

# 5143 S Director St

SDCI Project: #3039541-EG  
09/13/2022



**Architect:** JULIAN WEBER ARCHITECTS, LTD.  
1257 S King St.  
Seattle, WA 98144

**Owner/Applicant:** ML COMPANIES  
16400 Southcenter Pkwy 206  
Tukwila, WA, 98188



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**Project Data**

**Address:** 5143 S Director St.  
Seattle, WA 98118

**Tax ID Number:** 426570-0135

**SDCI Project Number:** 3039541-EG

**Lot Size:** 4,202 SF

**Proposal:** multifamily housing. (8) townhouses.

**Vehicle Parking:** 0 stalls

**Bike Parking:** 10 bike racks

**FAR:** 4,202 sf x 3.75 = 15,758 sf allowed.  
10,571sf proposed

**GFA: 10,350 sf**

Area Schedule (GFA)	
Name	Area
TH1	
Entry	24 SF
Level 1	277 SF
Level 2	313 SF
Level 3	322 SF
Level 4	299 SF
1,236 SF	
TH2	
Landing&Stairs	113 SF
Level 1	224 SF
Level 2	322 SF
Level 3	340 SF
Level 4	309 SF
1,308 SF	
TH3	
Landing&Stairs	113 SF
Level 1	229 SF
Level 2	322 SF
Level 3	340 SF
Level 4	309 SF
1,314 SF	
TH4	
Landing&Stairs	113 SF
Level 1	229 SF
Level 2	322 SF
Level 3	332 SF
Level 4	309 SF
1,305 SF	

Area Schedule (GFA)	
Name	Area
TH5	
Landing&Stairs	113 SF
Level 1	229 SF
Level 2	322 SF
Level 3	332 SF
Level 4	309 SF
1,305 SF	
TH6	
Landing&Stairs	113 SF
Level 1	229 SF
Level 2	322 SF
Level 3	340 SF
Level 4	309 SF
1,314 SF	
TH7	
Landing&Stairs	113 SF
Level 1	224 SF
Level 2	322 SF
Level 3	340 SF
Level 4	309 SF
1,308 SF	
TH8	
Entry	24 SF
Level 1	301 SF
Level 2	313 SF
Level 3	322 SF
Level 4	299 SF
1,260 SF	
Grand total	10,350 SF





5115 S Director St



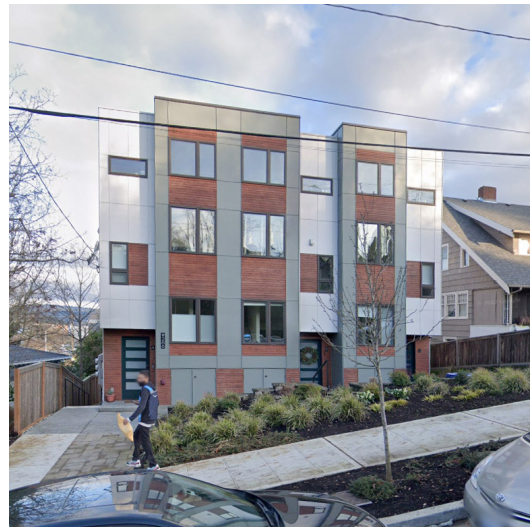
5137 S Director St



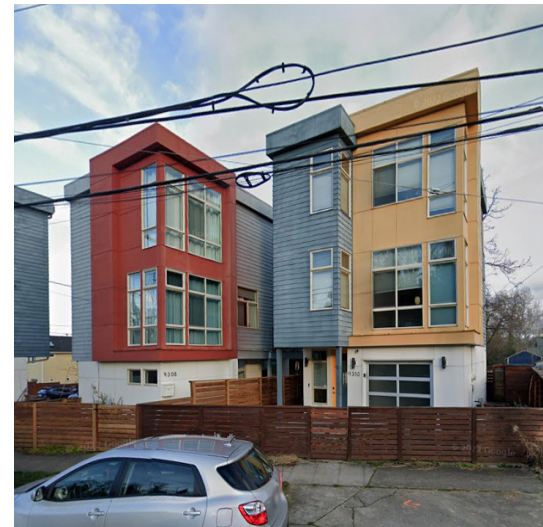
5155 S Director S

### Stoops, Entries and Approach

The precedents in the neighborhood provide inviting entry sequences while providing opportunities for community members to engage with one another. These design moves are demonstrated in the entry series of the proposed design. Highlighted by the long shared path that is clearly divided into public and private spaces.



9266 50th Ave S



9310 Renton Ave S



9312 57th Ave S

### Massing (Modulation), Materials, Scale

Precedents gathered highlight graphic punches and pushes accented by windows in the surrounding community. A mixture of additive and subtractive design was used to increase visual presence on the street, leading to a safer environment by increasing visual presence and highlighting the visual safety net. The concept modulates along the east and west facades to avoid a long flat mass, helping give character to the surroundings and set a standard of the future neighborhood context.

## Development Objectives



HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE\* OR TAKE AN ONLINE SURVEY\*\*

5143 S Director St

SDCI #3039541-EG

5143 S Director St LLC and JW Architects are collaborating to design the redevelopment of 5143 S Director St. This project will be located on near the end of Director St behind the Safeway in Rainer Beach area. When it's complete, the new homes will be 4 stories tall and will include 8 townhouses.

**What type of feedback is the Design Review looking for?**

- Reference unique neighborhood features and character
  - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 3039541-EG or project address.

Project Contact:

Julian Weber, Founding Principal, JW Architects  
outreach@jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

  
www.jwaseattle.com

\*jwaseattleoutreach.wixsite.com/5143 \*\* ONLINE SURVEY from 04/29 - 05/20, 2022 jwaseattleoutreach.wixsite.com/5143-survey-eng

Early Community Outreach was re-  
alized on March 31 and  
Approved by the Department of  
Neighborhoods on 06/21/2022



QR Code to easily access  
the online survey and  
dedicated website

Link to dedicated project  
website and public  
comments.

Link to project website  
and survey.



OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on April 29th and ran until May 20th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as affordability and quality materials at street-level, as well as some of their concerns noise and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

English Flyer

Public Outreach Summary



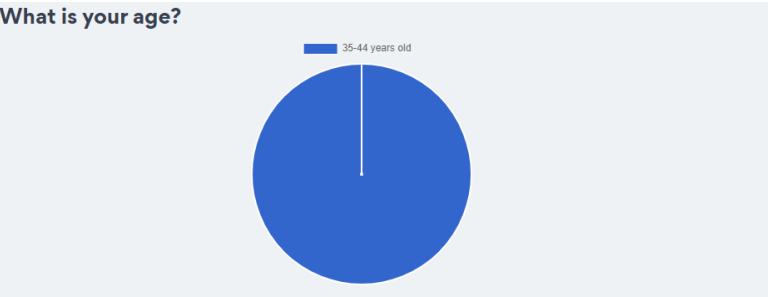
Translated Spanish Flyer



Translated Chinese Flyer



Translated Vietnamese Flyer



We will be improving the sidewalks and landscaping at the street-level.  
What design features do you prefer? (select up to two)

Additional designs for safety (street lighting, gates, fences, etc), Quality building materials at street-level (brick, large windows, etc)	1
Other (fill in blank, 100 characters max.): [Whatever a single family dwelling will need. ]	1

What do you like most about living or working in your neighborhood?

(fill in blank, 300 characters max.): [Quiet and the diversity. No yuppie townhomes or techies moving in]	1
(fill in blank, 300 characters max.): [That it's quiet and there's a lot of diversity. ]	1

What are some landmarks/spaces that help to identify your neighborhood?

(fill in blank, 300 characters max.): [Jack in Box, small businesses and Somali restaurant]	1
(fill in blank, 300 characters max.): [Walk up only Jack in the box ]	1

What do you like least about living/working in your neighborhood?

(fill in blank, 300 characters max.): [Crime ]	1
(fill in blank, 300 characters max.): [There's lots of crime ]	1

We will be improving the sidewalks and landscaping at the street-level.  
What design features do you prefer? (select up to two)

(fill in blank, 300 characters max.): [Be aware of crime in this area ]	1
(fill in blank, 300 characters max.): [There's lots of shootings in this area. ]	1

What is most important to you about a new building on this property? (select up to two)

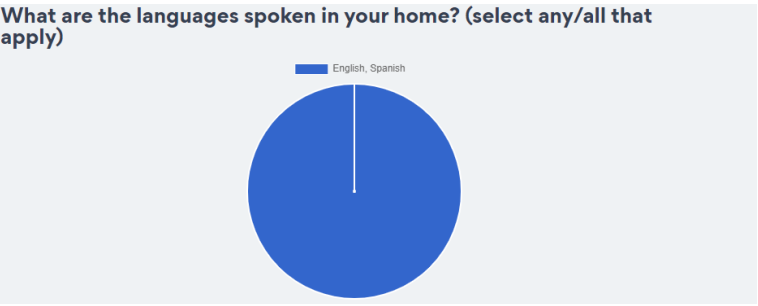
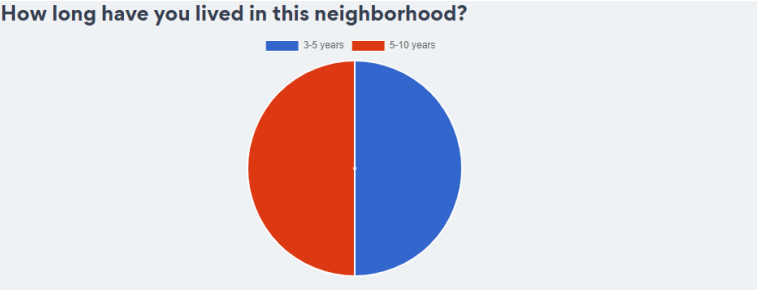
Other (fill in blank, 100 character max.): [I don't want this! The street is a short street and will cause noise pollution and create traffic jams since its a short street and a dead end. ]	1
That it fits into neighborhood look, That is affordable for residents and/or businesses	1

What concerns do you have about the project? (select any/all that apply)

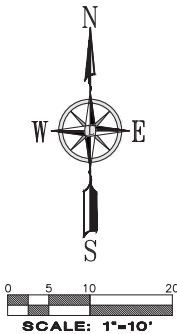
Construction noise/impacts, That it will not be affordable, That it may feel out of scale with other buildings nearby	1
Construction noise/impacts, The existing residence is going away, That it will not be affordable, That it may feel out of scale with other buildings nearby	1

