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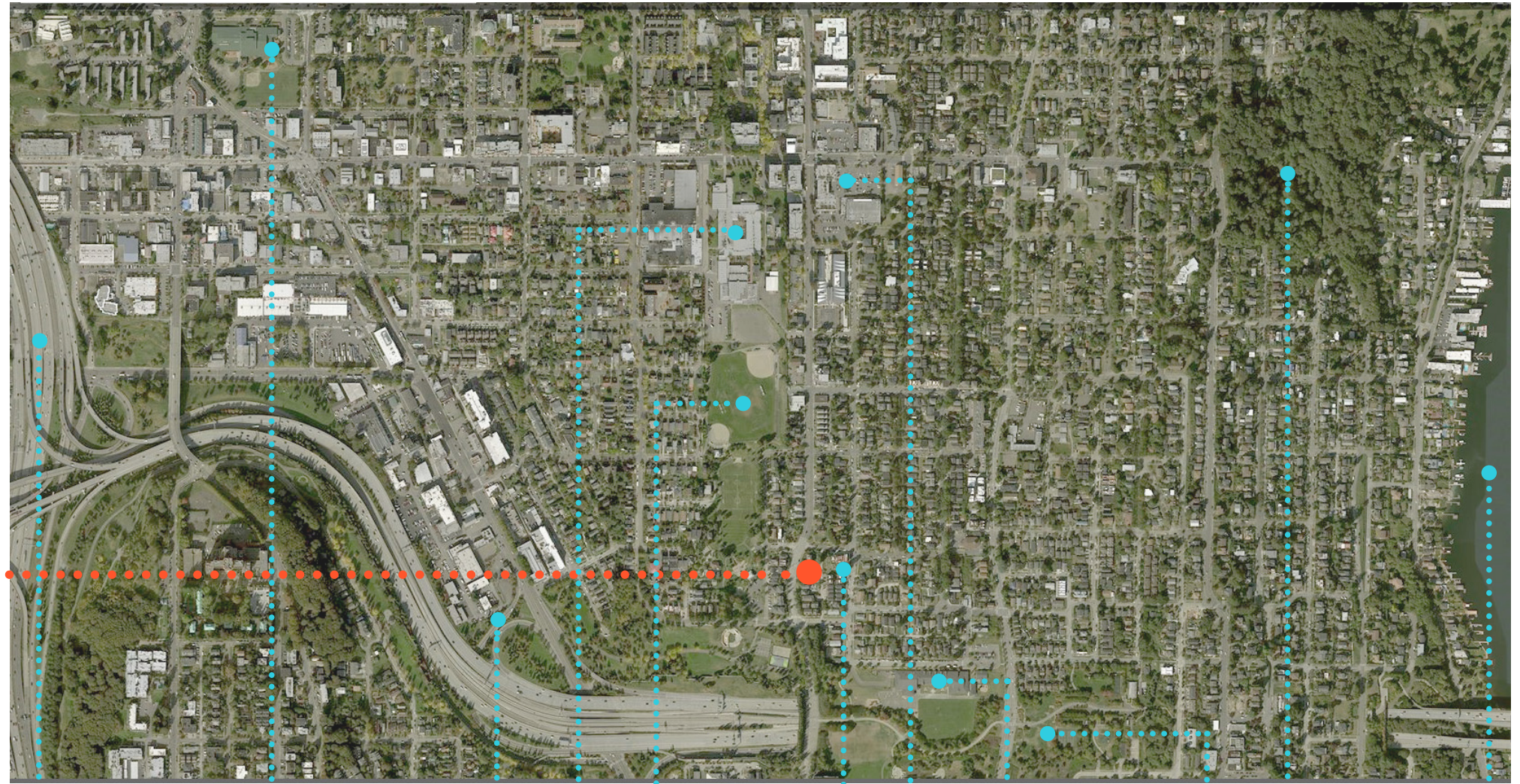
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PROJECT INFORMATION

ADDRESS	1106 23RD AVE S SEATTLE, WA 98144
TAX ID NUMBER	765860-0550
SDCI PROJECT #	SDR: 3023557 BUILDING: 6515184
LOT SIZE	5,249 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 3715 S HUDSON STREET, SUITE 105 SEATTLE, WA 98118
OWNER/APPLICANT	SAGE HOMES NORTHWEST 6016 204TH ST SW, SUITE A LYNNWOOD, WA 98036




