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PROJECT TEAM

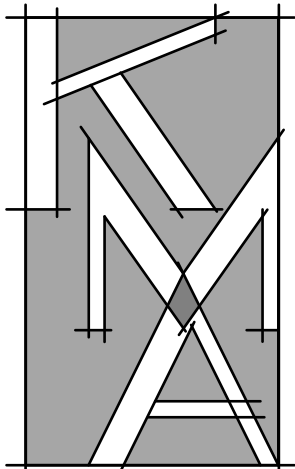
OWNER/DEVELOPER: ALEX and LIZA DEHAVEN
ARCHITECT: LISA KENNAN-MEYER AIA

PROJECT ADDRESS

6056 41ST AVE. SW

SDCI PROJECT NUMBER

3036198-EG



KENNAN•MEYER
ARCHITECTURE P.S.

Project Design Concept

The project is to build 2 new small apartment buildings on a corner site in the Morgan Junction neighborhood of West Seattle. The neighborhood is a mixture of small and large homes, and small multi family buildings with some townhomes. The buildings will be massed to be in scale with the larger homes and smaller multi family buildings in the neighborhood. They will have a timeless style contrasting with the more modern townhomes on nearby sites. Traditional methods of facade articulation will be used. Alley access will be used for non-required parking and solid waste services.

Graham Street is relatively busy as it has a light at the intersection of California Avenue and ties through to Fauntleroy Way. It is important that the buildings have a transparency while still providing a sense of security and privacy to the residents. The central stairway on each building will provide a sense of entry, outdoor entries to each home, and protection from the weather. Each home will have windows on either 3 or all 4 walls.

A courtyard accessible to both buildings will provide common open space and some private open space as well as access to site amenities.

A mixture of unit sizes will be provided including 2 family sized units, one of which will be the HALA compliant unit.

Highest Priority Design Guidelines

Context and Site

CS1 Natural Systems and Site Features

- A. Energy Usage
Project will be Built Green certified.
- B. Sunlight and Natural Ventilation
The building footprint provides windows on 3 or 4 sides of every home, and large, operable windows provide natural light and ventilation. Many rooms have windows on multiple sides. The orientation of the buildings allows all homes to have east and west windows to acknowledge the time of day. Residents can choose sunnier south facing or cooler north facing homes depending on their preference.

CS2. Urban Pattern and Form

- B. Adjacent Sites, Streets, and Open Spaces
Graham Street is has substantial car traffic. Forty-first Avenue is a more quiet street. The west building will be oriented to Forty-first with a gate and portico. The east building will be oriented to a courtyard that will be open to Graham with a strong entry portico and open stair visible from Graham. It is important that the residents feel a buffer between their front doors and the traffic on Graham, especially as it is expected that there may be children living in the main floor home in the east building. The neighborhood is in rapid transition and providing a sense of security as well as connection is very important.

- C. Relationship to the block
This site’s location on the corner makes it a strong anchor for the block. The building massing will reinforce the corner while still providing transparency at the corner and the alley.
- D. Height, Bulk and Scale
The height and scale are within the range of existing and proposed single family and small multi family structures within a few blocks of the site, including along Fauntleroy Way and California Avenue. The pitched roofs, portico entries, and large windows are all elements found in the single family homes in the neighborhood. Traditional and timeless detailing such as substantial overhangs, enclosed soffits, columns and covered entries will make this project fit into the neighborhood fabric.

CS3. Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes
This is a mixed neighborhood with small pre-and post-war boxes and large scale view homes. There is substantial pedestrian traffic with the frequent transit, and people walking to the businesses at the Morgan Junction and along California Avenue. The project provides street level open space and connection to the sidewalks.

Public Life

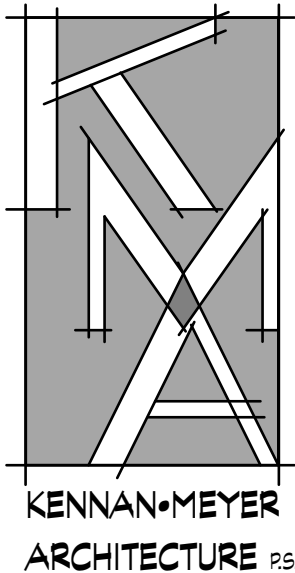
PL1. Open Space Connectivity

- B. Walkways and Connections
Walkways will be provided through the site for building residents’ use. The circulation will connect to Graham Street, Forty-First Avenue, and the Alley with paths and gates. The scale of the paths will be commensurate with the number of homes accessing each one. It is important that a project of this scale not look like all the interior space is taken up by sidewalks, but by paved paths what are narrower in width.

- C. Outdoor Uses and Activities
All ground floor homes have designated private open space accessible from sliding glass doors leading directly from living spaces. All home have access to a common roof deck as well. The roof deck will be provided with amenities (picnic tables, grill, etc.) appropriate to the needs of the residents.

PL2. Walkability

- D. Wayfinding
Wayfinding is especially important in providing clear entries to the homes for residents’ and their guests as well as demarcation of public, semi-public and private spaces. Entry canopies and other traditional cues such as gates and axial paths will indicate building entries. Transparency of the stairways will indicate interior project circulation and private entry doors will be visible.



Project Design Concept (cont.)

PL3. Street Level Interaction

C. Residential Edges

Building entries are pedestrian scaled and provide sheltered places for residents to linger. Low, open fences with landscaping will provide privacy for ground floor homes while a more generous setback will enhance this feeling of connection with security.

PL4. Active Transit

A. Entry Locations and Relationships

Access to parking (on the Alley) and to transit will be provided with internal site walkways, see PL1.B, above. Transit is provided on both Fauntleroy Way and California Avenue, so access to both streets, as well as the alley, is important.

Design Concept

DC1. Project Uses and Activities

C. Parking and Service Uses

Parking and solid waste services are located on the Alley. All homes have access to internal paths which connect to the Alley.

DC2. Architectural Concept

A. Massing

B. Architectural and Facade Composition

D. Scale and Texture

A traditional architectural concept has been used on this site. The two buildings are placed slightly back from the street, but still address the street with large windows on all sides. Massing of the homes into two structures provides a courtyard between the buildings. The buildings match to create a sense of harmony on the site. The facades are modulated with full 3-story, rectilinear indents and bays. A sloped mansard-detail at the parapet allows roof deck to occur in the vocabulary of more traditional massing. Smaller-scale columns articulate the bays, and add human scale at the entry. Durable materials of varying texture including a masonry base, cast concrete caps, and shiplap siding will have a timeless quality.

DC3. Open Space Concept

A. Building-Open Space relationship

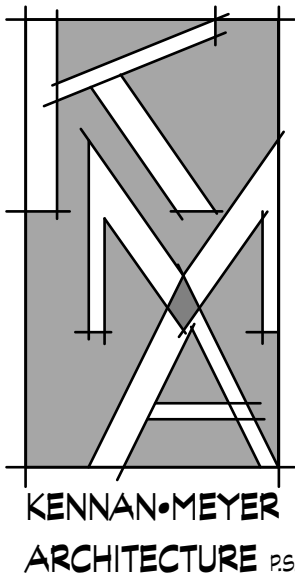
The three ground level homes have all been provided with private open space accessible through sliding glass doors directly connected to the living space. All units have access to a common, but more private, roof-top deck.

DC4. Exterior Elements and Materials

A. Exterior Elements and Finishes

D. Trees, Landscape and Hardscape Materials

An open style picket fence and arbor-covered gates will articulate the perimeter of the site and provide human-scaled elements between the street and the 3 story walls of the buildings. Plantings will further enhance this layering. Durable materials including a masonry base, cast concrete caps, and shiplap siding will have a timeless quality. Street trees along Graham Street and Forty-First Avenue will be inventoried and enhanced as suggested. The large tree in the parking strip on Forty-First will remain. For ADA access interior site paths will be concrete.



Early Community Outreach for Design Review
New Apartment Building at 6056 41st Avenue SW

This is a small 10 unit project in a neighborhood that is rapidly changing. The project is subject to Streamlined Design Review.

Outreach Methods for the Plan (from DR 4-2018 / 1-2018)

1. Printed Outreach was done as High-Impact Method (c),
Direct mailings to residences and businesses within approximately 500 foot radius of the proposed site.
See spreadsheet (attachment A) for list of addresses.
See copy of mailing (attachment B)
Mailing was sent 26 February 2020
No comments were received directly from the mailer. Three of the attendees at the in-person event listed their source as the mailer
2. Electronic/ digital Outreach was done as Multi-pronged Methods (b) Email to distribution list that includes community organizations identified by DON and (c) Post on local Blog or in digital newsletter that includes information on how to submit comments directly to the project applicant.
See list of emailed organizations (attachment C)
See screenshot of DON blog and WS Blog (attachment D)
3. In-person outreach was done as (b) Guided tour or site walk.
Guided walk/ tour was held at the site on 11 March 2020 at 11 am
See attendee list (attachment E)
See comments (attachment F)

Public feedback:

The only feedback was received at the site walk-public meeting. No comments were submitted to the designated email.

