

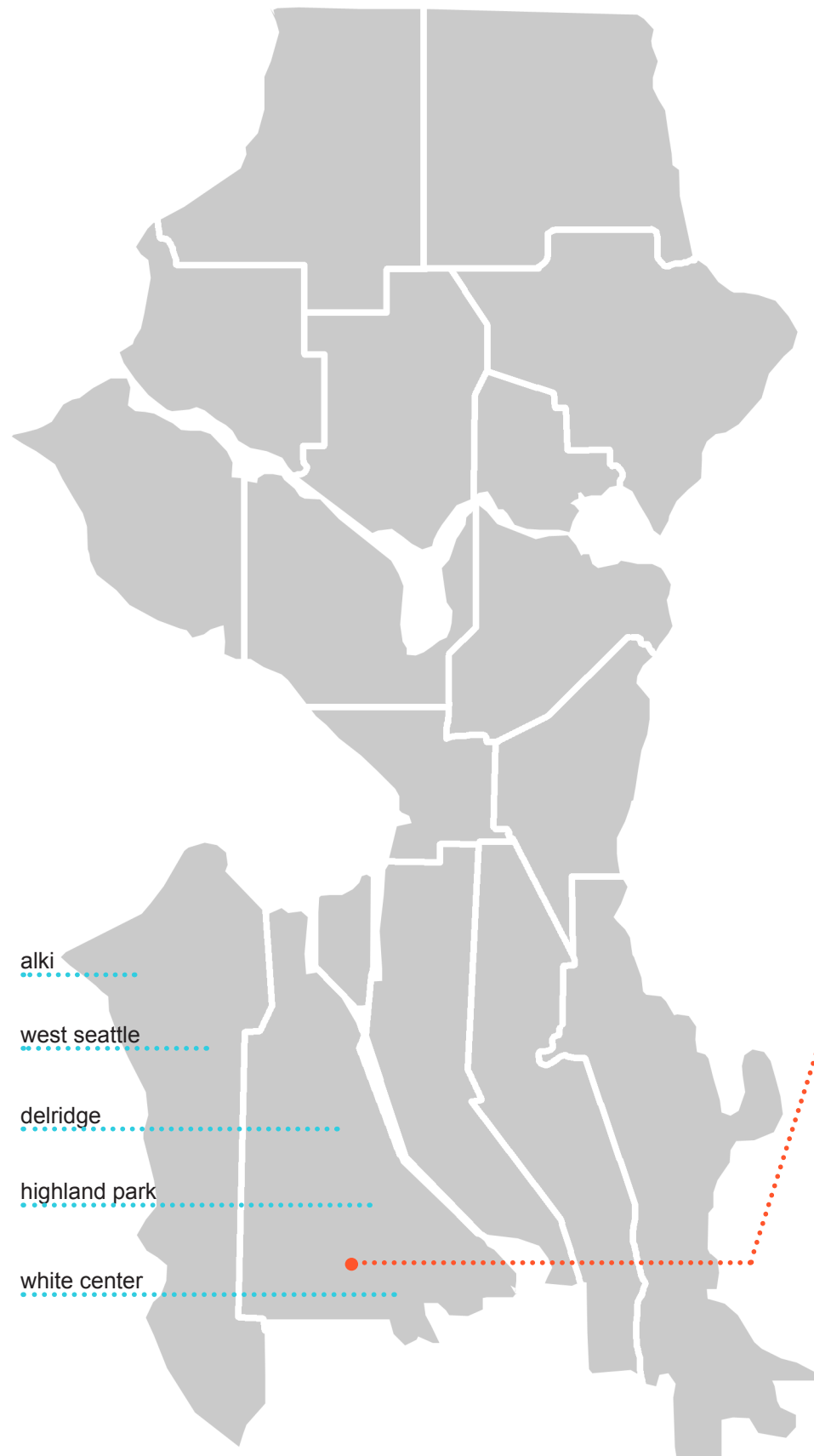


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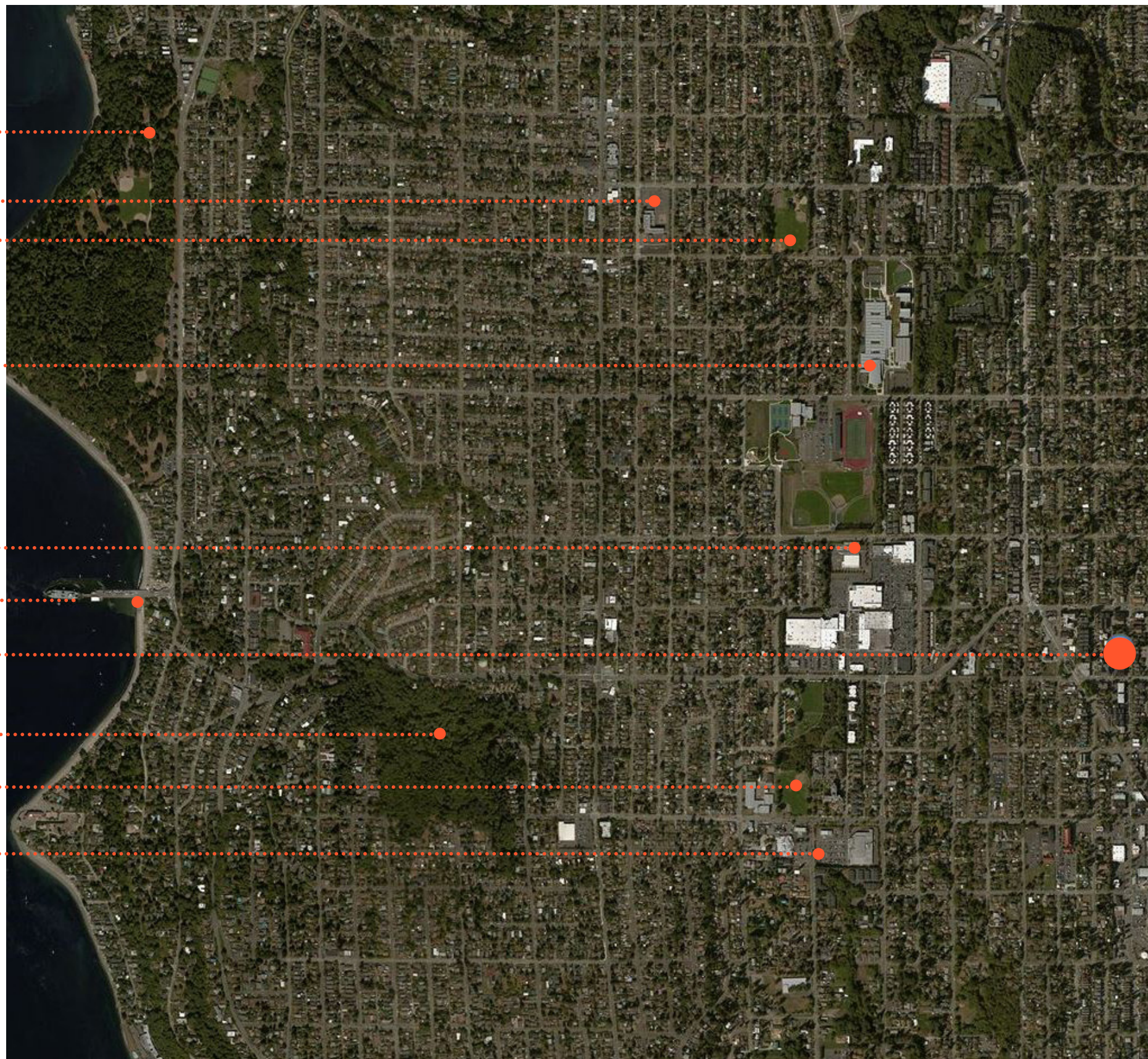
PROJECT INFORMATION

| | |
|---------------------------|---|
| ADDRESS | 9033 17TH AVENUE SW SEATTLE, WA 98106 |
| TAX ID NUMBER | 789980-0890 |
| DPD PROJECT # | 3020522 (SDR) 6468397 (building) |
| LOT SIZE | 5,132 SF |
| ARCHITECT/PROJECT CONTACT | JULIAN WEBER ARCHITECTS, LTD. 3715 S HUDSON STREET, SUITE 105 SEATTLE, WA 98118 |
| OWNER/APPLICANT | TRUNG PHAM |
| LANDSCAPE | ROOT OF DESIGN, LLC. |
| SURVEYOR | ALLIED LAND SURVERYING, INC. |



alki
west seattle
delridge
highland park
white center

lincoln park
westside school
e.c. hughes
playground
chief sealth
high school
westwood village
shopping center
fauntleroy
ferry dock
site
fauntleroy park
roxhill park
safeway



