



801 South Homer Street

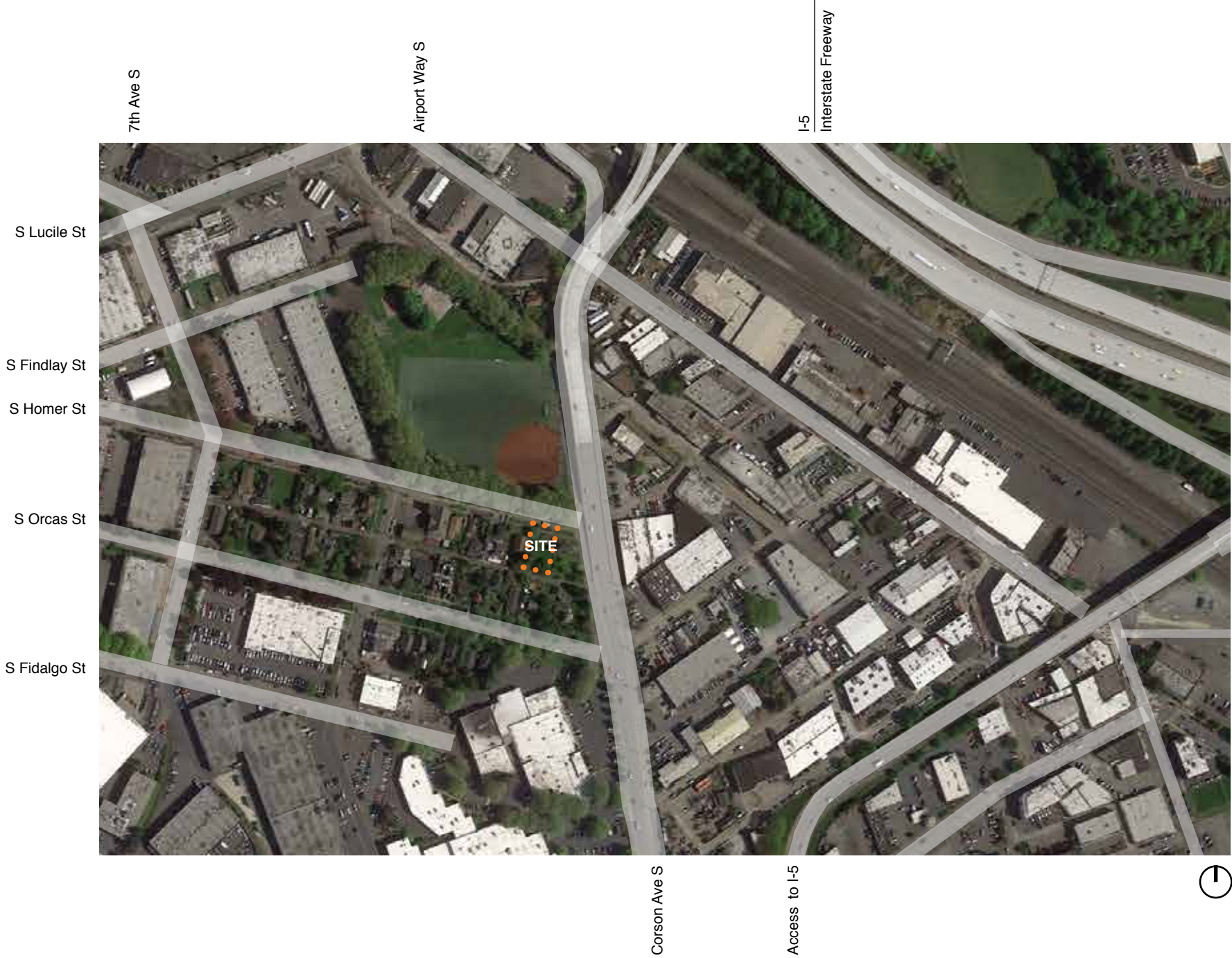
Streamlined Design Review
Application
DPD Project #3023267

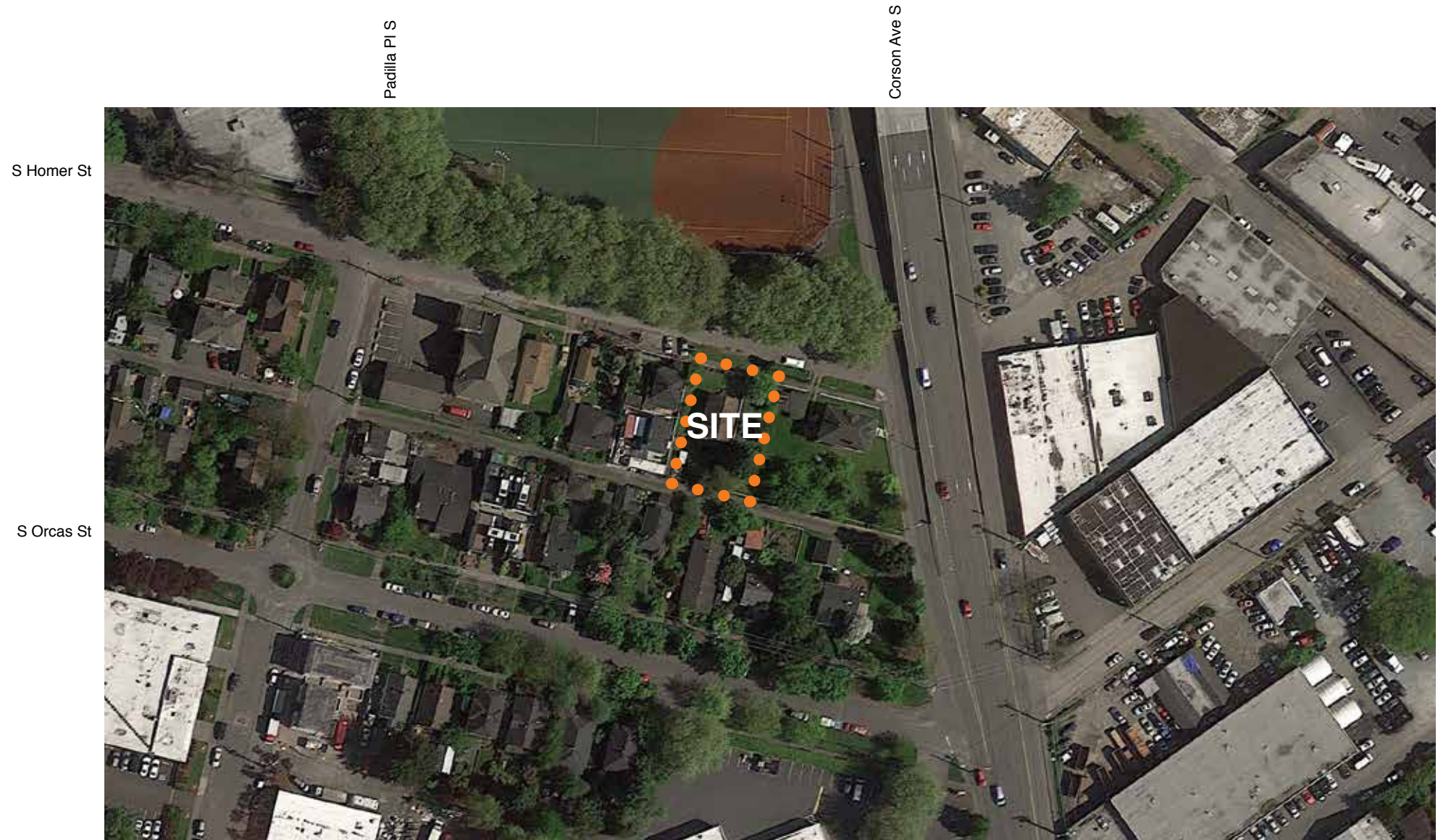
b9 architects

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OBJECTIVES

Design and construct four new three story townhouse units. Parking to be provided at grade from alley. Existing structure to be removed.

Number of Residential Units (Approx.) 4

Structure Height 30'

Number of Parking Stalls (Approx.) 4

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

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

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	KW SEA-VN, LLC
STRUCTURAL	MaslamTsang Structural Engineering
GEOTECHNICAL	PanGEO INC

CITY of SEATTLE

Application for Streamlined Design Guidance

PART I: CONTACT INFORMATION

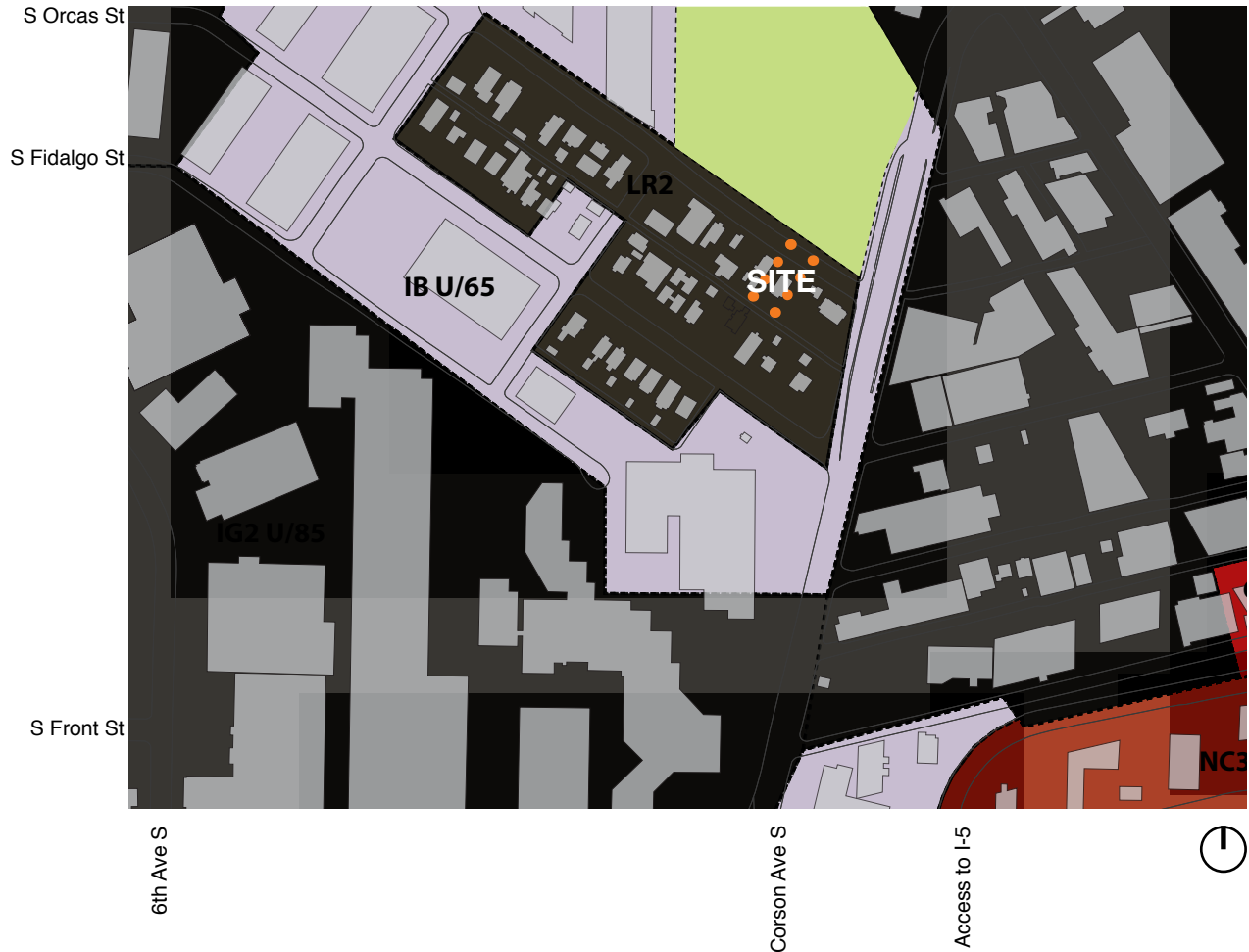
1. Property Address	801 S Homer St
2. Project number	3023267
3. Additional related project number(s):	None
4. Owner/Lessee Name	KW SEA-VN, LLC 1100 DEXTER AVE N SUITE 275 SEATTLE WA 98109
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City State Zip	Seattle, WA 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 Homer Street looking South West, existing structure to be deconstructed and trees removed.

