

TABLE OF CONTENTS

PROJECT INFORMATION

CONTEXT	PROJECT INFORMATION p.2
	SITE ANALYSIS p.3
	VICINITY ANALYSIS p.4
	ZONING ANALYSIS p.5
	LBA p.6
	EXISTING CONDITIONS p.7
	STREET LEVEL p.8
APPROACH	CONCEPT p.10
	COLOR SCHEME p.11
	DESIGN GUIDELINES p.12
DESIGN	SITE PLAN p.13
	LANDSCAPE PLAN p.14
	BUILDING SECTIONS p.15
	FLOOR PLANS p.16-19
	BUILDING ELEVATIONS p.20-25
	RENDERINGS p.26-29

ADDRESS	9251 35TH AVE SOUTHWEST SEATTLE, WA 98126
TAX ID NUMBER	2491201010
SDCI PROJECT #	SDR: 3029497
	BUILDING: 6629426
LOT SIZE	7,522.9 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING STREET SEATTLE, WA 98144
OWNER/APPLICANT	CHRIS GURDJIAN 400 112TH AVE NE #300 BELLEVUE, WA 98004

PROPOSAL Demo Existing SFR, Construct 3 story townhouse (8 Units). Future unit lot subdivision.

KEY METRICS	Zone:	LR2
	Lot size:	7,522.9 SF
	FAR: alley)	7,522.9 SF x 1.2 = 9,027.5 sf allowed (th/s+built green+paved 9,027 sf proposed.
	Structure Height:	30' +4' parapet bonus and 10' penthouse bonus
	Units:	8 units proposed
	Parking:	8 open spaces proposed



Project site looking northwest

ANALYSIS OF CONTEXT The site is located near the southern edge of West Seattle in the Fauntleroy neighborhood. The project site fronts 35th Avenue South, a principal arterial. SW Barton Street, a minor arterial, and SW Cambridge Street, a local street, border the block to the north and south. Fauntleroy Park is located two blocks to the west of the site. There is potential for views toward the west of the Puget Sound. Adjacent properties are a mix of single family houses built between the 1930s and 50s, three-story townhouses from the 2000s, and two- and three-story apartment buildings. 35th Avenue South transitions to small-scale commercial buildings north of the intersection at SW Barton Street.

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.

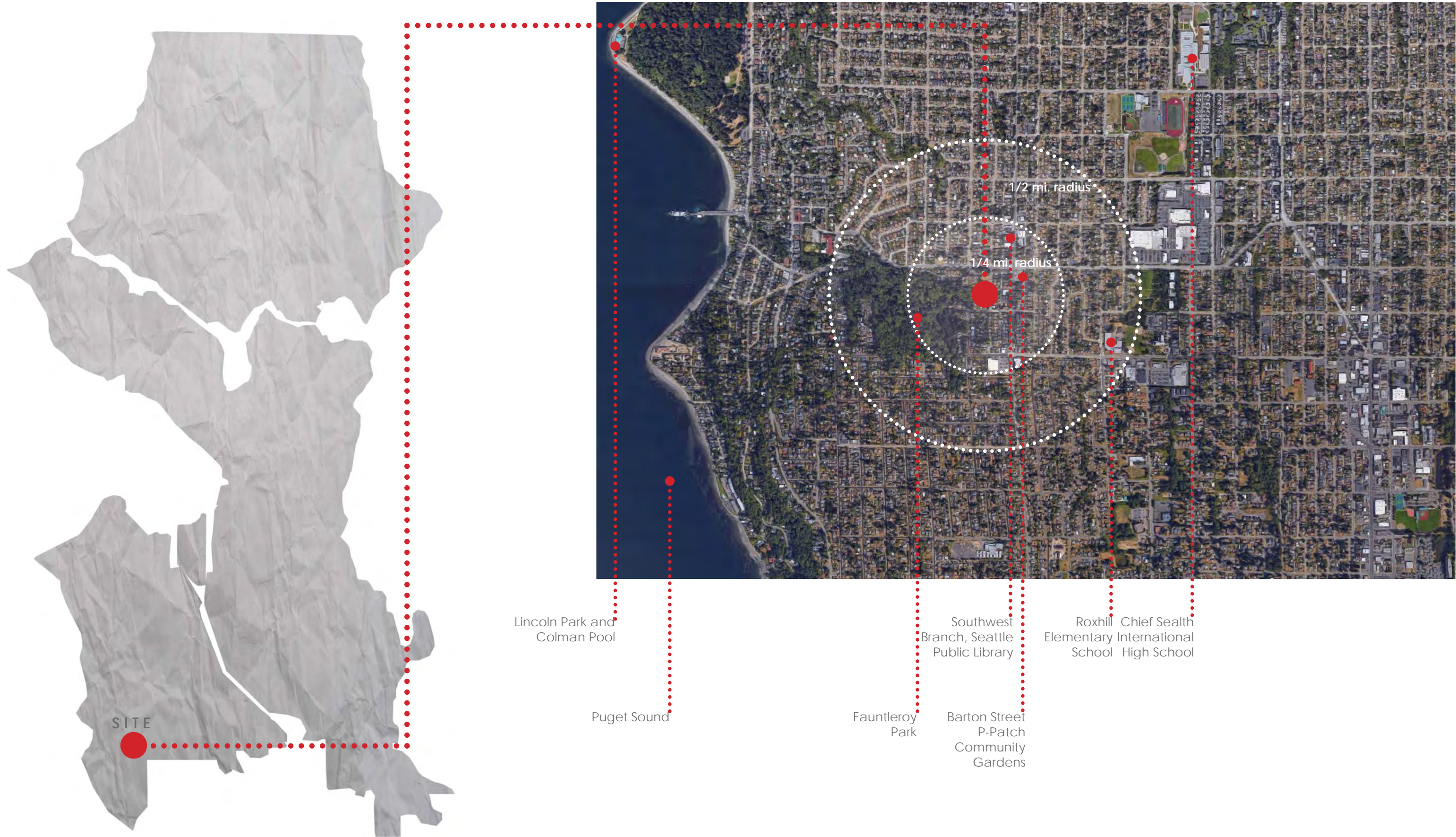
SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 11. A preliminary landscape plan can be found on page 12.

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

DESIGN GUIDELINES See page 10 for Design Guideline Responses.



