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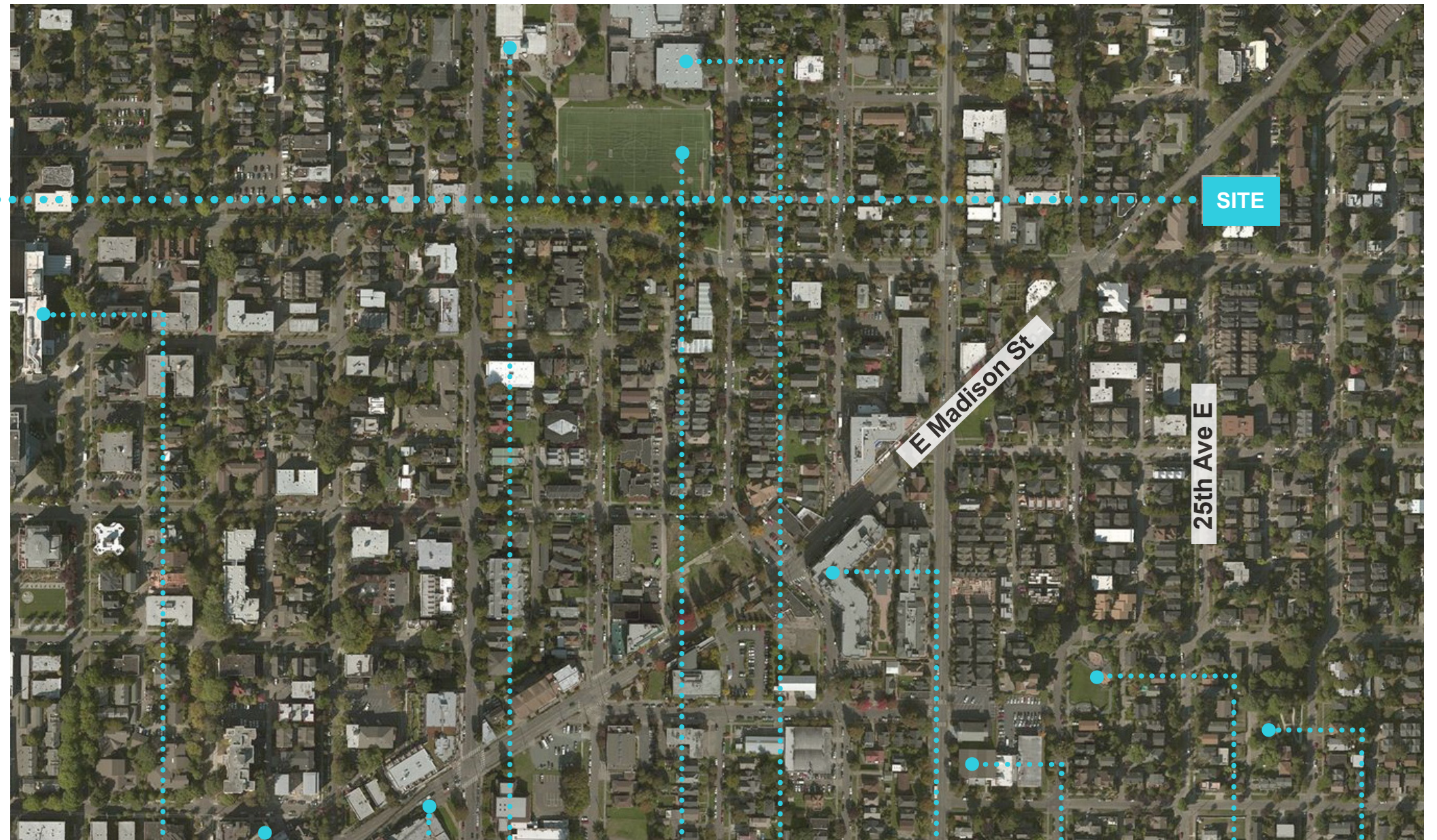
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PROJECT INFORMATION

| | |
|---------------------------|--|
| ADDRESS | 212 25TH AVENUE E SEATTLE, WA 98112 |
| TAX ID NUMBER | 9828702340 |
| SDCI PROJECT # | SDR: 3019044 |
| | BUILDING: 6440840 |
| LOT SIZE | 4,797 SF |
| ARCHITECT/PROJECT CONTACT | JULIAN WEBER ARCHITECTS, LTD. 1257 S KING STREET SEATTLE, WA 98144 |
| OWNER/APPLICANT | KEITH GALPIN 2617 E LAKE SAMMAMISH PARKWAY SE SAMMAMISH, WA 98075 |



SITE




group health
central hospital **H**

capitol hill
farmer's market 


pendleton
miller playfield 

safeway 

homer harris
park 

trader joe's 

miller community
center 

seattle world
school 

ymca 

plum tree
park 

VICINITY ANALYSIS

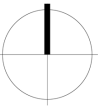
PROJECT ZONE: LR3

ADJACENT ZONES: SF 5000
LR1
LR2
NC2-40

- BUS ROUTES:**
- 8 - Mount Baker Transit Center; Seattle Center
 - 11 - Madison Park
 - 48 - Mount Baker Transit Center
 - 84 - Stadium Station, Madison Park
 - 980 - Haller Lake
 - 984 - Downtown Seattle
 - 988 - Madrona



- 48
- 8, 11, 84, 984, 988
- 8, 84, 980, 984



PROPOSAL Demolish current single family residence, and construct (4) townhouses with (4) open parking stalls.

| | | |
|-------------|-------------------|---|
| KEY METRICS | Zone: | LR3 |
| | Lot size: | 4,797 SF |
| | FAR: | 4,797 sf x 1.3 = 6,240 sf allowed (th/s + built green) 6,236 sf proposed |
| | Structure Height: | 30' + 4' parapet allowance & 10' penthouse |
| | Units: | (4) |
| | Parking: | (4) open parking stalls |

ANALYSIS OF CONTEXT Located in Capitol Hill one parcel south of East Madison Street, the area consists of a mixture of commercial and residential uses. Although the site has access to multiple businesses within walking distance, the neighborhood is quiet despite its proximity to a busy thoroughfare. Many of the adjacent properties are three-story, multifamily projects.

