

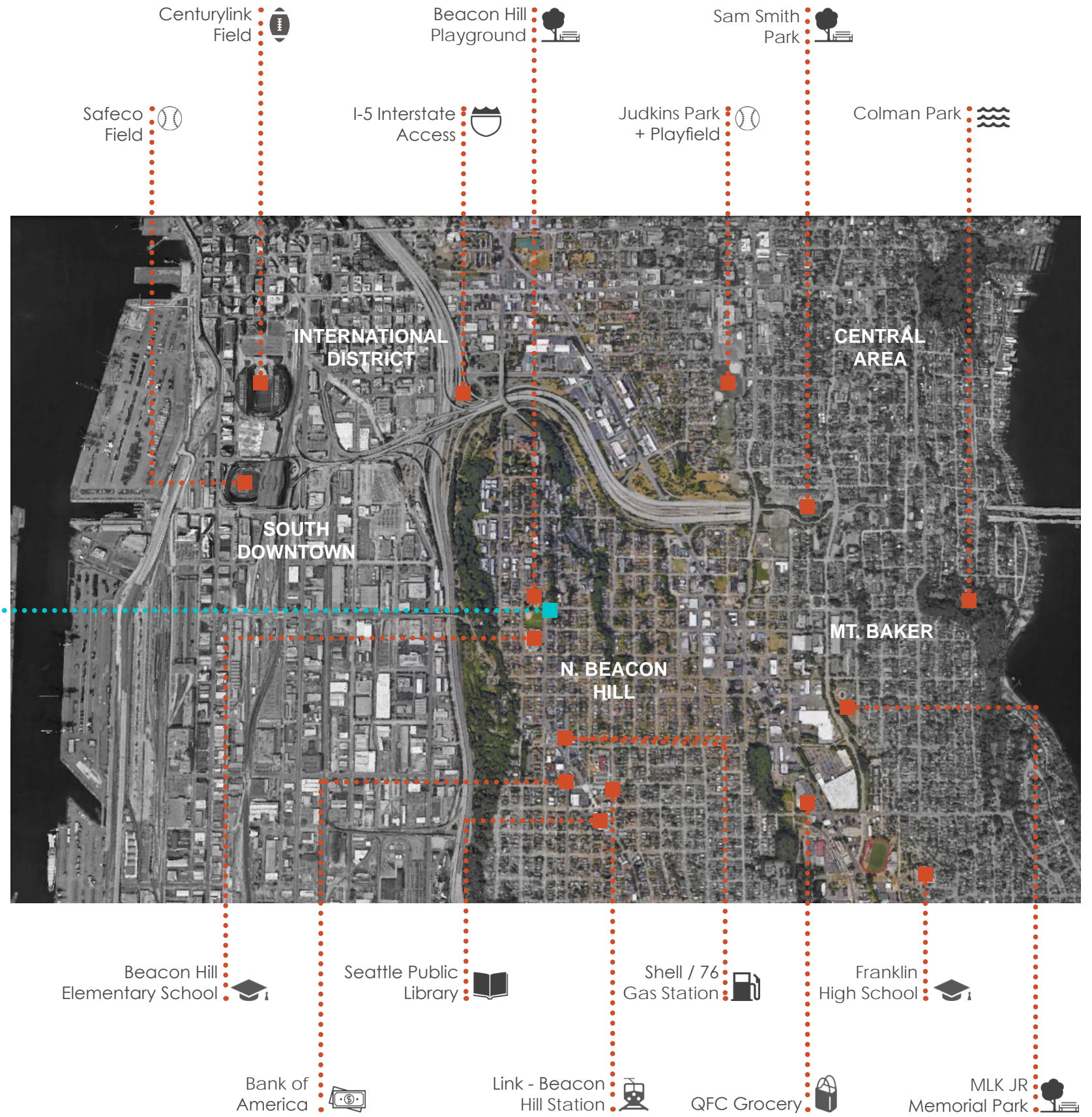


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PROJECT INFORMATION

ADDRESS	1913 15TH AVENUE S SEATTLE, WA 98144
TAX ID NUMBER	149830-0915
SDCI PROJECT #	SDR: 3030397
	BUILDING: 6649018
LOT SIZE	6,005 SF
ARCHITECT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
OWNER/APPLICANT	BLACKHAWK INVESTMENTS, LLC 1501 N 200TH ST SHORELINE, WA 98133 P. 425.487.1038



VICINITY ANALYSIS

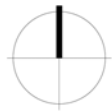
ZONE: LR2

ADJACENT ZONES: LR2
LR3
SF5000
C1-40
C1-65

BUS ROUTES: 7 - Rainier Beach Station to Downtown
36 - Othello Station to Downtown
60 - Westwood Village to First Hill
106 - Renton to C/ID Station

36 / 60 Line

7 / 106 Line



PROPOSAL 1913 15th Avenue S is currently (1) lot with (2) dwelling units. The applicant proposes to remove the existing dwelling units and develop (7) townhouses with (5) open parking stalls.

