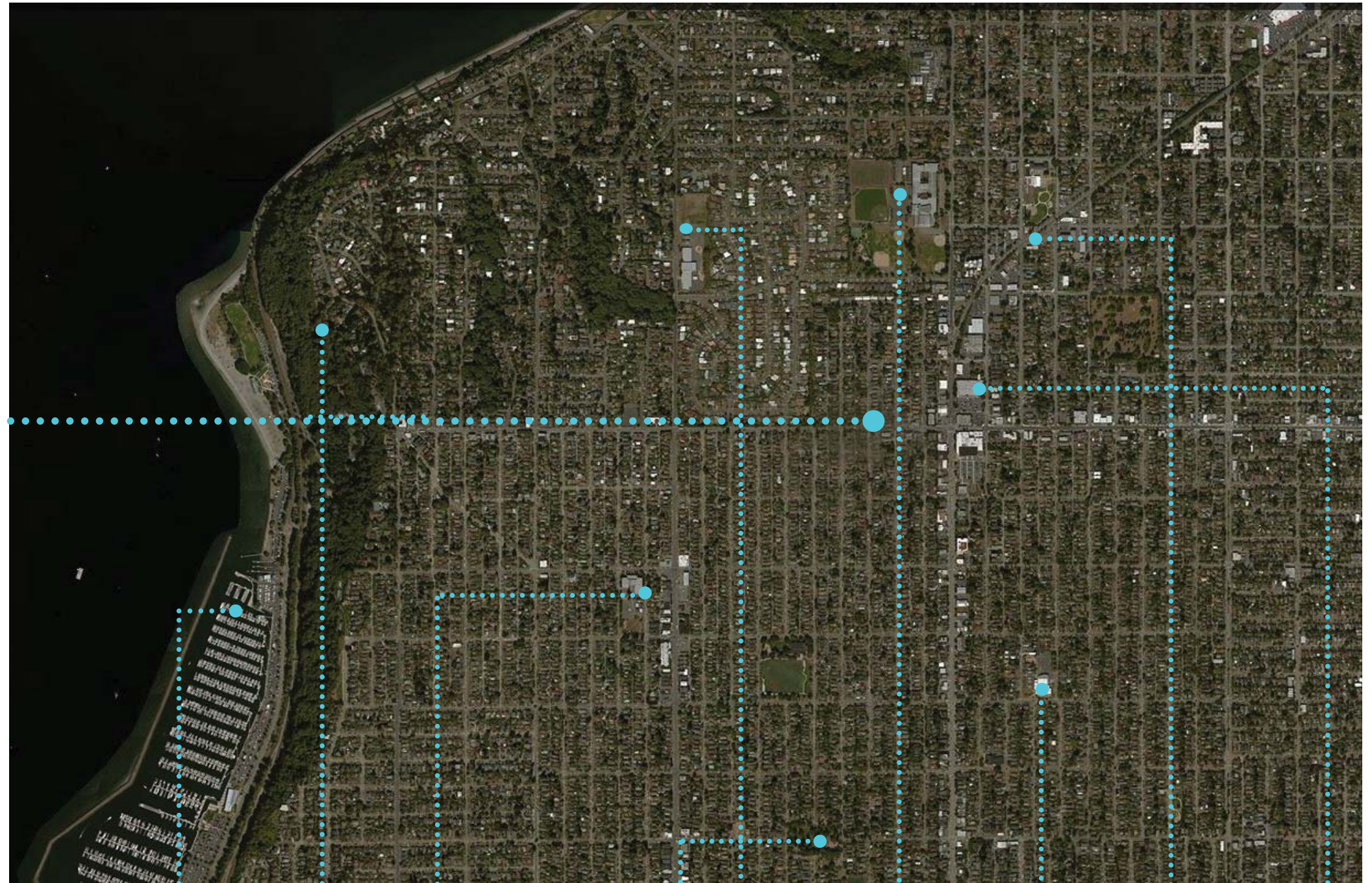
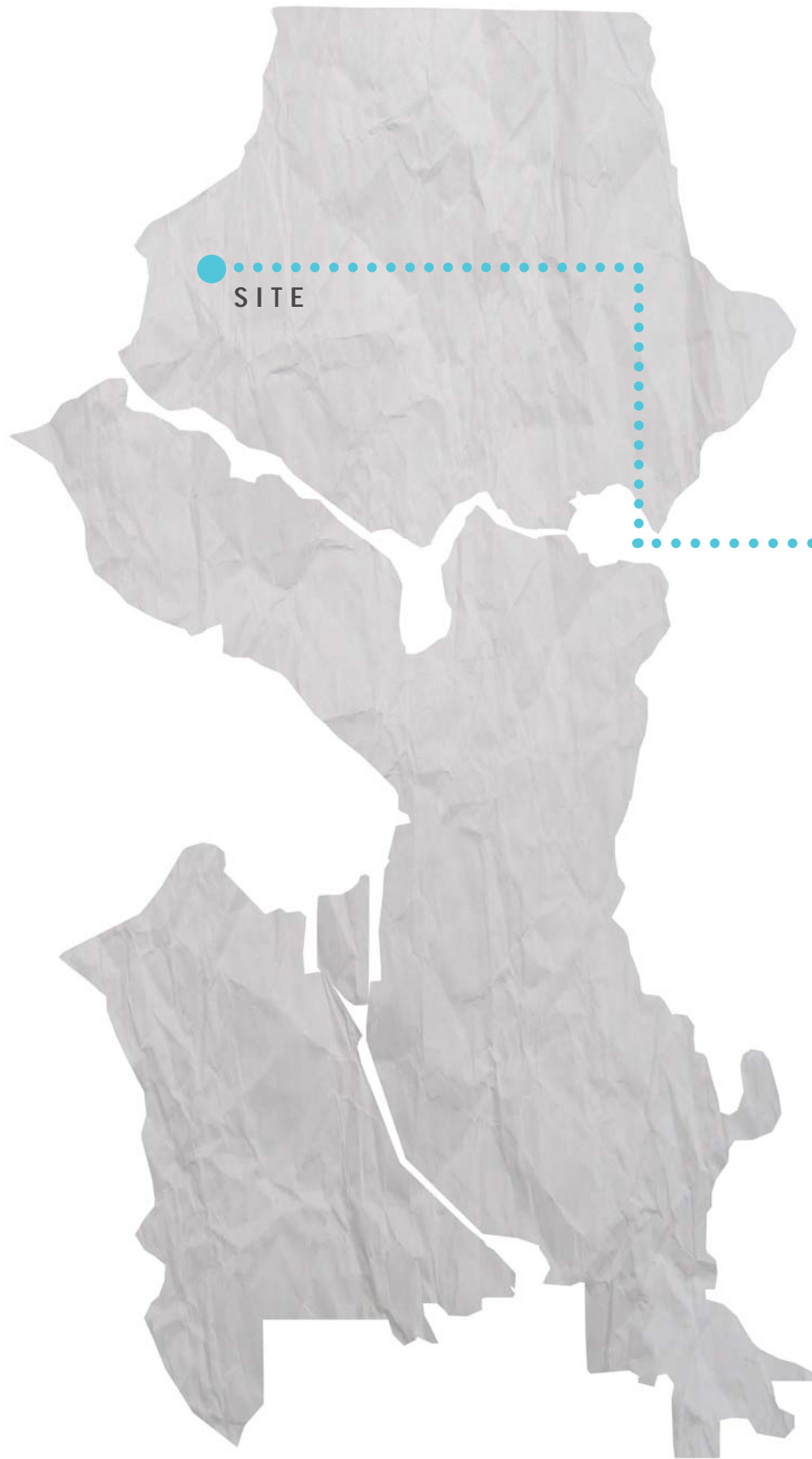










