



**6106 35TH AVE SOUTH, SEATTLE, WA 98118**  
Streamlined Design Review #3029106

TABLE OF CONTENTS

PROJECT INFORMATION

CONTEXT	PROJECT INFORMATION   p.2
	SITE ANALYSIS   p.3
	VICINITY ANALYSIS   p.4
	ZONING ANALYSIS   p.5
	EXISTING CONDITIONS  p.6
	LBA  p.7
	STREET LEVEL   p.8-9
APPROACH	CONCEPT   p.10
	COLOR SCHEME  p.11
	DESIGN GUIDELINES   p.12
DESIGN	SITE PLAN   p.13
	LANDSCAPE PLAN   p.14
	BUILDING SECTION  p.15
	FLOOR PLANS  p.16-19
	BUILDING ELEVATIONS   P.20-22
	RENDERINGS  p.23-26

ADDRESS	6106 35TH AVE SOUTH SEATTLE, WA 98118
TAX ID NUMBER	941840-0105
SDCI PROJECT #	SDR: 3029106
	BUILDING: 6617139
LOT SIZE	6,314 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 (6 Units)

<b>KEY METRICS</b>	Zone:	LR3
	Lot size:	6,314 SF
	FAR:	6,314 sf x 1.4 = 8,839 sf allowed (th/s+built green+paved alley) 8,828 sf proposed
	Structure Height:	30' + 4' parapet and 10' penthouse bonus
	Units:	6 units proposed
	Parking:	1 space per dwelling proposed

**ANALYSIS OF CONTEXT** The site is located on the southern-most edge of Beacon Hill along 35th Ave South, a new residential street connecting South Spencer Street to the north, and South Graham Street to the south. It is 2 blocks 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 south side 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.

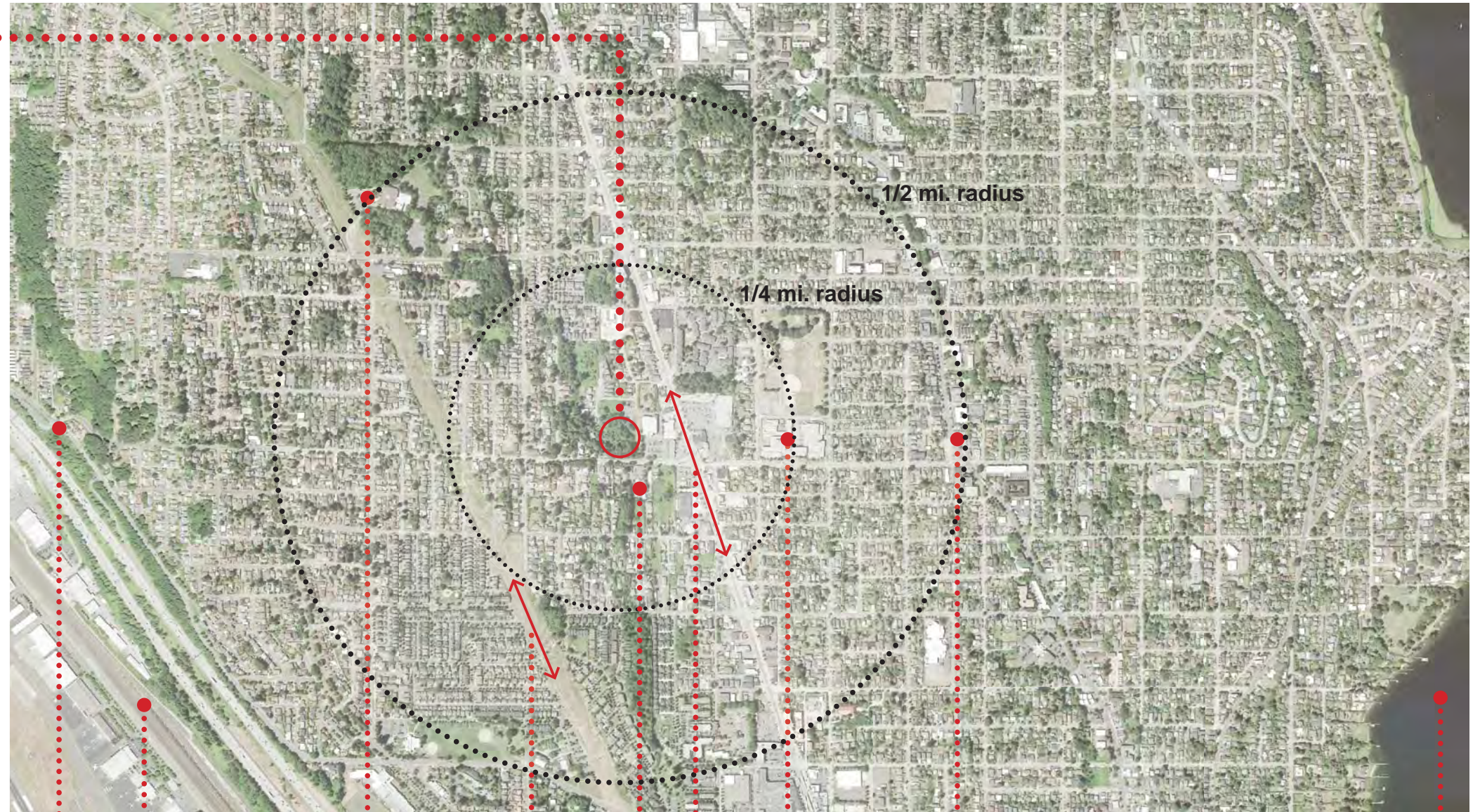


Project site looking northwest.....



..... Project site looking southeast





- I5 access from S Graham
- 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

