826 South Orcas Street

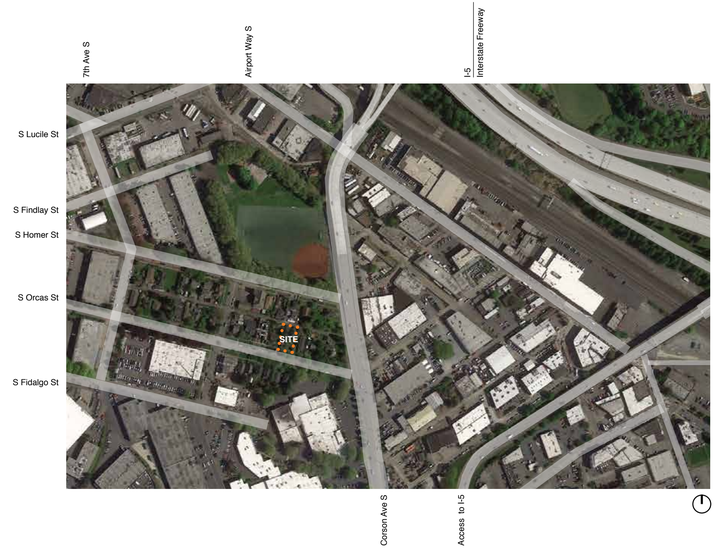
Streamlined Design Review Application

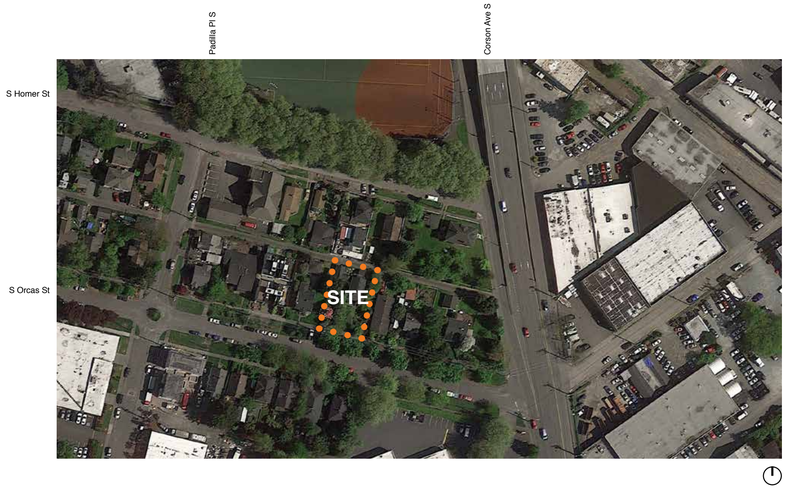
#3023036

b9 architects

PAGE INTENTIONALLY LEFT BLANK

TABLE of CONTENTS





OBJECTIVES

Design and construct six new three story townhouse units. Access to surface parking to be from alley. Existing structure to be removed.

Number of Residential Units (Approx.)	6
Structure Height	30'
Number of Parking Stalls (Approx.)	6

Sustainability
Achieve a 4-Star Built Green certification.
Utilize reclaimed materials.

Community
The proposal will be designed around a shared courtyard which is accessible by all units.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	Orcas Homes LLC
STRUCTURAL	MaslamTsang Structural Engineering
GEOTECHNICAL	PanGEO INC

CITY of SEATTLE

Application for Streamlined Design Guidance

PART I: CONTACT INFORMATION

1. Property Address		826 S Orcas St Seattle WA 98109
2. Project number		3019486
3. Additional related project number(s):		None
4. Owner/Lessee Name		Orcas Homes LLC
5. Contact Person Name		Bradley Khouri
	Firm	b9 architects
	Mailing Address	610 2nd Avenue
	City State Zip	Seattle, WA 98104
	Phone	206.297.1284
	Email address	bgk@b9architects.com
6. Applicant's Name		Bradley Khouri
	Relationship to Project	Architect
7. Design Professional's Name		Bradley Khouri
	Address	610 2nd Avenue
	Phone	206.297.1284
	Email address	bgk@b9architects.com

