SHEET LIST

NO.	TITLE
03	OBJECTIVES & OUTREACH
04	EXISTING SITE
05	STREETSCAPE
06	SITE PHOTOS
07	TRANSIT
08	NEIGHBORHOOD ZONING
09	ZONING SUMMARY
10	DESIGN STANDARDS
11	OPTION A PLANS
12	OPTION A VIEWS
13	OPTION A SHADOW STUDY
14	OPTION B PLANS
15	OPTION B VIEWS
16	OPTION B SHADOW STUDY
17	OPTION C PLANS
18	OPTION C VIEWS
19	OPTION C SHADOW STUDY
20	SIDE BY SIDE COMPARISON
21	PREFERRED OPTION - DESIGN

NOTE: THIS PACKAGE DESCRIBES TWO FUNCTIONALLY RELATED PARCELS. PORTIONS OF THE BOOKLET THAT ARE HATCHED OUT PERTAIN TO THE ADJACENT PARCEL AND ARE COVERED UNDER SEPARATE PERMIT



OWNER

Haberzetle Homes Inc
324 32nd Ave E
Seattle, WA 98112

John Haberzetle
p: 360.789.3661
e: haberzetlehomes@gmail.com

ARCHITECT

Daniel Umbach Architect LLC
7711 16th Ave NW
Seattle, WA 98117

Dan Umbach
p: 206.427.3871
e: dan@umbacharchitect.com

LANDSCAPE ARCHITECT

Root of Design LLC

Devin Peterson
p: 206.491.9545
e: devin@rootofdesign.com

SITE DATA

OWNER	HABERZETLE HOMES
ZONING	LR1
OVERLAY	NONE
FREQUENT TRANSIT	NO
ECA	NONE

PARCEL A

PROJECT ADDRESS	5009 FAUNTLEROY WAY SW
PROJECT NUMBER	3033415-EG
LOT AREA	3208 S.F.
PROPOSED USE	ROWHOUSE

PARCEL B

PROJECT ADDRESS	5011 FAUNTLEROY WAY SW
PROJECT NUMBER	3034179-EG
LOT AREA	4651 S.F.
PROPOSED USE	SINGLE FAMILY

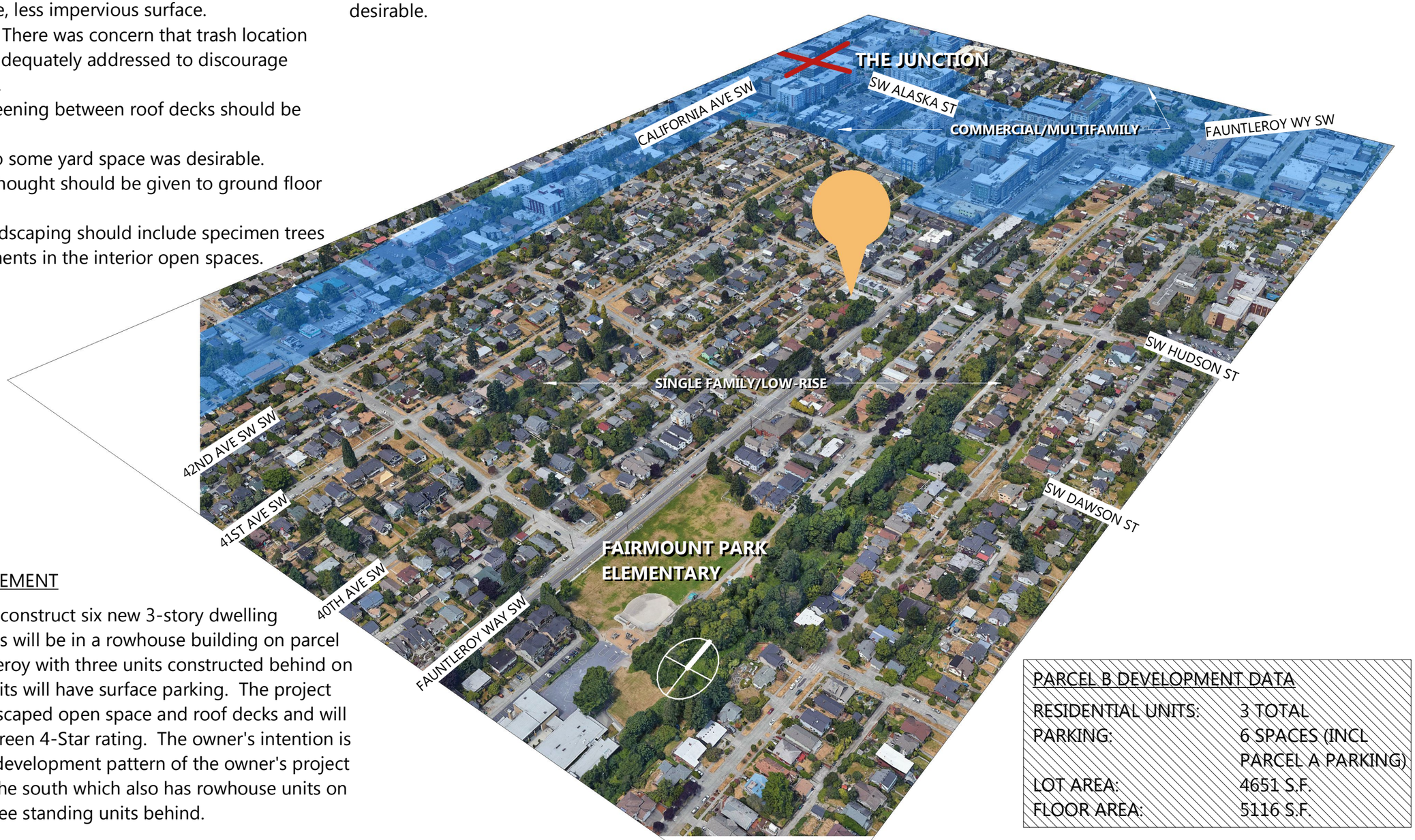
PAGE INTENTIONALLY LEFT BLANK

EARLY COMMUNITY OUTREACH SUMMARY OF COMMENTS

Quality of Design. The building should be well modulated and coordinated to fit well with other nearby in regard to materials, colors and landscaping.
Parking. Its good that all units have parking. Parking on the alley preferred over parking interior to the project – more open space, less impervious surface.
Trash location. There was concern that trash location and storage be adequately addressed to discourage container clutter.
Roof decks. Screening between roof decks should be considered.
Yards. Access to some yard space was desirable.
Accessibility. Thought should be given to ground floor accessibility.
Landscape. Landscaping should include specimen trees and vertical elements in the interior open spaces.
Continuity with the adjacent lots. Coordination of paint/stain colors with the adjacent projects should be considered.
Street Presence on Fauntleroy. A welcoming street presence for the rowhouse entries on Fauntleroy is desirable.

PARCEL A DEVELOPMENT DATA

RESIDENTIAL UNITS:	3 Total
PARKING:	6 spaces (LOCATED ON PARCEL B)
LOT AREA:	3208 S.F.
FLOOR AREA:	3850 S.F.



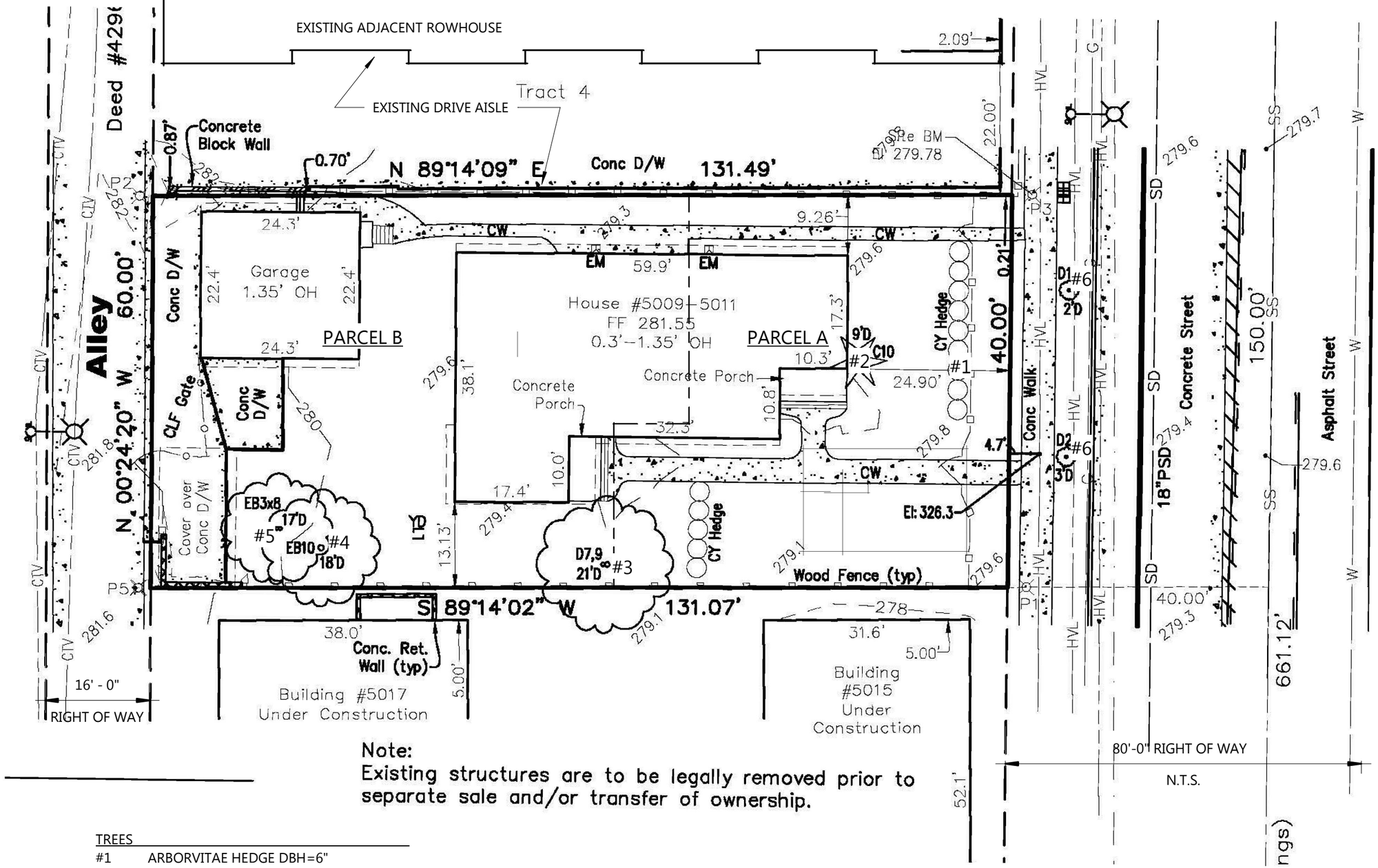
SUMMARY STATEMENT

The project is to construct six new 3-story dwelling units. Three units will be in a rowhouse building on parcel 'A' facing Fauntleroy with three units constructed behind on parcel 'B'. All units will have surface parking. The project will include landscaped open space and roof decks and will achieve a Built Green 4-Star rating. The owner's intention is to continue the development pattern of the owner's project immediately to the south which also has rowhouse units on the street with free standing units behind.