Project site looking southeast



VICINITY ANALYSIS

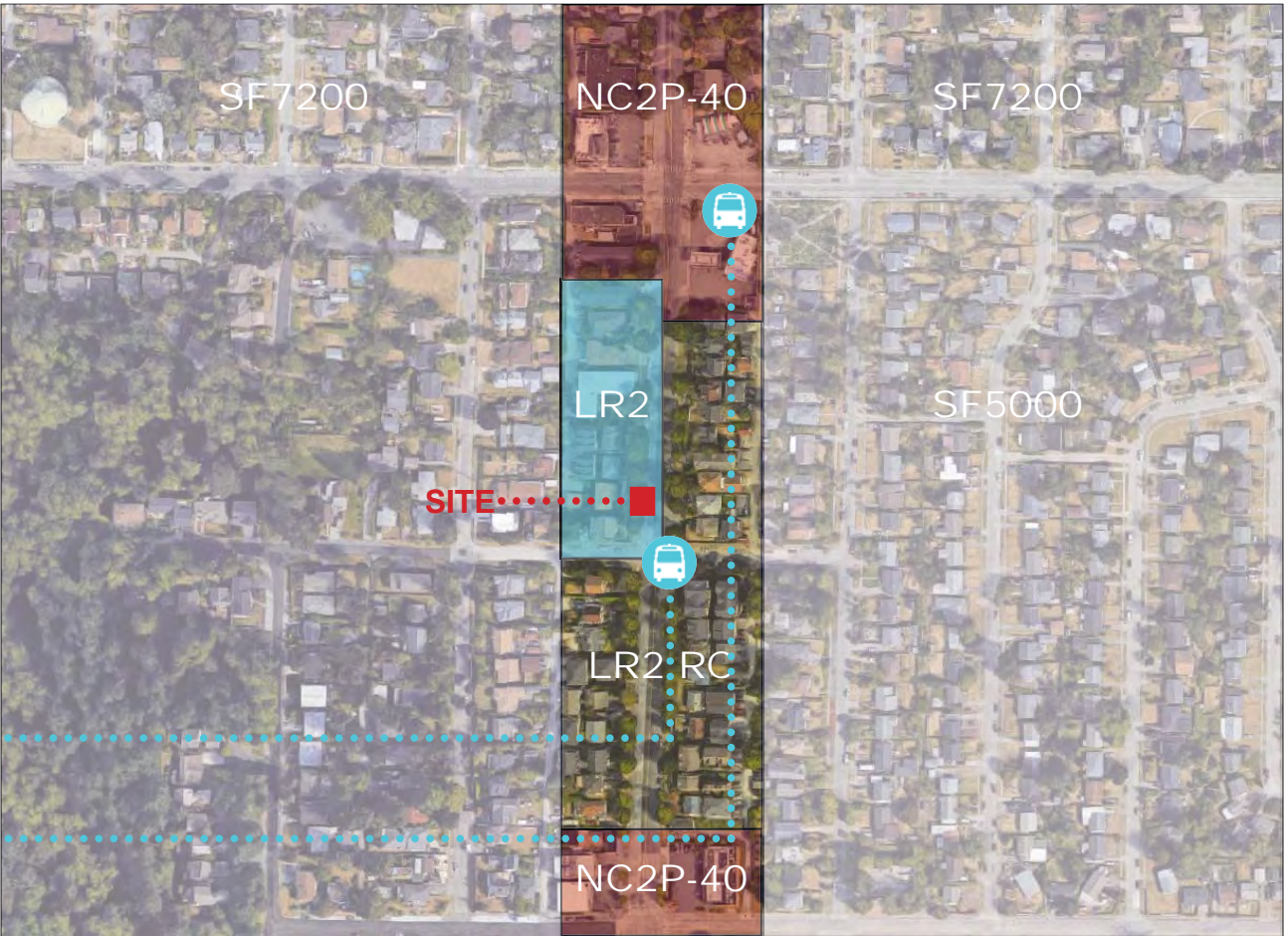
ZONE: LR2

ADJACENT ZONES:

-  SF 7200/5000
-  LR2
-  LR2 RC
-  NC2P-40

BUS ROUTES: 35th Ave SW & SW Cambridge St, route 21

SW Barton St & 35th Ave SW, C-Line



ZONING ANALYSIS

SITE PHOTOGRAPHS



35th Ave SW looking North



35th Ave SW looking South



SW Cambridge St looking North



Alley looking North



Alley looking South

OLD LEGAL DESCRIPTION

LOT 14, BLOCK 9, FAUNTLEROY SCENIC ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 1, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 15 FEET THEREOF CONDEMNED BY THE CITY OF SEATTLE FOR STREET PURPOSES UNDER SUPERIOR COURT CAUSE NO. 68907.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF LOTS 13 AND 14, BLOCK 9, FAUNTLEROY SCENIC ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 1, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 02°25'46" EAST, ALONG THE WEST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 24.00 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 88°33'14" EAST 65.15 FEET;

THENCE SOUTH 01°27'28" EAST 27.74 FEET;

THENCE SOUTH 88°33'14" EAST 54.75 FEET, TO A POINT ON THE WEST LINE OF THE EAST 15.00 FEET OF SAID LOTS 13 AND 14 AS CONDEMNED BY THE CITY OF SEATTLE FOR STREET PURPOSES UNDER SUPERIOR COURT CAUSE NO. 68907;

THENCE NORTH 02°29'14" EAST, ALONG SAID WEST LINE, 48.26 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 14;

