

6033 36TH AVE SOUTH, SEATTLE, WA 98118
Streamlined Design Review #3027226

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PROJECT INFORMATION

ADDRESS	6033 36TH AVE SOUTH SEATTLE, WA 98118
TAX ID NUMBER	9418400050 & 9418400055
SDCI PROJECT #	SDR: 3027226
	BUILDING: 6592250
LOT SIZE	9,540 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING STREET SEATTLE, WA 98144
OWNER/APPLICANT	JONATHAN COOPER 16616 SE 161ST ST COVINGTON, WA 98042

PROPOSAL Construct 1-3 story townhouse (8 Units)

KEY METRICS

Zone:	LR3
Lot size:	9,540 SF
FAR:	9,540 sf x 1.4 = 13,356 sf allowed (th/s+built green+paved alley) 12,982 sf proposed.
Structure Height:	30' + 3' shed and 10' penthouse bonus
Units:	8 units proposed
Parking:	1 space per dwelling proposed

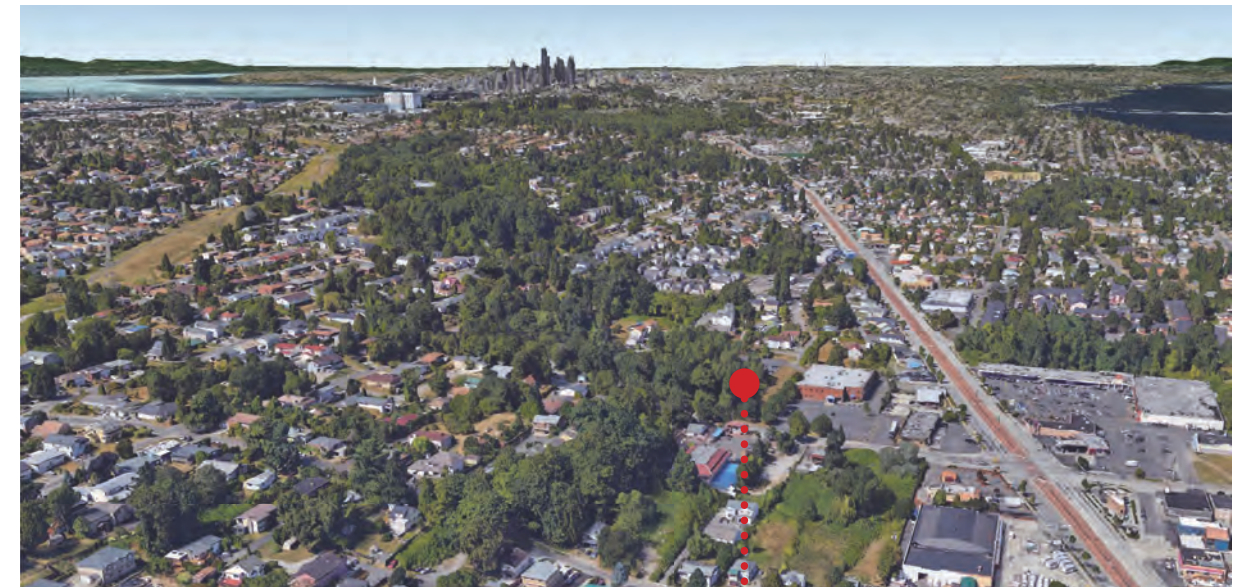
ANALYSIS OF CONTEXT The site is located on the southern-most edge of Beacon Hill along 36th Ave South, a new residential street connecting South Spencer Street to the north and South Graham Street to the south. It is 1 block west from Martin Luther King Jr Way South and will be the new residential edge for neighborhoods to the west and to the north. The site is located near an existing wetland, which provides strong vegetative buffering on the north, west, and south sides of the project.

EXISTING SITE CONDITIONS A drawing of existing site conditions indicating topography, location of adjacent structures, and other physical features can be found on page 6.

SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 13. A preliminary landscape plan can be found on page 15.

ARCHITECTURAL CONCEPT See page 10 for concept statement, diagrams, and images.

DESIGN GUIDELINES See page 12 for Design Guideline Responses.

