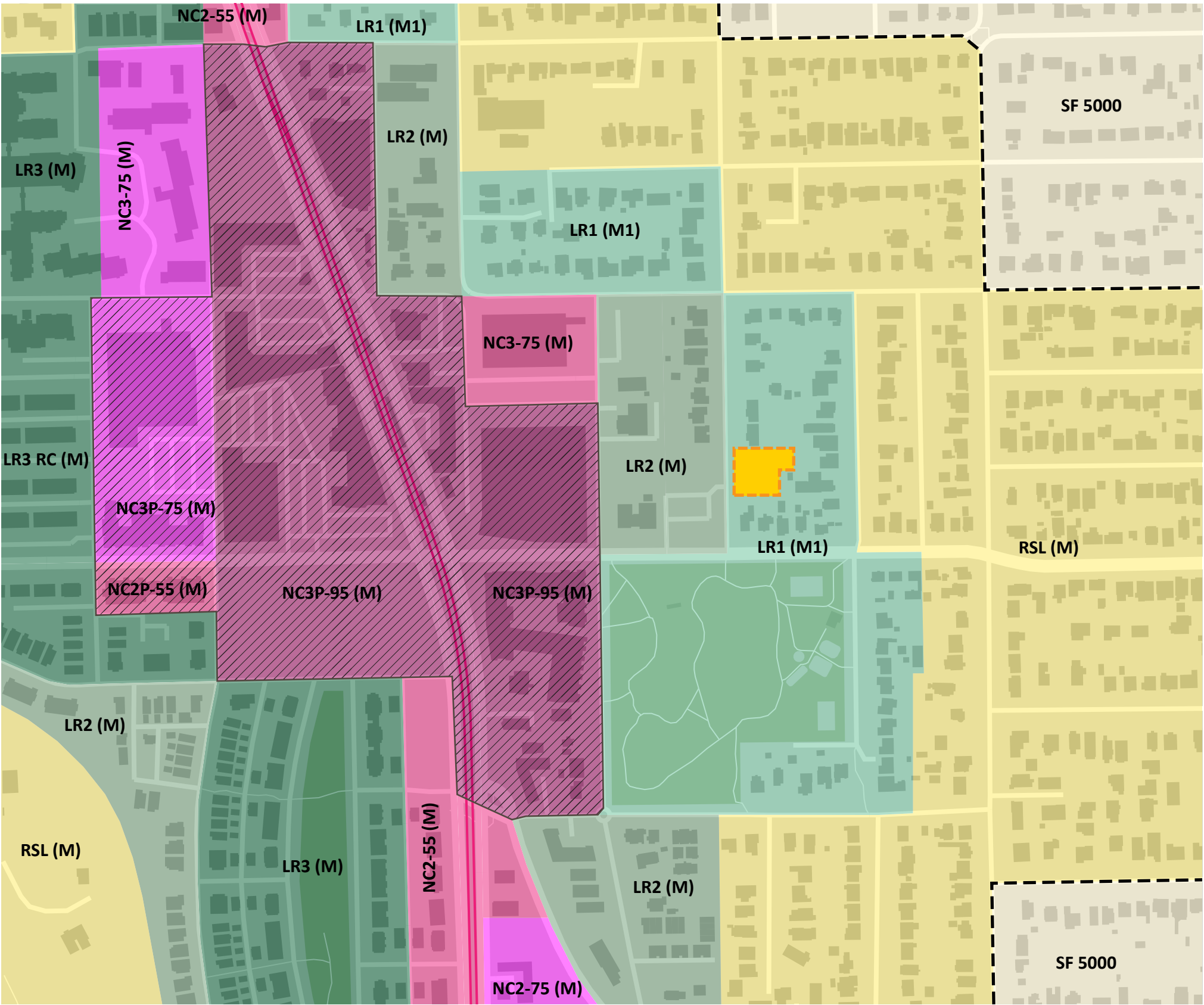
The east neighbor asked about possible roof decks or windows facing his property that would cause privacy concerns. *We identified proposed windows in the preliminary renderings that face his property and agreed to adjust the facade design to minimize large widows directly facing his yard. We will make sure that the final design is sensitive to privacy concerns for all neighboring properties.*

Mô tả dự án Công ty Green Canopy Homes đang tái xây dựng bất động sản số 7146 44th Ave S . Địa điểm này hiện đang có một ngôi nhà có chỗ đậu xe tách rời. Công ty định đập bỏ ngôi nhà hiện có để xây 12 căn townhouse mới, có 12 chỗ đậu xe và cây cảnh chung quanh. Chúng tôi cần một bản đồ lập kế hoạch - việc xây dựng có thể bắt đầu vào mùa hè năm 2020 và dự định có thể hoàn thành sớm nhất vào mùa xuân năm 2021.	Paglalalarawan sa Proyekto Muling pinapamaldag ng Green Canopy Homes ang ararian sa 7146 44th Ave S . Kasalukuyang may nakatayang bahay na may makalagit na garage sa lugar. Kabilang sa iminumungkahi ang pagtanggil ng kasalukuyang bahay at ang pagpapatayo ng 12 bagong townhome na may 12 espasyo para sa pagparking ng sasakyan at landscaping. Susisimulan pa lamang namam ang pagpapalano ngayon - maaaring magamala ang pagpapatayo sa panahon ng Tag-init (Summer), 2020 at pinakamagandang maaaring magpatay ang pagpapatayo sa panahon ng Tagisilab (Spring), 2021.	Sifaynta Mashruuca Guryaha Green Canopy Homes ayaa dib u dhisaaya mihiyadda ku taal 7146 44th Ave S . Goobta hadda waxa ku yaal guri leh garasho guriga aan ka dhajisnayn. Arrimo soosjeedinta waxa ka mid ah in laga dumiyo guriga hadda ku yaal meesha oo la dhiso 12 guryo (townhomes) cusub oo leh 12 meelood oo la dhigo buubaarta iyo dhulka oo la qurxiyo. Waxaan isla haddaan bilahaynaa qorsheynaa - dhismaha aya bilahabmi karta wagaaga, 2020 oo dhismaha ayaaga ayaa u baahna in la dhaymaynsiyo ugu horrayn illaa guga, 2021.	Ibssa Projekkticha Green Canopy Homes lafa 7146 44th Ave S irra jirra gudliso fofufa. Lafa kusa irra amman tana muma tokko fi garaaja qofa ejjuntii jira. Karori kun ka dabaluu , mana amma jiru diigan, namcen walit maxaanani jiran(town house) 12 fi bakka konkolata mi dhaaban 12 fi lafa mura . Amman tana karori kana jala qibnaa - jaranun kun Bosa(summer) 2020 jalqabam, yohiibaate, Ebla(Spring 2021) jirsasi xummarumii na danda'a.
Buoi giới thiệu trước công chúng	Presentasyon ng Komunidad na Bukas sa Publiko	Bandhigga Bulshada oo u Furan Dadwaynaha	Odeeffanno Hawaasa Dhihata, ka Hawaasa Bana ta'e
Nội dung Phần ngắn giới thiệu mô đất và sau đó là phần giải đáp thắc mắc.	Ano Isang maaliit na presentasyon na susundan ng isang sesyon para sa mga kaanunagan.	Waa Maxay Wartintun gaaban oo ay ku xigaan wakhti su'aal iyo jawabo.	Maal Odeeffimoon gababinaan ni dhihaata, yeroon gaafi fi dechi su jira
Địa điểm Phòng họp của thư viện New Holly	Saan Silid na Palungan ng New Holly Library	Hallise Qofka Kulinka New Holly Library Meeting Room	Eessa Kana Walaghi Mana Kibaba New Holly
Thời gian Ngày 24 tháng 6 năm 2019, từ 6:30pm đến 7:30pm	Kaalan 06/24/19 6:30pm - 7:30pm	Goorma 02.05.2019 - 6:30-7:30pm	Yoom 06/24/19 galgala 6:30pm - 7:30pm
Địa chỉ tham gia thăm dò trực tuyến https://greencanopy.typeform.com/to/Wy60Hs	Online na Survey https://greencanopy.typeform.com/to/Wy60Hs	Ra'yi-ururinta Onlaynka ah https://greencanopy.typeform.com/to/Wy60Hs	Gaafi fi deebi online irrart guutamuu https://greencanopy.typeform.com/to/Wy60Hs
Muốn có thêm thông tin Muốn tìm hiểu thêm về dự án xây và theo dõi tiến trình xin giấy phép của chúng tôi, hãy tìm địa chỉ 7146 44th Ave S hoặc dự án số 3034363-EG trong Lịch Duyệt xét Thiết kế (Design Review Calendar) và Công thông tin Seattle (Seattle Services Portal.) Muốn tìm hiểu thêm về chuyên tham khảo cộng đồng trước về vấn đề thiết kế, xin ghé trang mạng của Ủy ban Khu phố (Department of Neighborhood.) Dịch vụ dịch thuật có sẵn theo yêu cầu với thông báo 2 tuần.	Karagadagang Impormasyon Para magdagdag ang kaalaman tungkol sa proyektong ito at masasabayan ang aminang pag-unlad sa pananagitan ng proseso ng pagkuha ng permit, hanapin ang adres/ numero ng proyektong 7146 44th Ave S / 3034363-EG sa Kalendaryo ng Pag-unlad sa Disenyo (Design Review Calendar) at Portal ng mga Serbisyo sa Seattle (Seattle Services Portal). Para higit na madagdagang ang kaalaman tungkol sa mangangailangan ngayon para sa pag-aaral ng disenyo, bisitahan ang webpage ng Kagawaran ng Kapitbahayan (Department of Neighborhood.) Isalin serbisyo makukuha sa huling ng 2 linggo puma.	Macluumaad Dheeraad ah Si aad wax dheeraad ah uga ugaatoo arrimaha ku saabsaan mashruucan oo aad ula socoto horumarayaga iyada oo la marayoo nidaanka ruqsadaynta, raadi cinwaanka/lam-barka mashruuca ee ah 7146 44th Ave S / 3034363-EG gudaha Jidwalka Firirta Naqshadda (Design Review Calendar) iyo Iirrada Adeegsada Seattle (Seattle Services Portal). Si aad u ugaato wax intaa ka badan oo ku saabsan u fidiinta hore ee eegidda maghadda, booqo barta internetka Waxadda Xaafadaha (Department of Neighborhood.) Adeegsada turjubaanka ee la heli karo marka la codsado ogeysiis 2 asbuuc ah.	Odeeffanno Dabalama Projekti kana ilaalisee yoo odeeffanno dabalama angadhu fectan fi adeemsa hayyama kana horddo-fu yoo fectan. Gabate yeroo(Calendar) ka Qoranno Karoon(Design review) fi Galbe: Tajjibi Seattle kessat toosso. Jalkoodfisa projekti: 7146 44th Ave S / 3034363-EG soqa. Qoranno karora(design review) duristami dhiidhuu yoo fectan. Fudaa Web Sayiti Dame Gudaddota dhisadha. Hiikaa tajajjibi kan guute yoo gaafadhu walim lama torbee yaadachiisa.
Nơi liên lạc jesusca@greencanopy.com	Kontak sa Proyekto jesusca@greencanopy.com	Qofka Lagala Xiirirayyo Mashruuca jesusca@greencanopy.com	Projekti Ilalchise Gareen quunnamtan jesusca@greencanopy.com
Xin lưu ý về quyền riêng tư Các thông tin quý vị chia sẻ có thể được công bố. Xin đừng chia sẻ những thông tin cá nhân hoặc nhạy cảm.	Pahayag sa Pagkapribado Ang mga impormasyon ang ginababagay ay maaaring itatupili. Mangyaring huwag magbahagi ng anumang personal o sensitibong impormasyon.	Bayaanaka Astuuraanta Wixi kanta ee macluumaad ah ee wadagto ayaad waynaha u furmaan kara. Fadlan ha wadagto wixi kanta ee macluumaad shakhsiyed aya xasasiis ah.	Dhoqssa[iciti] Ilalchise Jecha Kenname Odeeffimoon ama kamaantur hordam hawash aadla'ahu ni danda'a. Maalo odeeffimoon dhismaha yika dhoosaa ta'e inkiimenna.









ZONING MAP

This project is located on a block that was recently up-zoned from single family to lowrise 1 as part of the MHA legislation, the residential urban village was also expanded to include this area. The recent upzoning is intended to allow denser townhome developments that are similar to, but incrementally greater in scale than the adjacent areas with single family zoning, creating a smoother transition between smaller single family homes and the much denser mixed-use/commercial zoning along MLK Way.




LEGEND

-  Development Site
-  Othello Residential Urban Village Boundary
-  Pedestrian Oriented Zoning
-  Single Family
-  Multifamily
-  Mixed Use




VICINITY MAP


LEGEND




Development Site




Link Light Rail Line




Dedicated Bike Lanes




Neighborhood Greenway




Link Light Rail Stop



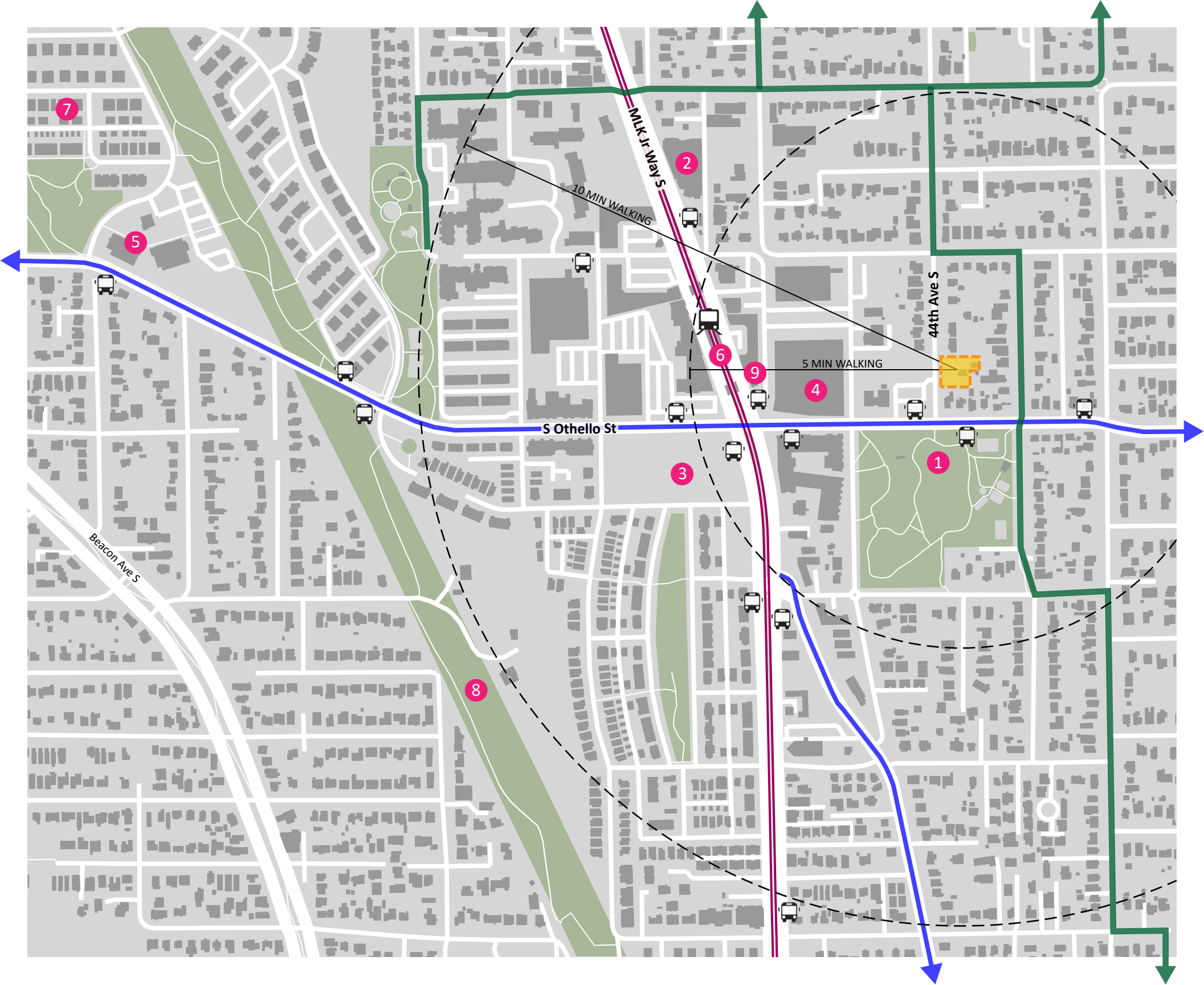
Bus Stop



Point of Interest - see next page



City Park



POINTS OF INTEREST



1 Othello Playground



2 Mercy Housing



3 Southeast Economic Opportunity Center - currently under development



4 Assembly 118



5 New Holly Branch Library



6 Othello Light Rail Station



7 New Holly Housing Development



8 Chief Sealth Trail



9 Cafe Red

NEIGHBORHOOD CONTEXT & CUES

This project is located on a block that was recently up-zoned from single family to lowrise 1 as part of the MHA legislation, the residential urban village was also expanded to include this area. The recent upzoning is intended to allow denser townhome developments that are similar to, but incrementally greater in scale and density to the adjacent areas with single family zoning.

The current block is comprised primarily of small, older, 1-2 story single family homes in a variety of styles. Many of the homes have a horizontal material and/or color change that breaks up the perceived massing and provides similarity between many different styles.

