

9043 18th Ave SW

STREAMLINED DESIGN REVIEW

03/15/16



RYAN RHODES **DESIGNS**

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Perspective of project location looking northwest from 18th Avenue SW.



Project location is situated between a single-story commercial warehouse and a three-story townhome. Existing single family residence is to be demolished. Looking west from 18th Avenue SW.



Looking north from the bottom of the alley. Existing commercial warehouse is shown to the right.

INTRODUCTION:

The 2014 Population Census Bureau states that Seattle is the fastest-growing big city in the US. Recently, there has been much discussion on how to handle our rapid growth. The obvious solution is to build vertically. Townhomes are an excellent way of dispersing the density. They can provide at least three times as many units and maintain a similar footprint as a single family home. We propose to build four townhomes, each with two units, on a newly developed site comprised of an existing single family home and an existing adjacent empty lot. The site lies between a midrise/neighborhood commercial and a lowrise residential zone. Because of this, the surrounding buildings vary in typologies and thus shape and size. Page 4 shows that most of the immediately adjacent buildings are mainly townhomes or single family residences. Our proposed townhome development will blend in well with the existing conditions of the neighborhood.

The site is accessible to public amenities and transit. Westwood Village Shopping Center is located less than half of a mile away from the site. It is a large shopping complex with many different big brand name retail stores as well as a grocery store. There are also many bus stop locations available within walking distance with direct routes to Downtown Seattle, Westwood Village, White Center, and Southcenter.

9043 18TH AVE SW

Project Permit # 3020870
 Parcel # 7899800715
 Development Objectives: REMOVE EXISTING SFR AND CONSTRUCT FOUR NEW TOWNHOMES TO YIELD EIGHT UNITS TOTAL

Legal Description:
 LOT A OF LOT BOUNDARY ADJUSTMENT NO. 250097 AS RECORDED UNDER RECORDING NO. 20050418900011, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON. LOTS A, B, C, D, CITY OF SEATTLE SHORT PLAT NO. 3003665 UNDER RECORDING NO. 20060801900003; CITY OF SEATTLE, COUNTY OF KING, STATE OF WA

1 PROJECT INFORMATION

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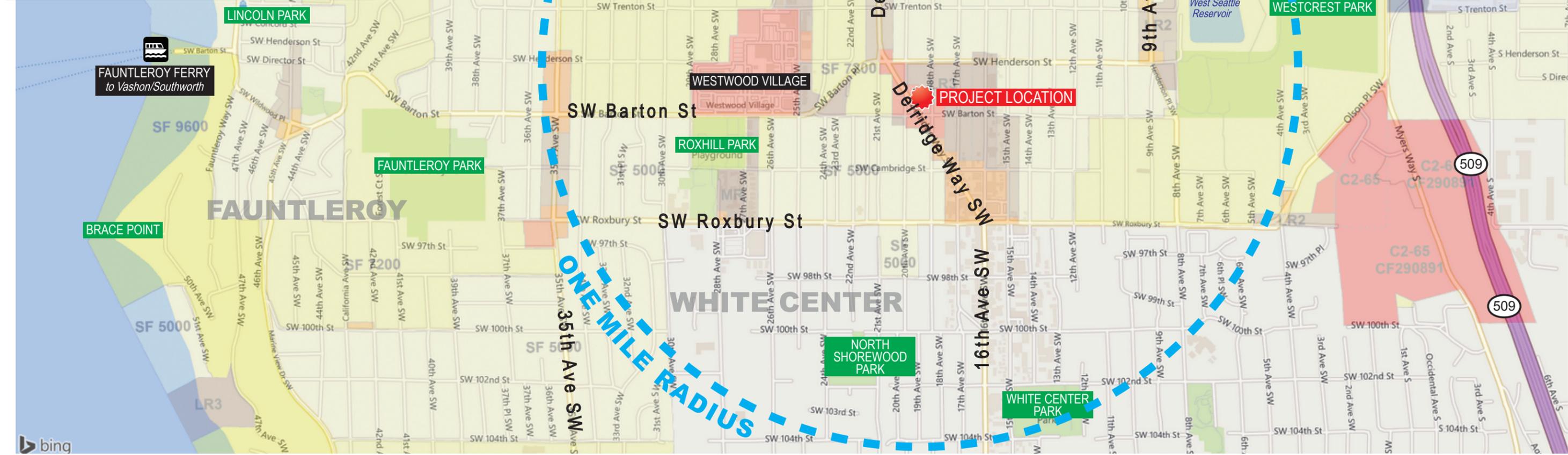
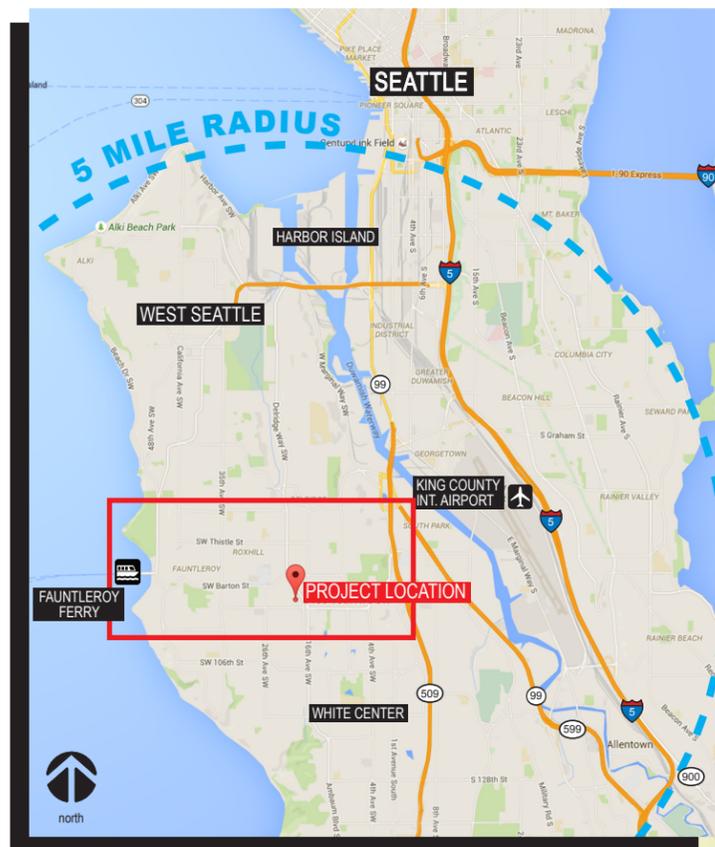




PROJECT LOCATION MAPS (NTS)

Zoning Map Legend:

- IG2 U/85 industrial buffer
- IB U/85 gen. industrial
- C2-65 midrise commercial
- NC2-40 neighborhood commercial
- SF 7200 single family 7200 SF
- SF 5000 single family 5000 SF
- LR 1,2,3 low-rise 1,2,3



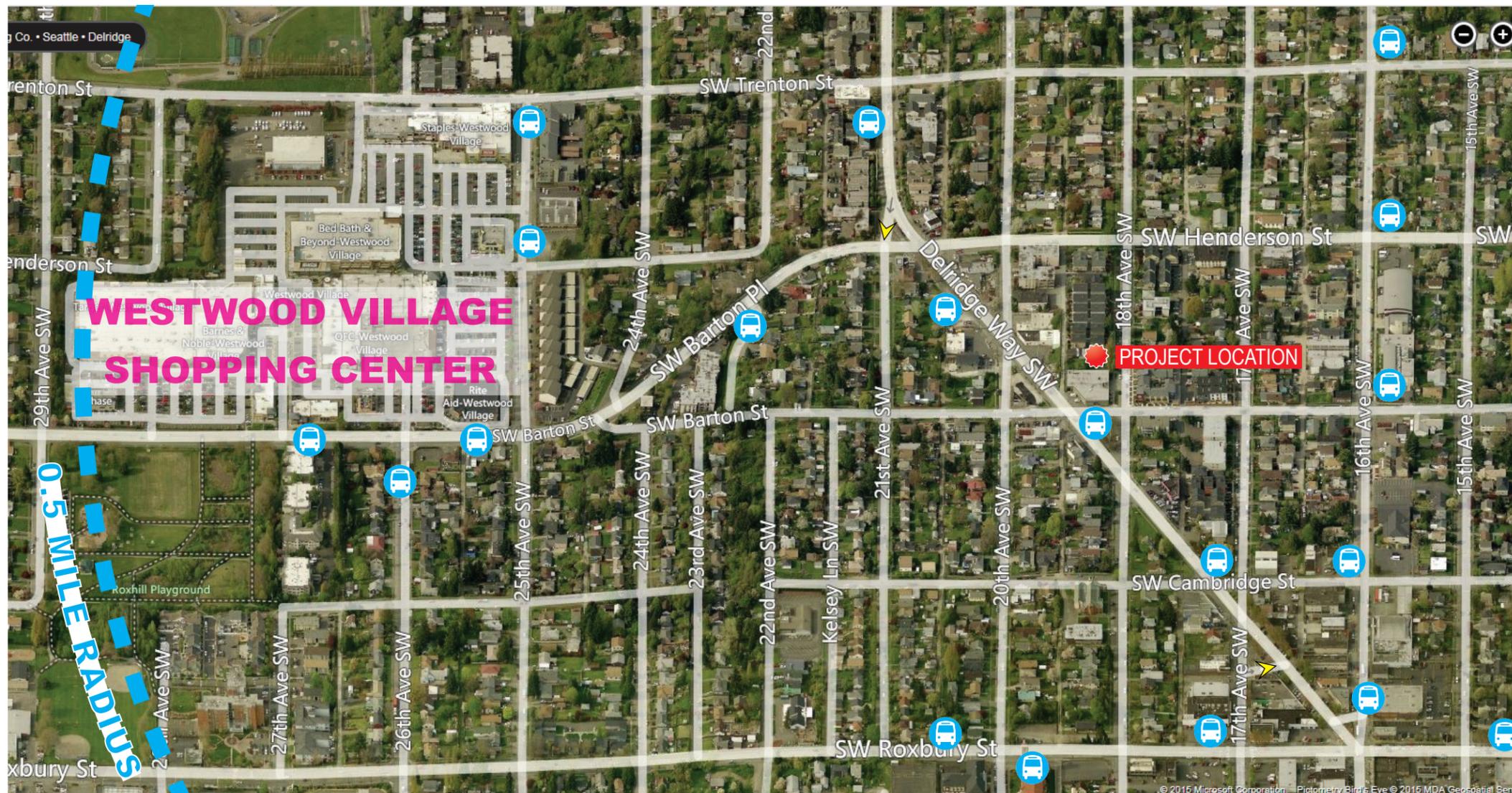
2 VICINITY MAP
one mile radius



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ZONING SUMMARY:

Address:	9043 18th Ave SW 98106
Base Zone:	LR3
Airport Height Overlay:	Conical Surface
Urban Village Overlay:	Westwood-Highland Park (Residential Urban Village)
ECA:	Salmon Watershed
North Lot Area:	4,498.3 sf
South Lot Area:	4,966.4 sf
Combined Lot Area:	9,464.7 sf
FAR:	9,464.7*1.4
	Table A for 23.45.510 - Built Green 4 Star
	=13,250 sf allowable / 4 proposed buildings
	= 3,312.5 sf per building / 3 floors
	= 1,104.2 sf per floor
Frequent Transit:	No
Parking:	None Required; (1 parking spot per unit proposed)
Density:	No Limit
Building Height:	30 feet (plus bonus)
Setbacks:	Front = 5'-0" minimum Rear = 15'-0" (no alley) Side 5'-0" (facades < 40') Side 5' min 7' avg (facades > 40')



King County Metro



One Way Street Direction

NEIGHBORHOOD CONTEXT- aerial view

(NTS)

3 VICINITY MAP
half mile radius



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NEIGHBORING BUILDINGS & USES:

- 1** Project Location
- 2** Single Family Residence
- 3** Townhouses
- 4** Apartment Building
- 5** Apartment Complex (mixed use)
- 6** 711
- 7** Burger Boss
- 8** Small Business
- 9** Church

One can see from this diagram that the majority of the surrounding buildings are made up of a combination of single family residences, townhomes, and apartment buildings. The commercial buildings and small businesses hug Delridge Way SW, a major arterial street in the area.

