

Administrative Design Review Recommendation Packet



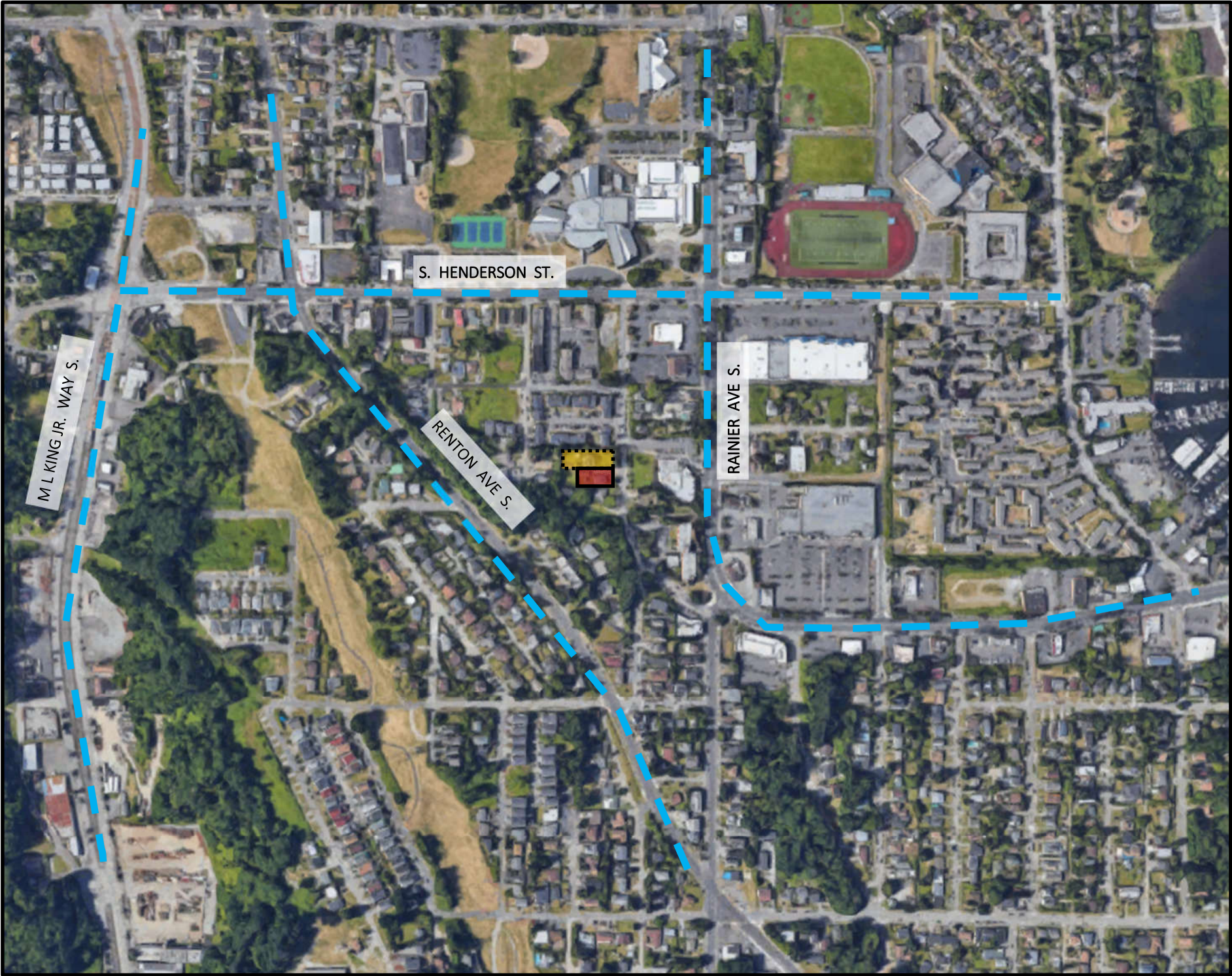
OWNER:
Frederickson Homes LLC
15250 32nd Ave S #68313
Seattle, WA 98168

PROJECT ADDRESS:
9135 50th Ave S
Seattle, WA 98118
PN# 3034446-LU
February 14, 2025

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
rod@noviongroup.com (206.361.6133)

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DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: Frederickson Homes LLC
15250 32nd Ave S #68313
Seattle, WA 98168
Contact: Kyle Lee

Architect & Applicant: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
Contact: Shaun Novion

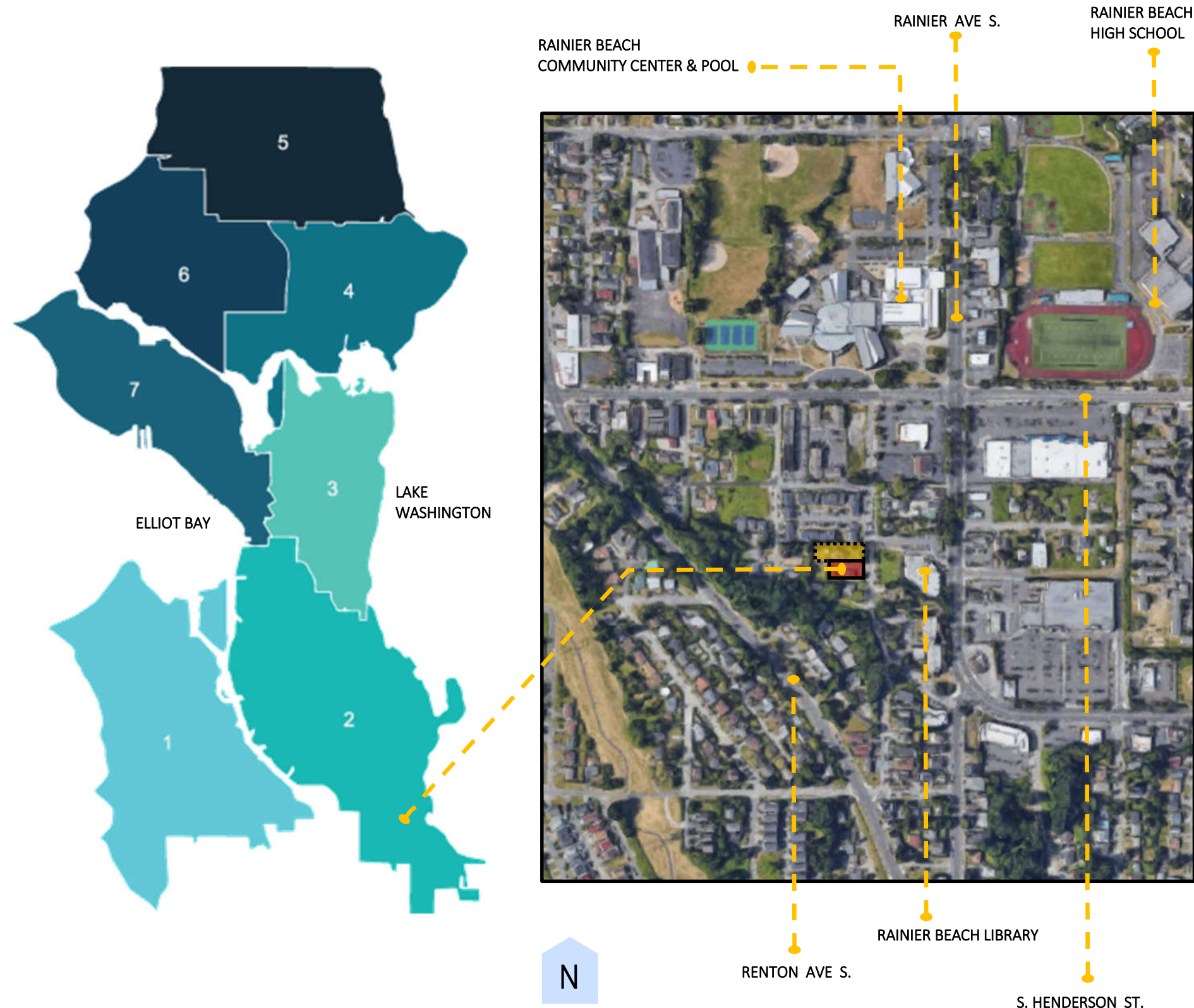
Landscape Architect: GHA Landscape Architects
1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

SDCI Project #3034446-LU
Contact: Joe Hurley

Existing Site:
Address: 9135 50th Ave S
Location: West of Rainier Ave S—South of S. Henderson St.
Site Area: 10,147 sf
Existing Development: Single Family Residence

Project Proposal:
Number of Residential Units: 8 new townhouse units
Number of Parking Stalls: No vehicular parking — 8 long-term bicycle stalls
Gross Floor Area of Residential Use: 12,260.5 sf

Developmental Objective:
To transform an underutilized Lowrise lot from a single family residence to a multifamily lot; providing 8 new townhouse units, in a neighborhood with a plan for increased density and need for additional residential housing, that provides a functional unit layout with easy connection to the neighborhood amenities and public transportation.



PROJECT DESCRIPTION

The subject site is currently a single family residence structure on an LR3 (M) zoned lot. It is located near the intersection of S. Henderson St and Rainier Ave S. The project is across the street from the Rainier Beach Library and is part of the Rainier Beach Neighborhood Plan.

With a proposed expansion of the Rainier Beach Residential Urban Village and increased need for housing per density limits, this proposal aims to develop 8 new modern influenced townhouse units available for purchase, with frontage along 50th Ave S.

Site Information:
City: City of Seattle
Existing Zoning: LR3 (M)
Site Area: 10,147 sf
APN Number: 2123700408

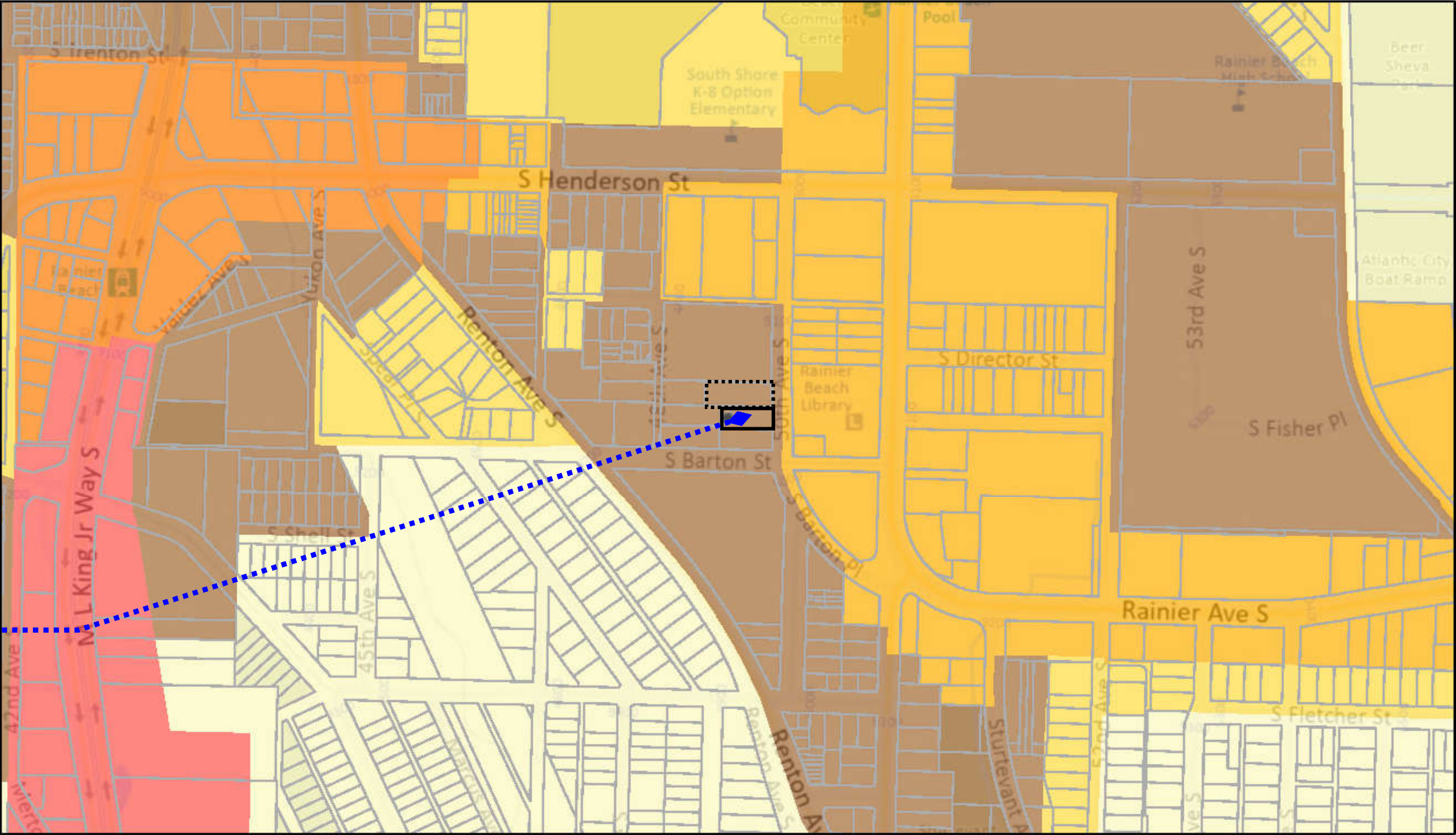
Comprehensive Plan Land Use: Rainier Beach Neighborhood Plan
Neighborhood Planning Area: Rainier Valley—Dunlap
Urban Village: Rainier Beach Residential Urban Village



ZONING MAP

The areas directly north, west and south of the subject property are zoned residential, with occupancy ranging from single-family to multi-family. Two lots north, and directly east of the subject property, the areas are predominantly Neighborhood Commercial. There is a planned effort to continue the neighborhood growth with community involved activities and amenities. The proposed townhouse plan for the subject lot will allow for more families to reside in a growing Residential Urban Village.

