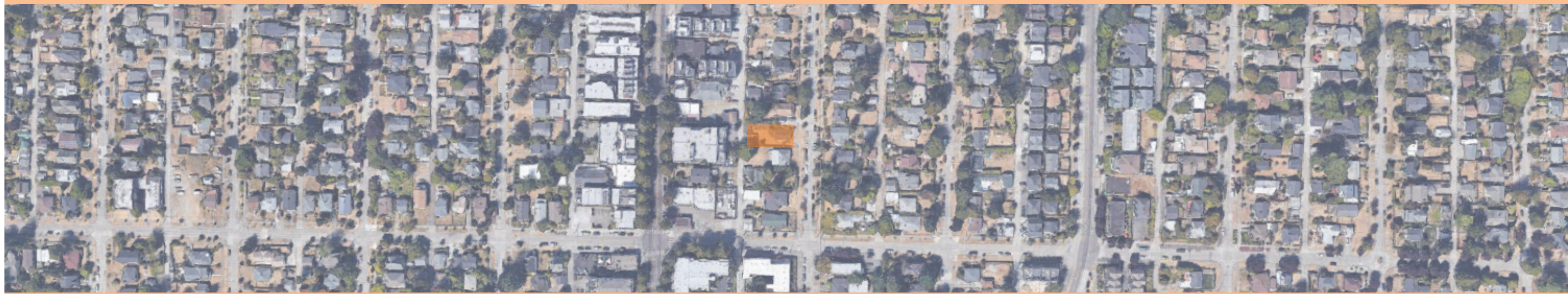


6035 42ND AVE SW



COLUMBIA
BUILDERS, INC.

skidmore
janette
architecture
planning
design

6035 42ND AVE SW

SDR #3034707-EG
10/07/2020

ARCHITECT | SKIDMORE JANETTE ARCHITECTURE PLANNING & DESIGN

OWNER | COLUMBIA BUILDERS INC.

MASTER USE PERMIT # | 3034707-EG

STREAMLINED DESIGN REVIEW

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PROPOSAL

The proposed townhouse development includes two buildings with five total dwelling units. No parking is required or proposed. Each townhouse will be three stories with amenity located at ground level and on private roof decks.



VICINITY MAP

OVERVIEW

Address | 6035 42ND AVE SW
 Site Area | 6,321 SF
 Zone | LR1 (M1)
 Overlays | Morgan Junction Residential Urban Village

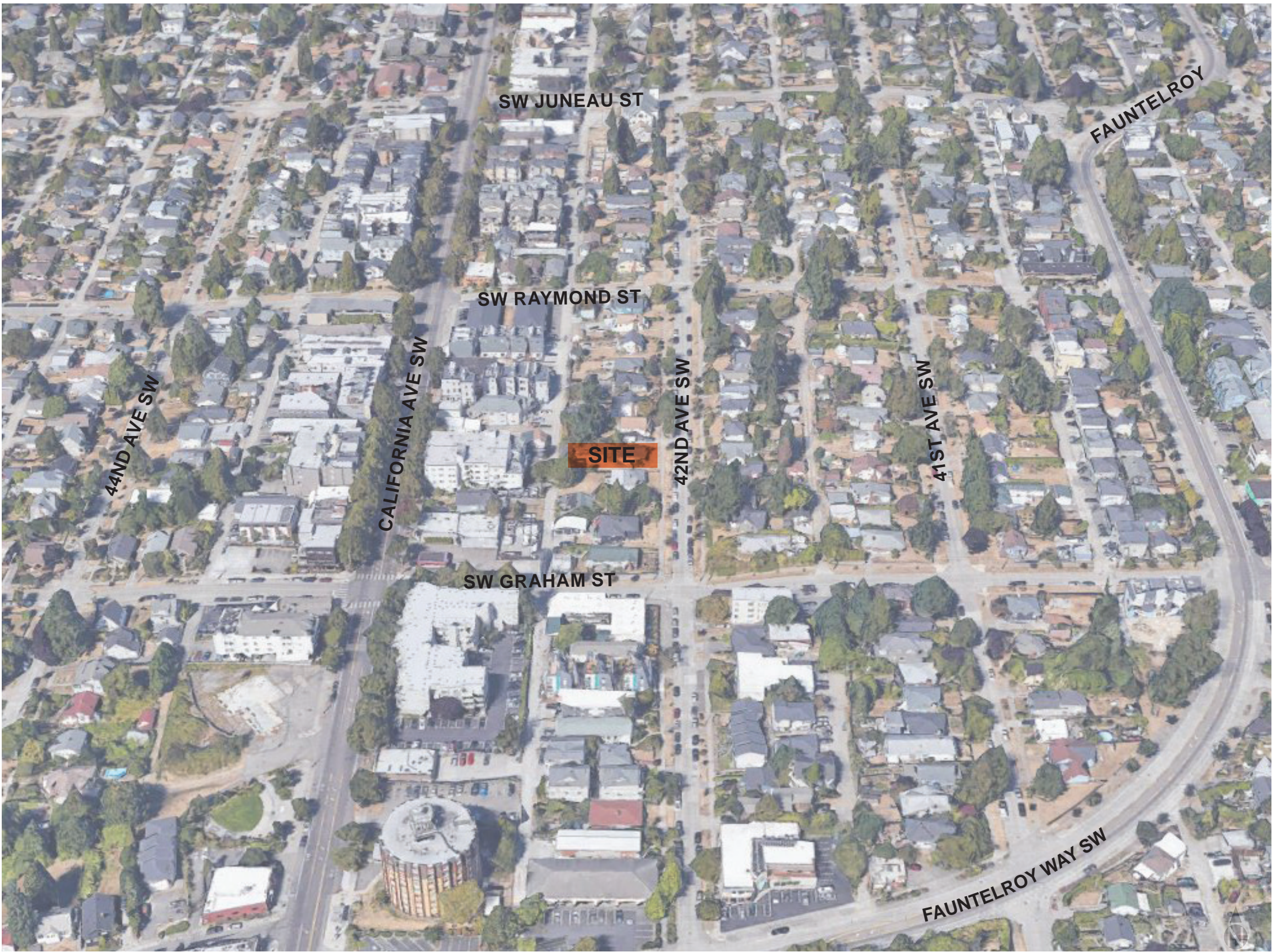
Total Gross Floor Area of Development | 7,691 SF
 Building A (3 Townhouse Units) | 4,262 SF
 Building B (2 Townhouse Units) | 3,429 SF

Maximum FAR | 1.3

Maximum Height | 30 feet

Proposed # of Dwelling Units: 5 Townhouses (2 Buildings)

Proposed Vehicle Parking: N/A



BIRD’S EYE VIEW

NEIGHBORHOOD ANALYSIS | CIRCULATION, TRANSIT, & ENVIRONMENTAL

KEY

- PRINCIPAL ARTERIAL
- SECONDARY ARTERIAL
- BIKE ROUTE / LANES
- NEARBY TRANSIT STOP
- TRANSIT ROUTE
- PARK / OPEN SPACE

ANALYSIS |

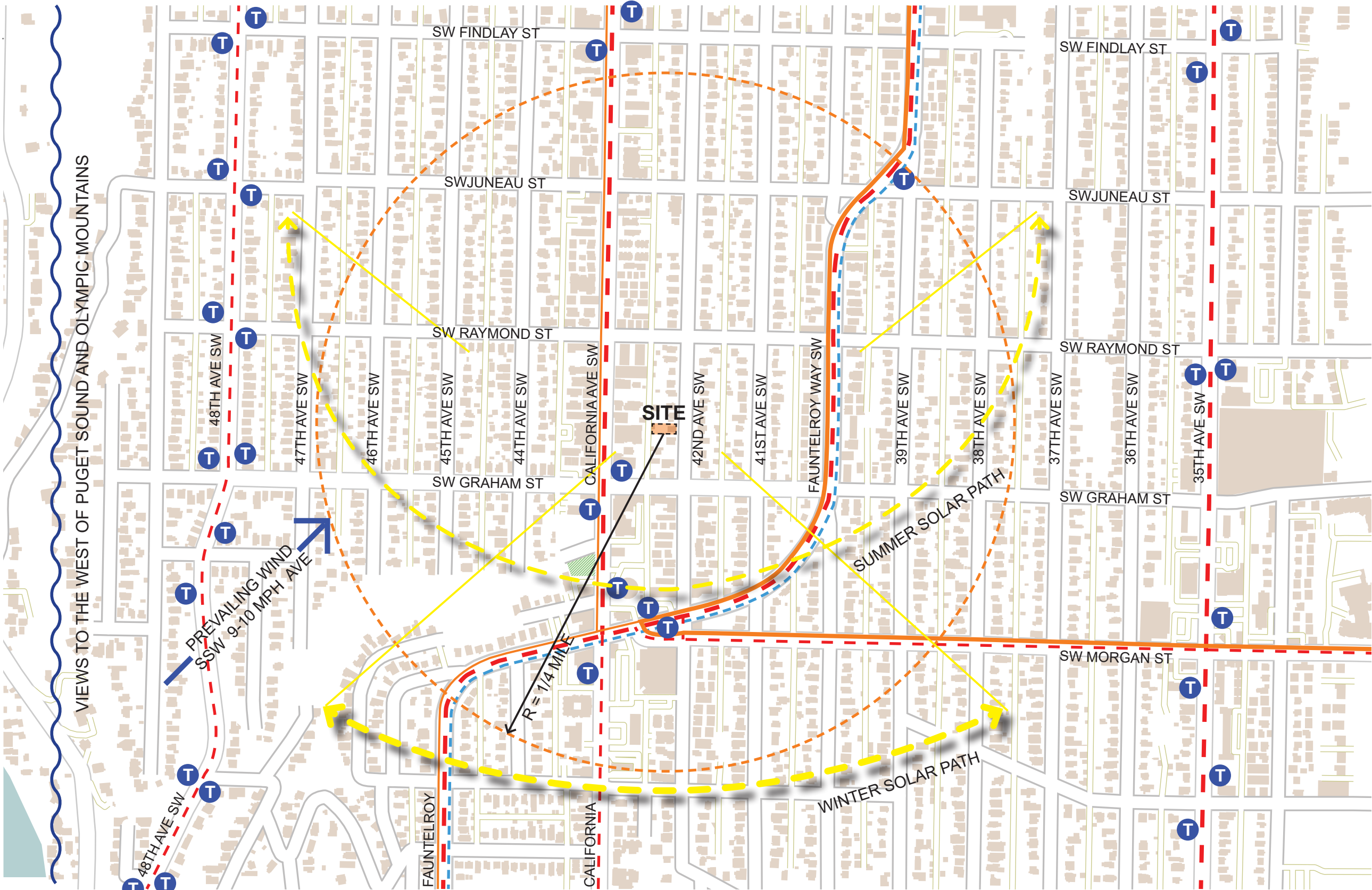
Circulation Transit :
There are neighborhood bus routes as close as the intersection of Graham & California. One block further south are routes with direct access to downtown.

Environmental :
There are no structures or landscape elements of significant size in the immediate vicinity of the site, so solar access from the south (and east and west from mid-spring through mid-fall) is available and unobstructed. The site is located just to the west of the ridge-top that runs north/south along West Seattle. Views will be available to the west at upper levels.

CONCLUSIONS |

Circulation / Transit :
The site is well served by transit that has readily available access to neighborhood amenities, downtown, and larger transit hubs.

Environmental / Views:
The site will have good solar access, with few current obstructions, though future development on neighboring properties to the south could reduce solar availability to ground level areas of the site. The site will have unobstructed views towards the sound and Olympic mountains to the west, so rooftop common areas and west facing upper level windows will benefit the project.



NEIGHBORHOOD ANALYSIS | ZONING, AMENITIES & OPEN SPACES



1 THRIFTWAY GROCER



2 BELLA MENTE EARLY LEARNING CHILDCARE



3 WEST SEATTLE COWORKING WORKSPACE



4 MORGAN JUNCTION PARK



5 PELLY PLACE NATURAL AREA .5 MILES SW FROM SITE



6 LOWMAN BEACH PARK .7 MILES SW FROM SITE



7 LINCOLN PARK / SOLSTICE PARK .9 MILES SW FROM SITE

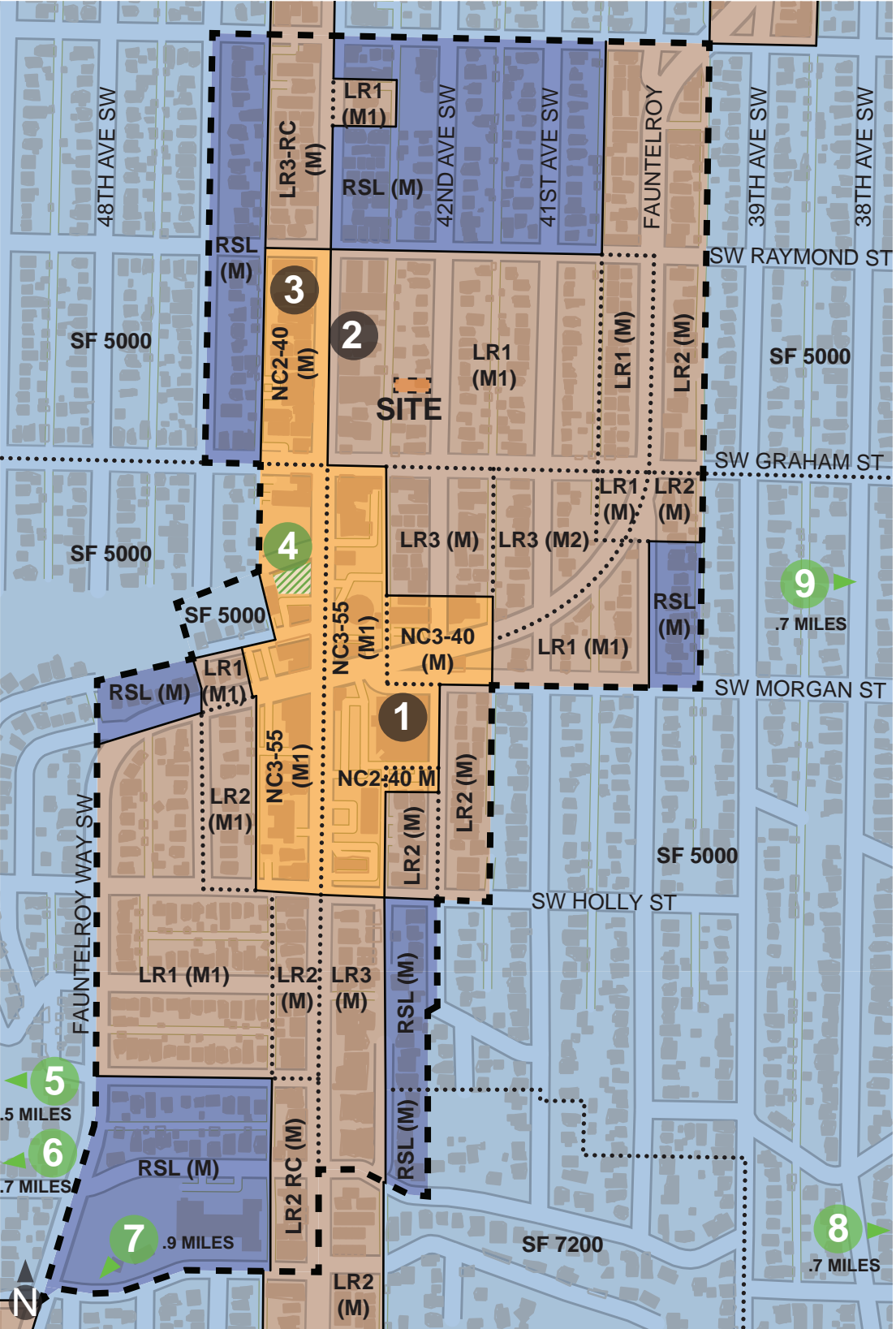


8 WALT HUNDLEY PLAYFIELD .7 MILES SE OF SITE



9 HIGH POINT COMMONS PARK .7 MILES SE OF SITE

ZONING



SITE SHOWN WITHIN PERIMETER OF RESIDENTIAL URBAN VILLAGE.

KEY

- SINGLE FAMILY 5000 (SF-5000)
- LOWRISE (LR1)
- NEIGHBORHOOD COMMERCIAL (NC)
- RESIDENTIAL SMALL LOT (RSL)
- CITY PARK / OPEN SPACE
- SITE
- BOUNDARIES BETWEEN ZONING
- RESIDENTIAL URBAN VILLAGE (MORGAN) JUNCTION

ANALYSIS |

The nearest grocery store (Thriftway) is located only two blocks away. Restaurants, bars, and other small neighborhood establishments are located nearby along California Ave. A small park is nearby, with many other larger parks and wilderness areas less than a mile away.

CONCLUSION |

The site is served primarily by a small park and smaller scale establishments within the immediate vicinity, providing community spaces to engage with neighbors and socialize. Additional amenities are easily accessed by transit in the nearby West Seattle Junction and Admiral Urban village areas.



KEY

MIXED USE (RES. / COMM.)

