

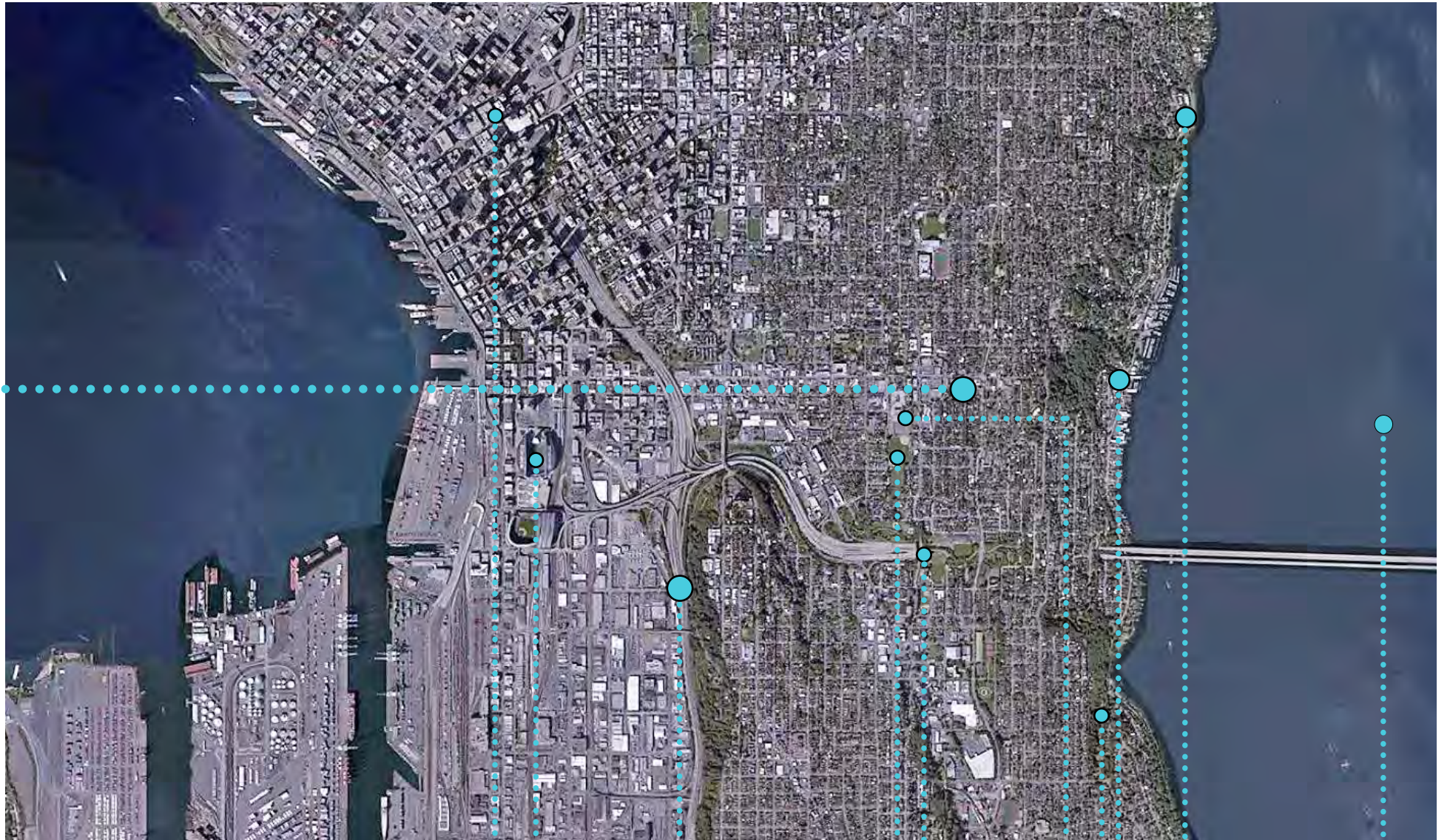



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PROJECT INFORMATION


ADDRESS	417 Martin Luther King Jr Way S, SEATTLE, WA 98144
TAX ID NUMBER	1250200640
DPD PROJECT #	SDR: 3025285
	BUILDING:
LOT SIZE	6,068 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
OWNER/APPLICANT	EVERBRIGHT HOME, LLC 11006 NE 17TH STREET BELLEVUE, WA 98004





Pacific Place Shopping Center 


I-5 express 

Judkins Park and Playfield 

Washington Middle School 

Madrona Beach 

Lake Washington 

Century Link Field 

Sam Smith Park 

Mt Baker Park 

Frink Park 

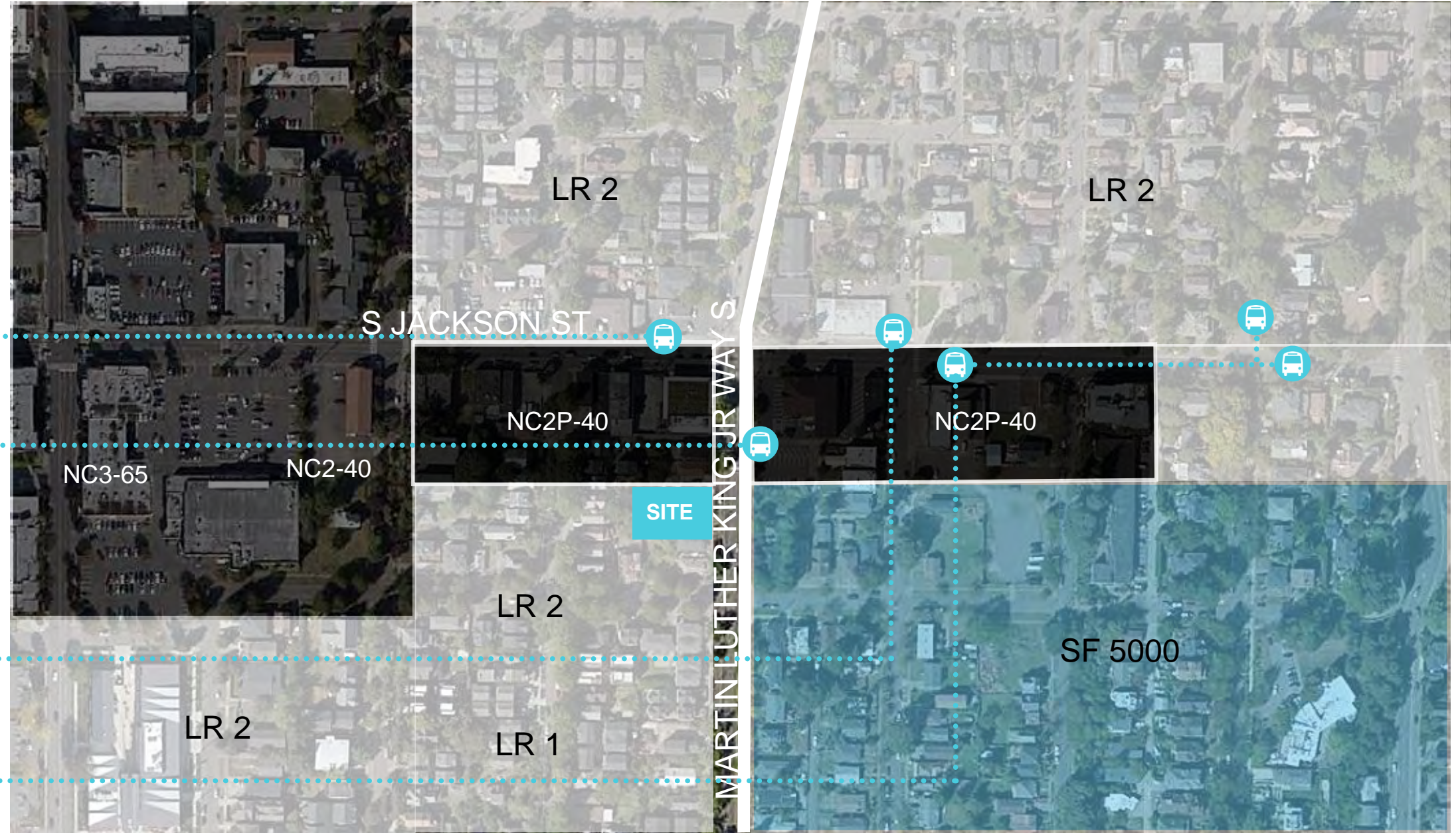
VICINITY ANALYSIS

ADJACENT ZONES: SF 5000
LR1, LR2
NC2P-40, NC2-40

BUS ROUTES: 8- Mount Baker Transit Center

14 - Downtown Seattle

48- University District
Central District

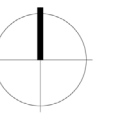


8,14

8

14,48

14



PROPOSAL 417 Martin Luther King Jr S is currently (1) lot with (1) SFR and (1) Duplex. The applicant proposes to combine the existing lots and remove the existing SFR and Duplex and develop the site with (6) new townhouses and (5) open parking stalls.

