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## PROJECT INFORMATION

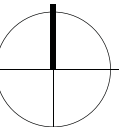
<b>ADDRESS</b>	14013 Greenwood Ave N SEATTLE, WA- 98133
<b>TAX ID NUMBER</b>	0748000040
<b>SDCI PROJECT #</b>	SDR: 3029630
<b>LOT SIZE</b>	8,100 SF
<b>ARCHITECT/PROJECT CONTACT</b>	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST, SEATTLE, WA- 98144
<b>OWNER/APPLICANT</b>	Live Urban 2, LLC 451 SW 10th St Suite 215 Renton, WA 98057



SITE



- Seattle Golf Club 
- Llandover Woods Greenspace 
- Little Bear Daycare 
- Broadview Thomson K-8 
- Thomson Junior High 
- Crown Hill Shopping District 
- Ingraham High School 
- Bitter Lake 
- Jackson Park Golf Course 



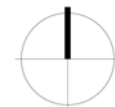
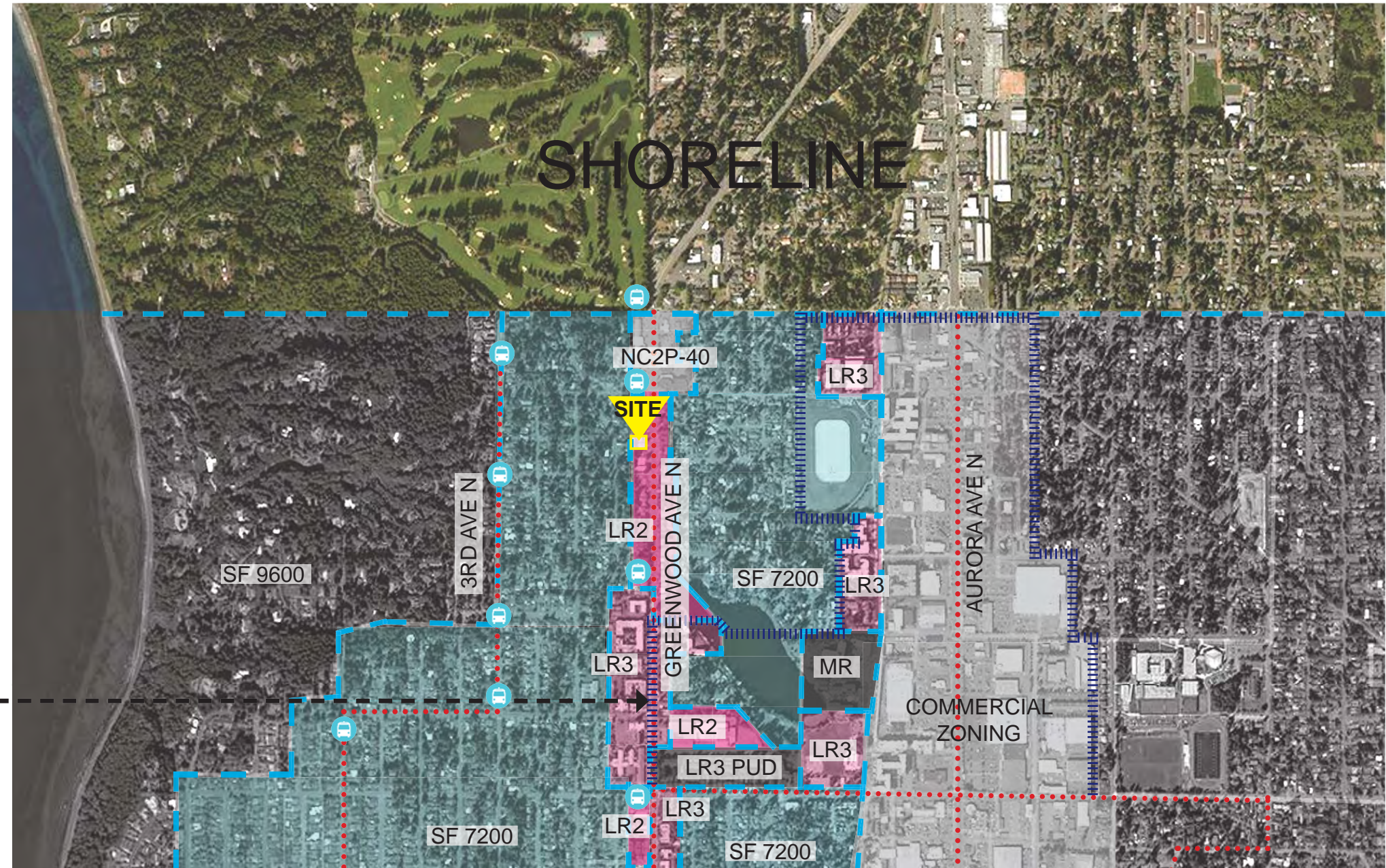
VICINITY ANALYSIS

ZONE: LR2

ADJACENT ZONES: LR3  
SF 7200  
NC2P-40

BUS ROUTES: 5  
28  
345  
355  
E Line

URBAN VILLAGE BOUNDARY: - - - - -



**PROPOSAL** 14013 Greenwood Ave N is currently (1) lot with a single family residence structure. The applicant proposes to remove the existing structure and driveway and develop (8) townhouses with (8) open parking stalls.