VICINITY ANALYSIS

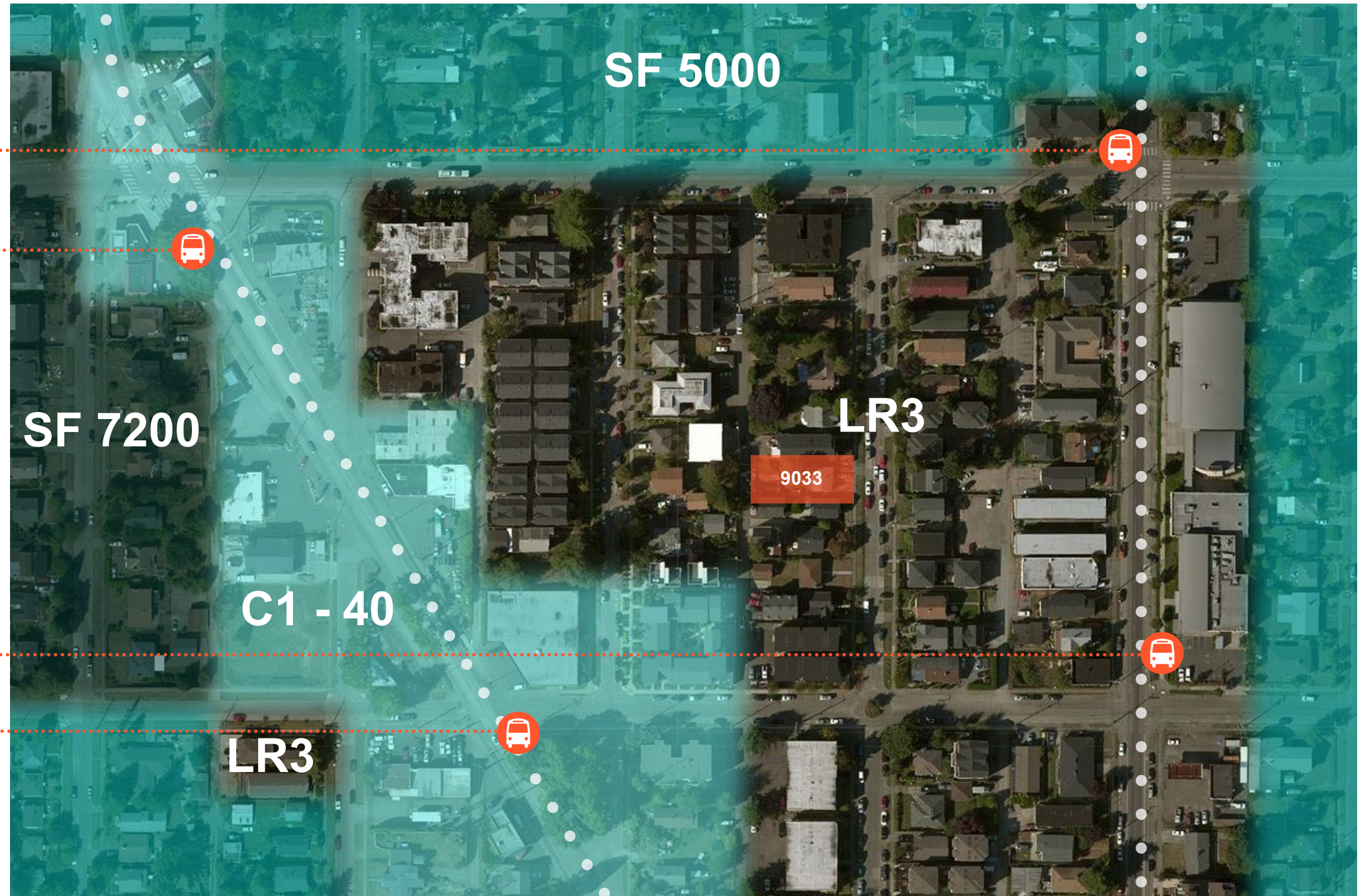
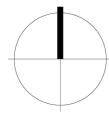
BUS ROUTES: 60 - Broadway,
First Hill,
Westwood Village,
N Beacon Hill

125 - Downtown Seattle,
South Seattle College

128 - Admiral District,
White Center,
Southcenter

60, 128

60, 128



PROPOSAL 9033 17th Ave SW is currently a lot with (1) SFR. The applicant proposes to keep the existing SFR and develop the site with (3) townhouses.

KEY METRICS

| | |
|--------------------------|--|
| Zone: | LR3 |
| Lot size: | 5,132 sf |
| FAR: | FAR of existing home exempt per SMC 23.45.510.E 5,132 sf x 1.2 = 6,159 sf allowed (th/s + built green + paved alley) 6,159 sf/3 units = 2,053 sf per unit (inside face of walls) |
| Structure Height: | 30' + 4' Parapet Allowance & 10' Penthouse |
| Units: | 3 |
| Parking: | 3 stalls off alley; keep existing (1) SFR parking stall and curb cut off 17th |

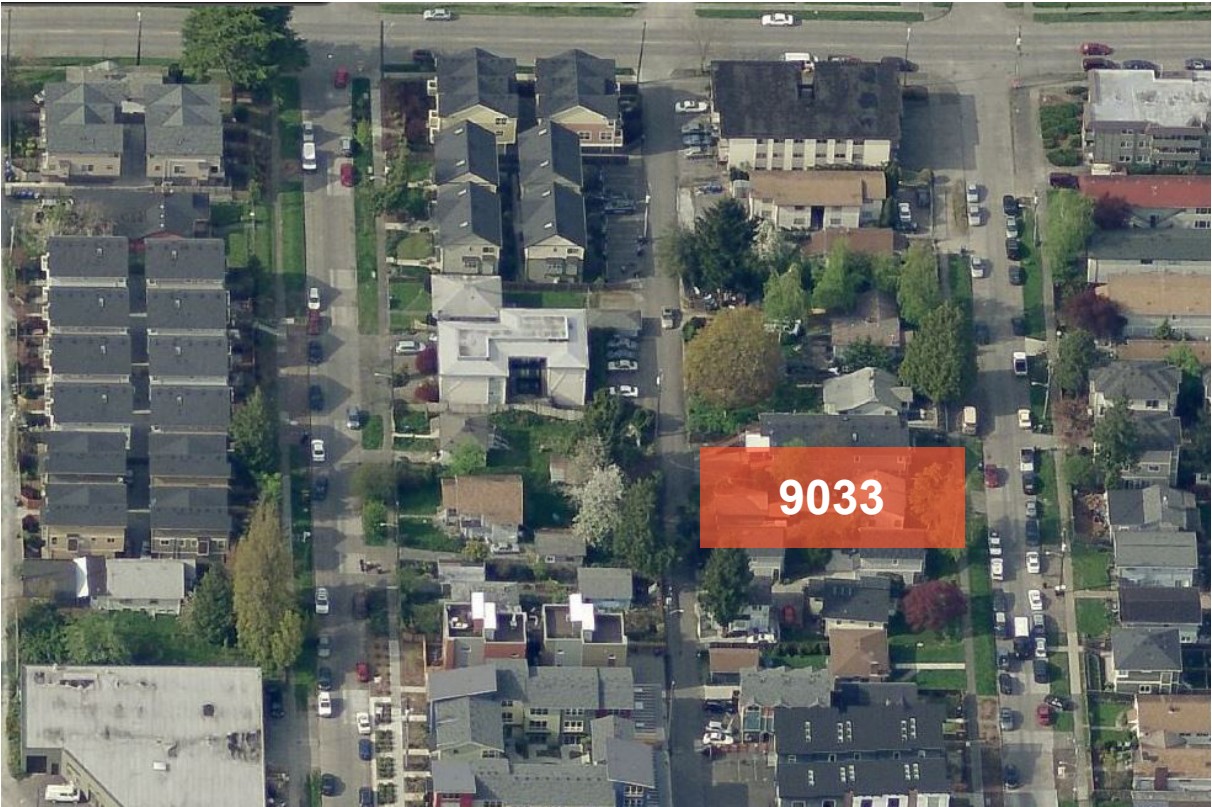
ANALYSIS OF CONTEXT The structures surrounding this site consist of a mix of single-family and multi-family residences between 2 and 3 stories. Our block and the surrounding blocks contain a great deal of new development, consisting of townhouses, rowhouses and apartments with a modern aesthetic (hardie panel, cedar siding, open rail). Delridge Way to the west is a main commercial corridor in the White Center neighborhood.

