

41st Ave Multi-Family | Streamlined Design Review | 6320 41st Ave SW | SDCI #3035000-EG

Owner
MMCC Investments, LLC
8221 5th Ave NE
Seattle, WA 98115
206.817.4268

Architect of Record
HyBrid Architecture
1205 E. Pike St. STE 2D
Seattle, WA 98122
206.267.9277

Designer
MNMuM Studio, LLC
1111 E. Pike St. #503
Seattle, WA 98122
520.400.3868

Landscape Architect
Glenn Takagi
18550 Firlands Way N.
Shoreline, WA 98133
206.542.6100

PAGE LEFT INTENTIONALLY BLANK





CONTENTS

3.0	DEVELOPMENT OBJECTIVES & SUMMARY OF PUBLIC OUTREACH	
	context map	4
	project informaion	4
	summary of public outreach	5
4.0	SITE PLAN	
	birds eye site image	6
	site plan	7
	site landscape concept	8
5.0	CONTEXT ANALYSIS	
	surrounding uses	9
	existing site context	10
	site context photos	11
	environmental analysis	12
6.0	ZONING DATA	
	zoning analysis	13
	zoning analysis (cont.)	14
7.0	DESIGN GUIDELINES	
	design guidelines	15
	area diagrams	16
8.0	ARCHITECTURAL CONCEPT	
	concept diagrams	17
	arial images	18
	level 1 plan	19
	level 2 plan	20
	level 3 plan	21
	level 4 plan	22
	roof plan	23
	elevations	24
	elevations	25
	previous iteration	26
	perspective	27
	perspective	28
	perspective	29
9.0	DEPARTURES	
	summary of departures	30



3.0 Development Standards

Vicinity Map



DEVELOPMENT OBJECTIVES

1. Present a street - facing facade that engages with the pedestrian nature of 41st Ave SW.
2. Embrace design elements that tie the new development into the existing neighborhood fabric, keeping in mind the future development of the recently up - zoned vicinity.
3. Use materials that are durable, carefully detailed, and present a sleek, modern, urban look.
4. Create a ground level pedestrian experience that fits well within the existing neighborhood fabric, and provides residents with adequate privacy and intuitive wayfinding.
5. Use facade elements such as patios, bay - windows, and material transitions that help modulate the massing, which will be taller than the existing structures on the block.
6. Provide each unit with an attractive entry nook that acts as a private stoop and attractive landscape amenity.
7. Provide area off alley for some parking, solid waste storage, and landscape amenity areas.

PROJECT INFORMATION

Project Description:
Construct a 3 - story townhouse w/ mezzanine structure containing 6 residential units and roughly 9,000 sf of GFA. Parking for 3 spaces provided. Includes the demolition of an existing single family residence.

Address:
6320 41st Ave SW | Seattle, WA | 98136

Tax Parcel:
0826000320

Legal Description:
LOT 6, BLOCK 3, BRIDLE HEIGHTS ADD TO THE CITY OF WEST SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGE 1, IN KING COUNTY, WASHINGTON.

Zoning:
LR3 (M2)

Site Area:
4,999 sf

Overlays:
Urban Village

ECA:
None

Parking Flexibility:
Yes

Max Height:
50' - 0"

3.0 Summary of Public Outreach

EARLY COMMUNITY OUTREACH

Notice of Development:
Demolition of an existing single family residence and construction of a new 4-story residential structure containing (6) townhouse units and parking for 4 spaces.

Guided Site Tour Available:
Join the project designers and developer for a guided site tour at the project location. During this time, the design team will explain more about the project and answer any questions you might have. *Please note that any information collected may be made public.*



Conceptual rendering.

MNMuM Studio | 1111 e. pike st. #503, seattle, wa | 520.400.3868 | mnmmstudio.com

Date:
September 20, 2019 @ 11:00 am

Address:
6320 41st Ave SW, Seattle, WA

Project Contact:
peter@mnmmstudio.com

SDCI #:
3035000-ED



EARLY COMMUNITY OUTREACH

Notice of Development:
Demolition of an existing single family residence and construction of a new 4-story residential structure containing (6) townhouse units and parking for 4 spaces.

Guided Site Tour Available:
Join the project designers and developer for a guided site tour at the project location. During this time, the design team will explain more about the project and answer any questions you might have. *Please note that any information collected may be made public.*



Conceptual rendering.

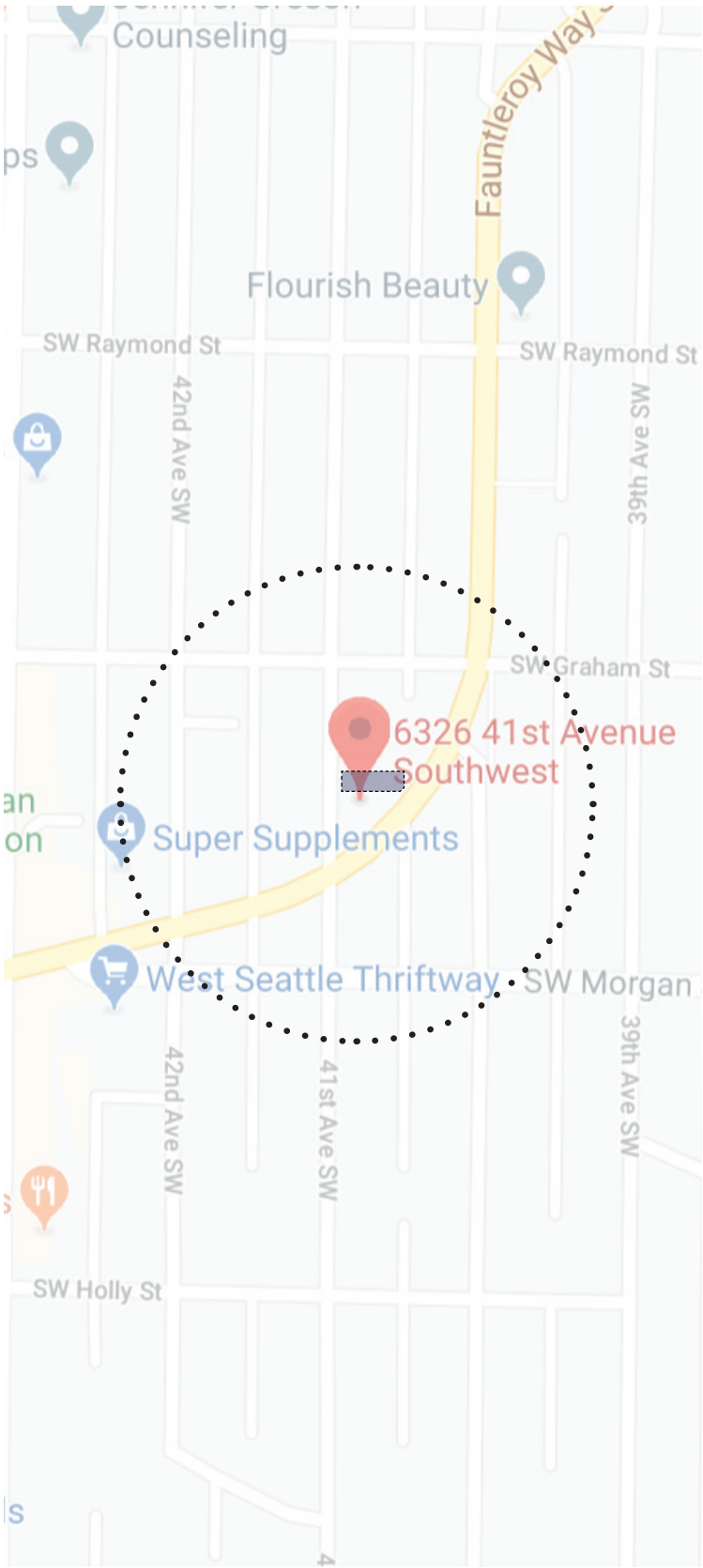
MNMuM Studio | 1111 e. pike st. #503, seattle, wa | 520.400.3868 | mnmmstudio.com

Date:
September 20, 2019 @ 11:00 am

Address:
6320 41st Ave SW, Seattle, WA

Project Contact:
peter@mnmmstudio.com

SDCI #:
3035000-ED



PUBLIC OUTREACH

Summary of Public Outreach

Site Walk-Through Community Meeting

On 09.25.2019, a site meeting was held for 1:30 hours with about 9 attendees. 2 weeks prior to the meeting, the surrounding 500’ radius from the site was blanketed with the flier shown on this page. Comments considered of:

- Group was appreciative of having 3 parking spaces on the lot, but would like to see more.
- People liked the way the narrow site opened up to some areas of greenery and landscape by entrances to each individual unit.
- The pedestrian friendly nature of the design was praised.
- People were a bit concerned about the height of the proposed structures, but understood this was part of a plan to increase density in the area with the MHA re-zone.

Design Related Feedback:

- Residents on the block were concerned about the harsh nature of the proposed colors. Would like to see some variation.
- The Group felt like the structures were a bit too modern and blocky for the more traditional houses that populate the existing neighborhood.

Digital Outreach

The project was posted on the West Seattle Blog in early September.

Emails were sent out to the following local community groups informing people about the project and the time of the site walk-through:

Name emails that were sent out.
Morgan Community Association (Deb Barker of MoCA)



MNMUM studio, LLC
1111 E. Pike St | Seattle, WA 98122
520.400.3868 | mnmmstudio.com

11.20.2019

41st Ave. Multi-Family - Streamlined DR

6320 41st Ave SW | Seattle, WA
#3035000-EG

4.0 Site Plan



SITE CONTEXT IMAGE - view from NW

4.0 Site Plan

Site Planning Objectives:

1. Provide ample outdoor amenity space where possible. This is achieved within private entry courts, and on private rooftop decks.
2. Provide an attractive, pedestrian - scale street front along 41st Ave SW.
3. Give residents clear way - finding through the site - especially for the mid site units that might not be obvious from the street fronts.
4. Give each floor on each unit access to view, air, and light.
5. Provide thoughtful areas for solid waste storage away from main pathways but convenient for residents and pick-up points.
6. Provide areas for private and public bike parking throughout the site.
7. Establish a landscape concept that prioritizes both rain - water run - off mitigation and ground - level engagement.
8. Adheres to all applicable zoning ordinances.
9. Provide some parking off the rear alley, with easy access to associated units.

