



# 763-765 S Homer Street

Early Design Guidance Application | Southeast Design Review Board | Project #3023346 | May 03, 2016

b9 architects



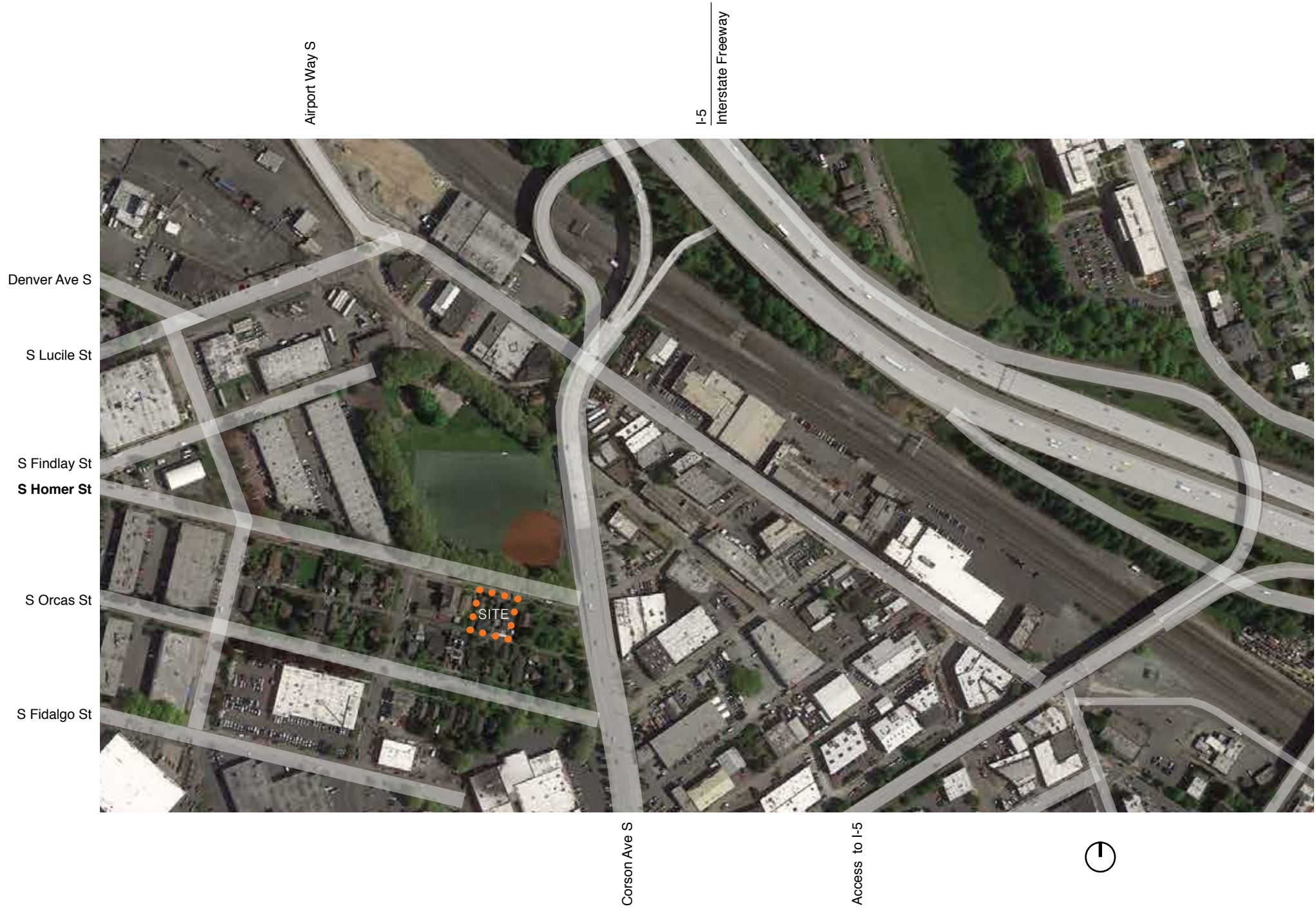
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## OBJECTIVES

Design and construct eight new three story townhome units. Parking to be provided with access from the alley. Existing structure to be removed.