**KEY METRICS**

<b>Zone:</b>	<b>LR2</b>
<b>Lot size:</b>	8,100 SF
<b>FAR:</b>	8,100 sf x 1.3 = 10,530 sf allowed (THs + Built green)
<b>Structure Height:</b>	30' + 4' parapet allowance & 10' penthouse
<b>Units:</b>	<b>(8)</b>
<b>Parking:</b>	(8) open stalls

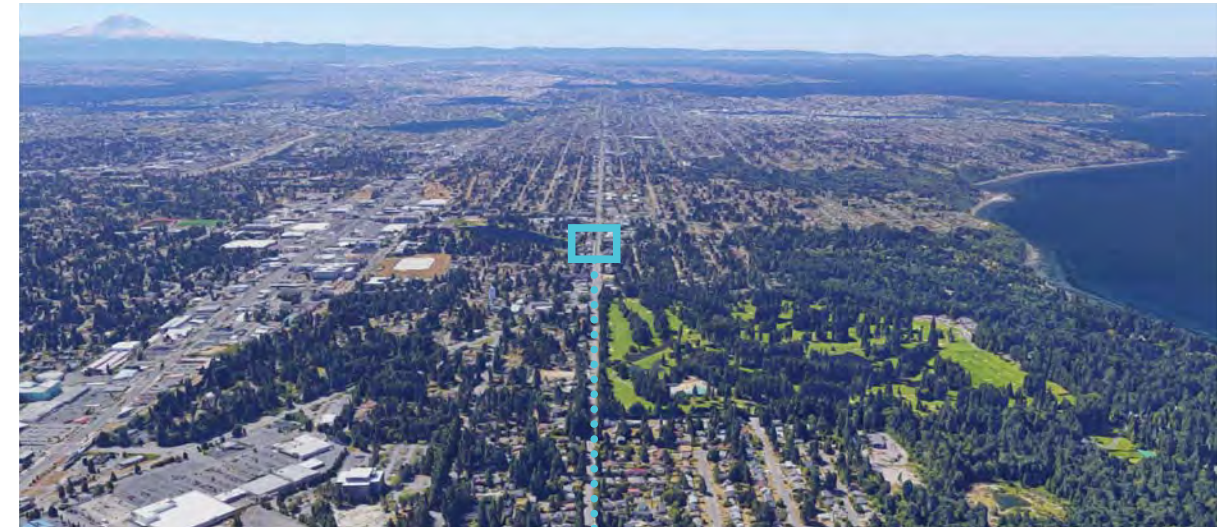
**ANALYSIS OF CONTEXT** The structures surrounding this site largely consist of a mix of single-family and multi-family residences between 2 and 3 stories. To the North of the site is a small commercial zone, consisting of some restaurants, gas stations, retail, and office space. To the East, about half a mile, is a larger development of commercial space, consisting of grocery and retail stores, along with restaurants, banks, and other various commercial and offices spaces.

**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.

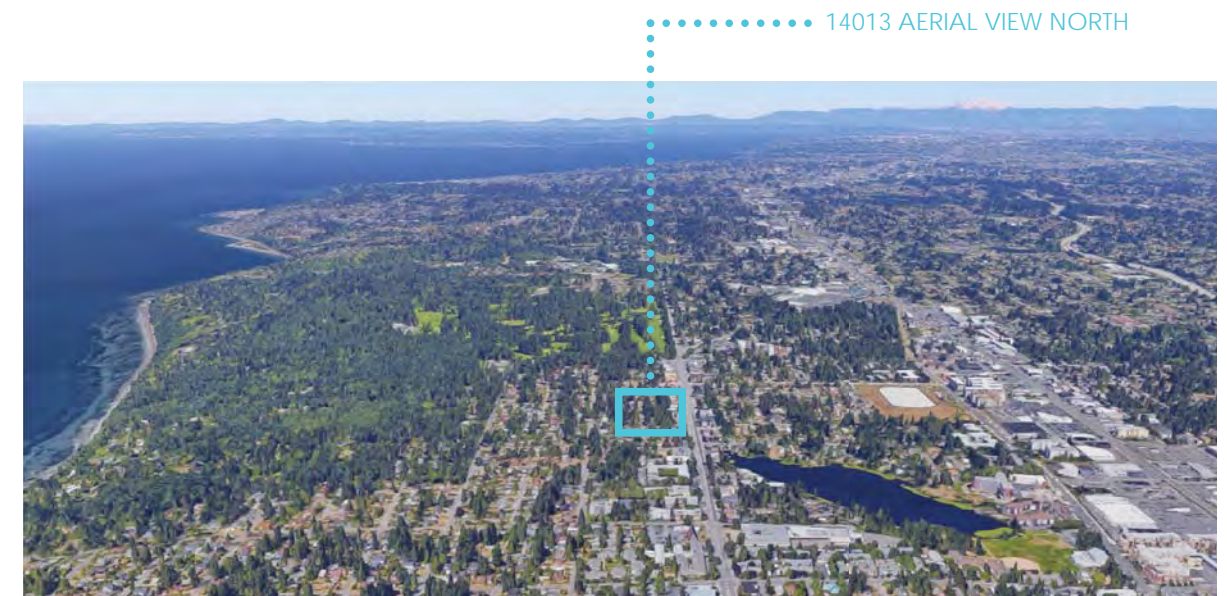
**SITE PLAN** A preliminary site plan including proposed structures and open spaces can be found on page 10.

