



DESIGN PACKET

ADMINISTRATIVE DESIGN REVIEW

PROJECT INFO

DCI # 3033167-LU
5200 Renton Ave S
Seattle, WA 98118

APPLICANT

Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144
Contact : Kyle Kutz

OWNER

GB Investments, LLC
1131 Poplar Place S
Seattle, WA 98144
Contact: Andrew Wolverton

ARCHITECT

Green Canopy Homes
1131 Poplar Place S
Seattle, WA 98144

LANDSCAPE ARCHITECT

Root of Design
7104 265th St. NW #218
Stanwood, WA 98292

DCI CONTACT

Name: Colin Vasquez
email: Colin.Vasquez@seattle.gov

SUBMITTAL DATE

02/13/2020

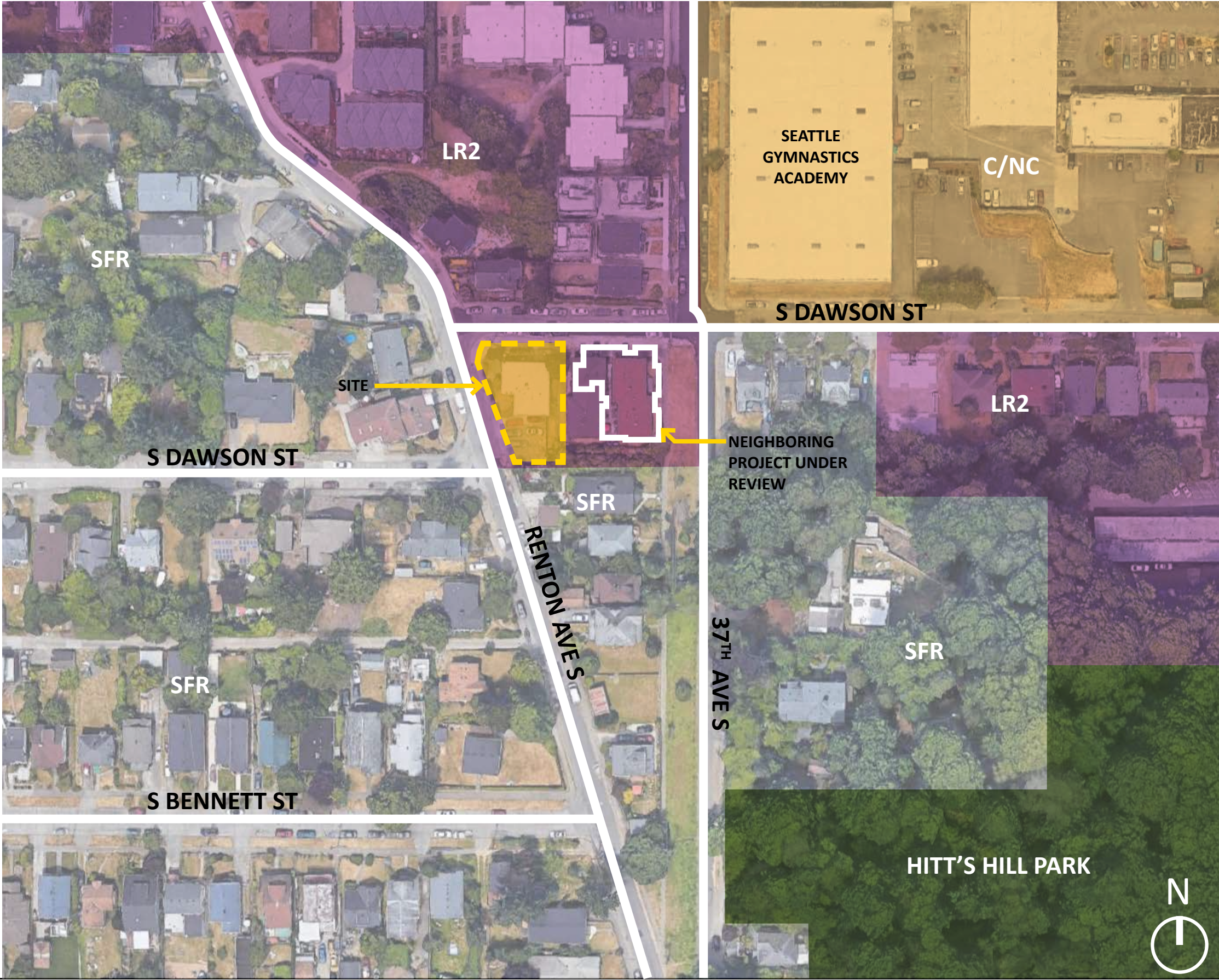


NEIGHBORHOOD MAP

The surrounding neighborhood consists of a mix of existing older single family homes and new rowhouse and townhome developments. Very few of the existing homes have been replaced with new construction or have had exterior renovations. Street parking is prevalent. The adjacent uses consist of single family homes and two duplexes, slated for demolition and to be replaced by apartments.

LEGEND

-  SITE
-  SFR
-  LR2
-  C/NC
-  PUBLIC PARK



AXONOMETRIC OF NEIGHBORHOOD



EXISTING SITE

PROPOSED PROJECT SITE

One parcel, approximately 6,084sf, at the intersection of Renton Avenue South and South Dawson Street. At its smallest, the site is 110’ long and 40’ deep.

ADJACENT BUILDINGS AND USES

To the North

Existing 1 story single family residence
New 3-story townhome

To the South

Existing 1 story single family residence

To the East

Existing 2 story duplex. A new 3 story apartment building is currently under review

To the West

two, 1 story single family residences

SOLAR ACCESS

An north/south orientation allows for large areas of roof for surface mounted solar panels.

VIEWS

Views of downtown Seattle to the northwest may be possible from upper levels as well as views of the Cascade Mountain range to the Northeast.

TRAFFIC AND PARKING

Both Renton Ave and Dawson St are two way, streets with free street parking on both sides. No bike lanes or landscape strips exist.

