

u r b a n s i g h t





① panoramic view along 9th Ave. W, looking west



② panoramic view along 9th Ave. W, looking east



③ panoramic view along the alley, looking west



④ panoramic view along the alley, looking east

context panoramic photos

1. PROPOSAL

Statement of development objectives indicating types of desired uses, structure height, number of residential units, amount of commercial square footage and number of parking stalls.

Development Objectives

We strive to create a compelling community of homes; homes that acknowledge the area and the times, but also inject fresh concepts and energy into an existing neighborhood. Including the existing house, originally constructed in 1907, we are proposing a group of five homes, three of which are attached, that are clustered around an outdoor, shared courtyard. The new single-family detached residence is proposed at 9th Avenue W immediately south of the existing home while a triplex building is proposed at the west edge of the property. The courtyard, accessed primarily from 9th Ave W provides a communal space at the heart of the project. A strong pedestrian connection to the courtyard is established between the two single family homes, and carries down to the alley, from where all five parking spots are accessed.

Desired Uses

The desired uses are residential townhomes and detached homes.

The three townhomes, ranging from 1500 to 1800 square feet, with private garages, will express their owners' environmental consciousness, progressive thinking, and individuality through the community focused site planning, architecture, systems, and locally sourced materials. Enriching natural light will reach deep into the homes because of thoughtful fenestration, double height spaces, and massing choices. Modulation of the exterior wall combined with decks and variation in materials and window treatment will express individual spaces and reduce the mass of the building. These homes will be certified built-green.

The townhomes' front doors will be at the internal courtyard space. The strong pedestrian connection to 9th Avenue W will beckon visitors and welcome owners home. Beyond enhanced security, this courtyard will serve as a place for people to cross paths as they come and go - the building block of a community. The individual homes will also have direct access to the central courtyard, and many homes will have decks looking into the area, all in order to activate the communal space as much as possible.

Detached

The existing single-family residence will be maintained and will become part of this new community. Its current backyard, topographically disconnected from the home, becomes the site for the new triplex. It retains its front yard.

We are also proposing a new, approximately 2400 square-foot single-family residence as part of this new community. The new home, while modern in design, will be respectful of the existing residential fabric along 9th Ave. How this is done is discussed below. It will benefit from the same design approaches utilized for the triplex.

Structure Height

Zoning allows 30 feet in height, with additional 4 feet for a parapet and 10 feet for a roof penthouse. It is our intent to utilize the full height permitted while following the topography and responding to a setback required by Seattle City Light along the alley.

Access and Parking

The alley provides access to five parking spaces, with three in private garages and two at grade beneath cantilevers of the townhouse structure.





1 View from 9th Ave. W and W. Blaine St. looking west



2 A coffeeshop and a hair salon on 10th Ave. W



3 Mixed used building on 10th Ave.W



4 Cobblestones east of 10th Ave. W on W. Howe. St



5 Multi family triplex on the alley north of the site



6 Bus stop for bus# 1 on 10TH Ave W and W Howe St.

2 ANALYSIS OF CONTEXT

Initial site analysis addressing site opportunities and constraints, adjacent buildings, zoning of the site and adjacent properties, overlay designations, solar access, views, circulation patterns, community nodes, landmarks, and existing architectural and siting patterns.

Neighborhood Context and Adjacent Zoning

Land Use

The site, shown in orange on the adjacent page in the aerial photo on the zoning map sits in the new LR1 zone. It is the second parcel north of W Howe Street on the west side of the street. W Howe serves as the boundary the the SF-5000 zone south and east of the site. Generally, to the south are large single-family homes and to the north are dense single family and duplex residences. The neighborhood is predominantly residential with some commercial and public use centered at the intersection of W Howe and 10th Avenue W.

Architecture

The architecture varies dramatically in this neighborhood with a wide range of building types. Along 9th Avenue W, there are single-family and multifamily homes of various ages and sizes as well as apartment or condominium buildings. Some of the newer multi-family homes face the alleyway neighbored by old single-story garages and sheds. At West Howe street and 10th Avenue W are a commercial buildings, some of which are new and built to the zoning envelope.

Topography and Views

The subject site is sloped to the west, creating a 20' grade difference from 9th Ave W to the alley, which affords fantastic views of Puget Sound and Magnolia.



Single family house on 9th Ave.W. and W.Blaine St.



Single family house on 10TH Ave.W.



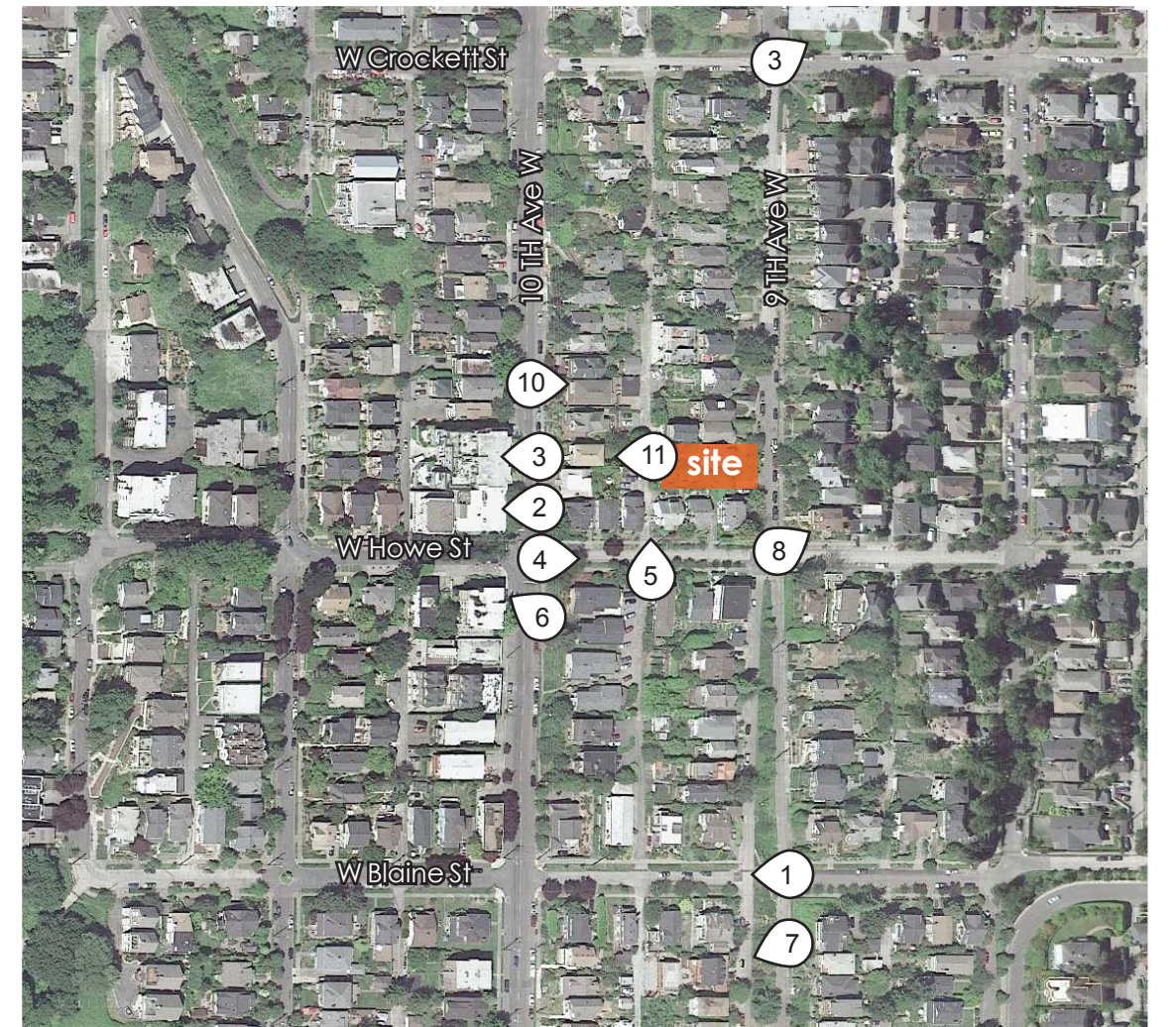
1910 single family house on 9TH Ave. W. and W. Howe St.



