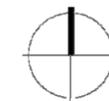


SITE ANALYSIS DIAGRAM





AERIAL LOOKING WEST



AERIAL LOOKING EAST

**1. Proposal**

515 Ward St is currently a lot with (1) SFR. The applicant proposes to demolish the existing SFR and develop the site with five townhouses.

**Key Metrics:**

- **Zone:** LR3
- **Lot size:** 5,040 SF
- **Total Building Area:** 7,480 SF
- **FAR:** 5,040 sf x 1.4 = 7,056 sf allowed (th/s + built green)
- 7,056/5 unites = 1,481 sf per unit (inside face of walls)
- **Structure Height:** 30' + 4' Parapet Allowance
- **Units:** 5
- **Parking Stalls:** (frequent transit)  
(1) garage, (4) open stall, residential

**2. Analysis of Context:**

The structures surrounding this site consist of a mix of single family residence and multifamily residences between 2 and 3 stories. Territorial views from the site south towards downtown, Seattle Center, and east towards Lake Union.

**3. Existing Site Conditions:**

A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on page 6.

**4. Site Plan:**

A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 7. A preliminary landscape plan can be found on page 8.

**5. Design Guidelines:**

See page 5 for design guidelines.

**6. Architectural Concept:**

As a site adjacent to the downtown area, the main concept of this project was to prioritize pedestrian circulation. This created spaces along the site that promote social interaction between residents and their neighbors. It was also important to create individual entry ways along this communal walkway with landscaping and hardscaping. The height and bulk along the strong-street facing neighborhood was important, and the main contributor to massing down along the site.

	<u>Required</u>	<u>Provided</u>	<u>% Difference</u>
<b>Front:</b>	7' average, 5' minimum	7.1'	Compliant
<b>Side (east):</b>	7' average, 5' minimum	6.2'	12% difference
<b>Side (west):</b>	7' average, 5' minimum	7.5'	Compliant
<b>Rear:</b>	7' average, 5' minimum	30.4'	Compliant



WARD ST LOOKING NORTH



WARD ST LOOKING SOUTH

## DESIGN GUIDELINES

### CONTEXT AND SITE

#### CS1. Natural Systems and Site Features

**Sunlight and Natural Ventilation:** Corner wrapping windows along the modulated east and west facades help to bring in more sunlight to all the unit. Additionally, the center unit will use operable windows on east and west facades to create opportunities for natural ventilation.

**Plants and Habitat:** This project uses the natural sloping of the site as a positive growing space for landscaping. Each side of the building is lined with landscaping and permeable hardscaping to give life to the user's outdoor areas, as well as help rain water permeate into the ground naturally.

#### CS2. Urban Pattern and Form

**Relationship to the Block:** Many of the surrounding building to the site have heights of two to three stories. Our proposal is two and a half stories at the street front, responding the surrounding neighborhood. The proposal maintains the existing patten of the block by proposing a strong front yard connection to the street and responding to the topography of the site in the same manner adjacent neighbors have.

**Height, Bulk, and Scale:** Buildings adjacent and across the street from the project site range form 2-3 stories, comprised of single family, townhouses, and apartments. The street facing units in our proposal are set below grade to reduce the scale of the project adjacent to the street and pedestrian sidewalk. The parapet heights along the east and west facades are modulated and landscape courtyards are proposed to reduce the scale of the project for adjacent sites.

### PUBLIC LIFE

#### PL2. Walkability

**Safety and Security:** Large corner windows provide opportunities for eyes on the street and the pedestrian walkways. Exterior lighting is proposed along the walkways and adjacent to entries.

**Wayfinding:** The building proposes entries to be recessed and lined with cedar siding to highlight each entry point along the side walkways. This creates visual cues for pedestrians to understand where entry ways are along the east and west sides of the building. Each entry will have visibly present numerals.

#### PL3. Street Level Interaction

**Entries:** The street-facing units, units 1-2, each have a small stair to reach the front door, and are clearly marked with awnings and signage. The porches are a small area to individualized, and create a sense of ownership and identity. Units 3-5 are given the same opportunities for personalization, emphasized along the pedestrian pathways along the east and west property lines. Entries are provided with landscape courtyards and awnings provide protection form the elements.

#### PL4. Active Transit

**Planning Ahead for Bicyclists:** We will propose bike parking located in the common amenity area to encourage biking to and from the downtown Seattle area.

**Planning Ahead for Transit:** Creating a pedestrian friendly site that has a strong connection to the street encourages users to walk to the nearest transit stops, connecting them to routes, such as 3 or 4, that can take them to downtown Seattle or farther up into Queen Anne.

### DESIGN CONCEPT

#### DC1. Project Uses and Activities

**Arrangement of Interior Uses:** The interior spaces of each townhouse were arranged with the notion of how a visitor enters and progresses through a unit. Also, views of the downtown area were prioritized with large south corner windows and large open spaces such as the living spaces and master bedrooms.

**Vehicular Access and Circulation:** By locating parking at the rear of the site, vehicular impact on the daily cycle of the site is minimal. Vehicular access and circulation are restricted only to appear in the rear of the sight along the alley way. This arrangement makes it easy for vehicular and pedestrian traffic to safely work completely separate from each other.

**Parking and Service Uses:** This project's parking is connected with the alley in the back of the site, at the site's lowest point. This is consistent with the stepping down of the structure along the existing slope and allows the connection with Ward Street to be purely pedestrian.

#### DC2. Architectural Concept

**Massing:** The massing decisions for this project were influenced mainly by the existing topography. The structure fits within the scale of the street as the building slowly steps down and away towards the alley. Along the side of the building are modulations/articulations to allow for a variety of scales, landscape courts, and individual entrances.

**Architectural and façade Composition:** The exterior walls are arranged with modulation, and proportional call outs of color to add a vibrant and effective aesthetic to the neighborhood. The use of accent panels help to explain the patterns of windows along the building and emphasize the corner windows.

**Secondary Architectural Features:** The building modulates in areas that give definition to individual units, define entries, or create decks. These modulations were designed with the scale of our neighbors adjacent to and across form us in mind. Awnings and stoops are used on the front entries to match the aesthetics of the surrounding neighbors.

**Scale and Texture:** The accents of horizontal cedar siding is only used primarily along the first floor around entry doors. This creates a warm texture that is easy to identify and respond to. Also, the stairs on the pedestrian pathways are spaced to be comfortable to a user while going up or down the entire length of the site. Landscaping along pedestrian paths and at the street edge adds a natural texture among the permeable hardscaping.

**Form and Function:** The form and signage of the building makes it easy to identify as a residential building. Secondary features such as porches and awnings explain front entrances to each unit.

#### DC3. Open Space Concept

**Building-Open Space Relationship:** The strong connection with the street edge and the carved out portions of the structure along the east and west sides of the building serve as natural pockets of connection to the site and its users.

**Design:** The design of the cascading pedestrian paths on the east and west side were inspired by the many already existing neighbor's pathways that lead down the existing topography. We propose to enhance the experience on our site with landscaping and permeable hardscaping just as many other neighboring sites have done.

