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2331 east madison st
seattle, wa 98112

for a good time, call:
(206) 588-1258

**QUINN BORSENO
PAUL PIERCE
MOON ZHANG**

submital
8.09.2012 design review set
10.15.2012 MUP

9 LIVES
2556 14TH AVE. W. SEATTLE, WA 98119

owner:
ISOLA

project no.: 120306
dpd no.: 3013594

SITE VIEW

DPD Project #3013594

EDG: Townhouses 2556 14th Ave. W

Date: Mar 14, 2013

A1

Pedestrian Stair access across median at W Raye St

Architectural style varied but low sloped and flat roof are common. Mature trees in this area combined with slope to make treetop canopy

High bank street condition at 14th ave w grade change of 30' across the site

Alley access allows for 9 parking spaces. Similar to the existing neighbor parking area.

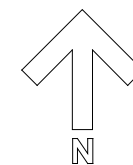


15th Ave W is a major arterial with heavy traffic and frequent bus transit service

Opposite street apartment building is single loaded facing west

Street wall with 4 story buildings dominate nearby. Narrow sidewalk but well used on 14th Ave W.

14th Ave W has a split median strip due to the sloped grade



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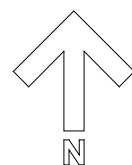
project no.: 120306 dpd no.: 3013594

ARIAL
PERSPECTIVES
OF THE
NEIGHBORHOOD

Aerial Perspectives of the Neighborhood

EDG: Townhouses 2556 14th Ave. W

Date: Mar 14, 2013



Urban Design Analysis

The adjacent neighborhood is a mix of diverse styles of architecture. The site is bounded on three sides by LR3 zones. Across the alley to the east the zone is LR1.

14th Ave W is a split street with a planter median because of the sloped grade. Street parking is prominent along the block.

15th Ave west is a main commercial arterial one block to the West. It has frequent bus transit service.

The site and adjacent neighborhood are sloped with a grade change of approximately 30 feet across the site from alley to sidewalk. Older residential buildings (such as single family residences that have been converted to apartments) sit above the sidewalk with a high bank front yard.

There are potential views looking to Magnolia hill to the west and to the waterfront to the South West.

The nearest City Landmark is the Interbay golf course and driving range along 15th Ave W

Urban Design Analysis

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Urban Design
Analysis

A3



A: View looking North Along 14th Ave W



B:View looking South along 14th Ave W



C:Johnston Manor (parking in street front)



D: View 14th Ave looking west



E: View 14th ave looking west



F: View 14th Ave looking North West



G: View Alley looking East



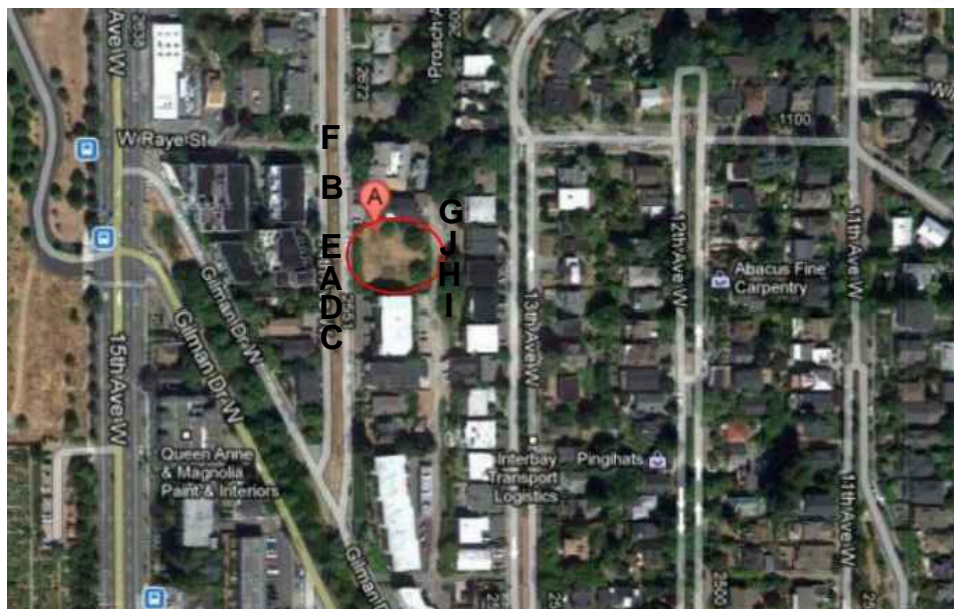
H: View Alley looking East



I:View Alley looking South West(Johnston Manor alley parking)



J: View Alley looking South WestEast



SITE MAP



A: Site picture

Street Scape Photos

EDG: Townhouses 2556 14th Ave. W

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Street Scape
Photos

A4

RESPONSES TO DESIGN REVIEW GUIDELINES

A-1 Responding to Site Characteristics

The massing of the building responds to the close proximity of the adjacent buildings while taking advantage of the views from the site. The proposed building responds to the site with min. grade disturbance structures terracing to the west. The slope of the site requires vehicle access from the alley.

A-5 Respect for Adjacent Sites

Individual building structures, planting strips and walkways at North and South of the property lines will follow the existing grade, there are 15ft distance between proposal townhouse and exist apartment. By locating the townhouse structure with a planting strip, we minimize disruption of the privacy and outdoor activities of residents in adjacent buildings at ground level.

At the eastern portion of the site there are (2) separate duplex townhouses approx. 63ft from our structure, further only 2 floors of the 3 story townhouses are above the alley level, therefore, the view from the apartments across the alley will still have partial views from the 2nd floor and full views from the 3rd floor.

There are 2'x5' and 2'x6' planters surround the decks to minimize disruption of the privacy.

A-6 Transition Between Residence and Street

Residential units at ground level are set back to maintain privacy. Landscaping in the setbacks create a transition from the street to the unit.

B-1 Height, Bulk, and Scale Compatibility

The proposed buildings occupies a footprint of similar size and shape to most of the neighboring buildings.

C-1 Architectural Context

Buildings in the neighborhood vary in style and materiality, but have a consistent character of residential use. The proposed building follows this character by creating ground level plantings at street level.

C-2 Architectural Concept and Consistency

The proposed buildings are simple and consistent in form, becoming a piece of varied character of the neighborhood. The materiality and detailing of the building will be reflective of its function and construction.

C-3 Human Scale

The buildings will incorporate features such as shades, screens, roof top garden and landscaping in the streetscape and courtyard to maintain the human scale.

D-2 Blank Walls / D-3 Retaining Walls

The ground level plantings have avoided the large retaining walls facing the street, especially near sidewalks, and create a comfort and interest green environment for pedestrian.

D-6 Screening of Dumpsites, Utilities, and Service Areas.

The screened garbage and recycle area is located in the back of parking area next to the alley, and screen with 6ft tall cedar fence and pedestrian gate.

E-2 Landscaping to Enhance the Building and / or site

Landscaping will be used to enhance transitions between neighboring and soften the impacts of the proposed buildings where necessary, Landscaping will also be used to help screen the ground-level units from the sidewalk.

E-3 Landscaping Design to Address Special Site Conditions.

Landscaping will be terraced at front yard between buildings and to the parking and alley above.

Design Review Guidelines

EDG: Townhouses 2556 14th Ave. W

Date: Mar 14, 2013

RESPONSES TO EARLY DESIGN GUIDANCE:

1. Massing Compatibility. The preferred massing alternative divides nine units into three separate structures, allowing each structure to relate to the sloping grade on site.

- Maintain three separate structures, separated by courtyard, to reduce the overall massing of the nine unit townhouse development, allowing for additional light and air for adjacent residential structures. (A13) Early Design Guidance
- Townhouse entries along the front facade are distinguished by vertical wood modulation bordered by a dark frame. Maintain the facade treatment which clearly divides the substantial facade length into five defined residential units. (A12 & A16)
- Continue use of horizontal tripartite building design reducing building height into smaller units. (A12)
- Subject proposal provides a 13 foot setback on the front facade, substantially larger than the code required 7 foot setback. Maintain the increased setback to create a generous street front edge more consistent with adjacent setback on either side of the proposed development. (A6)

2. Maximize Privacy. The development is located adjacent to a number of residential structures which may impact privacy

- Locate a solid wood fence with structured green screen along the north and south property line. Setback area should include sufficient space for landscaping, irrigation, a pedestrian pathway and green screen (A11)
- Allow the windows on the adjacent residential structures on the north and south structures to inform location of proposed windows. Locate windows to minimize direct line of sight into existing windows. (A14)
- Setback the guardrail and usable rooftop deck area from the north and south facades to maintain privacy for adjacent residents. The setback area should include a landscape planter. (A11)
- Investigate use of landscaping on rooftop by adding a planting buffer between rooftop amenity areas. (A11)

3. Further Development within the Setbacks. Setbacks provided at the perimeter of the site should provide usable outdoor rooms for residents while also acting as a transition area to adjacent uses.

