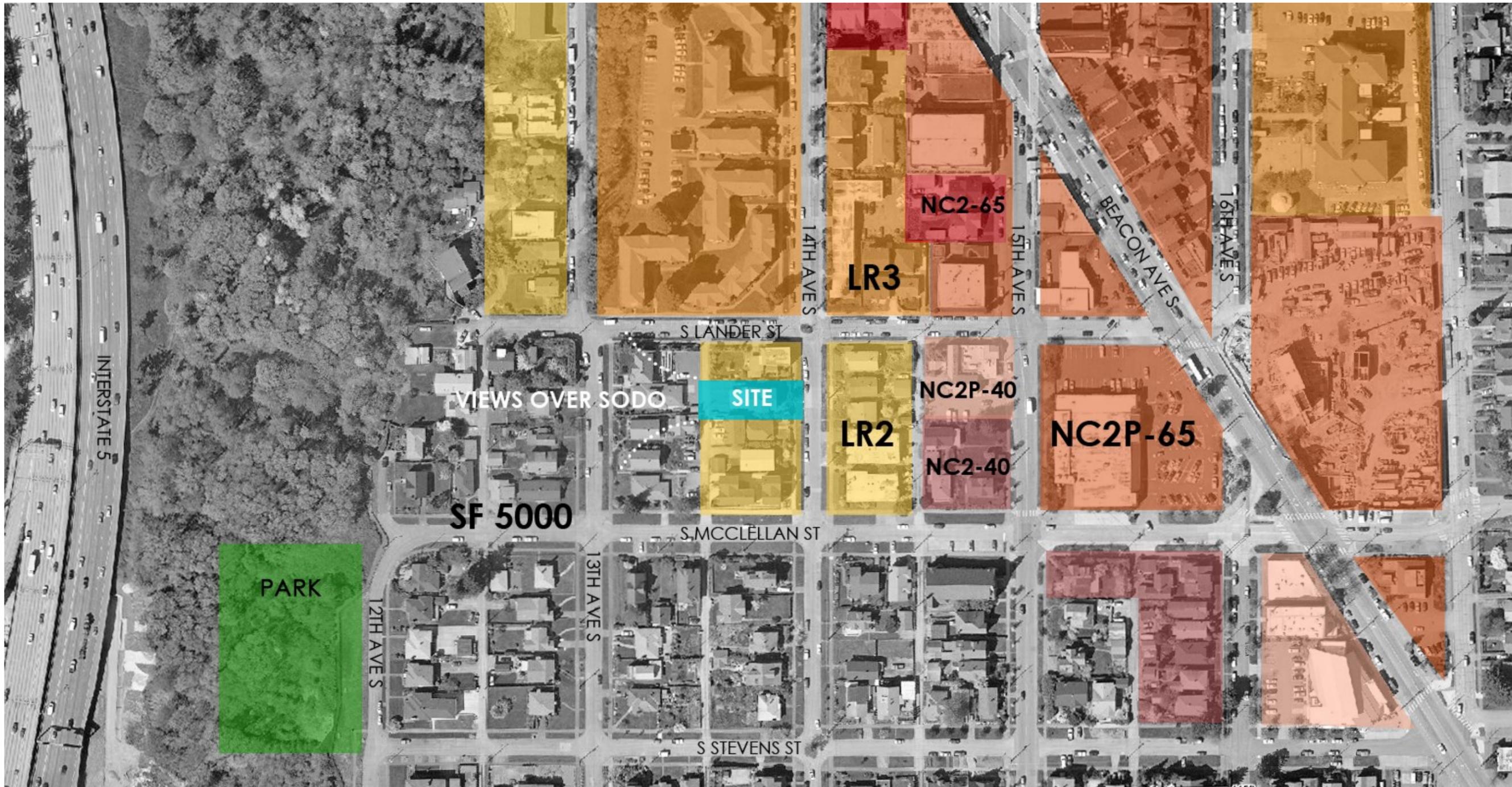




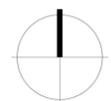
#3018943 2709 14th AVE S STREAMLINED DESIGN REVIEW FEBRUARY 16, 2015

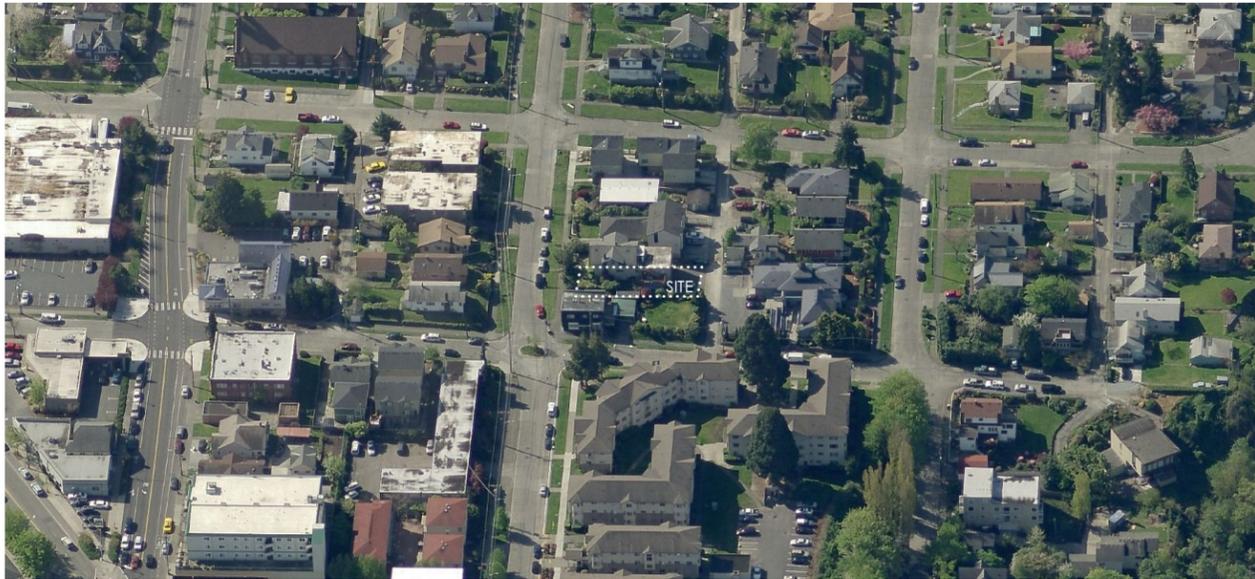
JULIAN WEBER
ARCHITECTURE + DESIGN, LLC

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SITE ANALYSIS DIAGRAM





AERIAL LOOKING SOUTH

1. Proposal

2709 14th Ave S is currently a lot with one duplex. The applicant proposes to demolish the existing structure and develop the site with six townhouses.

Key Metrics:

- **Zone:** LR2
- **Lot size:** 6,012 sf
- **Total Building Area:** 7,672 sf
- **FAR:** 6,012 sf x 1.2 (Built Green)
= 7,214 sf allowed (*inside face of walls*)
7,198 sf proposed (*16 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. 14th Ave S is a residential street with minimal levels of traffic through out the day. Territorial views from the site southeast towards Mt. Rainier and northwest towards downtown Seattle.

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 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:

Settled into a quieter area of Beacon Hill with views towards downtown Seattle, the site has great potential for multifamily residences. The street-facing units are modulated to the south to open up to the southern solar exposure and help distinguish each unit as its own mass. The same strategy is applied to the alley-facing units, opening up to the downtown Seattle view.

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

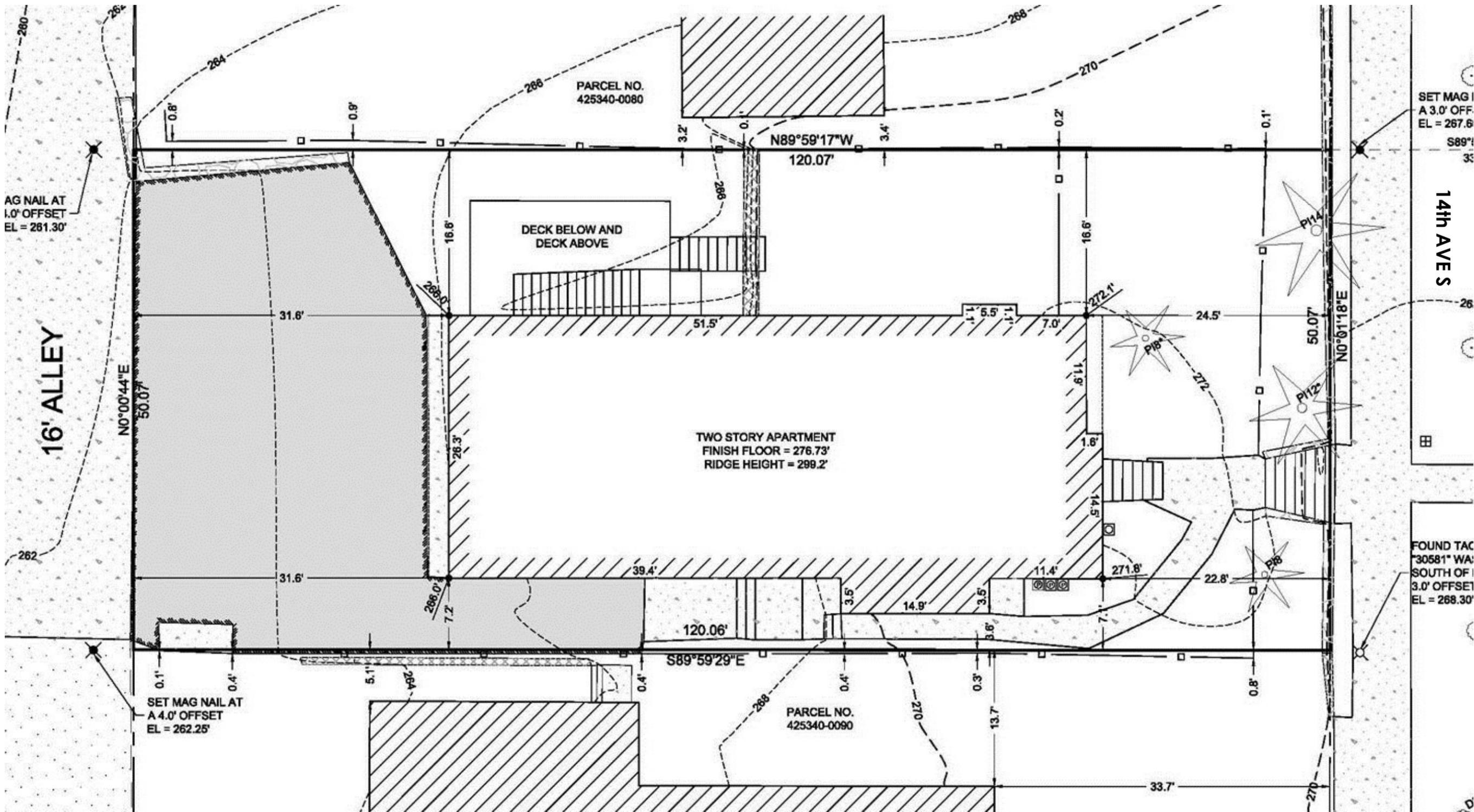
Building-Open Space Relationship: Ample walkways, landscaping, and staggered massing create a usable and communal relationship between the buildings and the open space around them.

