



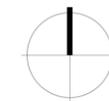
#3018941 2107 14th Ave S STREAMLINED DESIGN REVIEW FEBRUARY 16, 2015

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SITE ANALYSIS DIAGRAM





AERIAL LOOKING NORTH

**1. Proposal**

2107 14th Ave S is currently an empty lot. The applicant proposes to develop the site with six townhouses.

**Key Metrics:**

- . **Zone:** LR2
- . **Lot size:** 6,002 sf
- . **Total Building Area:** 7,672 sf
- . **FAR:** 6,002 sf x 1.2 (Built Green)  
= 7,203 sf allowed (*inside face of walls*)  
7,198 sf proposed (*5 sf under*)
- . **Structure Height:** 30' + 4' Parapet Allowance & 10' Penthouse
- . **Units:** 6
- . **Parking Stalls:** (5) open stalls, all residential (*Frequent Transit Zone*)

**2. Analysis of Context:**

The structures surrounding this site consist of multifamily residences between 2 and 3 stories with some small commercial spaces. 14th Ave S is a main arterial with high levels of traffic for portions of the day. Territorial views from the site southeast towards Mt. Rainier and northwest towards downtown Seattle.

**3. Existing Site Conditions:**

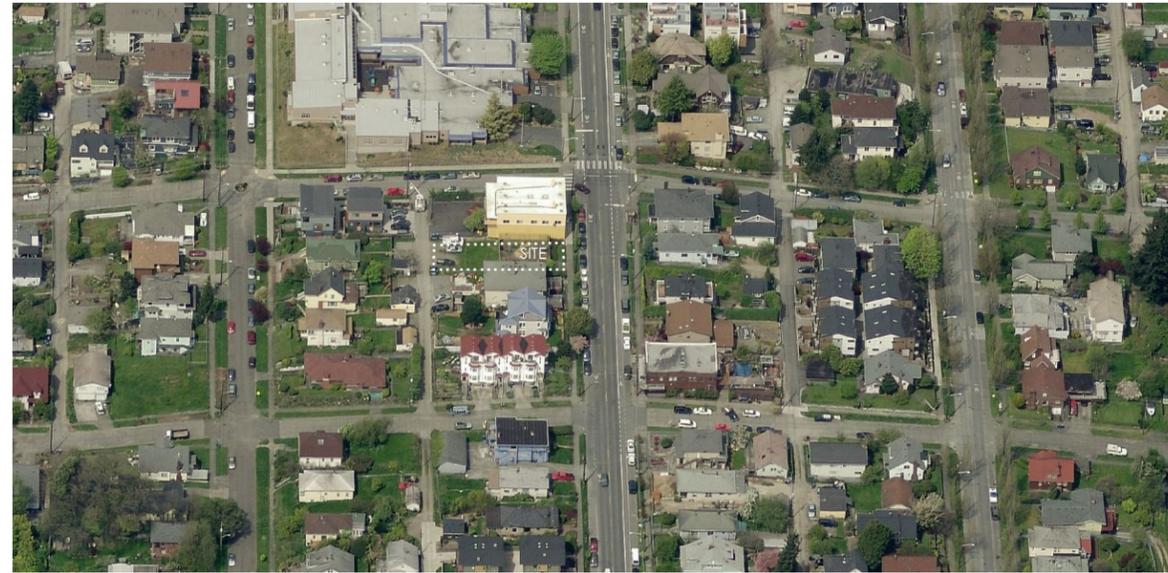
The existing site is vacant with minimal grade change across the lot. A drawing of existing site conditions, indicating topography and other physical features and location of structures and prominent landscape elements on the site can be found on page 6.

**4. Site Plan:**

A preliminary site plan including proposed structures, open spaces, and pedestrian/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.



AERIAL LOOKING SOUTH

**6. Architectural Concept:**

Perched on the top of Beacon Hill, with views towards Mt Rainier and downtown Seattle, the site has unique opportunities to tie into a larger setting. The street-facing units are modulated to the south to open up to Mt Rainier and help distinguish each unit as its own mass. The same strategy is applied to the alley-facing units, opening up to downtown Seattle.

The raised shed volumes are intended to increase the quality of space/daylight in the areas where the occupant spends the most time. In this case, that would be the living/dining/kitchen and the master suite levels. The shed-roof form also allows the massing to blend into the residential setting while maintaining the 2-3 story rhythm of the neighboring buildings.



14th AVE S LOOKING EAST



14th AVE S LOOKING WEST

## DESIGN GUIDELINES

### Context and Site

#### CS1. Natural Systems and Site Features

**Sunlight and Natural Ventilation:** The large glazing move found at the corner of each raised shed volume allows for maximum daylight into the spaces most commonly inhabited by the residents. This large corner glazing is complimented with smaller, more rhythmic penetrations along the side and rear facades. These smaller openings balance the interior light quality of the space and enable natural ventilation across the unit.

#### CS2. Urban Pattern and Form

**Relationship to the Block:** While the block consists largely of multi-family structures, this project strives to both integrate and encourage the existing status quo of the site. From the large amount of pedestrian-oriented ground area to the sloping roof forms, the design integrates itself into the existing residential setting while providing a modern approach to the existing architectural context.

**Height, Bulk, and Scale:** With the majority of the structures on the block ranging from 2-3 stories, the proposed height of the design will not disrupt the visual rhythm of the neighboring buildings. The staggered massing and shed roof language also serve to minimize the bulk and scale of the structures and provide visual interest and identity for each unit.

#### CS3. Architectural Context and Character

**Emphasizing Positive Neighborhood Attributes:** The existing neighborhood has a variety of massing strategies and roof forms, which adds an attractive diversity to the architectural context of the site. This design aims to further that diversity with a contemporary massing strategy and material palate while maintaining the multi-family setting of the neighborhood.

## PUBLIC LIFE

#### PL1. Open Space Connectivity

**Walkways and Connections:** Circulation is established through out the site with open walkways running both east-west and north-south. The ample amount of pedestrian corridors within the site allows for the maximum amount of outdoor space to be experienced by all the residents equally.

**Outdoor Uses and Activities:** With a variety of both private and common amenity areas dispersed around the site, there is a diverse range of how the exterior spaces will be utilized. While some of the units are given private exterior spaces, all the units are able to engage the large common courtyard located in the middle of the site. This common open space will not only serve as a major pedestrian corridor but also catalyst for interaction amongst the residents.

#### PL2. Walkability

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

#### PL3. Street Level Interaction

**Entries:** Each street-facing entry maintains a clear line of sight from 14th Ave with direct circulation leading to the front door. The main entries for each unit are strategically placed at the protruding corners of their ground-level massing, establishing a sense of ownership and individuality in the entrance sequence.

## DESIGN CONCEPT

#### DC1. Project Uses and Activities

**Arrangement of Interior Uses:** The organization of the interior spaces is designed to maximize the engagement of the outdoor spaces while maintaining privacy within the unit. The ground level program is aimed to be a more informal/flex use per the individual resident's needs, with more formal/private program located on the floors above as privacy is more easily achieved.

**Vehicular Access and Circulation:** The open parking stalls located off the alley allow for easy access and a clear separation between vehicular and pedestrian circulation.

**Parking and Service Uses:** Due to the project's location within a Frequent Transit Zone, one unit has been unparked. This not only allows for a better incorporation of the trash enclosures within the rear of the site but more importantly, encourages/caters to a resident taking advantage of the site's proximity to numerous public transit routes.

#### DC2. Architectural Concept

**Massing:** The staggered massing of each structure allows for the individual units to take on their own presence along the front façade. The raised shed volumes evoke the residential use of each unit and the natural dynamic relation between them. The exterior stairs on the third floor begin to peel away from the rear of the building, opening up the inner courtyard for maximum daylight penetration.

**Architectural and façade Composition:** The front facades of each building are naturally broken into thirds both horizontally and vertically (three stories, three units). The façade however is arranged to establish a single-story base with a raised two-story volume above. The main glazing move strives for simplicity and balance with a single strip wrapping the corner.