- Design multiple pedestrian access walkways from 14th Avenue W to units. Design walkways to channel pedestrian traffic to the north and south edge of site in an effort to minimize pedestrian flow in front of street facing units. (A6)
- Develop front setback to include sufficient space for landscaping, retaining wall, stair well, and pedestrian pathways. (A11)
- Where primary pedestrian corridors are adjacent to residential windows utilize landscaping between living space windows and the pathway to create semi-private defensible space. (A14)
- Minimize height and length of retaining wall on front property line. Where retaining walls exist, create a friendly pedestrian experience by incorporating falling or climbing landscaping, or scored concrete. (A11)
- Provide clear signage along the street for residential units at the rear of the site. (A16)

4. Maximize Landscaping.

Utilize landscaping in setback, within the courtyard and on rooftop where possible. (A15)

Addition responses:

- Provide detailed elevation drawings. (A12)
- Include street level perspective drawing. (A4 & A16)
- Supply a site section locating showing location of courtyard space in relationship to adjacent residential units on the north and south property lines. Include screening, landscape buffer or other architectural treatment to increase privacy and mitigate noise impacts to adjacent lots. (A6 & A11 & A16)
- Supply a landscape plan showing location and size of all proposed features. (A11)
- Document type and location of all materials proposed. (A18)
- Provide a privacy study in plan and elevation views documenting existing windows and outdoor yards whose privacy will be impacted by proposed development. Document architectural mitigation techniques utilized to mitigate adverse impacts. (A14)
- Provide more detail on paving, signage, lighting, and landscape treatment within the setbacks. (A14)
- Supply more information on screening utilized for solid waste and recycling storage space. (A17 & A18)



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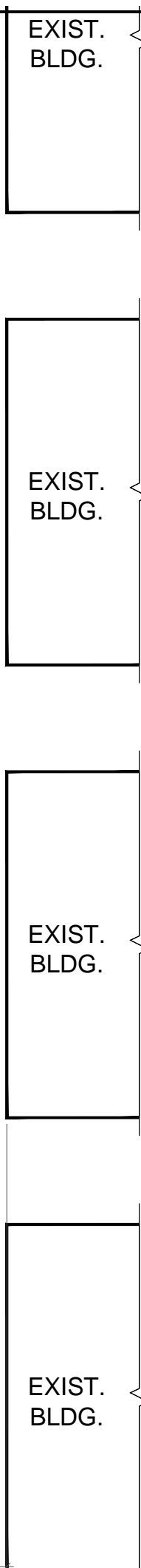
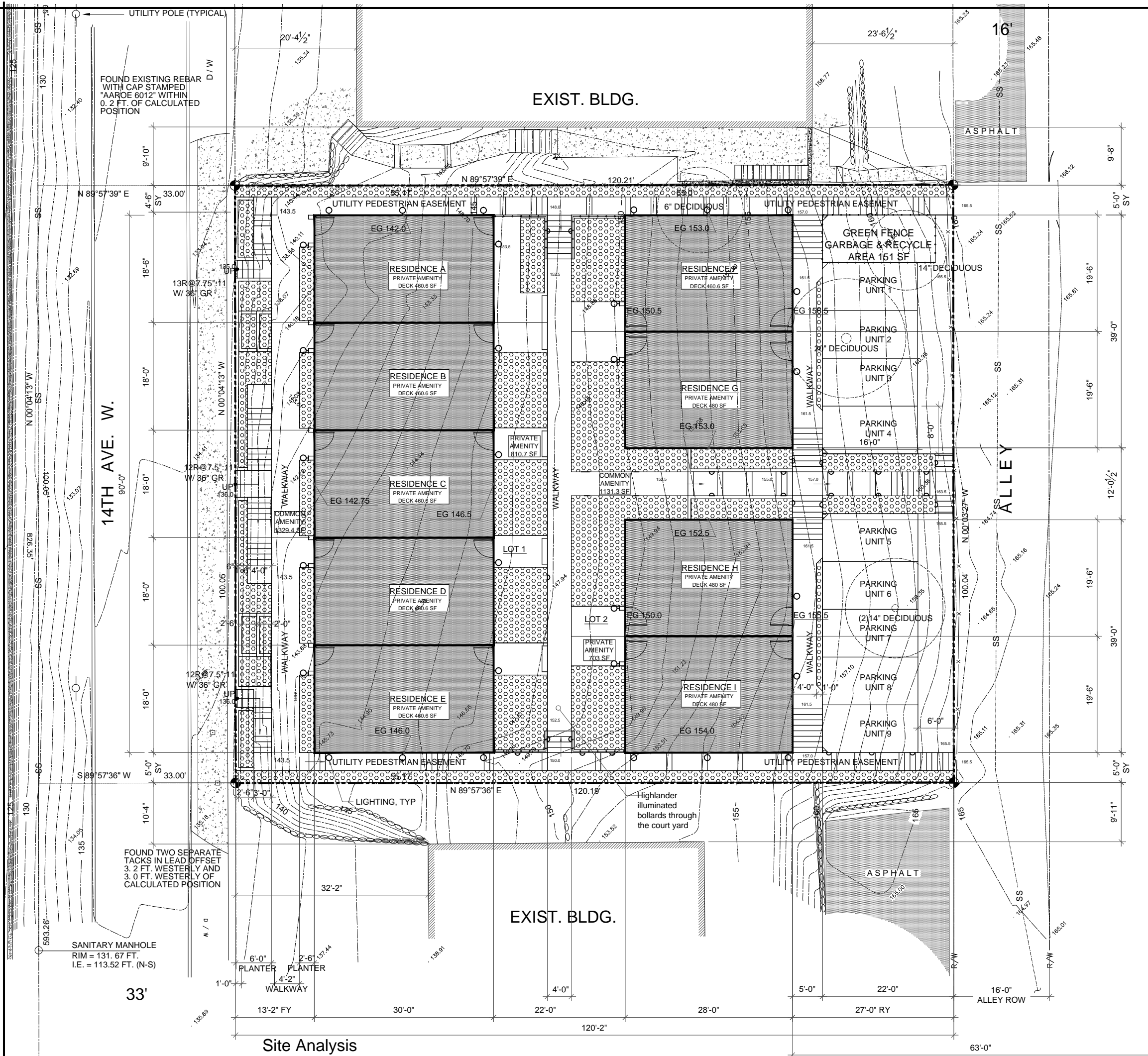
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Design Review
Guidelines

A5



SITE ANALYSIS

This mid block site has its west edge along 14th Ave W and the east edge abuts a to be improved 16'-0" alley. The site is a vacant lot with no existing structures and few trees. Nearby buildings are mostly apartment buildings.

Topography across the site is significant, with a grade change of approximately 30 feet. 9 spaces parking are proposed along the alley.

A 5 unit structure building is proposed on the lower street to the (West) and (2) 2 units townhouse structures to the (East).

Note:

Three entry points provided from the street to channel pedestrians to perimeter of site so as to minimum pedestrian traffic past street facing units (Guidance 3a).