## VICINITY ANALYSIS

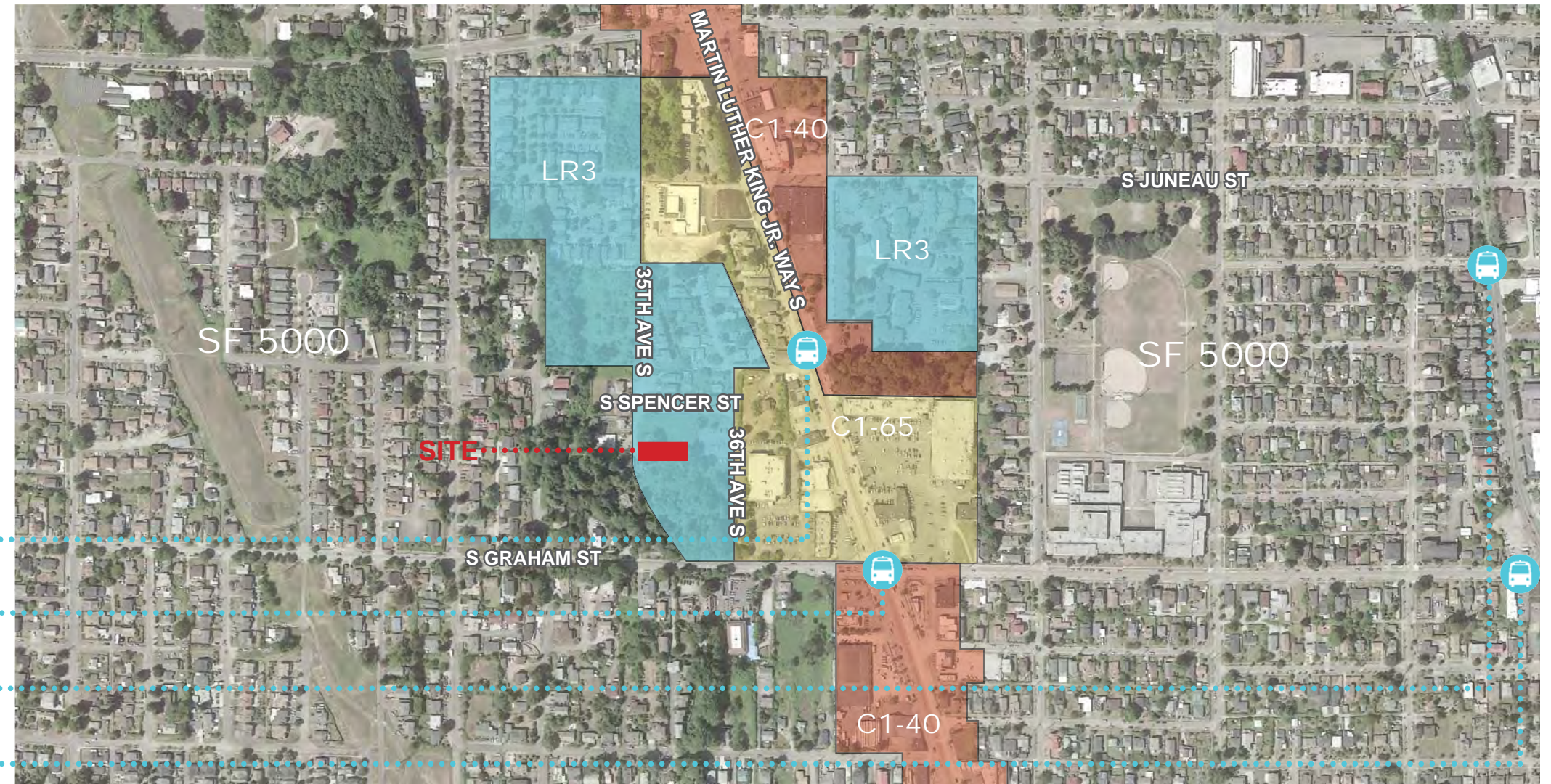


ZONE: LR3

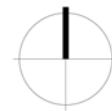
ADJACENT ZONES:

- 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/CONTEXT PHOTOGRAPHS



Photograph Location Key



A. Homes lining east side of 35th Ave South

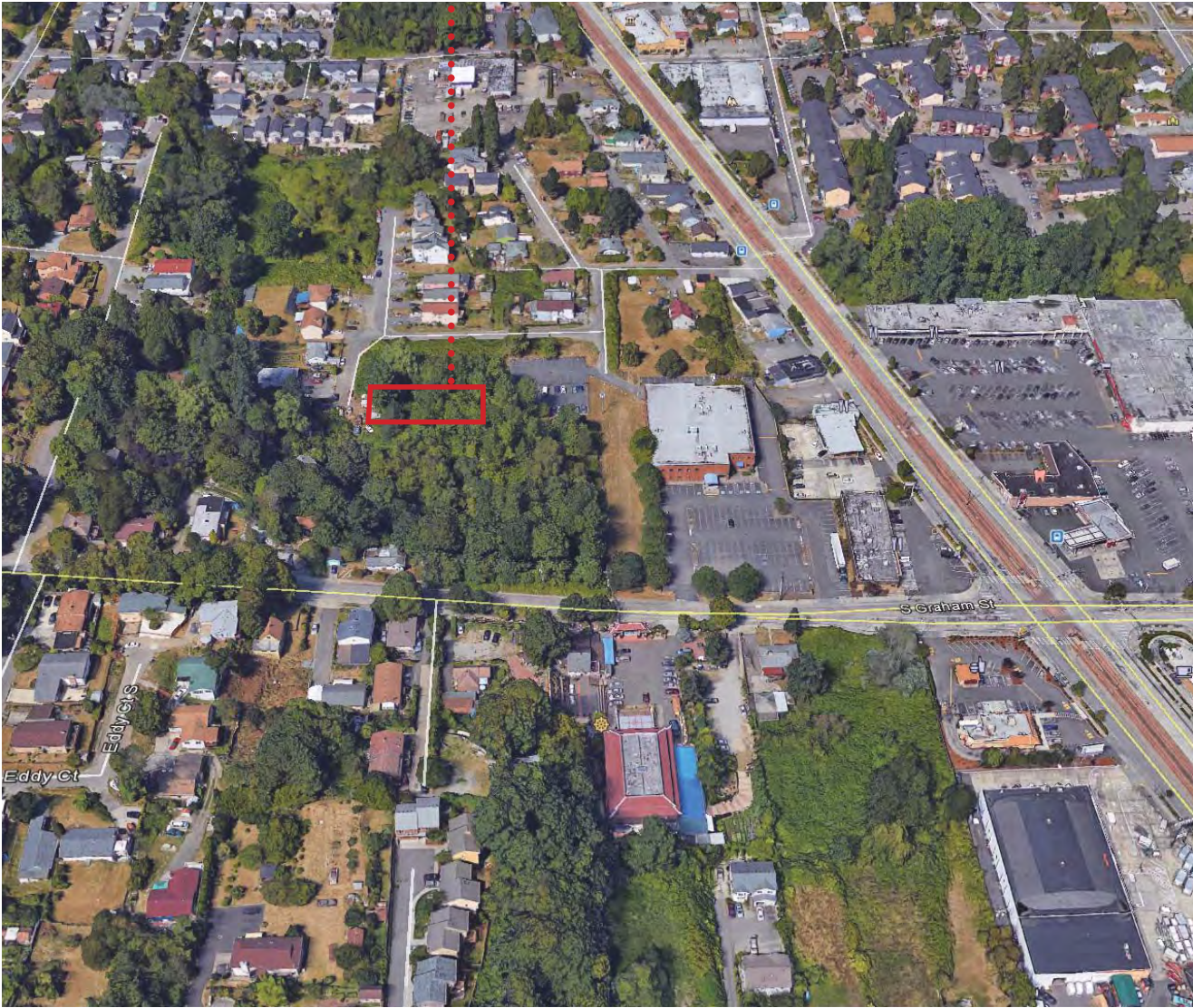


B. Southern termination of 35th Ave South

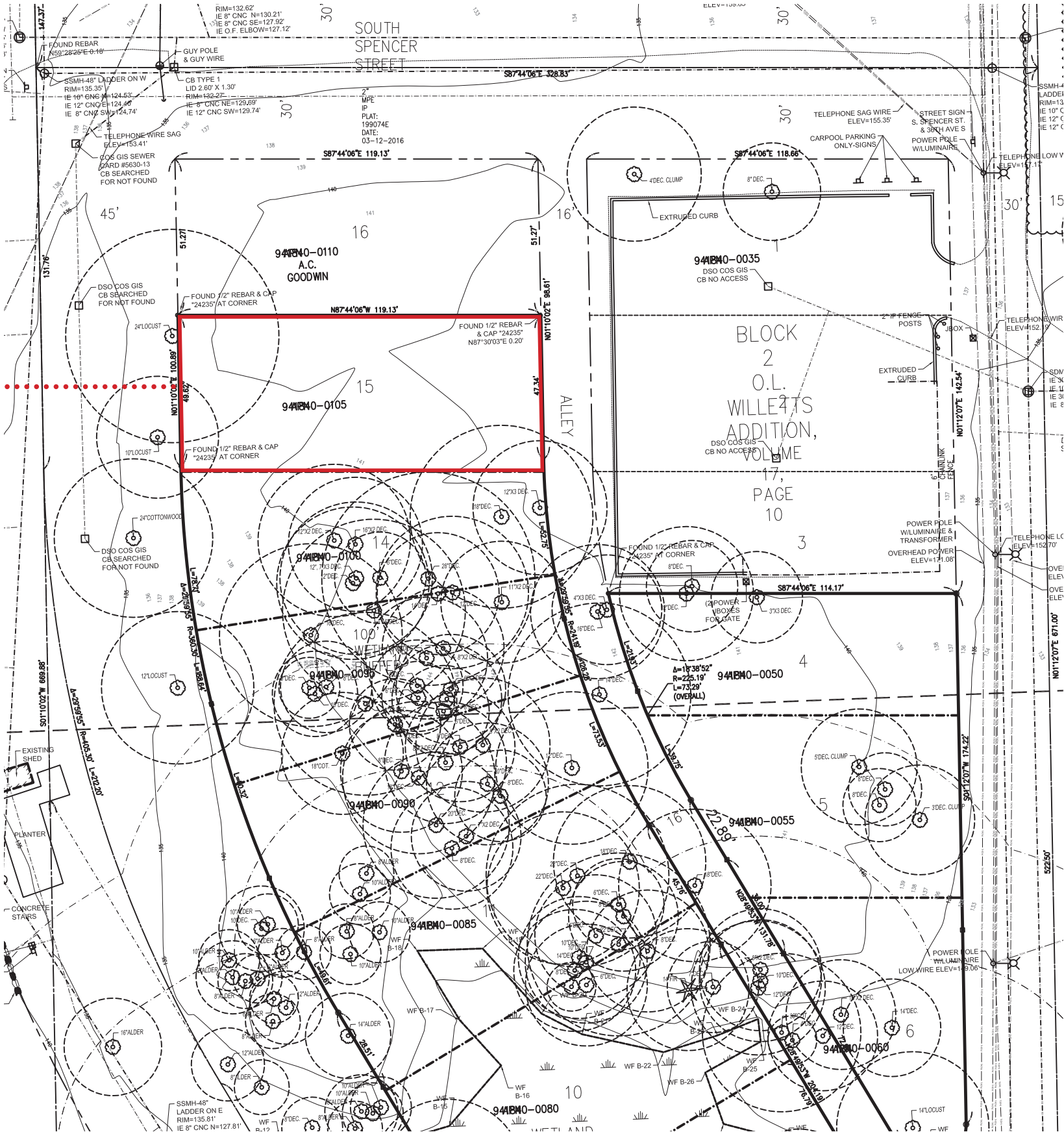


C. Single Family Home across from site





AERIAL SITE VIEW, LOOKING NORTH-NORTHWEST  
EXISTING CONDITIONS



SITE SURVEY



OLD LEGAL DESCRIPTION

LOT 15, BLOCK OF O. L. WILLETTTS 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

NEW LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF LOTS 14 AND 15 IN BLOCK 2 OF O.L. WILLETTTS ADDITION, AS PER PAT RECORDED IN VOLUME 17 OF PLATS, PAGE 10, RECORDS OF KING COUNTY, WASHINGTON, IF ANY, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 2;

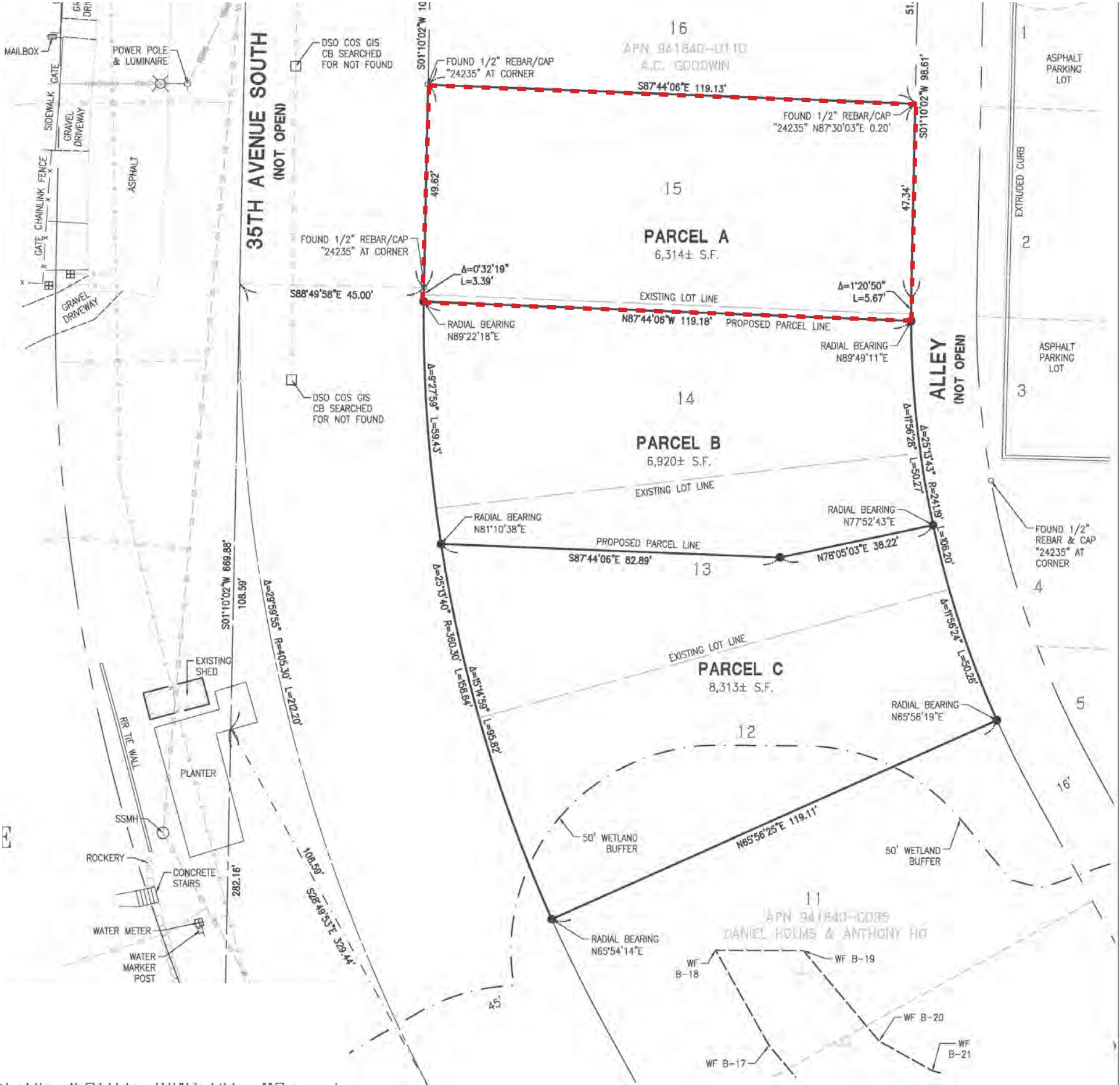
THENCE SOUTH 01°10'02" WEST, ALONG THE WEST LINE OF SAID BLOCK, 100.89 FEET TO A POINT OF TANGENCY;