LOWRISE (LR) MULTI-FAMILY

COMMERCIAL

PARK / OPEN SPACE

SINGLE FAMILY

MULTI-FAMILY UNDER DEVELOPMENT

SITE

ANALYSIS | USE








The block was recently upzoned from Single Family to LR zoning, so the area is in transition. Along California Ave, adjacent to the site to the west, there is already a mix of commercial, mixed use, and multi-family apartment buildings. To the south, the neighborhood has already begun transitioning from Single family houses to small apartments and townhouses.

CONCLUSION |

The proposed use (multi-family townhouses) aligns with the proposed zoning change, and though the first project of it's type on the block, represents the evolving neighborhood and fits well as a transitional use between the adjacent commercial core to the west and single family to the east.



KEY

- | | | |
|---|--|--|
|  MIXED USE (RES. / COMM.) |  PARK / OPEN SPACE |  SITE |
|  LOWRISE (LR) MULTI-FAMILY |  SINGLE FAMILY | |
|  COMMERCIAL |  MULTI-FAMILY UNDER DEVELOPMENT | |

ANALYSIS | SCALE

The proposed 3-story structures are slightly taller than the existing 1 and 2 story single family homes on the block, but smaller than the larger, 4-story mixed use and multi-family buildings immediately adjacent to the west.

CONCLUSION |

As the building scale transitions from the higher density zoning to the west, towards the newly rezoned area to the east, the proposed townhouse structures will serve as transitional scale between the two areas.

NEIGHBORHOOD ANALYSIS | EXISTING ARCHITECTURE | WEST SEATTLE

*SELECTED DESIRABLE ARCHITECTURAL CHARACTERISTICS ARE LISTED IN **ORANGE**

6012 CALIFORNIA AVE SW



- SINGLE MASSING VOLUME
- LARGE SQUARE WINDOWS, RIGOROUS FENESTRATION PATTERN
- **SECONDARY MATERIALS W/ DARK TRIM**
- **MUTED MATERIAL PALETTE**

6017 CALIFORNIA AVE SW



- SYMMETRICAL DESIGN
- **MUTED MATERIAL PALETTE**
- **LARGE CLERESTORY WINDOWS, RIGOROUS FENESTRATION PATTERN**
- **PITCHED ROOFLINES**

6021 & 6031 CALIFORNIA AVE SW



- **DISTINCT MASSING & RHYTHM**
- SIMPLE, STACKED FORMS
- **LARGE WINDOWS, RIGOROUS FENESTRATION PATTERN**
- VARIED COLOR PALETTE
- **VISIBLE ROOF DECKS**

6024 CALIFORNIA AVE SW



- ASYMMETRICAL DESIGN
- **MUTED MATERIAL PALETTE**
- LARGE WINDOWS, DYNAMIC FENESTRATION

6041 CALIFORNIA AVE SW



- ASYMMETRICAL, MONOLITHIC DESIGN
- DYNAMIC FENESTRATION
- **TRIM MATERIAL USED TO OUTLINE BUILDING**
- **MUTED MATERIAL PALETTE**

6036 CALIFORNIA AVE SW



- SYMMETRICAL BUILDING DESIGN
- **PITCHED ROOFLINES**
- **RIGOROUS FENESTRATION PATTERN**
- SIMPLE, STACKED FORMS
- **MUTED MATERIAL PALETTE**

6311 42ND AVE SW



- ASYMMETRICAL DESIGN
- VARIED COLOR PALETTE
- **VISIBLE ROOF DECK**
- **LARGE, CORNER WINDOWS, DYNAMIC FENESTRATION**

6420 CALIFORNIA AVE SW



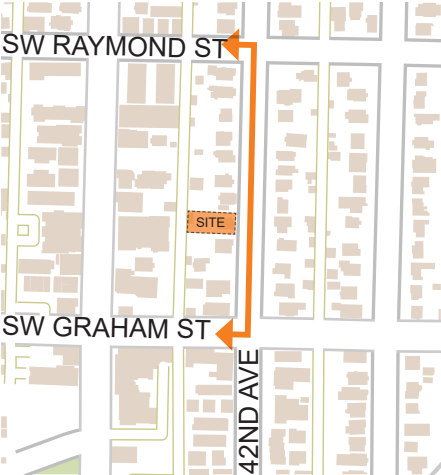
- SIMPLE, CIRCULAR FORM
- **VERTICAL TRIM MATERIAL AT WINDOW BAYS**
- **RIGOROUS FENESTRATION PATTERN**
- SINGLE MASSING VOLUME
- VARIED COLOR PALETTE



ANALYSIS |
The adjacent properties are primarily one and two story single family residences (1,4,5,6, & 7) with gable or hip roofs, and painted in muted colors. Porches or canopies denote entries, and the houses and front yards are typically elevated above the sidewalk, accessed by stairs. Robust landscaping is frequent between the street and back of sidewalk (2 & 5) and within the planting strip (3). Across the alley to the west is a 3 story apartment building (8) that utilizes similar color tones and materials as the single family houses, but with flat horizontal volumes and protruding balconies defining it's form.



WEST FACING - 42ND AVE SW



EAST FACING - 42ND AVE SW





SITE ANALYSIS | EXISTING CONDITIONS

KEY

- PROPERTY LINE
-

TOPOGRAPHY CONTOURS
- ==

POWER LINES
- FENCE / GRADE CHANGE
- MULTI-FAMILY
- COMMERCIAL
- MIXED USE (RES. / COMM.)
- SINGLE FAMILY

SIZE |
The site is proposed to be on one parcel with a LBA (Lot Boundary Adjustment) from approximately 6,250 SF to 6,321 SF (125' X 50.6'). SDCI LBA #001282-20PA.

ZONING |
The site was rezoned from SF 5000 to LR1(M1) in April of 2019, as was the rest of the block. The Morgan Junction Urban Village is currently undergoing a transition from neighborhood commercial zoning along California Ave and Fauntelroy Way, immediately bordered by SF 5000, to denser, more transitional LR zoning between the neighborhood commercial zoning at the interior and the SF 5000 zoning at the urban village boundaries.

RIGHT OF WAYS / STREETS |
The site has 50'-7" of frontage along 42nd Ave SW to the east.
There is alley access intended to serve parking for the proposed buildings.

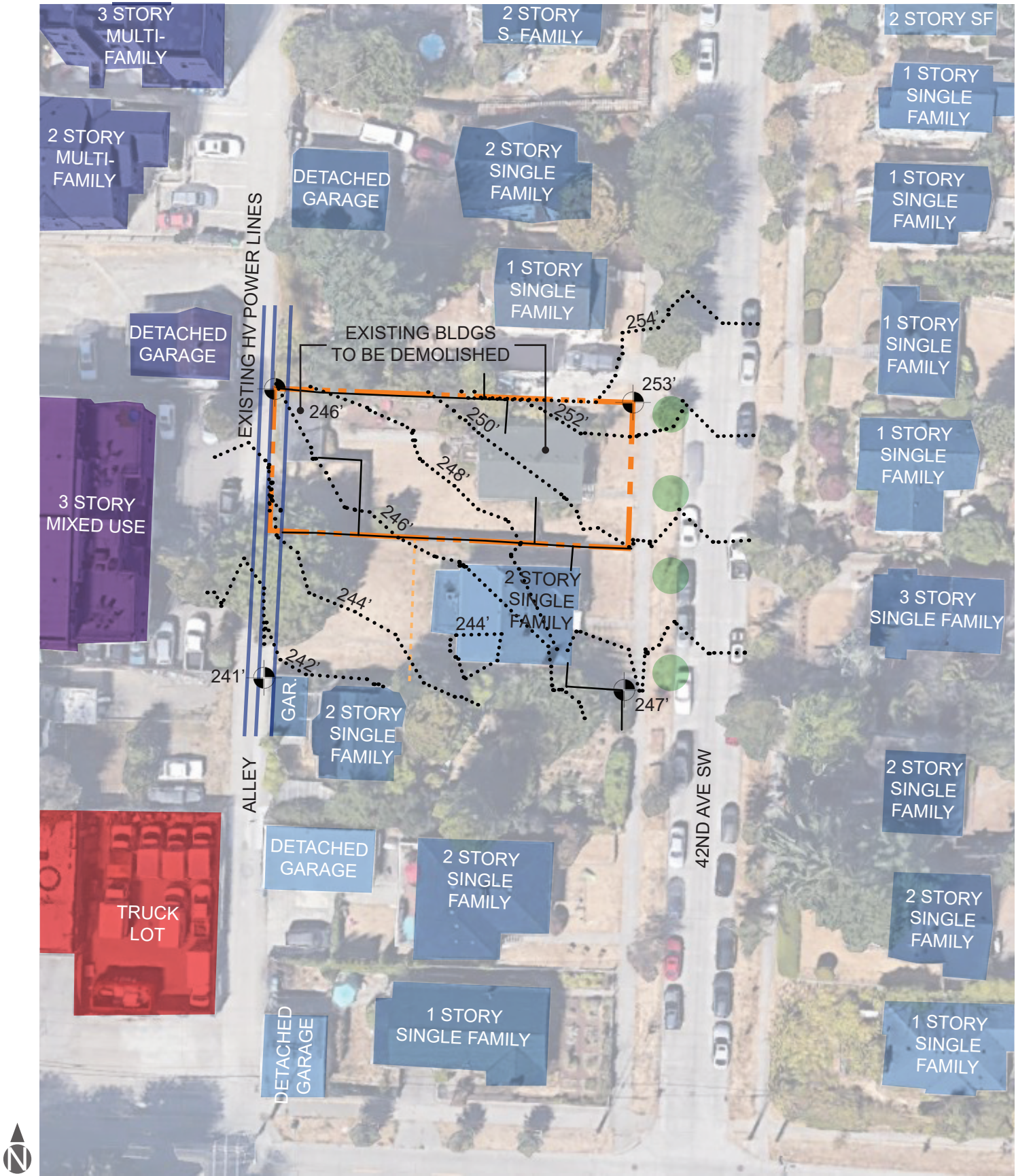
TOPOGRAPHY |
The site is sloped along the sidewalk on the east edge of the site. There is approximately 9" feet of rise from the south-west corner to the north-east corner.

ADJACENT BUILDINGS / USES |
The site is surrounded by primarily one and two story single family residences. Across the alley to the west, the buildings transition to larger scale three and four story multi-family and mixed use structures. Larger scale development also occurs across SW Graham St to the South.

POWERLINES |
Powerlines run along the alley, and appropriate clearances will need to be maintained.

TREES |
There are no exceptional trees on the site or immediately adjacent.
There are four street trees present in the planting strip between the sidewalk and street along 42nd Ave SW.

LEGAL DESCRIPTION |
LOT 8, BLOCK 35, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 80, IN KING COUNTY, WASHINGTON

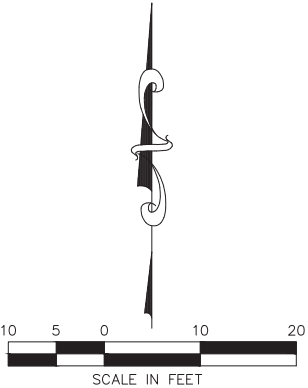


SITE ANALYSIS | SURVEY

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- FOUND CONCRETE MONUMENT AS NOTED
- SET 1/2" REBAR/CAP #50711
- FOUND 1/2" REBAR/CAP OR AS NOTED
- SET LINE STAKE
- SET TACK IN LEAD WITH SHINER #50711 UNLESS OTHERWISE NOTED
- MEASURED DIMENSION
- CALCULATED DIMENSION
- LUMINAIRE (LUM.)
- POWER METER
- UTILITY POLE
- GUY ANCHOR
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (AS NOTED)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FIRE HYDRANT(FH)
- WATER MANHOLE
- WATER METER
- BLOW-OFF / AIRVAC
- SIGN
- WETLAND FLAG
- MAILBOX (MB)
- WATER WELL (UNLESS SHOWN OTHERWISE)
- IRRIGATION CONTROL VALVE
- DIRECTIONAL ARROW
- SURVEY MONUMENT (AS NOTED)
- BENCHMARK
- SECTION CORNER (AS NOTED)
- SURVEY CONTROL STATION
- HANDICAP
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- WOOD FENCE
- HOGWIRE FENCE
- OVERHEAD POWER/TELECOM LINE
- HIGH VOLTAGE POWER LINE
- OVERHEAD TELECOM LINE
- POWER VAULT
- CONIFER TREE (DEC)
- DECIDUOUS TREE (CON)



BASIS OF BEARINGS
HELD A BEARING OF N02°16'11"E ALONG THE MONUMENTED CENTERLINE OF 42ND AVE SW.

REFERENCES
PLAT OF SEA VIEW PARK, VOL. 13, PG. 80, BOOK OF PLATS RECORDS OF KING COUNTY, WA.

RECORD OF SURVEY RECORDED IN VOLUME 66, PAGE 120, UNDER KING COUNTY REC. NO. 8906029006.

RECORD OF SURVEY RECORDED IN VOLUME 314, PAGE 51, UNDER KING COUNTY REC. NO. 20140828900008.

NOTES
INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA SX-R TOTAL STATION.

PROCEDURES USED WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD, OR OTHERWISE IF ANY.

THIS MAP REPRESENTS A JOB PERFORMED BY ME OR MY CONSTITUENTS AND CAN ONLY BE CONSIDERED AS REPRESENTATIVE OF THE SITE AT THE TIME OF MY SURVEY.

UTILITIES SHOWN HEREON ARE FROM FIELD LOCATION AT CENTER OF RIM AND THEIR EXACT LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CONTOURS ARE SHOWN IN 2 FOOT INTERVALS, VERTICAL ACCURACY OF ±1 FOOT.

LEGAL DESCRIPTION
LOT 8, BLOCK 35, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 80, IN KING COUNTY, WASHINGTON.

LOT 9, BLOCK 35, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 80, IN KING COUNTY, WASHINGTON.

VERTICAL DATUM - NAVD88
CITY OF SEATTLE MONUMENT "SNV-5251"
ELEV.=252.472

SITE BENCHMARKS:
TBM 1: TOP OF A NAIL AND WASHER SET 3' EAST OF SOUTHEAST PROPERTY CORNER OF LOT 8.
ELEV.=249.88'
TBM 2: SET REBAR W/LS CAP NO. 50711
© SE PROPERTY CORNER OF LOT 9.
ELEV.=247.11'



PREVIOUS PROPERTY LINE

LOT BOUNDARY ADJUSTMENT | SDCI PROJECT #: 001282-20PA
PROPERTY LINE EXTENDED SOUTH BY 7"

COLUMBIA BUILDERS, INC.

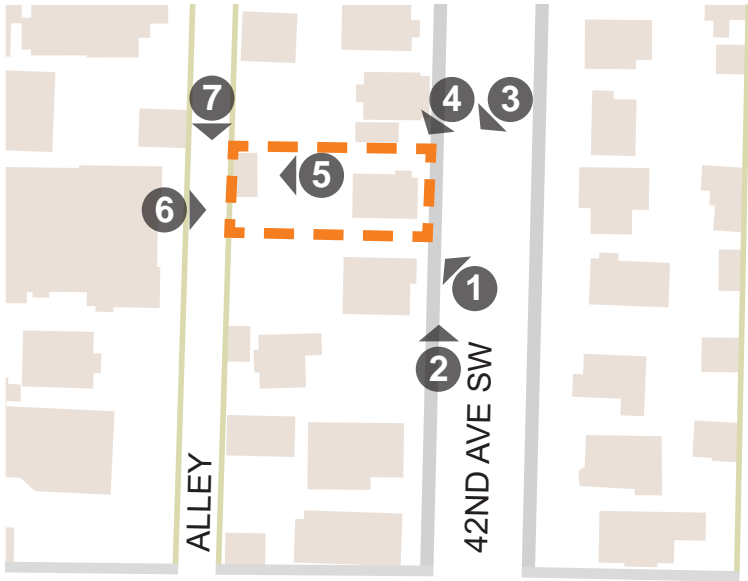
skidmore janette architecture planning design

6035 42ND AVE SW

SDR #3034707-EG
10/07/2020

SITE ANALYSIS SURVEY

SITE ANALYSIS | SITE PHOTOS



SITE - AERIAL VIEW



1 LOOKING NW ON SITE



2 EAST EDGE OF SITE, LOOKING N



3 EAST EDGE OF SITE, LOOKING SW



4 NE CORNER OF SITE, LOOKING SW



5 WEST EDGE OF SITE, LOOKING WEST



6 WEST EDGE OF SITE, LOOKING EAST ON SITE



6 NW CORNER OF SITE, VIEW LOOKING SOUTH IN ALLEY



EXISTING SINGLE FAMILY



DEVELOPING MULTI-FAMILY

CS3.A.4 | EVOLVING NEIGHBORHOODS

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to **establish a positive and desirable context** for others to build upon in the future.

RESPONSE |

The recent upzone means that existing single family homes will begin transitioning to larger multi-family and townhouse structures. Incorporating desirable elements of the single family home vernacular (pitched roofs, visually prominent elevated entry, lap siding materiality) into newer structures will help establish positive trends for future development.