No results in other languages

No responses in the selected date range 🙋



BOUNDARY AND TOPOGRAPHIC SURVEY



FOUND MONUMENT IN CASE  
BRASS PIN IN CONCRETE  
DOWN 1.80' AT INTERSECTION OF  
RAINER AVENUE SOUTH &  
SOUTH DIRECTOR STREET  
ELEVATION= 43.07'

89°54'11" (C) (R2)

30

29

28

27

26

25

24

CONTINUED ON SHEET 3

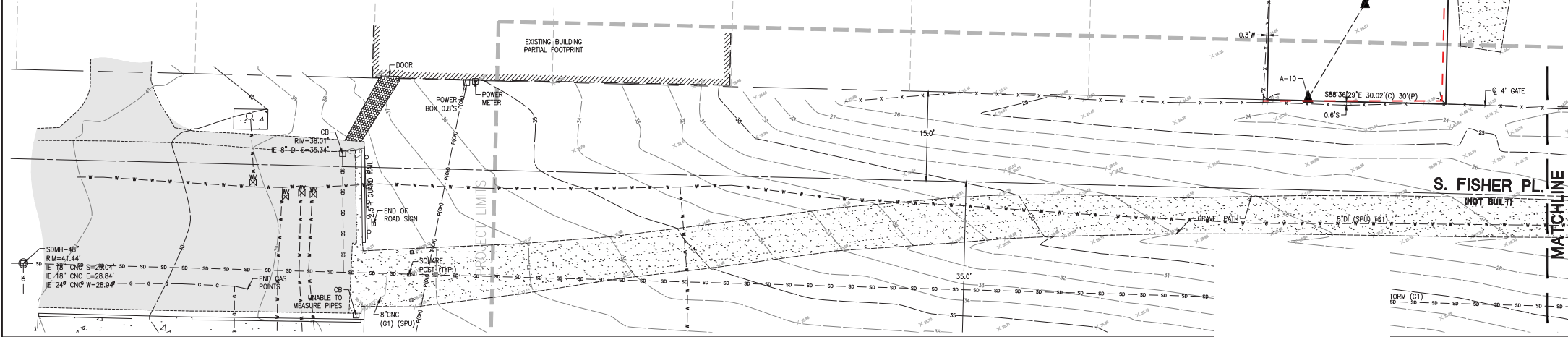
LEGEND

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

- SURVEY MONUMENT (AS NOTED)
- LUMINAIRE (LUM.)
- POWER METER
- POWER POLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- WATER METER (WM)
- SIGN

- CHAIN LINK FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE

- ABBREVIATIONS
- (R#) REFERENCE SURVEYS
  - (OH) OVERHEAD
  - (UG) UNDERGROUND
  - (TYP) TYPICAL
  - (C) CALCULATED
  - (M) MEASURED
  - (GIS) GEOGRAPHICAL INFORMATION SYSTEMS
  - (REF) PER REFERENCE INFORMATION
  - (SPU) SEATTLE PUBLIC UTILITIES
  - (PVT) PRIVATE
  - (DI) DUCTILE IRON
  - (CI) CAST IRON
  - (ABS) ACRYLONITRILE BUTADIENE STYRENE



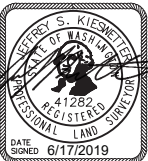
**Title:**  
BOUNDARY AND TOPOGRAPHIC SURVEY  
PTN OF THE NW1/4, OF THE SW1/4 OF SEC. 36,  
TWP. 24 N., RGE 4 EAST, W. M.  
CITY OF SEATTLE  
KING COUNTY STATE OF WASHINGTON

**For:**  
ROSE HOMES, LLC  
4725 30TH AVENUE SOUTH  
SEATTLE, WA 98108

**LANKTREE  
LAND SURVEYING, INC.**  
25510 74TH AVENUE SOUTH KENT, WA 98032  
PHONE: (253) 653-6423  
FAX: (253) 793-1616  
WWW.LANKTREELANDSURVEYING.COM



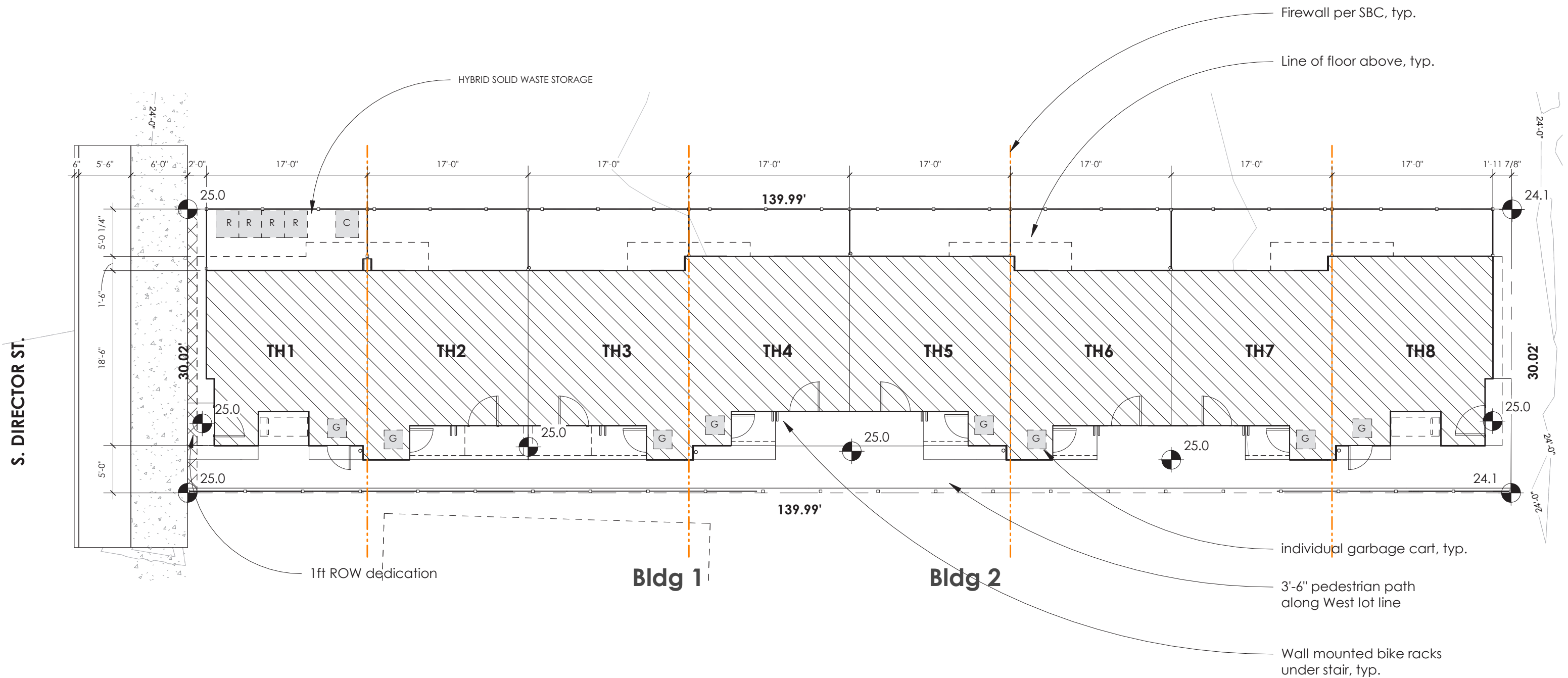
Job Number  
**3446**  
Sheet  
**2 of 3**



File: P:\3446\Survey\DWG\3446001.dwg Date/Time: Jun 17, 2019 - 1:03pm Scale: 1"=0' Trevor Lanktree Xrefs:

Project Site & Survey



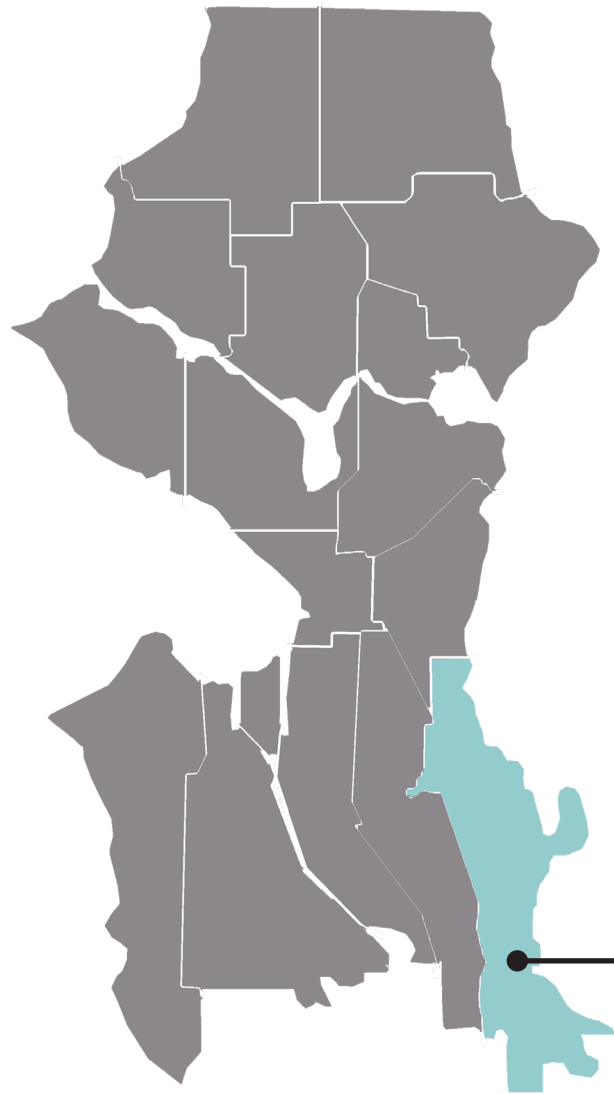


SITE PLAN  
SCALE: 1/16" = 1' 0"