Site Analysis

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Date: Mar 14, 2013



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SITE ANALYSIS



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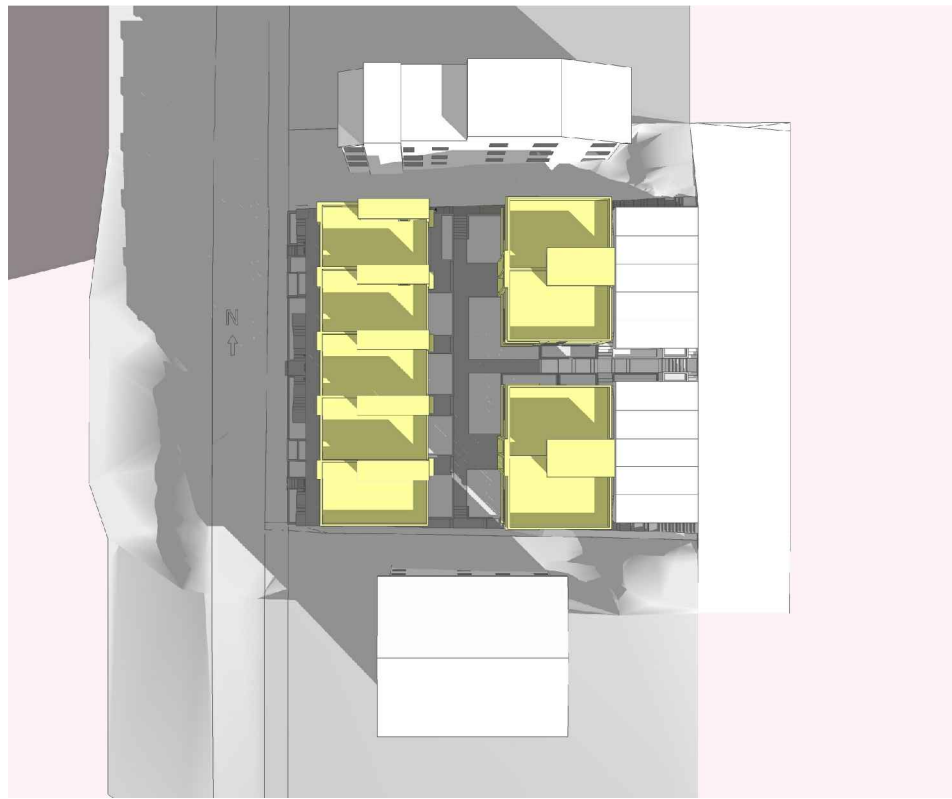
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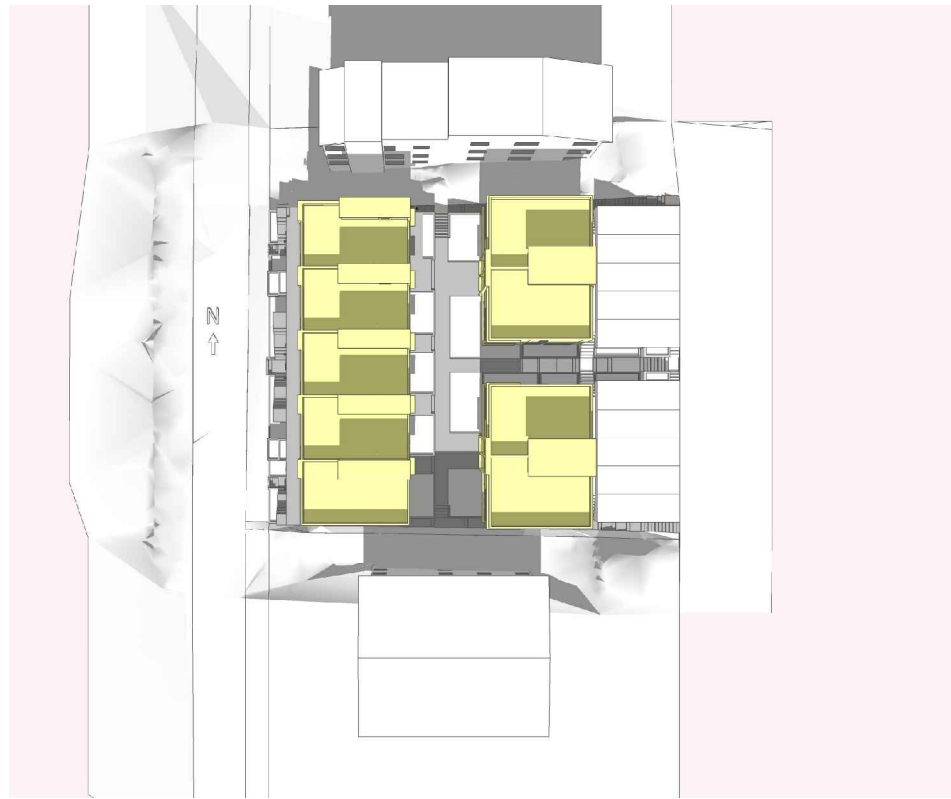
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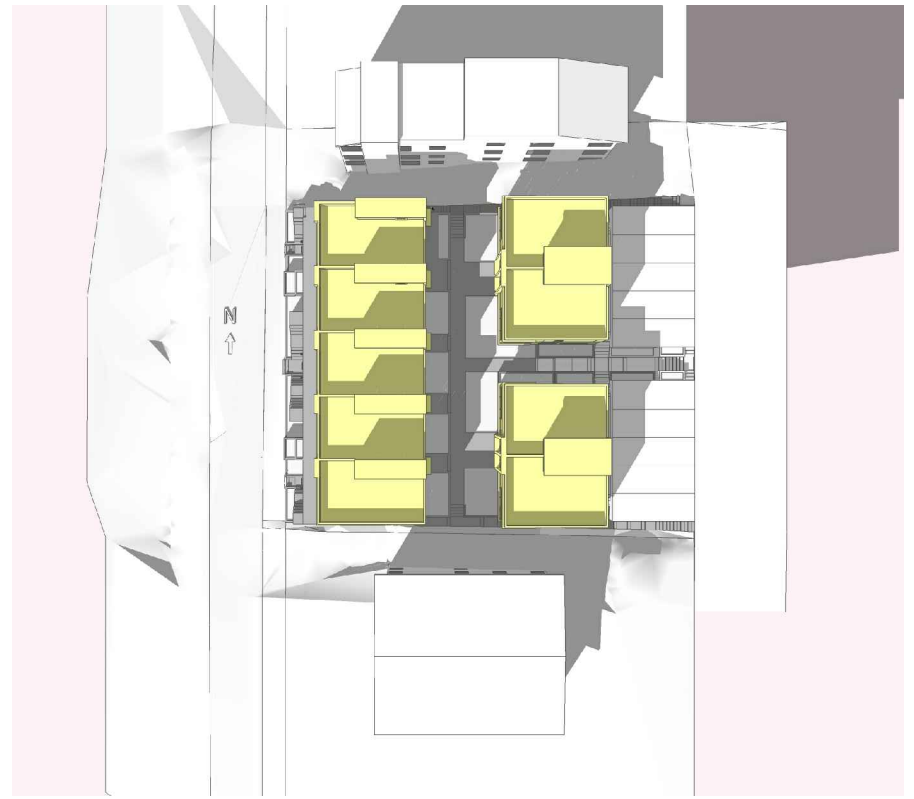
Basic
sun/shadow
graphical analysis