|                                   |     |
|-----------------------------------|-----|
| Number of Units                   | 8   |
| Structure Height                  | 30' |
| Number of Parking Stalls (Approx) | 8   |

**Sustainability**  
Achieve a 4-Star Built Green certification.

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

## TEAM

|               |                  |
|---------------|------------------|
| ARCHITECT     | B9 ARCHITECTS    |
| DEVELOPER     | ORCAS HOMES, LLC |
| STRUCTURAL    | MALSAM TSANG     |
| GEO TECHNICAL | PANGEO INC.      |
| LANDSCAPE     | ROOT OF DESIGN   |

Application for Early Design Guidance

PART I: CONTACT INFORMATION

|                                          |                         |
|------------------------------------------|-------------------------|
| 1. Property Address                      | 763 - 765 Homer Street  |
| 2. Project number                        | 3023346                 |
| 3. Additional related project number(s): | N/A                     |
| 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                            | office@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                            | b9k@b9architects.com    |

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

*The existing site is an aggregation of two parcels located mid-block on S Homer Street in Georgetown. The site's topography is essentially flat. The existing single family structures will be demolished and removed.*

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

*The site is zoned LR2 and located adjacent to the Greater Duwamish Manufacturing Industrial and in the Inner Approach Surface for the Airport Height Overlay.*

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

*The proposed project is located in the Georgetown neighborhood in a small two-block residential area across the street from the Georgetown Playfield. The surrounding zoning is IB U/65 and IG2 U/85. It is located one block west of Corson Avenue S, two blocks west of Airport Way S and two blocks north of S Michigan Street. There is an alley south of the site that connects to Corson Avenue S. There is a mature collection of street trees on the north side of S Homer Street that provide a rhymic screen to the playfield in the winter and fall, and a landscape buffer in the spring and summer.*

*The immediate two block residential area is part of the larger industrial and commercial neighborhood. It consists of various housing typologies, predominantly single family and townhouse structures, with a church and larger industrial buildings. Many of the houses are older, established and traditional. The industrial buildings are established with some newer modern development.*

*Georgetown Playfields facilities include lighted ballfields, a 1/2*

*basketball court, a children's wading pool, tennis and handball courts and swings*

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

*The following proposal is for a residential townhouse development oriented around a central courtyard that directly engages the playfeild across the street. The alternatives include eight homes in varying arrangements. Approximate structure height is 34', per SMC 23.45.514A.*

*The three design alternatives represent a design exploration and evolution, resulting in a preferred scheme that prioritizes community interaction and responds to its context in its volume and street engagement. It engages the playfield across the street with a large front setback. Parking is located at the rear of the site, accessed by the alley in order to emphasize and celebrate the pedestrian experience.*

*A departure is requested for the south side setback, abutting a parcel under similar ownership and separate application.*





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

# ZONING SUMMARY

## 23.41.004.A.8 DESIGN REVIEW APPLICABILITY:

- Design review pursuant to Section 23.41.014 is required for a development proposal if the proposal is (a) for three or more attached or detached dwelling units or 2,000 square feet or more of non-residential gross floor area; and (b) on a lot that is abutting one or more qualifying lots and the combined size of development proposals on the subject lot and abutting qualifying lot or lots exceeds thresholds in Table A or Table B to Section 23.41.004.

## 23.45.504 PERMITTED USES:

- Residential use permitted outright.

## 23.45.510 FLOOR AREA RATIO:

- $1.2 \times 10,000 = 12,000$  square feet allowable for projects that meet the standards of SMC 23.45.510.C

## 23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

## 23.45.514 STRUCTURE HEIGHT:

- For townhouse developments located in zone LR2 the height limit is 30 feet.

## 23.45.518 SETBACKS AND SEPARATIONS:

- Front Setback – 7 feet average, 5 feet minimum
- Rear Setback – 7 feet average, 5 feet minimum
- Side Setback – 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

## 23.45.522 AMENITY AREA:

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.

## 23.45.524 LANDSCAPING STANDARDS:

- Landscaping shall achieve a green factor score of 0.6 or greater.