# Site Plan



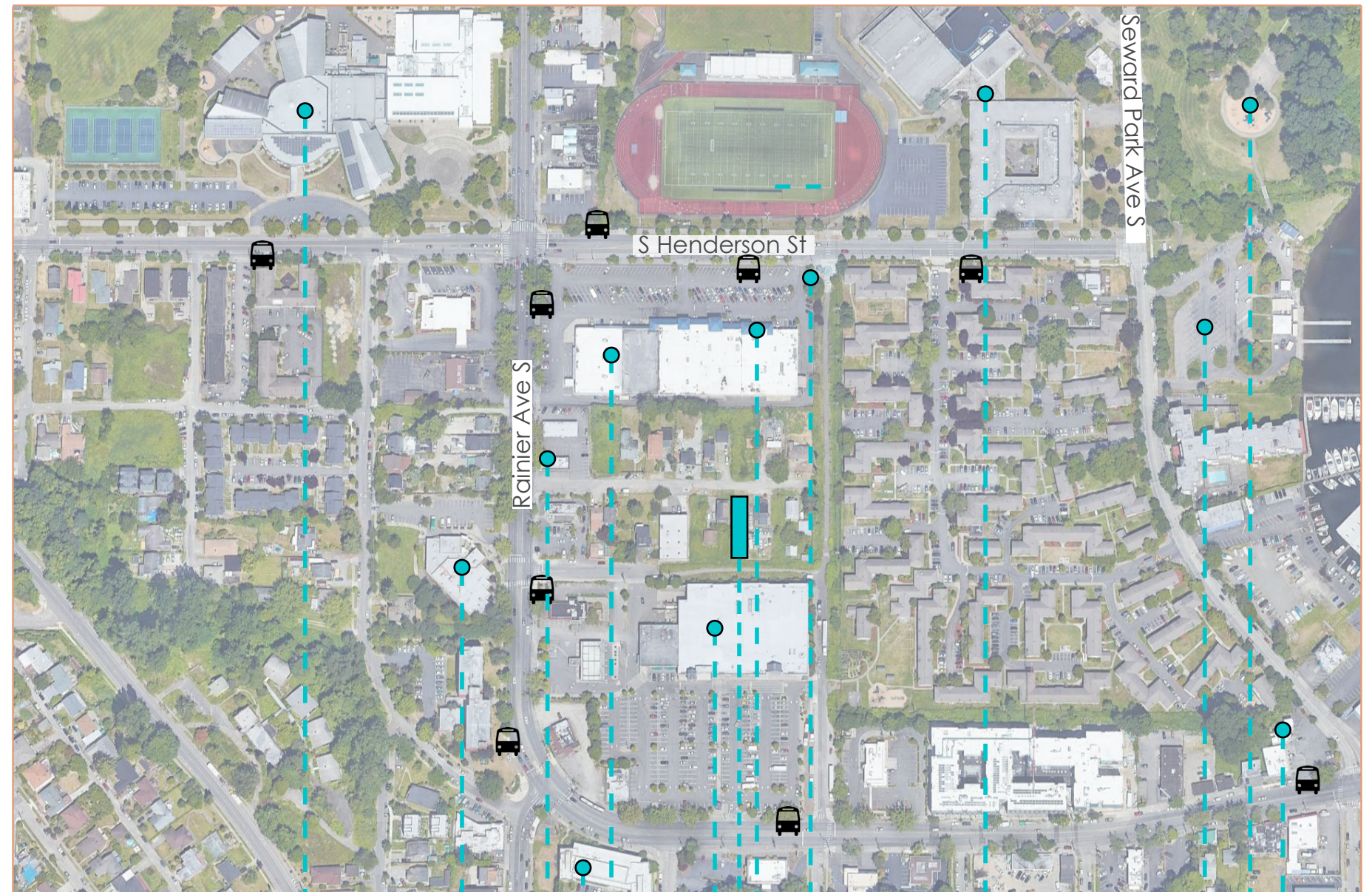


Site:  
RAINIER VALLEY  
NEIGHBORHOOD



EXISTING SITE

Scale: NTS



South  
Shore K-8

Seattle  
Public  
Library

Rainier Beach  
Medical and  
Dental Care

Neighborcare  
Health

Safeway



Rite Aid

Taque-  
ria Costa  
Alegre



Planet  
Fitness

Rainier  
Beach High  
School



Umami  
Kushi



Be'er Sheva  
Park

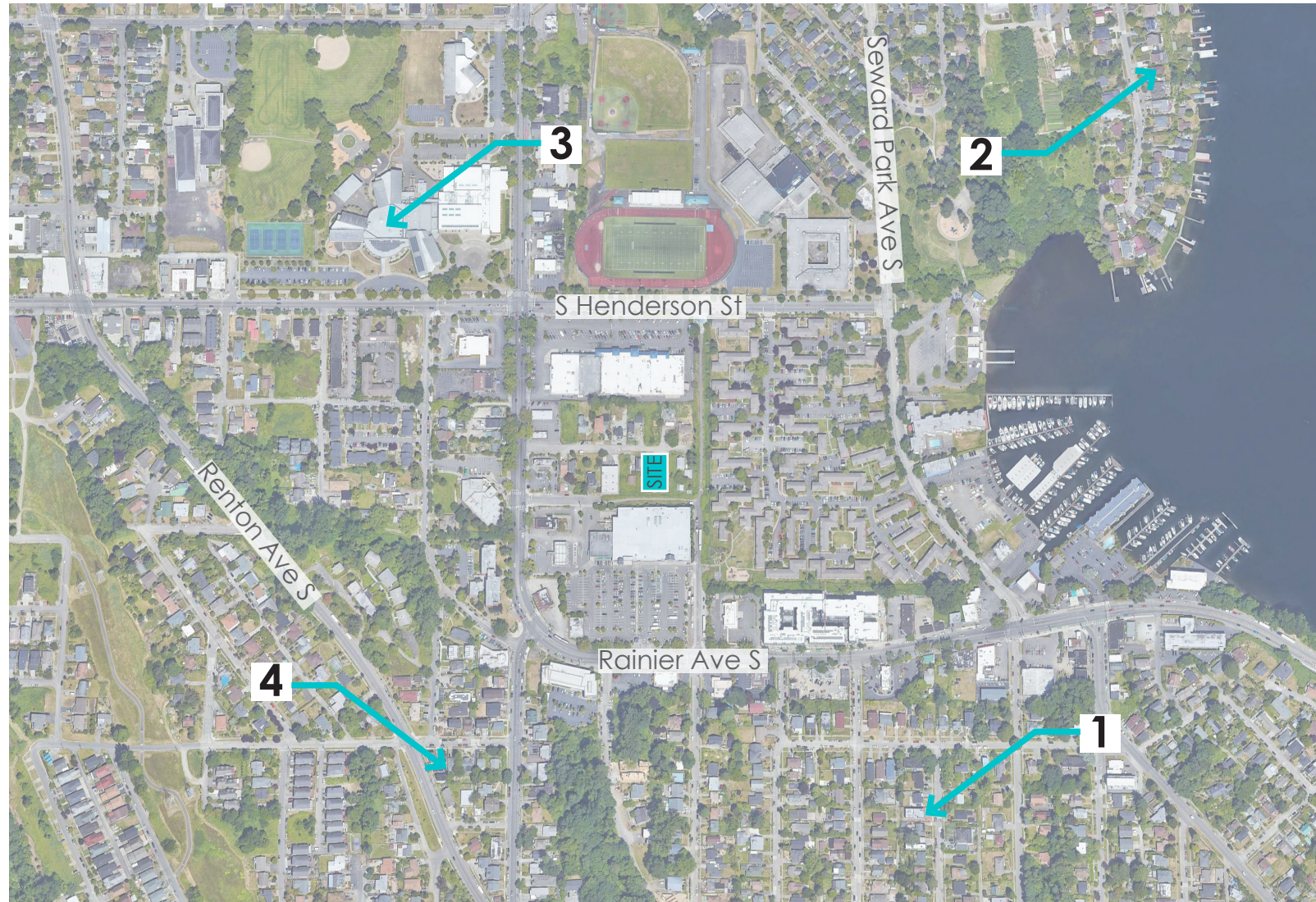


Atlantic City  
Boat Ramp

SITE: 5143 South  
Director Street

## Context





1. Single-Family Housing  
9321 55th Ave S



2. Single-Family Housing  
8647 Island Dr S



3. South Shore K-8  
4800 S Henderson St

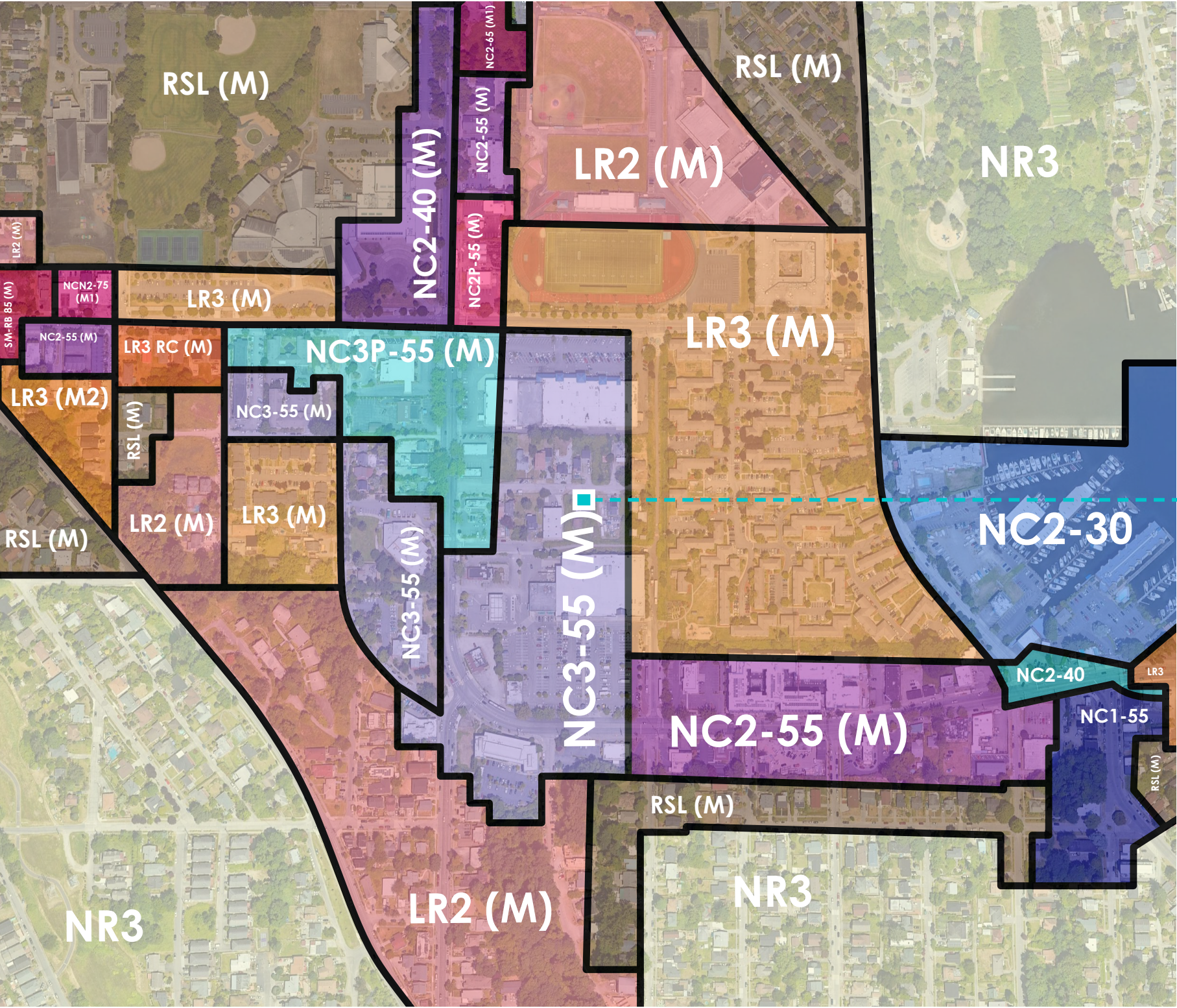


4. Multi-Family Housing  
5001 S Fletcher ST

### Neighborhood

The project at 5142 S Director St is located in a NC3-55 (M) neighborhood. The surrounding area is indicative of this zoning designation with the presence of many large scale commercial buildings. This project will also enjoy proximity to many different amenities such as nearby healthcare, parks, and schools.





