



# ROWHOUSES

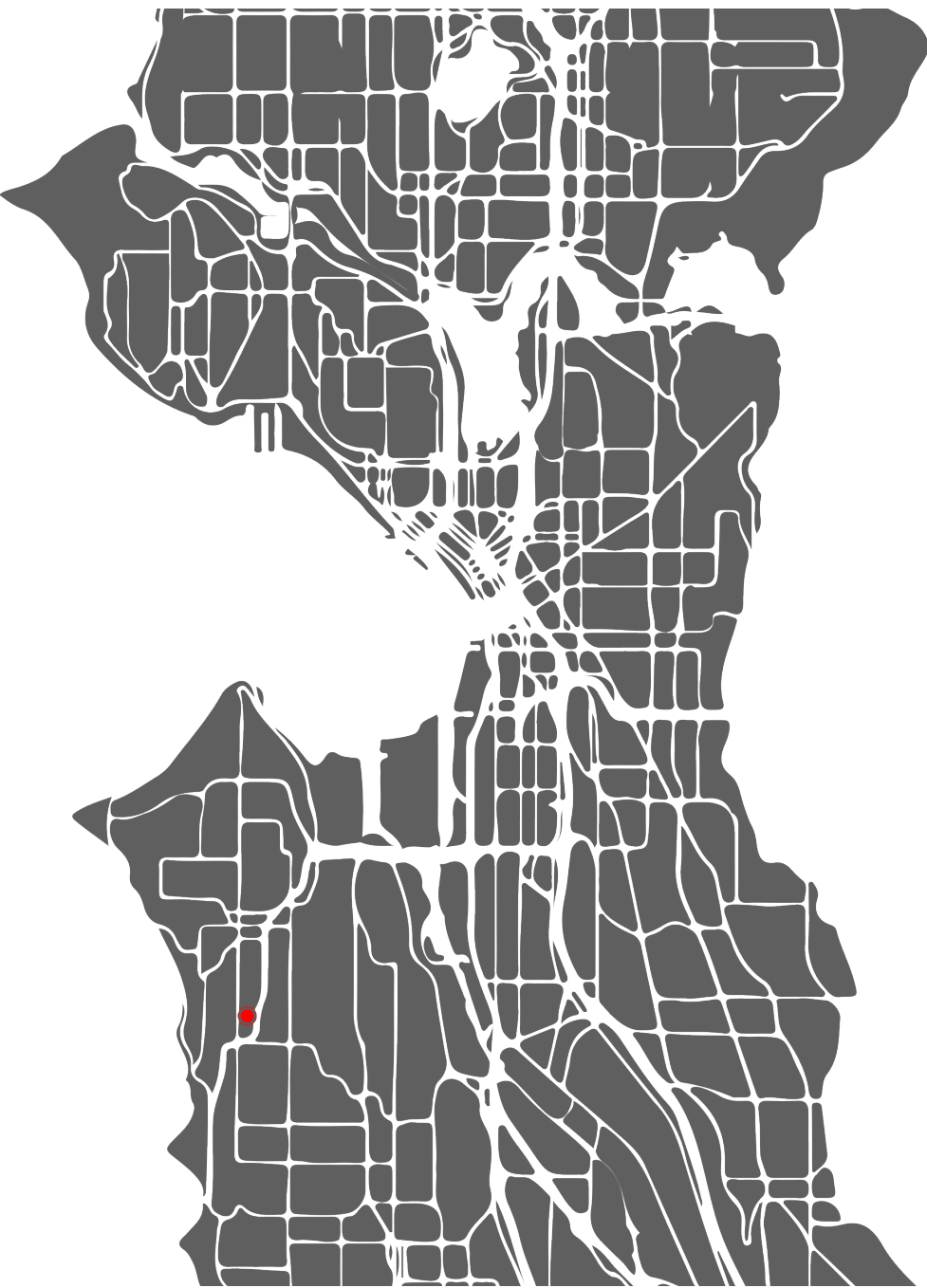
6021 42nd Ave SW



christopher jones  
**ARCHITECTS**  
WWW.STUDIOCJA.COM

STREAMLINED DESIGN REVIEW  
6021 42nd AVE SW | PROJECT 3037937-EG PARCELA

July 23rd, 2021



PROJECT INFORMATION

PROJECT NUMBER: 3037937-EG (PARCEL A)  
PROJECT ADDRESS: 6021 42ND AVE. SW  
SEATTLE, WA 98136

DEVELOPER

CITY HOMES 6021 DEVELOPMENT LLC  
411 1ST AVENUE S, SUITE 650  
SEATTLE, WA 98104

ARCHITECT

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LANDSCAPE ARCHITECT

ROOT OF DESIGN  
2020 MALTBY RD, SUITE 7  
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PROJECT INTRODUCTION

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CONTEXT

This site is located in the Morgan Junction Neighborhood, an established residential area with mostly single-family residences, townhouses, and small apartment buildings. There is an eclectic mix of architectural styles and building materials in the area, with a healthy balance of contemporary and historic developments.

This project’s site is nearby to many townhouse developments, especially to the west and south. Most of the surrounding blocks contain a mixture of multi-family apartments, rowhouses, and single-family homes.

Frequent transit is available with bus stops a block away from Admiral district, through Morgan Junction, to Tukwila and Southcenter. The Rapid Ride C Line connects Morgan Junction all the way up through Downtown Seattle.

EXISTING USES AND STRUCTURE

The existing site is composed of a single parcel that measures approximately 100 feet wide by 50 feet deep. The single-family residence currently on the site will be demolished.

PHYSICAL SITE FEATURES

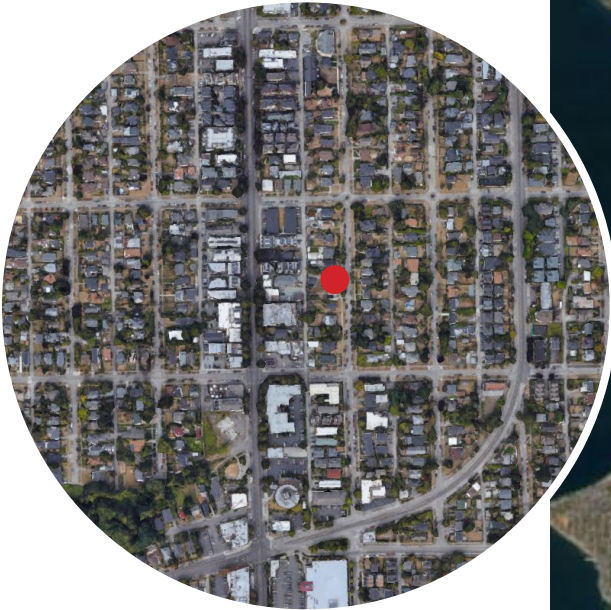
The site is sloped along the sidewalk on the east edge of the site. There is approximately a 10-feet drop from the north-east corner to the south-west corner. There is also alley access along the west side of the property.

VISION

To provide three new rowhouses and two new townhouses. These homes will contribute to the growing density and varied architectural language of the surrounding highly walkable neighborhood, with frequent transit nearby. They feature high-quality building finishes, richly landscaped outdoor spaces, and will be Built Green 4-Star certified.

PROJECT DETAILS - ROWHOUSES

|                       |                                          |
|-----------------------|------------------------------------------|
| New units:            | Three 3-story rowhouses with roof decks. |
| Existing to Demolish: | Single Family Residence                  |
| Lot area:             | 6,250 sq. ft                             |
| Total new floor area: | 6,463 sq. ft                             |







NOTABLE LOCAL LANDMARKS

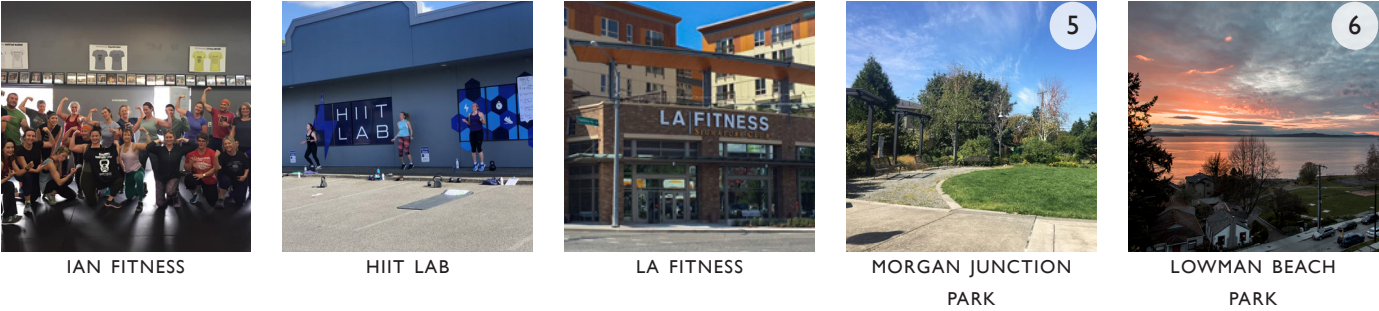
- 1. Alki Beach
- 2. Lincoln Park & Colman Pool
- 3. West Seattle’s Year-Round Farmers Market
- 4. Me-Kwa Mooks Park
- 5. Morgan Junction Park
- 6. Lowman Beach Park



NEARBY RESTAURANTS, BARS & CAFES



NEARBY FITNESS & RECREATION





AREAS

| PARCEL B                |                |              |             |
|-------------------------|----------------|--------------|-------------|
| TOWNHOUSE - TH 1        |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 569 sf         | 522 sf       | RESIDENTIAL |
| LEVEL 2                 | 539 sf         | 493 sf       | RESIDENTIAL |
| LEVEL 3                 | 539 sf         | 493 sf       | RESIDENTIAL |
| PENTHOUSE               | 59 sf          | 43 sf        | RESIDENTIAL |
| TOTAL                   | 1,706 sf       | 1,551 sf     |             |
| TOWNHOUSE - TH 2        |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 569 sf         | 522 sf       | RESIDENTIAL |
| LEVEL 2                 | 539 sf         | 493 sf       | RESIDENTIAL |
| LEVEL 3                 | 539 sf         | 493 sf       | RESIDENTIAL |
| PENTHOUSE               | 59 sf          | 43 sf        | RESIDENTIAL |
| TOTAL                   | 1,706 sf       | 1,551 sf     |             |
| TH TOTALS               | 3,412 sf       | 3,102 sf     |             |
| PARCEL A                |                |              |             |
| ROWHOUSE - RH 1         |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 451 sf         | 406 sf       | RESIDENTIAL |
| LEVEL 2                 | 377 sf         | 338 sf       | RESIDENTIAL |
| LEVEL 3                 | 377 sf         | 338 sf       | RESIDENTIAL |
| PENTHOUSE               | 45 sf          | 33 sf        | RESIDENTIAL |
| TOTAL                   | 1,250 sf       | 1,115 sf     |             |
| ROWHOUSE - RH 2         |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 454 sf         | 412 sf       | RESIDENTIAL |
| LEVEL 2                 | 379 sf         | 343 sf       | RESIDENTIAL |
| LEVEL 3                 | 379 sf         | 343 sf       | RESIDENTIAL |
| PENTHOUSE               | 45 sf          | 33 sf        | RESIDENTIAL |
| TOTAL                   | 1,257 sf       | 1,131 sf     |             |
| ROWHOUSE - RH 3         |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 451 sf         | 406 sf       | RESIDENTIAL |
| LEVEL 2                 | 377 sf         | 338 sf       | RESIDENTIAL |
| LEVEL 3                 | 377 sf         | 338 sf       | RESIDENTIAL |
| PENTHOUSE               | 45 sf          | 33 sf        | RESIDENTIAL |
| TOTAL                   | 1,250 sf       | 1,115 sf     |             |
| RH TOTALS               | 3,757 sf       | 3,361 sf     |             |
| DEVELOPMENT TOTAL AREAS | 7,169 sf       | 6,463 sf     |             |

OVERVIEW

The site is located on 42nd Avenue SW, right in the heart of the Morgan Junction neighborhood. It is situated just a five minute walk away from Morgan Junction Park and all of the adjacent restaraunts and bars. The Mountains To Sound Greenway Trail leads you through Dr. Jose Rizal Park and connects to the I-90 trail, allowing pedestrian travel from north Beacon Hill all the way to Bellevue. Surrounding the site on all sides is a mixture of single-family homes, multi-family townhouses, and apartments.

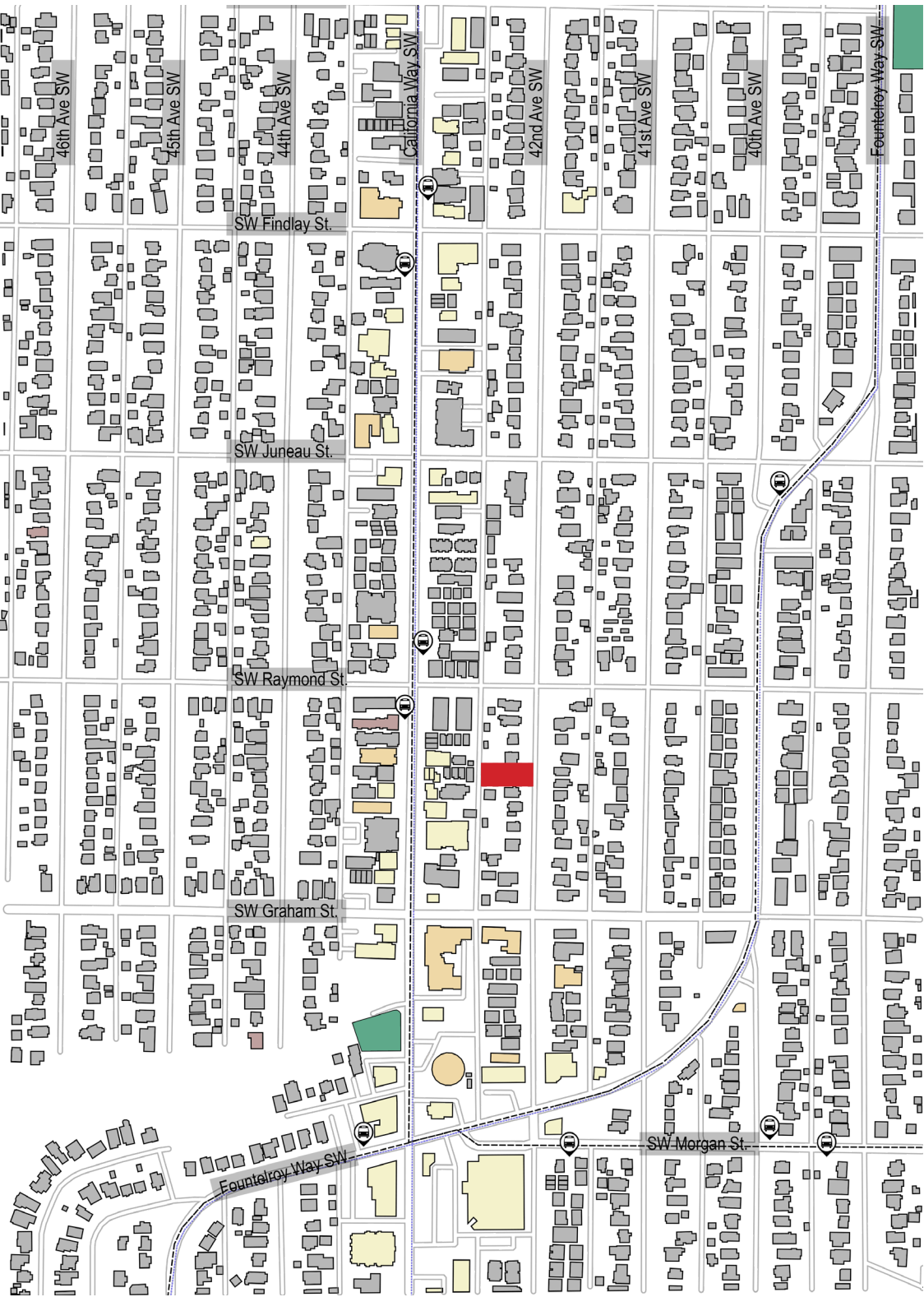
Frequent transit is available with bus stops a block away from the site. Line 128 commutes from Admiral District, through Morgan Junction, to Tukwila and Southcenter. The Rapid Ride C Line connects Morgan Junction all the way up through Downtown Seattle to South lake Union and south to Westwood Village.

KEY: URBAN CONTEXT

- COMMERCIAL/SERVICES
- MIXED USE/RESIDENTIAL
- SINGLE FAMILY RESIDENCE
- PARKS
- INSTITUTIONAL

KEY: SDOT CLASSIFICATION

- METRO BUS STOP
- METRO BUS ROUTE
- BICYCLE ROUTE
- PROJECT SITE



LAND USE / TRANSPORTATION MAP





ZONING SUMMARY

|                        |                                 |
|------------------------|---------------------------------|
| Parcel #:              | 762570-3225                     |
| Lot Area:              | 6,250 SQ.FT FOR PROPOSED PARCEL |
| Zoning:                | LR1 (M1)                        |
| Overlay:               | NONE                            |
| Street Classification: | Neighborhood Greenway           |
| Frequent Transit:      | YES                             |

23.45.504 PERMITTED USES

|                     |             |
|---------------------|-------------|
| Permitted outright: | Residential |
|---------------------|-------------|

23.45.510 FLOOR AREA RATIO

|                    |     |
|--------------------|-----|
| Allowable FAR LR1: | 1.3 |
|--------------------|-----|

23.45.514 STRUCTURE HEIGHT

|                    |        |
|--------------------|--------|
| Base height limit: | 30'-0" |
|--------------------|--------|

Additional height allowances

|                      |        |
|----------------------|--------|
| Parapet & Open Rail: | +4'-0" |
|----------------------|--------|

|                      |         |
|----------------------|---------|
| Stairs & Mechanical: | +10'-0" |
|----------------------|---------|

Stair penthouse may cover 15% of roof area, or 20% if also screening mechanical equipment.

23.45.518 SETBACK REQUIREMENTS

|        |                        |
|--------|------------------------|
| Front: | 7' average, 5' minimum |
|--------|------------------------|

|                     |                        |
|---------------------|------------------------|
| Side (façade >40'): | 7' average, 5' minimum |
|---------------------|------------------------|

|                     |            |
|---------------------|------------|
| Side (façade <40'): | 5' minimum |
|---------------------|------------|

|       |                        |
|-------|------------------------|
| Rear: | 7' average, 5' minimum |
|-------|------------------------|

Additional setbacks:

Between structures: 10' min

Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

23.45.522 AMENITY AREA

|           |                 |
|-----------|-----------------|
| Required: | 25% of lot area |
|-----------|-----------------|

General requirements:

All units must have access to a common or private amenity area

- No minimum area for private amenity areas, except 10' horizontal minimum at non-street side lot lines.
- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10'
- Minimum 50% of common amenity area at ground level shall be landscaped

Requirements for townhouse developments in LR zones:

- A minimum of 50% of required amenity area shall be provided at ground level, except roof top amenity area meeting subsection 23.45.510.E.5 may be counted as ground level amenity area: roof amenity area must meet ground level amenity area standards in 23.45.522, and at least 25% of the perimeter of the roof amenity area must not be enclosed by the walls of the structure.
- Ground level amenity area may be either private or common space
- An amenity area shall not be enclosed within a structure in LR zones

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.6 required

Vegetated walls may not count towards more than 25% of Green Factor

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

|                  |             |
|------------------|-------------|
| Structure Width: | 60' maximum |
|------------------|-------------|

|                |                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Facade Length: | The maximum combined length of all portions of facades within 15' of a lot line that is neither a rear, alley, or street lot line shall not exceed 65% of the length of that lot line |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

23.54.015 REQUIRED PARKING

While one stall per unit is normally required, mapped frequent transit allows for a 50% reduction, however any parking that is provided shall meet the code requirements of a medium parking stall minimum

Bicycle long-term parking: 1 per unit (Rounded to the nearest even number)

Bicycle short-term parking: 1 per 20 units

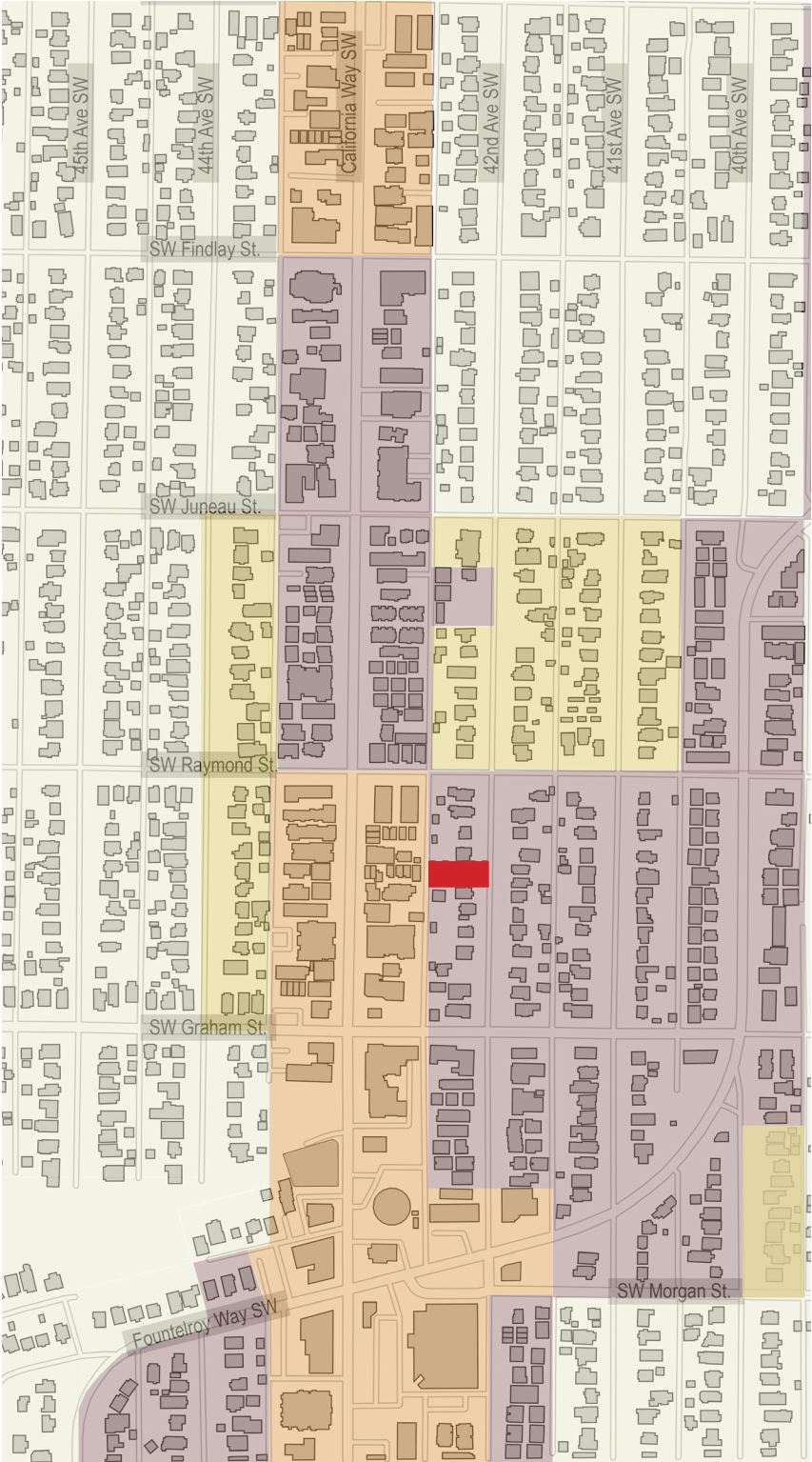
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential development with a single entity for utility billing may provide each dwelling unit with their own 2' x 6' storage area, or 150 SF of shared storage space for 9-15 units

- The shared space for 9 or more units shall have a minimum horizontal dimension of 12' in both width and depth, and have a floor that is level and hard surfaced
- The shared space must be screened from public view and minimize light and glare impacts