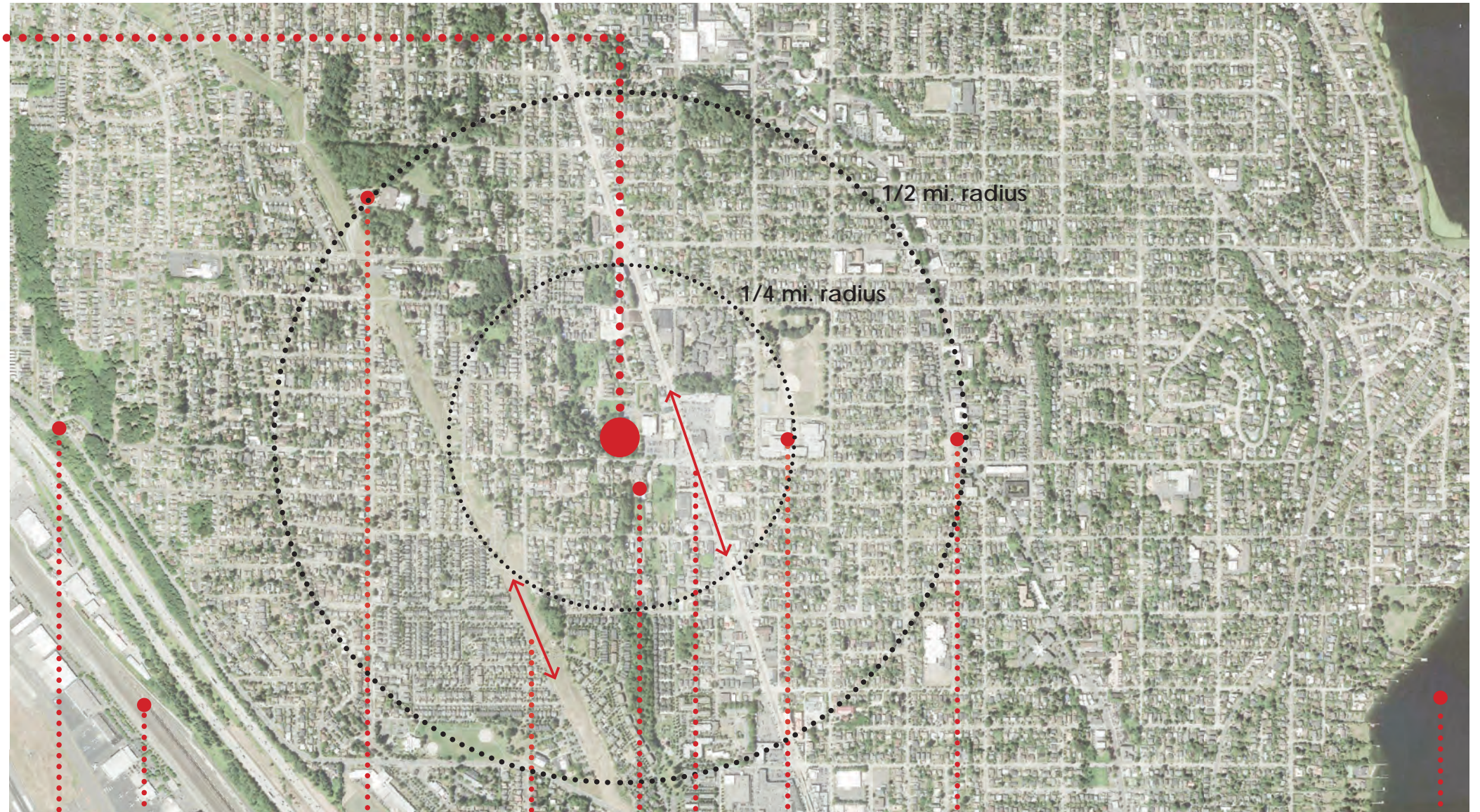


Project site looking northwest

Project site looking southeast



SITE ANALYSIS



- Boeing Field
- Dearborn Park International School
- Chief Sealth Trail
- Colam Pagoda
- Martin Luther King Jr. Way S. (frequent transit corridor)
- Aki Kurose Middle School
- Rainier Ave. business district
- Lake Washington
- I5 access from S Graham

VICINITY ANALYSIS

ZONE: LR3

ADJACENT ZONES:



SF 5000



LR3



C1-65



C1-40

BUS ROUTES: Martin Luther King Jr. Way S & S Raymond St, 106



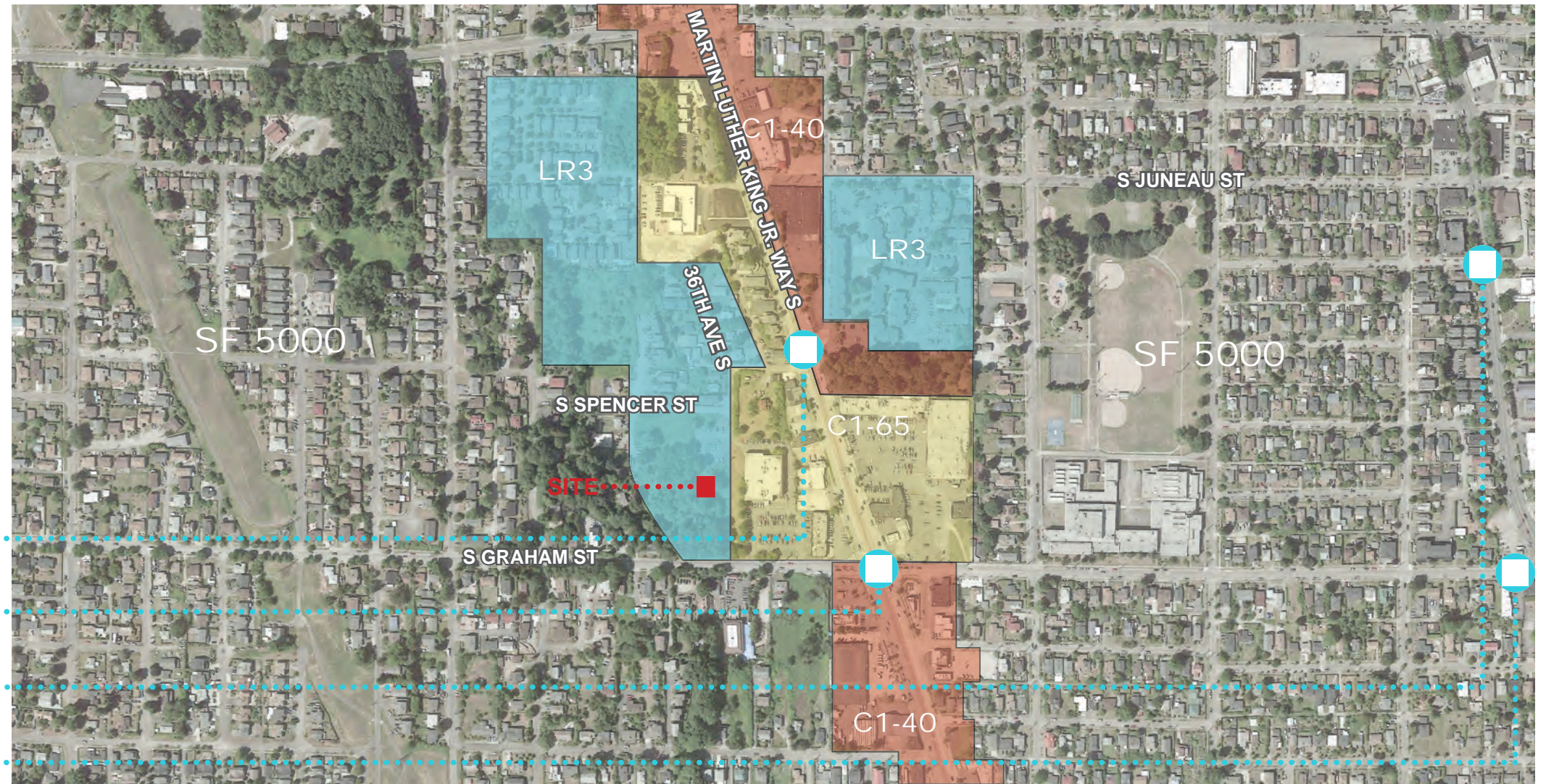
Martin Luther King Jr. Way S & Graham St, 106



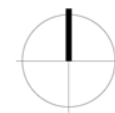
Rainier Ave S & Kenny St, 7



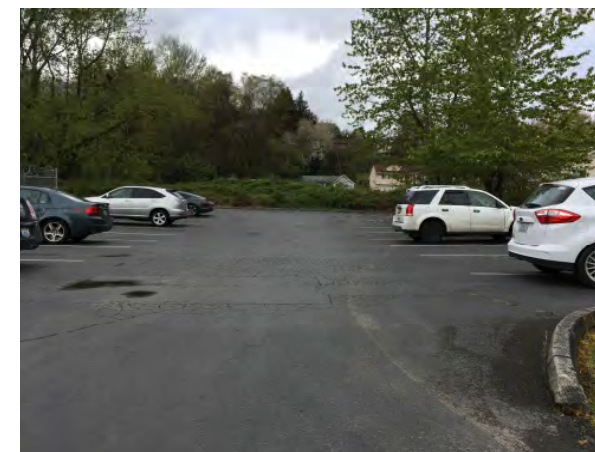
Rainier Ave S & Graham St, 7, 9



ZONING ANALYSIS



SITE PHOTOGRAPHS



Spencer St Looking West

36th Ave S & Spencer St Looking South

36th Ave S & Spencer St Looking SouthWest

36th Ave S & Spencer St Looking West

36th Ave S & Spencer St Looking NorthWest

LEGAL DESCRIPTION

LOTS 4 & 5 IN BLOCK 2 OF O. L. WILLETT'S ADDITION, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 10, RECORDS OF KING COUNTY AUDITOR;

