

**SDCI Project:** #3037240-EG
#6803988-CN

**Functionaly Related:**
3037556-EG
6813409-CN

**Dropped Off:** 01/19/2021

JW ARCHITECTS

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## Project Data

**Address:** 4516 33rd Ave S
Seattle, WA 98118

**Tax ID Number:** 1604600225

**SDCI Project Number:** #3037240-EG
#3037556-EG (functionaly related)
#6803988-CN
#6813409-CN (functionaly related)

**Lot Size:** 3,456.43 SF

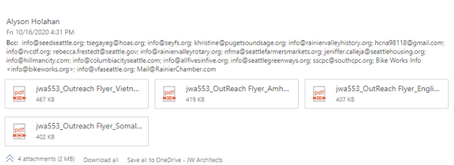
**Architect:** Julian Weber Architects, LTD.
1257 S. King St.
Seattle, WA 98144

**Owner/Applicant:** Legacy Group Capital LLC
400 112th Ave NE
Bellevue, WA 98004

**Proposal:** 4516 33rd Ave S is currently (1) lot with (1) residence. The applicant proposes to demo the residence and construct (3) rowhouses with (2) garages and (1) open parking stalls and future unit lot division.

| Key Metrics | Current | Previously |
|---|---|---|
| **Zone:** | LR1(M1) | SF5000 |
| **Urban Village:** | Columbia City Residencial Urban Village | N/A |
| **Frequent Transit:** | Yes | |
| **Overlay Zoning:** | No | |
| | **Required/Allowed** | **Proposed** |
| **Density:** | RHS - Unlimited | (3) Rowhouse |
| **Vehicle Parking:** | (0) Spaces | (1) Open Stall; (2) Garage |
| **Bike Parking:** | Long-term: (1) Space per Dwelling Unit<br>Short-term: (1) Space per 10,000 SF | (3) Long-term (1) Short-term |
| **FAR:** | 1.3 X 3,456 SF = 4,493 SF | 4,089 SF |
| **Amenity Area:** | 25% of Lot Area<br>864 SF | 1250 SF |
| **Structure Height:** | 40'-0" + 4' Parapet + 10' Penthouse Bonus | 34'-6"(24'-6"front facade) |
| **Setbacks:** | Front: 5'<br>Rear: 5' min, 7'AVG<br>Sides: 3.5' | 10'<br>11.75'<br>North: 10.6' South: 4.5' |
| **Facade Length (North):** | 65% (Within 15' of Property Line)<br>58' X .65 = 37.7' | Proposed:<br>36.25' |
| **Facade Length (South):** | 65% (Within 15' of Property Line)<br>58' X .65 = 37.7' | Proposed:<br>36.25' |

We distributed flyers in a 500 foot radius from the site. Flyers were mailed to all residences within this area. Flyers provided information about the project and location, as well as a link to the project website and online survey. All information was provided in English, Amharic, Somali, and Vietnamese.
PDF versions of these flyers were also emailed to the neighborhood/community groups identified in the Columbia City snapshot provided by the Department of Neighborhoods.



Alyson Holahan
Fri 10/16/2020 4:31 PM
Bcc: info@seedseattle.org; tsegatyeg@hoas.org; info@seyfs.org; khristine@pugetsoundsage.org; info@rainiervalleyhistory.org; hcna9811@gmail.com; info@nvcdf.org; rebecca.frestedt@seattle.gov; info@rainiervalleyrotary.org; ntma@seattlefarmersmarkets.org; jennifer.calleja@seattlehousing.org; info@hillmancity.com; info@columbiacityseattle.com; info@allfivesinfive.org; info@seattlegreenways.org; sscpc@southscp.org; Bike Works Info <info@bikeworks.org>; info@vfaseattle.org; Mail@RainierChamber.com

jwa553_Outreach Flyer_Vietn... 467 KB
jwa553_OutReach Flyer_Amh... 419 KB
jwa553_OutReach Flyer_Engli... 407 KB
jwa553_Outreach Flyer_Somal... 402 KB

4 attachments (2 MB) Download all Save all to OneDrive - JW Architects

Hello,

JW Architects would like to include you in design review outreach for an upcoming project located at 4516 33rd Ave S.

We invite you to participate in our online survey on our firm's website about the project (open 10/19/20 - 11/16/20).

We also invite you to visit our dedicated project website and leave a comment.

Additionally, you can find project information on the Seattle Department of Neighborhoods Design Review Calendar.

Please share with those who may be interested. We have attached our flyers to this email.

We are looking forward to hearing about how this project can be successful in the Columbia City neighborhood!

Email sent to Community Groups



ውድ የዚህ አካባቢ ነዋሪ

ይህ በራሪ ወረቀት እርስዎን በዲዛይን ግምገማ ላይ በሚገኘው ፕሮጀክታችን ውስጥ ለማካተት ያለመ ነው።

4516 33rd Ave S

ሌጋሲ ግሩፕ ካፒታል (Legacy Group Capital) እና ጄ.ደብሊዩ አርኪቴክትስ ( JW Architects) በ 4516 33ኛ አቬኑ ደቡብ(4516 33rd Ave S) የማሻሻያ ለማካሄድ እንዲ በማመላከት በክል አየተሳቡ ነው።

SITE
33RD AVE S

ስለፕሮጀክቱ መረጃ Project information:

ይህ ፕሮጀክት በ 33ኛው አቬኑ ደቡብ(33rd Avenue South) ! በምስራቅ በኩል ባለው ክፍደ ሚክል ባለው ስፍራ ላይ ቦታ ላይ ይሆናል። ስራው ሲጠናቀቅም አዲሶቹ ቤቶች አምንትአቶው ባለሰነት (3) ፎቆች ሆነው ሲሰር የተያያዘ ጋራዥ ያላቸው 5 መኖርያ ቤቶች (townhomes) ይሆናሉ። በአሁኑ ወቅት ገና እቅድ በማውጣት ላይ ነን፣ ግንባታው በ 2021ዐ መራት ላይ ይጀመራል። በክረምት ወራት 2022 ድማሞ ተጠናቅው ለእነሰሳቸት ዝግጁ ይሆናሉ።

የአቅዱ(ፕሮጀክት) አስኛ ሰው:
ጀፌሆን ዌበር፣ መስራች ባለሰልጣን፣ ጀ.ደብሊው አርኪቴክቶች
outtreach@jwseattle.com

በአካሄን የሚደረግ ጥናት
ከተቅምት ፲፱ – ህዳር ፲፩ ቀን 2020
ጥናቱ በእንግሊን የሚሳሰት የመጫኛያ መስመር:
www.jwseattle.com/4516-amharic

የፕሮጀክቱ ዌብሳይት
ወደ ዌብሳይቱ ለመግባት፣ በእንግሊን የመጫኛያ መስመር:
jwseattleoutreach.wixsite.com/4516

*በጀርባ ሽፋን ላይ ተጨማሪ መረጃ

JW ARCHITECTS

Front page of Amharic Flyer.



Kính gửi quý cư dân, đây là phiếu mời bạn tham gia vào

THỦ TỤC XÉT DUYỆT THIẾT KẾ DỰ ÁN
tại đại chỉ 4516 33rd Ave S

Nhóm Legacy Group Capital và Nhóm Kiến Trúc Sư JW Architects hiện hợp tác để thiết kế việc tái phát triển 4516 33rd Ave S.

SITE
33RD AVE S

**Thông tin về dự án:**
Dự án này sẽ nằm ở khúc giữa phía Đông của đường 33rd Avenue South. Sau khi hoàn tất, những nhà mới sẽ cao 3 tầng và sẽ bao gồm 5 căn nhà dãy với nhà để xe dính kề. Hiện giờ, chúng tôi chỉ mới bắt đầu lập kế hoạch - việc xây cất có thể bắt đầu vào Mùa hè năm 2021 và tòa nhà có thể mở cửa sớm nhất là vào Mùa đông năm 2022.

**Người Liên Lạc của Dự Án:**
Ông Julian Weber, Chủ Sáng Lập Công Ty JW Architects
outreach@jwseattle.com

Xin yêu cầu bạn đóng góp ý kiến phản hồi qua:

**KHẢO SÁT TRỰC TUYẾN**
19 tháng 10 – 16 tháng 11, 2020
Liên kết đến khảo sát:
www.jwseattle.com/4516-vietnamese

**TRANG WEB DỰ ÁN**
Liên kết đến trang web:
jwaseattleoutreach.wixsite.com/4516

*thông tin bổ sung ở mặt sau của tờ rơi

JW ARCHITECTS

Front page of Vietnamese Flyer.



Deganaha Qaaliga ahoow, wargayskan ayaa laguugu daray

Mashruuca Hoos Yimaada Casriyeenta Dib u Eegida
Ee 4516 33rd Ave S

Legacy Group Capital iyo JW Architects ayaa iska kaashanaya inay qaabeeyaan dib-u-dhiska 4516 33rd Ave S.

SITE
33RD AVE S

**Warbixinta mashruuca:**
Mashruucan ayaa ku oolli doona sakad-dhexaadka dhinaca bariga 33rd Avenue South. Marka la dhammystiro, guryaha cusub ayuu dhererkoodu noqon doonna 3 dabaqadood oo yeelan doona 5 guryo safan (townhomes) oo leh gaadiid dhigasho (garages) ku dhejisan. Waxaan isla haddaadan bilaabeynaa qorsheynta – dhisidda ayaa bilaabmi karta Xagaaga (Summer) 2021 oo dhismayaasha ayaa laga yaabaa in daaha laga qaado ugu horrayn illaa xilliga Qaboobaha (Winter), 2022.

**Xiriirka Mashruuca:**
Julian Weber, Founding Principal, JW Architects
outtreach@jwseattle.com

Waxaan kaa codsanaynaa inaad nala wadaagto fikradaada adoo u marayo:

**RA'YI-URURINTA ONLAYNKA AH**
Oktoober 19 - Noofamber 16, 2020
Xiriirinta lagu togayo sahanka:
www.jwseattle.com/4516-somali

**BARTA INTERNETKA MASHRUUCA**
jwaseattleoutreach.wixsite.com/4516

JW ARCHITECTS

Front page of Somali Flyer.

## PRINTED OUTREACH








Dear Resident, this flyer is to include you in a

# PROJECT UNDER DESIGN REVIEW

at 4516 33rd Ave S

Legacy Group Capital and JW Architects are collaborating to design the redevelopment of 4516 33rd Ave S.







**Project information:**
This project will be located midblock on the east side of 33rd Avenue South. When it's complete, the new homes will be 3 stories tall and will include 5 townhomes with attached garages. We're just getting started planning now – construction could start in Summer 2021 and the buildings could be open as early as Winter 2022.

**Project Contact:**
Julian Weber, Founding Principal, JW Architects
outtreach@jwseattle.com

We request your input through:

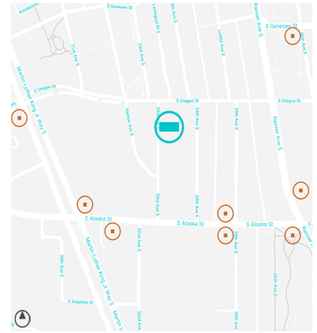
**ONLINE SURVEY**
October 19 - November 16, 2020
Link to survey:
www.jwseattle.com/4516-english

**PROJECT WEBSITE**
jwaseattleoutreach.wixsite.com/4516

*additional info on back of flyer

JW ARCHITECTS

Front page of English Flyer.




**ONLINE SURVEY**
October 19 - November 16, 2020
Link to survey:
www.jwaseattle.com/4516-english
**PROJECT WEBSITE**
jwaseattleoutreach.wixsite.com/4516

**DROP-IN HOURS**

In-Person meetings have been suspended due to Covid-19.

By transit:

Off Martin Luther King Jr Way - Bus 106
Off Rainier Ave S - Busses 7, 50
Off S Alaska St - Bus 50

To **find out more** about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwseattle.com) and the Project Website (www.jwaseattle.wixsite.com/4516) to see project related information concerning this project.

**More information** about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (http://www.seattle.gov/neighborhoods).

All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy

JW ARCHITECTS

Back page of English Flyer.

Link to project website and survey.

Link to dedicated project website and public comments.

Legacy Group and JW Architects are collaborating to design the redevelopment of 8315 14th Ave NW. When it's complete, the new homes will be 3 stories tall and will include 9 townhomes with 3 open parking stalls. We're just getting started planning now – construction could start in Fall 2021 and the building could be open as early as Winter 2022.

This survey will be open from May 25, 2020 to June 15, 2020. After that, we'll start preparing for the City's Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (8315 14th Ave NW) or project number (3036563) in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood's webpage.

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information. All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

Questions:

1. What is your connection to this development project? (select all that apply)
   - I live very close to the project
   - I live in the general area
   - I own a business nearby
   - I visit the area often for work or leisure
   - I don't have a direct connection, but I care about growth and development in Seattle
   - Other [fill in blank, 100 character maximum]

2. What is most important to you about a new building on this property? (select up to two)
   - That it fits into neighborhood look
   - That it stands out as a unique and landmark building
   - That it brings new services or amenities to the area (businesses, open space, etc.)
   - That is affordable for residents and/or businesses
   - That it is designed to be family-friendly
   - That it is designed with environmental sustainability in mind
   - Other [fill in blank, 100 character maximum]


   - That it fits into neighborhood look
   - That it stands out as a unique and landmark building
   - That it brings new services or amenities to the area (businesses, open space, etc.)
   - That is affordable for residents and/or businesses
   - That it is designed to be family-friendly
   - That it is designed with environmental sustainability in mind
   - Other [fill in blank, 100 character maximum]


3. We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
   - Lots of plants/greenery
   - Additional designs for safety (street lighting, gates, fences, etc)
   - Quality building materials at street-level (brick, large windows,
   - Seating/places to congregate (sidewalk cafes, benches, etc)
   - Pet friendly areas
   - Off-street bicycle parking
   - Other [fill in blank, 100 character maximum]

4. What concerns do you have about the project? (select any/all that apply)
   - Construction noise/impacts
   - The existing residence is going away
   - That I will not like the way it looks
   - That it will not be affordable
   - That it may feel out of scale with other buildings nearby
   - I don't really have any specific concerns
   - Other [fill in blank, 100 character maximum]

5. Is there anything specific about this property or neighborhood that would be important for us to know? [fill in blank, 300 character maximum]

6. What are some landmarks/spaces that help to identify your neighborhood? [fill in blank, 300 character maximum]

7. What do you like most about living or working in your neighborhood? [fill in blank, 300 character maximum]

8. What do you like least about living/working in your neighborhood? [fill in blank, 300 character maximum]

1. What is your age?
   - Under 12 years old
   - 12-17 years old
   - 18-24 years old
   - 25-34 years old
   - 35-44 years old
   - 45-54 years old
   - 55-64 years old
   - 65-74 years old
   - 75 years or older

2. What are the languages spoken in your home? (select any/all that apply)
   - English
   - Spanish
   - Amharic
   - Oromo
   - Tigrinya
   - Other [please specify]

3. How long have you lived in this neighborhood?
   - Less than a year
   - 1-2 years
   - 3-5 years
   - 5-10 years
   - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (8315 14th Ave NW) or project number (3036563) in the Design Review Calendar and the Seattle Services Portal.

