

Streamlined Design Guidance Application



OWNER:
MRN Homes LLC
7556 12th Ave NE
Seattle, WA 98115

PROJECT:
28th Ave S Townhouses (3038333-EG)
824 28th Ave S
Seattle, WA 98144

ARCHITECT: Novion Group Inc.
8634B 3rd Ave NW
Seattle, WA 98117
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DEVELOPMENT OBJECTIVES

PROJECT TEAM

Owner: MRN Homes LLC

7556 12th Ave NE
Seattle, WA 98115
Contact: Michael Nelson

Architect & Applicant: Novion Group Inc.

8634B 3rd Ave NW
Seattle, WA 98117
Contact: Shaun Novion

Landscape Architect: GHA Landscape Architects

1417 NE 80th St
Seattle, WA 98115
Contact: Neil Buchanan

SDCI Project #3038333-EG

Contact: Ellen Aebischer

Existing Site:

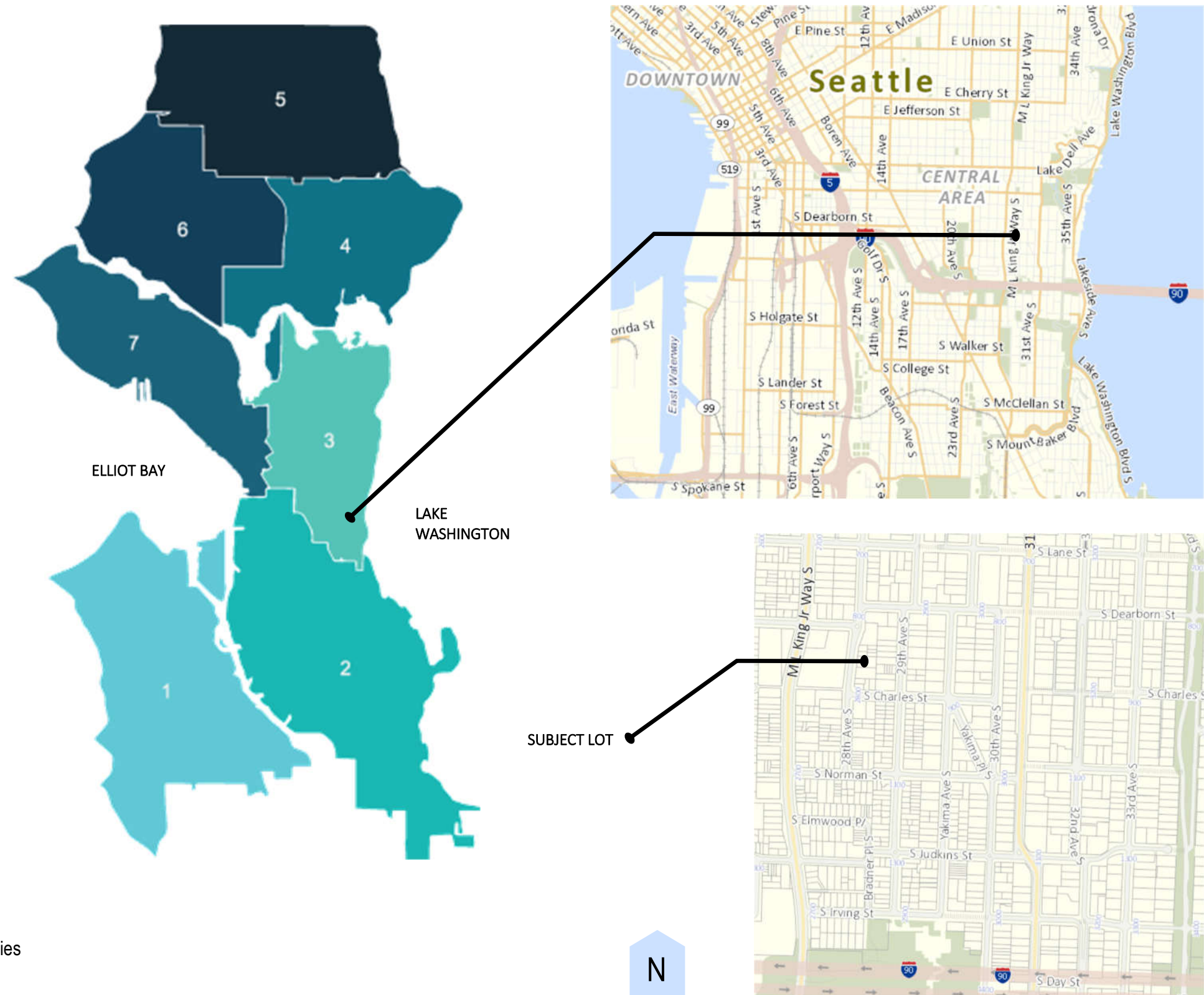
Address: 824 28th Ave S
Location: East of MLK Jr Way S. and North of I-90
Site Area: 6,493 sf
Existing Development: Residential Multi-Family (4-plex)

Project Proposal:

Number of Residential Units: 8 townhouse units
Number of Parking Stalls: 5 surface parking stalls
Gross Floor Area of Residential Use: 9,464.4 sf

Developmental Objective:

To provide increased multifamily housing in a high density area where the current configuration of the lot underutilizes the development potential. The proposal is to provide 8 new townhouse units in a location where the residents will benefit from the easy connection to the neighborhood amenities and public transportation, as well as have access to many public sites that encourage community interaction.



PROJECT DESCRIPTION

Site Information:
City: City of Seattle
Existing Zoning: LR2 (M)
Site Area: 6,493 sf
APN Number: 0424049057

Comprehensive Plan Land Use: Central Area—23rd Ave Corridor
Neighborhood Planning Area: Central Area—23rd & Jackson
Urban Village: N/A
Design Guidelines: Central Area Design Guidelines

The subject site is currently being used as a multi-family 4-plex structure, located just outside the 23rd & Union-Jackson Residential Urban Village. It is situated one block East of Martin Luther King Jr. Way S, and approximately a quarter mile South of S. Jackson St and North of I-90.

With planned actions to rezone neighborhood residential lots to neighborhood commercial lots along the 23rd Ave corridor, increased housing will be needed near the growing neighborhood center. This proposal aims to increase the density of the site and develop 8 new modern influenced townhouse units available for purchase. 6 surface parking stalls proposed on-site. Proposal is subject to the Central Area Design Guidelines.



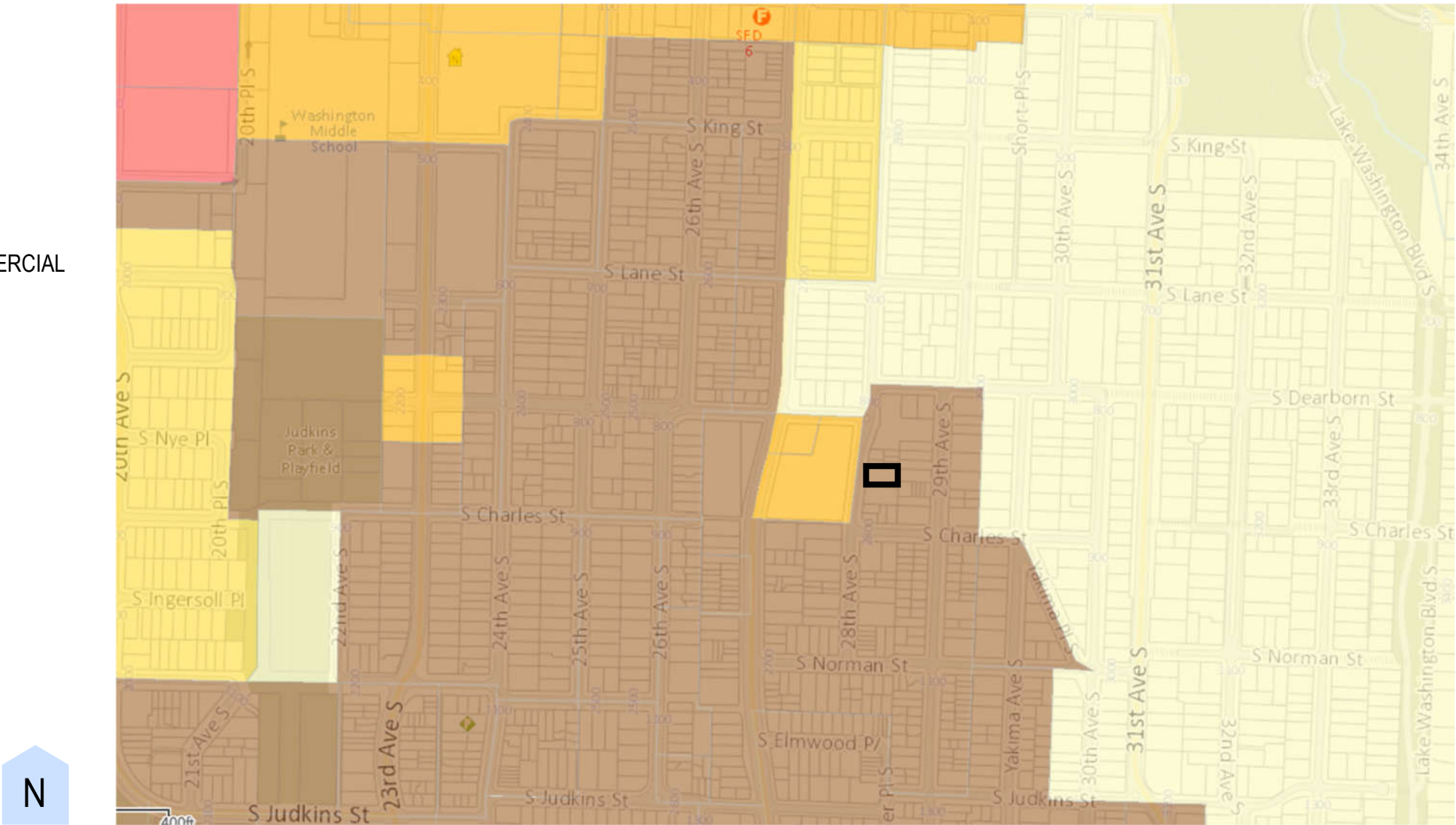
ZONING MAP

The subject site, located on 28th Ave S, between S. Dearborn St and S. Charles St, is zoned LR-2 (M). The remainder of the lots north and south of the subject site, on the same block front are also zoned LR2 (M). The zoning changes to SF5000, to the north and east, at the intersection of S. Dearbon St. & 28th Ave S. The lots and block, to the east of the subject lot are zoned LR2 (M), then turn to SF5000 further northeast and east, remaining residential to Lake Washington. The lots south and west of the subject lot are a mix of RSL and Lowrise zoning, with the exception of the lot directly west of the subject property, which is zoned NC2-55. Approximately a 1/4 mile north of the subject site, along the major arterial S. Jackson St, is a mix of Neighborhood Commercial zoning.

There is a planned effort to continue defining the neighborhood, through growth and a cohesive mix of commercial and residential uses. The goal is to create a walkable town center with increased connectivity through safe non-vehicular routes to parks, schools, transit and engaging public spaces that foster a sense of community.

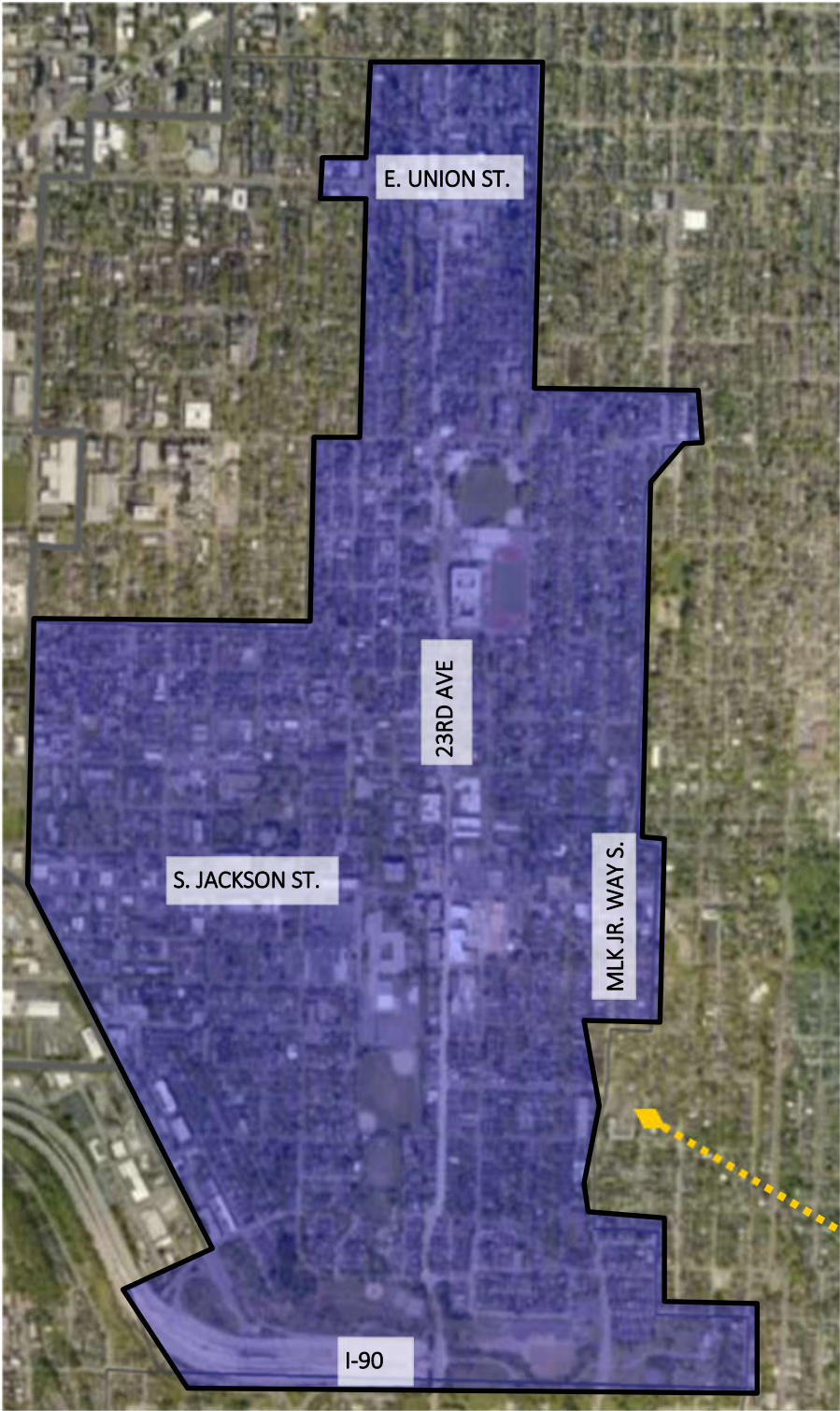
LEGEND: CURRENT ZONING

-  SUBJECT SITE
-  SF5000—SINGLE FAMILY 5000
-  RSL—RESIDENTIAL SMALL LOT
-  LR1, LR2, LR3—LOWRISE
-  NC1, NC2, NC2-P, NC3, NC3-P—NEIGHBORHOOD COMMERCIAL
-  C1—MIXED USE OF RESIDENTIAL & COMMERCIAL



NEIGHBORHOOD ANALYSIS

23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE



The 23rd & Union-Jackson Residential Urban Village is centered on the intersection of 23rd Ave and S. Jackson St. It's current footprint extends as far North to E. Pine St, as far East to 28th Ave S, as far South to I-90, and as far West to 14th Ave S. It encompasses the Central Seattle neighborhoods of Atlantic, Judkins Park, Minor and Mann. The nearest arterial is Martin Luther King Jr. Way S, one block west of the subject site and approximately a half mile away from the subject site is the intersection of 23rd Ave and S. Jackson St. where businesses large and small coexist, with engaging public spaces and streetscapes mixed in.