STREETSCAPE

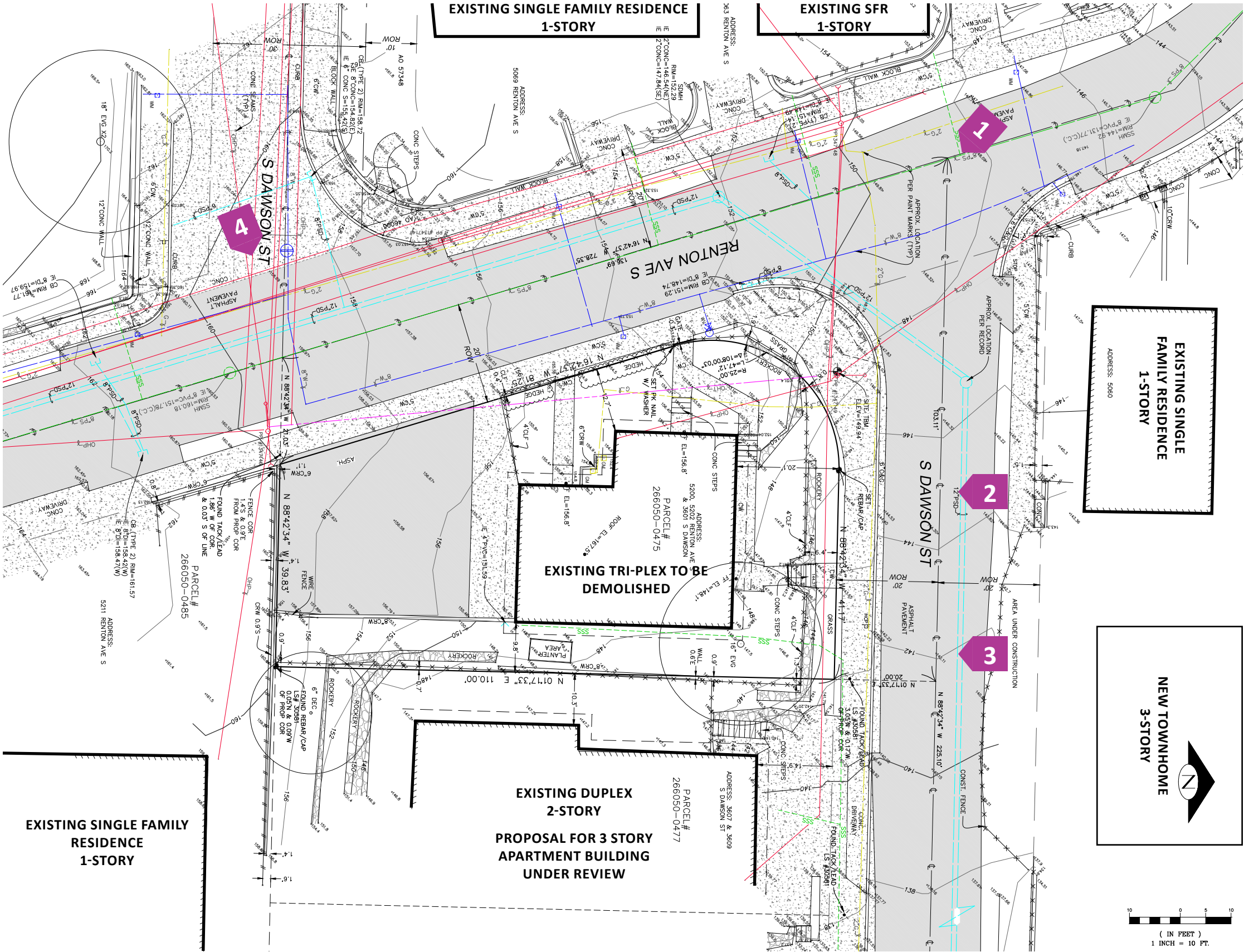
Most of Renton Ave and Dawson St do not have curbs, planting strips or street trees. Sidewalk access is inconsistent and non-continuous where it exists.

TREES

The site contains 1 existing tree, an exceptional Hinoki Cypress (see arborist report).