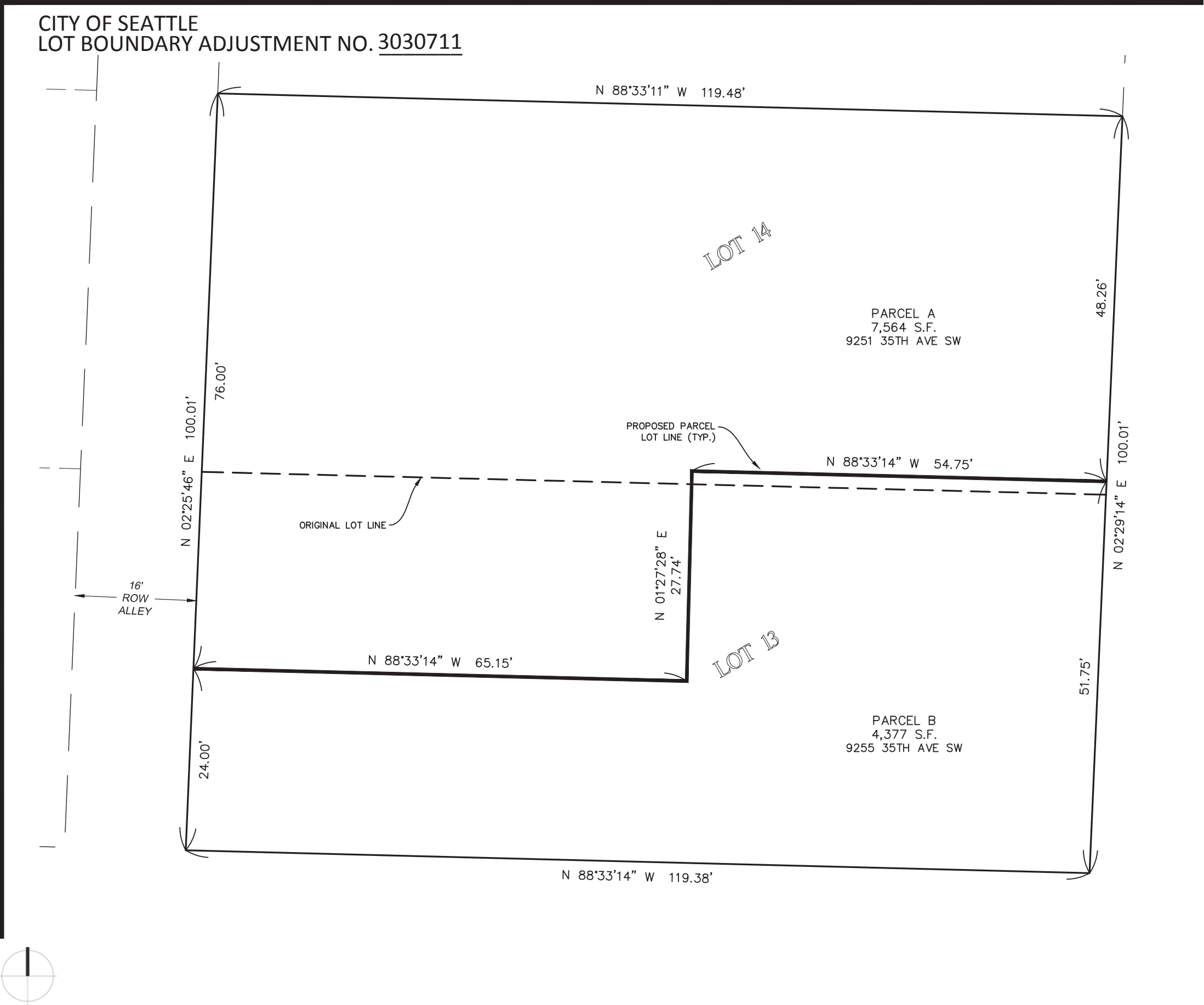
THEN NORTH 88°33'11" WEST, ALONG SAID NORTH LINE, 119.48 FEET, TO THE NORTHWEST CORNER OF SAID LOT 14';

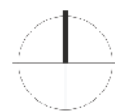
THENCE SOUTH 02°25'46" WEST, ALONG THE WEST LINE OF SAID LOTS 13 AND 14, A DISTANCE OF 100.01 FEET, TO THE POINT OF BEGINNING

TAX PARCEL NUMBER

2491201010

LBA





SITE SURVEY

EXISTING CONDITIONS



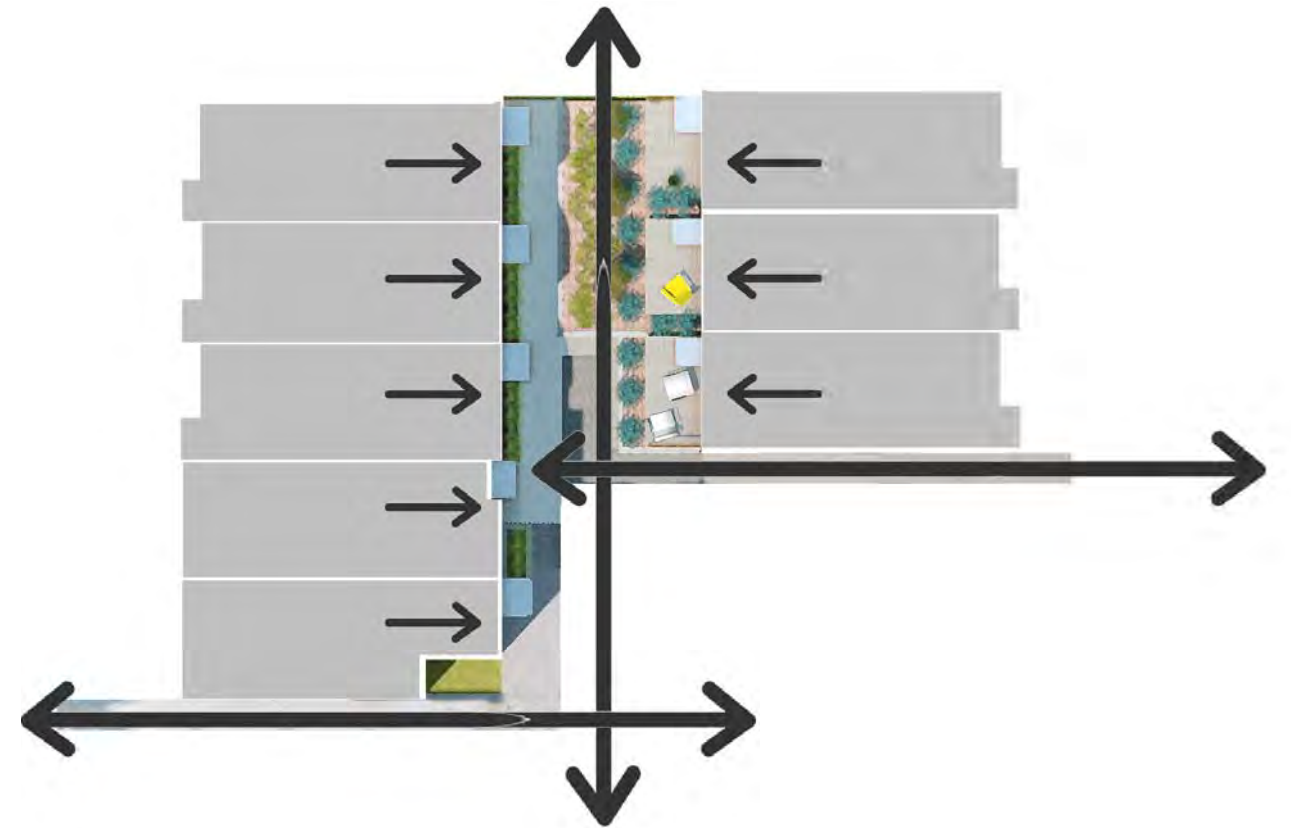
35TH AVE SW, LOOKING WEST



35TH AVE SW, LOOKING EAST

STREET LEVEL

THIS PAGE INTENTIONALLY LEFT BLANK



CONCEPT

The uniqueness of the existing topography provides an opportunity to create a spacious, multi-level courtyard which balances access, shared, and private amenity spaces. Linkages are celebrated between the units with the implementation of decks, patios, and balconies at multiple levels, promoting interactions between neighbors.