CS2.D.1 | 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. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2.II.ii-iii | HEIGHT, BULK & SCALE COMPATIBILITY (Morgan Junction)

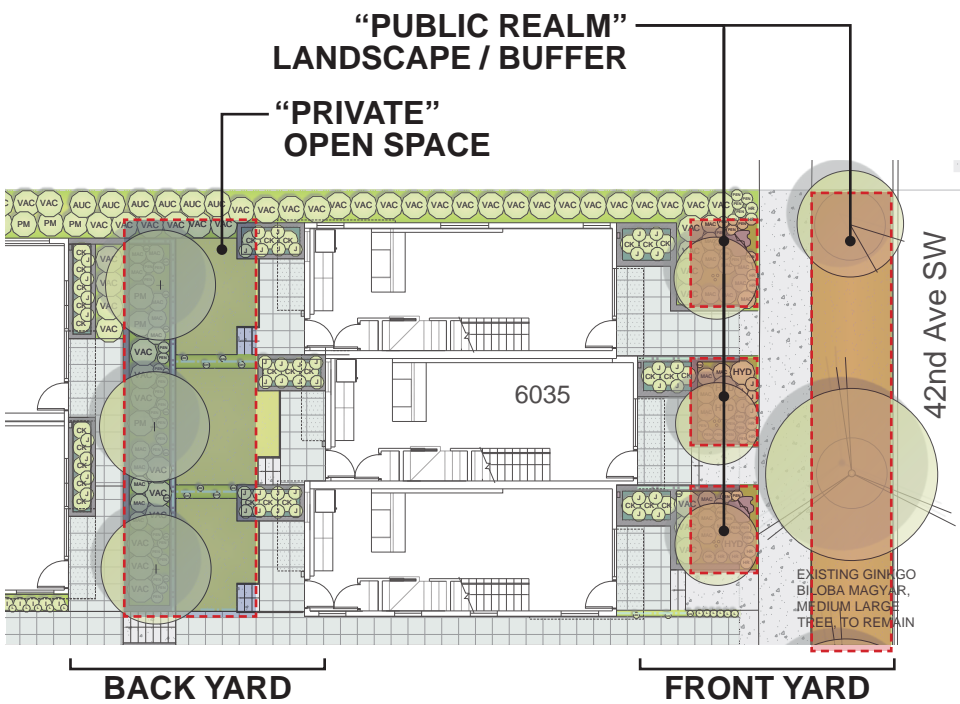
Respond to adjacent residential uses with a sensitive **transition in scale and massing**; for instance, stepping back building height and/or breaking up building mass. Consider shadows cast from proposed structures, in order to maximize the amount of sunshine on adjacent sidewalks throughout the year.

CS2.D.3 | ZONE TRANSITIONS

For projects located at the edge of different zones, **provide an appropriate transition or complement to the adjacent zone(s)**. Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development. Factor to consider: Distance to the edge of a less (or more) intensive zone.

RESPONSE |

The 3-story scale of the proposed townhouses represents an intermediate transition in height, bulk, and scale between the larger three and four-story apartment buildings along California Ave to the west, and the predominately one and two-story single family houses on the project site's block. Further diffusion of the structure into individual volumes as opposed to a single, unified mass creates additional parity with the existing scale.

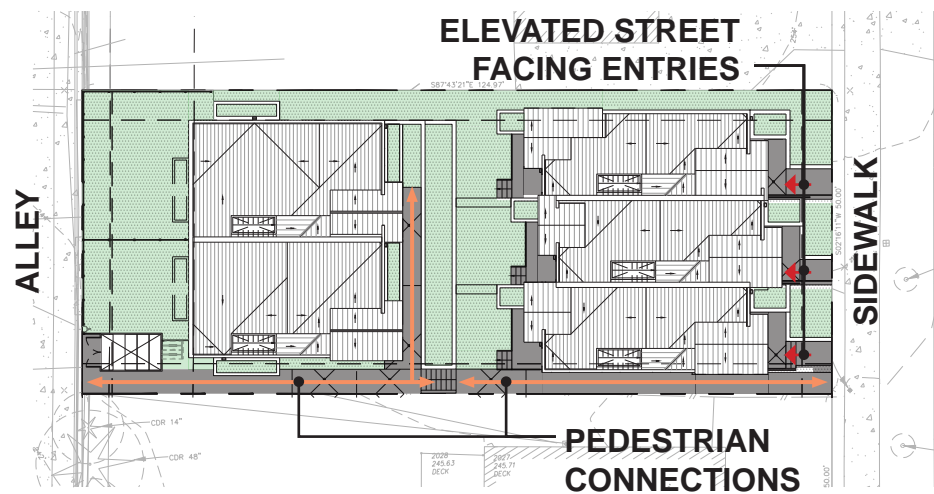


CS2.B.3 | CHARACTER OF OPEN SPACE

Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscape, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to **support those spaces through project siting and design** (e.g. using mature trees to frame views of architecture or other prominent Features).

RESPONSE |

As the neighborhood is currently primarily single family residences, the open space on the block is largely defined by the typical “front yard / back yard” configuration. Front yards generally help frame the entry to the residence and include both the front setback and adjacent planting strip. Back yards serve as more private gathering areas for the residents and friends or family, being sheltered from the public street by the structure. The proposed townhouse follows these patterns, with “public realm” open space defining the front yard and framing the entries, with a secondary more private “back yard” space serving as an amenity for the residents and invited guests.



PL1.B.1 | PEDESTRIAN INFRASTRUCTURE

Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1.B.3 | PEDESTRIAN AMENITIES

Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided.

PL1.II.i | PEDESTRIAN OPEN SPACES AND ENTRANCES (Morgan Junction)

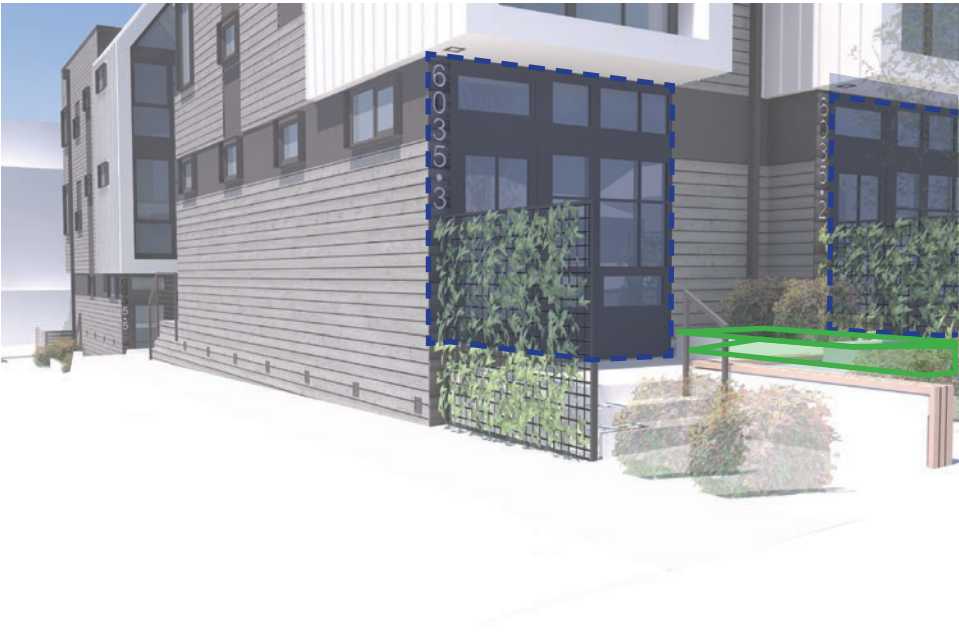
Consider creating open spaces at street level that link to the open space of the sidewalk. Provide "outdoor rooms" such as plazas, forecourts, interior courtyards and passages.

PL3.I.i | RESIDENTIAL DEVELOPMENT GUIDANCE (Morgan Junction)

Shallow setbacks and minor grade separations between the first floor and sidewalk where residential uses occupy the ground floor can promote privacy and also accommodate entry porches and stoops.

RESPONSE |

Pedestrian circulation through the site occurs via a walkway on the south edge that connects the public sidewalk to the east with the alley to the west and provides direct access to all units. Entry spaces along 42nd Ave incorporate landscaping, elevated stoops, and visible entries to establish a clear connection with the street and pedestrian realm.



PL2.B.3 | STREET-LEVEL TRANSPARENCY

Ensure transparency of street-level uses where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

PL3.B.1 | SECURITY AND PRIVACY

Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

RESPONSE |

High visibility glazing along 42nd Ave provides eyes on the street, improving safety for residents and the neighborhood as a whole. Privacy for residents is preserved by elevating the entry / stoop to create an area of defensible space that is further defined and buffered from the public sidewalk by planters, retaining walls, landscaping.



DC4.II | EXTERIOR FINISH MATERIALS (Morgan Junction)

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

DC2.B.1 | FACADE COMPOSITION

Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.

RESPONSE |

The massing and building composition lends itself to a clean, refined material palette of neutral colored, high durability materials - white standing seam metal, horizontal lap siding, and black framed glazing comprise the street facing facade of the structure. These materials are high quality, contextually compatible with the surrounding structures, and able to be detailed to provide visual interest and shade, shadow, and relief. The same palette and tones wrap all four sides of both buildings, creating a cohesive composition with compatible proportions and patterning on all facades

ZONING & LAND USE SUMMARY LR (M1) | LOWRISE ZONING | SMC CHAPTER 23 (LAND USE)

23.45.504 | PERMITTED USES

Residential use (townhouses) are permitted outright, per table A 23.45.504

23.45.510 | FAR LIMITS

The maximum FAR in an LR1 zone with an housing affordability suffix is **1.3** per table A 23.45.510.

Applicable FAR exemptions are:

- All underground stories
- Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access provided that all parking is located at the rear of the structure or is enclosed in structures with garage entrances located on the rear facade.
- The floor area contained in structures built prior to January 1 1982, as single-family dwelling units that will remain in residential use, regardless of the number of dwelling units within the existing structure

23.45.514 | STRUCTURE HEIGHT

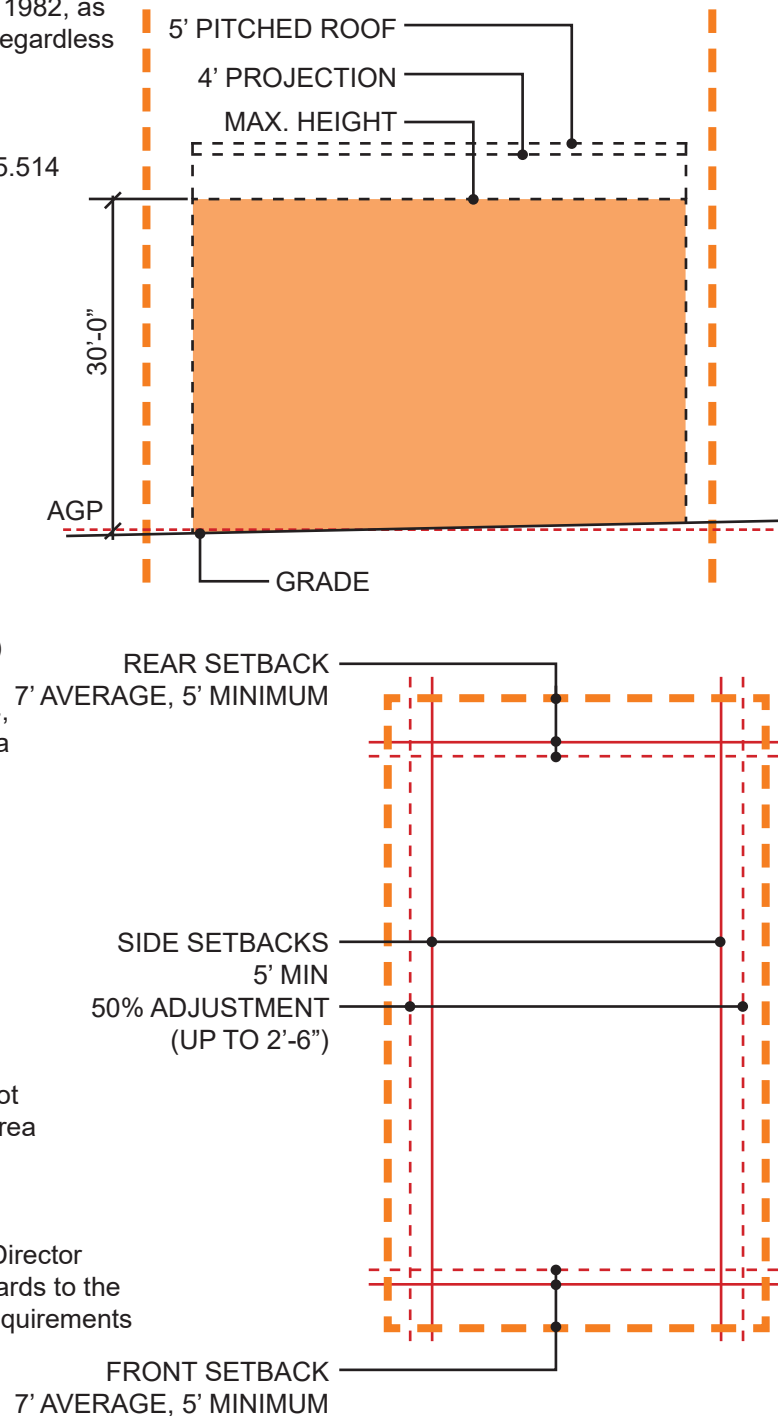
The base height limit in an LR zone is 30 feet per table A 23.45.514

Applicable height exceptions are:

- On flat roofs, the projections may extend 4 feet above the maximum height limit allowed by subsections 23.45.514.A, 23.45.514.B, and 23.45.514.F if the following requirements are met:
 - 1) The total area of the projections is no more than 30 percent of the area of the roof plane
 - 2) The projections are set back at least 4 feet from any street facing facade.
- Chimneys and mechanical equipment may extend 10 feet above the height limit set in subsections 23.45.514.A and 23.45.514.F, if the combined total coverage of all features in subsections 23.45.514.J.4.a through 23.45.514.J.4.f does not exceed 15 percent of the roof area (or 20 percent of the roof area if the total includes screened mechanical equipment)
- Pitched roofs that are not shed or butterfly roofs may extend up to 5 feet above the height limits set in Table A for 23.45.514, provided that all parts of the roofs above the height limit have a minimum slope of 3:12 and the height exception in subsection 23.45.514.F is not used.
- 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 set in subsections 23.45.514.A, 23.45.514.B, and 23.45.514.F.
- In LR zones, the following rooftop features may extend 10 feet above the height limit set in subsections 23.45.514.A and 23.45.514.F, if the combined total coverage of all features in subsections 23.45.514.J.4.a through 23.45.514.J.4.f does not exceed 15 percent of the roof area (or 20 percent of the roof area if the total includes screened mechanical equipment):

23.41.018.D | SDR SETBACK ADJUSTMENTS

- If the criteria listed in subsection 23.41.018.F.3 are met, the Director may consider adjustments to the following development standards to the extent listed for each standard: [a] Setbacks and separation requirements may be reduced by a maximum of 50 percent.



23.45.522 | AMENITY AREA

Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones:

- The required amount of amenity area is equal to 25 percent of the lot area.
 - A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.
- General Requirements:
- Amenity area required at ground level may be provided as either private or common space.
 - All units shall have access to a common or private amenity area.
 - An amenity area shall not be enclosed within a structure
 - Projections into amenity areas. Structural projections that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade.
 - Private amenity areas:
 - There is no minimum dimension for private amenity areas, except that if a private amenity area abuts a side lot line that is not a side street lot line, the minimum horizontal dimension measured from the side lot line is 10 feet.
 - An unenclosed porch that is a minimum of 60 square feet in size and that faces a street or a common amenity area may be counted as part of the private amenity area for the rowhouse, townhouse, or cottage to which it is attached.
- Common amenity areas for rowhouse and townhouse developments and apartments shall meet the following conditions:
- No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.
- Common amenity areas shall be improved as follows:
- At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.
 - Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.
 - The common amenity area required at ground level for apartments shall be accessible to all apartment units.
- Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.

23.45.524 | LANDSCAPE STANDARDS

Green Factor of **0.6 or greater** is required

Street trees are required, in consultation with SDOT.

23.45.527 | STRUCTURE WIDTH AND FACADE LENGTH LIMITS

- 60 feet in width maximum
- The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

23.45.529 | DESIGN STANDARDS

Not required for projects undergoing any type of design review, per SMC 23.45.529.B.

23.45.534 | LIGHT AND GLARE STANDARDS

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

23.53.030 | ALLEY IMPROVEMENTS IN ALL ZONES

LR1 right of way requirements of 12' alley width to be met by existing conditions.

23.54.015 | PARKING REQUIREMENTS

Per table B SMC 23.54.015 Item L, there is no required parking within urban centers.

23.54.040 | SOLID WASTE AND RECYCLABLES

Townhome developments with fewer than 8 units may have their own garbage, recycling, and food and yard waste service and bills.