#### DC4. Exterior Elements and Materials:

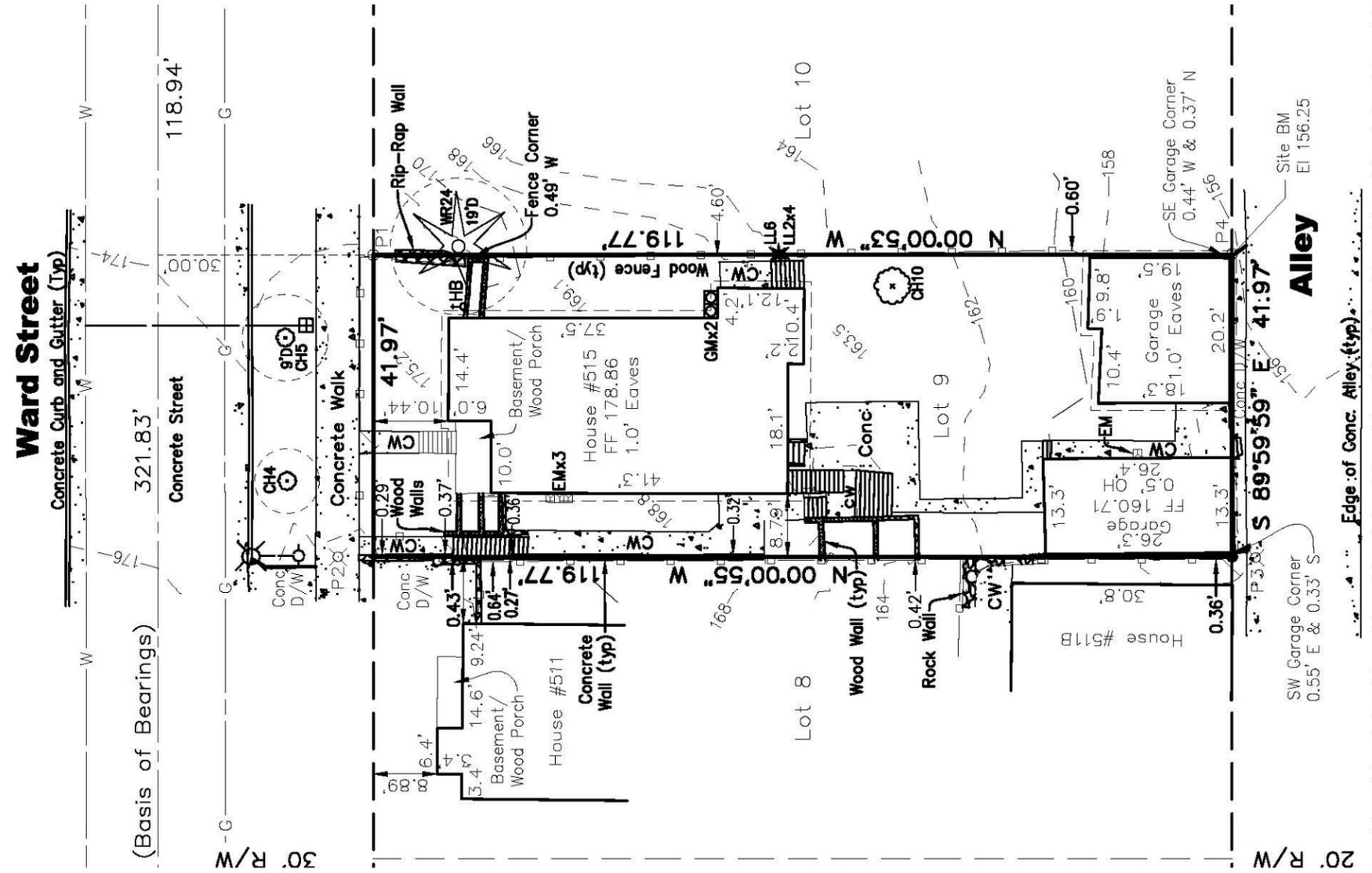
**Exterior Elements and Finishes:** A combination of cementitious panel and lap siding provide a durable and harmonious structure. Accents of cedar add great texture and detail to entrances, and enhance the overall quality of the project.

**Lighting:** Exterior lighting will be proposed along the main walkways and at each of the townhouse entries to maintain a well-lit path and signify the entries to each unit with well-lit front doors/addressing.

**Trees, Landscape and Hardscape Materials:** All new landscape and hardscape will work together to enhance the pedestrian experience along the street, and walkways within the site. Hardscape materials will be a combination of concrete and concrete pavers.

STE SURVEY SCALE: 1"=20'

#3018460 515 WARD ST STREAMLINED DESIGN REVIEW MARCH 26, 2015



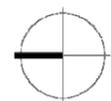
**LEGAL DESCRIPTION**

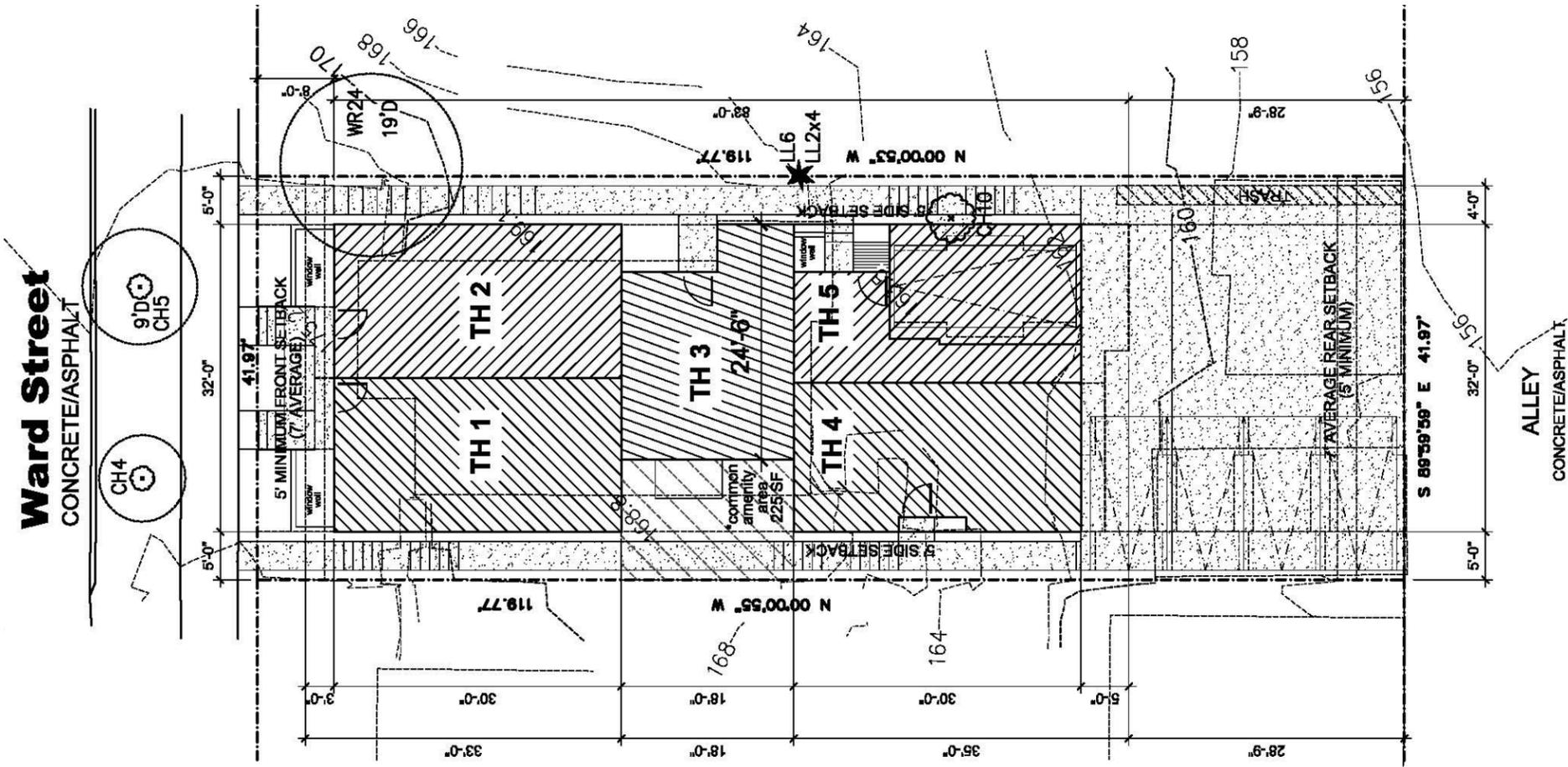
LOT 9, BLOCK 45, MERCER'S 2nd ADDITION REPLAT TO THE CITY OF SEATTLE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 54, RECORDS OF KING COUNTY, WASHINGTON.