A bus stop is located adjacent on SW Barton St. Bus 60 goes to Westwood Village. Bus 128 goes as far as Southcenter in Tukwila.





STREET ELEVATION- looking west from 18th Ave SW

(NTS)



STREET ELEVATION- looking east from 18th Ave SW

(NTS)





A Burger Boss located in commercial zone of Delridge Way SW.



B Single-story commercial warehouse located directly south of site.



REFERENCE MAP:
(NTS)



C Recently developed townhomes north of site.



D Single family residence next to townhome project north of site.





A Recently developed townhomes across from site.



B Recently developed townhomes across from site.



C Recently developed townhomes across from site.



REFERENCE MAP:
(NTS)

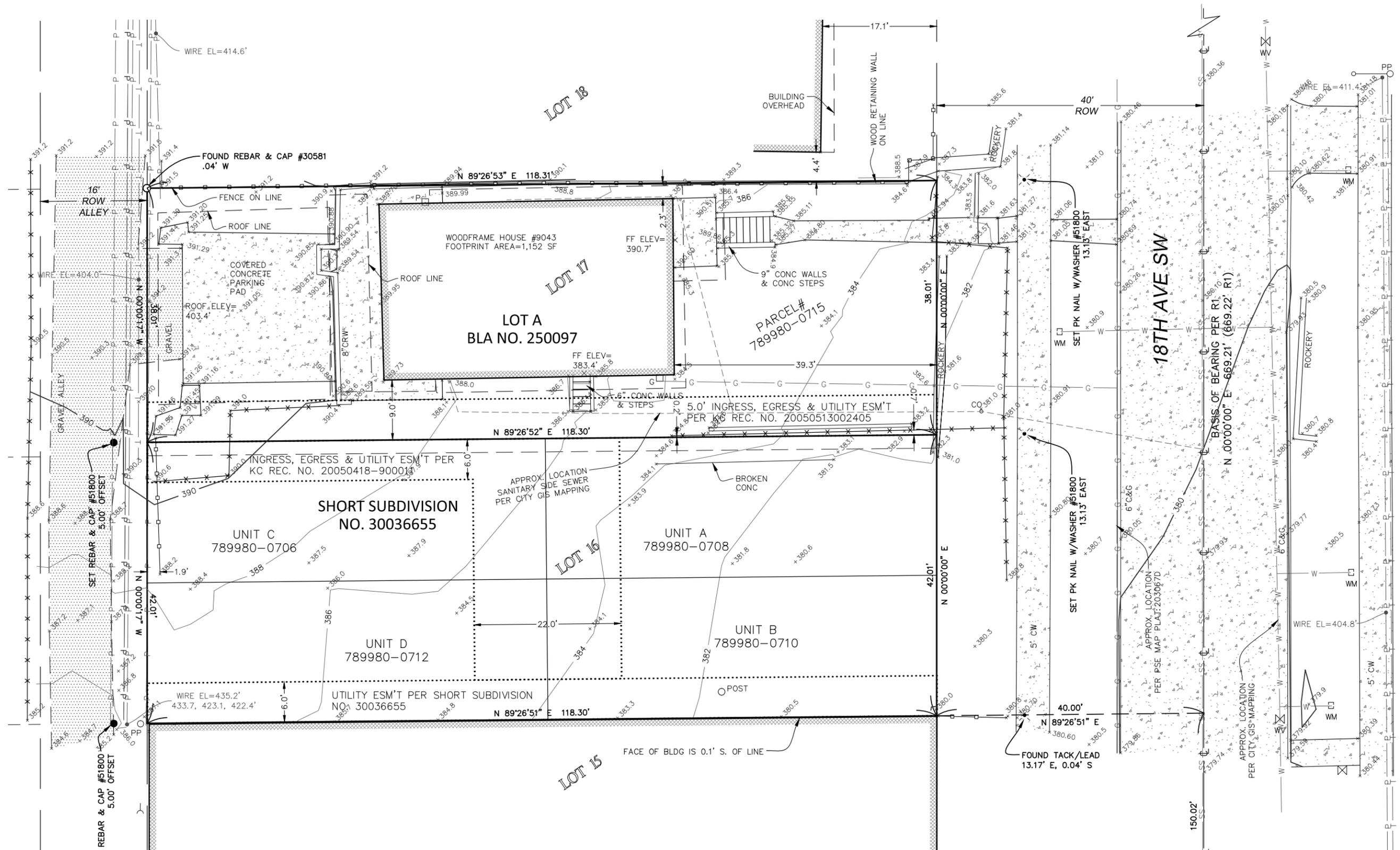


Fitting in with the existing fabric of the neighborhood is important to our project. We are proposing similar elements as seen in these townhomes to the left such as materials, landscaping, screening, inviting entrances and amenity space at grade.

Our buildings will look similar in terms of modernity and style to the townhomes shown on this page. They are located across the street from our project location. However, there is a ten foot grade change from the rear of the lot to the front, so how we work with the site will reflect more similarly to what the neighboring townhomes to the north have done, shown on the previous page. Grade will be retained.

We are proposing site steps leading up to a central courtyard which will be developed common space for the residents to interact with one another. In addition, private pathways are being proposed on both the north and south lot lines where trash receptacles will be located and screened from view.

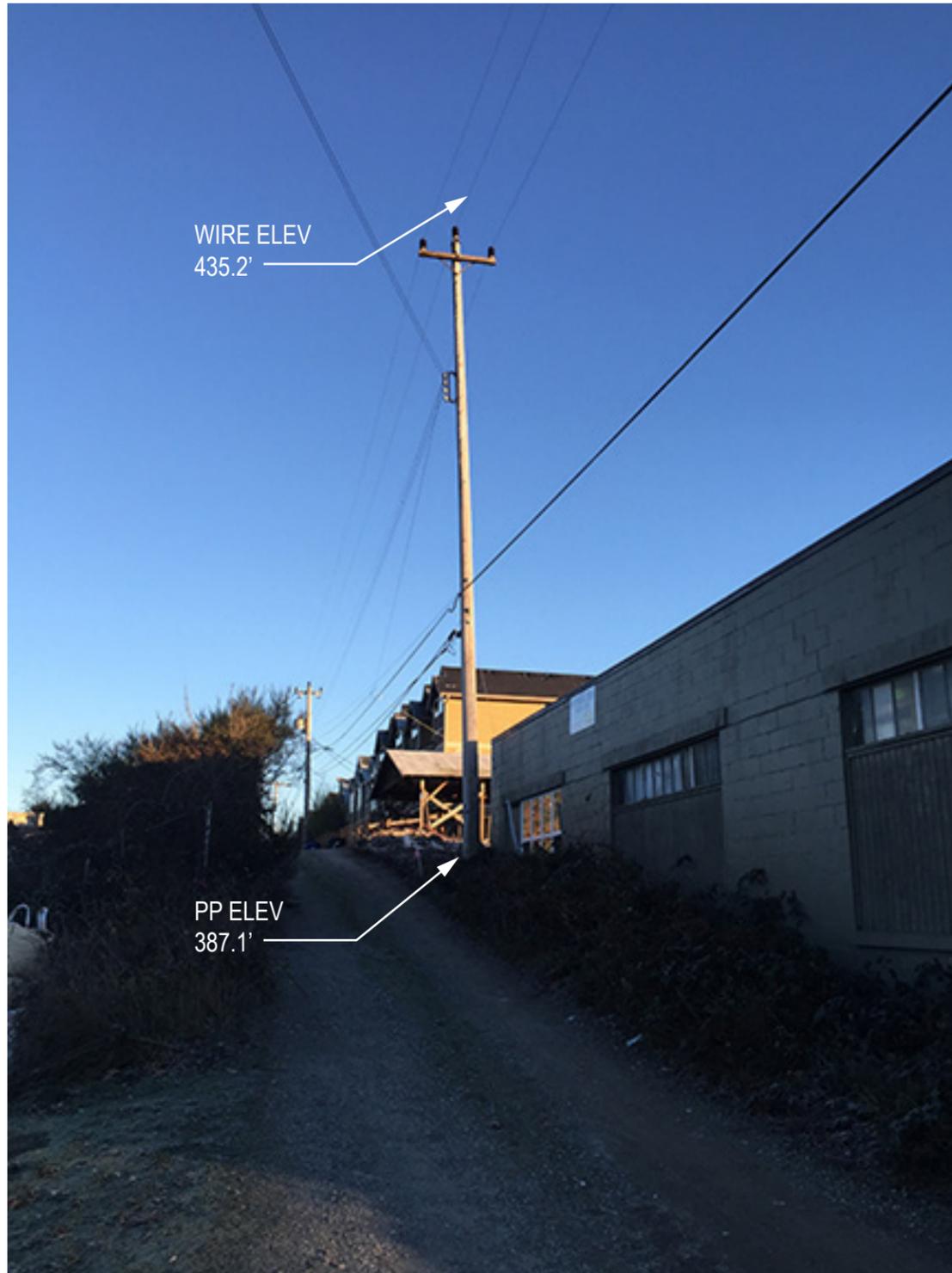




TOPOGRAPHIC & BOUNDARY SURVEY

(NTS)





A Utility pole located at southwest corner of lot; does not interfere with proposed building height. See pg 8 for Geodimensions survey for exact location. See pg 22 for elevation drawing for height comparison. Existing alley will need to be improved.



B Looking west at project site location.



C Existing SFR to be demolished adjacent to townhouse north of site. Existing retaining conditions of grade.



D Commercial building south of site abuts property line.

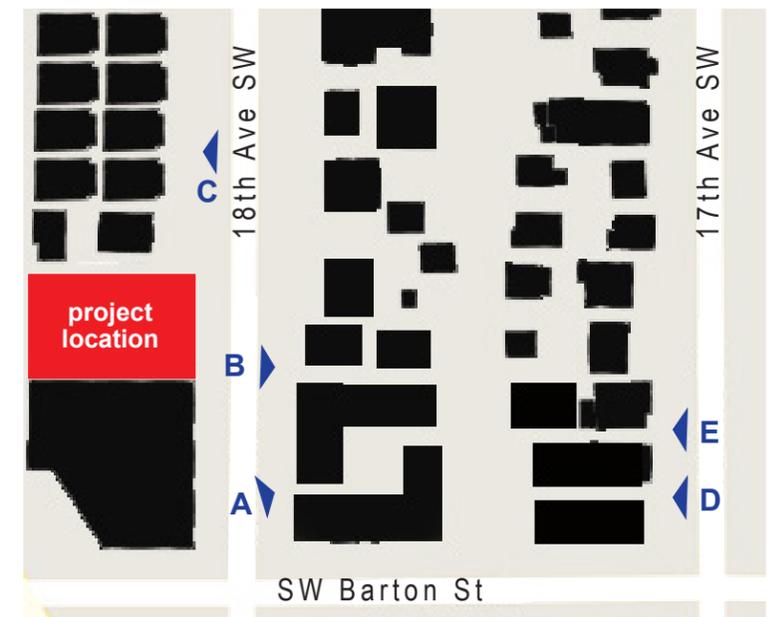




A Architectural concrete at ground level.