KEY

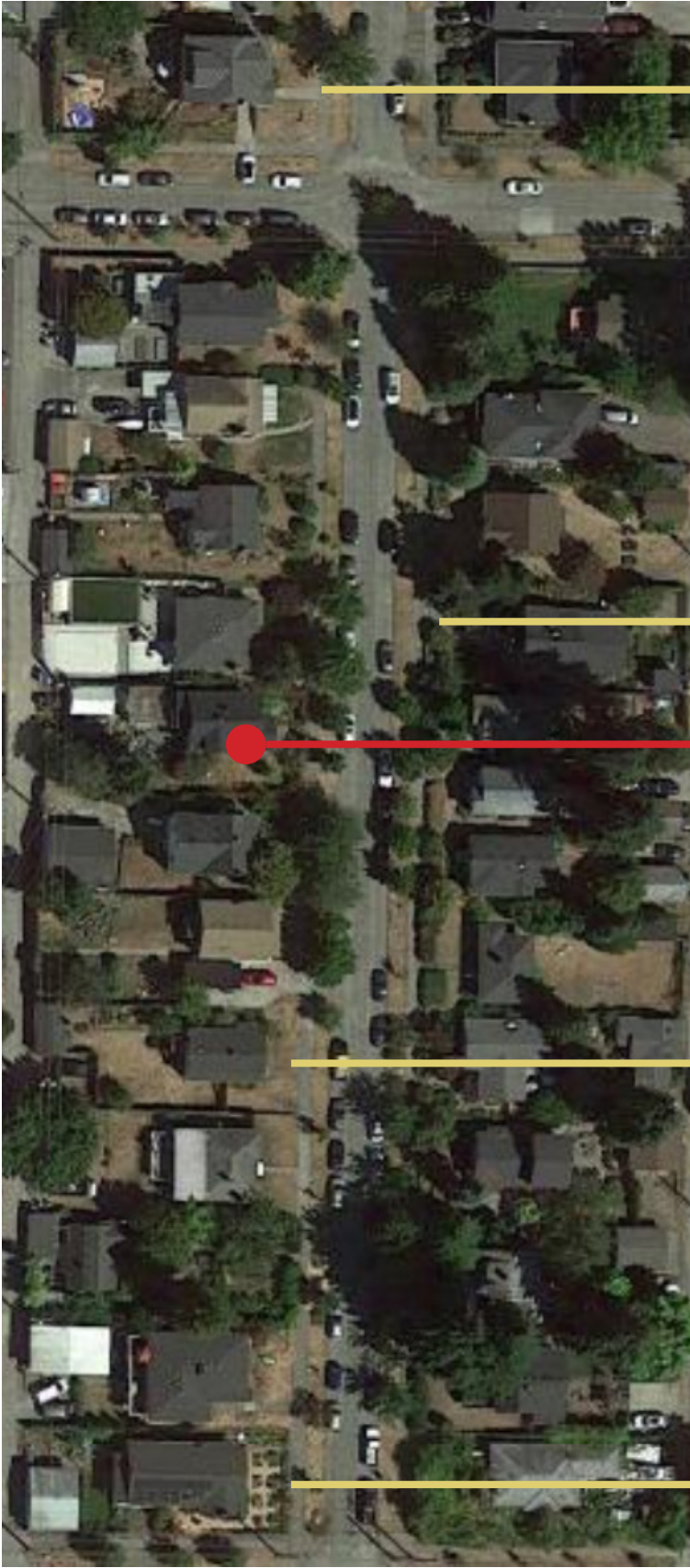
- PROJECT SITE
- LR (LOWRISE MULTI-FAMILY)
- NC (NEIGHBORHOOD COMMERCIAL)
- RSL (RESIDENTIAL SMALL LOT)
- SF 5000 (SINGLE FAMILY)



ZONING MAP







1

2

3

4

SITE



1



2



3



4





OPPOSITE OF PROJECT SITE



42ND AVE SW  
PANORAMIC VIEW LOOKING EAST



42ND AVE SW  
PANORAMIC VIEW LOOKING WEST





42ND AVE SW  
PANORAMIC VIEW LOOKING EAST

PROJECT SITE



42ND AVE SW  
PANORAMIC VIEW LOOKING WEST







PROJECT SITE - REAR



ALLEY  
PANORAMIC VIEW LOOKING EAST



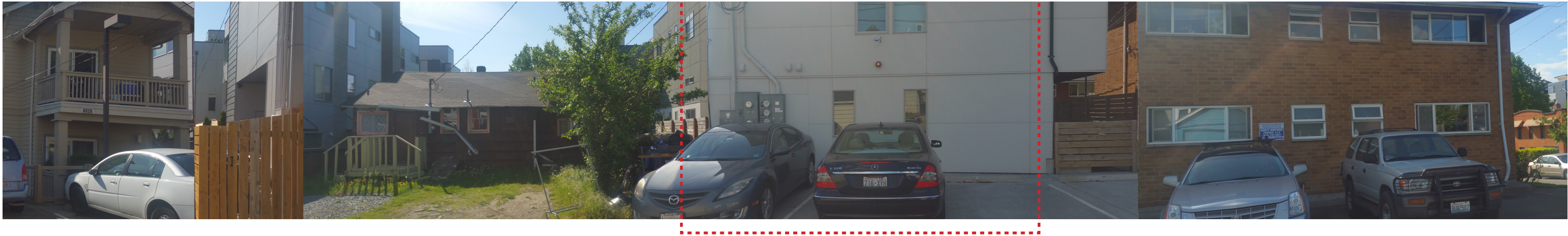
ALLEY  
PANORAMIC VIEW LOOKING WEST





ALLEY  
PANORAMIC VIEW LOOKING EAST

OPPOSITE OF PROJECT SITE - REAR



ALLEY  
PANORAMIC VIEW LOOKING WEST





CONTEXT ANALYSIS: VICINITY

DEVELOPMENT

There are a number of new, recent, and proposed developments in the Morgan Junction Neighborhood. Projects surrounding the site on all sides within one to two blocks include multi-family housing such as townhouses and apartments.

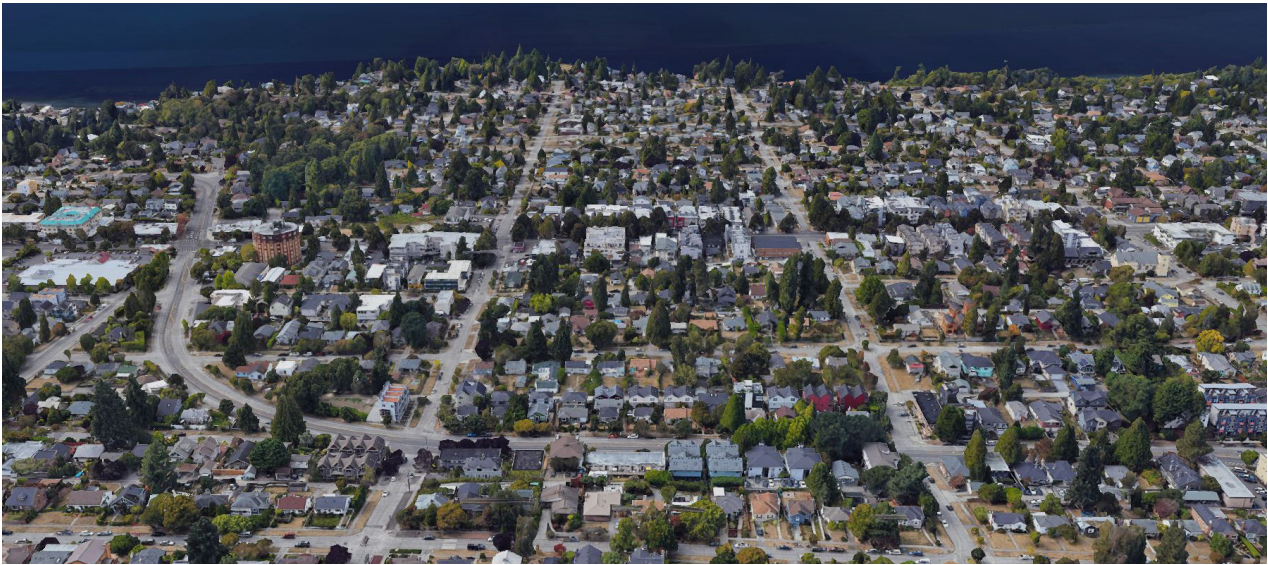
- 1. 6012 California Ave SW
- 2. 6024 California Ave SW
- 3. 6029 California Ave SW
- 4. 5913 California Ave SW
- 5. 5919 California Ave SW
- 6. 6035 42nd Ave SW
- 7. 5912 Fauntleroy Way SW
- 8. 6313 42nd Ave SW
- 9. 6320 41st Ave SW
- 10. 6303 Fauntleroy Way SW
- 11. 6326 Fauntleroy Way SW
- 12. 6508 California Ave SW

KEY

PROJECT SITE

x

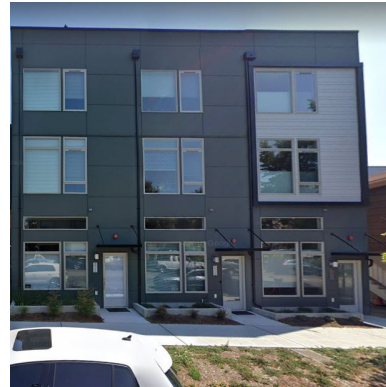
RECENT / PENDING DEVELOPMENT



NEIGHBORHOOD DEVELOPMENT MAP



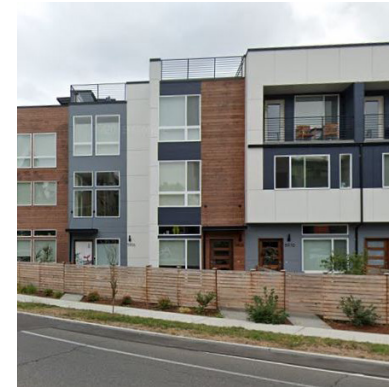




1.  
6012 California Ave SW  
3 stories  
Townhouse  
3 units



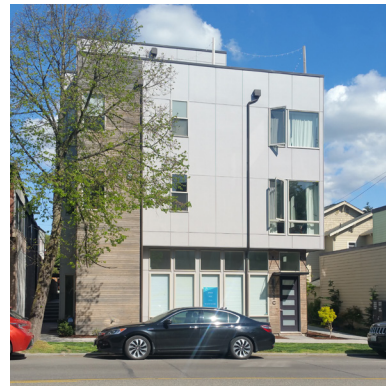
4.  
5913 California Ave SW  
3 stories  
Townhouse  
3 units



7.  
5912 Fauntleroy Way SW  
3 Stories  
Townhouse  
5 Units



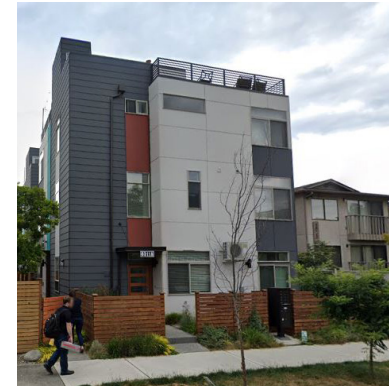
10.  
6303 Fauntleroy Way SW  
3 stories  
Townhouse  
4 Units



2.  
6024 California Ave SW  
3 stories  
Townhouse  
4 Units



5.  
5919 California Ave SW  
3 stories  
Townhouse  
6 Units



8.  
6313 42nd Ave SW  
3 stories  
Townhouse  
4 Units



11.  
6326 Fauntleroy Way SW  
4 stories  
Townhouse  
9 Units



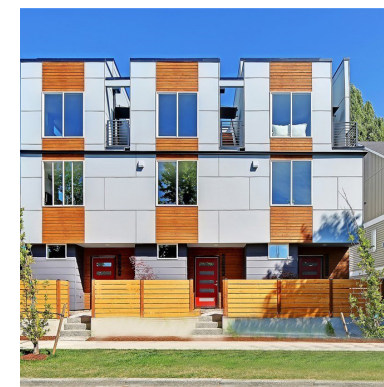
3.  
6029 California Ave SW  
3 stories  
Townhouse  
4 Units



6.  
6035 42nd Ave SW  
3 stories  
Townhouse  
6 Units

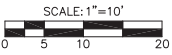
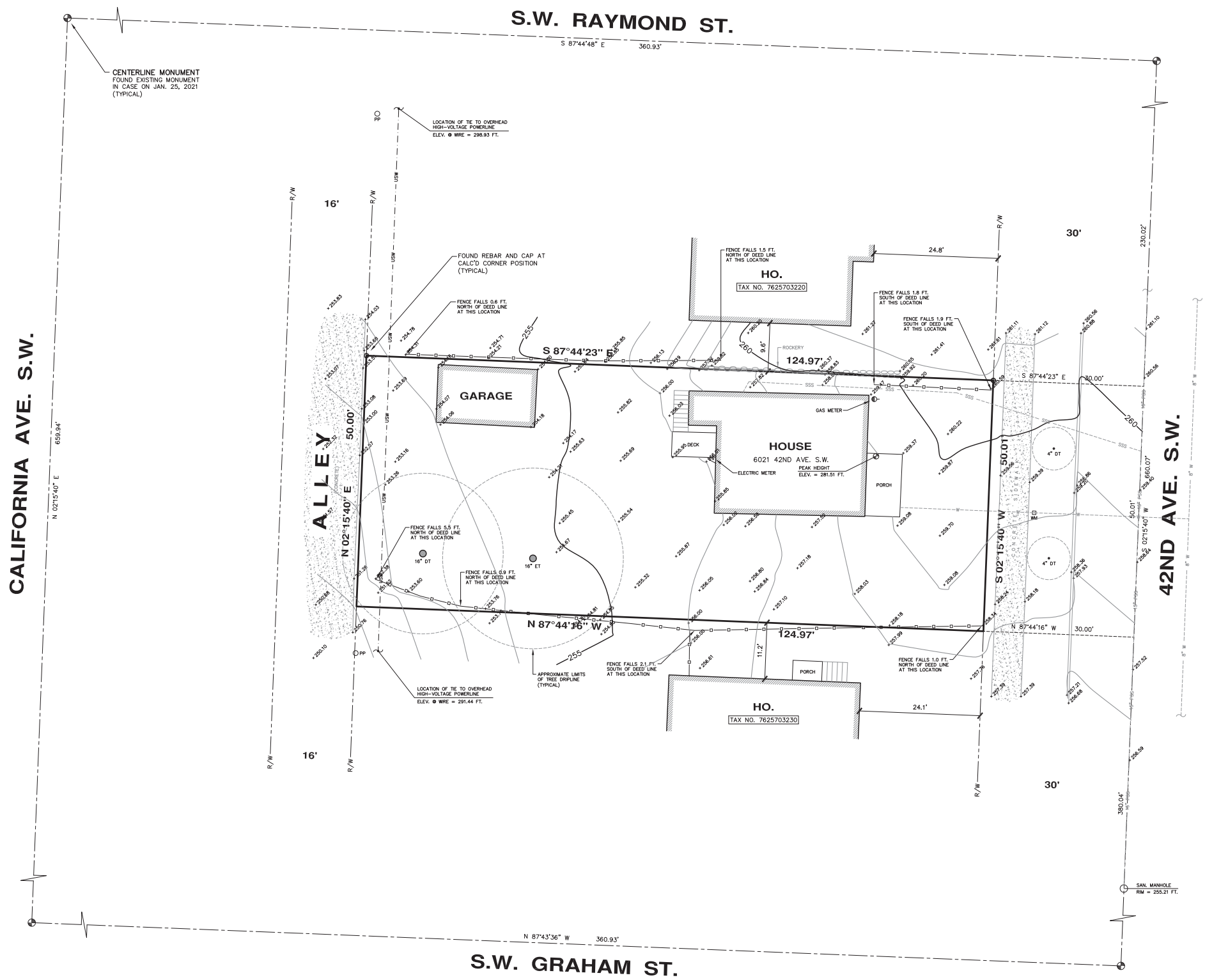


9.  
6320 41st Ave SW  
3 stories  
Townhouses  
3 Units



12.  
6508 California Ave SW  
3 stories  
Townhouse  
3 Units





NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JANUARY 25, 2021.
4. PARCEL AREA = 6,249 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 7625703225
8. TREE DIAMETERS AND DRIP LINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

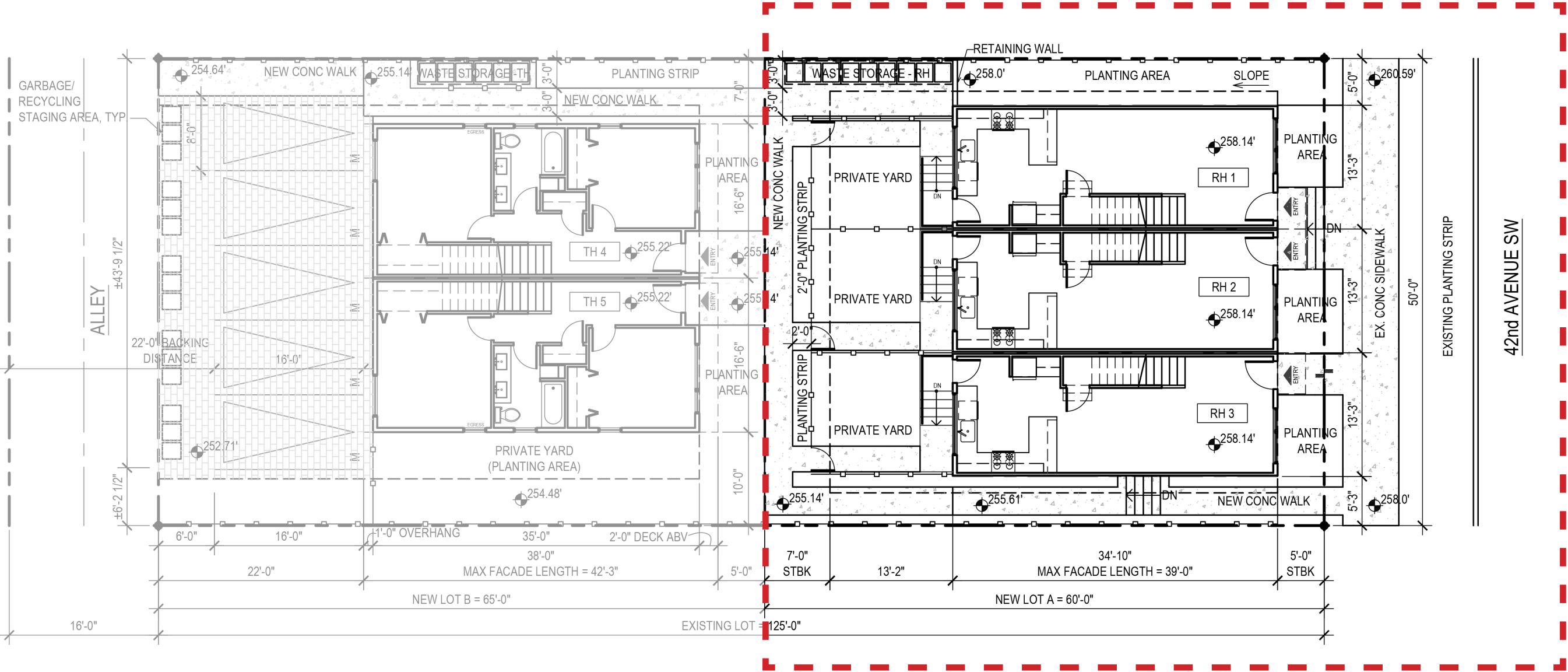
LOT 5, BLOCK 35, SEA VIEW PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.





PARCEL B

PARCEL A

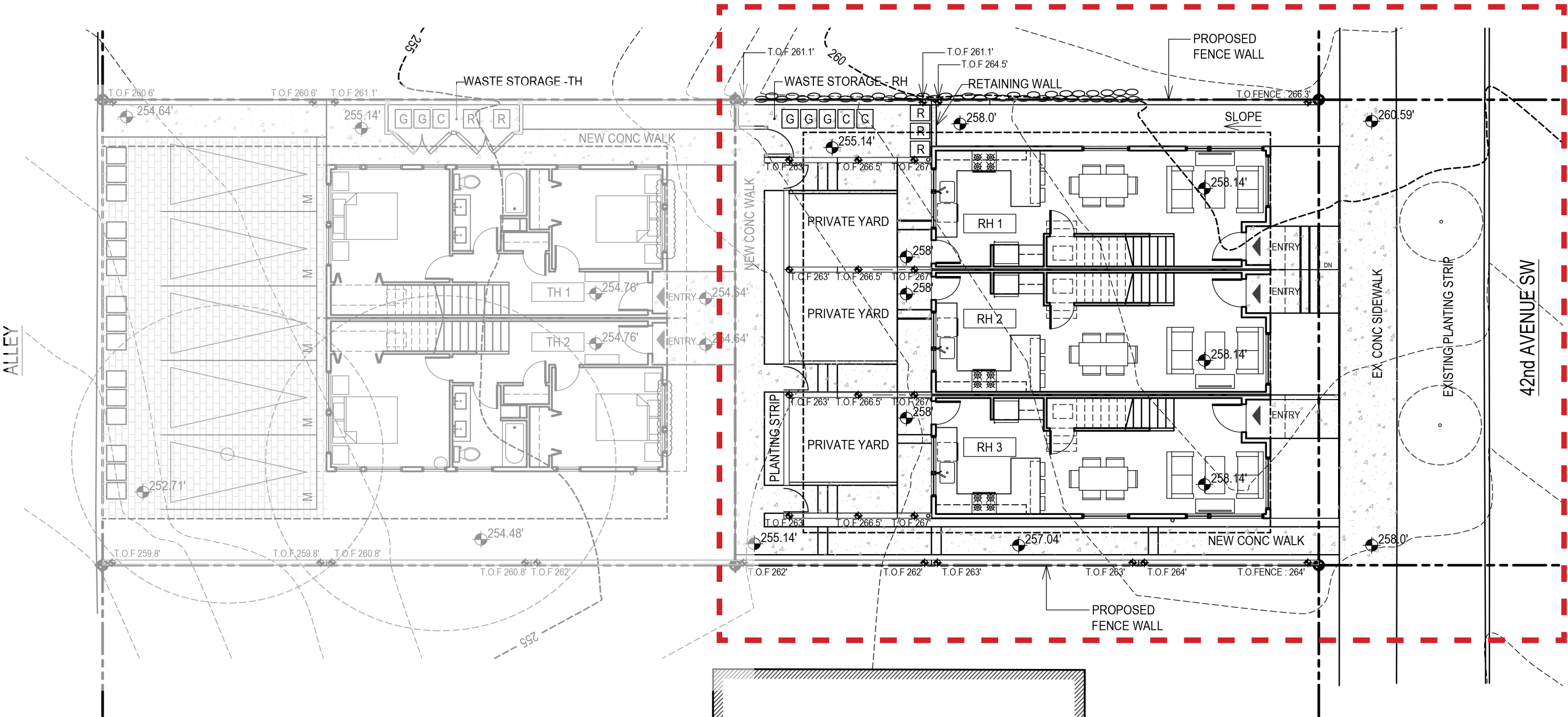


PROPOSED ROWHOUSE SITE PLAN  
SCALE: 1/8" = 1' - 0"



