

41st and Fauntleroy Multi-Family | Streamlined Design Review | 6326 41st Ave SW | SDCI #3035001-EG

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Architect of Record

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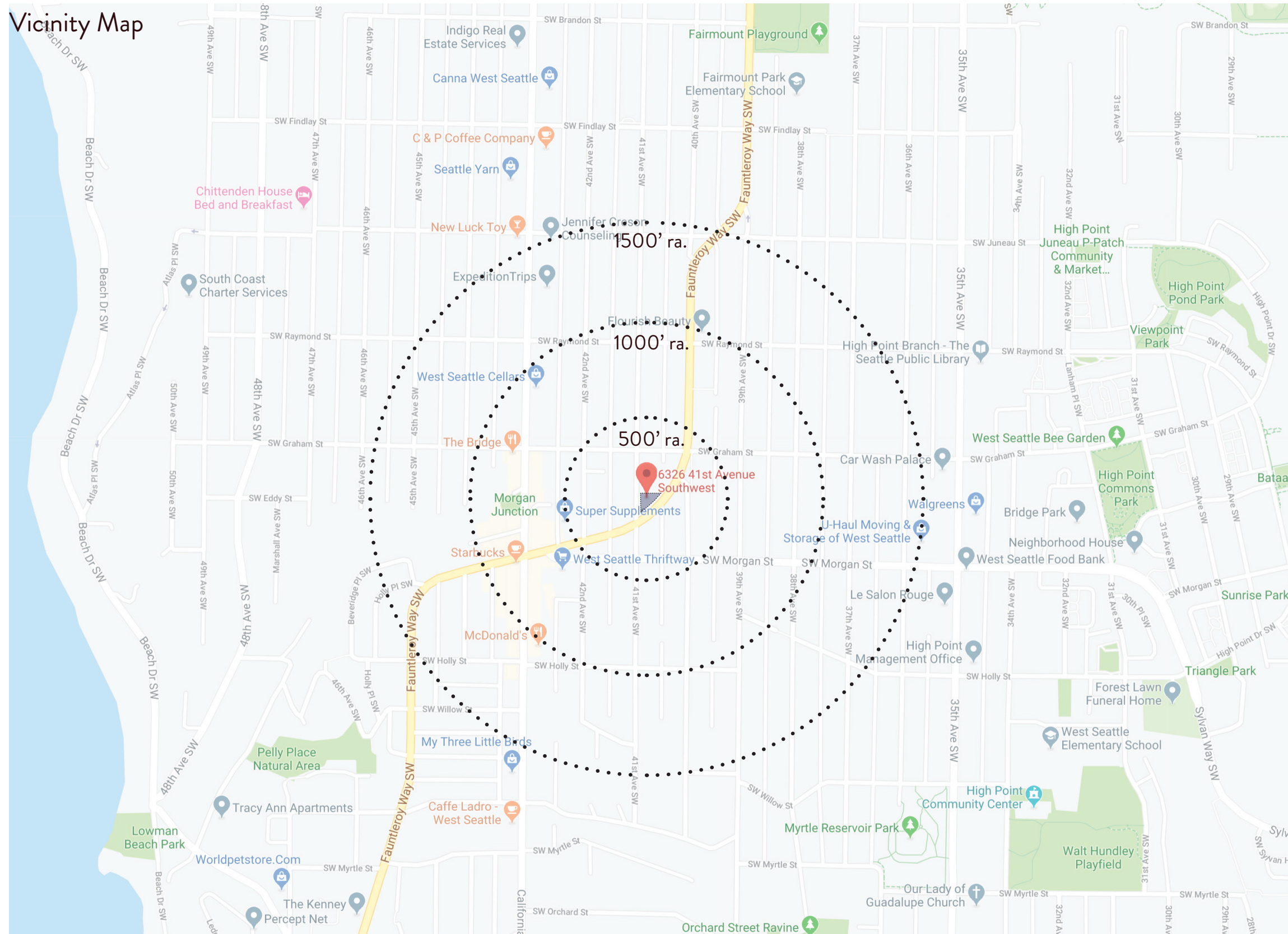
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3.0 Development Standards & Summary of Public Outreach

PROJECT INFORMATION

Vicinity Map



Project Description:

Construct a 4-story townhouse structure containing 9 residential units and roughly 12,800 sf of GFA. No parking required or provided. Includes the demolition of an existing single family residence.

Address:

6326 41st Ave SW | Seattle, WA | 98136

Tax Parcel:

0826000326, 0826000335

Legal Description:

LOT 7, 8, AND 9, BLOCK 3, BIRDLE HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 1, RECORDS OF KING COUNTY WA. EXCEPT THAT PORTION OF SAID LOTS CONDEMNED FOR FAUNTLEROY AVE IN KING COUNTY SUPERIOR COURT CAUSE NO. 93059, UNDER ORDINANCE 29063 OF THE CITY OF SEATTLE.

Zoning:

LR3 (M2)

Site Area:

7615 sf

Overlays:

Urban Village

ECA:

None

Parking Flexibility:

Yes

Max Height:

50'-0"

3.0 Development Standards & Summary of Public Outreach

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 (9) townhouse units.

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 | mnmumstudio.com

Date:
September 20, 2019

Address:
6326 41st Ave SW, Seattle, WA

Project Contact:
peter@mnmumstudio.com

SDCI #:
3035001-ED



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Conceptual rendering.

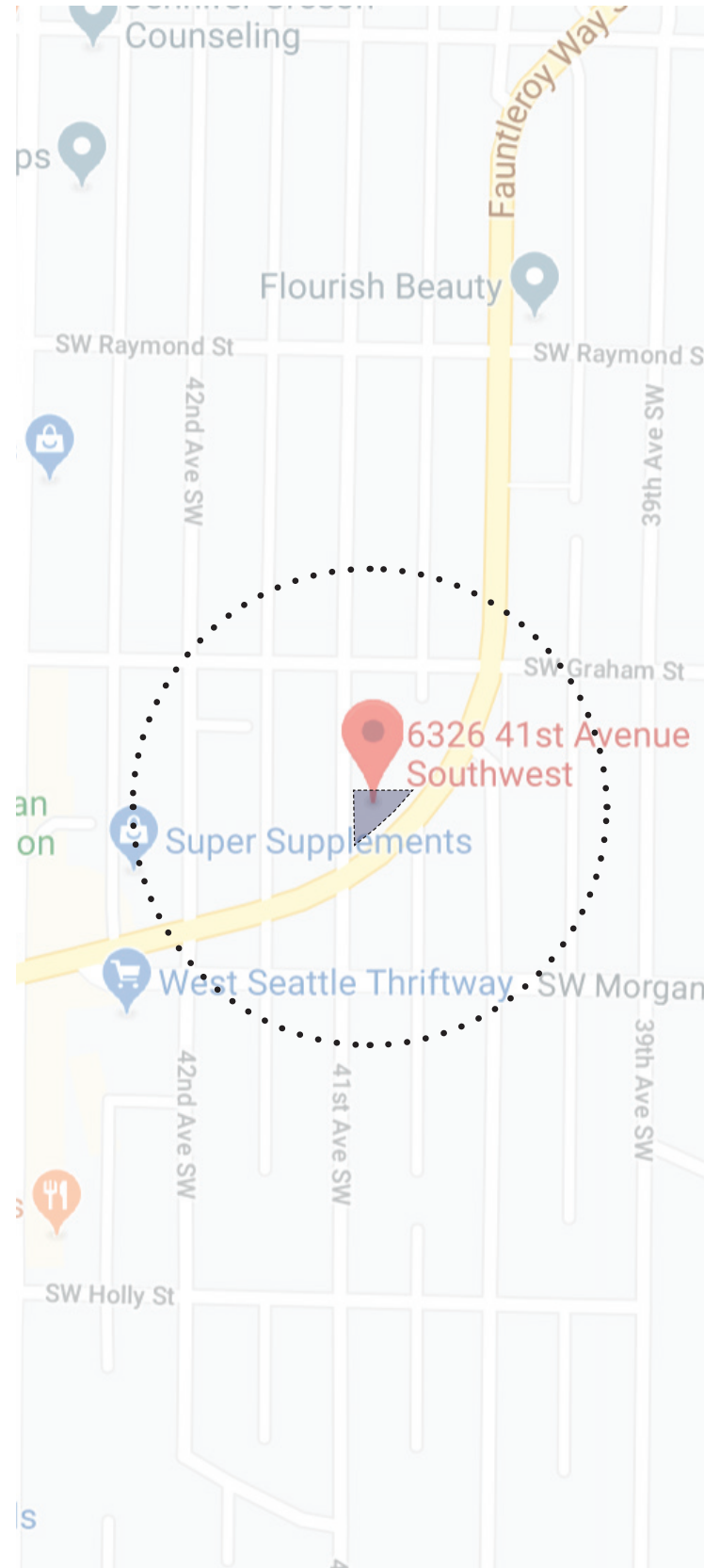
MNMuM Studio | 1111 e. pike st. #503, seattle, wa | 520.400.3868 | mnmumstudio.com

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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:

- Lack of parking was a concern for neighbors who say street parking is already at a premium. Bike parking as a supplement was discussed.
- Group appreciated the inclusion of various green spaces and amenities. Especially along Fauntleroy Way.
- The pedestrian friendly nature of the design was praised.
- There was concern from a few members about the visibility for people turning off 41st Ave SW on to Fauntleroy Way.
- 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.