LEGAL DESCRIPTION

APN 266050-0475: TRACT 35, LESS THE EAST 92’, LESSPORTION FOR STREET, FRYE’S ADDITION TO COLUMBIA



SITE PHOTOS



STREETSCAPE

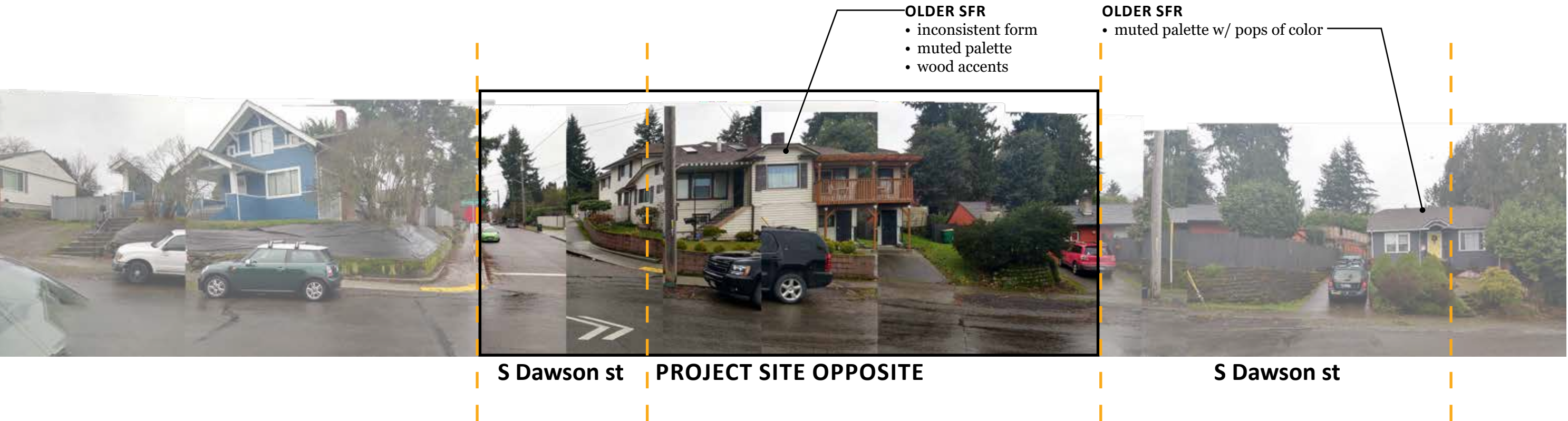


← S DAWSON ST LOOKING NORTH →

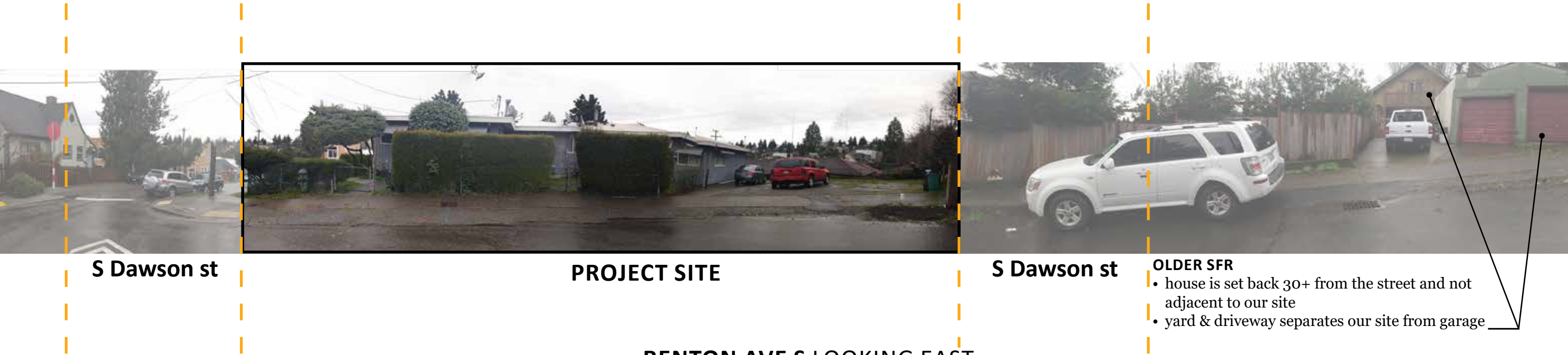


← S DAWSON ST LOOKING SOUTH →

STREETSCAPE



← RENTON AVE S LOOKING WEST →

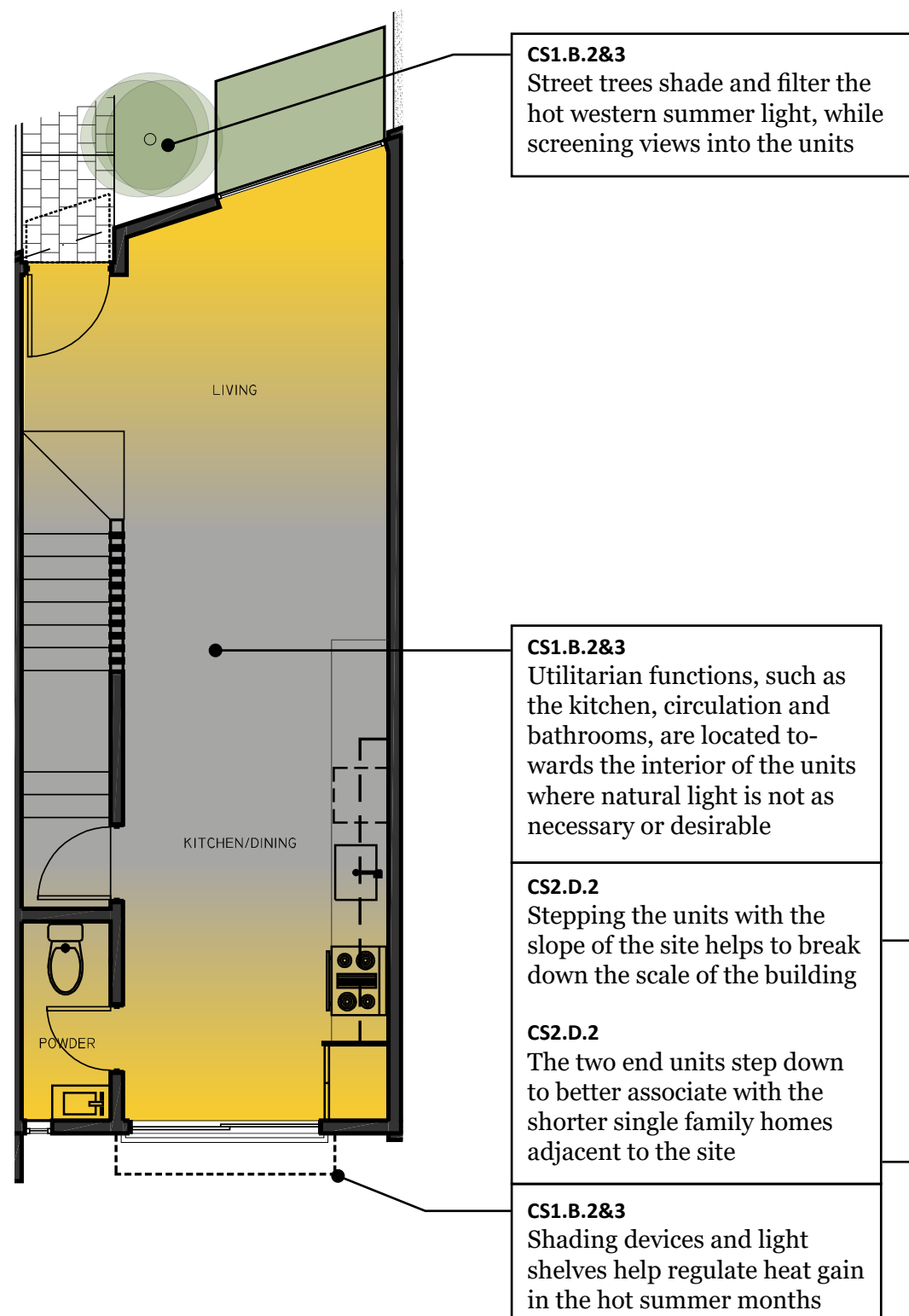


← RENTON AVE S LOOKING EAST →

DESIGN GUIDELINES

GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	RESPONSE
CS1 Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	B. Sunlight and Natural Ventilation	2. Daylight and Shading Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site. 3. Managing Solar Gain Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.	Large windows on the east and west facades provide significant amount of light to the main living and sleeping spaces in the units. Utility spaces are relegated to the interior of the floor plan where daylighting/views are not crucial or desired. Newly planted trees will shield the large windows on the west facade from the hot western sun.
CS2 Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	D. Height, Bulk, and Scale	2. Existing Site Features Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.	The preferred massing, steps down the sloping site, breaking up the mass into smaller portions. The preferred massing also steps to two stories from three at the south of the site, which is adjacent to a SF zone. The massing also steps down at the corner of the lot, softening the overall impact on the corner.
CS3 Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.	Using a simple palette of neutral colors, natural woods, and traditional siding profiles allows the building to fit into the overall palette of the neighborhood while utilizing a new, contemporary form relative to the neighborhood.
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges	A. Entries	D. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.	Each unit entry is pulled back into the mass of the building, and is highlighted by a material change over head, differentiating each unit from the next. The use of wing walls between the units could further delineate and distinguish each unit entry.
PL3 Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges	B. Residential Edges	Ground-level Residential Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.	The building entries are either setback from the public sidewalk or step down from the sidewalk, creating sense of transition from public to private. The placement of stormwater planters and street trees in front of the large front windows provides another layer of privacy and sense of privacy to the occupants, while still allowing the occupants to see out of the units onto the street.

