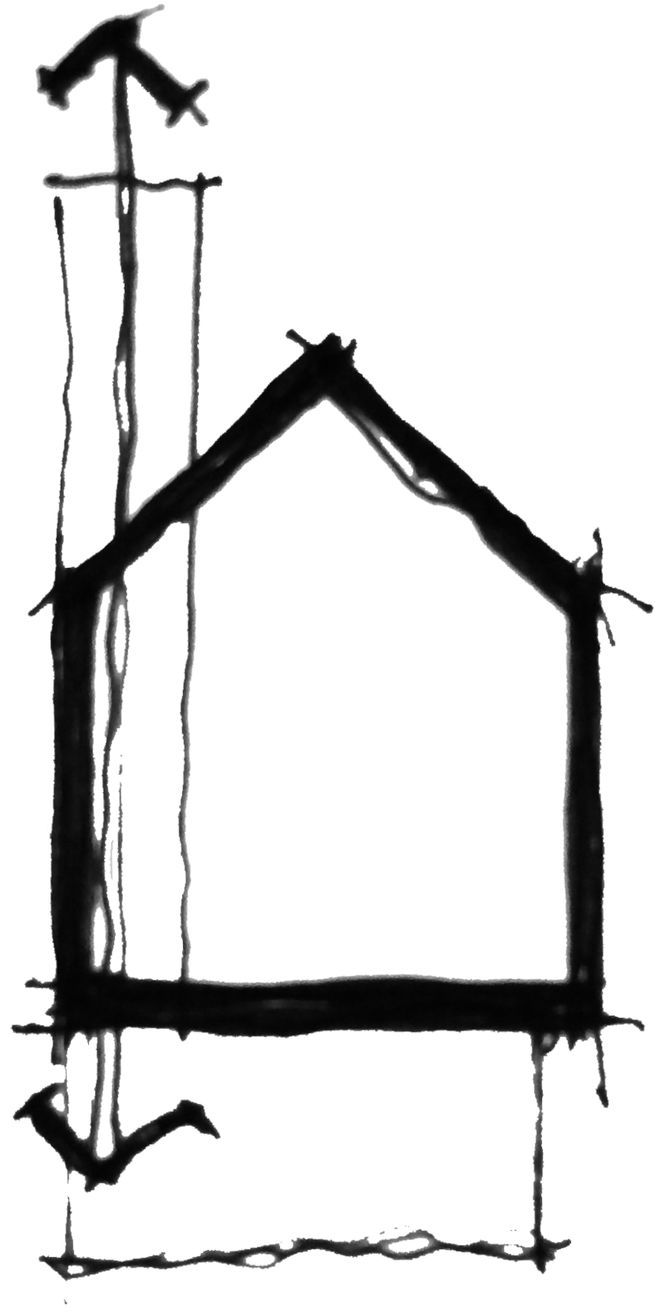


JW ARCHITECTS

TABLE OF CONTENT

PROJECT INFORMATION

ADDRESS 2601 22ND AVENUE W
SEATTLE, WA 98199

TAX ID NUMBER 2770600895

DPD PROJECT # 3020071

LOT SIZE 6,000 SF

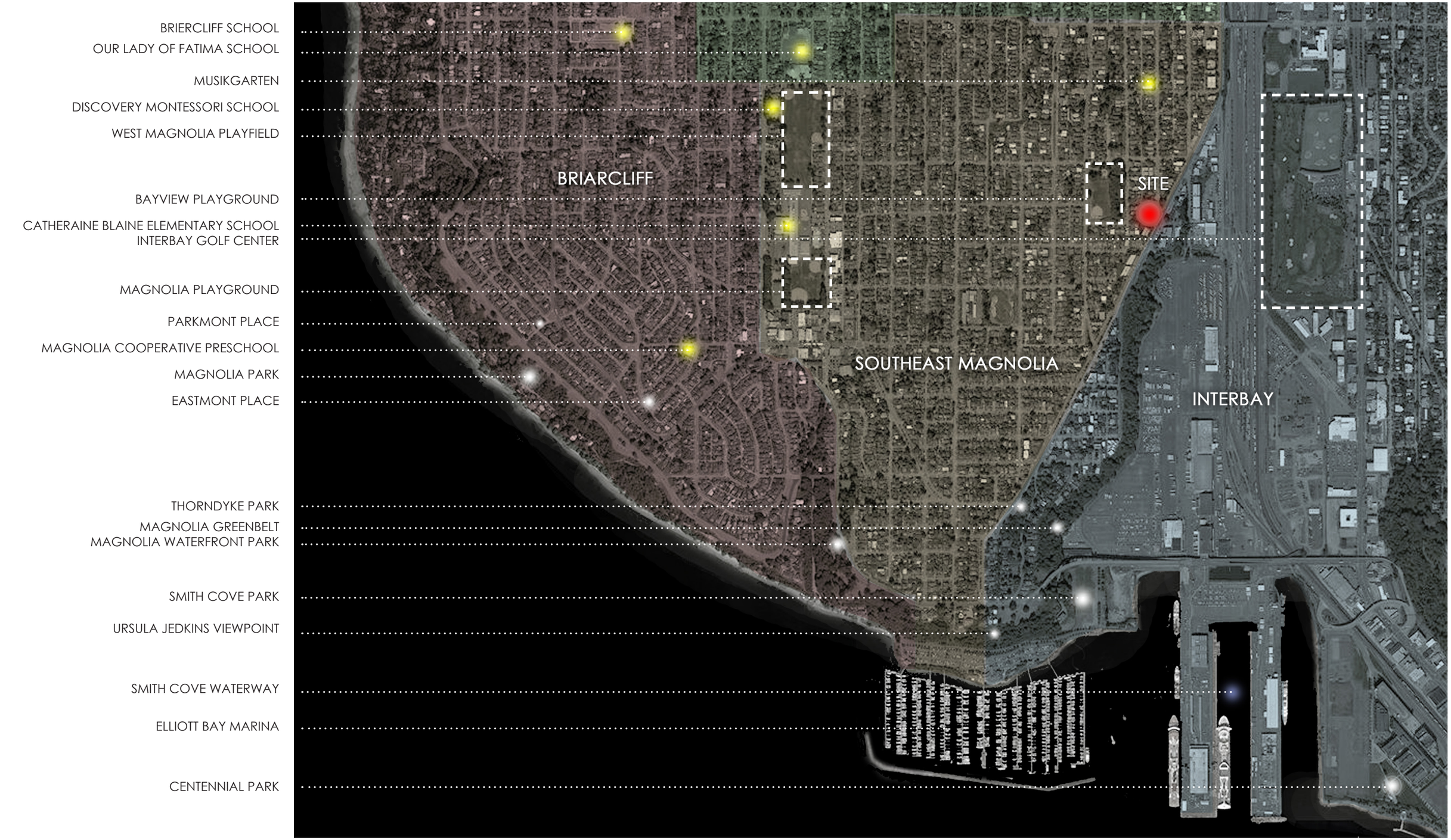
APPLICANT JULIAN WEBER ARCHITECTS
3715 S HUDSON STREET, SUITE 105
SEATTLE, WA 98118