APN: 545830-0145

**TREE DESCRIPTIONS**

CH Cherry (Prunus cerasus) LL Holly (Ilex aquifolium)  
WR Western Red Cedar (Thuja plicata)





SITE PLAN

SCALE: 1/16" = 1'

**AVERAGE GRADE CALC**

**SECTION 1:**

$$(169.5 (E) \times 32.0) + (169.7 (W) \times 32.0)$$

$$5,424 + 5,430.4 = 10,854.4$$

$$10,854.4 / 64.0 (SUM LENGTH OF SIDES) = 169.6$$

$$AVERAGE GRADE SECTION 1 = 169.6'$$

**SECTION 2:**

$$(168.3 (E) \times 18.0) + (168.7 (W) \times 18.0)$$

$$3,029.4 + 3,036.6 = 6,066$$

$$6,066 / 36.0 (SUM LENGTH OF SIDES) = 168.5$$

$$AVERAGE GRADE SECTION 2 = 168.5'$$

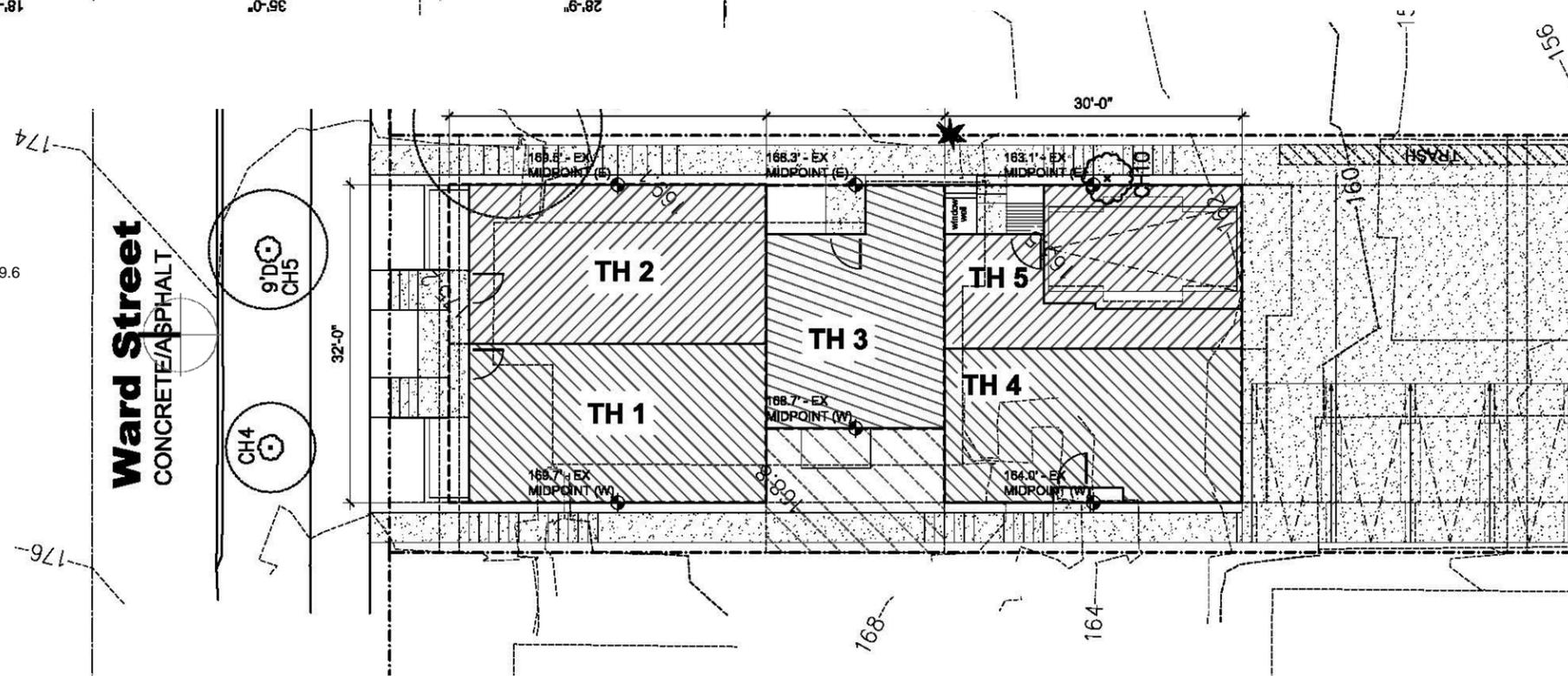
**SECTION 3:**

$$(163.1 (E) \times 30.0) + (164.0 (W) \times 30.0)$$

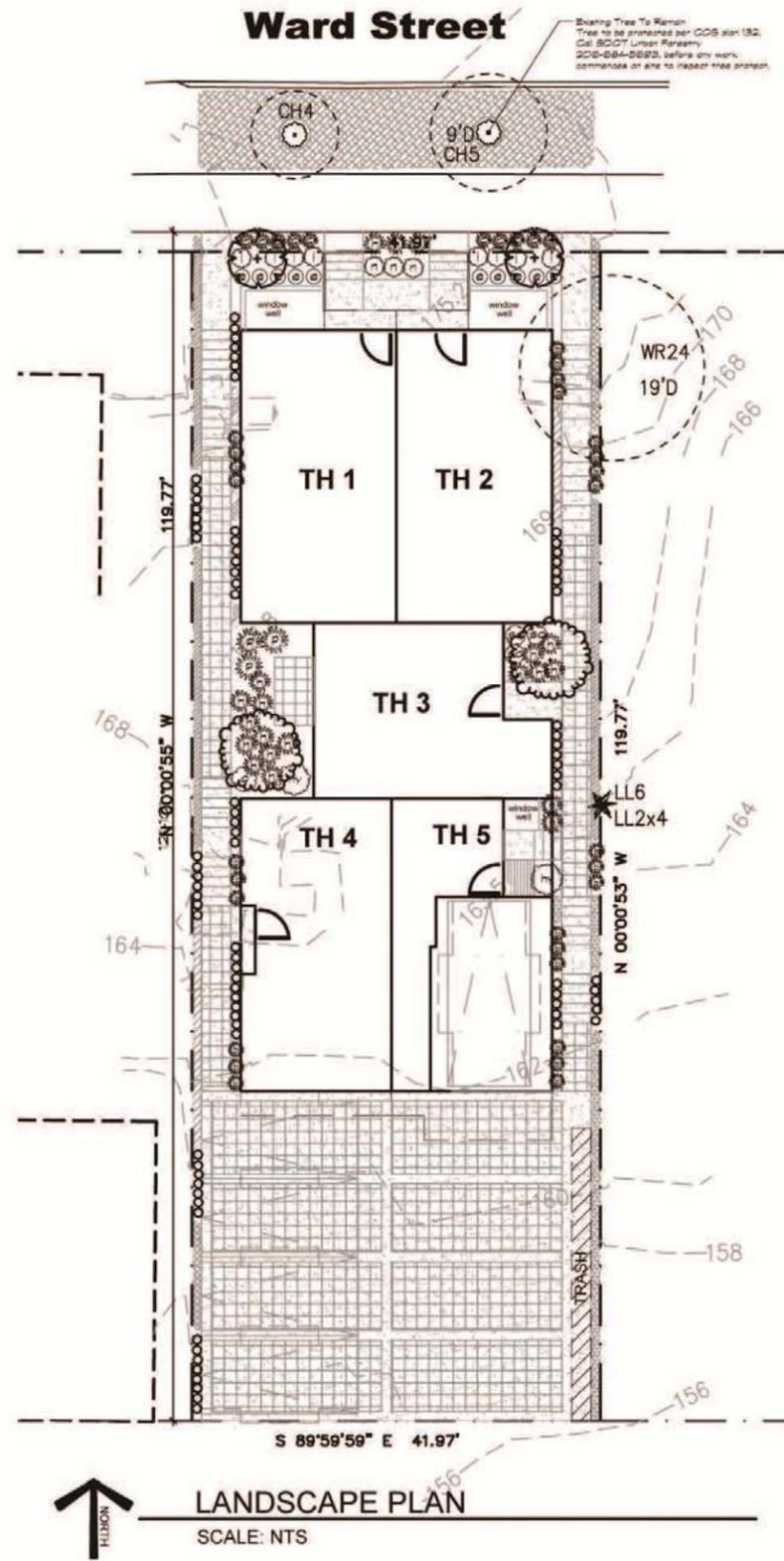
$$4,893 + 4,920 = 9,813$$

$$9,813 / 60.0 (SUM LENGTH OF SIDES) = 163.6$$

$$AVERAGE GRADE SECTION 3 = 163.6'$$

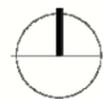
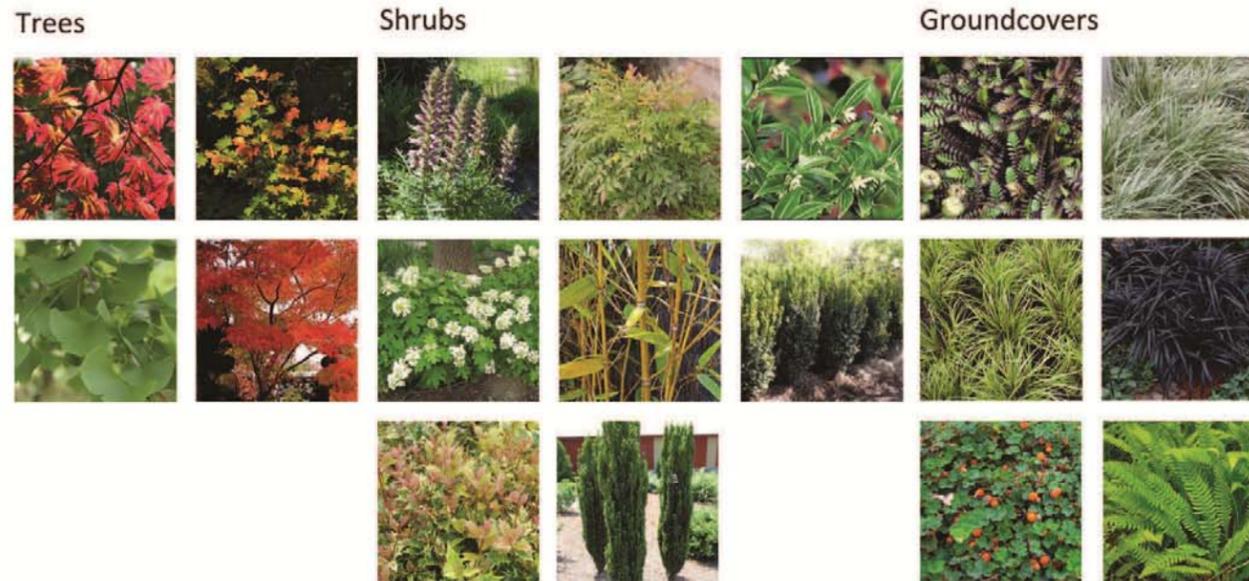


HEIGHT CALCULATION PLAN SCALE: 1/16" = 1'



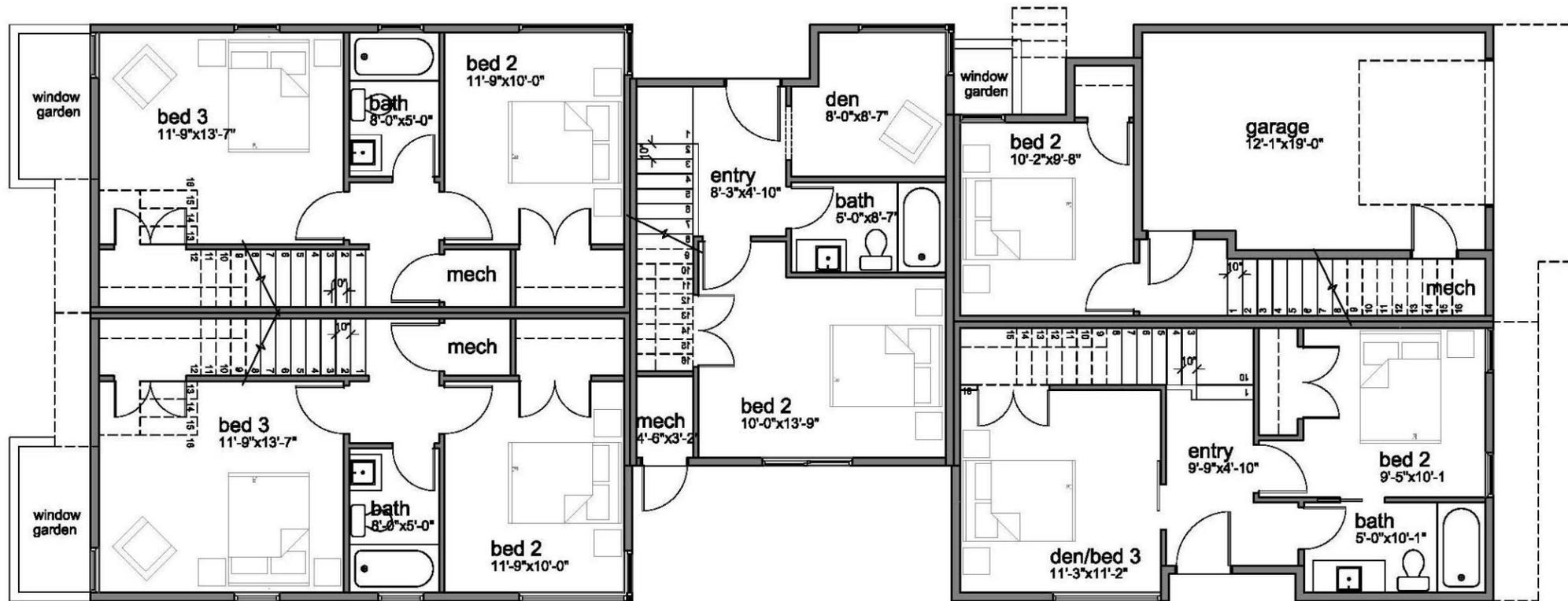
**PLANT SCHEDULE**

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>			
<i>Acer circinnatum</i>	Vine Maple	8-10, multi-trunk	(NOT)
<i>Ginkgo biloba 'Mayer'</i>	Mayday Ginkgo	2' Gal	
