

5051 FAUNTLEROY WAY SW

Project #: #3034630-EG

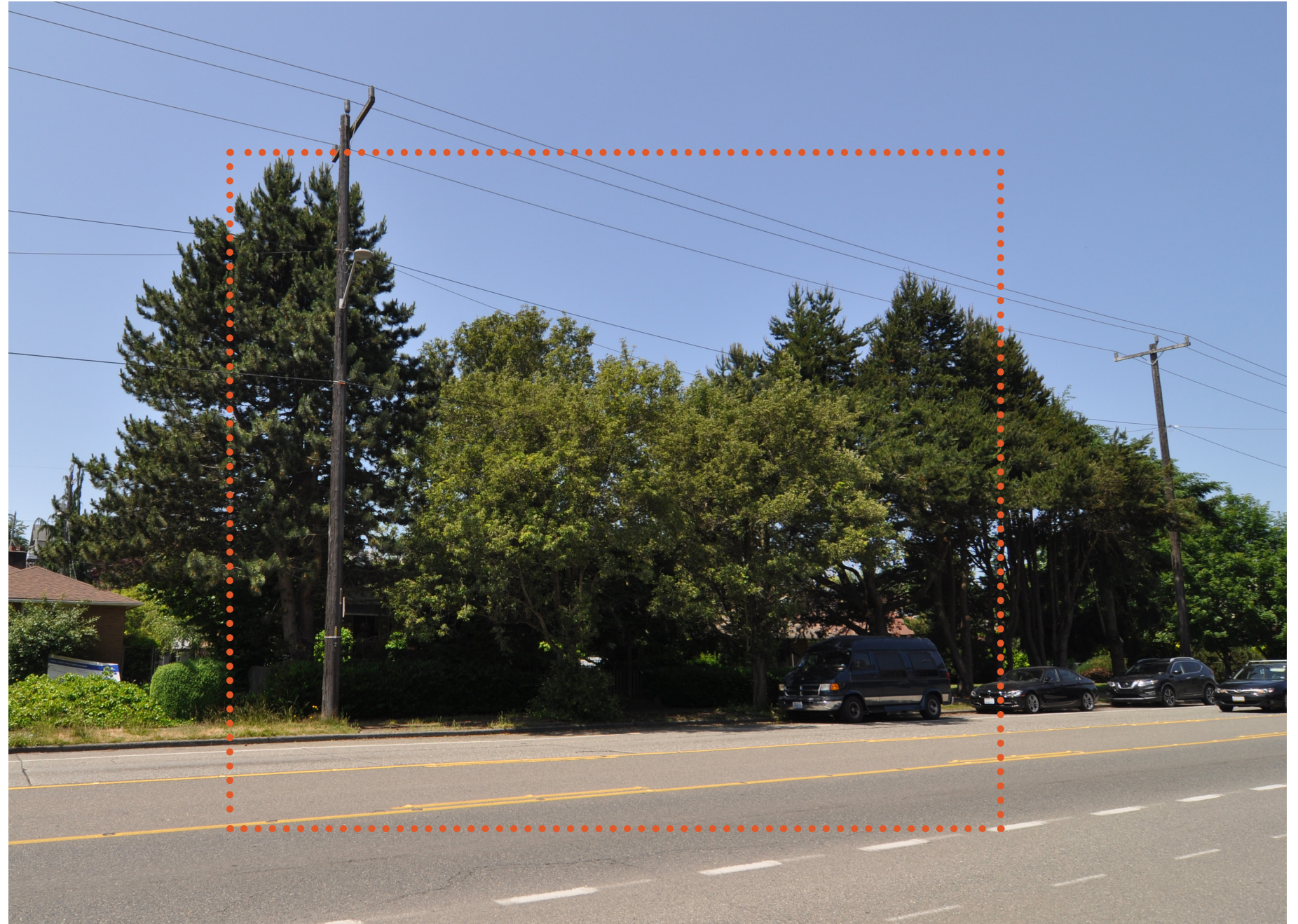
Packet Type: Early Design Guidance (EDG)

Submittal Date: November 27, 2019

Applicant Team: Brilliant Homes
Developer/Owner

b9 architects
Architect

Neil Buchanan
Landscape Architect



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Alley

Fauntleroy Way SW

SW Dawson St



OBJECTIVES

Construct a four-unit, three-story rowhouse structure at the 5051 Fauntleroy Way SW site and a three-unit, three-story townhouse structure at the 5053 Fauntleroy Way SW site.

Numbers below are for both sites, 5051 & 5053 Fauntleroy Way SW.

Gross Conditioned Floor Area	11,270 SF
Area Contributing to Design Review Threshold	10,150 SF
Number of Units	7
Number of Parking Spaces	7
Number of Long-term Bike Parking Spaces	7
Number of Short-term Bike Parking Spaces	2

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

EARLY PUBLIC OUTREACH SUMMARY

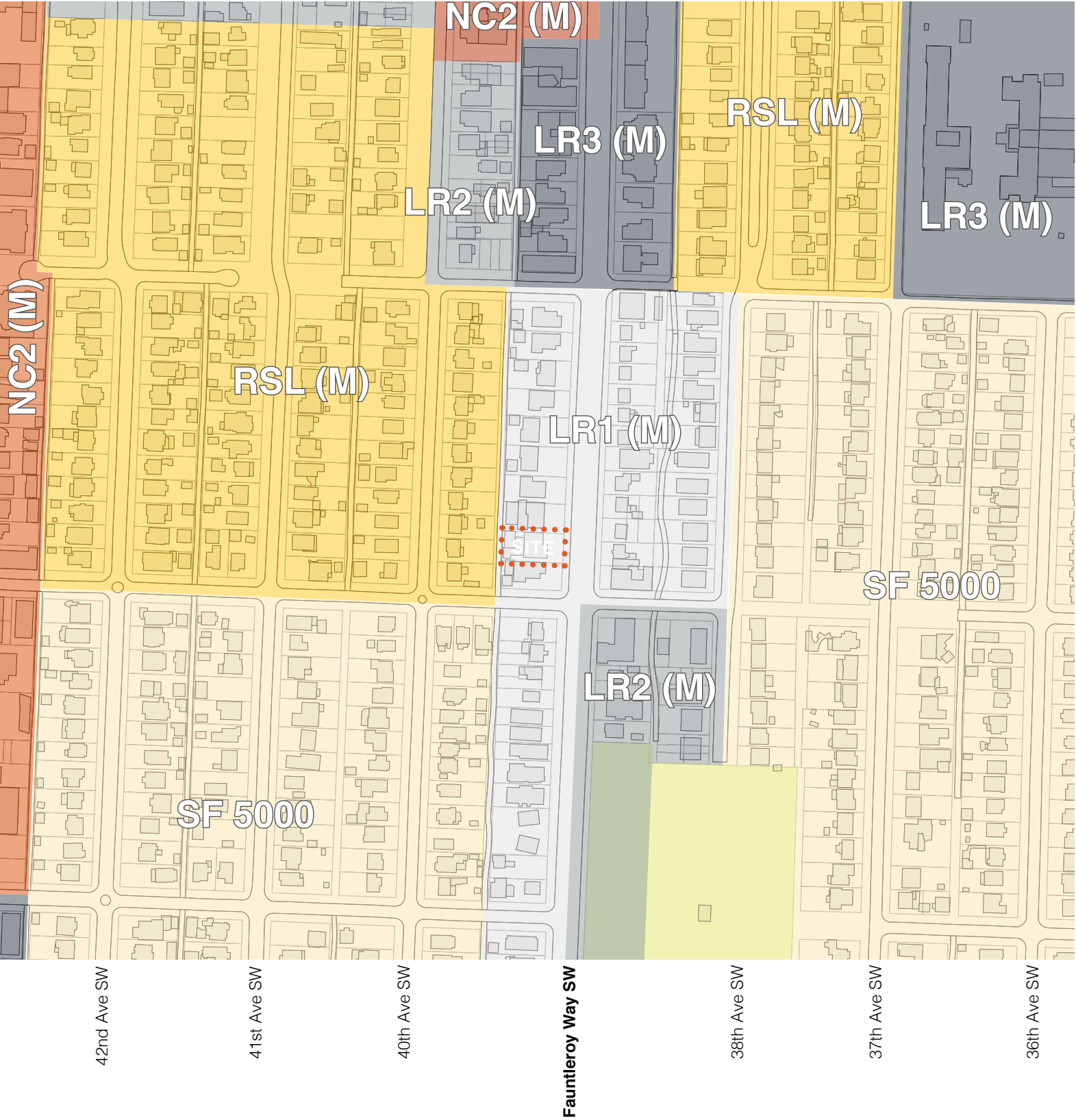
Brilliant Homes conducted and completed the required Early Community Outreach for this proposal. Outreach included information posters distributed throughout the neighborhood, an interactive project website and a community meeting.

Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018 VI.E.- Documentation: Early Design Guidance

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
① Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible form the sidewalk	June 6, 2019	None received
② Digital Outreach Interactive project webpage	June 9, 2019	None received
③ In-Person Outreach Hosted 1-hour community on-site walk	June 24, 2019	<ul style="list-style-type: none">• Maintain solar access for neighboring lots• Improve lighting and safety at alley• Use durable materials, wood siding.• Additional comments related to parking and fencing.

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



ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 1.3 for zones with an MHA suffix

23.45.512 DENSITY LIMITS:

- 1/1300 for townhouses
- No Limit for rowhouses on sites over 3,000 sf
- Density limit applies to rowhouse development on interior lots less than 3,000 sf

23.45.514 STRUCTURE HEIGHT:

- 30 Feet base height
- (This is an LR1 zone)
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.517 MULTIFAMILY ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX:

- LR zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.

23.45.518 SETBACKS AND SEPARATIONS:

Townhouses:

- Front- 5 feet minimum, 7 average
- Rear- 5 feet minimum, 7 average
- Side less than 40 feet- 5 minimum
- Side more than 40 feet- 7 average; 5 minimum

Rowhouses:

- Front- 5 feet minimum
- Rear- 5 feet minimum, 7 average if no alley
- Side less than 40 feet- 3.5 feet minimum, 5 if abutting SF zone
- Side more than 40 feet- 3.5 feet minimum or 7 average, 5 minimum if abutting SF zone

23.45.522 AMENITY AREA:

- The required amenity area in LR1 zones for apartments is equal to 25 percent of the lot area.
- A min of 50% of the required amenity area shall be provided at ground level.
- All units shall have access to a common or private amenity area.

23.45.524 LANDSCAPING AND SCREENING STANDARDS:

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- Maximum Structure Width: 60 feet for townhouses in LR1 zones, no limit for rowhouses
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 LIGHT AND GLARE STANDARDS:

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

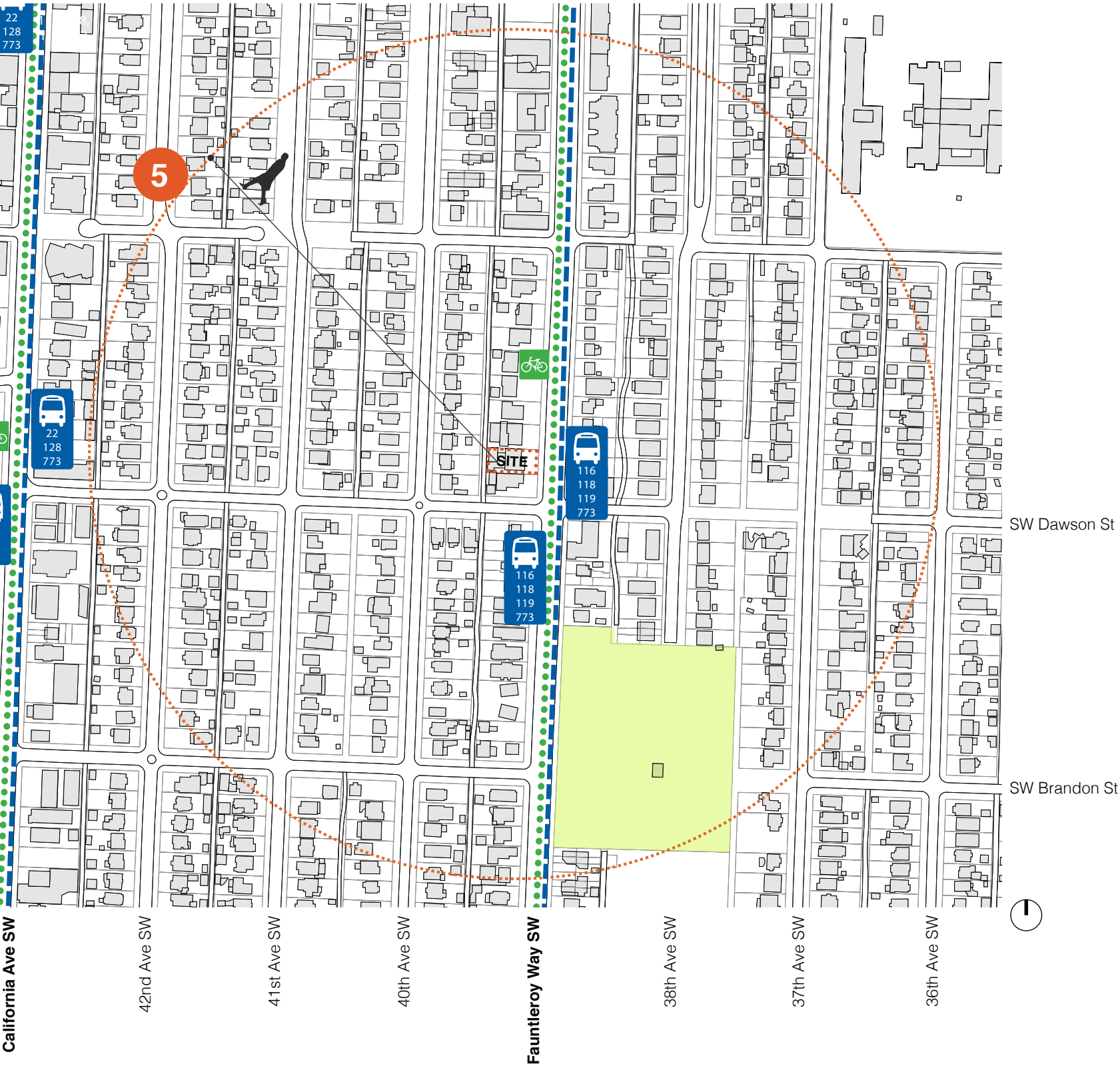
23.54.040 TRASH AND RECYCLING STORAGE:

- One storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.

23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.



TRANSIT & ACCESS



The site is well served by several bus lines, including the #116, #118, #119, #22, #128, C Line, and #773 within a half mile walking distance from the site that provide travel to many Seattle neighborhoods and locations, including Downtown, Westwood Village, White Center, Tahlequah Ferry Terminal, Elliott Bay Water Taxis Terminal. Fauntleroy Way Sw and California Ave SW also provide designated bike lanes.

5 MINUTES
California Ave SW Commercial Corridor
Fairmont Park and Elementary,
Bus routes 116, 118, 119, 773

10 MINUTES
Rapid Ride C Line
SW Alaska St
QFC
Safeway
Trader Joes
West Seattle Golf Course
Rotary Viewpoint

-  Bike Route
-  Bus Stop & Route



Bus stop across Fauntleroy Way SW from site



Bike lane on Fauntleroy Way SW

VICINITY MAP



LEGEND



SITE



NEW DEVELOPMENT

1

New 9-Unit Rowhouse Development
3033537-LU

2

New 6-Unit Sing Family House Development
3030617-LU

ARCHITECTURAL CONTEXT



SW Edmunds St

SW Hudson St

SW Dawson St



1 Traditional Apartment Building
5202 California Ave SW



3 Apartment and New Townhouse Development
Fauntleroy Way SW



② New Mixed Use Development
Fauntleroy Way SW



⑥ New Townhouse Development
41st Avenue SW



④ Single Family House
40th Ave SW



⑤ New Townhouse Development
Fauntleroy Way SW

- The architectural context around the project site is a mix of residential uses, ranging in age and architectural character. The immediate neighborhood is split between single family structures to the west, in the RSL zone, and a mix of multifamily and single family structures in the LR zones to the east along Fauntleroy Way SW.
- The single family homes are predominantly traditional craftsman-style with defined gable roofs, entry porches and accented trim details. The newer development primarily consists of rowhouses and townhouses that, in general, have modern forms, but often use traditional materials, like wood siding. Many of the existing apartment buildings are clad in brick.
- New mixed-use developments to the north along Fauntleroy Way SW in the Neighborhood Commercial zoned area dramatically increase in scale from the residential buildings to the south. These projects feature storefront windows at the ground level with articulated massing above.