ZONING ANALYSIS



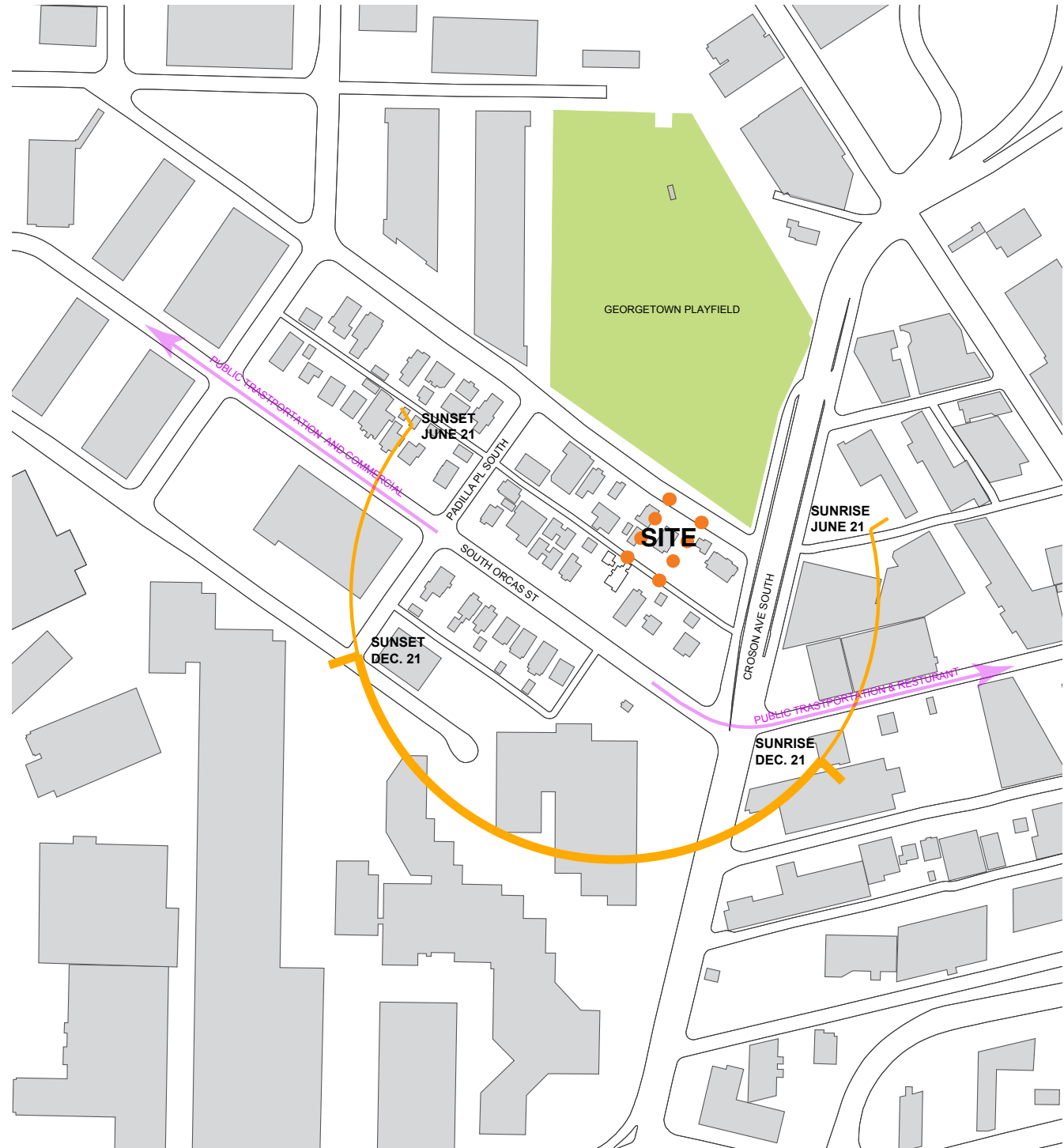
ADDRESS
801 S Homer Street
Seattle, WA 98108

LOT SIZE
5,000 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

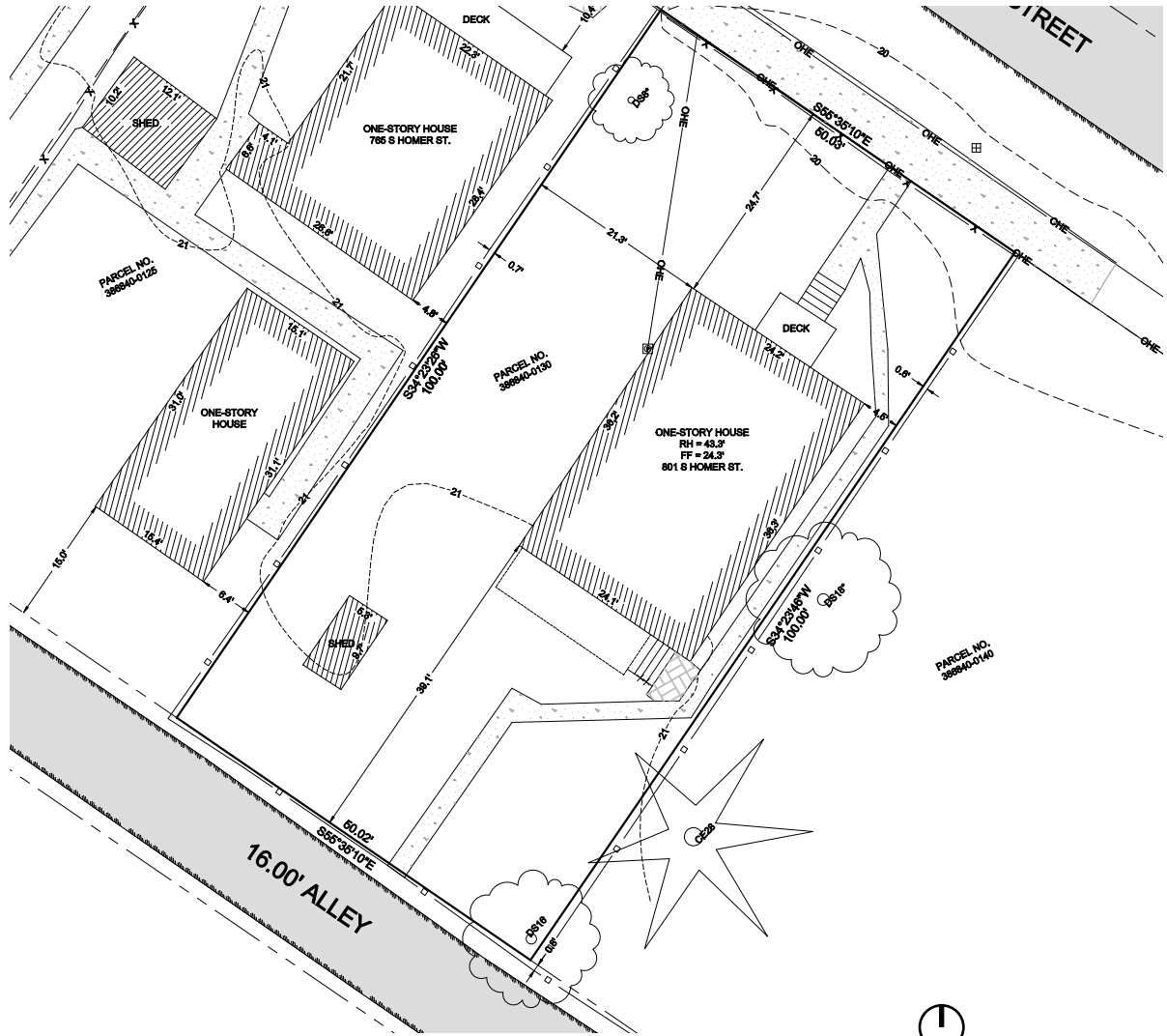


CONTEXT ANALYSIS

- The site topography is flat.
- The Georgetown Playfield is across Homer Street to the north.
- I-5 freeway is three blocks to the east.
- 8 Townhouse units are proposed directly NW of the site, and 6 more to the SW across from the alley.
- Several newly built townhouses are located within a block of the project.
- The site is primarily surrounded by industrial uses.

RESIDENTIAL	COMMERCIAL	MIXED USE	PARK	OFFICE	RELIGIOUS	INDUSTRIAL	WAREHOUSE	SERVICES
SMALL single family	RETAIL							
SMALL duplex/triplex	RESTAURANT							
MEDIUM 4-10 units								
LARGE 10+ units								





1

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 relatively 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

SITE ANALYSIS

The site dimensions is 100 feet north-south and 50 feet east-west. The parcel fronts South Homer Street, with alley access. The lots contains an existing single family house which will be removed. The uses immediately surrounding the site are predominantly single family homes and multifamily structures. Immediately east of the parcel is an existing single family house, built in the early 20th century. To the west of the parcel there is a proposed 8 unit townhouse project. The Goergetown play fields are located just north of the parcel across South Homer Street. Across the alley there is a proposed townhosue development containing 6 townhouses. Industrial uses are one block away and 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 is relatively flat with a grade change less then 1 ft change over the entire site.



