





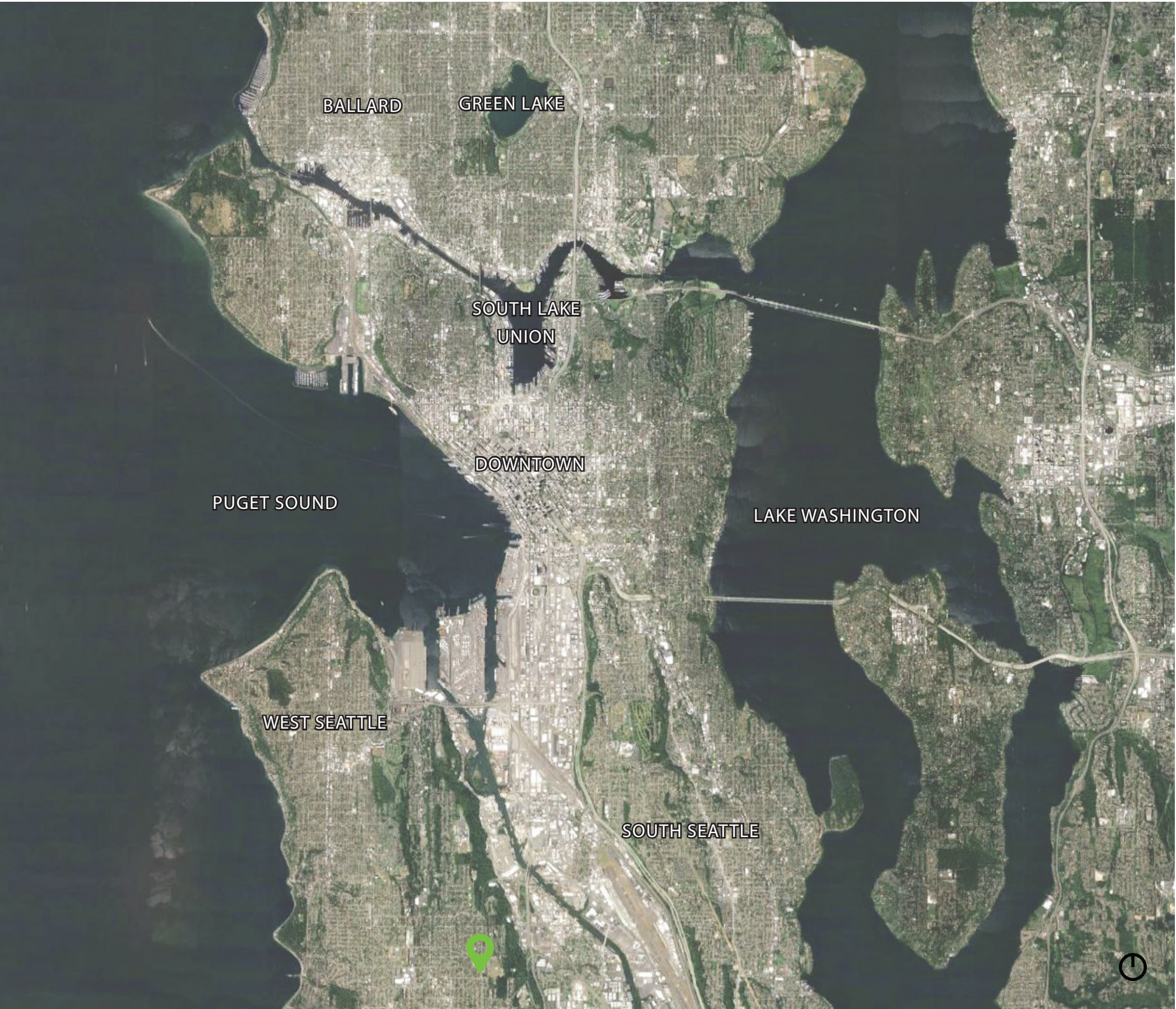


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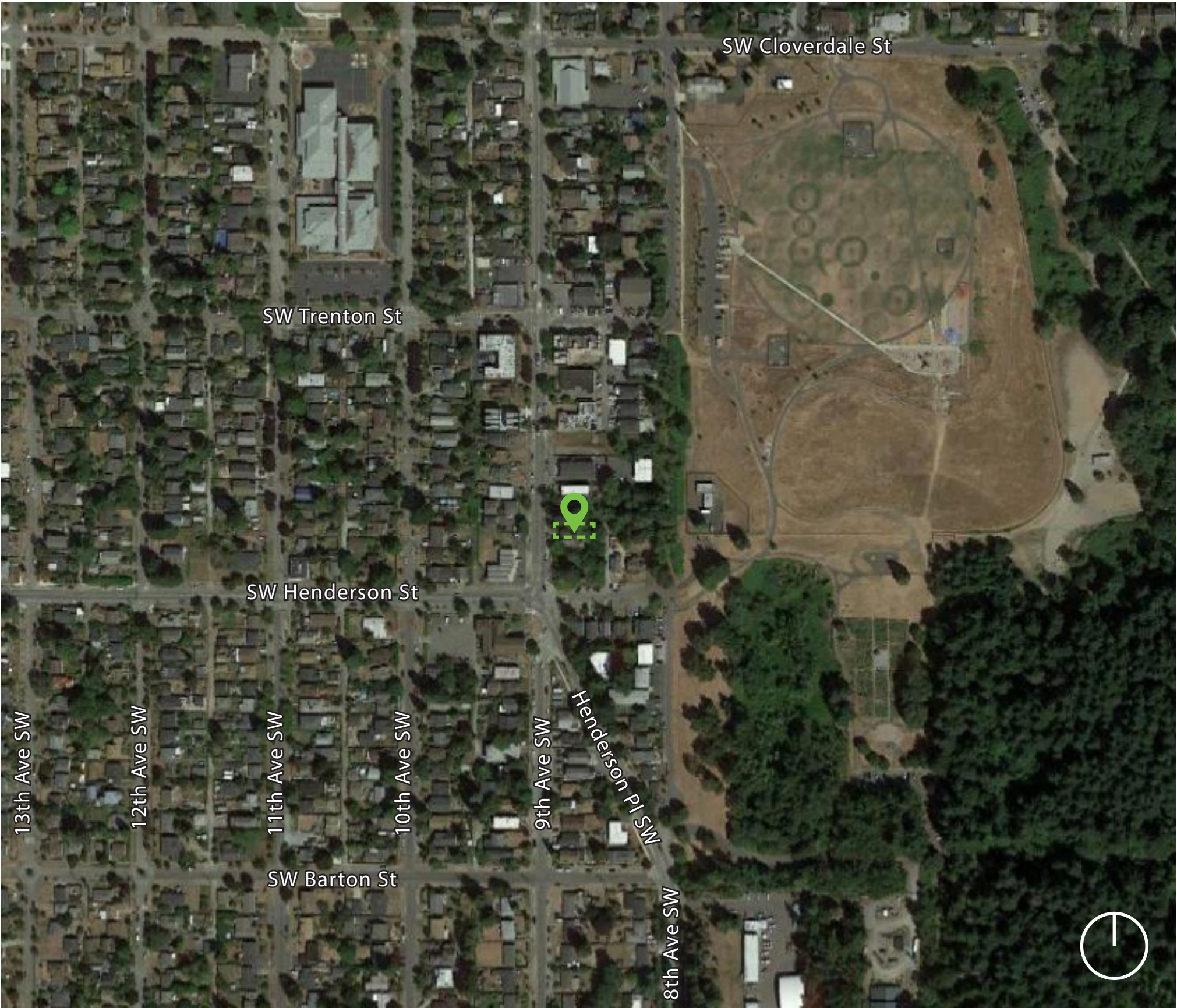
**ADDRESS**  
8844 9th Ave SW  
Seattle, WA 98106

**OWNER/DEVELOPER**  
Tang Real Estate Investments  
252 Logan Ave S, #307  
Renton, WA 98057  
T: 206.775.3961

**ARCHITECT**  
NA Architecture  
Seth Hale  
2562 Dexter Ave N  
Seattle, WA 98109  
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**PROJECT OVERVIEW**  
The site faces 9th Ave SW to the west. There is an unimproved alley to the east that originates from SW Henderson ST located south of the site. There is an existing single family structure on the parcel. Single family residential structures are located on both adjacent parcels to the north and the south. The parcel is zoned LR2 (M) and the proposal is to construct a townhome structure with four units and to provide four surface parking spaces.





 PARCEL # 7750500025  
 PROPERTY LINE

DEVELOPMENT OBJECTIVES

- 1. Provide attractive, well-constructed, market rate townhomes.
- 2. Preserve and protect the tree in the ROW and remove the trees on site to allow for development with parking.
- 3. Create an architectural character that will establish a positive context for future projects in the greater surrounding area.

PROJECT PROPOSAL

4 Townhomes  
0 SF of Commercial Space  
6,402.20 SF of FAR Allowed  
5,674.94 SF of Gross Floor Area Proposed  
4 Vehicle Surface Parking Spaces  
4 Long Term & 1 Short Term Bicycle Spaces

PUBLIC OUTREACH

Through the early community outreach process, we did not receive feedback on our website. However, we did receive feedback via email from a tenant of 1318 Alki Ave SW that received the direct mailing flyer. The tenant did not give any input regarding the design of the project but were more concerned about the timeline of the project as it relates to their living situation as a renter.



SITE CONTEXT

The site is currently occupied by a vacant single family home. The site is bounded by 9th Ave SW to the west and an unimproved alley to the east. Vacant single family homes are located directly adjacent to the north and south.

