PROJECT TEAM

Applicant: FJR Enterprise, LLC
9 Pine Drive
Great Neck, NY 11021

Architect: GROUPARCHITECT
1735 Westlake Ave. N.
Suite 200
Seattle, WA. 98109

Landscape Architect: VIREO DESIGN STUDIO, LLC
5608 17th Ave NW
Unit 306
Seattle, WA 98107

DRAFT SDR: EARLY DESIGN GUIDANCE PACKET



Valentine Place Townhomes

1537 Valentine Pl S, Seattle, WA

DRAFT SDR: DESIGN GUIDANCE
April 18, 2024
PROJECT # 3038102-EG

SITE SURVEY

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION
Proposed project will demolish (1) existing single-family home and and construct (6) new townhomes.

The project intends to pursue Mandatory Housing Affordability (MHA) compliance via the in-lieu payment option.

PROJECT INFORMATION

Tax ID:	8850000700
Legal Description:	LOTS 22 AND 23, BLOCK 8, VALENTINE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 71, IN KING COUNTY WASHINGTON.SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Zoning:	LR2 (M)
Lot Size:	6,005 SF
Overlay:	North Rainier (Hub Urban Village)
Pedestrian Zone:	No
Parking Flexibility Area:	Yes
Infiltration Evaluation not Req'd:	Yes
Major Pedestrian St:	Valentine Pl S
Codes:	Seattle Land Use Code (current edition)

ARBORIST REPORT

Arborist Report by Tree Solutions, Inc (10/13/2020) noted the following findings:

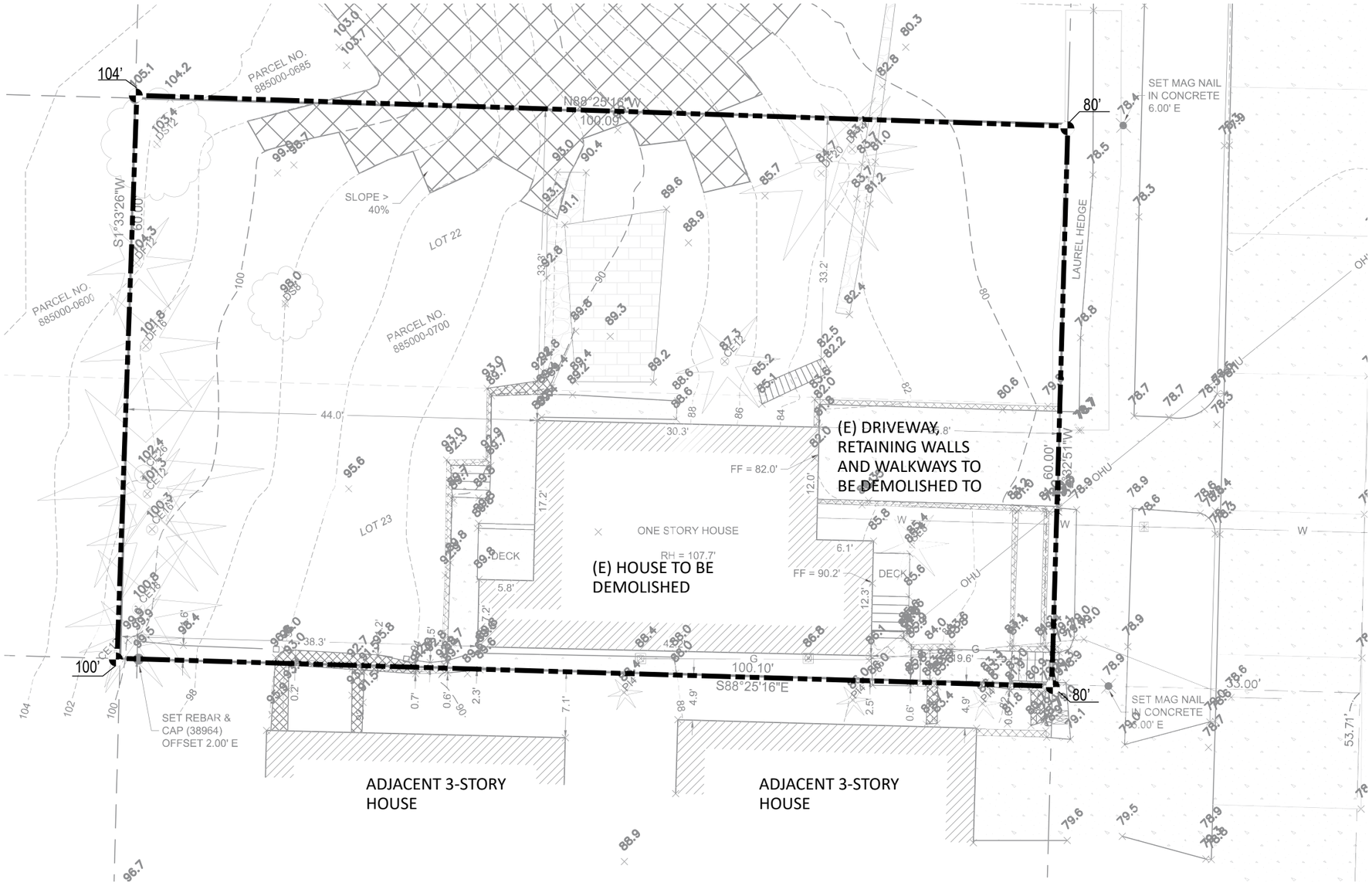
There are 13 trees that are greater than 6-inches diameter on the site. One of these trees is a Western red cedar that is considered exceptional by size (36.4" DSH), however does not meet exceptional criteria due to poor health.

Of the 13 trees, 3 are in poor health (including the exceptional western red cedar noted above), 1 is in fair health, and 9 are in good health.

Of the 13 trees, 10 are in fair structural condition, and three are in good structural condition.

Of the 13 trees, 3 are in both good structural condition and health.

Due to the slope of the site and the need for extensive excavation, the project will likely need to remove all of the trees on site.



SURVEY / EXISTING CONDITION

PUBLIC OUTREACH SUMMARY

PRINTED OUTREACH
A full-color project poster was mailed to residents within a 500-foot radius of the project. A copy of this poster was also emailed to 16 community groups listed on the Department of Neighborhoods “Neighborhood Snapshot”. Refer to final outreach documentation for details on printed outreach materials.

ELECTRONIC / DIGITAL OUTREACH METHOD #1: WEBSITE
An project website including a description of the project, details about the project team, zoning, context and site map was created, with a link to a project survey (Outreach Method #2 below)

ELECTRONIC / DIGITAL OUTREACH METHOD #2: ONLINE SURVEY
An Interactive public commenting function on the project website was tailored to the project and included the opportunity to provide specific feedback.

ENHANCED OUTREACH FOR EQUITY AREAS
In accordance with SDCI Director’s Rule 4-2018, community outreach materials were customized to the project’s location in an Equity Area. All outreach materials were translated into Vietnamese, Spanish and Chinese (Mandarin).

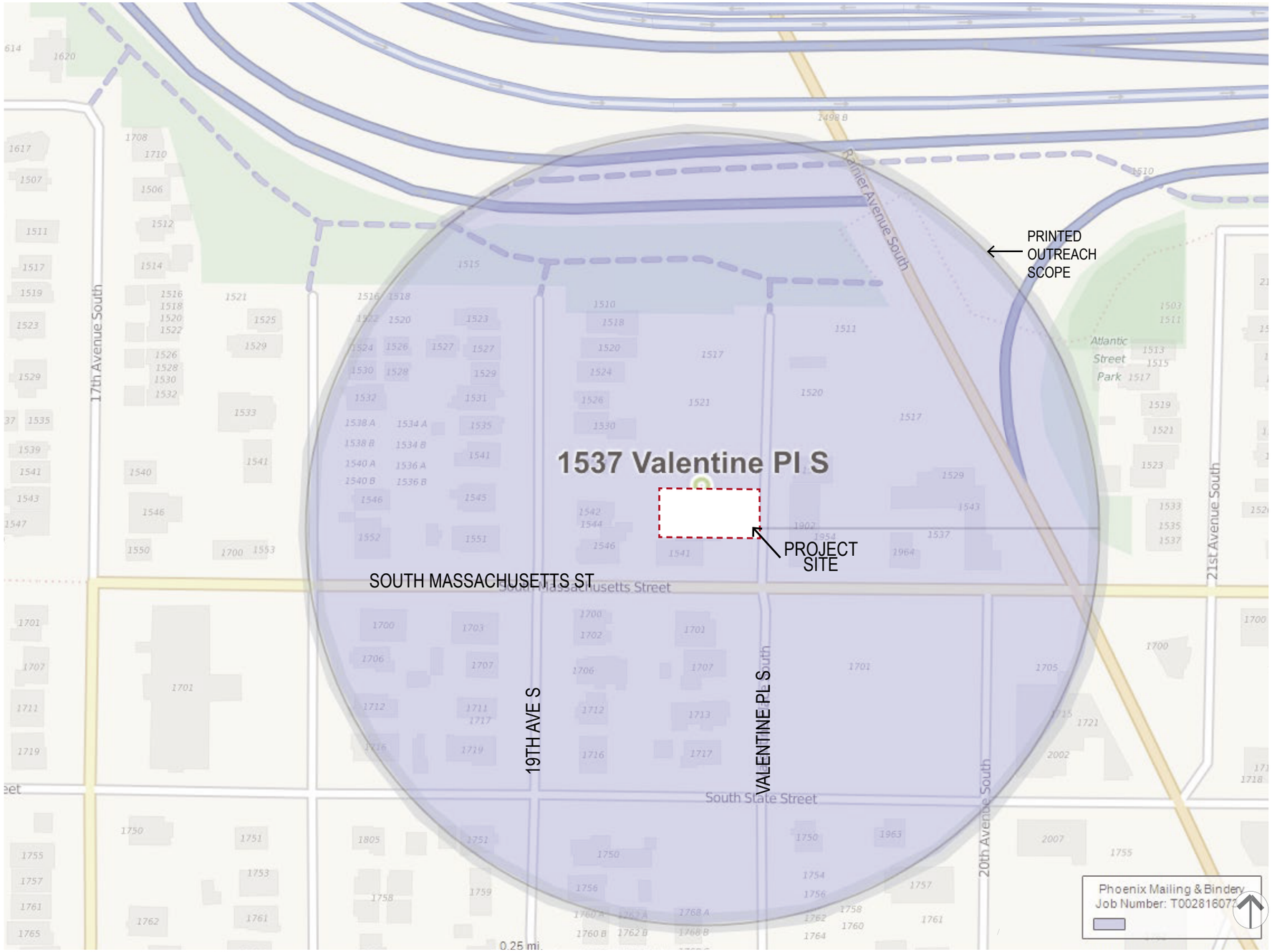
FEEDBACK SUMMARY*

Design-Related Comments
- 100% of respondents noted that landscaping is most important about the design of a new building on this property. Many respondents encouraged retaining as many trees on-site as possible.
- Design: 75% of respondents stated environmentally-friendly features were the most important consideration for exterior space & property; 50% stated parking; 25% stated relationship to neighborhood character