EXISTING SITE CONDITIONS A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.

SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 10.

ARCHITECTURAL CONCEPT See page 8 for concept statement, diagrams, and images.

DESIGN GUIDELINES See page 9 for Design Guideline responses.

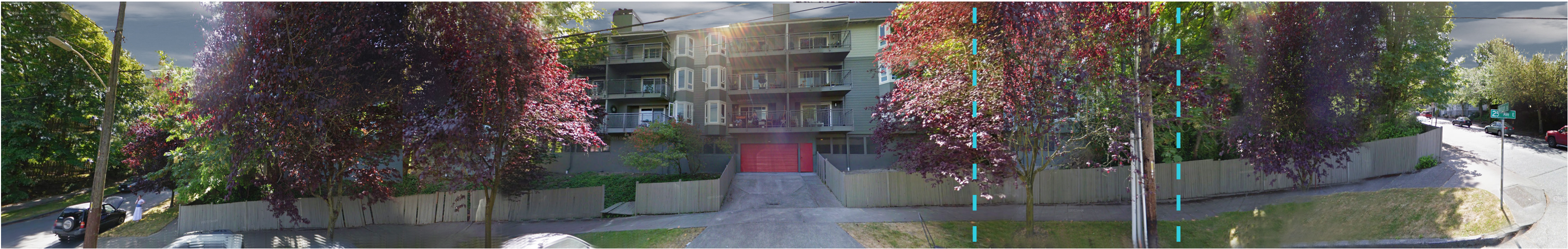


212 AERIAL VIEW WEST



SITE ANALYSIS

ACROSS FROM SITE



EAST JOHN STREET

EAST MADISON STREET

SITE



EAST MADISON STREET

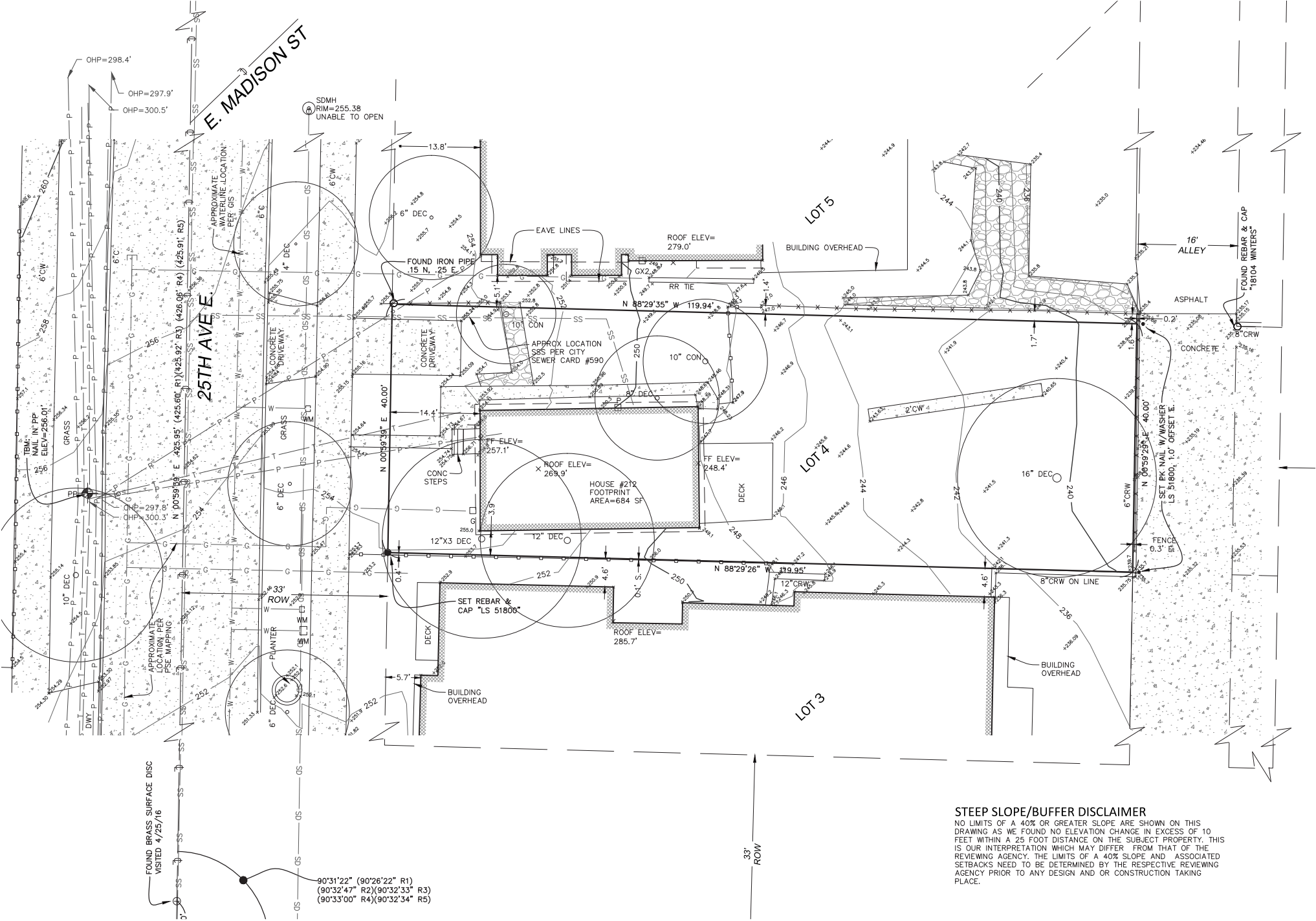
EAST JOHN STREET

STREET LEVEL

LEGAL DESCRIPTION

PER QUIT CLAIM DEED, RECORDING NO. 9812312441, RECORDS OF KING COUNTY, WASHINGTON.