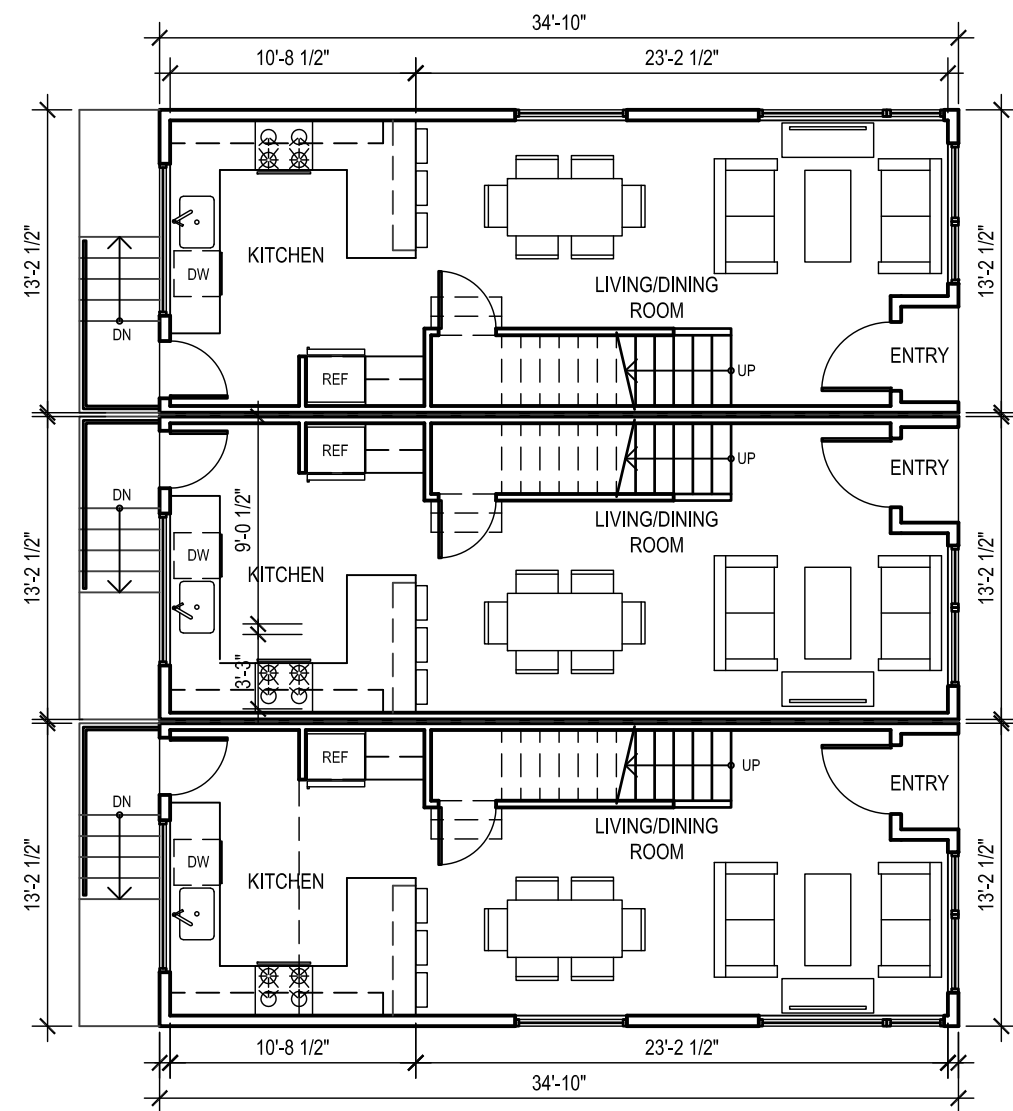


PARCEL A

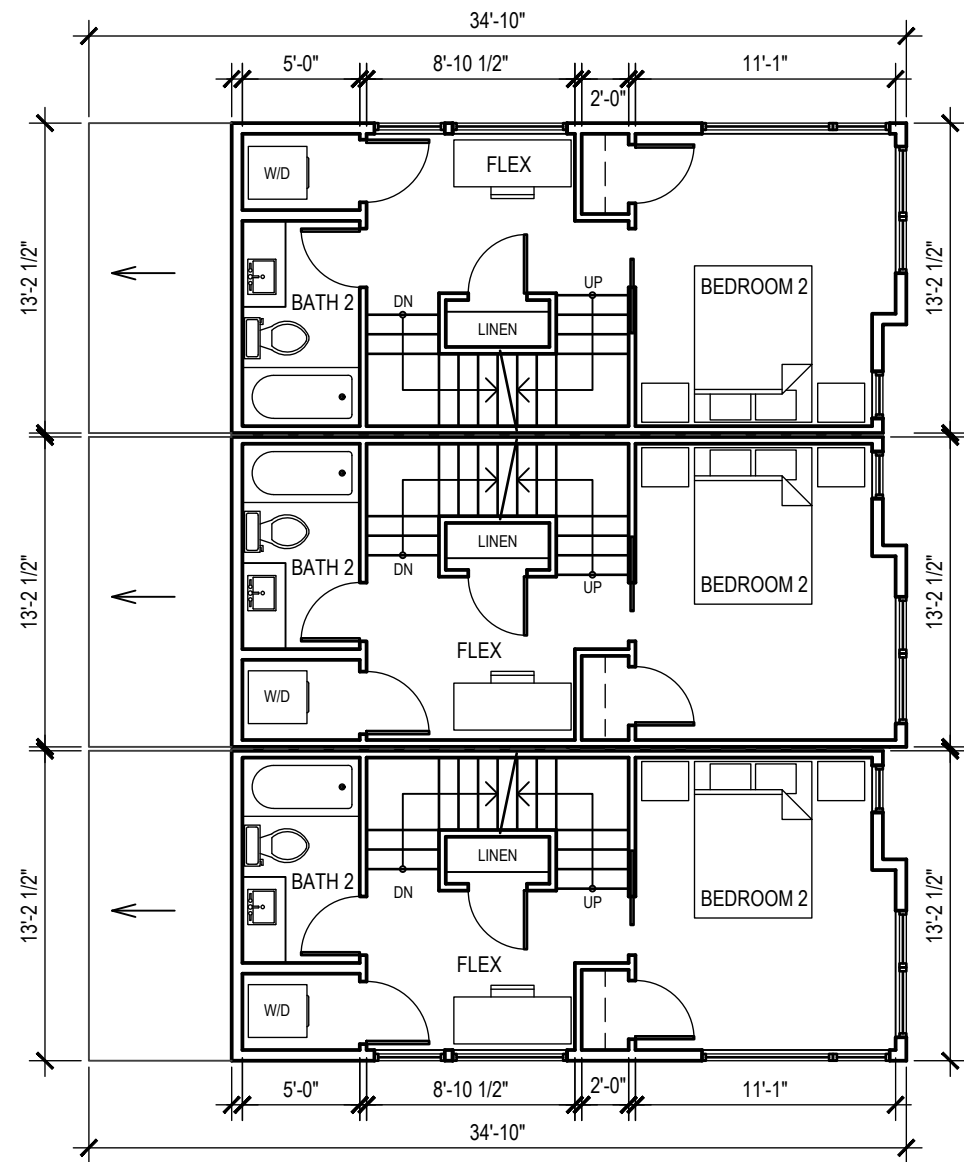


PROPOSED FENCE LOCATION - HEIGHT CALLOUTS  
SCALE: NTS





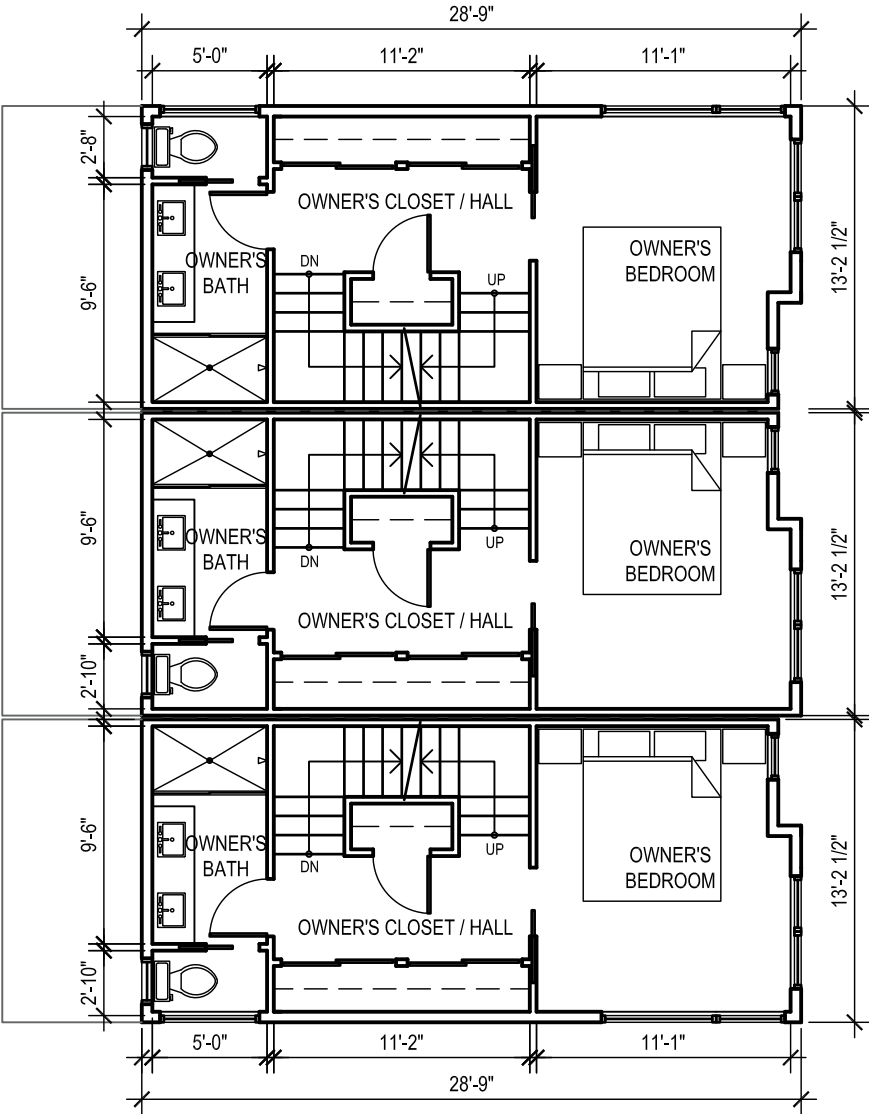
ROWHOUSE - LEVEL 1  
SCALE: 1/8" = 1' - 0"



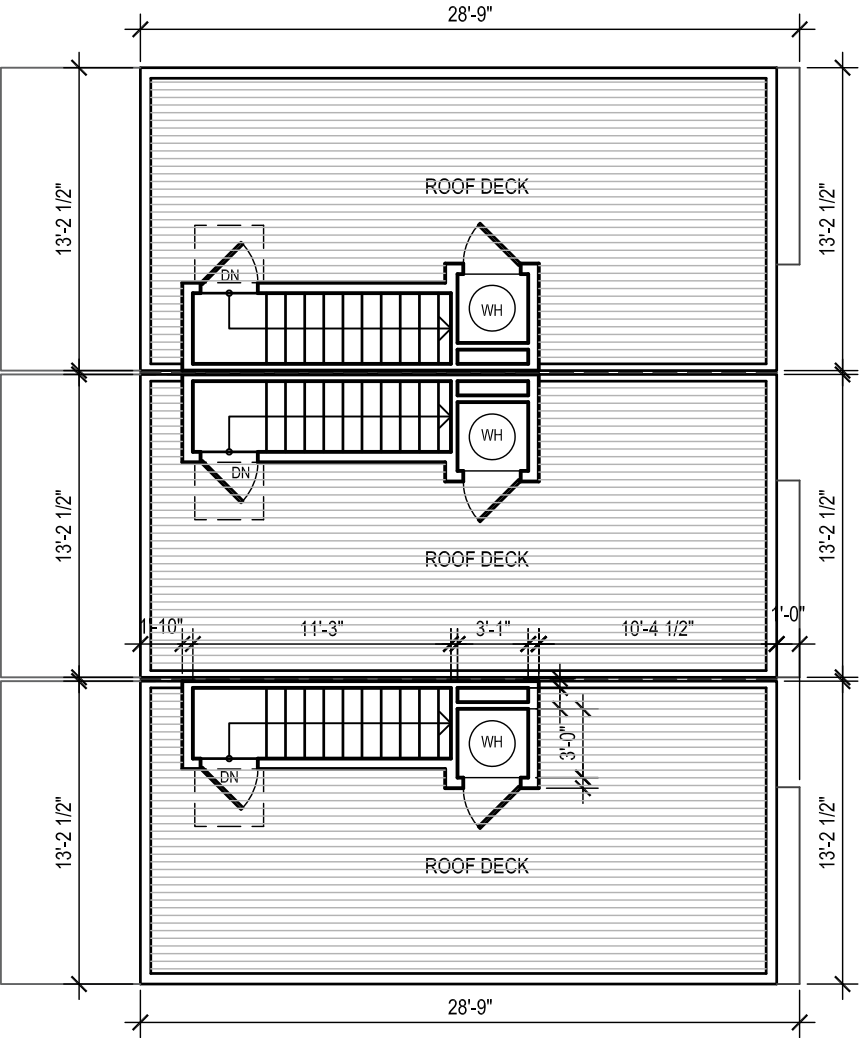
ROWHOUSE - LEVEL 2  
ROWHOUSE - LEVEL 2







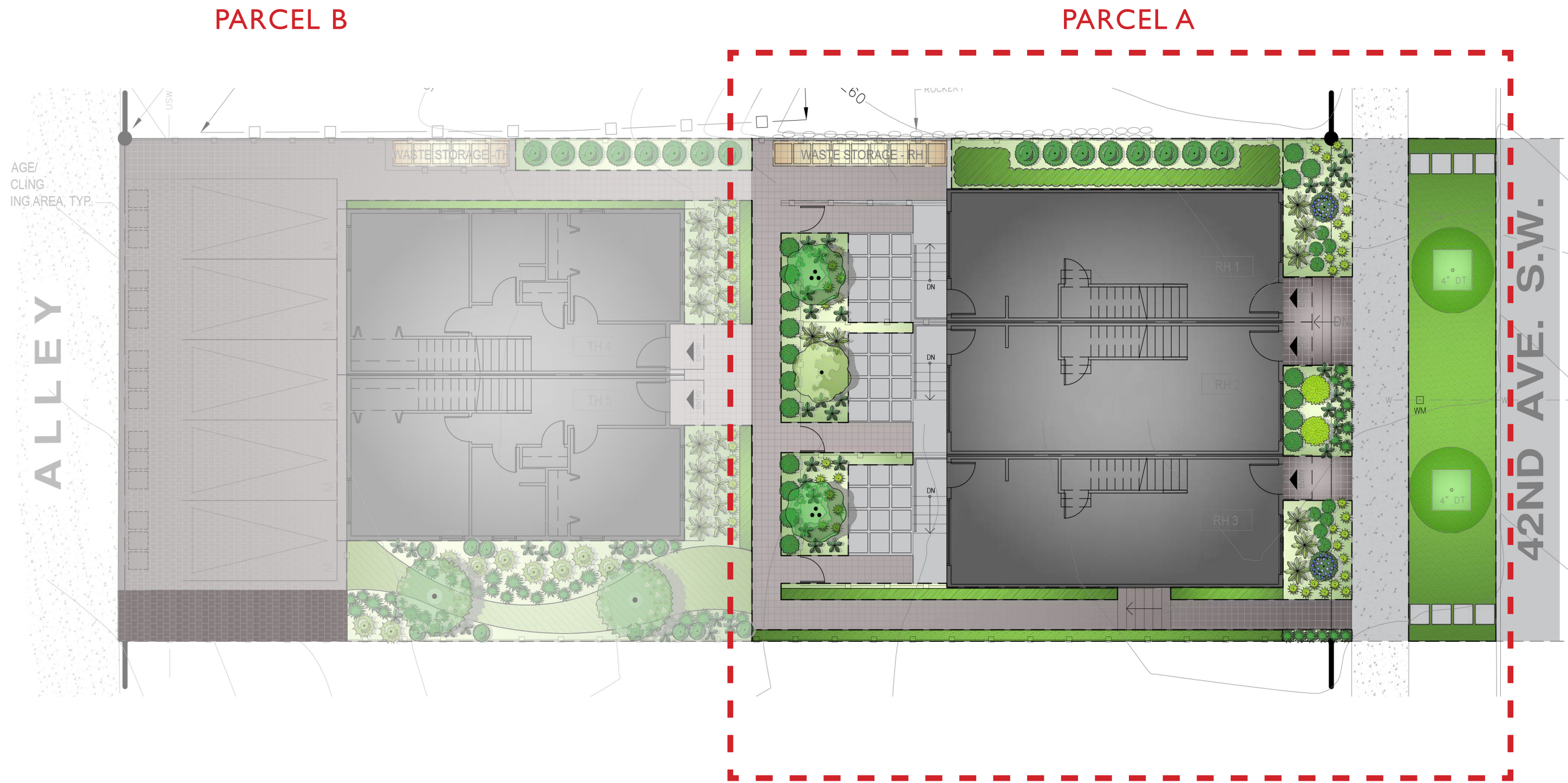
ROWHOUSE - LEVEL 3  
SCALE: 1/8" = 1' - 0"



ROOF PLAN







RENDERED LANDSCAPE PLAN  
N.T.S.

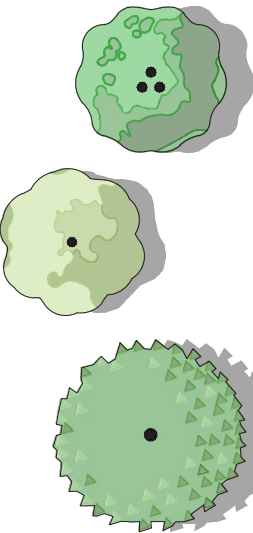




PLANT SCHEDULE

TREES

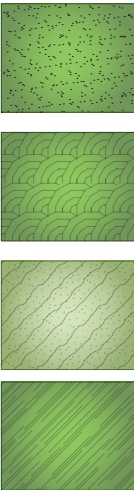
BOTANICAL / COMMON NAME



- Acer circinatum / Vine Maple
- Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
- Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo

GROUND COVERS

BOTANICAL / COMMON NAME



- Existing Lawn
- Pachysandra terminalis / Japanese Spurge
- Thymus pseudolanuginosus / Woolly Thyme
- Vinca minor 'Bowles Blue' / Dwarf Periwinkle

PLANT SCHEDULE

SHRUBS

BOTANICAL / COMMON NAME



- Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
- Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
- Carex oshimensis 'Everillo' / Everillo Japanese Sedge
- Dryopteris erythrosora / Autumn Fern
- Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
- Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
- Hydrangea paniculata 'Limelight' / Limelight Hydrangea
- Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
- Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
- Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
- Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
- Polystichum munitum / Western Sword Fern
- Sarcococca ruscifolia / Fragrant Sarcococca



CS2 - URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

II. HEIGHT, BULK, AND SCALE:

Morgan Junction Neighborhood Priority: Projects should be compatible with the scale of development anticipated by the applicable land use policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

PROJECT RESPONSE:

Instead of one large uninterrupted building, these homes have been broken into two structures separated by a mix of common and private amenity areas. The rowhouses face the street with surface modulation to identify individual units, and large windows that give additional surface texture and human scale to the street facing facade. Stair penthouses are kept to the back and middle of the buildings, reducing the perceived height from the street and side lot lines.

The townhouses on the west side of the property do not span the full width of the available building footprint, leaving a sizable open area on the south side. Modulated entries sheltered by overhanging decks and a pattern of cladding materials and large windows break down the elevations into rateably scaled elements.

CS3 - ARCH. CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:

Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion of forms, detailing, fenestration, and/or the use of complementary materials.

PROJECT RESPONSE:

While the building scale is appropriate for townhouses and typical to those existing in the area, modulation and material choices have been made to better relate these homes to the existing single-family houses along this street. Stair penthouses are located to minimize visibility from below and reduce apparent building heights. By pushing out window bays on the front of each rowhouse and providing awnings over each entrance, individual homes and entries are emphasized, reducing the perceived breadth of the building. Lap siding is the predominate siding material in the area, and it has been used extensively here to mark entry, provide texture, and add contrast. Large windows allow for a direct visual connection between occupants, their neighbors, and pedestrians passing by. Stained horizontal cedar fencing will blend in and provide privacy, though by keeping it to the middle of the property the front yard is still open and inviting.

PL2 - WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. SAFETY AND SECURITY:

Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

I. HUMAN ACTIVITY

Morgan Junction Neighborhood Priority: Maintain and enhance an attractive community where the buildings, streets, and sidewalks form a comfortable human-scale setting for daily activities and where views and community character are protected. New development should be sited and designed to encourage human activity on the street.

PROJECT RESPONSE:

Large windows on all levels open onto the front yards of the rowhouses fronting 42nd St SW. The front yard is defined by planters and walkways, not fencing, providing excellent visibility and direct connection with the neighborhood and pedestrians. Interior common spaces and pathways are well lit, and numerous windows allow for monitoring of visitors. Private amenity areas are fenced to afford access control and prevent misuse.

PL3 - STREET-LEVEL INTERACTION

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

B. RESIDENTIAL EDGES:

Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

I. STREETScape COMPATIBILITY

Morgan Junction Neighborhood Priority: Maintain and enhance an attractive community where the buildings, streets, and sidewalks form a comfortable human-scale setting for daily activities and where views and community character are protected. The siting of buildings should acknowledge and reinforce the existing desirable spacial characteristics of the right of way.

PROJECT RESPONSE:

The living, dining, and kitchen spaces for the rowhouses are located at ground level, allowing for increased engagement with outdoor spaces. Their front stoops and planters, combined with the planting strip next to the street, creates an inviting outdoor area for gardening and conversation with neighbors. Short term bicycle parking and mail boxes will be located conveniently alongside the front sidewalk next to the pedestrian walkway leading from the sidewalk to the interior of the property, providing additional opportunities for engagement.

DC2 - ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits will on the site and within its surroundings.

D. SCALE AND TEXTURE:

Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

I. HUMAN SCALE

Morgan Junction Neighborhood Priority: Use design guidelines to develop consistent building types and characteristics. The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

PROJECT RESPONSE:

Across the alley to the west of this site, two and three story townhouses and commercial buildings are the norm, while single family housing abounds on both sides of 42nd. Though this character will continue to evolve with the new LR zoning, our project works to be a good neighbor to both conditions. Parking and trash storage are served from the alley, so rear portions of the townhouse building rely on material variation and smaller windows to maintain privacy and shielding from light and noise. This allows the middle and front portions of the site to be more engaging, with covered doorways opening directly onto amenity areas, patios, decks and planters. Large windows provide view, light, and visual appeal, but are kept to building corners, maximizing privacy with adjacent neighbors. Surface modulation is used to define individual homes within the building facade.

DC3 - OPEN SPACE CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits will on the site and within its surroundings.

B. OPEN SPACE USES AND ACTIVITIES:

Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

I. STREETScape COMPATIBILITY

Morgan Junction Neighborhood Priority: Maintain and enhance an attractive community where the buildings, streets and sidewalks form a comfortable human scale setting for daily activities and where views and community character are protected. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.

PROJECT RESPONSE:

Each entry is recessed for a sense of private space with the small sheltered stoop, while numerous planters surround these spaces to keep them lush and colorful. Individual yards with patios at the center of the site are fenced for privacy, yet gated to allow for access and interaction. Plantings along both sides of the central walkway create a comfortable common space. The second floor townhouse decks allow for conversation between neighbors, while the solid guardrail affords privacy from both sides when not standing immediately at the edge. Private roof decks give each resident a space to spend time outside enjoying territorial and mountain views.

DC4 - EXTERIOR ELEMENTS/MATERIALS

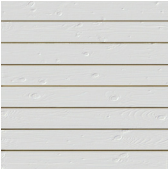
Use appropriate and high quality elements and finishes for the building and its open spaces.

II. EXTERIOR FINISH MATERIALS

Morgan Junction Neighborhood Priority: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged..

PROJECT RESPONSE:

The crisp white primary building planes are clad with durable, low-maintenance, fiber-cement panel siding. Contrasting these are fiber cement lap-siding accent surfaces in medium and dark gray finishes. The lap siding adds texture while the darker colors break down the scale of the building into discrete elements. Stained cedar is used on the underside of decks and awnings to highlight the entry into homes, while black metal railings at decks and grey stained wood fencing around private yards add additional character. White vinyl windows are large, and (particularly at the street) break down the scale of surrounding surfaces while also blurring the boundaries between interior and exterior space.



