

# ALKI COURTYARD TOWNHOMES

DPD PROJECT # 3021625  
STREAMLINED DESIGN REVIEW

## PROJECT GOALS

Successfully develop an entirely new approach to low-rise multi-family housing in Seattle: The Courtyard Townhome. This housing type helps:

- Create a community center for all the residents to share
- Mitigate the visual impact of parking
- Facilitate interaction between neighbors
- Increase access to open space and natural light.



1421 34th Avenue, Suite 100 | Seattle, WA 98122 | (206) 760-5550





# PROJECT DESCRIPTION

ADDRESS: 1706 - 1708 Alki Avenue SW  
DPD PROJECT #: 3021625  
OWNER: 1706-1708 Alki Ave SW LLC  
APPLICANT: Neiman Taber Architects  
CONTACT: David Neiman  
1421 34th Avenue  
Seattle, WA 98122  
dn@neimantaber.com

DEVELOPMENT POTENTIAL ANALYSIS  
LOT AREA: 6,900 GSF  
ALLOWABLE FAR: 1.30  
DEVELOPMENT POTENTIAL: 8,970 GSF

PROJECT DESCRIPTION  
This application proposes a 7 unit fee-simple townhome development with 10 enclosed parking spaces. The existing structures are to be demolished.

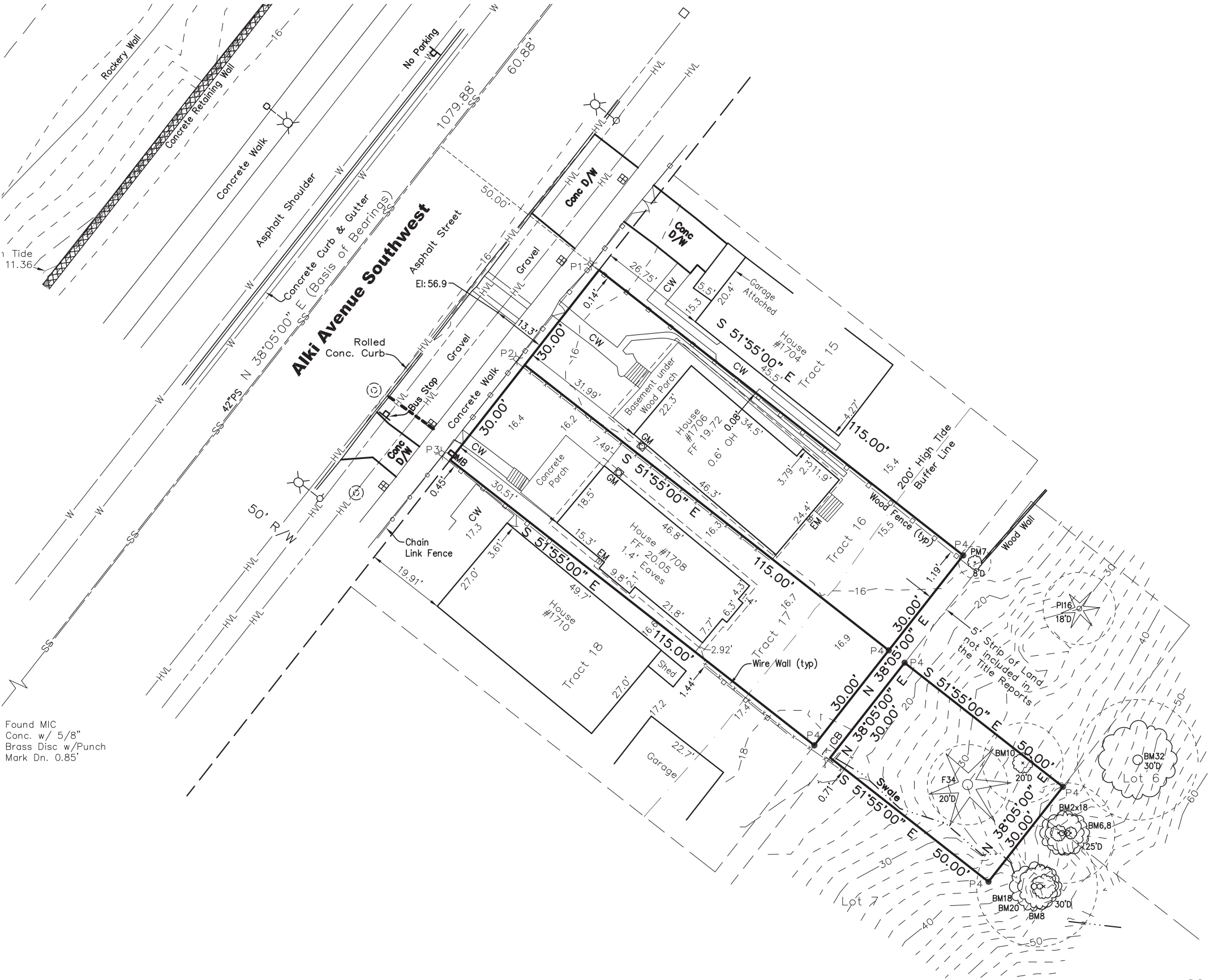
There 4 requested development adjustments:

- West Setbacks (Average)
- West Setbacks (Minimum)
- Rear Setback
- Projections in Setback
- Balconies in Setback

EXISTING SITE CONDITIONS  
1706 and 1708 Alki Avenue SW are existing single family residences. The site is a 6,900 square foot lot facing Puget Sound that sits at the bottom of a steep slope.

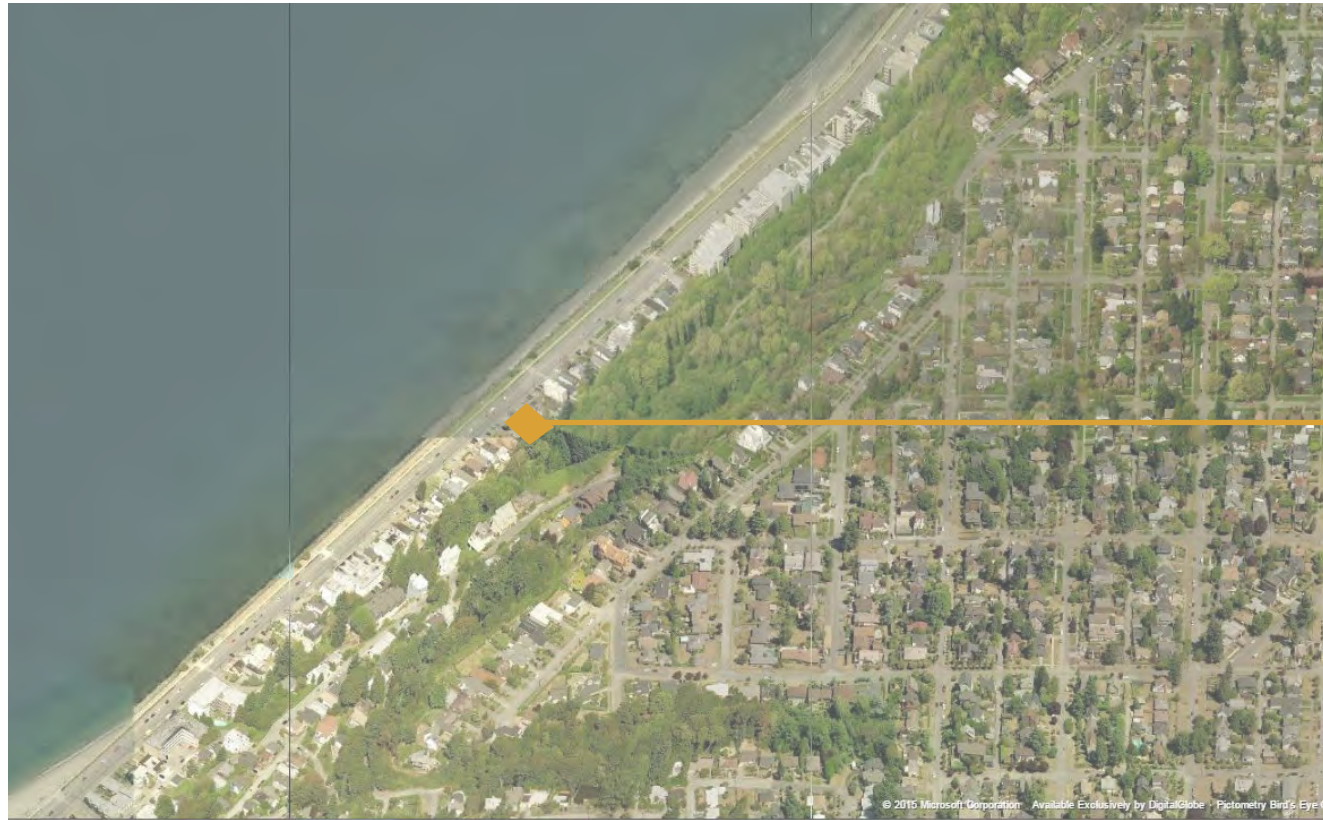
ZONING + OVERLAY DESIGNATIONS  
The site and its immediately adjacent lots are zoned LR3. Lots to the west are zoned LR2 and lots to the east are zoned MR. The area to the south and at the top of the steep slope is primarily zoned SF7200. The area is Shoreline Urban Residential and Alki Parking District Overlay designated.

NEIGHBORING DEVELOPMENT  
This area of Alki sits at the bottom of a hill that slopes up to the south. There is no development across Alki Ave SW providing views of Puget Sound and the Olympics. The neighboring developments in this area include a mix of multi-family and single-family residences, and mid-rise buildings. There exists 2-3 story single family homes and apartments along Alki Avenue.