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)
- Cal-Mor Circle Resident Council
- Southwest Seattle Historical Society
- Southwest Youth Alliance
- Westside Neighbors Network

Note: Outreach was approved by Tom Van Bronkhorst on 10.29.2019



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6326 41st Ave SW | Seattle, WA
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4.0 Site Plan



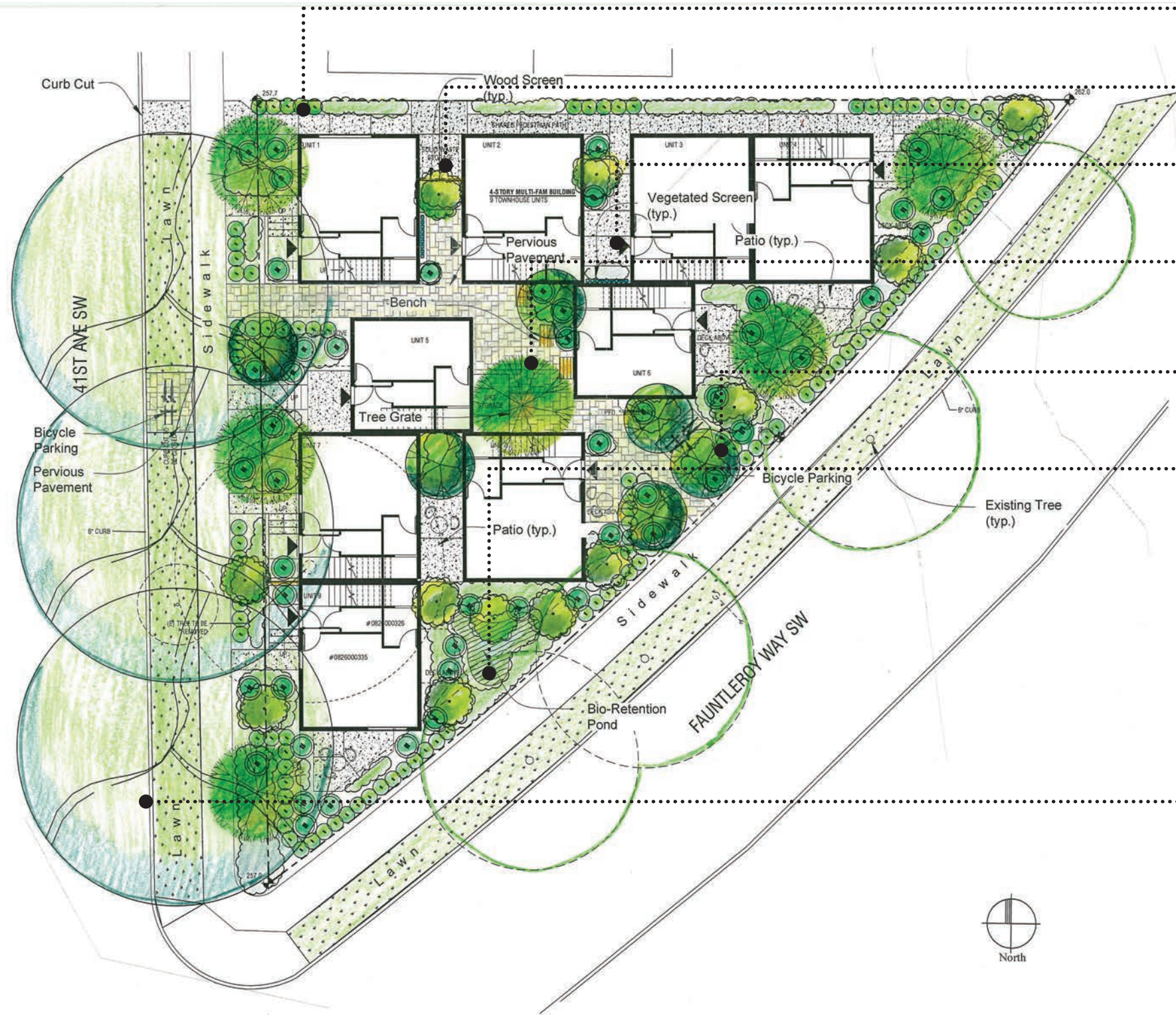
SITE CONTEXT IMAGE - view from SE



4.0 Site Plan

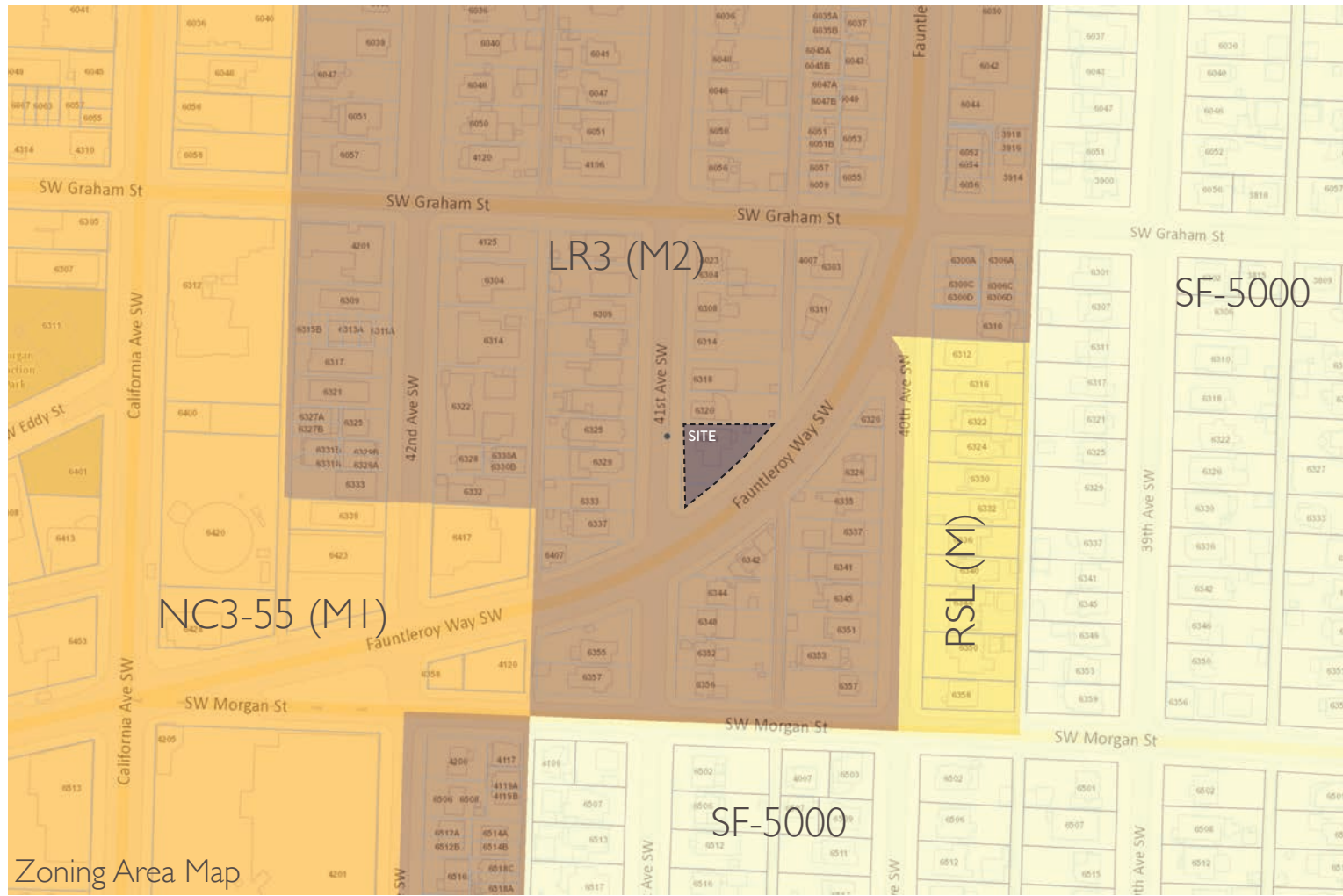
Landscape Concept Objectives:

- Circulation along the north property line with planted areas to the north of the common path.
- Shared solid waste and recycling storage area. Within 50' of curb side pick-up.
- Each unit has some private amenity area at the ground floor. These areas are a combination of planters and permeable hardscape.
- Central courtyard provides access through the lot, landscaped areas, and a place to gather and store bikes. This central pivot point is meant to activate the community.
- Triangular areas that face Fauntleroy are packed with small trees and landscaped ground cover to provide a soft buffer with the heavily used through-way.
- Bio-Retention pond for rain-water run-off and providing visually appealing amenity for residents.
- Large street trees create a strong pedestrian presence along 41st Ave SW. They also act to replace an existing fir tree on our lot that is being removed due to development plan.