If you don't want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at outreach@jwaseattle.com

## SURVEY RESULTS

We received 12 surveys. All were completed through our online survey via the link provided on our printed outreach flyer. Percentages are based on the information completed. Not all surveys had all questions answered.

Question 1:
100% live very close to the project

Question 2:
24% want it to fit into the neighborhood look
32% want it designed with environmental sustainability in mind
12% want it to be affordable for residents and/or businesses
12% want it to be family-friendly
4% want it to stand out as a unique and landmar building
4% want it to bring new services or amenities to the area
4% want it to not bring too much onto a small lot
4% want it to be built with high quality materials that will last
4% want it to foster connection/community

Question 3:
42% want lots of plants/greenery
29% want quality building materials at street-level
8% want additional designs for safety
8% want seating/places to congregate
4% want pet friendly areas
4% want adequate off street parking
4% want kid friendly areas

Question 4:
32% are concerned it will feel out of scale with nearby buildings
24% are concerned with construction noise/impacts
16% are concerned that it will not be affordable
8% are concerned they will not like the way it looks
4% are concerned about overcrowding
4% are concerned that it will be cheaply constructed and low quality
4% are concerned that it will not foster connection
4% are concerned it will waste space on cars

Question 5:
-This is a quiet street with single family homes, it is not appropriate to plunk 5 townhouses.
-This block is single family occupancy.
-We don't want high-rises.
-Alley is not used by cars and is a critical slope. We don't want alley access impacted by project.
-The alley on the eastern edge of the property has been determined to be "critical slope". I strongly disfavor any development of the alley for vehicle or pedestrian access that would significantly impact the security of my property.
-We all know one another and interact. It would be nice to create communal space so people can interact with one another.
-It's rapidly gentrifying. While I support density, I don't support unaffordability.
-This street has been affordable and diverse for decades. We are very neighborhood friendly and I hope these new homes invite owner occupancy.
-Because of slopes, many people park on street. I am concerned this project will create more demand.

Question 6:
-Big, beautiful, mature trees that host a variety of wild animals and birds
-Lots of people walking
-Africatown
-Geraldine's Counter
-Southside Commons
-The Royal Room

Question 7:
-Walkability
-Single Family Homes
-Friendly, responsible neighbors
-The sunshine/quiet of my back patio
-Cultural Diversity
-Access to Columbia City
-Convenience to public transportation
-Trees
-People of color and families of color who still live/work here
-Lots of amenities close by - farmers market, transit, library, groceries, ice cream
-Mix of single family and affordable/subsidized housing
-Community feel
-Historic region for immigrants

Question 8:
-Drive by shootings
-Noise frrom neaby late night (after midnight) outdoor gatherings
-Becoming less affordable/more geared to higher income residents
-Amount of cheap, shoddy construction that is happening
-People getting displaced, priced out
-Shotgun townhomes that all look the same
-Very expensive, hard for newcomers to afford

Additional results:

Question 1:
36% were 65-74 years old
27% were 35-44 years old
18% were 45-54 years old
9% were 55-64 years old
9% were 25-34 years old

Question 2:
100% English

Question 3:
20% 3-5 years
20% 5-10 years
20% 10-15 years
20% more than 15 years
10% 1-2 years
10% less than 1 year

## ELECTRONIC/DIGITAL OUTREACH

**Approved by DON 11/18/2020**

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

LOTS 18 AND 19, BLOCK 2, CLAREMONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 68, RECORDS OF KING COUNTY, WASHINGTON.

## BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS

## REFERENCES

R1. RECORD OF SURVEY, VOL. 87, PG. 238, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE BENCHMARK: SET BENCHTIE IN PP #1329673 ON EAST SIDE OF 33RD AVE S NEAR NW CORNER OF SITE, ELEVATION=154.40'

## SURVEYOR'S NOTES

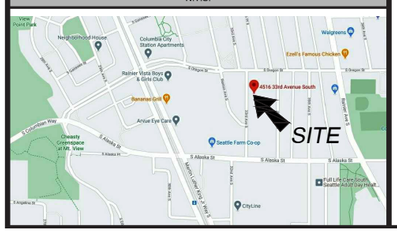
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2020. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 160460-0225
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 5,960 S.F. (0.14 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

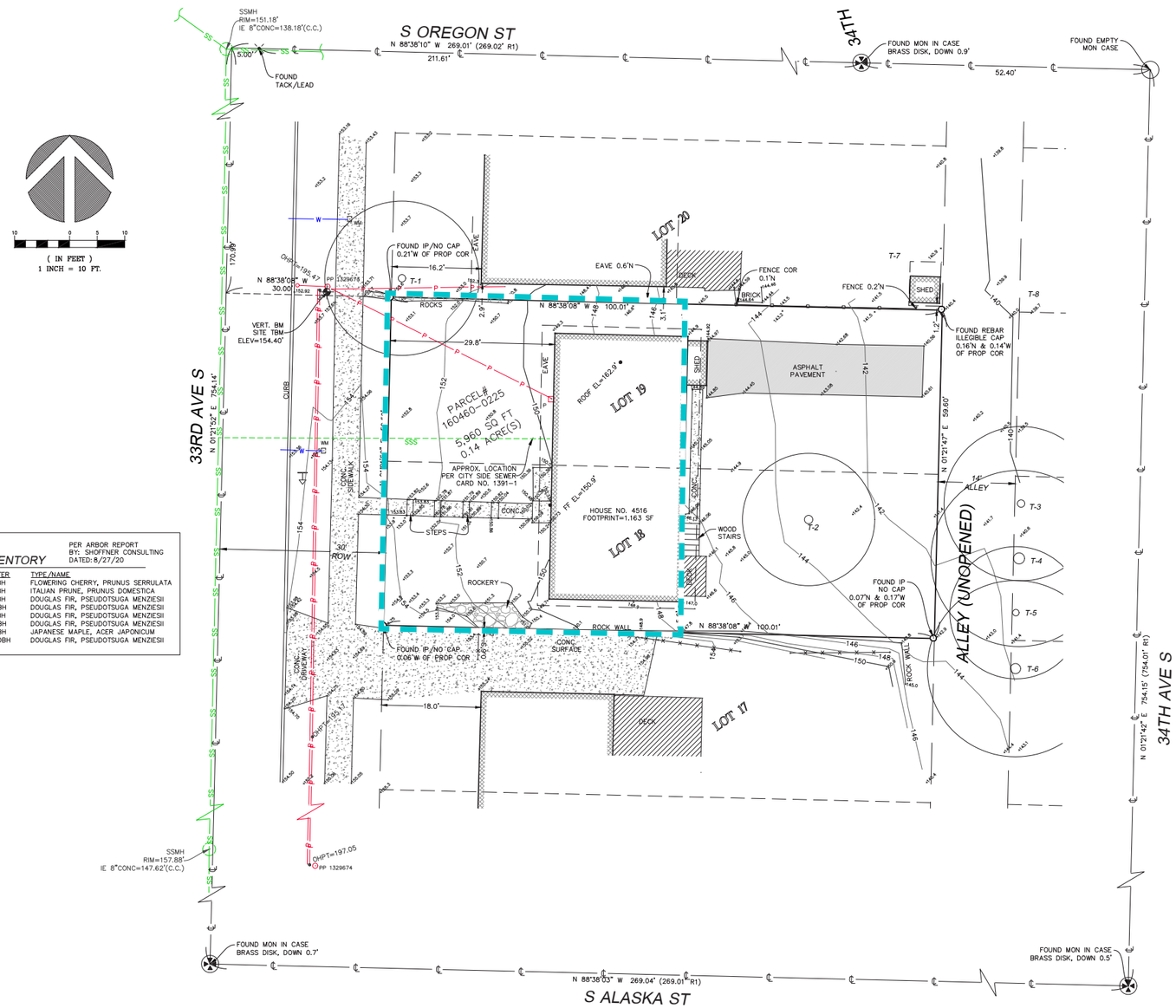
## LEGEND

| | |
|---|---|
| BENCHMARK | BLDG BUILDING |
| ASPHALT SURFACE | C.C. CENTER CHANNEL |
| BUILDING | CONC CONCRETE |
| CENTERLINE ROW | COR CORNER |
| CONCRETE SURFACE | ELEV ELEVATION |
| RETAINING WALL | FF FINISH FLOOR |
| DECK | IP IRON PIPE |
| FENCE LINE (CHAIN LINK) | MON MONUMENT |
| FENCE LINE (WOOD) | OHP OVERHEAD POWER |
| MONUMENT IN CASE (FOUND) | PROP PROPERTY |
| NAIL AS NOTED | (R) RECORD DATA |
| POWER METER | SSMH SANITARY SEWER MANHOLE |
| POWER (OVERHEAD) | SSS SANITARY SIDE SEWER |
| POWER POLE W/ LIGHT | SF SQUARE FEET |
| REBAR/IP AS NOTED (FOUND) | |
| ROCKERY | |
| SEWER LINE | |
| SEWER MANHOLE | |
| STEEP SLOPE AREA | |
| SIGN (AS NOTED) | |
| T-1 TREE (ARBORIST #) | |
| W WATER LINE | |
| WM WATER METER | |

## VICINITY MAP

N.T.S.




( IN FEET )
1 INCH = 10 FT.

### TREE INVENTORY

PER ARBOR REPORT BY: SHOFFNER CONSULTING DATED: 8/27/20

| NUMBER | DIAMETER | TYPE/NAME |
|---|---|---|
| T-1 | 18" DBH | FLOWERING CHERRY, PRUNUS SERRULATA |
| T-2 | 12" DBH | ITALIAN PRUNE, PRUNUS DOMESTICA |
| T-3 | 18" DBH | DOUGLAS FIR, PSEUDOTSUGA MENZIESII |
| T-4 | 26" DBH | DOUGLAS FIR, PSEUDOTSUGA MENZIESII |
| T-5 | 16" DBH | DOUGLAS FIR, PSEUDOTSUGA MENZIESII |
| T-6 | 25" DBH | DOUGLAS FIR, PSEUDOTSUGA MENZIESII |
| T-7 | 6" DBH | JAPANESE MAPLE, ACER JAPONICUM |
| T-8 | >30" DBH | DOUGLAS FIR, PSEUDOTSUGA MENZIESII |

### STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF SW 1/4 SEC 15, TWP. 24 N., RGE 04 E., W.M.
PARCEL NO. 160460-0225

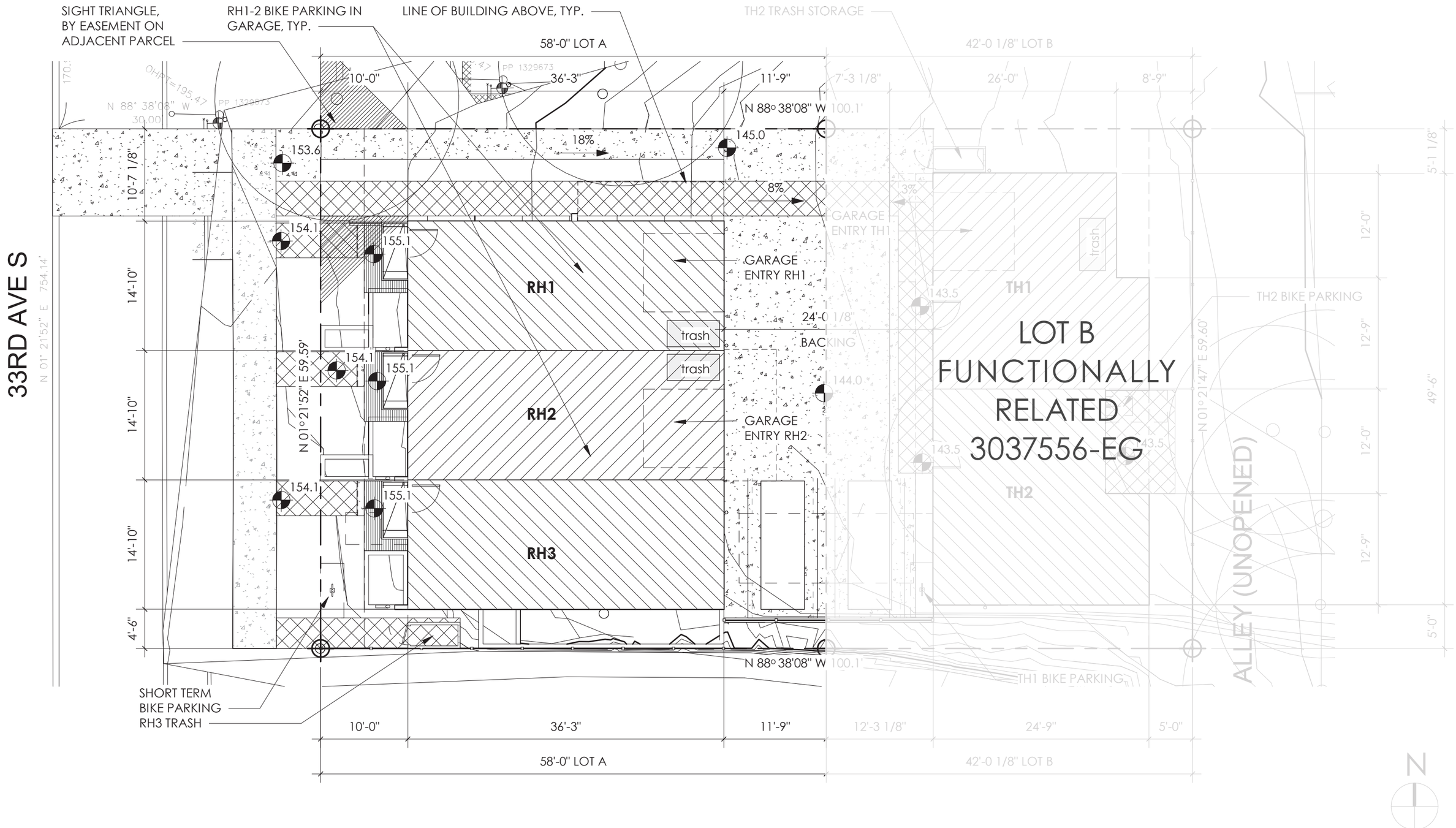
LEGACY - 33RD AVE S
4516 33RD AVE S
SEATTLE, WA 98118


Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net


| | |
|---|---|
| JOB NUMBER: | 201696 |
| DATE: | 9/23/20 |
| DRAFTED BY: | TLR |
| CHECKED BY: | SRM |
| SCALE: | 1" = 10' |