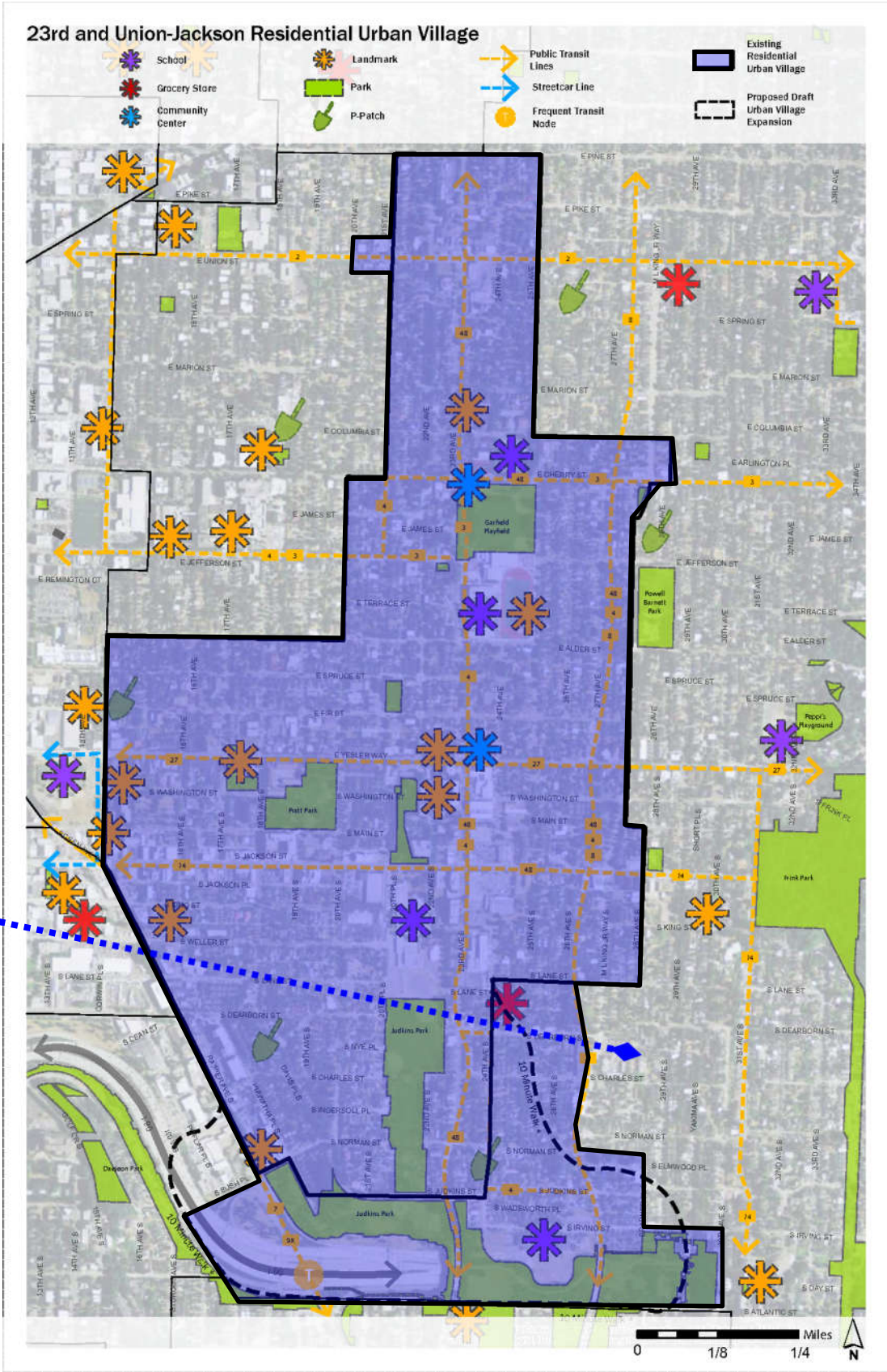
Frequent transit service is accessible within a quarter mile of the subject site on MLK Jr. Way S, 31st Ave S and S Jackson St. These arterials connect the subject area to the community and the rest of Seattle at large.

Although the subject site is not currently located in the boundaries of the Residential Urban Village, it's proximity will benefit future residents with easy access to businesses, community centers and green spaces. There are pedestrian friendly routes and dedicated bike lanes to increase mobility options that help nurture a community orientated neighborhood prepared for increased growth.

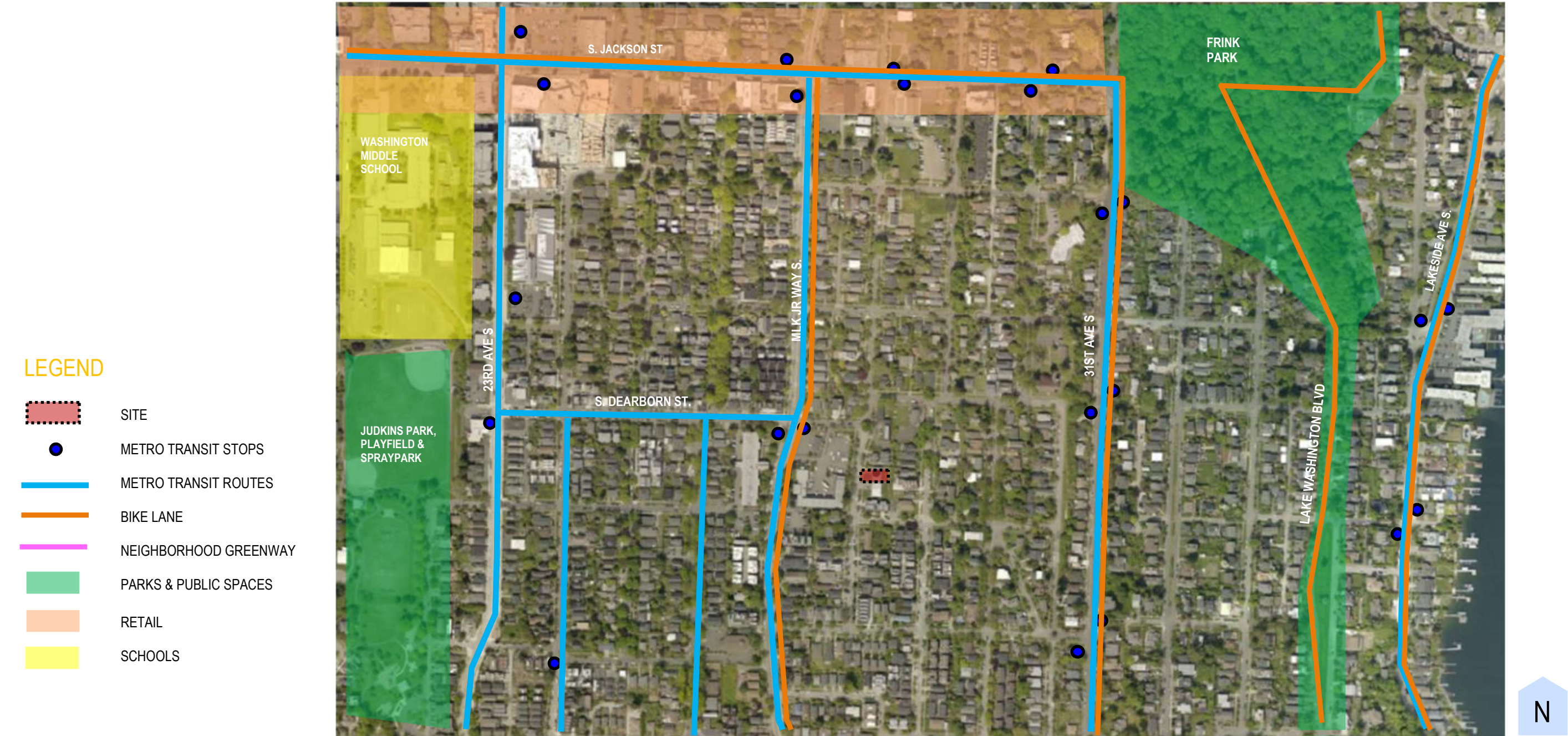
SUBJECT SITE

23RD & UNION-JACKSON
RESIDENTIAL URBAN VILLAGE

SUBJECT SITE



VICINITY MAP



TRANSIT

There are multiple Metro transit stops and routes, within blocks of the subject site, which is mapped in a Frequent Transit Service Area. The routes primarily run north/south along the major arterials, connecting the subject area to Downtown (#4, 14 & 27), Uptown (#8), Capitol Hill & the University District (#48). All available routes allow for connections with other lines, that link the subject area to even more Seattle neighborhoods.

CYCLING

There are dedicated bike lanes along MLK Jr. Way S and 31st Ave S. Bicycle friendly streets along Lake Washington Blvd and Lakeside Ave S. There are many trails, open to bicycles, in and around Judkins Park and Frink Park. The Master Bike program has plans under construction to the south along S. Judkins St.

RECREATION

The subject site is conveniently located near, and a short travel distance to many retail stores and public recreational amenities. These include grocery stores, restaurants, banks, pharmacies, parks, playfields, and pedestrian friendly streets. The opportunity for future residents to participate and engage with the community will be easily achieved with an already established presence of nearby amenities

EXISTING USES IN GENERAL VICINITY OF SUBJECT SITE



1—COMMERCIAL

The majority of the buildings to the north, along S. Jackson St are commercial in nature, but a healthy amount of multi-family housing has been developed along the intersecting arterials. Businesses both large and small, local and national, are a short distance from the subject property. The diversity of the establishments offer increased choice and experience.

2—COMMUNITY BUILDINGS & SPACES

There are a great deal of public facilities within walking distance of the subject site. To the East and West there are schools, public parks, play fields, green spaces, and pedestrian friendly greenways. A far reaching network of transit routes allows Judkins Park residents easy access to other public facilities in surrounding neighborhoods

3—RESIDENTIAL

The blocks surrounding the subject lot are a mix of residential consisting of SF5000, RSL and Lowrise zoning. The lots are mostly residential in nature with sporadic businesses and devotional sites mixed in. New development in these areas take advantage of increased density limits and modern design elements. The existing single family structures follow typical mid-century designs.



INFLUENTIAL PROPOSED DESIGN REVIEW PROJECTS—IMMEDIATE VICINITY

901 28th Ave S—
8 townhouse units



810 28th Ave S,
2810 S. Dearborn St,
809 29th Ave S—
20 townhouse units
(over 3 lots)

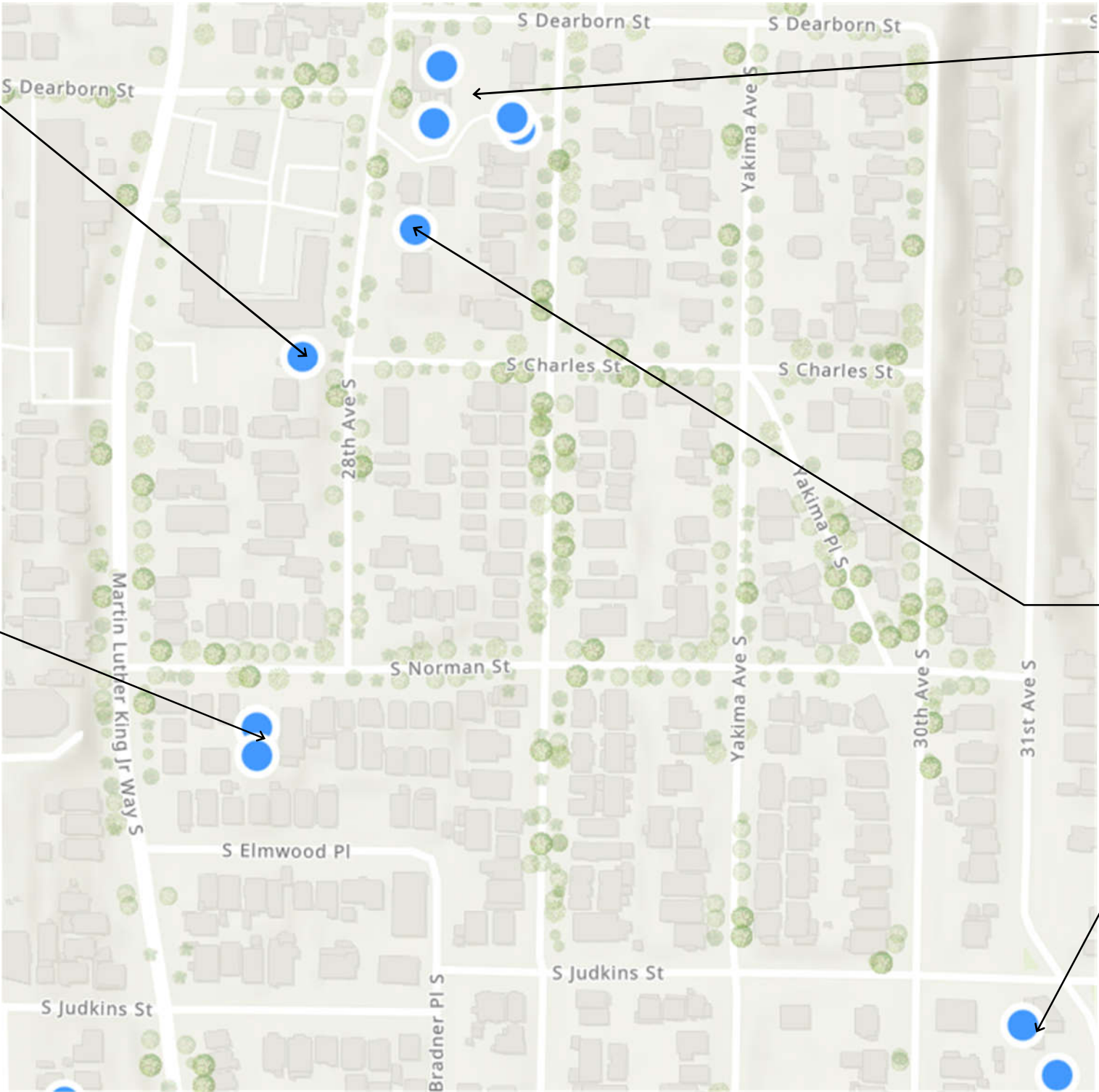


2715 S. Norman St—
6 townhouse units

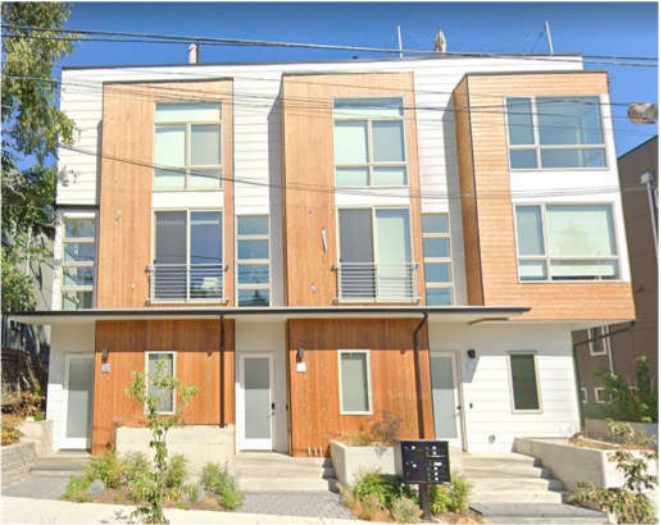


Subject Site—
8 townhouse units

1311 31st Ave S—
5 townhouse units



INFLUENCIAL NEW DEVELOPMENT—IMMEDIATE VICINITY



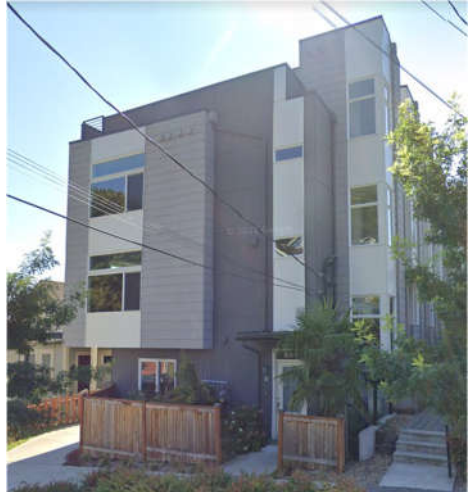
A—918 29TH AVE S



B—832 28TH AVE S



C—2616 S. DEARBORN ST



D—831 29TH AVE S



E—2905 S. DEARBORN ST

The surrounding neighborhood context is a mix of mid-century craftsman style single family structures and new modern style multi-family housing. The exterior façade materials range from brick, stone, wood, vinyl and cement board. A full spectrum of color is present in both old and new structures. The proposal is drawing its design from the more modern element prevalent in new development.