Site Walk

The site walk was held at the site. Due to rain, most of the time was spent in the house with the doors open. The architect made a brief presentation on the thinking behind the project and showed a preliminary set of drawings and an architectural model. The community members started by asking questions and then were encouraged to articulate what was important to them.

Cindi and Deb are both long time community residents and members of local organizations. Dave and Dexter both grew up in the neighborhood and have lived here all their lives (both 65+ years).

Previous work by the architecture firm was discussed, including both the architect and developers’ desire that the buildings look timeless.

Exterior building materials were discussed. The building will not be grey, and will have a multiple sizes of siding as well as a masonry base and expressed columns.

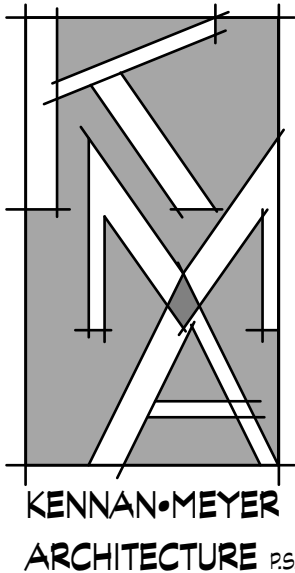
An interest in keeping the stair as open as possible was discussed. It was already planned to be open, and it will have pickets rather than panels at the landings.

The entry to the buildings was discussed including an awning or protective roof element while still keeping it visually open. Everyone recognizes that the rain and wind come from the SW and it’s important to have shelter as well as transparency.

Garbage and recycling as well as bike parking was discussed. Codes mandate where those will be located and everyone seemed satisfied that if requirements are met that will be fine.

Street trees will remain and may be augmented. That was well accepted by the attendees.

There is a substantial amount of development taking place in the neighborhood and the neighbors were pleased that the developer plans to keep the property as rental apartments. The neighbors also expressed appreciation that the affordable component would be built on the site and therefore be in the neighborhood.



LAND USE CODE SUMMARY

ITEM	CODE	HOW MET	DRAWING
PARKING	23.54.015	4 PROVIDED (NOT REQUIRED PER URBAN VILLAGE)	SITE PLAN
FAMILY UNIT	23.45.512	2 PROVIDED	FLOOR PLANS
FAR	23.45.510	1.3 ALLOWED (1.24)	SITE PLAN FAR DIAGRAMS
HEIGHT	23.45.514 & 23.45.514D	30' + 5' (ROOFTOP FEATURES)	ELEVATIONS
MHA	23.45.517 & 23.58.C	9% REQUIRED 16.7% PROVIDED (1/6)	
SETBACKS	23.45.518	REQ'D: 5' FRONT 10' REAR with ALLEY SIDE FOR FACADE < 40': 5' EAVES 4' IF NO CLOSER THAN 3' TO LOT LINE	SITE PLAN
AMENITY AREA	23.45.522	25% LOT AREA 50% OF THAT at GROUND LEVEL	
STRUCTURE WIDTH and FACADE LENGTH	23.45.527 23.45.529	45' DESIGN REVIEW FACADE OPENING FACADE ARTICULATION	
GREEN BUILDING STANDARDS		REQUIRED OVER 1.1 FAR	

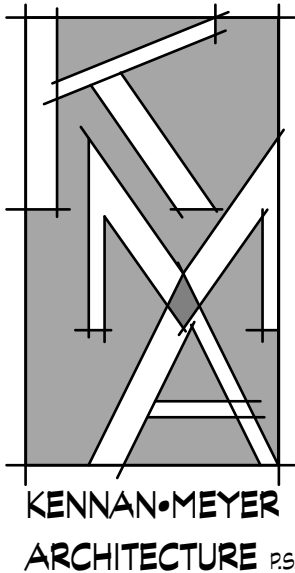
LOT SIZE: 125' x 50' = 6,250 sq ft

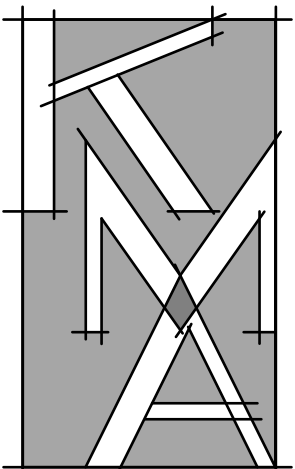
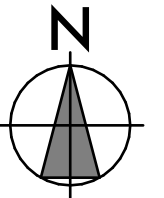
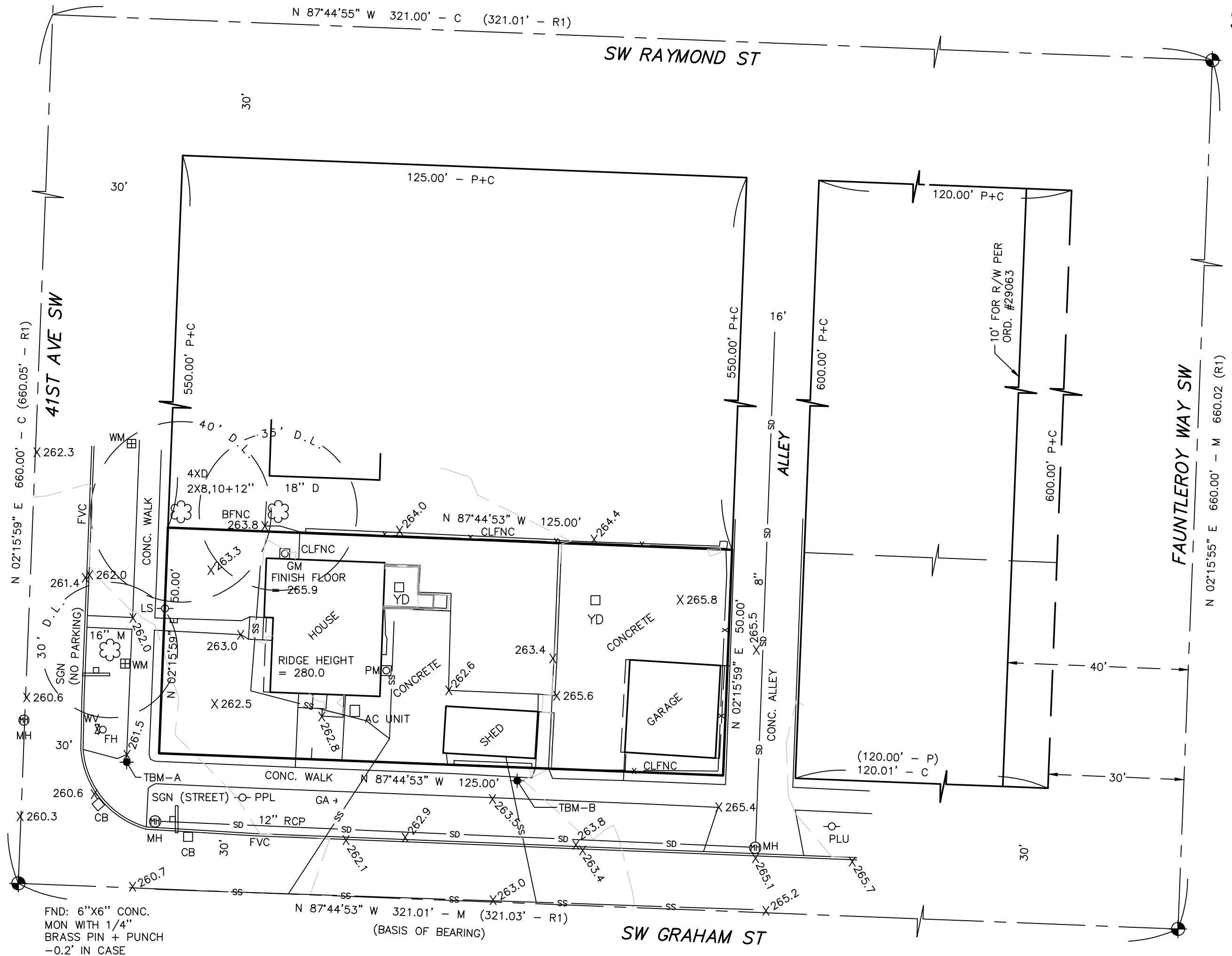
ZONING: L1 (REZONED APRIL 2019 SF 5000)

MORGAN JUNCTION U.V. (PARKING)

FAR: (23.45.510) 1.3
6,250 x 1.3 = 8,125 sq ft ALLOWED
7,566 sq ft TOTAL

FAMILY SIZED UNITS PER 23.45.512.B





SITE PLAN 7

PROJECT ADDRESS

6056 41ST AVE. SW
SEATTLE, WA 98136

OWNER

ALEX and LIZA DEHAVEN
6056 41ST AVE. SW
SEATTLE, WA 98136

PARCEL NO.