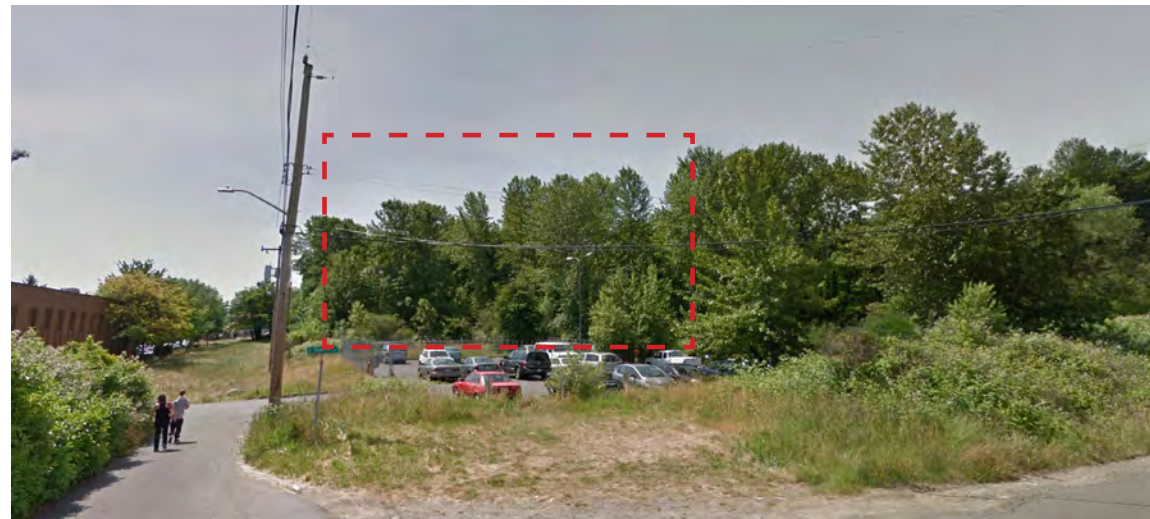
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

TAX PARCEL NUMBERS

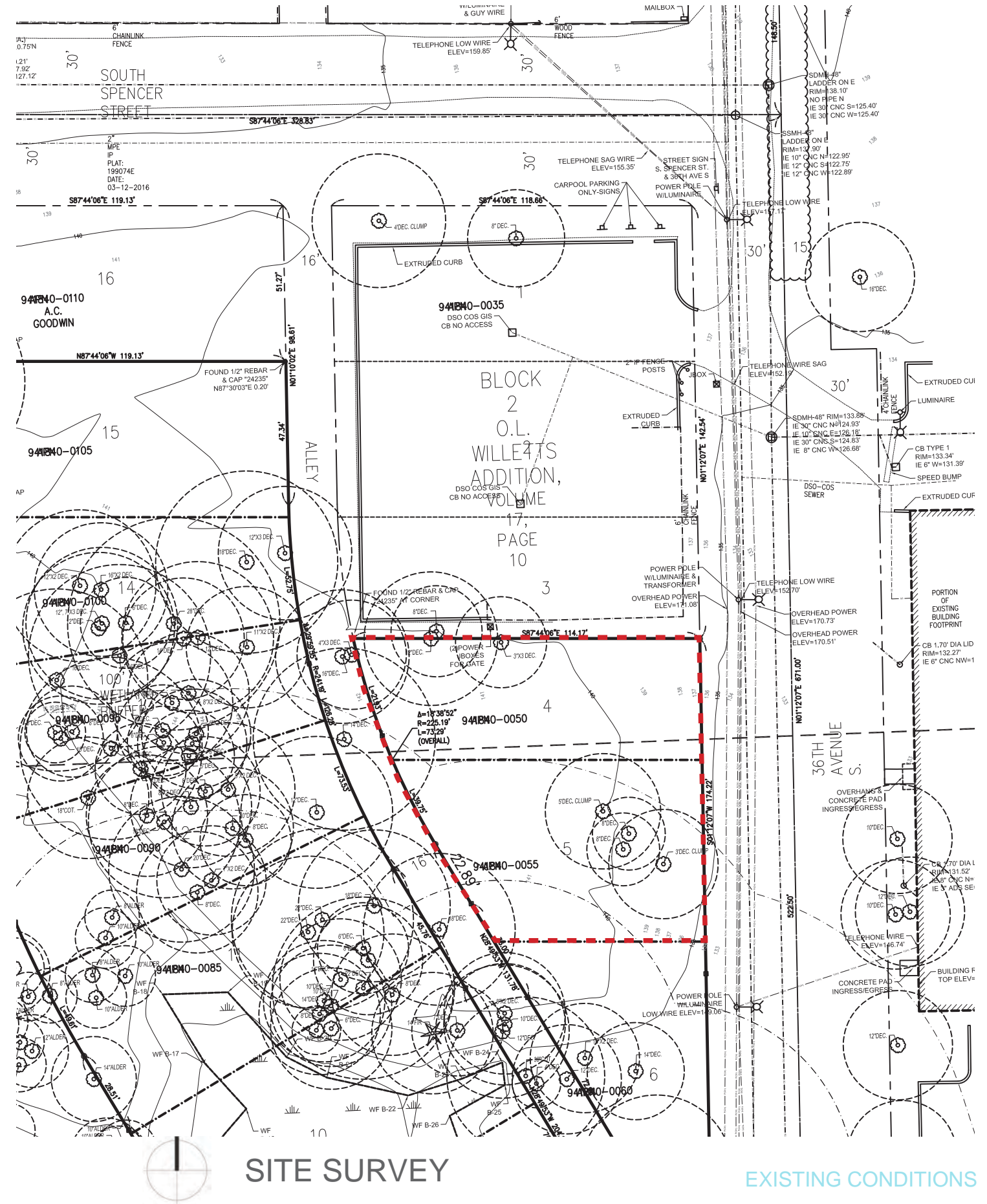
9418400050 & 9418400055



THE SITE FROM GRAHAM ST LOOKING NORTHWEST



THE SITE FROM SPENCER ST & 36TH AVE S, LOOKING SOUTH



EXISTING CONDITIONS



SITE

1. S SPENCER ST ELEVATIONS, LOOKING SOUTH



2. PARKING LOT, DSHS -LOOKING WEST

SITE (BEYOND OBSTRUCTIONS)