OWNER SAGE HOMES NORTHWEST

ARCHITECT JULIAN WEBER ARCHITECTS

LANDSCAPE ROOT OF DESIGN

SURVEYOR CHADWICK & WINTERS



VICINITY ANALYSIS

ZONING ANALYSIS

PROPOSAL 2601 22nd Avenue W is currently a lot with (1) triplex. The applicant proposes to demolish the existing triplex and develop the site with five townhouses with five open parking stalls.

KEY METRICS
Zone: LR3
Lot size: 6,000 SF
Total Building Area:
FAR: 6,000 sf x 1.3 = 7,800 sf allowed (th/s + built green)
7,800 sf/5 unites = 1,560 sf per unit (inside face of walls)
Structure Height: 30' + 4' Parapet Allowance & 10' Penthouse
Units: 5
Parking: (5) open residential stalls

ANALYSIS OF CONTEXT The structures surrounding this site consist of a mix of single family residence and multifamily residences between 2 and 3 stories.

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 7.

SITE PLAN A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 11. A preliminary landscape plan can be found on page 12.

DESIGN GUIDELINE See page 8 for design guidelines.

ARCHITECTURAL CONCEPT The design for this project grew from the concept that a simple object or idea arranged in a complex manner allows for a new form as a whole to arise. The simple object or idea in this case was 'home'. The elevated and wrapped gable form speaks to the traditional sense of home for most, while the common one-story base promotes the community feeling within a multifamily site.

AERIAL LOOKING NORTH

AERIAL LOOKING SOUTH

SITE: 2601

ZONE: LR3

ZONE: LR1

THRONDYKE AVE W

22ND AVENUE W

W ARMOUR STREET

ACROSS THE SITE

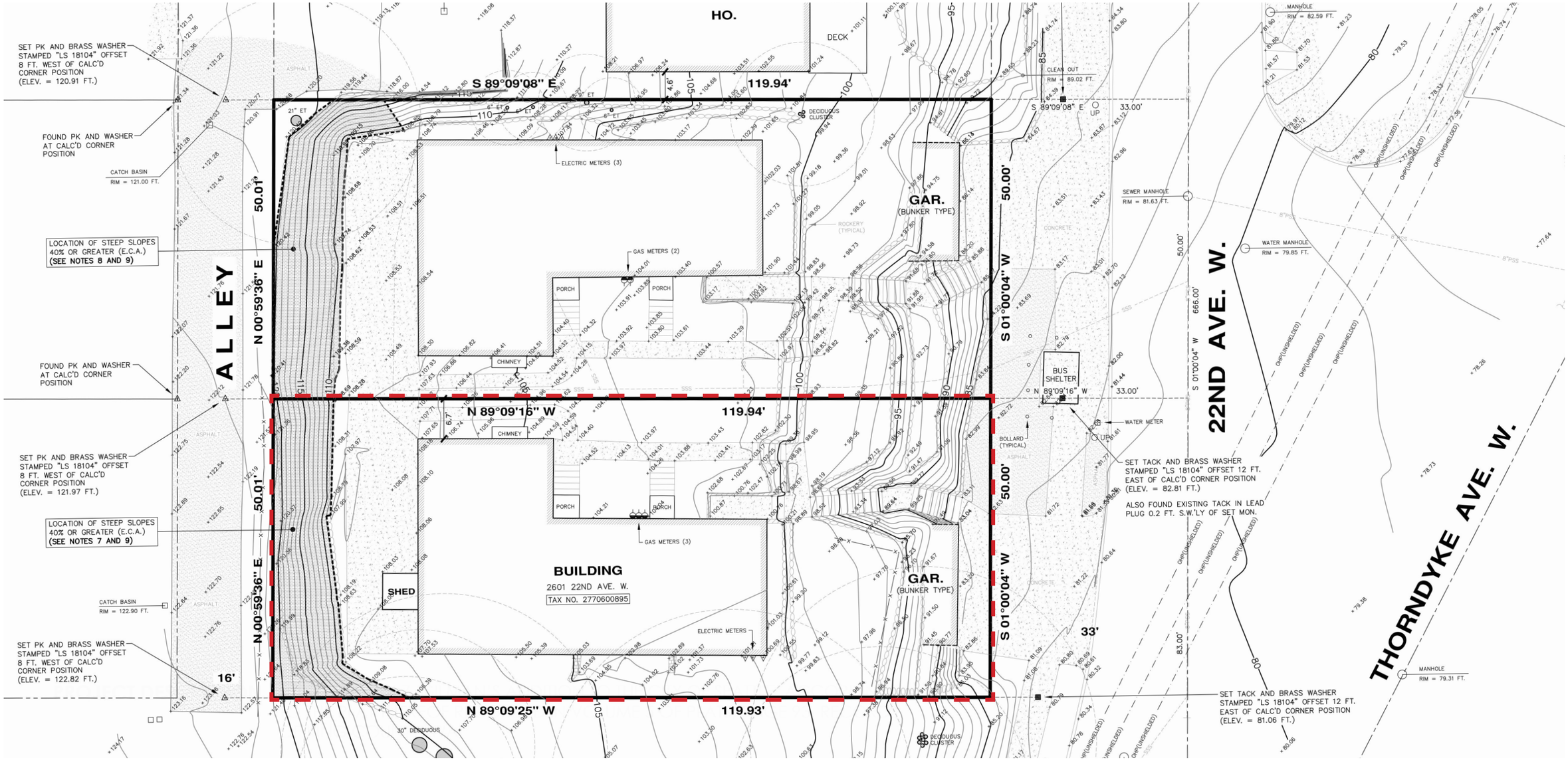
ZONE: LR1

W ARMOUR STREET

22ND AVENUE W

THRONDYKE AVE W

STREET LEVEL



LEGAL DESCRIPTION LOT 13, BLOCK 7, GILMAN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 93, RECORDS OF KING COUNTY, WA.

site plan

SCALE: 1" = 20'-0"

CONTEXT AND SITE

CS1. Natural Systems + Site Features

The design staggers the units along the gradual rise of the site to enable maximum sunlight and glazing opportunities. This staggered layout also corresponds directly with the topography of the site.

