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PROJECT INFORMATION

ADDRESS	1342 14TH AVE SOUTH SEATTLE, WA 98144
TAX ID NUMBER	7133300095
DPD PROJECT #	SDR: 3022060 BUILDING: 6491012
ZONE	LR3
LOT SIZE	3,710 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 3715 S HUDSON STREET, SUITE 105 SEATTLE, WA 98118
OWNER/APPLICANT	TRUNG PHAM 5216 S 142ND ST TUKWILA, WA 98168

SITE

safeco field
centurylink field

goodwill

I-5 express

dr. jose rizal park

pacific tower
beacon hill
international school

leiw park

seattle bouldering
project

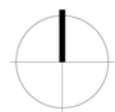
I-90 express

hamlin robinson
school

judkins park
and playground

seattle childrens
playgarden

VICINITY ANALYSIS

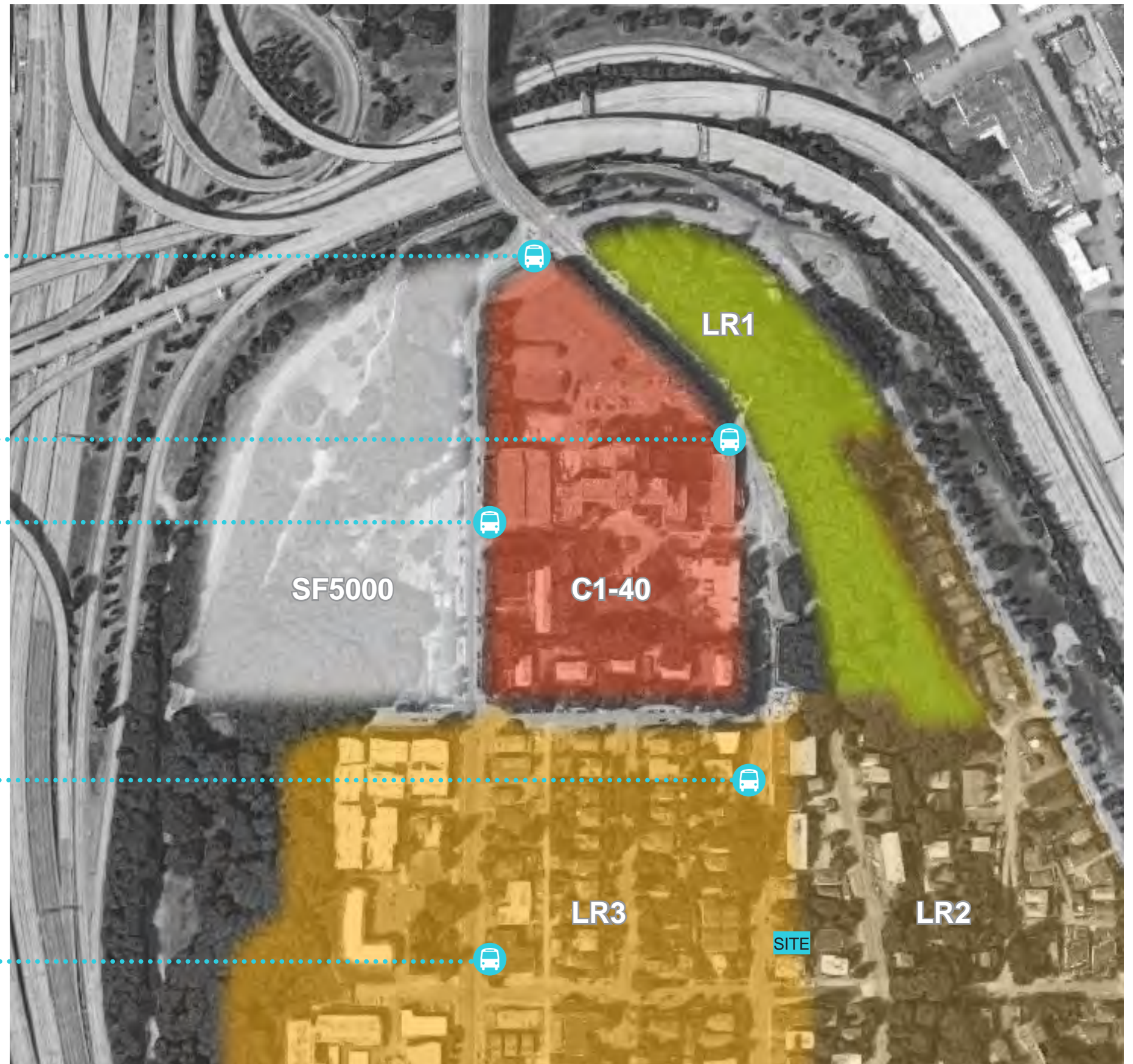


ADJACENT ZONES

LR1
LR2
C1-40
SF 5000

BUS ROUTES

36, 60: S Charles St & Golf Dr
36, 60: Golf Dr S & 14th Ave S
36, 60: 12th Ave S & S Judkins St
36, 60: 14th Ave S & S Judkins St
36, 60: 12th Ave S & S Atlantic St



PROPOSAL 1342 14th Ave South is currently (1) lot with (1) SFR. The applicant proposes to remove the existing SFR and develop the site with (3) new townhouses.

KEY METRICS	Zone:	LR3
	Lot size:	3,710 SF
	FAR:	3,710 sf x 1.3 = 4,823 sf allowed (th/s+built green+paved alley) 4,815 sf proposed (inside face of walls)
	Structure Height:	30' + 4' Parapet Allowance & 10' Penthouse 29'-7" + 4' Parapet & 10' Penthouse proposed
	Units:	3
	Parking:	1 open stall 2 garages

ANALYSIS OF CONTEXT Our site is located in Beacon Hill Neighborhood, two blocks south from Pacific Health Tower. The neighborhood is an older residential neighborhood with little new multifamily development. The east portion of the site has a significant sloe as it drops 16 feet below 14th Ave S.

