

Streamlined Design Review

Address: 5022 32nd Ave S, Seattle, WA 98118

SDCI Project Number: 6910119-CN, 6910120-DM

Applicant Team

OWNER

Kanso Development:
Neil Ayton & Tinmin Fong

CONTRACTOR

Owner

MECHANICAL/PLUMBING

michael00kelly@gmail.com

ARBORIST

10016 Edmonds Way, Suite C 227
Edmonds, WA 98020
Contact: Andrew Lyon
(206 734 0705)
andy@buildersarborist.com

ARCHITECT: Josh PS

5406 SW Beach Drive Ter
Seattle, Wa 98116
SDCI ID: Ac58960
Contact: S. Joshua Brincko
(206 708 9933)
josh@josharch.com

GEOTECHNICAL ENGINEER

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P.O. Box 82243
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(206 331 1097)
cobaltgeo@gmail.com

STRUCTURAL ENGINEER: DCI Engineers

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Seattle, WA 98101
(206 332 1900)

ELECTRICAL

jeffrey.c.chan@protonmail.com

CIVIL ENGINEER

Jacobson Consulting Engineers
255 S King St Suite 800
Seattle, WA 98104
Contact: Sascha Eastman
(206 293 9134)
sascha@jacobsonengineers.com

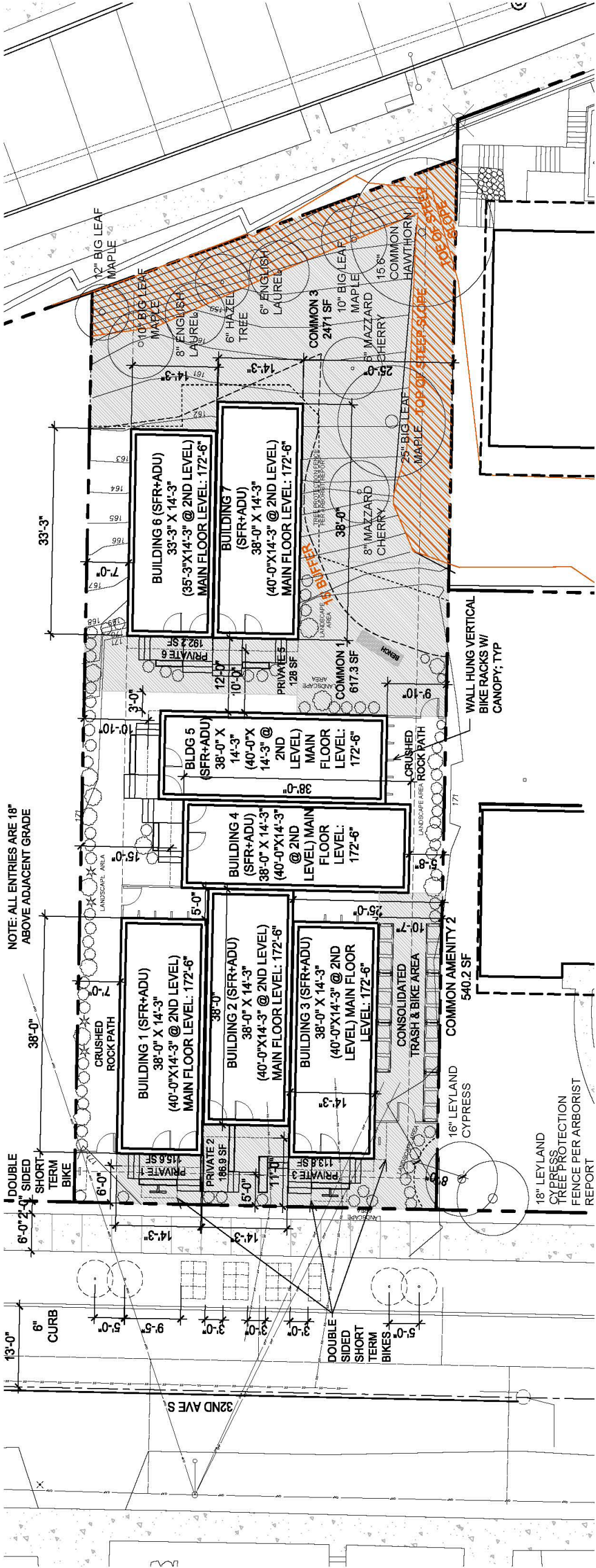
Development Objectives & Summary of Public Outreach

Number of residential units: 14

Amount of total commerical square footage: None, no uses other than residential.

Total gross floor area: 9550.3 square feet

Number and location of parking stalls: No parking provided or required.



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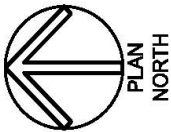
PROPOSED SITE PLAN

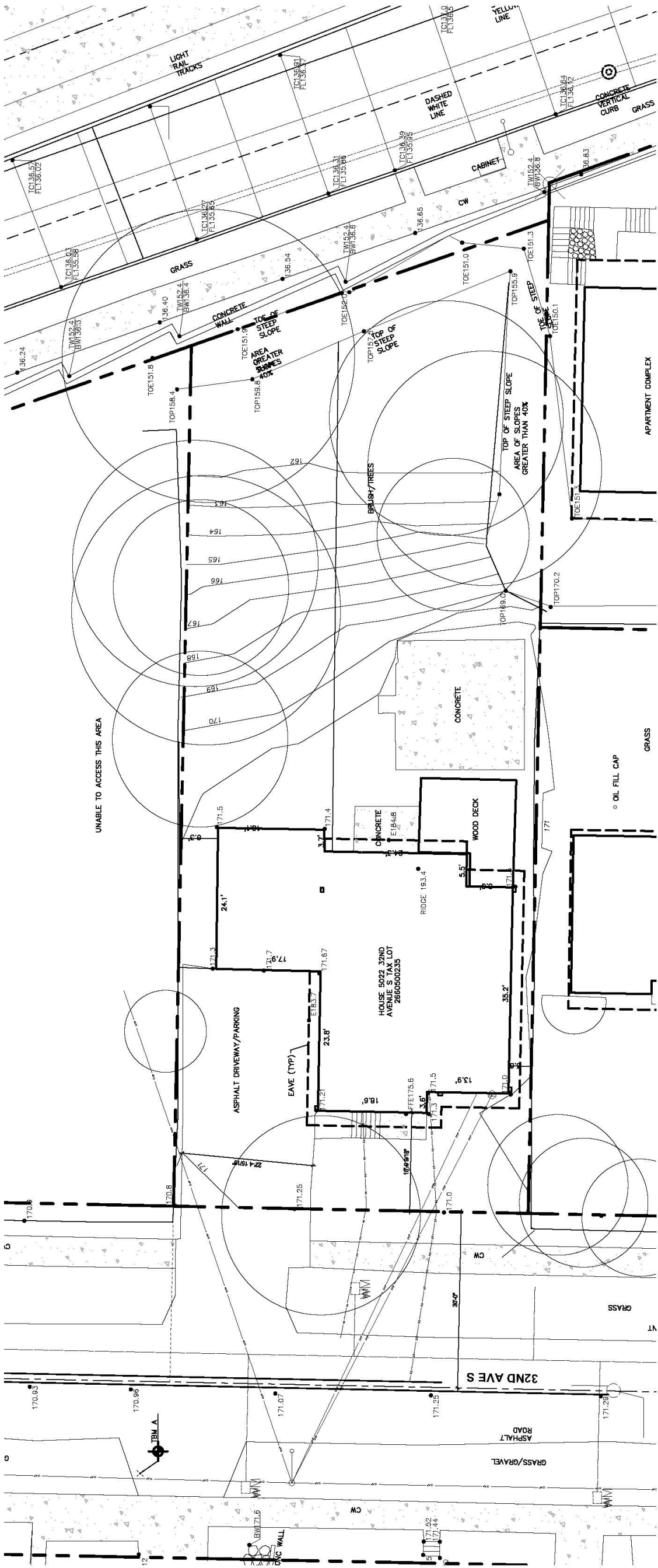
1/16" = 1'-0"