An apartment complex on W.Crockett St. and 9TH Ave. W.



A garage with a deck on top on the alley west of the site.





Existing Site Conditions.

A drawing of existing site conditions is on the adjacent page, indicating topography of the site or other physical features and location of structures and prominent landscape elements on the site including but not limited to all trees 6 inches or greater in diameter measured 4.5' above the ground (see CAM 242).

Uses

The site is located between 9th avenue west and 10th avenue west, and is approximately 120 feet east-west by 60 feet north-south. The lot contains an existing 1907 single family house.

Topography

The site begins equal in topography at 9th avenue west, then gradually drops approximately 20 feet east towards an alleyway. The site has spectacular views to the west of the neighborhood, Magnolia and Puget Sound, islands, and Olympic Peninsula.

Access

The site is bounded by an alleyway to the west and 9th avenue West to the east. 10th avenue west is a minor arterial with Metro bus service. 9th avenue west is a quiet residential street.



① View looking east from the alleyway.



② Looking east from the alleyway.



③ Looking northeast from the alleyway



④ Looking northwest on 9th Ave.W at the 1907 home



⑤ Looking west on 9th Ave.W



⑥ Close up of the existing 1907 home



⑦ Looking east on existing pedestrian access



⑧ Looking west from the second floor deck of the existing 1907 house



⑨ Looking north up the alleyway from W.Howestreet.

existing site conditions

Site analysis summary:

- 9th avenue W and the alley between 9th ave and 10th ave
- Slopes slightly downhill to the north from W Howe St past the site, changing to an uphill slope that continues steeper north to W Crockett St. Slopes uphill south of W Howe St.
- W Howe St
- Slopes uphill to the east from 12th Ave W to 7th Ave W. It is covered with cobblestones between 9th and 10th ave W.