Newer single family homes typically have parking on the first floor with living above, the second floor feels very detached from the site and side-walk. Parking is located in front of the homes - minimizing the area for landscaping and making the cars the most prominent feature of the front yards. These homes don't follow the same approach to materiality and color as the older homes do.

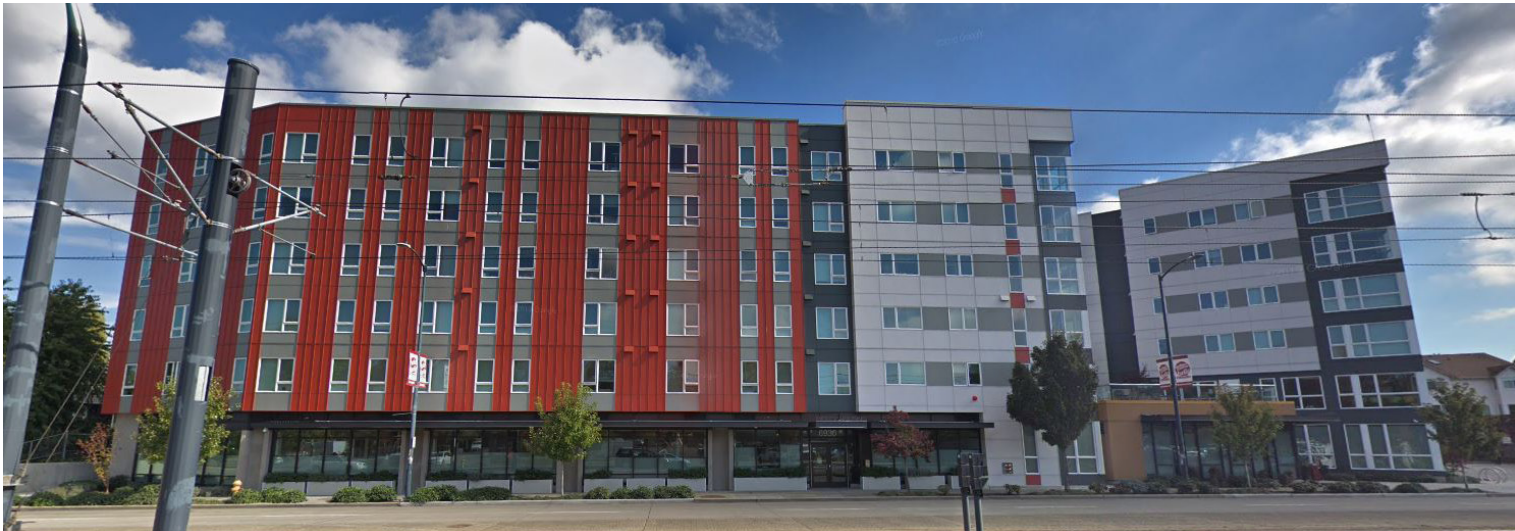
Townhomes in the area have very prominent rooflines that help to define individual units. Instead of dividing the material and color horizontally, they are creating vertical modulations of color. The modern townhomes are bringing in very vibrant accent colors, similar to the mixed use developments.

The mixed use developments along MLK Jr Way S are fairly boxy, the upper floors are not carved out to decrease the perceived mass of the structures. They feature very bright colors which work well in this commercial corridor. The overall materiality is fairly flat, the panel siding does not provide a smaller scale of detail within the greater composition.



OLDER SINGLE FAMILY HOMES

NEIGHBORHOOD CONTEXT & CUES



MIXED USE DEVELOPMENTS



MULTIFAMILY DEVELOPMENTS



NEWER SINGLE FAMILY CONSTRUCTION



3D SITE VIEW



STREETSCAPE PANORAMAS



S Othello St

44TH AVE S LOOKING WEST



S Othello St

44TH AVE S LOOKING EAST

SITE CONDITIONS & CONSTRAINTS

LEGAL DESCRIPTION

WEST HALF OF LOT 7, BLOCK 2, BOWEN’S REPLAT OF RAINIER GARDENS ACCORDING TO THE PLAT RECORDED IN VOLUME 12, OF PLATS, PAGE 30, KING COUNTY WASHINGTON, EXCEPT THE WEST 7.50 FEET THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT, CASE NO. 161151, FOR WIDENING OF 44TH AVENUE SOUTH, AS PROVIDED UNDER ORDINANCE 46044 OF THE CITY OF SEATTLE.

ALSO LOT 8, BLOCK 2, BOWEN’S REPLAT OF RAINIER GARDENS ACCORDING TO THE PLAT RECORDED IN VOLUME 12, OF PLATS, PAGE 30, KING COUNTY WASHINGTON, EXCEPT THE EAST 171.50 FEET THEREOF, AND EXCEPT THE WEST 7.50 FEET THEREOF HERETOFORE CONDEMNED IN KING COUNTY SUPERIOR COURT, CASE NO. 161151, FOR WIDENING OF 44TH AVENUE SOUTH, AS PROVIDED UNDER ORDINANCE 46044 OF THE CITY OF SEATTLE.

ADJACENT BUILDING USES

All buildings directly adjacent to the site are 1-2 story tall, older single family homes.

TREES

There is one tree located on site - an english holly that will be removed. Three trees adjacent to the site have been identified as exceptional by a certified arborist and are shown in the site plan. Ground disturbance is restricted to a maximum of 33% of the outer root zone. High visibility fencing will be installed during construction to protect the root zones.

SOLAR ACCESS

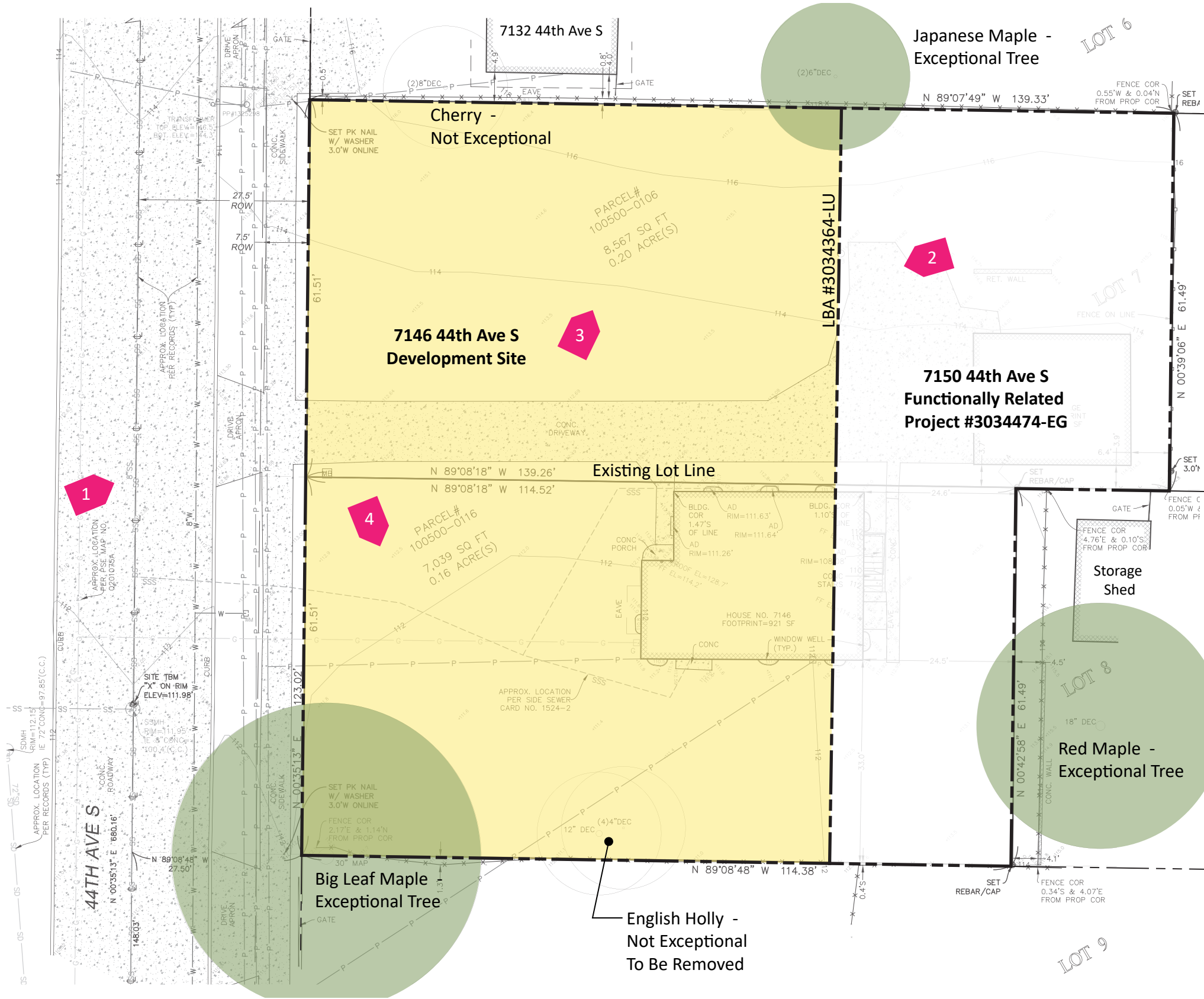
The site has relatively unrestricted solar access due to the height of adjacent structures. The exceptional big leaf maple will cast some shade on the roofs of units 4, 6 and 7 for part of the day.

TRAFFIC & PARKING

44th Ave S is a two-way street with free street parking on both sides. S Othello St has dedicated bike lanes.

STREETSCAPE

The 44th Ave S ROW has already been improved, the existing curb cut will be removed and filled in with a new curb cut being installed to the north. The project proposes to add street trees to the planting strip.



EXISTING SITE PHOTOS



DESIGN GUIDELINE RESPONSE

CS2 Urban Pattern & Form - Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area.

Othello Supplemental Guidance:

I. Streetscape Compatibility - Shallow setbacks and a minor grade separation are encouraged between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accomodate entry porches and stoops.

IV. Height, Bulk and Scale Compatibility - Design building volumes to maintain a compatible scale with smaller build-ings nearby. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale.

RESPONSE

This project is the first lot on the block to be redeveloped following the MHA upzoning from single family to multifamily, as such it must both fit into the existing context and contribute to the development of attractive new architectural forms at the new density and scale. The proposal looks to the existing neighborhood as a point of reference, taking cues and integrating various elements into the design such as massing, proportion of building volumes and materiality. The design is synthesizing the positive aspects of the current context while establishing a thoughtful, new design that sets a positive precedent for future multifamily and neighborhood development.

The overall approach to massing on the site was to maximize interior space while also minimizing the per-ceived mass of the structures. This was achieved by carving out the second and third floor between townhouse units and then refining the massing to make them look more like detached homes. creating spaces between the units also allows light to penetrate into the site and makes the private yard areas feel larger. Unit entries are separated from the adjacent walkways by slight changes in grade, they are also defined by massing and materiality.

RELATED DESIGN GUIDELINES

- CS2.D1. EXISTING DEVELOPMENT AND ZONING - Review the height, bulk and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
- CS3.A1. FITTING OLD AND NEW TOGETHER - Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration and/or the use of complementary materials.
- CS3.A2. CONTEMPORARY DESIGN - Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through the use of new materials or other means.
- CS3.A4. EVOLVING NEIGHBORHOODS - In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desireable context for others to build upon in the future.
- DC2.A2. REDUCING PERCEIVED MASS - Use secondary architectural elements to reduce the perceived mass of larger projects.
- DC2.C3. FIT WITH NEIGHBORING BUILDINGS - Use design elements to achieve a successful fit between a building and its neighbors, such as: consid-ering architectural style, color or materials and landscaping to enhance the building design.



DESIGN GUIDELINE RESPONSE

PL2 Walkability - Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Othello Supplemental Guidance:
I. Personal Safety and Security - Consider the type of ‘zone of defense’ most appropriate for specific spaces and entries included in the development proposal. Private open spaces and entrances should include physical barriers such as fencing, some form of landscaping and locked doors. New developments are encouraged to provide lighting on buildings and in open spaces. This includes: exterior lighting fixtures above entries; lighting in parking areas and open spaces; and pedestrian street lights near sidewalks. As a symbolic barrier, landscaping can mark the transition between zones.

RESPONSE

The proposal is designed to create a safe, family friendly environment on site that has a strong street presence and connection to the neighborhood. The units are organized around two entrances to the site - a walkway embedded in the driveway and a shared courtyard between units 4-5 and 6-8. The pedestrian entry sequence passes through a series of increasingly more private spaces ending at the front doors. All unit entries face the semi-private walkways instead of being accessed directly from the street ROW (where feasible) to enforce this transition from public to private space. Landscaping and cedar fencing will provide an additional buffer at these transitions.

Exterior lighting will also be used to provide a safe, defensible space on site. Landscaping lights will be used to illuminate the common walkways at night, wall sconces will identify individual unit entries and lights with motion sensors will provide additional illumination in the parking area.

RELATED DESIGN GUIDELINES

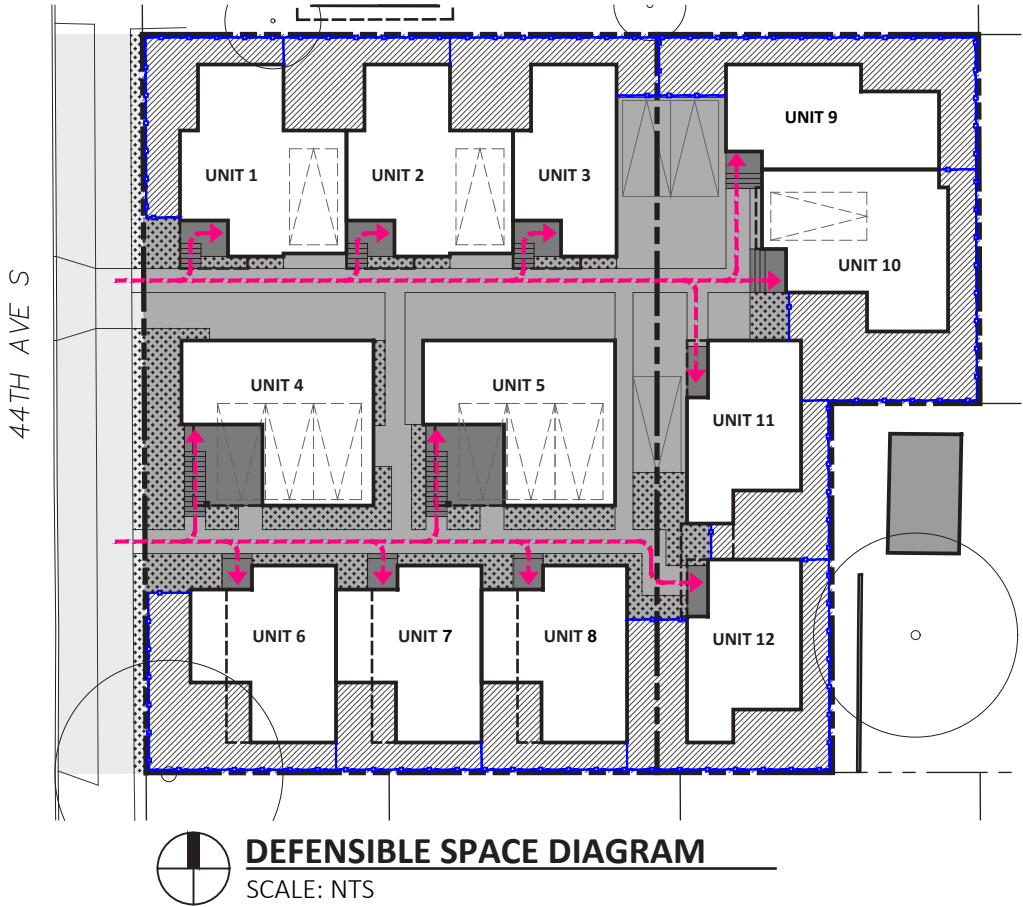
- PL2.D1. DESIGN AS WAYFINDING - Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.
- PL3.A1. ENTRY DESIGN OBJECTIVES - Design primary entries to be obvious, identifiable and distinctive with clear lines of sight and visually connected to the street. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy and emphasize personal safety and security.
- PL3.B3. RESIDENTIAL INTERACTION - Provide Opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating or children’s play equipment in the area between buildings as a means of encouraging interaction.
- PL4.B3. BIKE FACILITIES - Facilities such as bike racks and storage should be located to maximize convenience, security and safety.
- DC3. C2 - OPEN SPACE AMENITIES AND FEATURES - Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features such as planters and vertical green trellises along with more traditional foundation plantings, street trees and seasonal displays.
- DC4.C1. LIGHTING FUNCTIONS - Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies and plantings.
- DC4.D2 - HARDSCAPE MATERIALS - Use exterior courtyards and other hard surfaced areas as an opportunity to add color, texture and/or pattern and enlive



UNIT 2 & 3 ENTRIES



UNIT 6-8 ENTRIES & COMMON WALKWAY



LEGEND

- PUBLIC ZONE - ROW
- SEMI-PUBLIC ZONE - VEHICLE TURNAROUND & ENTRY WALKWAY
- SEMI-PRIVATE ZONE - ENTRY STOOP / DECK
- PRIVATE ZONE - PRIVATE FENCED YARDS
- PRIMARY PEDESTRIAN ACCESS ROUTE
- ZONE BUFFER - CEDAR FENCE
- ZONE BUFFER - LANDSCAPING

DC3 Open Space Concept - Integrate open space design with the design of the building so that each complements the other.