Non-Design-Related Comments
- Parking: Several respondents encouraged the project to provide sufficient parking on-site to avoid over-crowding on streets. One respondent encouraged the team not to provide parking due to proximity to transit and on-street parking.
- Retail: One respondent encouraged the team to consider retail
- Traffic & Access: One respondent noted the project’s cross streets back-up during the pick-up and drop-off times for Hamlin Robinson School

Miscellaneous
- Support: One respondent noted they welcome additional housing near mass transit, while retaining neighborhood assets incl. trees and wildlife
- Outreach: Another respondent noted they would be happy to attend meetings to answer questions

*Refer to “1527 Valentine Pl S FINAL Documentation Sm.pdf” for detailed outreach documentation



NORTH BEACON HILL / CENTRAL DISTRICT

SITE PLAN: PROPOSED PROJECT

PROPOSAL

Project proposes (6) townhomes split into two building masses to allow vehicle circulation. Although there is no vehicle parking requirement, the project will provide (3) private garages that can also function as a flexible storage or recreation space. The drive aisle will utilize permeable paving and be kept level to encourage shared use and gathering when not in use by vehicles. Roof decks have been provided for each unit for private open space use, each with southern exposure to maximize daylighting. Unit entries have been placed facing the street as much as possible given the site's limited street frontage.

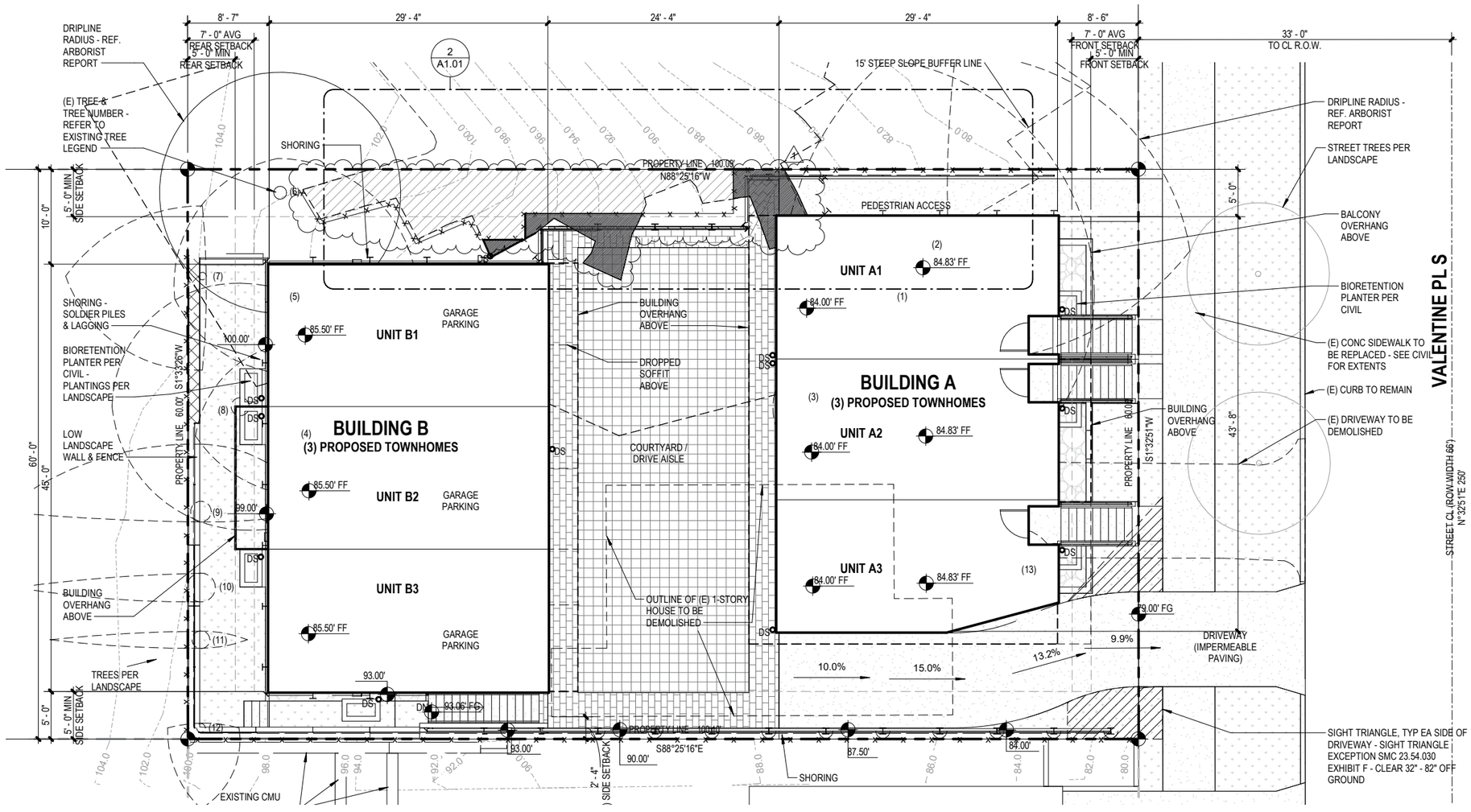
The project intends to meet Mandatory Housing Affordability (MHA) requirements via the in-lieu payment option.

Gross Floor Area Summary:

Unit A1	1,597.1 sf	Unit B1	1,622.8 sf
Unit A2	1,714.1 sf	Unit B2	1,735.1 sf
Unit A3	1,495.6 sf	Unit B3	1,633.8 sf
Total Gross Floor Area			9,798.4 sf

Parking Summary:

Garage parking spaces are provided for (3) of the townhouse units on-site.



SITE PLAN - REFERENCE COMPOSITE SITE PLAN ON PAGE 5 FOR LANDSCAPE ELEMENTS AND OTHER SITE FEATURES

NORTH BEACON HILL / CENTRAL DISTRICT CONTEXT
The site is located in the North Beacon Hill neighborhood, in the Hub Urban Village.

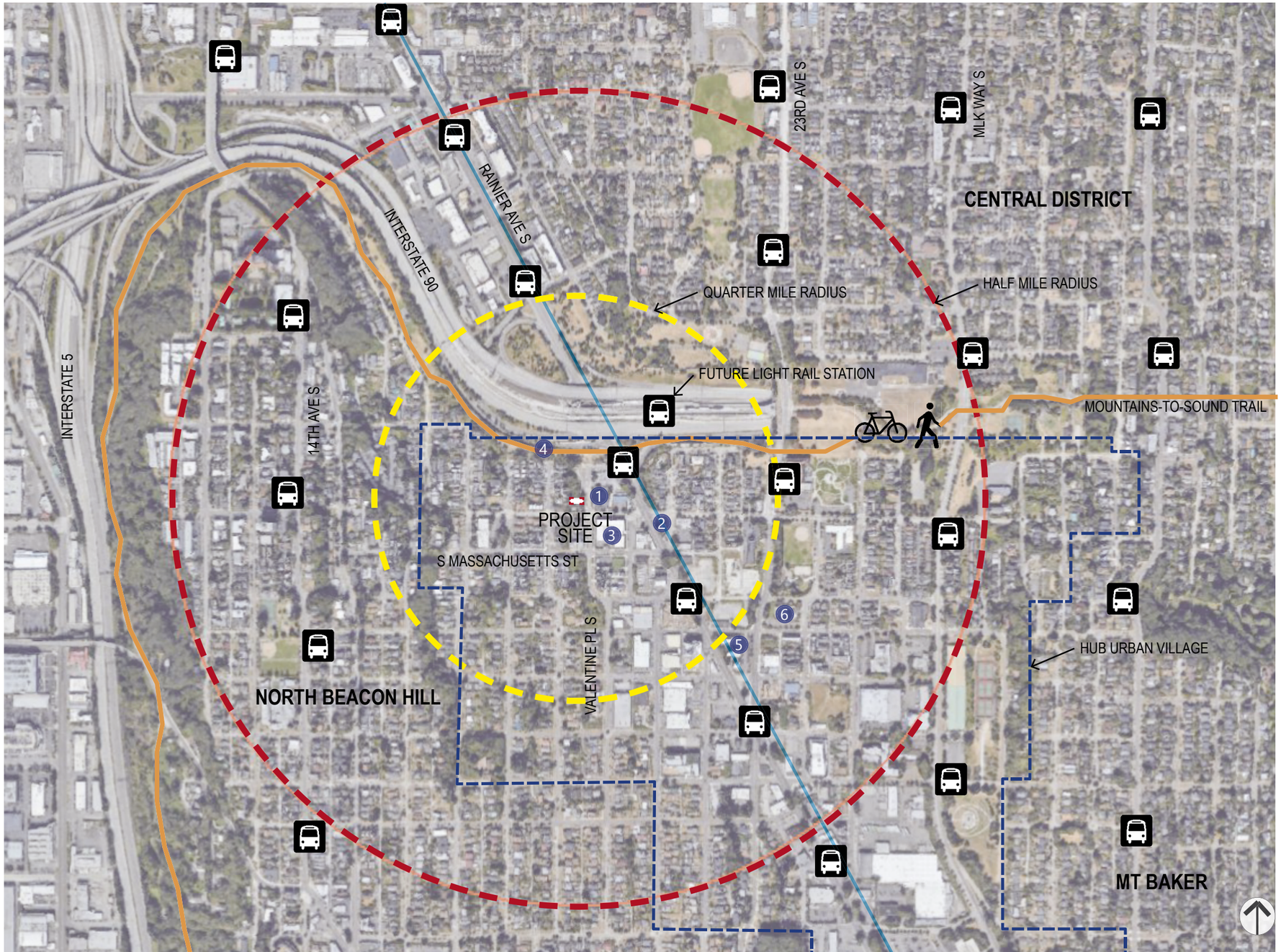
IMMEDIATE NEIGHBORHOOD CONTEXT
The predominant architecture of the neighborhood is a mix of traditional gabled roofs with clapboard and board & batten siding, as well as newer homes & townhomes with primarily rectilinear forms and wood or cement board siding. To the east of the site, development is more commercial.

