

5031 35TH AVENUE SOUTH

PROJECT NUMBER: 3034419-EG | SDR GUIDANCE PACKET | AUGUST 2019.

PROPERTY OWNER:

BUILD SOUND LLC

CC: ROB MCVICARS
3213 W WHEELER STREET
P.M.B. 131
SEATTLE, WA 98199

ARCHITECT:

VANDERVORT ARCHITECTS

CC: MARK WIERENGA
2000 FAIRVIEW AVE E, SUITE 103
SEATTLE, WA 98102
(206) 784-1614 EXT. 3

LANDSCAPE ARCHITECT:

ROOT OF DESIGN LLC.

CC: DEVIN PETERSON
26231 72ND AVENUE NW, SUITE 201
STANWOOD, WA 98292
(206) 491-9545



5031 35TH AVENUE SOUTH TOWNHOMES

01. PROJECT INFORMATION

PROJECT DESCRIPTION.

The proposed townhome project is located on 35th Avenue South in a split zone consisting of LR2 (M1) & LR3 RC (M). The site is currently developed with a Single Family Residence on site. This project proposes to build (8) townhomes, (2) of which face east to front on 35th Avenue South with the other (6) alternating North / South orientations. No parking is required as the site is located in the Columbia City Residential Urban Village and is also in a frequent transit zone. No parking will be provided. The site does not have have an alley.

02. SITE ANALYSIS

After gaining an understanding of the neighborhood's demographics, we believe that providing the opportunity for multi-generational living is a powerful tool that can be used for retaining the neighborhood's culture. This projects seeks to provide flexibility for such living arrangements by taking advantage of the multi-level nature of townhomes and by providing two distinct dwelling entry points.

This project will achieve a minimum Built Green rating of four stars.

03. DESIGN STANDARDS

04. BUILDING DESIGN

05. CODE ADJUSTMENT

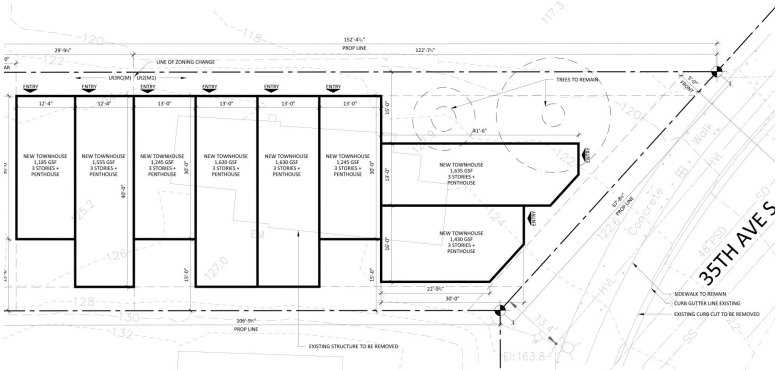
PROJECT #.	3034419-EG
LOT AREA.	6,477.9 SF
PROPOSED COMMERCIAL UNITS.	N/A
COMMERCIAL SQUARE FOOTAGE.	N/A
PROPOSED DWELLING UNITS.	8 UNITS
RESIDENTIAL UNIT # / TYPE.	8 TOWNHOMES
RESIDENTIAL SQUARE FOOTAGE.	9,470 SF (GROSS)
PARKING.	N/A



New Building Project

Eight Townhouses

5031 35th Ave South, Seattle, WA 98118



Please join us for a
Community Walking Tour of the project site at
5031 35th Ave South
Seattle, WA 98118
Saturday, August 3rd at 10am
and
Sunday, August 4th at 1pm

For questions or comments regarding this new project, please contact:
Monisha Harrell, Outreach Manager
5031-35th@ruleseven.com (email)
206-315-9659 (hotline)

Project Description:
Remove existing structures. Construct 8 new townhouse units. Streamlined design review building permit, unit lot subdivision.
Parcel Number: 2660500253
Zoning: LR2(M1)/LR3 RC (M)

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

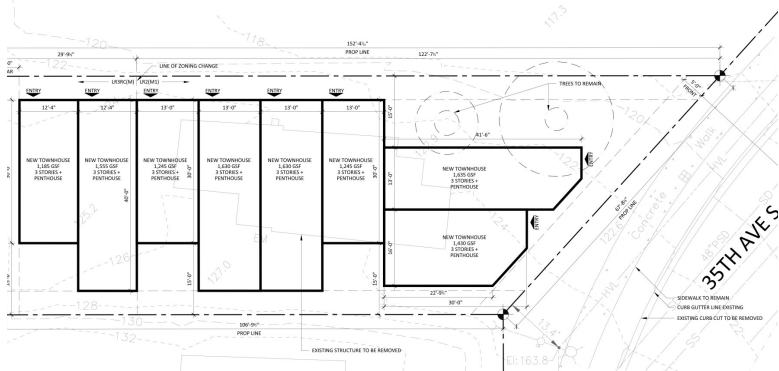
Note: Information collected or submitted through this feedback process may be made public

Để biết thông tin bằng tiếng Việt, vui lòng liên hệ Monisha Harrell, Liên lạc cộng đồng 5031-35th@ruleseven.com (e-mail) 206-315-9659 (đường dây nóng)	Waxii akhbaar dheraad ah, fadlan la soo xiriir Monisha Harrell, Maamulaha 5031-35th@ruleseven.com (email) 206-315-9659 (wicid)	የአማርኛ ቋንቋዎች ማቴሪያሎች Monisha Harrell, አስተዳዳሪ 5031-35th@ruleseven.com (ኢሜይል) 206-315-9659 (ስልክ ቁጥር)
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Mashruuca Dhismaha Cusub

Sideed Guri Yar

5031 35th Ave South, Seattle, WA 98118



Fadlan ku soo biir
kulanka macluumaadka dhulka
5031 35th Ave South
Seattle, WA 98118
Saturday, August 3rd at 10am
and
Sunday, August 4th at 1pm

Wixii su'aalo ah ama ra'yi ah ee ku saabsan mashruuca cusub, fadlan la xiriir:
Monisha Harrell, Maamulaha
5031-35th@ruleseven.com (email)
206-315-9659 (wicid)

Sifeynta Mashruuca:
Ka saar astaamaha jira. Dhis 8 cutub oo guryo cusub ah.
Parcel Number: 2660500253
Zoning: LR2(M1)/LR3 RC (M)

Aadeeg turjubaan ayaa la heli karaa markii la codsado. Haddii loo baahdo, fadlan RSVP ugu yaraan 2 maal-mood kahor taariikhda kulanka.

Để biết thông tin bằng tiếng Việt, vui lòng liên hệ Monisha Harrell, Liên lạc cộng đồng 5031-35th@ruleseven.com (e-mail) 206-315-9659 (đường dây nóng)	For information in English, please contact Monisha Harrell, Outreach Manager 5031-35th@ruleseven.com (email) 206-315-9659 (hotline)	የአማርኛ ቋንቋዎች ማቴሪያሎች Monisha Harrell, አስተዳዳሪ 5031-35th@ruleseven.com (ኢሜይል) 206-315-9659 (ስልክ ቁጥር)
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PUBLIC OUTREACH.

Community Outreach for this project was conducted by Monisha Harrell of Rule Seven, and was completed by August 9, 2019. The following were components of the Community outreach:

- Site walk (high impact)
- Voice hotline and email connections were made available (high impact)
- Printed fact sheet was made available to neighbors and neighboring businesses (high impact)
- Notice printed in local newspacer (multi-pronged)

During the sitewalk, there were several comments submitted on comment cards. In summary, the comments included:

- Please mitigate dirt, dust and noise pollution during construction. Please no noise after 6PM.
- A request to install a sidewalk on the opposite side of 35th Ave S.
- Townhomes should provide auto parking, similar to other projects recently completed in area.
- The more housing the better.

