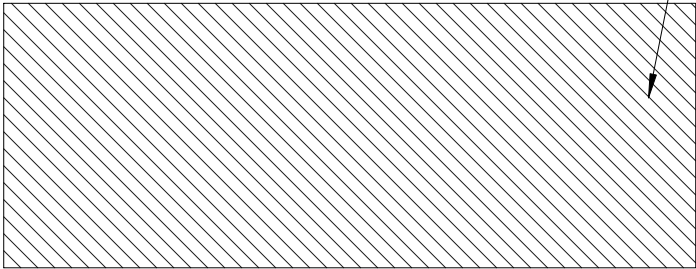


SHEET LIST

NO.	TITLE
03	OBJECTIVES & OUTREACH
04	EXISTING SITE
05	STREETSCAPE
06	SITE PHOTOS
07	TRANSIT
08	NEIGHBORHOOD ZONING
09	DESIGN STANDARDS
10	PRIORITY DESIGN GUIDELINES
11	RESPONSE TO EDG REPORT
12	SITE PLAN
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14	ZONING SUMMARY
15	ZONING DEPARTURES
16	VIEWS
17	VIEWS
18	ELEVATIONS
19	ELEVATIONS
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22	ELEVATIONS
23	LEVEL 1 FLOOR PLANS
24	LEVEL 2 FLOOR PLANS
25	LEVEL 3 FLOOR PLANS
26	ROOF PLANS



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

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LANDSCAPE ARCHITECT

Root of Design LLC

Devin Peterson
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e: devin@rootofdesign.com

SITE DATA

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

<u>PARCEL A</u>	
PROJECT ADDRESS	5011 FAUNTLEROY WAY SW
PROJECT NUMBER	3033415-EG
LOT AREA	3409 S.F.
PROPOSED USE	ROWHOUSE

<u>PARCEL B</u>	
PROJECT ADDRESS	5009 FAUNTLEROY WAY SW
PROJECT NUMBER	3034179-EG
LOT AREA	4466 S.F.
PROPOSED USE	TOWNHOME

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:	4 Total
PARKING:	4 spaces (LOCATED ON PARCEL B)
LOT AREA:	3409 S.F.
FLOOR AREA:	4432 S.F.



SUMMARY STATEMENT

The project is to construct seven new 3-story dwelling units. Four 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. .

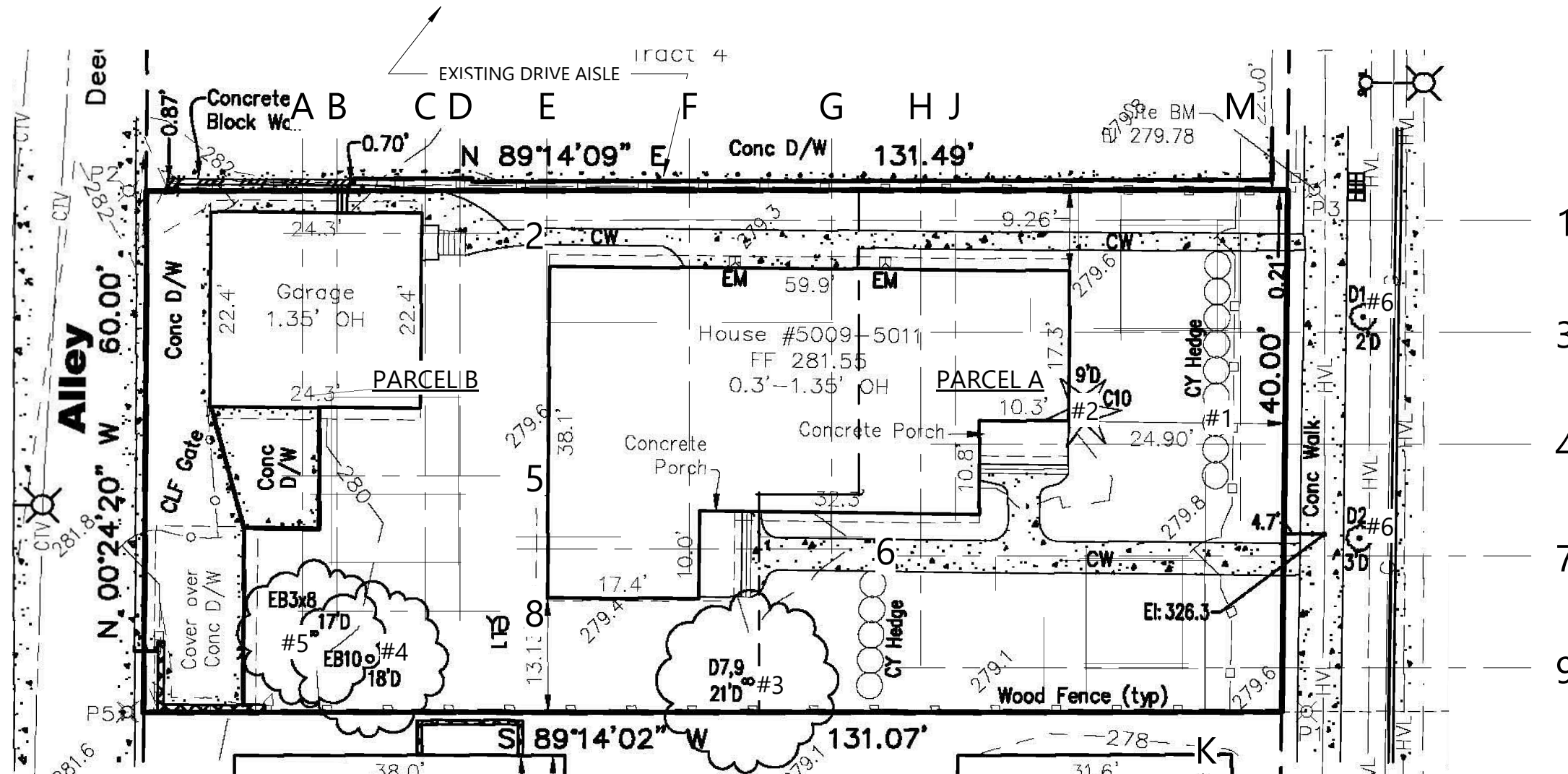
PARCEL B DEVELOPMENT DATA

RESIDENTIAL UNITS:	3
PARKING:	7 SPACES (INCL 4 FOR PARCEL A)
LOT AREA:	4466 S.F.
FLOOR AREA:	5806 S.F.

02.18.20

MUP Submittal

EXISTING ADJACENT ROWHOUSE



TREES

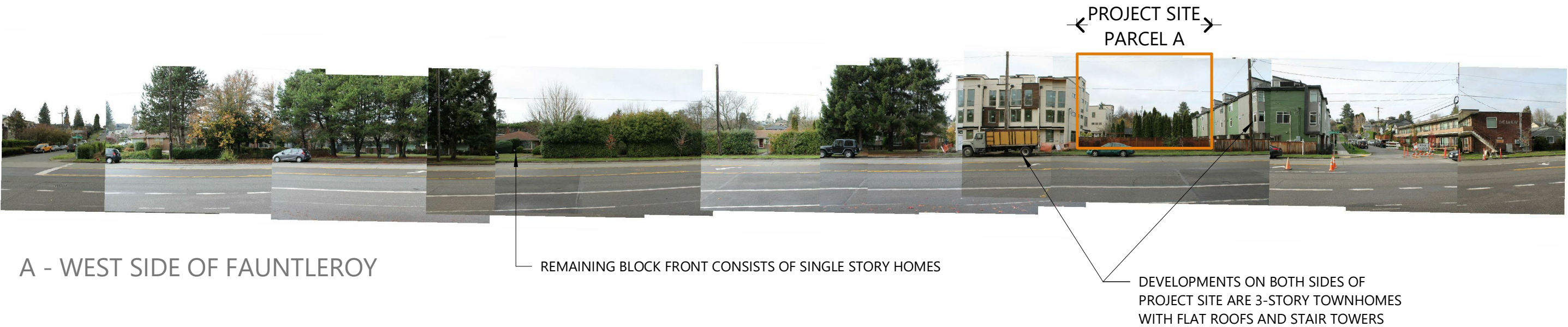
- | | |
|----------------------|-------------------------|
| #1 | ARBORVITAE HEDGE DBH=6" |
| #2 | ARBORVITAE DBH=10" |
| #3 | LILY MAGNOLIA DBH=12" |
| #4 | EUROPEAN BIRCH DBH=9" |
| #5 | EUROPEAN BIRCH DBH=10" |
| #5 | PERSIAN IRONWOOD DBH=1" |
| #6 | PERSIAN IRONWOOD DBH=2" |
| NONE ARE EXCEPTIONAL | |

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

02.18.20

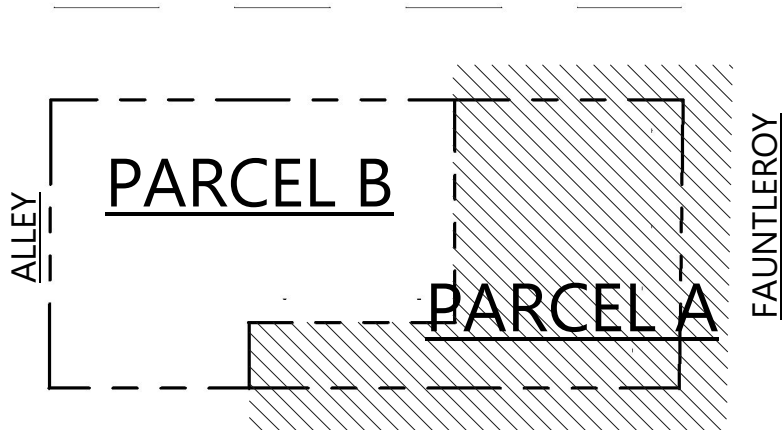
MUP Submittal



B - EAST SIDE OF FAUNTLEROY



KEY MAP





A



B



C



D



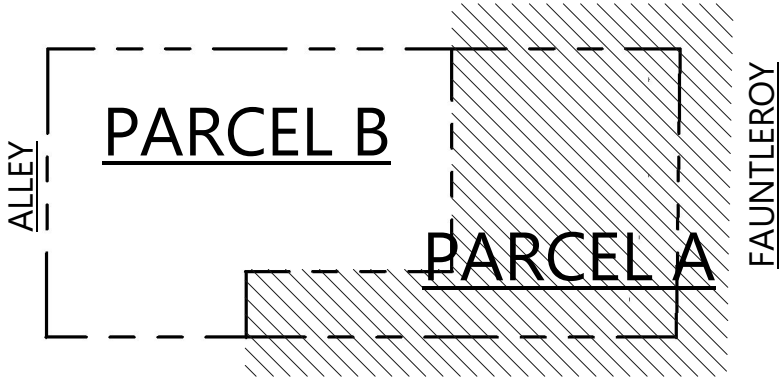
E



F - SITE FROM THE ALLEY



KEY MAP



02.18.20

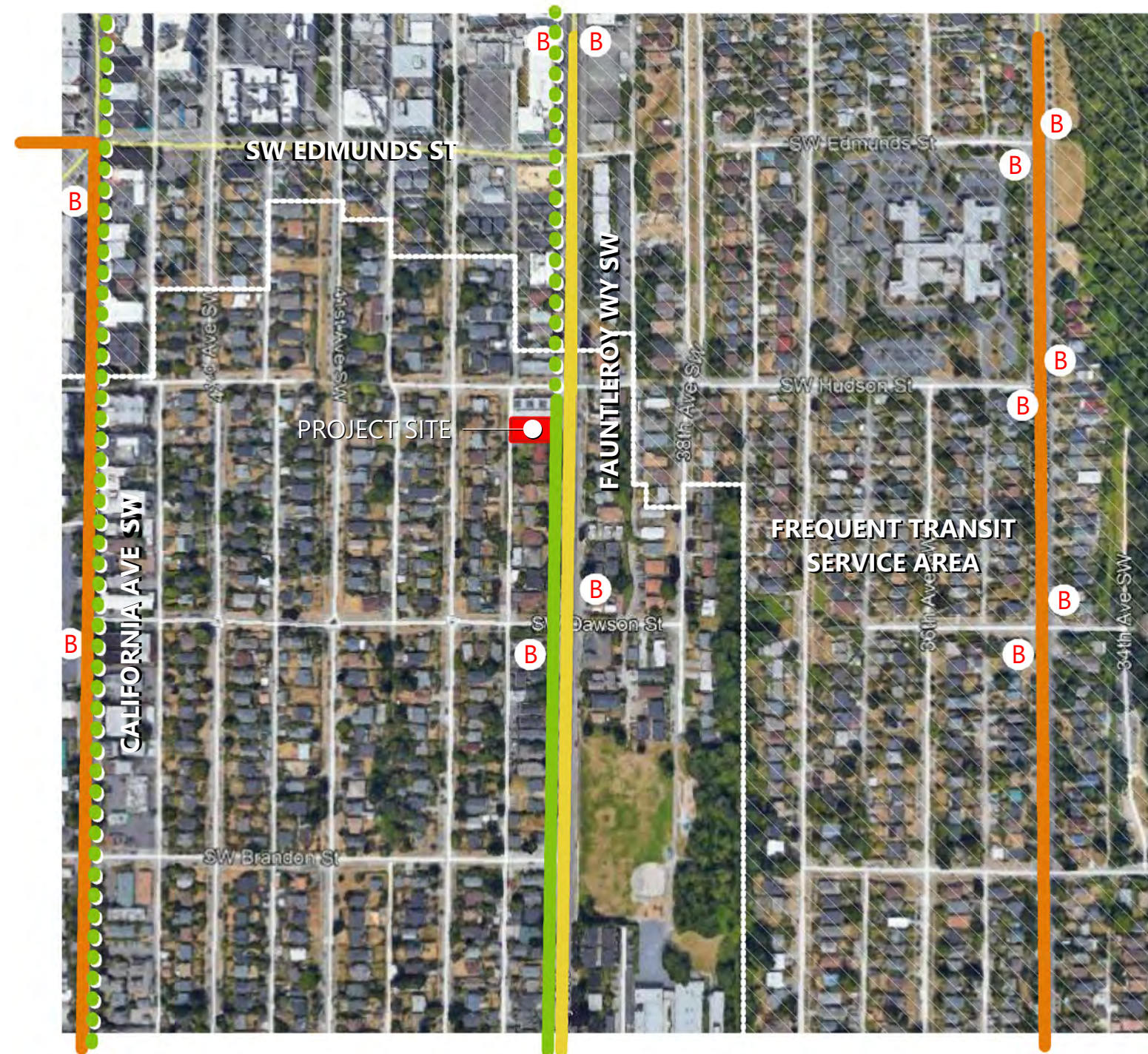
MUP Submittal

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.