1



2



3



4

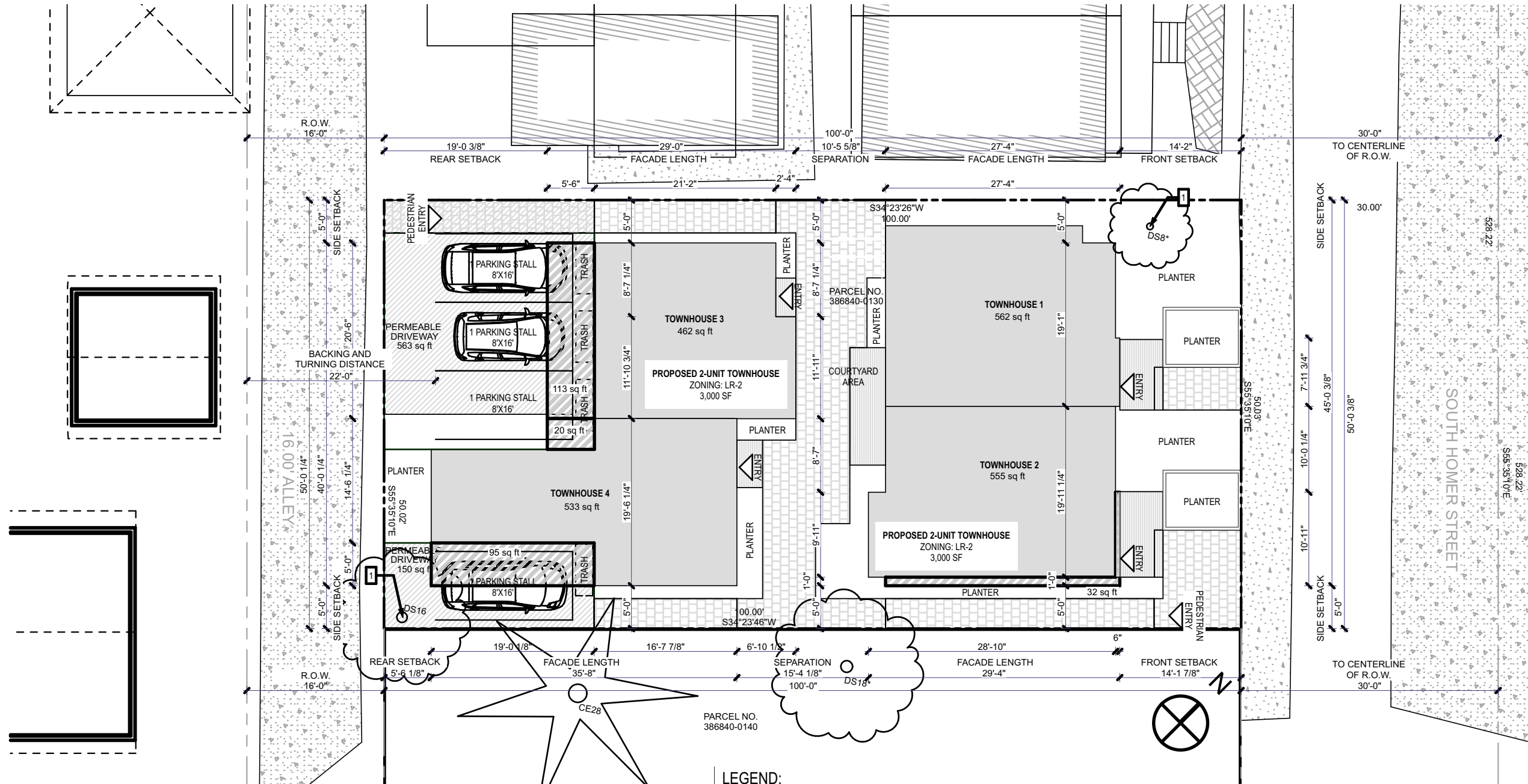


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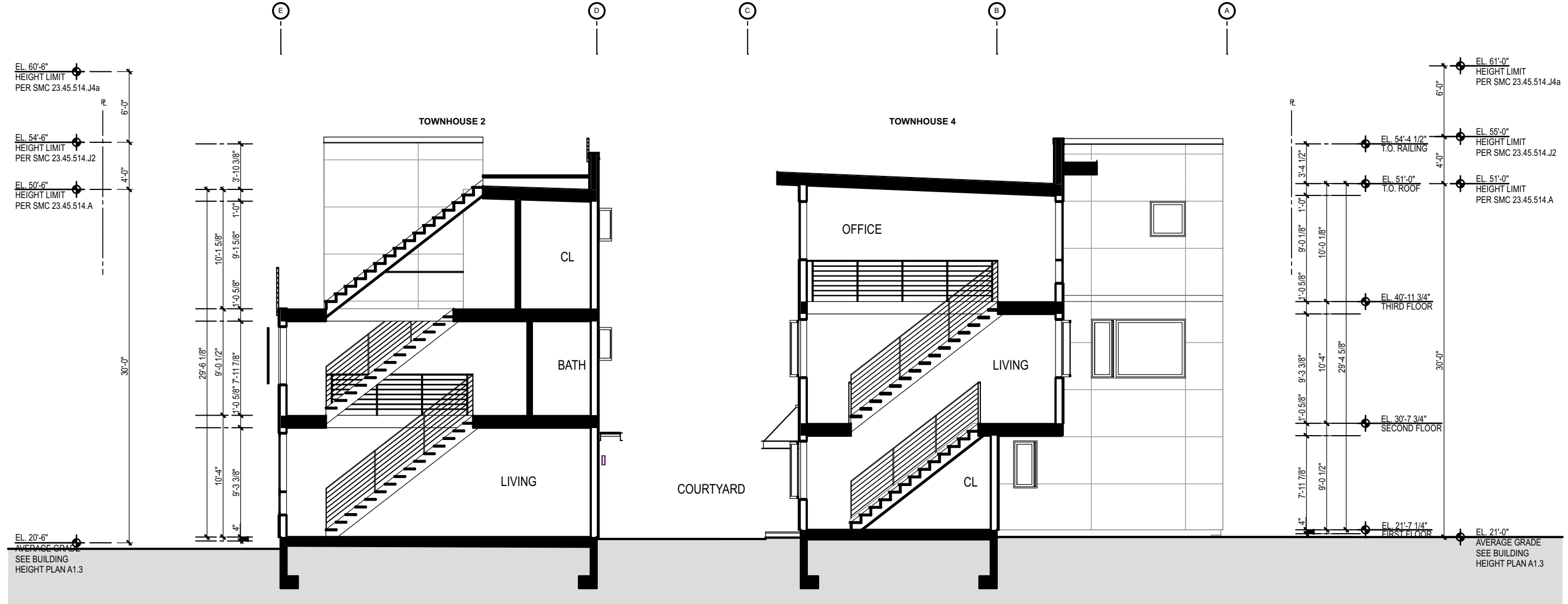


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SITE PLAN



SITE SECTION



CONTEXT & SITE

CS1 Natural Systems and Site Features
B. Sunlight and Natural Ventilation

CS2 Urban Pattern and Form
A. Location in the City and Neighborhood
B. Adjacent Sites, Streets, and Open Spaces
C. Relationship to the Block
D. Height, Bulk, and Scale

CS3 Neighborhood Character
A. Emphasizing Positive Neighborhood Attributes
B. Local History and Culture

Response to Design Guidelines

The project is organized and modulated to allow natural light to access the courtyard at the center of the site as well as all homes. The courtyard is oriented northwest-southeast to maximize exposure and allow natural light and ventilation access to adjacent sites.

The project resides in a multifamily zone that consists of a variation of building types - single family homes, duplexes, a church, commercial and industrial buildings. There is an alley to the southwest of the site and the Georgetown Playfield to the northeast. The project massing responds specifically to the varied neighborhood structures.

The proposal maintains the scale of existing surrounding structures by creating two duplexes oriented around a central courtyard.

The project provides visual interest and is appropriated to the context through large scale modulation of shifting units and smaller scale modulation through projections and recesses of mass. Material variation will also highlight the changes in massing and create an additional layer of interest and scale.

The project is located in the mdist of a variety of single-family and multifamily structures. Across the street is the Georgetown Playfield. In response to the existing context, the deisgn proposal is organized and modulated to engage the park space and be dynamic yet appropriate in scale, form, and style. Material variation and unit modulation will add a contemporary dimension to this immediate neighborhood.



Gym in the neighborhood



Georgetown Playfield

PUBLIC LIFE

PL1. Connectivity
A. Network of Open Spaces
B. Walkways and Connections
C. Outdoor Uses and Activities

PL2. Walkability
B. Safety and Security
C. Weather Protection
D. Wayfinding

PL3. Street-Level Interaction
A. Entries
C. Residential Edges

PL4. Active Transportation
A. Entry Locations and Relationships
B. Planning Ahead for Bicyclists

Response to Design Guidelines

The project is organized to provide an on-site pedestrian walkway that directly connects the sidewalk on S Homer Street and the park/playfield across the street into the internal courtyard within the project and the alley beyond. Within the site, there is a large central courtyard for interaction as well as connection to each unit.

The internal courtyard provides a central and internal activity area, promoting interaction among the unit tenants with a direct connection across S Homer Street to the Georgetown Playfield. The courtyard is oriented to gain maximum solar exposure.

Pedestrian entries from the street are provide a generous setback and may be lifted, thus providing lines of sight and easier surveillance along the street. All units provide direct access to the courtyard, creating a safe internal condition.

Primary entries are located at the streetscape and within the courtyard. Entries along the street are defined by large setbacks that create a buffer between the streetscape and homes. The structures at the street are positioned to act as a urban street edge.

The project is organized to have a minimum of a 5' setback between residential buildings on the Southeast side. Entry into the units at the street level are setback from the street farther than required, providing a buffer space between public and private space. Access from the alley connects to the internal courtyard which links all the units individually.

DESIGN CONCEPT

DC1. Project Uses and Activities
A. Arrangement of Interior Uses
B. Vehicle Access and Circulation
C. Parking and Service Areas

DC2. Architectural Concept
A. Massing
B. Architectural and Façade 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. Materials
A. Exterior Elements and Finishes
D. Trees, Landscape and Hardscape Materials

Response to Design Guidelines

Vehicle access is provided from the alley to surface parking and is located away from pedestrian oriented spaces.

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 structures creates an internal courtyard that increases solar exposure to the project and adjacent sites. In addition the courtyard and walkways provide direct access between the Georgetown Playfield and the alley.

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. The design concept emerged from an analysis of the unique context of the site, referencing the historic residential and commercial structures in Georgetown. The significant street trees lining the opposite side of the street on S Homer provide a unique opportunity to introduce rhythm into the project facades.

Further depth in facades are 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 provide a transition to the street consistent with adjacent sites.

Material 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.

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 inear open area that is directly accessible from the street and 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.

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.

Exterior materials were chosen based on durability, maintainability, and sustainability Consideration will be taken for contextual relevance of the materials and appropriateness to Seattle climate. Contrasting materials of higher quality will demarcate the entries. Materials at entries have a textural quality at a more humanistic scale.

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.

