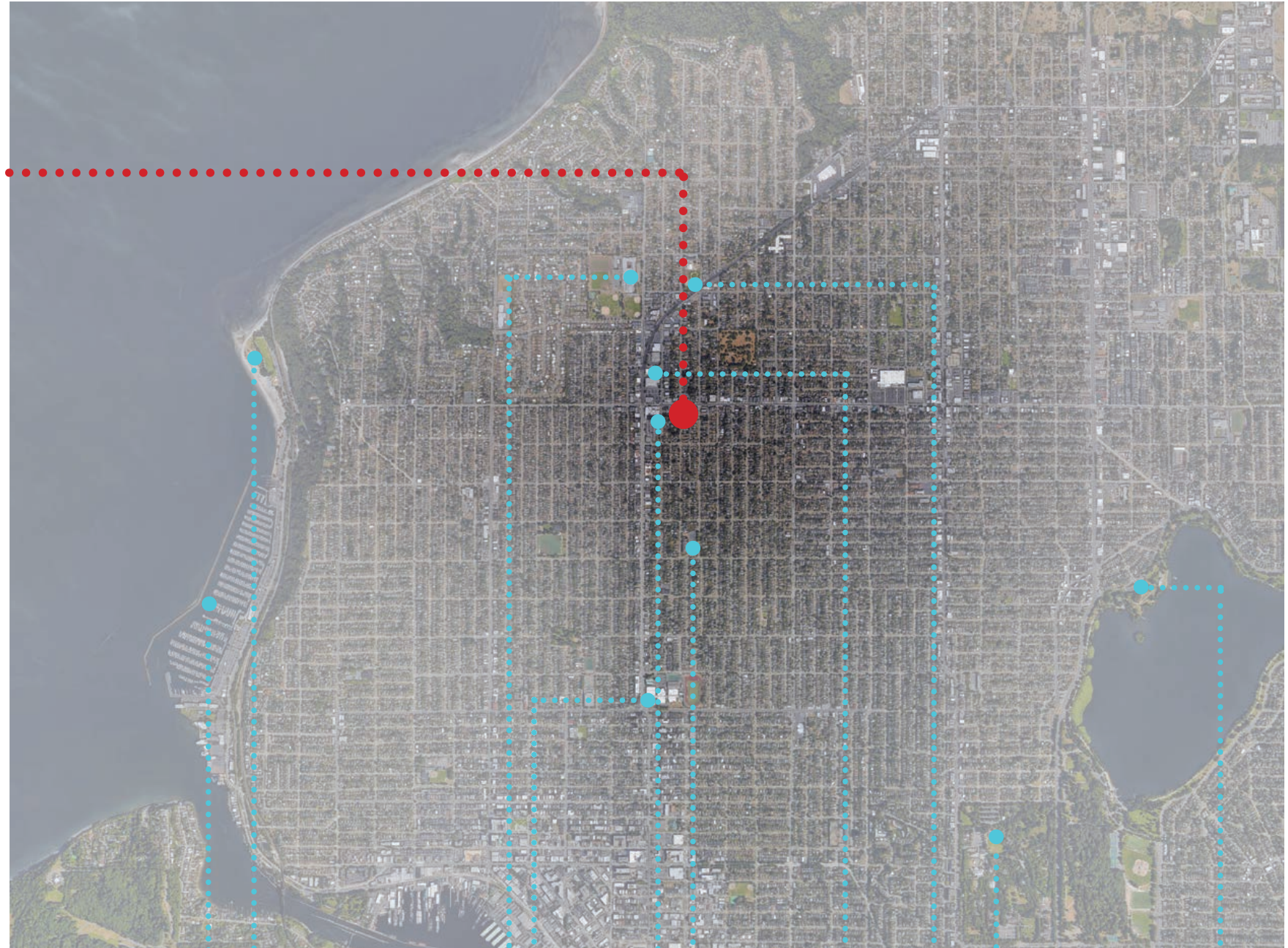



## TABLE OF CONTENTS

<b>CONTEXT</b>	PROJECT INFORMATION   p.2 VICINITY ANALYSIS   p.3 ZONING ANALYSIS   p.4 SITE ANALYSIS   p.5 STREET LEVEL   p.6 EXISTING CONDITIONS   p.7 LBA LINEWORK   p.8
<b>APPROACH</b>	CONCEPT   p.9 DESIGN GUIDELINES   p.10
<b>DESIGN</b>	SITE PLAN   p.11 LANDSCAPE PLAN   p.12 SECTION   p.13 - 14 PLANS   p.15 - 18 ELEVATIONS   p.19 - 21 RENDERINGS   p.22 - 24

## PROJECT INFORMATION

<b>ADDRESS</b>	8354 14TH AVENUE NW SEATTLE, WA 98117
<b>TAX ID NUMBER</b>	2921700006
<b>SDCI PROJECT #</b>	SDR: 3028468  BUILDING: 6597269
<b>LOT SIZE</b>	4,879 SF
<b>ARCHITECT/PROJECT CONTACT</b>	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST, SEATTLE, WA 98144
<b>OWNER/APPLICANT</b>	NORTHWEST BUILDERS FINANCE JOHN JACKELS 7900 SE 28TH STREET, SUITE 320 MERCER ISLAND, WA 98040




Schilshol Bay Marina 

Golden Gardens Park Bath House 

Whitman Middle School 


Ballard High School 


Whittier Elementary School 

Baker Park 

Crown Hill Shopping District 

Crown Hill Park 

Woodland Park Zoo 

Seattle Public Theater 

VICINITY ANALYSIS

**ZONE:** LR2 RC

**ADJACENT ZONES:** LR2 RC  
SF 5000  
NC2-40

**BUS ROUTES:** **D** - Crown Hill to Ballard  
to Seattle Center West  
to Downtown Seattle

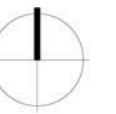
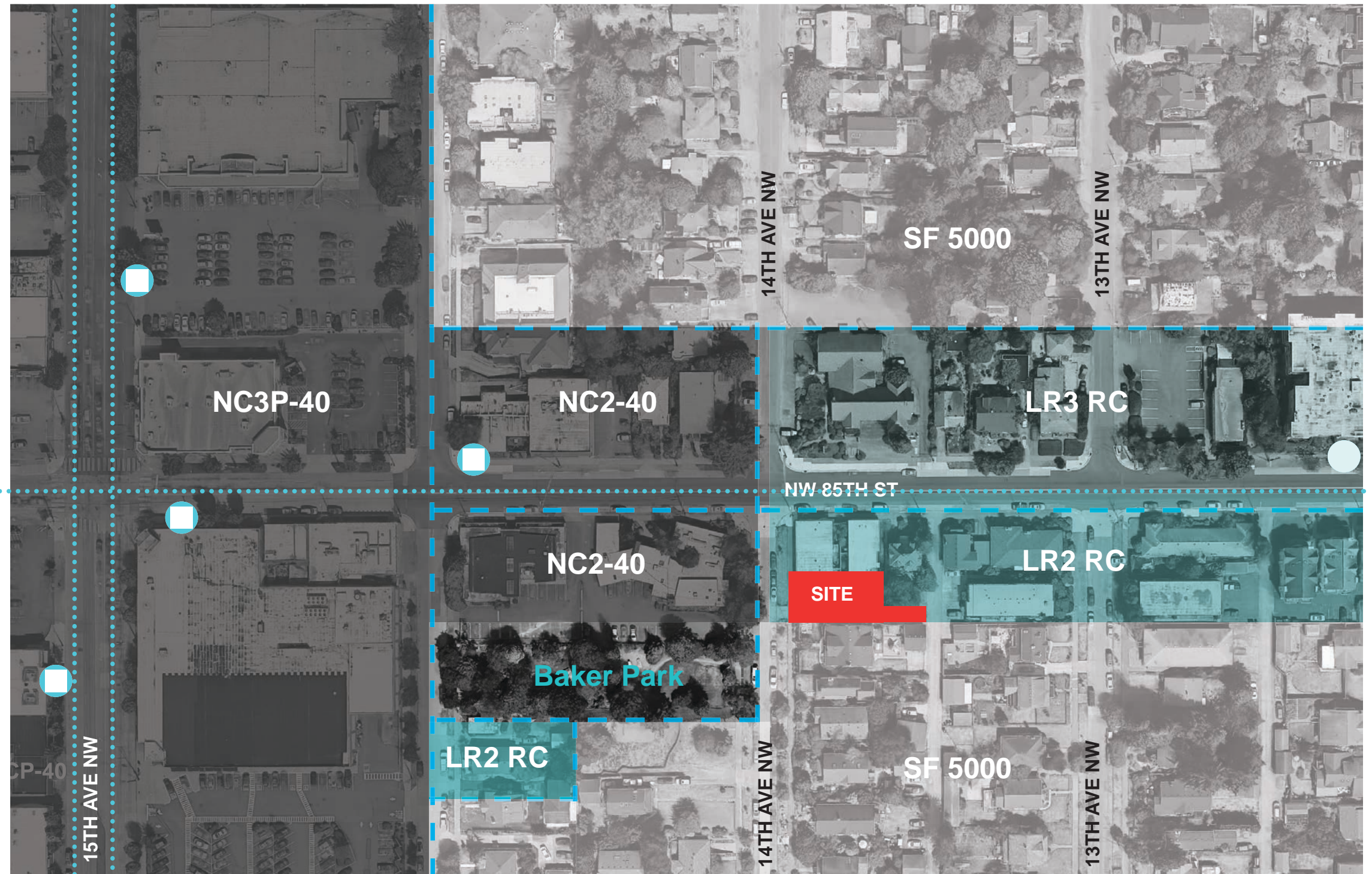
**15** - Blue Ridge to Crown Hill  
to Downtown Seattle