PROJECT SITE

View of project site from South Orcas Street looking north east, existing structure to be deconstructed

ZONING ANALYSIS

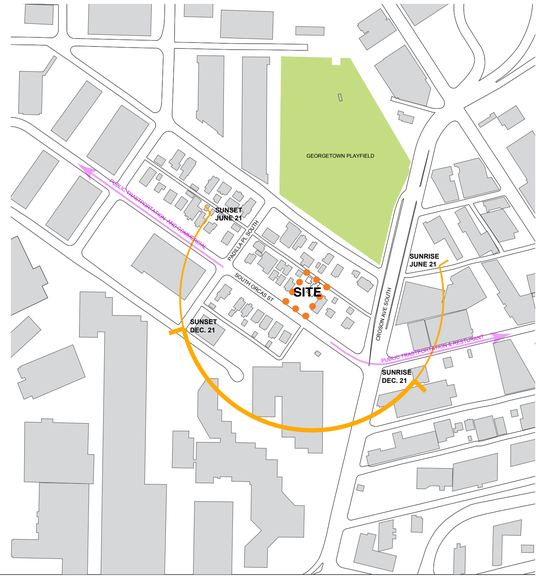
ADDRESS
826 S Orcas Street
Seattle, WA 98108

LOT SIZE
6000 square feet

ZONING
LR2

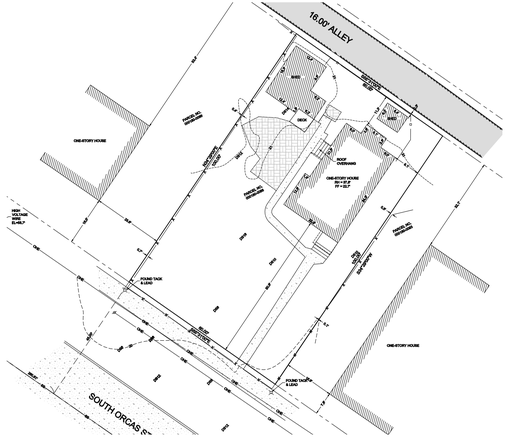
The site is located in an area zoned Lowrise 2. Surrounding zonings are Lowrise 2, Industrial Buffer U/65 and General Industrial 2 U/85.

SITE OPPORTUNITIES & CONSTRAINTS



CONTEXT ANALYSIS

- The site topography if flat.
- The Georgetown Playfield is one block to the north.
- I-5 freeway is three blocks to the east.
- A Townhouse is across the sreet to the south west, another Townhouse is two building to the west.



NEIGHBORHOOD ANALYSIS

The neighborhood is predominantly residential, with a mix of multifamily and single-family structures. Industrial zoning is focused to the south, along Coston Ave South and 6th Ave South. Further to the north and west, the zoning transitions into Lowrise 2. The topography in the area is relativly flat, with little slope on each parcel. The site has nearby access to the Georgetown playfields. Interstate 5 and and Airpost Way South are to the northeast. The interstate, along with overhead flight patterns to Boeing Field, create noticable ambient noise.

The immediate neighborhood is a mixture of single family house built in the early 20th century and new townhosue developments built in recent years.

1

2

3

SITE ANALYSIS

The site dimensions is 60 feet north-south and 100 feet east-west. The parcel fronts South Orcas Street, with alley access. The lots contains a existing single family house. The uses immediately surrounding the site are predominantly single family homes and multifamily structures. Immediately south of the parcel is an existing single family house, built in 1926. To the north of the parcel is an existing single family house constructed in 1941. To the east of the parcel are proposed townhosue developments and single family stuctures. The georgetown play fields and industrial uses are one block away. The industrial use include office buildings and warehouses.

This site is well served by several bus lines, including the #60, 100, 106, 124, 131 and 132, facilitating travel to many Seattle neighborhoods, including Downtown, Georgetown, Rainier Beach, Beacon Hill, First Hill, Westwood Village and Renton.