The neighborhood is a diverse mix of single family and small multi-family structures.

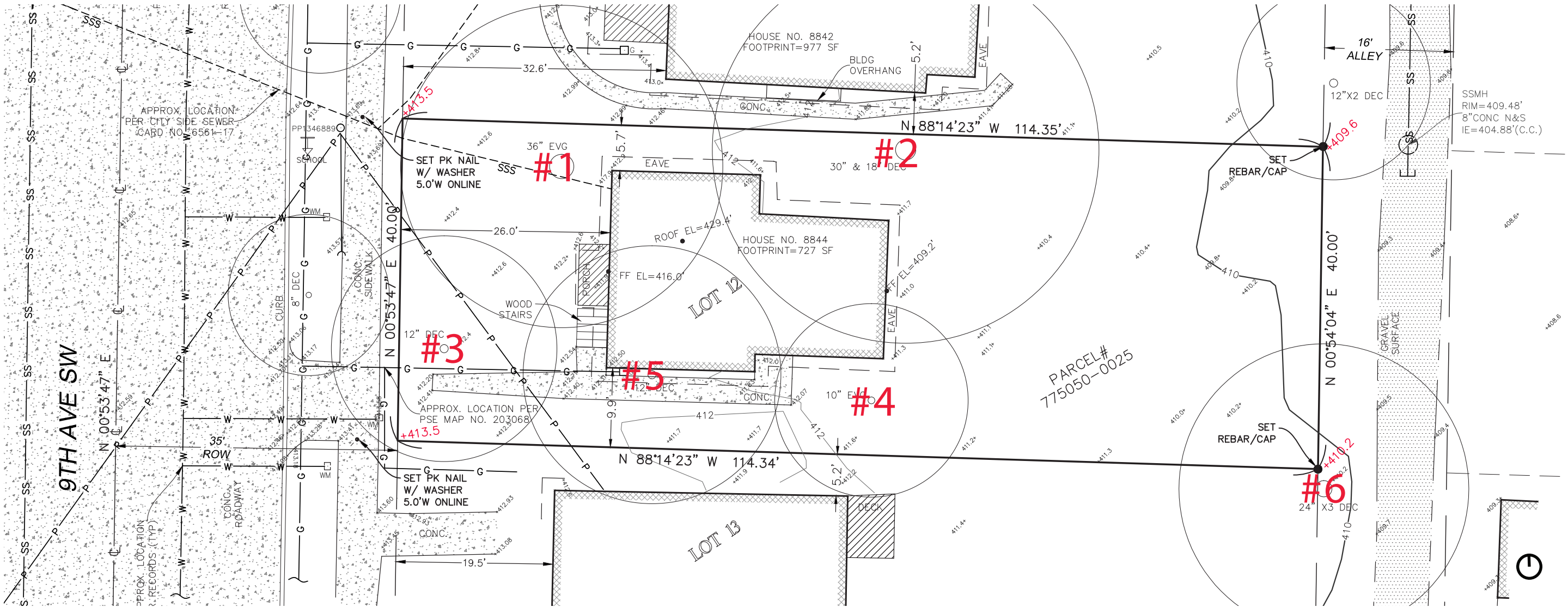
Numerous new multi-family structures have recently been completed or are under construction.

LEGAL DESCRIPTION

Sherman’s Highland Park, unrecorded all values in Sts & alleys shown in this unrecorded plat assessed to adjacent property less St. Block 101, Lot 12. Situated in King County, State of Washington.

TREE SURVEY

#	Type	Condition	Exceptional	Arborist Notes
1	Doug Fir	Good	Yes	To be removed
2	Chestnut	Fair	Yes	To be removed
3	Birch	Poor	No	To be removed
4	Cypress	Fair	No	To be removed
5	Birch	Poor	No	To be removed
6	Madrone	Fair	Yes	Retain with pruning





OPTION 1 CRITERIA

Option 1 assumes no development within tree critical root zone as indicated within arborist report. Development potential is relegated to the east half of the site as any development south of the exceptional trees is impractical due to allowed width. To reach the indicated areas identified no parking is provided and setbacks are reduced by 50%.

TREE REMOVAL CRITERIA

SMC 25.11.070.A - Exceptional trees

2. The Director may permit the exceptional tree to be removed if the total floor area that could be achieved within the maximum permitted FAR and height limits cannot be achieved while avoiding the tree protection area.

Allowable code modifications to preserve and exceptional tree:

23.41.018: Standard Adjustments

- 23.41.018.3.a: Setback and Separation requirements may be reduced by 50%
- 23.41.018.3.b: Amenity areas may be reduced by a maximum of 10%
- 23.41.018.3.c: Landscaping and screening may be reduced by 25%
- 23.41.018.3.d: Structure width, structure depth, and facade length may be increased by a maximum of 10%

23.41.012: Departures

23.41.012.10.b: Additional 0.5 FAR

25.11.070.3.a: Ridge of pitched roof with a minimum slope may extend up to 50'

25.11.070.3.b: Parking reduction.

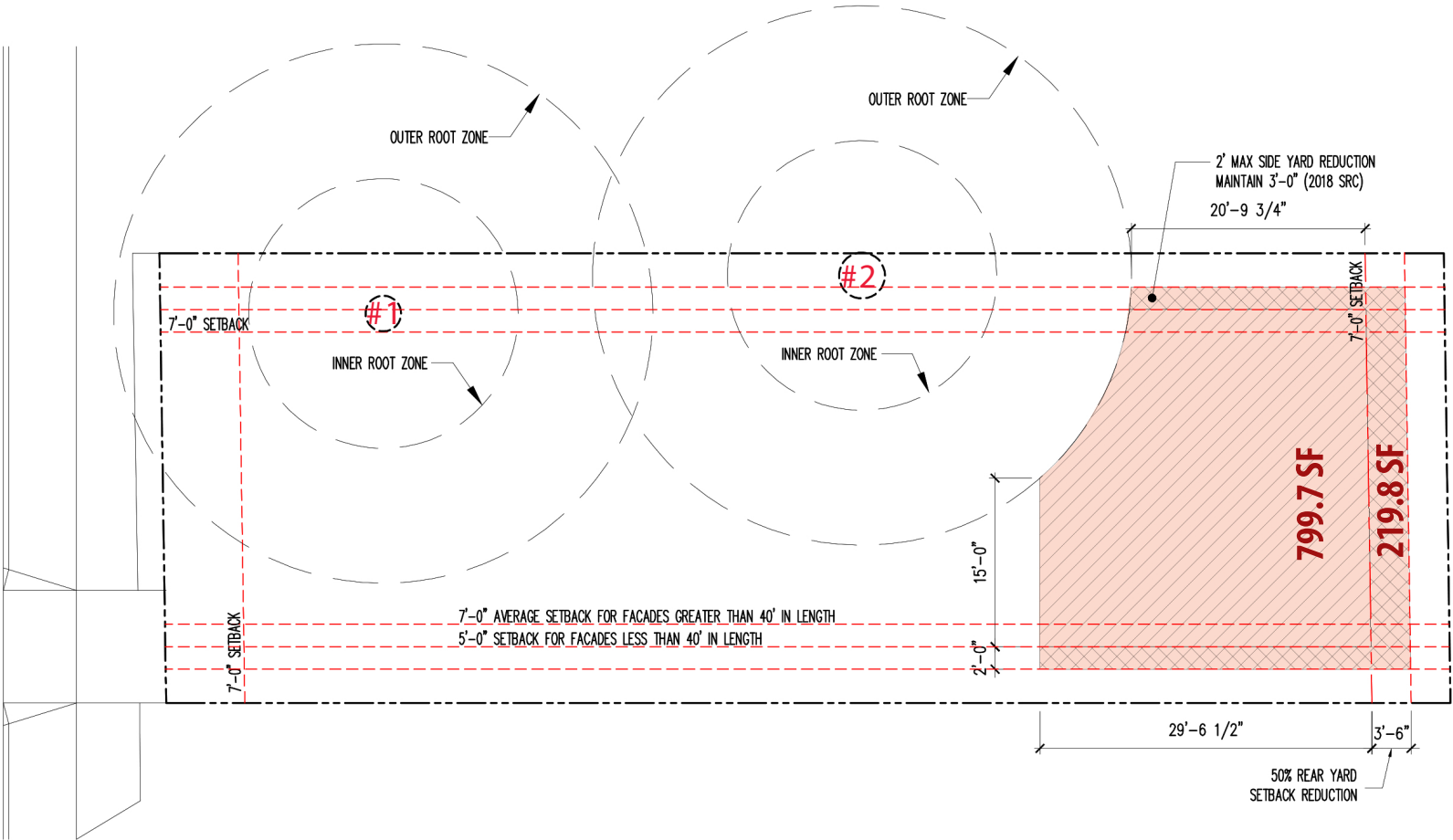
Developable Area without adjustments or departures (assumes no parking) = 799.7 SF x 4 stories = 3198.8 SF

Developable Area with adjustments and departures (assumes no parking) = 1019.5 x 4 stories = 4078 SF

- No parking provided
- Reduced side and rear yard setback

With pertinent adjustments and departures the site is 2342.2 SF short of allowable FAR. Additionally, the location of development limits the site to two townhomes or rowhouses or stacked apartments.

