



VIEW OF NEARBY INTERBAY STORES

PROPOSAL:  
STREAMLINED DESIGN REVIEW. DEMOLISH EXISTING  
STRUCTURES. CONSTRUCT (6) UNITS OF TOWNHOUSES  
WITH PARKING PER PLAN.

OWNER/APPLICANT:  
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1941 35TH AVE W  
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ARCHITECT:  
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206.851.7922



EARLY DESIGN GUIDANCE  
2043 13TH AVE W - SEATTLE, WA 98119  
DPD# 3025857 | 11.30.16  
PARCEL#: 2771602530,2771602535

PACKET CONTENT:

- PROPOSAL - STATEMENT OF DEVELOPMENT OBJECTIVES  
INDICATING TYPES OF DESIRED USES, STRUCTURE HEIGHT,  
NUMBER OF RESIDENTIAL UNITS, AMOUNT OF COMMERCIAL  
SQUARE FOOTAGE AND NUMBER OF PARKING STALLS.
- ANALYSIS OF CONTEXT - INITIAL SITE ANALYSIS ADDRESSING SITE  
OPPORTUNITIES AND CONSTRAINTS, ADJACENT BUILDINGS, ZONING  
OF THE SITE AND ADJACENT PROPERTIES, OVERLAY  
DESIGNATIONS, SOLAR ACCESS, VIEWS, CIRCULATION PATTERNS,  
COMMUNITY NODES, LANDMARKS, AND EXISTING ARCHITECTURAL  
AND SITING PATTERNS.
- EXISTING SITE CONDITIONS - A DRAWING OF EXISTING SITE  
CONDITIONS, INDICATING TOPOGRAPHY OF THE SITE OR OTHER  
PHYSICAL FEATURES AND LOCATION OF STRUCTURES AND  
PROMINENT LANDSCAPE ELEMENTS ON THE SITE INCLUDING BUT  
NOT LIMITED TO ALL TREES 6 INCHES OR GREATER IN DIAMETER  
MEASURED 4.5' ABOVE THE GROUND (SEE TIP 242).
- SITE PLAN - A PRELIMINARY SITE PLAN INCLUDING PROPOSED  
STRUCTURES, OPEN SPACES, VEHICULAR AND PEDESTRIAN  
ACCESS, AND LANDSCAPING. INCLUDE ALL DIMENSIONS.
- DESIGN GUIDELINES - A BRIEF DESCRIPTION OF HOW THE  
PROPOSAL MEETS THE INTENT OF THE APPLICABLE CITYWIDE AND  
NEIGHBORHOOD DESIGN REVIEW GUIDELINES. IDENTIFY DESIGN  
GUIDELINES MOST RELEVANT TO THE PROPOSAL.
- ARCHITECTURAL CONCEPT - ONE OR MORE COLOR RENDERINGS  
ADEQUATE TO DEPICT THE OVERALL MASSING OF STRUCTURES  
AND THE DESIGN CONCEPT. GRAPHICS SHOULD SHOW PROPOSED  
SITING, MASSING, OPEN SPACE, AND FAÇADE TREATMENTS. THREE  
DIMENSIONAL STUDIES AND SKETCHES, INCLUDING THOSE AT THE  
STREET LEVEL ARE OPTIONAL, AND MAY ASSIST THE PLANNER TO  
EVALUATE THE DESIGN PROPOSAL. MAY ALSO INCLUDE IMAGES  
FROM THE NEIGHBORHOOD OR BEYOND THAT WILL INFORM THE  
DESIGN DEVELOPMENT OF THE PROPOSED DEVELOPMENT.
- ADJUSTMENTS AND/OR DEPARTURES - A SUMMARY OF POTENTIAL  
DEVELOPMENT STANDARD ADJUSTMENTS (OR DEPARTURES). A  
TABLE COMPARING CODE REQUIREMENTS WITH THE PROPOSED  
DESIGN SHOULD BE INCLUDED.