Bicycle routes connect the site to Beacon Hill, Downtown, and Georgetown.

The site has a grade change of 1 ft sloping down towards the southeastern corner of the property.

4

5

6

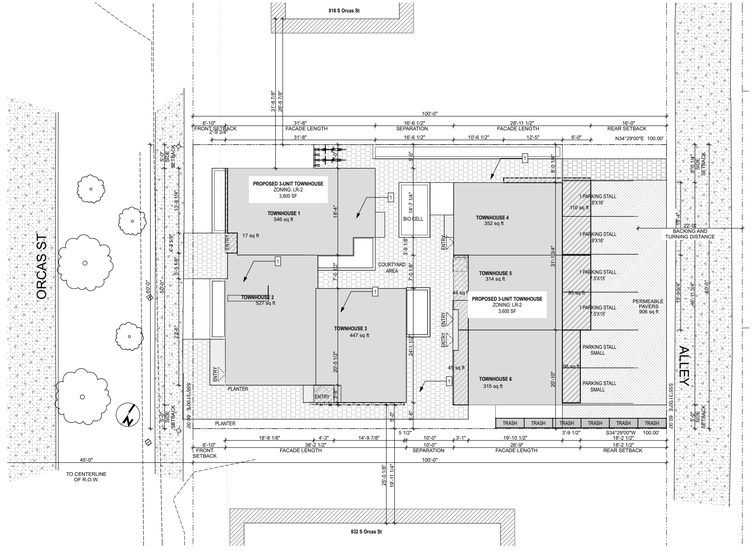
SITE PLAN

PLAN NOTES

1. TREES TO BE REMOVED. SPECIES AND SIZE TO BE VERIFIED BY ARBORIST REPORT.

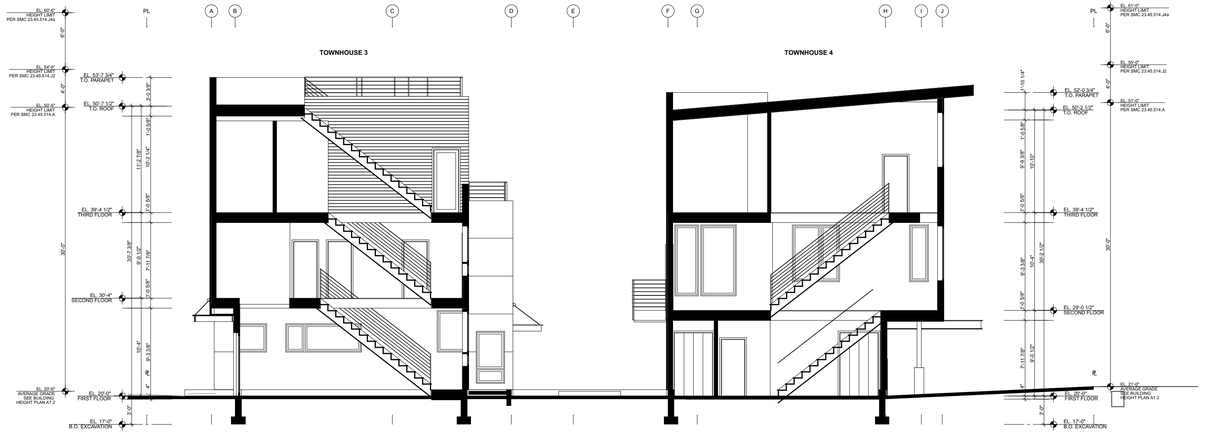
LEGEND

- NEW STRUCTURE FOOTPRINT AT GRADE
- OPEN SPACE AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE
- CANTILEVERED DECK ABOVE GRADE
- PERMEABLE DRIVEWAY/PARKING SURFACE
- ROOF / PARAPET OUTLINE



Plot Plan

SITE SECTION



Longitudinal Section

Gym across the street

Georgetown Playfield

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES
B. SUNLIGHT AND NATURAL VENTILATION