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.



AG NAIL AT
1.0' OFFSET
EL = 261.30'

SET MAG I
A 3.0' OFF
EL = 267.6

14th AVES

TWO STORY APARTMENT
FINISH FLOOR = 276.73'
RIDGE HEIGHT = 299.2'

FOUND TAC
30581' WA
SOUTH OF
3.0' OFFSET
EL = 268.30'

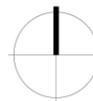
LEGAL DESCRIPTION

LOT 2, BLOCK 40, CHAS B LEE'S REPLAT OF BLOCKS 39 AND 40, HANFORDS ADDITION TO SOUTH SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 65, RECORDS OF KING COUNTY, WASHINGTON;

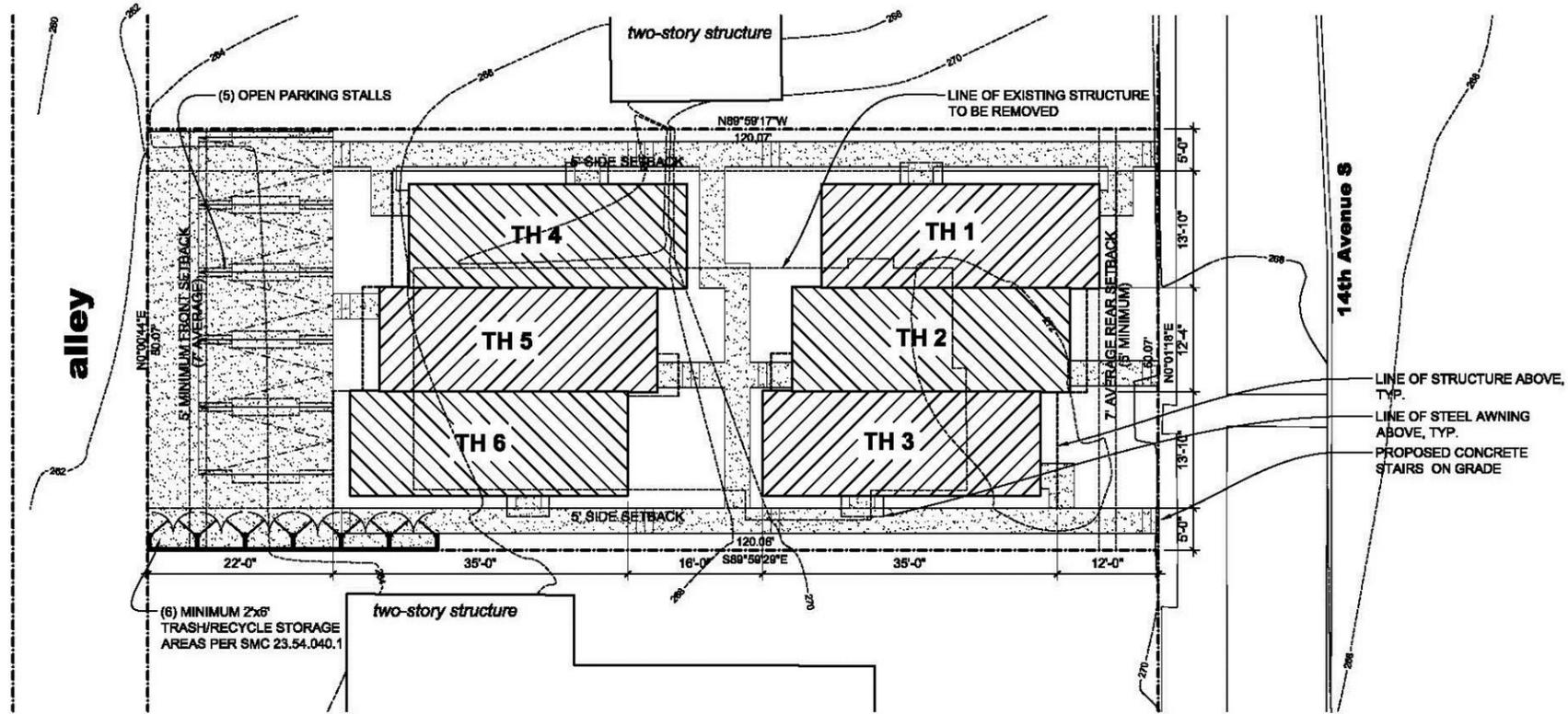
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N00°01'18"E FOR THE CENTERLINE OF 14TH AVENUE SOUTH BASED ON FOUND MONUMENTS IN CASE PER CITY OF SEATTLE SHORT SUBDIVISION NO. 3007956 AS RECORDED UNDER KING COUNTY RECORDING NO. 20080409800011

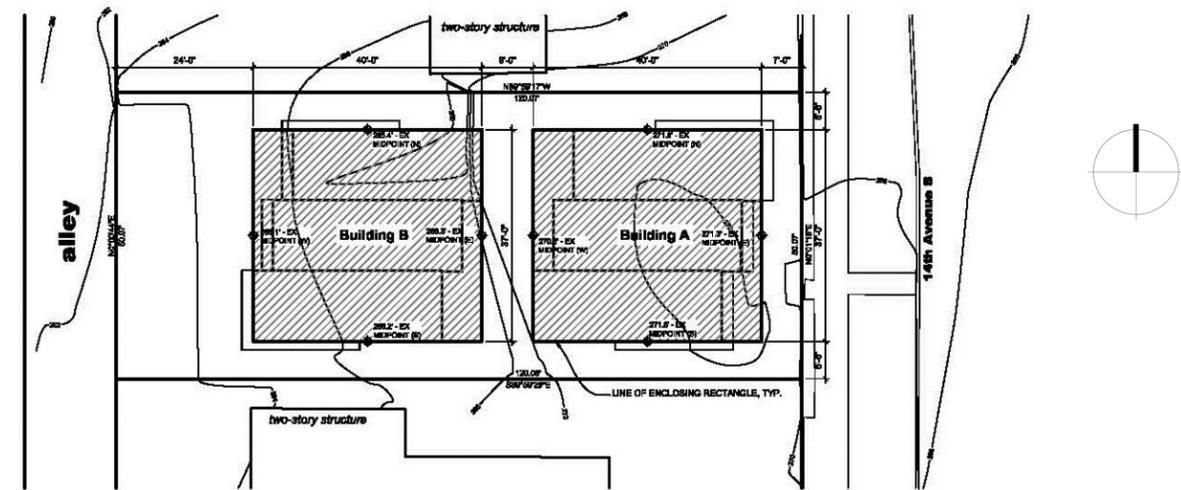


STE SURVEY SCALE: 1"=20'



