

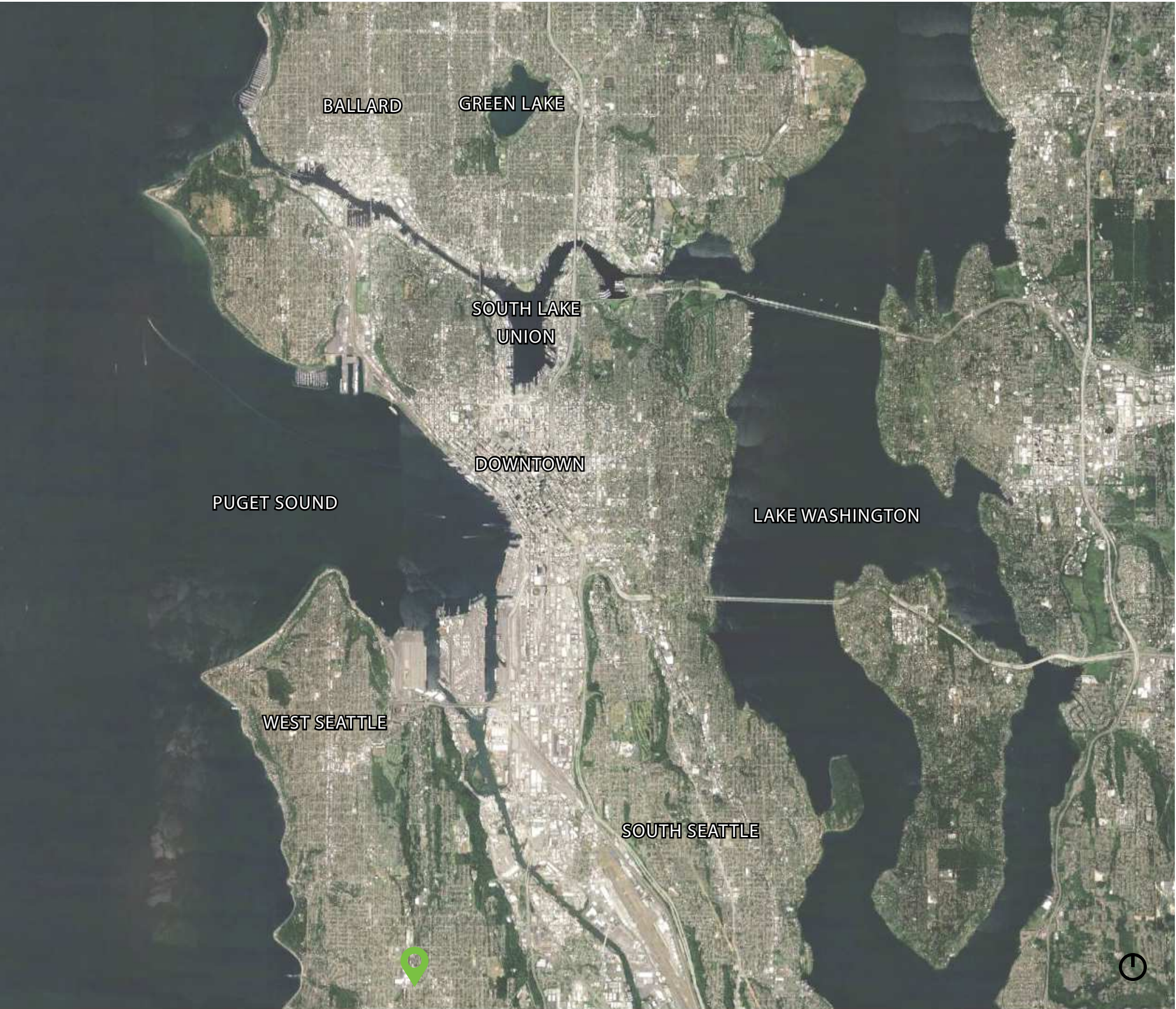


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ADDRESS
9223 25th Ave SW
Seattle, WA 98106

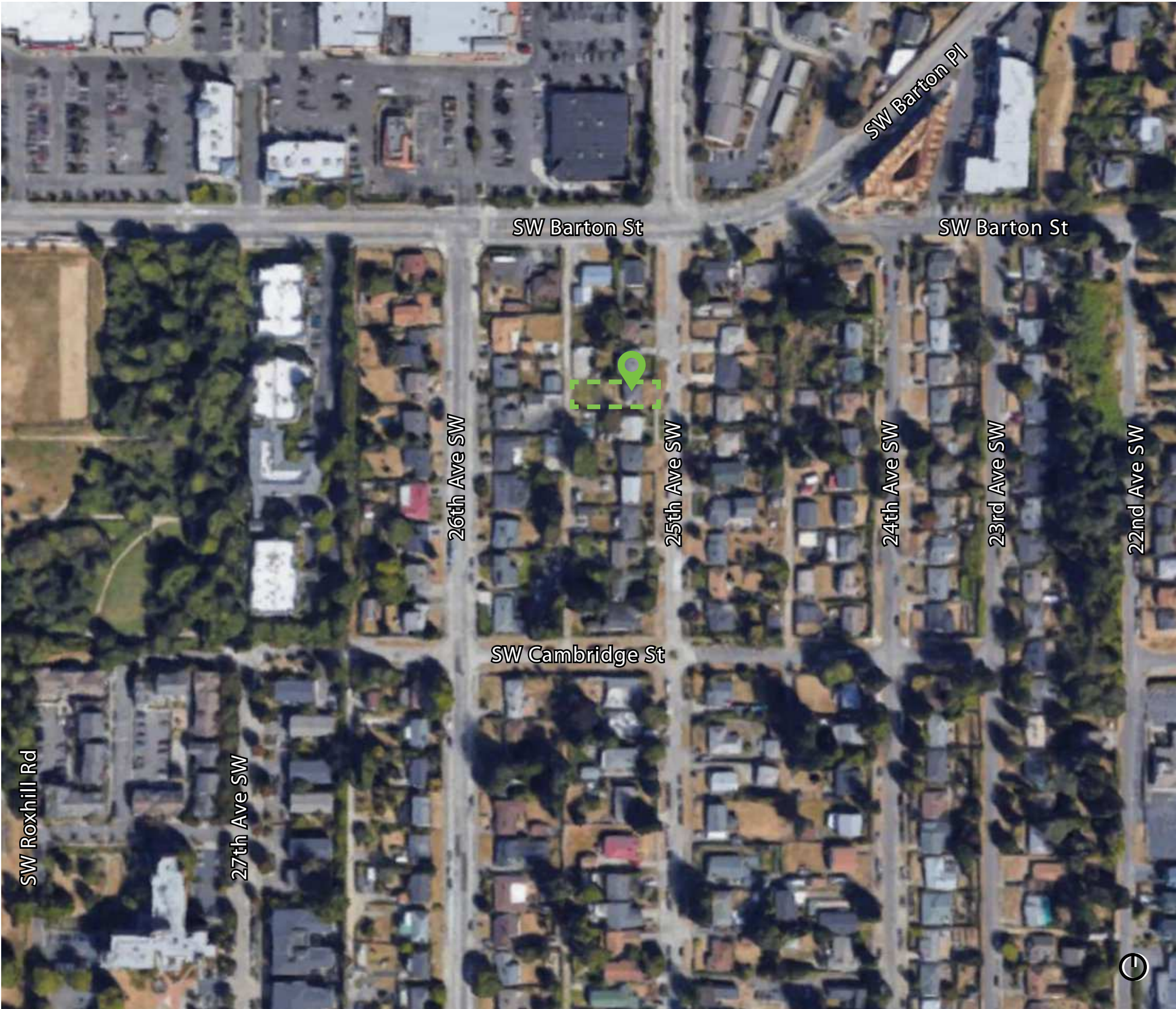
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PROJECT OVERVIEW
The site is located on 25th Ave SW in West Seattle. It is within the Westwood-Highland Park Residential Urban Village and Frequent Transit Service. Single family dwellings currently bound the site to the north and south and across 25th to the east and alley to the west.

The subject parcel is zoned LR1(M1). The zoning to the north, south and west is also LR1(M). Zoning to the east and across 25th is RSL(M).

The proposal is for 5 townhomes within 2 structures. The front or east structure includes three units, and the west structure includes 2 units. Both structures are proposed as three stories. Surface parking for 5 vehicles is provided with access from the alley.