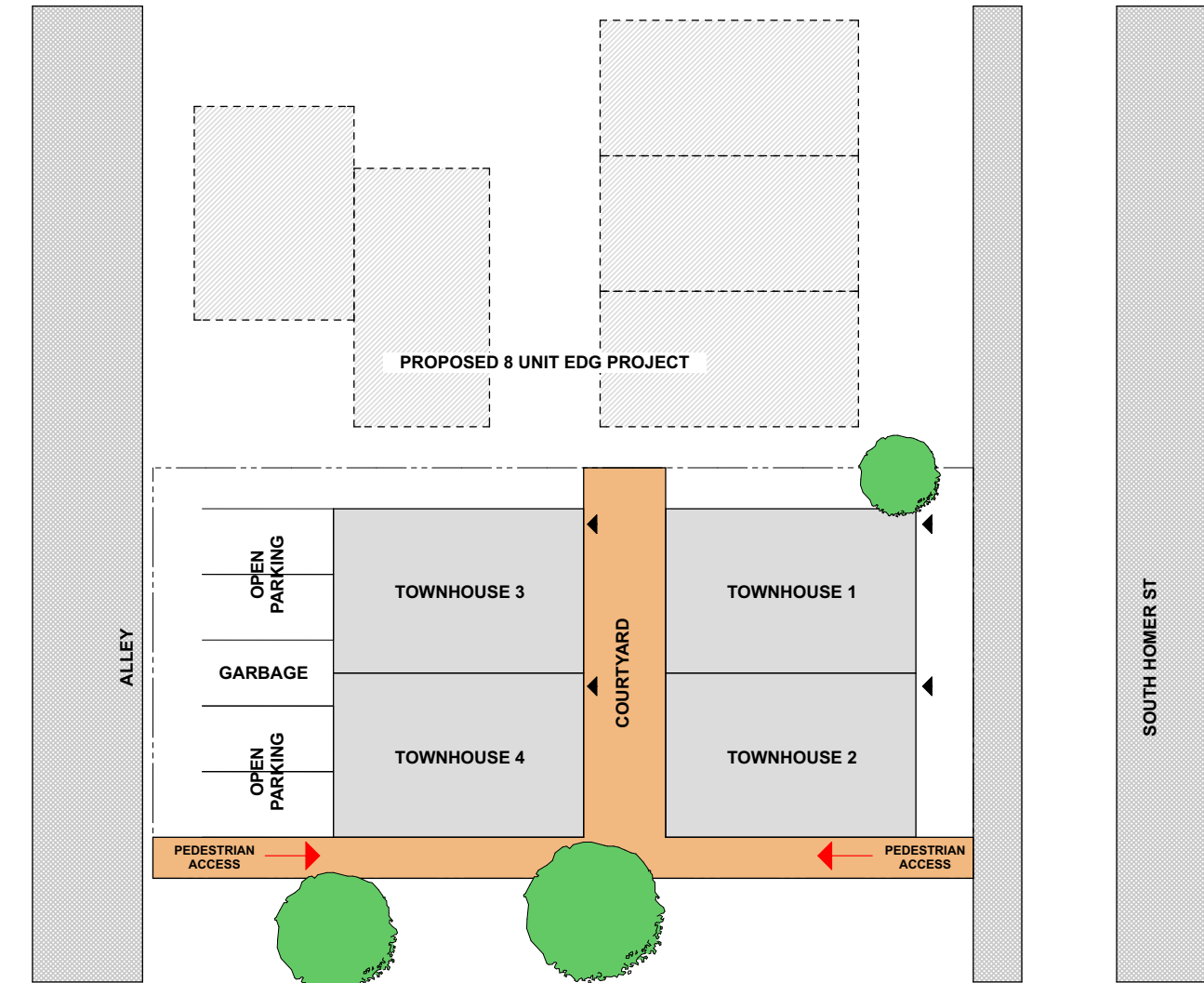


Neighborhood Townhouse



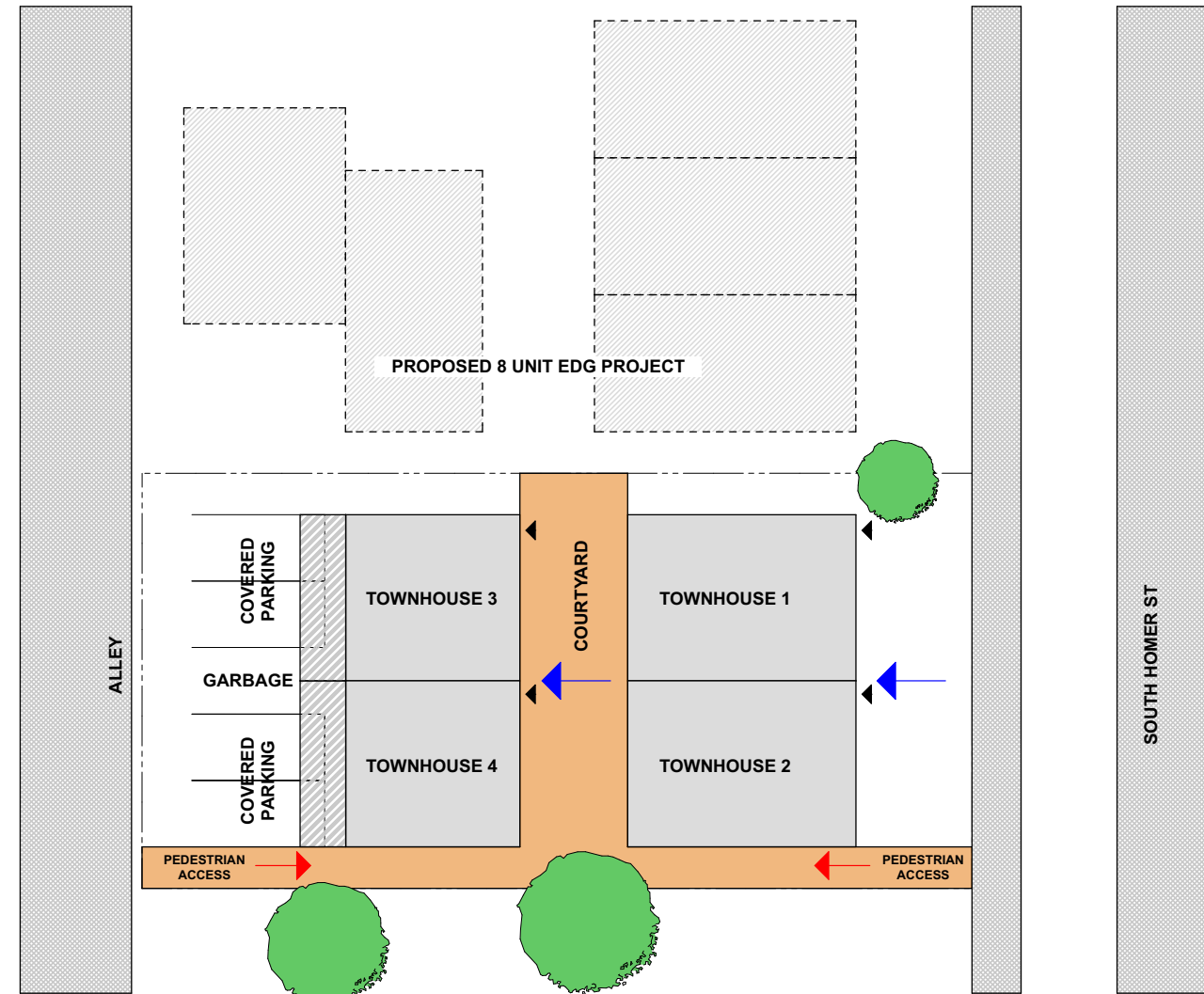
new development in the neighborhood

PROJECT EVOLUTION



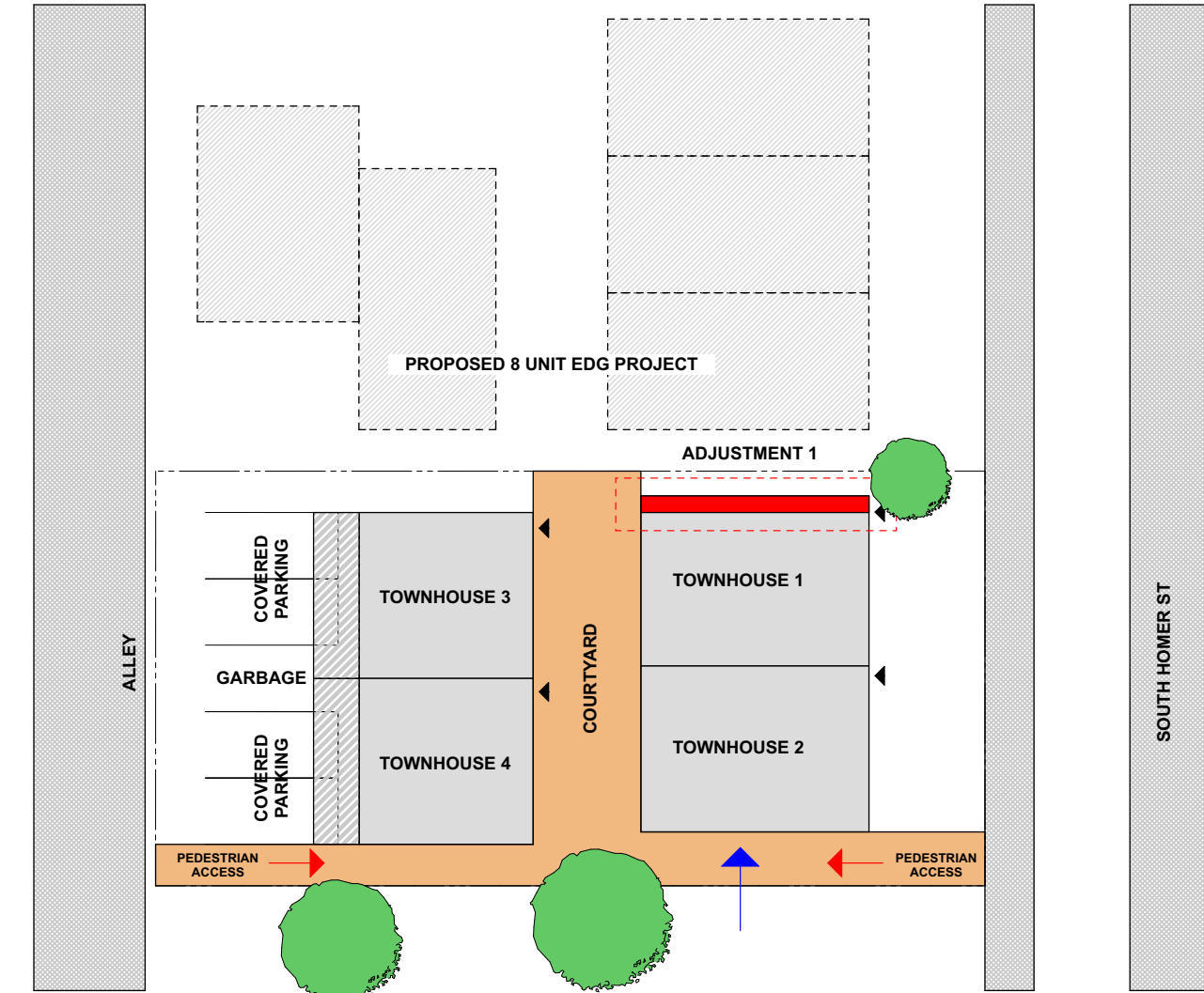
Code Compliant Scheme

- A code compliant scheme of two duplexes that fill the site and provides room for four parking stalls and a small courtyard.
- This massing solution provides an open area at the site's center but does little to accommodate the adjacent site's proposed site conditions or respond to the scale and rhythm of the neighborhood.
- Overhead power-lines are not taken into account.



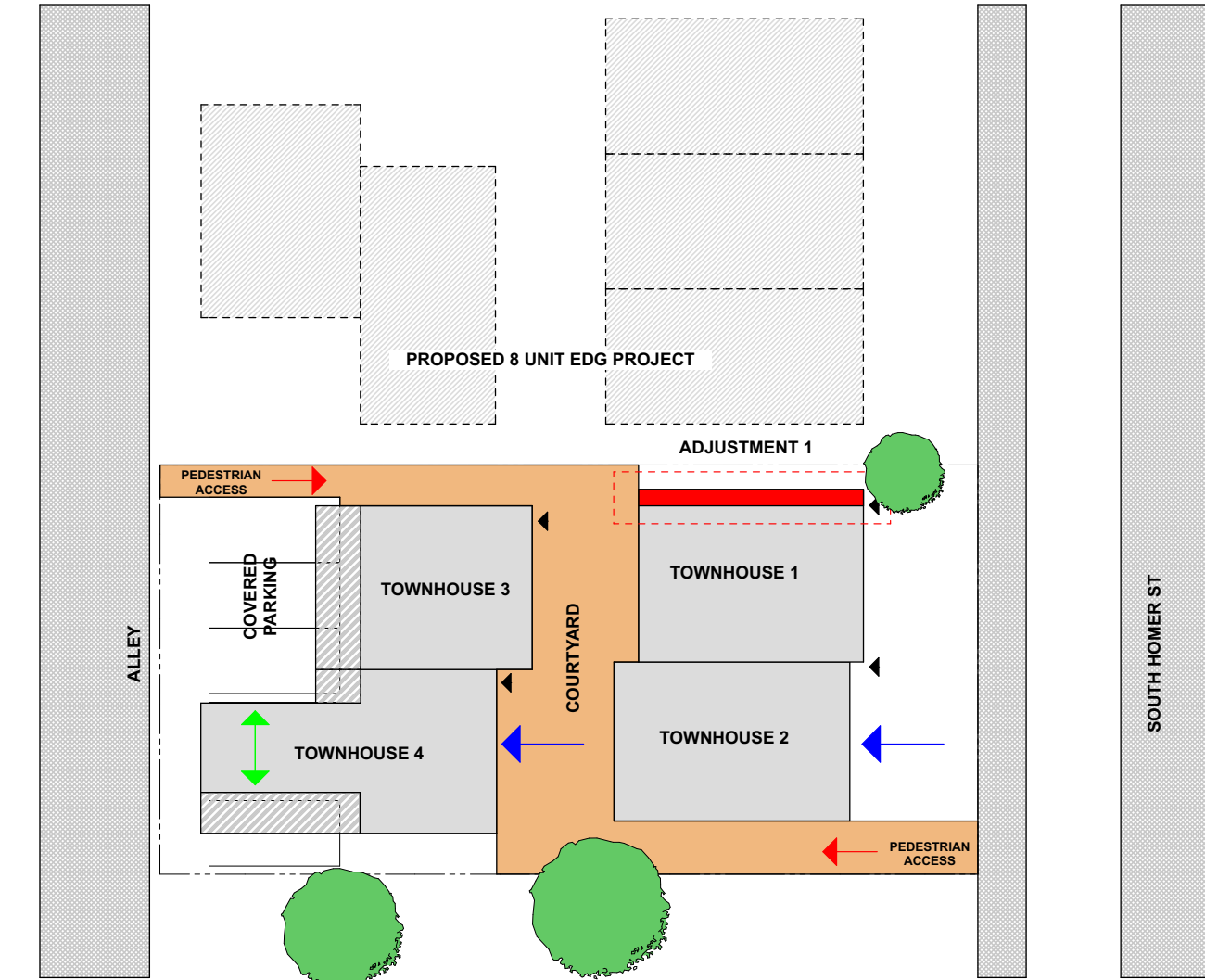
Shift Units to Clear Overhead Power-lines

- A code compliant scheme.
- A shift of both buildings toward the alley allows for a 14 foot clearance of the overhead power-lines located along South Homer Street.
- Four covered parking stalls provided.
- Responds to proposed structures on adjacent site.
- Potential for courtyard to connect to adjacent proposed project.