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

STREET PANORAMAS FAUNTLEROY WAY SW

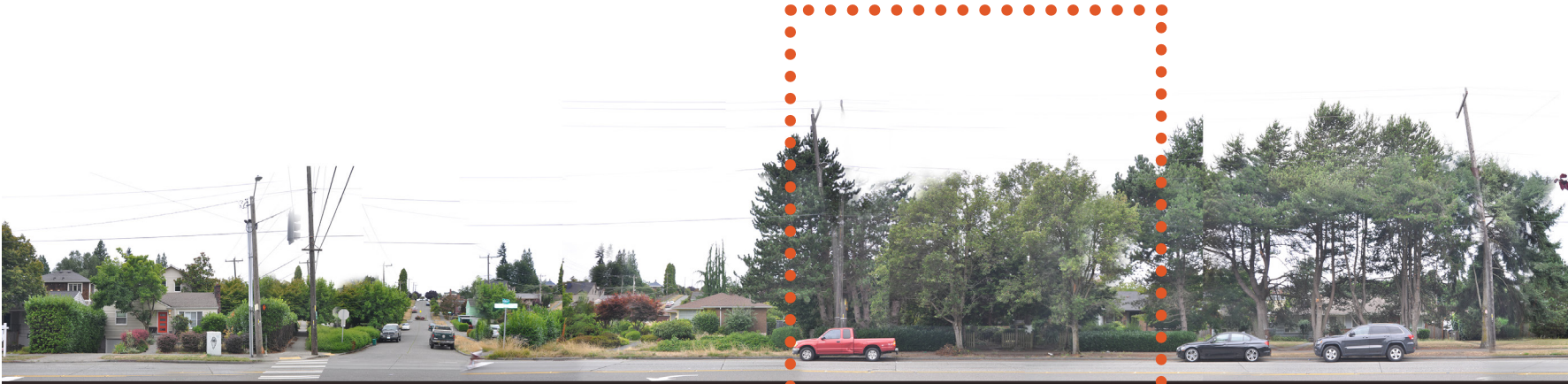


← LR3 → LR1 →



SW Hudson Street
① East side of Fauntleroy Way SW

← LR1 →



SW Dawson Street

② West side of Fauntleroy Way SW



ALLEY PANORAMAS



← LR3 ← LR1 →



SW Hudson Street

1 East side of Alley

SF-5000 ← RSL →



ACROSS FROM
SITE

SW Dawson Street

2 West side of Alley



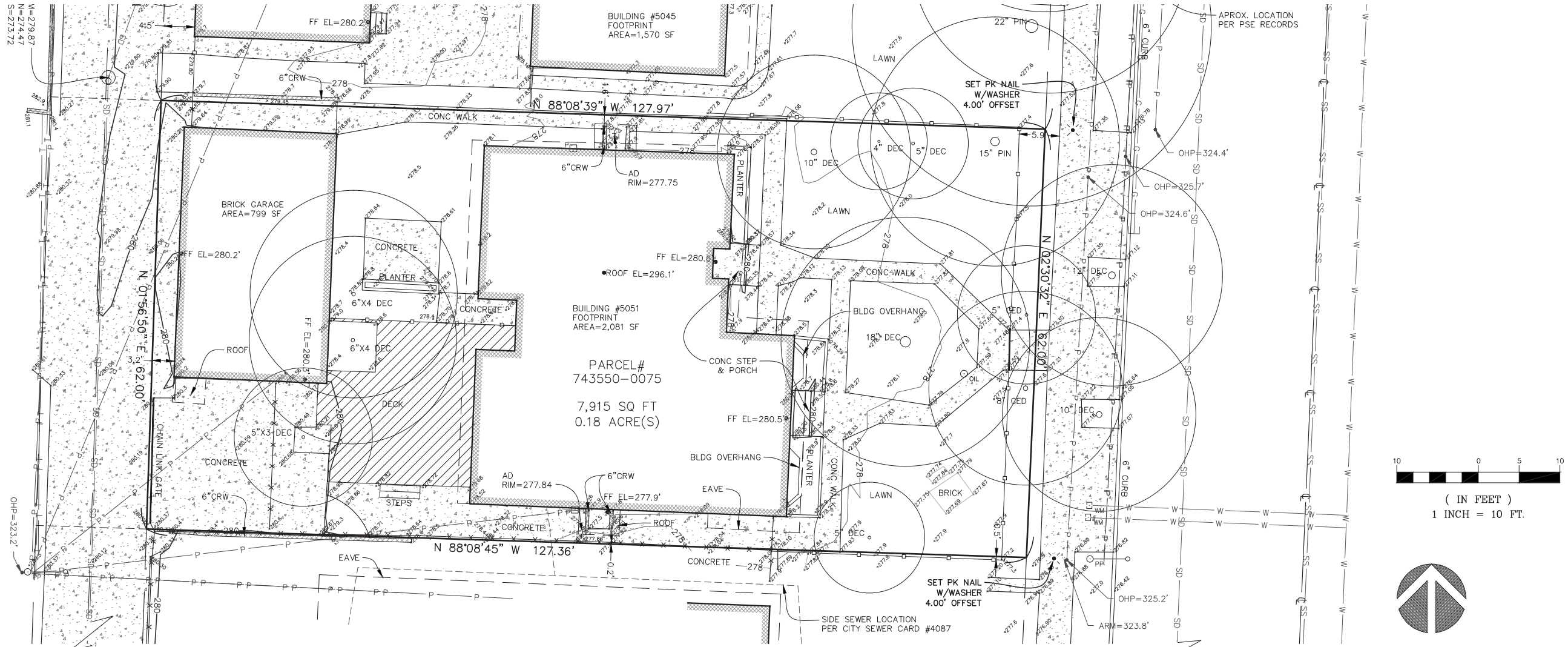
SITE CONDITIONS & CONSTRAINTS



CONSTRAINTS

- The site is located mid-block on Fauntleroy Way SW, between SW Dawson Street to the south and SW Hudson Street to the north.
- The site abuts an alley to the west..
- Several deciduous trees, including two exceptional trees, exist on site and in the planting strip.
- The site abuts RSL zoning, located across the alley to the west.
- Vehicle access to the site is from the alley to the west, with pedestrian access is located primarily from Fauntleroy Way SW to the east.
- The lots across the alley to the west of the site have been recently upzoned due to MHA, from Single Family to RSL(M).
- The site includes a proposed short plat to divide the existing parcel into two lots, one to the east along Fauntleroy Way SW and one to the west along the alley. The west lot proposes a townhouse structure while the east lot proposes a rowhouse structure.

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.

ARBORIST REPORT



Andrew Lyon,
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way
Ste C 227,
Edmonds WA 98020
206-734-0705

6/20/2019

Arborist Inventory Report for:

5051 Fauntleroy Way SW
Seattle WA 98136

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging the lot. There are 2 exceptional trees on the lot and 1 exceptional tree in the ROW. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. The trees that are retained and protected with the prescribed tree protection measures are expected to survive the proposed development project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, for trees on site was determined by measuring the circumference of the tree at the narrowest point below 4.5' above grade and dividing by 3.14 and rounding off to the nearest inch. Multi stemmed tree's total DBH was calculated by squaring the DBHs of the individual trunks, adding them together and taking the square root of the sum and rounding to the nearest inch.

All Tree Protection Measures are in accordance with current Best Management Practices and shall be in place prior to breaking ground on the project.

1. Austria Black Pine *Pinus nigra* 22" DBH, 35' tall with a 14' drip line. This tree is in good health and condition and is to be removed.
2. European Hazel *Corylus avellana* 6" DBH, 15' tall with a 7' drip line. This tree is in good health and condition and is to be removed.
3. Callery Pear *Pyrus calleryana* 14" DBH, 40' tall with a 15' drip line. This exceptional tree is in fair health and condition and is to be retained and protected. The tree's inner root zone and at least 2/3rds of the area of its outer root zone will be protected. A protection area shall be created by fencing the area on the lot that is within 15' of the trunk with 4' tall orange construction fencing. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area through out the development project. Any excavation done within 2' of the fenced area shall be done by hand with shovels with care taken to prune or cleanly cut any encountered roots and not to rip or tear them.
4. Austria Black Pine *Pinus nigra* 13" DBH, 35' tall with a 13' drip line. This tree is in good health and condition and is to be removed.
5. Japanese Maple *Acer palmatum* 9" DBH, 11' tall with a 10' drip line. This tree has 4 stems measuring 3", 5", 4" and 1" respectively. It is in good health and condition and is to be removed.
6. Eastern Dogwood *Cornus florida* 7" DBH, 20' tall with a 10' drip line. This tree has 3 stems measuring 5", 5" & 2" respectively. It is in good health and condition and is to be removed.

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺



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ISA Tree Risk Assessment Qualified

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Edmonds WA 98020
206-734-0705

7. Japanese Maple *Acer palmatum* 11" DBH, 20' tall with a 16' drip line. This tree has 4 stems measuring 6", 5", 4" and 6" respectively. It is in good health and condition and is to be removed.
8. Vine Maple *Acer circinatum* 9" DBH, 20' tall with a 12' drip line. This exceptional tree has 4 stems measuring 3", 5", 4" and 6" respectively. It is in good health and condition and is to be retained and protected. The tree's inner root zone and at least 2/3rds of the area of its outer root zone will be protected. A protection area shall be created by fencing the area on the lot that is within 12' of the trunk with 4' tall orange construction fencing. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area through out the development project. Any excavation done within 2' of the fenced area shall be done by hand with shovels with care taken to prune or cleanly cut any encountered roots and not to rip or tear them.
9. Variegated Japanese Maple *Acer palmatum* 7" DBH, 15' tall with a 12' drip line. This tree has 3 stems measuring 3", 5" & 4" respectively. It is in good health and condition and is to be removed.
10. Hinoki Cypress *Chamecyparis obtusa* 6" DBH, 18' tall with a 12' drip line. This tree is in good health and condition and is to be removed.
11. Callery Pear *Pyrus calleryana* 12" DBH, 25' tall with a 12' drip line and a 6' critical root zone. This Street tree is in good health and fair condition and is to be retained and protected in accordance with SDOT's guidelines. A protection area shall be created by fencing the unpaved area within 6' of the tree with 4-6' chain link fencing and posting it with SDOT's protected tree sign. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area through out the development project. Any excavation done within 5' of the fenced area shall be done by hand with shovels with care taken to prune or cleanly cut any encountered roots and not to rip or tear them.
12. Callery Pear *Pyrus calleryana* 13" DBH, 20' tall with a 12' drip line and a 6' critical root zone. This exceptional street tree is in good health and fair condition and is to be retained and protected in accordance with SDOT's guidelines. A protection area shall be created by fencing the unpaved area within 6' of the tree with 4-6' chain link fencing and posting it with SDOT's protected tree sign. There shall be no site disturbance, traffic, storage of materials or washing of materials within this fenced area through out the development project. Any excavation done within 5' of the fenced area shall be done by hand with shovels with care taken to prune or cleanly cut any encountered roots and not to rip or tear them.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

Andrew Lyon

ISA Certified Arborist PN-6446A

Tree Risk Assessment Qualified CTRA #512

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺



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Edmonds WA 98020
206-734-0705

Tree Chart for 5051 Fauntleroy Way SW

Tree #	Tree Name	DBH in inches	Drip Line in Ft	On Site?	Exceptional?	Retain or Remove
1	Austrian Black Pine	22	14	Yes	No	Remove
2	Hazel Tree	12	11	Yes	No	Remove
3	Callery Pear	14	15	Yes	Yes	Retain and protect
4	Austrian Black Pine	13	13	Yes	No	Remove
5	Japanese Maple	9	10	Yes	No	Remove
6	Eastern Dogwood	7	10	Yes	No	Remove
7	Japanese Maple	11	16	Yes	No	Remove
8	Vine Maple	9	12	Yes	Yes	Retain and protect
9	Japanese Maple	7	12	Yes	No	Remove
10	Hinoki Cypress	6	12	Yes	No	Remove
11	Callery Pear	12	12	ROW	No	Remove
12	Callery Pear	13	13	ROW	Yes	Retain and protect

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺

Tree Location Map
for
Google Maps 5051 Fauntleroy Way SW



Imagery ©2019 Google, Map data ©2019

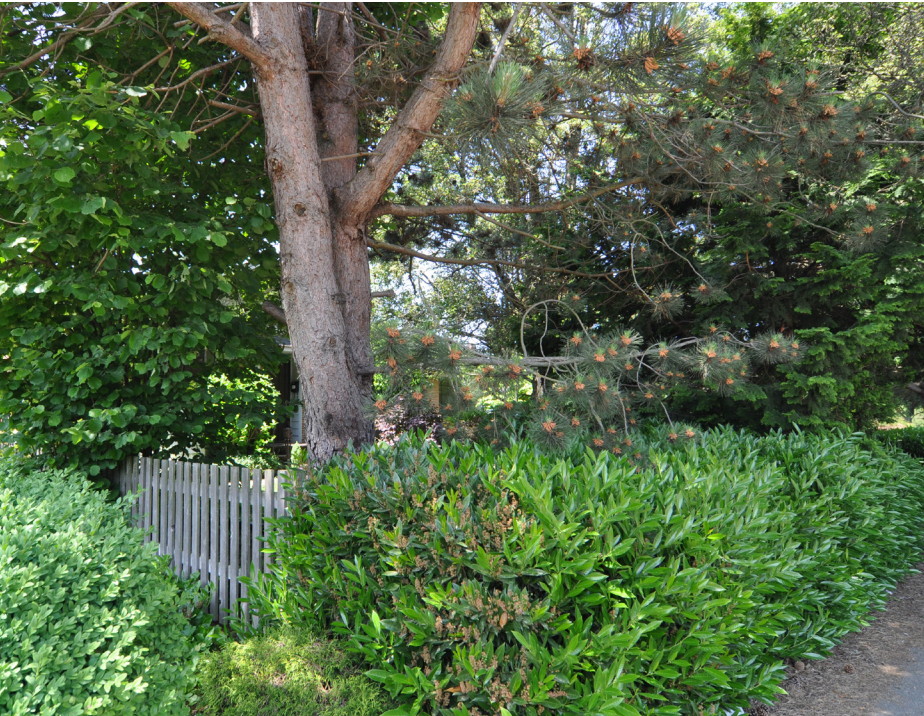
Fauntleroy Way SW

ARBORIST REPORT MAP

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



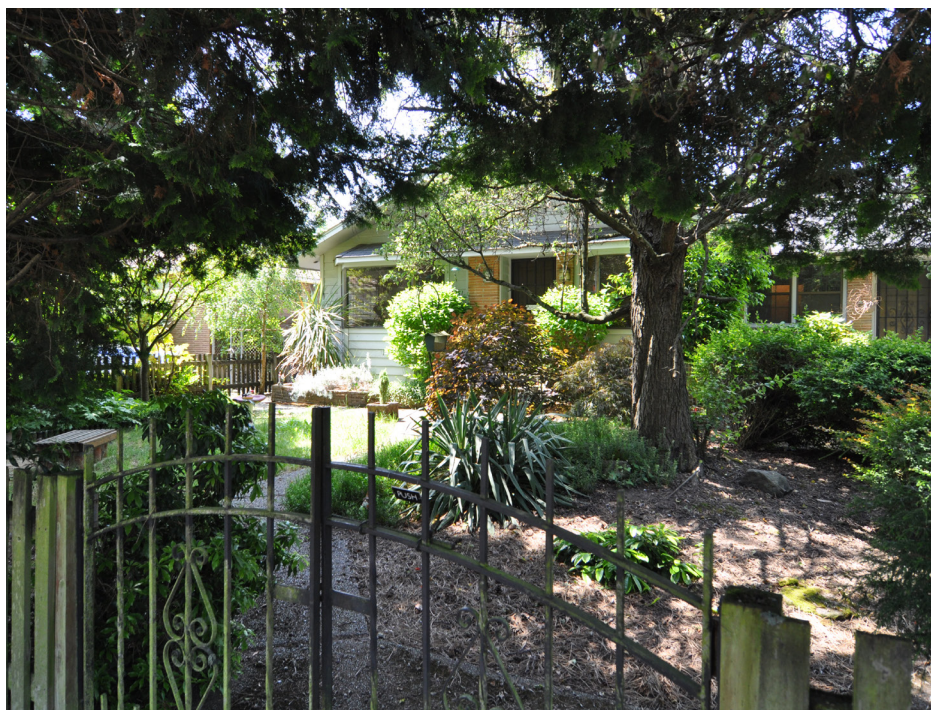
2 View of street front looking west along Fauntleroy Way SW



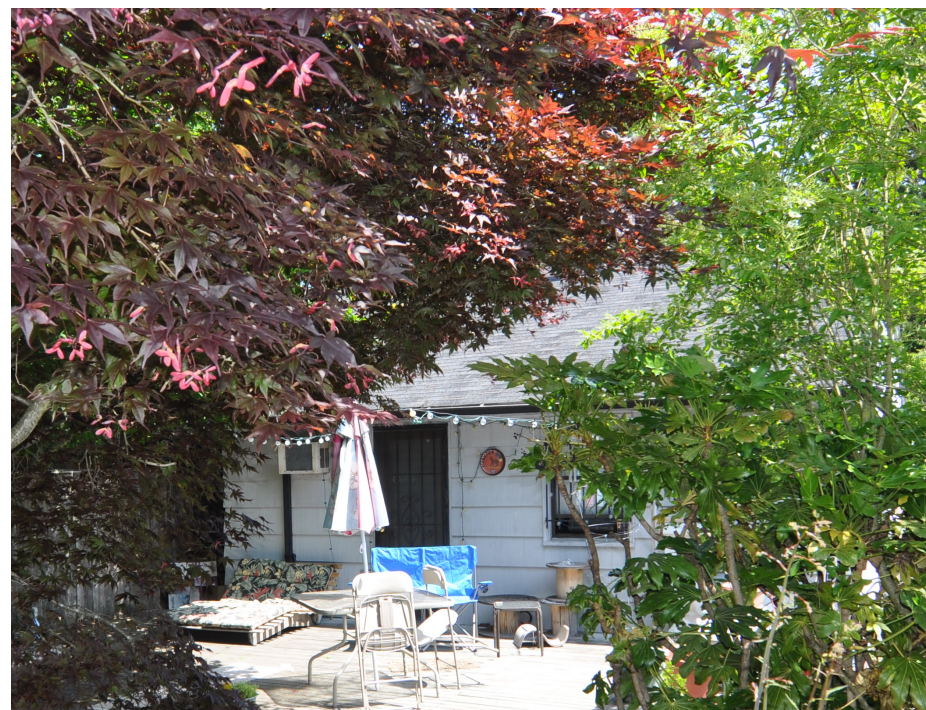
④ View of site looking southwest from Fauntleroy Way Sw