 PARCEL # 3172600085
 PROPERTY LINE

DEVELOPMENT OBJECTIVES

- 1. Provide attractive, well-constructed, market rate townhomes.
- 2. Create an architectural character that will establish a positive context for future projects in the greater surrounding area.
- 3. Ensure equal opportunities for natural light and well-proportioned space in all units by eliminating undesirable middle unit.

PROJECT PROPOSAL

5 Townhomes
0 SF of Commercial Space
8,320 SF of FAR Allowed
8,143 SF of Gross Floor Area Proposed
5 Vehicle Surface Parking Spaces
5 Long Term & 2 Short Term Bicycle Spaces

PUBLIC OUTREACH

Based on our online survey, the community was primarily concerned with scale of building fitting within the context of the neighborhood, parking challenges, construction noise/impacts, and that the project is designed with sustainability in mind.

EXISTING SITE PLAN | Site Context

• — • — PROPERTY LINE

STRUCTURES TO BE REMOVED

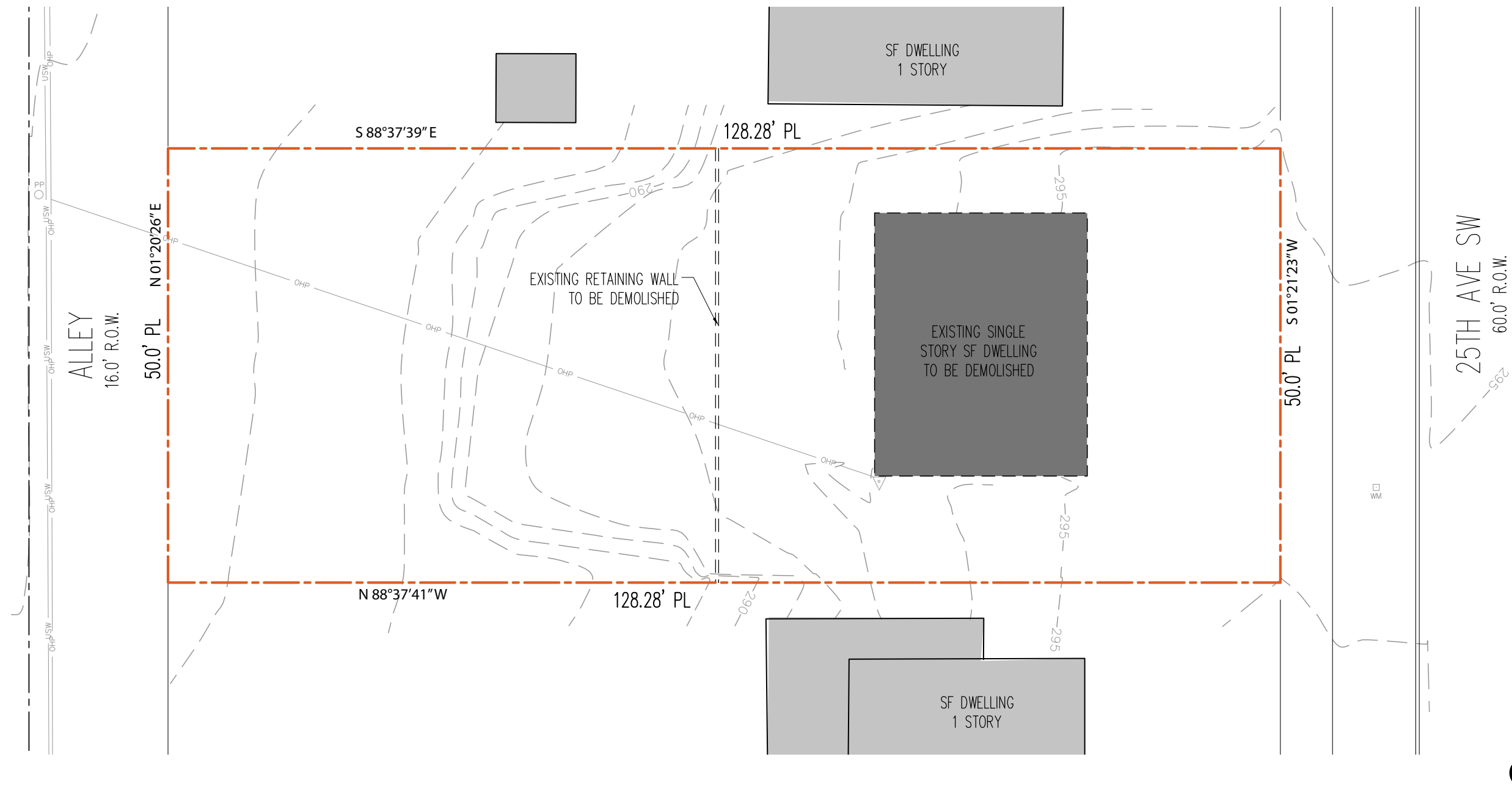
EXISTING ADJACENT STRUCTURES

SITE CONTEXT

The site is currently occupied by a single-family dwelling. It is bounded by 25th Ave SW to the east and slopes downward towards the alley to the west. One-story single family dwellings surrounds the house.

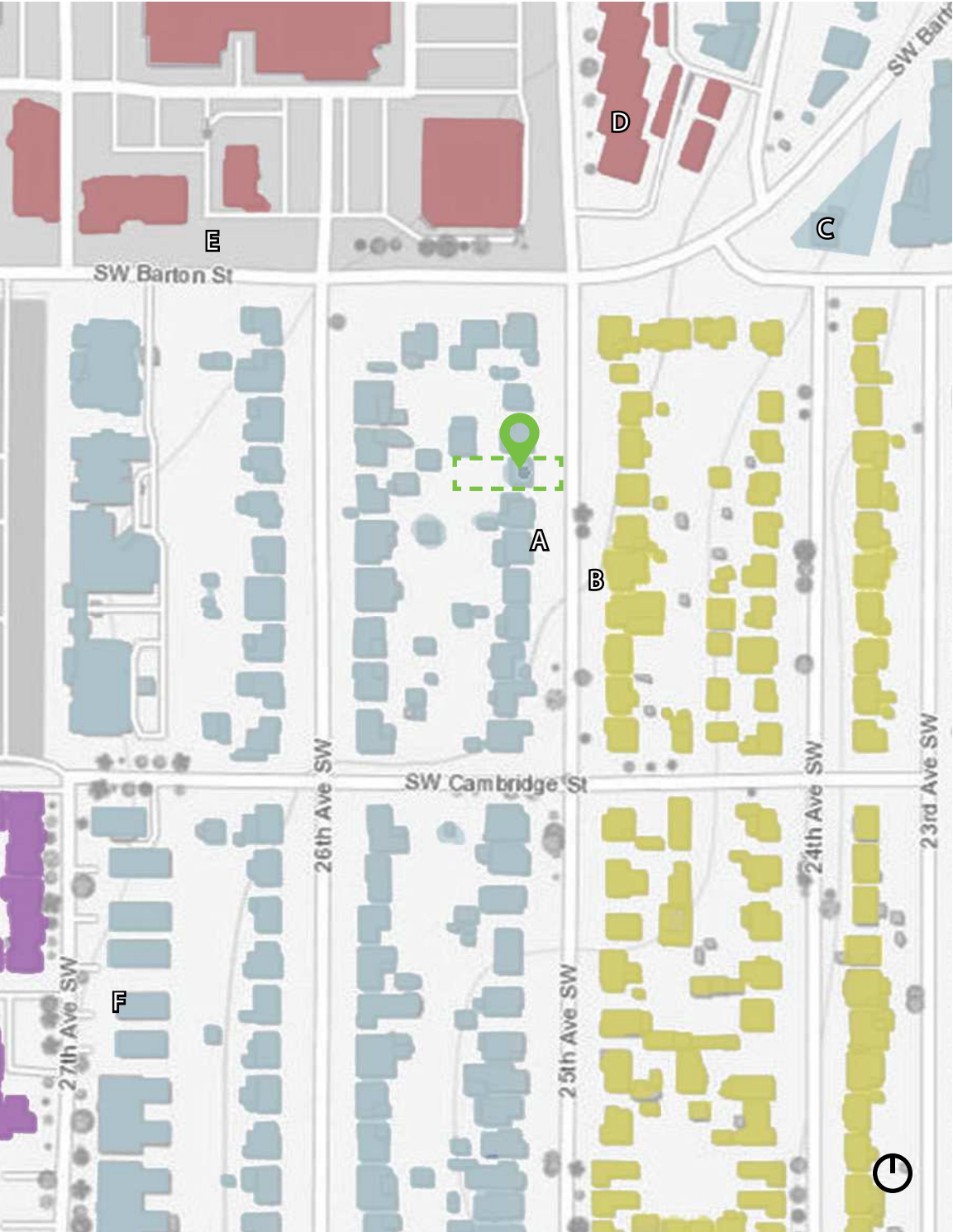
LEGAL DESCRIPTION

HAWKS ADD, BLOCK 1, LOT 17



CONTEXT ANALYSIS | Neighborhood Context

- COMMERCIAL
- RESIDENTIAL SMALL LOT
- MIDRISE
- MULTIFAMILY



BUILDING TYPOLOGIES

The area is primarily residential. The dominate building typology is single family dwellings. Multifamily structures also have a strong presence in the surrounding area. The Westwood Village shopping mall occupies several blocks north of SW Barton St.