1 - CONDOMINIUM



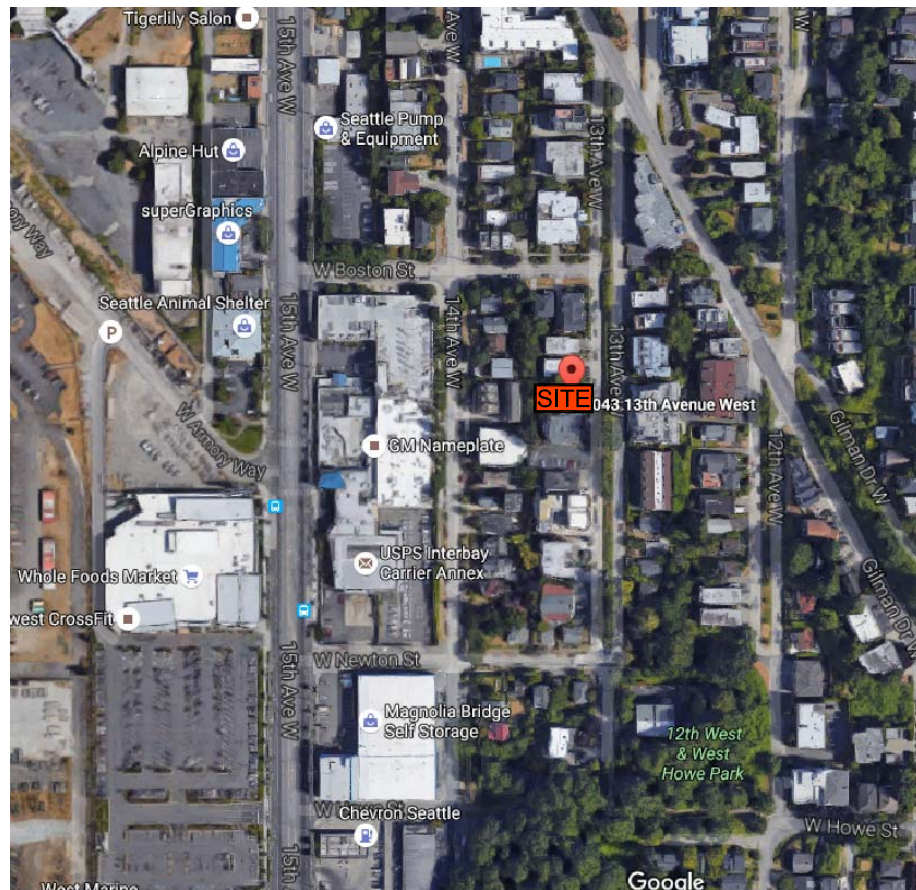
2 - CONDOMINIUM



3 - CONDOMINIUM



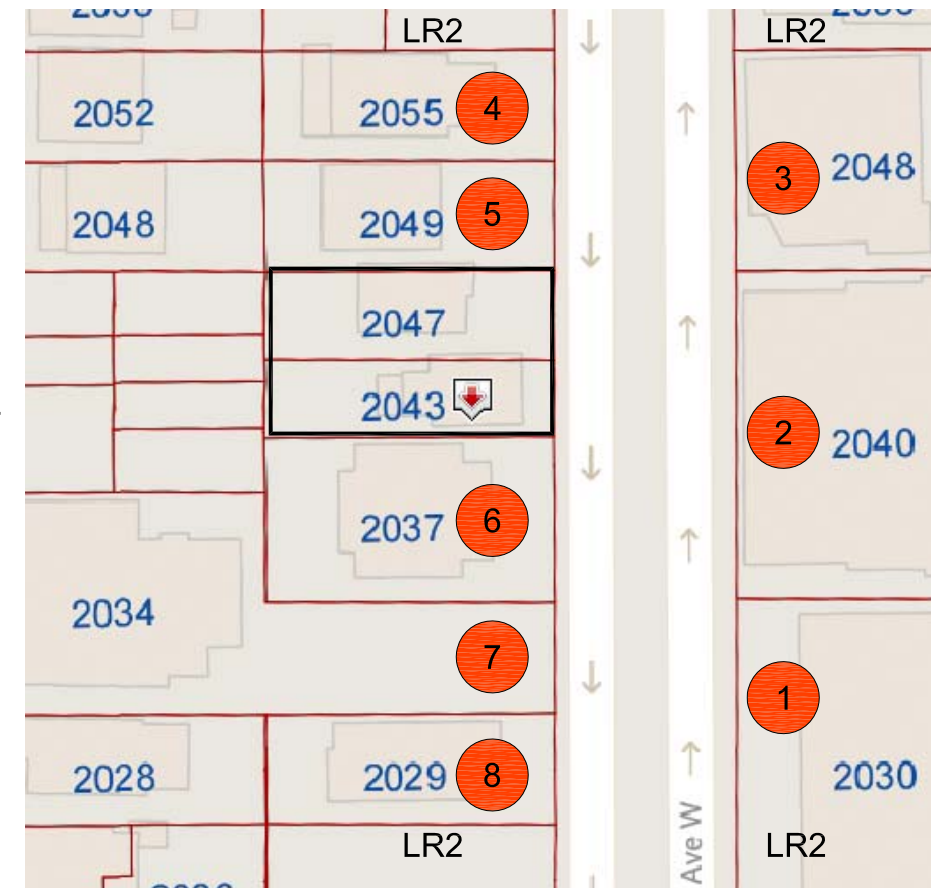
4 - TRIPLEX



VICINITY MAP

CONTEXT ANALYSIS:  
THE SITE SITS IN THE NEIGHBORHOOD OF QUEEN ANNE; HOWEVER, IT PROBABLY FEELS MUCH LIKE PART OF THE INTERBAY. IT IS 6300SF IN SIZE AND IS IN LR2 ZONE. 13TH AVE W PROVIDES NORTH AND SOUTH VEHICULAR ACCESS. THERE ARE MULTIPLE BUS STOPS ALONG 15TH AVE W. VARIOUS RESTAURANTS AND GROCERY OPPORTUNITIES ARE IN PROXIMITY TO THE WEST. RECREATIONAL AMENITIES INCLUDE INTERBAY ATHLETIC COMPLEX, SW QA GREENBELT, AND INTERBAY P PATCH. THE SITE HAS PROBABLE WEST/SOUTH VIEWS OF ELLIOT BAY.

AS SEEN IN MANY OF THE CONTEXTUAL EXAMPLES, A LARGE AMOUNT OF STARK/COOL TONES OF STUCCO AND PANELS PREVAIL.



ZONING AND CONTEXT MAP



5 - TRIPLEX



6 - FOURPLEX



7 - CONDOMINIUM



8 - TRIPLEX





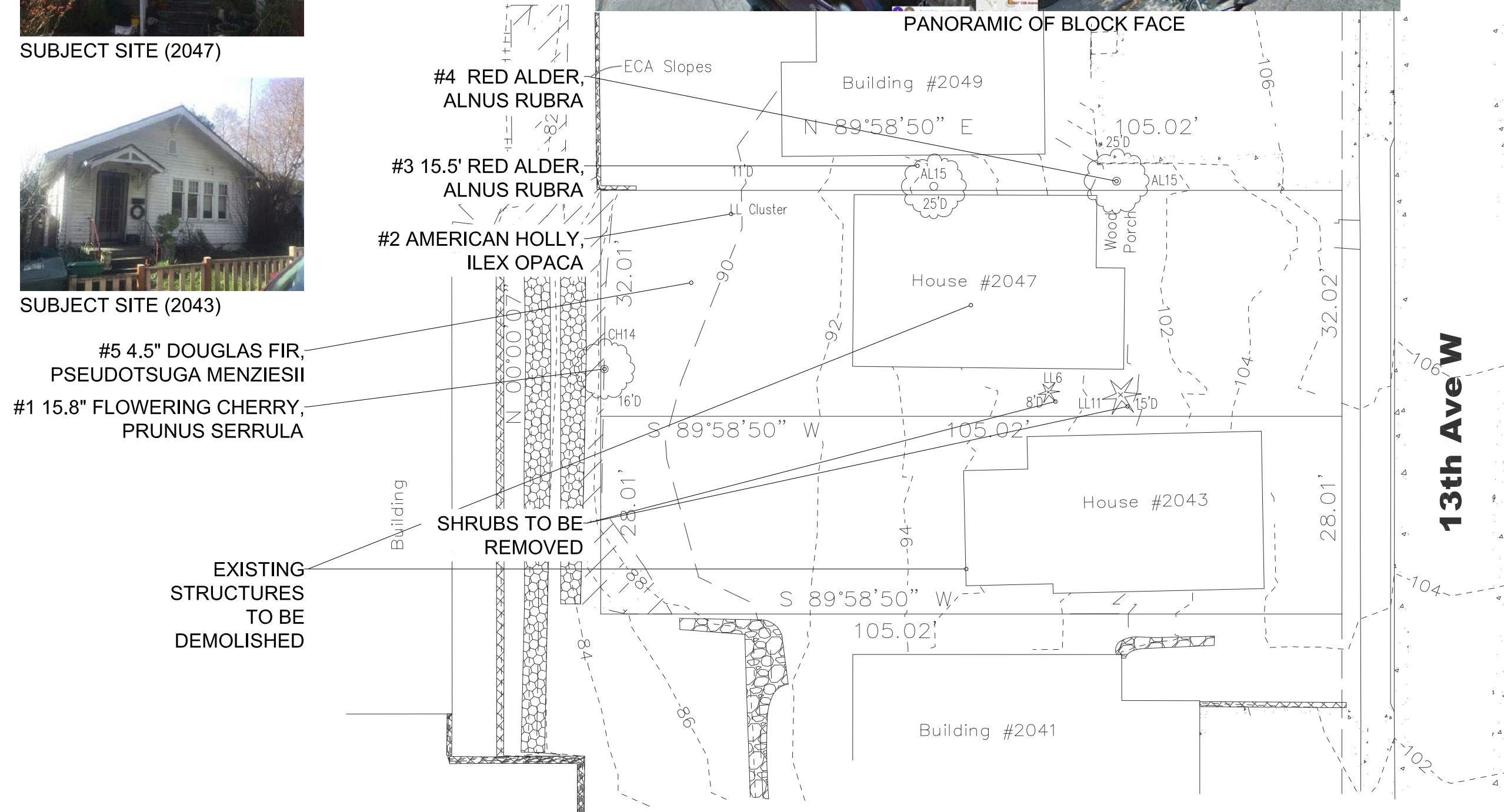
SUBJECT SITE (2047)



SUBJECT SITE (2043)



PANORAMIC OF BLOCK FACE



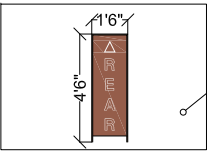
**SURVEY**  
1"=16' SCALE

PROJECT ADDRESS:  
2043-2047 13TH AVE W  
SEATTLE, WA 98119  
PARCEL#: 2771602530,2771602535  
LEGAL DESCRIPTION:  
GILMANS ADD N 1/2 OF 27 & S 8 FT OF 28  
PLat Block: 174  
Plat Lot: 27-28  
&  
GILMANS ADD N 32 FT  
PLat Block: 174  
Plat Lot: 28  
ZONE: LR2  
LOT SQ FT: 6300SF

CODE COMPLIANCE:  
SMC 23.45.510 FLOOR AREA RATIO  
ALLOWED: 7560SF (6300\*1.2)  
PROPOSED: 7560SF  
SMC 23.45.512 DENSITY LIMITS  
ALLOWED: UNLIM  
PROPOSED: (6) UNITS  
SMC 23.45.514 STRUCTURE HEIGHT  
ALLOWED: 30' FROM AVG GRADE  
PROPOSED: 30' FROM AVG GRADE  
SMC 23.45.518 SETBACKS/SEPARATIONS  
REQUIRED FRONT: 5' MIN; 7' AVG  
PROPOSED FRONT: 7' MIN  
REQUIRED REAR: 7' AVG; 5' MIN  
PROPOSED REAR: 7' MIN  
REQUIRED SIDE: 5' MIN  
PROPOSED SIDE: 5' MIN  
SMC 23.45.522 AMENITY AREA  
REQUIRED: 1575SF (.25\*6300)  
PROVIDED: >1575SF  
SMC 23.45.524 LANDSCAPING  
REQUIRED: 3780SF (.6\*6300)  
PROVIDED: LANDSCAPE PLANS W/ PERMIT  
SMC 23.45.527 WIDTH/FAÇADE LENGTH  
ALLOWED WIDTH: 90'  
PROPOSED WIDTH: 50'  
ALLOWED LENGTH: 68.25' (.65\*105)  
PROPOSED LENGTH: 68.25'