SUBJECT SITE

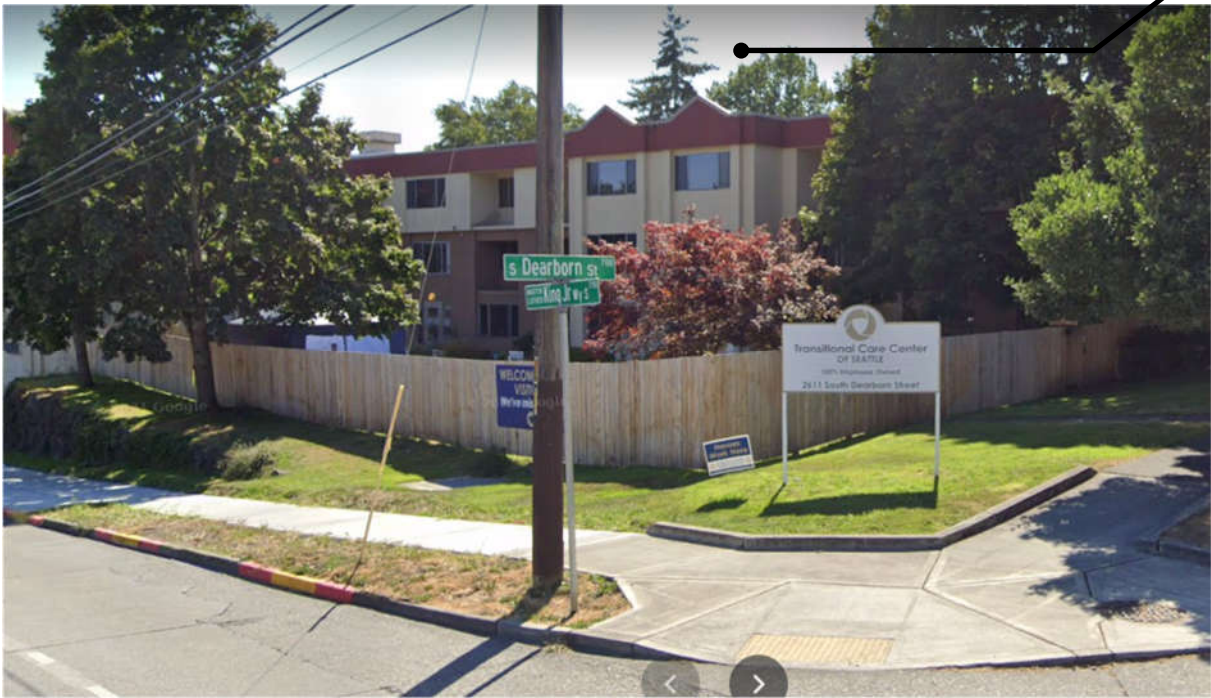
CHARACTER & CONTEXT—IMMEDIATE VICINITY



SW CORNER OF MLK JR. WAY S. & S. JACKSON ST—FIRE STATION



The surrounding neighborhood context is a blend of commercial, neighborhood commercial and a hybrid of residential structures. Across the street from the subject lot is a Seattle Housing Authority building, across the street from there is a rehabilitation facility. A few blocks north at the intersection of MLK Jr. Way S. and S. Jackson St. are large and small business, old and new architecture. Sprinkled throughout the neighborhood and immediate vicinity are unifying elements with established green spaces and houses of worship. The dense housing developments within the neighborhood are supported by the proximity of amenities. The character and context of this neighborhood is a symbiotic relationship of family and business.



SW CORNER OF MLK JR. WAY S. & S. DEARBORN ST—CARE CENTER

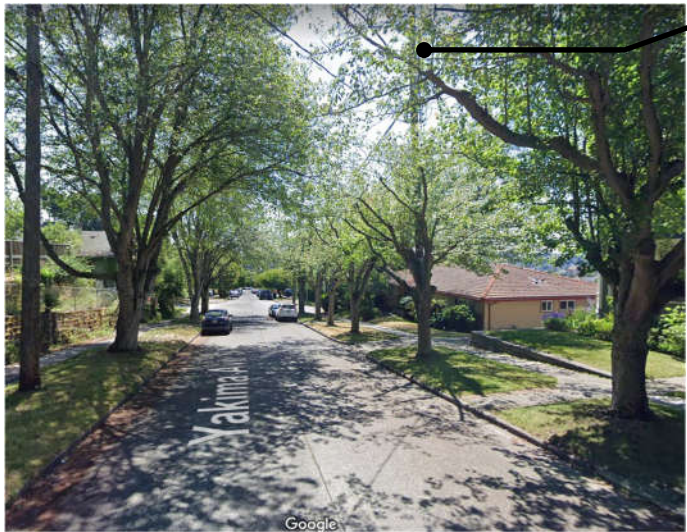


SE CORNER OF MLK JR. WAY S. & S. DEARBORN ST—SEATTLE HOUSING AUTHORITY

CHARACTER & CONTEXT—IMMEDIATE VICINITY CONTINUED



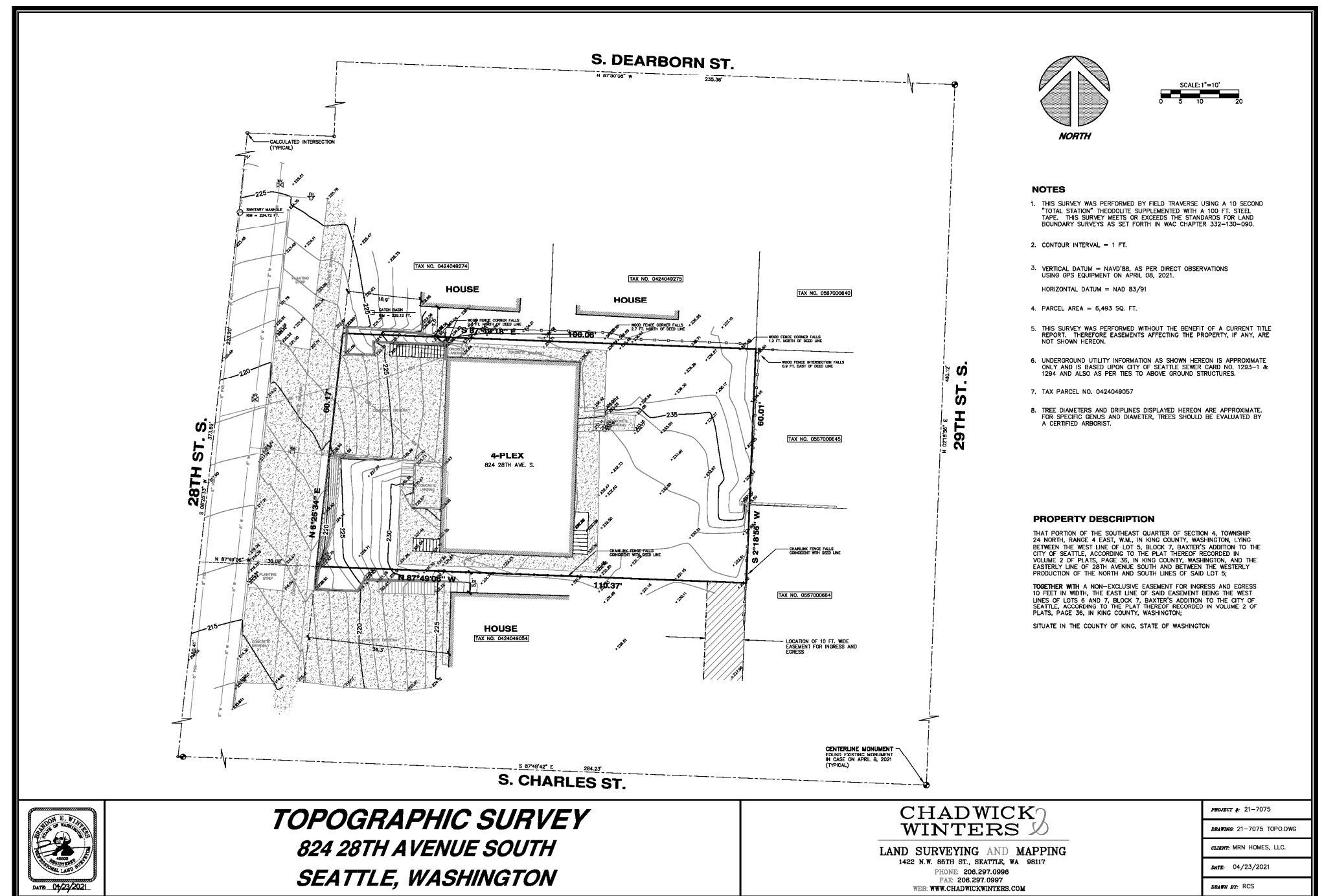
The surrounding neighborhood context promotes a healthy commercial presence with an established connectivity of sidewalks and access routes. The lifeblood of these business would not thrive without the presence of a concentrated residential catalog. Denser zoning surrounding the arterials to the West and North of the subject property showcase an abundant amount of multi-family structures, that have been built over the past decades and lean towards a contemporary design style of that time. Traditional style townhomes are located adjacent newer modern influenced designs. The diversity of the architecture creates a vibrant culture of cohesiveness. New developments encourage new green space as well, with the addition of planting beds and street trees. These ROW benefits hope to establish permanency, similar to the more residential streets East of the subject lot, where sidewalks are flanked by mature street trees that add to the residential atmosphere. Traditional style single family homes comprise most of the existing structure makeup, East of the subject property. Increasing development spans both modern and traditional elements, through choice of material and roof designs. The character and concept of this neighborhood is organic and shows the forward progress of a growing city in need of both housing and amenities.



SITE SURVEY

The subject site is a mostly rectangular shaped parcel with a 20' elevation change from East to West. Portions of the lot are mapped Steep Slope on the GIS map. An exemption was applied for and granted (6851093-EX). The site fronts 28th Ave S, one block East of MLK Jr. Way S, four blocks south of S. Jackson St., four blocks West of 31st Ave S and 4 blocks north of I-90. It is located just outside the 23rd and Union-Jackson Residential Urban Village.

- Existing multi-family 4-plex structure centrally located on subject lot to be removed
- Existing hardscapes to be removed and replaced
- Site grading proposed with permanent shoring along the north, east and south property lines.
- Existing curbs & sidewalks.
- No existing trees onsite or in the ROW



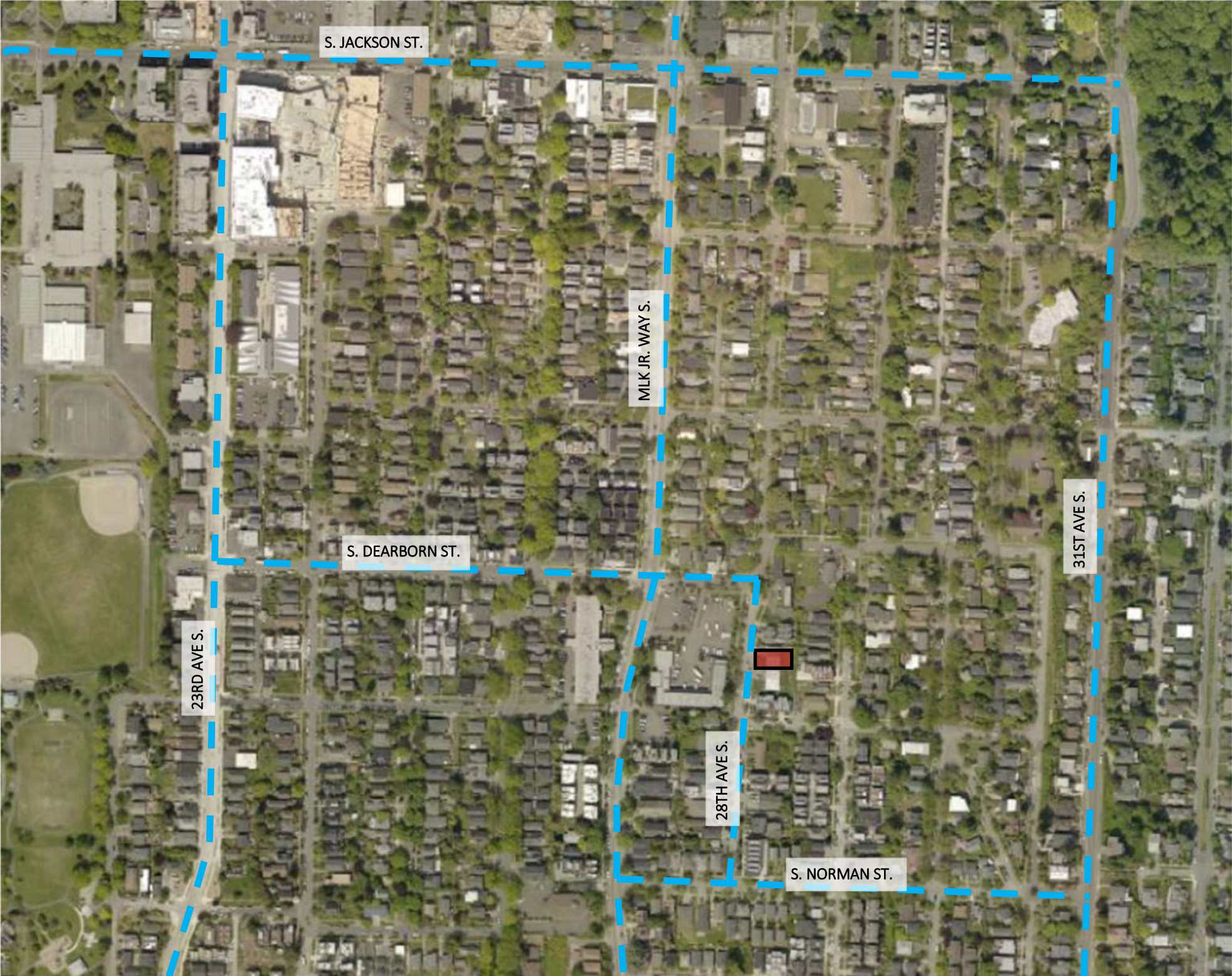
SITE ANALYSIS

The proposed project will be developed on what is presently being used as a multi-family 4-plex structure, fronting 28th Ave S, just outside the 23rd and Union-Jackson Residential Urban Village.

Directly West across 28th Ave S is a Neighborhood Commercial lot, with the current occupant being a Seattle Housing Authority office building. The zoning of the subject lot is LR2, and remains variations of residential for a 5 block radius. New and proposed development surrounding the subject lot are taking advantage of increased density limits, and regularly single family structures are being replaced with multi-family housing. The subject neighborhood is an urban hub, and increased housing is encouraged to keep up with the growing center.

The subject lot will be cleared of all existing structures and improvements. The existing foliage will be removed and replaced with new native plants and trees. 6 onsite surface parking stalls are proposed, with access from 28th Ave S. Curbs and sidewalks are present, and a new planting strip with street trees will be proposed in the ROW.