SURROUNDING BUILDINGS & LOCAL CHARACTER



Single Family Home
Existing vacant single family home adjacent to property.



Single Family Home
Existing occupied single family home adjacent to property.



Multifamily - Townhomes
Three existing townhome structures with surface parking .



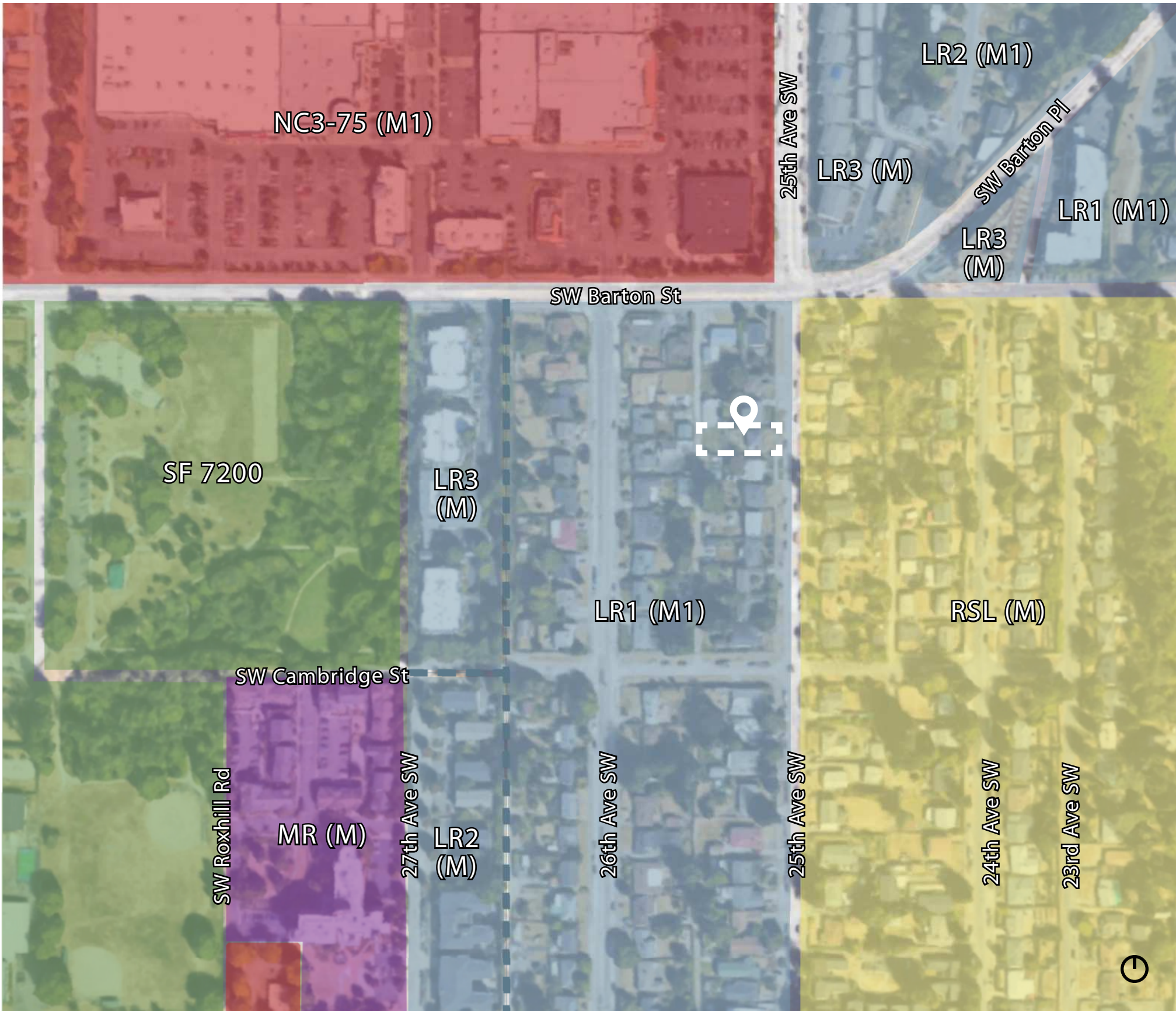
Multifamily - Apartment
Existing apartment structure with surface parking.



Commercial
Existing shopping mall



Multifamily - Quadplex
Existing...



ZONING & OVERLAY DESIGNATION

The parcel is zoned LR1 (M1). The site is bounded by RSL (M) to the east, NC3-75 (M1) zoning to the north and LR1 (M1) to the east and south.

PARCEL #	3172600085
ZONE	LR1 (M1)
OVERLAY DESIGNATION	No
RESIDENTIAL URBAN VILLAGE	Westwood-Highland Park
PEDESTRIAN AREA	No
PARKING FLEXIBILITY	Yes
ECA	None
MHA	YES
FEE AREA	LOW
LOT AREA	6,400 SF

COMMERCIAL

MIDRISERESIDENTIAL SMALL LOT

ZONING DATA | Land Use Code

PERMITTED USES	23.45.504 Table A - Permitted and Prohibited Uses A. Residential uses permitted for LR1 zone	STRUCTURE WIDTH AND FACADE LENGTH	23.45.527 Table A - Maximum Structure Width Townhouse developments in LR1 = 60' Proposed width = 40'
FLOOR AREA	23.45.510 Table A - FAR Limits in LR Zone FAR limit of 1.3 for LR1 (M1) 6,400 SF (Lot Area) X 1.3 =8,320 SF Proposed FAR = 8,143SF		23.45.527.B - Maximum Facade Length in LR Zones 1. Maximum combined length of all protions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line. 128.28' side lot line X 65% = 83.38' Proposed combined facade length = 58'
DENSITY LIMITS	23.45.512.A.2 - One dwelling unit per 1,300 SF of lot area. 6,400 SF (Lot Area) / 1,300 = 4.9 = 5 units		
STRUCTURE HEIGHT	23.45.514 Table A - Structure Height for LR Zones 30' limit for townhouse developments in LR1 Zone. 5' exception for pitched roofs in LR Zone Proposed height = 34'-3"	PARKING	23.45.536 - Parking Location, Access, and Screening C.1. Alley access required.
MANDATORY HOUSING AFFORDABILITY	23.45.517 - MHA in Multifamily Zones LR1 (M1) is subject to chapters 23.58C.		23.54.015 Table B - Parking for Residential Uses I.II.M. Residential uses in multifamily zones within Urban Villages, in frequent transit service area = no minimum requirement Proposed parking stalls provided = 5
SETBACKS AND SEPARATIONS	23.45.518 Table A - Required Setbacks in LR Zones For townhouse developemnts: Front = 7' avg / 5' min ; Provided = 10' Rear = 7' avg / 5' min ; Provided = 30' Sides = 7' avg / 5' min ; Provided = 7'		23.54.015 Table D - Bicycle Parking. D.2 Multi-family structures = 1 long term per dwelling unit & 1 short term per 20 dwelling units 5 units = 5 long term & 2 short term parking spaces provided
AMENITY AREA	23.45.522 - Amenity Area A.1. The required amount for townhouse developemnts in LR zones is 25% of the lot area. 6,400 SF (Lot Area) X 25% = 1,600 SF Provided = 1906 SF		
LANDSCAPE GREEN FACTOR	23.45.524 - Landscaping Standards 2.a. Landscaping that achieves a Green Factor score of 0.6 or greater is required in LR zones.		

CONTEXT AND SITE

CS1. NATURAL SYSTEMS AND SITE FEATURES

C. TOPOGRAPHY

2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

The two structures are designed to account for the grade change. The site slopes down east to west approximately 9’. The rear or west structure is entered midlevel, between floors 1 and 2, and is positioned to use existing site topography.