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EXISTING SITE CONDITIONS SURVEY

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02. SITE ANALYSIS

03. DESIGN STANDARDS

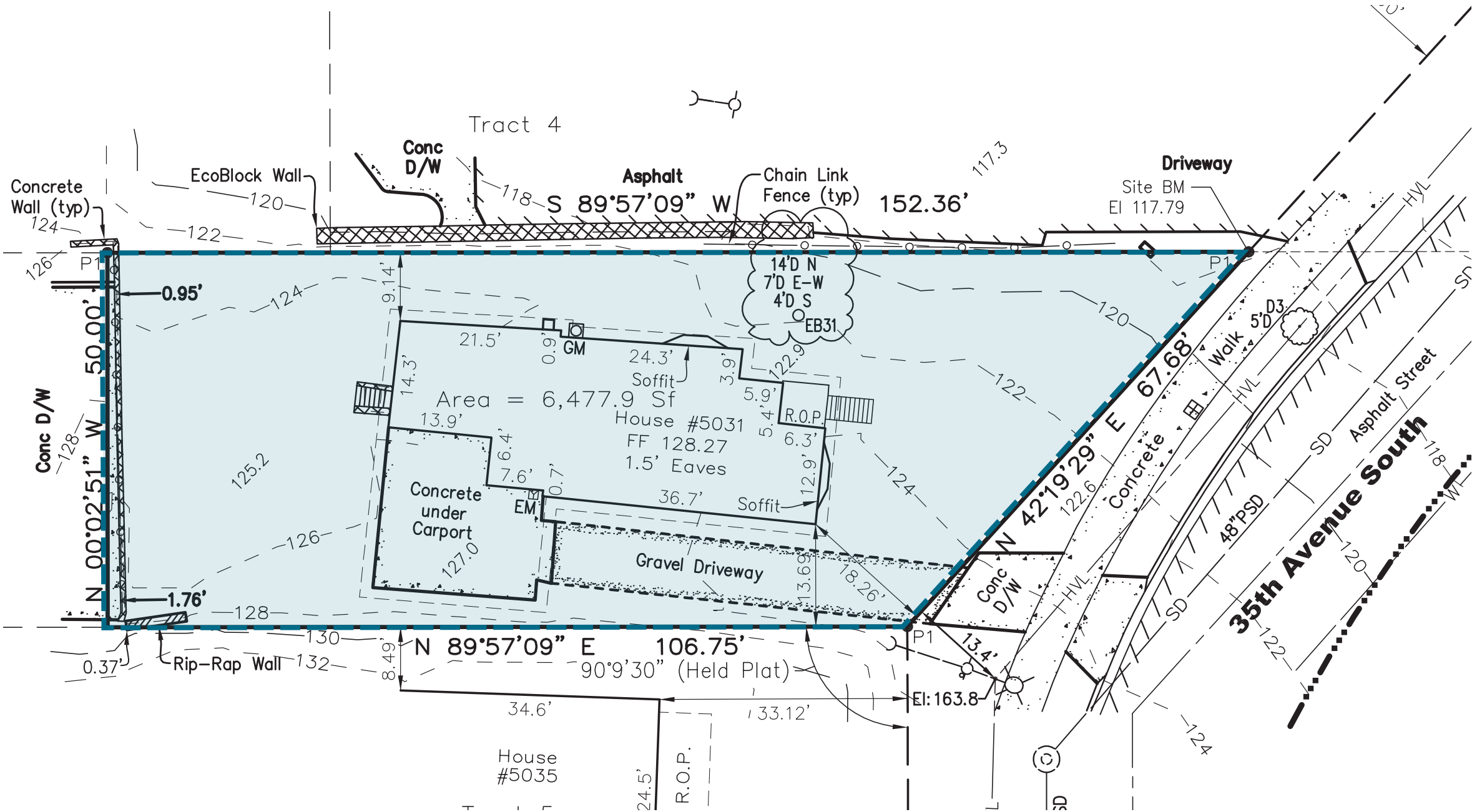
04. BUILDING DESIGN

05. CODE ADJUSTMENT

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTH 50 FEET OF TRACT 4 OF FRYES ADDITION TO COLUMBIA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 87, RECORDS OF KING COUNTY, WASHINGTON, LYING EAST OF EMPIRE WAY, EXCEPT THE WEST 100 FEET THEREOF MEASURED ALONG THE NORTH LINE OF SAID SOUTH 50 FEET AND AT RIGHT ANGLES THERETO.

ASSESSOR'S PARCEL NUMBER:
266050-0253

TREE DESCRIPTIONS:
D = DECIDUOUS
EB = EUROPEAN BIRCH



EXISTING CONDITIONS SITE PLAN



1. VIEW OF 5031 35TH AVE S.



2. VIEW OF 5031 35TH AVE S.



3. VIEW OF SIDE YARD.



4. VIEW OF ENTRY.



5. VIEW OF SIDE YARD.

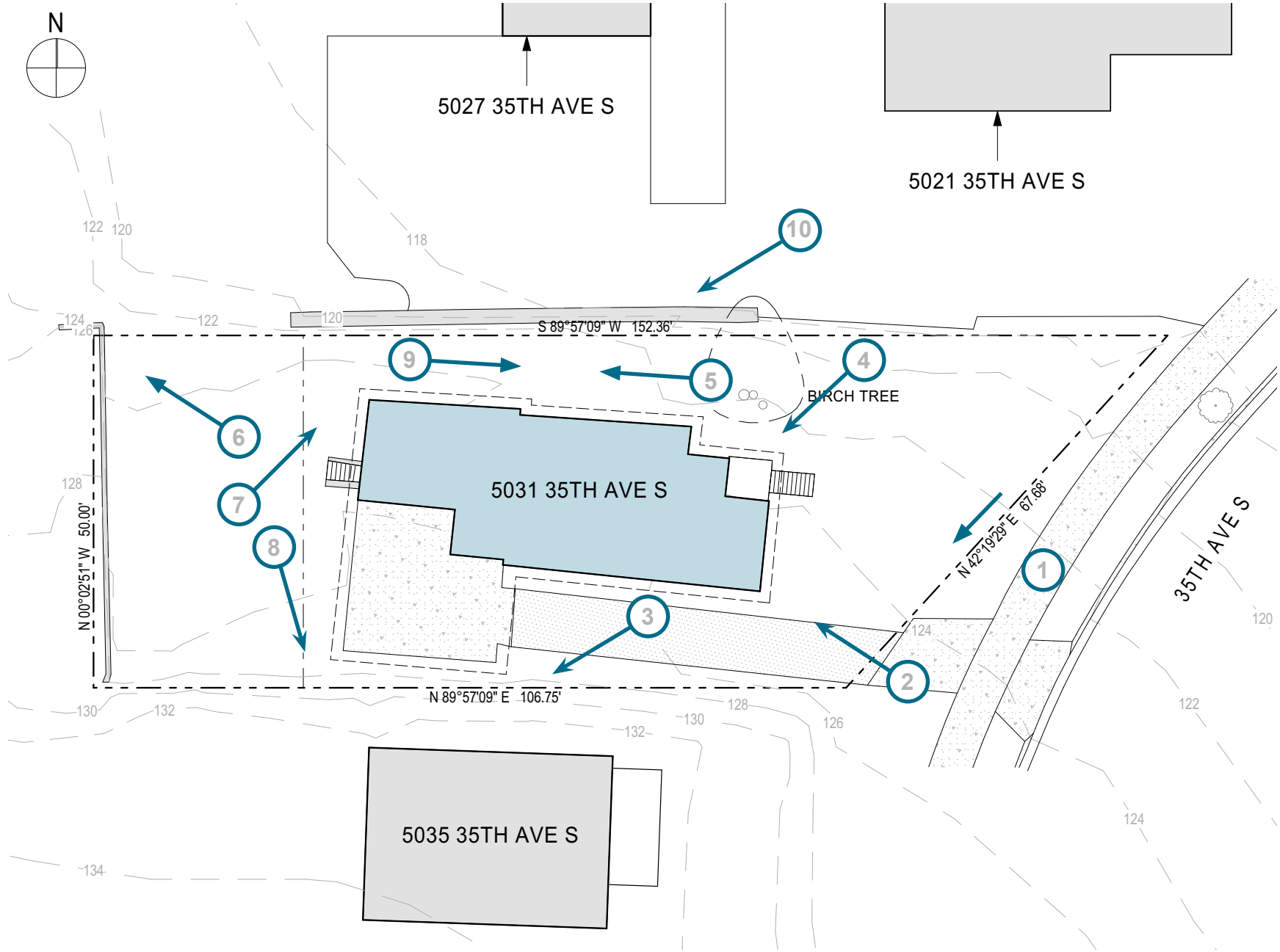


PHOTO KEY PLAN.

CONCLUSION.

There are no large scale views either into or out from the site.