<b>SHRUBS &amp; PERENNIALS</b>			
<i>Carex heterocoma</i>	Orange Sedge	1 Gal	(OT)
<i>Blechnum spicatum</i>	Deer Fern	1 Gal	(NOT)
<i>Deschampsia cespitosa</i>	Northern Light Hair Grass	1 Gal	(OT)
<i>Isachne macrospora 'Aurea'</i>	Gold Variegated Japanese Forest Grass	2 Gal	(OT)
<i>Ilex cornuta 'Sky Pencil'</i>	Sky Pencil Ilex	4-5	(OT)
<i>Hydrangea quercifolia</i>	Pee Wee Oakleaf Hydrangea	5 Gal	(OT)
<i>Lanceola platyloca</i>	Evergreen Honeyuckle	2 Gal	(OT)
<i>Nandina domestica 'Harbor Dwarf'</i>	Harbor Dwarf Nandina	5 Gal	(OT)
<i>Campanula heterophylla 'Goshiki'</i>	Goshiki Bellflower	5 Gal	(OT)
<i>Phyllostachys aurea</i>	Golden Bamboo	5-8	(OT)
<i>Sarcococca rupestris</i>	Prognon Sweet Box	5 Gal	(OT)
<b>GROUNDCOVERS</b>			
<i>Acorus gramineus 'Ogon'</i>	Golden Variegated Japanese Sweet Flag	4' zone, 12" oc	(OT)
<i>Carex marshallii 'Ice Dance'</i>	Ice Dance Japanese Sedge	1 Gal, 18" oc	(OT)
<i>Saxifraga rubrum</i>	Red Saxifrage	1 Gal, 18" oc	(OT)
<i>Lepidosiphon squarrosus 'Parris Broom'</i>	Broom Saxifrage	4' zone, 12" oc	(OT)
<i>Chamaecyparis pisifera 'Nigrescens'</i>	Black Mondo Grass	4' zone, 12" oc	(OT)
<i>Rubus coccineus 'Emerald Green'</i>	Groundcover Rubus	4' zone, 12" oc	(OT)