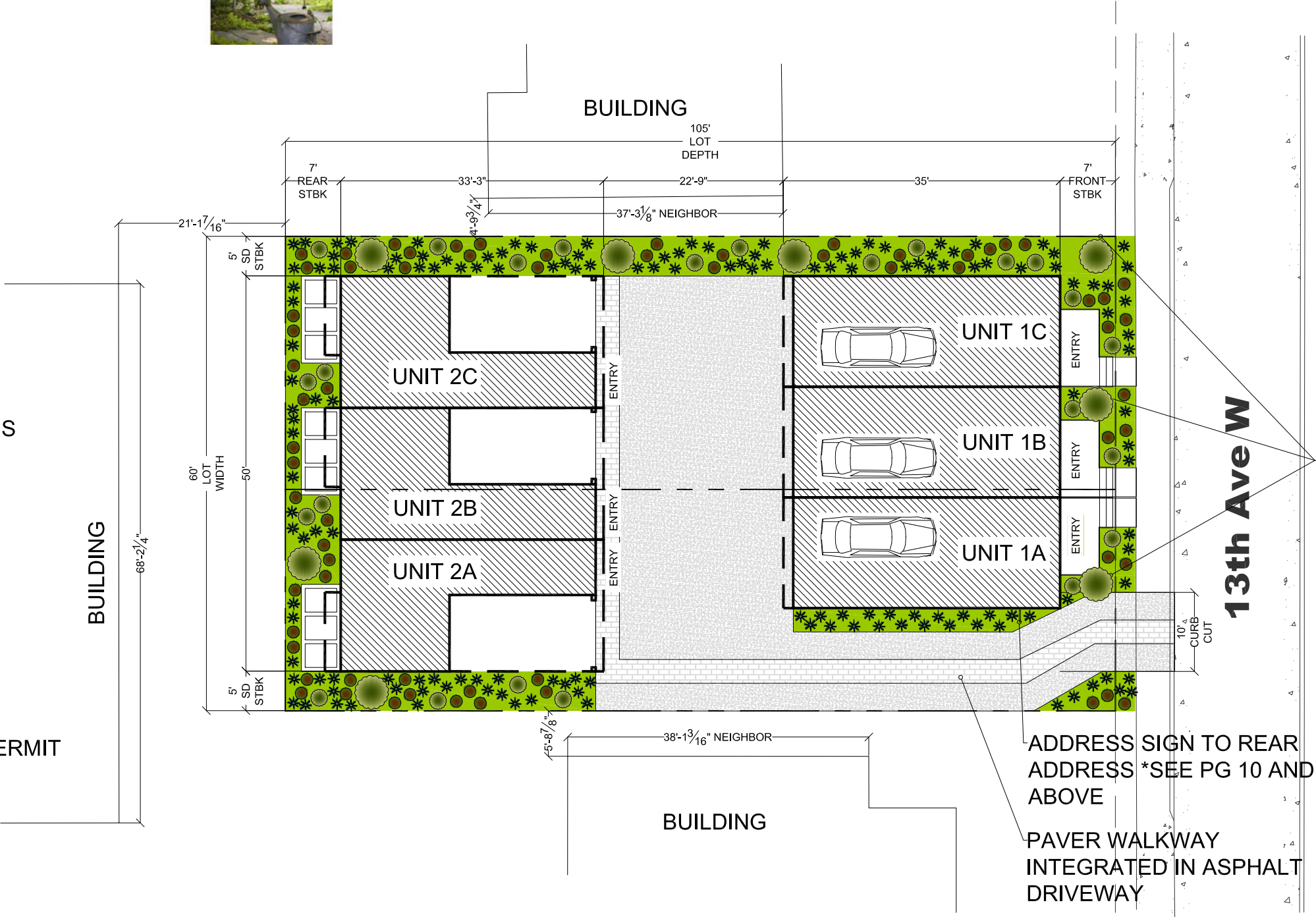
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ADDRESS SIGN ADJACENT TO  
DRIVE/WALK TO IDENTIFY  
REAR UNITS.



THE MALIBU SOLAR MINI ROUND BROWN STAKE LIGHT FEATURES A  
BUILT-IN PHOTO SENSOR, WHICH ALLOWS THE LIGHTS TO COME ON  
AT DUSK AND TURN OFF AT DAWN.



23.50.016 -  
LANDSCAPING  
STANDARDS ON  
DESIGNATED STREETS

IT IS NOT FEASIBLE TO  
PLANT STREET TREES  
ACCORDING TO CITY  
STANDARDS. A  
FIVE-FOOT (5') DEEP  
LANDSCAPED SETBACK  
AREA SHALL BE  
REQUIRED ALONG THE  
STREET PROPERTY  
LINES AND TREES  
SHALL BE PLANTED  
THERE. IF AN ON-SITE  
LANDSCAPED AREA IS  
ALREADY REQUIRED,  
THE TREES SHALL BE  
PLANTED THERE IF  
THEY CANNOT BE  
PLACED IN THE  
PLANTING STRIP.

LANDSCAPE &  
SITE PLAN  
1"=16' SCALE

SEATTLE DESIGN GUIDELINES

CONTEXT AND SITE

CS2. URBAN PATTERN AND FORM

RESPONSE: TWO UNITS FACE THE STREET WITH SIGNAGE TO UNITS BEHIND. WHILE THERE IS NO PREVAILING CONTEXTUAL PRECEDENT. THE MASSING/SCALE OF THE PROJECT MATCHES PROVIDES THE APPEARANCE OF TWO LEVELS AT THE STREET FACADE.

PUBLIC LIFE

DESIGN CONCEPT

DC2. ARCHITECTURAL CONCEPT

RESPONSE: THE STREET MASSING APPEARS TO BE TWO LEVELS TO REDUCE PERCEIVED SCALE. MATERIAL VARIATION, AWNINGS, AMPLE GLAZING, AND LANDSCAPED ENTRIES CREATE A DESIRABLE FACADE COMPOSITION.

DC4. EXTERIOR ELEMENTS AND FINISHES

RESPONSE: A VARIED MATERIAL AND COLOR SELECTION REINFORCES A SENSE OF SCALE AND DELINEATES THE VARIETY OF SPACES AND USES. SIGNAGE WILL GUIDE PEDESTRIANS TO THE ANTERIOR UNITS. PATH LIGHTING AND LIGHTING IN THE DOOR AWNINGS WILL AIDE PEDESTRIAN. PLANTING IN ROW AND ON SITE BY LANDSCAPE ARCHITECT ALONG WITH APPROPRIATE HARDSCAPES WILL COMPLEMENT THE OPEN SPACES.

SITE RECONNAISSANCE

1. ROW IMPROVEMENTS

ROW WILL BE PART OF THE LANDSCAPE PLAN

2. TREES

ARBORIST HAS IDENTIFIED TREES, AND REPORT WILL BE SUBMITTED WITH SEPA/BUILDING APPLICATION. NO EXCEPTIONAL

3. STRUCTURES ON SITE

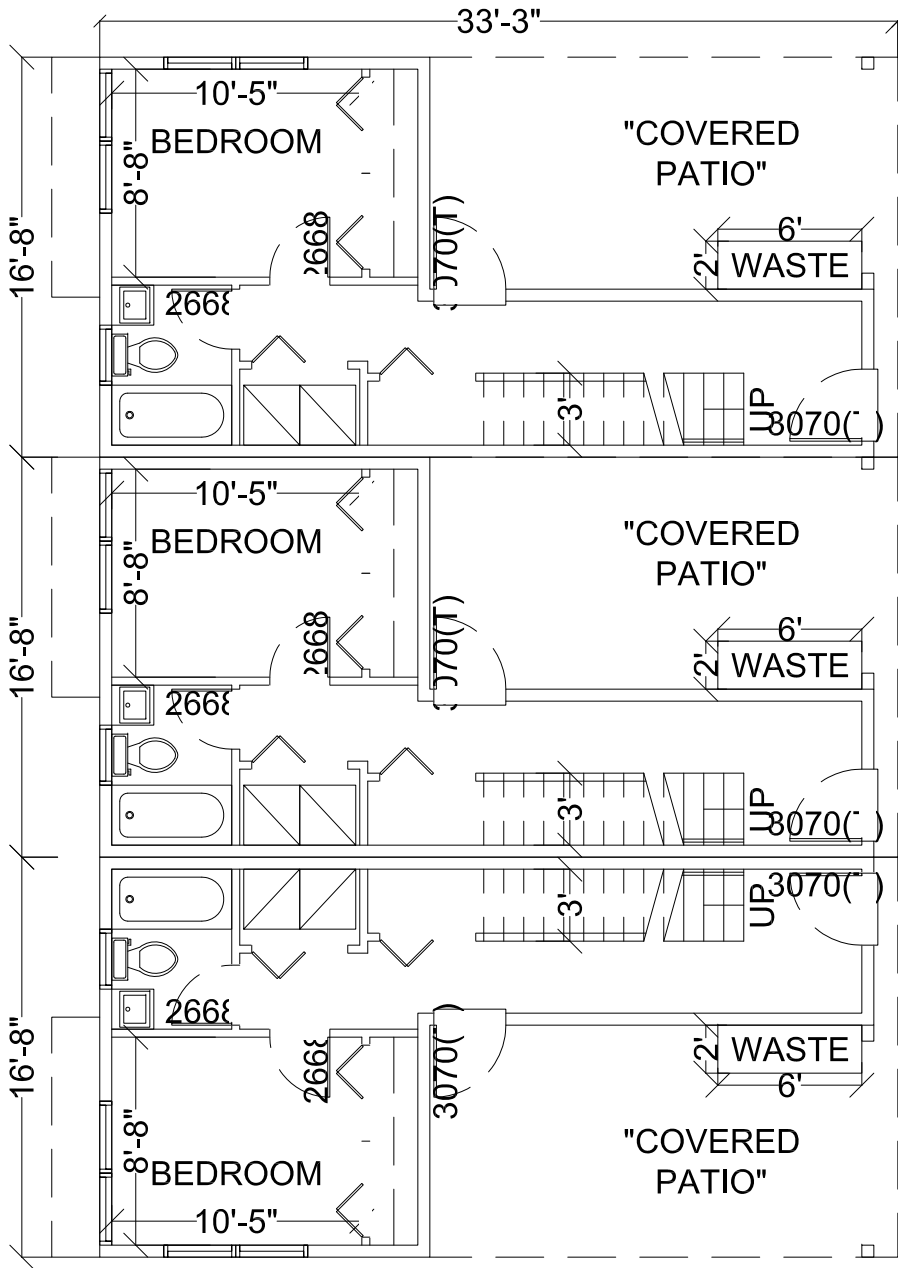
ALL STRUCTURES TO BE DEMOLISH.