A notable feature of the subject site would be it's location near the 23rd and Union-Jackson Residential Urban Village, as well as its proximity to a host of public amenities and services. It is conveniently located near major arterials, with frequent transit stops a short distance away. The proposed roof decks should provide an expansive territorial view of the surrounding neighborhood while onsite. Whereas many public amenity spaces near by will supplement outdoor activities.



STREET ELEVATIONS—28TH AVE S—LOOKING WEST ACROSS FROM SUBJECT SITE



28th Ave S—Looking West across form Subject Site



Aerial View of 800 MLK Jr. Way S

STREET ELEVATIONS—28TH AVE S—LOOKING EAST AT SUBJECT SITE



Aerial View—Subject Site (824 28th Ave S)

PERSPECTIVE VIEWS WITH NEIGHBORING PROPERTIES



LOOKING NORTHEAST FROM THE STREET



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING NORTHWEST

PERSPECTIVE VIEWS FROM THE AUTOCOURT



LOOKING SOUTHWEST IN THE AUTOCOURT



LOOKING NORTHWEST IN THE AUTOCOURT

AERIAL VIEW LOOKING SOUTHEAST

ZONING ANALYSIS

SITE OVERVIEW	
Zoning	LR2 (M) — The surrounding lots are a mixture of Lowrise and residential with a high emphasis of pedestrian friendliness. There are a large number of new multi-family developments, with a steady stream of new construction being proposed.
Overlay	Just outside the 23rd and Union-Jackson Residential Urban Village
Lot Area	6,493 sf
COMPLIANCE SUMMARY	
Requirement	Permitted Uses — SMC 23.45.504 Table A
	Uses permitted include Residential, Institutions, Uses in existing or former schools, Parks and Playgrounds
Provided	8 Residential townhouses with 6 surface parking stalls are proposed.
Requirement	FAR (Floor Area Ratio) — SMC 23.45.510 Table A
	The maximum permitted FAR for rowhouses is 1.4 (If FAR is greater than 1.2 the project must comply with 23.58D)
Provided	The proposed FAR is 1.39
Requirement	Density — SMC 23.45.512.A
	There is no density limit for rowhouses.
Provided	The proposed density is 8 new townhouse units (in 3 buildings)
Requirement	Structure Height — SMC 23.45.514 Table A
	The maximum permitted height limit for townhouses is 40' from Avg. grade (plus an additional 10' for stair penthouses)
Provided	The buildings are proposed within the allowable height limits.

COMPLIANCE SUMMARY	
Requirement	MHA in Multifamily zones — SMC 23.45.517
	LR zones with an MHA suffix are subject to SMC 23.58C
Provided	The proposed development will comply SMC 23.58C.040
Requirement	Setbacks — SMC 23.45.518 Table A
	The Required setbacks for townhouses: Front— 5' Minimum, 7' Average Rear— 5' Minimum, 7' Average Side— 5' Minimum for facades less than 40' 5' Minimum, 7' Average for facades greater than 40'
Provided	The proposal meets or exceeds all the required setbacks
Requirement	Amenity Area — SMC 23.45.522
	The required amount of amenity area for Lowrise zoned lots is 25% of the lot area, with 50% of it located at the ground level. Amenity area can be public or private (Min. area dimensions required in certain setbacks)
Provided	The proposal has both ground level amenity areas as well as private roof top decks, meeting the required areas and dimensions.
Requirement	Landscaping Standards — SMC 23.45.524
	The required amount of landscaping shall meet a Green Factor of .6
Provided	The proposal has a min. Green Factor of .6 and proposes new trees, new ground cover, shrubs, and permeable pavement surfaces
Requirement	Structure Width & Façade Length — SMC 23.45.527
	The maximum façade width for townhouses is 90'. The maximum façade length for portions of structures within 15' of a side lot line, not a street lot line, is 65% of the length of the lot line.
Provided	The proposal meets width and length requirements.

ZONING ANALYSIS

COMPLIANCE SUMMARY	
Requirement	Design Standards — SMC 23.45.529
	The required street facing façade standards include, at least 20% of the street facing façade be transparent glass, and façade articulation is to be applied to certain sized facades. For townhouses, additional standards apply including building orientation, pedestrian pathways and entries, and architectural expression.
Provided	The proposal meets the required design standards for rowhouses.
Requirement	Required Parking — SMC 23.54.015 Table B & D
	1 vehicular stall per unit. A 50% reduction in required parking is allowed because the subject site is located in a Frequent Transit Service area. The required amount of long-term bicycle parking is 1 stall/unit, and The required amount of short-term bicycle parking is 1 stall/20 units
Provided	The proposal has 6 surface vehicular parking stalls. The required bicycle parking is located between the proposed structures and will meet the security and weather protection requirements.
Requirement	Solid Waste & Recycle — SMC 23.54.040
	Storage requirements for 8 residential units is either individual 2.5'x6' solid waste storage areas or 84sf of shared storage area
Provided	The proposal is for (8) individual solid waste carts and hybrid service for (1) yard waste cart and (4) recycle carts. SPU to review and advise on storage and staging locations.

CITYWIDE DESIGN GUIDANCE RESPONSES

CS1 Natural Systems & Site Features	
A) Energy C) Topography D) Plants and Habitat	The proposal is for 8 units, split between three structures, separated by a driveway and surface parking area. The building orientation and unit configurations have taken into account natural light patterns and territorial views. Distributing the density among multiple buildings increases the potential for increased natural light exposure in the individual units. The size and scope of development requires meeting green building standards that will be documented in the building permit plan set. Energy efficient building components will be utilized to achieve the required amount of credits needed. The proposed building elevations are based on the average grade of the existing topography, as well as taking into account the amount of excavation required and impact on neighboring properties. Terraced landscaping and entries are proposed for the street facing facades. The proposal also includes improvements to the ROW with the installation of a planting area and street trees that will buffer the development from the street.
CS2 Urban Pattern & Form	
A) Location in the City and Neighborhood B) Adjacent Sites, Streets and Open Spaces	The subject site is located in the Judkins Park neighborhood of Central Seattle, just outside the 23rd and Union-Jackson Residential Urban Village. The zoning of the subject site is lowrise, with a considerable amount of existing and new multi-family structures (townhouse and rowhouse mostly). Our proposal is for 8 new townhouse units, configured with a fourplex located behind two duplexes. The older residential structures are a mix of mid-century and craftsman. Newer developments focus heavily on a modern design, which our proposal is also influenced by. Save for the lot to our south, the entire block front has been redeveloped with townhouses. Our proposal will keep with that trend, but have broken up the street facing façade and massing, by providing a driveway between the two front buildings. We've also included bays and architectural features that help to soften the visually prominent street facing units. Window location and orientation have taken into consideration all adjacent lots and view potential. The fourplex units will benefit from both private ground level and roof deck amenity areas, and all residents will have easy access to public amenity spaces nearby. Proposed onsite bicycle parking and an existing network of sidewalks will benefit future residents with mobility and access to the many neighborhood amenities. New terraced landscaping in the front setback and a new planting strip with street trees will enhance the public connectivity to the site and block.

PL1 Open Space Connectivity	
B) Walkways and Connections	The neighborhood already boasts a strong network of sidewalks, trails and bicycle lanes. Our street front is currently improved with curbs and sidewalks, but will be further improved with a planting strip and new street trees. We're proposing pedestrian access onsite, distinguishable from the driveway with alternating color pavers, that will connect the units to the street and sidewalk. Signage and luminaries will aid in the wayfinding onsite. Shared amenities and utilities will encourage neighborly connectivity, and the subject site's unique location to considerable nearby green spaces, retail amenities and frequent transit, are all reachable through safe accessible routes.
PL2 Walkability	
B) Safety and Security	All entries will provide sufficient lighting for security and wayfinding. Additional ground and wall mounted luminaries will be provided to enhance the spaces and increase visualization of other areas onsite; parking, bike storage, solid waste, etc. Proposed unit window locations provide increased surveillance opportunities around all structures.
PL3 Street Level Interaction	
A) Entries, and B) Residential Edges	The proposed street facing entries will have direct pedestrian access to the ROW. Architectural features will frame the entries for easy identification. Signage, lighting and terraced landscaping will also contribute to the residential features of the design. Textured materials will help to soften the mass of the street facing facades. Window location and setback from the ROW provide adequate line of sight for residents. Proposed onsite bench seating in front of Building 1, adjacent the ROW, will provide another opportunity for interaction among residents and neighbors. A differentiated pedestrian pathway, from the sidewalk, will direct access to the remaining units. Signage and luminaries will also aid in wayfinding of these units, as well as parking and solid waste storage. Landscaping is proposed in a new planting strip along 28th Ave S. The addition of ground cover and street trees will increase the residential connection and provide an additional buffer from street activity. Although conformity of a townhouse design will be utilized, the individual entries will be influenced with security and wayfinding as a top consideration.
PL4 Active Transit	
B) Planning Ahead for Bicycles	Long-term and short-term bicycle parking is proposed in the courtyard area between the buildings. A bicycle shelter will provide security and weather protection. And as already noted, the neighborhood has an extensive network of sidewalks, trails and bicycle lanes accessible to future residents.

CITYWIDE DESIGN GUIDANCE RESPONSES

DC2 Architectural Concept	
A) Massing B) Architectural and Façade Composition C) Secondary Architectural Features D) Scale and Texture, and E) Form and Function	The proposal is for 8 new townhouse units, divided among three structures, separated by a driveway and courtyard area. Separating the street facing units into two structures helps to reduce the mass of the street facing facades. The proposal is within the allowable height limits and has been setback from the ROW the required amount. Additional elements have been incorporated into the site design to buffer the new structures from the ROW. Architectural features, a transition in exterior finishes and colors, and new landscaping will help reduce the bulkiness of the proposed structures, as viewed from the street. The proposed design will consider the street facing facades composition so as to reduce blank exteriors and increase a visually appealing structure from the ROW. As the proposed design is boxy in nature, architectural features, increased fenestration, and material and color transition, will all be utilized to aid in façade articulation and composition. The unit entries are recessed from the upper floors to create transitions in building facades and provide weather protection for residents. A range of finishes from cement board, natural and repurposed wood, and concrete, will all draw inspiration from surrounding properties.
DC4 Exterior Elements & Materials	
A) Exterior Elements and Finishes C) Lighting, and D) Trees, Landscape and Hardscape Materials	The proposed exterior finishes will be installed to maintain durability throughout Seattle’s weather cycles. The colors and materials chosen will be modern in nature, but attempt to match the existing color palettes and textures of surrounding structures. The proposal utilizes a flat roof design that compliments new development in the neighborhood and also functions as private amenity area for residents. Adequate signage for wayfinding will be visually prominent. Illumination for pathways, entries, landscaping and security will be installed to aid residents as well as reduce glare on adjacent parcels. New landscaping is proposed on all areas not considered hardscape. Trees, green screens, bio-planters, shrubs and ground cover are proposed and designed to provide annual vegetation. Additional landscaping from the new street trees will help reduce the visual appearance of the new hardscapes.

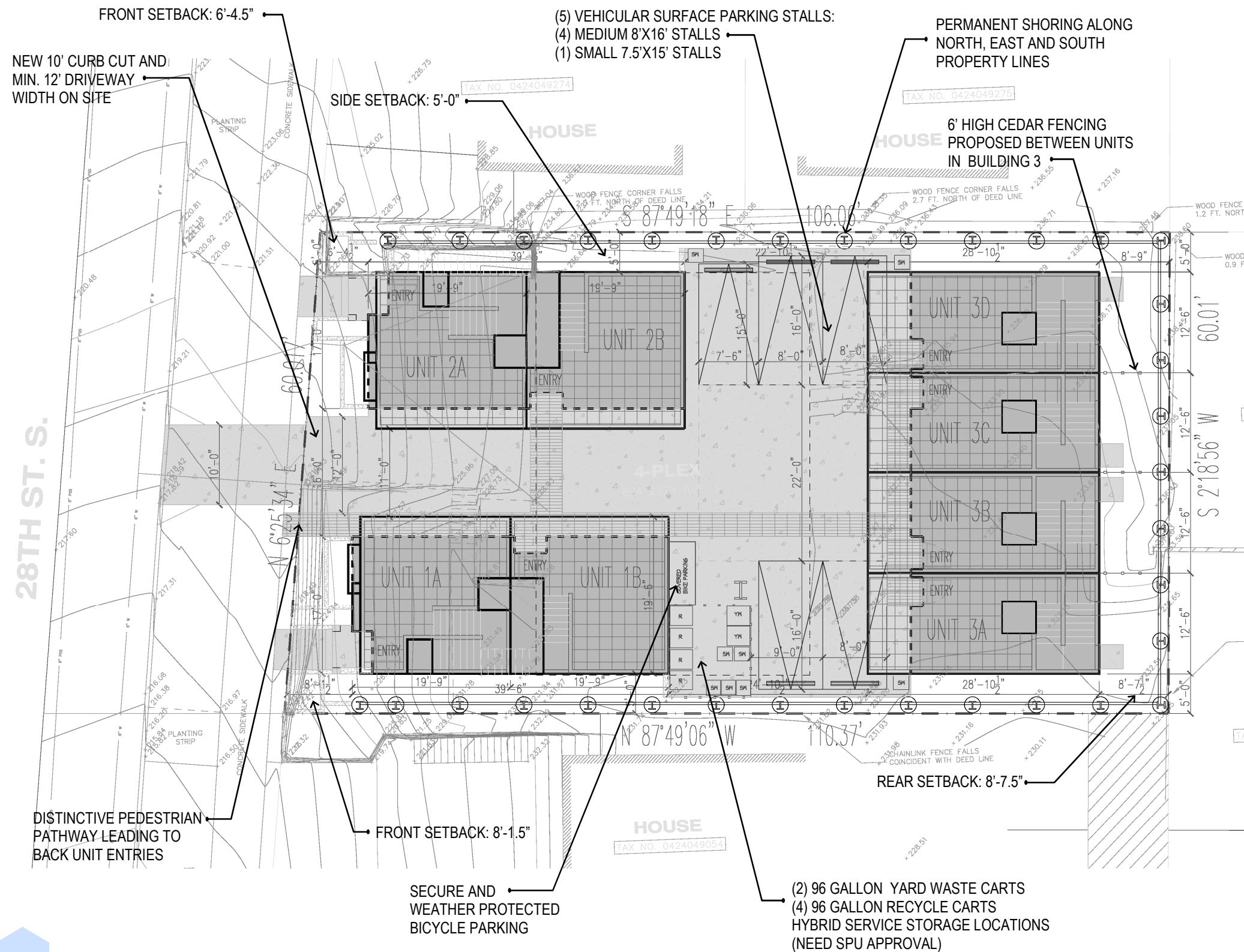
Site Reconnaissance	
ROW Improvements Trees Structures on site	Landscaping is proposed between the street lot lines and the existing sidewalks. New street trees area also proposed in a new planting strip along 28th Ave S. All efforts will enhance the look and ease of transition around the site. There are no existing trees on site. The existing structure originally built in the mid-century, is currently being utilized as four-plex. A thorough historical analysis of the existing structure will be provided if requested. The proposed parking stalls will conform to the required space dimensions and locations per SMC 23.54.030. Vehicular access to the site will be via a new curb cut along 28th Ave S. An adequate maneuver and turnaround area will be provided on site, adding to the safety of accessibility.

