



THIS PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

CONTEXT	PROJECT INFORMATION p.3 SITE ANALYSIS p.4 VICINITY ANALYSIS p.5 ZONING ANALYSIS p.6 EXISTING CONDITIONS p.7 STREET VIEWS p.8-9
APPROACH	DESIGN GUIDELINES p.10-11 CONCEPT p.12
DESIGN	SITE PLAN p.13 LANDSCAPE PLAN p.14 SECTION p.15 PLANS p.16 - 19 LIGHTING PLAN p. 20 MATERIAL PALETTE p. 21 ELEVATIONS p. 22-27 DIAGRAMS p. 28-29 RENDERINGS p. 30-32 RECENT JW PROJECTS p. 33

PROJECT INFORMATION

ADDRESS	3626 14th Ave S SEATTLE, WA 98106
TAX ID NUMBER	3679400235
SDCI PROJECT #	LANDUSE (SDR): 3030765 BUILDING: 6640190
LOT SIZE	6,433 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST, SEATTLE, WA 98144
OWNER/APPLICANT	JIMMY TANG TANG REAL ESTATE INVESTMENTS, INC. 225 LOGAN AVE S, #307 SEATTLE, WA

PROJECT INFORMATION

PROPOSAL 3626 14th Ave S is currently (1) lot with (1) duplex. The applicant proposes to remove the existing duplex structure and develop (7) townhomes with (7) open residential parking stalls.

KEY METRICS

Zone:	LR2
Lot size:	6,433 SF
FAR:	6,433 sf x 1.2 = 7,719 sf allowed (THs + Built green + Paved Alley)
Structure Height:	30' + 4' parapet allowance & 10' penthouse
Units:	(7)
Parking:	(7) open residential stalls

ANALYSIS OF CONTEXT The project is located at the transition from Beacon Hill to North Beacon Hill, one block west of Jefferson Park. S Columbian Way to the east provides a direct connection to the I-5 freeway, while primary site access is planned from the west on the 14th Ave S. The site's viewshed is limited due to topographic changes and dense trees. The neighborhood is comprised of LR2, LR3, and SF 5000 zoning, creating a balance of quiet residential character with access to amenities.

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.

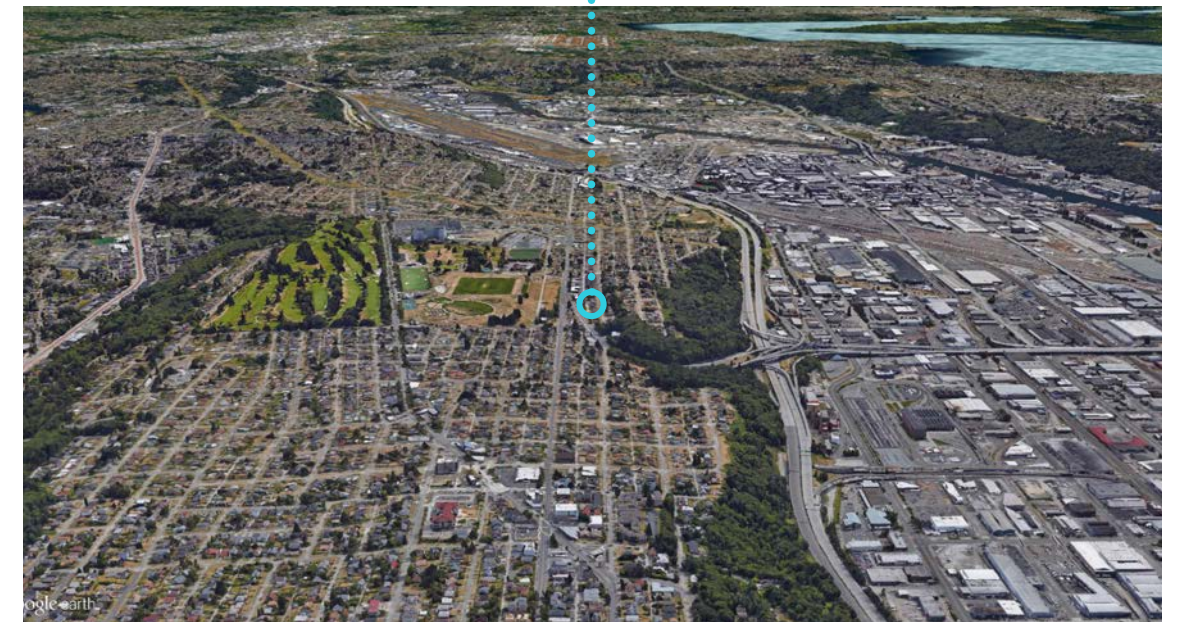
SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 12.

ARCHITECTURAL CONCEPT See page 11 for concept statement, diagrams, and images.

DESIGN GUIDELINES See page 10 for Design Guideline Responses.



3626 AERIAL VIEW NORTH



3626 AERIAL VIEW SOUTH

SITE ANALYSIS




Stadiums 

Maple Elementary School 

Veterans Hospital Primary Care 

Chief Sealth Trail 

Jefferson Park, Golf Course, & Community Center 

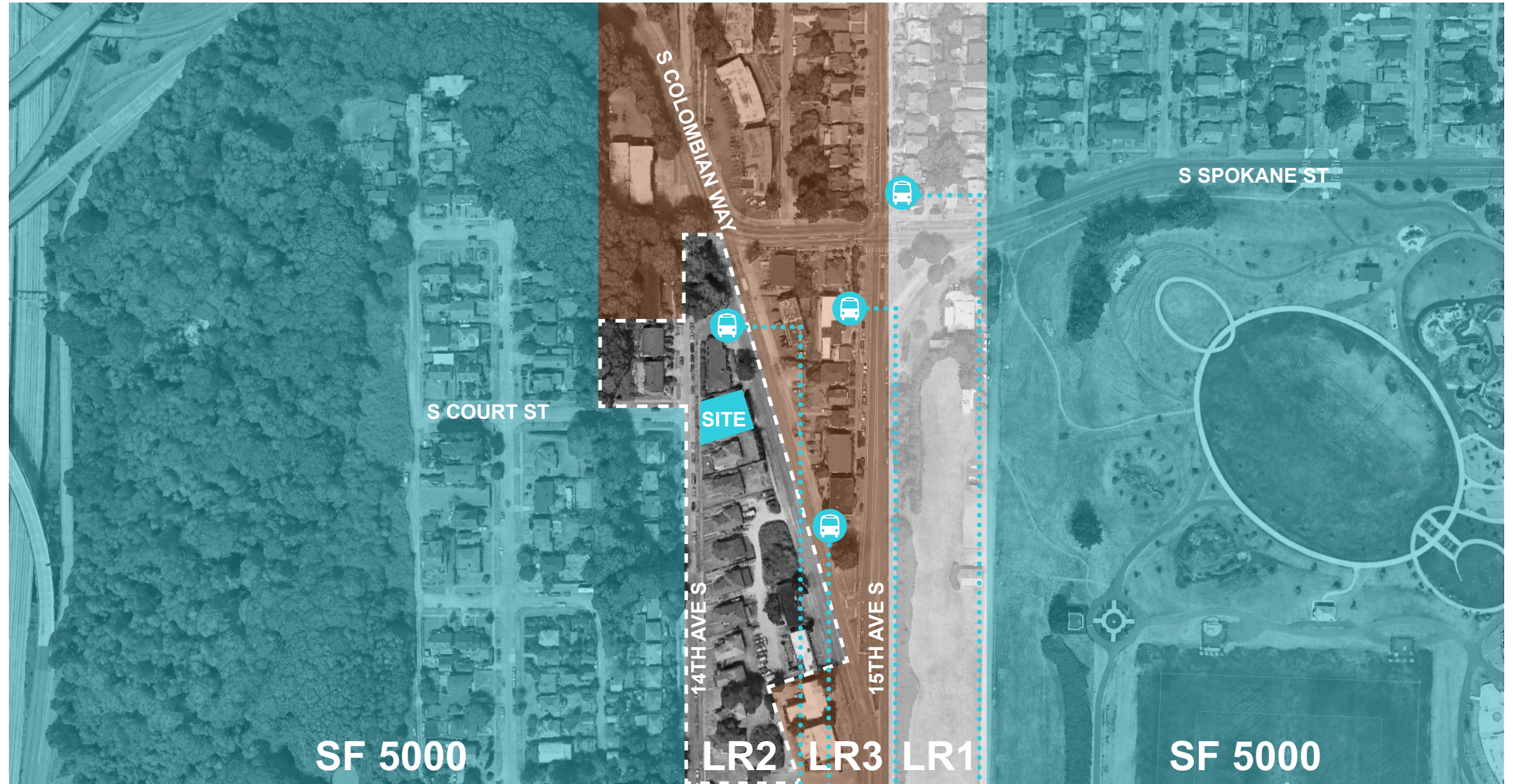
Beacon Hill Branch: Seattle Public Library 