6. VIEW OF NW CORNER.



7. VIEW FROM REAR YARD.



8. VIEW LOOKING SOUTH



9. VIEW OF SIDE YARD.



10. VIEW FROM NEIGHBORING SITE.

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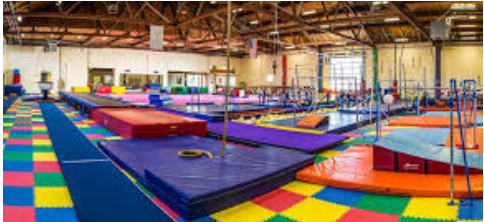
CONTEXT ANALYSIS VICINITY MAP

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1. HITT'S HILL PARK.

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2. SEATTLE GYMNASTICS ACADEMY.

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3. GREENHOUSE APARTMENTS.

04.
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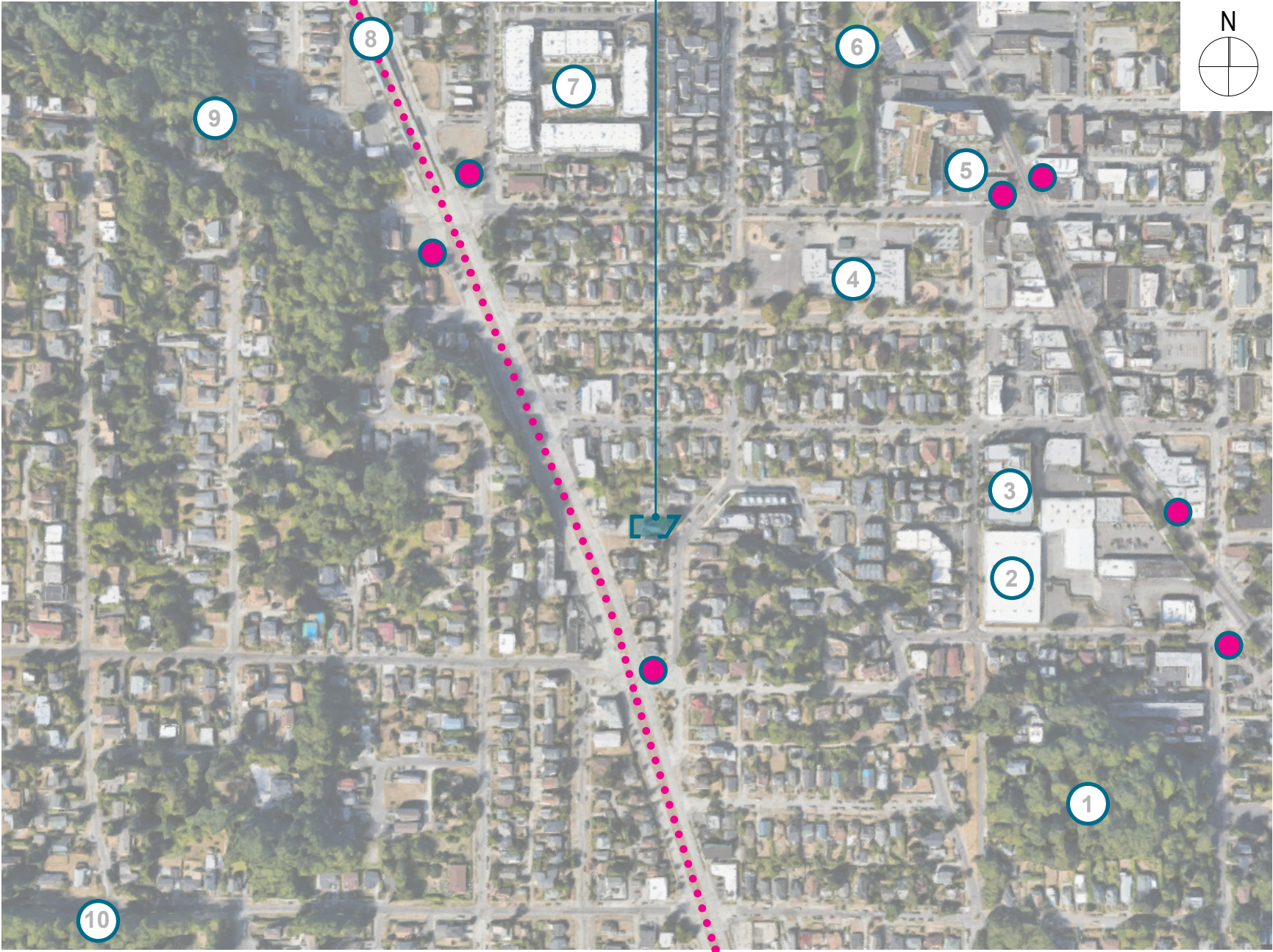
4. INTERAGENCY ACADEMY.

05.
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5. ANGELINE APARTMENTS.

● BUS STOPS LIGHT RAIL LINE SITE



VICINITY MAP.



6. COLUMBIA CITY LIBRARY / PARK.



7. CITY LINE APARTMENTS.



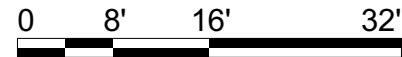
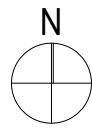
8. COLUMBIA CITY STATION.



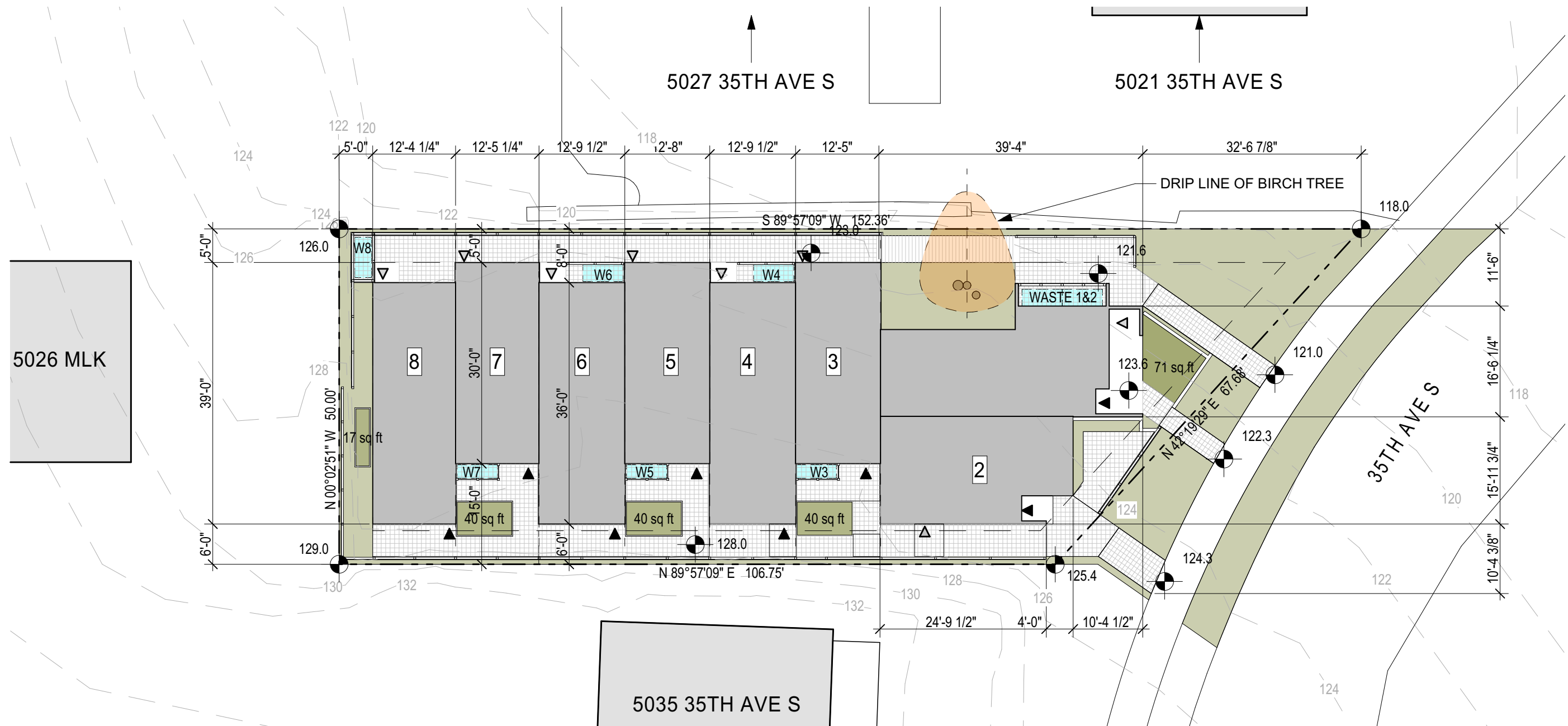
9. CHEASTY GREENSPACE.