NEIGHBORHOOD SPECIFIC DESIGN GUIDANCE RESPONSES—CENTRAL AREA

CS1 Natural Systems & Site Features	
1) Local Topography 2) Connection to Nature	In response to the steep topography on the Westside of the lot, the street facing entries have been raised, creating terraced landscaping with textured planters, and inviting porch stoops. The addition of landscaping onsite and in the ROW will increase the connectivity to the established green spaces seen throughout the neighborhood. Permanent shoring is proposed along the North, East and South lot lines. Per the Land Use code, fences on top of retaining structures are limited to 4' in height. If fences are proposed at these locations, they will follow the code requirements. Proposing multiple buildings increases the access for natural light for the interior units onsite and the existing buildings next door. Vegetated space is proposed all along the setback area between the new buildings and adjacent properties, creating a green buffer from the new hardscapes. The landscape architect has chosen the tree and shrub species based on the location of the planting, and it's survivability in the Seattle climate. A large planting space between the sidewalk and street, along with new street trees will aid in creating space between the street and new buildings.
CS2 Urban Pattern & Form	
1) Transition and Delineation of Zones	The subject property abuts lots in the same zoning (LR2) on three sides and is across the street from NC2-55. Multifamily housing is present adjacent the subject site and along most of the block front. The proposed building heights are based on height limits established from the average grade calculation of the building footprint, and do not exceed the allowable structure heights. Increased front setbacks, façade modulation and feature articulation has been incorporated to the street facing facades, to help reduce perceived massing. Although located in a denser zone, materials have been chosen to provide textured appeal, similar to neighboring existing residential structures. The driveway and auto court separation between buildings create a network of access pathways for all units onsite, and connection to the ROW.
CS3 Architectural Context & Character	
1) Neighborhood Context	As referenced earlier in the packet, the character and context of this neighborhood is organic and symbiotic between commercial and residential. The neighborhood is growing at a steady pace to support housing needs and business sustainability. Although this proposal does not include retaining any existing structures, the addition of housing units does contribute to the neighborhood's context of a growing population.

PL1 Connectivity	
1) Accessible Open Space 2) Connection Back to the Community 3) Livability for Families and Elderly	The subject site is fortunate to abut an existing sidewalk that connects the entire block and far beyond within the neighborhood. Onsite designated pathways tie the interior unit entries to the ROW, with distinguishable materials and adequate lighting. Private roof top decks are proposed for all units. Additional private open space proposed at the ground level for Building 3 provides green space for the units furthest from the street. The raised entries on the street facing units provide stoops for pedestrian interaction and connectivity to the established network of sidewalks. The proposed structures provide safe spaces for people to congregate as well as adequate line of sight from the abundance of glazing proposed.
PL3 Street-Level Interaction	
1) Frontages 2) Streetscape Treatment	The unit entries have been coupled where possible. The street facing unit entries contribute a generous amount of space for residents to sit and watch the street on the proposed porch stoop. As previously documented in this package, the neighborhood boasts a strong network of sidewalks, and our proposal aims to easily connect the new units with the ROW. The wide sidewalk will be flanked by new landscaping, further improving the existing pathways.
DC2 Architectural Concept	
1) Building Layout and Massing	The proposed driveway has been positioned between the two front buildings to avoid a large building form for the street facing façade, emphasizing the residential nature of the project. The proposed structures are adhering to the maximum height limits and follow similar setbacks and terracing as other projects in the neighborhood. The separation of the three buildings onsite discourage solar shading of all units onsite and adjacent the subject property.
DC3 Open Space Concept	
1) Common Open Spaces	The proposal does not have any common amenity area, but the common auto court and solid waste storage area inherently encourage interaction between residents. Shared access between units and the street also provide opportunities to connect.
DC4 Exterior Elements & Finishes	
1) Screening 2) Building Materials 3) Building Details and Elements	Any screening or fencing proposed will be appropriately sized and designed to enhance the site connection to the public realm. Proposed building materials will be a mix of smooth and textured, with contrasting vibrant and muted colors. Bays finished with natural wood are proposed at the ground level to appeal to human craftsmanship. An abundance of operable fenestration are also part of the design element.

SITE LAYOUT AND DESCRIPTION



Proposal:

Two 2-unit townhouse structures, and
One 4-unit townhouse structure
(8 units total, averaging 1,400 sf per unit)

The proposal is for 8 new 3-bedroom townhouse style units, for individual sale in the Judkins Park Neighborhood, in Central Seattle. The units are split between 3 buildings. 5 vehicular surface parking stalls are being provided between the structures, accessed from a new curb cut along 28th Ave S (existing curb to be restored per SDOT standards). Although the lot is not in an Urban Village, it is located in a Frequent transit service area, which allows us to reduce the required vehicular parking by 50%. 8 Long-term and 2 short-term bicycle parking stalls are proposed onsite as well. The courtyard area creates a break in side facades adjacent the neighbors, allowing for increased natural light and air flow. Unit interior designs and layouts lend more toward attracting young professionals and small families.

The units will take advantage of natural light from the South and West, where the majority of the proposed windows will face. The unit entries can be easily identified by distinguishable pedestrian pathways, signage and lighting, increasing easy wayfinding. The street facing entries will also be elevated above the ROW and further buffered with new proposed landscaping. Each unit will benefit from a private roof deck, providing territorial views of the neighborhood.

Although the design is boxy in nature, the addition of architectural features, the transition in material and color, and the amount of fenestration proposed, will all aid in decreasing the bulkiness and massing the buildings impose. The proposal meets many of the Neighborhood plan goals; by adding residential units, providing vehicular & bicycle parking, and improving the residential ROW connectivity.

LANDSCAPE PLAN



STREET TREE, 25' TALL

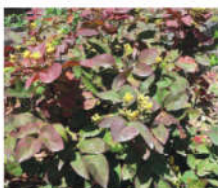


FRONT YARD, 20' TALL



REAR YARD, 35' TALL

REAR AND SIDE YARDS, SHRUBS 24-48" MATURE HEIGHT



BIORETENTION



BLUE LEAVED SEDGE

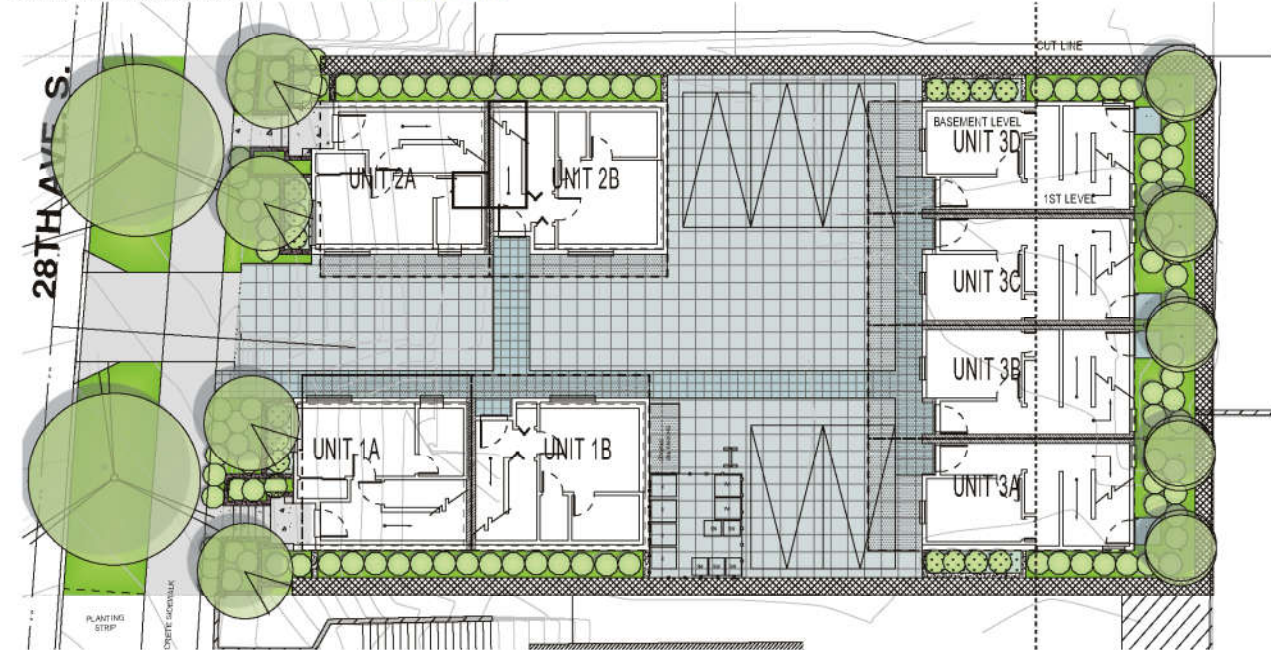


DWARF REDTWIG DOGWOOD

FRONT YARD, DWARF PINE, ROSEMARY, AND ORNAMENTAL GRASSES



LANDSCAPE PLANS



1/8" = 1'-0"

PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE
2	MEDIUM LARGE TREE	STREET TREE FORM	2-2.5" CAL
5	MEDIUM SMALL COLUMNAR TREE		1.5" CAL
4	MEDIUM SMALL COLUMNAR TREE		1.5" CAL
118 #	SHRUB WITH MATURE HEIGHT OF AT LEAST 24"		2 GAL
	PLANTING AREA, TYPICAL		
	BIORETENTION PLANTER		

FOR EACH HATCH AREA PROVIDE AMOUNT OF PLANTINGS LISTED ADJACENT TO HATCH
★ SHRUB WITH A MATURE HEIGHT OF 24" OR GREATER, (FOR GREEN FACTOR CALCULATIONS)
PLANT SHRUBS AND GROUNDCOVERS A MINIMUM OF 18" FROM PAVED SURFACES
DROUGHT TOLERANT SHRUB OR GROUNDCOVER, ONCE ESTABLISHED, NOTE SOME SPECIES ARE DRAUGHT TOLERANT WHEN GROWN IN SHADE AS THEY ARE ON THIS PLAN
SEE ARCHITECTURAL PLANS FOR ALL RAILS AND RAILINGS
COORDINATE ALL WORK WITH ARCHITECTURAL AND CIVIL DRAWINGS
COORDINATE TREE LOCATIONS WITH UTILITY PLANS, TREES MUST BE 5' MINIMUM HORIZONTAL DISTANCE FROM UNDERGROUND UTILITIES. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT IF TREES NEED TO BE LOCATED SUBSTANTIAL DIFFERENT FROM LOCATIONS AS SHOWN ON PLANS.
PERVIOUS PAVING, WITH A TOTAL OF OVER 24" OF GRAVEL AND SOIL BENEATH, MUST MEET SEATTLE PUBLIC UTILITIES DEFINITION OF PERMEABLE PAVING
CONCRETE PAVING OR PAVERS UNDER OVERHANG, NOT COUNTED IN GREEN FACTOR
ALL PLANTINGS AND LANDSCAPE ELEMENTS REQUIRED AS PART OF THIS BUILDING PERMIT MUST BE MAINTAINED FOR THE LIFE OF THE PROJECT. IF ALTERATIONS OR FAILURES REDUCE LANDSCAPE FEATURES TO A LEVEL BELOW THE MINIMUM REQUIRED PLANTING AREA OR GREEN FACTOR SCORE, NEW FEATURES MUST BE ADDED TO COMPENSATE. THIS REQUIREMENT ALSO APPLIES TO LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY.
SEE ARCHITECTURAL PLANS FOR AMENITY SPACE CALCULATIONS

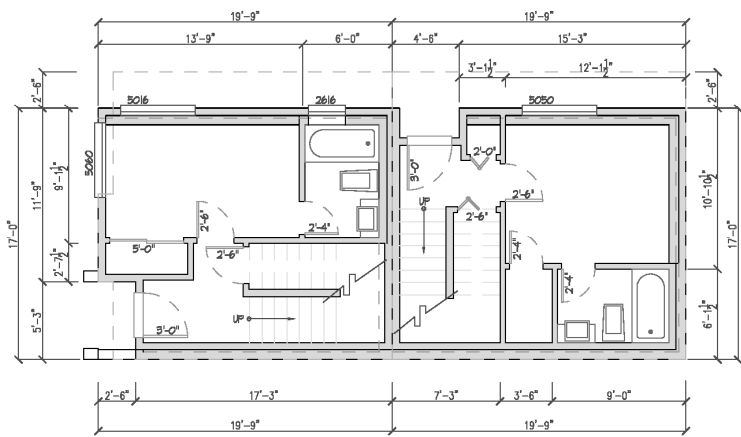
REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11-29-2021

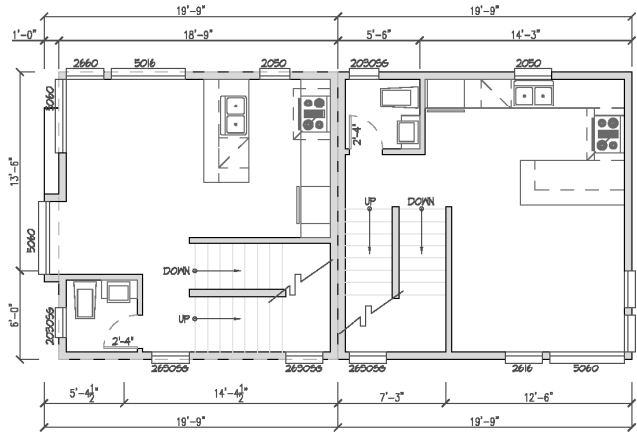
PROJECT AT
824 28TH AVE S
LANDSCAPE PLAN

DATE: 11-29-2021
SCALE: ON PLAN
DRAWN BY: NB
JOB: SHEET:
L1.0
1 of 1 SHEETS

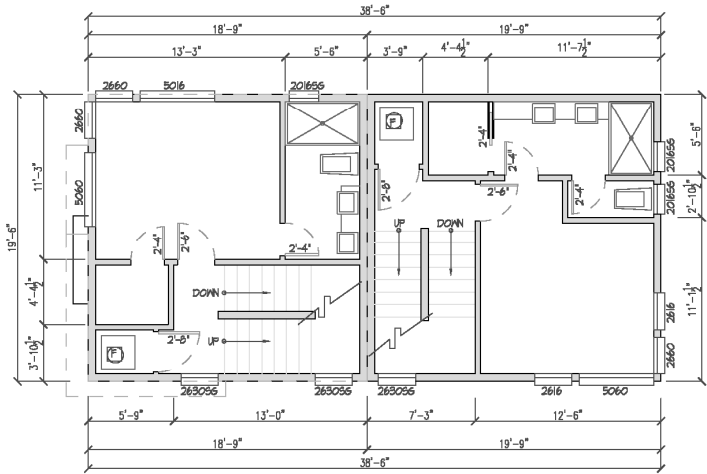
BUILDING 1 (SOUTHWEST BLDG)—FLOOR PLANS & ELEVATIONS