CS2. URBAN PATTERN AND FORM

D. HEIGHT, BULK, AND SCALE

1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning in the area to determine an appropriate complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

While the proposed townhomes will exceed current neighboring height, bulk and scale, the recent zone change to LR1 will likely lead to further development. To help reduce the mass of the townhomes project and improve compatibility, the front or east townhome structure utilizes skewed gable roof forms to allow it to blend into the neighborhood of predominantly single family dwellings with gable roofs.



Gable roof, lap siding and stained wood - elements borrowed from surrounding dwellings to help inform design of proposed townhomes.



Examples of roof forms and building materials of neighboring dwellings.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

1. Fitting Old and New Together: Create compatibility between new projects; and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials

The neighborhood is likely to evolve over time to include multi-family dwellings larger in scale. The proposed design is contemporary in nature, however, overall architectural style will utilize gabled roof forms and materials that are complementary to the surrounding context. The proposed materials for the street facing structure are stain wood at the entries and cementitious bevel siding, both residential in nature. The street facing facade is well articulated to clearly define the two separate townhomes using gabled roof forms, well defined recessed entries, and downspout location. These elements will help reduce perceived massing of the street facing structure.



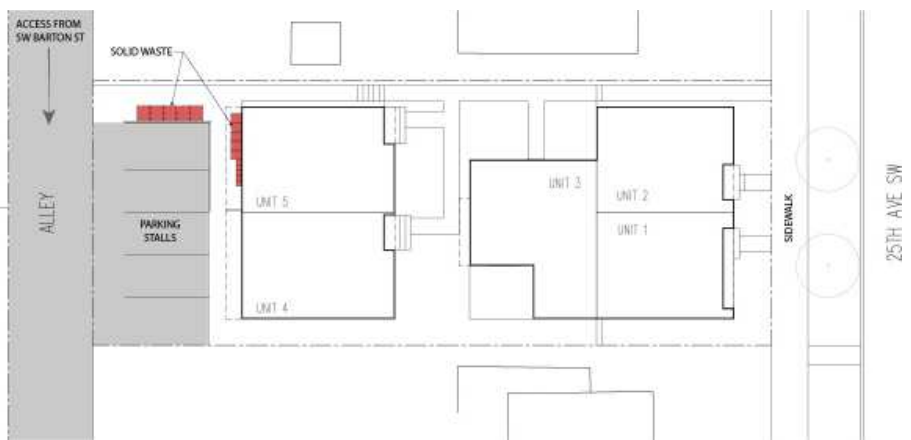
DESIGN CONCEPT

DC1. PROJECT USES AND ACTIVITIES

B. VEHICULAR ACCESS AND CIRCULATION

1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers by: a) Using existing alleys for access or, where alley access is not feasible, choosing a location for street access that is the least visually dominant and/or which offers opportunity for shared driveway use

The existing alley is utilized for vehicular access and solid waste storage. This arrangement minimizes conflict between vehicles and non-motorists and places solid waste at the rear of the site.



DC2. ARCHITECTURAL CONCEPT

A. MASSING

2. Reducing Perceived Mass: Use secondary architectural elements to reduce perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

To reduce perceived massing, the street facing structure units are clearly delineated by the roof gable forms and downspout placement. The recessed entries and material change also provide facade indentations breaking up the facade into separate planes.

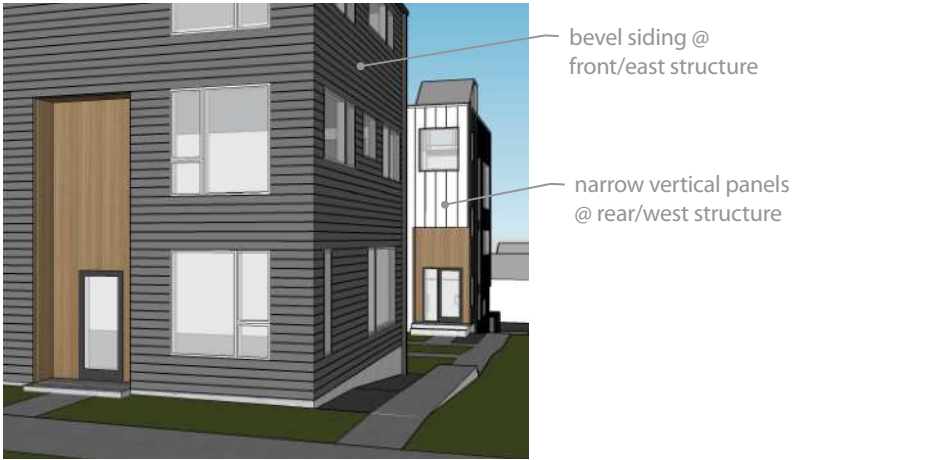
While the rear structure is more contemporary in nature, it is partially below grade as viewed from the east facade, reducing the overall height and perceived massing. Recesses are again provided for unit main entries.

DC4. EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

Exterior building materials are durable, maintainable, and residential in nature. At recessed entries, stained wood is proposed providing a warm textural material at the pedestrian level. Painted cementitious bevel siding is proposed for the front structure and painted vertical cementitious siding, in narrow bands, is proposed for the rear or west structure. Bevel siding retains a residential feel and scale and the vertical panels proposed for the rear building are provided in narrow bands creating increased facade definition.



ARCHITECTURAL CONCEPT | Overview

5 Townhomes
0 SF of Commercial Space
8,320 SF of FAR Allowed
8,143 SF of Gross Floor Area Proposed
5 Vehicle Surface Parking Spaces
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OVERVIEW

The project, 5 townhomes, is separated into two structures. The east structure includes three dwelling units, 3 stories tall. The west structure is 2 units, 3 stories tall with roof decks. The east street facing structure façade clearly delineates two units with the third unit attached directly to the east. The layout of this structure provides a gabled façade complementary of adjacent single-family dwellings while ensuring that all units are provided with facades that ensure natural light within the units.

The east structure is more contemporary in nature and steps down with site grades. The unit entries are located mid-landing between the first and second stories reducing the perceived massing.

Generous open space is provided between the structures providing private at-grade space for tenants. Unit entries for the three internal townhomes face the amenity area to foster interaction.