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

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



14013 AERIAL VIEW SOUTH .....



14013 AERIAL VIEW NORTH .....

SITE



N 140TH ST

N 143RD ST

GREENWOOD AVENUE N - WEST

ACROSS FROM SITE



N 143RD ST

ACROSS  
N 140TH ST

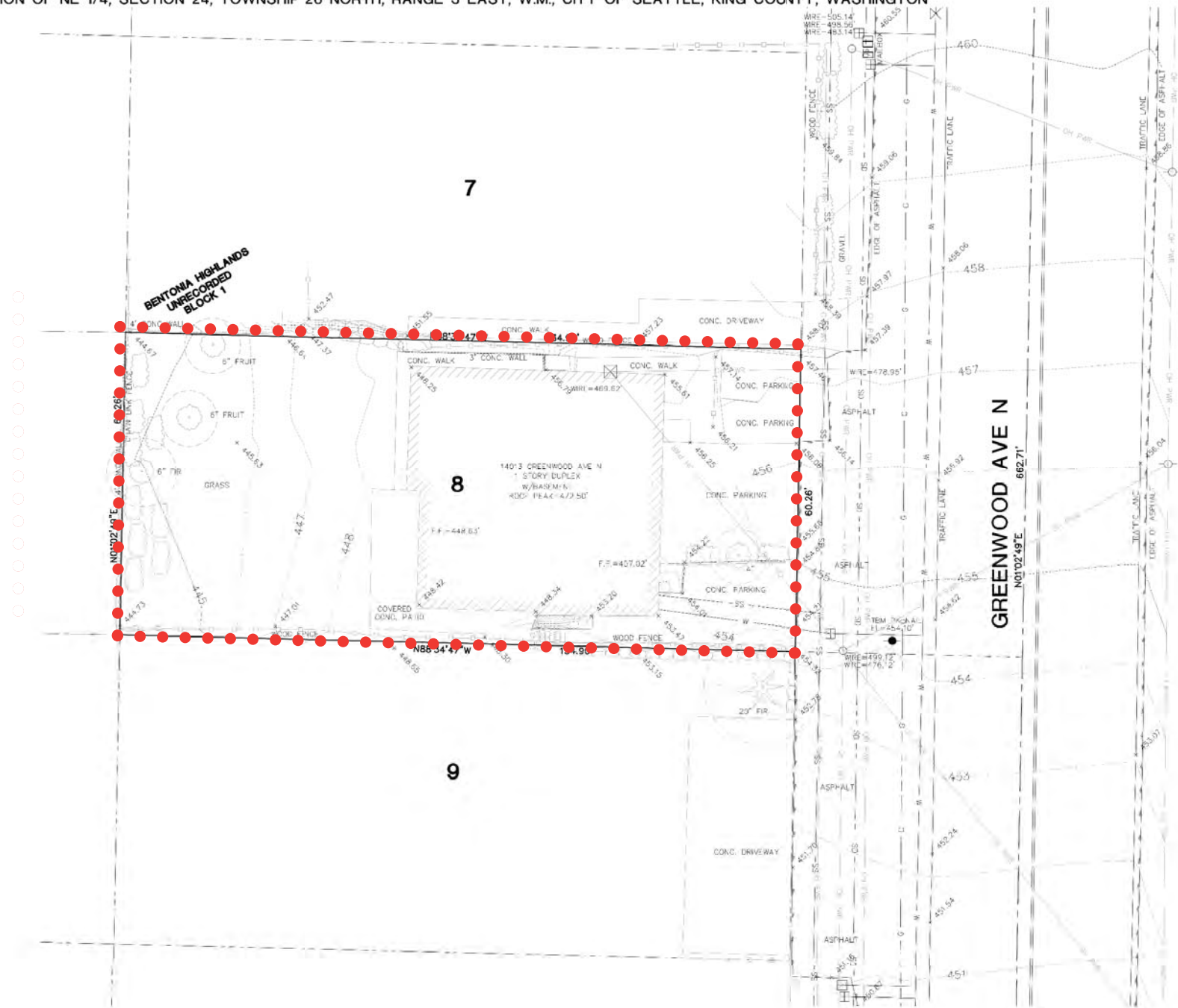
GREENWOOD AVENUE N - EAST

STREET LEVEL

A PORTION OF NE 1/4, SECTION 24, TOWNSHIP 26 NORTH, RANGE 3 EAST, W.M., CITY OF SEATTLE, KING COUNTY, WASHINGTON

### LEGAL DESCRIPTION

Lot B, Block 1, Bentonia Highlands, according to the plat thereof unrecorded in King County, Washington



survey

SCALE: N.T.S.

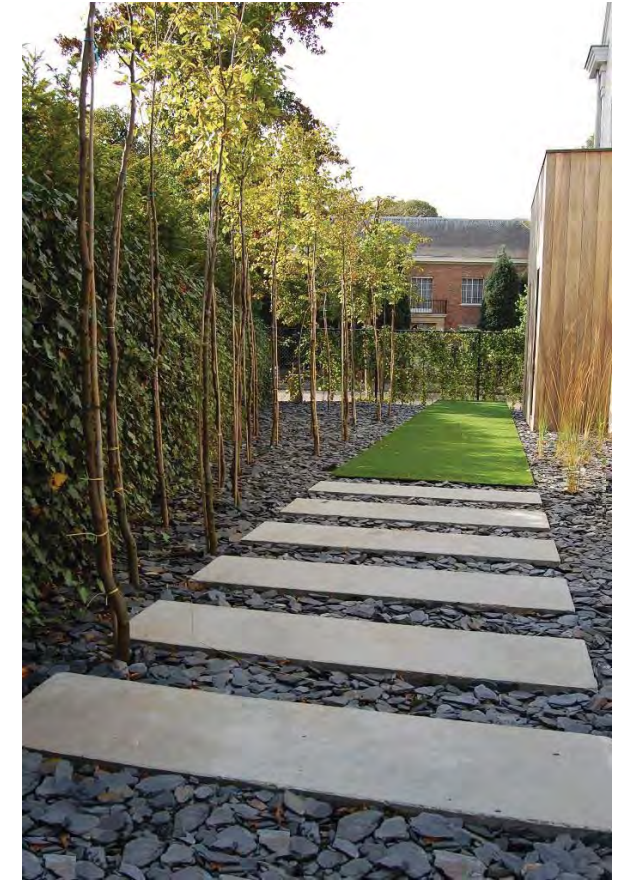


EXISTING CONDITIONS

The design aims to provide attractive, functional, and safe outdoor areas. To do so, the project proposes a woonerf along the north façade. The woonerf will include multiple hardscape materials to distinguish pedestrian and vehicular circulation, and to create a gracious sense of entry. Plantings along each side of the woonerf will enliven the space.

The massing articulation is simple and bold. The massing also reinforces the exterior programming by providing weather protection and cueing passive surveillance. Each unit is elongated on a north-south axis, with entries on the north. The internal units are paired, with each half of the pair cantilevering either north over the woonerf or south over the backyards. Each pair steps down with the topography, which accentuates the cantilever modulation. The end-units are book-ends to the pairs, using their third exterior wall for increased glazing.