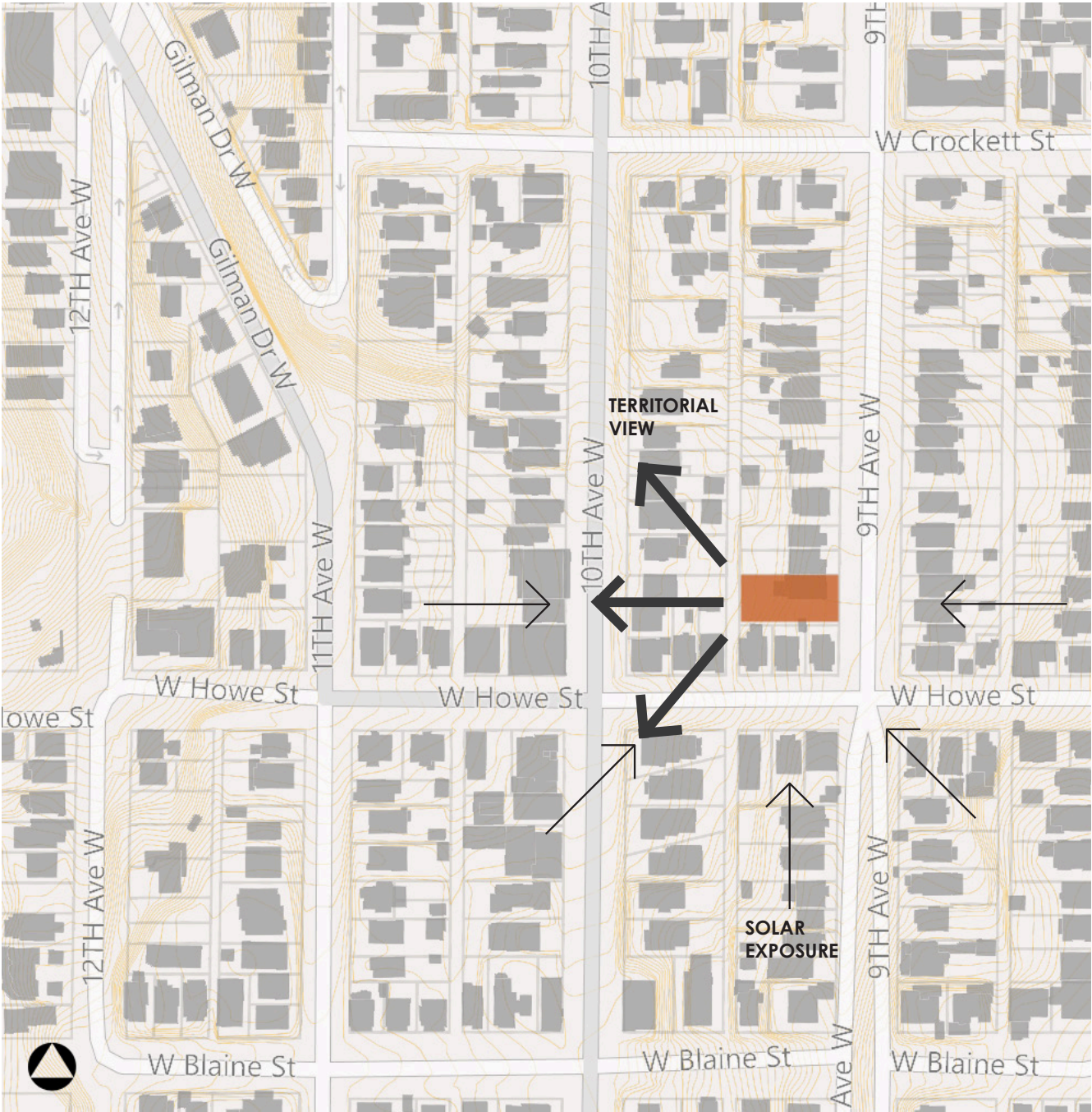
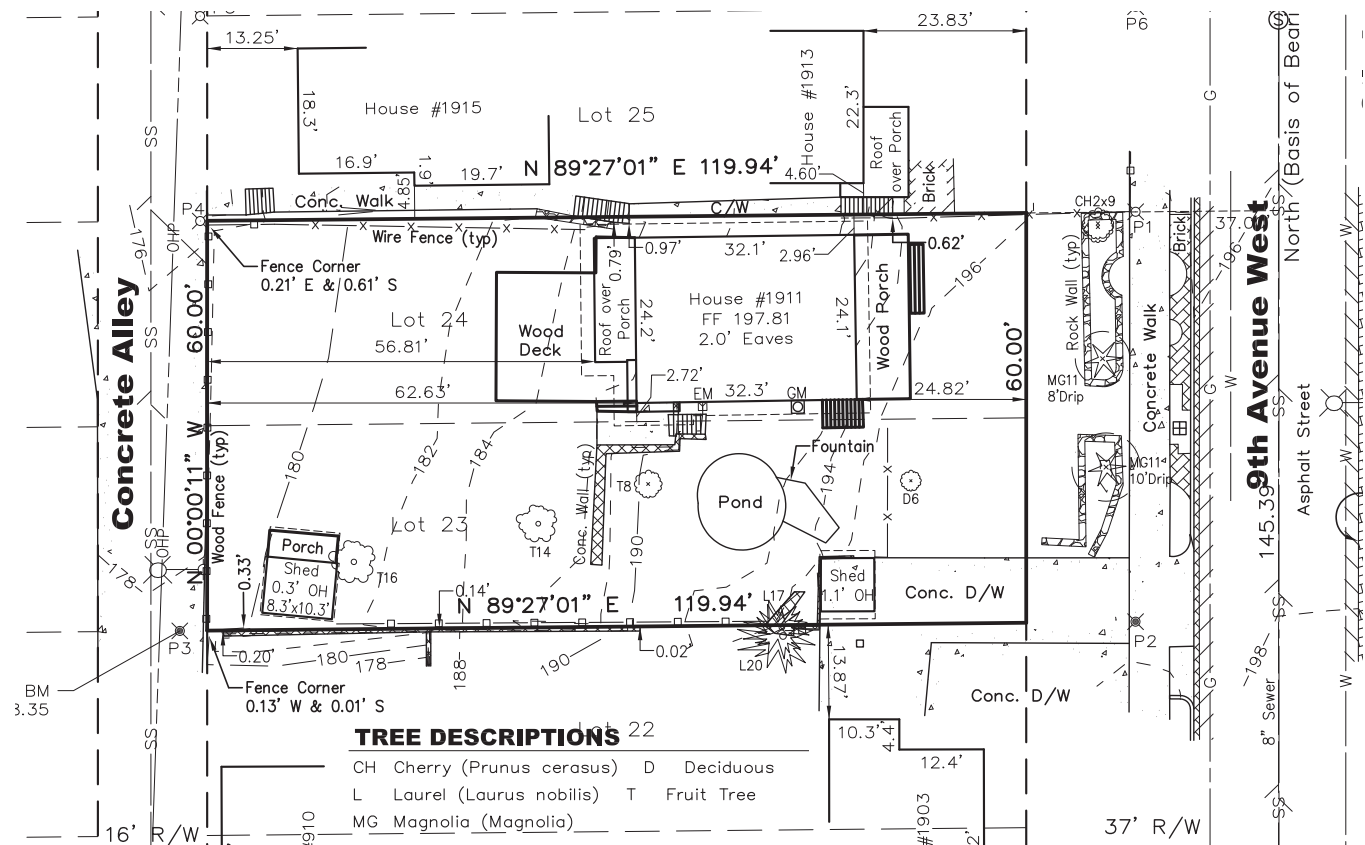
- 10th avenue W traffic
- Minor arterial connecting the neighborhood to lower Queen Anne, Belltown and Downtown. There is a bus stop at 10th Ave W and W Howe St, Bus route #1 provides access to from Queen Anne to downtown Seattle terminating in the International District and 2 provides access to from Queen Anne through downtown Seattle and Capitol Hill, terminating at Mardrona Park on Lake Washington Boulevard.

- Solar access
- The site has great solar access to the east, southeast, south, southwest and the west. The topography of the site provides particular solar access to the southwest and west.

- Building mass
- Desire to address both 9th Ave W and the alley with modulation along its side elevations and in the courtyard.

- Views
- Striking views to the southwest and west towards Magnolia, Puget Sound and the Olympic Peninsula.

- Parking access
- Propose three private garages and two surface parking stalls accessed from the alley at the west side of the site.



existing site conditions

5. Design Guildelines.

A brief description of how the proposal meets the intent of the applicable citywide and neighborhood design guidelines. Identify design guidelines most relevant to the proposal.