PROJECT CONCEPT

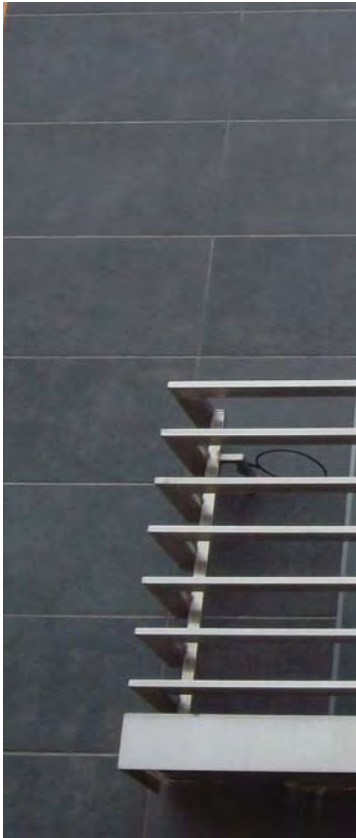


PRECEDENT



1

WOOD SIDING



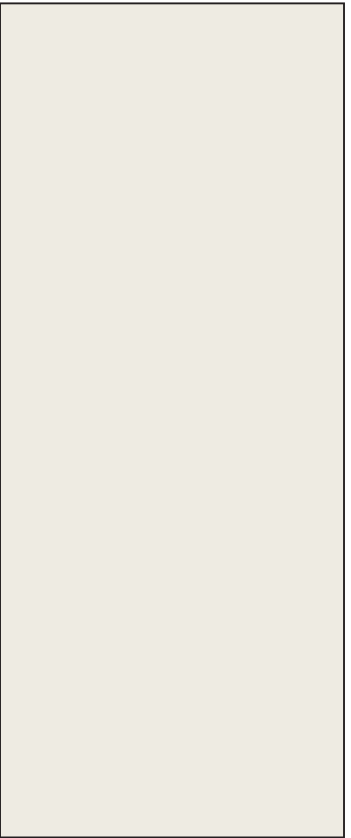
2

METAL GUARDRAIL



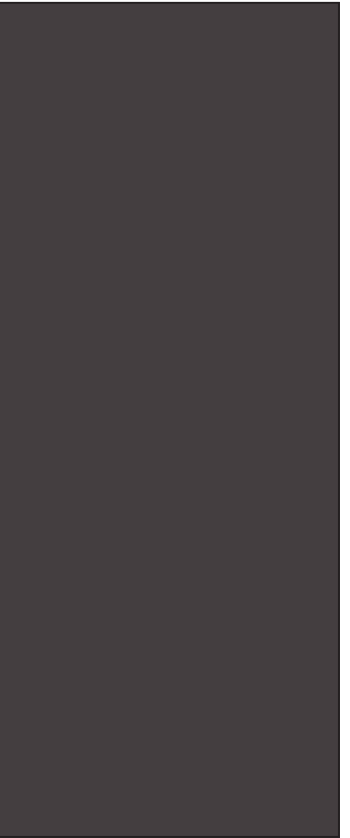
3

CAST-IN-PLACE CONCRETE



4

CEMENTITIOUS PANEL
SW 7551 - GREEK VILLA

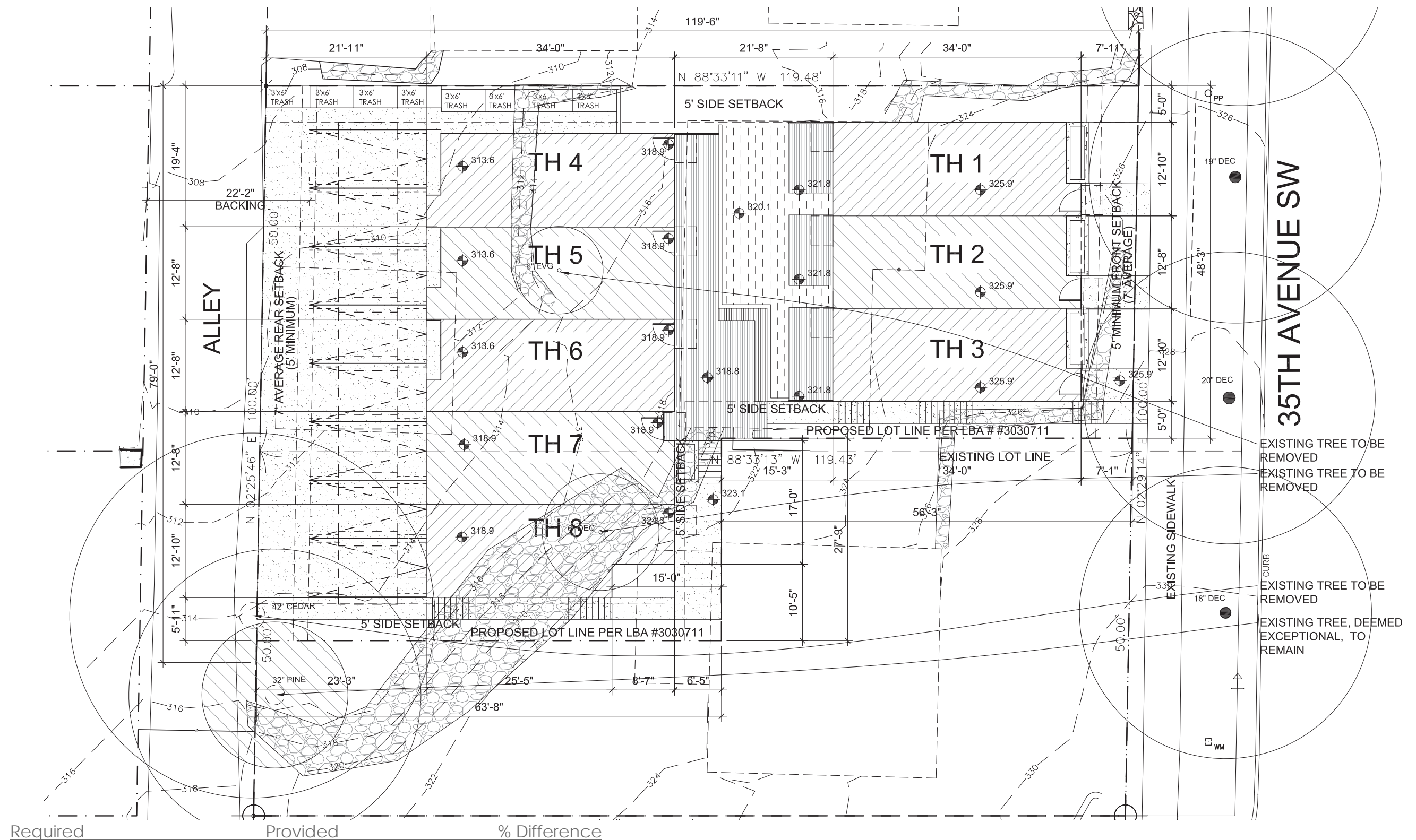


5

CEMENTITIOUS PANEL
SW 7083 DARKROOM

COLOR SCHEME AND PROPOSED MATERIAL

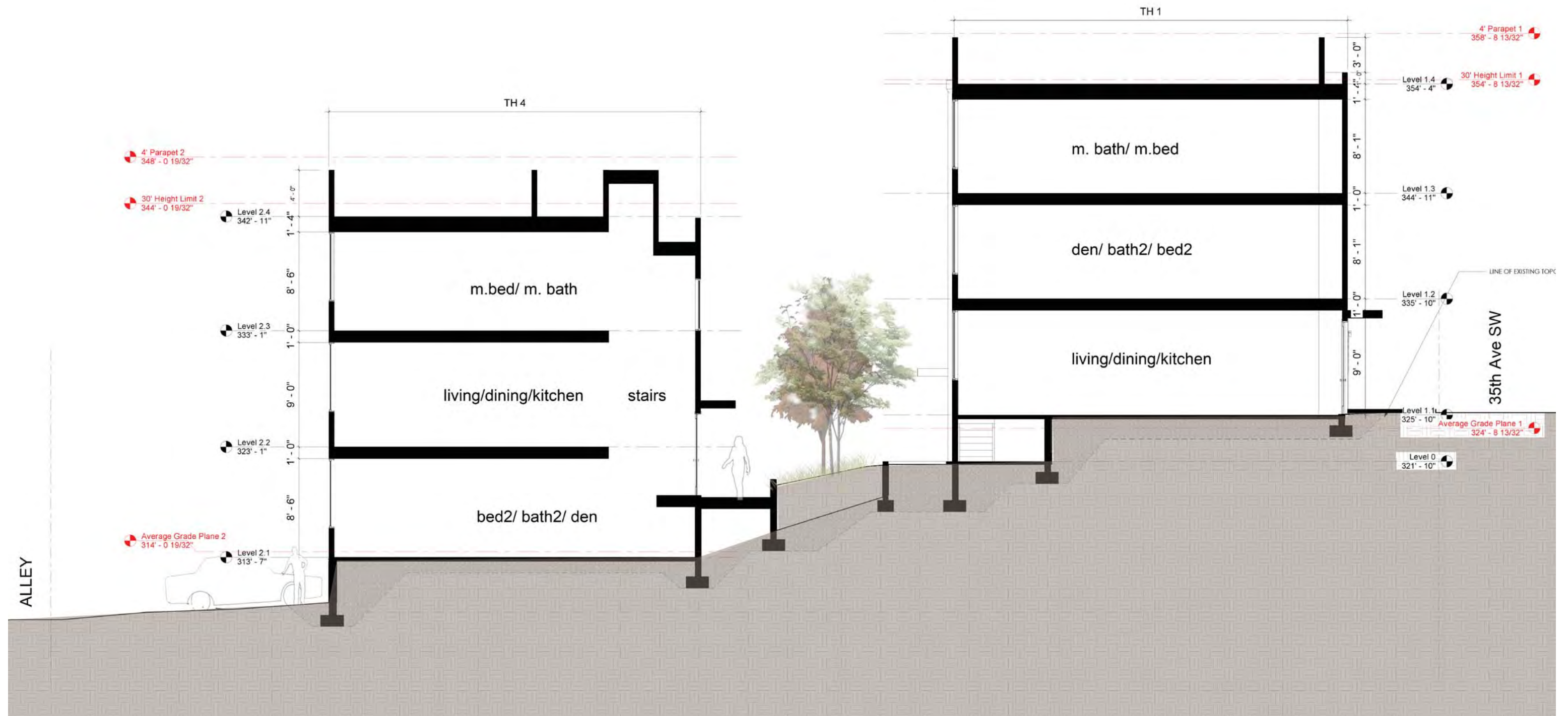
DESIGN GUIDELINES	DESIGN RESPONSE	
CS1. Natural Systems and Site Features Consider significant grade changes.	b. Sunlight and Natural Ventilation c. Topography	The uniqueness of the existing topography provides an opportunity to create a spacious, multi-leveled courtyard which balances access, shared, and private amenity spaces.
CS2. Urban Pattern and Form Consider that the site location is a few blocks from Fauntleroy Park and Westwood Village; walking/biking/transit	a. Location in the City and neighborhood b. Adjacent Sites, Streets, and Open Spaces c. Relationship to the Block	The site is located near the southern edge of West Seattle in the Fauntleroy neighborhood. The project site fronts 35th Avenue Southwest, a principal arterial. SW Barton Street, a minor arterial, and SW Cambridge Street, a local street, border the site to the north and south. Fauntleroy Park is located two blocks to the west of the site. There is potential for views toward the west of the Puget Sound.
CS3. Architectural Context and Character Consider alley as a real place in the neighborhood Consider scale, streetscape, and existing street trees	a. Emphasis Positive Neighborhood Attributes	A strong street front presence and residential edge is prioritized and established along 35th Avenue Southwest. Main entrances are highlighted through building modulation and high quality materials. Although the rear units' entries are off of the courtyard, the alleyway facade is treated as a street facing facade rather than a secondary one with similar moves in modulation, material, and fenestration strategies.
PL1. Open Space and Connectivity Complement and contribute to the network of open spaces around the site and the connections among them.	b. Walkways and Connections c. Outdoor Uses and Activities	Motivated by the unique topography on site, a large, multi-leveled courtyard is created between the two groupings of units. This space supports site circulation, common seating, landscaping buffers, and private decks. The 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 d. Wayfinding	Existing topography creates a significant grade drop from 35th Ave Southwest as you approach west towards the alley. Circulation was positioned to evenly tackle this grade change. The common seating area is strategically placed in the center of the courtyard between the two main circulation paths along TH3 and TH 8, and will be activated by TH4-8 users who will utilize this as access for their main entrances. Although TH1-3 have main entrances along 35th Ave Southwest, a series of rear decks helps connect them to this main area.