4. CONDITIONS AFFECTING ACCESS: SAFETY HAZARDS, TOPOGRAPHY

STRUCTURES AND DRIVEWAY PLACED TO MINIMIZE CONCERNS.

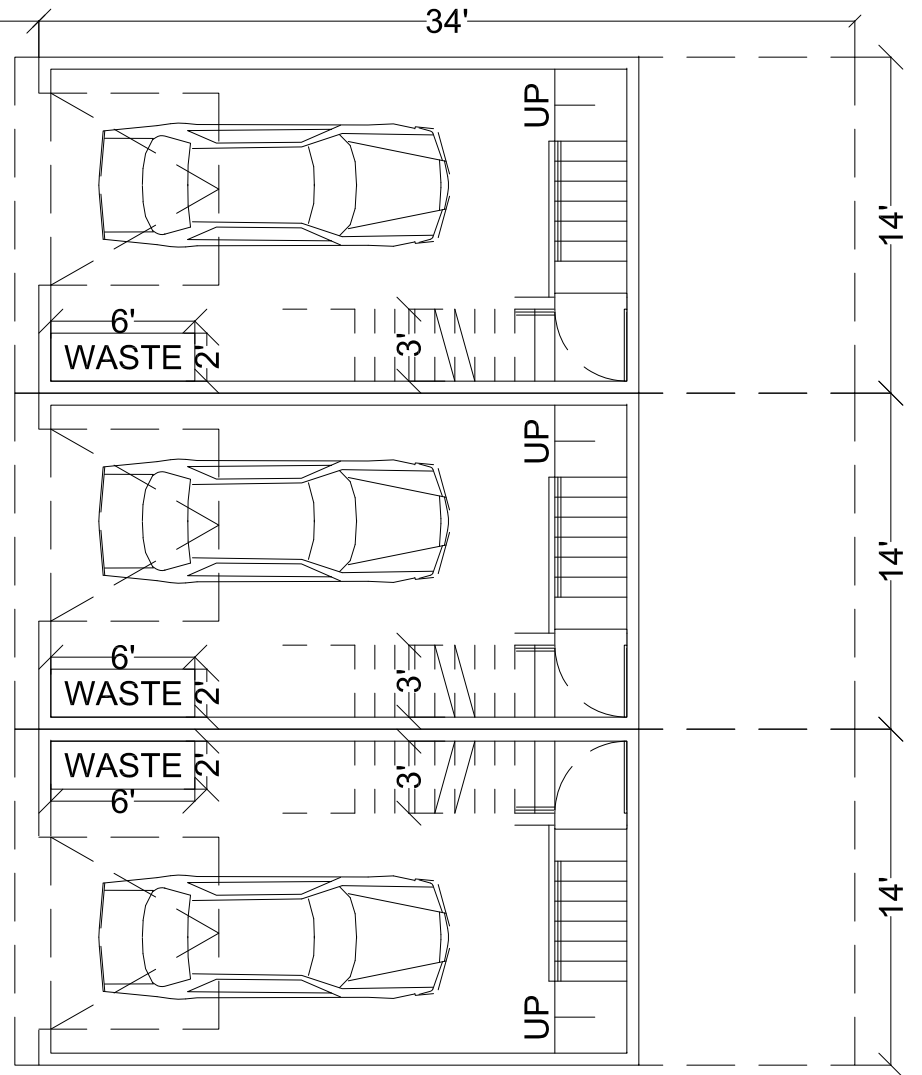




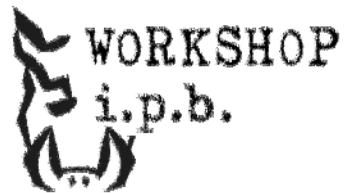



**FIRST**  
 1/8"=1' SCALE

UNIT AREA (TYP PER UNIT 4-6)  
 358SF FIRST FL  
 535SF SECOND FL  
 530SF THIRD FL  
 000SF PENTHOUSE  
 1423SF TOTAL  
 450SF DECK  
 000SF GARAGE



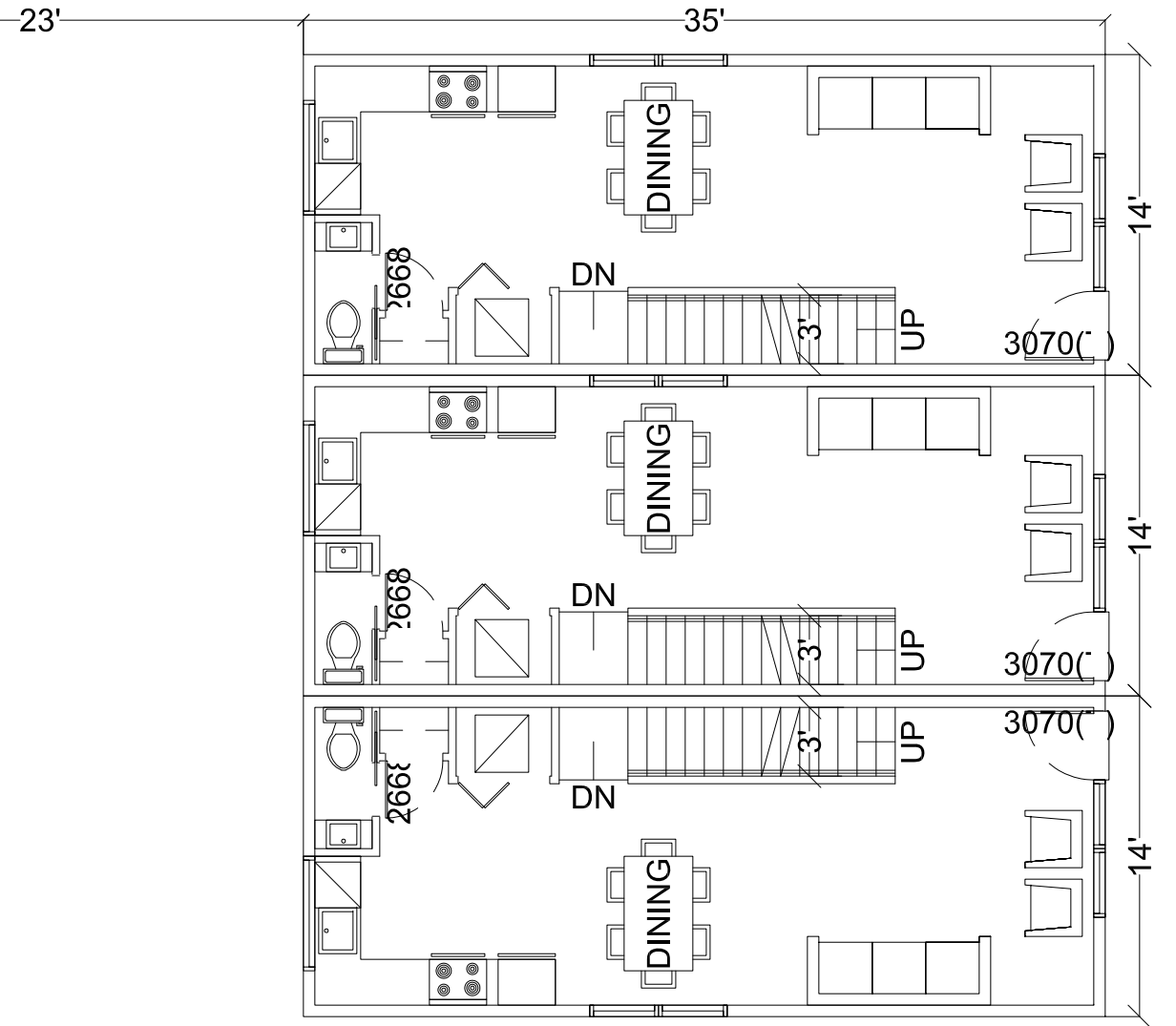
UNIT AREA (TYP PER UNIT 1-3)  
 000SF FIRST FL  
 490SF SECOND FL  
 490SF THIRD FL  
 100SF PENTHOUSE  
 1080SF TOTAL  
 400SF DECK  
 200SF GARAGE