CS2 ARCHITECTURAL CONTEXT AND CHARACTER
B. ADJACENT SITES, STREETS AND NEIGHBORHOOD
C. RELATIONSHIP TO THE BLOCK
D. HEIGHT, BULK & SCALE COMPATIBILITY

CS3 NEIGHBORHOOD CHARACTER
A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
B. LOCAL HISTORY AND CULTURE

Response to Design Guidelines

The proposed project is located in the Seattle neighborhood of Georgetown. It is near the Georgetown playfield, the Union Pacific Railroad, and Interstate 5 . The proposal looks to the diverse existing neighborhood as a point of reference, taking cues and integrating various elements into the design. Specifically the project proposes a meandering pathway to a central courtyard which opens up to the residential uses and to the surrounding context along S Orcas St and towards the Georgetown Playfields. (CS2.B, CS3.B)

The proposed project's massing and open space allow for Sunlight and Natural Ventilation to reach, not only each of the proposed residential units, but also adjacent neighbors and their open spaces. The existing single family use to the north has a garden, which the proposal specifically responded to in order to allow light and air to continue to reach the garden. (CS1.A, CS2.B, CS2.C)

The overall scale and context of the neighborhood is mixed, as it contains a playfield, single-family uses, new townhouse developments, office parks and historic structures. The proposed buildings and the site's open spaces respond to the changing context, providing expression of the six individual units, while maintaining compatibility with the existing single-family uses in the area. The modulated massing combined with the proposed roof strategies; respond to the variety of structures' height and bulk in the immediate neighborhood. The central location of the courtyard affords privacy from neighbors, maximizes opportunity for meaningful and valuable interaction and helps to cultivate a sense of community by connecting to adjacent development. (CS1.C, CS2.D, CS3.A)

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY
A.NETWORK OF OPEN SPACES
B. WALKWAYS AND CONNECTIONS
C. OUTDOOR USES AND ACTIVITIES

PL2 WALKABILITY:
B. SAFETY AND SECURITY
D. WAYFINDING

PL3 STREET LEVEL INTERACTION
A. ENTRIES

PL4 ACTIVE TRANSIT
A. ENTRY LOCATIONS AND RELATIONSHIPS
B PLANNING AHEAD FOR BICYCLISTS

Response to Design Guidelines

The proposed design carefully considers how all homes relate to the shared pathway, open spaces, street and sidewalk. A shared meandering walkway connects the courtyard to the street and the adjacent development. It is organized to provide an internal connection as well as visual security. The walkway and each individual unit are identified with canopies, arbors and address signage visible from the street level. Specifically, the units at the street have entries facing the street, while arbors provide wayfinding to the rear of the site and the courtyard. (PL1.A, PL1.B, PL1.C, PL3.A)

Walkways and courtyard spaces will have lighting for both wayfinding and safety. Additionally, the pulling in of single story walls and the use of identifiable entries with overhangs and arbors are both points of connection with the architecture in the neighborhood, in terms of scale, as well as creating a buffer from the street with a definitive entry threshold. (PL2.B,PL2.D)

Access to vehicular parking is provided separate from the pedestrian and bicycle access. This allows for a large courtyard and wide pathways that have semi private spaces off of the path. A clear separation between the vehicular access and the pedestrian access provides clear wayfinding, safety and security. (PL4.A,PL4.B)

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES
A. ARRANGEMENT OF INTERIOR USES
B. VEHICULAR ACCESS AND CIRCULATION
C. PARKING AND SERVICE USES

DC2 ARCHITECTURAL CONCEPT
A. MASSING
B. ARCHITECTURAL AND FACADE COMPOSITION
C. SECONDARY ARCHITECTURAL FEATURES
D. SCALE AND TEXTURE