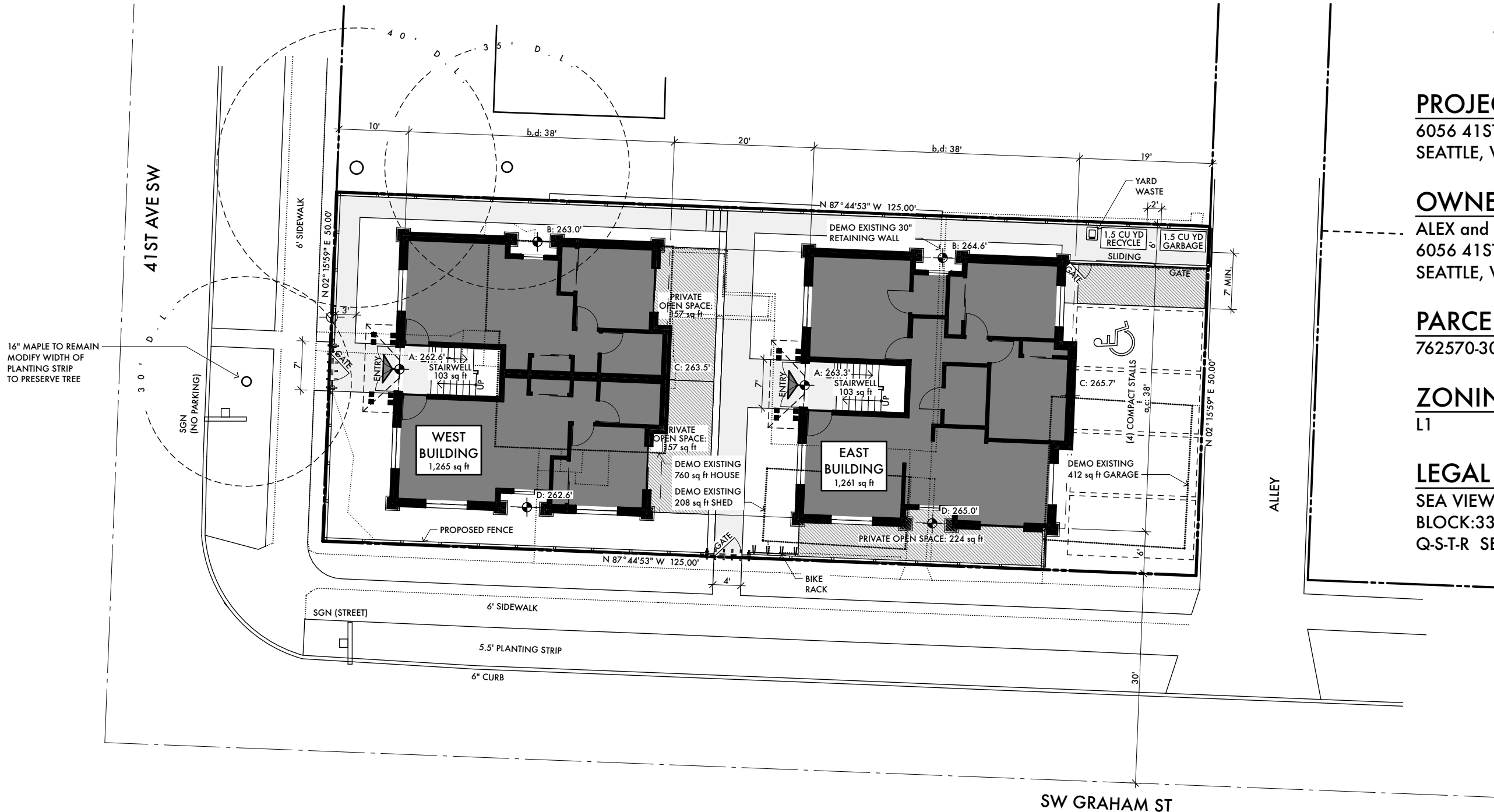
762570-3025

ZONING

L1

LEGAL DESCRIPTION

SEA VIEW PARK ADD
BLOCK:33 LOT:13
Q-S-T-R SE-23-24-3



(2) THREE-STORY APARTMENT BUILDINGS

EAST BUILDING	
MAIN FLOOR	1 ACCESSIBLE UNIT
2ND FLOOR	2 TYPE B UNITS
3RD FLOOR	2 TYPE B UNITS
WEST BUILDING	
MAIN FLOOR	2 TYPE B UNITS
2ND FLOOR	2 TYPE B UNITS
3RD FLOOR	1 TYPE B UNIT

SURFACE PARKING - EAST END OF PROPERTY
(3) COMPACT STALLS
(1) ACCESSIBLE PARKING SPACE

AVG. GRADE CALCULATIONS

EXISTING GRADES, WEST BUILDING :

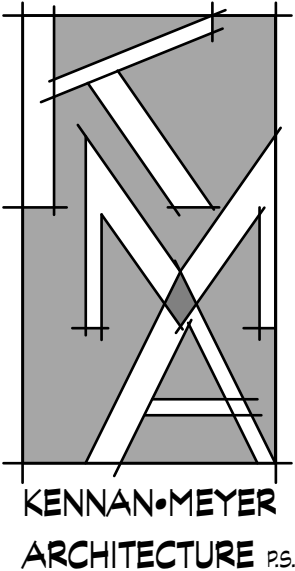
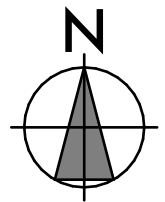
$$\frac{Aa (262.6 \times 38) + Bb (263 \times 38) + Cc (263.5 \times 38) + Dd (262.6 \times 38)}{38 + 38 + 38 + 38}$$

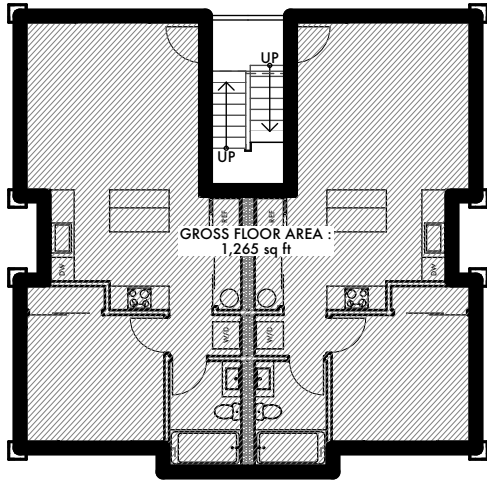
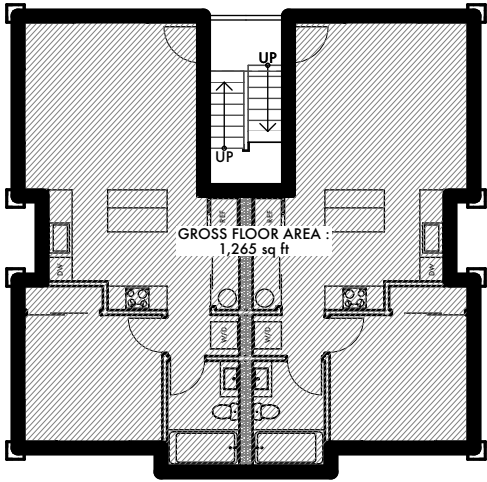
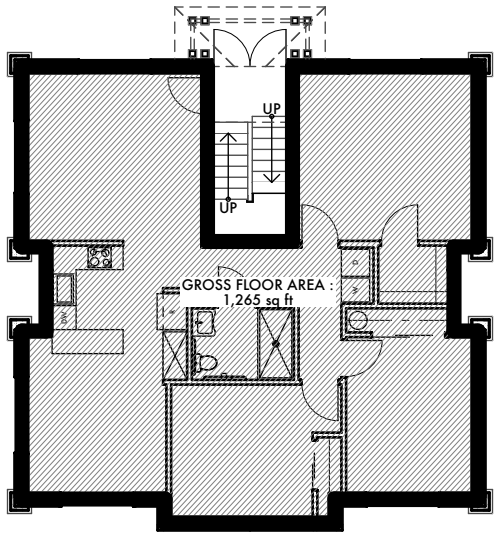
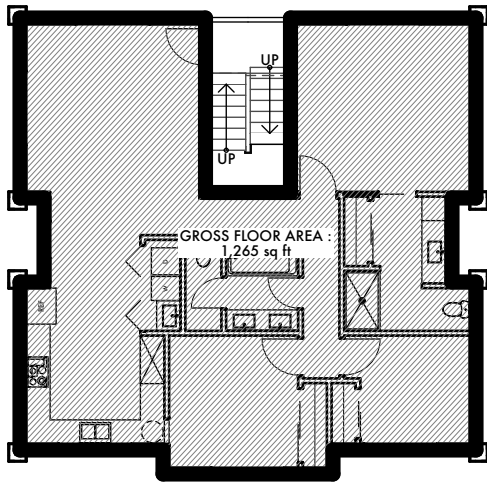
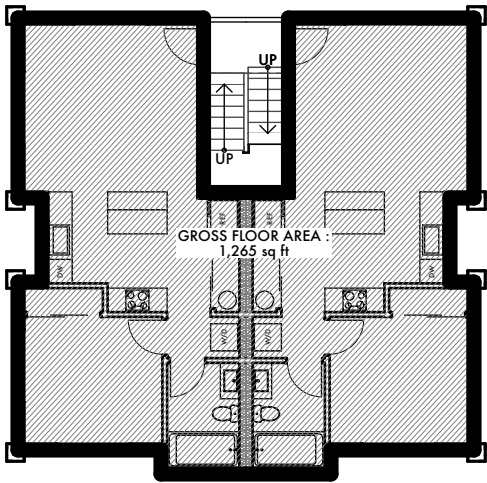
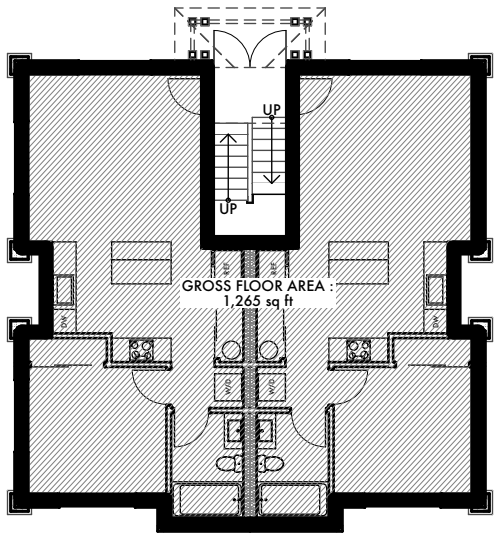
$$\frac{9,978.8 + 9,994 + 10,013 + 9,978.8}{152} = \frac{39,964.6}{152} = \mathbf{262.9' \text{ AVG. GRADE}}$$

