

Development objective: to create an interesting infill townhouse project on a difficult lot requiring street improvements. Five three-story residential townhouse units, maximizing height for L2 with shed roofs, with five surface parking spots.

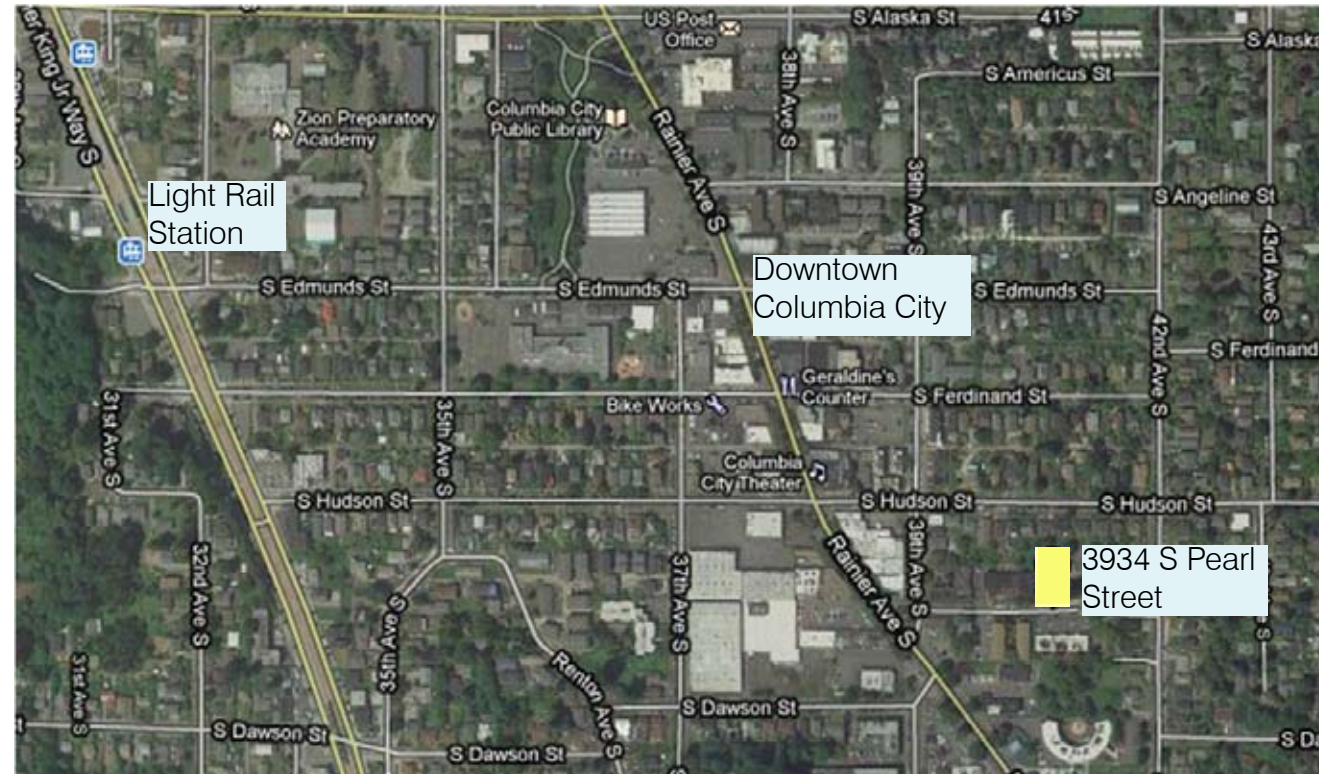
Analysis of Context: The site is L2. The rest of Pearl Street is L3. The backyards of single family homes surround the property on the north and east sides. The property is in the Columbia City Urban Village and Southeast Seattle Reinvestment Area.

Solar access: the shed roofs are all oriented due south, and the units will be wired for solar if not built with solar or wind power. The property is the highest spot on the street, allowing for optimal access for solar or wind power.

