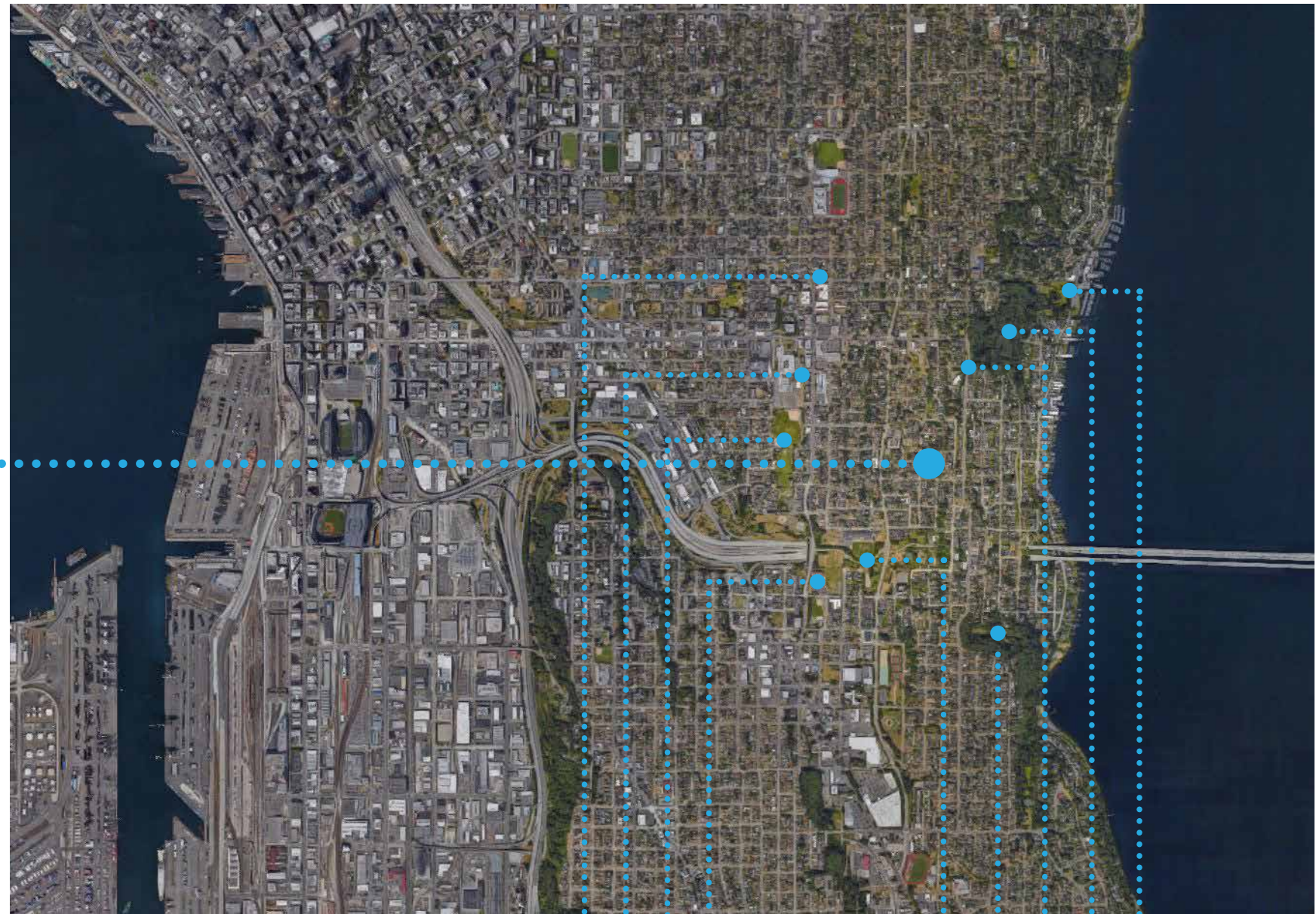











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## PROJECT INFORMATION

<b>ADDRESS</b>	918 29TH AVENUE S SEATTLE, WA 98144
<b>TAX ID NUMBER</b>	0567000485
<b>SDCI PROJECT #</b>	SDR: 3029675  BUILDING: 6621790
<b>LOT SIZE</b>	6,005 SF
<b>ARCHITECT</b>	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
<b>OWNER/APPLICANT</b>	BLUEPRINT SERVICES, LLC PO BOX 16438 SEATTLE, WA 98116 ATTN: LUCAS DEHERRERA



- Douglas-Truth Library 
- Washington Middle School + Wood Technology Center 
- Judkins Park + Playfield 
- NW African American Museum 
- Sam Smith Park 
- Colman Park 
- Central Area Senior Center 
- Frink + Leschi Parks 
- Leschi Market 

**VICINITY ANALYSIS**



**ZONE:** LR2

**ADJACENT ZONES:** LR1  
LR3  
SF5000  
NC2-40

**BUS ROUTES:** 4 - Queen Anne Hill to Madrona/Judkins Park  
8 - Seattle Center to Mt Baker TC  
14 - Mount Baker to Downtown Seattle



4 Line

8 Line

14 Line





**PROPOSAL** 918 29th Avenue South is currently (1) lot with (1) fourplex. The applicant proposes to remove the existing fourplex and develop (6) townhouses with garage parking for all units.

**KEY METRICS**

<b>Zone:</b>	<b>LR2</b>
<b>Lot size:</b>	6,005 sf
<b>FAR:</b>	6,005 sf x 1.2 = 7,206 sf allowed (THs + Built green + Paved Alley)
<b>Structure Height:</b>	30' + 4' parapet allowance & 10' penthouse
<b>Units:</b>	<b>(6)</b>
<b>Parking:</b>	(6) one-car garages

**ANALYSIS OF CONTEXT** The project is located in the neighborhood of Leschi. The site is located on the local street 29th Ave South. Local streets S Charles Street and S Norman Street border the site to the north and south. The site has proximity to Lake Washington, though any views are likely obstructed due to topography. There is potential for views of downtown Seattle and the Olympic Mountains. Most adjacent properties are two and three story multifamily structures, several of which have been built within the past several years.