KEY METRICS	Zone:	LR2
	Lot size:	6,005 sf
	FAR:	6,005 sf x 1.2 = 7,206 sf allowed (THs + Built green + Paved Alley)
	Structure Height:	30' + 4' parapet allowance & 10' penthouse
	Units:	(7)
	Parking:	(5) open parking stalls

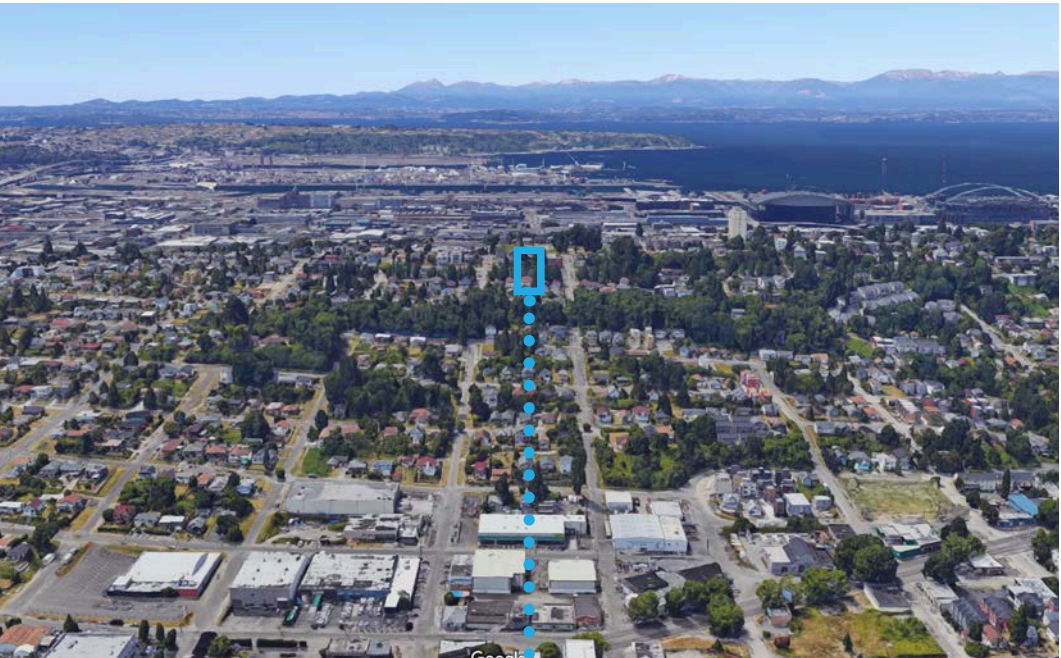
ANALYSIS OF CONTEXT The project is located in the North Beacon Hill neighborhood. The site is located on the local street 15th Ave South. The site is situated on a sloped topographic plane, providing the potential for views to Mt. Rainier. The adjacent properties are a mix of single family residences, townhouses and small apartment buildings. The lot south of the site has new construction of a project that recently went through SDR.