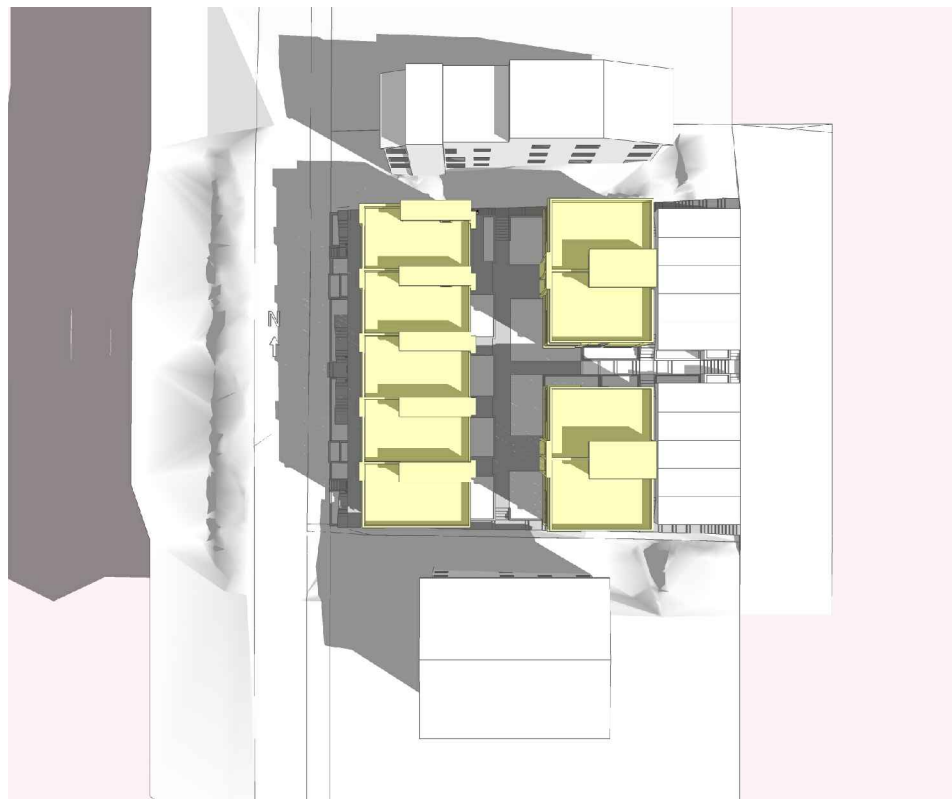
10am in March or September



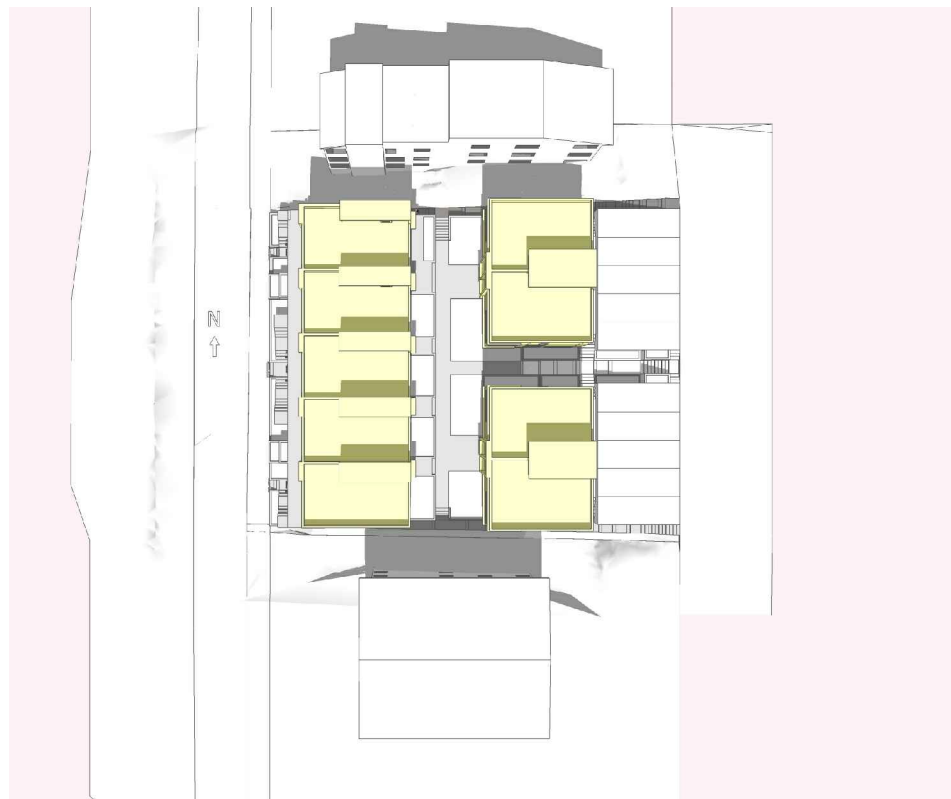
noon in March or September



2pm in March or September



10am in Jun 21st



noon in Jun 21st

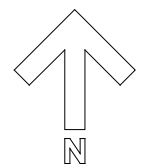


2pm in Jun 21st

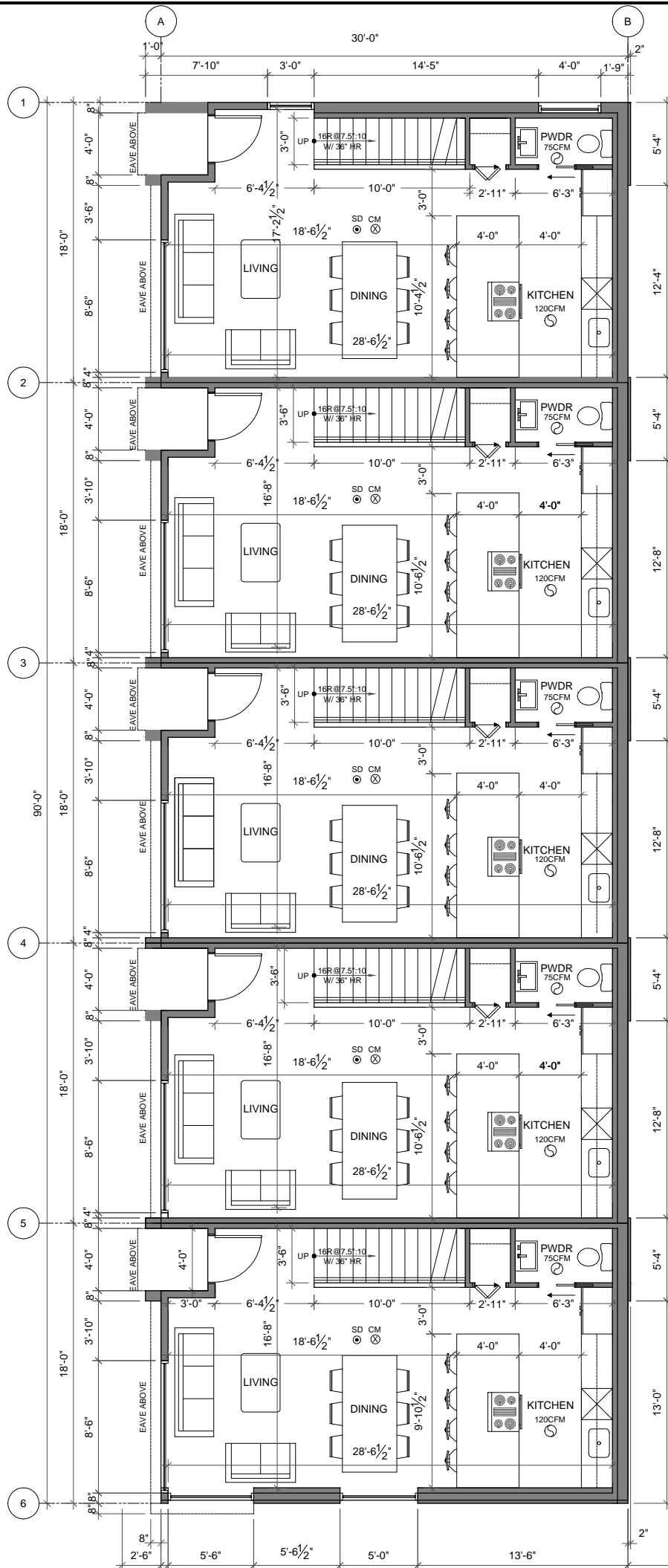
Basic sun/shadow graphical analysis

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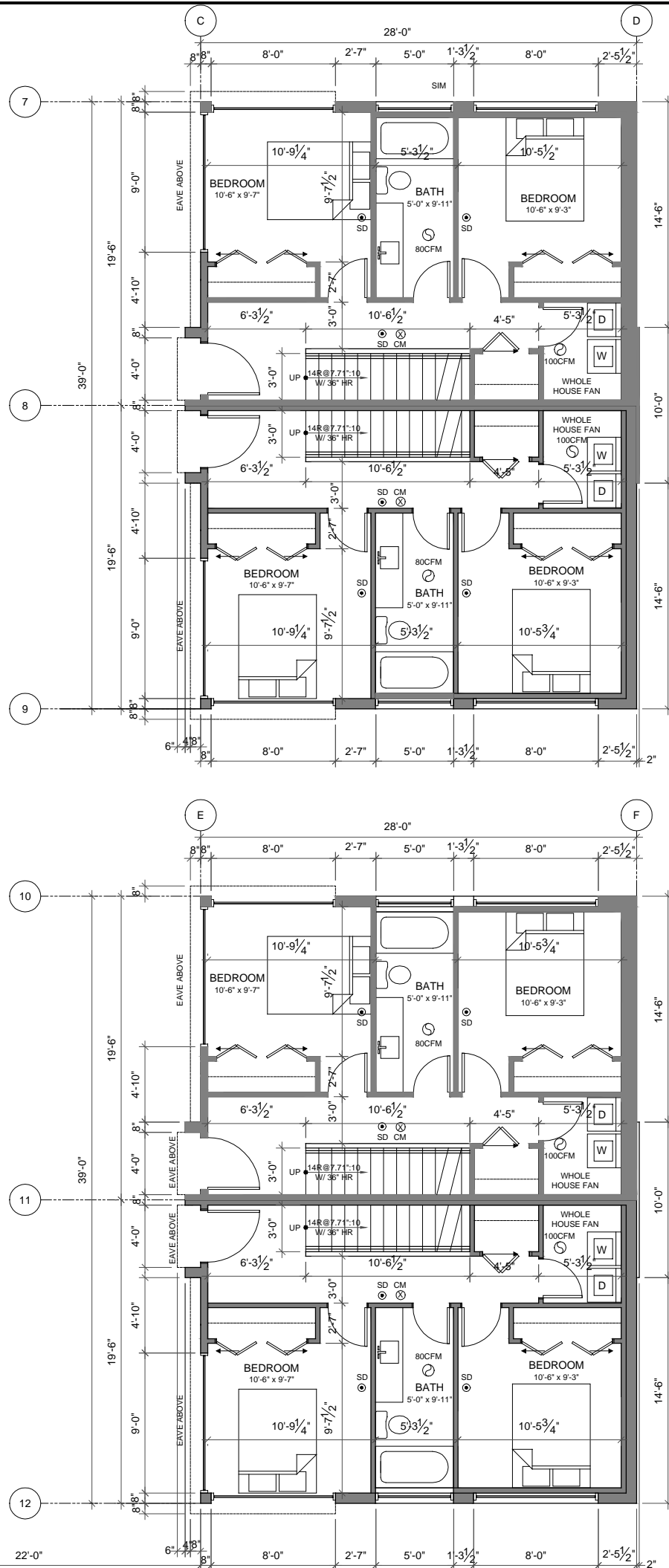
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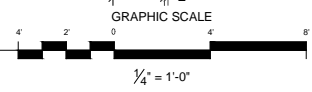
A7



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 540 SF/UNIT HEATED



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 546 SF/UNIT HEATED



EDG: Townhouses 2556 14th Ave. W
 First Floor Plans

Date: Mar 14, 2013



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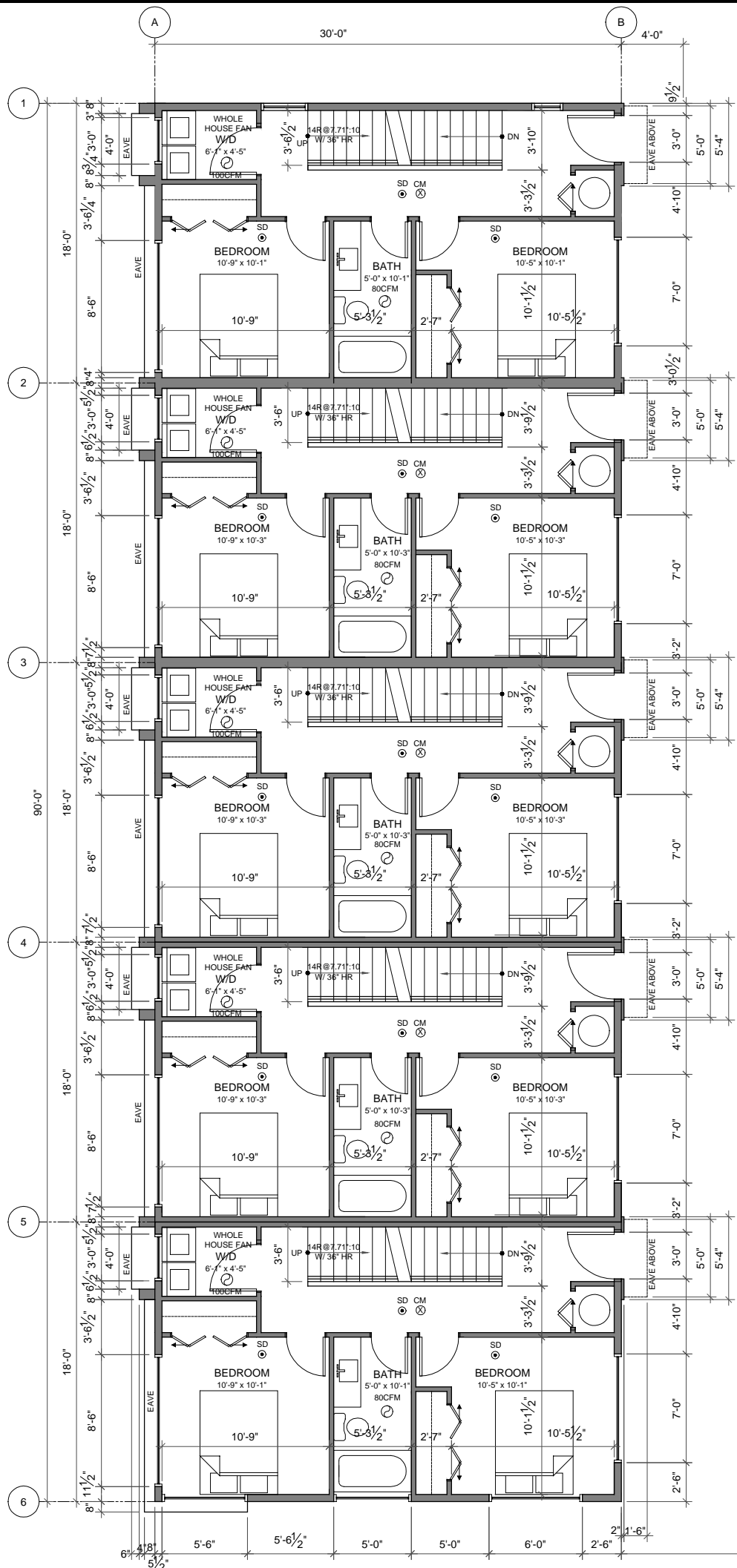
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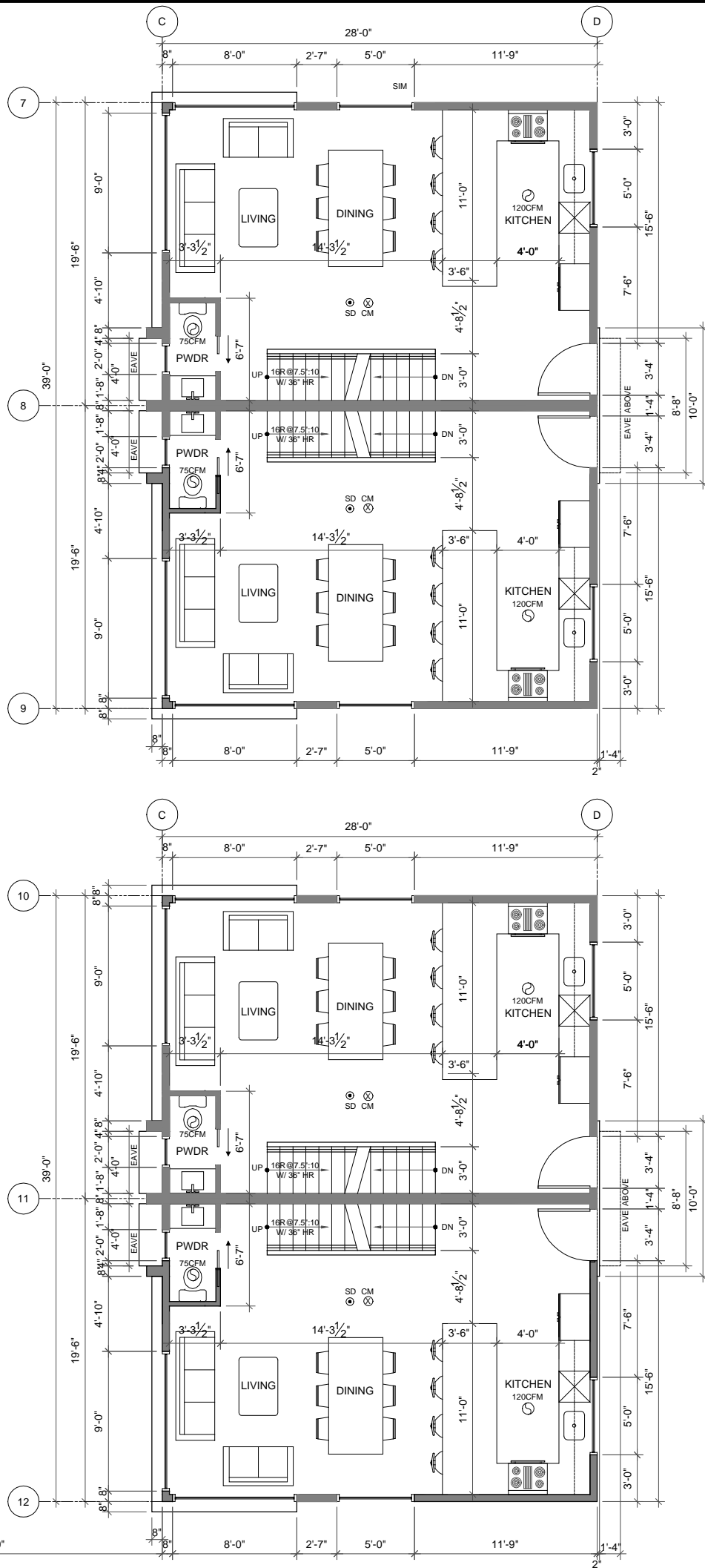
project no.: 120306
 dpd no.: 3013594