Providing the woonerf along the north concentrates the circulation to one specified area of the project. This creates two opportunities: 1) Backyard users are free to enjoy privacy and direct solar access. 2) Passive surveillance by occupants is concentrated along one edge, which focuses defensive concerns and actions.



PRECEDENTS



CONCEPTUAL SKETCH



CONCEPT



**CS1. Natural Systems and Site Features**

- B Sunlight and Natural Ventilation
- C Topography

The design responds to sunlight and natural ventilation by providing glazing & operable windows on north and south facades. South facing glazing provides ample internal sunlight, while smaller north-facing glazing provides a balancing internal light while maintaining thermal performance. Operable glazing on both sides of each unit provides cross-ventilating options. Massing articulation & awnings on the south facades will shade & protect the ground level exterior uses.

The general massing scheme incorporates the topography of the site by systematically stepping down with the existing grade. This measured response to the topography creates a dramatic & cohesive design.

**PL1. Open Space Connectivity**

- B Walkways and Connections
- C Outdoor Uses and Activities

Pedestrian traffic has been intentionally located and designed as a woonerf to provide a welcoming entry sequence to the entire project. To mitigate conflicts with vehicular traffic, the design includes landscaping buffers on both edges of the woonerf, varied hardscaping to designate a pedestrian path, and concrete planters adjacent to entries to provide a sense of enclosure, definition, and safety. Vertical expression is provided by tall plantings located to provide scalar variety while maintaining sight lines. Overhead building cantilevers provide lighting and further vertical variation, in addition to connecting the interior and exterior spaces.

Private backyards are provided along the southern façade to maximize solar exposure. Half the units have a ground floor living room to help activate this space. The second half of the units have a ground floor bedroom, which provides a variation in use type. The backyards with ground floor units will have more buffer plantings, however, the backyards are intended to be a bit visually connected. Instead of tall dividing fences, the design includes low retaining walls and shrubbery. A few tall, thin trees provide privacy, scalar variety, & reinforcing of the massing design.

**PL2. Walkability**

- B Safety and Security

Passive surveillance through eyes on the street, woonerf, and open spaces was a primary design consideration. Active spaces with large windows are provided over the entry woonerf, which is the only public point of access to the project. Funneling activity allows security to be focused along this corridor, instead of having to defend multiple sides or fronts. Glazing is provided at the street level, and is buffered by some vegetation and a low, semi-opaque fence. The hope is that this porous defense system suggests future uses of the ROW which are more active and human-scaled.

**DC2. Architectural Concept**

- A Massing
- B Architectural and Facade Composition

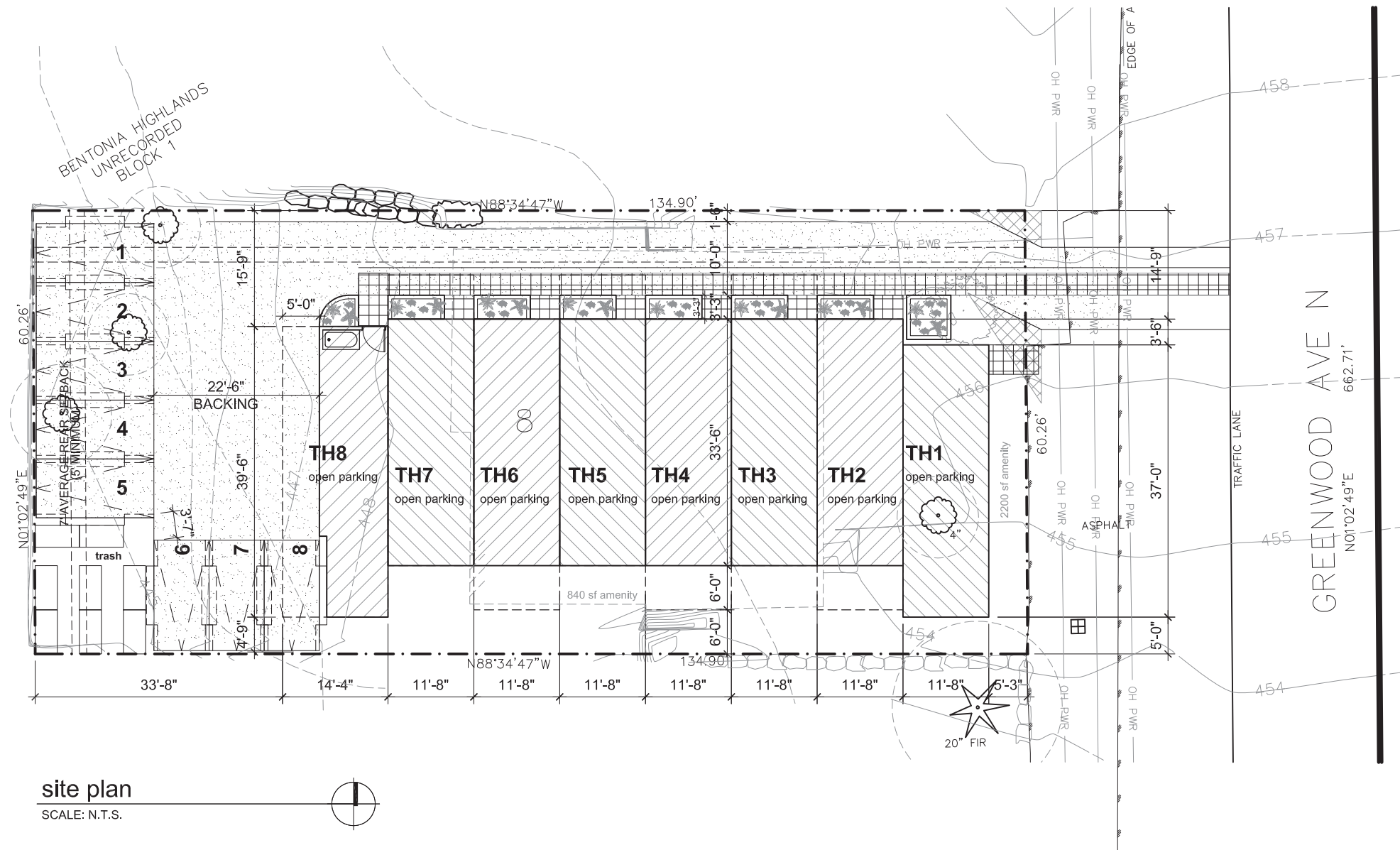
The design focuses on the way the cantilevered massing can play with the topography to create drama and dynamism. Alternating the directions of the 6' cantilevers creates dramatic relief along both north & south facades, which are the largest faces of the building. Restraint is used on the book-end units to establish visual focus on the internal units. The northern cantilevers feature expansive glass along the east facade, greeting occupants and guests as they enter along the woonerf, and establishing passive surveillance. The southern cantilevers feature south-facing glazing to maximize light and air. South facing awnings between the cantilevers help break up the southern facade scale and promote outdoor use.