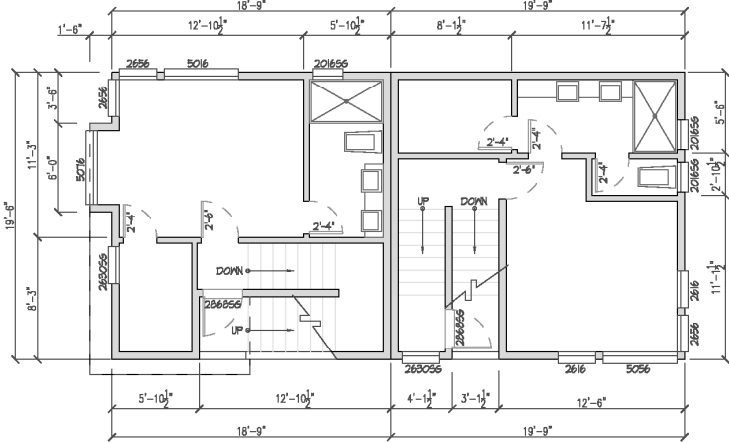
FIRST FLOOR PLAN—BLDG 1



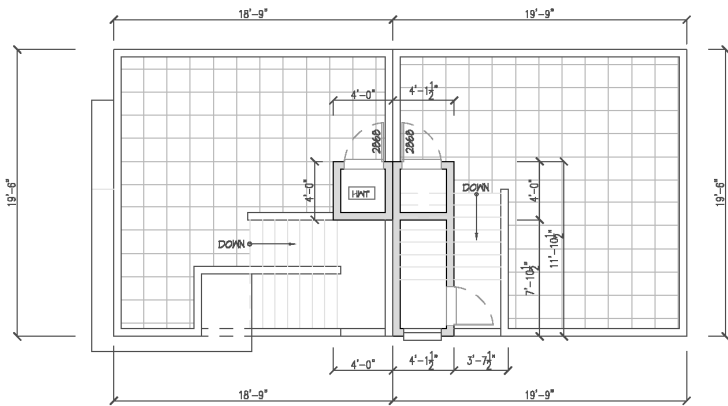
SECOND FLOOR PLAN—BLDG 1



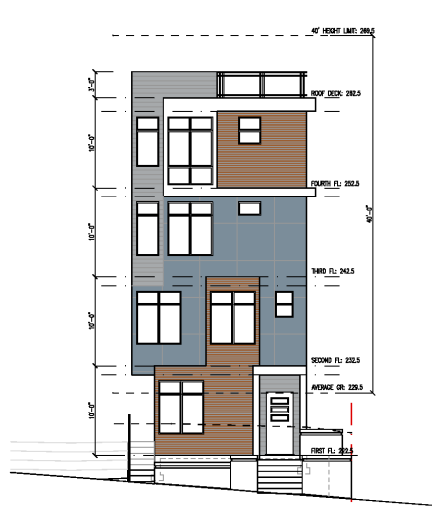
THIRD FLOOR PLAN—BLDG 1



FOURTH FLOOR PLAN—BLDG 1



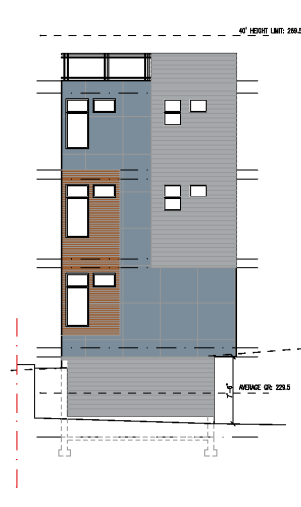
STAIR PENTHOUSE PLAN—BLDG 1



WEST ELEVATION—BLDG 1



SOUTH ELEVATION—BLDG 1

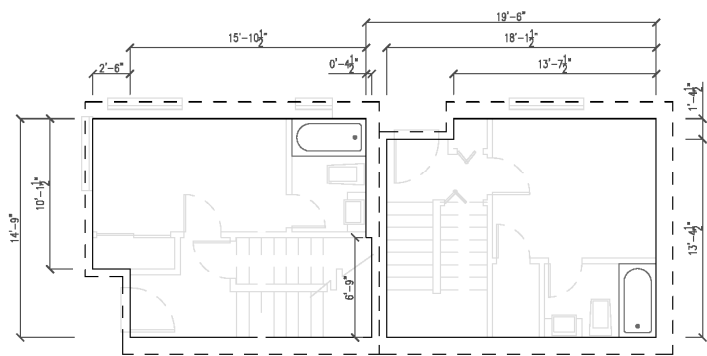


EAST ELEVATION—BLDG 1

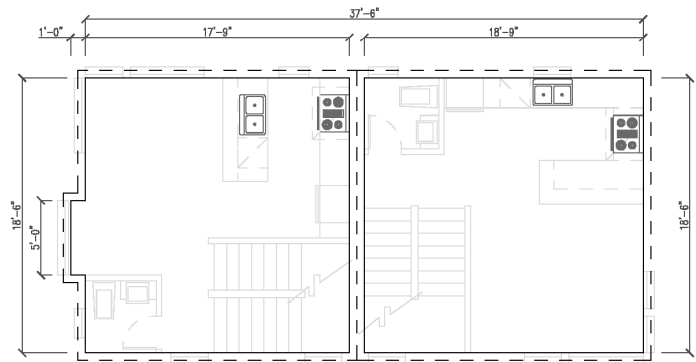


NORTH ELEVATION—BLDG 1

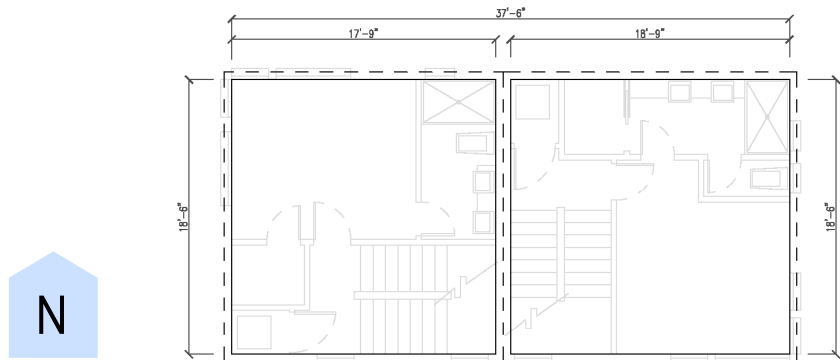
BUILDING 1 (SOUTHWEST BLDG)—GROSS FLOOR AREA PLANS



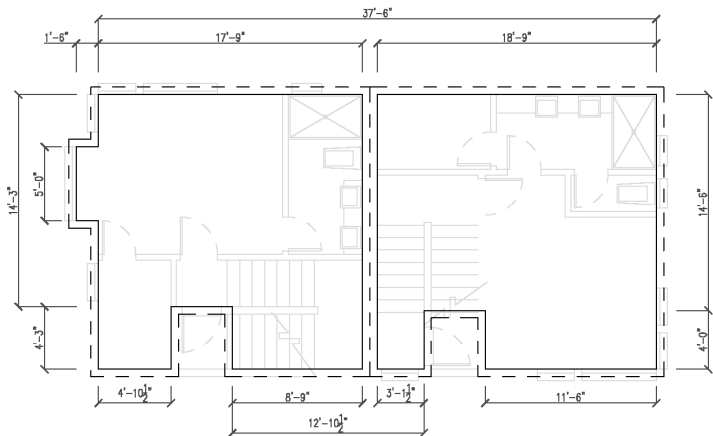
FIRST FLOOR PLAN—BLDG 1



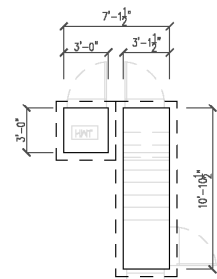
SECOND FLOOR PLAN—BLDG 1



THIRD FLOOR PLAN—BLDG 1



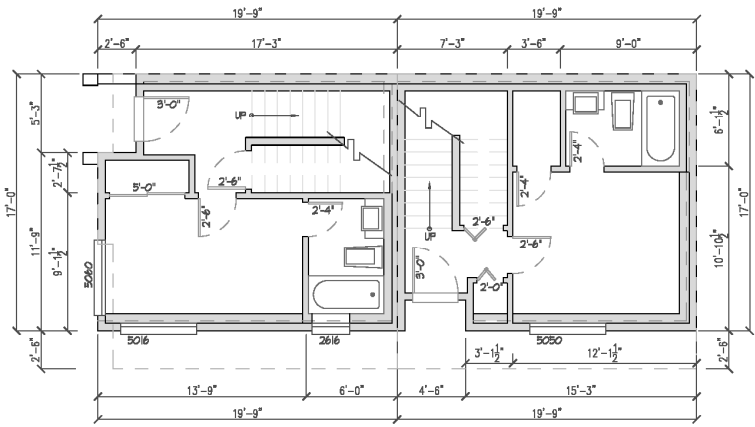
FOURTH FLOOR PLAN—BLDG 1



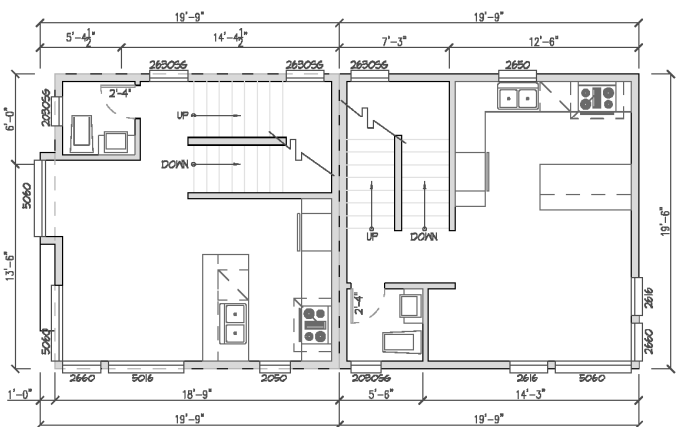
STAIR PENTHOUSE PLAN—BLDG 1

Building 1 (Southwest Bldg) - Gross Floor Area for FAR calculation:		Entire Site—Gross Floor Area for FAR calculation:		Building 1 (Southwest Bldg) - Gross Floor Area for Design Review calculation:		Entire Site—Gross Floor Area for Design Review calculation:	
Level	Residential	Building 1 (Southwest Bldg):	2,575.5 sf	Level	Residential	Building 1 (Southwest Bldg):	2,644.8 sf
First	523.2 sf	Building 2 (Northwest Bldg):	2,575.5 sf	First	539.0 sf	Building 2 (Northwest Bldg):	2,644.8 sf
Second	680.3 sf	Building 3 (East Bldg):	3,931.25 sf	Second	698.8 sf	Building 3 (East Bldg)	4,174.8 sf
Third	675.3 sf	Total:	9,082.25 sf	Third	693.8 sf	Total:	9,464.4 sf
Fourth	648.7 sf	FAR Calculation:		Fourth	667.2 sf		
Roof Deck	43.0 sf	9,082.25 sf / 6,493 sf (lot area) = 1.39		Roof Deck	46.0 sf		
Total	2,575.5 sf	(1.4 FAR allowed per SMC 23.45.510 Table A)		Total	2,644.8 sf		

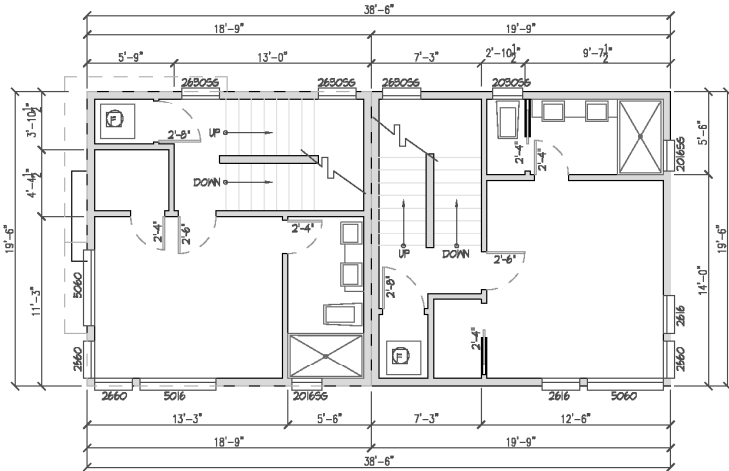
BUILDING 2 (NORTHWEST BLDG)—FLOOR PLANS & ELEVATIONS