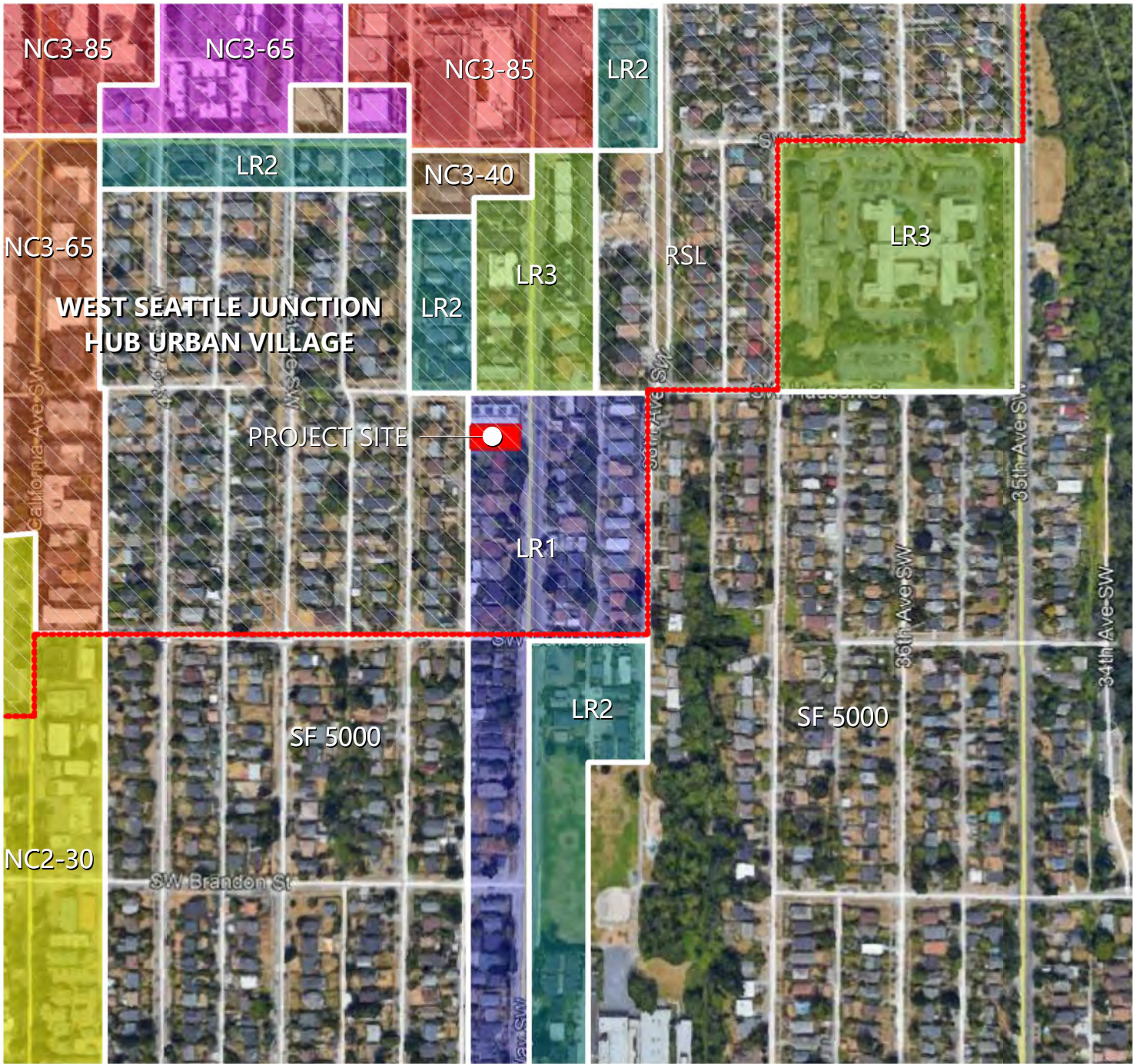
Bike lanes, some protected and some roadway "sharrows" are available on Fauntleroy.

- BUS STOP 
- FREQUENT BUS SERVICE 
- OTHER BUS SERVICE 
- BIKE SHARROW 
- SEPARATED BIKE LANE 



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.



02.18.20

MUP Submittal

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 units have been arranged to provide a generous southfacing courtyard and entry space and good separation between units to provide 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 and duplex 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 exposure to the street and traffic for the the primary living space.

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 minimizes the driveway areas and frees 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 will include larger patio space to improve the useability and 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 painted lap siding and panel systems. The panel siding will be installed in a 2'x8' sheet to reduce the scale of the material and provide more texture to the facade.

02.18.20

MUP Submittal

**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**

NEW BUILDING WILL BE SIMILAR IN SCALE 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

**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 2' PANELS, AS WELL ASI PAINTED LAP SIDING. 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

CS1 Natural Systems and Site Features**A. ENERGY USE****B. SUNLIGHT AND NATURAL VENTILATION**

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



COURTYARD VIEW

COURTYARD DESIGN

Staff requested a well-proportioned, useable courtyard with a human scale and configured to encourage interaction. The building massing of units facing the courtyard is configured to emphasize the ground level with the upper stories recessed behind. Entry canopies on units E and F define the unit entries. Generous windows are also proposed facing the courtyard. 4 of the 7 units have doors that are directly facing or connected to the courtyard, and units A, B and C have back doors that also connect to that space from a short walk. The courtyard is large enough to provide good landscaping and is designed with enough hardscape to serve as a small informal gathering space. Decorative paving will be used at the central area that defines the gathering space.

Items noted on this sheet are an abbreviated response to the main comments of the EDG report. A complete itemized response is provided in the attached response document.

MATERIALS AND COLORS

Staff were concerned about the over-use of 4x8 panel siding differentiated only by color and requested more textured materials. The primary material has been revised from 4x8 panels to a painted lap siding and the color scheme has been simplified to 2 basic colors so that color/material choices will be consistent with the massing on all units. Panel materials will still be used, but will be applied in half-sheets to provide somewhat more pattern to the facades.

BUILDING ENTRIES AND FRONTAGE

Staff advocated for texture/detail and scale at the building entries and a pedestrian-oriented street edge. Entries will be similarly treated throughout with glazed door. Prominent stand-off address signage will also be provided and entries will be lit on the exterior with soffit fixtures on photo cells to highlight the doors and addresses. Frontage will be well landscaped and will include the storm planters which will help to buffer the entry from the street.



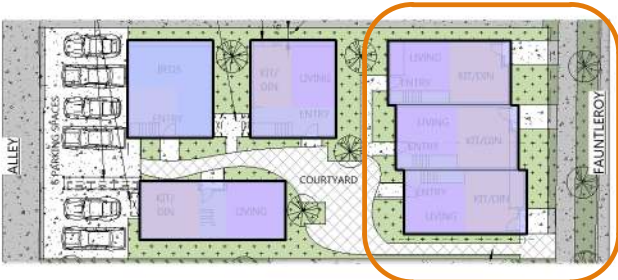
STREET VIEW

PREFERRED OPTION

Staff requested option A from the EDG submittal in regard to the rear units and option C in regard to the front units, but flipped with the greater setback to the south. The applicant's preferred design was option C, primarily because of the single family units at the rear. The site plan developed is essentially the combination requested by staff few variations.



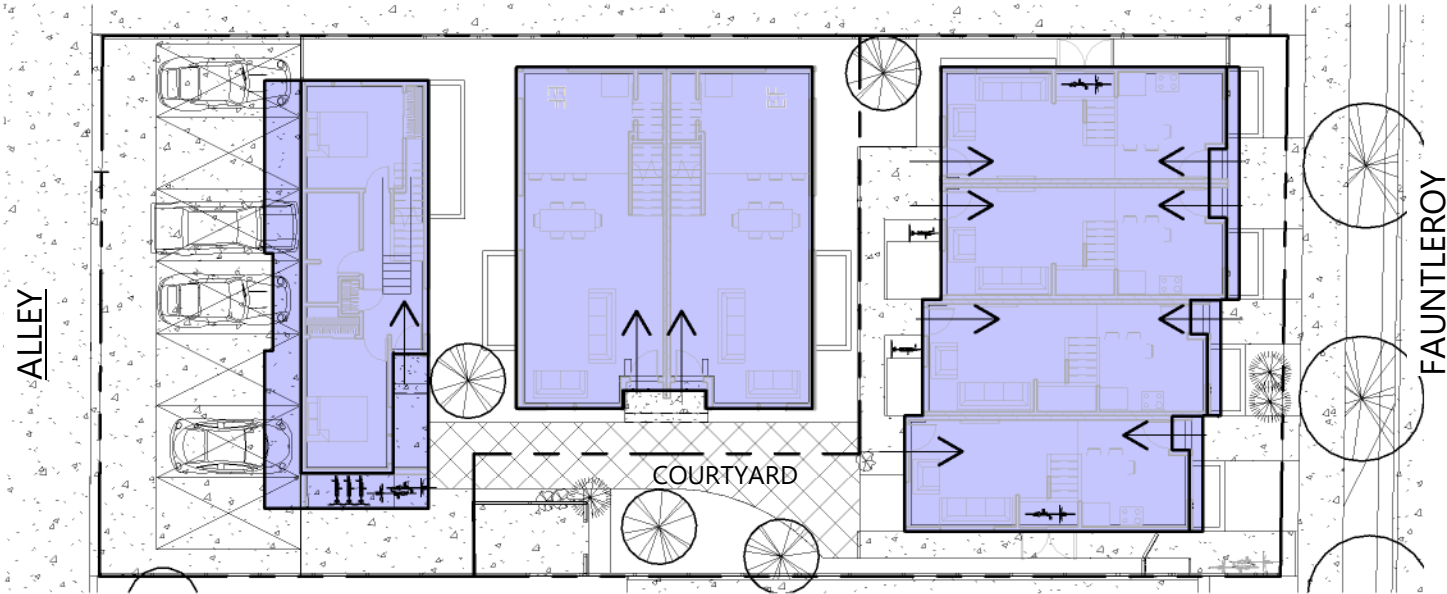
EDG OPTION A



EDG OPTION C

FRONT BUILDING MASSING

Given the way the units of the front building are mirrored, it was decided to keep units A & B (the northern units) flush and to step the building only once at unit C. This makes more sense in regard to the massing and results in a larger, more significant setback at the southern unit adjacent to the access to the rear courtyard.



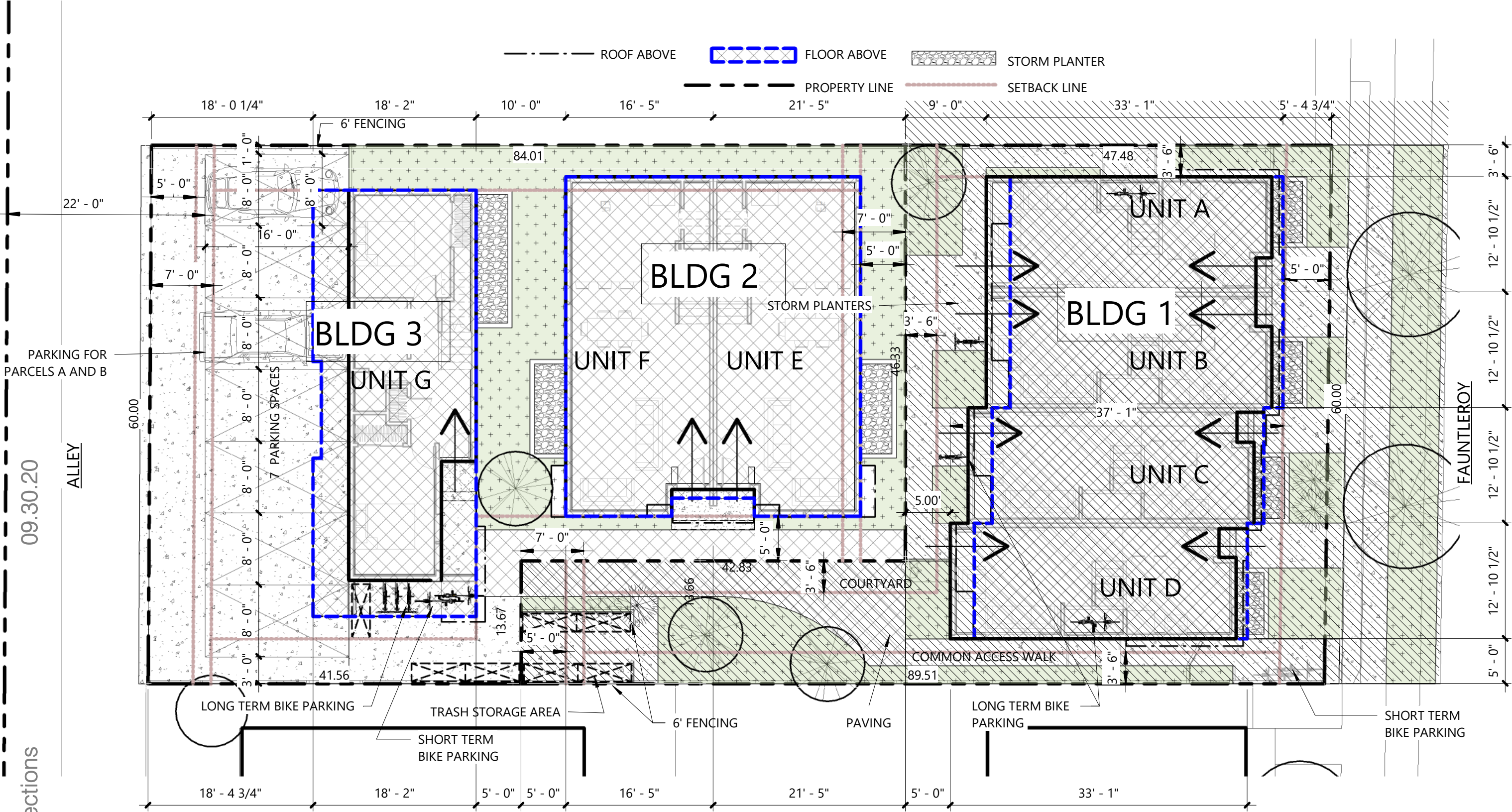
PROPOSED SITE PLAN

REAR UNIT CONFIGURATION AND COURTYARD

The rear unit configuration has 3 units lined up and facing south as in option A, except that instead of a single triplex building, the proposal is to provide a duplex and one single family unit. This configuration will maintain the more generous south facing courtyard of option A while respecting the owner's preference for single family units. Unit G is positioned somewhat to the south to frame the west end of the courtyard and to allow that unit to overlook the space.