**DC4. Exterior Elements and Materials**

- D Trees, Landscape and Hardscape Materials

Three tall, slender Quaking Aspens along the frontage establish a rhythm and verticality along the street. These trees are also used along the southern property line, offset with the cantilevered forms, to re-inforce the massing rhythm and provide visual interest. Medium-height shrubs are used to buffer back-yards from each other,

Landscaping along both sides of the woonerf help buffer the circulation path, reducing it's perceived prominence while making for a more enjoyable entry procession. Hardscape in the woonerf is varied so as to designate a path best-suited for pedestrians, and to add a finer-grained texture. Ground-cover between the pedestrian path and the northern vehicular wheel path also add more color and variety to this location.



### SETBACKS

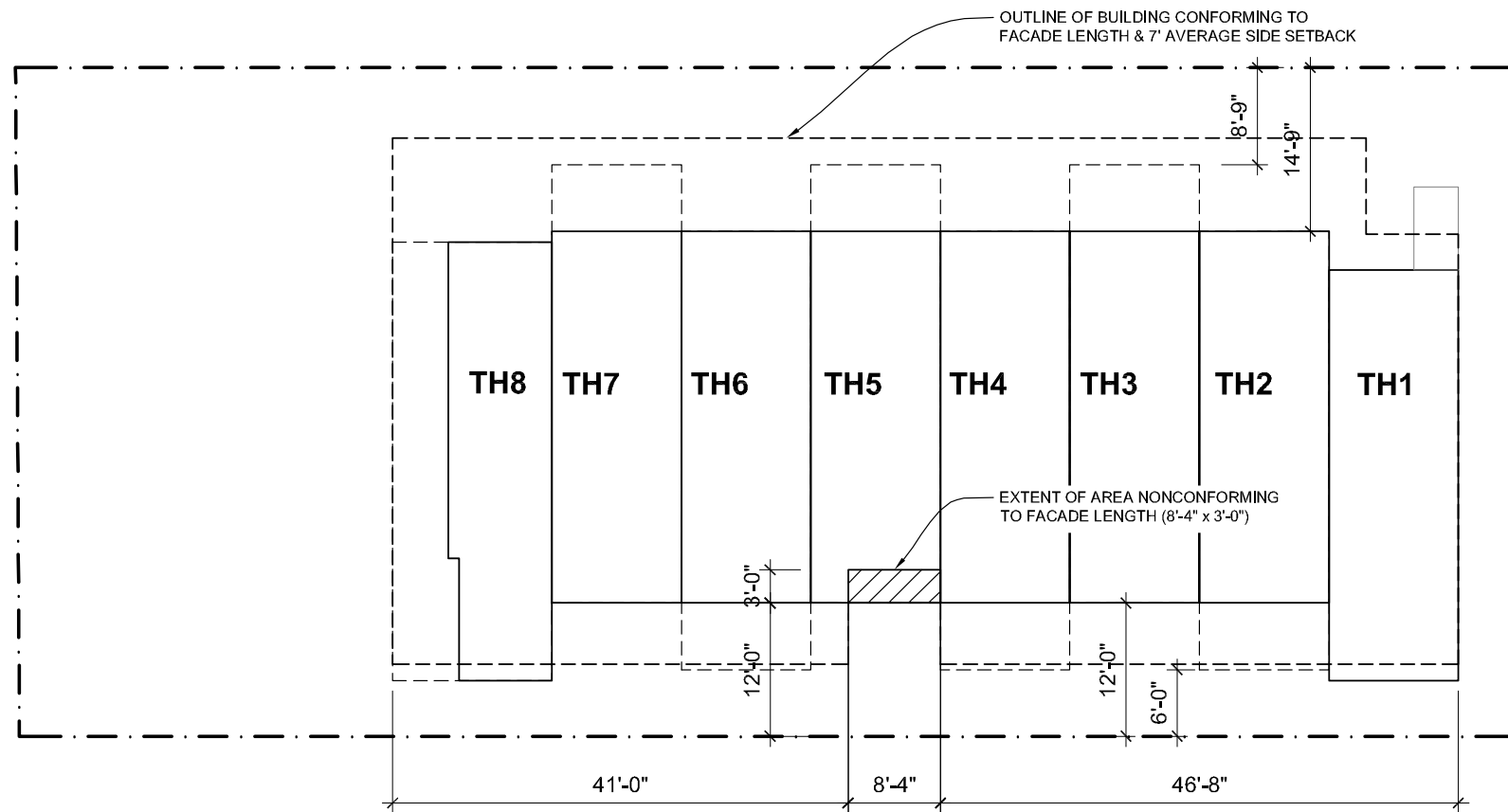
	Required	Provided	% Difference
Front:	7' average, 5' minimum	8.0' avg, 5.3' min	Compliant
Side (north):	7' average (facades >40')	12.13' avg, 8.8' min	Compliant
Side (south):	7' average (facades >40')	7.9' avg, 5' min	Compliant
Rear:	7' average, 5' minimum	33.9' avg, 33.9' min	Compliant

### FACADE LENGTH

MAXIMUM FACADE LENGTH WITHIN 15' OF LOT LINE  
 $134.90' \times 65\% = 87.685'$

North Facade Length Proposed - 70' (COMPLIANT)

South Facade Length Proposed - 96' (NON-CONFORMING, SEE ADJUSTMENT REQUEST, PG 11)



facade length diagram

SCALE: N.T.S.