ADJACENT AND NEARBY STREETS
The site fronts onto Valentine Place S. The street type is classified as Urban Village Neighborhood Access by SDOT. Existing street has sidewalks with landscaping strips on both sides of street. The nearby bike trail connects east to Bellevue and west to the Puget Sound.

VIEWS AND SERVICES
Anticipated views will mostly be territorial to the southeast along the Rainier valley, with possible views to Mt. Rainier.

Nearby essential services include (refer to map): 1-community center, 2-restaurant, 3-school, 4-park, 5-counseling services, 6-church

FUTURE PROJECTS
According to city records, there are numerous single-family, townhouse, and multifamily residential projects in progress in the area.

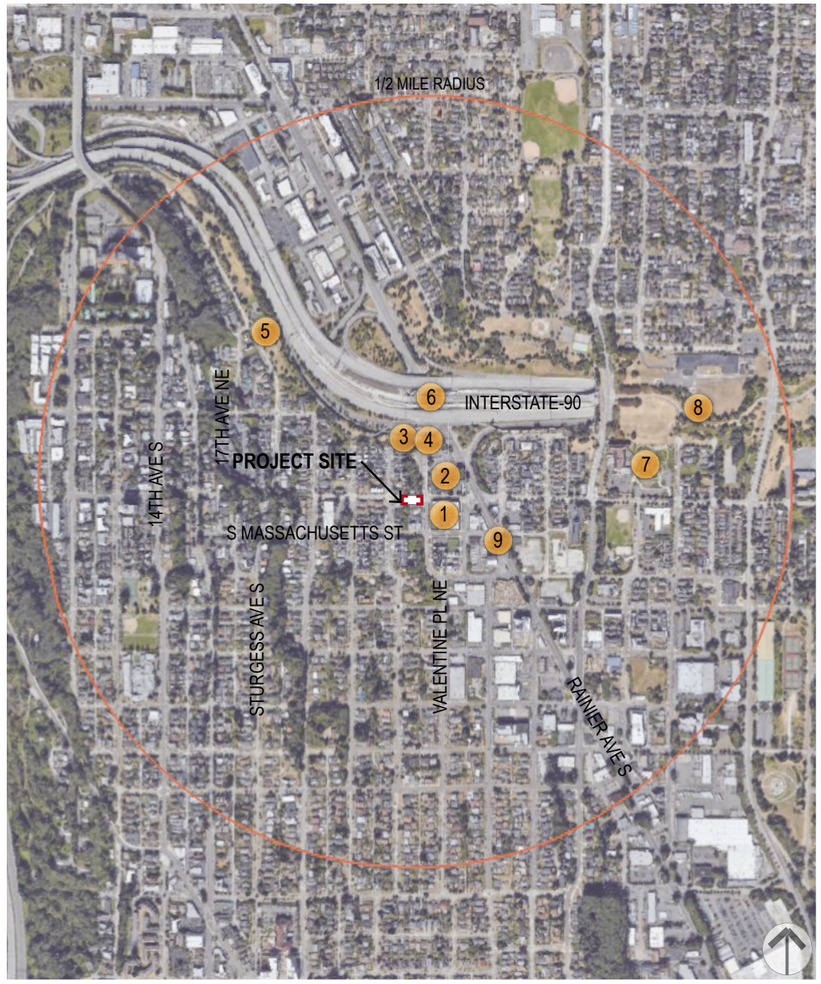


NORTH BEACON HILL / CENTRAL DISTRICT NEIGHBORHOOD

CONTEXT ANALYSIS: NEIGHBORHOOD AXONOMETRIC



CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST





1 HAMLIN ROBINSON SCHOOL



2 ERITREAN HALL COMMUNITY CENTER



3 MOUNTAINS-TO-SOUND TRAIL



4 NEIGHBORHOOD ACCESS TO LIGHT RAIL



5 DAEJON PARK



6 JUDKINS PARK LIGHT RAIL STATION



7 JIMI HENDRIX PARK & NW AFRICAN AM. MUSEUM



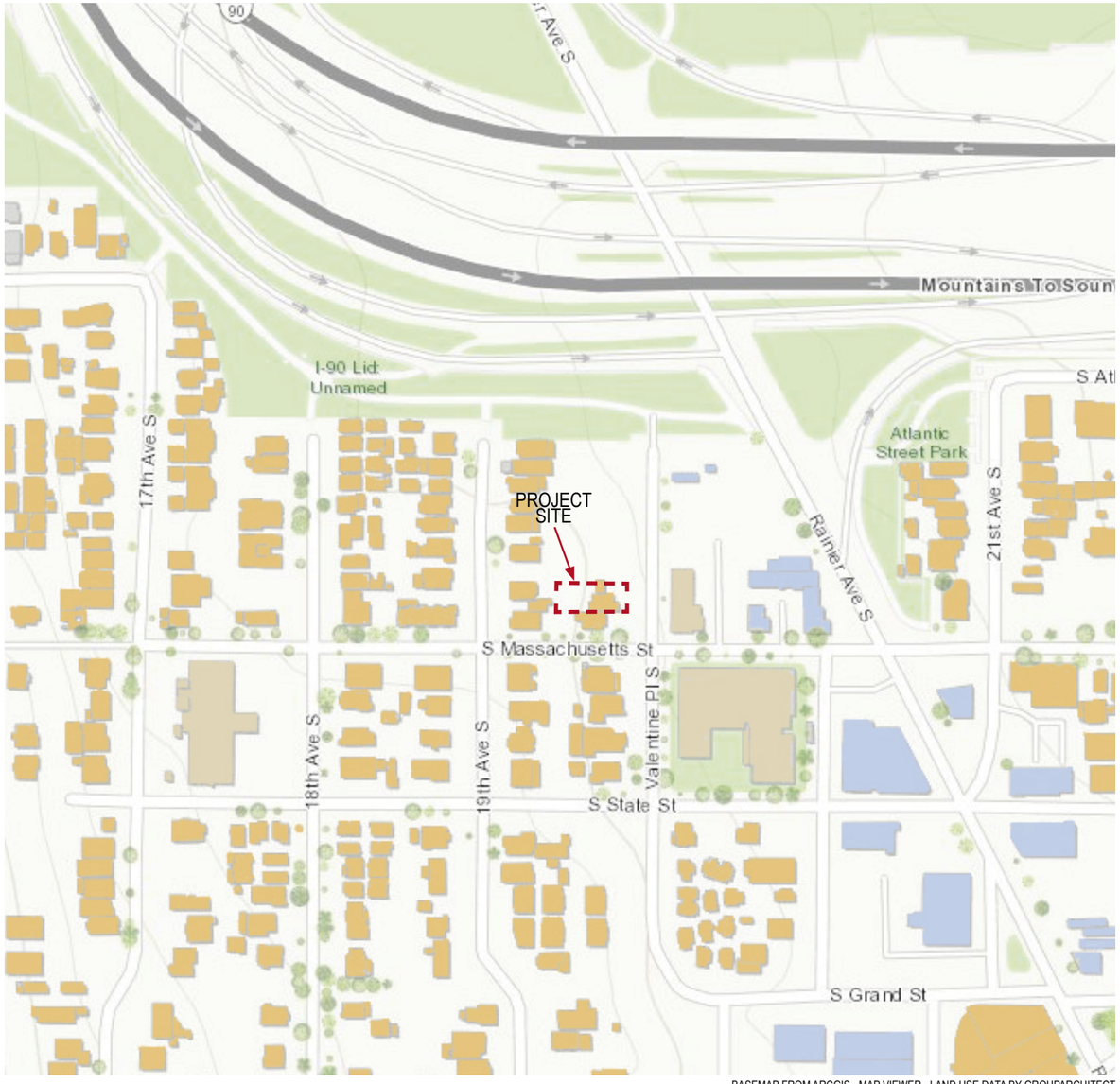
8 SAM SMITH / JUDKINS PARK



9 RAINIER AVENUE SOUTH

DESIGN CUES
Project located at transition from residential to mixed-use neighborhoods
Close proximity to bus, light rail & I-5; provide multiple options for users
Emphasize relationship to street w/ semi-urban character