Zone: LR2

KEY METRICS Lot size: 6,070 SF

FAR: 6,070 sf x 1.2 = 7,284 sf allowed (th/s+built green)
7,284 sf/ 6 units = 1,214 sf per unit (inside face of walls)

Structure Height: 30' + 4' Parapet Allowance & 10' Penthouse

Units: 6

Parking: 5 stalls from shared driveway

ANALYSIS OF CONTEXT

Our site is located in the neighborhood of Judkins Park, three blocks from S Jackson and 23rd Ave's main commercial corridor. The neighborhood is a strong residential neighborhood with a mixture of older single family homes, newer multifamily developments and some commercial buildings. A prominent fire station is adjacent to the north of the site, which the project draws inspiration from .

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

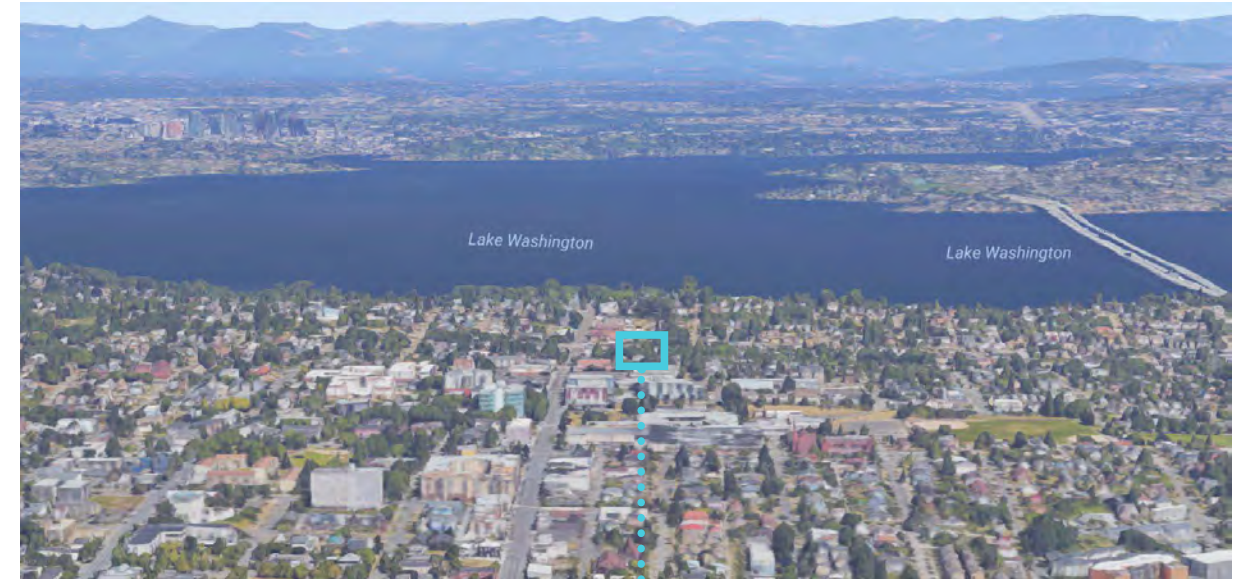
A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 10. A preliminary landscape plan can be found on page 11.

ARCHITECTURAL CONCEPT

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

DESIGN GUIDELINES

See page 9 for Design Guideline Responses.



417 AERIAL VIEW EAST



417 AERIAL VIEW WEST

SITE ANALYSIS

SITE



S KING STREET
STREET VIEW TOWARDS SITE

S JACKSON STREET

ACROSS SITE



S JACKSON STREET

S KING STREET

STREET LEVEL

S. JACKSON ST.

N 89°55'11" E 309.55'
299.55'

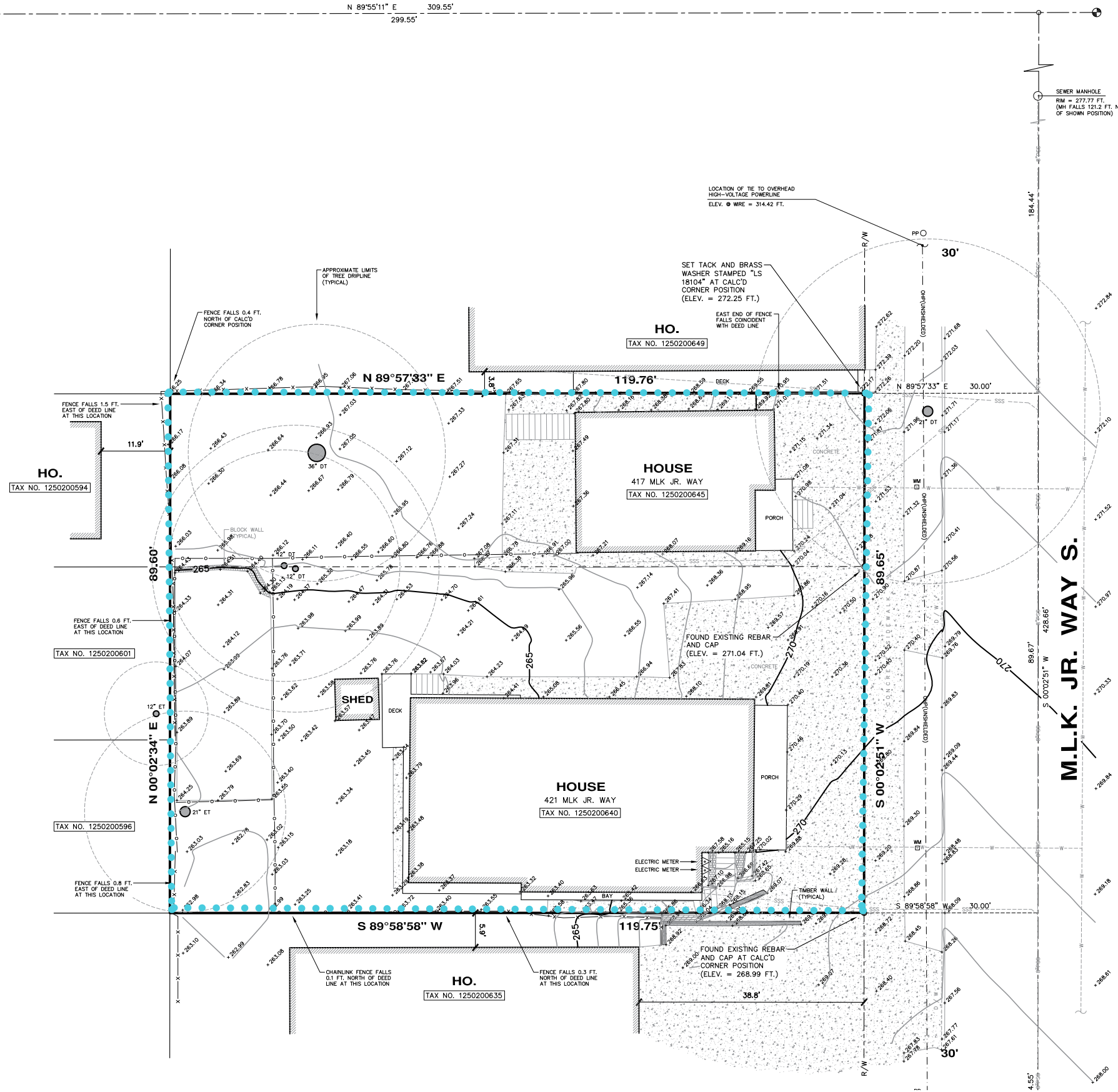
LEGAL DESCRIPTION

TAX PARCEL NO. 1250200640

LOT 9, BLOCK 8, BURKE'S 2ND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO 1250200645

THE SOUTH HALF OF LOT 10, BLOCK 8, BURKE'S 2ND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY, WA.