### FACADE LENGTH ADJUSTMENT CALCULATION

MAXIMUM FACADE LENGTH WITHIN 15' OF LOT LINE  
 $134.90' \times 65\% = 87.685'$

South Facade Length Proposed - 96' (NON-COMPLIANT, SEE ADJUSTMENT REQUEST, PG 11)

% NON-CONFORMING:  $96' - 87.685' = 8.315'$  OVER MAXIMUM ALLOWED FACADE LENGTH

$8.315' / 87.685' = 9.5\%$  NON-CONFORMING

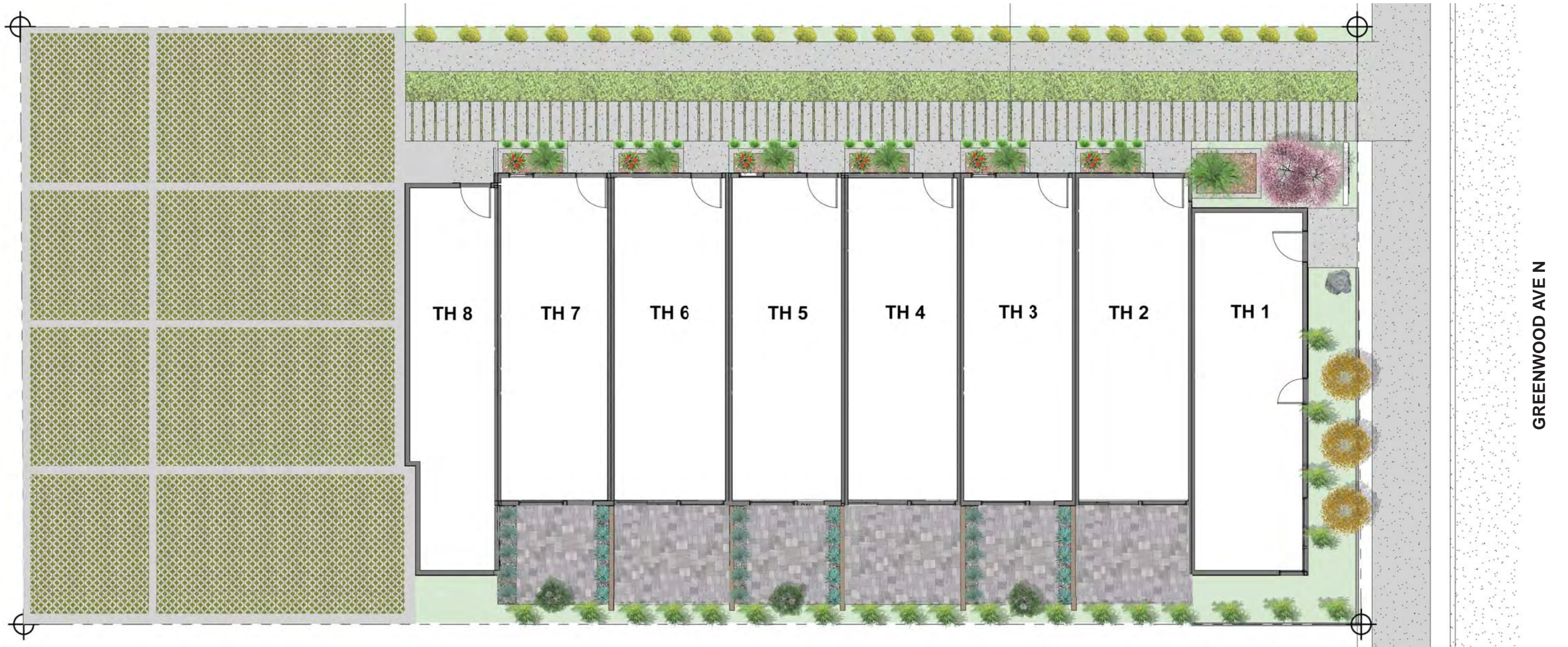


### ADJUSTMENT REQUEST JUSTIFICATION

PL1-B Connectivity - Walkways and Connections  
 DC4-D Materials - Trees, Landscape and Hardscape Materials

This adjustment would allow the woonerf to grow from 11'-9" wide to 14'-9" wide. The increase in woonerf width would provide a better sense of entry by creating space for additional plantings and bufferings along the building and property edges. The additional space creates a better walkway and connection to the street, supporting PL1-B. A concrete biplanter inserted along the building edge, between the door and the circulation path, will individuate the entries and provide a buffer from vehicular traffic. This biplanter will help achieve stormwater mitigation requirements while providing a space for plantings. The biplanters will be installed to approximately 12-18" above finished grade, so that they do not impede lines of site or create an overly imposing presence. The biplanters, in addition to plantings and a variety of hardscapes and groundcovers along the woonerf, support DC4-B.

The backyards decrease in depth to 12', from 15', which we believe still provides for a highly functional private amenity space. The backyards will measure 11'-8" x 12'-0". To promote use of the backyard, we are also proposing a smaller, 2' deep awning at the units without the cantilevering masses.