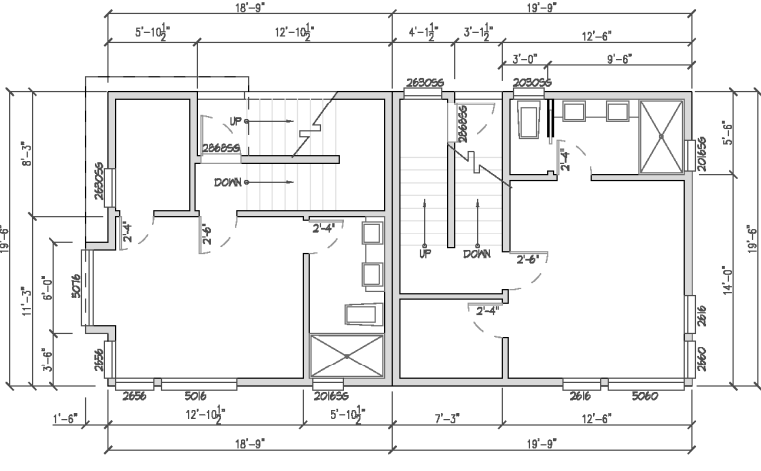
FIRST FLOOR PLAN—BLDG 2



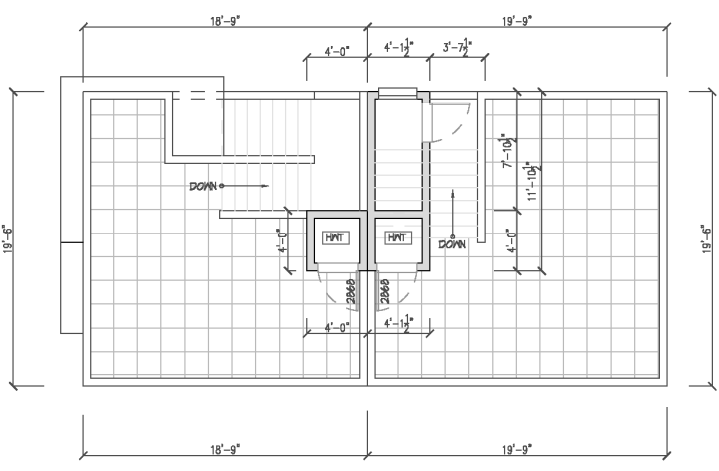
SECOND FLOOR PLAN—BLDG 2



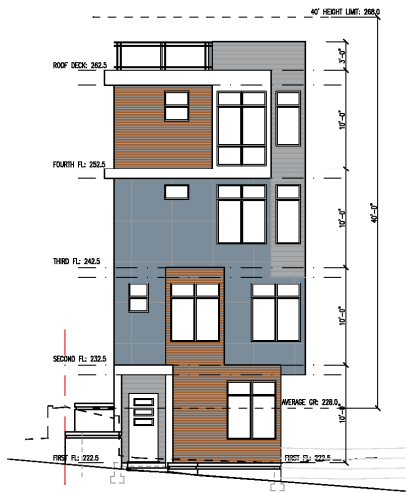
THIRD FLOOR PLAN—BLDG 2



FOURTH FLOOR PLAN—BLDG 2



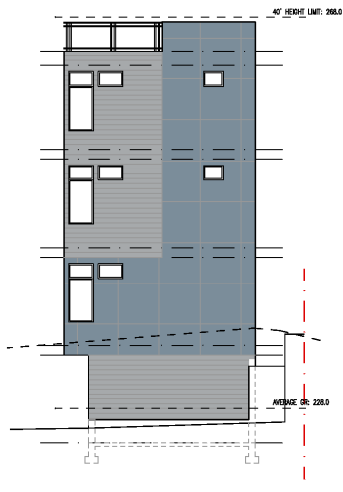
STAIR PENTHOUSE PLAN—BLDG 2



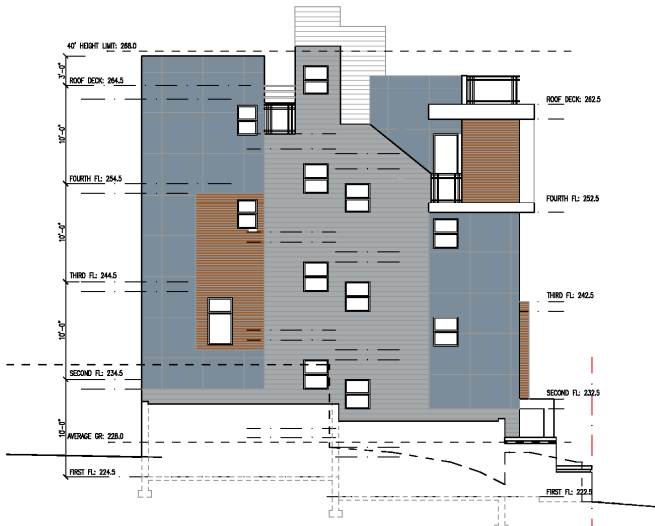
WEST ELEVATION—BLDG 2



SOUTH ELEVATION—BLDG 2

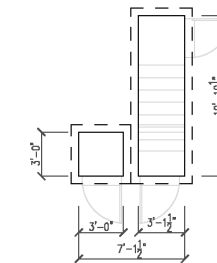
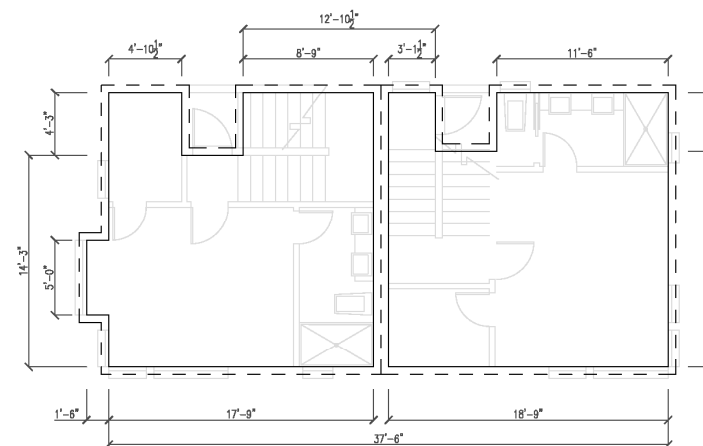
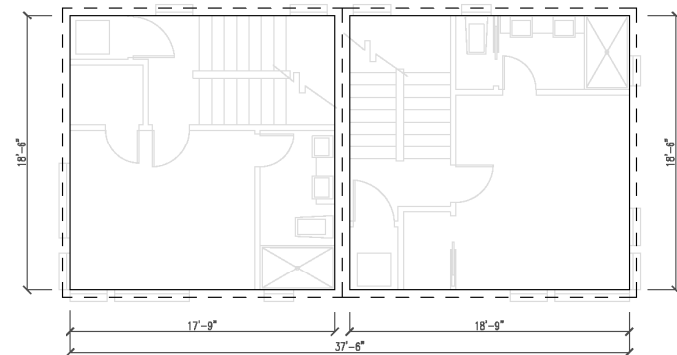
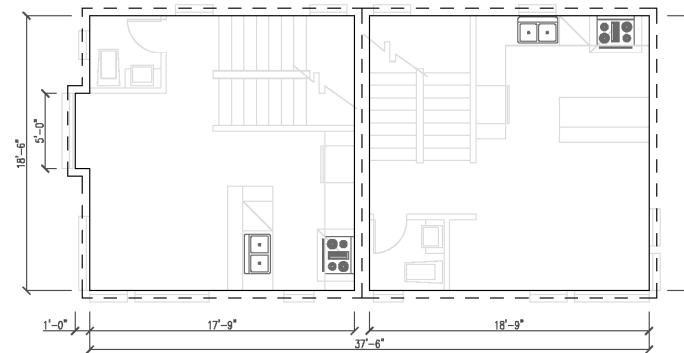
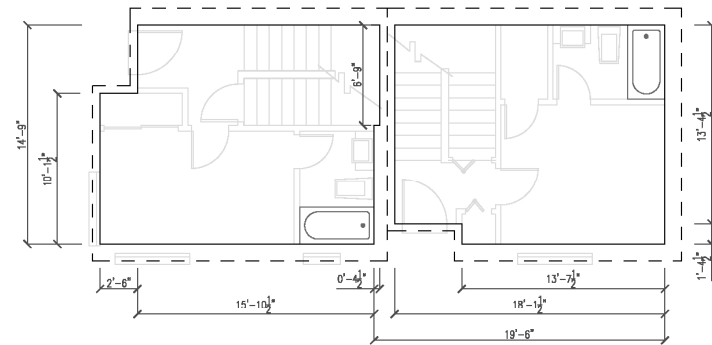


EAST ELEVATION—BLDG 2



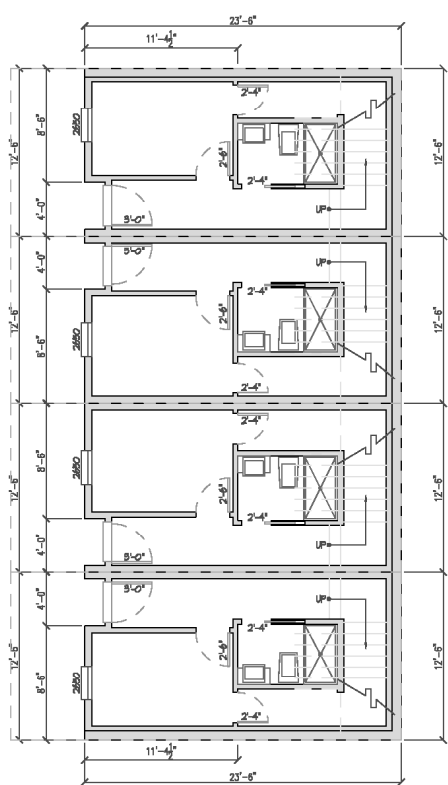
NORTH ELEVATION—BLDG 2

BUILDING 2 (NORTHWEST BLDG)—GROSS FLOOR AREA PLANS

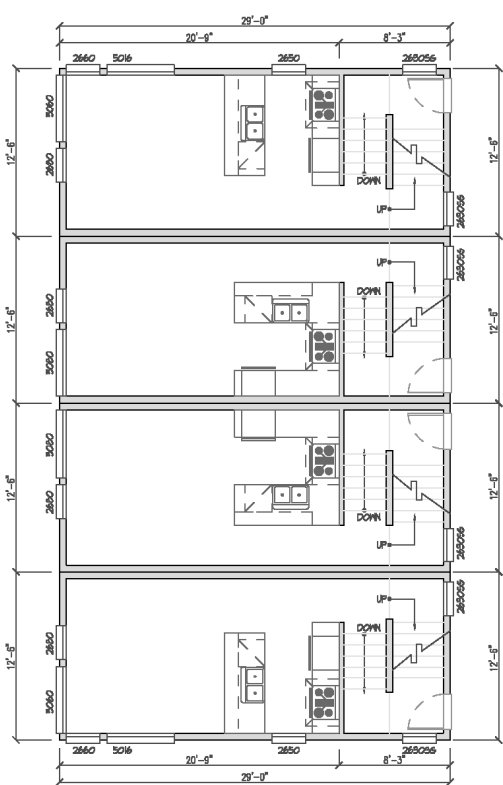


Building 2 (Northwest Bldg) - Gross Floor Area for FAR calculation:		Entire Site— Gross Floor Area for FAR calculation:		Building 2 (Northwest Bldg) - Gross Floor Area for Design Review calculation:		Entire Site— Gross Floor Area for Design Review calculation:	
Level	Residential	Building 1 (Southwest Bldg):	2,575.5 sf	Level	Residential	Building 1 (Southwest Bldg):	2,644.8 sf
First	523.2 sf	Building 2 (Northwest Bldg):	2,575.5 sf	First	539.0 sf	Building 2 (Northwest Bldg):	2,644.8 sf
Second	680.3 sf	Building 3 (East Bldg):	3931.25 sf	Second	698.8 sf	Building 3 (East Bldg)	4,174.8 sf
Third	675.3 sf	Total:	9,082.25 sf	Third	693.8 sf	Total:	9,464.4 sf
Fourth	648.7 sf	FAR Calculation:		Fourth	667.2 sf		
Roof Deck	43.0 sf			Roof Deck	46.0 sf		
Total	2,575.5 sf			Total	2,644.8 sf		
		9,082.25 sf / 6,493 sf (lot area) = 1.39 (1.4 FAR allowed per SMC 23.45.510 Table A)					

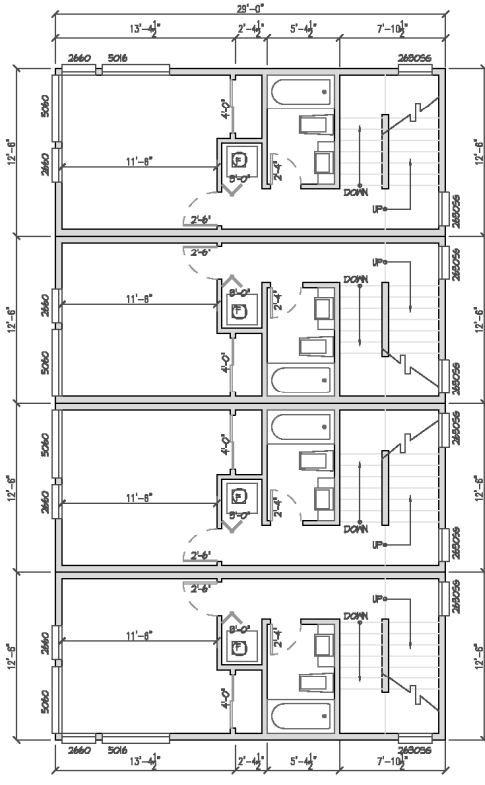
BUILDING 3 (EAST BLDG)—FLOOR PLANS & ELEVATIONS



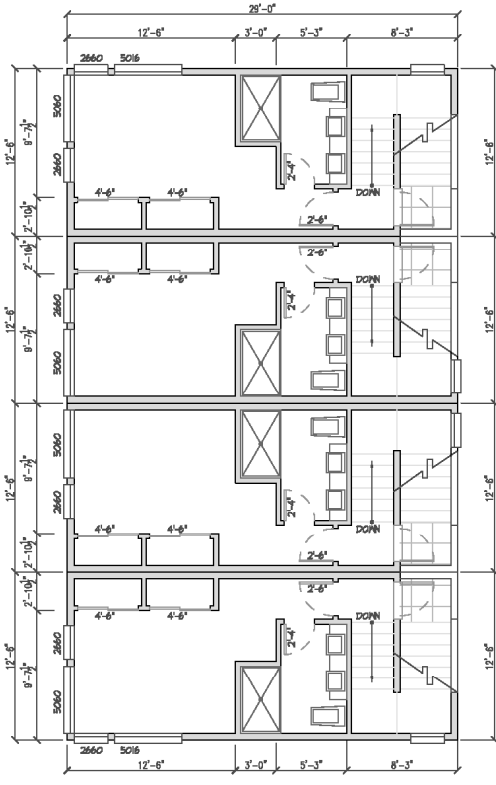
BASEMENT FLOOR PLAN—BLDG 3



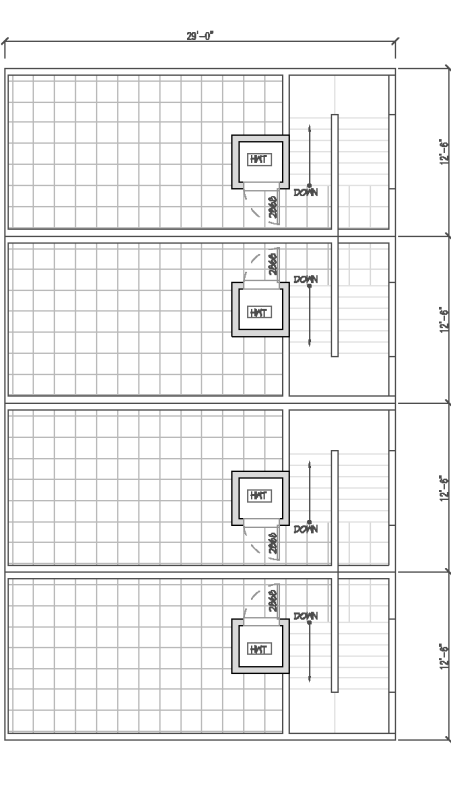
FIRST FLOOR PLAN—BLDG 3



SECOND FLOOR PLAN—BLDG 3



THIRD FLOOR PLAN—BLDG 3



ROOF DECK PLAN—BLDG 3



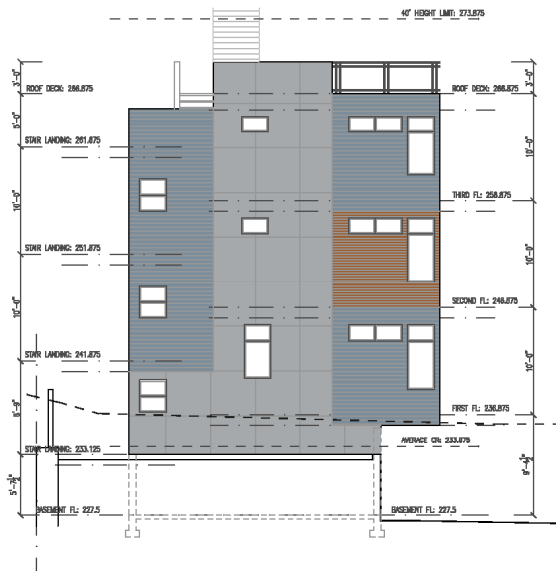
WEST ELEVATION—BLDG 3



SOUTH ELEVATION—BLDG 3

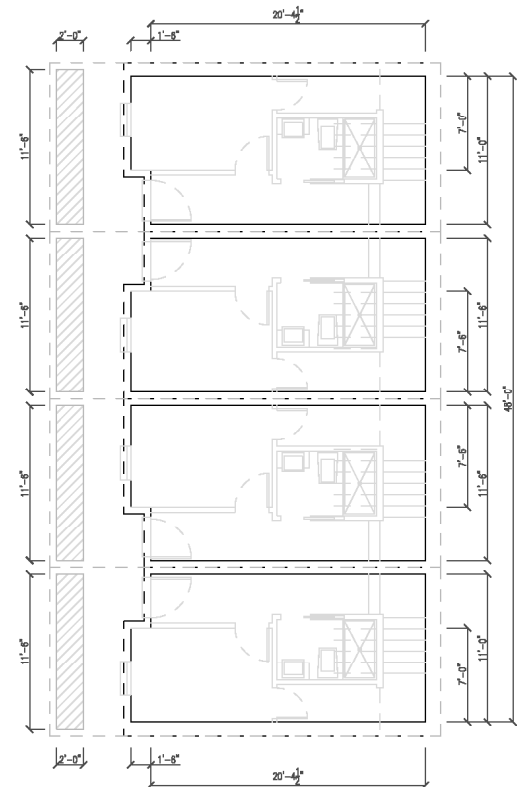


EAST ELEVATION—BLDG 3

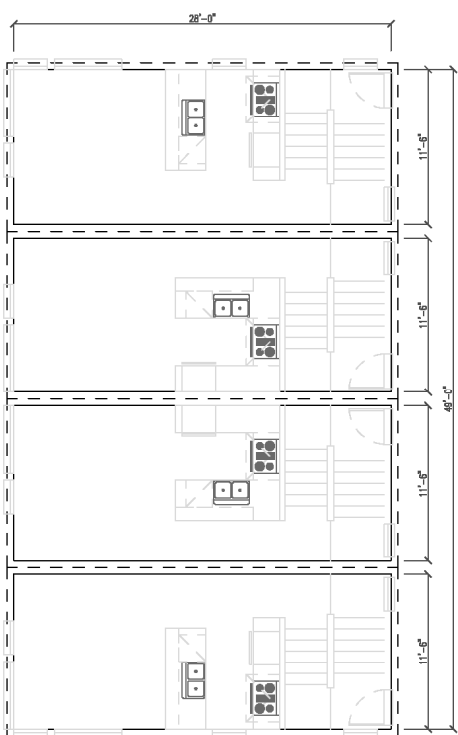


NORTH ELEVATION—BLDG 3

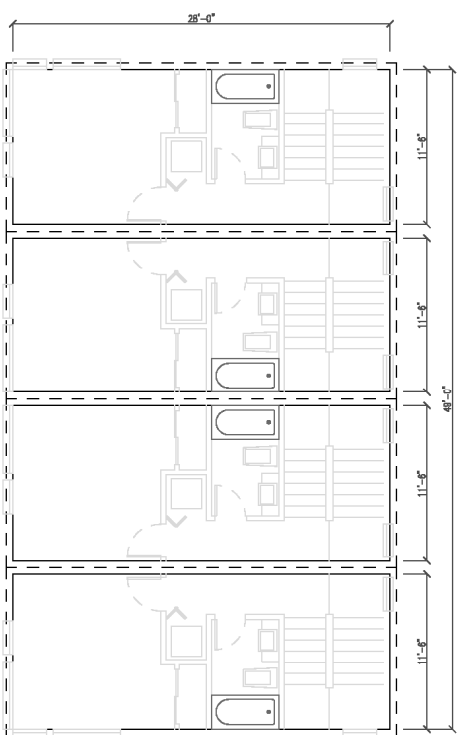
BUILDING 3 (EAST BLDG)—GROSS FLOOR AREA PLANS