**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 6.

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

**ARCHITECTURAL CONCEPT** See page 7 for concept statement, diagrams, and images.

**DESIGN GUIDELINES** See pages 9&10 for Design Guideline Responses.



AERIAL VIEW WEST



**SITE ANALYSIS**



ACROSS SITE



S NORMAN STREET

S CHARLES STREET

SITE



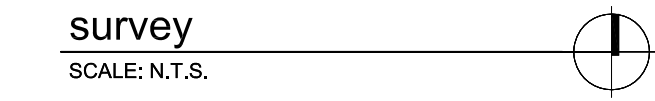
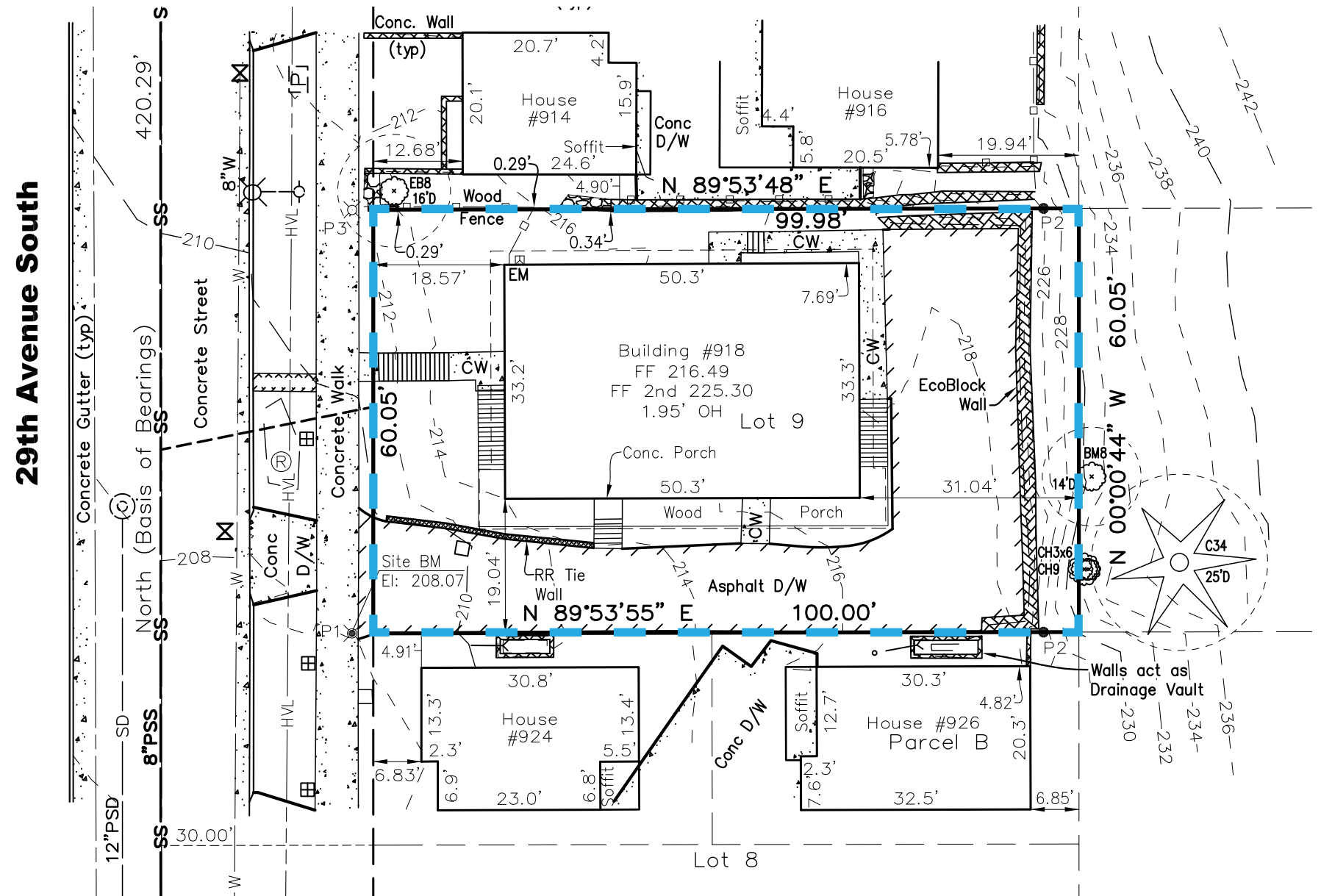
S CHARLES STREET

S NORMAN STREET

STREET LEVEL

**LEGAL DESCRIPTION**

LOT 9, BLOCK 5, BAXTER'S ADDITION  
 ACCORDING TO THE PLAT THEREOF,  
 RECORDED IN VOLUME 2 OF PLATS PAGE 36,  
 RECORDS OF KING COUNTY, WASHINGTON.

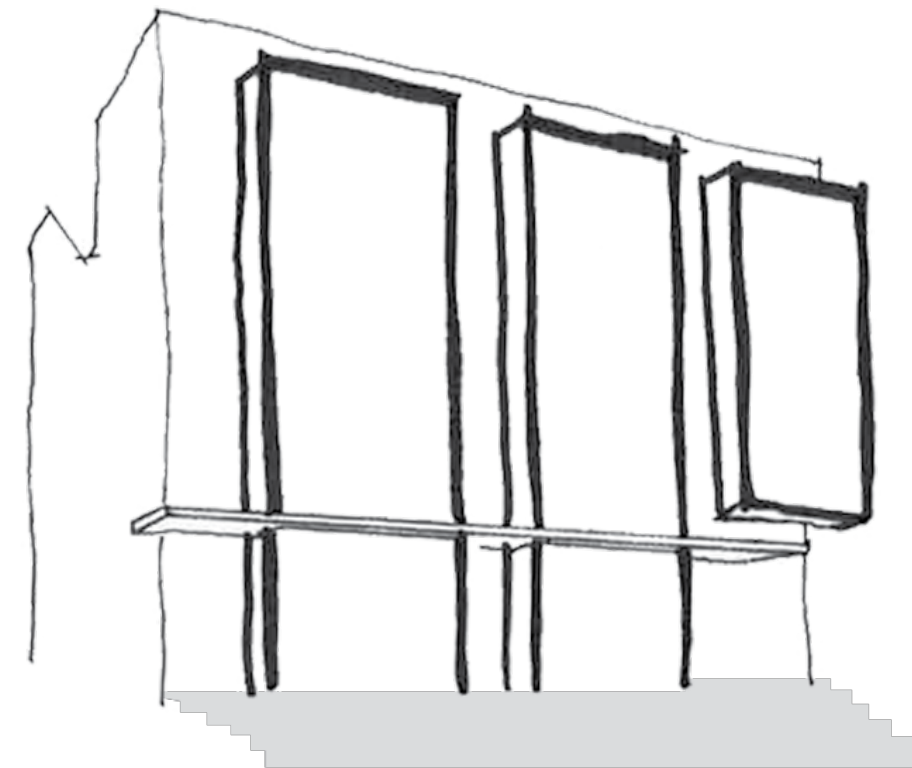


This project one of the last sites to be redeveloped on the block. The design approach is driven by the surrounding contemporary context and how to create a sense of identity amongst the neighbors. The contemporary context will be in place for the foreseeable future, taking cues is vital to the overall aesthetic of the street.

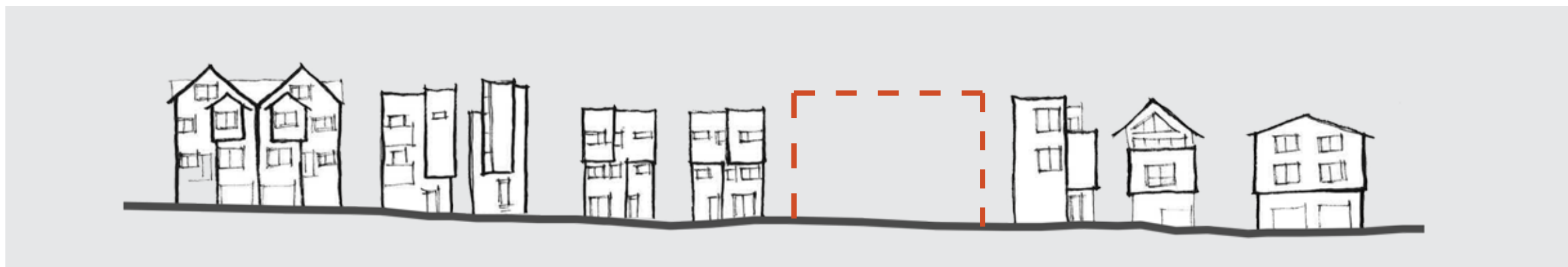
The project rises above the sidewalk, utilizing stoops to create a buffer between the street and the front doors while still encouraging interaction between the residents and the street. The town houses along 29th Ave S use a simple base material palette and provide plane changes and volumes to highlight specialty materials. These design moves are carried back to the townhouses in the rear of the property. With the addition of colorful elements, the townhouses are cohesive to the overall project but still offer a distinctive feel.