EXISTING SITE - SURVEY





AXONOMETRIC LOOKING NW

PROPOSED  
DEVELOPMENT  
SITE



AXONOMETRIC LOOKING SE



STREET VIEW LOOKING WEST

PROPOSED  
DEVELOPMENT  
SITE



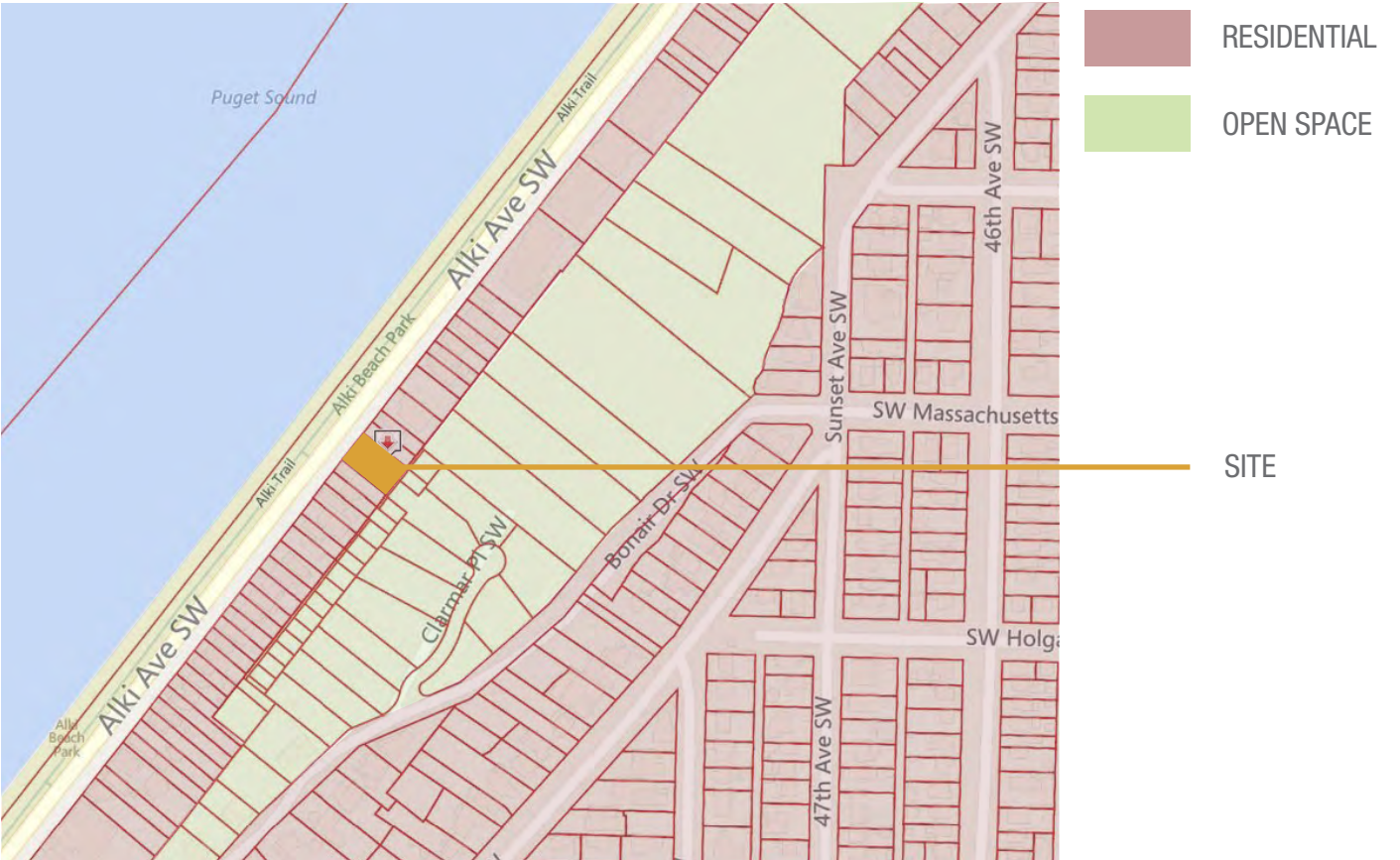
STREET VIEW LOOKING EAST



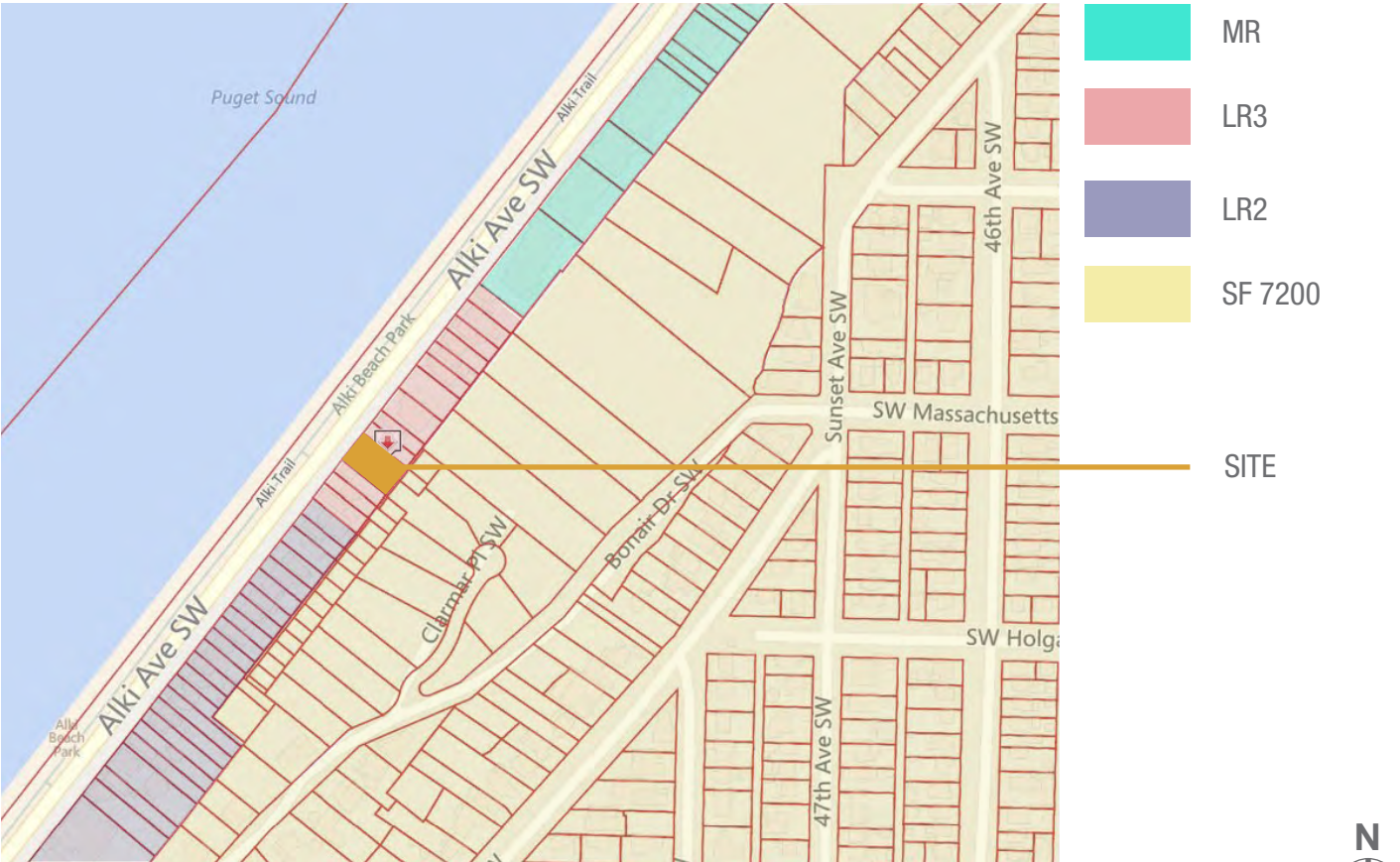
ZONING CODE ANALYSIS

SMC Section	Development Standard	Requirement	Provided
ITEMS SHOWN IN <b>BOLD</b> REQUIRE ADJUSTMENTS PER 23.41.018.D.4			
23.45.510	Far	1.30 Max. if the project meets the standards of subsection 23.45.510.C. (Base = 1.1)	1.27
23.45.512	Density Limit	No limit if the project meets the standards of subsection 23.45.510.C. (Base = 1 per 1,600 sq. Ft.)	7 Units
23.45.514 23.60A.572.C.4	Structure Height 18" Bonus For Insulation	30'- 0" Max. 30'- 18" Max.	29'- 6"
23.45.514.J.4 23.60A.572.B	Penthouse Height	10'- 0" Above height limit 5' Min from roof edge	8'- 11" 5'
23.45.514.J.4 23.60A.572.C.3.A	Penthouse Area	15% of roof area max.	15%
23.45.514 23.60A.572.C.2	Clerestory Allowance	4' Max above height limit	3'- 7"
23.45.514.F.4 23.60A.572.C.2	Parapet Height	4' Max above height limit	3'- 11"
23.45.518.A	Front Setback	5' Min. 7' Avg.	5' 10'- 1"
23.45.518.A	West Side Setback	5' Min. 7' Avg.	<b>4'</b> <b>4'- 6"</b>
23.45.518.A	East Side Setback	5' Min. 7' Avg.	5' 8'
23.45.518.A	Rear Setback	5' Min. 7' Avg.	5' <b>5'</b>
23.45.518.H.1	Projections in Setback	3' Min. from property line	<b>1' - 6"</b>
23.45.518.H.1	Balconies in Setback	5' Min. from property line	<b>2' - 6"</b>
23.45.522	Amenity Area	862 Sf min. @ Grade	1,977 Sf.
23.45.522	Amenity Area	1,725 Sf min. total	4,048 Sf.
23.45.524.2.B.	Green Factor	0.6 Min.	0.6
23.45.526	Built Green	4 Star min.	4 Star
23.45.527.B	Facade Length	65% Max	61%
23.45.527.A	Structure Width	150'	105'
23.45.545	Parking Location	Must be enclosed	Enclosed
23.54.015	Parking	10 Required (1.5 spaces : 1 unit, where 7 x 1.5 = 10.5, round down from .5 per 23.86.002.B )	10 Spaces
23.54.015 Table D	Bicycle Parking	2 Spaces (1 space : 4 units)	2 Spaces

ADJUSTMENT REQUESTS (SEE SHEET 28-29)	
1A	West Setbacks (Average)
1B	West Setbacks (Minimum)
2	Rear Setback
3	Projections in Setback
4	Balconies in Setback



USES



ZONING





# SITE OVERVIEW: CONTEXT ANALYSIS & ELEVATIONS

## OPPORTUNITIES

- Unobstructed views to the Puget Sound and Olympic Mountains
- An existing bus stop on the north edge of the property provides an opportunity to engage transit patrons and create an interesting place for waiting.
- Pedestrian beach walkway across from site

## CONSTRAINTS

- Adjacent single family homes - neighborhood and scale in transition.
- High parking to unit ratio requirement.
- Relatively flat site meets a steep slope at the back.