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	Because parking is accessed at the rear of the site along the alley, the front units along 35th Ave Southwest are able to hold a strong residential street edge, allowing for passive surveillance. Living/dining and kitchen programs are located on the main floor for these street-facing units to support this goal.
PL4. Active Transit	a. Entry Locations and Relationships	Three rowhouses hold a strong residential edge along 35th Ave Southwest. The massing of the building celebrates the main entrances and divides the form to create clear rhythm on the eastern façade. Entrances are detailed with awnings, addressing, and lighting features. The existing 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 b. Architectural and Facade composition c. Secondary Architectural Features d. Scale and Texture	The rowhouses along 35th Ave Southwest provide a rhythm along a clear residential edge for the neighborhood. Small decks are provided at the third level as well as at the roof deck to help direct views and activity towards the street. A similar strategy is utilized for the units that front the courtyard. Glazing is appropriately placed surrounding the courtyard, and the alley face is treated as an additional major facade units. Wood is utilized as a special material to help highlight a rhythmic form.
DC3. Open Space Concept Alley as open space or open space multiplier, must be designed	c. Design	The existing alley is utilized for parking only for the proposed development as well as existing development to the north. Grade conditions allow for TH 4-8 to sit above the parking to help alleviate viability and noise from car access. Similar to the front units, decks are incorporated at the master level and the roof deck to focus activity and passive surveillance towards both the alley and courtyard areas. Again, a large, multi-leveled courtyard is created between the two groupings of units. This space supports site circulation, common seating, landscaping buffers, and private decks. A clear access path circulates along TH3, through the common area, and along TH8 to navigate from 35th Avenue Southwest westward towards the alley.
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	A neutral material pallet was purposefully utilized in consideration of context. Wood as highlighting material can be seen throughout the project. Pattern is brought through the project through a series of metal balconies and deck railings.