JOIN US FOR A COMMUNITY OUTREACH MEETING ABOUT AN
UPCOMING PROJECT IN YOUR NEIGHBORHOOD



6035 42ND AVE SW

SDCI PROJECT # 3034707-EG

PROJECT ADDRESS: 6035 42ND AVE SW

ABOUT THE PROJECT

New construction of 2 townhouse buildings: one 3 story,
4 unit w/ garages & one 3-story, 3 unit w/ garages

Project website: www.603542ndavesw.com

Additional information available on Seattle Service Portal via project address

COMMUNITY OUTREACH MEETING

Monday October 14, 2019 7-8 PM

C & P Coffee Company

5612 California Ave SW

Any information or Feedback collected may be made public

CONTACT US

Lisbeth LaBellarte

603542ndavesw@gmail.com

PROPOSED DESIGN

CONCEPT LANDSCAPE PLAN

AUC

CK

EJ

HR

HYD

I

J

L

MAC

PEN

PM

VAC

AQ

CH

PLANT SCHEDULE				
QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
3	ACER CIRCINATUM MULTI-STEM	VINE MAPLE MULTI-STEM	7-8'	
	EXISTING STREET TREES TO REMAIN AND BE PROTECTED			
3	NYSSA SYLVATICA 'JFS-RED' PP 26975 STREET TREE FORM	FIRE STARTER BLACK TUPELO TREE	1.5" CAL	
★ 7 #	ABUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	5 GAL	
★ 38 #	CORNUS KEILSYII	DWARF REDTWIG DOGWOOD	2 GAL	
★ 8 #	EUONYMUS JAPONICUS 'GREEN SPIRE'	'GREEN SPIRE' EUONYMUS	2 GAL	
11 #	HEMEROCALIS HAPPY RETURNS	DAY LILY HAPPY RETURNS	1 GAL	
★ 4 #	HYDRANGEA QUERCIFOLIA PEE WEE	DWARF OAKLEAF HYDRANGEA	2 GAL	
★ 27 #	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	2 GAL	
★ 57 #	JUNCUS INFLEXUS 'BLUE ARROWS'	BLUE ARROWS RUSH	1 GAL	
18 #	LIRIOPE SILVERY SUNPROOF	SILVERY SUNPROOF MONDO GRASS	1 GAL	
★ 32 #	MAHONIA COMPACTA	COMPACT OREGON GRAPE	2 GAL	
69 #	PENNISETUM 'LITTLE BUNNY'	DWARF FOUNTAIN GRASS	1 GAL	
★ 14 #	POLYSTICHUM MUNITUM	SWORD FERN	1 GAL	
★ 52 #	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
	VINES			
14	AKEBIA QUINATA VARIGATA	VARIGATED FIVE LEAF AKEBIA	2 GAL	
10	CLEMATIS HENRYII	WHITE FLOWERING CLEMATIS	2 GAL	
	PREMIUM RYE GRASS SOD			

PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING

CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR

SDOT URBAN FORESTRY REQUIRES TO **PRESERVE AND PROTECT EXISTING STREET TREES** IN THE RIGHT OF WAY PER STANDARD PLAN 132/133, PER STANDARD SPEC. 8-01.3(2)B. PLEASE SCHEDULE TREE PROTECTION INSPECTION PRIOR TO CONSTRUCTION, CONTACT SDOT URBAN FORESTRY, DOT_LA@Seattle.Gov

GREEN SCREEN METAL LATTICE, SEE GREEN FACTOR EXHIBIT SHEETS FOR WIDTH BY HEIGHT DIMENSIONS

WEATHER GRANITE OUTCROPPING STONE WITH MOSS, AVAILABLE MARENAKOS
<https://marenakos.com/products/landscape/high-cascade/>
2 TWO MAN ROCK SIZE, ABOUT 1200-1800 POUNDS EACH, COORDINATE PLACEMENT WITH OWNER AND LA



'GREEN SPIRE' EUONYMUS



DAY LILY HAPPY RETURNS



DWARF REDTWIG DOGWOOD



SKY PENCIL JAPANESE HOLLY



FIRE STARTER BLACK TUPELO TREE



VINE MAPLE MULTI-STEM



SWORD FERN



DWARF OAKLEAF HYDRANGEA



DWARF FOUNTAIN GRASS



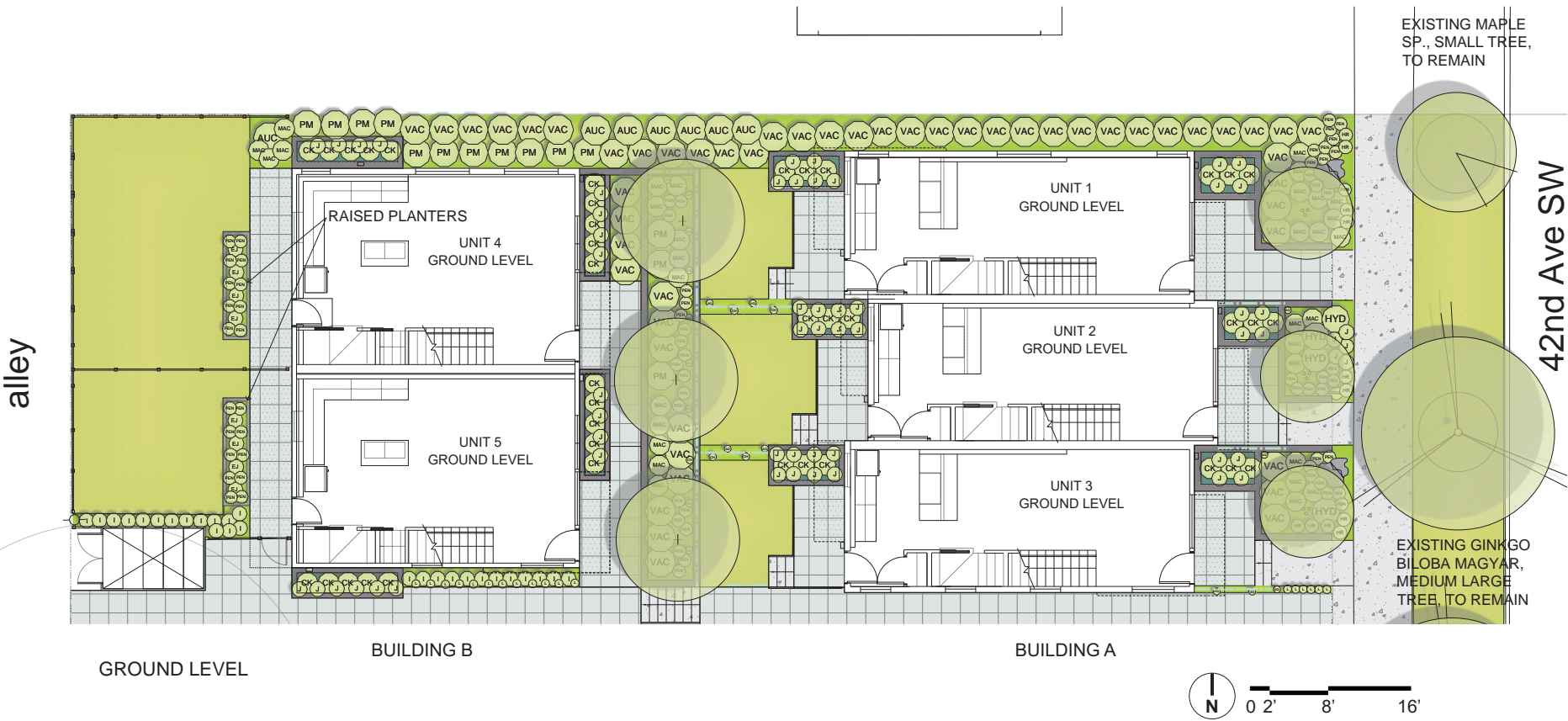
BLUE ARROWS RUSH



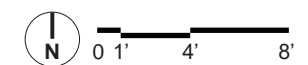
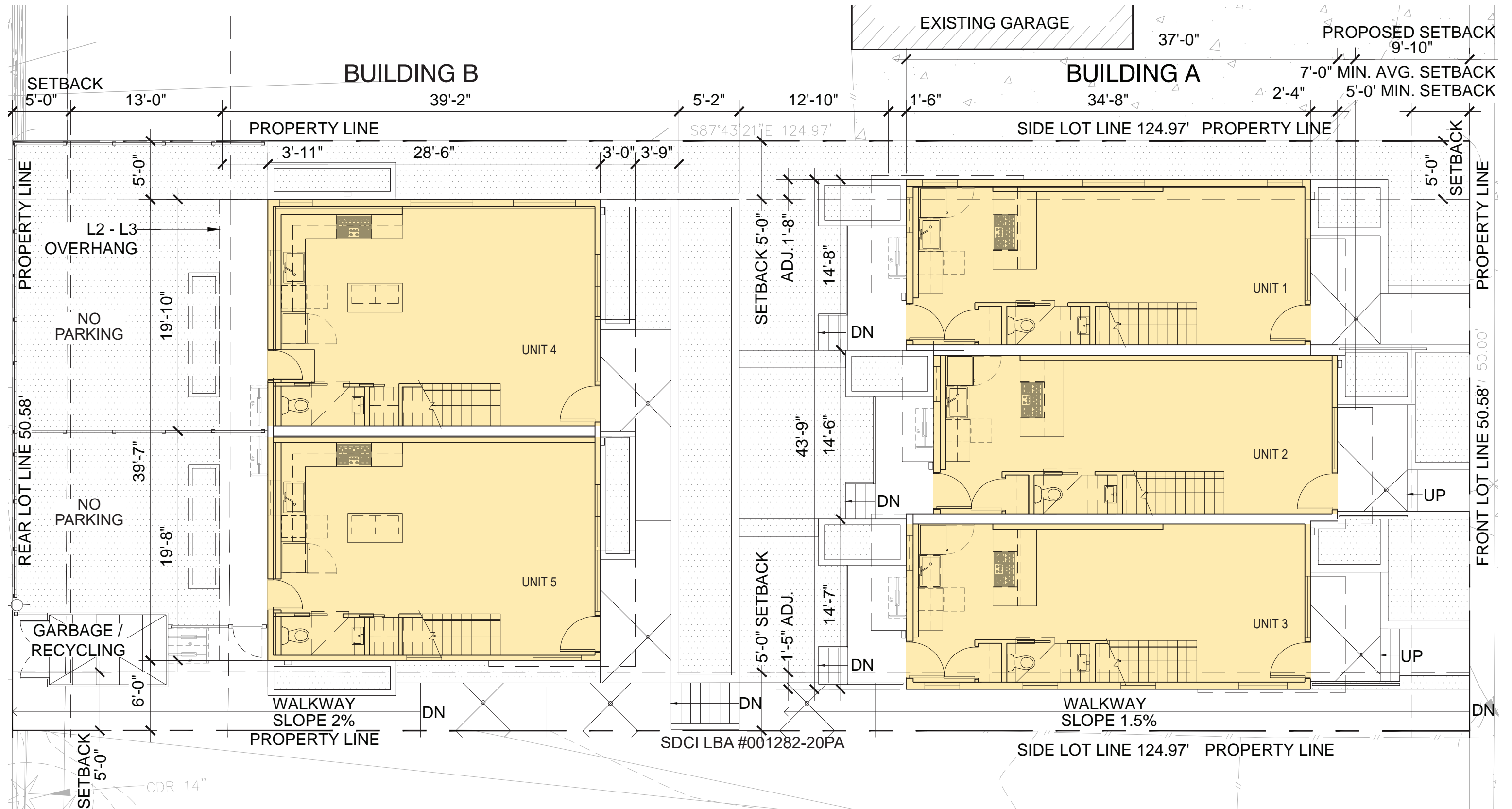
WHITE FLOWERING CLEMATIS

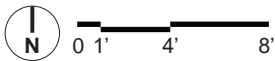
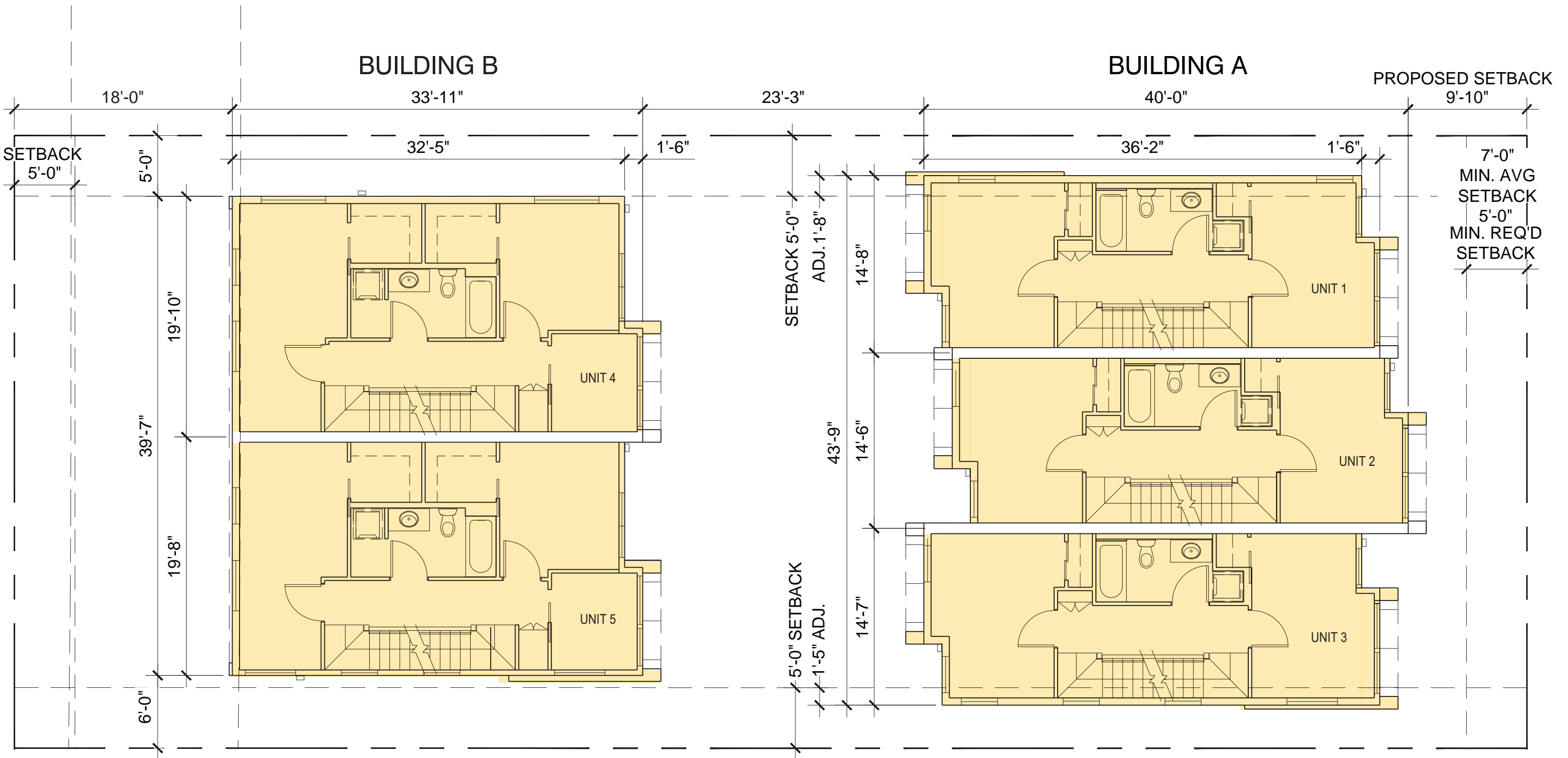