DESIGN GUIDELINE VIGNETTES



PL3.A.d & PL3.B

Warm cedar siding signals the entry to the individual units

Street trees add shading and privacy to the western windows

Awnings over the entries further signals the entry from the street

Entries are set back into the facade, creating a portal and sense of separation from the street

Stormwater planters help screen views to the interior and provide a physical barrier between the street and building



CS3.A.2

Using a simple palette of neutral colors, natural woods, and traditional siding profiles allows the building to fit into the overall palette of the neighborhood.



A. RUSTED STEEL PLANTERS



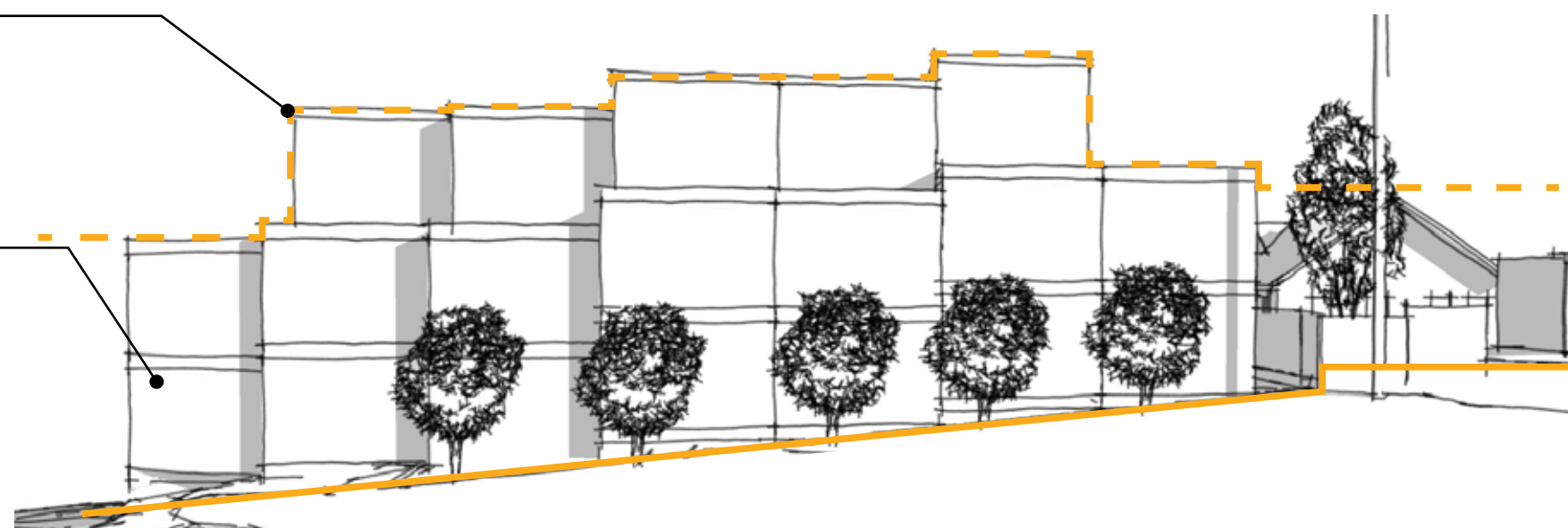
B. FIBER CEMENT PLANK SIDING



C. FIBER CEMENT PANEL SIDING

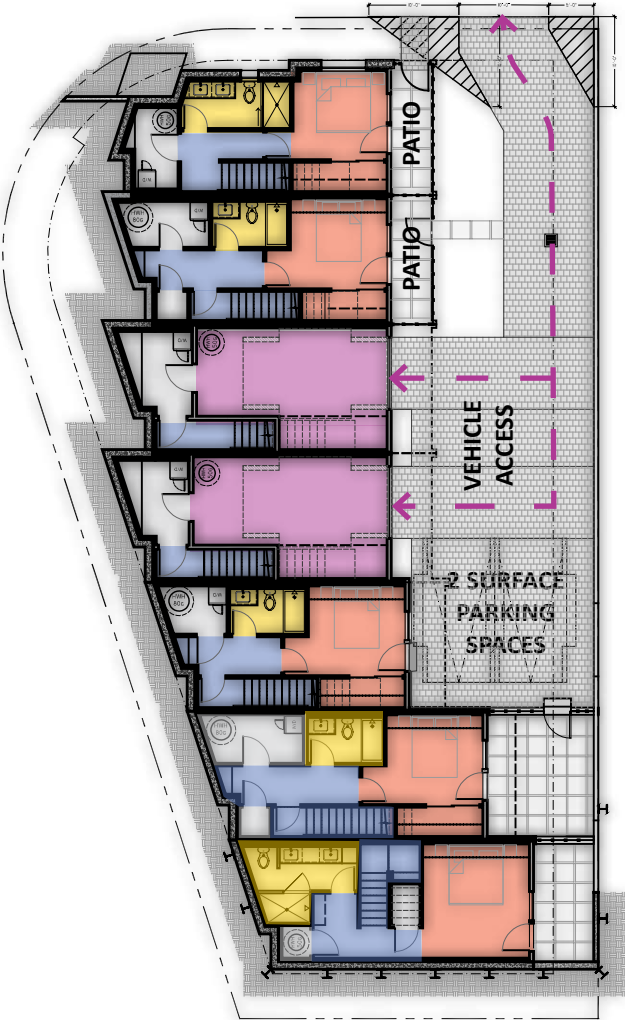


D. CEDAR SIDING

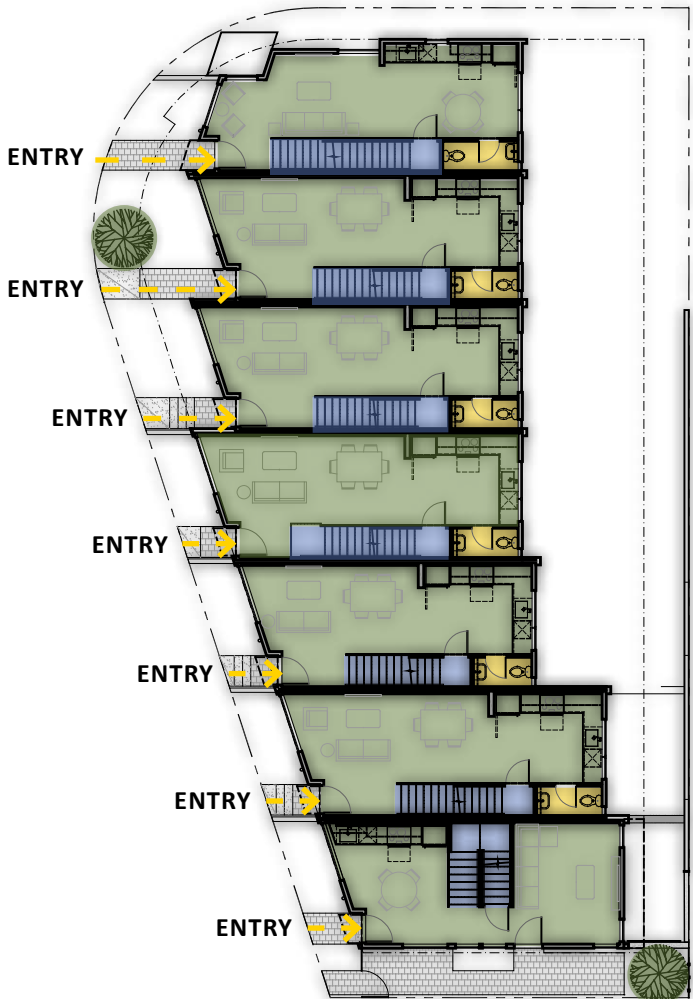