CS2. Urban Pattern and Form

The adjacent sites contain a single story triplex to the north and an empty lot owned by the city to the south. The facades along both lot lines feature ample modulation/architectural treatments. At the ground level, open outdoor spaces are provided, creating a more active space between the buildings. With the majority of the structures on the block at three stories, the height of the proposed design will easily blend into the surrounding context.

CS3. Architectural Context +Character

The architectural context of the neighborhood is all residential, with a large majority of both older and newer developed multi-family structures. The character of this block very easily embodies the changes we are seeing today within Seattle's urban fabric at a larger scale as higher density living is introduced into an establish neighborhood along with more contemporary building styles. This project aims to enable the increasing density while maintaining the sense of a neighborhood of individuals.

PUBLIC LIFE

PL1. Open Space Connectivity

This design proposes a common walkway running East/West, connecting the units along a single pedestrian corridor. The intent is to create an active space for interaction amongst the residents, allowing for a sense of neighborhood to develop within the site itself.

PL2. Walkability

Each unit will feature large address signage at their front doors to enable easier way finding for the end-users. Pathway lighting along the common walkway and to each entrance will also ensure a sense of direction and safety within the pedestrian experience.

PL3. Street Level Interaction

The entries of the street-facing units are intentionally placed at the front corners of the buildings to visually identify and establish each unit as their own.

PL4. Active Transit

The entries of all units are accessed individually off of a common walkway running the length of the site from east to west. This open entry sequence, which starts from a more public axis and then breaks into the private entries, will not only facilitate communal interaction but also encourage a more pedestrian-oriented lifestyle. The east end of the common walkway also terminates directly at a bus stop along 22nd Ave W, again encouraging and highlighting the convenience of alternative transportation methods.

DESIGN CONCEPT

DC1. Project Uses and Activities

As a result of the alley access in the rear of the lot, all of the parking and vehicular traffic is confined to a small portion of the overall lot. This set up an opportunity for the project to prioritize a pedestrian-oriented experience as one progresses through the site. This priority is embodied in the common walkway. The arrangement of the interior spaces is also aligned with this idea. Four out of the five units have the main living space located on the ground level, activating the ground plane both in both the public and private realm.

DC2. Architectural Concept

The design for this project grew from the concept that a simple object or idea arranged in a complex manner allows for a new form as a whole to arise. The simple object or idea in this case was 'home'. The elevated and wrapped gable form speaks to the traditional sense of home for most, while the common one-story base promotes the community feeling within a multifamily site. The side lot lines have the most active/interesting facades as the units stagger both up the hill and back-and-forth, creating an all-around dynamic experience.

DC3. Open Space Concept

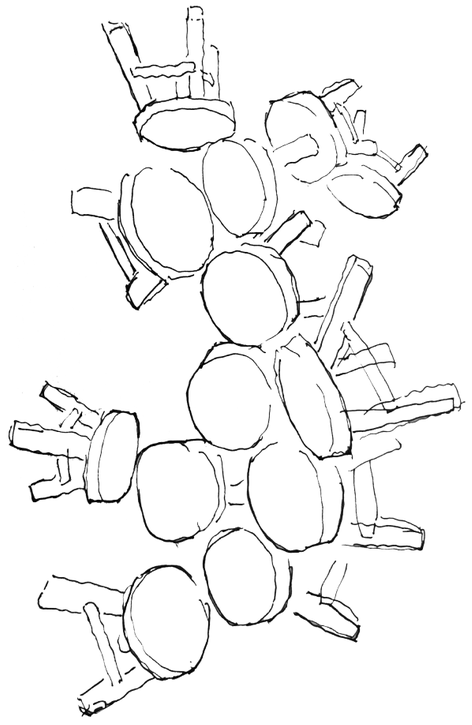
While the main walkway through the site provides a significant amount of outdoor space for all units, each unit also has private outdoor spaces as well. Individual patio spaces have been provided at the rear of the units, adding a more private outdoor space for the activity of the main living floor. The roof decks of each unit also give the users an opportunity to enjoy the potential views of the site at a more individual scale.

DC4. Exterior Elements and Materials

The wrapped eave feature of each unit will feature downcast lighting on the underside at the ground level. This will not only accentuate the elevated gable form but also provide light at the entry of each unit. Our landscape architect is in contact with Bill Ames, the City Arborist, and discussing potential street tree species.

CONCEPT:

A simple form/idea multiplied and arranged in complex manner allows for a new form/idea to arise as a whole.

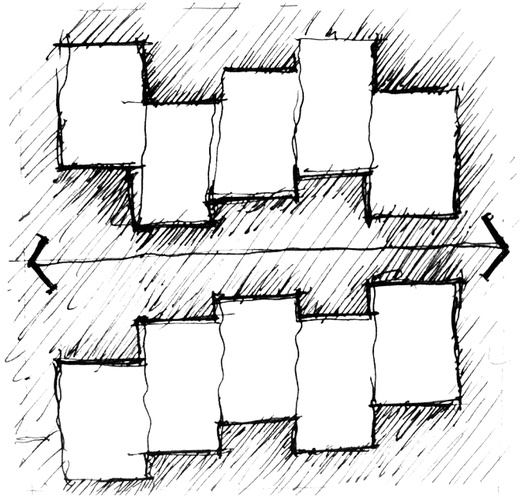


Sketch of “Bang” art installation,
by Ai Weiwei, Venice Italy, 2013

APPLICATION:

The challenge/opportunity with this site was to establish each unit’s individual sense of home while maintaining the feeling a community.