LIGHT GREY  
FIBER CEMENT  
HORIZONTAL  
SIDING



DARK GREY  
FIBER CEMENT LAP  
SIDING



FIBER CEMENT  
PANEL, WHITE



CONCRETE



DECK RAILING



VINYL WINDOW,  
WHITE

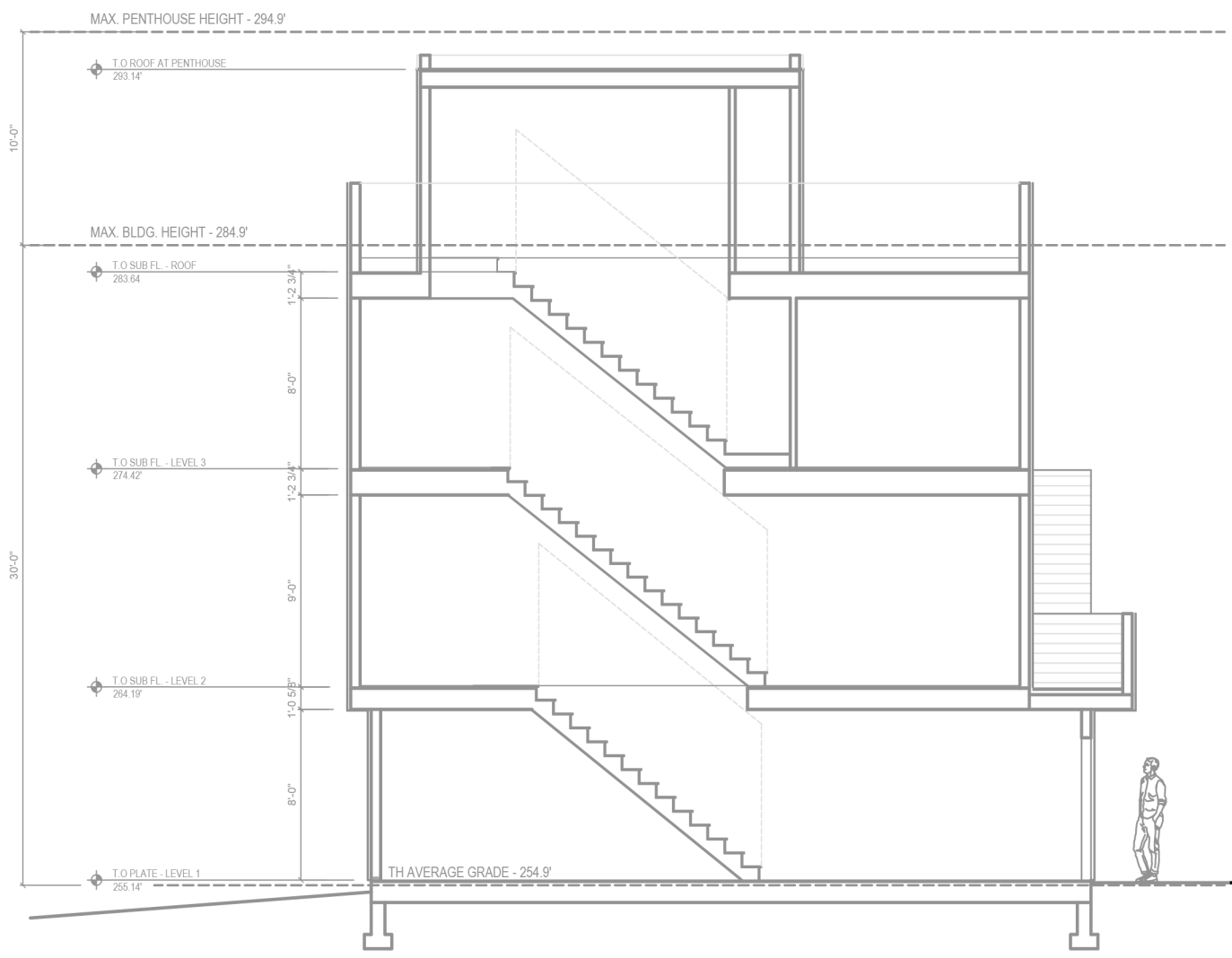


MEDIUM GREY,  
FENCE



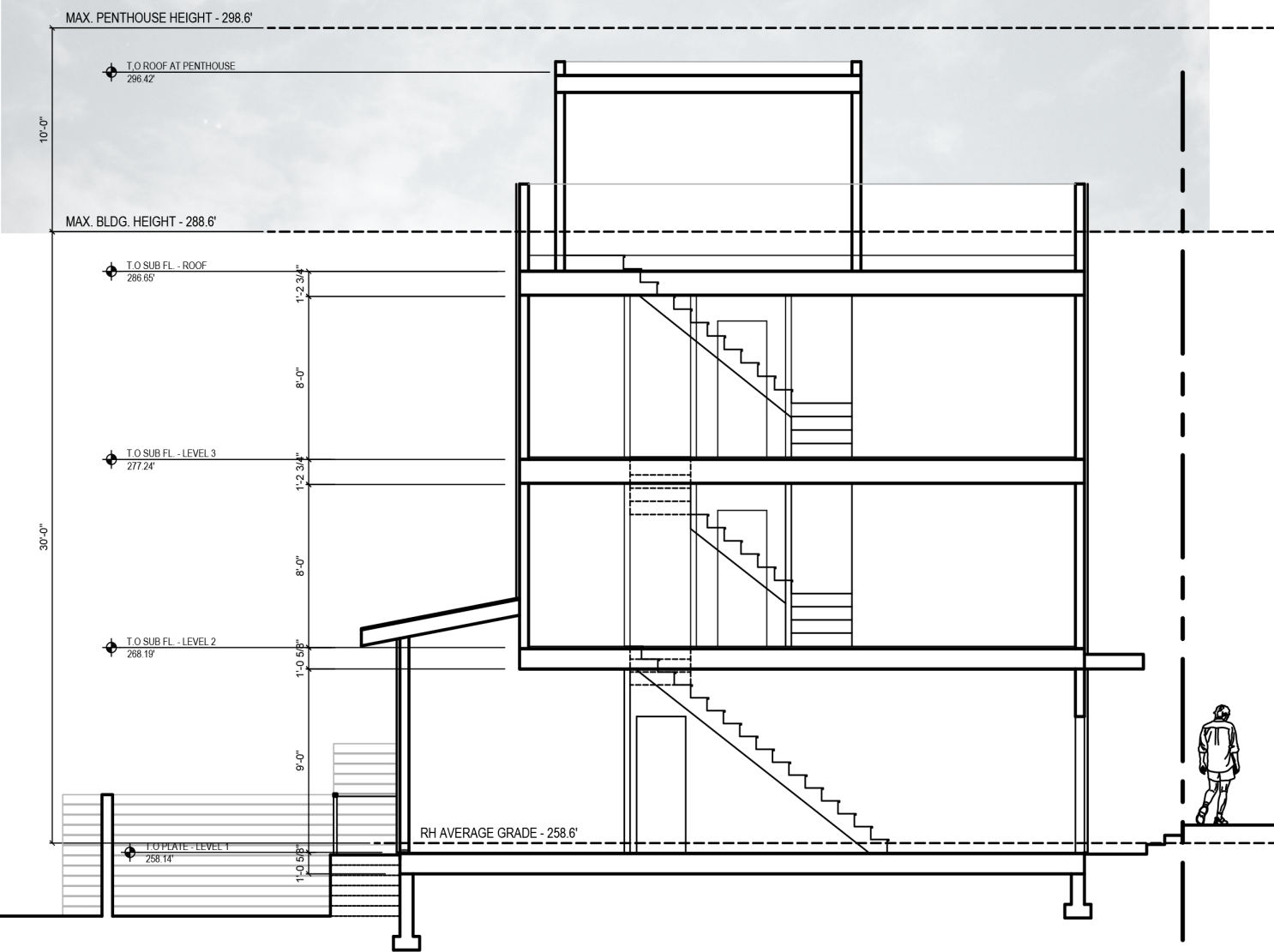


PARCEL B



TOWNHOUSE - BUILDING SECTION (SEE SDR PACKET: 3038160-EG

PARCEL A



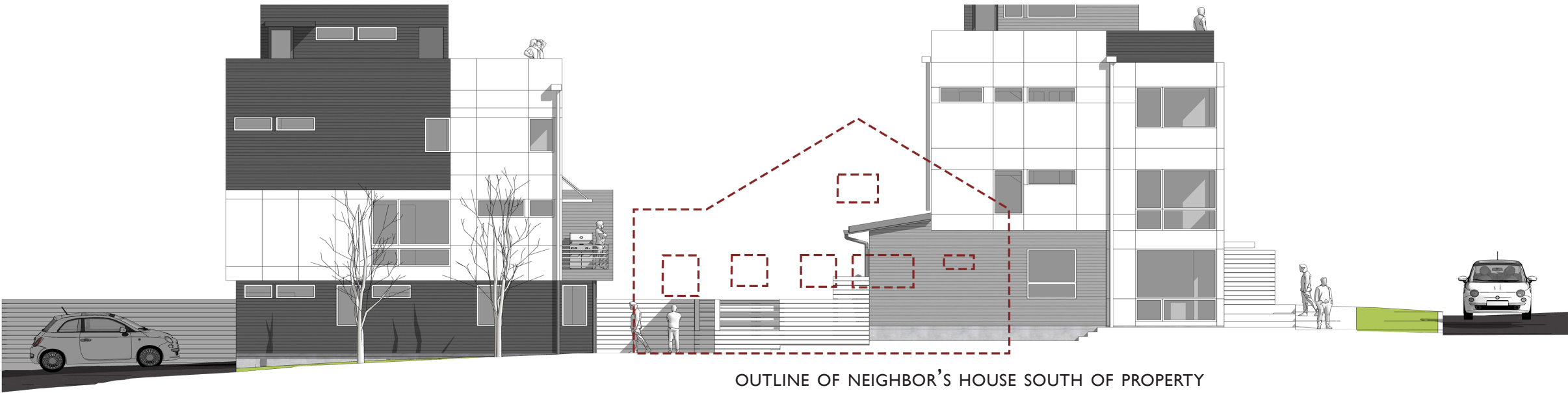
ROWHOUSE - BUILDING SECTION





PARCEL B

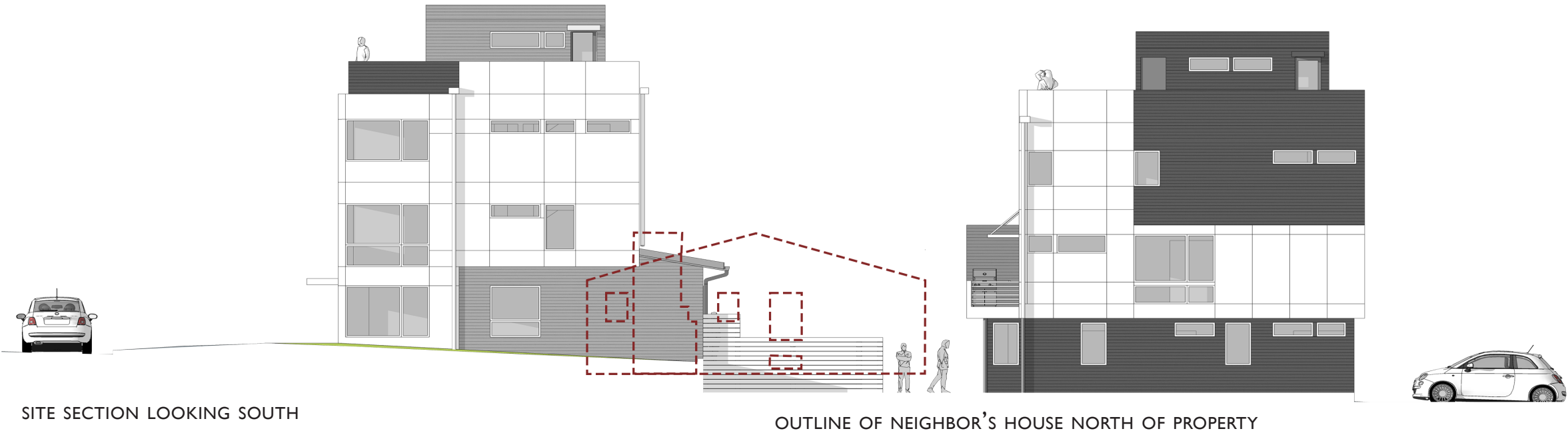
PARCEL A



SITE SECTION LOOKING NORTH

PARCEL A

PARCEL B



SITE SECTION LOOKING SOUTH

OUTLINE OF NEIGHBOR'S HOUSE NORTH OF PROPERTY



PARCEL B

PARCEL A



ROWHOUSE

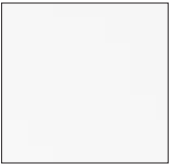
SITE SECTION - LOOKING NORTH



LIGHT GREY  
FIBER CEMENT  
HORIZONTAL  
SIDING



DARK GREY  
FIBER CEMENT LAP  
SIDING



FIBER CEMENT  
PANEL, WHITE



CONCRETE



DECK RAILING



VINYL WINDOW,  
WHITE



MEDIUM GREY,  
FENCE





PARCEL A

PARCEL B



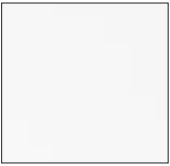
ROWHOUSE  
SITE SECTION LOOKING SOUTH



LIGHT GREY  
FIBER CEMENT  
HORIZONTAL  
SIDING



DARK GREY  
FIBER CEMENT LAP  
SIDING



FIBER CEMENT  
PANEL, WHITE



CONCRETE



DECK RAILING



VINYL WINDOW,  
WHITE



MEDIUM GREY,  
FENCE





ROWHOUSE - EAST ELEVATION



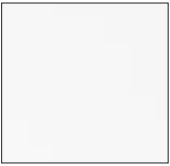
SOUTH ELEVATION



LIGHT GREY  
FIBER CEMENT  
HORIZONTAL  
SIDING



DARK GREY  
FIBER CEMENT LAP  
SIDING



FIBER CEMENT  
PANEL, WHITE



CONCRETE



DECK RAILING



VINYL WINDOW,  
WHITE



MEDIUM GREY,  
FENCE







ROWHOUSE - NORTH ELEVATION



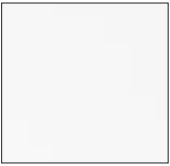
WEST ELEVATION



LIGHT GREY  
FIBER CEMENT  
HORIZONTAL  
SIDING



DARK GREY  
FIBER CEMENT LAP  
SIDING



FIBER CEMENT  
PANEL, WHITE



CONCRETE



DECK RAILING



VINYL WINDOW,  
WHITE



MEDIUM GREY,  
FENCE



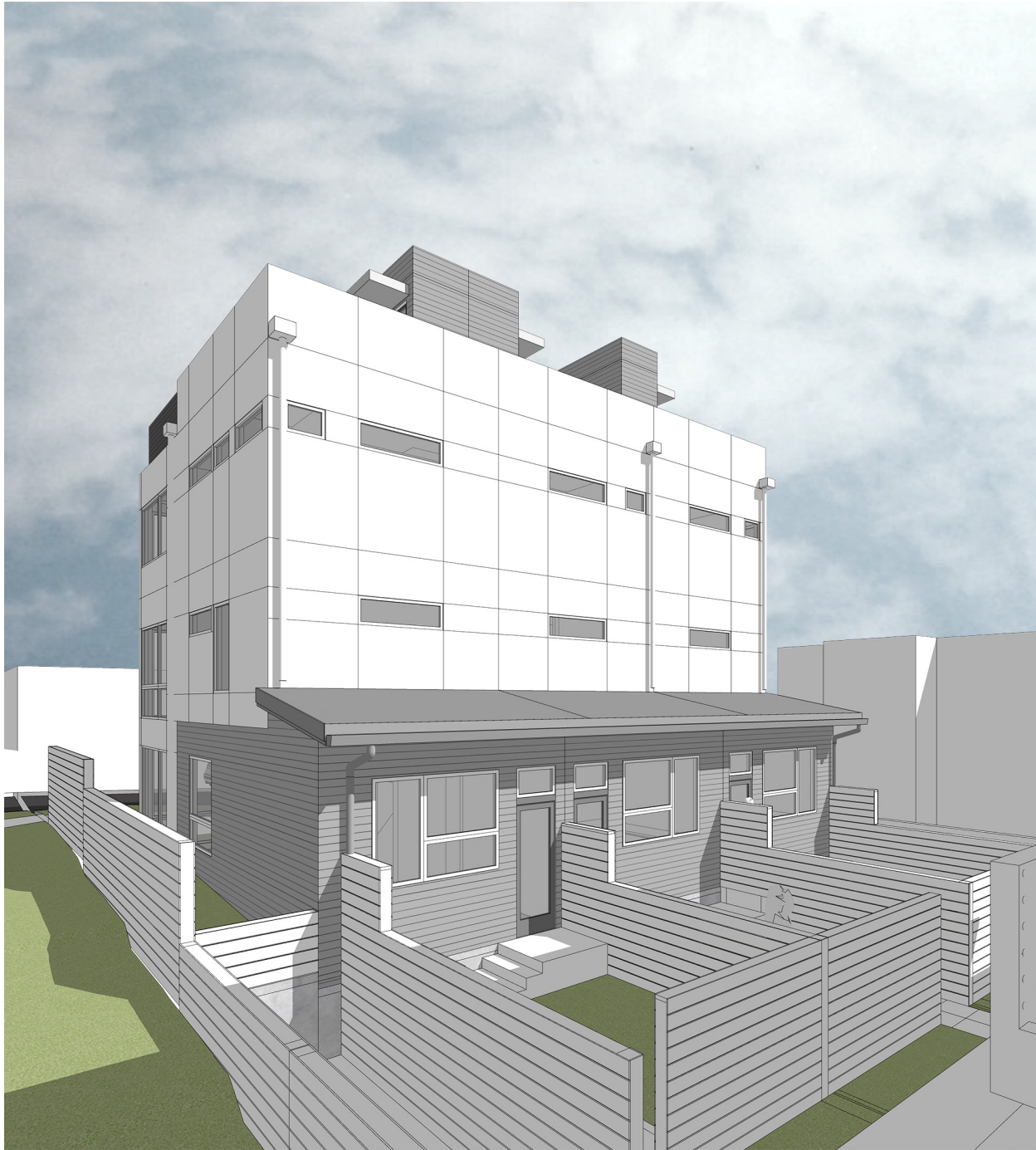


DESIGN PERSPECTIVE  
STREET VIEW - SE CORNER



DESIGN PERSPECTIVE  
STREET VIEW - NE CORNER



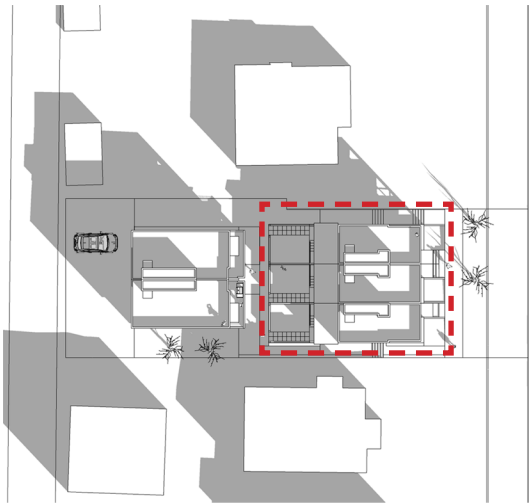


DESIGN PERSPECTIVE  
BACKYARD - NE CORNER

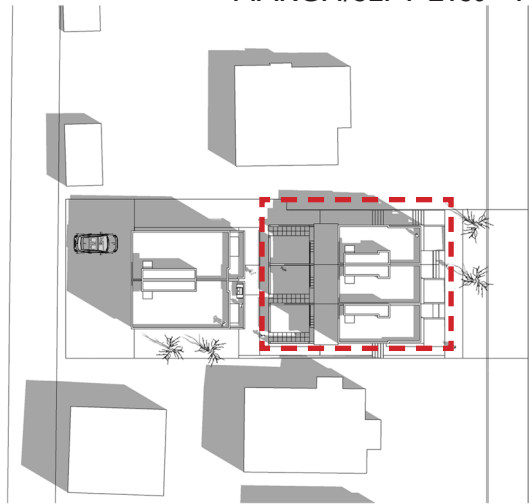


DESIGN PERSPECTIVE  
BACKYARD - SW CORNER

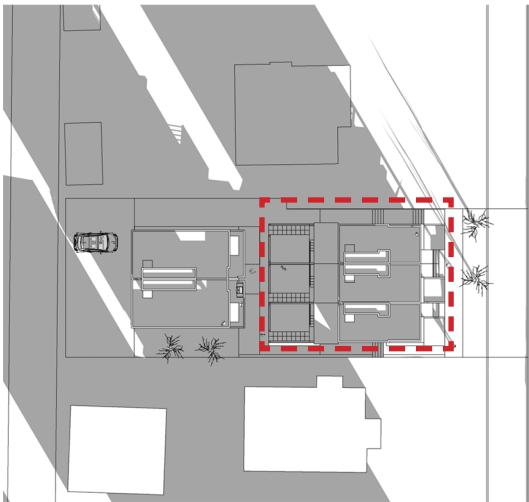




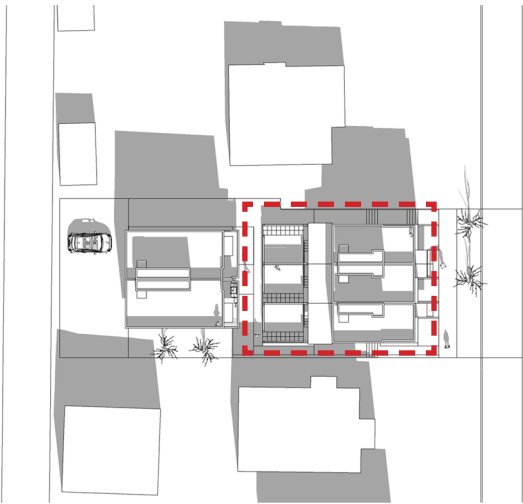
MARCH/SEPT 21st - 10 AM



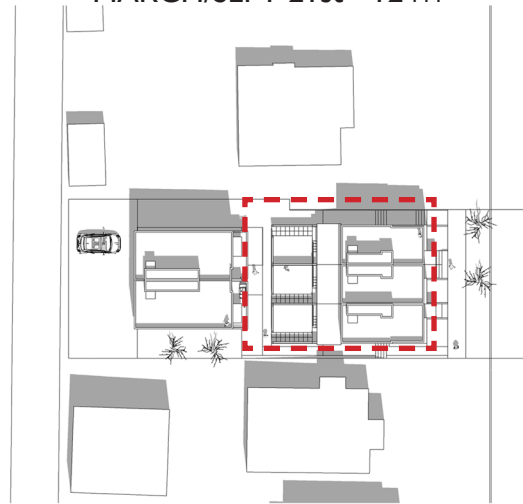
JUNE 21st - 10 AM



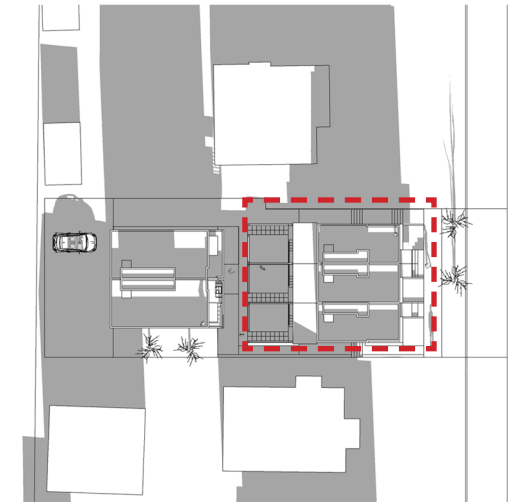
DECEMBER 21st - 10 AM



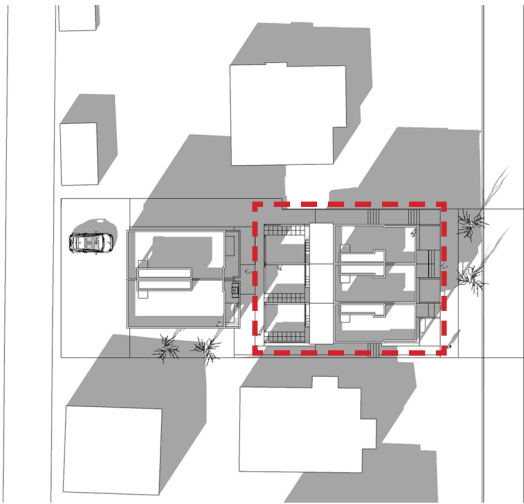
MARCH/SEPT 21st - 12 PM



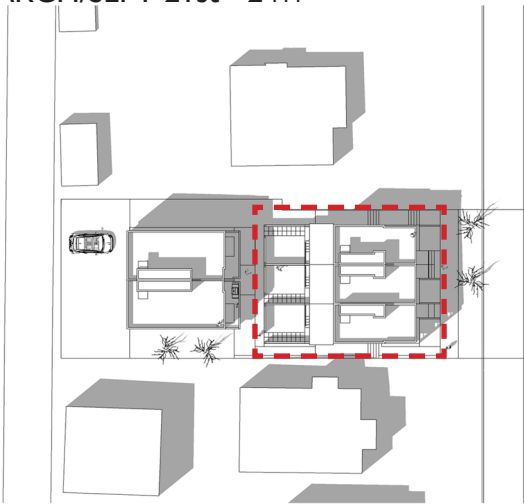
JUNE 21st - 12 PM



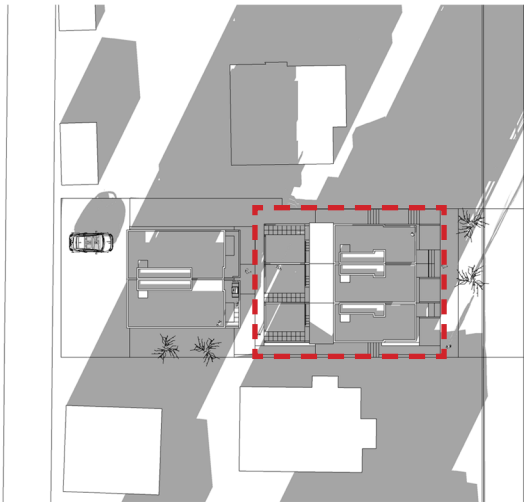
DECEMBER 21st - 12 PM



MARCH/SEPT 21st - 2 PM



JUNE 21st - 2 PM



DECEMBER 21st - 2 PM





SUMMARY OF OUTREACH PLAN

Our public outreach on this project consisted of one high impact printed outreach method, and two high impact digital outreach methods (in lieu of a high impact in person method, due to Covid-19).

PRINTED OUTREACH:

1.b Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk.

Posters were hung as of April 19, 2021. A larger sign was also posted on the fence along the front yard/entry of the proposed site.

ELECTRONIC/DIGITAL OUTREACH:

2.b Project hotline (information & voicemail)

2.c Interactive project website (with public commenting function)

Both digital methods were available to the public from April 19, 2021 through May 11, 2021.

SUMMARY OF PUBLIC COMMENTS

The public outreach period brought up a few main areas of concern. The public's responses are summarized below into the following categories:

BUILDING DENSITY

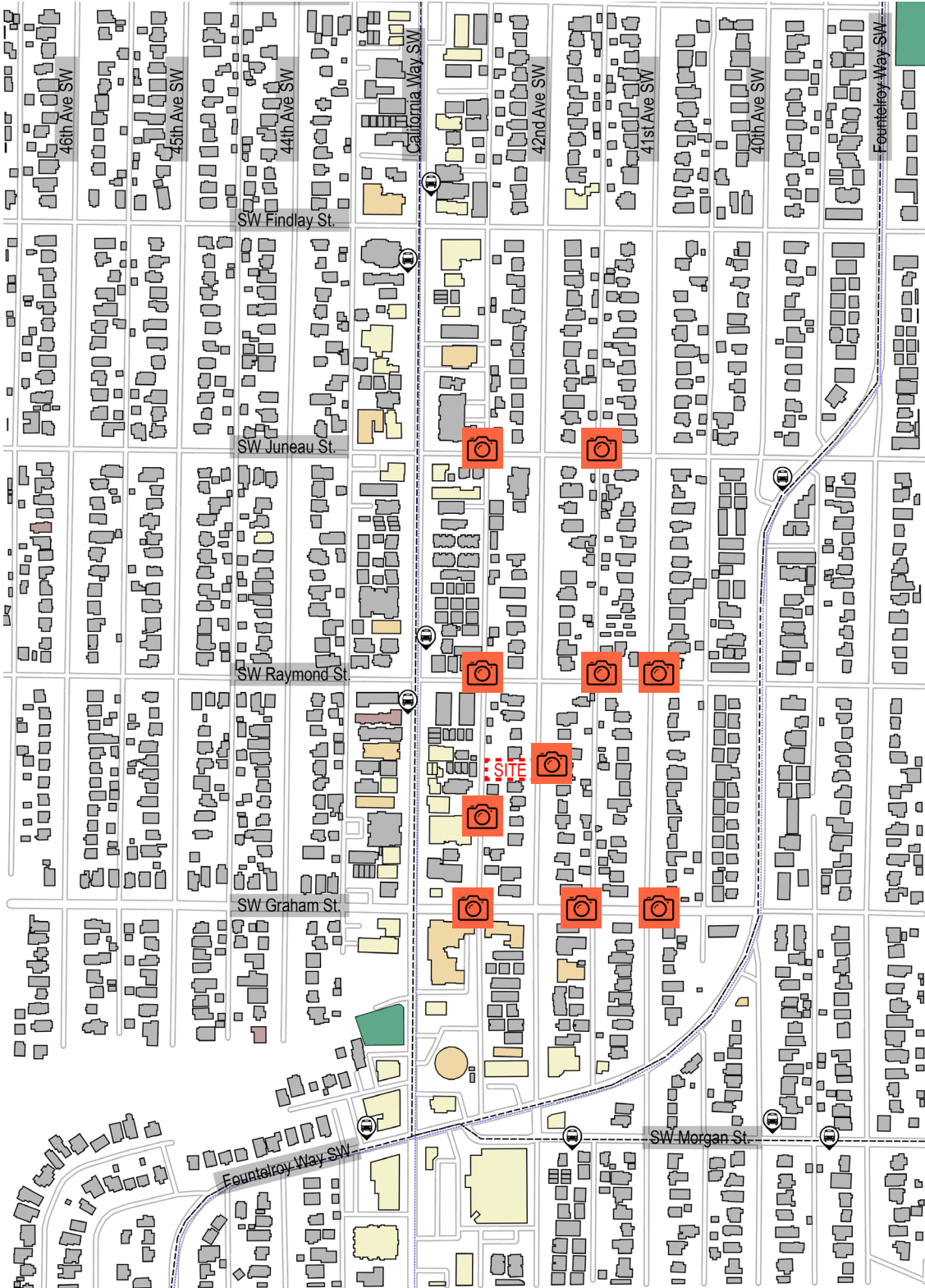
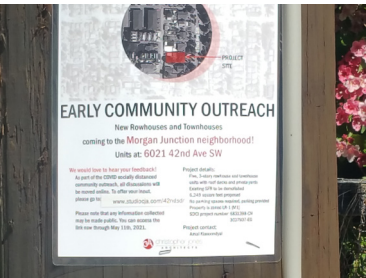
It was noted that although townhouses are an efficient use of space, it seems like the units will be tightly squeezed onto the property along with the included parking spaces. Our proposed units have gracious sized interior spaces and rooms, along with private outdoor amenity areas. From the outside, the building's orientation and modulation make it so that the proposed project will not read at a larger scale than it is.