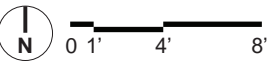
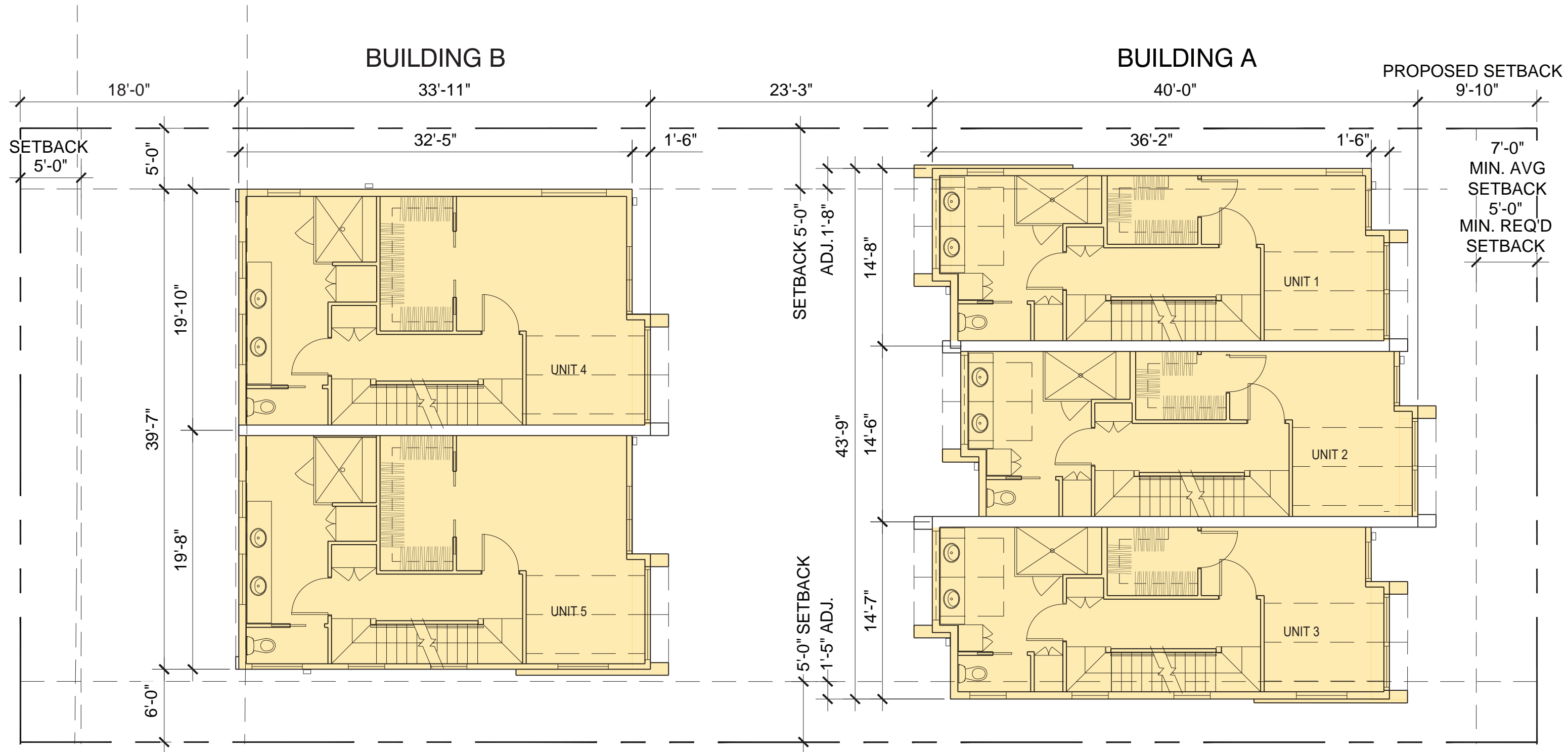
VARIGATED FIVE LEAF AKEBIA

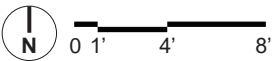
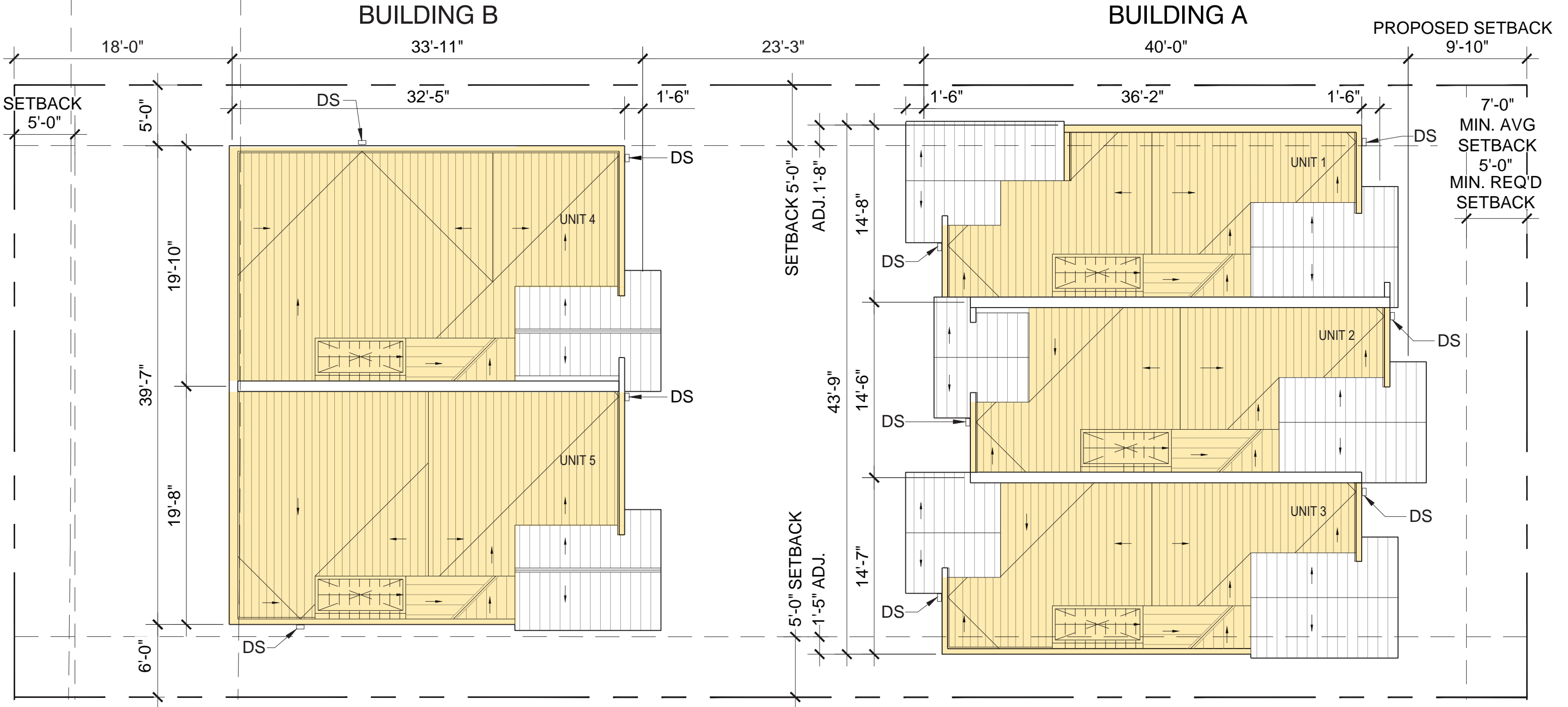


FLOOR PLANS | LEVEL 1











BUILDING A

MATERIALS KEY

- 00 WOOD | NATURAL FINISH
BENCHES

01 METAL | REGAL WHITE
EXTERIOR FRAME FINISH,
STANDING SEAM

06 CORTEN
ENTRY PANEL
- 02 VINYL | BLACK
WINDOWS

07 SOLID CORE WOOD DOOR FULL-LITE
PAINT - SLATE GRAY
- 03 METAL | SLATE GRAY
COPING, TRIM, DOWNSPOUTS,

08 FIBER CEMENT
PAINT - SLATE GRAY
EXTERIOR PANELS
- 04 LAP SIDING | OLD TOWN GRAY
EXTERIOR WALLS

09 FIBER CEMENT
PAINT - OLD TOWN GRAY
EXTERIOR PANELS
- 05 CONCRETE | CAST IN PLACE
SITE WALLS, STEM WALLS,
BIO-RETENTION PLANTER

10 FIBER CEMENT
PAINT - TINSMITH

0 1' 4' 8'

BUILDING ELEVATIONS | EAST - BUILDING B



MATERIALS KEY

- 00 WOOD | NATURAL FINISH
BENCHES

01 METAL | REGAL WHITE
EXTERIOR FRAME FINISH,
STANDING SEAM

06 CORTEN
ENTRY PANEL
- 02 VINYL | BLACK
WINDOWS

07 SOLID CORE WOOD DOOR FULL-LITE
PAINT - SLATE GRAY
- 03 METAL | SLATE GRAY
COPING, TRIM, DOWNSPOUTS,

08 FIBER CEMENT
PAINT - SLATE GRAY
EXTERIOR PANELS
- 04 LAP SIDING | OLD TOWN GRAY
EXTERIOR WALLS

09 FIBER CEMENT
PAINT - OLD TOWN GRAY
EXTERIOR PANELS
- 05 CONCRETE | CAST IN PLACE
SITE WALLS, STEM WALLS,
BIO-RETENTION PLANTER

10 FIBER CEMENT
PAINT - TINSMITH

0 1' 4' 8'

BUILDING ELEVATIONS | NORTH - BUILDINGS A & B



BUILDING A

BUILDING B

MATERIALS KEY

00 WOOD | NATURAL FINISH BENCHES

01 METAL | REGAL WHITE EXTERIOR FRAME FINISH, STANDING SEAM

06 CORTEN ENTRY PANEL

02 VINYL | BLACK WINDOWS

07 SOLID CORE WOOD DOOR FULL-LITE PAINT - SLATE GRAY

03 METAL | SLATE GRAY COPING, TRIM, DOWNSPOUTS,

08 FIBER CEMENT PAINT - SLATE GRAY EXTERIOR PANELS

04 LAP SIDING | OLD TOWN GRAY EXTERIOR WALLS

09 FIBER CEMENT PAINT - OLD TOWN GRAY EXTERIOR PANELS

05 CONCRETE | CAST IN PLACE SITE WALLS, STEM WALLS, BIO-RETENTION PLANTER

10 FIBER CEMENT PAINT - TINSMITH

0 1' 4' 8'

BUILDING ELEVATIONS | WEST - BUILDING A



BUILDING A

MATERIALS KEY

- 00 WOOD | NATURAL FINISH
BENCHES

01 METAL | REGAL WHITE
EXTERIOR FRAME FINISH,
STANDING SEAM

06 CORTEN
ENTRY PANEL
- 02 VINYL | BLACK
WINDOWS

07 SOLID CORE WOOD DOOR FULL-LITE
PAINT - SLATE GRAY
- 03 METAL | SLATE GRAY
COPING, TRIM, DOWNSPOUTS,

08 FIBER CEMENT
PAINT - SLATE GRAY
EXTERIOR PANELS
- 04 LAP SIDING | OLD TOWN GRAY
EXTERIOR WALLS

09 FIBER CEMENT
PAINT - OLD TOWN GRAY
EXTERIOR PANELS
- 05 CONCRETE | CAST IN PLACE
SITE WALLS, STEM WALLS,
BIO-RETENTION PLANTER

10 FIBER CEMENT
PAINT - TINSMITH

0 1' 4' 8'

COLUMBIA
BUILDERS, INC.

skidmore
janette
architecture
planning
design

6035 42ND AVE SW

SDR #3034707-EG
10/07/2020

BUILDING ELEVATIONS
WEST | BUILDING A



MATERIALS KEY

00 WOOD | NATURAL FINISH
BENCHES

01 METAL | REGAL WHITE
EXTERIOR FRAME FINISH,
STANDING SEAM

06 CORTEN
ENTRY PANEL

02 VINYL | BLACK
WINDOWS

07 SOLID CORE WOOD DOOR FULL-LITE
PAINT - SLATE GRAY

03 METAL | SLATE GRAY
COPING, TRIM, DOWNSPOUTS,

08 FIBER CEMENT
PAINT - SLATE GRAY
EXTERIOR PANELS

04 LAP SIDING | OLD TOWN GRAY
EXTERIOR WALLS

09 FIBER CEMENT
PAINT - OLD TOWN GRAY
EXTERIOR PANELS

05 CONCRETE | CAST IN PLACE
SITE WALLS, STEM WALLS,
BIO-RETENTION PLANTER

10 FIBER CEMENT
PAINT - TINSMITH

0 1' 4' 8'

BUILDING ELEVATIONS | SOUTH - BUILDINGS B & A



MATERIALS KEY

- 00 WOOD | NATURAL FINISH BENCHES
- 01 METAL | REGAL WHITE EXTERIOR FRAME FINISH, STANDING SEAM
- 02 VINYL | BLACK WINDOWS
- 03 METAL | SLATE GRAY COPING, TRIM, DOWNSPOUTS,
- 04 LAP SIDING | OLD TOWN GRAY EXTERIOR WALLS
- 05 CONCRETE | CAST IN PLACE SITE WALLS, STEM WALLS, BIO-RETENTION PLANTER
- 06 CORTEN ENTRY PANEL
- 07 SOLID CORE WOOD DOOR FULL-LITE PAINT - SLATE GRAY
- 08 FIBER CEMENT PAINT - SLATE GRAY EXTERIOR PANELS
- 09 FIBER CEMENT PAINT - OLD TOWN GRAY EXTERIOR PANELS
- 10 FIBER CEMENT PAINT - TINSMITH

0 1' 4' 8'

COLUMBIA BUILDERS, INC.