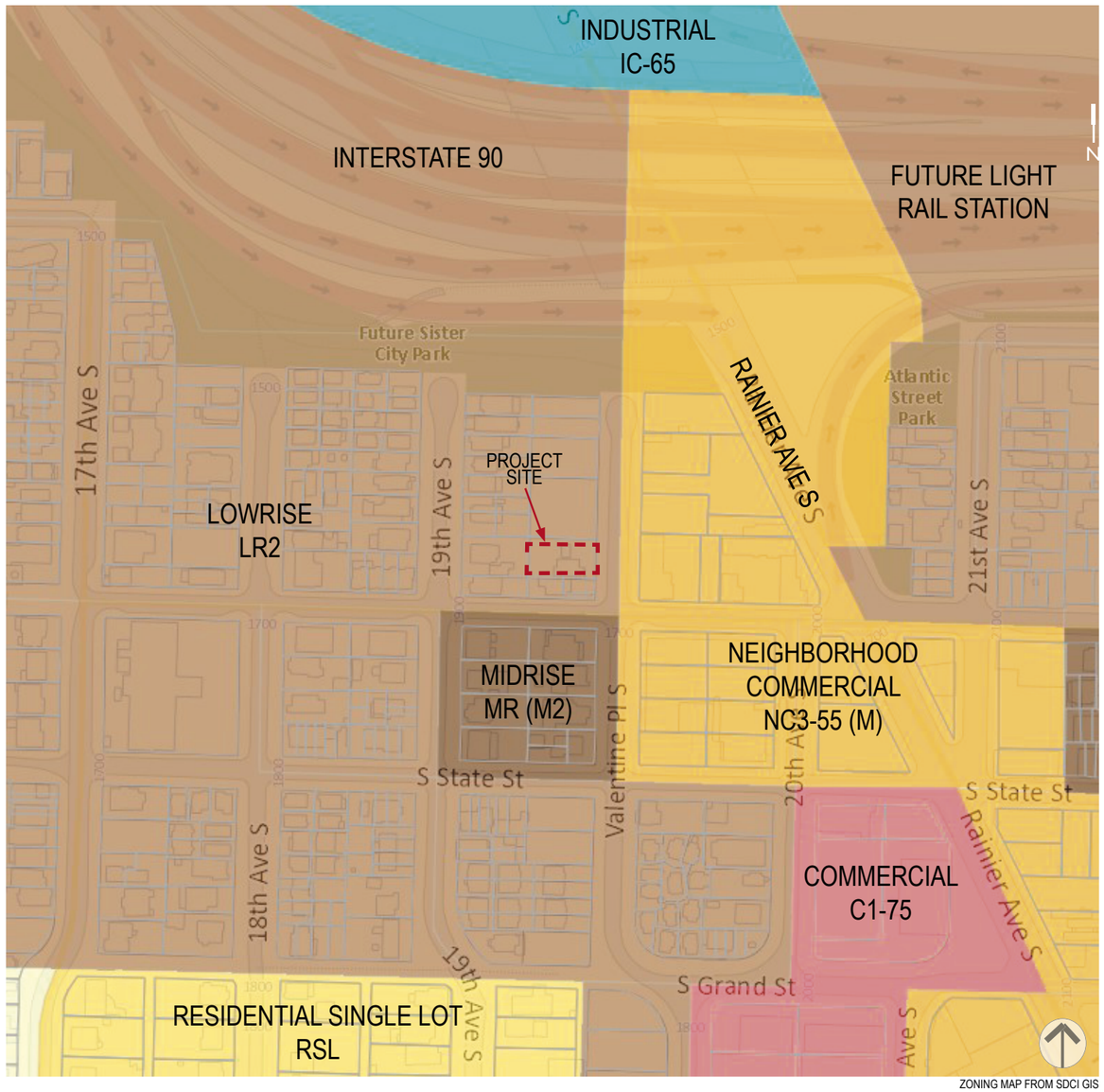
CONTEXT ANALYSIS: ZONING & SURROUNDING USES



BASEMAP FROM ARCGIS - MAP VIEWER - LAND USE DATA BY GROUPARCHITECT

ADJACENT USE DISTRIBUTION

PROJ. SITE | COMMERCIAL | RESIDENTIAL | INSTITUTION | PUBLIC PARK



ZONING MAP FROM SDCI GIS

ZONING MAP

PROJ. SITE | SF-5000 | RSL | LR1 & 2 | MR | NC3-55 | C1-75 | IC-65

CONTEXT ANALYSIS: EXISTING SITE PHOTOS

A VALENTINE PL FRONTAGE FROM SOUTHEAST CORNER

Site frontage along Valentine Pl S features a pair of recently built 3-story homes to the south, and a laydown yard for a concrete pumping company to the north

B VALENTINE PL FRONTAGE FROM EAST

C SOUTH PROPERTY LINE & NEIGHBORING BUILDING

South property line separates the site from two adjacent 3-story homes. The existing home is built approximately 2 feet from the property line. No physical separation or fencing present currently. The adjacent homes to the south are 5 feet from the property line, and there are 3 newly planted trees in the neighboring side yard. Existing concrete walkways on the project site currently abut the property line.

D VIEW FROM NORTH

The neighboring lot to the north appears to be used as an equipment and materials laydown yard for Ralph's Concrete Pumping, which is occupies half of the block across the street. The north side of the project will look out onto this laydown yard and be visible from the adjacent lot as well as the I-90 Trail (Atlantic Street Park)

E NORTH PROPERTY LINE & NEIGHBOR BUILDING

North property line separates the site from adjacent laydown yard. The adjacent yard is surrounded by a chain link fence w/ barbed wire.



A VALENTINE PL FRONTAGE FROM SOUTHEAST CORNER



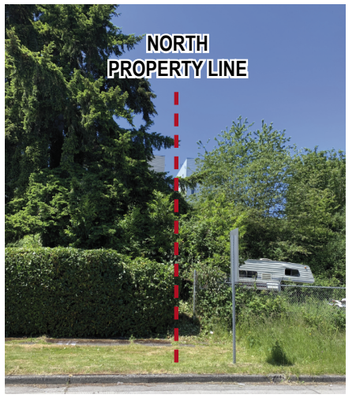
B VALENTINE PL FRONTAGE FROM EAST



C SOUTH PROPERTY LINE & NEIGHBORING BUILDING



D VIEW FROM NORTH



E NORTH PROPERTY LINE & ADJACENT LOT

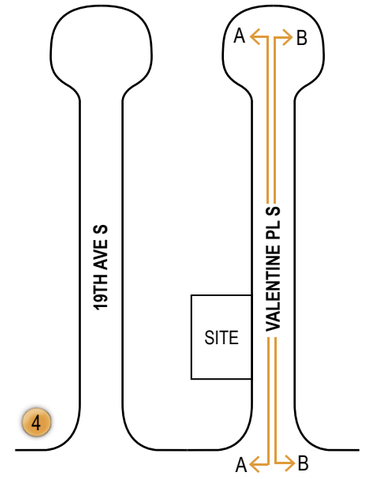


CONTEXT ANALYSIS: STREET ELEVATIONS

ANALYSIS OF VALENTINE PLACE SOUTH STREET ELEVATIONS :

Existing architectural context of Valentine Pl S is composed of single family housing, a community center, and commercial/light industrial. The Eritrean Hall Community Center across the street features more traditional gabled roof forms and clapboard/ panelized cement board siding. The existing single family is either the traditional gabled style or a more contemporary rectilinear style featuring clapboard/panelized cement board siding. The project site exists at a transitional location between the primarily single family or lowrise residential areas to the southwest and the more intensive uses to the east and north. The single family home to the south has a street-level garage that is partially below grade, with three stories above. The entrance to the neighboring home is elevated from sidewalk level, with a “stoop” stairway leading frm the sidewalk to the front door. The neighbor’s front setback is 5-7 feet from the property line, but the fence of the adjacent commercial property appears to be at the property line (0 feet).

STREET ELEVATION DIAGRAM





1 3-4 story SF homes w/ contemporary style featuring cement board slat & panels



2 Forested slope mid-block between Valentine Pl and 19th Ave S



3 Commercial / light industrial uses with barbed wire fencing



4 Contemporary townhomes in nearby neighborhood w/ rectilinear forms and mixed material cladding incl. wood slats



5 Cherry trees as street trees, new projects continuing to add additional trees to match



6 Traditional gabled roof forms, institutional function, one tone lap siding, warmer colors



A STREET ELEVATION A: 18TH AVE LOOKING WEST



B STREET ELEVATION B: 18TH AVE LOOKING EAST

DEVELOPMENT OBJECTIVES UNDER CURRENT ZONING LR2

The development objectives for this project are as follows (1.4 FAR):

Number of Townhomes:	6 Townhomes
Number of Rooms:	2-3 Rooms/Unit (15 Total)
Number of Parking Stalls:	3
Number of Bike Parking Racks:	6 long-term, 2 short-term

ZONING ANALYSIS: SEATTLE MULTIFAMILY (23.45) LR2

23.45.504 **Uses Allowed** - Residential Uses Allowed

23.45.510 **FAR Limits** - Townhomes, LR2 Zoning: 1.4 Maximum FAR per Table A 23.45.530*

23.45.510E Portions of Townhomes below grade or meeting exceptions are exempt from FAR calculations

23.45.512 **Density** - No limit for Townhomes in LR2 Zoning

23.45.514 **Structure Height** - 40' Max (Inside urban village) + allowable height exceptions under 23.45.514

23.45.517 The project intends to pursue Mandatory Housing Affordability compliance via the in-lieu payment option.

23.45.518 **Setbacks**:

Front -	5 ft min / 7 ft avg
Side -	5 ft min / 7 ft avg
Rear -	5 ft min / 7 ft avg

23.45.522 Amenity areas required in an amount equal to 25% of total lot area. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.