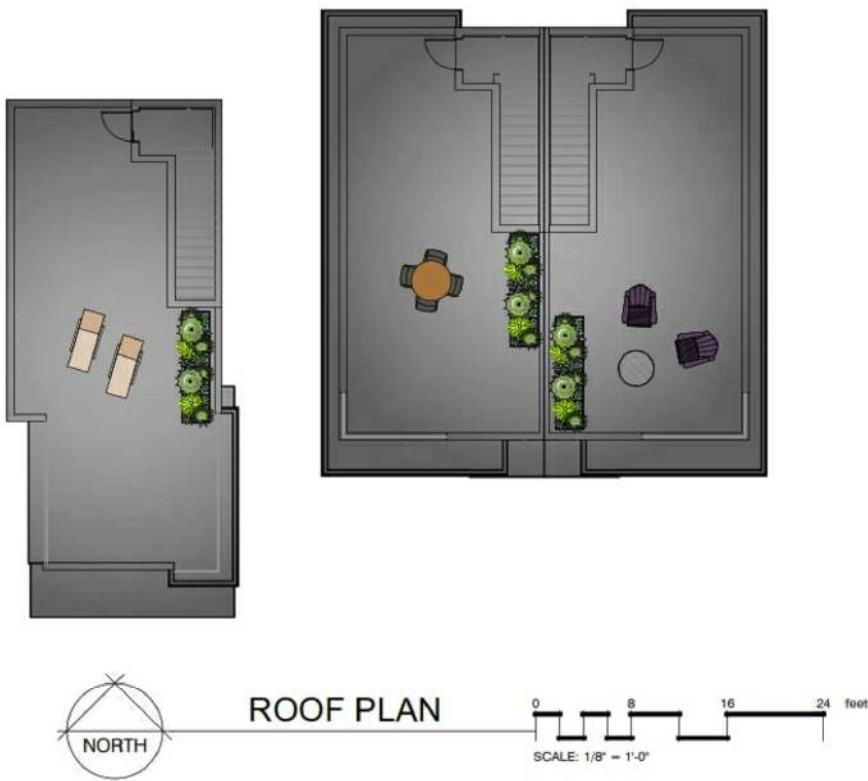
09.30.20

MUP Corrections



09.30.20

MUP Corrections



Prunus l. 'Mount Vernon'



Rhododendron x 'Ramapo'



Cornus alba 'Ballhala'



Lonicera p. 'Moss Green'



Physocarpus o. 'Diabolo'



Ilex crenata 'Sky Pencil'



Sarcococca ruscifolia



Symphoricarpos albus



Nandina d. 'Gulf Stream'



Mahonia e. 'Soft Caress'



Carex oshimensis 'Everillo'



Hydrangea paniculata 'Limelight'



Liriope muscari 'Big Blue'



Carex testacea



Blechnum spicant



Brunnera m. 'Silver Heart'



Sambucus nigra 'Black Lace'



Polystichum munitum

ZONING NOTES PARCEL A

ZONING LR1 M
LOT AREA 3409
23.45.510 FAR - ALLOWED FAR: 1.3 X 3409 = 4432 S.F. MAX
23.45.512 DENSITY - NO LIMIT
23.45.514 HEIGHT - 30' BASE HEIGHT LIMIT PLUS EXCEPTIONS
ROOF PENTHOUSE MAY EXTEND ABOVE, LIMIT TO 15% OF ROOF AREA.

23.45.518 SETBACKS - ROWHOUSE
FRONT 5' MIN
REAR 7' AVE/5' MIN
SIDE 3.5' OTHERWISE
23.45.522 AMENITY AREA - 25% OF LOT AREA, 50% OF THAT AT GRADE
REQUIRED: 3409 X .25 = 852 S.F. TOTAL REQUIRED
852 X .5 = 426 S.F. @ GRADE REQUIRED

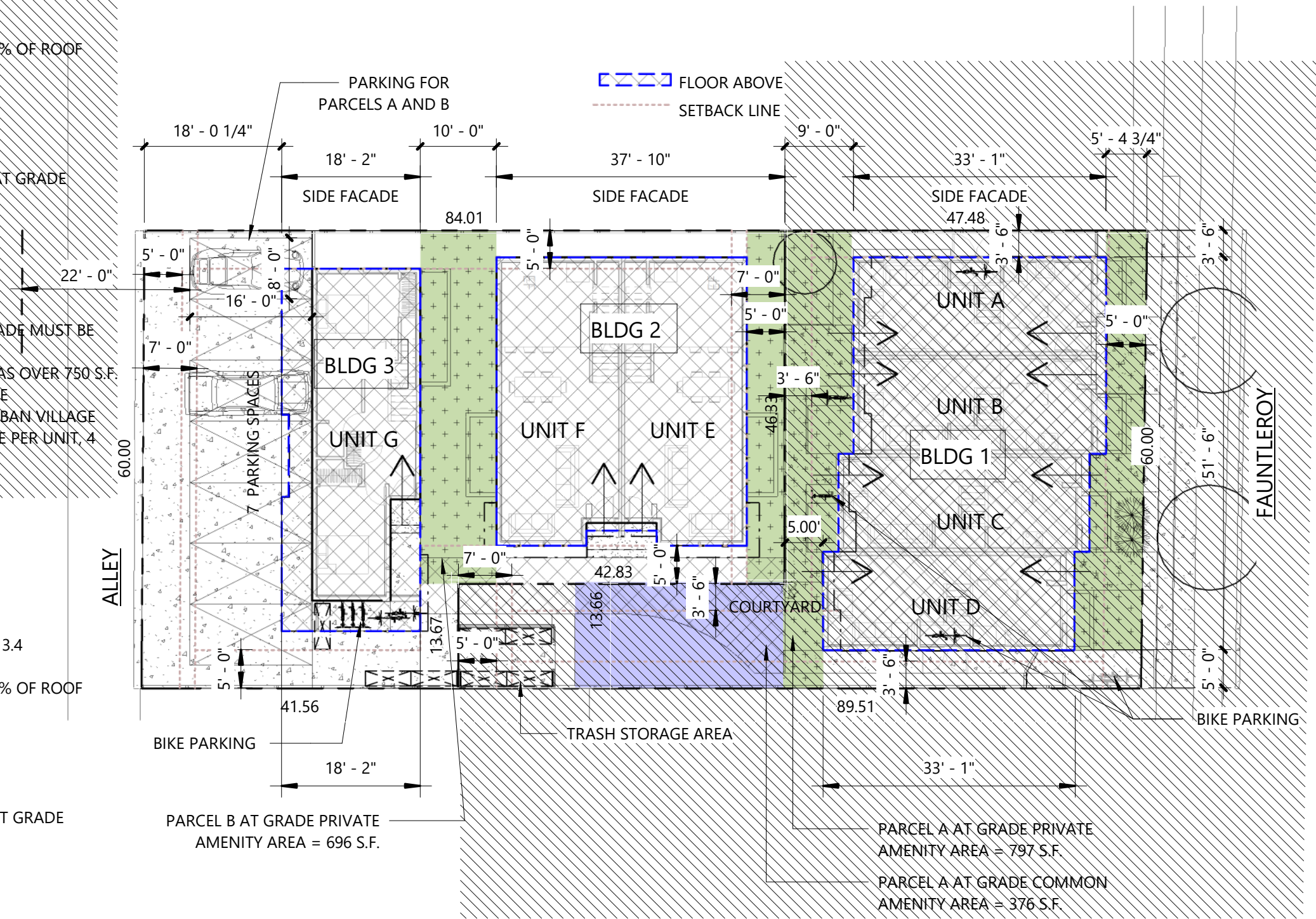
23.45.527 FACADE WIDTH - ROWHOUSE - NA
23.45.529 SIDE FACADE LENGTH - 65% OF SIDE LOT LINE
DESIGN STANDARDS - 20% OF STREET FACING FACADE MUST BE WINDOWS
FACADE ARTICULATION REQUIRED FOR FACADE AREAS OVER 750 S.F.
23.45.536 PARKING LOC. - ALLEY ACCESS REQUIRED IF FEASIBLE
23.54.015 REQ'D PARKING - ONE REQUIRED IN LR ZONE IN URBAN VILLAGE
BICYCLE PARKING - ONE BICYCLE LONG TERM SPACE PER UNIT, 4 TOTAL, PLUS 2 SHORT TERM GUEST SPACES

ZONING NOTES PARCEL B

ZONING LR1 M
LOT AREA 4466
23.45.510 FAR - ALLOWED FAR: 1.3 X 4466 = 5806 S.F. MAX
23.45.512 DENSITY - 1/1300 FOR TOWNHOUSE = 4466 /1300 = 3.4
23.45.514 HEIGHT - 30' BASE HEIGHT LIMIT PLUS EXCEPTIONS
ROOF PENTHOUSE MAY EXTEND ABOVE, LIMIT TO 15% OF ROOF AREA.

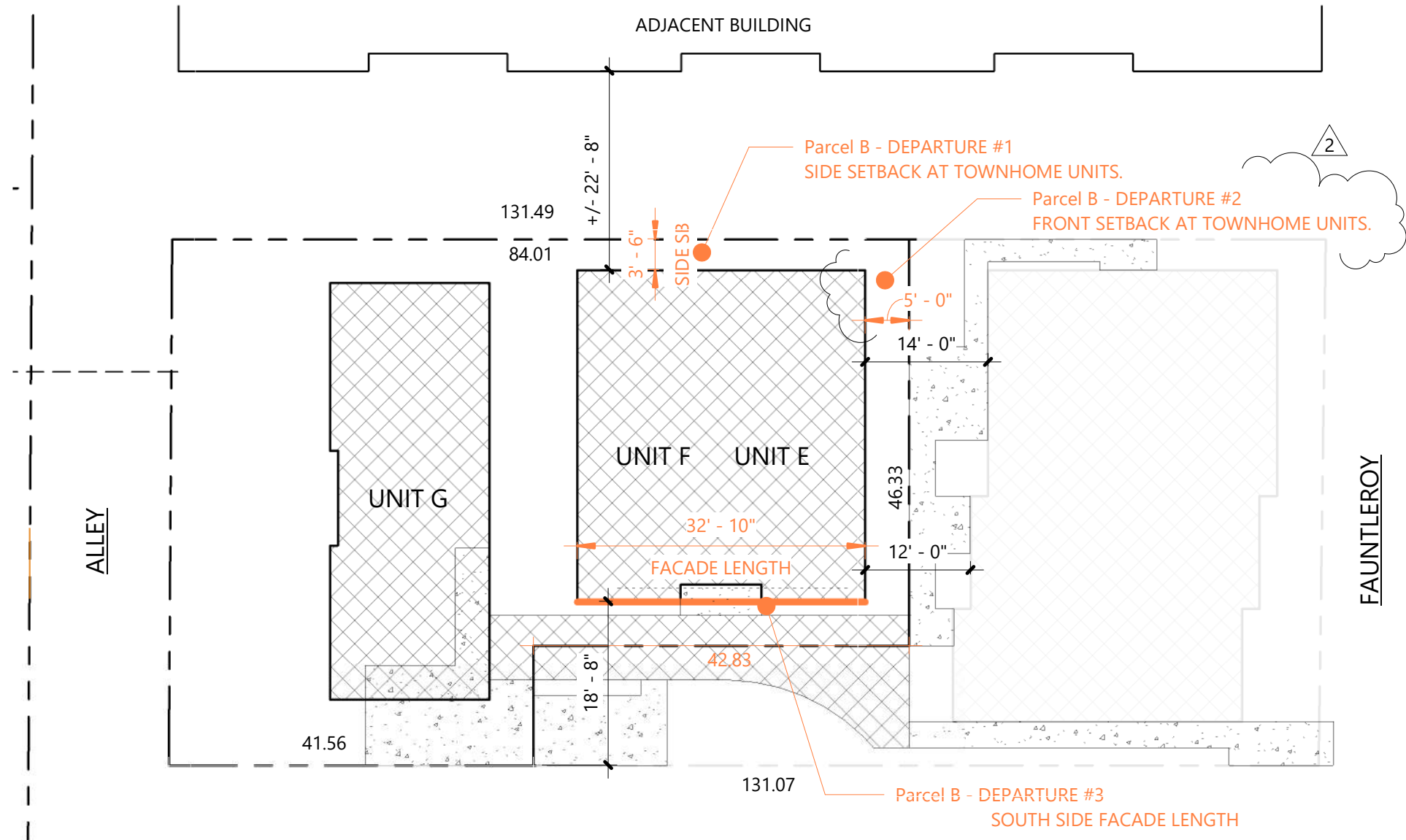
23.45.518 SETBACKS - TOWNHOUSE
FRONT 7' AVE/5' MIN
REAR 7' AVE/5' MIN
SIDE 5' MIN
23.45.522 AMENITY AREA - 25% OF LOT AREA, 50% OF THAT AT GRADE
REQUIRED: 4466 X .25 = 1117 S.F. TOTAL REQUIRED
1117 X .5 = 559 S.F. @ GRADE REQUIRED

23.45.527 SIDE FACADE - 65% OF SIDE LOT LINE
23.45.536 PARKING LOC. - ALLEY ACCESS REQUIRED IF FEASIBLE
23.54.015 REQ'D PARKING - NONE REQUIRED IN LR ZONE IN URBAN VILLAGE
BICYCLE PARKING - ONE BICYCLE LONG TERM SPACE PER UNIT, 3 TOTAL, PLUS 2 SHORT TERM GUEST SPACES