PARCEL B DEVELOPMENT DATA

RESIDENTIAL UNITS:	3 TOTAL
PARKING:	6 SPACES (INCL PARCEL A PARKING)
LOT AREA:	4651 S.F.
FLOOR AREA:	5116 S.F.

EARLY DESIGN GUIDANCE -ADR 04.09.19



Note:
Existing structures are to be legally removed prior to separate sale and/or transfer of ownership.

TREES

#1	ARBORVITAE HEDGE DBH=6"
#2	ARBORVITAE DBH=10"
#3	LILY MAGNOLIA DBH=12"
#4	EUROPEAN BIRCH DBH=9"
#5	EUROPEAN BIRCH DBH=10"
#5	PERSIAN IRONWOOD DBH=1"
#6	PERSIAN IRONWOOD DBH=2"

NONE ARE EXCEPTIONAL

LEGAL DESCRIPTION
ROSENBAUM SPRING HILL ADD # 1 S 60 FT OF N 120 FT OF POR OF E 1/2 S OF HUDSON ST LESS ST & LESS W 16 FT

EARLY DESIGN GUIDANCE -ADR 04.09.19



A - WEST SIDE OF FAUNTLEROY

REMAINING BLOCK FRONT CONSISTS OF SINGLE STORY HOMES

DEVELOPMENTS ON BOTH SIDES OF PROJECT SITE ARE 3-STORY TOWNHOMES WITH FLAT ROOFS AND STAIR TOWERS

RECENT DEVELOPMENT IS TYPICALLY 4-STORY WITH FLAT ROOFS OR COMBINATIONS OF FLAT AND SHED ROOFS

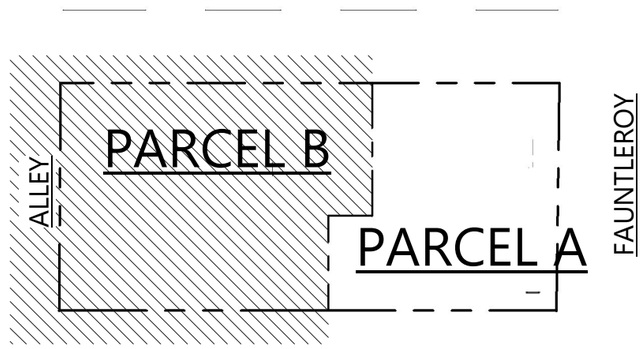
EXISTING OLDER SINGLE FAMILY HOMES ARE TYPICALLY 1-STORY WITH SLOPED ROOFS



B - EAST SIDE OF FAUNTLEROY



KEY MAP



EARLY DESIGN GUIDANCE -ADR 04.09.19



A



B



C



D



E





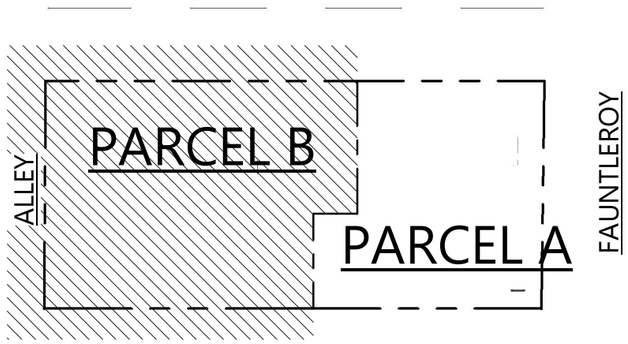


PROJECT SITE
PARCEL B

F - SITE FROM THE ALLEY



KEY MAP

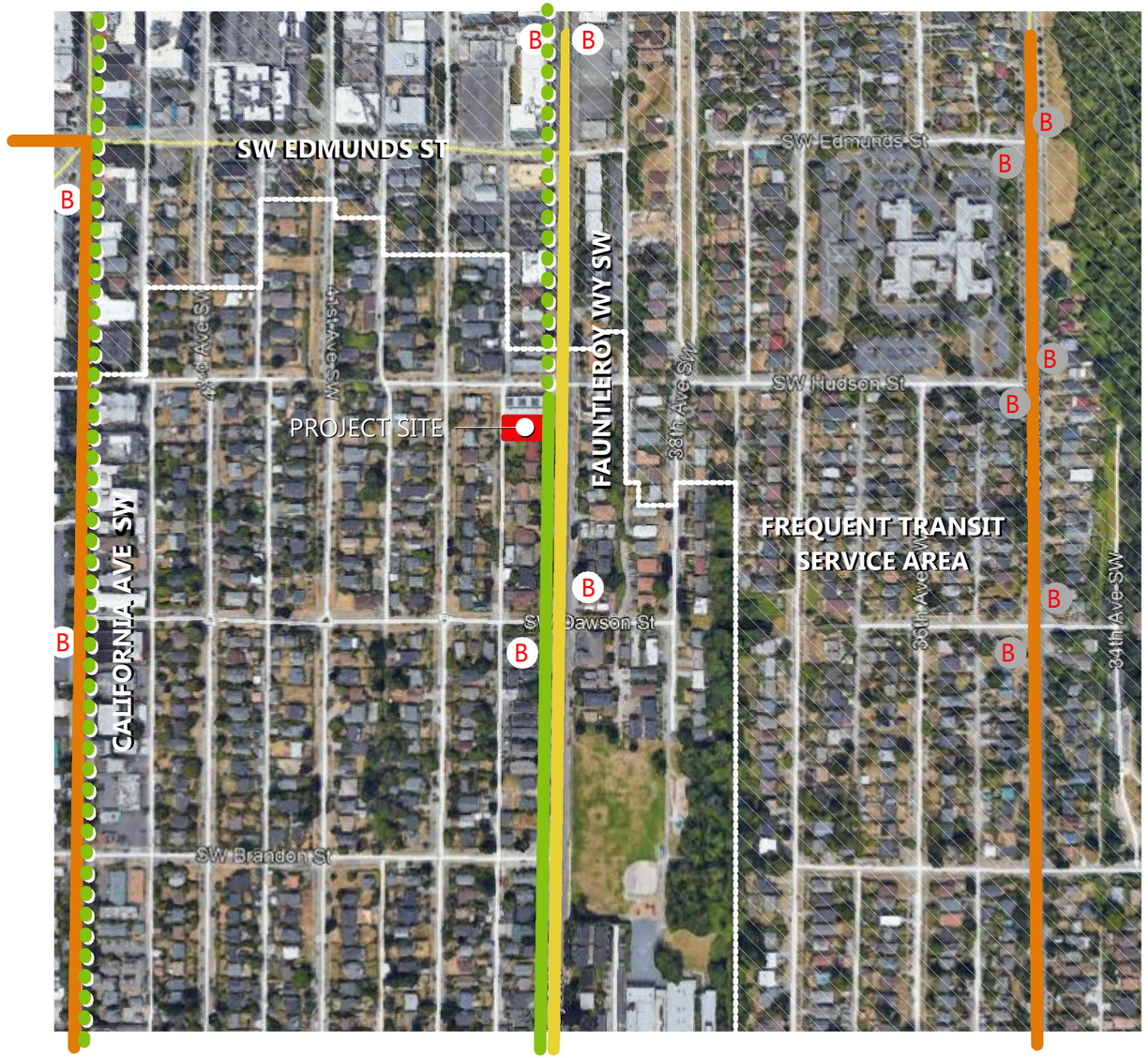


EARLY DESIGN GUIDANCE -ADR 04.09.19

TRANSIT & BIKE MAP

The site is just outside the mapped frequent transit area. Other bus service is available on Fauntleroy with frequent service to the west on California and to the east on 35th.

Bike lanes, some protected and some roadway "sharrows" are available on Fauntleroy.