**Secondary Architectural Features:** Extended eaves accent the wrapping motion of the raised shed volumes and steel awnings help mark/cover entries of units.

**Scale and Texture:** The 3-story scale blends into the existing 2-3-story neighboring context. Lap-siding at the ground level provides more visual interest at the pedestrian level.

**Form and Function:** The raised shed volumes evoke the residential use of each unit and the natural dynamic relation between them.

#### DC3. Open Space Concept

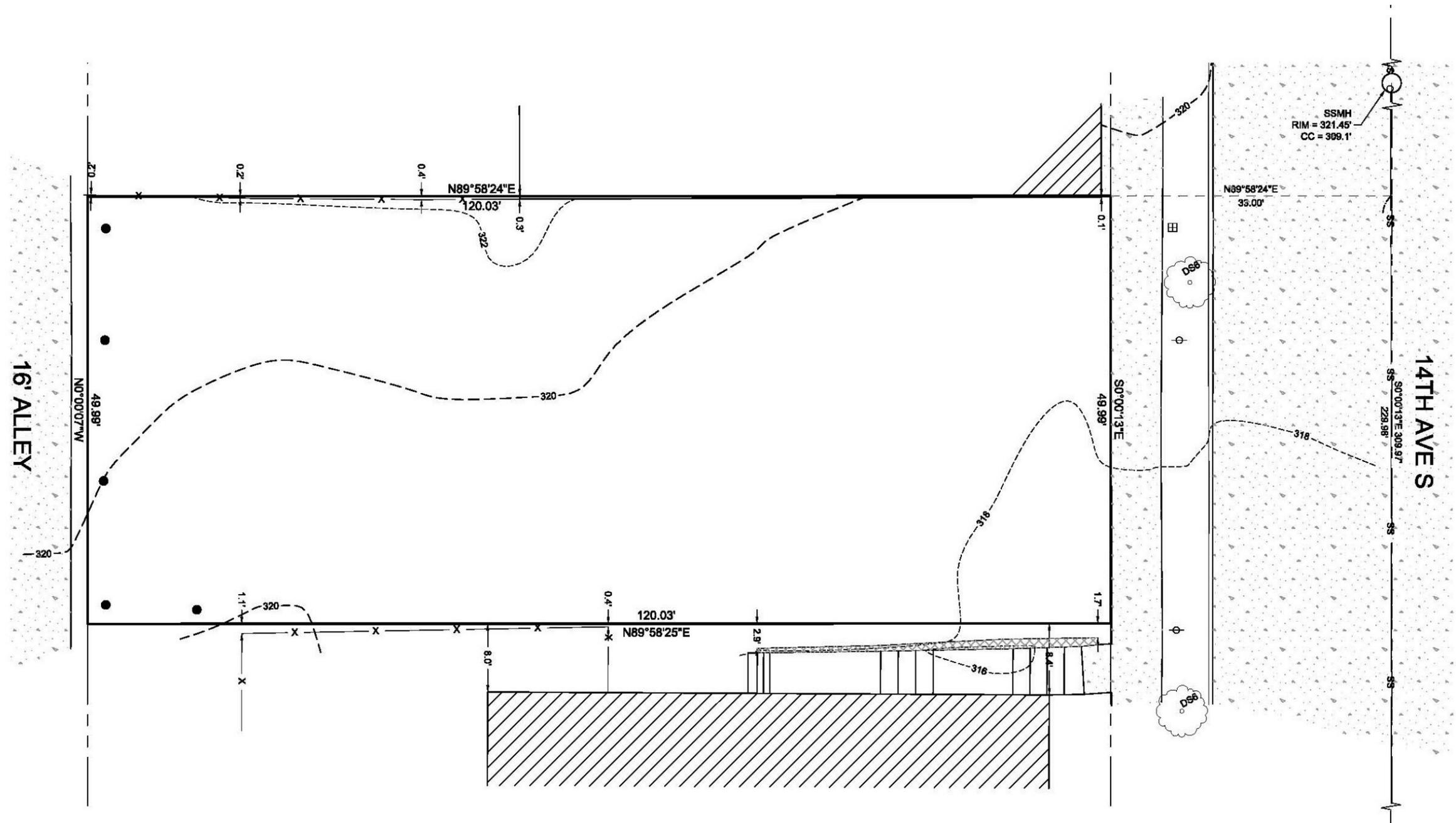
**Building-Open Space Relationship:** Ample walkways, landscaping, and staggered massing create a usable and communal relationship between the buildings and the open space around them.

**Open Spaces Uses and Activities:** The open space in the front of each unit will allow for private use while the inner courtyard will enable common interaction between the residents.

#### DC4. Exterior Elements and Materials

The materials chosen take note from the existing blue/grey color palate of the neighborhood. The use of cementitious panel/lap, and cedar siding aims to bridge the gap between the current context of the neighborhood and the potential development in the future.

Awnings, exterior lighting, landscaping elements, and visible address signage all serve to mark individual entries, increase the overall entry experience, and create a sense of place within the site.

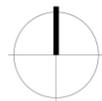


**LEGAL DESCRIPTION**

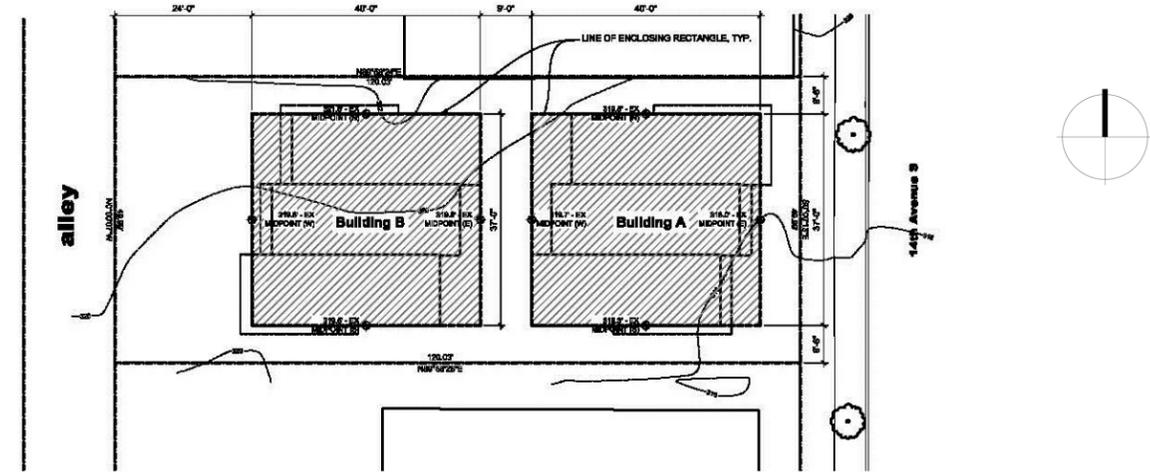
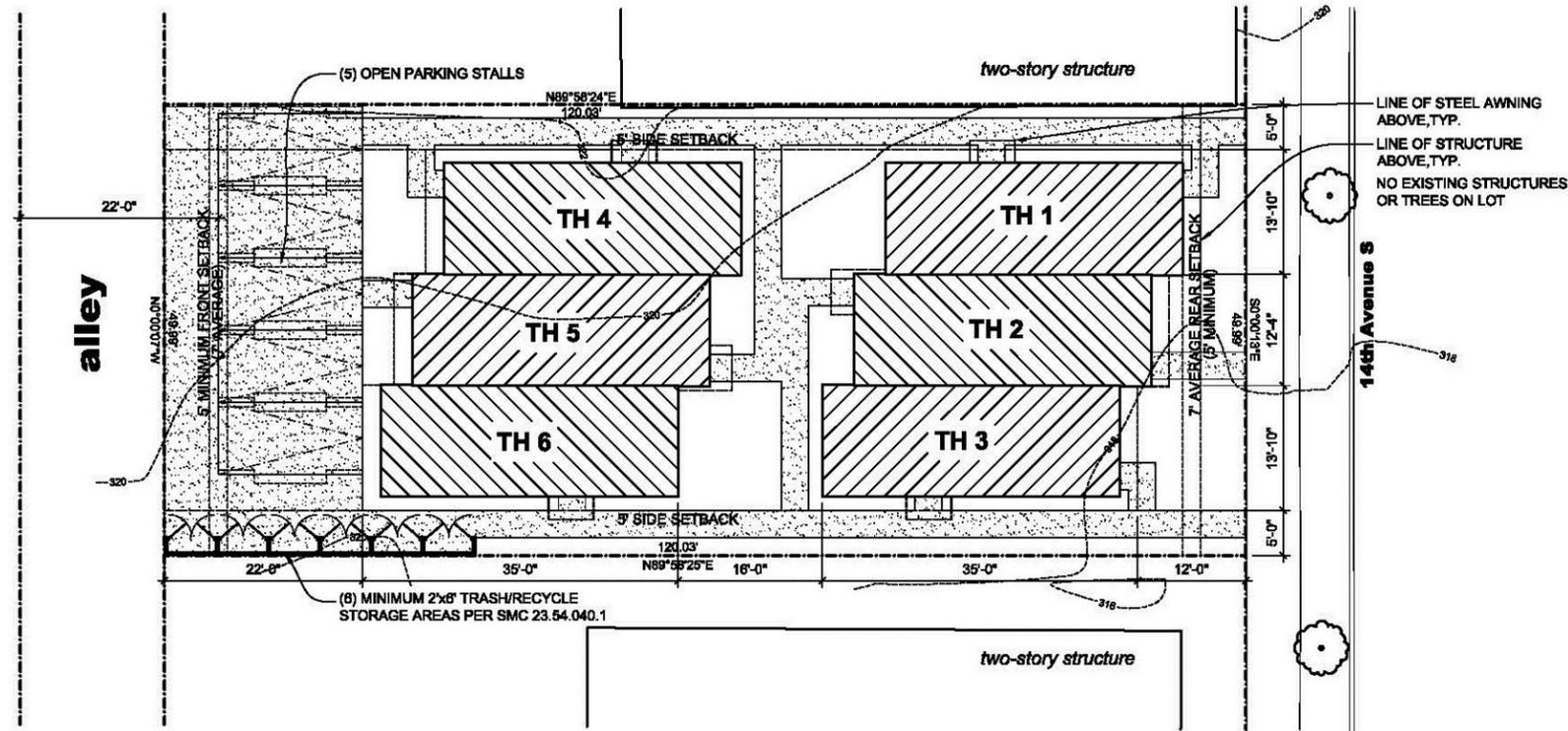
LOT 7, BLOCK 13, MCKINNEY'S CENTRAL SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 57, IN KING COUNTY, WASHINGTON;  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