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SDR #3034707-EG 10/07/2020

BUILDING ELEVATIONS SOUTH | BUILDINGS B & A

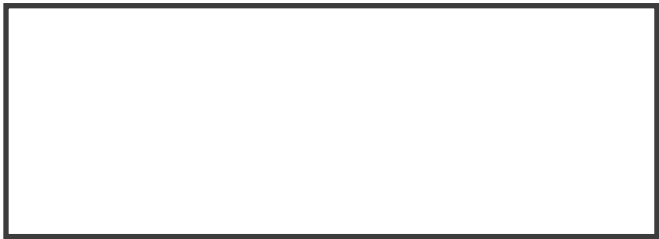
MATERIALS



00 WOOD | NATURAL FINISH
BENCHES



02 VINYL | BLACK
WINDOWS



01 METAL | REGAL WHITE
EXTERIOR FRAME FINISH,
STANDING SEAM



03 METAL | SLATE GRAY
COPING, TRIM, DOWNSPOUTS



04 LAP SIDING | OLD TOWN GRAY
EXTERIOR WALLS



05 CONCRETE | CAST IN PLACE
SITE WALLS, STEM WALLS,
BIO-RETENTION



06 ENTRY DOOR | SLATE GREY
SOLID CORE WOOD DOOR, FULL-LITE



08 FIBER CEMENT | SLATE GRAY
PAINT - SLATE GRAY
EXTERIOR PANELS



09 FIBER CEMENT | OLD TOWN GREY
PAINT - OLD TOWN GRAY
EXTERIOR PANELS

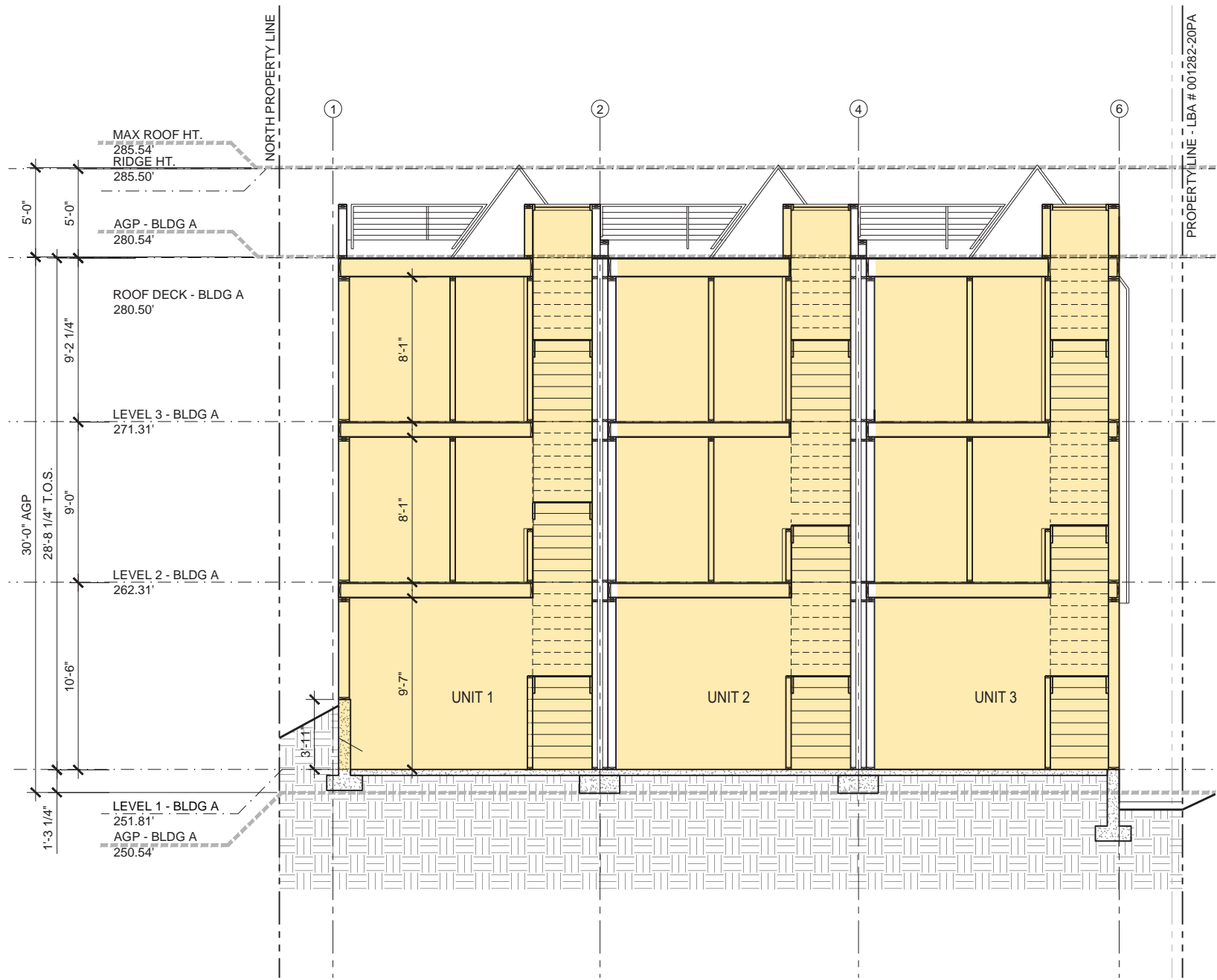


07 CORTEN
ENTRY PANEL



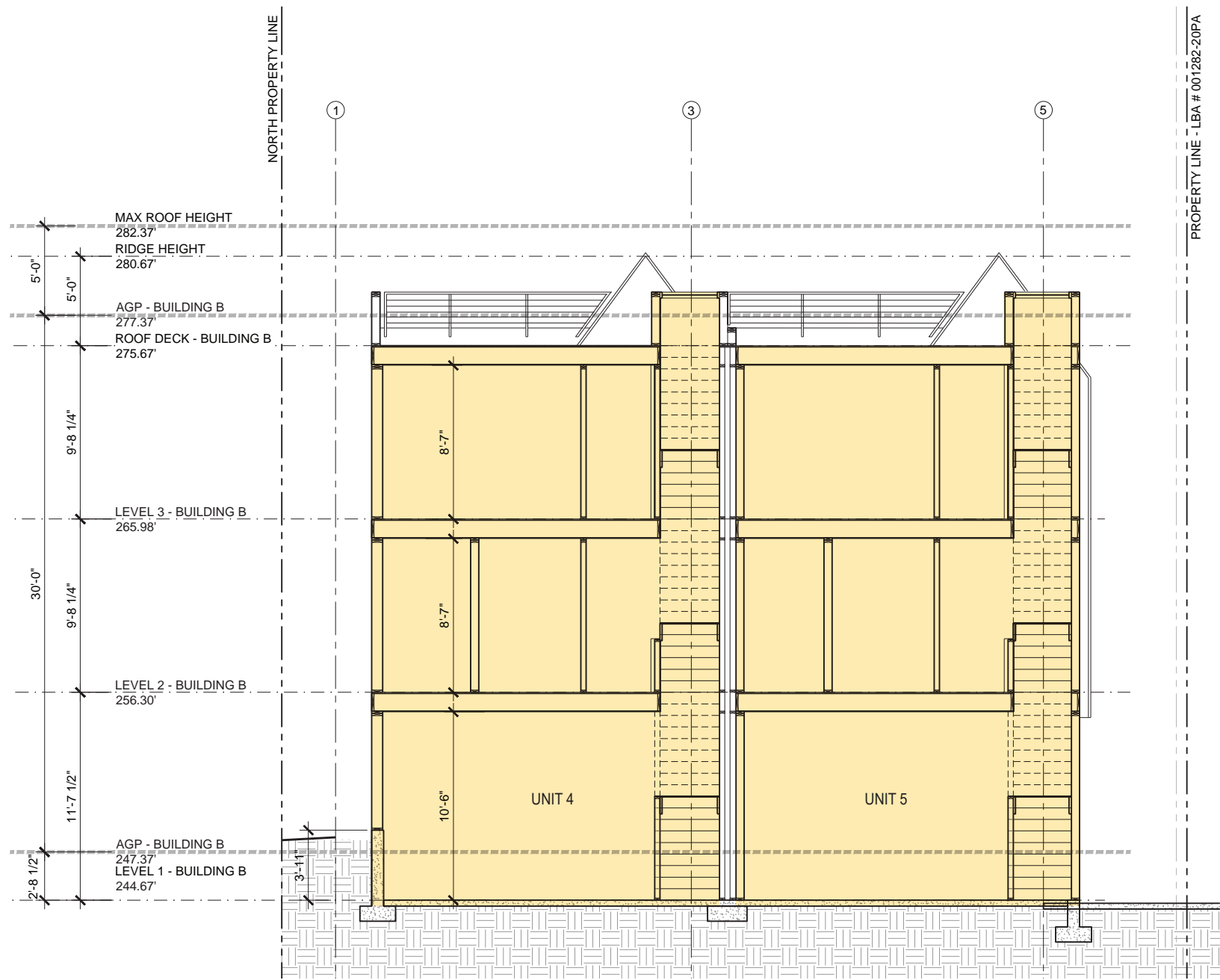
10 FIBER CEMENT
PAINT - TINSMITH

BUILDING SECTIONS | BUILDING A | LONGITUDINAL



BUILDING A

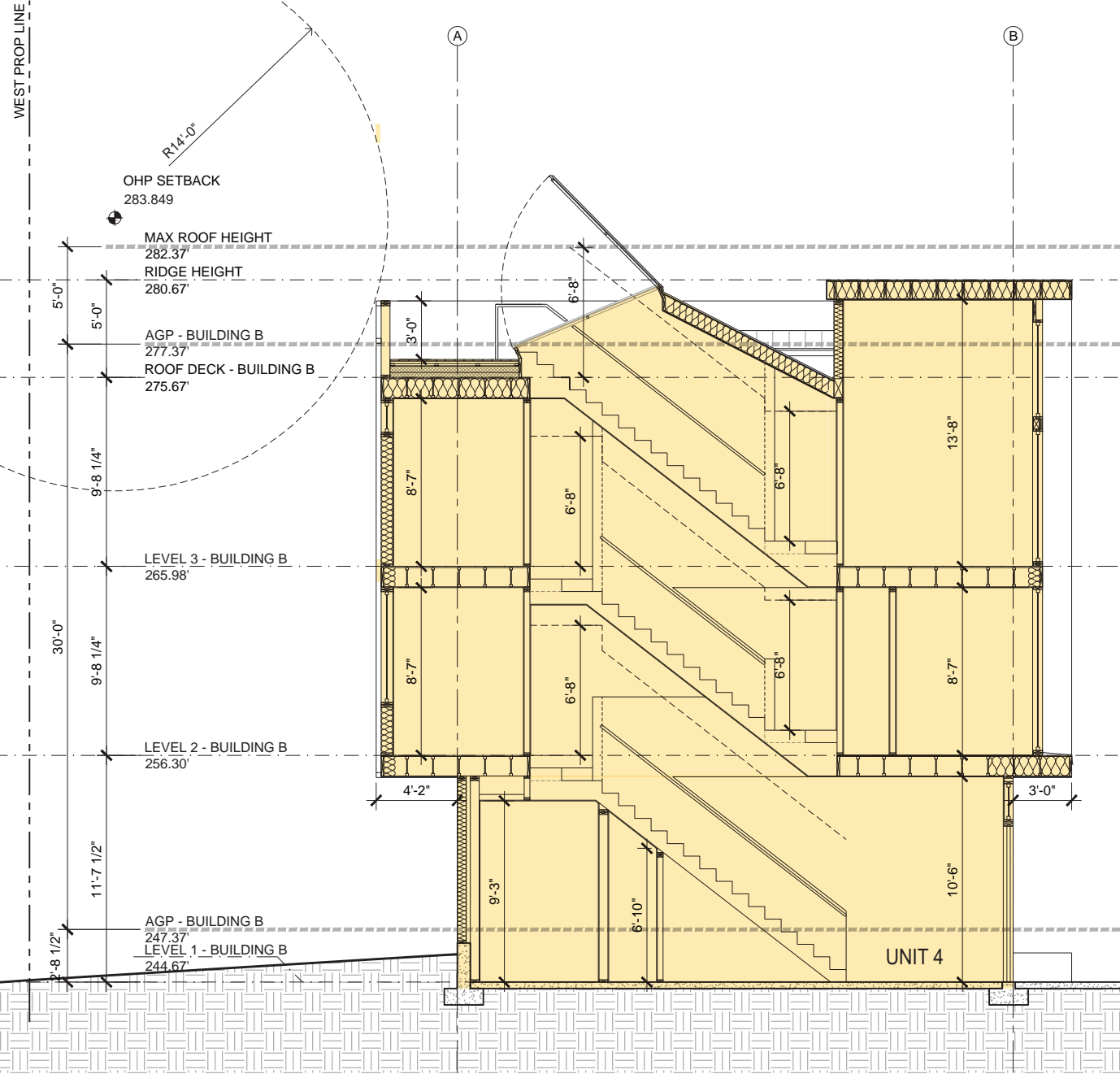
LOOKING EAST 0 1' 4' 8'



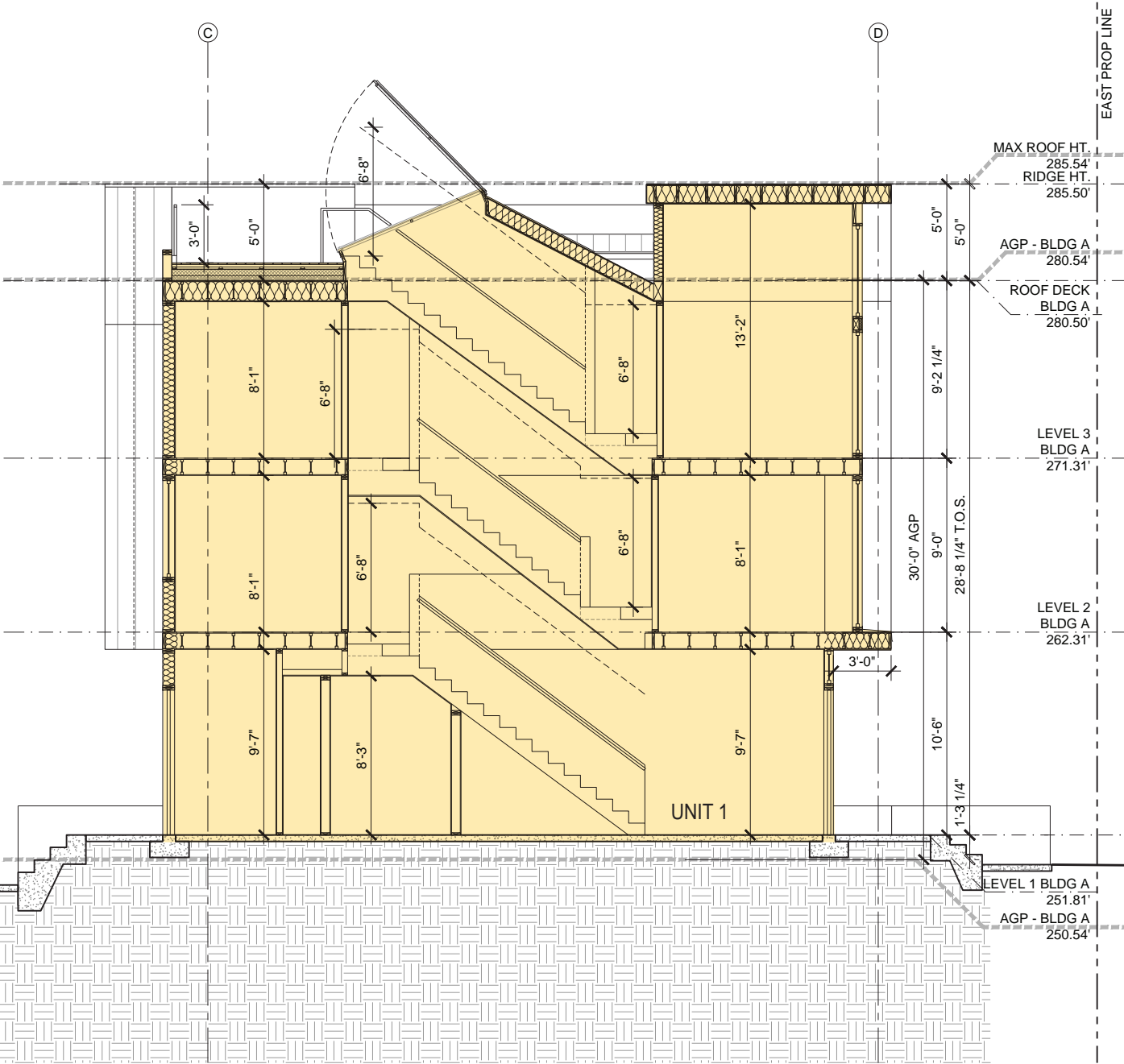
BUILDING B

LOOKING EAST 0 1' 4' 8'

BUILDING SECTIONS | BUILDINGS A & B | CROSS SECTIONS

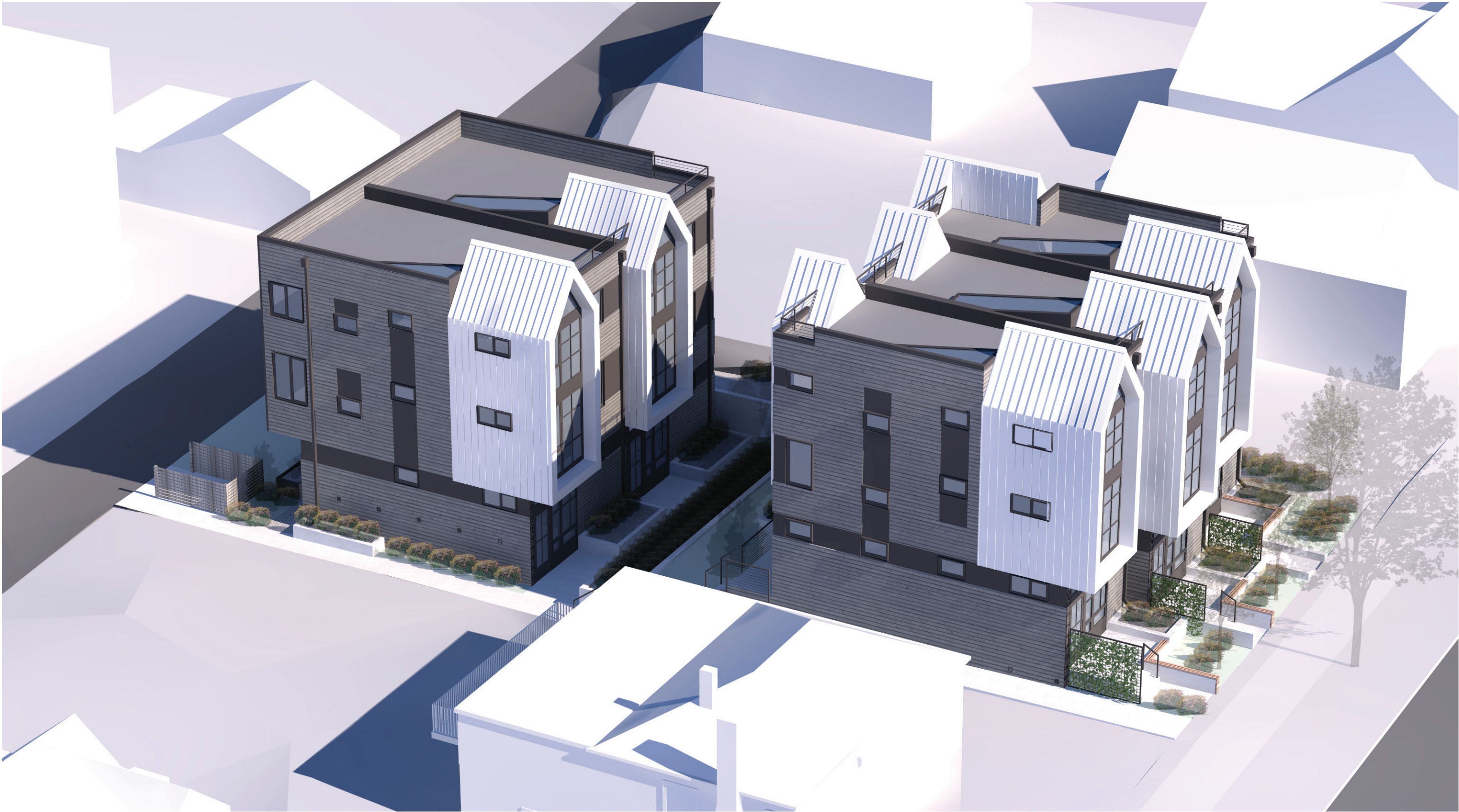


BUILDING B

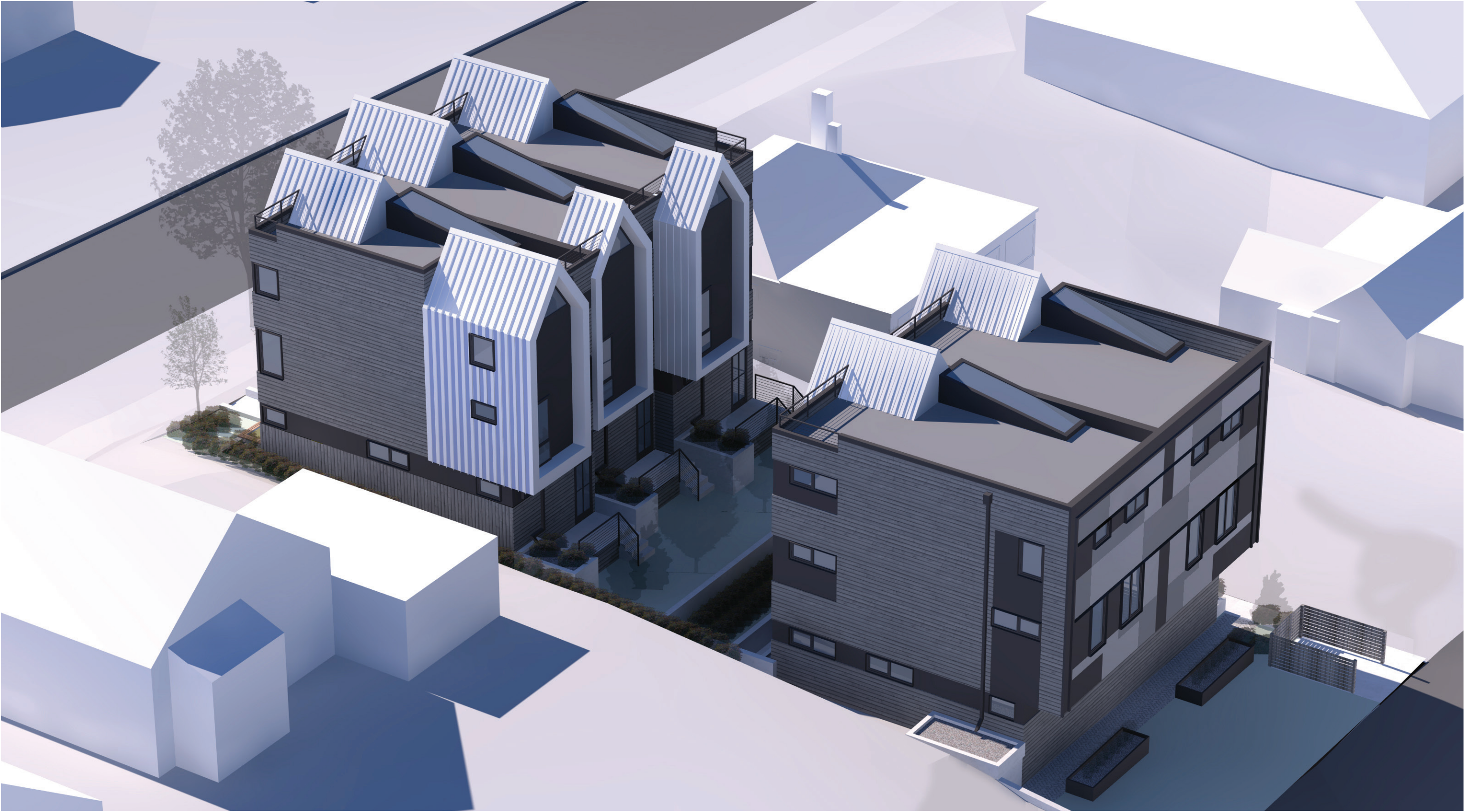


BUILDING A

LOOKING NORTH 0 1' 4' 8'