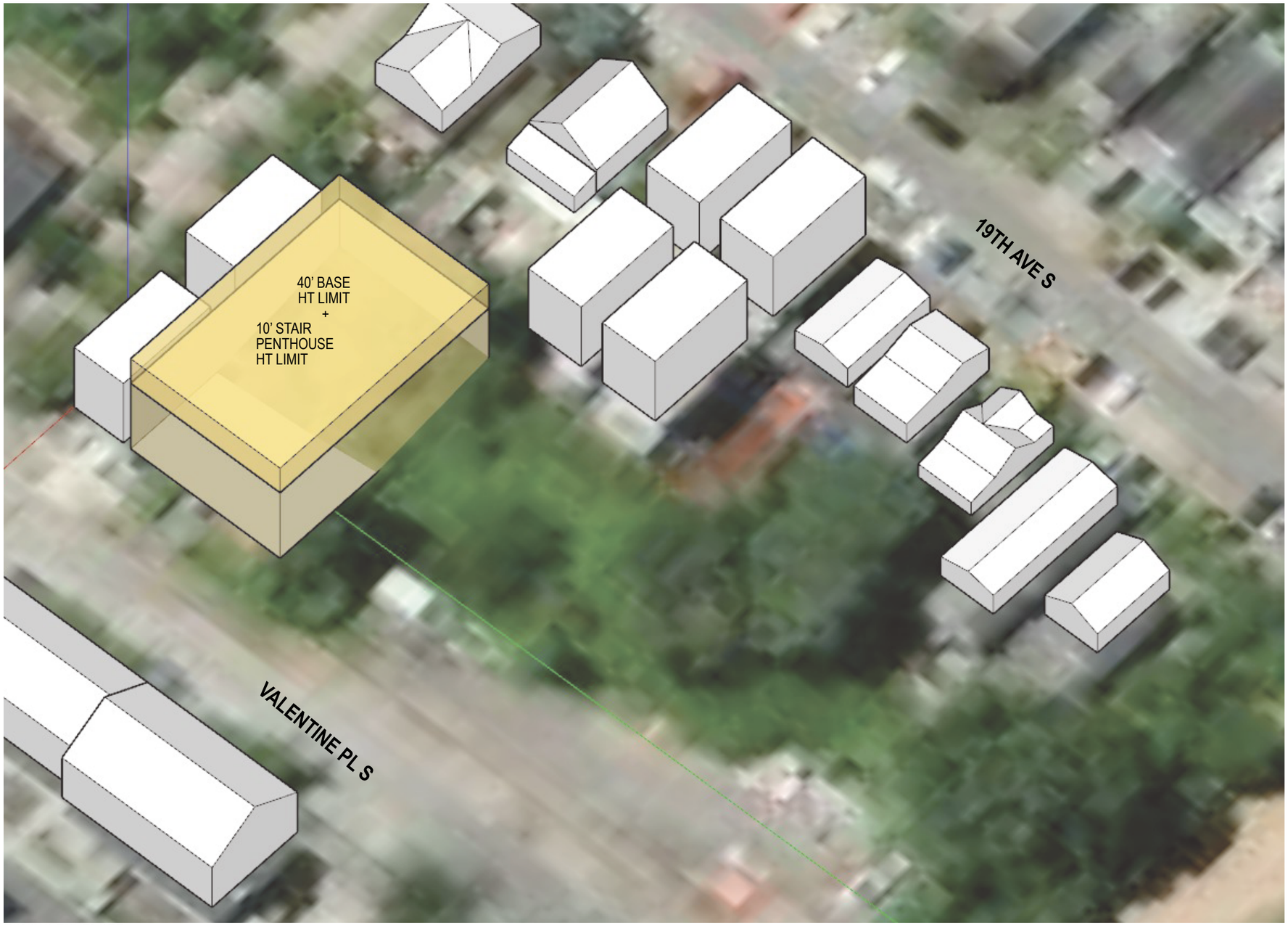
23.45.524 Landscaping standards

23.45.527 **Structure width** - 90' Max
Facade length within 15' of interior side property lines - 65%
Max side facade length = 100' x 65% = 65'

23.45.529 **Design standards** - 20% facade openings on street facing facades

23.45.530 Green Building Standards - Project shall meet requirements of SMC 23.58D including avoidance of fossil fuel fired equipment and appliances, required green building certification and mitigation of lead dust at demolition.

* Max FAR requires use of Green Building provisions under 23.45.530



ZONING ENVELOPE

SEATTLE CITY-WIDE DESIGN GUIDELINES

CS1 - NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

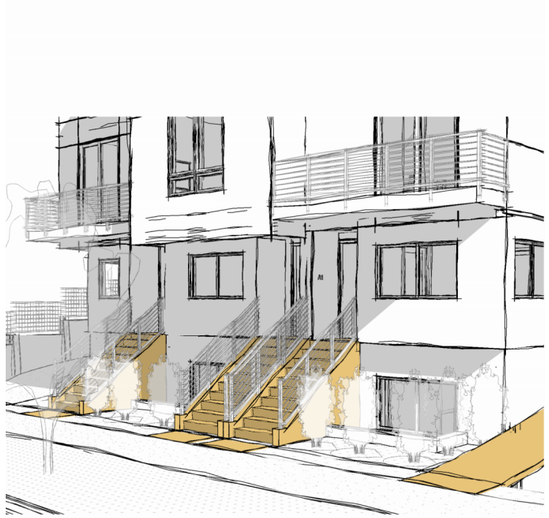


CS1.C2 - *Topography - Elevation Changes* - Use the existing site topography when locating struc-tures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate signifcant changes in elevation

PROJECT RESPONSE:
The site is located on a slope, as grade rises from the Rainier Valley up to Beacon Hill. The project proposes terraced landscaping in order to work with the existing grade, as well as minimizing excavation and the height of shoring / retaining walls. In addition, the buildings’ heights will also follow the sloping site.

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.



CS2.B2: *Adjacent Sites, Streets & Open Spaces - Connection to the Street:* Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

PROJECT RESPONSE:
The project is located across the street from the Eritrean Community Center and Hamlin Robinson School, and the street itself (Valentine Pl S), while being a dead end, serves as a connector to the Mountains-to-Sound Trail as well as the new light rail station for the surrounding neighborhood. The project prioritizes a strong connection to the street. The stair stoops at the front entries serve not only as vertical transportation but also as places wheir residents can sit and participate in the neighborhood community.

CS3 - ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood

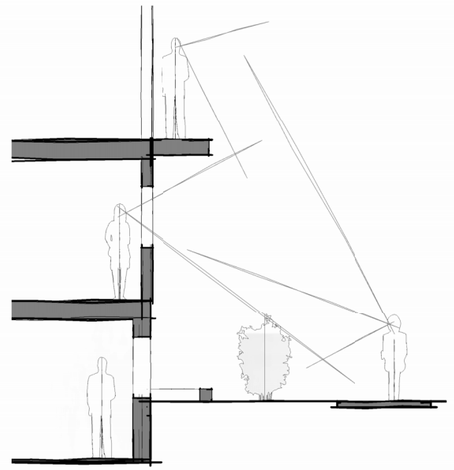


CS3.A4: *Emphasizing Positive Neighborhood Attributes - Evolving Neighborhoods* - In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future

PROJECT RESPONSE:
The area of North Beacon Hill in the vicinity of Rainier Avenue is undergoing a transition from single-family homes to a denser mix of townhomes and multifamily dwellings. As the neighborhood densifies and becomes more dependent on transit, the character will likely transition from more suburban to a slightly more urban and pedestrian-oriented environment. The architectural character of the street on which the project is located is evolving from a more traditional craftsman style to a more contemporary townhome style. As such, this project will pursue a contemporary style and urban response to the street, and explore ways to establish a positive context for future development.

PL2 - WALKABILITY

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



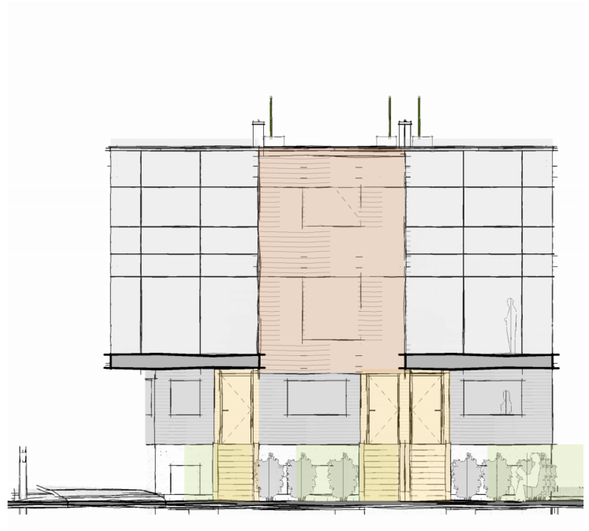
PL2.B1: *Safety and Security - Eyes on the Street* - Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PROJECT RESPONSE:
The project’s response to the dead-end street of Valentine Pl and its proximity to the frequently used parks and trails system and future light rail station is to provide many opportunities for natural surveillance of the street and entry. The project will have stoops at the street level, home office rooms at ground level with windows for observation, as well as balconies / windows facing out from the second L2 levels’ living rooms, and smaller windows at the L3 bedrooms.

SEATTLE CITY-WIDE DESIGN GUIDELINES

PL3 - STREET-LEVEL INTERACTION

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



PL3.A2 - *Entries - Ensemble of Elements* - Design the entry as a collection of coordinated ele-ments including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3.B1 - *Residential Edges - Security and Privacy* - Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main foor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

PROJECT RESPONSE:
The project is designed to prominently highlight the main entry, through a sequence of entry stairs, landscaping, and building overhangs/balconies. The stoops and landscaping at the front entry also serve as a semi-private buffer between the street and the project.

PL4 - ACTIVE TRANSPORTATION

Incorporate design features that facilitate active forms of transportation such as walking, bicycling and use of transit.



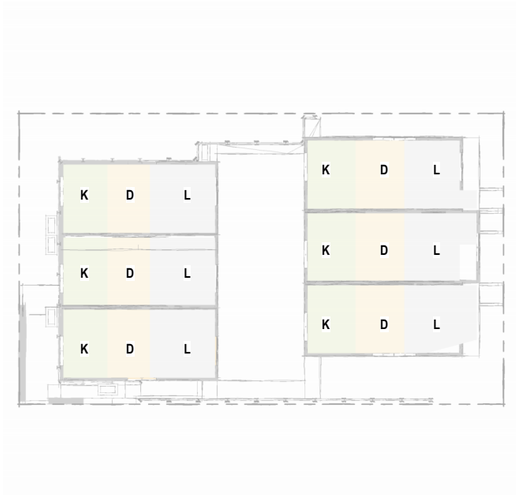
PL4.B2 - *Bike Facilities* - Facilities such as bike races and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security and safety.

Consider adjacency to Mountains to Sound Greenway Trail in locating bike access and parking early in the process so that access anc connections are integrated into the project.

PROJECT RESPONSE:
Resident bicycle storage will be provided at grade level inside each unit for ready access to street and the nearby bicycle trail network.