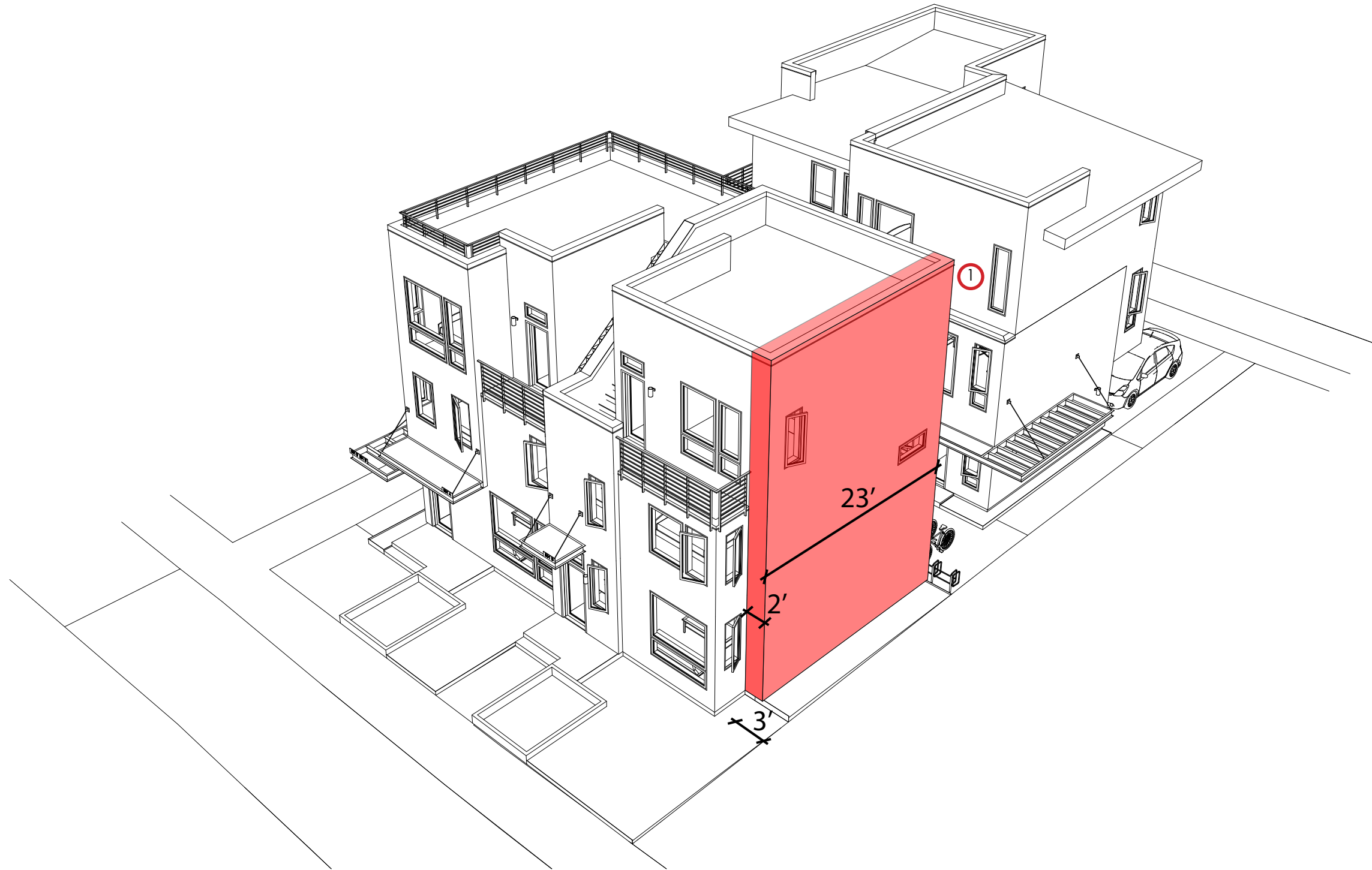
Shift Units and Create Connection

- Townhouse 1 and 2 facing S. Homer Street shifts toward the northwest propertyline providing better connection to proposed project on adjacent site. This also creates a pedestrian access from S. Homer Street.
- Each unit has access to a central courtyard.
- A side setback adjustment required along adjacent northwest property line.



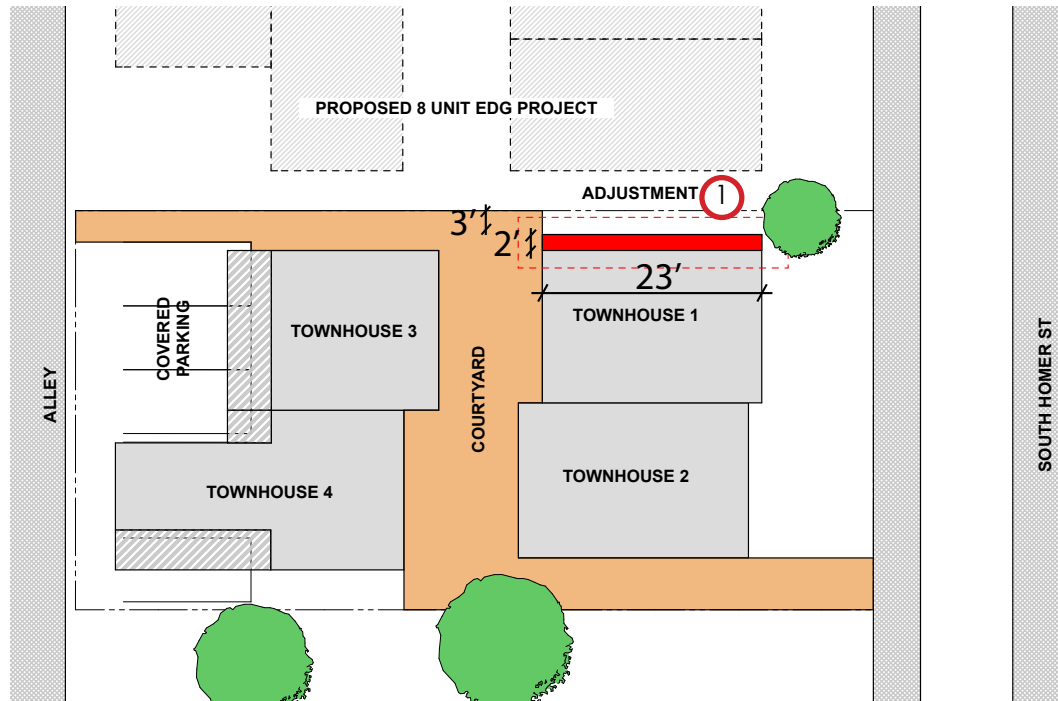
Shift Units and Create Modulation

- Shifting townhouse 2 and 4 toward the alley creates modulation within the central courtyard. This better responds to the adjacent trees located along the property line as well as the adjacent properties.
- A shared path connects the pedestrian access from S. Homer Street, the courtyard, the alley, and the proposed project on the adjacent site.
- Townhouse 4 creates a break in the four covered parking stalls along the alley.
- A side setback adjustment is required at townhouse 1 along the adjacent northwest property line.



Adjustment Axo

ADJUSTMENT DIAGRAM



ADJUSTMENT TABLE

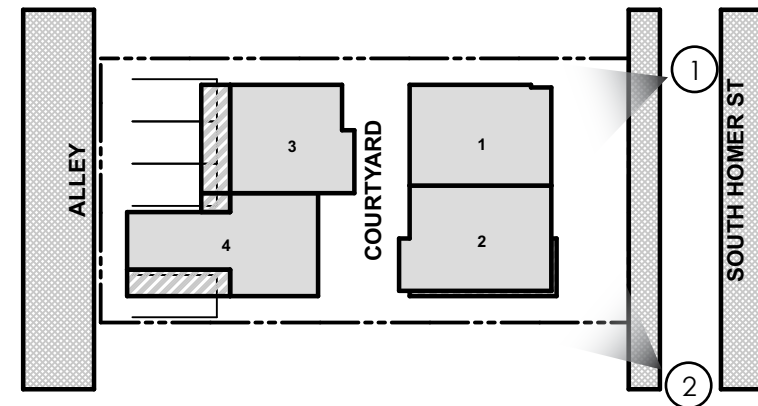
The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	SIDE SETBACK: SMC 23.45.518	REQUIRED SIDE SETBACK FOR FACADES 40 FEET OR LESS IN LENGTH IS 5 FEET MINIMUM AND 5 FEET AVERAGE	3 FEET MINIMUM AND 3 FEET AVERAGE	SETBACK: 2'-0" REDUCTION TO THE MINIMUM AND AVERAGE SIDE SETBACK ALONG THE NORTHWEST PROPERTY LINE FOR A LENGTH OF 23'-0"	THE REDUCTION OF THE MINIMUM AND AVERAGE SETBACK OCCURS AT THE NORTHWEST PROPERTY LINE FOR A LENGTH OF 23 FEET. THE REDUCTION IN THE SIDE SETBACK RESULTS FROM AN EVOLUTION OF THE PROJECT DESIGN. THIS CREATES A STRONG LINK TO THE PROPOSED PROJECT ON THE ADJACENT SITE AND PROVIDES MODULATION ALONG THE NORTHWEST FACADE. IT ALSO PROVIDES RHYTHM AND SCALE, BY BREAKING THE MASSING INTO SMALLER ELEMENTS. THE REDUCTION OF THE SIDE SETBACK ALSO PROVIDES INCREASED ACCESS TO LIGHT AND AIR ALONG THE SOUTHEAST PEDESTRAIN ACCESS FROM SOUTH HOMER STREET.	PL.3.A ENTRIES, CS2.D.4 HEIGHT BULK & SCALE, DC.2.A MASSING, DC.2.B ARCHITECTURAL FAÇADE COMPOSITION, DC.2.C SECONDARY ARCHITECTURAL FEATURES, DC.2.D SCALE AND TEXTURE, DC4.D EXISTING TREES, LANDSCAPE AND HARDSCAPE MATERIALS