BUS STOP B

FREQUENT BUS SERVICE

OTHER BUS SERVICE

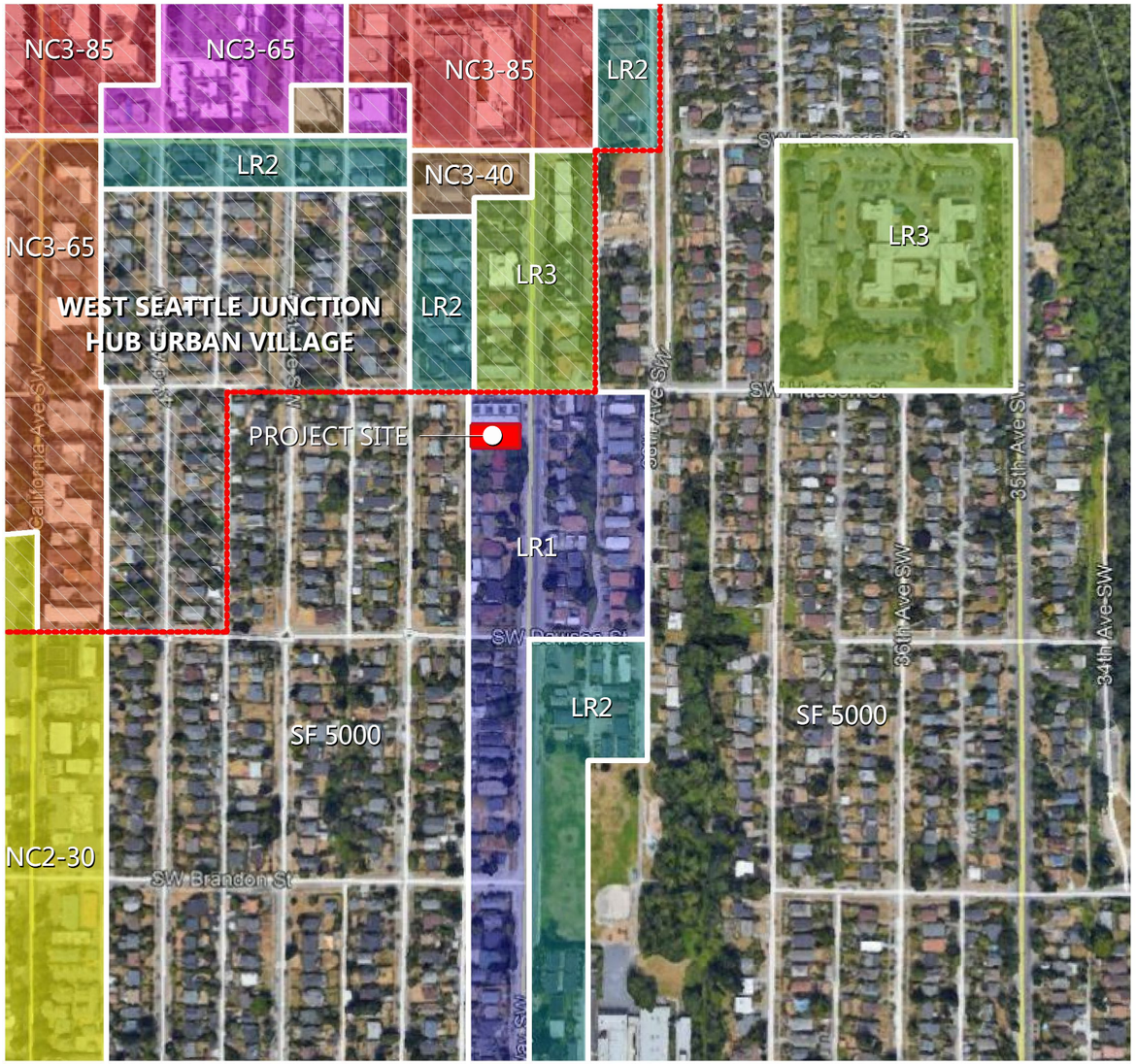
BIKE SHARROW

SEPARATED BIKE LANE

EARLY DESIGN GUIDANCE -ADR 04.09.19

ZONING MAP

The site is located in an LR1 zone along Fauntleroy. Many properties along this street have been recently converted from single family to townhomes. Fauntleroy continues north to the commercial areas of the West Seattle Junction. Substantial areas of single family 5000 zoning occur on either side of Fauntleroy. California Ave SW is parallel to Fauntleroy 4 blocks to the west and is bordered on either side by commercial zoning.



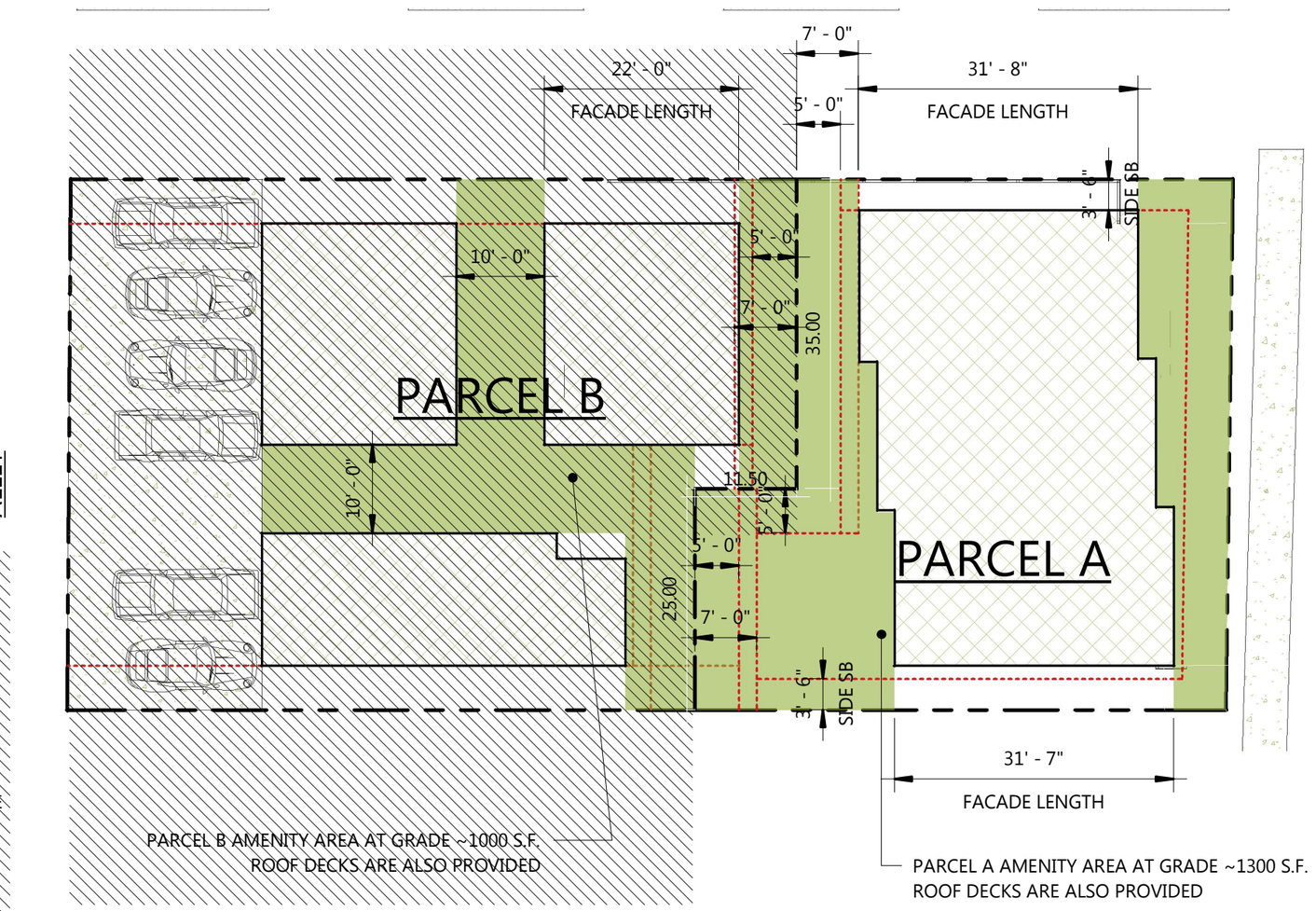
EARLY DESIGN GUIDANCE -ADR 04.09.19

ZONING NOTES PARCEL A

ZONE	LR1		
LOT AREA	= 3224 S.F.		
23.45.510	FAR 1.2 FOR RH = 1.2 X 3224 = 3869 S.F. TOTAL		
23.45.512	DENSITY	N/A FOR RH	
23.45.514	HEIGHT 30'		
23.45.518	SETBACKS	RH	FRONT: 5' MIN
			REAR: 7'AVE/5' MIN
			SIDE : 3.5'
23.45.522	AMENITY AREA 25% OF LOT AREA, 50% OF THAT AT GRADE		
	3224 X .25 = 806 S.F. TOTAL REQUIRED		
	806 X .5 = 403 S.F. @ GRADE REQUIRED		
23.45.527	SIDE FACADE LENGTH 65% LOT LINE		
	NORTH SIDE= 60.87 X .65 = 45.90'		
	SOUTH SIDE= 48.57 X .65 = 31.57'		
23.45.529	DESIGN STANDARDS - REFER TO CODE		
23.45.536	PARKING LOCATION		
	ALLEY ACCESS REQUIRED IF FEASIBLE		
23.54.015	REQUIRED PARKING		
	ONE PER UNIT IS REQUIRED		

ZONING NOTES PARCEL B

ZONE	LR1			
LOT AREA	= 4653 S.F.			
23.45.510	FAR	1.1 FOR SF = 1.1 X 4653 = 5118 S.F. TOTAL		
23.45.512	DENSITY	1/1600 FOR SF = 4653/1600 = 2.9		
23.45.514	HEIGHT	30' MAX BASE HEIGHT LIMIT		
23.45.518	SETBACKS	SF	FRONT	7'AVE/5' MIN
			REAR	0' W/ALLEY; 7' OTHERWISE
			SIDE	5'
23.45.522	AMENITY AREA 25% OF LOT AREA, 50% OF THAT AT GRADE			
	4653 X .25 = 1163 S.F. TOTAL REQUIRED			
	1163 X .5 = 582 S.F. @ GRADE REQUIRED			
23.45.527	SIDE FACADE LENGTH 65% LOT LINE			
	NORTH SIDE= 70.62 X .65 = 45.90'			
	SOUTH SIDE= 82.50 X .65 = 53.63'			
23.45.529	DESIGN STANDARDS - REFER TO CODE			
23.45.536	PARKING LOCATION			
	ALLEY ACCESS REQUIRED IF FEASIBLE			
23.54.015	REQUIRED PARKING			
	ONE PER UNIT IS REQUIRED			



NOTE: ZONING REQUIREMENTS NOTED ARE ASSUMING PREFERRED OPTION C. ALL OPTIONS PRESENTED VARY SOMEWHAT FROM THE SUBMITTED SHORT PLAT. THE SHORT PLAT SUBMITTAL WILL BE REVISED AS NEEDED TO CONFORM TO THE FINAL SELECTED OPTION.

EARLY DESIGN GUIDANCE -ADR 04.09.19

CS1 Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for design

A. ENERGY USE

- *The project will be Built-Green 4-star certified.*

B. SUNLIGHT AND NATURAL VENTILATION

- *The preferred scheme has single family units at the rear which will have maximum opportunity for interior daylighting.*

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.