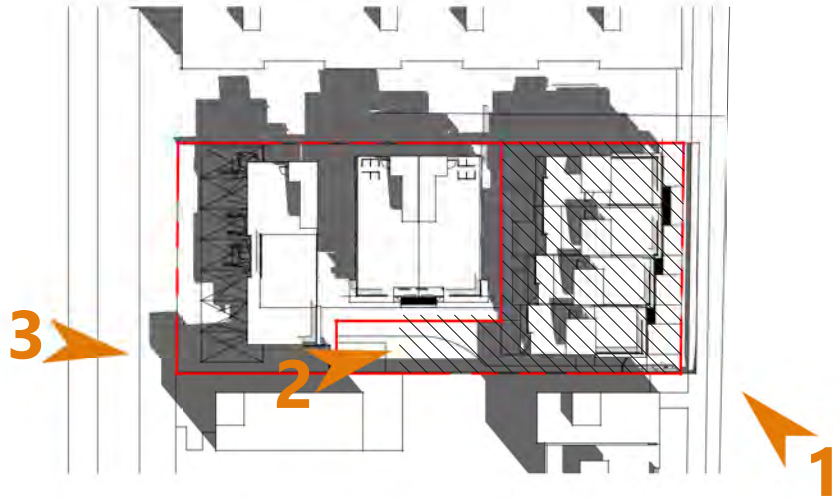


09.30.20

MUP Corrections



LUC Section	Requirement	Proposed	Design Guideline	Rationale
DEPARTURE #1				
23.45.518 Setbacks and separations	The minimum side setback for townhome development is 5'-0"	The request is to allow the duplex building to be located 3'-6" from the north property line.	DC3 Open Space Concept CS1 B Daylight & Shading	The site layout for the combined parcels, based on preferences expressed during EDG, is intended to emphasize the common courtyard. Pushing the duplex building to the north allows more area for the common open space on parcel A. Since the property is bordered by a drive aisle on the north side, impact on the adjacent development will be minimal.
DEPARTURE #2				
23.45.527.B.1 Side Facade Length	The minimum side setback for a townhome development is 5'-0" minimum, 7' average	The request is to allow the front setback to be 5'.	DC3 Open Space Concept	Although the east façade of the duplex is technically the "front", given the arrangement of the rear units around the common open space, this east facade functions more as a side. The combined separation between the east facade of the duplex and the rowhouse on parcel A varies from 12 to 14 feet, about 13'-4" average, so the separations provided easily exceed the combined requirements. This location of the property line and buildings best serves the goal of concentrating the available outdoor space in the courtyard and still provides a generous separation with the adjacent building.
DEPARTURE #3				
23.45.527.B.1 Side Facade Length	Maximum combined facade length 65% for facades facing a side lot line.	The request is to allow the north side facade to be 77% of the adjacent side lot line (32.83/42.83), an increase of about 5'.	DC3 Open Space Concept	The site layout for this project is built around the common courtyard. The dogleg configuration of the property is what makes this layout possible, but it sets up a side yard condition south of the duplex that is technically over the 65% threshold. Experientially, this is the front facade of the duplex and the space that it defines is the common courtyard which will remain as open space through the life of the project. The facade in question is separated from the nearest adjacent development by nearly 19'. The proposed layout uses the site efficiently and allows us to concentrate the open space in the common courtyard.



1. FAUNTLEROY



2. COURTYARD



3. ACCESS FROM THE ALLEY

02.18.20

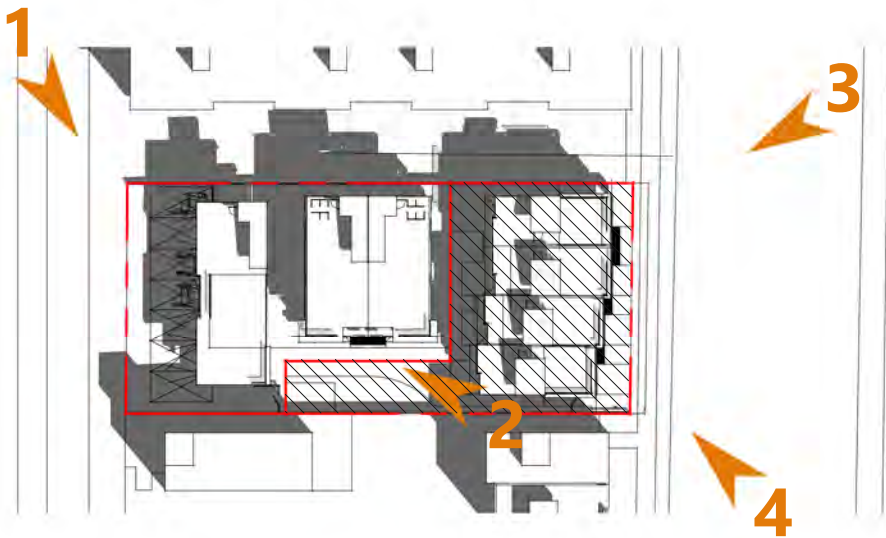
MUP Submittal



1. ALLEY



2. COURTYARD



3. FAUNTLEROY

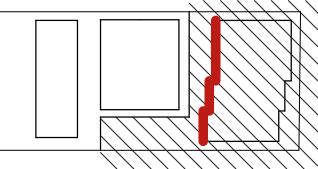


4. AERIAL

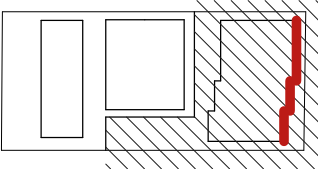


MUP Corrections

WEST ELEVATION - UNITS A/B/C

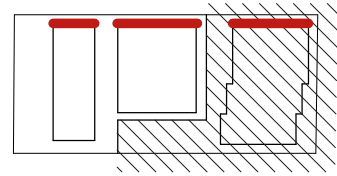


EAST ELEVATION - UNITS A/B/C





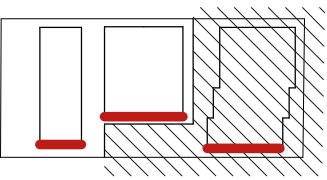
NORTH ELEVATION - ALL UNITS





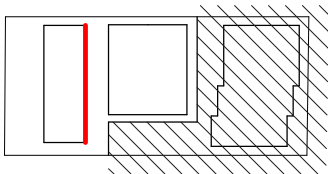
MUP Corrections

SOUTH ELEVATION - ALL UNITS

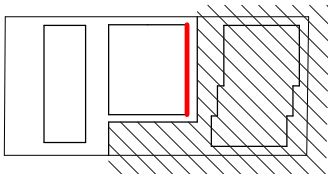




EAST ELEVATION - UNIT F



EAST ELEVATION - UNIT D



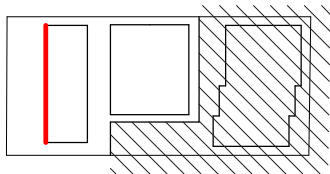
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MUP Corrections

