

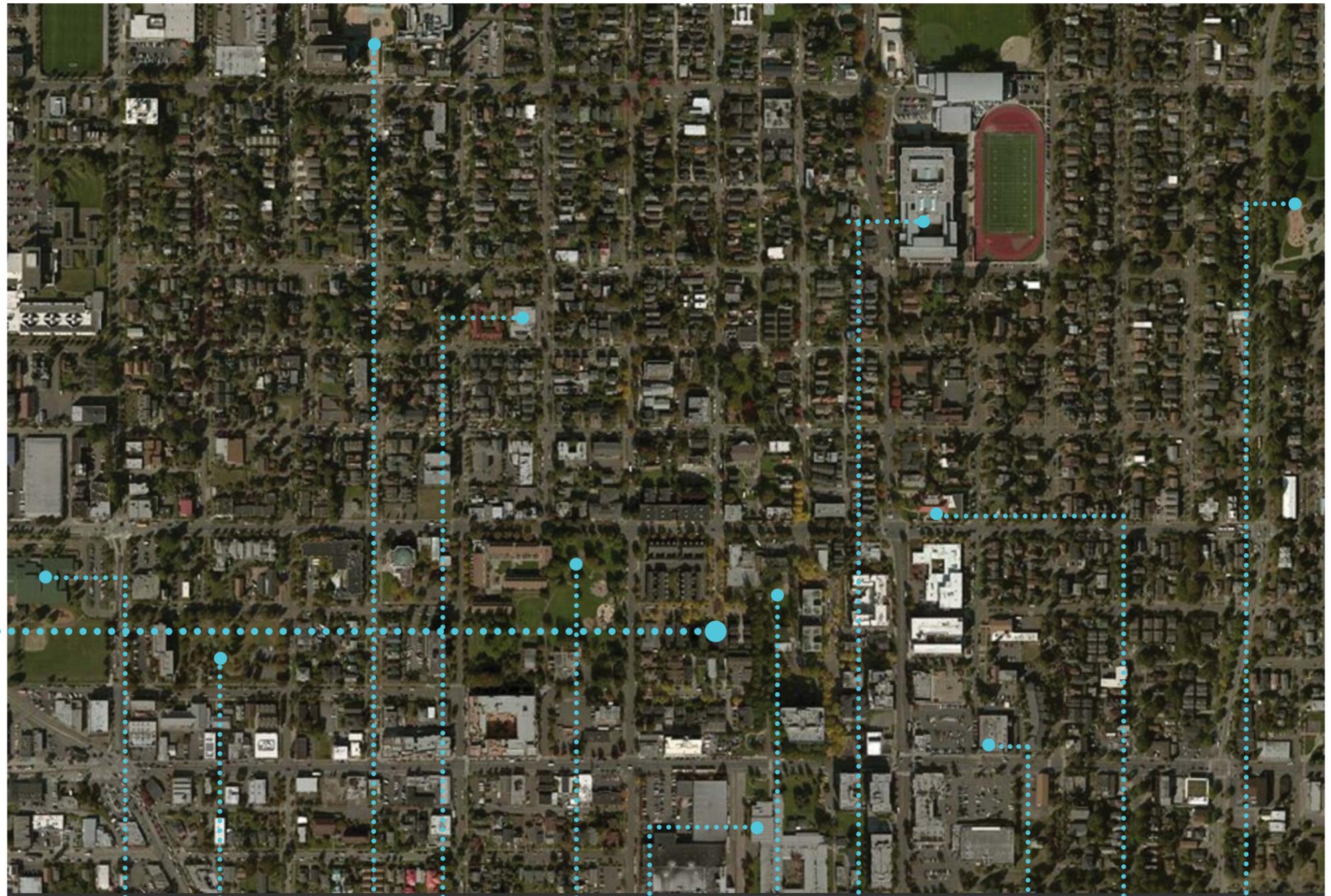


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PROJECT INFORMATION

ADDRESS	2027 S WASHINGTON ST SEATTLE, WA 98144
TAX ID NUMBER	3319500315
SDCI PROJECT #	SDR: 3023835 BUILDING: 6518817
LOT SIZE	4,800 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 3715 S HUDSON STREET, SUITE 105 SEATTLE, WA 98118
OWNER/APPLICANT	NGHIA PHAM JABOODA HOMES, INC. 1 EDEN LANE W MERCER ISLAND, WA 98040



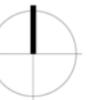
- bailey gatzert elementary school
- swedish medical center
- pratt park
- dr. blanche lavizzo park
- shopping center
- powell barnett park
- wisteria park
- rotary boys and girls club
- washington middle school
- garfield high school
- douglass-truth library

VICINITY ANALYSIS

ZONE: LR3

ADJACENT ZONES: SF 5000
NCP-40
NC1-40
NC3-65
C1-65

BUS ROUTES: 14 - Mount Baker Transit Center
27 - Downtown Seattle
987 - Haller Lake



PROPOSAL Demolish the current single family residence, and construct two duplexes with three open parking stalls.

KEY METRICS

Zone:	LR3
Lot size:	4,800 SF
FAR:	4,800 sf x 1.4 = 6,720 sf allowed (th/s + built green)
Structure Height:	30' + 4' parapet allowance & 10' penthouse
Units:	4
Parking:	(3) open residential stalls

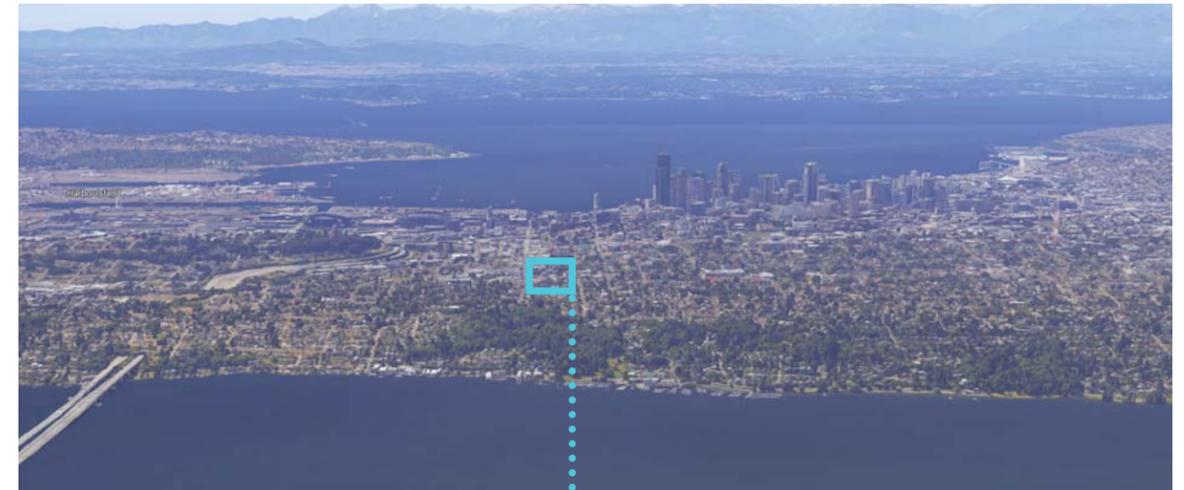
ANALYSIS OF CONTEXT Our site is located at the lower portion of the Central District. This quiet street of South Washington is centered between the two active streets of East Yesler Way and South Jackson Street. The adjacent properties are a mix of three story multifamily and single-family residences. The site is tucked away from the busier streets, and is close to parks and schools. These attributes make it a great location for families with children.

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 11.