EXISTING SITE CONDITIONS SITE 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.

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

DESIGN GUIDELINES See page 9 for Design Guideline Responses.



1342 AERIAL VIEW TOWARDS EAST



1342 AERIAL VIEW TOWARDS NORTH WEST



1342 AERIAL VIEW TOWARDS WEST

SITE ANALYSIS



14TH AVENUE S. LOOKING EAST



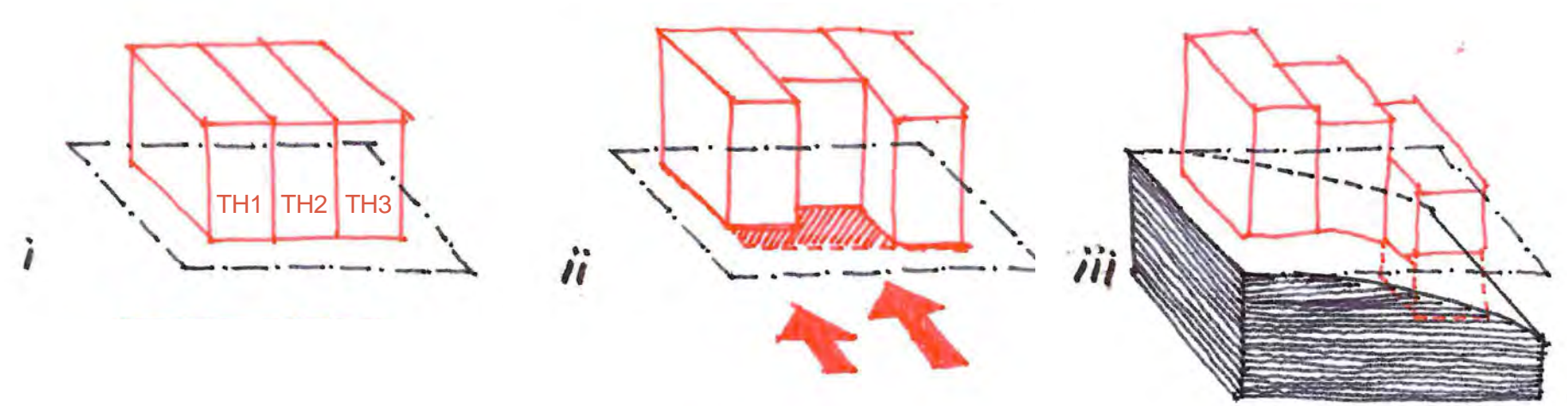
14TH AVENUE S. LOOKING WEST

ACROSS FROM SITE

STREET LEVEL

CONCEPT: Massing + Modulation

This project focused on modulation at multiple scales. The steeply sloped site presented an interesting design challenge, creating an opportunity to modulate the building form as a whole to follow the natural slope of the site. The building form was further broken down by staggering the units to allow for a drive and maneuvering area, which also created an individual identity for each of the units. Staggering the units both horizontally and vertically on site allows each of the units to fully capture the potential views offered by the site’s location.



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.

- B Adjacent Sites, Streets, and Open Space
- C Relationship to the Block

The building form reflects the natural slope of the site with the units vertically staggered to better accommodate the existing topography. This begins to break down the overall massing to create more comfortable proportions and a distinct identity for each unit.

The site is located between an existing single-family residence turned multi-family to the south and a vacant site to the north. The building form is staggered horizontally to create a smoother transition from the vacant site to the existing residence and respect the natural topography of the block. The staggered northern façades incorporate several colors, materials, and window compositions to provide visual interest from the vacant site.

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
- D Wayfinding

One main walkway provides pedestrian access to each unit. This walkway is kept clear and unobstructed, with landscape accents and lighting along the pathway to create a sense of warmth and welcoming and enhance the safety for future residents.

The staggering of the building used to take advantage of the existing slope also serves to delineate the entries. In addition, the material palette shifts for each unit, distinctly visually marking the boundaries between the units. Lighting will be provided at the pedestrian level to mark the pathway and entry to each unit for all residents and their visitors with large address numbers clearly identifying each unit.

PL3. Street-Level Interaction

Design primary entires to be obvious, identifiable, and distinct. Provide security and privacy for residents.

- A Entries
- B Residential Edges

The unit entries, while visually distinct and clearly identified from the street, are pulled back from the street to allow a transition between the public space of 14th St to the private spaces within the units. The perimeter of the units feature a well-composed landscape buffer including wood planters to further mark the transition.

DC1 Project Uses and Activities

Optimize the arrangement of the uses and activities on site.

- A Arrangement of Interior Uses

The location of the site offers excellent territorial and mountain views. Staggering the units both horizontally and vertically allows each unit to have an opportunity to capture those views. Large compositions of windows are oriented towards the views, especially in units 2 and 3. The penthouses and roof decks are located to maintain open sightlines for each unit.

DC2. Architectural Concept

Arrange mass of building considering the characteristics of the site. Add depth to facades where appropriate. Incorporate architectural features that are of human scale

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

The primary objectives of the concept are to respecting the natural topography of the site and provide a well-modulated building form. The perceived mass is broken down by staggering the units and further reduced by individual massing moves per unit. The massing moves are clearly marked by changes in material or color, but to maintain a clarity to the building design, the palette is kept calm and neutral. Accent colors are used in simple, large volumetric moves and change from unit to unit in a clearly related gradient. Secondary elements such as lights, address numerals, landscaping, and hardscaping help define the unit connections.