- PROPOSED DEVELOPMENT
- METRO BUS STOP
- METRO BUS ROUTE (LINES 37, 775)
- VIEW TO PUGET SOUND / OLYMPICS
- STEEP SLOPE BUFFER



ALKI AVENUE SW (FACING SOUTH)



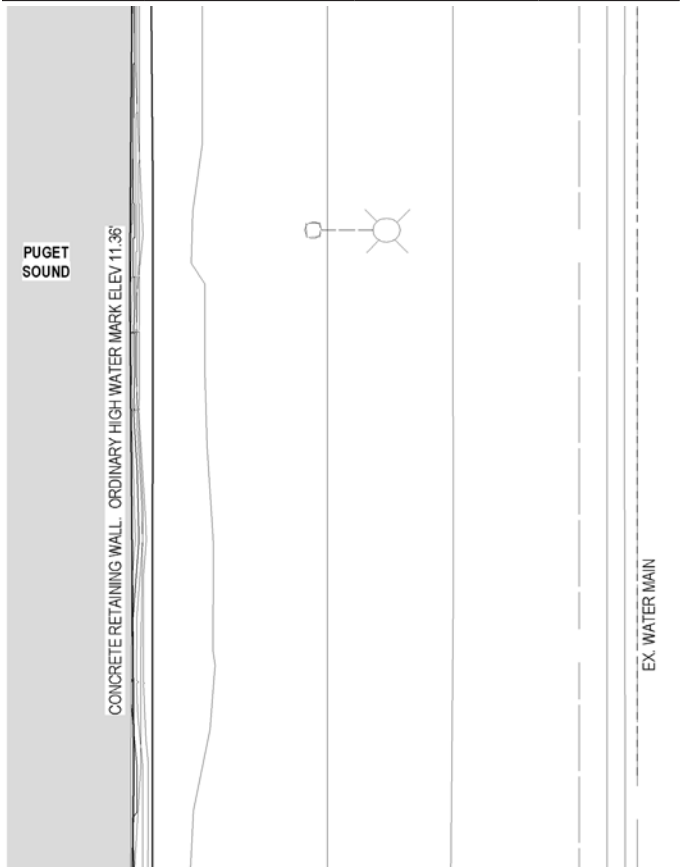
ALKI AVENUE SW (FACING NORTH)



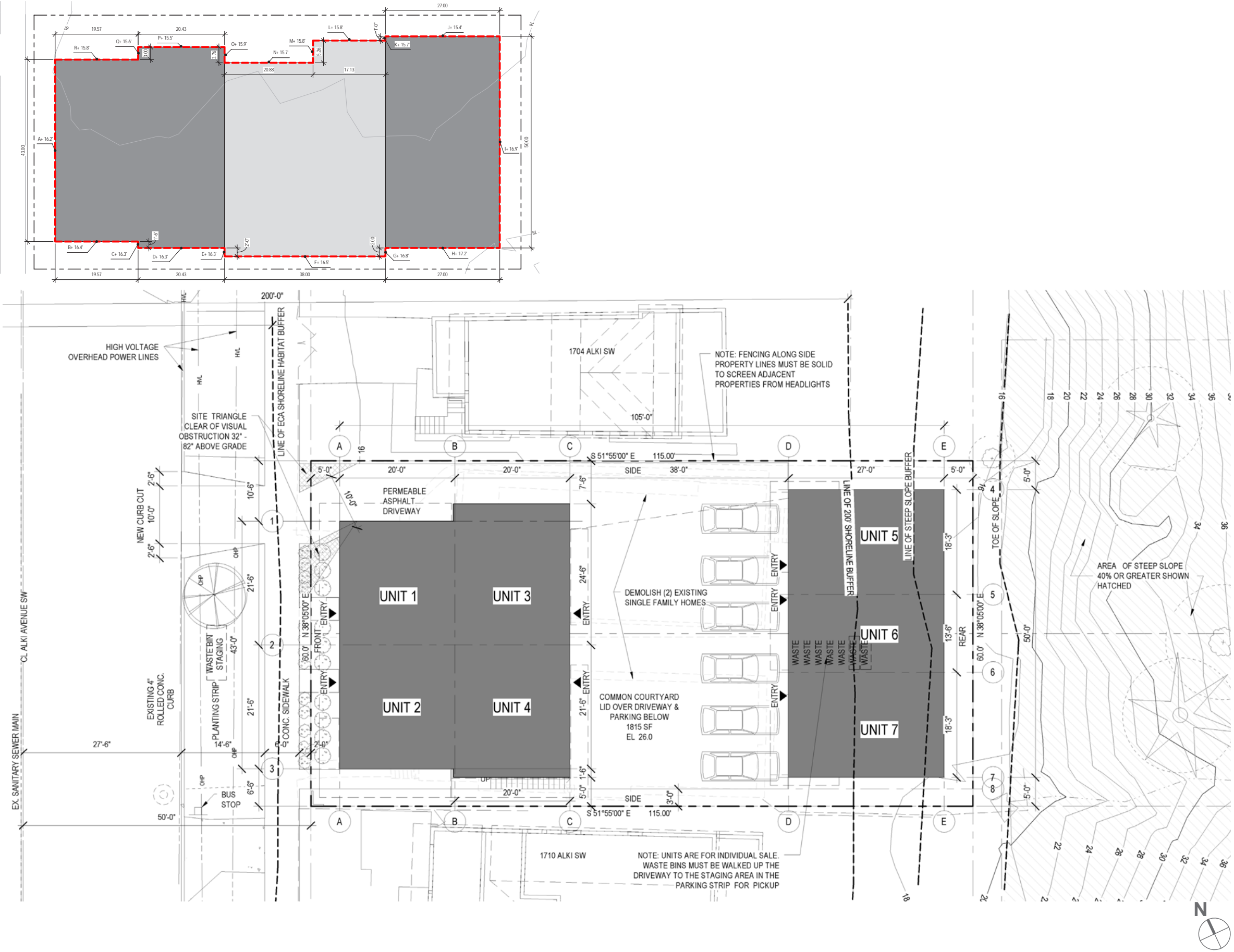
2013 DESIGN GUIDELINE PRIORITIES

	City Wide Design Guidelines	DPD Notes	How The Design Guideline is Addressed
CONTEXT AND SITE	( <b>Bold</b> Indicates Highest Priority)		
CS1. Natural Systems and Site Features	A. Energy Use B. Sunlight and Natural Ventilation C. Topography D. Plants and Habitat E. Water		<ul style="list-style-type: none"><li>Project drainage will use green roof areas and storm water planters, and infiltration strategies.</li></ul>
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood <b>B. Adjacent Sites, Streets, and Open Spaces</b> C. Relationship to the Block <b>D. Height, Bulk, and Scale</b>	CS2.A.1, CS2.B.2 (Connection to St.), CS2.C.2, CS2.D.1&5 (Respect for Adj. Sites)	The project is designed with a pedestrian friendly streetscape that features: <ul style="list-style-type: none"><li>Balconies that project towards the street at main levels.</li><li>Projecting roof overhangs create modulation, shadow, visual interest, and reduce height along the street face.</li><li>Window locations of the adjacent single family homes been modeled and shown in relationship to windows in the new development.</li></ul>
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes B. Local History and Culture	CS3.A.2&4	
PUBLIC LIFE	( <b>Bold</b> Indicates Highest Priority)		
PL1. Open Space Connectivity	A. Network of Open Spaces B. Walkways and Connections C. Outdoor Uses and Activities	PL1.A.2 (connection to street, porches)	The project is designed to maximize open space by covering all of the surface parking and maneuvering aisle with a usable open space lid.
PL2. Walkability	A. Accessibility B. Safety and Security C. Weather Protection D. Wayfinding		
PL3. Street Level Interaction	<b>A. Entries</b> B. Retail Edges <b>C. Residential Edges</b>	PL3.A.1.d, PL3.A.2, PL3.B.1,2,&4	Street facing entries are clearly articulated with porch overhangs and landscaping Street facing facades are provided with generous openings, balconies, and floor plans configured to bring human activity to the street.
PL4. Active Transit	A. Entry Locations and Relationships B. Planning Ahead for Bicyclists C. Planning Ahead for Transit		
DESIGN CONCEPT	( <b>Bold</b> Indicates Highest Priority)		
DC1. Project Uses and Activities	<b>A. Arrangement of Interior Uses</b> B. Vehicular Access and Circulation C. Parking and Service Uses	DC1.A.4, DC1.C.2	Window locations have been adjusted to minimize the privacy impacts at courtyard facing facades.
DC2. Architectural Concept	A. Massing B. Architectural and Façade Composition <b>C. Secondary Architectural Features</b> D. Scale and Texture E. Form and Function	DC2.A.2 (reducing perceived mass – ex. to NE), DC2.C.1&3	Front facades are animated by recessed entries, projecting balconies and porches, and a cornice at the building top. Side facades are animated by projecting bays where space allows. Where setbacks are tight, modulation provided by siding color/texture. Rear facades are animated by generous glazing and siding modulation. Courtyard facades are animated by roof overhangs, large operable doors, generous landscaping, and human activity.
DC3. Open Space Concept	A. Building-Open Space Relationship B. Open Spaces Uses and Activities C. Design	DC3.B.1, DC3.C.2	The project is designed around a shared courtyard that provides generous open space and a community gathering spot for all of the residents.
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes B. Signage <b>C. Lighting</b> D. Trees, Landscape and Hardscape Materials	DC4.A.1, DC4.C.1&2, DC4.D.2	Architectural lighting that provides visual emphasis at project entries and enhances personal safety will be provided at the north street face, in the courtyard, and underneath the courtyard. Light fixtures will be selected to minimize glare towards adjacent properties.