Address:

6320 41st Ave SW | Seattle, WA | 98136

Tax Parcel:

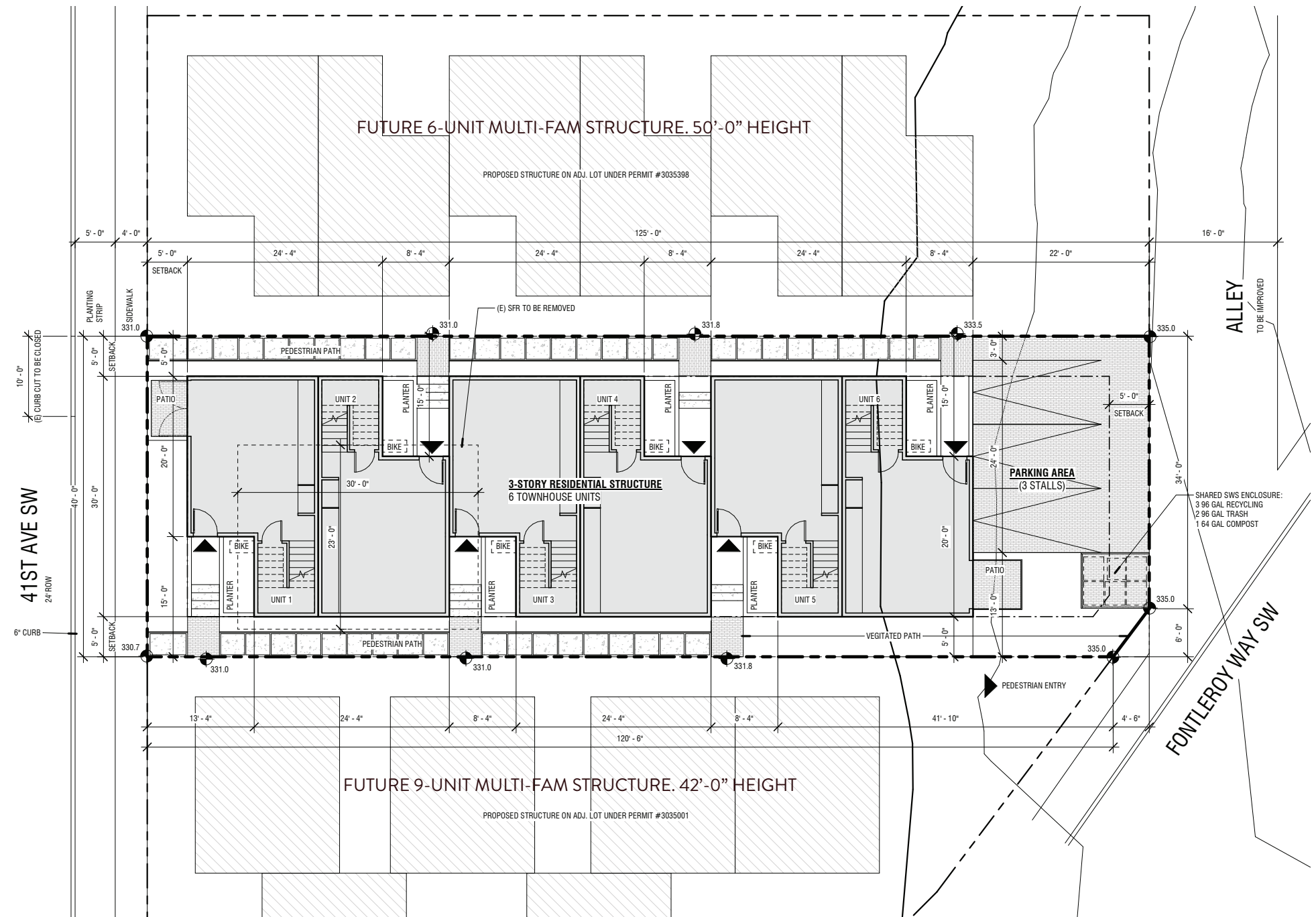
0826000320

Legal Description:

LOT 6, BLOCK 3, BRIDLE HEIGHTS ADD TO THE CITY OF WEST SEATTLE,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS,
PAGE 1, IN KING COUNTY, WASHINGTON.

Zoning:

LR3 (M2)



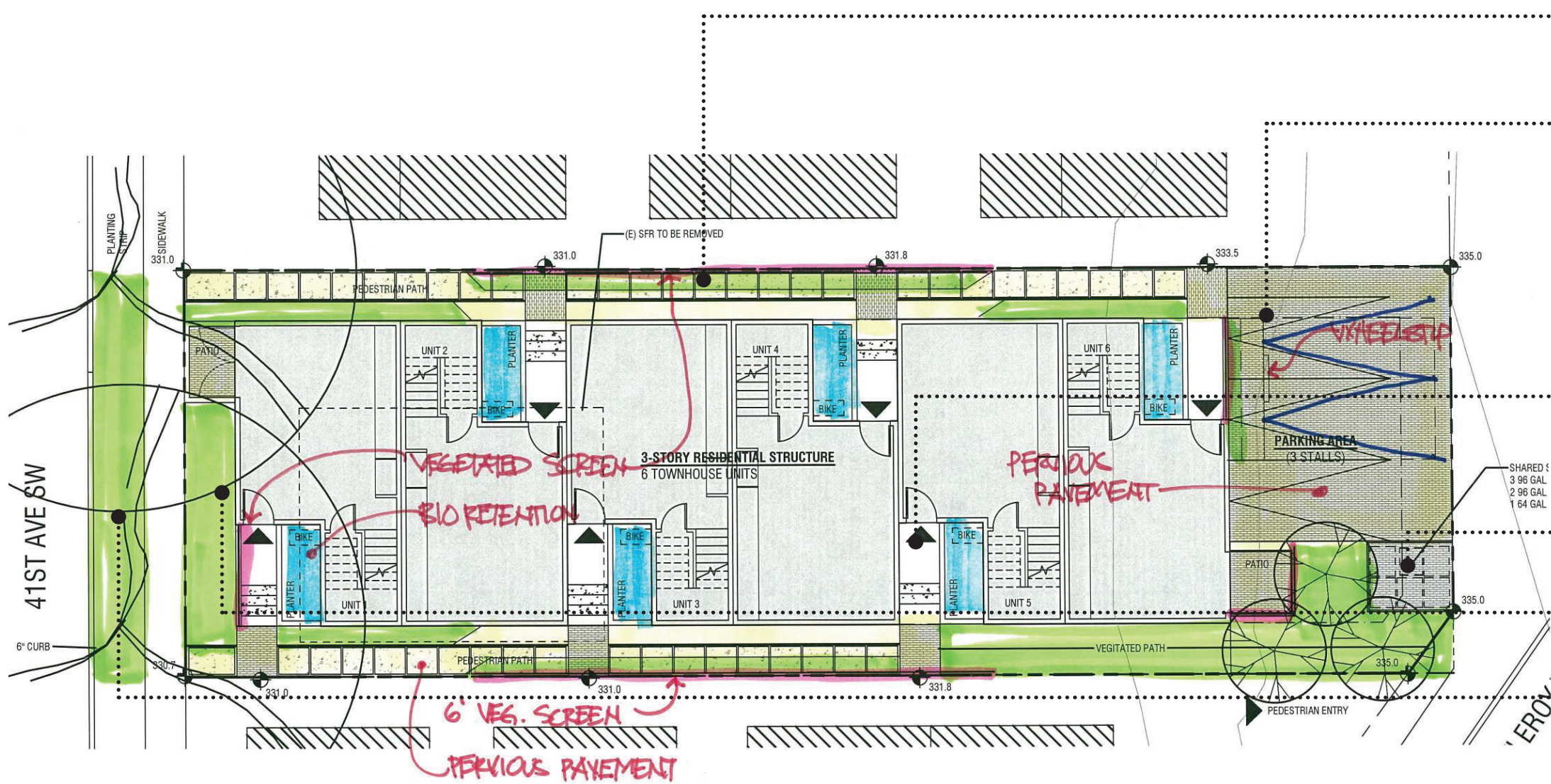
Site Plan

1/16"=1' scale



4.0 Site Plan

Landscape Concept Objectives:



- Circulation along the north and south side property line with planted areas alternating between the building face and the property line. .
- Parking area off the rear alley that is properly screened and provides access to the associated units.
- Each unit has a private entry court complete with a planted amenity area and protective canopy. The planted areas also act as rainwater run - off mitigation for each individual unit.
- Joint Solid Waste Storage area near pick - up point at alley and access to all residents.
- Landscaped area as buffer between the sidewalk along 41st Ave SW and the street - facing residential unit.
- Street trees required per code along 41st Ave SW.

Trees to be used:

Scarlet Oak
Pacific Vine Fire Maple
Crape Myrtle

Plants/Shrubs to be used:

Western Swordfern
Maidengrass
Evergreen Huckleberry
Heavenly Bamboo
Oakleaf Hydrangea
Dwarf Fountaingrass
Autumn Joy Sedum

Landscape Concept Plan
not to scale

5.0 Surrounding Uses



Architectural Context:

Our site is mostly surrounded by single family homes to the immediate east and south. To the west, California Ave is heavily populated by commercial and mixed use buildings. There are some multi - family apartment and townhouse structures to the east as you get closer to California Avenue. The existing street -scapes are a mixture of traditional craftsman homes and some newer, more contemporary and modern apartment structures.