SITE





i-5 


i-90 access 


p-patch community garden 


marketplace 


sam smith park 


lake washington 

bailey gatzert elementary school 

washington middle school 

thurgood marshall elementary school 

frink/leschi park 

judkins park and playground 

VICINITY ANALYSIS

ADJACENT ZONES: SF 5000
LR1
LR2

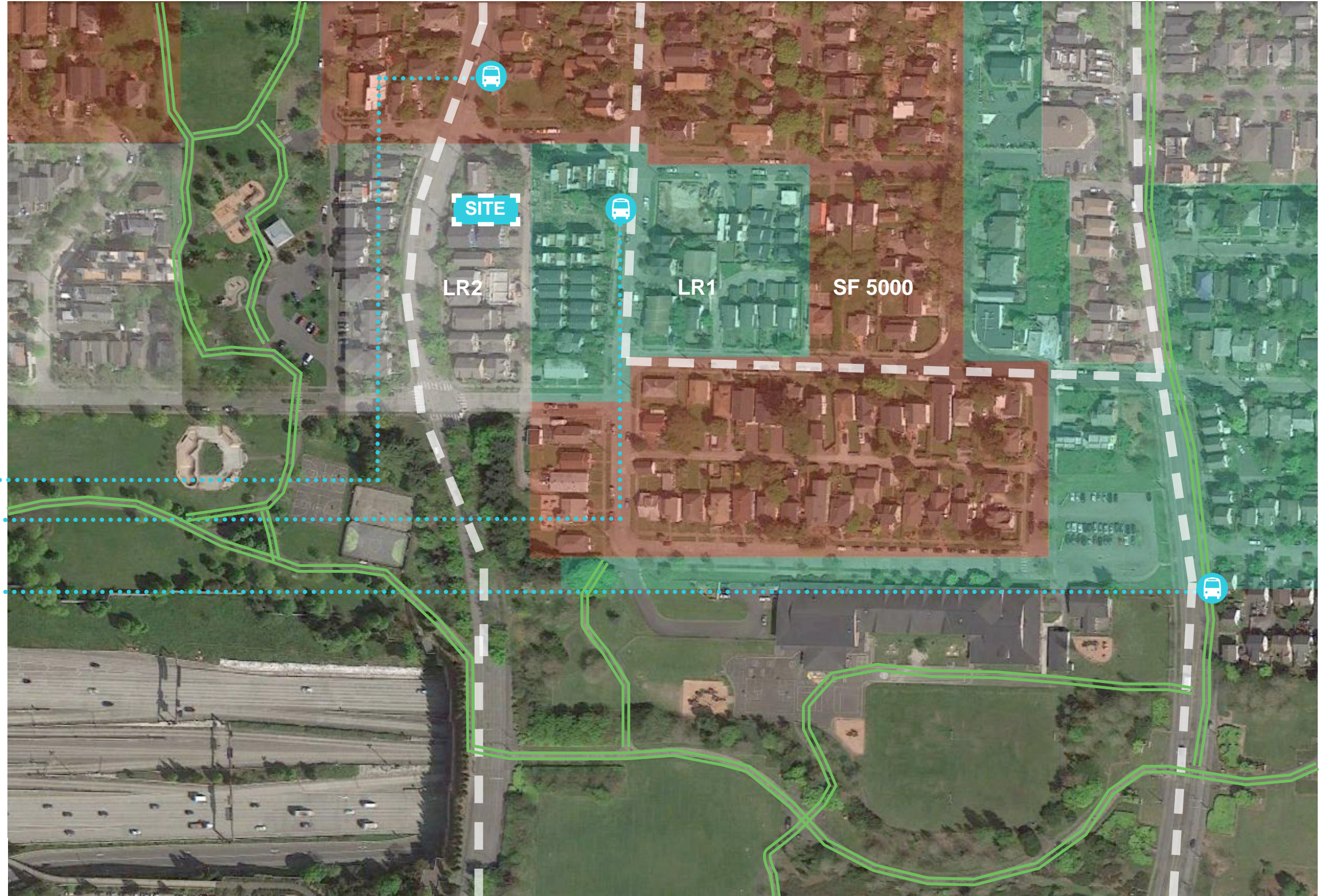
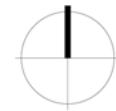
- BUS ROUTES:**
- 4 - Downtown, Judkins Park
 - 8 - Seattle Center, Rainer Beach
 - 48 - Mount Baker Transit Center, Loyal Heights, University District

48

4

4, 8

 **BIKE TRAILS**



*Project Site qualifies for Frequent Transit

PROPOSAL 1106 23rd Ave S is currently (1) SFR. The applicant proposes to remove the existing SFR and develop the site with (5) new townhouses and (4) open parking stalls.

KEY METRICS	Zone:	LR2
	Lot size:	5,249 SF
	FAR:	5,249 sf x 1.2 = 6,298 sf allowed (th/s+built green+paved alley) 6,298 sf/ 5 units = 1,259.6 sf per unit (inside face of walls)
	Structure Height:	30' + 4' Parapet Allowance & 10' Penthouse
	Units:	5
	Parking:	4 stalls off alley
		*Qualifies for Frequent Transit

ANALYSIS OF CONTEXT Our site is located near Judkins Park in the Atlantic neighborhood directly off 23rd Ave S. The neighborhood is a strong residential neighborhood with a mixture of older single family homes and newer multifamily development. East of the alley at the rear of the site is a small p-patch community garden. The site has great views towards downtown, Beacon Hill, and Mt. Rainier.