PROPERTY DATA	PROJECT DATA	UNIT SQ FT SUMMARY
PROJECT ADDRESS 5022 32ND AVE S SEATTLE, WA 98118	OWNER NEIL AYTON & TINMIN FONG KANSO DEVELOPMENT	23.45.510.D AREA EXEMPT FROM F.A.R.: -UNDERGROUND AREAS -DECKS/PATIOS/BALCONIES THAT SERVE A SINGLE UNIT -COMMON WALLS -GROUND LEVEL WALKING PATHS ALLOWABLE FLOOR AREA RATIO: (1.4) (9596) = 13,434.4 SF MAX -MAX 1 ADU PER TOWNHOME -MAX 650 SF PER ADU -MAX TOTAL OF ADU'S IS 40% OF TOTAL RESIDENTIAL USE ON LOT. -40% OF 9550.3 SF=3820.12 SF MAX TOTAL ADU SIZE -(P) ADU TOTAL= 388.3(6) + 330.1= 2661.7SF
ZONING DESIGNATION LR2(M1)	ARCHITECT JOSH PS 5406 SW BEACH DRIVE TER SEATTLE, WA 98116 SDCI ID: AC58960 CONTACT: S. JOSHUA BRINCKO (206 708 9933) JOSH@JOSHARCH.COM	
COLUMBIA CITY URBAN VILLAGE FREQUENT TRANSIT ZONE (NO VEHICLE PARKING REQ)		
LOT AREA 9596 SF		
ASSESSOR'S TAX NUMBER PARCEL: 2660500235		
LEGAL DESCRIPTION FRYES ADD TO COLUMBIA LESS N 100 FT W OF EMPIRE WAY LESS POR CONV TO C.P.S.R.T.A. ACDG TO KING COUNTY S.C.C. NO 03-2-12299-8 SEA 07-14-04 PLAT BLOCK: N/A PLAT LOT: 3		

FLOOR AREA BY UNIT AND FLOOR LEVEL

		1st LVL	2nd LVL	3rd LVL	TOTAL
BLDG 1	TH 1: ADU 1:	60 SF 388.6 SF	483 SF 0 SF	457.8 SF 0 SF	1000.8 SF 388.6 SF
BLDG 2	TH 2: ADU2:	60 SF 388.6 SF	483 SF 0 SF	457.8 SF 0 SF	1000.8 SF 388.6 SF
BLDG 3	TH 3: ADU 3:	60 SF 388.6 SF	483 SF 0 SF	457.8 SF 0 SF	1000.8 SF 388.6 SF
BLDG 4	TH 4: ADU4:	60 SF 388.6 SF	483 SF 0 SF	457.8 SF 0 SF	1000.8 SF 388.6 SF
BLDG 5	TH 5: ADU 5:	60 SF 388.6 SF	483 SF 0 SF	457.8 SF 0 SF	1000.8 SF 388.6 SF
BLDG 6	TH 6: ADU6:	60 SF 330.1 SF	424.5 SF 0 SF	399.3 SF 0 SF	883.8 SF 330.1 SF
BLDG 7	TH7: ADU7:	60 SF 388.6 SF	483 SF 0 SF	457.8 SF 0 SF	1000.8 SF 388.6 SF
	TOTAL:	3081.7SF	3322.5SF	3146.1SF	9550.3 SF

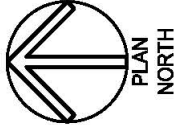


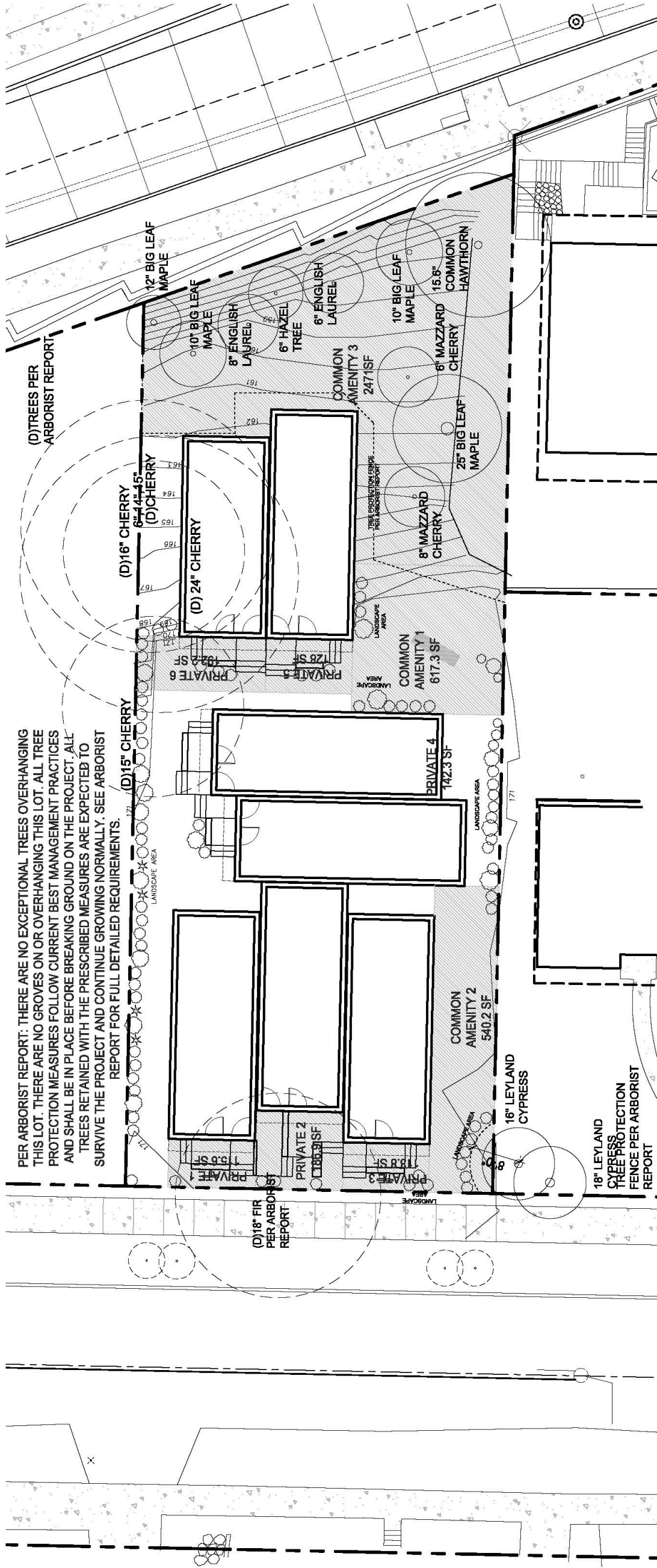


EXISTING SURVEY

1/16" = 1'-0"

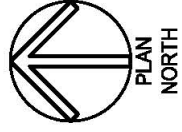
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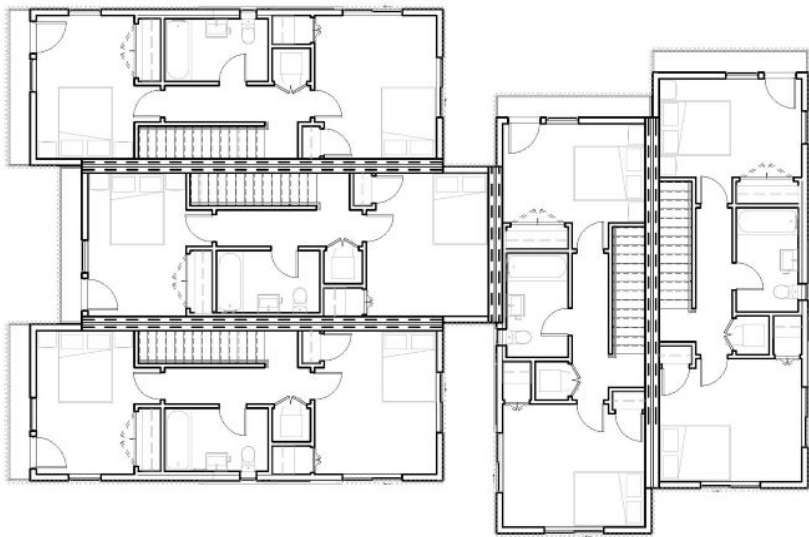