THENCE SOUTHERLY, ALONG SAID WEST LINE AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 360.3 FEET, THROUGH A CENTRAL ANGLE OF 00°32'19", AND AN ARC LENGTH OF 3.39 FEET OT THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°44'06" EAST, 119.18 FEET TO WEST LINE OF THE ALLY OF SAID BLOCK 2 AND THE TERMINUS OF SAID LINE. ---

TAX PARCEL NUMBERS

941840-0105







S SPENCER ST ELEVATIONS, LOOKING SOUTH



S SPENCER ST ELEVATIONS, LOOKING NORTH

STREET LEVEL





35TH AVENUE SOUTH, LOOKING EAST



35TH AVENUE SOUTH, LOOKING WEST





A. 36TH AVE SOUTH, LOOKING WEST



B. 36TH AVE SOUTH, PHOTOGRAPH LOOKING SOUTH

STREET LEVEL



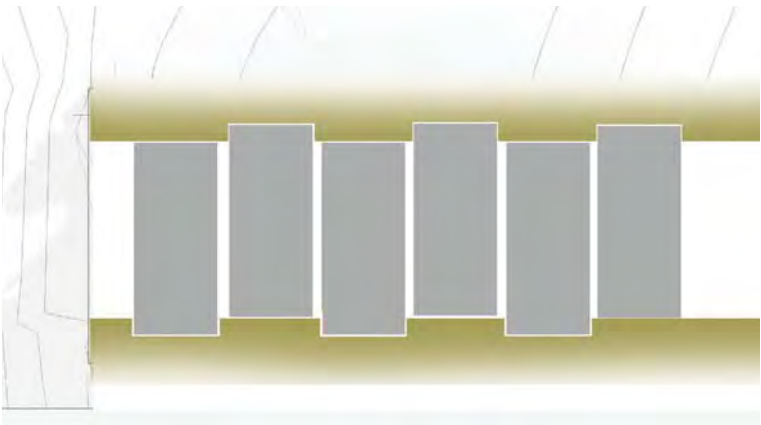
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**CONCEPT:**

Because the site is located near a wetland, a strong sense of connecting the natural habitat and living environment was a priority at the beginning of the design process. The uniqueness of the site conditions provide an opportunity to create a precedent of medium density with sensitive scale and massing in an evolving area.

Two wide green ribbons were created along the north and south edge of the site, providing both privacy and opportunities for vegetative buffering.