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 8.

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.

ARCHITECTURAL CONCEPT See page 9 for concept statement, diagrams, and images.

DESIGN GUIDELINES See page 10 for Design Guideline Responses.



1106 AERIAL VIEW EAST



SITE ANALYSIS

23RD AVENUE SOUTH - LOOKING WEST



SOUTH JUDKINS STREET

ACROSS FROM SITE



SOUTH NORMAN STREET

23RD AVENUE SOUTH - LOOKING EAST



SOUTH NORMAN STREET

SITE



SOUTH JUDKINS STREET

STREET VIEWS

SITE

ALLEY - LOOKING WEST



SOUTH JUDKINS STREET

SOUTH NORMAN STREET

ACROSS FROM SITE

ALLEY - LOOKING EAST



SOUTH NORMAN STREET

SOUTH JUDKINS STREET

STREET VIEWS

S. NORMAN ST.

LEGAL DESCRIPTION

THE NORTH 45 FT. OF LOT 5, BLOCK 1, SEATTLE HOMESTEAD ASSOCIATION, FIRST ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 129, RECORDS OF KING COUNTY, WA

EXCEPT THAT PORTION CONDEMNED FOR 23RD AVE. S.



survey
SCALE: 1" = 20'-0"



S. JUDKINS ST.

EXISTING CONDITIONS

CONCEPT

The project site is across the alley from Judkins P-Patch Community Gardens. The garden is successful in bringing the community together and promoting urban farming. Our intent was to bring the essence of the community garden into the project site.

The primary objectives are:

- To tie the design back to the garden, the buildings are laid out so there is ample open space on the West along 23rd Ave S and in the backyards of the units. This open space creates an opportunity for gardening, sharing, and creates an environment for all to enjoy. The green siding color is also representative of the landscaping concept.
- The pathway for all the units is located along the North property line. It is lined with plantings and at each unit entry there is designed address sign for wayfinding.
- The units are pushed North to allow for spacious south-facing backyards. This large backyard helps bring the outdoors in and the indoors out. There is enough space for entertaining, a quiet getaway or planters for growing vegetables.
- The site slopes slightly to the East creating wonderful views towards downtown, Beacon Hill and Mt. Rainier. The roof decks alternate to take advantage of certain views. The penthouses are also clustered in the middle so as not to block too many views and keep the massing to a minimum along all edges of the site. The street facing and alley facing units have exterior stairs to further reduce the scale of the building.



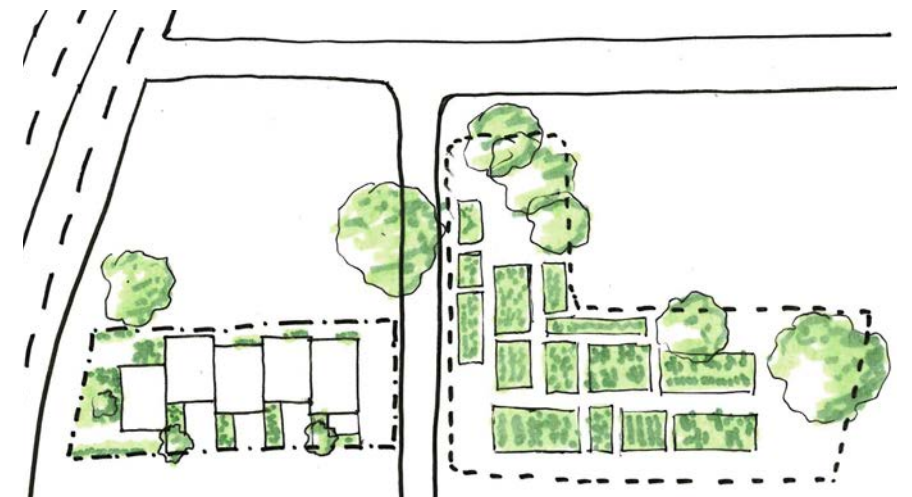
JW Architects



harrisondesignla.com



watchmyfoodgrow.com



nicolefranzen.blogspot.com



remodelingcalculator.org



JW Architects



deco.canvasandpen.com



JW Architects

precedent images

CONCEPT

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**
- B Adjacent Sites, Streets, and Open Space**

The five townhouses on the site are arranged West to East, staggering North and South per unit. This undulation gives character and modulation to the building. Three out of the five townhouses have penthouses for access to the roofdecks; the other two have open stairs - this open stair reduces the massing at the corners and creates an articulation to the street facade. The street front is landscaped to create interest and protection for the busy street. This gives an open feeling of community and allows the building to stand out along 23rd Ave S.

The pathway along the North connects all of the townhouses and each unit is marked with a designed fence element for wayfinding. This path connects you all the way through the site to the parking off the alley as well as connecting you to the p-patch community garden. The larger open space along 23rd Ave S and the large backyards at the units create open space for the community and individuals.