RENDERINGS



project development



1. View From South Homer St Looking Southwest



project development



2. View From South Homer St Looking Northwest

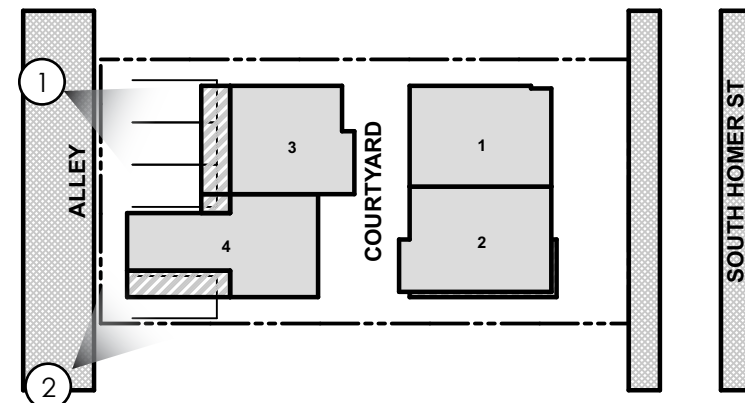
RENDERINGS



project development



1. View From Alley Looking Northeast



project development

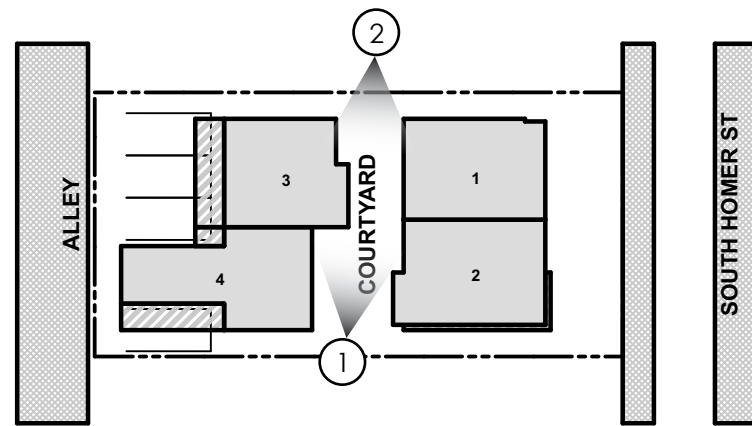


2. View From Alley Looking North

RENDERINGS



project development



1. Courtyard View From Southeast to Northwest



project development

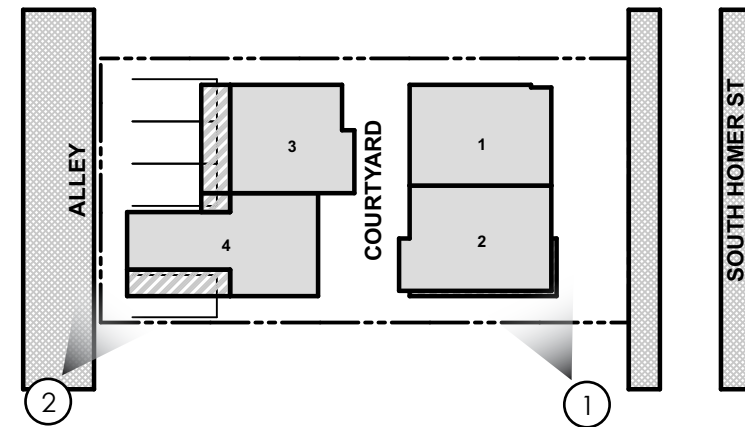


2. Courtyard View From Northwest to Southeast

RENDERINGS



project development



1. Aerial View From South



project development



2. Aerial View From Southeast

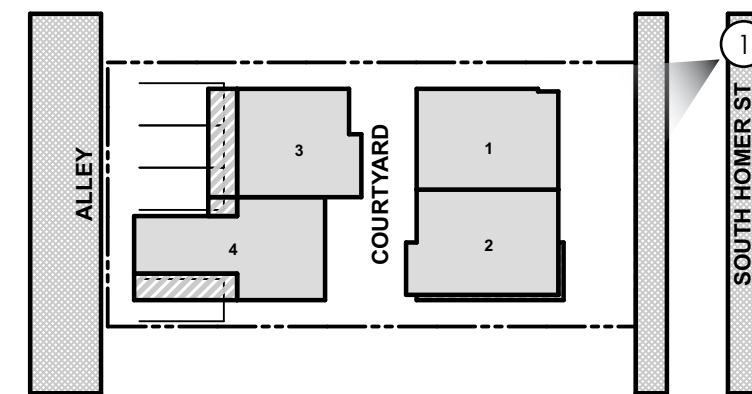
RENDERINGS



project development

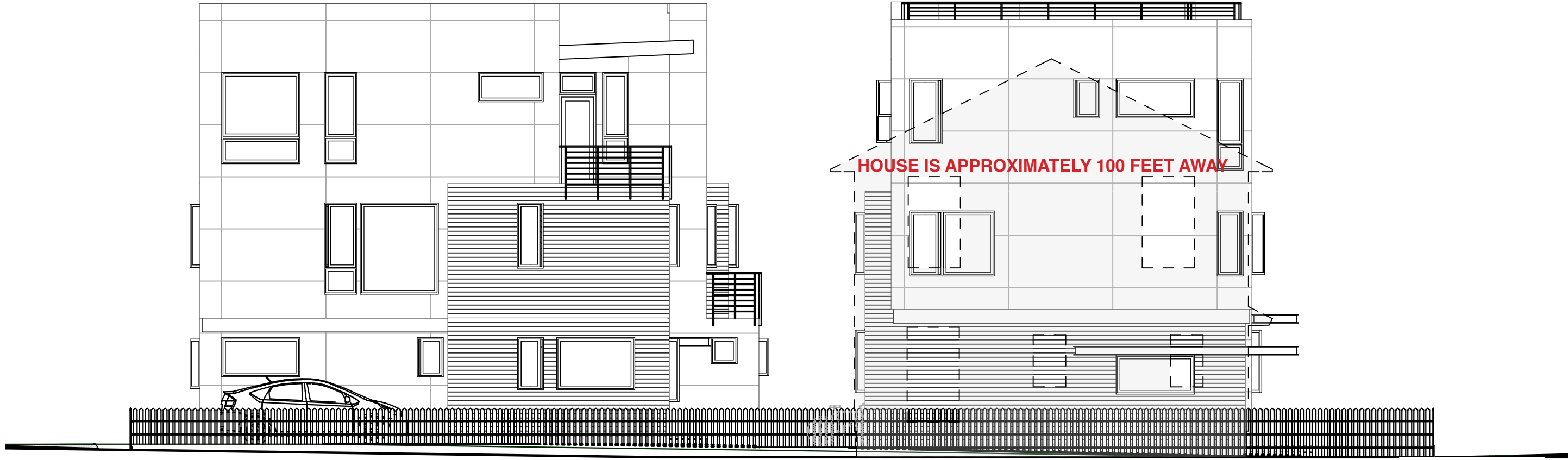


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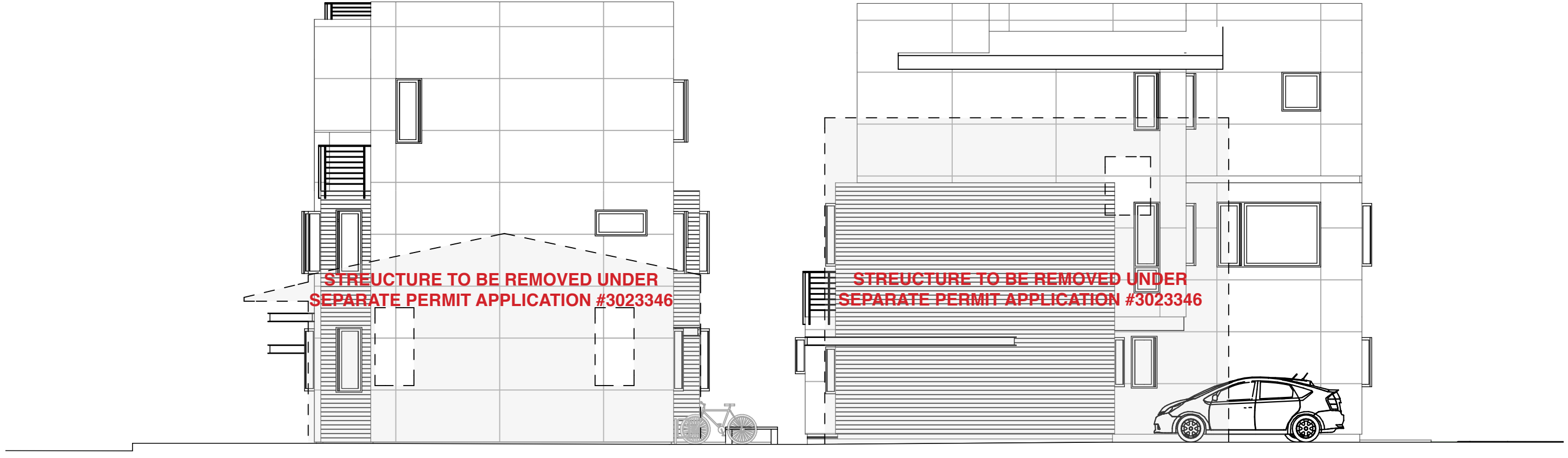


1. Aerial View From North

PRIVACY ELEVATIONS

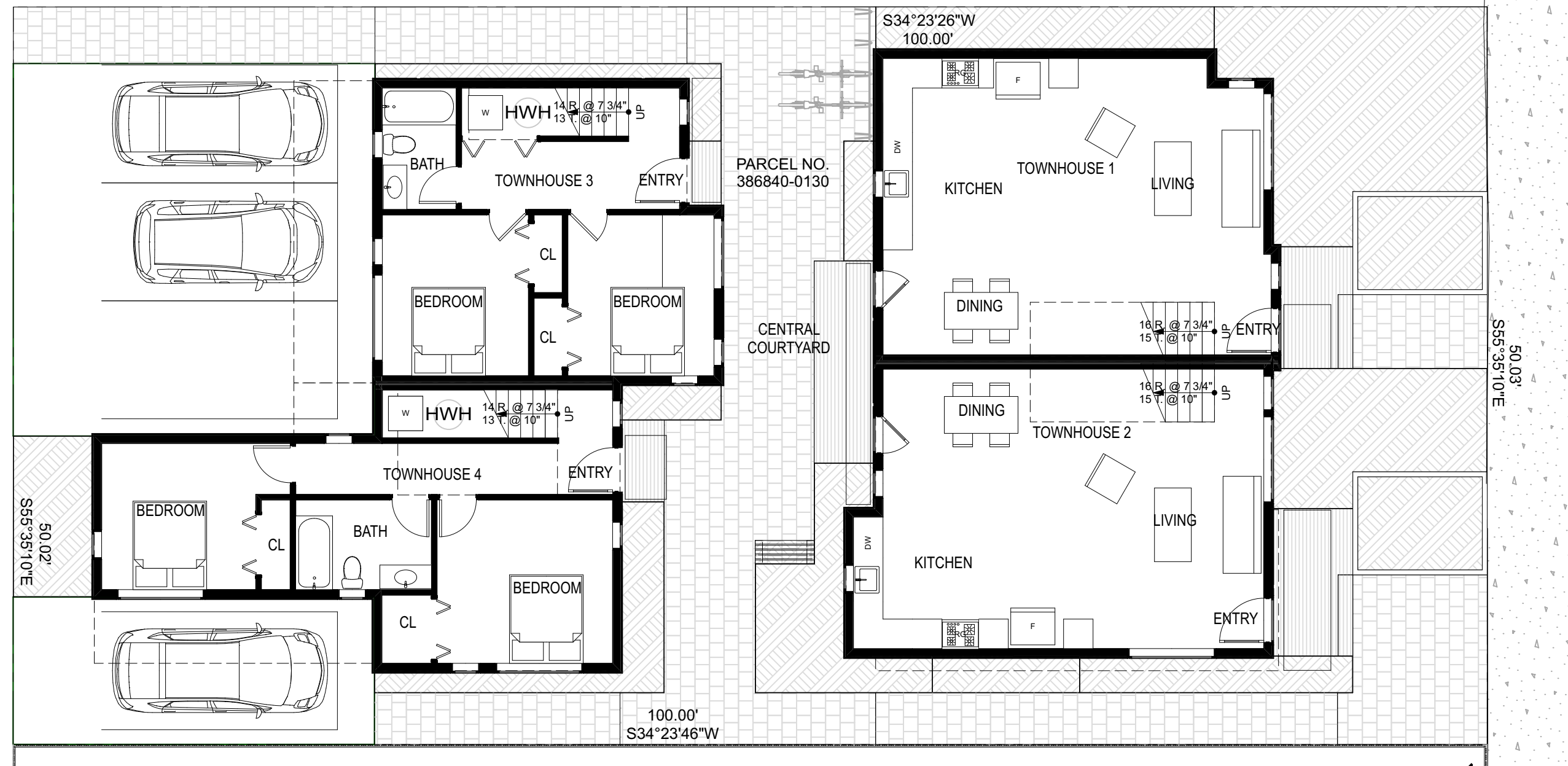


1 | PRIVACY ELEVATION FROM SOUTHEAST
SCALE: 0' 4' 8' 16' 32'