**Project Site Zoning:** NC3-55 (M)

**Adjacent Zoning:** RSL (M), LR2 (M), LR3 (M), NC2-55(M), NC2P-55 (M), NC3P-55 (M) NC3-55 (M)

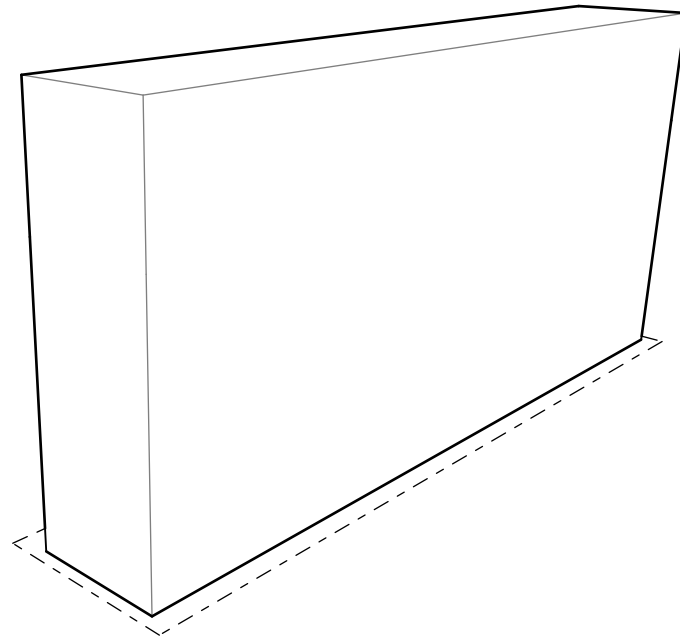
SITE: 5143 South Director Street

**Key:**

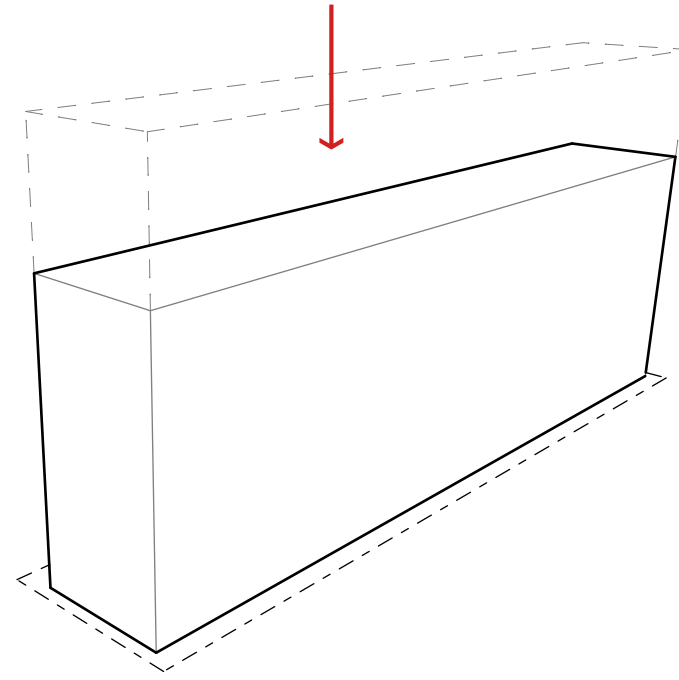
NR3		NC2-30	
RSL (M)		NC2-40	
LR2 (M)		NC2-40 (M)	
LR3		NC2P-55 (M)	
LR3 (M)		NC2-65 (M1)	
LR3 RC (M)		NCN2-75 (M1)	
LR3 (M2)		NC3-55 (M)	
NC1-55		NC3P-55 (M)	
SM-RB85 (M)			



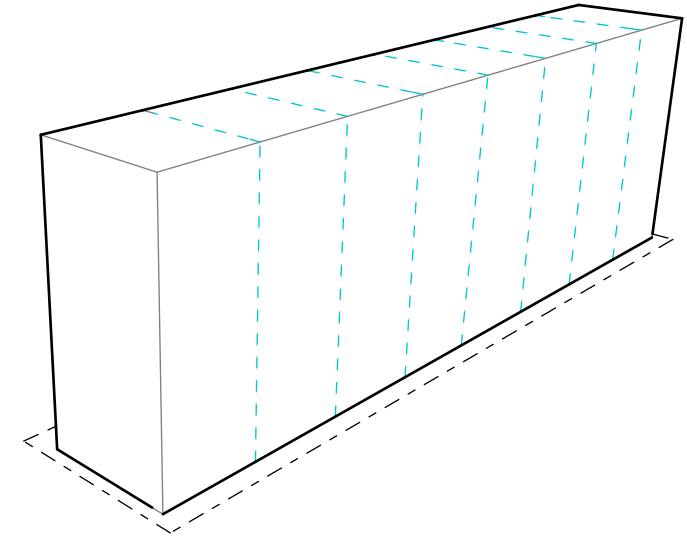
SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS1 Natural Systems and Site Features	B. Sunlight and Natural Ventilation	The project maximizes natural light in each unit by opening up to the east and west. Windows were strategically placed to optimize daylighting according to the internal program. To promote natural ventilation, operable windows were placed in strategic locations through out the design allow for passive ventilation
CS2 Urban Pattern and Form	D. Height, Bulk and Scale	This project is zoned NC355(M). To respect the neighborhoods current scale, the project is well under the height limit and does not include penthouses. This allows for future development to maintain views and complement view corridors. The project uses extensive landscaping and subtractive design to minimize the building massing impact. Additionally, the project serves as a transition in size and mass complementing residential and commercial parcels on both ends of the block.
CS3 Architectural context and Character	A. Emphasizing Positive Neighborhood Attributes	The project is scaled at the street level with a wrapping awning mass and high quality material that creates a warm welcoming threshold. The entry is wraped in cedar siding and soffit. Wood siding is a material that is common in the area and is used to enhance street level experience. The common path alon the west end of the property line leads to the paired entries of TH2-7.
PL1. Open Space and Connectivity	B. Walkways and Connectivity	The common path cuths north south through the property on the west end onto which most units open onto to promote safety. The units are have backyards and roof decks, which provide residents a variety of exterior spaces occupy. A green space buffer between the project and N 101st ST provides an ascetically pleasing space to enjoy. Allowing for connections between occupants and the people of the neighborhood
	C. Outdoor Uses and Activities	This design places importance on outdoor spaces. Every unit has a rooftop patio, backyards, shared stoops, and shared walkway. The exterior spaces were design to promote community safety by placing more eyes on the street. These spaces can be used in a variety of ways. Community members will have access to spaces that meet their individual needs.
PL3. Street Level Interaction	A. Entries	Individual entries have been scaled and detailed to provide a unique and personal entry sequence. Lighting, addressing, and recessed entries are provided to promote socail interaction and engagement. There are also recessed entry conditions in that offer privacy and safety. Landscaping provides a buffer for units along common path to provide a safe but welcoming entry
	C. Residential Edges	
DC2. Architectural Concept	A. Massing	The massing was created to fit the scale of the project context, maximize outdoor space, and most importantly maximize eyes on the street. The graphic shrouded volume works as an endcap for the building and faces the street and ally to focus the largest openings onto tho both ends. The rest of the massing is modulated back and forth to create space for yards and solid waste and trash storage with direct access to staging areas. The unit modulation also works to further reduce the scale and minimizes the structures perceived mass.
	B. Architectural and Facade composition	Design Response: White lap siding will be the primary building material to be complemented by dark grey board and batten panel and cedar siding at entries be experienced at the street level. These materials were found throughout the community in context research.
	C. Secondary Architectural Features	Depth is added to the street facades to by using glazing at the street level. Additionally, street numbers and lighting highlight the on-street glazing and enhance the entry sequence.
	D. Scale and Texture	Graphic pushes and pulls are designed to modulate the street level façade and to add texture and highlight graphic clarity of the structural relief. This modulation and material break down the massing to minimize the perceived mass.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	The building exterior is constructed of durable and easy to maintain materials while also being attractive in texture and pattern. Lap siding, board and batten panel, and using cedar in areas protected from weather create an aesthetically interesting building represents the primary materials found thought the community.
	D. Trees, Landscape and Hard scape materials	Trees and vegetation were placed with careful consideration on the site. Located to highlight view corridors, hide trash enclosure, soften the entries along the proeject edges. Green space will be a focal point for anyone who is walking along the path. Hard scape materials and landscaping are design throughout to emphasize the project goal of safety and individual unit layouts