PL1. Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

- B Walkways and Connections**

The walkways leading to each unit are clear and unobstructed, creating a safe connection from 23rd Ave S and the alley for all units. Lighting will be provided for each entry with soffit lighting - this allows enough light intensity to keep shared major walkways lit. All of the units have visual links with designed address signs marking the unit entry. The middle (3) units have living room and dining room programs on the ground level overlooking the common walkway, allowing for further natural surveillance.

PL3. Street-Level Interaction

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

- A Entries**

Entries to all units are defined by private and public pathways, fencing, and entry nooks. The addresses are placed on the fence element distinctly near the entry so as to be seen clearly from entry sequences. The unit entry along 23rd Ave S is marked with the green siding and a large awning; this gives great presence to the unit from the street as well as creating an intimate type of entry. The alley entry is similar to the West unit giving a unique entry experience to the end units. The entries for the middle (3) units are setback about 3'-0" and are clad in cedar. The overhead soffit gives shelter and provides opportunities for lighting. There is landscaping at each entry creating a collection of coordinated elements. Vertical modulation emphasizes a range of exterior finishes to further delineate each unit.

DC1. Project Uses and Activities

Optimize the arrangement of uses and activities on site.

- A Arrangement of Interior Uses**

The end units book-ending the building are programmed with the living spaces on the second floor. The middle units have the living spaces on the first floor with access to the backyards and windows along the pathway for natural surveillance. All of the entries are visually prominent from the street and the alley indicating a clear definition of pedestrian use. The unit along 23rd Ave S has a large open space for landscaping which also creates a buffer from the busy street. All of the unit entries are off of the main pedestrian pathway along the North property line. This provides a common walkway for the residents to gather and connect with their fellow community members. The interior uses of the units are arranged so the bedrooms in units 1,2, and 4 have corner windows to take advantage of the views towards downtown. This spaces to the south have large windows to capture the southern light. All of the units have roof decks to capture the views as well.

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.

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

Simple, clean, durable materials have been selected to maintain the high quality of this project and endure Seattle's climate. The end units book-end the building with green siding. The green color is representative of the landscape and ties the project to the p-patch community garden. It also differentiates the building from the neighbors. The end units also have cedar siding that creates warmth at the pedestrian level. The middle unit entries have cedar siding to bring in that warmth as well as have a clear indication where the entries are located. The alternating white and gray siding helps give the building character as the units modulate back and forth along the site. The vertical modulation also emphasizes materials meant to enhance the pedestrian experience, while letting the building feel like it's been there and part of the larger community.

DC3. Open Space Concept

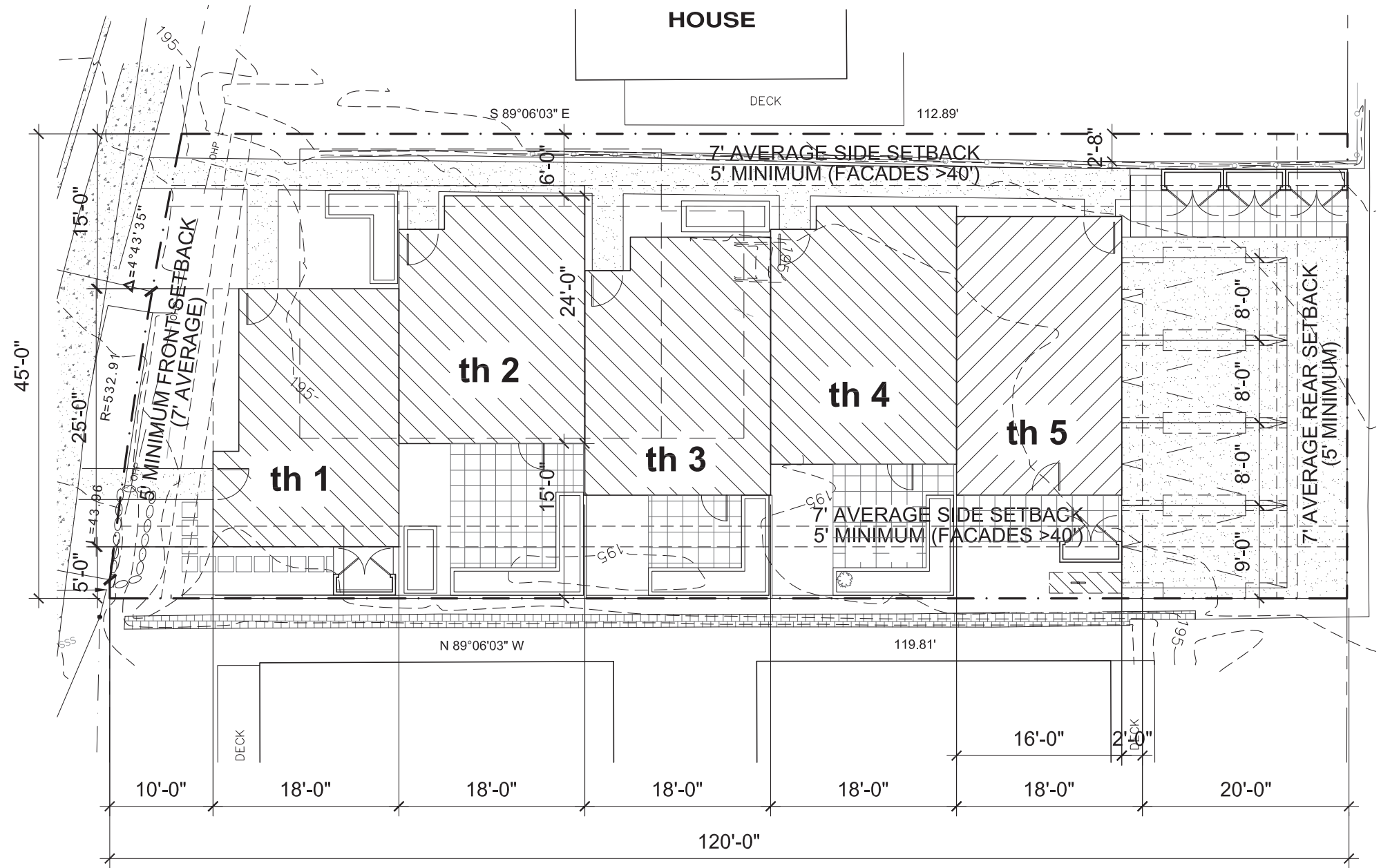
Integrate open space design with the design of the building so that each complements the other.