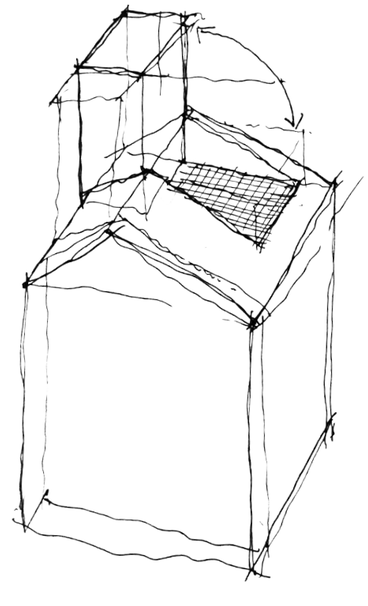
Sense of home

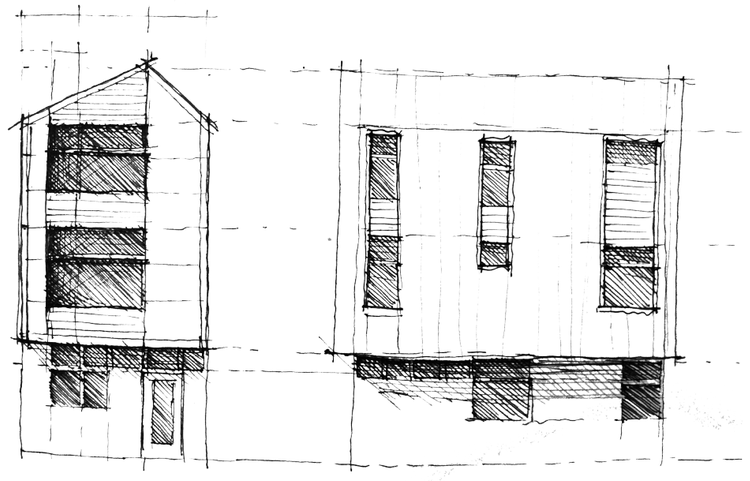


Sense of community

RESULT:

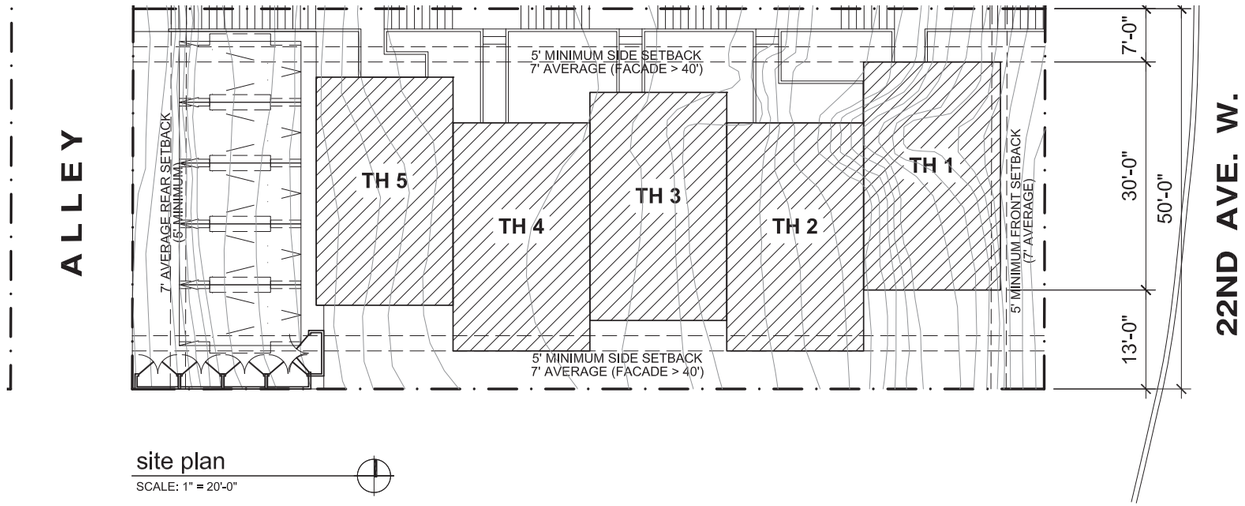
A wrapped gable form sitting above a one-story mass offers an enclosed sense of home while preserving a continual feeling of community amongst the units.



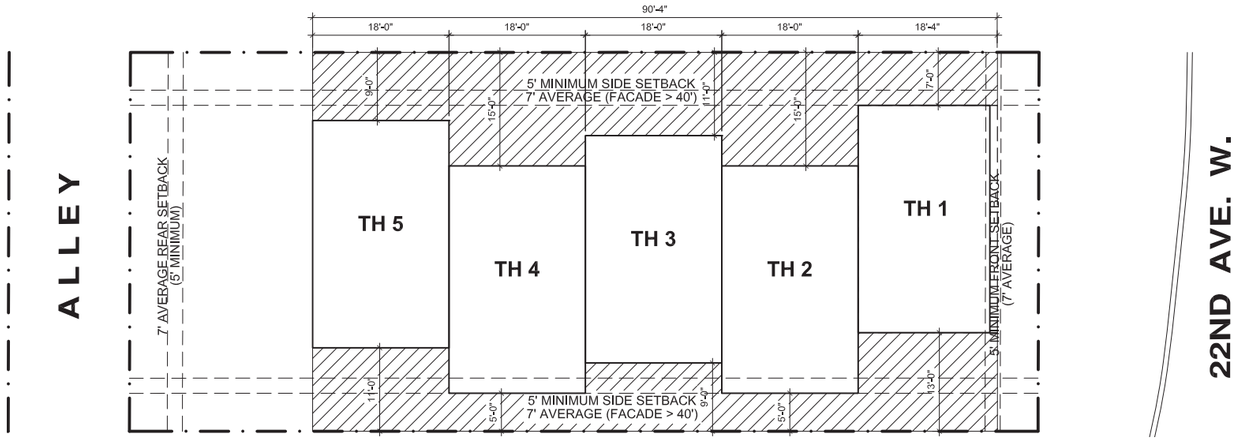


SETBACK AND STRUCTURE WIDTH

	Required	Provided	% Difference
Front:	7’ average, 5’ minimum	7’ - 0”	Compliant
Side (north):	5’	5’ - 0”	Compliant
Side (south):	5’	5’ - 0”	Compliant
Rear:	7’ average, 5’ minimum	24’ - 8”	Compliant



site plan
SCALE: 1" = 20'-0"



setback/facade diagram
SCALE: 1" = 20'-0"

In order to make best use of our site for the proposed development, we are asking for a façade length adjustment on the south lot line. All five townhome structures are modulated along both facades to not only create a sense of ownership for each resident, but to activate and create interest along the side lot line facades, which are most frequently ignored.