DC1 - PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.



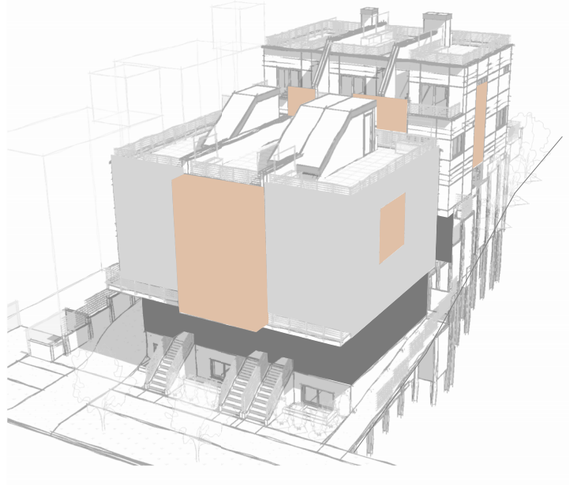
DC1.A4: *Arrangement of Interior Uses - Views and Connections* - Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

DC1.B1: *Vehicular Access and Circulation - Access Location and Design* - Choose locations for vehicular access service uses, and delivery areas that minimize confict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists ...

PROJECT RESPONSE:
The project orients living spaces toward the street to take advantage of the sloping site and territorial views. The project has pursued a parking layout that utilizes a single curb cut, thus maximizing the townhome's street frontage.

DC2 - ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unifed and functional design that fts well on the site and within its surroundings.



DC2.B1: *Architectural and Facade Composition* - Design all building facades - including alleys and visible roofs - considering the compostiion and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

DC2.D1. Human Scale - Incorporate architectural features, elements and details that are of human scale into the buildin facades, entrie, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall archtectural concept.

Establish overall appearance on clear and pleasing set of proportions. Create a sense of order in building through modulation and articulation, fenestration, trim / moldings, signage, etc. Ensure all facades are attractive and consider architectural expression of the project as a whole.

PROJECT RESPONSE:
Both townhouse buildings will be comprised of a visible foundation at grade, a base story, and two-story mass above. Articulation of each townhouse unit from the adjacent townhouse by stepping the walls toward and away from the street and differentiating materials and color will break the horizontality of the elevated mass.

SEATTLE CITY-WIDE DESIGN GUIDELINES

DC4 - EXTERIOR ELEMENTS AND FINISHES

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



DC4.C1: *Lighting - Functions* - Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4.C2: *Lighting - Avoiding Glare* - Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

PROJECT RESPONSE:

The project will utilize indirect lighting wherever possible - recessed lighting will reflect off of one or more adjacent surfaces in order to illuminate and highlight pedestrian circulation and entries.

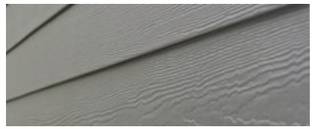
ARCHITECTURAL CONCEPT: ELEVATIONS



A: MAIN MASSING SIDING
CEMENT BOARD SIDING
COLOR SW 6252 - 'ICE CUBE'



B: ACCENT SIDING
CEMENT BOARD SIDING
COLOR SW 7072 - 'EARL GRAY'



C: ACCENT SIDING AT STREET FACING AND ENTRY FACADES
CEMENT BOARD SIDING SLATS



D: ACCENT PANELING
WESTERN RED CEDAR SLATS OR
PAINTED FIBER-CEMENT SIDING

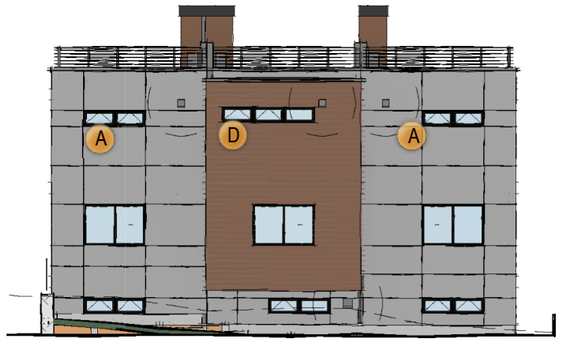


E: EXTERIOR DOORS COLOR
TBD

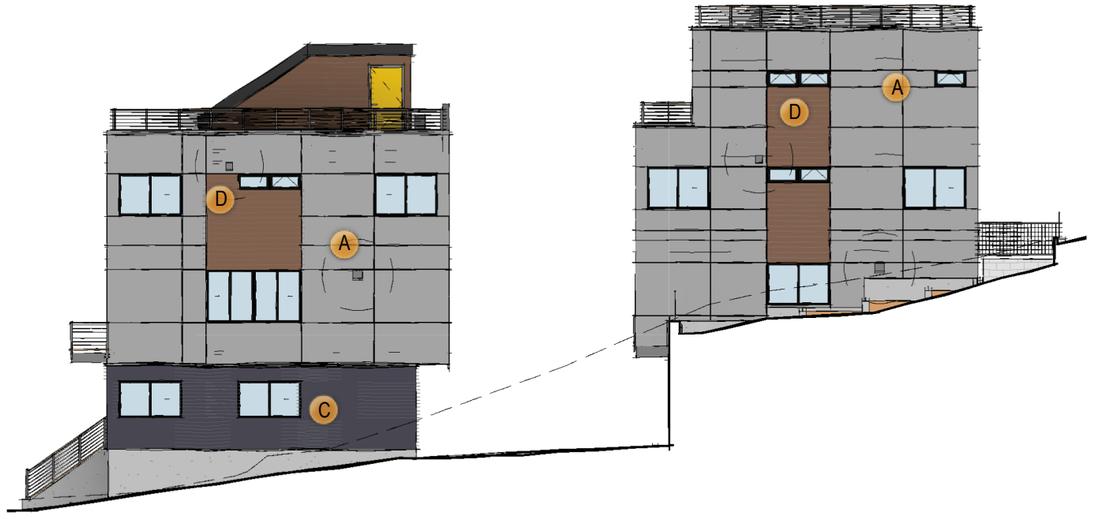
F: WINDOWS COLOR
VINYL - STANDARD WHITE



G: RAILINGS COLOR
METAL - STANDARD DARK BRONZE



WEST ELEVATION



NORTH ELEVATION

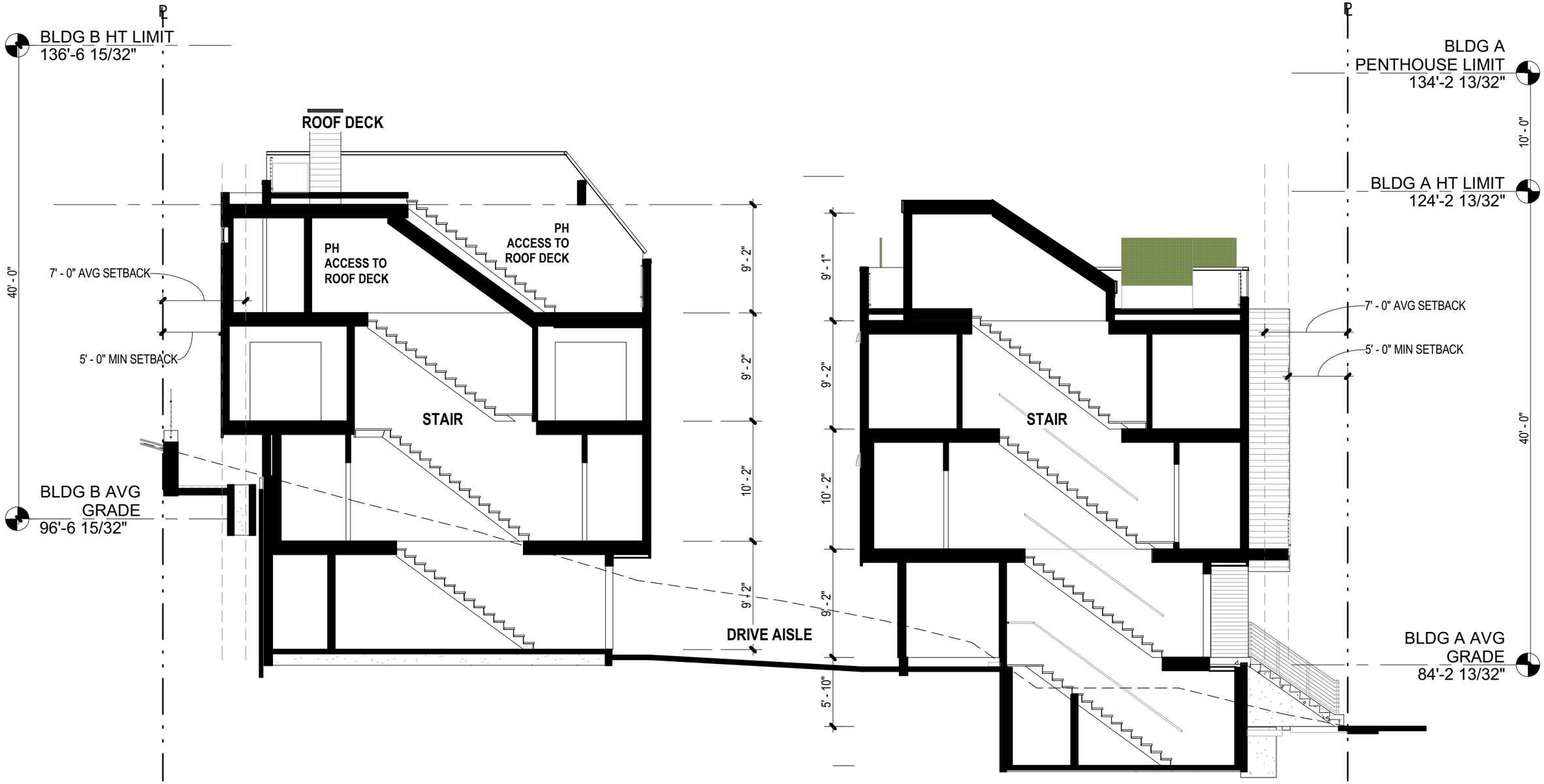


EAST ELEVATION (STREET)



