Development Objectives:

Project proposes construction of 4 new, three story townhouses. Project includes demolition of residential structures and accessory structures on lot.
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SECTION 7: PRIOR EXPERIENCE
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section 1: project overview

context map

basic project information (see pages 16&17 for detailed zoning information)

- **Site Location**: 3717 S. Dawson Street
- **Site Zoning**: LR2
- **Overlay**: Columbia City Residential Urban Village
- **Permitted Use**: Multifamily- 5 townhouse units, no commercial space proposed.
- **SEPA Review**: No (Less than 20 dwelling units in LR2 inside of Urban Center)
- **Site Area**: 6,907 sf
- **Floor Area Ratio**: 23.45.510
  - Max FAR: 1.2 (8288 sf)
  - Proposed FAR: 0.98 (6830 sf)
- **Height**: 23.45.514
  - Base Height: 30'
- **Setbacks**: 23.45.518
  - Front and rear min: 5'-0''
  - Front and rear average: 7'-0''
  - Proposed front: 7'-0'' average
  - Proposed rear: 36'-1''
  - Side min: 5'-0''
  - Side average: 7'-0''
  - Proposed sides: 7'-0'' + average
- **Parking Required**: (5) Required (1 per unit) / (5) Provided 23.54.015
The site exists in the heart of up and coming Columbia City neighborhood. It is just across the street south from the Seattle Gymnastics Academy and within a block of downtown Columbia City. The site is directly adjacent to mostly single-family residential structures, and is very near Hitt’s Hill Park.

The area surrounding the site is zoned for lowrise multifamily projects. The closest bus stops are along Rainier Ave to the east and MLK Jr Way to the west. The site performs very well in walk score, and decent in transit, and bike scores and is considered within a frequent transit area as there is frequent transit service within 1/4 quarter mile.
section 2: context analysis

context use map

Typology / Adjacencies
The site is uniquely positioned in a low-rise zone with an elevated, densely vegetated park to the south, and downtown Columbia City within a short 5 minute walk. There is a Gymnastics Academy directly across the street, where future low-rise residential development is possible. There are a number of apartment buildings in the near vicinity, including a new multi-unit structure being planned for a lot to the east. The site is also within a 5-10 minute walk of the light rail stop and frequent transit bus stops.
section 2: context analysis

View of our lot from NW corner of site.

View of street scape directly adjacent to our lot - looking west.

View of our lot from NE corner of lot.

View directly across the street from our lot toward Gymnastics Academy.

View looking east down the street from our lot towards downtown Columbia City.

View of single family home adjacent east to our lot.
section 2: context analysis

site bird’s eye view
section 2: context analysis

street photo-montages

Google Earth concept image 1

Google Earth concept image 2
section 3- existing site conditions

**Uses**
There are two existing structures on the site: a 941 sf, one story residence and a detached garage.

**Topography**
The site is relatively flat until about 20 feet from the rear lot line, where the site slopes up approximately 20 feet, and contains a mapped steep slope ECA.

**Access**
There is pedestrian access via an existing concrete walkway (flat) in the middle of the lot. Vehicular access via a concrete drive along west lot line to detached garage in the rear yard.

**Views and Solar Access**
The property will have great views to the northeast and north towards Lake Washington. Solar access from the south will be partially blocked by large trees to the south. These trees, however, provide pleasant park views to the south of the lot.
section 3: existing site conditions

existing site photographs

1. Looking South at existing house
2. Looking South at existing house
3. Looking South towards back yard
4. Looking North along side yard
5. Looking South at existing garage and rear yard
6. Looking NE at existing house
7. Looking North at existing house
8. Looking at existing detached garage

3717 S. Dawson St.
### Guidelines

**CS1 D. Plants & Habitat**

1. **On-Site Features:** Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible.

   The project has been designed to take full advantage of the existing trees on the site. The existing drive aisle location is being re-used to preserve street trees, and the heavily landscaped area at the rear yard is to be largely maintained. Landscape plans will focus on highlighting the existing vegetation while adding specific elements to enhance the new structures relationship to the site.

---

**CS2 B. Adjacent Sites, Streets and Open Spaces.**

2. **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.

   The driving concept behind the project is to shift building mass to create open space on each floor of each of the 5 units. This creates a unique facade that faces the street and an inviting pedestrian entrance to each unit.