10. DEARBORN PARK / INT. SCHOOL.



PROPOSED CONDITIONS SITE PLAN



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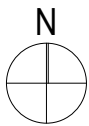
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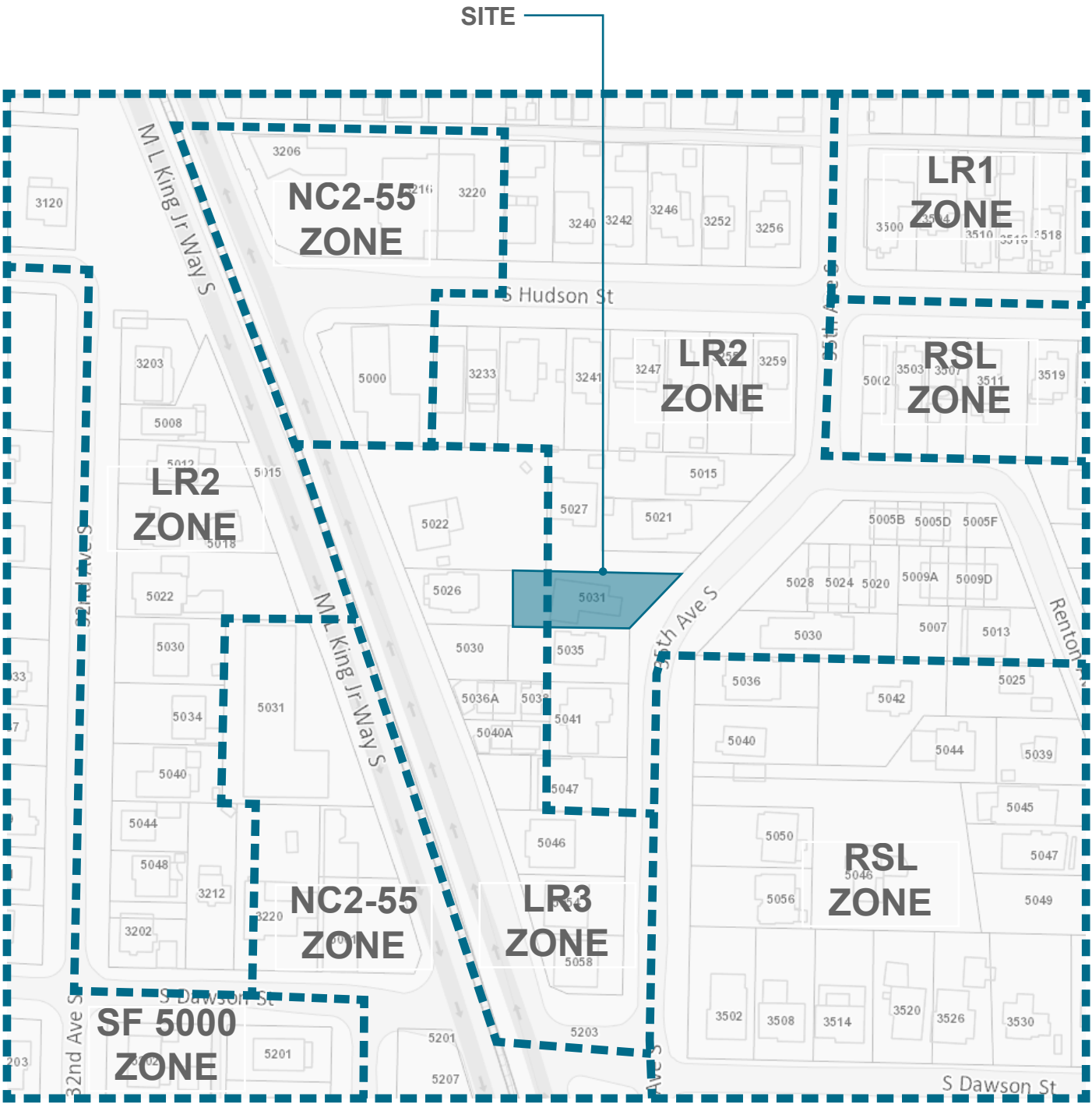
04.
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CONTEXT ANALYSIS ZONING DATA



01. PROJECT INFORMATION	Lot Area:	6,477.9 SF
	Zoning:	LR2 (M1) & LR3 RC (M)
	ECA:	N/A
	Commercial Use:	N/A
	Residential Use:	8 TOWNHOMES
	FAR:	1.4 PER TABLE A 23.45.510 @ LR2 (M1) 2.3 PER TABLE A 23.45.510 @ LR3 RC (M)
02. SITE ANALYSIS	HEIGHT:	40' BASE HEIGHT @ LR2 (M1) 50' BASE HEIGHT @ LR3 RC (M) 4' OF ADDITIONAL HEIGHT FOR RAILINGS / PARAPETS PER 23.45.514.I2 10' OF ADDITIONAL HEIGHT FOR STAIR PENTHOUSES PER 23.45.514.I4
	SETBACKS:	FRONT: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518 SIDES: 5' FOR FACADES < 40' PER TABLE A 23.45.518 7' AVERAGE / 5' MINIMUM FOR FACADES > THAN 40' PER TABLE A 23.45.518 REAR: 7' AVERAGE / 5' MINIMUM PER TABLE A 23.45.518
03. DESIGN STANDARDS	PARKING:	NONE REQUIRED
	PARKING ACCESS:	N/A
	BICYCLE PARKING:	1 BIKE PARKING SPACE PER DWELLINGS PER 23.54.015 TABLE D 1 SHORT TERM BIKE PARKING SPACE PER 20 DWELLINGS (ROUND TO NEXT EVEN #)
04. BUILDING DESIGN	AMENITY AREA:	25% OF THE LOT AREA PER 23.45.522A 50% OF THE REQUIRED AMENITY AREA MUST BE PROVIDED AT THE GROUND LEVEL
	EXCEPTIONAL TREE:	N/A
05. CODE ADJUSTMENT	GREEN FACTOR:	A GREEN FACTOR SCORE OF 0.6 IS REQUIRED FOR THIS SITE PER 23.45.524.A2



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BLOCK FACE STUDY NW 59TH STREET

← SOUTH DAWSON STREET
RIGHT-OF-WAY

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VIEW FROM 35TH AVENUE SOUTH. LOOKING WEST.

← RENTON AVENUE SOUTH
RIGHT-OF-WAY

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VIEW FROM 35TH AVENUE SOUTH. LOOKING EAST.

BLOCK FACE STUDY NW 59TH STREET

PROPOSED
PROJECT SITE

SOUTH HUDSON STREET
RIGHT-OF-WAY



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VIEW FROM 35TH AVENUE SOUTH. LOOKING WEST.

SOUTH DAWSON STREET-
RIGHT-OF-WAY

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VIEW FROM 35TH AVENUE SOUTH. LOOKING EAST.

DESIGN STANDARDS COMPLIANCE

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CS1: NATURAL SYSTEMS AND SITE FEATURES

D.1 Plants and Habitat – On-site features:
We have worked the design around an exceptional birch tree at the northeast section of the site. Dwelling 1 is notched around this tree in order to avoid excavating in the critical root zone. We are also proposing a pedestrian footbridge that will span the critical root zone. This pedestrian bridge not only helps to protect the tree, but also highlights the tree as a valuable site feature.



PL3: STREET-LEVEL INTERACTION

A.1.d Entries – Individual entries:
Two of the dwellings front directly on, and take entry from the street. The remaining six dwellings take entry from the south side of the site, along a side property line. We have aimed to provide individuality and privacy to each entry by stepping alternating dwellings back and forth by a significant distance. The alternating dwelling units alternate in color and have different cladding types as can be seen the exterior elevation drawings. The dwelling entries will be well lit with recessed lighting in the overhangs as well as path lighting in order to provide safety and security to occupants. Finally, a screen fence will maintain privacy for both the proposed building as well as the existing residence to the south.



PL3: STREET-LEVEL INTERACTION

B.1 Residential Edges – Security and Privacy:
The side entry dwellings are modulated against the south property line in order to provide semi-private transition spaces for alternating dwelling entries. Also, the main floors are elevated by about 4.5' from the entry level. Overhangs and planter boxes provide filtering elements to enhance the sense of privacy as well. Windows are carefully placed to minimize direct exposure to the neighboring dwellings.