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

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



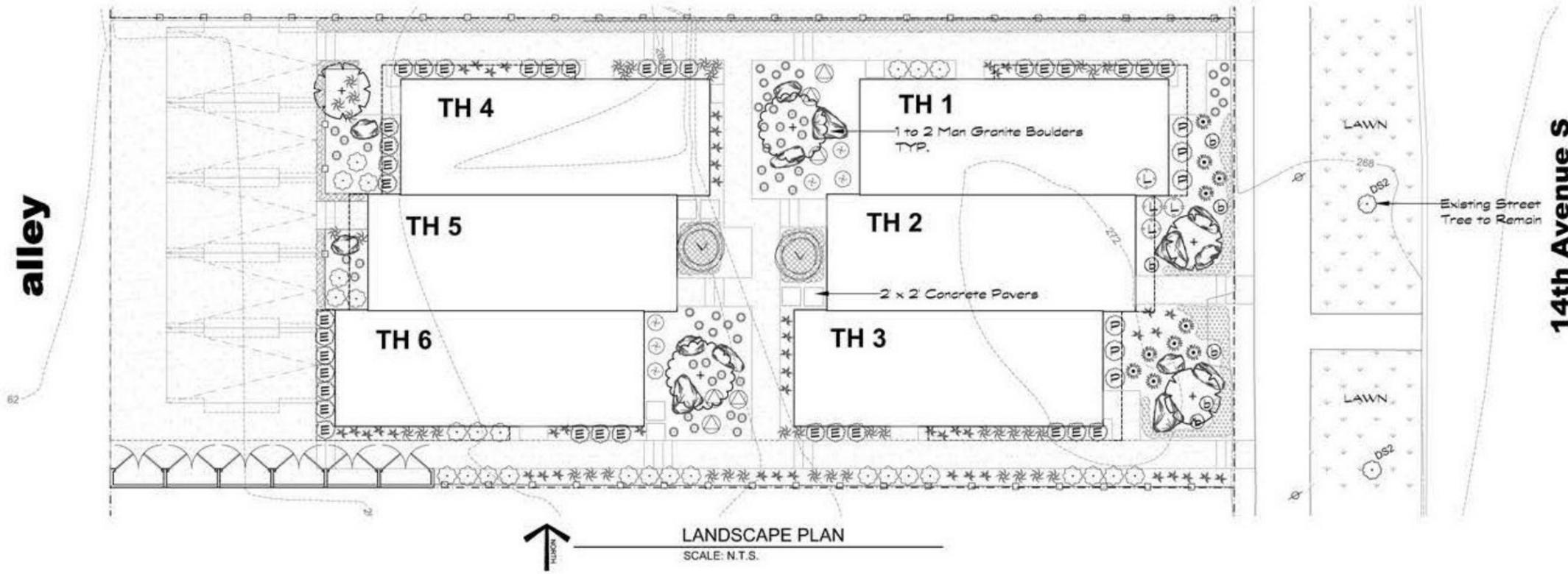
AVERAGE GRADE CALC - TH 4-6

267.0' x 40.0' (N) + 266.4' x 40.0' (S) + 268.1' x 37.0' (E) + 265.5' x 37.0' (W)
 10,680 + 10,656 + 9,919.7 + 9,823.5 = 41,079.2
 41,079.2 / 154 (LENGTH OF SIDES) = 266.7'
 AVERAGE GRADE = 266.7'

AVERAGE GRADE CALC - TH 1-3

271.0' x 40.0' (N) + 271.5' x 40.0' (S) + 271.4' x 37.0' (E) + 270.6' x 37.0' (W)
 10,840 + 10,860 + 10,041.8 + 10,012.2 = 41,754
 41,754 / 154 (LENGTH OF SIDES) = 271.1'
 AVERAGE GRADE = 271.1'

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



LANDSCAPE PLAN
SCALE: N.T.S.

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE
TREES		
Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	1.5' Cal.
Pinus caryana 'Cambridge'	Princeton Betty Ginkgo	1.5' Cal.
Acer circinatum	Vine Maple	1.5' Cal.
SHRUBS & PERENNIALS		
Blechnum peninsulare	Alpine Water Fern	1 Gal.
Hakonechloa macro 'Aureola'	Red Hook Sedge	1 Gal.
Urtica rubra 'Belinda's Find'	Orange Sedge	1 Gal.
Mahonia aquifolium	Tall Oregon Grape	5 Gal.
Acorus gramineus 'Variegatus'	Variegated Japanese Sweet Flag	1 Gal.
Barosaccus rupestris	Fragrant Sweet Box	5 Gal.
Pieris Mt Fire	Mt Fire Pieris	3 Gal.
Cornus Ivory Halo	Variegated Redtwig Dogwood	5 Gal.
Euonymus japonicus 'Green Spire'	Greenspire Euonymus	2'-24" ht.
Leucothoe formosensis 'Nana'	Dwarf Fetterbush	5 Gal.
GROUNDCOVER		
Pachysandra terminalis	Spurge	1 Gal, 24" o.c.
Vinca minor 'Bowels'	Periwinkle	1 Gal, 24" o.c.
Ajuga reptans 'Bronze Beauty'	Bronze Beauty Carpet Bugle	1 Gal, 24" o.c.