This also allows for great views of the Rainier Valley to the west (see photo, far right), and we can only conceptualize how great the views will be from the third floor roof decks. The main view windows will be to the west, which, because of the grade, will be a full three-story façade, which is appropriate as this façade visually fronts the rest of Pearl Street, which is L3. The slope of the grade down to the west is advantageous for the backyards of the single family homes to the east, as only two stories of townhouse height will be visible.

This block is the appropriate place to take advantage of higher density, because of the location and the fact that rest of block is L3, so we are using incentives to allow for 5 units. The property is within the Columbia City Urban Village, one block off of Rainier, one block south of downtown Columbia City, and 0.6 miles from the light rail station, with a walk score of 97 out of 100 (“walker’s paradise”).

Context | Surroundings



Columbia City Neighborhood



Pearl Street, L2 Zoning

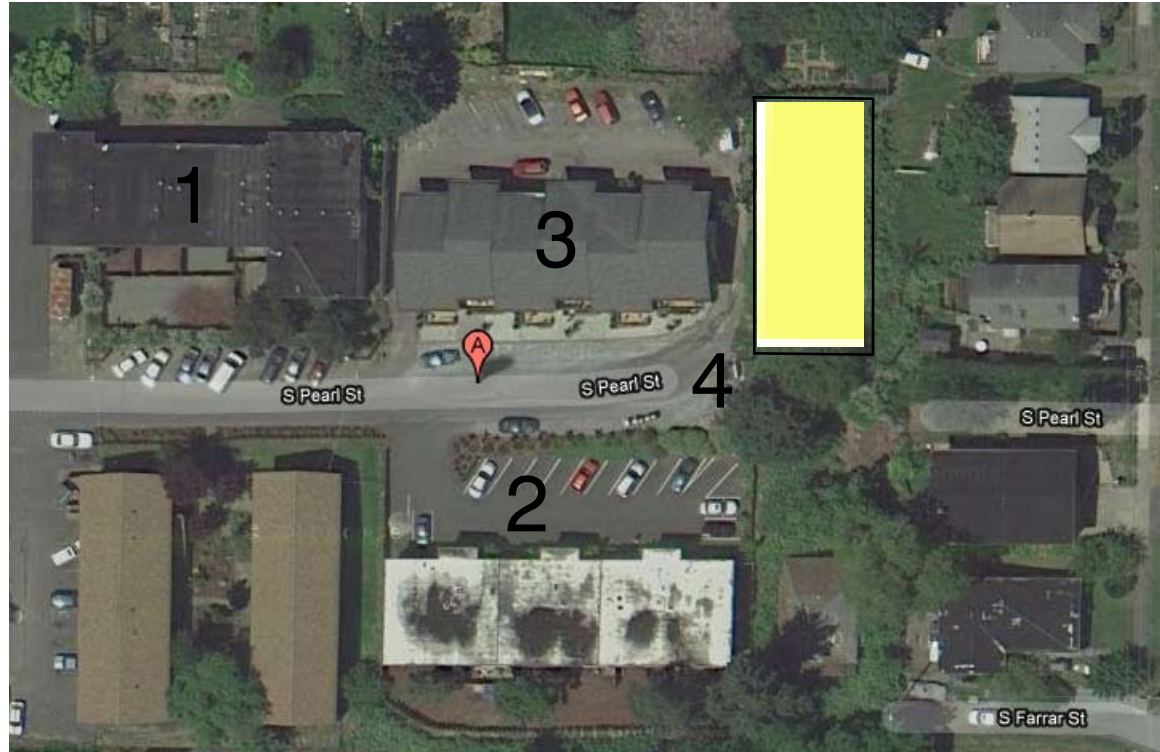
Pearl Street Townhouses

3934 S Pearl Street
Standardized Design Review-
Design Guidance Application
July 12, 2011



View of Rainier Valley from property, looking west down Pearl Street

Analysis of Context



Key plan of S Pearl Street surrounding buildings



3014 S Pearl Street, built 1961-Columbia City Condos

Two visible floors, flat roof with small parapet, EIFS/Stucco exterior with small wood/aluminum accents, vinyl windows, minimal to no trim