PRECEDENTS



CONCEPTUAL SKETCH



SITE

CONCEPT

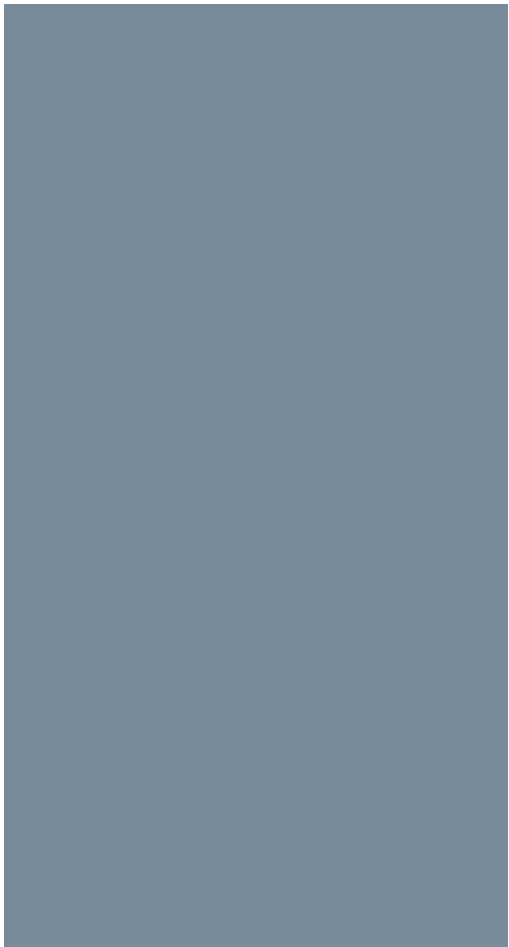


# MATERIAL PALETTE

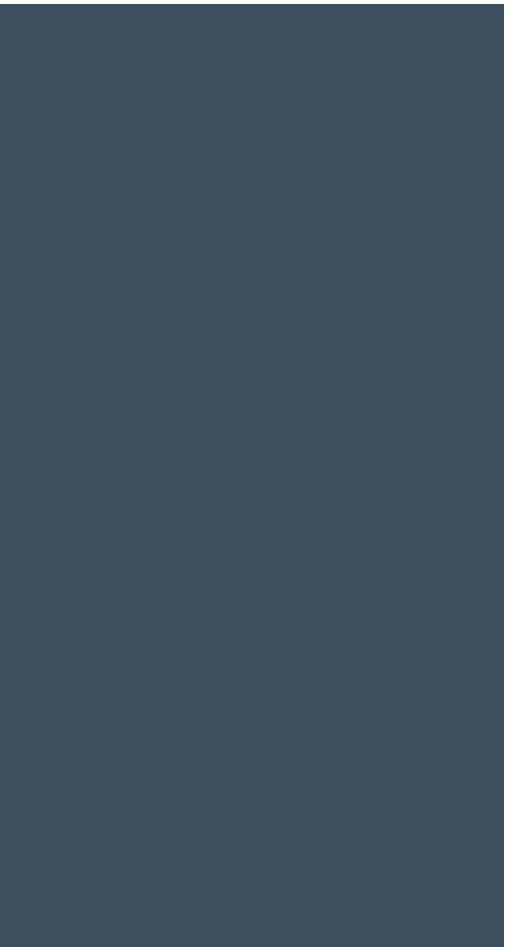
The project draws from the contemporary context of the neighborhood. The materials outline the well defined lines of the volumes with a simple color palette.



Cementitious horizontal lap siding  
*Shermin-Williams#7626 zurich white*



Cementitious panel siding  
*Shermin-Williams#6242 bracing blue*



Cementitious panel siding  
*Shermin-Williams#6243 distance blue*



Cementitious panel siding  
*Shermin-Williams #6881 cayenne orange*



Cementitious wood textured siding  
*Woodtone RusticSeries rosewood*

**CS1 Natural Systems and Site Features****C. Topography**

The topography was manipulated as little as possible. The entrances of the 3 townhouses along 29th Ave S rise above the sidewalk allowing the project to utilize the existing slope. The driveway slopes up along the existing drive grade and reaches the front townhouse units at their second floor garage. The topography continues to slope in the rear of the site and meets the townhouses at their second floor outdoor deck.

**D. Plants and Habitat**

The townhouses along 29th Ave S have rockery and landscape elements lining the pathways to each unit entry. Each townhouse unit has a landscaped area distinguishing the entries. The courtyard between the front units and rear units house a large section of permeable pavers to limit the impervious surfaces of the project and create a positive pedestrian experience. The hillside along the east property line is home to a few large trees that will remain and more trees and landscape elements will be added.

**PL1 Open Space Connectivity****B. Walkways and Connections**

The entries of the front townhouse units are connected by a stoop to the sidewalk located on 29th Ave S. Landscape elements occupy the slope adjacent to each stoop and provide a buffer between the sidewalk and the front doors of these units. The 3 townhouse units in the rear of the project share a pathway with vehicles with entrances in the front of their units. The driveway has elevation that provides an intimate courtyard for the units to share.

The rear townhouses will have a direct connection to private yards located along the eastern property line.

**PL2 Walkability****A. Accessibility**

Steps were designed to provide assistance up the slope to the entries at the ground floor townhouse units. A large landing at the top of the stairs allow room for staging items and navigating around door swings.

**B. Safety and Security**

The street facing units with elevated entrances and ground floors provide a large percentage of glazing to keep views open to the sidewalk and neighborhood activity. Also, a large percentage glazing on the west façade of the townhouses in the rear was provided facing the inner, shared courtyard from each unit to create a personal community surveillance system.

A fence along the north and south property line separate this project from the neighbors and existing landscaping along the east property line provides a buffer from the east.

**D. Wayfinding**

Individual lighting and signage will assist with way finding, and common pathway lighting will help provide visual surveillance of the area. Large common project signage was placed at the entry of the shared driveway and at the northwest corner of the property. A large percentage glazing was provided facing the inner, shared courtyard from each unit to create a personal community surveillance system.

**PL3 Street Level Interaction****A. Entries**

The project rises above the sidewalk utilizing stoops to create a buffer between the street and the front doors. Each entry along 29th Ave S is given distinct character, and when highlighted with landscaping and prominent signage, gives a sense of ownership.

**C. Residential Edges**

At the ground floor of the units on 29th Ave S, rockery and landscaping was used to provide a public/private threshold. Pedestrian scale signage was placed at the far corners of the project for clarity and wayfinding.

Vertical modulation with accent materials bring down the scale of the overall height of the project and allows the residential entrances to be recessed. Bioplayers are placed below the elevated ground floor window for added privacy from the sidewalk.

**PL4 Active Transit****A. Entry Locations and Relationships**

A shared driveway is provided at the southwest corner of the property for cars, bikes and pedestrians. Each unit has a garage and bike parking is provided on the north side of the shared courtyard.