DC4. Exterior Elements and Finishes

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

- A Building Materials
- B Signage
- C Lighting
- D Trees, Landscape and Hardscape Materials

Simple, clean, durable materials have been proposed to maintain a high quality and endure Seattle's climate. Large address numerals provide a visual interest and clear identification of each unit. Lighting is proposed along the entire length of the common walkway and at each entry to ensure safety and security for the residents and their visitors. Landscape buffers provide separation between the common walkway and the units, while also providing visual interest and adding warmth to the pathway.

SETBACK AND FACADE LENGTH

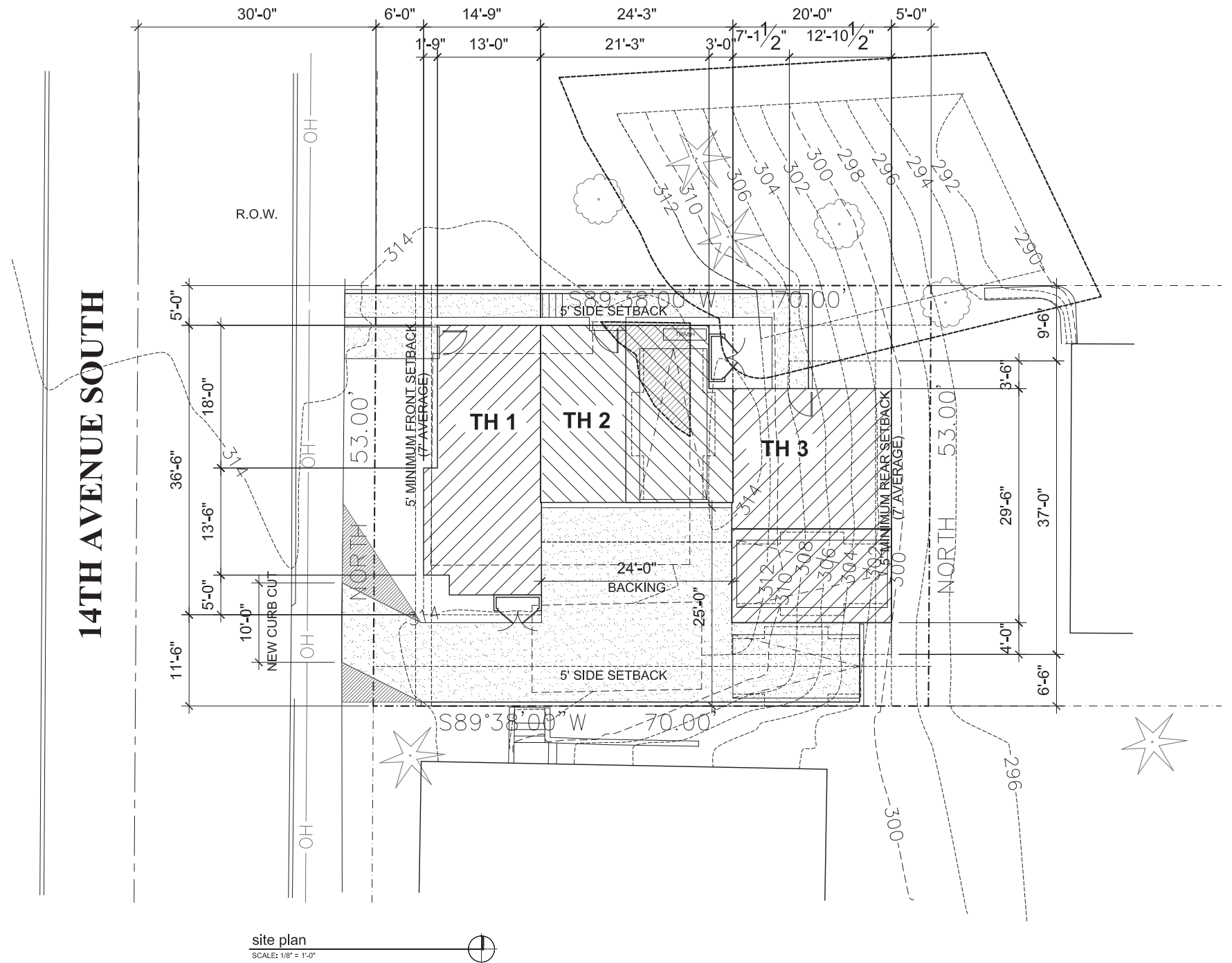
Setbacks

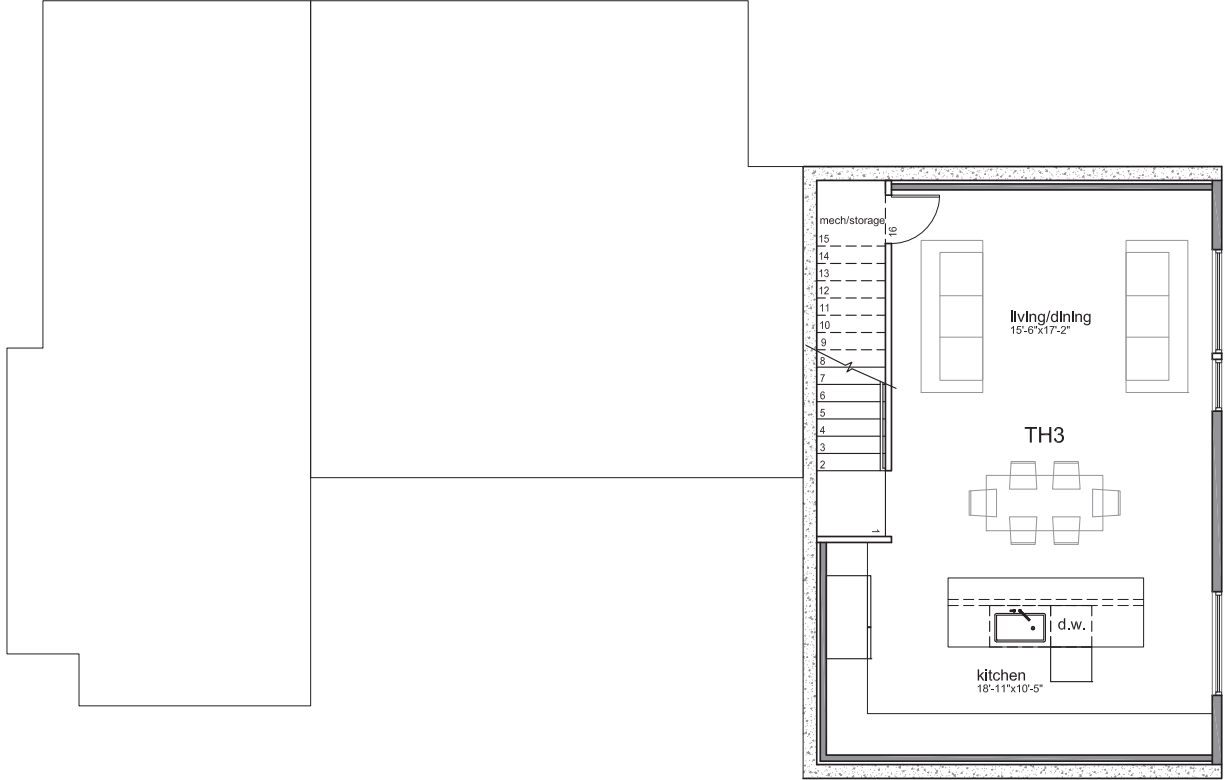
	Required	Provided	% Difference
Front:	7' average, 5' minimum	7'- 0" average, 6'-0 min	Compliant
Side (north):	7' average, 5' minimum	7'-6" average, 5'- 0" min	Compliant
Side (south):	7' average, 5' minimum	13'-6" average, 5'- 0" min	Compliant
Rear:	7' average, 5' minimum	8'-6" average, 5' min	Compliant

Facade Length

Facade	Boundary Length	Facade Length Allowed	Provided Facade Length	% Difference
North	70.0'	45.5'	57.3'	17% of 70' **
South	70.0'	45.5'	35.0'	Compliant

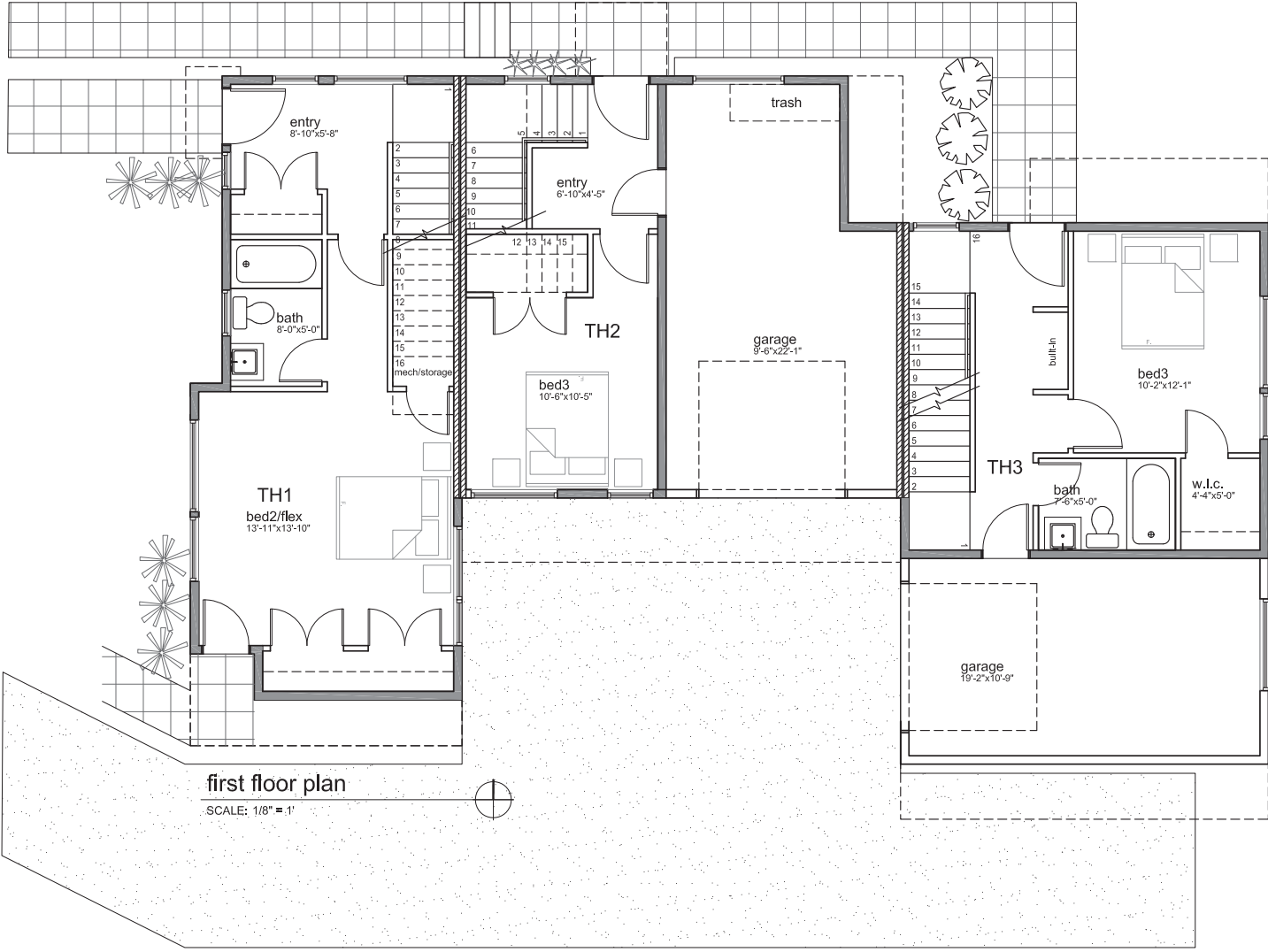
** Please see Page 20 - Facade Length Adjustment for our adjustment request