EXISTING CONDITIONS

ADJUSTED PARCEL DETAIL

**LOT BOUNDARY ADJUSTMENT NO. 3025644
FOR EVERBRIGHT HOMES, LLC.**

EXISTING LEGAL DESCRIPTIONS:

TAX PARCEL NO. 1250200640

LOT 9, BLOCK 8, BURKE'S 2ND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY, WA.

TAX PARCEL NO. 1250200645

THE SOUTH HALF OF LOT 10, BLOCK 8, BURKE'S 2ND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY, WA.

ADJUSTED LEGAL DESCRIPTIONS:

PARCEL A (4,665 SQ. FT.)

THAT PORTION OF LOTS 9 AND 10, BLOCK 8, BURKE'S 2ND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID LOT 9; THENCE S 89°58'58" W, ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 51.99 FT.; THENCE N 00°01'02" W, 89.63 FT.; THENCE N 89°57'33" E, 52.09 FT.; THENCE S 00°02'51" W, 89.65 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3025644

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3025644

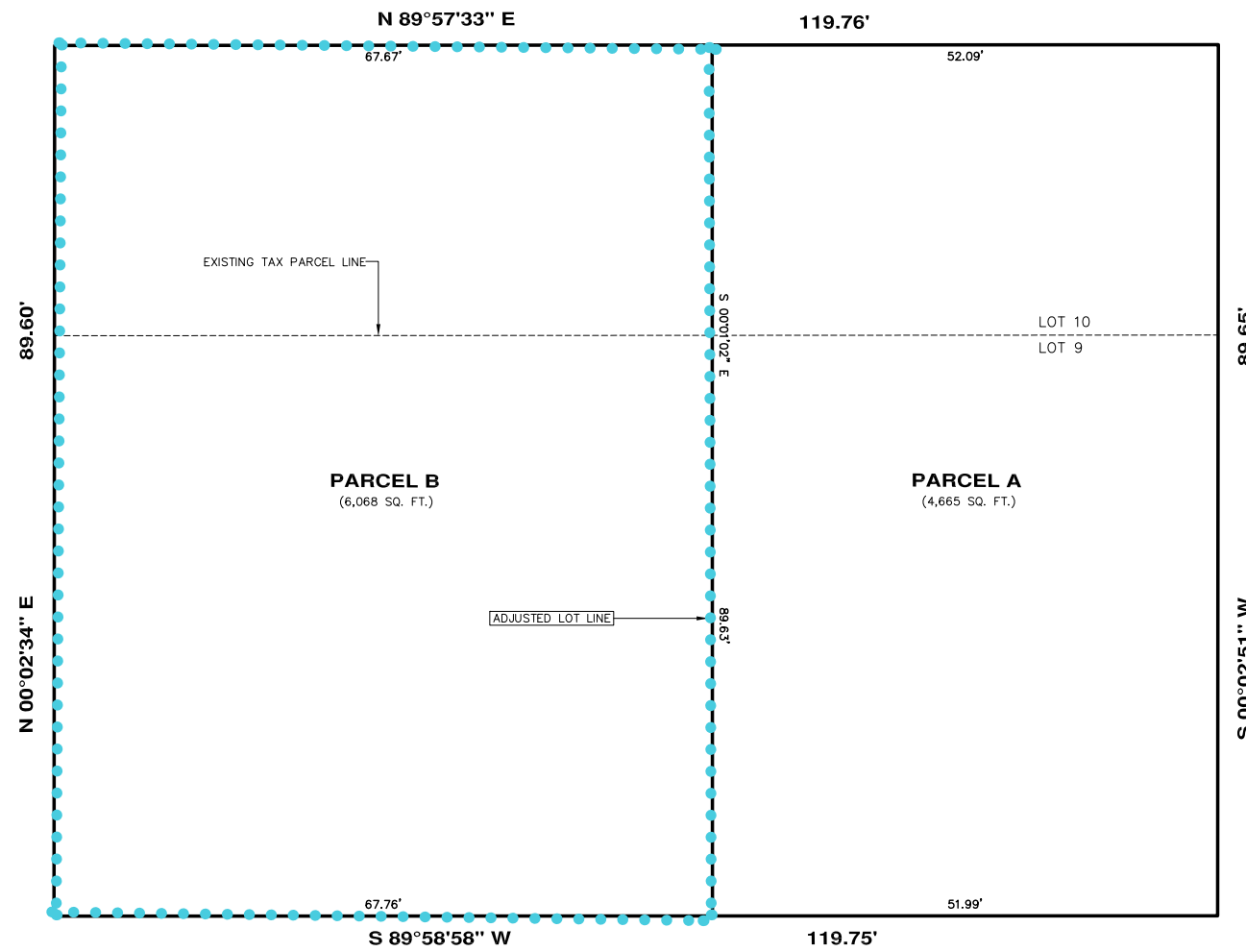
PARCEL B (6,068 SQ. FT.)

THAT PORTION OF LOTS 9 AND 10, BLOCK 8, BURKE'S 2ND ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 248, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 9; THENCE N 00°02'34" E, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 89.60 FT.; THENCE N 89°57'33" E, 67.67 FT.; THENCE S 00°01'02" E, 89.63 FT.; THENCE S 89°58'58" W, 67.76 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3025644