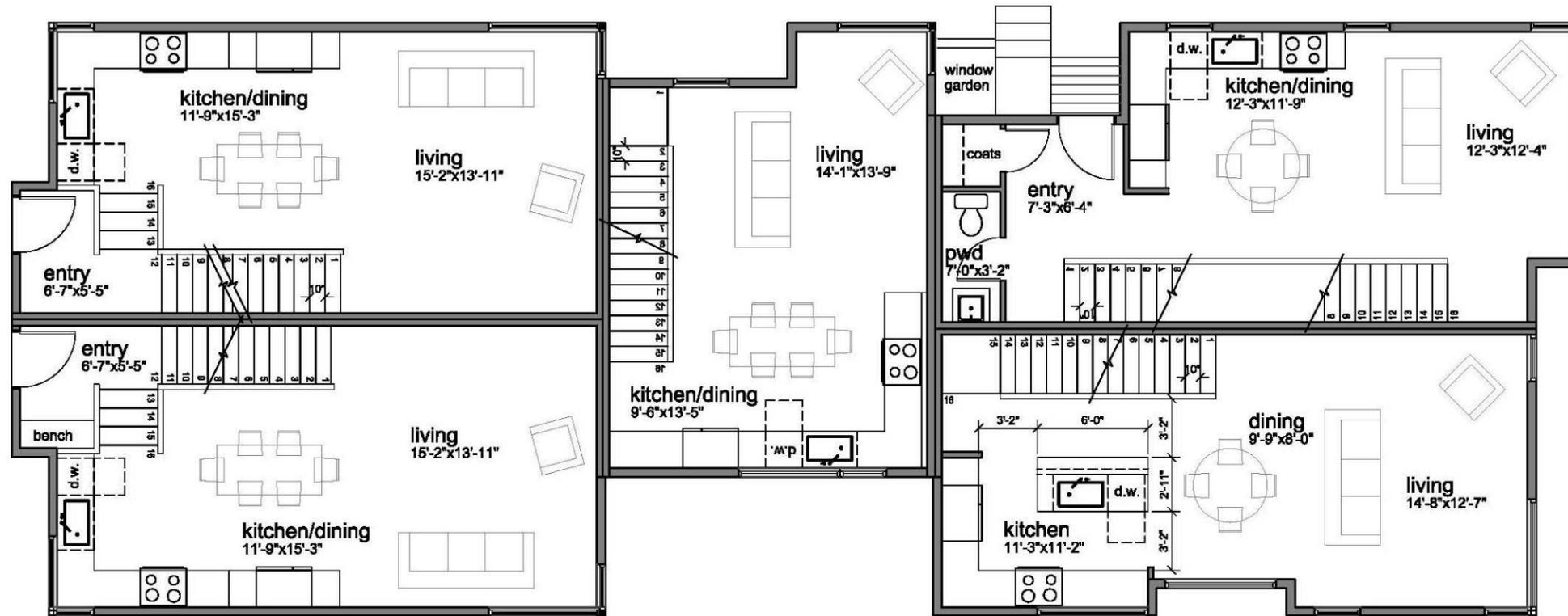




first floor plan

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

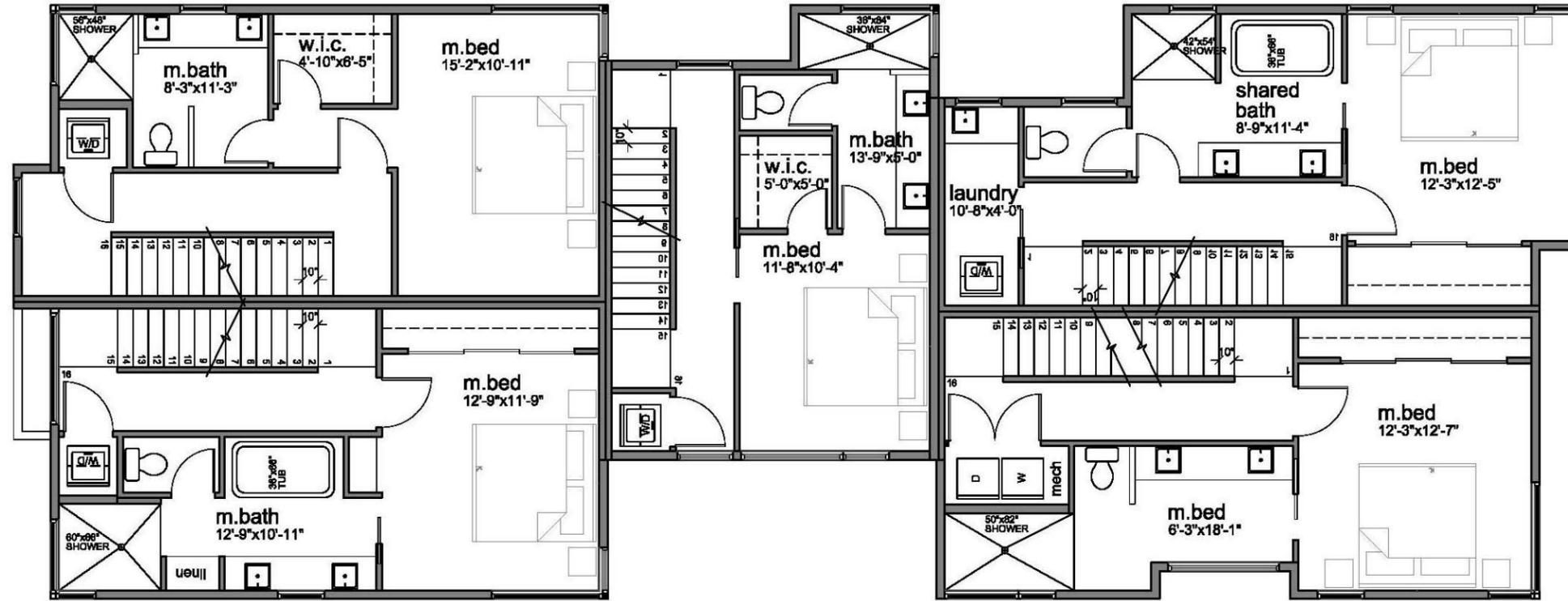




second floor plan

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