ACCEPTED A BEARING OF N00°00'13\"/>



STE SURVEY SCALE: 1"=15'



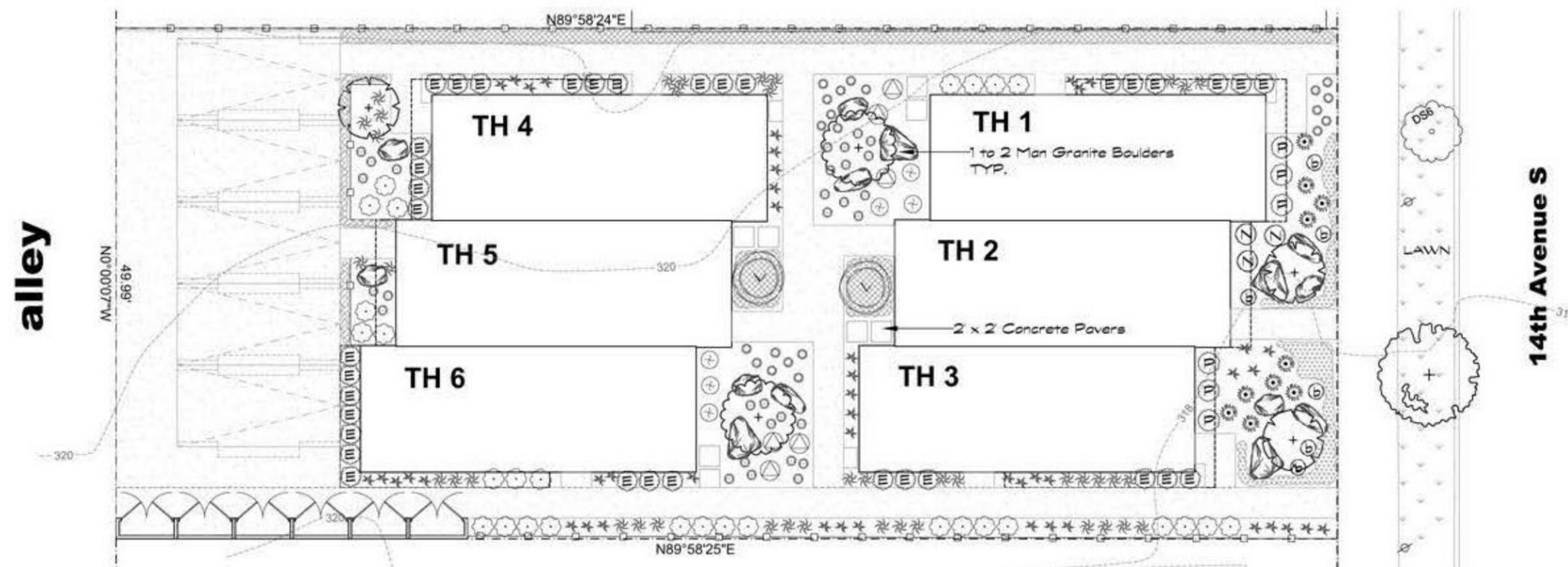
STE PLAN SCALE: 1" = 20' - 0"

	<u>Required</u>	<u>Provided</u>	<u>% Difference</u>
<b>Front:</b>	7' average (5' minimum)	7' average (5' minimum)	Compliant
<b>Side(north):</b>	5'	5'	Compliant
<b>Side(south):</b>	5'	5'	Compliant
<b>Rear:</b>	7' average (5' minimum)	22'	Compliant

AVERAGE GRADE CALC - TH 4-6  
 $321.7' \times 40.0' (N) + 319.0' \times 40.0' (S) + 319.7' \times 37.0' (E) + 319.7' \times 37.0' (W)$   
 $12,868 + 12,760 + 11,828.9 + 11,828.9 = 49,285.8$   
 $49,285.8 / 154 (LENGTH OF SIDES) = 320.0'$   
 AVERAGE GRADE = 320.0'

AVERAGE GRADE CALC - TH 1-3  
 $319.7' \times 40.0' (N) + 318.5' \times 40.0' (S) + 318.0' \times 37.0' (E) + 319.4' \times 37.0' (W)$   
 $12,788 + 12,740 + 11,766 + 11,817.8 = 49,285.8$   
 $49,111.8 / 154 (LENGTH OF SIDES) = 319.0'$   
 AVERAGE GRADE = 319.0'

HEIGHT CALCULATION PLAN SCALE: 1/32"=1'



LANDSCAPE PLAN  
SCALE: N.T.S.

**PLANT SCHEDULE**

BOTANICAL NAME      COMMON NAME      SIZE

**TREES**

	<i>Fagus sylvatica</i> 'Dawyd Purple'	Dawyd Purple Beech	1.5' Cal.
	Street Tree	Variety T.B.D.	2' Cal.
	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	1.5' Cal.
	<i>Acer dracunculatum</i>	Vine Maple	1.5' Cal.