## 23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH:

- For townhouse developments located in zone LR2 the maximum structure width is 90 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

## 23.54.040 SOLID WASTE:

- Residential uses proposed to be located on separate platted lots, for which each dwelling unit will be billed separately for utilities, shall provide one storage area per dwelling unit that has minimum dimensions of 2 feet by 6 feet.

## 23.54.015 AND 23.54.030 PARKING:

- For residential uses in multifamily zones not within an Urban Village, 1 parking space per dwelling unit is required.
- 1 bicycle space will be required per every 4 residential units.

## 23.45.534 LIGHT AND GLARE:

- Exterior lighting must be shielded and directed away from adjacent uses.
- Interior lighting in parking garages must be shielded to minimize nighttime glare on adjacent properties.

## ARCHITECTURAL CONTEXT

The architectural context surrounding this site is well-established. The immediate neighborhood is dense with residential buildings.

Single family homes range from iconic gabled homes (see 1), new modern townhouse developments (2), to uniquely eccentric (8). A majority of such single family homes have defined the neighborhood since the early 20th century.

Existing office buildings and masonry commercial buildings also define the neighborhood, beyond the immediate residential block. These embody a wider range of age and character. Classic brick buildings, block or U-shaped with decorative architectural details line Airport Way. One significant example of this typology, the Fred Marino Building building, is located one block east of the site (5).

Buildings at this larger scale vary, from those clearly based in a western architectural tradition (3, 5), to those that represent a industrial park typology (6 and 11).

Lastly, there is new contemporary development in the neighborhood, both recently finished and in process (2 and 9). These buildings are often a composition of rectilinear volumes, sided with wood, colorful panel, or brick. All of the above creates a context that is deeply layered, and continuing to evolve.



① 5801 Corson Ave S, Single Family Residence.  
Built: 1904



② 5804 Padilla PL S, Townhouse.  
Built: 2014, 5 units



⑦ 755 S Homer St, Church.  
Built: 1917



⑧ 739 S Homer St, Single Family Residence.  
Built: 1900





③ 5623 Airport Way S, Auditorium.  
Built: 1924, 35 units



④ 818 S Orcas St, Single Family Residence.  
Built: 1926



⑤ Fred Marino Building, 5813 Airport Way S  
Built: 1905, Retail



⑥ 5959 Corson Ave S, Industrial Park  
Built: 1958, 21 units



⑨ 810 A S Orcas St, Townhouse.  
Built: 2008, 4 units



⑩ 735 S HOMER ST, Single Family Residence  
Built: 1937



⑪ 700 S Homer St, Industrial Central Park  
Built: 1985



VICINITY MAP





# TRANSIT & ACCESS

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.