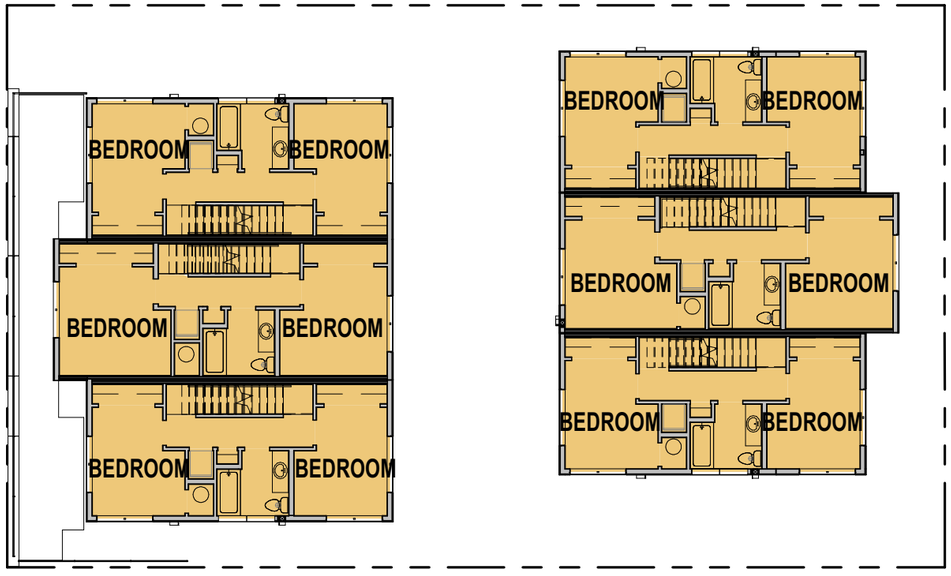
SOUTH ELEVATION

ARCHITECTURAL CONCEPT: SECTIONS

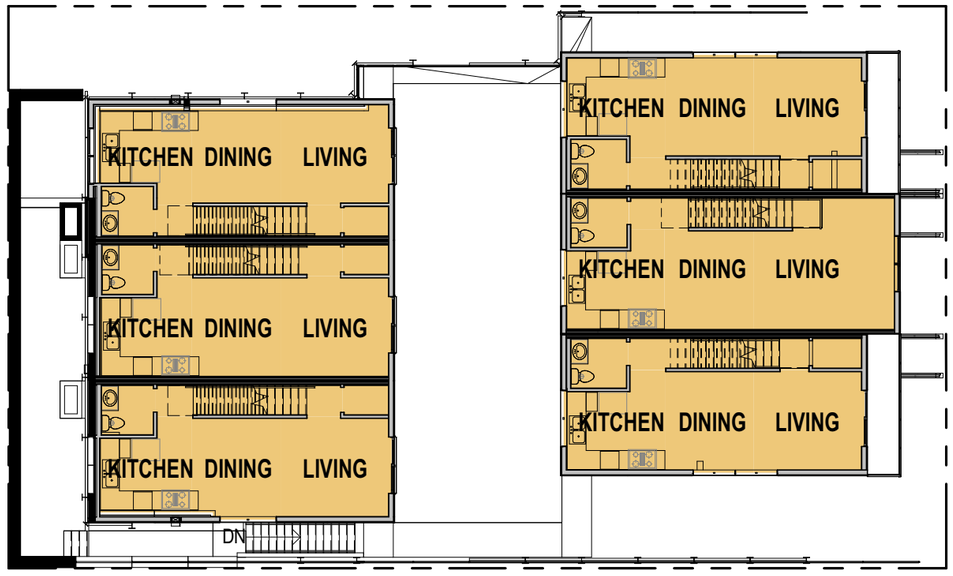


EAST-WEST SITE SECTION

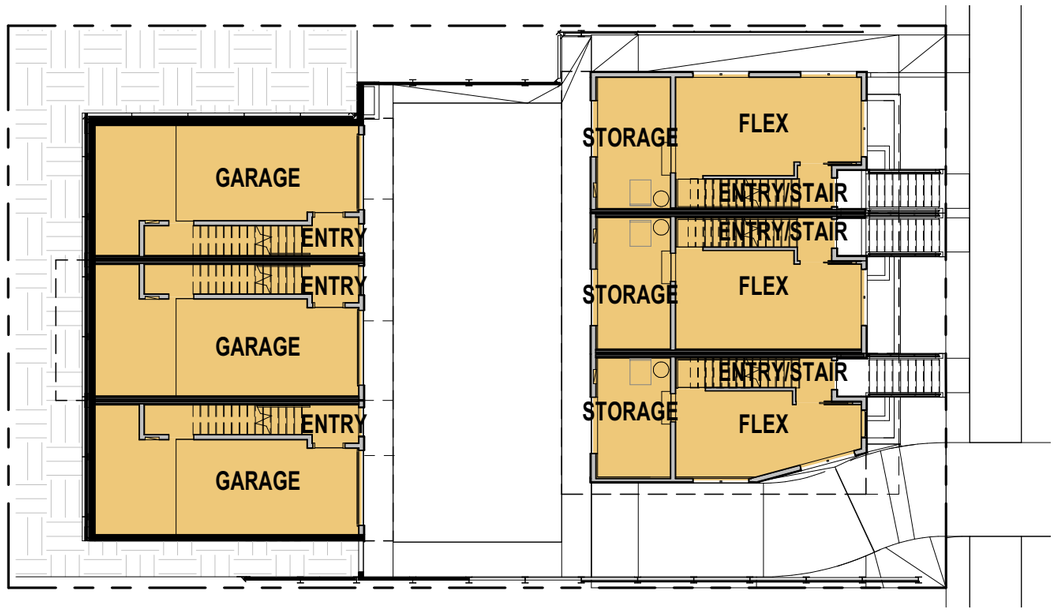
ARCHITECTURAL CONCEPT: FLOOR PLANS



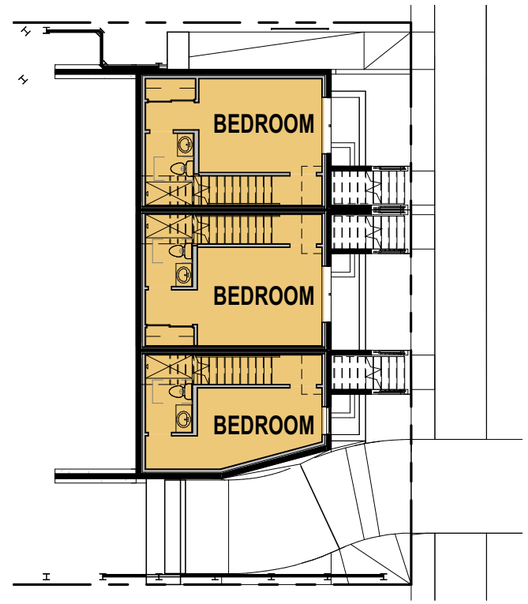
FLOOR PLAN - LEVEL 3



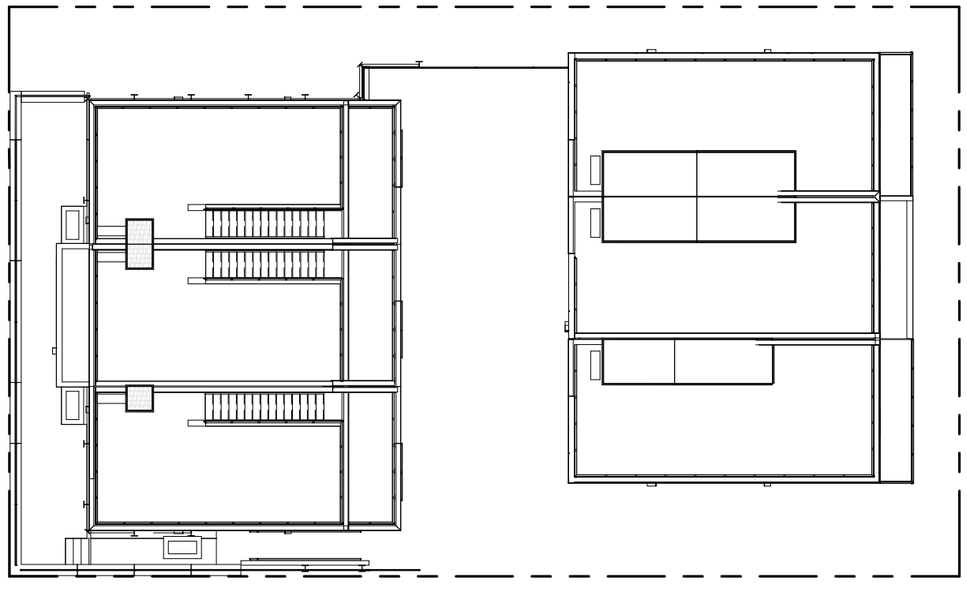
FLOOR PLAN - LEVEL 2



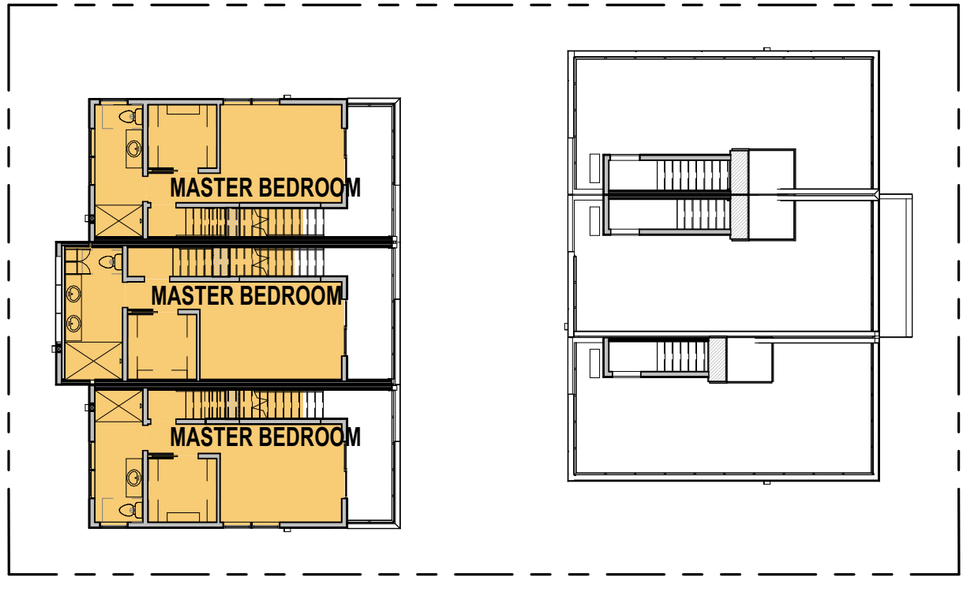
FLOOR PLAN - LEVEL 1



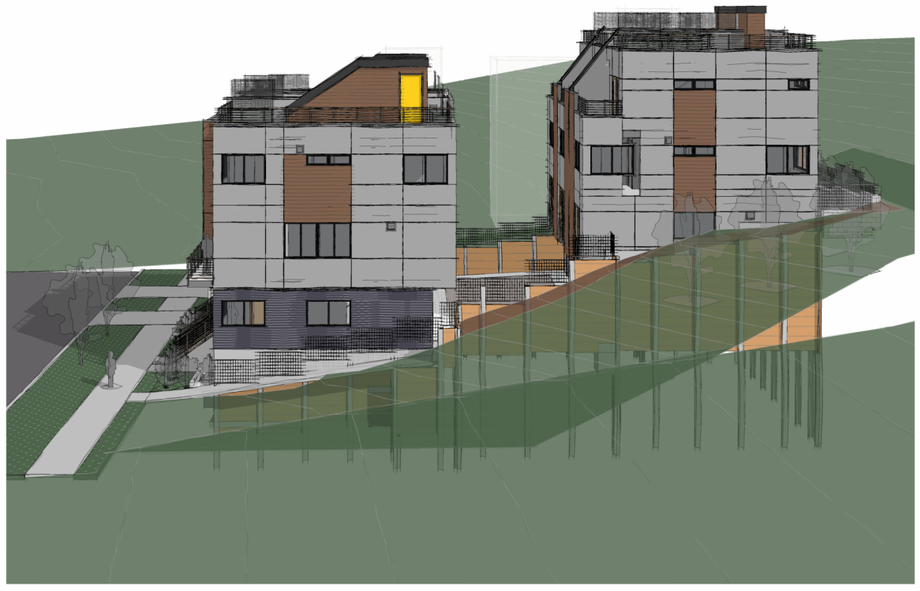
FLOOR PLAN - STREET LEVEL



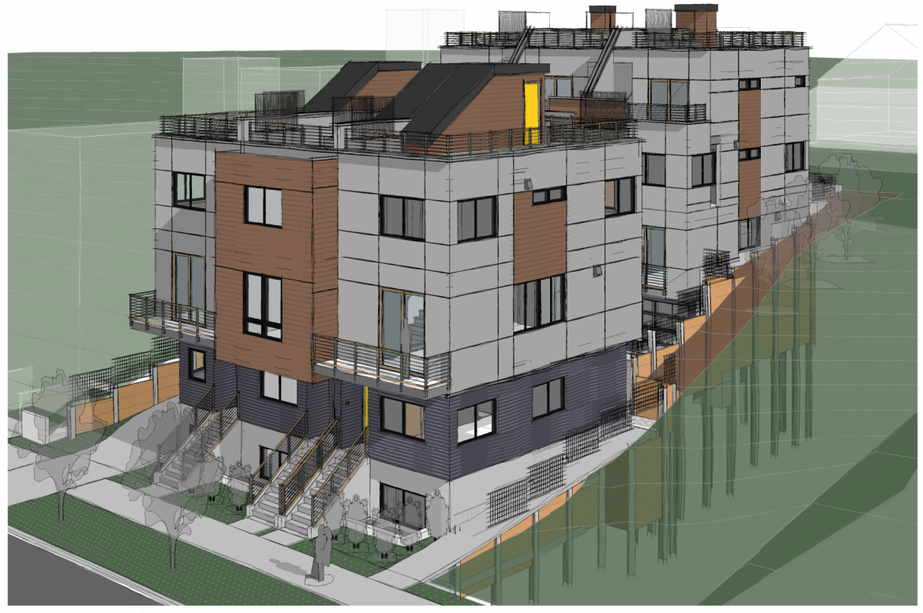
FLOOR PLAN - LEVEL 4



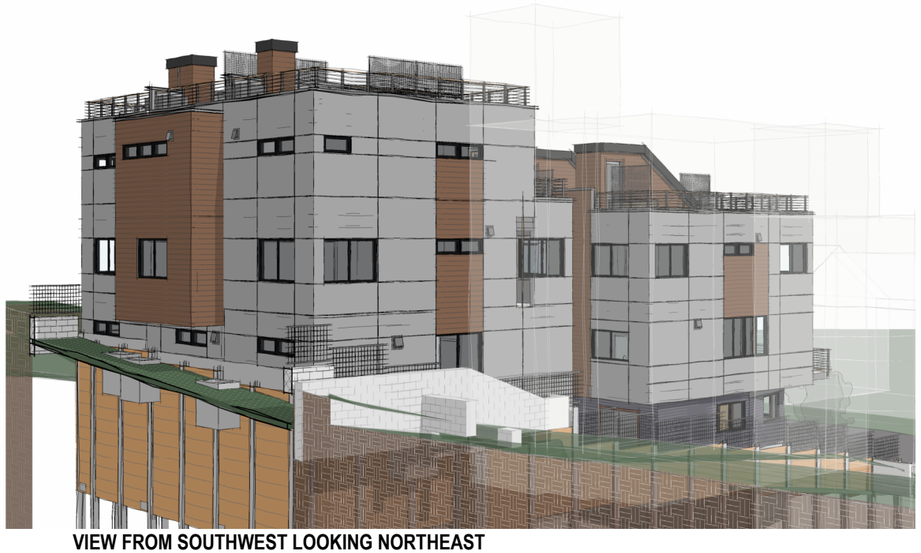