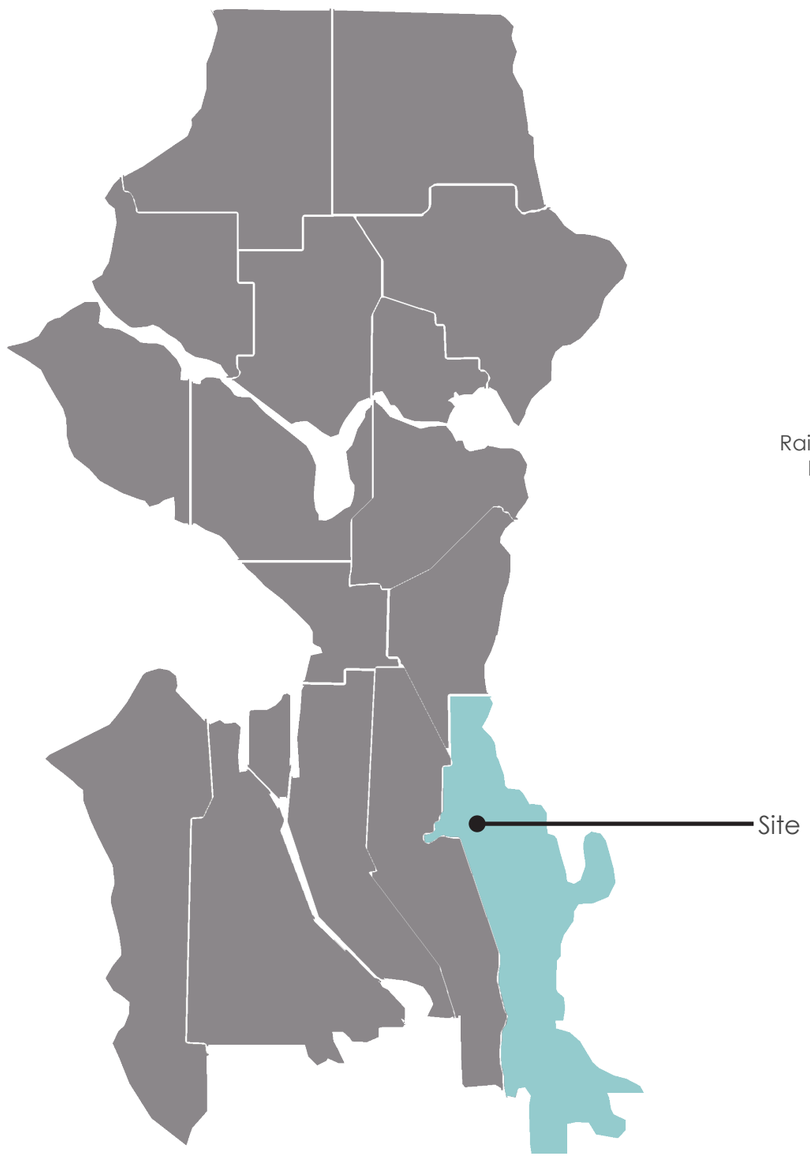
REVISION HISTORY

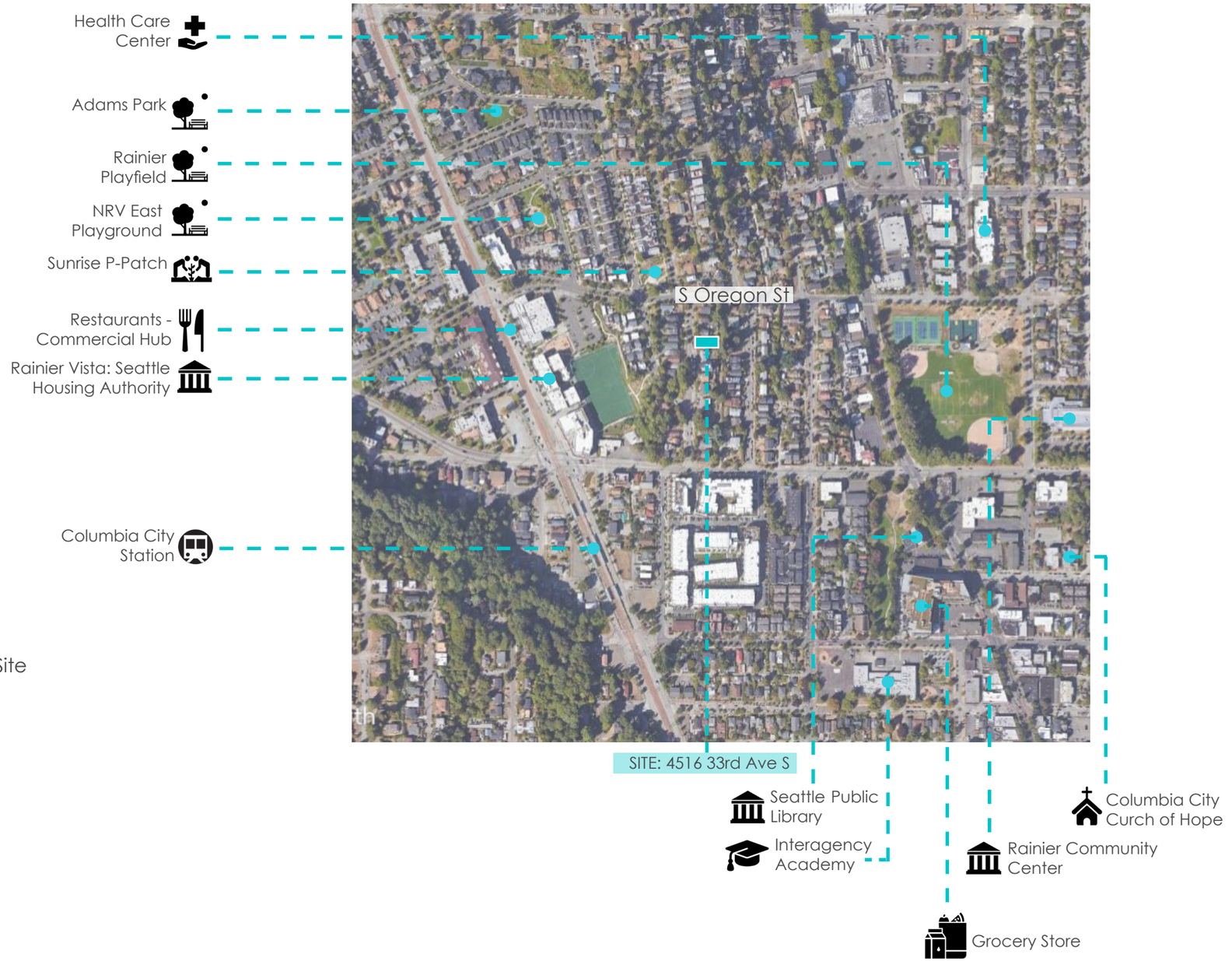
SHEET NUMBER
1 OF 1




Scale: 3/32" = 1'0'

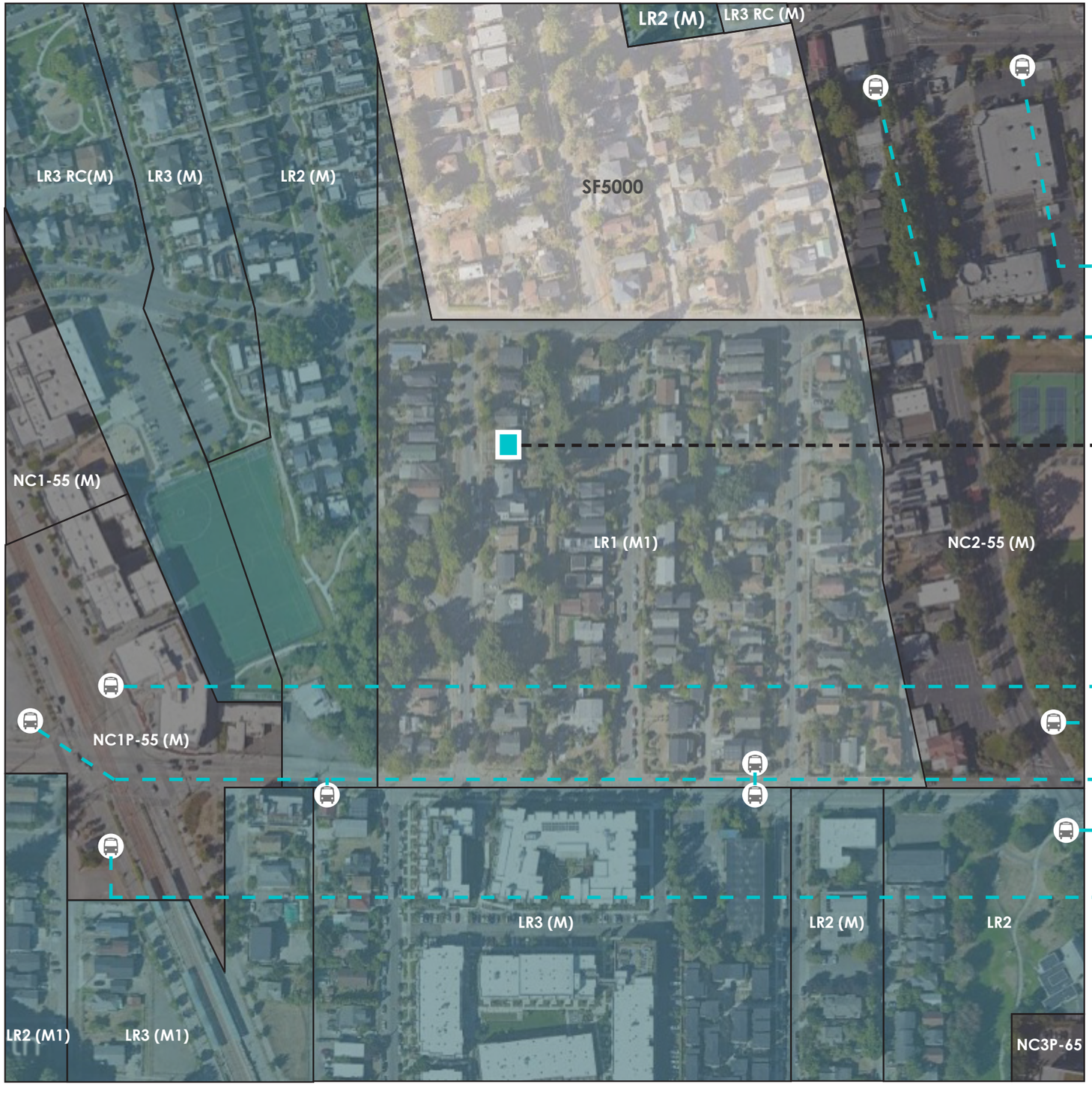
# Site Plan




Scale: NTS

# Context & Zoning Analysis




Project Site Zoning: LR1 (M1)

Adjacent Zoning: LR1(M1), LR2, LR2(M), LR3(M),NC2-55(M), SF

Public Transportation:

**Line 50**- S Alaska and 35th Ave S

**Line 50-**S Alaska and 35th Ave S & Martin L King Jr Way S

**Line 106**- Martin L King Jr Way S & Alaska St

**Line 106**- Martin L King Jr Way S & S Columnian Way

**Line 7/50** - Rainier Ave S & S Alaska St

**Line 7/50**- Rainier Ave S & Genesee St

**Key:**

- SF5000
- RSL (M)
- LR1
- LR2
- LR3
- NC

Scale: NTS

# Zoning Analysis






**1.** 4528 33rd Ave South
3 Story, 1 Unit



**2.** 3157 S Oregon St
3 Story, 1 Units



**3.** 4537 34th Ave S
2 Story,4 Units



**4.** 4440 Renton AVe S
2 Story, 1 Units



**5.** 4452 33rd Ave S
3 Story, 1 Unit



**6.** 4700 31st Ave S
3 Story, 6 Units

**Neighborhood**

The project at 4516 33rd Ave S is located in a transforming neighborhood. The neighborhood is densifying as many of the single family residences are being transformed into townhomes and apartment buildings. The main corridor along Martin Luther King Jr Way S. contains access to public transportation and amenities to support the growing neighborhood.

Scale: NTS

# Context Analysis

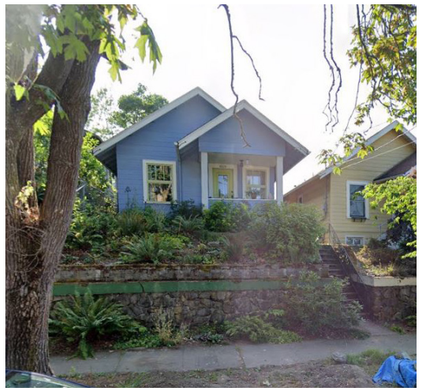




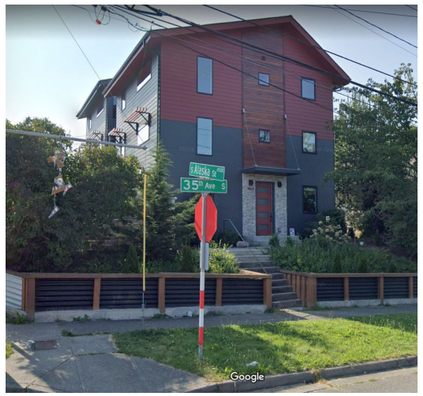


# Street Elevations

| SEATTLE DESIGN GUIDELINES | | DESIGN RESPONSE |
|---|---|---|
| CS1 Natural Systems and Site Features | **C. Topography**<br><br>**D. Plants and Habitat** | The project takes advantage of the topographic change across the site by stepping the units down to follow the existing grade. The approximately 14 feet of grade change from the east to west allows the first level of the rowhouses to be nested into the grade. This results in a two-story tall massing at 33rd Ave S, which fits nicely into the scale of the existing neighborhood. The relationship between the rowhouses at the street level and the stepped down townhouses in the rear of the lot allows for views from the rowhouse roof decks to be unobstructed and reduces the percieved mass from the street. |
| CS2 Urban Pattern and Form | **A. Location in the City and Neighborhood**<br><br>**B. Adjacent Sites, Streets, and Open Spaces**<br><br>**C. Height, Bulk, and Scale** | The project is located on a site that has recently been upzoned from a SFR zone to LR1 (M1). The surrounding area has a mixed typology with a significant amount of new low-rise development. Although this is one of the first low-rise projects on the block, the growth of the surrounding neighborhood indicates that further development will follow. Because of the variety in context buildings, this project seeks to present a transition from the single family residences to the larger scale buildings nearby. Using the existing topography as a guide, this project steps down across the site, resulting in a two-story mass at the street level. |
| CS3 Architectural context and Character | **A. Emphasizing Positive Neighborhood Attributes** | High quality materials have been selected to compliment the existing neighborhood while maintaining comtemporary aesthetic. Lap siding connects to the overall material aesthetic of the neighborhood, while wood details and accent colors add to the the visual interest of the project and give presence to secondary architectural features. The rowhouse entrances from 33rd Ave S have been articulated with a slightly elevated front porch, a condition characteristic of this neighborhood. |
| PL3 Street Level Interaction | **A. Entries**<br><br>**C. Residential Edges** | The entries from 33rd Ave S are articulated with an elevated front porch condition, which helps to distinguish individual entries and creates a connection to the existing neighborhood character. The roof shape and architectural fin element, along with the colored accent panels, serve to clearly identify individual entries and establish a rhythm that embraces the residential scale. Raised porch entries lift the main floor slightly above the street level in response to this prevalent condition in the neighborhood. Window adjecencies have been conducted and studied to ensure privacy of both exisitng and future residents. |
| DC1 Project Uses and Activities | **C. Parking and Service Use** | Parking is hidden from both the street and the alley in this proposal. Three of the units have garages, while the remaining two open parking stalls are placed toward the interior of the site. When possible, bike parking and trash are included in the garages as a convienent and out-of-sight storage location. For the units without garages, trash and bike parking has been carefully located in other convienent locations, such as near entry doors or easily accessible from the pedestrian walkways. |
| DC2 Architectural Concept | **A. Massing**<br><br>**B. Architectural and Facade Composition**<br><br>**C. Secondary Architectural Features**<br><br>**D. Scale and Texture** | The percieved mass of the project has been addressed in multiple ways. The rowhouses take advantage of the existing topography on site, which allows them to be read as only two-stories from the street. The roof forms and fin wall articulation breaks down the massing into individual units. The shed and butterfly roofs introduce a more contemporary feel to the neighborhood, while still honoring the traditional angled roofs found in nearby houses. Accent colors, raised porch entries, and wood details improve the street level experience and help the project fit within the residential context. The use of lap siding responds to the materials commonly found within the existing neighborhood fabric. |
| DC4 Exterior Elements and Materials | **A. Building Materials** | The composition of the facade has been designed to fit within the surrounding growing residential neighborhood. This design works to bridge the gap between the existing neighborhood fabric and the newer developments found in the surrounding blocks. The white lapsiding reflects the existing neighborhood context, while colored panel accents provide unit differentiation and break down the overall massing. Fin walls accentuate the roof forms and introduce wood detailing that provides additional human-scale texture. The overall proportions of the project complement the residential fabric; the project does not feel monolithic while providing a precedent for future development. |