FIRST FLOOR PLANS

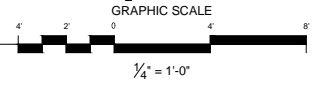
A8



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 540 SF/UNIT HEATED



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 546 SF/UNIT HEATED



EDG: Townhouses 2556 14th Ave. W
 Second Floor Plans

Date: Mar 14, 2013



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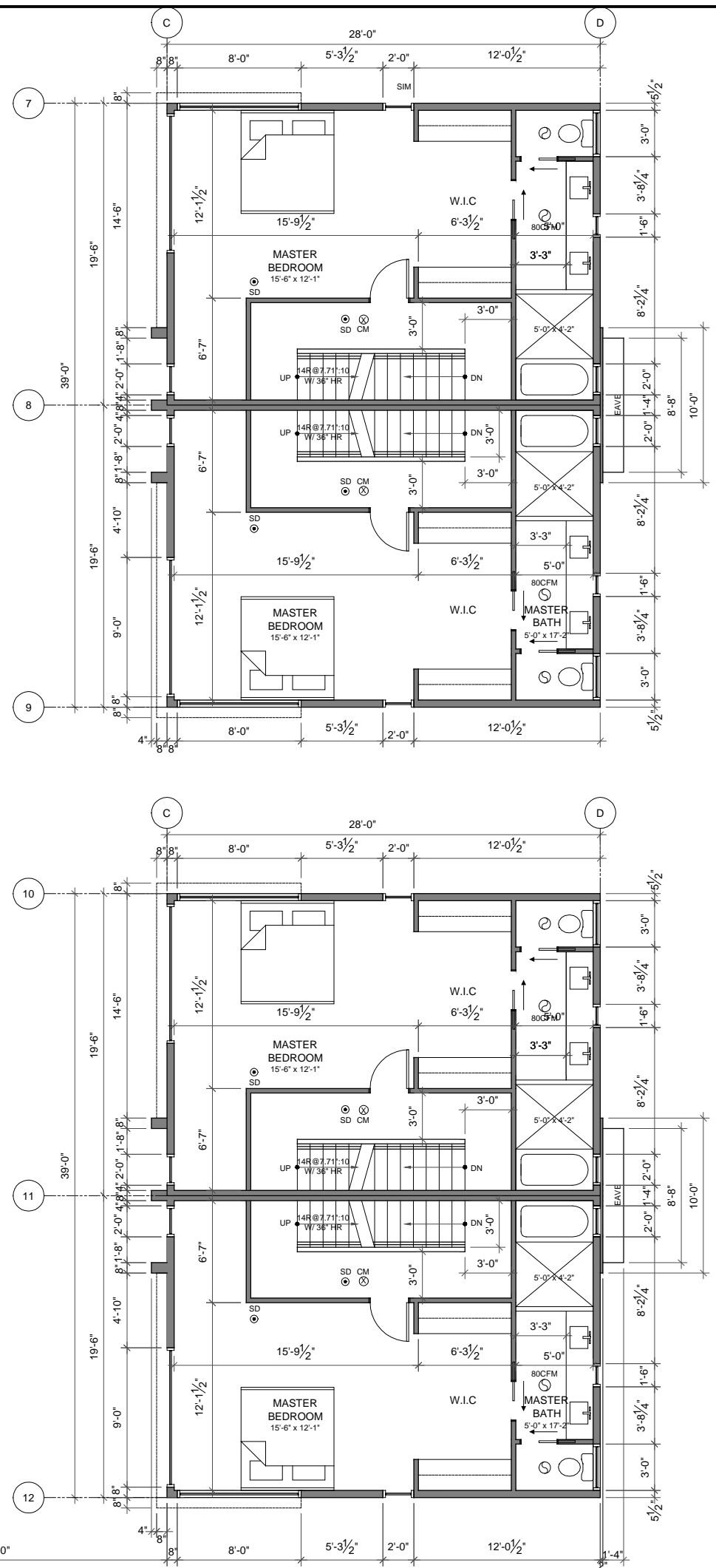
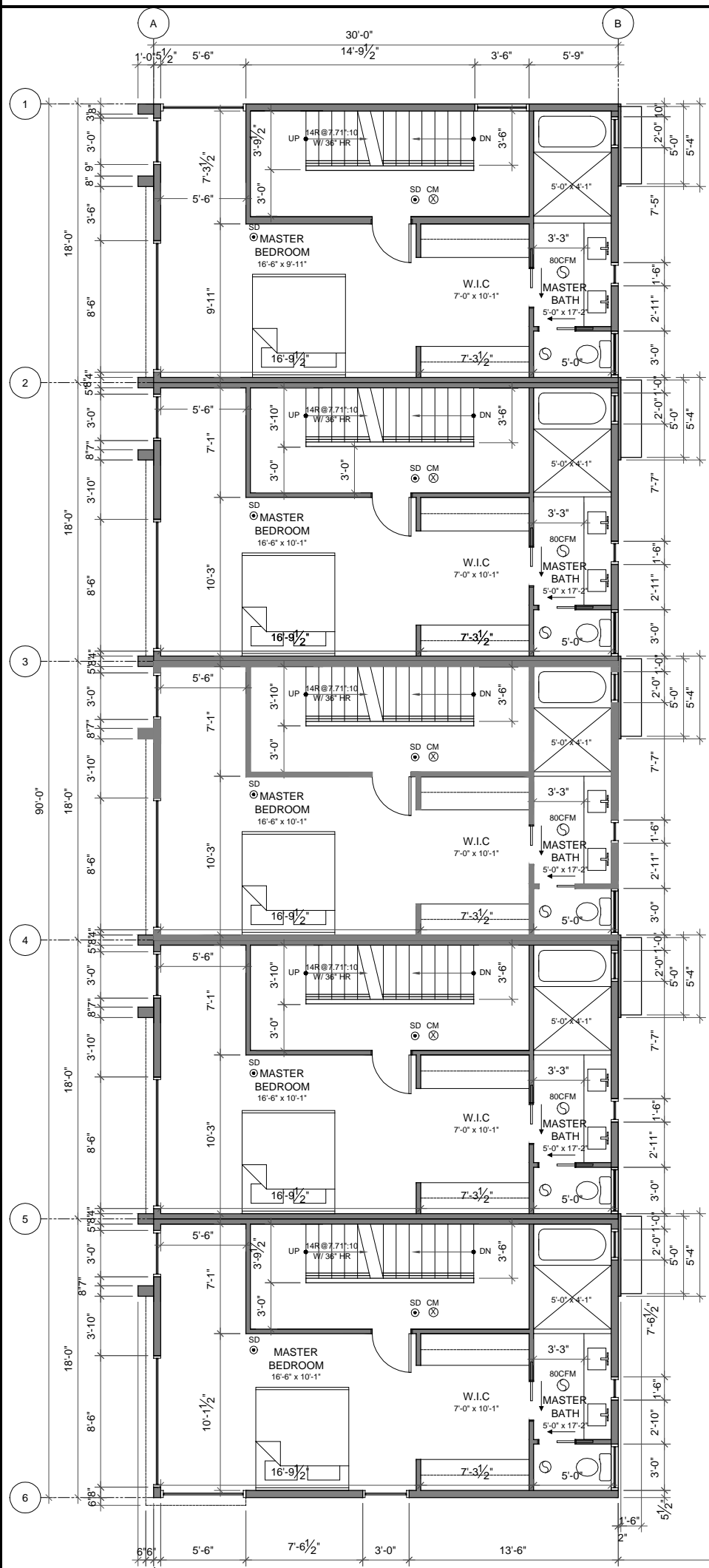
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OWNER:
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project no.: 120306
 dpd no.: 3013594