⑥ View at rear of site looking northeast from alley



③ View of entry to site along Fauntleroy Way SW

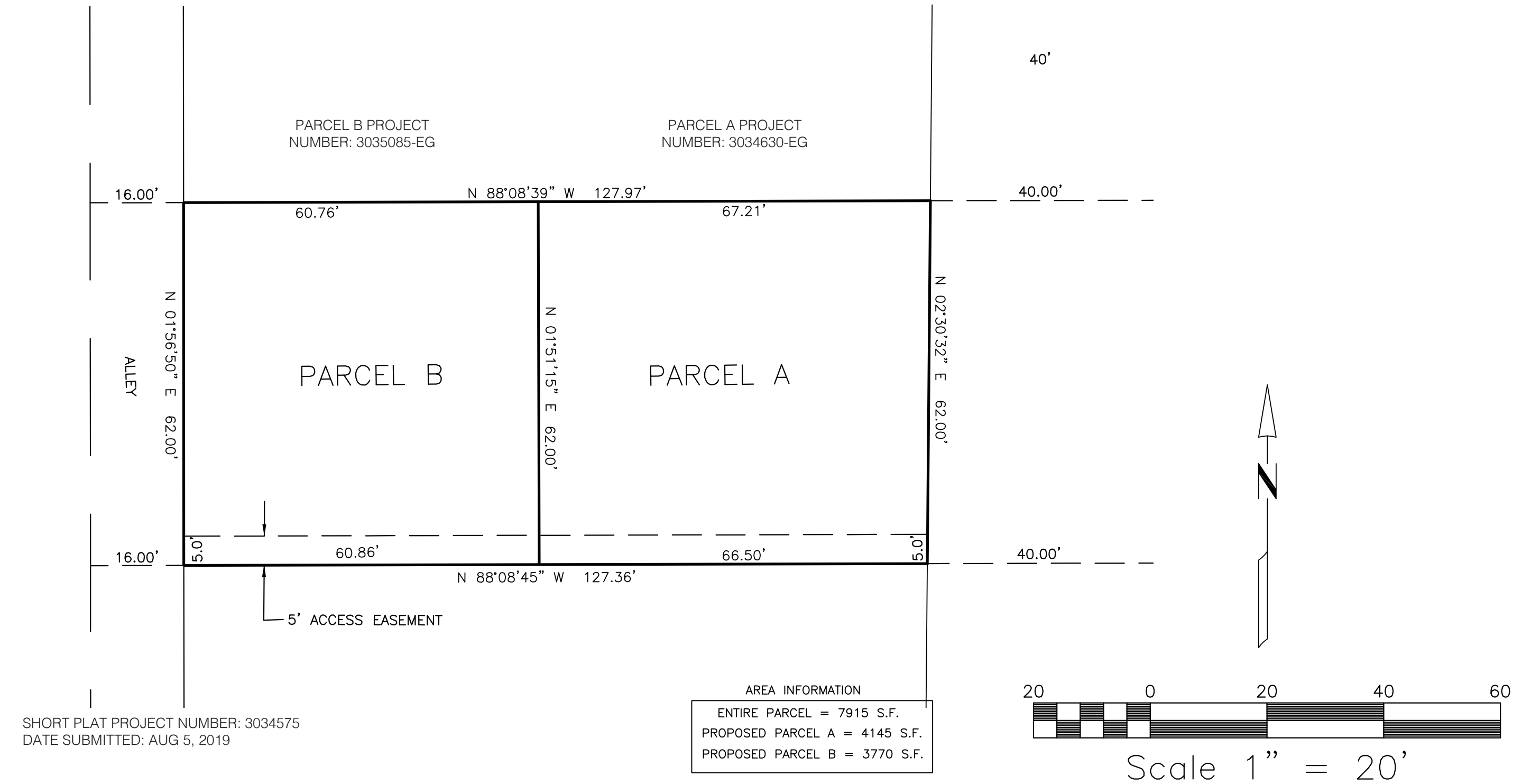


⑤ View of site looking east from alley

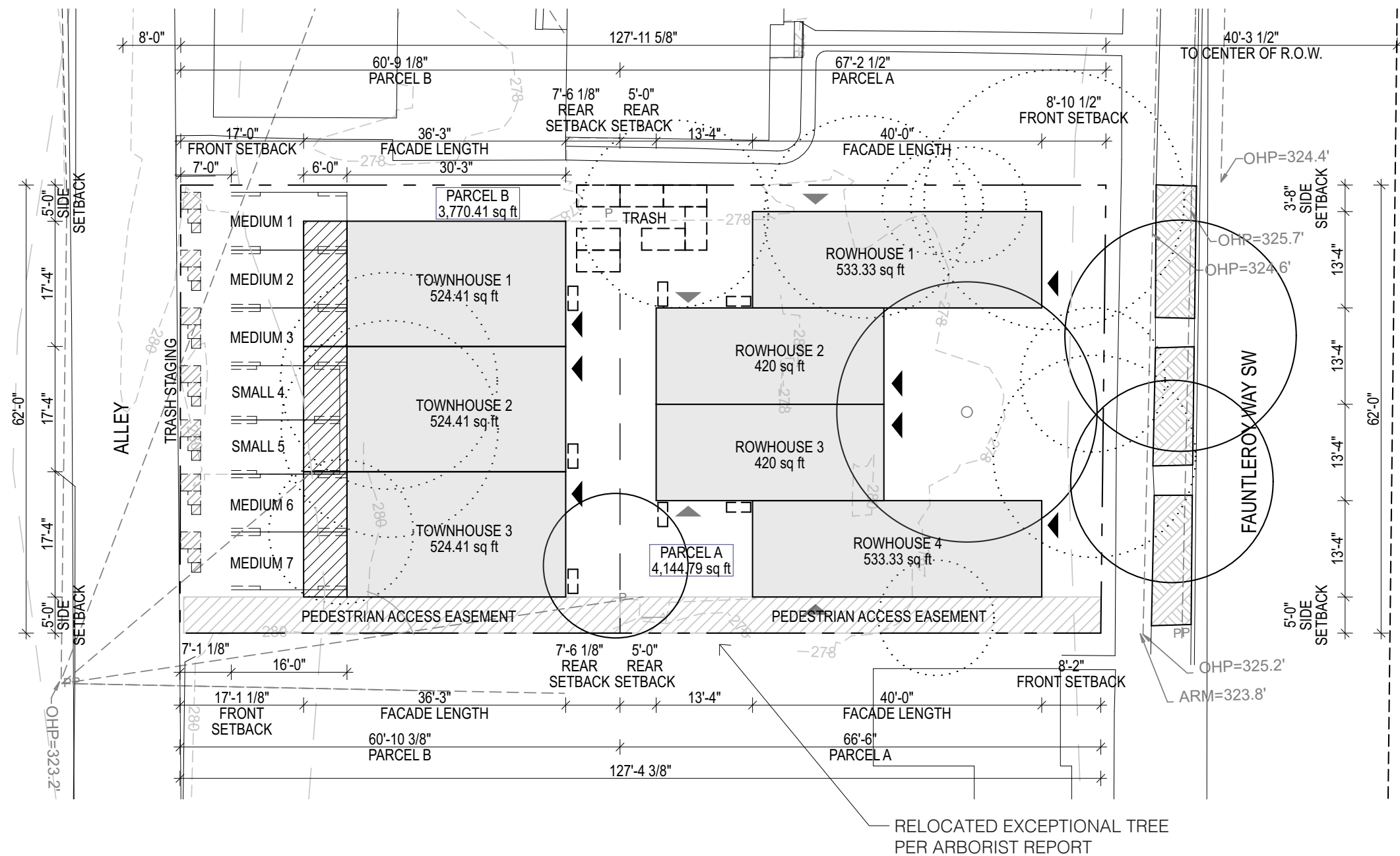


⑦ View at rear of site looking southeast from alley

SHORT PLAT SUBMITTAL



SITE PLAN (ALTERNATIVE 3 PREFERRED)



DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.B - Sunlight and Natural Ventilation

The site plan for Alternative 3, the preferred alternative, is organized around two courtyard space, one at the center of the site and the other at the front of the site along the Fauntleroy Way SW frontage. The central courtyard is oriented north-south with increased setbacks between structures at the north and south property lines to provide greater access to daylight. Both courtyards also allow for daylight and natural ventilation into the units while providing sufficient space to maintain two exceptional trees on site.

CS1.D - Plants and Habitat

Alternative 3 proposes a site strategy that maintains the two exceptional trees exist on site. Units are arranged around courtyards centered on the on-site exceptional trees while the impermeable areas in the existing planting strip will be replaced with landscaping to accompany the exceptional trees located along Fauntleroy Way SW.

CS2 URBAN PATTERN & FORM

CS2.A.1 - Sense of Place

Alternative 3, the preferred alternative, celebrates the large, exceptional tree at the front of the site by incorporating it into the street-facing courtyard along Fauntleroy Way SW. Units located at the front of the site will directly engage this courtyard through large windows and entries. The central courtyard will also retain an exceptional tree with access to all units from that space.

CS2.B.2 - Connection to the Street

The proposal will have a strong connection to the street through the use of landscaping, entries, and the retention of exceptional trees along Fauntleroy Way SW and in the planting strip. The alternatives represent a progression, with Alternative 3, the preferred alternative, responding best to the character of the existing streetscape defined by mature trees. Proposed modulation reinforces the connection proposed in Alternative 3 to the existing landscaping and patterns of development on this portion of Fauntleroy Way SW.

CS2 URBAN PATTERN & FORM

CS2.C.2 - Mid-Block Sites

The three alternatives explore distinct methods of responding to the mid-block condition through setbacks and building modulation. Alternative 3 proposes a varied street edge along Fauntleroy Way SW, with compliant setbacks for the units along the north and south edges, similar to that of the proposed development on the site to the south. In contrast, the setback at the center of the site is increased to approximately 30' creating a large courtyard around the exceptional tree mentioned above. This increased setback at the courtyard is consistent with patterns of existing lower density development along Fauntleroy Way SW.

CS2.D.3 - Zone Transitions

The proposal responds to the zone transition from LR1 to RSL on the west side of the alley. To accommodate parking accessed from the alley, the setback off the alley in the preferred option is proposed to be approximately 17', 10 feet more than what is required by code. This creates a large buffer between the proposed structures and the RSL single-family zoning to the west. Additionally, no penthouses are proposed for the townhouse units at the back of the site along the alley, reducing their overall height and mass.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1.C - Outdoor Uses and Activities

The preferred alternative concentrates the units and their entries around a series of courtyards highlighted by mature, exceptional trees. These courtyards also increase solar access to the units and provide opportunities for informal interaction and uses. Both courtyards have visual connections to the street. The front courtyard along Fauntleroy Way SW is connected directly to the sidewalk.

PL2 WALKABILITY

PL2.B Safety and Security

The proposal increases safety and security, throughout the site, through a combination of strategies, including locating eyes on the street and thoughtful exterior lighting. The building adjacent to the alley orients its living spaces at the second level with direct views to the alley at the rear of the site. Additionally, living spaces, glazing, and unit entries centered around the front courtyard contribute to the amount of street-level transparency and provide direct connections to Fauntleroy Way SW. Exterior downlighting per code will illuminate activity throughout the site, with careful attention to the setbacks on all edges of the site.

PL2.C - Weather Protection

PL3.A.1.d - Individual Entries to Ground-Related Housing

PL4.B.2 - Bike Facilities

Overhead weather protection is integrated into each of the building entries through a recessed entry and overhead canopy projection. Weather protection elements will contribute to the patterning on the building facades. The weather protection is also integrated with bicycle parking to provide shelter for exterior bicycle storage. Convenient access is provided from the alley and sidewalk while also ensuring security by locating the bicycle parking locations at the center of the site, out of view from the sidewalk.

PL2.D - Wayfinding

Landscaping and the existing exceptional trees on site serve as the primary wayfinding for the common amenity areas proposed in the preferred option. Both the central and front courtyard are anchored by exceptional trees located in positions that are visible from the sidewalk. Pathways and entrances to units reinforce landscaping as specific wayfinding markers. These units are also marked by addresses, lighting and entry canopies to provide additional wayfinding elements.

DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

DC1.B.1 - Vehicle Access and Circulation

The proposal prioritizes a separation between vehicular and pedestrian access. All parking is located off the alley at the rear of the site while a pedestrian walkway serving all units in Alternative 3 is accessed directly from Fauntleroy Way SW. By locating all parking for the project along the alley, the center of the site is dedicated to pedestrian activity as a central courtyard, activated by unit entries. The share pedestrian easement and central pathway connects all spaces within the site.

DC2 ARCHITECTURAL CONCEPT

DC2.A.1 - Massing: Site Characteristics and Uses

The preferred alternative, Alternative 3, responds to site characteristics and uses by arranging building masses around the two exceptional trees on site creating two distinct courtyards on site. The courtyards are defined by modulation throughout the proposal. In particular, the project responds to existing patterns of development along Fauntleroy Way SW by both maintaining the street edge at the north and south ends of the site while also providing a generous front setback in the middle of the street frontage.

DC2.D.2 - Scale and Texture: Texture

The proposal will employ secondary architectural features such as canopies and eaves to articulate the proposed massing. Many of these features will be at the ground level to help define unit entries and interior spaces. Material variety and glazing will add a secondary level of texture, responding to interior uses as well as the exterior open spaces.

DC3 OPEN SPACE CONCEPT

DC3.B.4 - Open Spaces Uses and Activities: Multi Family Open Space

Each alternative provides a different approach to the building-open space relationship. Alternative 3, the preferred alternative, provides both a central courtyard between the two proposed structures that crosses the property line created by the proposed short plat, and a front courtyard space centered on the existing exceptional tree along Fauntleroy Way SW. This exterior space serves as an extension of the generous right-of-way width and two additional exceptional trees in the planting strip. The courtyard at the center of the site provides a more private space, also defined by an relocated exceptional tree, with entries into the individual units.

DC3.C.3 - Design: Support Natural Areas

The preferred option supports natural areas on the site by retaining the exceptional trees and sculpting exterior courtyard spaces around them. The front courtyard also serves as an extension of the space defined by the two exceptional trees in the planting strip. The relocation of the exceptional vine maple at the rear of the site enhances its position on site by moving it from a marginal parking area to a central courtyard.

DC4 MATERIALS

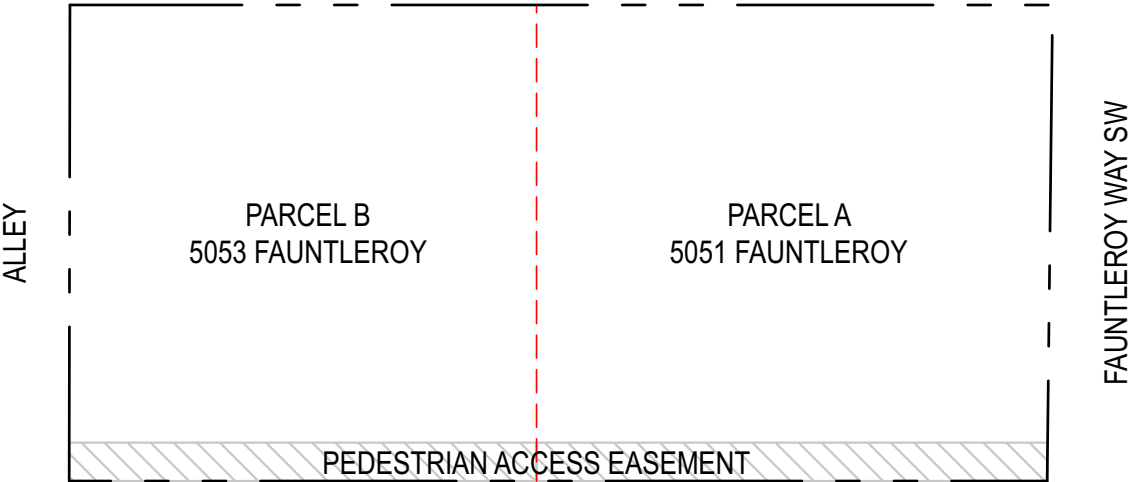
DC4.A - Building Materials

The project intends to use durable exterior materials with an emphasis on horizontal siding, especially near the ground level and at unit entries to enhance the pedestrian experience both within the site and from the sidewalk, alley, and neighboring lots.

DC4.D.4 - Trees, Landscape and Hardscape Materials : Place Making

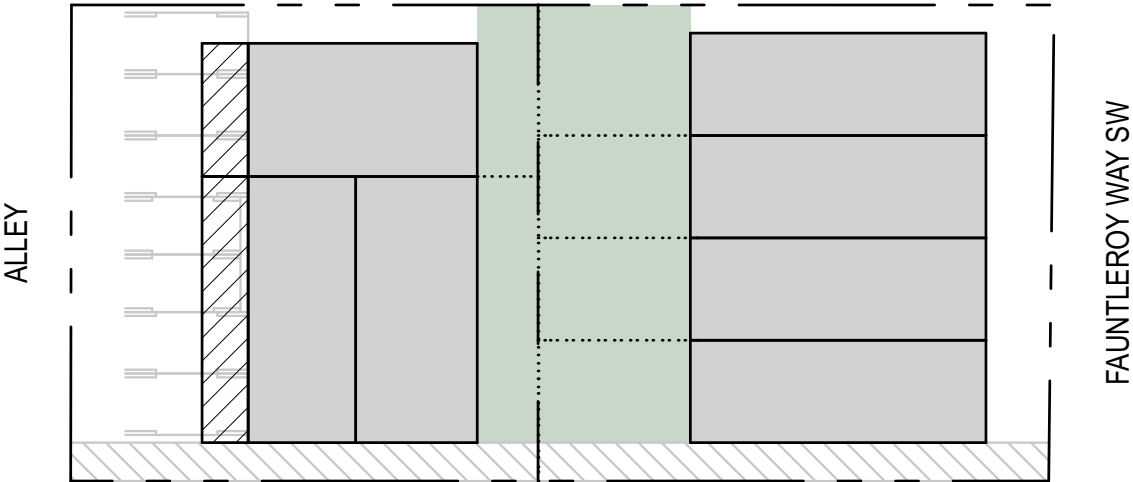
The landscape and building design centers around the two exceptional trees on site, by providing exterior open spaces outside the protection areas for each tree. The massing approach in Alternative 3 is further reinforced by landscaping including planting and hardscape that respects and reinforces the areas surrounding the exceptional trees.

MASSING EVOLUTION



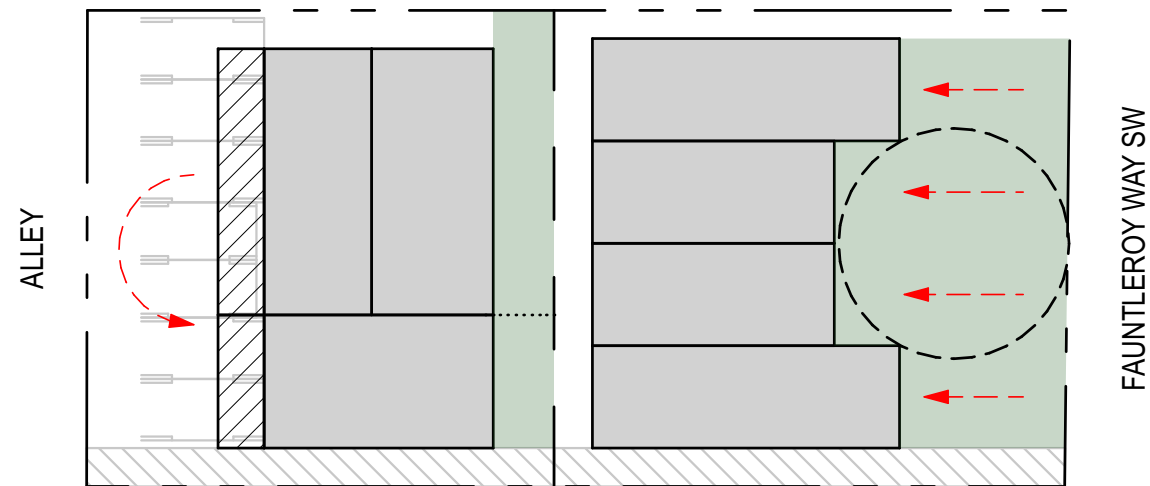
SHORT PLAT SUBDIVISION

- DIVIDE PARCEL ALONG PROPOSED NORTH-SOUTH SHORT PLAT LOT LINE
- PROVIDE 5' PEDESTRIAN ACCESS EASEMENT AT SOUTH SIDE OF PARCEL TO PROVIDE ACCESS BETWEEN ALLEY PARKING AND STREET FRONTAGE ALONG FAUNTLEROY WAY SW



ALTERNATIVE 1

- 4 ROWHOUSES ON PARCEL A AND 3 TOWNHOUSES ON PARCEL B
- PRIVATE AMENITY AREAS ABUTTING STREET FOR THE FRONT ROWHOUSES AT THE CENTER OF SITE FOR MOST UNITS
- PARKING ACCESSED OFF OF ALLEY