- B Open Space Uses and Activities**

We are proposing to locate large address numerals adjacent to each entry so that wayfinding is easy whether you're approaching from 23rd Ave S or the alley. Lighting is proposed at unit entries, along the common walkway to ensure safety and security for all residents and their visitors. Landscaped buffers are provided adjacent to entries and along walkways. The common area along 23rd Ave S will be landscaped with a wide variety of plant colors and textures to reinforce the open shared space concept and create a highly varied and textured point of rest and connection. This space also helps the building feel protected from the street and creates a sense of privacy for the residents in that unit.

SETBACK AND FACADE LENGTH

	Required	Provided	% Difference
Front:	7' average, 5' minimum	7.5'	Compliant
Side (north):	7' average, 5' minimum	8.6'	Compliant
Side (south):	7' average, 5' minimum	10.6'	Compliant
Rear:	7' average, 5' minimum	20'	Compliant



site plan

SCALE: N.T.S.

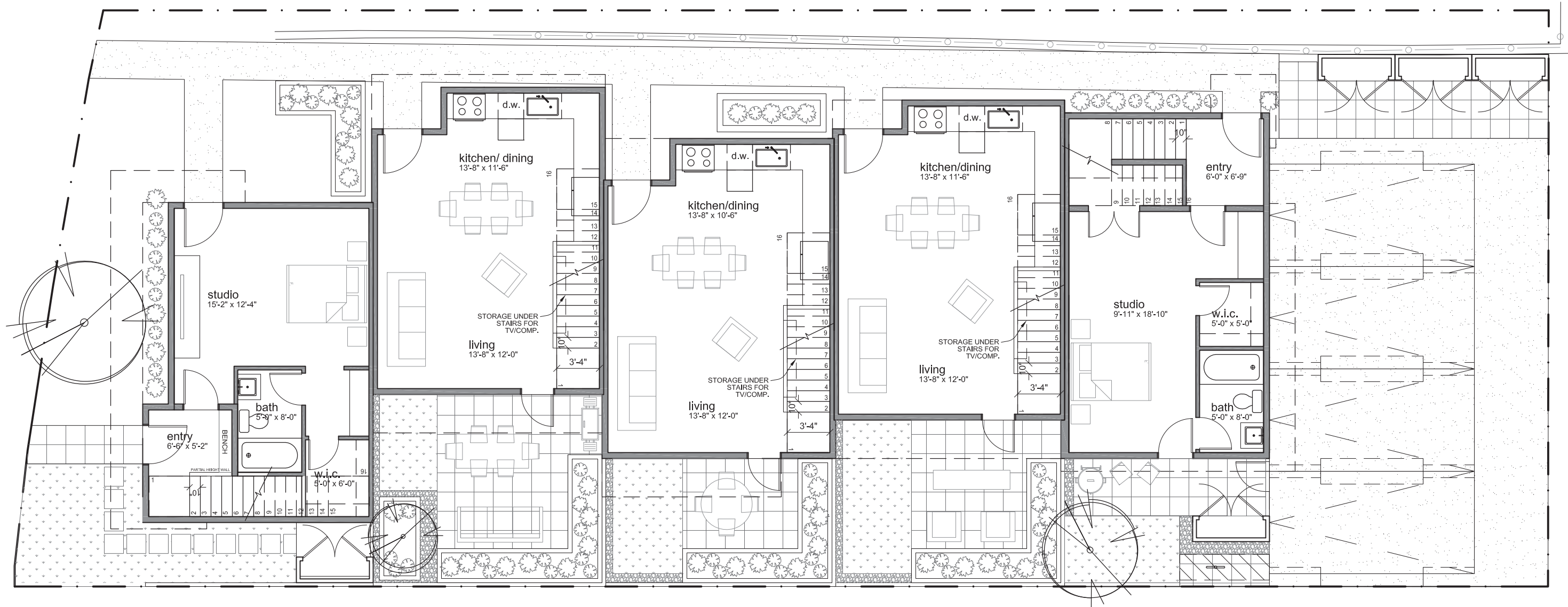


SITE PLAN



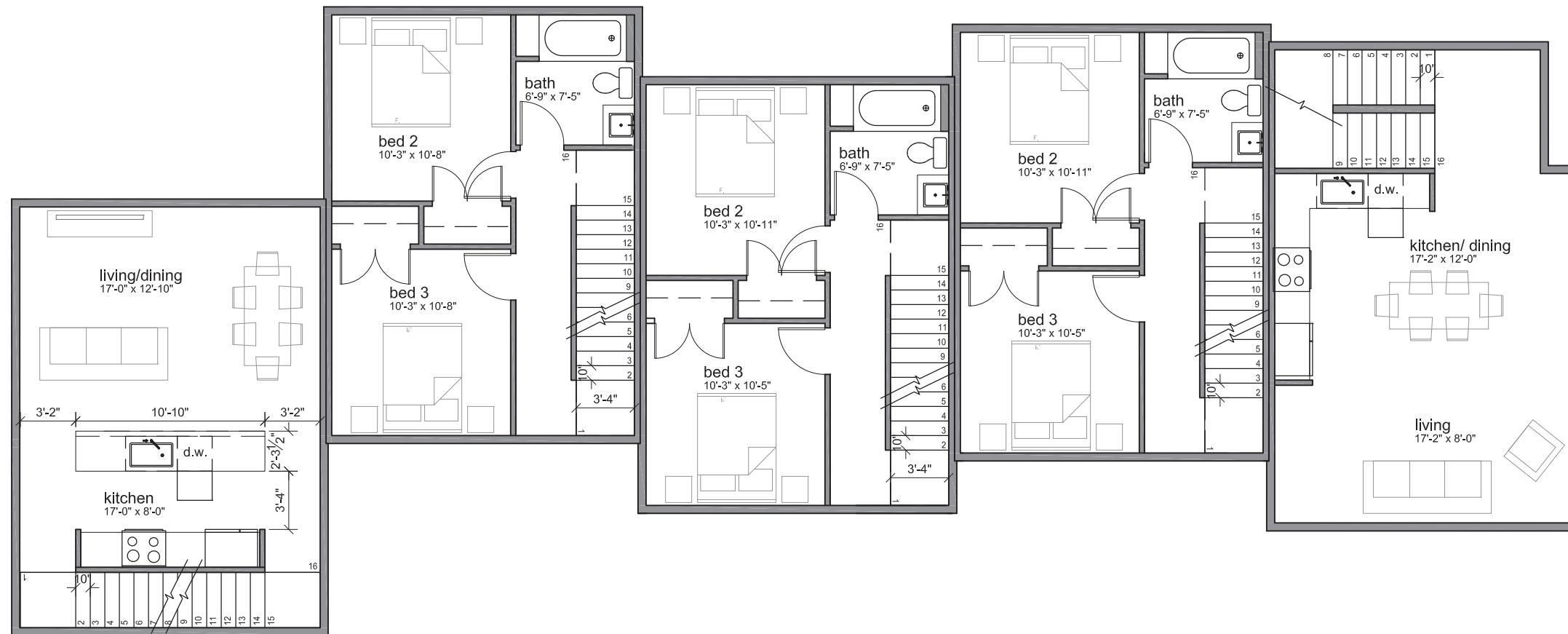
landscape plan
SCALE: NTS





first floor plan
 SCALE: 1/8" = 1'-0"