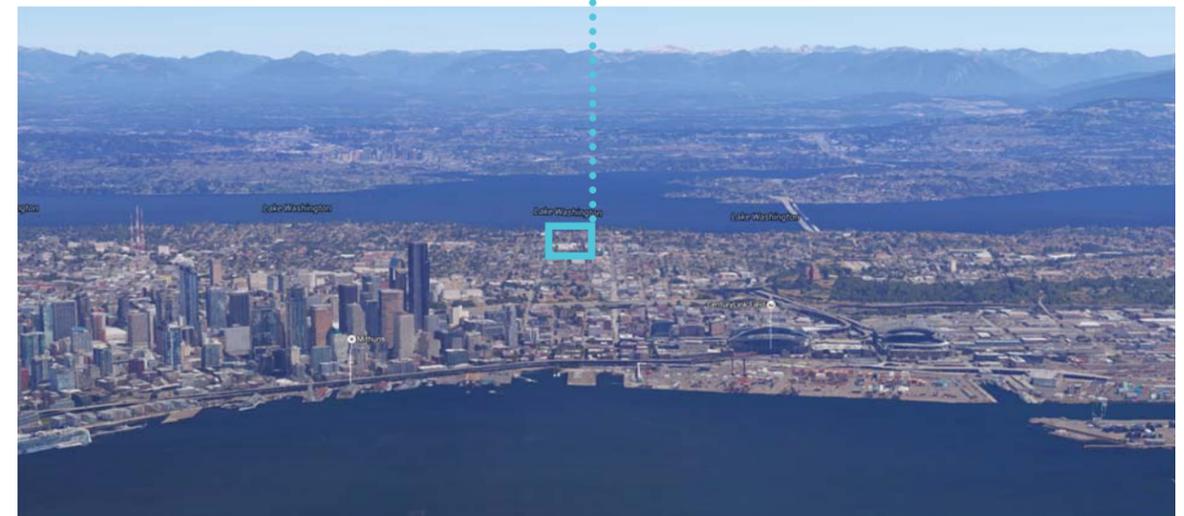
ARCHITECTURAL CONCEPT See page 8 for concept statement, diagrams, and images.

DESIGN GUIDELINES See pages 9 & 10 for Design Guideline Responses.



2027 AERIAL VIEW WEST

2027 AERIAL VIEW EAST



SITE ANALYSIS

ACROSS FROM SITE



20TH AVENUE SOUTH

DR. BLANCHE LAVIZZO PARK

SITE



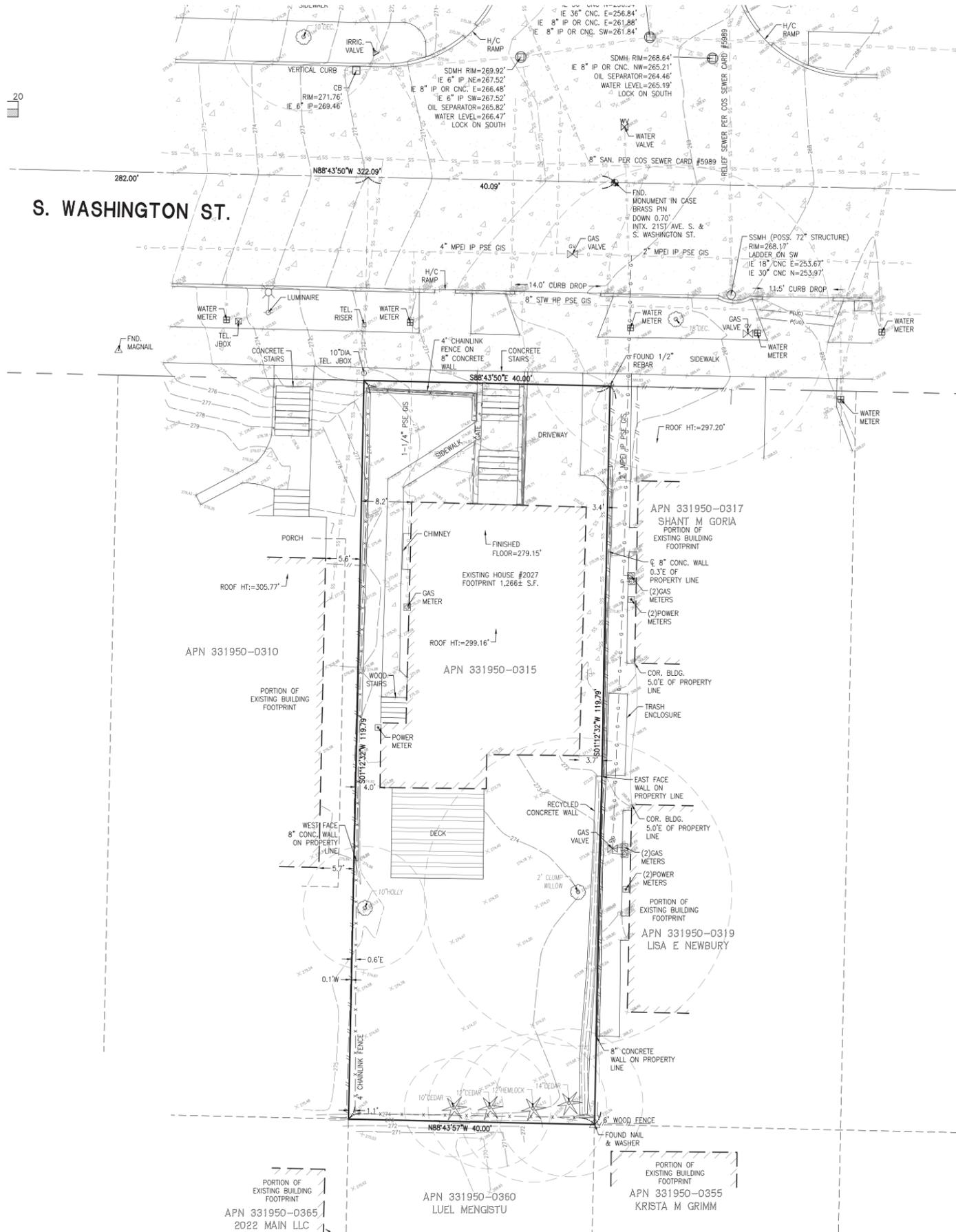
DR. BLANCHE LAVIZZO PARK

20TH AVENUE SOUTH

STREET LEVEL

LEGAL DESCRIPTION

LOT 7, BLOCK 9, HILL TRACT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.



EXISTING CONDITIONS

The primary objective of this concept is to create as much flexible, usable space on the ground plane.

The front unit, being the street facing, features the most traditional procession and entry of all of the units. As the rest of the units are accessed through the site, the ground plane is prioritized throughout the project, starting with a Hollywood drive into the site.

The middle units utilize a combination of vertical accent building elements and changes in paving material to call out the main entry to the units. The 10' separation between the two duplexes has been expanded to be more of an outdoor amenity space than a potentially forgotten planting strip. This paved area comes with options to be patio space, a ground floor renter's front entry, or a quiet place for the kids to play away from South Washington Street.

The rear of the site is taken over with maneuvering area for parking, but this too can become an amenity rather than a necessity. By using a wide palette of paving material and patterns, this area provides the potential for more gathering space for one family, for their neighbors, or a block party. Also, with the site centrally located, future residents may not require a car and instead use their parking spaces as expanded living space.



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

Window placement throughout the project was determined for cross ventilation across each unit, as well as in response to the context of neighbors and open spaces adjacent to interior program.

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 Spaces****C Relationship to the Block****D Height, Bulk, and Scale**

Modulation and massive window moves create a street facade that expresses uniqueness in the neighborhood. The massing of this project was selected to match many of the adjacent sites in the neighborhood. Much of the neighborhood is constructed of two duplexes stacked behind one another which is reflected in our design. The height of our structure takes cues from the current multifamily development on our street and transitional nature of the neighborhood. Many of the adjacent projects use the 10' separation between duplexes as a forgotten planting strip. This project has challenged this space to be more of an useful open space for the residents.

PL1. Connectivity

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

B Walkways and Connections

The main concept for this site is to create more pedestrian areas throughout the ground plane. Paving design has been created to encourage other uses outside of parking stalls such as block parties, patio spaces, and small gatherings. The central area of this project uses a mix of landscape and hardscape to create space for circulation, and potential spill out of interior activities onto the patios. The same is done in the rear of the 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**

Major glazing moves have been placed along the street facade, the east facade along the drive, and the south looking down on parking for eyes on the street security. Window placement on the west side have been placed to allow natural light into the space, and minimizing window conflicts. Wayfinding is accomplished with massing changes at main entries, as well as lighting along all pedestrian paths and address numerals for each unit.