DC3 OPEN SPACE CONCEPT
A. BUILDING-OPEN SPACE RELATIONSHIP
B. OPEN SPACES USES AND ACTIVITIES
C. DESIGN

DC4 EXTERIOR ELEMENTS AND MATERIALS
A. EXTERIOR ELEMENTS AND FINISHES
D. TREES, LANDSCAPE AND HARDSCAPE

Response to Design Guidelines

The project design is broken into two masses whose height and bulk responds to the context with modulation at all sides. This strategy of multiple structrures creates an internal courtyard that increases solar exposure to the project and adjacent sites. In addition the courtyard and meandering walkway provide direct access between the South Orcas Street, an adjacent development along Homer Steer, and the Georgetown Playfield. (DC2.A,DC3.A,DC3.B,DC3.C)

Building facades will be composed to express the individual units and variation of volumes. Modulation and depth are created by the pushing and pulling of surfaces, in order to break up the scale of the mass. Fenestration and material consistency will create a holistic approach to the structures. Further depth in facades will be created by the detailing of projections, canopies, railings and decks that highlight additional volumes and provide weather protection. Planters and landscaping at the street level will provide a transition to the street consistent with adjacent sites. (DC2.B,DC2.C, DC3.D)

The core design of the massing of the project is to create a central courtyard that encourages and facilitates interaction among the units. The courtyard is designed to have a central open area that is directly accessible from the street, alley and open to all unit entries. Secondary spaces complement the courtyard and provide semi-private spaces as buffers to particular homes. Plantings and seating add buffers for other homes. Materials that gives texture and detailing will be used to bring the project to a humanistic scale. Railings, deck detailing, and landscaping will also give a humanistic scale to the project. (DC3.A,DC3.B, DC2.C,DC2.D)

The project connects, through a network of walkways, to the Georgetown Playfield that is located on S Homer Street. Pedestrian access into the internal courtyard is aligned with the pathway access into adjacent development along S Homer, thus creating a connection between the Georgetown Playfield and the project. Vehicle access is provided from the alley to surface parking and is located away from pedestrian oriented spaces. (DC1.B,DC1.C,DC3.B)

The project massing is designed around an central courtyard that serves as a space for interaction and outdoor activities. The open space is directly connected to the street and alley. Private decks and roof decks provide additional opportunities for outdoor spaces with views of the courtyard spaces below. (DC2.A)

Exterior materials are chosen based on durability, maintainability, and sustainibility Consideration is taken for contextual relevance of the materials and appropriateness to Seattle climate. Contrasting materials of higher quality will demarcate the entries. Materials at entries will have a textural quality at a more humanistic scale. (DC4.A)

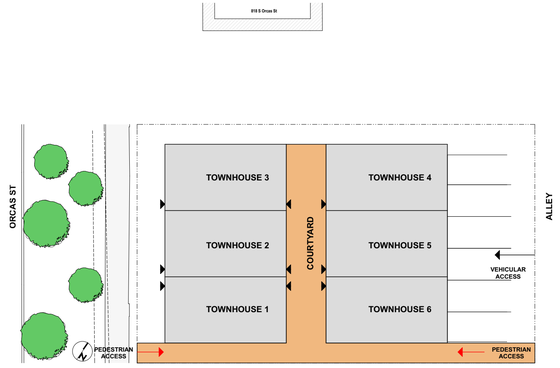
Landscaping will be emphasized at the entries and within the courtyard in order to give visual interest and a humanistic scale at points of interaction. In the courtyard, a mix of hardscape and landscape will encourage interaction through visual interest and an increased sense of comfort and intimacy. (DC4.A,DC4.D)