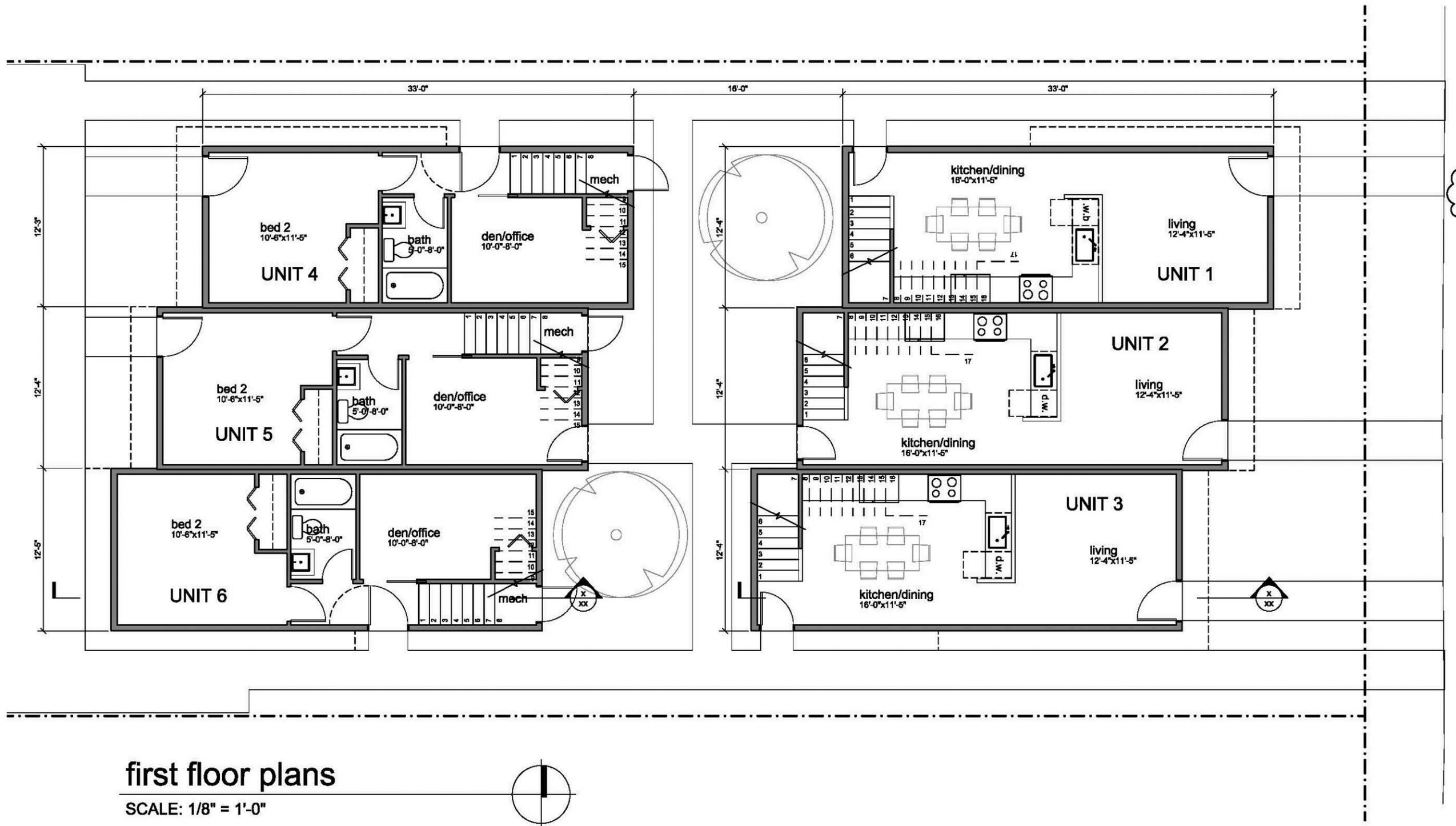
14th Ave -NW Approach





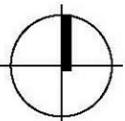
Alley -SE Approach

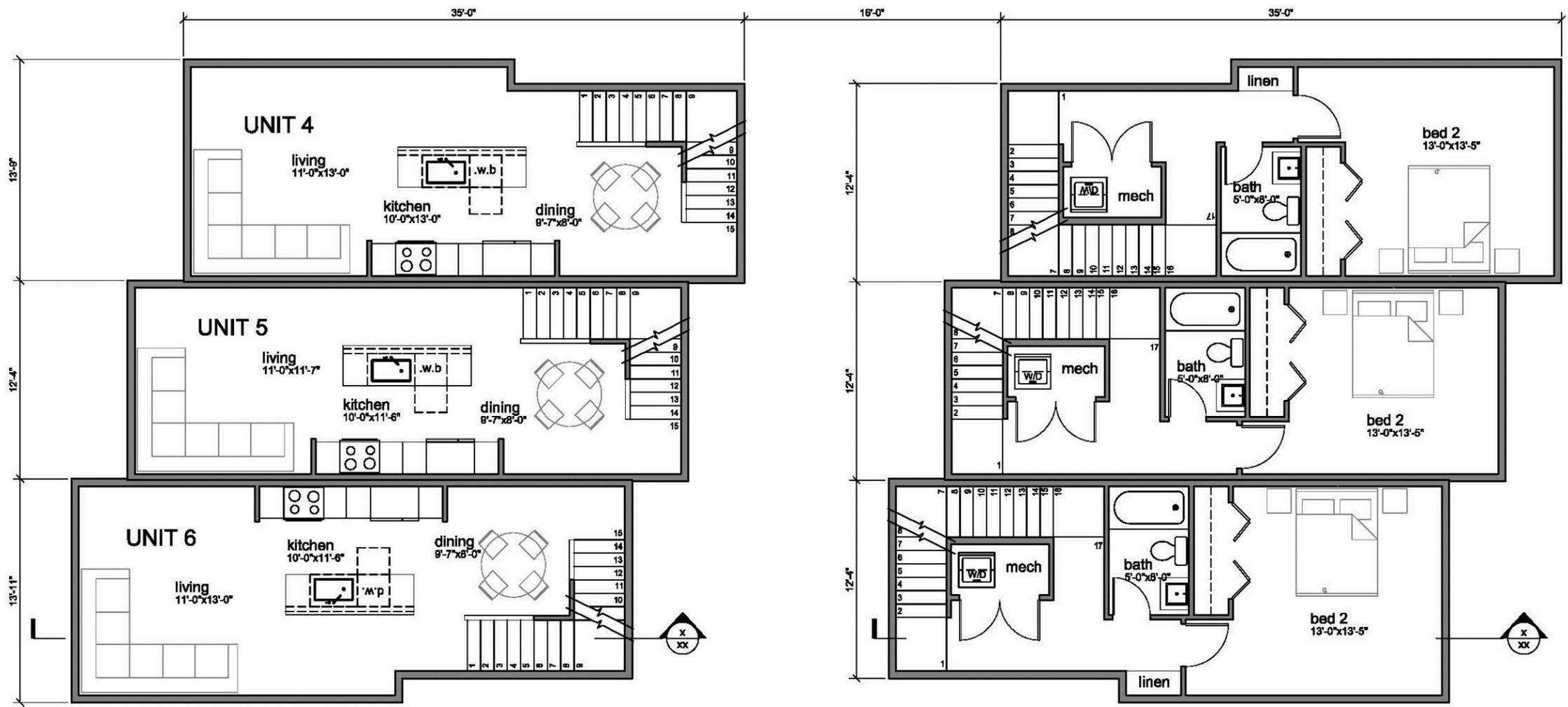




first floor plans

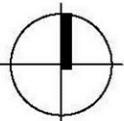
SCALE: 1/8" = 1'-0"

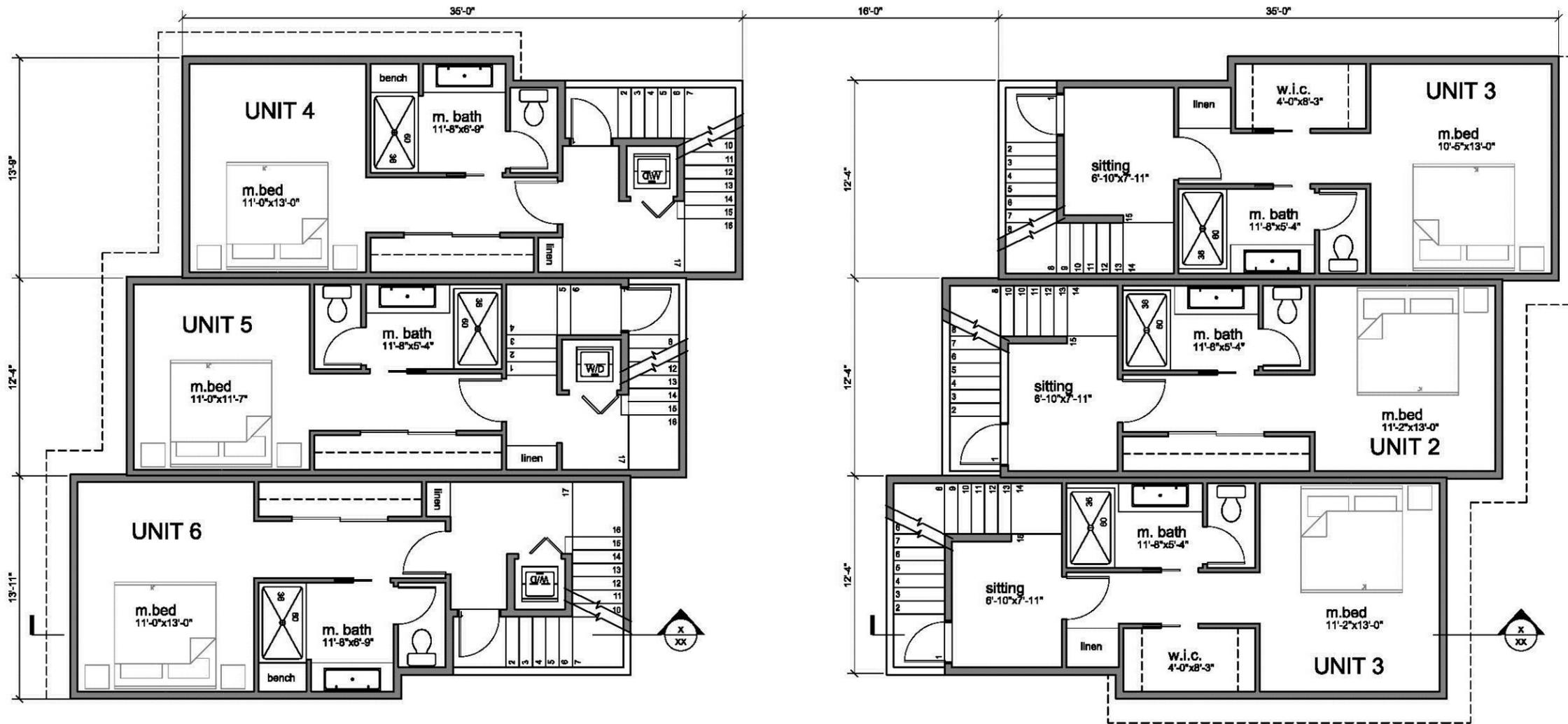




second floor plans

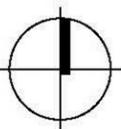
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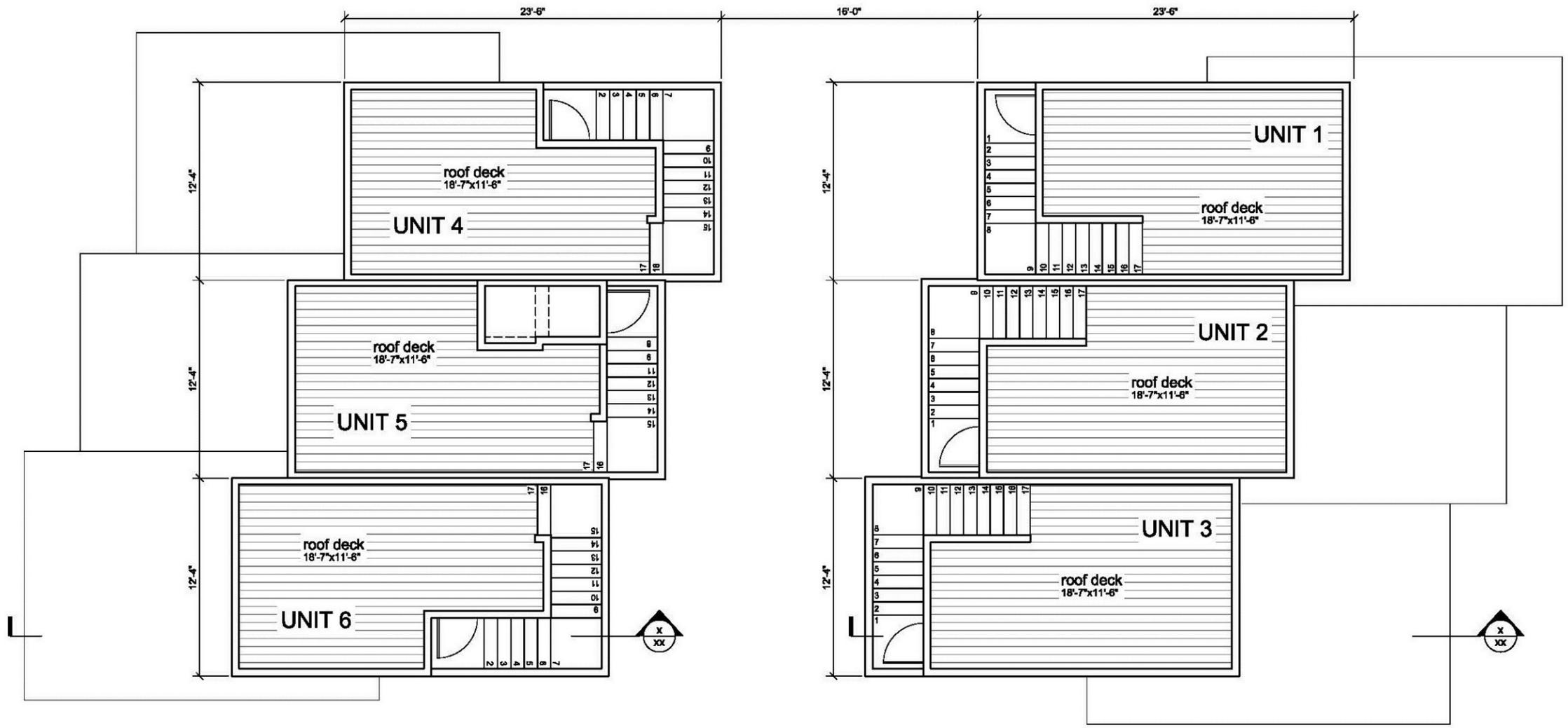