PROPOSED LANDSCAPE/HARDSCAPE/TREE PLAN

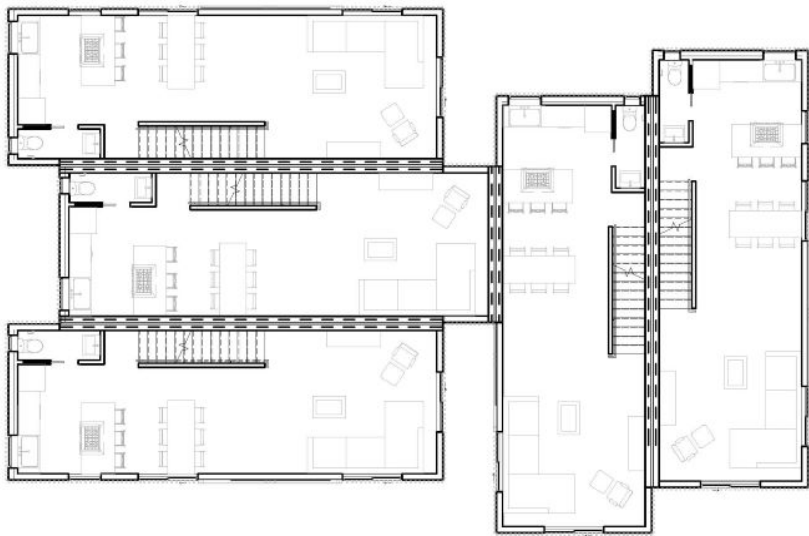
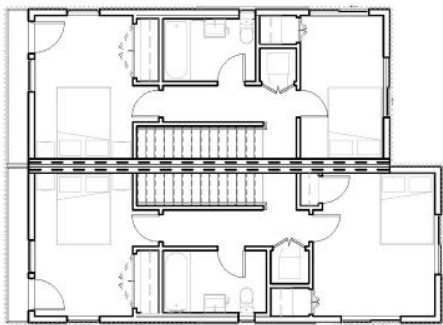
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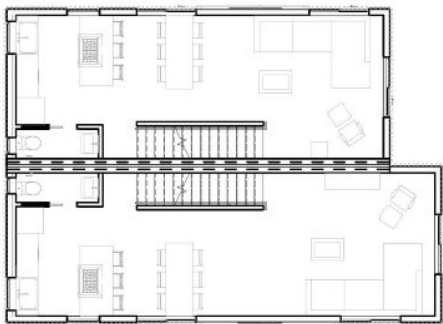
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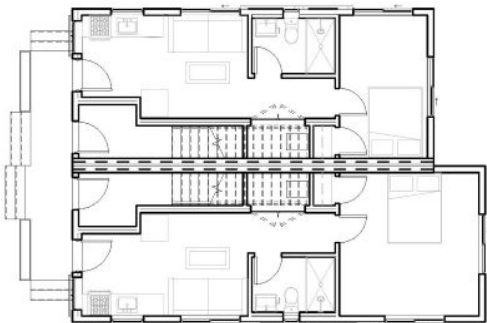
③ THIRD FLOOR PLAN
1/8" = 1'-0"

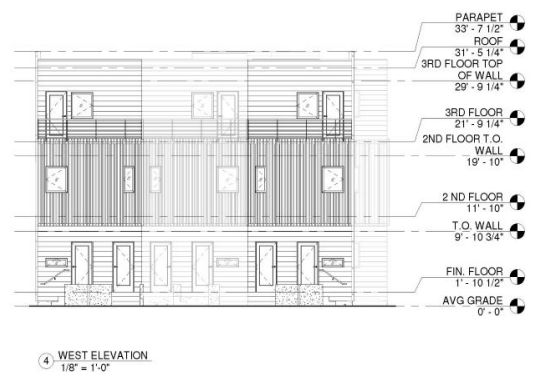
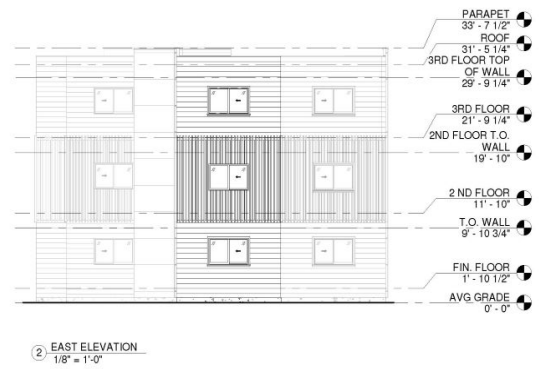
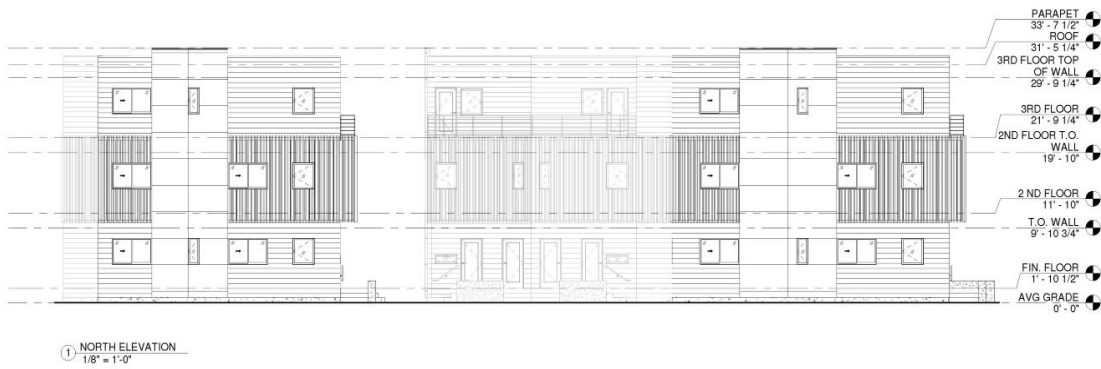