EXISTING GRADES, EAST BUILDING :

$$\frac{Aa (263.3 \times 38) + Bb (264.6 \times 38) + Cc (265.7 \times 38) + Dd (265 \times 38)}{38 + 38 + 38 + 38}$$

$$\frac{10,005.4 + 10,054.8 + 10,096.6 + 10,070}{152} = \frac{40,226.8}{152} = \mathbf{264.7' \text{ AVG. GRADE}}$$



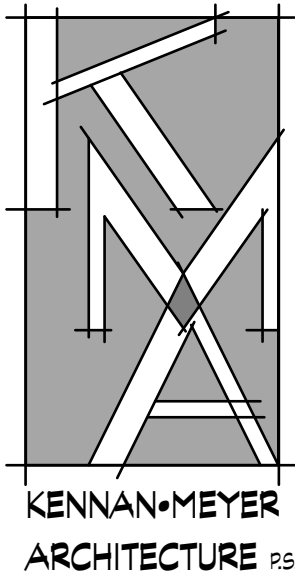
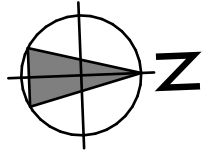


FIRST FLOOR PLANS

SECOND FLOOR PLANS

THIRD FLOOR PLANS

FLOOR AREA RATIO
LOT : 6,250 sq ft
MAXIMUM FAR : 1.3 or 8,125 sq ft
FLOOR AREA : 1,265 x 6 = **7,590 sq ft**



Properties Surrounding 6056 41st Ave SW (SW 41st Ave & Graham St.)

From 41st, looking East toward Fauntleroy, along Graham St.:



From 41st, looking West down to 42nd, along Graham St.



Zoned LR1, 4-unit apartment building on the back side of proposed project location.



Zoned LR1 (directly west of proposed property.)

North along 41st Ave SW



Zoned LR1 (house directly north of proposed property) sold to a developer.



Zoned LR1 (second house directly north of proposed property)



Zoned LR1 (second house directly west of proposed property)



Zoned LR1 (third house directly north of proposed property) sold to developer.



Zoned LR1 (north of proposed property, opposite side of 41st).



Zoned LR1 (fourth house directly north of proposed property) sold to developer.



Zoned LR1 (north of proposed property, opposite side of 41st).



Zoned LR1 (north of proposed property, opposite side of 41st).



Zoned LR1 (north of proposed property, opposite side of 41st).

South between Graham and Fauntleroy



Zoned LR3 (Southwest corner of Graham and 41st Ave)



Zoned LR3 (located on west side of 41st Ave SW, south of Graham St.)



Zoned LR3 (located on west side of 41st Ave SW, south of Graham St.)



Zoned LR3 (located on west side of 41st Ave SW, south of Graham St.)



Zoned LR3 (located on west side of 41st Ave SW, south of Graham St.)

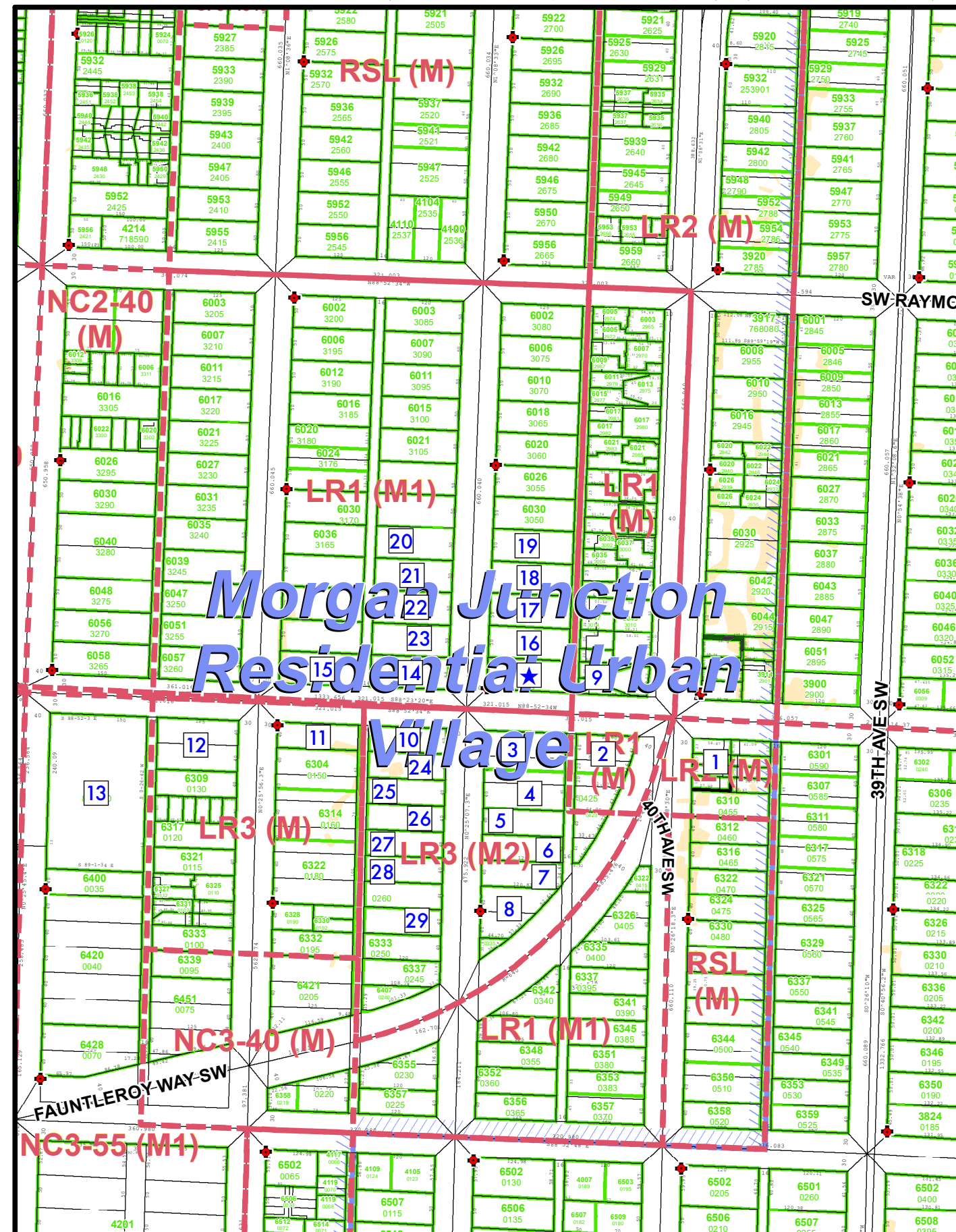


Zoned LR3. Proposed 48-unit apartment complex on 3 lots.