Neighborhood Townhouse

Townhouse across the street

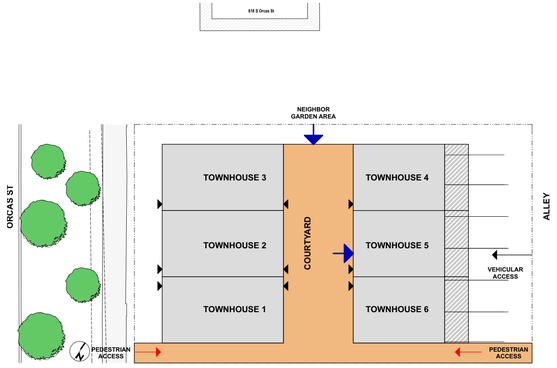
PROJECT EVOLUTION

Code Compliant Scheme



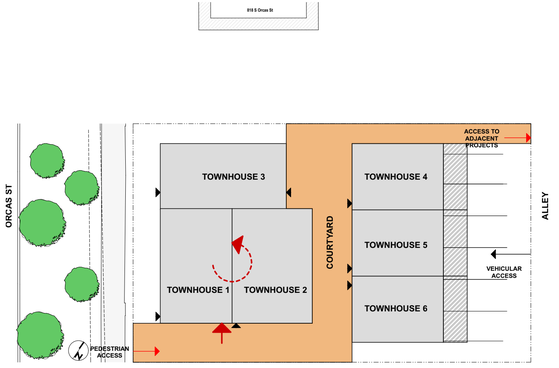
- A code compliant scheme of two triplex units that fill the site and isolates the couryard area.
- This massing solution provides an open area at the site's center but does little to accommodate the adjacent site conditions or respond to the scale and rhythm of the neighborhood.

Shift Massing and Respond to Neightbors



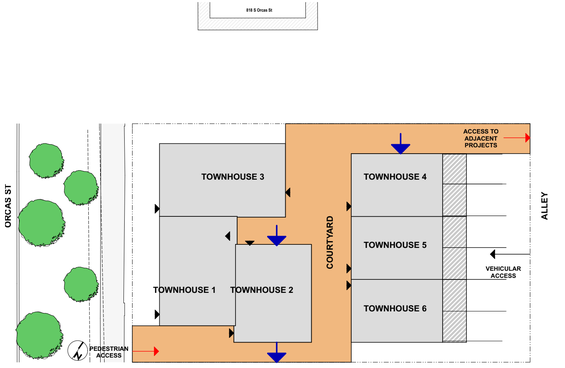
- A shift of the building mass maintains the two triplex structures and creates a larger courtyard area. This allows for light access to the middle of the site. This move also provides a better response to adjacent structures.
- The shared path connects the entry, the courtyard. and the alley parking
- The shift allows light to reach the adjacent neighbors garden space.

Rotate Massing and Connect to Context



- Further modulation, providing scale and modulation which better responds to surrounding area and neighbors.
- The west triplex rotates and shifts, with a larger setback, to allow for a clear pedestrian entry from the street. It also allows more light and air to the west units and adjacent neighbor.
- Access from the alley is shifted to the north, creating a meandering path from the project to adjacent developments.

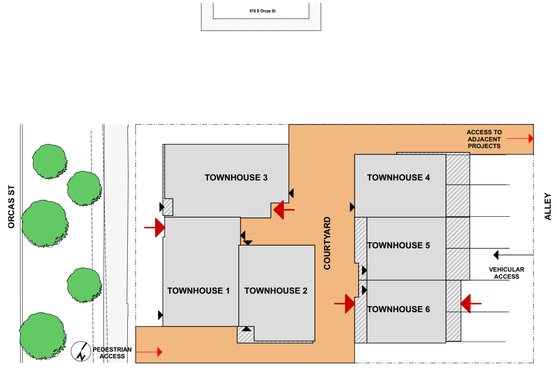
Shift Unit and Enlarge Setbacks



- The east triplex is shifted south, with a larger setback, to create a larger path to the parking. This also allow for more light and air to reach the north neighbor.
- Unit 2 is shifted south to allow for light and air access. This shift also provides a central courtyard with smaller semi private areas.
- Each unit has a direct connection courtyard.
- Modulation along the south facade allows for rhythm to the adjacent propoerty.