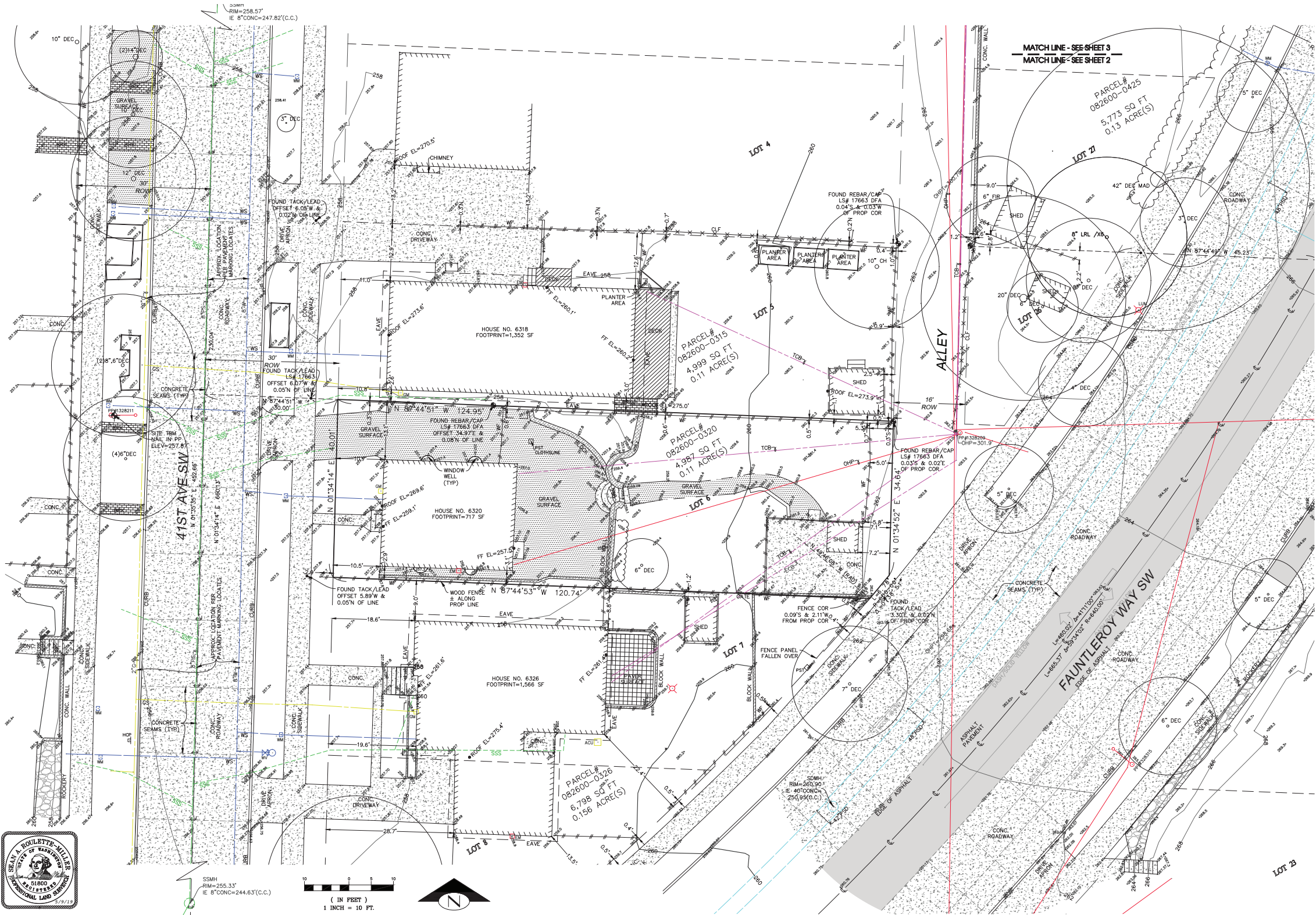
Map Key

- Single Family Home
- Multi-Family
- Commercial
- Institutional

Adjacent Use Map
not to scale



5.0 Context Analysis



Existing Site:

Uses:

There is an existing, one-story, 1,100 sf single family home near the front of the lot. This structure is to be removed. Currently, there is an existing curb cut that enters the site off 41st Ave SW. This curb cut is to be closed.

Topography:

The site slopes gently up from west to east, represented by roughly 2' - 6" of grade change.

Access:

There is currently an underdeveloped alley adjacent east to the lot. This alley will be improved via a SIP which is currently in review. Vehicular access will occur off the newly paved alley. Primary pedestrian access will remain off 41st Ave SW.

Views and Solar Access

There are potential views to the Southeast, North, and West. Solar access to the south will be partially obstructed by a proposed development under a separate permit.

Trees:

There are currently no trees on the lot. Street trees and other vegetation will be proposed via the landscape design.

5.0 Context Analysis



1_view from accross street at corner.



3_view to neighboring south lot



5_view to neighboring south lot at corner



7_view down sidewalk along 41st ave SW



2_view towards Fauntleroy



4_view towards lot from 41st Ave SW

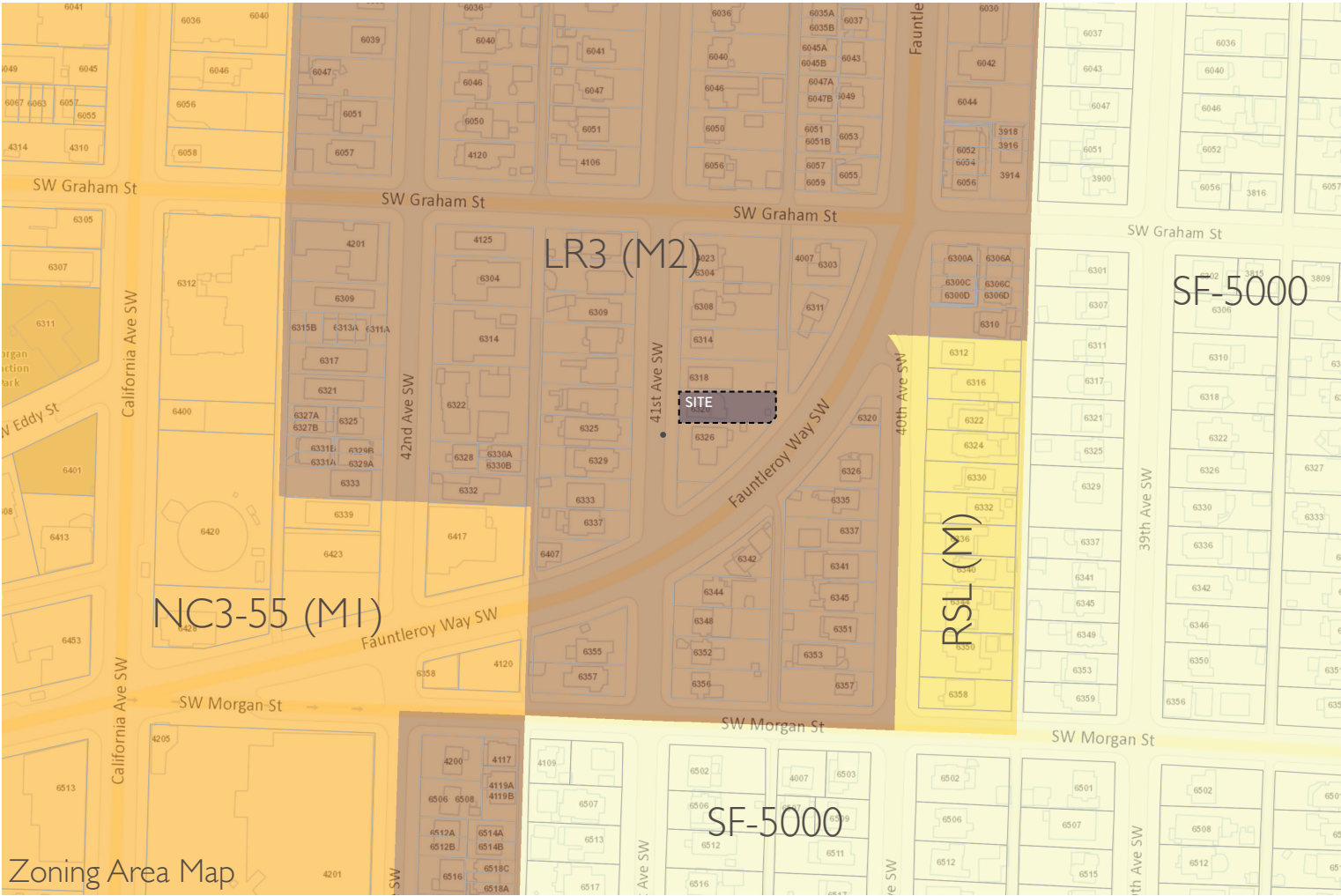


6_view down 41st Ave SW



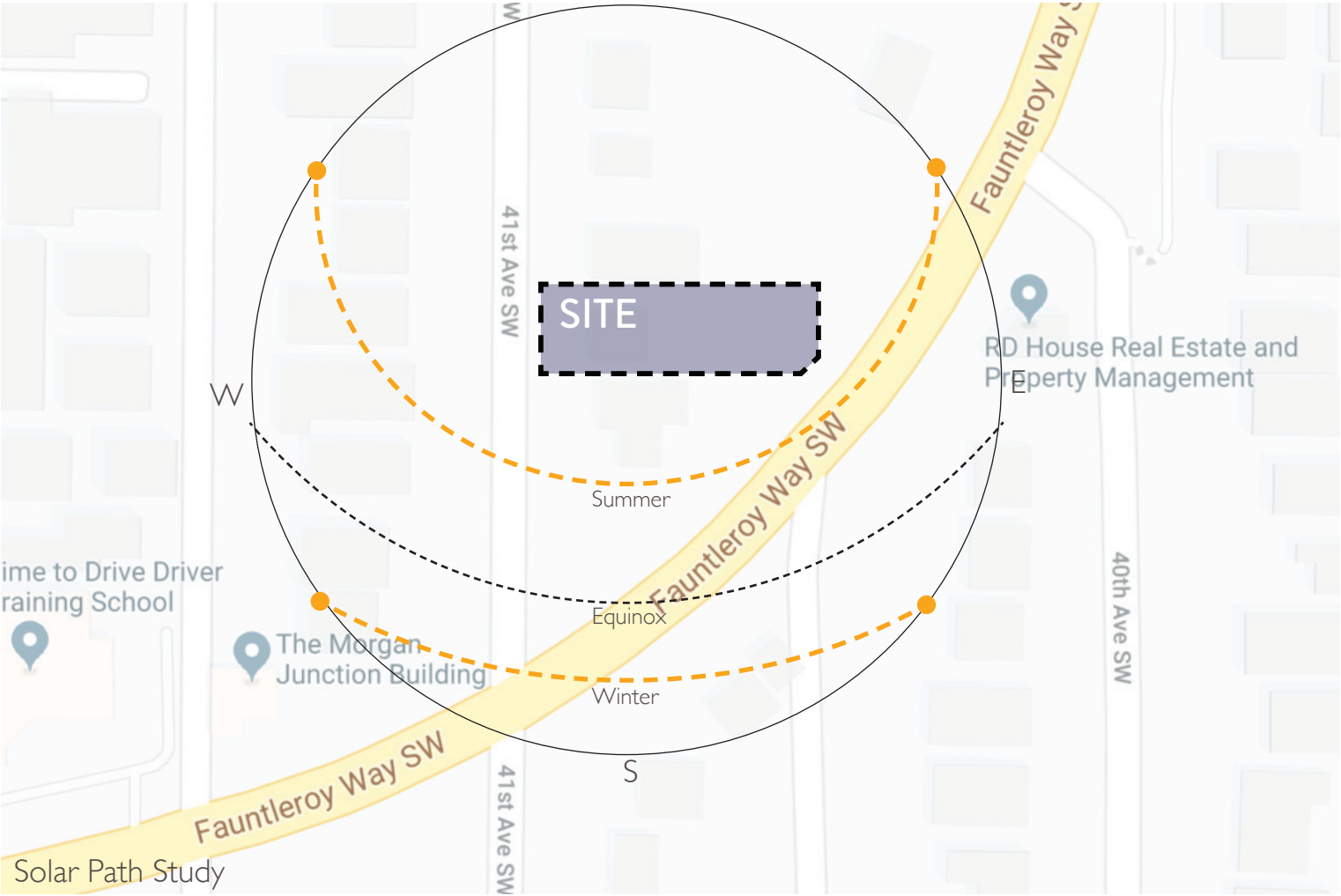
8_view towards lot at corner of 41st and Fauntleroy