**B. Planning Ahead for Bicyclists**

Shared bike parking is provided on the north side of the shared courtyard. This location is away from vehicular traffic but still in the line of sight from the windows facing the inner courtyard providing natural surveillance.

**C. Planning Ahead for Transit**

Bus stops are located less than 4 blocks in the east and west direction from the site. The 8 Line is the closest bus stop and provides access to the Mt. Baker TC.



**DC1 Project Uses and Activities****A. Arrangement of Interior Uses**

The spaces directly adjacent to the sidewalk on the ground floor have the flexibility to change over time and provide a space for a number of different activities personal to the owner. Providing garages adjacent to an inner courtyard also provides a great work area for owners that take advantage of active transportation.

**B. Vehicular Access and Circulation**

This project has shared access for vehicles, cyclists and pedestrians. To promote safety, the driveway is very short and turns a sharp bend to naturally slow vehicles down.

**C. Parking and Service Uses**

All garages are hidden from the street and vehicular circulation is provided in the middle of the site. The vehicular circulation also acts as an outdoor gathering area with a large percentage of grasscrete and landscaping along the north edge.

**DC2 Architectural Concept****A. Massing**

The street facing façade uses accent material volumes to vertically modulate. The volumes protrude beyond the entrances to create privacy and interest. The accent volumes are the pronounced elements of the project reducing the visual scale.

**B. Architectural and Façade Composition**

A large percentage of glazing is provided on the west facades of both the street facing units and the units facing the shared courtyard. Glazing strategies are different depending of the plane to provide interest and to highlight different interior uses.

**C. Secondary Architectural Features**

A shared awning that spans along the entire length of the street facing façade brings down the scale of the front townhouse entries and provides weather protection. Awnings and landscaping strips are also placed at the entries of the townhouses to highlight each individual unit.

**D. Scale And Texture**

The project has a focused material palette to allow for a simple and elegant appearance. The pronounced accent material is wood textured siding that provides visual warmth.

**E. Form and Function**

Each unit provides livable, flexible spaces for dwelling. The glazing design is functional with many operable windows for cross ventilation and egress. The high percentage of glazing will also provide a great source of natural light and surveillance.

**DC3 Open Space Concept****A. Building-Open Space Relationship**

Designing stoops with large landings for each townhouse along 29th Ave S provides privacy and a balanced sense of connection and separation from neighbors and passersby. The units in the rear have personal decks that extend from kitchen into the backyard. Glazed sliding doors a practical and visual connection to the outdoor space.

**B. Open Spaces Uses and Activities**

This project has a great balance of common and private open spaces. The sizes of the private spaces are intimate with buffers separating neighbors. The common spaces and both practical and multi-functional.

**C. Design**

A variety of landscaping elements are used in this project for buffering and slope accentuation. Non-occupiable outdoor spaces are filled with trees, rockery, and planting. Each unit also has landscaping strips, planters, or yard space.

**DC 4 Exterior Elements and Materials****A. Building Materials**

The project has a limited material palette to allow for a simple and elegant appearance. The pronounced accent material is wood textured siding that provides visual warmth.

A shared awning that spans along the entire length of the street facing façade and awnings and overhangs at the entries of the townhouses provide weather protection.

**B. Signage**

Each unit has personal addressing and lighting. The project also has common addressing at the far corners of the property along 29th Ave S.

**C. Lighting**

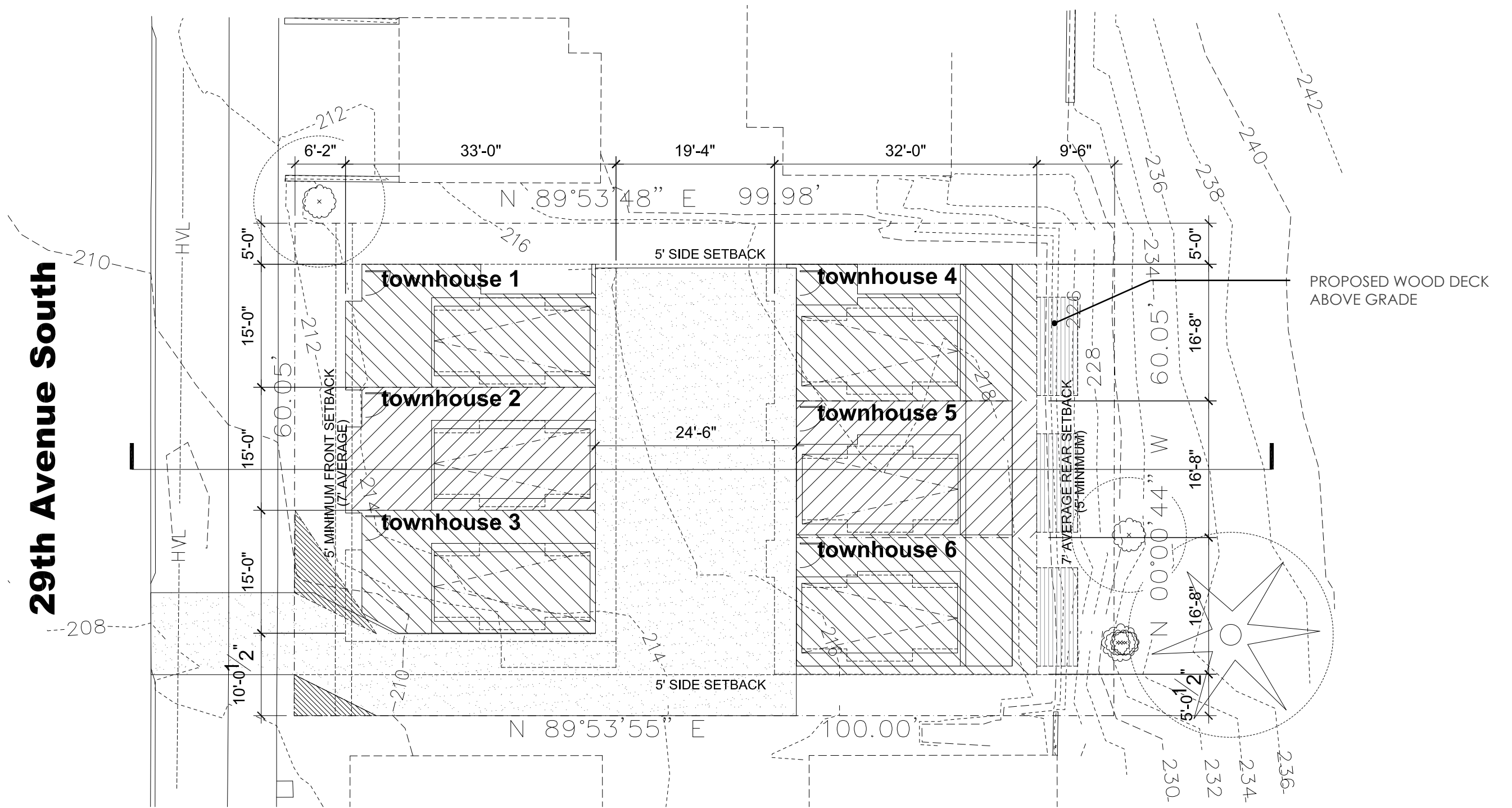
All of the lighting in the project is directed to pathways and entries limiting the amount of light pollution and glare on neighboring properties.