C. RELATIONSHIP TO THE BLOCK

- *The recent projects on either side of this site and across the street are 3-story flat roof projects. Although there are many remaining single family homes on Fauntleroy, the pattern of future development will likely be 3 story buildings with minimal front setback resulting in a more defined urban residential corridor. The project will continue that pattern.*

D. HEIGHT BULK AND SCALE

- *In addition to matching the bulk and scale of the development on Fauntleroy, the project proposes to locate single family units on the back of the lot across the alley from the existing single family development. Location of the parking on the alley side also means that the back units will provide additional setback from the single family zone.*

PL3 Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. RESIDENTIAL EDGES

- *Entries on Fauntleroy will be raised up 2 risers to create some separation from the sidewalk. Recessed doors, landscaping and low fencing will be used to enhance privacy. Kitchens are located on this end of the unit which will provide frequent observation of the street while limiting the primary living space from exposure to the street.*

DC1 Project Uses and Activities

Optimize the arrangement of uses and activities on site.

B. VEHICULAR ACCESS AND CIRCULATION

- *Parking is located along the alley with no vehicular access to the interior of the site. This minimize the driveway areas and free up the interior of the site for open space and circulation to the building entries.*

DC3 Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

C. DESIGN

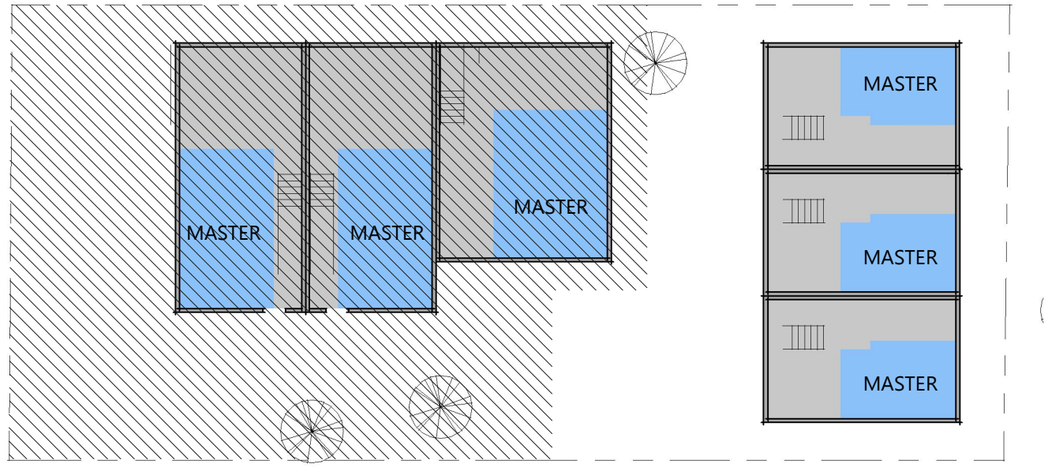
- *The walkway between the street and the parking at the rear will be used daily by all residents and is intended to be a primary feature of the project. It will be well landscaped and may include larger patio space and other features to improve the opportunity for interaction.*

DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

The building will be clad mostly in durable fiber cement siding installed in panel systems. Alternate joint patterns will be explored to vary the facade texture. Small amounts of natural wood siding will also be included, installed as a rainscreen for durability. Accent colors are proposed just around the building entries for emphasis and to continue accent colors that are planned for the adjacent lot to the south.

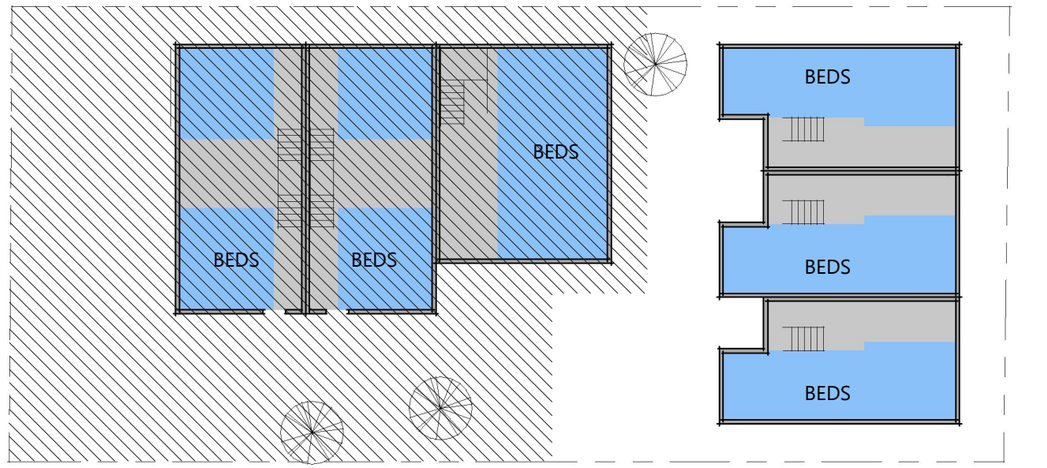


OPTION A LEVEL 3

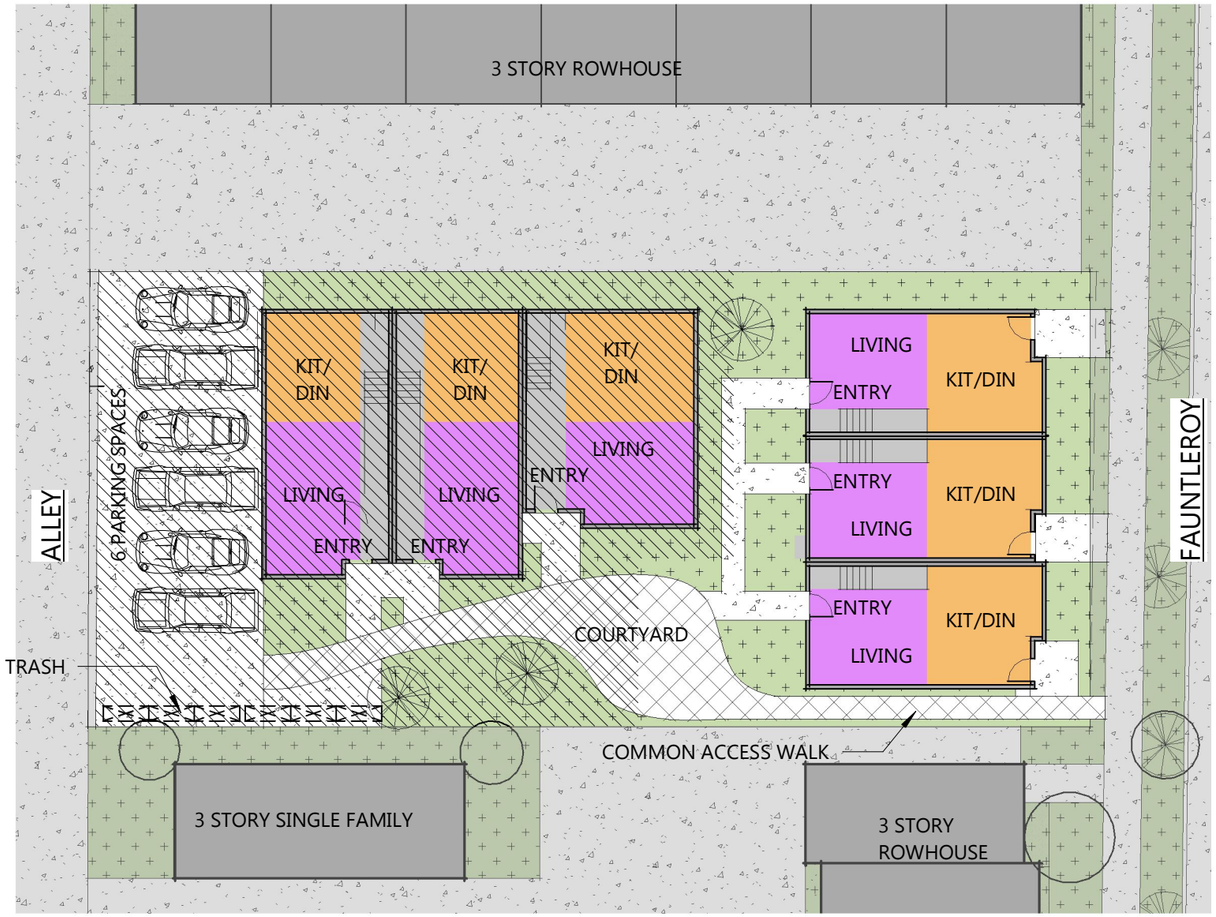
OPTION A

PARCEL A
ROWHOUSE UNITS ARE LOCATED WITH THE KITCHEN AND PRIMARY ENTRY ON FAUNTLEROY AND LIVING SPACE FACING WEST ON THE COURTYARD. PARKING IS LOCATED ON THE ALLEY ON PARCEL B

PARCEL B
3 UNITS ARE ARRANGED IN A SINGLE TOWNHOUSE BUILDING AND ARE ACCESSED VIA THE COURTYARD. PARKING IS LOCATED ON THE ALLEY.