BOTANICAL NAME      COMMON NAME      SIZE

**SHRUBS & PERENNIALS**

	<i>Blechnum spicant</i>	Deer Fern	1 Gal.
	<i>Hakonechloa macro</i> 'Aureola'	Japanese Forest Grass	1 Gal.
	<i>Carex testacea</i>	Orange Sedge	1 Gal.
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	5 Gal.
	<i>Aconitum gramineum</i> 'Ogor'	Japanese Sweet Flag	1 Gal.
	<i>Sarcococca nuscifolia</i>	Fragrant Sweet Box	5 Gal.
	<i>Pieris Mt Fire</i>	Mt Fire Pieris	3 Gal.
	<i>Cornus Variegata</i>	Variegated Redtwig Dogwood	5 Gal.
	<i>Nandina Gulf Stream</i>	Gulf Stream Heavenly Bamboo	5 Gal.
	<i>Eunymus japonicus</i> 'Green Spire'	Greenspire Eunymus	21-24" ht.

BOTANICAL NAME      COMMON NAME      SIZE

**GROUNDCOVER**

	<i>Pachysandra terminalis</i>	Spurge	1 Gal. 24" o.c.
	<i>Vincetoxicum</i> 'Bowels'	Periwinkle	1 Gal. 24" o.c.
	<i>Ajuga reptans</i> 'Bronze Beauty'	Bronze Beauty Carpet Bugle	1 Gal. 24" o.c.