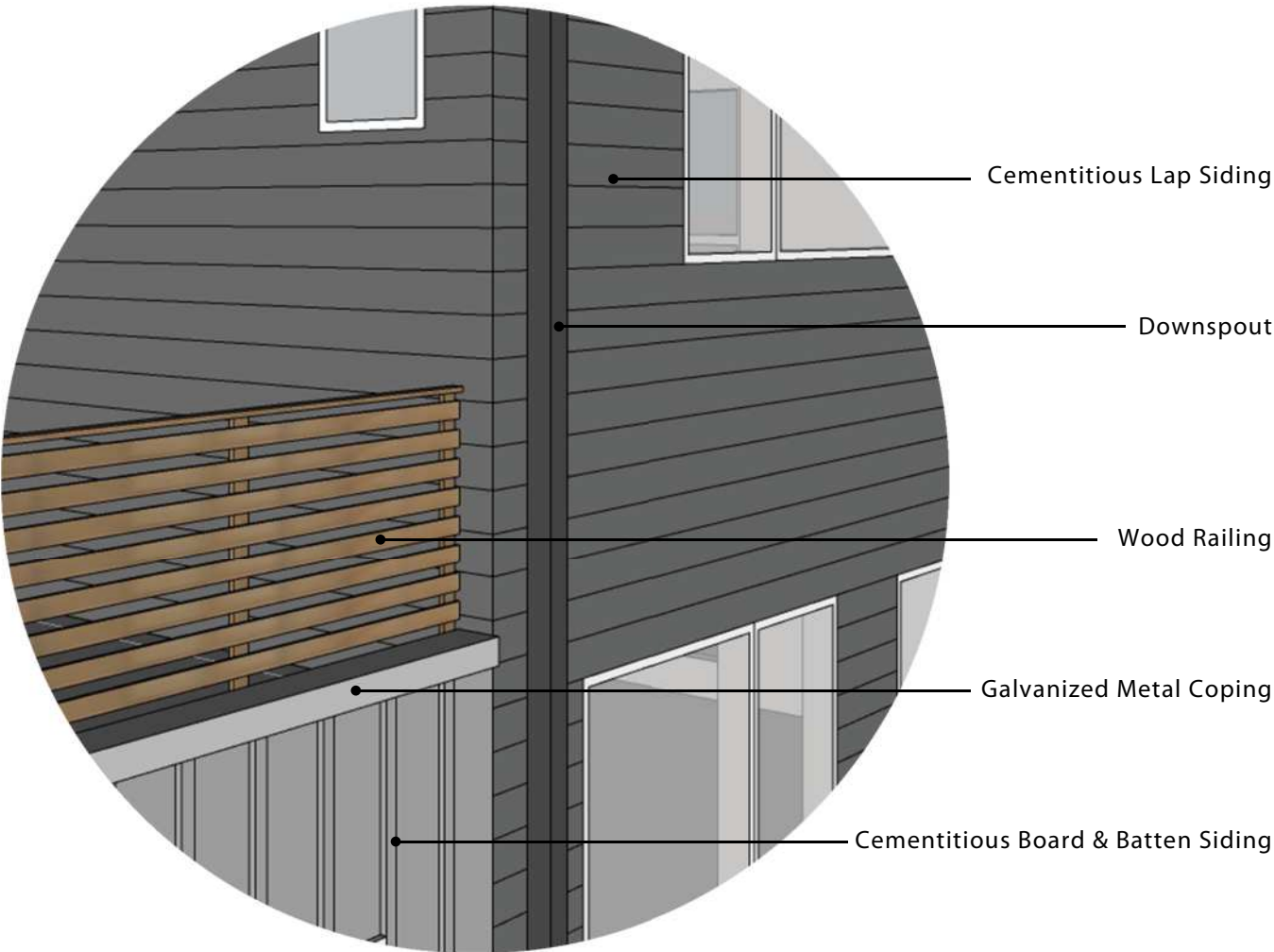
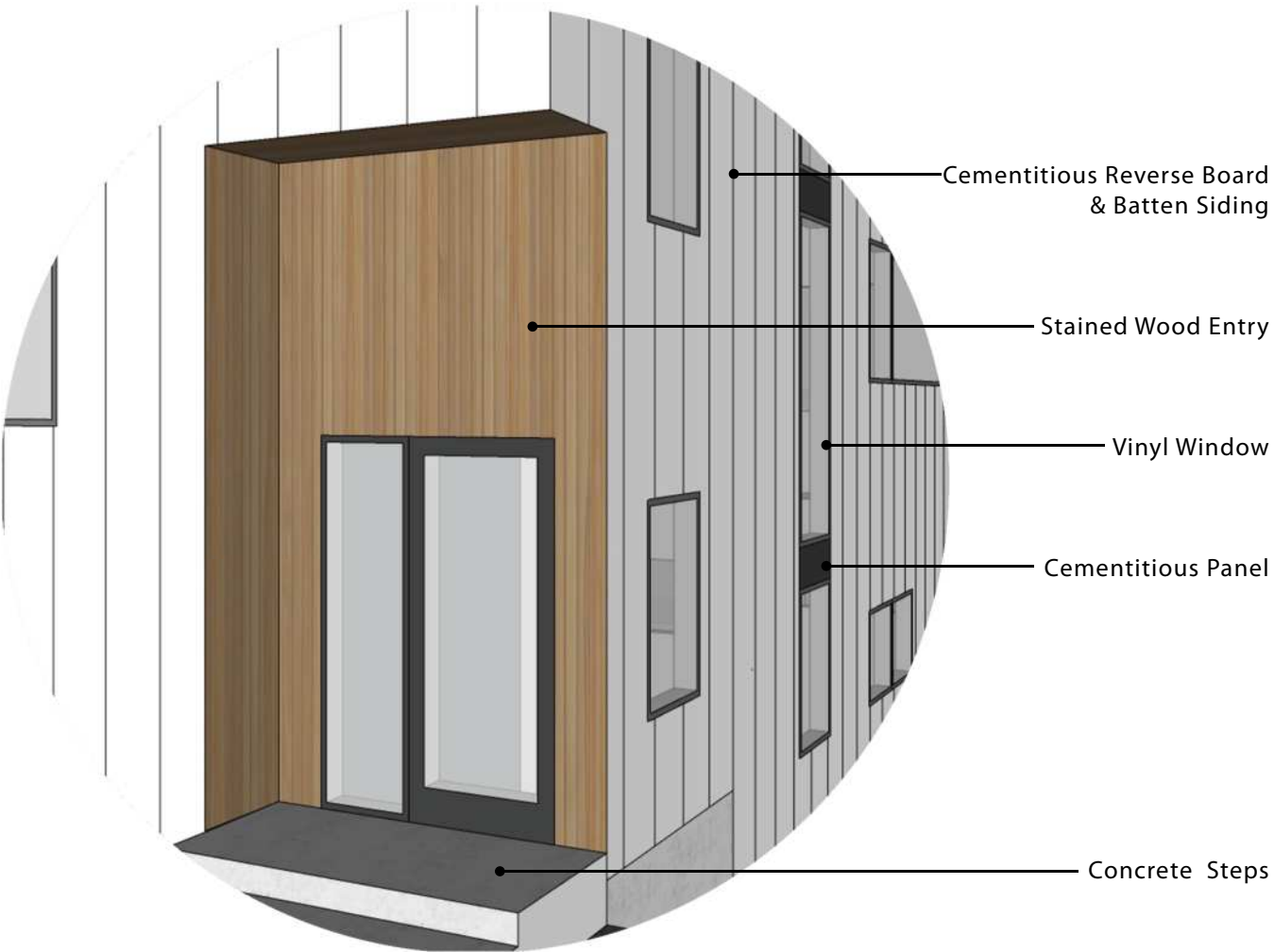
Parking and solid waste are located adjacent to the alley. The grade change from east to west will visually screen the parking from the sidewalk and street and provide a clear delineation between vehicular and pedestrian activities.

Siding materials are residential in nature, clearly define entries and further reduce perceived massing.