BUILDING HEIGHT

One person worried about the enclosed, exterior stair penthouse on the fourth floor. The person was upset that the zoning allows for the added stair penthouse height exemption which can take away from neighbors' light and views. Our proposed building meets the Seattle Residential Code's building height limits and keeps the penthouse stairs away from the street.

NEIGHBORHOOD

An email voiced concern that the new buildings could affect the charm of the neighborhood and that there is an unfortunate lack of craftsman homes these days. Our design enhances the pedestrian environment with large windows & entryways oriented to the street. The use of landscaping to transition from public to private spaces also maintains a walkable and nice neighborhood.









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# TOWNHOUSES

## 6023 42nd Ave SW

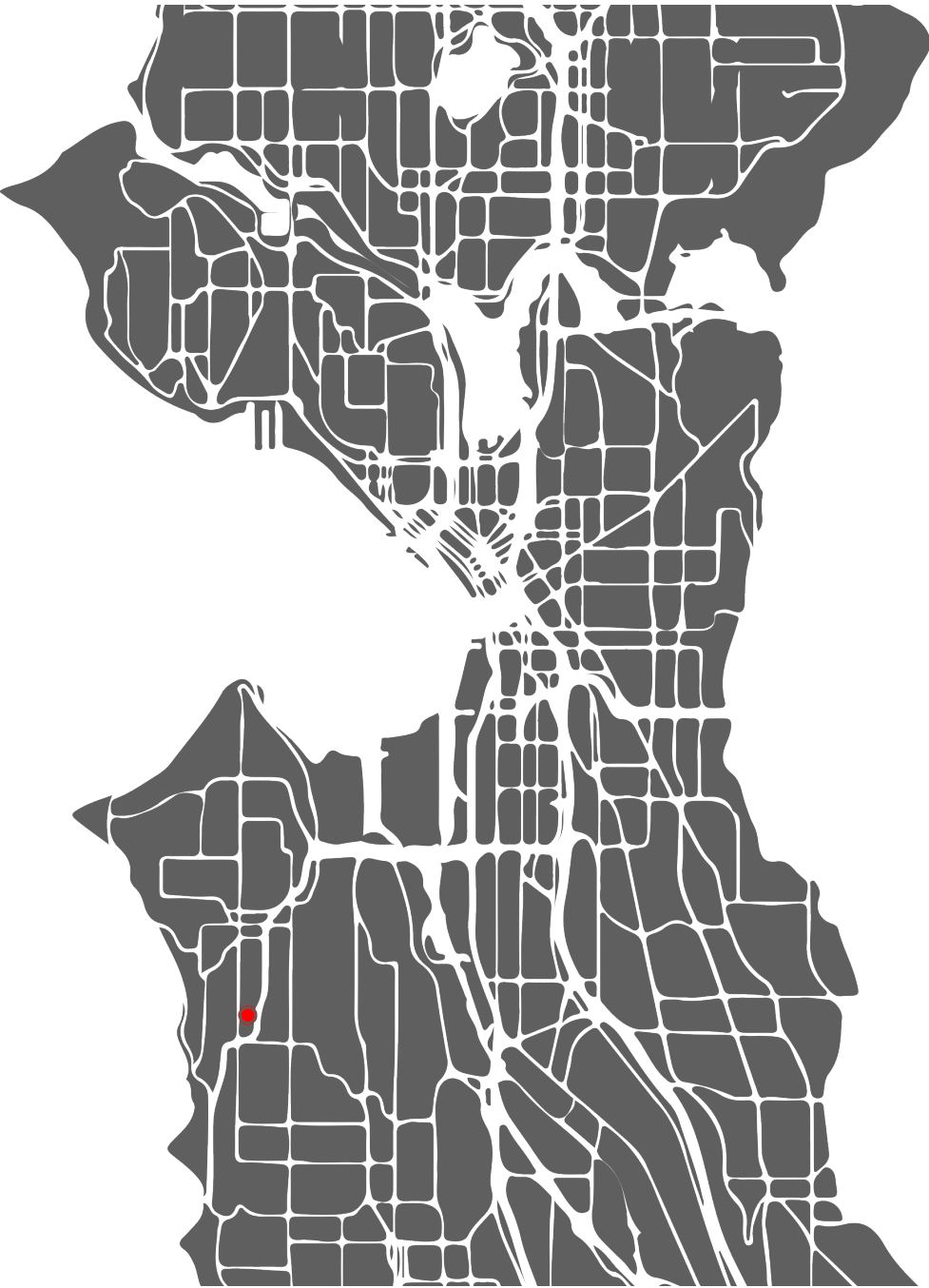


christopher jones  
**ARCHITECTS**  
WWW.STUDIOCJA.COM

STREAMLINED DESIGN REVIEW  
6023 42nd AVE SW | PROJECT 3038160-EG PARCEL B

July 23rd, 2021





PROJECT INFORMATION

PROJECT NUMBER: 3038160-EG (PARCEL B)  
PROJECT ADDRESS: 6023 42ND AVE. SW  
SEATTLE, WA 98136

DEVELOPER

CITY HOMES 602I DEVELOPMENT LLC  
411 1ST AVENUE S, SUITE 650  
SEATTLE, WA 98104

ARCHITECT

CHRISTOPHER JONES ARCHITECTS  
509 OLIVE WAY, SUITE 1416  
SEATTLE, WA 98101  
AMAL KISSOONDYAL  
PHONE: 206.899.2939  
AMAL@STUDIOCJA.COM

LANDSCAPE ARCHITECT

ROOT OF DESIGN  
2020 MALTBY RD, SUITE 7  
BOTHELL, WA 98021  
PHONE: 206.491.9545

PROJECT INTRODUCTION

3

CONTEXT / SITE ANALYSIS

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| ZONING & LAND USE REGULATIONS | 6     |
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ARCHITECTURAL CONCEPT

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DESIGN REFERENCES

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CONTEXT

This site is located in the Morgan Junction Neighborhood, an established residential area with mostly single-family residences, townhouses, and small apartment buildings. There is an eclectic mix of architectural styles and building materials in the area, with a healthy balance of contemporary and historic developments.

This project’s site is nearby to many townhouse developments, especially to the west and south. Most of the surrounding blocks contain a mixture of multi-family apartments, rowhouses, and single-family homes.

Frequent transit is available with bus stops a block away from Admiral district, through Morgan Junction, to Tukwila and Southcenter. The Rapid Ride C Line connects Morgan Junction all the way up through Downtown Seattle.

EXISTING USES AND STRUCTURE

The existing site is composed of a single parcel that measures approximately 100 feet wide by 50 feet deep. The single-family residence currently on the site will be demolished.

PHYSICAL SITE FEATURES

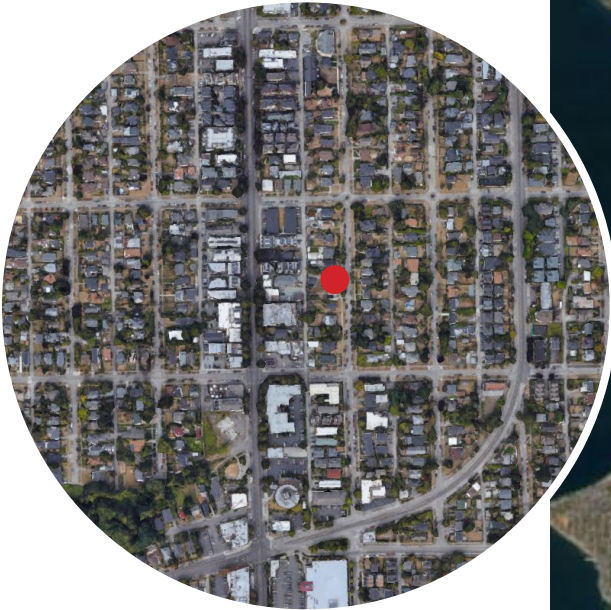
The site is sloped along the sidewalk on the east edge of the site. There is approximately a 10-feet drop from the north-east corner to the south-west corner. There is also alley access along the west side of the property.

VISION

To provide three new rowhouses and two new townhouses. These homes will contribute to the growing density and varied architectural language of the surrounding highly walkable neighborhood, with frequent transit nearby. They feature high-quality building finishes, richly landscaped outdoor spaces, and will be Built Green 4-Star certified.

PROJECT DETAILS - TOWNHOUSES

|                       |                                                    |
|-----------------------|----------------------------------------------------|
| New units:            | Two 3-story townhouses with roof decks.            |
| Existing to Demolish: | Single Family Residence                            |
| Lot area:             | 6,250 sq. ft                                       |
| Total new floor area: | 6,463 sq. ft                                       |
| Parking spaces:       | Five parking spaces will be provided at the alley. |







NOTABLE LOCAL LANDMARKS

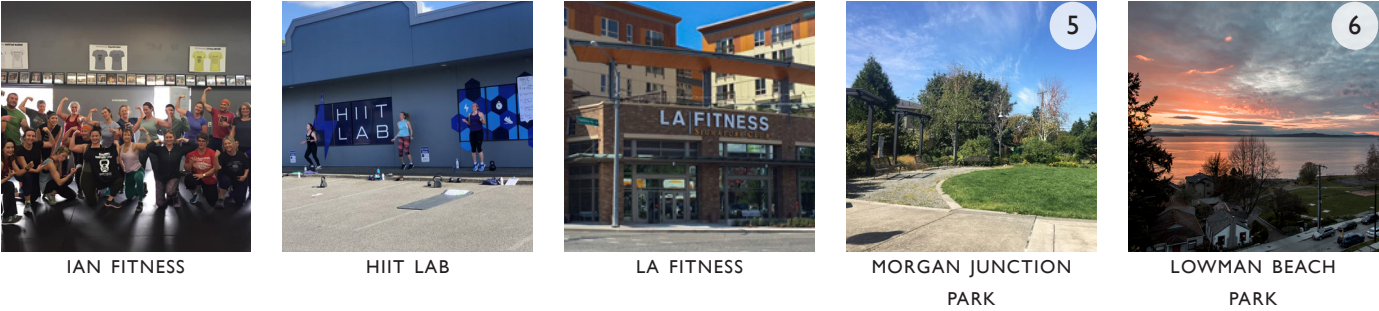
- 1. Alki Beach
- 2. Lincoln Park & Colman Pool
- 3. West Seattle’s Year-Round Farmers Market
- 4. Me-Kwa Mooks Park
- 5. Morgan Junction Park
- 6. Lowman Beach Park



NEARBY RESTAURANTS, BARS & CAFES



NEARBY FITNESS & RECREATION





AREAS

| PARCEL B                |                |              |             |
|-------------------------|----------------|--------------|-------------|
| TOWNHOUSE - TH 1        |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 569 sf         | 522 sf       | RESIDENTIAL |
| LEVEL 2                 | 539 sf         | 493 sf       | RESIDENTIAL |
| LEVEL 3                 | 539 sf         | 493 sf       | RESIDENTIAL |
| PENTHOUSE               | 59 sf          | 43 sf        | RESIDENTIAL |
| TOTAL                   | 1,706 sf       | 1,551 sf     |             |
| TOWNHOUSE - TH 2        |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 569 sf         | 522 sf       | RESIDENTIAL |
| LEVEL 2                 | 539 sf         | 493 sf       | RESIDENTIAL |
| LEVEL 3                 | 539 sf         | 493 sf       | RESIDENTIAL |
| PENTHOUSE               | 59 sf          | 43 sf        | RESIDENTIAL |
| TOTAL                   | 1,706 sf       | 1,551 sf     |             |
| TH TOTALS               | 3,412 sf       | 3,102 sf     |             |
| PARCEL A                |                |              |             |
| ROWHOUSE - RH 1         |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 451 sf         | 406 sf       | RESIDENTIAL |
| LEVEL 2                 | 377 sf         | 338 sf       | RESIDENTIAL |
| LEVEL 3                 | 377 sf         | 338 sf       | RESIDENTIAL |
| PENTHOUSE               | 45 sf          | 33 sf        | RESIDENTIAL |
| TOTAL                   | 1,250 sf       | 1,115 sf     |             |
| ROWHOUSE - RH 2         |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 454 sf         | 412 sf       | RESIDENTIAL |
| LEVEL 2                 | 379 sf         | 343 sf       | RESIDENTIAL |
| LEVEL 3                 | 379 sf         | 343 sf       | RESIDENTIAL |
| PENTHOUSE               | 45 sf          | 33 sf        | RESIDENTIAL |
| TOTAL                   | 1,257 sf       | 1,131 sf     |             |
| ROWHOUSE - RH 3         |                |              |             |
| LEVEL                   | TOTAL GROSS SF | TOTAL NET SF | USE         |
| LEVEL 1                 | 451 sf         | 406 sf       | RESIDENTIAL |
| LEVEL 2                 | 377 sf         | 338 sf       | RESIDENTIAL |
| LEVEL 3                 | 377 sf         | 338 sf       | RESIDENTIAL |
| PENTHOUSE               | 45 sf          | 33 sf        | RESIDENTIAL |
| TOTAL                   | 1,250 sf       | 1,115 sf     |             |
| RH TOTALS               | 3,757 sf       | 3,361 sf     |             |
| DEVELOPMENT TOTAL AREAS | 7,169 sf       | 6,463 sf     |             |

OVERVIEW

The site is located on 42nd Avenue SW, right in the heart of the Morgan Junction neighborhood. It is situated just a five minute walk away from Morgan Junction Park and all of the adjacent restaraunts and bars. The Mountains To Sound Greenway Trail leads you through Dr. Jose Rizal Park and connects to the I-90 trail, allowing pedestrian travel from north Beacon Hill all the way to Bellevue. Surrounding the site on all sides is a mixture of single-family homes, multi-family townhouses, and apartments.

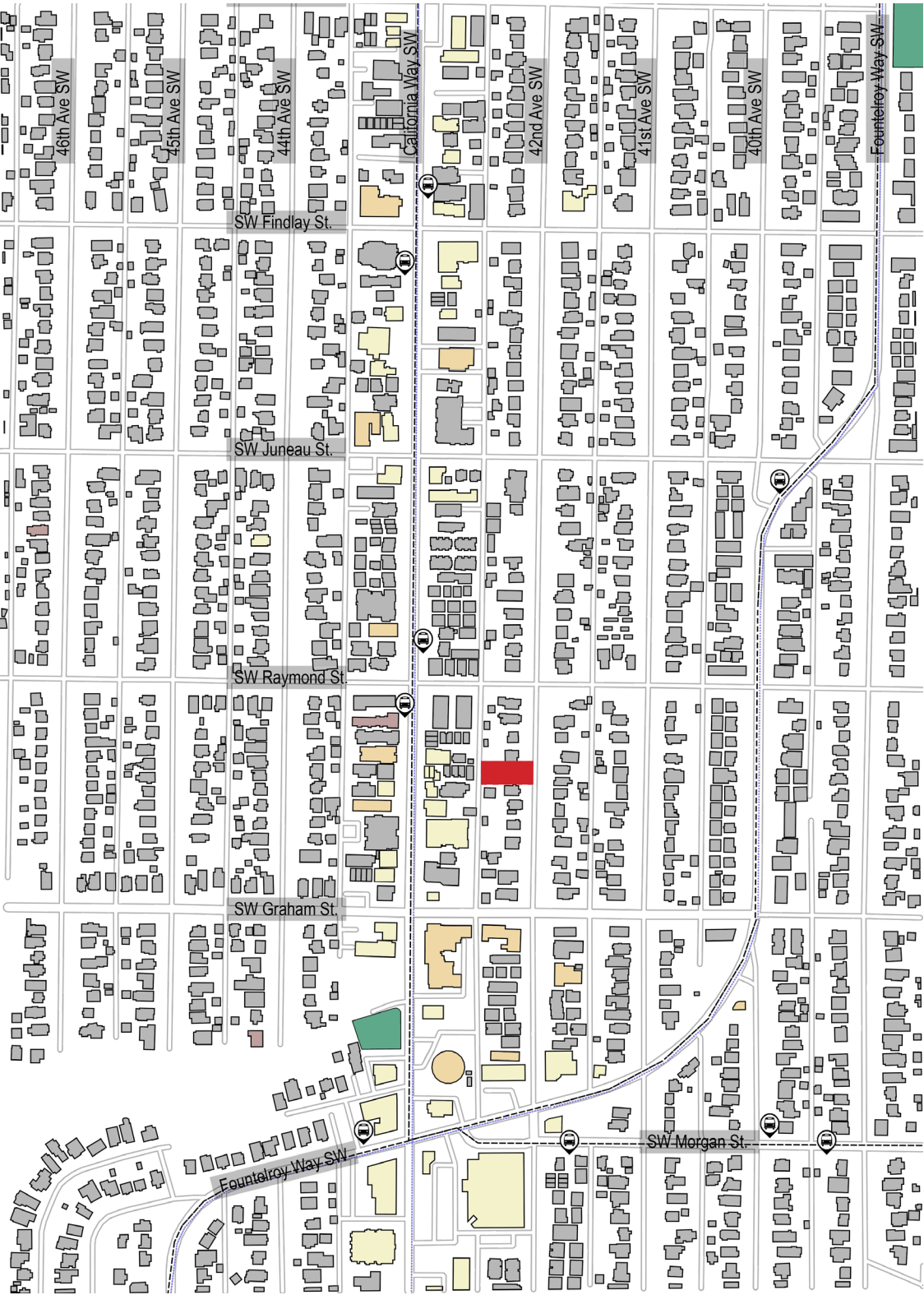
Frequent transit is available with bus stops a block away from the site. Line 128 commutes from Admiral District, through Morgan Junction, to Tukwila and Southcenter. The Rapid Ride C Line connects Morgan Junction all the way up through Downtown Seattle to South lake Union and south to Westwood Village.

KEY: URBAN CONTEXT

- COMMERCIAL/SERVICES
- MIXED USE/RESIDENTIAL
- SINGLE FAMILY RESIDENCE
- PARKS
- INSTITUTIONAL

KEY: SDOT CLASSIFICATION

- METRO BUS STOP
- METRO BUS ROUTE
- BICYCLE ROUTE
- PROJECT SITE



LAND USE / TRANSPORTATION MAP





ZONING SUMMARY

|                        |                                 |
|------------------------|---------------------------------|
| Parcel #:              | 762570-3225                     |
| Lot Area:              | 6,250 SQ.FT FOR PROPOSED PARCEL |
| Zoning:                | LR1 (M1)                        |
| Overlay:               | NONE                            |
| Street Classification: | Neighborhood Greenway           |
| Frequent Transit:      | YES                             |

23.45.504 PERMITTED USES

Permitted outright: Residential

23.45.510 FLOOR AREA RATIO

Allowable FAR LR1: 1.3

23.45.514 STRUCTURE HEIGHT

Base height limit: 30’-0”

Additional height allowances

Parapet & Open Rail: +4’-0”

Stairs & Mechanical: +10’-0”

Stair penthouse may cover 15% of roof area, or 20% if also screening mechanical equipment.

23.45.518 SETBACK REQUIREMENTS

Front: 7’ average, 5’ minimum

Side (façade >40’): 7’ average, 5’ minimum

Side (façade <40’): 5’ minimum

Rear: 7’ average, 5’ minimum

Additional setbacks:

Between structures: 10’ min

Cornices, eaves, gutters, roofs and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

23.45.522 AMENITY AREA

Required: 25% of lot area

General requirements:

All units must have access to a common or private amenity area

- No minimum area for private amenity areas, except 10’ horizontal minimum at non-street side lot lines.
- No common amenity area shall be less than 250 sf in area, and common amenity areas shall have a minimum horizontal dimension of 10’
- Minimum 50% of common amenity area at ground level shall be landscaped

Requirements for townhouse developments in LR zones:

- A minimum of 50% of required amenity area shall be provided at ground level, except roof top amenity area meeting subsection 23.45.510.E.5 may be counted as ground level amenity area: roof amenity area must meet ground level amenity area standards in 23.45.522, and at least 25% of the perimeter of the roof amenity area must not be enclosed by the walls of the structure.
- Ground level amenity area may be either private or common space
- An amenity area shall not be enclosed within a structure in LR zones

23.45.524 LANDSCAPING REQUIREMENTS

Green Factor score minimum 0.6 required

Vegetated walls may not count towards more than 25% of Green Factor

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES

Structure Width: 60’ maximum

Facade Length: The maximum combined length of all portions of facades within 15’ of a lot line that is neither a rear, alley, or street lot line shall not exceed 65% of the length of that lot line

23.54.015 REQUIRED PARKING

While one stall per unit is normally required, mapped frequent transit allows for a 50% reduction, however any parking that is provided shall meet the code requirements of a medium parking stall minimum

Bicycle long-term parking: 1 per unit (Rounded to the nearest even number)

Bicycle short-term parking: 1 per 20 units

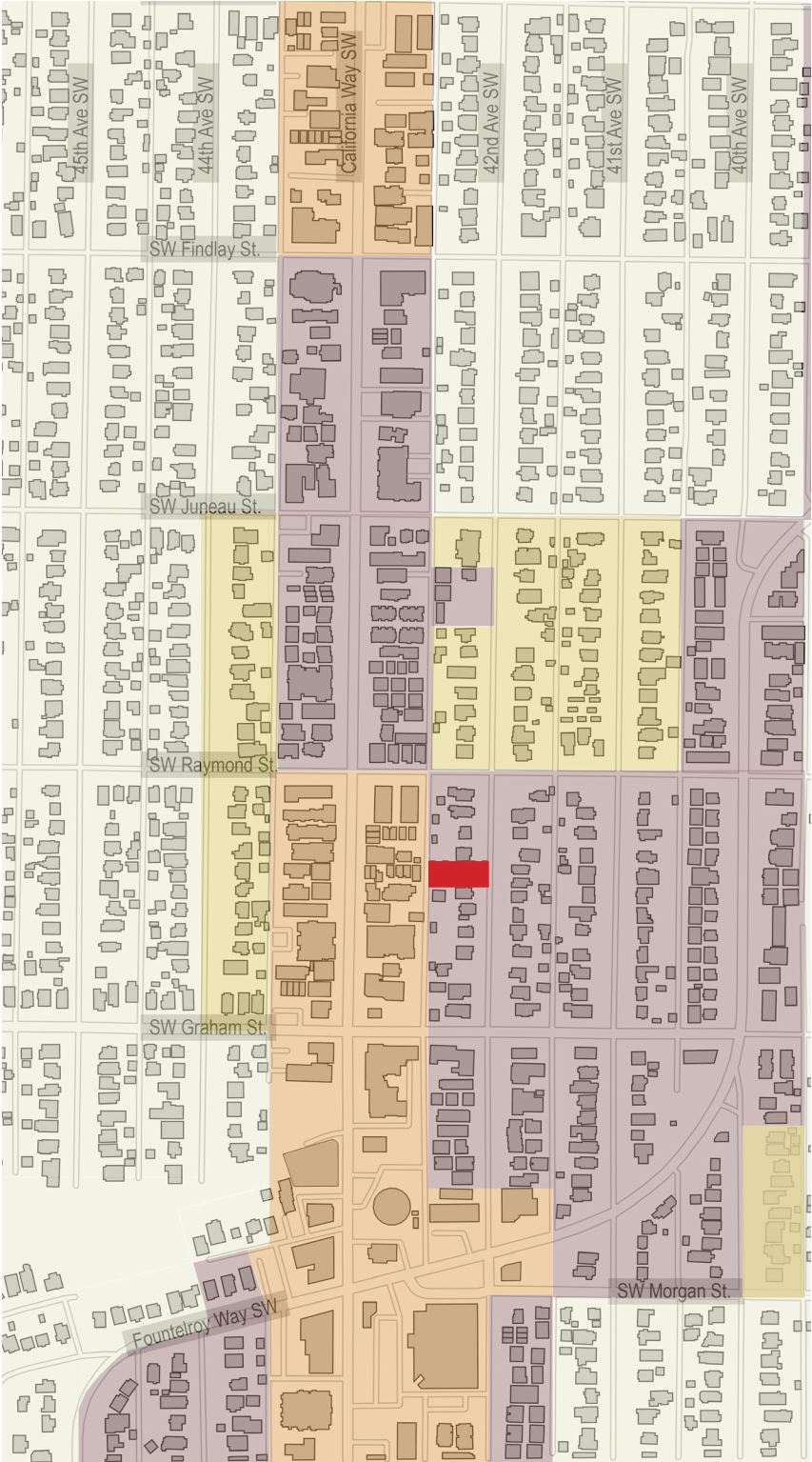
23.54.040 SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential development with a single entity for utility billing may provide each dwelling unit with their own 2’ x 6’ storage area, or 150 SF of shared storage space for 9-15 units

