<table>
<thead>
<tr>
<th>SMC TITLE</th>
<th>SMC REQUIREMENT</th>
<th>COMPLIANCE / REFERENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>23.45.504. PERMITTED AND PROHIBITED USES</td>
<td>RESIDENTIAL USE PERMITTED OUTRIGHT PER 23.45.504 TABLE A</td>
<td>COMPLIANT</td>
</tr>
<tr>
<td>23.45.508. GENERAL PROVISIONS</td>
<td>REQUIRED PARKING. SOLID WASTE AND RECYCLABLES ADDRESSED BELOW</td>
<td></td>
</tr>
<tr>
<td>23.53.036 PEDESTRIAN ACCESS AND CIRCULATION</td>
<td>PEDESTRIAN ACCESS AND CIRCULATION REQUIRED. SIDEWALKS REQUIRED PER R.O.W. IMPROVEMENTS MANUAL</td>
<td>COMPLIANT; SEE SITE PLAN</td>
</tr>
<tr>
<td>23.54.015 REQUIRED PARKING</td>
<td>RESIDENTIAL USE URBAN VILLAGE, WITHIN 3120 FT. OF STREET WITH FREQUENT TRANSIT SERVICE. NO MINIMUM REQUIREMENT.</td>
<td>COMPLIANT; SEE VICINITY MAP</td>
</tr>
<tr>
<td>27.56.040. SOLID WASTE AND RECYCLABLE</td>
<td>(!) 2 x 6' AREA FOR EACH UNIT. UNITS WILL BE BILLED SEPARATELY BY UTILITY. 2 x 6' x 15(SITE) = 110 SF REQUIRED. EAHUATIVE 100 SF IS PROVIDED. BINS WILL BE PULLED TO STREET BY OWNERS ON COLLECTION DAY. STORAGE AREAS TO BE SCREENED PER LANDSCAPE PLAN.</td>
<td>COMPLIANT; SEE SITE PLAN</td>
</tr>
<tr>
<td>MATERIALS STORAGE AND ACCESS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23.45.510. FLOOR AREA RATIO (FAR) LIMITS</td>
<td>1.2 FAR LIMIT IN LR-2 ZONE FOR TOWNHOUSES. MEETS REQUIREMENTS OF 23.45.510.C.</td>
<td>COMPLIANT, TOWNHOUSE TO BE BUILT-GREEN 4 STAR OR BETTER</td>
</tr>
<tr>
<td>23.45.512. DENSITY LIMITS--LOWRISE ZONES</td>
<td>TOWNHOUSE DEVELOPMENT: MEETING 23.45.510.C - NO LIMIT</td>
<td>COMPLIANT</td>
</tr>
<tr>
<td>23.45.514. STRUCTURE HEIGHT</td>
<td>10' HEIGHT LIMIT + 3' HEIGHT BONUS FOR SHED ROOF</td>
<td>COMPLIANT; SEE BUILDING SECTION</td>
</tr>
<tr>
<td>23.45.518. SETBACKS AND SEPARATIONS</td>
<td>7' AVG., 5' MIN. FRONT &amp; REAR, 5' SIDE FOR FACADES 40 FT OR LESS IN LENGTH, 10' SEPARATION BETWEEN PRINCIPAL STRUCTURES.</td>
<td>COMPLIANT; SEE SITE PLAN</td>
</tr>
<tr>
<td>23.45.522. AMENITY AREA</td>
<td>25% OF LOT AREA; 50% OF REQUIRED AMENITY SPACE TO BE AT GROUND LEVEL; 15' MIN. DIM. FROM SIDE LOT LINES</td>
<td>COMPLIANT</td>
</tr>
<tr>
<td>23.45.524. LANDSCAPING STANDARDS</td>
<td>GREEN FACTOR SCORE OF 0.6 REQUIRED</td>
<td></td>
</tr>
<tr>
<td>23.45.526. LEED, BUILT GREEN, AND EVERGREEN</td>
<td>TO ACHIEVE A HIGHER FAR LIMIT TOWNHOUSE WILL MEET GREEN BUILDING PERFORMANCE STANDARDS, EITHER BUILT GREEN 4 STAR RATING OR LEED SILVER RATING.</td>
<td>COMPLIANT; TOWNHOUSE COMMITTED TO ACHIEVING BUILT-GREEN 4 STAR RATING</td>
</tr>
<tr>
<td>SUSTAINABLE DEVELOPMENT STANDARDS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23.45.527. STRUCTURE WIDTH AND FACADE</td>
<td>ON SIDE LOT LINES WITHIN 15' OF LOT LINE. TOTAL LENGTH OF FACADE MUST BE LESS THAN 45% OF SAID LOT LINE.</td>
<td>COMPLIANT; SEE SITE PLAN</td>
</tr>
<tr>
<td>LENGTH LIMITS IN LR ZONES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23.45.534. LIGHT AND GLARE STANDARDS</td>
<td>ALL LIGHT TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES; PARKING TO HAVE 5' - 6' SCREEN</td>
<td>COMPLIANT</td>
</tr>
<tr>
<td>23.45.536. PARKING LOCATION, ACCESS,</td>
<td>PARKING ACCESS TO BE FROM ALLEY. PARKING TO BE SURFACE PARKING,</td>
<td>COMPLIANT; SEE SITE PLAN</td>
</tr>
<tr>
<td>AND SCREENING</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ZONING DATA**