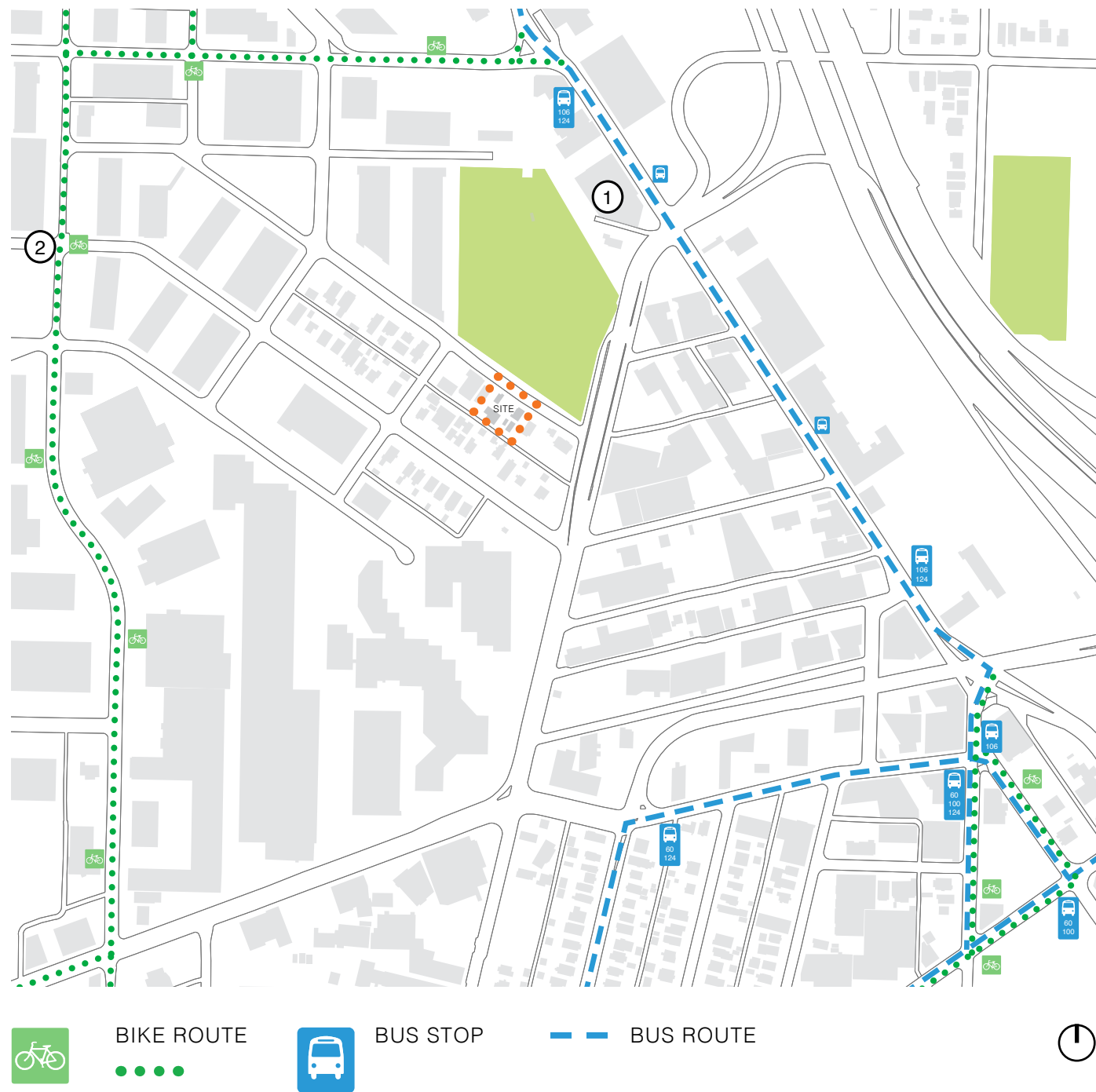
Bicycle routes connect the site to Beacon Hill, Downtown, and Georgetown.



1 Bus stop on 13th Ave. S



2 Bike lane on 6th Ave. S



## ADJACENT USES



① Airport way S. Georgetown Trailer Park Mall, serves as a venue for a variety of Artisans events



⑤ Commercial storefronts along 6th Ave S.





② Carleton Ave. Grocery, City's oldest store.



③ The School of Acrobatics & New Circus Art. S Homer St.



④ S Mead St. Center of Contemporary arts and Seattle Design Center Events.



⑥ Restaurants on Airport way S.