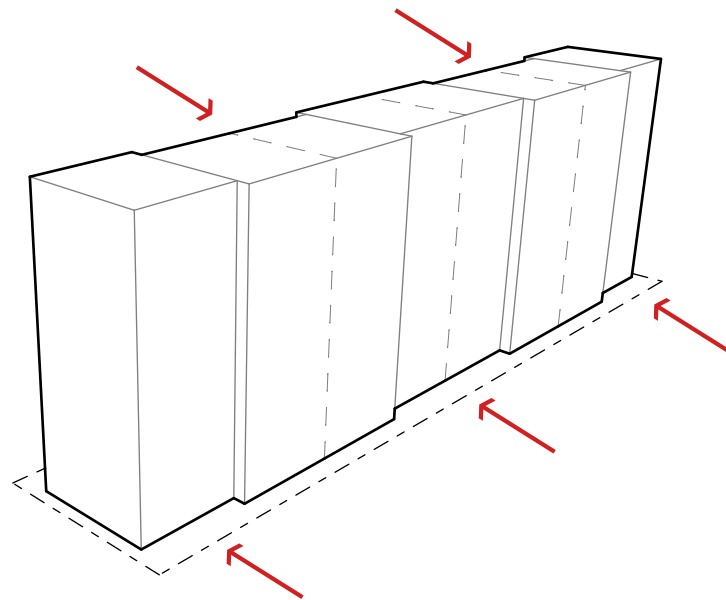
**1.** Massing Allowed by code- 55' plus parapets and pent-houses



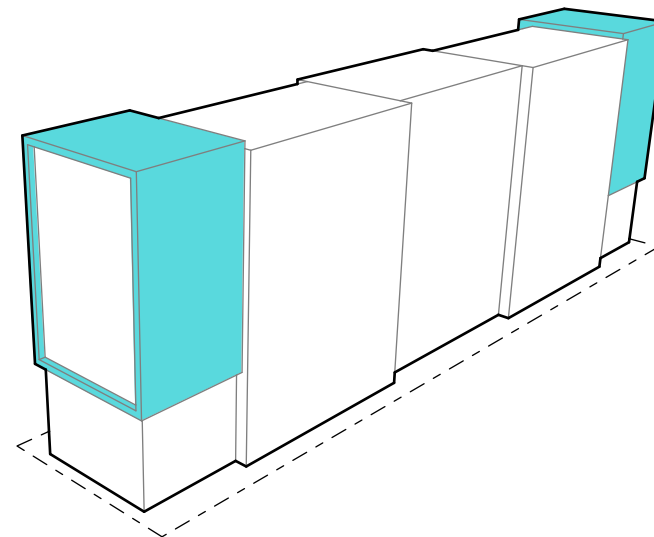
**2.** Reduce massing by 15' & setback from property lines on all sides



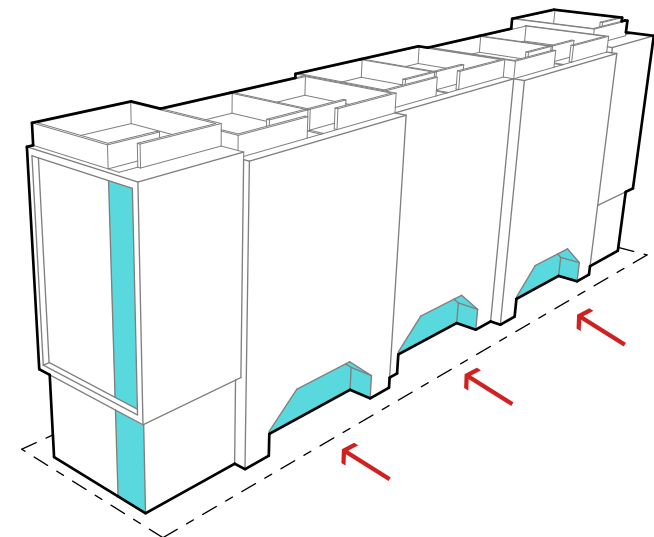
**3.** Divide building mass into 8 units



**4.** Group units and modulate building mass to break up facade



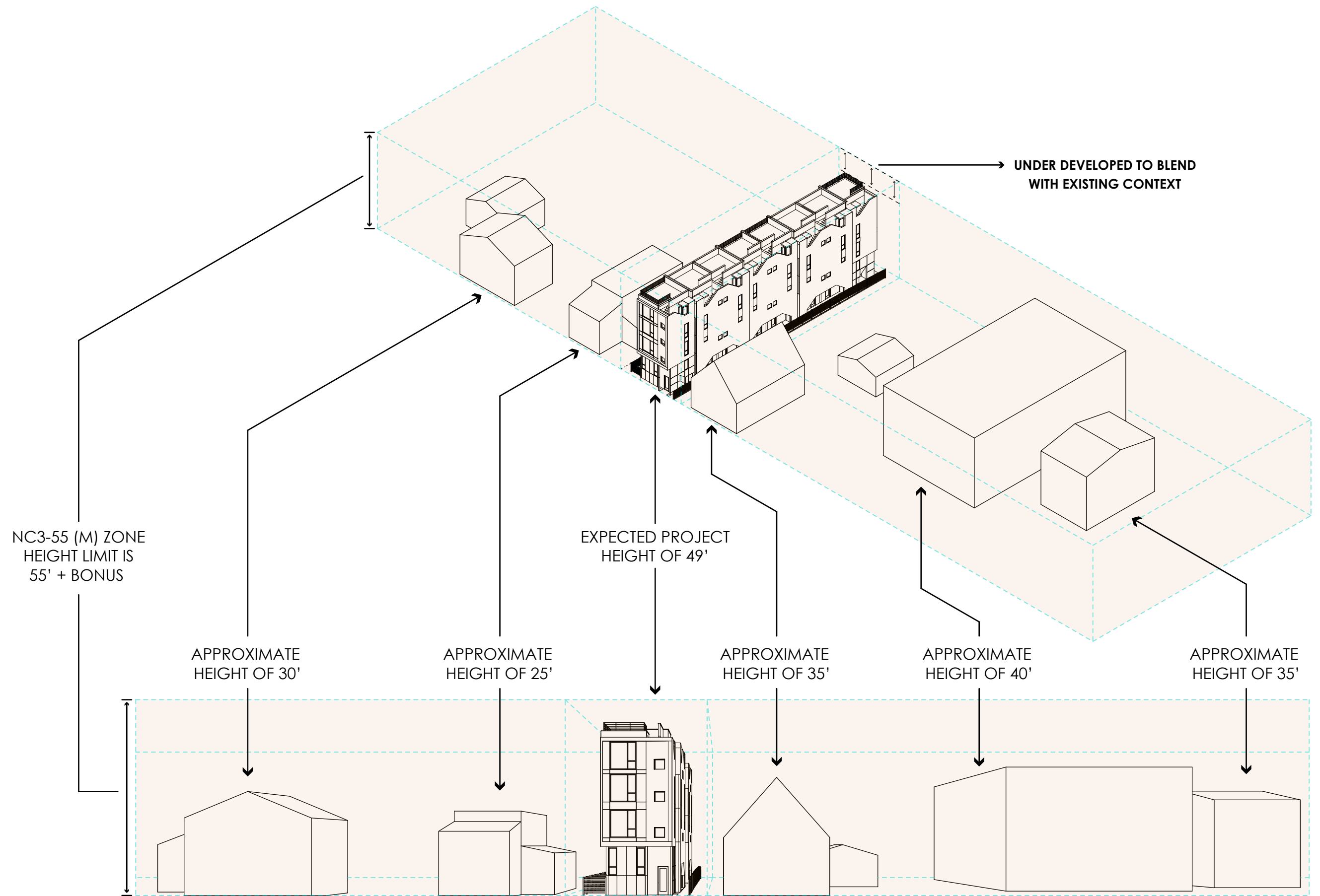
**5.** Highlight street facades with material changes to further break building mass



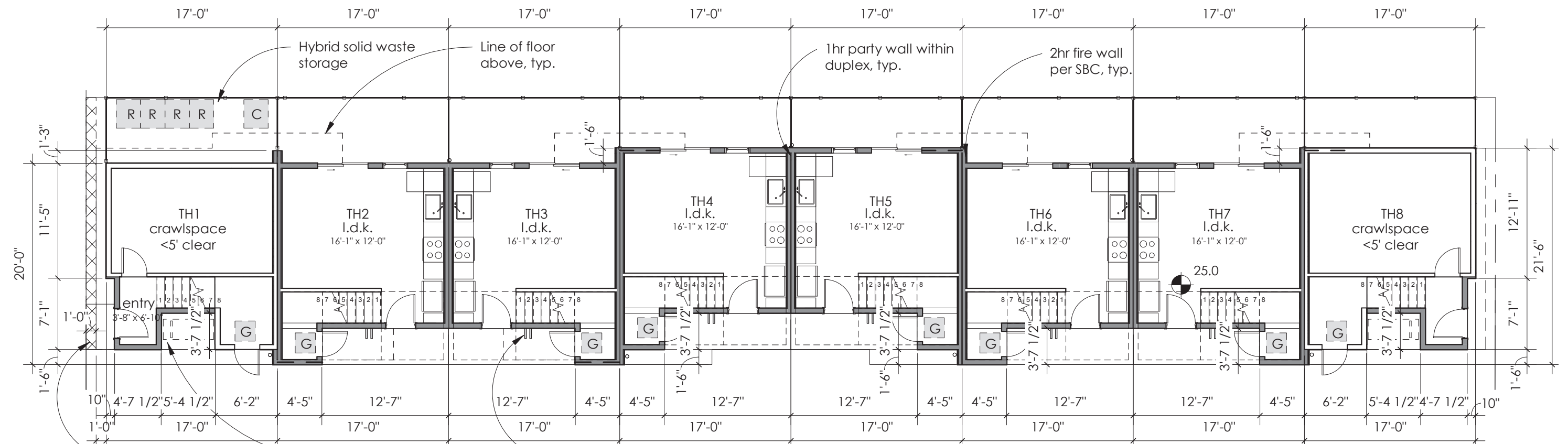
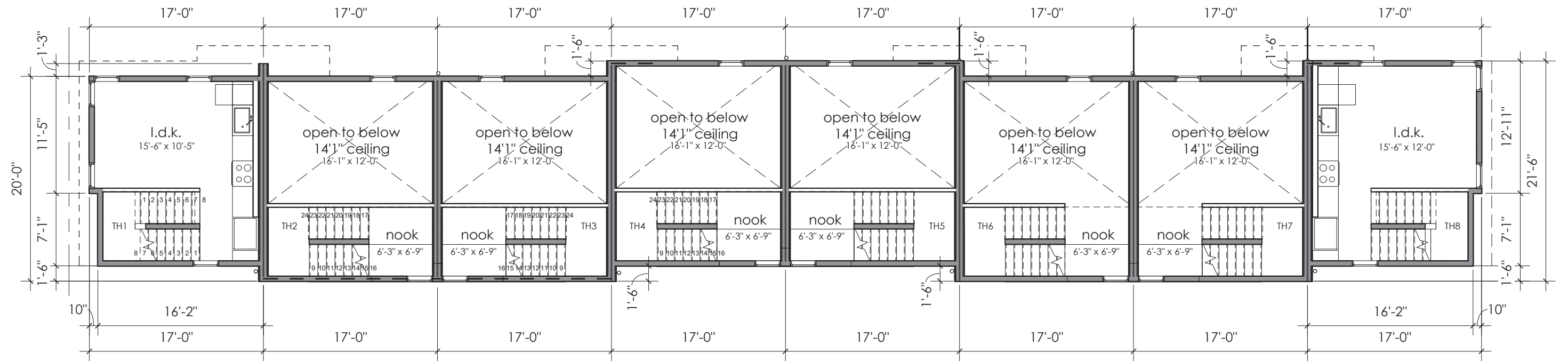
**6.** Highlight entries by recessing them and using high quality materials