**48** - Mt Baker TC to University  
District

48 Line

15/D Line

15/40/D Line



**PROPOSAL** 8354 14th Avenue NW is currently (1) lot with a multi-family structure. The applicant proposes to remove the existing structure and driveway and develop (5) townhouses with (2) open tandem parking stalls. There will be future unit lot subdivision.

**KEY METRICS**

<b>Zone:</b>	<b>LR2</b>
<b>Lot size:</b>	4,666 SF
<b>FAR:</b>	4,666 sf x 1.3 = 6,066 sf allowed (THs + Built green)
<b>Structure Height:</b>	30' + 4' parapet allowance & 10' penthouse
<b>Units:</b>	<b>(5)</b>
<b>Parking:</b>	(2) open tandem residential stalls

**ANALYSIS OF CONTEXT** The project is located in the neighborhood of Crown Hill, located two blocks east of the heavily trafficked 15th Ave NW arterial road and commercial district. The property is bounded on the western edge by 14th Ave NW - a smaller residential street, an alleyway to the east, and NW 85th Street which runs east-west along the adjacent property to the north. The site is afforded potential territorial views to the west, and south. These potential views include the Olympic range to the west and the downtown Seattle skyline to the southeast. The neighborhood is comprised of an eclectic mix of styles and uses, ranging from older single family homes, to apartment buildings, and various commercial uses.

**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.

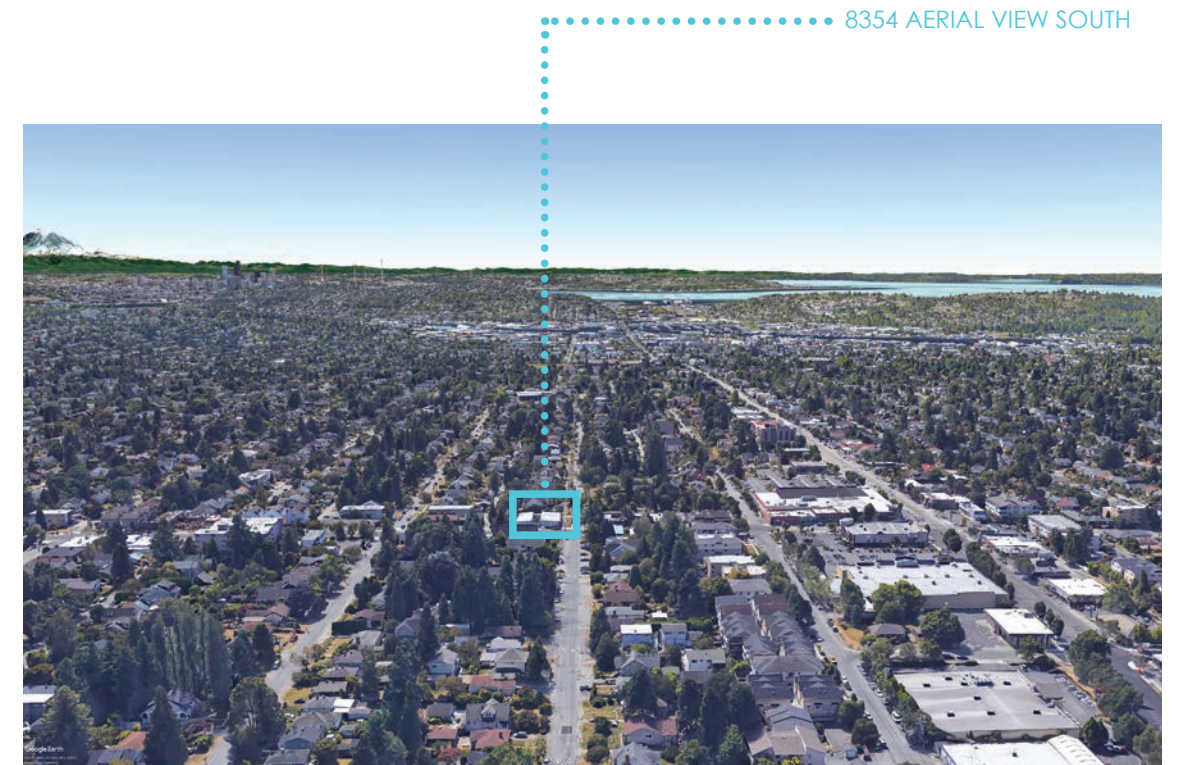
**SITE PLAN** A preliminary site plan including proposed structures and open spaces can be found on page 10.