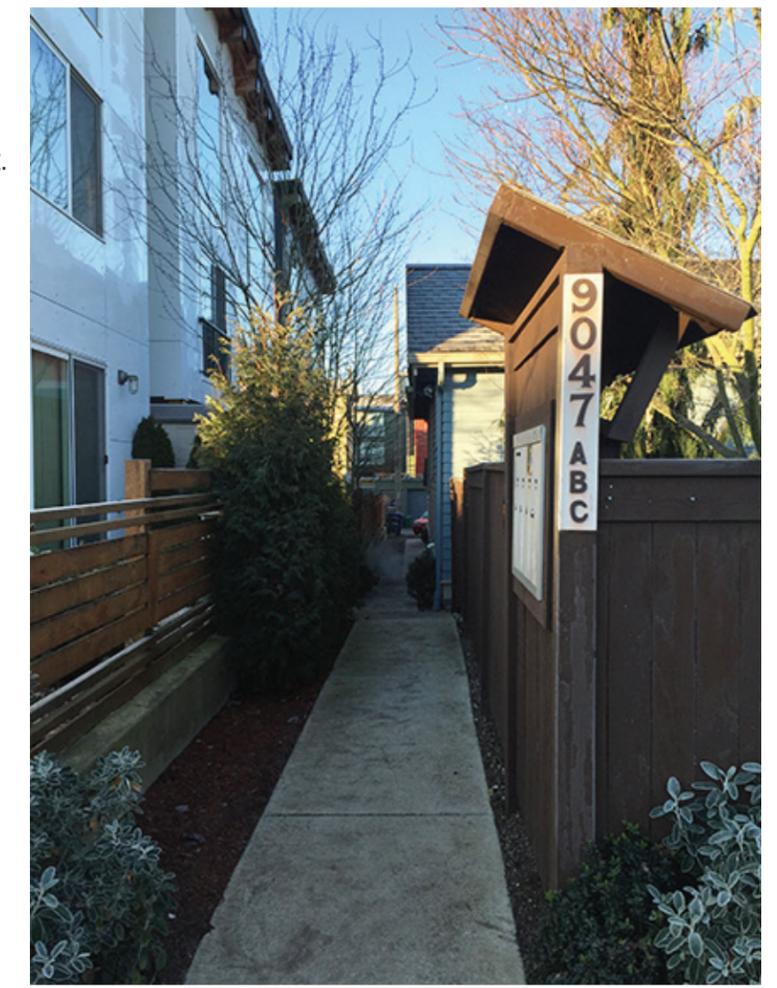
B Colorful metal cladding, warm cedar slats, and an inviting trellis at entrance from street.



C Semi-private site steps leading up existing topography.



D Shared semi-private entrance from street.



E Mailbox and address number are clearly visible from street.



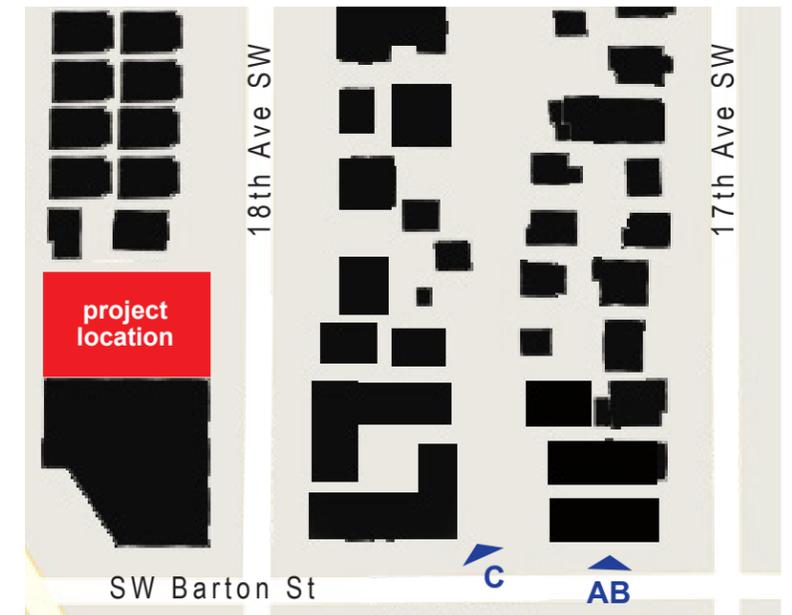


A+B to the left:

The townhome development shown on this page to the left is around the corner from our project location. Notice the warm slat fence, modern roof and choice of materials, large windows, and landscaping.

C below:

The carport below is covered and enclosed. Similar to our project, parking is located off the alley.



REFERENCE MAP:

(NTS)



A



B



C



CONTEXT AND SITE

CS1: NATURAL SYSTEMS AND SITE FEATURES

ENERGY USE; SUNLIGHT AND NATURAL VENTILATION; TOPOGRAPHY; PLANTS AND HABITAT; WATER

GUIDANCE: Incorporate on-site natural habitats and landscape elements such as: existing trees; Identify existing trees / arborist report may be required.

CS2: URBAN PATTERN AND FORM

LOCATION IN THE CITY AND NEIGHBORHOOD; ADJACENT SITES, STREETS, AND OPEN SPACES; RELATIONSHIP TO THE BLOCK; HEIGHT, BULK, AND SCALE

GUIDANCE: Identify opportunities for the project to make a strong connection to the street; Use changes in site shape, and vegetation or structures to help make a successful fit with adjacent properties; Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES; LOCAL HISTORY AND CULTURE

GUIDANCE: Create compatibility between new projects and existing context, through building articulation, scale and proportion, detailing, fenestration, and/or the use of complementary materials.

RESPONSE: The proposed design carefully considers how the project will interact with its existing site constraints and opportunities as a result of inquisitive site analysis and research. The structures surrounding the site consist of a mix of single-family and multi-family residences between 1 and 3 stories as well as a mid-rise commercial building located immediately south of the lot line. We drew a lot of our inspiration from the newer apartment buildings, east of the site, across 18th Ave SW in terms of materials, building heights, and landscaping in the dedicated public amenity space found at grade level.

In addition, the fact that our site is located between an alley and a residential street makes for easy access to the front and rear buildings without disturbing much of the existing topography/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 8. A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 15.

A preliminary landscape plan can be found on page 25.

PUBLIC LIFE

PL2: WALKABILITY

D. WAYFINDING

GUIDANCE: Use design features as a means of wayfinding.

PL3: STREET LEVEL INTERACTION

A. ENTRIES

GUIDANCE: Design primary entries to be obvious, identifiable, and distinctive with clear line of sight and lobbies visually connected to the street.

PL4: ACTIVE TRANSIT

ENTRY LOCATIONS AND RELATIONSHIPS; PLANNING AHEAD FOR BICYCLISTS; PLANNING AHEAD FOR TRANSIT

GUIDANCE: Facilities such as bike racks for bicyclists should be located to maximize convenience, security, and safety.

RESPONSE: As mentioned earlier, our site is located between a private alley and a residential street so access from both sides of the property will be provided. We are proposing parking for the residents to the rear of the lot, off the alley. This will be considered a more private entrance. Visitors and passersby may access the site at the front of the lot off 18th Ave SW. With this said, taking into consideration the street-facing facades, we propose to use architectural features such as large windows and front doors to make the street-facing facades welcoming and inviting. A directory or clearly visible address numbers on the buildings themselves will be provided as well to direct circulation through the site.

DESIGN CONCEPT

DC1: PROJECT USES AND ACTIVITIES

B. VEHICULAR ACCESS AND CIRCULATION

GUIDANCE: Minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians. Reduce the visual impacts of parking.

RESPONSE: Because parking will be located at the rear of the buildings, bicyclists may choose to enter the site from either the alley or from 18th Ave SW. Bike storage will either be located in the centrally located courtyard or within the units themselves. Landscaping and design features such as screening and/or trellises with plants will reduce any visual impacts of parking from the public amenity space and from the street.

DC2: ARCHITECTURAL CONCEPT

MASSING; ARCHITECTURAL AND FACADE COMPOSITION; SECONDARY ARCHITECTURAL FEATURES; SCALE AND TEXTURE; FORM AND FUNCTION

GUIDANCE: Design all building facades--considering the composition and architectural expression of the building as a whole. Consider architectural features that can be dual purpose--adding depth, texture, and scale as well as serving other project functions. Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale.

DC3: OPEN SPACE CONCEPT

B. OPEN SPACES, USES, AND ACTIVITIES

GUIDANCE: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC4: EXTERIOR ELEMENTS AND MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES

GUIDANCE: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.

RESPONSE: In order to reduce perceived mass, we have made design initiatives that help to break up the facade in terms of positive and negative space. For example, on the East facade, the fenestration has intentionally been aligned with the cable railings at the roof deck level, unit entries are recessed, and a material change has carefully been introduced. We have selected a neutral material palette of gray aluminum cladding, off-white panel siding, matte black panel siding, and architectural concrete. The neutral palette will contrast well with the pops of color at the recessed entries as well as with all of the proposed greenery. We propose to introduce color at the entries with bright red doors that extend from floor to ceiling which will add visual interest for the residents as well as for passersby at street level.

Since the courtyard is such a big part of the residents' daily experiences, we've focused on creating a highly textured, human-scale experience as one traverses the site through the use of secondary architectural elements such as warm wooden trellises and planter walls, graphic address numerals, planted walkways, and unique paving patterns in the courtyard spaces.