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 LOOKING WEST



AERIAL VIEW LOOKING EAST

SITE ANALYSIS

ACROSS SITE



S HOLGATE STREET

S PLUM STREET

SITE



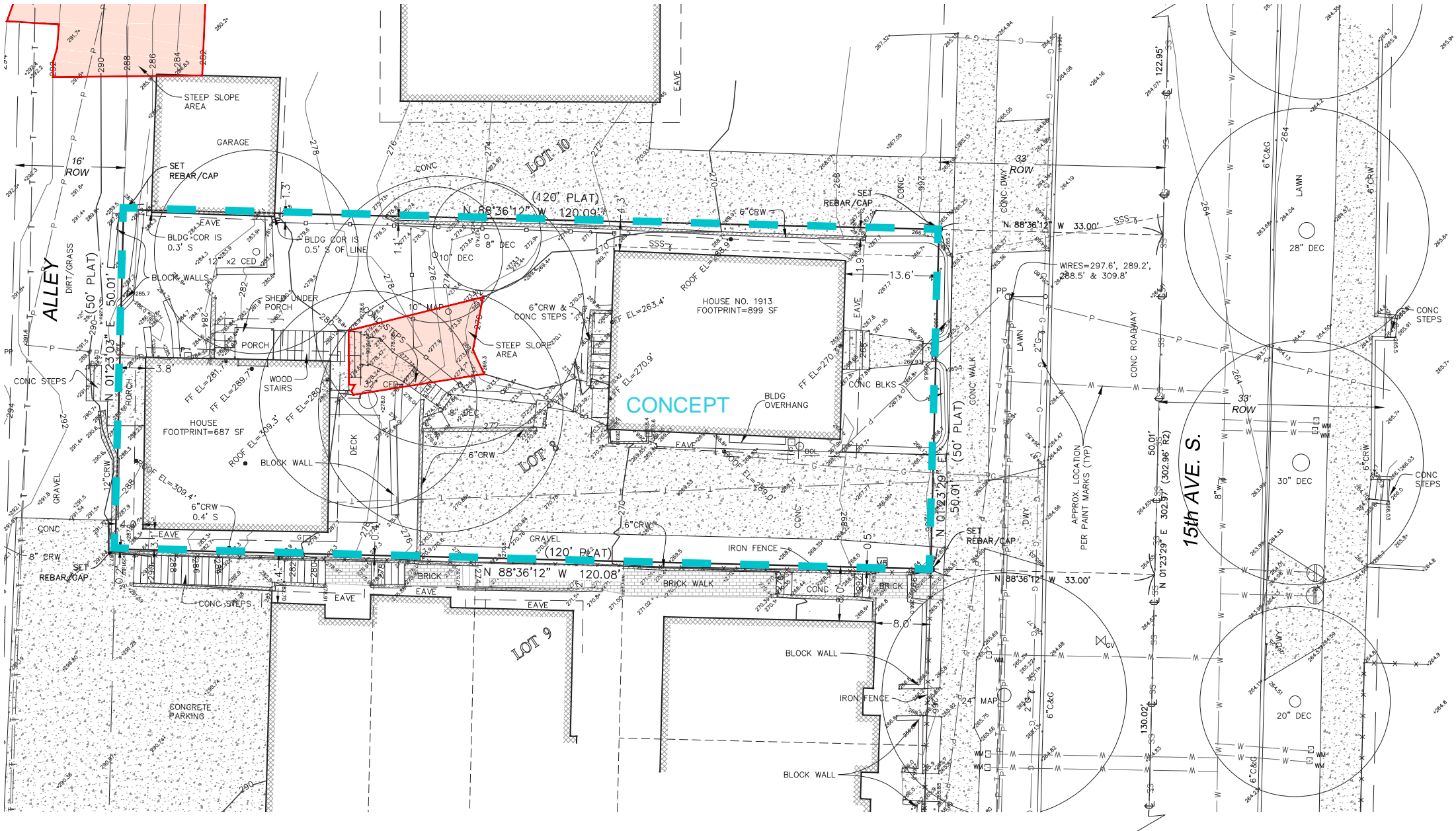
S PLUM STREET

S HOLGATE STREET

15TH AVE SOUTH STREET LEVEL

LEGAL DESCRIPTION

LOT 8, BLOCK 16, CENTRAL SEATTLE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS PAGE 57, IN KING COUNTY, WASHINGTON.



survey
SCALE: N.T.S.

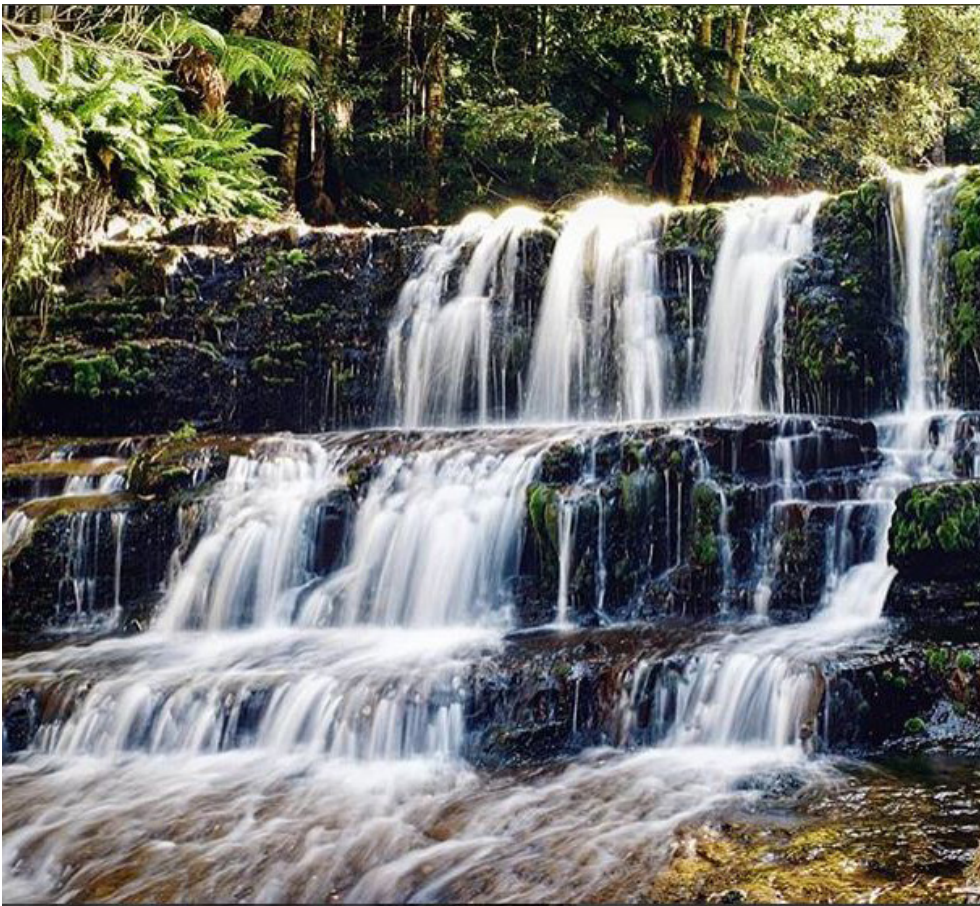


CONCEPT

The existing topographic condition of the site and it's terracing nature was the inspiration for the project concept. The project directly responds to the natural topography of the site by staggering the units and embedding them within the topography from the alley to the west, down to 15th Avenue to the east.