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

**DESIGN GUIDELINES** See page 9 for Design Guideline Responses.



8354 AERIAL VIEW WEST



8354 AERIAL VIEW SOUTH

**SITE ANALYSIS**

ACROSS FROM SITE



14TH AVENUE NW

14TH AVENUE NW

SITE



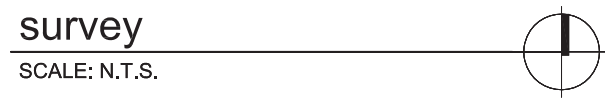
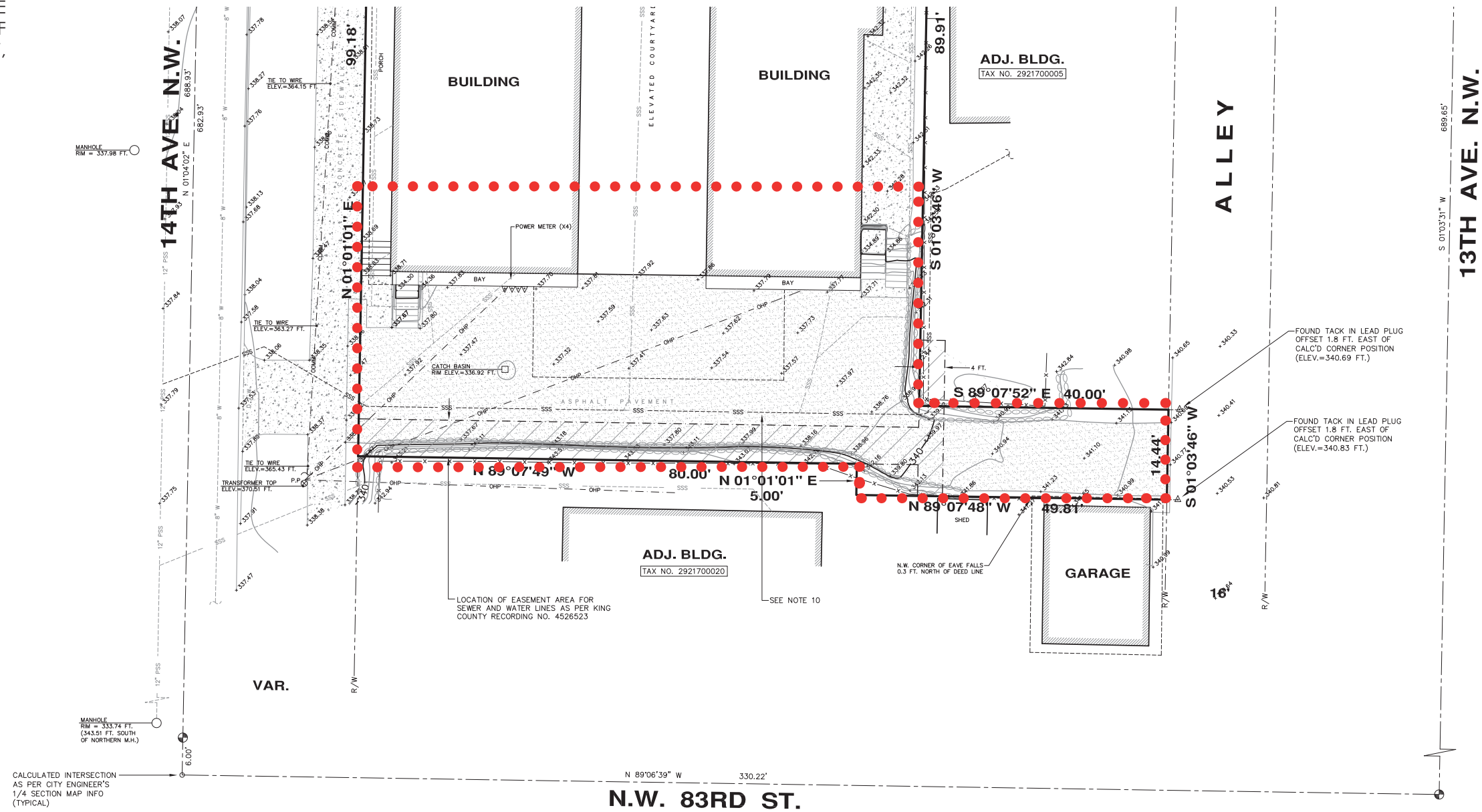
14TH AVENUE NW

14TH AVENUE NW

STREET LEVEL

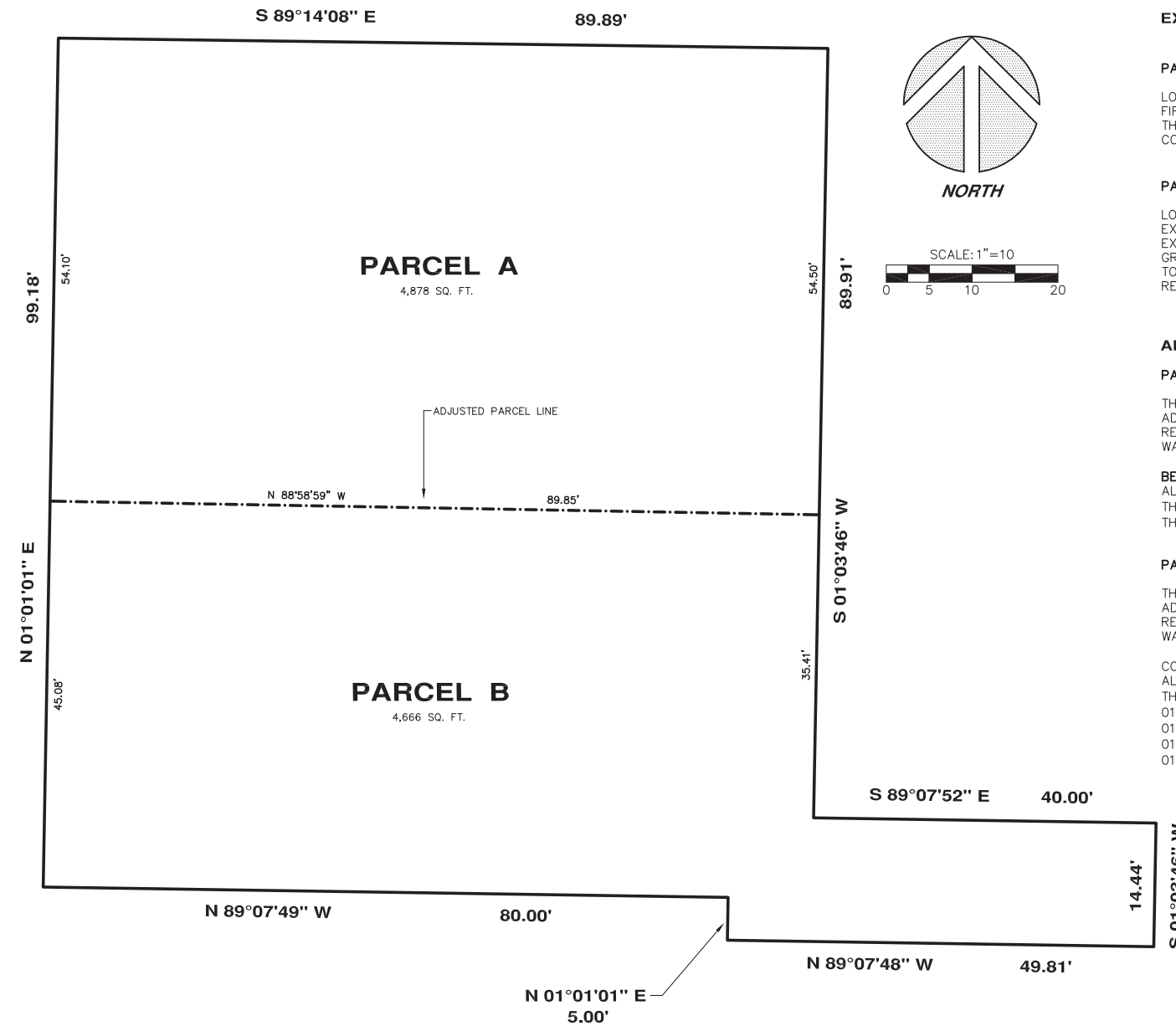
**LEGAL DESCRIPTION**

THEREOF ALL OF LOT 4, EXCEPT THE NORTH 10.55 FT. OF THE EAST 40 FT. THEREOF AND EXCEPT THE WEST 80 FT. OF THE SOUTH 5 FT. THEREOF; ALL IN BLOCK 14, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 07, RECORDS OF KING COUNTY, WA.



EXISTING CONDITIONS

**LOT BOUNDARY ADJUSTMENT NO. 3029150**



**EXISTING PARCEL DESCRIPTIONS**

**PARCEL A (2,630 SQ. FT.)**

LOT 1, EXCEPT THE EAST 40 FT. THEREOF, BLOCK 14, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 07, RECORDS OF KING COUNTY, WA.

**PARCEL B (6,916 SQ. FT.)**

LOTS 2 AND 3, EXCEPT THE EAST 40 FT. THEREOF; AND ALL OF LOT 4, EXCEPT THE NORTH 10.55 FT. OF THE EAST 40 FT. THEREOF AND EXCEPT THE WEST 80 FT. OF THE SOUTH 5 FT. THEREOF; ALL IN BLOCK 14, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 07, RECORDS OF KING COUNTY, WA.