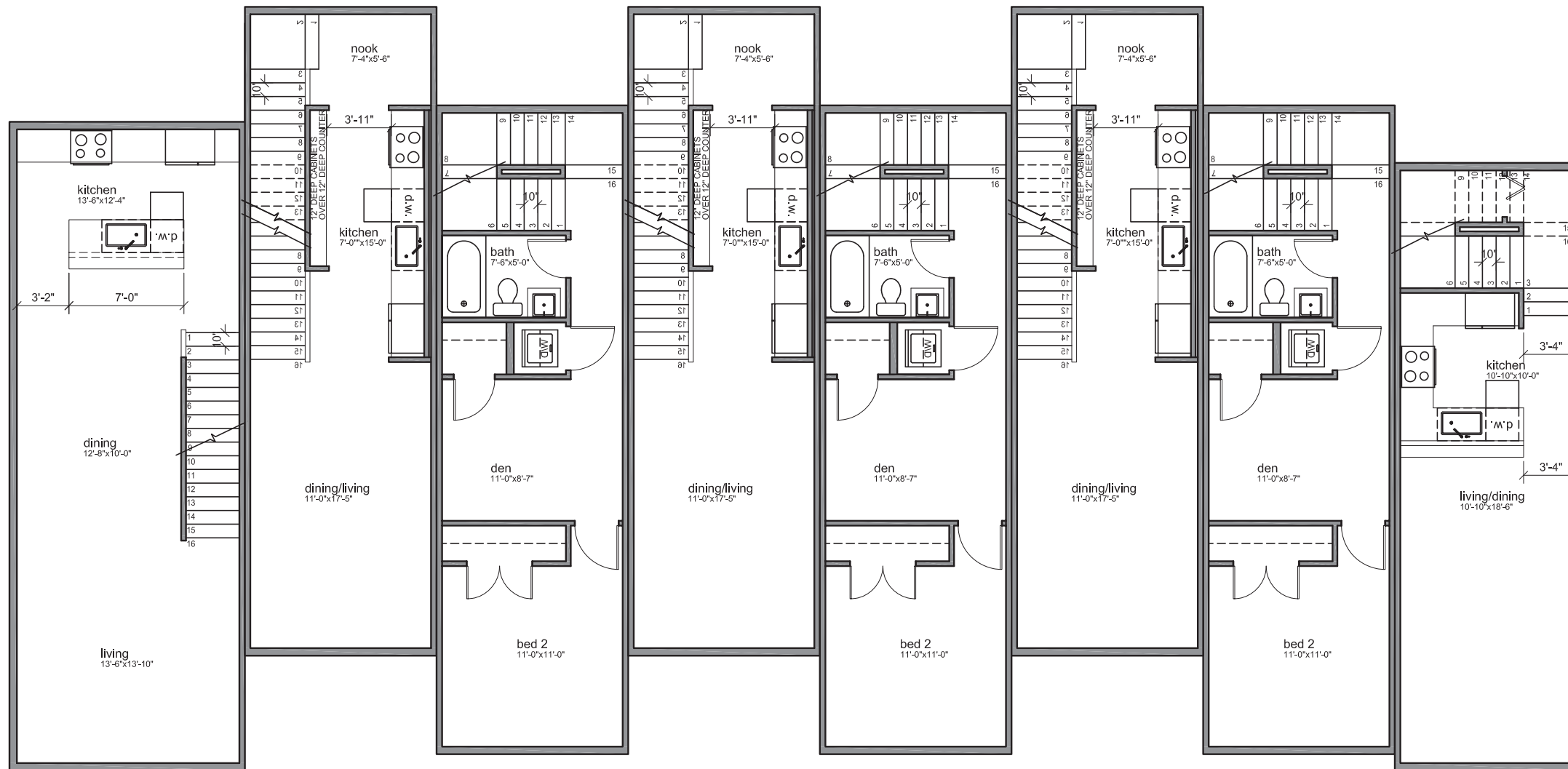
landscape plan  
SCALE: N.T.S.