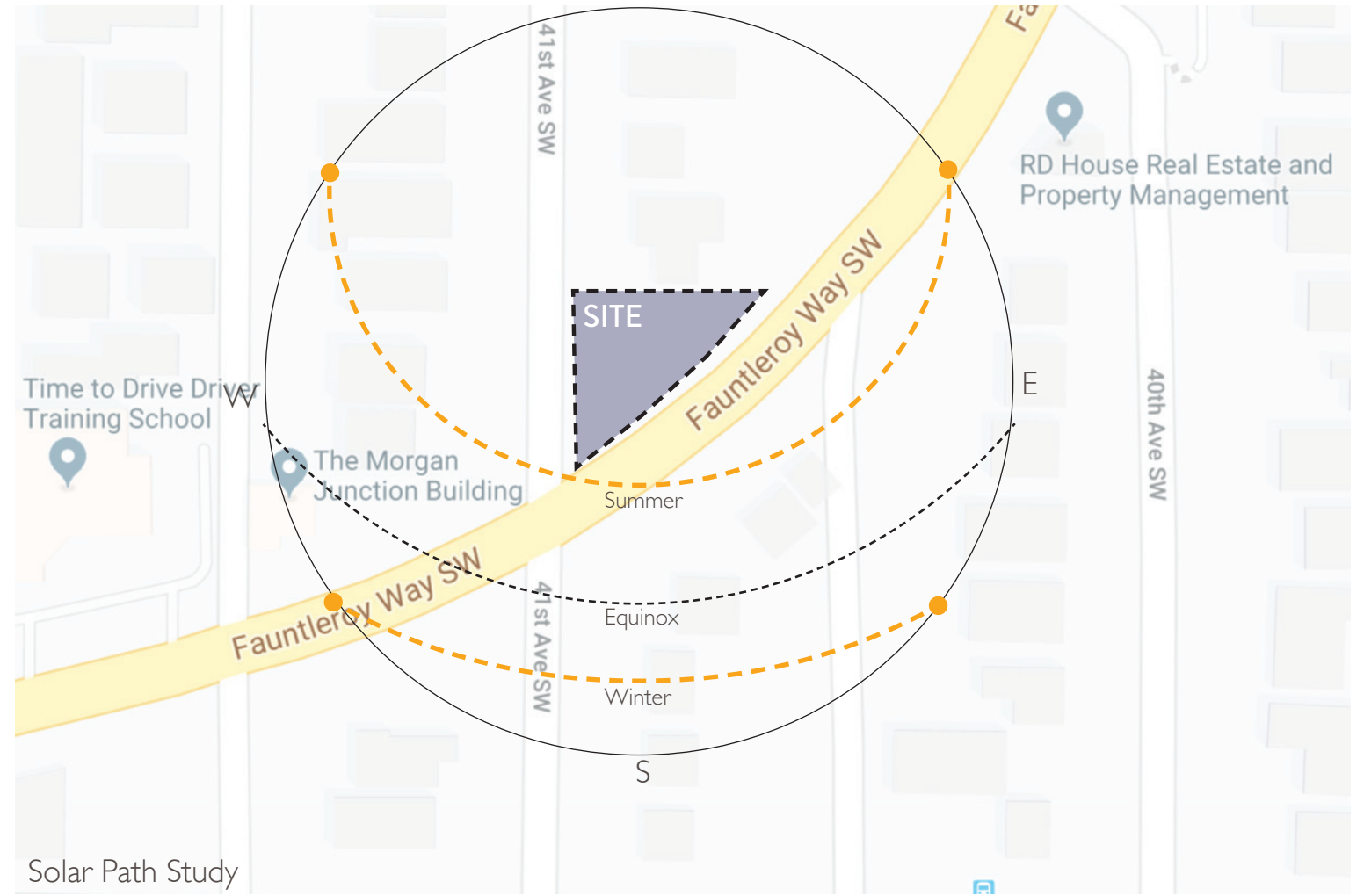
Landscape Concept Plan
not to scale

5.0 Context Analysis



Zoning Context:

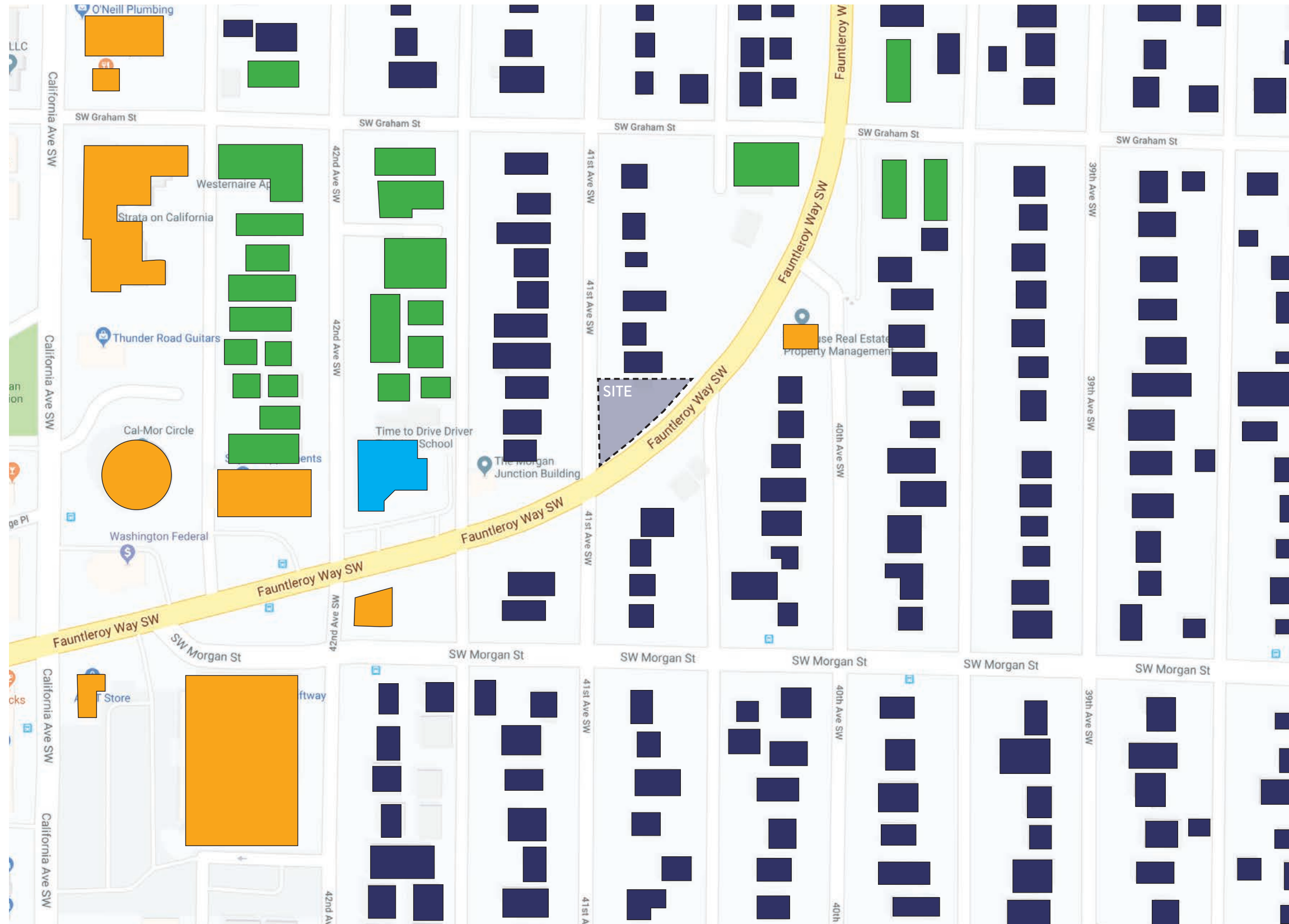
Our site is situated in the Morgan Junction neighborhood, which has recently seen partial rezoning by way of the MHA legislation. In the immediate vicinity, sites that were previously SF-5000 are now LR3 (M2) and RSL (M). Lots to the adjacent west are now zoned as NC3-55 (M1), but were previously already 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 across 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.

5.0 Context Analysis



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.

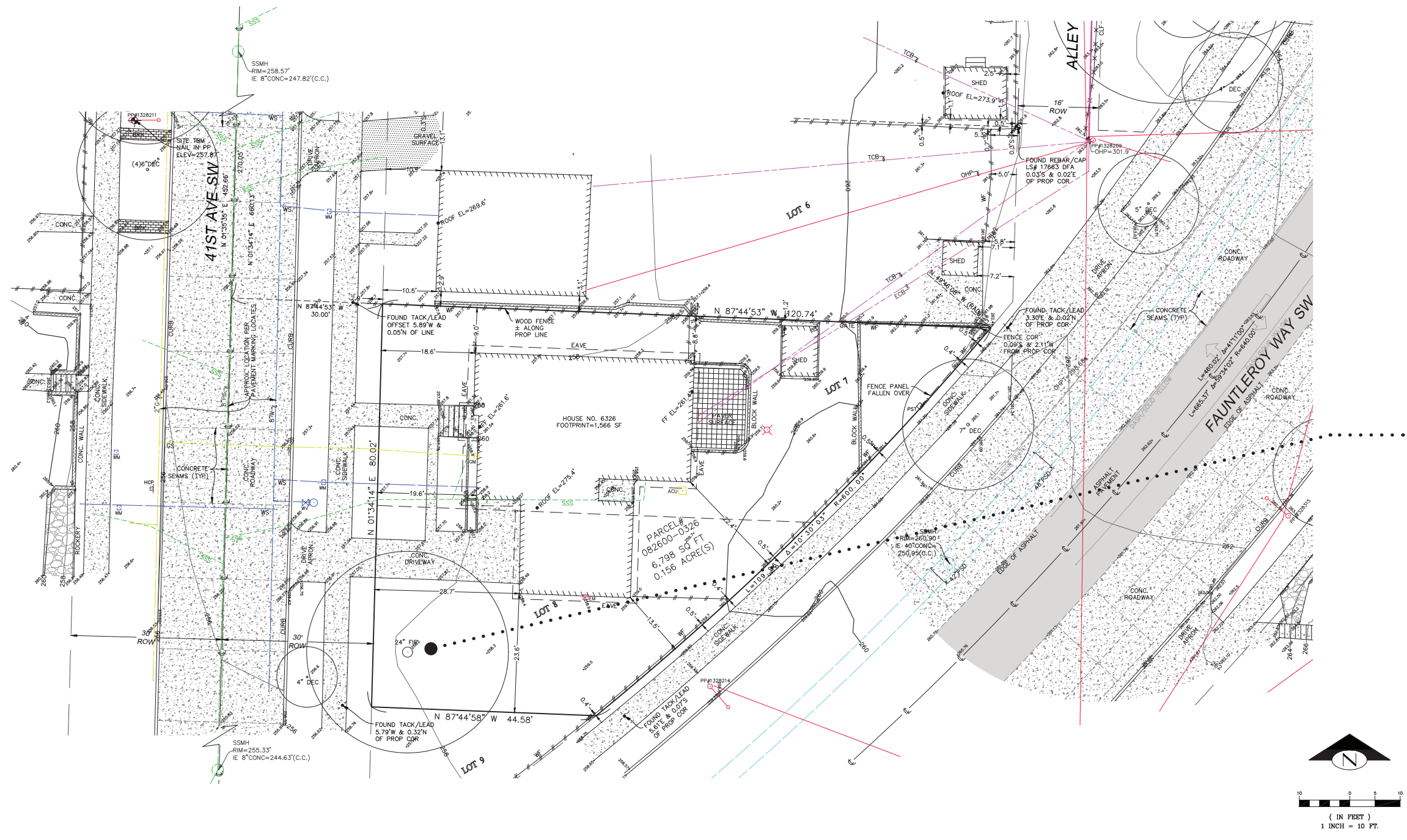
Map Key

- 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, 1,400 sf single family home in the middle 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 no alley access to the site. Vehicular and pedestrian access is currently off 41st Ave SW. There is a fence along Fauntleroy Way with no clear pedestrian or vehicular access.