VICINITY ANALYSIS

ZONE: LR2

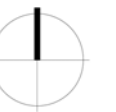
ADJACENT ZONES: SF 5000
LR3

- BUS ROUTES:**
- 50** Othello Station - South Downtown Seattle
 - 50** West Seattle - South Downtown Seattle
 - 60** Broadway - First Hill
 - 60** Westwood Village - N Beacon Hill
 - 107** Beacon Hill Station - Rainier Beach Station
 - 107** Renton Transit Center - Rainier Beach Station



50 Line

60 & 107 Lines [shared stops]



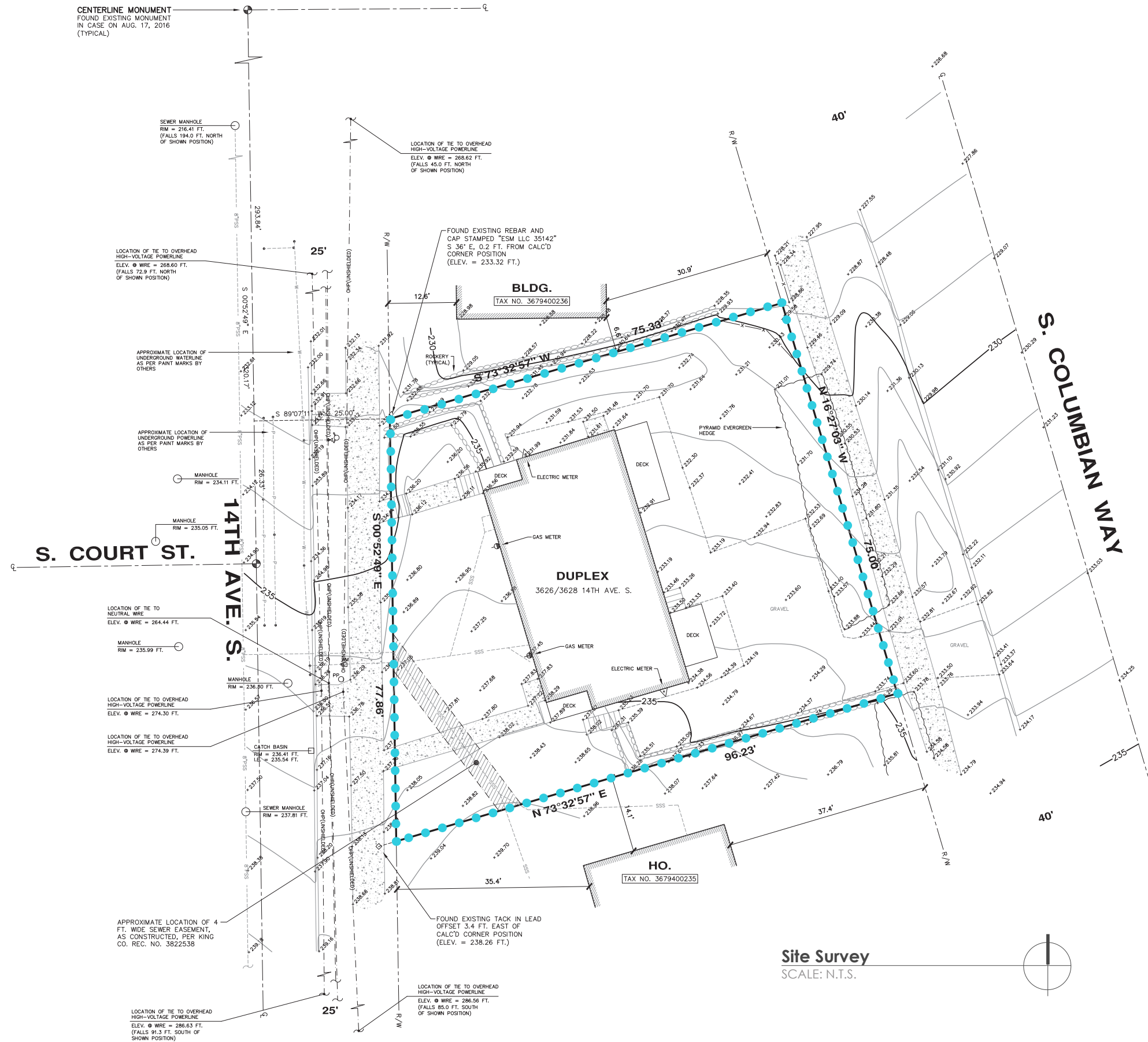
ZONING ANALYSIS

LEGAL DESCRIPTION

LOT 2 AND THE NORTH 35 FEET OF LOT 3 IN BLOCK 8 OF JEFFERSON PARK ADDITION, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, WA.

PROJECT DESCRIPTION

SEPA & STREAMLINED DESIGN REVIEW FOR DEMO EXISTING DUPLEX, CONSTRUCT (7) TOWNHOUSES WITH (7) GARAGE PARKING STALLS. FUTURE UNIT LOT SUBDIVISION.



EXISTING SITE CONDITIONS

ACROSS FROM SITE



S COURT ST

14TH AVE .S. FACING WEST

SITE



14TH AVE. S. FACING EAST

STREET VIEWS

SITE



S. COLUMBIAN WAY FACING WEST

ACROSS FROM SITE



S. COLUMBIAN WAY FACING EAST

STREET VIEWS

CS1. Natural Systems and Site Features	C Topography	The topography was manipulated as little as possible. The entrances of the 4 townhouses along 14th Ave S meet the grade and the entrances of the 3 townhouses along S Columbian Way provide a varying amount of steps to meet the sidewalk. Those moves allowed us to have a gradual driveway slope and provide parking at the same level.
CS2. Urban Pattern and Form	B Adjacent Sites, Streets, and Open Spaces D Height, Bulk, and Scale	<p>The primary objectives of this design are to connect with the surrounding neighborhood context through materiality and provide a variety of outdoor experiences for residents. The neighboring homes are comprised of a mix of styles some older developments at a human scale and other new developments incorporating modern flat and butterfly roofs. S Columbian Way at the east of the site and 14th Ave S at the west are very different experiences. We have treated those property edges to respond.</p> <p>With the use of materials and form, we were able to respond to the different dynamics at the east and west property edges. On the quieter side facing 14th Ave S, the modulation pulls back from the property line a significant amount to allow for a front yard buffer from the street. On the S Columbian Way façade, we provided an urban wall condition with stoops for separation from the sidewalk. Penthouses, when used, were set back from the building edge to limit the scale of the project.</p>
PL1. Open Space Connectivity	B Walkways and Connections	The entries at the townhouse units 1-4 along 14th Ave S are met with an individual pedestrian path connecting to the sidewalk. Along that same edge of the project, pathways run from the trash enclosures to the sidewalk. The entries of the townhouse units 5-7 are connected by a stoop to the sidewalk located on S Columbian Way. Landscape elements occupy the slope adjacent to each stoop and provide a buffer between the sidewalk and the front doors of these units. The driveway provides an intimate courtyard for the units to share directly adjacent to the second floor courtyard facing decks.
PL2. Walkability	A Accessibility B Safety and Security	<p>The entries to each unit are located along the pedestrian walkway that runs adjacent and parallel to the northern lot line. Due to the undulation of the units, each entry is given a distinct character, separate from its neighbor, and when highlighted with landscaping and prominent signage, gives a sense of ownership. The paving material also helps to indicate the entry, by cutting through the common pathway, which can be seen on the landscape plan. Signage along the street-facing retaining wall will highlight the pedestrian walkway, and the location of the unit entries.</p> <p>The S Columbian Way 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 facades of all the townhouses have decks 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.</p> <p>Individual lighting and signage will assist with wayfinding, and common pathway lighting will help provide visual surveillance of the area. A large percentage glazing was provided facing the inner, shared courtyard from each unit to create a personal community surveillance system.</p>
PL3. Street Level Interaction	A Entries C Residential Edges	<p>The project rises above the sidewalk utilizing stoops to create a buffer between the street and the front doors on S Columbian Way. Each entry is given distinct character with material changes, and when highlighted with landscaping and prominent signage, gives a sense of ownership.</p> <p>At the ground floor of the units on S Columbian Way, landscaping was used to provide a public/private threshold. Penthouses, when used, were set back from the building edge to limit the scale of the project. Pedestrian scale signage was placed at each entry for clarity and wayfinding.</p>
PL4. Active Transit	A Active Transit	A shared driveway is provided at the west side of the property for cars and pedestrians. Each unit has a garage and bike parking is provided at the southeast corner of the project.
DC1. Project Uses and Activities	A Arrangement of Interior Uses B Vehicular Access And Circulation C Parking and Service Uses	<p>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.</p> <p>This project has shared access for vehicles and pedestrians. To promote safety, the driveway turns a bend to naturally slow vehicles down.</p> <p>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.</p>

DC2. Architectural Concept

- A Massing**
- B Architectural and Facade Composition**
- C Secondary Architectural Features**
- D Scale and Texture**
- E Form and Function**

A large percentage of glazing is provided on both the street facing facades and the facades facing the shared courtyard has very intentional glazing to provide eyes on the courtyard without limiting privacy between units. Glazing strategies are different depending of the plane to provide interest and to highlight different interior uses.