FLOOR PLAN - LEVEL 3



VIEW FROM NORTH LOOKING SOUTH



VIEW FROM NORTHEAST LOOKING SOUTHWEST



VIEW FROM SOUTHWEST LOOKING NORTHEAST



VIEW FROM SOUTHEAST LOOKING NORTHWEST

ARCHITECTURAL CONCEPT: PEDESTRIAN LEVEL VIEWS

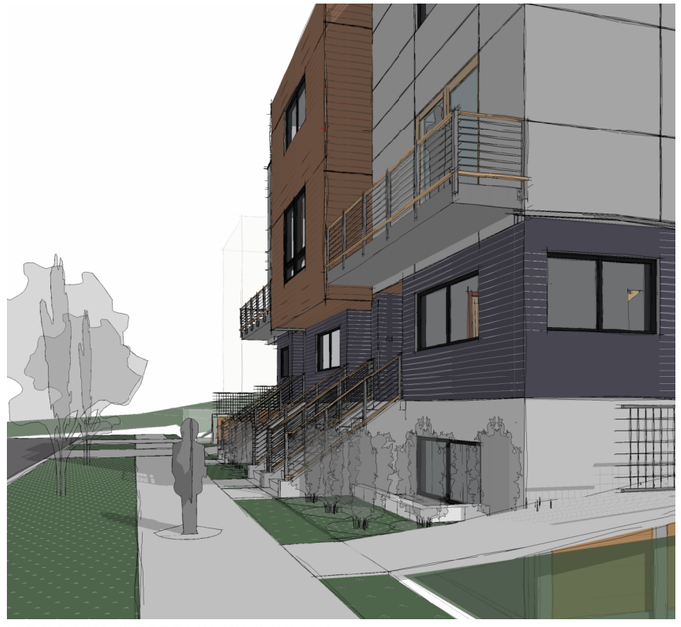


ZONING CODE-COMPLIANT DESIGN OPTION (SIDE FACADE LENGTH)

VIEW FROM SOUTHEAST CORNER LOOKING WEST



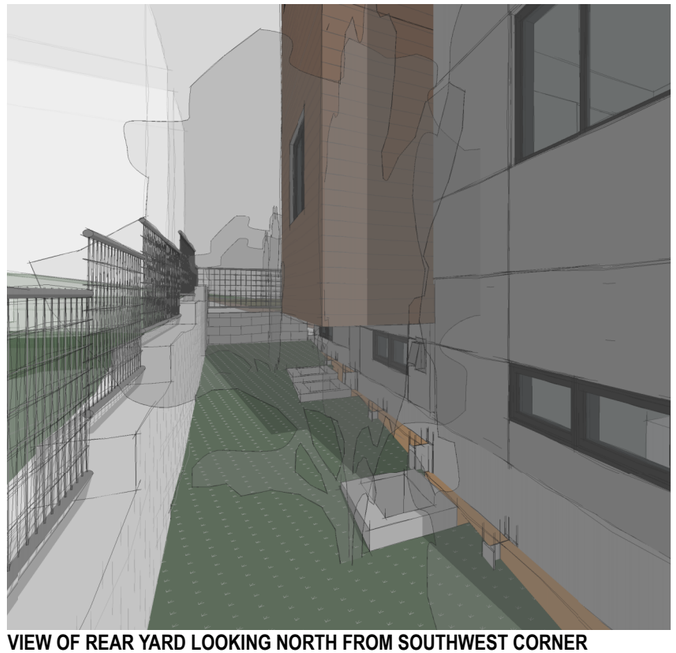
REQUESTED ADJUSTMENT (SIDE FACADE LENGTH)



VIEW FROM STREET LOOKING SOUTH



VIEW FROM ACCESS AISLE LOOKING NORTHWEST



VIEW OF REAR YARD LOOKING NORTH FROM SOUTHWEST CORNER