## Design Concept

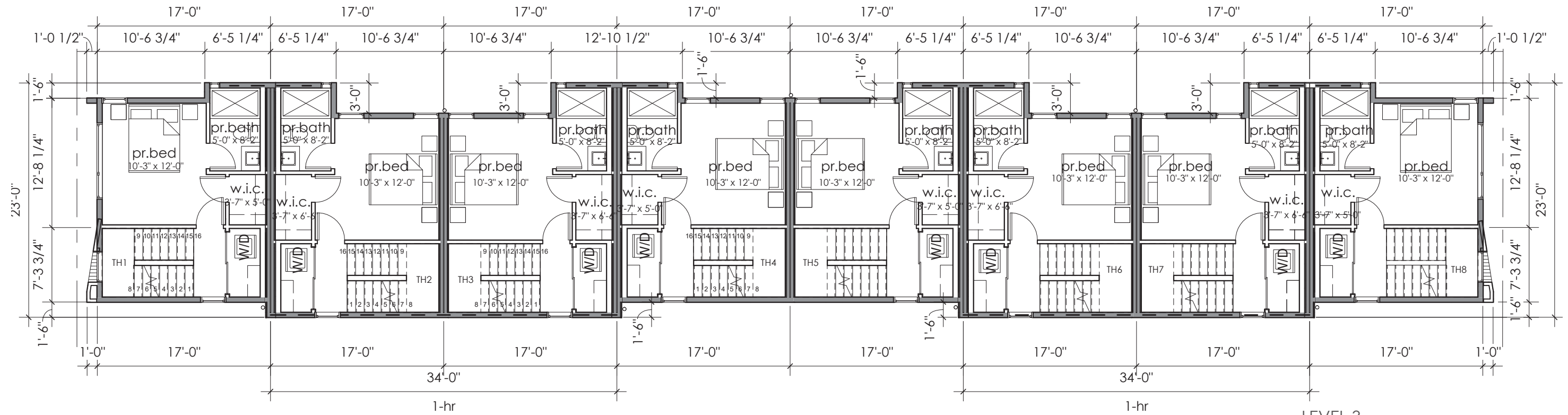




## Zoning and Context Scale Diagram

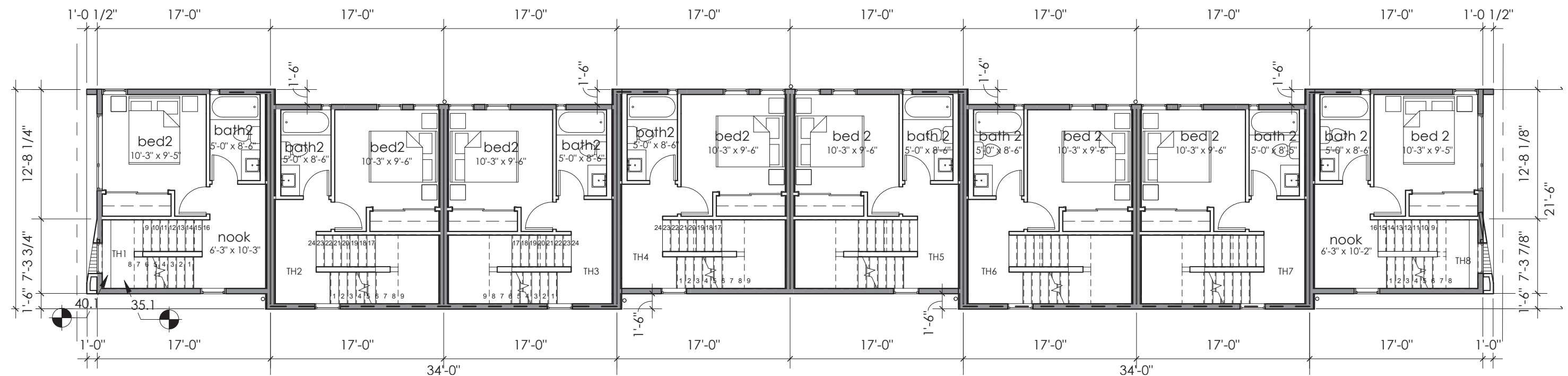


# Floor Plans



LEVEL 3

SCALE: 1" = 10'-0"



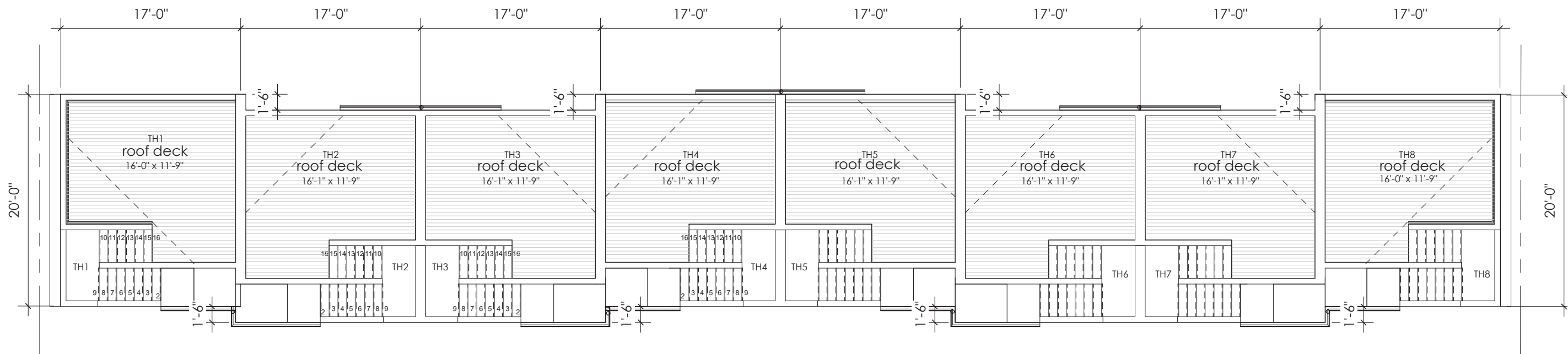
LEVEL 2

SCALE: 1" = 10'-0"

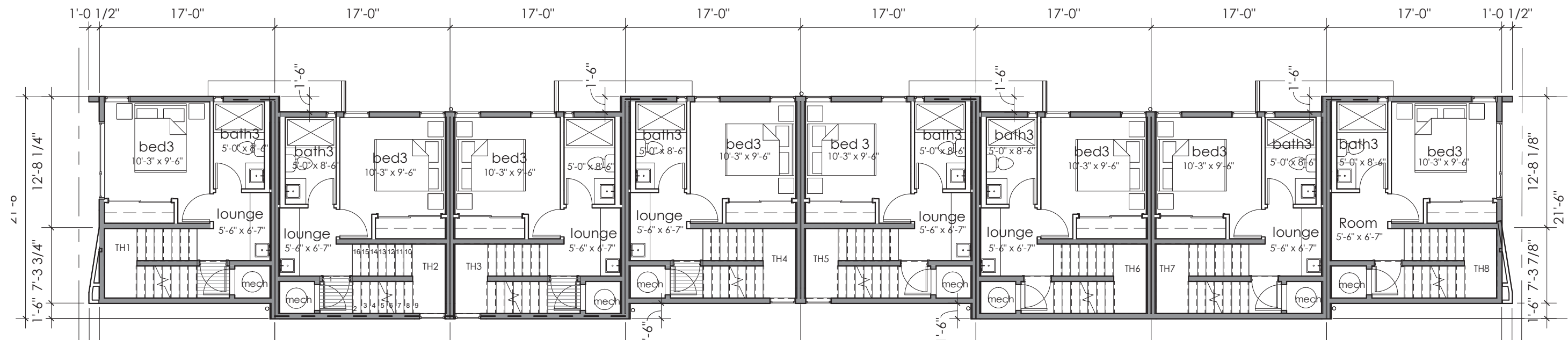


# Floor Plans





ROOF DECK  
SCALE: 1" = 10'-0"

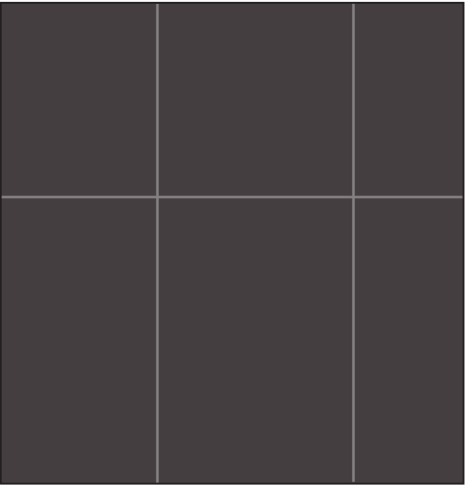


LEVEL 4  
SCALE: 1" = 10'-0"



# Floor Plans

### 1. Dark Grey Panel

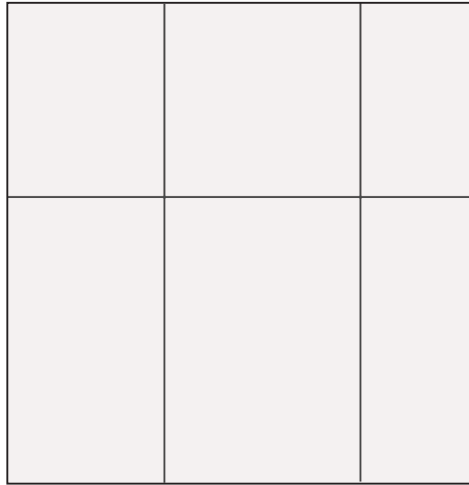


Cementitious Panel

Sherwin Williams #7019  
Gauntlet Gray

Used to unite stacked window groupings.

### 2. White Panel



Cementitious Panel

Sherwin Williams #7004  
Snowbound

Used to group panels in the primary facades volumes facing the street.