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, open spaces, and vehicular circulation can be found on page 10. A preliminary landscape plan can be found on page 11.

DESIGN GUIDELINES See page 8 for Design Guideline Responses.

ARCHITECTURAL CONCEPT Our proposal handles densifying the White Center neighborhood in a way that respects the privacy of the single family home we are retaining, yet creating a separate and welcoming main entrance off of the alley for the three new townhouses. We have utilized a combination of simple architectural principles of rhythm, massing, and color, along with a variety of hard and soft textures at the alley entry, to create a place the residents will feel proud to come home to.



AERIAL LOOKING NORTH



AERIAL LOOKING SOUTH

SITE ANALYSIS

SITE: 9033



SW BARTON ST

ZONE: LR3

17TH AVE SW

SW HENDERSON ST

ACROSS THE SITE



ZONE: LR3

17TH AVE SW

SW HENDERSON ST

SW BARTON ST

SITE: 9033



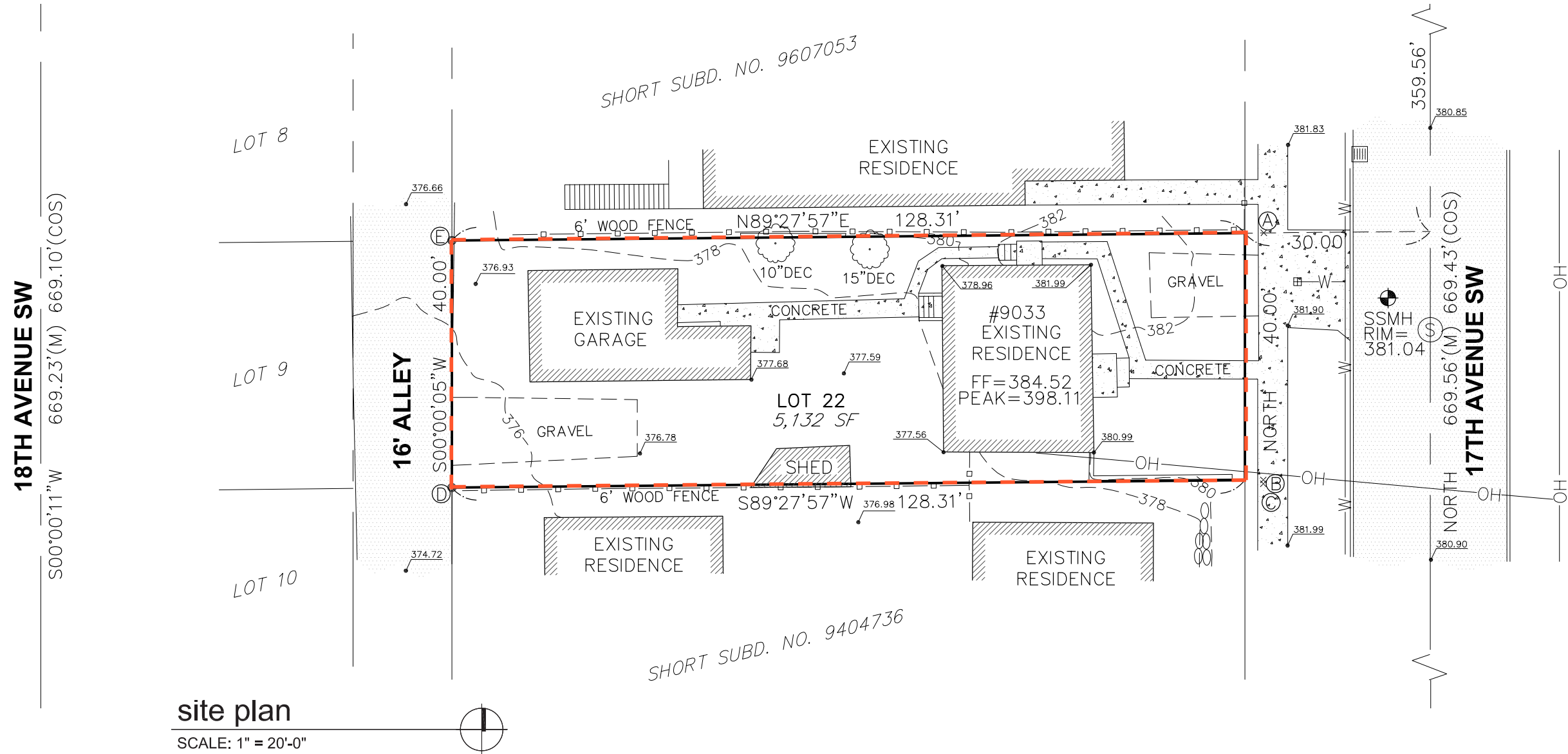
ZONE: LR3

ALLEY WEST OF 17TH AVE SW

SW HENDERSON ST

SW BARTON ST

STREET LEVEL



LEGAL DESCRIPTION LOT 22, BLOCK 7, OF THE PLAT OF SOUTHWEST SEATTLE ADDITION AS RECORDED IN VOLUME 20 OF PLATS, PAGE 93, OF RECORDS IN KING COUNTY, WASHINGTON.