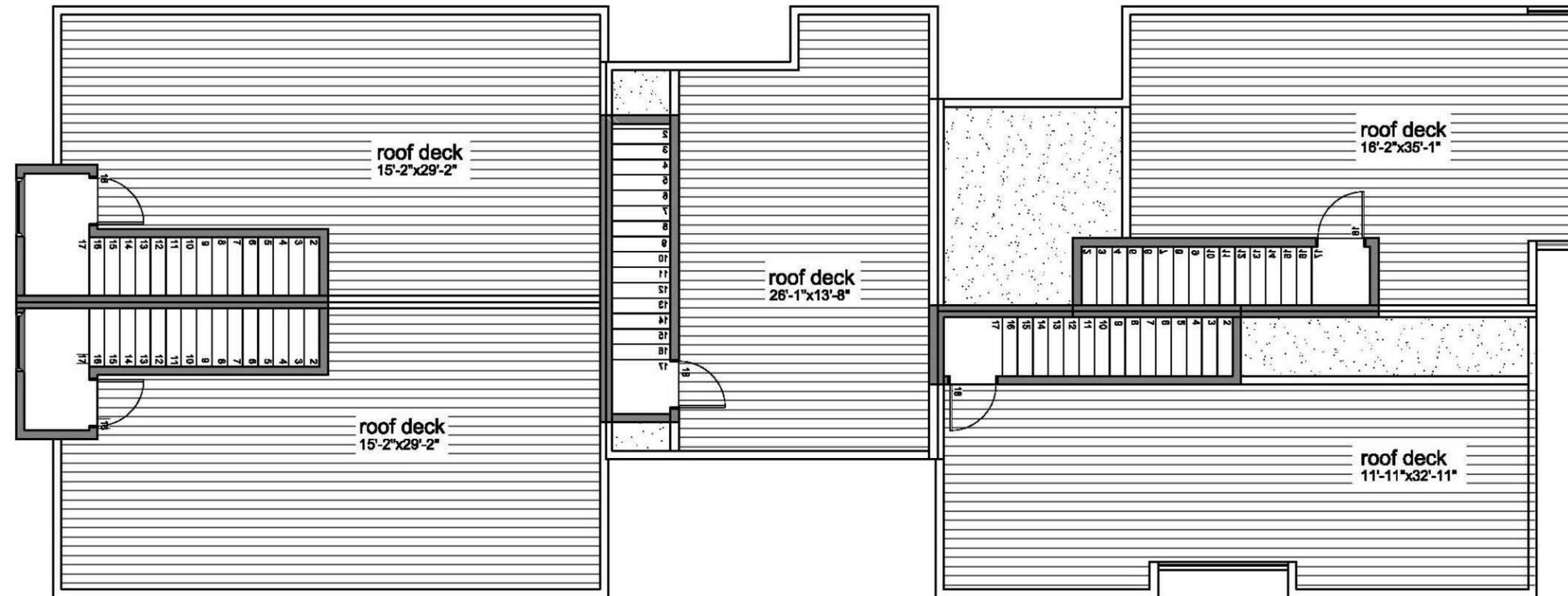




third floor plan

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

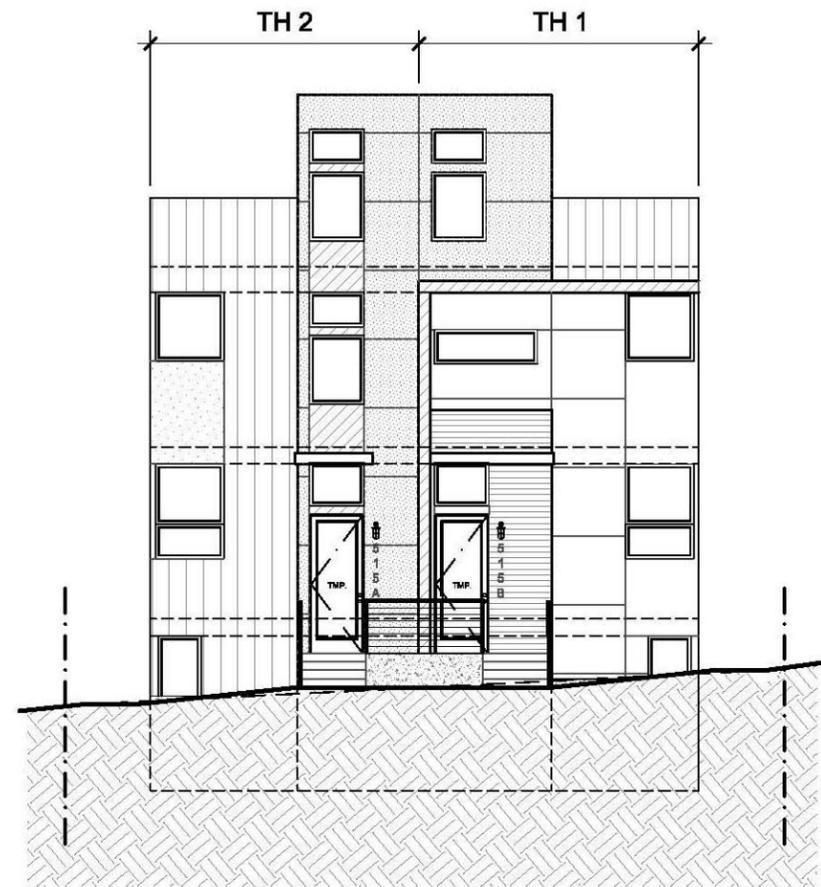




roof plan

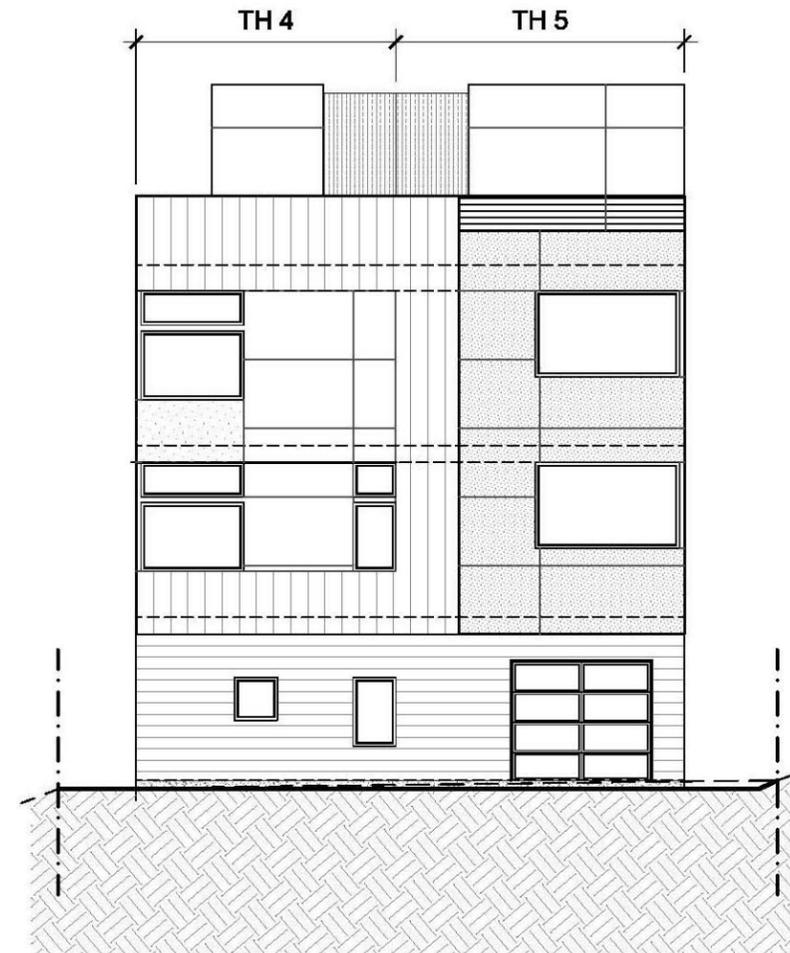
SCALE: 1/8" = 1' - 0"