### 5. White Lap



Cementitious Lap Siding, 7-1/4" exposure

Sherwin Williams #7019  
Gauntlet Gray

Utilized on North and South Facades to highlight individual unit masses

### 3. Cedar Siding



1"x4" T&G Cedar Siding

Utilized as accent material at entries and in between windows

### 4. Board & Batten Dark Grey

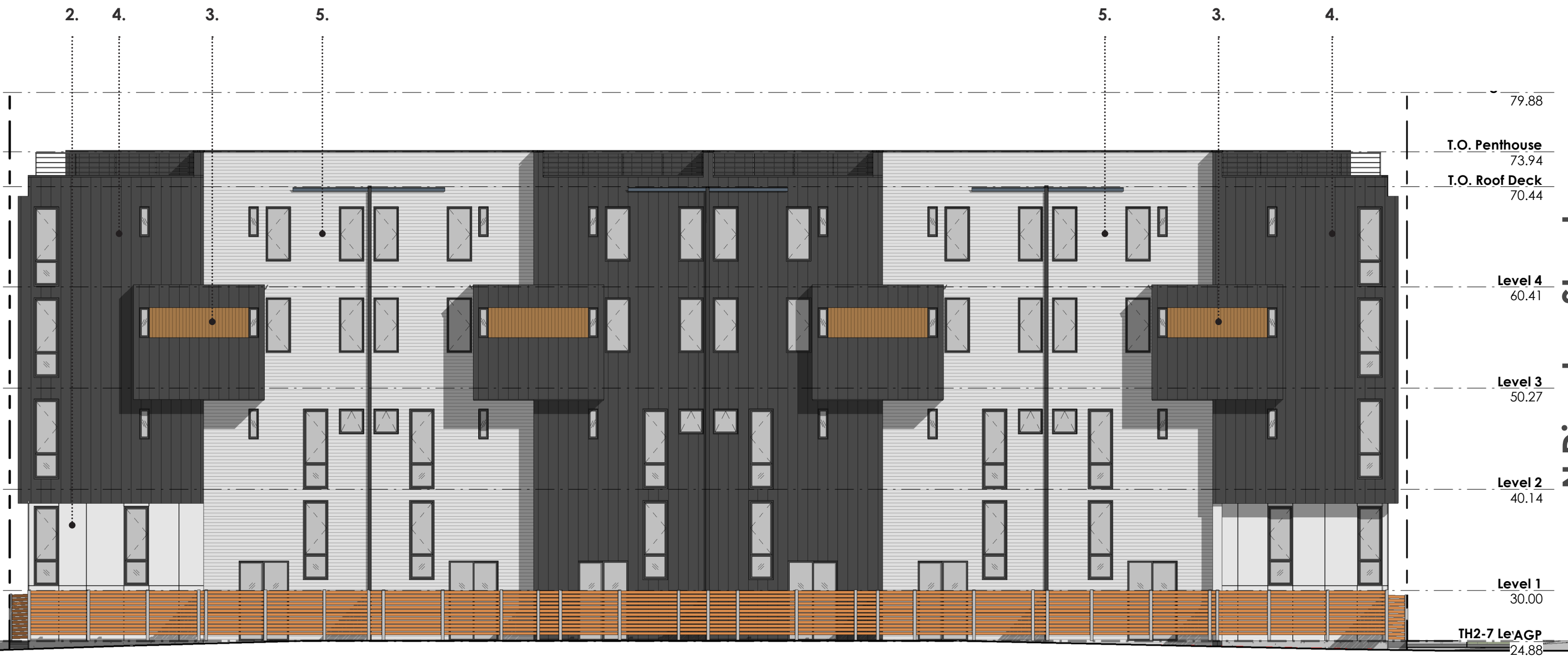
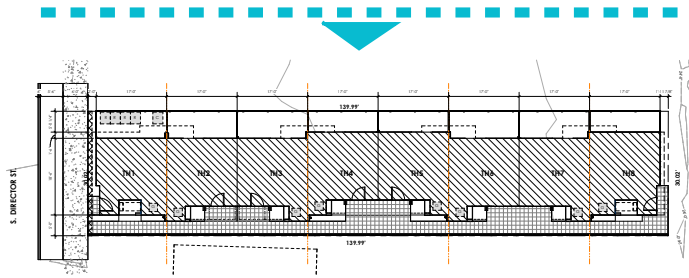


4'x8' Cementitious Panel w/ 1x2 cedar batts @ 12" o.c.

Sherwin Williams #7019  
Gauntlet Gray

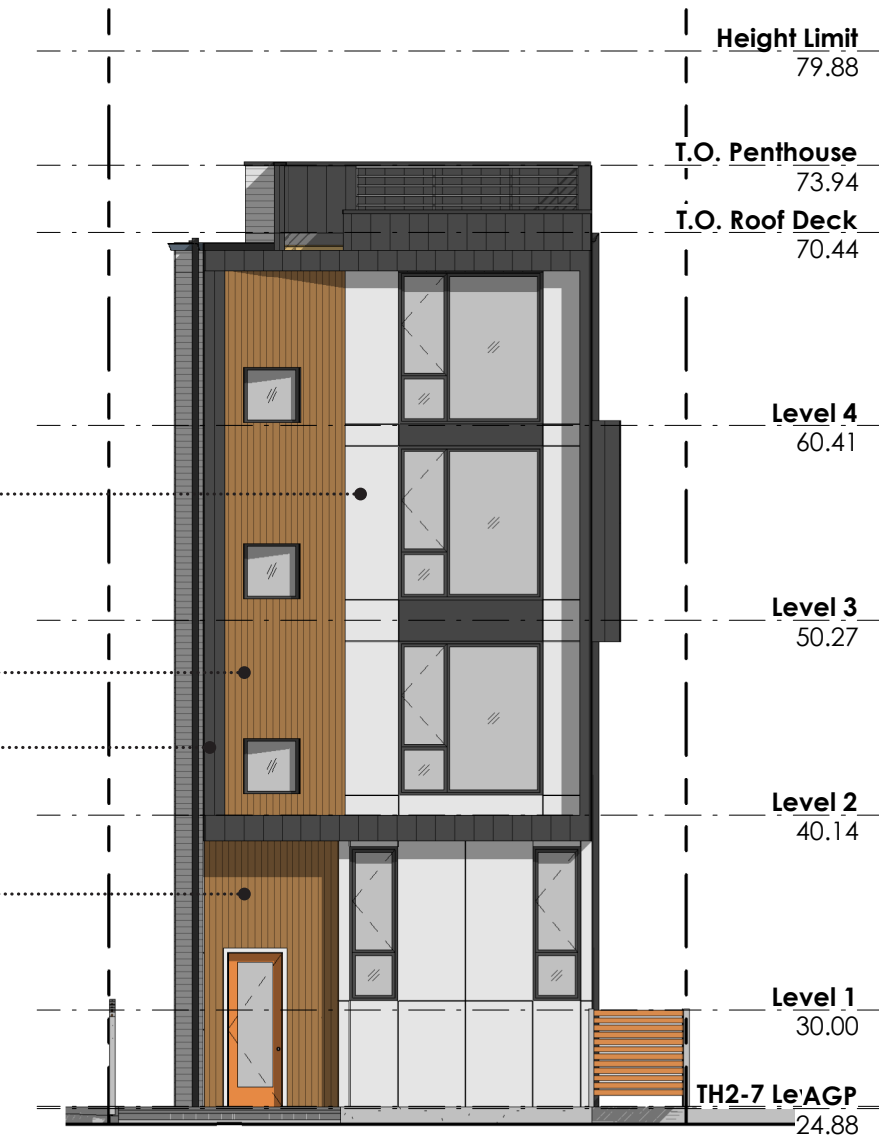
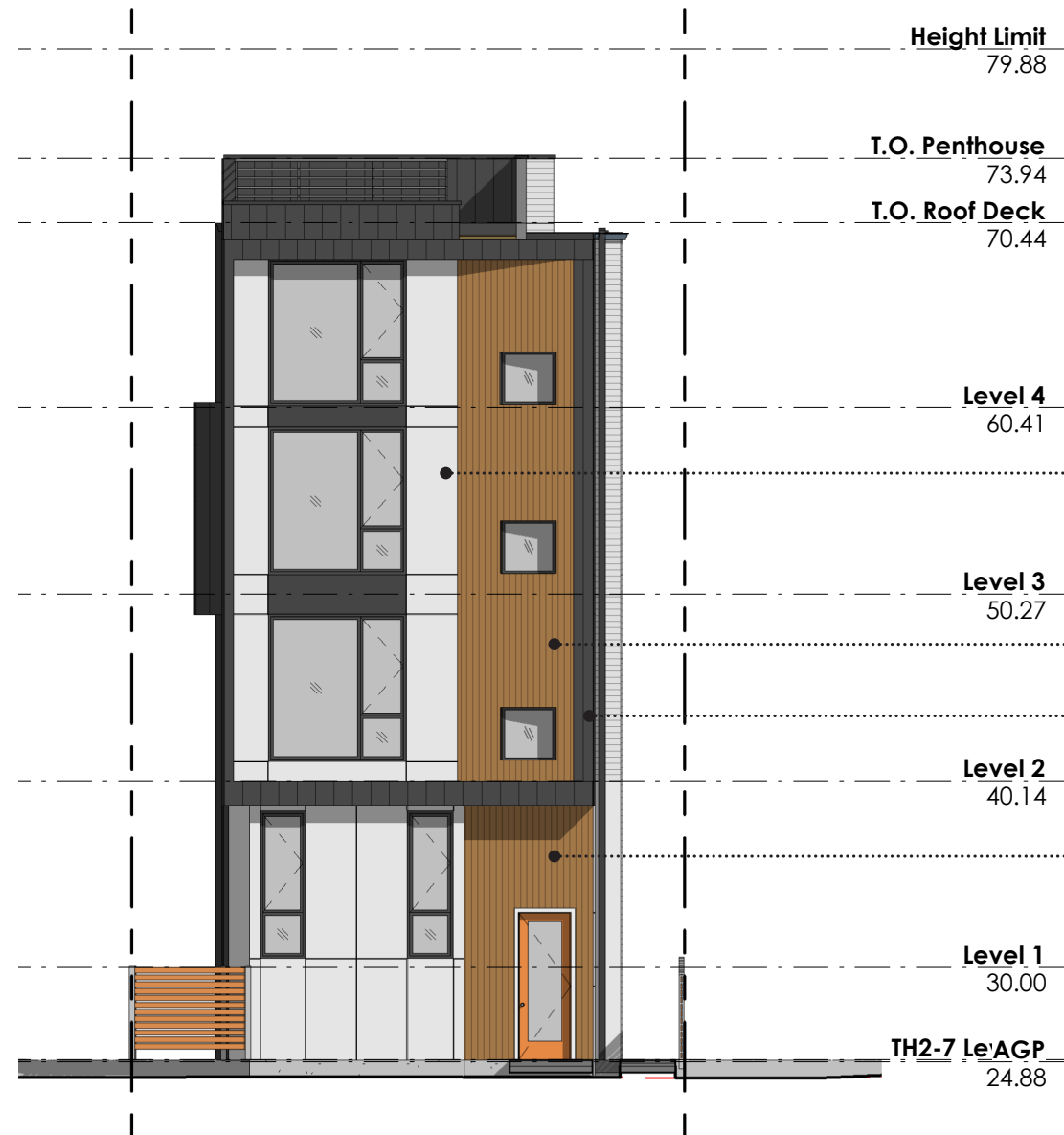
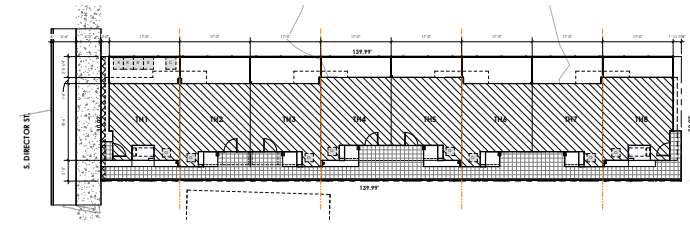
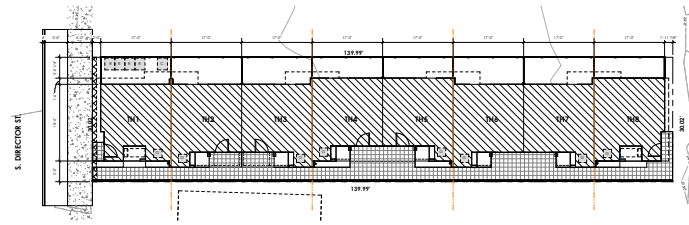
Utilized to highlight indivudal unit masses