A-1. Respond to Site Characteristics:	The building's massing reflects the slope of the site, with a reduction in massing at the sloped end of the site by the alley and in the courtyard. In addition, the pent-house roof access points are positioned to minimize the impact of the additional height in those areas.
A-2. Streetscape Compatibility:	The new single-family residence is setback such as to continue the existing open space and landscaping patterns established by the adjacent structures.
A-3 Entrances Visible from the Street:	The entry for new single-family residence will be visible from the street. Like its neighbors, this home will offer an entry porch, but one that is only partially recessed. A strong, defined pedestrian entry sequence will inform visitors that the triplex entries are at the middle of the site, and also accessed from 9th West.
A-5 Respect for Adjacent Sites:	The new single-family residence is two stories at the street to mimic the adjacent single-family structures. Its height increases as it steps back away from the street. Like the existing house, large windows will face 9th West. The triplex will be roughly the same massing as the other, newer constructed buildings near the alley.
A-6 Transition Between Residence and Street:	The new single family residence will enhance the access walkway from 9th Ave W to the triplex location by framing it's opening, providing structure, and then emphasizing the importance and value placed on the courtyard when that structure stops and the space widens. The entire entry sequence and courtyard will be landscaped in a way that is compatible with the existing conditions on 9th West. The two mature magnolia trees are wonderful totems, marking the beginning of this entry sequence.
A-7 Residential Open Space:	The amenity space requirement is provided in private front yards for each of the single-family structures with a common courtyard accessible to all homes at the center of the site. Additional amenity space is provided on private roof decks for each of the new homes.
A-8 Parking and Vehicular Access:	Automobile parking shall be provided in private garages for the three townhomes in the triplex structure abutting the alle. Additional automobile parking shall be provided at grade for each of the single-family homes abutting 9th AVe W. All parking is accessed from a the alley with direct access to each stall.
B-1. Height, Bulk and Scale Compatibility:	The 9th West facade maintains form and size consistent with the adjacent residential structures. It steps up in height as it recedes from the street frontage in order to provide a third floor and access to a roof deck. The triplex at the alley references the strategy of another triplex completed several years ago to the north of the site. Its height is minimized by providing only two stories on top of private and surface parking at the alley grade. The proposed third floor steps back from the alley setback as do penthouses for access to the roof. Both structures also step back from the courtyard to provide a more pedestrian scale at the center of the site.
C-1 Architectural Context:	The proposed architectural solution respects the dominant architectural context along 9th Avenue W without imitating. Akin to much of what the neighborhood offers, the proposed single-family residence, at the street, will be a two story structure with a covered, recessed entry. Our entry, however, will stretch out toward the street, perpendicular to the house, to further welcome pedestrians while approximating the size of neighboring porches. We will maximize the fenestration to 9th West to continue the pattern of expansive amounts of glass facing the street. The new single family's roof and parapet design will reveal a modern facade treatment.

C-2 Architectural Concept and Consistency:

The design approach is informed by three primary concepts: save an existing turn of the century home, design opportunities for shared community interaction, and manipulate unique volumes for living spaces that interact with each other and the community spaces. The building's entry and courtyard offer spaces for planned and informal interactions, and the homes, each unique, are arranged around the courtyard in a manner that allows connection and privacy simultaneously. A narrow framed walkway from the street widens between the two single-family structures providing access to the site and courtyard for each home.

C-4 Exterior Finish Materials:

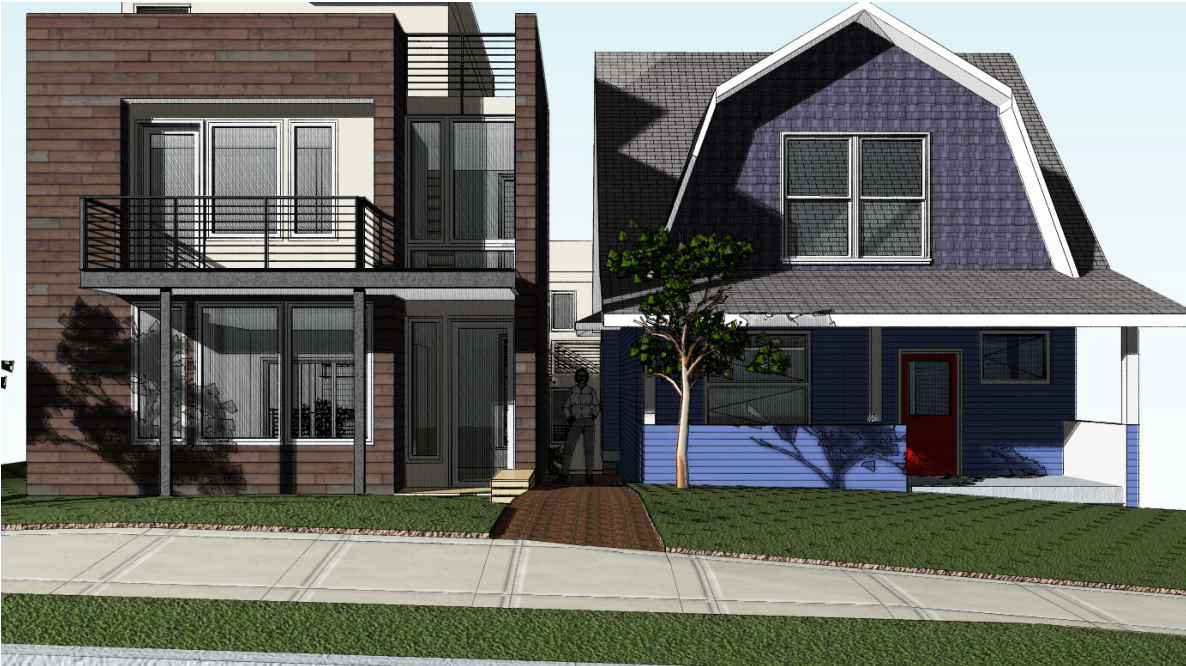
We will use durable and maintainable materials at the buildings' exterior that also respect the need for sustainability. Reclaimed wood installed as ship lap siding may be used on the two story volumes that primarily face the rights-of-way and the internal courtyard. A paneled colored material (to be determined) will be used on the other surfaces.