LOT 5, BLOCK 48, YESLER'S SECOND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 21, IN KING COUNTY, WASHINGTON.



survey
1"=20'-0"



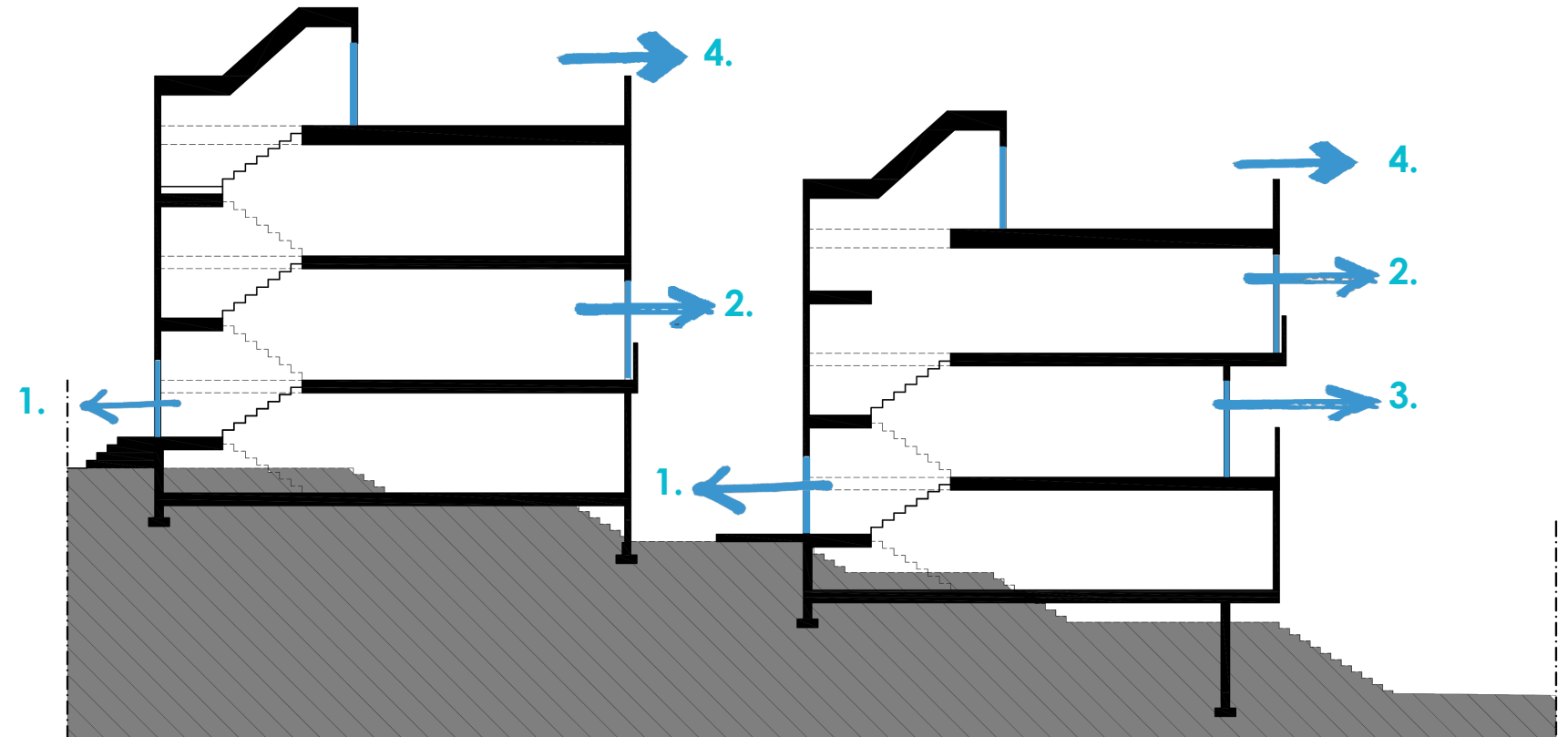
EXISTING CONDITIONS

N O D E S -

VERTICAL ACTIVE SPACE

The site is activated with a series of vertically stacked nodes. These nodes are strategically placed to enhance building adjacencies and connect with outdoor spaces. Facades are organized to accentuate and highlight these spaces, carving into the massing of each building with negative space and changing the material and character.

1. Modern front porches act as a distinct entry point for each unit while creating a visual connection between building circulation.
2. Juliet balconies are integrated to enhance interior program, creating a sense of openness and flexibility while enhancing exterior facades.
3. Covered decks provide a strong transition between exterior and interior space.
4. Roof decks for each unit become the project's main viewing platform. Buildings are stepped to not only utilize existing grade, but to provide a clear line of site for all units.



CONCEPT

SEATTLE DESIGN GUIDELINES

DESIGN RESPONSE

CS1. Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

- B
- Sunlight and Natural Ventilation
- D
- Plants and Habitat

The proposed buildings are arranged to take advantage of site constraints. They follow site orientation, lengthwise east to west, and include a separation highlighted by unique entryways to allow sunlight to reach the east side of the west units. The buildings have multiple operable windows to allow for natural ventilation and utilize an open stair to help with vertical air flow.

CS2. Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- A
- Location in the City and Neighborhood
- C
- Relationship to the Block
- D
- Height, Bulk, and Scale

The site is located one parcel south of the corner of Madison Street and 25th Ave E. Madison is a busy thoroughfare with both commercial and residential uses. The proposed project is responding to the density of the surrounding area. The buildings are recessed 1/2 a floor, approximately 4-6 ft, into grade in order to decrease overall building bulk, utilize existing grade conditions, and mimic the character of the neighborhood which is largely 3-story residential development.