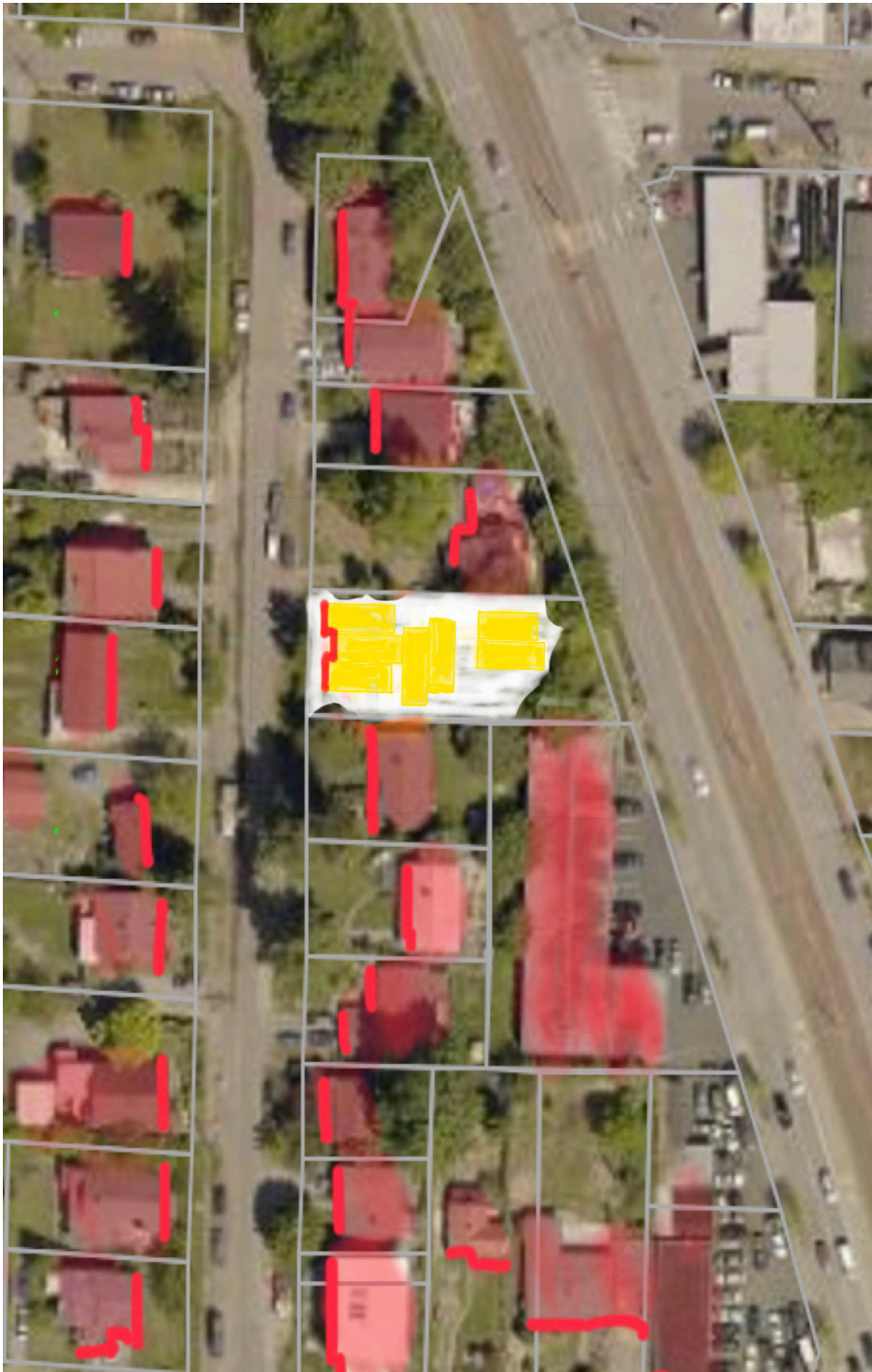
② SECOND FLOOR PLAN
1/8" = 1'-0"



① MAIN FLOOR PLAN
1/8" = 1'-0"