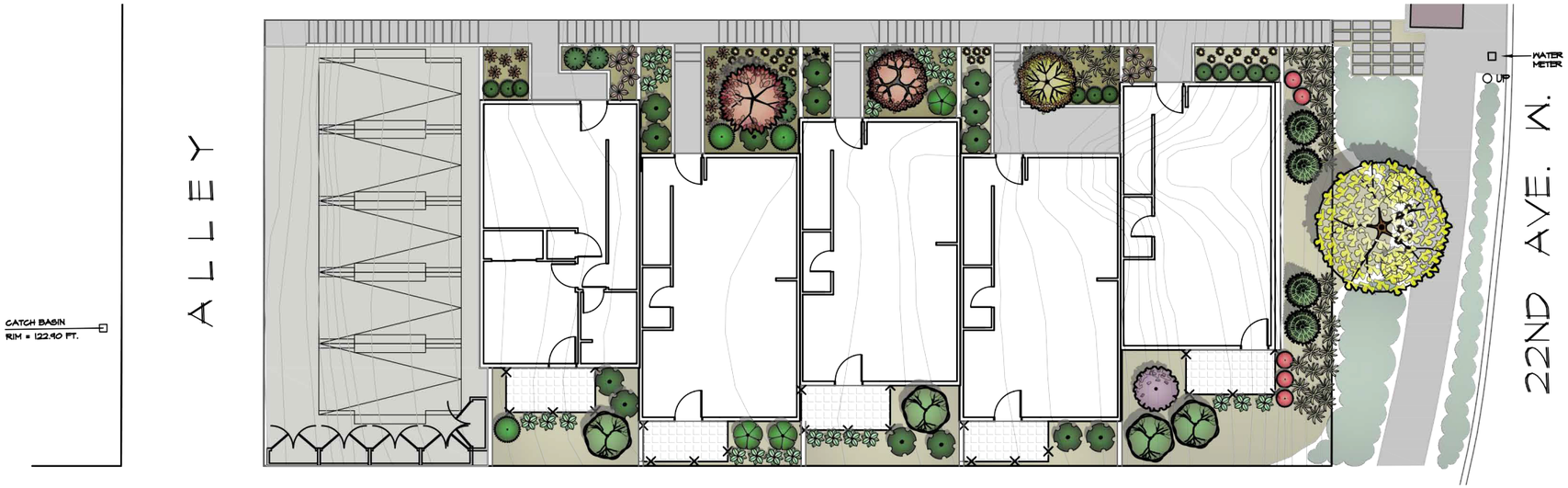
This modulation also creates dynamic outdoor spaces along both lot lines, further benefiting the commonly ignored side yards for not only our own site, but the adjacent lots as well. The only residential use adjacent to this lot is along the north lot line. It is along this lot line that our proposed adjusted allows for a larger side yard. The south lot line abuts an empty lot owned by the city containing a few large trees.

These modulations alter the overall building footprint so that it extends further along the site, exceeding the 65% façade length limit. We feel, however, that our proposed design and requested adjustment better meet the intended effect of the city’s design guidelines while enhancing the overall experience for the surrounding context.

Façade Length Adjustment:

	Required	Provided	% Difference
Side (South)	78’-0”	90’-4”	10%

SETBACKS
NORTH SIDE SETBACK (9'x18') + (15'x18') + (11'x18') + (15'x18') + (7'x18'-4") / 90'-4" = 11.4' AVG SIDE SETBACK SOUTH SIDE SETBACK (11'x18') + (5'x18') + (9'x18') + (5'x18') + (13'x18'-4") / 90'-4" = 8.6' AVG SIDE SETBACK
FACADE LENGTH
120' x 65% = 78' ALLOWED STRUCTURE DEPTH 54.3' PROPOSED FOR NORTH 90.3' PROPOSED FOR SOUTH



Phormium tenax

Hosta x 'Fire and Ice'

Cornus kousa

Mahonia x media 'Charity'

NORTH

Sarcococca ruscifolia

Hydrangea macrophylla

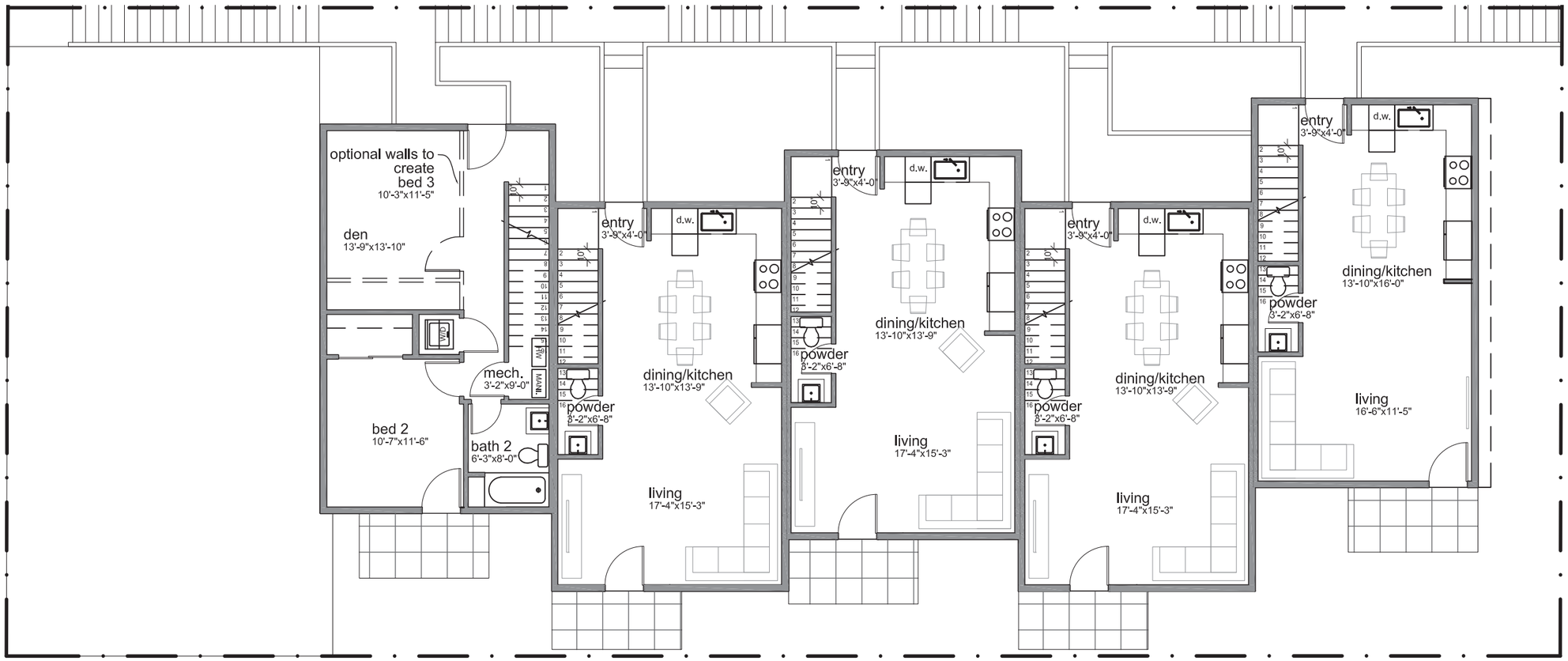
Thuja occidentalis 'Emerald'