05.22.2014   STREAMLINED DESIGN REVIEW  
3629 COURTLAND PL S, DPD PROJECT # 3017345
The proposed project at 3629 Courtland PL S will create two new residential buildings - three townhouse units in each building, for a total of 6 townhouses. The project will provide 6 surface parking stalls accessed from the alley, with a shared driveway with DPD project # 3017274. The goal for this project is to create an attractive modern community that complements the rich character of the neighborhood. The existing duplex will be demolished.

DPD Project #3017345
King County Assessor Parcel Numbers: 983420-1315

DEVELOPMENT STATISTICS SUMMARY

**Building Type 1**

<table>
<thead>
<tr>
<th>Livable SF</th>
<th>3rd Floor</th>
<th>2nd Floor</th>
<th>Ground Floor</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>End Unit</td>
<td>505.0</td>
<td>505.0</td>
<td>469.3</td>
<td>1,464.5</td>
</tr>
<tr>
<td>Middle</td>
<td>396.5</td>
<td>370.5</td>
<td>370.5</td>
<td>1,177.5</td>
</tr>
<tr>
<td>End Unit</td>
<td>505.0</td>
<td>505.0</td>
<td>469.3</td>
<td>1,464.5</td>
</tr>
<tr>
<td>Total</td>
<td>1,479.3</td>
<td>1,137.5</td>
<td>1,479.3</td>
<td>4,096.1</td>
</tr>
</tbody>
</table>

**Building Type 2**

<table>
<thead>
<tr>
<th>Livable SF</th>
<th>3rd Floor</th>
<th>2nd Floor</th>
<th>Ground Floor</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>End Unit</td>
<td>511.0</td>
<td>511.0</td>
<td>477.4</td>
<td>1,499.4</td>
</tr>
<tr>
<td>Middle</td>
<td>422.5</td>
<td>422.5</td>
<td>422.5</td>
<td>1,267.5</td>
</tr>
<tr>
<td>End Unit</td>
<td>511.0</td>
<td>511.0</td>
<td>477.4</td>
<td>1,267.5</td>
</tr>
<tr>
<td>Total</td>
<td>1,499.4</td>
<td>1,267.5</td>
<td>1,499.4</td>
<td>4,266.3</td>
</tr>
</tbody>
</table>

PROPOSAL AND ANALYSIS OF CONTEXT
ANALYSIS OF CONTEXT

The project site is located within North Rainier Urban Village, southeast of Mt. Baker Town Center and Station Area. The zoning for this area is LR2 with SF5000 zone to the north, east and southeast, LR2-RC & C1-40 zones to the west, and C1-40 & C2-65 to the south. Frequent transit is available on Rainier Ave. S. and Charlestown St. and street parking is available in the neighborhood.

3629 Courtland Pl. S. is an interior lot fronting on Courtland Pl. S. with alley access at the rear of the lot. The site slopes down from the street to the alley dropping 14 feet. There are 8 trees on the lot, none of which are exceptional, and all are proposed to be removed for development. The neighbor lots to the north and south are one-story duplexes.

The neighborhood is a mix of single family homes, duplex, townhouses and small-scaled multi-family structures. It is also an eclectic blend of old and new architecture of varying styles ranging from examples of early 1900 cottage-style architecture to contemporary and modern styles.
LIST OF EXISTING TREES

# 1. Prunus sp. Plum
33.3" dbh combined between its two trunks; 20 feet radius; 40 feet tall

# 2. Prunus sp. Plum
23.3" dbh; 16 feet radius; 35 feet tall

# 3. Ilex aquifolium English Holly
6.5" dbh; 6 feet radius; 35 feet tall

# 4. Prunus laurocerasus English Laurel
8" dbh; 12 feet radius; 40 feet tall

# 5. Prunus laurocerasus English Laurel
13" dbh; 16 feet radius; 40 feet tall

# 6. Prunus sp. Flowering Cherry
19.10" dbh combined between its two trunks; 10 feet radius; 35 feet tall

# 7. Prunus sp. Flowering Cherry
6" dbh; 12 feet radius; 35 feet tall

# 8. Prunus sp. Flowering Cherry
9.4" dbh combined between its three trunks; 18 feet radius; 35 feet tall
EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