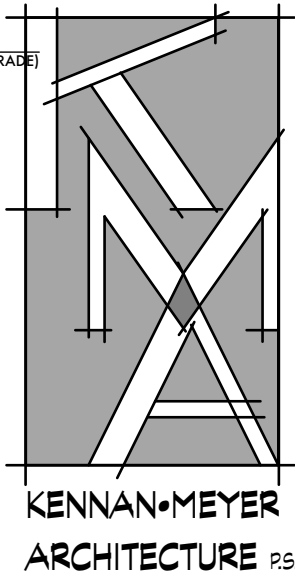
Zoned LR3. Sold to a developer w/ the property right next to it, to the north.

NUMBERED MAP OUTLINING LOCATIONS:





SOUTH ELEVATION

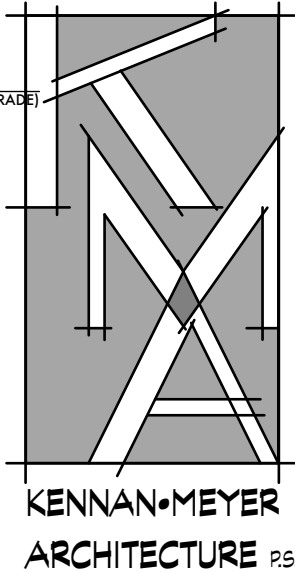




WEST BLDG EAST ELEVATION

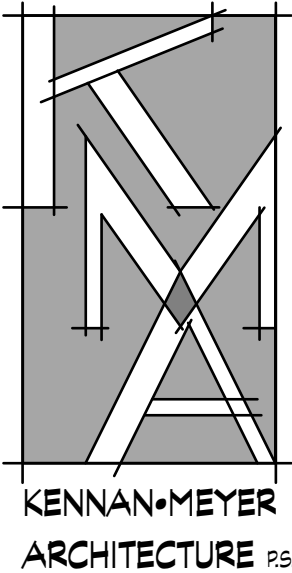


WEST BLDG WEST ELEVATION





NORTH ELEVATION

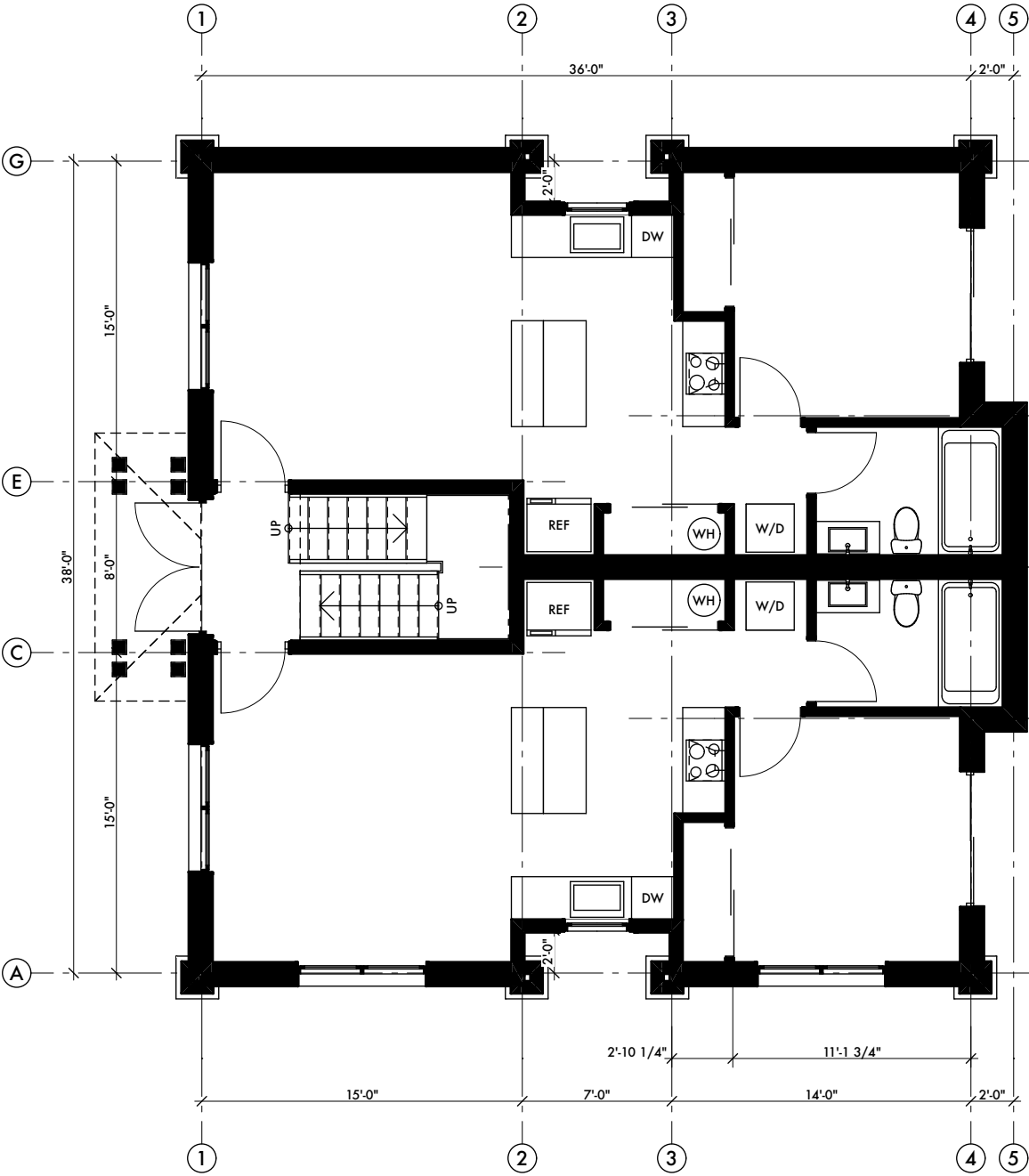