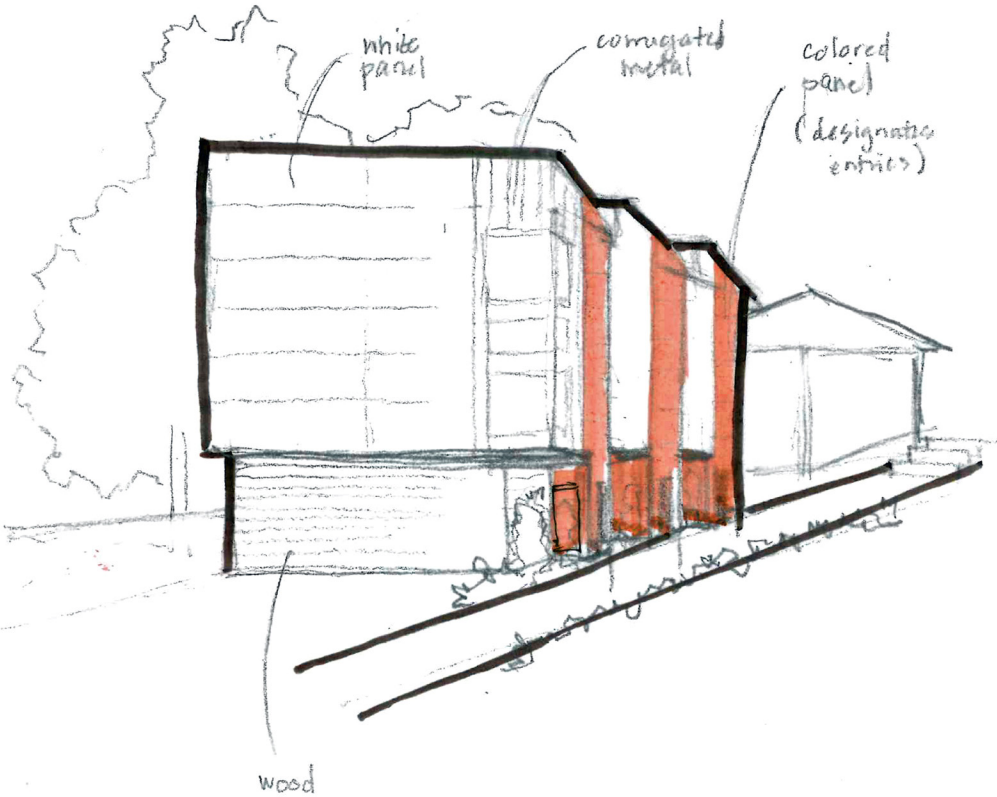
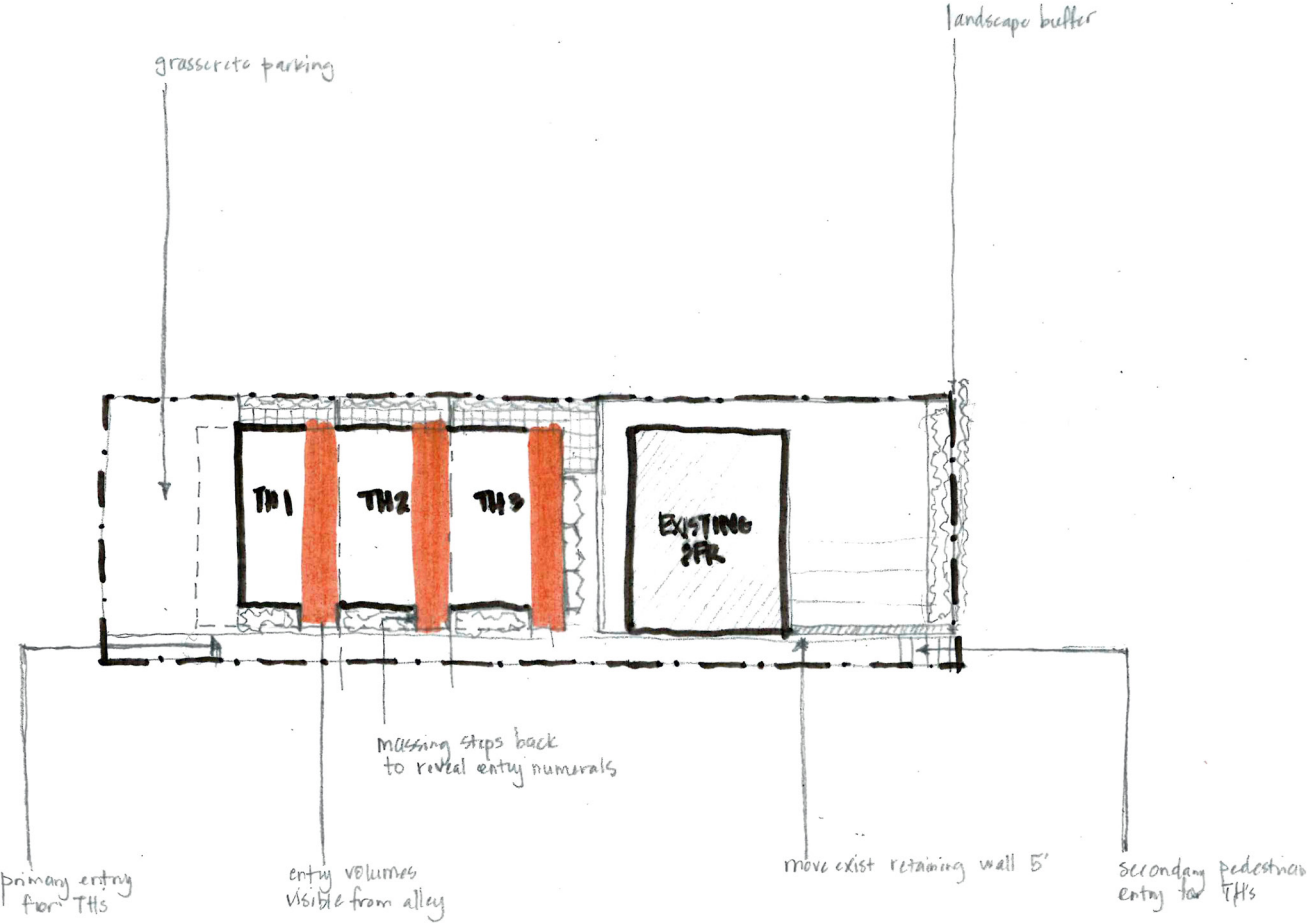
SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS, AND COVENANTS OF RECORD, IF ANY.