18TH AVE SW STREET PERSPECTIVE LOOKING NORTHWEST



18TH AVE SW STREET PERSPECTIVE LOOKING SOUTHWEST



COURTYARD PERSPECTIVE LOOKING NORTH

DESIGN INITIATIVES:

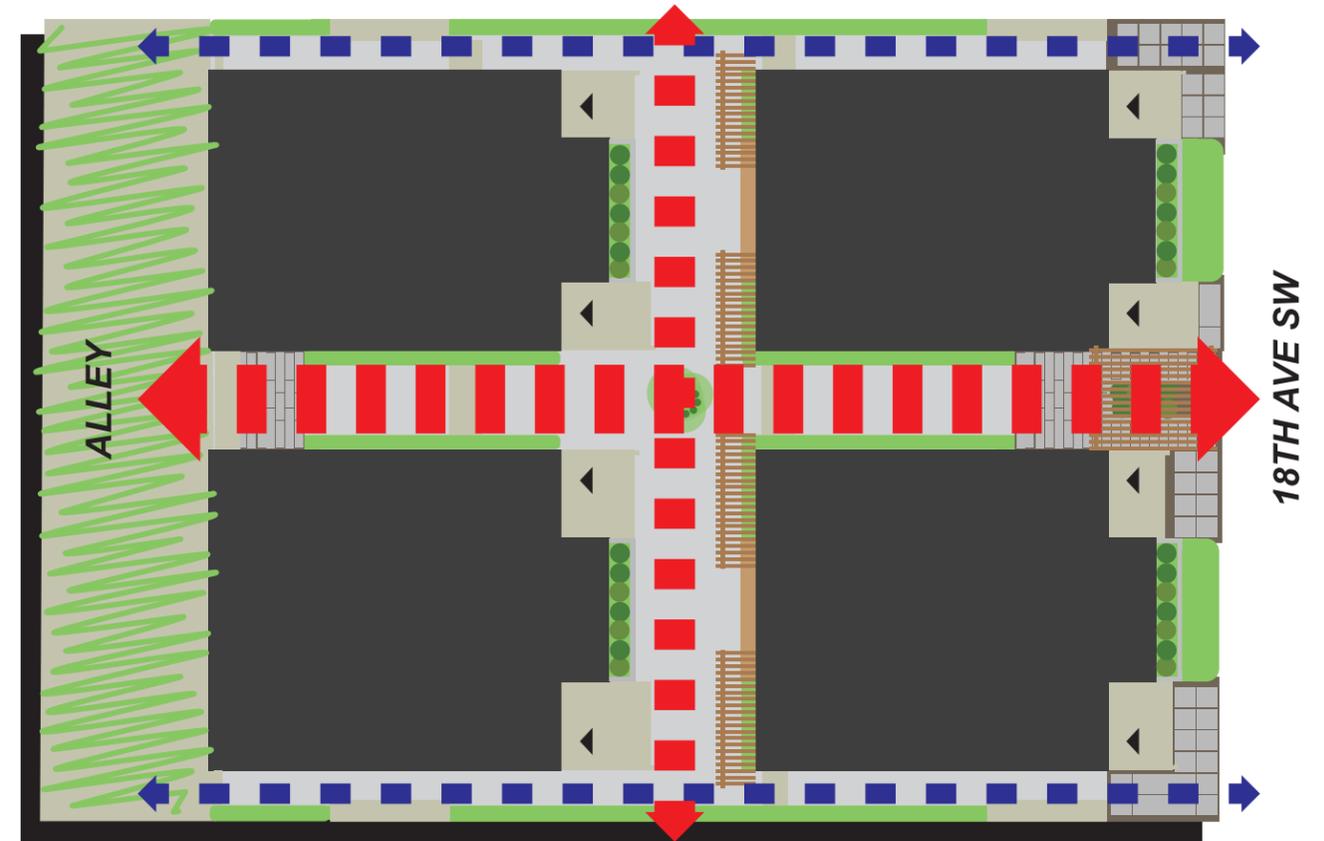
In regards to the previous 'Design Guidelines' page, these rendered images help to visually explain our design initiatives. As shown in the 18th Ave SW street perspective, our project desirably connects with the street and relates to its neighboring abutters in terms of scale, height and placement.

There are two main intersecting pathways that tie each unit entrance from the alley to the street. The perspective of the courtyard gives a general idea of how residents can interact with one another in this space.





AERIAL PLAN PERSPECTIVE (NTS)



CIRCULATION DIAGRAM (NTS)

LEGEND:
 Primary Circulation Path 
 Secondary/Utility Access 
 Unit Entrances 



COURTYARD PERSPECTIVE LOOKING SOUTH



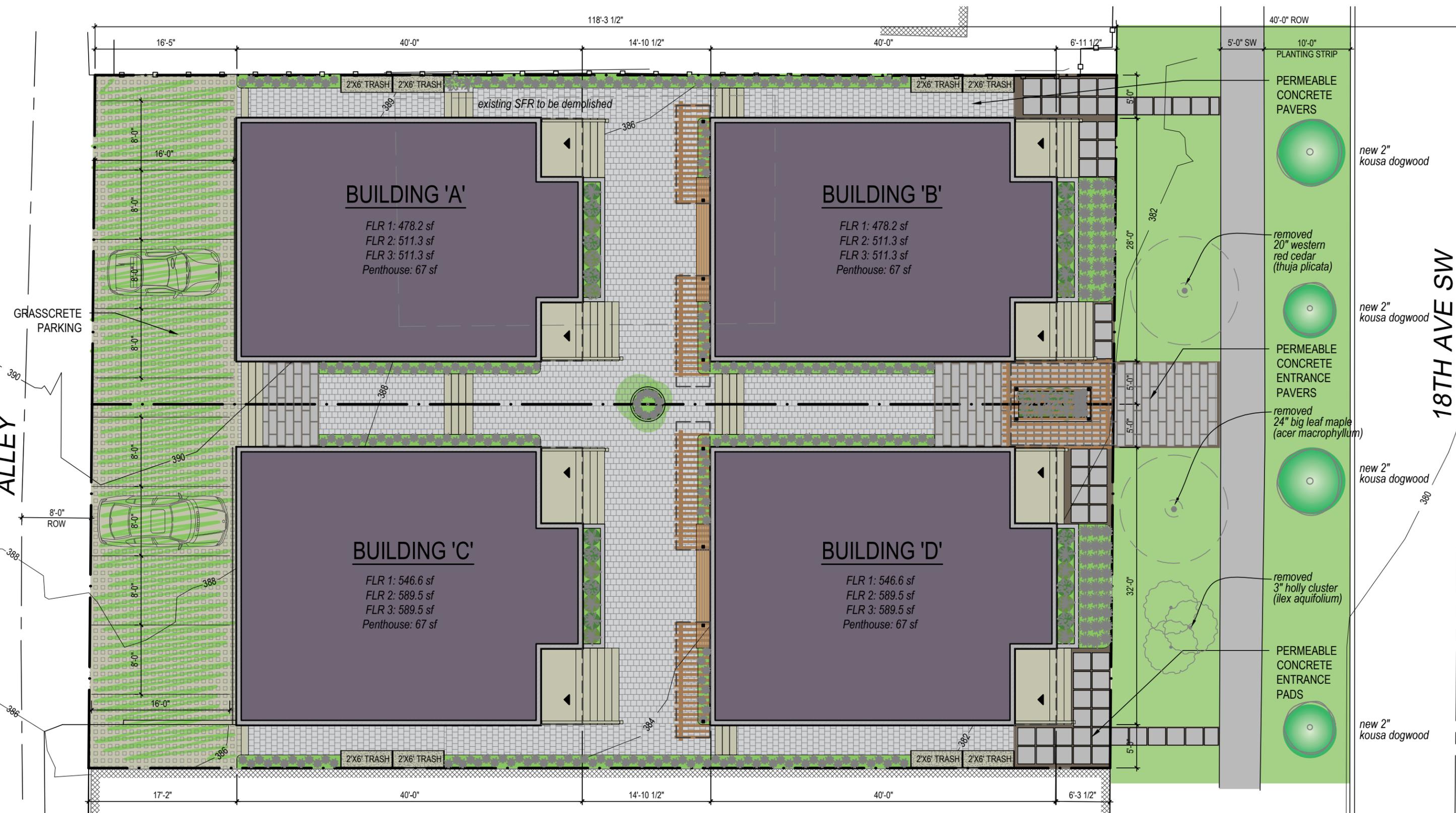
STREET PERSPECTIVE LOOKING WEST

DESIGN INITIATIVES: (cont.)

The aerial plan perspective shows that our buildings and parking lot align with the commercial building to the south.

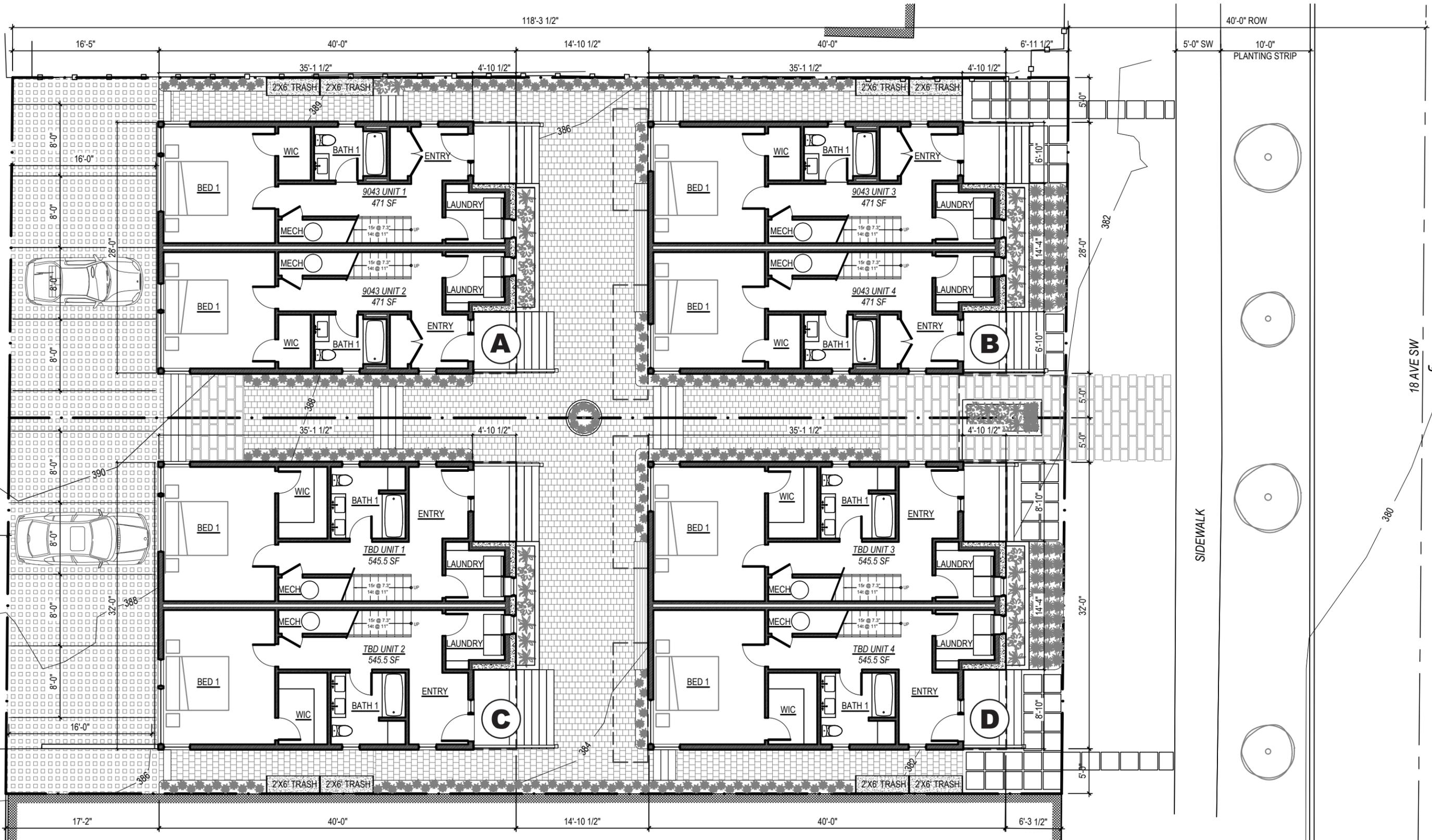
The circulation diagram illustrates the hierarchy of travel for the residents. A wide semi-private pathway from the alley to the street along the east-west axis of the site intersects perpendicular to the north-south axis pathway, forming the courtyard. The blue arrows represent a more private path for the residents.