SUBJECT SITE



1/7/2025, 10:38:33 AM

- Parcels

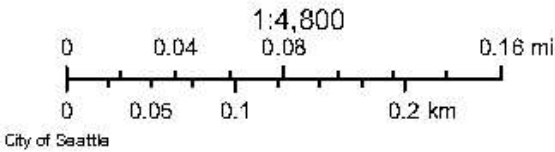
Zoning

Commercial
- Seattle Mixed

Neighborhood Commercial

Lowrise Multi-Family
- Residential Small Lot

Neighborhood Residential

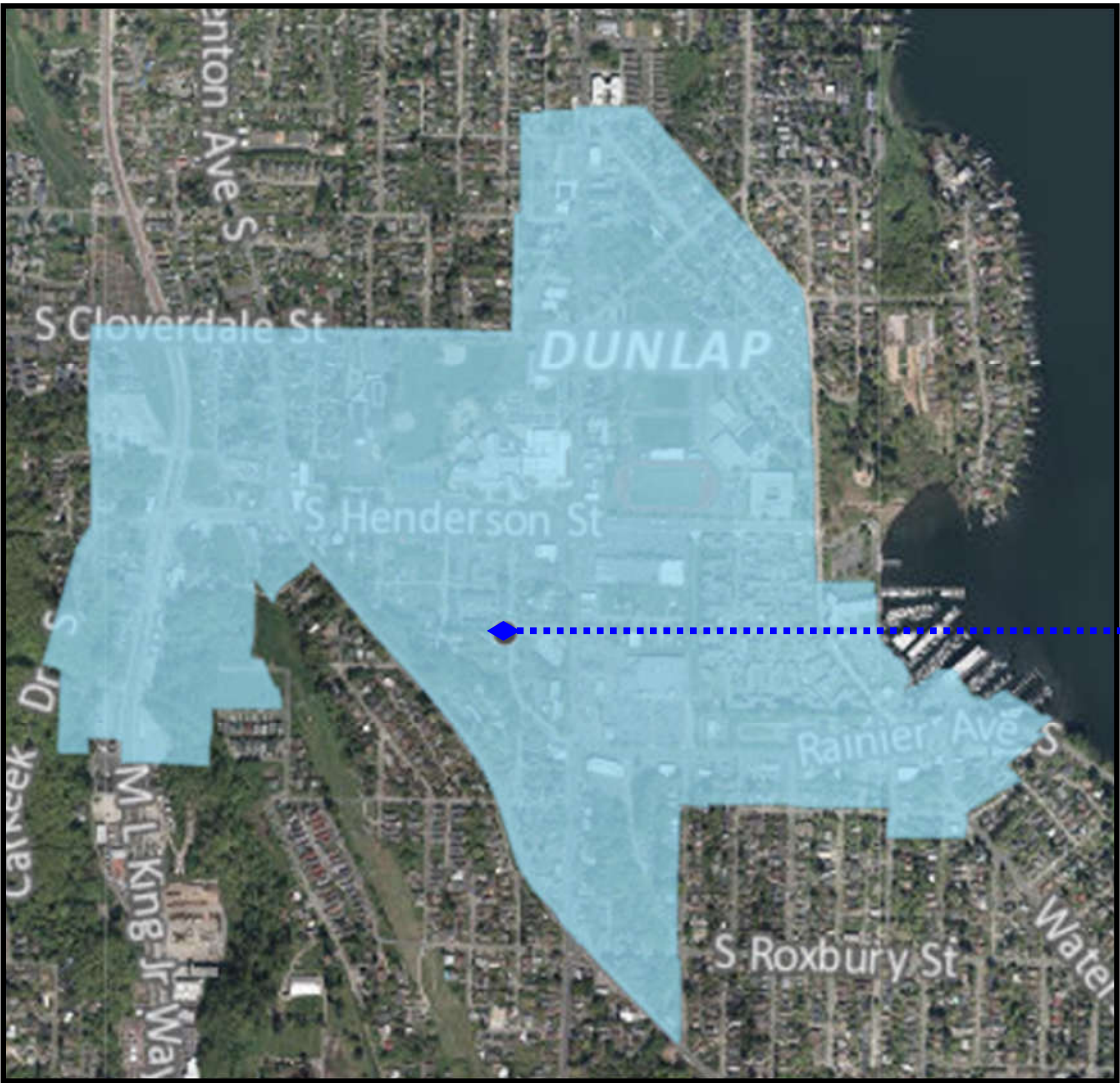


RDCI & Seattle IT GIS

NEIGHBORHOOD ANALYSIS

RAINIER BEACH RESIDENTIAL URBAN VILLAGE

The Rainier Beach Residential Urban Village is comprised of the South Beacon Hill neighborhood (East of M L King Jr. Way S), the Dunlap neighborhood (Southeast of S. Cloverdale St.), and the Rainier Beach neighborhood (North of S. Roxbury St.). The village centers around S. Henderson St. and Rainier Ave S., where businesses large and small coexist with many public recreational facilities mixed in. In the Rainier Beach Neighborhood Plan, most recently updated in March 2012, the community expressed a desire to develop a means of creating more business opportunities in their community, for the local residents to take part in. The City agreed with the community plan and have implemented some of their own initiatives like the Master Bicycle Plan, which will improve and increase the lanes located in the northern portion of the village. The city also has plans in place to improve the Rainier Valley Neighborhood Greenway, which ends at the Rainier Beach Library, across from the subject lot. Together these elements combined with the ambition of increasing the boundaries of the village, will help create a more healthy and engaged neighborhood.



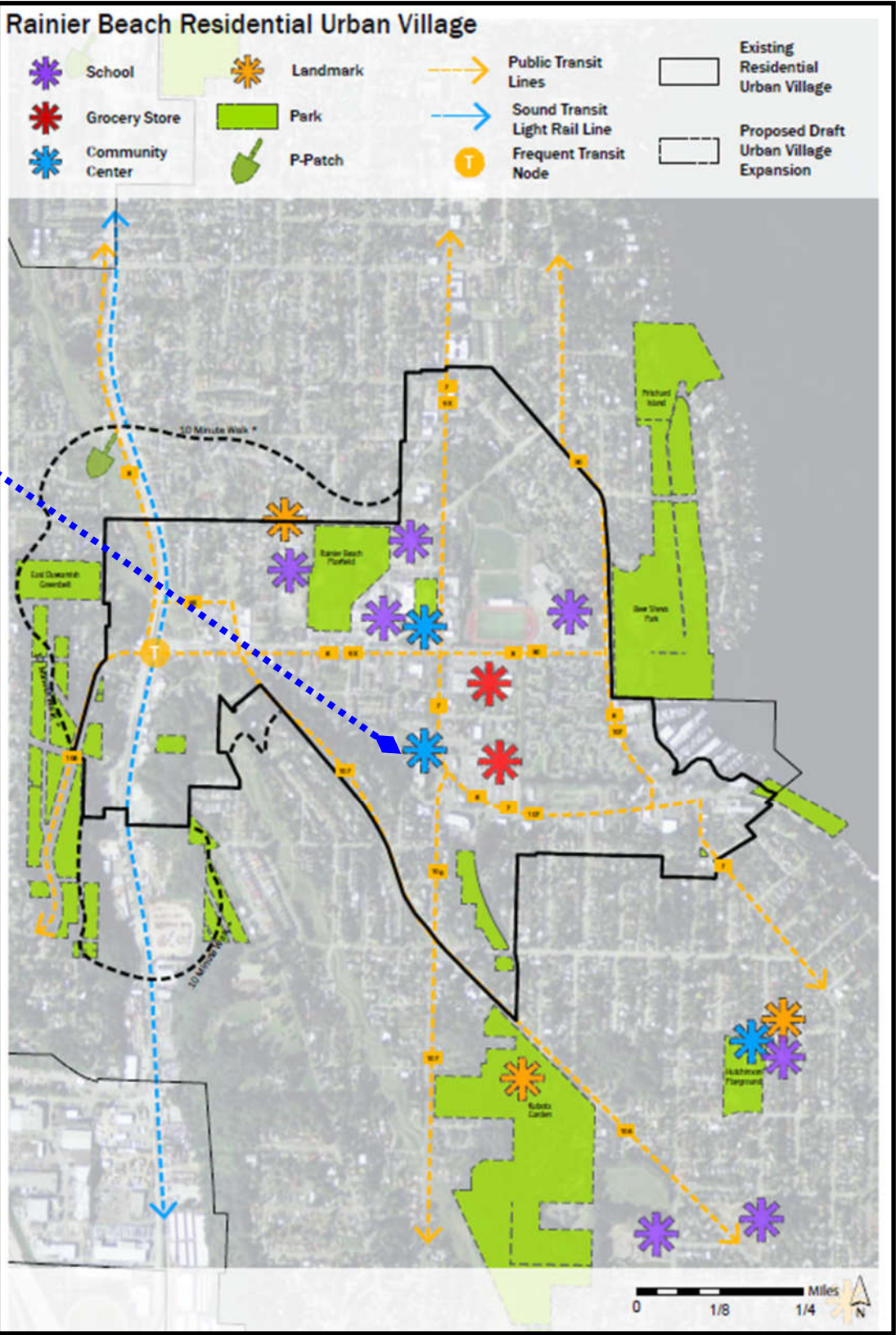
SUBJECT SITE

RAINIER BEACH RESIDENTIAL URBAN VILLAGE

SUBJECT SITE



CURRENT BORDERS & FUTURE PLANS FOR THE:



VICINITY MAP

TRANSIT

There are multiple Metro transit stops within blocks of the subject site. The routes run predominantly north/south; connecting Downtown (#7), Capital Hill (#9), The International District (#106), Beacon Hill (#107), and Leschi (#987), all with the Rainier Beach area. The Rainier Beach Light Rail station is a 10 minute walk or a 7 minute bus ride from the subject site, which increases the number of other neighborhoods future residents can connect with.

CYCLING

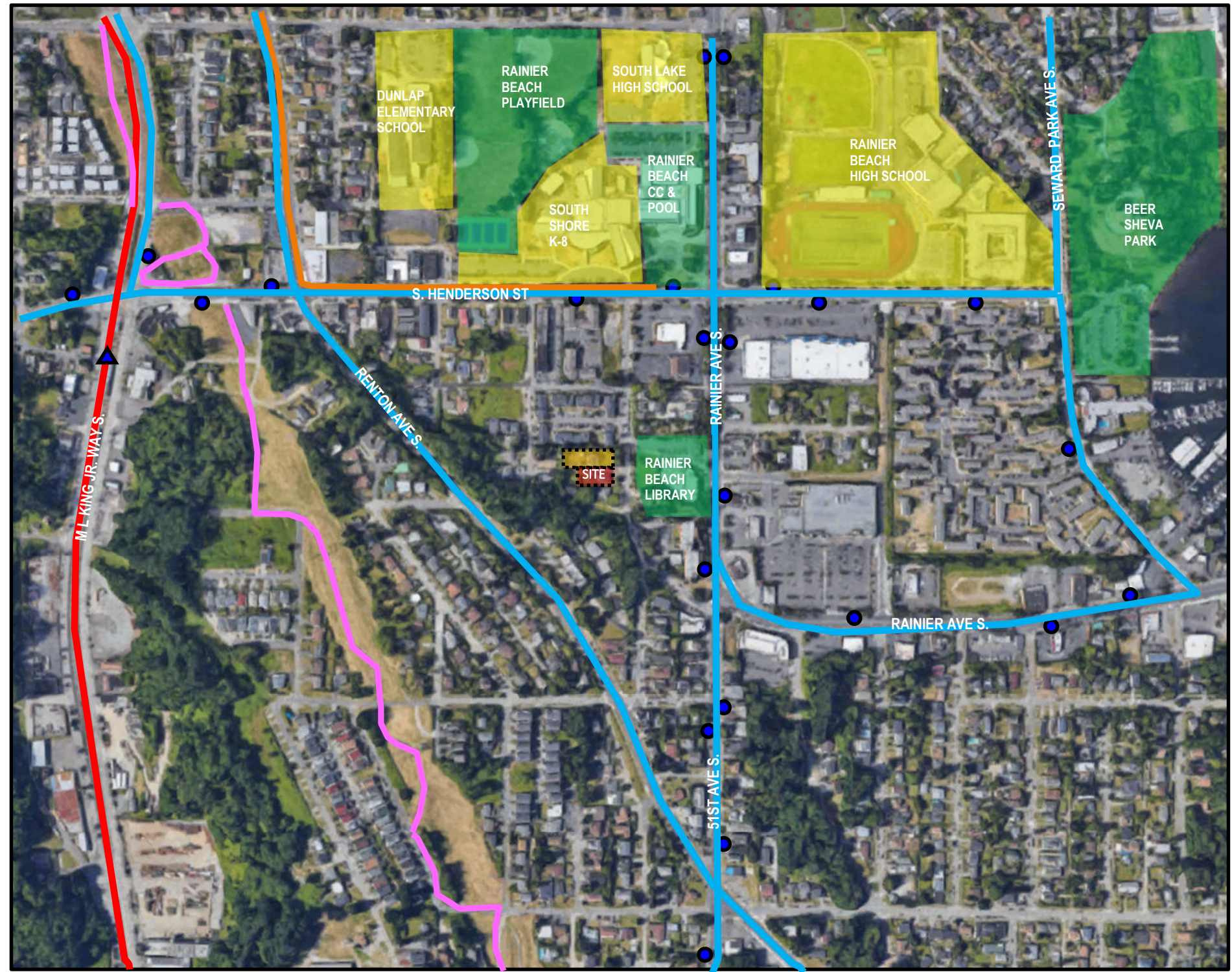
There are designated bike lanes on Renton Ave S. and a portion of S. Henderson St. The Master Bike program has future plans to extend the designated bike lanes in this area.