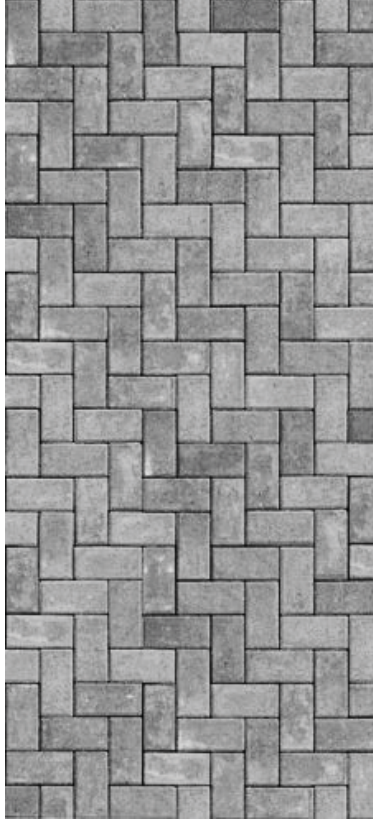


PRECEDENT



1

CAST-IN-PLACE CONCRETE



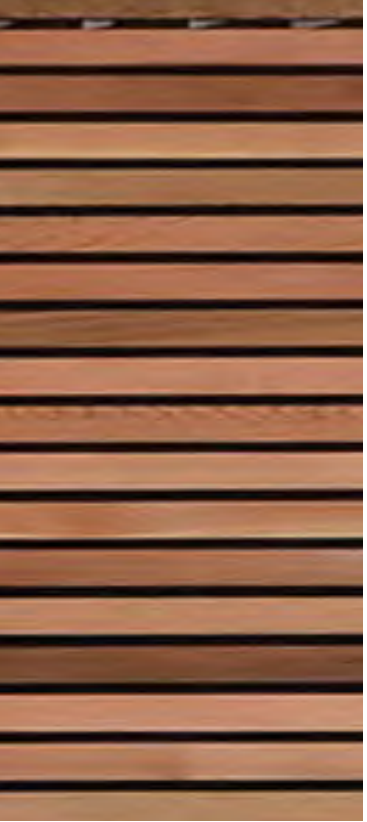
2

BRICK PAVERS



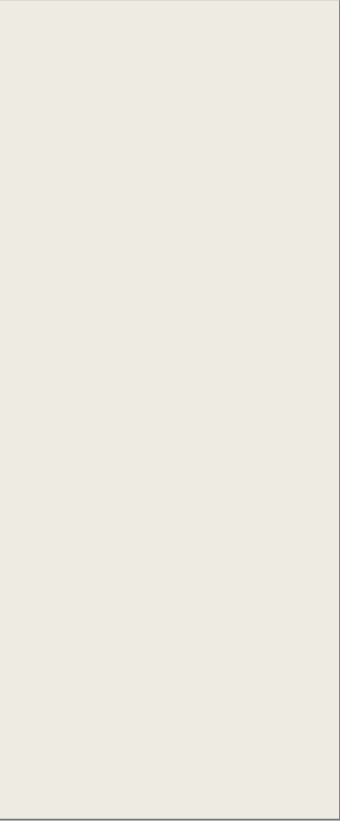
3

HORIZONTAL CEMENTITIOUS  
ROSEWOOD



4

CEDAR SCREEN



5

CEMENTITIOUS PANEL  
SW 7551 - GREEK VILLA



6

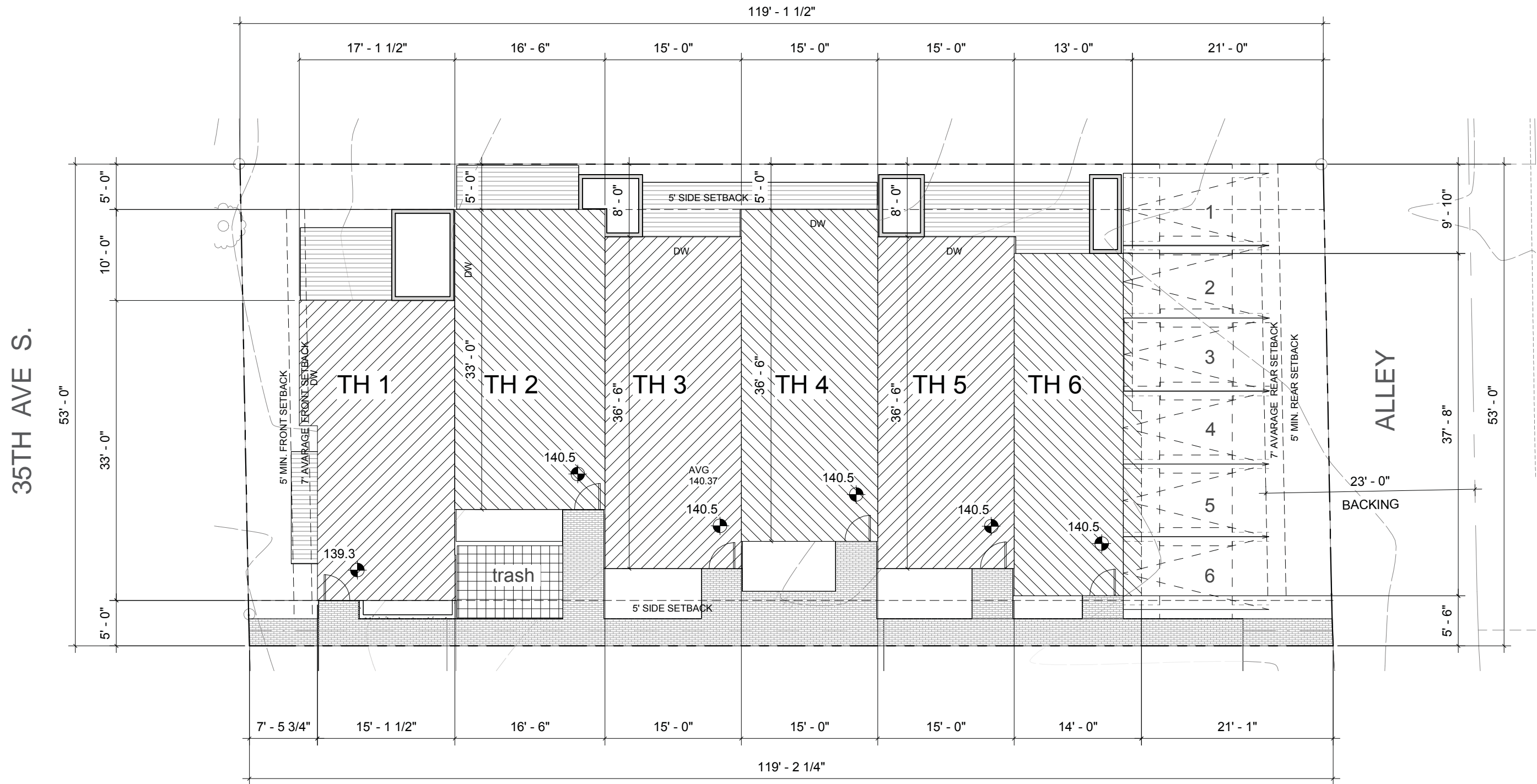
CEDAR SIDING  
CHARCOAL

COLOR SCHEME AND PROPOSED MATERIAL



DESIGN GUIDELINES		DESIGN RESPONSE
<b>CS1. Natural Systems and Site Features</b> Work to maximize retention of mature trees on site.	d. <b>Plants and Habitat</b>	This specific lot does not have any existing trees on site. Vegetative buffering will be incorporated into the project to enhance private amenity areas and circulation through the site.
<b>CS2. Urban Pattern and Form</b>	c. <b>Relationship to Block</b>	The project establishes a new residential edge along 35th Ave South, and holds the north edge of a series of properties being developed in the area.
<b>CS3. Architectural Context and Character</b> The neighborhood is evolving, the project should establish a positive and desirable context.	a. <b>Emphasis Positive Neighborhood Attributes</b>	The project site is the new residential edge for developing neighborhoods directly to the north and east. The uniqueness of the site conditions provide an opportunity to create a precedent of medium density with sensitive scale and massing in an evolving area. Because parking is accessed from the rear of the site along the existing alleyway, a strong residential edge is able to be established along 35th Avenue South, which will be a new visual gateway for the area.
<b>PL1. Open Space and Connectivity</b>	c. <b>Outdoor Uses and Activities</b>	Patios on the ground level help create indoor and outdoor connections and enhance the living, dining, and kitchen programs. The main circulation path for the development is celebrated and enhanced with additional landscape buffering.
<b>PL3. Street Level Interaction</b> Orient entries of   units with street frontage to the street.	a. <b>Entries</b>	The project is oriented towards South Spencer Street and will hold a strong visual edge for the overall development on the north side. Main entries are accessed off of a main circulation path connecting 35th Ave South and the alley.
<b>DC1. Project Uses and Activities</b> Site planning should consider trash storage locations.	c. <b>Parking and Service Uses</b>	Trash location was incorporated into site planning. Shared trash will be located along the south residential walkway with easy access to the alley.
<b>DC2. Architectural Concept</b> Strive for articulation on all facades. Provide scale and texture through secondary architectural features and materials	a. <b>Massing</b> b. <b>Architectural and Facade composition</b> c. <b>Secondary Architectural Features</b> d. <b>Scale and Texture</b>	Offsetting units helped create a variety in massing while maintaining a steady rhythm through glazing and detailing of each unit. Wood screens add a level of detail to help individualize the units and articulate the facades. Wood as a highlighting element can be seen throughout the project.
<b>DC3. Open Space Concept</b>	a. <b>Open Spaces Uses and Activities</b> b. <b>Design</b>	The project provides private rear yards, roof decks, and enhanced circulation allowing for both passive surveillance as well as neighbor interaction.
<b>DC4. Exterior Elements and Finishes</b> Use appropriate and high quality elements and finishes for the building and its open spaces.	a. <b>Exterior Elements and Finishes</b> c. <b>Lighting</b> d. <b>Trees, Landscape and Hardscape Material</b>	A neutral material pallet was purposefully utilized in consideration of the unique natural context. Wood as highlighting material can be seen throughout the project., and is utilized at the pedestrian level. Pattern is brought through the project through a series of wooden screens, which help clearly identify individual units.  Lighting will be provided at the main entries, along the main pedestrian walk, as well as the rear yards.  Vegetative buffering will be incorporated into the project to enhance private amenity areas and circulation through the site.