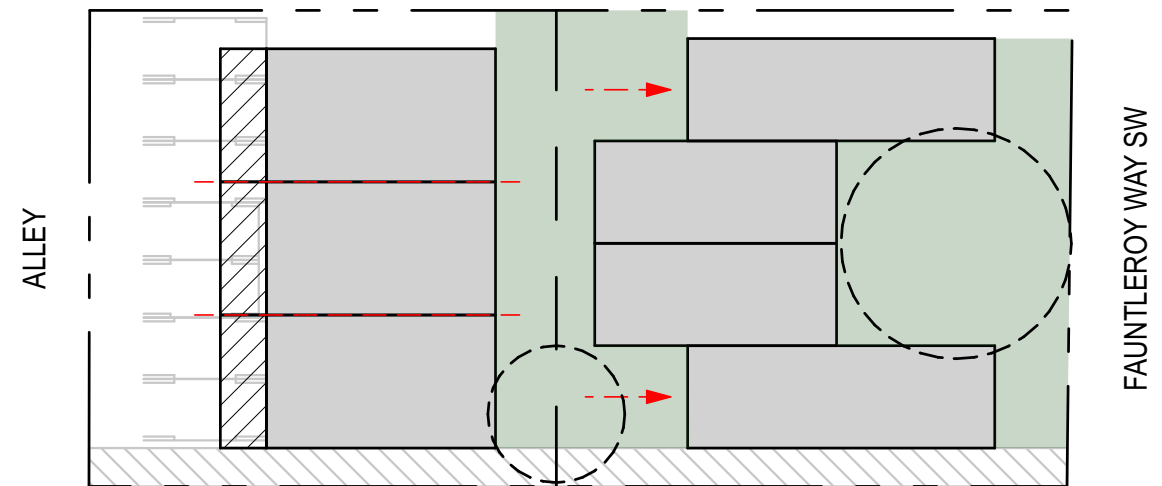


ALTERNATIVE 2

- REVERSE ORIENTATION OF TOWNHOUSES ON PARCEL B TO SHIFT ENTRANCES OFF PEDESTRIAN ACCESS EASEMENT
- SHIFT ROWHOUSES TO BACK OF PARCEL A TO MAINTAIN EXCEPTIONAL TREE IN FRONT OF SITE
- COURTYARD LOCATED AT FRONT OF PARCEL A ALONG FAUNTLEROY WAY SW AROUND EXCEPTIONAL TREE
- PRIVATE AMENITY AREAS AT CENTER OF SITE FOR TWO OF THE REAR TOWNHOUSES

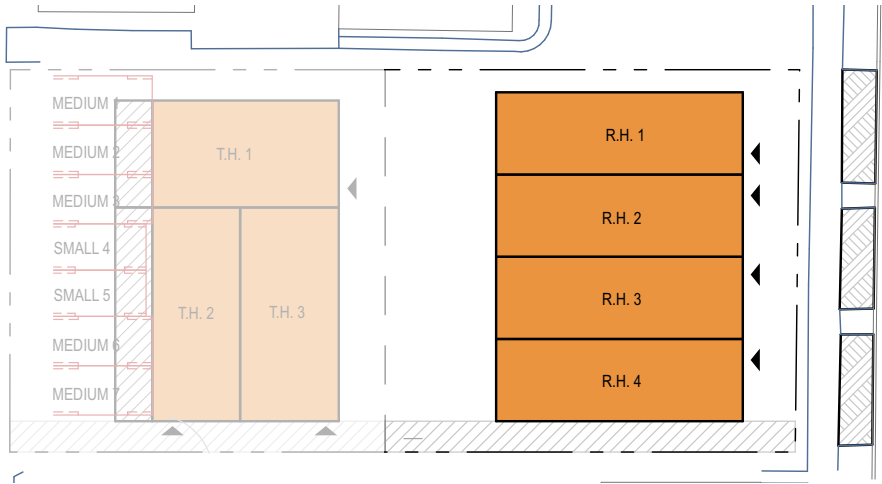


AMENITY SPACE



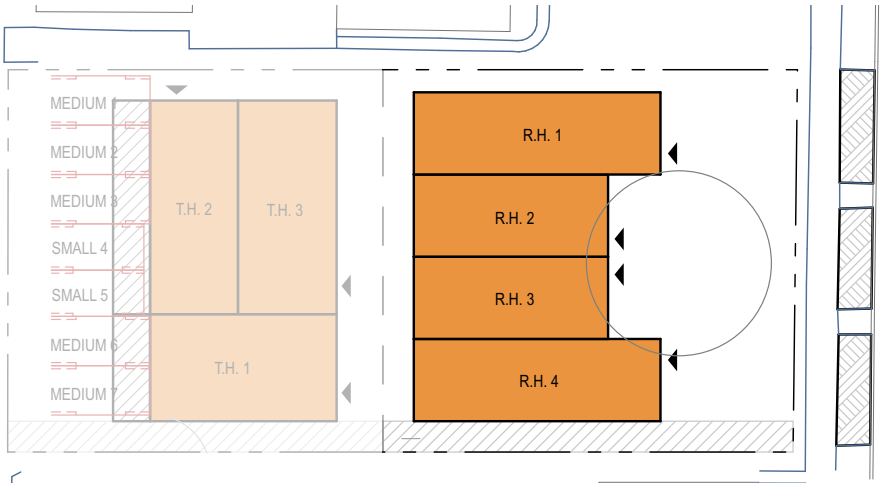
ALTERNATIVE 3

- SHIFT TOWNHOUSES 1 AND 4 TO THE EAST TO ALLOW FOR RELOCATED EXCEPTIONAL TREE TO BE LOCATED AT CENTER OF SITE
- PROVIDE FRONT AND CENTRAL COURTYARD ORIENTED AROUND EXCEPTIONAL TREES
- RE-ORIENT TOWNHOUSES ON PARCEL B TO ALL HAVE ENTRANCES ON CENTRAL COURTYARD

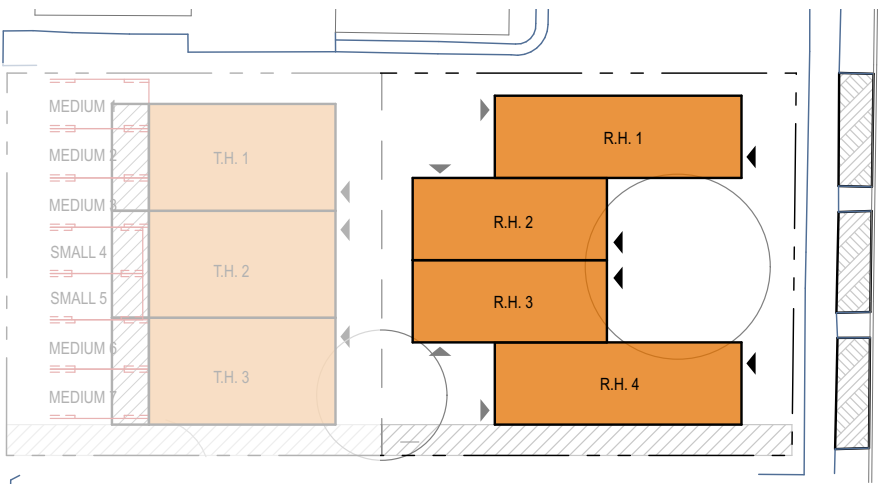


ALTERNATIVE 1
CONCEPT DIAGRAM ①

FOR ROWHOUSE DEVELOPMENT UNDER RECORD #3034630-EG



ALTERNATIVE 2
CONCEPT DIAGRAM ①



ALTERNATIVE 3 (PREFERRED)
CONCEPT DIAGRAM ①

DESIGN ALTERNATIVES

ALTERNATIVE 1

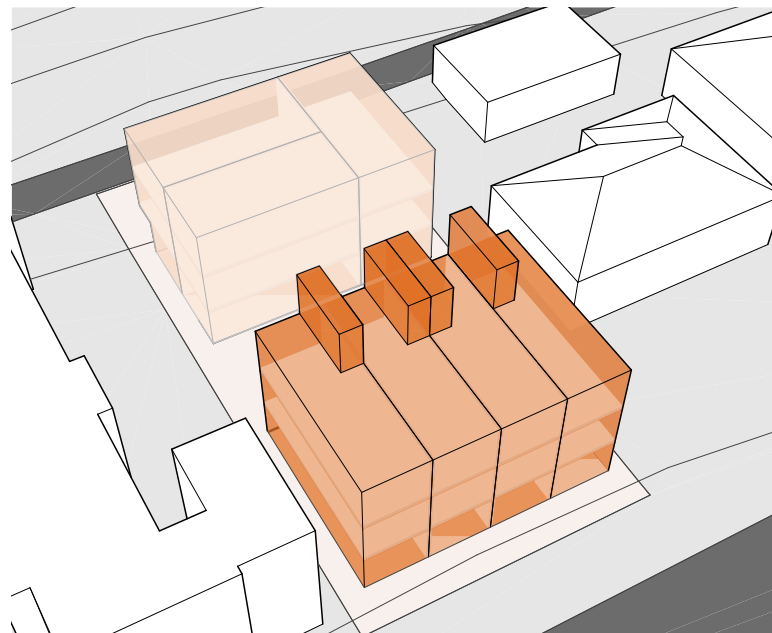
Approximate Gross Floor Area - 5,400 sf
of Units - 3
of Parking Stalls - 3

Advantages:

- Simple massing defines street edge along Fauntleroy Way SW
- A collection of private amenity areas is located at the center of site, between the proposed townhouse and rowhouse structures

Issues

- Requires removal of two exceptional trees, one in the front of the site, near the street, and another in the southwest corner of the site
- Lack of modulation increases building's perceived mass
- Private amenity areas are visually separated from the street frontage
- Creates units with limited access to daylight



AERIAL VIEW

ALTERNATIVE 2

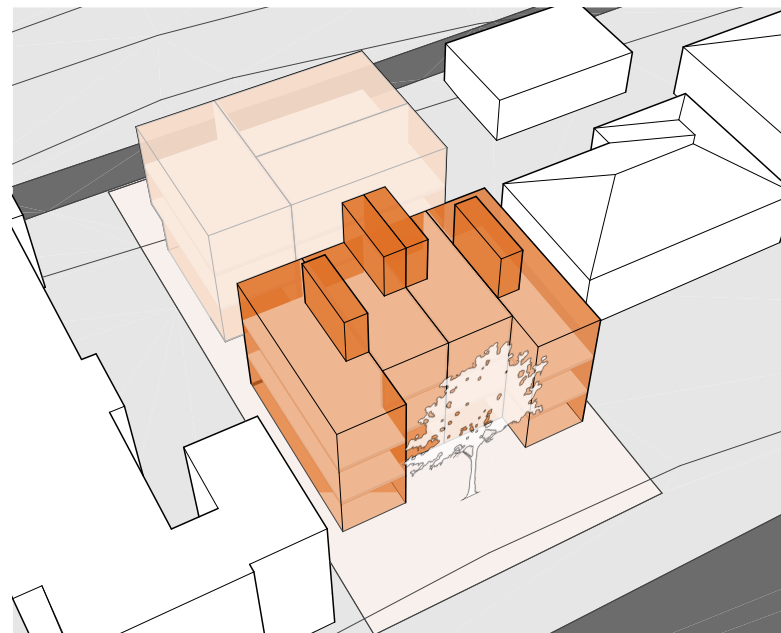
Approximate Gross Floor Area - 5,300 sf
of Units - 3
of Parking Stalls - 3

Advantages:

- Exceptional tree in the front of the site is maintained with an increased front setback for the proposed rowhouse structure
- Large setback from street connects amenity area with street front along Fauntleroy Way SW
- Modulation of rowhouse facade breaks up massing and expresses individual units

Issues

- Requires removal of one exceptional tree at the southwest corner of the site.
- Separation between rowhouses and townhouses limits use of is occupied by private amenity areas for two of the townhouse units and
- Narrow separation between facades on the two sites limits access to natural light
- Middle rowhouse units on the front parcel have limited access to daylight



AERIAL VIEW

ALTERNATIVE 3 (PREFERRED)

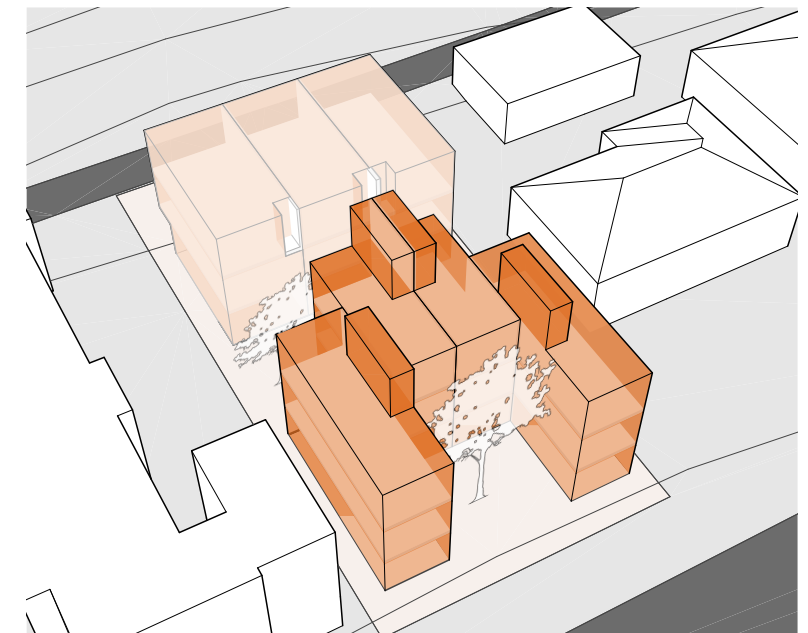
Approximate Gross Floor Area - 5,300 sf
of Units - 3
of Parking Stalls - 3

Advantages:

- Exceptional trees on site are maintained, the largest one located in the front setback where it is visible from the street. The other exceptional tree, currently located in the southwest corner, is proposed to be relocated on site to the central courtyard space, per the arborist report recommendations.
- Setbacks to rowhouses and townhouses creates visible and usable common amenity areas along Fauntleroy Way SW and at courtyard in the center of the site
- Modulation of rowhouse facade breaks up massing and expresses individual units
- Middle rowhouses have access to daylight on three facades
- End rowhouses have access to light on four facades

Issues

- Requests departure for width of common amenity area at grade for the rear townhouse lot



AERIAL VIEW

ALTERNATIVE 1

Alternative 1 is a code compliant scheme with 3 townhouses and 4 rowhouses with a collection of private amenity areas at the center of the site.

This alternative proposes a new 3-story townhouse structure on the west lot “A” and a 3-story rowhouse structure on Lot “B” along Fauntleroy Way SW. The exceptional trees on the site are proposed to be removed to make room for the proposed structures.

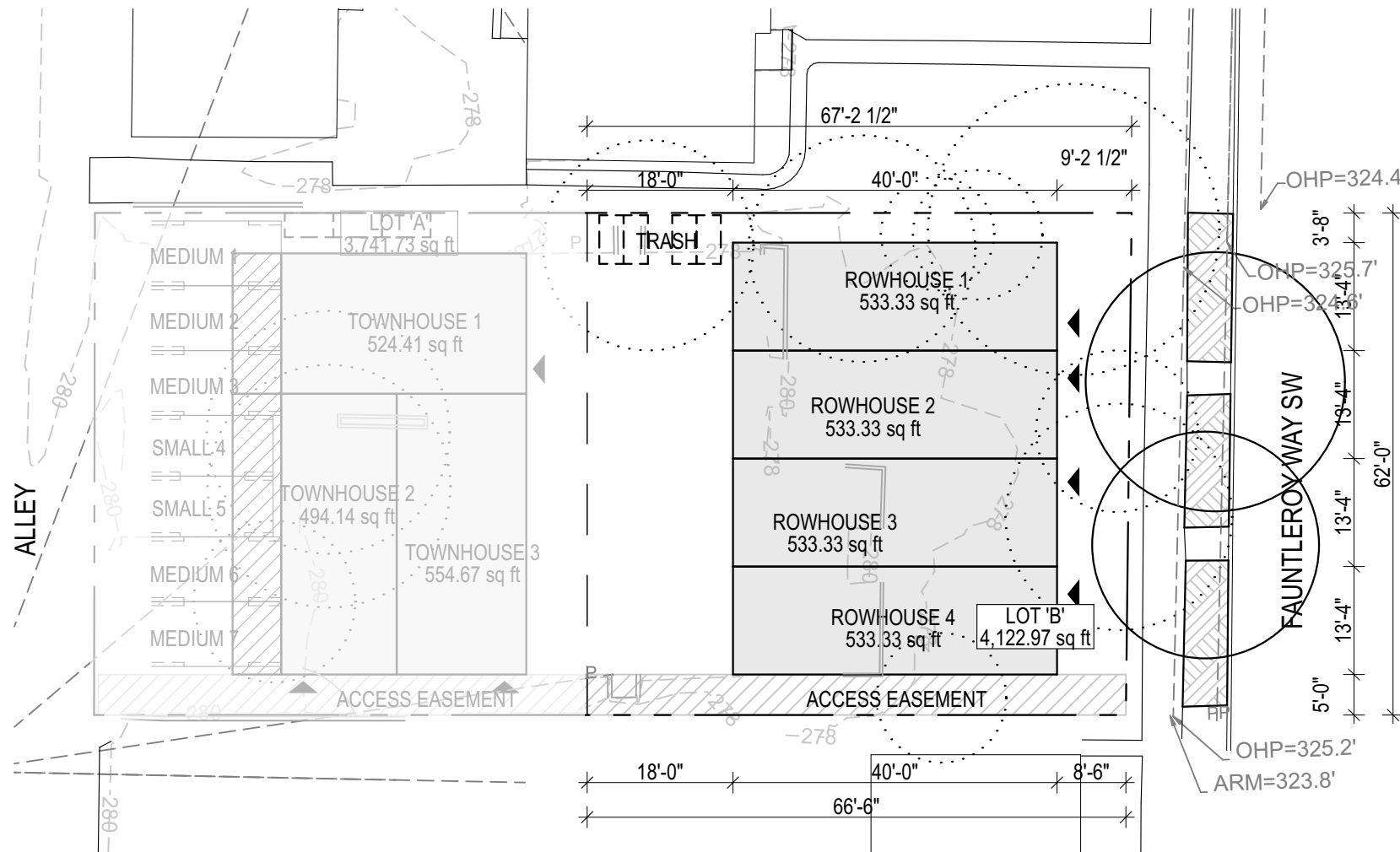
of Units - 3 Towhouses
of Parking Stalls - 3
of Bicycle Parking Stalls - 3
Approximate Gross Area - 5,300 sf

Advantages:

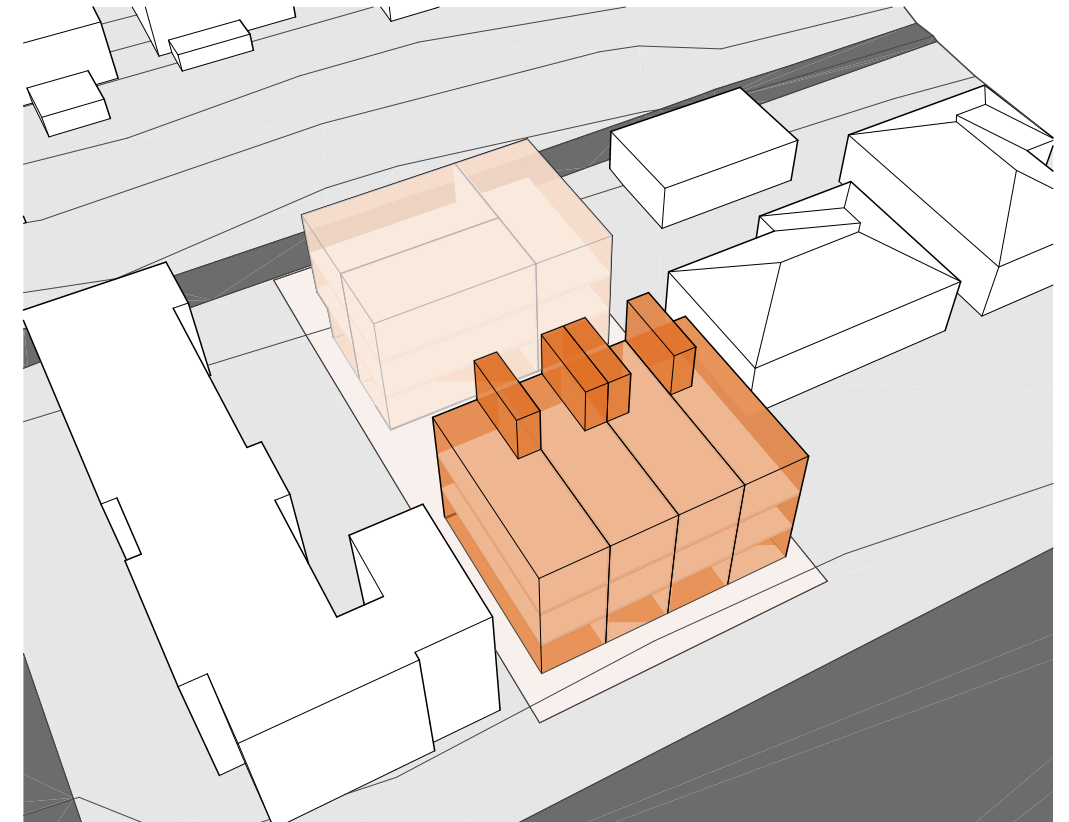
- Simple massing defines street edge along Fauntleroy Way SW
- A collection of private amenity areas is located at the center of site, between the proposed townhouse and rowhouse structures