Hakonechloa macra 'All Gold'

Acer japonicum 'Sango Kaku'

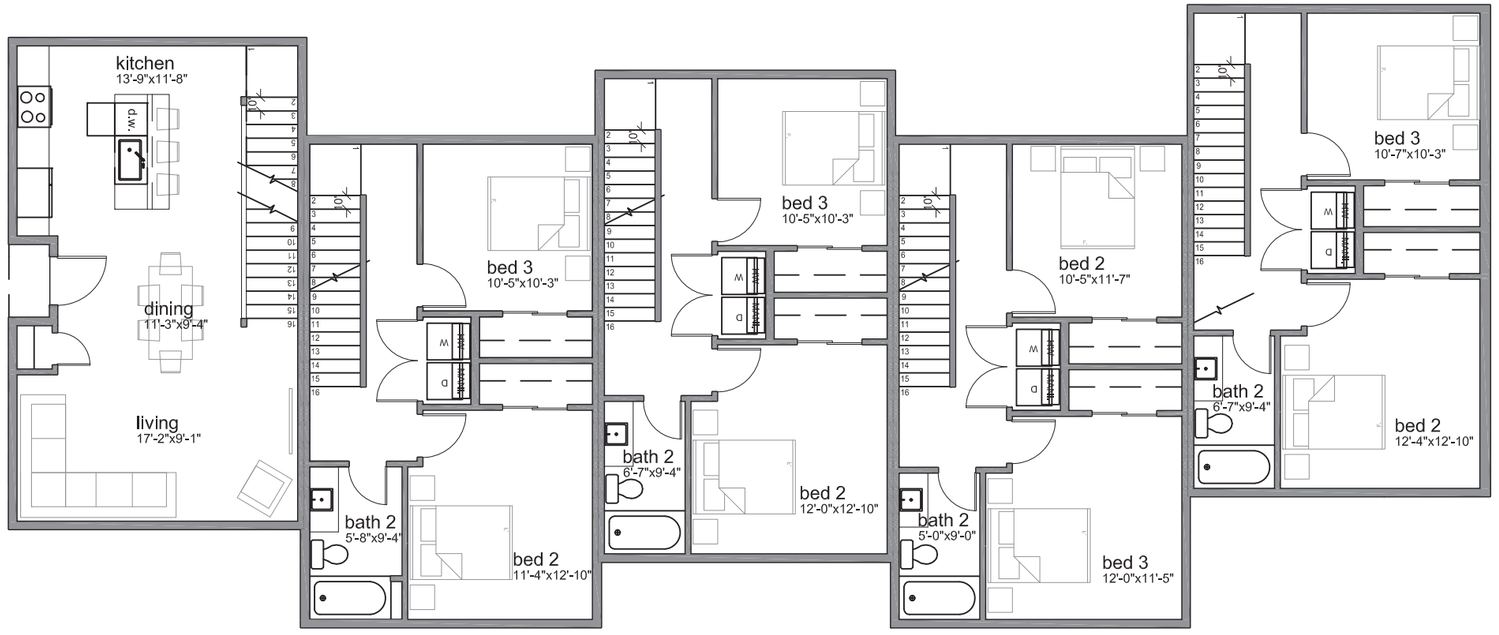
Berberis thunbergii 'Helmond Pillar'