PROPOSED FLOOR PLANS



FLOOR PLAN LEVEL 0



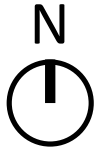
FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2



FLOOR PLAN LEVEL 3

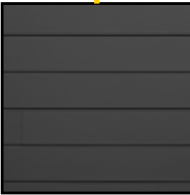


CHARACTER RENDERING



(2OF 2 X314SF)
JAPANESE PINE (PINUS
DENSIFLORA UMBRACU-
LIFERA) TO REPLACE EXIST.
EXCEPTIONAL TREE (610SF
OF CANOPY)

STREET TREES



FIBER CEMENT
PLANK SIDING

BLACK METAL
DOWNSPOUTS
AND GUTTERS



FIBER CEMENT
PANEL SIDING

AWNING OVER
ENTRY DOORS



PLYWOOD
SOFFITS



CEDAR SIDING



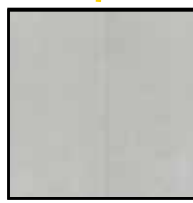
CEDAR FENCING



CHARACTER RENDERING



BLACK WINDOWS
AT LAP SIDING

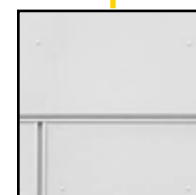


SMOOTH-CAST
CONCRETE



CEDAR SIDING

CORTEN BIO-
PLANTER

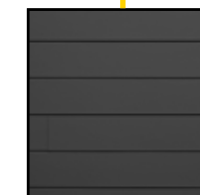


FIBER CEMENT
PANEL SIDING

BLACK METAL
DOWNSPOUTS
AND GUTTERS



PLYWOOD