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10/07/2020

STREET VIEWS
BUILDING B | LOOKING NW

COLOR STUDY | LOOKING NW

Studies represent color schemes found in the neighborhood. Option F is our preferred color scheme as it reflects a modest, sophisticated residential aesthetic that matches the neighborhood tones/palette.



OPTION A



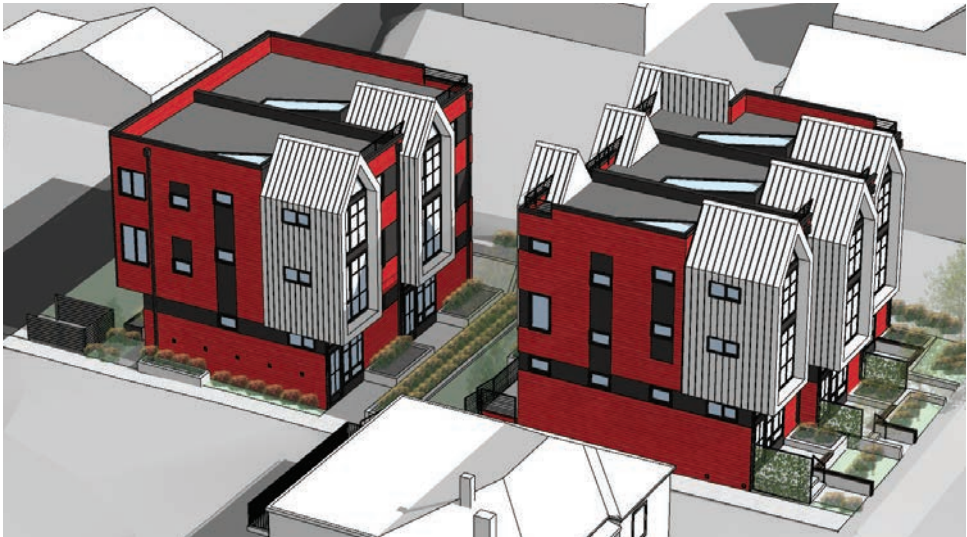
OPTION B



OPTION C



OPTION D



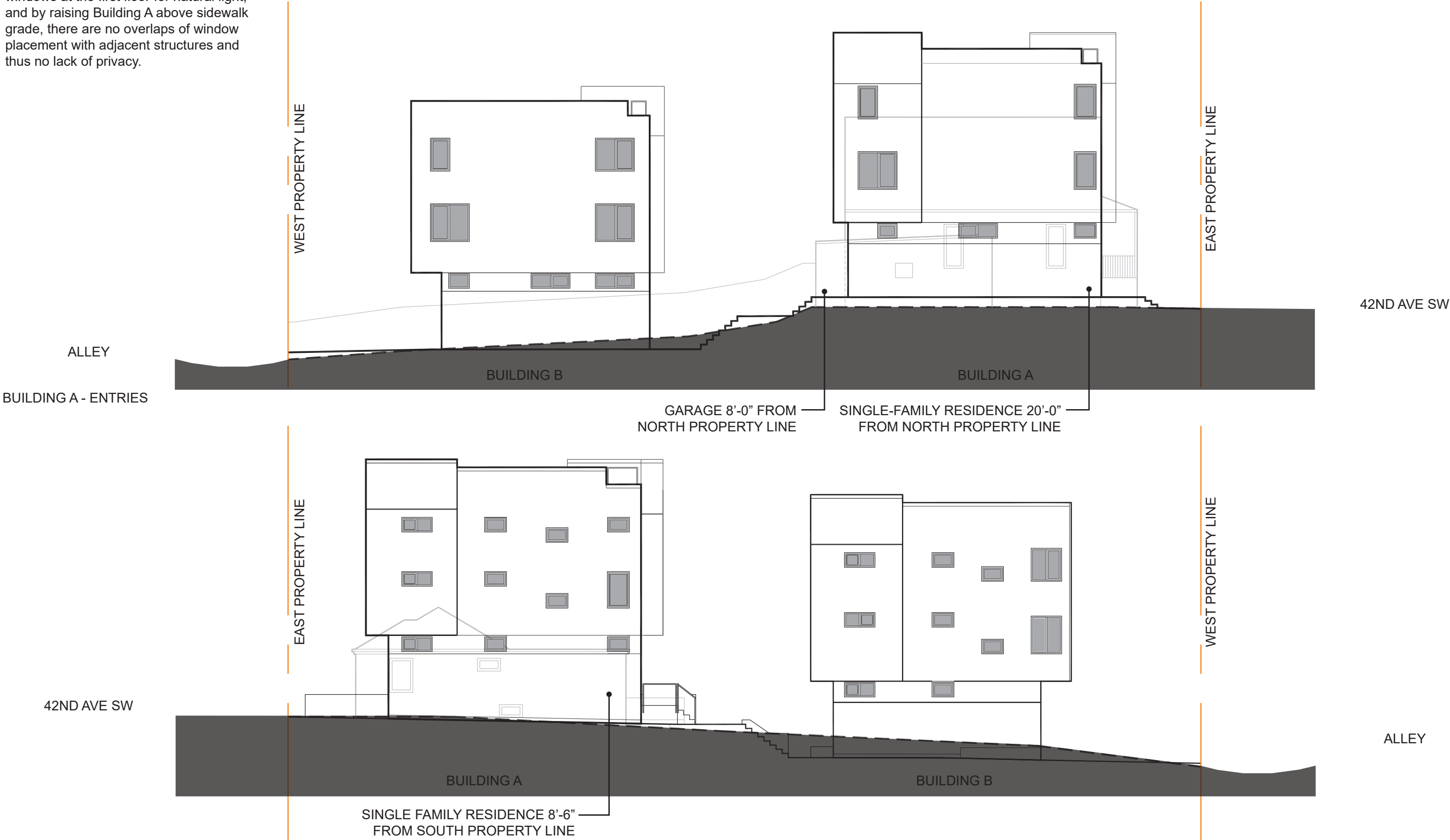
OPTION E



OPTION F - PREFERRED SCHEME

PRIVACY ANALYSIS | ADJACENT STRUCTURES

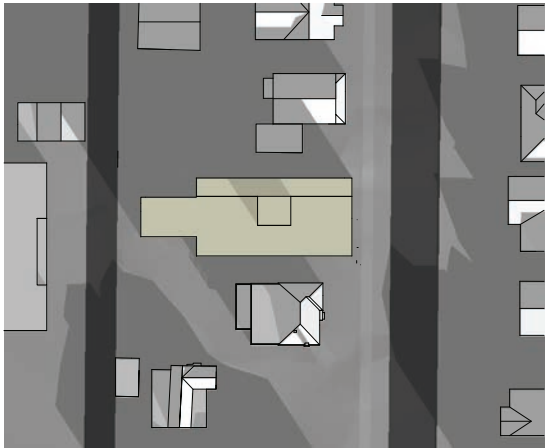
With the modset size and quantity of the proposed windows, by incorporating high windows at the first floor for natural light, and by raising Building A above sidewalk grade, there are no overlaps of window placement with adjacent structures and thus no lack of privacy.



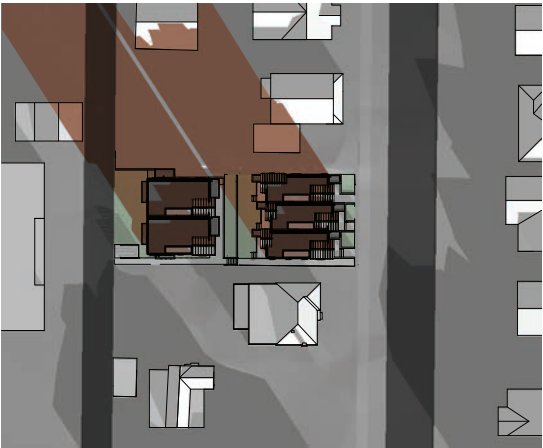
SHADOW ANALYSIS

The shadow cast by the proposed massing is no greater than that allowed by the previous single family zone structure (35' ridge height). Additionally the proposed massing's shadow is less than the maximum building envelope allowed by code.