EXISTING CONDITIONS

| | | |
|---|--|---|
| CS1. Natural Systems and Features Use natural systems and features of the site and its surroundings as a starting point for project design. | B Sunlight and Natural Ventilation | <p>Pulling back the massing at the first floor of the townhouses creates an opportunity to provide landscaping on the front facade of each unit, and makes the walkway feel wider.The common walkway is located on the south facade of the building to ensure that the entries are well lit during the day. The main living spaces in each unit (living, kitchen, and bedrooms) are located on the south facade with large windows to take advantage of solar exposure. Each unit has a patio at the ground floor as well as a private roof deck to ensure that all residents have a dedicated outdoor space.</p> |
| 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. | C Relationship to the Block D Height, Bulk, and Scale | <p>The units are designed to be level with the existing grade off of the alley, but below the grade of the existing SFR and 17th Ave SW. As you enter the pedestrian walkway from 17th, you immediately descend 3'-6", which provides privacy and separation for the SFR. By retaining the existing SFR on 17th, we are retaining the scale and character of the surrounding homes on the street, while adding our new development adjacent to the alley. Many of the newly developed projects in our area have their main access off of the alley; we are proposing to keep with the same pattern to fit with the current and developing nature of the neighborhood.</p> |
| PL2. Walkability 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 | <p>The west facing facade projects toward the alleyway on the second and third floors with large windows that are adjacent to the kitchen and living rooms. By having these programs overlooking the alley and the common walkway, it encourages the residents to keep "eyes on the street". The walkway that leads to each unit is straight, clear, and unobstructed, creating a safe connection from 17th and the alley to the units. We are proposing lighting at each unit entry, along the walkway, and adjacent to the alley and pedestrian entry off of 17th Ave SW.</p> |
| PL3. Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges. | A Entries C Residential Edges | <p>Entries to all units are defined by a vertical mass wrapped in red hardie panel, the only use of color in this project. The addresses are placed on both sides of the entry so as to be seen from both 17th Ave SW and the alley. Simple awnings that are distinctly visible from the street are directly above each unit's door. The entries have greenery that draw the eye in where the address numbers are located. Vegetation between alley/street, walkway, and units, as well as the use of wood at the first floor, creates an ensemble of scales/textures and promotes successful transition from public to private space.</p> |
| PL4. Active Transportation Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit. | A Entry Locations and Relationships B Planning Ahead for Bicyclists C Planning Ahead for Transit | <p>The entries to the units are located off a pedestrian path that is directly connected to both 17th Ave SW and the alley to the west. Three (3) parking stalls are provided off the alley for the proposed design, one for each townhouse. The exisiting SFR will keep the existing surface parking stall and curb cut off of 17th Ave SW. Bike racks are placed off the alley to provide convenient bike parking for all units. The project is located near 4 bus stops within a .25 mile radius.</p> |
| DC2. Architectural Concept Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings. | A Massing B Architectural and Facade Composition C Secondary Architectural Features D Scale and Texture E Form and Function | <p>Providing privacy between the existing SFR and the townhouses, making each unit's entry clearly visible from both site edges, and creating a soft and welcoming transition from the alley are the driving elements behind our design. The pulling back of the mass at each unit's entry and at the alley allow wider, landscaped spaces at the ground level. Each unit's entry is enhanced by architectural fins and red hardie panel, both of which are manifested on the north facade as well, creating a clear rhythm that defines the edge of each unit. By using consistent window patterning and material placement, the building reads clearly as a whole, yet each unit feels like an individual home. The procession through and material selections at the alley edge were designed specifically for the human scale and senses. You enter the walkway between two strips of landscaping, along a wood wrapped facade, with details such as steel awnings and large graphic numarals to clearly signify each entry.</p> |
| DC3. Open Space Concept Integrate open space design with the design of the building so that each complements the other. | B Open Spaces Uses and Activities C Design | <p>Each of the three townhouses has a private ground floor patio and the SFR retains all of its front yard space and its street level connection. Pulling the mass back at the ground floor of the townhouses allows us to provide a wider and more landscaped walkway along the south property line, as well as providing spaces for bike and vehicle parking adjacent to the alley. All three townhouses have private roof decks each +/- 300 sf in size that are staggered across the roof so that each unit has privacy and views.</p> |
| 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 | <p>The townhouses are clad in a clean and modern material palette of white lap and cedar siding with accents of red panel and corrugated metal in keeping with the character of the new development in the neighborhood. The existing SFR will be reclad in the same materials as the townhouses so that the project reads coherently as a whole. The cementitious lap and panel siding is appropriate to the Northwest climate and is easily maintained. The use of wood in small areas at the ground floor allows us to highlight specific areas with a warm texture while keeping it within easy reach of regular maintenance. The large graphic numerals that are clearly visible from both 17th and the alley add visual interest and make each entry visible no matter which direction you approach from. A variety of native and drought-resistant plantings are proposed along both sides of the common walkway, adjacent to patios, and along the street edge on 17th to add texture and create a transition from public to private at the street level.</p> |

STRATEGY:

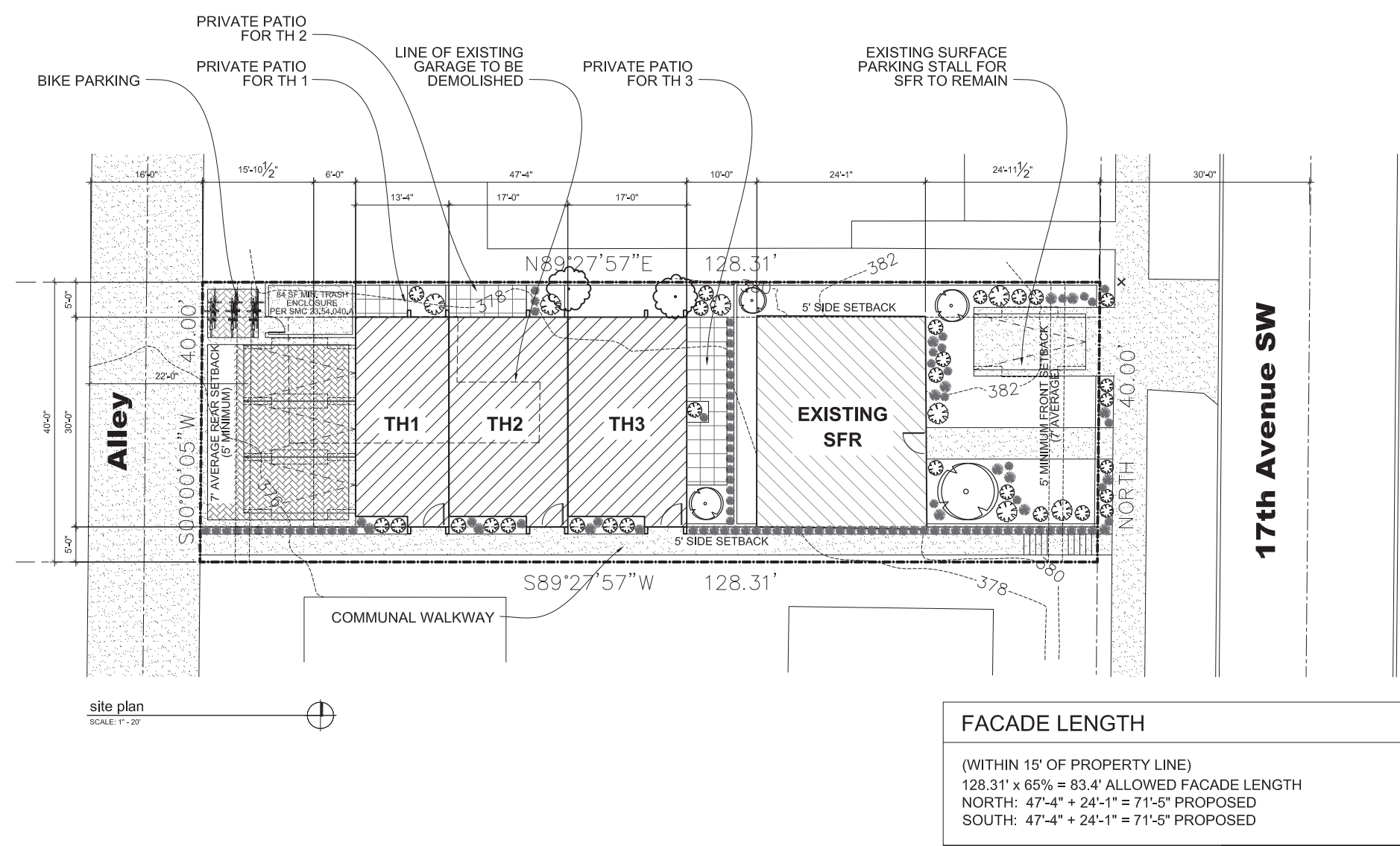
The White Center neighborhood is quickly becoming more dense, through a mix of retaining existing single family homes and short platting to add new townhouses, rowhouses, and apartments. The alley to the west of our site is paved and well taken care of, and is used by many of the adjacent new developments as their main entry and access point. Our goal is to make a strong connection to the alley for the townhouses, providing vehicle parking, bike parking, and a pedestrian entry, with the pedestrian access off of 17th being their secondary point of access. This allows the SFR we are keeping to retain its own space and privacy while creating a special entry the townhouse residents will feel proud of.



We used a few simple architectural elements to create a strong rhythm along the south facade and make the entries clearly visible as you proceed down the path. By pulling the mass of the building away from the entry at each unit and highlighting the volume with red panel, we made each entry prominent and created a location for large graphic numerals on each unit. The recessed mass at the ground floor also creates an area for landscaping at the front of each unit. The rest of the material palette consists of clean, modern neutrals- white hardie lap, horizontal cedar siding, and small corrugated metal accent panels between the windows.