Awnings and landscaping strips are placed at the entries of the townhouses to highlight each individual unit. On the west façade facing 14th Ave S, delicate and playful modulation with a material change provides interest while highlighting 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. The courtyard utilized a bright orange material to accentuate and liven up the space.

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**

Each unit has an occupiable second floor deck and roof deck with the majority facing the interior courtyard. A variety of landscaping elements are used in this project for buffering. Non-occupiable outdoor spaces are filled with planting. Each unit also has landscaping strips, planters, or yard space.

DC4. Exterior Elements and Materials

- A Exterior Elements and Finishes**
- B Signage**
- C Lighting**
- D Trees, Landscape and Hardscape Materials**

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. The courtyard material is bright and lively to highlight the space.

Each unit has personal addressing and lighting.

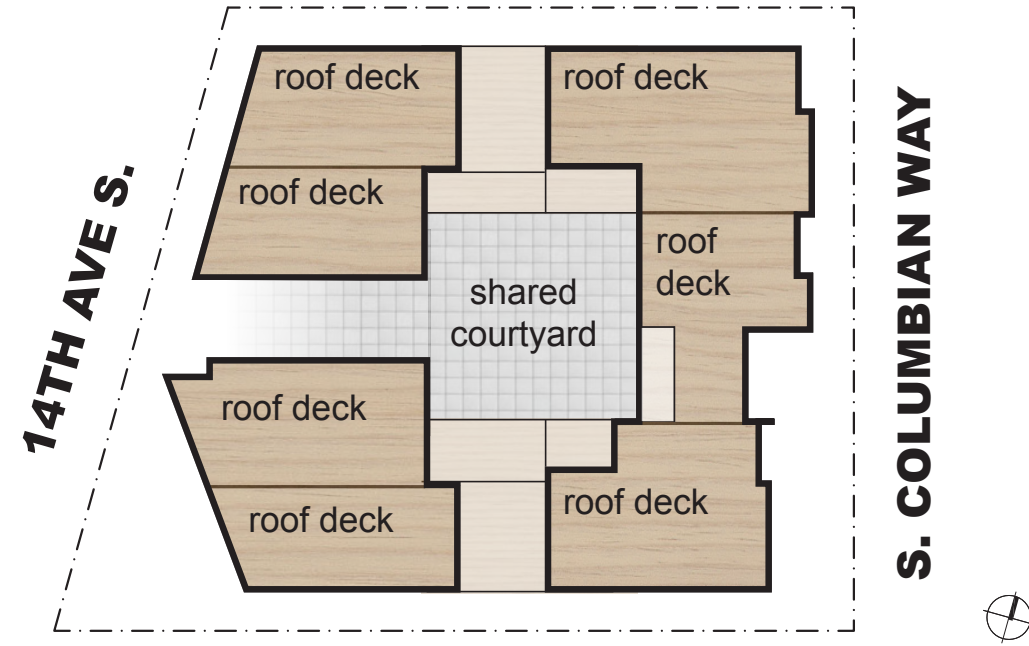
All of the lighting in the project is directed to pathways and entries limiting the amount of light pollution and glare on neighboring properties.

A variety of landscaping elements are used in this project for buffering. Non-occupiable outdoor spaces are filled with planting. Each unit also has landscaping strips, planters, or yard space. The vehicular circulation also acts as an outdoor gathering area with a provided material changes along the perimeter to highlight pedestrian circulation.



CONCEPT

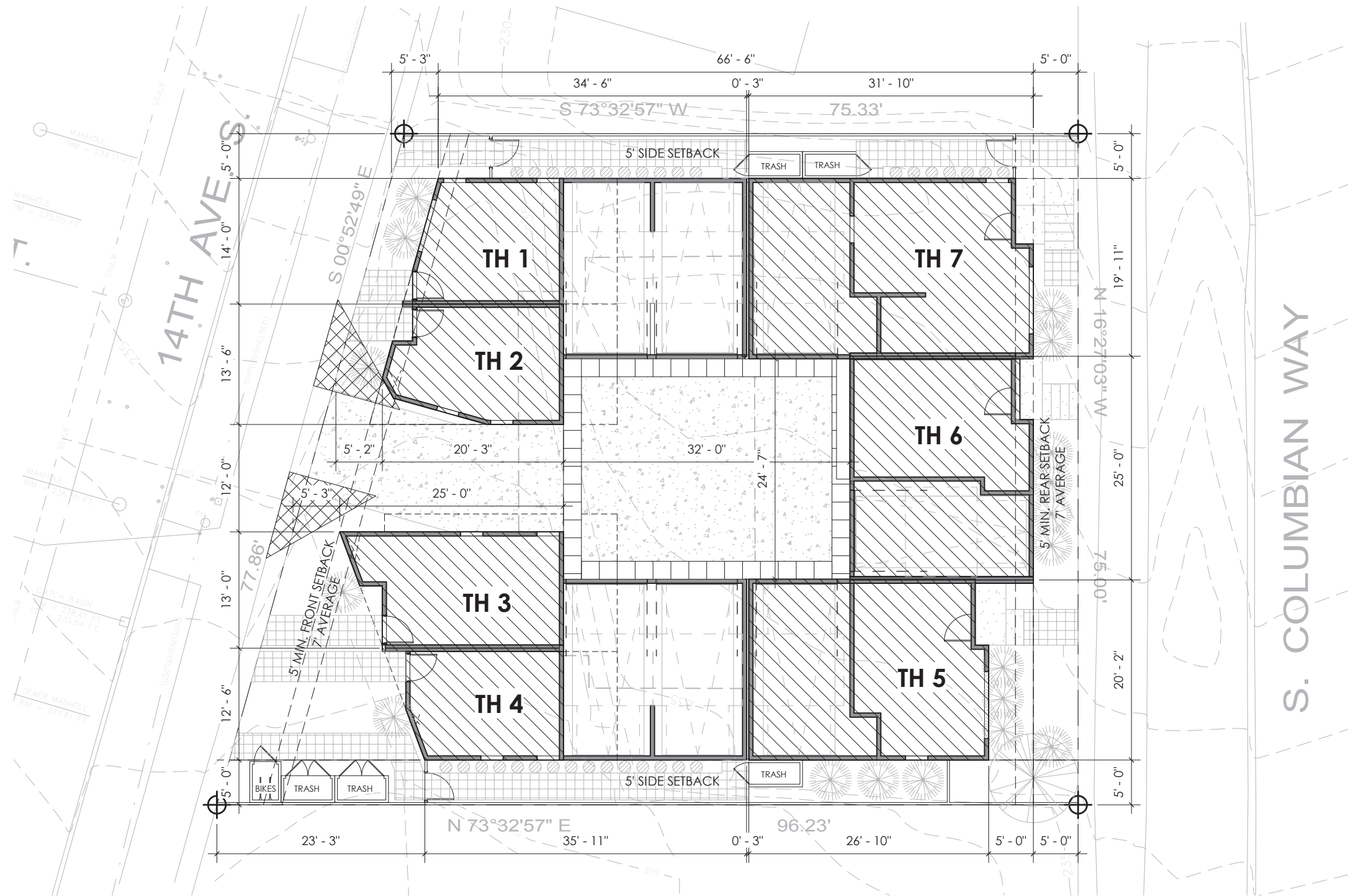
PRECEDENTS



The primary objectives of this project are to connect with the surrounding neighborhood context through materiality and provide a variety of outdoor experiences for residents to enjoy. The neighboring homes are comprised of an eclectic mix of styles. While examining the facades of nearby developments, it became apparent that older developments utilized very human scale materials, while new developments used a combination of modern flat and butterfly roofs.