RECREATION

The subject site is conveniently located near, and a short travel distance to many public recreational amenities. These include parks, playfields, trails, a Community Center & Pool, and a Library directly across the street. The opportunity for future residents to participate and engage with the community will be easily achieved with an already established presence of off-site amenities

LEGEND

-  SITE
-  SIMULTANEOUS PERMIT APPLICATION ON ADJACENT LOT
-  METRO TRANSIT STOPS
-  METRO TRANSIT ROUTES
-  LIGHT RAIL STATION
-  LIGHT RAIL ROUTE
-  BIKE LANE
-  MULTI-USE TRAIL
-  RECREATION
-  SCHOOLS



EXISTING BUILDINGS IN IMMEDIATE CONTEXT



1—COMMERCIAL

The majority of the buildings to the East of the subject site are commercial in nature. The zones are a mix of NC and NCP. There are numerous services located a short walk from the subject site. Ample parking at these locations provides more street parking for neighborhood residents

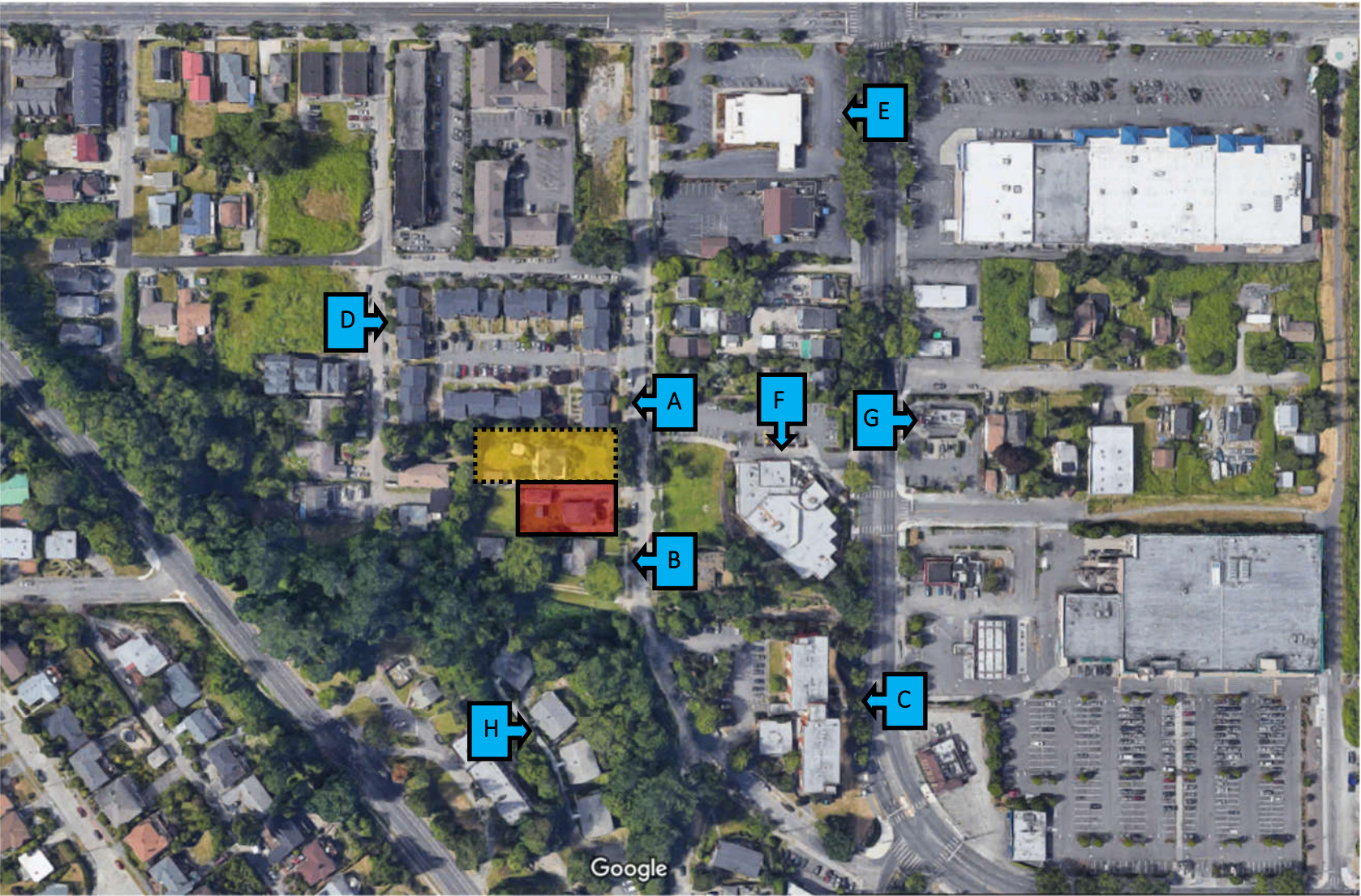
2—COMMUNITY BUILDINGS

There is a great deal of public facilities within blocks of the subject site. Across 50th Ave S is the Rainier Beach Library. Two blocks north is the Rainier Beach Community Center, Pool and Playfield. There are also an Elementary school, K-8 and high school in the same proximity

3—RESIDENTIAL

Directly adjacent the subject site and to the South are a range of residential zones from SF5000 to LR3. The housing units are a mix of single family, townhouse, condo and apartments. A large number, West of Rainier Ave S. are owned by Seattle Housing Authority.

EXISTING NEIGHBORHOOD STYLE AND CONTEXT



A—9121 50TH AVE S



B—9139 50TH AVE S



C—BARTON PLACE



D—9119 48TH AVE S



E—BANK OF AMERICA



F—RAINIER BEACH LIBRARY



G—JACK IN THE BOX



H—THUNDERBIRD TREATMENT

SITE SURVEY

The subject site is a rectangular shaped parcel with approximately 3% slope from East to West. The lot fronts 50th Ave S., two blocks south of S. Henderson St. and is located in the Rainier Beach Residential Urban Village. The adjacent parcel to the north (9127 50th Ave S) is under separate ownership but will be built simultaneously with the subject lot (separate EDG application submitted 9127 50th Ave S)

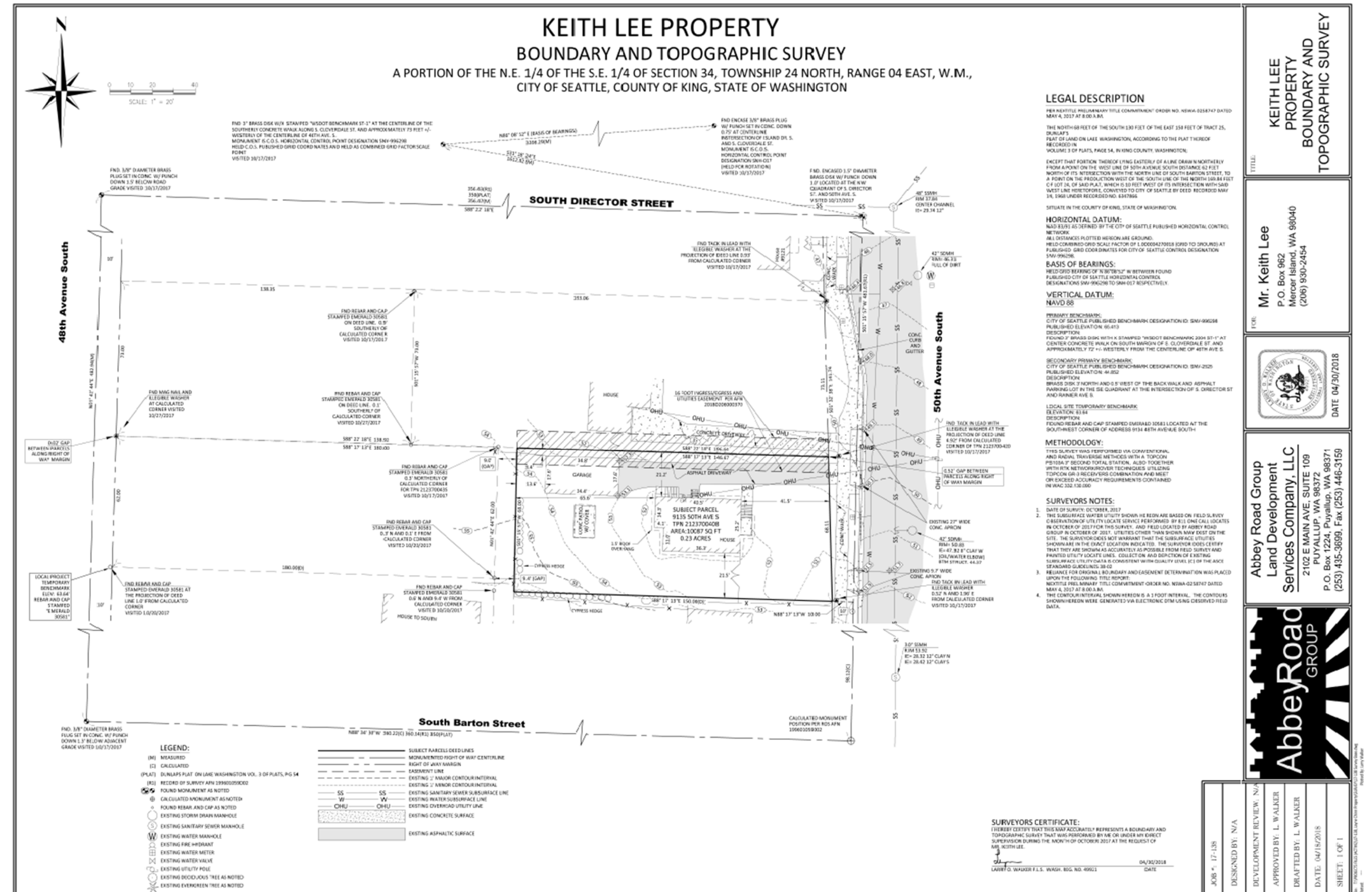
- Existing Single family structure centrally located on subject lot to be removed
- Existing hardscapes to be removed and replaced
- Gradually sloping lot
- Existing curbs & sidewalks

Legal Description:

The North 68 feet of the South 130 feet of the East 150 feet of Tract 25, Dunlap's plat of land on Lake Washington, according to the plat thereof recorded in Volume 3 of plats, page 54, records of King County, Washington;

Except that portion thereof lying easterly of a line drawn northerly from a point on the West line of 50th Avenue South distance 62 feet North of its intersection with the North line of South Barton street, to a point on the production West of the South line of the North 169.84 feet of Lot 24, of said plat, which is 10 feet West of its intersection with said West line heretofore, conveyed to City of Seattle by deed recorded May 14, 1968 under recorded No. 6347866

Situate in the county of King, state of Washington.