SITE PLAN
 SCALE: 3/32" = 1'-0"





GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



16 GROUND FLOOR PLAN



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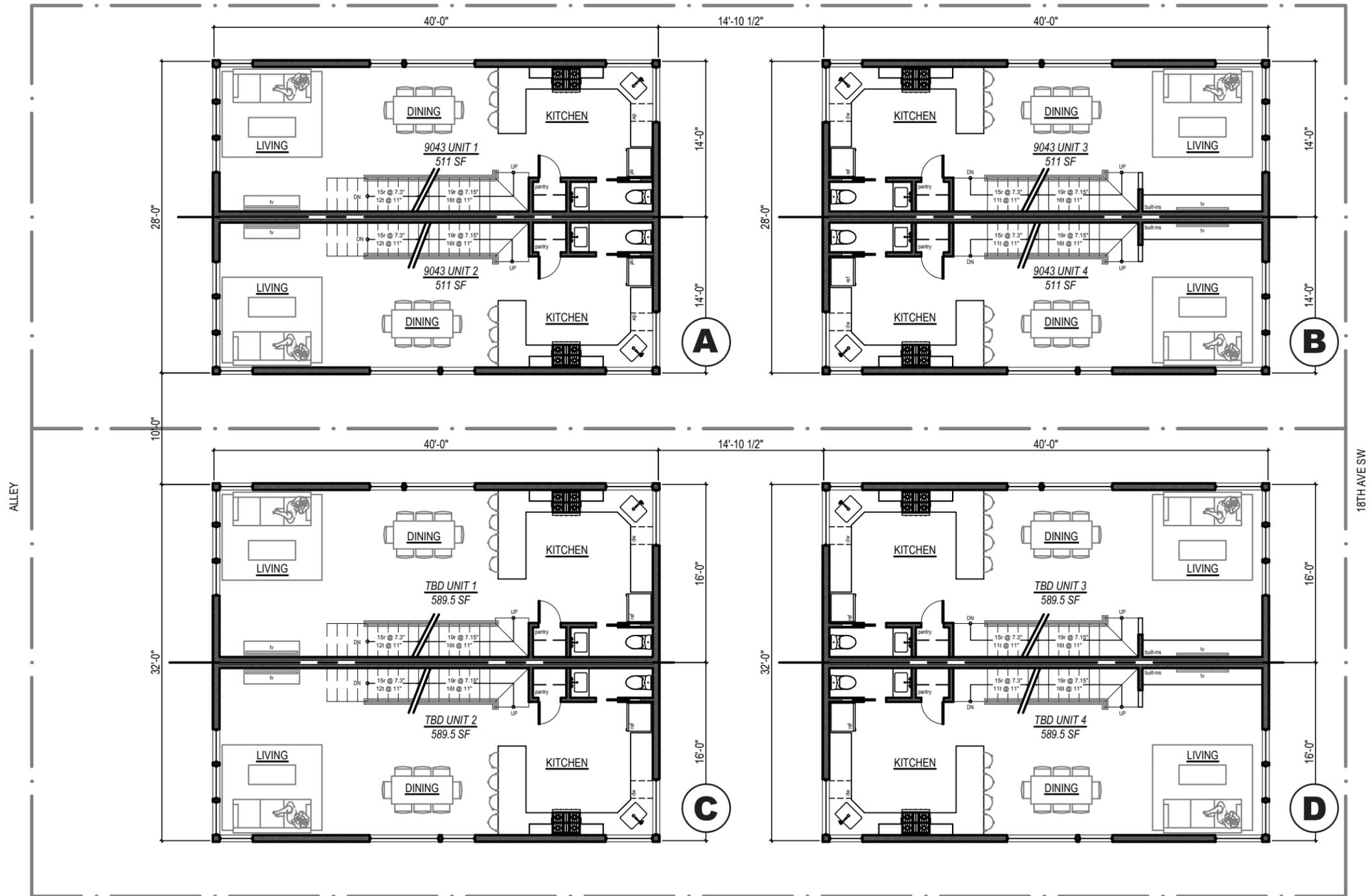




SECOND FLOOR PLAN

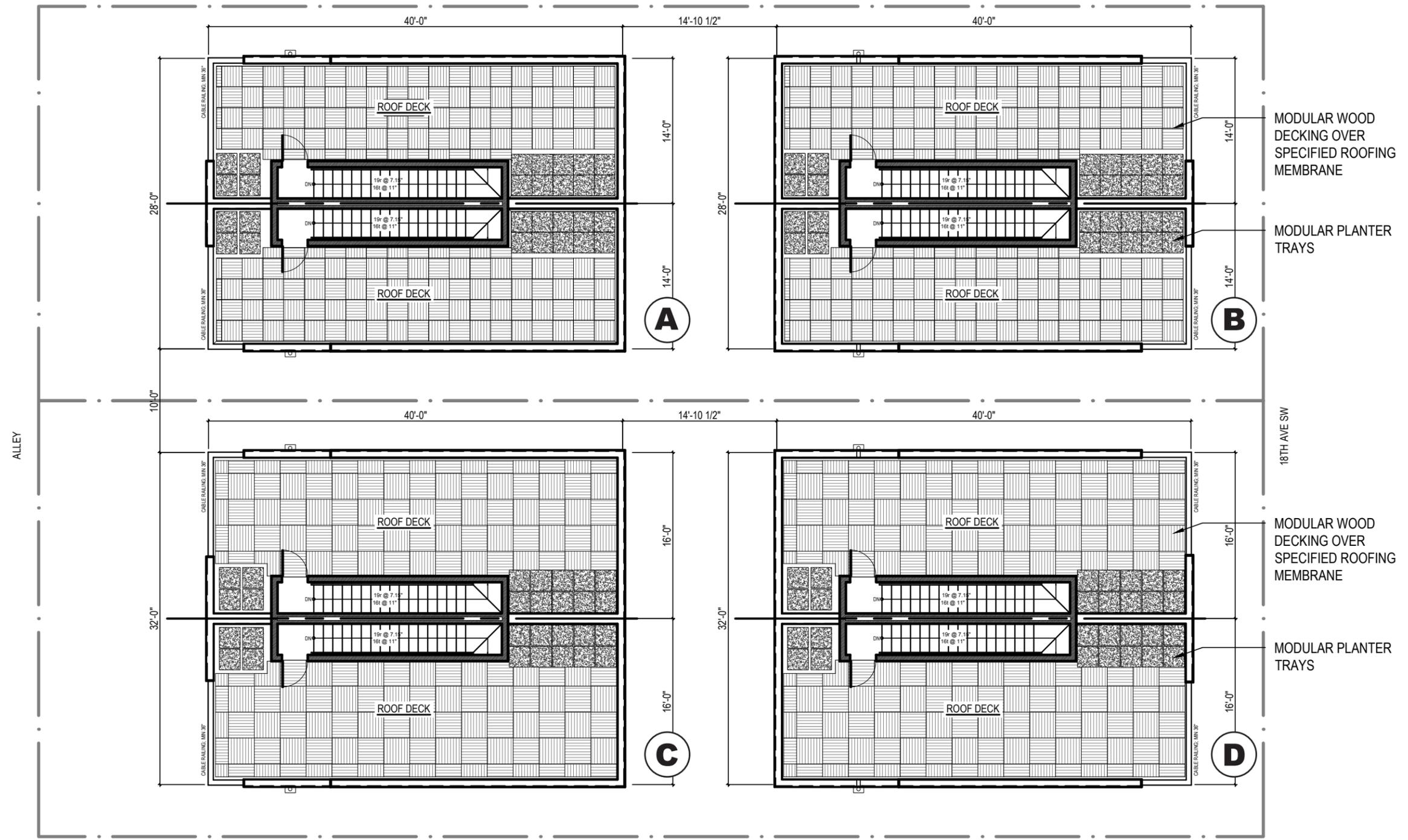
SCALE: 3/32" = 1'-0"





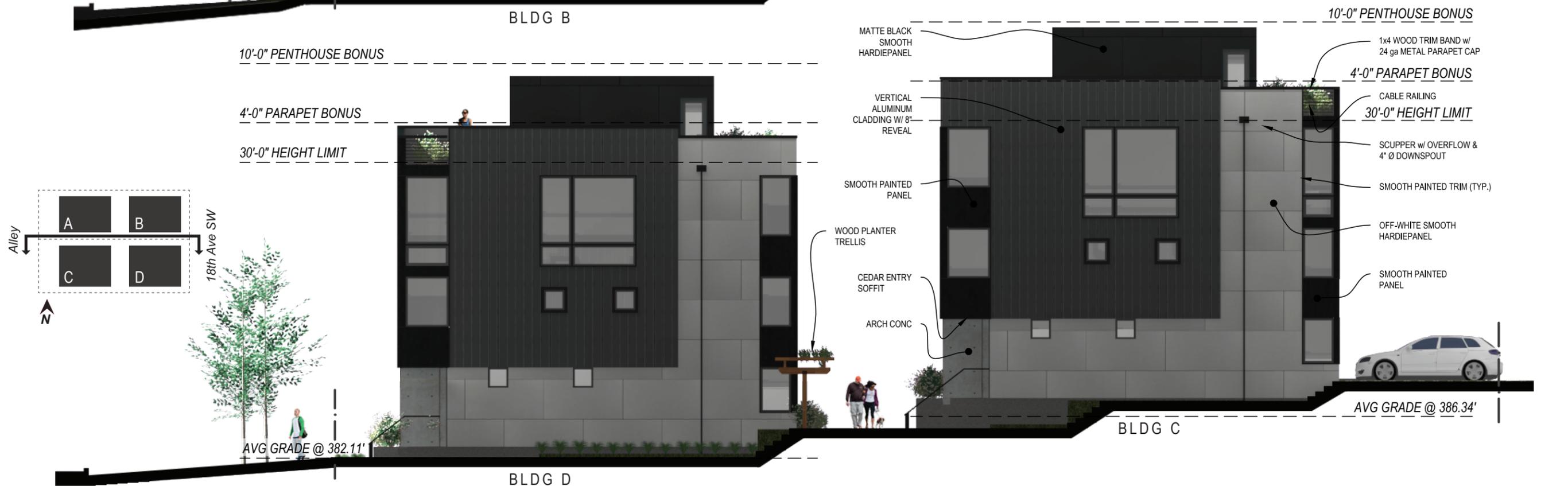
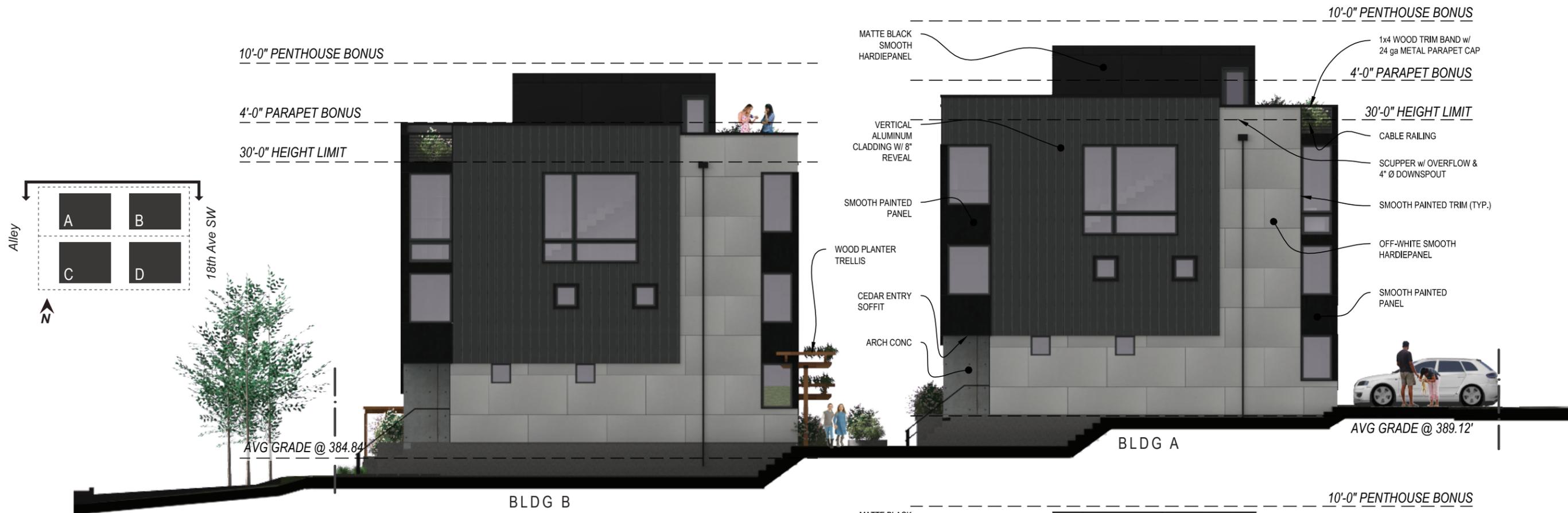
THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"