A. Building & Open Space Relationship - Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

RESPONSE

The site layout was designed to maximize outdoor space for each unit and provide a direct connection between the primary living space and a usable outdoor space. Nine units have first floor living spaces that open onto private, fenced yards. The three units that have living on the second floor, also have large second floor decks to create the same outdoor connection. Each unit is designed to have the living and dining room oriented toward the private yard/deck and kitchen oriented toward the common walkways and parking area to allow for windows into the semi-private areas of the site without sacrificing privacy in the living spaces.

RELATED DESIGN GUIDELINES

CS1.B2. DAYLIGHT AND SHADING - Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

DC1.A4. VIEWS AND CONNECTIONS - Locate interior uses and activities to take advantage of views and physical connections to exterior spaces.

DC3.B2. - MATCHING OPEN SPACE USES TO CONDITIONS - Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. Build flexibility into the design in order to accommodate changes as needed.

DC3. C2 - OPEN SPACE AMENITIES AND FEATURES - Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features such as planters and vertical green trellises along with more traditional foundation plantings, street trees and seasonal displays.

DC4.C1. LIGHTING FUNCTIONS - Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies and plantings.



Units 1-3 have primarily north facing yards so the building massing steps down between units to allow more sunlight to reach the yard area.



Units 6-8 have south facing yards carved out of the first floor with a deep overhang above part of the yard to provide weather protection and shading at different times of year. The living space is designed with large patio doors to provide a strong visual connection between indoor and outdoor spaces.

DC4 Exterior Elements and Finishes - Use appropriate and high quality elements and finishes for the building and its open spaces.

Othello Supplemental Guidance:
I. Exterior Finish Materials - The most commonly found traditional cladding material in the Othello neighborhood is wood: shingle, horizontal or vertical lap. Creative combinations of these materials are encouraged so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.

RESPONSE

The primary siding material will be horizontal lap siding, with accents of fiber cement panel, board and batten and cedar siding. The mixture of color, texture and scale will create a compelling facade along the streetscape, it will also help to break up the perceived mass of the development. Smooth fiber cement panel siding provides a simple base for pops of color. Lap and board and batten siding provide texture and patterns of varying scale in a more muted color palette. Cedar siding, cedar fencing and oxidized steel planters provide texture and natural color that will evolve over time.

RELATED DESIGN GUIDELINES

CS3.A1. FITTING OLD AND NEW TOGETHER - Create compatibility between new projects and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration and/or the use of complementary materials.

PL3.A1. ENTRY DESIGN OBJECTIVES - Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy and emphasize personal safety and security.

PL3.A2. ENSEMBLE OF ELEMENTS - Design the entry as a collection of coordinated elements including the doors, overhead features, ground surface, landscaping, lighting and other features.

DC2.B2. BLANK WALLS - Avoid large blank walls along visible facades wherever possible. Where unavoidable, include design treatments at the street level that have human scale and are designed for pedestrians.

DC2.C3. FIT WITH NEIGHBORING BUILDINGS - Use design elements to achieve a successful fit between a building and its neighbors, such as: considering architectural style, color or materials and landscaping to enhance the building design.

DC2.D1 - HUMAN SCALE - Incorporate architectural features, elements and details that are of human scale into the building facades, entries, retaining walls, courtyards and exterior spaces in a manner that is consistent with the overall architectural concept.

DC4.D2 - HARDSCAPE MATERIALS - Use exterior courtyards and other hard surfaced areas as an opportunity to add color, texture and/or pattern and enlive



Use of cedar siding at entries, along the pedestrian walkways and at yard areas provides a fine-grained texture and warmth that relate to the human scale & helps to identify entries.



Cedar siding provides texture & pattern at the pedestrian level in an area that would otherwise be a blank facade.

LAND USE CODE SUMMARY MASSING CONCEPT 3

ZONE: LR1 (M1)
OVERLAYS: Othello Residential Urban Village, Parking Flexibility Area
LOT AREA: 10,511 sf

23.45.510	FLOOR AREA RATIO		
B	ALLOWED:	1.3 (townhome in LRI w/ MHA Suffix) 1.3 x 10,511 = 13,664 sf Max	
	PROVIDED:	see massing option summary	
23.45.512	DENSITY LIMITS		
	ALLOWED:	1/1,300 10,511/1,300 = 8.085	
	PROVIDED:	8 units	
23.45.514	STRUCTURE HEIGHT		
A	ALLOWED:	30.0' Max (townhome in LRI w/ MHA Suffix)	
E		+ 3.0' - exception for shed roofs	
	PROVIDED:	33.0' max abv average existing grade	
23.45.518	SETBACKS		
A	FRONT	REQUIRED: 5.0' min, 7.0' avg PROVIDED: Unit 1: 6.0' min, 7.11' avg Unit 4: 6.2' min, 7.16' avg Unit 6: 7.5' min, 10.91' avg	
	SIDE	REQUIRED: 5.0' min (facades < 40.0') PROVIDED: Units 1-3: 5.0' min Units 6-9: 5.0' min	
	REAR	REQUIRED: 5.0' min, 7.0' avg PROVIDED: Unit 3: 6.8' min, 7.10' avg Unit 5: 7.0' min & avg Unit 9: 5.0' min & avg	
23.45.518	BUILDING SEPARATION		
F	REQUIRED:	10.0' Min	
	PROVIDED:	12.0' between units 1-3 & units 4-5 8.25' between units 4 & 5 10.0' between units 4-5 & units 6-9	

23.45.522

AMENITY AREA

A

REQUIRED:

25% lot area
25% x 10,511 = 2,628 sf Min

PROVIDED:

2,628 sf Min

23.45.527

STRUCTURE WIDTH

A

ALLOWED:

60.0'

PROVIDED:

34.0' max

23.45.527

FACADE LENGTH

B

REQUIRED:

The maximum combined length of all portions of facades within 15 ft of a lot line that is neither a rear or street lot line shall not exceed 65% of the length of that lot line.
85.75' x 65% = 55.74'

PROVIDED:

(N) 42.75'
(S) 54.75'

23.53.025

ACCESS EASEMENT STANDARDS

C

REQUIRED:

Vehicle access easements serving at least three but fewer than ten multifamily dwelling units shall be a minimum of 20 ft wide with a hard-surfaced roadway of at least 20 ft wide.

PROVIDED:

10'-0"

23.54.015

VEHICLE PARKING

Table B

M

REQUIRED:

No minimum requirement
If the lot is within an urban village & frequent transit service area, the parking requirement is reduced to 0

PROVIDED:

(8) parking spaces

23.54.015

BICYCLE PARKING

Table D

REQUIRED:

(1) long term space per dwelling unit & (1) short term space per 20 dwelling units

PROVIDED:

(8) long term & (1) short term spaces

23.54.040

SOLID WASTE & RECYCLABLE MATERIALS STORAGE

REQUIRED:

Residential uses proposed to be located on separate platted lots for which each dwelling unit will be billed separately for utilities, shall provide (1) storage area per dwelling unit with minimum dimensions of 2'-0" x 6'-0"

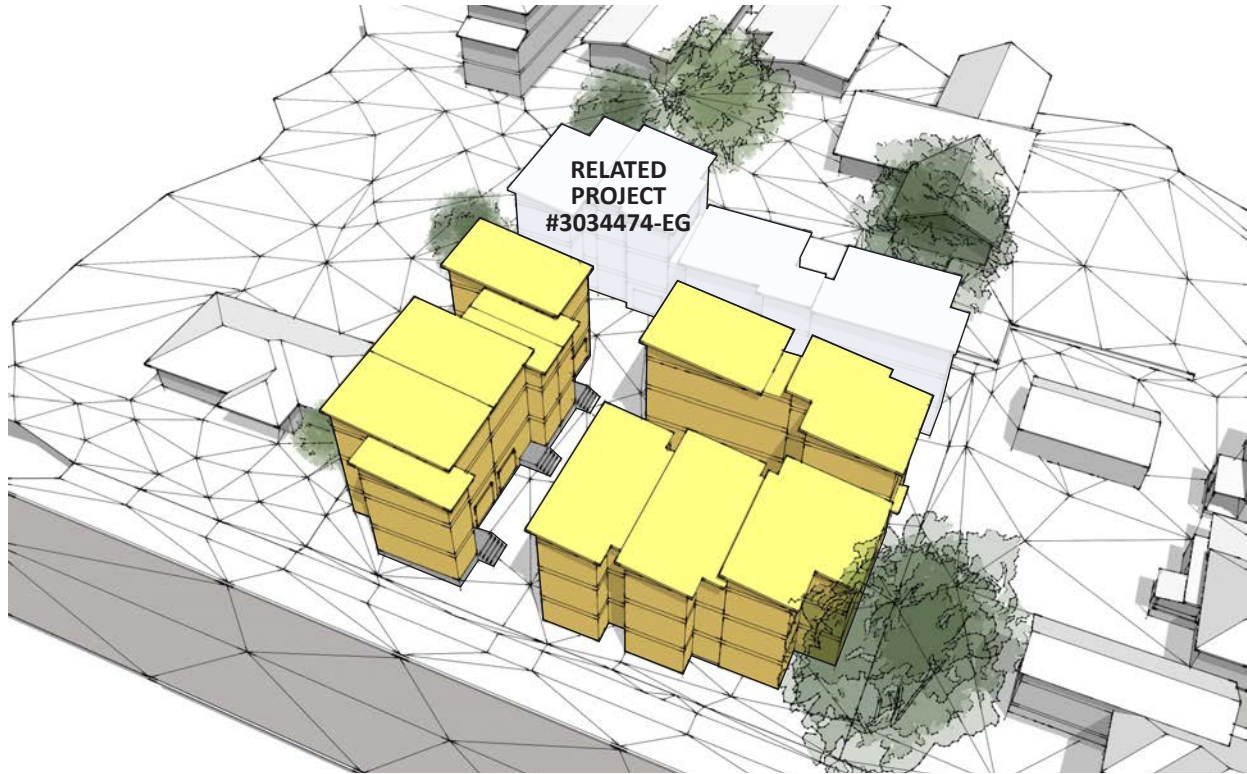
PROVIDED:

(8) waste storage areas



DESIGN ALTERNATIVE SUMMARY

MASSING CONCEPT 1 CODE COMPLIANT



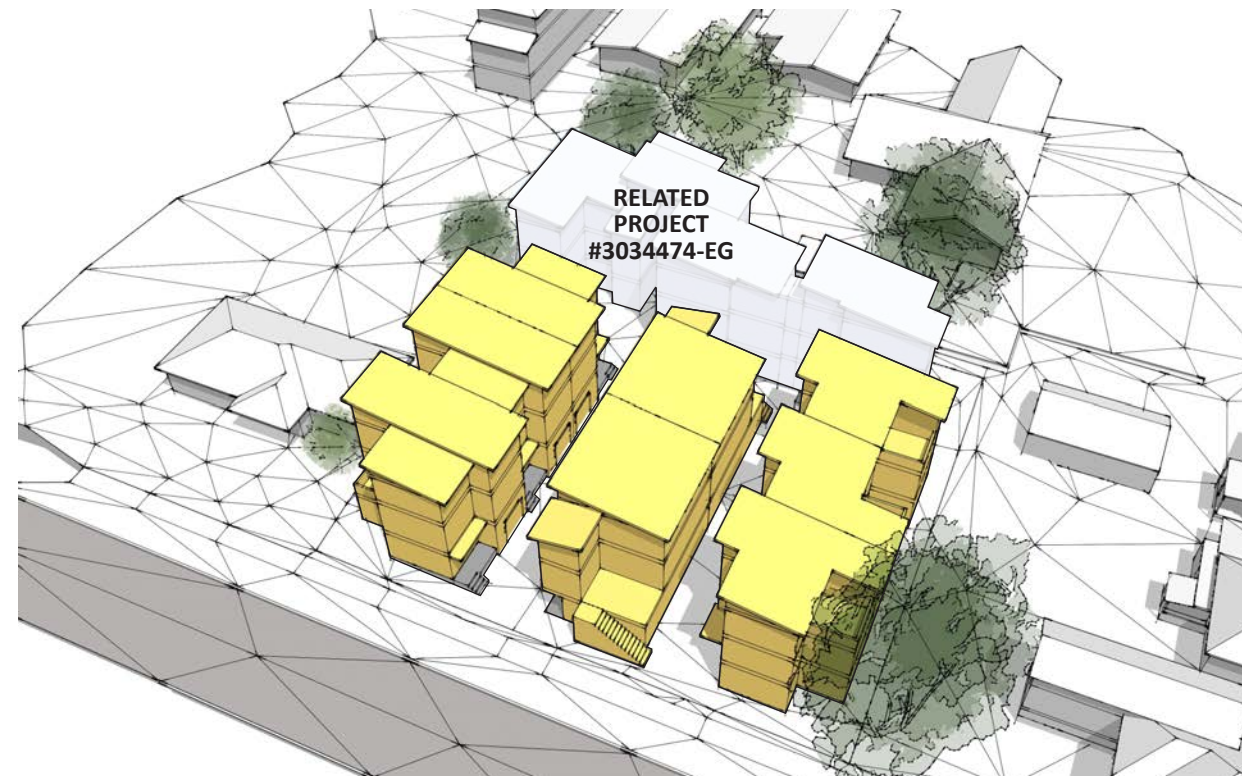
PROPOSED FAR:	13,623 sf	PARCEL A
	6,580 sf	PARCEL B

- PROS:**

 - This option provides the most street facing units
 - All units on parcel A have private garages
 - Modulation of unit 6 minimizes extent of encroachment into exceptional tree outer root zone
 - The vehicle access easement creates a space for more sunlight to penetrate the site
- CONS:**

 - Units 4, 5 & 6 have minimal modulation defining each unit and they are out of scale with neighboring homes as viewed from the street
 - The vehicle access easement creates a wide paved area visible from the street and devoid of any plantings, the central vehicle turnaround area of parcel A is also entirely paved with no opportunities for landscaping
 - The main living space is on the second floor for 6 out of the 8 units on parcel A
 - The access easement reduces the modulation of units 1-3 and makes their entries less prominent
 - The south walkway is along the south property line, shifting louder activities toward neighboring properties

MASSING CONCEPT 2



PROPOSED FAR: 13,650 sf PARCEL A
6,618 sf PARCEL B

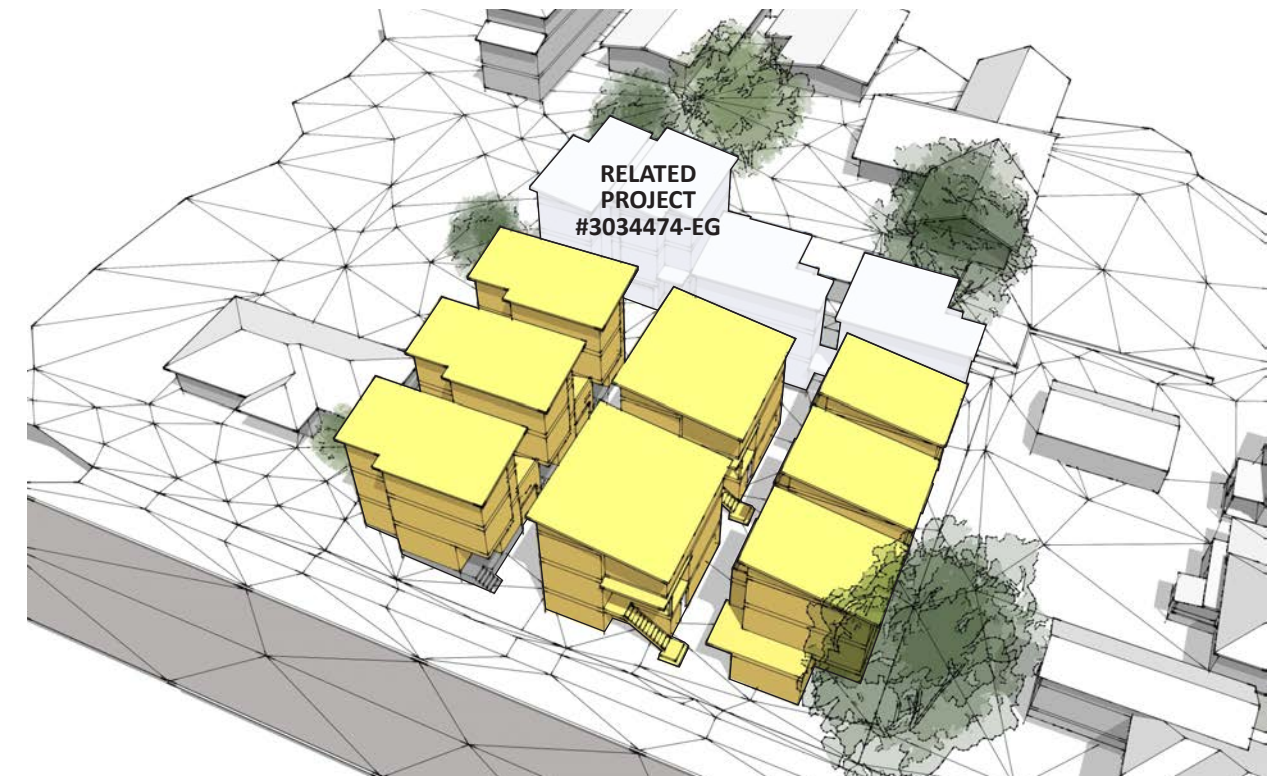
PROS:

- The massing along 44th Ave S is split into three structures to better fit with the scale of adjacent homes
- Modulation of facades along neighboring property lines helps to reduce perceived mass of units
- Only one parking space is proposed on parcel B so those unit entries can have more landscaping around them and a 20 ft wide vehicle access easement across parcel A is not required
- Both pedestrian entries are near the center of the site allowing private yards to abut neighboring properties