- DEVELOPABLE AREA =799.7 SF
- ADDITIONAL DEVELOPABLE AREA PER 23.41.018.D.3.a =219.8 SF





# CONTEXT ANALYSIS | Neighborhood Context

COMMERCIAL

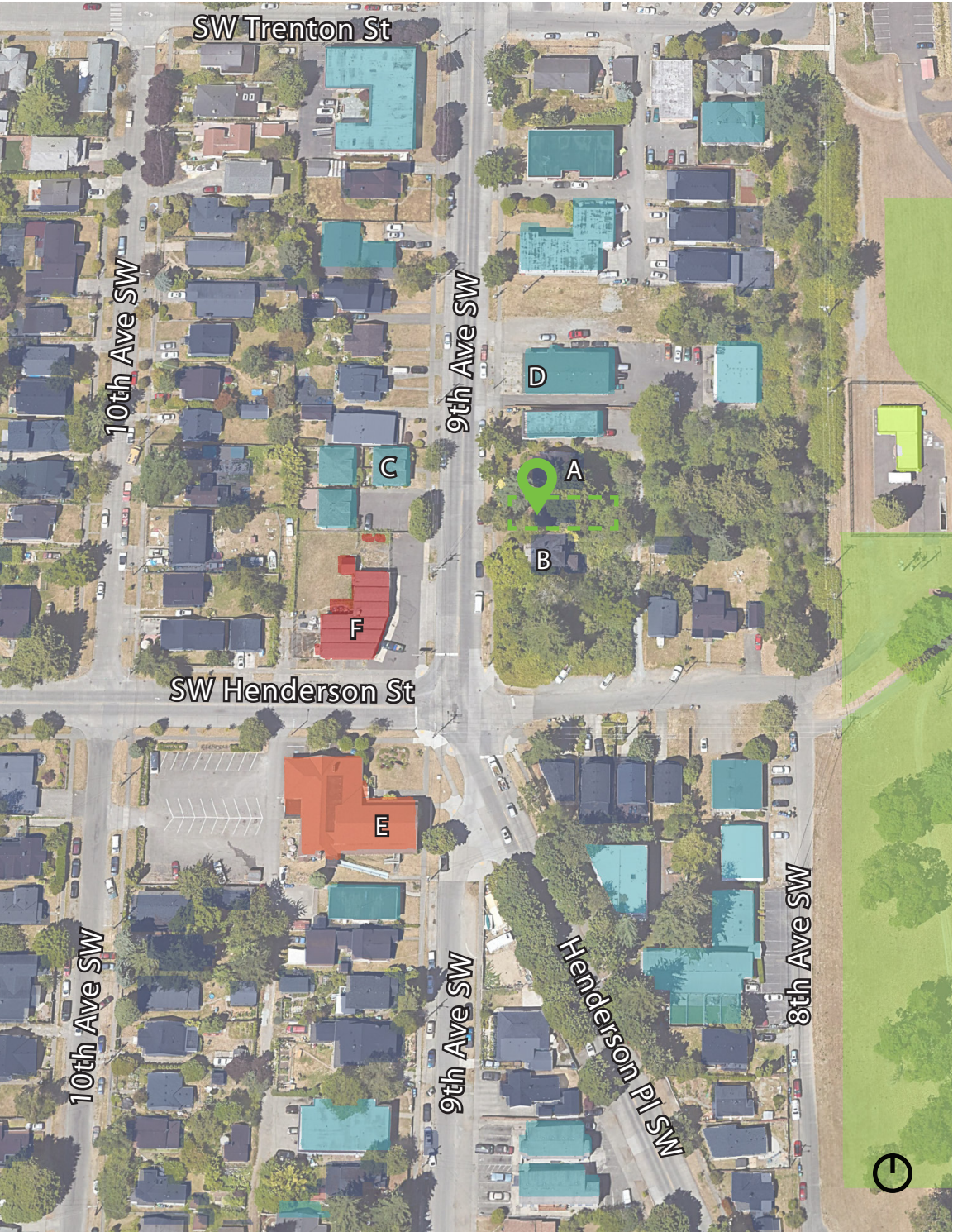
PUBLIC UTILITIES

PUBLIC PARK

RELIGIOUS

SINGLE FAMILY

MULTIFAMILY



## BUILDING TYPOLOGIES

The area is primarily residential but is quickly transitioning to larger contemporary multi-family structures, specifically to the north where numerous developments have been completed or are under construction. At the intersection of SW Henderson and 9th Ave SW there is a single story convenience store and church.

## SURROUNDING BUILDINGS & LOCAL CHARACTER



Single Family Home  
Existing vacant single family home adjacent to property.



Single Family Home  
Existing occupied single family home adjacent to property.



Multifamily - Townhomes  
Three existing townhome structures with surface parking .



Multifamily - Apartment  
Existing apartment structure with surface parking.

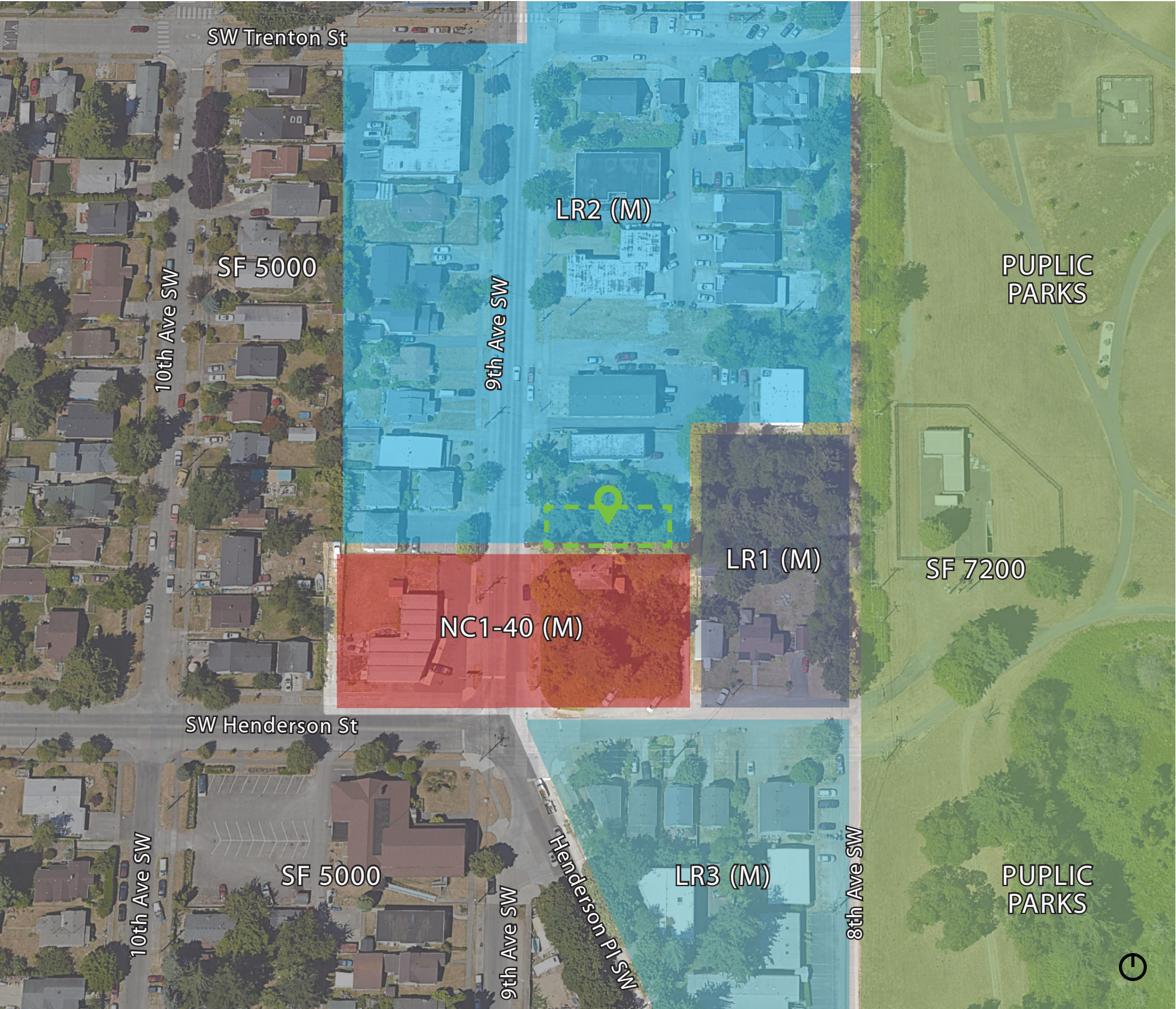


Religious - Church  
Existing church with surface parking.



Commercial - Market  
Existing small market with surface parking.





ZONING & OVERLAY DESIGNATION

The parcel is zoned LR2 (M). The site is bounded by NC1-40 (M) zoning to the south and southwest with LR1 (M) to the east.