LANDSCAPE PLAN



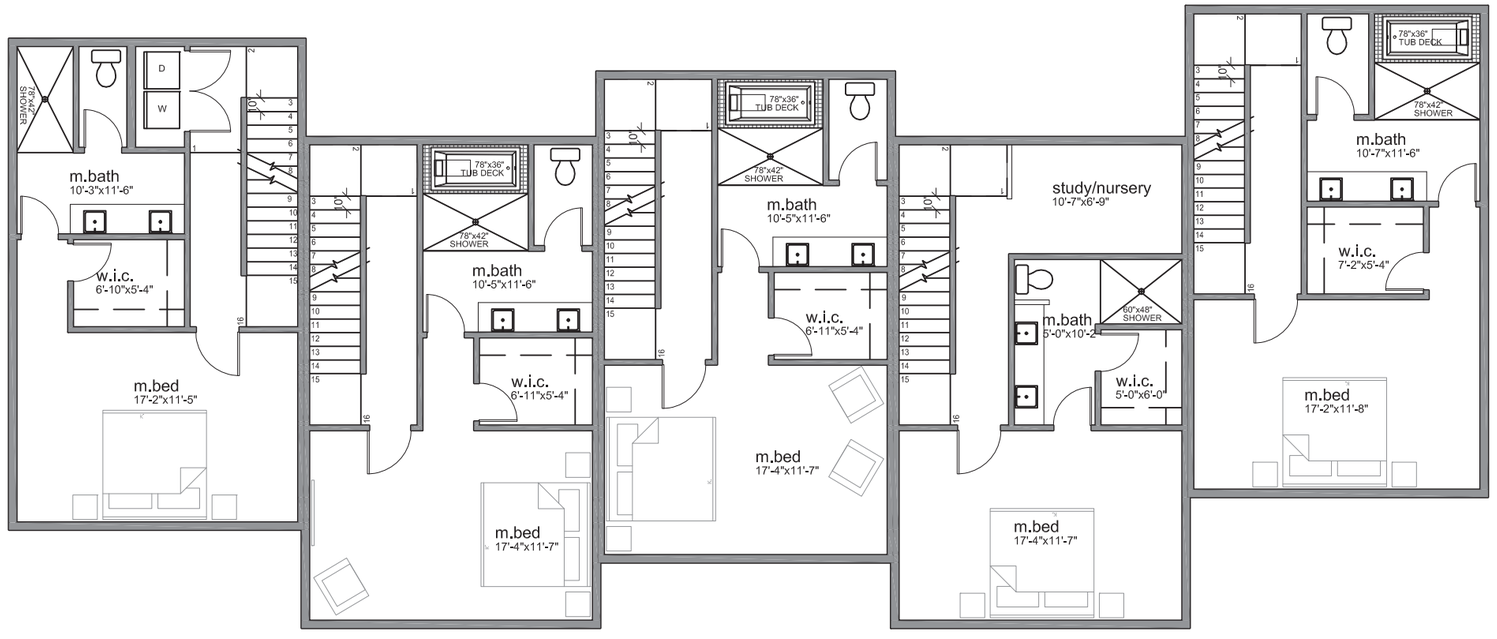
first floor plans

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



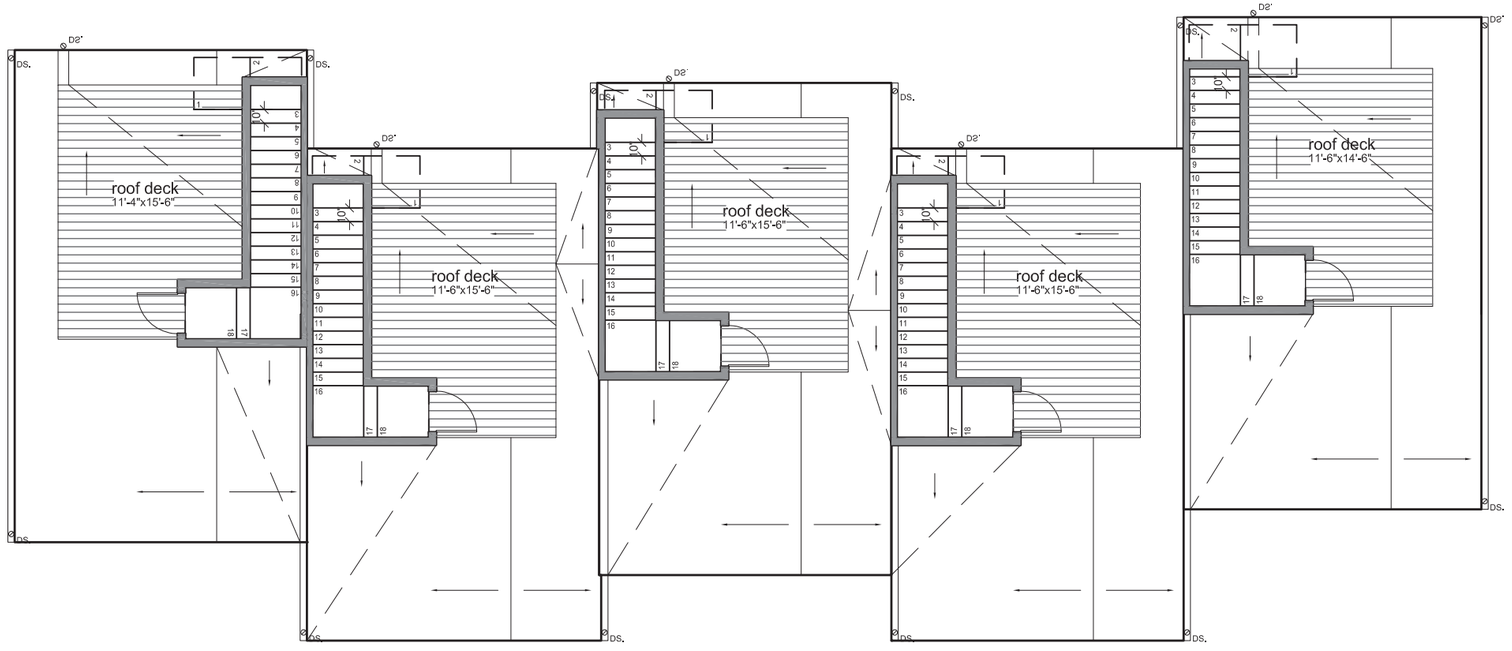
second floor plans

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



third floor plans

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

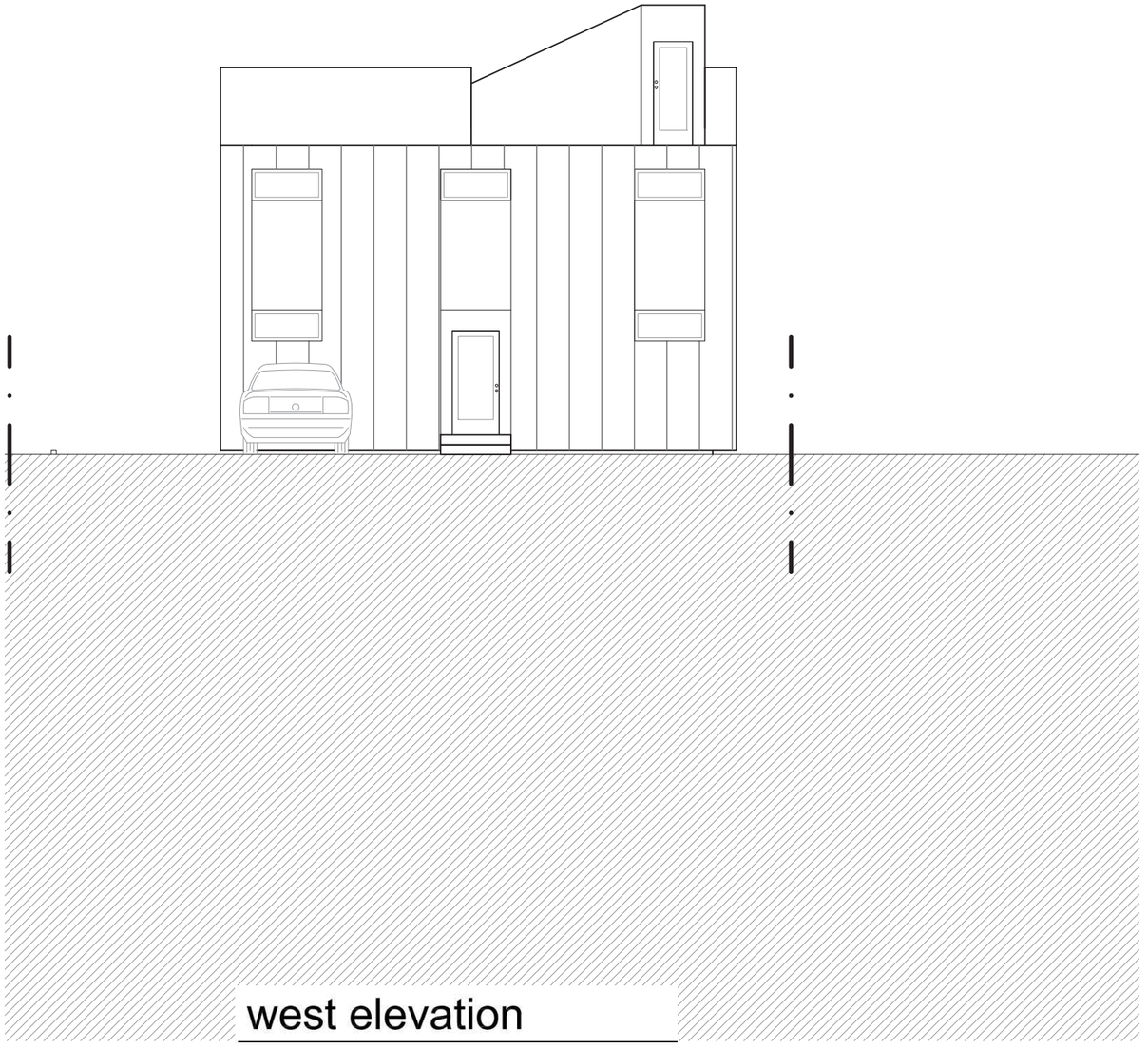


roof plans

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