SETBACK AND FACADE LENGTH

| | Required | Provided | % Difference |
|---------------|------------------------|-------------|--------------|
| Front: | 7' average, 5' minimum | 24'-11-1/2" | Compliant |
| Side (north): | 5' | 5' | Compliant |
| Side (south): | 5' | 5' | Compliant |
| Rear: | 7' average, 5' minimum | 15'-10-1/2' | Compliant |





Hamamelis mollis 'Pallida'



Rhododendron x 'Ramapo'



Agapanthus



Fargesia nitida



Nassella tenuissima



Prunus serrulata

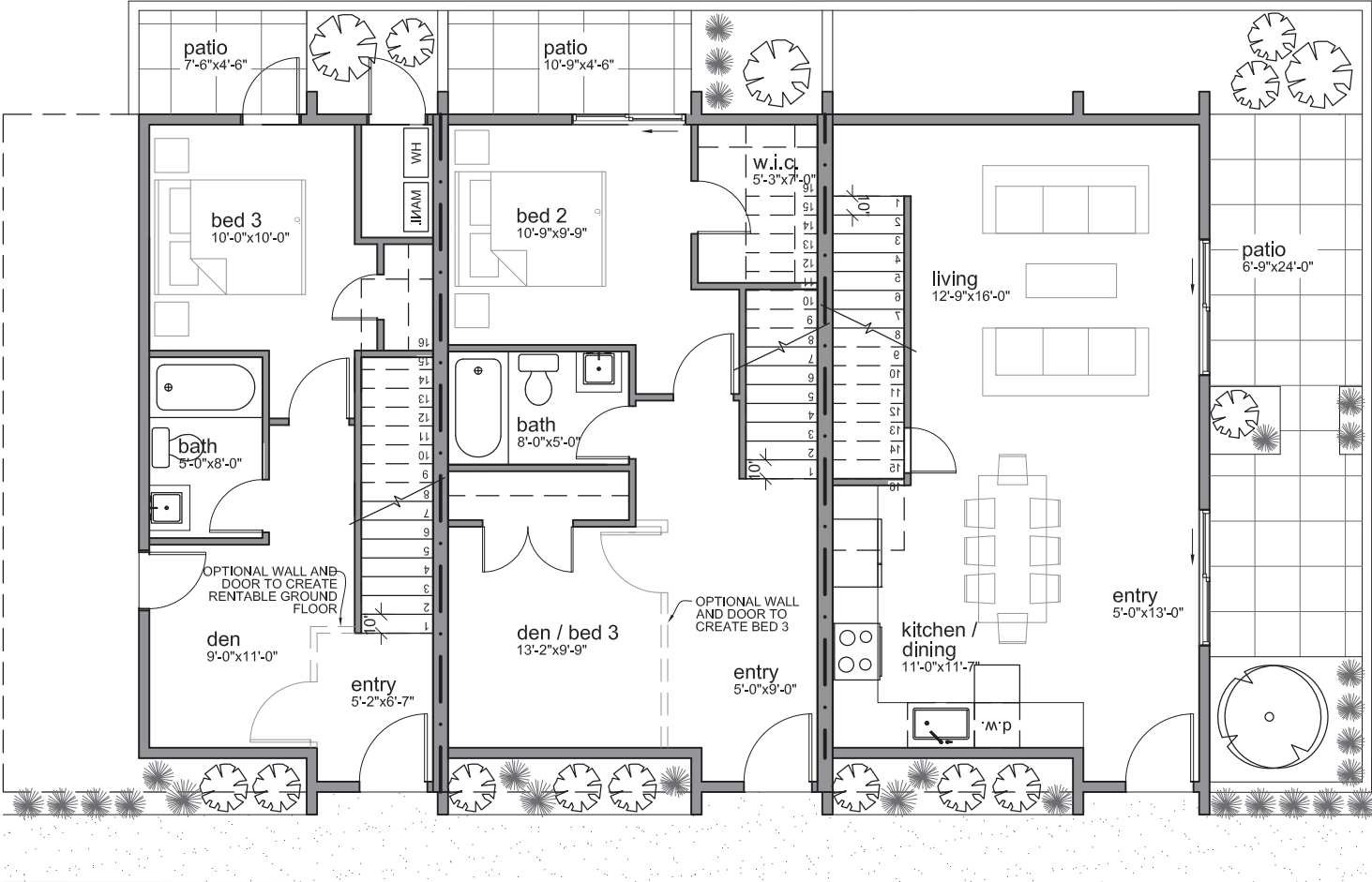


Hydrangea macrophylla 'Nikko Blue'



Deschampsia cespitosa

LANDSCAPE PLAN



first floor plan

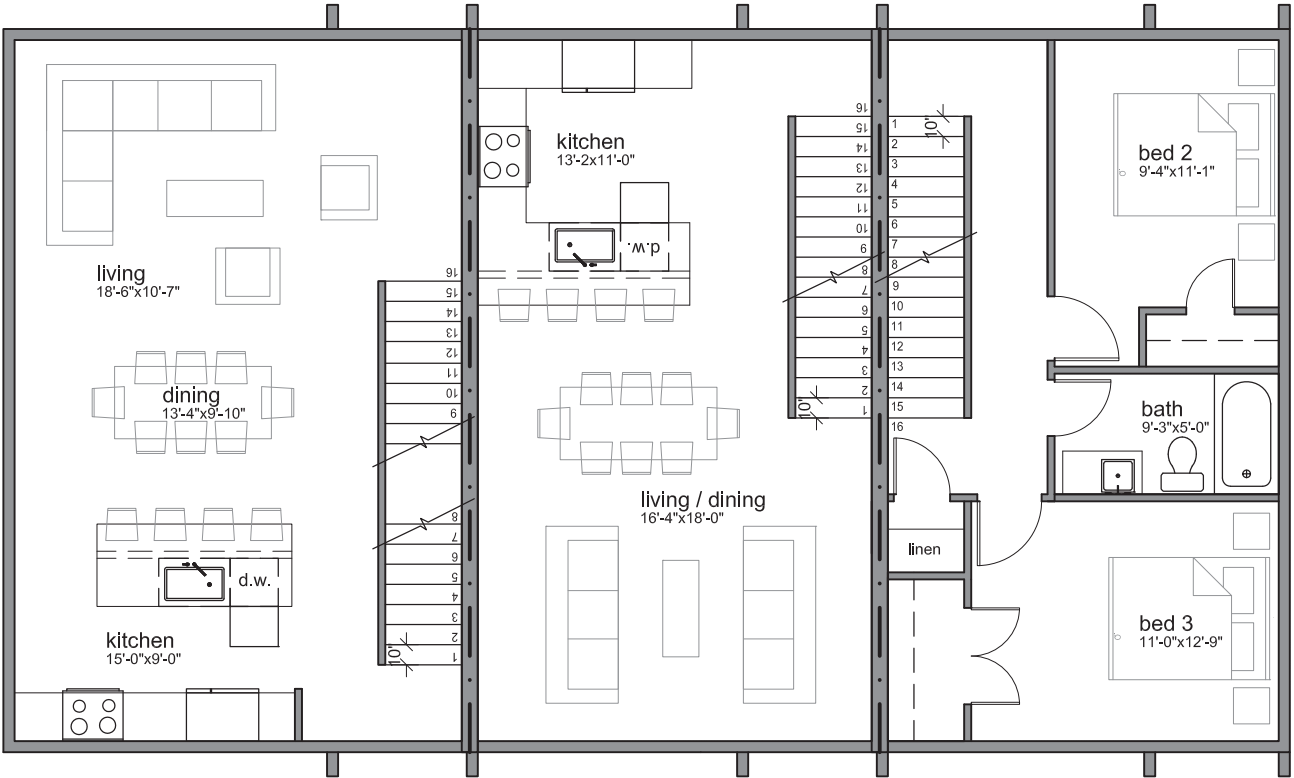
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| AREA SUMMARY - TH 1 | |
|---------------------|----------|
| FIRST FLOOR | 400 SF |
| SECOND FLOOR | 580 SF |
| THIRD FLOOR | 580 SF |
| PENTHOUSE | 84 SF |
| TOTAL | 1,644 SF |

| AREA SUMMARY - TH 2 | |
|---------------------|----------|
| FIRST FLOOR | 494 SF |
| SECOND FLOOR | 510 SF |
| THIRD FLOOR | 510 SF |
| PENTHOUSE | 88 SF |
| TOTAL | 1,602 SF |

| AREA SUMMARY - TH 3 | |
|---------------------|----------|
| FIRST FLOOR | 494 SF |
| SECOND FLOOR | 510 SF |
| THIRD FLOOR | 510 SF |
| PENTHOUSE | 87 SF |
| TOTAL | 1,601 SF |