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PROJECT INFORMATION

ADDRESS	8507 18TH AVE NW SEATTLE, WA 98117
TAX ID NUMBER	3300701405
SDCI PROJECT #	SDR: 3024496 BUILDING: 6520435
LOT SIZE	4,000 SF
ARCHITECT/PROJECT CONTACT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
OWNER/APPLICANT	LOUISE HANSEN 912 RAINIER AVE S SEATTLE, WA 98144



- shilshole bay marina
- golden garden park 
- loyal heights elementary 
- salmon bay park 
- north beach elementary 
- whitman middle school 
- fairmount park elementary 
- hollman rd. shopping 
- grocery outlet 

VICINITY ANALYSIS

ZONE: LR2

ADJACENT ZONES: SF 5000
SF 7000
LR1
LR2
LR3
C140
NC3P-40
NC2-40
LR2 RC
LR3 RC

BUS ROUTES:

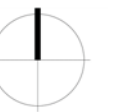
- 15 - Westwood Village
- 18 - Arbor Heights, Gatewood
- 40 - Downtown Seattle, Fremont
- 45 - Loyal Heights, Greenwood
- D Line - Downtown Seattle, Uptown



18, 40, 45

40, 45

15, D Line



PROPOSAL Demolish the current single family residence, and construct two duplexes with four open parking stalls.

KEY METRICS

Zone:	LR2
Lot size:	4,000 SF
FAR:	4,000 sf x 1.2 = 4,800 sf allowed (th/s + built green)
Structure Height:	30' + 4' parapet allowance & 10' penthouse
Units:	4
Parking:	(4) open residential stalls

ANALYSIS OF CONTEXT Our site is located north of Ballard, between the neighborhoods of Loyal Heights and Crown Hill. The site is in an area of transition, with the LR and commercial zoning along 85th moving to single family zoning along the rest of 18th. The site acts as a lowrise hub, connecting the LR and commercial zoning along 85th to the single family zoning along 18th. Many of the southern neighbors along 85th are the same height as the proposed development, while the single family residences step down to the north. Territorial views are expected to the west.

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 11.

ARCHITECTURAL CONCEPT See page 8 for concept statement, diagrams, and images.

DESIGN GUIDELINES See pages 9 and 10 for Design Guideline Responses.



8507 AERIAL VIEW WEST



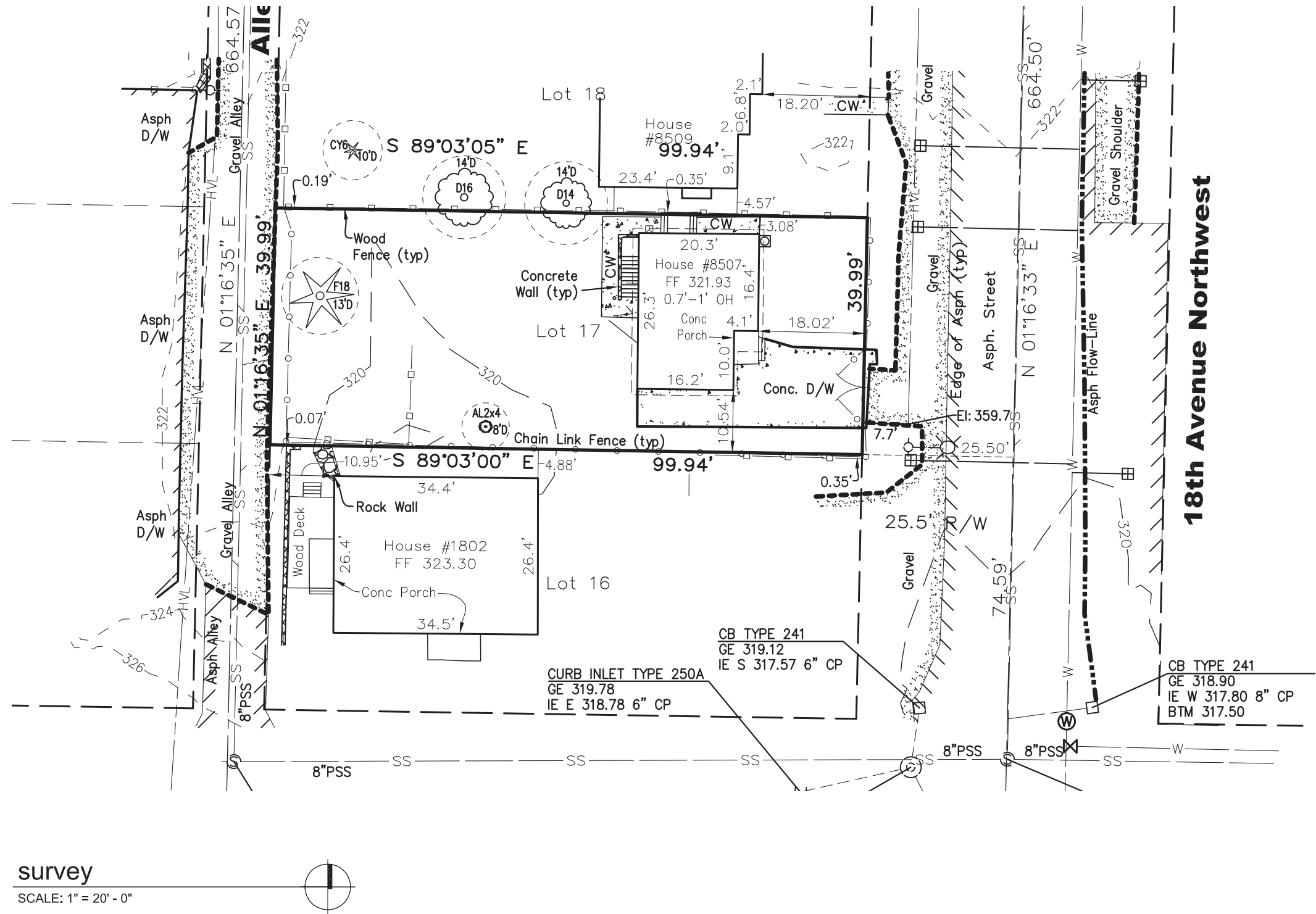
8507 AERIAL VIEW EAST



STREET LEVEL

LEGAL DESCRIPTION

LOT 17, BLOCK 9, HIGHLAND VIEW ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18 OF PLATS, PAGE 22, RECORDS OF KING COUNTY, WASHINGTON.



18th Avenue Northwest

EXISTING CONDITIONS

Creating something unique in an existing context is always the challenge of new construction. This project finds the balance between modern, contemporary style and respecting the traditional neighborhood.