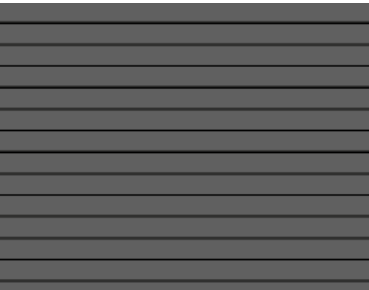




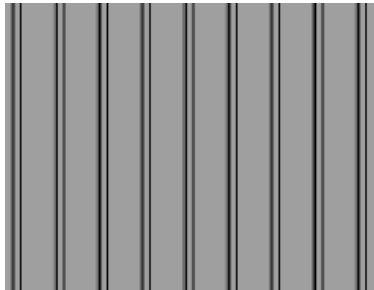
ARCHITECTURAL CONCEPT | Materials



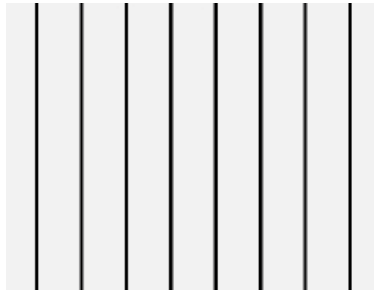
T&G Cedar
Tight Knot
Stained



Lap Siding
6" Exposure
Cementitious, Dark Gray



Board & Batten
Vertical Panel Siding, 12" Width
Cementitious, Light Gray



Reverse Board & Batten
Vertical Lap Siding, 12" Width
Cementitious, White



Coping
Galvanized Metal



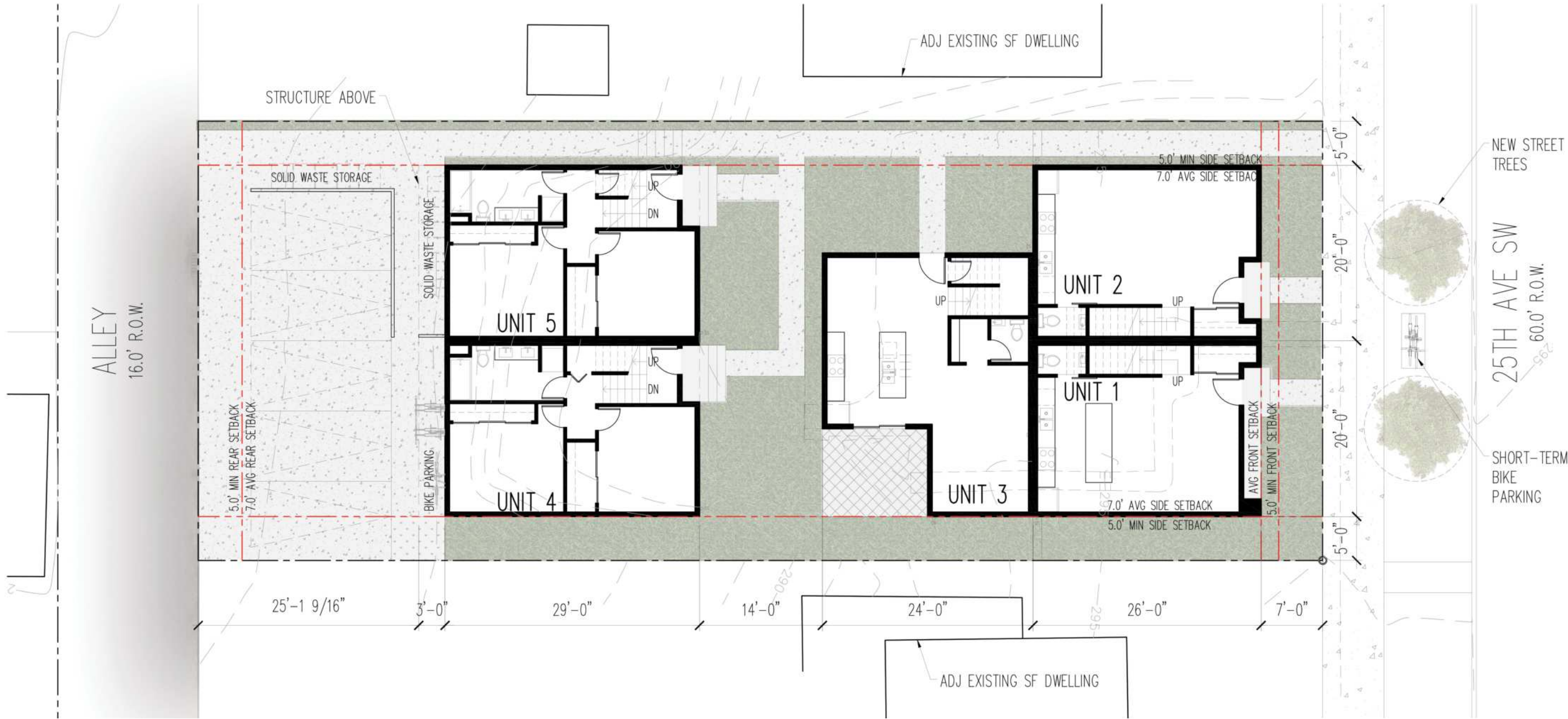
Wood Fence/ Railing
2X, Stained



Vertical Panel Siding
Width Varies
Cementitious, White & Gray

ARCHITECTURAL CONCEPT | Composite Site Plan

- LANDSCAPING
- PERMEABLE PAVEMENT



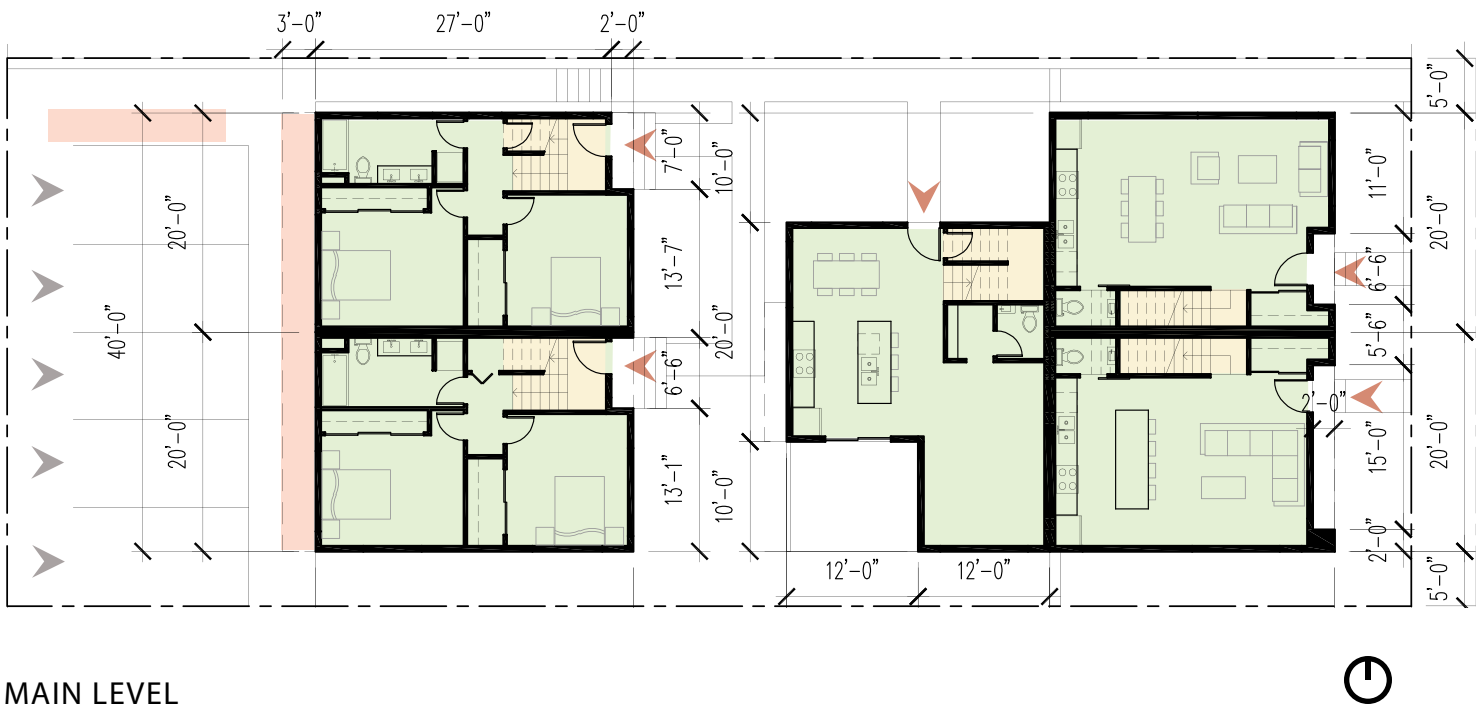
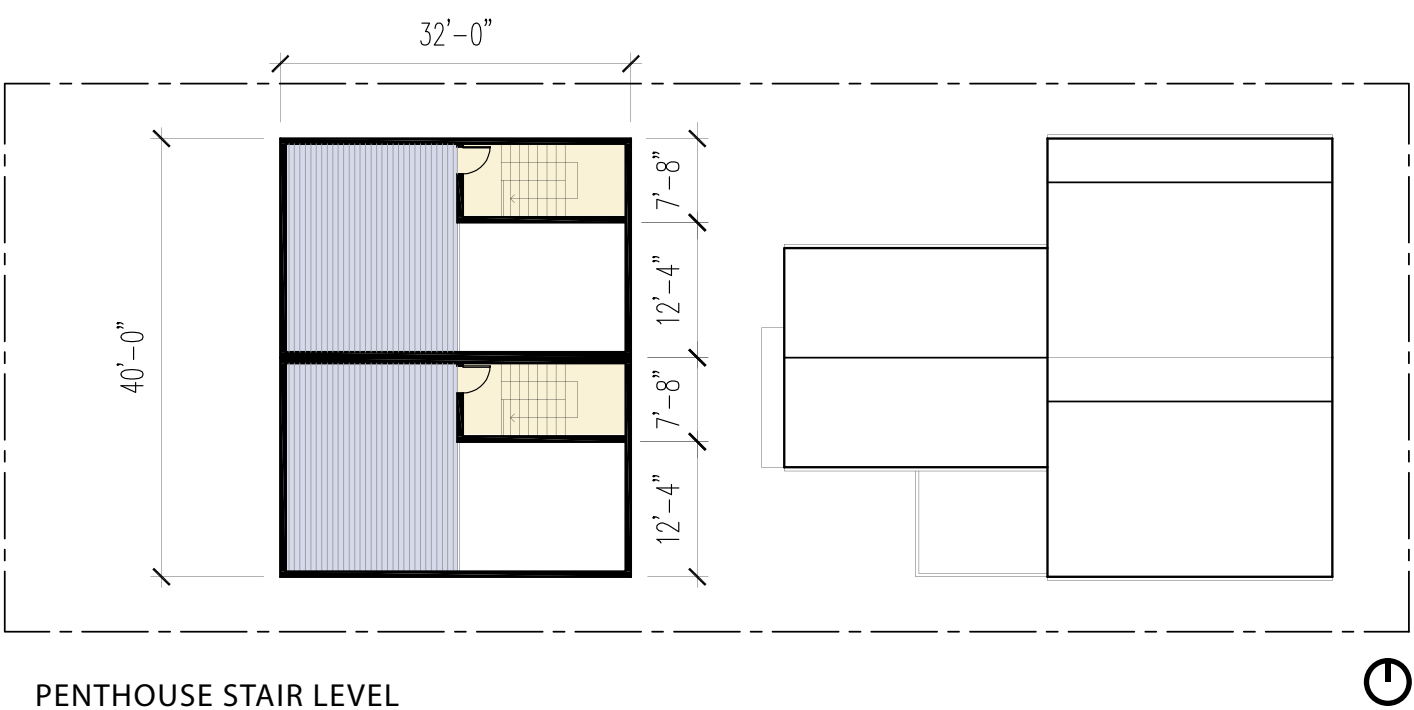
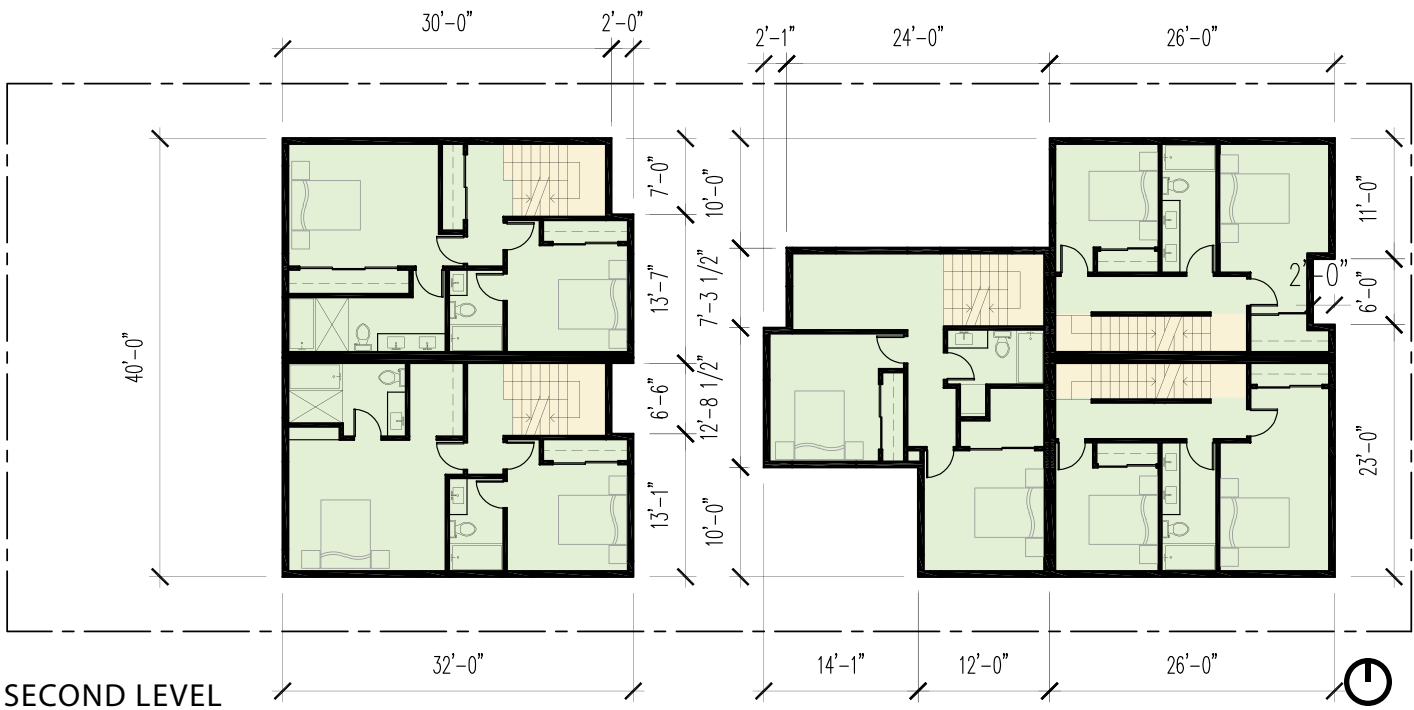
ARCHITECTURAL CONCEPT | Floor Plans