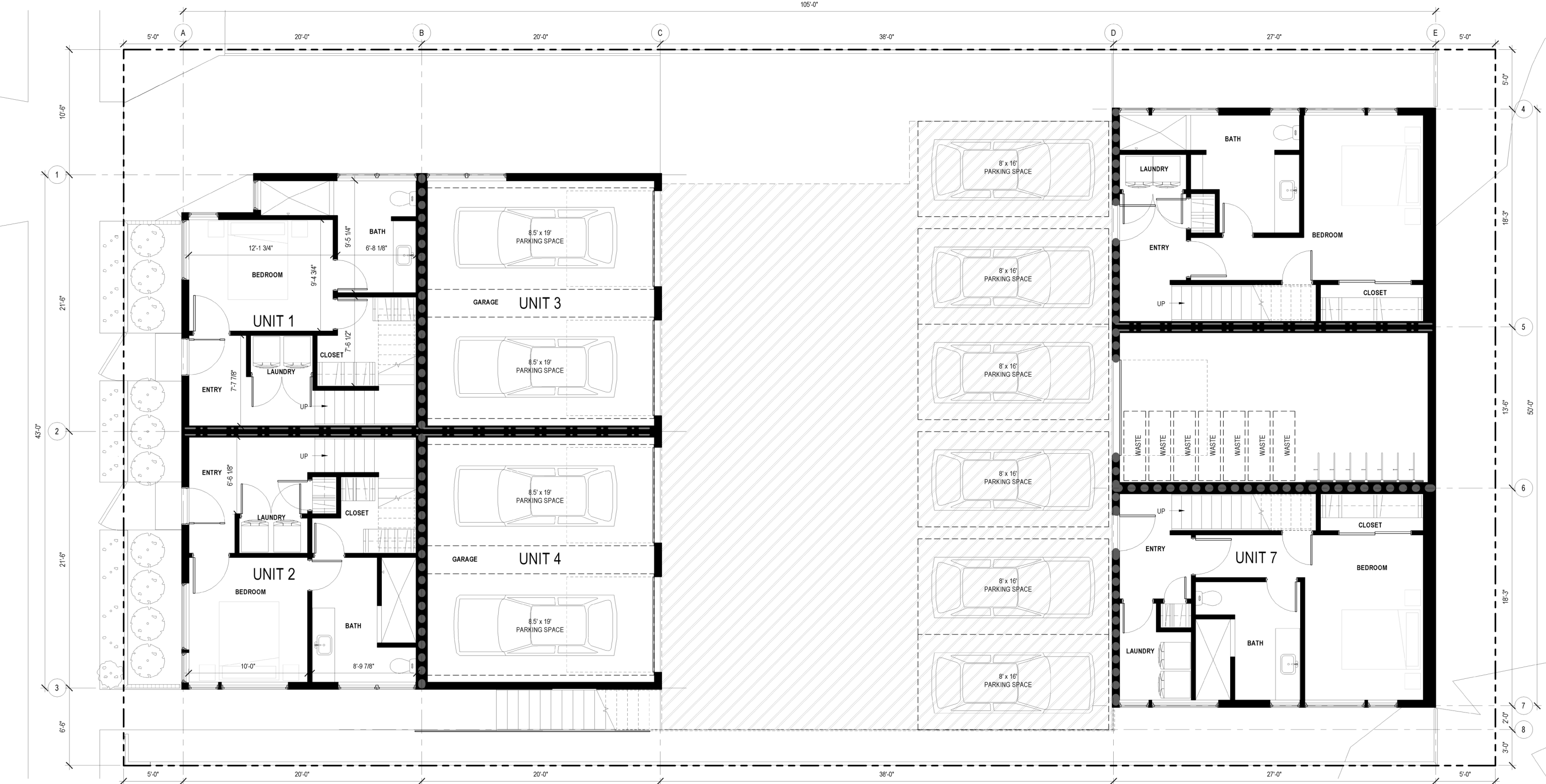
AVERAGE GRADE CALCULATION			
SPOT	ELEVATION (FT.)	LENGTH (FT.)	E x L
A	16.2	43.0	696.6
B	16.4	19.6	321.4
C	16.3	1.5	24.5
D	16.3	20.4	332.5
E	16.3	2.0	32.6
F	16.5	38.0	627.0
G	16.8	2.0	33.6
H	17.2	27.0	464.4
I	16.9	50.0	845.0
J	15.4	27.0	415.8
K	15.7	1.0	15.7
L	15.8	17.1	270.7
M	15.8	5.3	83.1
N	15.7	20.9	327.8
O	15.9	3.8	59.8
P	15.5	20.4	316.7
Q	15.6	3.0	46.8
R	15.8	19.6	309.2
TOTALS		299 FT.	4867.1
AVERAGE GRADE	(Sum E x L / Sum L)		16.28 FT.