   Having open space on each floor of each unit creates a strong tie to the surrounding environment. Additionally, the large open space at the rear lot celebrates and preserves the existing trees and vegetation. An entry court along the east property line encourages public use and creates a strong pedestrian tie to the street scape.
### Guidelines

<table>
<thead>
<tr>
<th>Guidelines</th>
<th>Design Team Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CS2 C. Relationship to the Block</strong> 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street edge where it is already present and respond to datum lines created by adjacent buildings at the first three floors.</td>
<td>The project is a mid-block site and has been designed to anticipate future growth in this zone and this neighborhood, which is rapidly increasing in density and multi-family structures.</td>
</tr>
<tr>
<td><strong>CS2 D. Height, Bulk and Scale</strong> 2. Existing Site Features: Use changes in topography, site shape and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.</td>
<td>The conceptual shift at the street facing facade breaks up the three-story mass into parts that are more scalable with the surrounding existing single family homes. Street trees in front of the project also act as a buffer to the mass and height of the three story structure.</td>
</tr>
<tr>
<td><strong>PL1 A. Network of Open Space</strong> 2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.</td>
<td>We are using pedestrian courtyards at the ground level to promote shared public space. Recessed entries and clearly marked wayfinding to rear units are all provided to increase the pedestrian link to the structure through the use of shared open space.</td>
</tr>
</tbody>
</table>
## Section 4: Design Guideline Priorities

<table>
<thead>
<tr>
<th>Guidelines</th>
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</thead>
<tbody>
<tr>
<td><strong>PL3 A. Entries</strong>&lt;br&gt;D. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.</td>
<td>Entries are given careful consideration so as to promote pedestrian circulation and connection to the sidewalk. Entries are recessed and dug into covered sections of each unit.</td>
</tr>
<tr>
<td><strong>PL3 B. Residential Edges</strong>&lt;br&gt;1. 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 floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.</td>
<td>Landscaping and cedar fences will be provided at the property line in conjunction with landscaped elements and vegetated buffers. The main floor is 2-3 feet above the sidewalk grade providing an additional spatial buffer from the street.</td>
</tr>
<tr>
<td><strong>PL3 B. Residential Edges (Cont.)</strong>&lt;br&gt;2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence. In addition to the ideas in PL3.B1, design strategies include: A. vertical modulation and a range of exterior finishes on the facade to articulate the location of residential entries. B. pedestrian-scaled building addressing and signage, and entry elements such as mail slots/boxes, doorbells, entry lights, planter boxes or pots.</td>
<td>A large stone or concrete fence/retaining wall at the ground level, street facing facade acts as an appropriate security buffer from the adjacent sidewalk. Additionally, trees, plants and landscaped buffers further delineate this transition. Entries to ground level units are recessed and clearly marked by signage, mailboxes, and other small scale way finding elements.</td>
</tr>
</tbody>
</table>
Zoning Standard | Design Team Response
--- | ---

23.45.504: Permitted and Prohibited Uses
Residential use permitted in LR2 zone. | Residential townhouse use permitted outright.

23.45.510: Floor Area Ratio (FAR) Limits
Per table A for 23.45.510 the FAR for LR3 townhouse developments outside urban centers is 1.0 or 1.2 if the project meets the standards of 23.45.510.C | Proposed total area: 7059 sf
Proposed FAR: 6830sf/6907sf = 0.98

23.45.510.C: Standards for Higher FAR
Green building performance standards. | Green building performance standards will be satisfied, therefore allowing maximum FAR of 1.2.

23.45.512: Density Limits - Lowrise Zones
Per table 23.45.512 the unit to lot area ratio for LR3 townhouse developments is 1/1,600 or no limit if the standards of subsection 23.45.510.C are met. | Design will meet standards of 23.45.10.C therefore allowing for no limit on density.