While each unit is similar in layout, the stepping down of the units allows for unit differentiation in massing and views. The stepping of the units also allows unique opprotunities for a central public amenitiy courtyard, terraced patios along the main pedestrian walkway, terraced landscaping conditions, and distinct private yards in the back.

The terracing nature of the units and their entries also allows a connection to the neighboring project to the south by nearly matching each projects' pedestrian walkways that run along the property lines. By mirroring the stairs and landings of the neighboring project, both the public areas, pedestrian walkways, and courtyard, feel more expansive and inviting.



INSPIRATION



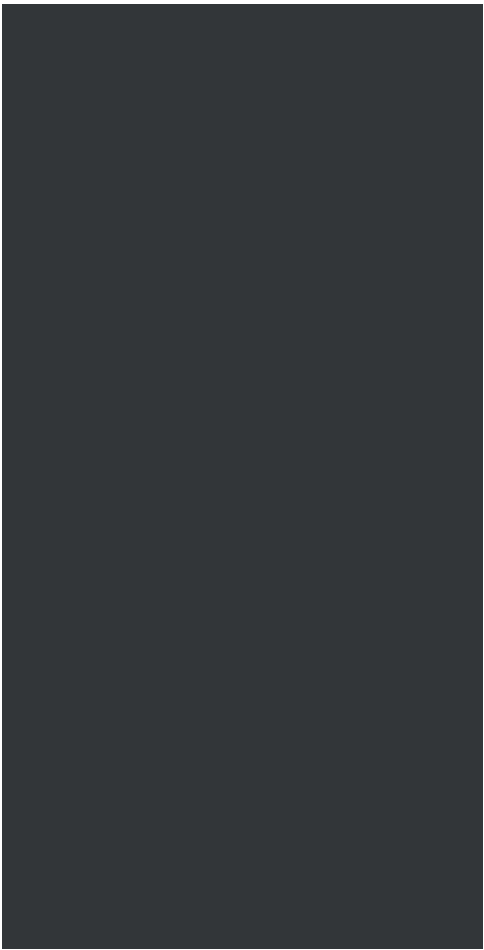
PRECEDENT - OSLO GATE 7, OSLO NORWAY

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.



Material Precedent



Cementitious panel siding
Black of Night



Horizontal cementitious lap siding
Gray



Cementitious panel siding
Greek Villa



Cedar siding
White-washed

CS1 Natural Systems and Site Features

C. Topography

The topography was a large influence behind the concept and project design. The sites slopes dramatically from the west to the east, the units are situatted to step down the site meeting this natural slope of the topography. Terraced entry courtyards are created for each of the non street facing units.

CS2 Urban Pattern and Form

B. Adjacent Sites, Streets, and Open Spaces

The street facing units create a strong connection to the street with proposed 2 story entry volumn, proposed landscaping, and sit several steps up from the sidewalk level. Each unit has a large kitchen window facing the side walk to provide eyes on the street.

C. Height, Bulk, and Scale

Proposed walkway to non street facing units mirrors walkway of adjacnet neighbor to the south contributing to the surrounding open space of this site.

PL1 Open Space Connectivity

B. Walkways and Connections

Pedestrian connections are supported with the adjacency of the main south walkway to the neighbor to the south. Each entry has a variety of patio space and landscaping to support pedestrian connections and provide and oppertunity for enlivened open space. Each of the street facing units have a rear door off of a central coutryard at the middle of the site.

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 glazing in the kitchen to keep views open to the sidewalk and neighborhood activity. Larege south facing decks for the non street facing units provide eyes on the shared walkway from each unit to create a personal community surveillance system.

D. Wayfinding

A fence along the north property line separate this project from the neighbors provides private rear yards for the non street facing units.

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 walkway.

PL3 Street Level Interaction

A. Entries

The project rises above the sidewalk utilizing raised entry to create a buffer between the street and the front doors. Each entry along 15th Ave S is easily identifiable when highlighted with landscaping and prominent signage. There is an exterior material change at the upper level to align with the modulation of the two story recessed entry.

C. Residential Edges

At the ground floor of the units on 15th Ave S, rockery and landscaping was used to provide a public/private threshold. Large street facing windows balance privacy and security.

PL4 Active Transit

A. Entry Locations and Relationships

There are (5) open parking stalls located off of the alley. The parking is connected to the residential entries by the south walkway.

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 2 blocks away along 14th Ave S. The 36 & 60 Lines are the closest bus stops and access to Downtown, Capitol Hill, Sthello Station, and Sest Seattle.

DC1 Project Uses and Activities

- A. Arrangement of Interior Uses
- B. Vehicular Access and Circulation
- C. Parking and Service Uses

The spaces directly adjacent to the sidewalk and shared walkway on the ground floor contain the living, dining, and kitchen spaces for each unit. The living space on the ground floor maximizes the spaces with the largest interior gathering adjacent to the exterior gathering.