**TREES**



**SHRUBS**



**GROUNDCOVERS**





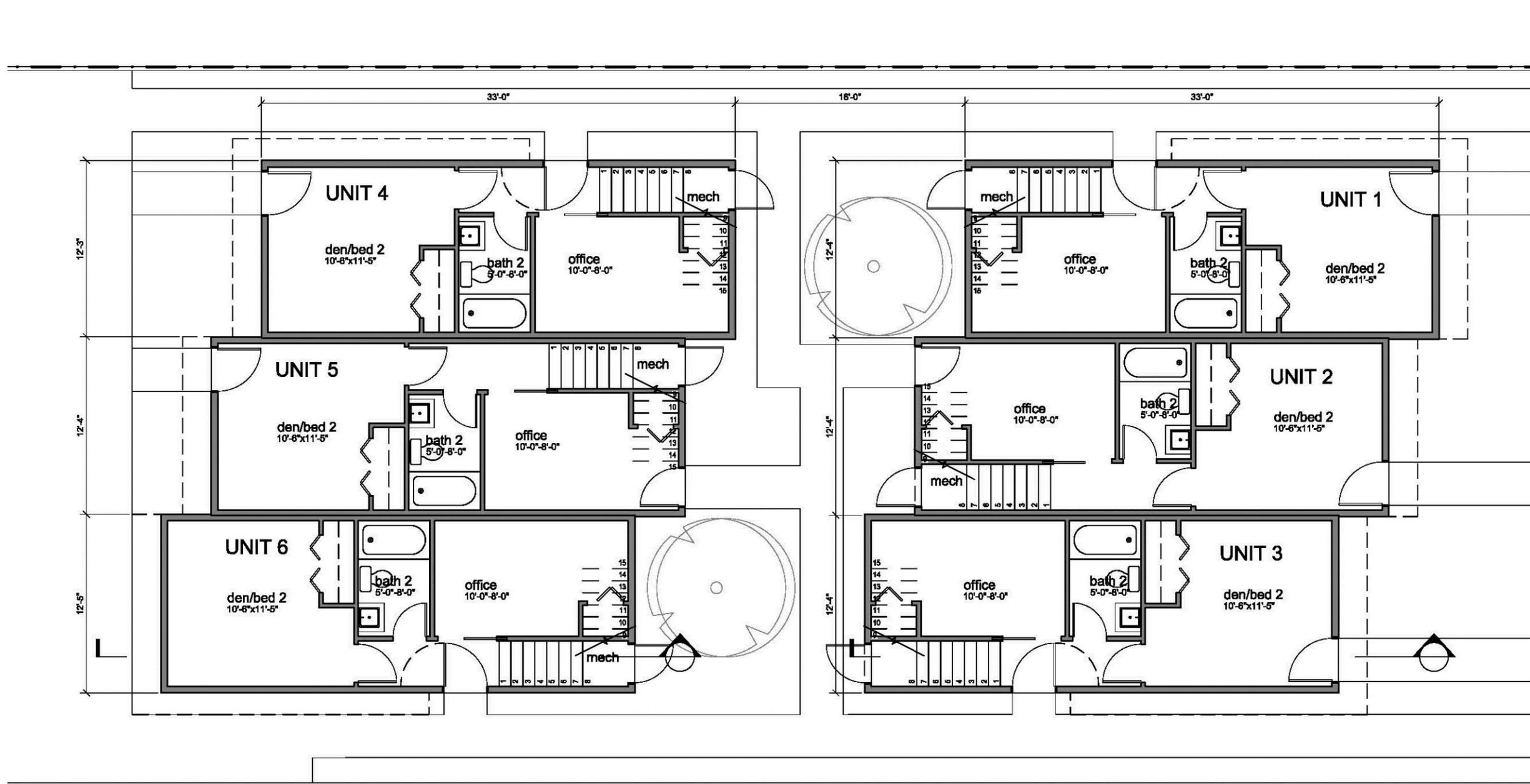
14th Ave-NW Approach





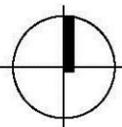
Alley-SE Approach

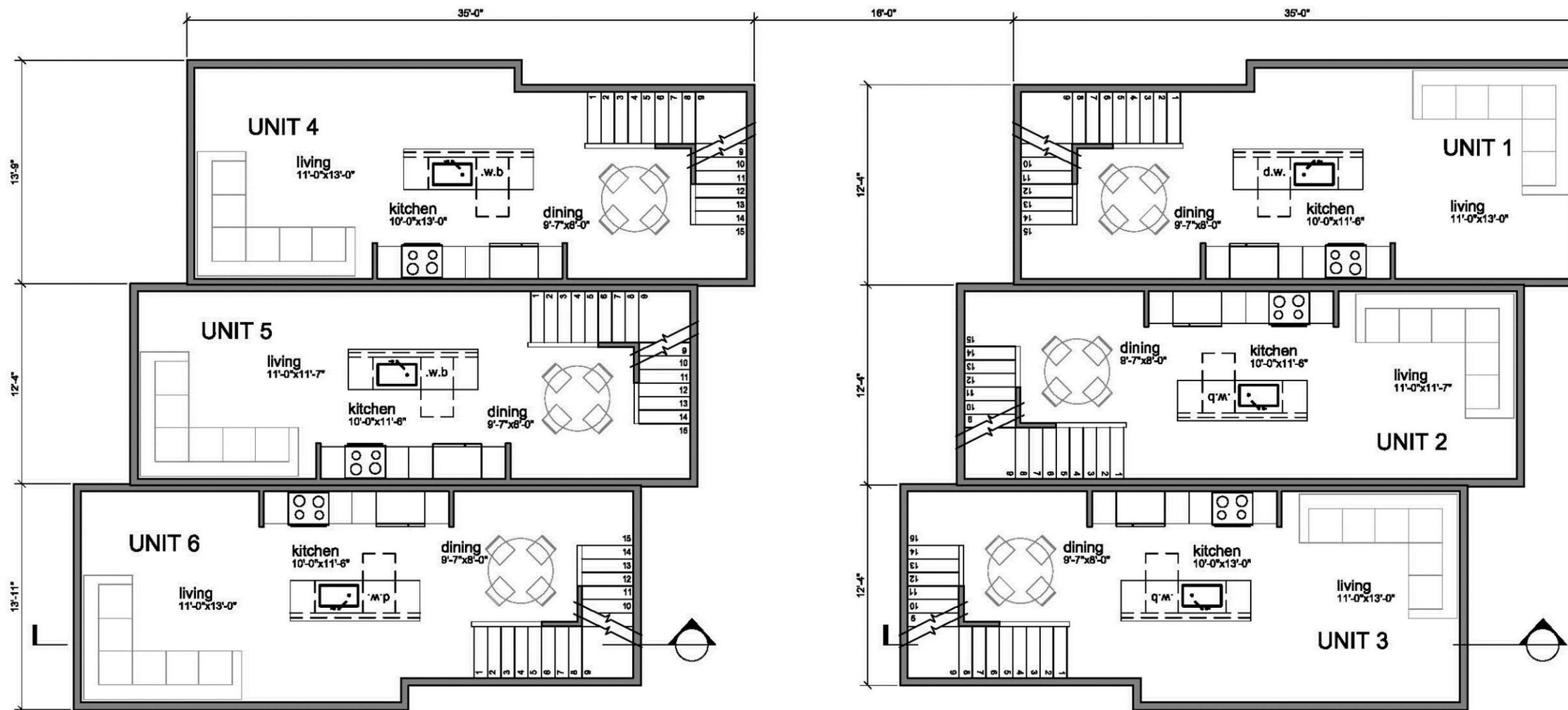




**first floor plans**

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

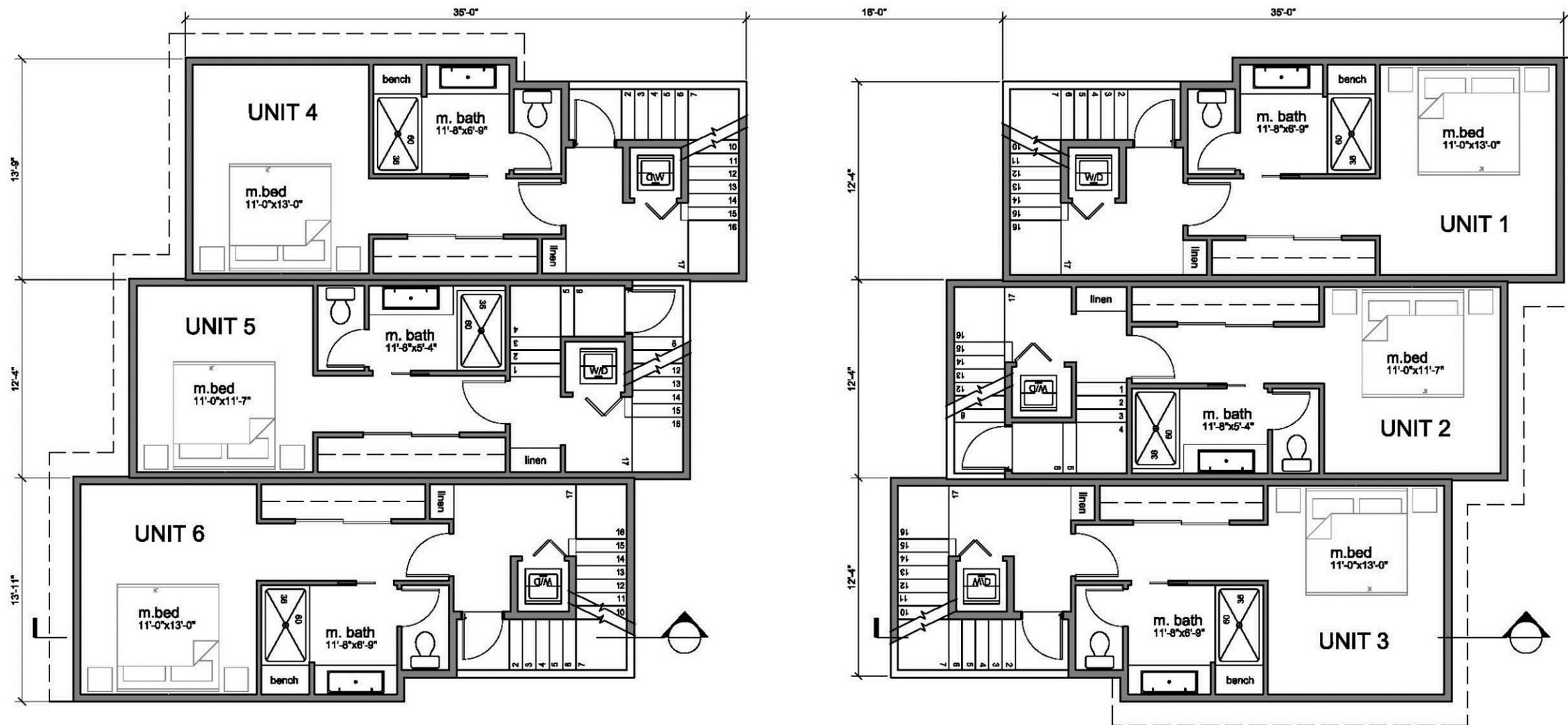




**second floor plans**

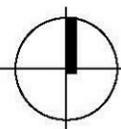
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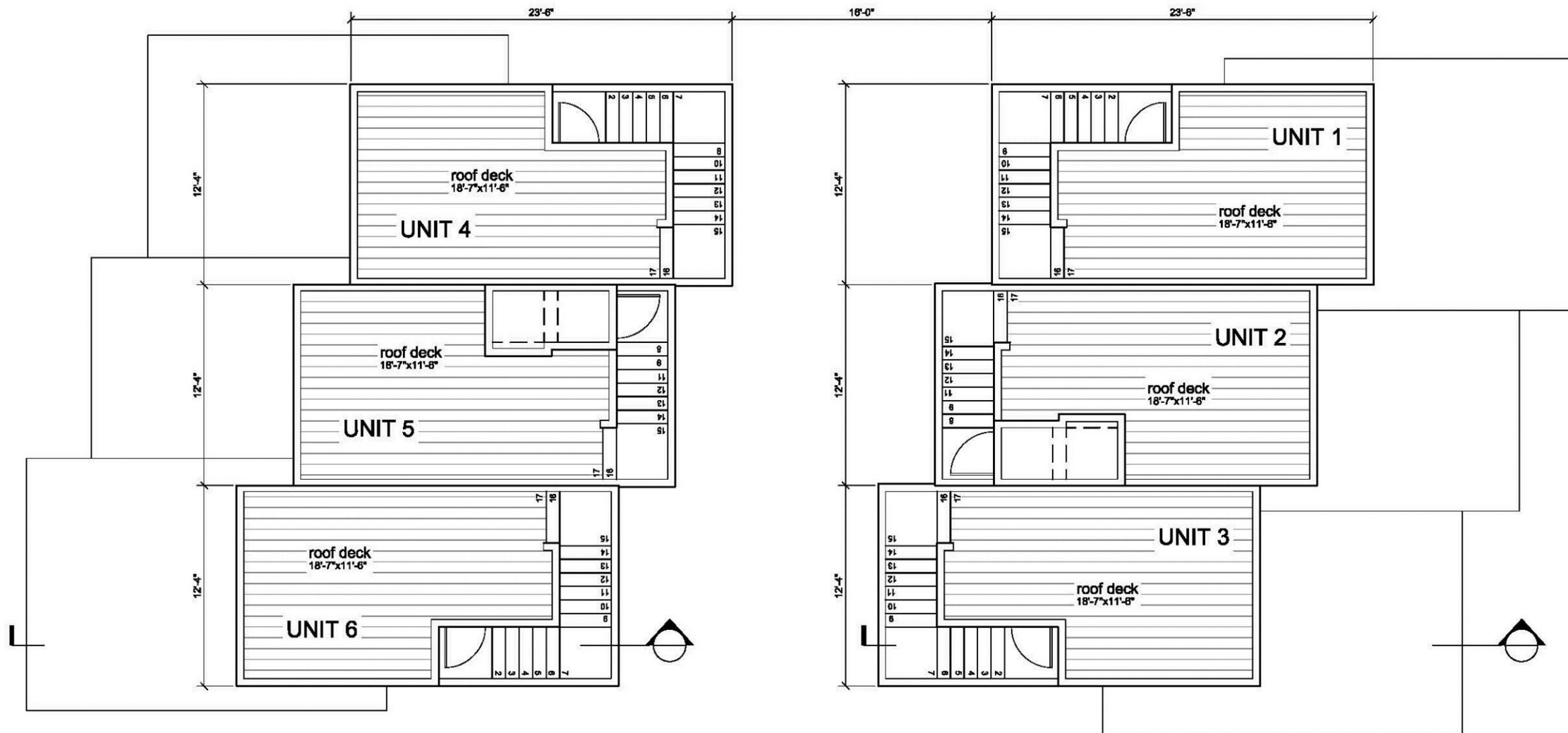