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3025644



ADJUSTED PARCEL DETAIL

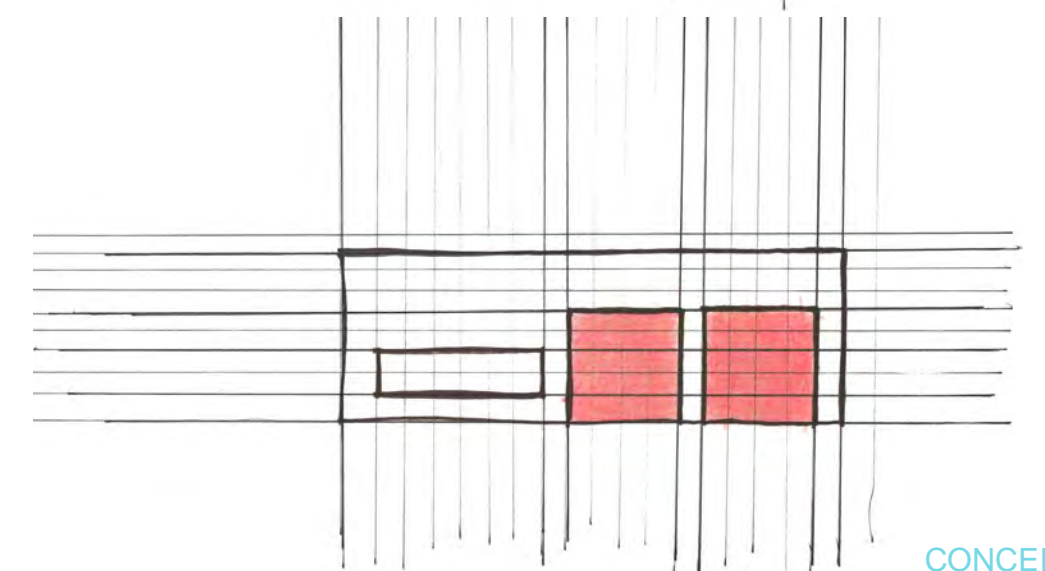
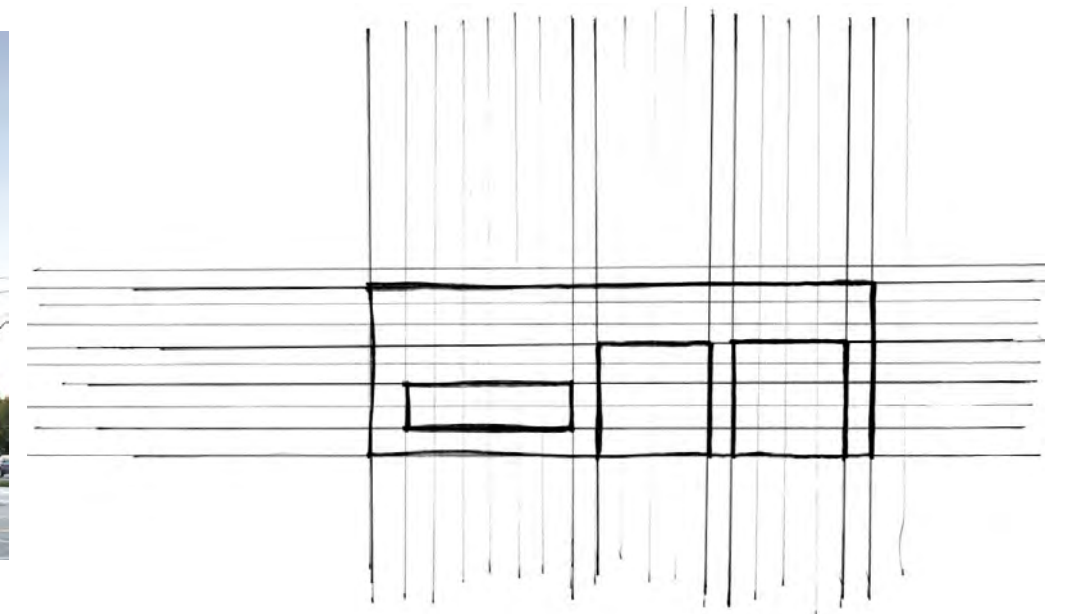
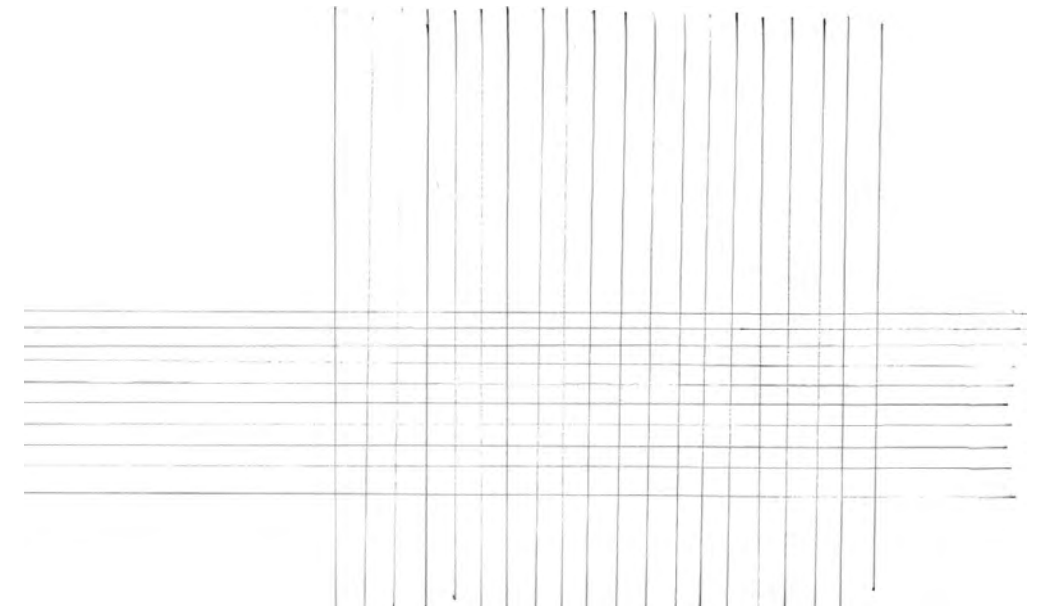
ADJUSTED PARCEL DETAIL PROVIDED BY
CHADWICK AND WINTERS, LAND SURVEYING
AND MAPPING
LOT BOUNDARY ADJUSTMENT NO. 3025664

LOT BOUNDARY ADJUSTMENT

CONCEPT

The primary concept of the townhouses is to create a strong residential rhythm. The nearby Seattle Fire Station provided strong inspiration for clean lines, high quality materials and clear window strategies that guide our massing and material concept. The units are articulated with extruded volumes which create strong rhythm and clear distinction between units.

The pathways from the north and south of the property direct residents towards the shared courtyard and the primary entries of the townhouses. The courtyard at the entry side are to be shared by all residents and enhanced with a wide variety of landscaping, hardscaping and seating elements. The courtyard and variations in hardscaping seek to create a pleasing pedestrian procession and avoid an unfriendly alley condition. All six townhouses have dedicated outdoor private yards.



precedent images

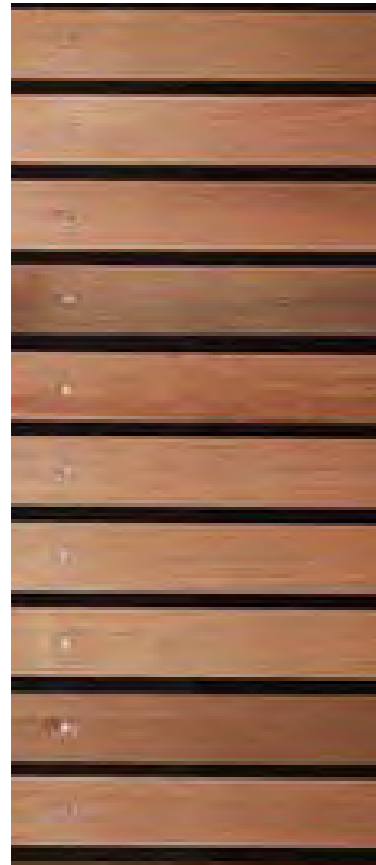
CONCEPT

MATERIAL PALETTE

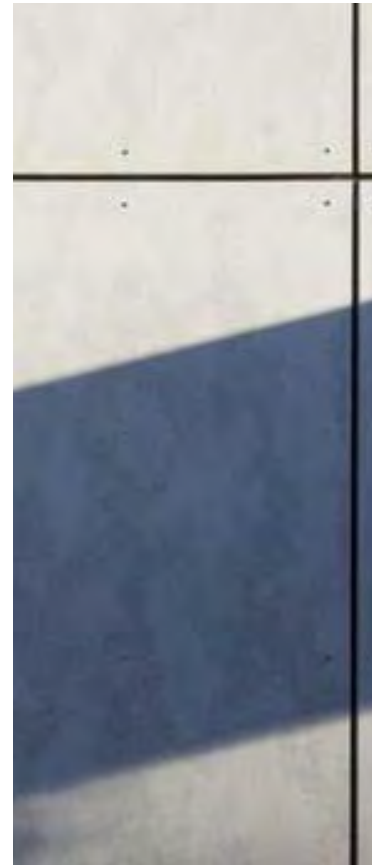
The project sought to pull from the well defined lines and simple color palette found on the Seattle Fire Station 6 and transition that palette into a more residential language.



Seattle Fire Station 6
The material palette was guided by this building



Wood Siding
cedar siding and decking



Light Grey
cementitious panel siding



Red Vertical Siding
cementitious panel siding



Dark Grey Accent Paint
cementitious panel siding



Planters
wood panel planter box

CS2. Urban Pattern and Form

Allow characteristics of the site to inform the design.

- A Location in the City and Neighborhood**
- B Adjacent Sites, Streets and Open Space**
- C Relationship to the Block**
- D Height, Bulk and Scale**

The townhouse units are located in the rear side of the shared lot on Martin Luther King Jr S. We decided to keep the same rhythm of the street edge row houses to continue on to the townhouses, with some variations in the façade articulation. The site is adjacent to the main street of Martin Luther King Jr S, with the townhouses are tucked in the rear of the lot. The pedestrian walkways that lead to the entries to the townhouses are pulled to the north and south property lines, providing a courtyard element that create opportunities for interaction among residents and landscape relief from the parking area. Based on the topography of the site, the townhouses are set at a lower grade in comparison to the row houses. This provides an opportunity for the units to appear less prominent in scale and allows more sunlight to filter through the shared courtyard areas. The building modulation on the front façade reduces the mass of the forms while providing covered entries and distinction between units.

PL1. Open Space Connectivity

- A Network of Open Spaces**
- B Outdoor Uses and Activities**

The courtyard located to the south of the site creates a shared amenity space between residents. Each unit has its own fenced private yard with planters, landscaping for privacy and space for seating elements for more individual uses. Benches and landscaping will provide a welcoming approach for the shared courtyard space. These areas could be used by residents as an outdoor area to lounge, interact and for recreational activities. Because of the orientation and proximity of the units to the courtyard, natural surveillance will ensure safety and security for the courtyard.