PL2. Walk-ability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- B
- Safety and Security
- D
- Way-finding

Entries to all units are integrated with distinct lighting and signage. The units fronting 25th Avenue East include raised front porches to create a more secure and private entryway. The entries are also designated with awnings and are separated by bioplanters. There is a path along the south side of the site providing access to units 3 and 4. Lighting will be integrated to highlight the path as well as addressing signage to help with way-finding.

PL3. Street-Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

- A
- Entries

Entries are highlighted along the street through massing, fenestrations, lighting, awnings, steps, and plantings. Although the entries are paired, they are still separated by bioplanters for buffering. This creates both privacy between the units as well as provides each sitting area for neighbors to converse.

PL4. Active Transportation

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

- B
- Planning ahead for Bicyclists

Alternative modes of transportation are promoted in the project due to adjacencies to Madison Street. The site is equipped with bicycle parking for the residents. Although there is parking provided for each unit, the site does qualify as Frequent Transit and is encouraging to use other modes of transportation.

DC1. Project Uses and Activities

Optimize the arrangement of uses and activities on site.

- A
- Arrangement of Interior Uses
- B
- Vehicular Access and Circulation
- C
- Parking and Service Uses

A circulation path along the south property line guides site users through the significant grade change from 25th Avenue East to the alleyway to the east. Parking is directly accessed off of the alley where services such as trash locations and bicycle parking are organized. This allows each unit to have a small front yards with front porches. Interior spaces are organized around a system of porches, decks, and balconies to capture views.

DC2. Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on th site and within its surroundings.

- A
- Massing
- B
- Architectural and Facade Composition
- C
- Secondary Architectural Features
- D
- Scale and Texture
- E
- Form and Function

The site is activated with a series of vertically stacked nodes. These nodes take the form of porches, decks, and Juliet balconies and are strategically placed to enhance building adjacencies and connect with outdoor spaces. Facades are organized to accentuate and highlight these spaces, carving into the massing of each building with negative space and changing the material and character.

Materials play a significant role in the project esthetically and functionally. Not only do they highlight massing but they also provide texture to the facade, dictating functions within.

DC3. Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

- A
- Building-Open Space Relationship
- B
- Open Spaces Uses and Activities
- C
- Design

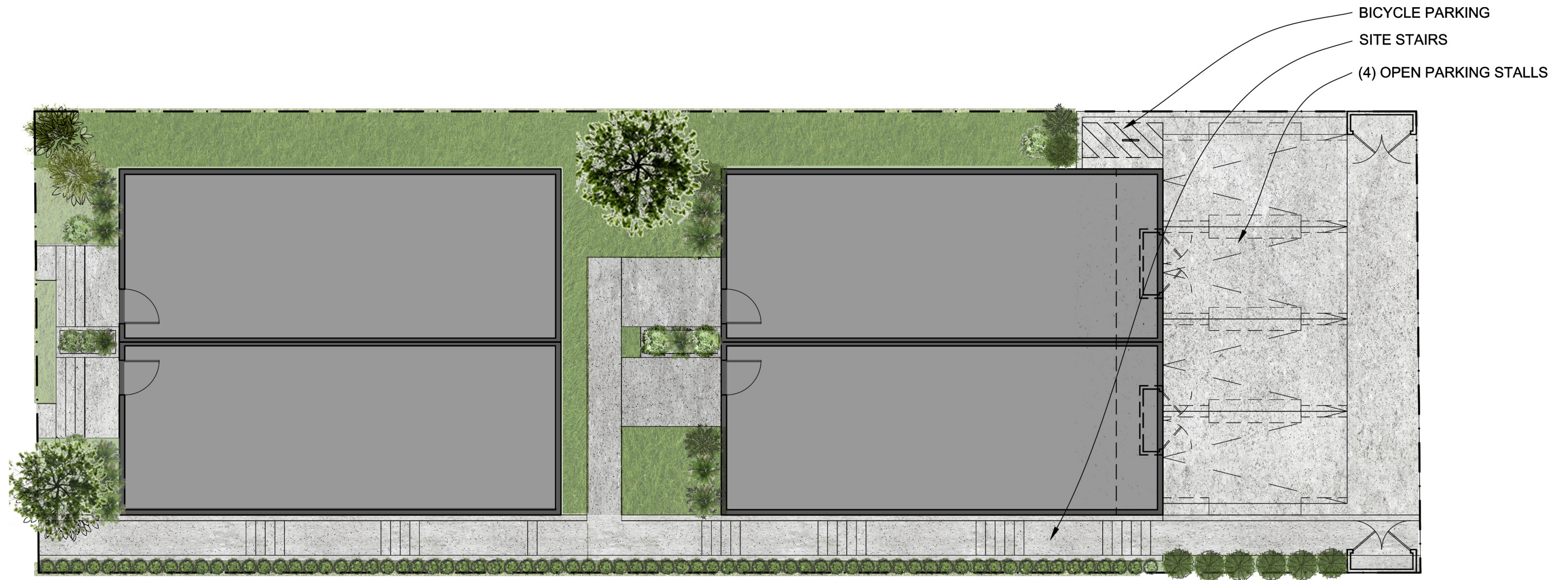
An open space site concept directly aligns with the architectural concept based off of the integration of porches, balconies, and decks. Open space not only occurs on the ground floor level with designed front yards, but also vertically through the use of covered decks, roof decks, and Juliet balconies. Strong interior and exterior relationships are developed through views and connections to other buildings. Levels of privacy allow residents to feel secure while also giving opportunities to engage with others.