SECOND FLOOR
 PLANS

A9



EDG: Townhouses 2556 14th Ave. W
 Third Floor Plans

Date: Mar 14, 2013



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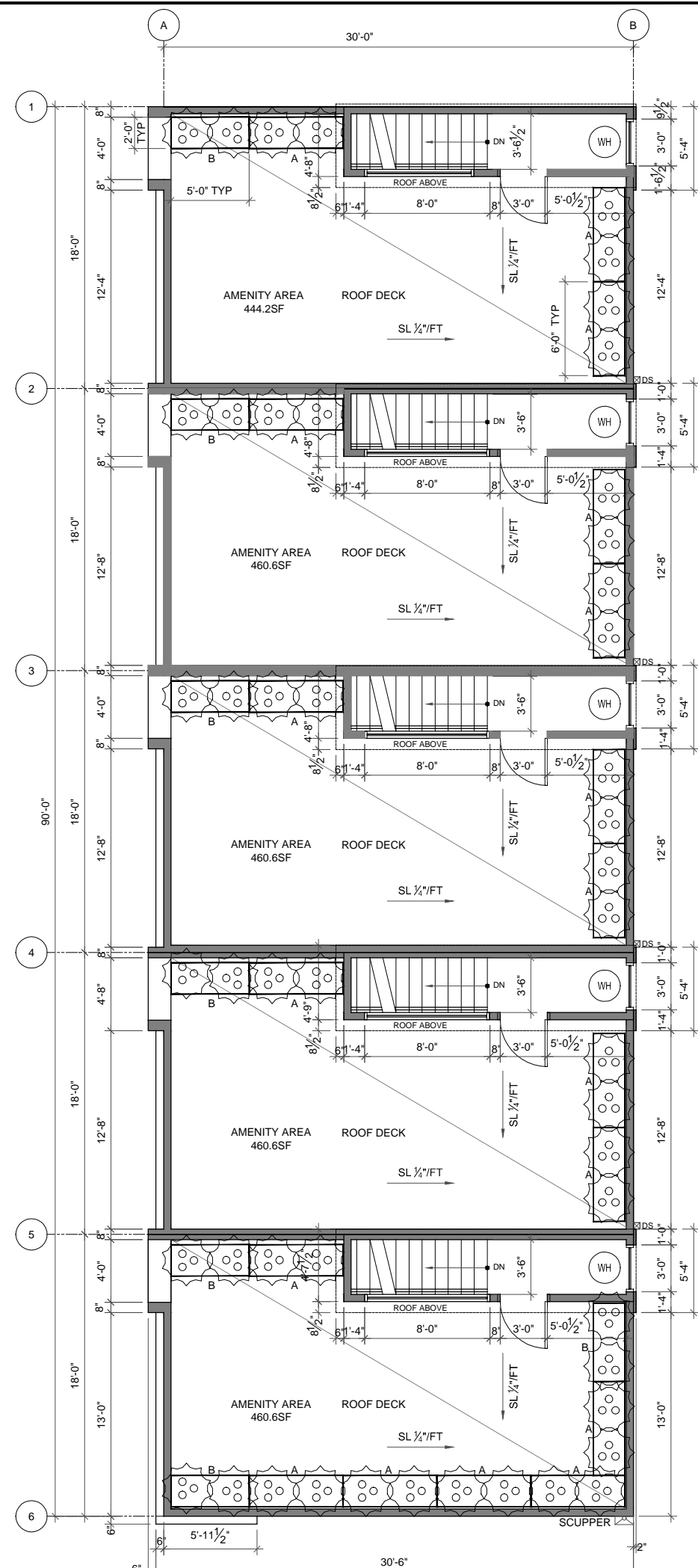
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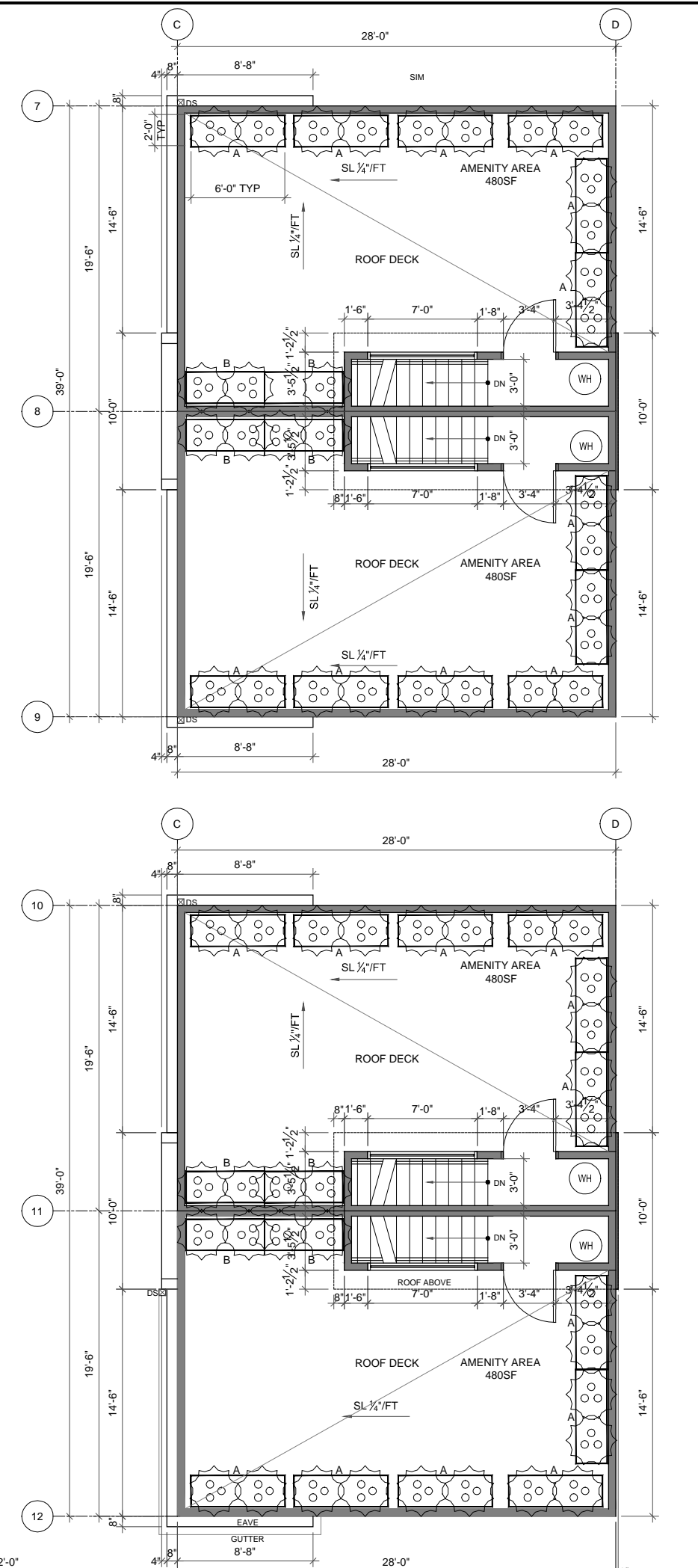
THIRD FLOOR
 PLANS

A10



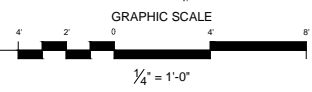
ROOF AND STAIR TOWER PLANS

SCALE: 1/4" = 1'-0"
79 SF/UNIT HEATED / 540 SF/UNIT DECK



ROOF AND STAIR TOWER PLANS

SCALE: 1/4" = 1'-0"
75 SF/UNIT HEATED / 546 SF/UNIT DECK



EDG: Townhouses 2556 14th Ave. W
Roof and Stair Tower Plans

Date: Mar 14, 2013



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**ROOF AND
STAIR TOWER
PLANS**