4529 33rd Ave S




4567 35th Ave S



4531 35th Ave S



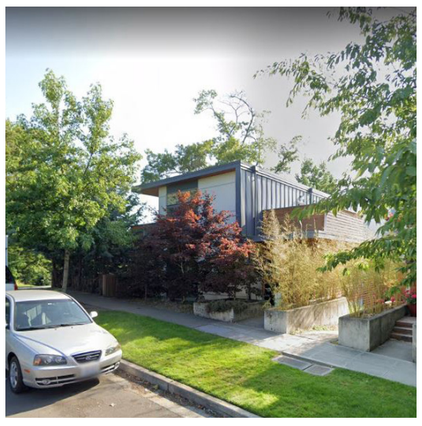
4542 34th Ave S



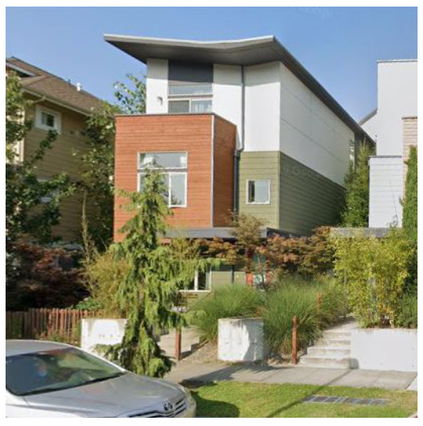
4505 Renton Ave S



4452 33rd Ave S



4527 Renton Ave S



4462 31st Ave S



4525 34th Ave S

## APPROACH

A raised and covered entry porch is a common theme in the neighborhood.

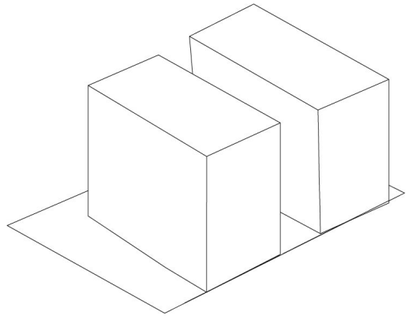
## MATERIALITY

The materiality in the neighborhood varied but a continous theme is the use of lap siding in clean blockings of material. Wide and narrow lap siding is used alternately and in a variety of colors.

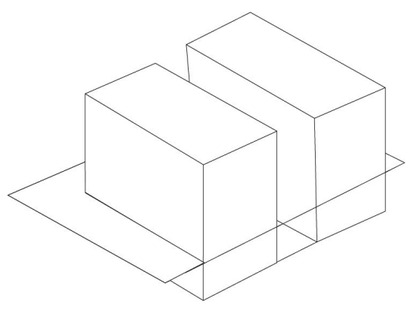
## MASSING

Defined massing with stacked windows. The articulation of roof forms are also acommon theme in the neighborhood. Gable, shed and butterfly roofs are among the variety in the neighborhood.

# Neighborhood Precedents



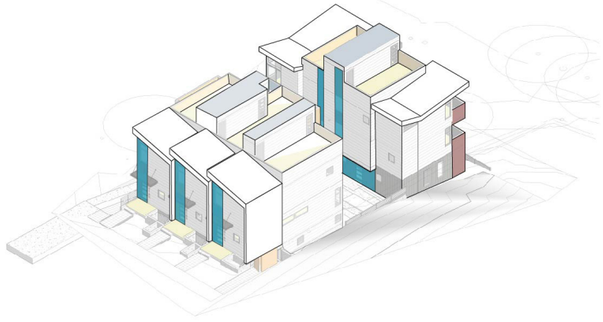
max massing



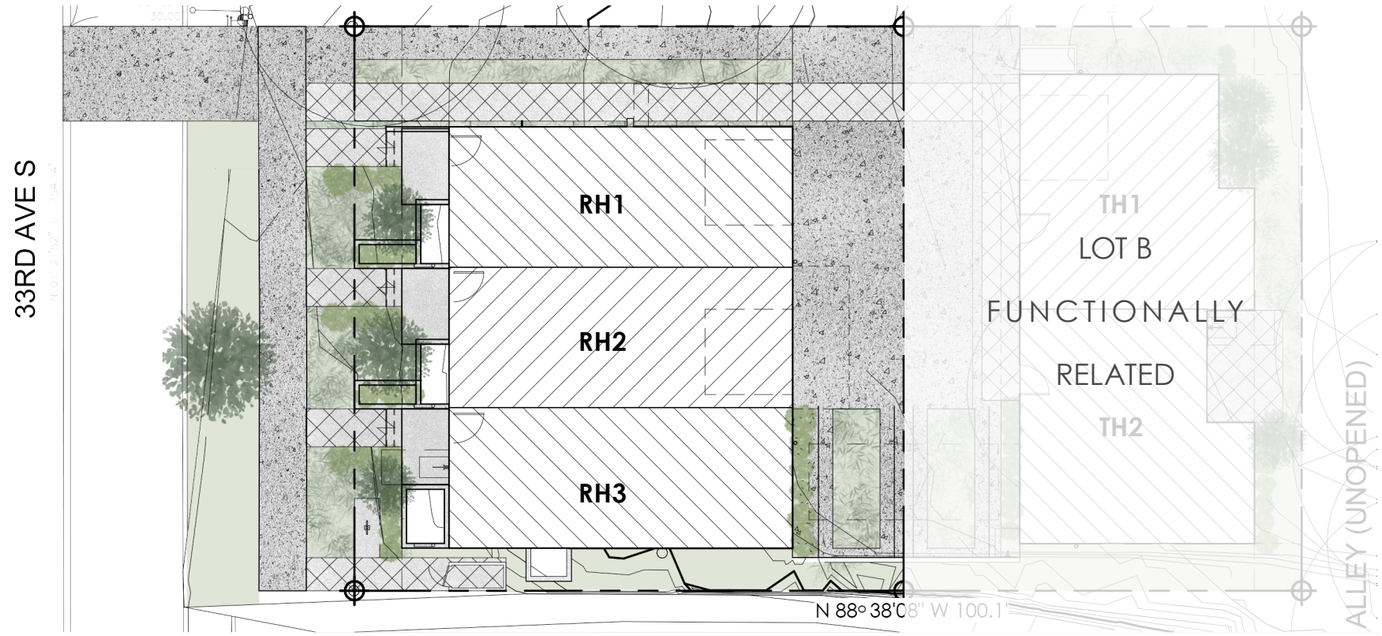
step down a floor



roof shape inspired
by context



hightlight entries




Scale: NTS

# Concept Landscape Plan

## LA | SURFACE WALL MOUNT DOWN LIGHT



LOCATION: ENTRIES, MOUNTED ABOVE HOUSE NUMBERS

**SPECIFICATIONS**

| | |
|---|---|
| **Color Temp:** | 3000K |
| **Input:** | 120 VAC, 50/60Hz |
| **CRI:** | 80 |
| **Dimming:** | ELV: 100-10% |
| **Rated Life:** | 50000 Hours |
| **Mounting:** | Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations |
| **Standards:** | ETL, cETL<br>Wet Location Listed |
| **Construction:** | Die-cast aluminum |

## LB | SURFACE CEILING MOUNT DOWN LIGHT



LOCATION: BUILDING SOFFITS

**SPECIFICATIONS**

| | |
|---|---|
| **Construction:** | Die-cast Aluminum |
| **Power:** | 16W |
| **Input:** | 120-277 VAC, 50/60Hz |
| **Dimming:** | ELV: 100-5%, 0-10V: 100-10% |
| **Light Source:** | Integrated LED |
| **Rated Life:** | 70000 Hours |
| **Mounting:** | Mounts directly to junction box, Can be mounted on ceiling or wall in all orientations |
| **Finish:** | Electrostatically Powder Coated White, Electrostatically Powder Coated Graphite, Electrostatically Powder Coated Bronze, Electrostatically Powder Coated Black, Electrostatically Powder Coated Brushed Aluminum |
| **Operating Temp:** | -40°F to 122°F (-40°C to 50°C) |
| **Standards:** | ETL, cETL, Wet Location Listed, IP65, Title 24 JA8-2016 Compliant, Title 24: |

## LC | SURFACE WALL MOUNT STEP LIGHT



LOCATION: DRIVEWAY & EGRESS PATH, MOUNTED AT 15" AFF.

**SPECIFICATIONS**

| | |
|---|---|
| **Construction:** | Corrosion resistant aluminum alloy, Solid die-cast brass |
| **Power:** | 8W |
| **Input:** | 50/60Hz, 9-15 VAC |
| **Light Source:** | Integrated LED<br>3 Step Mac Adam Ellipse |
| **Lens:** | Tempered Glass |
| **Rated Life:** | 70000 Hours |
| **Finish:** | Enamel Coated White on Aluminum, Enamel Coated Bronze on Aluminum, Enamel Coated Black on Aluminum, Enamel Coated Bronze on Brass |
| **Operating Temp:** | -40°F to 122°F (-40°C to 50°C) |
| **Standards:** | UL, cUL, Wet Location Listed, IP66, ADA |

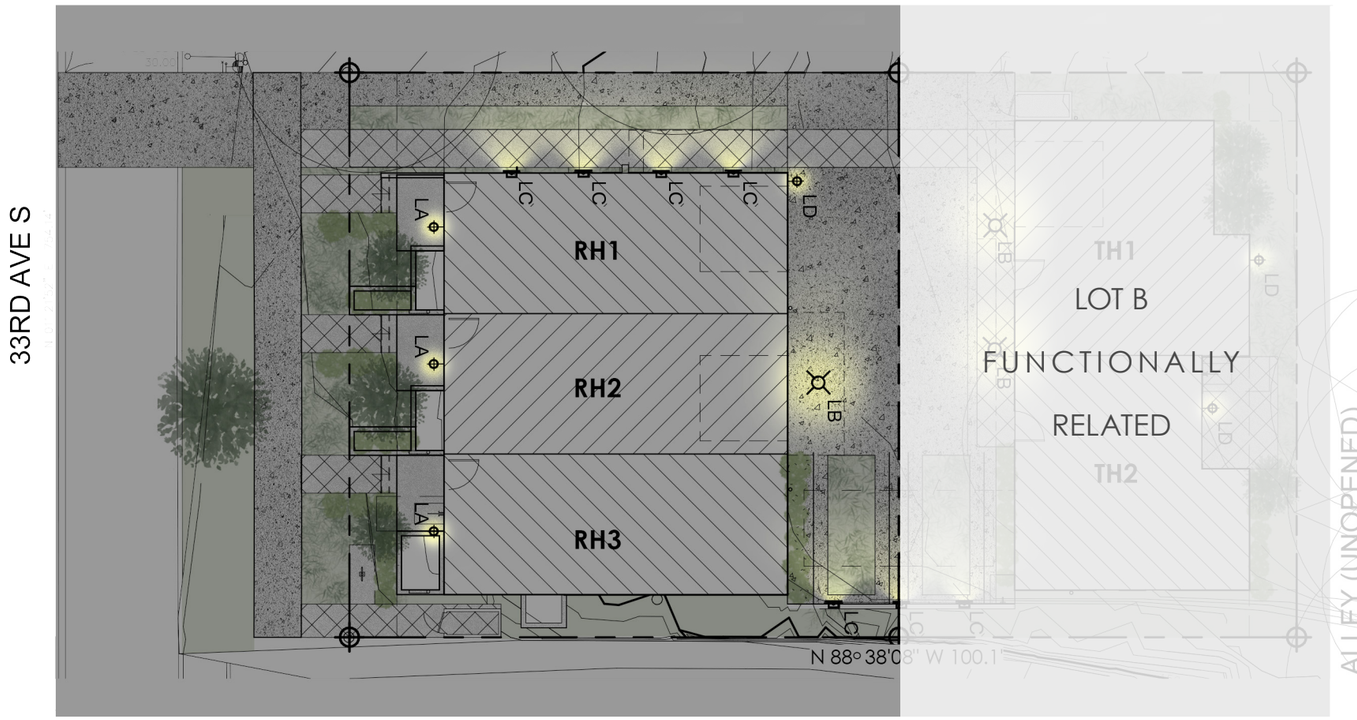
## LD | SURFACE WALL MOUNT DOWN LIGHT



LOCATION: SECONDARY ENTRIES. MOUNTED TO ALIGN TOP OF FIXTURE WITH TOP OF DOOR

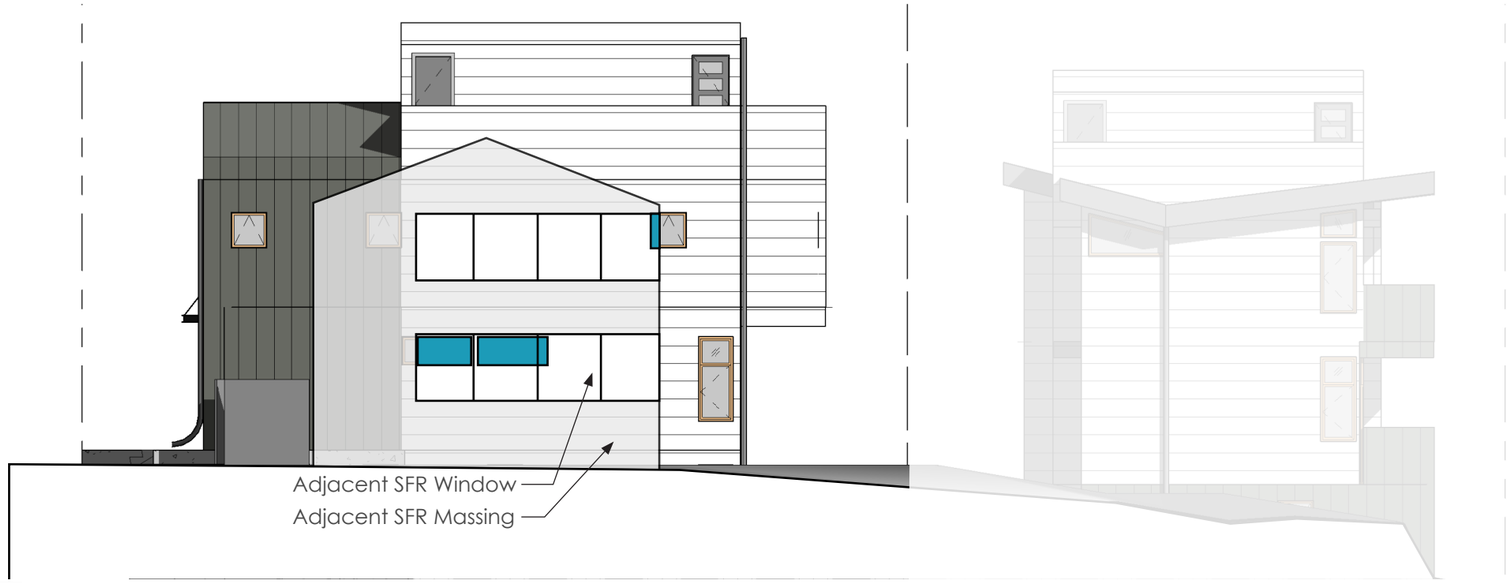
**SPECIFICATIONS**

| | |
|---|---|
| **Color Temp:** | 3000K |
| **Input:** | 120 VAC, 50/60Hz |
| **CRI:** | 80 |
| **Dimming:** | ELV: 100-10% |
| **Rated Life:** | 50000 Hours |
| **Mounting:** | Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations |
| **Standards:** | ETL, cETL<br>Wet Location Listed |
| **Construction:** | Die-cast aluminum |