PL3. Street Level Interaction

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

A Entries

Entries throughout the project are clear and easy to find, as well as additional secondary entries for Units 2 and 3 for potential rentable ground floors. The combination of vertical accent building materials and changes in paving material help to clearly identify entries.

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**C Planning Ahead for Transit**

The primary access point to the site is through the Hollywood drive on the east side. The design of Hollywood drive was chosen to slow down the minimal vehicular access that would be going to the rear, and to keep a sidewalk feel to the back units of the project. To moderate the speed of any vehicular traffic, paving has been incorporated to break up the route from the front of the site to the rear parking lot. Smaller paving patterns signal the more pedestrian prioritized zones of the site. Public transit already exists in close proximity to the site. Bus lines run along East Yesler Way to the north, as well as the new street car stop a half of a mile to the west. The hardscape has been designed to attract families who may not have a vehicle and may instead utilize the back paved areas for numerous outdoor activities.

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**

Many of the interior uses of the ground floor are designed to be flexible, and shaped by future residents. Those who have bigger families may use this ground floor plan as an extra bedroom, or a recreational area that can spill out into the outdoor areas. These ground floors can also be used as rentable ground floors with their own separate entrance and semi-private outdoor spaces. Instead of leaving the access as a necessary burden on the site, the modulated paving increases the amount of potential amenity space.

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**

The modulation broke down the perceived building mass, paying significant attention to appropriate proportions and working to create a clear pedestrian scale. Many of the roof decks are pulled away from the east and west edges to reduce the sense of height. Materials are used specifically to emphasize the modulation, such as the eastern cantilever clad in corrugated metal. In addition to providing natural light, large window compositions further break up the facade. The massing and materials, both building and ground related, work in concert to create easy wayfinding to the front doors and highlight the flexibility of the ground floor.

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**

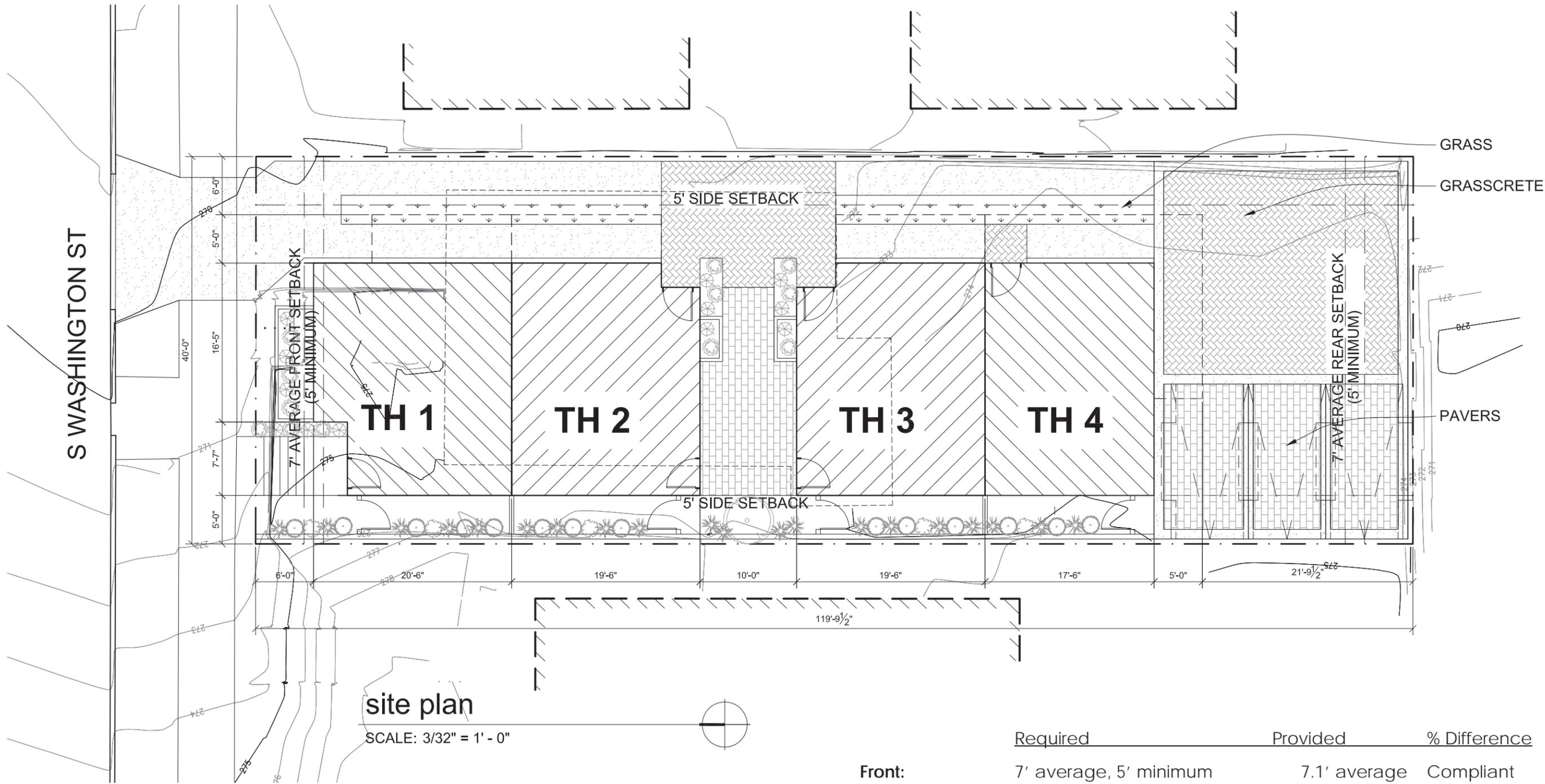
As stated before, the ground floor's interiors and exteriors have been designed to create a flexible space that can either be rented out or be well utilized by the residents who live above. The 10' separation has been designed with bioplanters and hardscape to create a strong and comfortable outdoor connection. This newer use of the 10' separation between the duplexes can become a precedent for open space concepts in this neighborhood in the future. Additionally, the rear parking lot has been designed to be used for more activities than parking, such as block parties or small gatherings of the residents.