Views and Solar Access

There are potential views to the Southeast, North, and West. Solar access to the south is almost completely unobstructed.

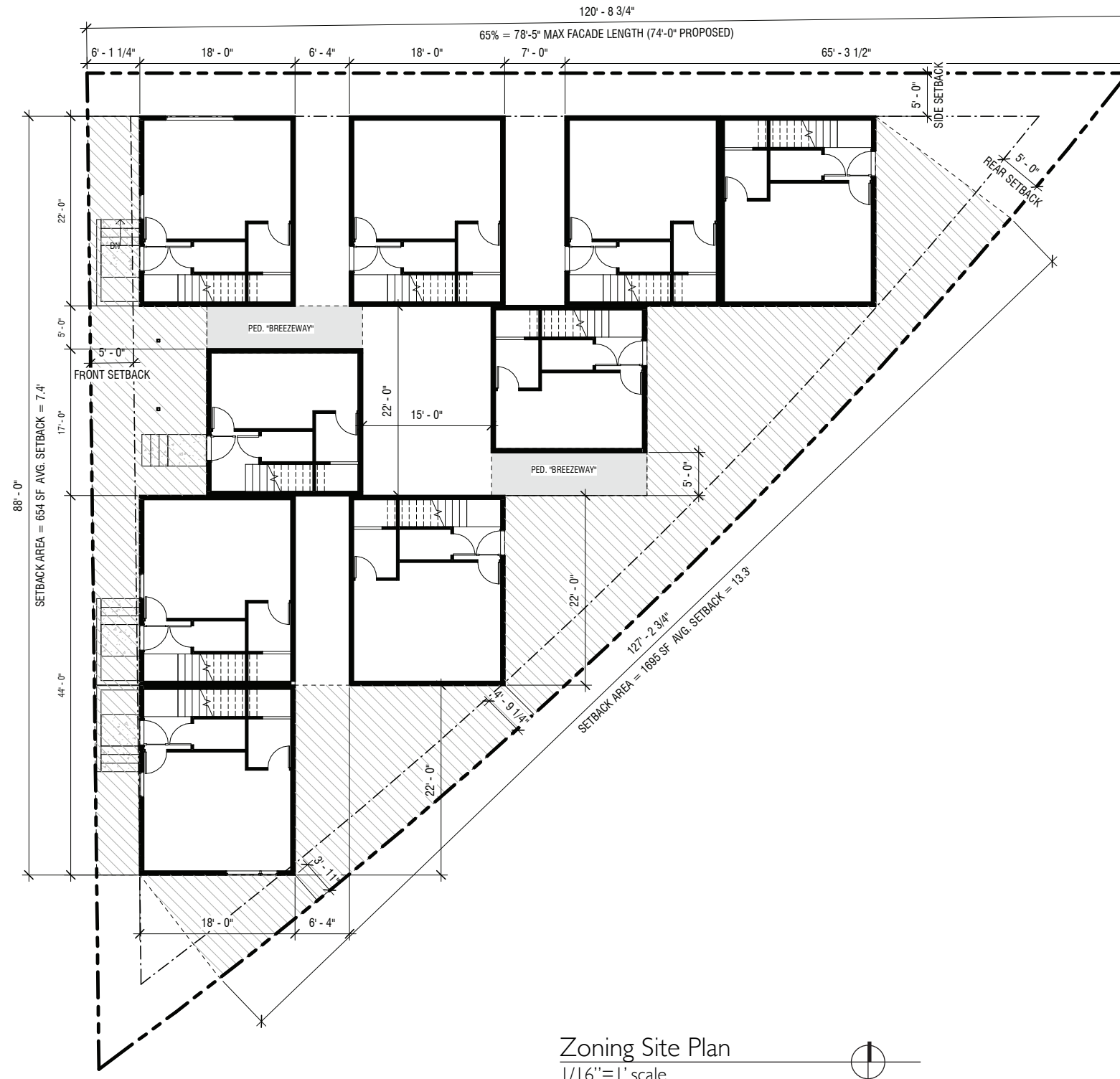
Trees:

There is a single 24" douglas fir (*pseudotsuga menziesii*) at the southwestern corner of the lot to be removed. Per city ordinance, the tree has been determined not to be exceptional.

5.0 Context Analysis



6.0 Zoning Analysis



Zoning Data

Zone: LR3 (M2)
Site Area: 7,615 sf

23.45.510__Floor Area

Max FAR: 2.3 x Site Area
17,514 sf
Proposed FAR: 12,829 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
1904 sf required (see schedule)

23.45.517__Structure Width and Facade Length

Max Structure Width: 150'-0"
Proposed: 88'-0"

Max Facade Length: 65% of Side Lot Line
78'-5"
Proposed: 72'-0"