PL2. Walkability

- A Accessibility**
- B Safety and Security**
- C Weather Protection**
- D Way finding**

The main walkways toward the north and south provide pedestrian access to each unit. The 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 residents. The main entries to the units have covered areas provided by awnings for weather protection. Entries to all units are defined by private and public pathways, fencing, and entry porches. The addresses are placed distinctly near the entry so as to be seen clearly from entry sequences.

PL4. Active Transit

- B Planning Ahead for Bicyclists**
- C Planning Ahead for Transit**

The pedestrian walkways have a direct connection to the main street for easy accessibility to the public transportation stations. The area of the courtyard will have future parking and storage areas for bicycles, next to the north property line.

DC1. Project Uses and Activities

- A Arrangement of Interior Uses**
- C Parking and Service Uses**

Each unit has similarly organized and efficient layout on every level. Windows were carefully composed at the east and west facades to allow natural sunlight to filter through each unit. The shared parking is located in the center of the site, allowing for pathways and landscaping to create a buffer between the parking area and the units.

DC2. Architectural Concept

- A Massing**
- B Architectural Facade Composition**
- C Secondary Architectural Features**
- D Scale and Texture**
- E Form and Function**

The primary objective of the concept is to provide a well-modulated building form to fit into the context of the neighborhood with focal inspiration from the neighboring firehouse. The perceived mass of the building is broken down by extruding volumes and changes in material. The palette is clean with accent colors inspired from the bold reds used in the firehouse. The glazing composition is visually prominent by the well articulated lines and grid language between units. Secondary elements such as lights, address numerals, landscaping and hardscaping help define the unit connections.

DC3. Open Space Concept

- A Building- Open Space Relationship**
- B Open Space Uses and Activities**
- C Design**

A combination of both shared and private open space is fully integrated throughout the project. While a common shared amenity area provides seating areas for resident interaction and recreational activities. The courtyard 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.

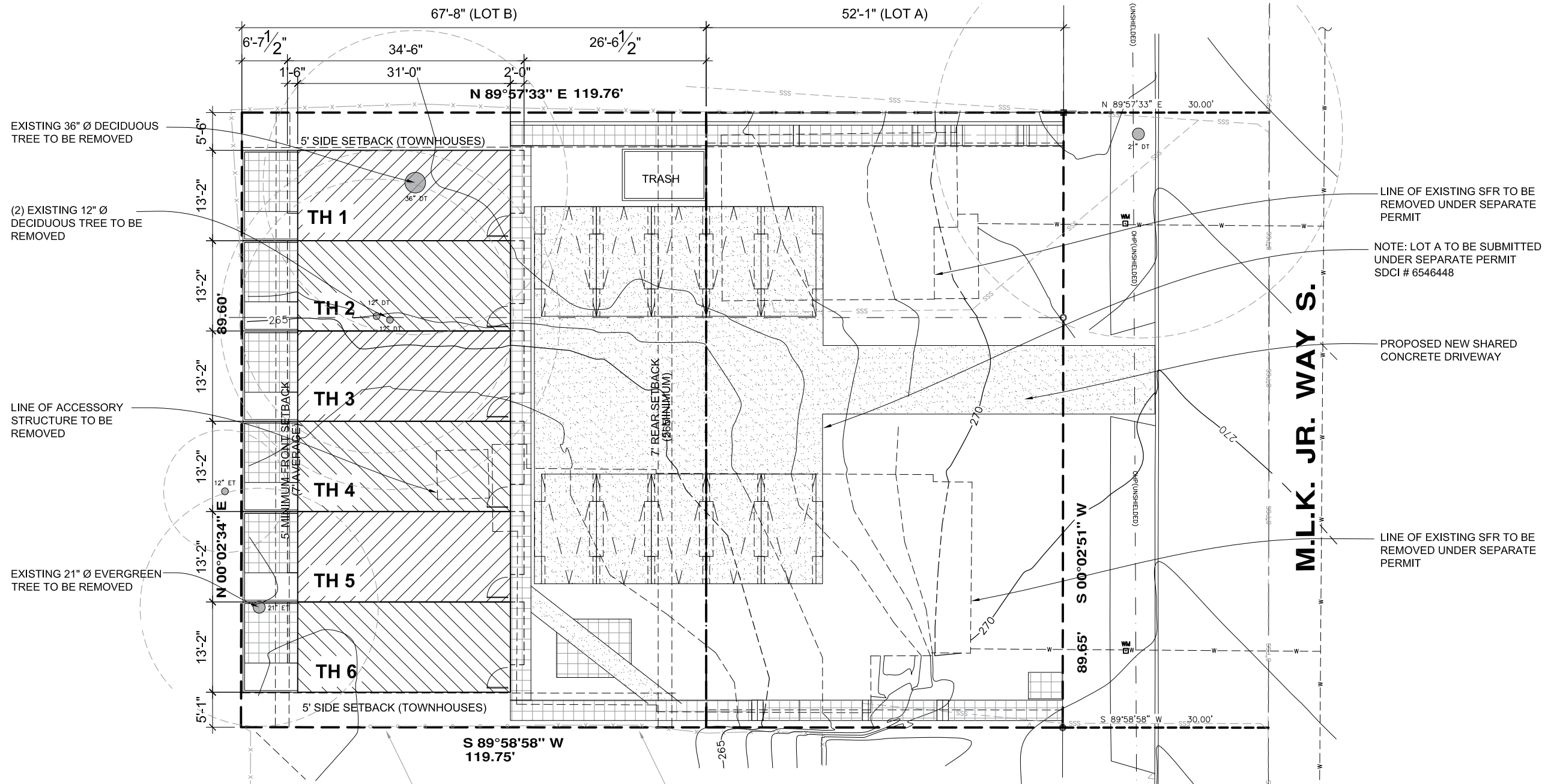
DC4. Exterior Elements and Materials

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

Simple, high quality and durable materials have been selected to maintain the high quality of this project and endure Seattle's climate. We are proposing to locate large address numerals adjacent to each entry so that way finding is easy whether approaching from the parking area or the pedestrian pathways. Lighting is proposed at unit entries, along the common walkway, courtyards and at each unit's private patio to ensure safety and security for all residents and their visitors. Landscaped buffers are provided adjacent to entries and along walkways. The two main courtyard 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.