PARCEL #	7750500025
ZONE	LR2 (M)
OVERLAY DESIGNATION	No
RESIDENTIAL URBAN VILLAGE	No
PEDESTRIAN AREA	No
PARKING FLEXIBILITY	No
ECA	None
MHA	YES
FEE AREA	LOW



DESIGN REVIEW	25.11.070 - Tree Protection in Lowrise Zones A. Exceptional trees 1. If an exceptional tree is located on the lot of a proposed development and the tree is not proposed to be preserved, the development shall go through streamlined design review.	LANDSCAPE GREEN FACTOR	23.45.524 - Landscaping Standards 2.a. Landscaping that achieves a Green Factor score of 0.6 or greater is required in LR zones.
PERMITTED USES	23.45.504 Table A - Permitted and Prohibited Uses A. Residential uses permitted for LR2 zone	STRUCTURE WIDTH AND FACADE LENGTH	23.45.527 Table A - Maximum Structure Width Townhouse developments in LR2 = 90' 23.45.527.B - Maximum Facade Length; 65% Proposed Length = 73.98'
FLOOR AREA	23.45.510 Table A - FAR Limits in LR and MR Zones FAR limit of 1.4 for LR2 (M) 4,573 SF (Lot Area) X 1.4 = 6,402.20 SF Proposed FAR = 5674.94 SF	DESIGN STANDARDS	23.45.529 - Facade Openings a. At least 20% of the area of each street-facing facade shall consist of windows and/or doors.
STRUCTURE HEIGHT	23.45.514 Table A - Structure Height for LR Zones 40' limit for townhouse developments in LR2 zone. Proposed height = 38'	PARKING	23.45.536 - Parking Location, Access, and Screening C.1. Alley access required.
MANDATORY HOUSING AFFORDABILITY	23.45.517 - MHA in Multifamily Zones LR2 (M) is subject to chapters 23.58B and 23.58C.		23.54.015 Table B - Parking for Residential Uses I.I. Multifamily = 1 space per dwelling unit 4 units = 4 surfaces stalls provided
SETBACKS AND SEPARATIONS	23.45.518 Table A - Required Setbacks in LR Zones For townhouse developments: Front = 7' avg / 5' min ; Provided = 10' Rear = 7' avg / 5' min ; Provided = 30' Sides = 7' avg / 5' min ; Provided = 7'		23.54.015 Table D - Bicycle Parking. K. Multi-family structures = 1 long term per dwelling unit & 1 short term per 20 dwelling units 4 units = 4 long term & 1 short term parking spaces provided
AMENITY AREA	23.45.522 - Amenity Area A.1. The required amount for townhouse developments in LR zones is 25% of the lot area. 4,573 SF (Lot Area) X 25% = 1143.25 SF Provided = 1220.51 SF		



## CONTEXT AND SITE

### CS1. NATURAL SYSTEMS AND SITE FEATURES

#### A. Energy Choices, B1. Sun and Wind

- Orient as many units as possible with south facing facades to take advantage of natural daylighting
- Orient as many units as possible with north and south facing operable openings to encourage natural ventilation

#### D. Plants and Habitat

- Provide Landscaping at building facades and entries that demarcates entries and provides pleasing environment.

### CS2. URBAN PATTERN AND FORM

#### A. Location in the City and Neighborhood, A2. Architectural Presence

- Design structure to be compatible with newer development massing, form and materials
- Design structure to be representative of likely future development
  - \* Structure to match future development height, volume and massing
  - \* Utilize materials prevalent in new developments

#### D. Height, Bulk and Scale, 1. Existing Development and Zoning

- Contribute to height, bulk and scale of new development and likely future development of adjacent properties

### CS3. ARCHITECTURAL CONTEXT AND CHARACTER

#### A. Emphasizing Positive Neighborhood Attributes, 4. Evolving Neighborhoods

- Provide well-proportioned design and street facing facade to align with massing, bulk, height and scale of proposed and newer developments
- Provide a desirable street facing residential environment engaging the public realm
- Look to newer developments for compatible materials and character

## PUBLIC LIFE

### PL1. OPEN SPACE CONNECTIVITY

#### B. Walkways and Connections

- Provide circulation path between street and alley for access to solid waste and bicycle storage
- Locate shared circulation path to allow for opportunities for neighbor interaction

### PL2. WALKABILITY

#### B. Safety and Security, 1. Eyes on the Street, 2. Lighting for Safety

- Balance dwelling transparency to provide tenant privacy with ample view and observation to public right of way
- Provide ample pedestrian pathway and dwelling unit lighting. Use dwelling unit lighting to demarcate and individualize dwelling entries.

### PL3. STREET LEVEL INTERACTION

#### A. Entries, 1.d. Individual entries to ground related housing.

- Provide warm, textured materials to individualize unit entries.
- Provide street facing unit entry that provides a connection to the street.

#### A. Entries, 2. Ensemble of Elements

- Weather protection via canopies or building overhangs
- Individual unit lighting
- Transitional spaces, i.e. raised entries, small stoops and landscaping
- Balance façade transparency with dwelling privacy. i.e. upward operating shades, landscaping.



DESIGN CONCEPT

DC1. PROJECT USES AND ACTIVITIES

C. Parking and Service Uses, 2. Visual Impacts, 4. Service Uses

- Parking located and accessed from the alley. Visually screened by structure.
- Services, solid waste, separated from main pedestrian pathways.

DC2. ARCHITECTURAL CONCEPT

B. Architectural and Façade Composition, 1. Façade Composition

- Match materiality at all facades for comprehensive design
- Articulate structure massing to individualize and demarcate units and entries.

D. Scale and Texture

- Provide materials, articulation and color. i.e. highly textured materials at grade level, individual entry door colors, structure articulation to individualize dwelling units.

E. Form and Function

- Clearly delineate façade hierarchy for structure wayfinding.
- Individualize units via articulation and massing.

NEW DEVELOPMENTS IN SURROUNDING AREA



8822 9TH AVE SW  
Proposed 2, 4-story townhouse buildings with 12 units.



8821 9TH AVE SW  
2, 3-story townhouse buildings containing 7 total units.



831 SW TRENTON ST  
Newly constructed 3 story townhouse building.



# ARCHITECTURAL CONCEPT | Overview

4 Townhomes  
0 SF of Commercial Space  
6,402.20 SF of FAR Allowed  
5,674.94 SF of Gross Floor Area Proposed  
4 Vehicle Surface Parking Spaces  
4 Long Term & 1 Short Term Bicycle Spaces

## OVERVIEW

The 4-unit, 4-story townhouse structure is located adjacent to 9th Avenue SW with all entries oriented west towards the street. An elevated overhang at the northwest corner of the structure breaks up repetition to aid in wayfinding to entries and address the street.

Individual lawns are provided at the entry of each unit. Each tenant has access to a private rooftop deck overlooking the nearby Westcrest park to the east. Parking, solid waste, and bicycle storage are located adjacent to the alley toward the east. The first floor is situated approximately 4' below grade, allowing for the main living level to sit about 5' above the adjacent sidewalk to provide a separation between the public ROW and private living space. The structure steps down between the 1st and 2nd, and 3rd and 4th units to follow the existing topography of the site.

Significant facade modulation is expressed vertically between units, creating privacy and separation at entries. Secondary elements including canopies and lighting further demarcate individual entries and provide vertical breaks. Horizontal wood siding adds additional relief to the height, while alternating materials break up perceived massing. Materials are continues at all facades.