CONS:

- Units are connected on all floors and oriented east-west reducing the possible sunlight reaching the common walkways and north facing yards throughout the day
- The garage of unit 10 is aligned with the primary pedestrian walkway
- All shed roofs are south facing for optimal solar exposure but this orients the high side of the units toward neighbors to the north and east, out of scale with the adjacent homes

MASSING CONCEPT 3 PREFERRED



PROPOSED FAR: 13,581 sf PARCEL A
5,947 sf PARCEL B

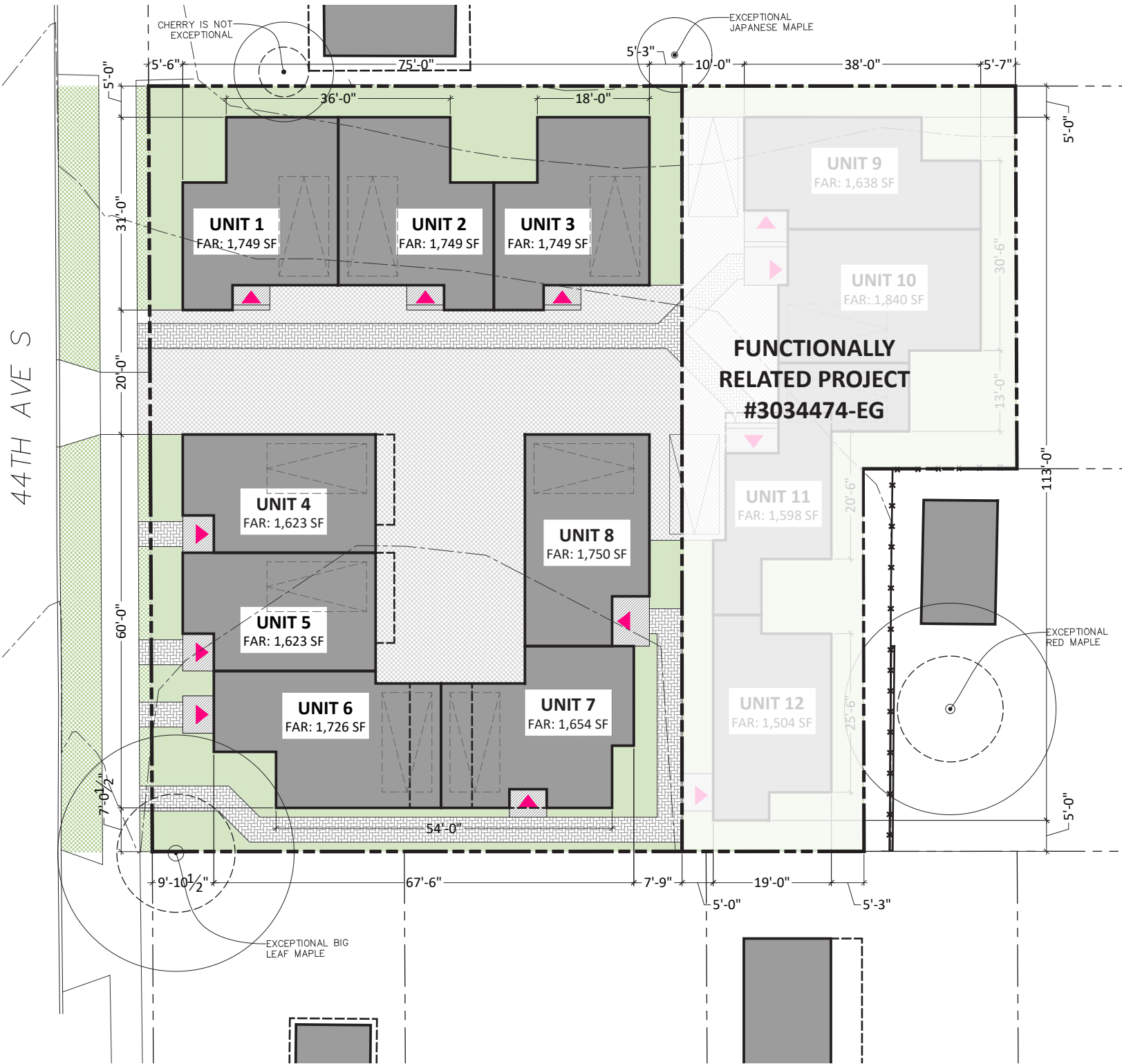
PROS:

- This option has the most units with living on the first floor providing a direct connection to the outside
- This option provides the most units with private yard space
- Unit entries are carved into massing to create generous entry vestibules that provide separation from common areas
- massing is carved out between units on the second and third floors to decrease the perceived mass of each unit and better fit into the scale of the existing neighborhood context
- The entry to unit 10 is aligned with the north walkway providing visual interest
- Roofs are a mixture of south and west facing to reduce unit height along property lines and provide a variety of forms

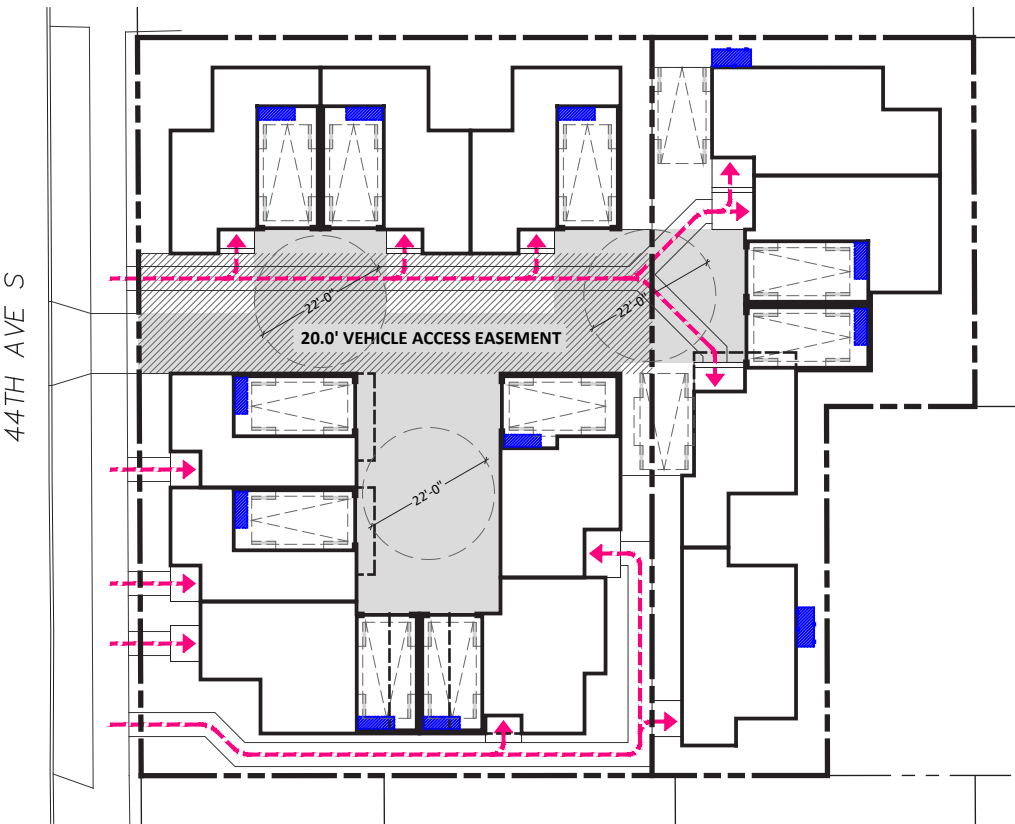
CONS:

- requires several departures, see page 30


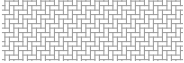


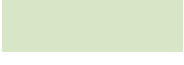



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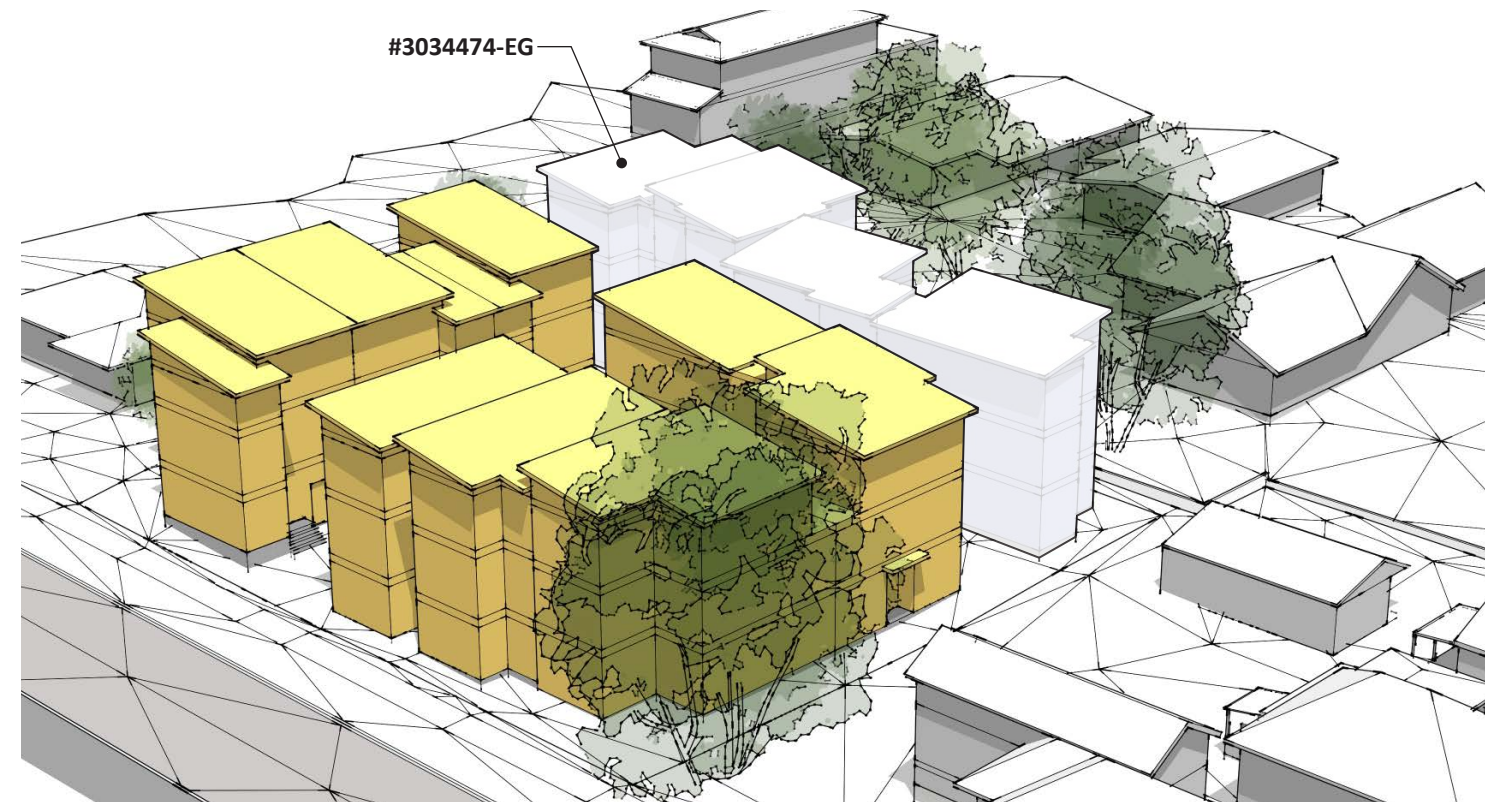
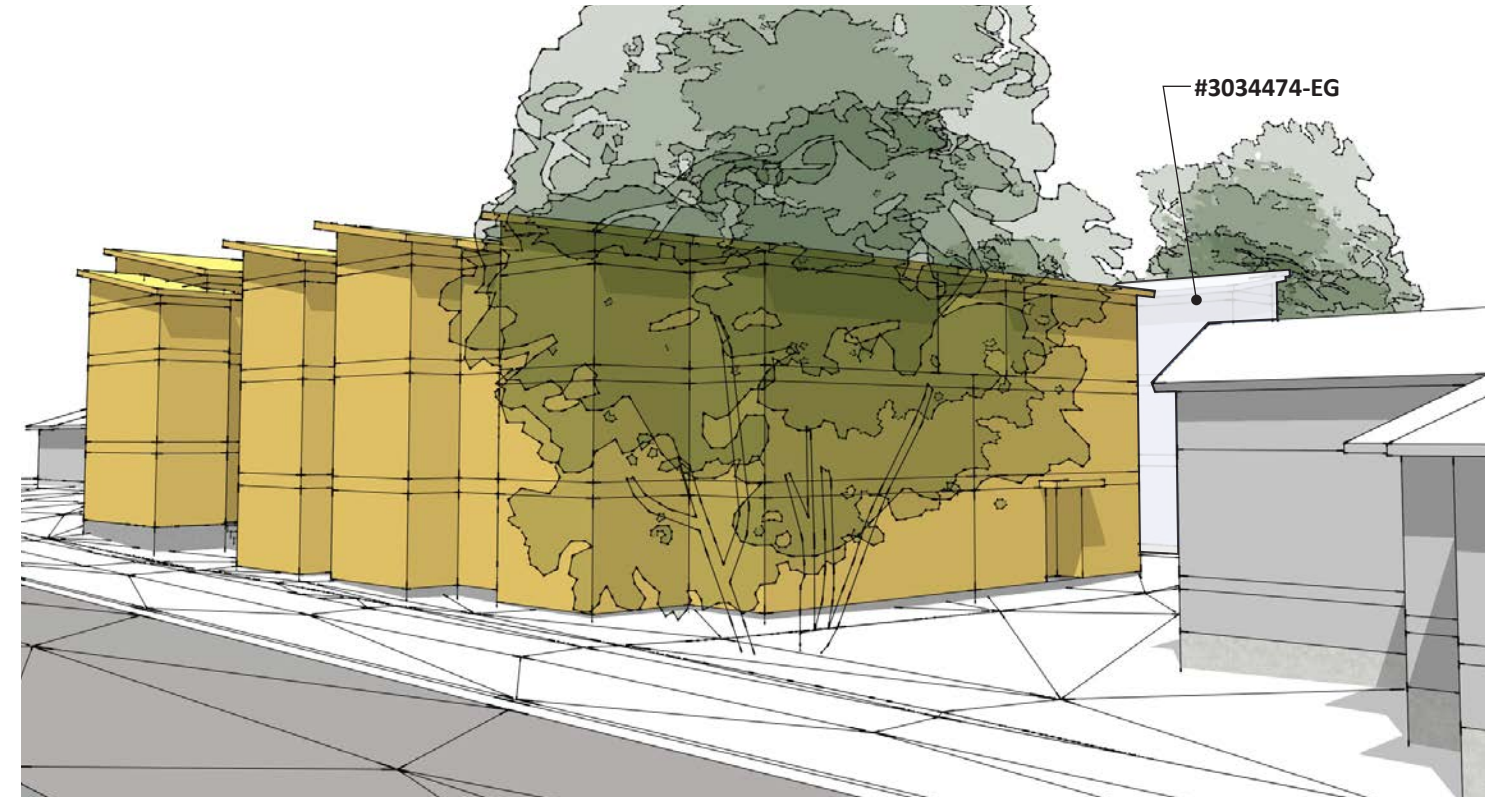
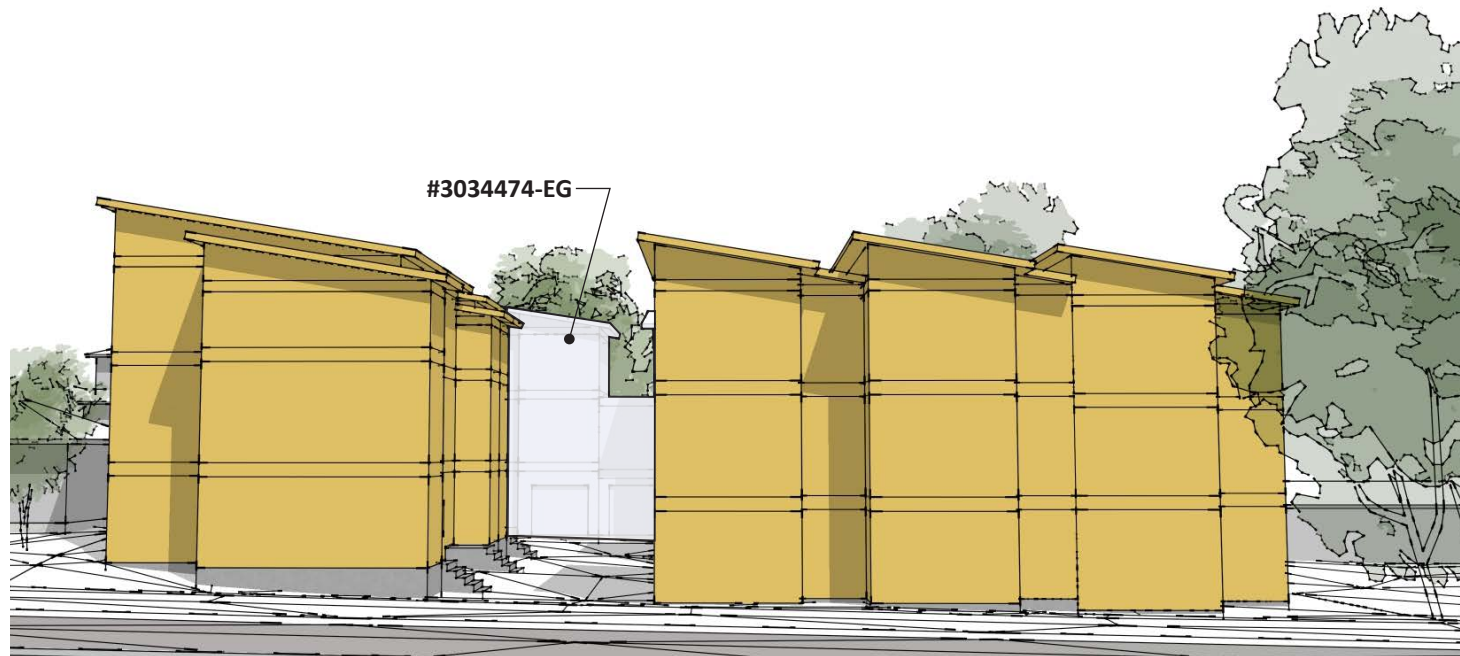
 **SITE PLAN**
SCALE: NTS