23.45.514: Structure Height
Per table 23.45.514 the allowable height for townhouse developments outside of urban centers in LR3 zones is 30 feet. | Proposed structure base height: 30'-0"

23.45.518: Setbacks and Separations
Per table 23.45.518 for Townhouse developments in LR3 zones the setbacks are:
Front & rear: 7 average, 5 minimum
Side setbacks > 4': 7 average, 5 minimum | Average east side setback: 12'-6" (6' min)
Average west side setback: 12'-6" (6' min)
Average front setback: 7'-0" (7' min)
Rear Setback: 36'-1" (5'-0" min)

23.45.522: Amenity Area
Townhouse developments in LR zones having the following amenity area requirements:
A.1: The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.
A.2: A minimum of 50 percent of the required amenity area shall be provided at ground, except that amenity area provided on the roof a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.
A.3: For rowhouses and townhouses developments, amenity area required at ground level may be provided as either private or common space. | Required total: 6907 site area / 4 = 1727 sf
Required ground floor: 1728/2 = 863 sf
Total proposed: 4152 sf
Proposed at ground floor: 2100 sf

Zoning Standard Design Team Response

Residential townhouse use permitted outright.

Per table A: Total area: 7059 sf
Proposed FAR: 6830sf/6907sf = 0.98

Green building performance standards will be satisfied, therefore allowing maximum FAR of 1.2.

Design will meet standards of 23.45.10.C therefore allowing for no limit on density.

Proposed structure base height: 30'-0"

Average east side setback: 12'-6" (6' min)
Average west side setback: 12'-6" (6' min)
Average front setback: 7'-0" (7' min)
Rear Setback: 36'-1" (5'-0" min)

Proposed at ground floor: 2100 sf

Total proposed: 4152 sf

Required total: 6907 site area / 4 = 1727 sf
Required ground floor: 1728/2 = 863 sf

Amenity area requirements:
A.1: The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.
A.2: A minimum of 50 percent of the required amenity area shall be provided at ground, except that amenity area provided on the roof a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.
A.3: For rowhouses and townhouses developments, amenity area required at ground level may be provided as either private or common space.

Setbacks and separations

Average east side setback: 12'-6" (6' min)
Average west side setback: 12'-6" (6' min)
Average front setback: 7'-0" (7' min)
Rear Setback: 36'-1" (5'-0" min)

Amenity area

Required total: 6907 site area / 4 = 1727 sf
Required ground floor: 1728/2 = 863 sf
Total proposed: 4152 sf
Proposed at ground floor: 2100 sf
section 5: zoning standards

<table>
<thead>
<tr>
<th>Zoning Standard</th>
<th>Design Team Response</th>
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<tbody>
<tr>
<td>23.45.524: Landscaping Standards</td>
<td>A.1: Provide for the long-term health, viability, and coverage of plantings.</td>
</tr>
<tr>
<td></td>
<td>A.2.a: LR3 townhouse development required to have a green factor of 0.6 or greater.</td>
</tr>
<tr>
<td></td>
<td>B.1: Street trees are required.</td>
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<tr>
<td></td>
<td>Proposed landscape to have a green factor of .6 or higher.</td>
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<tr>
<td>23.45.526: LEED, Built Green, and Evergreen Sustainable Development Standards</td>
<td>A: Applicants for all new development gaining extra residential floor area, pursuant to this chapter 23.45, or seeking to qualify for the higher FAR limit in table A for 23.45.510 shall make a commitment that the structure will meet green building performance standards by earning a LEED silver rating or a built green 4-star rating of the Master Builders Association of King and Snohomish Counties.</td>
</tr>
<tr>
<td></td>
<td>Proposed to be constructed to Green Building Performance standards.</td>
</tr>
<tr>
<td>23.45.527: Structure Width and Facade Length Limits</td>
<td>Per table 23.45.527 for townhouse developments in LR3 zones outside urban centers, the maximum structure width is 150 feet. The maximum combined length of all portions of facades within 15 feet of lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.</td>
</tr>
<tr>
<td></td>
<td>Facade length = ([115\text{-}1&quot; (lot length) \times .65]) = 74\text{,-,}9&quot;</td>
</tr>
<tr>
<td></td>
<td>Proposed facade length = 50\text{-}0&quot;</td>
</tr>
<tr>
<td>23.54.015 Required Parking</td>
<td>Parking for residential, 1 space per dwelling unit is required.</td>
</tr>
<tr>
<td></td>
<td>Bicycle parking. Per table E for 23.64.015 D2, 1 long term bicycle parking space is required per 4 dwelling units.</td>
</tr>
<tr>
<td></td>
<td>4 parking stalls required, 4 parking stalls proposed.</td>
</tr>
</tbody>
</table>

Facade length
Approved Request For Relief From Prohibition On Steep Slope Development