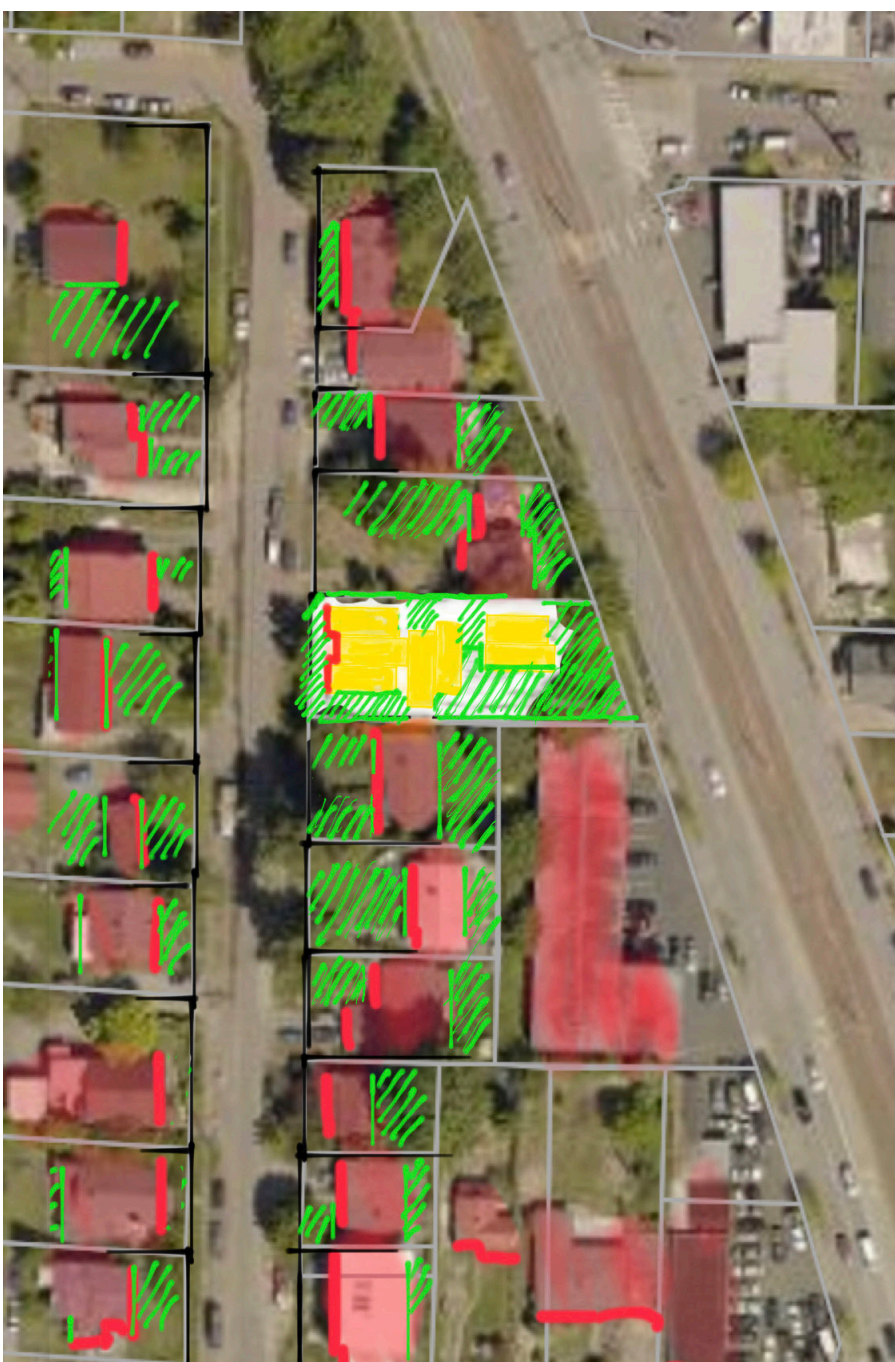






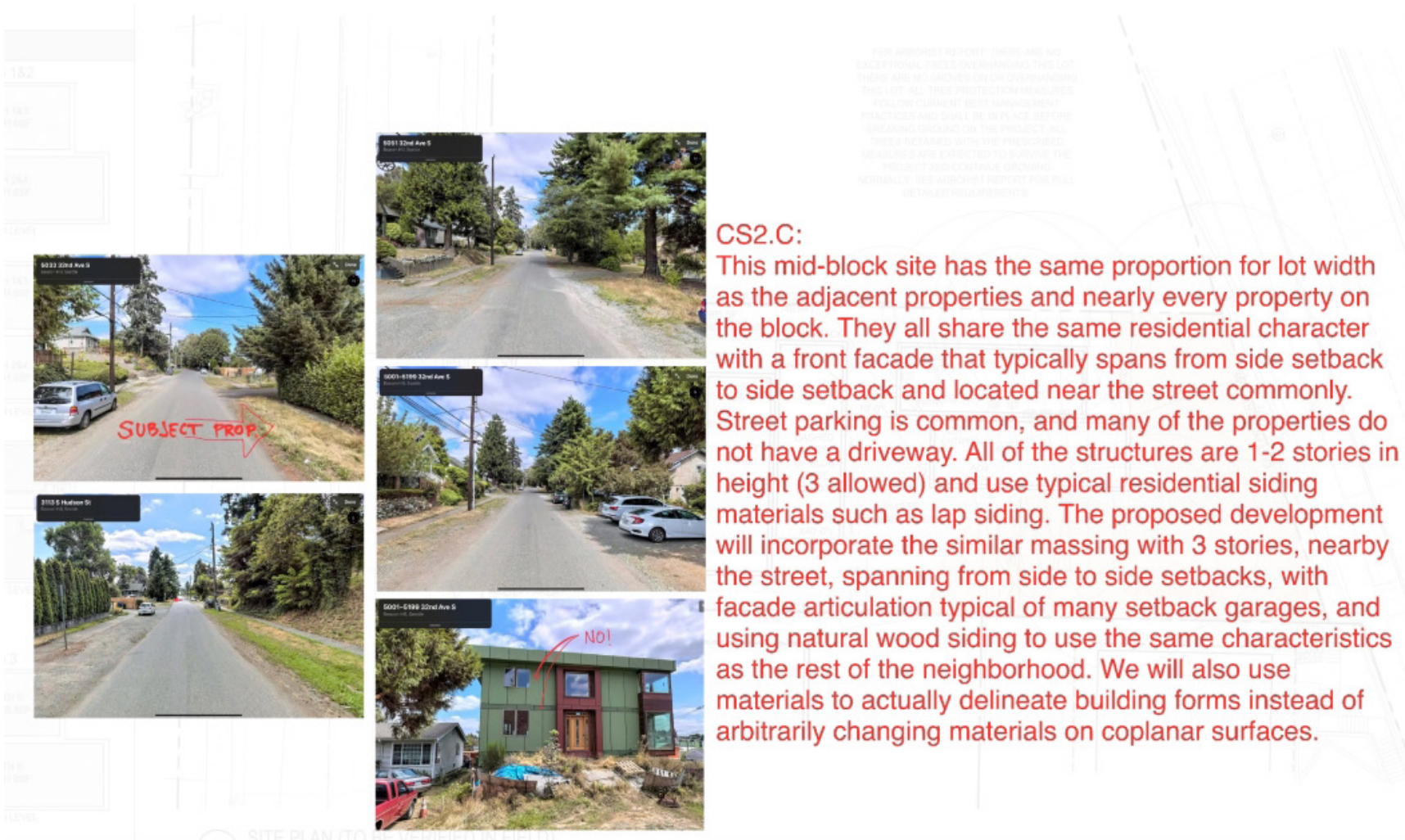
CS2.A:

The project site is on a block front comprised of all single family residential dwellings that are mostly spanning from one side yard setback to the other and located nearby the front property line. While it is possible that the character of the neighborhood will change over time to have a feeling of more density, this project is a transition piece that uses facade articulation to create a pedestrian scale to successfully relate to the current single family residences and future multifamily dwellings that are likely to occur over the next several years through the city's decision to upzone the neighborhood. To accomplish this relationship, the scale of the proposed development will be limited to 3 floors to match the heights consistent with the existing neighborhood. Also, the streetfront facades of the proposed residence nearest to the street will have 2nd floor balconies that project forward from the 1st and 3rd floors to create facade articulation and an opportunity to engage with pedestrians at street level. This facade modulation will create a sense of depth to replicate a familiar scale for this neighborhood. The streetscape will be at a similar pedestrian scale with its entries only two steps higher than the sidewalk while the proposed density of the site will enable the development to fit within the pattern of future development. Lastly, the position within the neighborhood and the siting of each building allows views of the valley to the east over the descending east slope while the units on the streetfront maintains the residential character.

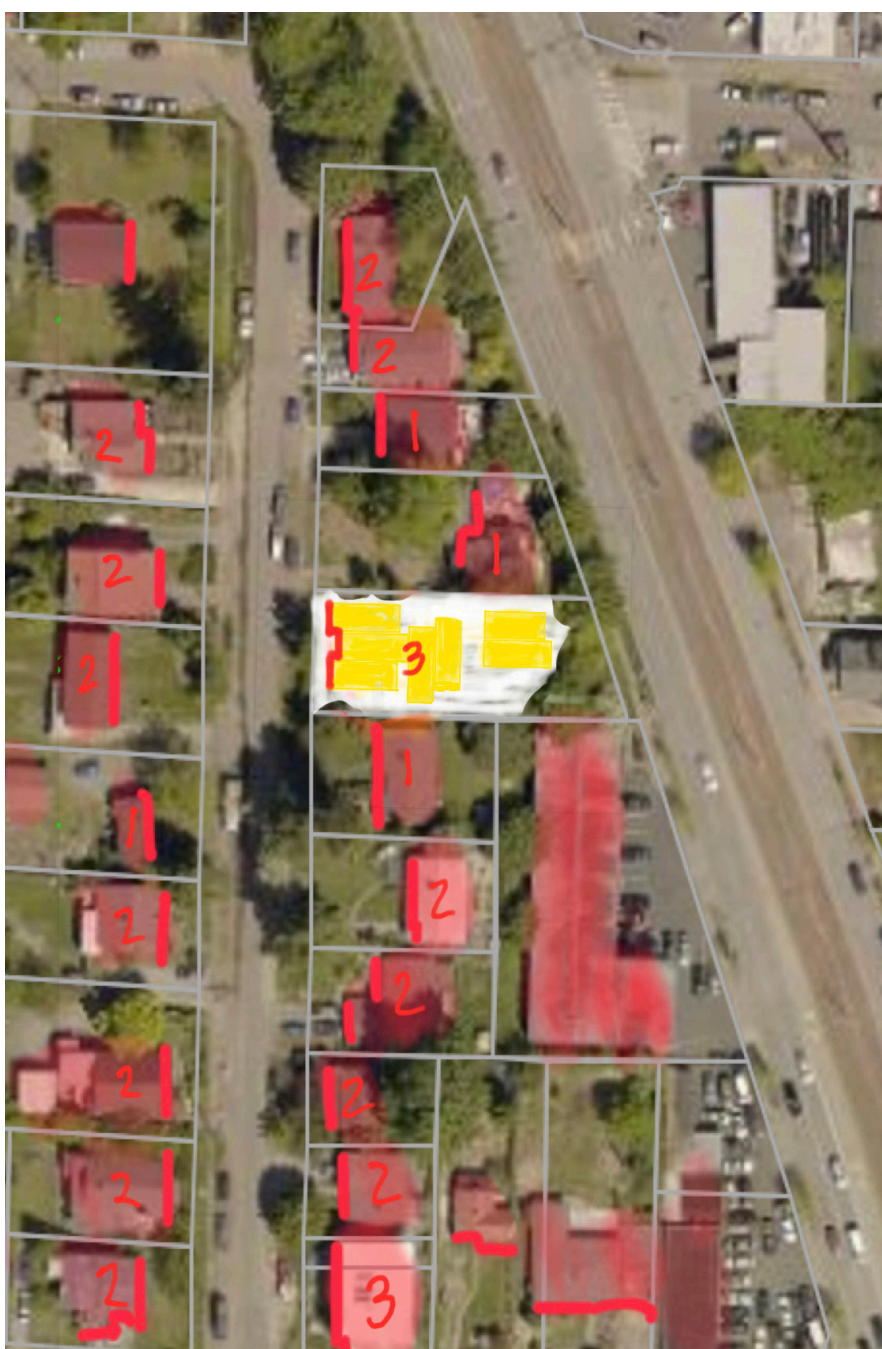


CS2.B:

The proposed development will interact with the streetfront similar to the other properties on the block. They all have typical rectangular shaped lots with front facades parallel to the property line and subtle facade articulation. Sidewalks and street parking along the front property lines enhance the residential character of the subject property and other properties, and the introduction of additional street trees along the landscape strip will further develop this character. Each has its own open space in the front of each unit with ample opportunity for private open space for all tenants as well as shared common areas. The streetfront units have staggering open space along the sidewalk to engage the streetscape and create activation between the neighborhood and this property. The open spaces are at street level to provide ease of interaction while the entries all have elevated stoops to create a degree of separation. The proposed development will create open space for the shared use of its occupants through the staggering and placement of the structures to create outdoor rooms while leaving larger open space at the southeast to embrace the naturally vegetated sloping terrain as the buildings are rotated around this area.