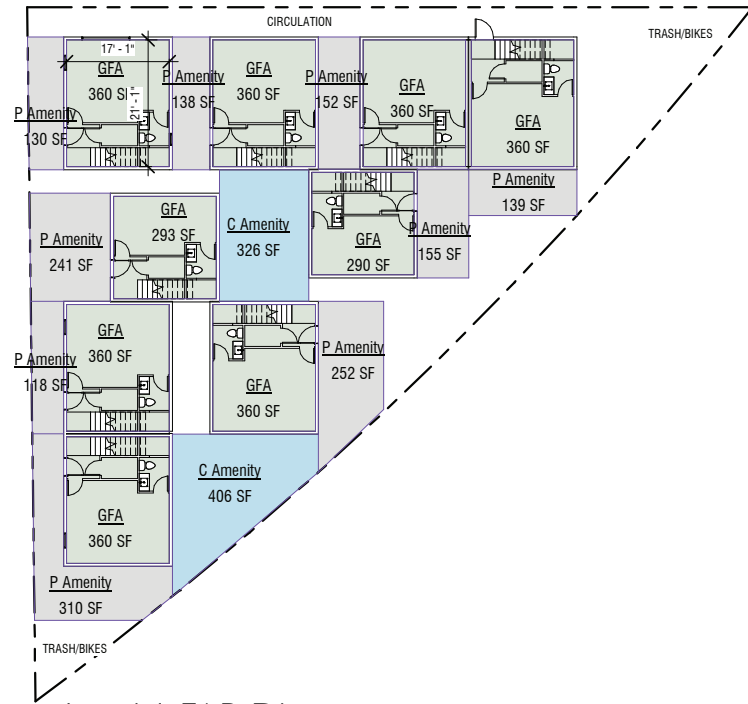
23.54.015__Required Parking

Required Parking: 1 space per unit
9 spaces required

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

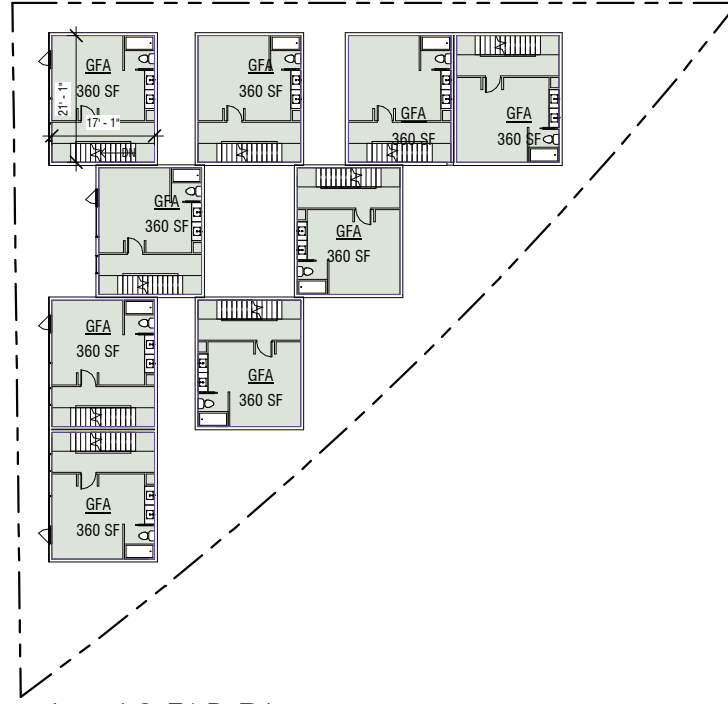
0 spaces required and provided

6.0 Zoning Analysis



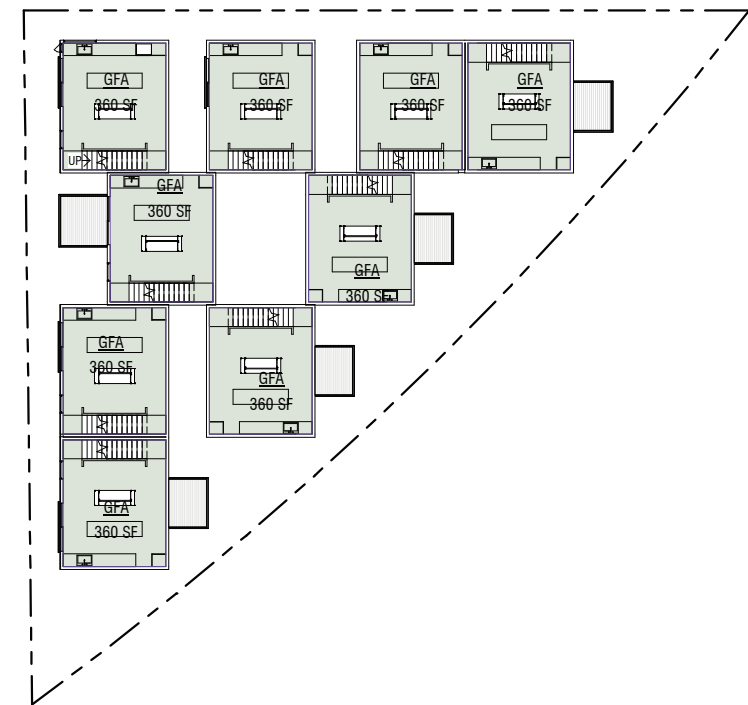
Level 1 FAR Diagram

1/32"=1' scale



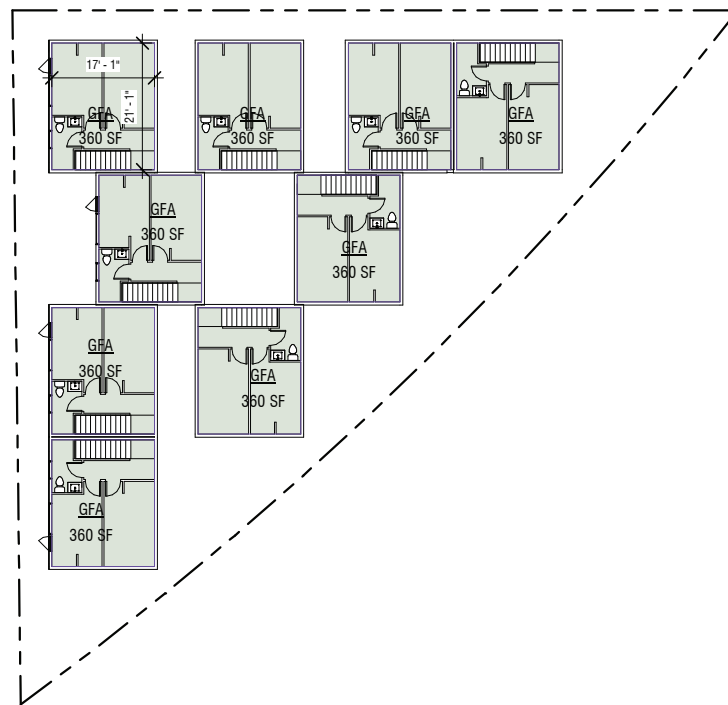
Level 3 FAR Diagram

1/32"=1' scale



Level 2 FAR Diagram

1/32"=1' scale



Level 4 FAR Diagram

1/32"=1' scale

<GFA Schedule>		
A	B	C
Name	Area	Level
GFA	3104 SF	Level 1
	3104 SF	
GFA	3242 SF	Level 2
	3242 SF	
GFA	3242 SF	Level 3
	3242 SF	
GFA	3242 SF	Level 4
	3242 SF	
	12829 SF	

<Amenity Area Schedule>		
A	B	C
Name	Area	Level
C Amenity	732 SF	Level 1
	732 SF	
P Amenity	1635 SF	Level 1
	1635 SF	
	2367 SF	



Building Height Section

1/16"=1' scale

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).

PL2 - Walkability

A.1 Accessibility:

Reviewer Note: Site and design to encourage pedestrian activity on the street.

Design Team Responses

Unit modules have been pulled apart in a way that provides the most possible sun and wind exposure on a lot of such high density. When orienting the massing diagram, it was important to give each residential unit and each floor within access to natural ventilation and light. In addition, the central courtyard space, while tall, gives adjacent units the opportunity for views into a visually interesting part of the site, as well as additional natural light.

Due to the nature of this corner lot, it was important to provide two distinctly different relationships with each street. With 41st, a grounded, more personal connection was required for a quieter, more pedestrian friendly experience. With Fauntleroy, a soft buffer was required to engage with a street heavily used by cars. Pockets of landscape engage the in-betweens as the structure juts out to present a saw-toothed form in plan.

Open space has been carefully considered on this lot. The units have been distributed on the lot to open up areas of both private and common amenity. Chief among these is a central courtyard that acts as a circulation path and gathering space for neighbors on the lot. The open space scheme respects both the pedestrian nature of 41st and the vehicular nature of Fauntleroy, responding with areas of hard and soft scape that speaks to those natures.

Accessibility through the side and access from the street are reinforced by two through-paths. One that connects along the north property line, and one that carries through a shared courtyard space. Each is meant to engage the street activity, and provide residents with multiple points of entry to and from the site.



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 landscaped buffers and repeated design elements.



CS1.B.1 central courtyard and other amenity areas offer opportunities for view, light, and air.



7.0 Design Guidelines

Seattle Design Guidelines (cont.)

CS2 Urban Pattern and Form - Relationship to the Block

C.1. Corner Sites:

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

Reviewer Note: Ensure design is compatible with character of neighborhood; orient building to corner and provide visual anchor for block. Shallow setbacks/minor grade separation between sidewalk and entry.

PL3 - Street Level Interaction

A.4 Views and Connections

Reviewer Note: Provide lively, pedestrian-oriented open spaces; provide attractive access to entry, and link to surrounding landscape.

DC2 - Architectural Concept

E Form and Function:

Reviewer Note: Incorporate features to achieve good human scale.

DC4 - Exterior Elements and Materials

A Exterior Elements and Finishes:

Reviewer Note: Exteriors to be constructed of durable/maintainable materials attractive when viewed up close. provide texture, pattern, high quality detailing.

We have treated this corner lot as a transitional gateway for this changing neighborhood. Not only does it occupy a prominent corner lot, the triangular nature of that lot provides opportunities to meet the street scapes in interesting ways. The idea is to hold that urban edge as cars move from residential areas to the north to commercial areas to the west and south. Along the 41st street facade, building is pulled back in one large area, and has more subtle variations to identify each unit and relate back to human scale. Also, raised entry stoops provide relief at the pedestrian level, and help connect the neighborhood to the units themselves.

Attractive access entry is provided at the courtyard entrance along 41st. It is the most activate entry from a pedestrian perspective, and will include clear wayfinding and access to shared mail area, bike parking, and a shared courtyard amenity. Additional pedestrian level open spaces can be found along Fautleroy Ave, but are more for landscape viewing.

Along the 41st Ave SW facade, the following elements have been included to provide good human scale: entry canopies for each unit, raised stoops for each unit, low planted areas, pulled back facade and 2nd level deck on one unit, slight visual variations in each unit, multiple points of pedestrian entry into the site, and large openings on the facade.

Please see renderings and elevations in this packet for material call-outs that demonstrate quality materials to be provided.



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



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



DC2.A.2 balconies are areas of the facade are pulled back to help break up perceived mass.

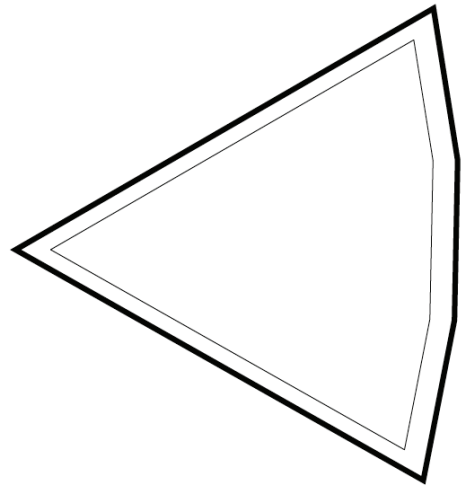


PL1.B.1 pedestrian infrastructure also contains private areas connected throughout the site.

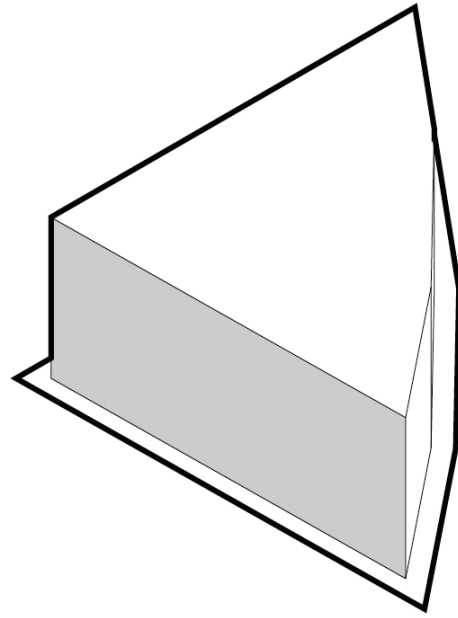


8.0 Architectural Concept

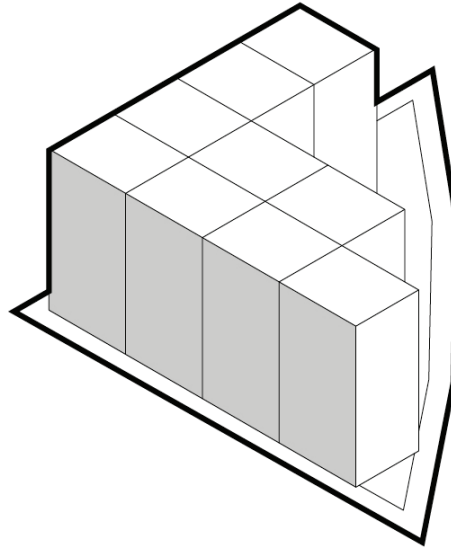
01 site



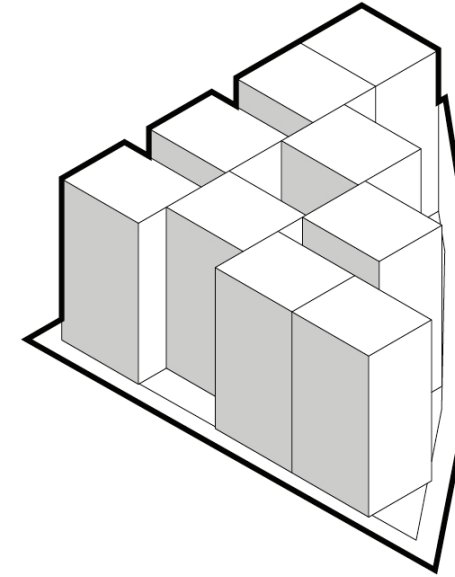
02 extrude



03 divide + carve



04 distribute



01 site

Due to the nature of this corner lot, it was important to provide two distinctly different relationships with each street. With 41st, a grounded, more personal connection was required for a quieter, more pedestrian friendly experience. With Fauntleroy, a soft buffer was required to engage with a street heavily used by cars. Pockets of landscape engage the in-betweens as the structure juts out to present a saw-toothed form in plan.