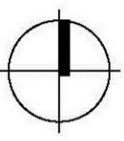
third floor plans

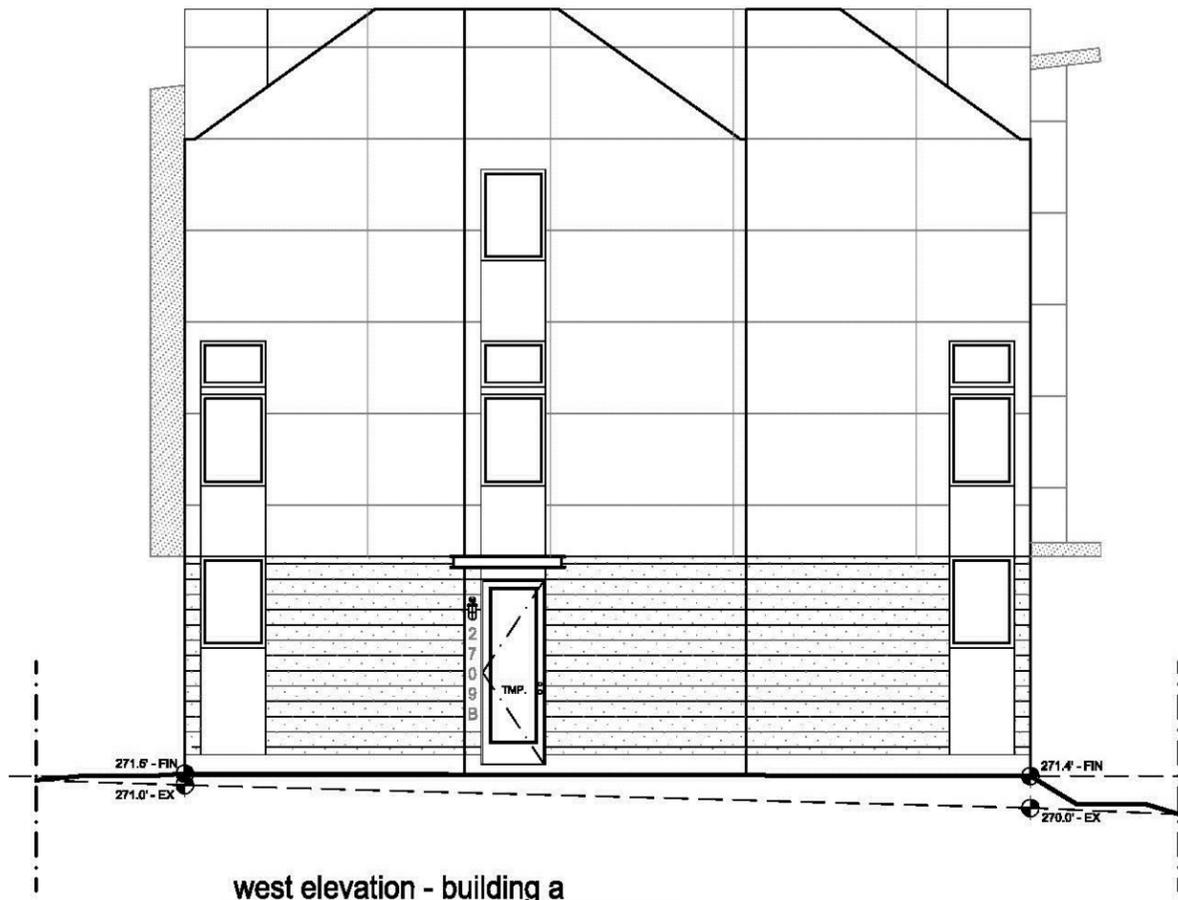
SCALE: 1/8" = 1'-0"



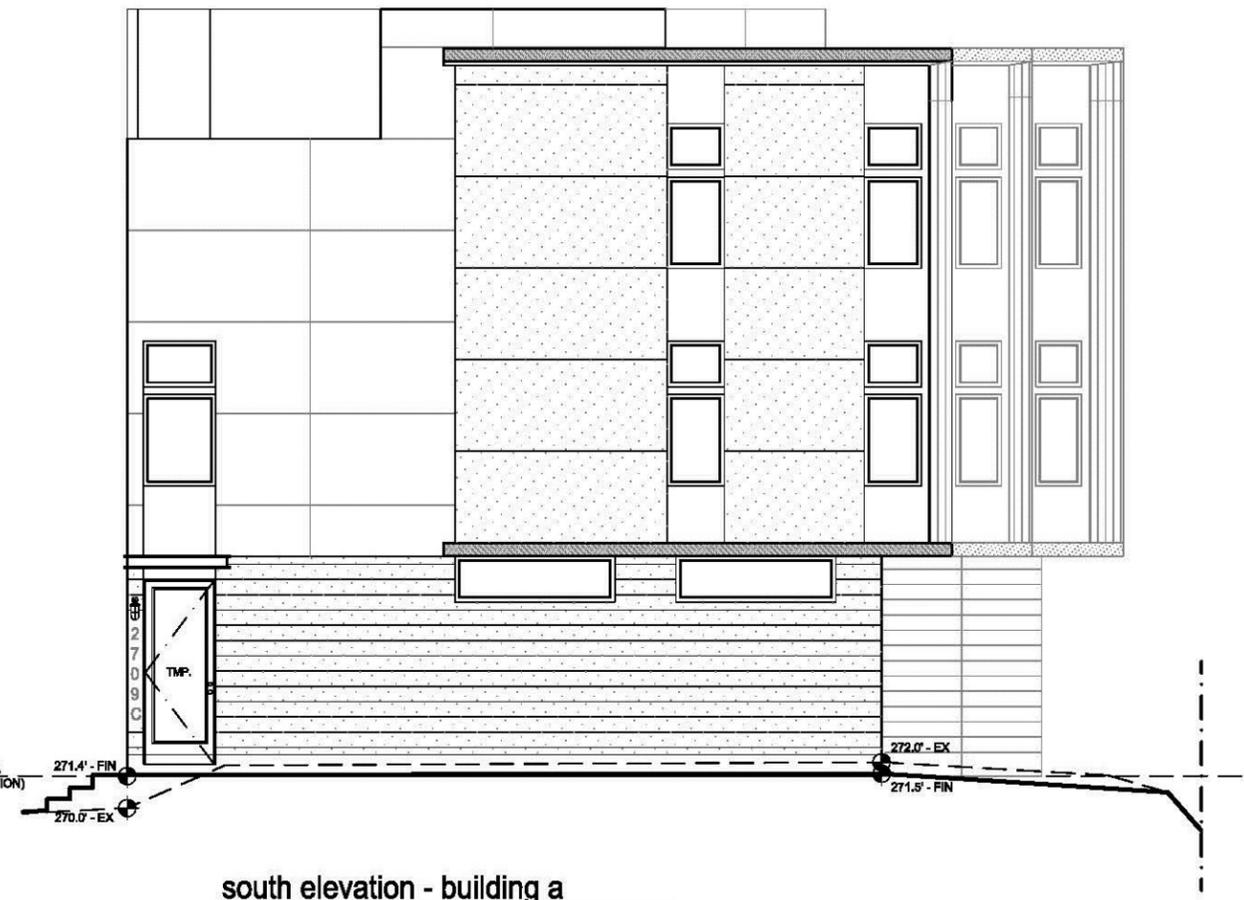


roof plans
 SCALE: 1/8" = 1'-0"