basement floor plan

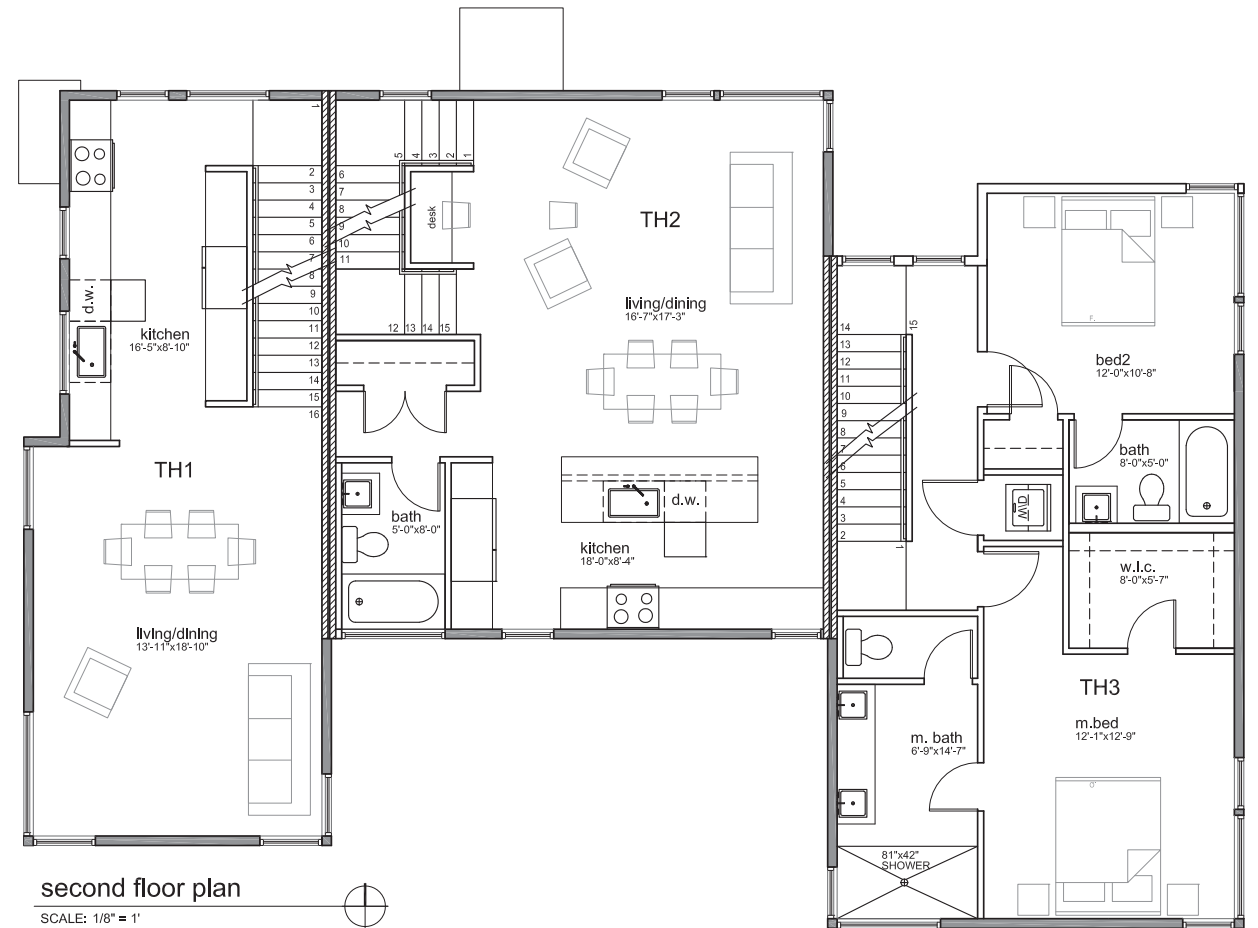
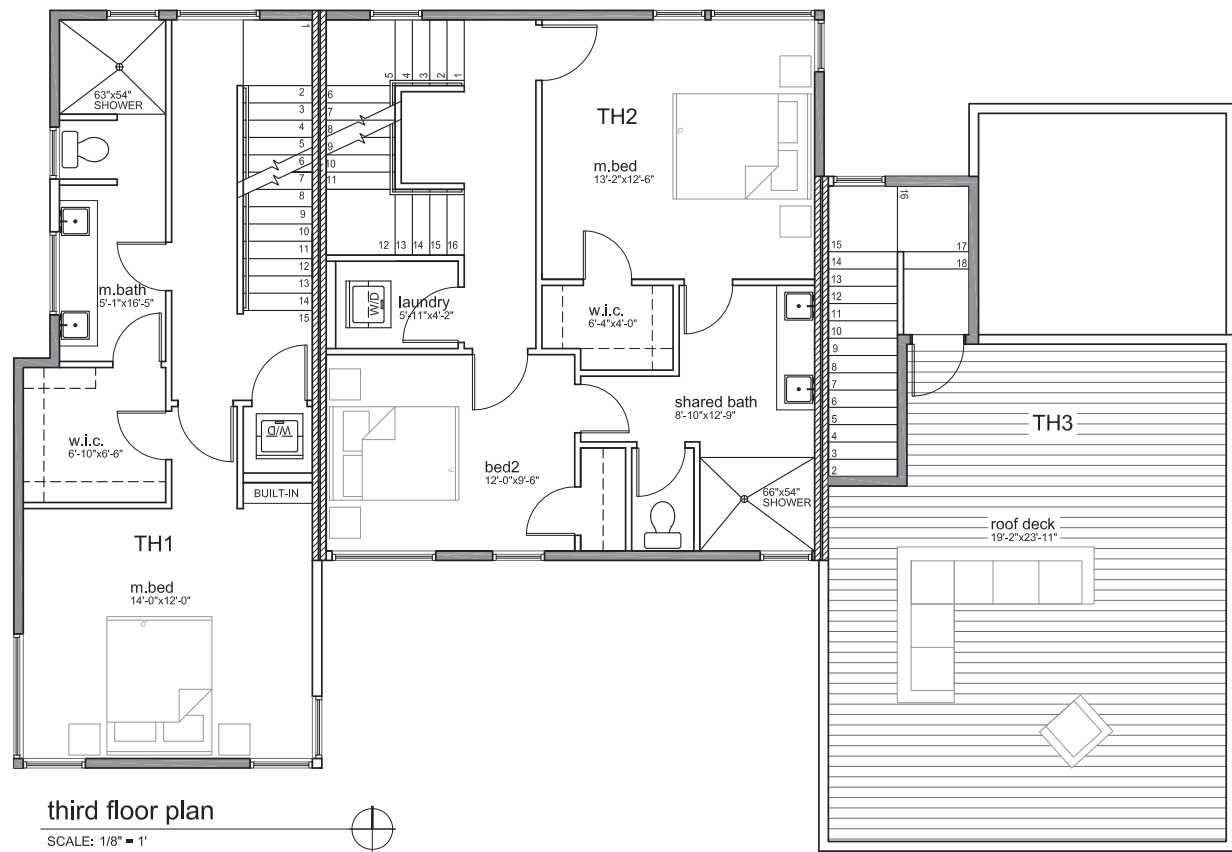