STREET LEVEL



S GRAHAM ST, LOOKING NORTH

SITE



S GRAHAM ST, LOOKING SOUTH

ACROSS FROM SITE

STREET LEVEL



S GRAHAM ST, LOOKING NORTH



S GRAHAM ST, LOOKING SOUTH

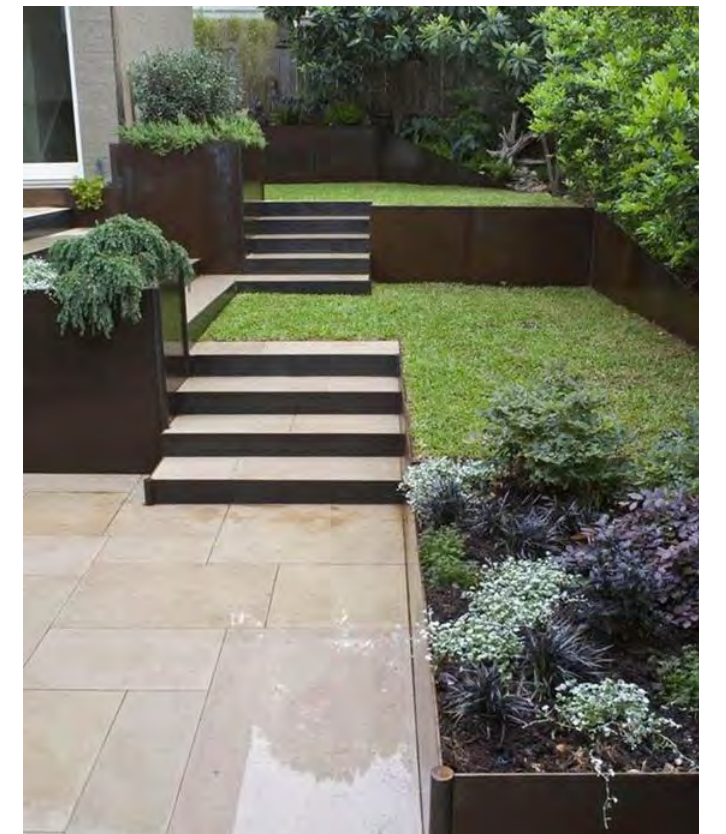
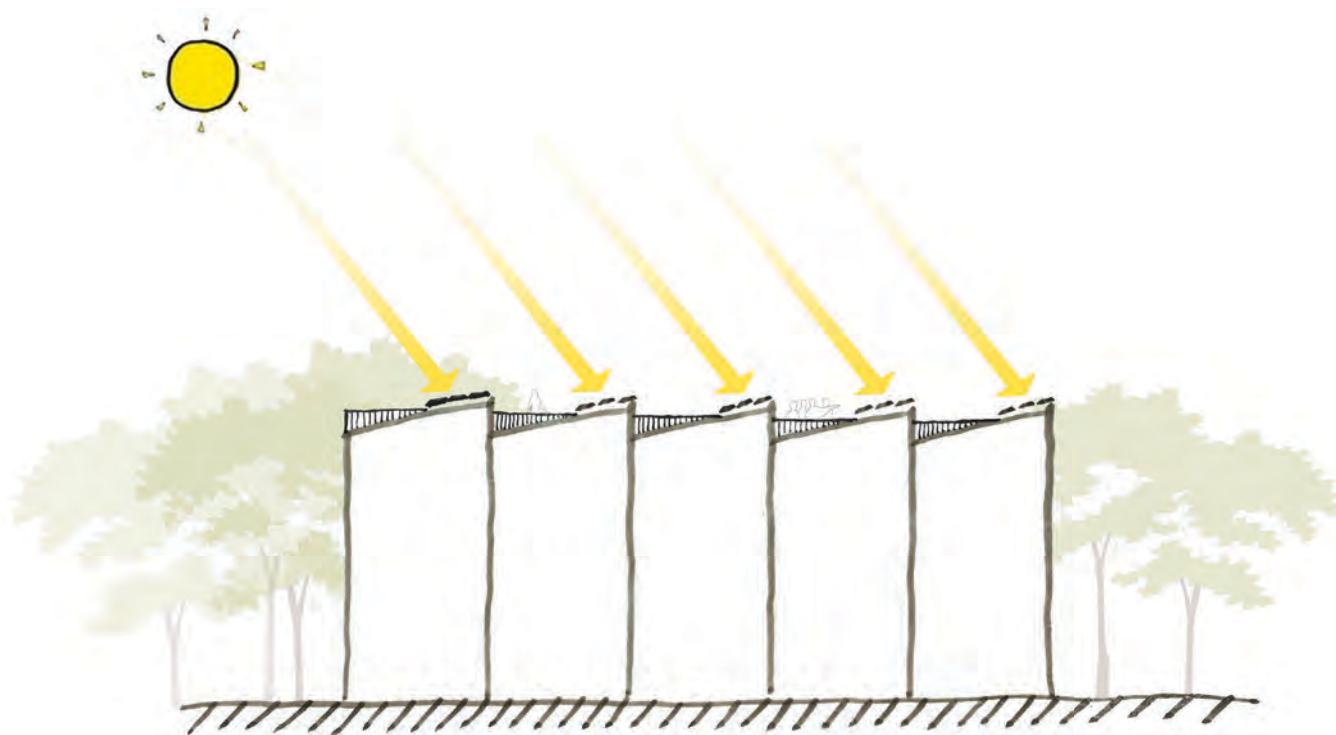
CONCEPT:

Because the site is surrounded by wetland buffering, a strong street-front presence was critical in order to activate a new residential edge along 36th Ave South. The uniqueness of these existing site conditions provided an opportunity to create a precedent of medium density with sensitive scale and massing in an evolving area.

The project emphasizes functional form through the utilization of shed roofs. This not only help articulate massing throughout the project, identify individual units, but is creates an organizational strategy. This strategy is enhanced by providing links between units with the use of decks, patios, and balconies at multiple levels, promoting interactions between neighbors. Moreover, the south facing shed roof form also provides future solar opportunities.