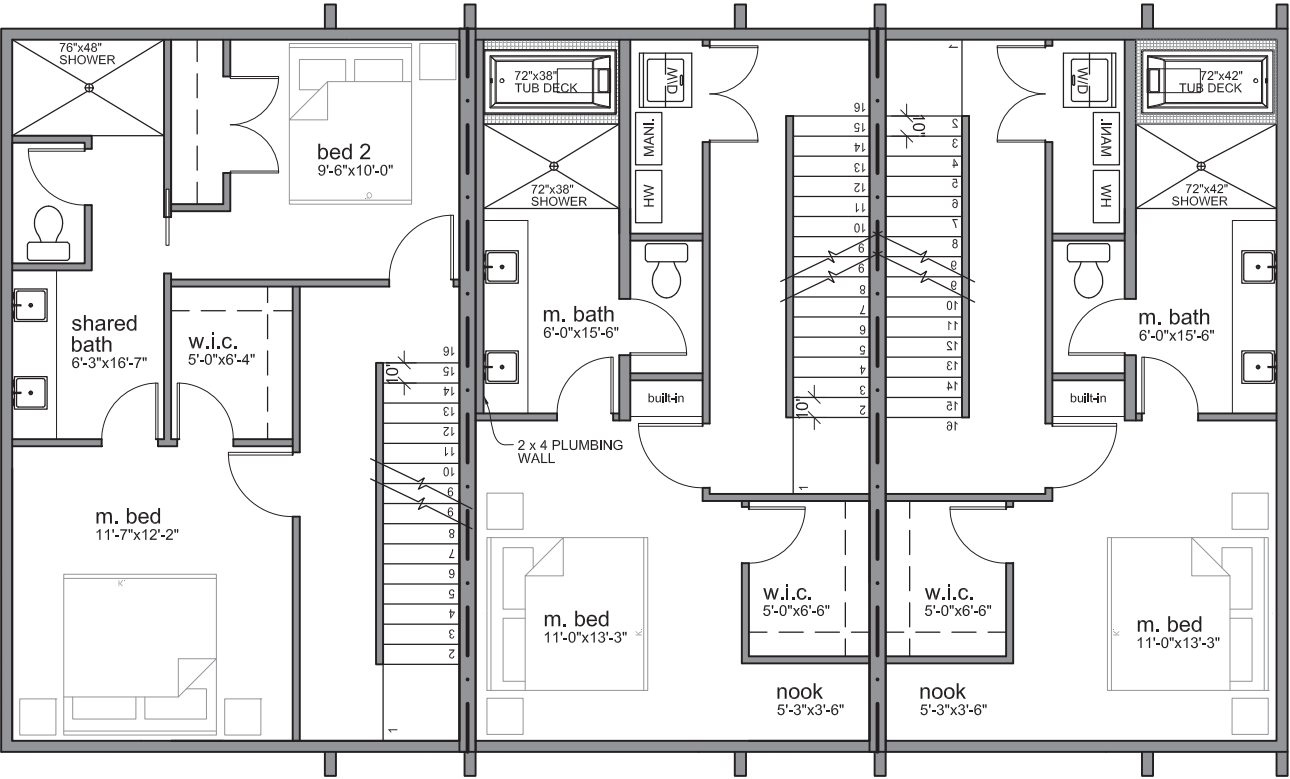


second floor plan

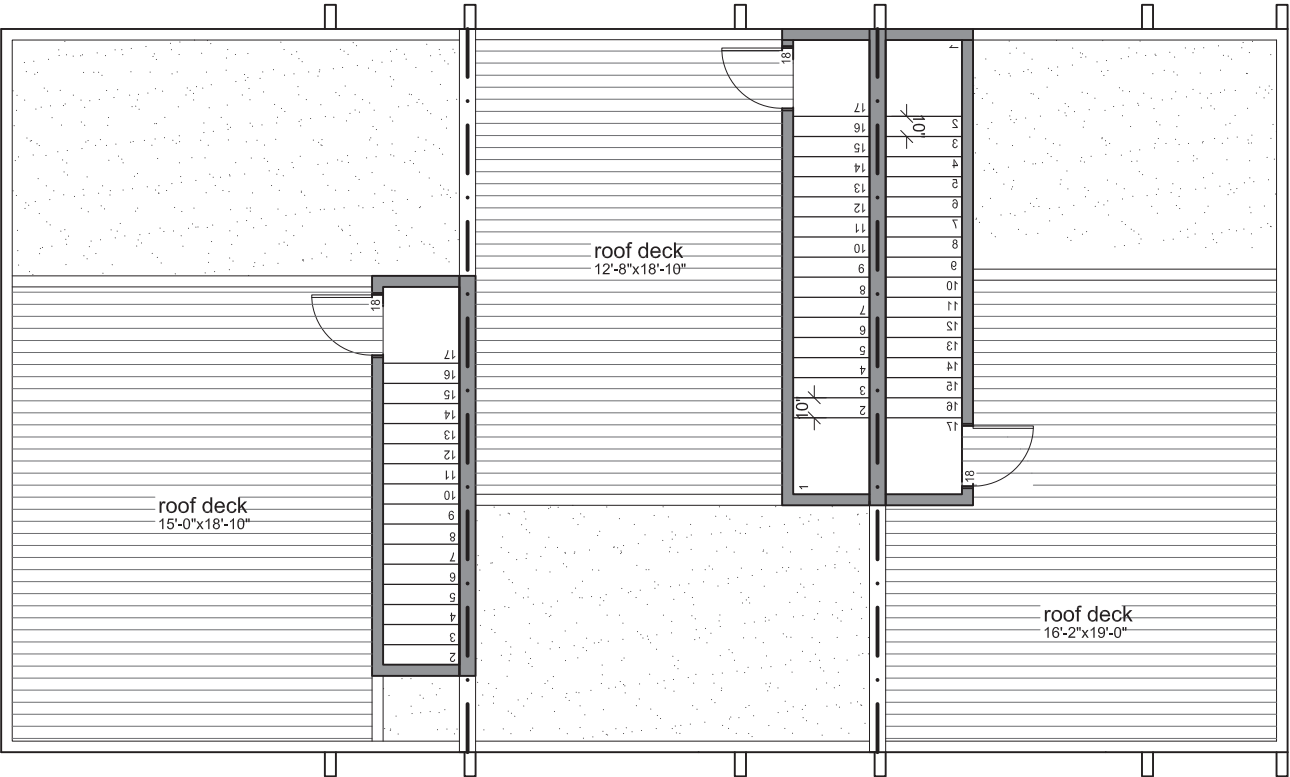
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third floor plan
SCALE: 1/8" = 1'