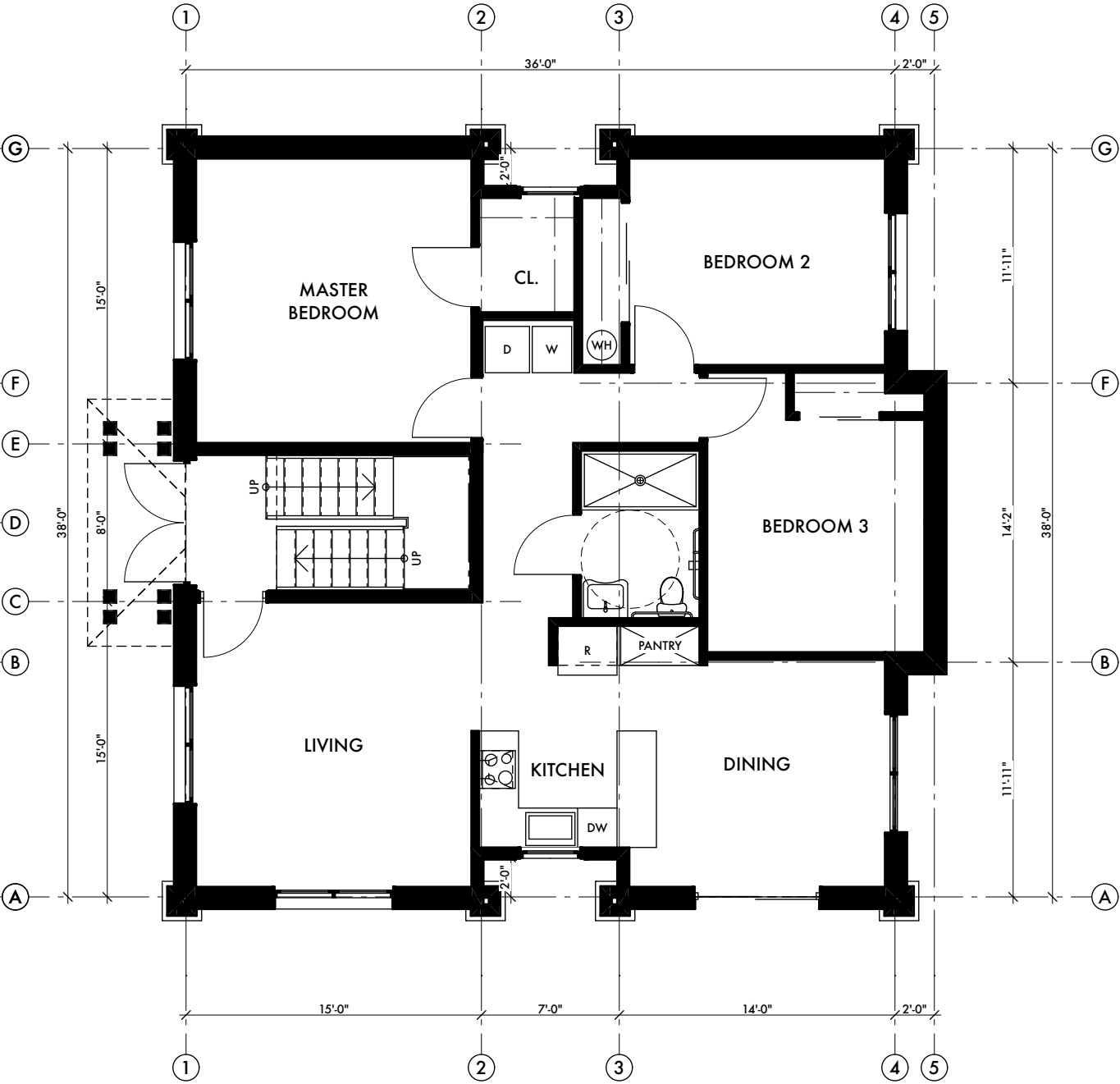
EAST BLDG EAST ELEVATION



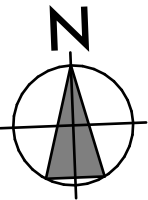
EAST BLDG WEST ELEVATION

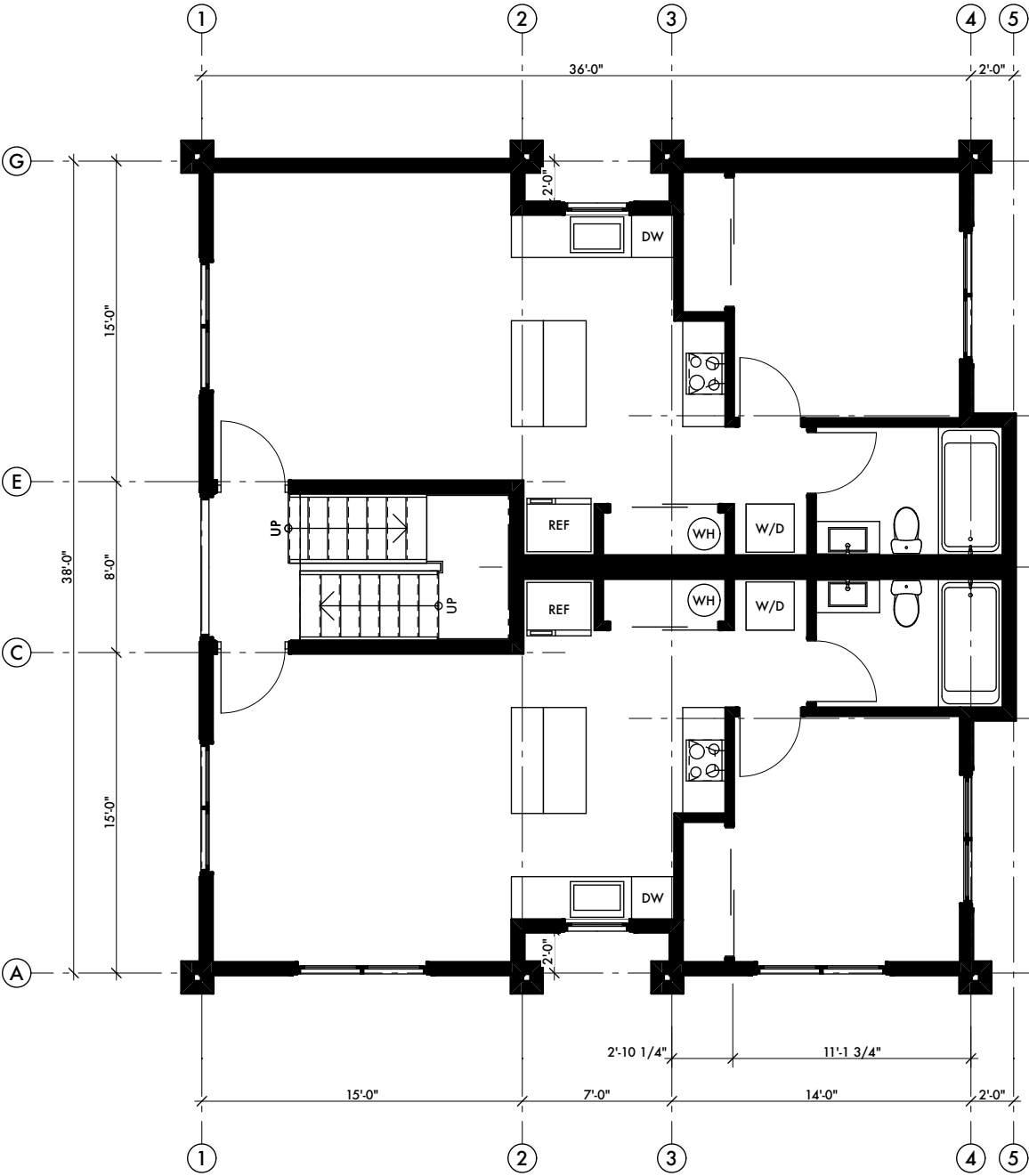


WEST BLDG FIRST FLOOR PLAN

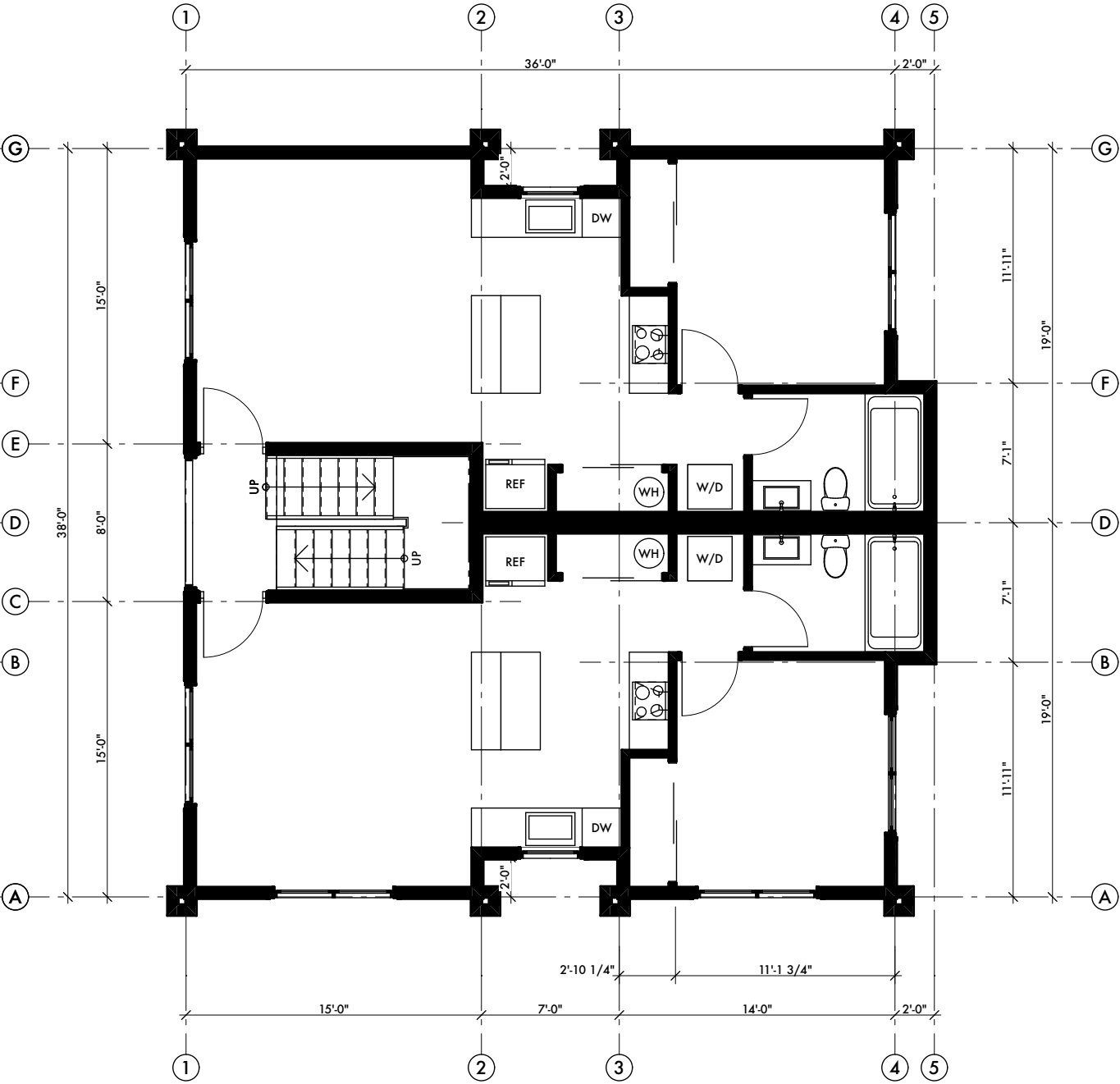


EAST BLDG FIRST FLOOR PLAN

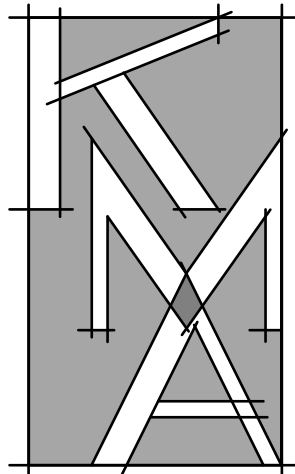
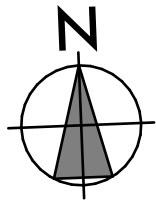