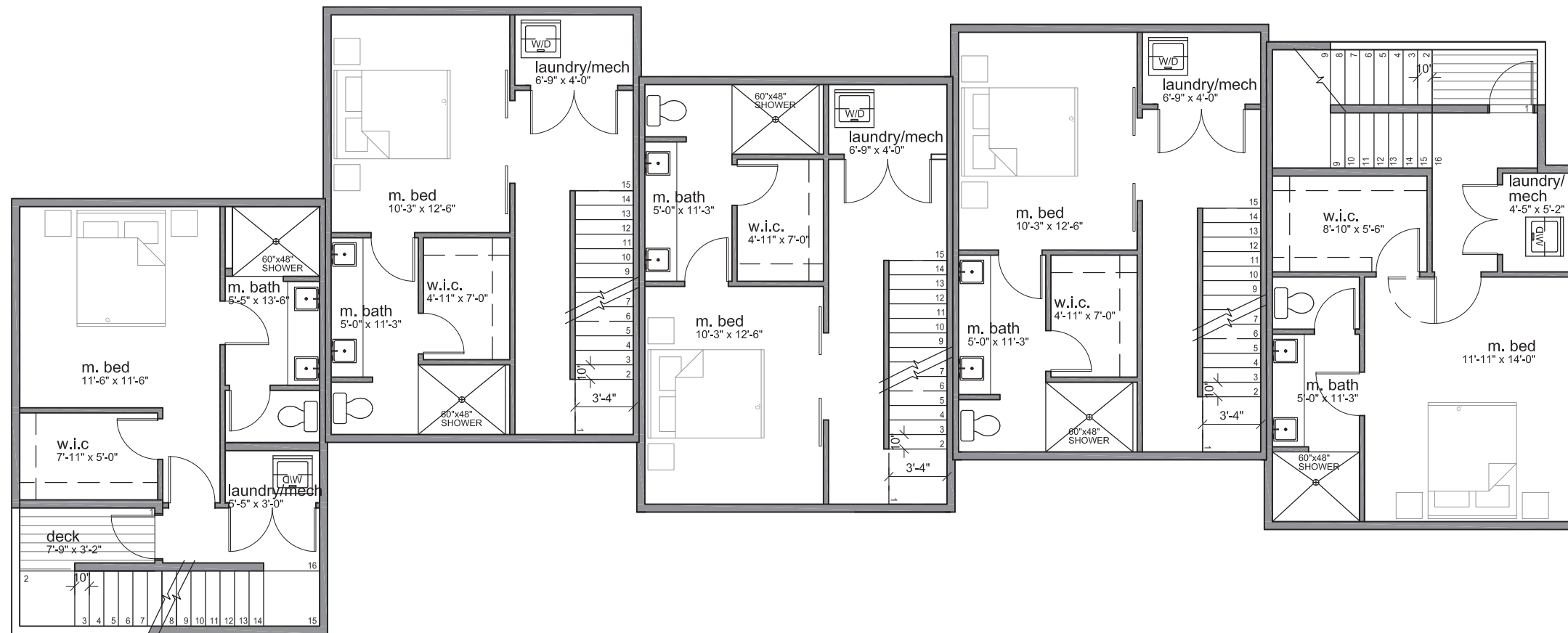




second floor plan

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

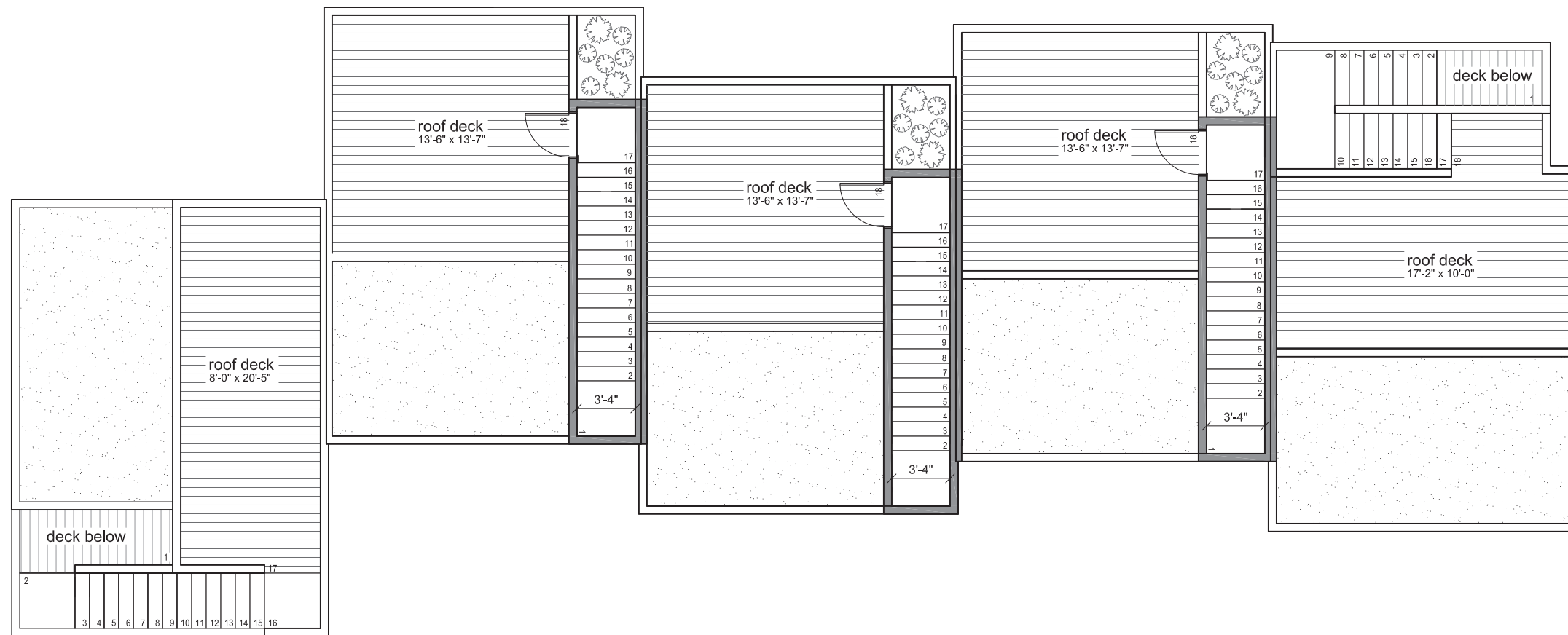




third floor plan

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





roof plan

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





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



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