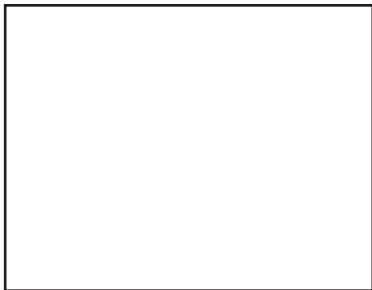
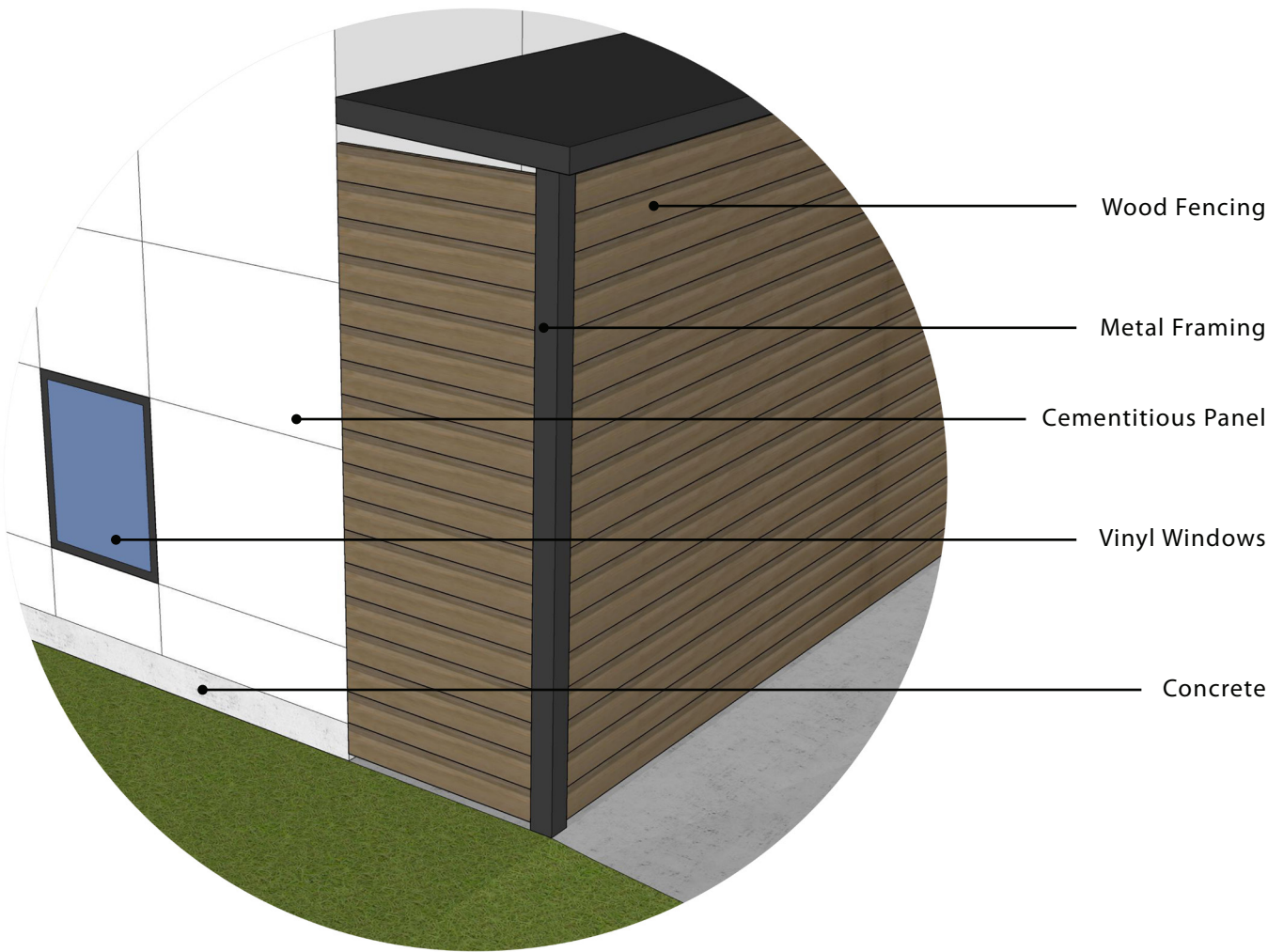
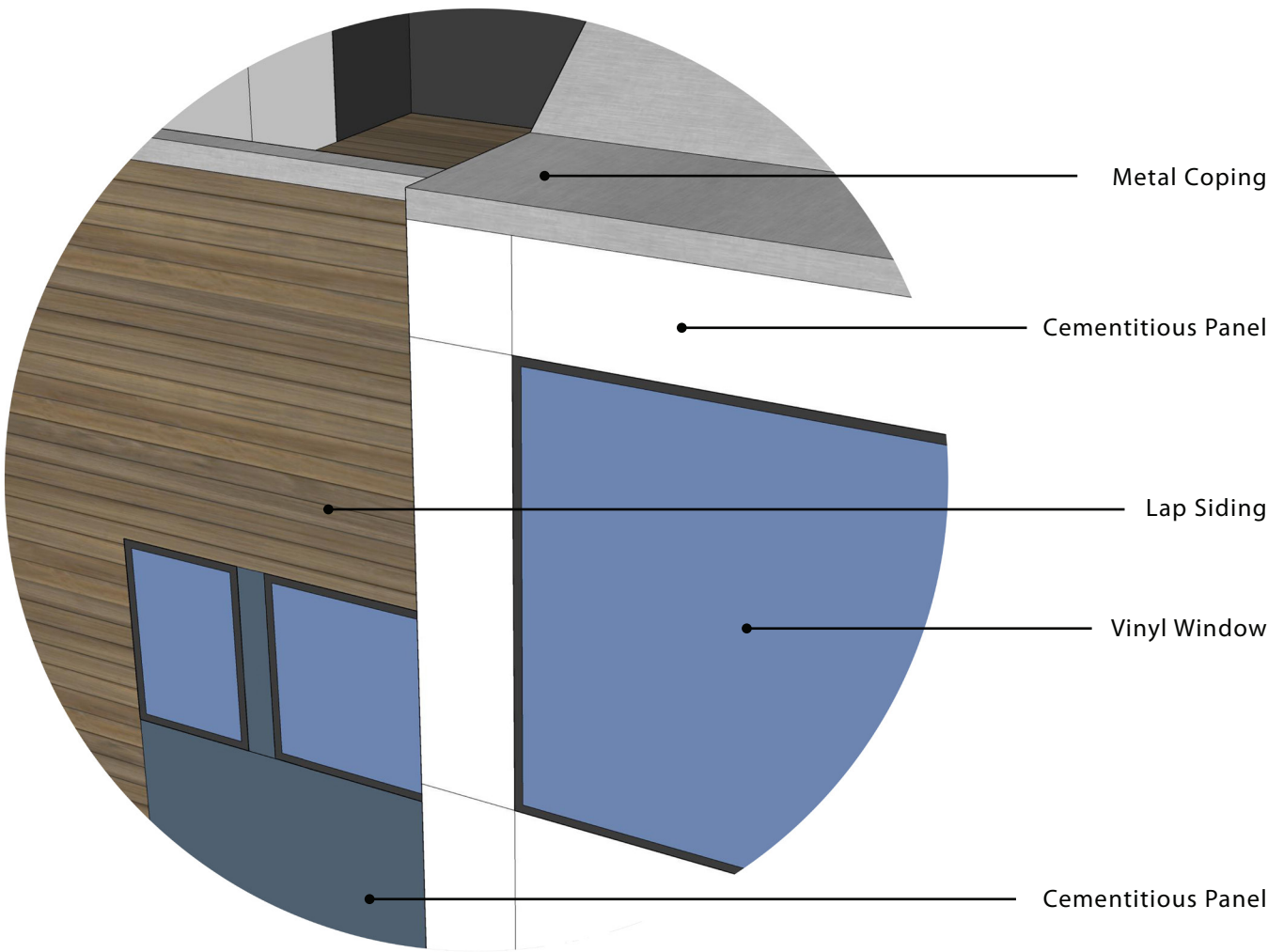