The parking for this project is located adjacent to the Alley to minimize conflict between vehicles and pedestrians. This also minimized the visual impact

DC2 Architectural Concept

- A. Massing
- B. Architectural and Façade Composition
- C. Secondary Architectural Features
- D. Scale And Texture
- E. Form and Function

The massing of the units flows with the existing topography, stepping down the hill of the site to meet the street edge. The massing of the entries at the street edge creates a double height recessed volume which provide a clear massing distinction along the second level of this facade.

Careful fenestration strategies, material selections, and detailing of decks provides for composed and consistent architectural expression along the whole of the buildings. Use of wood accent along the south walkway and entires wraps into the shared courtyard.

Second and third level decks line the south facing units providing depth and interest to the facade composition as well as activation of the shared south walkway. These decks also have dual purpose as over head weather protection for the entries.

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

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

- C. Design

The open space concept focuses on creating a terrace of patios that reinforce the architectures concept of terraced units reflecting of the existing topography. There are four entry patios and a larger shared courtyard directly connected to the south facing shared walkway. A variety of landscaping and hardscaping elements are used in this project for buffering and slope accentuation. The terraced patios each provide a balance of landscaping and occupied space.

This project has a great balance of common and private open spaces. Each unit has a private roof top deck. The south facing units have private rear yards that are intimate with buffers separating neighbors. The shared courtyard is both designed to be flexible to be used by smaller or medium sized gatherings.

DC 4 Exterior Elements and Materials

- A. Building Materials
- B. Signage
- C. Lighting
- D. Trees, Landscape and Hardscape Materials

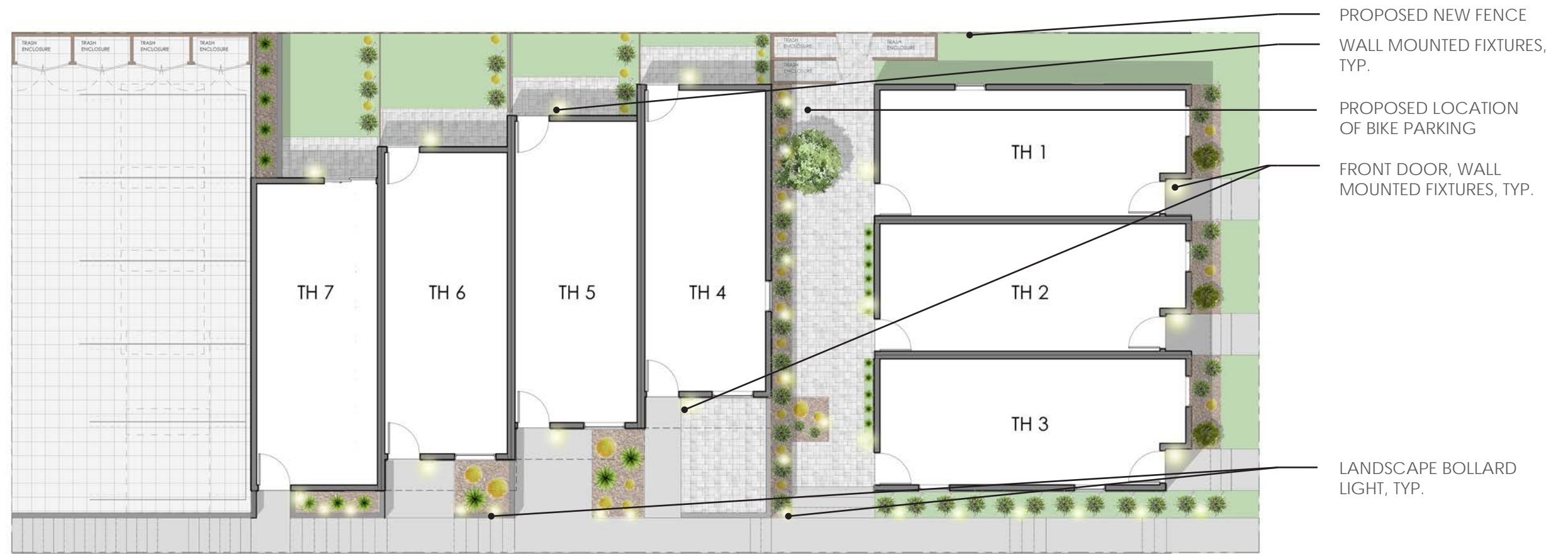
The project has a limited material palette to allow for a simple and elegant appearance. The pronounced accent material is wood textured siding that provides visual warmth. This is located adjacent to the entries, south walkway, and shared courtyard.

Each unit has personal addressing, overhead weather protection, and lighting. The project also has common addressing at the south corners of the property along 15th Ave S.