- The shared space for 9 or more units shall have a minimum horizontal dimension of 12’ in both width and depth, and have a floor that is level and hard surfaced
- The shared space must be screened from public view and minimize light and glare impacts

KEY

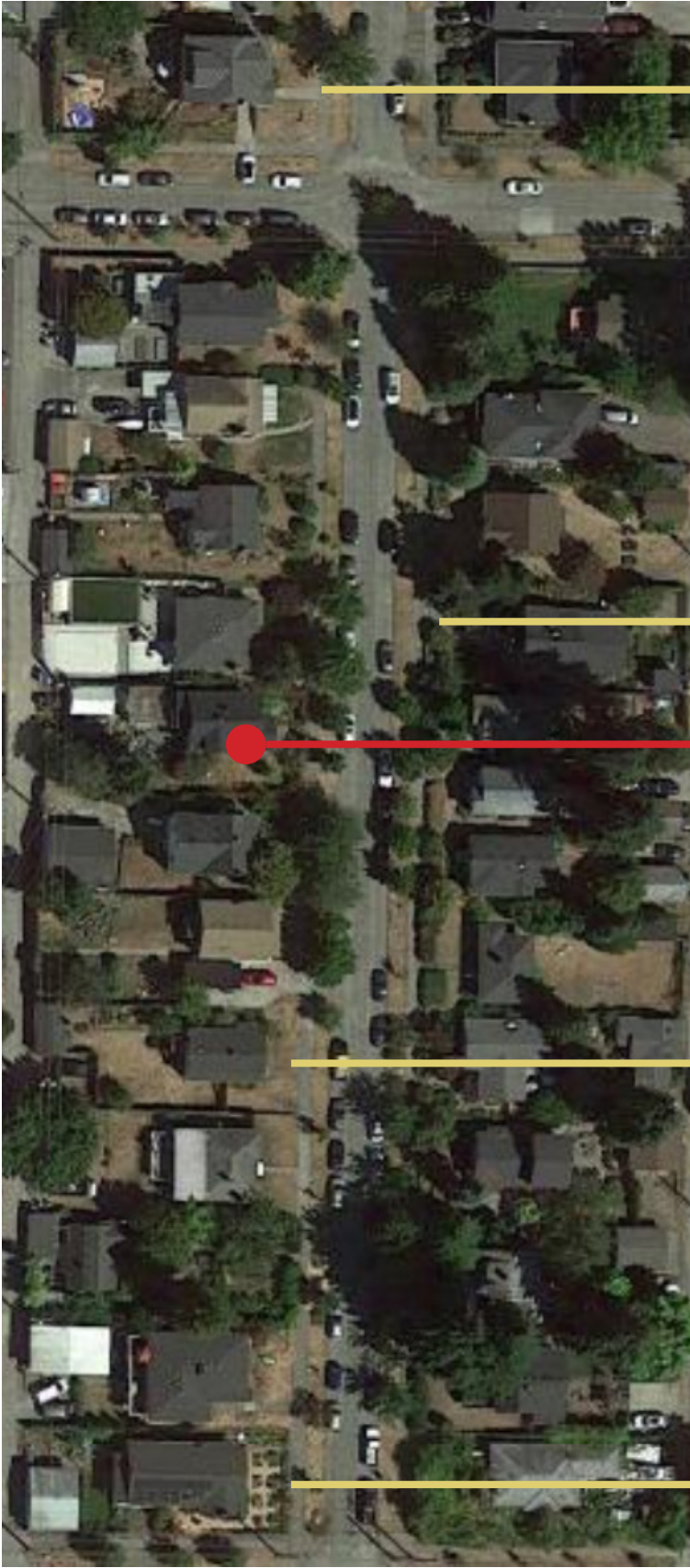
- PROJECT SITE
- LR (LOWRISE MULTI-FAMILY)
- NC (NEIGHBORHOOD COMMERCIAL)
- RSL (RESIDENTIAL SMALL LOT)
- SF 5000 (SINGLE FAMILY)



ZONING MAP







1

2

SITE

3

4



1



2



3



4







OPPOSITE OF PROJECT SITE



42ND AVE SW  
PANORAMIC VIEW LOOKING EAST



42ND AVE SW  
PANORAMIC VIEW LOOKING WEST





42ND AVE SW  
PANORAMIC VIEW LOOKING EAST

PROJECT SITE



42ND AVE SW  
PANORAMIC VIEW LOOKING WEST







PROJECT SITE - REAR



ALLEY  
PANORAMIC VIEW LOOKING EAST



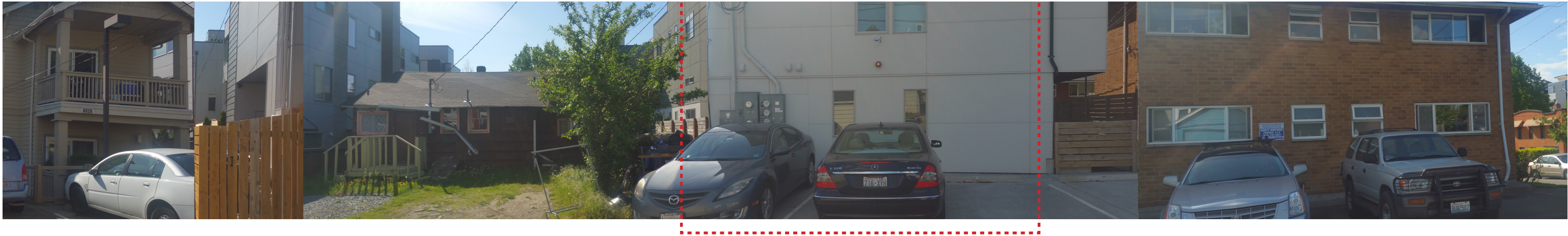
ALLEY  
PANORAMIC VIEW LOOKING WEST





ALLEY  
PANORAMIC VIEW LOOKING EAST

OPPOSITE OF PROJECT SITE - REAR



ALLEY  
PANORAMIC VIEW LOOKING WEST





CONTEXT ANALYSIS: VICINITY

DEVELOPMENT

There are a number of new, recent, and proposed developments in the Morgan Junction Neighborhood. Projects surrounding the site on all sides within one to two blocks include multi-family housing such as townhouses and apartments.

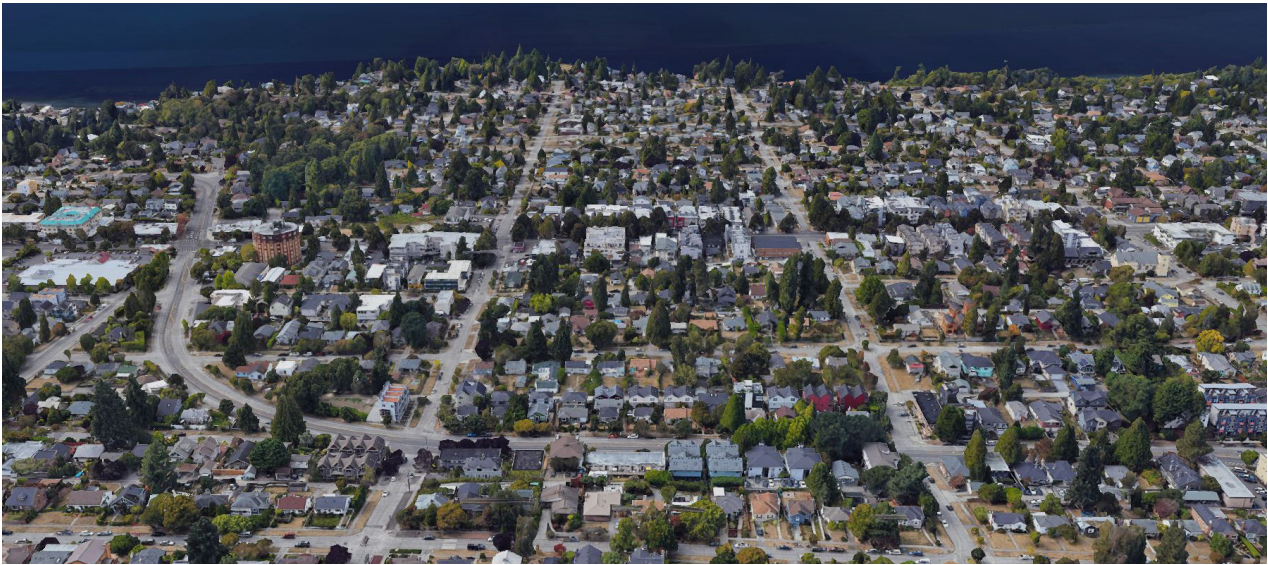
- 1. 6012 California Ave SW
- 2. 6024 California Ave SW
- 3. 6029 California Ave SW
- 4. 5913 California Ave SW
- 5. 5919 California Ave SW
- 6. 6035 42nd Ave SW
- 7. 5912 Fauntleroy Way SW
- 8. 6313 42nd Ave SW
- 9. 6320 41st Ave SW
- 10. 6303 Fauntleroy Way SW
- 11. 6326 Fauntleroy Way SW
- 12. 6508 California Ave SW

KEY

PROJECT SITE

x

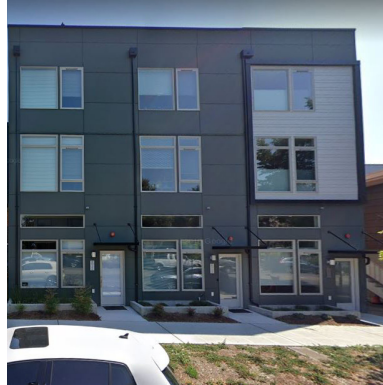
RECENT / PENDING DEVELOPMENT



NEIGHBORHOOD DEVELOPMENT MAP







1.  
6012 California Ave SW  
3 stories  
Townhouse  
3 units



4.  
5913 California Ave SW  
3 stories  
Townhouse  
3 units



7.  
5912 Fauntleroy Way SW  
3 Stories  
Townhouse  
5 Units



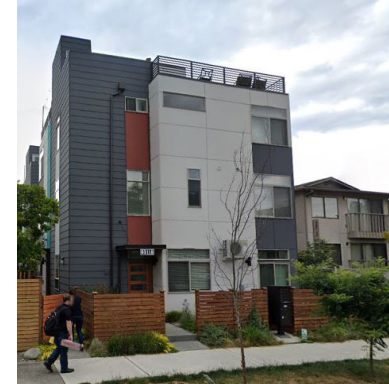
10.  
6303 Fauntleroy Way SW  
3 stories  
Townhouse  
4 Units



2.  
6024 California Ave SW  
3 stories  
Townhouse  
4 Units



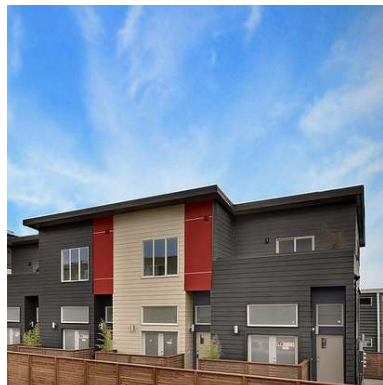
5.  
5919 California Ave SW  
3 stories  
Townhouse  
6 Units



8.  
6313 42nd Ave SW  
3 stories  
Townhouse  
4 Units



11.  
6326 Fauntleroy Way SW  
4 stories  
Townhouse  
9 Units



3.  
6029 California Ave SW  
3 stories  
Townhouse  
4 Units



6.  
6035 42nd Ave SW  
3 stories  
Townhouse  
6 Units

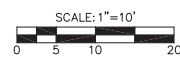
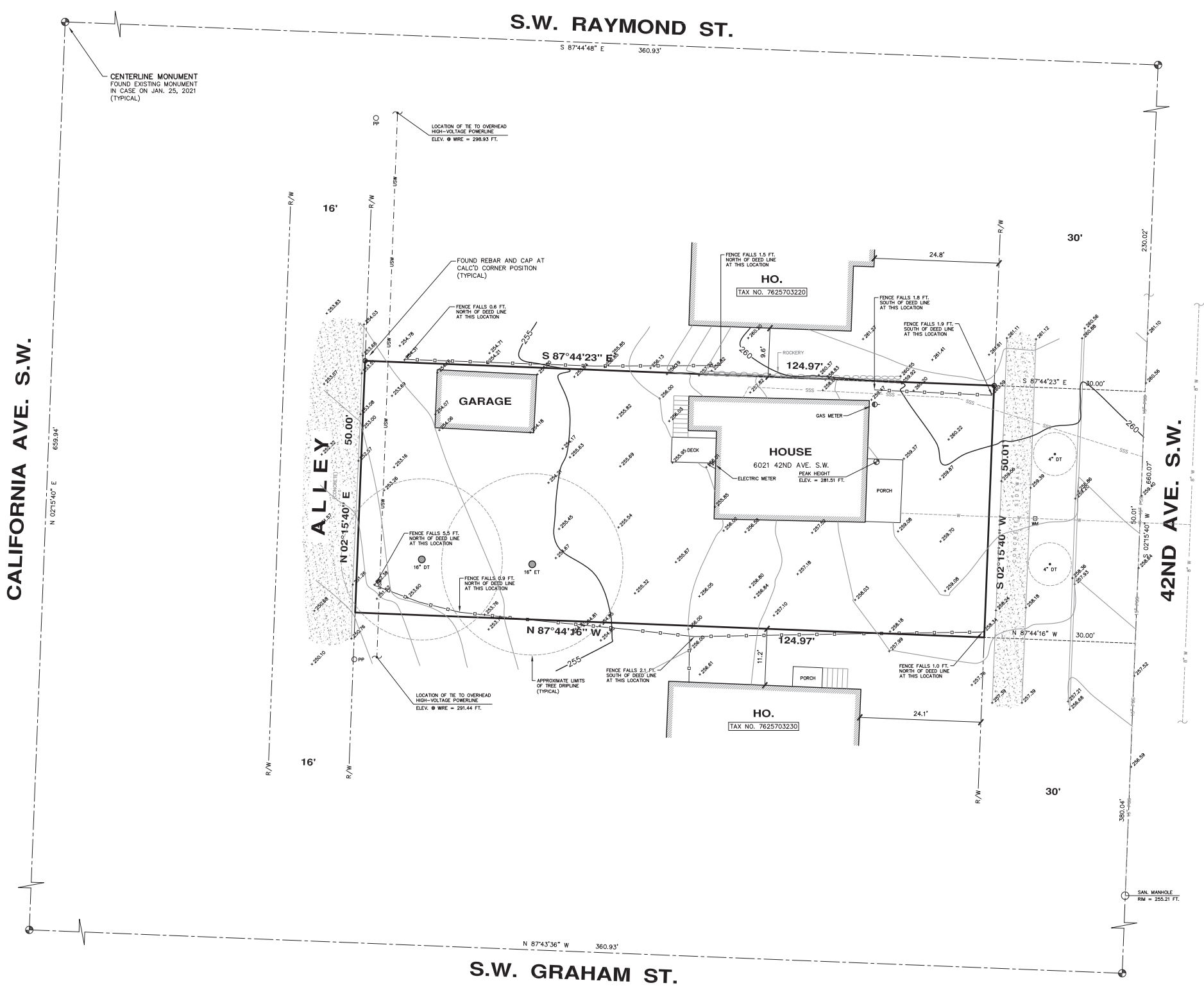


9.  
6320 41st Ave SW  
3 stories  
Townhouses  
3 Units



12.  
6508 California Ave SW  
3 stories  
Townhouse  
3 Units





NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JANUARY 25, 2021.
4. PARCEL AREA = 6,249 SQ. FT.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES.
7. TAX PARCEL NO. 7625703225
8. TREE DIAMETERS AND DRIPLINES DISPLAYED HEREON ARE APPROXIMATE. FOR SPECIFIC GENUS AND DIAMETER, TREES SHOULD BE EVALUATED BY A CERTIFIED ARBORIST.
9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTANCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

PROPERTY DESCRIPTION

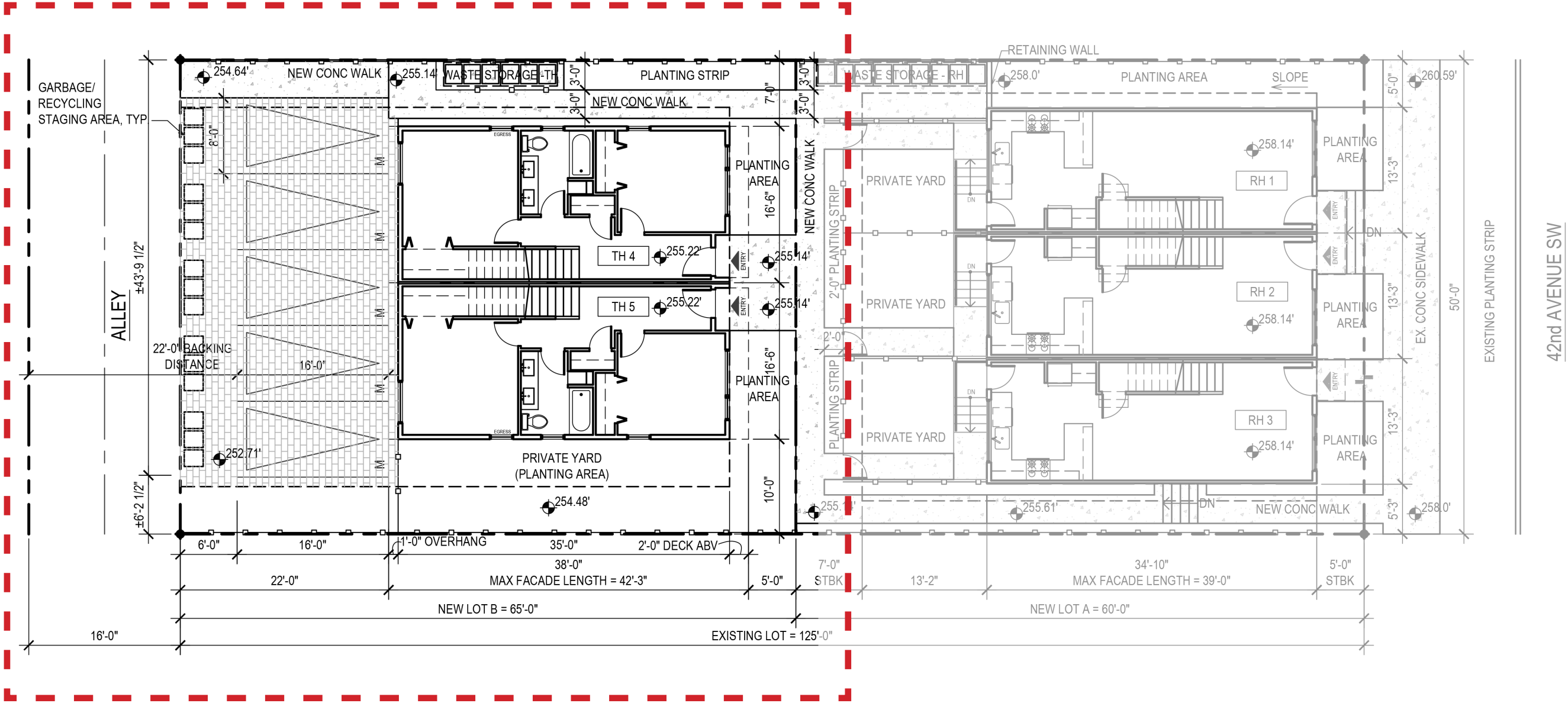
LOT 5, BLOCK 35, SEA VIEW PARK ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.