SITE SECTION

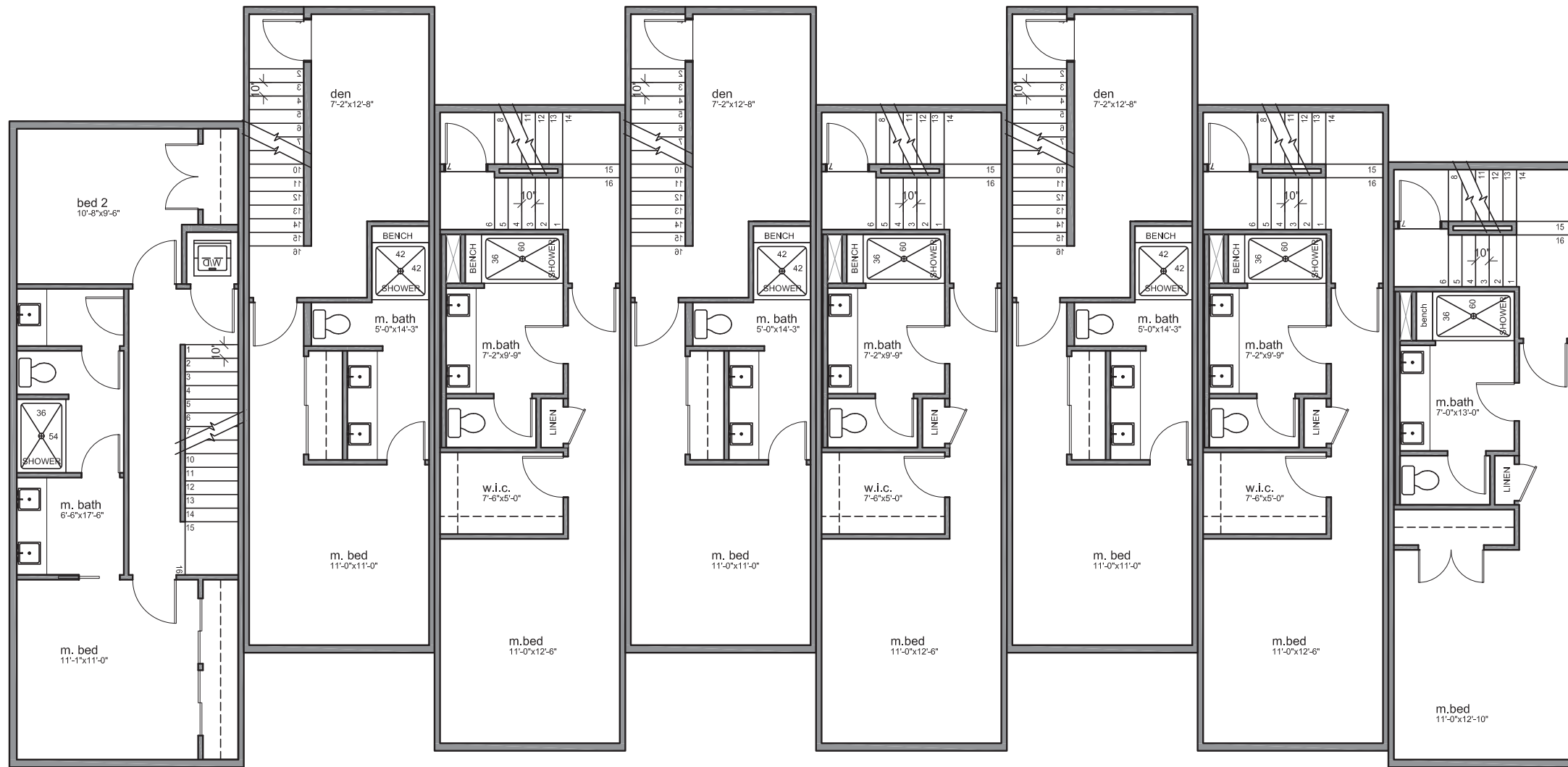




## level 2 plans

SCALE: N.T.S.



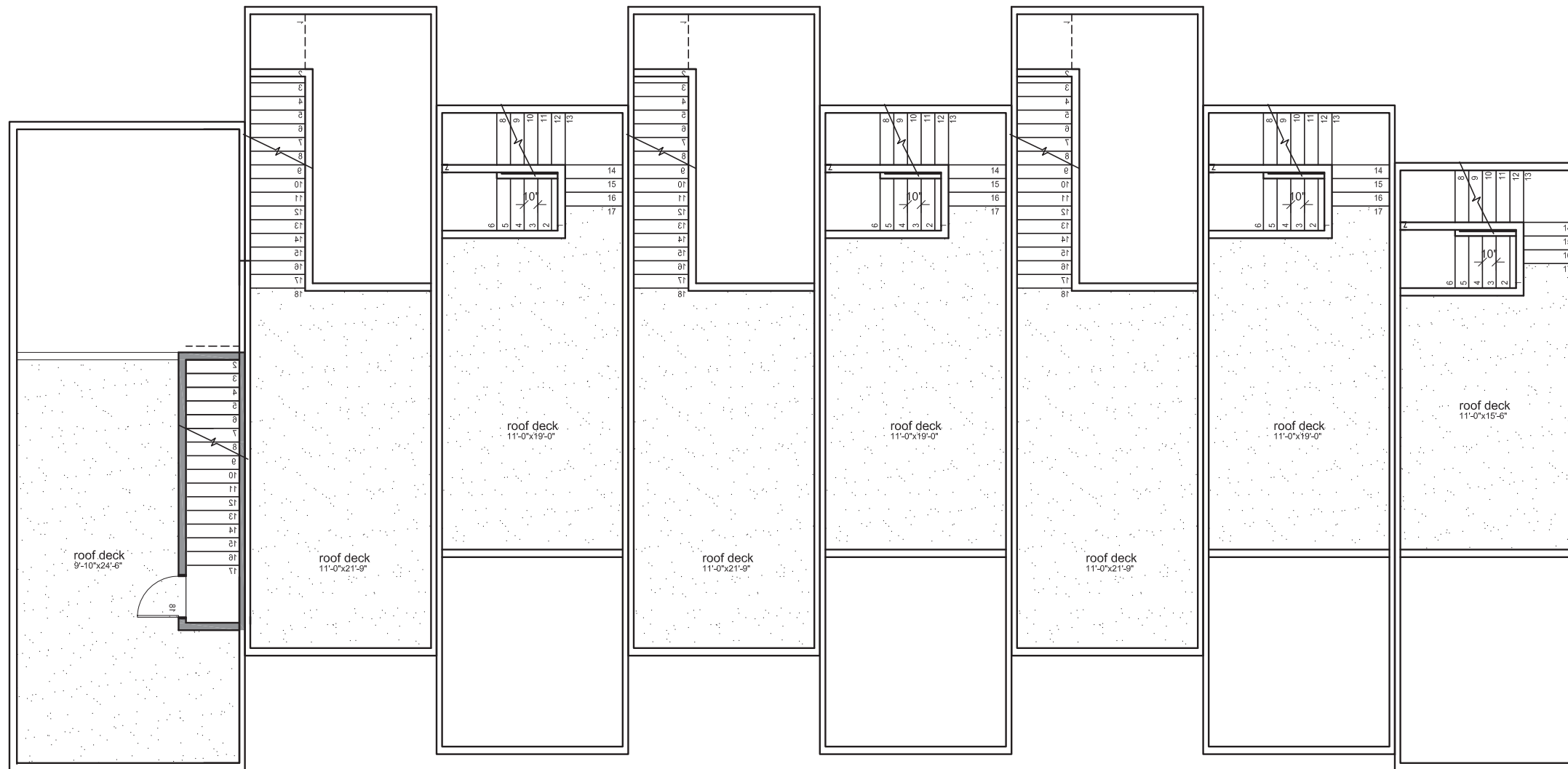


## level 3 plans

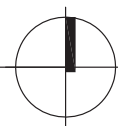
SCALE: N.T.S.







roof plans  
SCALE: N.T.S.





EAST ELEVATION



WEST ELEVATION

ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION



APPROACH FROM NE



APPROACH FROM SE



WOONERF



BACKYARD