- RESIDENTIAL

AMENITY
- CIRCULATION

SOLID WASTE/BICYCLE STORAGE
- TENANT ACCESS

VEHICLE ACCESS



ARCHITECTURAL CONCEPT | Facade Treatments



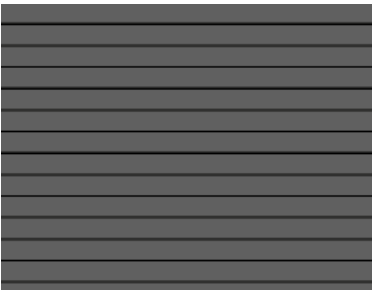
WEST ELEVATION



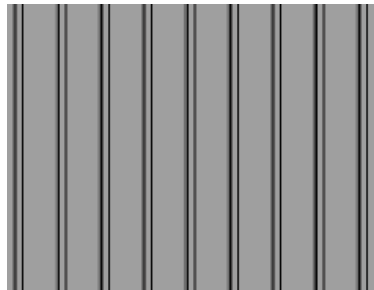
EAST ELEVATION



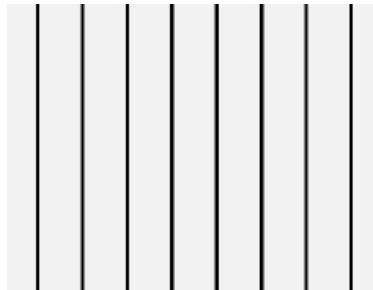
T&G Cedar
Tight Knot
Stained



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6" Exposure
Cementitious, Dark Gray