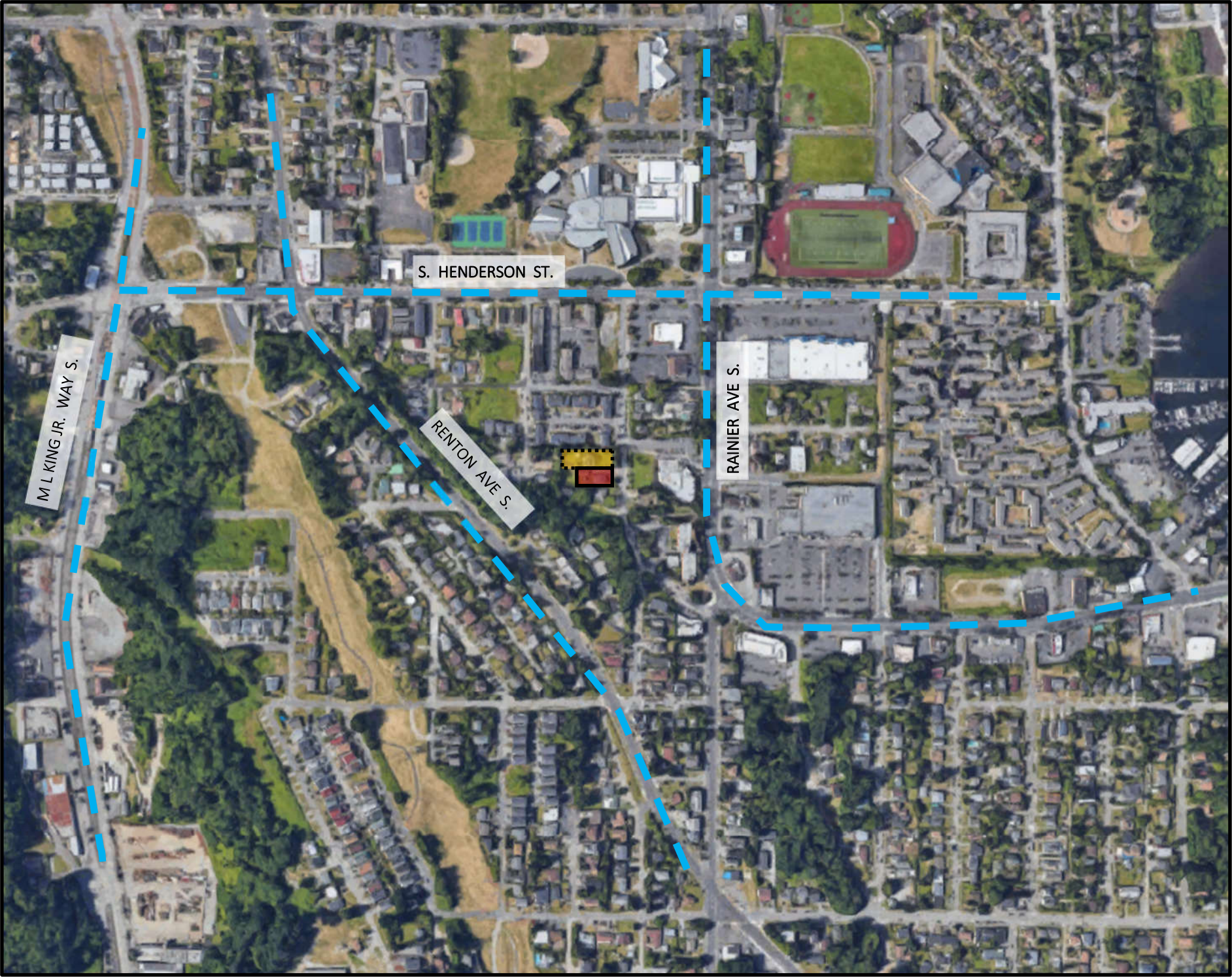
SITE ANALYSIS

The proposed project will be developed on what is presently being used as a single family lot, fronting 50th Ave S. (The applicant is also pursuing an EDG submittal for development next door, to be constructed at the same time as the subject site, under separate ownership and application). Directly East is the Rainier Beach Library; directly North, South and West are residential structures. The surrounding buildings in the immediate vicinity consist of financial institutions, restaurants, markets, commercial stores, community facilities and a variety of residential housing.

There are no notable site features proposed to be removed or remain. The site has a gradual slope from East to West. There are existing side walks and curbs fronting the subject site, with street parking available on both sides of 50th Ave S. The surrounding topography will most likely limit any views, to territorial.

The subject site is one block West of Rainier Ave S. and two blocks East of Renton Ave S.; both are major arterials that connect a good deal of South Seattle neighborhoods. A couple blocks West of the subject site is M L King Jr. Way S, which provides multiple transit options with Metro and Light Rail stations.

N



50TH AVE S. EXISTING STREET ELEVATIONS—LOOKING WEST



Project Site (Looking West)



50TH AVE S. EXISTING STREET ELEVATIONS—LOOKING EAST

Across 50th Ave S. from proposed project site



Looking East from proposed project site



ZONING SYNOPSIS

SITE OVERVIEW	
Zoning	LR3 (M)— The surrounding lots are a mixture of residential and commercial, with a high emphasis of pedestrian friendly pathways. There is not a lot of new construction in the immediate vicinity; with most existing structures showing their wear and tear.
Overlay	Rainier Beach Residential Urban Village
Lot Area	10,147 sf (.23 acres)
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A Uses permitted include Residential, Institutions, Uses in existing or former schools, Parks and Playgrounds
Provided	Residential townhomes are proposed. The adjacent lot to the North has also submitted an EDG proposal for townhomes, to be constructed simultaneously with the subject lot.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A The maximum permitted FAR for townhouses is 2.3 (Project must comply w/ SMC 23.45.530 Table A if FAR is over 1.8)
Provided	The proposed FAR is 1.2
Requirement	Density — SMC 23.45.512 No limit for lots with an MHA suffix
Provided	The proposed density is 8 new townhouse units
Requirement	Structure Height — SMC 23.45.514 Table A The maximum permitted height limit for townhouses is 50’ from Avg. grade (plus an additional 10’ for stair penthouses)
Provided	The proposed height limit is 30’ to the roof, 38’ to stair penthouse, from FG.

COMPLIANCE SUMMARY	
Requirement	Setbacks — SMC 23.45.518 Table A The Required setbacks for townhouses: Front— 7’ Average, 5’ Minimum Rear— 7’ Average, 5’ Minimum Side— 5’ Minimum for facades less than 40’ 7’ Average, 5’ Minimum for facades greater than 40’
Provided	Proposal meets or exceeds all the required setbacks
Requirement	Amenity Area — SMC 23.45.522 The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	Proposal has ground level amenity areas as well as private roof top decks, meeting the required area and dimensions.
Requirement	Landscaping Standards — SMC 23.45.524 The required amount of landscaping shall meet a Green Factor of .6
Provided	The preferred option proposes a Green Factor of .699 and proposes new trees, ground cover, shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527 The maximum structure width for townhouses is 150ft The maximum façade length for portions of structures within 15’ of a side lot line is 65% of the length of the lot line
Provided	Proposal meets the width and length requirements.
Requirement	Design Standards — SMC 23.45.529 The required street facing façade standards include at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For townhouses, additional standards apply including specific wayfinding and amenity area requirements.
Provided	Proposal meets required design standards for townhouses.

ZONING SYNOPSIS

COMPLIANCE SUMMARY	
Requirement	Required Parking — SMC 23.54.015 Table B & D
	No vehicular parking is required because the subject site is located in an Urban Village and a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	There is no proposed vehicular parking on site. The proposal does have an enclosed secure bicycle parking structure at the back of the lot.
Requirement	Solid Waste & Recycle — SMC 23.54.040
	Storage requirements for 12 residential units is either individual 2'x6' solid waste storage areas or 84sf of shared storage area
Provided	Proposing a shared storage area, enclosed and screened from view, at the back of the lot, with direct access for service providers to the containers, via the shared access easement

DESIGN GUIDANCE RESPONSES

RESPONSE TO SDCI DESIGN GUIDANCE

AS OUTLINED IN THE DESIGN GUIDANCE REPORT ISSUED ON 10/8/19 BY COLIN VASQUEZ (SENIOR LAND USE PLANNER)

PROJECT ADDRESSES: 9127 & 9137 50TH AVE S

RECORD NUMBERS: 3032056-EG & 3033376-EG

1. ARCHITECTURAL CONCEPT AND RESPONSE TO CONTEXT:

CS1-C, CS2-D, CS3-A-4 & DC2-A-1 –

- a. THE LOT IS FAIRLY FLAT, WITH MINIMAL SLOPE FROM NORTH TO SOUTH. THE PROPOSED BUILDINGS ARE OBSERVING THE ALLOWABLE HEIGHT LIMITS AND WILL HAVE A SMALL DIFFERENCE IN FINISHED GRADES.
- THE SURROUNDING PROPERTIES OF THE SUBJECT SITE ARE NOT MAXIMISING THE ALLOWABLE DENSITY AND HEIGHT. OUR PROPOSAL WILL ATTAIN A REASONABLE HEIGHT FOR THE TYPE OF PROPOSED HOUSING AND WILL COMPLIMENT OTHER RESIDENTIAL STRUCTURES IN THE ZONE. OUR PROPOSED BUILDINGS ARE SETBACK THE REQUIRED DISTANCES FROM SIDE SETBACKS, AND OUR FRONT SETBACK IS PROVIDING GREATER THAN THE REQUIRED DISTANCES. OUR STREET FRONT BUILDING IS SETBACK FROM THE ROW TO REDUCE THE BULK AND SCALE AS SEEN FROM THE STREET. NEW LANDSCAPING WILL HELP TO BUFFER THE PROPOSED BUILDING FACADES FROM NEIGHBORS AND PASSERSBY IN THE ROW. A MIXTURE OF DIFFERENT COLORED SIDING AND MATERIALS, ARCHITECTURAL FEATURES, FENESTRATION AND MODULATION OF FACADES ARE ALSO PROPOSED TO BREAK UP THE BULK OF EACH BUILDING FAÇADE.
- THE PROPOSED BUILDINGS HAVE BEEN SEPARATED FROM EACH OTHER WHICH CREATES COMMUNAL SPACE BETWEEN THE BUILDINGS FOR AMENITY PURPOSES. AND WITH THE LIMITED GRADE CHANGE, THE AREAS FLOW EASILY BETWEEN UNIT ENTRIES.
- b. THE PROPOSED STRUCTURES TAKE INTO CONSIDERATION A CHANGING NEIGHBORHOOD, INCREASING IN DENSITY AND COMMUNITY INTERACTION. THE PROPOSAL ATTEMPTS TO SHOWCASE A MODERN DESIGN WITH EARTHY COLOR PALETTES. NUMEROUS ARCHITECTURAL FEATURES, INCREASED OVERHANGS & MODULATION, AND A SLOPING STAIR PENTHOUSE ROOF HELP TO MOVE THE DESIGN AWAY FROM A TYPICAL “MODERN BOX”. THE PROPOSED EXTERIOR COLORS ARE MUTED, AND AIM TO NOT OVERWHELM THE SURROUNDING SITES. MATERIAL CHOICES MIMIC EXISTING RESIDENTIAL DESIGNS AS WELL AS INCORPORATING MORE MODERN CEMENT BOARD PANEL PATTERNS. THE INTERIOR DESIGN OF THE UNITS COULD TRANSFORM TO LIVE-WORK UNITS, IN THE FUTURE, IF THE MORE COMMERCIAL AND URBAN AREAS OF THE NEIGHBORHOOD MOVE TO ENCOMPASS THESE LOTS.

2. FAÇADE TREATMENT AND SECONDARY ARCHITECTURAL FEATURES

CS2-D, DC2A-2, DC2-B-1, DC2-C, DC2-D-2, DC4-A –

- a. THE PROPOSED FAÇADE COMPOSITION PROVIDES MANY ELEMENTS TO ENSURE THE FAÇADES ARE ATTRACTIVE AND WELL PROPORTIONED BY A CHANGE IN MATERIAL AND COLOR, MODULATION OF FLOORS, INCREASED FENESTRATION, ARCHITECTURAL FEATURES AND ROOF OVERHANGS. ENTRY CABLE AWNING CANOPIES HAVE BEEN ADDED TO BUILDING 1, HELPING TO DEFINE THE INDIVIDUAL ACCESS POINTS, AS WELL AS VERTICAL ADDRESSING WITH SCONCE LIGHTING.
- b. ALTHOUGH THERE IS A LOT OF EXISTING BRICK FACADES IN THE NEIGHBORHOOD, MANY OF THEM ARE COMMERCIAL OR MIXED-USE STRUCTURES. WE BELIEVE THE PROPOSED CEMENT BOARD PANEL AND LAP SIDING REFLECTS A MORE RESIDENTIAL DESIGN, CONGRUENT WITH MANY CURRENT RESIDENTIAL PROPOSALS.
- c. THE PROPOSED BUILDINGS HAVE RECESSED ENTRIES AND CLEARLY IDENTIFIABLE ENTRY PATHWAYS, FLANKED BY NEW PLANTS AND SHRUBS THAT ARE VISUALLY APPEALING AND PROVIDES NATURAL SEPARATION OF THE UNIT SPACES. THE PROPOSED LANDSCAPING WILL HELP TO TRANSITION THE SCALE OF THE NEW BUILDINGS IN RELATION TO PEDESTRIANS AT STREET LEVEL. THE PROPOSED PANELING AT GROUND LEVEL WAS REDUCED IN SCALE AND TONED DOWN IN COLOR FROM THE EDG PROPOSAL PACKET. THE CHOSEN CEMENT BOARD AND COLOR HAS A MATTE FINISH AND IS NOT OVERLY VIBRANT. THIS WILL AID IN NOT OVERWHELMING THE NEIGHBORING PROPERTIES.
- d. THE ADDITION OF THE CABLED ENTRY AWNINGS AS WELL AS THE OTHER ARCHITECTURAL FEATURES AT THE VARIOUS LEVELS ADD DEPTH. THE FRONT UNITS ARE MODULATED FROM EACH OTHER, AND WITH THE ADDITION OF FEATURES AND LANDSCAPING ELEMENTS, THE MASSING OF THE FRONT EXTERIOR FAÇADE IS SIGNIFICANTLY REDUCED. THE CEMENT BOARD SIDING THAT HAS BEEN CHOSEN IS A DURABLE MATERIAL THAT WILL HOLD UP AGAINST SEATTLE’S CLIMATE. THE DETAILING OF THE GREY BEIGE HORIZONTAL CEMENT BOARD SIDING AND THE RECTANGULAR MEDIUM GREY/ GREEN PANELS HELP TO BREAK UP THE LARGE FACADES. THE PROPOSAL LIMITS THE NUMBER OF COLORS USED BUT ALTERNATES THEM TO DIFFERENTIATE PORTIONS OF THE FAÇADE AS WELL AS REDUCE THE MASSING EFFECT ON NEIGHBORING PROPERTIES AND THE ROW.
- e. ADDITIONAL WINDOWS ARE PROPOSED ON THE 2ND AND 3RD FLOORS TO AID IN BREAKING UP THE BLANK FAÇADE FACING THE STREET. THE WINDOWS WERE CHOSEN CONSIDERING THE INTERIOR MAKEUP OF THE UNIT SPACES.