DC1: PROJECT USES AND ACTIVITIES

C.4 Parking and Service Uses – Service Uses:
Locating waste receptacle storage is very challenging at this site. Our concept is to develop a service access path on the north side of this site that allows for waste storage for five of the eight dwelling units. Storage for the remaining three dwellings are located near the main entries on the south side. All of the waste storage enclosures will be fully screened with wood fences and walls.



DC2: ARCHITECTURAL CONCEPT

B.1 Architectural and Façade Composition – Façade Composition:
This is a very deep lot, east to west, and most of the dwelling units take entry from the south side of the site. We have intentionally sited the dwellings so that they step back and forth in plan, developing a rhythm starting at unit 3 and ending at unit 8. The dwellings not only alternate in plan, but are also rendered with different materials and colors, as well as roof treatments. This helps to individualize the dwellings and to provide much needed relief along the south elevation, which would be perceived as overly massive if this treatment were not applied. This stepping is applied with the reverse rhythm to the north façade as well, in order to modulate and individualize the separate dwellings from each other.



DC3: OPEN SPACE CONCEPT

B.4 Open Space Uses and Activities – Multifamily Open Space:
The NE corner of this site presents a unique opportunity since the site comes to a point as it meets 35th Ave S. Our concept is to create an access path through this portion of the site and to leave a large portion of it for intensive landscaping. The access path serves the north side of the buildings for service uses, but is enhanced with an access bridge that spans over the undisturbed root zone area of the European Birch tree, which we are retaining and protecting. This bridge experience will both help to preserve the landscaping and to heighten the experience of moving past the exceptional tree.

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BUILDING DESIGN ELEVATIONS

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FACADE DESIGN. EAST ELEVATION.

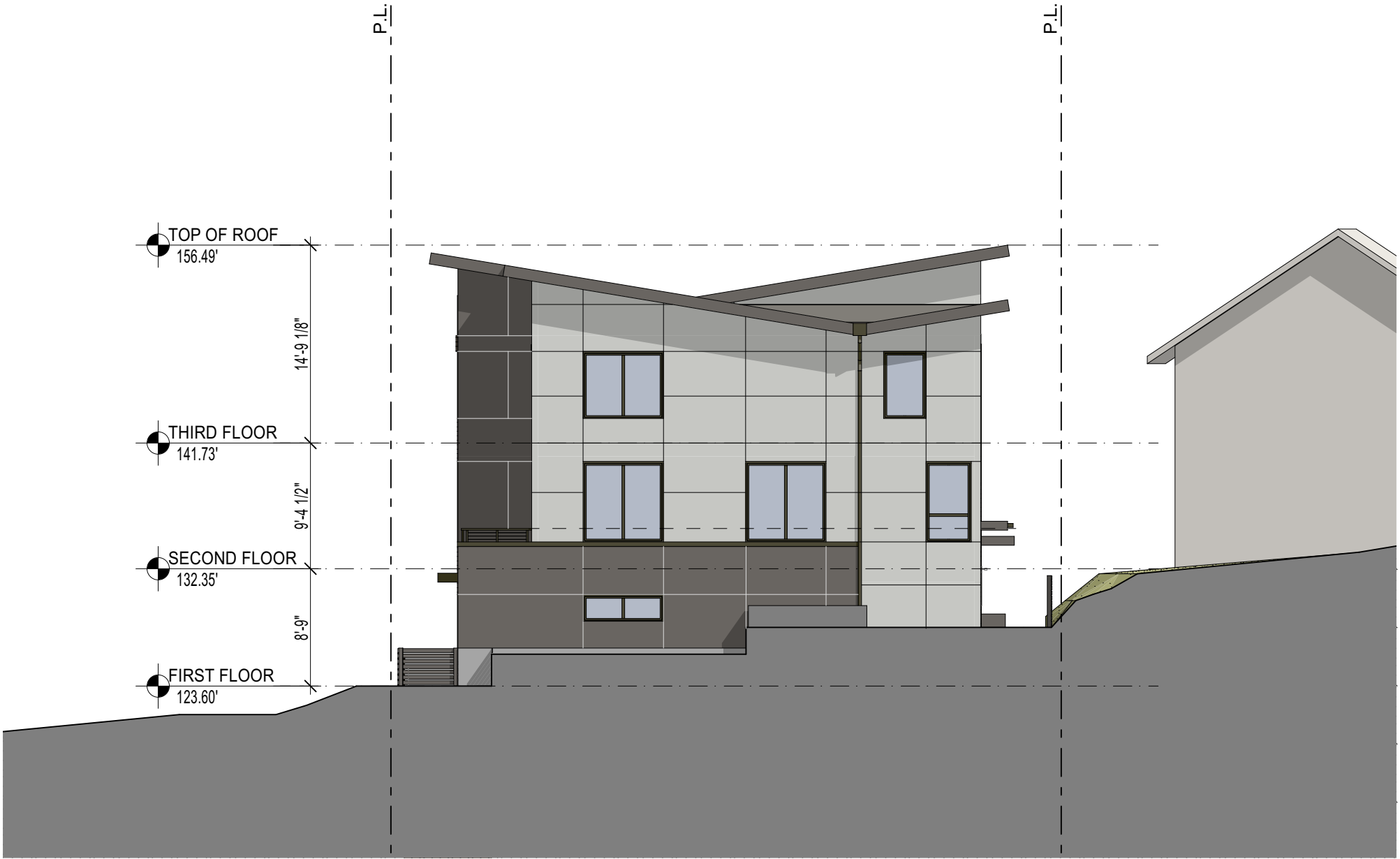
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FACADE DESIGN. WEST ELEVATION.

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FACADE DESIGN. SOUTH ELEVATION.



FACADE DESIGN. NORTH ELEVATION.

BUILDING DESIGN ADJACENCY STUDY

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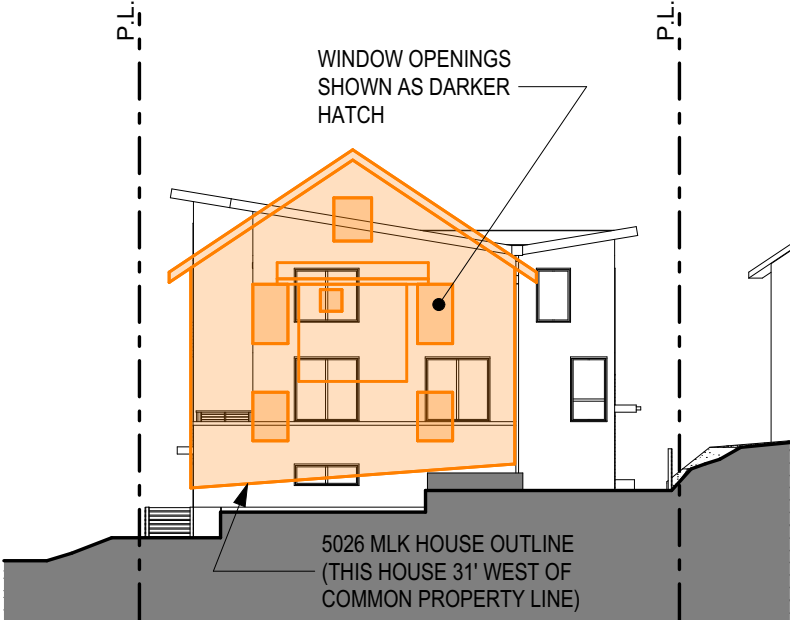
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ADJACENCY STUDY. SOUTH ELEVATION.



ADJACENCY STUDY. WEST ELEVATION.



ADJACENCY STUDY. NORTH ELEVATION.