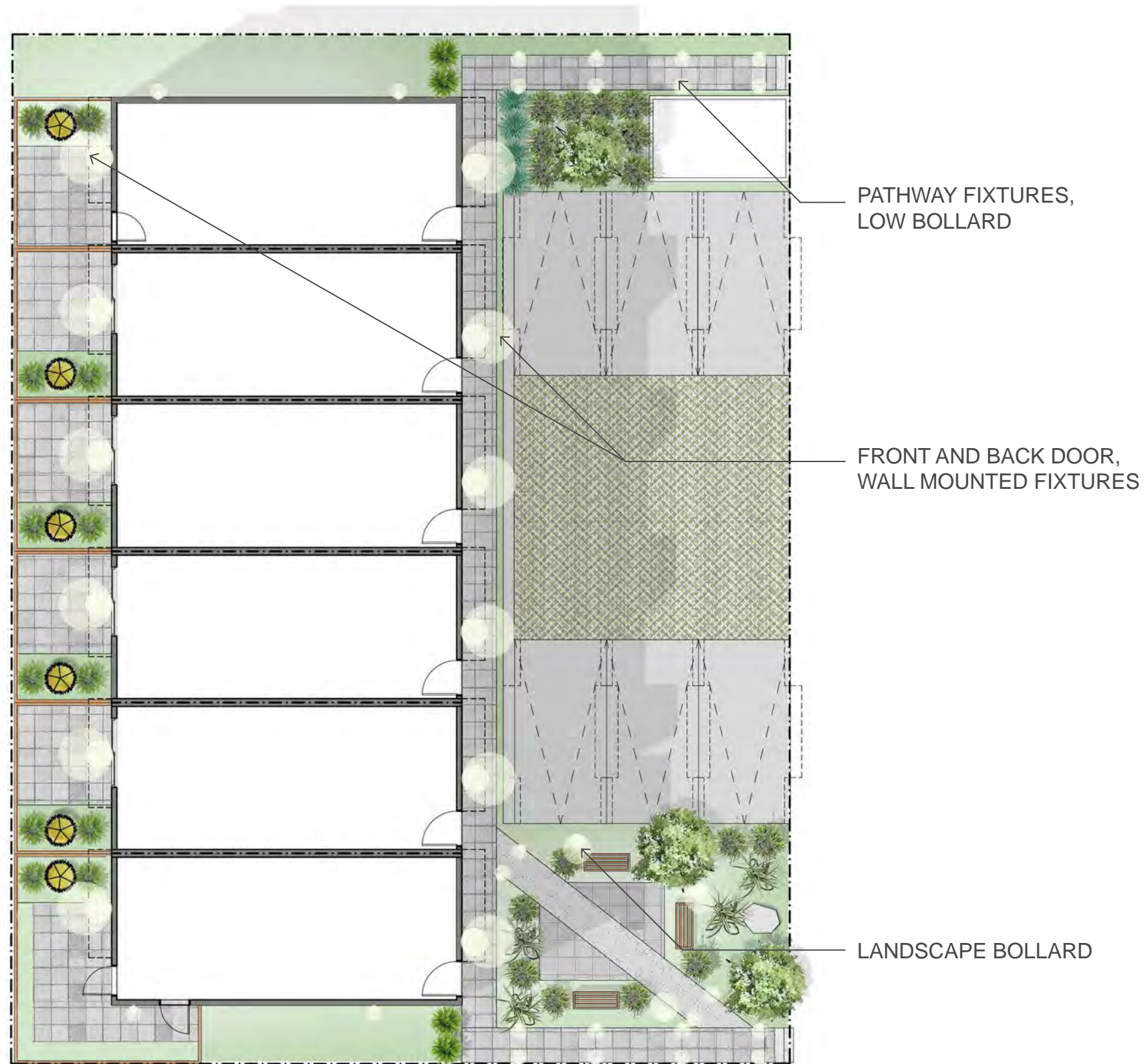
SETBACK AND FACADE LENGTH

	Required	Provided	% Difference
Front:	7' average, 5' minimum	7'-2" avg, 6'-7" min	Compliant
Side (north):	5'	5'-6"	Compliant
Side (south):	5'	5'-1"	Compliant
Rear:	7' average, 5' minimum	27'-1" avg, 26'-6" min	Compliant



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

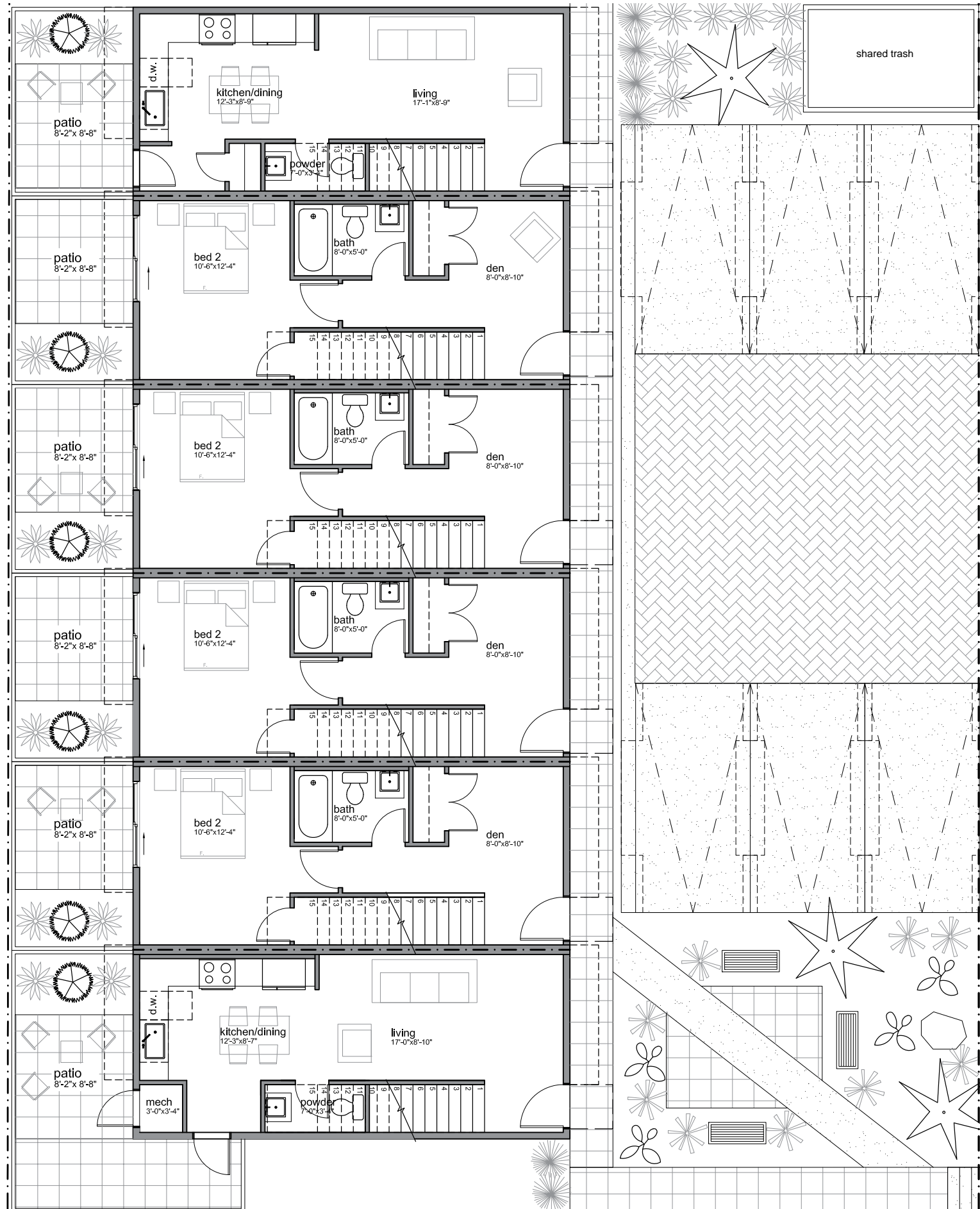




landscape and lighting plan
SCALE: 3/16" = 1'-0"