To accomplish this, we created vertical modulation with a vibrant color to match the many colors of the single family neighbors along 18th Avenue Northwest. The massing is clean and simple, while the front modulation and simple window groupings create a distinct look for the homes.



CS1. Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for project design.

B Sunlight and Natural Ventilation

The ground plan was designed to locate the main pedestrian pathway along the south side. In doing so, the path is able to keep healthy plants as well as providing natural light throughout the day. Operable windows are placed in most rooms to allow natural ventilation or cross ventilation, while moderating window conflicts between buildings.

CS2. Urban Pattern and Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

- A Location in the City and Neighborhood**
- B Adjacent sites, Streets, and Open Spaces**
- C Relationship to the Block**
- D Height, Bulk, and Scale**

The units in the project are painted with a pop of color as a nod to the many colors of the neighborhood, down through 18th. Many single-family residences throughout the neighborhood are painted with vibrant greens, blues, and pinks.

The project was designed with open space in the center of the site as a break in the building to modulate the massing for adjacent sites, specifically the single-family. And as a cue from the surrounding sites, landscape will be important to hold a strong street-edge with plants and trees.

The site is located on the transition point between LR2 zoning to Single Family. One way the project responds to this is by eliminating penthouses on both buildings to bring down the scale in respect to the single family zoning to the north.

CS3. Architectural Context and Character

Contribute to the architectural character of the neighborhood.

A Emphasizing Positive Neighborhood Attributes

The designs for these buildings took into consideration that per the current zoning, the north side will be a shorter single family residence, while soon the property to the south along 85th can become a 40' tall building. These buildings were created to be comfortable neighbors for both parties. To fit in with the many colorful, traditional residences along 18th Ave NW, a vibrant accent has been added to the more contemporary designs.

PL1. Open Space Connectivity

Complement and contribute to the network of open spaces around the site and the connections among them.

- B Walkways and Connections**
- C Outdoor Uses and Activities**

The ground plane is designed with a main pedestrian pathway on the south side of the site, connecting to a new sidewalk infrastructure in the right of way. This path connects to the rear units' front doors as well as to parking in the rear. Additionally, the 10' separation between the two buildings has been designed to work as usable "front yards" for townhouses 3 and 4. With careful selections of landscape and hardscape we believe this area will become a welcoming front entry sequence for the units in the rear of the lot.

PL2. Walkability

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

- B Safety and Security**
- D Wayfinding**

The main glazing moves of each building create eyes on either 18th Ave NW or the internal courtyard, looking down into the entry ways. The main pedestrian path along the south side will be well lit, as well as all entries and address signage.

PL3. Street Level Interaction

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

- A Entries**
- B Retail Edges**
- C Residential Edges**

The front units' entries are facing the street and easily identifiable with addressing, lighting, and a small massing move overhead to clearly emphasize each entry. This same massing move can be seen in the rear units, and thus make entries easy to identify by mass and color.

Landscaping will be important for separation between pedestrian circulation and programs on the ground floor. Plants along the main pedestrian paths provide a physical and visual separation between public and private, while maintaining a welcoming feel to the path. Specific paving patterns that resemble a front porch typology help to identify public versus private in the open spaces.

PL4. Active Transit

Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

- A Entry Locations and Relationships**
- C Planning Ahead for Transit**

DC1. Arrangement of Interior Uses

Optimize the arrangement of uses and activities on site.

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

The alley access separates the pedestrian and vehicular access to the site. The entries of the front units are street facing, and emphasized by the protruding massing of the front facade. The rear program of each unit is created as a flex space that may be used as a bedroom or a bonus room that could bleed out into the exterior areas.

The vehicular and pedestrian access is separated with the help of the alley way in the rear as the vehicular access and parking. Locating the parking in the rear reduces the visual impact of the parking and allows it to be used as a more intimate space for all four units' residents to gather for bigger activities such as barbeques or small block parties.

DC2. Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

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

To help reduce the perceived mass of the building, specifically next to the single family residences, penthouses were not included in the design to stay under a 34' height limit. The other main massing move created a window band on the front facade clearly identifying the two units within each building, as well as indicating the entry below.

The facade composition has been designed with bands of white to highlight the verticality throughout the project. The front facade's main window composition has been emphasized with a break in the parapet wall on the roof to create interest, while the colors of these bands have been selected to provide a visual link to the current context of brightly colored single-families down 18th Ave NW.

The main massing move of the buildings have been pushed to start on the second floor to create a uniformity of the first floor and keep a visual cue of the pedestrian scale. Additionally, the first floor has the most flexible program in each unit, allowing the space to be used as an extra bedroom or a bonus room depending on the users' needs.

DC3. Open Space Concept

Integrate open space design with the desing of the building so that each complements the other.

- A **Building-Open Space Relationship**
- B **Open Spaces Uses and Activities**
- C **Design**

The ground floor creates potential dialogue with the exterior spaces surrounding the first floor pogram. Each entry opens out to its own intimate patio space for seating or personalization, while each unit also has a space that can be either an extra bedroom or a bonus room depending on the user.