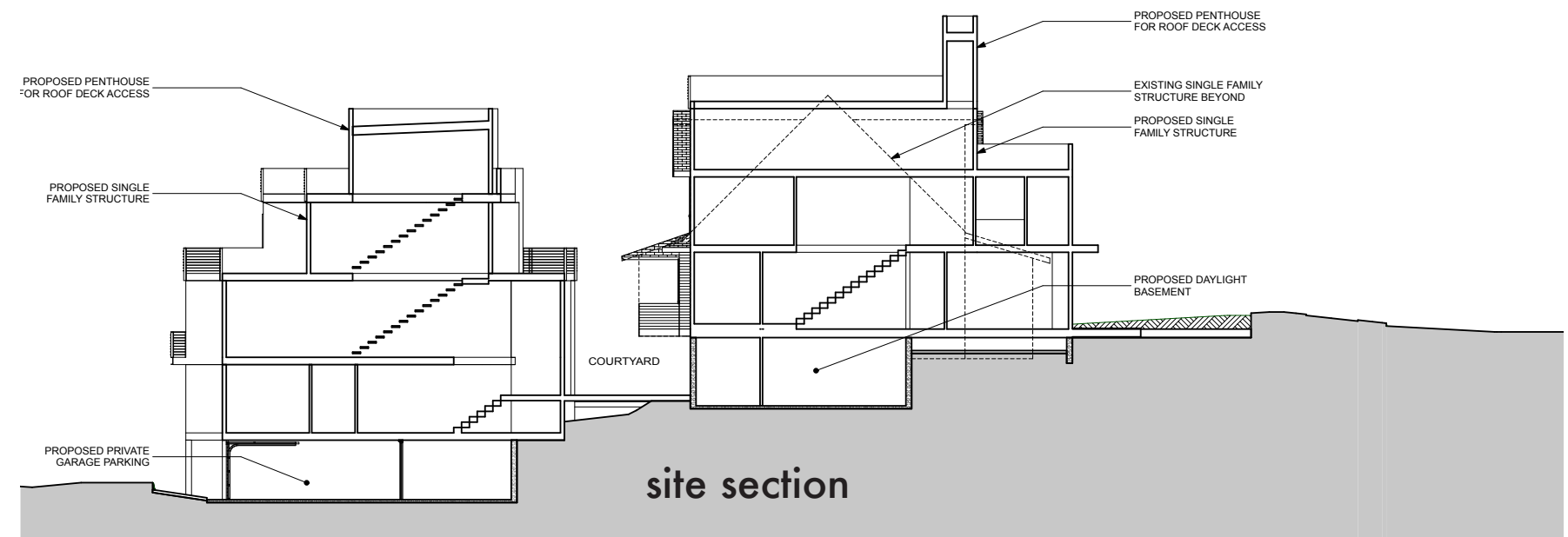
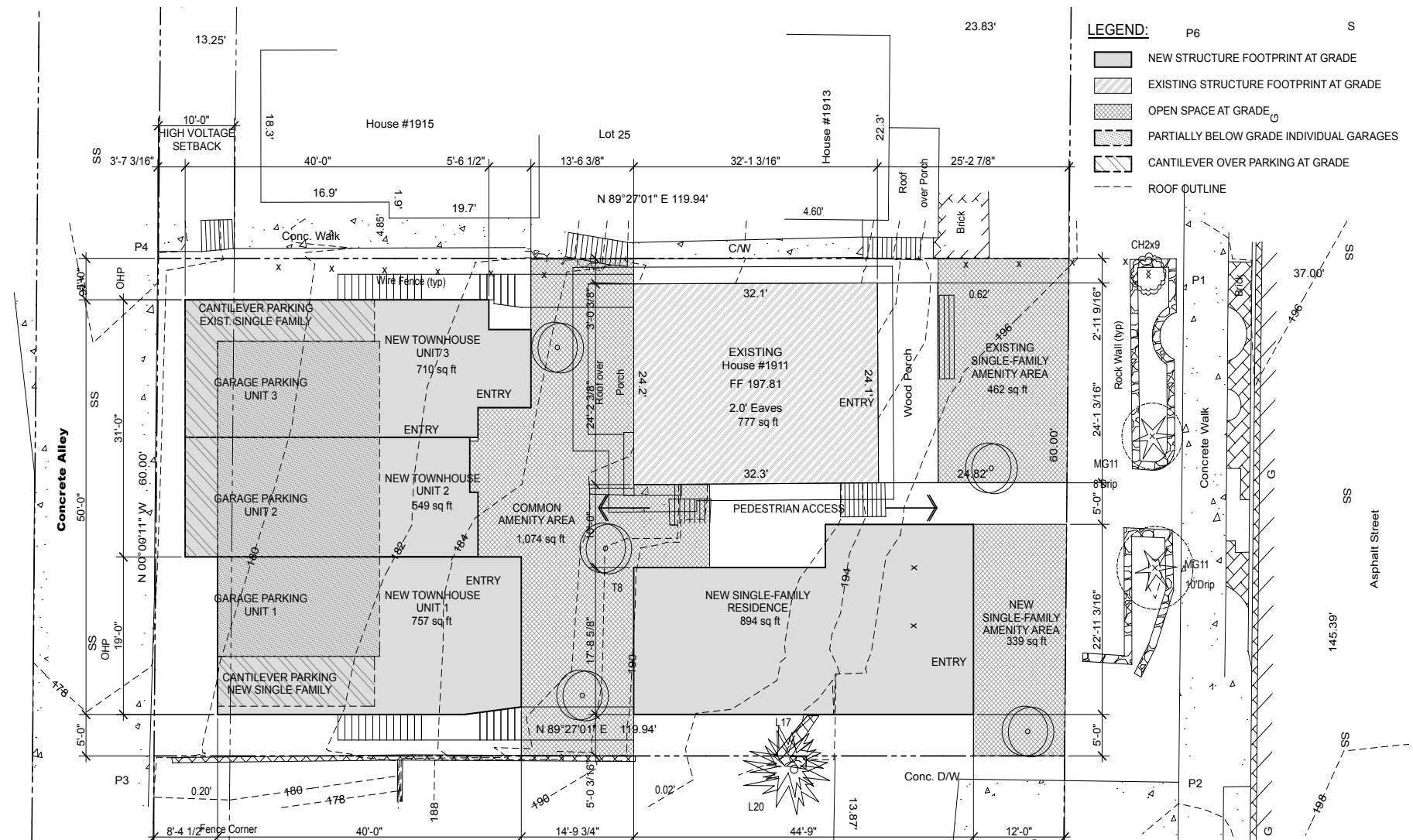
D-7 Pedestrian Safety:

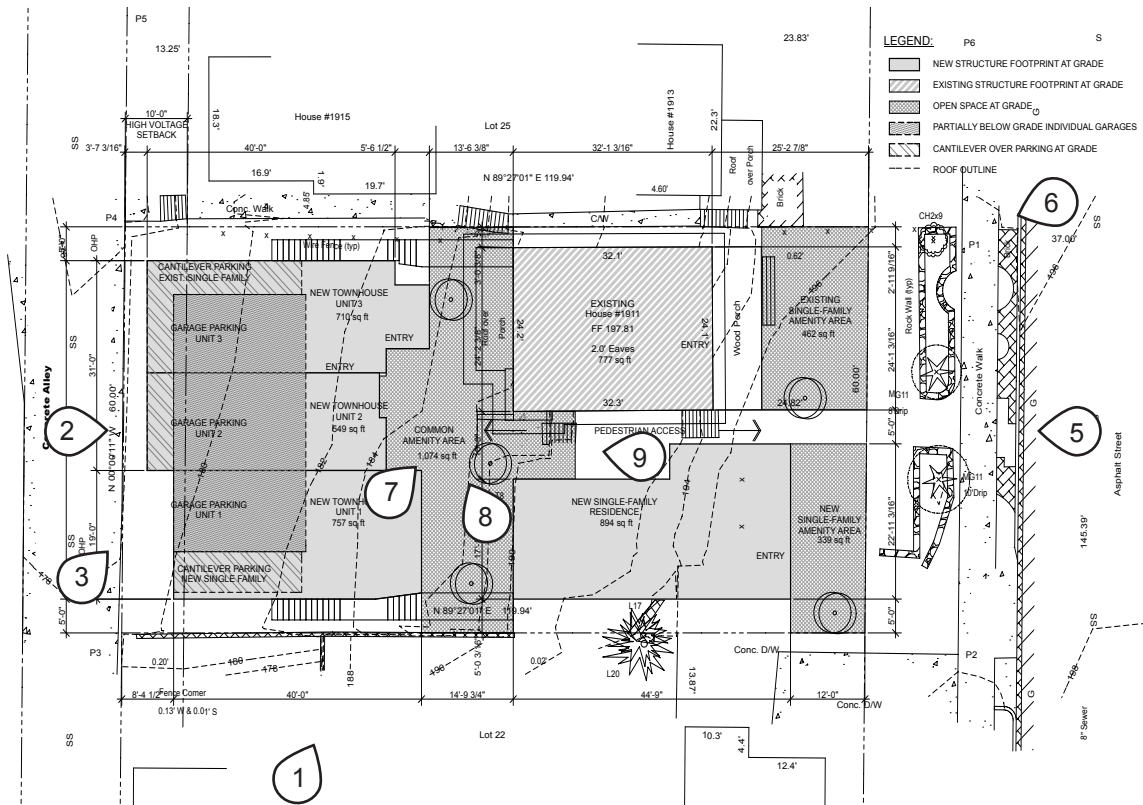
We intend to have all pedestrian access come from 9th Avenue W. The access to the courtyard will be well lit and have a direct view from all the homes. The new home abutting the street will maximize glazing in order to create significant interaction with the pedestrian street front.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites:

For this site, the landscaping approach starts with the two existing Magnolia trees that frame the pedestrian walkway from 9th Ave W. The access to the courtyard and site setbacks shall be edged with landscaping native to the Northwest such as edibles and ferns. The courtyard shall be carefully landscaped including special pavements, trellisses, screen walls, and planters. In addition site furniture shall be incorporated into the design of the ground and outdoor decks above grade in the project. The landscaping, broadly defined to include existing and new trees, the plants in the amenity spaces, and the plantings in the courtyard shall enhance and help stitch together the project site with its surroundings.







Architectural Concept

The project's conceptual approach evolves out of an idea of distinct edges of the site. Edges between boundaries highlight distinct elements, establishing horizontal and vertical planes as well as individual volumes. The result is a transition from a volumetric expression of forms that emulate the adjacent fabric along 9th Avenue W to a rhythmic definition at the alley. The alley side of project is eroded in order to reduce the overall scale of the project. The east and west edge expressions meet in the courtyard at the center of the site. This transition across the site provides a continuity across the project while distinguishing the new detached single-family home from the triplex of attached homes. Large transparent openings orient to the west for the views, into the courtyard and towards 9th Ave W to reinforce the pedestrian experience. The walkway connecting 9th Ave W to the courtyard is pinched at its access point to the narrowest width permissible in order to then expand into the courtyard at the center of the site.



① aerial view from south.



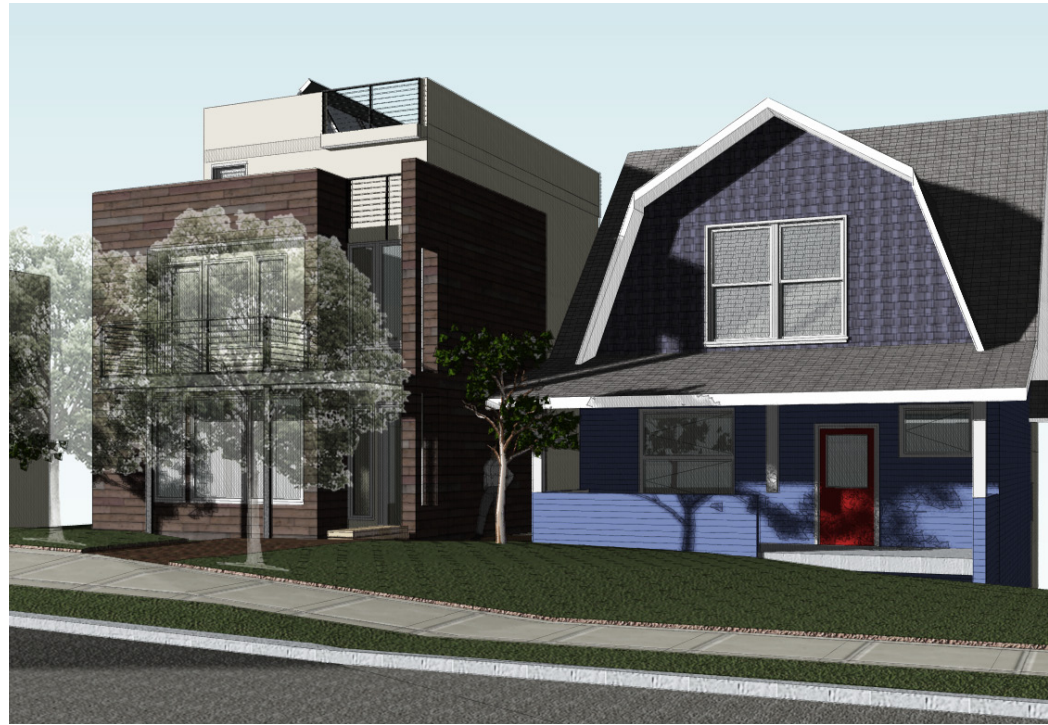
② view from the alleyway to east.



③ view from the alleyway to north east.