**ADJUSTED PARCEL DESCRIPTIONS**

**PARCEL A (4,878 SQ. FT.)**

THAT PORTION OF LOTS 1, 2 AND 3, BLOCK 14, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 07, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE N.W. CORNER OF SAID LOT 1; THENCE S 89°14'08" E ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 89.89 FT.; THENCE S 01°03'46" W, 54.50 FT.; THENCE N 88°58'59" W, 89.85 FT.; THENCE N 01°01'01" E, 54.10 FT. TO THE **POINT OF BEGINNING**.

**PARCEL B (4,666 SQ. FT.)**

THAT PORTION OF LOTS 2, 3 AND 4, BLOCK 14, GREENWOOD PARK FIFTH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20 OF PLATS, PAGE 07, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID LOT 1; THENCE S 01°01'01" W ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 54.10 FT. TO THE **POINT OF BEGINNING**; THENCE S 88°58'59" E, 89.85 FT.; THENCE S 01°03'46" W, 35.41 FT.; THENCE S 89°07'52" E, 40.00 FT.; THENCE N 01°03'46" W, 14.44 FT.; THENCE N 89°07'48" W, 49.81 FT.; THENCE N 01°01'01" E, 5.00 FT.; THENCE N 89°07'49" W, 80.00 FT.; THENCE N 01°01'01" E, 45.08 FT. TO THE **POINT OF BEGINNING**.

**ADJUSTED PARCEL DETAIL**

survey  
SCALE: N.T.S.



**CHADWICK WINTERS**  
LAND SURVEYING AND MAPPING  
1422 N.W. 85TH ST., SEATTLE, WA 98117  
PHONE: 206.297.0996  
FAX: 206.297.0997  
WEB: WWW.CHADWICKWINTERS.COM

**SURVEY IN:**  
**NW 1/4, NW 1/4, SEC. 1, T. 25 N., R. 3 E., W.M.**  
**KING COUNTY, WASHINGTON**

17-5715Y.DWG		
DRAWN BY: SAL	DATE: 10-05-17	PROJECT #: 17-5715
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 4 OF 4



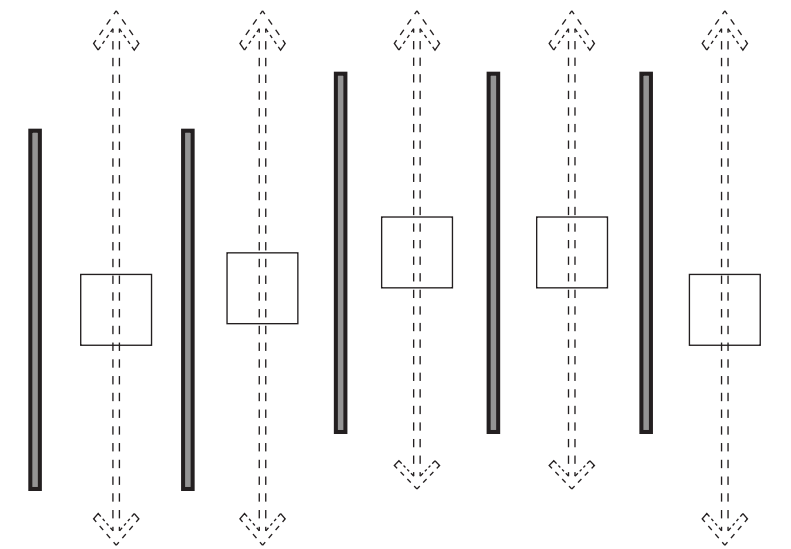
The primary objective of this design is to reach out and activate the adjacent yard spaces, while respecting the atmosphere of the neighborhood context. Since this project bridges the zoning gap between LR2 and SF500, this development aims to use the contemporary townhouse form, while incorporating elements that soften the adjacency to immediate neighbors, and appropriately ties into the neighborhood at large.

The party walls of each unit have been articulated at the facade as extruded fins, which distinctly defines the boundary between each townhome. The solid gray fins are then infilled with a soft blue panel facade that is punctuated by openings in a very deliberate manner, to both respect the neighboring properties, and to claim ownership of the ground floor exterior spaces. The color and material palettes have been drawn from units on the same block along 14th Ave NW.

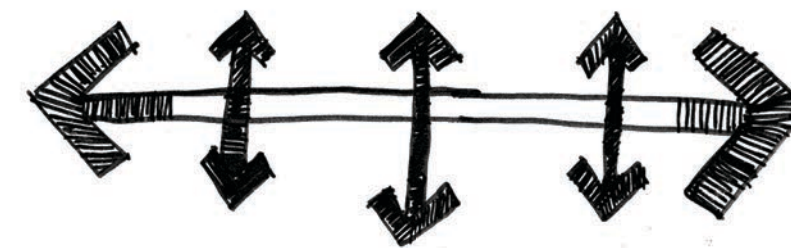
The primary pedestrian circulation is located adjacent to the northern property boundary, and soft landscaping in conjunction with a staggered unit location helps create an inviting atmosphere that encourages interaction between unit owners.



PRECEDENTS



CONCEPTUAL SKETCHES



**CS2. Urban Pattern and Form**

- B Adjacent Sites, Streets, and Open Space**
- C Relationship to the Block**
- D Height, Bulk, and Scale**

The surrounding neighborhood is an eclectic mix of styles, ranging from one & two story traditional homes, to the modern additions. This development aims to use the contemporary townhouse form, while incorporating elements that soften the adjacency to immediate neighbors. The property immediately to the south is raised six feet, and has a fence on the property line, thus providing an existing buffer. Additionally the units jog to the north creating pocket yards, and will maintain the rockery. At the street-facing unit, the ground floor is bumped out and textured in wood (to soften the pedestrian experience), while the upper two floors are set-back. Penthouses were not used on the street or alley facing units in order to reduce the scale at the street. When looking at the block, the new development will be nearly the same height as the neighbors, due to the lifted topography.

**PL1. Open Space Connectivity**

- B Walkways and Connections**

The entries of the units are located along the northern edge of each unit, and are connected by a pedestrian pathway that navigates between the sidewalk located adjacent to 14th Ave NW, and the tandem parking adjacent to the alley. The townhomes are jogged in plan, which helps break up the massing and creates adjacent open spaces for each unit.

As the units jog in plan, the setback along the north property line begins at 15' and gradually decreases to 5'. The walkway will be kept clear and unobstructed, and will use landscape accents and lighting along the pathway, to create a sense of warmth and welcome. Additionally, all of the units will have direct connection to either private yards or pocket decks, located along the north and south of the building.

**PL3. Street Level Interaction**

- A Entries**

The entries to the rear four units are located along the pedestrian walkway that runs adjacent and parallel to the northern lot line, while the entry to the street-facing unit is visible and directly accessible from 14th Ave NW. Due to the undulation of the units, each entry is given a distinct character, separate from its neighbor, and when highlighted with landscaping and prominent signage, gives a sense of ownership. The paving material also helps to indicate the entry, by cutting through the common pathway, which can be seen on the landscape plan. Signage along the street-facing retaining wall will highlight the pedestrian walkway, and the location of the unit entries.

**DC2. Architectural Concept**

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

The composition of the street-facing façade utilizes a break in the vertical plane between the ground floor, and the upper units, creating a dynamic facade that does not dominate with scale, and uses a soft cedar siding base to help warm the entry to the project site. The glazing for all units has been grouped and located to avoid alignment with the windows of the neighboring property to the south.

The fin elements carry the party wall rhythm out to the facade, and clearly indicate separation between units, which helps with sense of ownership for each townhome. The entry to townhouse two uses a series of cedar columns to help draw the eye towards the rear units, and creates an inviting pedestrian experience. The street-facing unit has a large patio adjacent to the pedestrian walkway, and its location aims to help facilitate social interaction between the home owners.