ROOF PLAN
SCALE: 3/32" = 1'-0"





n o r t h e l e v a t i o n s

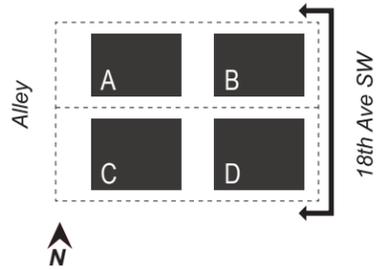
SCALE: 3/32" = 1'-0"

20 ELEVATIONS
north

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east elevations

SCALE: 3/32" = 1'-0"

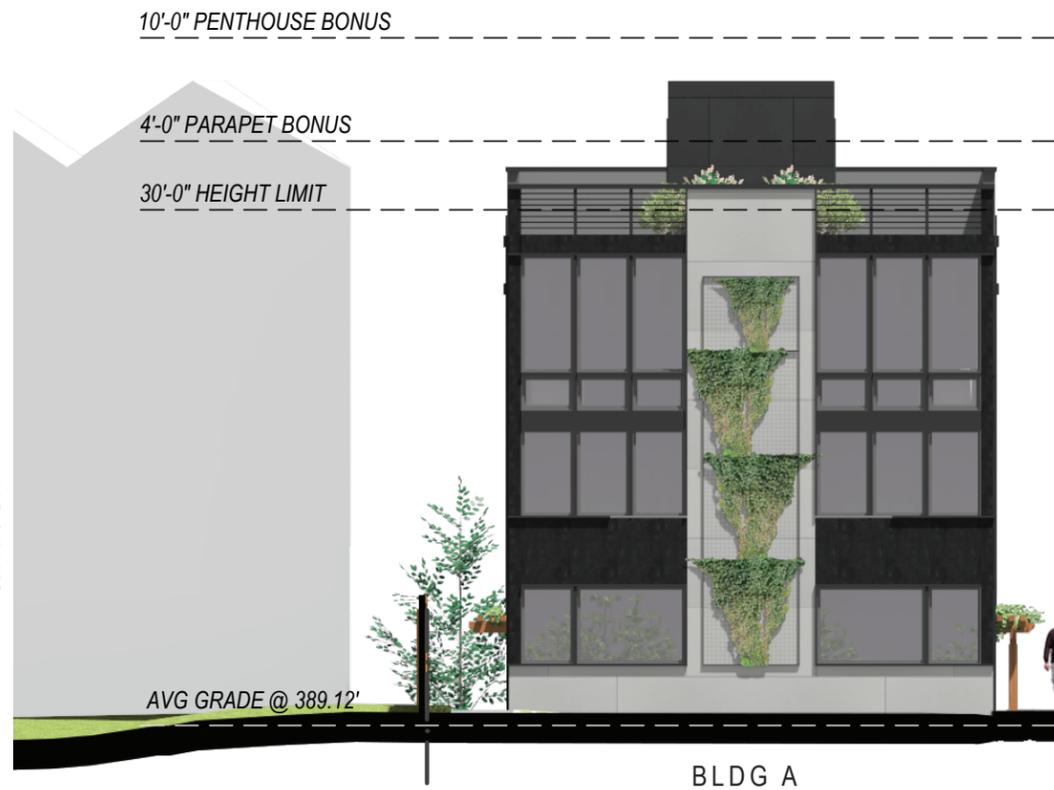
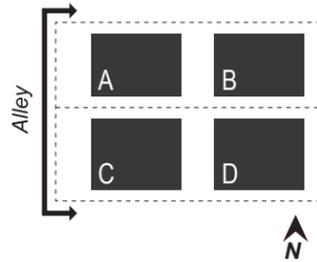




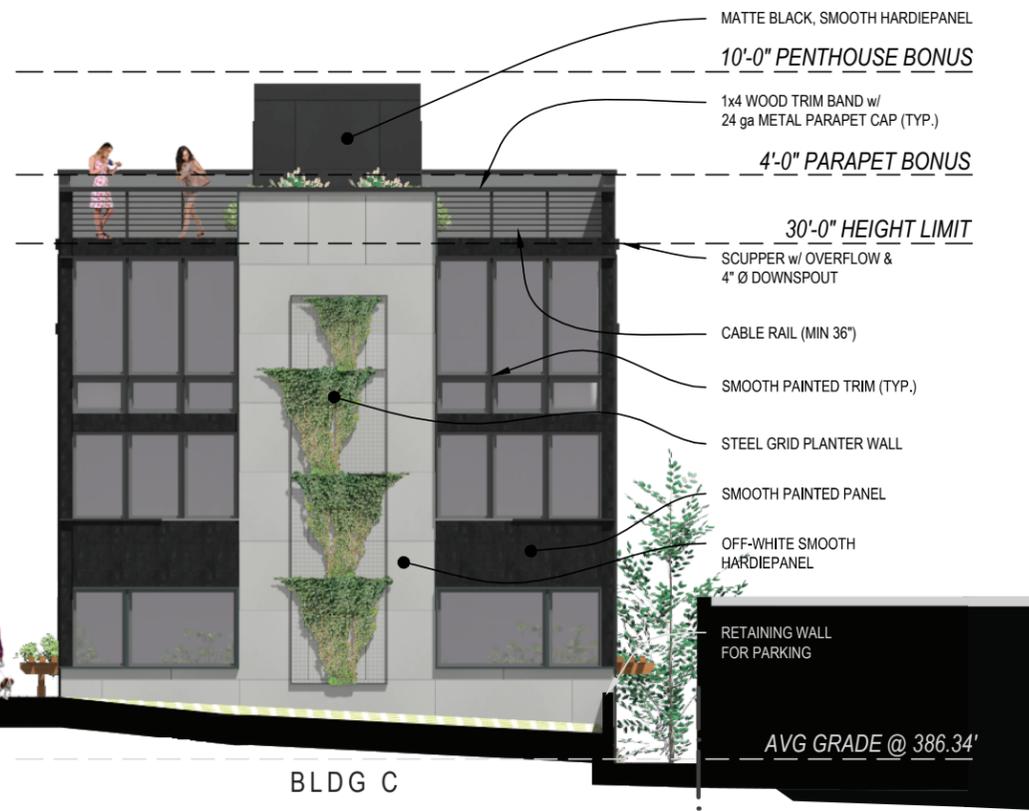
south elevations

SCALE: 3/32" = 1'-0"