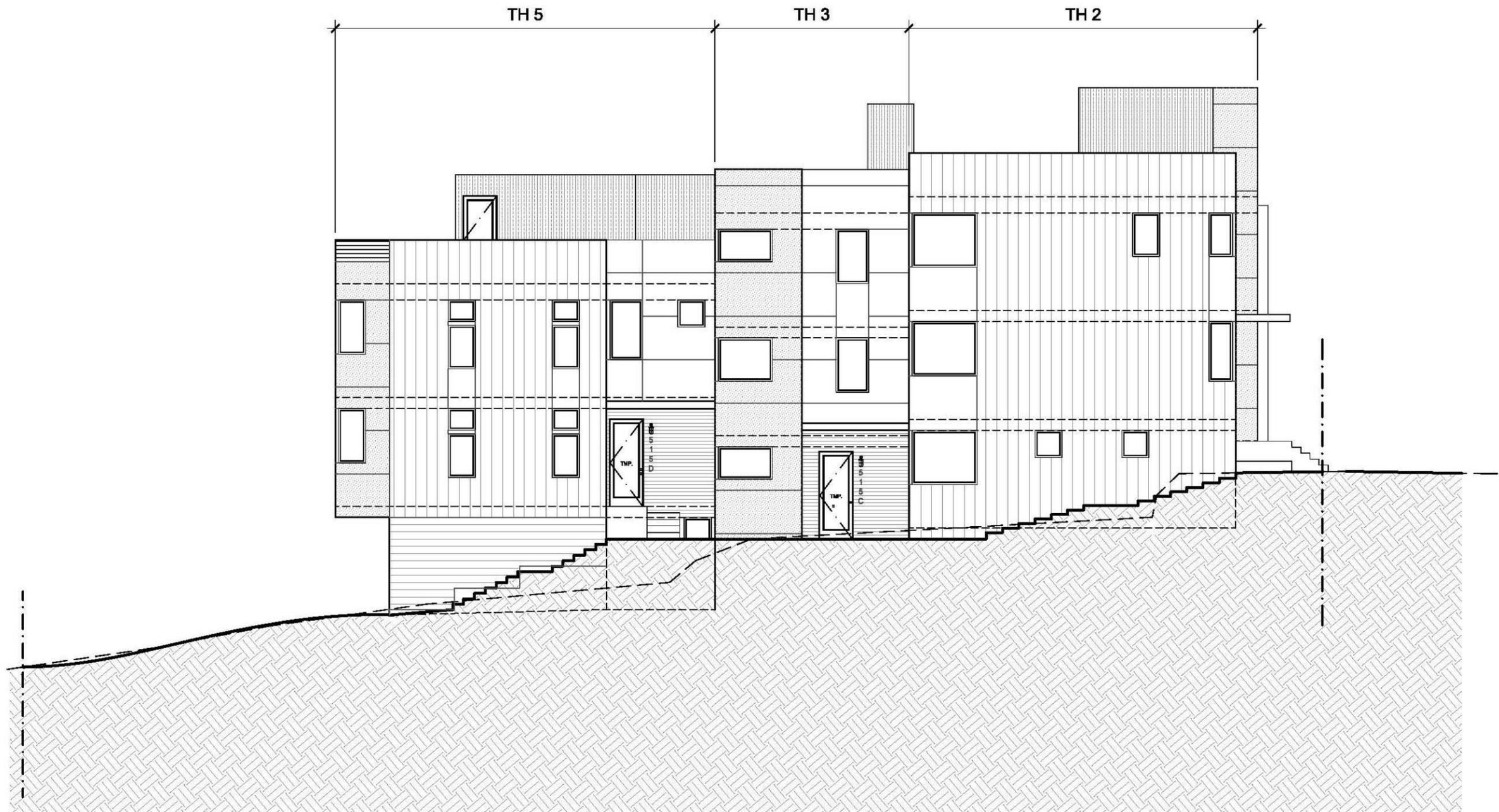
north elevation

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



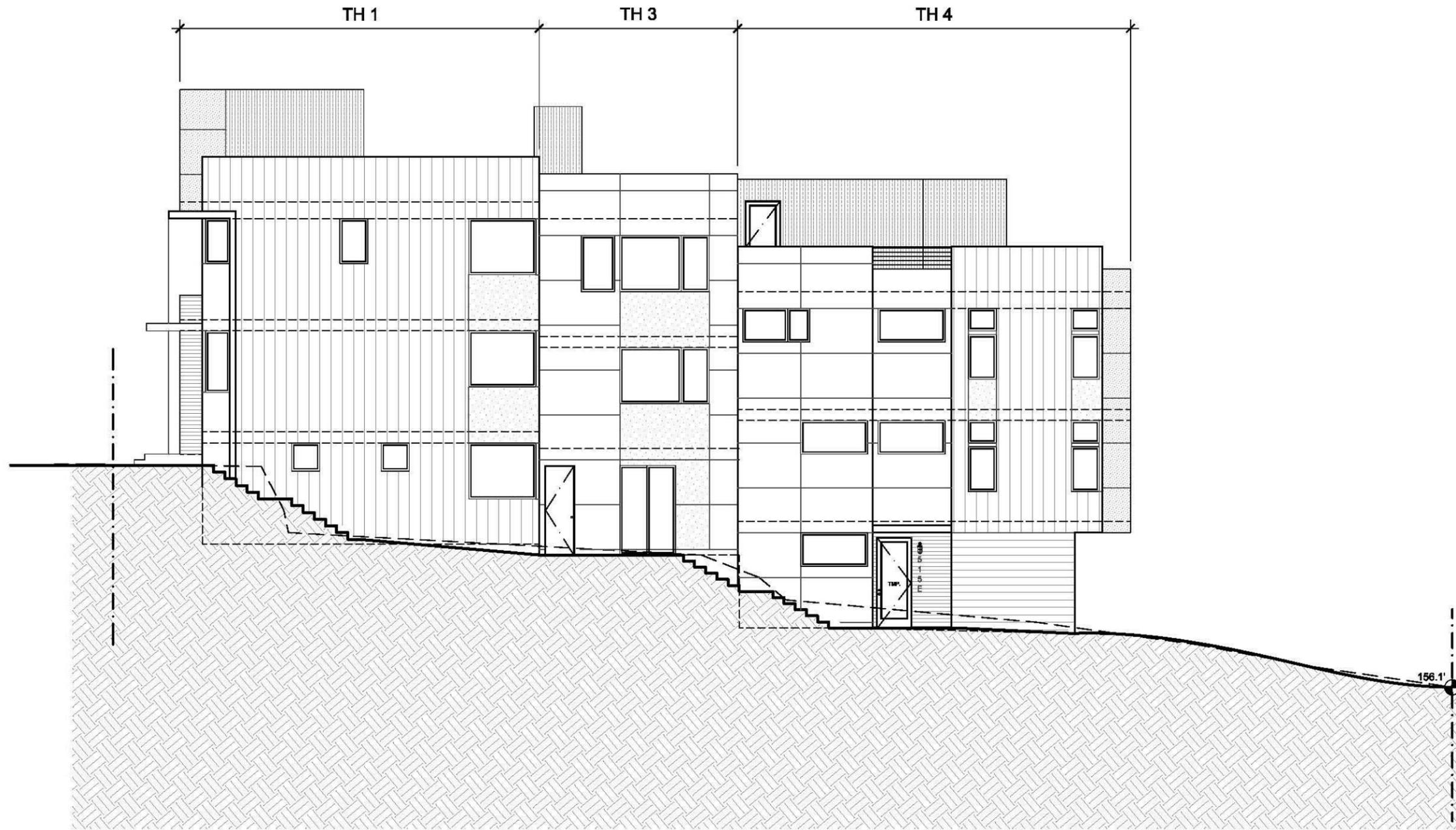
south elevation

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



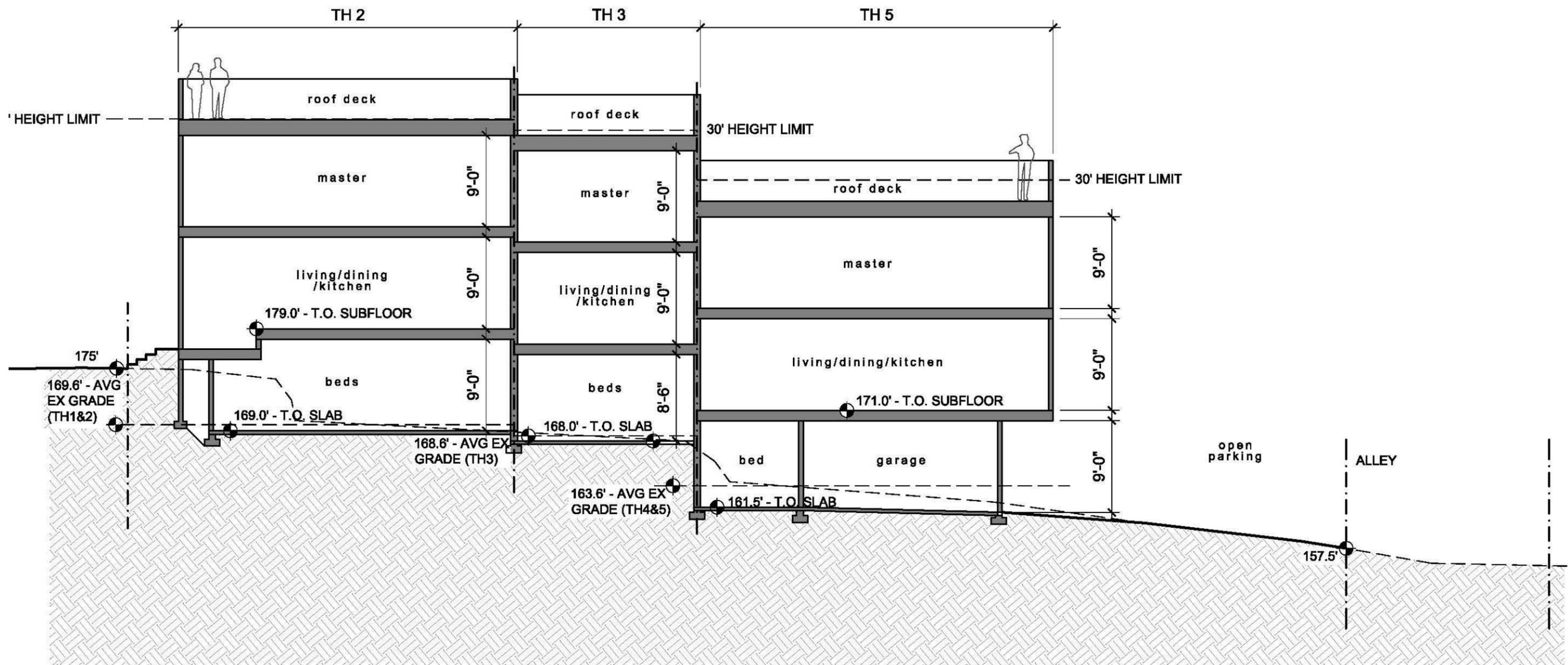
**east elevation**

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



**west elevation**

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



building section  
SCALE: 3/32" = 1' - 0"

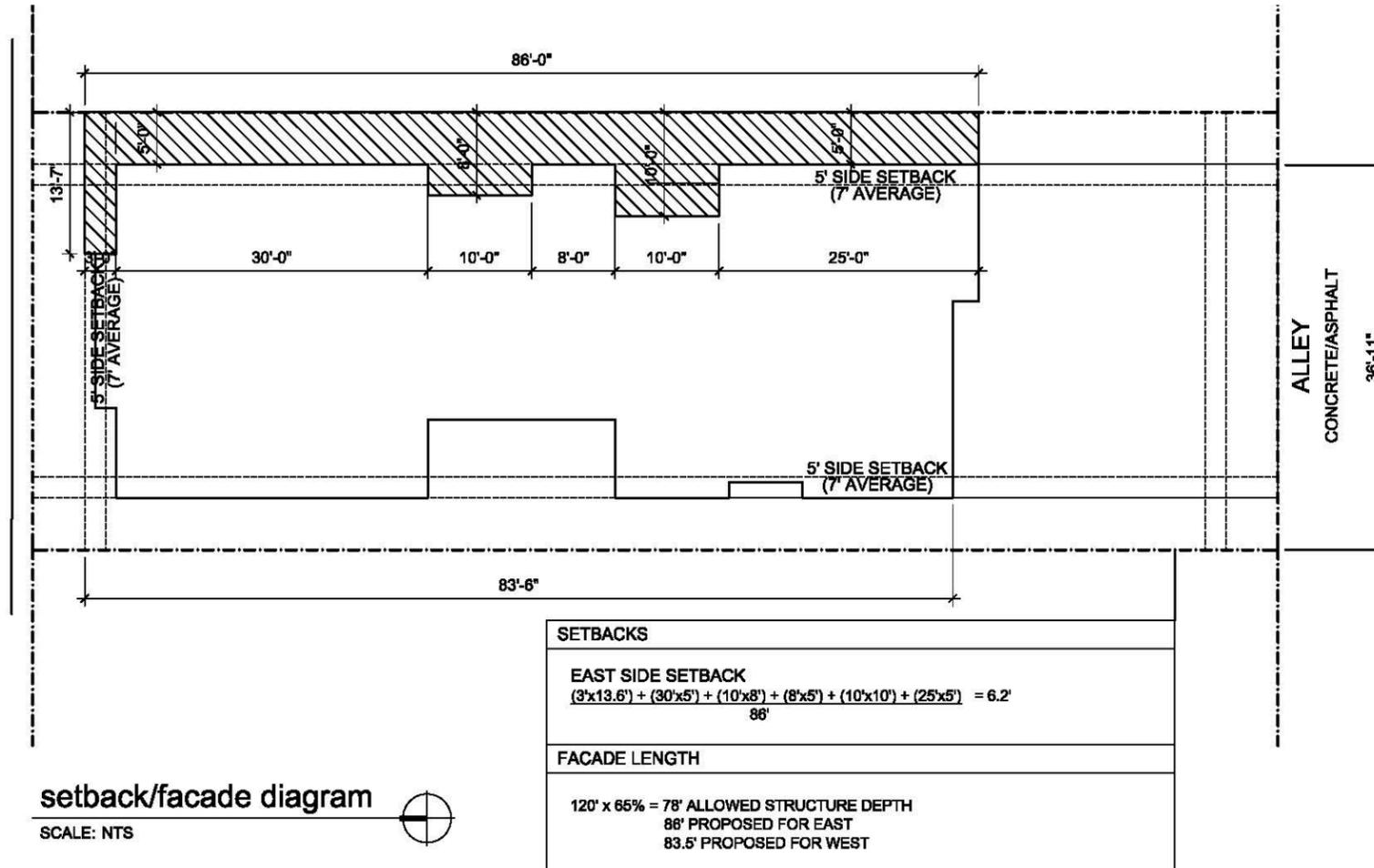


neighboring properties west

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

NEIGHBORING PROPERTY WEST SCALE: 3/32" = 1'

**Ward Street**  
CONCRETE/ASPHALT



In order to make the best use of our site for the proposed development, we are asking for a set back adjustment on the east side of our site and a façade length adjustment on both east and west. The areas that are strategically modulated along the pedestrian paths encourage interaction, create sense of place, and allow light to penetrate further into the building. These modulations alter the building footprint so that it extends further down the site, which better suits the site's topography and is more respectful of our neighbors to the east and west.

**Setback Adjustment:**

	<u>Required</u>	<u>Provided</u>	<u>% Difference</u>
<b>Front:</b>	7' average, 5' minimum	7.1' average, 6' min	Compliant
<b>Side (east):</b>	7' average, 5' minimum	6.2' average, 5' min	11.4%(average)
<b>Side (west):</b>	7' average, 5' minimum	7.5' average, 5' min	Compliant
<b>Rear:</b>	7' average, 5' minimum	28.75' min	Compliant

**Façade Length Adjustment:**

	<u>Required</u>	<u>Provided</u>	<u>% Difference</u>
<b>Side (east):</b>	78' allowed	86' proposed	6.6% of 120'
<b>Side (west):</b>	78' allowed	83.5' proposed	4.5% of 120'