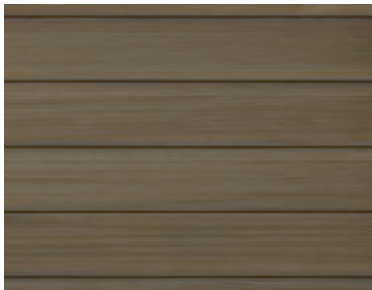
ARCHITECTURAL CONCEPT | Materials



Panel Siding -  
Cementitious Panels  
in White



Panel Siding -  
Cementitious Panels  
in Blue



Lap Siding -  
Prefinished Cementitious  
Siding



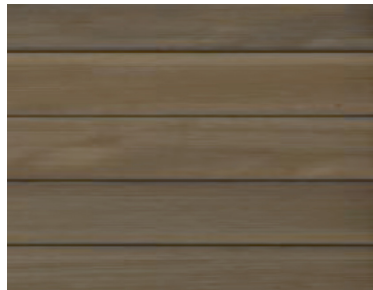
Coping -  
Galvanized Metal



Massing -  
Concrete



Metal Framing -  
Framing in Grey

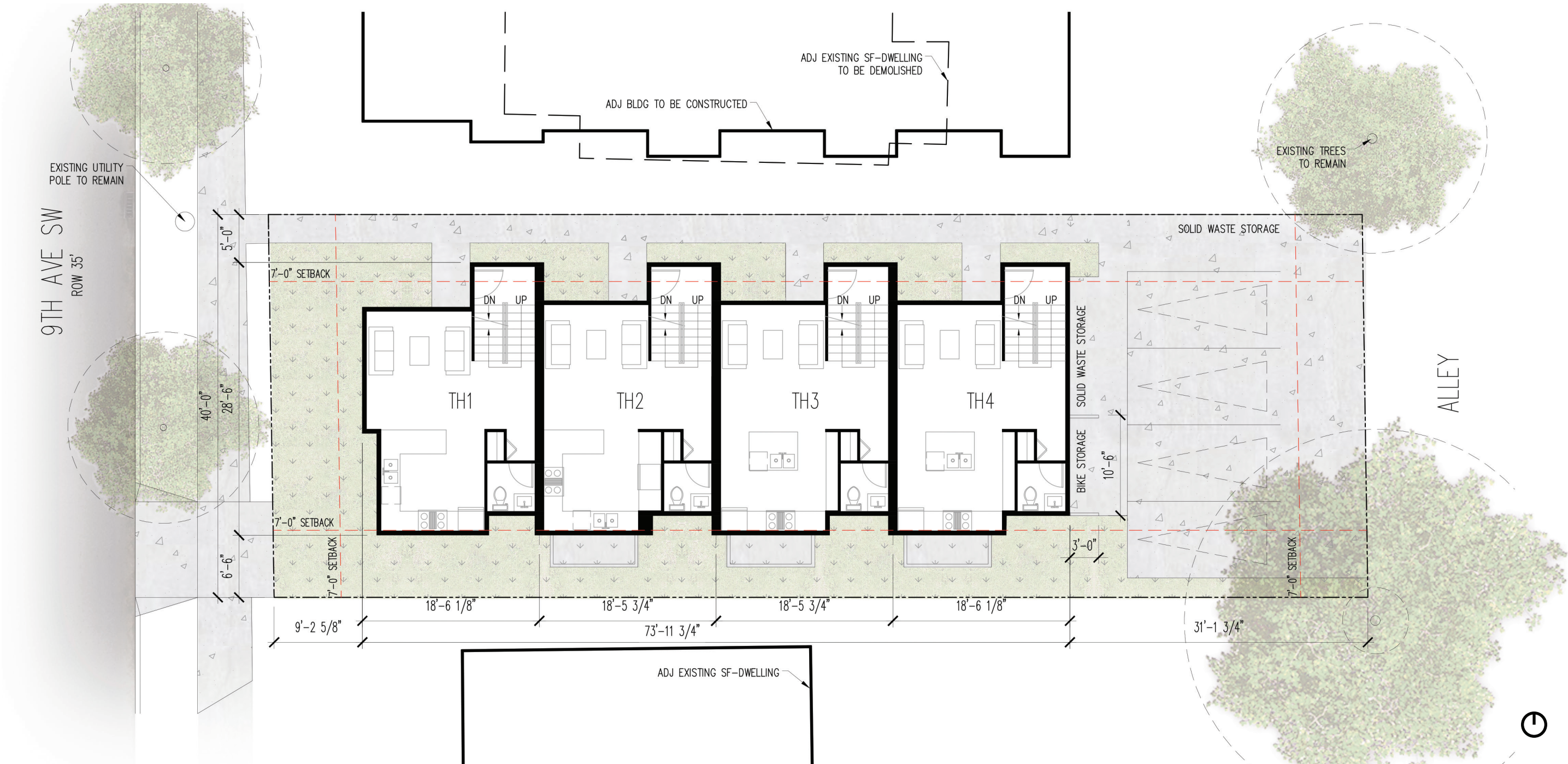


Wood Fence -  
Horizontal Stained 2x6  
To Match Lap Siding



# ARCHITECTURAL CONCEPT | Composite Site Plan

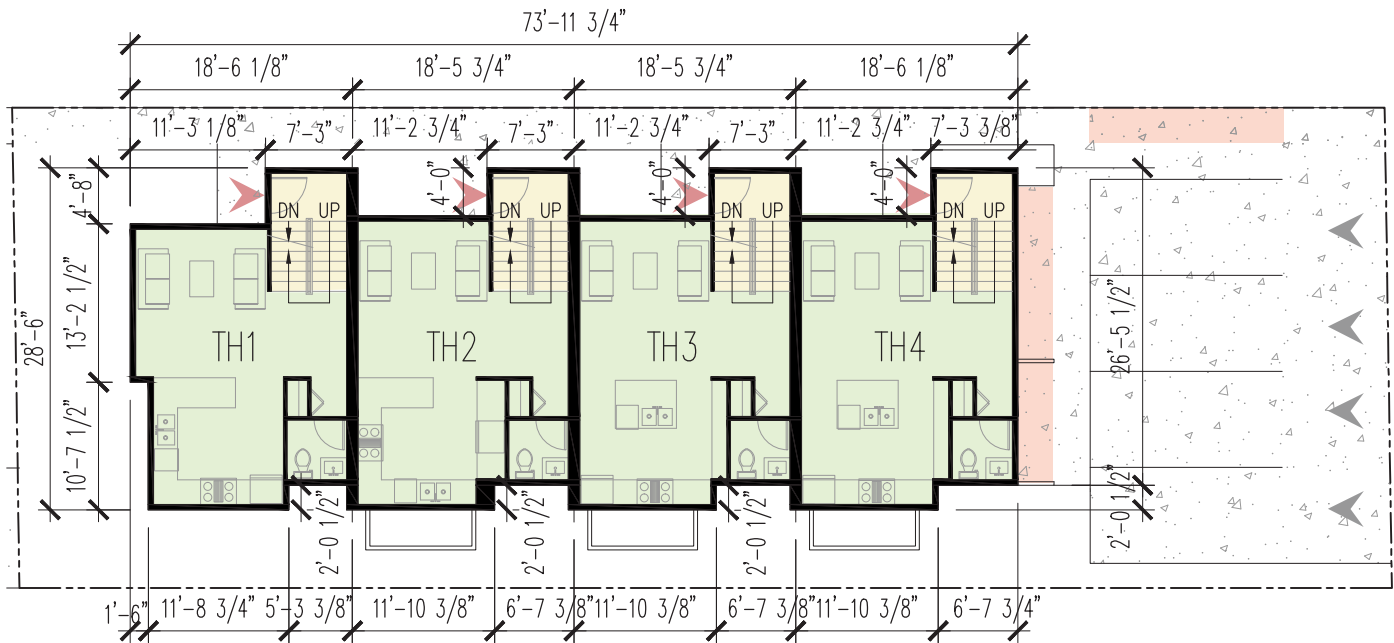
- LANDSCAPING
- PERMEABLE PAVEMENT



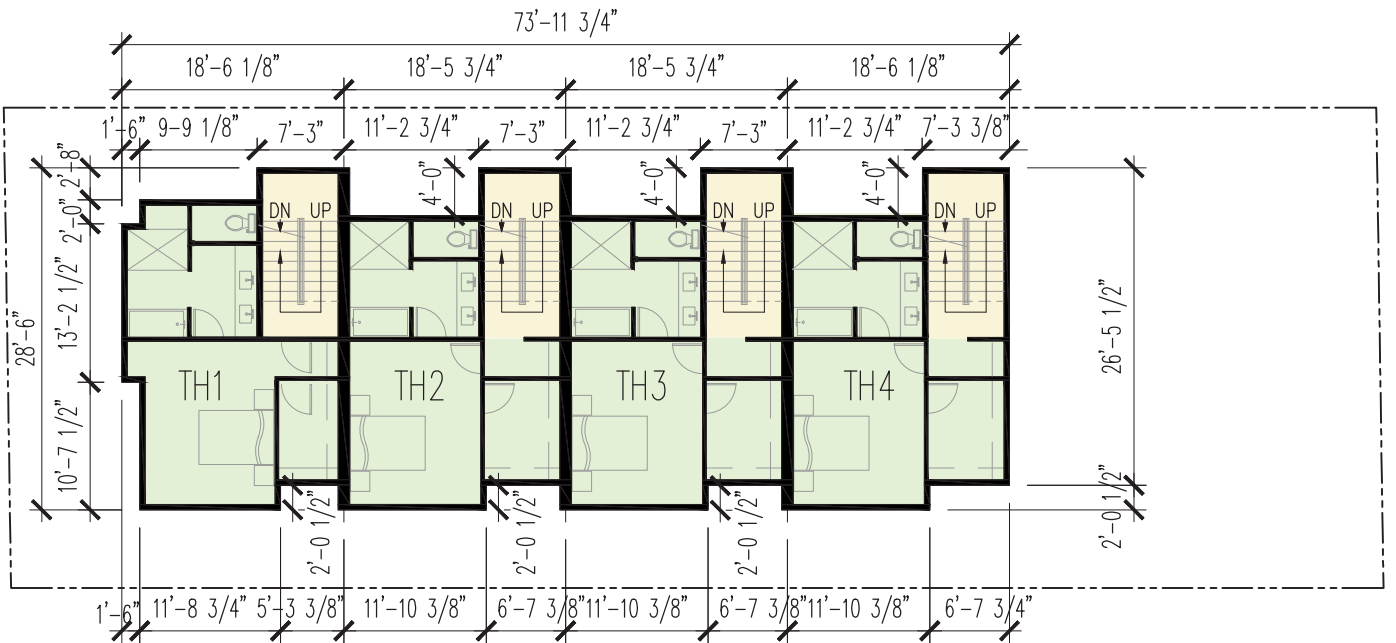


# ARCHITECTURAL CONCEPT | Floor Plans

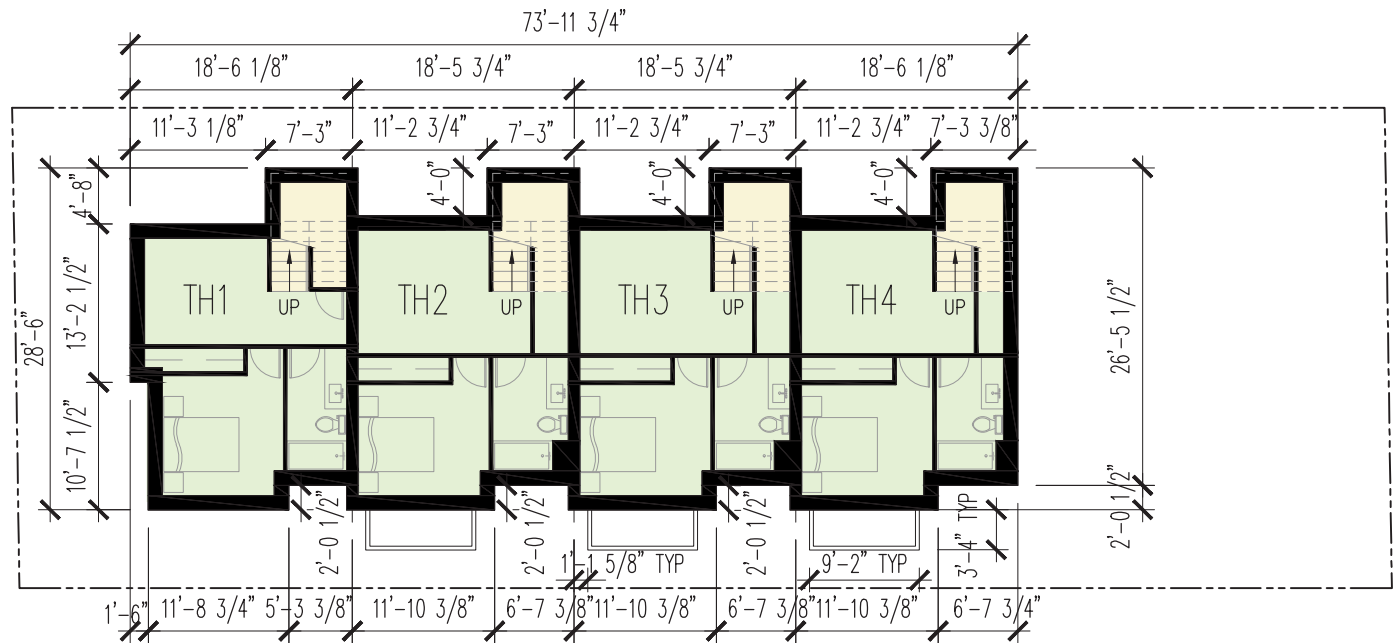
- RESIDENTIAL
- CIRCULATION
- AMENITY
- SOLID WASTE/BICYCLE STORAGE
- TENANT ACCESS
- VEHICLE ACCESS