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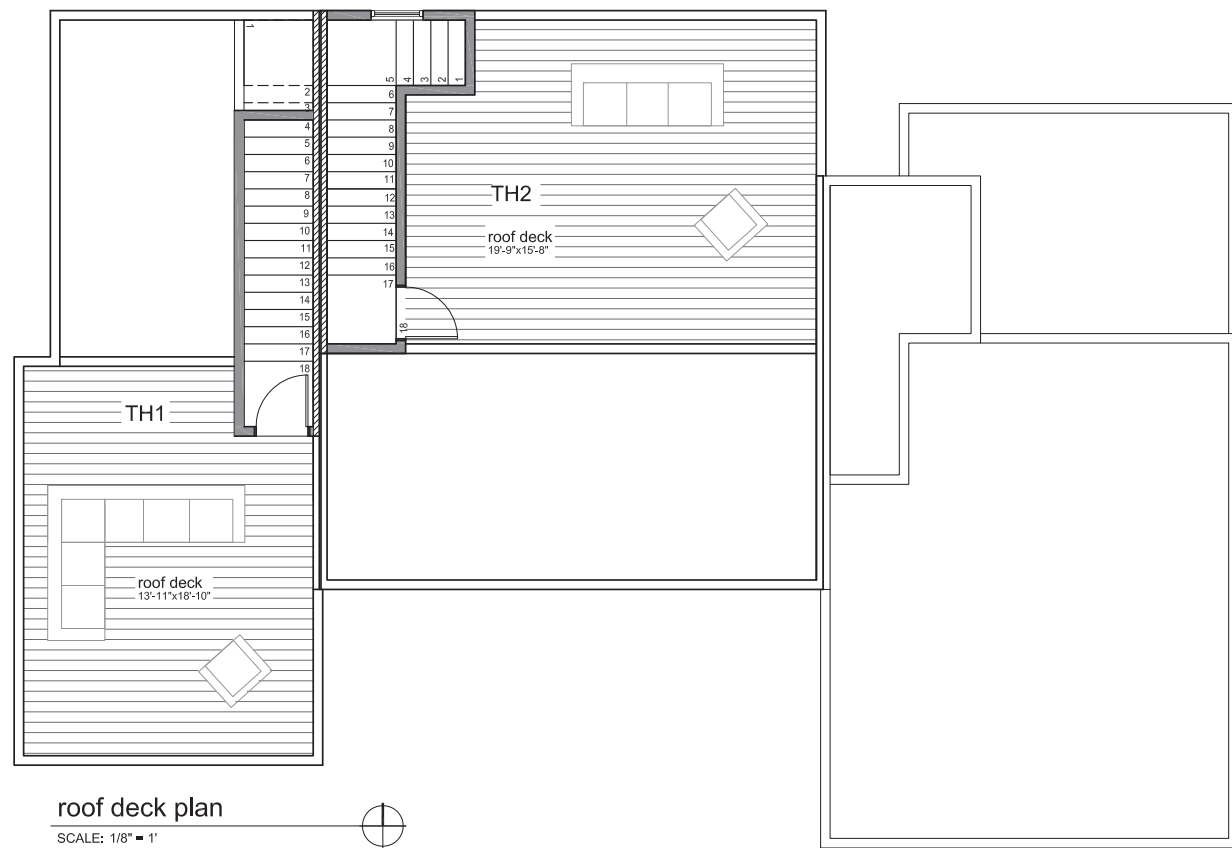