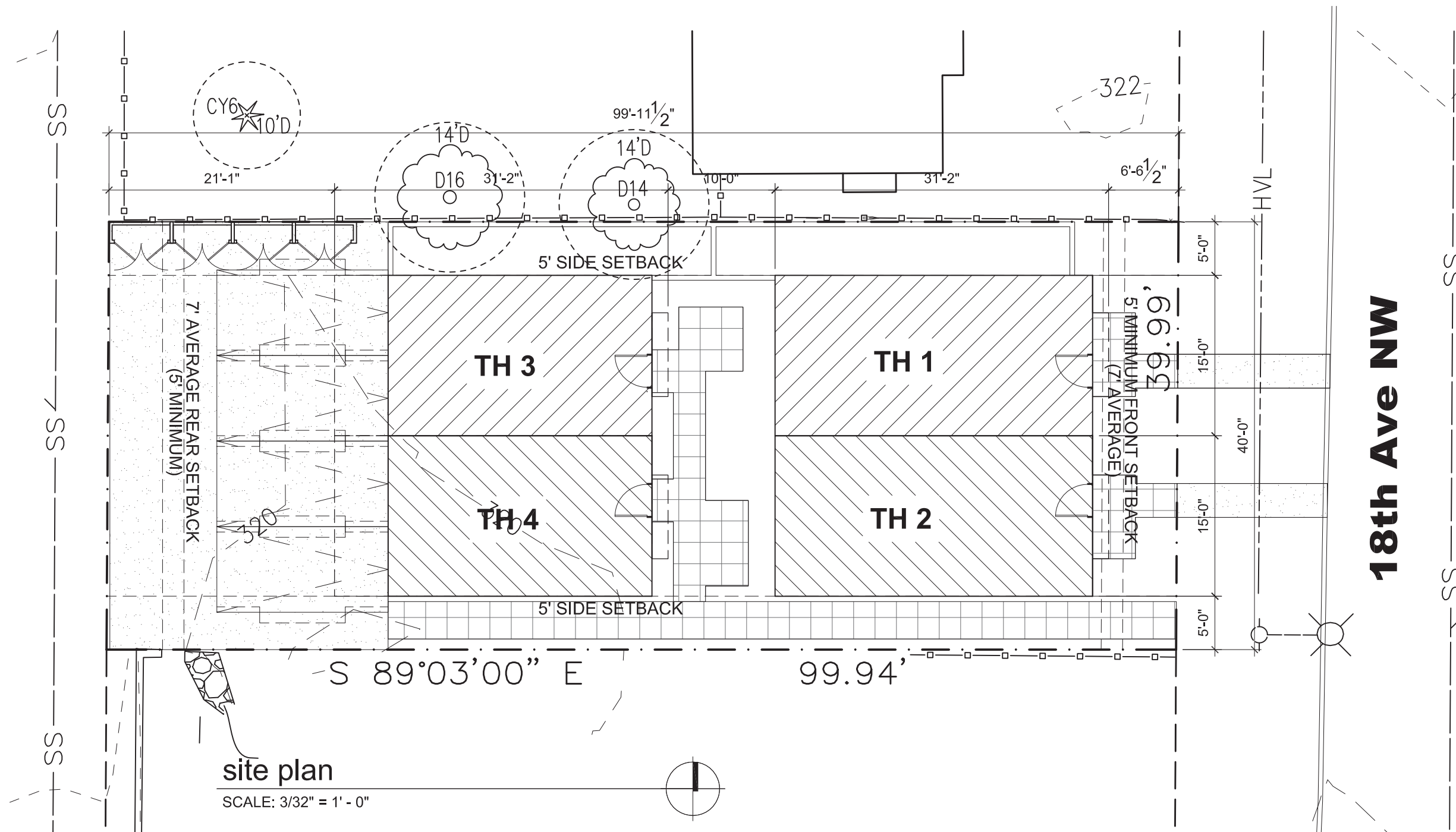
For the design of open spaces around the units, it was important to create a personalized entry sequence for each unit. The front units have their own small paved area next to their front doors and the rear units have a bigger area of landscaping and hardscaping to personalize and create a welcoming environment. The ground plane design also provides moments of privacy in buffer zones between the structures and the lot line to the north. This space will be utilized not only by townhouses 1 & 3, but should create a respectful buffer between this project and the single-family to the north.

DC4. Exterior Elements and Materials

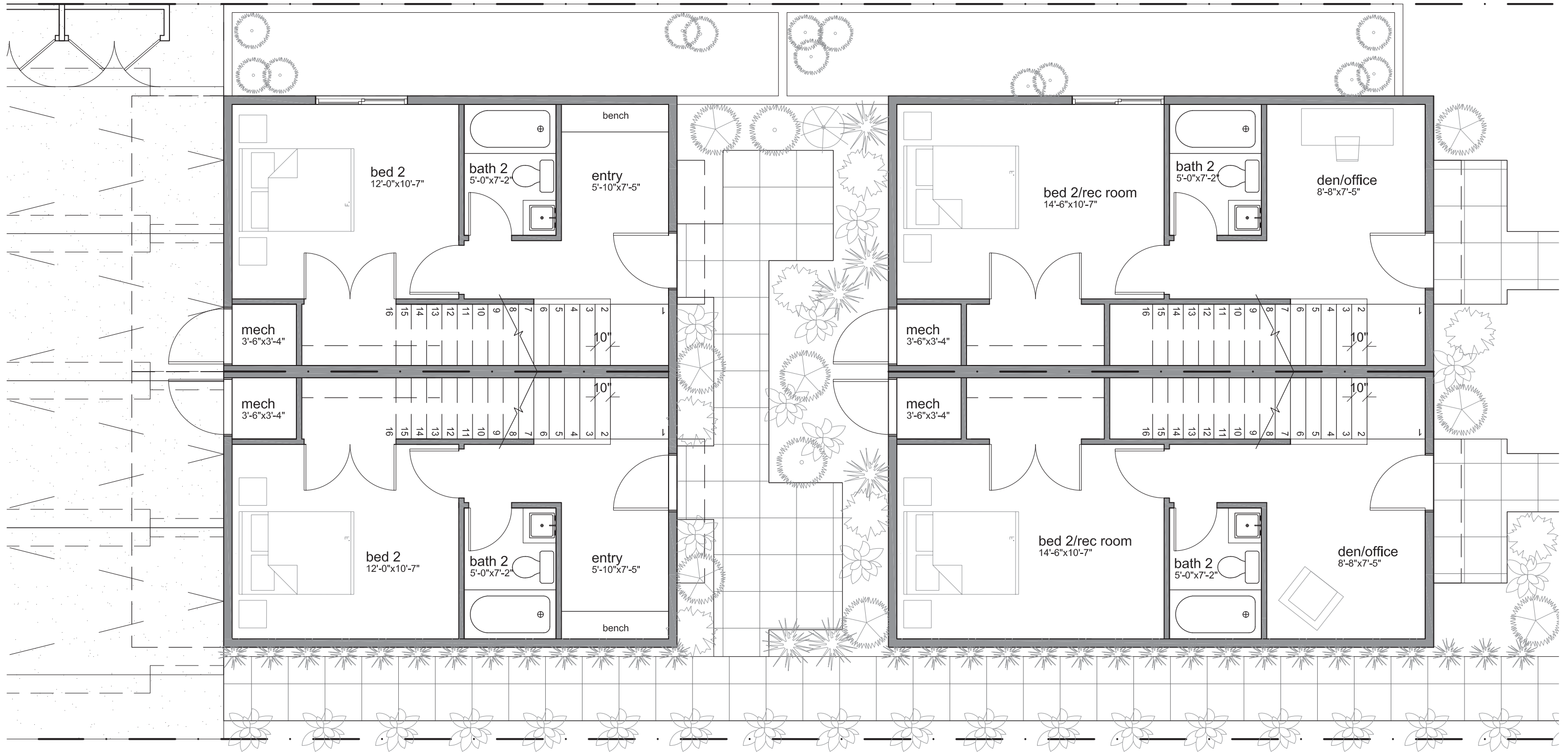
Use appropriate and high quality elements and finishes for the building and its open spaces.

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

Simple, clean, durable materials have been selected to maintain the high quality of this project and endure Seattle's climate. Each entry will be paired with address signage, as well as a downcast outdoor light. Outdoor lighting will continue along the pathway on the south side to the rear of the lot. Landscaping and hardscaping will be used to soften the entry sequences in the front, as well as on the south side to the back rear entries. Between the two buildings will be hardscaping and landscapes that will thrive in direct and indirect light to keep a lively building break year round.