Issues

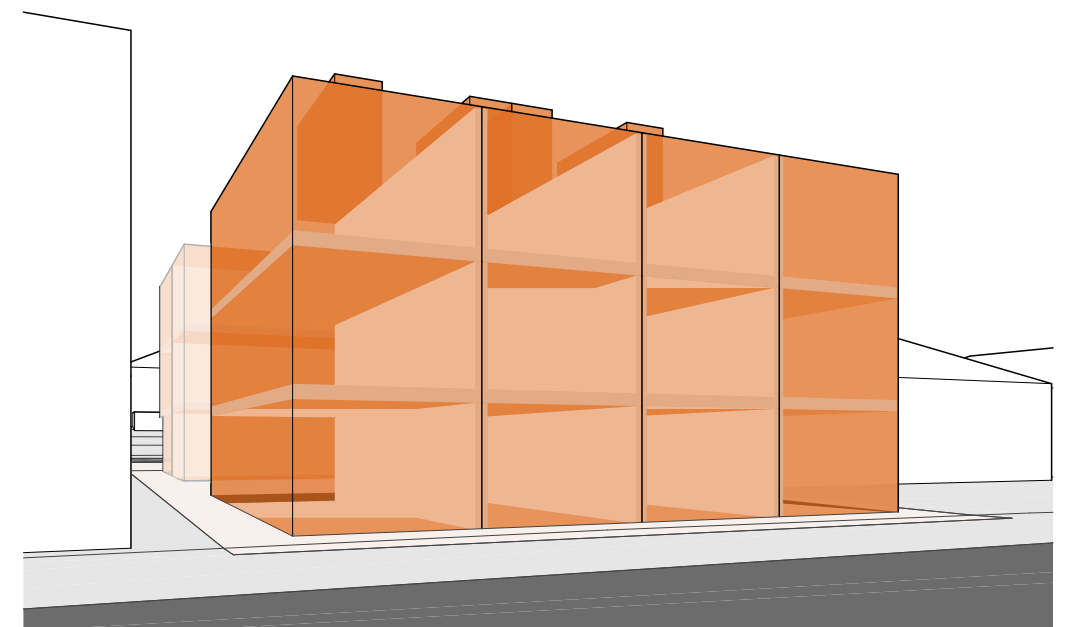
- Requires removal of two exceptional trees, one in the front of the site, near the street, and another in the southwest corner of the site
- Lack of modulation increases building's perceived mass
- Private amenity areas are visually separated from the street frontage
- Creates units with limited access to daylight



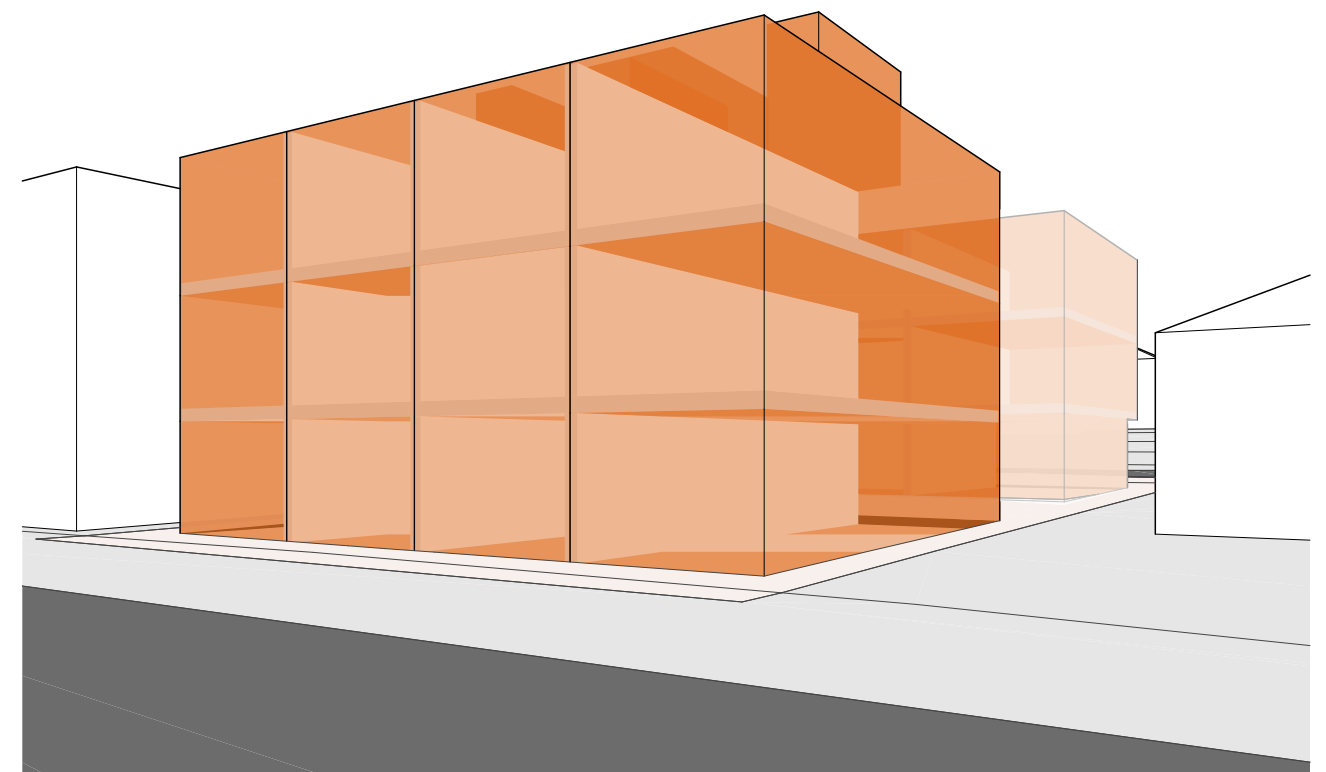
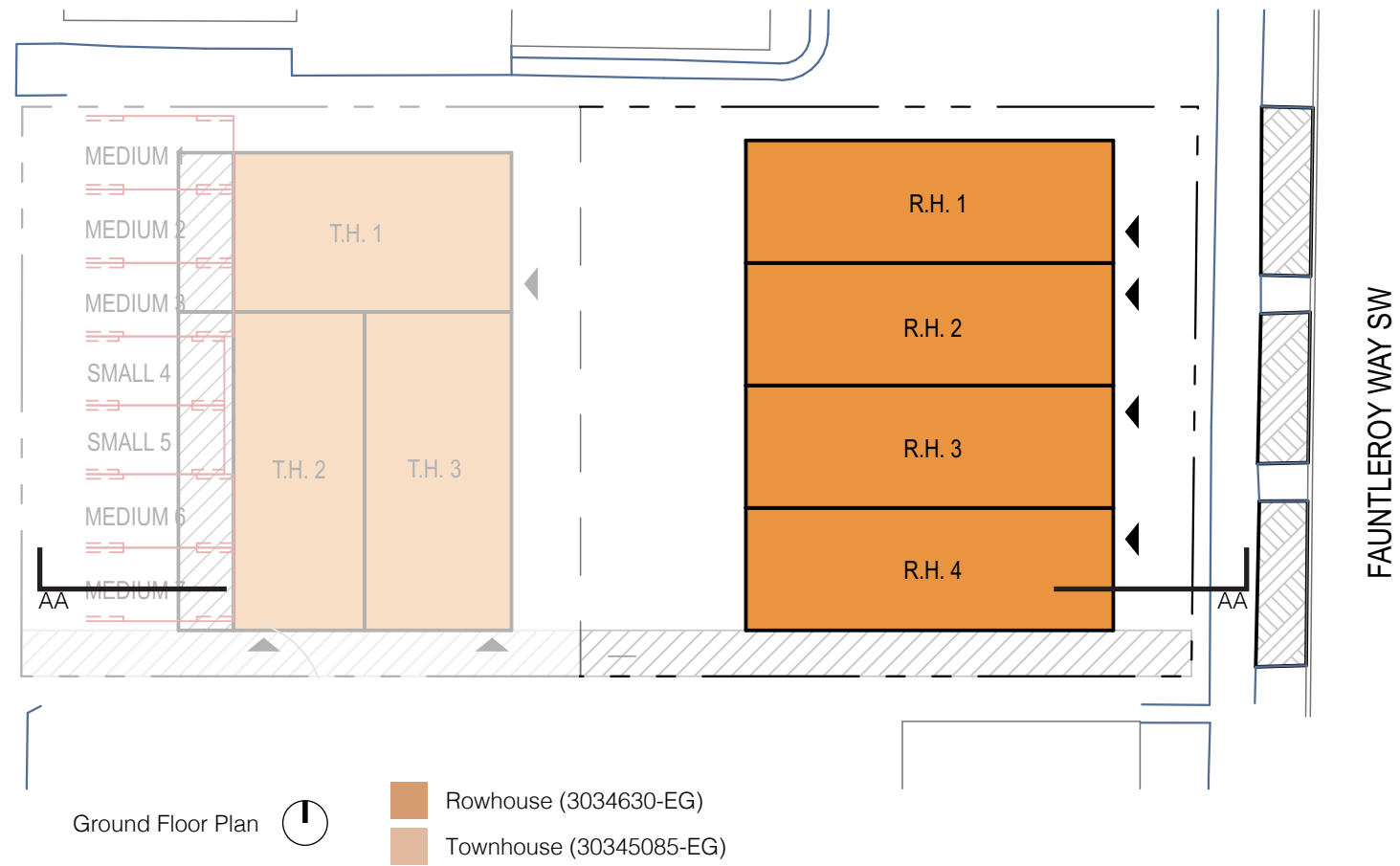
 Site Plan



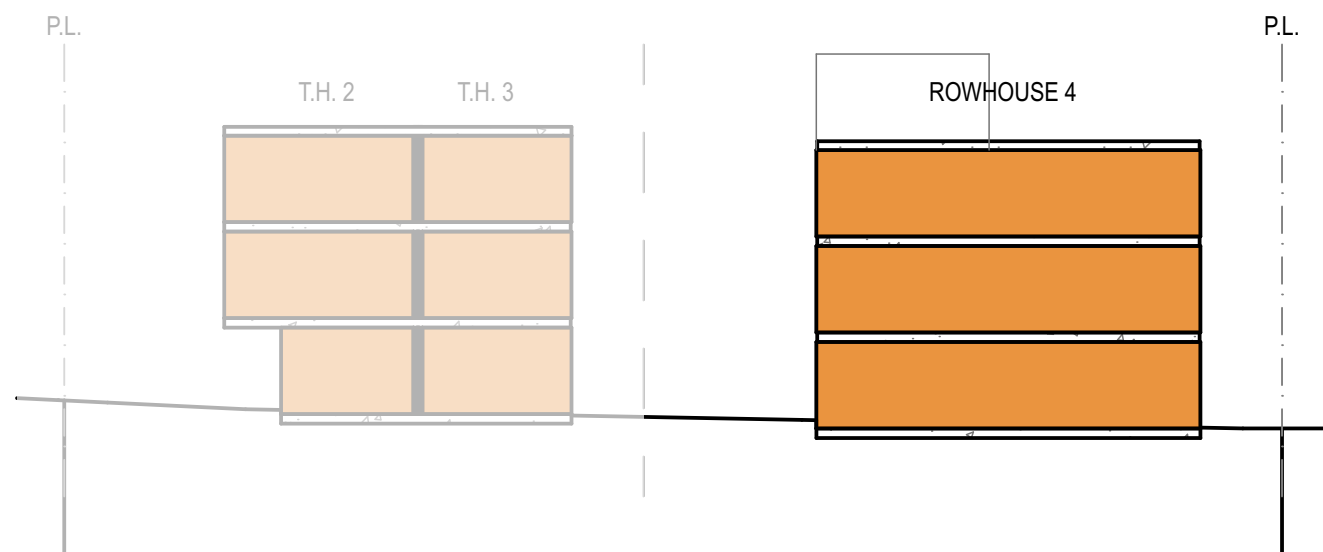
(2) Aerial View to Northwest



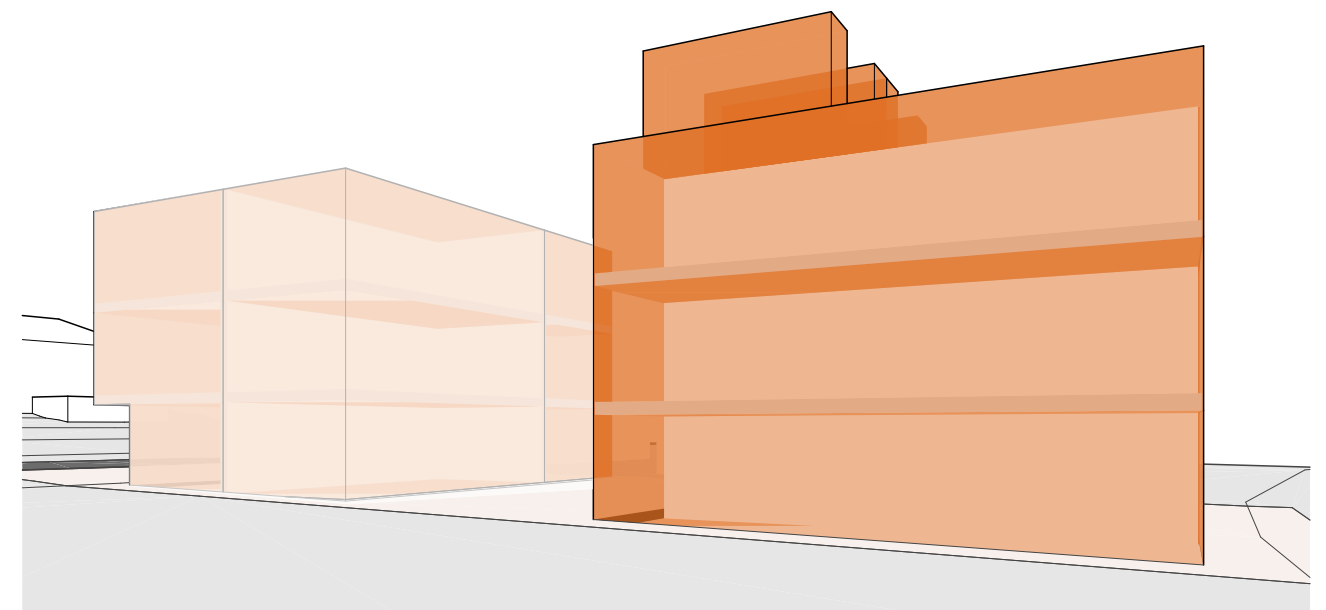
① View looking Northwest from Fauntleroy Way SW



③ View looking Southwest from Fauntleroy Way SW



AA. Longitudinal Section looking N



④ Courtyard view looking Northwest

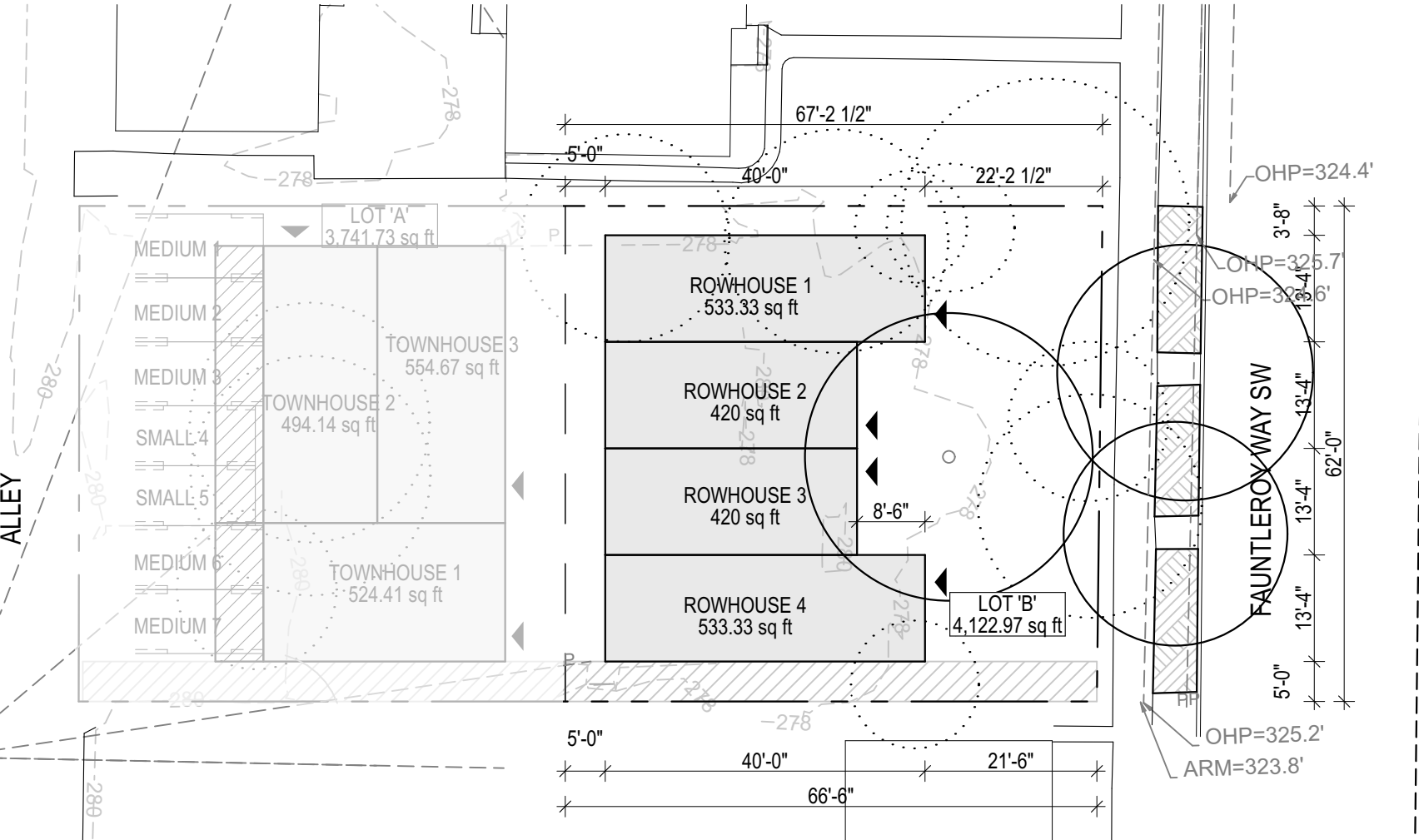
ALTERNATIVE 2

Alternative 2 is a code compliant scheme with 3 townhouses and 4 rowhouses with a common amenity area in the front setback and private amenity areas for the townhouse structure at the center of the site.