DC4. Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

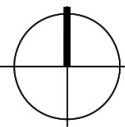
- A
- Exterior Elements and Finishes
- B
- Signage
- C
- Lighting
- D
- Trees, Landscape and Hardscape Materials

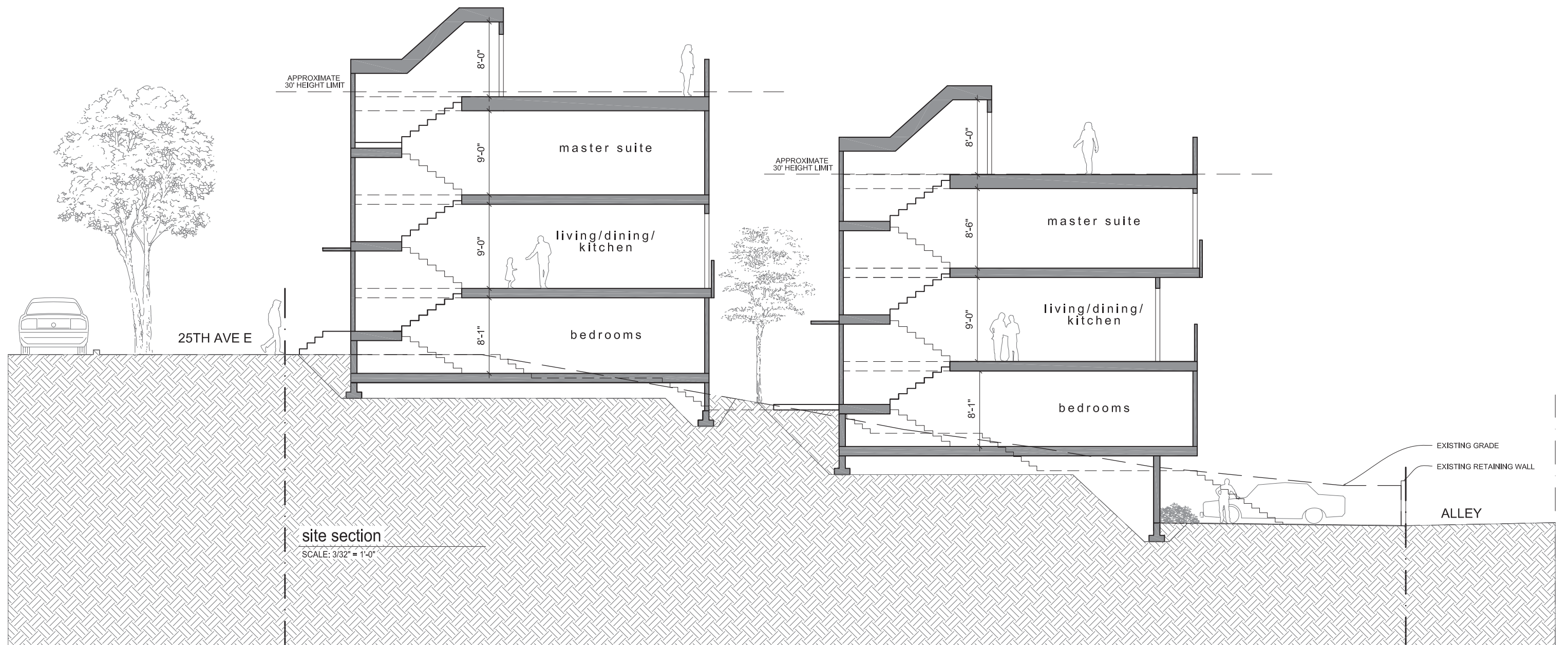
Unique materials are used to highlight both unit entries and deck space. Corrugated, galvanized metal siding is used on all units' street-facing facades. White-washed wood begins to highlight negative space to enhance deck areas. Open metal guardrails further highlight decks and balconies and provide a organizing theme throughout the project.