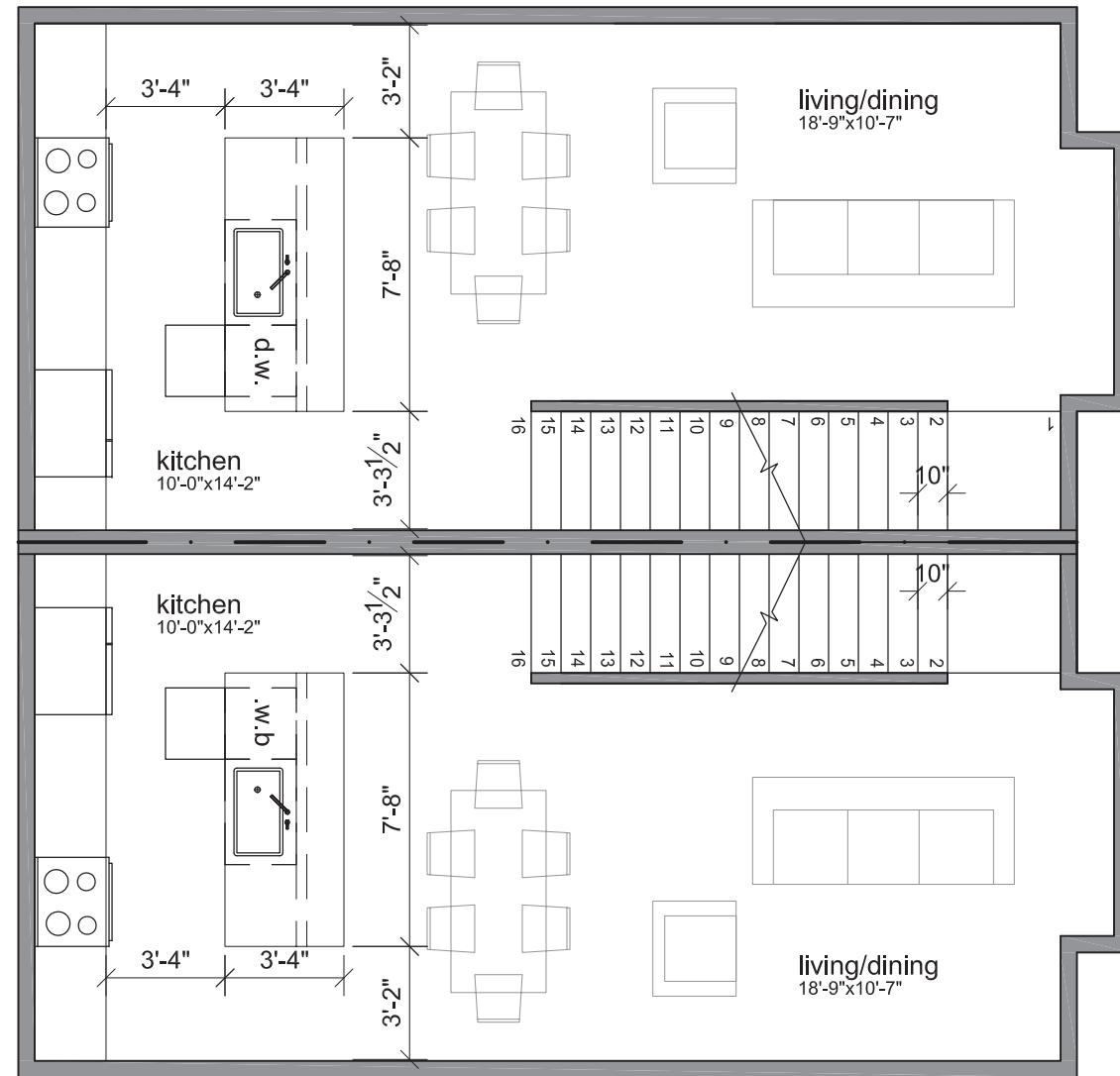
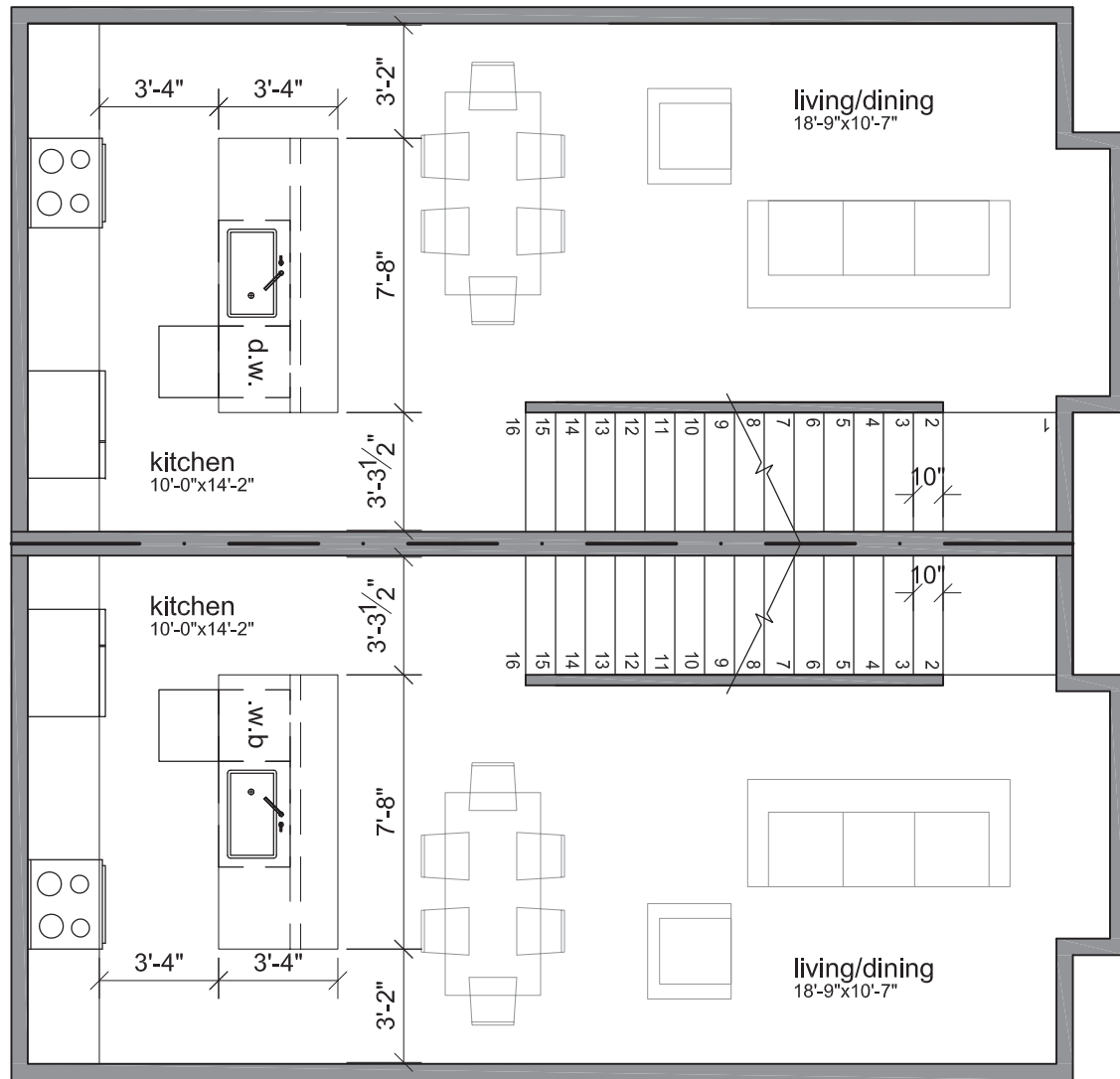
	Required	Provided	% Difference
Front:	7' average, 5' minimum	7.1' avg, 6.5' min	Compliant
Side (east):	5'	5'	Compliant
Side (west):	5'	5'	Compliant
Rear:	7' average, 5' minimum	21.2' avg/min	Compliant



first floor plans

SCALE: 3/16" = 1' - 0"