3. STREETScape AND CONNECTION TO THE STREET

CS2-B-2, DC2-B-2, DC1-C-2, DC1-C-4, DC2-D, DC4-A, DC4-B, PL1-B-3, & PL3 –

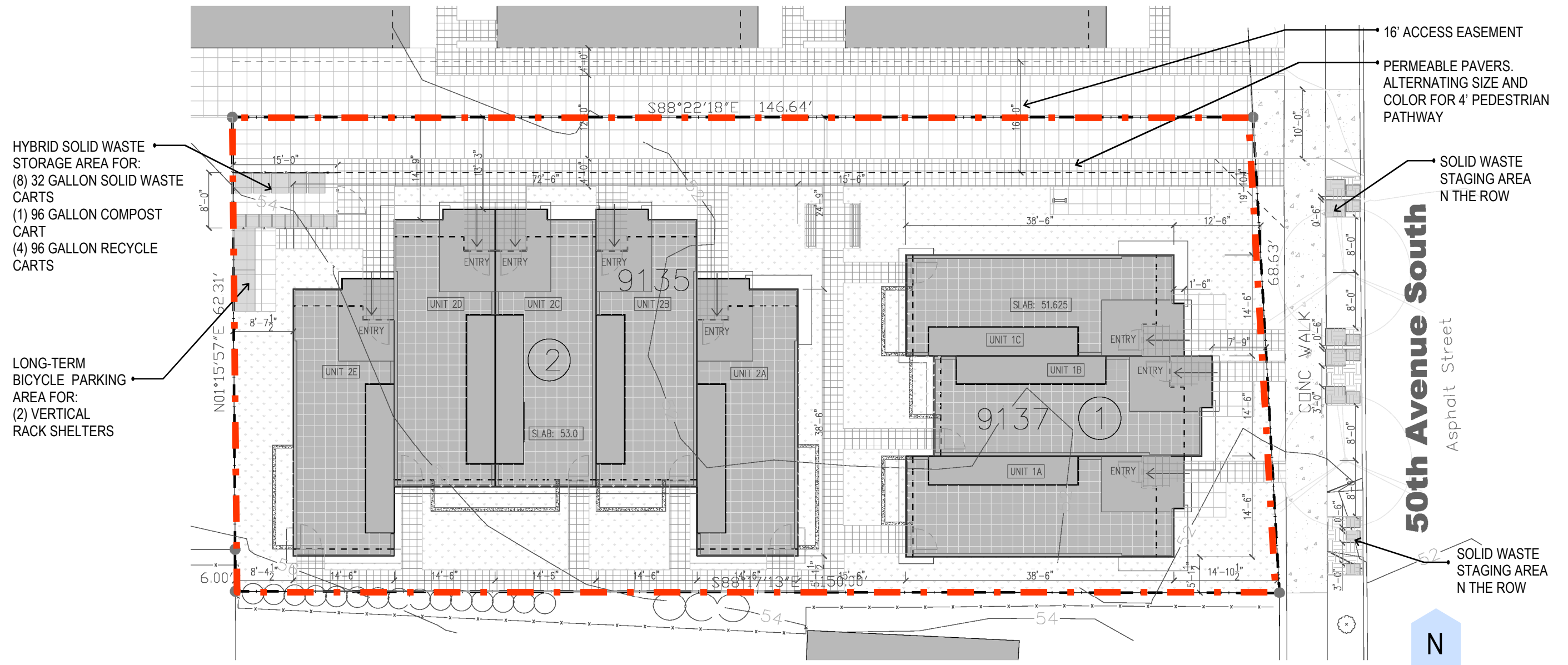
- a. THE FIBER CEMENT MATERIALS PROPOSED AT GROUND LEVEL WILL HAVE A TEXTURED FINISH. THE COLOR IS MUTED IN TONE AND PRESENTS AN EARTHY FEELING AND CONNECTION WITH THE GROUND LEVEL LANDSCAPING.
- b. THE PROPOSAL INCLUDES RECESSED ENTRIES, AWNINGS, INDIVIDUAL PEDESTRIAN PATHWAYS AND LANDSCAPING SEPARATING THE UNIT OPEN SPACES AS WELL AS ADJACENT THE ROW. VERTICAL ADDRESS SIGNAGE WITH SCONCE LIGHTING WILL BE OBVIOUS FROM THE SIDEWALK. PATIO AREAS HAVE BEEN ADDED TO THE STREET FACING UNIT AMENITY AREAS, PROVIDING ROOM FOR CAFÉ STYLE SEATING OR OUTDOOR GRILLING APARATUS. COMMUNAL AMENITY AREA IS PROVIDED BETWEEN THE BUILDINGS. ADDRESS SIGNAGE FOR THE BACK BUILDING WILL BE CLEARLY VISIBLE, WITH MANY ILLUMINATED PATHS FOR EASY WAYFINDING.
- c. PROPOSAL WAS UPDATED TO PROVIDE INDIVIDUAL ENTRY PATHWAYS TO THE STREET FRONTING BUILDING. PATIO AREAS WERE ADDED ABUTTING THE ENTRY PATHWAYS, LARGE ENOUGH FOR CAFÉ STYLE SEATING. SHARED PEDESTRIAN PATHWAYS TO THE OTHER BUILDINGS WILL ENCOURAGE OCCUPANTS TO INTERACT AND ENGAGE. YEAR-ROUND LANDSCAPING AND SEASONAL PLANTINGS WILL ADD VISUALLY APPEALING BACK DROPS. BIO-RETENTION PLANTERS ARE NOT ABOVE GROUND, THEREFORE THERE WON’T BE AN OVER ABUNDANCE OF CONCRETE. THE DRIVEWAY IS PROPOSED TO BE COMPRISED OF PERMEABLE PAVERS. THE PEDESTRIAN PATHWAY WILL BE DIFFERENTIATED FROM THE VEHICULAR PORTION WITH A CHANGE IN COLOR AND SIZE OF PAVERS.
- d. LANDSCAPING IS PROPOSED BETWEEN THE STRUCTURES AND THE STREET, ON THE EAST SIDE, RATHER THAN AN OPAQUE CEDAR FENCE.
- e. SOLID WASTE STORAGE AND STAGING HAS BEEN COORDINATED WITH SPU. A HYBRID SERVICE WILL BE UTILIZED TO REDUCE THE NUMBER OF CARTS STAGED IN THE ROW, AND STORAGE IS LOCATED AT THE REAR OF THE LOT, IN ITS OWN FENCED ENCLOSURE.

4. PUBLIC LIFE, OPEN SPACE CONCEPT AND LANDSCAPING

CS1-B-2, DC2-D, DC3-B-1, DC3-B-4, DC3-C-2, DC4-D, PL1-B, & PL2-B

- a. THE ENTRY PATHWAYS FOR THE STREET FRONTING BUILDING HAVE BEEN REVISED TO PROVIDE INDIVIDUAL PATHWAYS TO EACH UNIT. LANDSCAPING HAS BEEN ADDED, WHERE PATHWAYS ONCE WERE.
- b. ALTHOUGH WE UNDERSTAND YOUR REQUEST FOR THE DIFFERENTIATED PEDESTRIAN PATHWAY TO BE ELEVATED FROM THE VEHICULAR PORTION, IT IS NOT FEASIBLE DUE TO OUR REQUIRED 16’ WIDE ACCESS EASEMENT. THE LAND USE CODE DOES ALLOW FOR A PEDESTRIAN PATHWAY TO BE PART OF A DRIVEWAY AS LONG AS IT’S DIFFERENTIATED IN COLOR AND SCALE.
- c. THIS ITEM APPLIES TO THE ASSOCIATED DEVELOPMENT NEXT DOOR AT 9127 50TH AVE S.
- d. A LANDSCAPE PLAN HAS BEEN INCLUDED IN THE PLAN SET. GROUND COVER, SHRUBS AND TREES HAVE BEEN CHOSEN SPECIFICALLY FOR THE PLANTING SPACE AND LOCATION. TAKING INTO CONSIDERATION THE SUN’S PATH AND PROJECTED LARGELY SHADED AREAS. VARIATIONS IN COLOR AND SIZE CREATE VISUALLY APPEALING SEPARATIONS AND INVITING SPACES FOR OCCUPANTS AS WELL AS PASSERSBY. PROPOSED LANDSCAPING WILL PROVIDE A HEALTHY COMBINATION OF SHADING AND SUN EXPOSURE.
- e. TREES HAVE BEEN INCORPORATED INTO THE LANDSCAPING ADJACENT THE DRIVEWAY.
- f. THE TREATMENT AND MATERIALS AT THE STREET FACING FACADES HAS BEEN UPDATED TO REFLECT A VISUALLY APPEALING AND USEFUL HUMAN-SCALE. PLANTINGS AND AMENITY SPACES ARE INVITING AND ENGAGING. THE SPACE BETWEEN THE BUILDINGS HAS BEEN DESIGNATED AS COMMON, WITH A SHARED PEDESTRIAN ACCESS PATHWAY. NEIGHBORS CAN CONGREGATE IN THESE FULLY ILLUMINATED AND LANDSCAPED AREAS.

PREFERRED OPTION—SITE LAYOUT AND DESCRIPTION



Proposal:

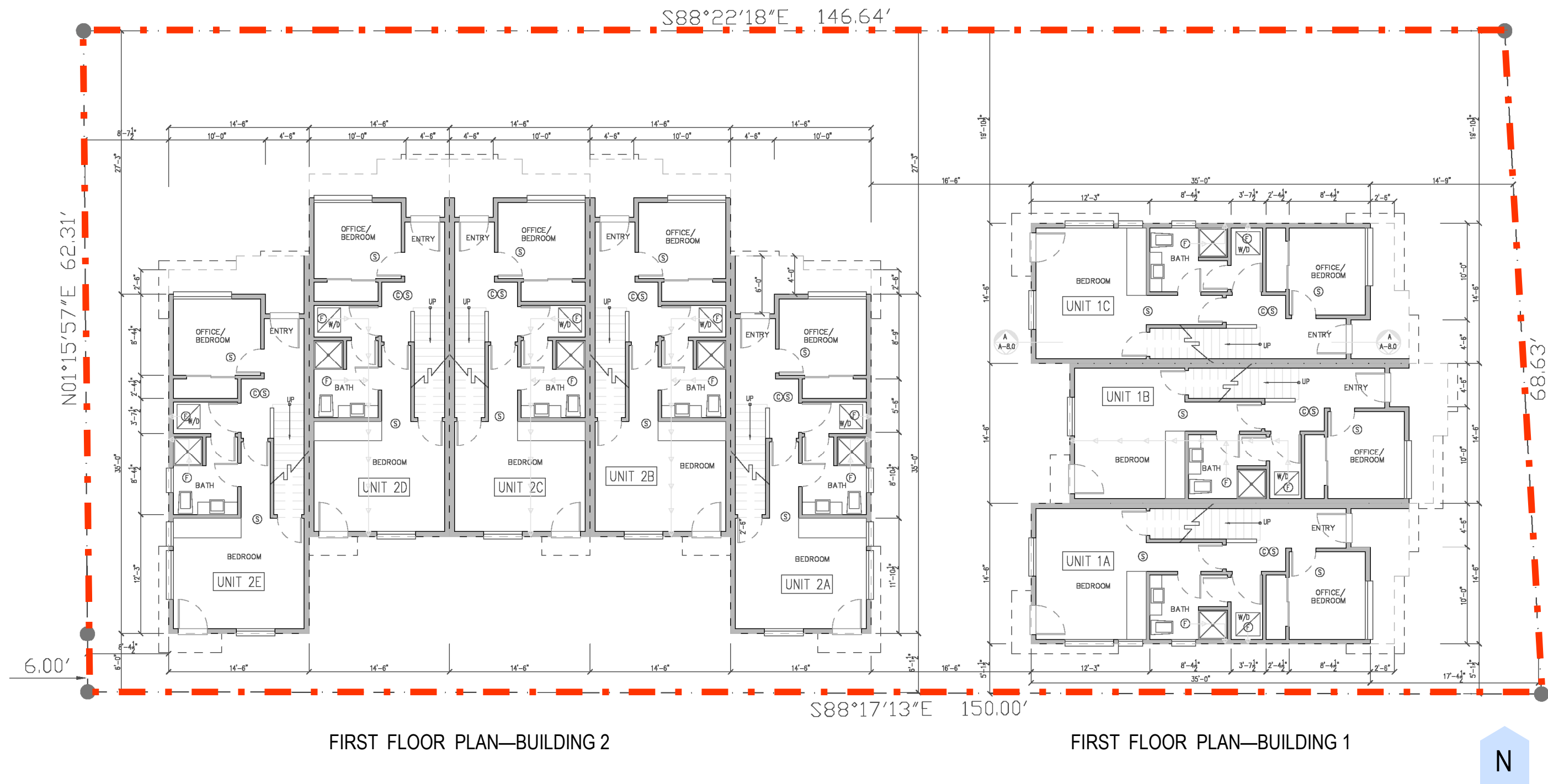
One 3-unit Townhouse & One 5-unit Townhouse
(8 units total, at 1,700 sf per unit)