	Required	Provided	% Difference
Front:	7' average, 5' minimum	10.9' average, 6'-4" min.	Compliant
Side (north):	5' minimum	5' min.	Compliant
Side (south):	5' minimum	5' min.	Compliant
Rear:	7' average, 5' minimum	22.6' average, 22'-2" min.	Compliant



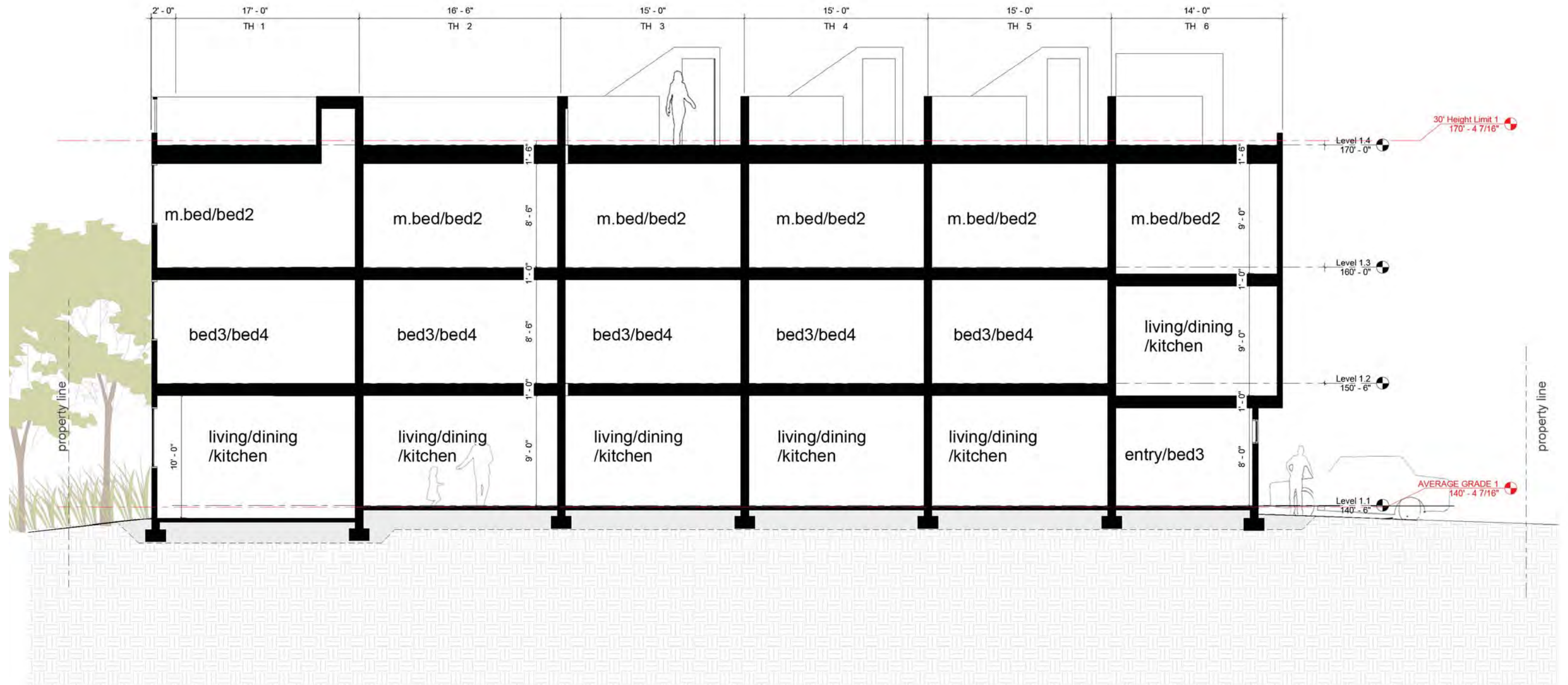