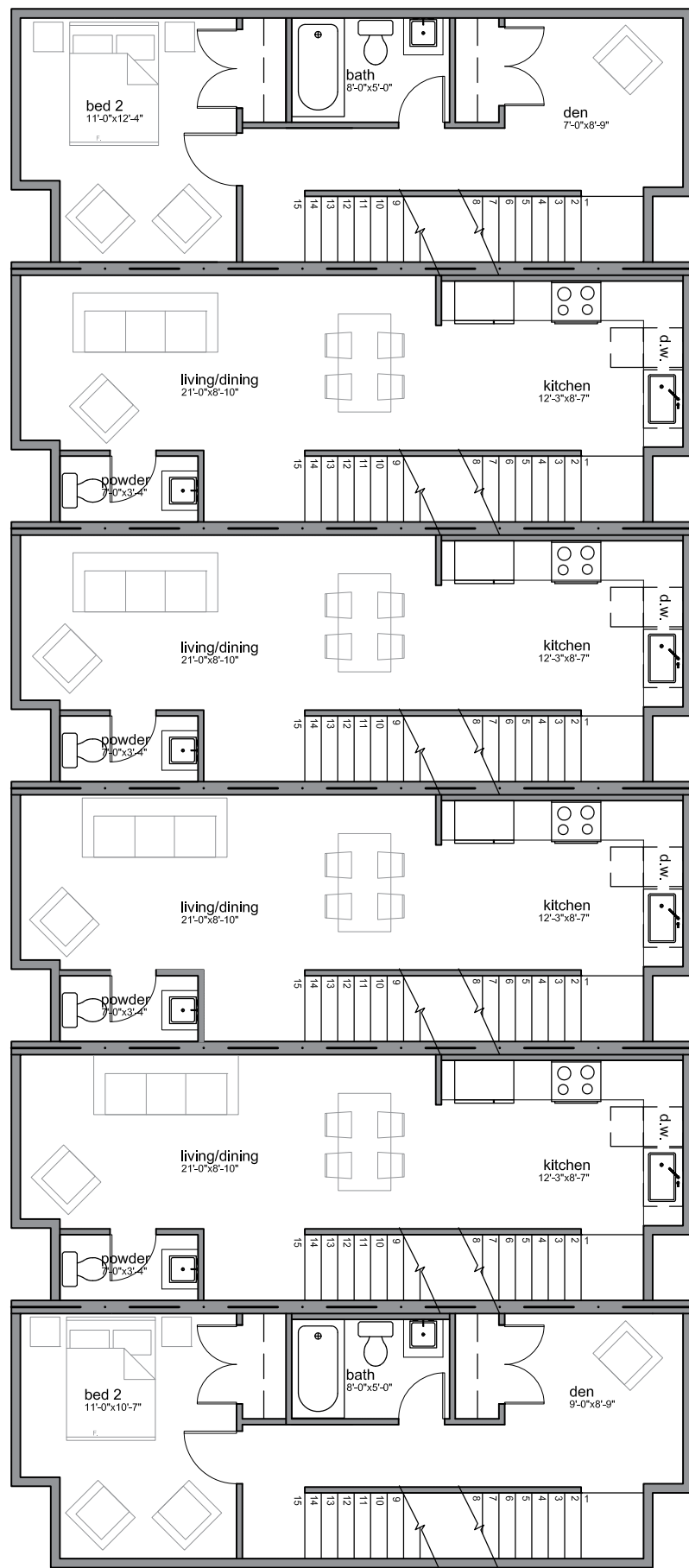
LANDSCAPE PLAN



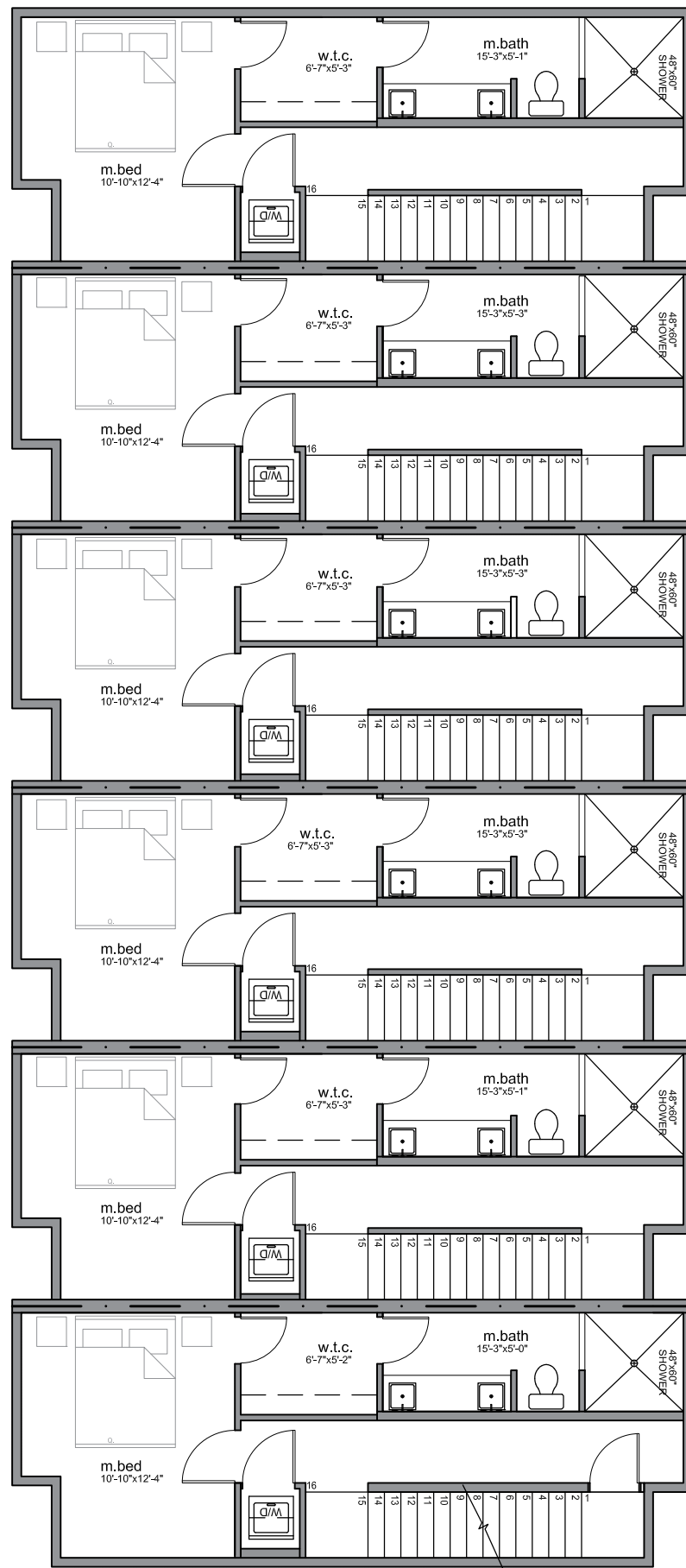
ground floor plan
SCALE: 1/4" = 1'-0"



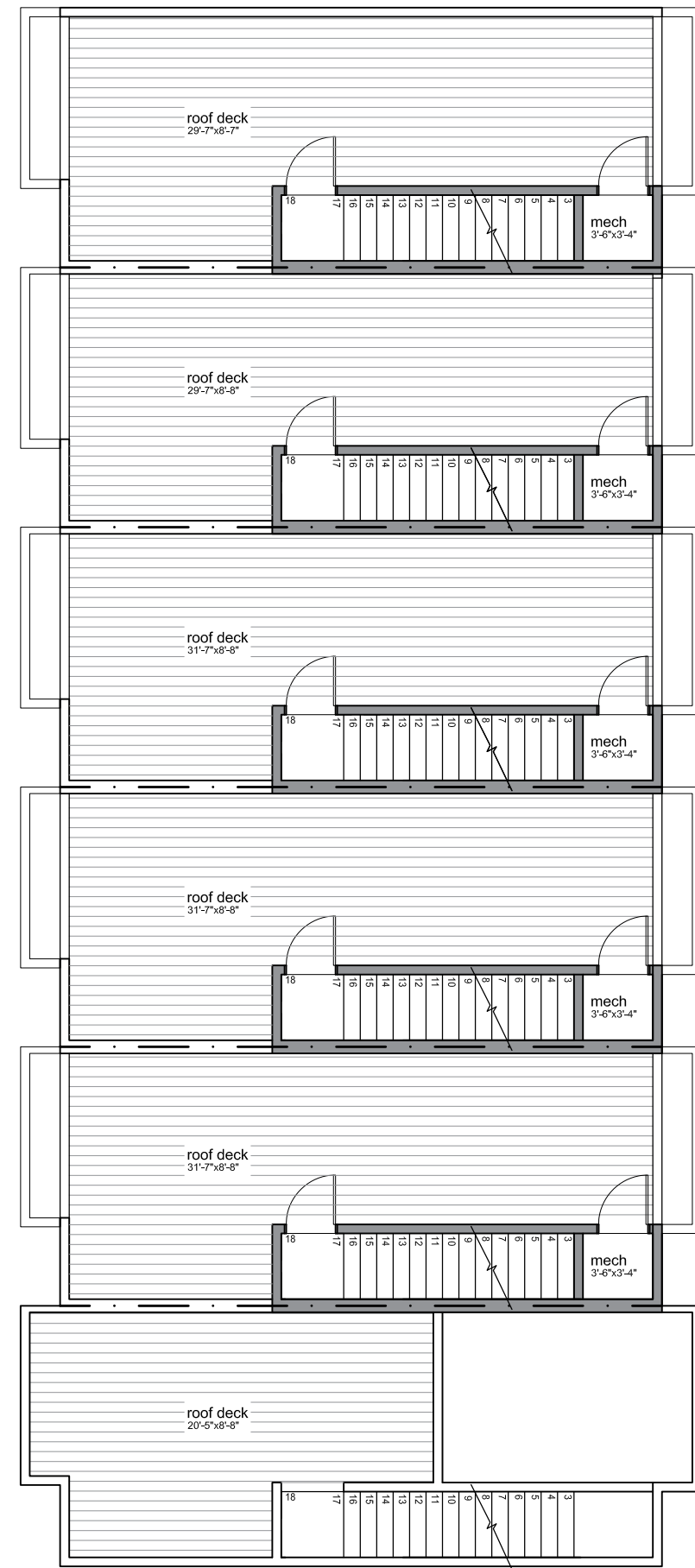
PLANS



second floor plan
SCALE: 1/4" = 1'-0"