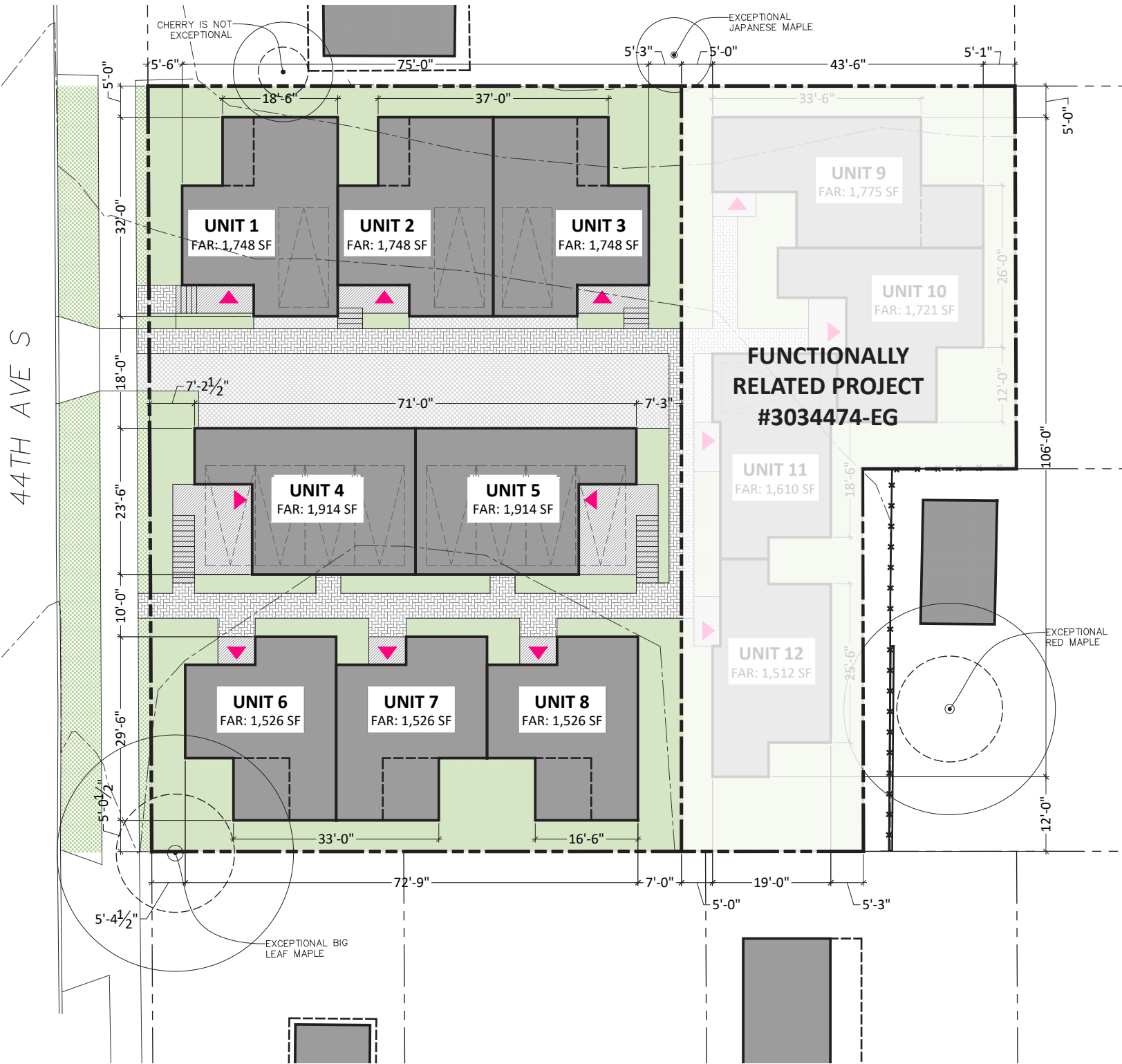
 **SITE CIRCULATION PLAN**
SCALE: NTS

- PLAN LEGEND**
-  STANDARD PAVERS FOR DRIVEWAY TURNAROUND
 -  WALKWAY PAVERS DIFFERENTIATED VIA COLOR AND/OR PATTERN
 -  ENTRY LANDINGS
 -  NEW PLANTINGS IN ROW
 -  NEW LANDSCAPING AND/OR AMENITY AREA
 -  PRIMARY PEDESTRIAN ACCESS ROUTE
 -  VEHICLE TURNAROUND SPACE
 -  SOLID WASTE STORAGE

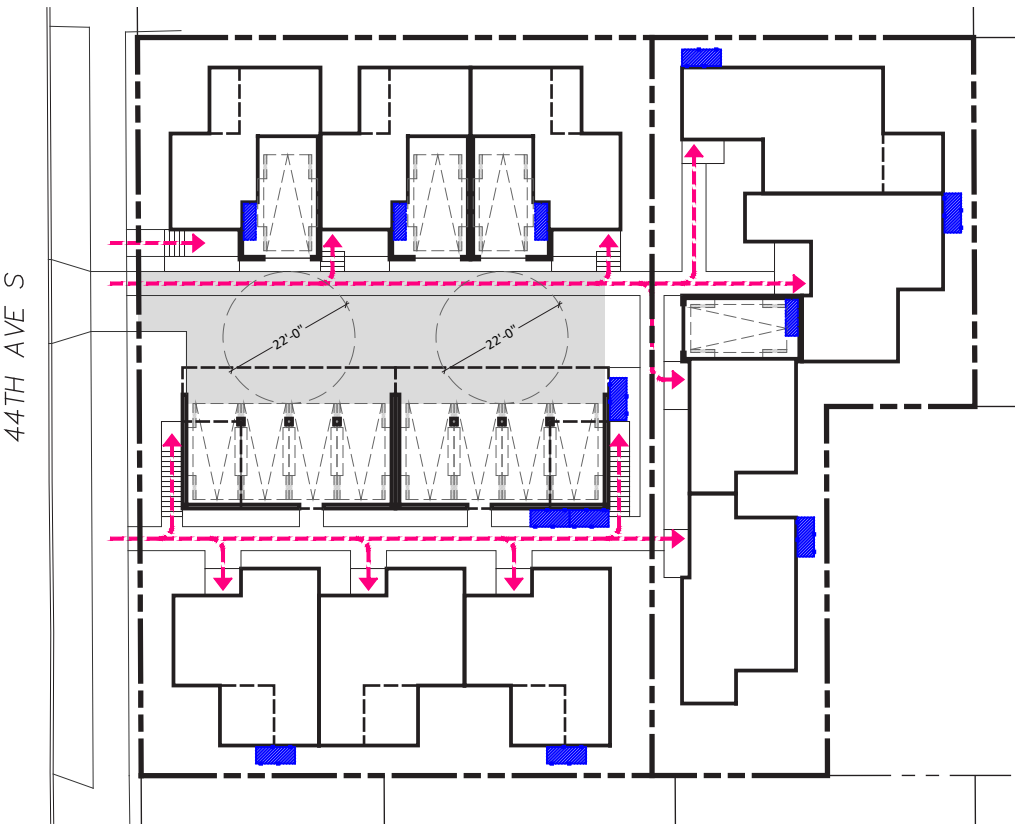
MASSING CONCEPT 1 CODE COMPLIANT




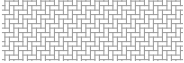


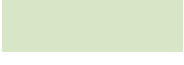



MASSING CONCEPT 2



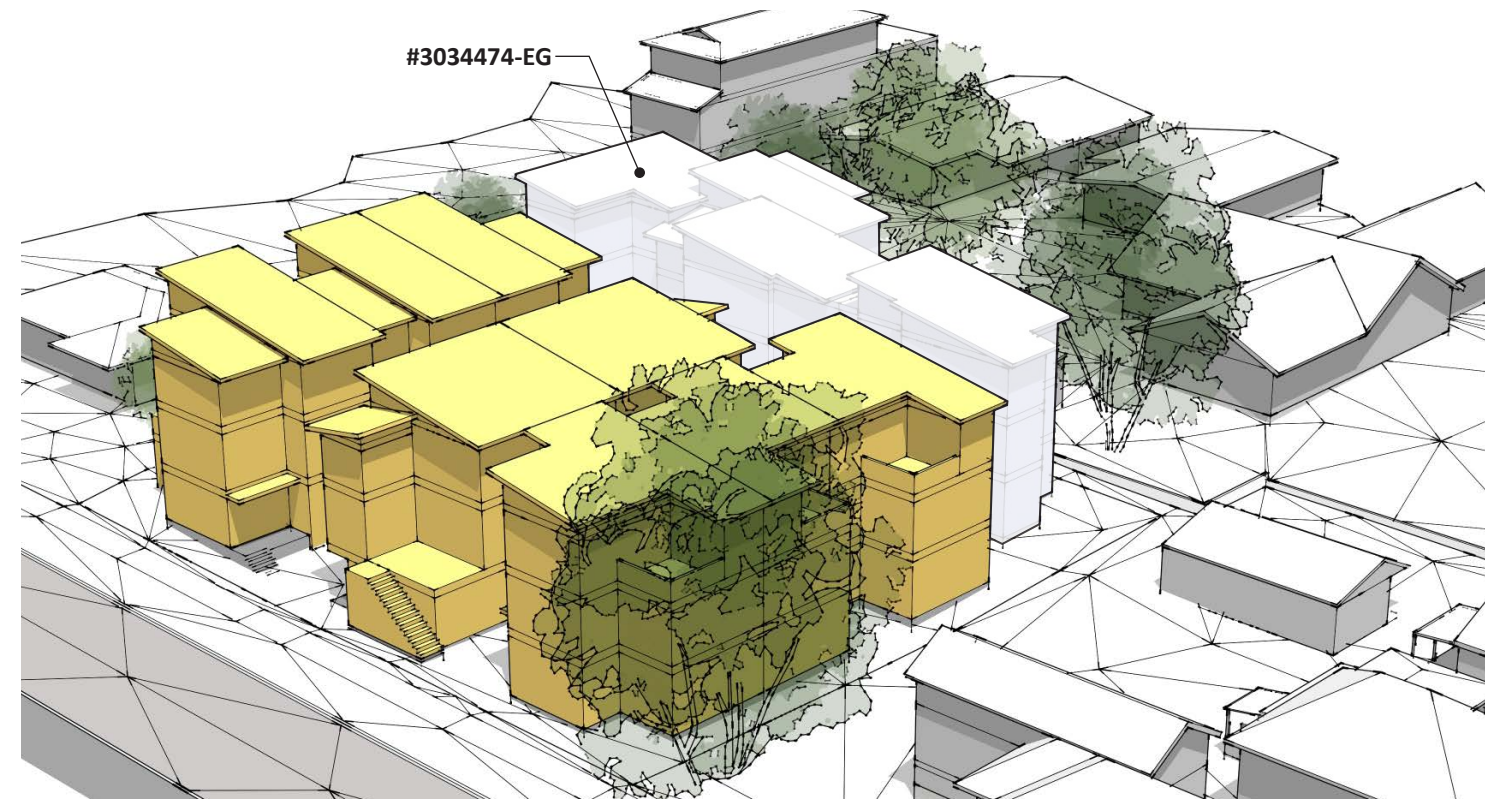
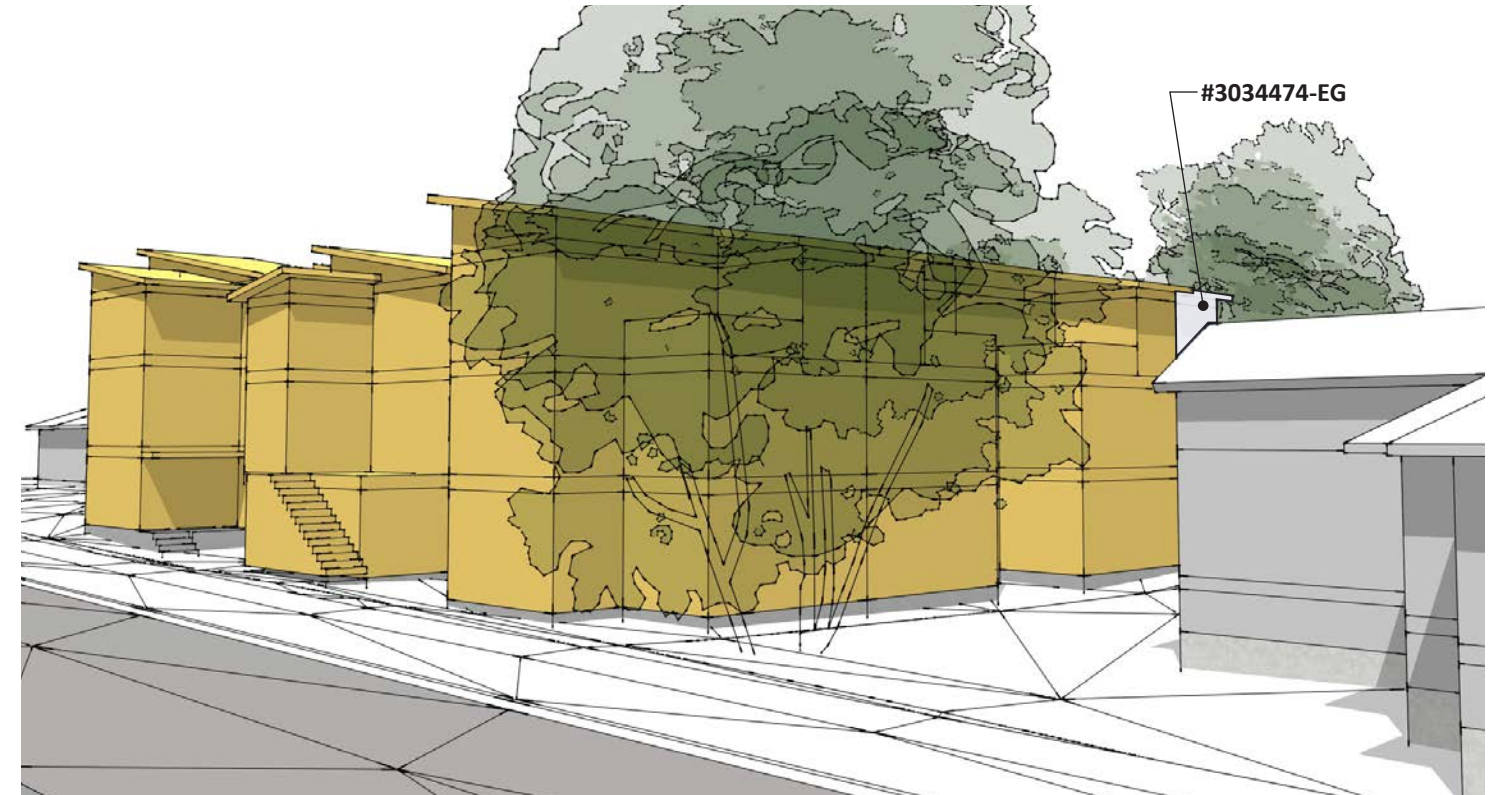
 **SITE PLAN**
SCALE: NTS