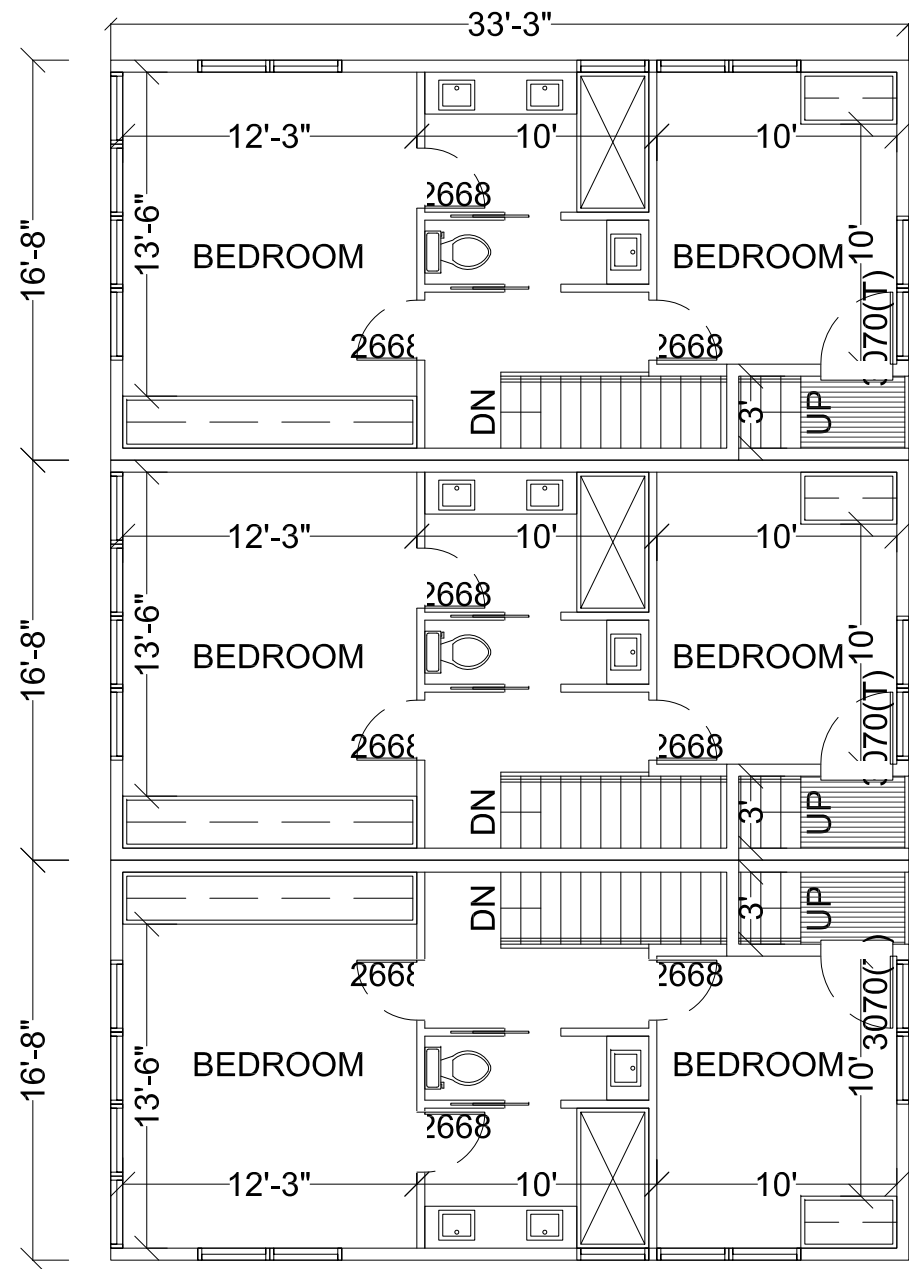


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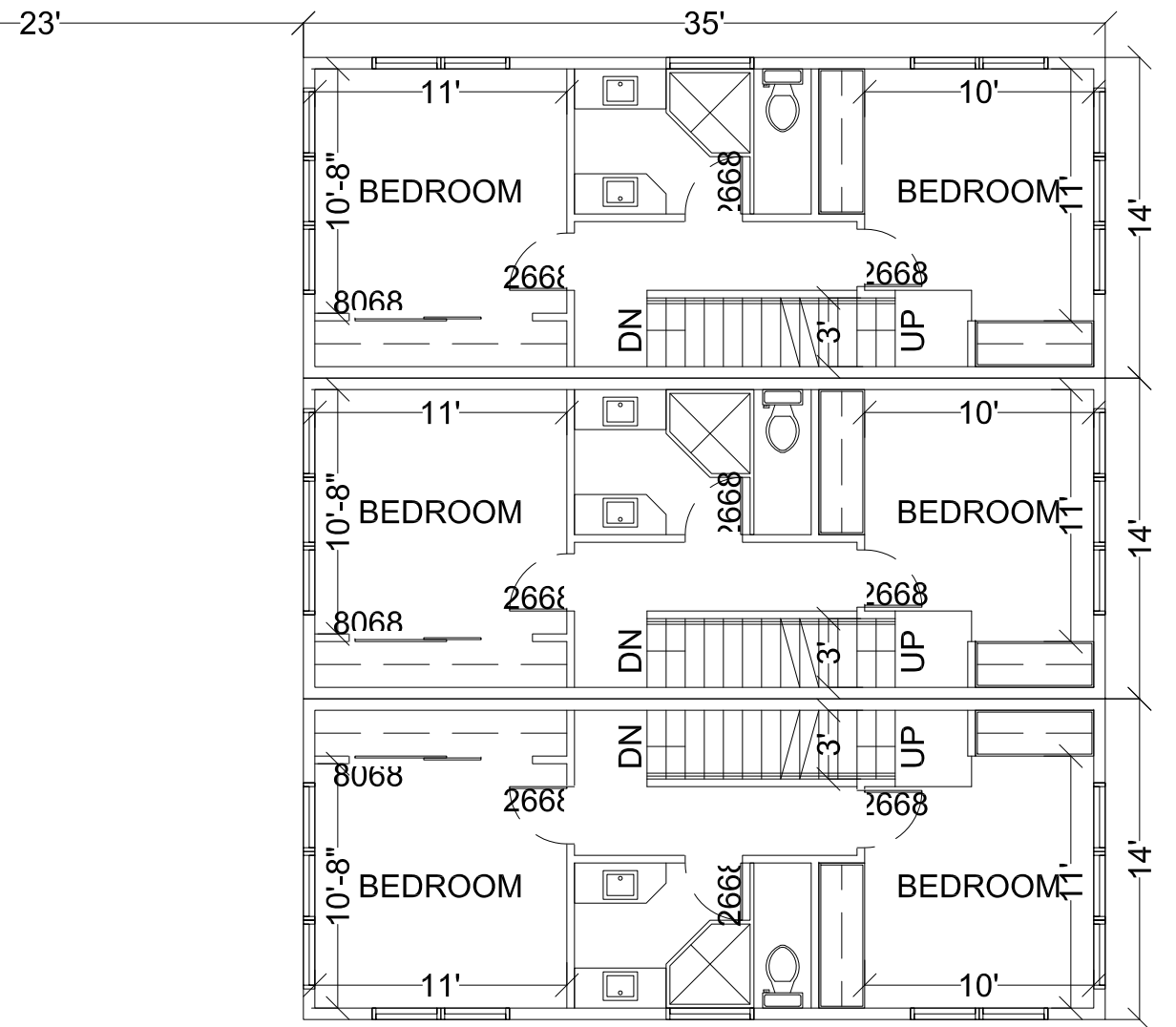