SITE PLAN





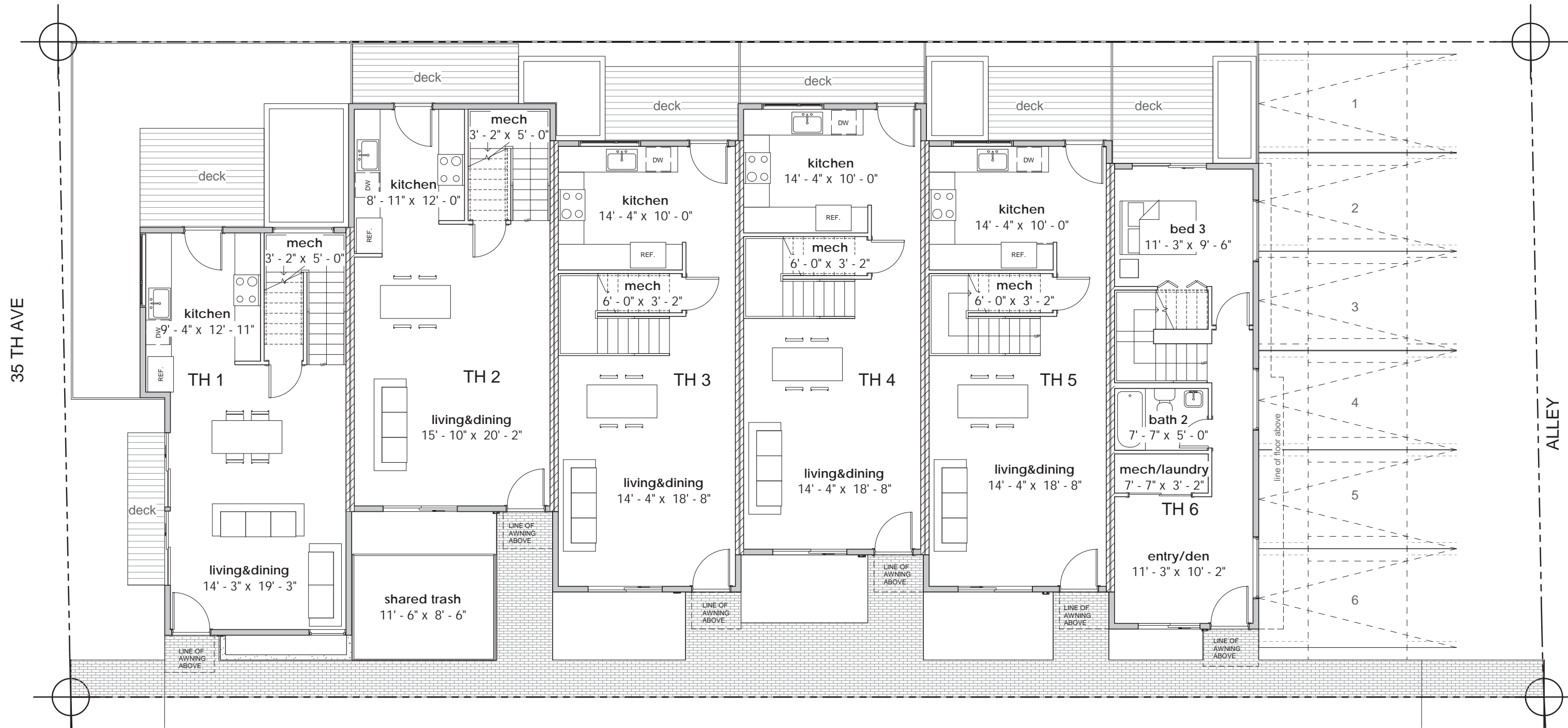
LANDSCAPE PLAN



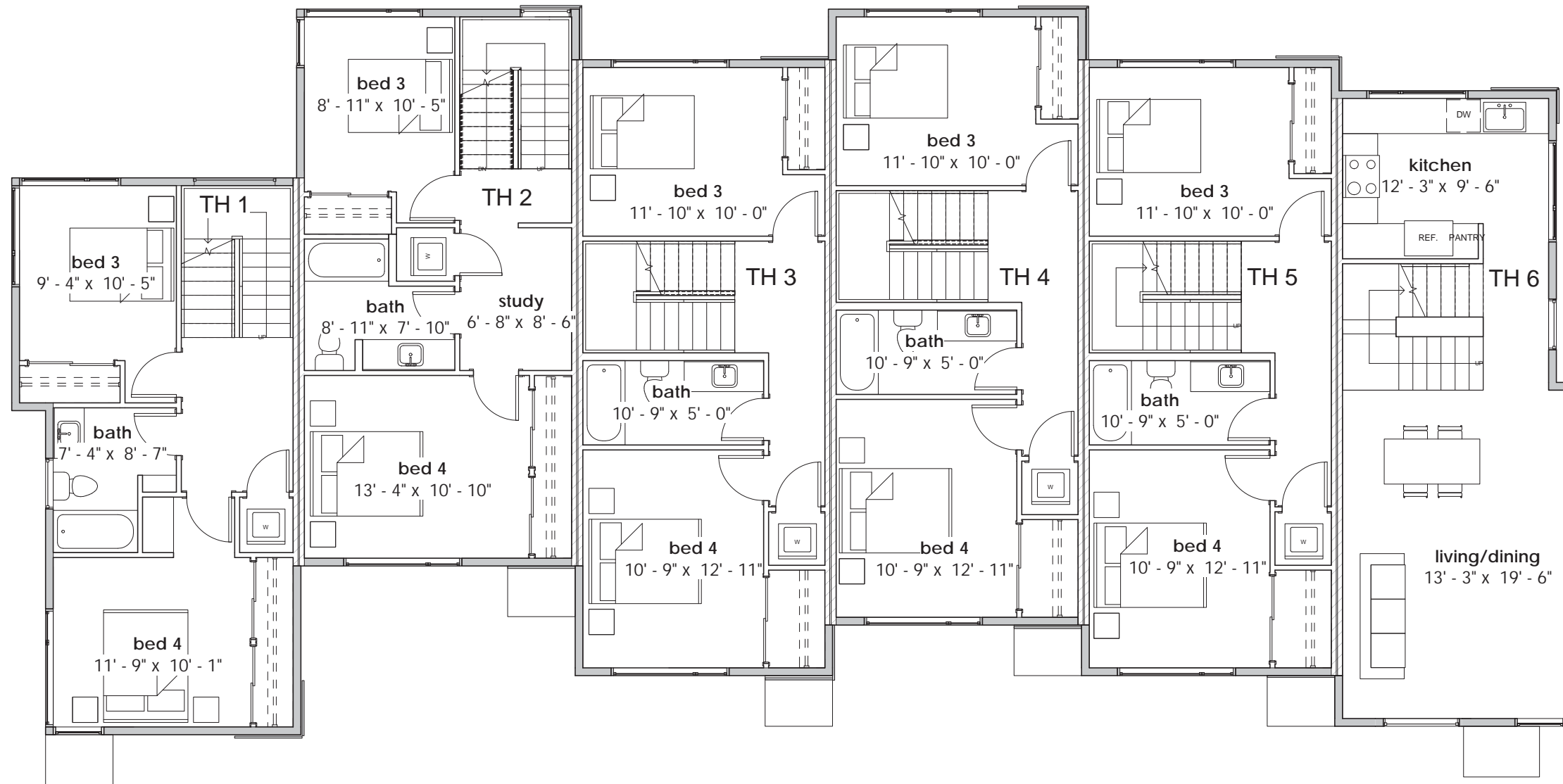


## BUILDING SECTION



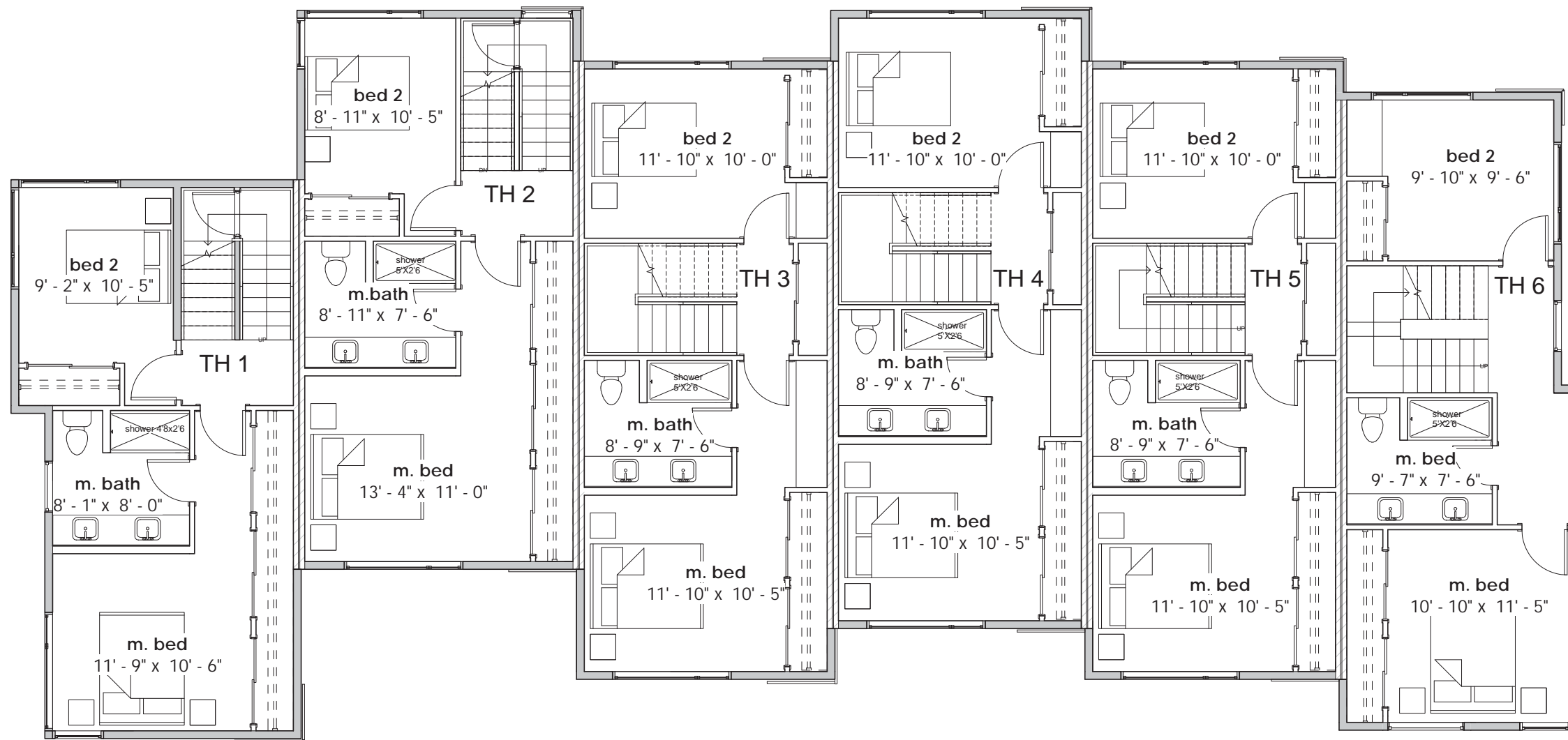






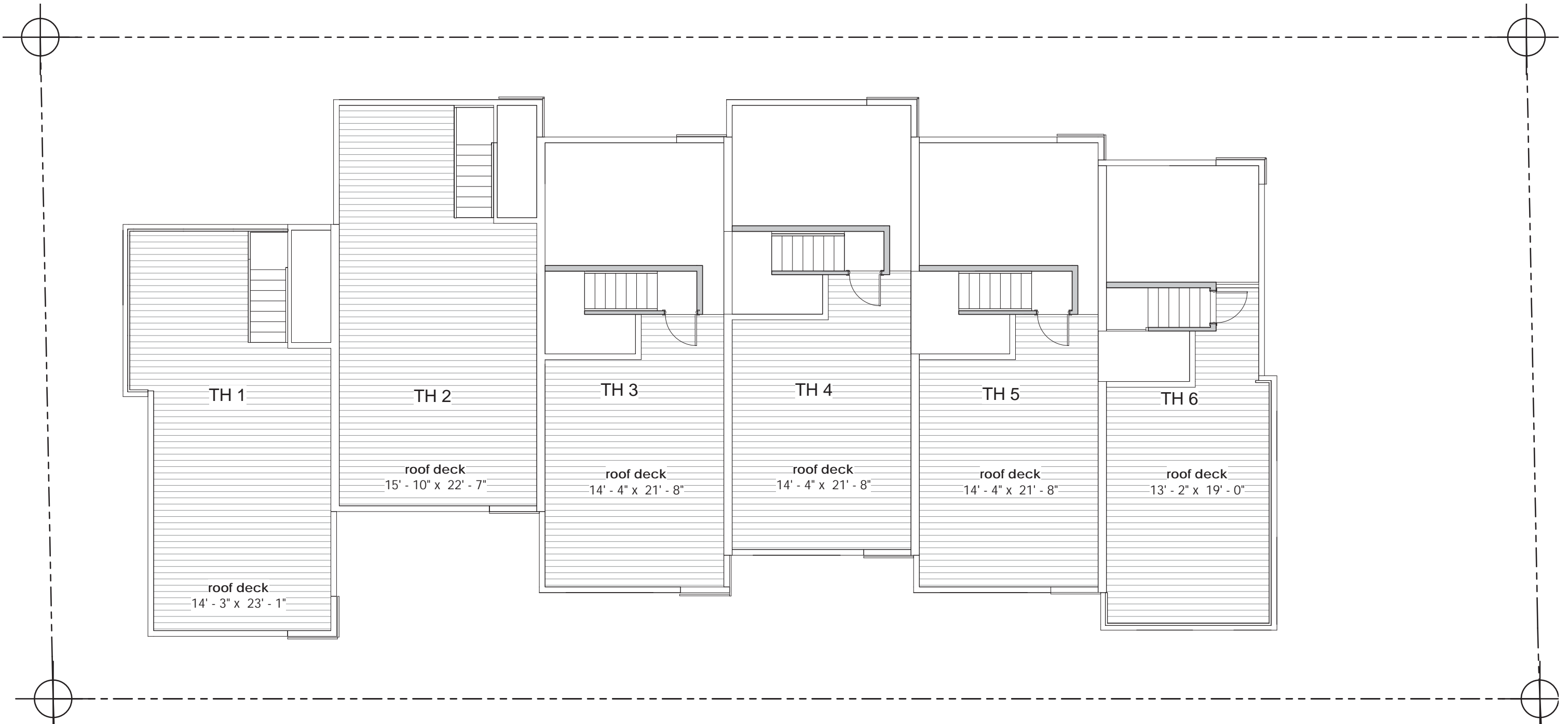
## SECOND FLOOR





THIRD FLOOR





ROOF PLAN