5.0 Context Analysis



Zoning Context:

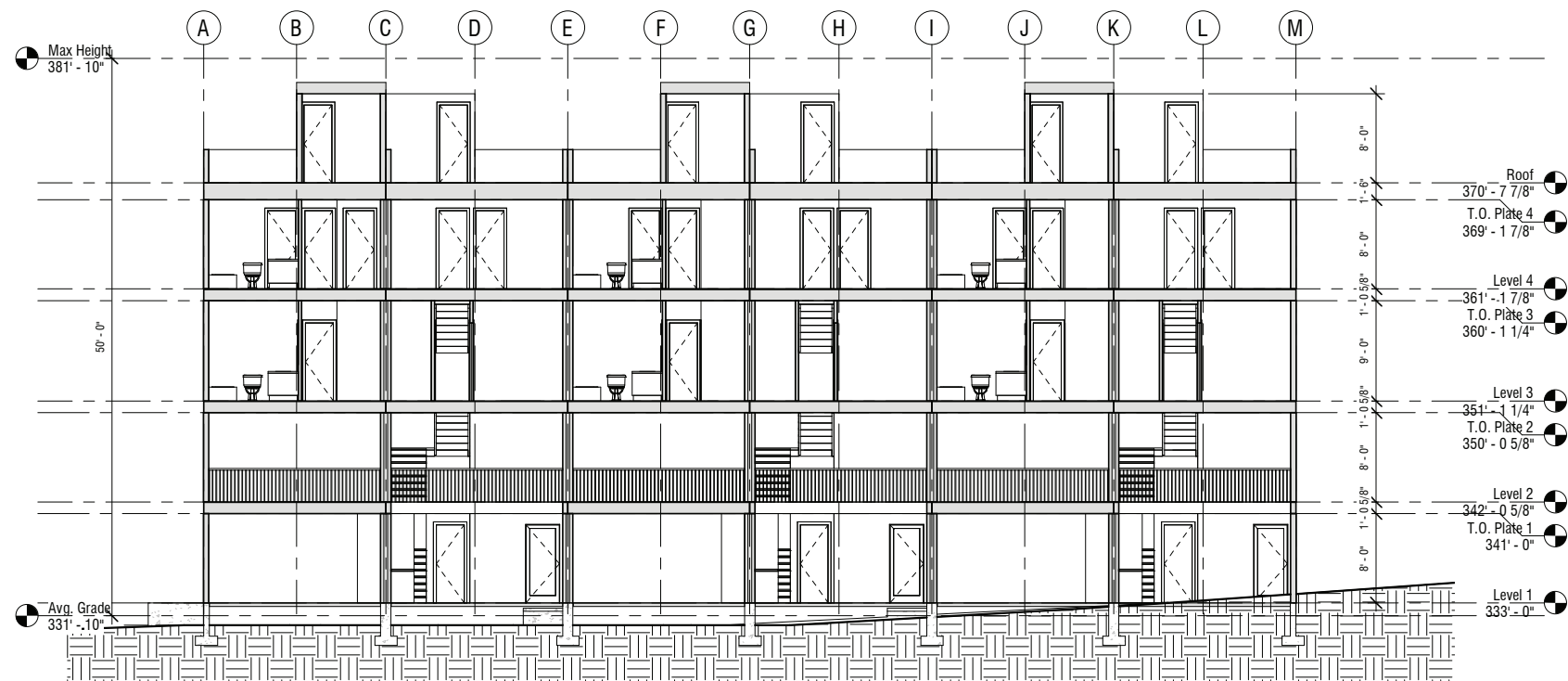
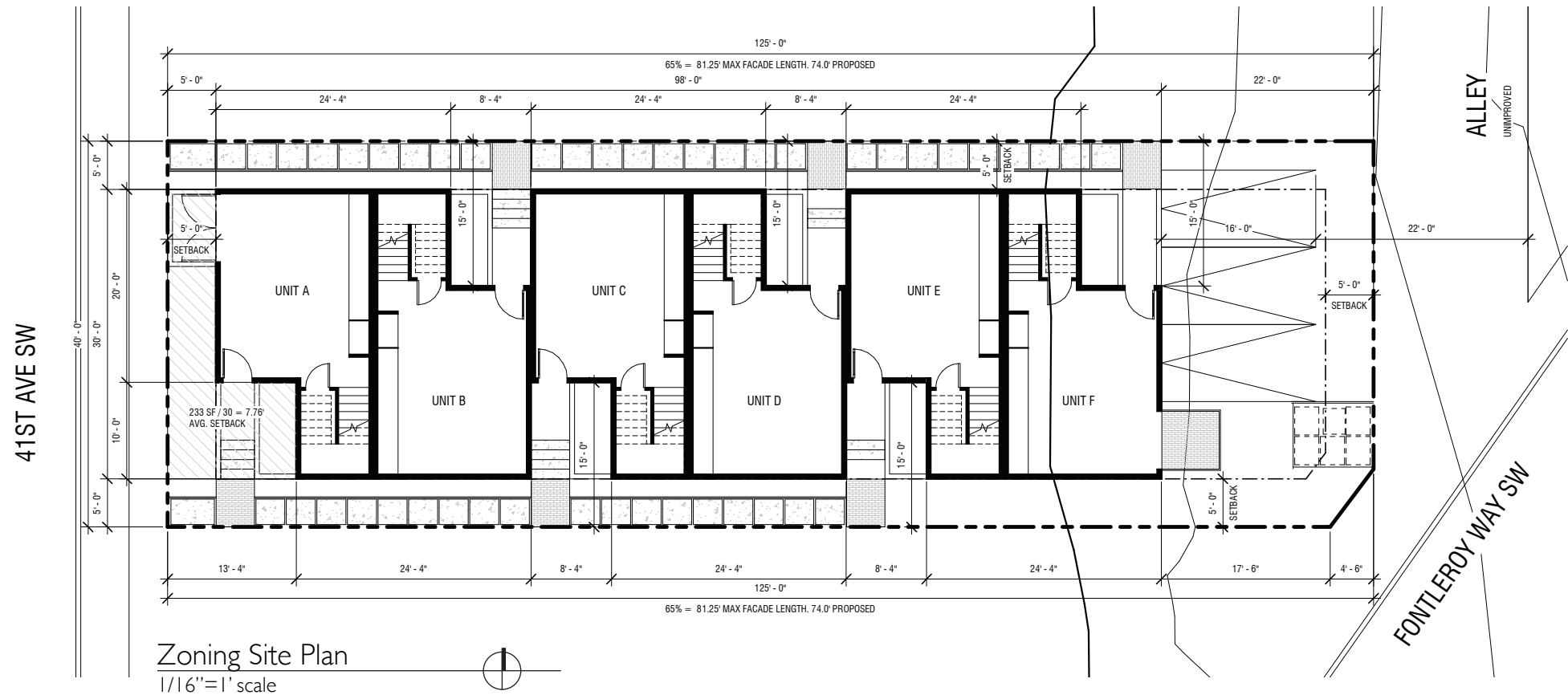
Our site is situated in the Morgan Junction neighborhood, which has recently seen partial rezoning by way of the MHA legislation. In the immediate vicinity, sites that were previously SF-5000 are now LR3 (M2) and RSL (M). Lots to the adjacent west are now zoned as NC3-55 (M1), but were previously already neighborhood commercial. To the East and the South, the lots remain SF-5000. Future developments should see an influx of townhouses, rowhouses, and apartment buildings.



Solar Context:

Our site occupies a corner lot at the south end of a residential block. In the short term, lots to the north and accross the street to the west will see some minor reductions in solar exposure. However, this neighborhood is poised to see vertical growth and density. Within our own site, buildings have been positioned to take best advantage of solar access, air, and view.

6.0 Zoning Analysis



Zoning Data

Zone: LR3 (M2)
Site Area: 4,999 sf

23.45.510__Floor Area
Max FAR: 2.3 x Site Area
11,498 sf
Proposed FAR: 8,070 sf (see schedule)

23.45.512__Density Limits
Developments in MHA zones have no density limits.