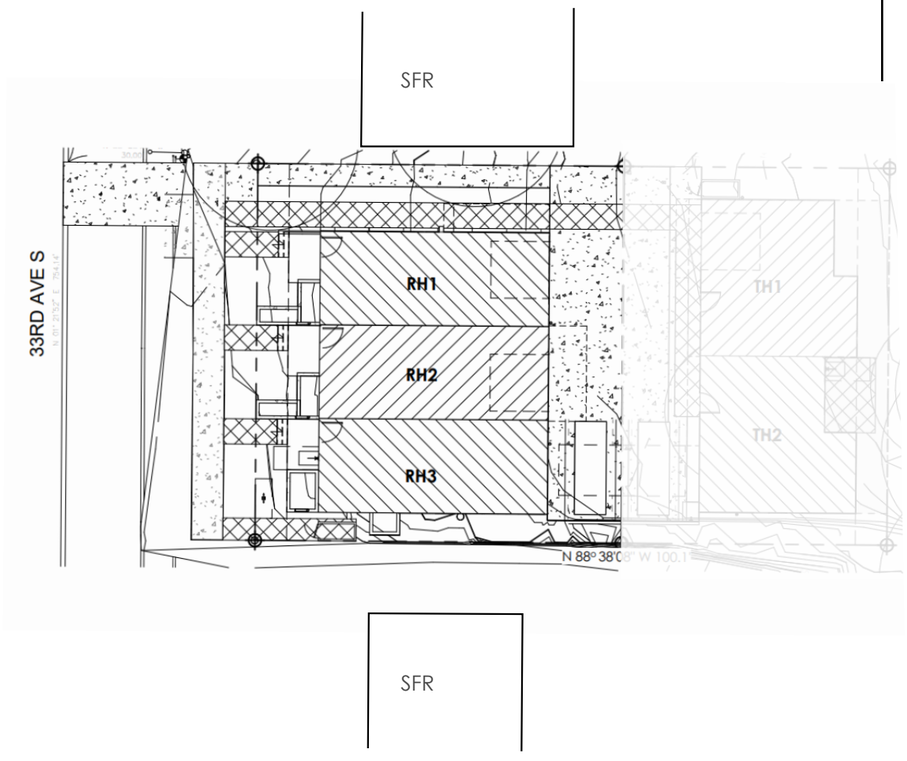



Scale: 3/32"= 1'-0"

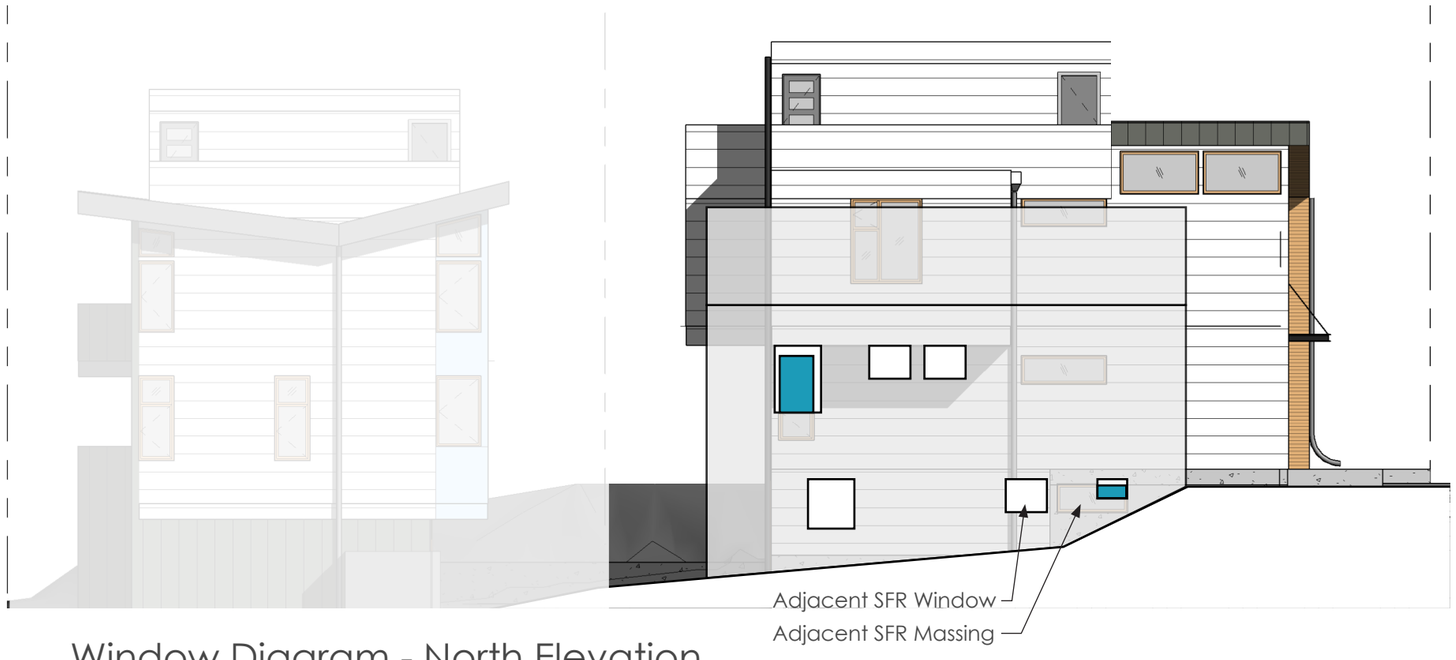
# Concept Lighting Plan




## Window Diagram - South Elevation
NTS




## Adjacency Diagram
NTS




## Window Diagram - North Elevation
NTS

| FLOOR AREA RATIO (FAR) TABLE - LOT A | | | |
|---|---|---|---|
| LOT A | Base F.A.R. | ALLOWED FAR | PROPOSED AREA |
| 3,456.43 SF | 1.3 | 4,493.36 SF | 4,089.09 SF |

## FAR AREA CALCULATION...

RH1

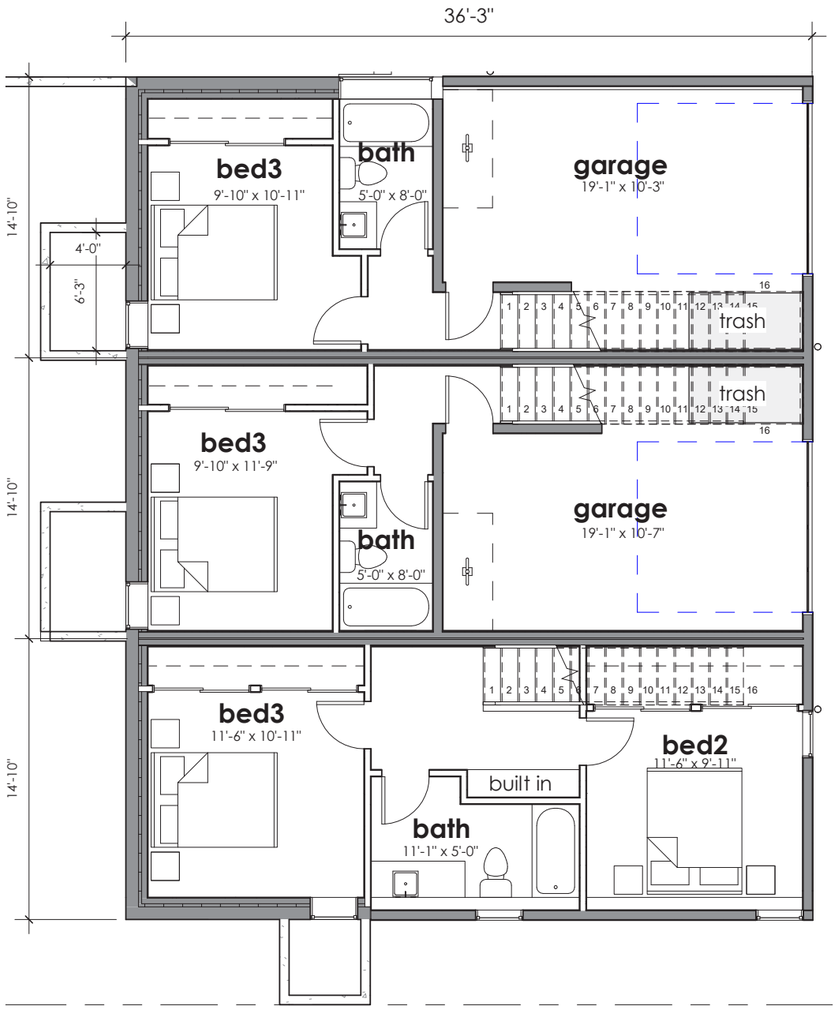
| | |
|---|---|
| A - Level 1 | 296 SF |
| A - Level 2 | 490 SF |
| A - Level 3 | 561 SF |
| A - Roof | 51 SF |
| | 1,399 SF |

RH2

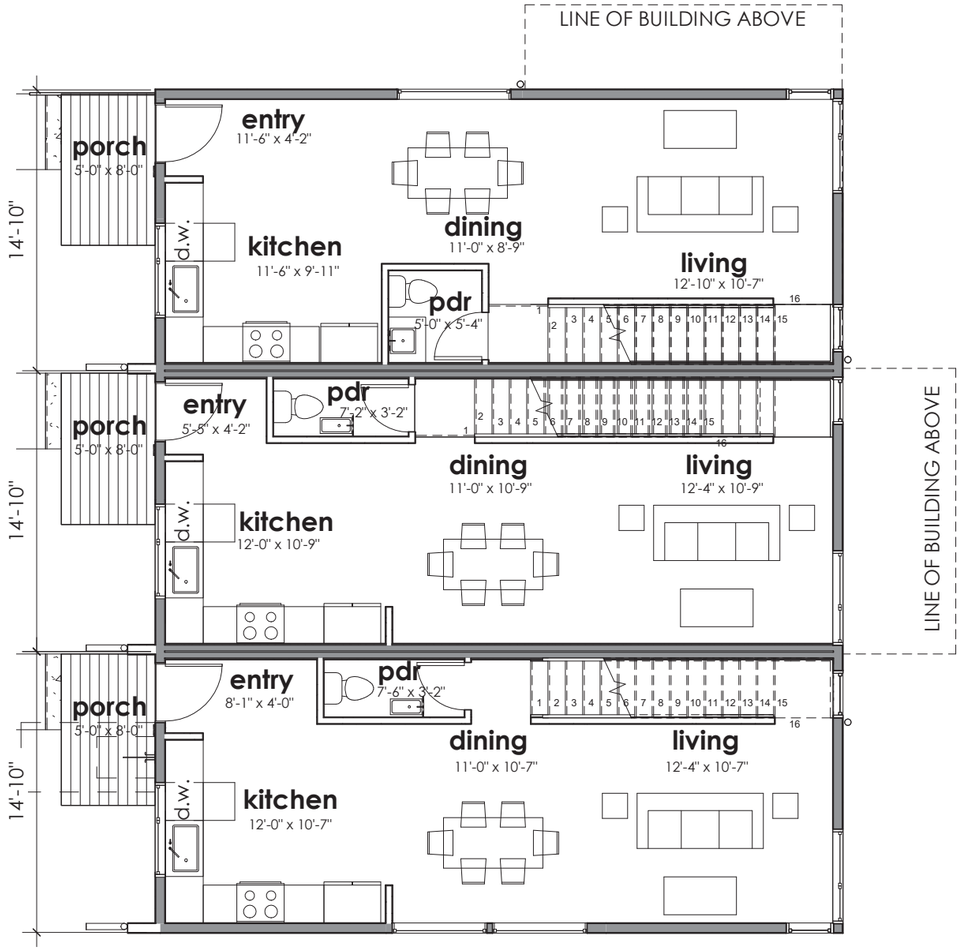
| | |
|---|---|
| A - Level 1 | 266 SF |
| A - Level 2 | 493 SF |
| A - Level 3 | 577 SF |
| A - Roof | 49 SF |
| | 1,384 SF |

RH3

| | |
|---|---|
| A - Level 1 | 274 SF |
| A - Level 2 | 490 SF |
| A - Level 3 | 490 SF |
| A - Roof | 52 SF |
| | 1,307 SF |
| TOTAL | 4,089 SF |




Level 1




Level 2

Scale: 1/8" = 1'

| FLOOR AREA RATIO (FAR) TABLE - LOT A | | | |
|---|---|---|---|
| LOT A | Base F.A.R. | ALLOWED FAR | PROPOSED AREA |
| 3,456.43 SF | 1.3 | 4,493.36 SF | 4,089.09 SF |

## FAR AREA CALCULATION...

RH1

| | |
|---|---|
| A - Level 1 | 296 SF |
| A - Level 2 | 490 SF |
| A - Level 3 | 561 SF |
| A - Roof | 51 SF |
| | 1,399 SF |