3933 S Pearl Street, built 1967

Two visible floors, flat roof with small parapet, paint grade wood with painted wood accents, vinyl windows, tile landscaping features and pavers

Analysis of Context

Surrounding buildings are either townhouse-style apartments and condos or apartment-style condos. Projects of various design aesthetics & materials have been successful.



3940 S Pearl Street, built 1966

Driveway and non-principle facade on east side of 3940, which serves as a buffer for principle facade of 3934. The blank facade on the east side of 3940 (below) provides privacy for both buildings. Because of the difference in grade, the west facade of 3934 will be partially seen from the street.



Example New Townhouses in the Area



3940 S Pearl Street, built 1966

Two visible floors, gable roof with shingles, paint grade wood with wood and aluminum accents, vinyl windows, minimal to no trim, balconies with solid wood parapets



Existing Site Conditions



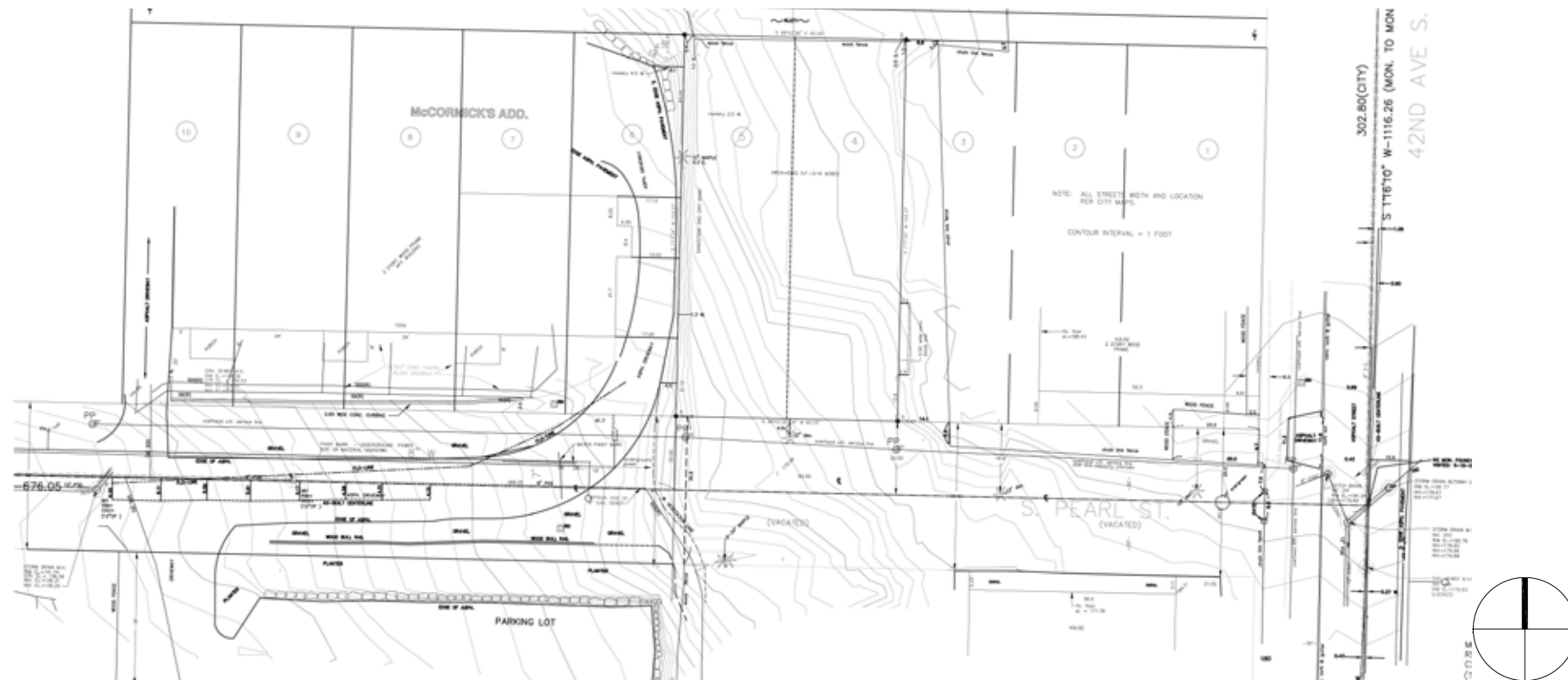
The site is currently covered in thick, prickly vegetation, as is the street right-of-way, which we are improving. Only one significant tree exists on the site, the deciduous tree seen on the south end and in the photo on the right (between the power poles). There are no existing structures on the site. The alley is unimproved and will remain so because of its size (8' wide) and topography (does not currently continue to the west because of the slope). An Alley Improvement Exception was granted in March 2011.