23.45.514__Structure Height
LR3 in Urban Village: 50'

23.45.518__Setbacks and Separations
For Townhouse Developments:
Front: 5'-0" min, 7'-0" average
Rear: 5'-0" min, 7'-0" average
Side: 5'-0"

23.45.522__Amenity Area
Required Amenity: 25% of Site Area
1250 sf required (see schedule)

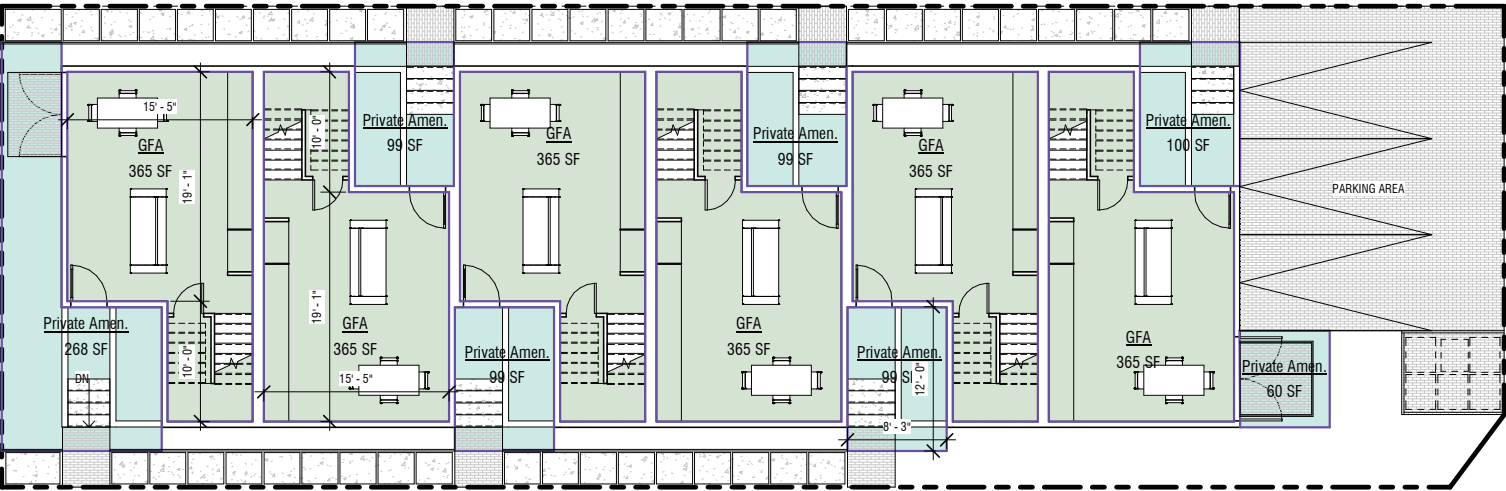
23.45.517__Structure Width and Facade Length
Max Structure Width: 150'-0"
Proposed: 30'-0"

Max Facade Length: 65% of Side Lot Line
81'-3"
Proposed: 74'-0"

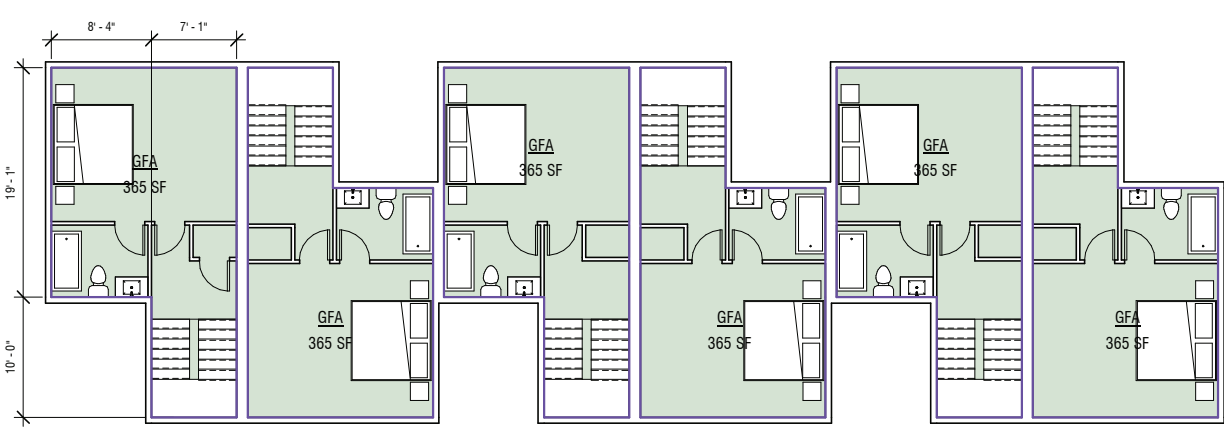
23.54.015__Required Parking
Required Parking: 1 space per unit
6 spaces required

Per code, lots within urban villages AND the parking flexibility area are not required to provide parking.
0 spaces required
3 spaces provided

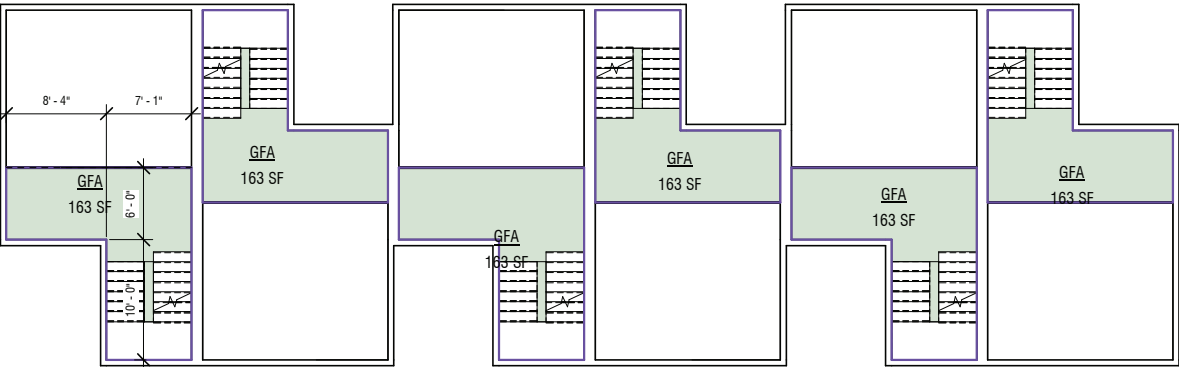
6.0 Area Diagrams



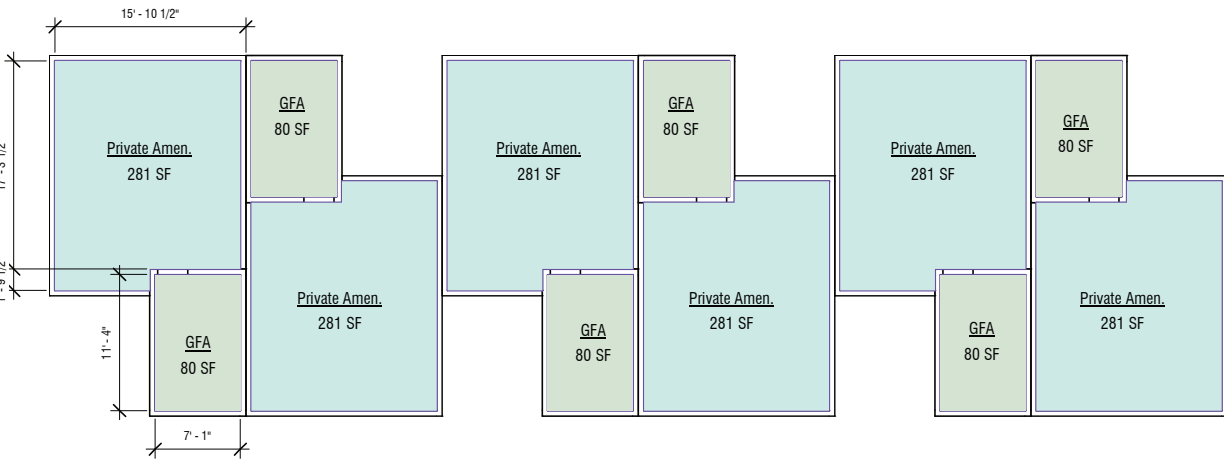
Level 1 FAR Diagram
1/16"=1' scale



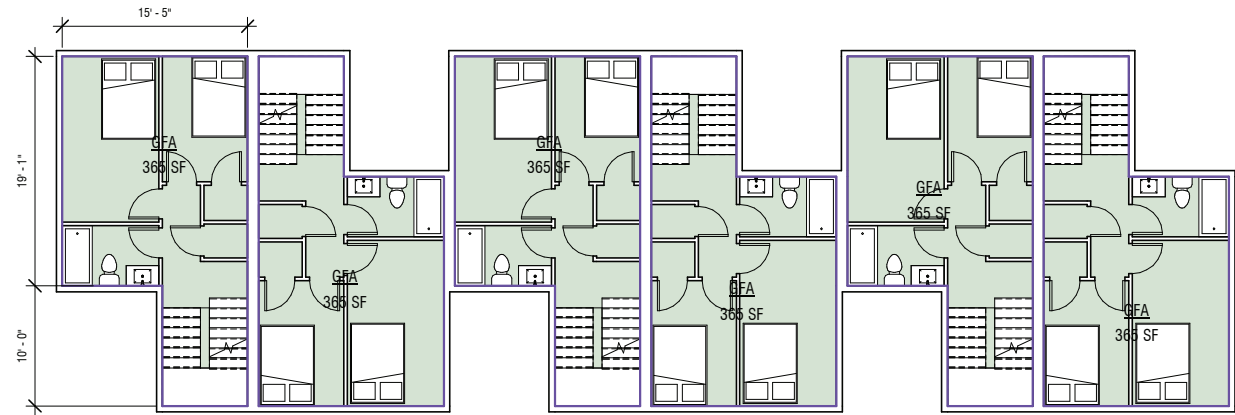
Level 3 FAR Diagram
1/16"=1' scale



Mezzanine FAR Diagram
1/16"=1' scale



Roof FAR Diagram
1/16"=1' scale



Level 2 FAR Diagram
1/16"=1' scale

<Area Schedule (Gross Building)>		
A	B	C
Name	Level	Area
GFA	Level 1	2190 SF
GFA	Level 2	980 SF
GFA	Level 3	2190 SF
GFA	Level 4	2190 SF
GFA	Roof	480 SF
GFA: 30		8031 SF
Private Amen.	Level 1	824 SF
Private Amen.	Roof	1684 SF
Private Amen.: 13		2508 SF

7.0 Design Guidelines

Seattle Design Guidelines

CS1 Natural Systems and Site Features - B.1 Sun and Wind:

Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.