WINTER SOLSTICE



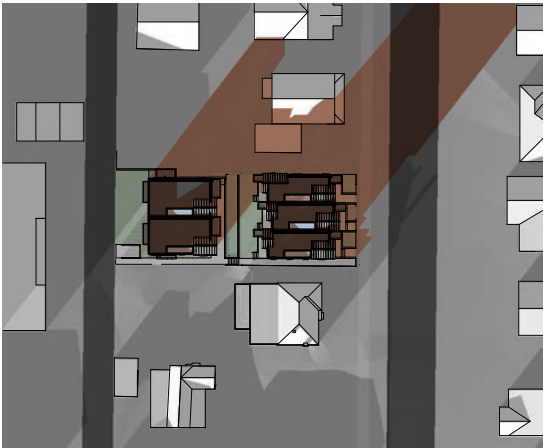
WINTER SOLSTICE | 9AM



WINTER SOLSTICE | 9AM



WINTER SOLSTICE | 12PM



WINTER SOLSTICE | 3PM

FALL/SPRING EQUINOX



FALL/SPRING EQUINOX | 9AM



FALL/SPRING EQUINOX | 9AM

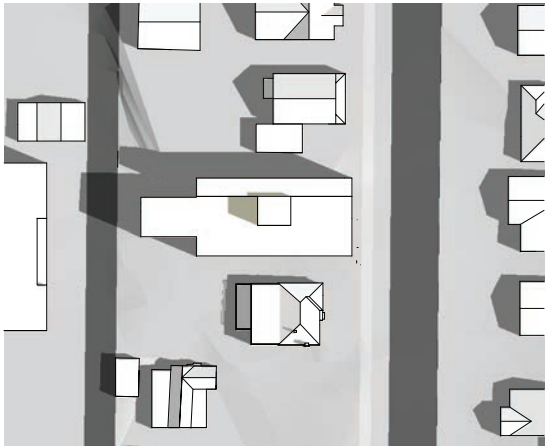


FALL/SPRING EQUINOX | 12PM

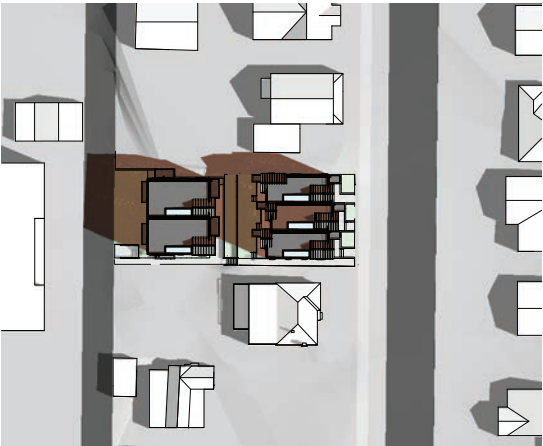


FALL/SPRING EQUINOX | 3PM

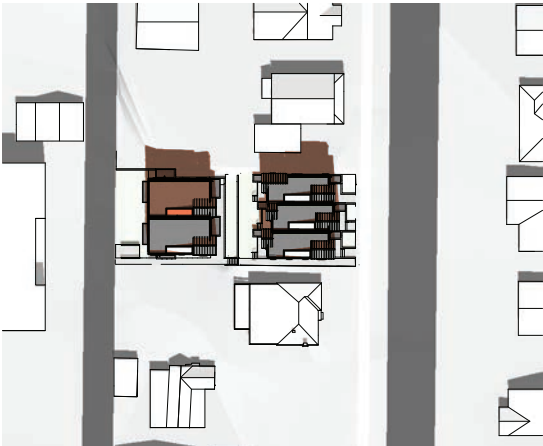
SUMMER SOLSTICE



SUMMER SOLSTICE | 9AM



SUMMER SOLSTICE | 9AM



SUMMER SOLSTICE | 12PM



SUMMER SOLSTICE | 3PM

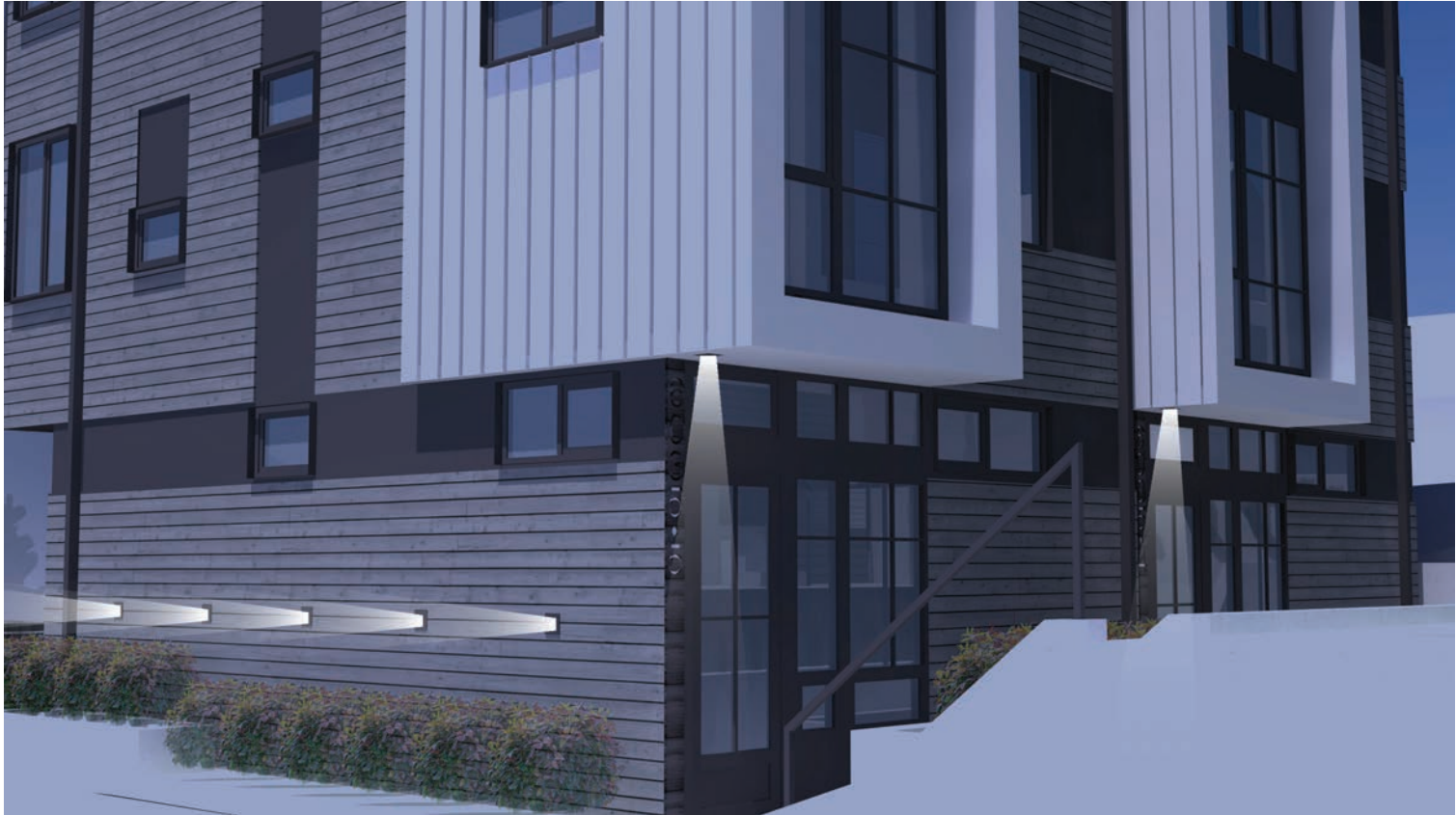
MAXIMUM BUILDING ENVELOPE

PROPOSED DESIGN

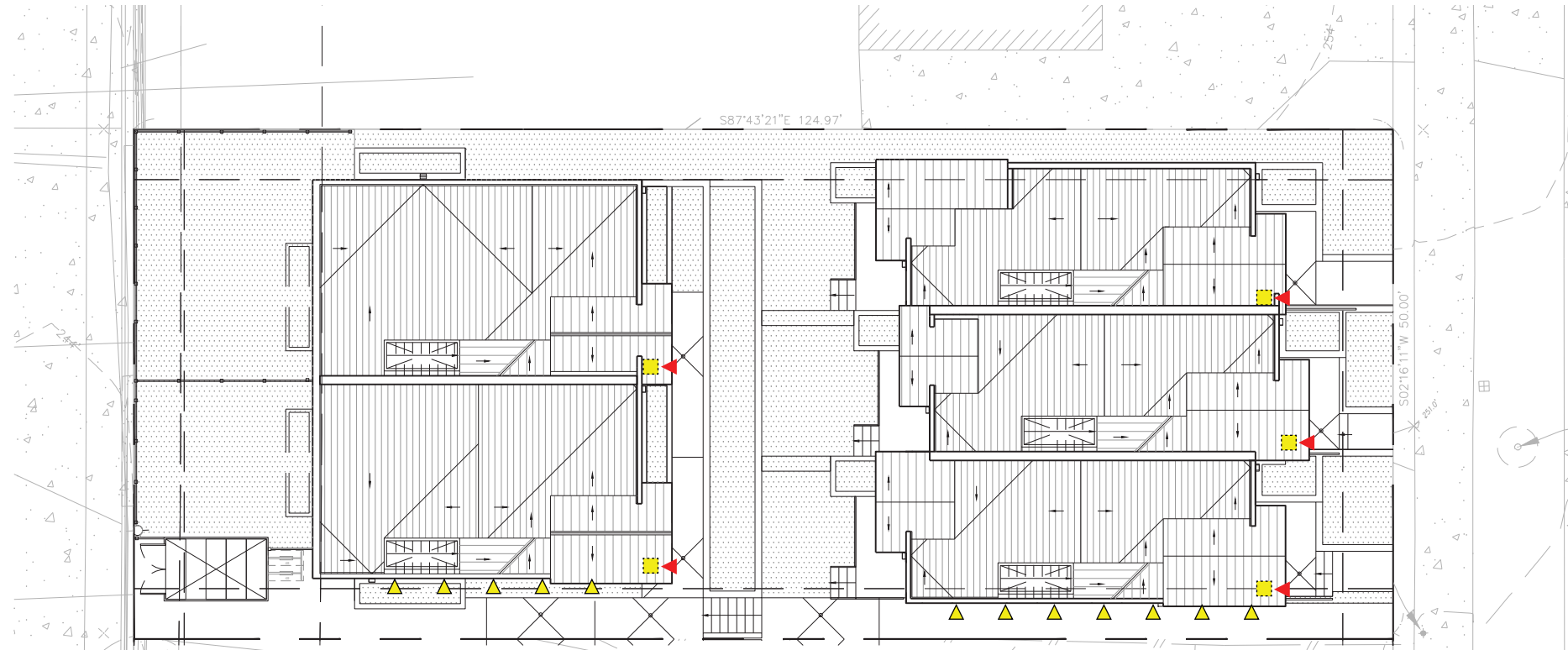
LIGHTING & SIGNAGE



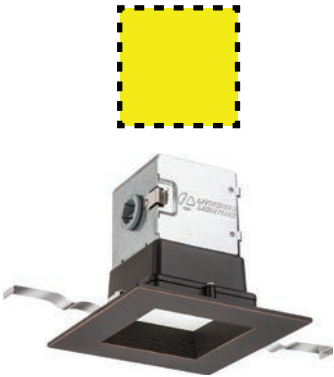
BUILDING A - ENTRIES



BUILDING B - ENTRIES



COMPOSITE PLAN - ROOF & SITE



DOWNLIGHT | NICKEL
MANUFACTURER:
LITHONIA LIGHTING
DIMENSIONS: 4" D
LOCATION: LEVEL 1 AT
ADDRESS SIGNAGE



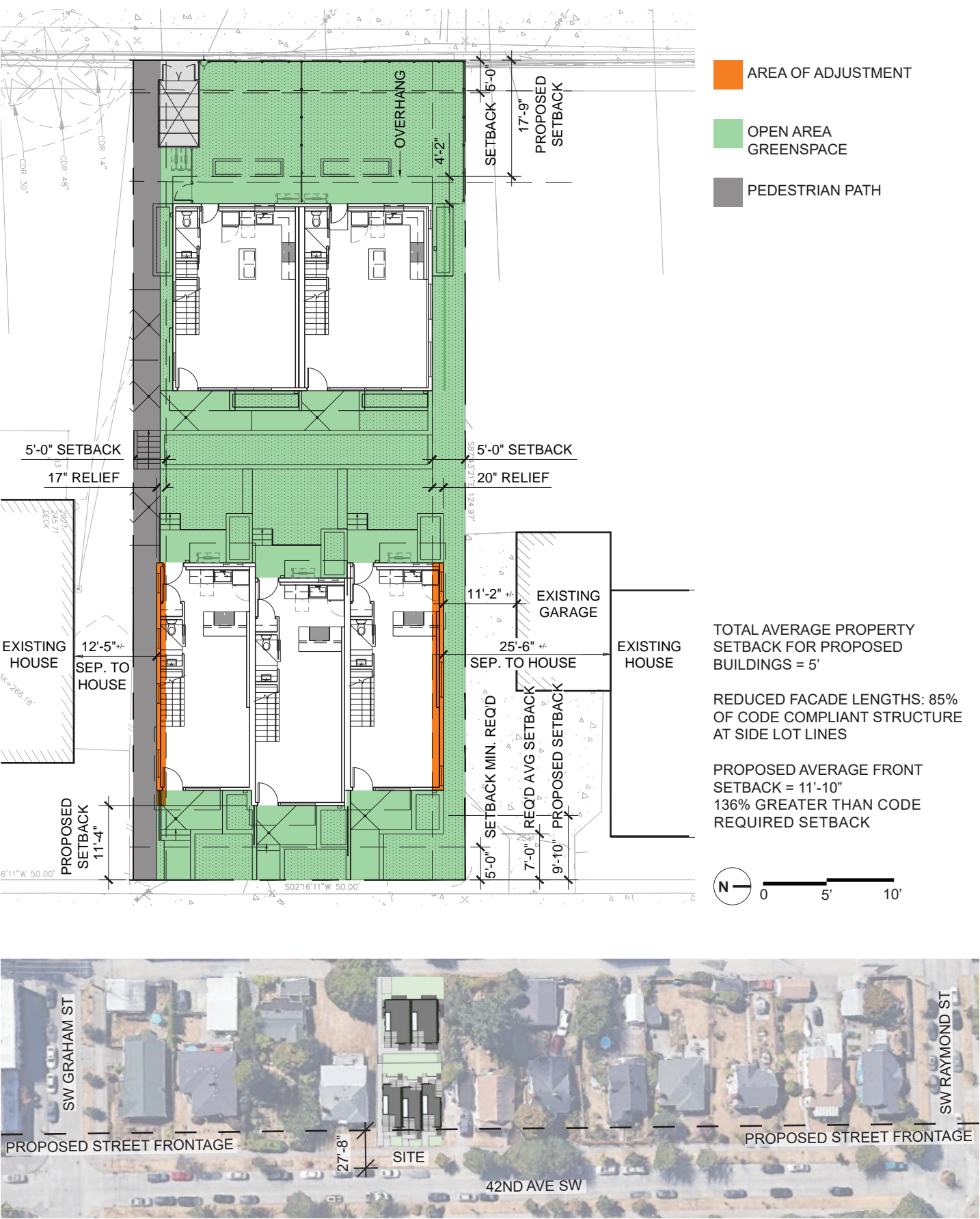
WALL MOUNT LIGHT | BRONZE
MANUFACTURER:
LITHONIA LIGHTING
DIMENSIONS: 4" D
LOCATION: LEVEL 1 AT
WALKWAY



ADDRESS
SIGNAGE

REQUESTED ADJUSTMENT | SETBACKS

REQUIREMENT	ALLOWABLE ADJUSTMENT	REQUEST
23.45.518 SETBACKS & SEPARATIONS SETBACKS FOR TOWNHOUSES IN LR ZONES, PER TABLE B SMC 23.45.518 SIDE SETBACK FOR FACADES 40 FEET OR LESS IN LENGTH: 5 FOOT MINIMUM	IF THE CRITERIA LISTED IN SUBSECTION 23.41.018.F.3 ARE MET, SETBACKS AND SEPARATION REQUIREMENTS MAY BE REDUCED BY A MAXIMUM OF 50 PERCENT IF THE ADJUSTMENTS ARE CONSISTENT WITH THE SDR GUIDANCE REPORT AND THE ADJUSTMENTS WOULD RESULT IN A DEVELOPMENT THAT: A. BETTER MEETS THE INTENT OF THE ADOPTED DESIGN GUIDELINES AND/OR B. PROVIDES A BETTER RESPONSE TO ENVIRONMENTAL AND/OR SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO TOPOGRAPHY, THE LOCATION OF TREES, OR ADJACENT USES AND STRUCTURES.	THE PROPOSED DESIGN REQUESTS A 20" RELIEF FOR <i>BUILDING A</i> AT THE NORTH PROPERTY LINE AND 17" RELIEF AT THE SOUTH PROPERTY LINE. THE PROPOSED TOTAL AVERAGE PROPERTY SETBACK IS 5' FOR BOTH BUILDINGS AND HAS NO NEGATIVE IMPACT ON THE OVERALL PROJECT. THE OVERALL OPEN SPACE IS INCREASED APPROXIMATELY 110% WITH THE PROPOSED ADJUSTMENT WHICH CONTRIBUTES TO A BETTER DESIGN WITH NO NET IMPACT VS. A CODE COMPLIANT DESIGN (CS2-D, CS3-A-4).
JUSTIFICATION	APPLICABLE DESIGN GUIDELINES	BOARD APPROVAL?
<ul style="list-style-type: none">• MITIGATES BUILDING MASS• REFLECTS SINGLE FAMILY FORMS• BETTER ALIGNMENT WITH EXISTING STRUCTURES <p>THE REQUESTED 20" RELIEF AT THE NORTH SETBACK AND 17" AT THE SOUTH SIDE OF <i>BUILDING A</i> BETTER MEETS THE INTENT OF THE PRIORITY DESIGN GUIDELINES BY MITIGATING THE PERCEIVED HEIGHT, BULK, AND SCALE OF THE PROPOSED BUILDING MASS, REFLECTING THE FORMS OF THE PREVIOUS SINGLE-FAMILY RESIDENCE, AND RESPONDING TO THE ALIGNMENT OF EXISTING ADJACENT STRUCTURES. (CS2-D, CS2-II-ii)</p> <ul style="list-style-type: none">• INCREASED INTERIOR GREENSPACE BUFFER BETWEEN BUILDINGS• INCREASED FRONT & REAR YARDS AND USEABLE AMENITY AREAS• ACTIVATION OF THE STREET WITH MULTIPLE FAMILY ENTRIES• INCREASED SAFETY & SECURITY <p>THE MODEST REDUCTION IN LIGHT & AIR ON THE NORTH FAÇADE ALLOWS FOR THE CREATION OF A GENEROUS INTERIOR GREENSPACE BUFFER BETWEEN THE PROPOSED BUILDINGS. ALLOWS FOR HIGHER LIVABILITY AND ACCESS TO LIGHT & AIR TO BE MAXIMIZED WHILE INCREASING THE FRONT AND REAR YARDS BENEFITING ALL UNITS ON SITE (DC3-A-1, DC3-B-1, DC3-B-4, DC3-C-2, PL1-II.i, PL2-C-3, PL3-A-3, PL3-A-4). WITH EXPANDED OPEN SPACES, SAFETY AND SECURITY WILL INCREASE WITH THE OPPORTUNITY FOR ADDITIONAL EYES ON THE STREET. THE LINES OF SIGHT WILL BE IMPROVED ALLOWING BETTER NATURAL SURVEILLANCE FOR RESIDENTS ON THE PROPERTY AND THE SURROUNDING NEIGHBORS. THE PROPOSED DESIGN ALLOWS FOR MULTIPLE FAMILY ENTRIES MAXIMIZING STREET LEVEL TRANSPARENCY TO CREATE A MORE ACTIVE FAÇADE AND ENCOURAGE STREET LEVEL ACTIVITY, INTERACTION, AND SAFETY (PL2-B-1, PL2-B-2).</p> <ul style="list-style-type: none">• ROBUST SEPARATIONS FROM ADJACENT STRUCTURES ARE MAINTAINED• REDUCED FAÇADE LENGTH: 85% OF CODE ALLOWED LENGTH <p>THE PROPERTY LOCATED ON THE SOUTH IS OWNED BY THE DEVELOPER AND CONSIDERED IN THE MASTER PLAN FOR BOTH PROPERTIES. THE EXISTING STRUCTURE ON THE SOUTH LOT EXCEEDS THE CODE REQUIRED SETBACK AND HAS A GREATER THAN 12' SEPARATION FROM <i>BUILDING A</i>. THE PROPOSED MINIMAL 17" ENCROACHMENT SUPPORTS THE OVERALL OPEN SPACE CONCEPT, IMPROVED LINE OF SIGHT, AND ACCESSIBILITY ALONG THE PATH THROUGH THE SITE (PL1-II.i, PL2.B.3, PL2.B.1, PL1-B-1). THE EXISTING STRUCTURES ON THE NORTH LOT ALSO EXCEEDS THE CODE REQUIRED SETBACK. PROPOSED NORTH & SOUTH BUILDING FACADES ARE REDUCED TO 85% OF THE CODE ALLOWED LENGTH.</p> <ul style="list-style-type: none">• SETS AN APPROPRIATE PRECEDENT FOR FUTURE MODERATE DENSITY DEVELOPMENT <p>THE PROPOSED ADJUSTMENT SUPPORTS THE TRANSITIONAL DEVELOPMENT OF THE NEIGHBORHOOD BY CREATING LARGER THAN CODE REQUIRED FRONT SETBACKS AND ADDITIONAL PEDESTRIAN ORIENTED OPEN SPACES CONTRIBUTING TO THE CHARACTER AND PROPORTION OF OPEN SPACES IN THE NEIGHBORHOOD AND SUPPORTED BY PRIORITY DESIGN GUIDELINES (CS2-A-1, CS2.B.3, CS3-A-4, DC3-C-1, PL1-A-1, PL3-I-ii).</p>	<p><u>SEATTLE DESIGN GUIDELINES:</u></p> <ul style="list-style-type: none">• CS2-A-1 SENSE OF PLACE• CS2.B.3 CHARACTER OF OPEN SPACE• CS2-D SEATTLE DESIGN GUIDELINES – HEIGHT, BULK AND SCALE• CS3-A-4 EVOLVING NEIGHBORHOODS• DC3-A-1 INTERIOR / EXTERIOR FIT• DC3-B-1 MEETING USER NEEDS• DC3-B-4 MULTIFAMILY OPEN SPACE• DC3-C-1 REINFORCING EXISTING OPEN SPACE• DC3-C-2 AMENITIES/FEATURES• PL1-A-1 ENHANCING OPEN SPACE• PL1-B-1 PEDESTRIAN INFRASTRUCTURE• PL2-B-1 SAFETY AND SECURITY, EYES ON THE STREET• PL2.B.3 STREET-LEVEL TRANSPARENCY• PL2-C-3 PEOPLE-FRIENDLY SPACES• PL3-A-3 INDIVIDUAL ENTRIES• PL3-A-4 ENSEMBLE OF ELEMENTS <p><u>MORGAN JUNCTION DESIGN GUIDELINES:</u></p> <ul style="list-style-type: none">• CS2-II-ii ZONING TRANSITION• PL1-II.i PEDESTRIAN OPEN SPACES AND ENTRANCES, OUTDOOR ROOMS• PL3-I-ii RESIDENTIAL DEVELOPMENT GUIDANCE	PENDING.



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