east elevation

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



west elevation

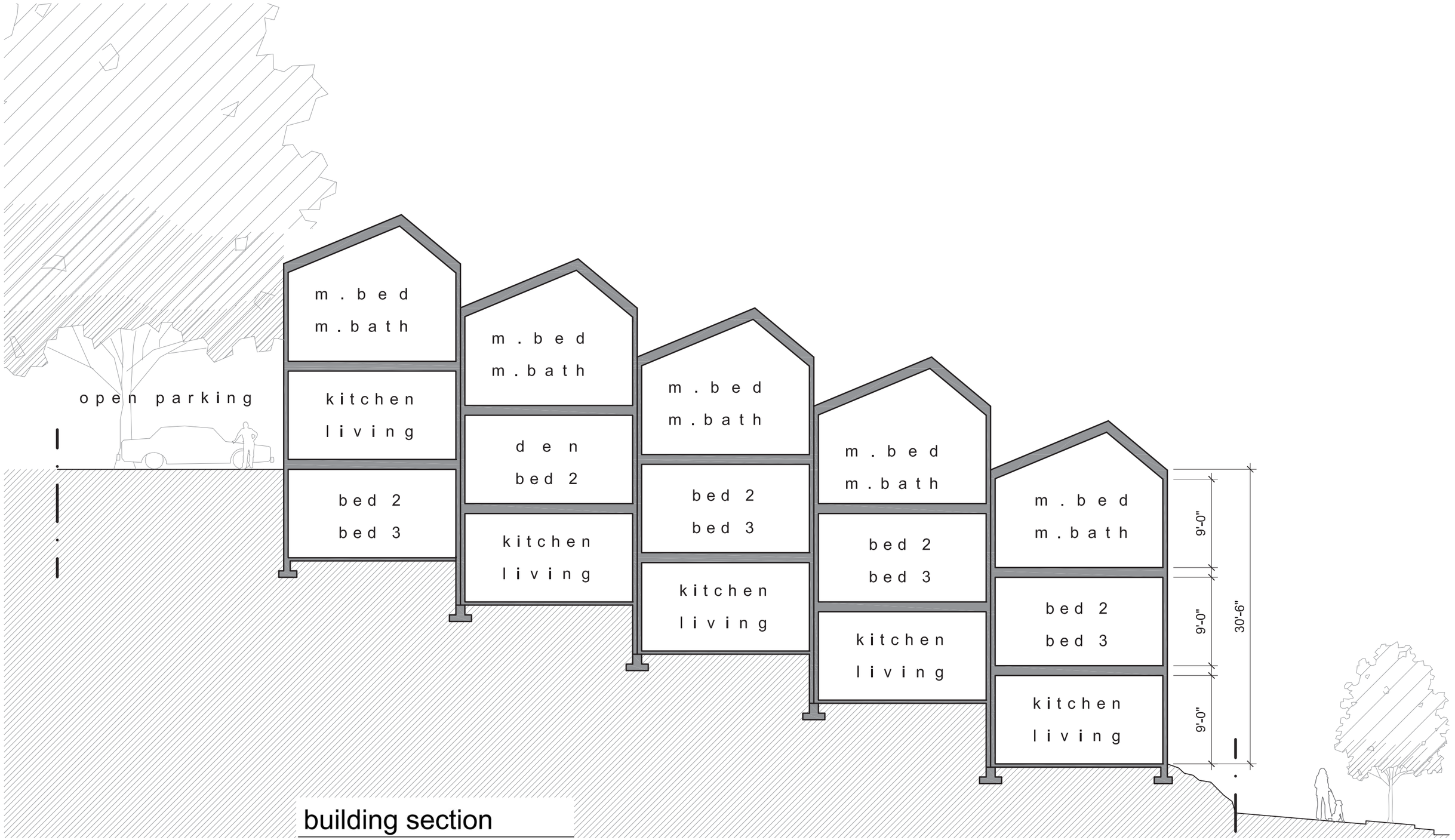
SCALE: 1/8" = 1'-0"

south elevation

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

north elevation

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



building section

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

SECTION

FINAL RENDER