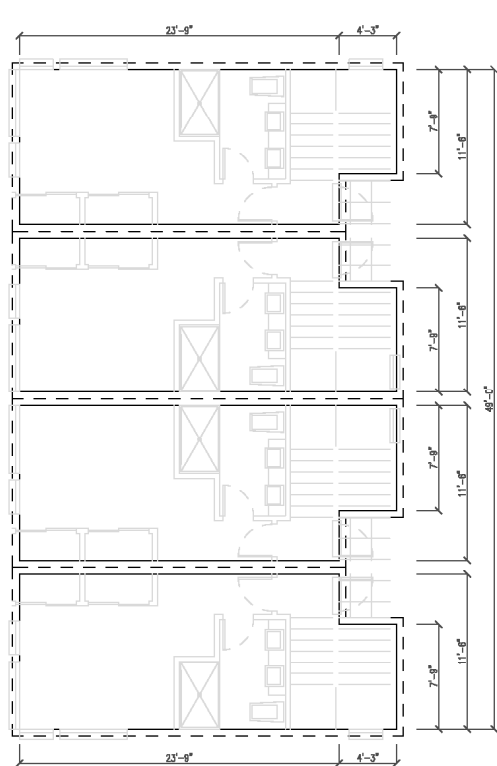
BASEMENT FLOOR PLAN—BLDG 3



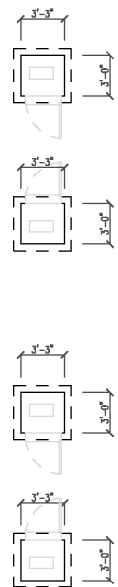
FIRST FLOOR PLAN—BLDG 3



SECOND FLOOR PLAN—BLDG 3



THIRD FLOOR PLAN—BLDG 3



ROOF DECK PLAN—BLDG 3

Building 3 (East Bldg) -
Gross Floor Area for FAR calculation:

Level	Residential
Parking	92.0 sf
First	1,288.0 sf
Second	1,288.0 sf
Third	1,224.3 sf
Roof Deck	39.0 sf
Total	3,931.25 sf

(960.4 sf exempt from the entire basement)

Entire Site—
Gross Floor Area for FAR calculation:

Building 1 (Southwest Bldg):	2,575.5 sf
Building 2 (Northwest Bldg):	2,575.5 sf
Building 3 (East Bldg):	3,931.25 sf
Total:	9,082.25 sf

FAR Calculation:

9,082.25 sf / 6,493 sf (lot area) = 1.39
(1.4 FAR allowed per SMC 23.45.510 Table A)

Building 3 (East Bldg) -
Gross Floor Area for Design Review calculation:

Level	Residential
Parking	92.0 sf
First	1,372.0 sf
Third	1,372.0 sf
Fourth	1,299.8 sf
Roof Deck	39.0 sf
Total	4,174.8 sf

Entire Site—
Gross Floor Area for Design Review calculation:

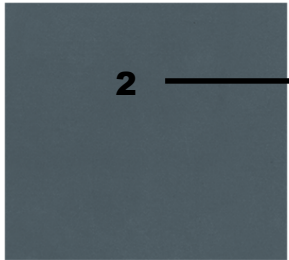
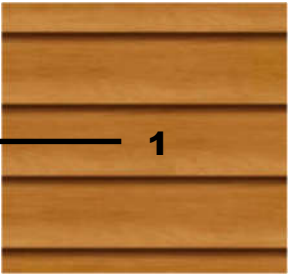
Building 1 (Southwest Bldg):	2,644.8 sf
Building 2 (Northwest Bldg):	2,644.8 sf
Building 3 (East Bldg)	4,174.8 sf
Total:	9,464.4 sf

EXTERIOR MATERIALS AND FINISHES

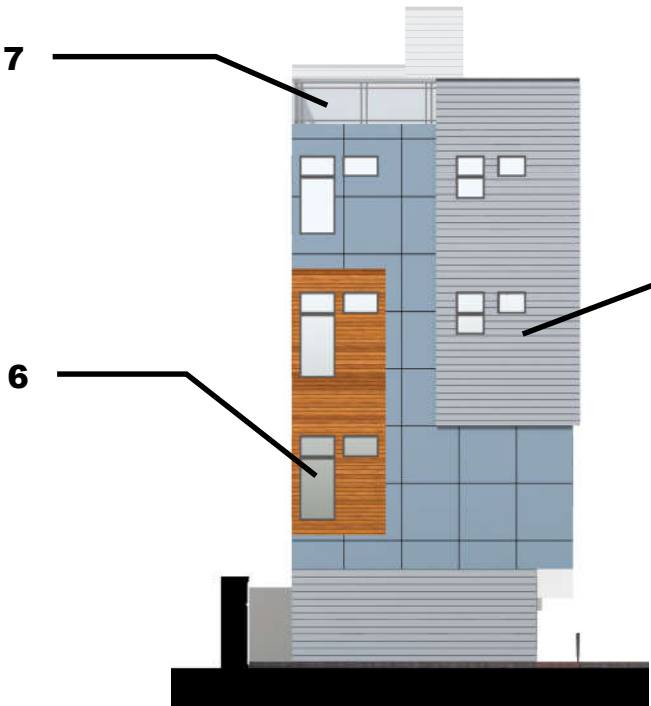
- Material Schedule:
- 1—Allura Traditional Cedar Lap Siding—Cedar Stain
 - 2—Allura Traditional Cedar Panel Siding—Pacific Blue
 - 3—Allura Traditional Textured Lap Siding—Pewter
 - 4—Allura Traditional Cedar Panel Siding—Pewter
 - 5—Allura Traditional Textured Lap Siding—Pacific Blue
 - 6—Milgard Style Line Vinyl Windows—Bronze
 - 7—36” min. Steel Rail frame and post with glass panels—Powder finish



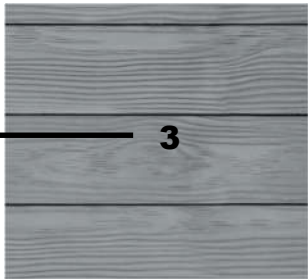
WEST ELEVATION—BUILDING 1



SOUTH ELEVATION—BUILDING 1



EAST ELEVATION—BUILDING 1



NORTH ELEVATION—BUILDING 1

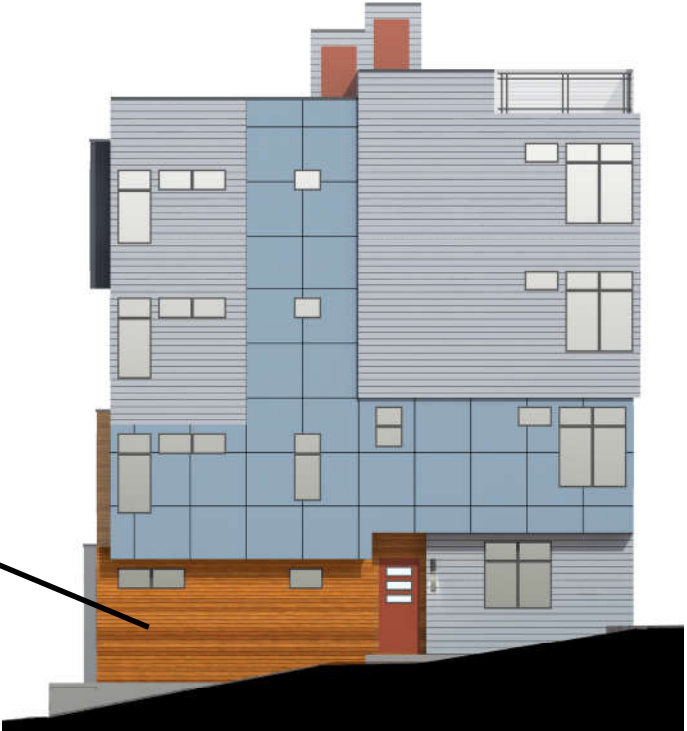
EXTERIOR MATERIALS AND FINISHES—CONTINUED

Material Schedule:

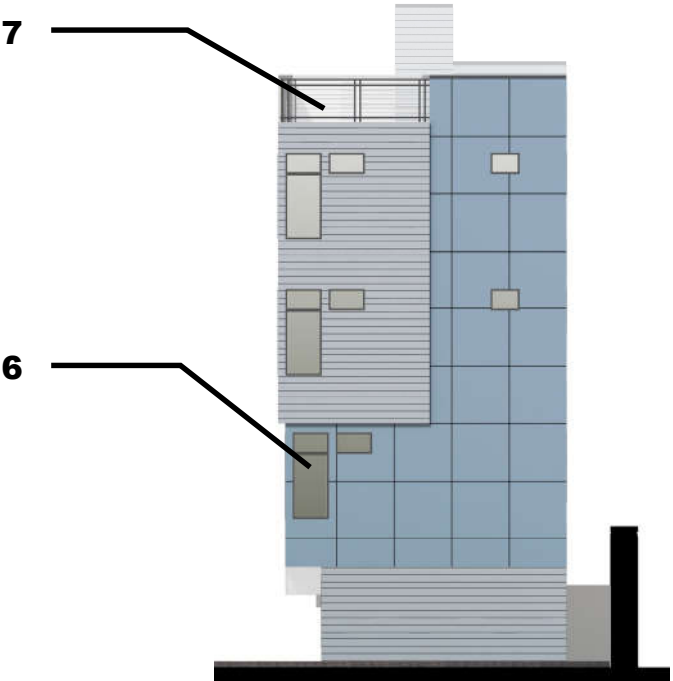
- 1—Allura Traditional Cedar Lap Siding—Cedar Stain
- 2—Allura Traditional Cedar Panel Siding—Pacific Blue
- 3—Allura Traditional Textured Lap Siding—Pewter
- 4—Allura Traditional Cedar Panel Siding—Pewter
- 5—Allura Traditional Textured Lap Siding—Pacific Blue
- 6—Milgard Style Line Vinyl Windows—Bronze
- 7—36” min. Steel Rail frame and post with glass panels—Powder finish



WEST ELEVATION—BUILDING 2



SOUTH ELEVATION—BUILDING 2



EAST ELEVATION—BUILDING 2



NORTH ELEVATION—BUILDING 2

EXTERIOR MATERIALS AND FINISHES—CONTINUTED

Material Schedule:

- 1—Allura Traditional Cedar Lap Siding—Cedar Stain
- 2—Allura Traditional Cedar Panel Siding—Pacific Blue
- 3—Allura Traditional Textured Lap Siding—Pewter
- 4—Allura Smooth Panel Siding—Pewter
- 5—Allura Traditional Textured Lap Siding—Pacific Blue
- 6—Milgard Style Line Vinyl Windows—Bronze
- 7—36” min. Steel Rail frame and post with glass panels—Powder finish



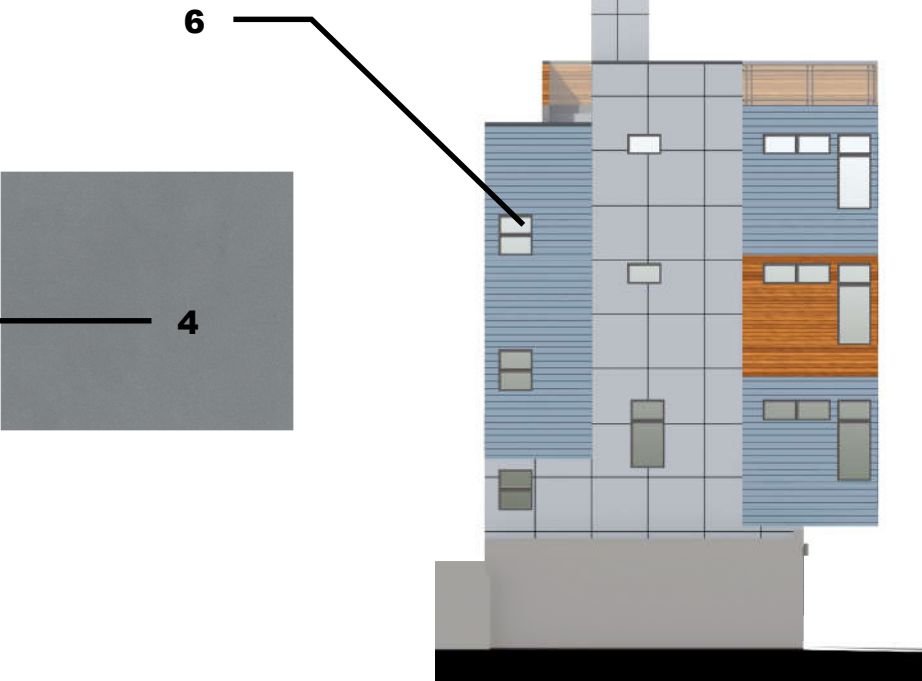
WEST ELEVATION—BUILDING 3



SOUTH ELEVATION—BUILDING 3



EAST ELEVATION—BUILDING 3



NORTH ELEVATION—BUILDING 3

COMMUNITY OUTREACH SYNOPSIS

EARLY COMMUNITY OUTREACH REGARDING PROPOSED PROJECTS GOING THROUGH DESIGN REVIEW

Brief summary of the proposal:

Demolish existing four-unit Residence located at 824 28th Ave South.
Construct eight new row house units with surface and garage parking.

Project/Property Address(s): 824 28th Ave South, Seattle, WA 98144

SDCI Project Number(s): 003808-21PA

Applicant/Contact Person: Andrew Novion – NOVION GROUP INC.

Website: <http://www.noviongroup.com/824-28th-ave-south/4595331124>

Feedback can be submitted:

Directly to the Applicant via email. office@noviongroup.com

Through our interactive website. <http://www.noviongroup.com/contact/4584698947>

Through our online survey. <https://form.typeform.com/to/JOj2vchi>

Please label your emailed feedback and/or comments: “Feedback for 003808-21PA” in the subject line.

Feedback and Comments will be accepted through September 17th, 2021.

Additional information about the project can be found:

SDCI - Seattle Services Portal <https://cosaccela.seattle.gov/portal/welcome.aspx>

Seattle Department of Neighborhood <https://www.seattle.gov/neighborhoods>

Please note that information collected in this outreach may be made public under public disclosure laws.

LINK TO WEBSITE



LINK TO ONLINE SURVEY



Community Outreach Feedback

Synopsis of the feedback generated from the mailer, and Online survey from The temporary website

A copy of the mailer that was sent to residences within 500’ is shown here. This mailer was required to be translated into 3 languages; Spanish, Chinese (Traditional), and Vietnamese. This information was also included on the website link for this particular project outreach. Because of Covid-19, the usual required In-Person method for outreach was replaced with an online survey included in the temporary website.

We received 11 online survey responses and one email comment. The summary of these comments is as follows:

- Concern that it will not have enough parking.
- Desire that the development is affordable for residents and/or businesses
- Desire that the development fits into neighborhood look.
- Desire that the development is designed with environmental sustainability in mind.
- Concerns about construction noise/impact.
- Concerns that it will not be affordable.
- Concern that it may be out of scale with other buildings nearby.
- Concern that they will not like the way it looks.
- Desire that the development brings new services or amenities to the area.
- Concern regarding obstructing views.
- Concern that the existing residence is going away.