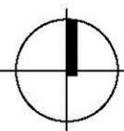
### third floor plans

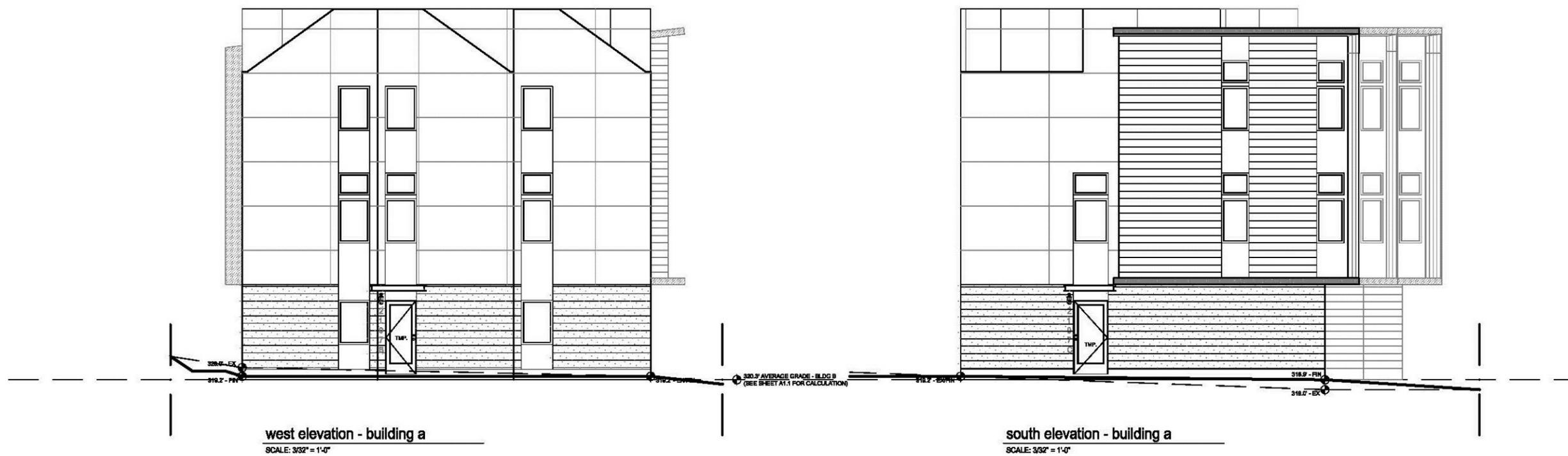
SCALE: 1/8" = 1'-0"





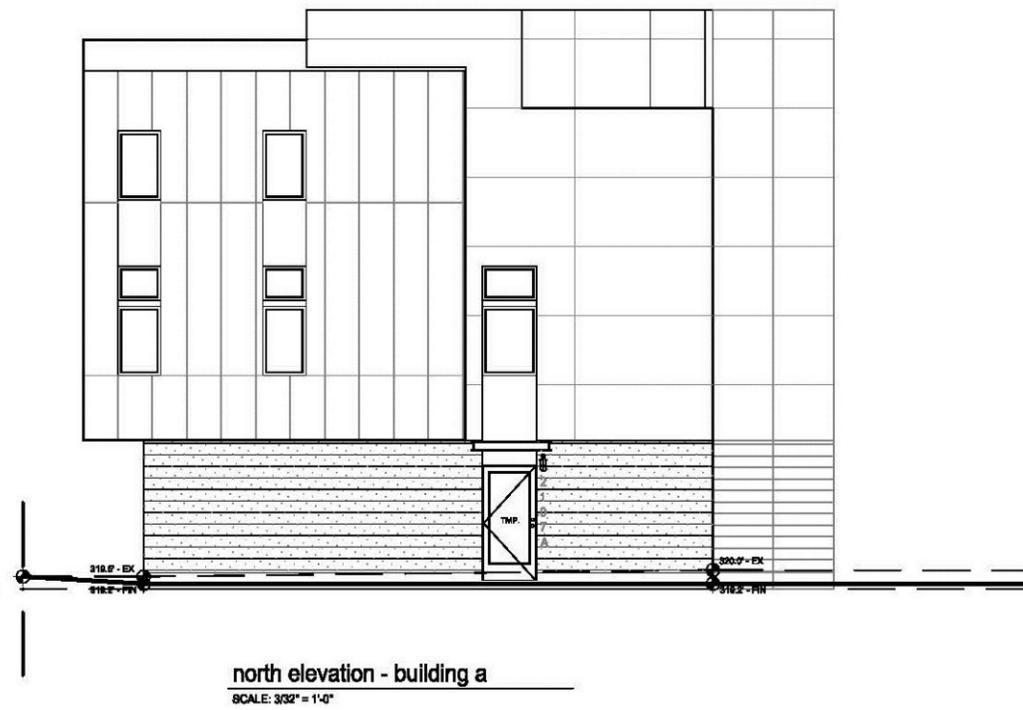
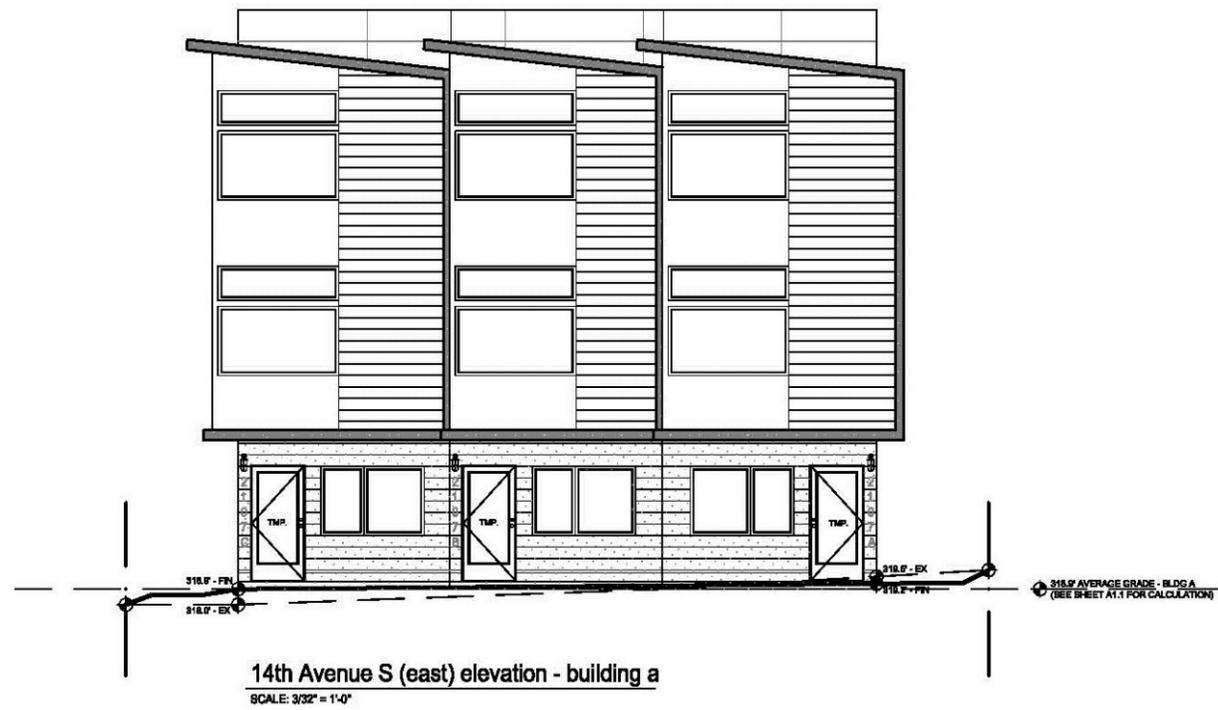
**roof plans**  
 SCALE: 1/8" = 1'-0"