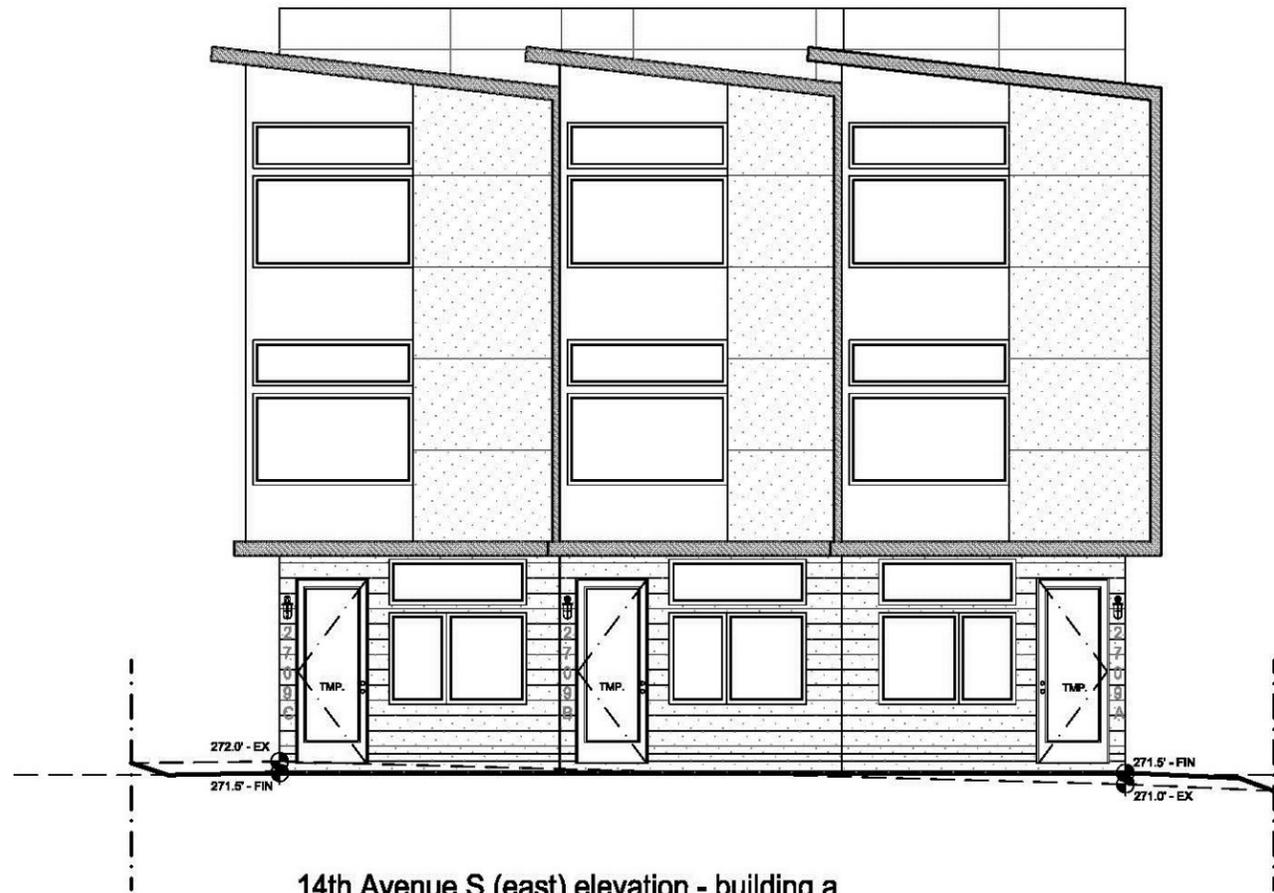




west elevation - building a
SCALE: 1/8" = 1'-0"

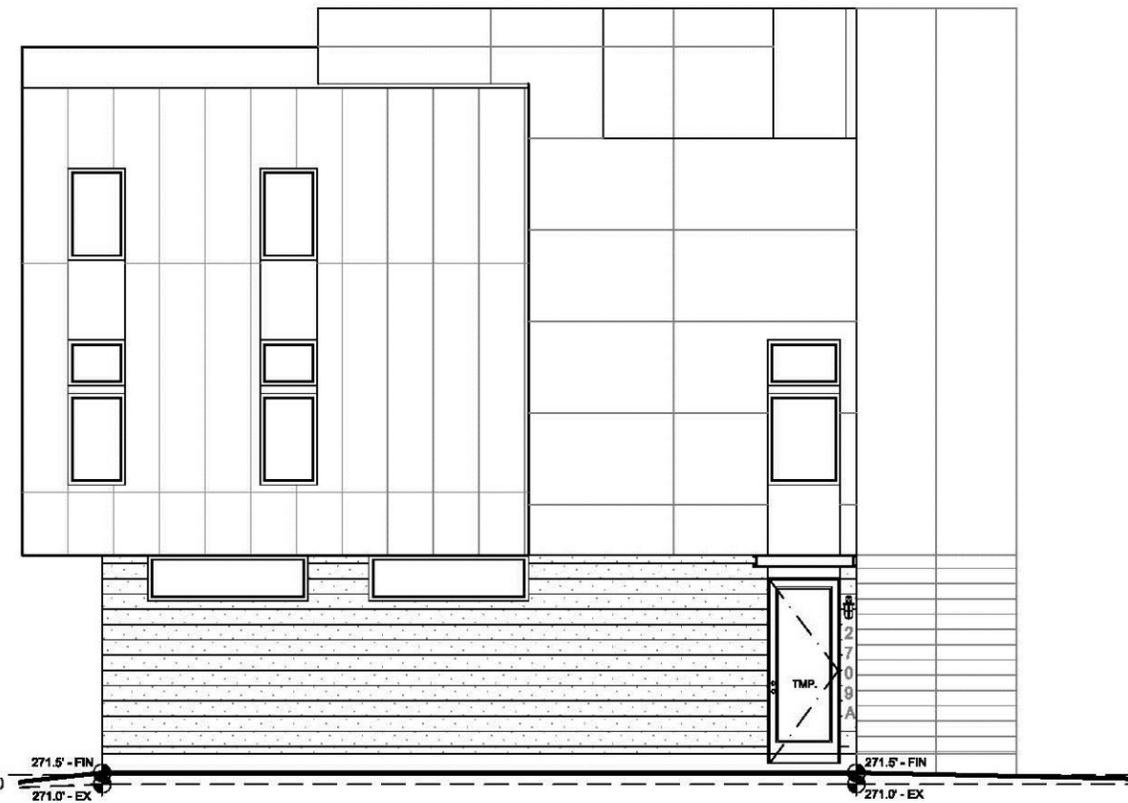


south elevation - building a
SCALE: 1/8" = 1'-0"



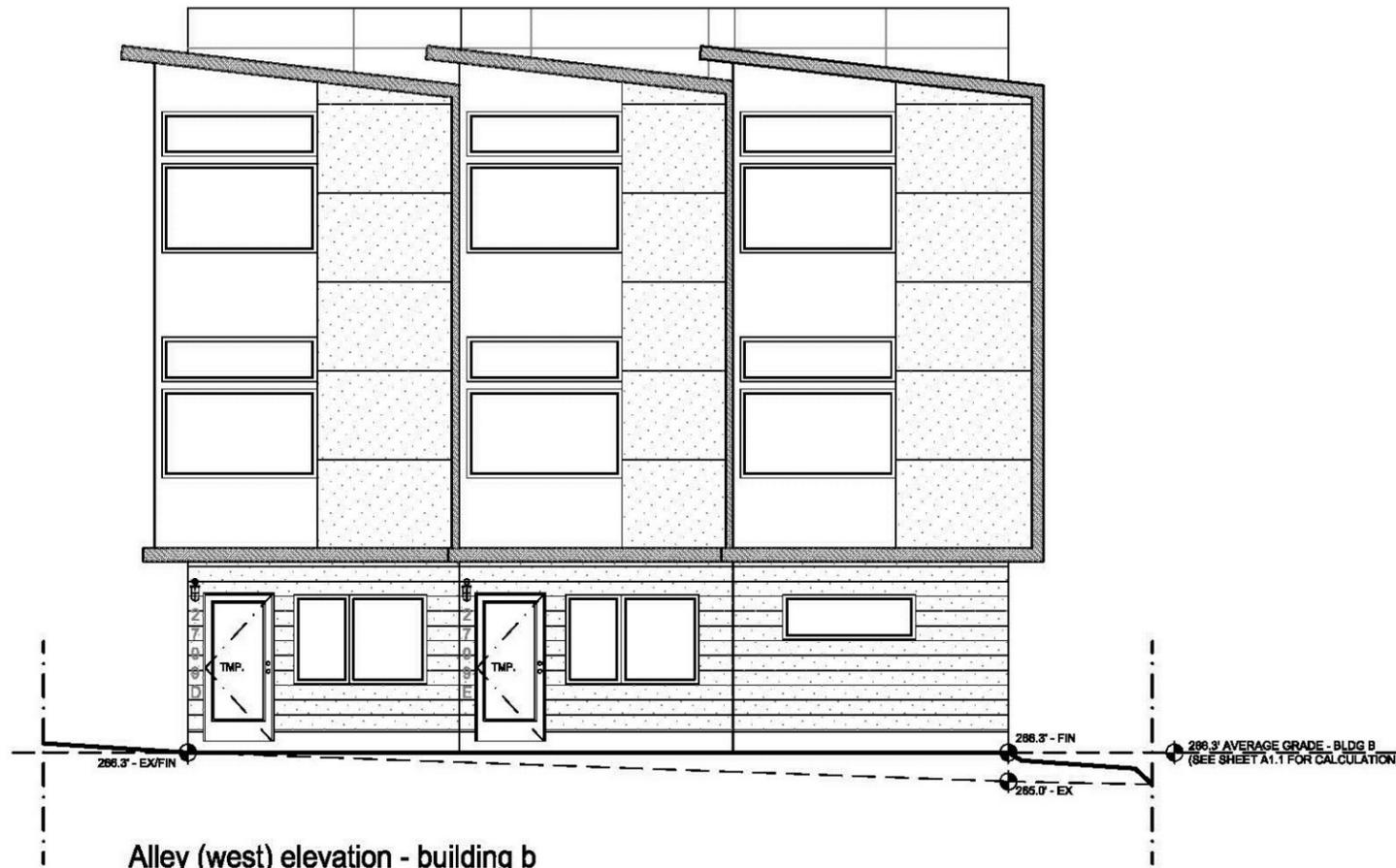
14th Avenue S (east) elevation - building a