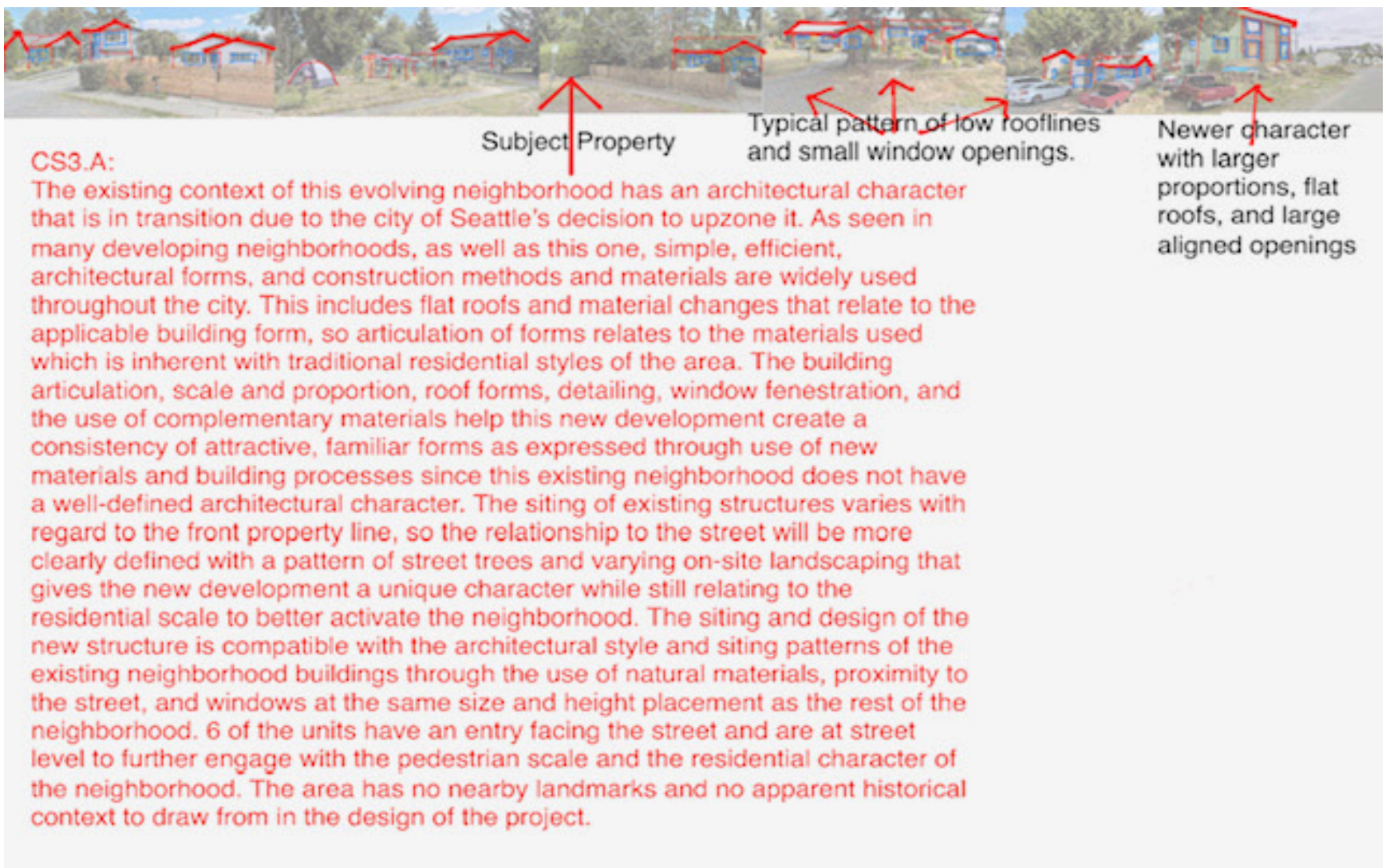


Josh Architects
Jul 22, 2022



CS2.D:

The massing of most of the street is single family homes with 1.5 to 2 stories. There is one new dwelling on the same block front that is 3 stories. While most of the existing dwellings do not maximize the allowable bulk, it is likely that future developments will follow the patterns to maximize building area as seen throughout the city and at the nearby new dwelling. The proposed development will not maximize the allowable floor area since the limits of facade length and steep slope area limit the buildable area to be more similar to the adjacent properties that also do not maximize the buildable area. There are no transitions to other zones that are impacted by the proposed development. The site to the east is a retail use, but it is separated by an ECA steep slope that shields the residential use from it. The proposed development will maintain similar privacy as the adjacent residences already have since it will be built similarly adjacent to the side property lines. The access to each unit and the majority of the openings will be focused on interior facades, so this will minimize privacy issues with neighbors as the amenity areas are between structures. Also, it is common for fences to be used along side property lines, and this development will do the same.