Advantages:

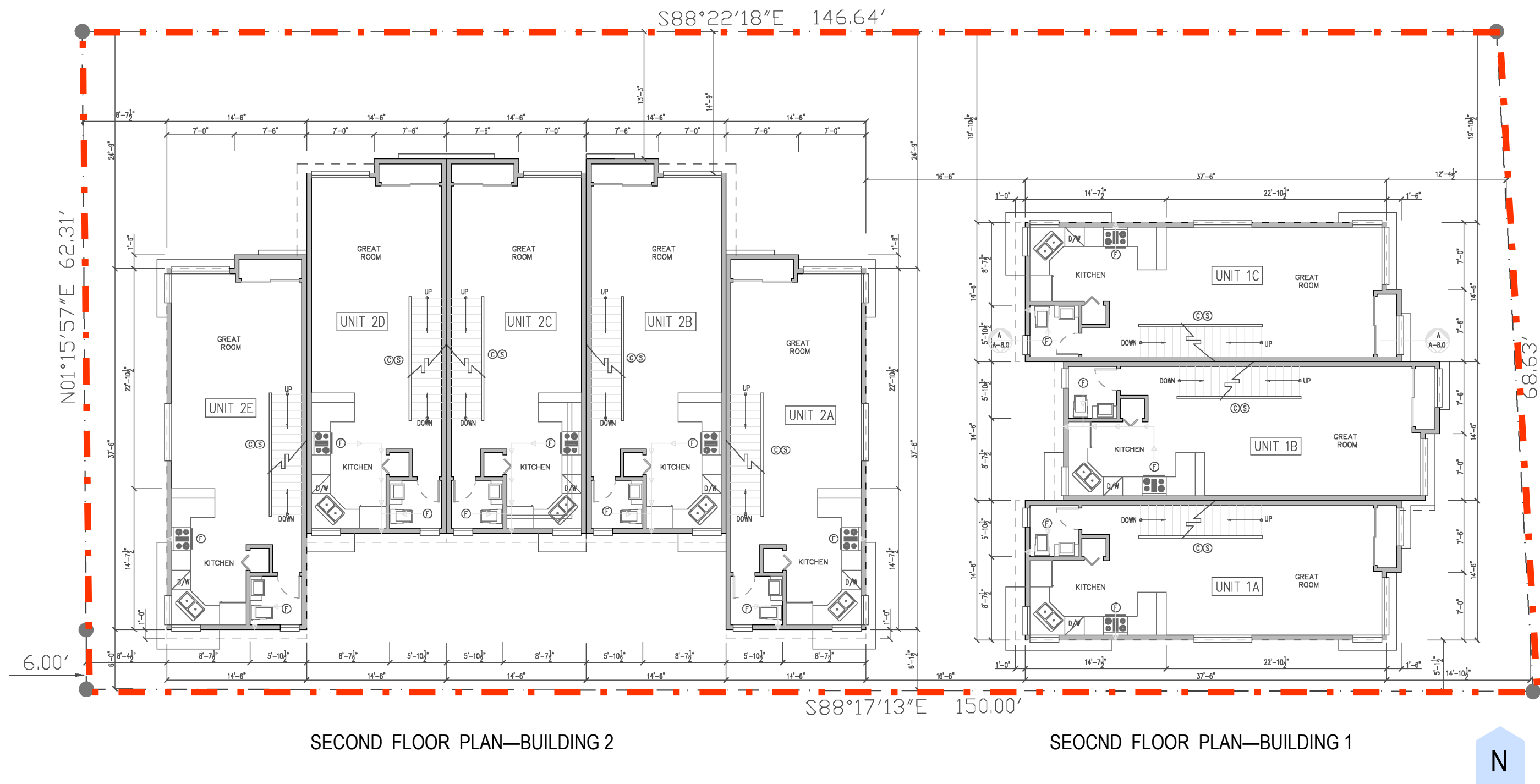
- Shared Solid Waste Area located away from units
- Secure Long-term Bicycle Parking Area
- Less Massing along Southern & Northern Property Lines
- Street Facing Entry & Courtyard Entries

The proposal is for two new buildings, totaling 8 units. Modulation was used to break up the facades, as well as adhere to land use code restrictions on maximum façade length. Building 1 will have its entries face the street, and Building 2 will have its entries face the shared drive court with the lot to the north (under separate ownership and permit, but reviewed together for design review purposes). The unit entries are identifiable by individual pedestrian pathways, composed of contrasting pavers, and canopy awnings. Located at the back of the lot is an enclosed shared solid waste storage area and long-term bicycle parking shelters. The building separation and location on the lot will allow for all units to benefit from natural light. The street facing building is purposefully designed with increased modulation, larger windows and contrasting exterior finishes. The unit entries face the street and distinguish the lot as residential use. A large front setback with new landscaping will provide a buffer for the front building units. The courtyard between the buildings will be setup with benches, encouraging community interaction. Proper signage and illumination for the pathways, landscaping, entries and security are proposed. This proposal's intention is to provide usable multi-family housing in a growing area with an interest on neighborhood involvement and community transit compatibility.