DC4. Exterior Elements and Materials

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

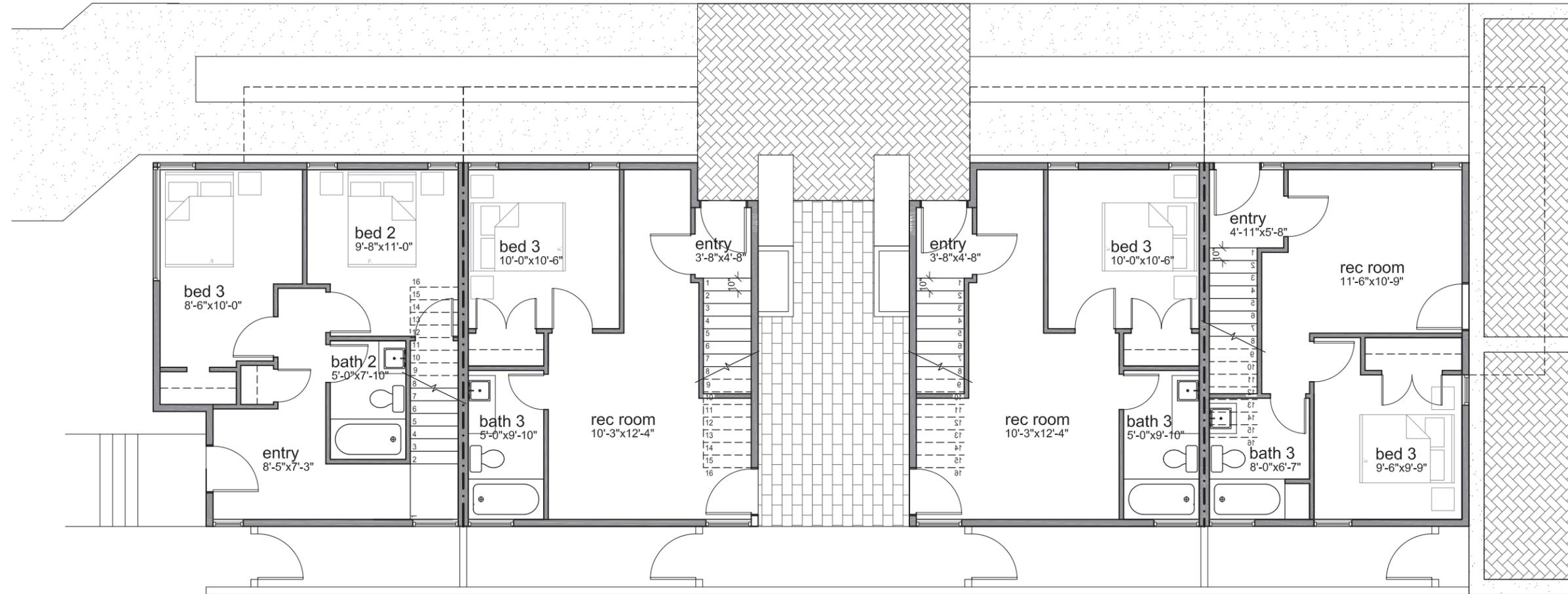
- A **Exterior Elements and Finishes**
- B **Signage**
- C **Lighting**
- D **Trees, Landscape and Hardscape Materials**

A combination of cementitious panel and lap provide a durable and harmonious structure. Highlights of white designate entries to many of the units, while also emphasizing window openings. Each unit will have address numerals visible from the street looking across the driveway, as well as outdoor fixtures lighting the pathway along the driveway to the rear of the site. All new landscaping and hardscaping will work together to enhance the pedestrian experience along the street and walkways within the site.



	Required	Provided	% Difference
Front:	7' average, 5' minimum	7.1' average	Compliant
Side (east):	5'	5'	Compliant
Side (west):	5'	5'	Compliant
Rear:	7' average, 5' minimum	21.8' average	Compliant

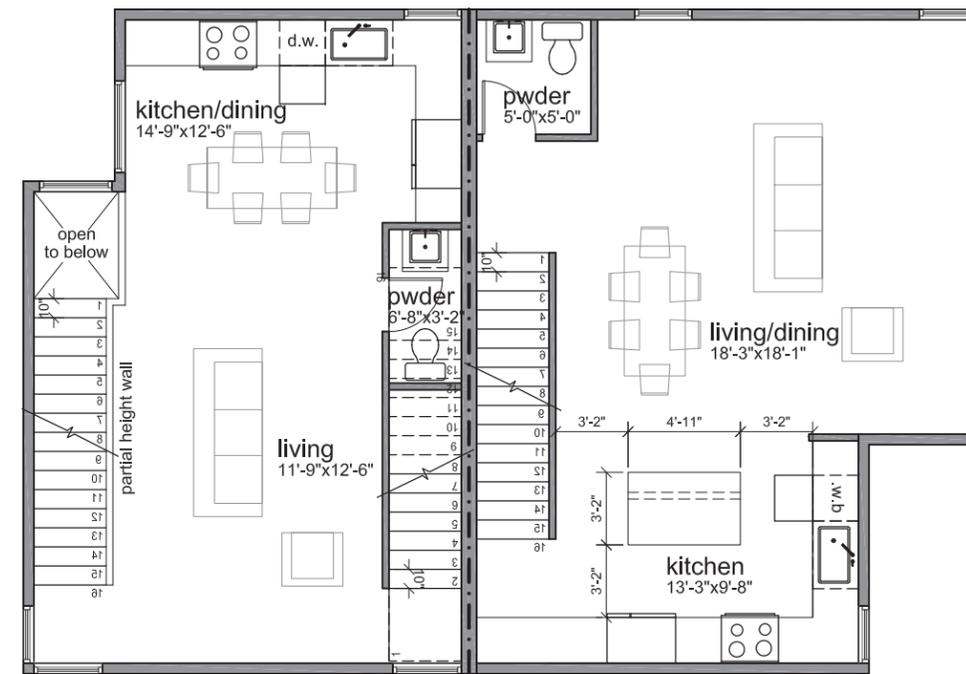
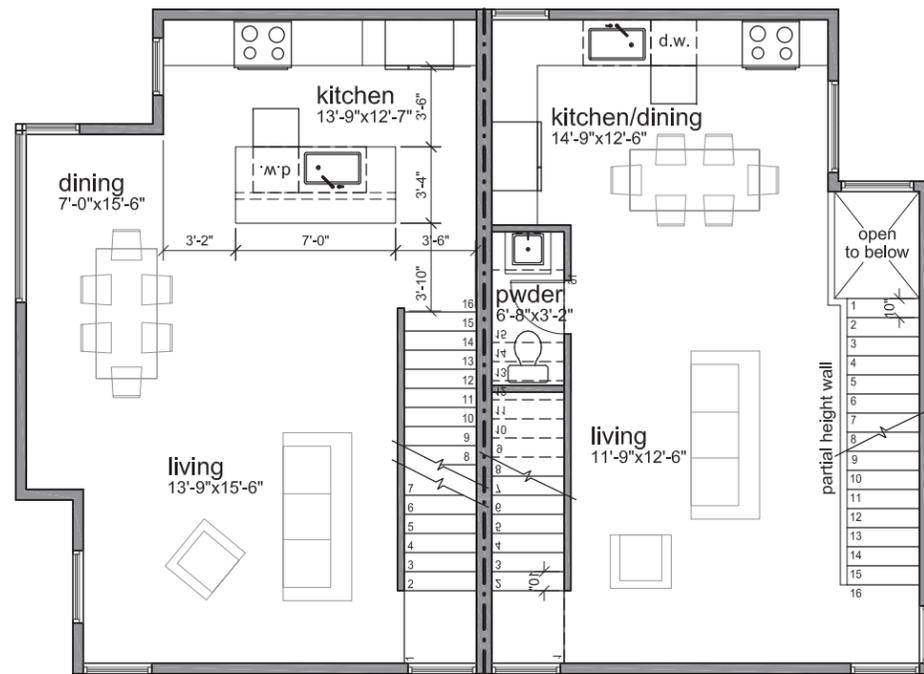
SITE PLAN