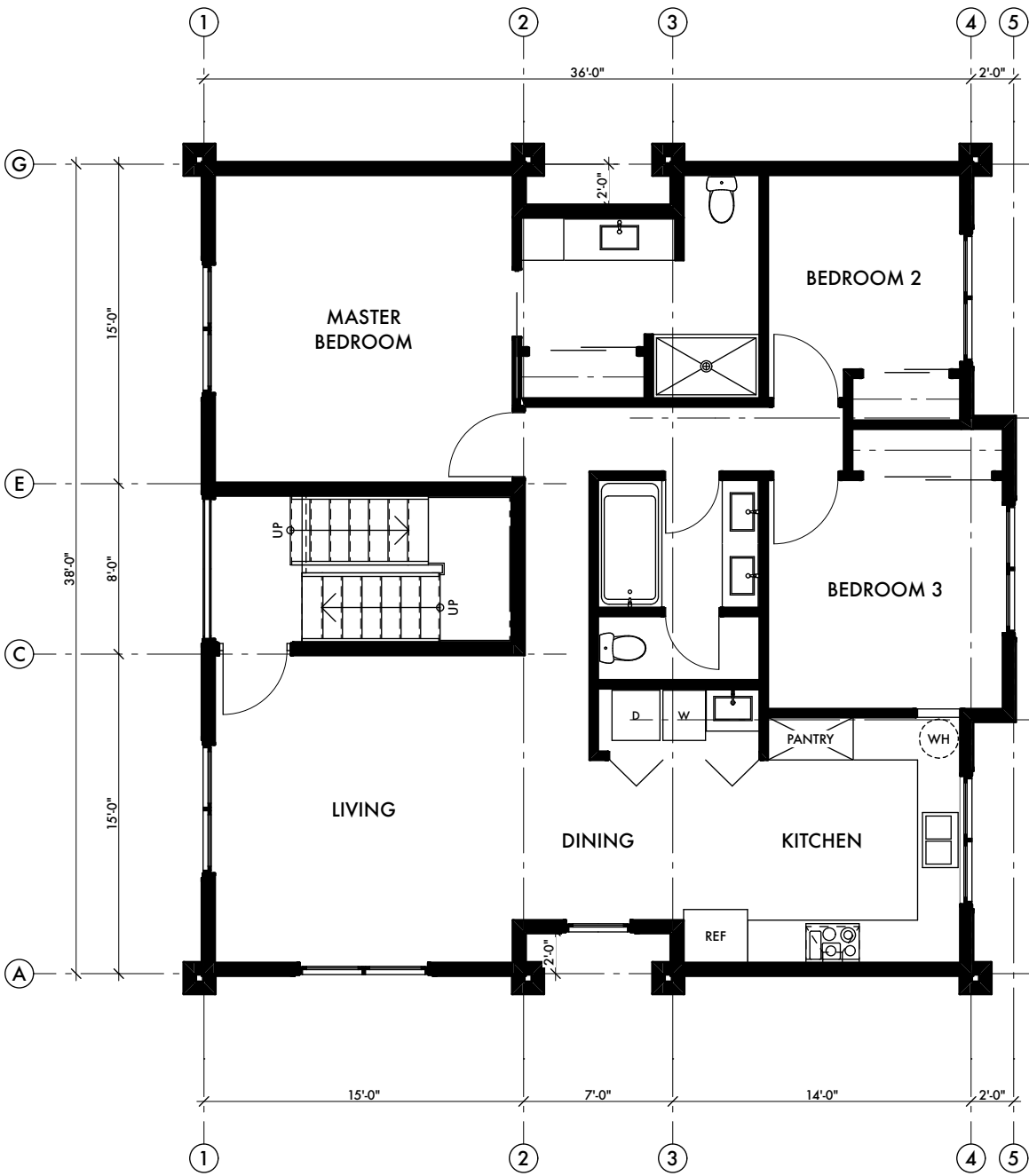


WEST BLDG SECOND FLOOR PLAN

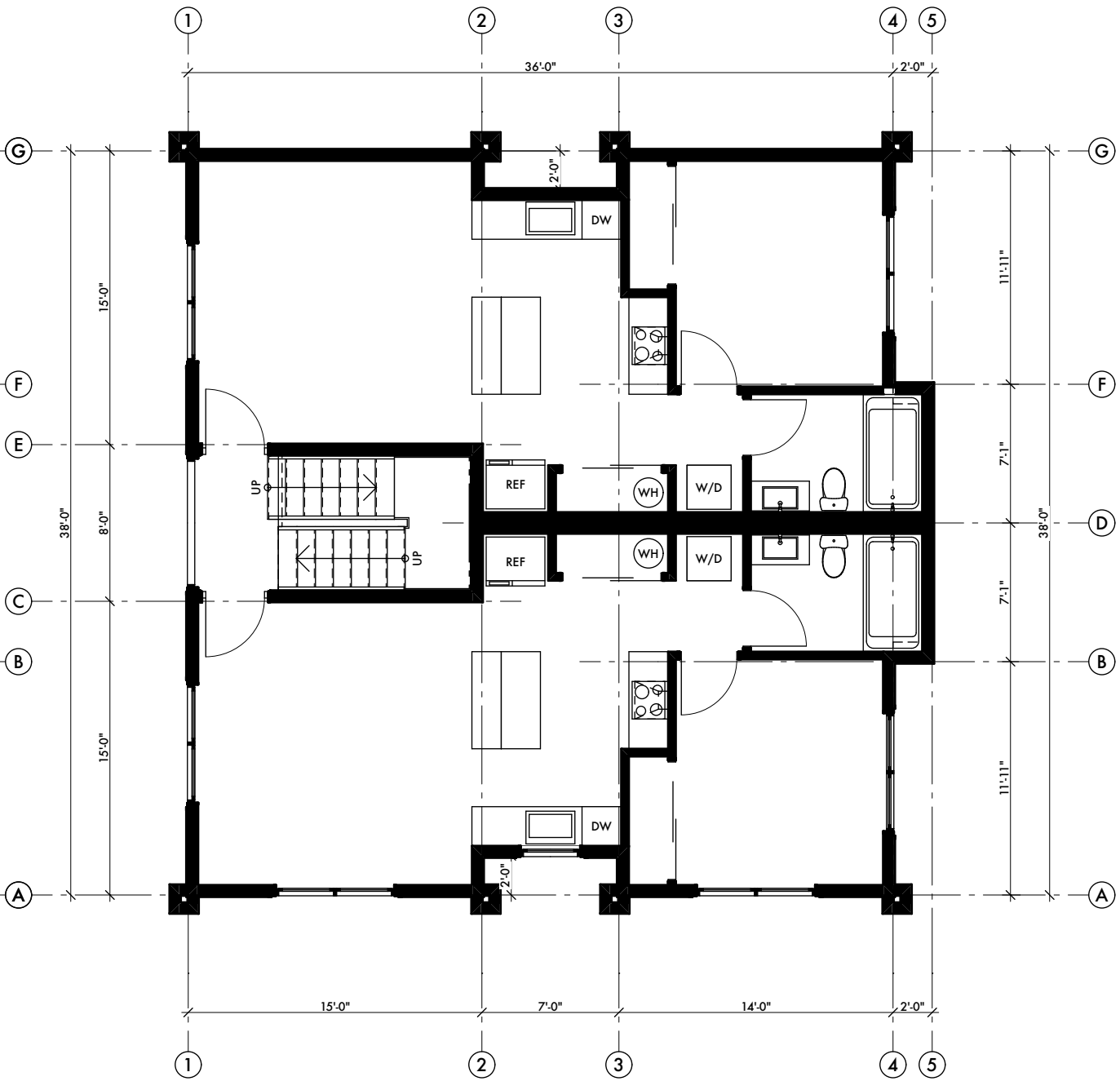


EAST BLDG SECOND FLOOR PLAN

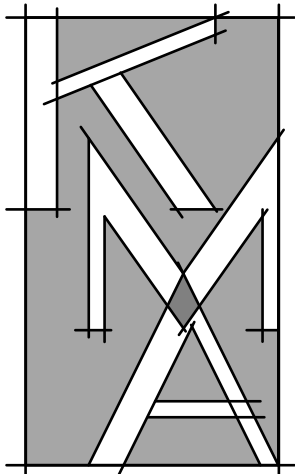
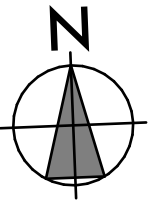