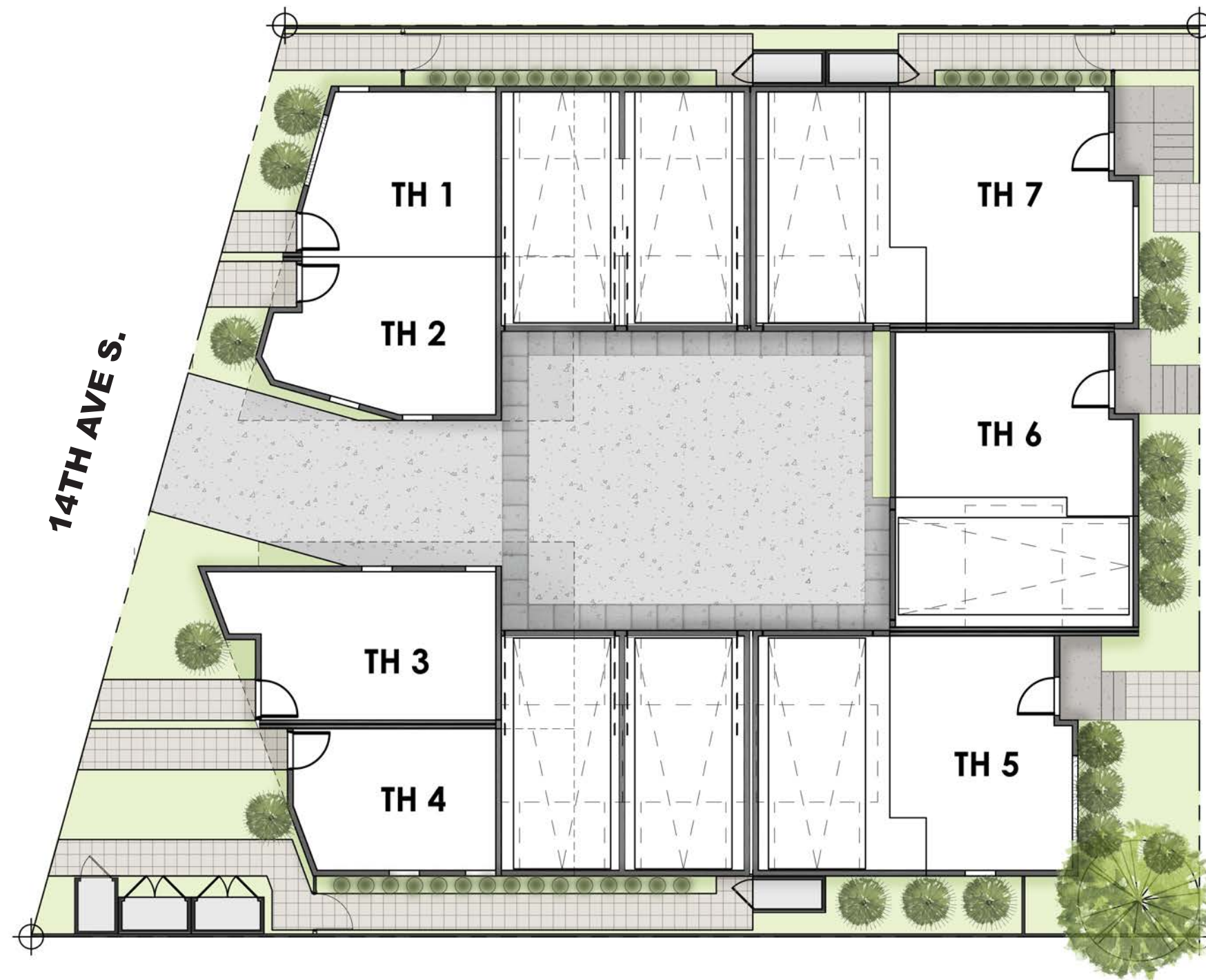
This development aims to bridge that stylistic gap by using a modern flat roof form that maximizes opportunities for roof decks, while utilizing a more traditional material palette. The palette consists of 4'X8' cementitious board, cementitious lap siding, and warm wood cedar panels.

Roof decks and mid-level decks make connections to the adjacent internal courtyard that will serve as both vehicular circulation and a pedestrian courtyard. The variety of outdoor spaces provide opportunities for residents to have a sense of ownership and sheltered spaces for an extension of interior space.

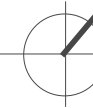


	Required	Provided	% Difference
Front:	7' average, 5' minimum	9.7' avg, 5' min	Compliant
Side (north):	5'	5' min	Compliant
Side (south):	5'	5' min	Compliant
Rear:	7' average, 5' minimum	7.1' avg, 5' min	Compliant

Site Plan
SCALE: N.T.S.

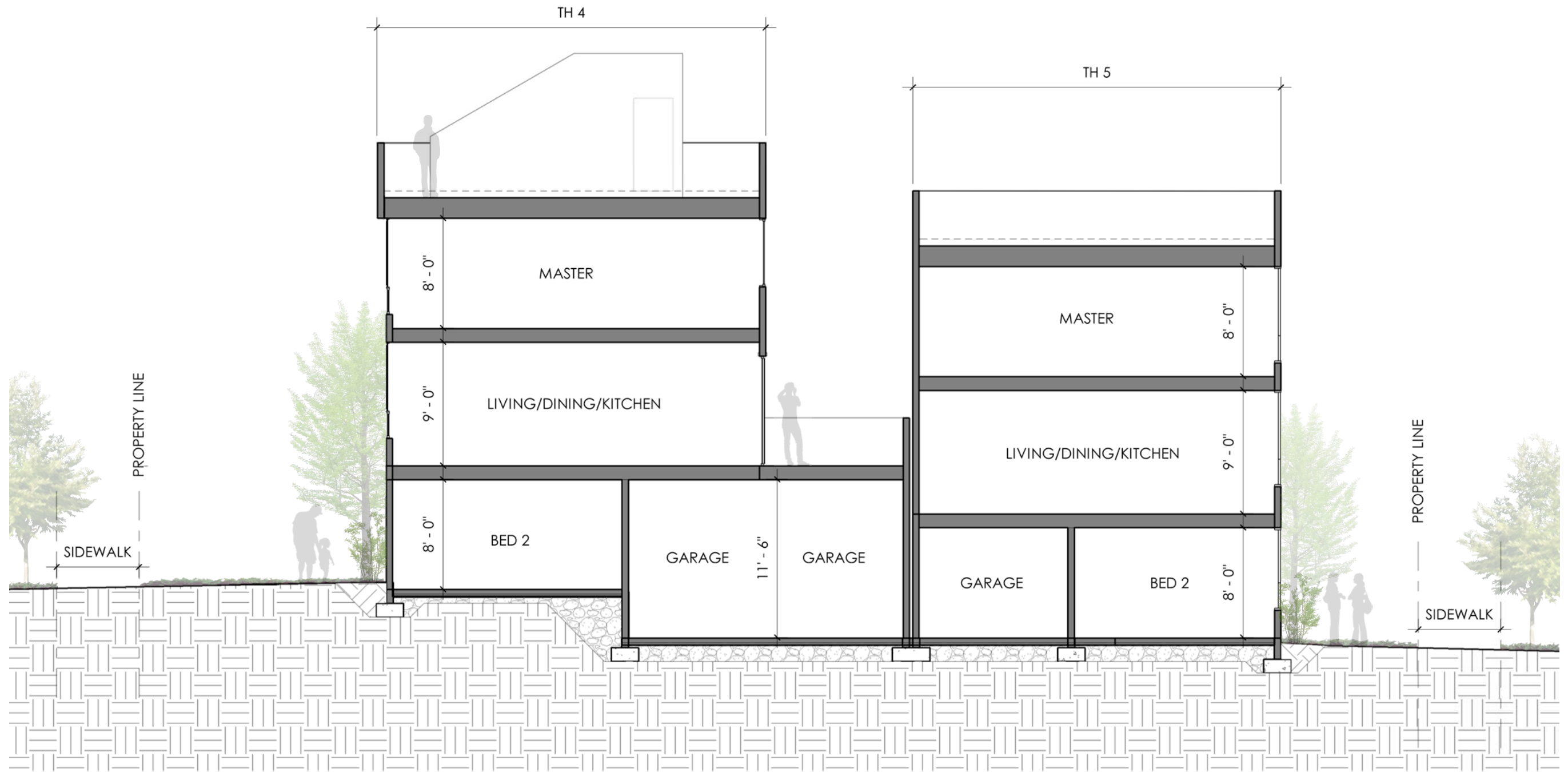


Landscape Plan
SCALE: N.T.S.