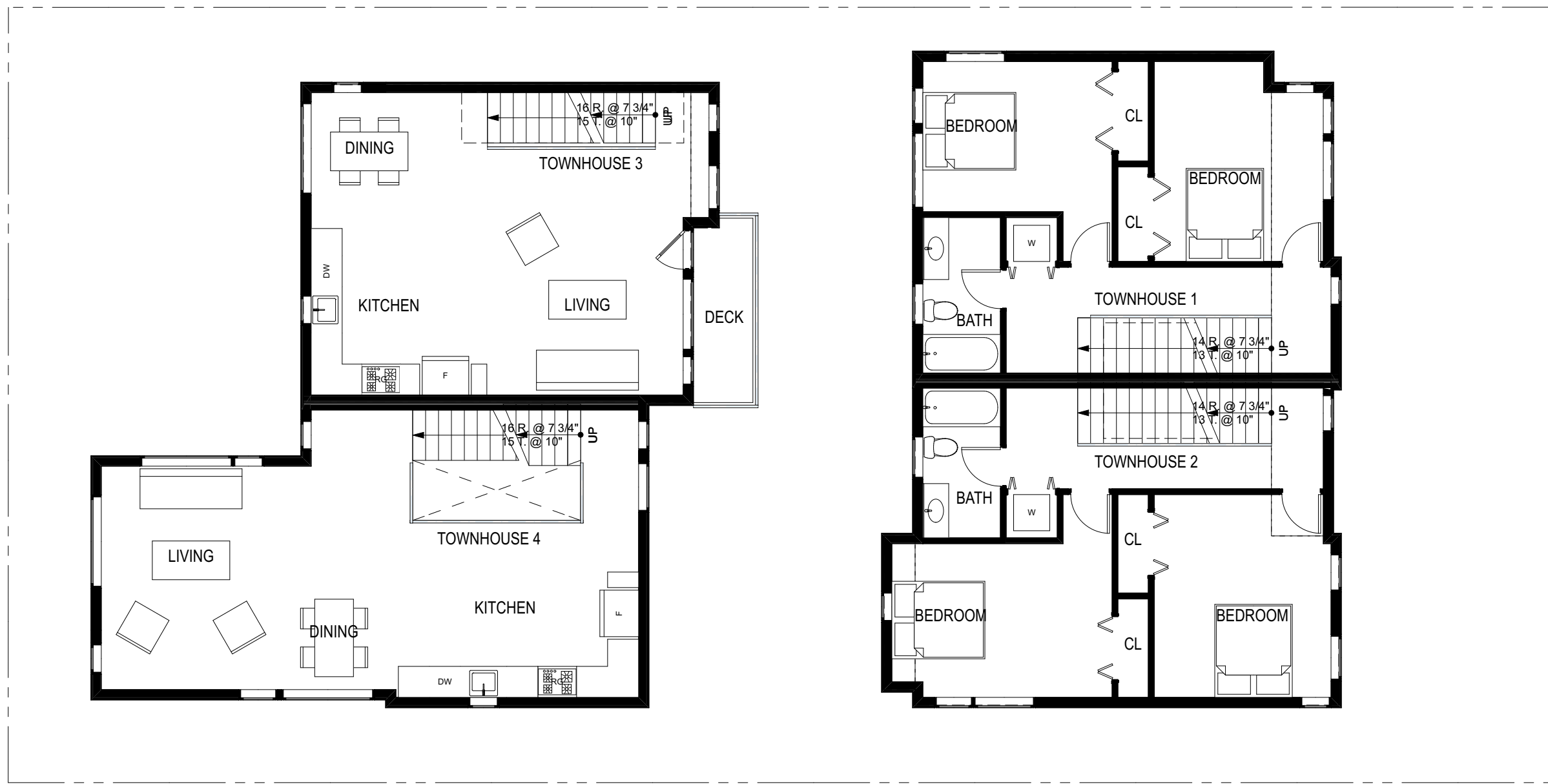
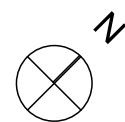
1 | PRIVACY ELEVATION FROM NORTHWEST
SCALE: 0' 4' 8' 16' 32'

FLOOR PLANS



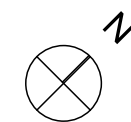
1 FIRST FLOOR

SCALE: 0' 4' 8' 16' 32'

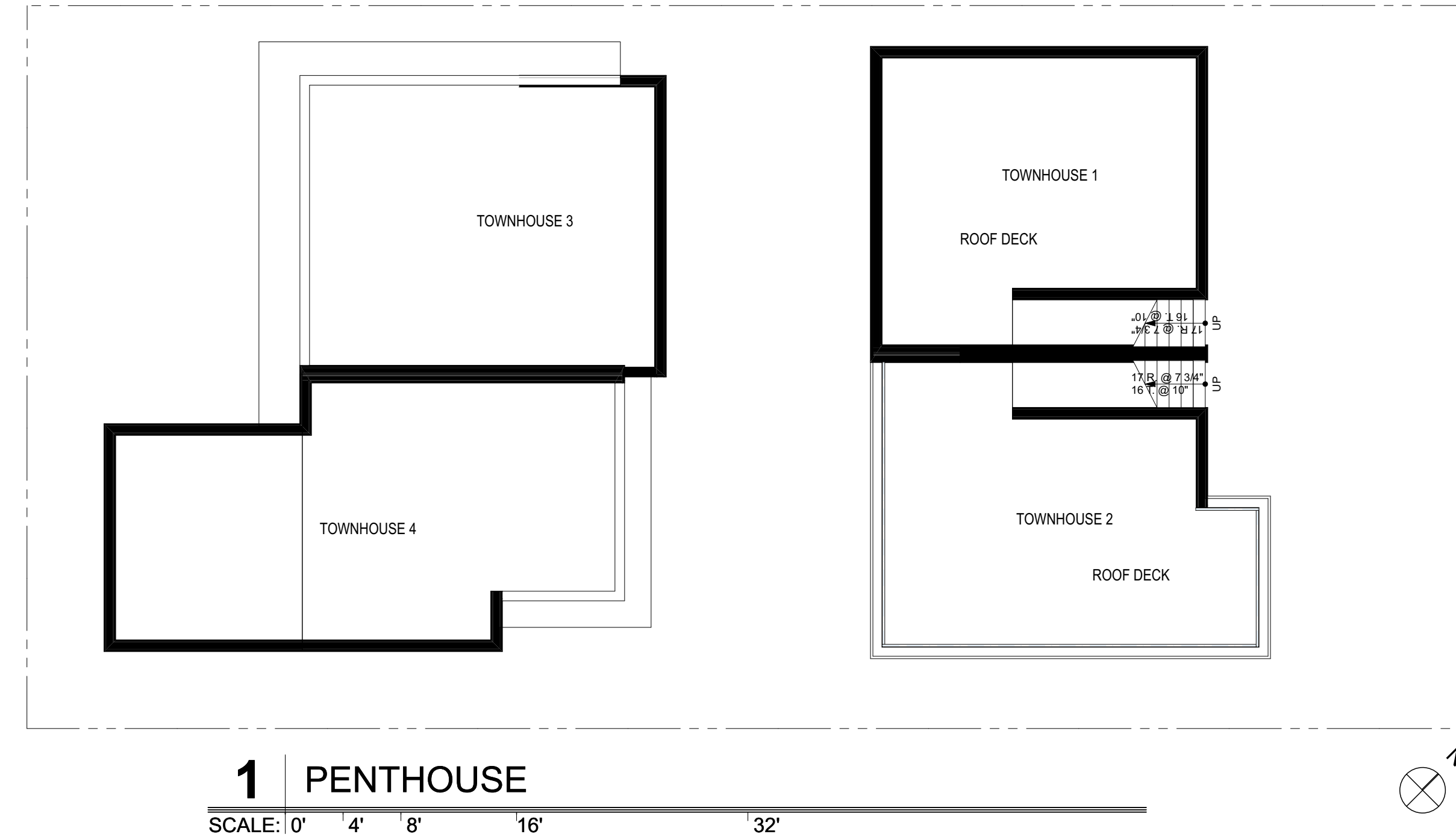


1 SECOND FLOOR

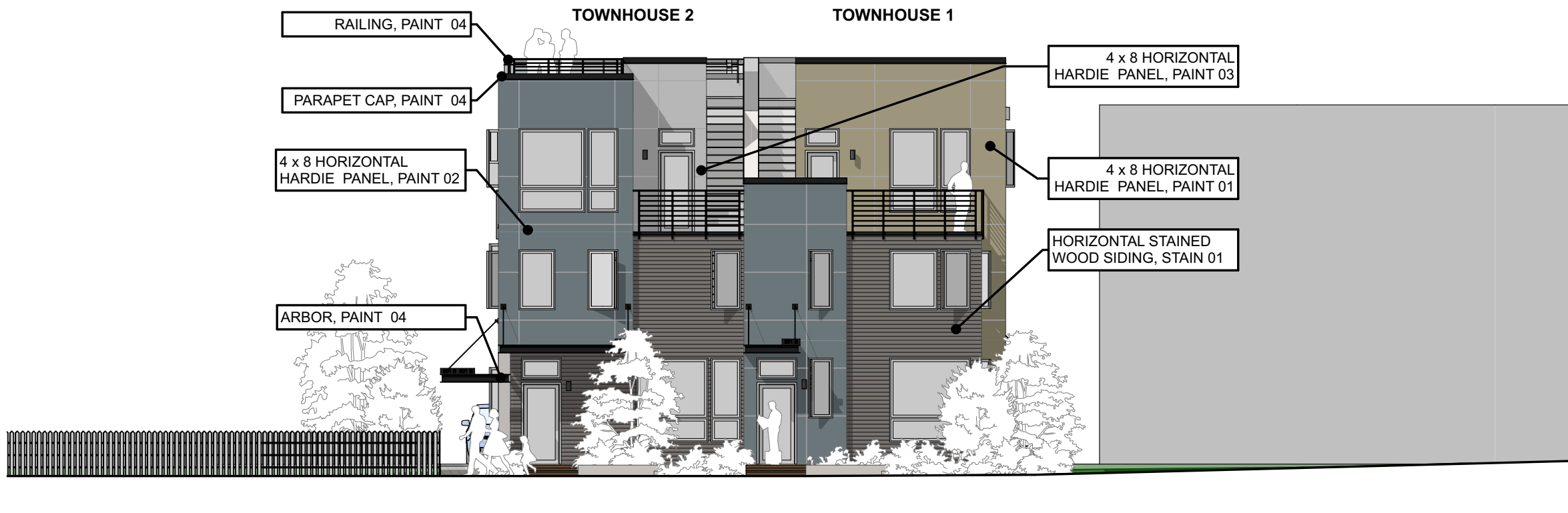
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FLOOR PLANS