first floor plan

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

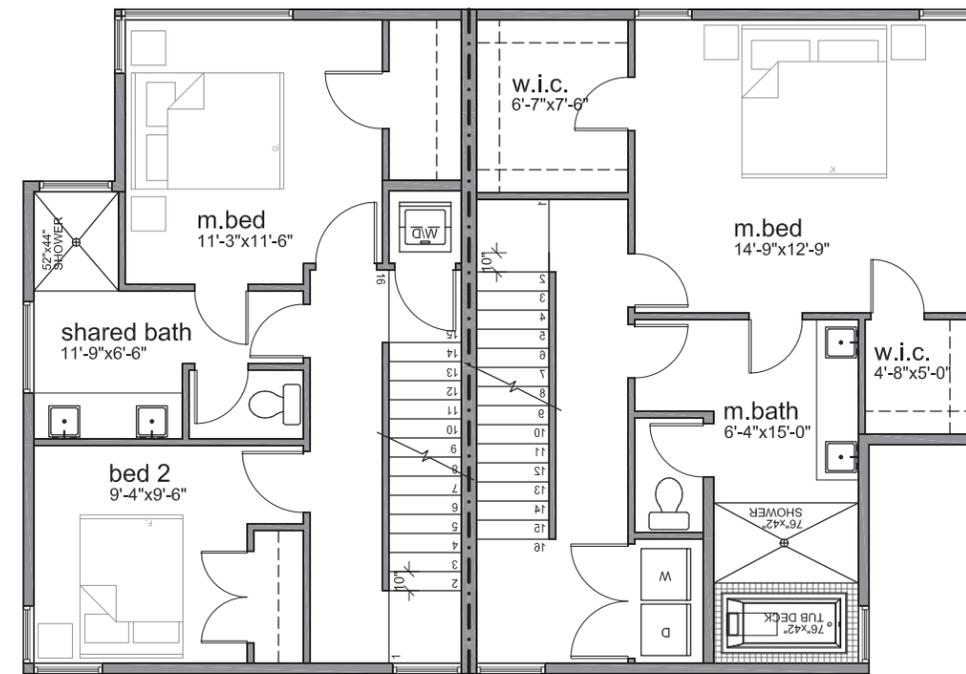
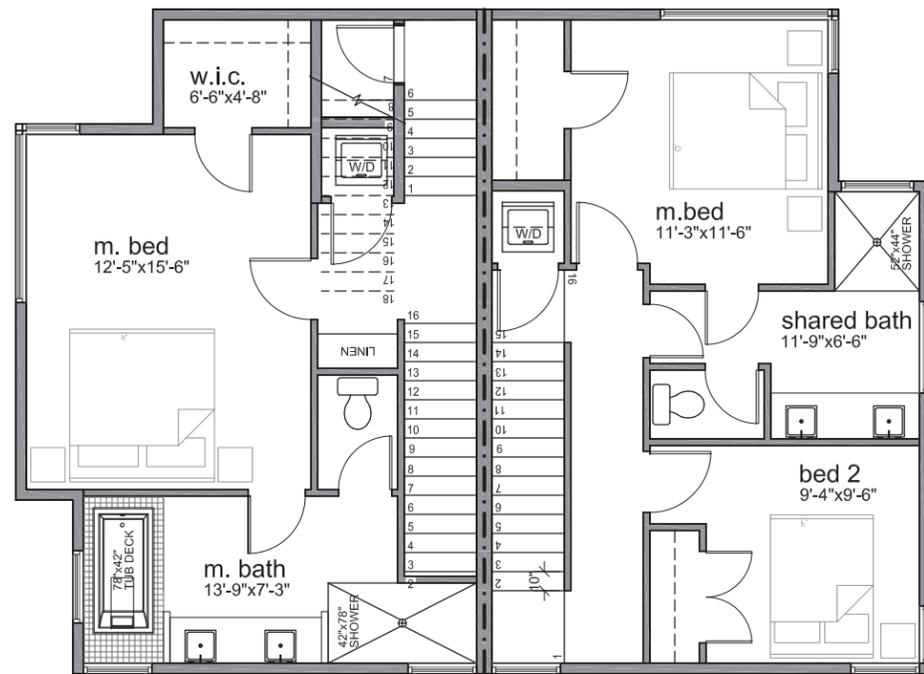




second floor plan

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

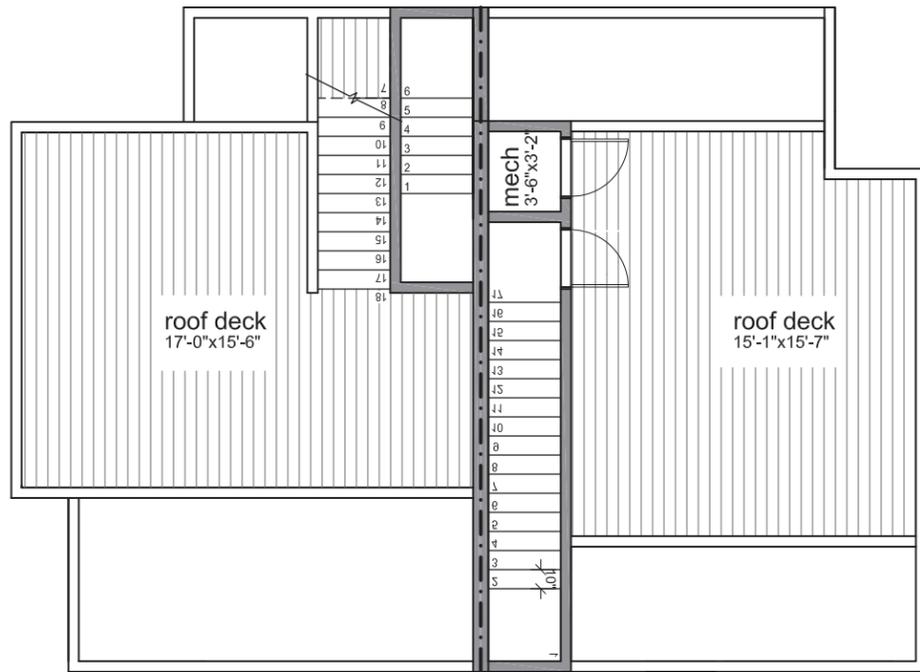




third floor plan

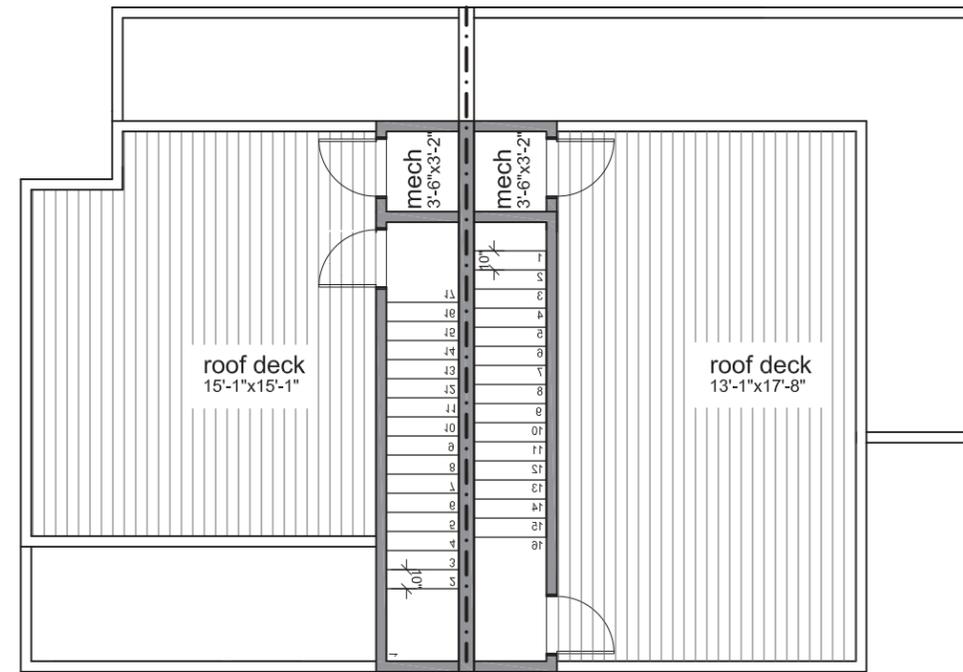
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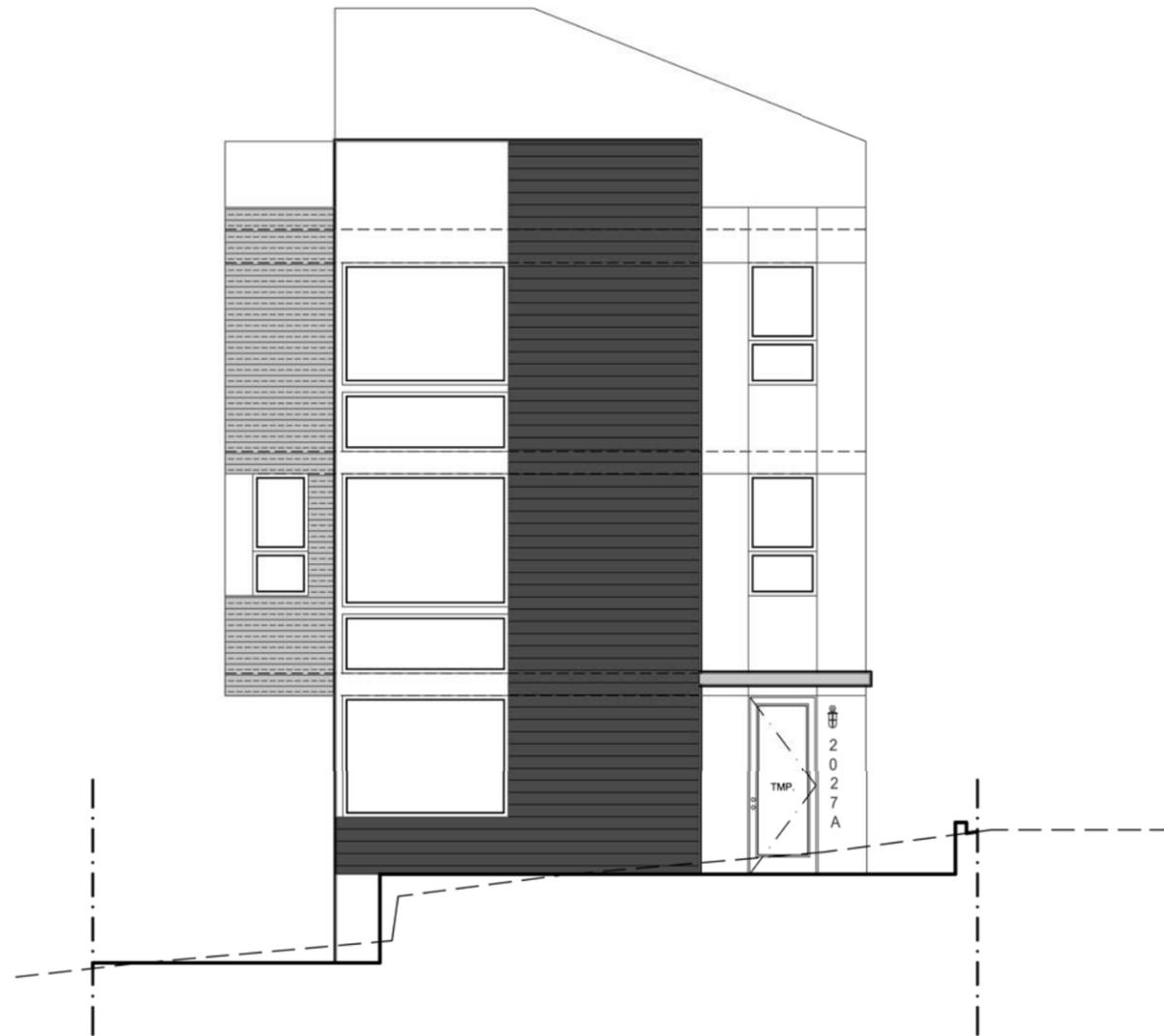