Front:	7' average, 5' minimum	7.5' average, 7'-1" min.	Compliant
Side (north):	5' minimum	5' min.	Compliant
Side (south):	5' minimum	5' min.	Compliant
Rear:	7' average, 5' minimum	22.7' average, 21'-11" min.	Compliant



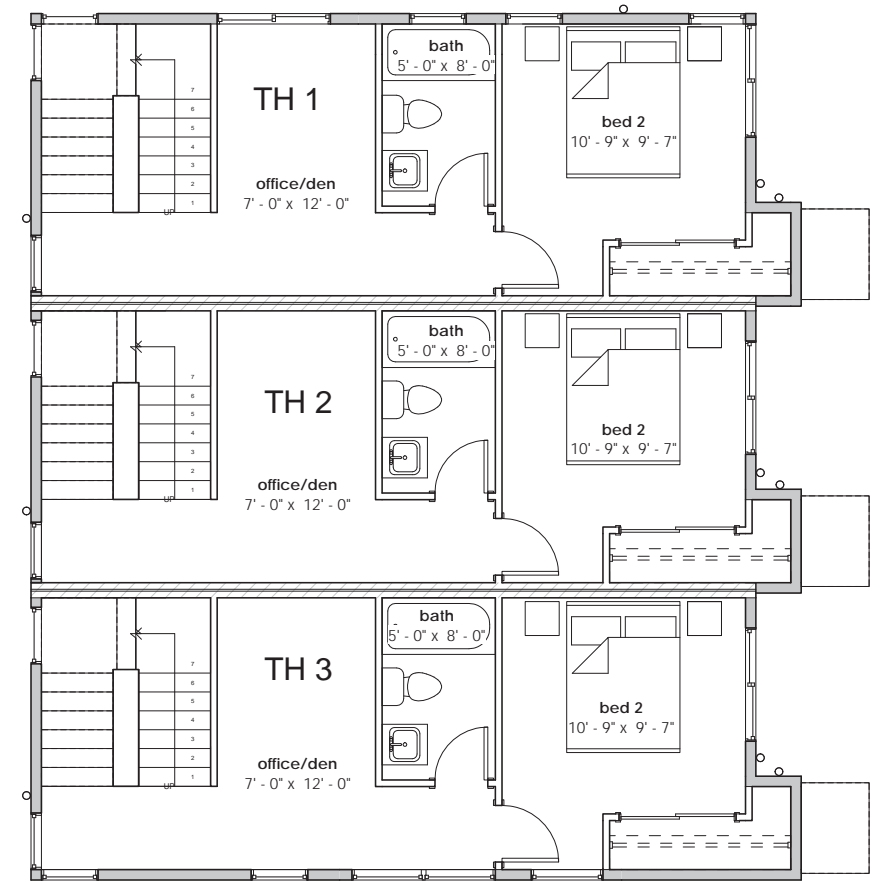
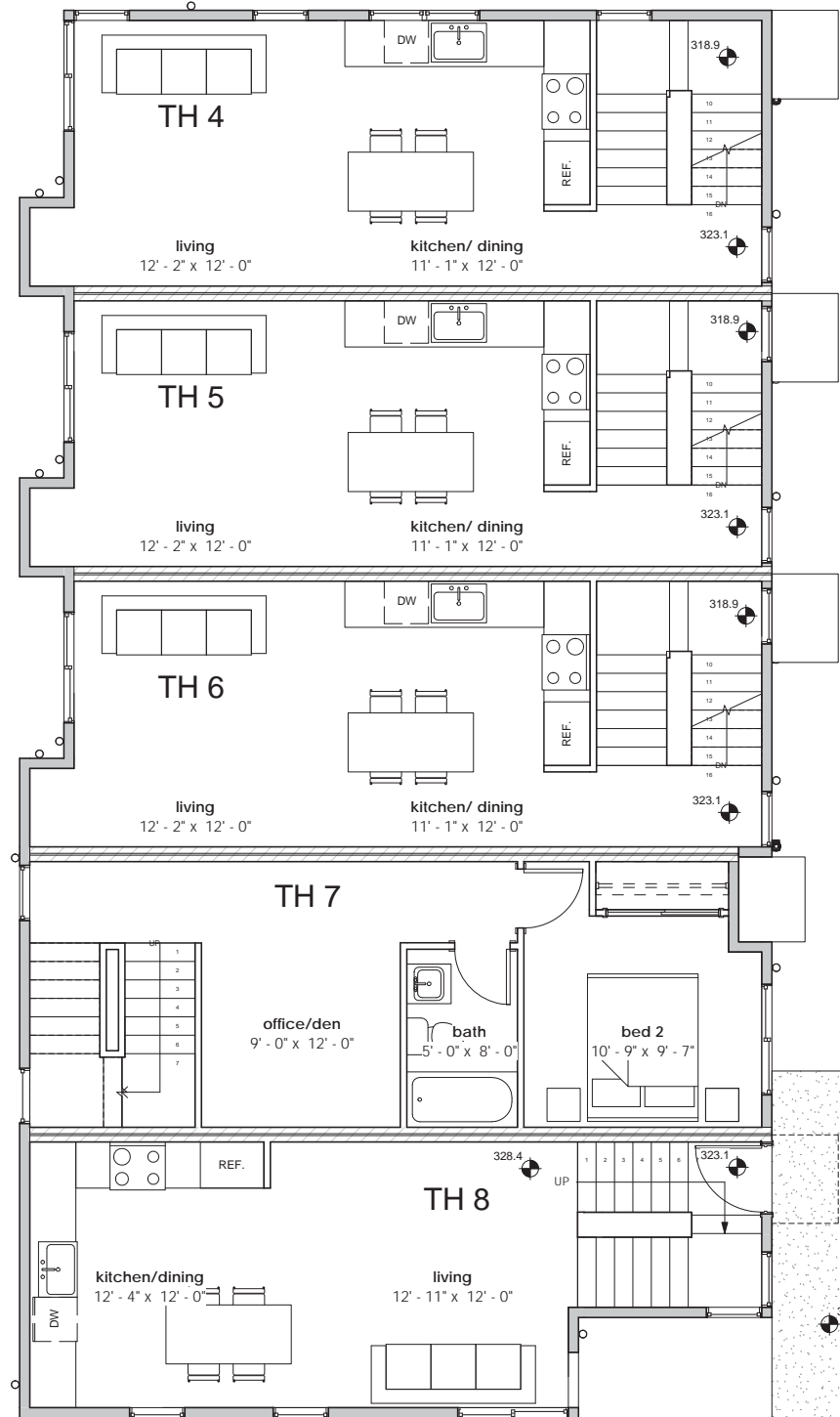
LANDSCAPE PLAN