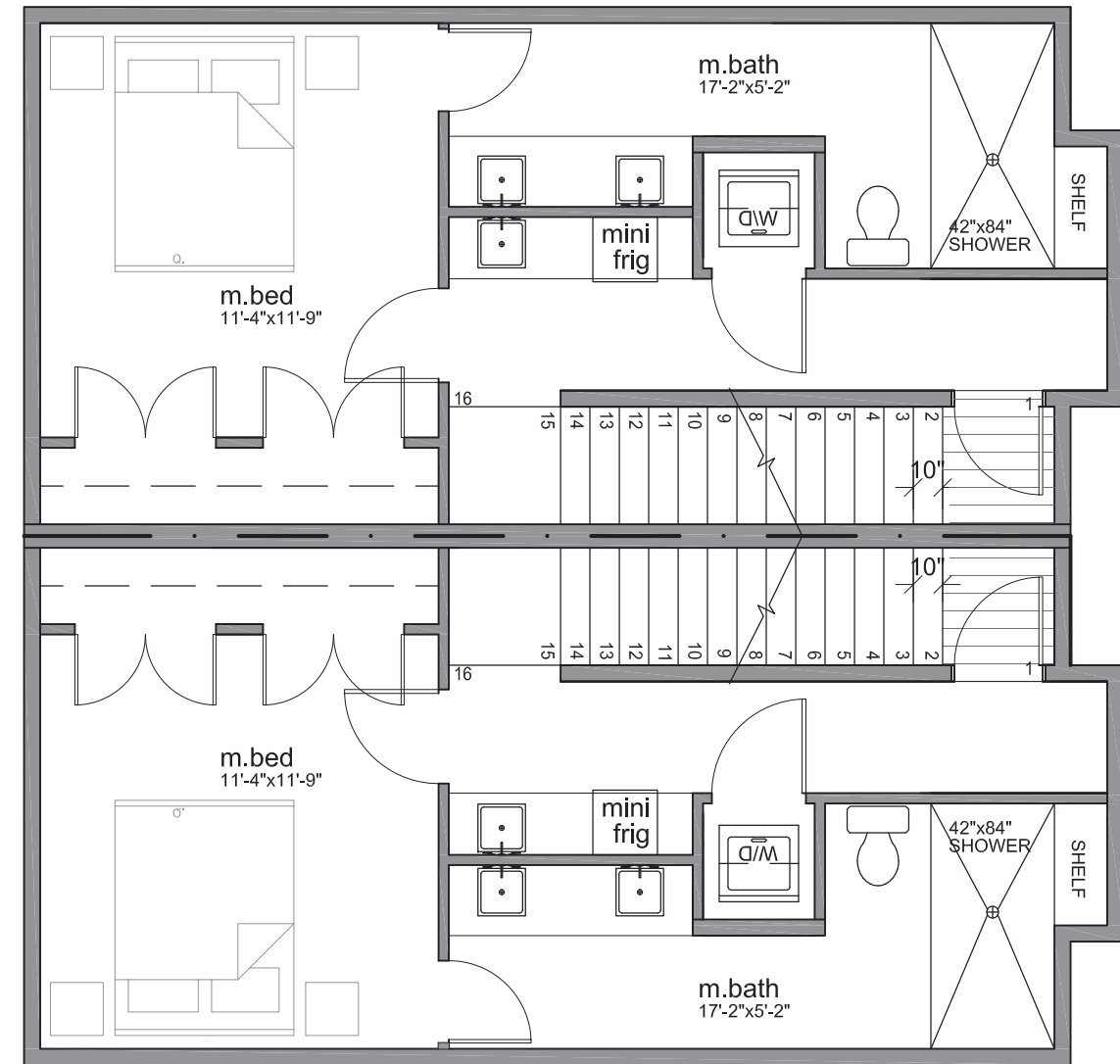
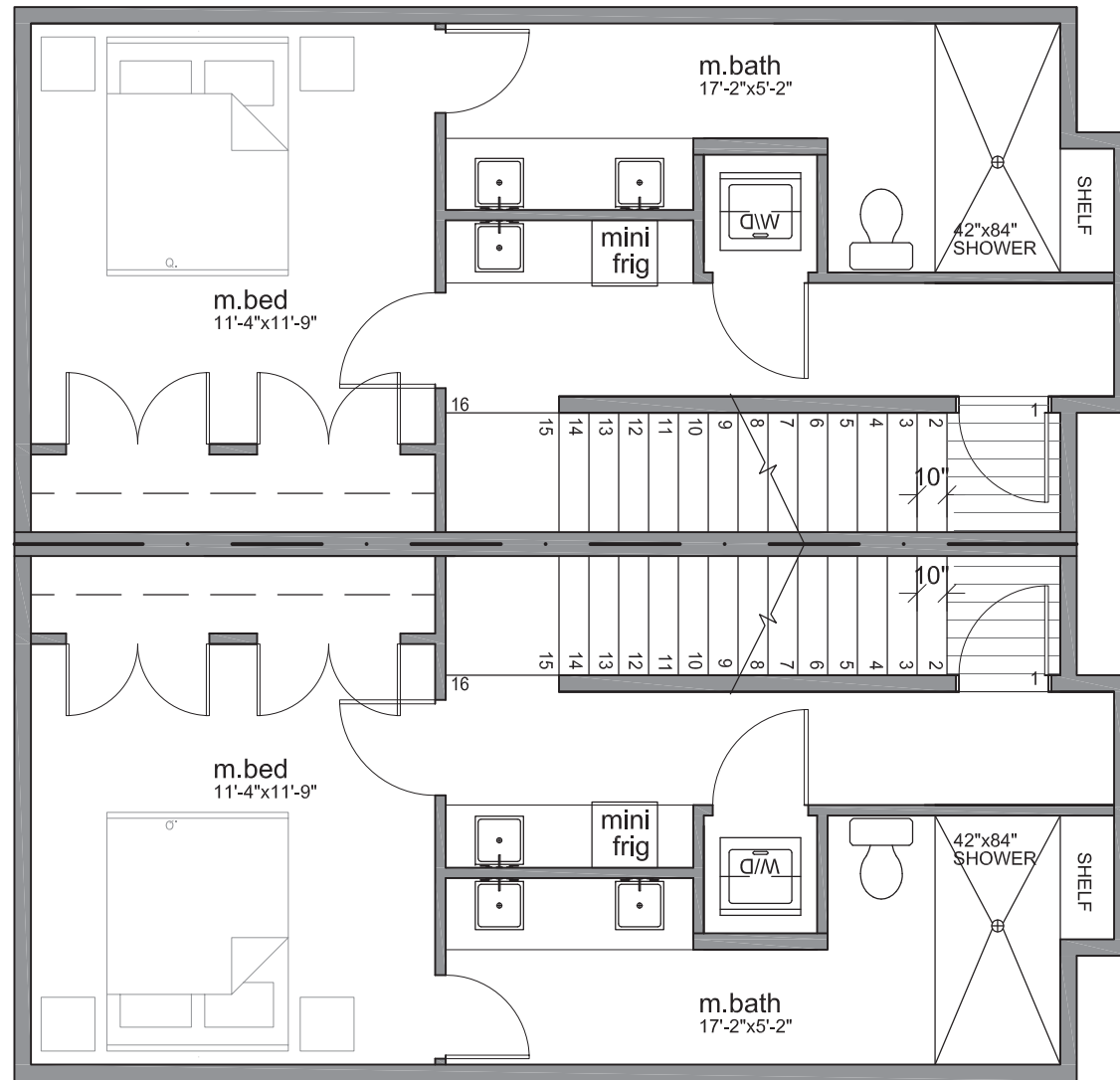