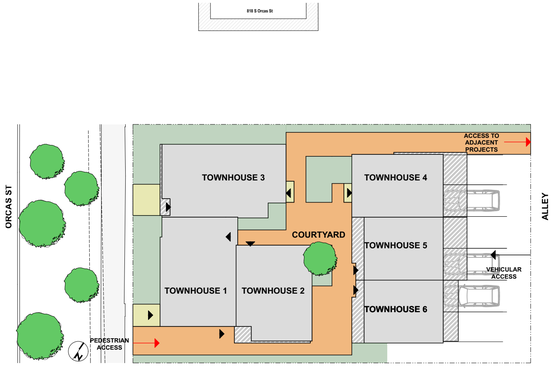
PROJECT EVOLUTION

Scale and Modulation



- Modulation on the shared path and courtyard provides more air, light, and scale
- Shifting along the alley massing provides rhythm and scale

Proposed Scheme



- The modification to the code compliuant scheme does not require adjustments.

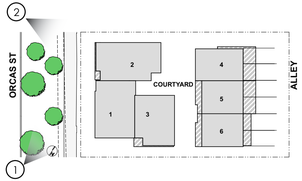
PROJECT DIAGRAM

- The modification to the code compliuant scheme does not require adjustments.

RENDERINGS

Project Development

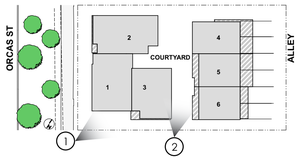
1. Street View from Southwest



Project Development

2. Courtyard View from Northwest

RENDERINGS

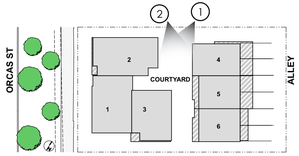


1. Southwest Entry View

Project Development

2. Courtyard View from South

RENDERINGS



1. Courtyard View from North

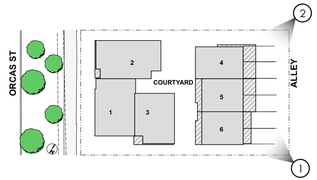
Project Development

2. Courtyard View from North

RENDERINGS

Project Development

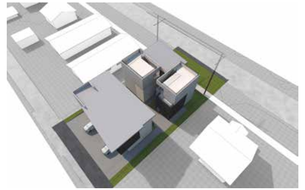
1. Alley View from Southeast



Project Development

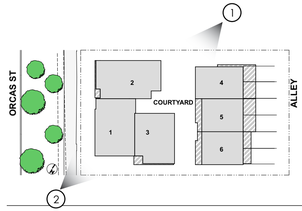
2. Alley View from Northeast

RENDERINGS



Project Development

1. Aerial View from Northeast



Project Development

1. Aerial View from Southwest

PRIVACY ELEVATIONS

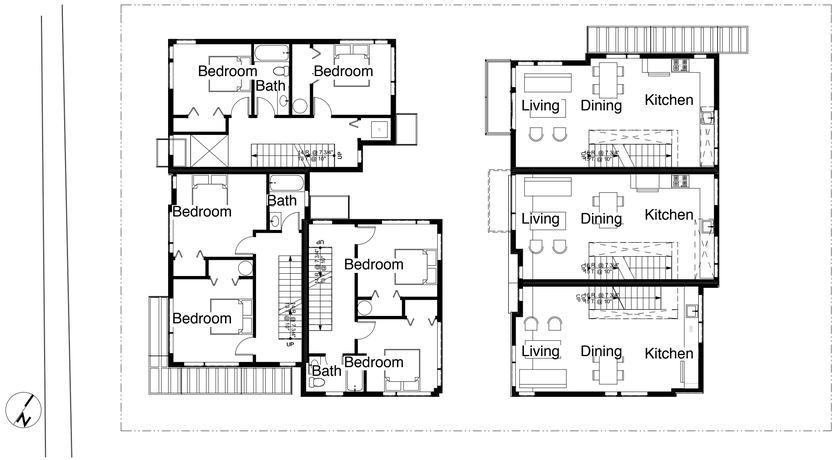
BUILDING TO THE SOUTH IS 25'-0" AWAY FROM THE PROPOSED STRUCTURE

BUILDING TO THE NORTH IS 25'-0" AWAY FROM THE PROPOSED STRUCTURE.