**DC4. Exterior Elements and Materials**  
Trash location and screening

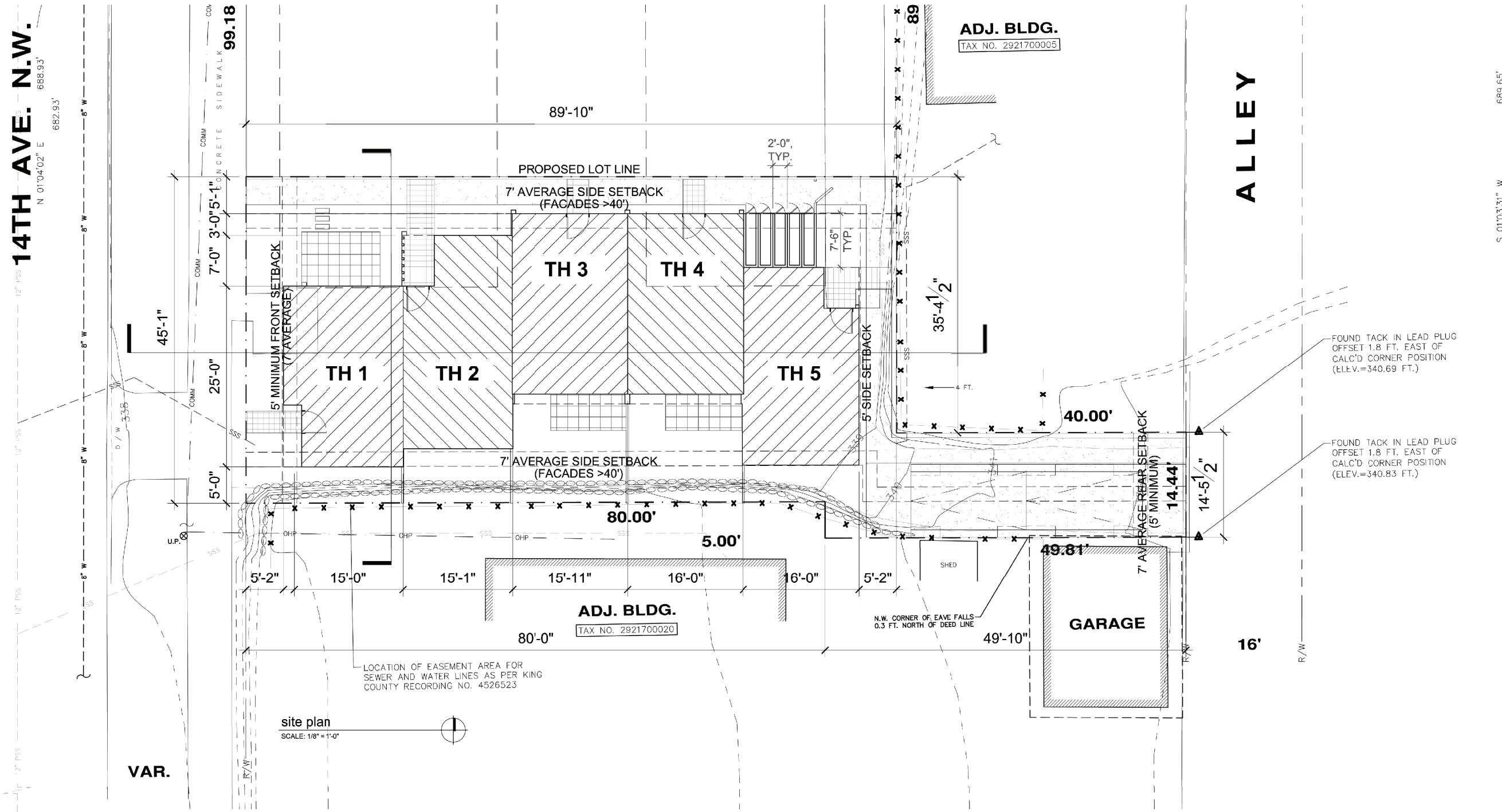
- A Exterior Elements and Finishes**

Simple, clean, and durable materials have been selected to maintain a high level of quality for this project and endure Seattle's climate. Large address numbers on the street facing retaining wall, allow for easy recognition from the street, and indicates the pedestrian circulation, while individual unit callouts are placed beside each unit entry.

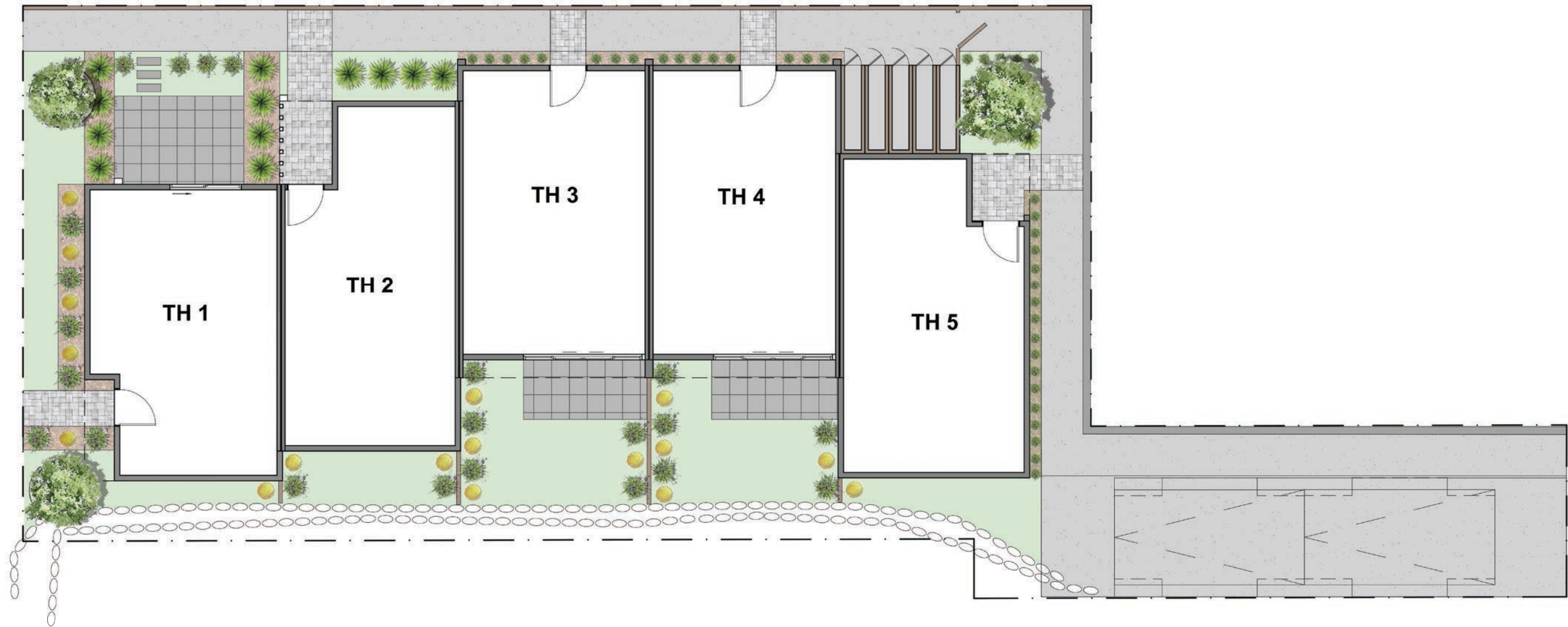
The materials selected provide a warmth at the pedestrian level, and the clean lines of the material layout create a clear indication of unit entry and division between the townhomes. There is a continuous pathway along the entire northern edge of the site, which will be lined with lighting and vegetation. At the front of the site, the landscaping will create visual interest, and help buffer the noise created by traffic along 14th Ave NW.