**Review Type**
ECA SLIDE

**Date**
December 22, 2015

**Project Address**
3717 S Dawson St

**Contact Phone**
(206) 267-9277

**Contact Email**
permit@hybridarc.com

**DPD Reviewer**
Robert M McIntosh

**Reviewer Phone**
(206) 684-5953

**Reviewer Fax**
(206) 629-9477

**Reviewer Email**
rob.mcintosh@seattle.gov

**Owner**
ROBERT A HUMBLE

**Related Projects**
3022250

**Reference**
November 17, 2015 "Geotechnical Engineering Report, Proposed Townhomes, 3717 - South Dawson St, Seattle, WA", by PanGEO, Inc. [PanGEO File No. 15-267]

**Description of Work:**
Construction of 3-story residential structure containing 5 townhouse units in LR2 zone. Parking not required. Demo of existing structure included.

ECA review is required. Based on a review of the City GIS system and the submitted information, DPD concludes that the garage footprint, which extends into the 15-foot buffer at the toe of the ECA Steep Slope, constitutes an area of existing development. Consequently, the portion of the project proposed to extend into the garage footprint qualifies for the Relief From Prohibition On Steep Slope Development, as described in SMC 25.09.180 B2a. An ECA Steep Slope Area Variance, or an Exception, is not required for this application provided all other development remains outside of the ECA Steep Slope and its buffer. Please note that the topographic contours shown on the uploaded site plan differ from those shown on the topographic survey. Delineation of the ECA Steep Slope and its buffer must be completed based on the topographic survey. Except as described herein, the remaining Environmentally Critical Areas requirements apply.

Project was approved for relief from prohibition of development within the associated steep slope buffer due to the existing garage structure on the lot. The letter on this sheet confirms approval, which was filed under the same permit number as this SDR package.

no further adjustments proposed
section 6: architectural concept

concept diagrams - plan

1. Start with required setbacks.

2. Pull back at the rear lot line to move out of the steep slope ECA and associated buffer. Also beins massing of building away from existing trees and vegetation that is to be preserved.

3. Create drive aisle and activated central courtyard and create apertures at front and side yards that align with mass of structures on adjacent lots.

concept diagrams - street facing facade

1. Start with units 1 and 2, three stories stacked directly on top of each other.

2. Shift middle floor over the drive aisle creating offset plan and the beginning of creating covered open spaces.

3. Shift Unit one in opposite direction, creating open space at all levels and all units.
section 6: architectural concepts

aerial views

3717 S. Dawson St.
section 6: architectural concept

site plan

scale: 1/16" = 1'
section 6: architectural concepts
section 6: architectural concept
Streamlined Design Review

MUP #3022250                02.19.16
3717 S. Dawson St.

scale: 3/32" = 1'-0"
2735 sf
section 6: architectural concept

third floor plan

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

2385 sf
section 6: architectural concepts

preliminary landscape plan
scale: nts

3717 S. Dawson St.
section 6: architectural concept

The street facing facade is dynamic and unique, putting a modern spin on the traditional townhouse edifice. Volumes are pulled apart horizontally, exposing voids that can be occupied as exterior deck space. The facade is inviting for pedestrians, but also protected with a vegetated buffer and semi-hidden entrances. A large cantilever marks the vehicular entry, providing visual intrigue and formal spontaneity.
The central courtyard is activate by both pedestrian and vehicular activity. It is intended to add attractive amenity space with lush vegetation and walkable, habitable spaces. Each of the 4 units has direct access out of the structures to this courtyard, which acts as a transitional space between the private and the public.
section 6: architectural concept

north, street facing elevation

courtyard, facing north

west elevation

Materials Legend
1. Fiber Cement Panel - Painted White
2. Fiber Cement Panel - Light Grey Paint
3. Metal Flashing Panel - Black
4. Black Window and Door Frame
5. Standing Seam Metal - Vertical - Light Grey Finish
6. Horizontal Lap Siding - Dark Grey Finish
section 6: architectural concept

Materials Legend
1. Fiber Cement Panel - Painted White
2. Fiber Cement Panel - Light Grey Paint
3. Metal Flashing Panel - Black
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6. Horizontal Lap Siding - Dark Grey Finish

3717 S. Dawson St.
section 6: architectural concept

HyBrid previous project experience

Madison Park Condominiums

Stevens Residences

Bellevue Ave Midrise Apartments

Remington Court Townhouses

Harvard Avenue Apartments