SOFFITS

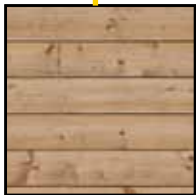


FIBER CEMENT
PLANK SIDING

(20F 2 X314SF)
JAPANESE PINE (PINUS
DENSIFLORA UMBRACU-
LIFERA) TO REPLACE EXIST.
EXCEPTIONAL TREE (610SF
OF CANOPY)

STREET TREES

CHARACTER RENDERING



CEDAR FENCING
AT PATIOS

ARBORVITAE FOR PRIVACY
AT PATIOS



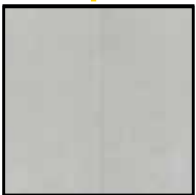
FIBER CEMENT
PANEL SIDING

BLACK METAL
DOWNSPOUTS
AND GUTTERS



FIBER CEMENT
PLANK SIDING

BLACK WINDOWS
AT LAP SIDING



SMOOTH-CAST
CONCRETE

CORTEN BIO-
PLANTER



CEDAR SIDING

CHARACTER RENDERING



BLACK WINDOWS
AT LAP SIDING

(2 OF 2 X314SF)
JAPANESE PINE (PINUS
DENSIFLORA UMBRACU-
LIFERA) TO REPLACE EXIST.
EXCEPTIONAL TREE (610SF
OF CANOPY)

FIBER CEMENT
PLANK SIDING

FIBER CEMENT
PANEL SIDING

CEDAR FENCING
AT PATIOS

ARBORVITAE FOR
PRIVACY AT PATIOS

WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