02 extrude

The HMA re-zone of parts of Morgan Junction allow for a 50'-0" max height. While the proposed development doesn't max out this limit, it does take advantage of the added height in order to expand views, increase density, and provide better, more livable units for residents.

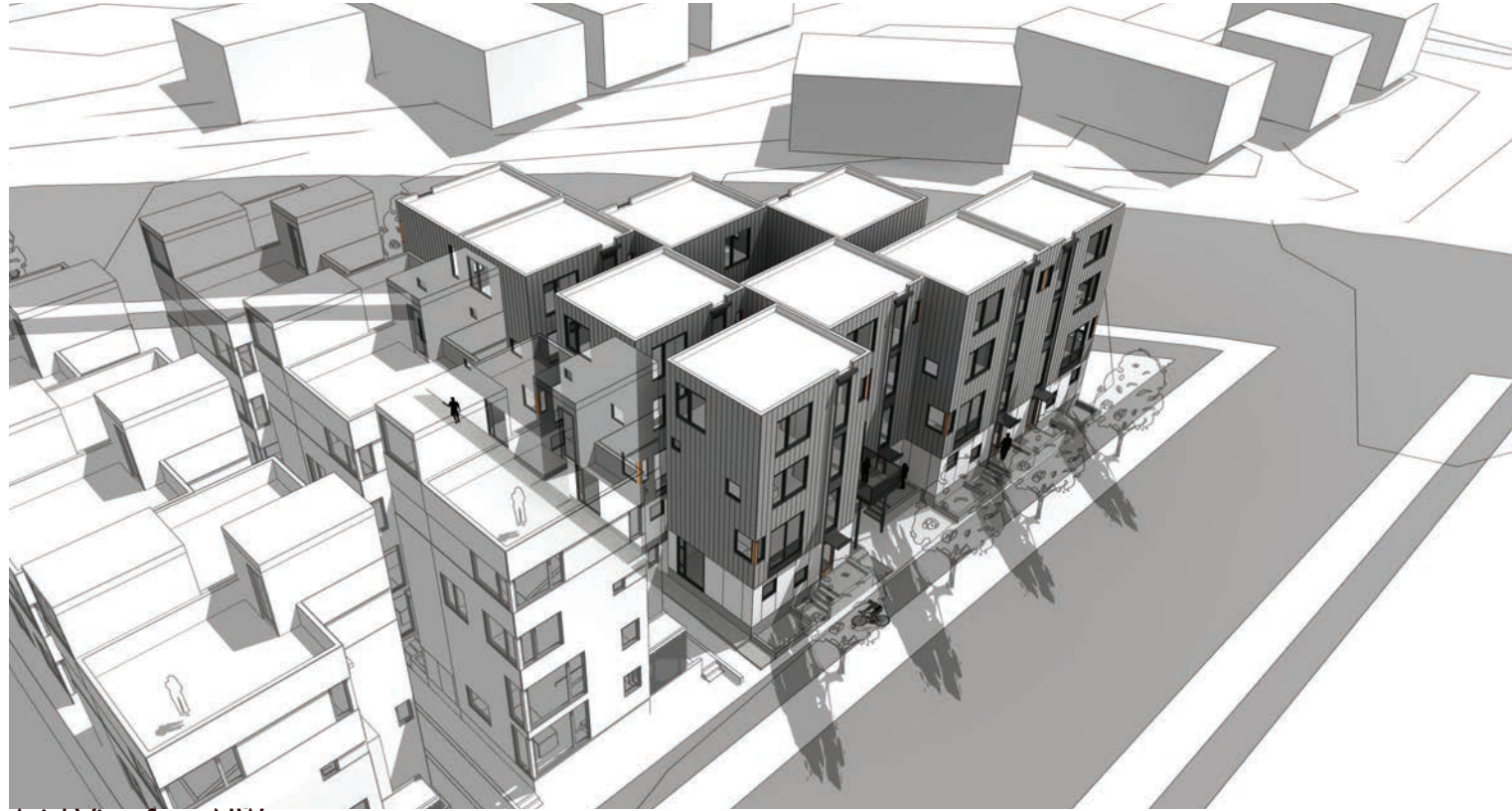
03 divide + carve

Areas facing Fauntleroy Way are carved out to allow for pockets of landscaped open space. This also gives interior units more opportunities for views and natural light. The massing is then divided into 9 equal parts, lending the design to uniformity that is revised based on site location and view opportunity.

04 distribute

The 9 units are pulled apart like a chain-link fence. This more evenly distributes the units and forms their position to the shape of the lot. This provides ample opportunity for interior courtyards that give units more light, air, and view. At this point, the scheme reaches the limits of the buildable envelope, and relies on minor adjustments to the minimum setbacks along Fauntleroy Way in order to retain their uniformity.