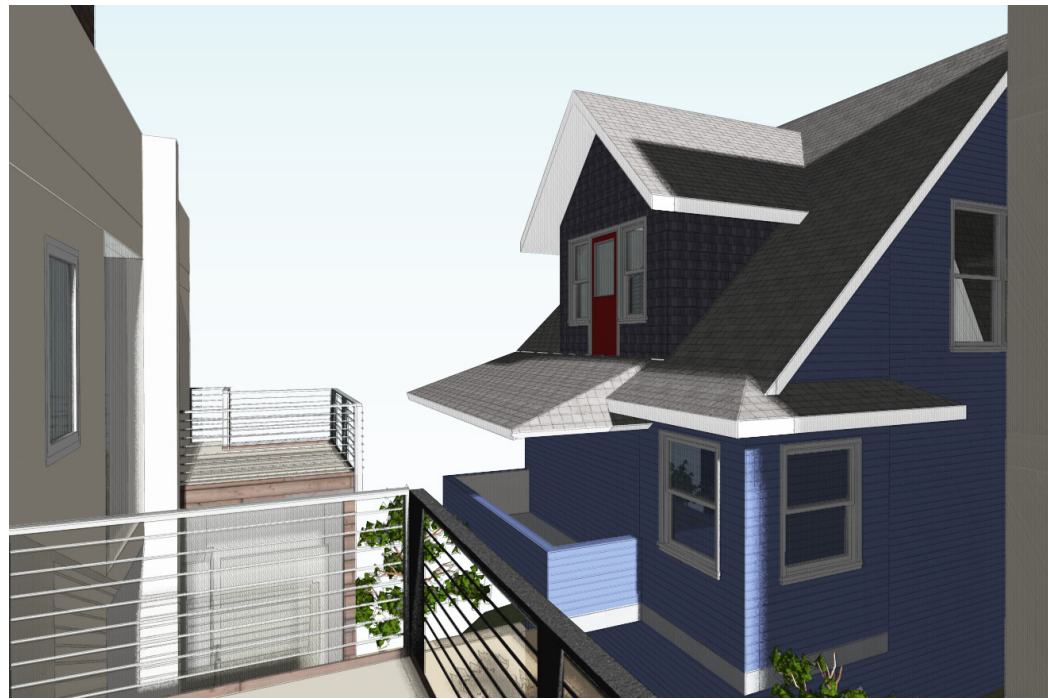
⑤ view from east of 9th Ave. W.



⑥ view from north east on 9th Ave. W.



⑧ view of the courtyard looking north



⑦ view from south into the courtyard



⑨ view from north into the courtyard

7. Adjustments and/or Departures.

A summary of potential development standard adjustments (or departures). A table comparing code requirements with the proposed design should be included.

Site location:	1911 9th Avenue W 7,200 SF LR1		
Site Zoning:	Lowrise LR1		
Permitted Uses: 23.45.004	Residential Use: Townhouse and Single Family		
Height: in Multi-family zone 23.45.009	A. Maximum height is 30 feet C3. In Lowrise 1 zones the ridge of pitched roofs on principal structures may extend up to five (5) feet above the maximum height limit. All parts of the roof above thirty (30) feet in Lowrise 1 zones s shall be pitched at a rate of not less than four to twelve (4:12). C4. No portion of a shed roof shall be permitted to extend beyond the maximum height limit under this provision.		
Height: Rooftop features: 23.45.009	D4. May extend 10 feet above the maximum height limit, so long as the combined total coverage of all features does not exceed 15% of the roof area or 20% of the roof area if the total includes stair and eleva- tor penthouses. H4. The following rooftop features may extend up to 15 feet above the maximum height limit, so long as the combined total coverage of all features listed in this subsection does not exceed 20 percent of the roof area or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment.		
23.47.012			
Floor Area Ratio: Table A for 23.45.510	B. Floor Area Ratios. For LR1 outside an Urban Village, 0.9 or 1.1 for Single-Family Dwellings and Townhouse Developments. The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C C. In LR zones, in order to qualify for the higher FAR limit shown in Table A for 23.45.510, the certain stan- dards shall be met regarding: green building performance standards; alley access and improvement standards; parking location if parking is required; access to parking if parking is provided;		
Density: Table A for 23.45.512	Density Limits in Lowrise Zones: 1/1,600 for Single-Family, 1/2,200 or 1/1,600 for Townhouse in LR1 zone. (2) For townhouse developments that meet the standards of subsection 23.45.510C, the higher density shown is permitted in LR1 zones.		
Structure Width: Table A for 23.45.527	Structure width for a Townhouse Development is 60 feet in LR1		
Setbacks: Table A for 23.45.518	For All LR Zones: Setback Front Rear Side Setback for Facades 40 feet or less Side Setback for Facades 40 feet or greater	Single-Family 7 feet avg, 5 min. 0 with Alley, 7 if no alley 5 feet 5 feet min.	Townhouse Dev. 7 feet avg, 5 min. 7 feet avg, 5 min. 5 feet 7 feet avg, 5 min.
23.45.518	F1. Separations between multiple structures. In LR zones, the minimum required separation between princi- pal structures at any two points on different interior facades is 10 feet		
Amenity Area: 23.45.522	A1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area. A2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level. A3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.		
Parking: 23.54.015 Required Parking 23.54.030 Parking Space Standards	Chart A. 1 space for each dwelling unit for LR1 outside Urban Village B1a. Residential Uses – When 5 or fewer parking spaces are provided the minimum required size of a parking space shall be for a medium car. B1d. Townhouse units. For an individual garage serving a townhouse unit, theminimum required size of a parking space shall be for a large car, as described in subsection 23.54.030.A. C1. Access to parking. Alley access required..		
23.45.536 Parking, Location, Access, and Screening - Lowrise Zones			

CODE REQUIREMENTS NEEDING ADJUSTMENTS			
CODE ITEM/SECTION	REQUIREMENT	PROPOSED	ADJUSTMENT
1. REAR SETBACK	Townhouse Development	Townhouse Development	
TABLE A 23.45.518	7 feet average, 5 feet minimum	5.44 feet average, 3.6 feet minimum in order to maximize the space in the courtyard	78% reduction in average, 72% reduction of minimum
1. SIDE SETBACK FOR FACADES GREATER THAN 40 FEET IN LENGTH	Townhouse Development	Townhouse Development	
TABLE A 23.45.518	7 feet average, 5 feet minimum	The north side façade length is 45.5 feet. The side setback is set at 5.44 feet average, 5 feet minimum. The façade 5 feet from the property line is 40 feet in length. The wall steps back an additional 3.6 feet to provide a setback of 8.6 feet for the additional 5.5 feet of façade within 15 feet of the north side property line	78% reduction in average, NO reduction of minimum
2. SEPARATIONS			
23.45.518F1	Minimum required separation between principal structures at any two points on different interior facades is 10 feet	Between Single-family structures 5 feet separation is provided for a distance of 7 feet at entry point of pedestrian walkway from 9th Avenue W	50 percent reduction