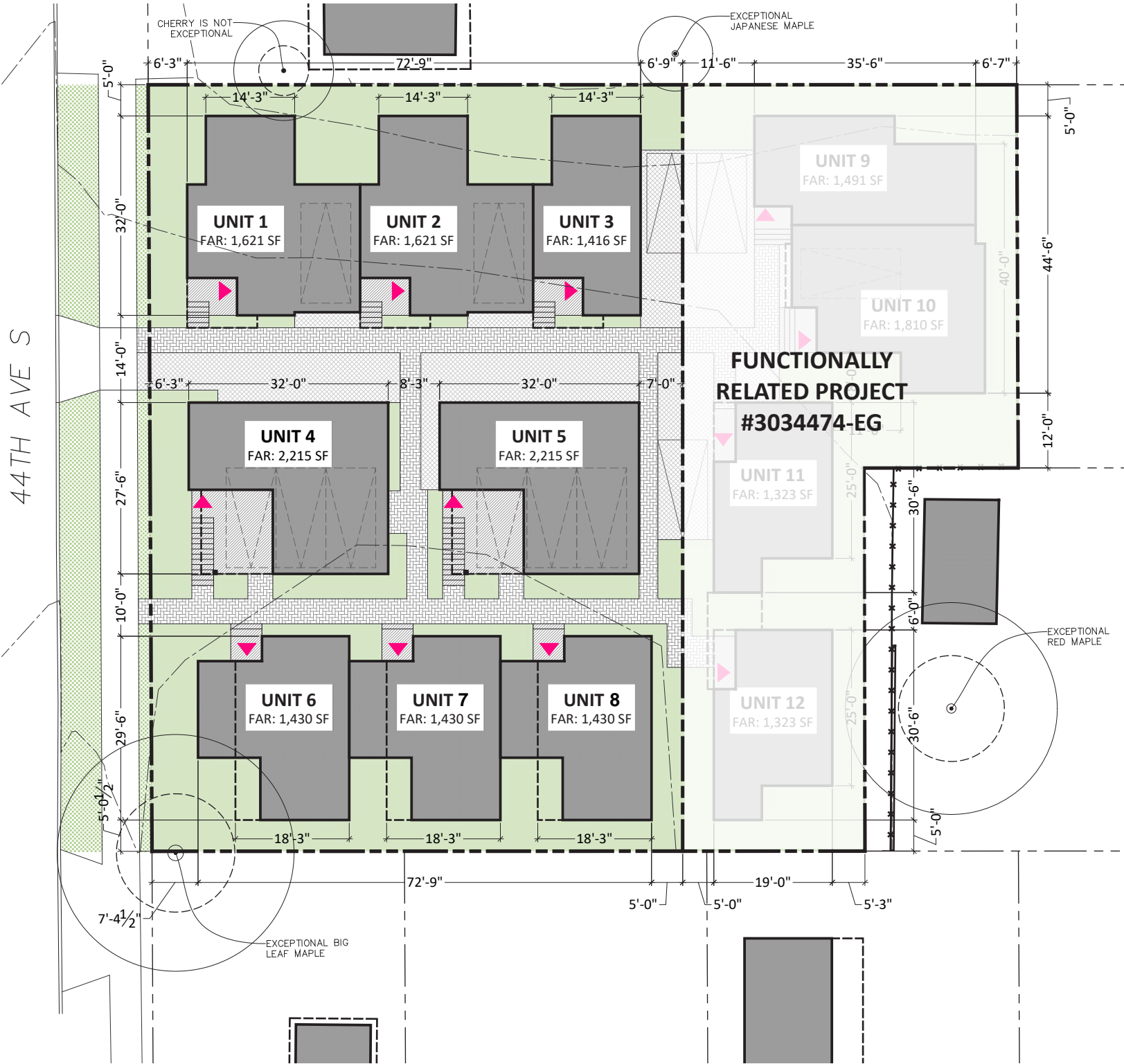
 **SITE CIRCULATION PLAN**
SCALE: NTS

- PLAN LEGEND**
-  STANDARD PAVERS FOR DRIVEWAY TURNAROUND
 -  WALKWAY PAVERS DIFFERENTIATED VIA COLOR AND/OR PATTERN
 -  ENTRY LANDINGS
 -  NEW PLANTINGS IN ROW
 -  NEW LANDSCAPING AND/OR AMENITY AREA
 -  PRIMARY PEDESTRIAN ACCESS ROUTE
 -  VEHICLE TURNAROUND SPACE
 -  SOLID WASTE STORAGE

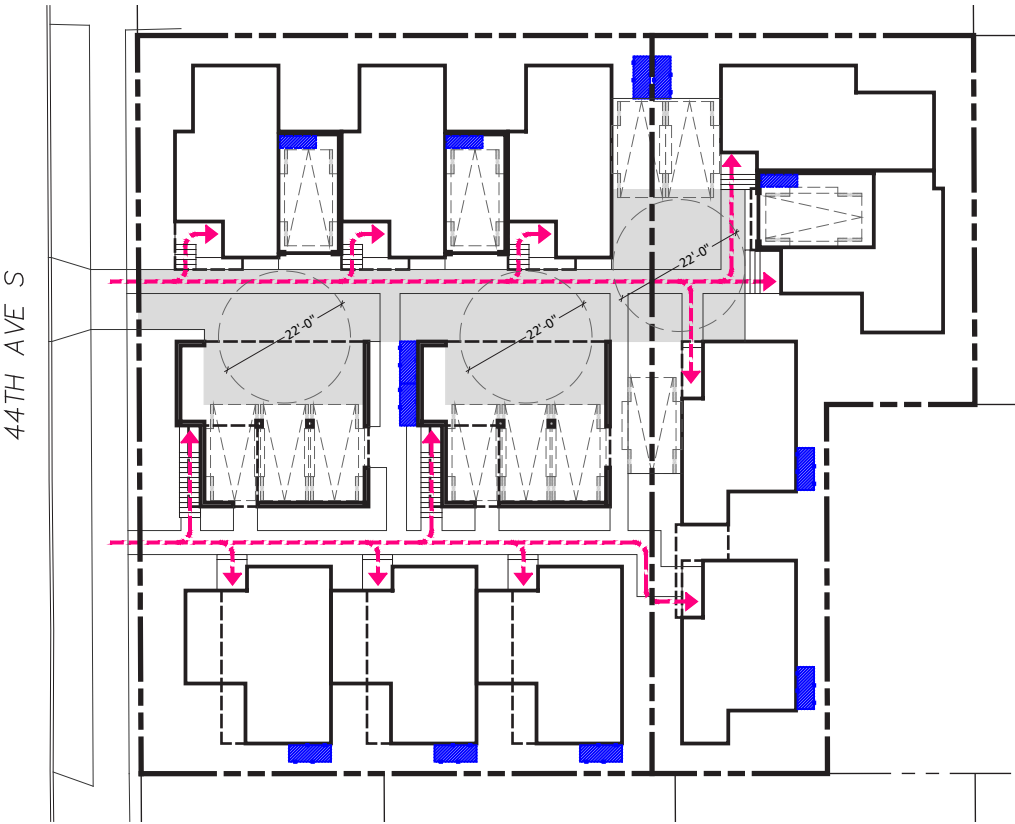
MASSING CONCEPT 2



MASSING CONCEPT 3 PREFERRED



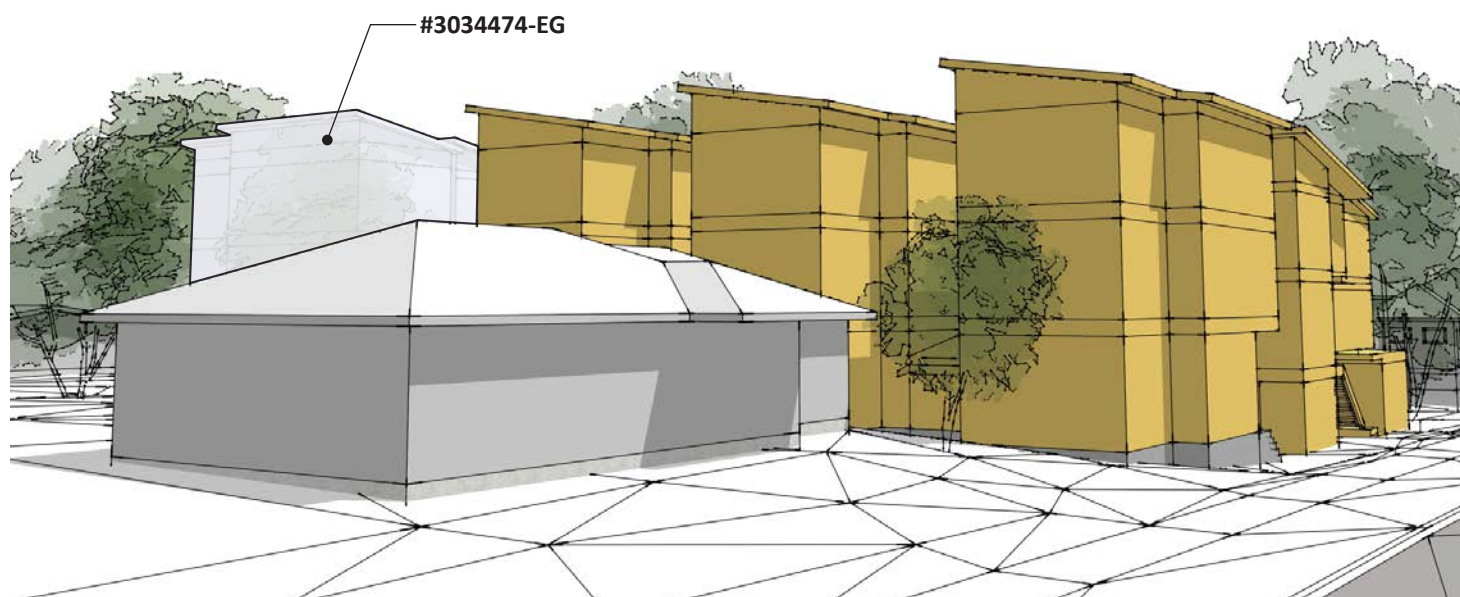
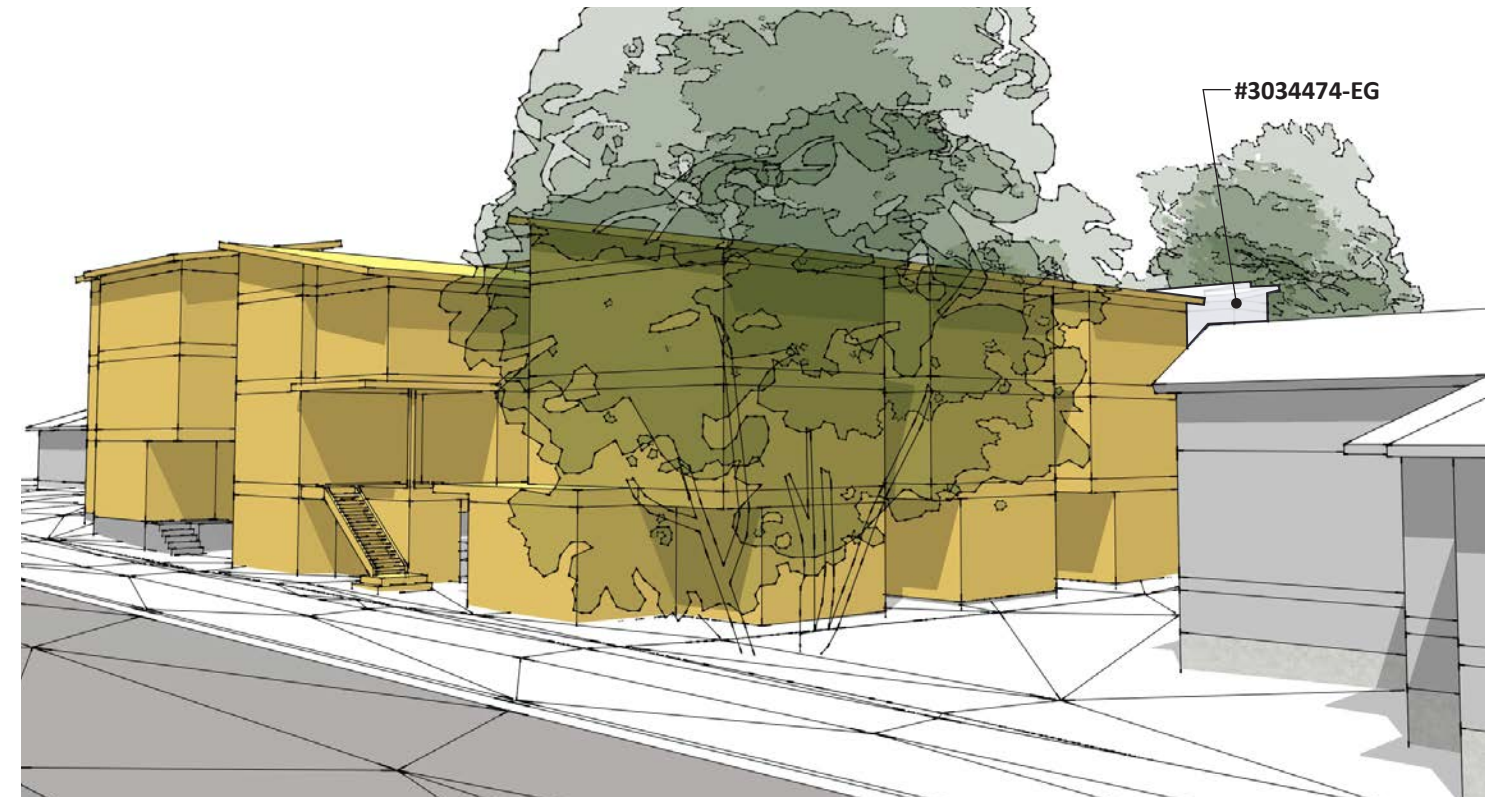
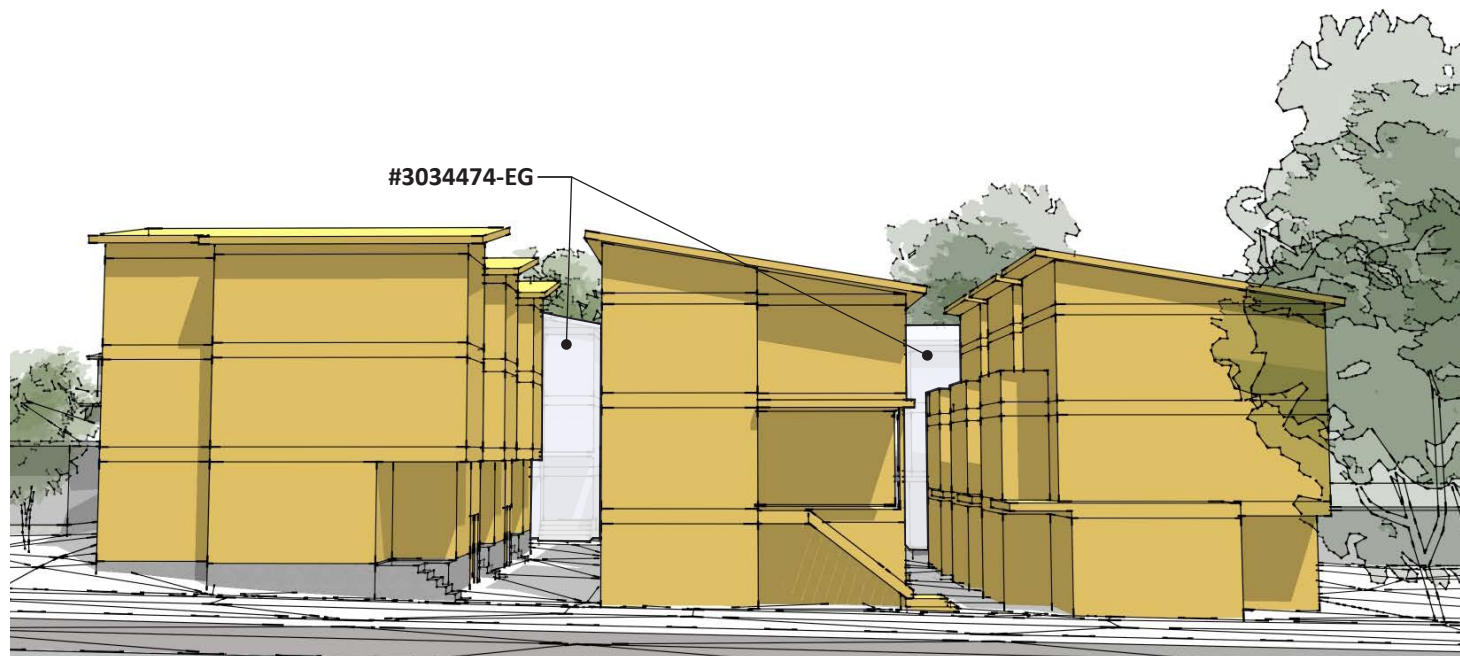
SITE PLAN
SCALE: NTS



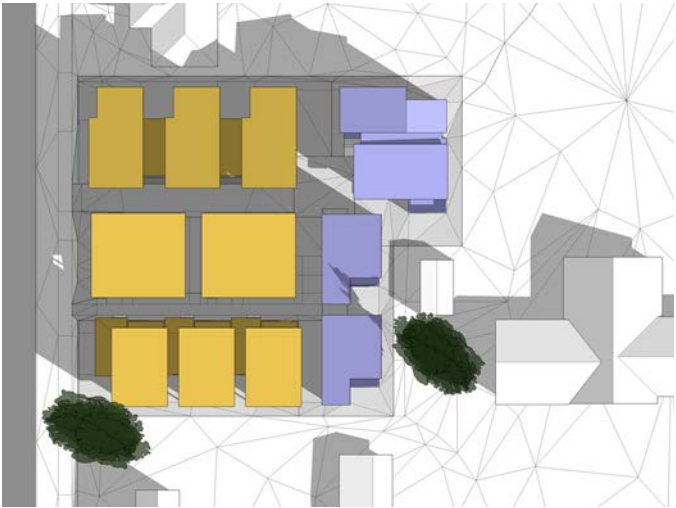
SITE CIRCULATION PLAN
SCALE: NTS

- PLAN LEGEND**
- STANDARD PAVERS FOR DRIVEWAY TURNAROUND
 - WALKWAY PAVERS DIFFERENTIATED VIA COLOR AND/OR PATTERN
 - ENTRY LANDINGS
 - NEW PLANTINGS IN ROW
 - NEW LANDSCAPING AND/OR AMENITY AREA
 - PRIMARY PEDESTRIAN ACCESS ROUTE
 - VEHICLE TURNAROUND SPACE
 - SOLID WASTE STORAGE