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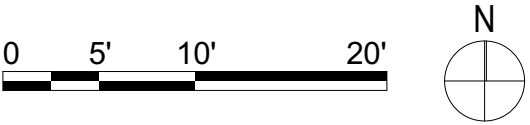
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BUILDING DESIGN FIRST FLOOR PLAN



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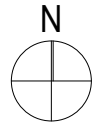
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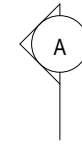
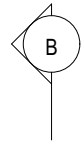
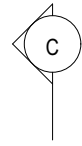
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0 5' 10' 20'

BUILDING DESIGN SECOND FLOOR PLAN



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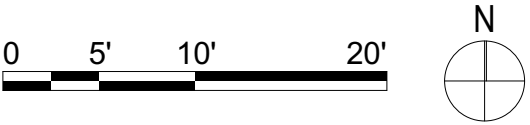
03.
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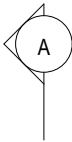
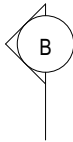
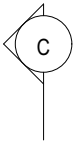
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BUILDING DESIGN THIRD FLOOR PLAN



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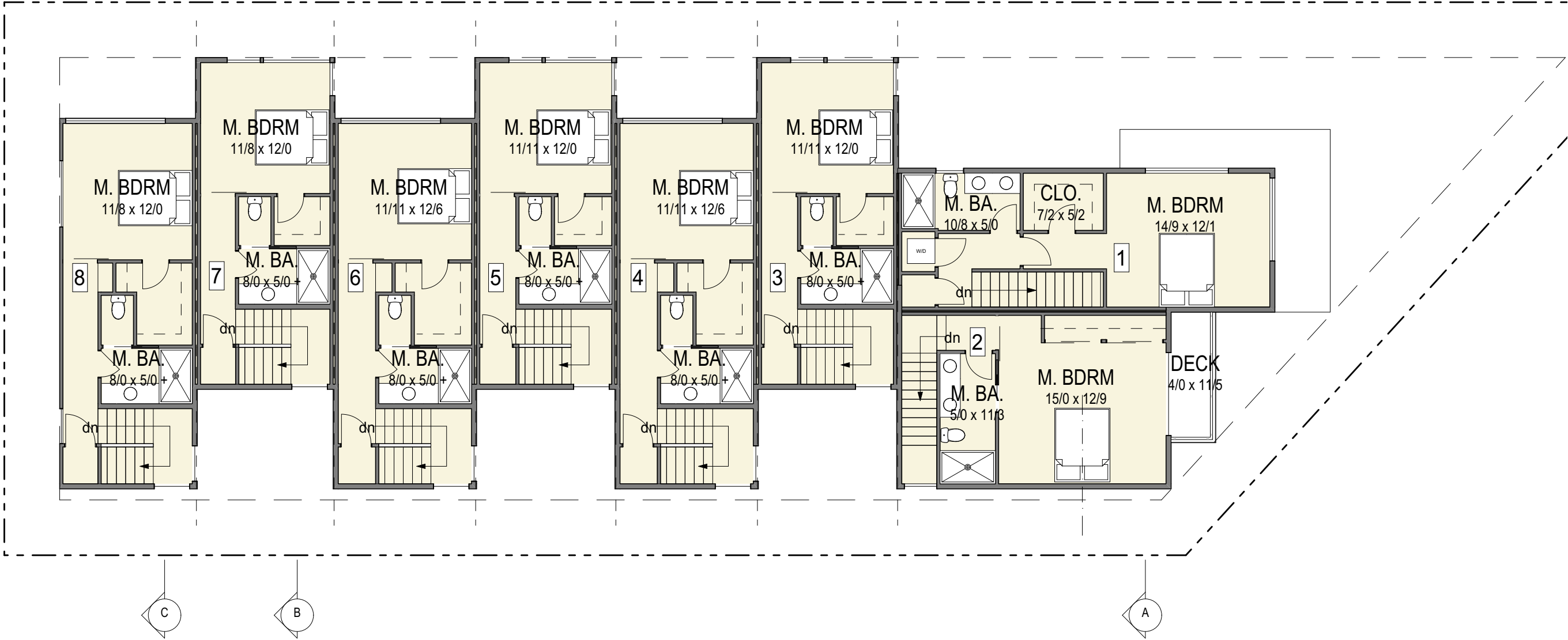


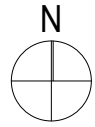
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BUILDING DESIGN LANDSCAPE PLAN



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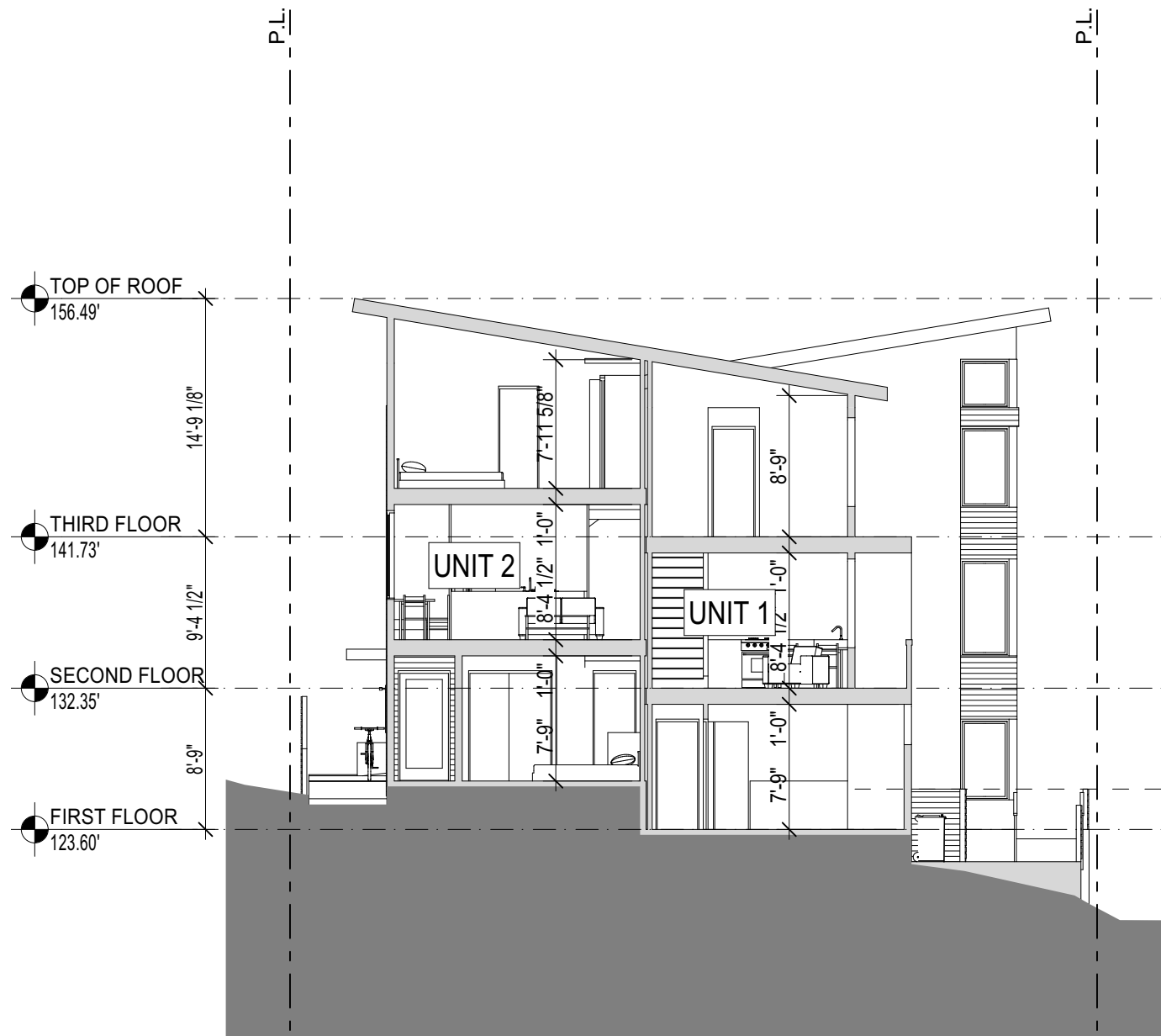
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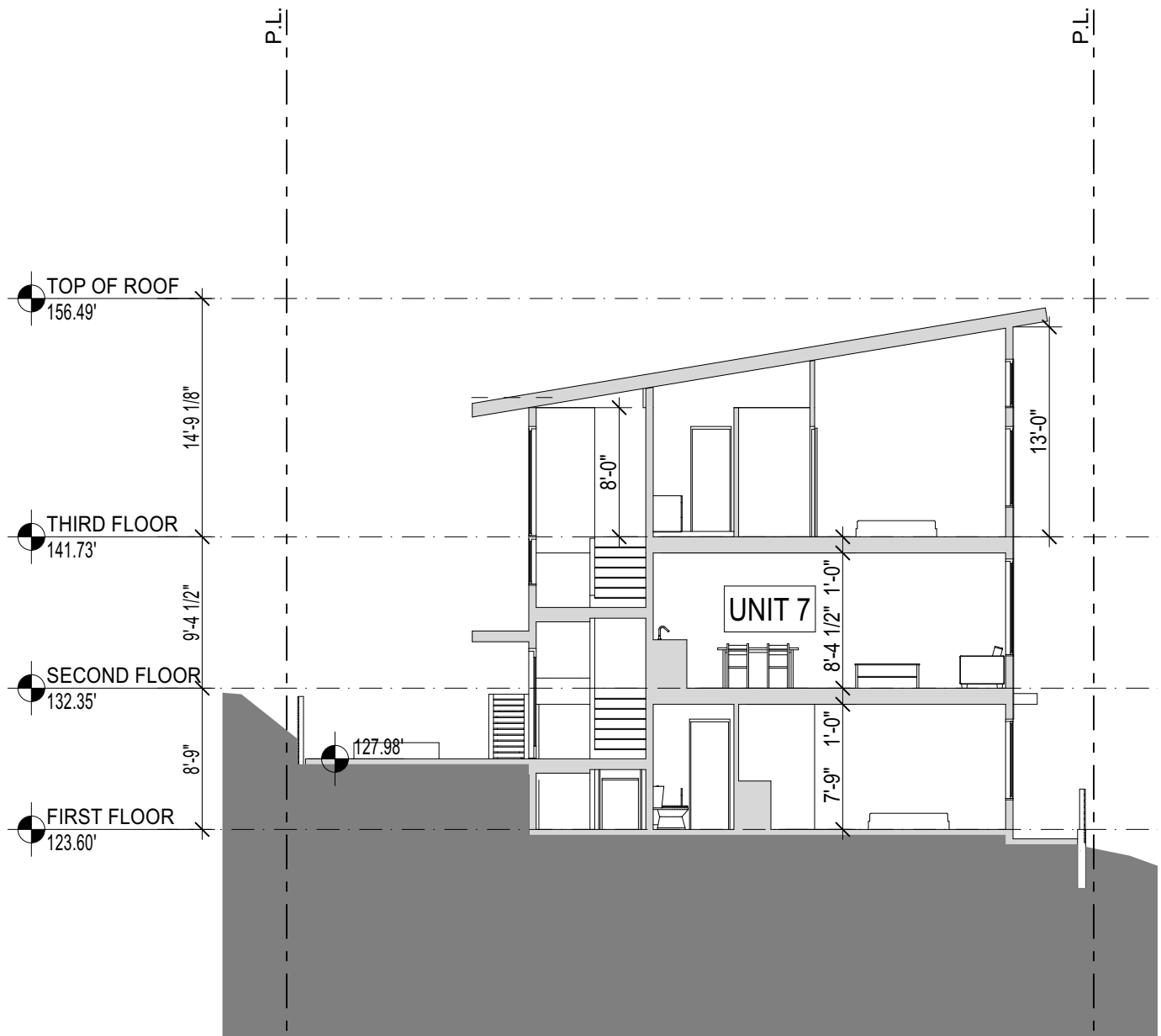
05.
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BUILDING DESIGN SECTIONS