CS2 Urban Pattern and Form B.2. Connection to the Street:

Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape — its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street) — in siting and designing the building.

CS2 Urban Pattern and Form B.3: Character of Open Space

Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, 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).

Design Team Responses

The unit orientation within the site has been carefully considered to optimize sun and wind exposure, even within such a narrow and dense configuration. Entry points have been pulled back from the side lot lines to help each unit breathe. The two east and west end units open up fully, with views, solar gain, and ventilation provided in ample portions.

The connection to 41st Ave SW was an important consideration for the design. Part of the street-facing unit has been pulled back to help break down the scale. Also, an entry canopy structure helps ground the design to a more human scale. Planters and landscaped elements at the street front provide a privacy buffer to the sidewalk, while also helping to connect the new structure to the existing neighborhood fabric. Furthermore, the units are raised 2’-6” off the sidewalk level, helping to create a stronger, more private entry sequence.

Each of the 6 units contains an entry portal that defines the outdoor experience at the ground floor. Two pedestrian paths flank the north and south sides of the structure along the side lot lines. These paths bring pedestrians through, and provide a pleasant open space for inhabitants and guests to enjoy. Additionally, each unit has a large roof deck that provides view, air, and light on a grand scale.



CS2.B.2. pedestrian paths link the streetscape to units and amenity areas within the site.



CS2.B.3. open space at the pedestrian street front on 41st Ave SW is engaged by slightly raised stoops.



CS2.B.2. strong connection to street with raised entry courts and landscaped areas.



CS2.B.3 roof decks provide views, solar access, and opportunities for planting, seating, and entertaining.



7.0 Design Guidelines

Seattle Design Guidelines (cont.)

CS2 Urban Pattern and Form - Relationship to the Block

C.2. Mid-Block Sites:

Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

PL1 - Connectivity

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.

DC1 - Project Uses and Activities

A.4 Views and Connections

Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

DC2 - Architectural Concept

A.2 Reducing Perceived Mass:

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

In our mid-block condition, the building meets 41st Ave SW with an ephemeral edge that acts to mimic the more single-family nature of the existing block. This neighborhood is poised to change, but consideration was still given to providing a landscaped buffer, and pulled back area of the facade, to help adhere to this condition. This also occurs along the side lot lines, where areas of entry are pulled back to help provide air and light within the site itself.

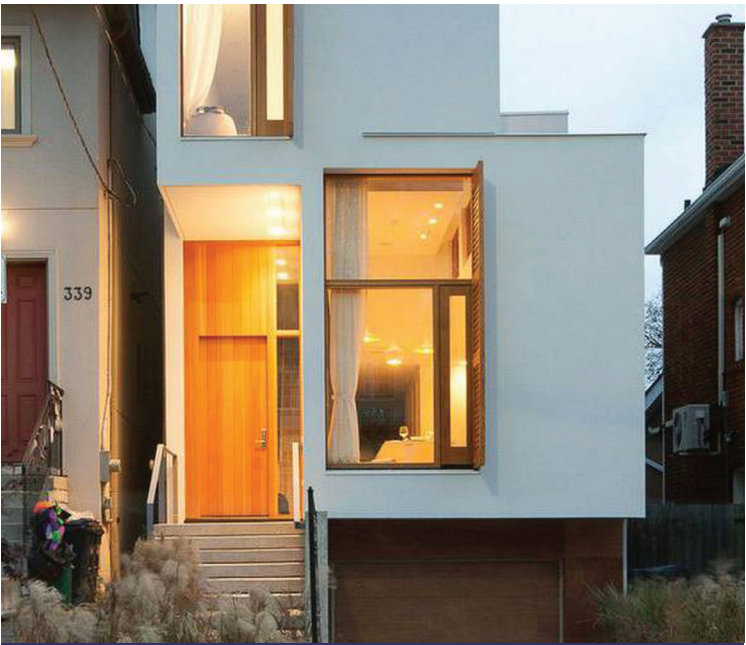
Pedestrian walkways have been oriented to carry people through the lot in engaging ways. The thru-lot path at the north and south property lines provide these connections. Since all 6 units aren't accessed off one path, this lends to the units feeling more private and special.

The rooftop decks provide opportunities for views, and help to connect the users with the surrounding neighborhood. There are limited instances of view at ground level, so it was important for the roof decks to give each resident a better sense of light and air.

At the street-facing facade, part of the unit has been pulled back to help break down the perceived mass. Also, elements such as raised stoops, entry canopies, and planed areas bring in a human component that might otherwise get lost. The units are tall, but these architectural elements help to give the structure a more understated quality.



PL1.B.1 pedestrian entries through the lot are clearly marked but inconspicuous, focusing on the facade as a whole.



DC2.A.2 different planes at the street-facing facade help to break down perceived mass.



PL1.B.1 hub areas of common and private amenity are connected through the site.

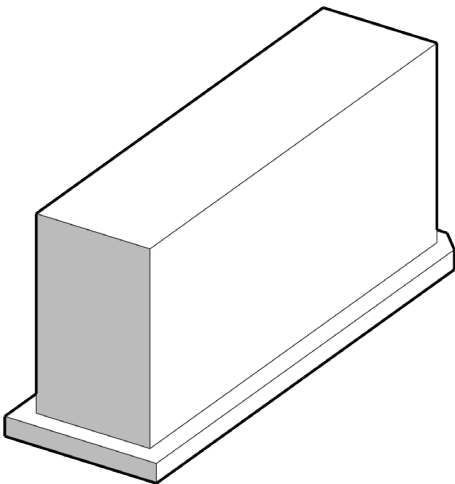


PL1.B.1 pedestrian infrastructure also contains private areas connected throughout the site.

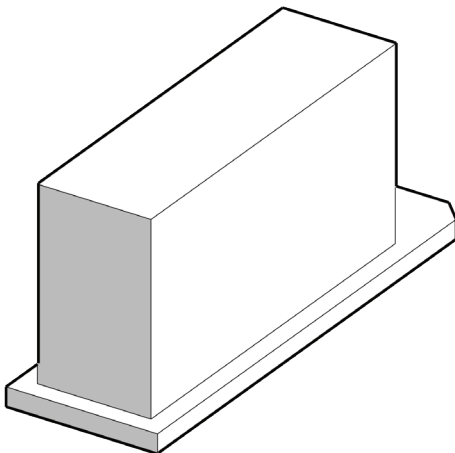


8.0 Architectural Concept

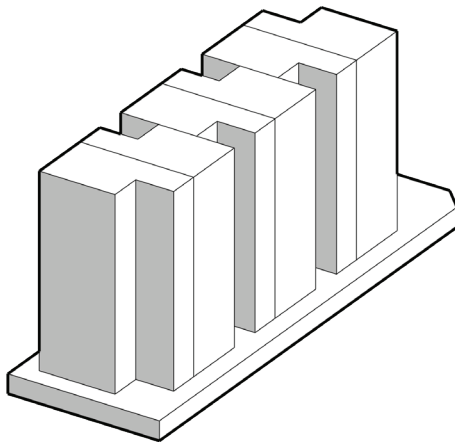
01 site



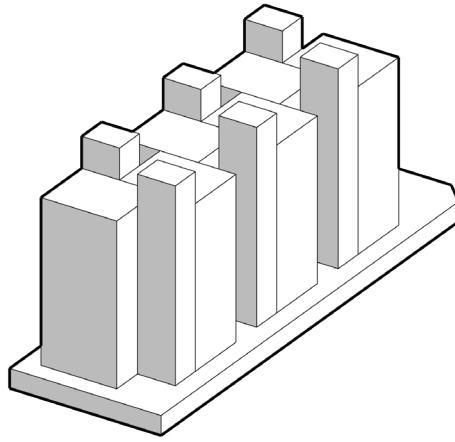
02 park



03 divide + entry



04 roof deck



01 site

The development sits in a mid-block, 40' wide lot with an alley at the back and a pedestrian-heavy street front on 41st Ave N. Using the entire zoning envelop provides an imposing mass, and subsequent design iterations worked to break down that mass and provide the proper circulation and functionality within the site.

02 park

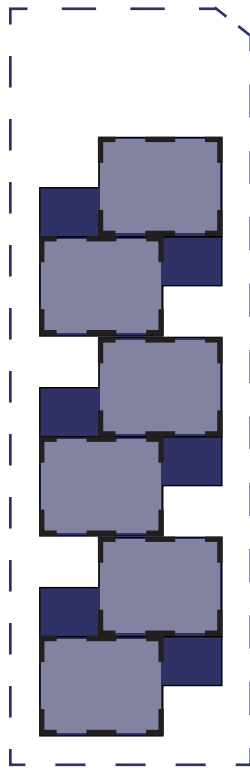
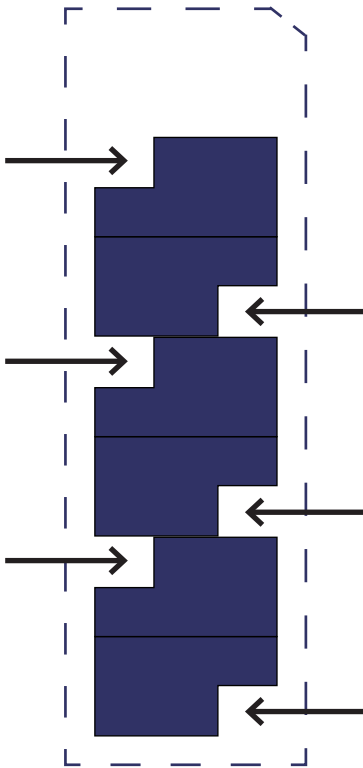
The first move was to pull back the rear-facing facade to provide an area for parking. This also opens up a small pocket for landscaping, and possibly for solid waste storage and pick-up.

03 divide + entry

The resulting mass is divided into 6 equal blocks. Along each side lot line, half of the units are entered via small courtyards that are pulled back from the side lot line. This allows the structure to adhere to zoning code, and also provides private, aesthetically pleasing entry courts for each of the 6 units.