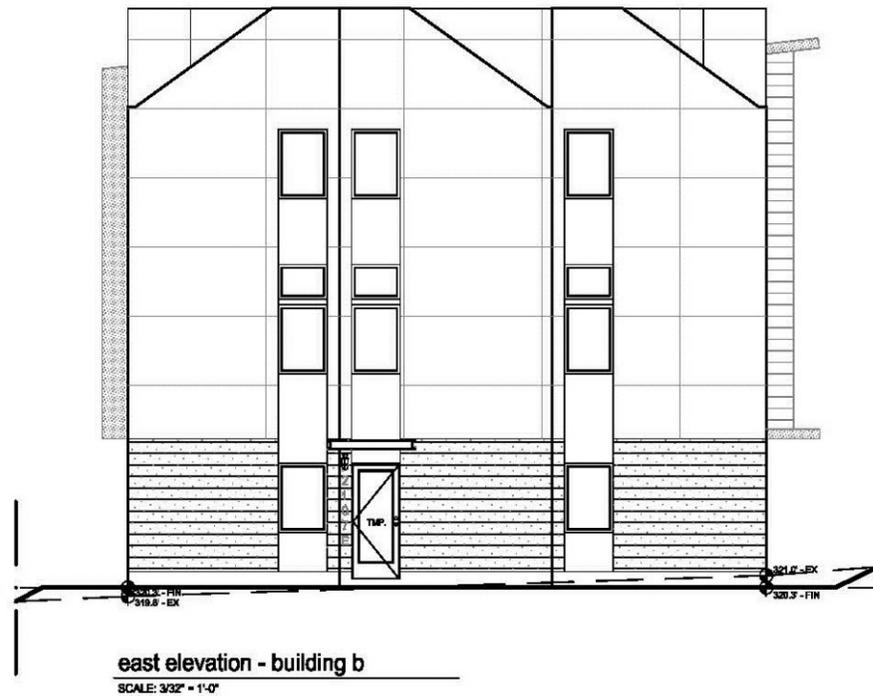




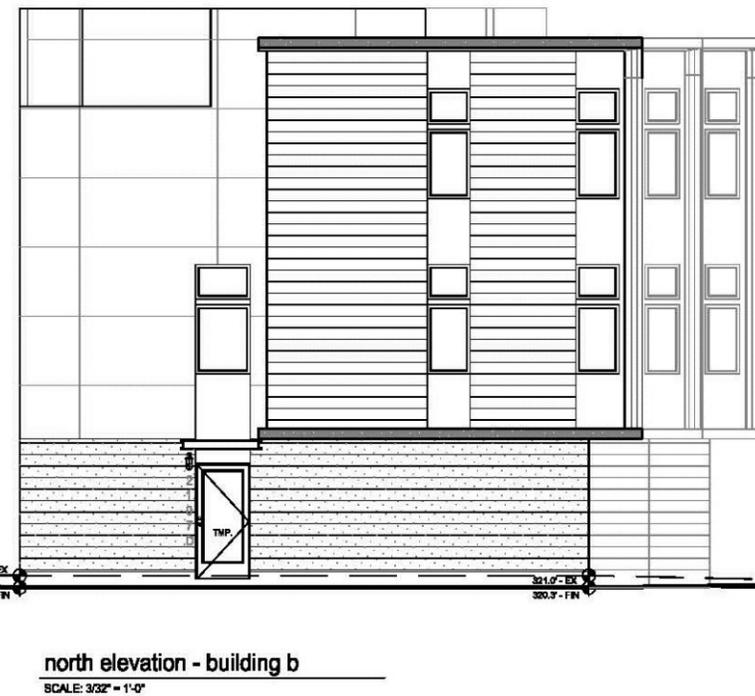
west elevation - building a  
SCALE: 3/32" = 1'-0"

south elevation - building a  
SCALE: 3/32" = 1'-0"

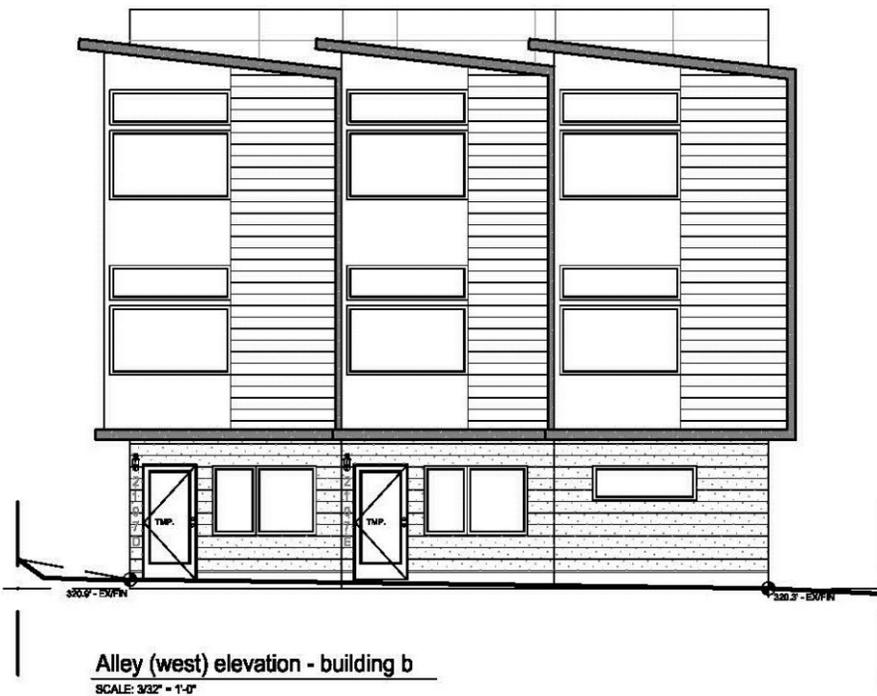




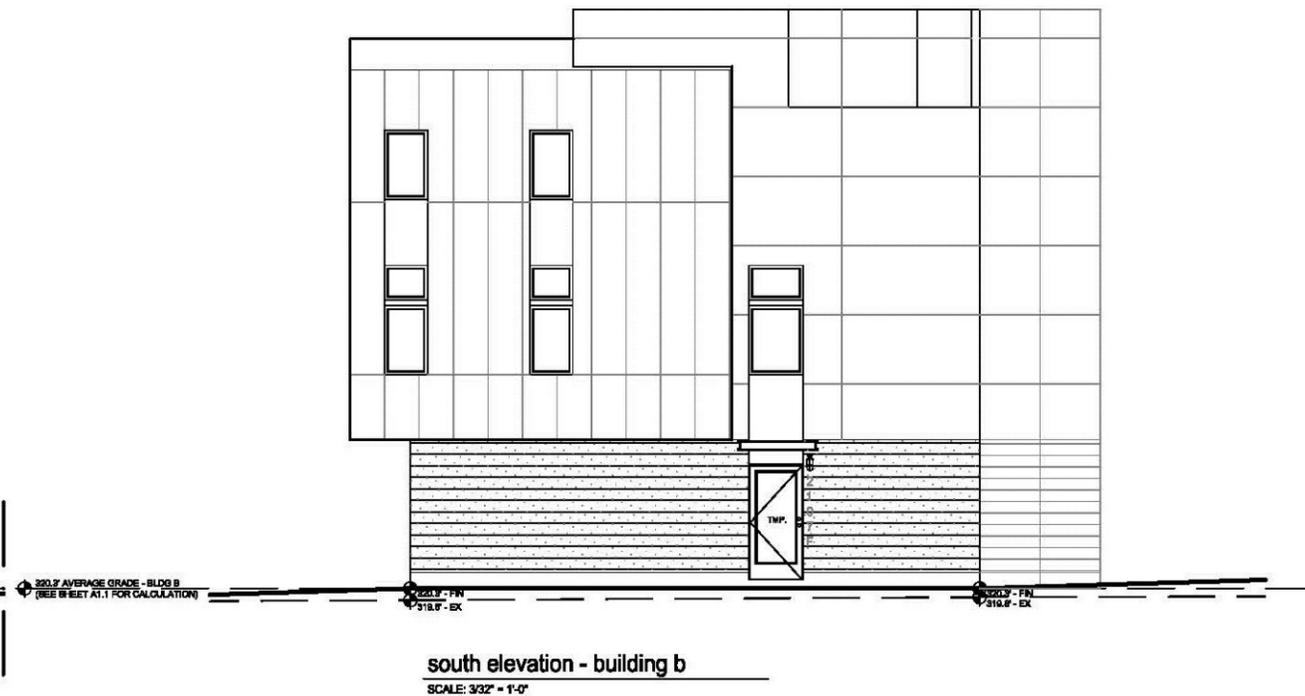
east elevation - building b  
SCALE: 3/32" = 1'-0"