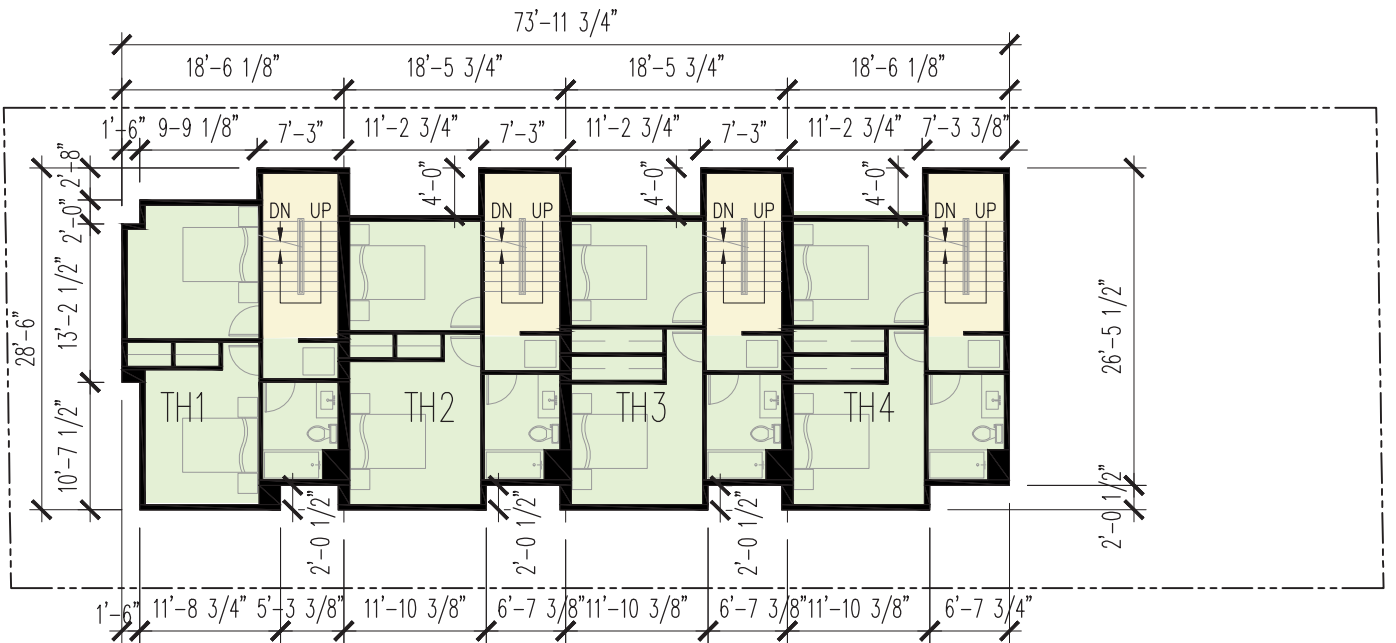
MAIN LEVEL



THIRD LEVEL



LOWER LEVEL



SECOND LEVEL





# ARCHITECTURAL CONCEPT | Floor Plans

RESIDENTIAL

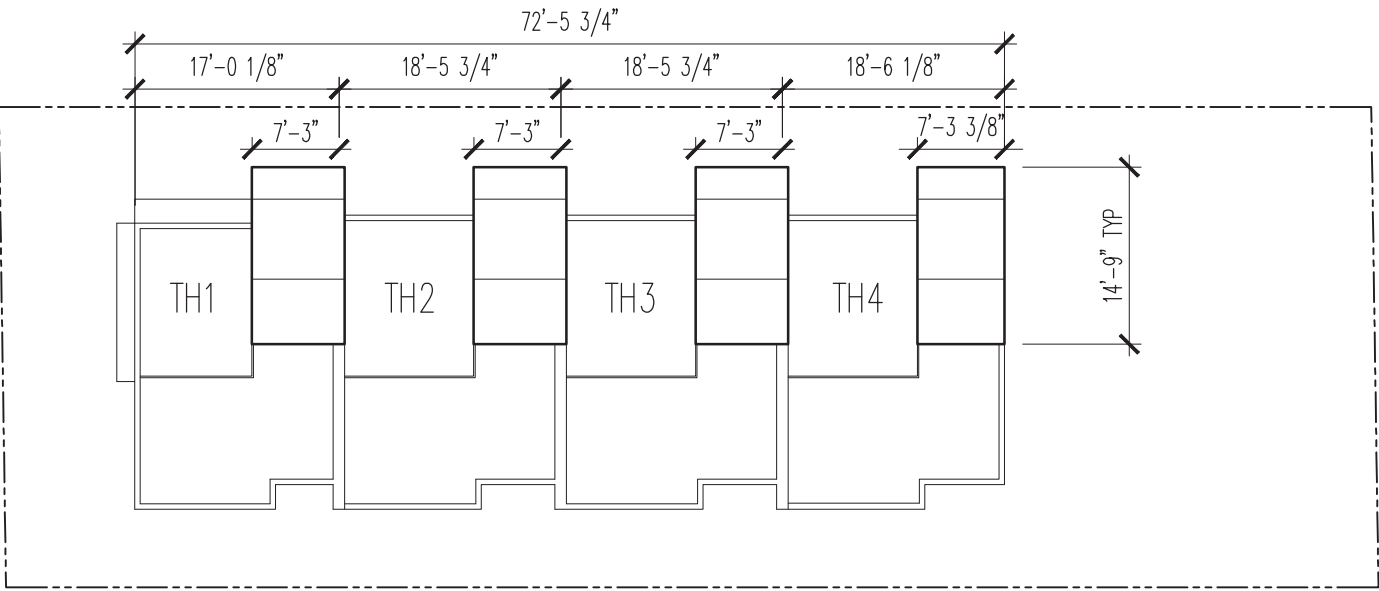
AMENITY

CIRCULATION

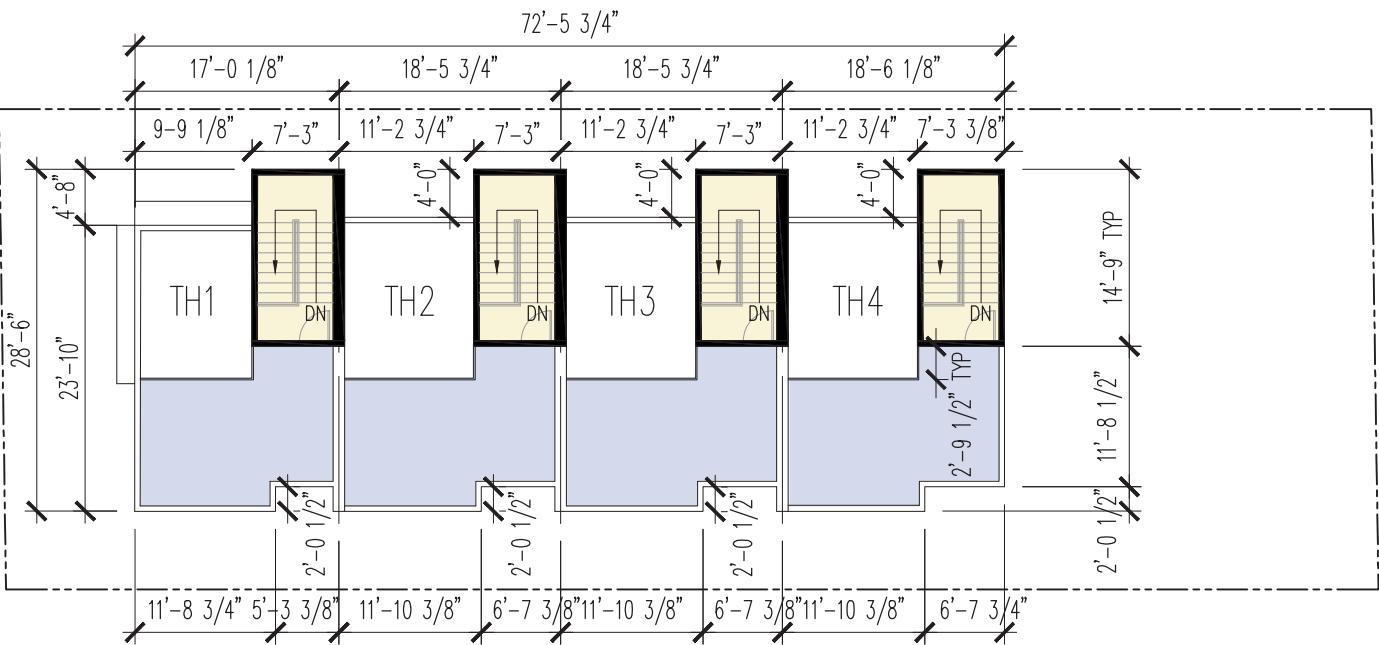
SOLID WASTE/BICYCLE STORAGE

TENANT ACCESS

VEHICLE ACCESS



ROOF LEVEL

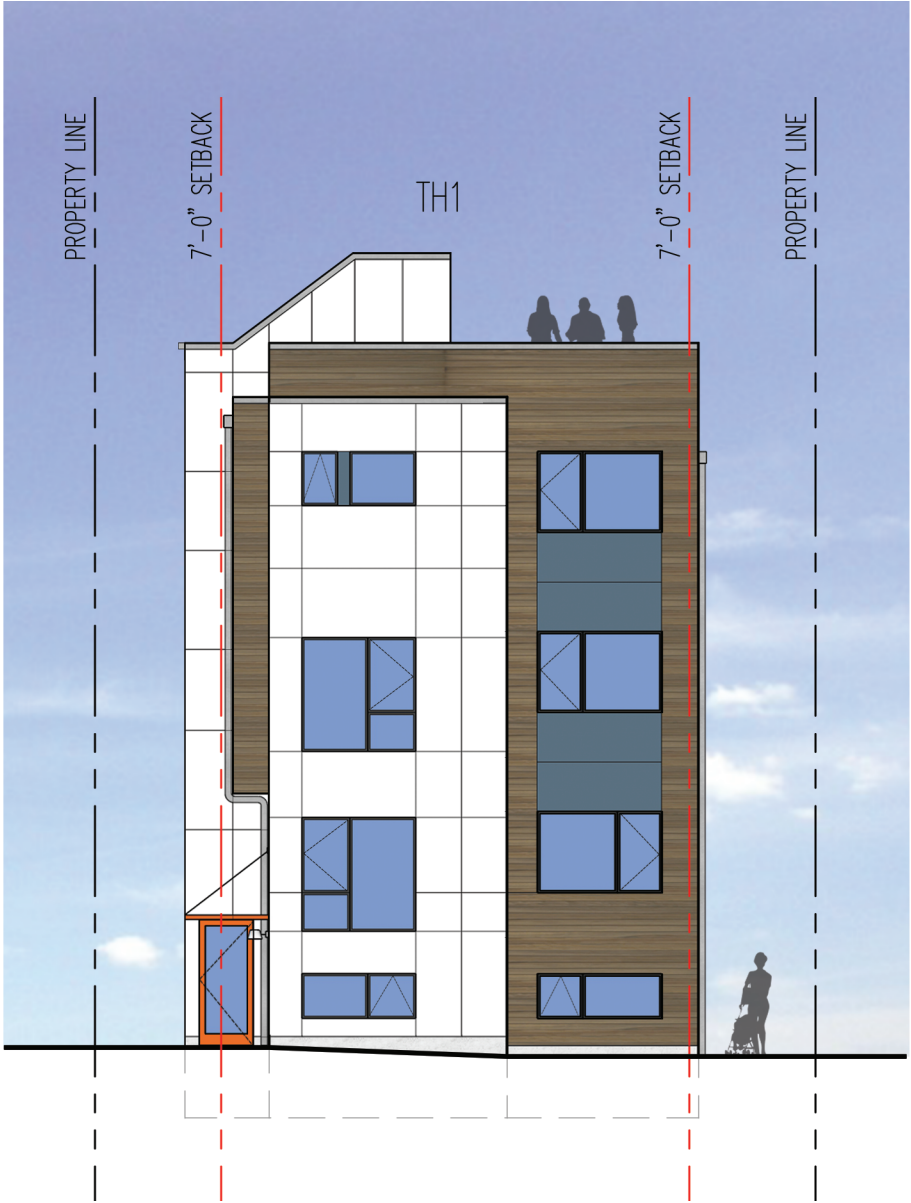


ROOF DECK LEVEL

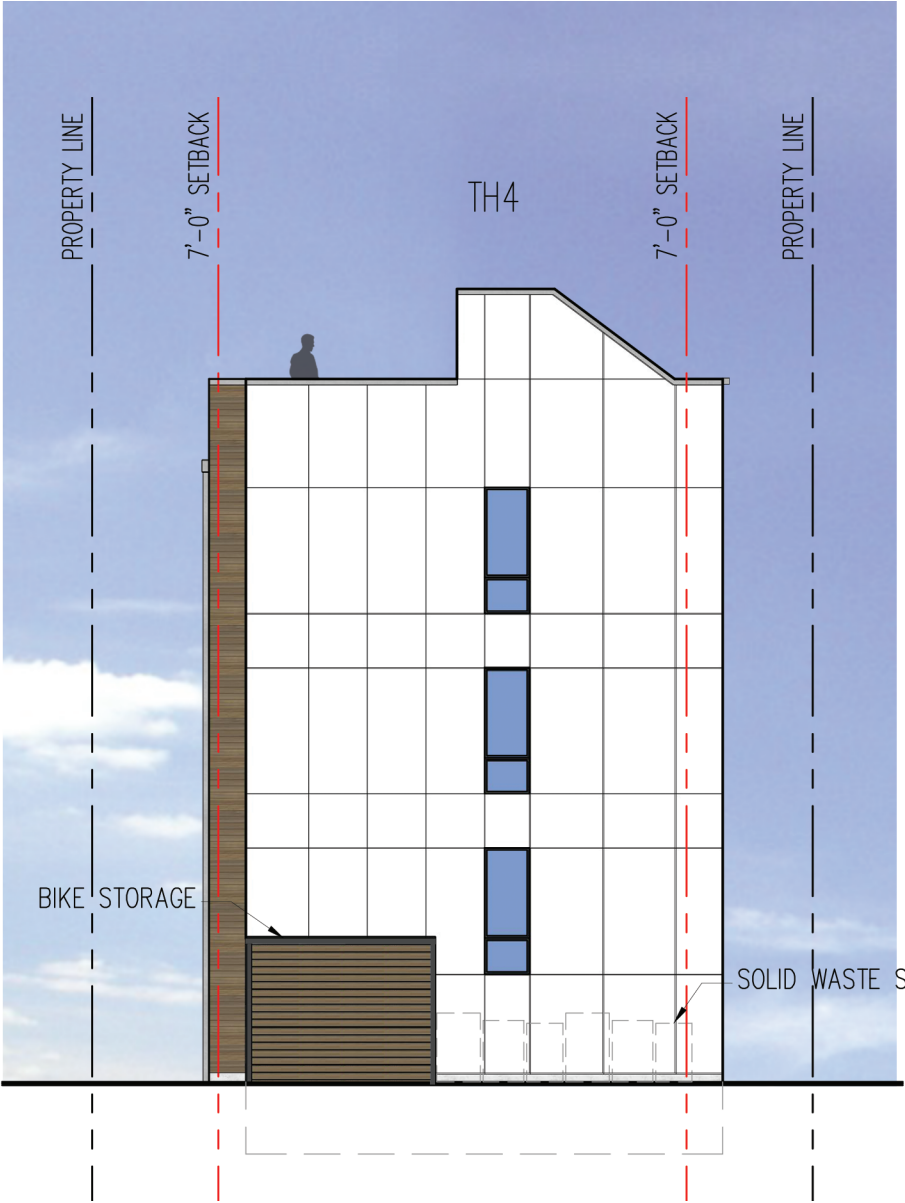




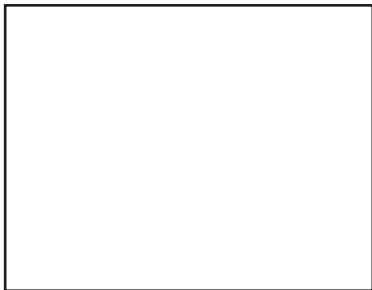
ARCHITECTURAL CONCEPT | Facade Treatments



WEST ELEVATION



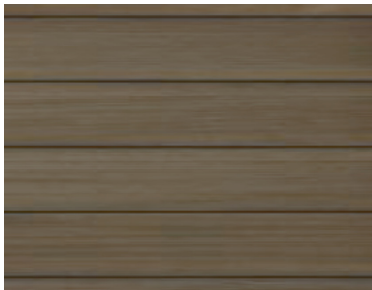
EAST ELEVATION



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Cementitious Panels  
in White