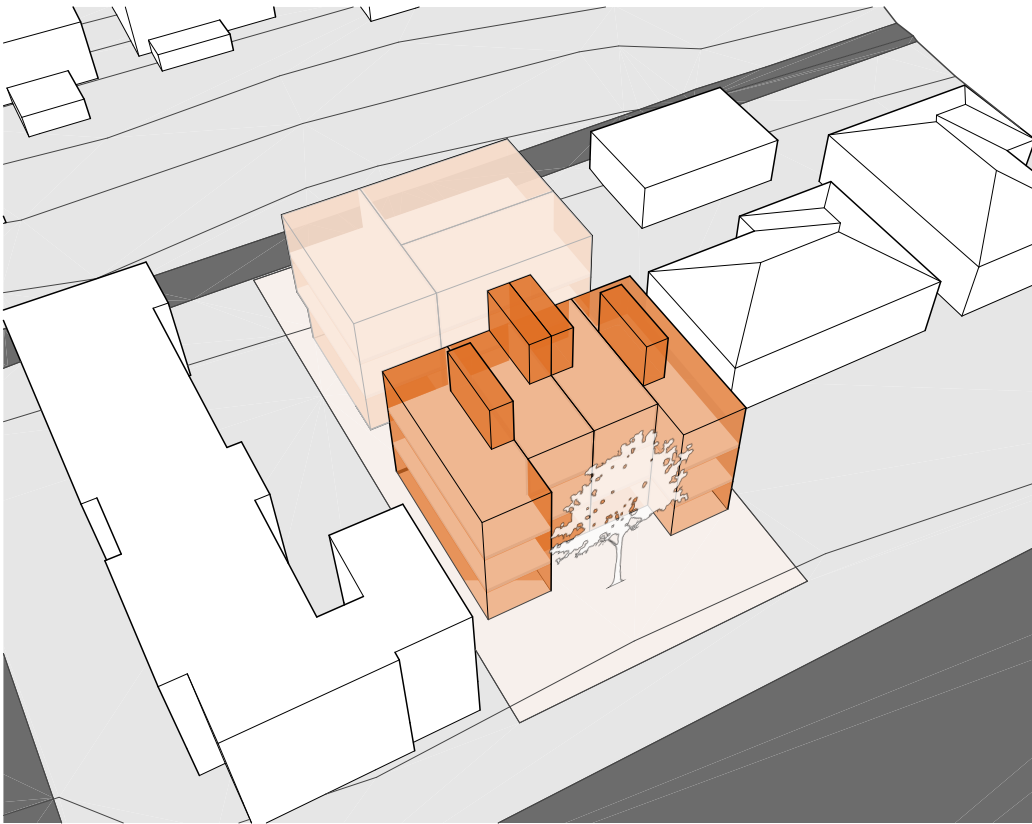
This alternative proposes a new 3-story townhouse structure on the west lot "A" and a 3-story rowhouse structure on Lot "B" along Fauntleroy Way SW. A common amenity area is located in the front setback of Lot "B". The exceptional tree at the front of the site is proposed to remain, however, the one on the rear lot is proposed to be removed.

of Units - 3 Townhouses
of Parking Stalls - 3
of Bicycle Parking Stalls - 3
Approximate Gross Area - 5,300 sf

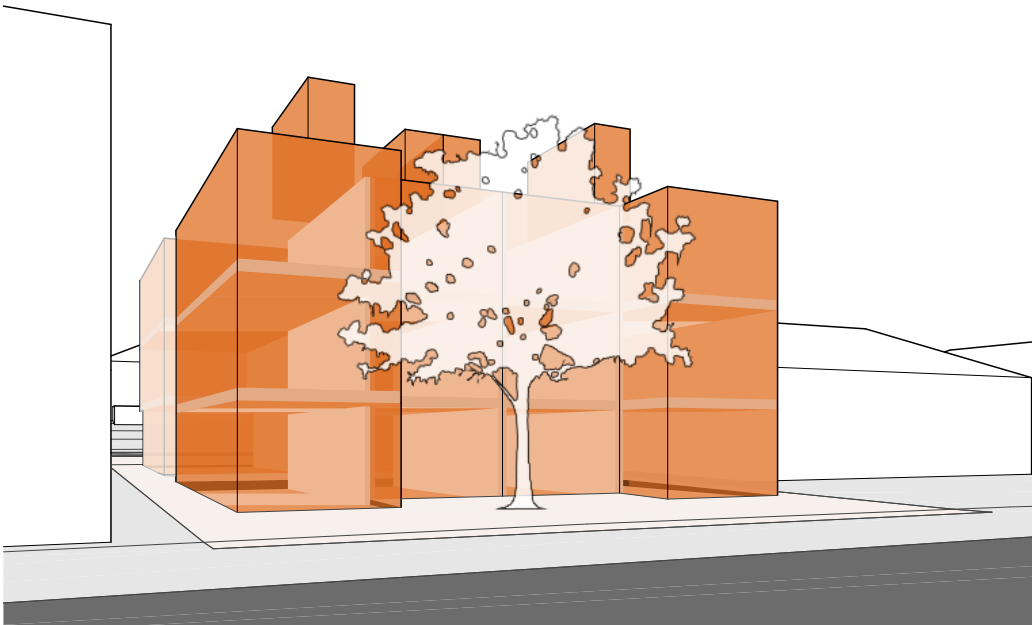
- Advantages:
- Exceptional tree in the front of the site is maintained with an increased front setback for the proposed rowhouse structure
 - Large setback from street connects amenity area with street front along Fauntleroy Way SW
 - Modulation of rowhouse facade breaks up massing and expresses individual units
- Issues
- Requires removal of one exceptional tree at the southwest corner of the site.
 - Separation between rowhouses and townhouses limits use of is occupied by private amenity areas for two of the townhouse units and
 - Narrow separation between facades on the two sites limits access to natural light
 - Middle rowhouse units on the front parcel have limited access to daylight



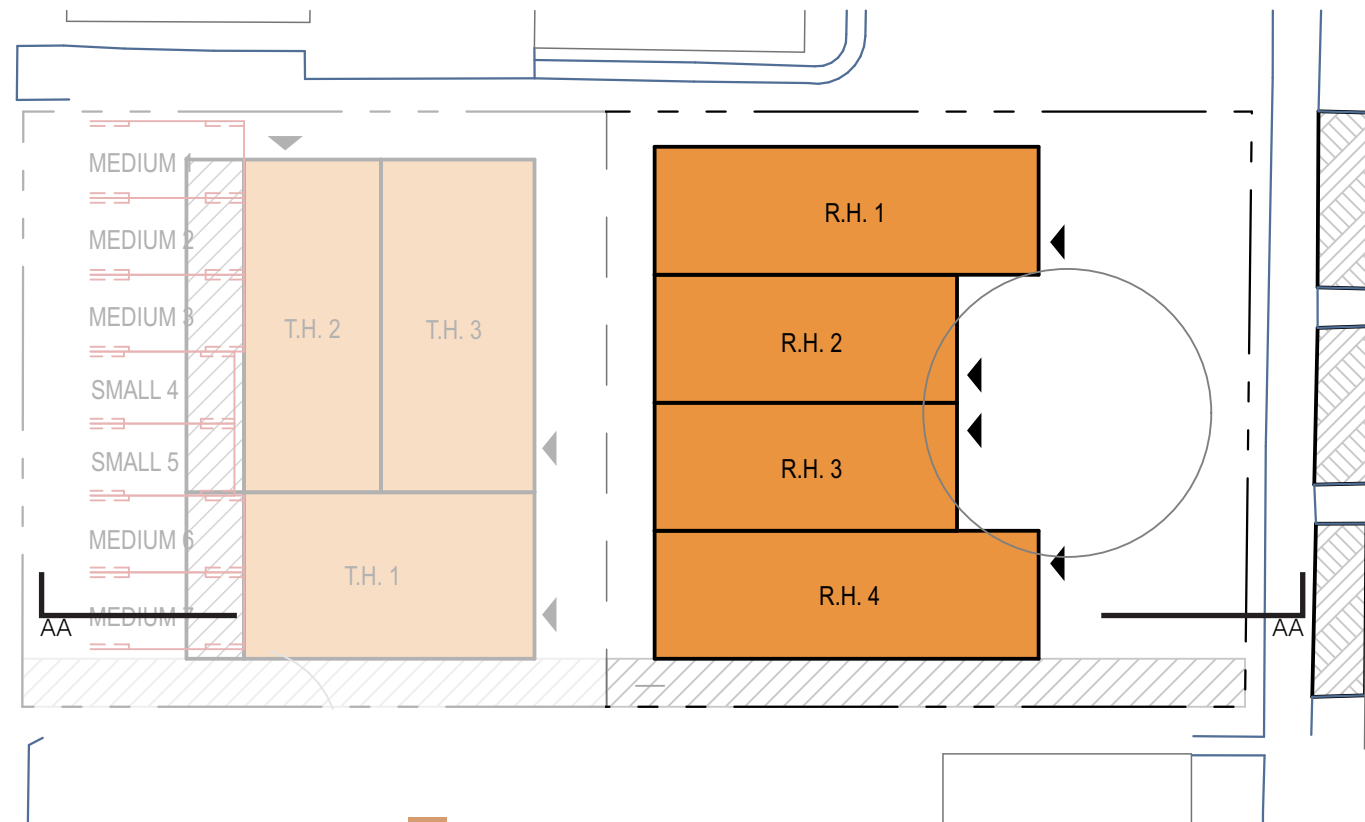
1 Site Plan



2 Aerial View to Northwest



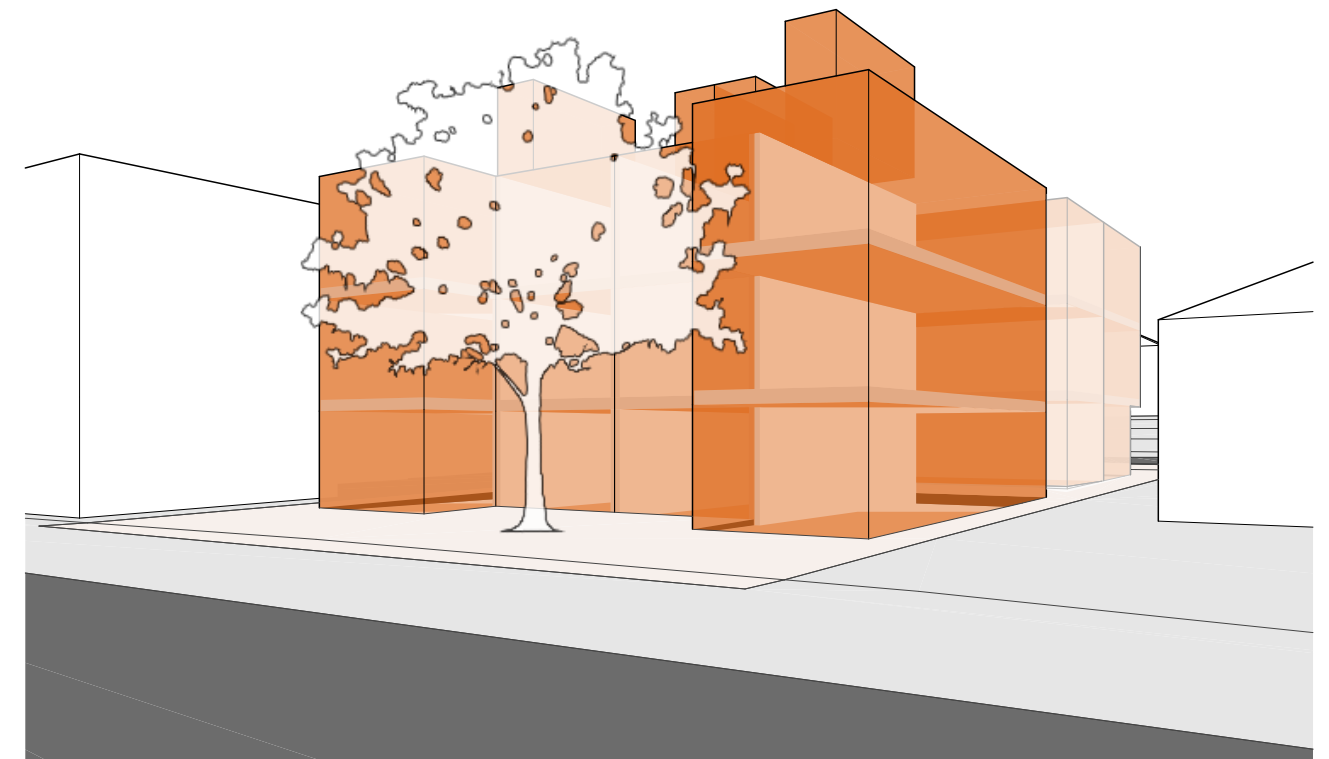
1 View looking Northwest from Fauntleroy Way SW



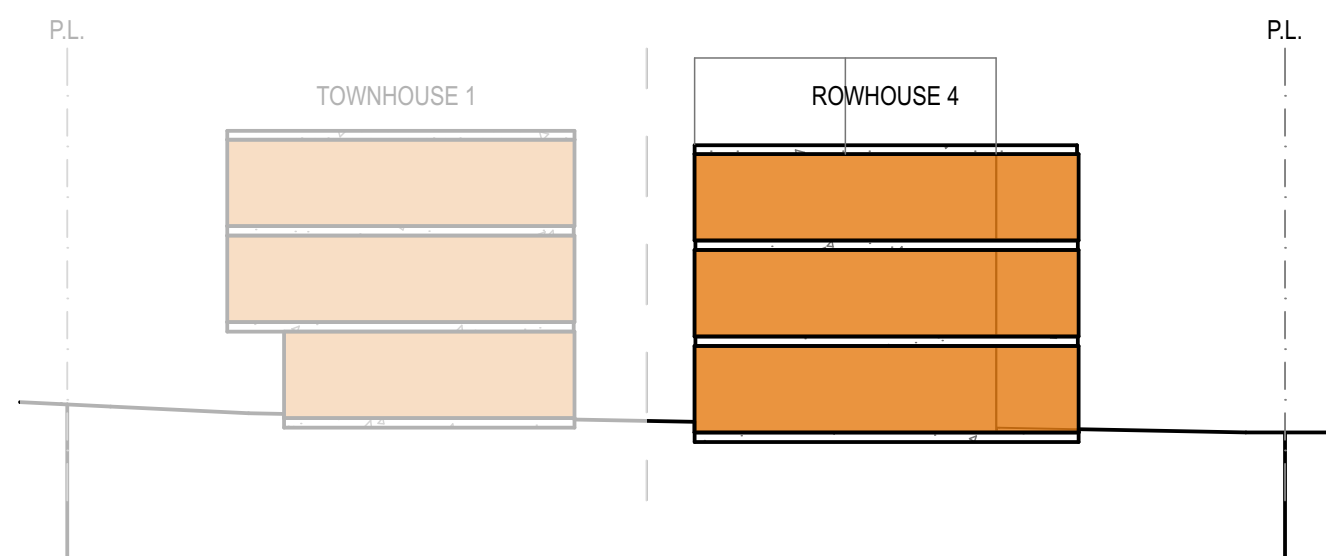
Ground Floor Plan

Rowhouse (3034630-EG)
 Townhouse (30345085-EG)

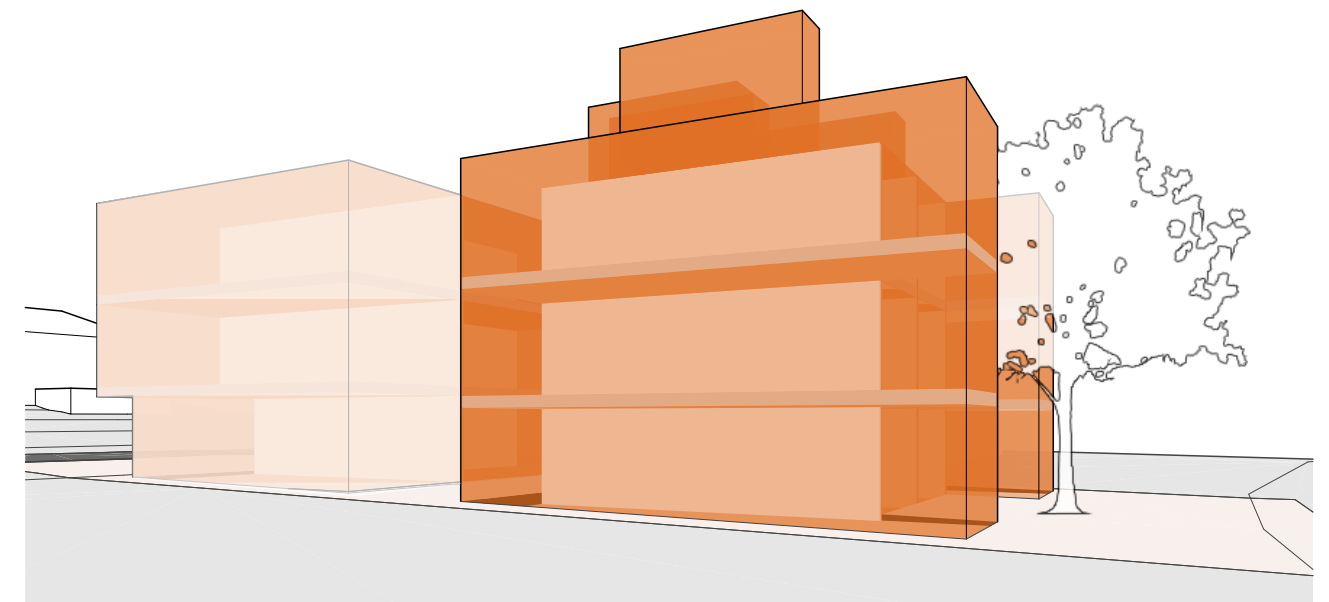
FAUNTLEROY WAY SW



③ View looking Southwest from Fauntleroy Way SW



AA. Longitudinal Section looking N



④ Courtyard view looking Northwest

ALTERNATIVE 3 (PREFERRED)

Alternative 3 proposes 3 townhouses and 4 rowhouses with two common amenity areas, one located along Fauntleroy Way SW and the other located at the center of the site in a the central courtyard.

This alternative proposes a new 3-story townhouse structure on the west lot “A” and a 3-story rowhouse structure on Lot “B” along Fauntleroy Way SW. Both exceptional trees on site are proposed to remain, featured in the courtyard spaces.