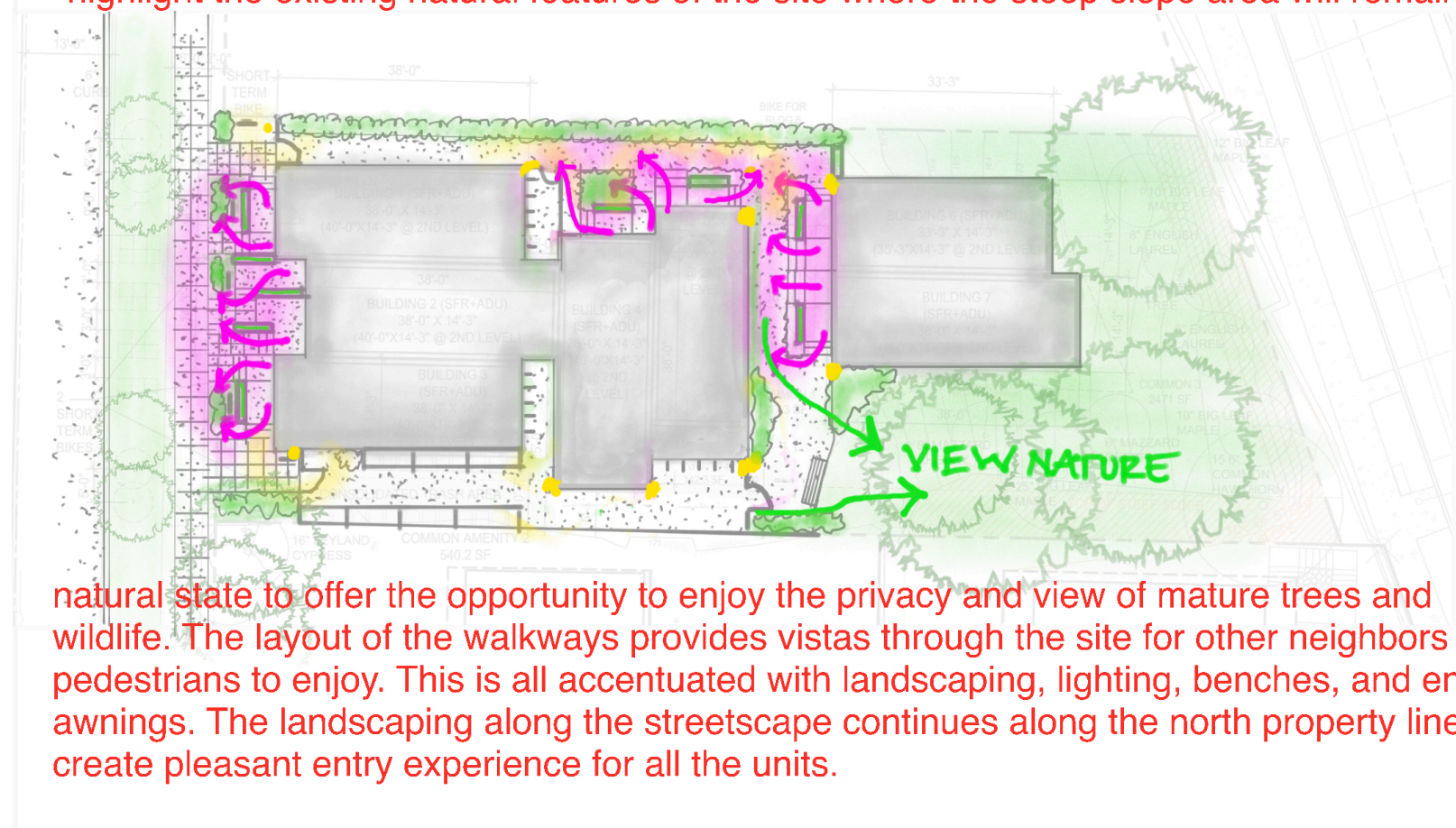


Summary of Design Comments from Public Outreach

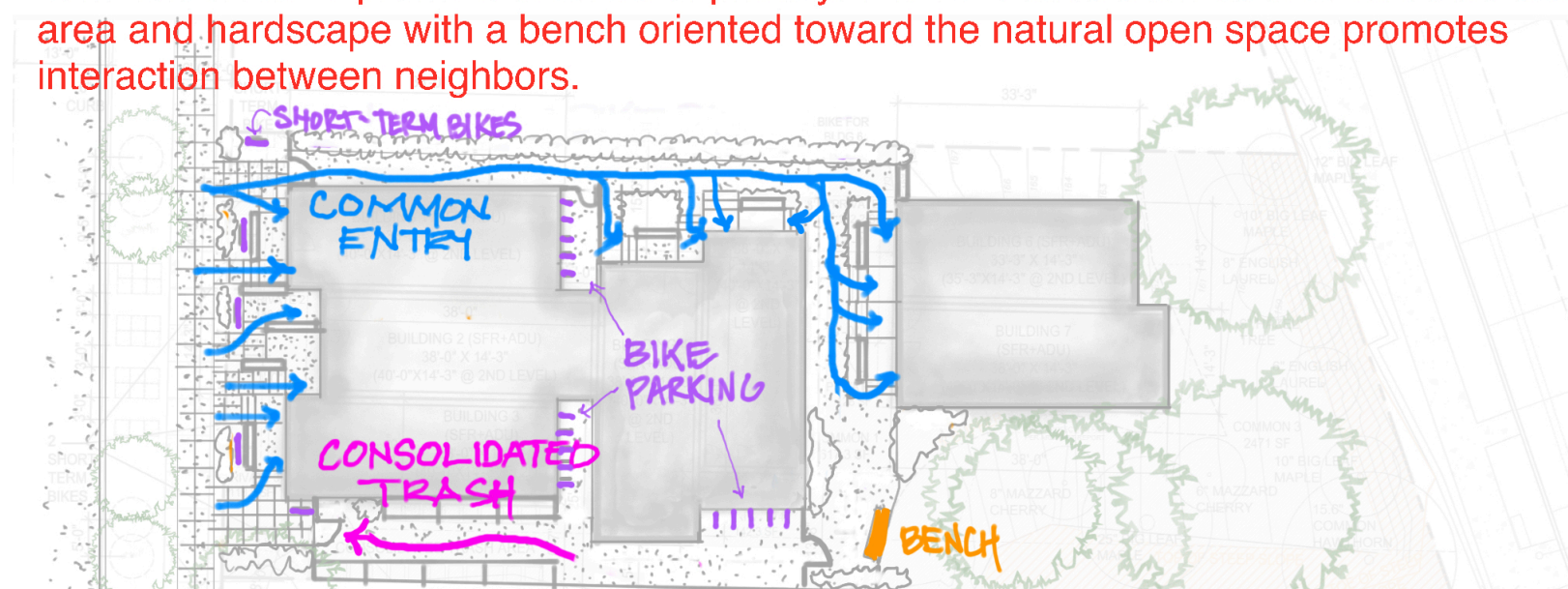
Design-related comments during the public outreach primarily focused on the floor plan and overall height of each unit/building. Attendees were curious about the layout of each unit so they could gauge approximately how many new residents they may have on their street. The height of each building was questioned to ensure that the current neighbors' views won't be negatively affected. Attendees voiced support for the floor plans and the predicted amount of new residents.

Context Analysis

PL1.A-C & DC3+4.C: While there are not public open spaces throughout this residential neighborhood, the patios and walkways that create circulation throughout the proposed development enhance a sense of community for neighbors to congregate, and they also highlight the existing natural features of the site where the steep slope area will remain in its

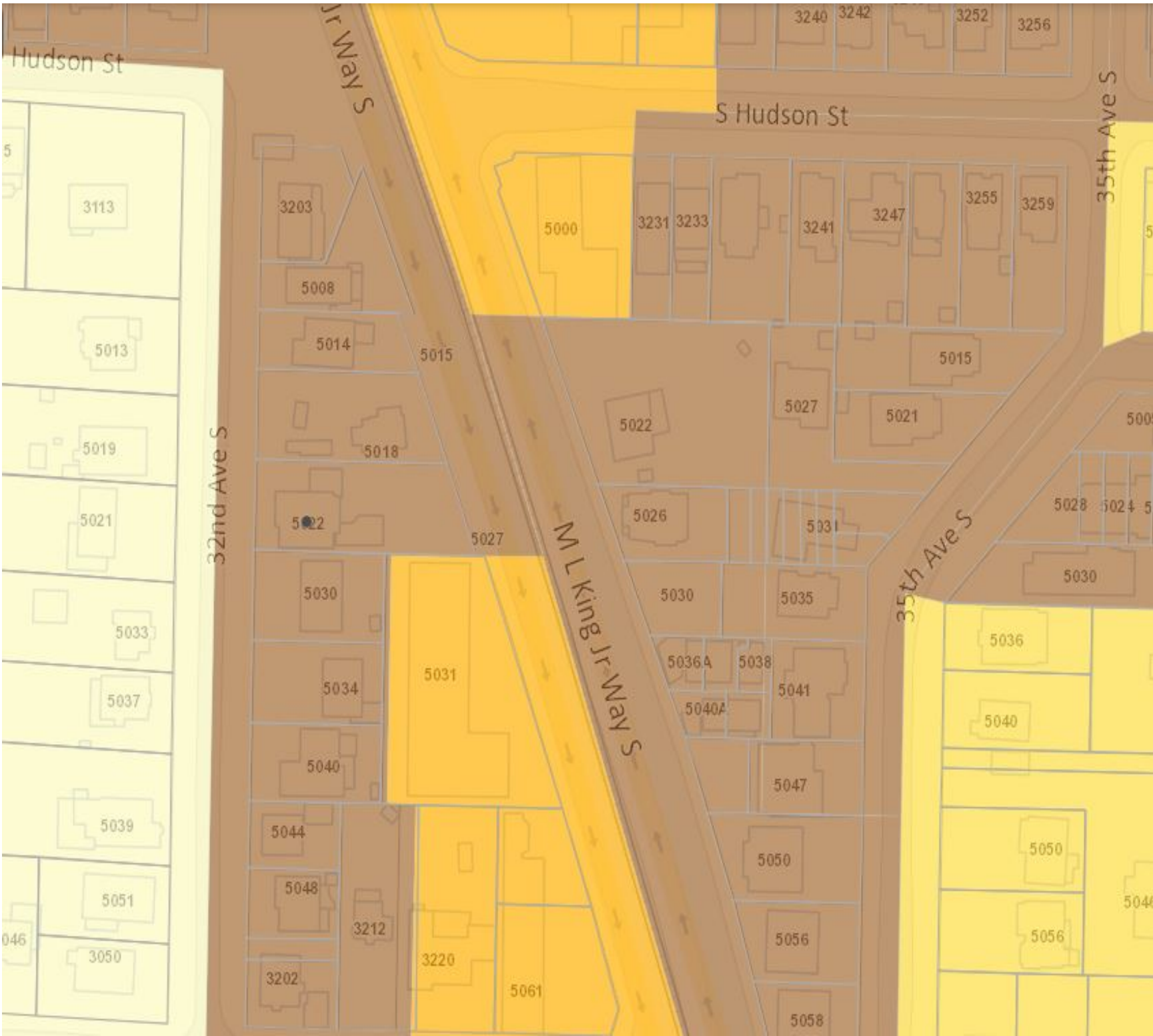


PL3&4 & DC3: Each unit is defined with a stoop at street level, canopy, entry light, and adjacent hardscape, so each will have its own sense of identity, separation from common circulation, and an approach 2 steps above the street with contrasting materials from the common areas to promote a sense of privacy. The amenities such as a secure bike storage area and hardscape with a bench oriented toward the natural open space promotes interaction between neighbors.