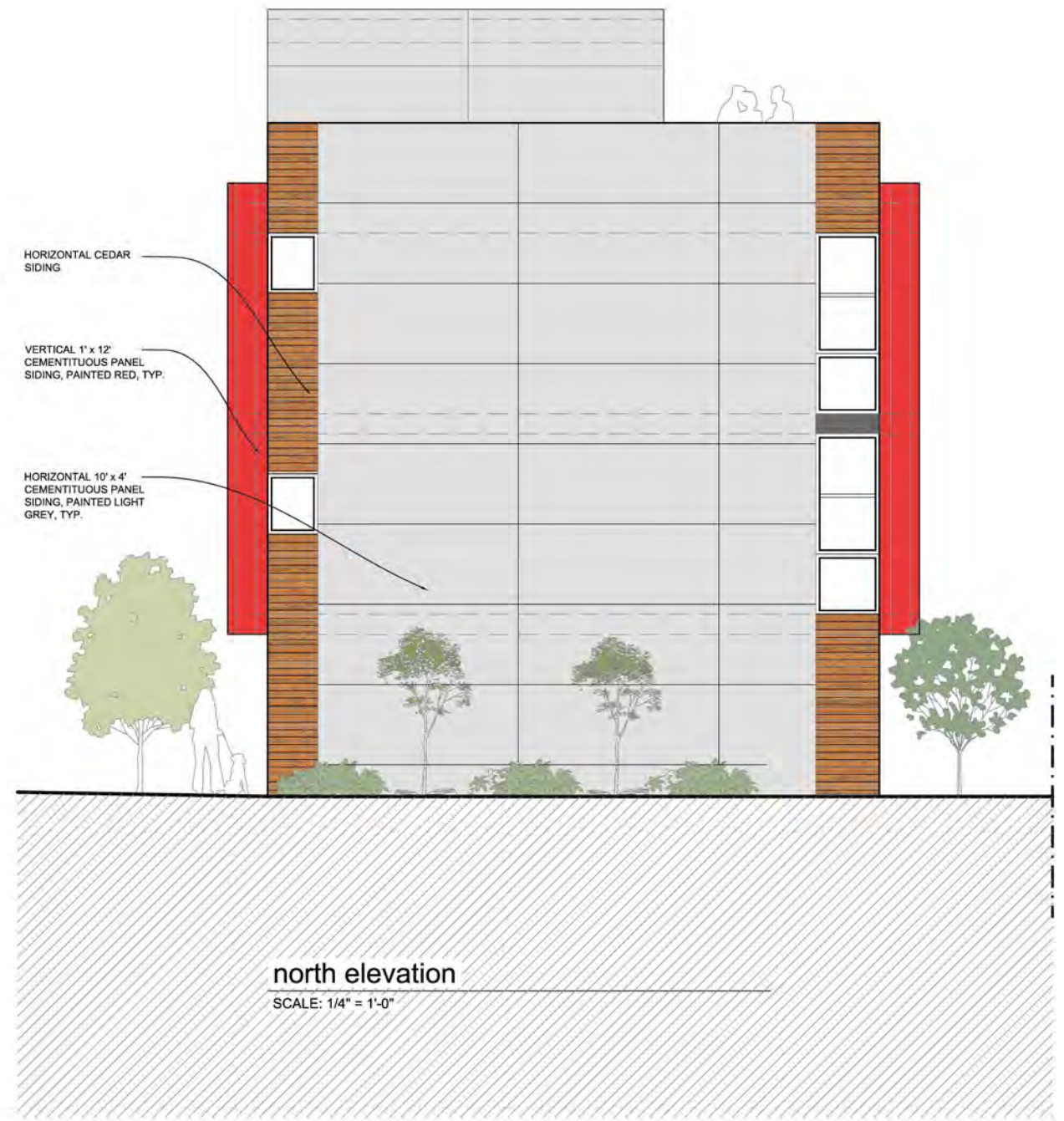
third floor plan
SCALE: 1/4" = 1'-0"



roof plan
SCALE: 1/4" = 1'-0"

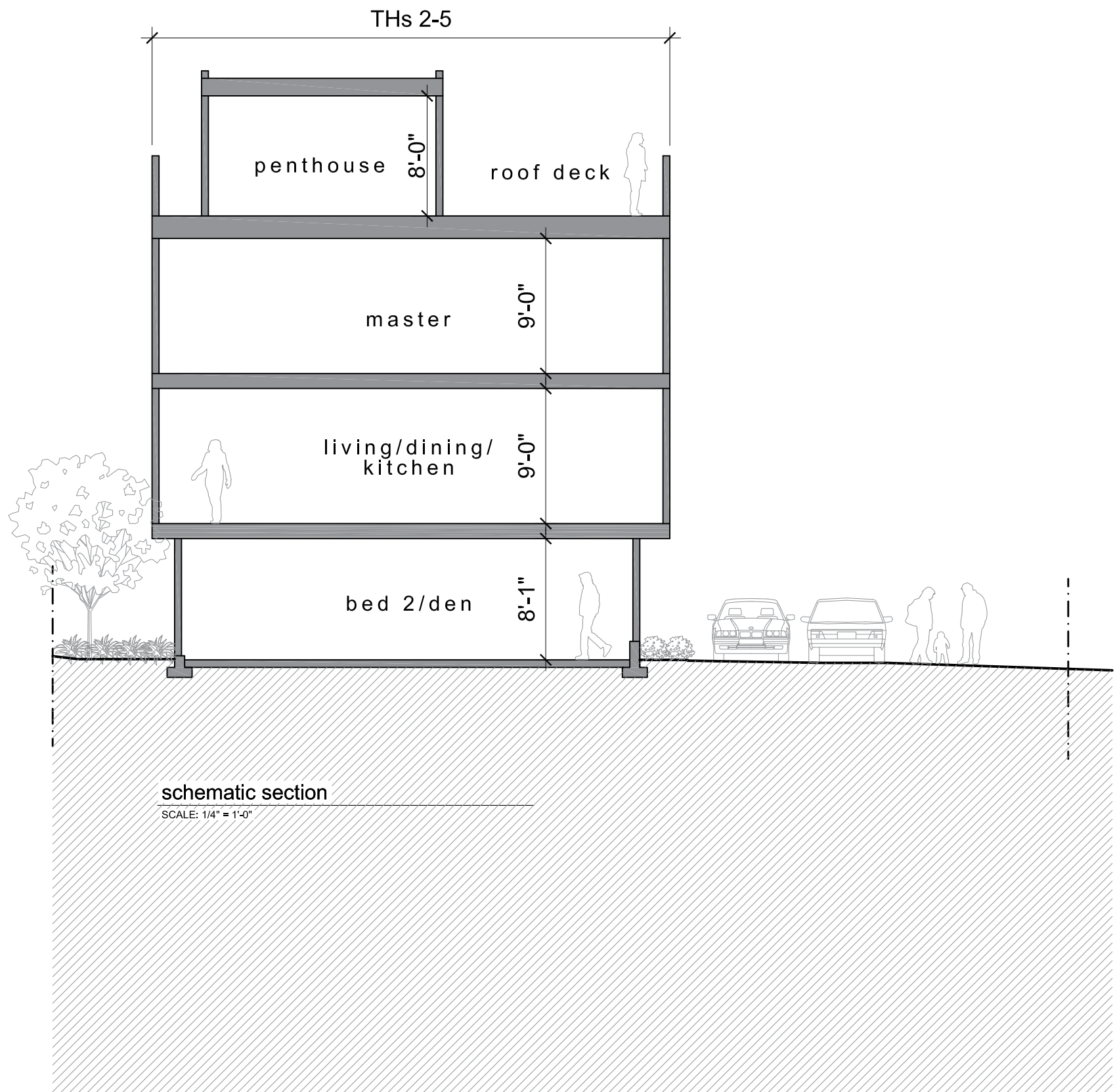














WINDOW STUDY

SCALE: N.T.S

Note: Adjacent sites to the north and south are vacant or do not have windows (sheds)

Transparency at West Elevation, Townhouses
 Transparency at East Elevation, Neighboring units, 416, 418 and 426 26th Ave S
 Overlap





Back view of units



From north walkway



shared courtyard



front facade