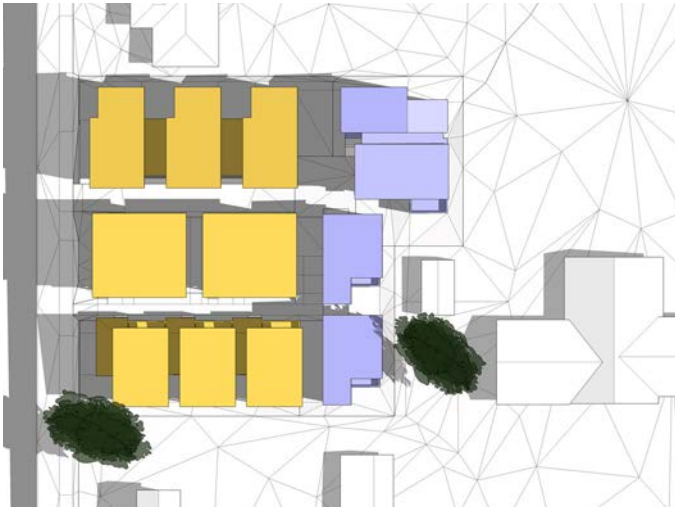
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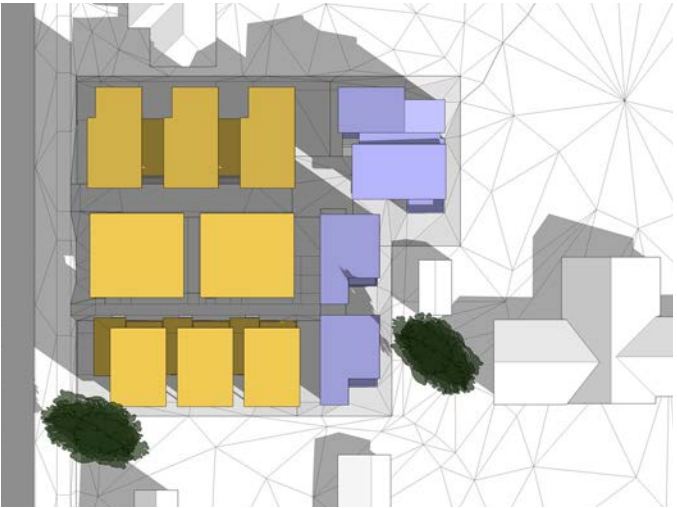
SHADOW STUDIES MASSING CONCEPT 3



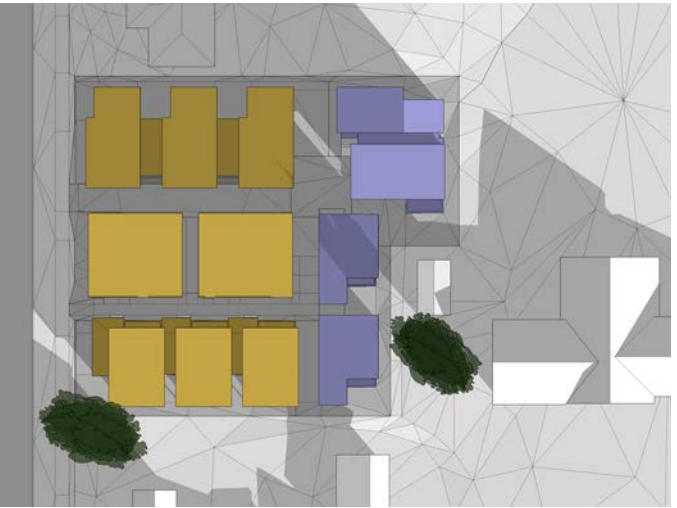
MARCH 21 9AM



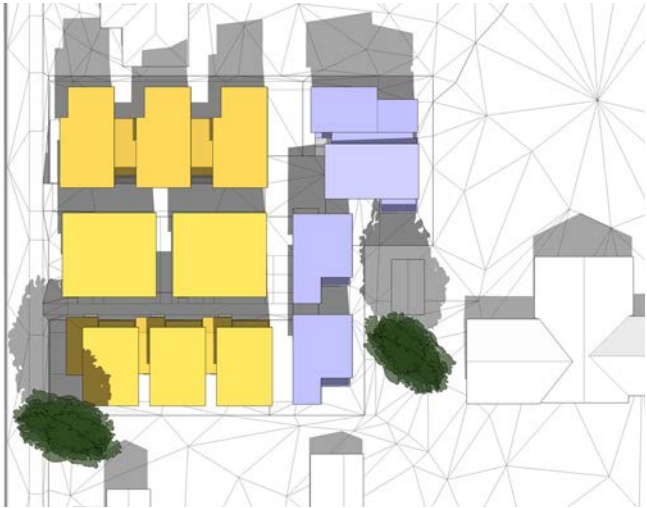
JUNE 21 9AM



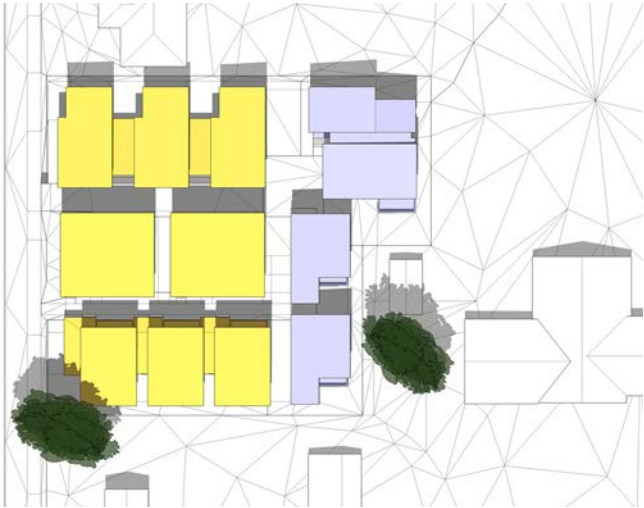
SEPTEMBER 21 9AM



DECEMBER 21 9AM



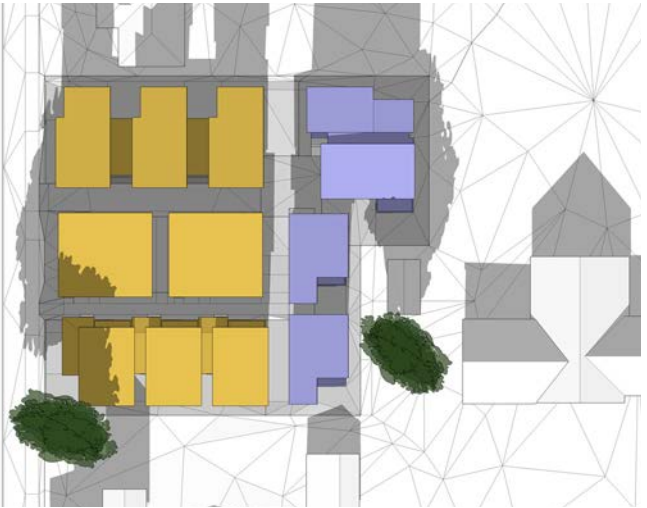
MARCH 21 12PM



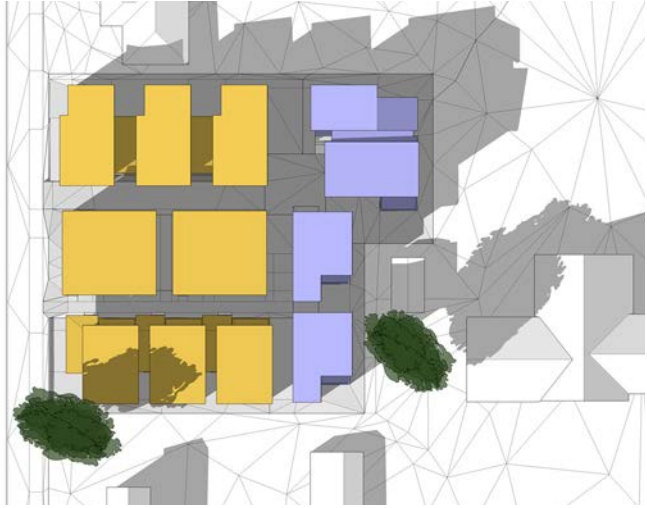
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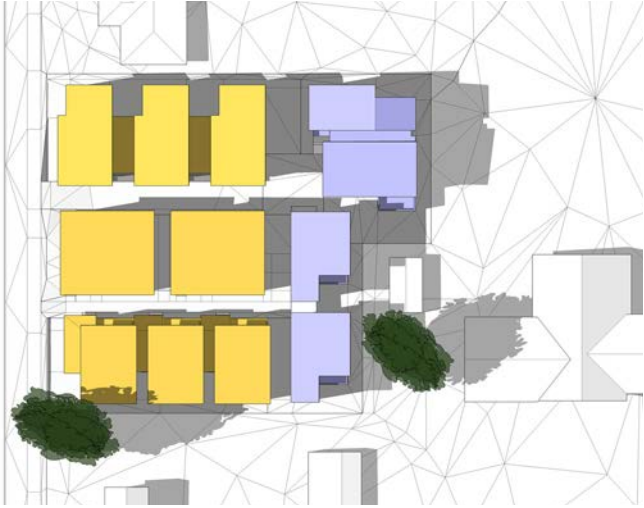
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DECEMBER 21 12PM



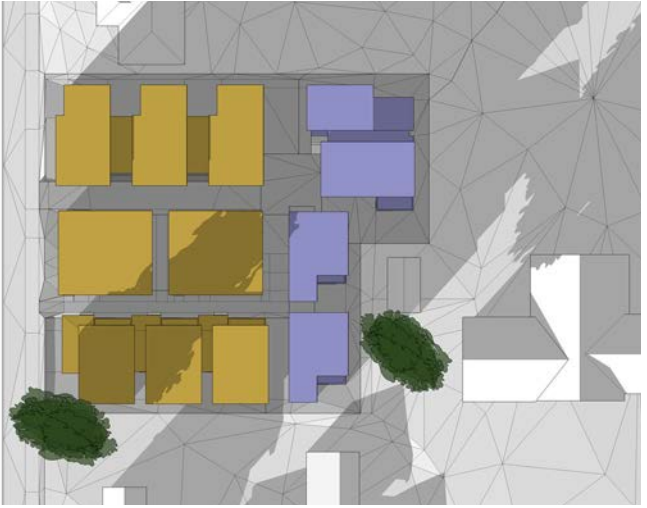
MARCH 21 3PM



JUNE 21 3PM



SEPTEMBER 21 3PM

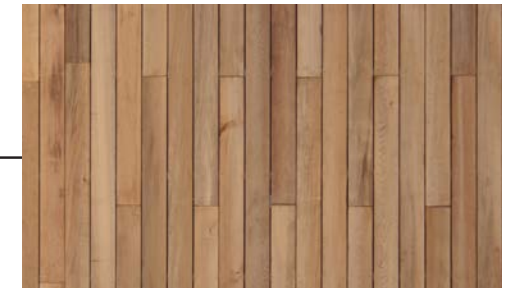


DECEMBER 21 3PM

CHARACTER RENDERINGS



FIBER CEMENT PANEL



CEDAR SIDING



FIBER CEMENT LAP SIDING



OPEN METAL RAILING



HORIZONTAL CEDAR FENCE

REQUESTED DEPARTURES

DEPARTURE 1

- DEVELOPMENT STANDARD 23.53.025 ACCESS EASEMENTS**
- C. Vehicle access easements serving at least three but fewer than ten multifamily dwelling units.
 - 1. Easement width, surfaced with, length, turnaround and curb-cut width shall be as required in subsection 23.53.025B.
 - B.
 - 1. Easement width shall be a minimum of twenty (20) feet;
 - 2. The easement shall provide a hard-surfaced roadway at least twenty (20) feet wide;

REQUESTED DEPARTURE
Reduce the access easement and pavement width to 10 ft wide.

RATIONALE
It is our opinion that this departure will allow the project to better meet the the following design guidelines:

DC1.C2. PARKING VISUAL IMPACTS & DC3. C2 - OPEN SPACE AMENITIES AND FEATURES - The access easement is required to be paved for the full 20 ft width, this creates a large separation between units that cannot be broken up through landscaping. Reducing the width of the easement will reduce the size and therefore the visual impact of the driveway. The preffered design includes planters along the unit 1-3 facades, adjacent to their entries that is intended to both break up the monotony of the driveway and help identify unit entries.

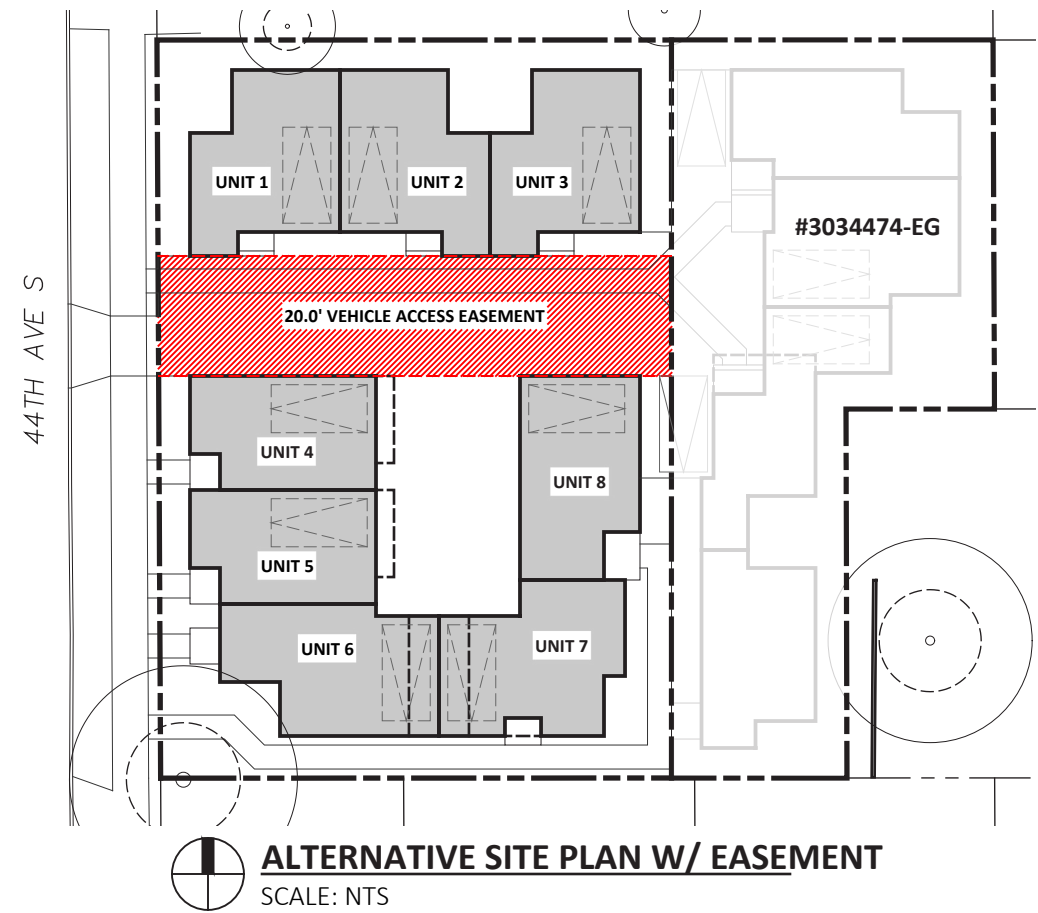
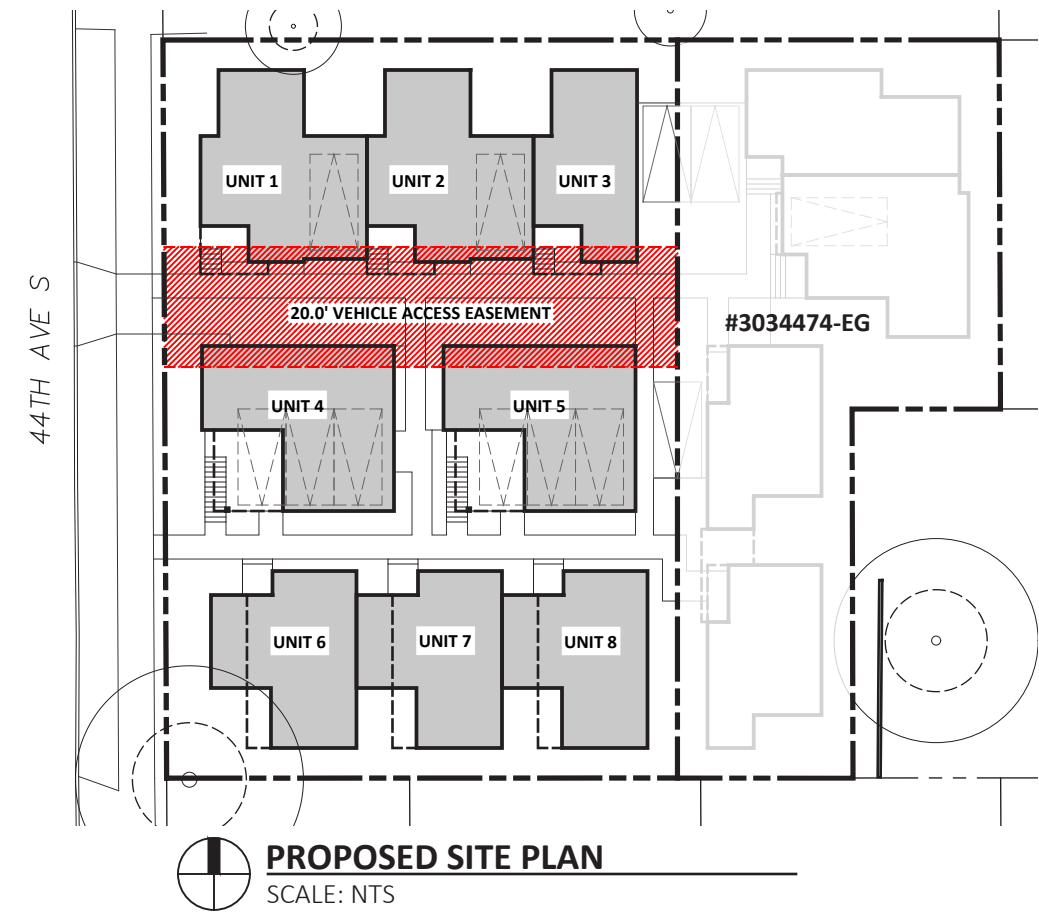
DC2.A2. REDUCING PERCEIVED MASS - By reducing the easement width we are able to introduce the pedestrian walkway between units 4 and 6. This breaks up the unit massing and creates a strong pedestrian connection and additional shared amenity space.