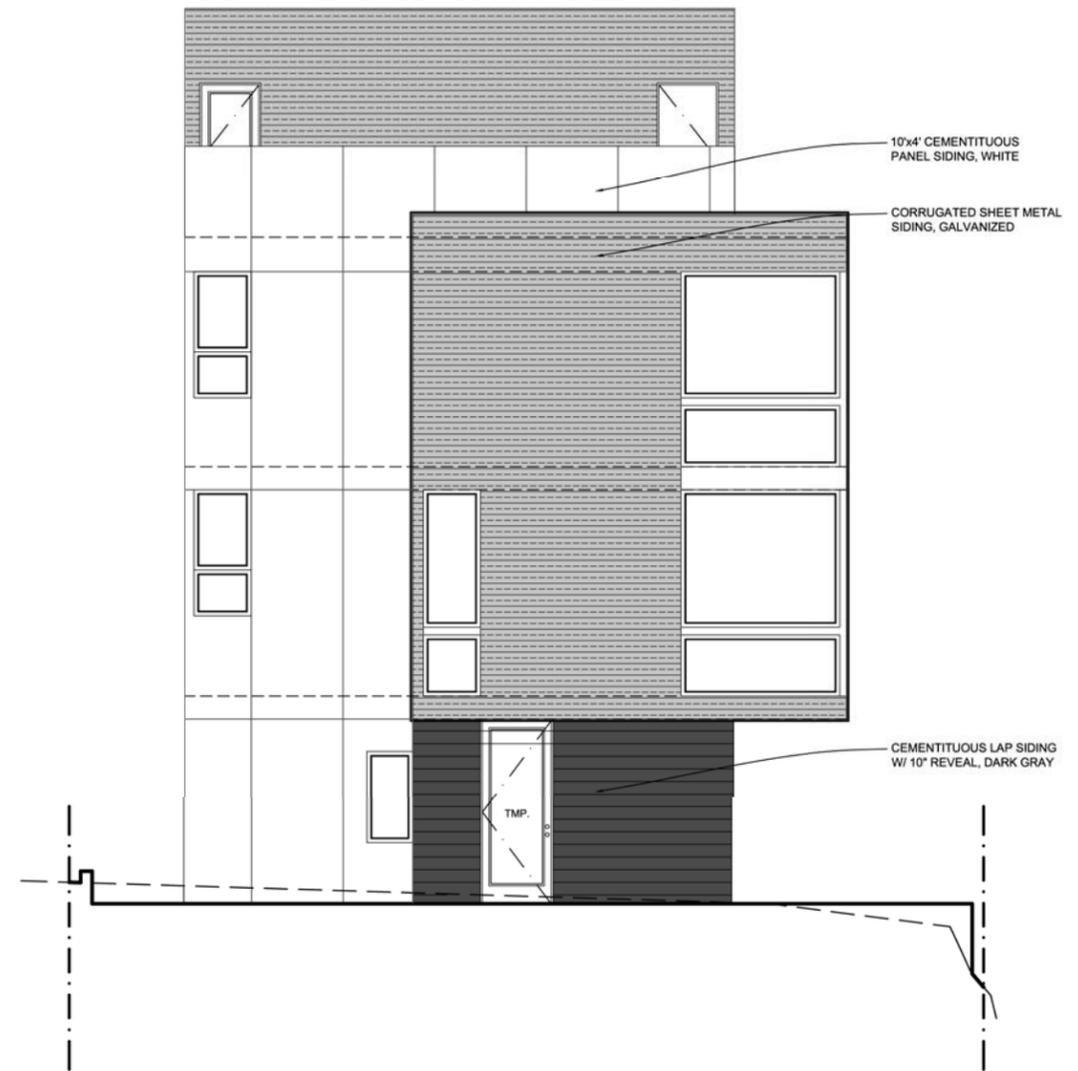
roof plan

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

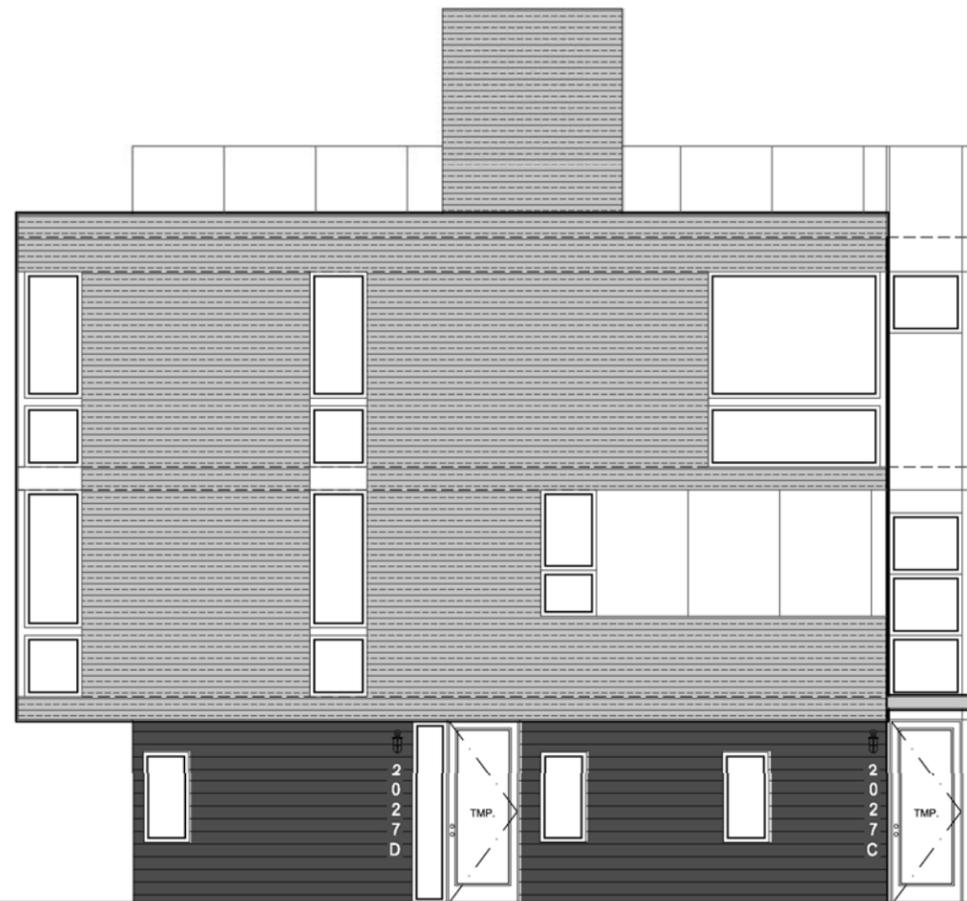




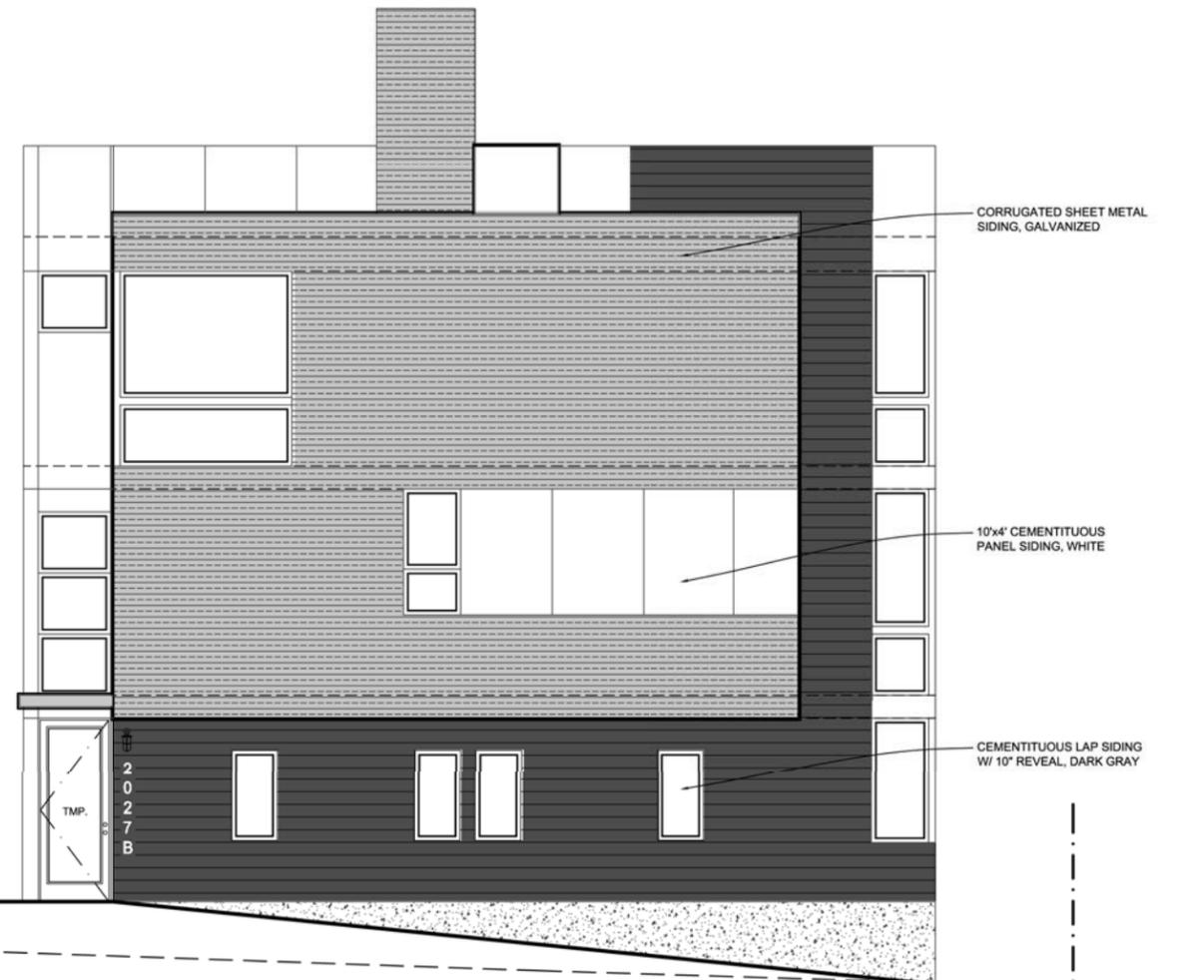
S Washington St (north) elevation bldg A