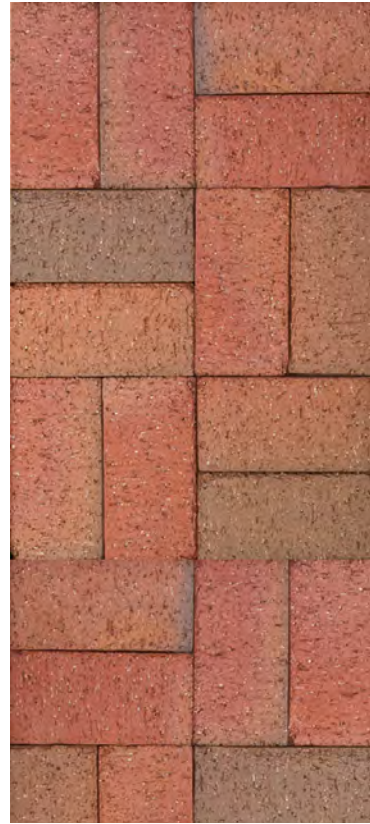
Precedents



CONCEPT

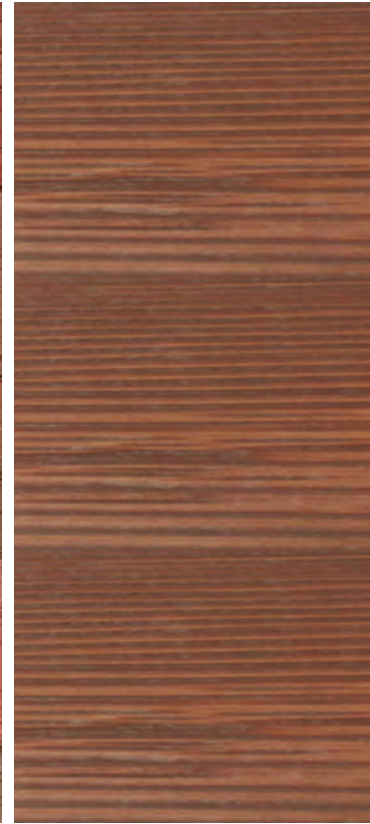


PRECEDENT



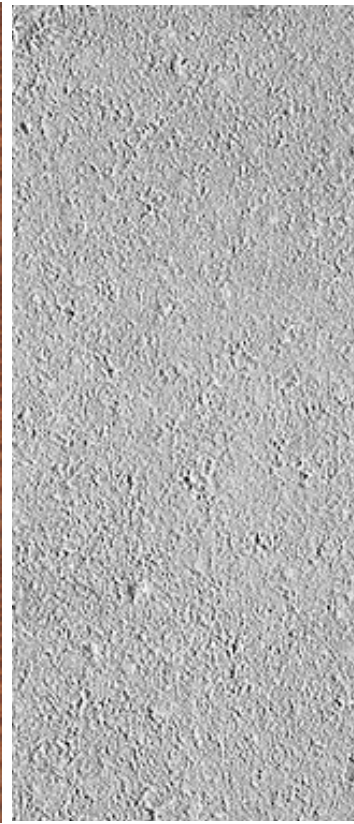
1

BRICK PAVERS



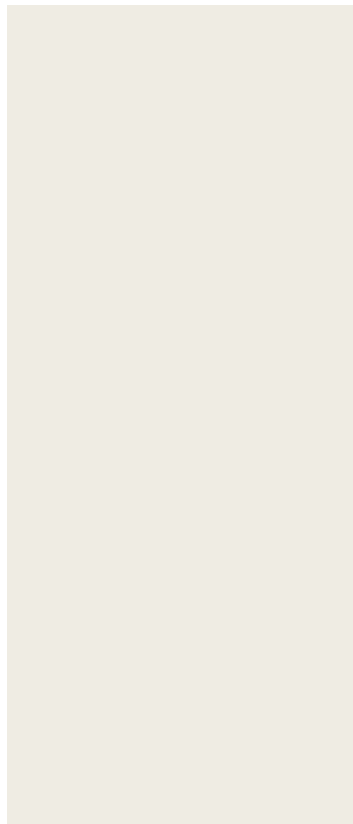
2

HARDIE CEDARMILL
ROSE WOOD



3

CAST-IN-PLACE CONCRETE



4

CEMENTITIOUS PANEL
SW 7551 - GREEK VILLA



5

CEMENTITIOUS PANEL
SW 7083 DARKROOM

DESIGN GUIDELINES

DESIGN RESPONSE

CS1. Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

d. Plants and Habitat

The wetland is incorporated as a unique on-site and off-site feature. Required wetland buffering setbacks create a piece of maintained natural habitat to south of the site. Building configurations and the utilization of open space directly interact with this buffer.

CS3. Architectural Context and Character

Contribute to the architectural character of the neighborhood

The neighborhood is evolving, the project should establish a positive and desirable context.

a. Emphasis Positive Neighborhood Attributes

The project site is the new residential edge for developing neighborhoods directly to the north and west. The evolving character of the area provides the opportunity for the project to establish a precedent for new development. Because parking is accessed from the rear of the site along the existing alleyway, a strong residential edge is able to be established along 36th Avenue South, which will be a new visual gateway for the area.

PL1. Open Space and Connectivity

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

c. Outdoor Uses and Activities

Motivated by the unique natural context, a series of patios, balconies, and decks help create indoor and outdoor connections on multiple levels throughout the project. A series of decks on the second and third floors surround the central parking courtyard that can serve as the stage for larger community functions. This series of private, semi-private, and public space promote connections with neighbors and are an inspiration for the project as a whole.

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

Existing wetland conditions provide natural vegetative buffering to the north, east, and south sides of the project. Three unit entrances are located on the western, alley side. A clear residential path connects the drive and the unit entries, The location of decks along the central courtyard aid in surveillance of the common area. Hardscape design provides a distinction between open space and a pedestrian walk to help navigate.

Because parking is accessed in the rear of the site, the front units along 36th Ave South are able to hold a strong residential street edge, allowing for passive surveillance. The units are elevated from the street edge which helps create a sense of privacy.

PL3. Street Level Interaction

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

Optimize the arrangement of uses and activities on site.

a. Entries

Five rowhomes hold a strong residential edge along 36th Ave South. Existing site topography allows the units to be elevated above the street, creating patio spaces near front entries. The massing of the building highlights the entries further as they are used to divide up the shed roof form along eastern façade. These main entrances are detailed with awnings, addressing, and lighting features. Seven feet wide landscape buffer along with street trees also play an important role of softening the street edge.

DC2. Architectural Concept

An architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Strive for articulation on all facades. Provide scale and texture through secondary architectural features and materials

a. Massing

The rowhomes along 36th Ave South provide a clear rhythm along a new residential edge for the neighborhood. The series of shed roofs described in the project concept not only provide locations for potential solar paneling with southern exposure, but help create privacy at the roof deck level for residents. The use of this highly functional element along with the emphasis of entries creates units sensitive in scale and massing.

b. Architectural and Facade composition

c. Secondary Architectural Features

A similar strategy is utilized for the units similar in size to the front. The bookended unit, townhome 8, is a specialized anchor that creates visual interest along the south façade of the project. The use of architectural fins and deck elements help enhance the shed roof form as well as provide a cohesive articulation that is seen throughout the project.