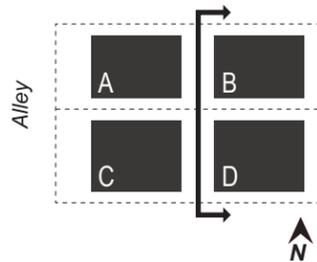




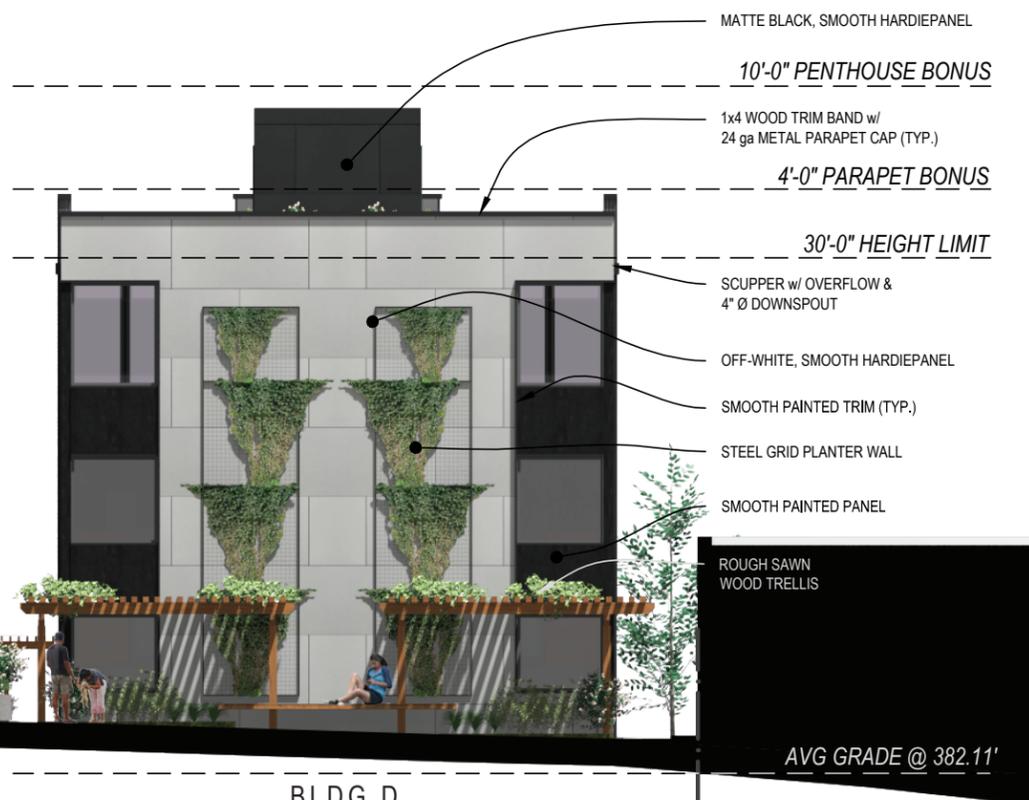
BLDG A



BLDG C



BLDG B

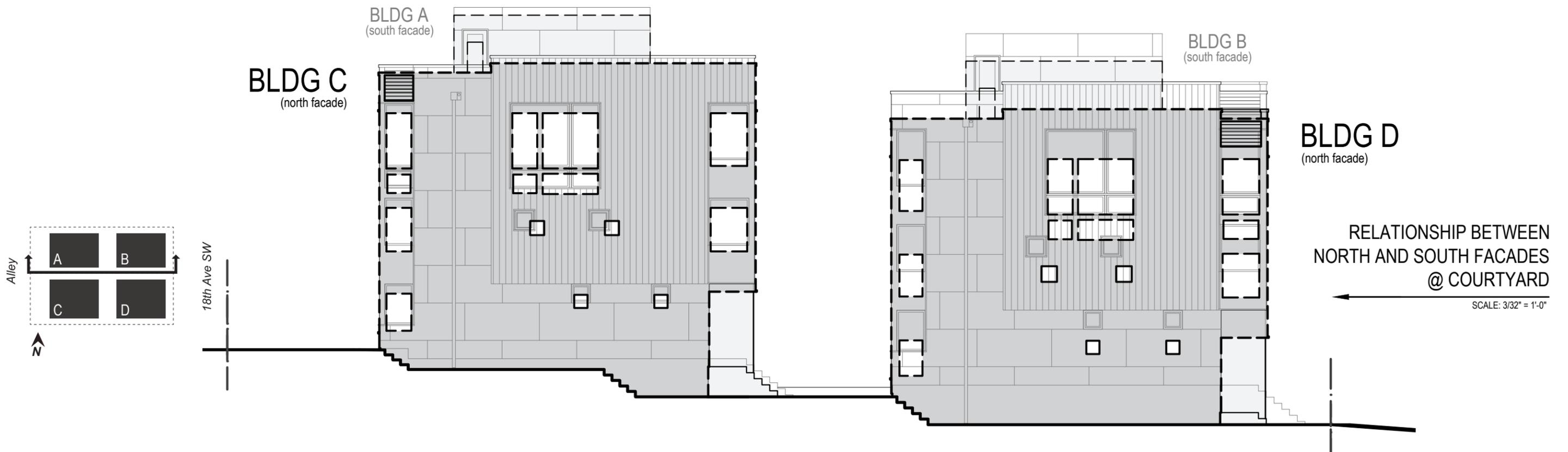
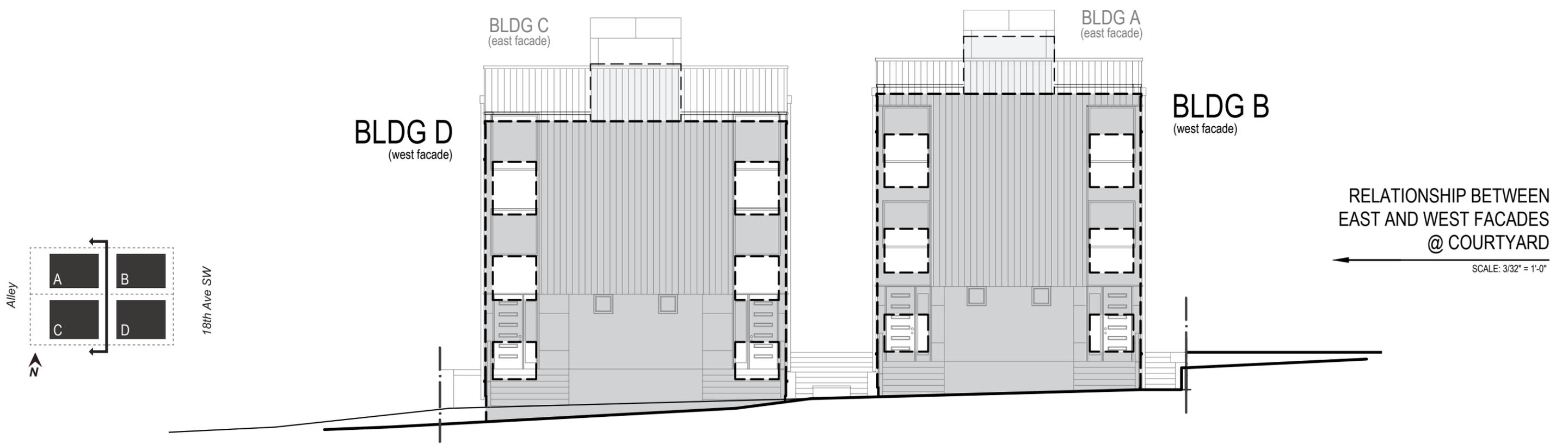


BLDG D

west elevations

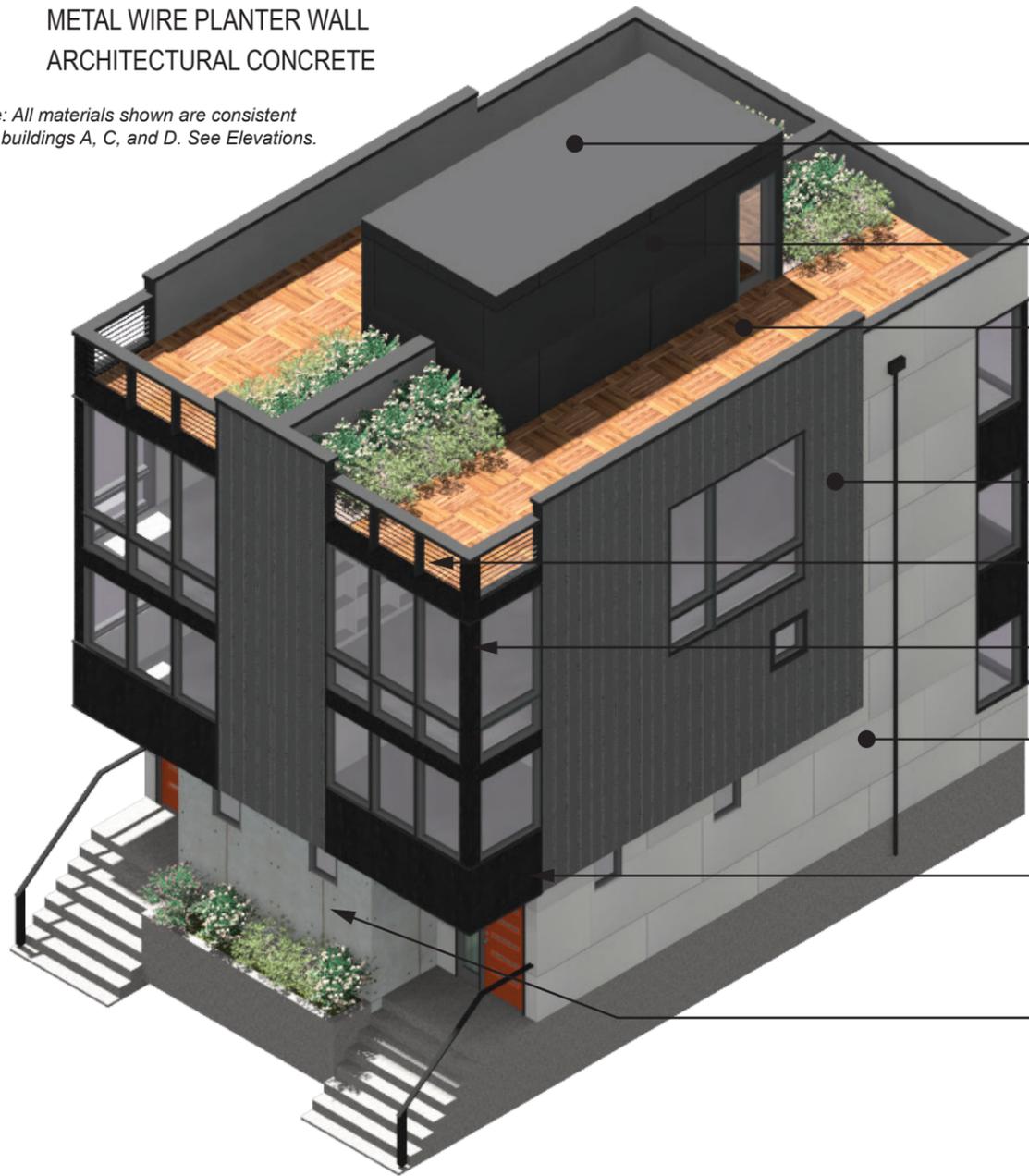
SCALE: 3/32" = 1'-0"





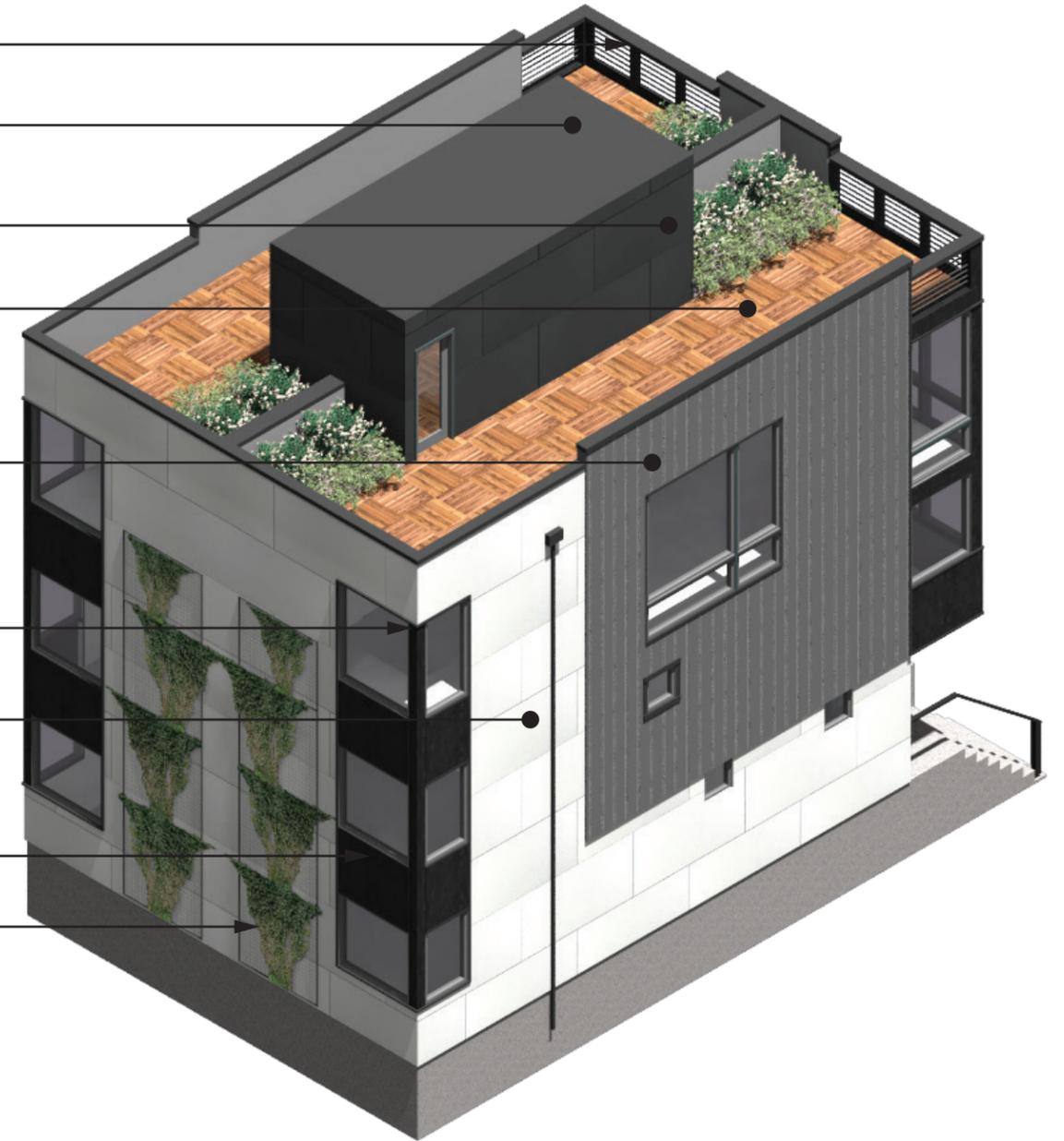
1. CABLE RAILING
2. EPDM ROOFING MEMBRANE
3. BLACK HARDIEPANEL 4'x8'
4. ROOF DECK PEDESTAL MODULES 2'x2'
5. VERTICAL ALUMINUM CLADDING
6. SMOOTH PAINTED BLACK TRIM
7. OFF-WHITE HARDIEPANEL 4'x8'
8. SMOOTH PAINTED BLACK PANEL
9. METAL WIRE PLANTER WALL
10. ARCHITECTURAL CONCRETE

Note: All materials shown are consistent with buildings A, C, and D. See Elevations.