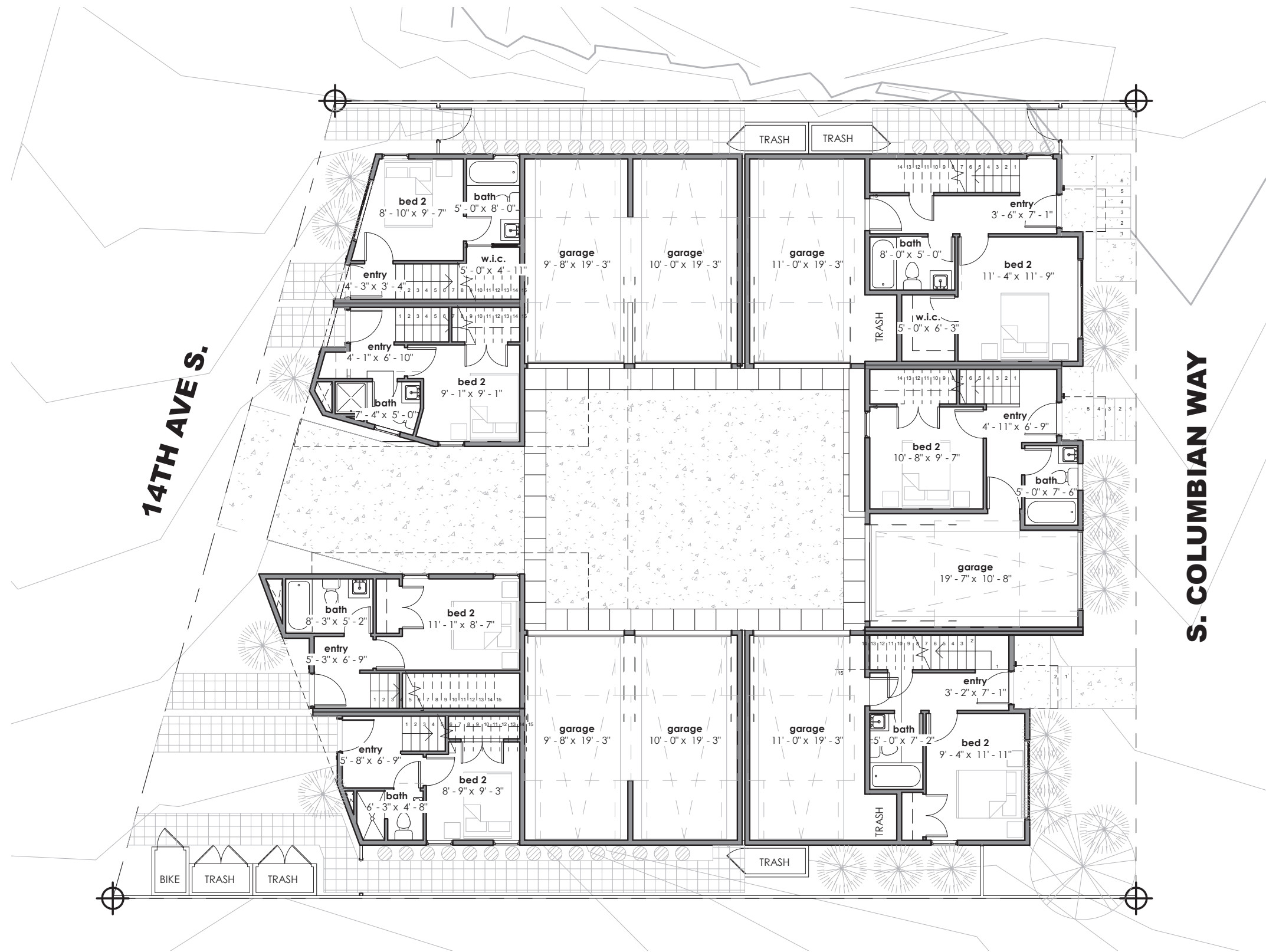
LANDSCAPE PLAN

14TH AVE S.

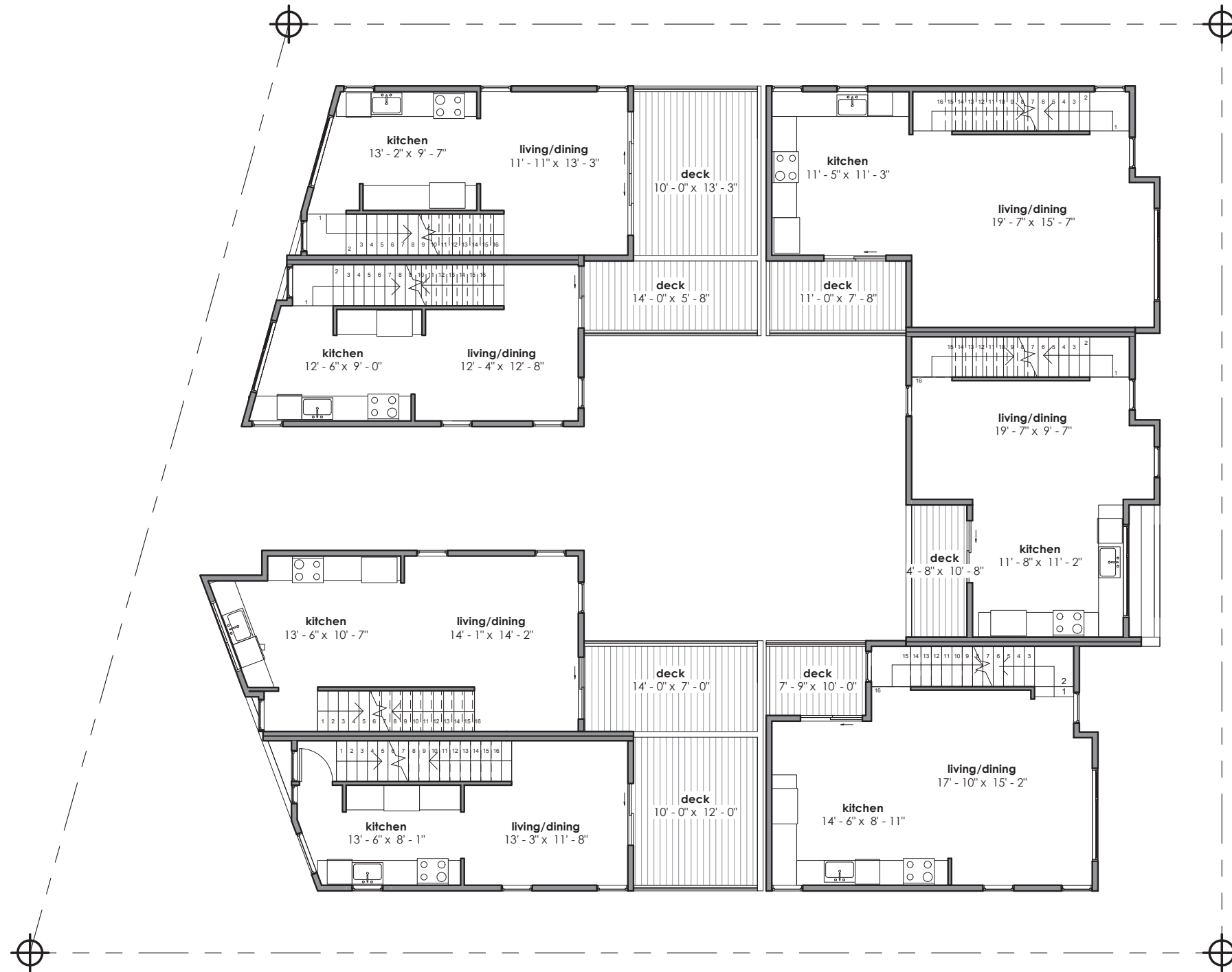


S. COLUMBIAN WAY

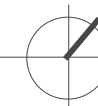
E/W Site Section
SCALE: N.T.S.