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- 02. SITE ANALYSIS
- 03. DESIGN STANDARDS
- 04. BUILDING DESIGN
- 05. CODE ADJUSTMENT



BUILDING SECTION. A.



BUILDING SECTION. B.

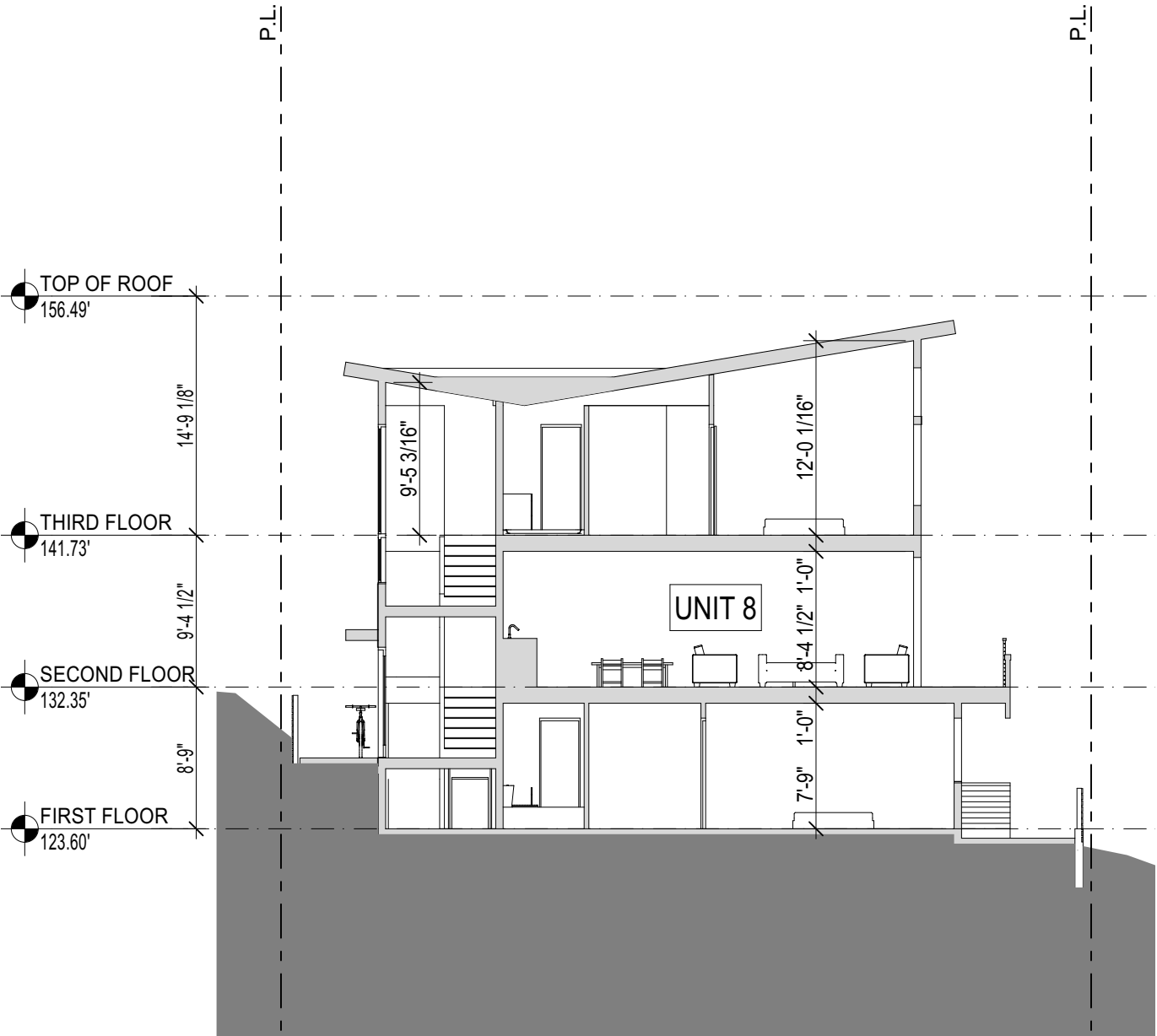
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BUILDING SECTION. C.