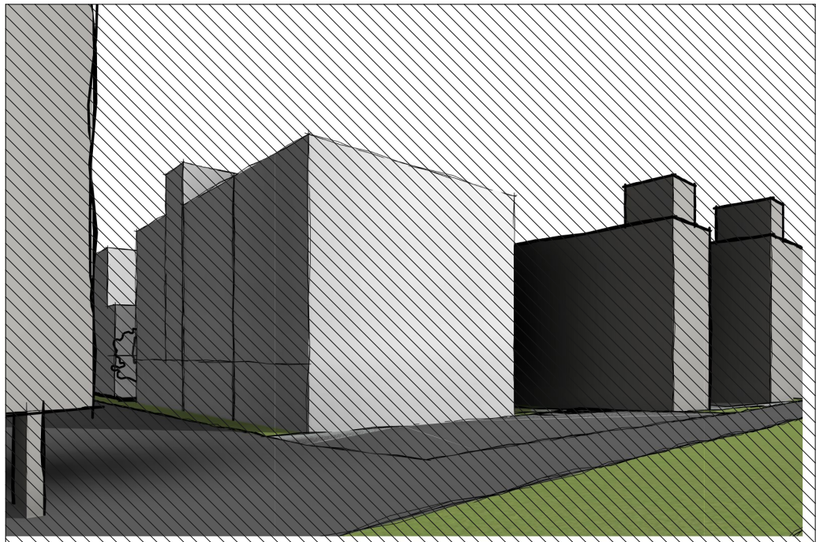


OPTION A LEVEL 2

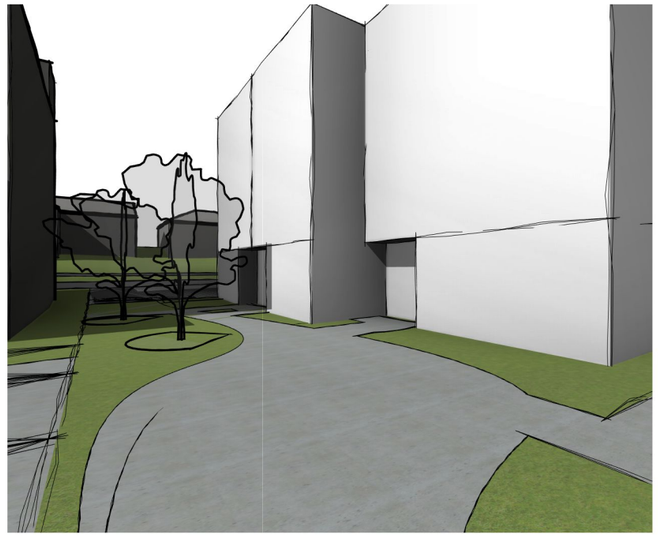


OPTION A LEVEL 1

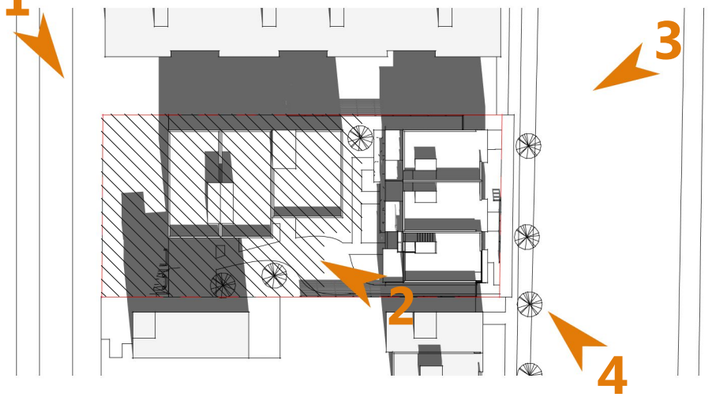
EARLY DESIGN GUIDANCE -ADR 04.09.19



1 . OPTION A - ALLEY (PARCEL B)



2 . OPTION A - COURTYARD





3 . OPTION A FROM FAUNTLEROY (PARCEL A)