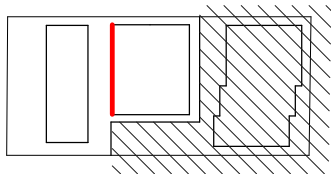


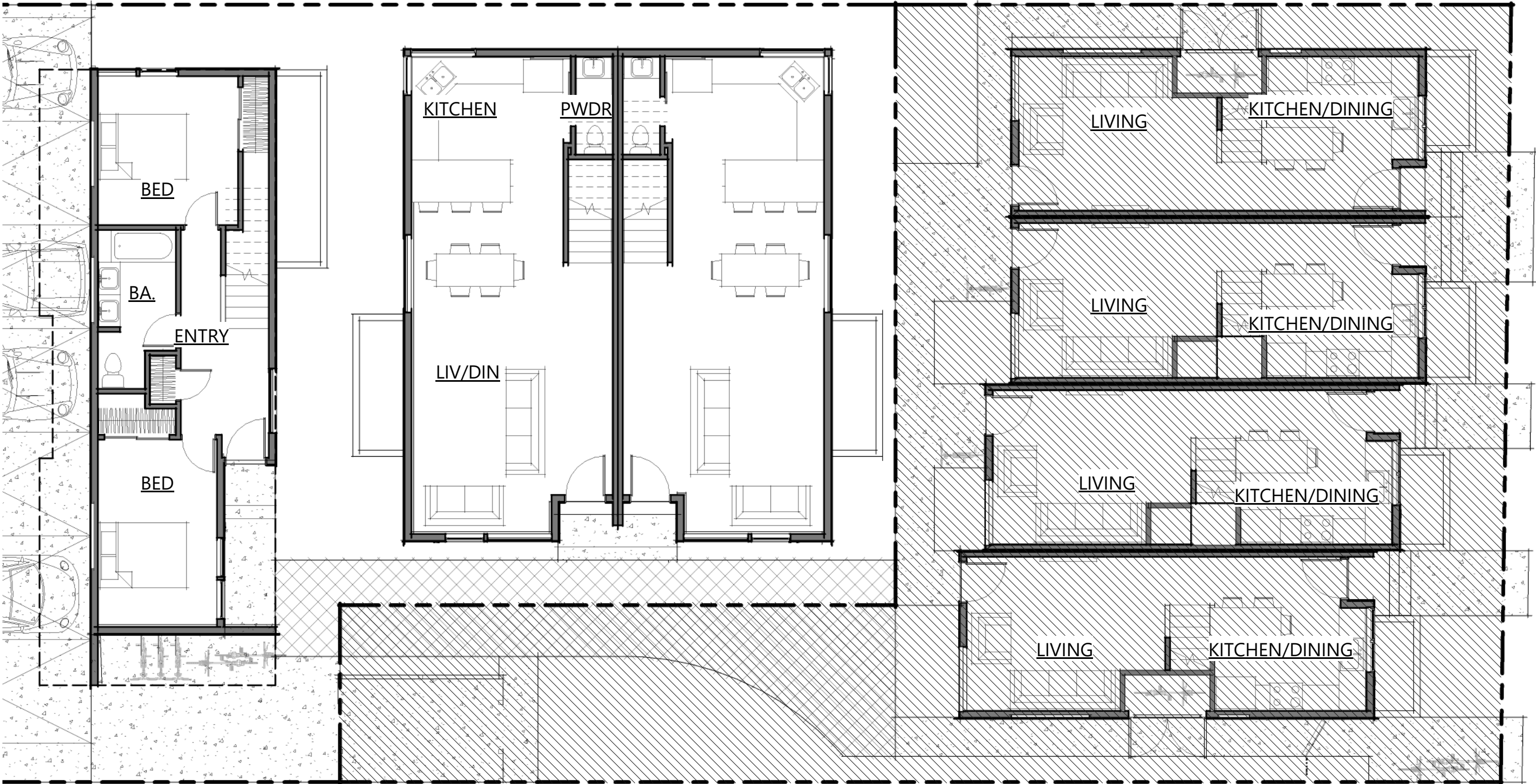
MUP Corrections

WEST ELEVATION - UNITS F



WEST ELEVATION - UNIT E



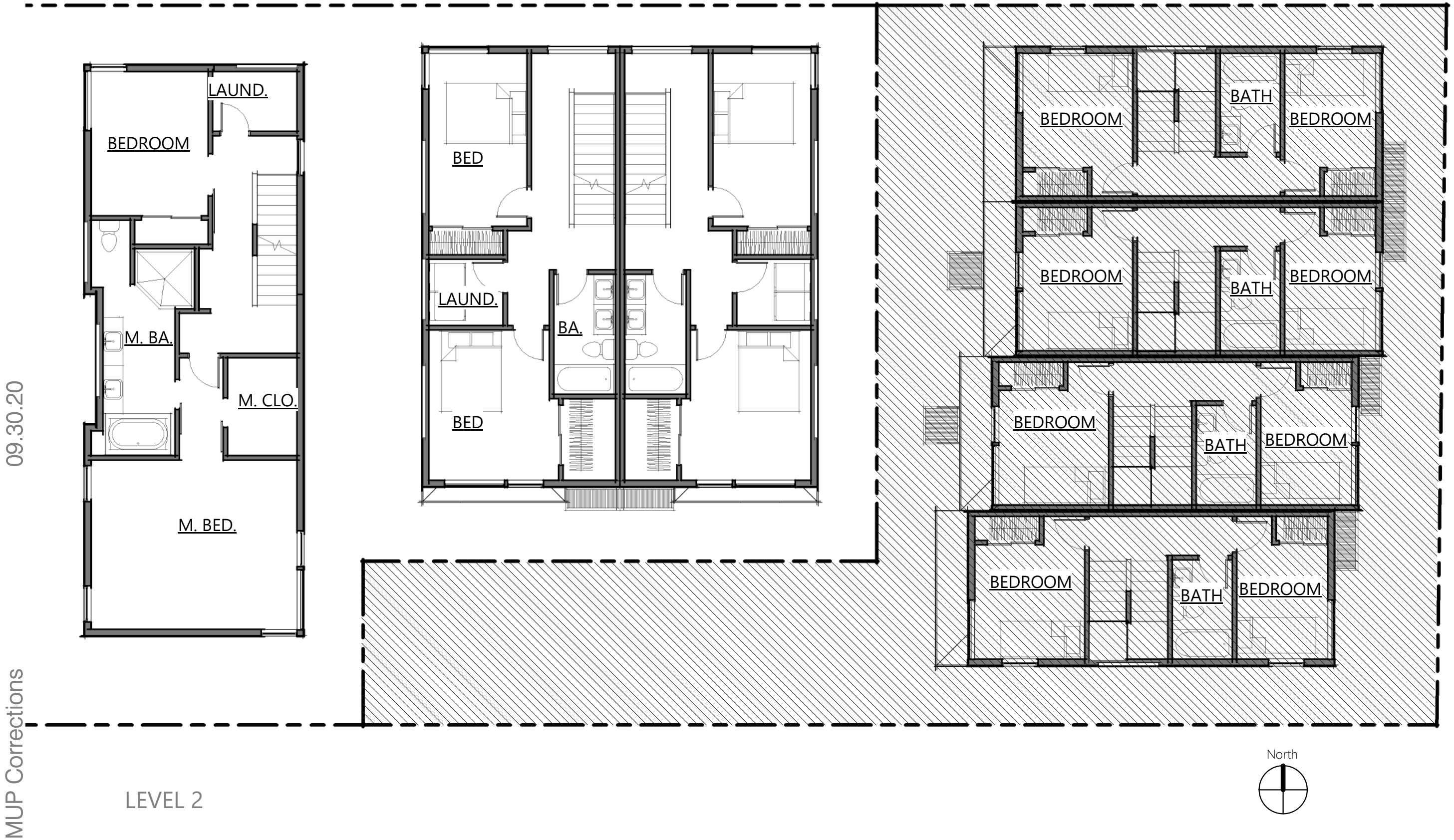


LEVEL 1



09.30.20

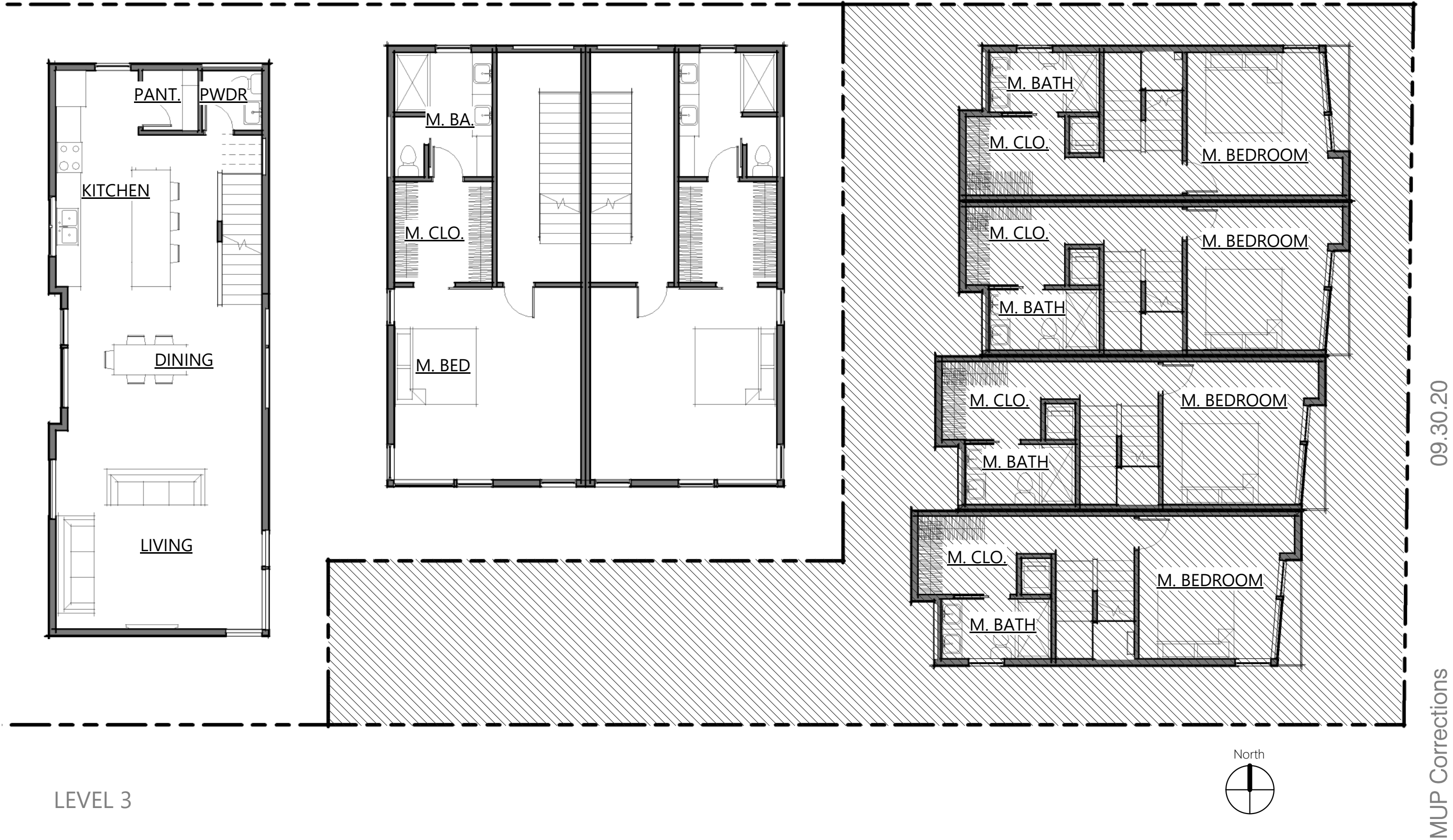
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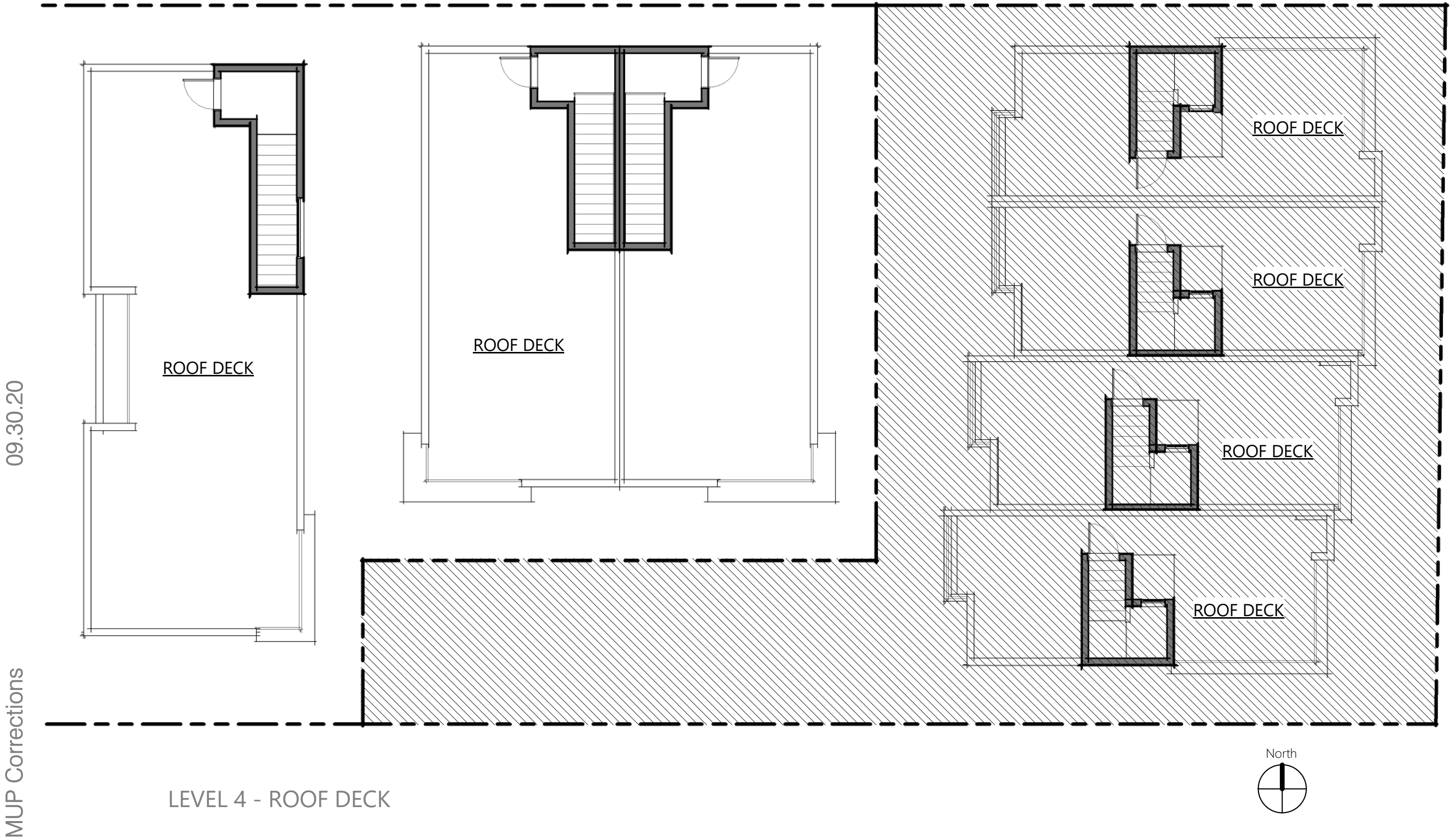
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MUP Corrections

LEVEL 2



LEVEL 3

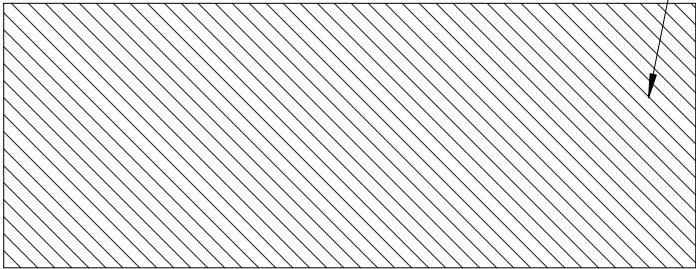


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LANDSCAPE ARCHITECT

Root of Design LLC

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

SITE DATA

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

<u>PARCEL A</u>	
PROJECT ADDRESS	5011 FAUNTLEROY WAY SW
PROJECT NUMBER	3033415-EG
LOT AREA	3409 S.F.
PROPOSED USE	ROWHOUSE

<u>PARCEL B</u>	
PROJECT ADDRESS	5009 FAUNTLEROY WAY SW
PROJECT NUMBER	3034179-EG
LOT AREA	4466 S.F.
PROPOSED USE	TOWNHOME

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:	4 Total
PARKING:	4 spaces (LOCATED ON PARCEL B)
LOT AREA:	3409 S.F.
FLOOR AREA:	4432 S.F.



SUMMARY STATEMENT

The project is to construct seven new 3-story dwelling units. Four 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. .

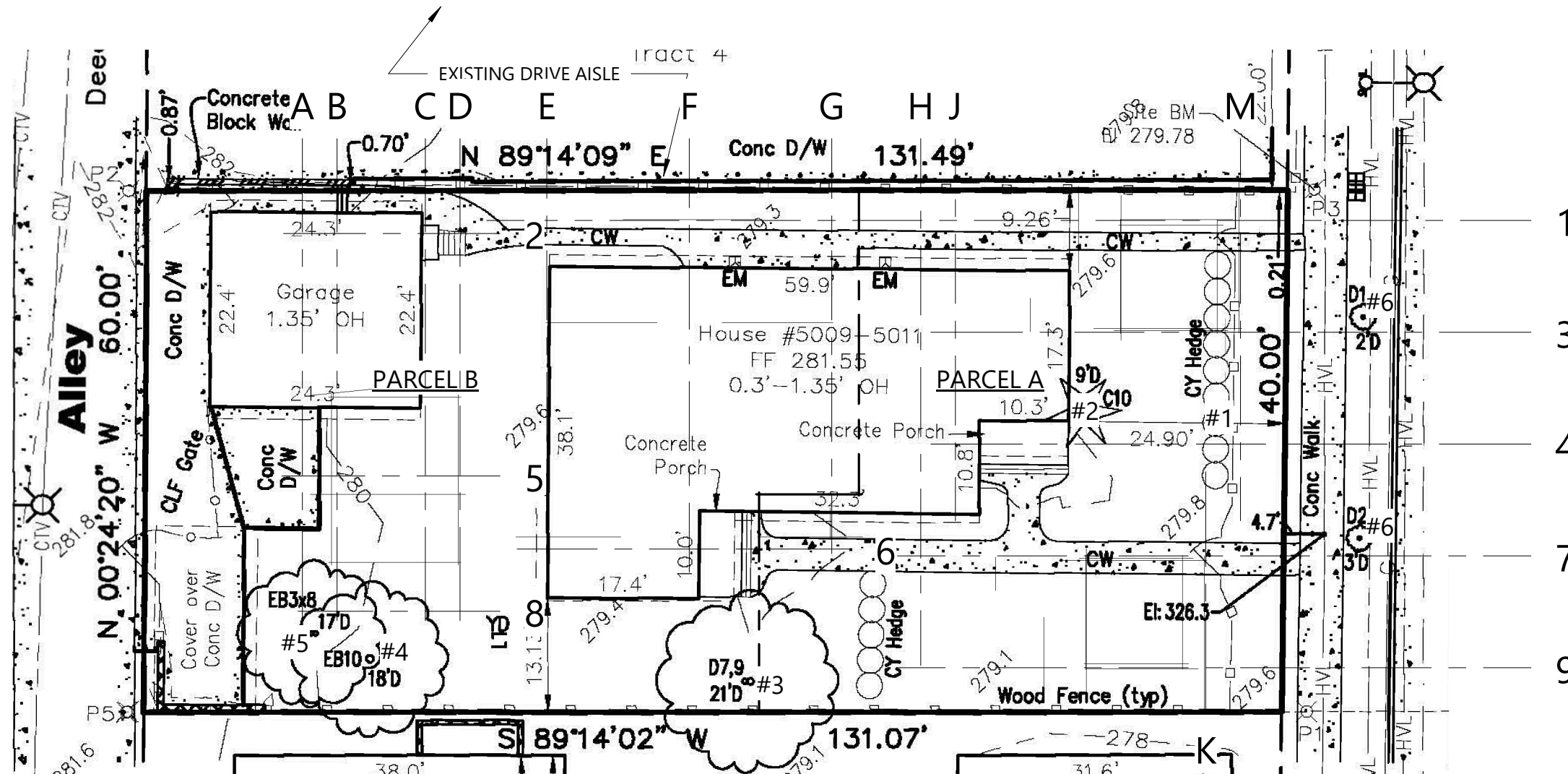
PARCEL B DEVELOPMENT DATA

RESIDENTIAL UNITS:	3
PARKING:	7 SPACES (INCL 4 FOR PARCEL A)
LOT AREA:	4466 S.F.
FLOOR AREA:	5806 S.F.