 **SECOND**  
1/8"=1' SCALE

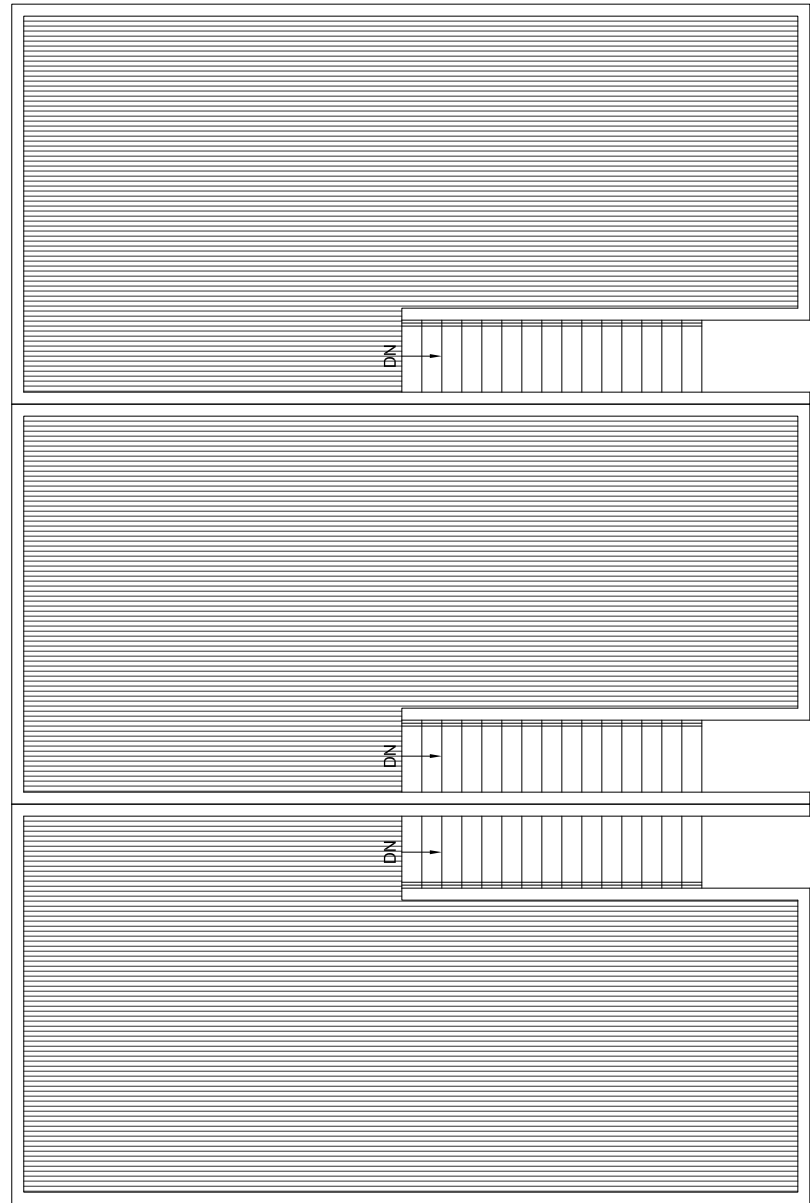




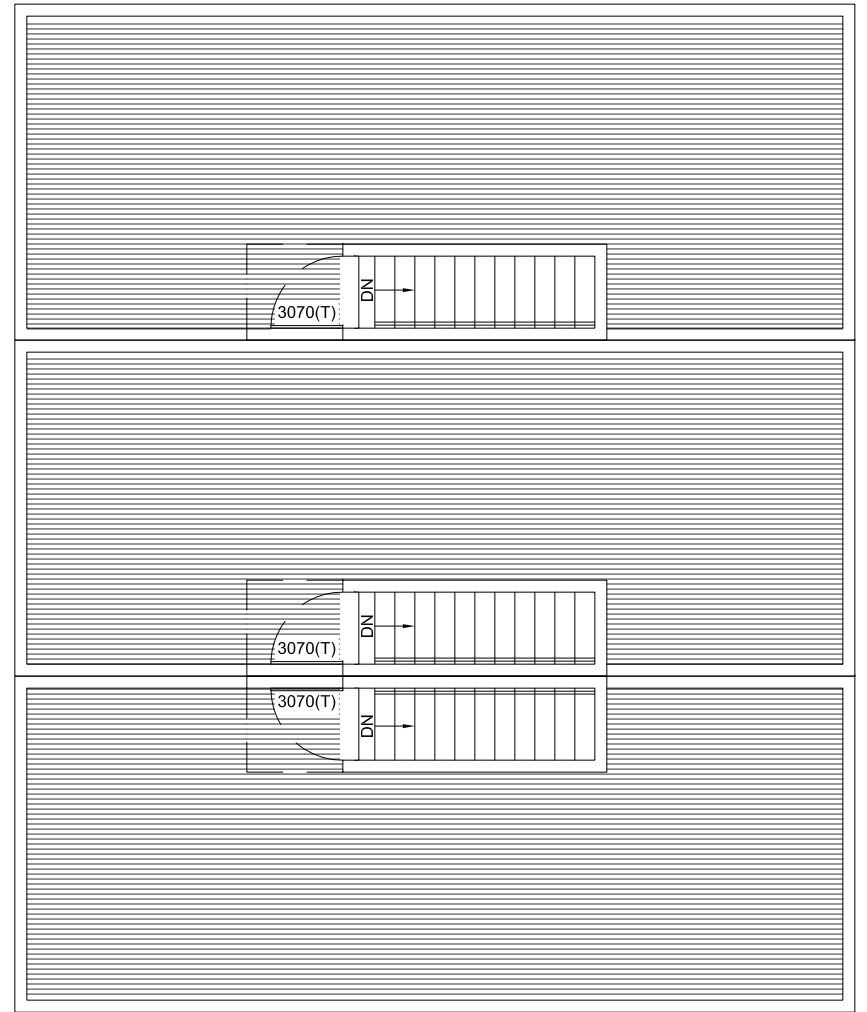
 **THIRD**  
1/8"=1' SCALE