PL2 & DC4.C&D: With hardscapes and walkways throughout the property, the 14 residential units all have accessible maneuverability from each front door to the public sidewalk. The patio spaces are lit with overhead and landscape lighting to provide a safe route to each unit, and these shared spaces promote security since tenants will frequently meander through the property to grouped entries to create a synergy and discourage unwelcome activities.

Zoning Data
Zoning Map: LR2 (M1)



Applicable Development Standards

The residential development at 5022 32nd Ave S will consist of 2 separate buildings. 3 single-family dwellings and 3 accessory dwelling units will face the street. 4 single-family dwellings and 4 accessory dwelling units will face the interior of the property. All entries are at street level. The east side of the property abuts Martin Luther King Jr Way S which is inaccessible due to the steep slope environmental critical area and the existing high concrete site wall within the right of way abutting the sidewalk. The proposed structures are placed west of this steep slope to preserve the natural habitat, and to promote views of this natural setting which provides privacy from the light rail and other traffic along MLK.

The east side of the site abuts 32nd Ave S which is an established single-family residential neighborhood with existing homes on both sides of the street. This area of the site is flat and open. The existing single-family residence will be removed to make way for the new units which will be placed along the required front yard setback and staggered as required to protect the trees located on the neighbor's property to the south.

The staggering of the units helps to create depth and interest. This facade modulation also creates nodes where exterior spaces can be enjoyed by the residents. These outdoor spaces will be hardscaped at grade level and will be connected with paths for access throughout the site from the sidewalk along 32nd. These hardscaped areas are separated from the street front by the landscaping to provide privacy from the public, and they are interconnected between the proposed units to provide opportunities for interaction among the residents. The patios are a couple steps lower than each unit, and this provides a sense of separation between the outdoor spaces and indoor spaces of each unit which all have their own private entry door. The raised stoops at each door help to provide this separation from other neighbors while also providing a sense of ownership for each individual unit. The outdoor spaces also have areas for consolidated garbage can storage near the street, secure bike storage conveniently adjacent to the common entry yet near each unit, and benches located along the street front and along the natural sloping area to enjoy nature.

The materials of the units are all natural to help fit in with the existing residential character of the neighborhood. Wood and rusted steel siding and address signs provide a quality feel to the buildings which are all 3 stories high with flat roofs to reduce the scale. An entry canopy, balconies that break up the facades, and deep window trims help to articulate the facade to create interest. 6 entries will face the street front to activate the residential character.

3D Studies and Sketches









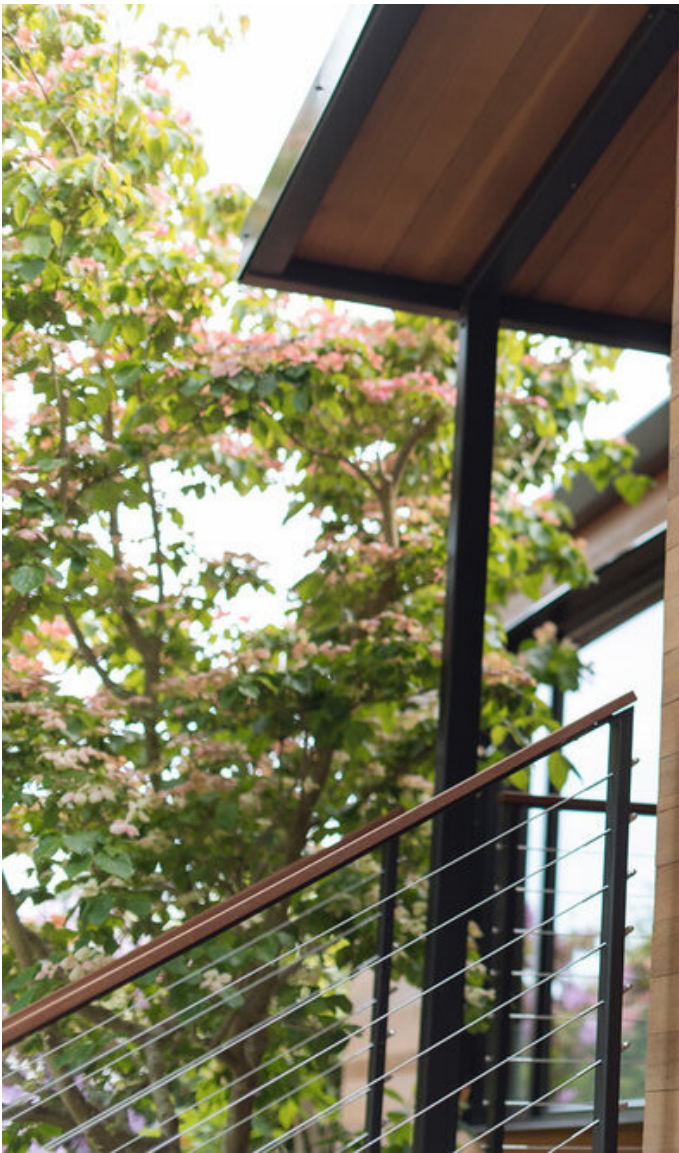


Material and Color Callouts

Wood Siding



Black Metal Window Trim



Rusted Steel Accents



**City of Seattle**

Department of Construction and Inspections
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
(206) 684-8850

SDCI Project Number

Statement of Financial Responsibility/ Agent Authorization

Project Address	5022 32nd Ave S, Seattle, WA 98118
------------------------	------------------------------------

NAME AND ADDRESS OF FINANCIALLY RESPONSIBLE PARTY (Required)

A. Name of Individual or Entity (<i>Company, Partnership, etc.</i>) Assuming Financial Responsibility	5022 32nd Ave S LLC
B. Name of Individual Signing on Behalf of an Entity (<i>Company, Partnership, etc.</i>)	Neil Ayton
C. Financially Responsible Party Relationship to Property	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Property Lessee <input type="checkbox"/> Property Contract Purchaser <input type="checkbox"/> Public Agency <input type="checkbox"/> Service Requestor (check only if request does not directly relate to the development of real property i.e. request for interpretation, legal building site letter)
D. Mailing Address (<i>of individual signing statement</i>)	338 Main St, #17B, San Francisco, CA 94105
E. Telephone (<i>of individual signing statement</i>)	917-628-3327
F. Email (<i>of individual signing statement</i>)	neil@kansohomes.com

Individual Declaration of Financial Responsibility (*must match the individual's name listed in "A" above*)

I _____ (printed name) declare that I am the _____ (relationship to project or service request) and that I am responsible for payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

Signature

Date

Entity Declaration of Financial Responsibility *(must match the individual name in "B" above and have authority to bind entity named in "A" above)*

I Neil Ayton *(printed name)* declare that in my capacity as Manager *(position within entity - ie manager, CFO, etc)* for 5022 32nd Ave S LLC *(financially responsible entity named in "A" above)* I have the authority to bind the Financially Responsible party named above to payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

Neil ayton

5/13/2022

Signature

Date

AGENT AUTHORIZATION (Optional):

I hereby authorize the individual named below to act as the primary contact (aka primary applicant) for this project. This individual is not responsible for the payment of fees.

Primary Applicant Name: S Joshua Brincko

Primary Applicant Phone: 206-708-9933

Primary Applicant Email: josh@josharch.com

Primary Applicant Address: 5406 SW Beach Drive Terrace, Seattle, WA 98116