NORTH ELEVATION  
SCALE: 1"=10'-0"

# Building Elevations



WEST ELEVATION  
SCALE: 1"=10'-0"

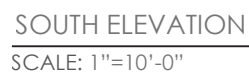
EAST ELEVATION  
SCALE: 1"=10'-0"

# Building Elevations

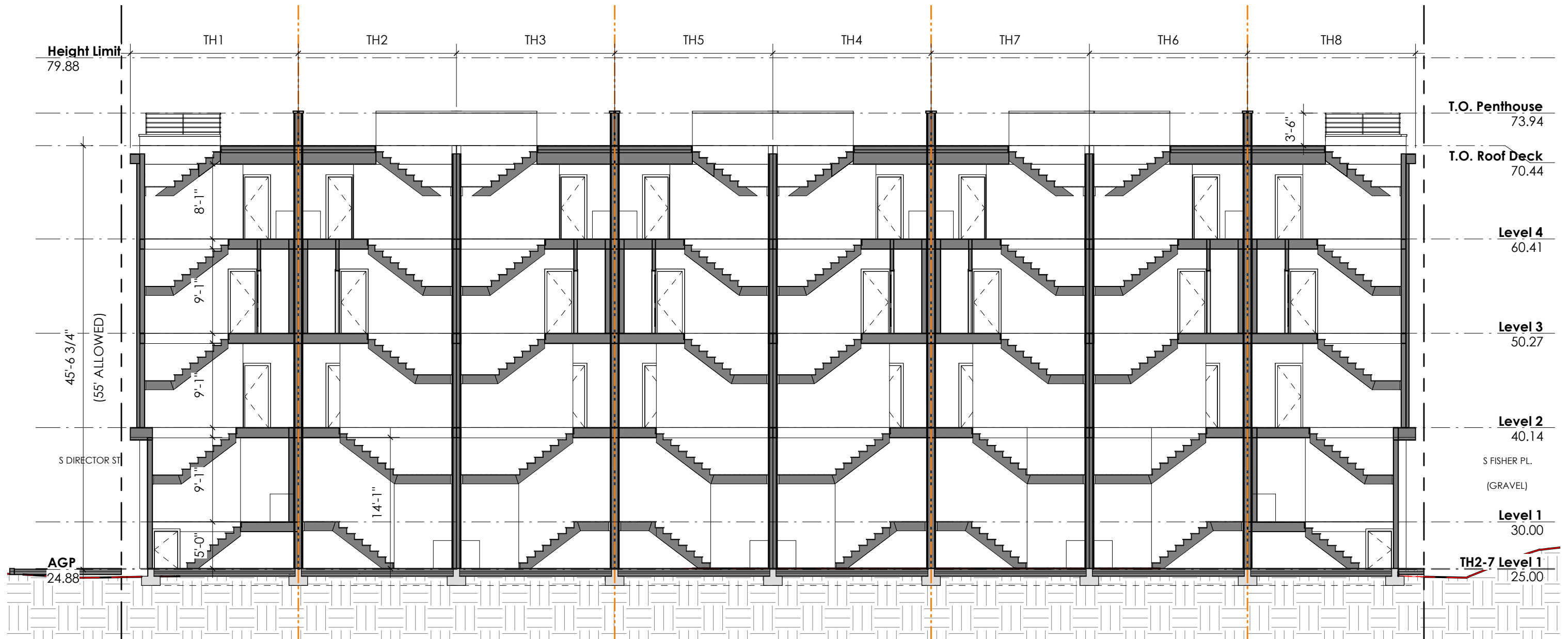




4.



## 5143 S Director St Streamlined Design Review 22



EAST - WEST SECTION  
SCALE: 1"=10'-0"

# Building Section





1. APPROACH FROM NORTH ON DIRECTORS STREET



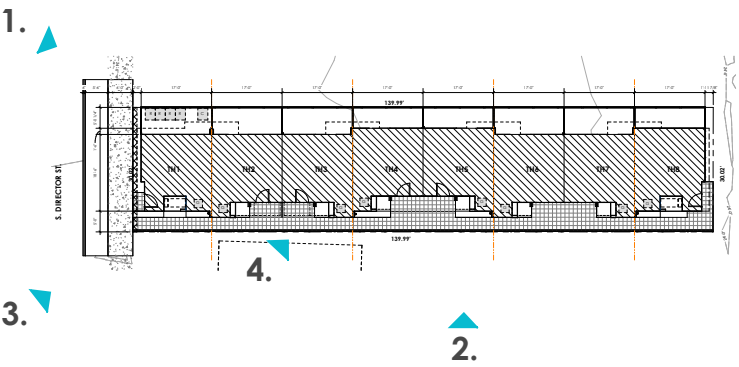
2. DRONE



3. APPROACH FROM SOUTH ON DIRECTORS STREET



4. VIEW OF ENTRIES

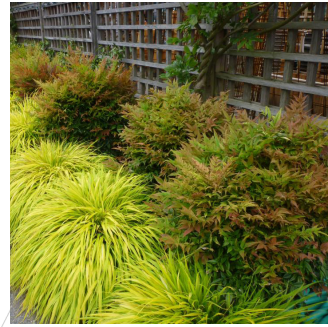


# Renderings





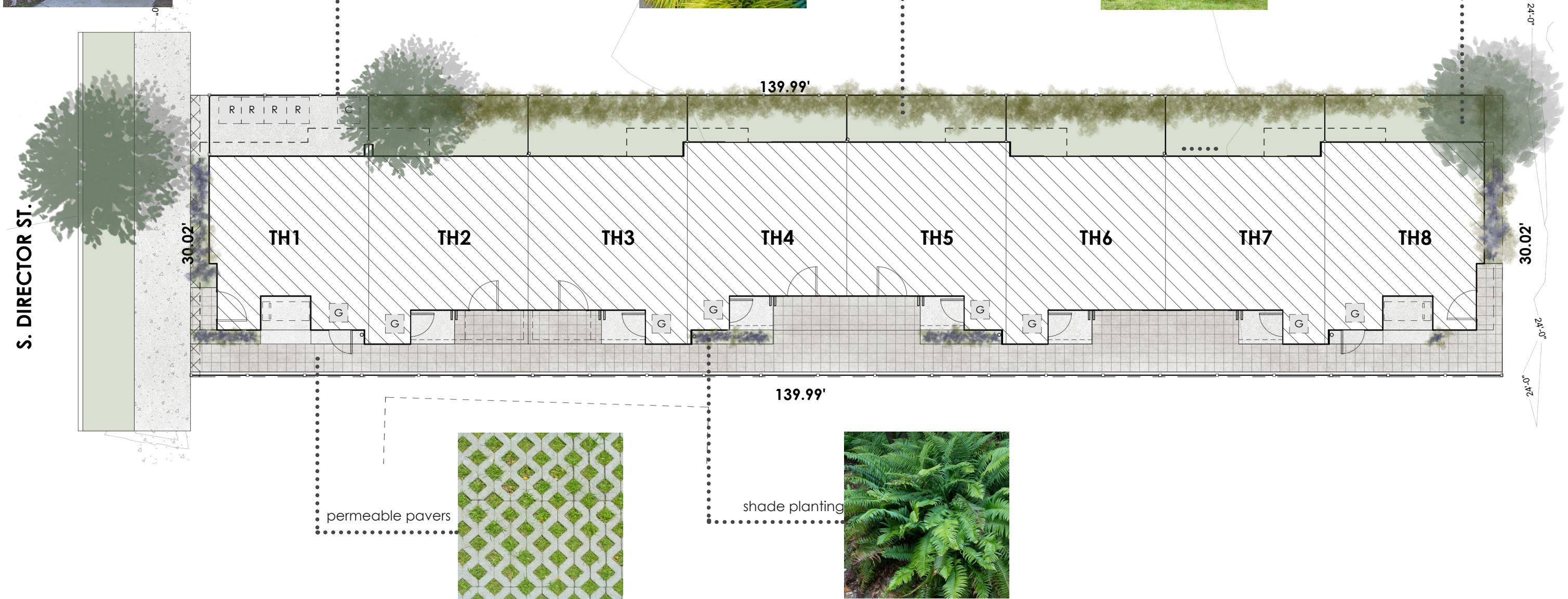
fence along property line



ornamental grass



japanese maple tree



CONCEPTUAL LANDSCAPE PLAN

SCALE 1/16" = 1' 0"

# Landscape Plan