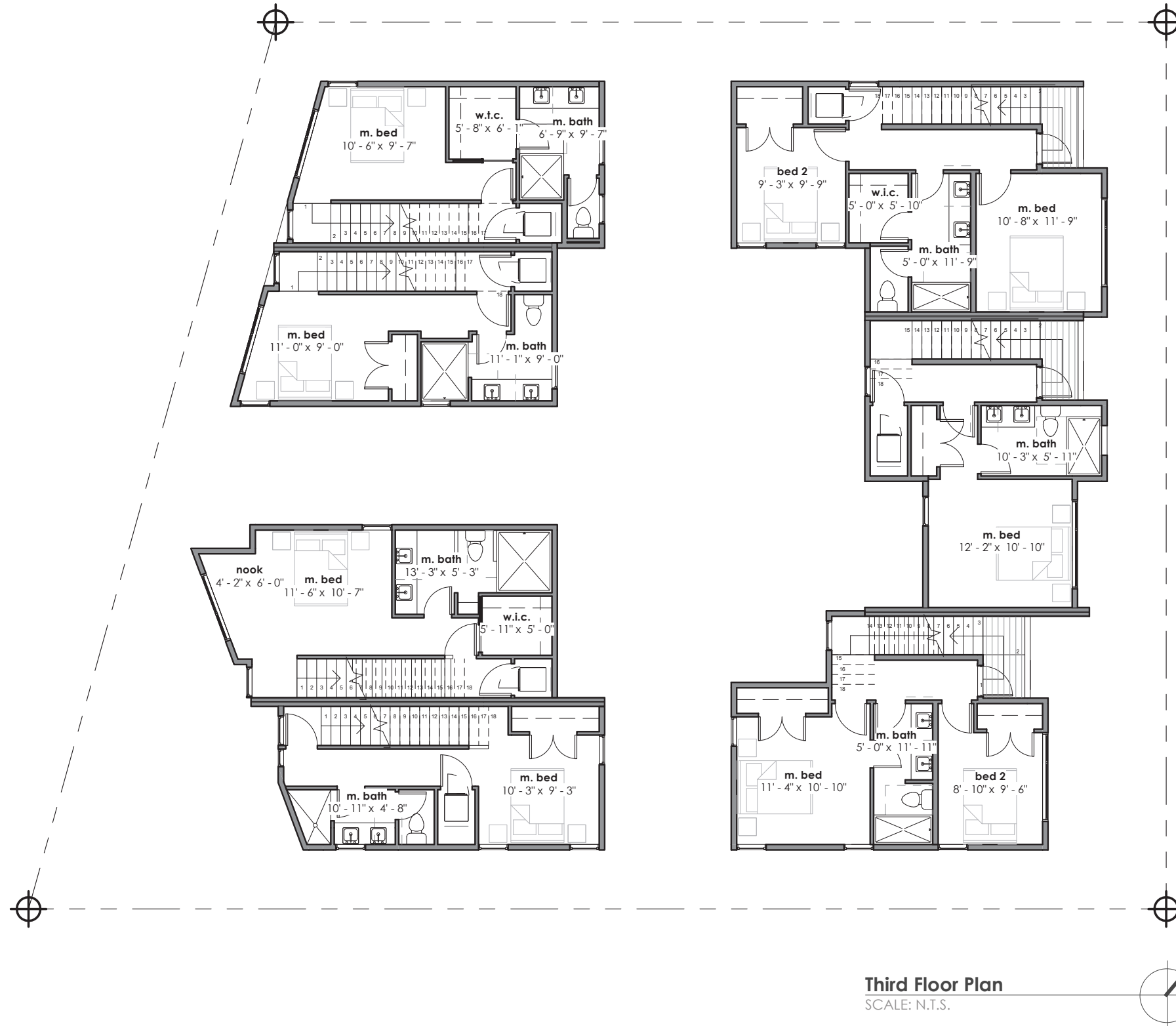


First Floor Plan
SCALE: N.T.S.

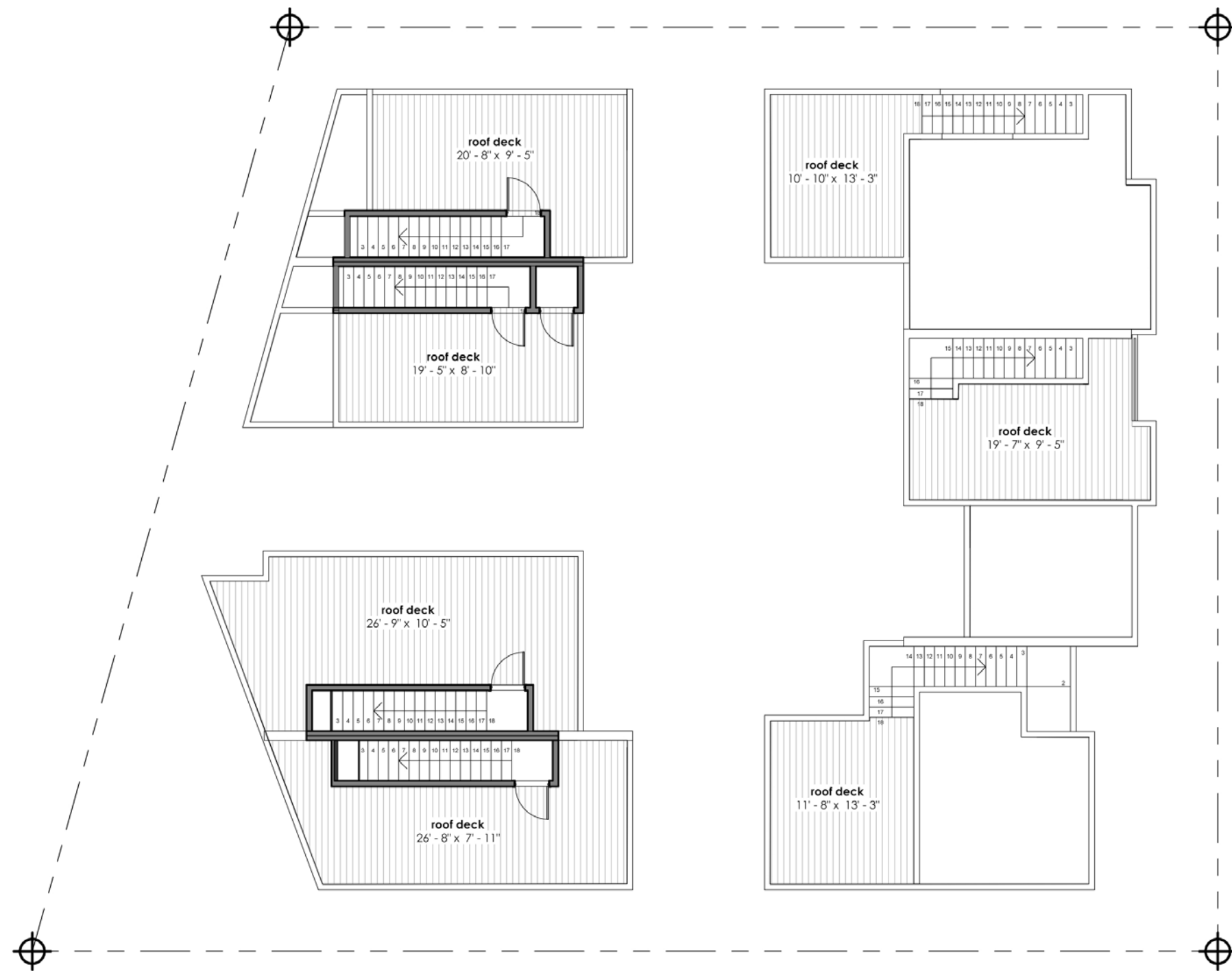


Second Floor Plan
SCALE: N.T.S.