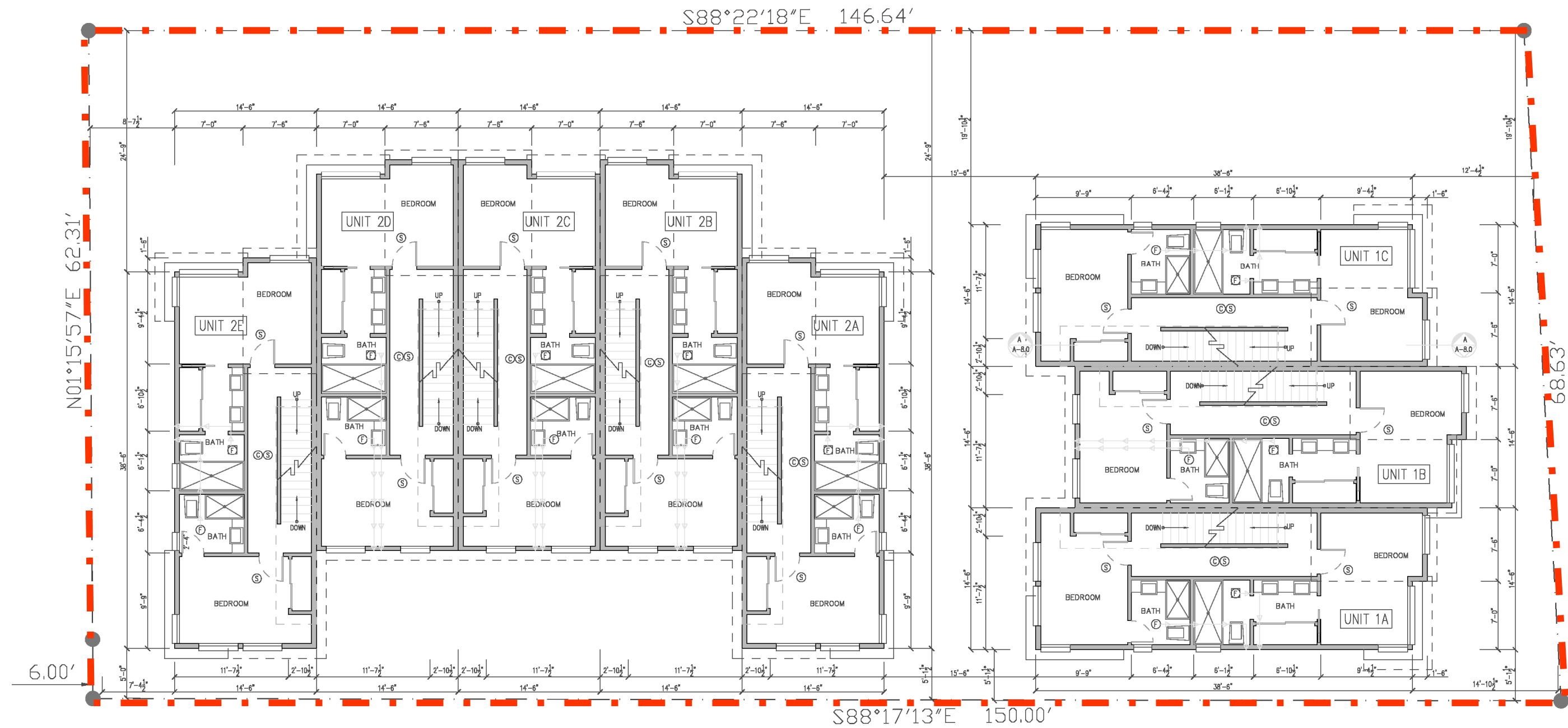
PREFERRED OPTION—FIRST FLOOR PLANS



PREFERRED OPTION—SECOND FLOOR PLANS



PREFERRED OPTION—THIRD FLOOR PLANS

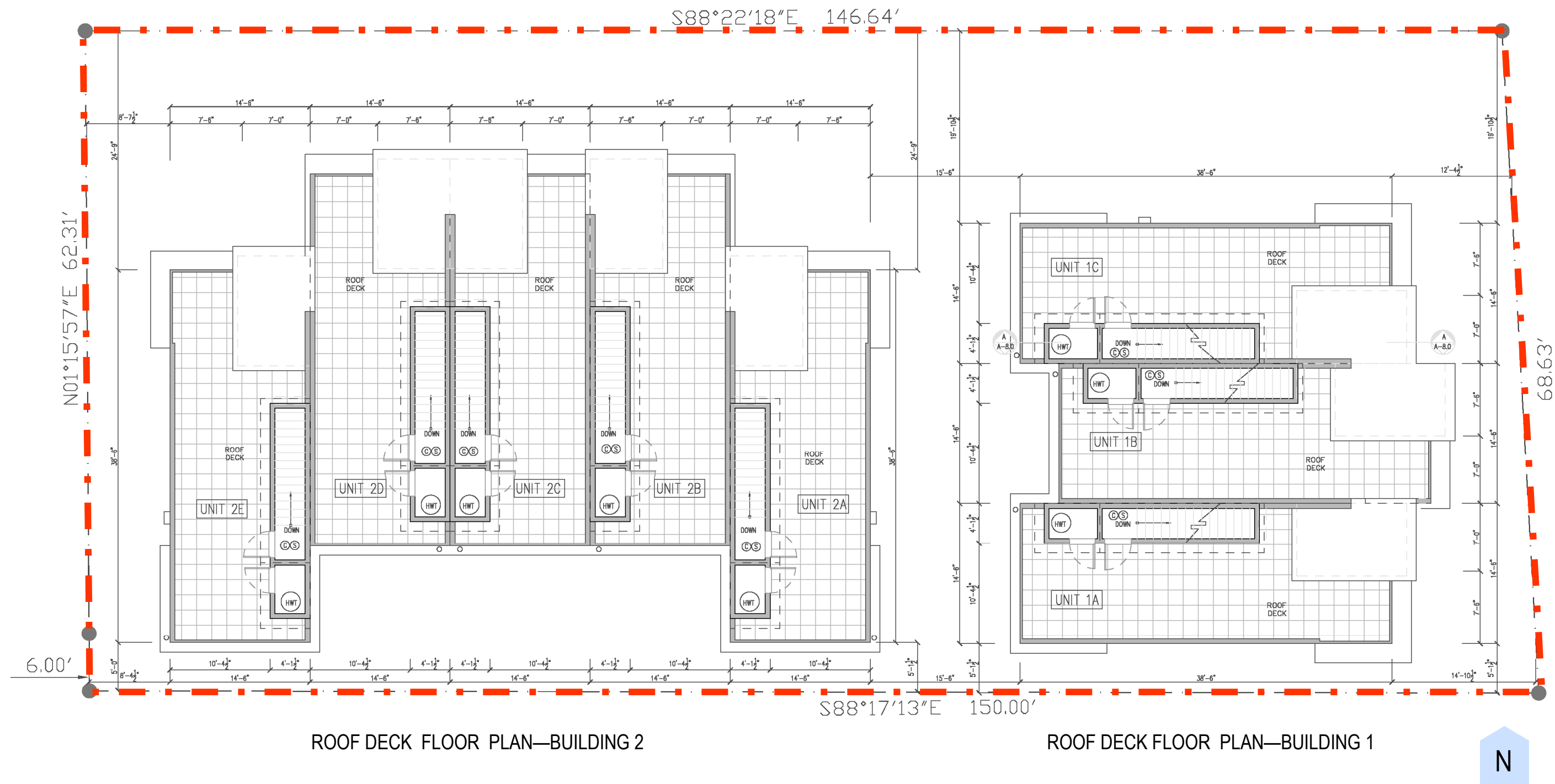


THIRD FLOOR PLAN—BUILDING 2

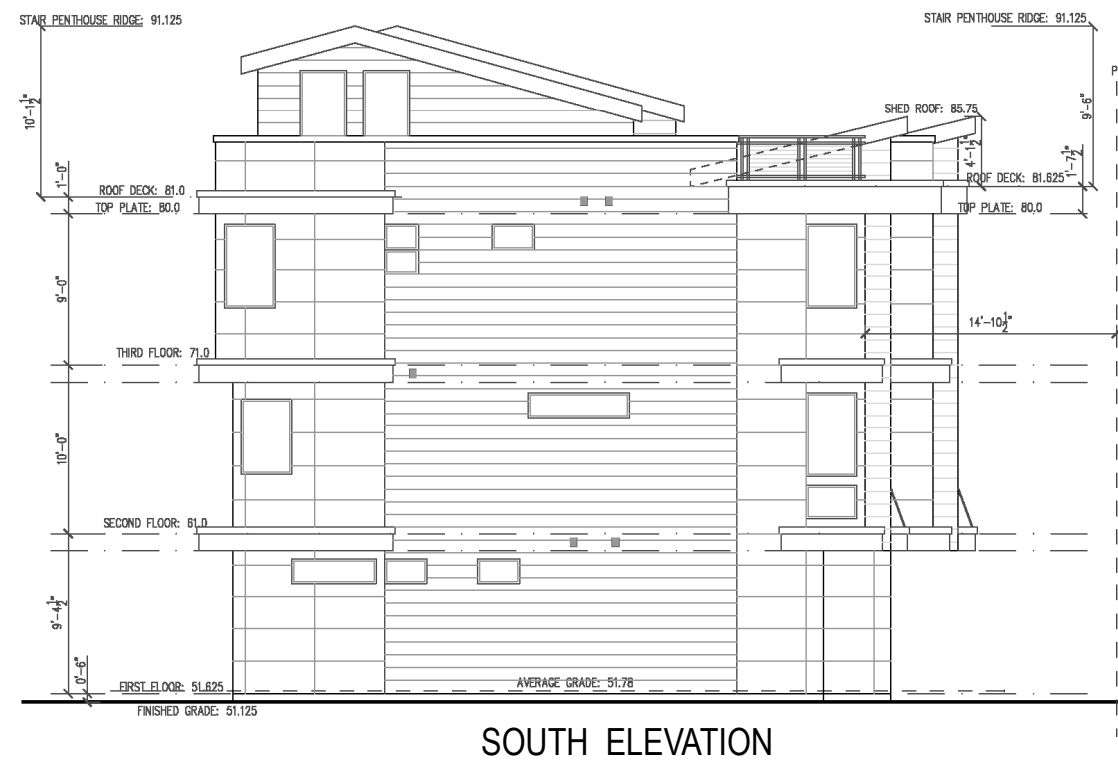
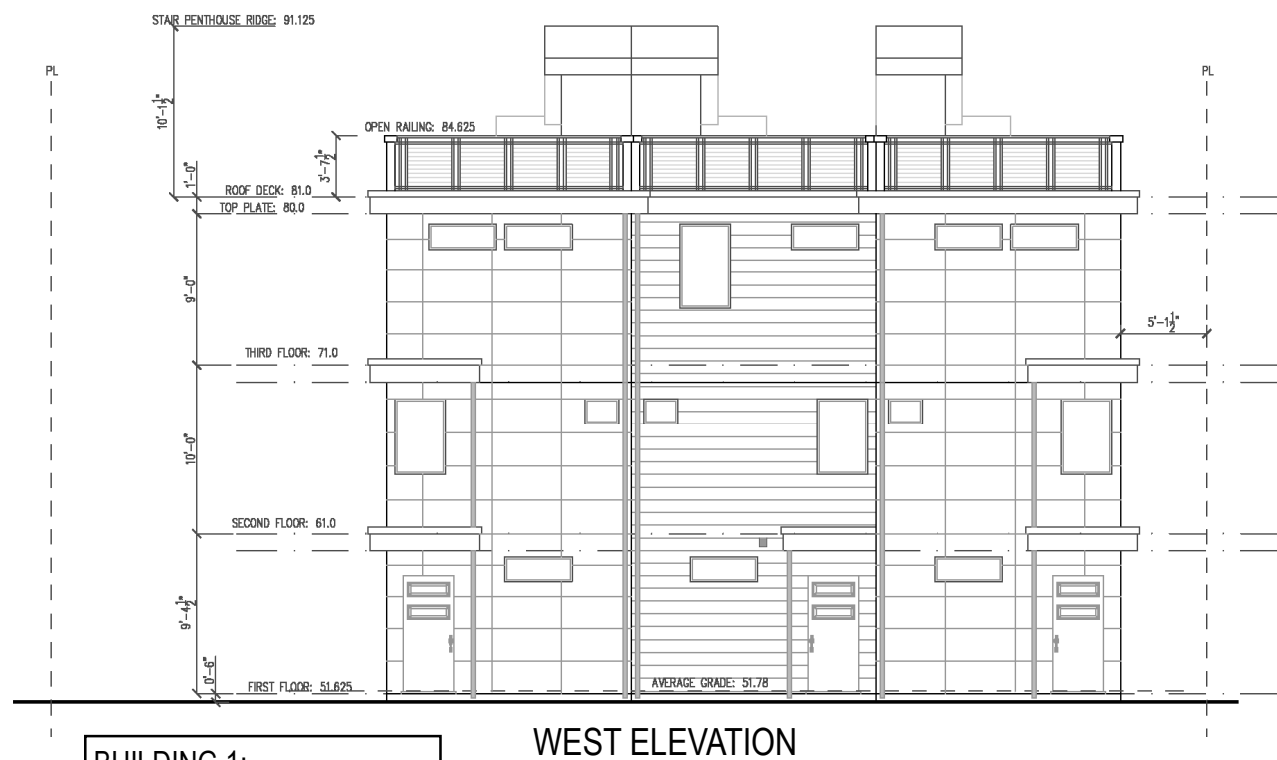
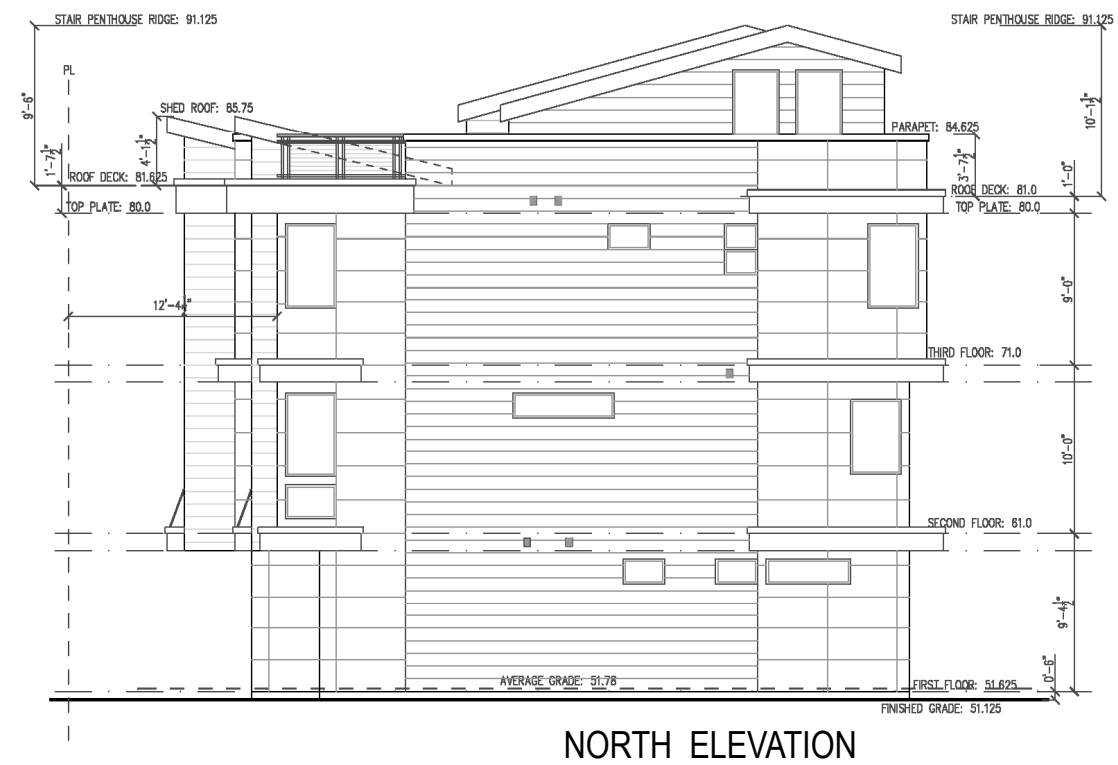
THIRD FLOOR PLAN—BUILDING 1



PREFERRED OPTION—ROOF DECK & STAIR PENTHOUSE FLOOR PLANS



PREFERRED OPTION—BUILDING 1 ELEVATION PLANS



BUILDING 1:
AVERAGE GRADE—51.78
50' HEIGHT LIMIT—101.78

WEST ELEVATION

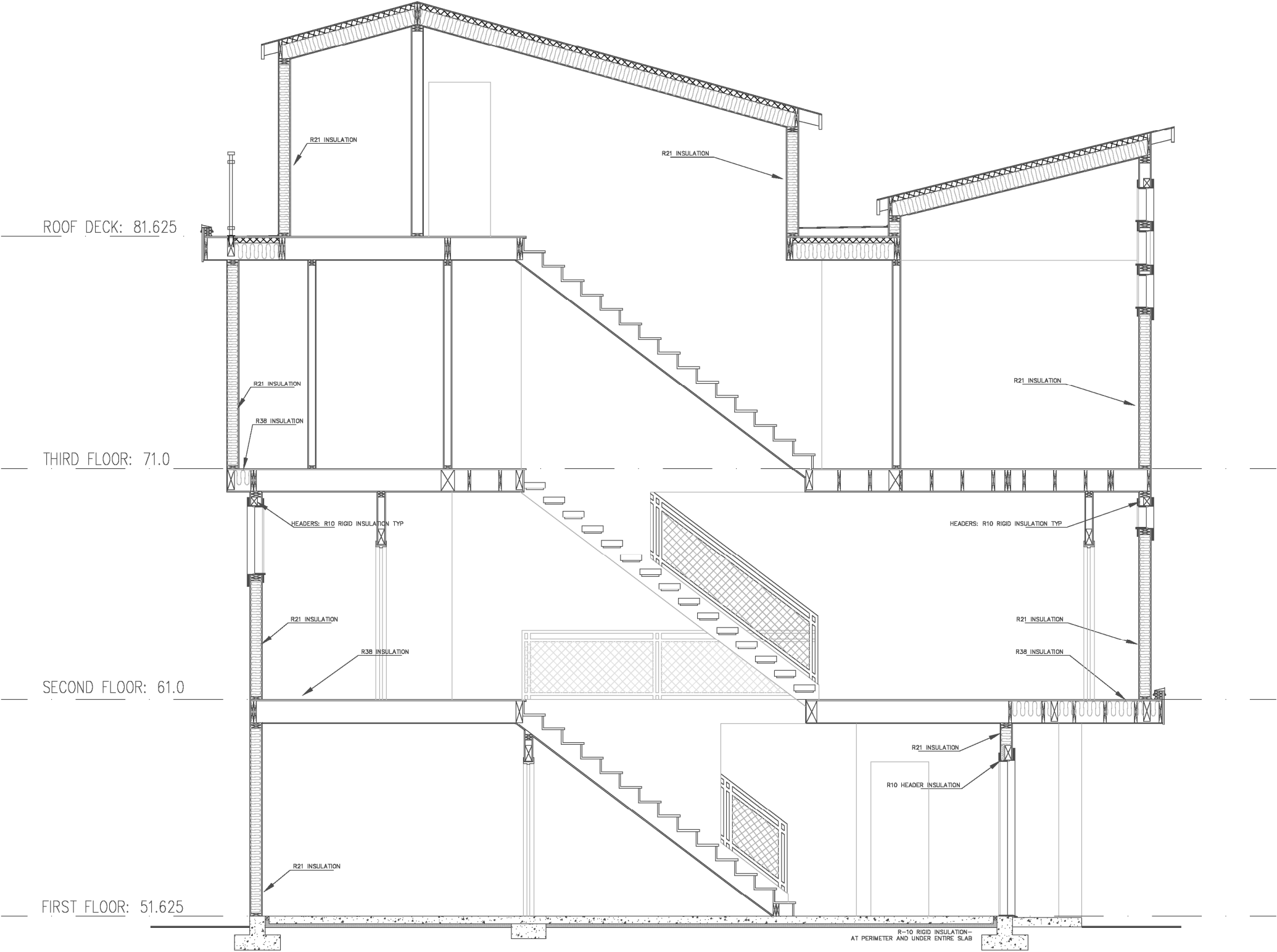
SOUTH ELEVATION

FINISHED GRADE—51.125	SECOND FLOOR—61.0	TOP PLATE—80.0	PARAPET—84.625
FIRST FLOOR—51.625	THIRD FLOOR—71.0	ROOF DECK—81.0	STAIR PENTHOUSE ROOF—91.125

PREFERRED OPTION—BUILDING 1—UNIT 1C SECTION

BUILDING 1:
AVERAGE GRADE—51.78
50' HEIGHT LIMIT—101.78

FINISHED GRADE—51.125
FIRST FLOOR—51.625
SECOND FLOOR—61.0
THIRD FLOOR—71.0
TOP PLATE—80.0
ROOF DECK—81.0
PARAPET—84.625
STAIR PENTHOUSE ROOF—91.125



PREFERRED OPTION—BUILDING 1 COLOR ELEVATIONS



EAST ELEVATION—BUILDING 1

- Materials Legend:
- 1. Metal Roof—Standing Seam Black
 - 2. Metal Rail /Cap—Powder Coat Black
 - 3. Vinyl Window—Black
 - 4. Facia—Fiber Cement—SW Cyberspace
 - 5. Cement Board Horizontal Siding—SW Amazing Gray
 - 6. Wood Soffits—Natural Pine
 - 7. Cement Board Panel—SW Intellectual Gray
 - 8. Doors—SW High Reflective White



NORTH ELEVATION—BUILDING 1



WEST ELEVATION—BUILDING 1

SW 7076
Cyberspace

SW 7541
Grecian Ivory

SW 7045
Intellectual Gray

SW 7757
High Reflective White

Downspouts and Exhaust Vents to be painted the same color as the material surface they overlap.