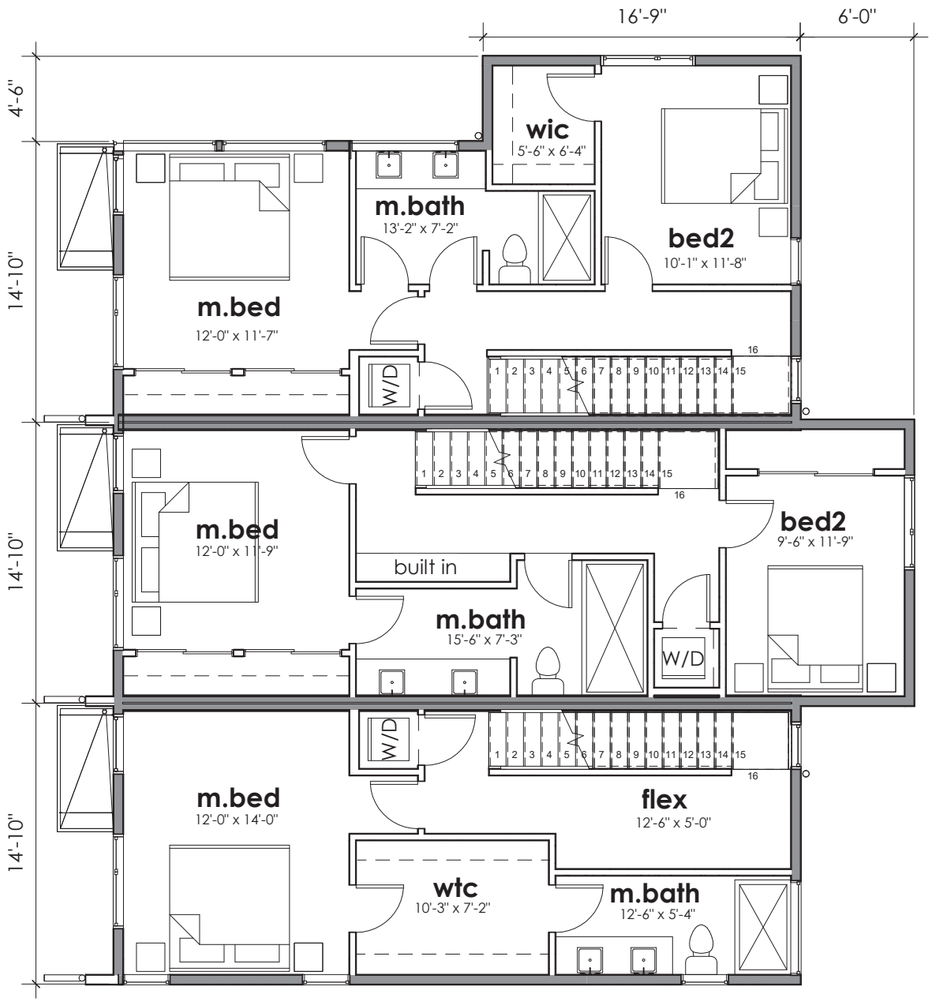
RH2

| | |
|---|---|
| A - Level 1 | 266 SF |
| A - Level 2 | 493 SF |
| A - Level 3 | 577 SF |
| A - Roof | 49 SF |
| | 1,384 SF |

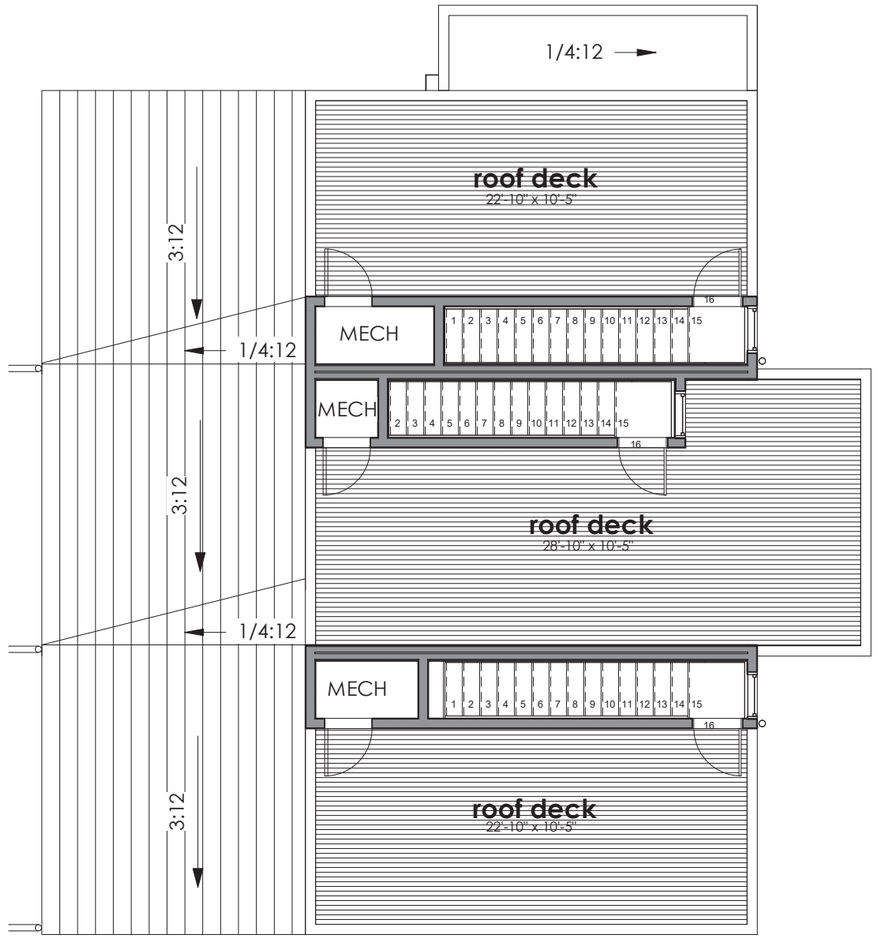
RH3

| | |
|---|---|
| A - Level 1 | 274 SF |
| A - Level 2 | 490 SF |
| A - Level 3 | 490 SF |
| A - Roof | 52 SF |
| | 1,307 SF |

TOTAL 4,089 SF




Level 3

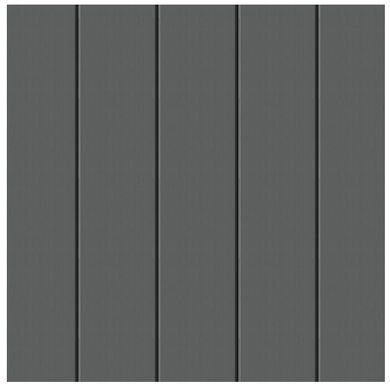



Roof Plan



White Lap Siding

7.25" James Hardie Lap Siding
Sherwin Williams #7100
Arcade White



Standing Seam Metal Roof

Black



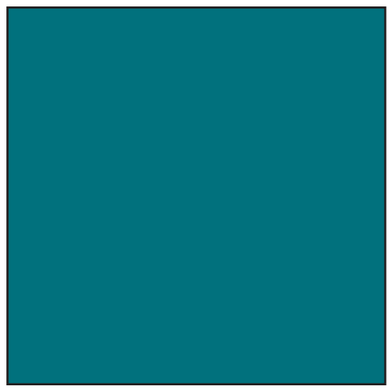
Wood Soffits and Fin

1"x6" T&G Natural Cedar
Sherwin Williams Semi-Transparent Stain #3502
Mission Wall



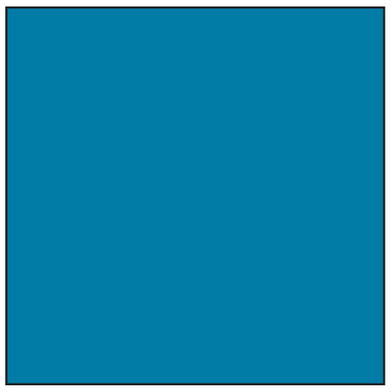
Flashing, Fascia, DS & Gutters

Black per Manufacturer



Accent Panel

7/16" James Hardie Panel
Sherwin Williams #6776
Blue Nile



Accent Panel

7/16" James Hardie Panel
Sherwin Williams #6796
Blue Plate



Accent Panel

7/16" James Hardie Panel
Sherwin Williams #6510
Loyal Blue




RH West



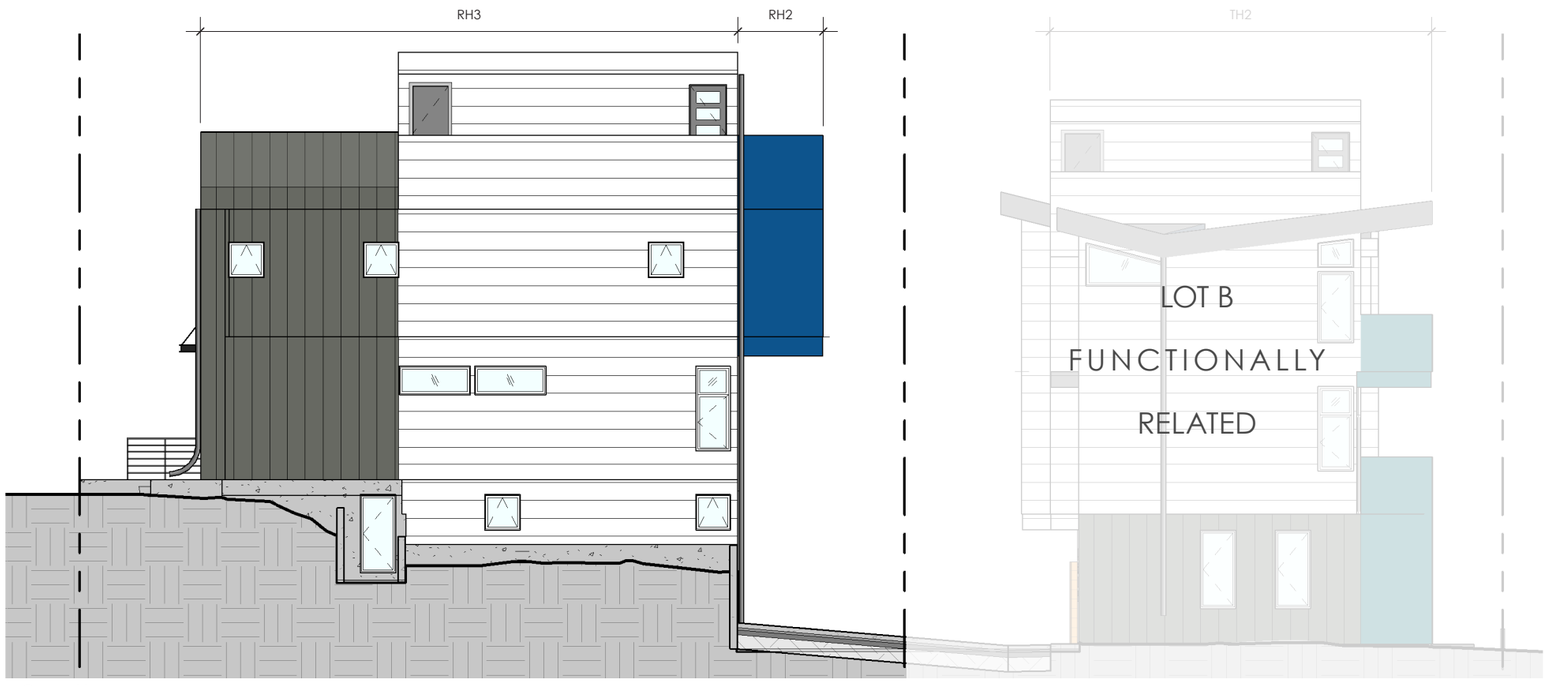

RH East




North

Scale: 3/32" = 1-0'

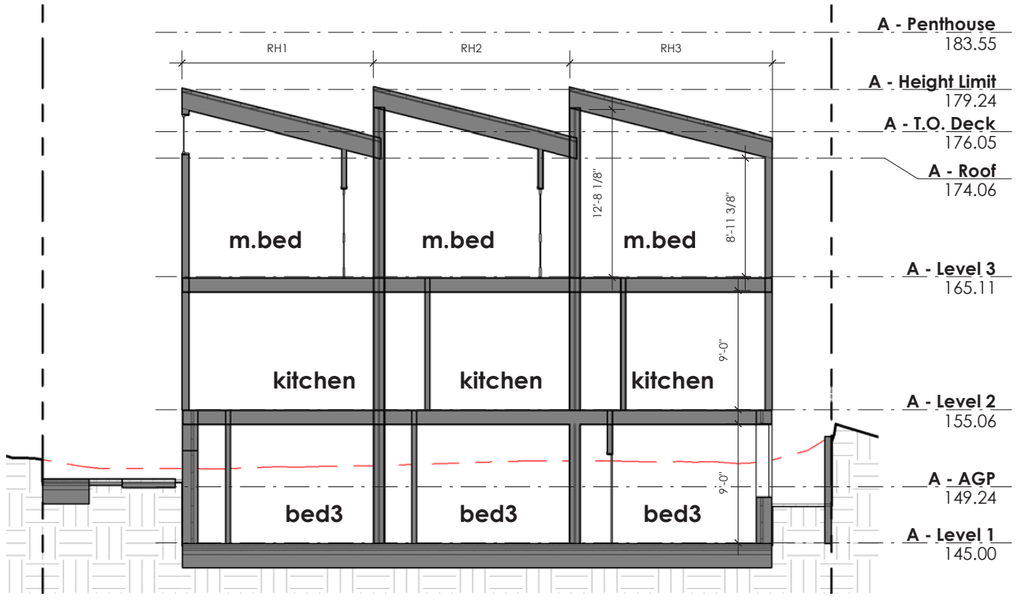
# Building Elevations



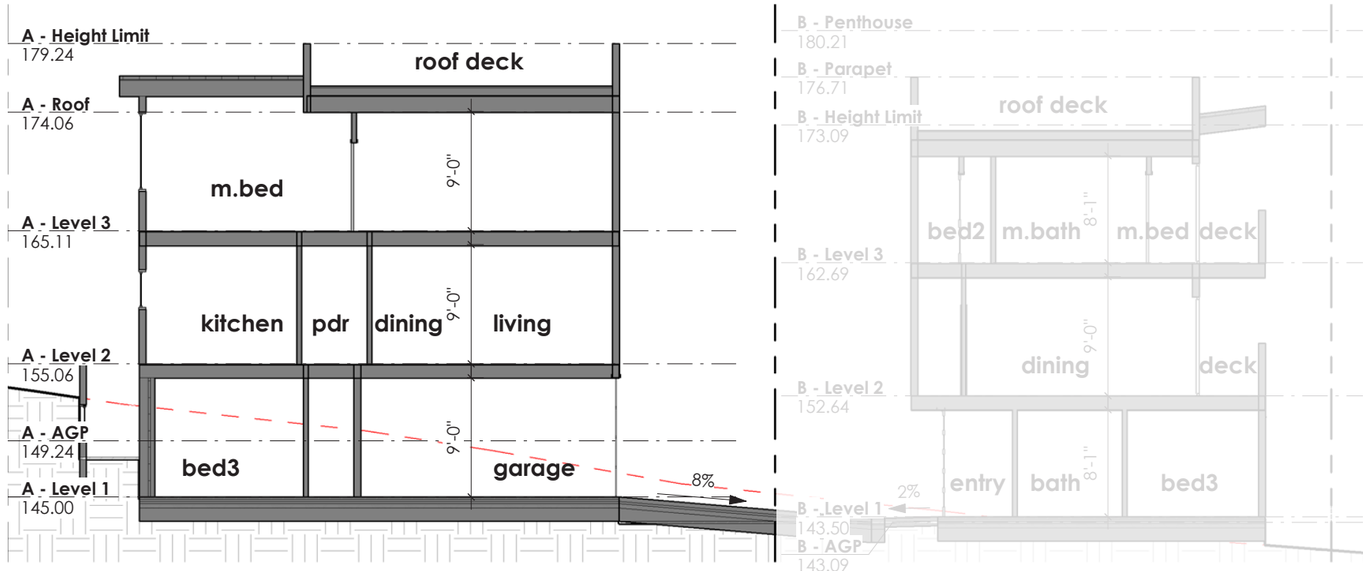

South

Scale: 3/32" = 1-0'