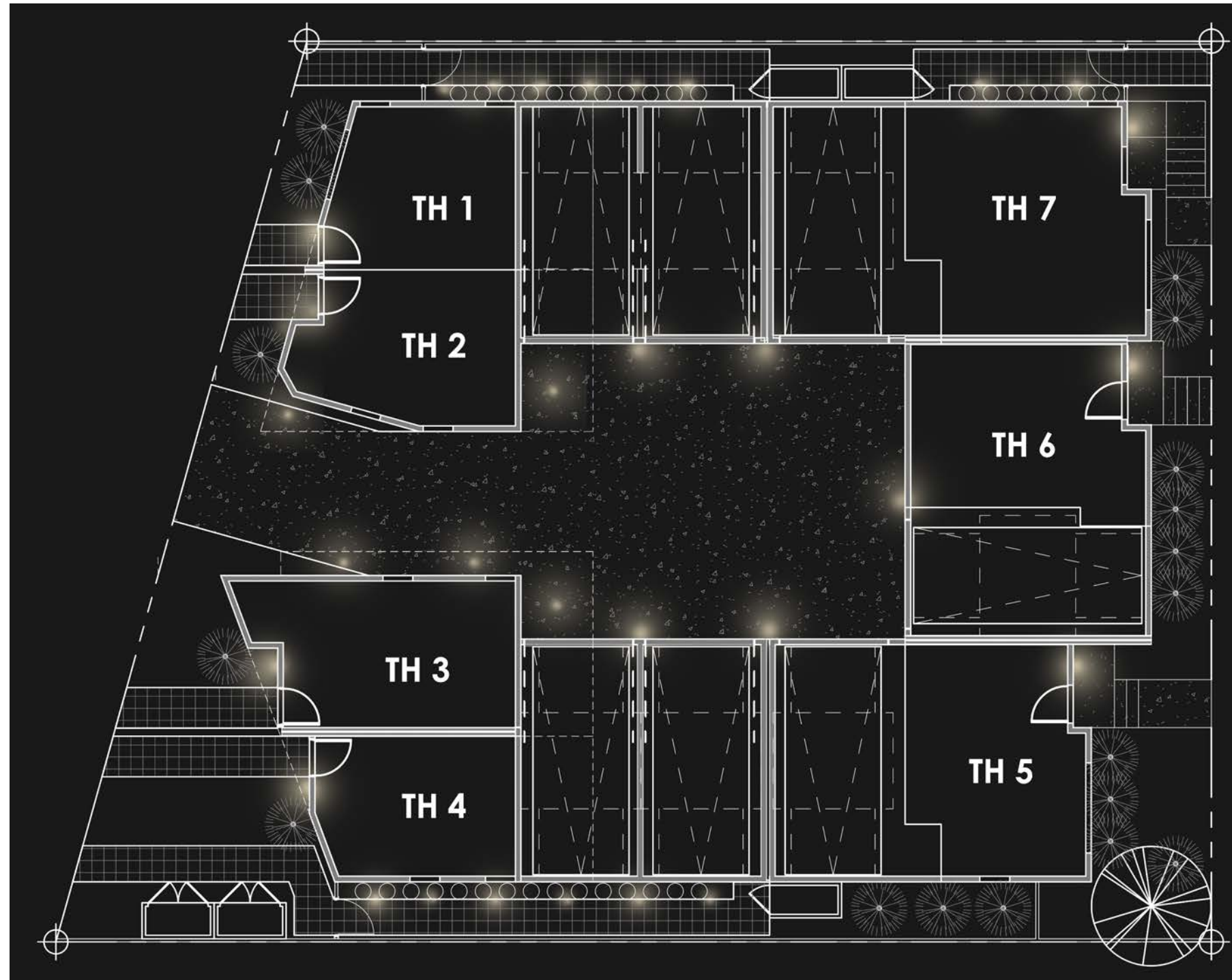


PLANS

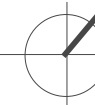


Roof Plan
SCALE: N.T.S.

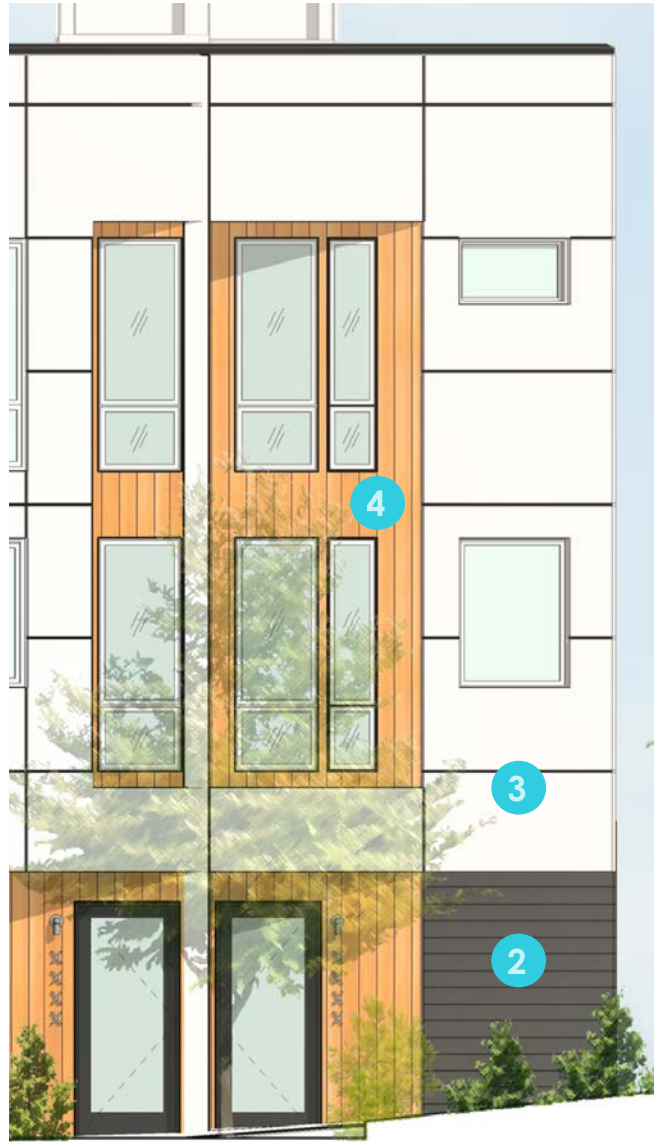




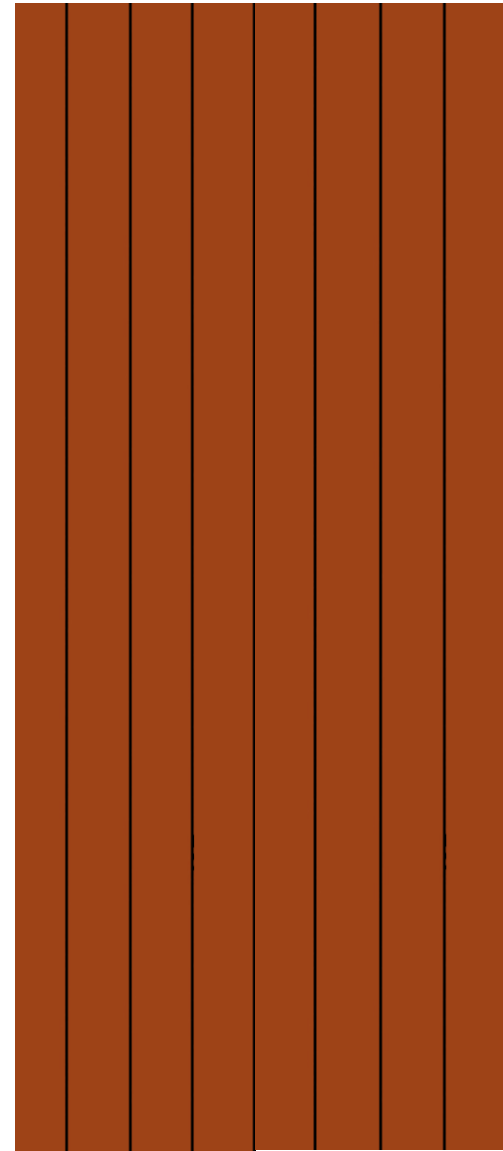
Site Lighting Plan
SCALE: N.T.S.



LIGHTING PLAN



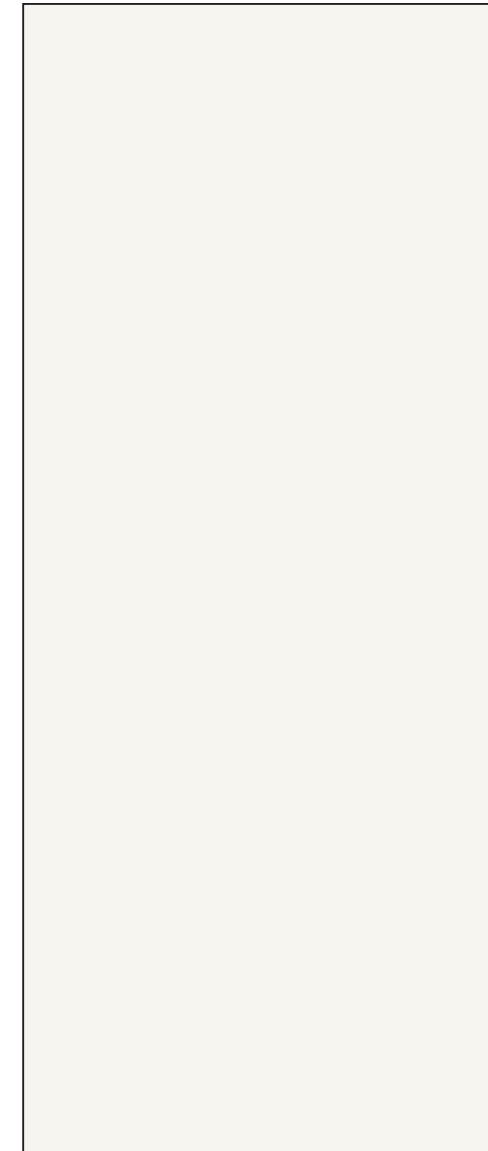
Enlarged Building Elevation



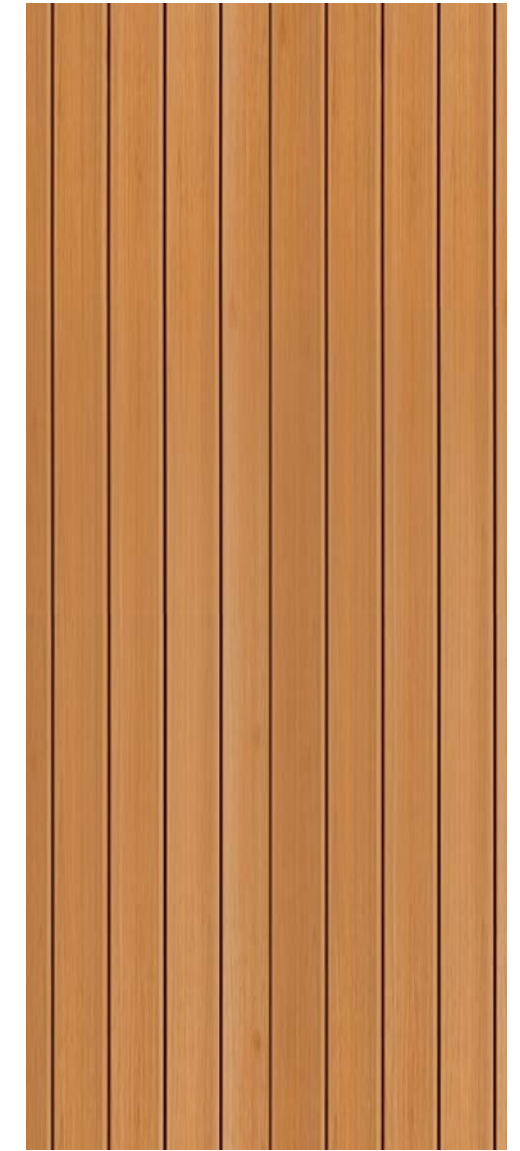
1 6" Vertical Cementitious Lap Siding
Orange