**D. Trees, Landscape and Hardscape Materials**

A variety of landscaping elements are used in this project for buffering and slope accentuation. Non-occupiable outdoor spaces are filled with trees, rockery, and planting. Each unit also has their own landscaping strips, planters, or yard space.

The vehicular circulation also acts as an outdoor gathering area with a large percentage of grasscrete and landscaping along the north edge.

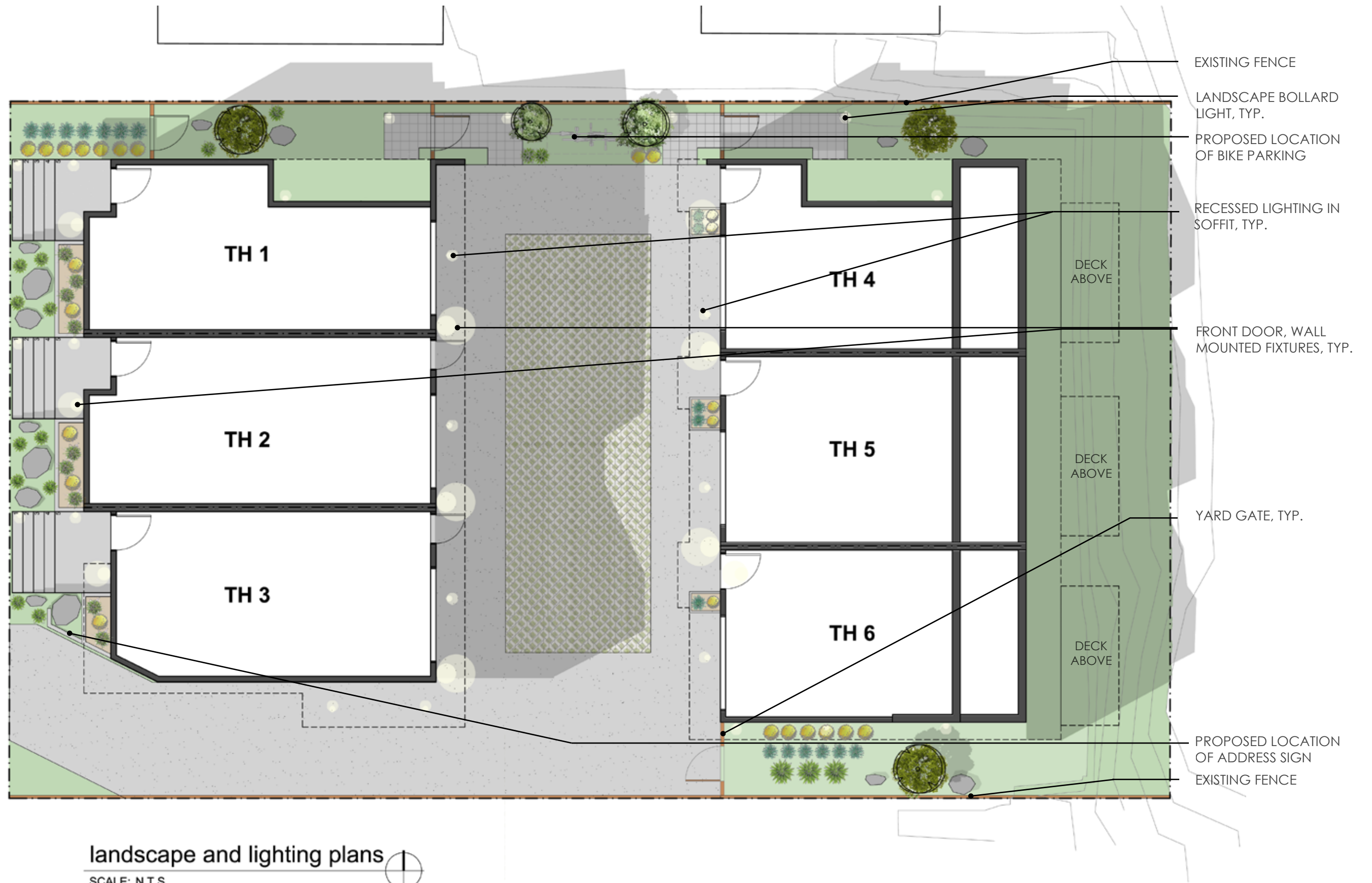
# 29th Avenue South



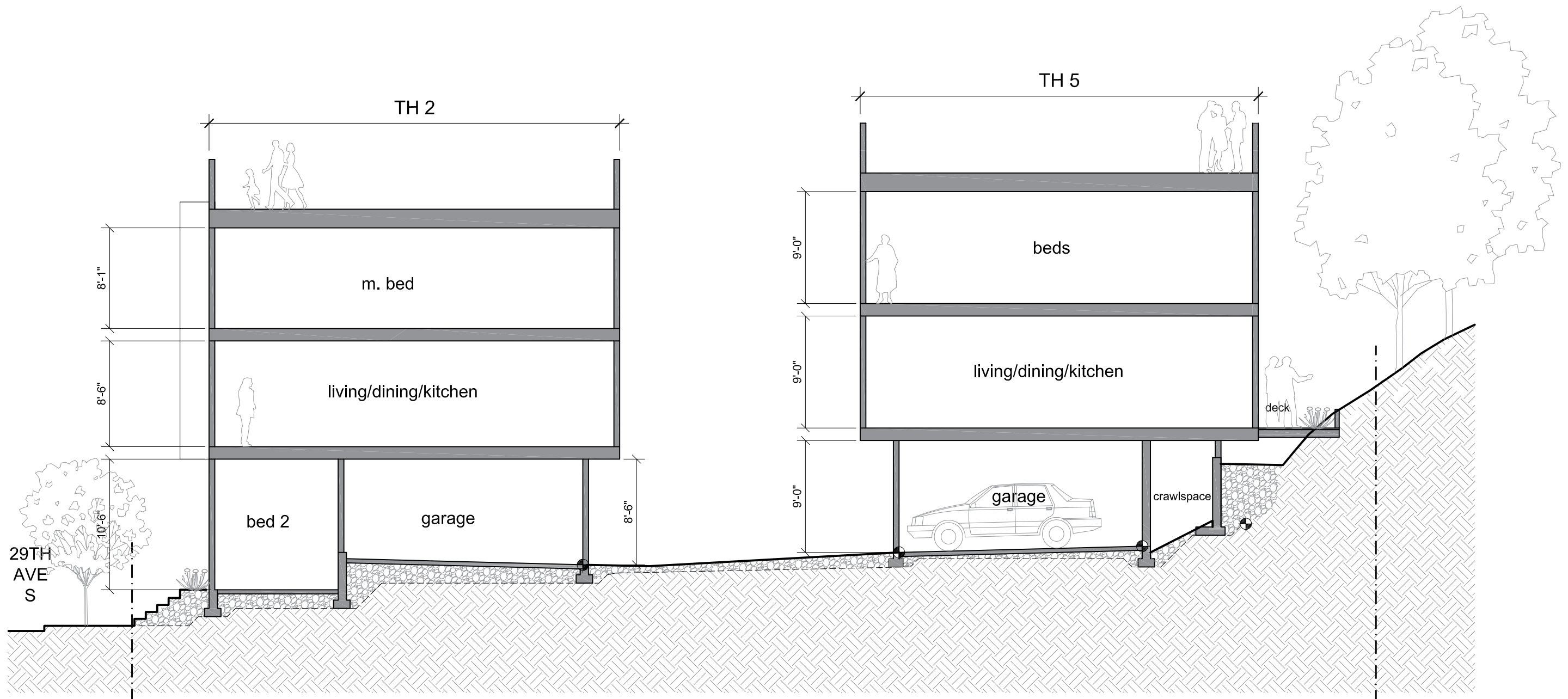
site plan  
SCALE: N.T.S.