BUILDING DESIGN MASSING COMMENTS

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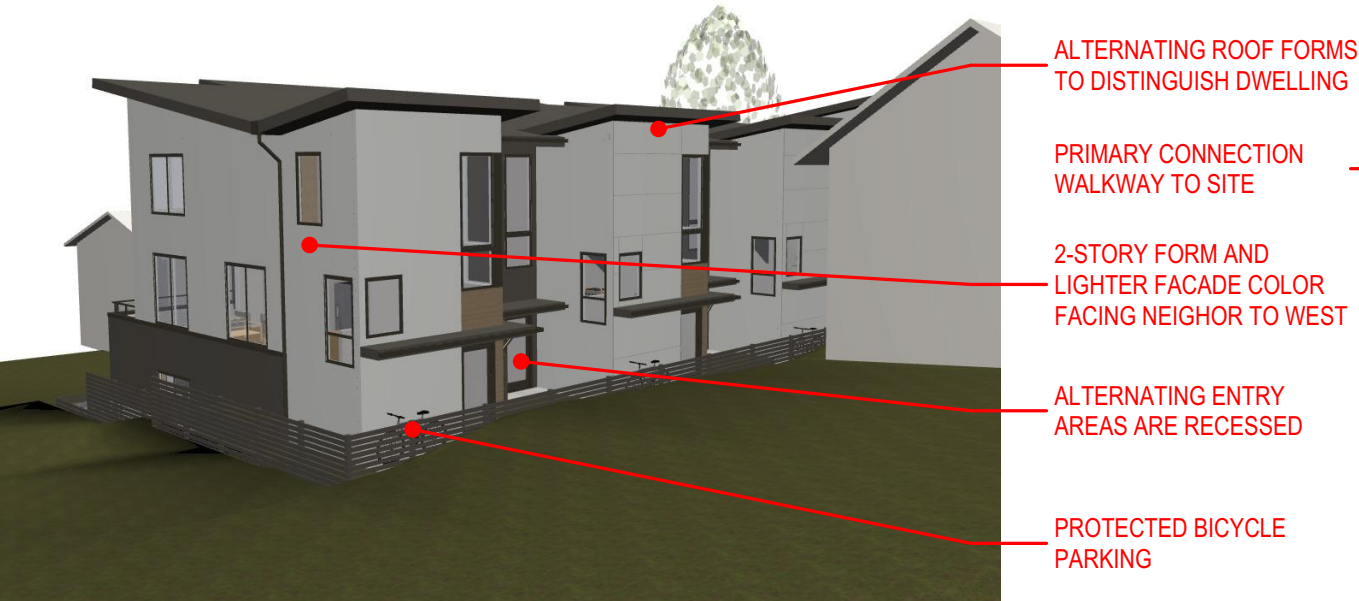
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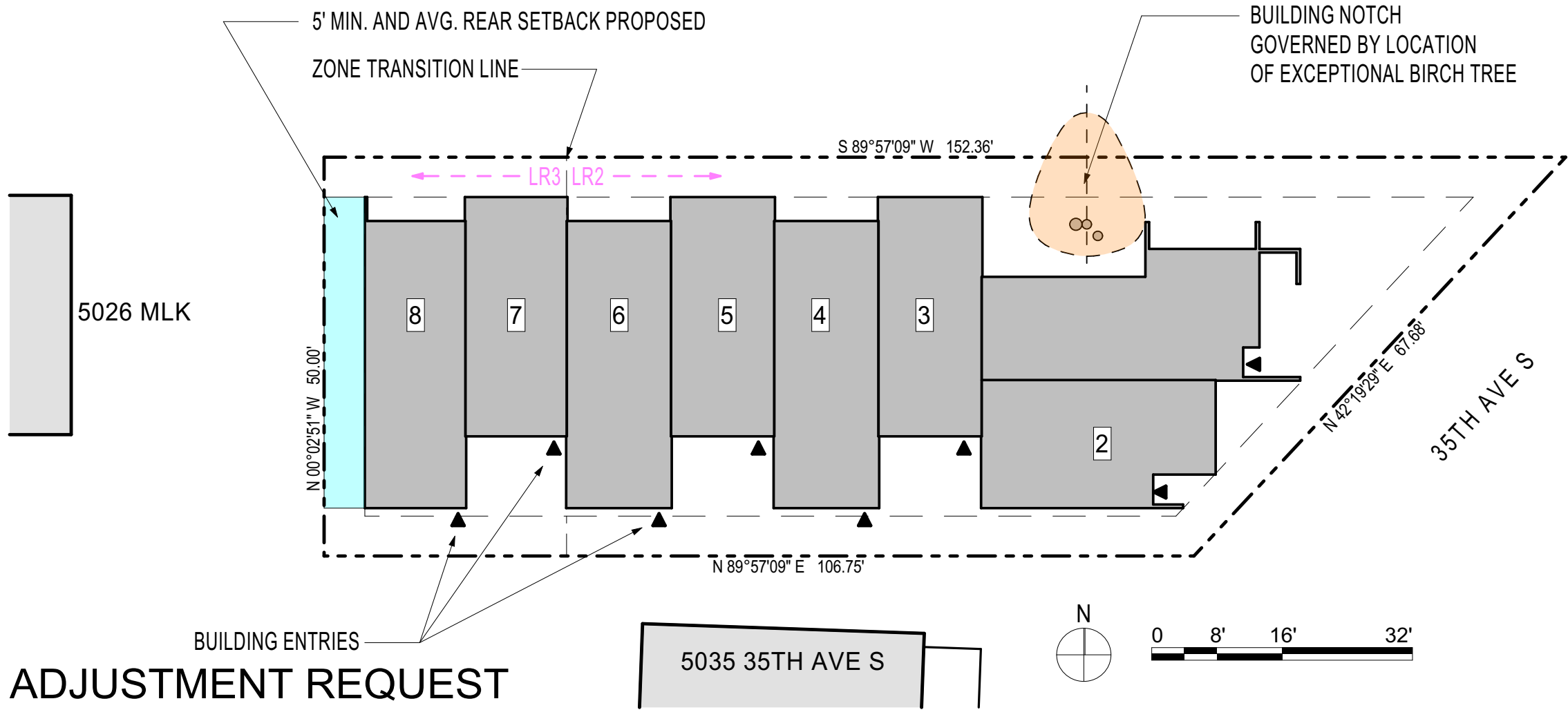
VIEW FROM SOUTH



VIEW FROM NORTH



FRONT VIEW FROM SE



ADJUSTMENT REQUEST

SCALE: 1/16" = 1'-0"

ADJUSTMENT	CODE CITATION	PROPOSED MODIFICATION	REASON FOR REQUEST	DESIGN GUIDELINES CITED
AVERAGE REAR SETBACK: TO REDUCE THE AVERAGE SETBACK ALONG THE REAR PROPERTY LINE.	SMC 23.45.518.A: TABLE A: 5 MIN. REAR SETBACK, 7' AVG. REAR SETBACK.	AT REAR PROPERTY LINE: REDUCE AVERAGE REAR SETBACK TO 5'.	<p>THIS SITE HAS A ZONE TRANSITION LINE THAT SPLITS THE SITE EAST AND WEST. THE EAST PORTION OF THE SITE IS IN AN LR-2 ZONE AND THE WEST PORTION IS IN AN LR-3 ZONE. WE ARE WORKING TO PLAN TWO OF OUR DWELLINGS FULLY WITHIN THE WESTERN LR-3 ZONE, AND ARE THEREFORE VERY SPACE CONSTRAINED IN THE EAST AND WEST DIRECTION. IT IS WORTH NOTING THAT WE ARE WELL UNDER THE ALLOWED FAR IN THIS SECTION OF THE SITE (3,422SF ALLOWED, 2,192SF PROPOSED). OUR GOAL IS THE KEEP THE SCALE OF THE PROPOSAL LOW (3 STORIES) IN ORDER TO BETTER FIT WITH THE EXISTING BUILT ENVIRONMENT. NOTE ALSO THAT THE UPPER TWO FLOORS OF WEST FACADE ARE NOT AS LONG AS THE FIRST FLOOR FACADE, THUS REDUCING THE BULK AND SCALE OF THE BUILDING.</p> <p>ADDITIONALLY, WE HAVE ESTABLISHED A RHYTHM OF HORIZONTAL STEPPING FOR DWELLINGS 3 THRU 8. THESE HORIZONTAL OFFSETS CREATE INDIVIDUALIZED ENTRIES FOR THESE UNITS AND HELP TO ADDRESS SIDEYARD PRIVACY FOR EXISTING HOMES NORTH AND SOUTH OF THE SITE.</p> <p>GIVEN THAT WE HAVE BUILDING ENTRIES ALONG THE SOUTH SIDE OF THE SITE, WE FEEL THAT PRESENTING A LONG, CLOSE FACADE TO THE WESTERN NEIGHBOR HELPS TO SCREEN THE ENTRY FUNCTIONS. IT IS WORTH NOTING THAT OUR PROPOSAL WILL BE UNDER THE ALLOWED HEIGHT LIMIT BY ABOUT 20', MORE IN KEEPING WITH THE SINGLE FAMILY NATURE OF THE EXISTING AREA.</p>	CS2.D.1 HEIGHT BULK AND SCALE PL3.B.1 SECURITY AND PRIVACY DC2.B.1 FACADE COMPOSITION

01.
PROJECT
INFORMATION

02.
SITE
ANALYSIS

03.
DESIGN
STANDARDS

04.
BUILDING
DESIGN

05.
CODE
ADJUSTMENT