SITE PLAN

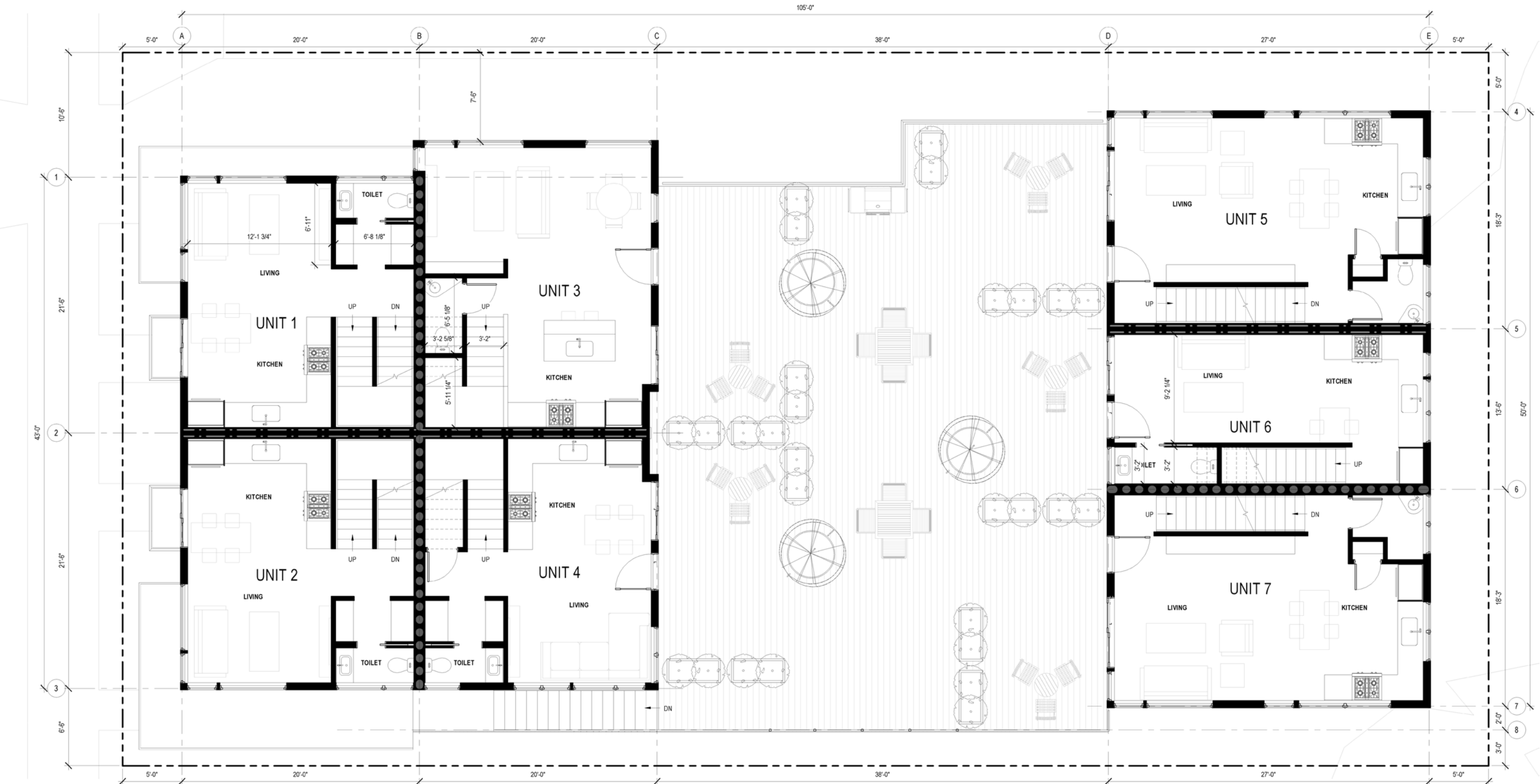


DESIGN PROPOSAL



LOWER LEVEL



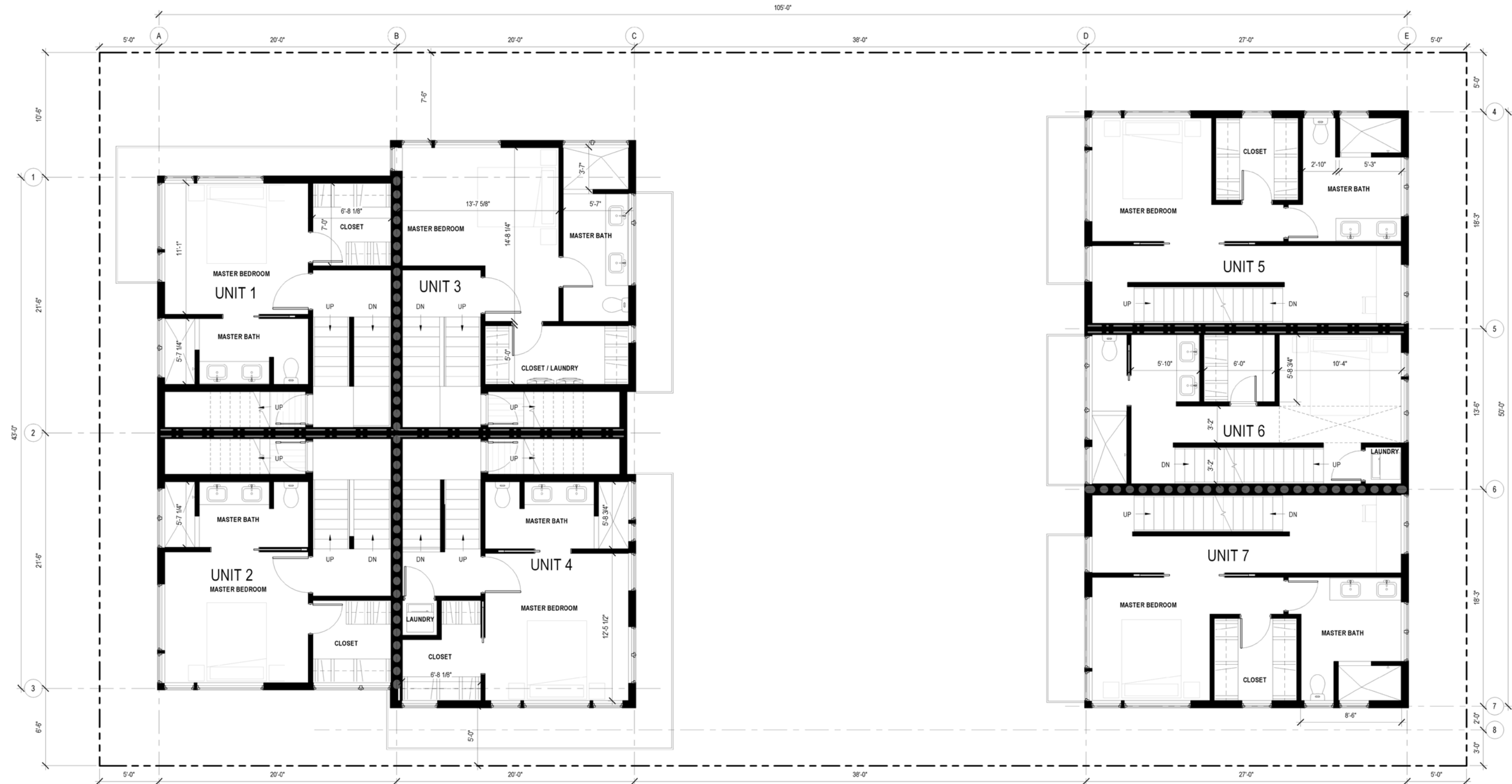


MAIN LEVEL





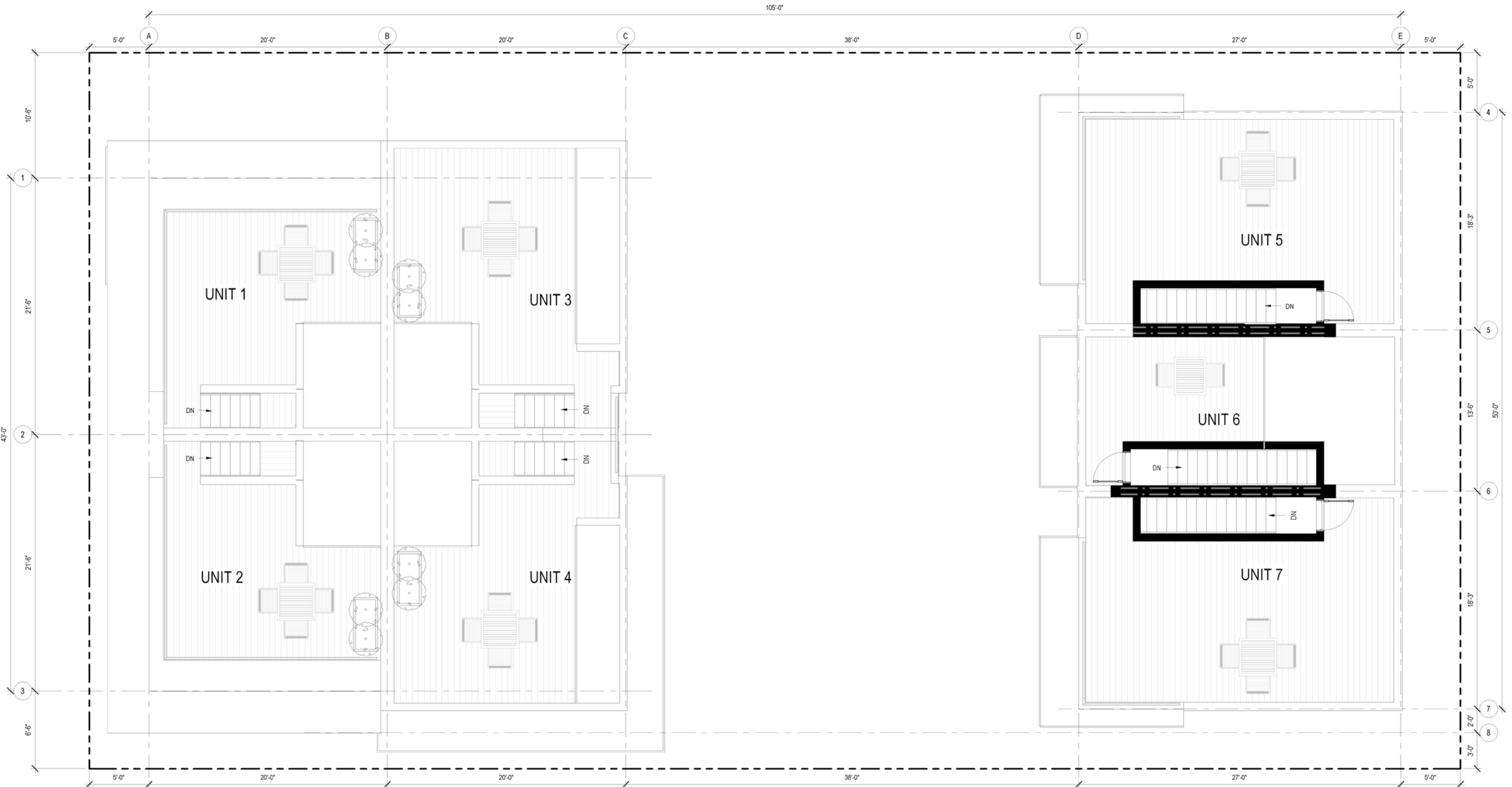
DESIGN PROPOSAL



UPPER LEVEL



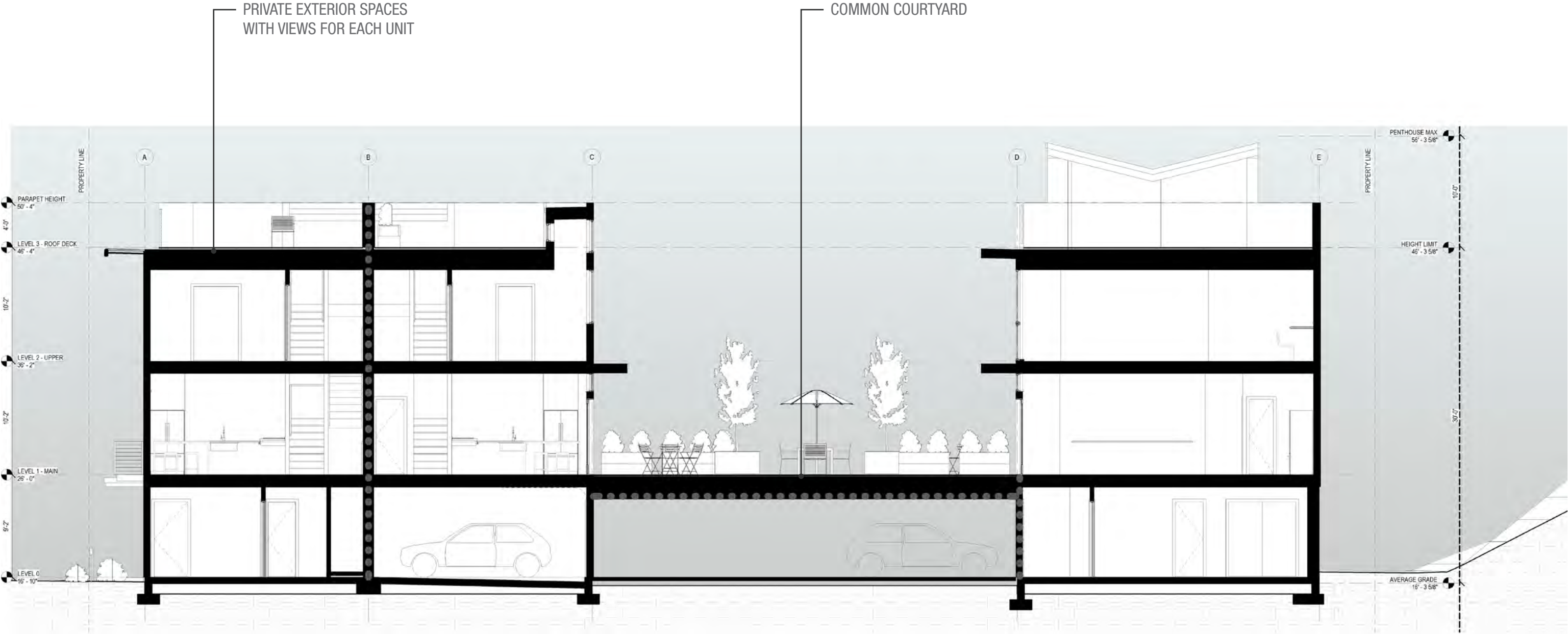




ROOF LEVEL



DESIGN PROPOSAL



SECTION - LOOKING EAST



LAP SIDING: 1X4 CLEAR CEDAR:  
NATURAL STAIN

CEMENT PANEL SIDING;  
COOL BLUE GRAY

CEMENT PANEL SIDING;  
DARK BLUE GRAY

METAL PANEL SIDING;  
DARK BLUE

METAL PANEL SIDING;  
LIGHT GRAY



NORTH ELEVATION



# DESIGN PROPOSAL

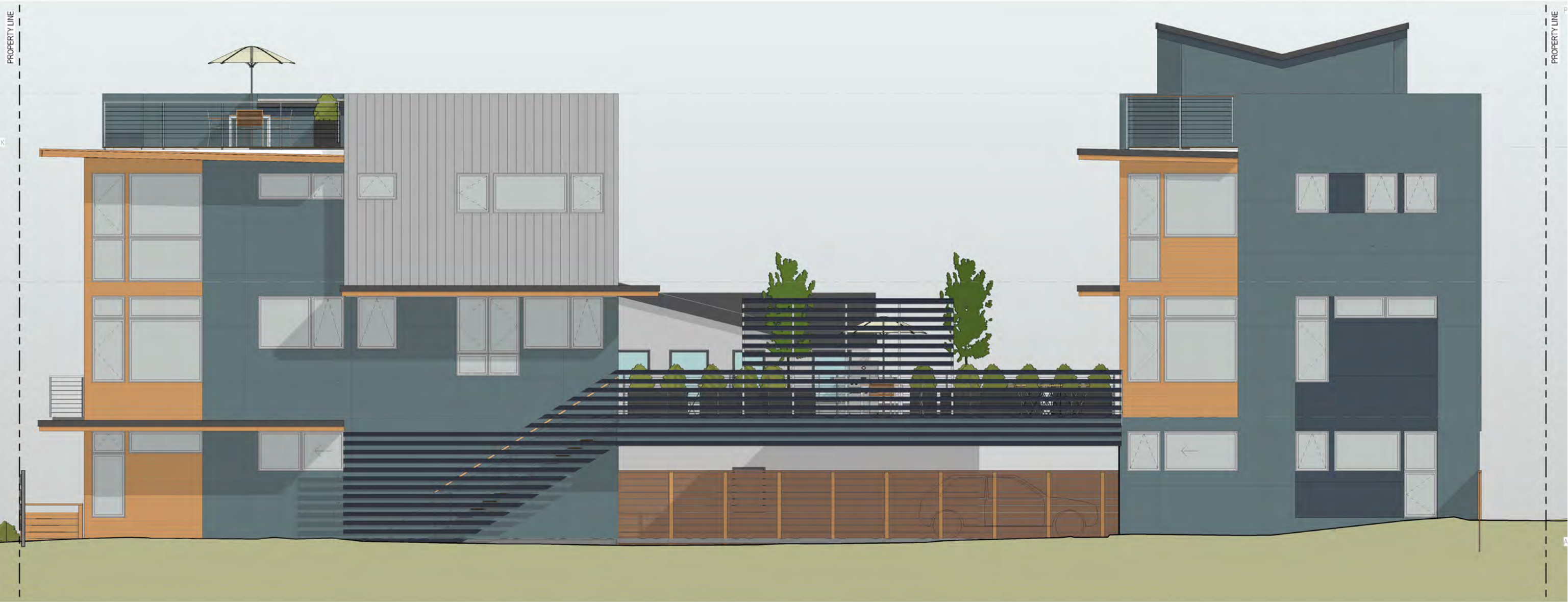
LAP SIDING: 1X4 CLEAR CEDAR:  
NATURAL STAIN

CEMENT PANEL SIDING;  
COOL BLUE GRAY

CEMENT PANEL SIDING;  
DARK BLUE GRAY

METAL PANEL SIDING;  
DARK BLUE

METAL PANEL SIDING;  
LIGHT GRAY



WEST ELEVATION



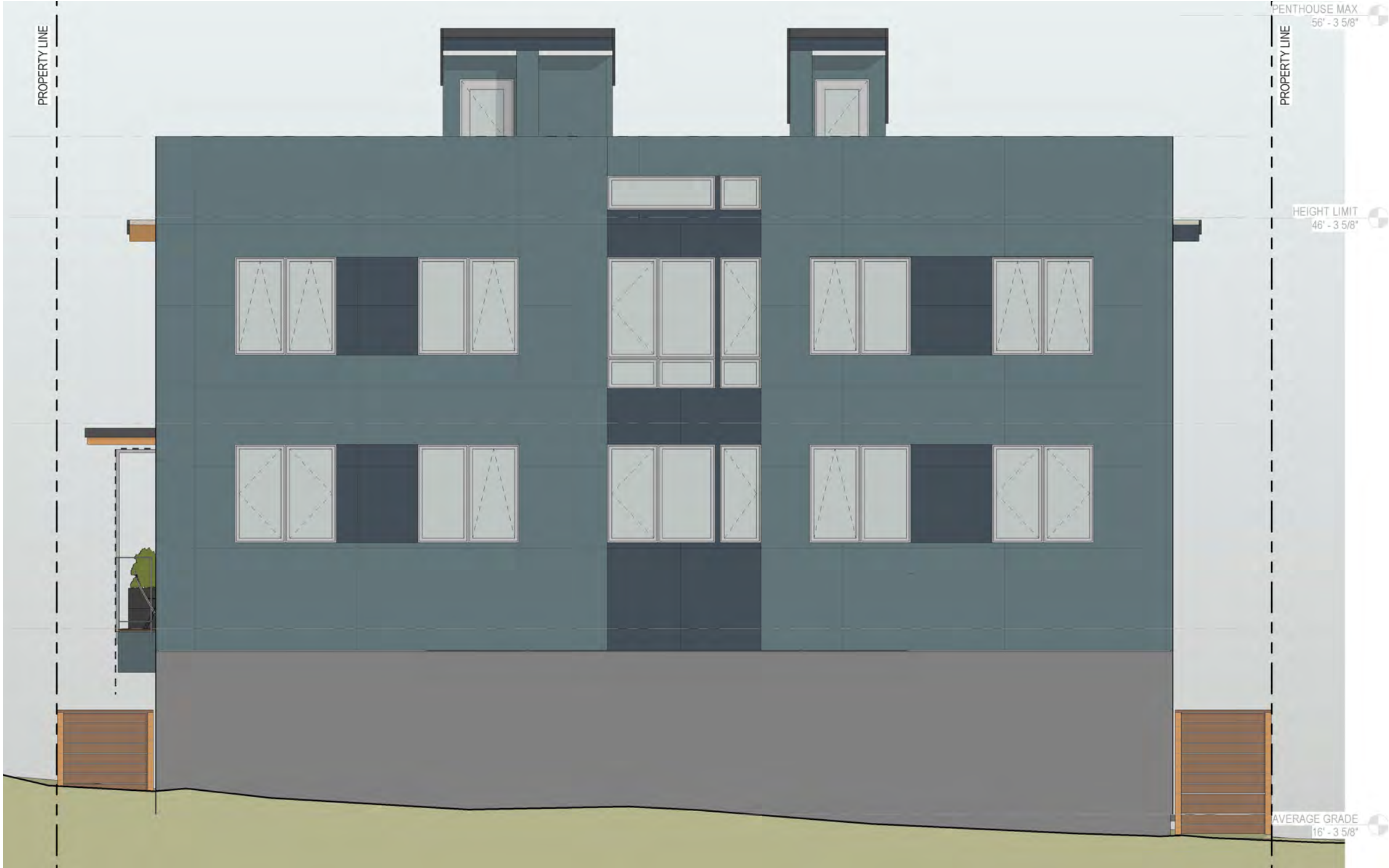
LAP SIDING: 1X4 CLEAR CEDAR:  
NATURAL STAIN

CEMENT PANEL SIDING;  
COOL BLUE GRAY

CEMENT PANEL SIDING;  
DARK BLUE GRAY

METAL PANEL SIDING;  
DARK BLUE

METAL PANEL SIDING;  
LIGHT GRAY



SOUTH ELEVATION



# DESIGN PROPOSAL

LAP SIDING: 1X4 CLEAR CEDAR:  
NATURAL STAIN

CEMENT PANEL SIDING;  
COOL BLUE GRAY

CEMENT PANEL SIDING;  
DARK BLUE GRAY

METAL PANEL SIDING;  
DARK BLUE

METAL PANEL SIDING;  
LIGHT GRAY



EAST ELEVATION



LAP SIDING: 1X4 CLEAR CEDAR:  
NATURAL STAIN

CEMENT PANEL SIDING;  
COOL BLUE GRAY

CEMENT PANEL SIDING;  
DARK BLUE GRAY

METAL PANEL SIDING;  
DARK BLUE

METAL PANEL SIDING;  
LIGHT GRAY



COURTYARD NORTH ELEVATION

# DESIGN PROPOSAL

LAP SIDING: 1X4 CLEAR CEDAR:  
NATURAL STAIN

CEMENT PANEL SIDING;  
COOL BLUE GRAY

CEMENT PANEL SIDING;  
DARK BLUE GRAY