	Required	Provided
Front:	7' average, 5' minimum	7' avg
Side (north):	5' side	5' min
Side (south):	5' side	5' min
Rear:	7' average, 5' minimum	9'-6" avg





LANDSCAPE AND LIGHTING PLAN

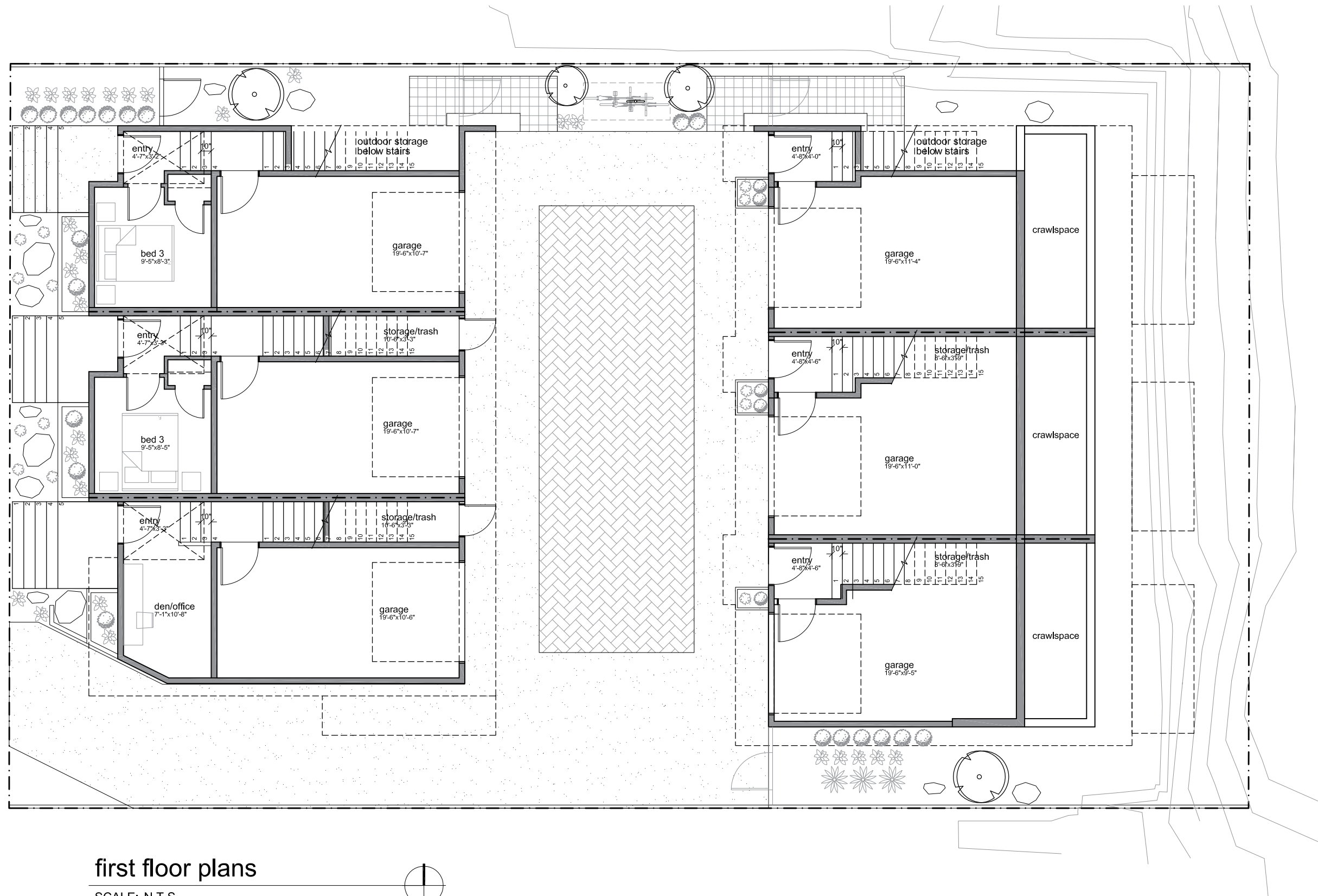


site section

SCALE: N.T.S

SITE SECTION

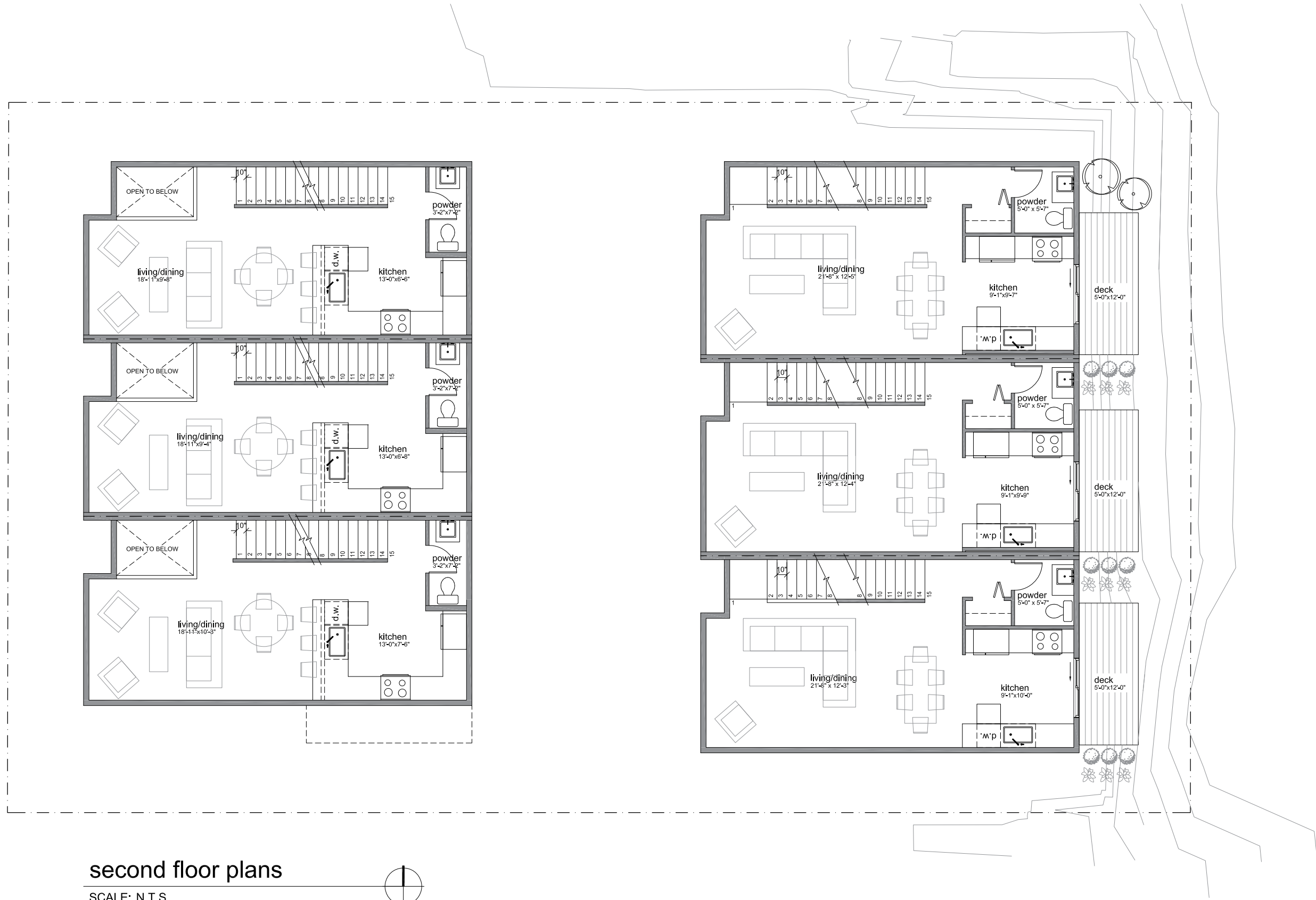




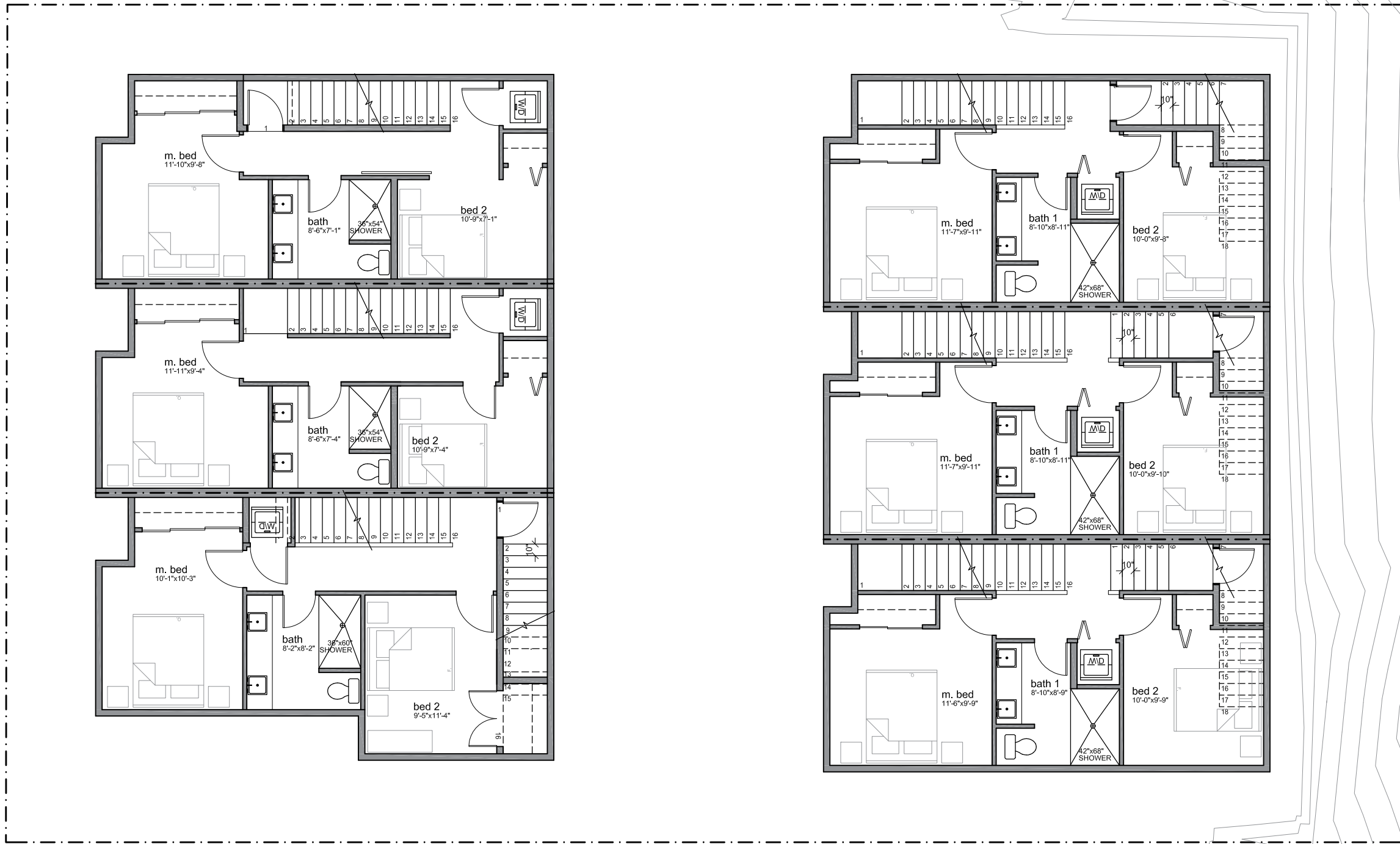
first floor plans

SCALE: N.T.S









third floor plans

SCALE: N.T.S





roof plans

SCALE: N.T.S





SHEET METAL, COPING BLACK

VERTICAL WOOD TEXTURE SIDING W/  
9 1/4" REVEAL, STAINED ROSEWOOD

HORIZONTAL WOOD TEXTURE SIDING W/  
9 1/4" REVEAL, STAINED ROSEWOOD

CEMENTITIOUS LAP SIDING  
W/ 7 1/4" REVEAL, WHITE

WOOD FRAMED AWNING  
WITH C.CHANNEL EDGE

DARK BLUE ACCENT PANEL  
FOR UNIT ADDRESS