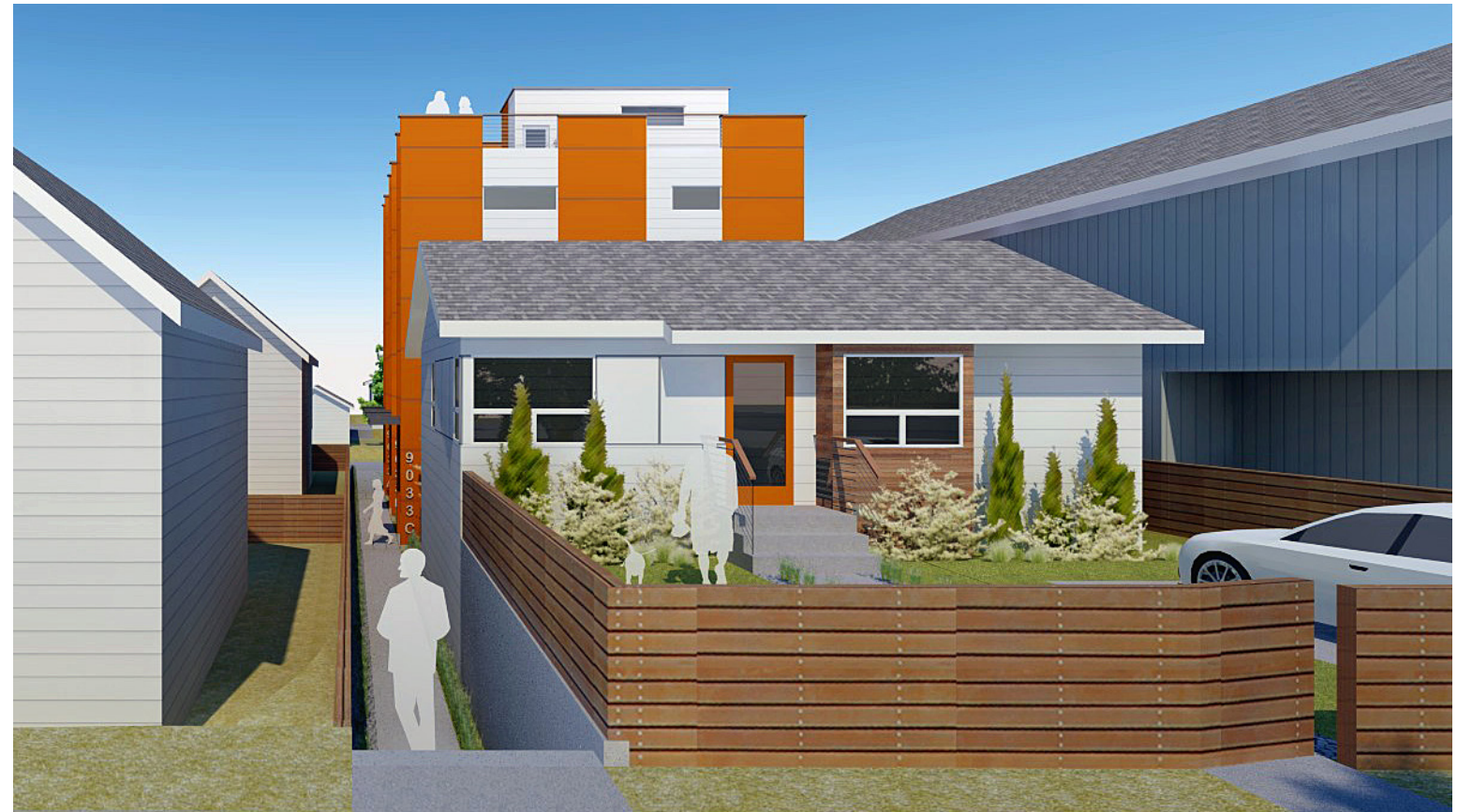


roof deck plan
SCALE: 1/8" = 1'





entrances



from 17th Ave SW



from alley NW



from alley SW

RENDERINGS



roof decks

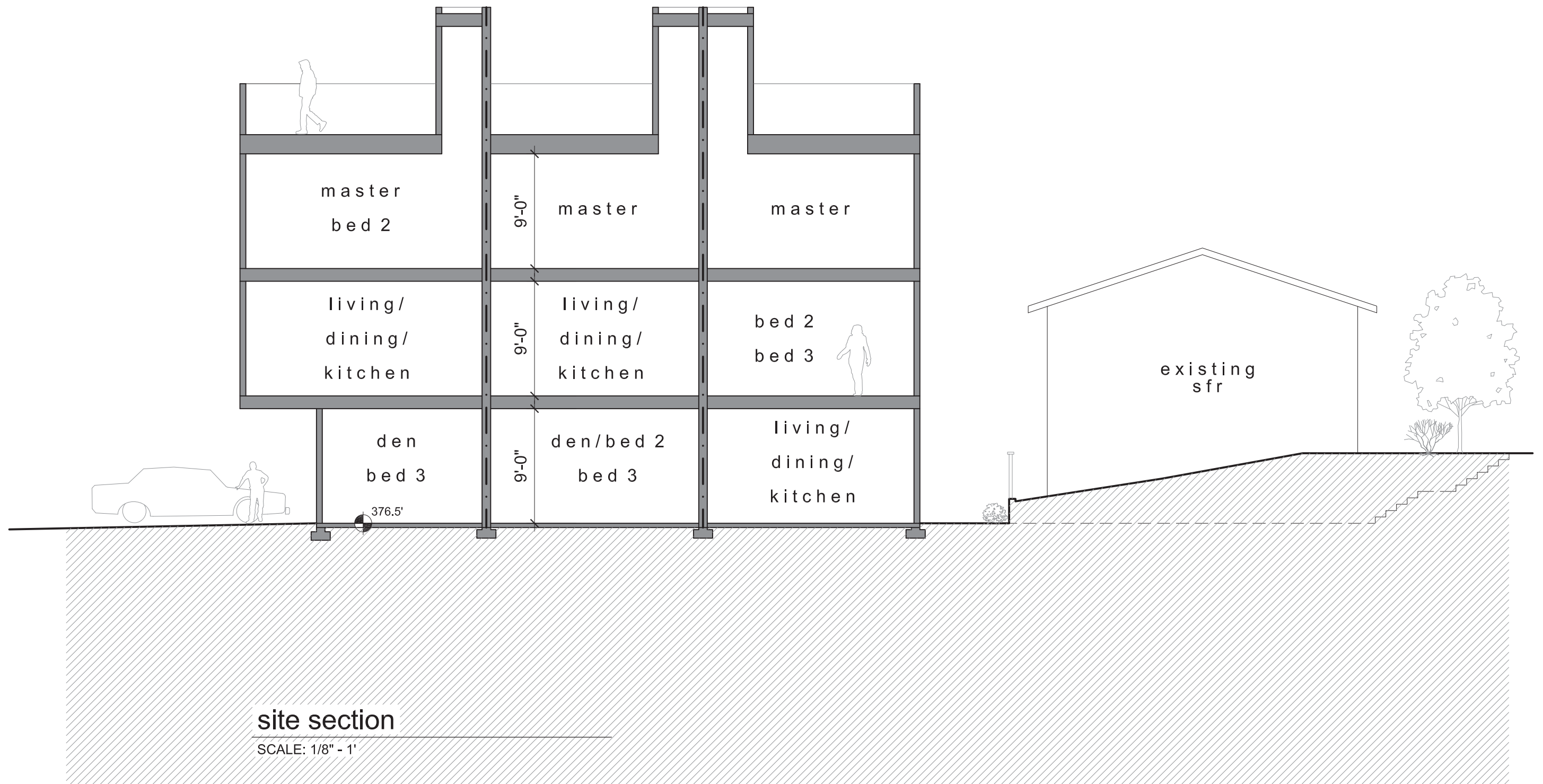


birds eye view

south elevation



south facade elevation



SECTION