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



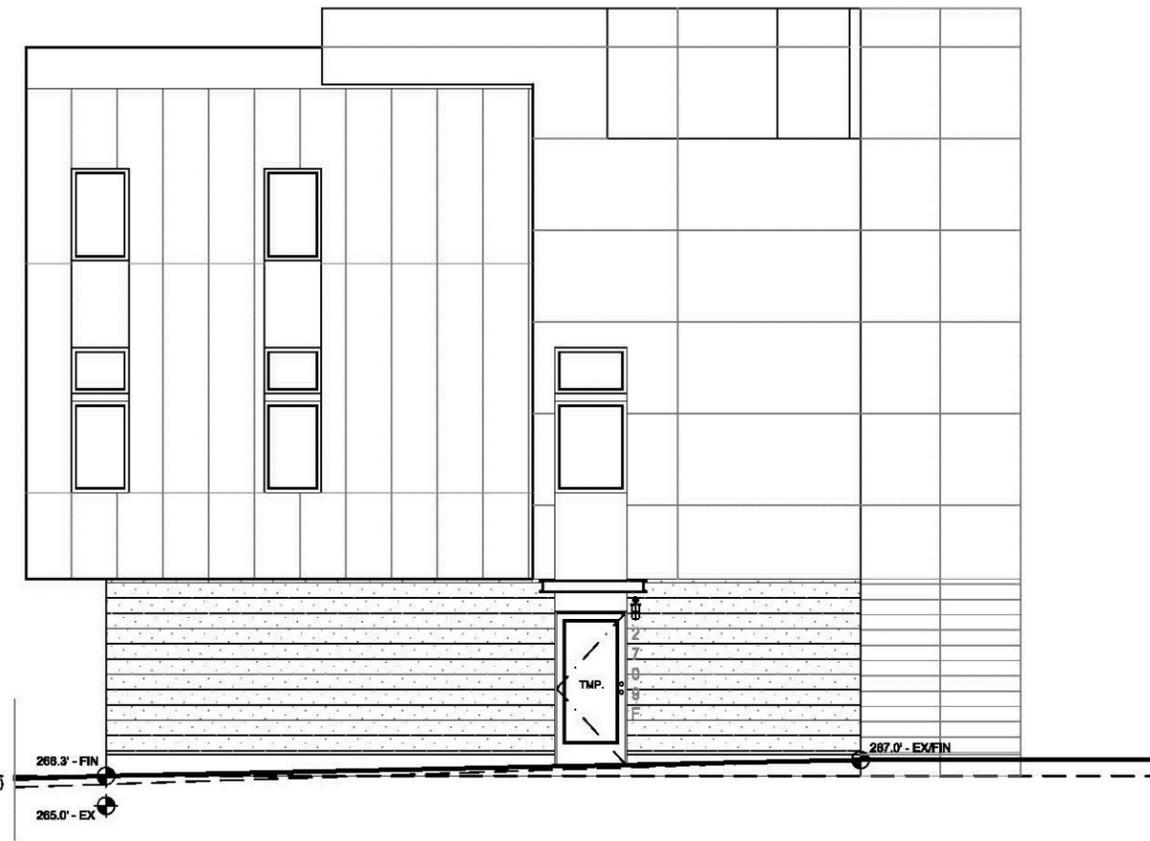
north elevation - building a

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



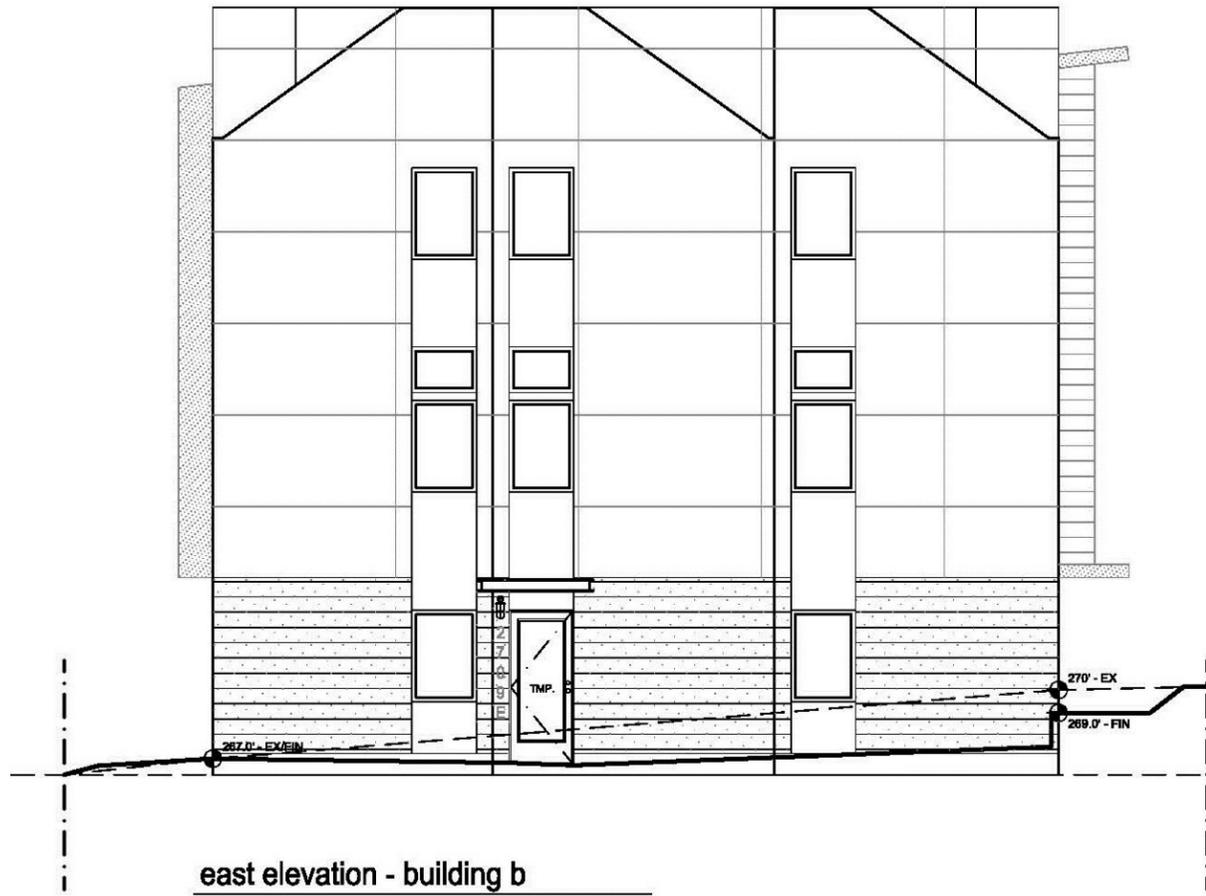
Alley (west) elevation - building b

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

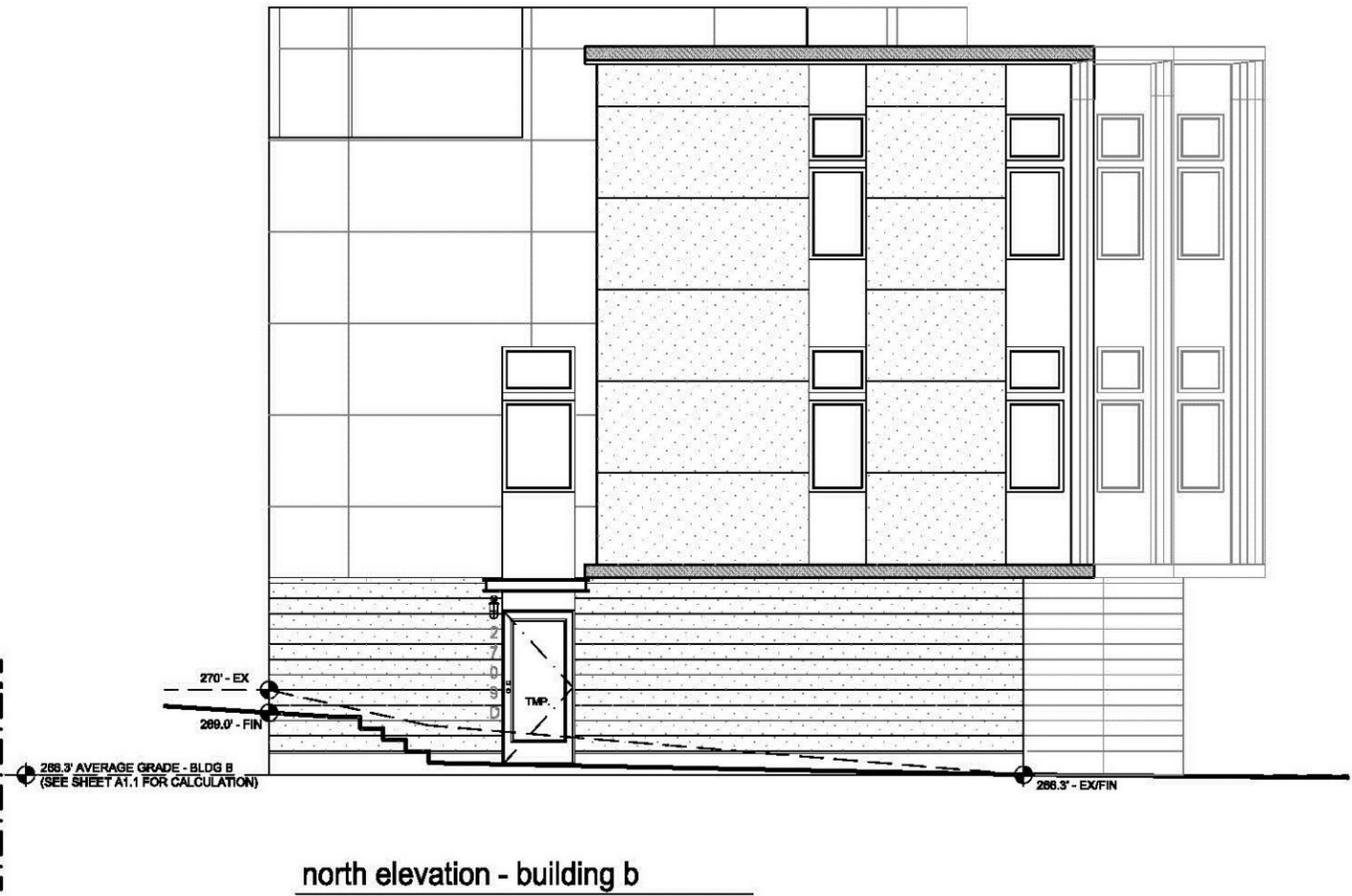


south elevation - building b

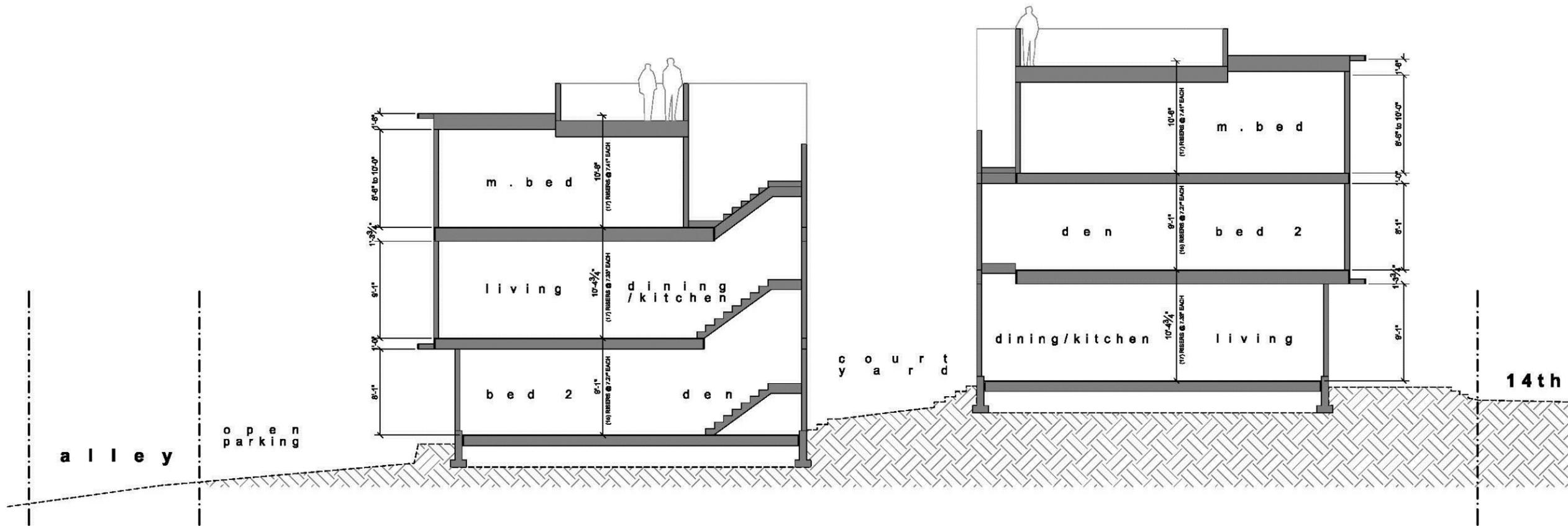
SCALE: 1/8" = 1'-0"