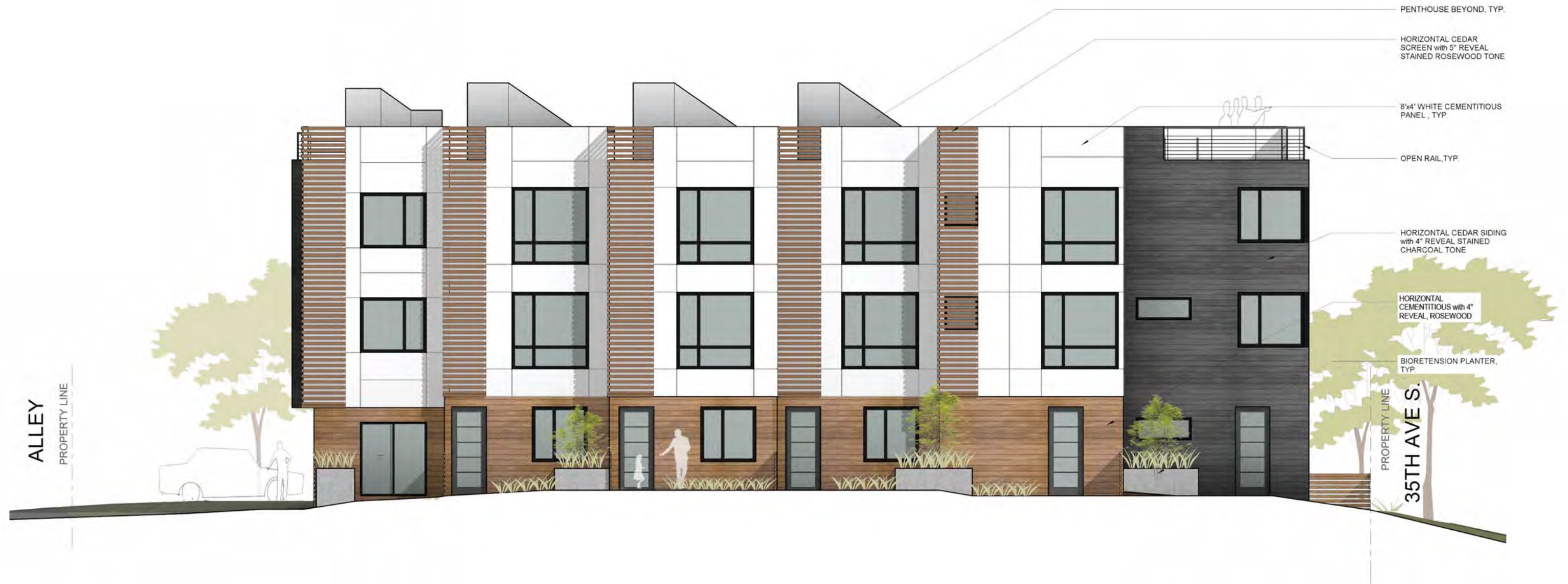
SOUTH ELEVATION





## WEST/ EAST ELEVATION





NORTH ELEVATION





South perspective  
RENDERINGS





Alleyway looking west towards project site

RENDERINGS





35th Ave S looking east towards project site

RENDERINGS





Alleyway looking west towards unit entries