METAL PANEL SIDING;  
DARK BLUE

METAL PANEL SIDING;  
LIGHT GRAY



COURTYARD SOUTH ELEVATION





AXON LOOKING SOUTHEAST



# DESIGN PROPOSAL



The project is designed with a pedestrian friendly streetscape that features:

Projecting roof overhangs create modulation, shadow, visual interest, and reduce height along the street face.

Balconies that project toward the street at main levels.

Street facing entries are clearly articulated with porch overhangs and landscaping. Border fence creates continuity element from neighboring properties.

PERSPECTIVE LOOKING SOUTHWEST





The project design features a number of features that break down the building and express human scale:

Side facades are animated by projecting bays and overhangs where space allows.

Street facing facades are provided with generous openings, balconies, and floor plans configured to bring human activity to the street.

Parking area screening will be provided by solid fencing along side yards.

Large overhang and monument sign delineates pedestrian entry for residents.

PERSPECTIVE LOOKING SOUTHEAST





The project maximize opportunities for creating usable, attractive, well-integrated open space:

Courtyard facades are animated by roof overhangs, large operable doors, generous landscaping, and human activity.

The project is designed around a shared courtyard that provides generous open space and a community gathering spot for all of the residents.

COURTYARD PERSPECTIVE LOOKING NORTHWEST





The project is designed to respect adjacent sites and arrangement of interior uses:

Side facades are animated by projecting bays and overhangs where space allows.