05.22.2014  STREAMLINED DESIGN REVIEW
3629 COURTLAND PL S, DPD PROJECT # 3017345

1. STREET ELEVATION COURTLAND PL S. LOOKING EAST

2. STREET ELEVATION COURTLAND PL S. LOOKING WEST
EXISTING SITE CONDITIONS - SITE VIEWS & STREET ELEVATION

6. ALLEY VIEW ACROSS FROM THE SITE - LOOKING WEST

1. ALLEY VIEW LOOKING NORTH

2. ALLEY VIEW LOOKING SOUTH

3, 4. ALLEY VIEWS ADJACENT TO THE SITE - LOOKING EAST

4. 5. ALLEY VIEW OF THE SITE
EXISTING SITE CONDITIONS - NEIGHBORHOOD CHARACTERISTICS

05.22.2014  STREAMLINED DESIGN REVIEW
3629 COURTLAND PL S, DPD PROJECT # 3017345

washington 3505 3rd avenue suite 300C, Seattle, WA 98121  california 1404 Broad Street, San Luis Obispo, CA 93401  www.caronarchitecture.com

1-2: SIMILAR PROJECT TYPE IN THE NEIGHBORHOOD

3-6: SIMILAR PROJECT TYPE IN THE NEIGHBORHOOD
CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES

CS1-C Topography
The proposed design features a stepping massing to accommodate changes in elevation along Courtland Pl S. Since there is a steep drop from the street level to the interior portion of the site, the street-facing structures are located in such a way that the entries are clearly visible and closer to the street level, access to 2nd level. The buildings at the back are accessed via shared walkways and stairs.

CS1-D Plants and Habitat
There are eight significant trees on the property. According to the tree evaluation report, the trees are either in poor condition or considered invasive species, and thus it is recommended that all of them be removed. New trees will be planted on the site and in a planting strip along Courtland Pl S.

CS2. URBAN PATTERN AND FORM

CS2-A Location in the City and Neighborhood
North Rainier urban village in general is a diverse and colorful neighborhood, with frequent transit and station overlay. The project is located on the southeastern edge of this area. The immediate surrounding consists of residential buildings, commercial uses, and some vacant land. The design quality of the project contributes to the block as a whole, and architectural style is in line with the most current projects in the neighborhood.

CS2-C Relationship to the Block
The property is located on the mid-block site, and the adjacent uses are small-scaled residential buildings. The proposed design adds more residential units to the area while maintaining the appropriate scale and facade treatment, with materials and texture that are already present in the neighborhood. The stepping massing helps define the sloping nature of the site.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

CS3-A Emphasizing Positive Neighborhood Attributes
The neighborhood has a strong residential character with a good mix of architectural styles and ages, ranging from 1900’s cottage-style houses to more recent, contemporary townhouses. The proposed design blends well to this mix, and helps enhance the area by adding new trees and green space.

PUBLIC LIFE

PL1. OPEN SPACE CONNECTIVITY

PL1-A Network of Open Space
A network of walkway and pocket green open space, with trees, shrubs and grass, are provided. The walkway links unit entries, private yard, and common areas throughout the site. The landscape will add greenery and visual interest to the area.

PL2. WALKABILITY

PL2-B Safety and Security
The project will address personal safety and security with the use of lighting at each unit entry along the common pathway. Units will have windows facing the shared walkway and alley providing eyes on the street.

PL2-D Wayfinding
Address signage will be provided. The street-facing units will have address signage clearly visible from the sidewalk and street. Address signage for all other units as well as mailboxes will be located adjacent to the right-of-way and at each primary entrance.

PL3. STREET LEVEL INTERACTION

PL3-A Entries
The entries to the street-facing units are clearly visible and identifiable from the street. The steps leading up to the entries, as well as the landscaping area in the front, act as a separation and transition from public to private space. This semi-public space is where the social interaction between residents and neighbors may occur.
**DESIGN GUIDELINES**

**DESIGN CONCEPT**

**DC1. PROJECT USES AND ACTIVITIES**

**DC1-B Vehicular Access Location and Design**

Parking will be accessed from alley, and lighting will be provided at parking area for security. A 3-feet tall fence will be provided to shield the vehicle’s light away from the residential unit. The trash enclosure will be located off the alley for collection, and will be screened with a wood fence.

**DC2. ARCHITECTURAL CONCEPT**

**DC2-A Massing**

The street-facing structures have a stepping massing in response to the street’s slope. The first floor of these structures is hidden behind the steep drop from the street level, resulting in the two-story appearance from the street. The resulting massing along with the facade modulation and articulation is thus in keeping with the scale of existing buildings in the area.