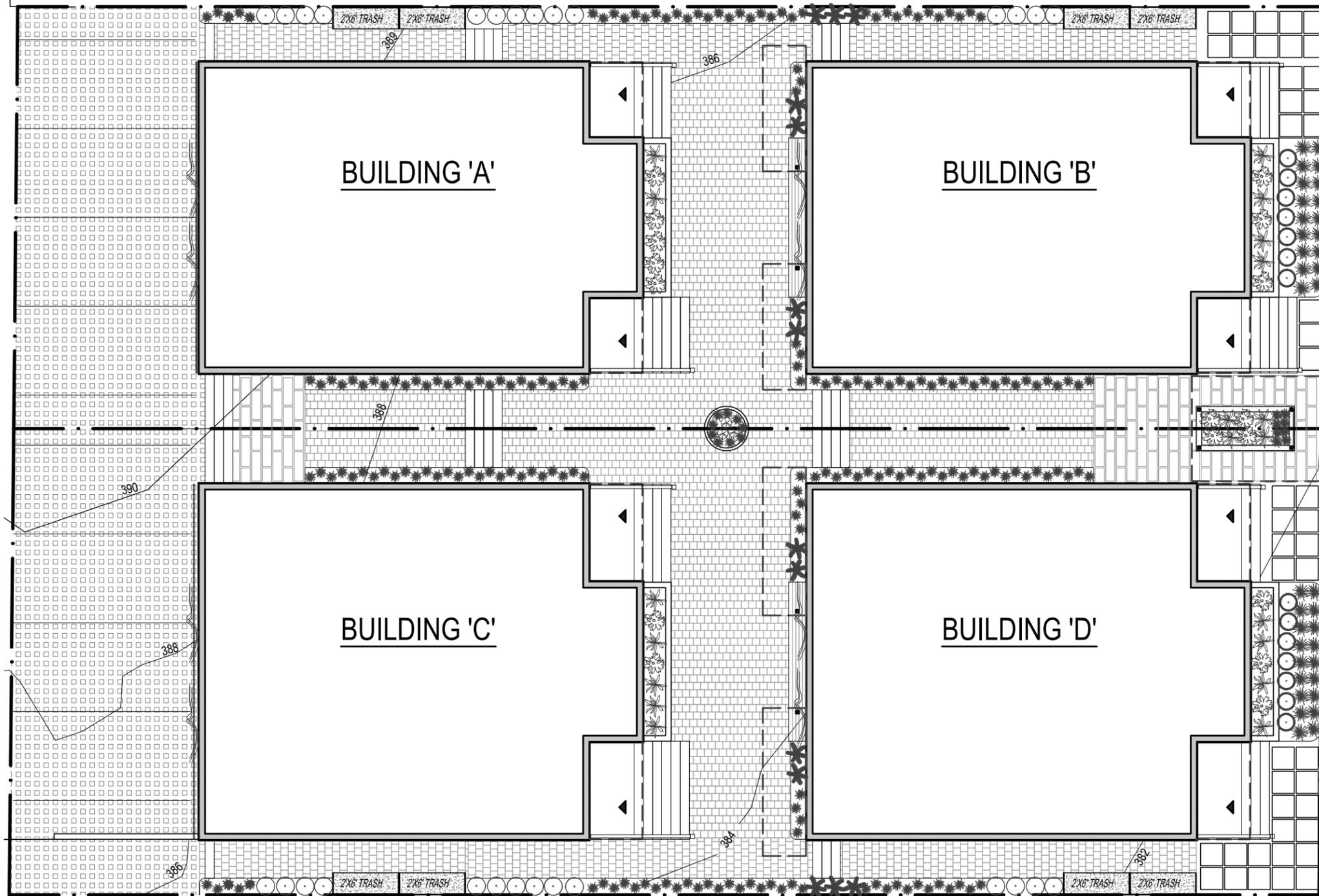
NE AXONOMETRIC OF BUILDING "B"

- 1.
- 2.
- 3.
- 4.
- 5.
- 1.
- 6.
- 7.
- 8.
- 9.
- 10.



SW AXONOMETRIC OF BUILDING "B"





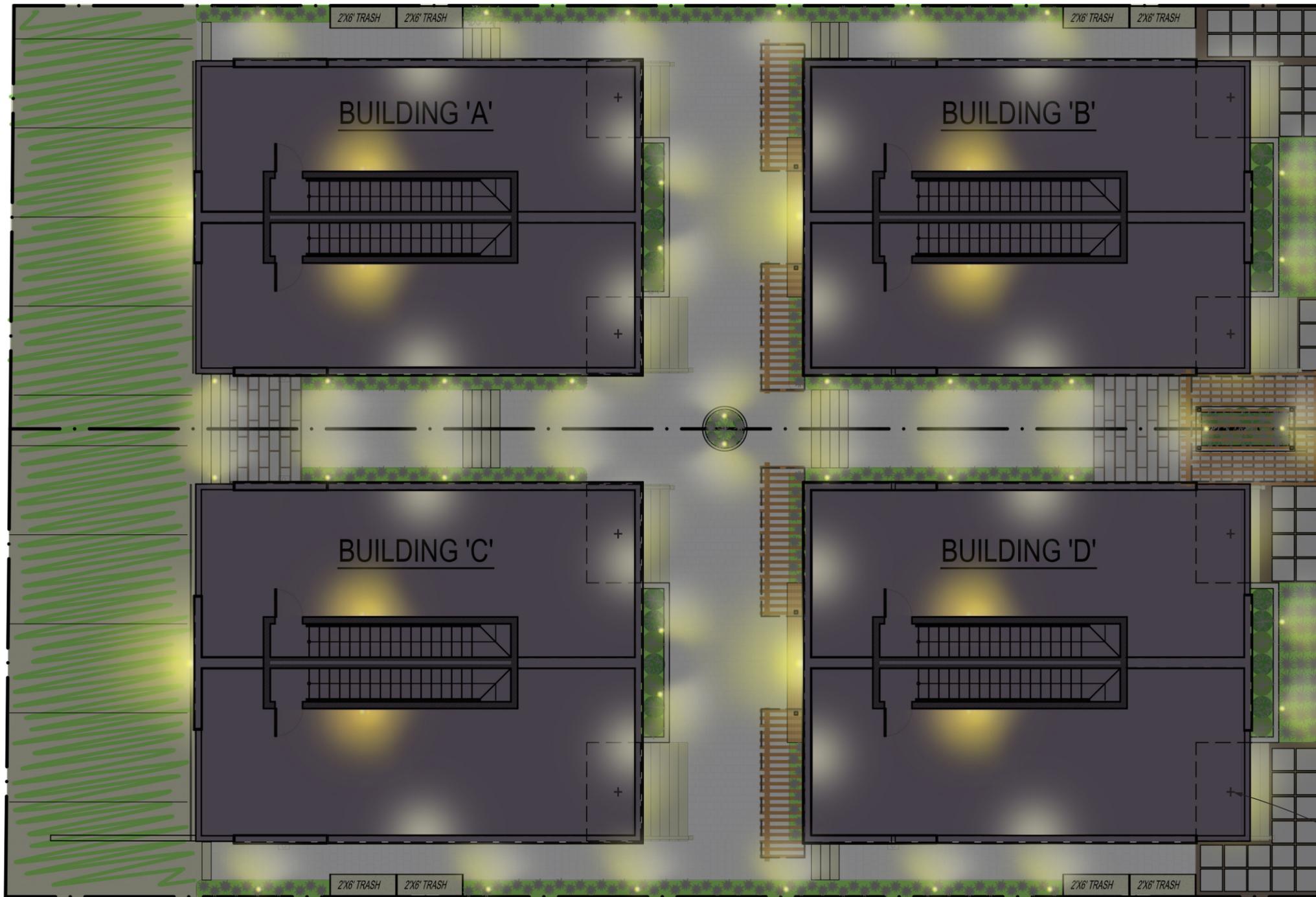
LANDSCAPING PLAN LEGEND:

- | | | |
|---|---|---|
|  |  | SHRUBS:
DEER FERN /
"BLECHNUM SPICANT" |
|  |  | FEATHER REED GRASS /
"CALAMAGROSTIS X ACUTIFLORA" |
|  |  | VARIEGATED JAPANESE SEDGE /
"CAREX OSHIMENSIS 'EVERGOLD'" |
|  |  | SKY PENCIL JAPANESE HOLLY /
"ILEX CRENATA 'SKY PENCIL'" |
|  |  | HEAVENLY BAMBOO /
"NANDINA DOMESTICA 'GULF STREAM' TM" |
|  |  | MOUNT VERNON LAUREL /
"PRUNUS LAUROCERASUS 'MOUNT VERNON'" |
|  |  | SWEETBOX /
"SARCOCOCCA HUMILIS" |
|  |  | VEGETATIVE WALL:
VARIEGATED CLIMBING HYDRANGEA /
"HYDRANGEA ANOMALA PETIOLARIS 'MIRANDA'" |

LANDSCAPING PLAN

SCALE: 3/32" = 1'-0"

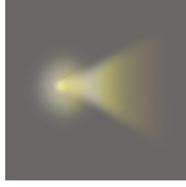


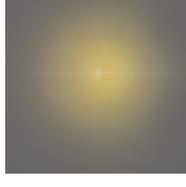


LIGHTING PLAN LEGEND:

- 


UP DOWN LIGHT
- 


RECESSED CAN LIGHT
- 


DIRECTIONAL WELL LIGHT
- 


EXTERIOR WALL MOUNTED LIGHT
- 


HALF-MOON PARAPET LED LIGHT

NOTE:
RECESSED CAN LIGHTS ARE TO BE LOCATED
WITHIN EACH UNIT'S RECESSED ENTRY (typ.)

LIGHTING PLAN

SCALE: 3/32" = 1'-0"