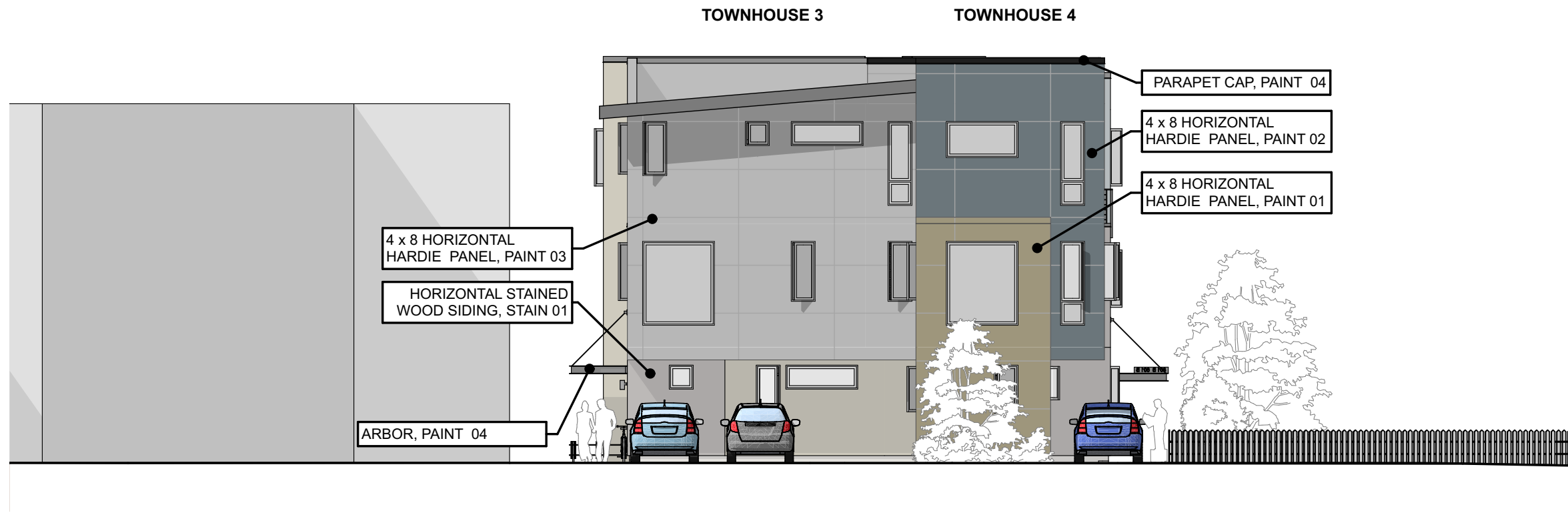
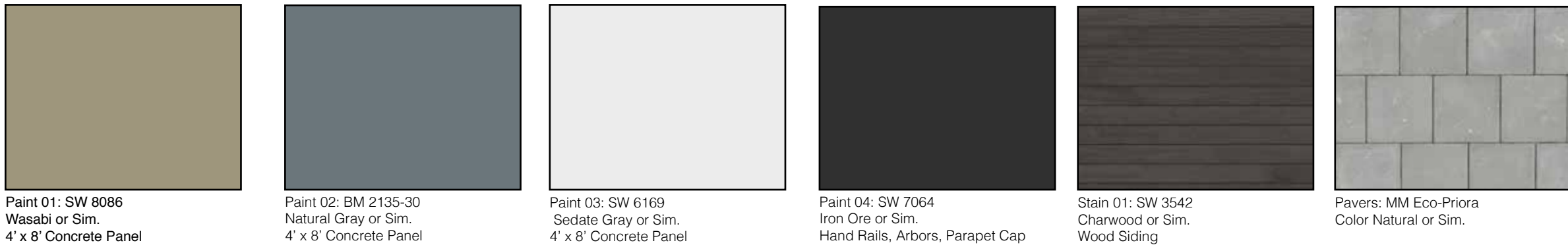


RENDERED ELEVATIONS



1 | NORTHEAST ELEVATION

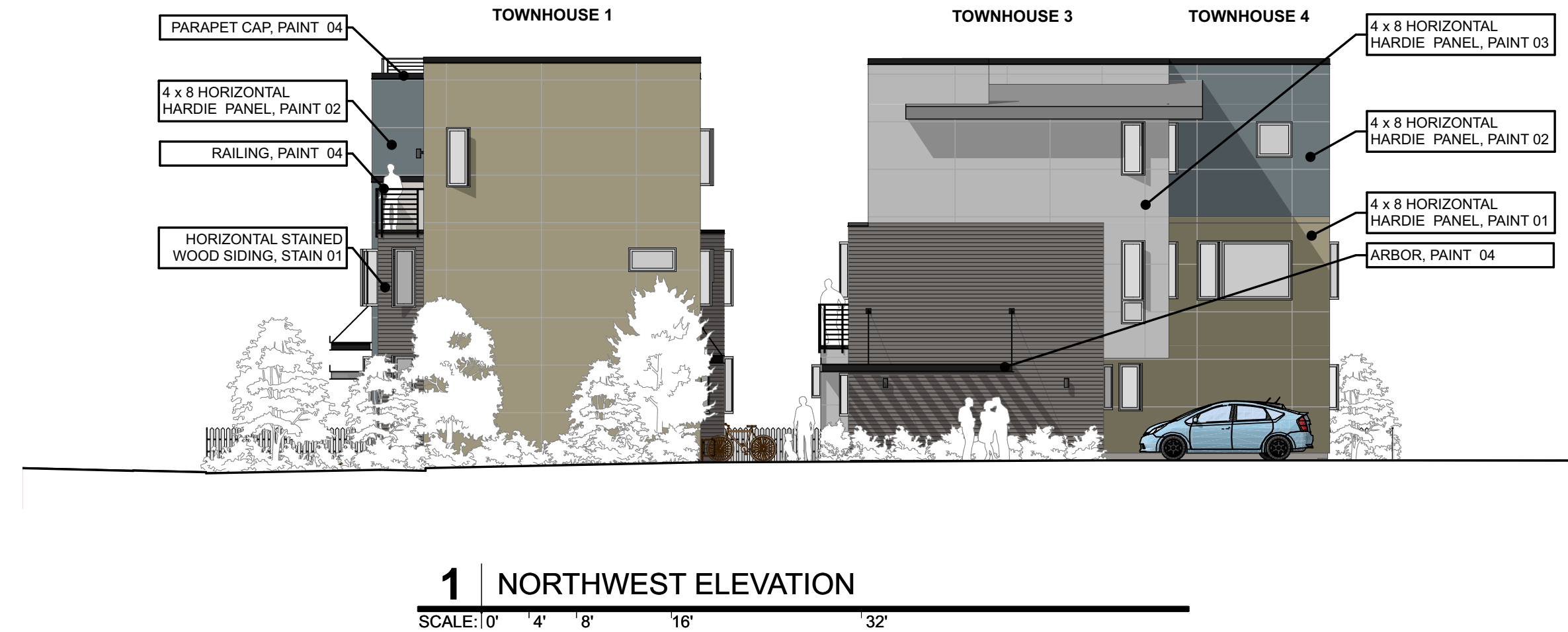
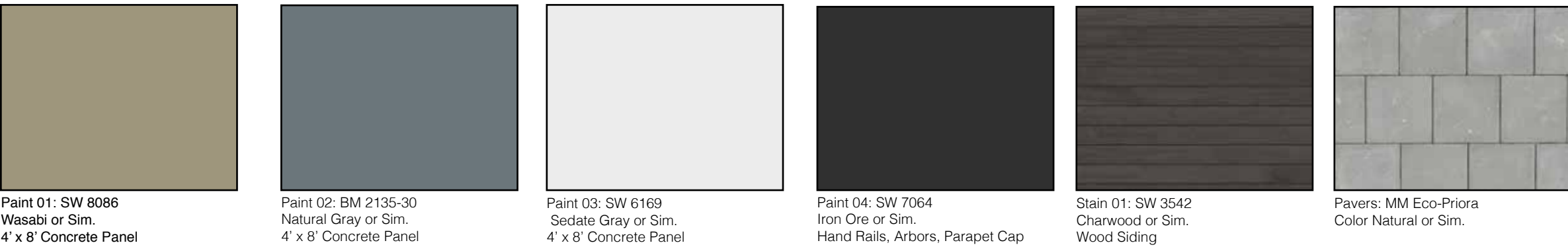
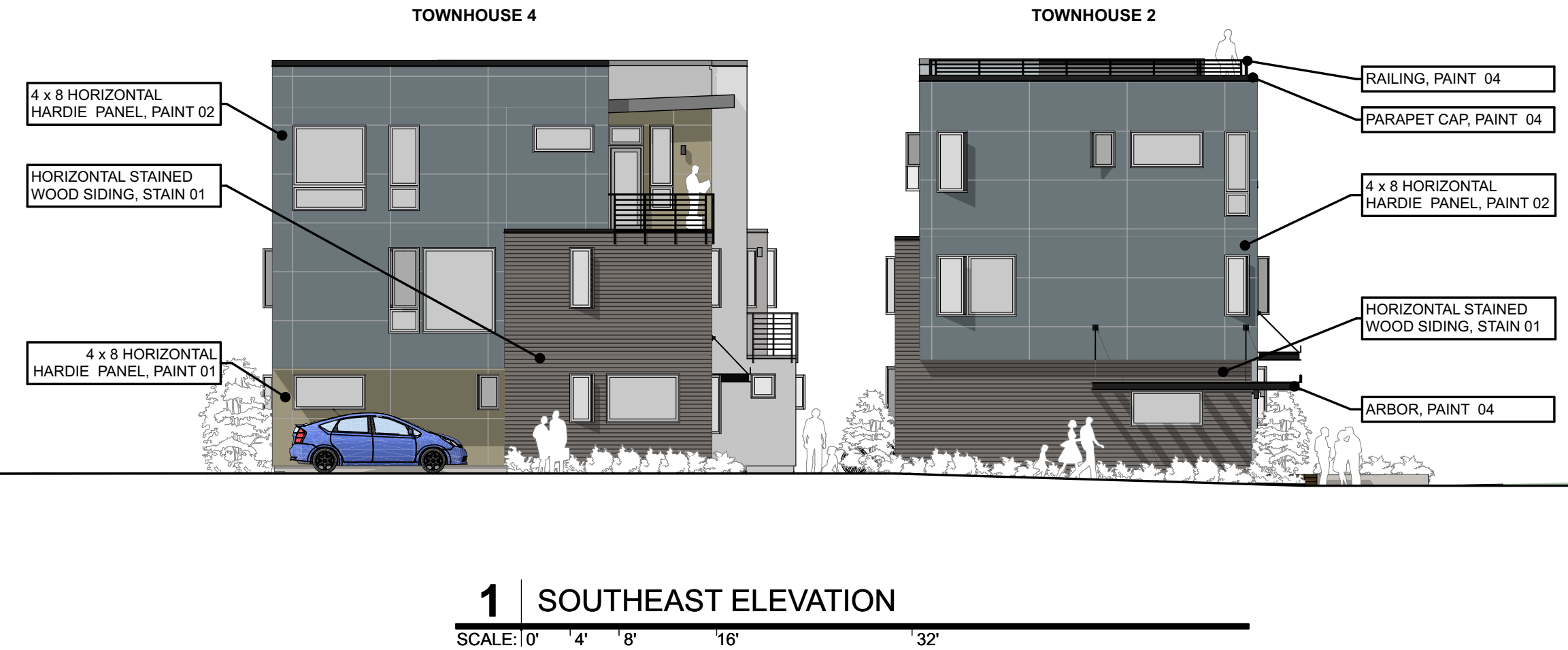
SCALE: 0' 4' 8' 16' 32'



1 | SOUTHWEST ELEVATION

SCALE: 0' 4' 8' 16' 32'

RENDERED ELEVATIONS



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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 of interior boardwalk)



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



⑧ 1911 E. Pine St. (View from street)