d. Scale and Texture

DC4. Exterior Elements and Finishes

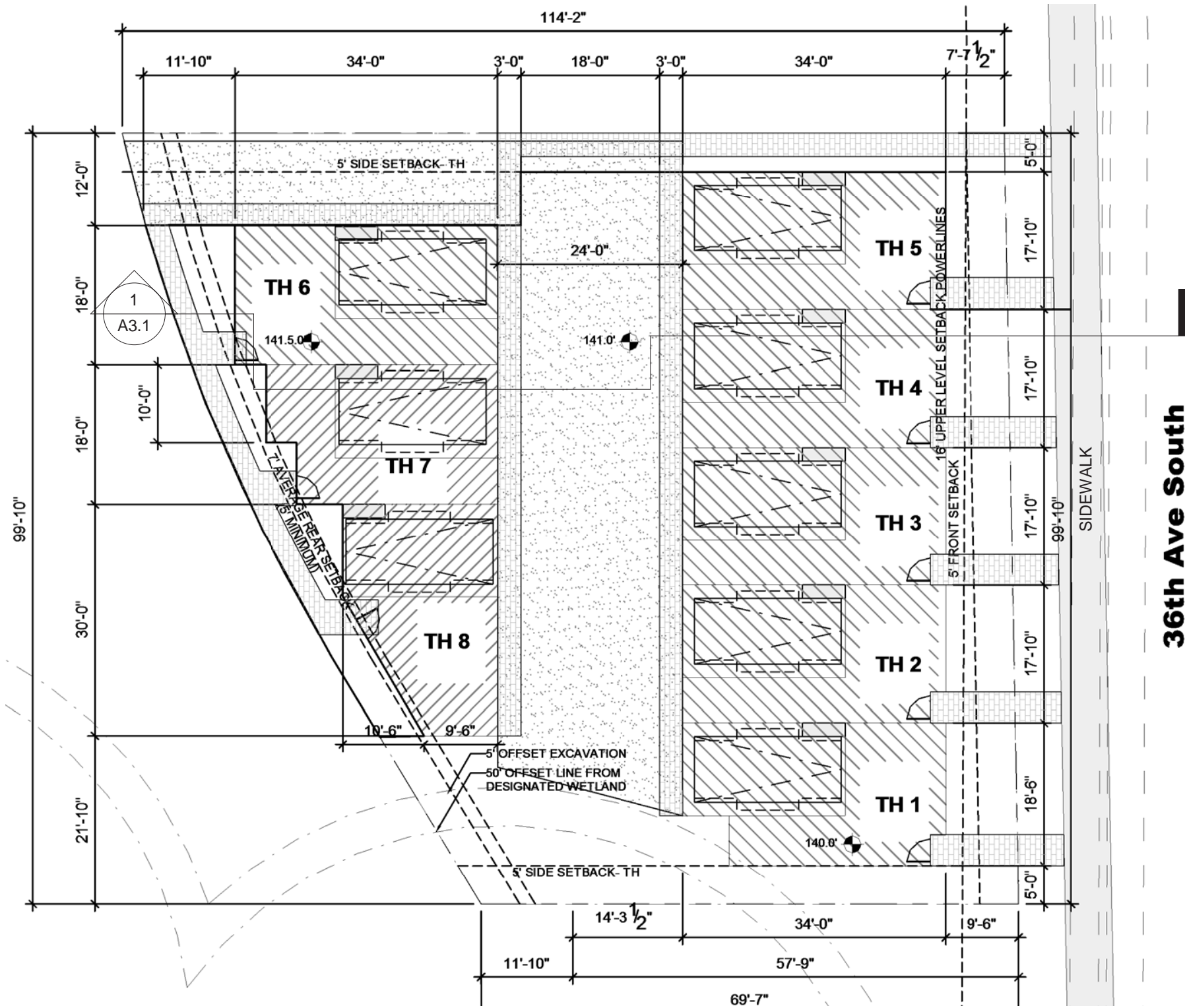
Use appropriate and high quality elements and finishes for the building and its open spaces.

a. Exterior Elements and Finishes

c. Lighting

A neutral material pallet was purposefully utilized in consideration of the unique natural context. Wood as highlighting material can be seen throughout the project. It is purposefully utilized at the pedestrian level and creates a cohesive base for the project. Pattern is brought through the project through a series of metal balconies and deck railings.

d. Trees, Landscape and Hardscape Material



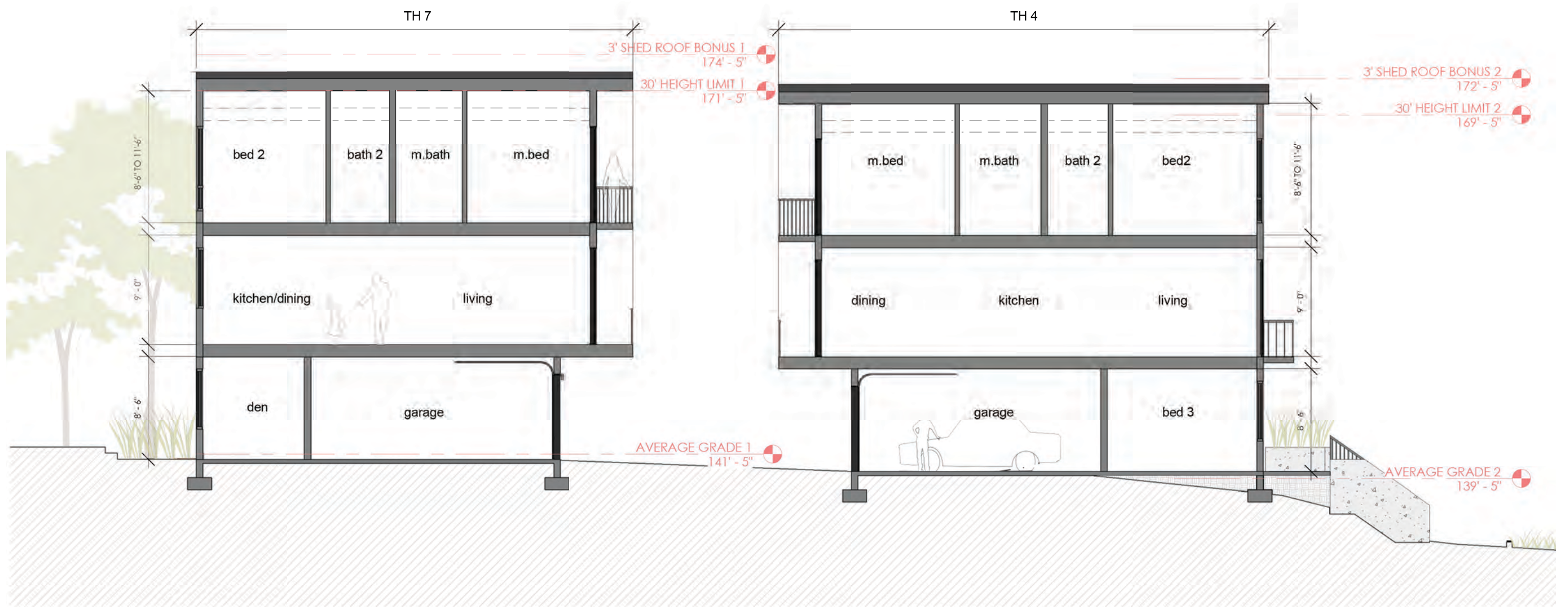
1 Site Plan
1/16" = 1'-0"

	Required	Provided	% Difference
Front:	7' average, 5' minimum	9' average, 7'-8" min.	Compliant
Side (north):	5' minimum	5' min.	Compliant
Side (south):	5' minimum	5' min.	Compliant
Rear:	7' average, 5' minimum	7.5' average, 5'-2" min.	Compliant