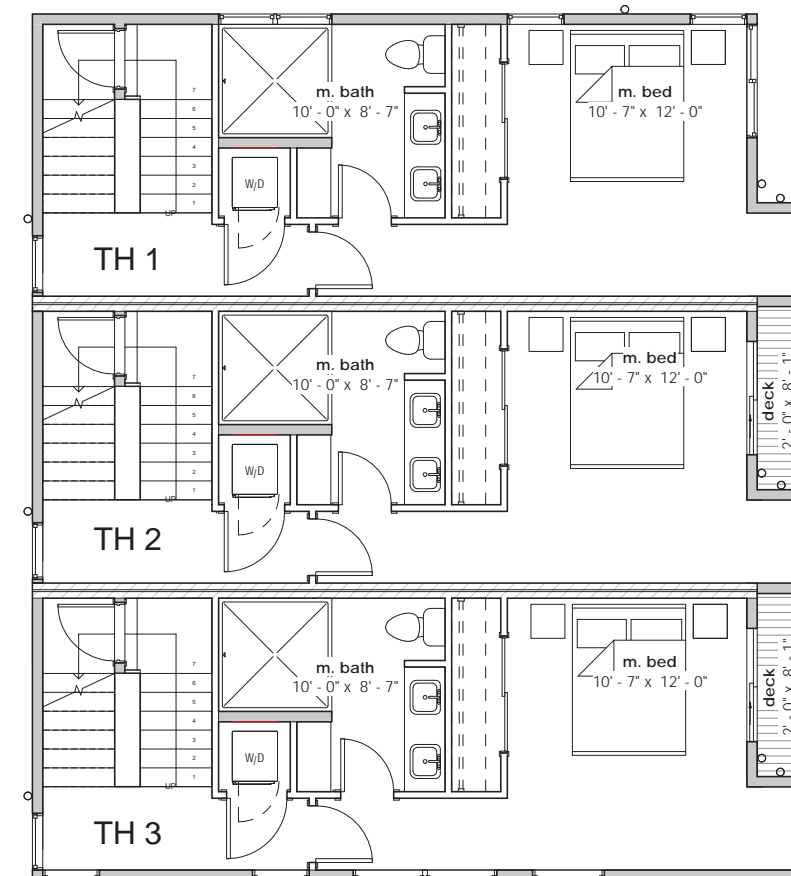
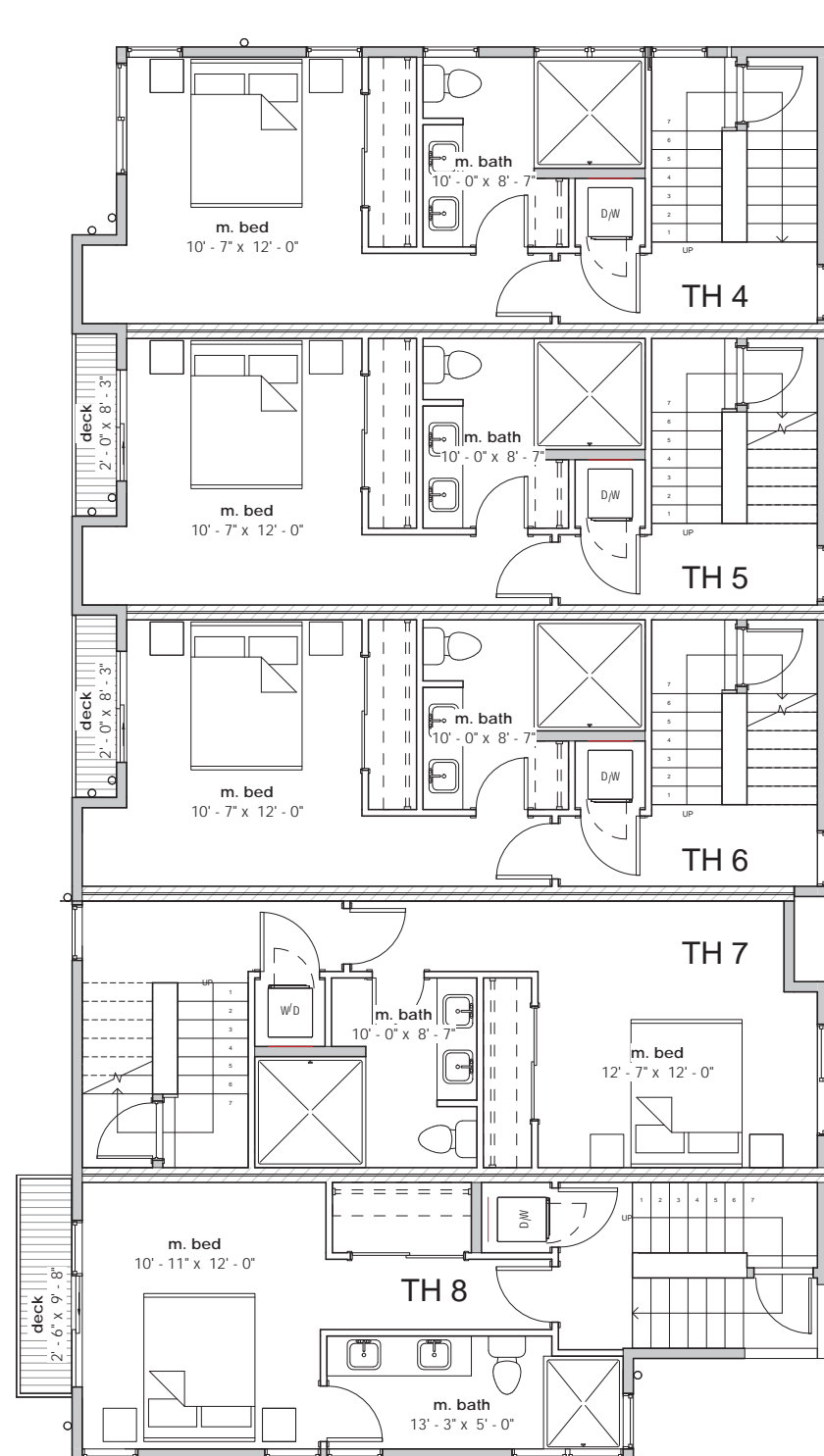
BUILDING SECTION