second floor plans

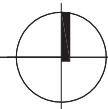
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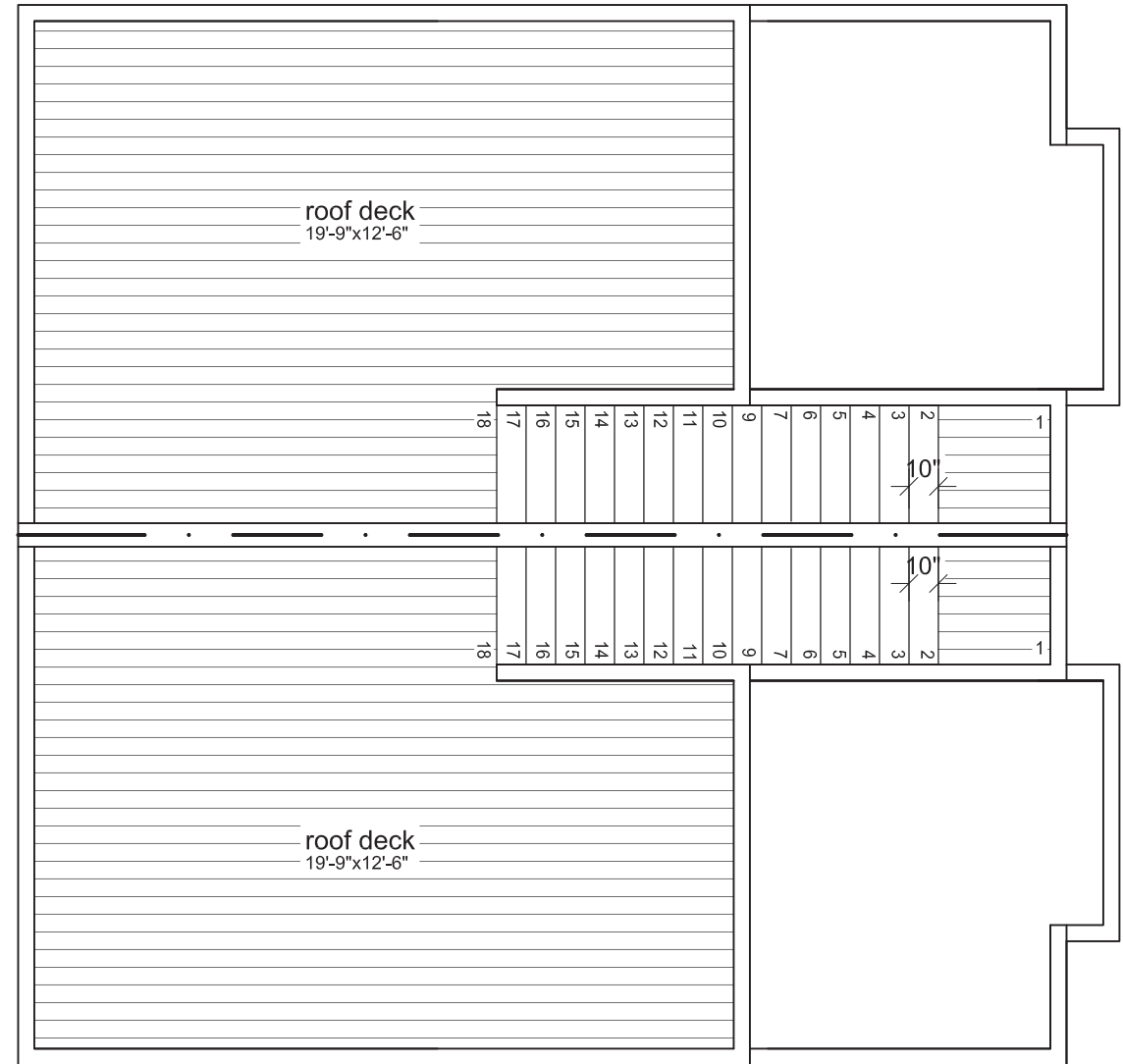
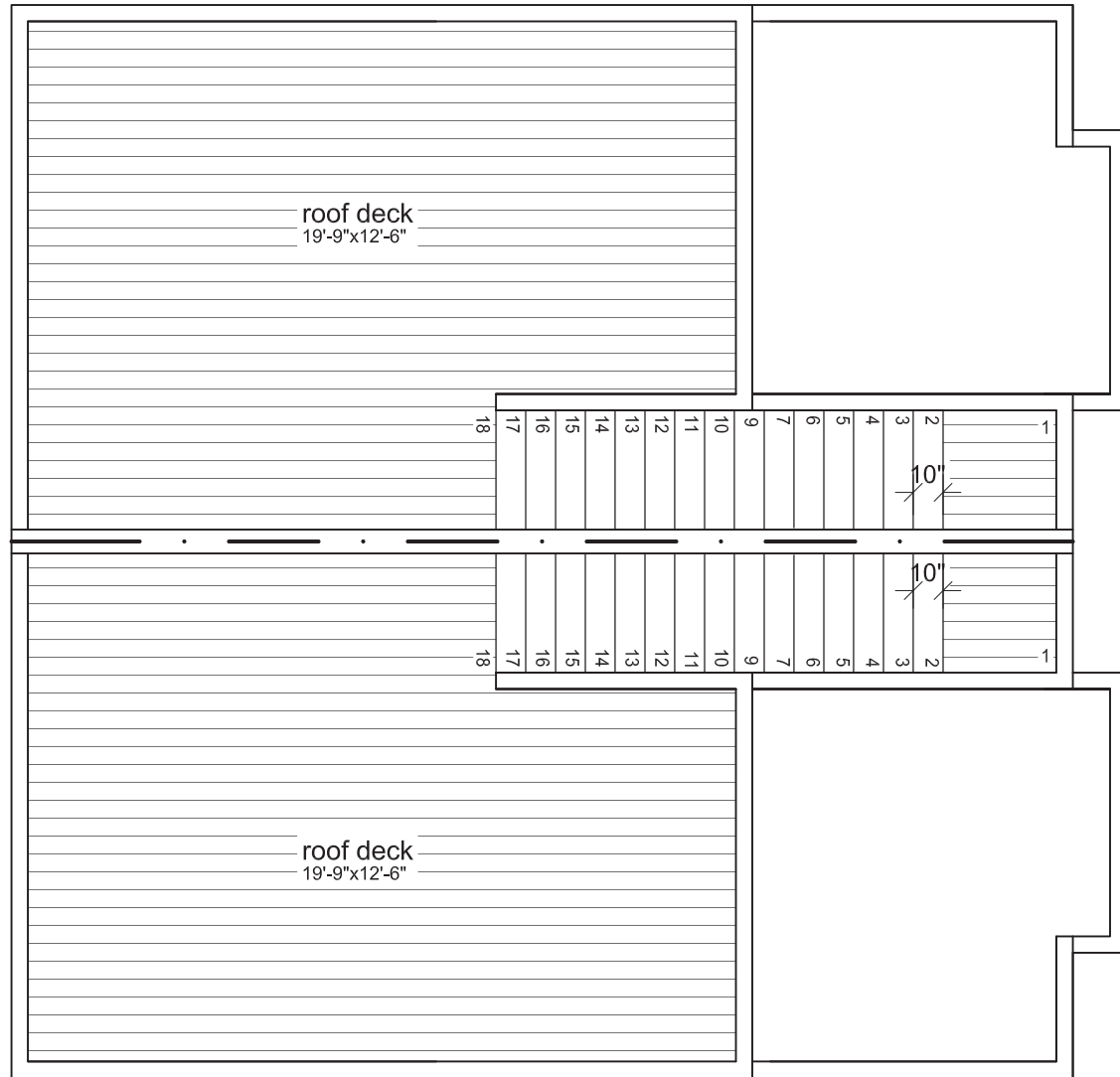