PARCEL B

PARCEL A

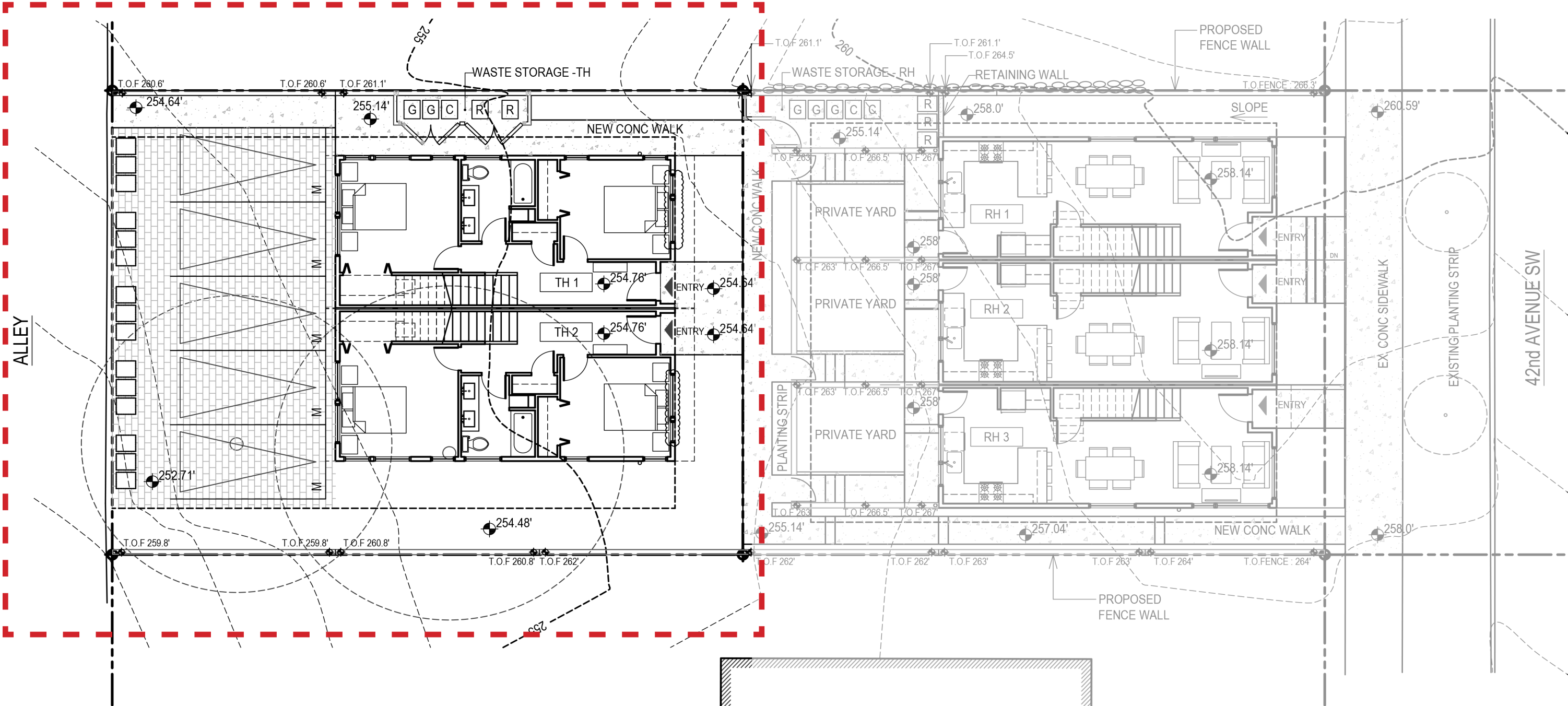


PROPOSED TOWNHOUSE SITE PLAN  
SCALE: NTS



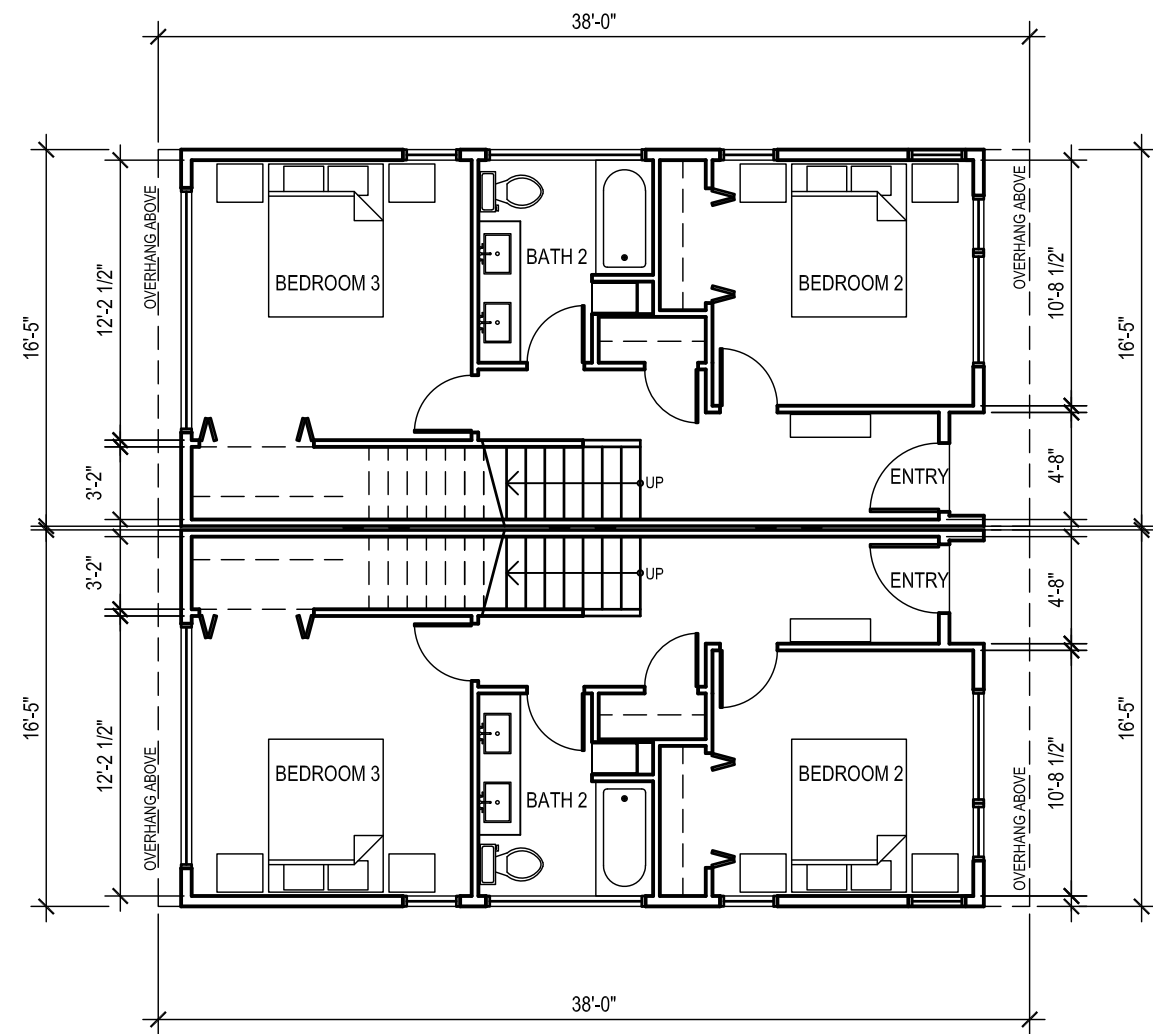


PARCEL B

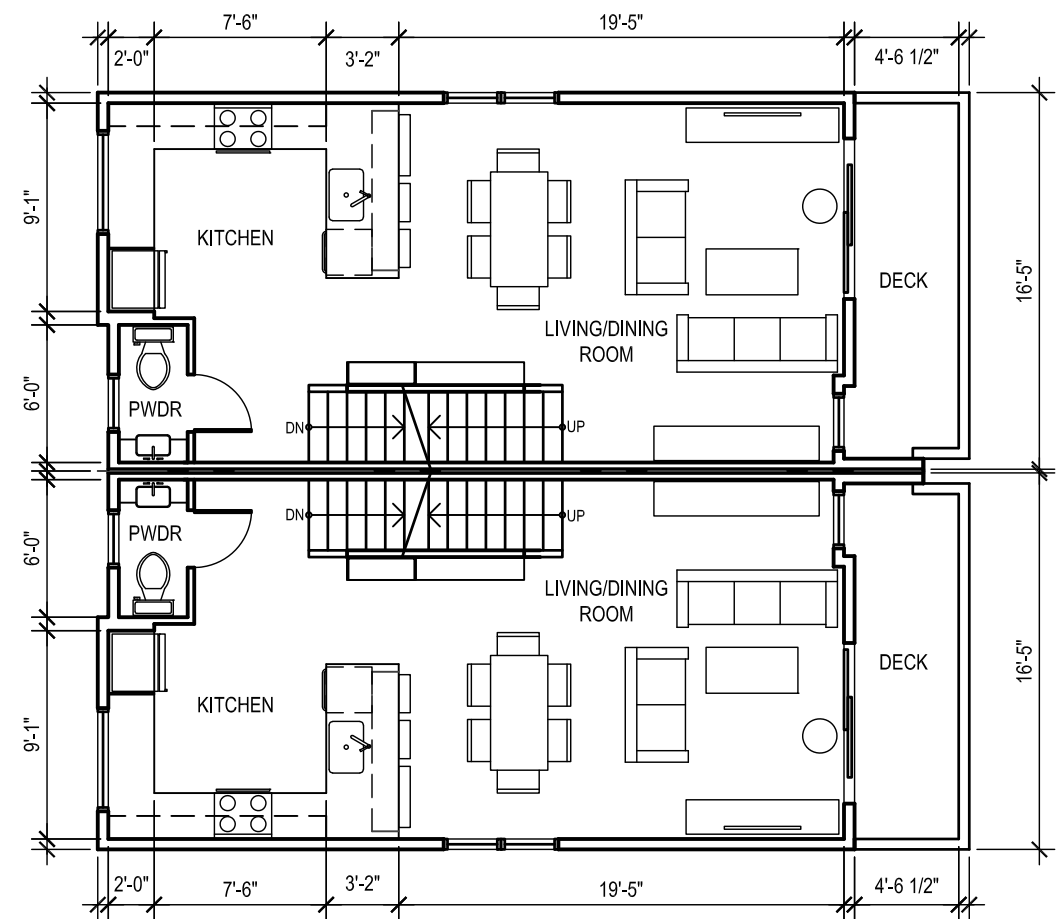


PROPOSED FENCE LOCATION - HEIGHT CALLOUTS  
SCALE: NTS





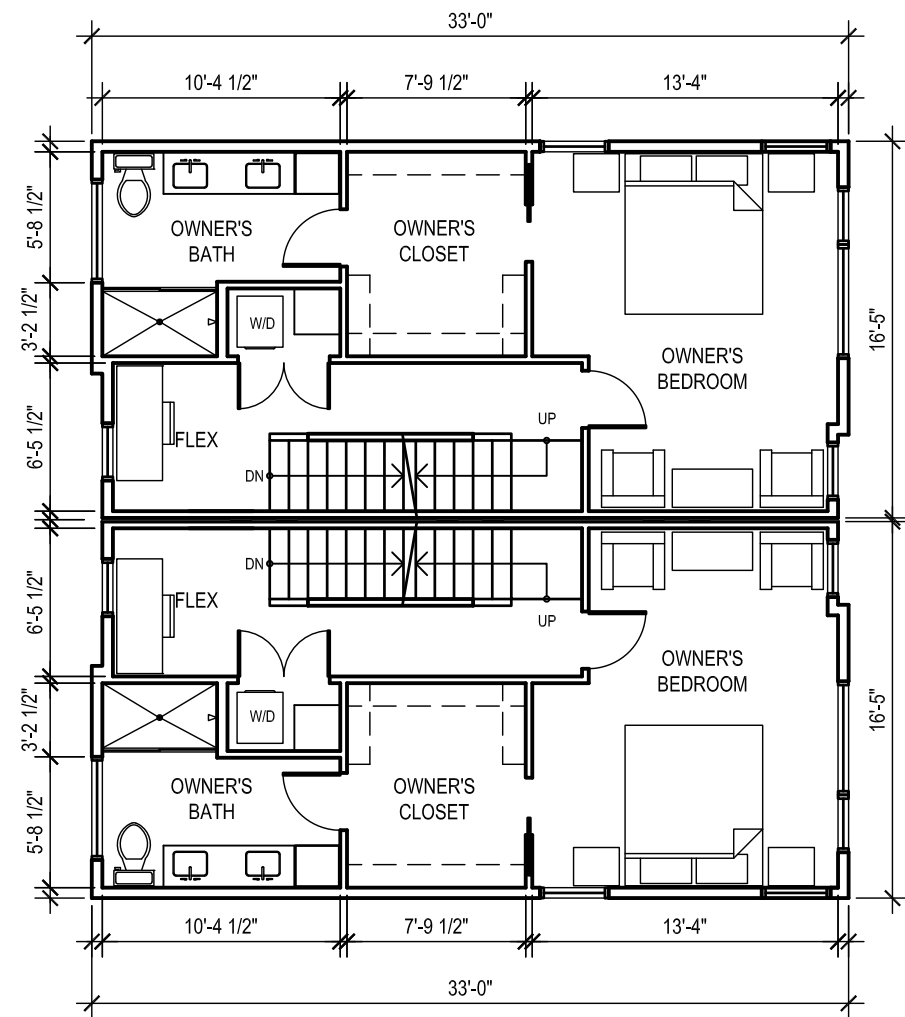
TOWNHOUSE - LEVEL 1  
SCALE: 1/8" = 1' - 0"



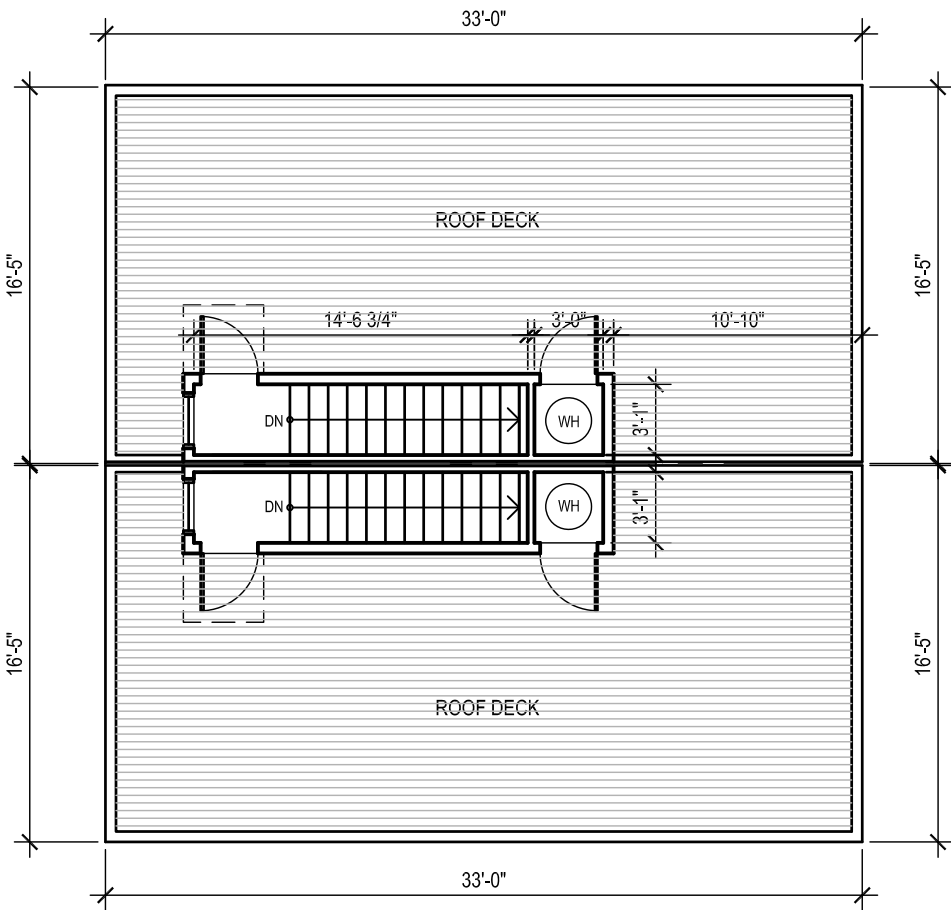
LEVEL 2







TOWNHOUSE - LEVEL 3  
SCALE: 1/8" = 1' - 0"



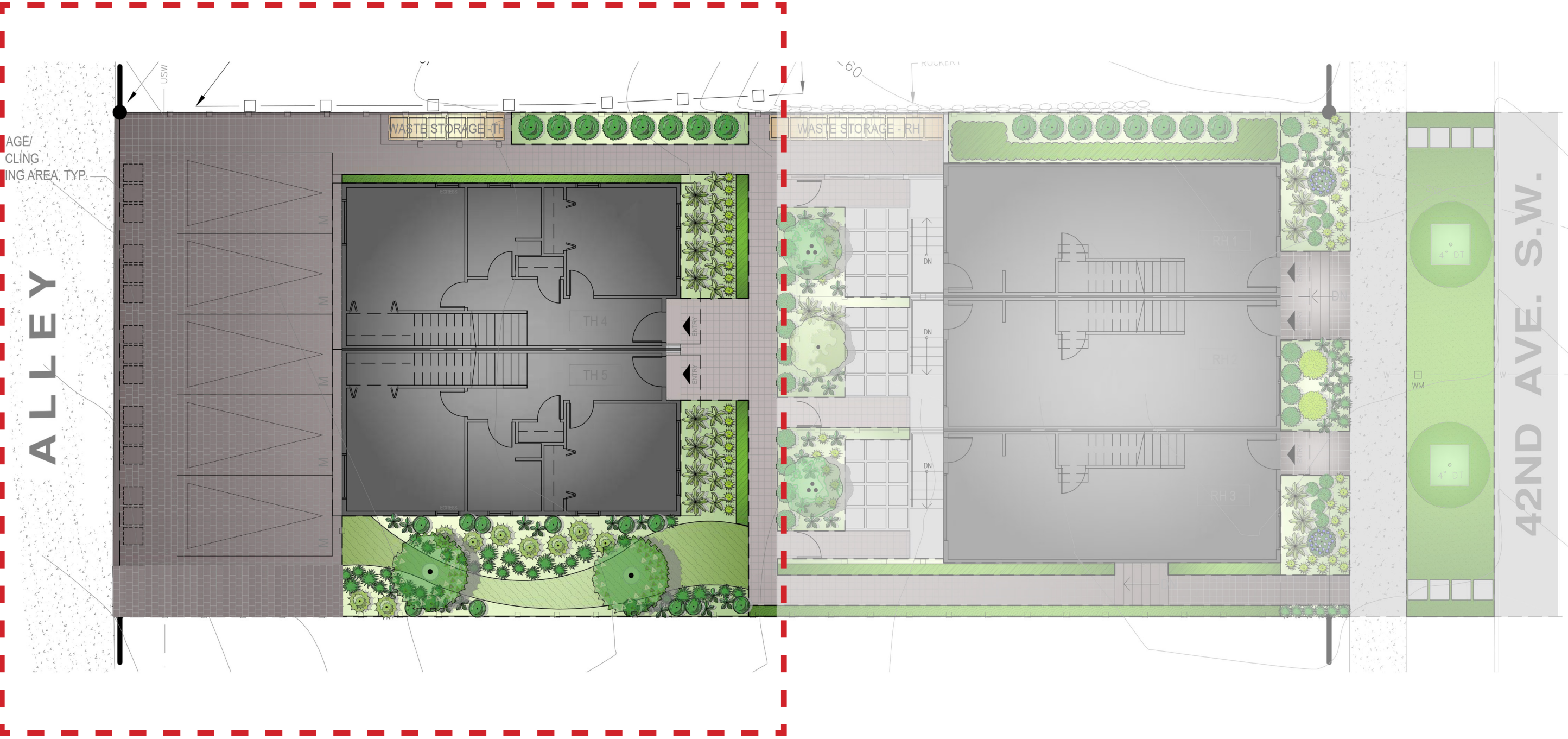
ROOF PLAN





PARCEL B

PARCEL A



RENDERED LANDSCAPE PLAN  
N.T.S.

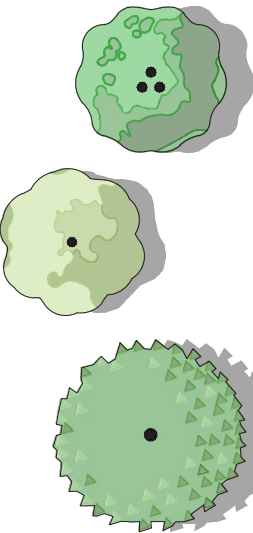




PLANT SCHEDULE

TREES

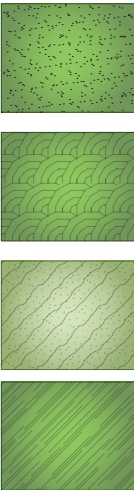
BOTANICAL / COMMON NAME



- Acer circinatum / Vine Maple
- Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry
- Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo

GROUND COVERS

BOTANICAL / COMMON NAME



- Existing Lawn
- Pachysandra terminalis / Japanese Spurge
- Thymus pseudolanuginosus / Woolly Thyme
- Vinca minor 'Bowles Blue' / Dwarf Periwinkle

PLANT SCHEDULE

SHRUBS

BOTANICAL / COMMON NAME



- Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
- Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge
- Carex oshimensis 'Everillo' / Everillo Japanese Sedge
- Dryopteris erythrosora / Autumn Fern
- Evonymus japonicus 'Greenspire' / Greenspire Upright Evonymus
- Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
- Hydrangea paniculata 'Limelight' / Limelight Hydrangea
- Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
- Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
- Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
- Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
- Polystichum munitum / Western Sword Fern
- Sarcococca ruscifolia / Fragrant Sarcococca



ARCHITECTURAL CONCEPT: DESIGN GUIDELINES

CS2 - URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

II. HEIGHT, BULK, AND SCALE:

Morgan Junction Neighborhood Priority: Projects should be compatible with the scale of development anticipated by the applicable land use policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

PROJECT RESPONSE:

Instead of one large uninterrupted building, these homes have been broken into two structures separated by a mix of common and private amenity areas. The rowhouses face the street with surface modulation to identify individual units, and large windows that give additional surface texture and human scale to the street facing facade. Stair penthouses are kept to the back and middle of the buildings, reducing the perceived height from the street and side lot lines.

The townhouses on the west side of the property do not span the full width of the available building footprint, leaving a sizable open area on the south side. Modulated entries sheltered by overhanging decks and a pattern of cladding materials and large windows break down the elevations into rateably scaled elements.

CS3 - ARCH. CONTEXT & CHARACTER

Contribute to the architectural character of the neighborhood.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:

Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion of forms, detailing, fenestration, and/or the use of complementary materials.

PROJECT RESPONSE:

While the building scale is appropriate for townhouses and typical to those existing in the area, modulation and material choices have been made to better relate these homes to the existing single-family houses along this street. Stair penthouses are located to minimize visibility from below and reduce apparent building heights. By pushing out window bays on the front of each rowhouse and providing awnings over each entrance, individual homes and entries are emphasized, reducing the perceived breadth of the building. Lap siding is the predominate siding material in the area, and it has been used extensively here to mark entry, provide texture, and add contrast. Large windows allow for a direct visual connection between occupants, their neighbors, and pedestrians passing by. Stained horizontal cedar fencing will blend in and provide privacy, though by keeping it to the middle of the property the front yard is still open and inviting.

PL2 - WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

B. SAFETY AND SECURITY:

Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

I. HUMAN ACTIVITY

Morgan Junction Neighborhood Priority: Maintain and enhance an attractive community where the buildings, streets, and sidewalks form a comfortable human-scale setting for daily activities and where views and community character are protected. New development should be sited and designed to encourage human activity on the street.

PROJECT RESPONSE:

Large windows on all levels open onto the front yards of the rowhouses fronting 42nd St SW. The front yard is defined by planters and walkways, not fencing, providing excellent visibility and direct connection with the neighborhood and pedestrians. Interior common spaces and pathways are well lit, and numerous windows allow for monitoring of visitors. Private amenity areas are fenced to afford access control and prevent misuse.

PL3 - STREET-LEVEL INTERACTION

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

B. RESIDENTIAL EDGES:

Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children’s play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.

I. STREETScape COMPATIBILITY

Morgan Junction Neighborhood Priority: Maintain and enhance an attractive community where the buildings, streets, and sidewalks form a comfortable human-scale setting for daily activities and where views and community character are protected. The siting of buildings should acknowledge and reinforce the existing desirable spacial characteristics of the right of way.

PROJECT RESPONSE:

The living, dining, and kitchen spaces for the rowhouses are located at ground level, allowing for increased engagement with outdoor spaces. Their front stoops and planters, combined with the planting strip next to the street, creates an inviting outdoor area for gardening and conversation with neighbors. Short term bicycle parking and mail boxes will be located conveniently alongside the front sidewalk next to the pedestrian walkway leading from the sidewalk to the interior of the property, providing additional opportunities for engagement.

DC2 - ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits will on the site and within its surroundings.

D. SCALE AND TEXTURE:

Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

I. HUMAN SCALE

Morgan Junction Neighborhood Priority: Use design guidelines to develop consistent building types and characteristics. The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

PROJECT RESPONSE:

Across the alley to the west of this site, two and three story townhouses and commercial buildings are the norm, while single family housing abounds on both sides of 42nd. Though this character will continue to evolve with the new LR zoning, our project works to be a good neighbor to both conditions. Parking and trash storage are served from the alley, so rear portions of the townhouse building rely on material variation and smaller windows to maintain privacy and shielding from light and noise. This allows the middle and front portions of the site to be more engaging, with covered doorways opening directly onto amenity areas, patios, decks and planters. Large windows provide view, light, and visual appeal, but are kept to building corners, maximizing privacy with adjacent neighbors. Surface modulation is used to define individual homes within the building facade.

DC3 - OPEN SPACE CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits will on the site and within its surroundings.

B. OPEN SPACE USES AND ACTIVITIES:

Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbecues, resident meetings, and crafts or hobbies.

I. STREETScape COMPATIBILITY

Morgan Junction Neighborhood Priority: Maintain and enhance an attractive community where the buildings, streets and sidewalks form a comfortable human scale setting for daily activities and where views and community character are protected. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.

PROJECT RESPONSE:

Each entry is recessed for a sense of private space with the small sheltered stoop, while numerous planters surround these spaces to keep them lush and colorful. Individual yards with patios at the center of the site are fenced for privacy, yet gated to allow for access and interaction. Plantings along both sides of the central walkway create a comfortable common space. The second floor townhouse decks allow for conversation between neighbors, while the solid guardrail affords privacy from both sides when not standing immediately at the edge. Private roof decks give each resident a space to spend time outside enjoying territorial and mountain views.

DC4 - EXTERIOR ELEMENTS/MATERIALS

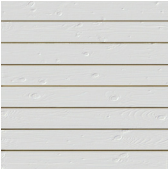
Use appropriate and high quality elements and finishes for the building and its open spaces.

II. EXTERIOR FINISH MATERIALS

Morgan Junction Neighborhood Priority: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged..

PROJECT RESPONSE:

The crisp white primary building planes are clad with durable, low-maintenance, fiber-cement panel siding. Contrasting these are fiber cement lap-siding accent surfaces in medium and dark gray finishes. The lap siding adds texture while the darker colors break down the scale of the building into discrete elements. Stained cedar is used on the underside of decks and awnings to highlight the entry into homes, while black metal railings at decks and grey stained wood fencing around private yards add additional character. White vinyl windows are large, and (particularly at the street) break down the scale of surrounding surfaces while also blurring the boundaries between interior and exterior space.