east elevation - building b
SCALE: 1/8" = 1'-0"

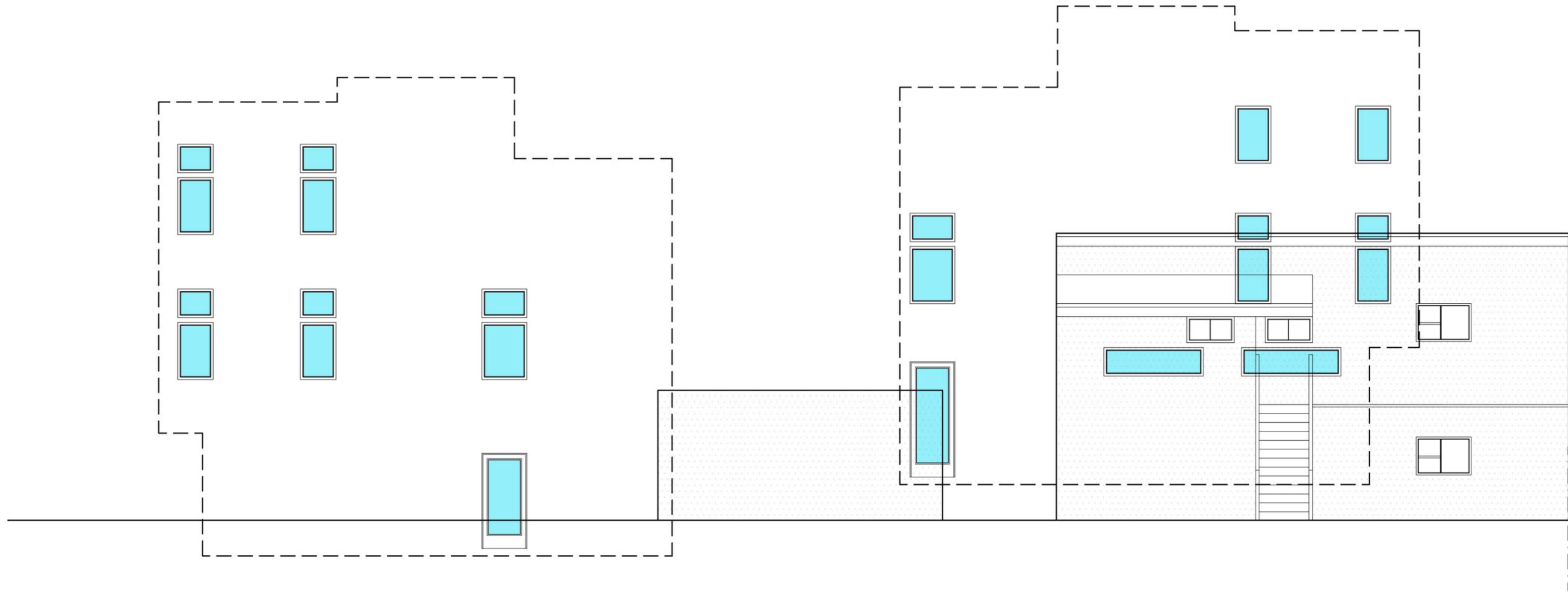


north elevation - building b
SCALE: 1/8" = 1'-0"



e/w site section

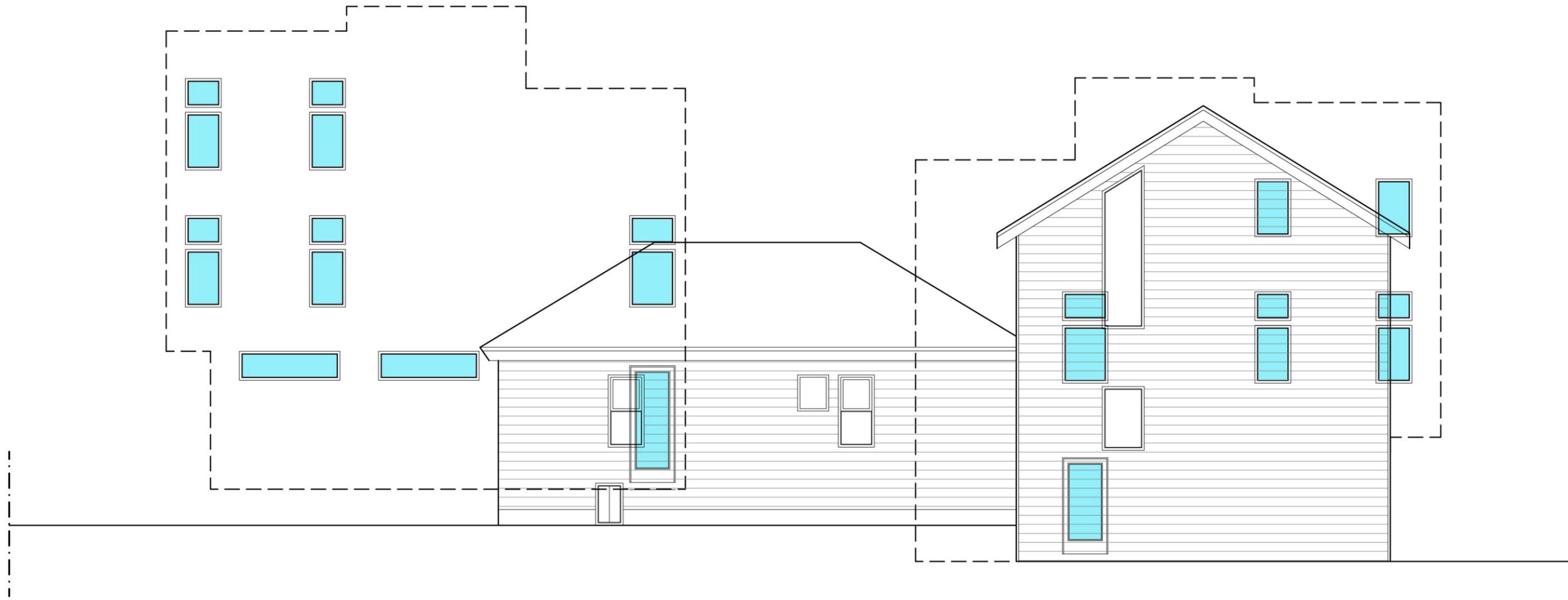
SCALE: 3/32" = 1'-0"



neighboring property north

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

NEIGHBORING PROPERTY SOUTH



neighboring property south

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

NEIGHBORING PROPERTY NORTH