04 roof deck

Most of the mass at the upper floor (aside from the penthouse), is pulled down in favor of a rooftop deck. These decks provide the residents with views, light, and air they might otherwise be lacking in other areas of the development.



8.0 Architectural Concept

Note: Renderings depict anticipated development under different permits on adjacent lots



Arial View from NW



Arial View from SW

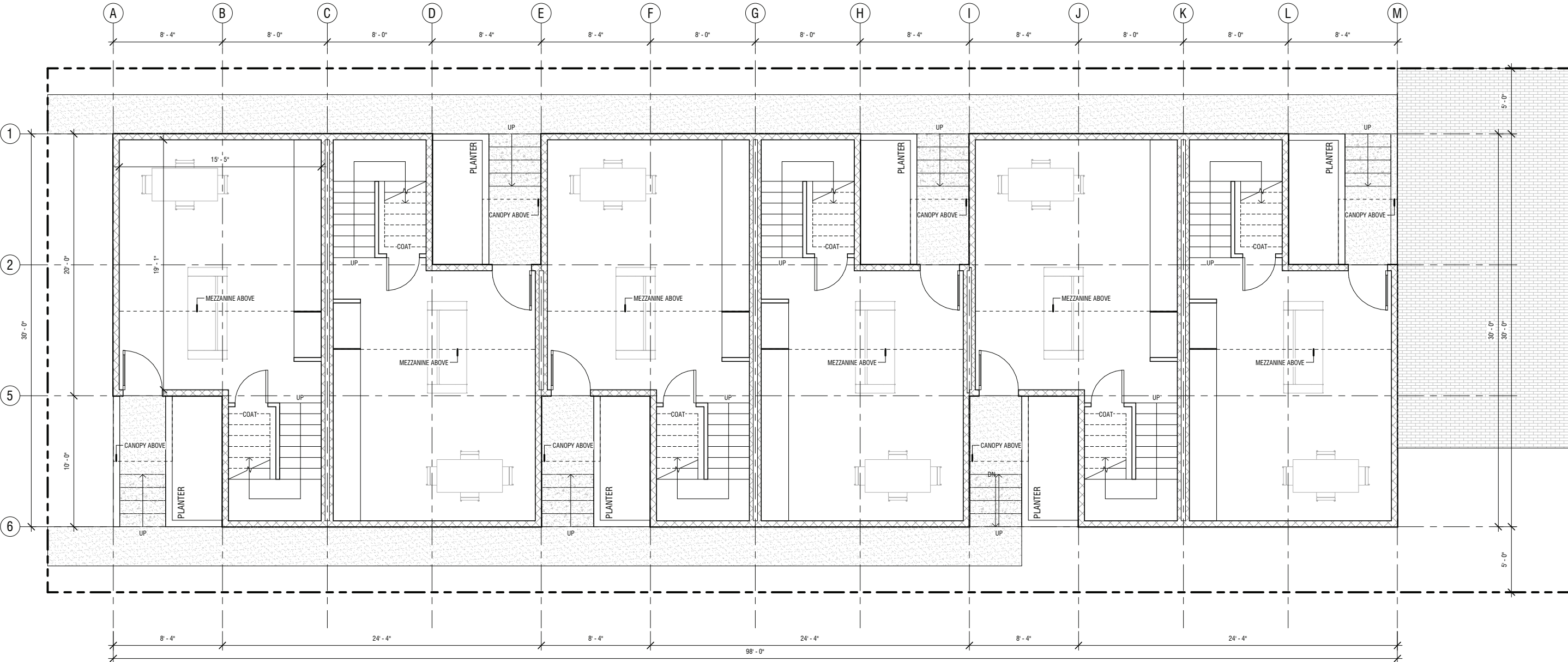


Arial View from NE



Arial View from SE

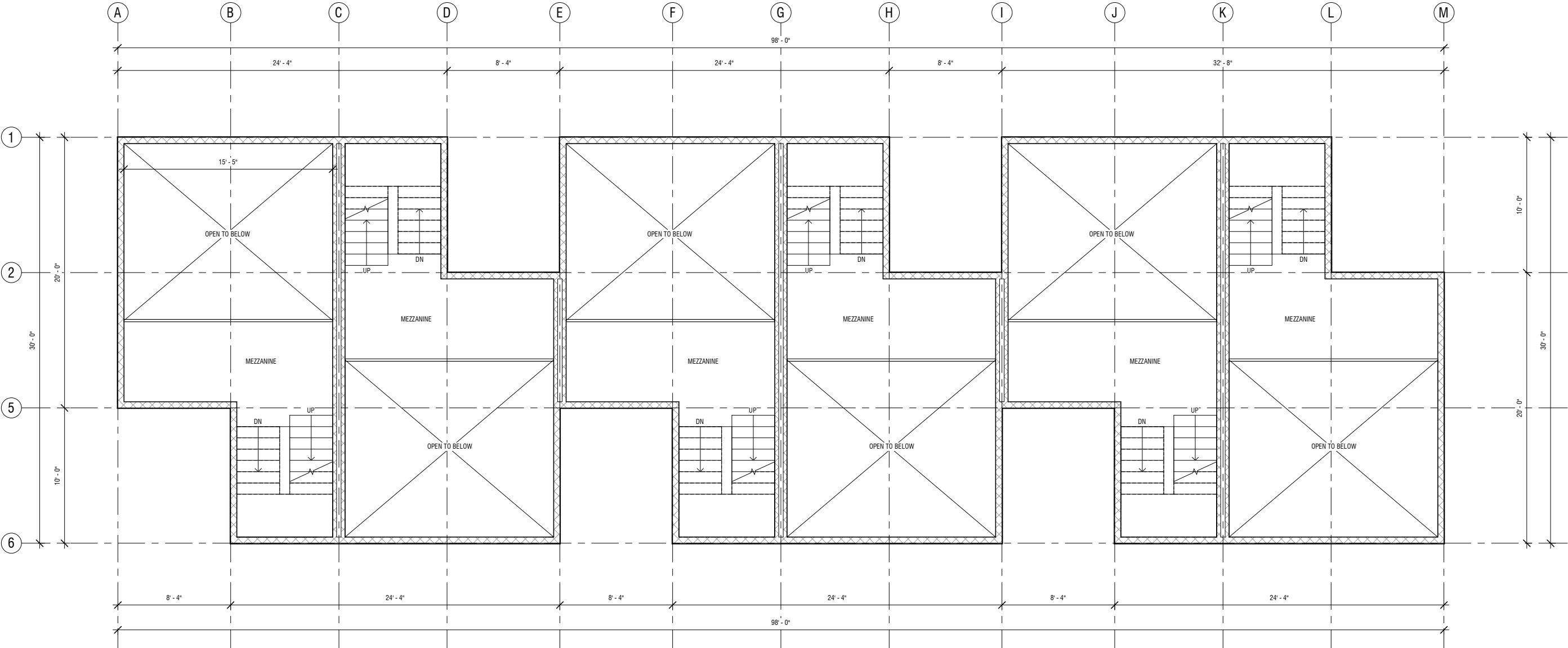
8.0 Floor Plans



Level I Plan
1/8"=1' scale



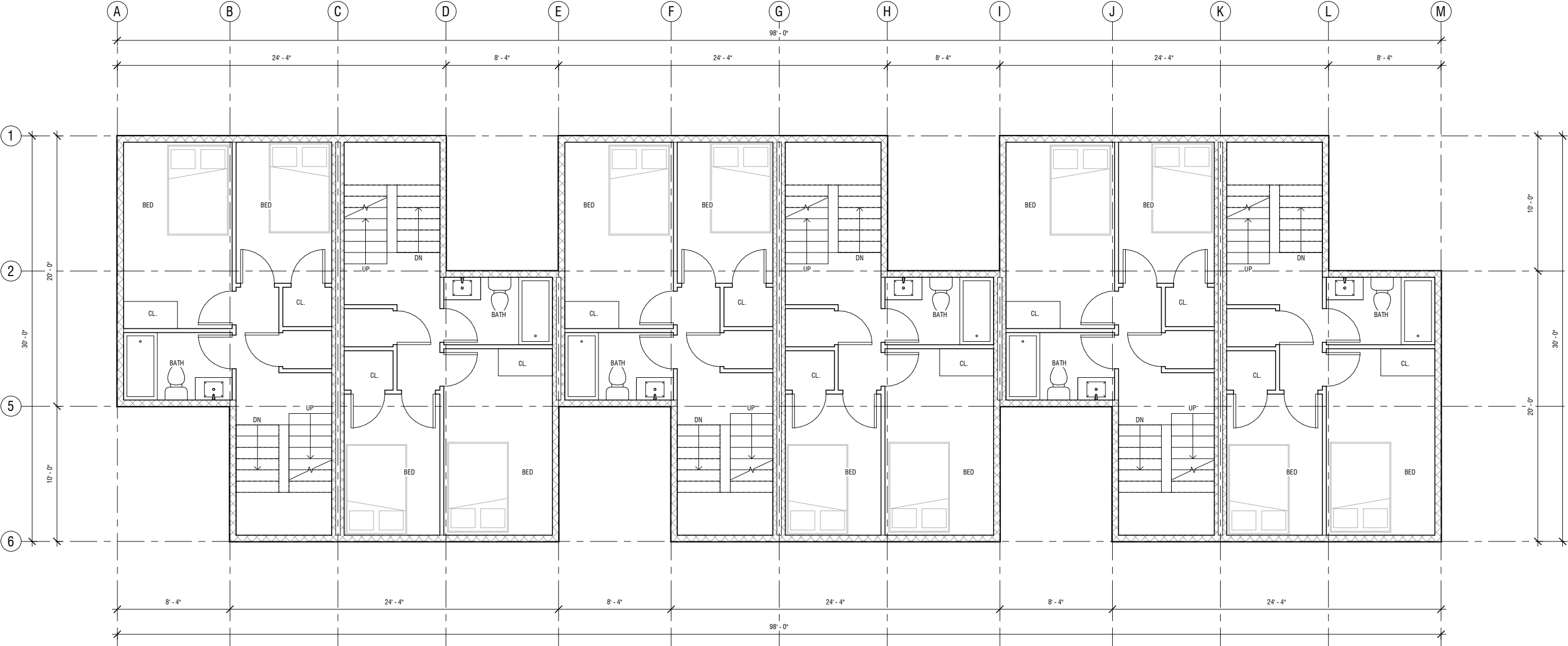
8.0 Floor Plans



Mezzaning Plan
1/8"=1' scale



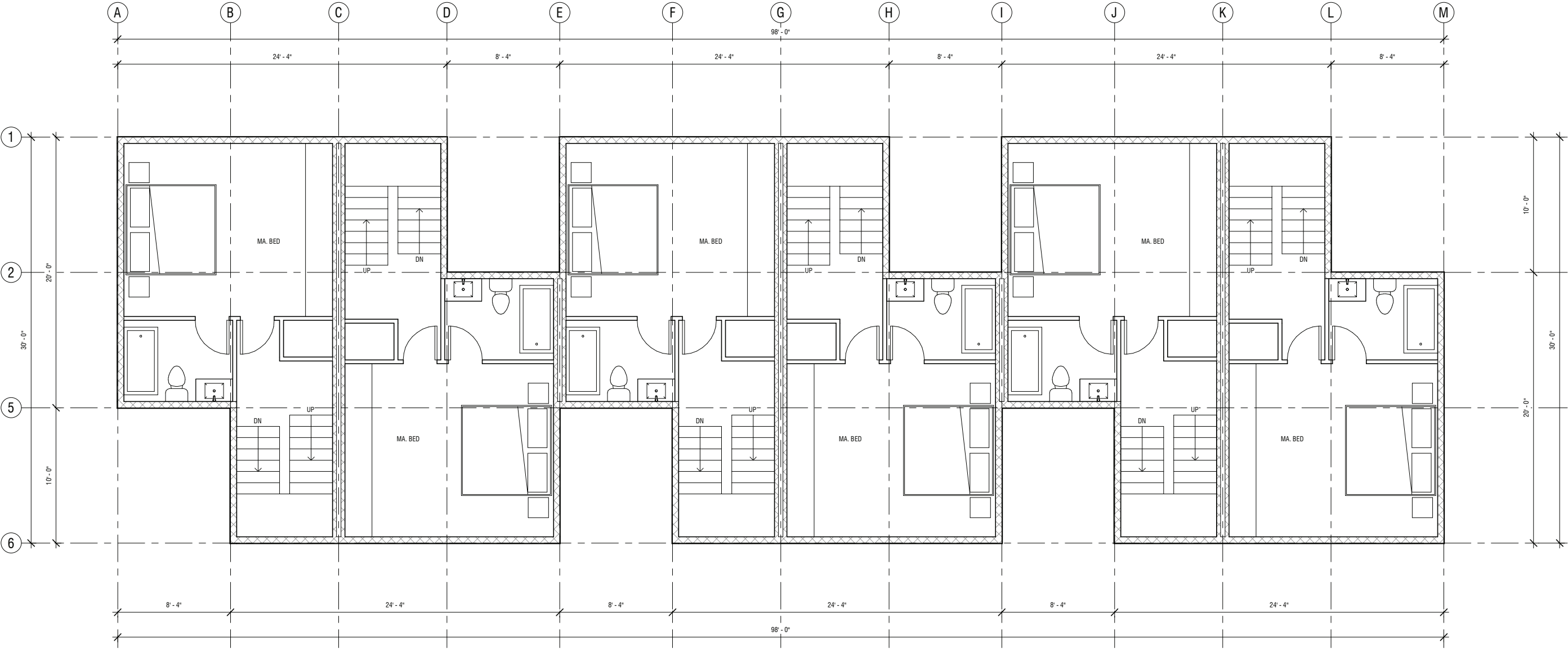
8.0 Floor Plans



Level 3 Plan
1/8"=1' scale



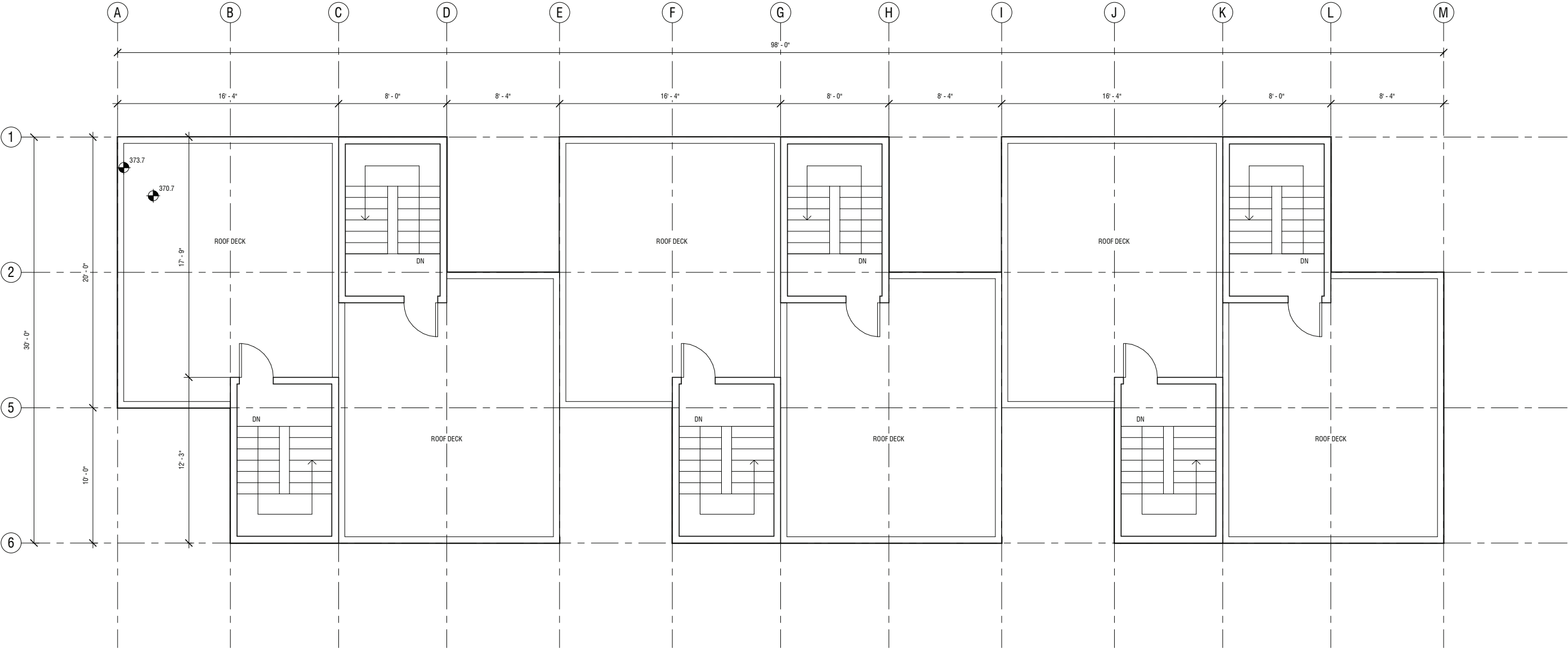
8.0 Floor Plans



Level 4 Plan
1/8"=1' scale



8.0 Floor Plans



Roof Plan
1/8"=1' scale



8.0 Elevations



Material Keynotes

- 1_HORIZONTAL FIBER CEMENT LAP SIDING W/ 4" REVEAL, TYP. PAINT SLATE GREY PER SPEC.
- 2_FIBER CEMENT PANEL SIDING. PAINT WHITE PER SPEC.
- 3_ALUMINUM COMPOSIT PANEL ON BAY WINDOW. INTEGRAL BURNT ORANGE COLOR.
- 4_FIBER CEMENT INFILL PANEL. PAINT BLACK TO MATCH WINDOW FRAMES.
- 5_WOOD FRAMED CANOPY AND TRELLIS. PAINT BLACK. PLANT PER LANDSCAPE.
- 6_GALVANIZED METAL GUTTER W/ 4" DOWNSPOUT.
- 7_BLACK OR DARK GREY VINYL WINDOW FRAMES, TYP.
- 8_EXPOSED CONCRETE.



8.0 Elevations



Material Keynotes

- 1_HORIZONTAL FIBER CEMENT LAP SIDING W/ 4" REVEAL, TYP. PAINT SLATE GREY PER SPEC.
- 2_FIBER CEMENT PANEL SIDING. PAINT WHITE PER SPEC.
- 3_ALUMINUM COMPOSIT PANEL ON BAY WINDOW. INTEGRAL BURNT ORANGE COLOR.