LIGHT GREY  
FIBER CEMENT  
HORIZONTAL  
SIDING



DARK GREY  
FIBER CEMENT LAP  
SIDING



FIBER CEMENT  
PANEL, WHITE



CONCRETE



DECK RAILING



VINYL WINDOW,  
WHITE

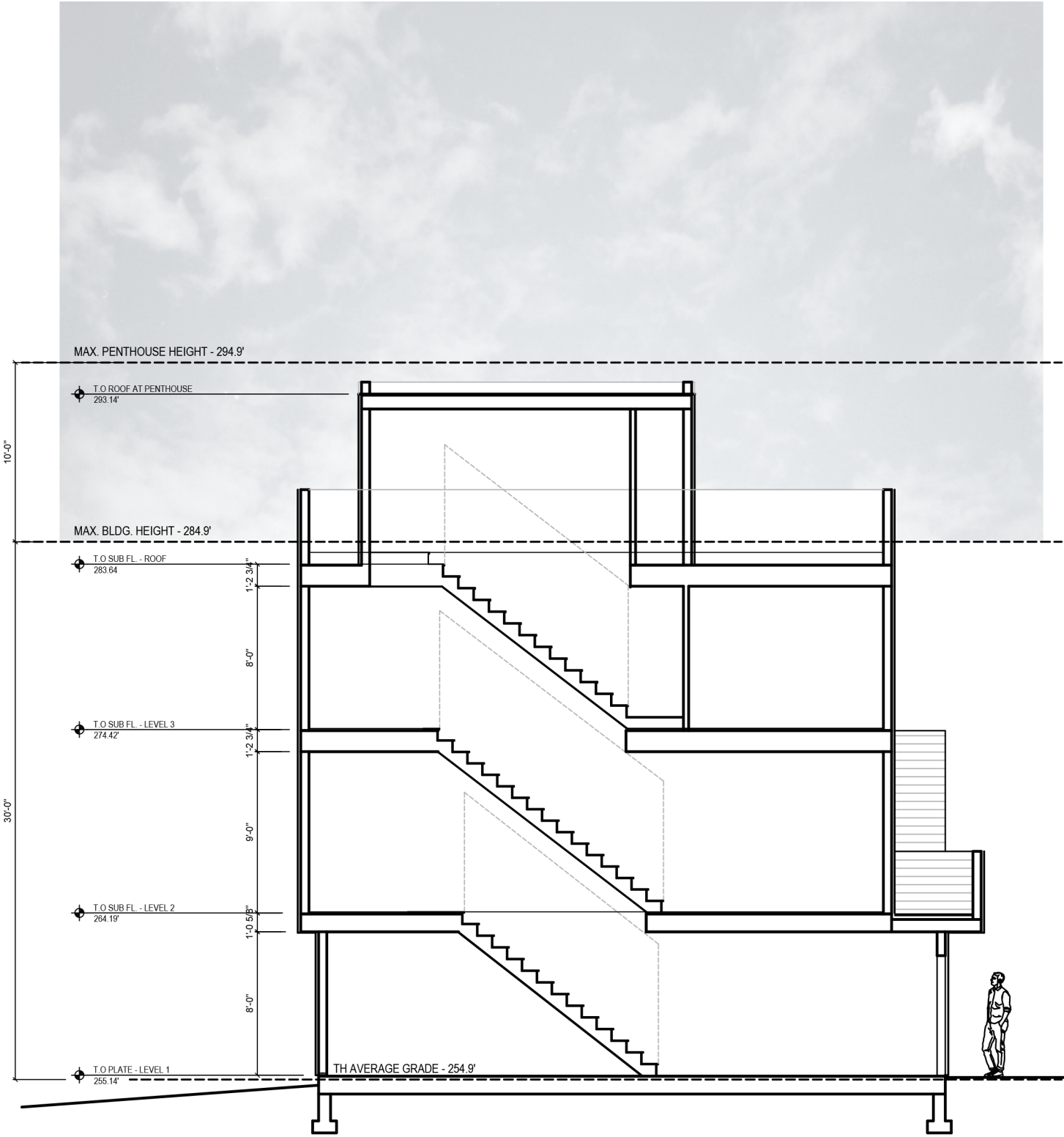


MEDIUM GREY,  
FENCE



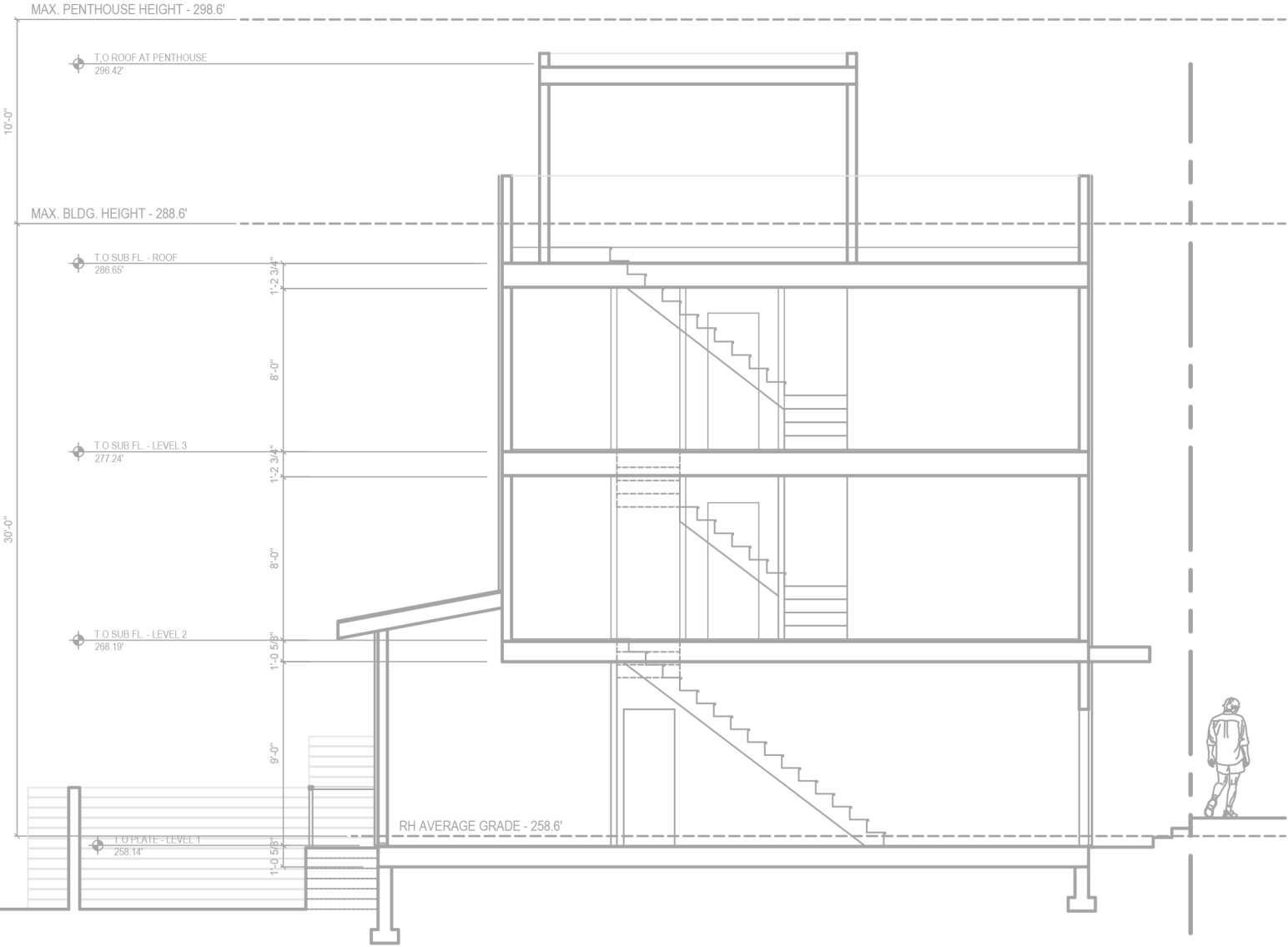


PARCEL B



TOWNHOUSE - BUILDING SECTION

PARCEL A



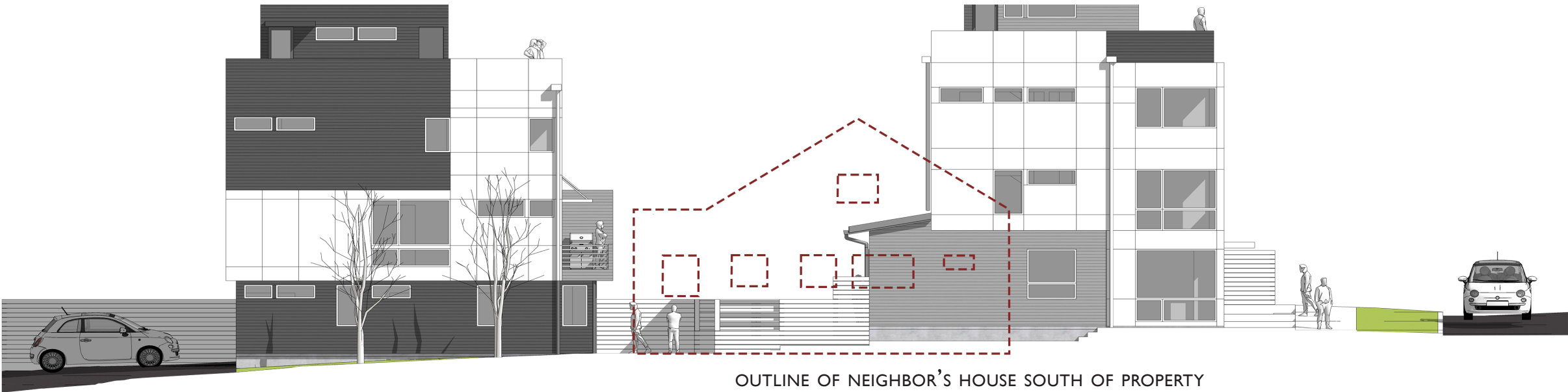
ROWHOUSE - BUILDING SECTION (SEE SDR PACKET: 3037937-EG)





PARCEL B

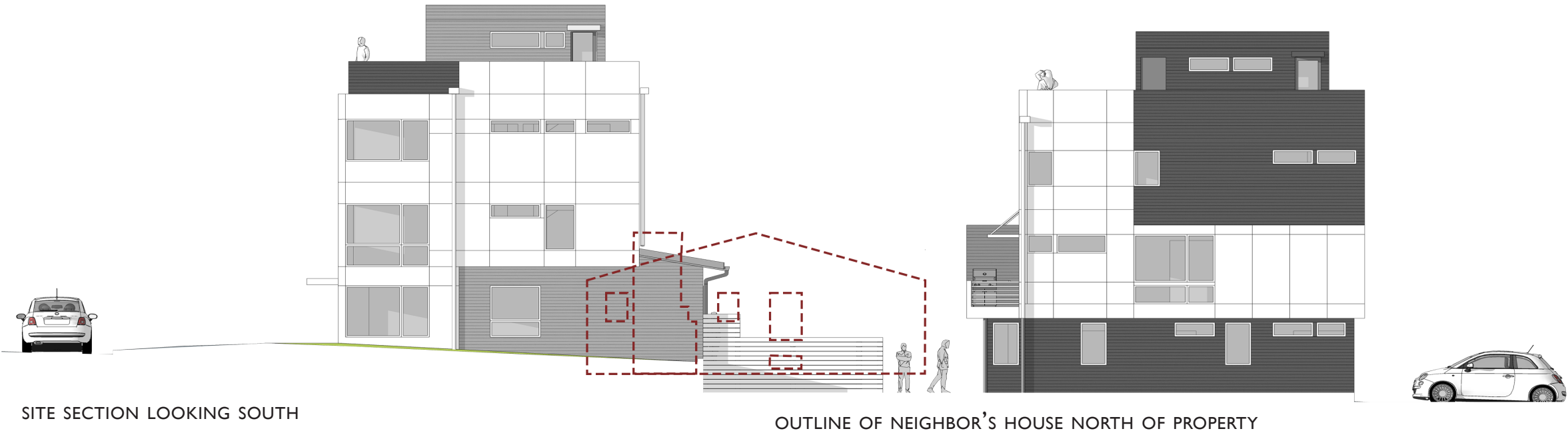
PARCEL A



SITE SECTION LOOKING NORTH

PARCEL A

PARCEL B



SITE SECTION LOOKING SOUTH

OUTLINE OF NEIGHBOR'S HOUSE NORTH OF PROPERTY



PARCEL B



SITE SECTION LOOKING NORTH - TOWNHOUSE

PARCEL A



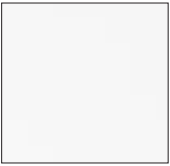
ROWHOUSE - (SEE SDR PACKET: 3037937-EG)



LIGHT GREY  
FIBER CEMENT  
HORIZONTAL  
SIDING



DARK GREY  
FIBER CEMENT LAP  
SIDING



FIBER CEMENT  
PANEL, WHITE



CONCRETE



DECK RAILING



VINYL WINDOW,  
WHITE



MEDIUM GREY,  
FENCE





PARCEL A



ROWHOUSE - (SEE SDR PACKET: 3037937-EG)

PARCEL B



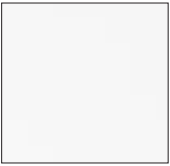
SITE SECTION LOOKING SOUTH - TOWNHOUSE



LIGHT GREY  
FIBER CEMENT  
HORIZONTAL  
SIDING



DARK GREY  
FIBER CEMENT LAP  
SIDING



FIBER CEMENT  
PANEL, WHITE



CONCRETE



DECK RAILING



VINYL WINDOW,  
WHITE



MEDIUM GREY,  
FENCE





TOWNHOUSE - EAST ELEVATION



SOUTH ELEVATION







TOWNHOUSE - WEST ELEVATION



NORTH ELEVATION





DESIGN PERSPECTIVE - SE CORNER



DESIGN PERSPECTIVE - NE CORNER



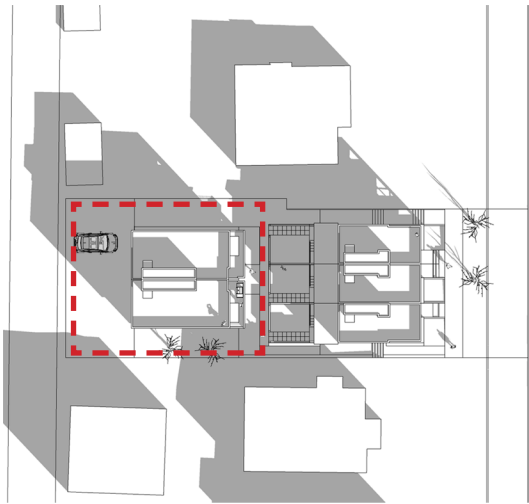


DESIGN PERSPECTIVE  
ALLEY VIEW - SW CORNER

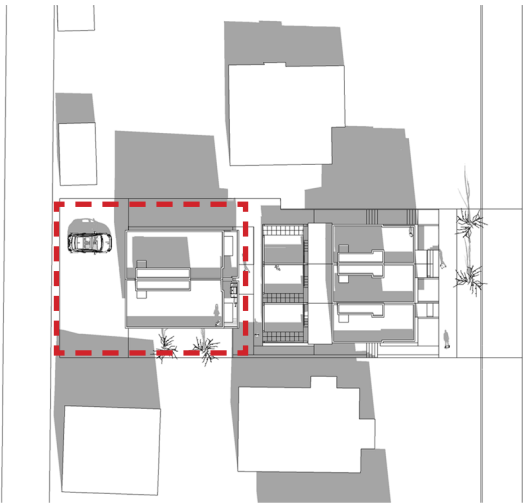


DESIGN PERSPECTIVE  
ALLEY VIEW - NW CORNER

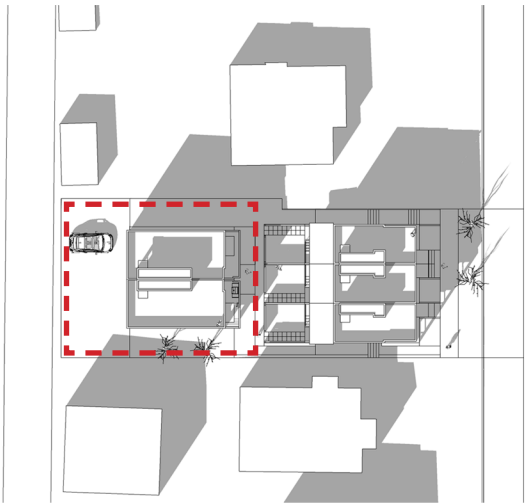




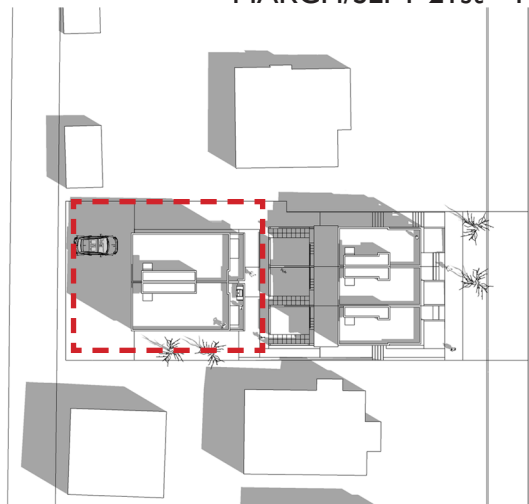
MARCH/SEPT 21st - 10 AM



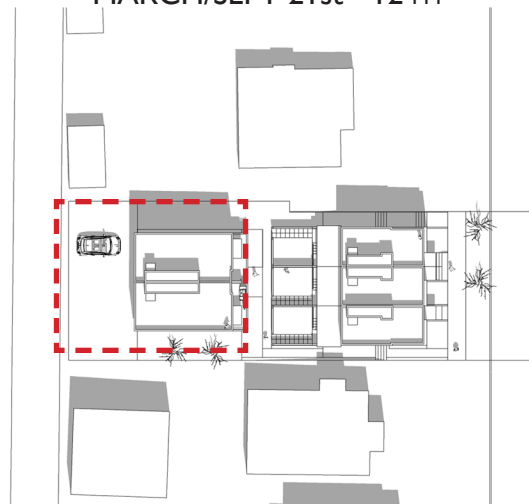
MARCH/SEPT 21st - 12 PM



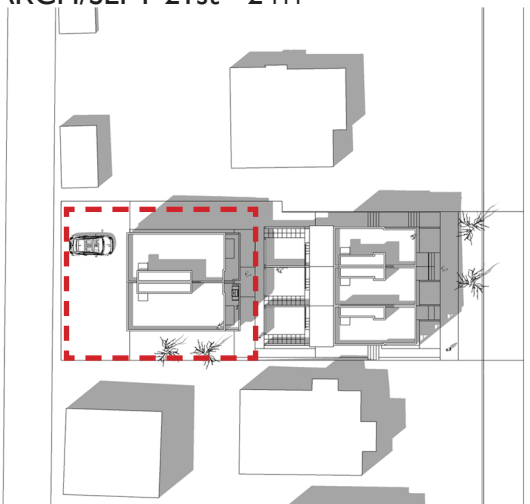
MARCH/SEPT 21st - 2 PM



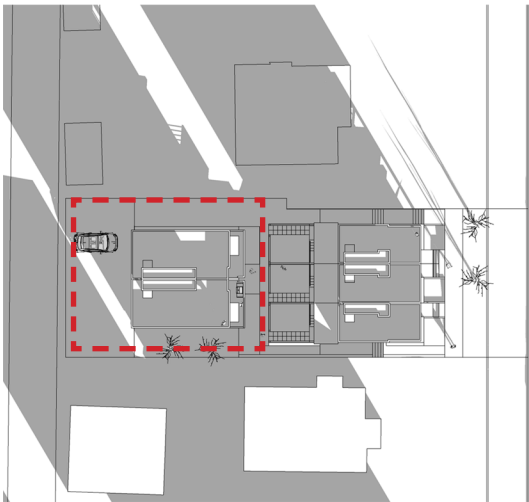
JUNE 21st - 10 AM



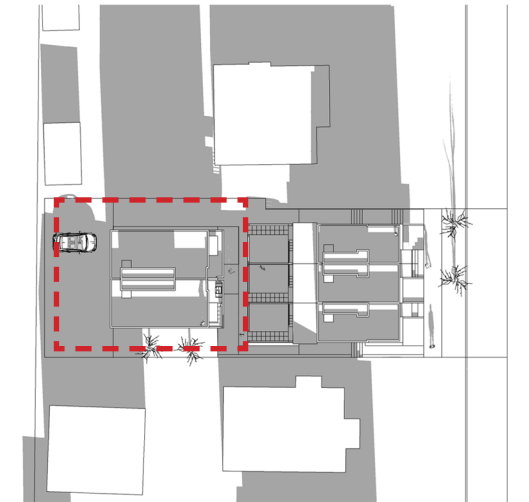
JUNE 21st - 12 PM



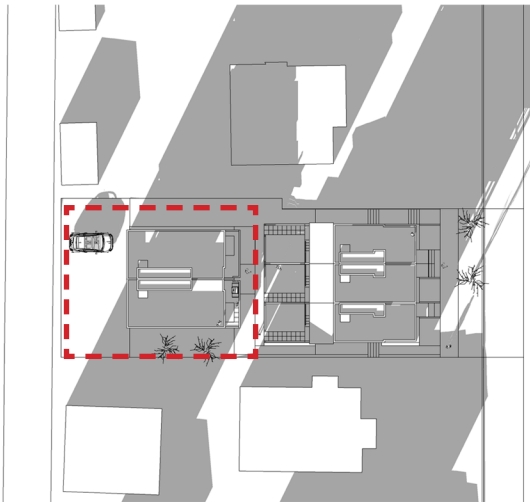
JUNE 21st - 2 PM



DECEMBER 21st - 10 AM



DECEMBER 21st - 12 PM



DECEMBER 21st - 2 PM





SUMMARY OF OUTREACH PLAN

Our public outreach on this project consisted of one high impact printed outreach method, and two high impact digital outreach methods (in lieu of a high impact in person method, due to Covid-19).

PRINTED OUTREACH:

1.b Posters hung in a minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk.

Posters were hung as of April 19, 2021. A larger sign was also posted on the fence along the front yard/entry of the proposed site.

ELECTRONIC/DIGITAL OUTREACH:

2.b Project hotline (information & voicemail)

2.c Interactive project website (with public commenting function)

Both digital methods were available to the public from April 19, 2021 through May 11, 2021.

SUMMARY OF PUBLIC COMMENTS

The public outreach period brought up a few main areas of concern. The public's responses are summarized below into the following categories:

BUILDING DENSITY

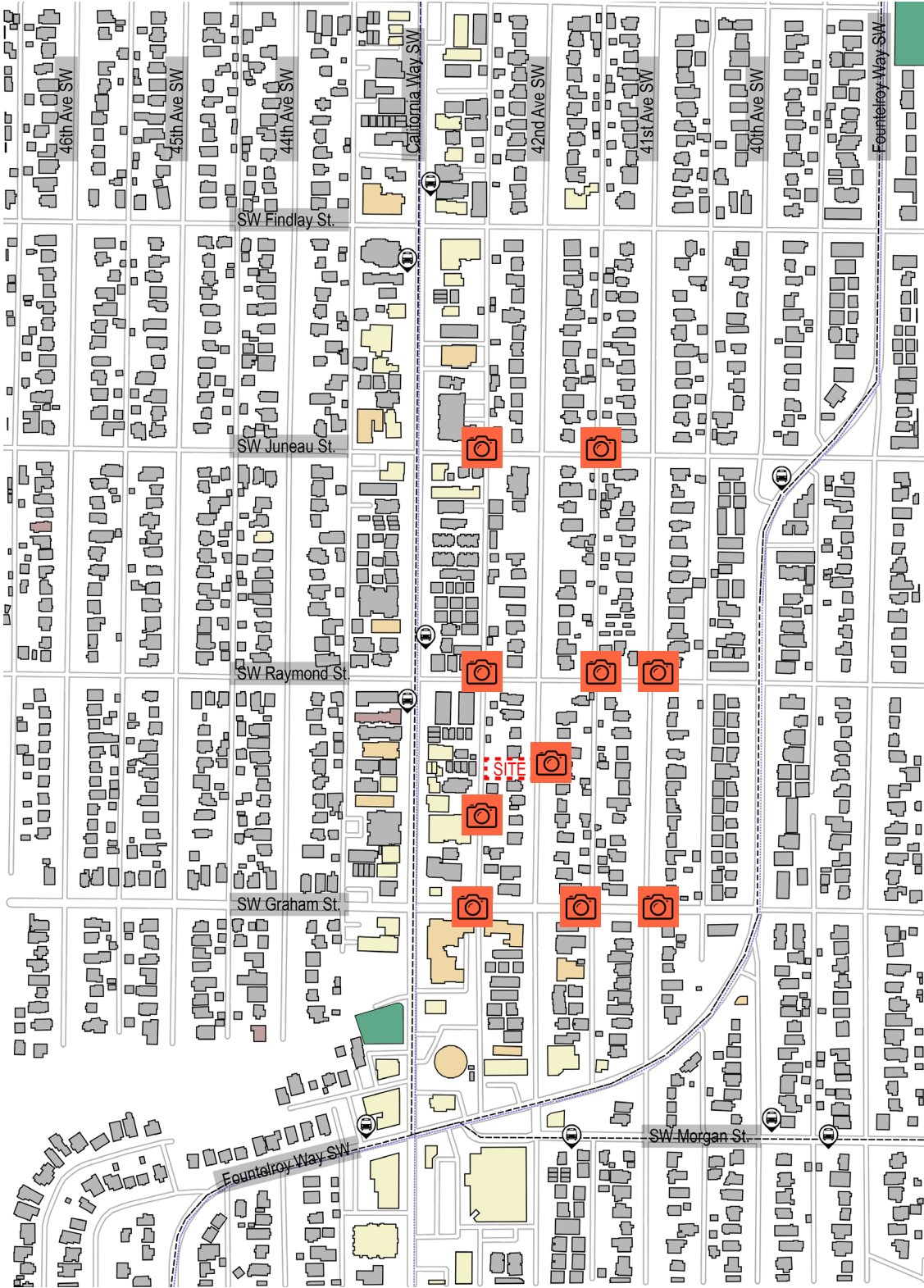
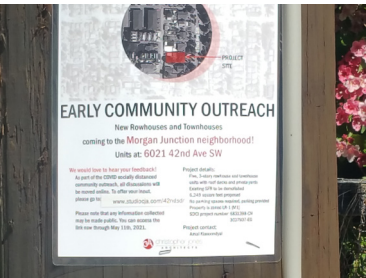
It was noted that although townhouses are an efficient use of space, it seems like the units will be tightly squeezed onto the property along with the included parking spaces. Our proposed units have gracious sized interior spaces and rooms, along with private outdoor amenity areas. From the outside, the building's orientation and modulation make it so that the proposed project will not read at a larger scale than it is.

BUILDING HEIGHT

One person worried about the enclosed, exterior stair penthouse on the fourth floor. The person was upset that the zoning allows for the added stair penthouse height exemption which can take away from neighbors' light and views. Our proposed building meets the Seattle Residential Code's building height limits and keeps the penthouse stairs away from the street.

NEIGHBORHOOD

An email voiced concern that the new buildings could affect the charm of the neighborhood and that there is an unfortunate lack of craftsman homes these days. Our design enhances the pedestrian environment with large windows & entryways oriented to the street. The use of landscaping to transition from public to private spaces also maintains a walkable and nice neighborhood.









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