A11



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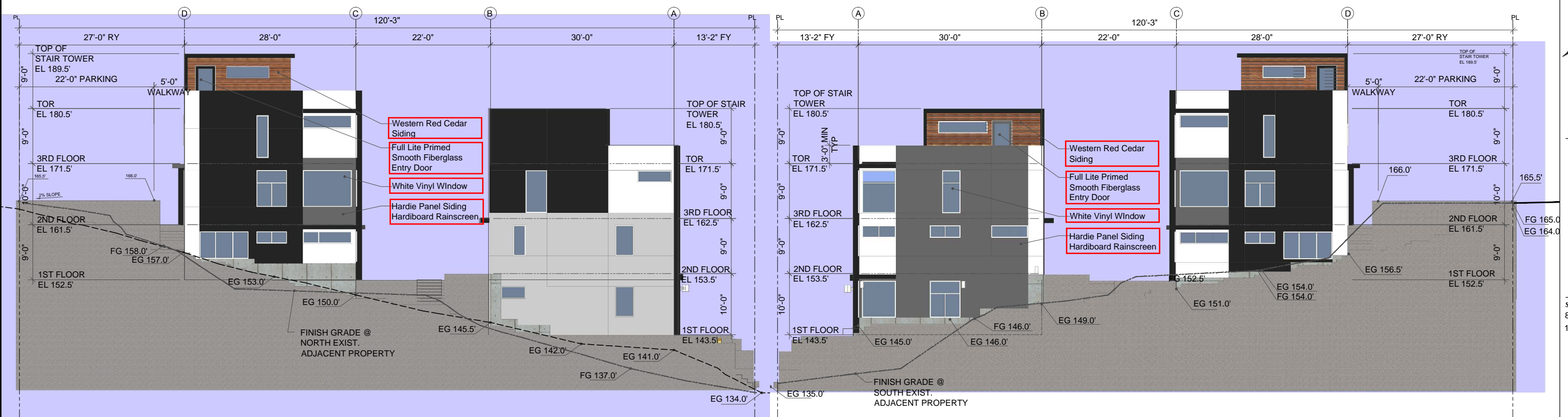
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ELEVATION
PLANS



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

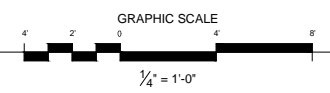
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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A12



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MASSING IN
RELATIONSHIP
TO THE
ADJACENT
STRUCTURES

MASSING IN RELATIONSHIP TO THE ADJACENT STRUCTURES

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A13



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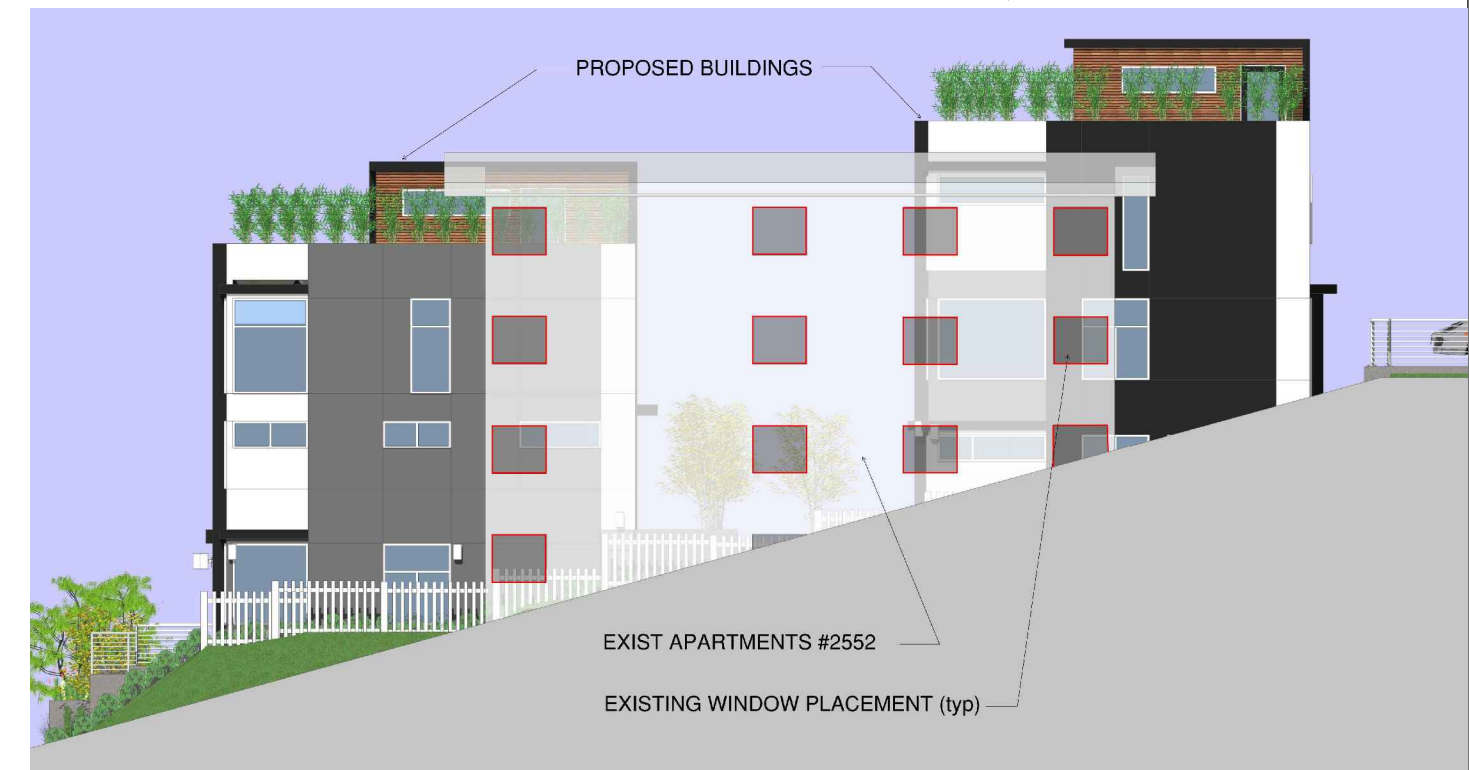
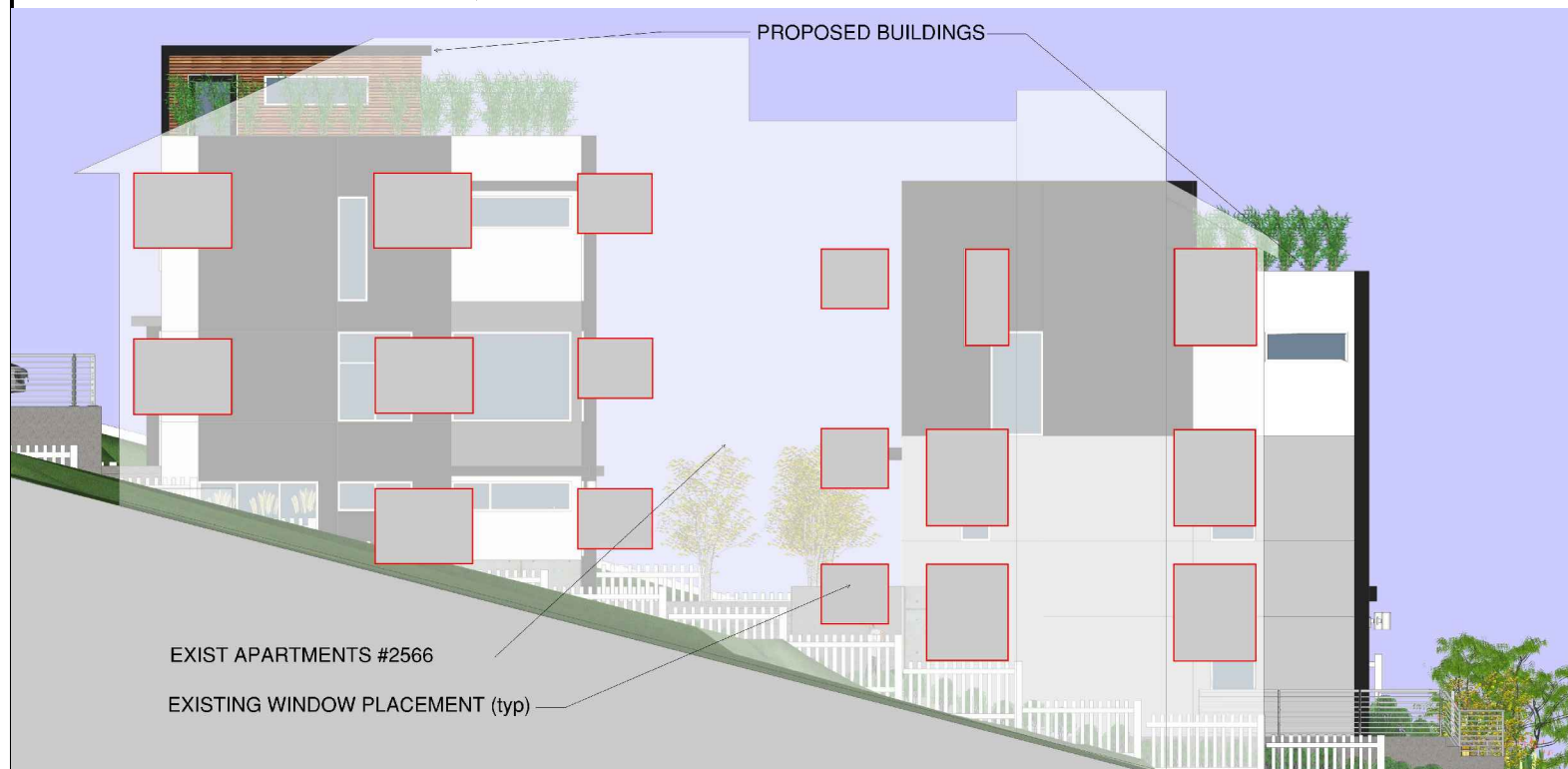
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Window Study

A14



window alignment at north property line

WINDOW OVERLAY DIAGRAM

window alignment at south property line

A-5 Respect for Adjacent Sites:

The windows of the proposed townhouses have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants.