**DC3. OPEN SPACE CONCEPT**

**DC3-B Open Space Uses and Activities**

The project features landscape walkways and green open space that are shared among residents. These sidewalks & stairs act as internal passageways where residents can gather together. Rear yards and unit entries are connected to these internal pathways.

**DC3-C Design**

A combination of landscape and hardscape will be provided to enhance the open space in the project. A variety of features such as carefully selected facade materials, fences & gates, outdoor stairs, pavement, and plantings will be used to create friendly and attractive open space.

**DC4. EXTERIOR ELEMENTS AND FINISHES**

**DC4-C Lighting**

The project will incorporate outdoor lighting at each unit entry, address signage, and along the common pathway for personal safety, security and aesthetic purposes.

**DC4-D Trees, Landscape and Hardscape Materials**

Landscape and hardscape elements will be incorporated into the design of open space within the project to add color and texture, as well as to enliven common areas. Small shrubs, grass and trees that thrive under urban conditions will be provided to create a pleasing green space. New street trees per SDOT’s requirement will be planted along Courtland PL S. ic to private space. This semi-public space is where the social interaction between residents and neighbors may occur.

---

**DESIGN GUIDELINES**

05.22.2014  STREAMLINED DESIGN REVIEW  3629 COURTLAND PL S, DPD PROJECT # 3017345

washington - 2505 3rd avenue suite 300C, Seattle, WA 98121  •  california - 1404 Broad Street, San Luis Obispo, CA 93401  •  www.caronarchitecture.com
FLOOR PLANS - BUILDING TYPE 2 - ALLEY (SCALE: 3/32" = 1'-0")

05.22.2014    STREAMLINED DESIGN REVIEW
3629 COURTLAND PL S, DPD PROJECT # 3017345

Washington    2505 3rd avenue suite 300C, Seattle, WA 98121    California  1404 Broad Street, San Luis Obispo, CA 93401    www.caronarchitecture.com

GROUND FLOOR PLAN

2ND FLOOR PLAN

3RD FLOOR PLAN
Material notes:

1. Fiber cement panel, color TBD
2. Fiber cement lap siding, color TBD
3. TPO roof
4. Concrete wall
5. Concrete stairs
6. Vinyl windows
7. Painted door, color TBD
8. Metal railing
9. Cedar fence
10. Landscape wall
11. Wood stairs
Material notes:
1. Fiber cement panel, color TBD
2. Fiber cement lap siding, color TBD
3. TPO roof
4. Concrete wall
5. Concrete stairs
6. Vinyl windows
7. Painted door, color TBD
8. Metal railing
9. Cedar fence
10. Landscape wall
11. Wood stairs
Material notes:
1. Fiber cement panel, color TBD
2. Fiber cement lap siding, color TBD
3. TPO roof
4. Concrete wall
5. Concrete stairs
6. Vinyl windows
7. Painted door, color TBD
8. Metal railing
9. Cedar fence
10. Landscape wall
11. Wood stairs
COURTYARD ELEVATIONS

Material notes:
1. Fiber cement panel, color TBD
2. Fiber cement lap siding, color TBD
3. TPO roof
4. Concrete wall
5. Concrete stairs
6. Vinyl windows
7. Painted door, color TBD
8. Metal railing
9. Cedar fence
10. Landscape wall
11. Wood stairs

StringBuilder
Material notes:
1. Fiber cement panel, color TBD
2. Fiber cement lap siding, color TBD
3. TPO roof
4. Concrete wall
5. Concrete stairs
6. Vinyl windows
7. Painted door, color TBD
8. Metal railing
9. Cedar fence
10. Landscape wall
11. Wood stairs
CONCEPT PERSPECTIVE - AERIAL VIEW
CONCEPT PERSPECTIVE - AERIAL VIEW

05.22.2014 STREAMLINED DESIGN REVIEW
3629 COURTLAND PL S, DPD PROJECT # 3017345
CONCEPT PERSPECTIVE - STREET VIEW LOOKING SOUTH
CONCEPT PERSPECTIVE - VIEW FROM INTERNAL PASSAGEWAY LOOKING SOUTH
CONCEPT PERSPECTIVE - VIEW FROM INTERNAL PASSAGEWAY LOOKING NORTH
CONCEPT PERSPECTIVE - VIEW OF SHARED WALKWAY

05.22.2014  STREAMLINED DESIGN REVIEW
3629 COURTLAND PL S, DPD PROJECT # 3017345

washington 2505 3rd avenue suite 300C, Seattle, WA 98121  •  california 1404 Broad Street, San Luis Obispo, CA 93401  •  www.caronarchitecture.com