8.0 Architectural Concept



Arial View from NW



Arial View from SW

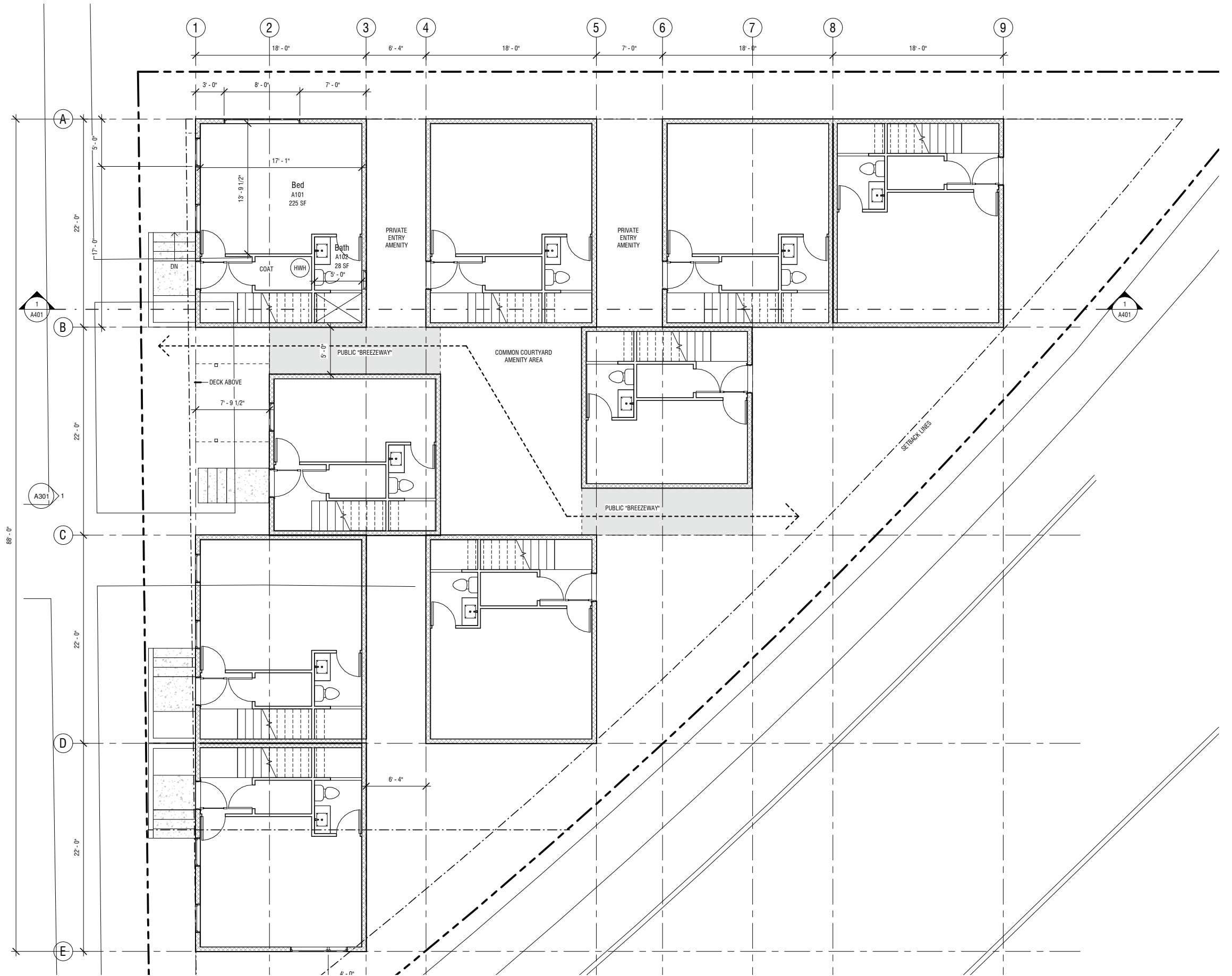


Arial View from NE



Arial View from SE

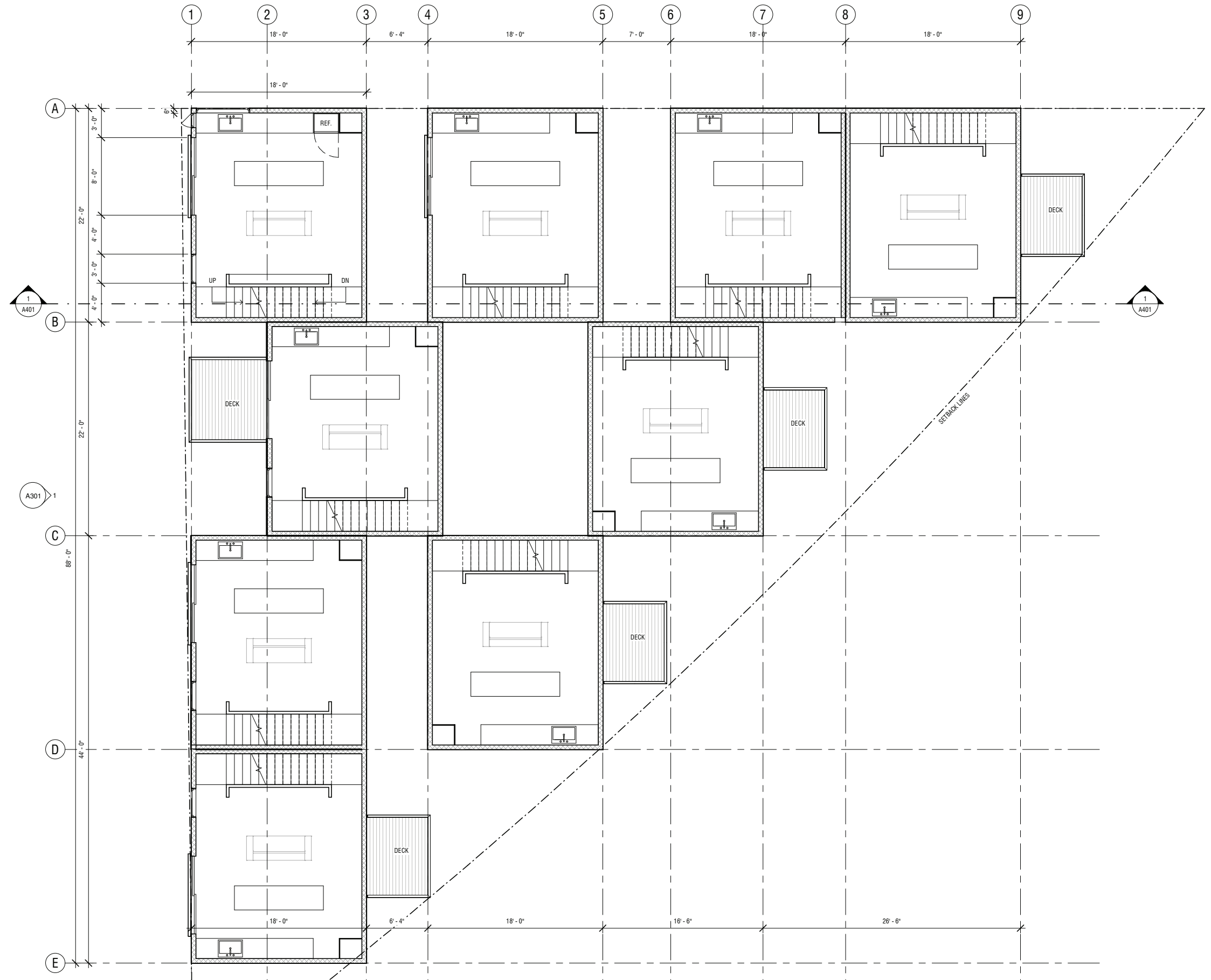
8.0 Architectural Concept



Level I Plan
3/32"=1' scale



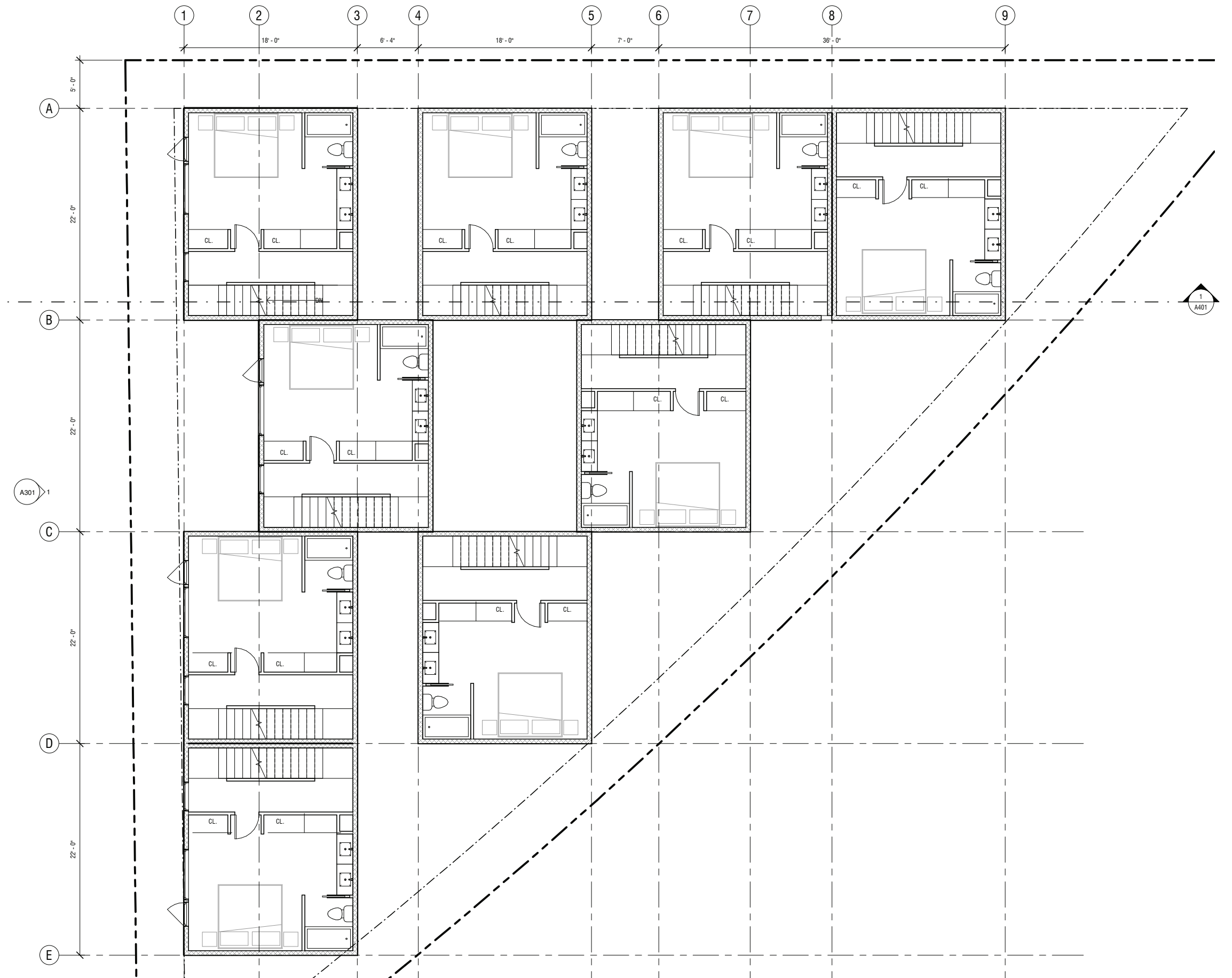
8.0 Architectural Concept



Level 2 Plan
3/32"=1' scale



8.0 Architectural Concept



Level 3 Plan
3/32"=1' scale



8.0 Architectural Concept



Level 4 Plan
3/32"=1' scale



8.0 Architectural Concept



- 1_VERTICAL ORIENTED HARDI-PANEL SIDING. 1'-0" WIDTH, VERTICAL METAL FLASHING AT SEAMS, TYP. PAINT DARK GREY.
- 2_FIBER CEMENT PANEL SIDING. 4' X 8' WHOLE PANELS, ALIGNED WITH VERTICAL FINN ABOVE AND OPENINGS PER ELEV. PAINT WHITE
- 3_FIBERCEMENT INFILL PANEL. PAINT BLACK.
- 4_FIBER CEMENT INFILL PANEL. PAINT BURNT ORANGE.
- 5_BLACK PRE-FABRICATED METAL GUARD RAILS. VERTICAL ORIENTED BALLISTERS.
- 6_BLACK OR DARK GREY VINYL WINDOW FRAMES, TYP.
- 7_CONCRETE MASONRY BLOCK ENTRY WALL
- 8_WOOD DECK FASCIA AND POST. PAINT BLACK.
- 9_BLACK STEEL ENTRY CANPOY.



8.0 Architectural Concept



East Elevation nts

- 1_VERTICAL ORIENTED HARDI-PANEL SIDING. 1'-0" WIDTH, VERTICAL METAL FLASHING AT SEAMS, TYP. PAINT DARK GREY.
- 2_FIBER CEMENT PANEL SIDING. 4' X 8' WHOLE PANELS, ALIGNED WITH VERTICAL FINN ABOVE AND OPENINGS PER ELEV. PAINT WHITE
- 3_FIBERCEMENT INFILL PANEL. PAINT BLACK.
- 4_FIBER CEMENT INFILL PANEL. PAINT BURNT ORANGE.
- 5_BLACK PRE-FABRICATED METAL GUARD RAILS. VERTICAL ORIENTED BALLISTERS.
- 6_BLACK OR DARK GREY VINYL WINDOW FRAMES, TYP.
- 7_CONCRETE MASONRY BLOCK ENTRY WALL
- 8_WOOD DECK FASCIA AND POST. PAINT BLACK.
- 9_BLACK STEEL ENTRY CANPOY.