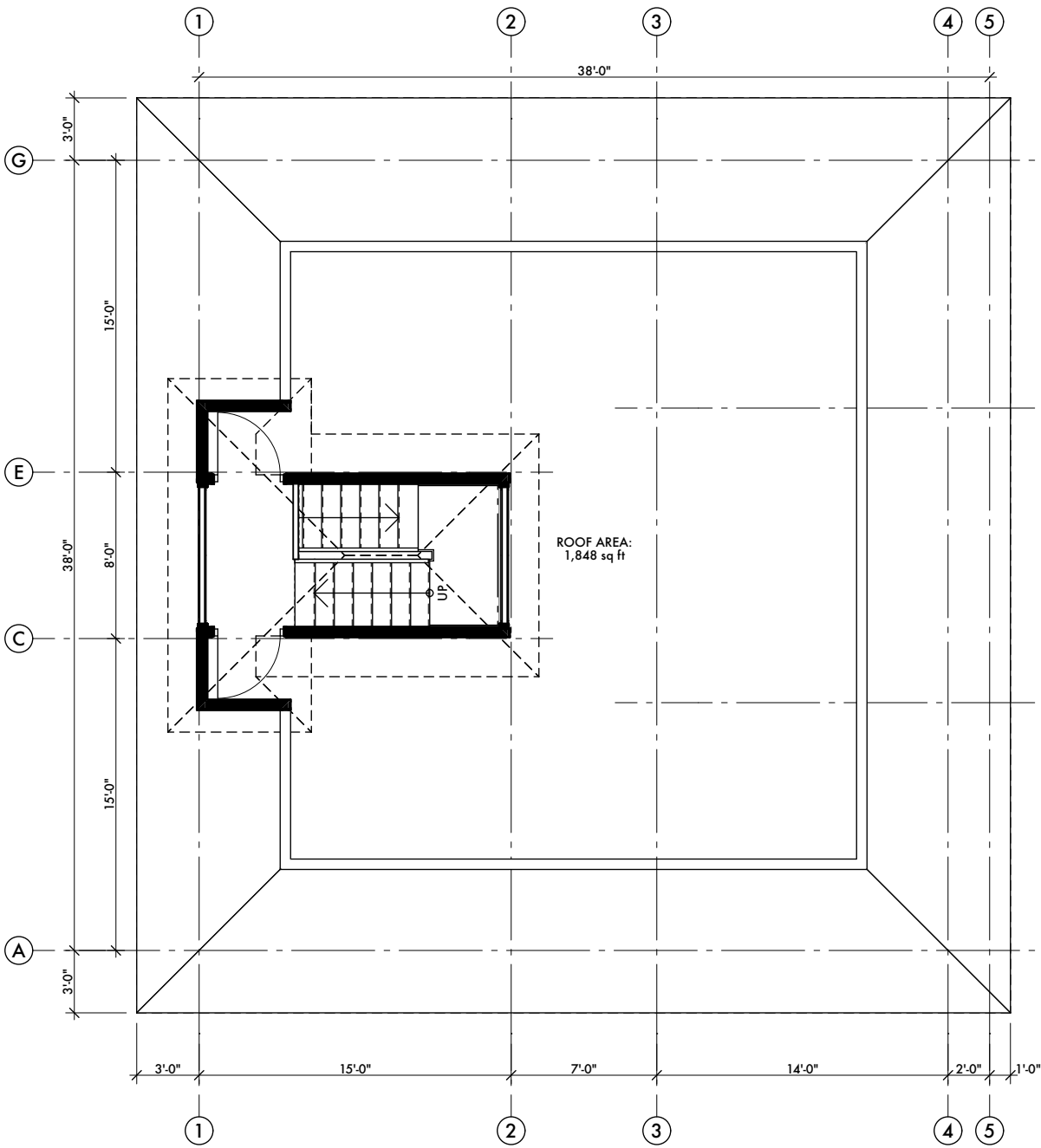


WEST BLDG THIRD FLOOR PLAN

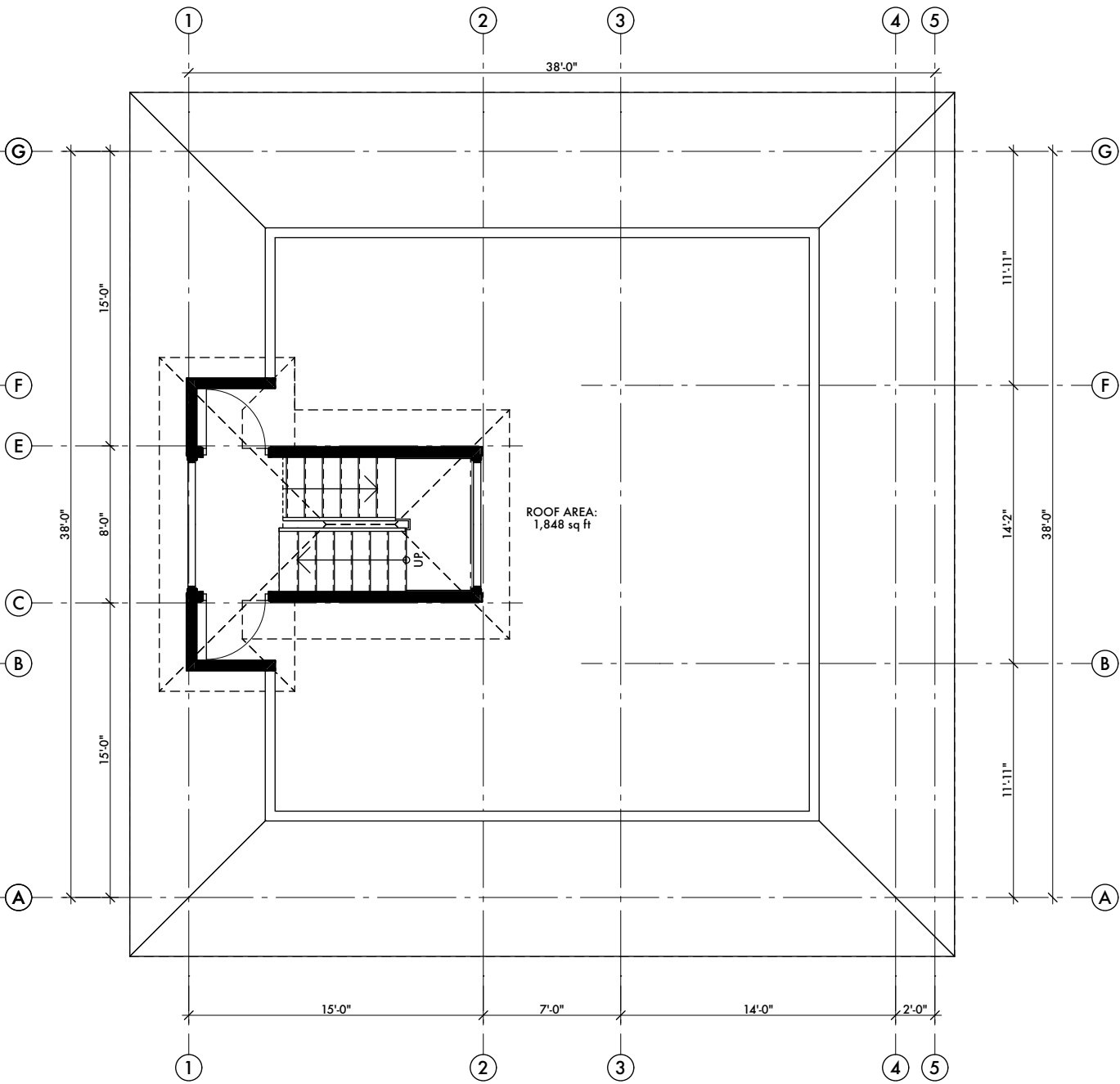


EAST BLDG THIRD FLOOR PLAN

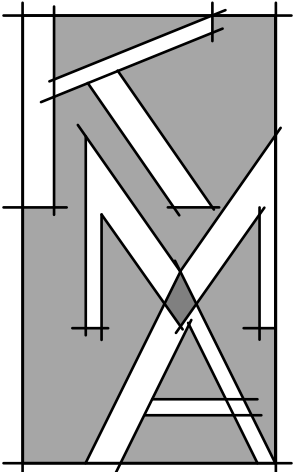
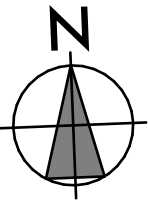




WEST BLDG ROOF PLAN



EAST BLDG ROOF PLAN

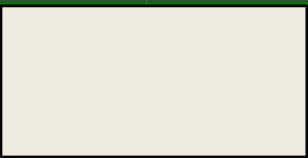




Uptown Antracite II Matte Porcelain Tile



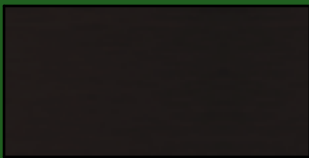
Wood Siding - Off White



Columns and Trim - Cream



Concrete Caps



Window Frames - Bronze