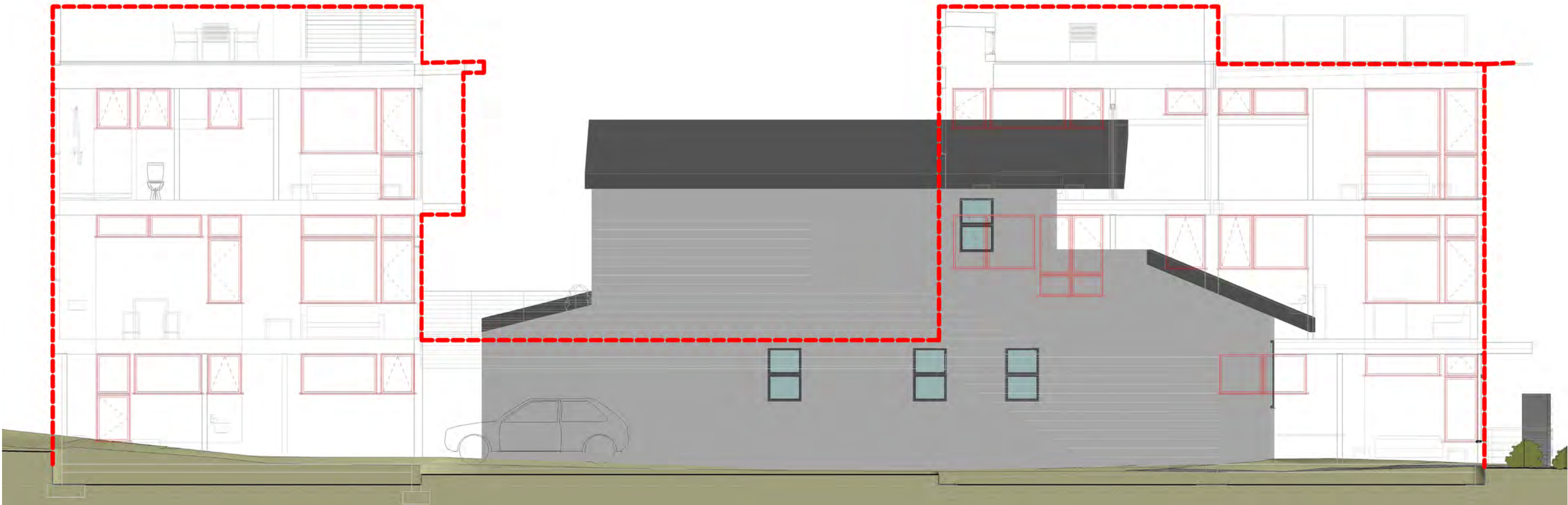
Window locations have been adjusted to minimize the privacy impacts at courtyard facing facades.

Courtyard screening will be provided by trellis fencing along side yards where setbacks are close.

COURTYARD PERSPECTIVE LOOKING SOUTHWEST



# SITE OVERVIEW: NEIGHBORING RESIDENCES



WINDOW RELATIONSHIPS @ WEST NEIGHBOR



NEIGHBOR TO WEST

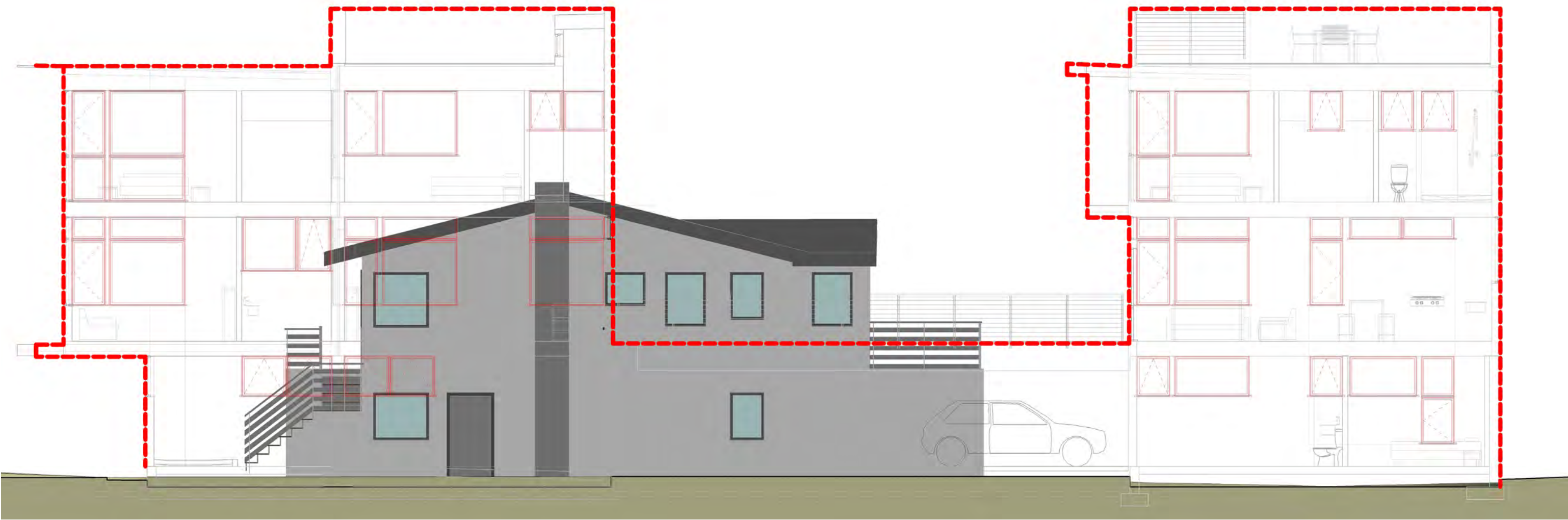
- Windows of new development do not align with the neighbors windows, and the courtyard location creates a break in the project massing that provides more access to natural light to the neighbor’s lower level.

OUTLINE OF NEW CONSTRUCTION

NEW WINDOW LOCATIONS

EXISTING WINDOWS





WINDOW RELATIONSHIPS @ EAST NEIGHBOR



NEIGHBOR TO EAST

- Windows of new development do not align with the neighbors windows, and the courtyard location creates a break in the project massing that provides more access to natural light to the neighbor's upper level windows and rear deck.