Along the North property line, the proposed windows are offset from the majority of those on the neighboring apartments, in addition, there are 6 windows of neighboring apartments are facing the courtyard.

There are almost 15'-0" distance between proposal townhouse and exist apartment.

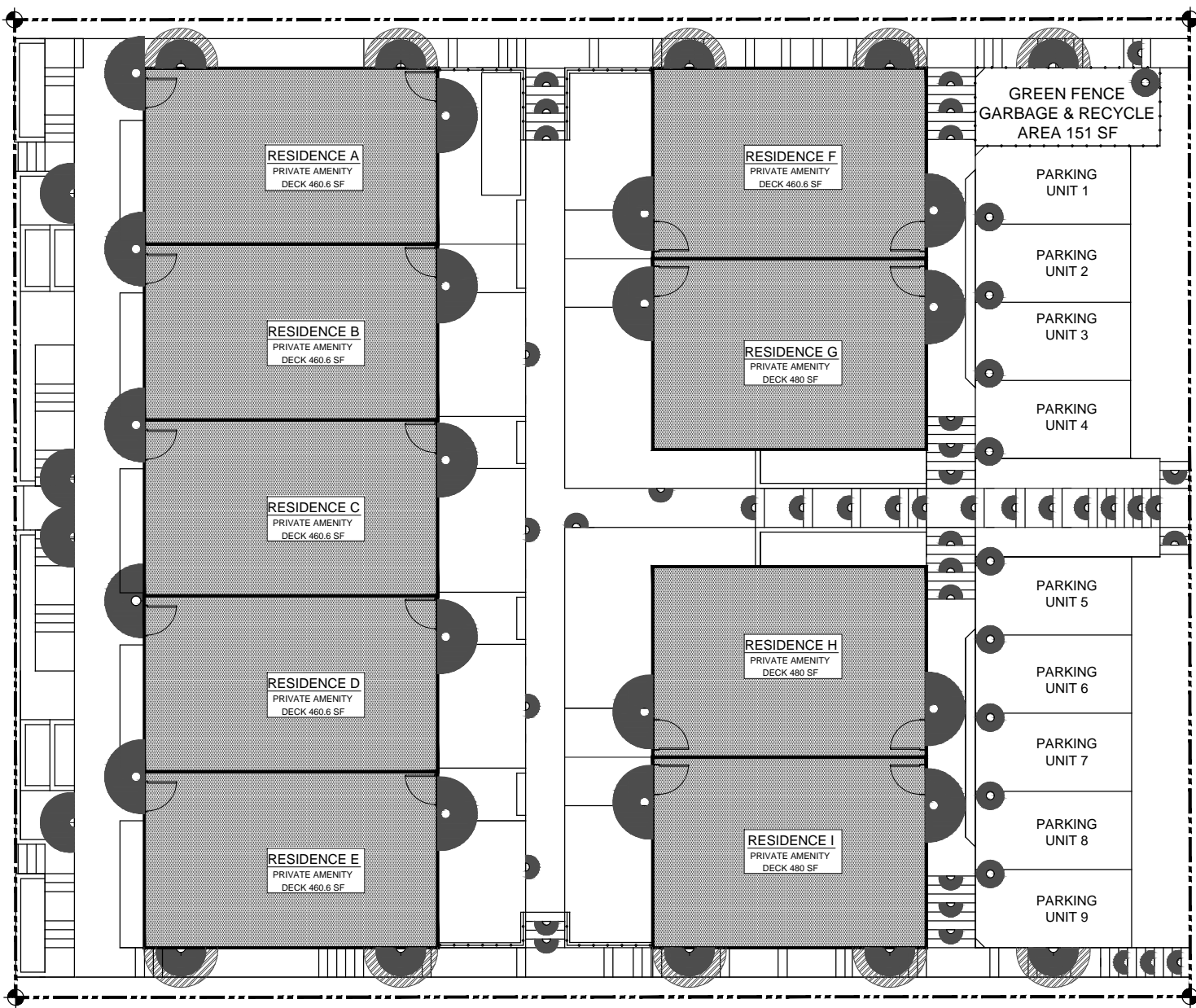
Along the South property line, the proposed townhouse have very minimal windows are directly facing existing apartments, and there are 6 windows of neighboring apartments are facing the courtyard.

There are almost 14'-8" distance between proposal townhouse and exist apartment.





Window Study

EDG: Townhouses 2556 14th Ave. W

Date: Mar 14, 2013



LEGEND

-  Outdoor Energy Efficient, Cool to the touch, LED recessed lights, its evolution as provider of artful illumination
-  Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern
-  Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.
-  Access Lighting Artemis Outdoor Wall Sconce with Opal Glass

Note:
Clarify if a solid fence will be provided along the north and south property line per (2a Guidance)

Dimension width of path and width of landscape buffer on north and south property lines (2a Guidance)

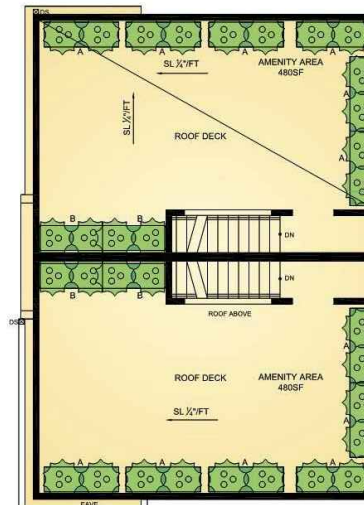
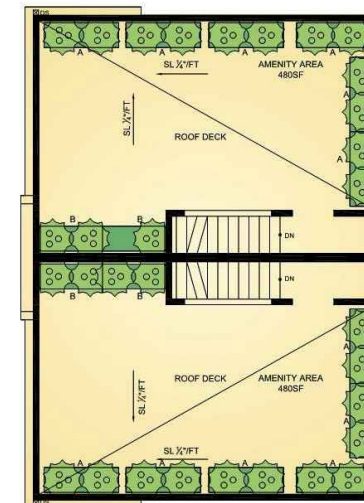
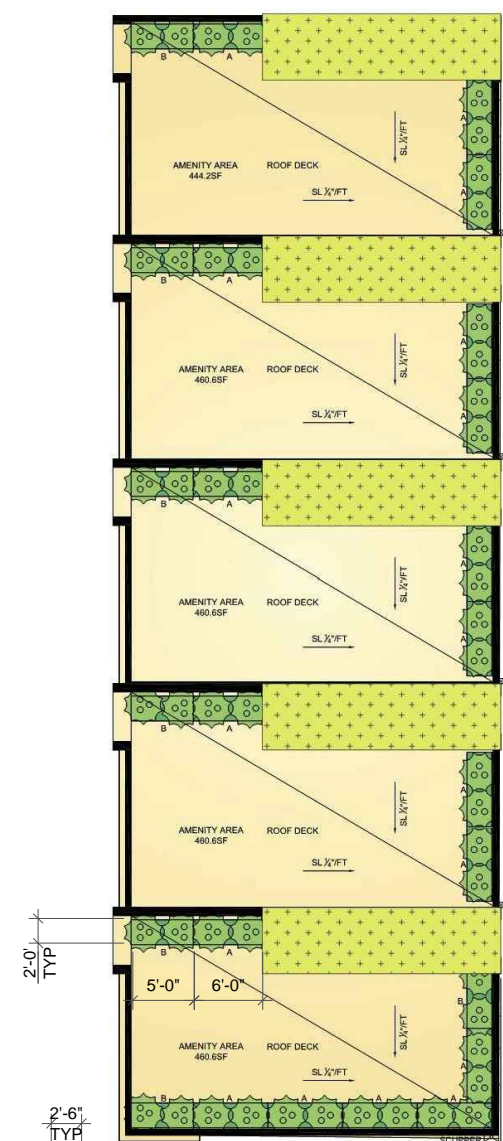
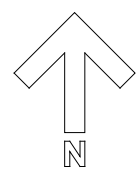
Update roof plan with call out stating 2' panting buffer maintained at perimeter and common wall of roof deck for increased privacy and added landscaping (2c guidance)

Point out 2.5 landscape buffer in front of units facing street for a semiprivate buffer to the walkway.

Landscape and Lighting Plan

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ISOLA

project no.: 120306
dpd no.: 3013594

DESIGN
ALTERNATIVE A
LANDSCAPING
AND LIGHTING
PLAN

A15



2331 east madison st
seattle, wa 98112

for a good time, call:
(206) 588-1258

**QUINN BORSENO
PAUL PIERCE
MOON ZHANG**

submital:
8.09.2012 design review set
10.15.2012 MUP

9 LIVES
2556 14TH AVE. W. SEATTLE, WA 98119

owner:
ISOLA

project no.: 120306 dpd no.: 3013594

FRONT VIEW

A16



FRONT VIEW



Note:

Terraced retaining walls and multiple entry points along the front will minimize the length and height of the retaining walls along the street property line (Guidance 3d).

FRONT VIEW

EDG: Townhouses 2556 14th Ave. W

Date: Mar 14, 2013



MAIN ENTRANCE SIGNAGE



SIDE ENTRANCE SIGNAGE



Materials

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Materials

A17



PO

Outdoor Energy Efficient , Cool to the touch, LED recessed lights, its evolution as provider of artful illumination



Screened 6ft Cedar Fence for Garbage Area



White Vinyl Roofing



PO

Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern



White Louvered Fence for Parking



Stainless Steel Plate with Numbering and Letters



PO

Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.



White Cedar Wooden Picket Fence



PO

Access Lighting Artemis Outdoor Wall Sconce with Opal Glass



Gray Powder Coated Steel Railing



Hardie Panel Siding
Hardiboard Rainscreen
Color: White, grey and Black.



White Vinyl Window



Western Red Cedar Siding
Clear Rainscreen Cladding



White Full Lite Primed Smooth Fiberglass Entry Door

Materials

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Materials

A18