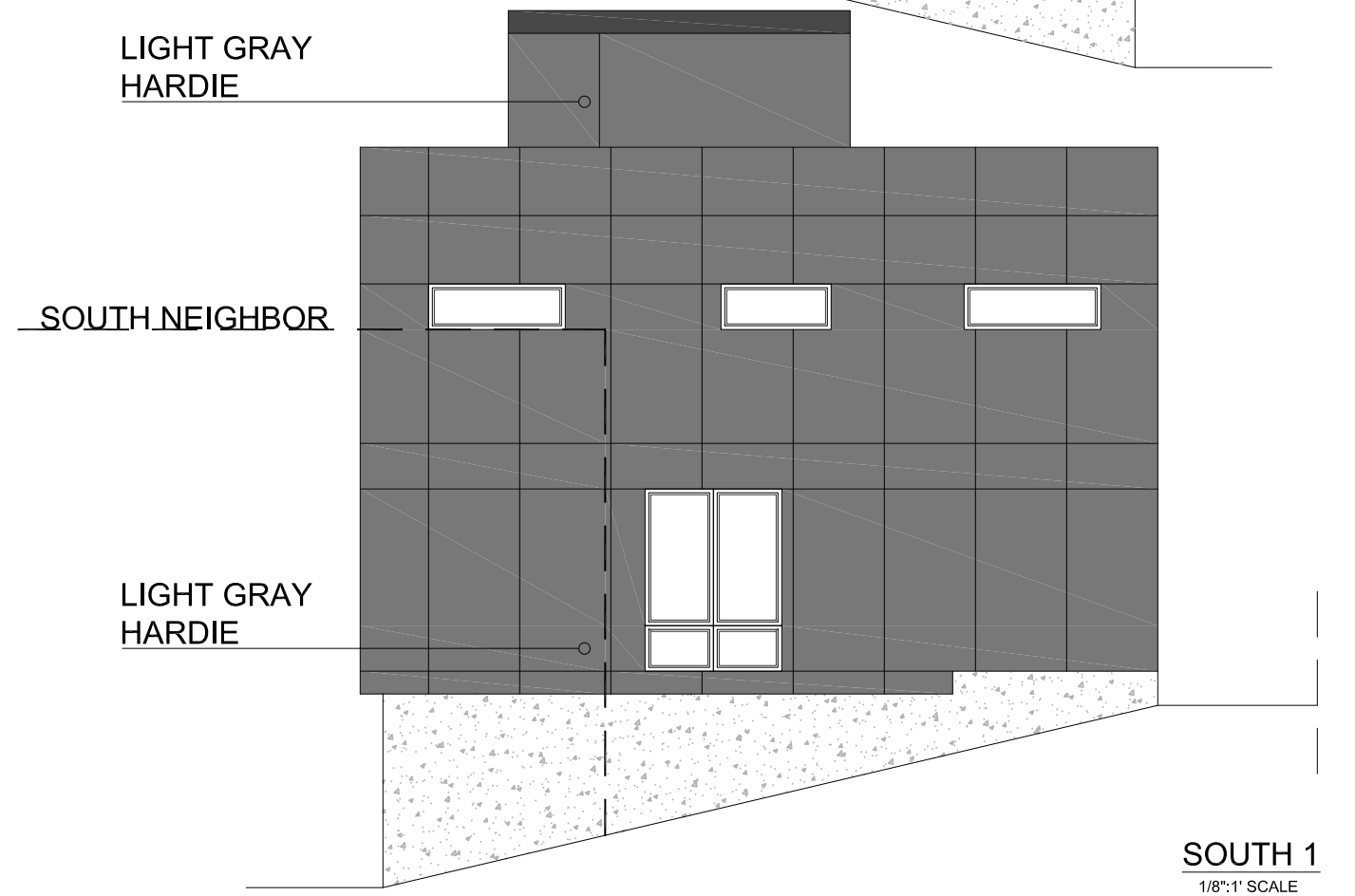
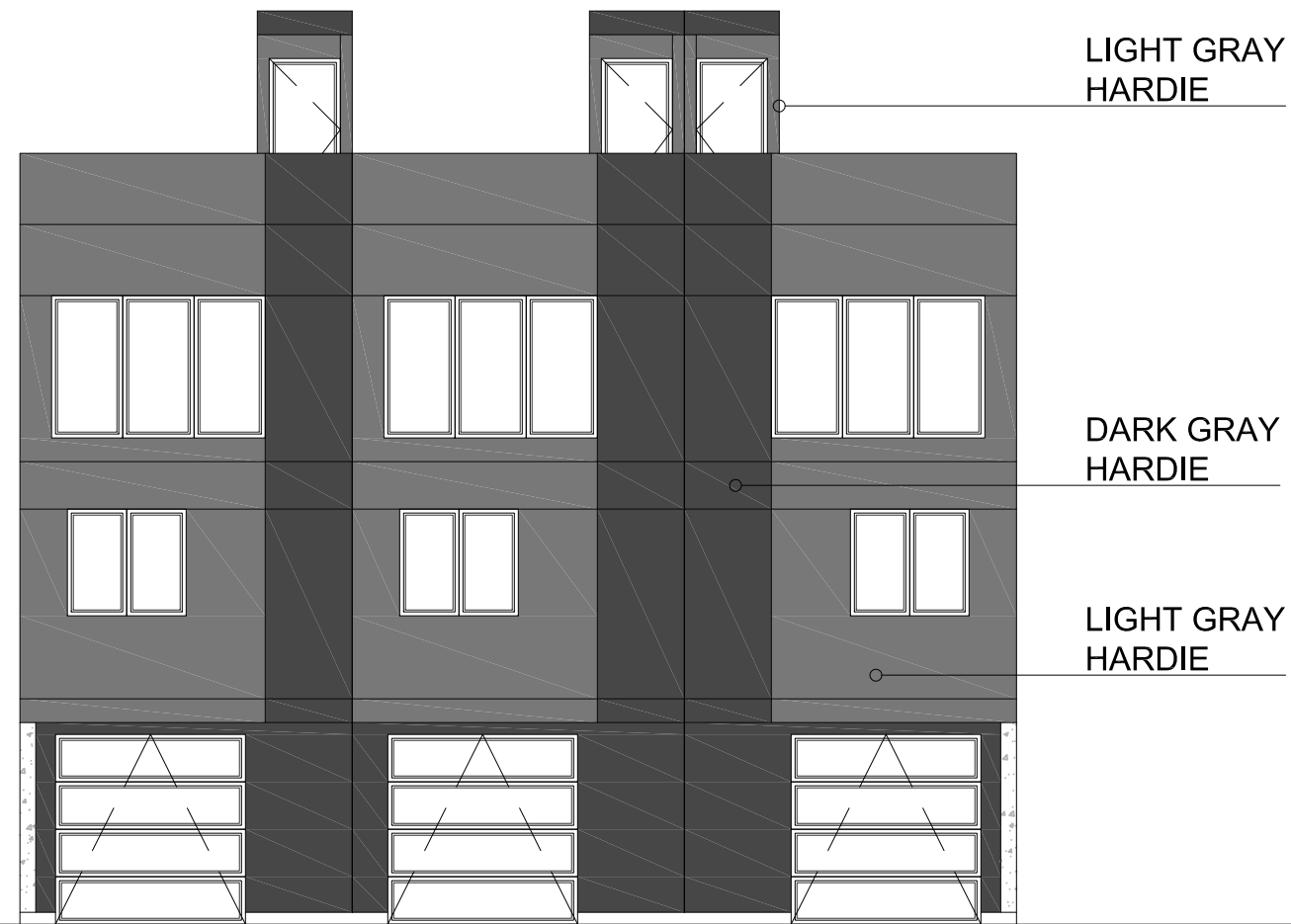
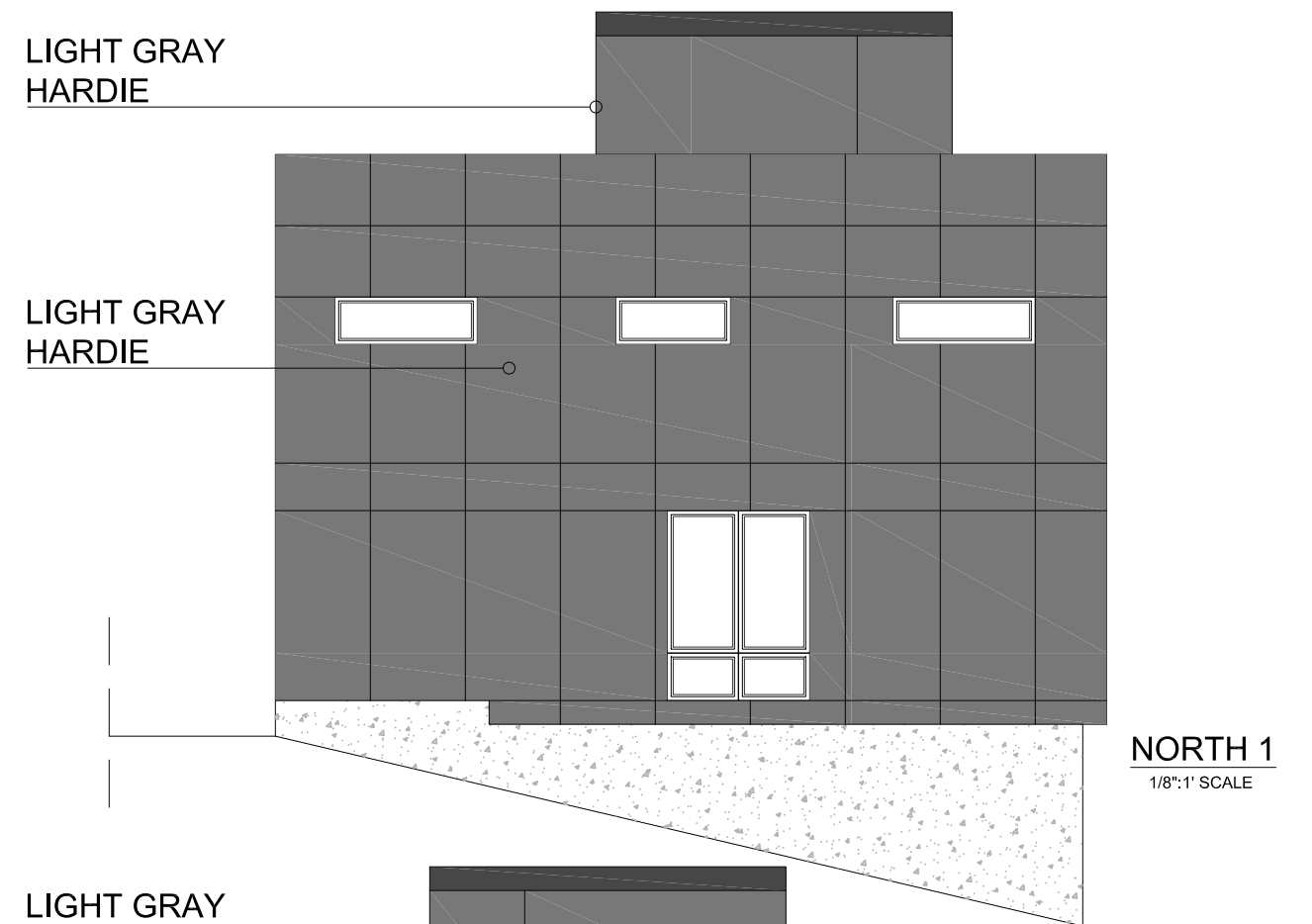