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EXISTING ADJACENT ROWHOUSE



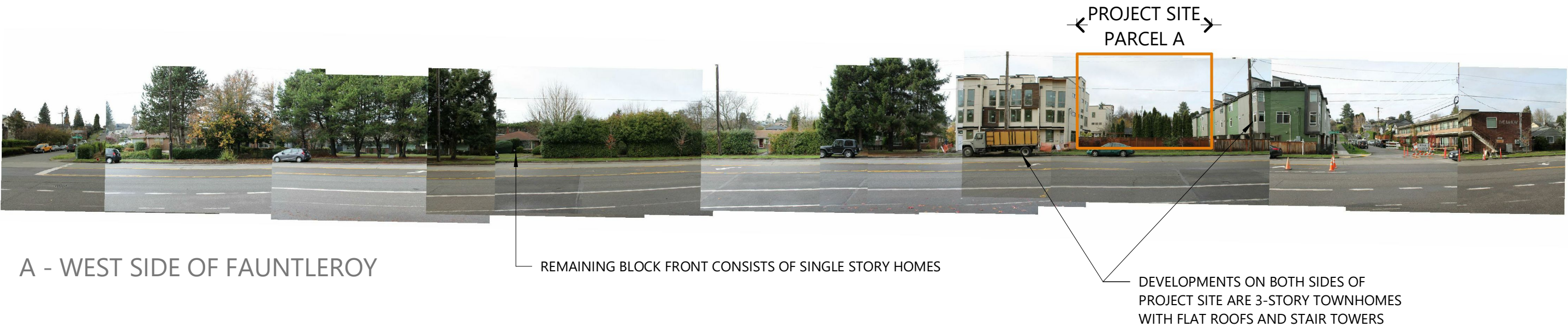
TREES

- | | |
|----------------------|-------------------------|
| #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

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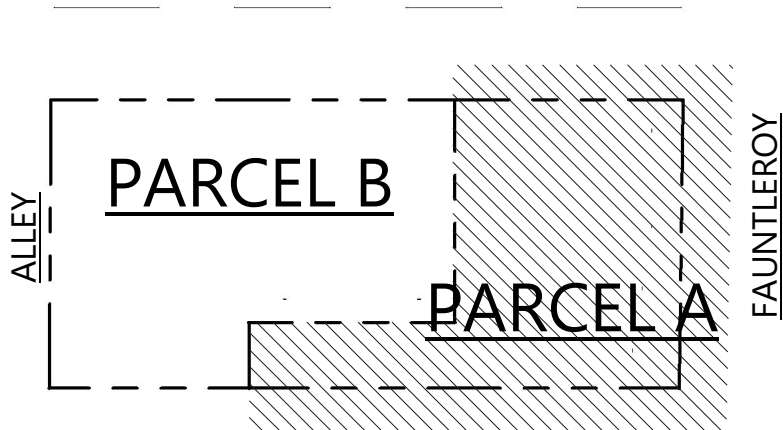
MUP Submittal



B - EAST SIDE OF FAUNTLEROY



KEY MAP





A



B



C



D



E



F - SITE FROM THE ALLEY

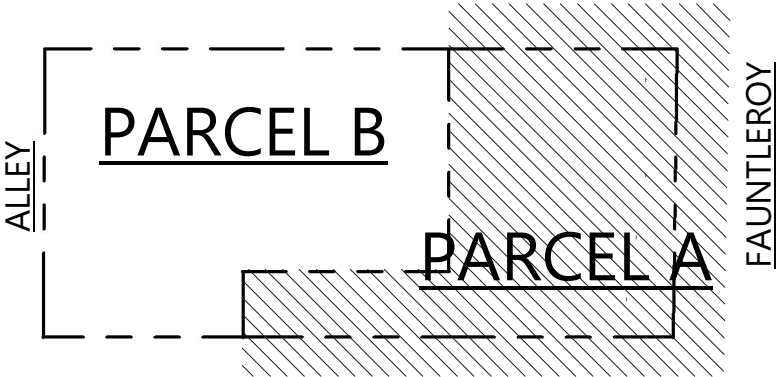


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KEY MAP

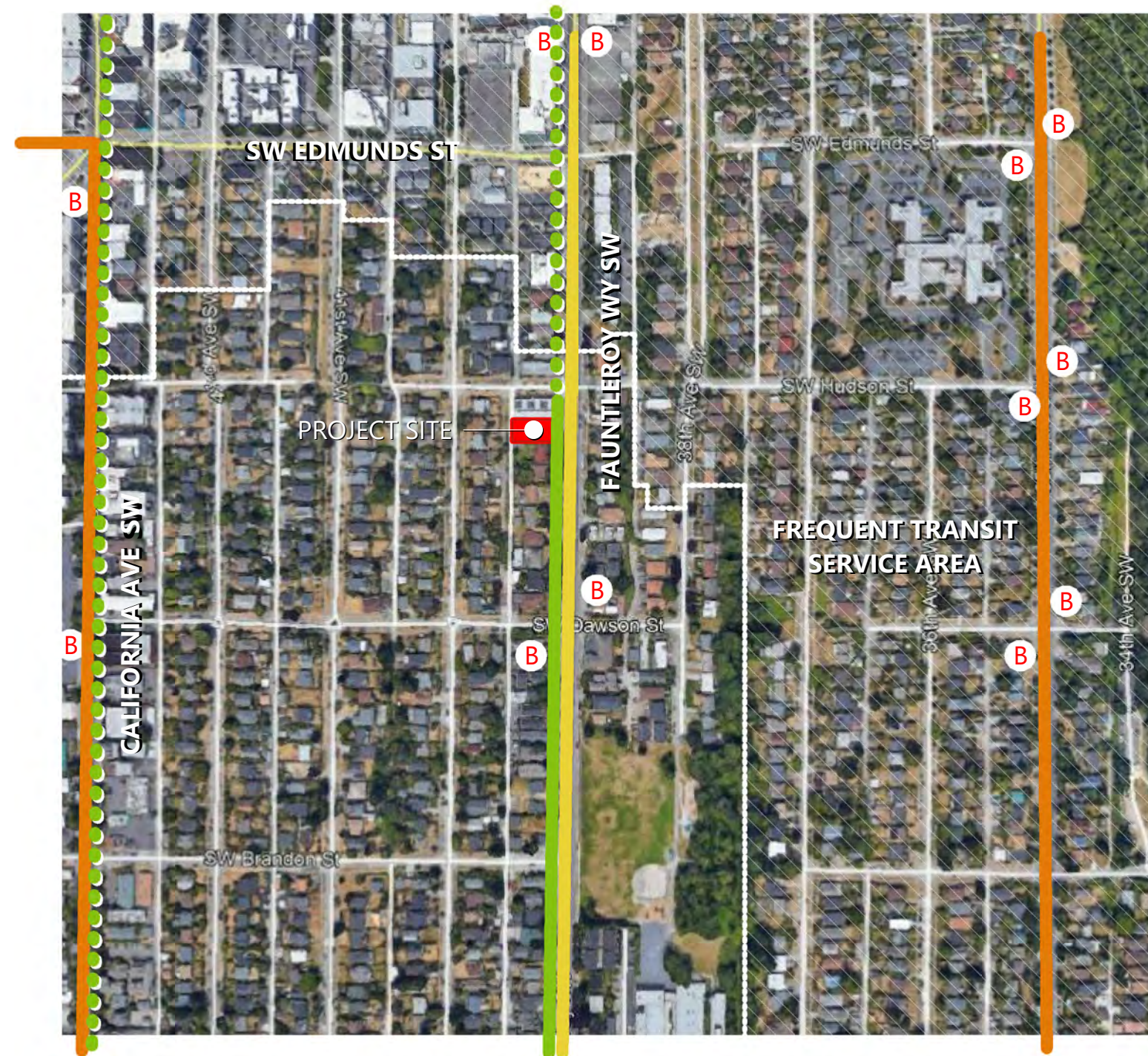


TRANSIT & BIKE MAP

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.

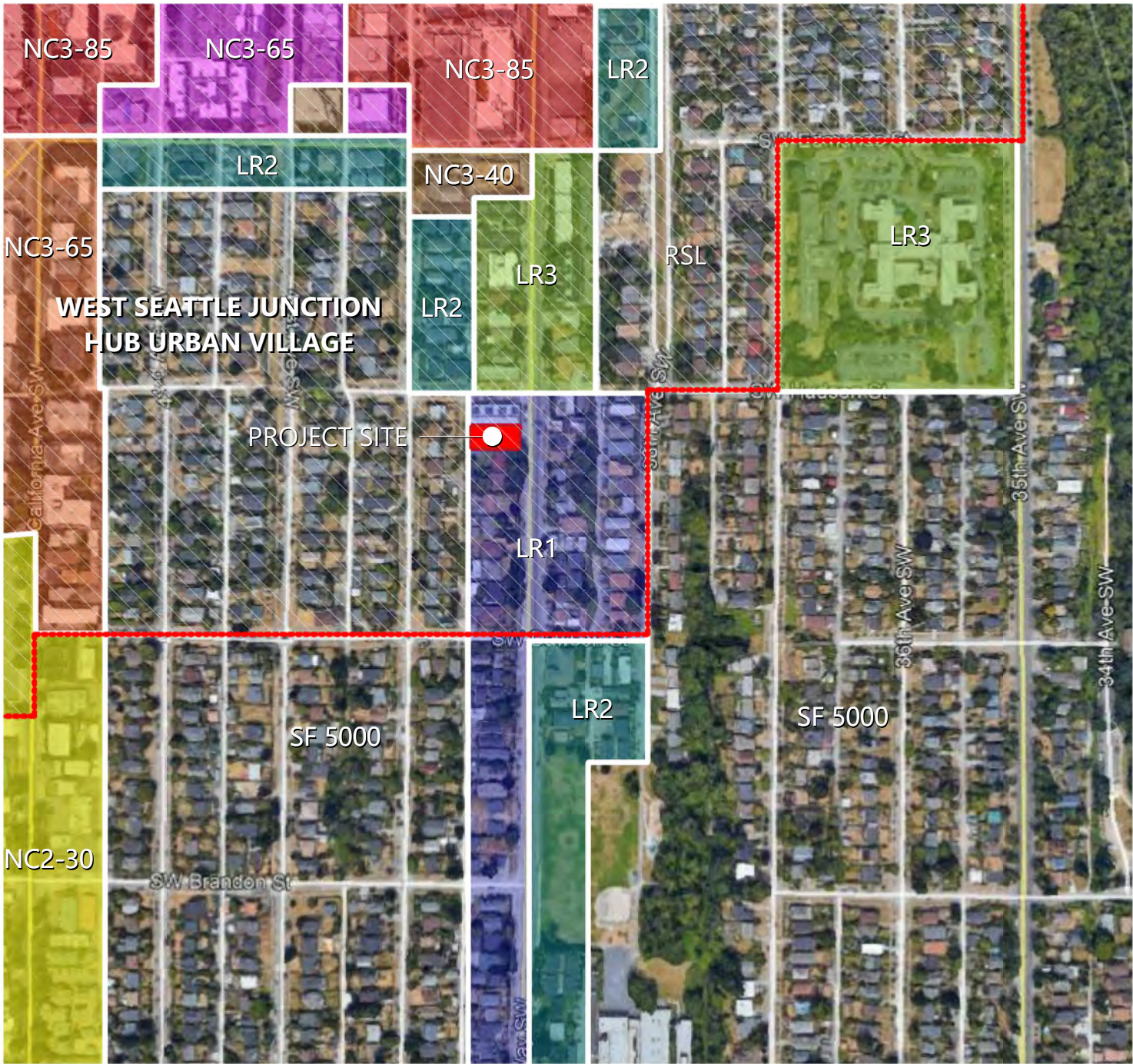
Bike lanes, some protected and some roadway "sharrows" are available on Fauntleroy.

- BUS STOP 
- FREQUENT BUS SERVICE 
- OTHER BUS SERVICE 
- BIKE SHARROW 
- SEPARATED BIKE LANE 



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.



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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 units have been arranged to provide a generous southfacing courtyard and entry space and good separation between units to provide 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 and duplex 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 exposure to the street and traffic for the the primary living space.

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 minimizes the driveway areas and frees 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 will include larger patio space to improve the useability and 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 painted lap siding and panel systems. The panel siding will be installed in a 2'x8' sheet to reduce the scale of the material and provide more texture to the facade.

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**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**

NEW BUILDING WILL BE SIMILAR IN SCALE 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

**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 2' PANELS, AS WELL ASI PAINTED LAP SIDING. 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

CS1 Natural Systems and Site Features**A. ENERGY USE****B. SUNLIGHT AND NATURAL VENTILATION**

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



COURTYARD VIEW

COURTYARD DESIGN

Staff requested a well-proportioned, useable courtyard with a human scale and configured to encourage interaction. The building massing of units facing the courtyard is configured to emphasize the ground level with the upper stories recessed behind. Entry canopies on units E and F define the unit entries. Generous windows are also proposed facing the courtyard. 4 of the 7 units have doors that are directly facing or connected to the courtyard, and units A, B and C have back doors that also connect to that space from a short walk. The courtyard is large enough to provide good landscaping and is designed with enough hardscape to serve as a small informal gathering space. Decorative paving will be used at the central area that defines the gathering space.

Items noted on this sheet are an abbreviated response to the main comments of the EDG report. A complete itemized response is provided in the attached response document.

MATERIALS AND COLORS

Staff were concerned about the over-use of 4x8 panel siding differentiated only by color and requested more textured materials. The primary material has been revised from 4x8 panels to a painted lap siding and the color scheme has been simplified to 2 basic colors so that color/material choices will be consistent with the massing on all units. Panel materials will still be used, but will be applied in half-sheets to provide somewhat more pattern to the facades.

BUILDING ENTRIES AND FRONTAGE

Staff advocated for texture/detail and scale at the building entries and a pedestrian-oriented street edge. Entries will be similarly treated throughout with glazed door. Prominent stand-off address signage will also be provided and entries will be lit on the exterior with soffit fixtures on photo cells to highlight the doors and addresses. Frontage will be well landscaped and will include the storm planters which will help to buffer the entry from the street.



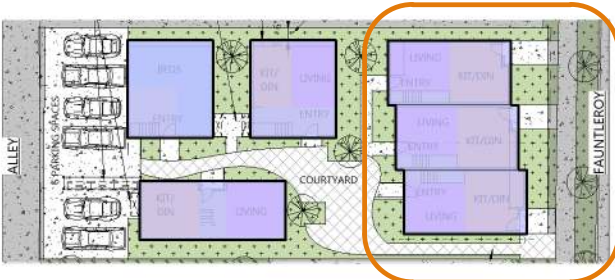
STREET VIEW

PREFERRED OPTION

Staff requested option A from the EDG submittal in regard to the rear units and option C in regard to the front units, but flipped with the greater setback to the south. The applicant's preferred design was option C, primarily because of the single family units at the rear. The site plan developed is essentially the combination requested by staff few variations.



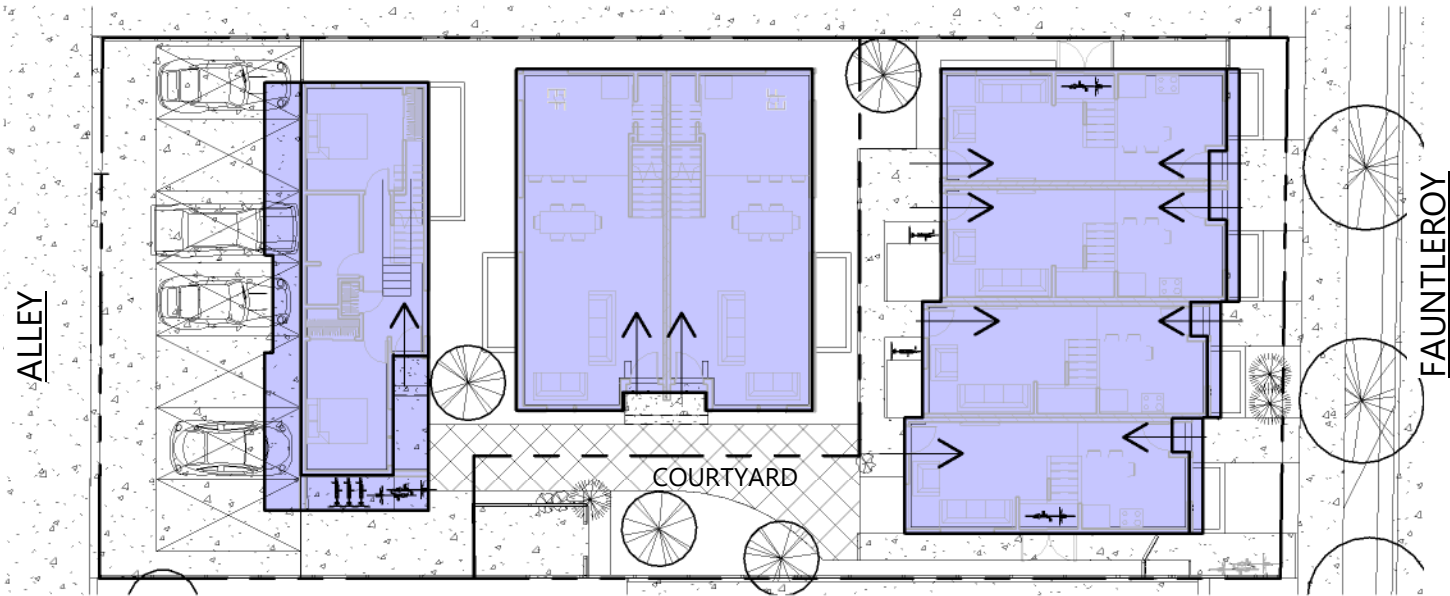
EDG OPTION A



EDG OPTION C

FRONT BUILDING MASSING

Given the way the units of the front building are mirrored, it was decided to keep units A & B (the northern units) flush and to step the building only once at unit C. This makes more sense in regard to the massing and results in a larger, more significant setback at the southern unit adjacent to the access to the rear courtyard.