SITE ADDRESS SIGNAGE

WEST ELEVATION - TH 1-3





10'x4' CEMENTITIOUS PANEL SIDING, RED

CEMENTITIOUS LAP SIDING W/ 7 1/4" REVEAL, WHITE

HORIZONTAL WOOD TEXTURE SIDING W/ 9 1/4" REVEAL, STAINED ROSEWOOD

10'x4' CEMENTITIOUS PANEL SIDING, MEDIUM BLUE

SOUTH ELEVATION- TH 3+ TH 6

COLORED ELEVATIONS



10'x4' CEMENTITIOUS PANEL SIDING, RED

HORIZONTAL WOOD TEXTURE SIDING W/ 9 1/4" REVEAL, STAINED ROSEWOOD

10'x4' CEMENTITIOUS PANEL SIDING, MEDIUM BLUE

EAST ELEVATION- TH 4- TH 6





- 10'x4' CEMENTITIOUS PANEL SIDING, RED
- CEMENTITIOUS LAP SIDING W/ 7 1/4" REVEAL, WHITE
- HORIZONTAL WOOD TEXTURE SIDING W/ 9 1/4" REVEAL, STAINED ROSEWOOD
- VERTICAL WOOD TEXTURE SIDING W/ 9 1/4" REVEAL, STAINED ROSEWOOD
- 10'x4' CEMENTITIOUS PANEL SIDING, MEDIUM BLUE