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

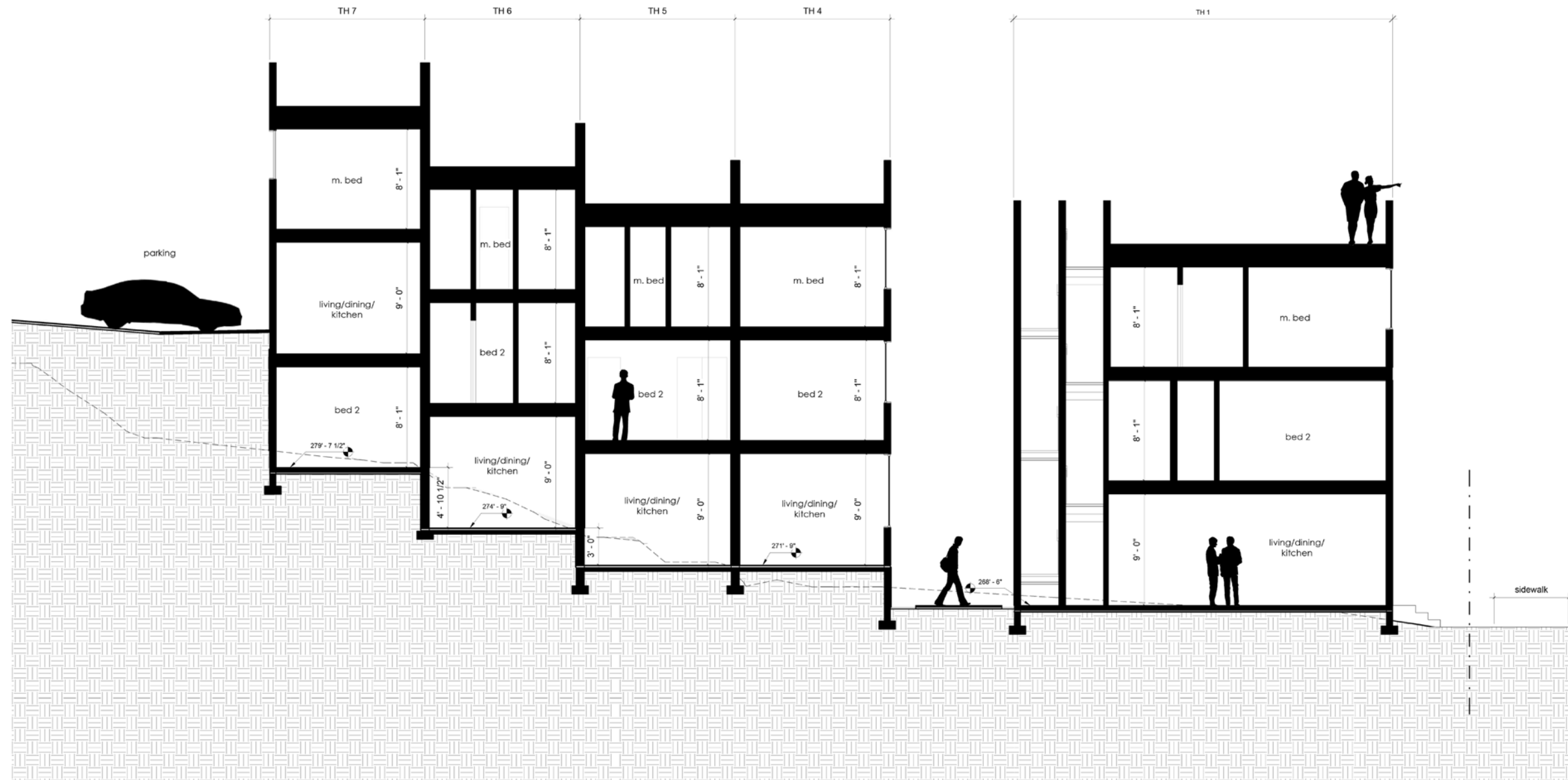
A variety of landscaping elements are used in this project for buffering and slope accentuation. Each unit also has their own landscaping strips, planters, or yard space.

Hardscaping is used to create clear distinction between walkways, patios, and vehicular space.