4 . OPTION A - AERIAL

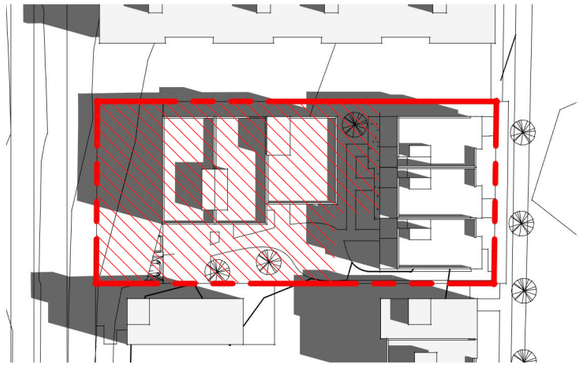
EARLY DESIGN GUIDANCE -ADR 04.09.19

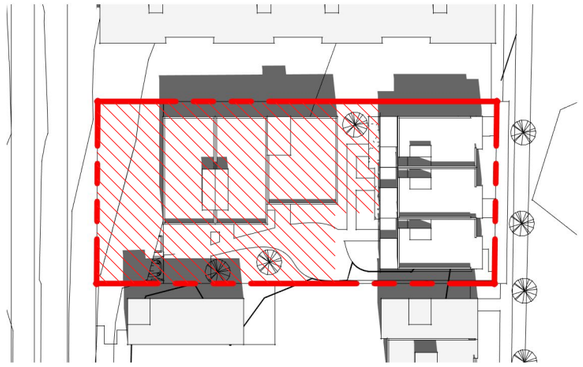
9AM

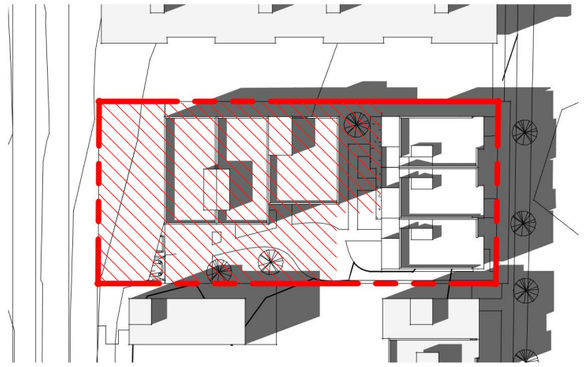
12 NOON

3PM

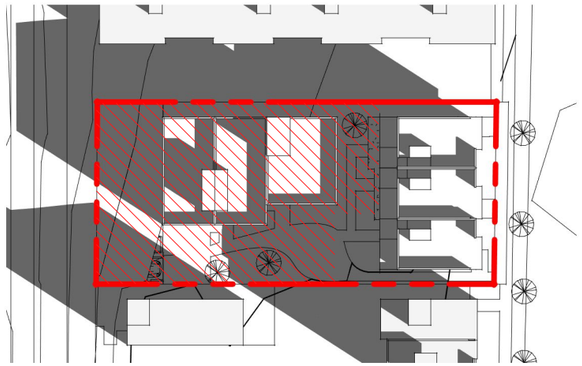
SUMMER SOLSTICE



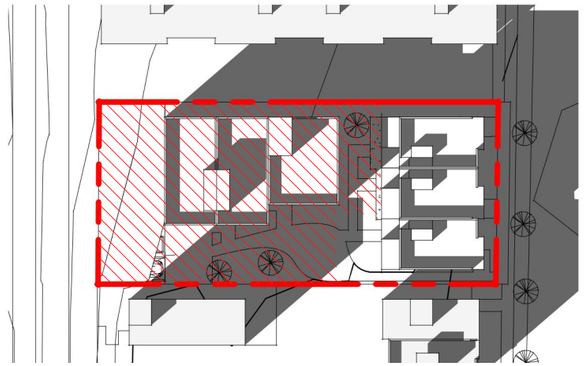




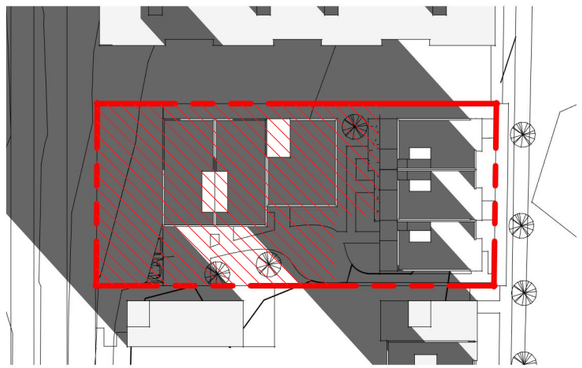
EQUINOX



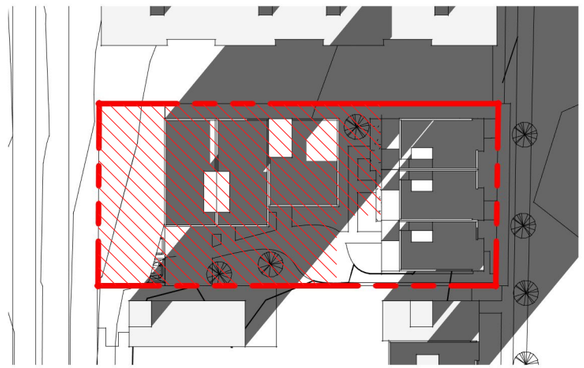




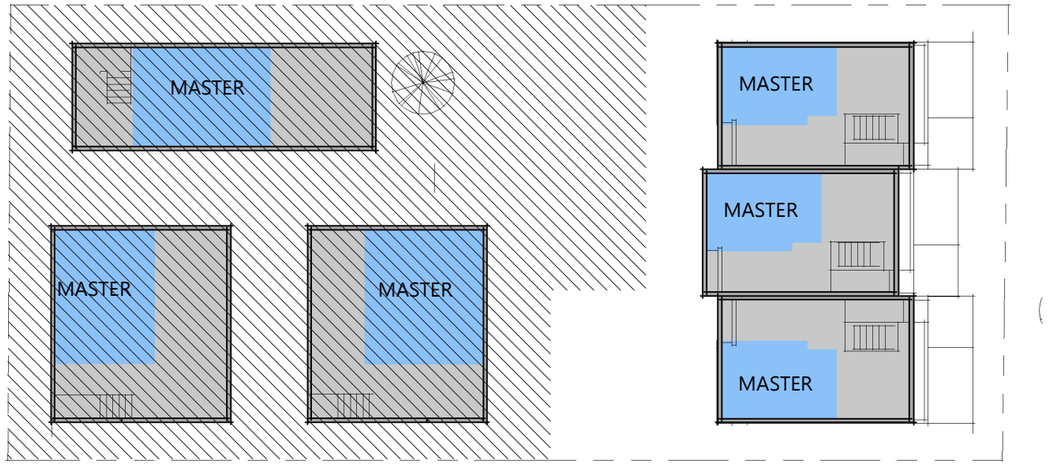
WINTER SOLSTICE







EARLY DESIGN GUIDANCE -ADR 04.09.19



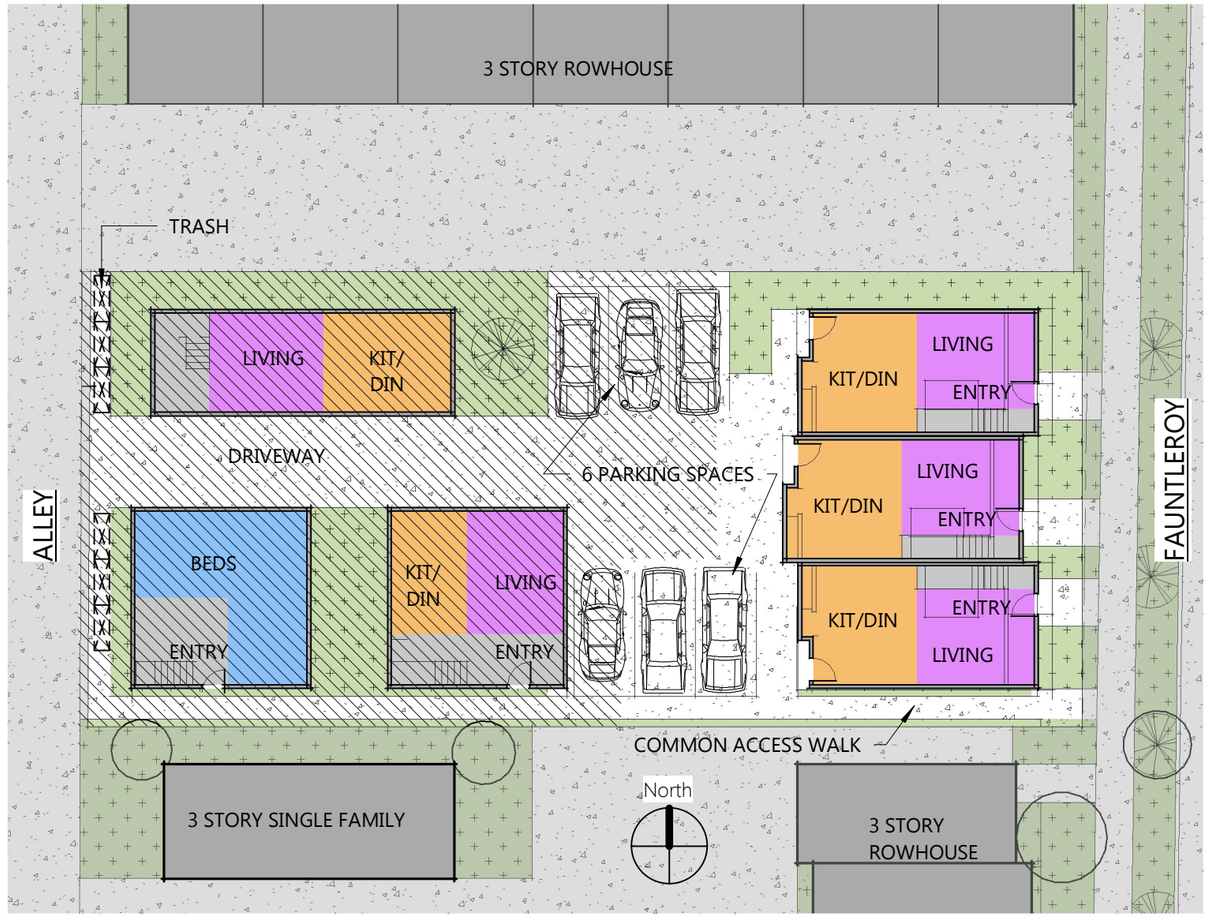
OPTION B LEVEL 3

OPTION B

PARCEL A
ROWHOUSE UNITS ARE LOCATED WITH THE LIVING SPACE AND PRIMARY ENTRY ON FAUNTLEROY AND KITCHEN FACING WEST ON THE COMMON MOTOR COURT. PARKING IS LOCATED IN THE MOTORCOURT BETWEEN THE PARCELS AND IS ACCESSED VIA THE ALLEY.

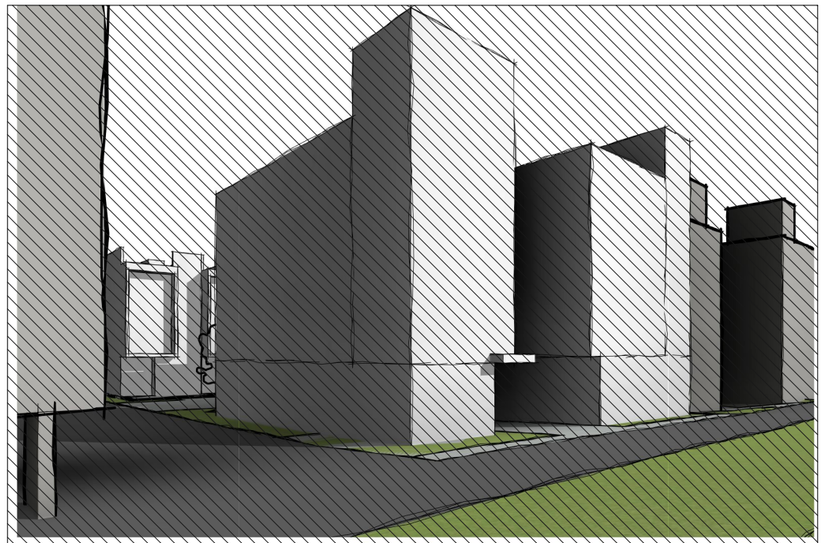
PARCEL B
SINGLE FAMILY UNITS ARE ACCESSED VIA THE MOTOR COURT AND COMMON WALKWAY. PARKING IS LOCATED IN THE MOTORCOURT BETWEEN THE PARCELS AND IS ACCESSED VIA THE ALLEY.

OPTION B LEVEL 2



OPTION B LEVEL 1

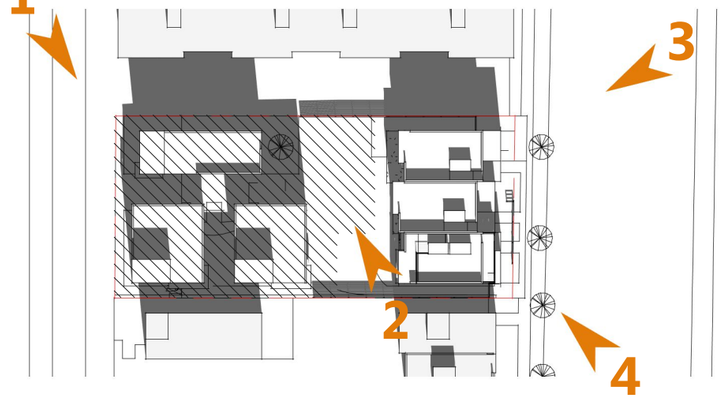
EARLY DESIGN GUIDANCE -ADR 04.09.19



1 . OPTION B - ALLEY (PARCEL B)

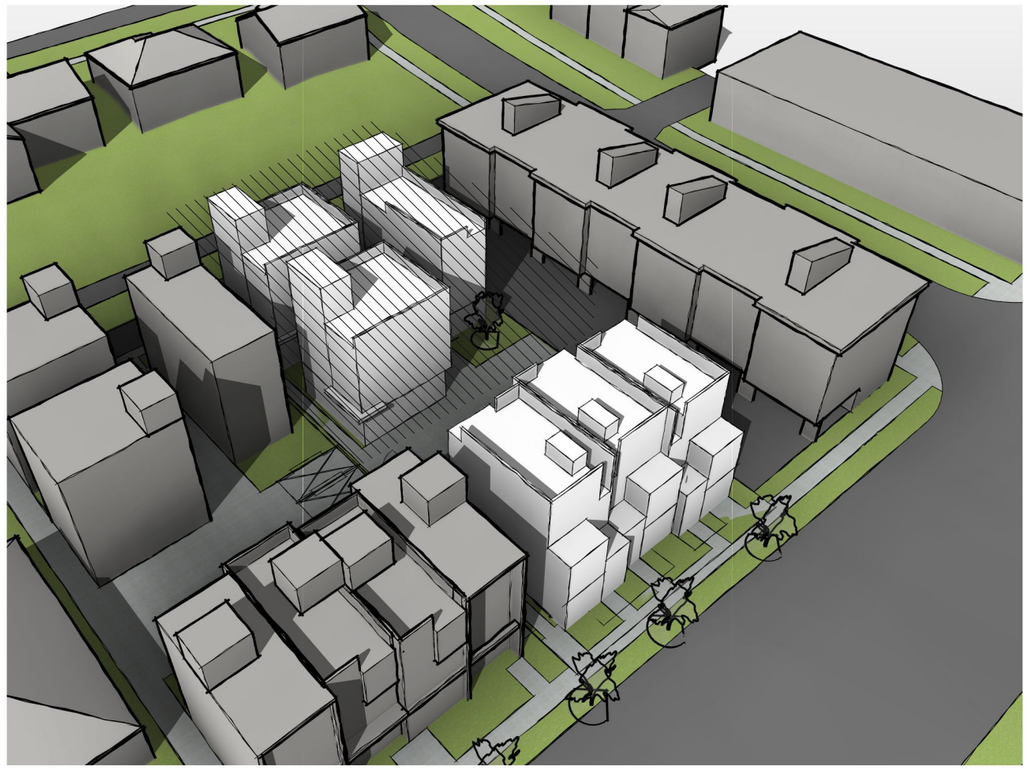


2 . OPTION B - COURTYARD





3 . OPTION B FROM FAUNTLEROY (PARCEL A)