Board & Batten
Vertical Panel Siding, 12" Width
Cementitious, Light Gray



Reverse Board & Batten
Vertical Lap Siding, 12" Width
Cementitious, White



Coping
Galvanized Metal

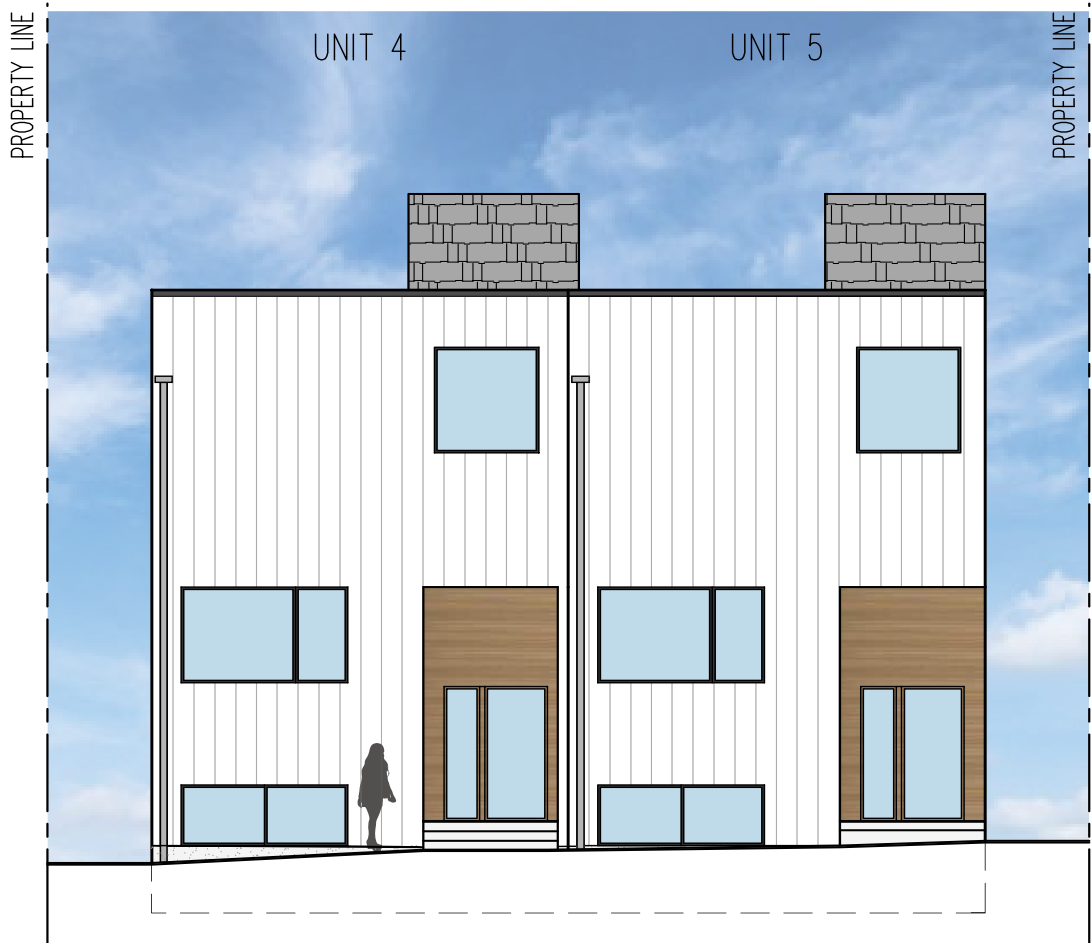


Wood Fence/ Railing
2X, Stained



Vertical Panel Siding
Width Varies
Cementitious, White & Gray

ARCHITECTURAL CONCEPT | Facade Treatments



WEST ELEVATION



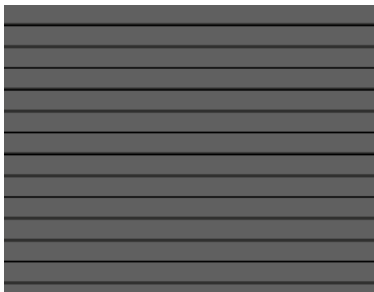
Vertical Wall Bike Rack



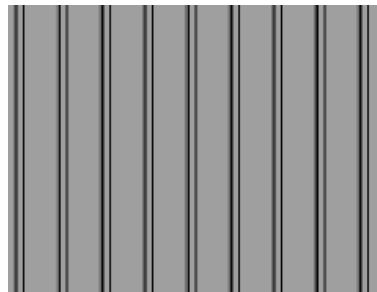
EAST ELEVATION



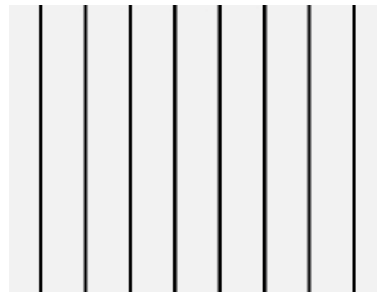
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Tight Knot
Stained



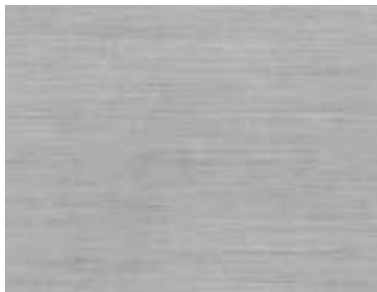
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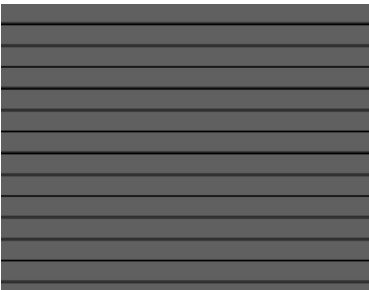
ARCHITECTURAL CONCEPT | Facade Treatments



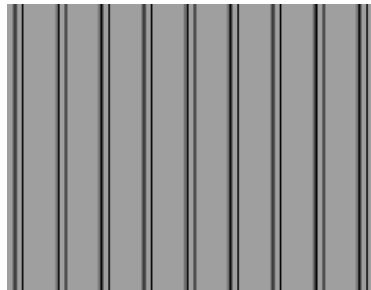
NORTH ELEVATION



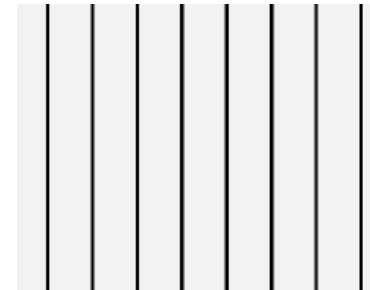
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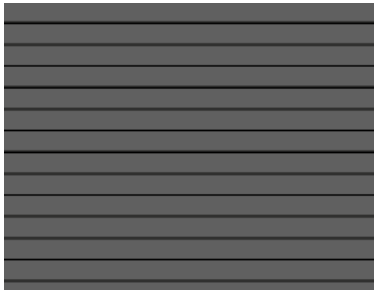
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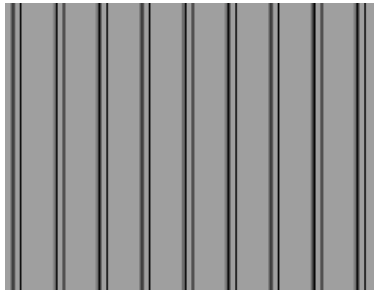
SOUTH ELEVATION



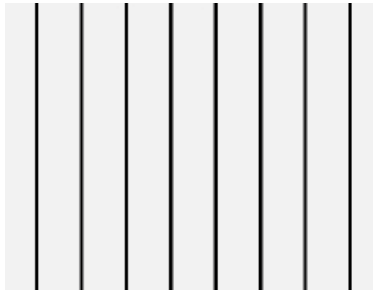
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LANDSCAPE & PLANTING CONCEPT | Preliminary



EXAMPLE OF NATIVE PLANTS

Boundary and transition of individual amenity space shall be defined primarily by landscaping through use of native plants, walkways, planters and retaining walls.

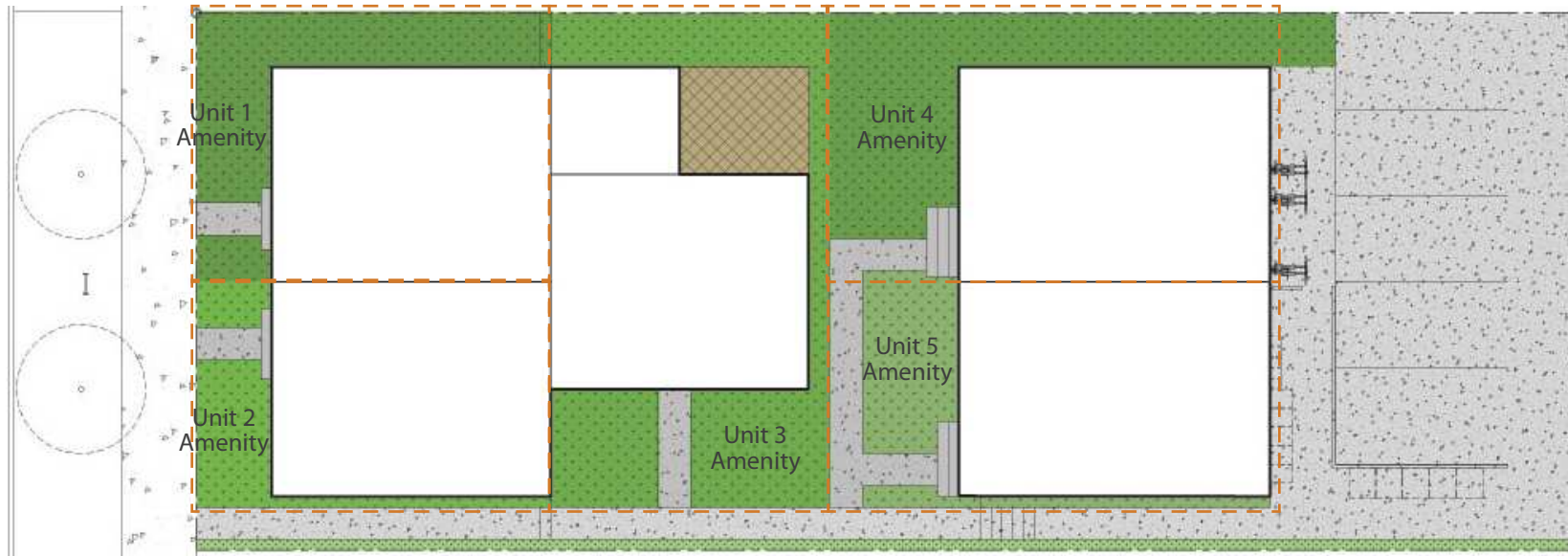
PERSPECTIVES AT AMENITY SPACE



VIEW 1



VIEW 2



SITE PLAN

VIEW 2

VIEW 1



LIGHTING



PATHWAYS



EDGING



SPACES & BOUNDARIES