1 Landscape Plan
SCALE: N.T.S.

LANDSCAPE AND LIGHTING PLAN

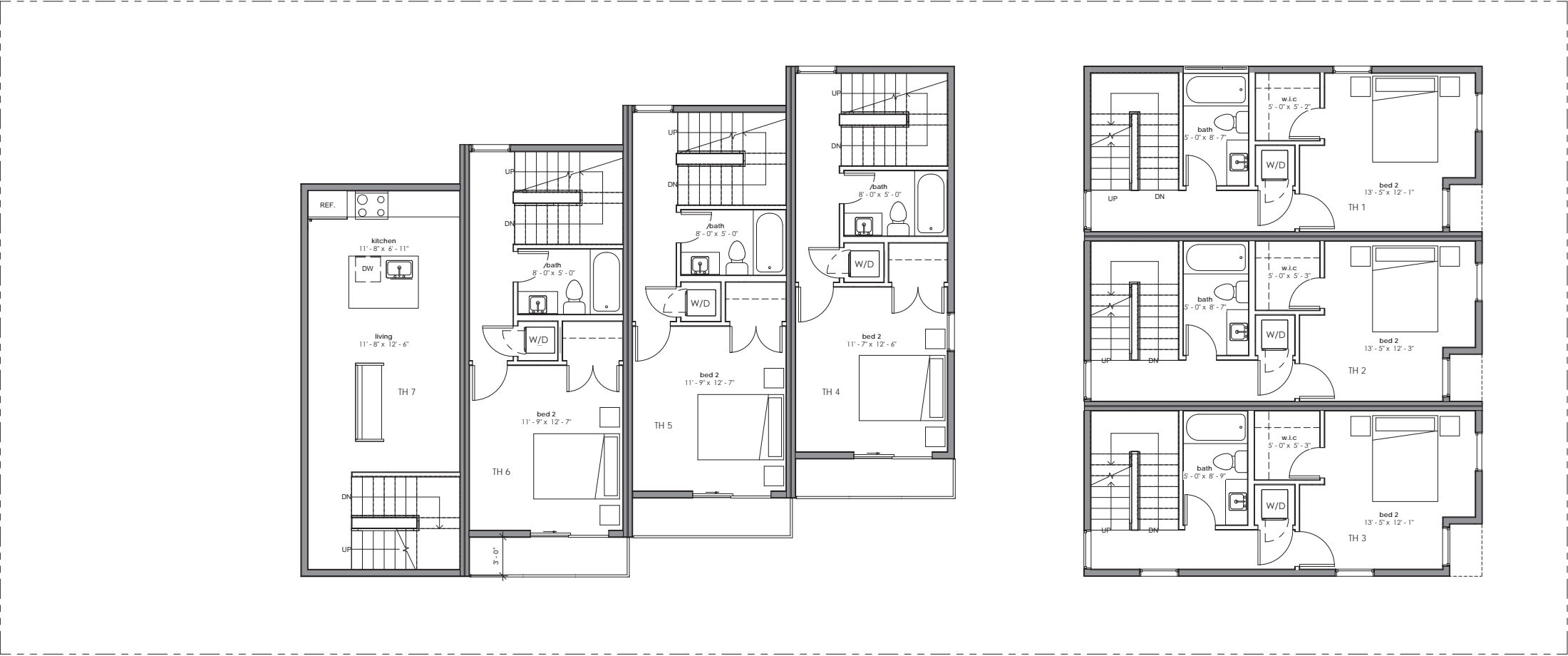


1 Schematic Section
SCALE: N.T.S.



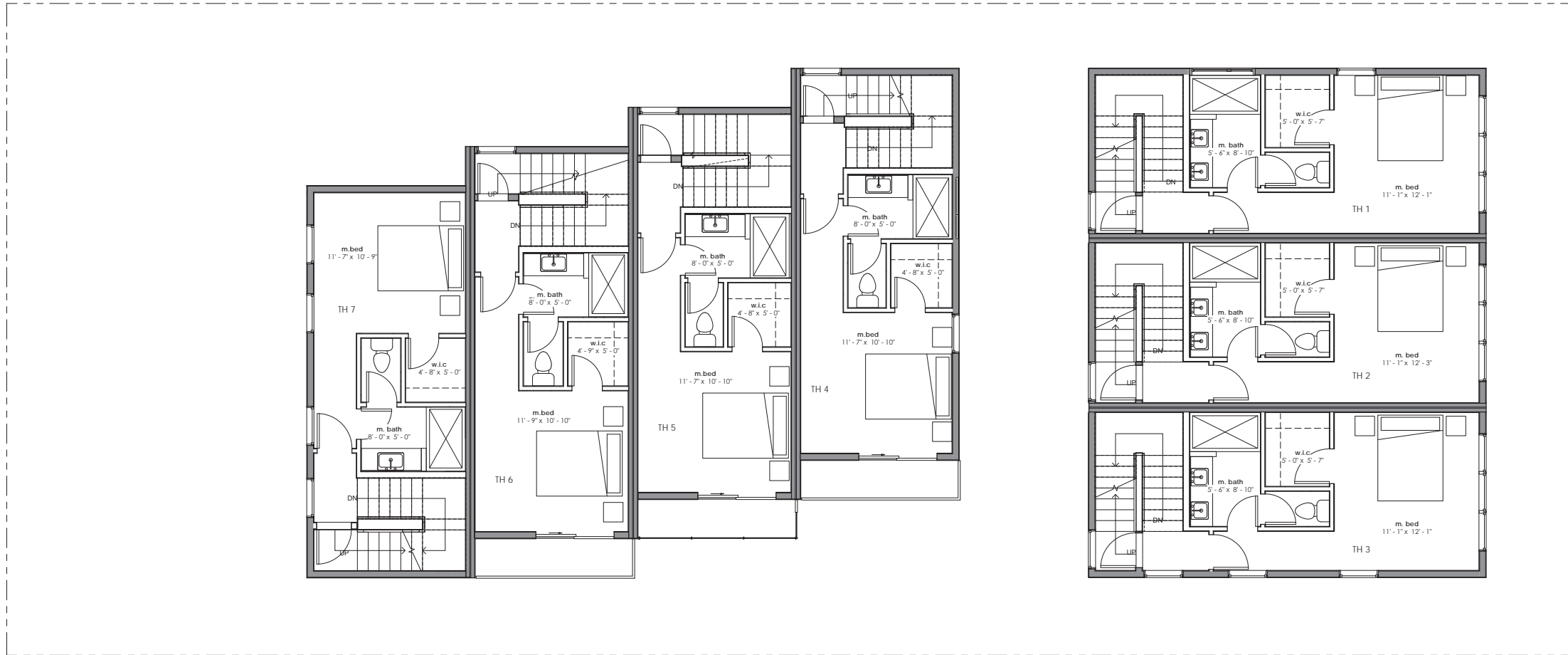
1 SDR- LEVEL 1
SCALE: 1/4" = 1'-0"