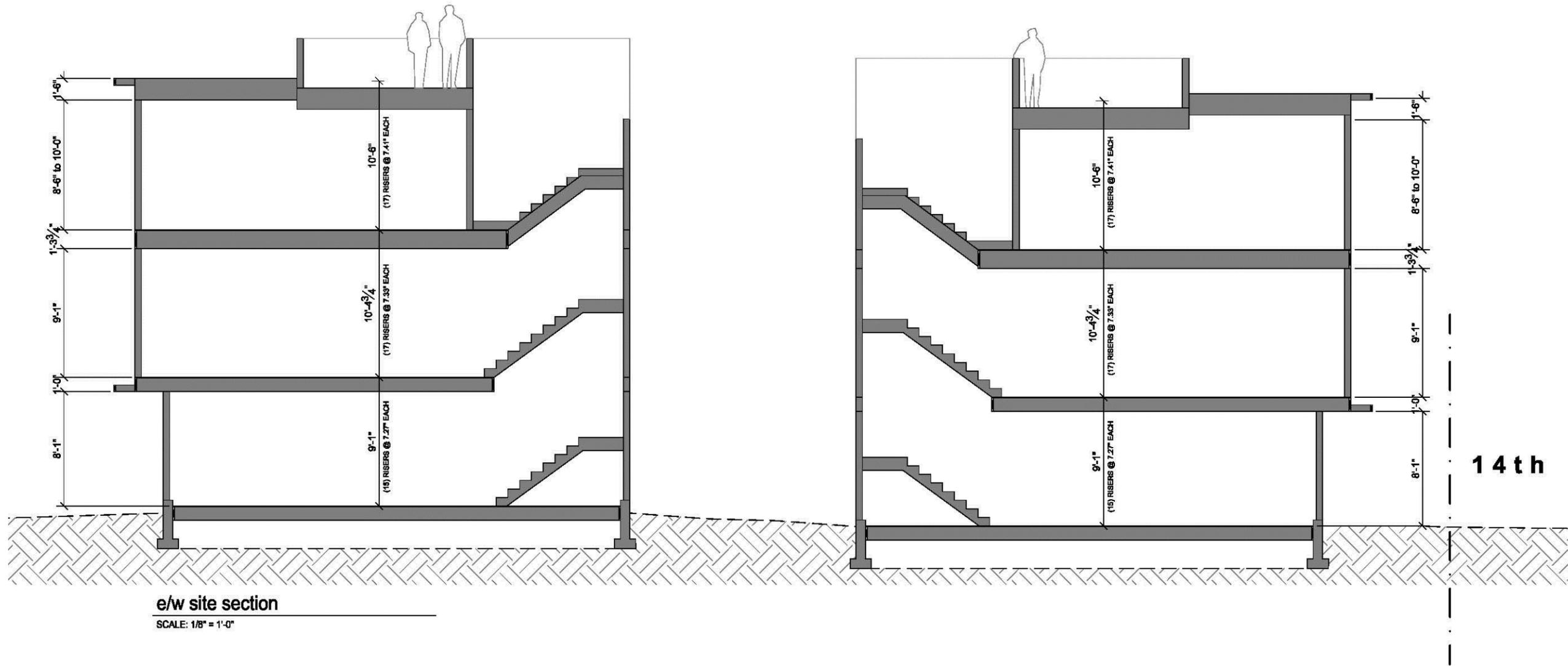
north elevation - building b  
SCALE: 3/32" = 1'-0"



Alley (west) elevation - building b  
SCALE: 3/32" = 1'-0"



south elevation - building b  
SCALE: 3/32" = 1'-0"

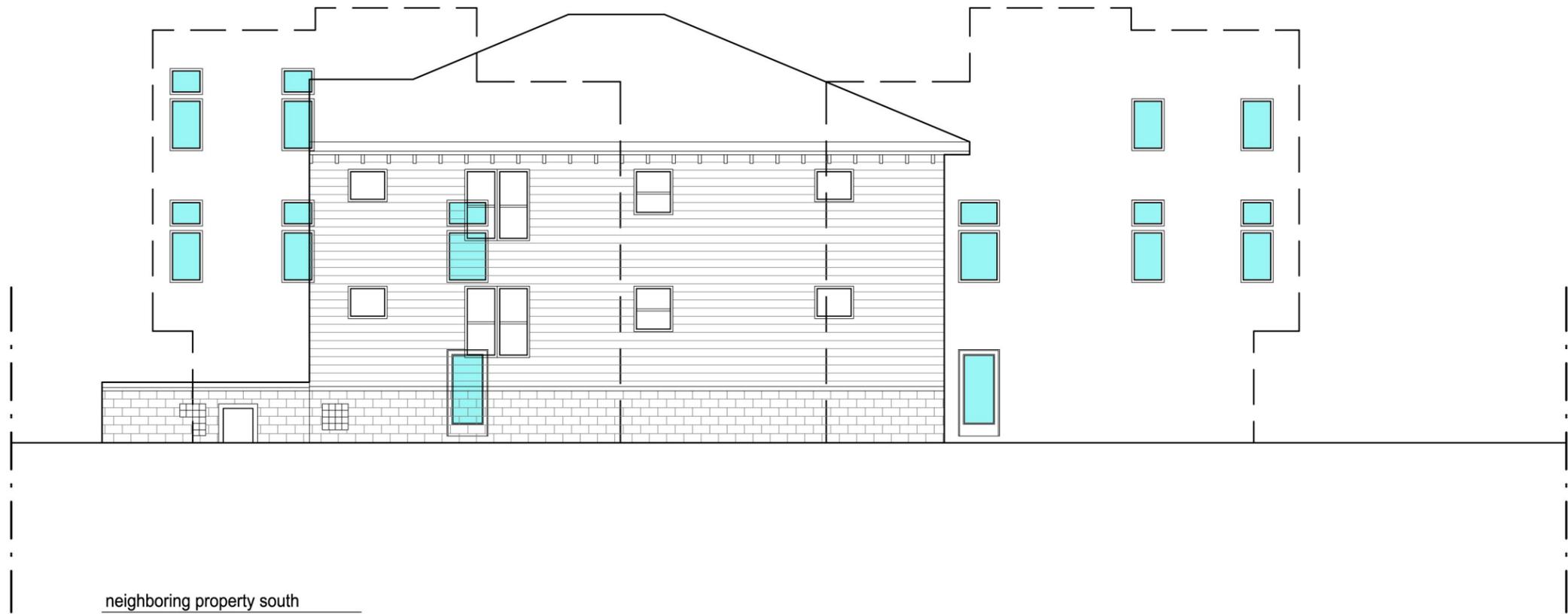


e/w site section  
SCALE: 1/8" = 1'-0"

14th



neighboring property north  
SCALE: 3/32" = 1'-0"



neighboring property south  
SCALE: 3/32" = 1'-0"