 SCALE: 1/8" = 1'-0"



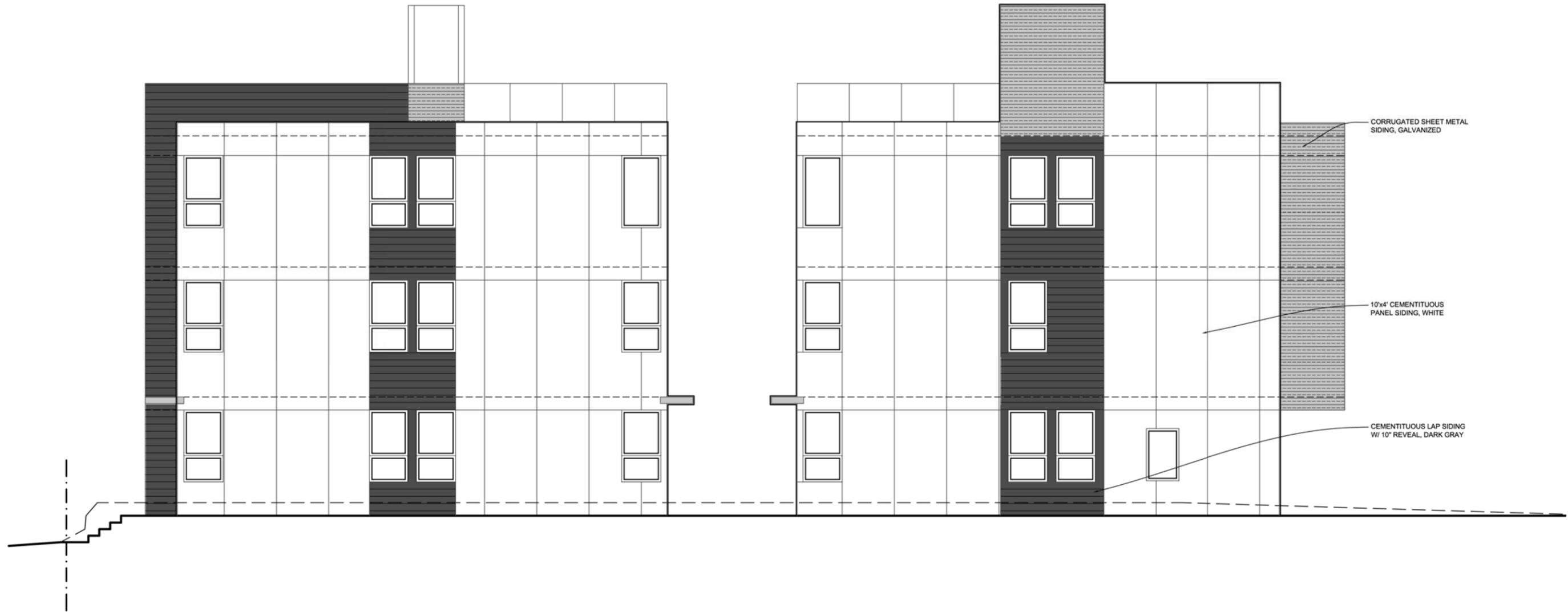
south elevation bldg B
 SCALE: 1/8" = 1'-0"



east elevation bldg B
SCALE: 1/8" = 1'-0"



east elevation bldg A
SCALE: 1/8" = 1'-0"