1 **SDR-LEVEL 2**
SCALE: 1/4" = 1'-0"





1 SDR- LEVEL 3
SCALE: 1/4" = 1'-0"



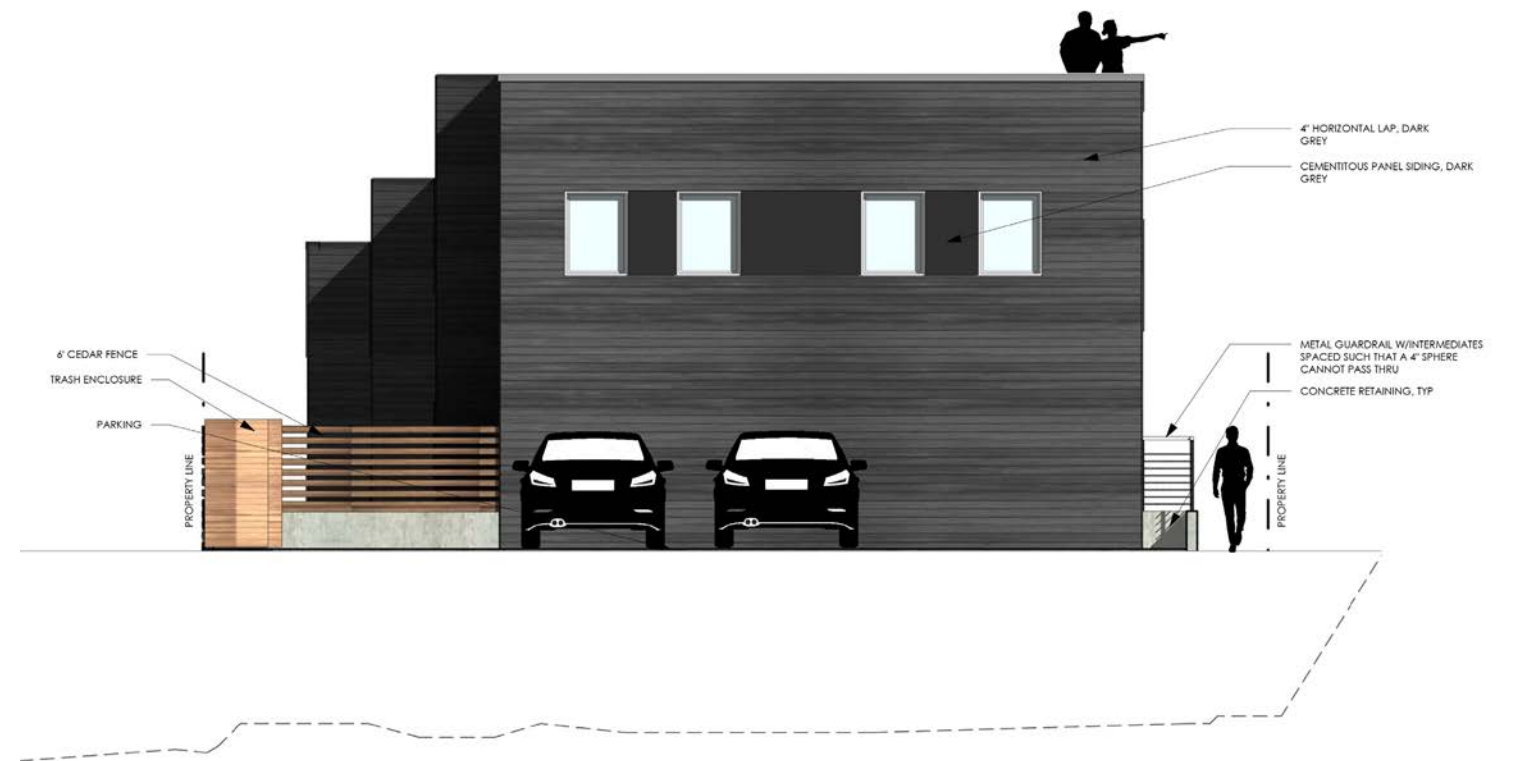


1 **SDR-ROOF**
SCALE: 1/4" = 1'-0"





EAST ELEVATION - 15TH AVE S



WEST ELEVATION - ALLEY



SOUTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION - WINDOW ADJACENCIES
SCALE: N.T.S



SOUTH ELEVATION - WINDOW ADJACENCIES
SCALE: N.T.S



FRONT ELEVATION - 15TH AVE. S



STREET VIEW - 15TH AVE. S



UNIT ENTRIES



COURTYARD AMENITY SPACE



ALLEY APPROACH