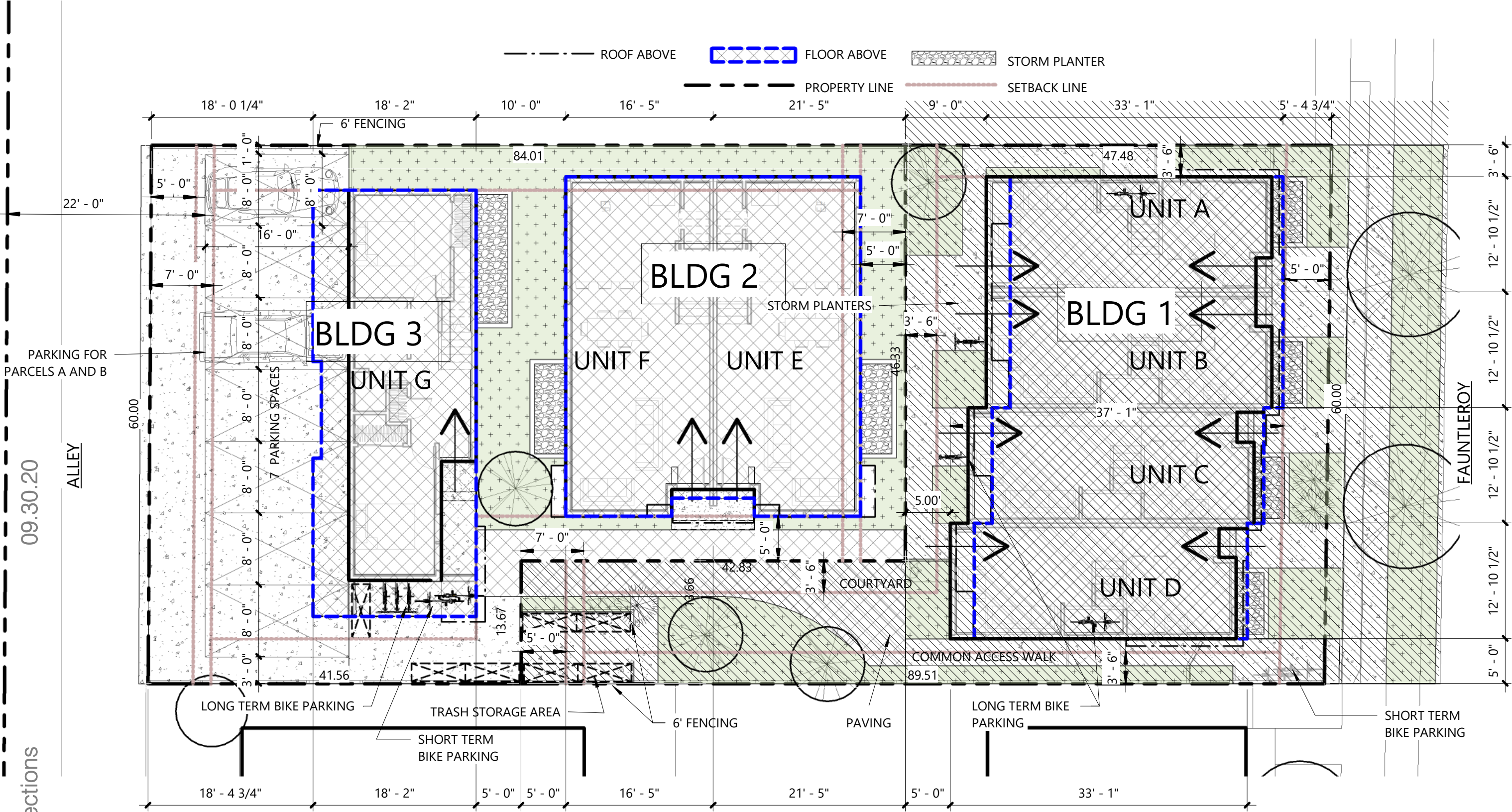
PROPOSED SITE PLAN

REAR UNIT CONFIGURATION AND COURTYARD

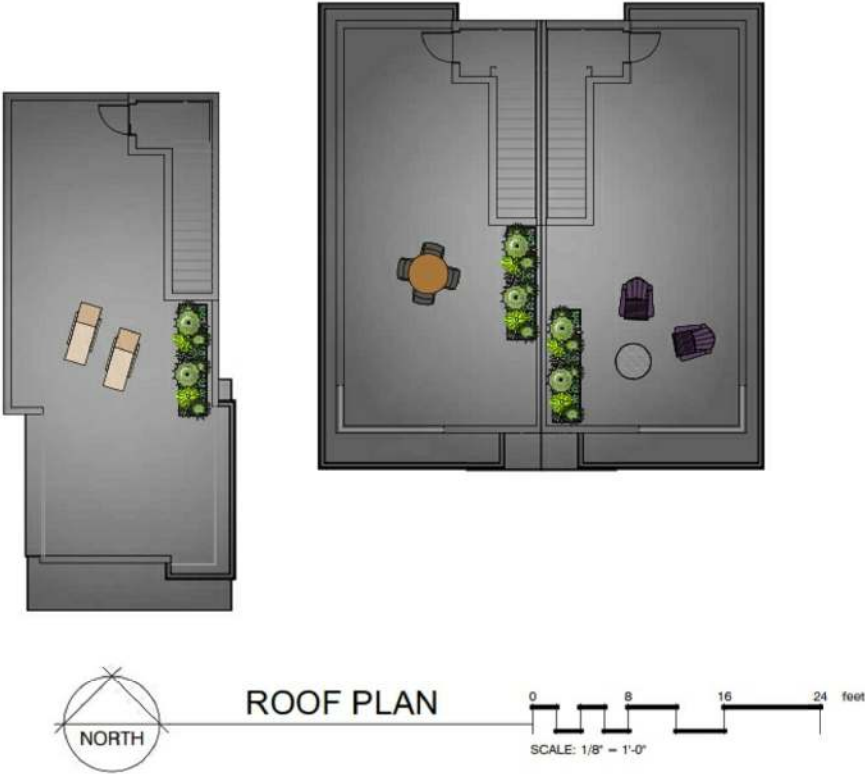
The rear unit configuration has 3 units lined up and facing south as in option A, except that instead of a single triplex building, the proposal is to provide a duplex and one single family unit. This configuration will maintain the more generous south facing courtyard of option A while respecting the owner's preference for single family units. Unit G is positioned somewhat to the south to frame the west end of the courtyard and to allow that unit to overlook the space.

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MUP Corrections



MUP Corrections



Prunus l. 'Mount Vernon'



Rhododendron x 'Ramapo'



Cornus alba 'Ballhala'



Lonicera p. 'Moss Green'



Physocarpus o. 'Diabolo'



Ilex crenata 'Sky Pencil'



Sarcococca ruscifolia



Symphoricarpos albus



Nandina d. 'Gulf Stream'



Mahonia e. 'Soft Caress'



Carex oshimensis 'Everillo'



Hydrangea paniculata 'Limelight'



Liriope muscari 'Big Blue'



Carex testacea



Blechnum spicant



Brunnera m. 'Silver Heart'



Sambucus nigra 'Black Lace'



Polystichum munitum

ZONING NOTES PARCEL A
ZONING LR1 M
LOT AREA 3409
23.45.510 FAR - ALLOWED FAR: 1.3 X 3409 = 4432 S.F. MAX
23.45.512 DENSITY - NO LIMIT
23.45.514 HEIGHT - 30' BASE HEIGHT LIMIT PLUS EXCEPTIONS
ROOF PENTHOUSE MAY EXTEND ABOVE, LIMIT TO 15% OF ROOF AREA.

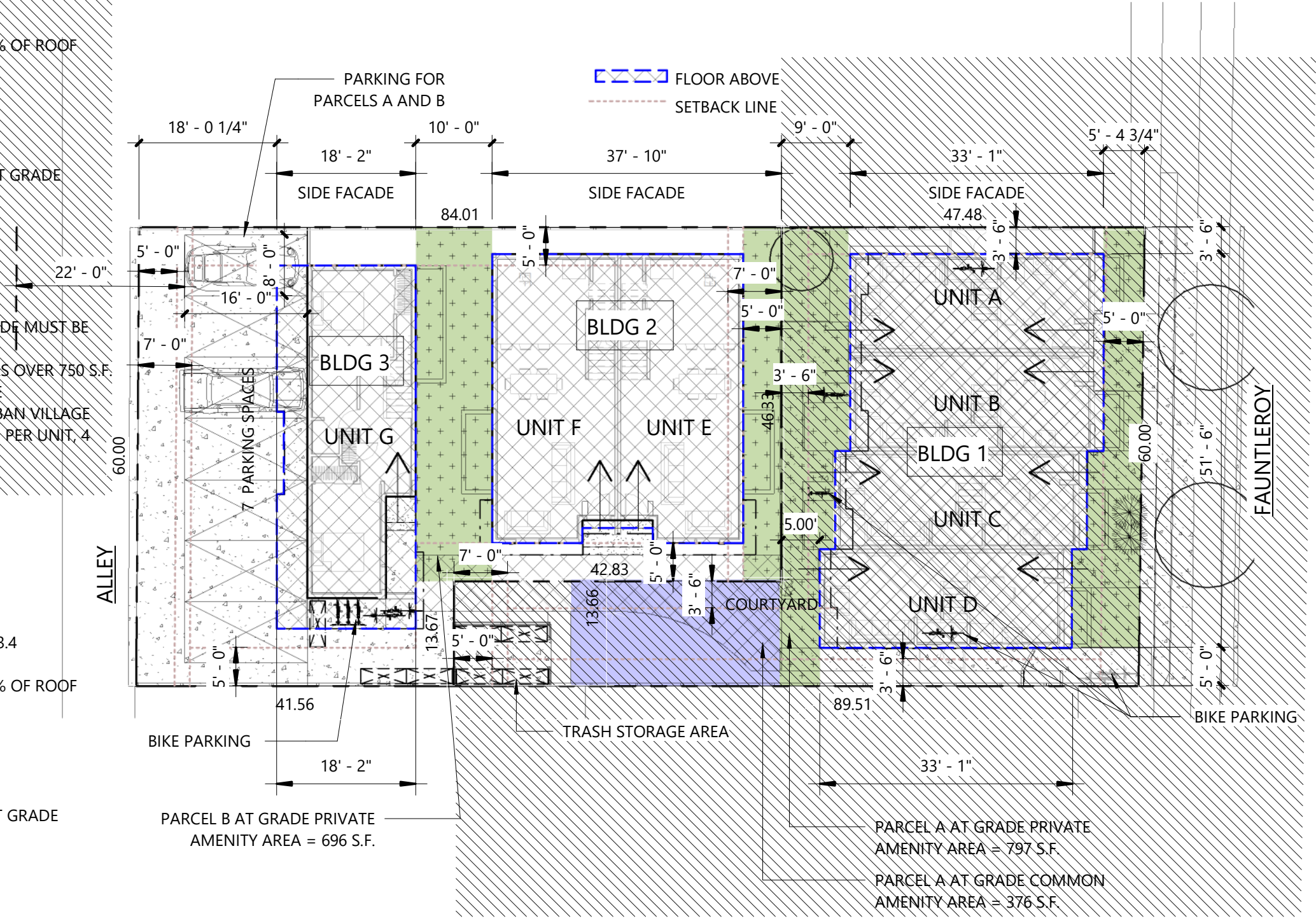
23.45.518 SETBACKS - ROWHOUSE
FRONT 5' MIN
REAR 7' AVE/5' MIN
SIDE 3.5' OTHERWISE
23.45.522 AMENITY AREA - 25% OF LOT AREA, 50% OF THAT AT GRADE
REQUIRED: 3409 X .25 = 852 S.F. TOTAL REQUIRED
852 X .5 = 426 S.F. @ GRADE REQUIRED

23.45.527 FACADE WIDTH - ROWHOUSE - NA
23.45.529 SIDE FACADE LENGTH - 65% OF SIDE LOT LINE
DESIGN STANDARDS - 20% OF STREET FACING FACADE MUST BE WINDOWS
FACADE ARTICULATION REQUIRED FOR FACADE AREAS OVER 750 S.F.
23.45.536 PARKING LOC. - ALLEY ACCESS REQUIRED IF FEASIBLE
23.54.015 REQ'D PARKING - ONE REQUIRED IN LR ZONE IN URBAN VILLAGE
BICYCLE PARKING - ONE BICYCLE LONG TERM SPACE PER UNIT, 4 TOTAL, PLUS 2 SHORT TERM GUEST SPACES

ZONING NOTES PARCEL B
ZONING LR1 M
LOT AREA 4466
23.45.510 FAR - ALLOWED FAR: 1.3 X 4466 = 5806 S.F. MAX
23.45.512 DENSITY - 1/1300 FOR TOWNHOUSE = 4466 /1300 = 3.4
23.45.514 HEIGHT - 30' BASE HEIGHT LIMIT PLUS EXCEPTIONS
ROOF PENTHOUSE MAY EXTEND ABOVE, LIMIT TO 15% OF ROOF AREA.