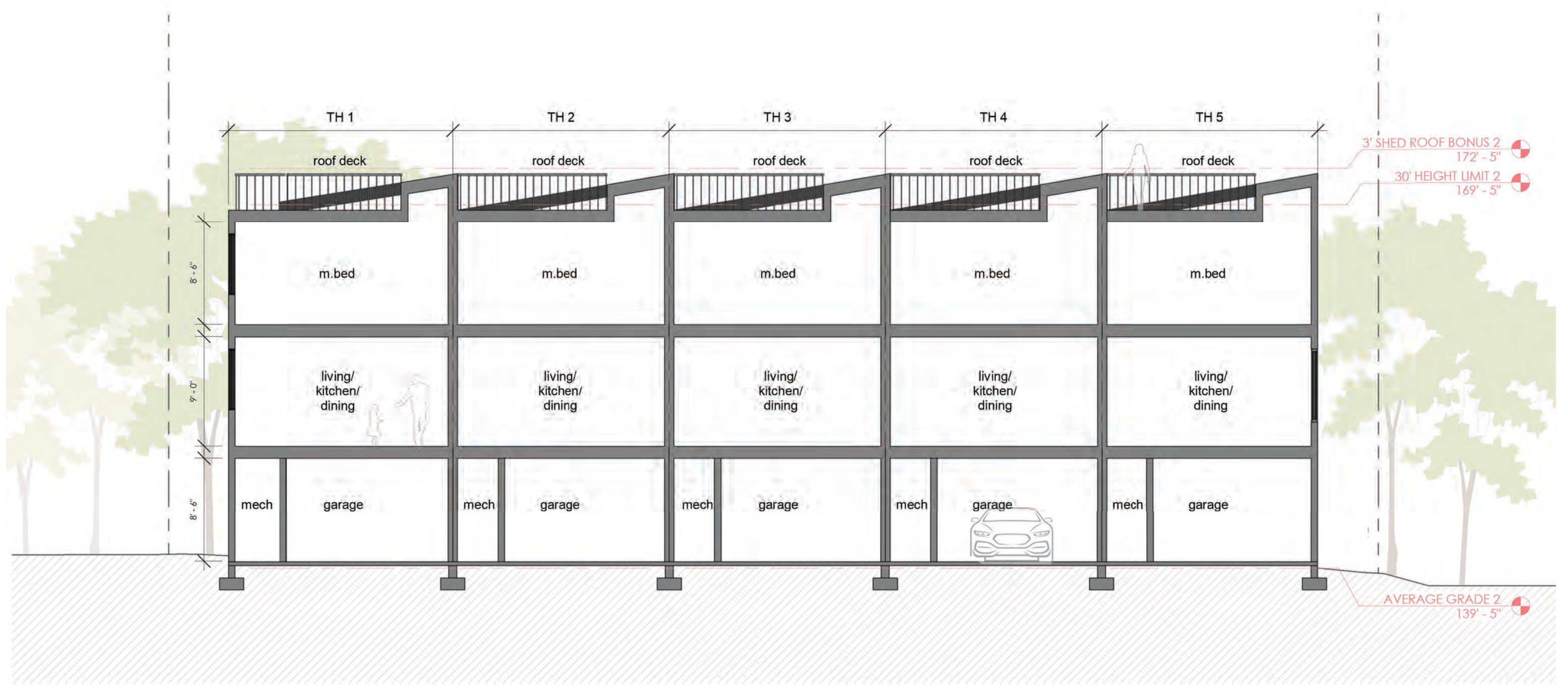


BIRD'S EYE VIEW





1 EAST WEST SECTION
 1/8" = 1'-0"



② NORTH SOUTH SECTION
 1/8" = 1'-0"



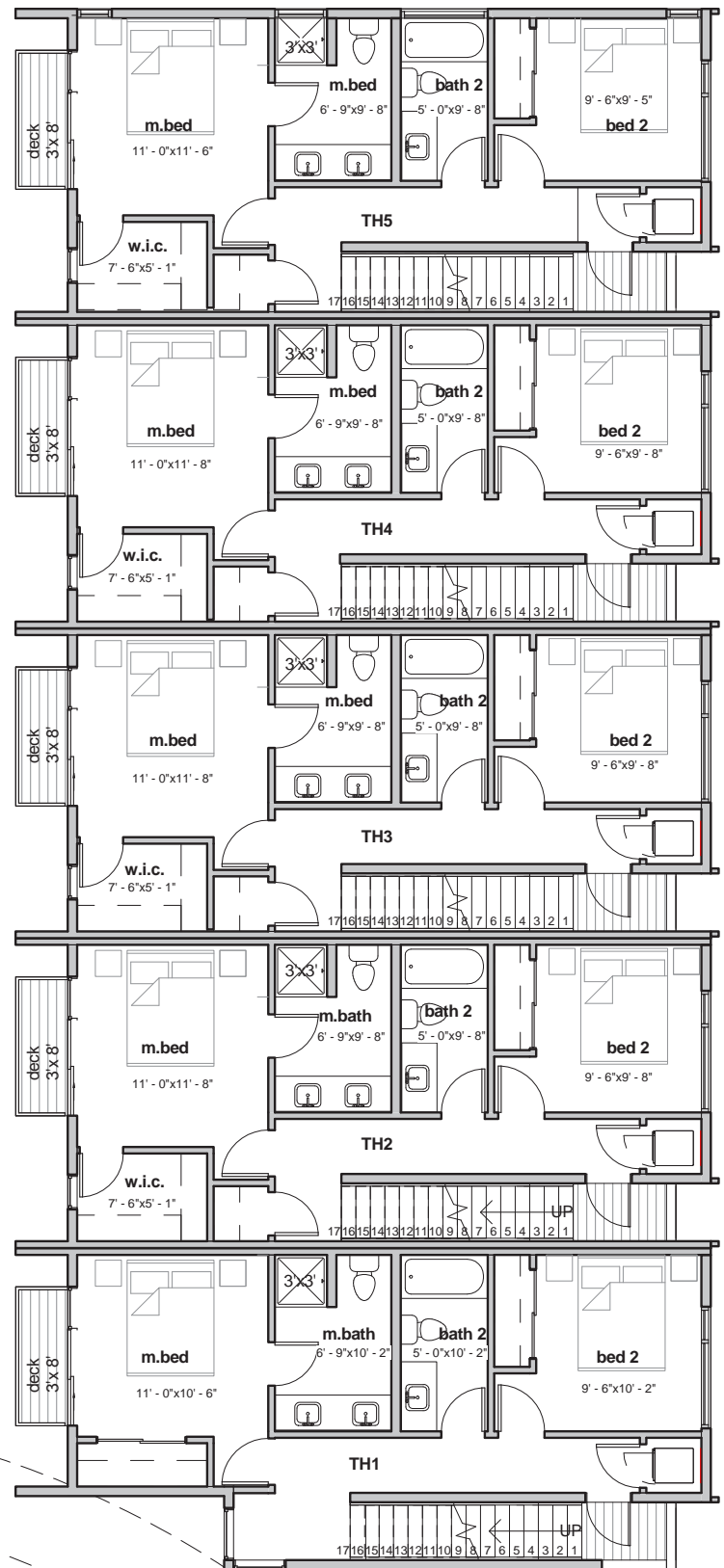
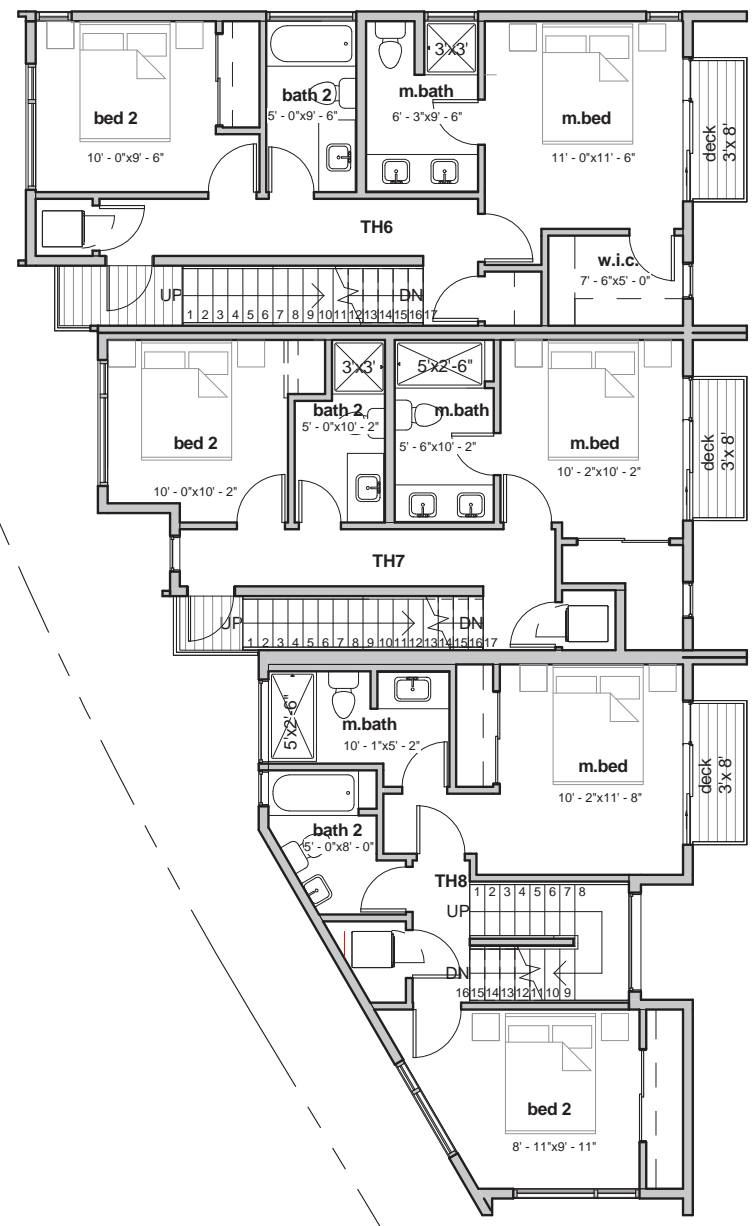
SIDEWALK