South Privacy Elevation

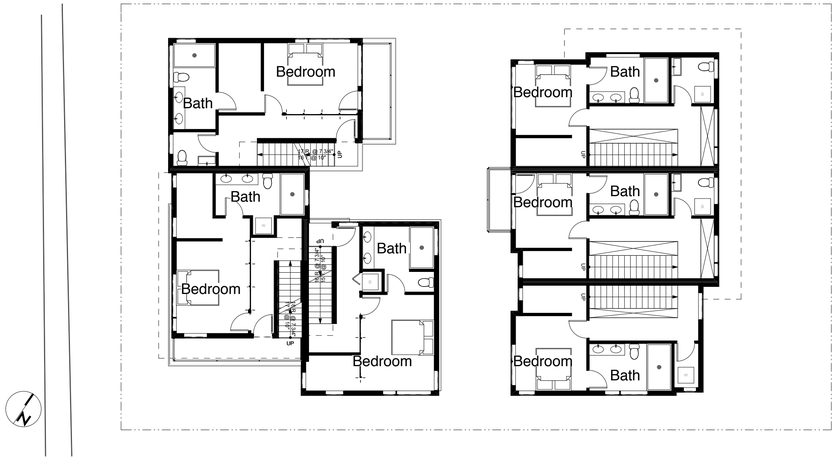
FLOOR PLANS

First Floor Plan

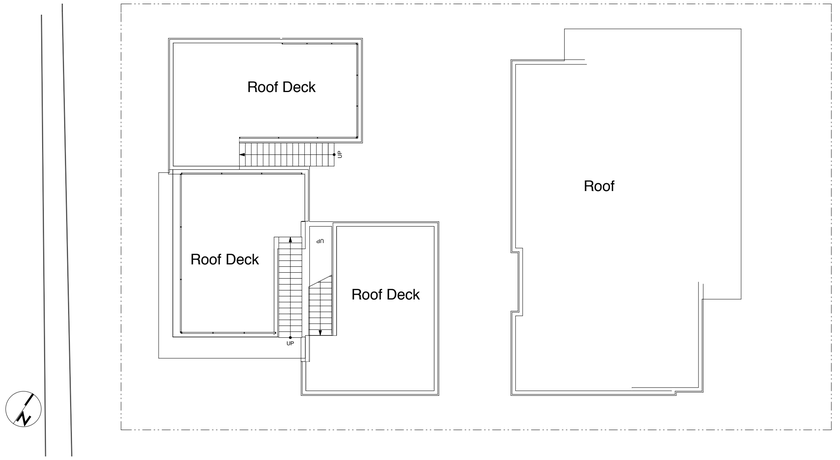


Second Floor Plan

FLOOR PLANS



Third Floor Plan



Roof Plan

RENDERED ELEVATIONS

South Rendered Elevation

PAINT 01: BM 2024-30
CITRON OR SIM.
4X8' PANEL SIDING

PAINT 02: SW 7068
GRIZZLYS GRAY OR SIM.
4X8' PANEL

PAINT 03: SW 7064
PASSIVE OR SIM.
TRIM DETAILS, ACCENT PANELS

PAINT 04: SW 7064
IRON ORE OR SIM
STELL HAND RAILS

STAIN 01: SW 3542
CHARWOOD OR SIM.
WOOD SIDING

PAVERS: MM ECO-PRIORA
COLOR NATURAL OR SIM.

Material and Paint Selections

West Rendered Elevation

RENDERED ELEVATIONS

North Rendered Elevation

East Rendered Elevation

RENDERED ELEVATIONS

West Courtyard Rendered Elevation

East Courtyard Rendered Elevation

PAGE INTENTIONALLY LEFT BLANK

COMPLETED WORKS

1 1530 15th Ave. E (View from sidewalk)

2 3515-19 Wallingford Ave. N

3 90 E Newton St.

4 1530 15th Ave. E. (View from street)

5 1411 E. Fir St. (View from street)

6 1411 E. Fir St. (View iof interior boardwalk)

7 1911 E Pine St. (View of interior of canyon)

8 1911 E. Pine St. (View from street)