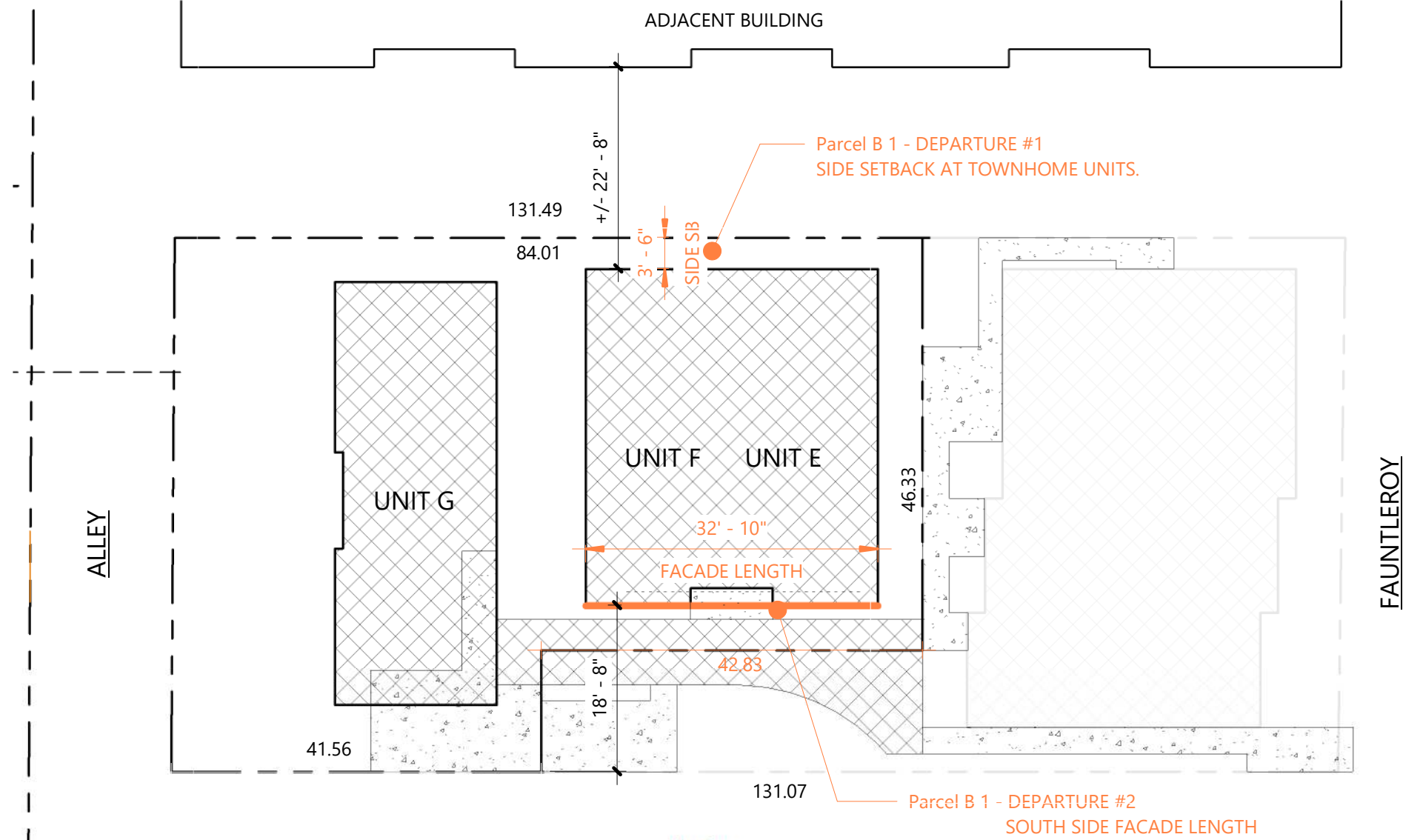
23.45.518 SETBACKS - TOWNHOUSE
FRONT 7' AVE/5' MIN
REAR 7' AVE/5' MIN
SIDE 5' MIN
23.45.522 AMENITY AREA - 25% OF LOT AREA, 50% OF THAT AT GRADE
REQUIRED: 4466 X .25 = 1117 S.F. TOTAL REQUIRED
1117 X .5 = 559 S.F. @ GRADE REQUIRED

23.45.527 SIDE FACADE - 65% OF SIDE LOT LINE
23.45.536 PARKING LOC. - ALLEY ACCESS REQUIRED IF FEASIBLE
23.54.015 REQ'D PARKING - NONE REQUIRED IN LR ZONE IN URBAN VILLAGE
BICYCLE PARKING - ONE BICYCLE LONG TERM SPACE PER UNIT, 3 TOTAL, PLUS 2 SHORT TERM GUEST SPACES

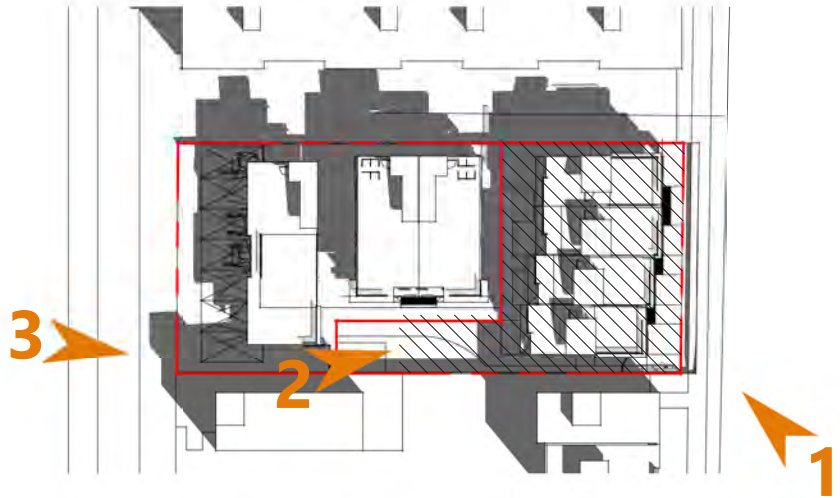


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MUP Corrections



LUC Section	Requirement	Proposed	Design Guideline	Rationale
DEPARTURE #1				
23.45.518 Setbacks and separations	The minimum side setback for townhome development is 5'-0"	The request is to allow the duplex building to be located 3'-6" from the north property line.	DC3 Open Space Concept CS1 B Daylight & Shading	The site layout for the combined parcels, based on preferences expressed during EDG, is intended to emphasize the common courtyard. Pushing the duplex building to the north allows more area for the common open space on parcel A. Since the property is bordered by a drive aisle on the north side, impact on the adjacent development will be minimal.
DEPARTURE #2				
23.45.527.B.1 Side Facade Length	Maximum combined facade length 65% for facades facing a side lot line.	The request is to allow the north side facade to be 77% of the adjacent side lot line (32.83/42.83), an increase of about 5'.	DC3 Open Space Concept	The site layout for this project is built around the common courtyard. The dogleg configuration of the property is what makes this layout possible, but it sets up a side yard condition south of the duplex that is technically over the 65% threshold. Experientially, this is the front facade of the duplex and the space that it defines is the common courtyard which will remain as open space through the life of the project. The facade in question is separated from the nearest adjacent development by nearly 19'. The proposed layout uses the site efficiently and allows us to concentrate the open space in the common courtyard.



1. FAUNTLEROY



2. COURTYARD



3. ACCESS FROM THE ALLEY

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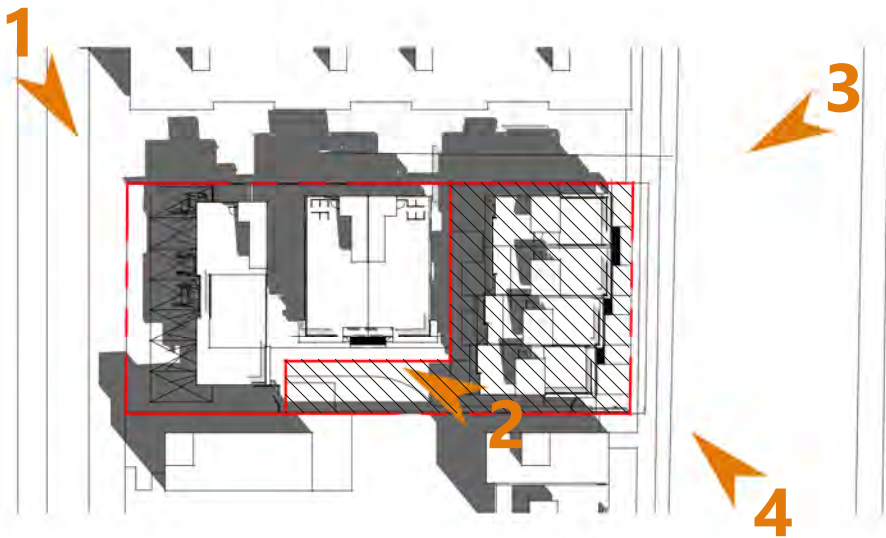
MUP Submittal



1. ALLEY



2. COURTYARD



3. FAUNTLEROY



4. AERIAL



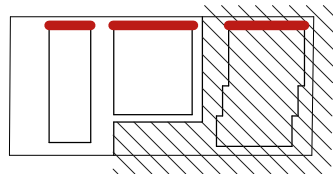
MUP Corrections

WEST ELEVATION - UNITS A/B/C

EAST ELEVATION - UNITS A/B/C



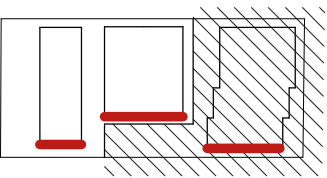
NORTH ELEVATION - ALL UNITS





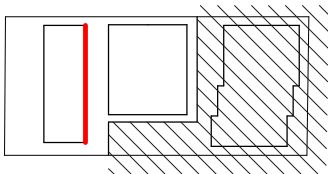
MUP Corrections

SOUTH ELEVATION - ALL UNITS

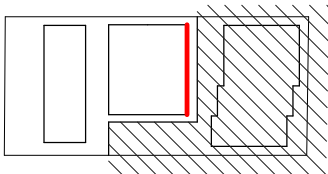




EAST ELEVATION - UNIT F



EAST ELEVATION - UNIT D



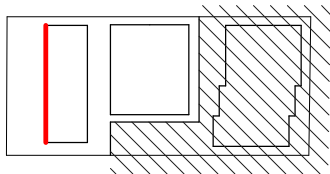
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MUP Corrections

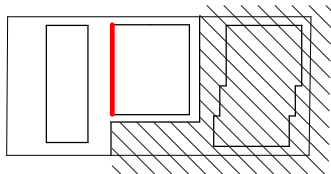


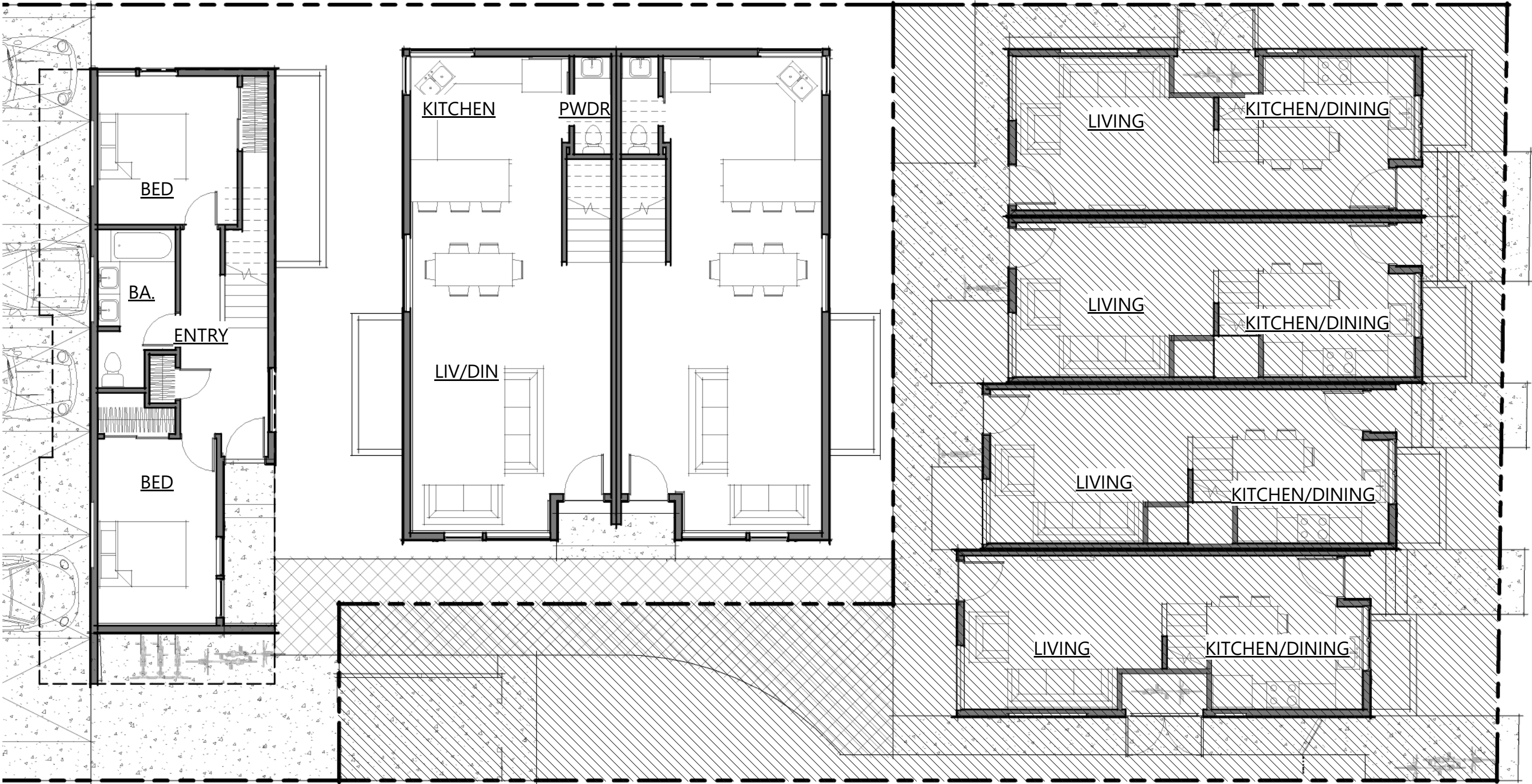
MUP Corrections

WEST ELEVATION - UNITS F



WEST ELEVATION - UNIT E





LEVEL 1



09.30.20

MUP Corrections