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Cementitious Panels  
in Blue



Lap Siding -  
Prefinished Cementitious  
Siding



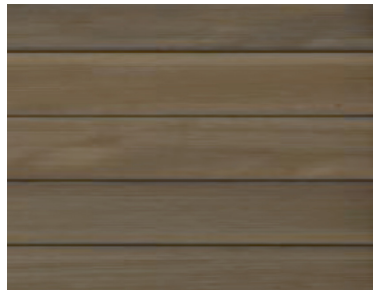
Coping -  
Galvanized Metal



Massing -  
Concrete



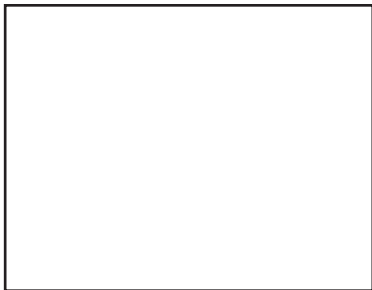
Metal Framing -  
Framing in Grey



Wood Fence -  
Horizontal Stained 2x6  
To Match Lap Siding



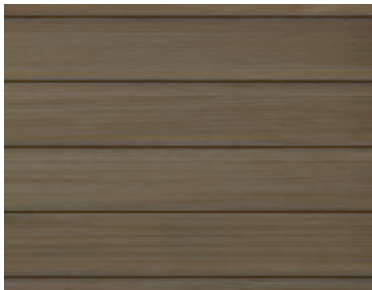
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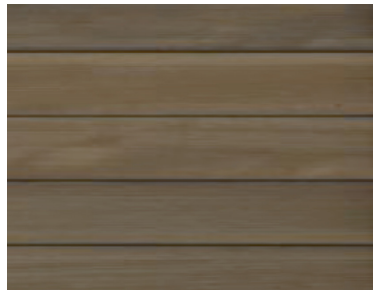
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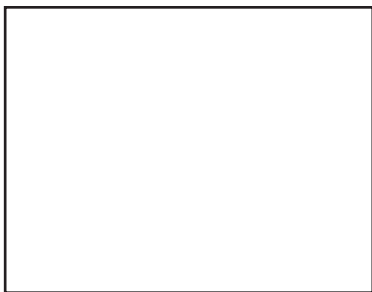
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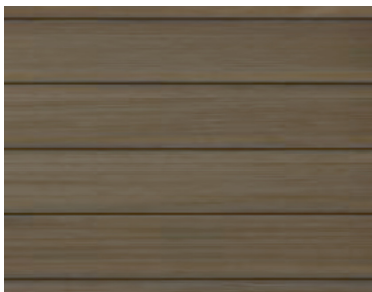
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