The trash enclosures are located at the northeast corner of the site, and are housed in 2' x 7'-6" enclosures, which screen the individual bins from sight, and provide separation from the neighbors. Please see the first and last renderings, which show how the trash enclosures would be viewed from the pedestrian experience, primarily that they are visually screened and blend in with the context of the project. The eastern-most unit will have access to both tandem parking stalls, and will function differently from the other four units, which are un-parked. Since the western four units will utilize street parking or public transit, their circulation will primarily be from the west, while the eastern-most unit has a dedicated parking location, and will access the site from the east. In order to create a more private environment for the east unit, a small gate has been added along the northern pedestrian circulation, and the trash location helps to reinforce this idea.

MANHOLE  
RIM = 337.98 FT.

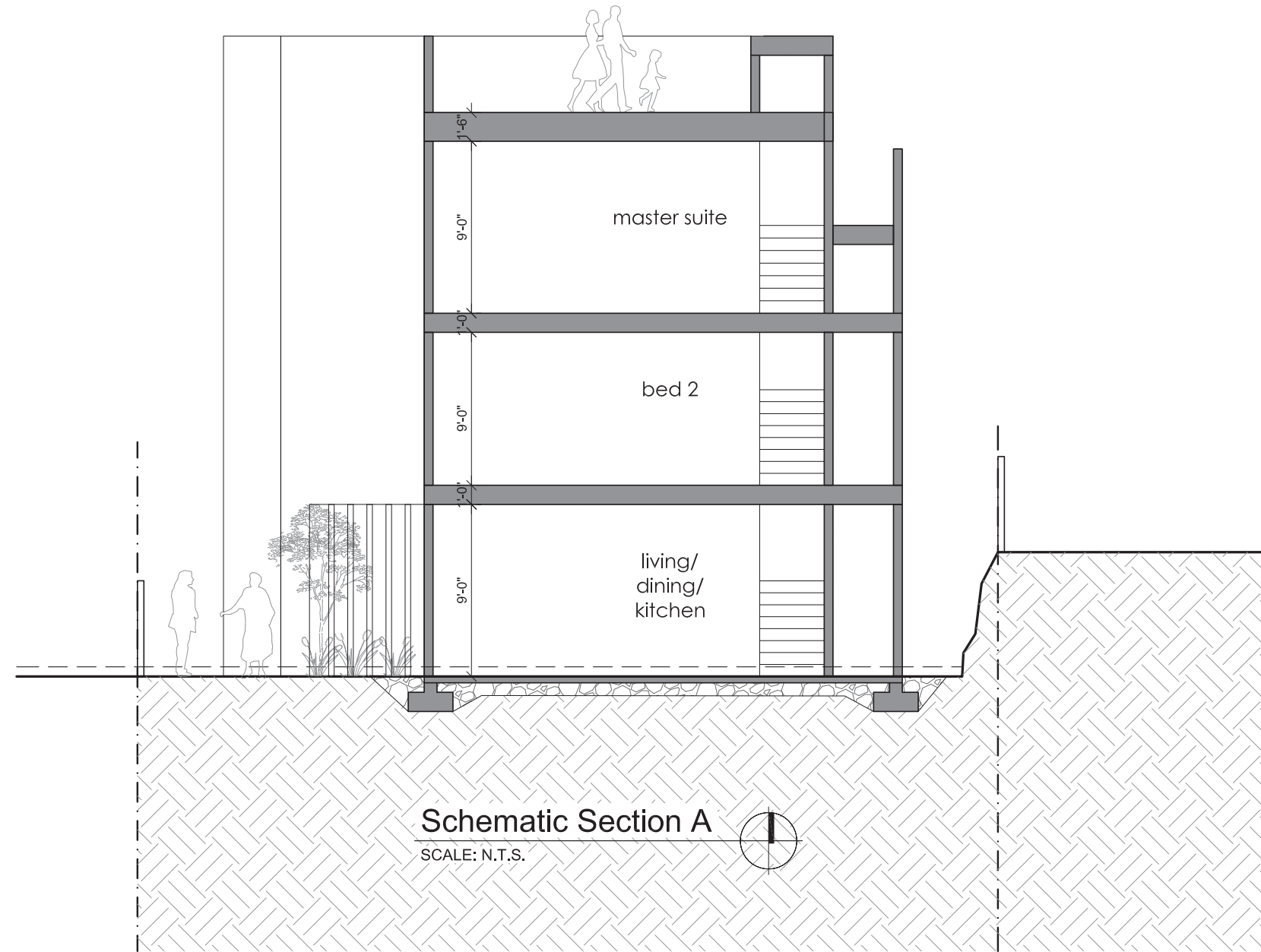


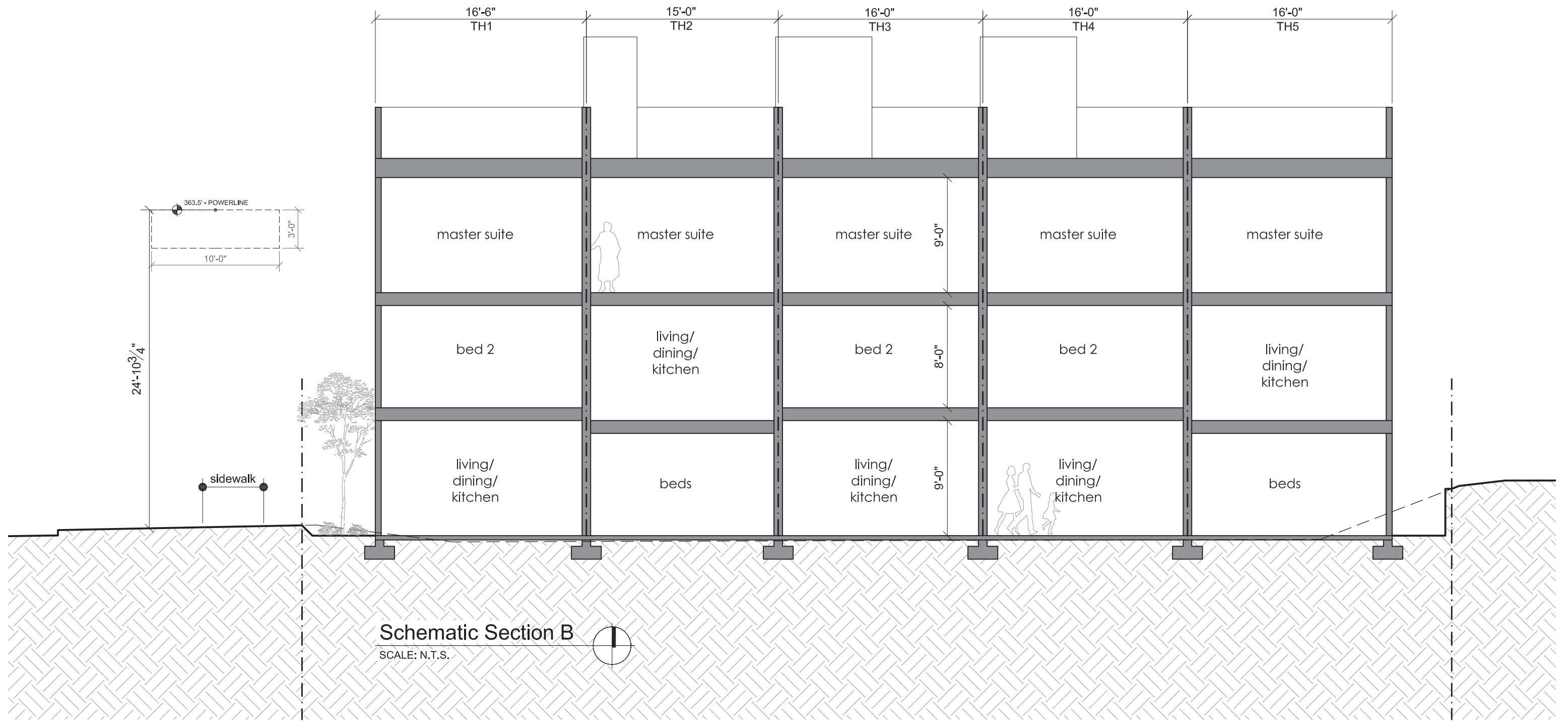
	Required	Provided	% Difference
Front:	7' average, 5' minimum	7.2' Average, 5' min	Compliant
Side (north):	7' average (facades >40')	7.3', 5' min	Compliant
Side (south):	7' average (facades >40')	7.1', 5' min	Compliant
Rear:	7' average, 5' minimum	34', 7' avg	Compliant



landscape plan  
SCALE: N.T.S.









first floor plan

SCALE: N.T.S.