VIEW OF DRIVEWAY FROM 44TH AVE S



VIEW OF DRIVEWAY FROM 44TH AVE S



DEPARTURE 2

DEVELOPMENT STANDARD 23.45.518 - SETBACKS AND SEPARATIONS

- F. Separations between multiple structures
- 1. In LR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet.

REQUESTED DEPARTURE

Reduce building separation between units 4 & 5 from 10.0' to 8.25' (17.5% reduction)

ADDITIONAL CONTEXT

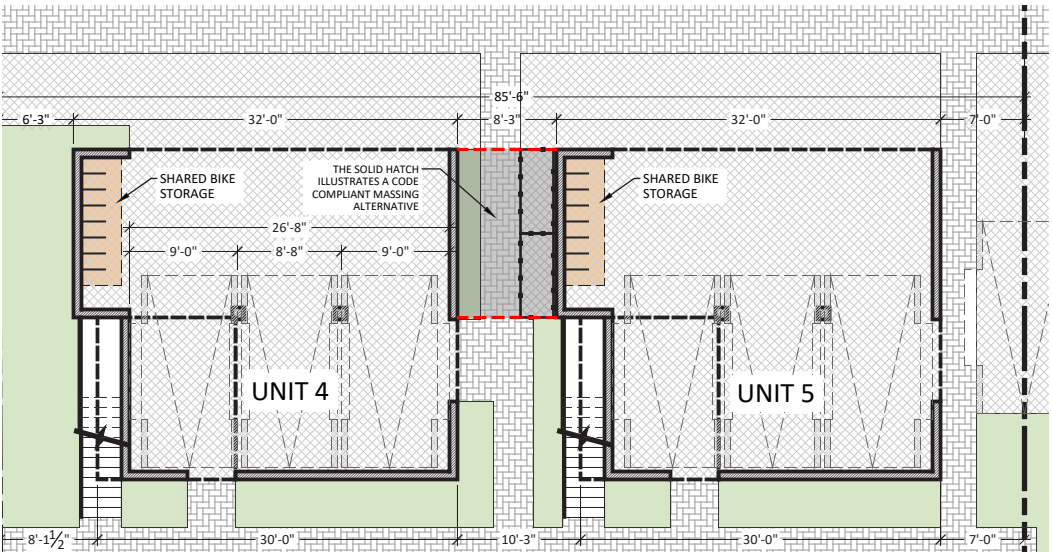
We want to provide separation between the buildings but can't fit all of the programmatic functions (shared bike storage and parking) and also provide the minimum 10 foot separation. A code compliant alternative design would be to connect the units to create a duplex as noted in the diagram below.

RATIONALE

It is our opinion that this departure will allow the project to better meet the the following design guide-lines:

CS2.D1. EXISTING DEVELOPMENT AND ZONING & DC2.A2. REDUCING PERCEIVED MASS - Providing a space between units 4 & 5 helps to break up the perceived mass of the units to better fit into the scale of the surrounding homes. It also adds interest to the otherwise uniform massing of those facades.

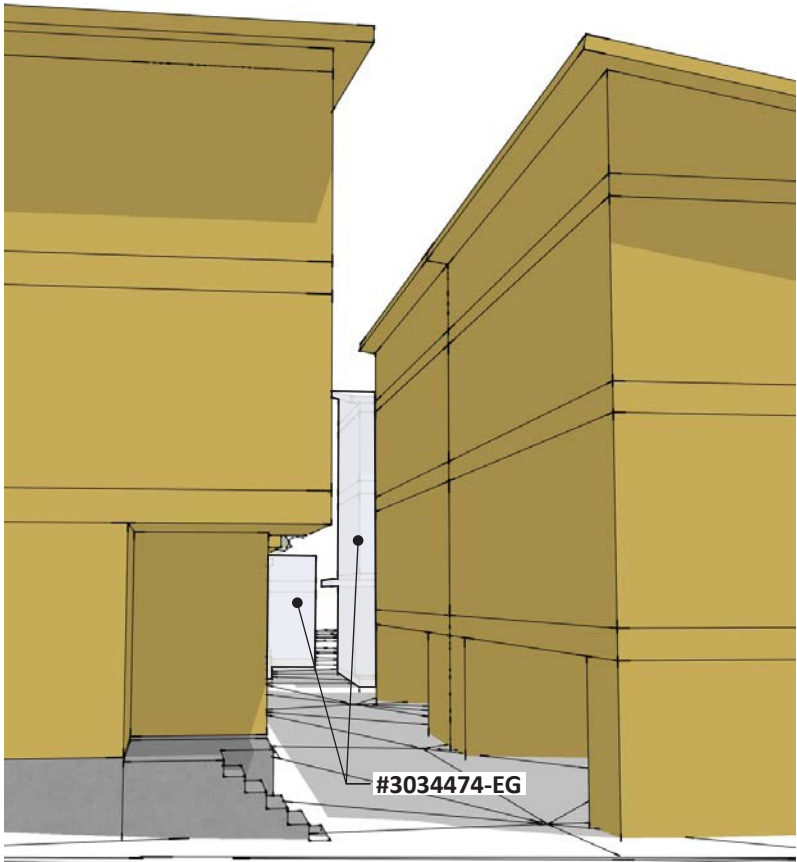
CS1.B2. DAYLIGHT AND SHADING - The gap between the units provides a direct connection point between the north and south pedestrian walkways and allows more sunlight to enter the site.



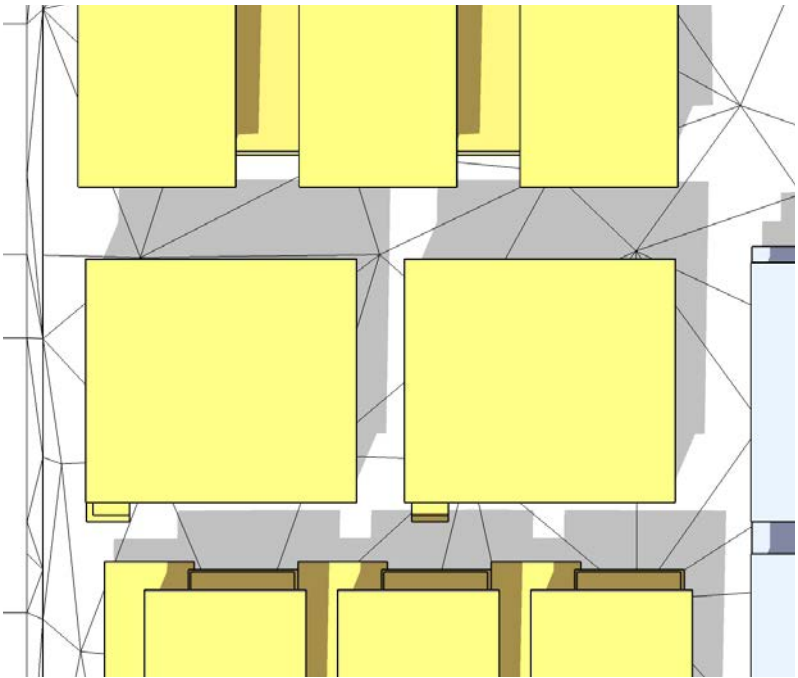
ENLARGED PLAN OF UNITS 4 & 5
SCALE: NTS



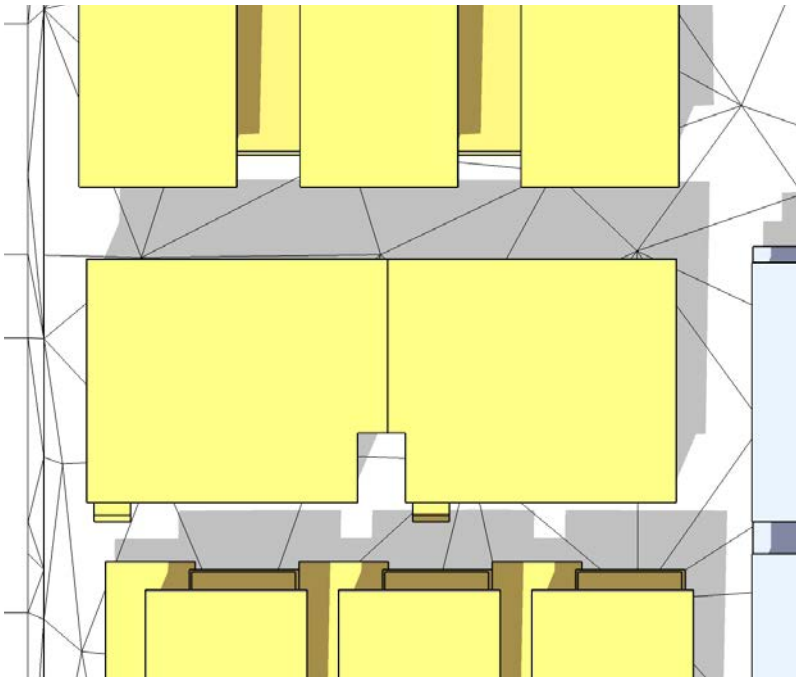
PROPOSED MASSING - VIEW OF NORTH FACADE



ALTERNATIVE MASSING - VIEW OF NORTH FACADE



PROPOSED MASSING - SHADOW STUDY



ALTERNATIVE MASSING - SHADOW STUDY

32 DEPARTURES

REQUESTED DEPARTURES

DEPARTURE 3

DEVELOPMENT STANDARD 23.45.518 - SETBACKS AND SEPARATIONS

Table A Rear setback for townhomes in LR zones: 5.0’ min, 7.0’ avg

REQUESTED DEPARTURE

Reduce average rear seback from 7.0’ to 5.0’ for units 6-8. (29% reduction)

RATIONALE

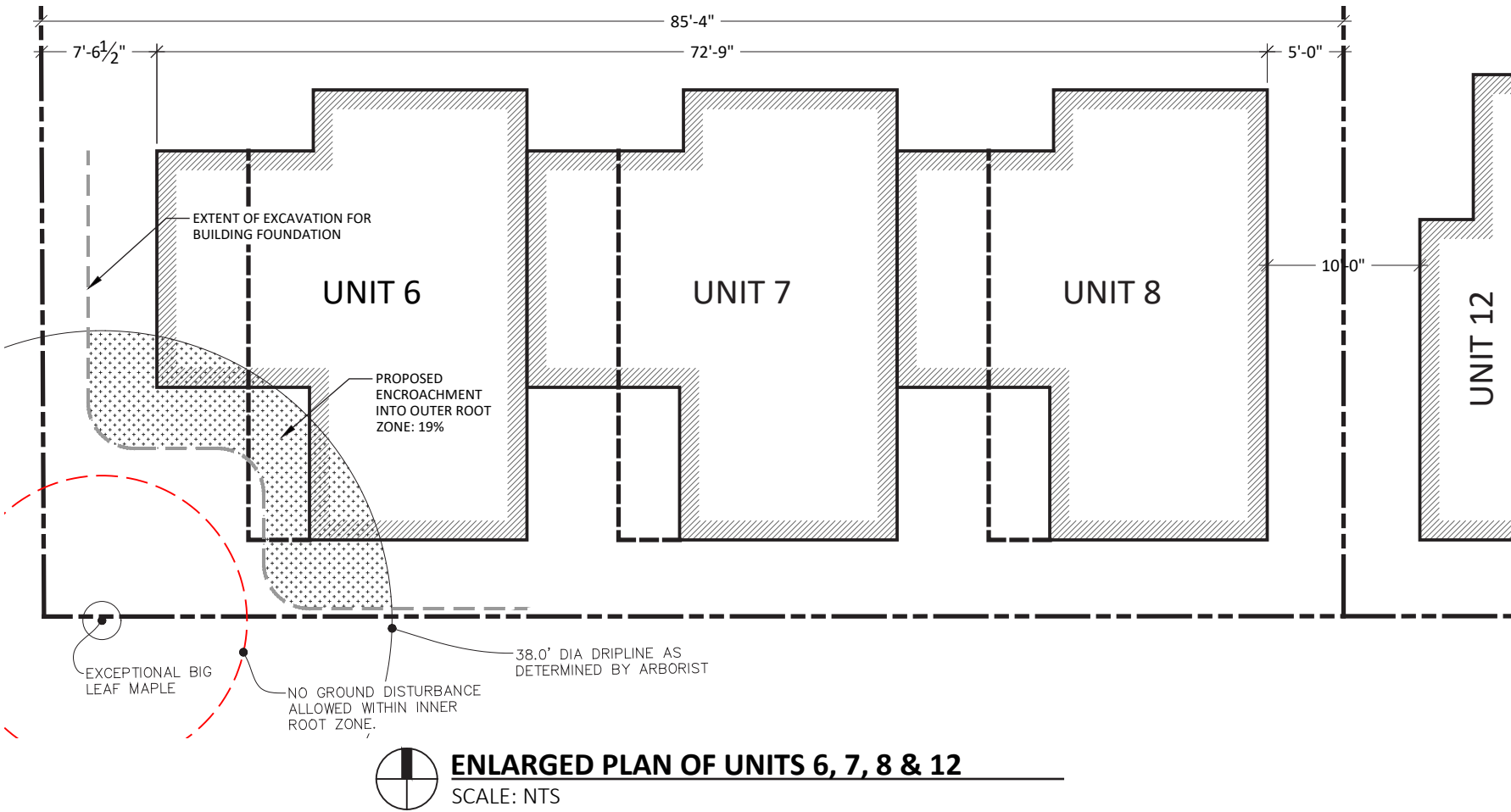
It is our opinion that this departure will allow the project to better meet the the following design guidelines:

CS1.D1. ON-SITE PLANTS AND HABITATS - The big leaf maple along the south property line was determined to meet the threshold for exceptional tree designation per director’s rule 16-2008. See arborist’s report, to the right. The requested adjustment would shift units 6-8 east 2.0’ to minimize the impact of construction on the tree root zone. With the adjust-

ment, the excavation for unit 6 foundation would encroach into 19% of the outer root zone instead of 33% which is the maximum allowed by the arborist.

The building can meet development standards without the requested adjustment but the construction would encroach further into the outer root zone and the excavation for building foundation would require temporary shoring to prevent disturbance to the inner root zone.

DC2.A1. SITE CHARACTERISTICS AND USES - By shifting units 6-8 to the east 2’-0”, the site massing better responds to the exceptional tree.



ARBORIST’S REPORT

SHOFFNER CONSULTING

6741 NE 182nd St. C414 Kenmore, WA 98028 Mobile:(206)755-9407 tony@tonyshoffner.com

June 10, 2019

Jessica Tranquada
Green Canopy Homes, LLC.
1131 Poplar Way S.
Seattle, WA
98144

Re: Tree Inventory Report - 7146 44th Ave. S. Seattle, Wa.

Jessica:

This report is to provide an inventory of the trees on the property at the address of 7146 44th Ave. S. in Seattle, WA. I recently visited the property to gather information on the trees. I've added numbers to the topographic survey for this property for reference to this report.

1.0 Site Conditions

The property is located in a single family residence area in south Seattle. The vegetation is largely turfgrass with only one tree on the property. There are four trees just off-site with drip lines that extend onto the property.

2.0 Tree Information

I visited the site recently to conduct visual, level 2 basic evaluations of the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. In those evaluations, I observe trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments are 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 City of Seattle Director’s Rule 16-2008 and SMC 25.11 provides regulations of trees on private property in the City of Seattle. Information on all of the trees is included in the accompanying Tree Evaluation Data spreadsheet.

Three trees just off-site (#s 1, 3 and 4) meet the threshold diameter to be classified as exceptional. Therefore, the required setback zones are required to be established and protected through development.

3.0 Tree Protection Requirements

The three trees off site that meet the threshold diameter to be classified as exceptional are required to be protected with the following measures:

- No impacts are allowed within the inner root zone (IRZ), the inner half of the dripline radius.
- Impacts within the outer root zone (ORZ), the outer half of the dripline, either permanent or temporary impacts, are not to exceed more than 1/3 of the total area of the outer root zone.

5.0 Use of This Report

This report is provided to Green Canopy Homes, LLC. for the purpose of addressing the City of Seattle’s requirements for providing information on the trees on the property at the address of 7146 44th Ave. S. Seattle. This information is the property of Green Canopy Homes, LLC and cannot be amended by anyone other than Tony Shoffner. Trees are dynamic and their conditions can be affected by weather events and environmental changes. Therefore, this report only warrants the conditions of the trees at the time of my evaluation. In addition, Tony Shoffner and Shoffner Consulting cannot be held liable for damage resulting from failure of any of these trees or thier parts.

If you have any questions regarding this report, please feel free to call me directly.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ



COMPLETED WORK FROM GREEN CANOPY HOMES