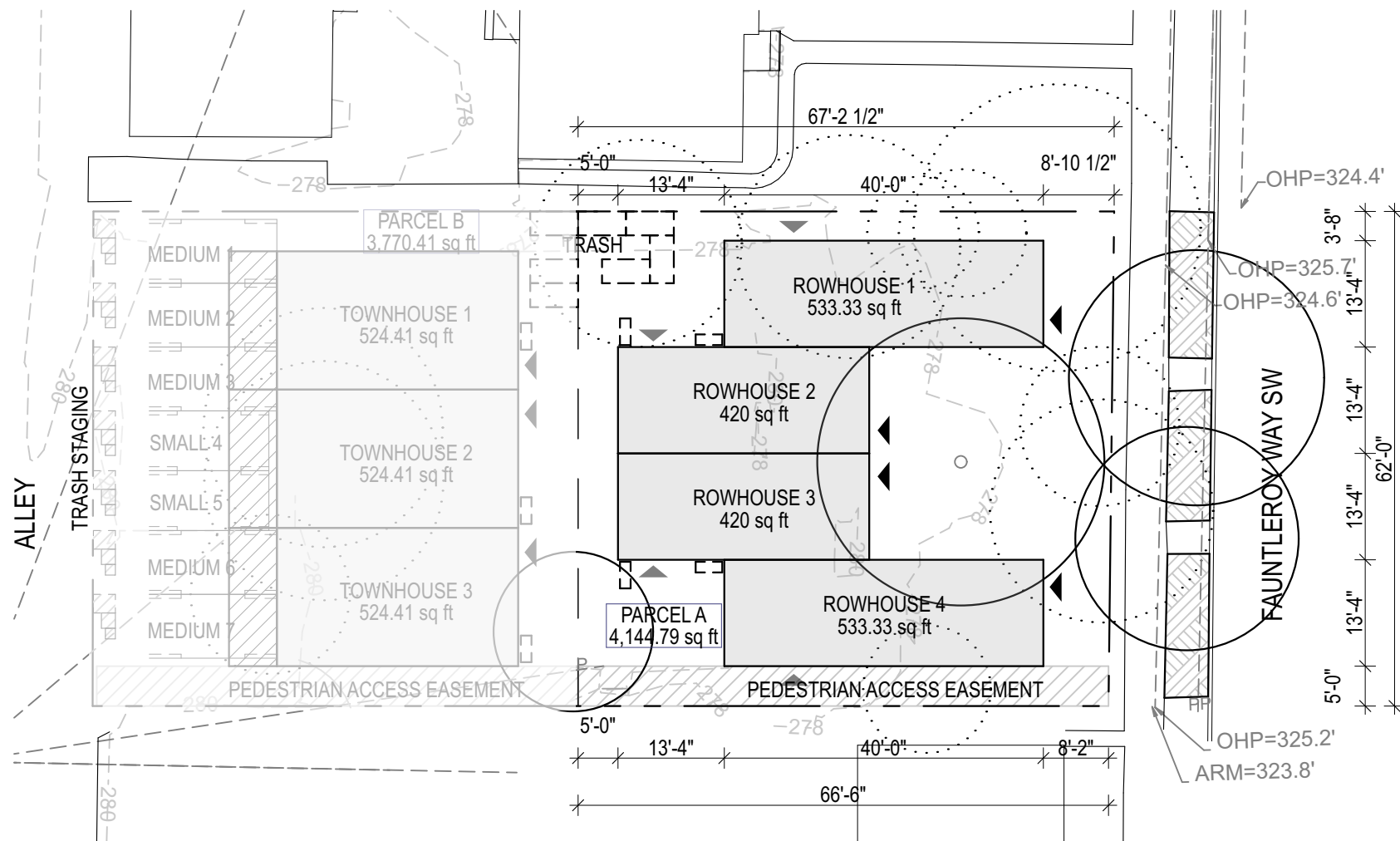
of Units - 3 Townhouses)
of Parking Stalls - 3
of Bicycle Parking Stalls - 3
Approximate Gross Area - 5,300 sf

Advantages:

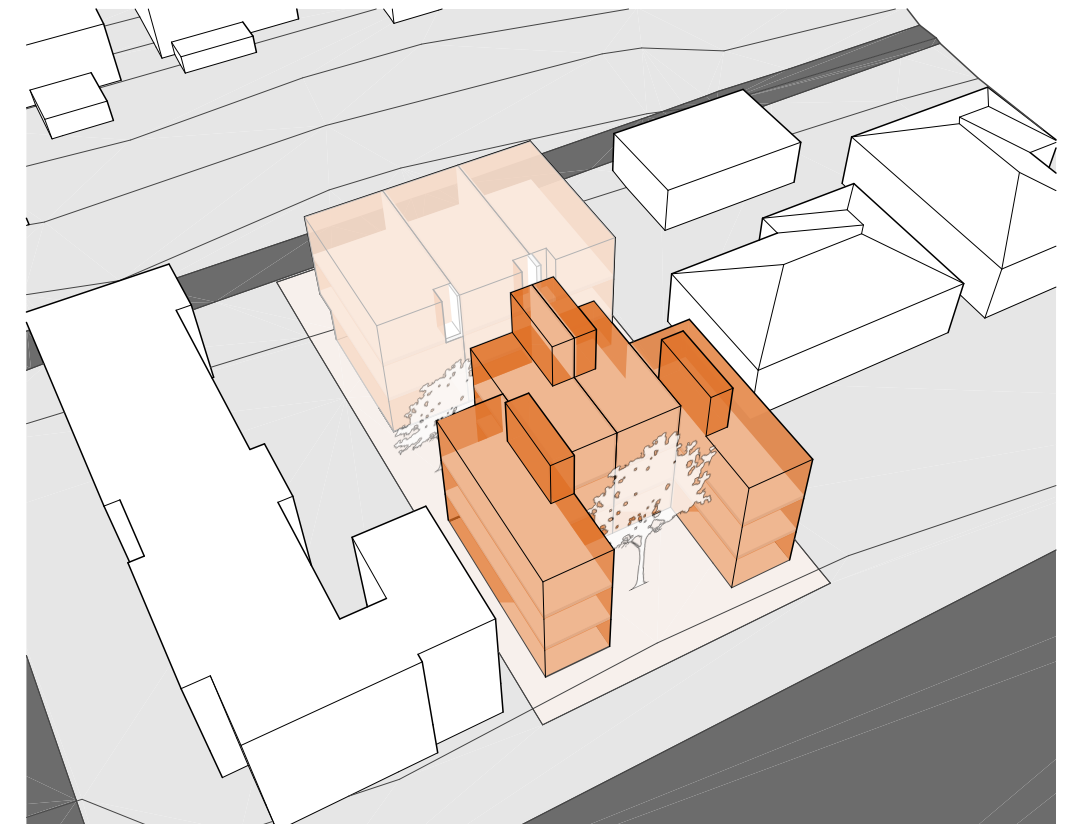
- Exceptional trees on site are maintained, the largest one located in the front setback where it is visible from the street. The other exceptional tree, currently located in the southwest corner, is proposed to be relocated on site to the central courtyard space, per the arborist report recommendations.
- Setbacks to rowhouses and townhouses creates visible and usable common amenity areas along Fautleroy Way SW and at courtyard in the center of the site
- Modulation of rowhouse facade breaks up massing and expresses individual units
- Middle rowhouses have access to daylight on three facades
- End rowhouses have access to light on four facades

Issues:

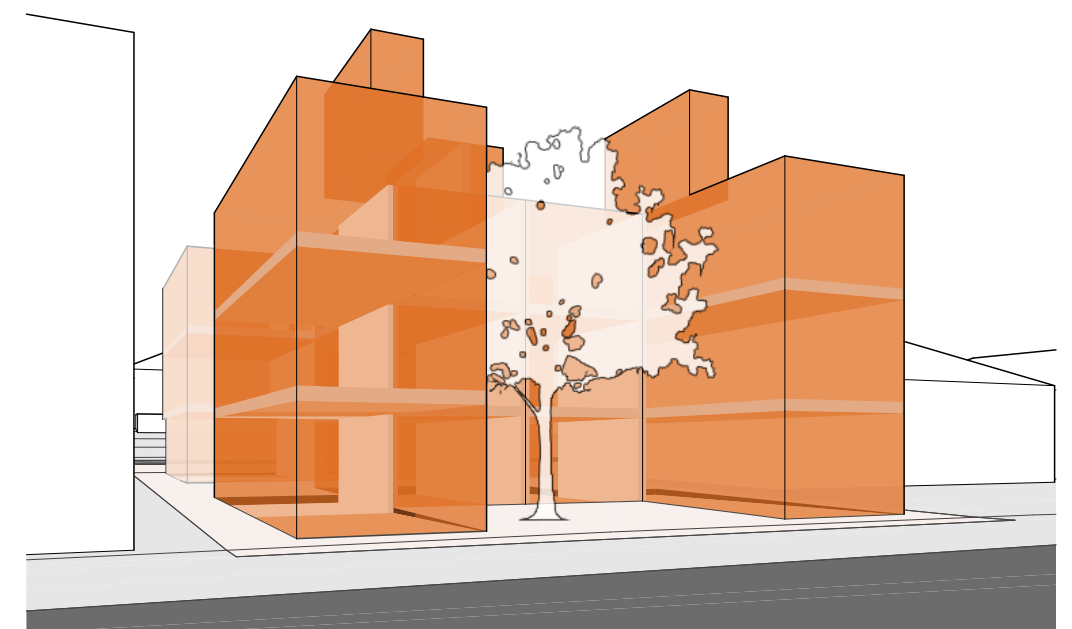
- Requests departure for width of common amenity area at grade for the rear townhouse lot



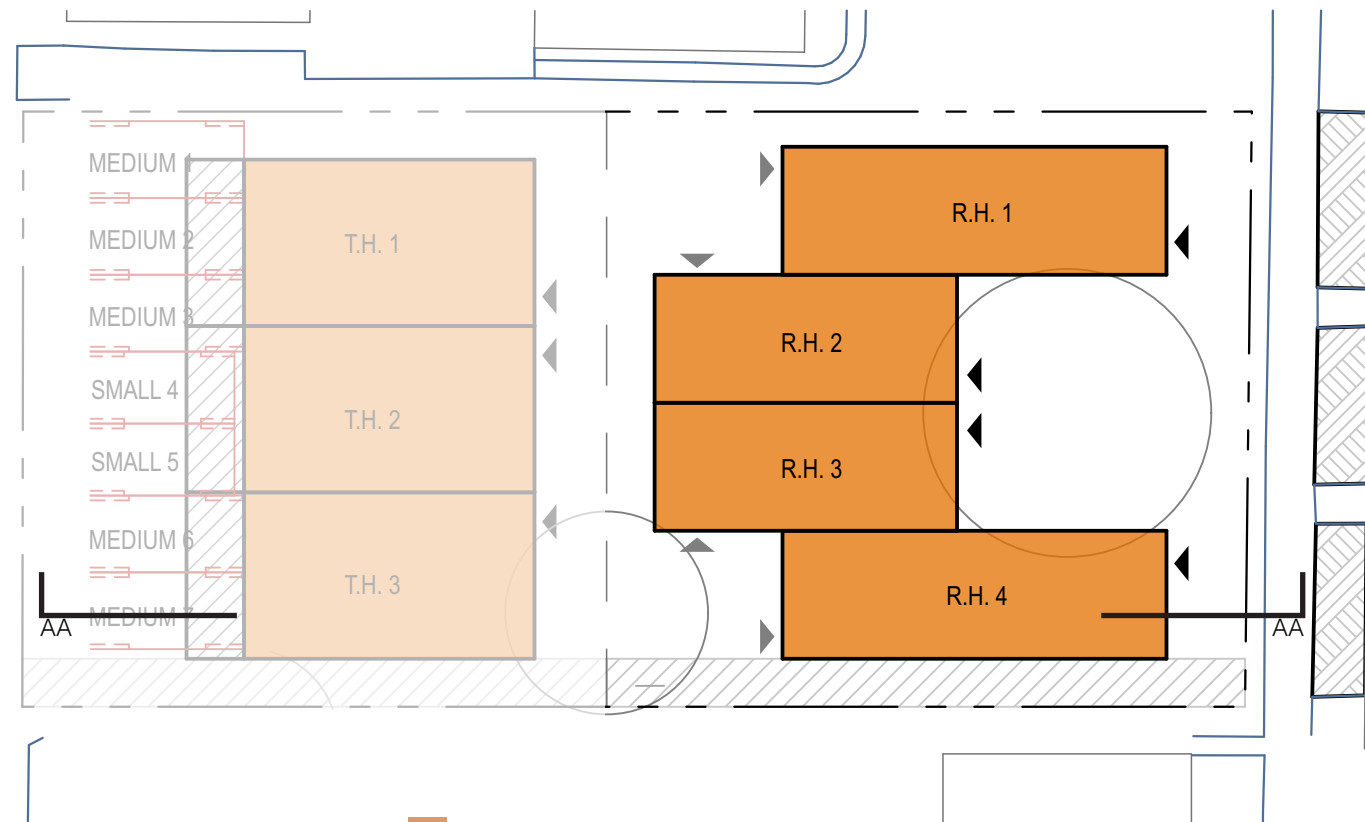
 Site Plan



2 Aerial View to Northwest



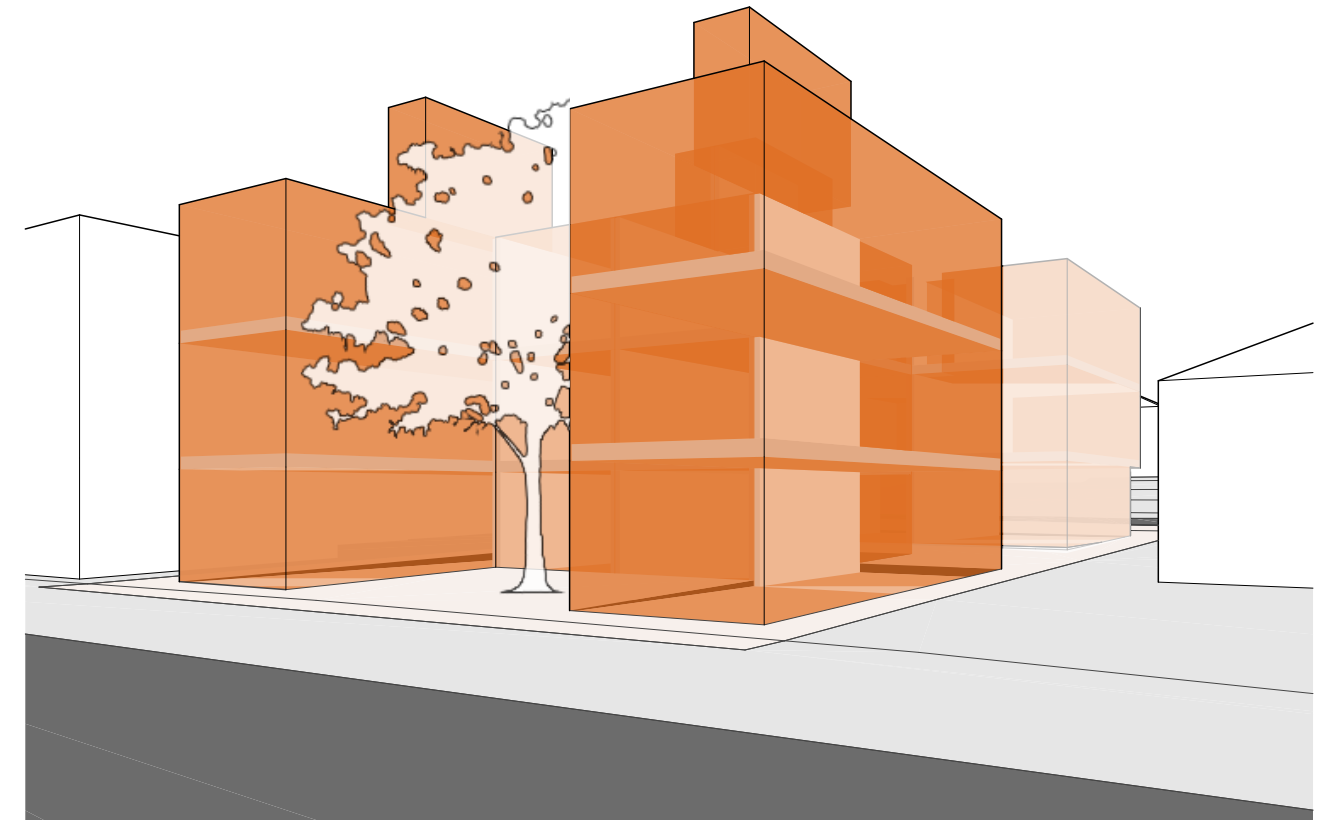
① View looking Northwest from Fauntleroy Way SW



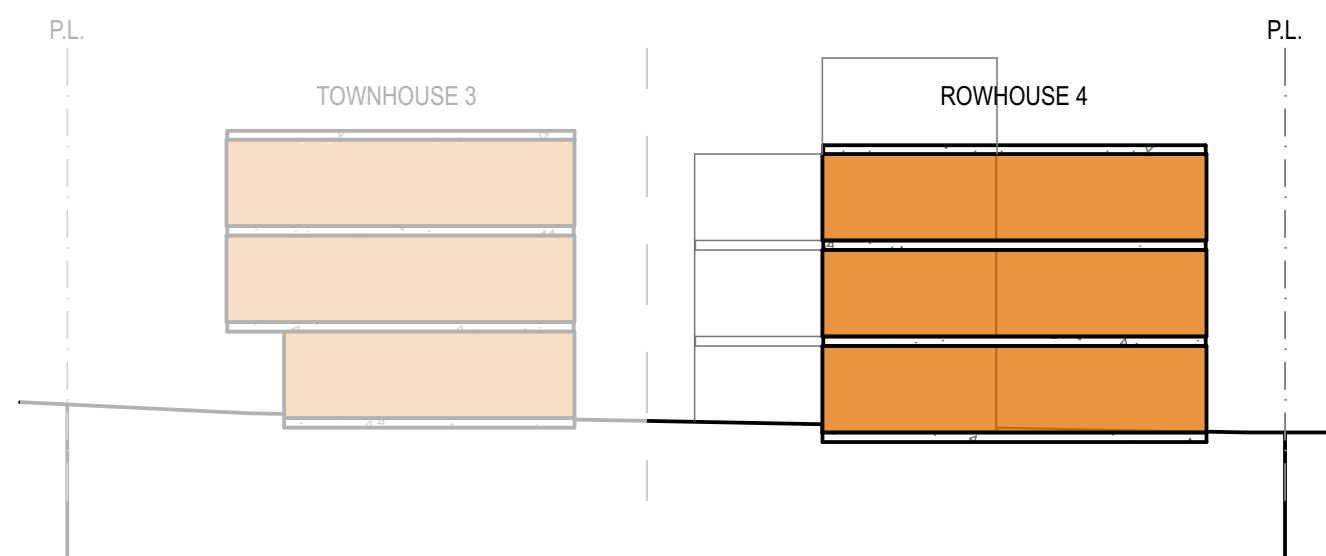
Ground Floor Plan

Rowhouse (3034630-EG)
Townhouse (30345085-EG)