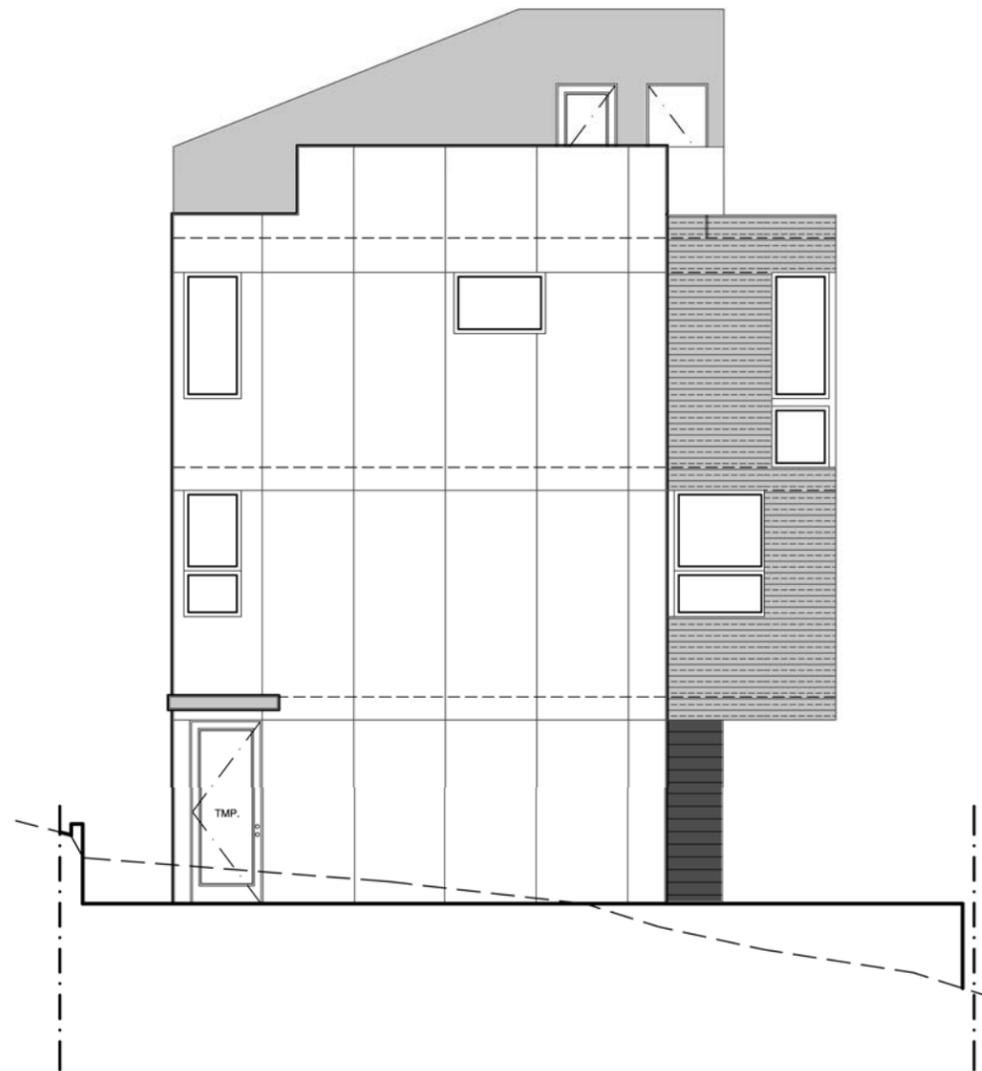


west elevation bldg A

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

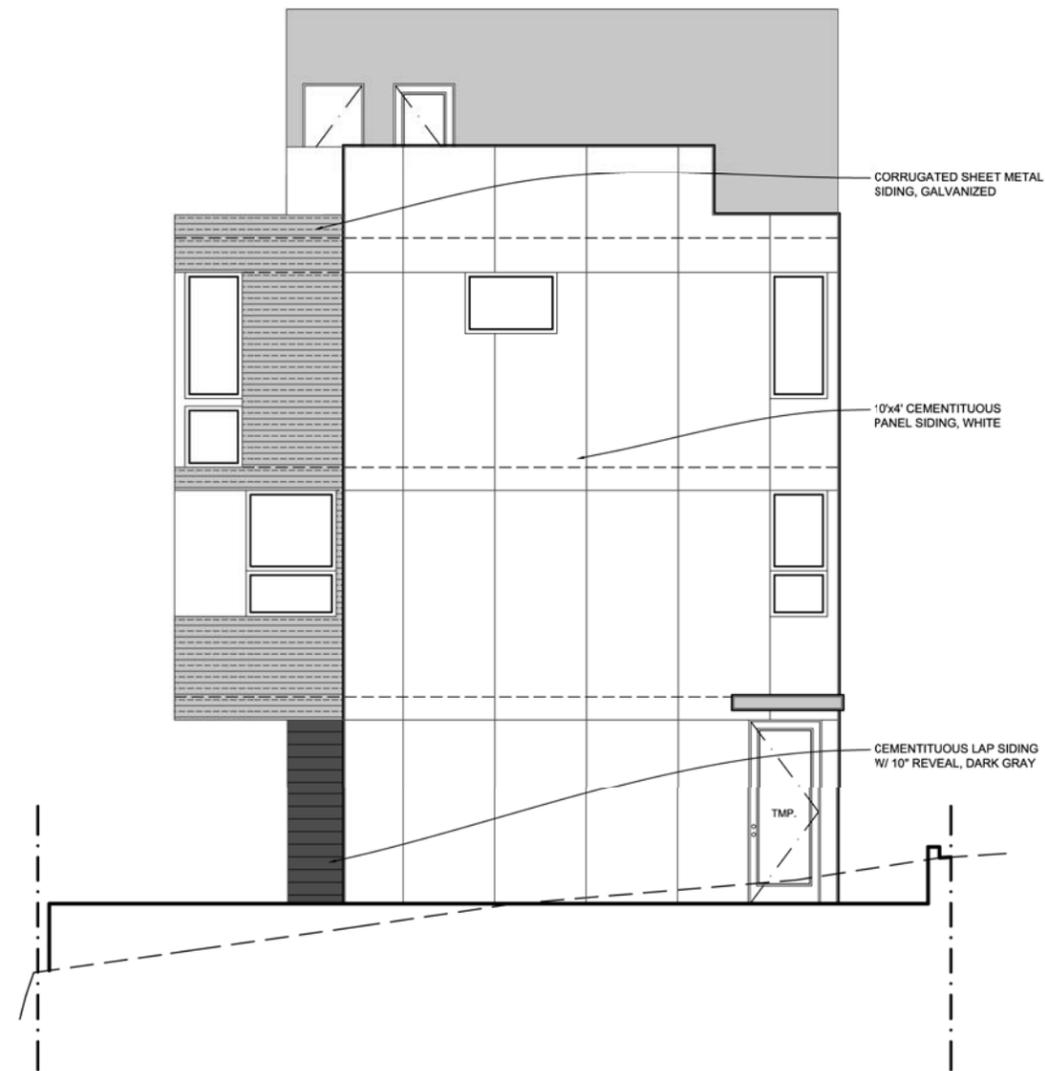
west elevation bldg B

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



south elevation bldg A

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



CORRUGATED SHEET METAL SIDING, GALVANIZED

1'0x4' CEMENTITIOUS PANEL SIDING, WHITE

CEMENTITIOUS LAP SIDING W/ 10" REVEAL, DARK GRAY

north elevation bldg B

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