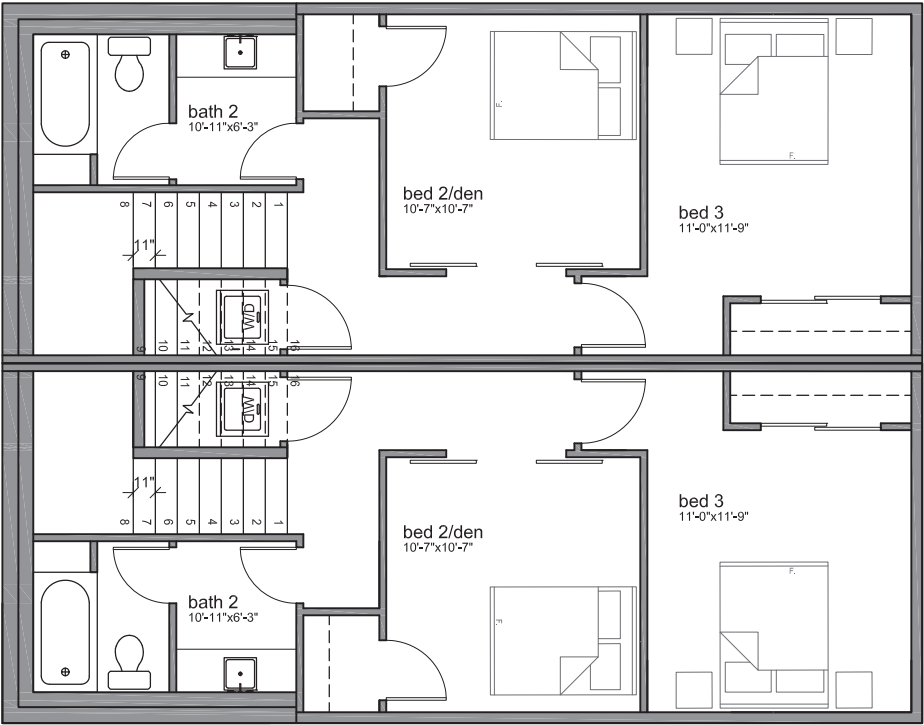
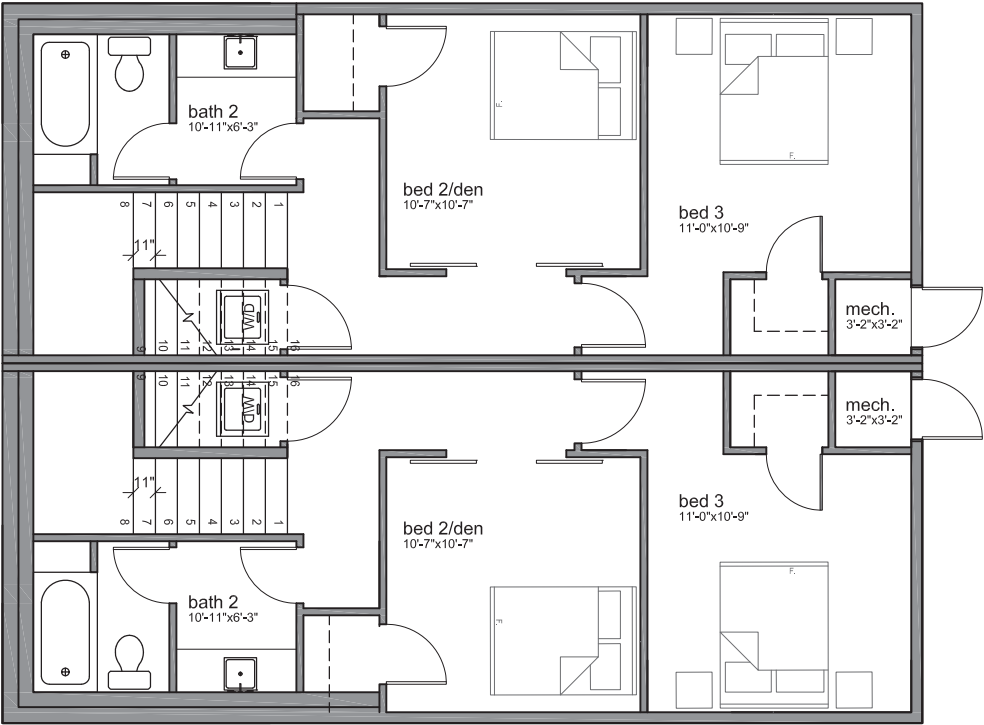


landscape plan

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







first floor plans

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

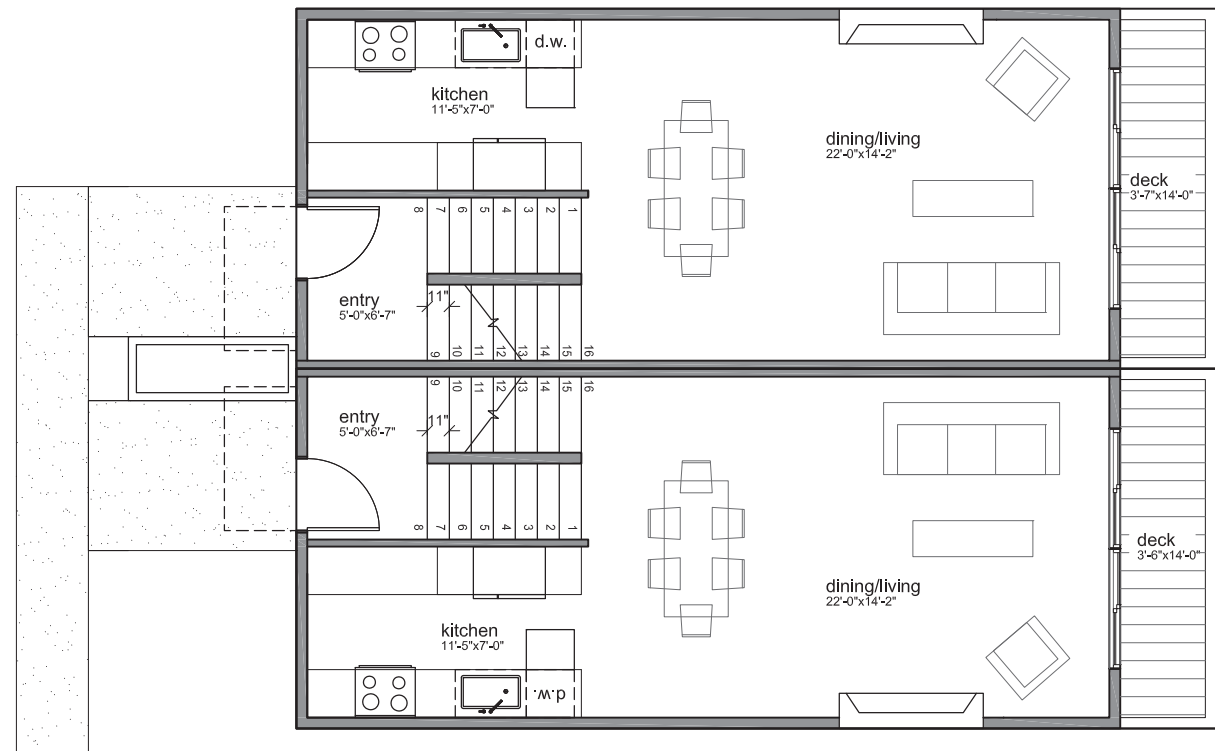
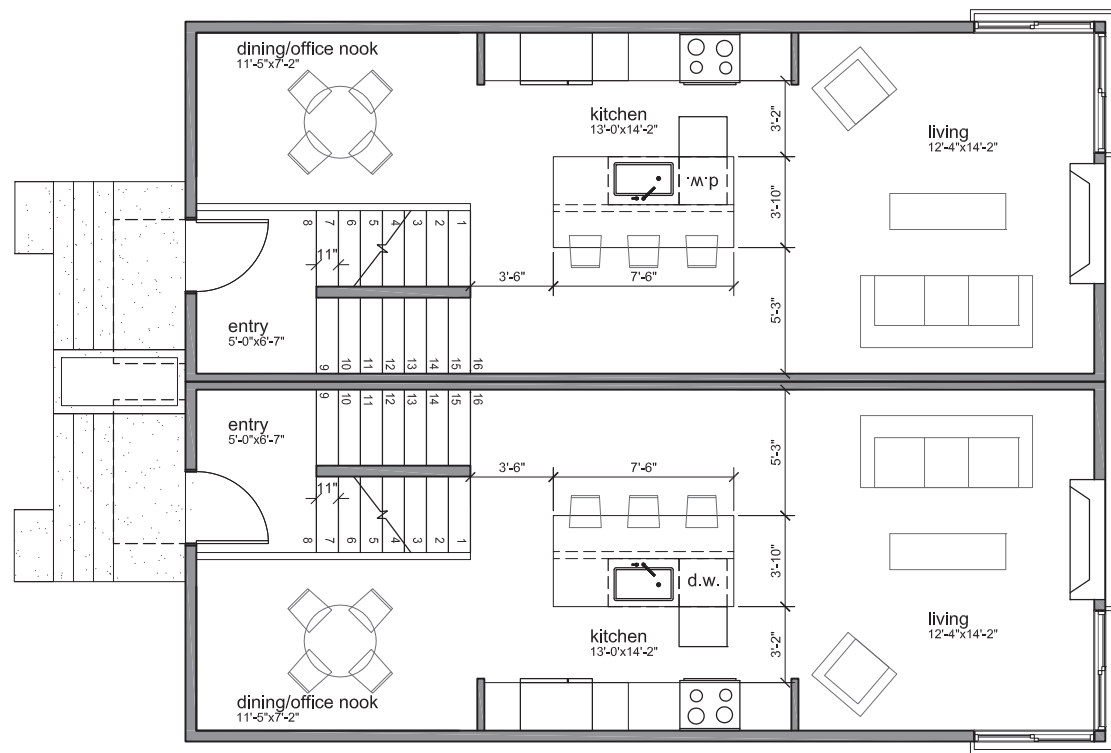