South Elevation nts



8.0 Architectural Concept



View from 41st Ave SW



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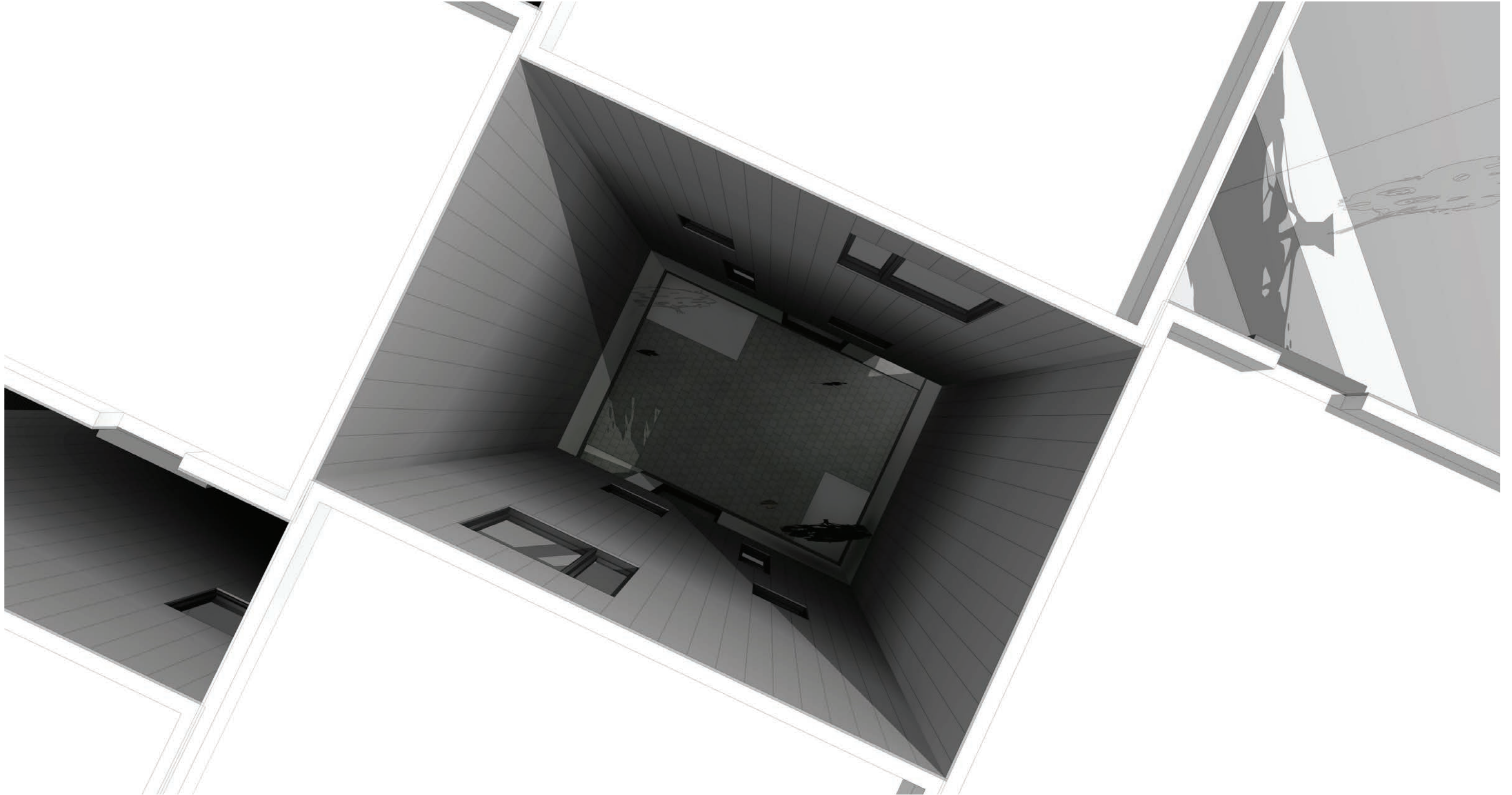
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8.0 Architectural Concept



Birdseye view into Courtyard



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41st and Fauntleroy Multi-Family - Streamlined DR

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8.0 Architectural Concept



View from Fautleroy Way



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1111 E. Pike St | Seattle, WA 98122
520.400.3868 | mnmumstudio.com

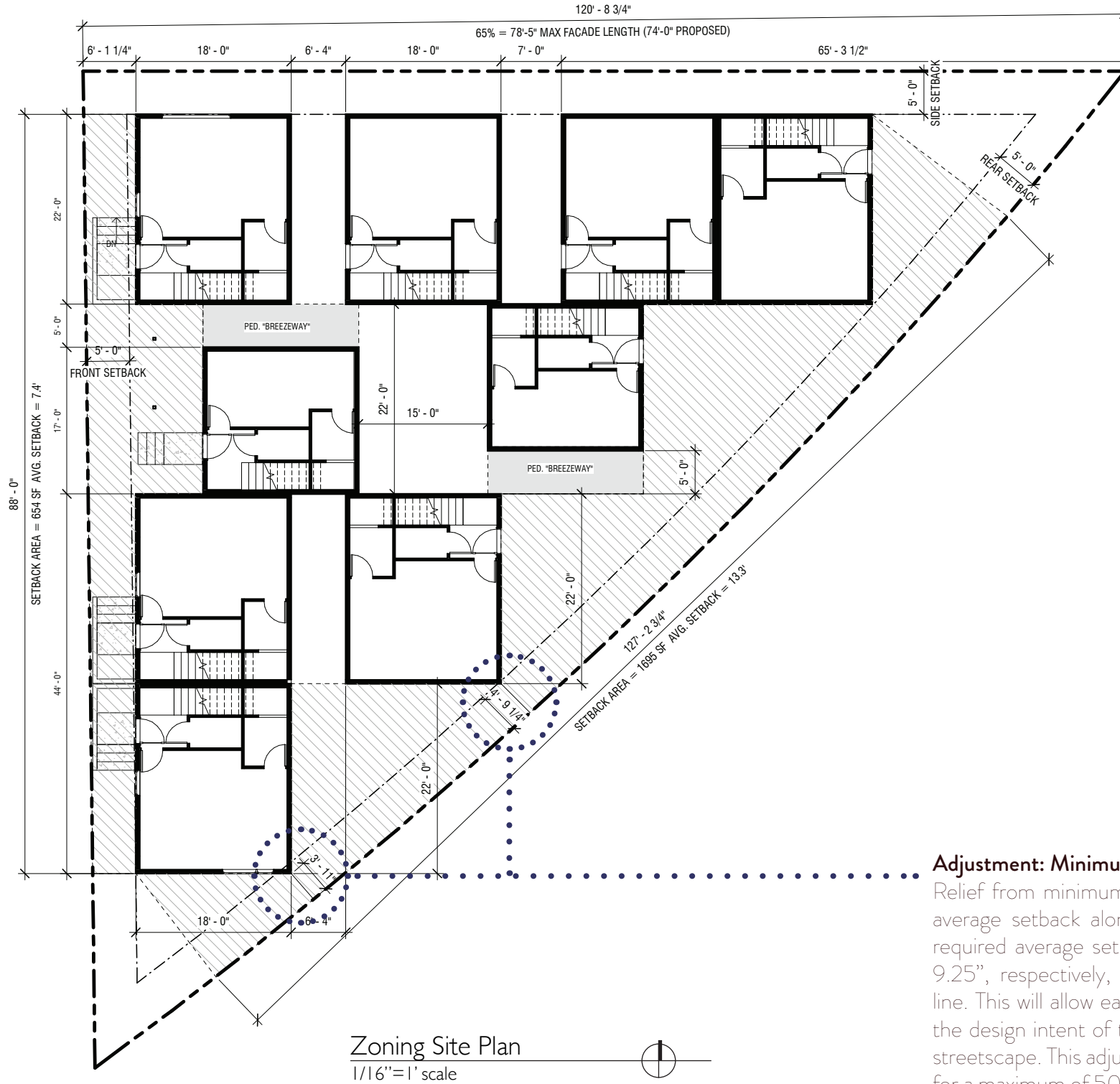
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41st and Fautleroy Multi-Family - Streamlined DR

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9.0 Adjustments



Adjustment: Minimum Rear Setback

Relief from minimum setback of 5'-0" is being requested. As shown, our average setback along the rear property line is 13.3', almost double the required average setback of 7'-0". A minimum setback of 3'-11" and 4'-9.25", respectively, is being requested at only two points along that lot line. This will allow each unit to remain a uniform dimension, and reinforces the design intent of the scheme and its unique relationship to the adjacent streetscape. This adjustment is permitted per SMC 23.41.018.D.3.a, allowing for a maximum of 50% reduction in setbacks and separations.

Adjustment Justification

Allowing for this setback adjustment allows for more habitable open space for residents, and a more cohesive site plan in general. In addition, we are 10'-0" below the maximum height for this zone. We feel this reduced scale will gain us some leverage in creeping 1'-1" into this small portion of the setback along Fauntleroy Ave, as show in the diagram.

The adjustment allows for uniformity in instituting a strong design strategy. In addition, the material selection for most of the siding relies on a strict 1'-0" vertical panel. Making the south unit any smaller would compromise this concept, and make that end corner unit feeling like a bit of a 'leftover.'

Furthermore, along Fauntleroy Ave SW, the building is pulling back from that setback in order to create pockets of landscape amenity and pedestrian entry points. This results in an average setback that is almost double the required per code.

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