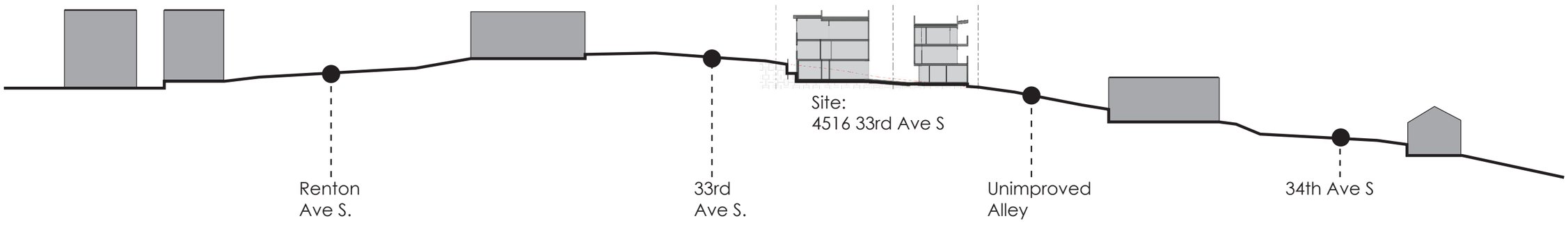
# Building Elevations



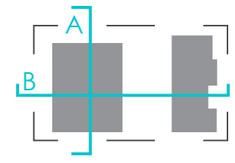

Section A




Section B




Neigborhood Section




# Building Sections









# Renderings



# Renderings

## RIGHT-OF-WAY IMPROVEMENT EXCEPTION REQUEST FORM

Project Number: 005007-20PA

Address: 4516 33rd Ave S
Seattle, WA 98118

Contact Name : DCG, Inc. c/o Tim Gabelein

Phone Number/Email: (206) 523-0024 x 105, tim@dcgengr.com

- Street or alley name : Alley between 33rd Ave S and 34th Ave S
  (Please complete an application for each street and/or alley)

- [x] Location in an environmentally critical area, disruption of existing drainage patterns, or removal of natural features such as significant trees makes widening and/or improving the right-of-way impractical or undesirable.
- [ ] The existence of a bridge, viaduct or structure such as a substantial retaining wall makes widening the right-of-way impractical or undesirable.
- [ ] Widening the right-of-way and/or improving the street would adversely affect the character of the street, as it is defined in an adopted neighborhood plan or adopted City plan for green street, boulevards, or other special rights-of-way, or would otherwise conflict with the stated goals of such a plan.
- [ ] Widening and/or improving the right-of-way would eliminate street or alley access to an existing lot.
- [ ] Widening and/or improving the right-of-way would make building on a lot infeasible by reducing it to dimensions where development standards cannot reasonably be met.
- [ ] One (1) or more substantial principal structures on the same side of the block as the proposed project are located in the area needed for future expansion of the right-of-way and the structure(s) condition and size make future widening of the remainder of the right-of-way unlikely.
- [ ] Widening and/or improving the right-of-way is impractical because topography would preclude the use of the street for vehicular access to the lot, for example due to an inability to meet the required 20% maximum driveway slope. (STREET ONLY)
- [ ] Widening and/or improving the right-of-way is not necessary because it is adequate for current and potential pedestrian and vehicular traffic, for example, due to the limited number of lots served by the development or because the development on the street is at zoned capacity.
- [ ] The alley is in a historic district or special review district, and the Department of Neighborhoods Director finds, after review and recommendation by the appropriate review board, that the widening and/or improvement would be detrimental to the character and goals of the district. (ALLEY ONLY)
- [ ] Widening and/or improving right-of-way (ROW) is impractical because topography precludes the use of the alley for vehicular access to the lot. (ALLEY ONLY)



- Land Use Code section(s) for the right-of-way exception(s) you are applying for: 23.45.536 C.2b2

- Requested improvement exception/modification:

  It was stated in the PAR (#005007-20PA, included in Attachment A) that the alley requirements consist of "Improve width abutting lot and portion between lot and connecting street to crushed rock or better.".

This is not feasible for the entirety of the project to the point of alley access. The current alley does not stretch the full length from S Oregon St to S Alaska St. There is an exceptional tree in the alley within the drive path to the north of the site. The existing topography of the alley also does not promote the extension of the alley surfacing and extensive retaining walls would need to be installed.

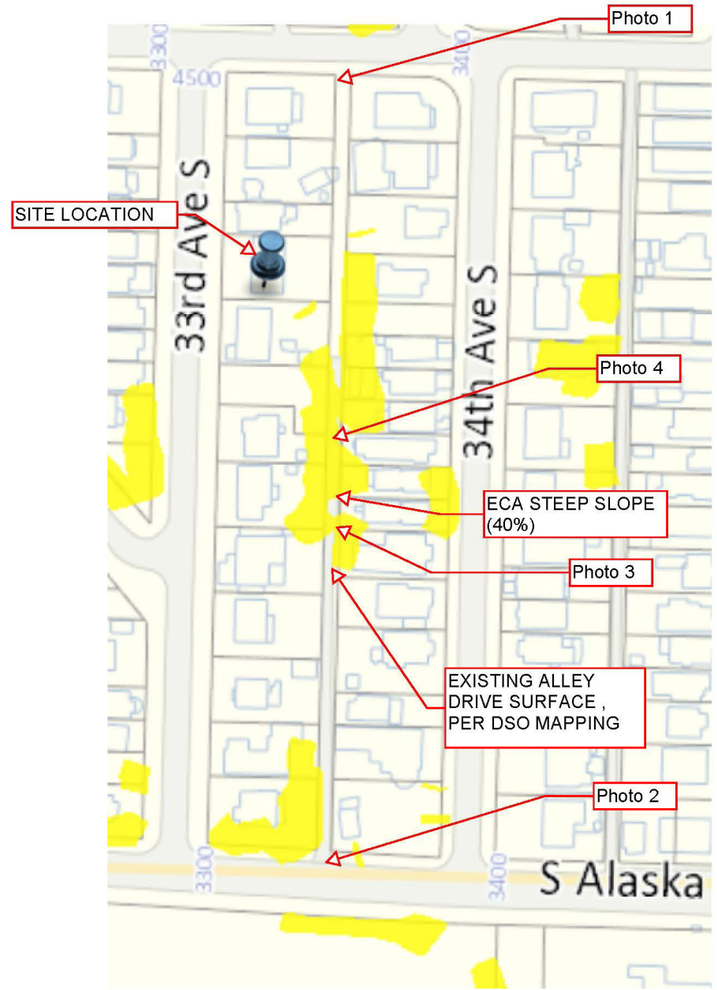
- Reason or justification for exception request:
  (Document existing site conditions which relate to the code citation(s) above.)

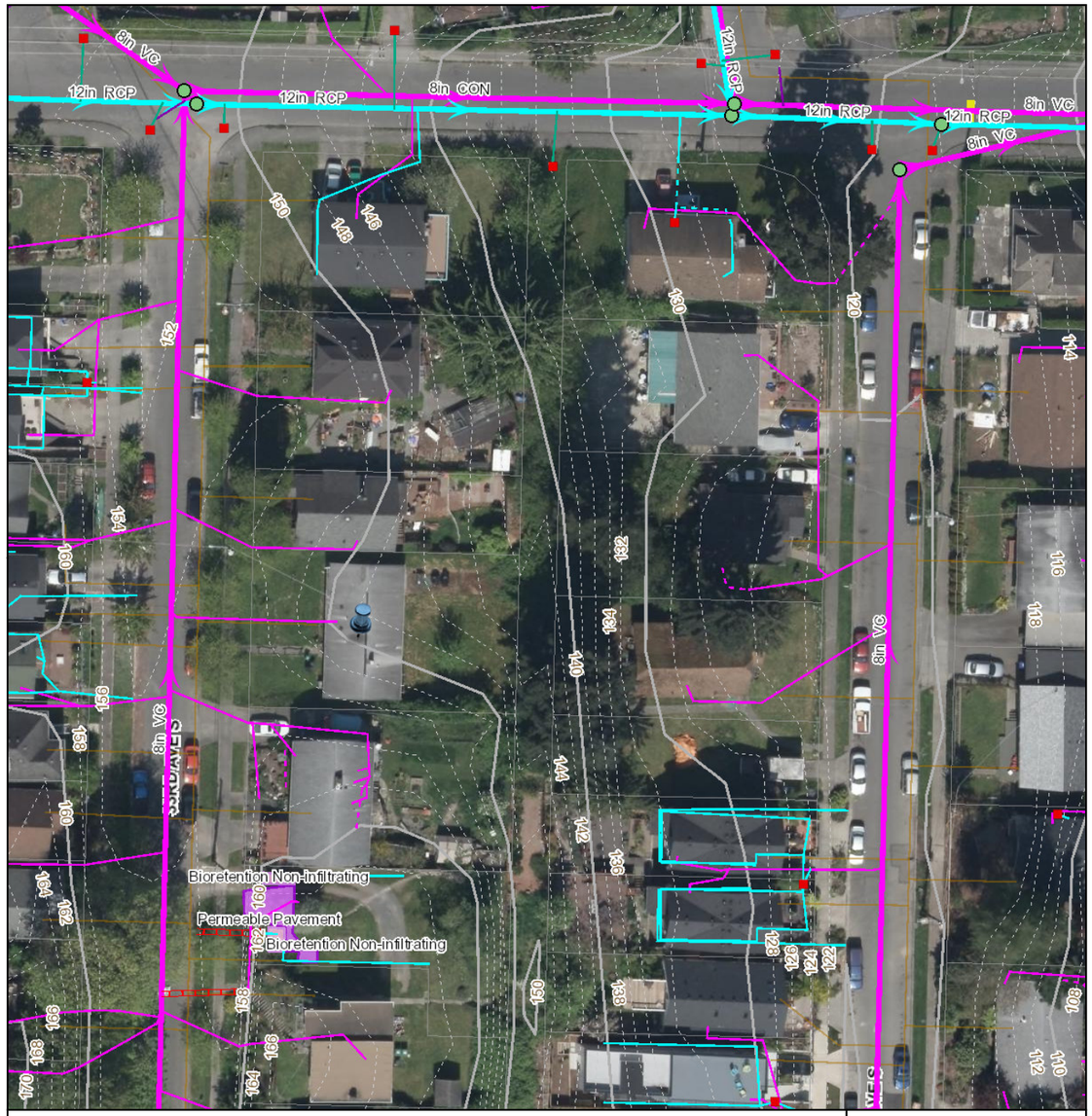
SMC 23.45.536 C.2b2
Topography makes alley access infeasible

**Attachment A**
Please include supporting documentation to include items such as site or contextual photos, survey, technica
reports, applicable diagrams, maps or illustrations.



**Attachment A**






**4516 33rd Ave S**

Aerial w/ Ex Contours

50 Feet N

- City Limits
- Catch Basin, Junction Box, Sand Box

**Maintenance Holes and Other Structures**

- Maintenance Hole
- Other Structure

**Ditches and Culverts**

- Ditch
- Culvert

**Side Sewers and Laterals**

- Drainage Lateral
- Side Sewer
- Drainage Lateral (Not Inspected)
- Side Sewer (Not Inspected)
- SPU Drainage Lateral
- SPU Side Sewer
- Phantom Connector
- Side Sewer and Lateral (Lined)

**Private Mainlines**

- Private Drainage Main
- Private Sanitary Main
- Private Combined Main

**Mainlines (Permitted Use)**

- King County Main
- SPU Drainage Main
- SPU Combined Main
- SPU Sanitary Main

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11/9/2020




**4516 33rd Ave S**

Critical Areas by Ordinance

100 Feet N

**Streams**

- Open Channel
- Culverted
- Wildlife Habitat
- Known Slide Area
- Wetland
- Riparian Corridor
- Potential Slide Area

**Landfill (Historical)**

- Abandoned Landfill
- 1000' Methane Buffer

**Peat Settlement-Prone Areas**

- Category 1
- Category 2

**Flood-Prone**

- Flood-prone - 1996 FIRM
- Flood-prone - other sources
- Overlap areas
- Steep Slope (40%)
- Potential Liquefaction Area
- Red: Band_1
- Green: Band_2
- Blue: Band_3

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11/4/2020

# APPENDIX A: ROW EXEMPTION REQUEST









## Shoffner Consulting

*14515 North Creek Drive A209 Mill Creek, WA 98012 Mobile:(206)755-9407 tony@tonyshoffner.com*

August 27, 2020

Chris Gurdjian
Legacy Group Capital
400 112th Ave. NE
Bellevue, WA
98004

RE: Tree Inventory Report - 4516 33rd Ave. S. Seattle.

Chris:

This report is provided to report on the inventory I conducted of the trees on the property and just off-site at the address of 4516 33rd Ave. S. in the City of Seattle, WA. The accompanying Tree Inventory Map shows the approximate locations of the trees.

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and were referenced for preparation of this report.

**1.0 Professional Experience and Credentials**

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natrual/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

**2.0 Site Conditions and Proposed Development**

The property is located in the south Seattle neighborhood. The lot is developed with a single family residence in a neighborhood developed with single family residences.

**3.0 Tree Inventory - Methods and Results**

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I oberserved trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual.

# APPENDIX A: ROW EXEMPTION REQUEST

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

There is one trees on the property, and three trees just off-site and four trees within the alley to the east with drip lines that extend onto the property and none within the City of Seattle right-of-way. Following is the information on the trees. The column CSD is crown spread diameter for the on-site trees and crown spread distance onto the property for the off-site trees.

| # | Species | Dbh | CSD | Condition and Status |
|---|---|---|---|---|
| 1 | Flowering cherry (Prunus serrulata) | 18” | 16’ | Good condition and health. Does not meet the threshold diameter to be classified as exceptional, therefore, the exceptional tree protection requirements do not apply. Located off-site to the north. |
| 2 | Italian prune (Prunus domestica) | 12” | 18’ | Good condition and health. Does not meet the threshold diameter to be classified as exceptional, therefore it is not required to be retained or protected. |
| 3 | Douglas fir (Pseudotsuga menziesii) | 18” | 34’ | Good condition and health. Does not meet the threshold diameter to be classified as exceptional, therefore it is not required to be retained or protected. Located within the alley to the east. |
| 4 | Douglas fir (Pseudotsuga menziesii) | 26” | 36’ | Good condition and health. Does not meet the threshold diameter to be classified as exceptional, therefore it is not required to be retained or protected. Located within the alley to the east. |
| 5 | Douglas fir (Pseudotsuga menziesii) | 16” | 30’ | Good condition and health. Does not meet the threshold diameter to be classified as exceptional, therefore it is not required to be retained or protected. Located within the alley to the east. |
| 6 | Douglas fir (Pseudotsuga menziesii) | 25” | 38’ | Good condition and health. Does not meet the threshold diameter to be classified as exceptional, therefore it is not required to be retained or protected. Located within the alley to the east. |
| 7 | Japanese maple (Acer japonicum) | 6” | 5’ | Good condition and health. Does not meet the threshold diameter to be classified as exceptional, therefore, the exceptional tree protection requirements do not apply. Located off-site to the north. |
| 8 | Douglas fir (Pseudotsuga menziesii) | > 30” | 3’ | Good condition and health. Meets the threshold diameter to be classified as exceptional, therefore, the exceptional tree requirements are to be installed. However, the drip line doesn’t extend beyond the required setback. Located off-site to the north. |

**3.0 Tree Retention and Protection**

One tree meets the threshold diameter to be classified as exceptional and is required to and protected with the following measures:

- The inner root zone (IRZ), the inner half of the drip line radius, is not to be encroached upon and is required to be protected through development.
- The outer root zone (ORZ) the outer half of the drip line is allowed to be impacted, but impacts cannot exceed 1/3 of the total ORZ area (s.f.).