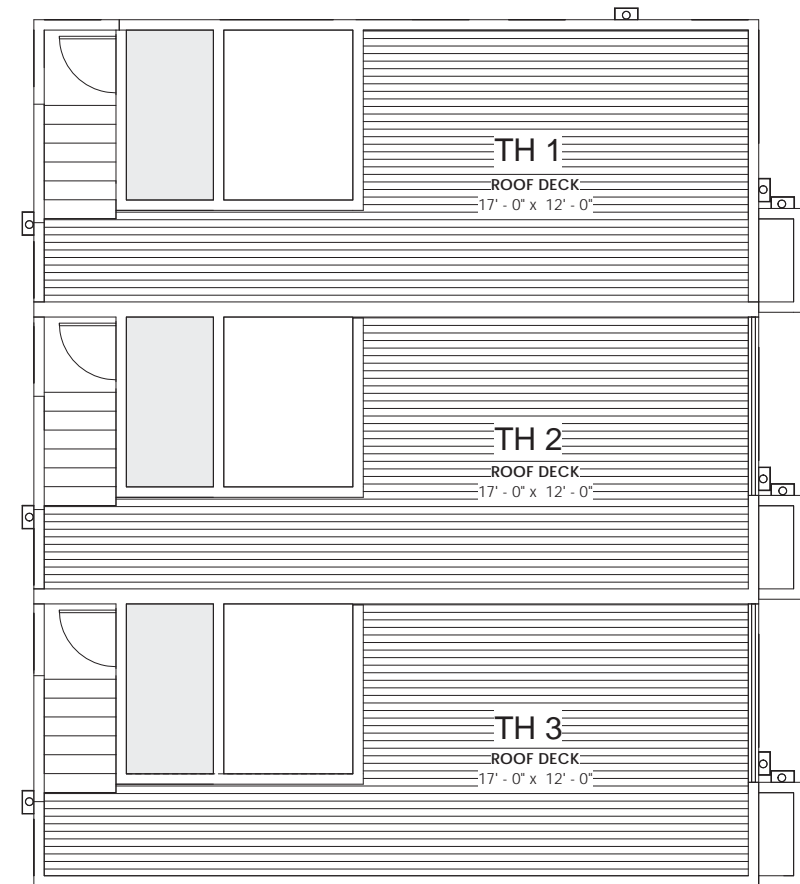
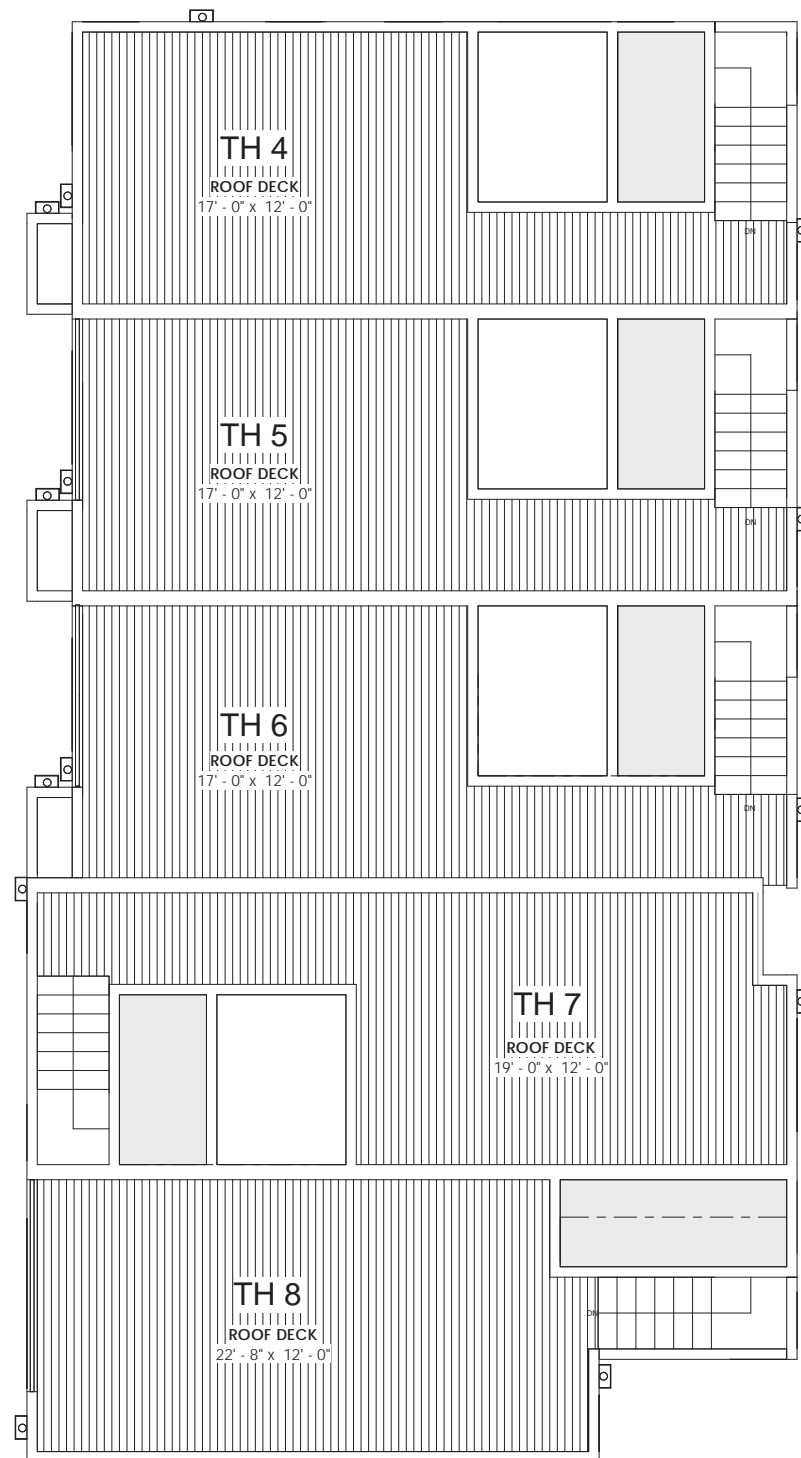
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN



EAST ELEVATION



COURTYARD- WEST ELEVATION



COURTYARD-EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



36th Ave SW looking south/west towards project site
RENDERINGS



Alleyway looking north-east towards project site



Courtyard looking south

RENDERINGS



Courtyard looking south