NORTH ELEVATION- TH 1+ TH 4





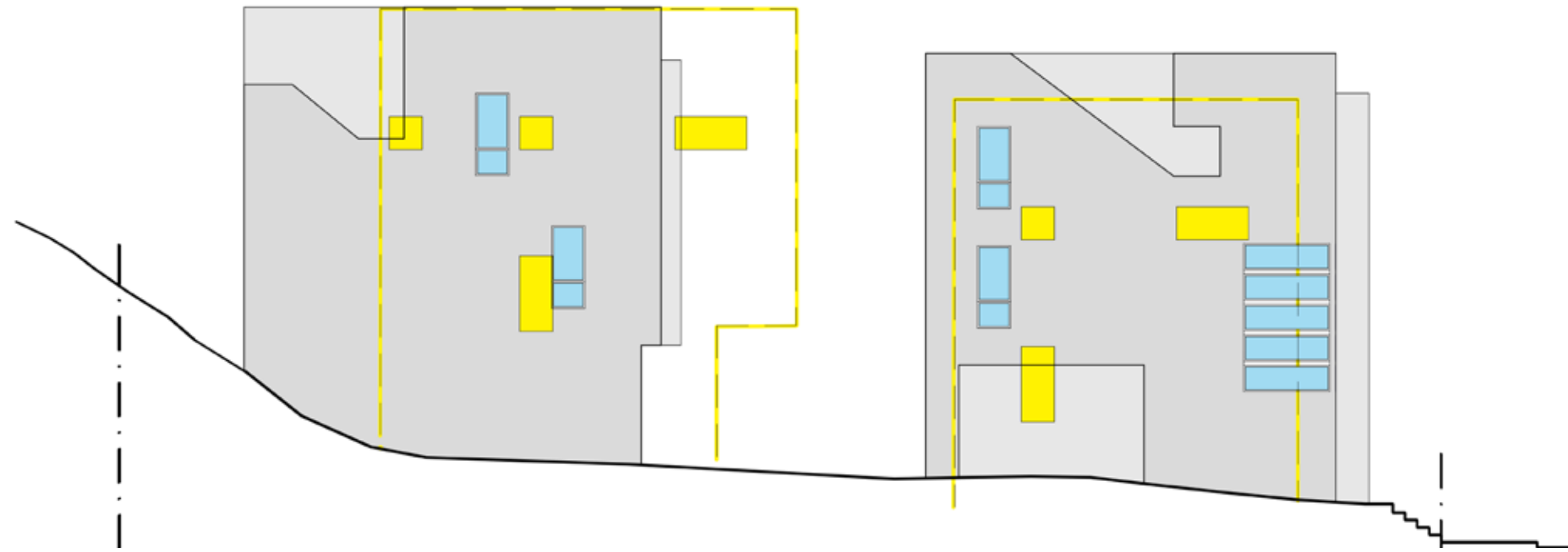
- 10'x4' CEMENTITIOUS PANEL SIDING, RED
- CEMENTITIOUS LAP SIDING W/ 6" REVEAL, WHITE
- ACCENT PANEL, PAINTED WHITE
- SOLID DOOR TO STORAGE, PAINTED DARK BLUE
- WOOD FRAMED AWNING
- 10'x4' CEMENTITIOUS PANEL SIDING, DARK BLUE

EAST ELEVATION - TH 1-3

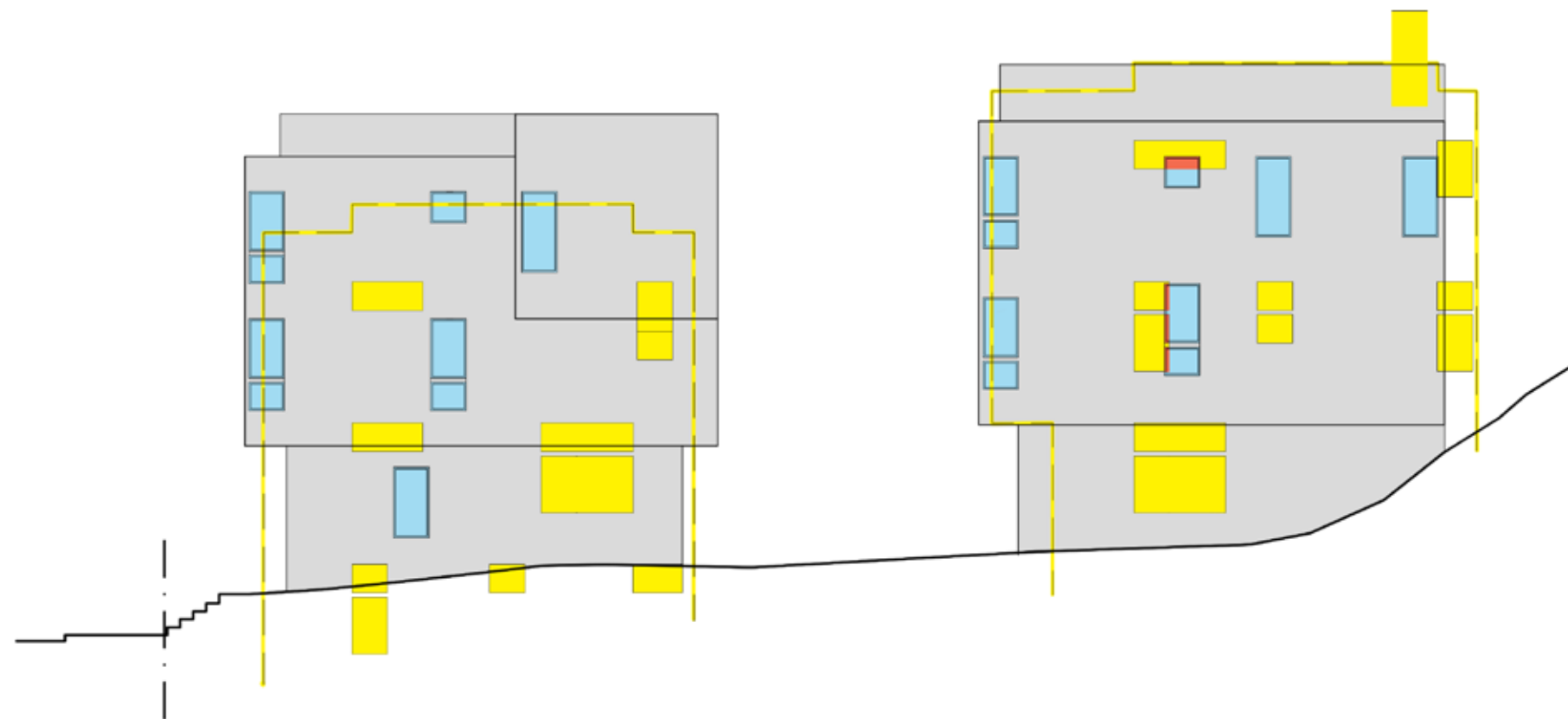


WEST ELEVATION- TH 4- TH 6

COLORED ELEVATIONS



NORTH ELEVATION  
SCALE: N.T.S



SOUTH ELEVATION  
SCALE: N.T.S

- Transparency at 918 29th Townhouses (site)
- Transparency at neighboring units  
North (914, 916 C 29th)  
South (924, 926 29th)
- Overlap



BIRDSEYE





FRONT VIEW





TH 4-6 FRONT VIEW



COURTYARD VIEW





TH 4-6 BACK VIEW



TH 4-6 AMENITY SPACE





APPROACH FROM SW