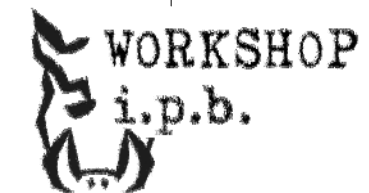


 **ROOF**  
 1/8"=1' SCALE

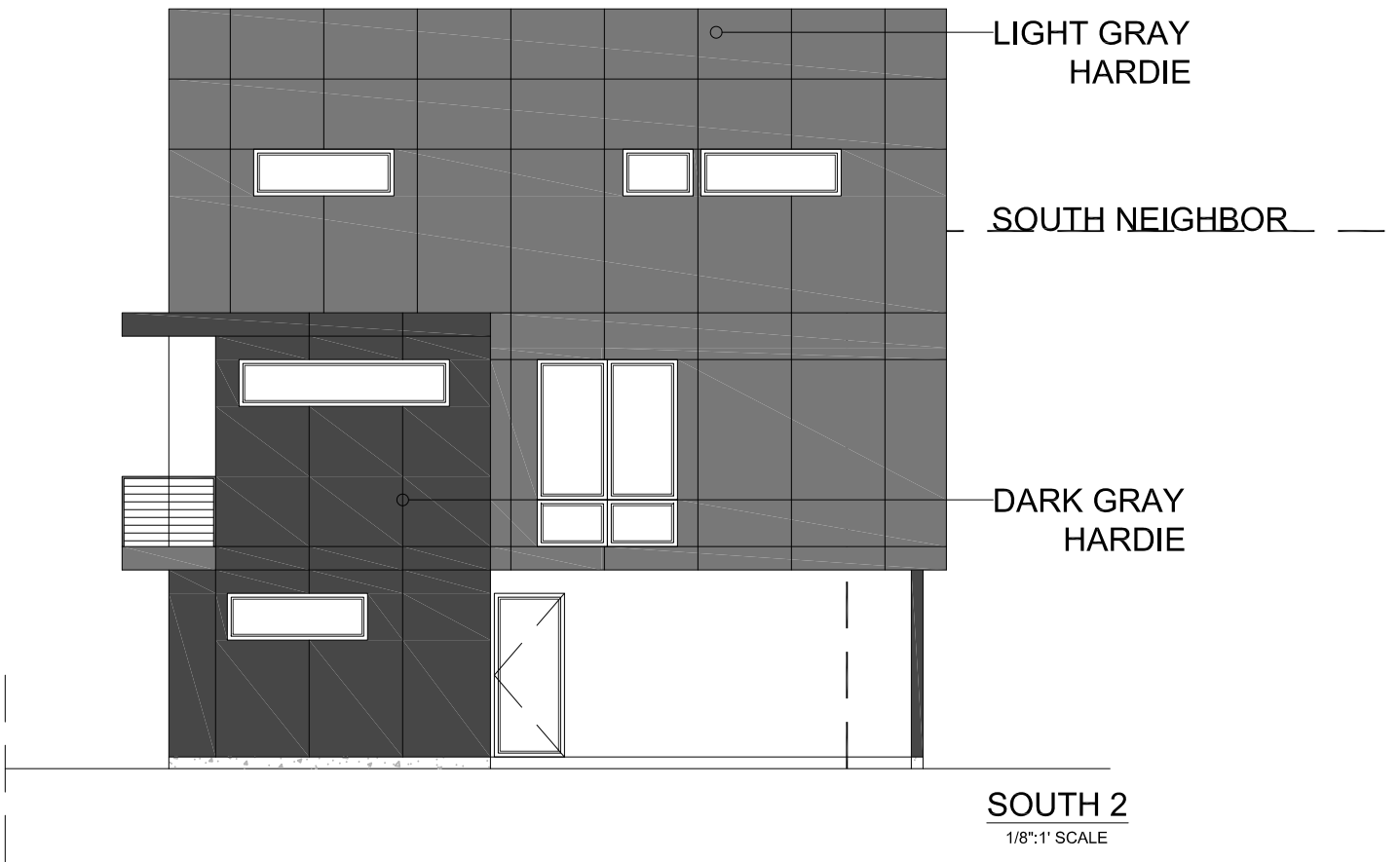
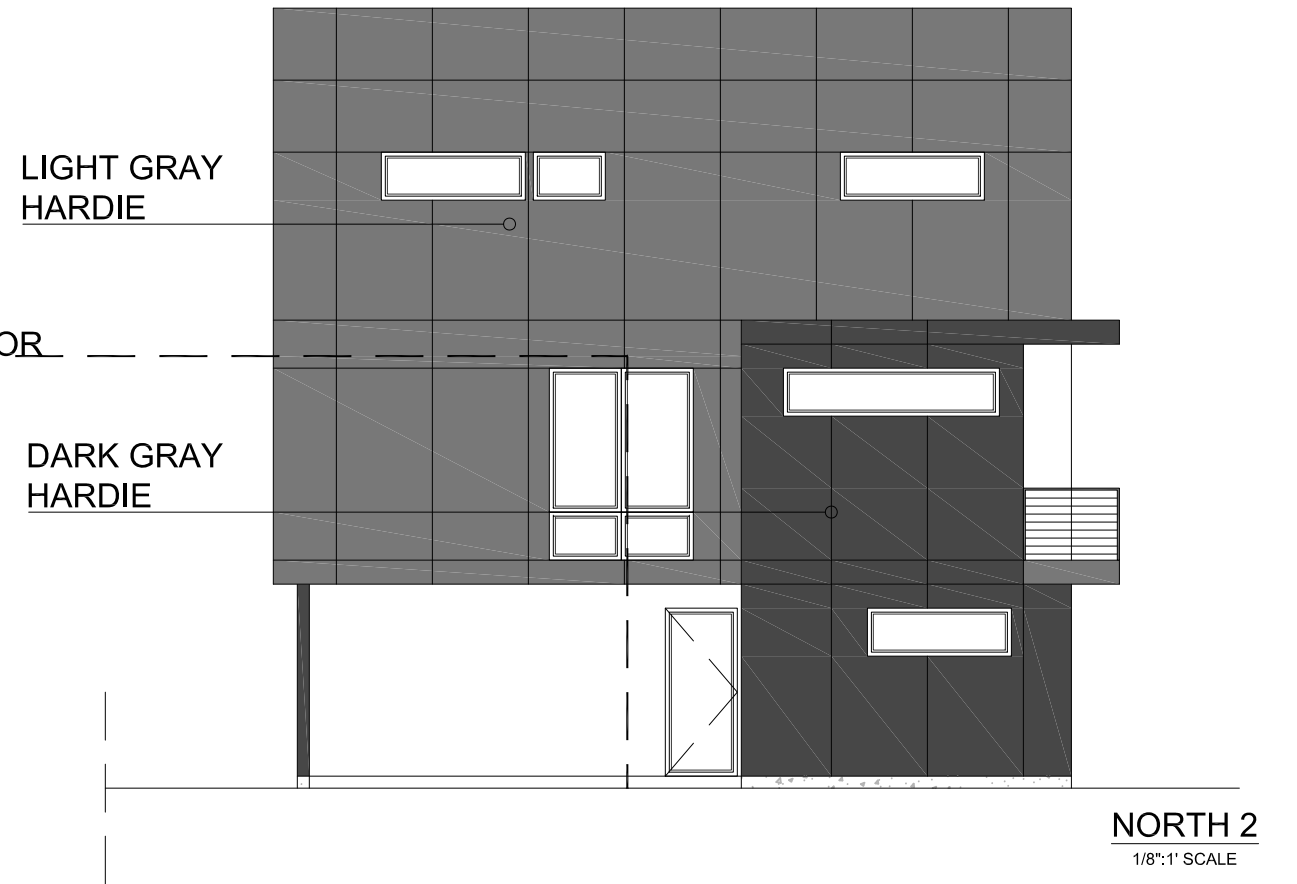




**WEST 1**  
1/8":1' SCALE



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EAST  
NO SCALE



WEST  
NO SCALE



NORTH  
NO SCALE



SOUTH  
NO SCALE

EAST STRUCTURE



EAST  
NO SCALE



WEST  
NO SCALE



NORTH  
NO SCALE



SOUTH  
NO SCALE

WEST STRUCTURE