third floor plans

SCALE: 3/16" = 1' - 0"





roof plans

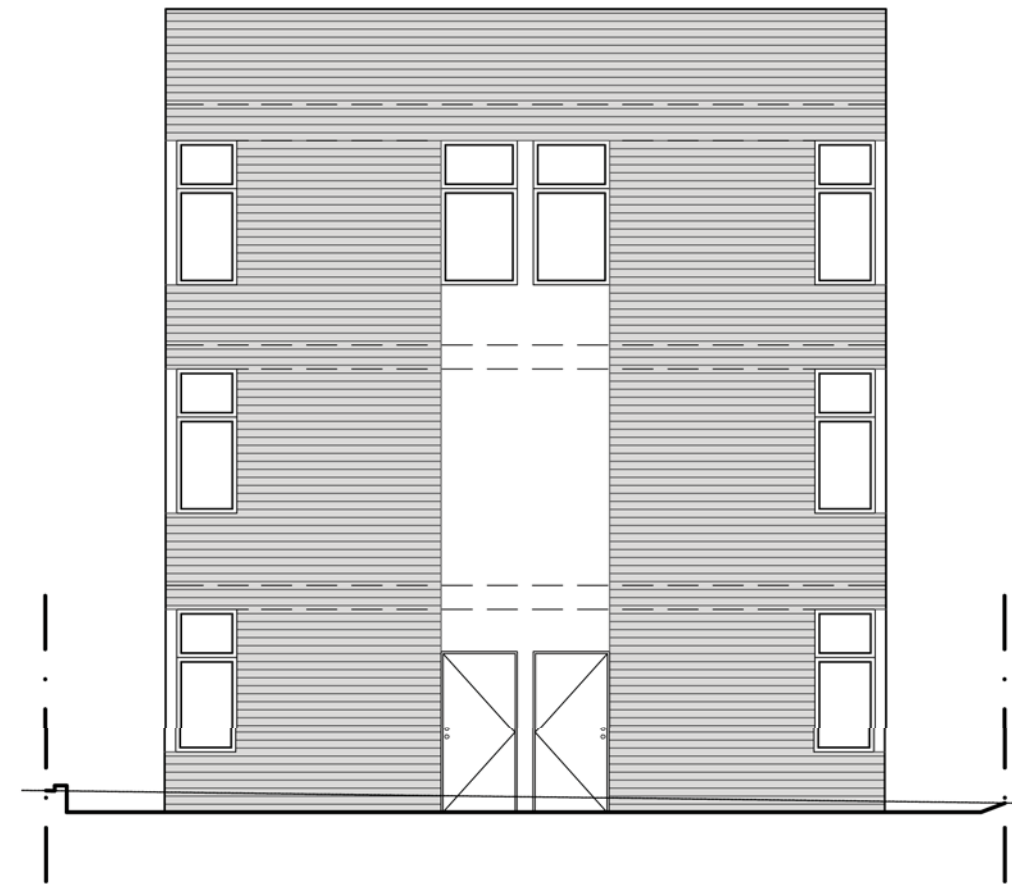
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bldg A east elevation

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



bldg A west elevation

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



bldg B east elevation

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



bldg B west elevation

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



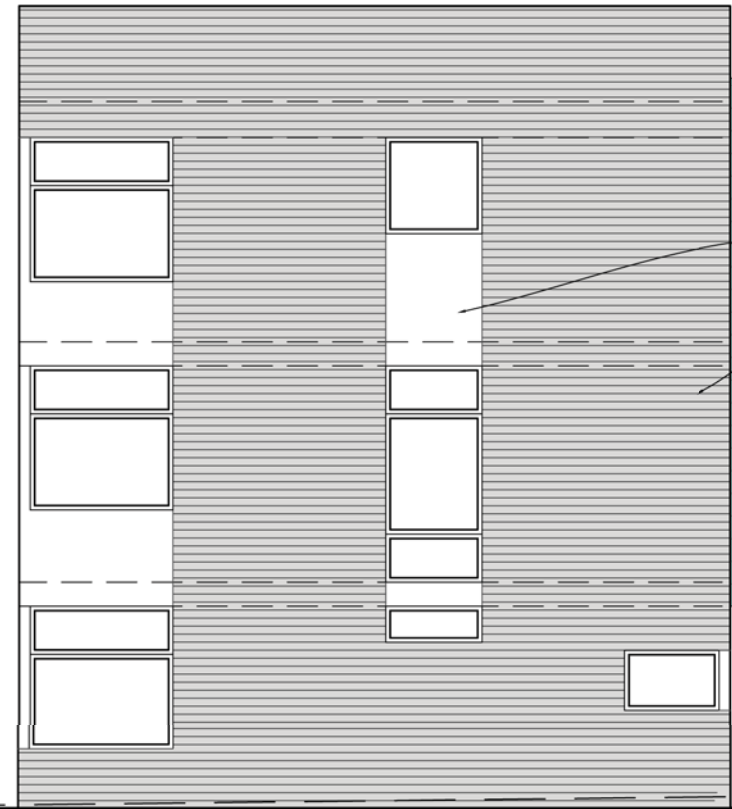
bldg A north elevation
 SCALE: 1/8" = 1' - 0"

bldg B north elevation
 SCALE: 1/8" = 1' - 0"



bldg A south elevation

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



bldg B south elevation

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

8x4' CEMENTITIOUS ACCENT PANEL, TEAL

8x4' CEMENTITIOUS ACCENT PANEL, WHITE

CEMENTITIOUS LAP SIDING W/ 4" REVEAL, LIGHT GRAY