① 208 18th Ave. E. exterior view from street

⑤ 1911 E Pine St. view at interior of canyon

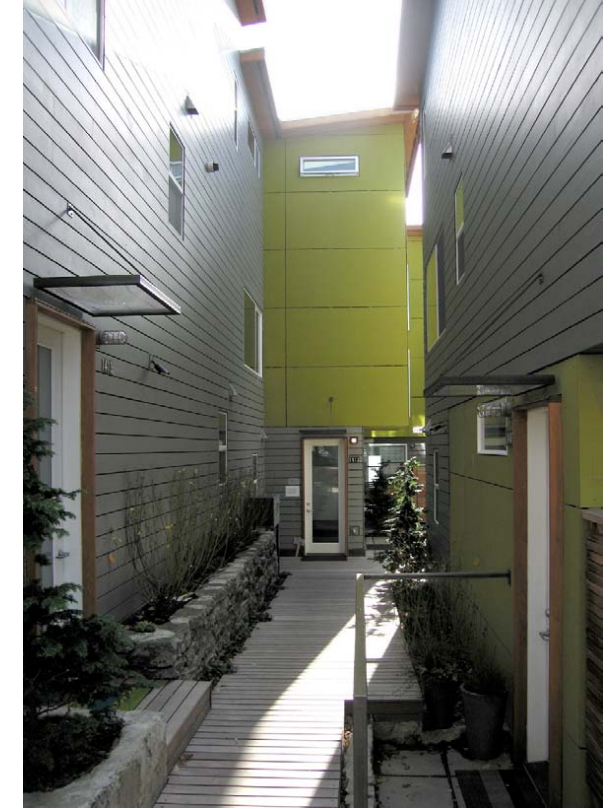


② 208 18th Ave. E. interior courtyard view



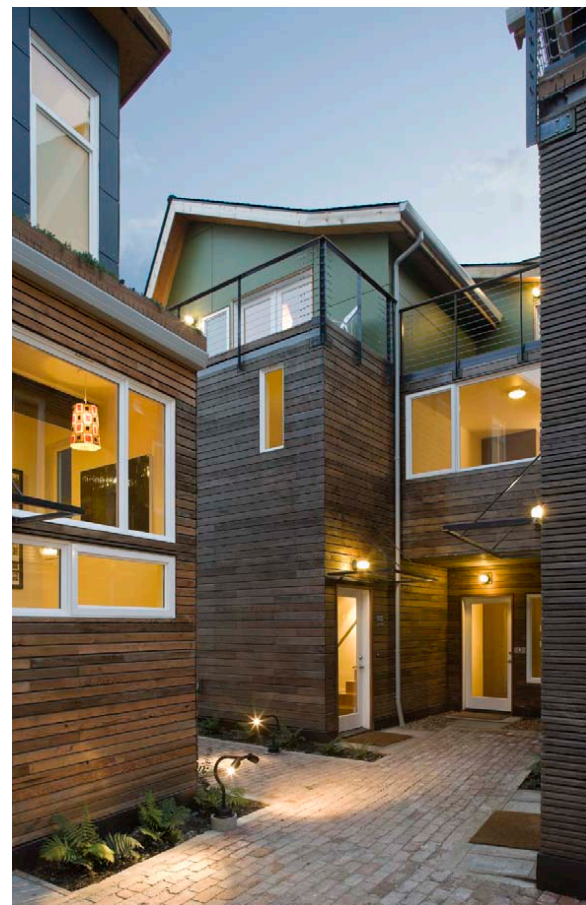
③ 1411 E. Fir St. exterior view from street

⑦ 1911 E. Pine St. courtyard view from a deck

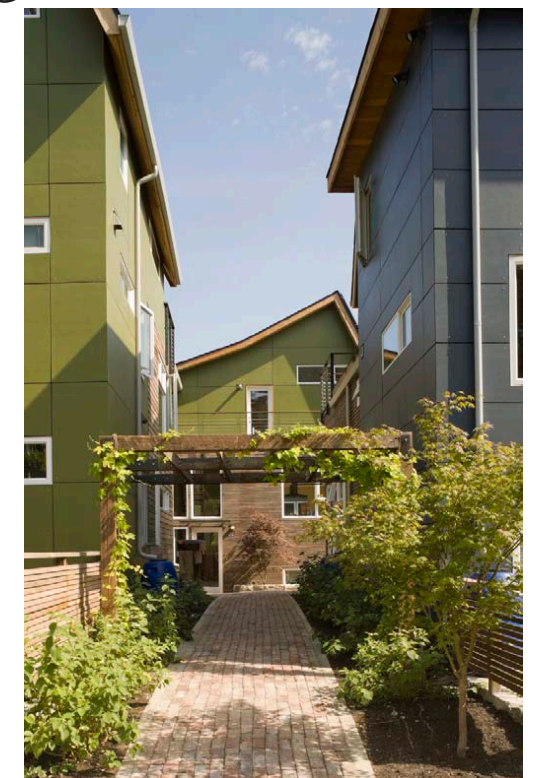
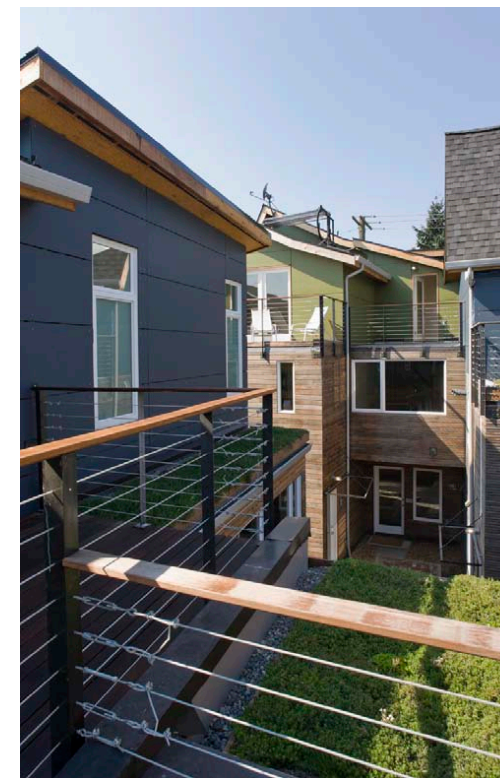


④ 1411 E. Fir St. interior boardwalk view

⑧ 1911 E. Pine St. view from street



⑥ 1818 E Yesler Way. view of a woonerf



completed work examples