- 4_FIBER CEMENT INFILL PANEL. PAINT BLACK TO MATCH WINDOW FRAMES.
- 5_WOOD FRAMED CANOPY AND TRELLIS. PAINT BLACK. PLANT PER LANDSCAPE.
- 6_GALVANIZED METAL GUTTER W/ 4" DOWNSPOUT.
- 7_BLACK OR DARK GREY VINYL WINDOW FRAMES, TYP.
- 8_EXPOSED CONCRETE.



8.0 Previous Iteration

Previous Design Iteration



Feedback from SDR Pre-Submittal Conference:

Create buildings which have more residential elements including porches, stoops, baywindows, wood siding, gardens, signage, varied siding, sloped roofs, etc. The current proposal is too harsh for the neighborhood context.

Revised Facade Design Elements:

- Bay window has been added to the percieved level 3 to help break up the scale of the facade and add an interesting design element.
- Raised and covered entry porch adds human scale elements, and adds a horizontal wood trellis that can be planted for a landscape wall.
- Private patio off level 1 helps to tie the new structure in to the existing context of the neighborhood, and the pedestrian nature of the street.
- Primary material has been lightened and slightly colored to add variety and depth.
- Landscape buffer is provided at the sidewalk to provide a bit of relief between the building and the neighborhood.
- Horizontal band at percieved level 4 helps to break up the scale of the structure.
- Large openings at a double - height living floor makes the facade more inviting to the neighborhood context.



8.0 Renderings



View from 41st Ave SW

8.0 Renderings



Detail View from 41st Ave SW

8.0 Renderings



View from Fauntleroy Way

NO ADJUSTMENTS.

PAGE LEFT INTENTIONALLY BLANK