Natural vegetation on the west slope of the property.



Existing SW corner of property, fronting the driveway to the adjacent property and the current dead-end of Pearl Street. The SW will be the most prominent corner.



New Townhouse Design

Design Guidelines: Key Guidelines

2. Foster a sense of community by integrating new pedestrian-oriented multifamily development with the neighborhood street environment and promoting designs that allow easy surveillance of the street by area residents

The owners chose a valuable infill site that has been underutilized due to lack of street frontage & small area. As the highest site on the street, our residents will have uninterrupted watch over the rest of the street. The parking lot is screened and out of view of the street, but central to all of the units and within view of many of the units for safety and convenience.

3. Promote livability in multifamily areas by providing a sense of openness and access to light and air;

The unit design and site layout of two separate buildings maximizes light and air. With five units, only one is between units, the other four all have three exterior walls. The middle unit and the northernmost unit will have a western cantilever on the upper floors, allowing for southern light. No townhouse faces the rear of another (see site plan) and because of the topography, our site is the highest on the street, allowing both for privacy of ours and adjacent buildings and uninterrupted views. There is also no "back" facade, as the front doors are on the east.

b. All townhouse units shall have direct access to a common amenity area meeting the requirements of Section 23.45.522 that either abuts the street or is visible and accessible from the street by a clear pedestrian pathway.

Amenity space is spread throughout the site. Each unit has a ground level patio and a 72 SF private, west facing roof deck on the third floor, with a view of the Rainier Valley.

2. A clear pedestrian pathway from the street to the entrance of each townhouse unit shall be provided. The pedestrian pathway may be part of a driveway, provided that the pathway is differentiated from the driveway by pavement color, texture, or similar technique.

The articulation of the driveway includes a center strip of grass and a 3' wide pedestrian path adjacent to the units.

Adjustments and/or Departures: None at this time



Massing Study, from southwest corner



West (Side) Elevation

New Townhouse Design

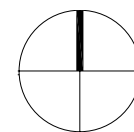


South (Front | Pearl Street) Elevation

Front door, 20% window coverage, planes <750 SF, recessed 4', 3 1/2" trim

Site Plan

- 6,202 SF--1551 SF Amenity Space Required (25%)
- 1,479 SF Provided on the ground (Min. 1,354 SF on ground)
- 197 SF Provided on roof decks
- 1,676 SF Total Amenity Space



Pearl Street

New Townhouse Design



South Building, North Elevation (Unit 3, visible from Unit 4 & parking lot)



North Building, North Elevation (Unit 5, facing alley)



North Building, South Elevation (Unit 4, visible from Unit 3 & parking lot)

New Townhouse Design



East Elevation



East Elevation, as visible from the backyards of residences to the east, due to the grade