2 6" Horizontal Cementitious Lap Siding
Gray



3 10' x 4' Cementitious Panel Siding
White



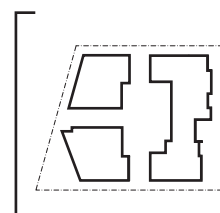
4 6" Vertical Cedar Siding
Natural Finish

MATERIAL PALETTE



- 10'X4' CEMENTITIOUS PANEL SIDING, WHITE
- VERTICAL 6" CEDAR
- CEMENTITIOUS 6" HORIZONTAL LAP SIDING, GRAY

14th Ave S Street Elevation (West)
SCALE: N.T.S.

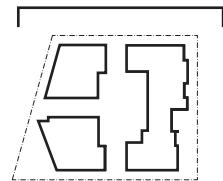


ELEVATIONS



- 10'X4' CEMENTITIOUS PANEL SIDING, WHITE, TYP.
- METAL RAILING, TYP.
- CEMENTITIOUS 6" VERTICAL LAP SIDING, ORANGE, TYP

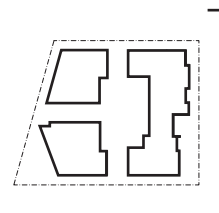
North Elevation
SCALE: N.T.S.





- 10'x4' CEMENTITIOUS PANEL SIDING, WHITE, TYP.
- CEMENTITIOUS 6" HORIZONTAL LAP SIDING, GRAY, TYP.
- METAL AWNING, TYP.

S Columbian Way Street Elevation (East)
SCALE: N.T.S.

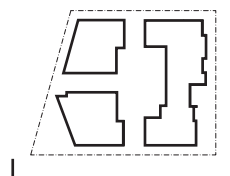


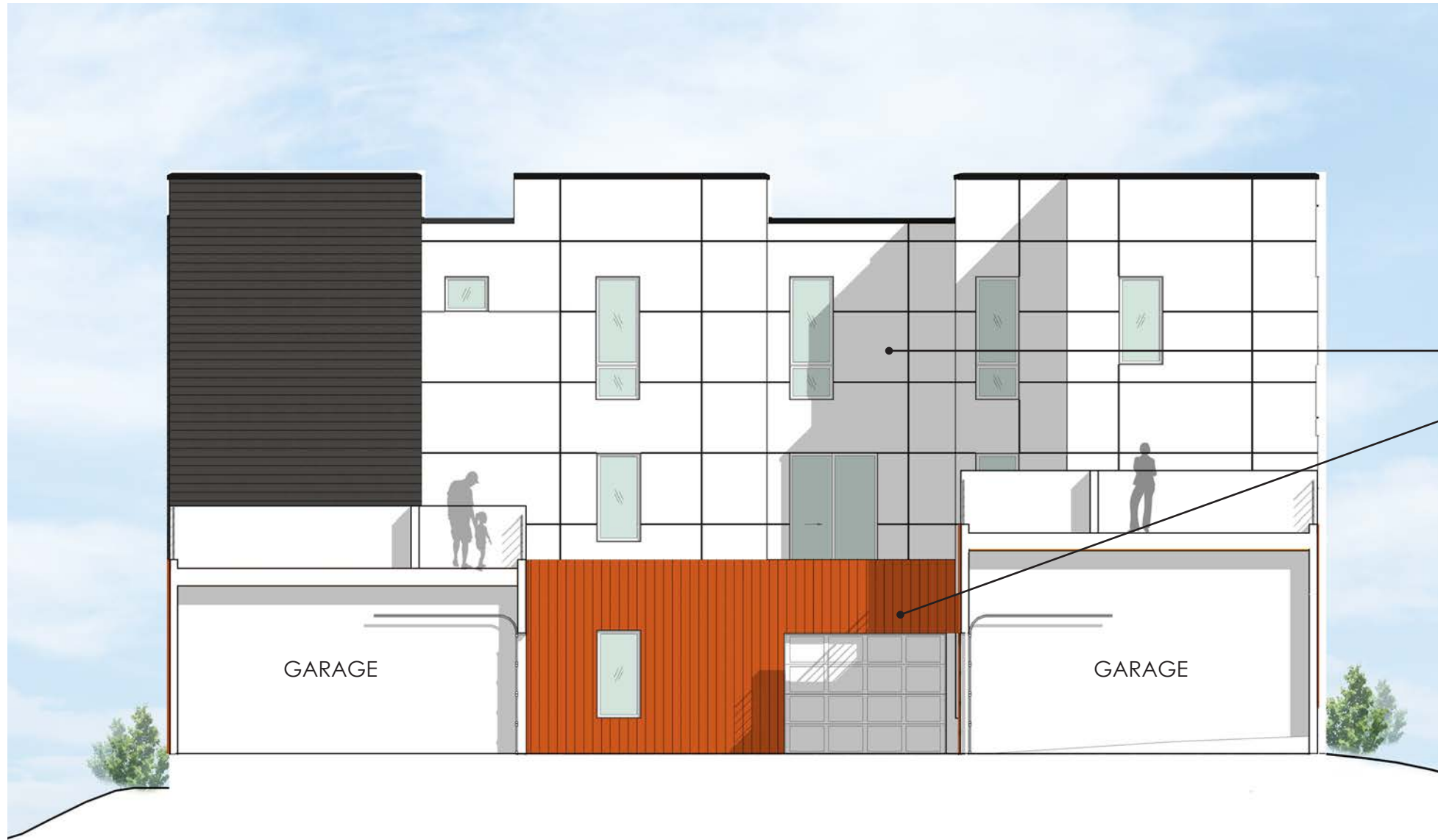
ELEVATIONS



- 10'X4' CEMENTITIOUS PANEL SIDING, WHITE, TYP.
- METAL AWNING, TYP.
- CEMENTITIOUS 6" HORIZONTAL LAP SIDING, GRAY, TYP.
- CEMENTITIOUS 6" VERTICAL LAP SIDING, ORANGE, TYP.

South Elevation
SCALE: N.T.S.

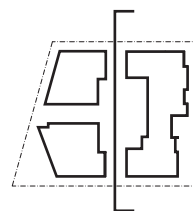




10'X4' CEMENTITIOUS PANEL SIDING, WHITE, TYP.

CEMENTITIOUS 6" VERTICAL LAP SIDING, ORANGE, TYP.

Partial East Elevation
SCALE: N.T.S.

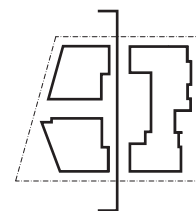


ELEVATIONS



10'X4' CEMENTITIOUS PANEL SIDING, WHITE, TYP.
CEMENTITIOUS VERTICAL LAP SIDING, ORANGE, TYP.

Partial East Elevation
SCALE: N.T.S.





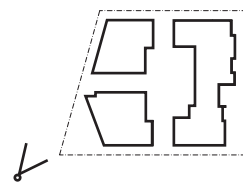
North Adjacency Diagram
SCALE: N.T.S.



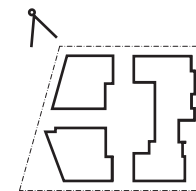
South Adjacency Diagram
SCALE: N.T.S.



14TH AVE S SIDEWALK - FROM NORTHEAST



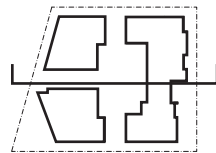
14TH AVE S SIDEWALK - FROM NORTHWEST



RENDERINGS

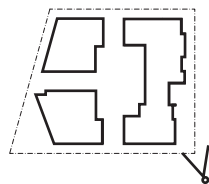


COURTYARD SECTION PERSPECTIVE

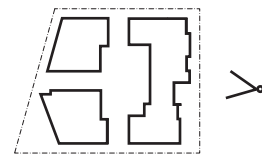




SE APPROACH



FRONT VIEW - S COLUMBIAN WAY



RENDERINGS