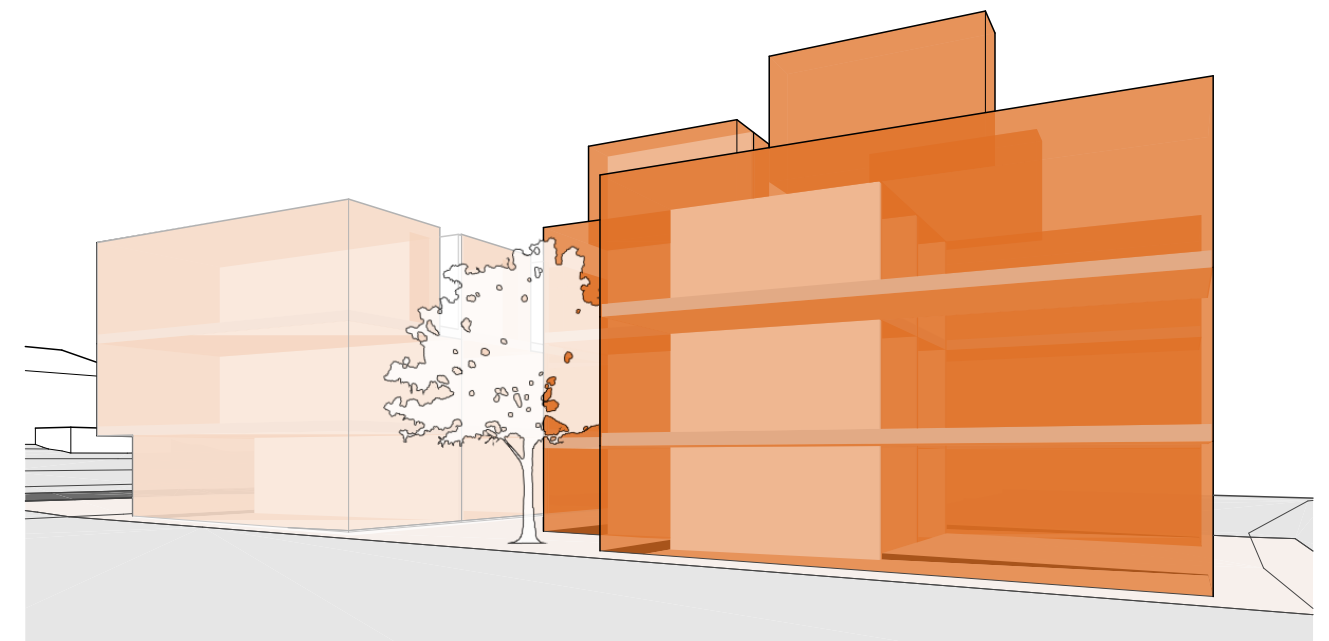
FAUNTLEROY WAY SW



3 View looking Southwest from Fauntleroy Way SW

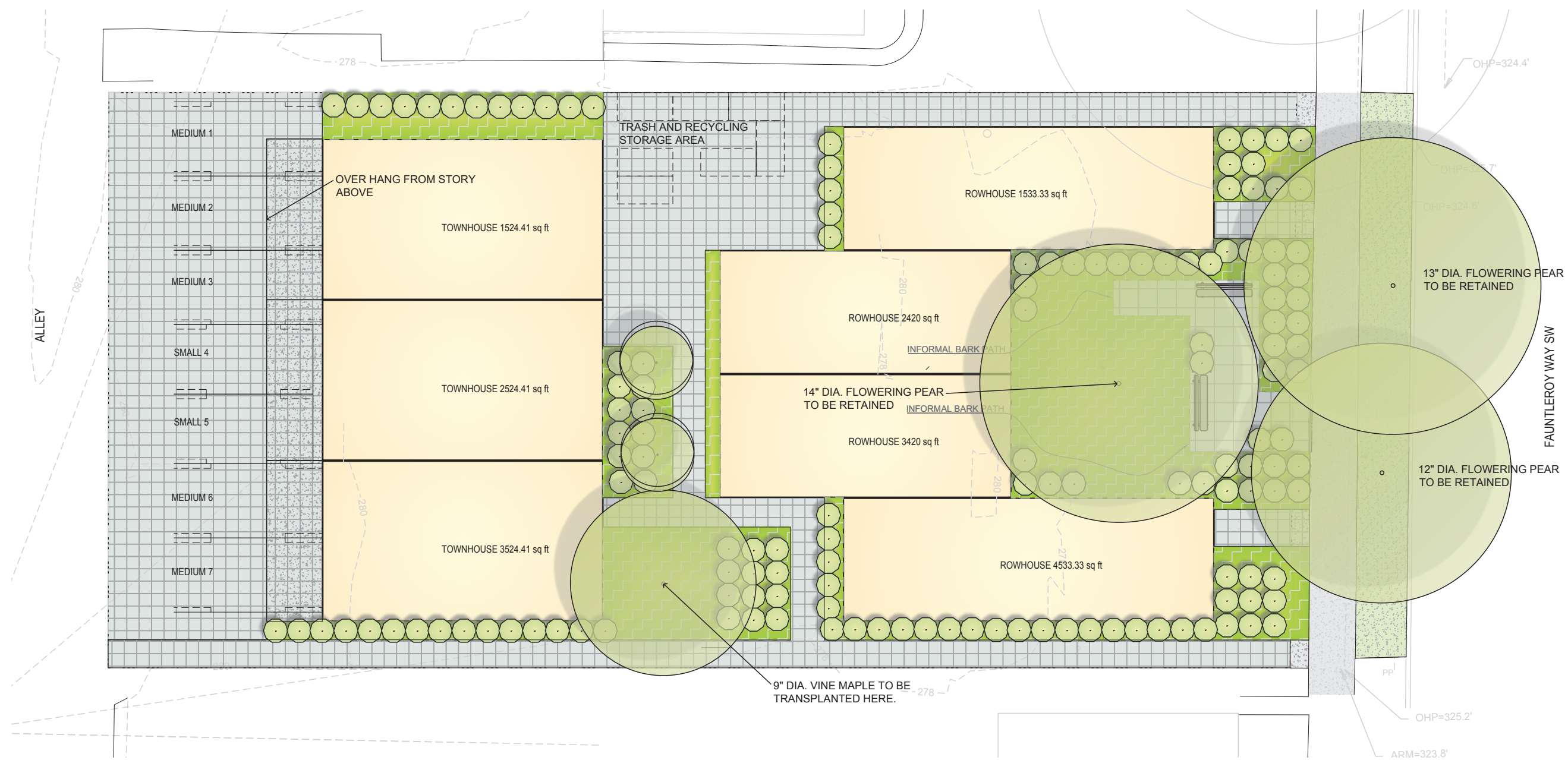


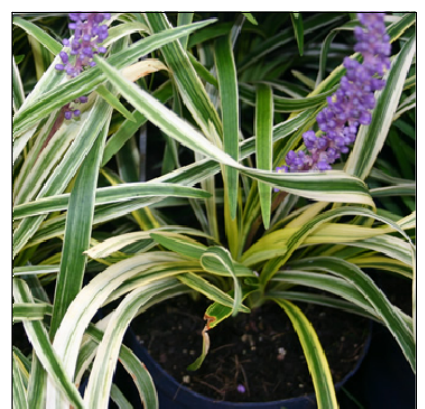
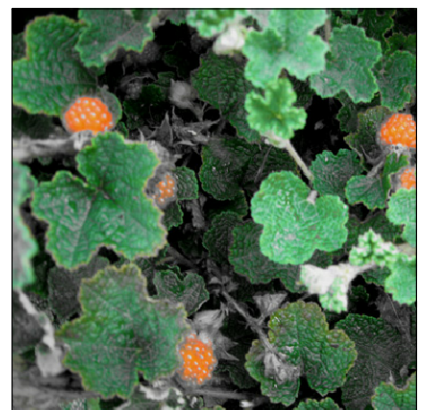
AA. Transverse Section looking E



4 Courtyard view looking Northwest

LANDSCAPE





PROPOSED PLANTING

SHADOW STUDIES

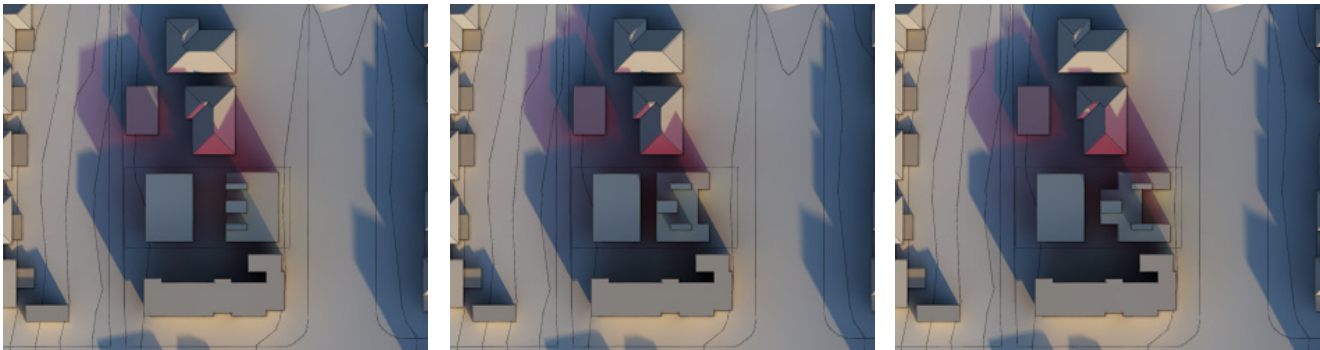
DECEMBER COMPARISON

ALTERNATIVE 1

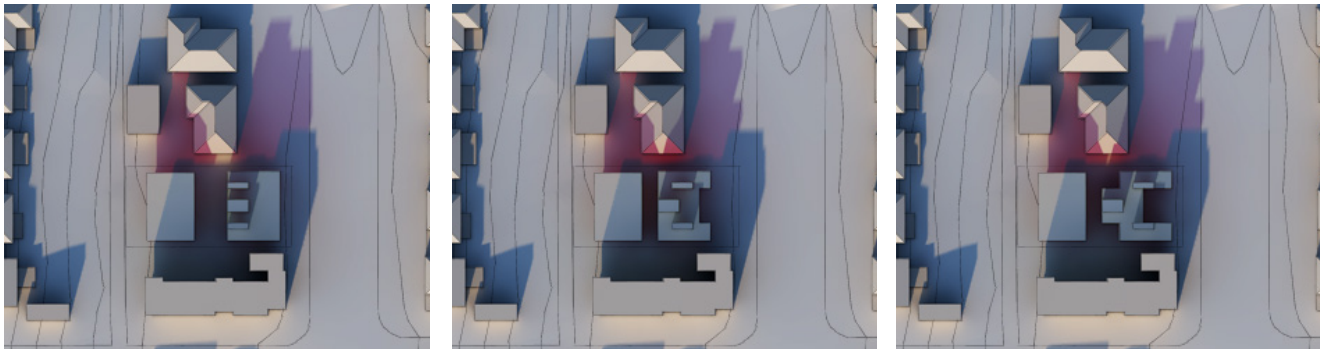
ALTERNATIVE 2

ALTERNATIVE 3

10 am



1 pm



4 pm



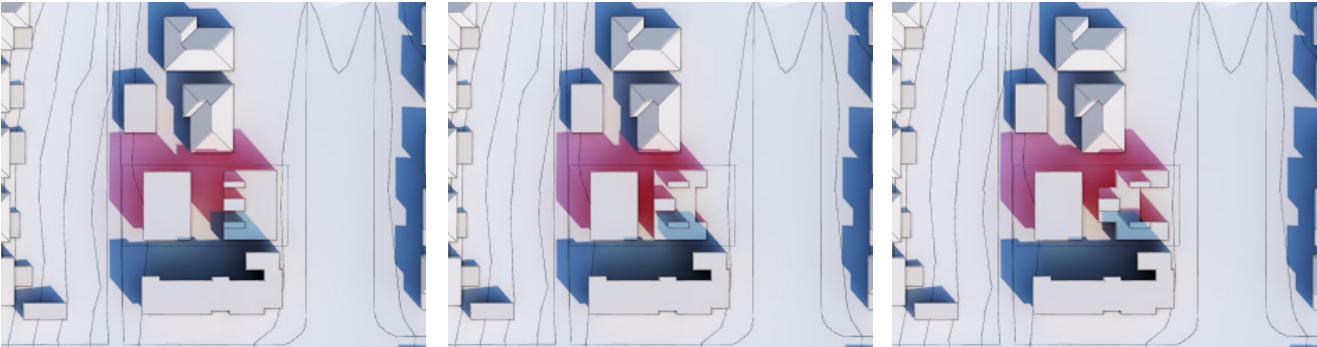
MARCH COMPARISON

ALTERNATIVE 1

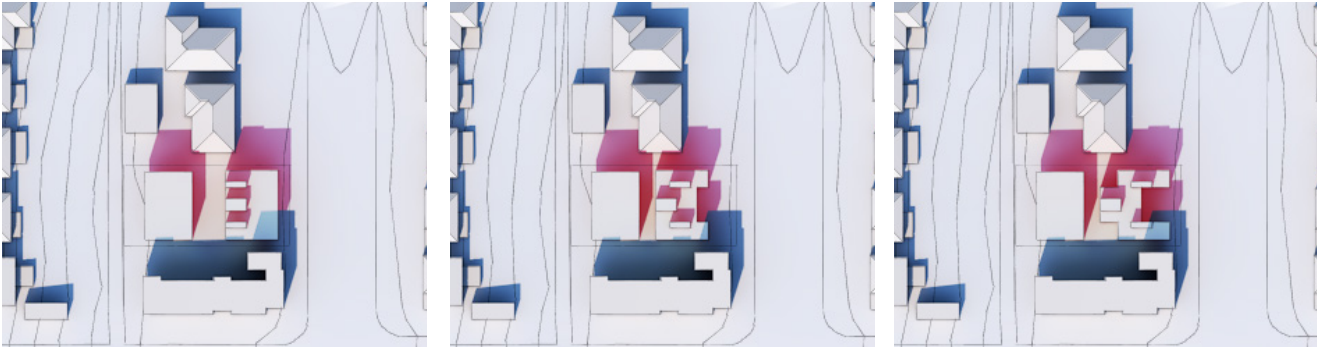
ALTERNATIVE 2

ALTERNATIVE 3

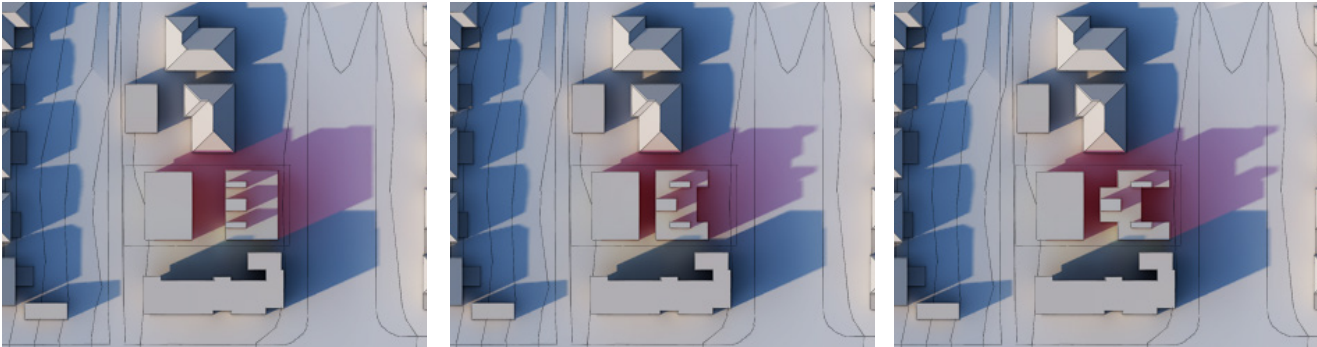
10 am



1 pm



4 pm



JUNE COMPARISON

ALTERNATIVE 1

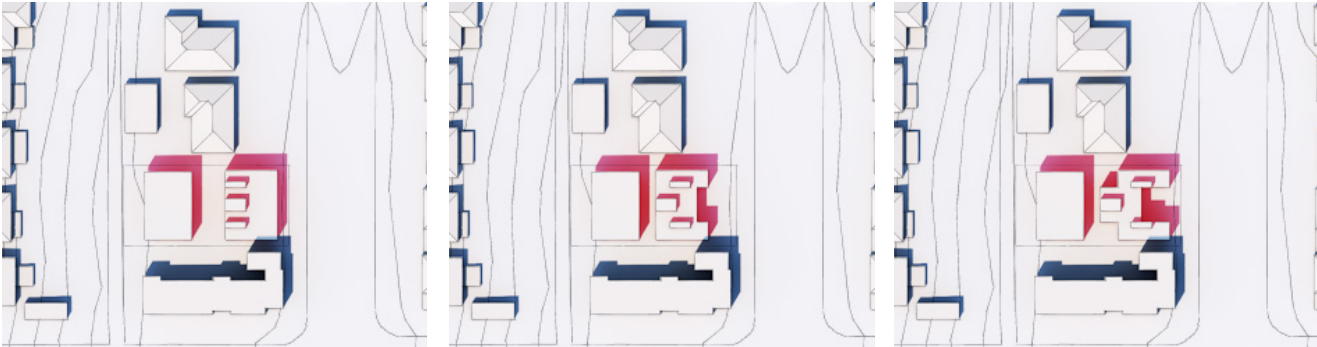
ALTERNATIVE 2

ALTERNATIVE 3

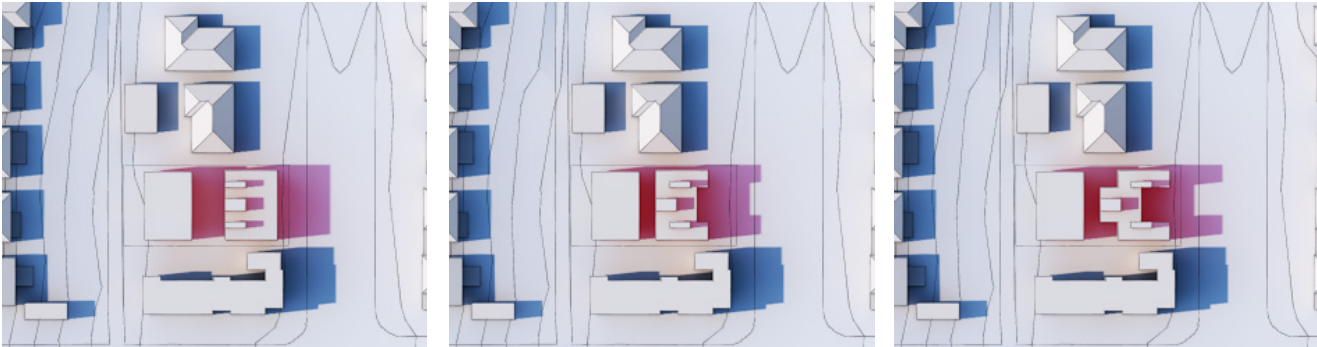
10 am



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



Sol Haus