first floor plan

SCALE: 1/8" = 1'

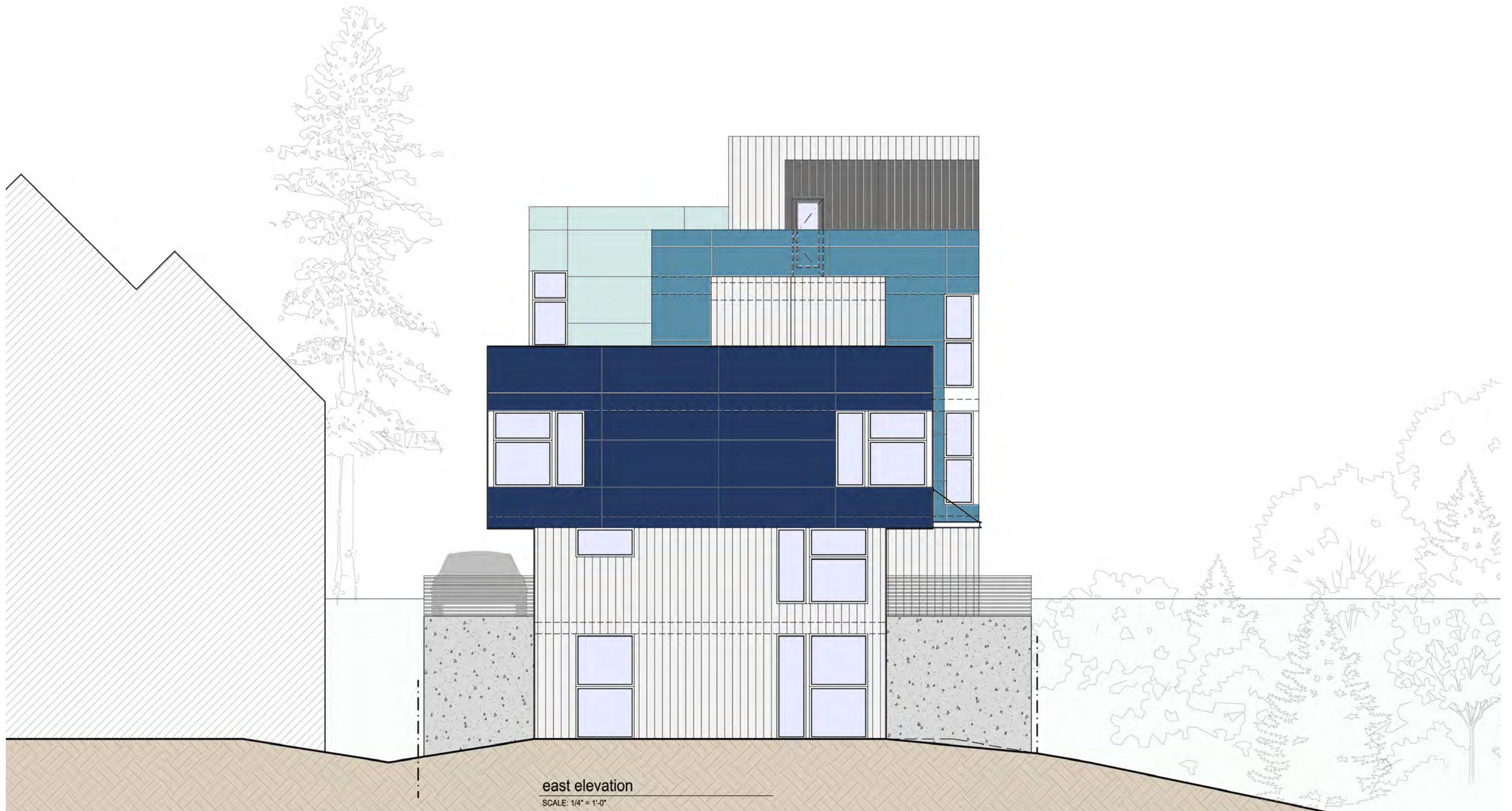




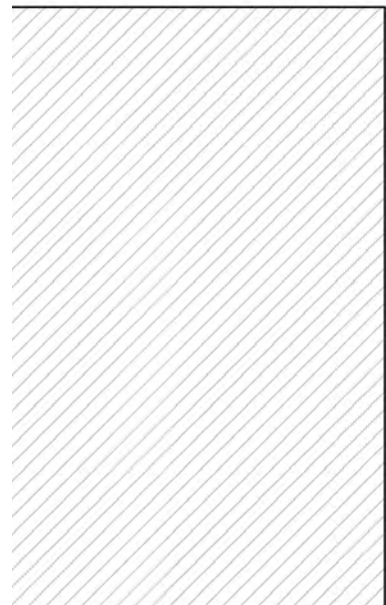




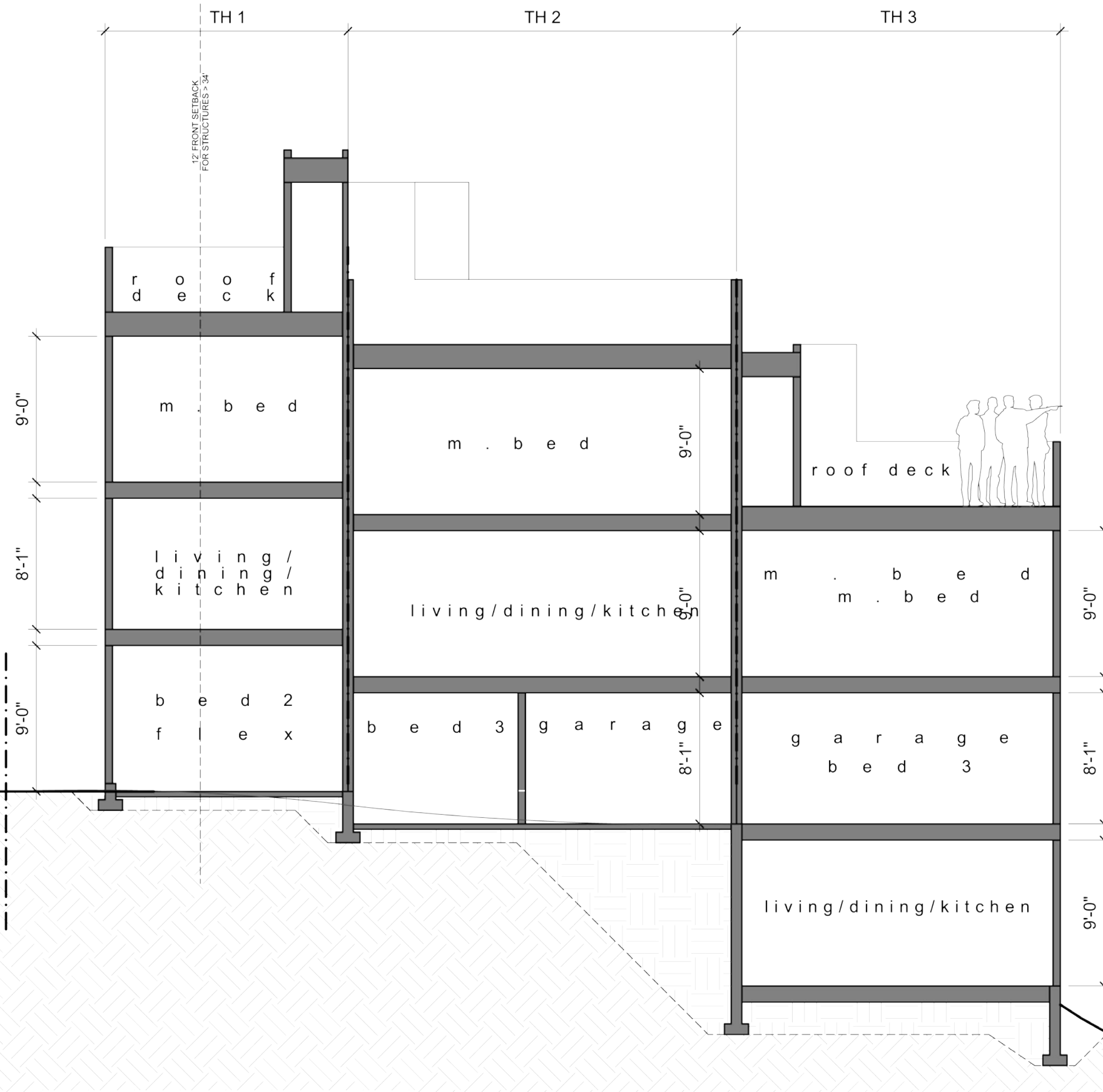




ELEVATIONS



14th Ave S



SECTION



looking north-east from 14th ave. south



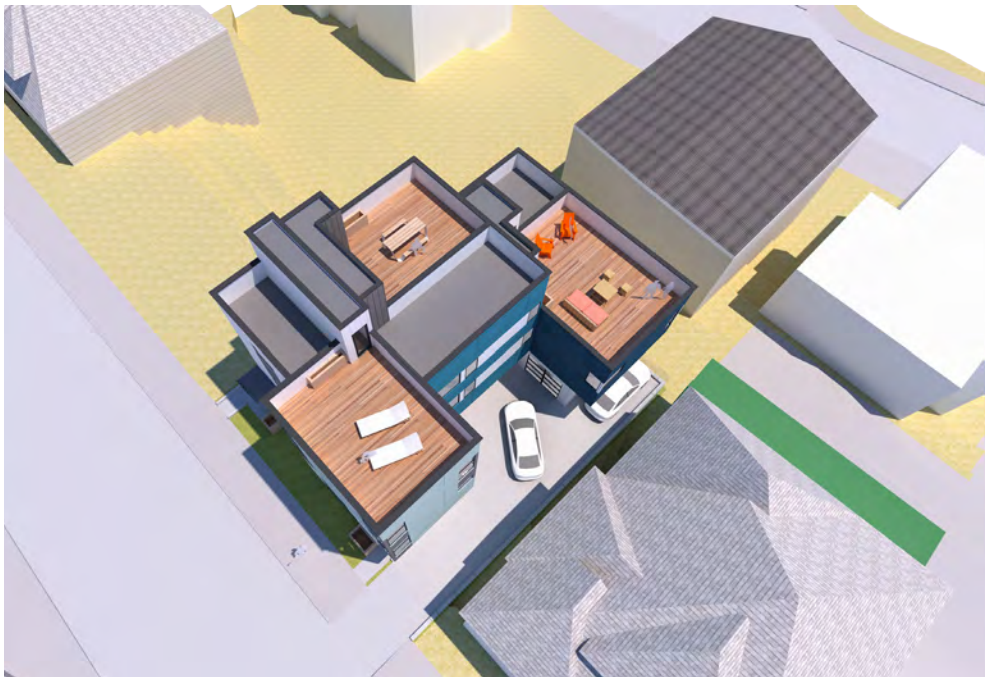
looking south-east from 14th ave. south



looking at south-west elevation



east elevation



bird's eye view

RENDERINGS

FACADE LENGTH ADJUSTMENT

Facade Length

Facade	Boundary Length	Facade Length Allowed	Provided Facade Length	% Difference
North	70.0'	45.5'	57.3'	17% of 70'
South	70.0'	45.5'	35.0'	Compliant

In order to provide the best development for the community and occupants, we are asking for an adjustment to the maximum facade length along the north property line.

The proposed development best uses the site by stretching down the dramatic slope, which employs the length of the lot and the topography to its advantage.

By diverting building footprint from crowding the street lot line, and stretching it towards the rear of the lot, the proposal protects neighbor views and maximizes views from TH's 1 and 2 towards the east.

To reduce the scale of the northern facade, the proposed design modulates along the pedestrian access path, and steps back from the lot line to provide a unique entry to TH 3.

We are excited to provide maximum southern exposure by distancing the development from the southern lot line and neighboring buildings; this requires the requested adjustment, and doing so will create vibrant, bright living spaces for the occupants.