36 AVE

1 Level 1
3/32" = 1'-0"



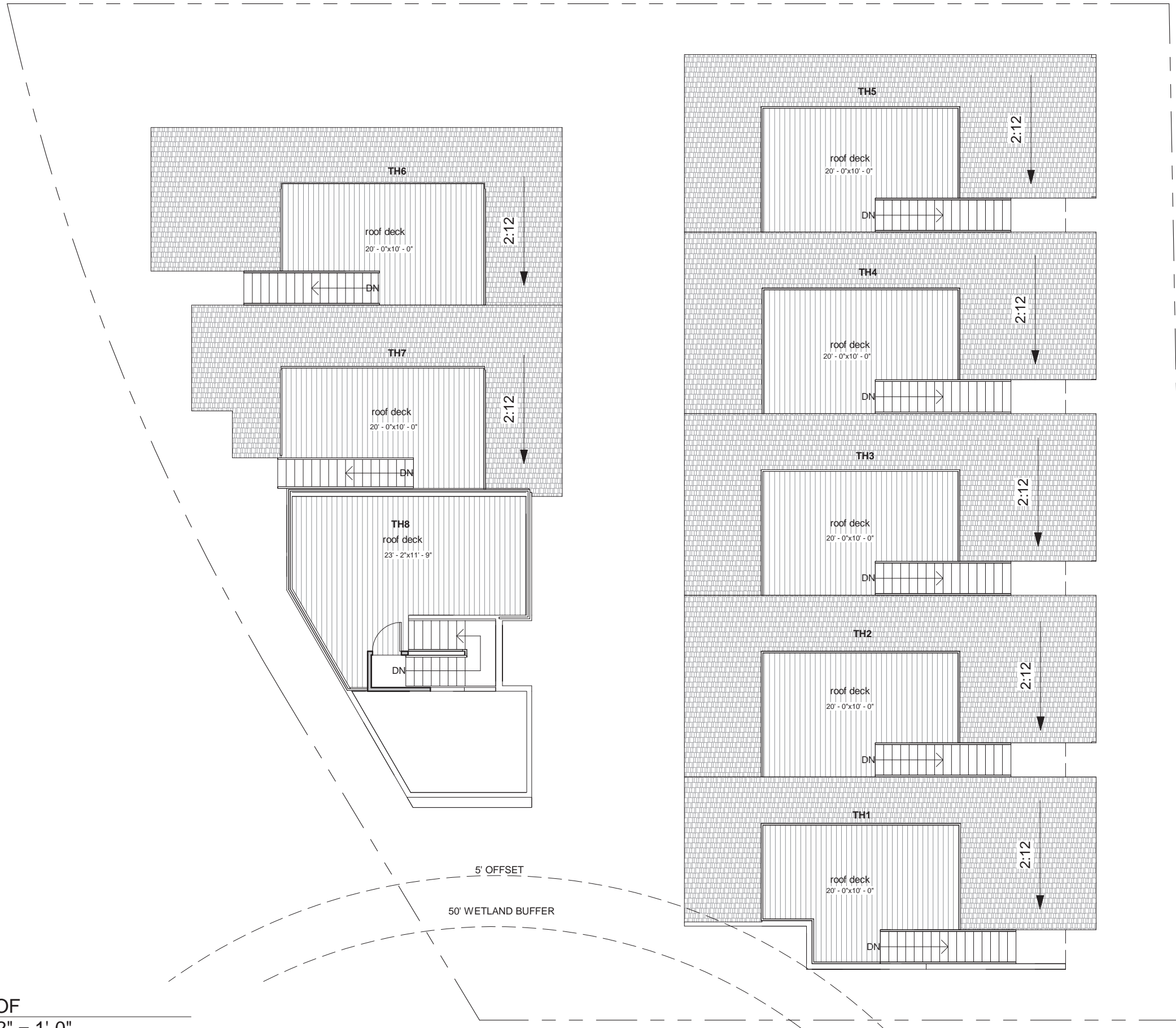
1 Level 2
 3/32" = 1'-0"



5' OFFSET

50' WETLAND BUFFER

1 Level 3
3/32" = 1'-0"



1 ROOF
3/32" = 1'-0"



① 36 AVE (EAST) ELEVATION
 1/8" = 1'-0"



OPEN RAIL, TYP.

10'X4' CEMENTITIOUS PANEL SIDING, WHITE

10'X4' CEMENTITIOUS PANEL SIDING, CHARCOAL

HARDIE CEDARMILL, ROSEWOOD

① PARKING COURT-WEST
1/8" = 1'-0"



① PARKING COURT EAST
1/8" = 1'-0"



10'X4' CEMENTITIOUS PANEL SIDING, WHITE

OPEN RAIL, TYP.

10'X4' CEMENTITIOUS PANEL SIDING, CHARCOAL

HARDIE CEDARMILL, ROSEWOOD

① ALLEY WEST
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



36th Ave S looking west towards project site

RENDERINGS



Alleyway looking south towards project site

RENDERINGS



Wetland looking north towards project site

RENDERINGS



Parking Court

RENDERINGS



Parking court looking east

RENDERINGS



Parking court looking west

RENDERINGS