4 . OPTION B - AERIAL

EARLY DESIGN GUIDANCE -ADR 04.09.19

9AM

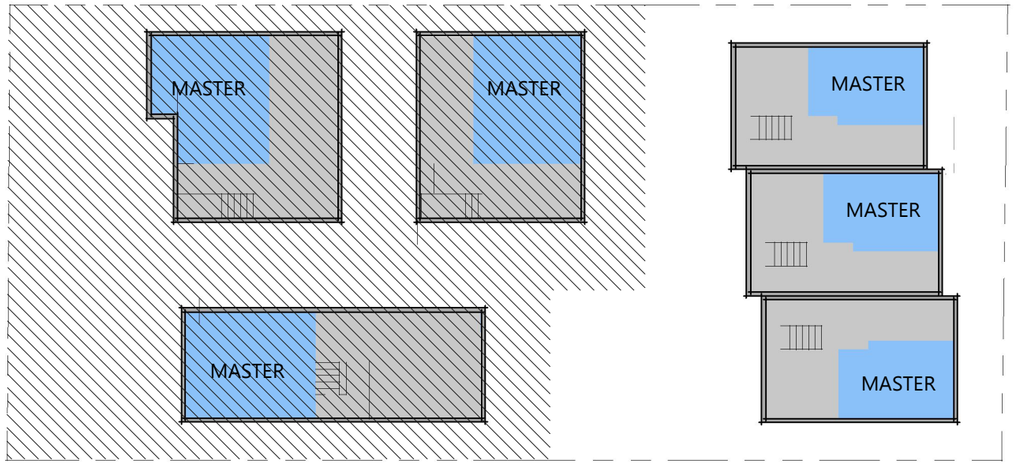
12 NOON

3PM

SUMMER SOLSTICE

EQUINOX

WINTER SOLSTICE



OPTION C LEVEL 3



OPTION C LEVEL 2

OPTION C

PARCEL A

ROWHOUSE UNITS ARE LOCATED WITH THE KITCHEN AND PRIMARY ENTRY ON FAUNTLEROY AND LIVING SPACE FACING WEST ON THE COURTYARD. PARKING IS LOCATED ON THE ALLEY ON PARCEL B

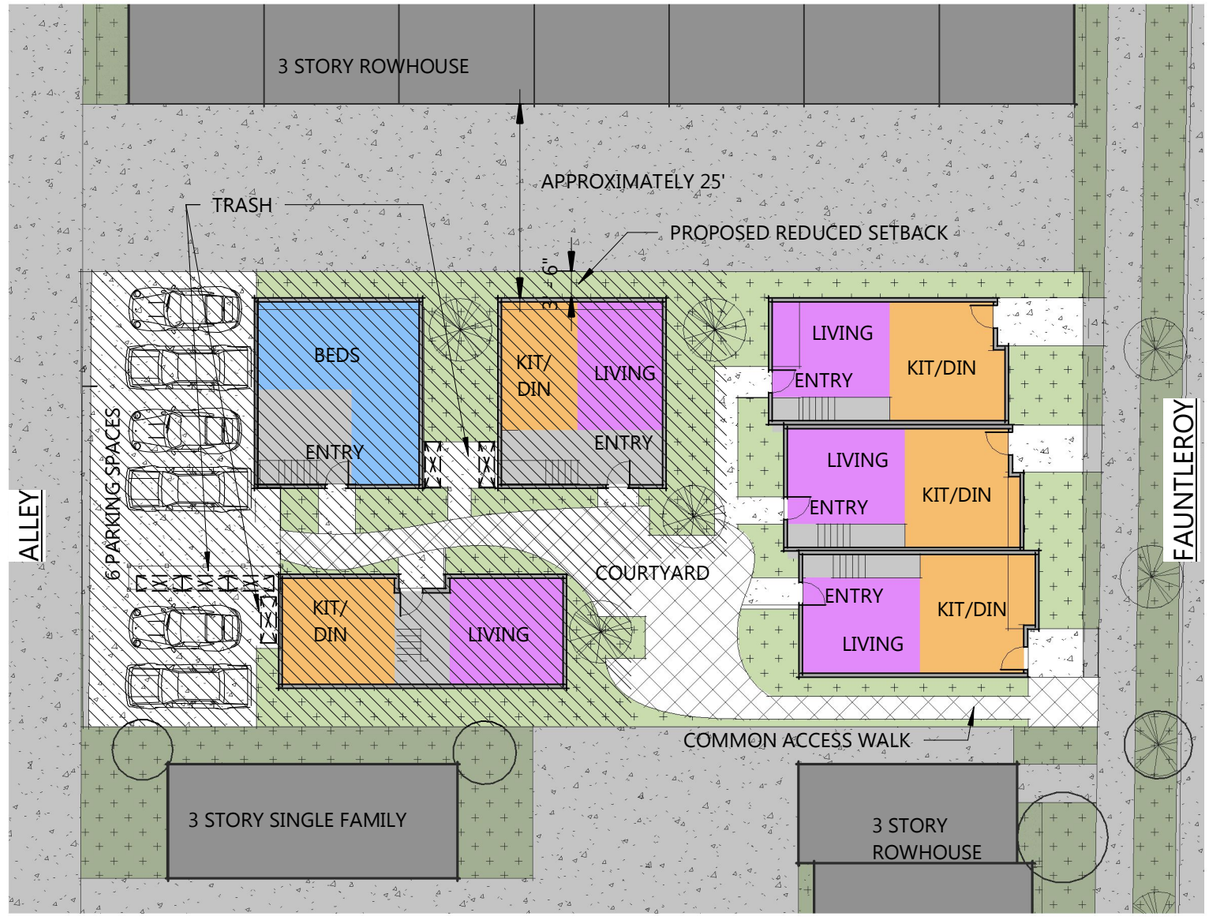
PARCEL B

SINGLE FAMILY UNITS ARE ACCESSED VIA THE COURTYARD AND COMMON WALKWAY. PARKING IS LOCATED ON THE ALLEY.

PROPOSED DEPARTURE

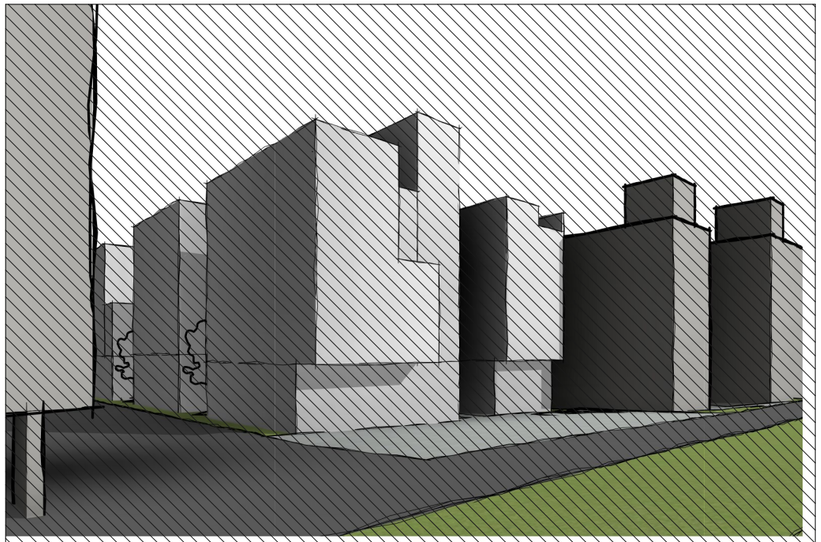
THE APPLICANT WOULD LIKE TO REDUCE THE NORTH SIDE SETBACK OF THE PREFERRED OPTION TO 3.5' FOR THE SINGLE FAMILY UNITS, SIMILAR TO THE ROWHOUSE SETBACK. GIVEN THAT THE ADJACENT BUILDING TO THE NORTH HAS A DRIVE AISLE ALONG THAT PROPERTY LINE, THE DEPARTURE WOULD HAVE MINIMAL IMPACT ON THAT NEIGHBOR. THE APPLICANT WOULD USE THE EXTRA SPACE TO INCREASE THE WIDTH OF THE WALKWAY BETWEEN THE SINGLE FAMILY UNITS AND TO PERHAPS MODULATE THOSE FACADES.

OPTION C DOES NOT REQUIRE THIS DEPARTURE AND WOULD STILL BE THE APPLICANT'S PREFERRED OPTION WITH OR WITHOUT IT.