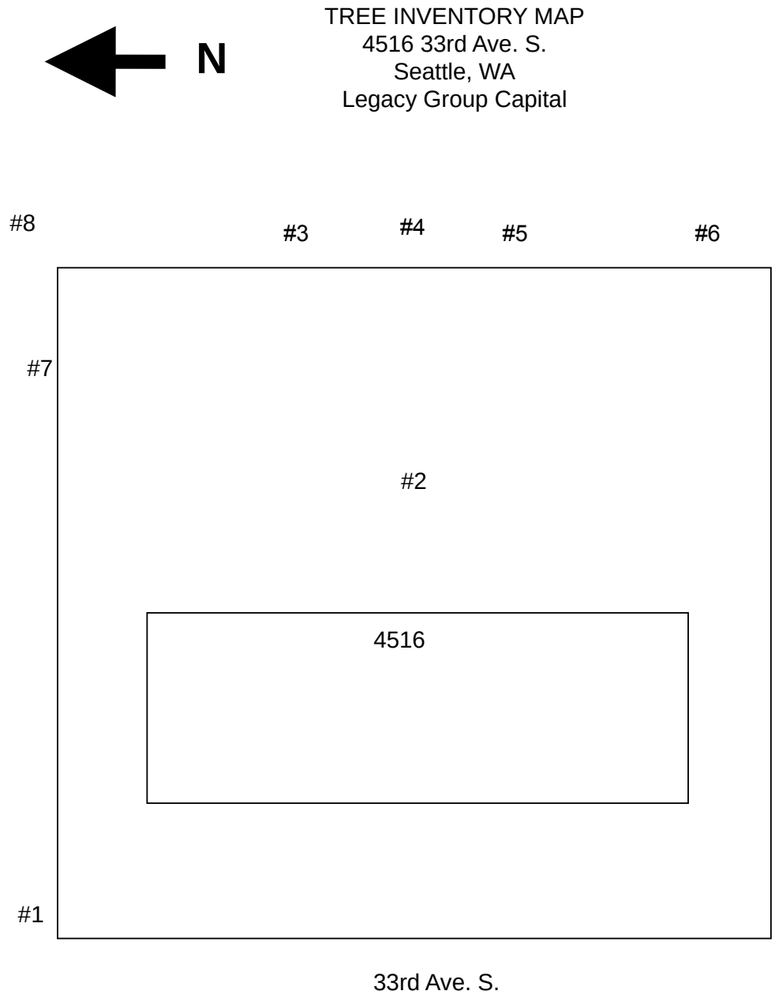
**4.0 Use of This Report**

This report is provided as a means of addressing the trees on the property at the address of 4516 33rd Ave. S. in the City of Seattle. This report addresses only trees on this property and just off-site. There is no gurarantee that retained trees will survive through construction, and as trees are dynamic and their conditions can change rapidly due to environmental changes, Shoffner Consulting cannot be held liable for the failure of any retained trees.

Cordially,

Tony Shoffner
ISA Certified Arborist #PN-0909A
TRAQ

TREE INVENTORY MAP
4516 33rd Ave. S.
Seattle, WA
Legacy Group Capital



*City of Seattle*

# Preliminary Assessment Report
# Project 005007-20PA, 4516 33RD AVE S

**Assessment Completed:** 10/5/2020

**Project Description:** DEMO SFR, CONSTRUCT 5 NEW TOWNHOUSES, CONSTRUCT 2 OPEN PARKING STALLS. FUTURE UNIT LOT SUBDIVISION.

**Primary Applicant:** Julian Weber

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See SDOT Client Assistance Memo 2213 for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI.

### Questions About This Report
If you have questions about the information in this report, contact the appropriate city staff member for each section.

**SDCI Drainage Requirements**
Mujib Kamawal, (206) 256-5485, mujib.kamawal@seattle.gov

**SDCI Land Use Requirements**
Marie Raschkow, (206) 684-5043, marie.raschkow@seattle.gov

**SDCI Preapplication Site Visit Requirements**
Kamran Yazdidoost, (206) 684-7914, kamran.yazdidoost@seattle.gov

**Seattle City Light Requirements**
Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

**Seattle Department of Transportation Requirements**
Jackson Keenan-Koch, (206) 256-5475, Jackson.Keenan-Koch@seattle.gov

**Seattle Public Utilities Requirements**
Cedric Joaquin, Cedric.Joaquin@seattle.gov

### Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: SDCI and SDOT.
- Detailed zoning information.
- Visit our permit type pages for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### SDCI Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.
**The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.**

**Existing Public Drainage Infrastructure**

Sanitary sewer main location: **33rd Ave S**

Sanitary sewer main size: **8-Inch**

Storm drainage main location: **S Oregon St**

Storm drainage main size: **12-Inch**

**Drainage**

Infiltration Investigation Required: **Yes**

Projects that require On-site Stormwater Management, Flow Control, and/or Water Quality Treatment or have no available off-site point of discharge for stormwater must first investigate infiltration feasibility before selecting other BMP's. See Seattle Stormwater Manual, Volume 3, Section 3.2 and Appendix D to determine infiltration feasibility. If feasible, infiltration testing per the requirements in Appendix D is required prior to application. Submit a completed Infiltration Checklist with the construction permit application. Checklists are available on the SDCI Stormwater Code website.
http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm

Please note: projects that infiltrate 5,000 square feet or more of impervious surface area must conduct Groundwater Monitoring for a full wet season or one full year if infiltrating 10,000 square feet or more of impervious surface area. See Table 3.1 in Section 3.2.

**Project Type and Drainage Basin**

The storm drainage point of discharge (SMC 22.805.020) is located at: **Curb Weep Hole** 33rd Ave S

Project Type: **Parcel-based**

Drainage Basin: **Designated receiving water**

**Drainage Control Compliance**

Drainage Review Required: **Yes**

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed **Standard Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan** and a completed **Standard Drainage and Wastewater Control (DWC) Plan** including the **Site and Drainage Control Summary** from On-site Stormwater Management Calculator.

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: **Yes**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, SMC 22.805.040.A, or SMC 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the Standard CSC/SOIL Plan.

On-site Stormwater Management Required: **Yes**

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater Management** (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an On-site Stormwater Management Calculator and show the On-site Stormwater Management BMP's and surface designation on the Standard Drainage and Wastewater Control Plan.

Flow Control Required: **No***

Based on the information provided, adherence to Flow Control Standards is not required for this project.

*Note: if groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6.

**Water Quality**
No requirements

**Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at **PUblic Sanitary Sewer.**

**King County Capacity Charge:** All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a King County Capacity Charge. (King County Code No. 28.84.050.0.1)

Submit completed and signed King County Sewer Capacity Charge form/s with the building permit submittal. These forms are available on the SDCI Stormwater Code website under Forms and Documents.

**Permanent and Temporary Dewatering**

**Approved Point of Discharge for Sub-surface Drainage** (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): **Onsite Infiltration (if feasible).**

**Side Sewer**

**Connections to Existing Side Sewers**

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.
If there is an increase of dwelling units or buildings, the Side Sewer Evaluation and Certification Form must be completed by a licensed engineer and **the side sewer will typically require rehabilitation (e.g. pipe lining)** as directed by Section V.M of the *Requirements for Design and Construction of Side Sewers (Drainage and Wastewater Discharges)* Director's Rule DPD 4-2011/SPU 2011-004.

## SDCI Land Use Code Requirements

**Street Requirements**
Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (http://www.seattle.gov/transportation/rowimanual/manual/). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

**33RD AVE S**

Street Trees are required to meet Land Use Code Requirements for this project. Please see the SDOT portion of this PAR to view these requirements.

Any planting proposed within the ROW must be reviewed and approved by SDCI and SDOT.

The existing sidewalk, curb ramp, and/or accessible crossing does not appear to comply with the Right-of-Way Improvements Manual standards. Please work with SDOT to bring these improvements into compliance.

**Alley Requirements**
**Alley on the east**

Improve width abutting lot and portion between lot and connecting street to crushed rock or better. The Seattle Right of Way Improvements Manual contains design details.

**Land Use**

It appears that your project will require Design Review. A pre-submittal conference will be required. Please see SMC 23.41 for more information about Design Review.

For Full and Administrative Design Reviews, see Tip 238, Design Review: General Information, Application Instructions, and Submittal Requirements.

For Streamlined Design Review, see Tip 238B, Streamlined Design Review: General Information, Application Instructions, and Submittal Requirements.

You will receive an email from the Department of Neighborhoods regarding the community outreach requirement associated with Design Review. The email will direct you to an attachment on your project on the Seattle Services Portal.

An arborist report may be required. See Tip 242, Tree Protection Regulations in Seattle for more detail.
Alley access may be required

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Trees are not shown. Existing contour @ 2 feet intervals or spot elevation that indicate site topography. Retaining walls are not shown.

**ECA Mapping Unit and Type**
Non-ECA

**Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

**Existing ROW Conditions**

**33RD AVE S**

Street conditions:

Asphalt paving

Visible pavement width is: 25 Feet

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5 Inches inches

A storm inlet is located <600 ft from the site and prior to crossing a public right of way. CB is located on 33RD Ave S and S Oregon Street

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

**Alley on the east**

Unopened

Unimproved

Downstream inlet prior to crossing sidewalk

Comments: Alley is open only east of the first house.

**Potential Impacts to Seattle Parks Property**

No parks property in vicinity

**Tree Protection**

Trees 6 inches or greater in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

1) all trees on the site,

2) adjacent trees that encroach on the site that are 6 inches or greater in diameter as measured 4.5 ft above ground, and trees located in the adjacent ROW.

3) Include common and scientific names for all trees shown. For more information, see Director's Rule 16-2008 and Tip 242.

Per SMC 25.11 and DR 16-2008, exceptional trees may be located on the site. Clearly label all exceptional trees.

**Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, Storm Water Manual Vols. 1-5).

**Show the following on the Construction Stormwater Control and Soil Amendment Standard Plan:**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online.

**Inspectors Notes**

Include earthwork calculations submittals indicate total cut quantities and total fill/backfill quantities.

## Seattle City Light Requirements

**Street/Alley Requirements**

**33RD AVE S**

Clearance from Structures: Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3 (http://www.seattle.gov/light/engstd/docs2/d2-3.pdf). Transmission lines require greater clearance. Changes to SCL's system to meet clearances are done at the project's expense. There is an overhead high voltage line along 33rd Ave S.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This City Light work is done at the project's expense. City Light may not be able to grant customer requests to temporarily relocate or de-energize the distribution system. There is an overhead high voltage line along 33rd Ave S.

Submit plans for SCL review. An SCL engineer will require scaled building elevation drawings to determine clearances. Survey information and plans must include property line designations along with all pole and high voltage line locations and elevations.

Other requirements: Per City Light Requirements for Electrical Service Connection (RESC), section 3.11.5: For unit lot subdivisions, the parent parcel is considered one development site. Service entrance conductors must be combined in such a way that all structures on the parent parcel can be served from one service drop or service lateral directly from the City Light distribution system. The design of the distribution system to serve the site must be within the sole discretion of City Light. No bridled services will be allowed.

**Easements**

SCL blanket power easement over the entire parent parcel is required. Property survey may be required at project's expense. For unit lot subdivisions, a blanket easement is needed.

**Conservation**

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Phoebe Warren at (206)684-3795 or phoebe.warren@seattle.gov.

**Notes to Applicant**

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Roy Carbonell, 206-386-1692, Roy.Carbonell@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

**SDOT Permitting Information**

SDOT Plan Requirements: Engineered plan

A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your SDCI construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

**Existing conditions review**

The city's Right-of-Way Improvements Manual identifies recommended curb-to-curb, planting strip, and sidewalk widths by street type. The street types fronting this site are: Urban village neighbourhood access

This site is located within an existing urban center or urban village. Most projects in urban villages must comply with the standard sidewalk cross-section defined in the Streets Illustrated Right-of-Way Improvements Manual, Section 3.2, fig. J.

**Street Improvement Requirements**
**33RD AVE S**

Protect existing street trees: Street trees must be protected from injury unless approved for removal by SDOT Urban Forestry. Placing or storing construction materials within the dripline of a street tree or any action predictably leading to the premature death of a street tree or permanent damage to its health, including root cutting, girdling, unauthorized pruning, are not allowed per Director's Rule 3-2014. SDOT Urban Forestry may approve removal and replacement of street trees based on condition assessment. A 2-week Public Notice posting is required before removal of trees approved by SDOT for removal and replacement. **To apply for an SDOT Urban Forestry Construction Permit to authorize pruning or removal, e-mail your request to DOT_LA@seattle.gov.**

New street trees: Street trees shall be installed between sidewalk and curb in the planting strip or tree pits, per Streets Illustrated standards (see section 3.6) unless otherwise approved by the SDOT Urban Forestry Landscape Architect's Office. Street trees must be planted between October 1st and April 30th unless installed with automatic irrigation. Property owners are responsible for the ongoing maintenance of street trees, per Director's Rule 03-14 Street Tree Manual. **To apply for an SDOT Urban Forestry Construction Permit for tree planting, e-mail your request to SDOT Urban Forestry at DOT_LA@seattle.gov and include the project address and SDCI project number in the subject line.**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

Improve the sidewalk and planting strip dimensions to meet the standards listed in the Right-of-Way Improvements Manual for this street type.

**Alley Requirements**
**Alley on the east**

Alley Grading: Standard alley cross section at established grade for portion of alley being improved. See Seattle Right of Way Improvements Manual (ROWIM) chapter 4. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Alley Drainage: Required for portion of alley being improved. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

Other requirements: SIP required for crushed rock alley surface.

Access via unopened/unimproved/unpaved alley. Grading, drainage and paving may be required. See Seattle Right of Way Improvements Manual (ROWIM) for improvement requirements.

Provide all vehicle access to the site via the alley.

**Construction management**

SDOT strongly recommends identifying all telecom needs for the building and tenants and installing connections prior to final street improvement restoration. Often, tenants take possession of a space and request telecommunication service connections requiring excavation through new sidewalk and street surfaces, increasing the cost of service and disrupting the public.

## SPU Requirements

**Flow Control Compliance**

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

On-site Stormwater Management. All trail and sidewalk projects with 2,000 square feet or more of new plus replaced hard surface or 7,000 square feet or more of land disturbing activity shall meet the Minimum Requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.

**Water Availability**

If required, you will receive a separate water availability certificate from SPU outlining any water requirements.

**SOLID WASTE**

SPU review of solid waste storage and service plans is **required** for:

- all multifamily, mixed-use, and townhouse developments with five or more units; all commercial and industrial buildings;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

Please review land use code section 23.54.040 and solid waste code section 21.36.080 for solid waste storage and service requirements.
For the property types listed above, please review the guidelines found in CAM 1301: Solid Waste Information for Developers before submitting the Checklist for Developers to Solid Waste Plan Review lead Angela Wallis at SPU_SolidWastePlanReview@seattle.gov, or call: (206) 684-4166 with questions.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the Licensing and Tax Administration Division website.