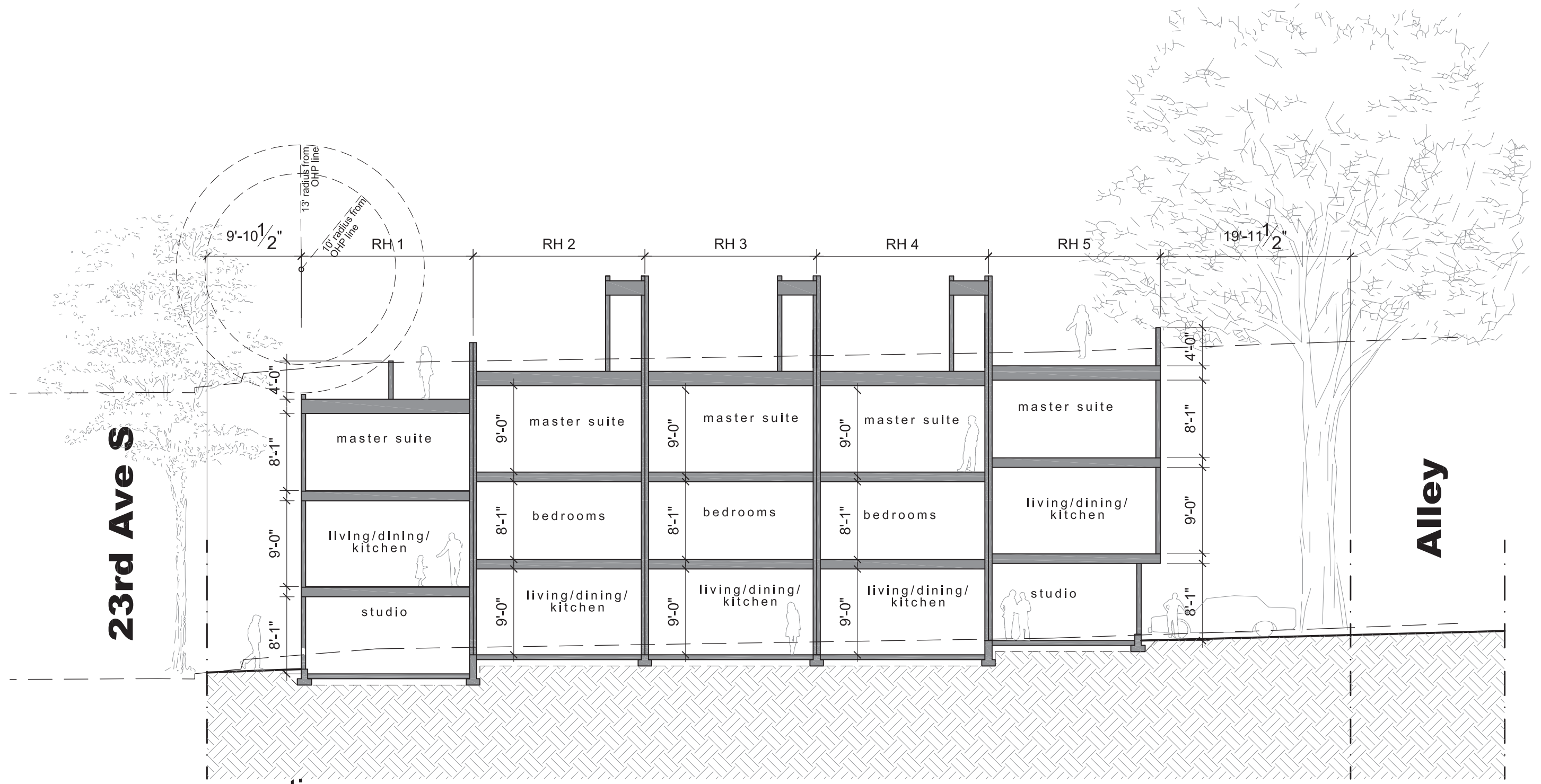
23rd Ave S (west) elevation

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



east elevation

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



section

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



South approach from 23rd Ave S

north approach from 23rd ave s



unit walkways



from alley



backyards