OPTION C LEVEL 1

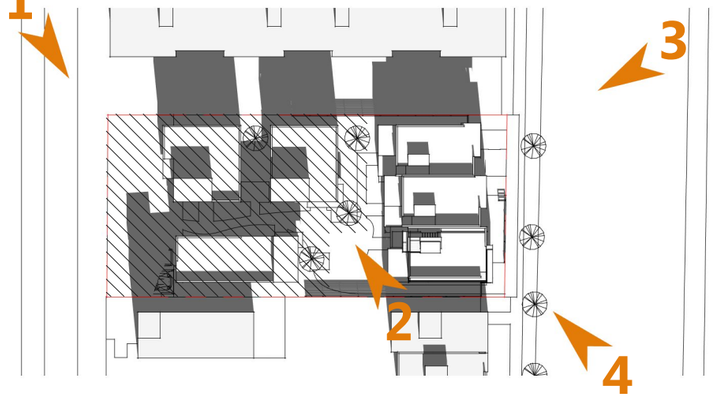
EARLY DESIGN GUIDANCE -ADR 04.09.19



1 OPTION C - ALLEY (PARCEL B)



2 . OPTION C - COURTYARD



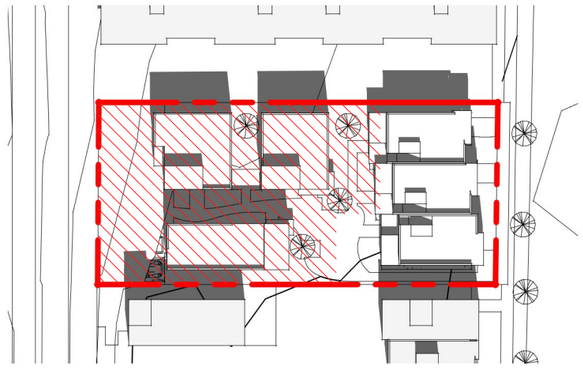
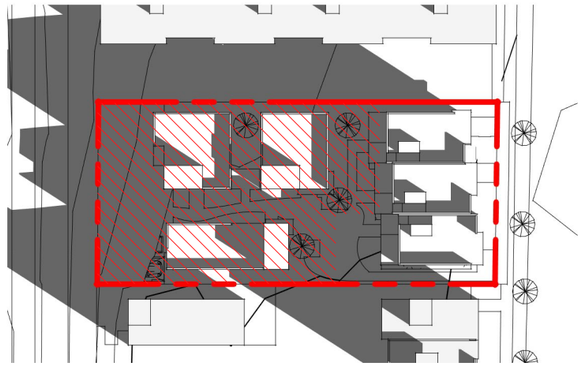
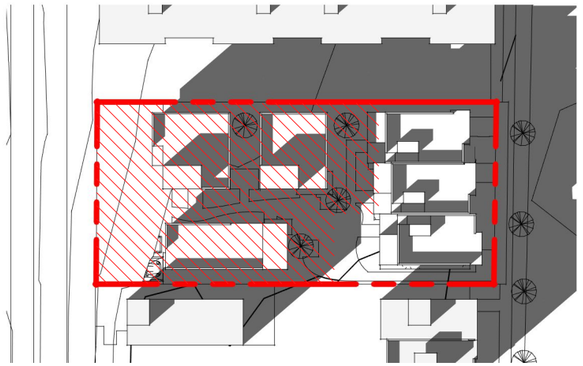
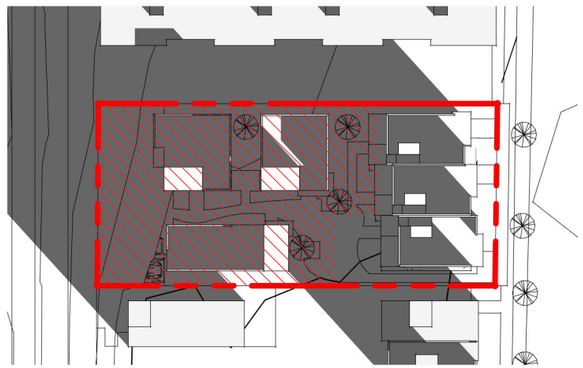
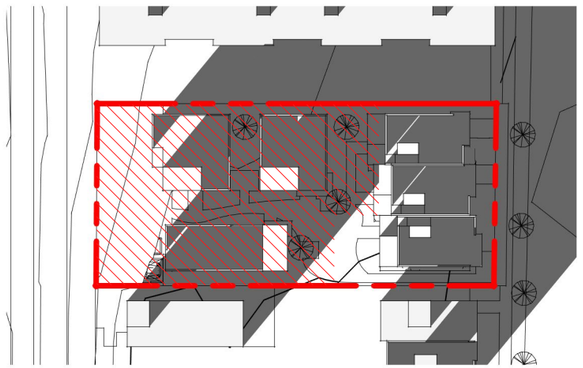


3 . OPTION C FROM FAUNTLEROY (PARCEL A)



4 . OPTION C - AERIAL

EARLY DESIGN GUIDANCE -ADR 04.09.19

	9AM	12 NOON	3PM
SUMMER SOLSTICE			
EQUINOX			
WINTER SOLSTICE			

EARLY DESIGN GUIDANCE -ADR 04.09.19



OPTION A

<u>Parcel A</u> The units are arranged with kitchen/entry facing the street. In this configuration the massing is a 3-story facade on Fauntleroy. In this option the units are aligned. Parking is on the alley on Parcel B.

<u>Parcel B</u> The units units are arranged in a single townhome structure with an access courtyard along the south side. All parking is off the alley.

PROS

- *Parking along the alley leaves substantial site area available for landscaping and common amenity area.*
- *Generous south facing yard space to access the units would be good for interaction among residents.*
- *3 story facade on Fauntleroy matches the neighboring buildings.*

CONS

- *Townhome units have less access to daylight than free-standing single family.*
- *Townhome unit type less desirable for the owner and buyers.*
- *Presents a single large facade to neighbors on the north south and west.*
- *Parking is exposed to view from the west and from Hudson Street to the north.*



OPTION B

<u>Parcel A</u> The units are flipped with living room on the street. This configuration with the anticipated floor plan, would result in a more varied massing on the street frontage.

<u>Parcel B</u> The units are single family. Parking is provided in an interior motor court. This scheme is essentially a repeat of the owner's development on the south adjacent lot.

PROS

- *Internal parking shields it from view from the neighborhood.*
- *Single family units have better access to daylight.*
- *Presents smaller individual facades to neighbors on the north south and west.*
- *Single family units are more desirable for the buyer and the owner.*
- *More varied massing on Fauntleroy*

CONS

- *Internal parking requires substantially more paving and leaves less landscape area.*
- *At grade amenity areas are small and provide little opportunity for interaction or recreation.*
- *Massing on Fauntleroy is inconsistent with neighboring buildings*



OPTION C - PREFERRED

This diagram is intended to take the best aspects of options A and B.

<u>Parcel A</u> The units are arranged like option A with kitchen/entry facing the street. The units are stepped back to the north. Parking is on the alley on Parcel B.

<u>Parcel B</u> The units are single family accessed via a common south facing amenity area. Parking is located along the alley.

PROS

- *Parking along the alley leaves substantial site area available for landscaping and common amenity area.*
- *Generous south facing yard space to access the units would be good for interaction among residents.*
- *Single family units have better access to daylight.*
- *Presents smaller individual facades to neighbors on the north south and west.*
- *Single family units are more desirable for the buyer and the owner.*
- *3 story facade on Fauntleroy matches the neighboring buildings.*

CONS

- *Parking is exposed to view from the west and from Hudson Street to the north.*



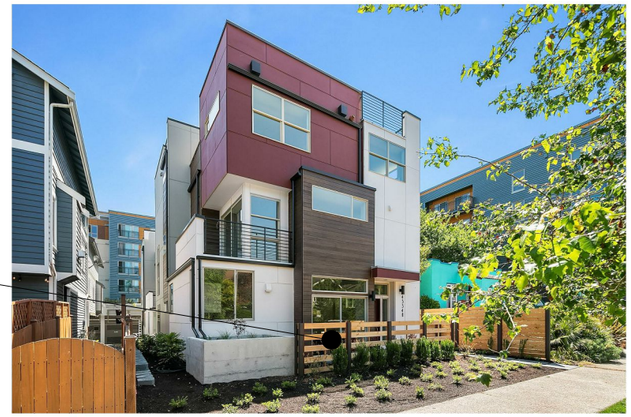
PL3 Street-Level Interaction

A. RESIDENTIAL EDGES

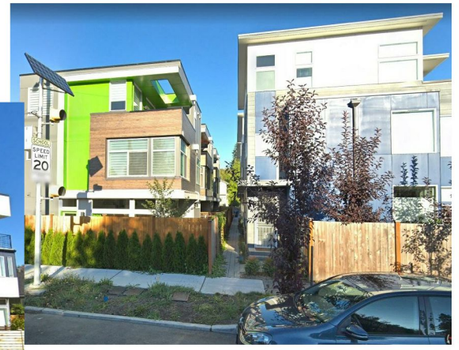
KITCHENS OVERLOOK THE STREET FOR SAFETY WHILE THE MAIN LIVING SPACE IS IN THE REAR ON PRIVATE COURTYARD

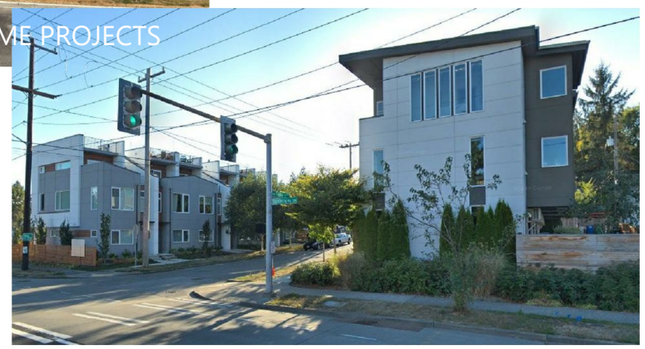
FRONT YARDS DEFINED BY LOW GAPPED FENCING

GROUND FLOOR RAISED UP 2 RISERS TO SEPARATE THE ENTRY FROM THE STREET











CS2 Urban Pattern and Form

C. RELATIONSHIP TO THE BLOCK

D. HEIGHT BULK AND SCALE

MASSING AND SCALE WILL BE SIMILAR TO THE OWNER'S ADJACENT PROJECT TO THE SOUTH AND TO OTHER NEARBY TOWNHOME PROJECTS ON FAUNTLEROY.

DC1 Project Uses and Activities

B. VEHICULAR ACCESS AND CIRCULATION

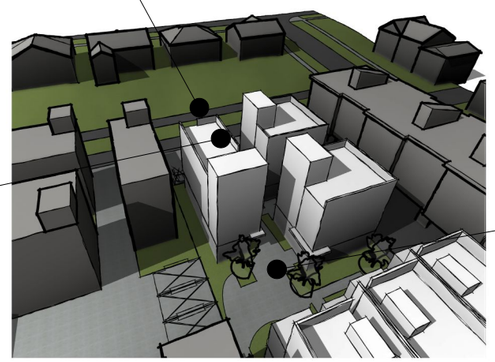
PARKING OFF THE ALLEY FREES UP SPACE FOR LANDSCAPING AND AMENITY AREA

CS1 Natural Systems and Site Features

A. ENERGY USE

B. SUNLIGHT AND NATURAL VENTILATION

SINGLE FAMILY UNITS AT THE BACK OF THE LOT WILL ALLOW MAXIMUM ACCESS TO DAYLIGHT AND VENTILATION



DC3 Open Space Concept

C. DESIGN

OPEN SPACE WILL BE DESIGNED WITH GENEROUS LANDSCAPING AS WELL AS HARDSCAPE TO PROVIDE SPACE FOR NEIGHBORS TO INTERACT.

DC4 Exterior Elements and Finishes

A. BUILDING MATERIALS

MATERIALS WILL INCLUDE FIBER CEMENT PANEL SIDING IN SEVERAL COLORS AND PATTERNS, AS WELL AS WOOD RAINSCREEN SIDING USED AS AN ACCENT. ROOF LINES WILL BE VARIED WITH A COMBINATION OF OPEN RAILINGS, PARAPETS AND OVERHANGS. MATERIALS AND DETAILS WILL BE GENERALLY CONSISTENT WITH RECENT TRENDS IN LOWRISE HOUSING AS EXEMPLIFIED BY OTHER RECENT PROJECTS ON FAUNTLEROY AND IN THE VICINITY

EARLY DESIGN GUIDANCE -ADR 04.09.19