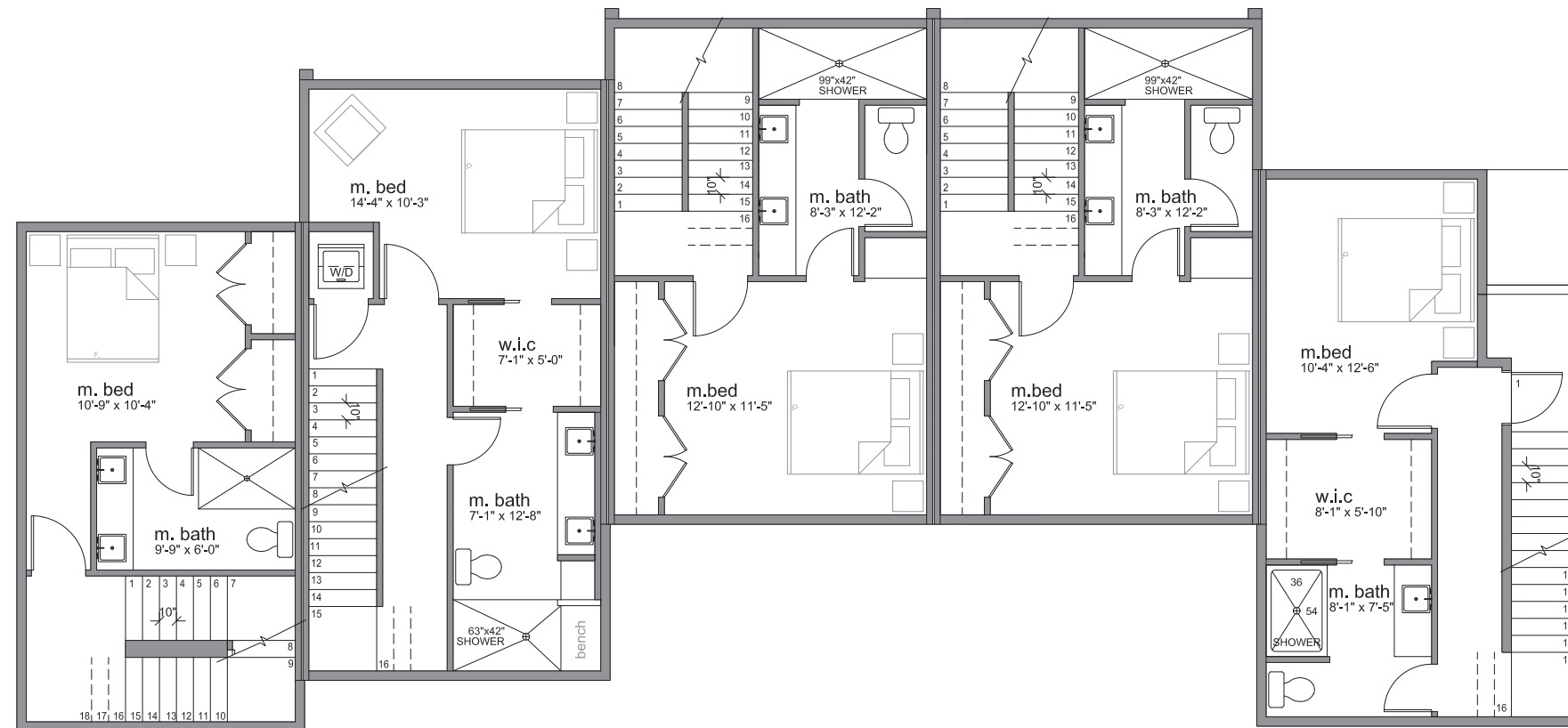


second floor plan

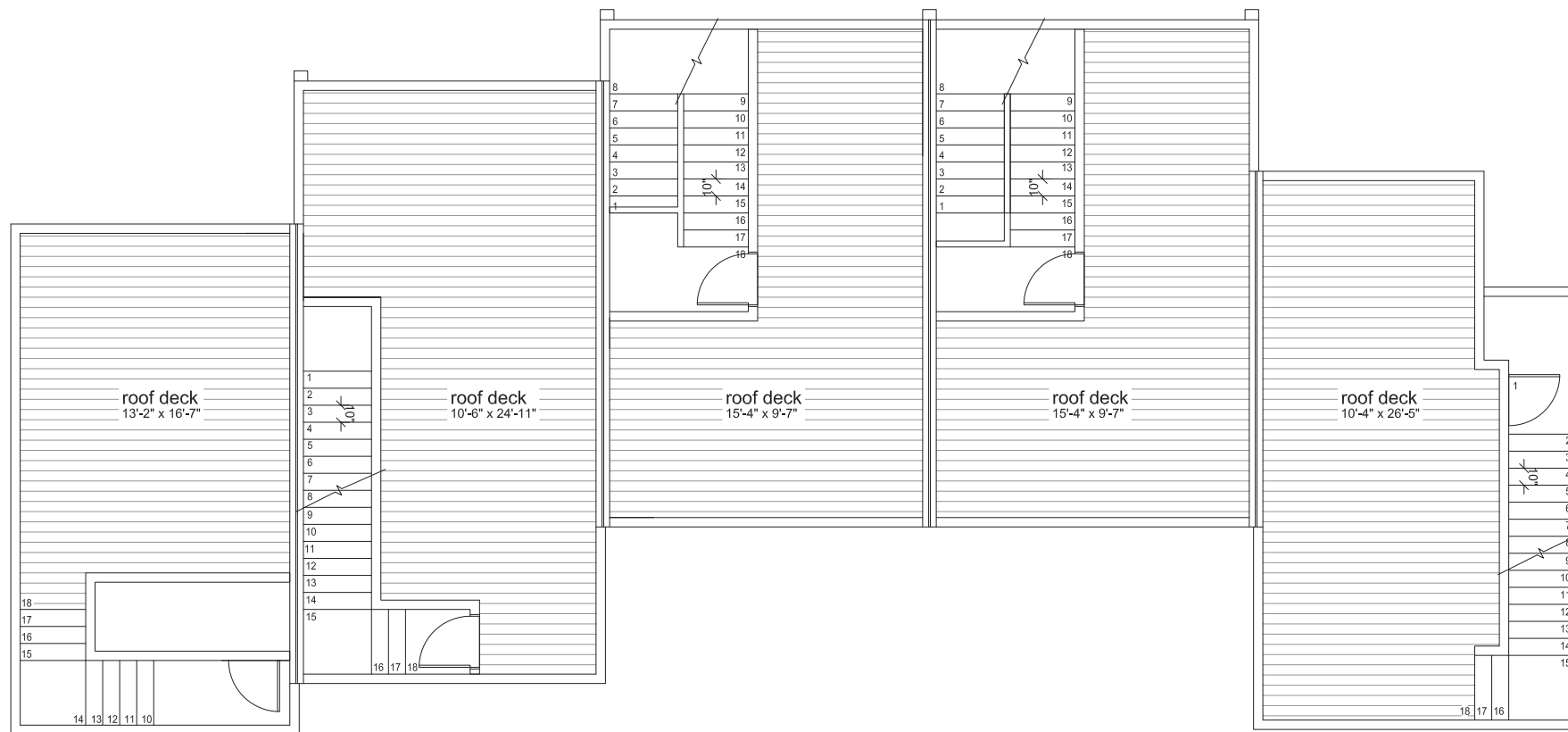
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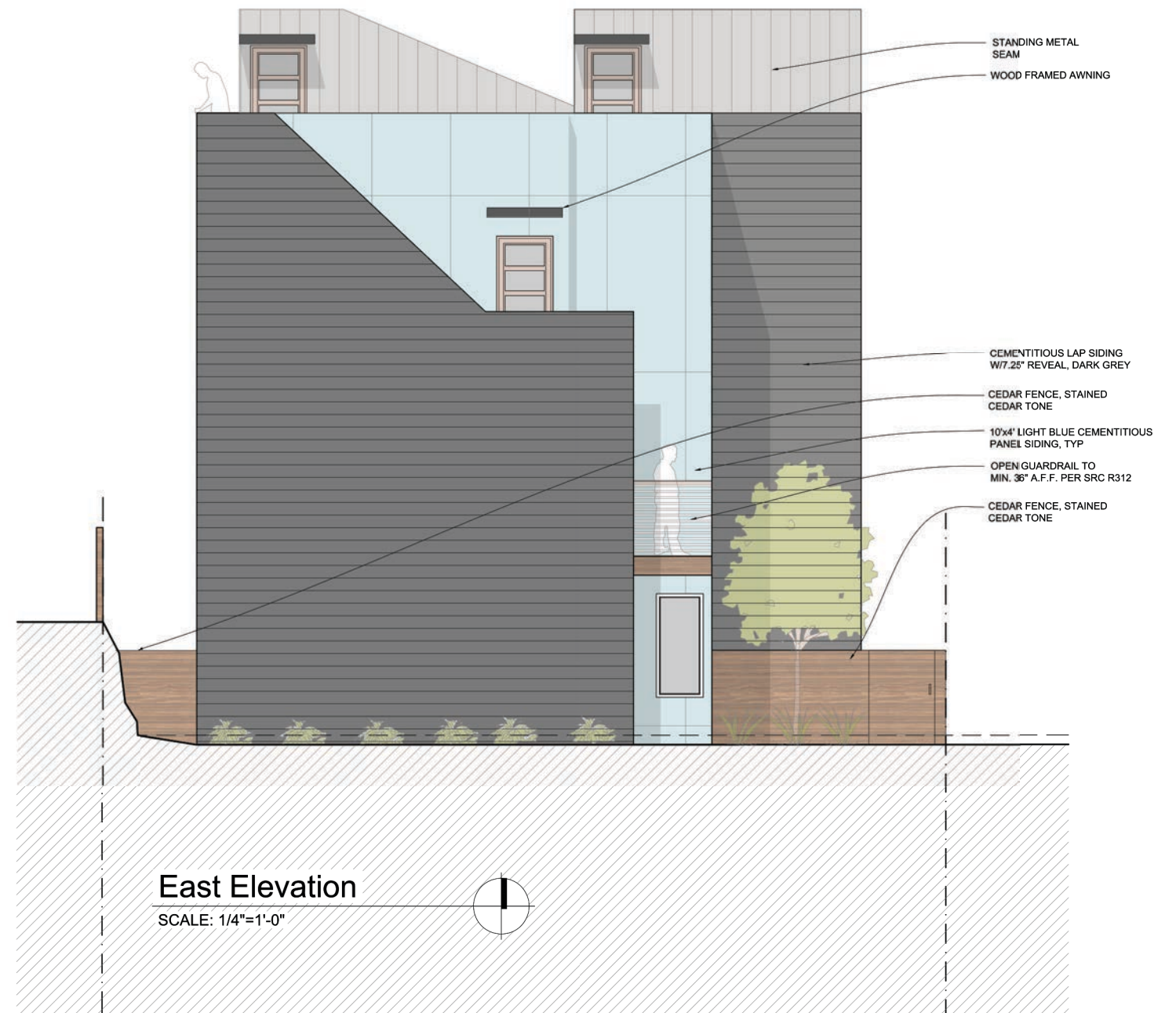
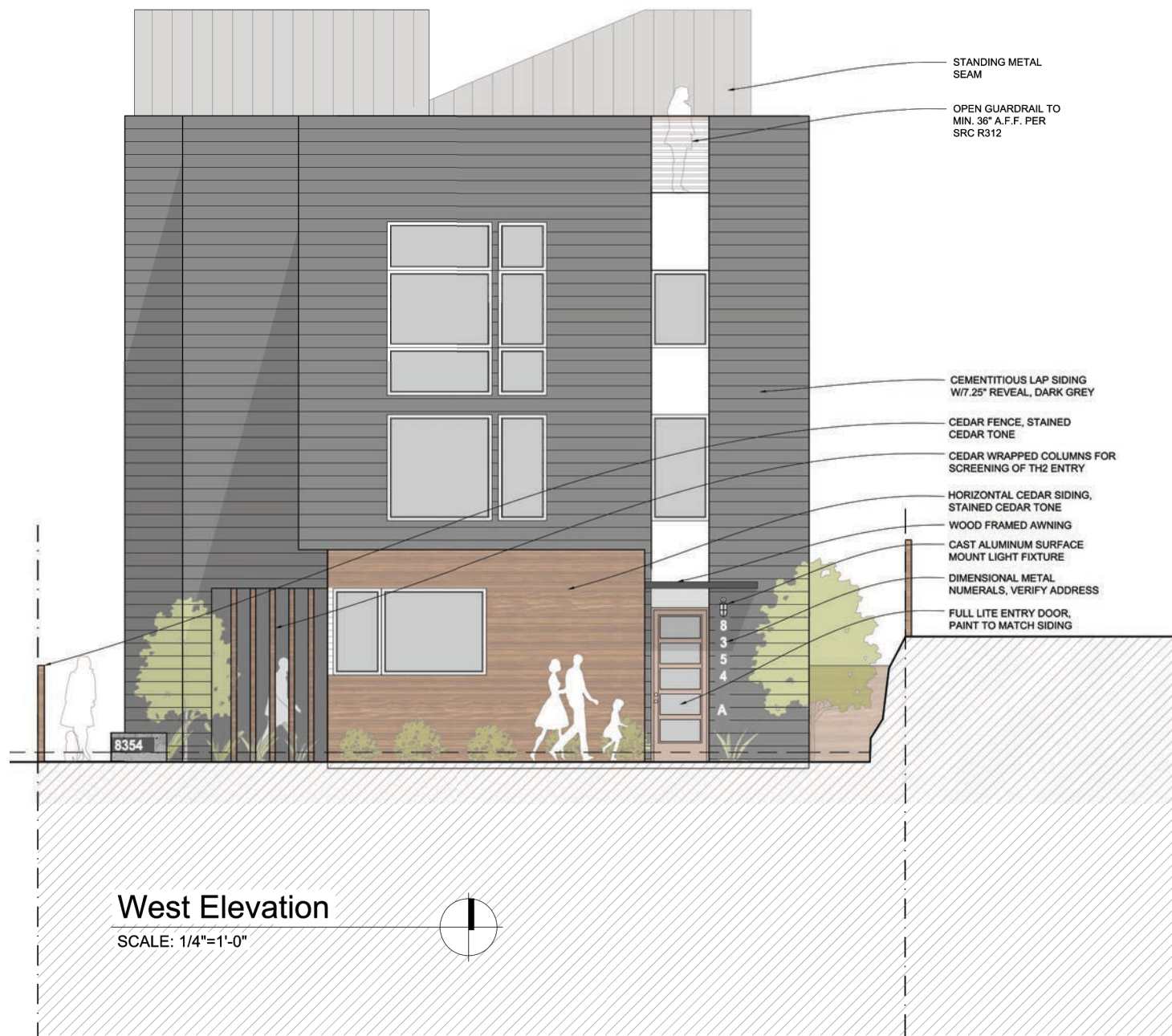


third floor plan  
 SCALE: N.T.S.



roof deck plan  
SCALE: N.T.S.









South Elevation

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





STREET FACADE



AERIAL - FROM SOUTHWEST



AERIAL - FROM NORTHEAST



PEDESTRIAN PATH