AREA SUMMARY - TH 1&2

| | |
|-------------|----------|
| LOWER FLOOR | 585 SF |
| MAIN FLOOR | 585 SF |
| UPPER FLOOR | 562 SF |
| PENTHOUSE | 68 SF |
| TOTAL | 1,800 SF |
| DECKS | 300 SF |

AREA SUMMARY - TH 3&4

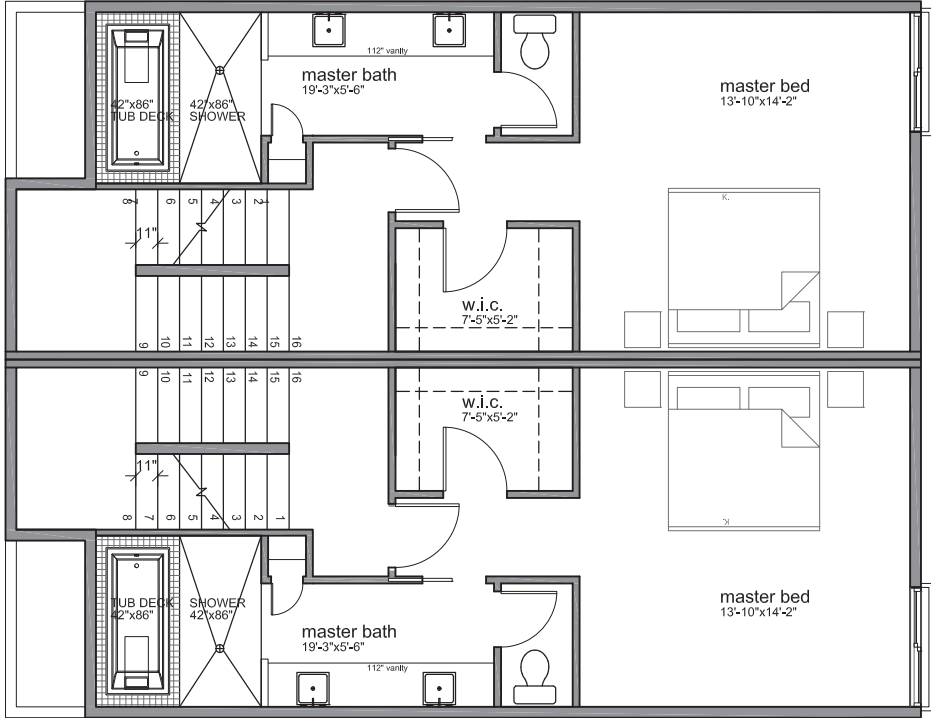
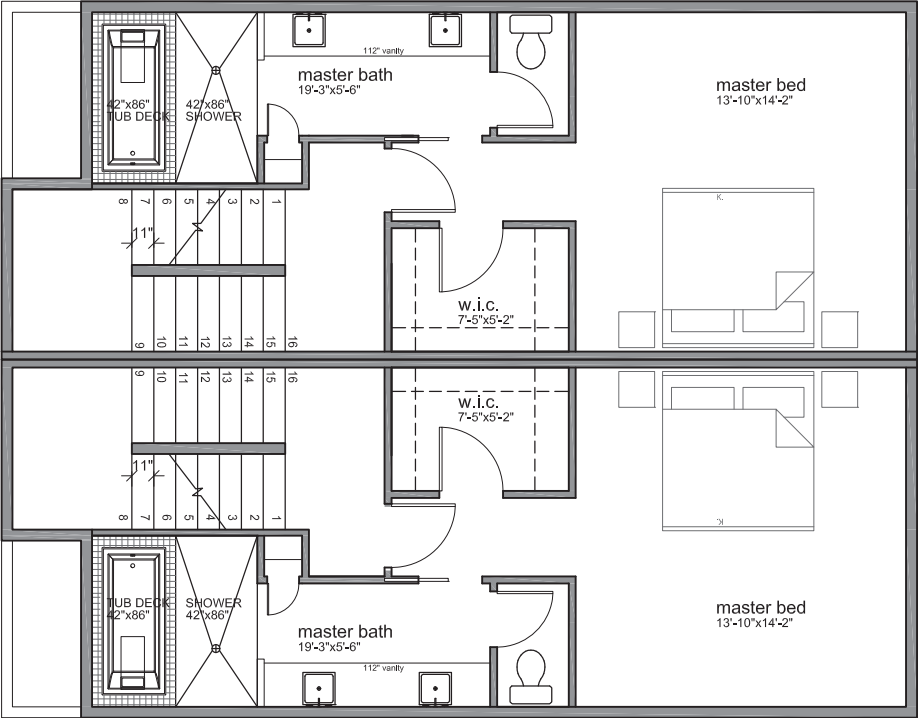
| | |
|-------------|----------|
| LOWER FLOOR | 585 SF |
| MAIN FLOOR | 525 SF |
| UPPER FLOOR | 562 SF |
| PENTHOUSE | 68 SF |
| TOTAL | 1,740 SF |
| DECKS | 350 SF |