SOUTH ELEVATION—BUILDING 1

PREFERRED OPTION—BUILDING 2 ELEVATION PLANS



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

BUILDING 2:
AVERAGE GRADE—53.22
50' HEIGHT LIMIT—103.22

FINISHED GRADE—52.5	SECOND FLOOR—62.375	TOP PLATE—81.375	PARAPET—86.0
FIRST FLOOR—53.0	THIRD FLOOR—72.375	ROOF DECK—82.375	STAIR PENTHOUSE ROOF—92.5

PREFERRED OPTION—BUILDING 2 COLOR ELEVATIONS



NORTH ELEVATION— BUILDING 2



SOUTH ELEVATION— BUILDING 2



WEST ELEVATION— BUILDING 2



EAST ELEVATION— BUILDING 2

SW 7076
Cyberspace

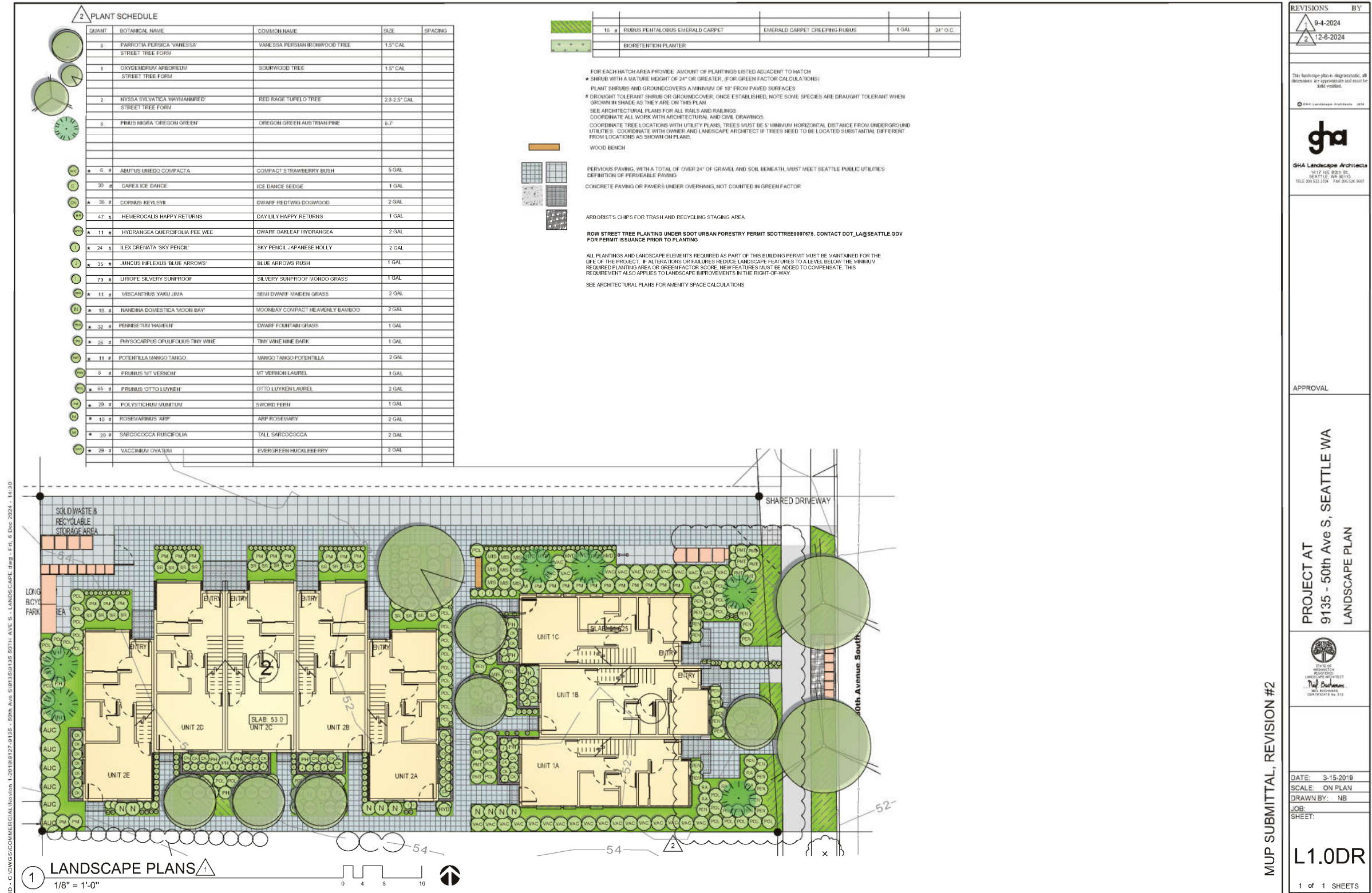
SW 7541
Grecian Ivory

SW 7045
**Intellectual
Gray**

SW 7757
**High Reflective
White**

Downspouts and Exhaust Vents to be painted the same color as the material surface they overlap.

PREFERRED OPTION—LANDSCAPE PLAN



PREFERRED OPTION—STREET VIEW RENDERING



PREFERRED OPTION—BUILDING PERSPECTIVE RENDERINGS



Looking Northwest at Building 1



Looking Southwest at Building 1



Looking Southeast at Building 2



Looking Northeast at Building 2

PREFERRED OPTION—ENTRY & COURTYARD RENDERINGS



Looking Northwest at Building 1 entries



Looking South between the buildings



Looking South between the buildings



Looking North between the buildings

PREFERRED OPTION—MASSING STUDY



Southwest View



Southeast View

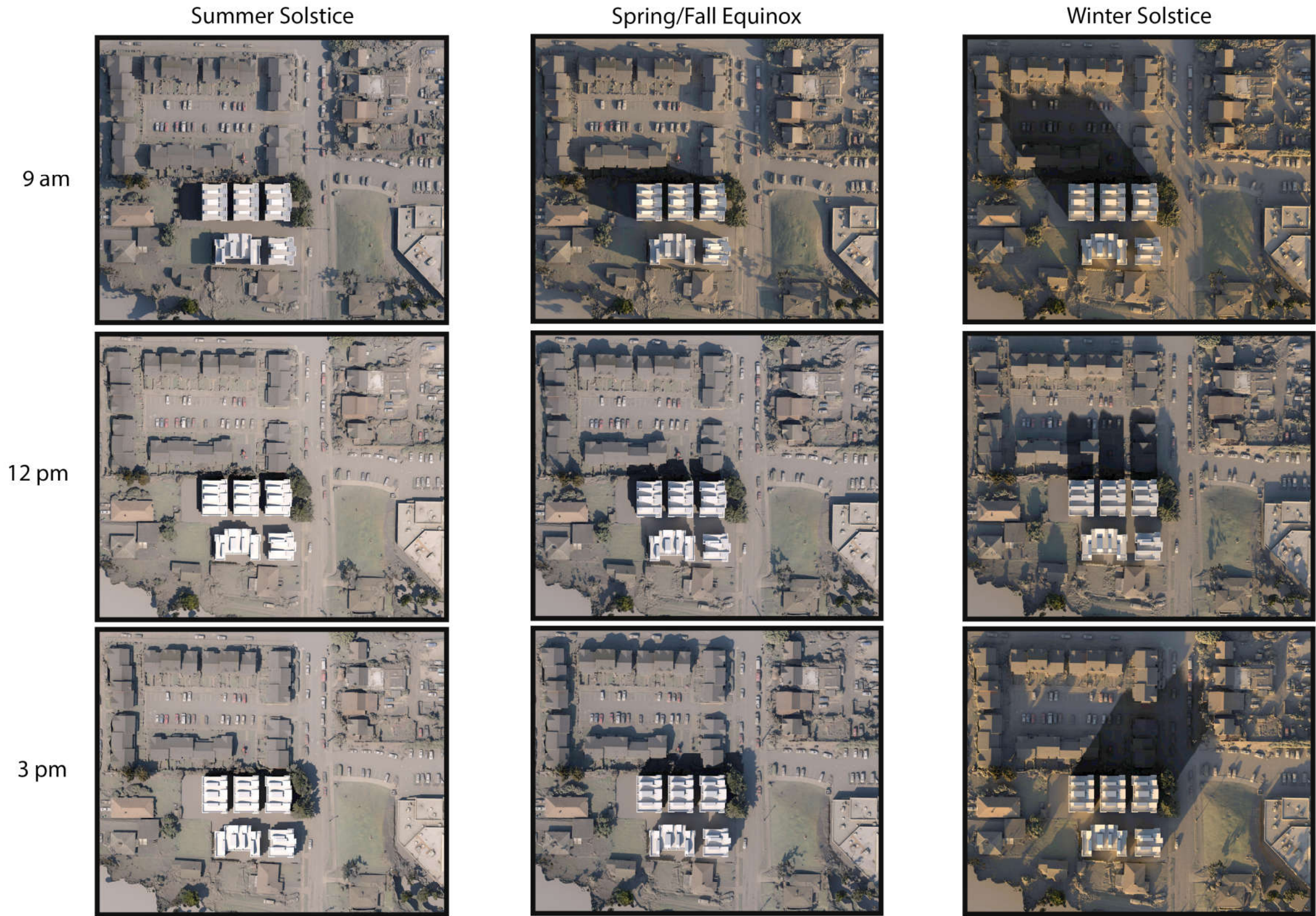


Northeast View



Northwest View

PREFERRED OPTION—SHADOW STUDIES



COMMUNITY OUTREACH MATERIALS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECT GOING THROUGH DESIGN REVIEW

Brief summary of the proposal:

Two projects are being developed side by side.
One project, located at 9127 50th Ave South, demolish the existing single family structure built in 1940 and construct three new, four-unit townhouse structures with surface parking (3 new structures, 12 new units).
The other project, located at 9135 50th Ave South, demolish the existing single family structure built in 1910 and construct one new five-unit townhouse structure and one new three-unit townhouse structure (2 new structures, 8 new units).

Project/Property Address(s): 9127 & 9135 50th Ave South, Seattle, WA
SDCI Project Number(s): 3033376-EG & 3032056-EG
Applicant/Contact Person: Andrew Novion – NOVION GROUP INC.
Website: <http://www.noviongroup.com/9127-9135-50th-ave-s/4594564654>

Feedback can be submitted:

Directly to the Applicant via email. office@noviongroup.com
Through our interactive website. www.noviongroup.com

Please label your emailed feedback and/or comments as “Feedback for 3033376-EG & 3032056-EG” in the subject line.

Feedback and Comments will be accepted through April 5th, 2019.

Additional information about the project can be found:

SDCI - Seattle Services Portal <https://cosaccela.seattle.gov/portal/welcome.aspx>
Seattle Department of Neighborhood <https://www.seattle.gov/neighborhoods>

A Community meeting open to the general public will be held at the Rainier Beach Branch of the Seattle Public Library Meeting room on Wednesday, April 3rd, 2019 from 1:30PM-2:30PM. Space is limited, RSVP is appreciated.

Comments and discussion presented at the Community meeting will focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

Retention of Public Records. All outreach materials and information sent or gathered as part of this Community Outreach effort are public records subject to the Washington Public Records Act, and may be subject to disclosure to a third-party requestor through the City of Seattle.

Community Outreach Feedback

Synopsis of the feedback generated from the mailer, website and neighborhood meeting held at the Rainier Beach Library

We received comments from both the online survey and the in-person meeting. The concerns raised were from nearby residents; the biggest being that affordable housing is being replaced by expensive condos that don’t fit the neighborhood. There is a concern that the proposed development will harm the current diversity of the neighborhood. The community orientated amenities near the subject site are aspects liked by residents, and there is a hope the new development will be family friendly and community inclusive. There were comments about the lack of proposed on-site parking, admitting that most street parking is taken up by commuters from other neighborhoods connecting to the light rail station down the street. A request was made that SDCI/SDOT consider establishing 50th Ave S as permit parking for residents on the block only. There are also current concerns about the traffic safety in the neighborhood. There were comments against the proposal, based on a preconceived notion that new construction will devalue the property around it by changing the context of the neighborhood. But there were also positive comments about improving the lots with new structures and landscaping.

OTHER MODERN DESIGNS BY ARCHITECTURAL FIRM