OUTLINE OF NEW CONSTRUCTION

NEW WINDOW LOCATIONS

EXISTING WINDOWS

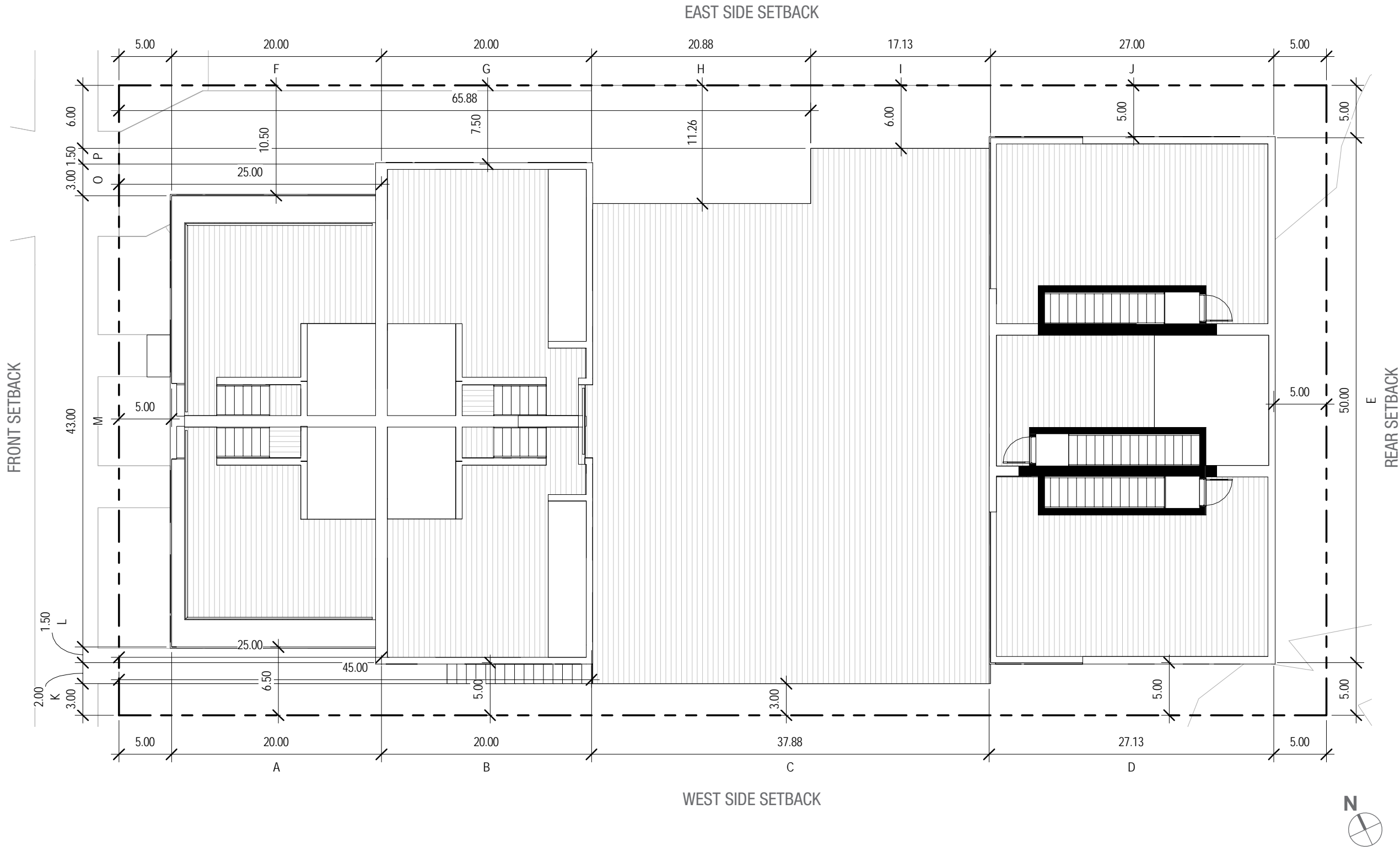


# LANDSCAPE PLAN





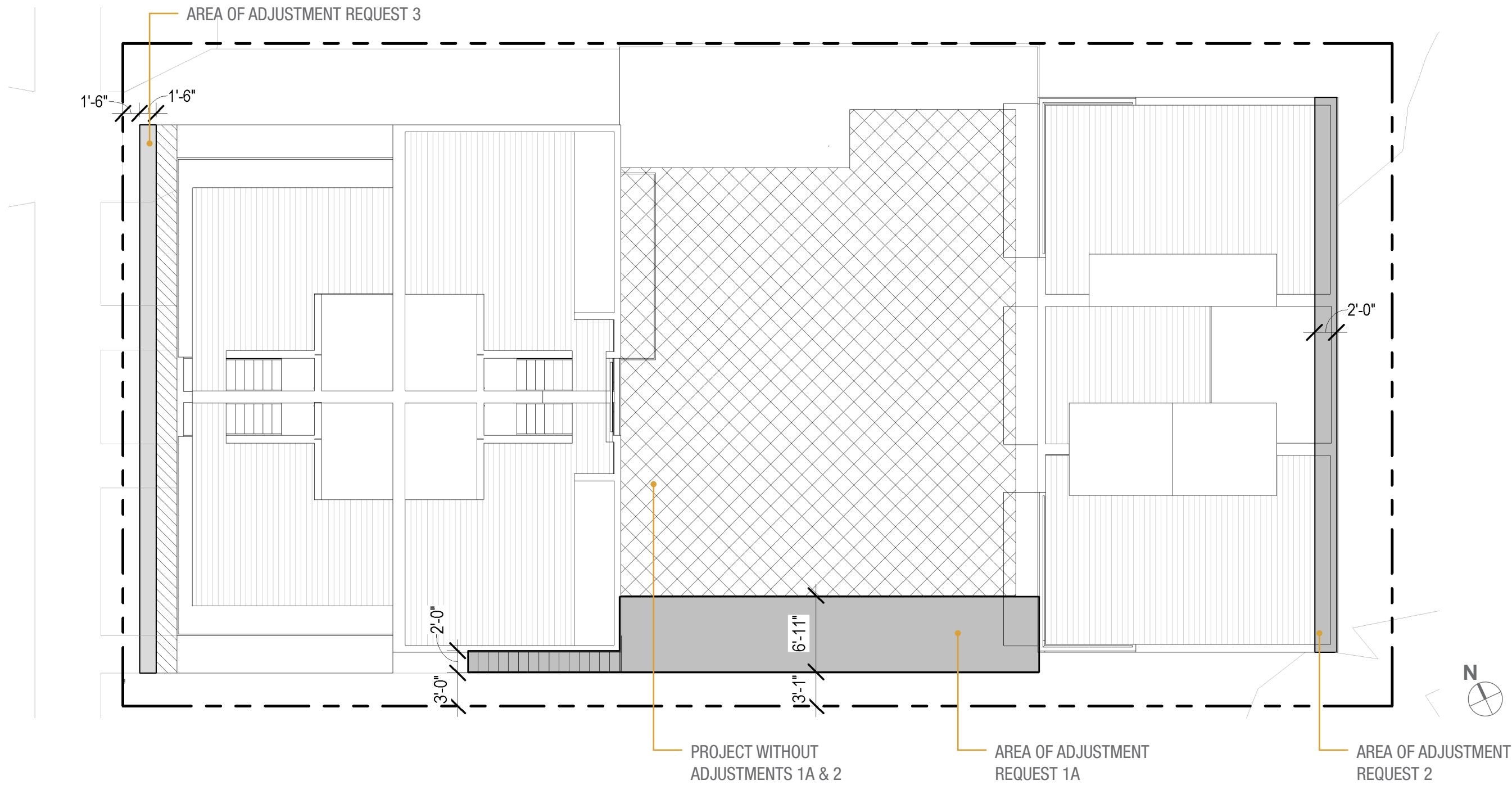
SIDE SETBACK CALCULATION



FRONT SETBACK AVERAGE			
SEGMENT	LENGTH	SETBACK	L X S
K	3'	45'	135'
L	1.5'	25'	37.5'
M	43'	5'	215'
O	3'	25'	75'
P	1.5	65.9'	98.8'
TOTALS	51'		516.3'
AVERAGE SETBACK	(Bold Requires Adjustment)		10.1'
WEST SIDE SETBACK AVERAGE			
SEGMENT	LENGTH	SETBACK	L X S
A	20'	6.5'	130'
B	20'	5'	100'
C	37.9'	3'	113.7'
D	27.1'	5'	135.5'
TOTALS	104.9'	4'- 6"	479.2'
AVERAGE SETBACK	(Bold Requires Adjustment)		4.5'
REAR SETBACK AVERAGE			
SEGMENT	LENGTH	SETBACK	L X S
F	50'	5'	250'
TOTALS	50'		250'
AVERAGE SETBACK	(Bold Requires Adjustment)		5'
EAST SIDE SETBACK AVERAGE			
SEGMENT	LENGTH	SETBACK	L X S
F	20'	10.5'	210'
G	20'	7.5'	150'
H	20.9'	11.3'	236.2'
I	17.1'	6'	102.8'
J	27'	5	135'
TOTALS	105'		834
AVERAGE SETBACK	(Bold Requires Adjustment)		8'

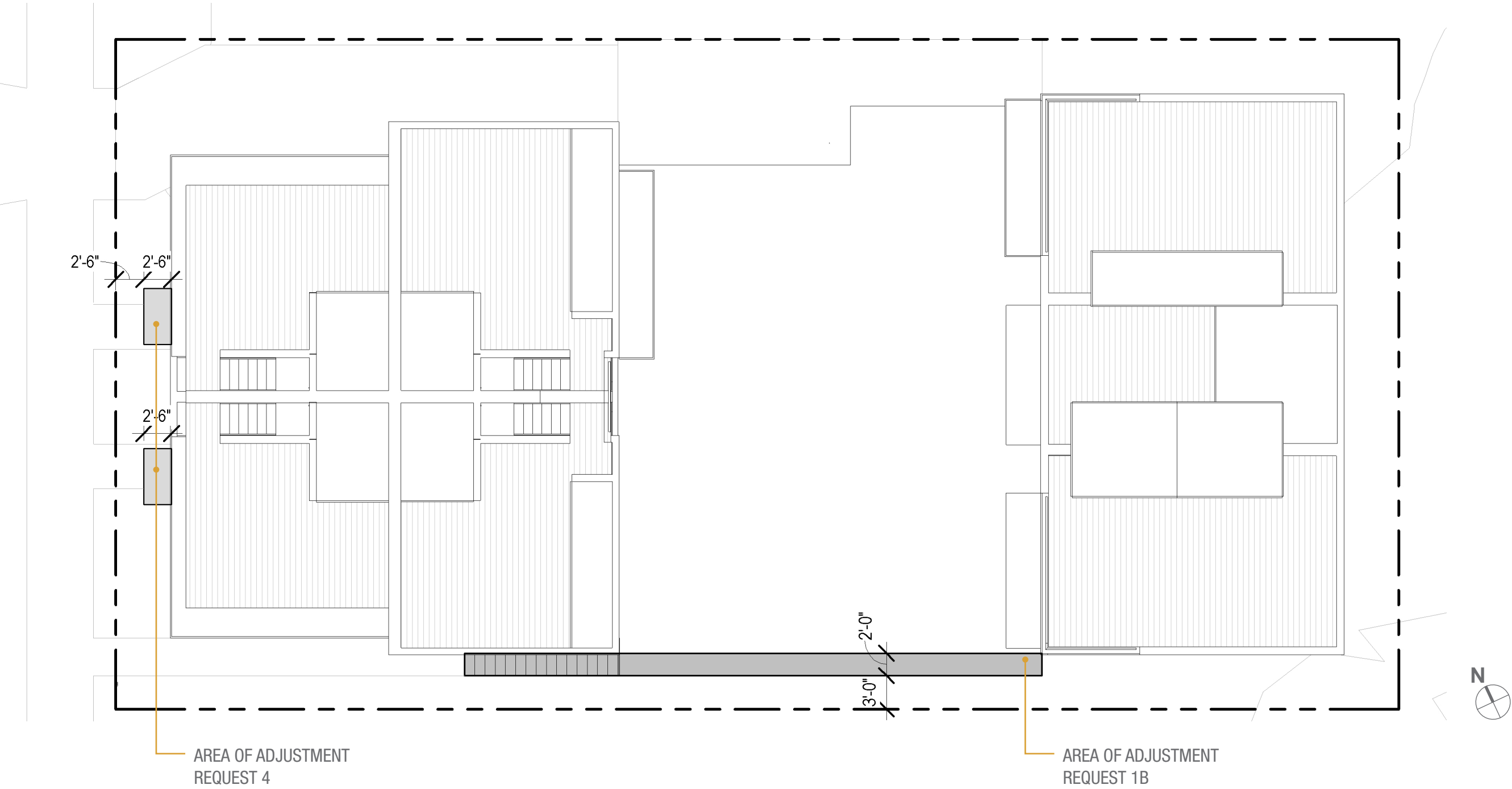


ADJUSTMENTS REQUESTS



ADJ.	SMC.	STANDARD	REQUIRED	PROVIDED	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	GUIDELINE
1A	23.45.518	Setbacks (West)	7' Average	4' - 6" Average	36% Reduction	The courtyard can fully cover the parking area, creating more open space for residents. The stairs to the courtyard create a pedestrian friendly entrance for residents and visitors.	The courtyard must be reduced in size, resulting in less open space for residents, more exposure of the parking level and the public entry to the rear units is from the parking level.	CS3-A1; CS3-A3; DC2-B1; DC2-C3c
2	23.45.518	Setbacks (Rear)	7' Average	5' Average	29% Reduction	Buildings closer to the rear opens up more usable space at the common courtyard. Rear units do not impact any existing neighbors to the south.	The courtyard must be reduced in size, resulting in less open space for residents, more exposure of the parking level and the public entry to the rear units is from the parking level.	DC3-B4
3	23.45.518.H.1	Projections in Setback	3' Min. from property line	1' - 6"	50% Reduction	Large dramatic overhangs create shadow, depth, and interesting visual character along the street facade.	Shallow overhangs create buildings with street facades with less visual interest.	DC2-A2; DC2-C1





ADJ.	SMC.	STANDARD	REQUIRED	PROVIDED	% CHANGE	PROJECT WITH ADJUSTMENT	PROJECT WITHOUT ADJUSTMENT	GUIDELINE
1B	23.45.518	Setbacks (West)	5' Min.	3' Min.	40% Reduction	The courtyard can fully cover the parking area, creating more open space for residents. The stairs to the courtyard create a pedestrian friendly entrance for residents and visitors.	The courtyard must be reduced in size, resulting in less open space for residents, more exposure of the parking level and the public entry to the rear units is from the parking level.	CS3-A1; CS3-A3; DC2-B1; DC2-C3c
4	23.45.518.I	Balconies in Setback	5' Min. from property line	2' - 6"	50% Reduction	Balconies bring human activity out to the street and add visual interest to street facing facades.	The project does not provide street facing balconies, creating buildings with street facades with less visual interest and less amenity space for residents.	DC2-A2; DC2-C1



# CONCEPT IMAGES

NEIMAN TABER ARCHITECTS - RELATED WORK



HOWELL GREEN - 1724 17TH AVE



WESTVIEW TOWNHOMES - 2806 14TH W



MARION GREEN - 918 14TH AVE



OLYMPIC VIEW - 327 WEST OLYMPIC PLACE



MARION GREEN - 918 14TH AVE