second floor plans

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

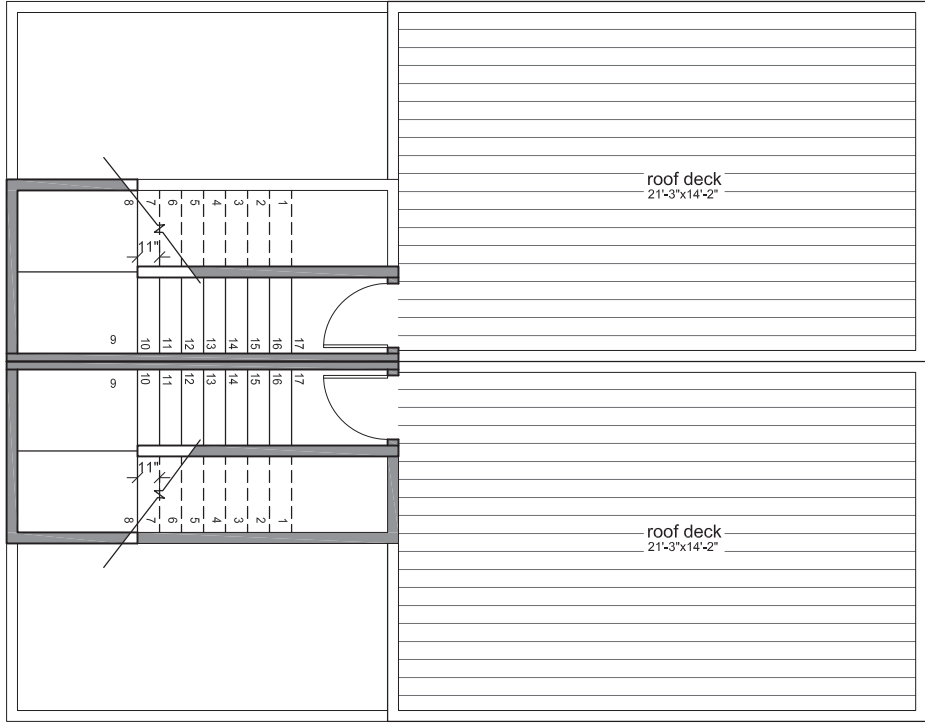
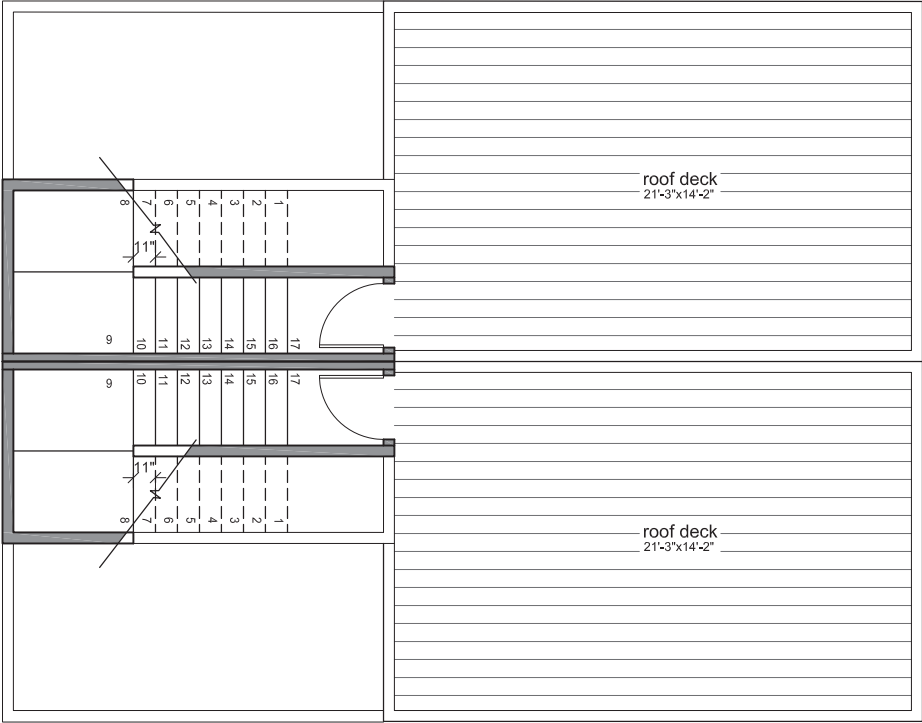




third floor plans

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





roof plans

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





west elevation- TH1 & TH 2

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





east elevation- TH1 & TH2

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



east elevation- TH3 & TH4

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



south elevation

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