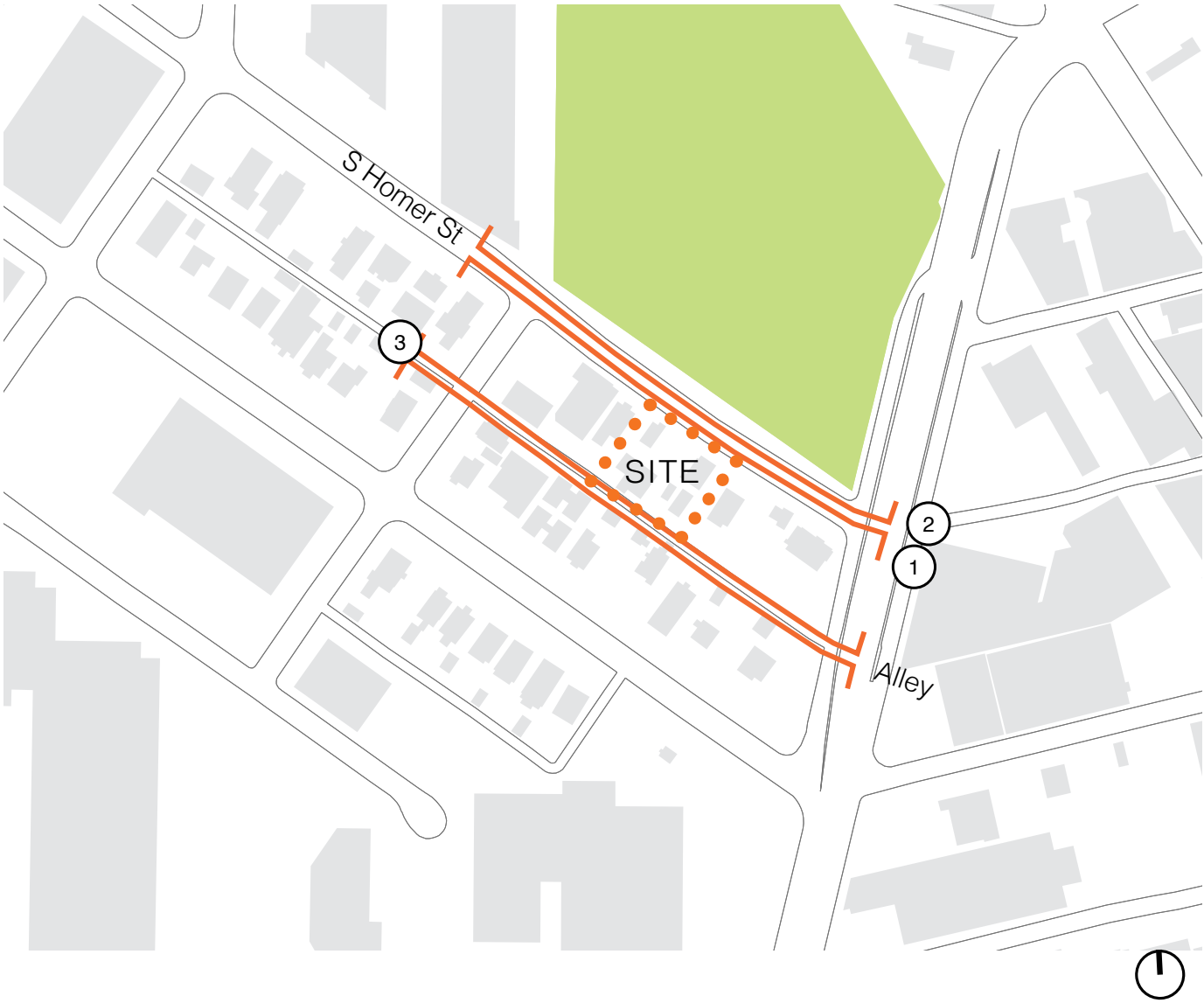


⑦ Georgetown Playfield



⑧ Georgetown Ballroom Airport way S.

STREET PANORAMAS



Padilla PL S



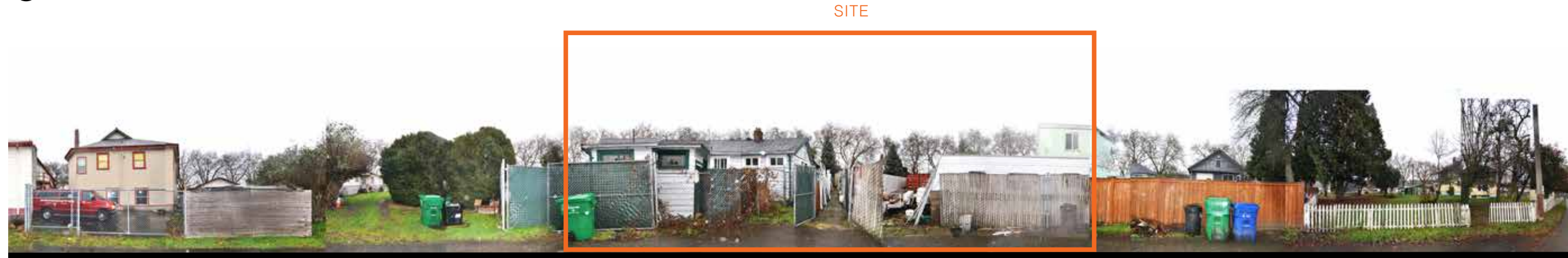
① South Side S Homer St.



② North Side S Homer St.

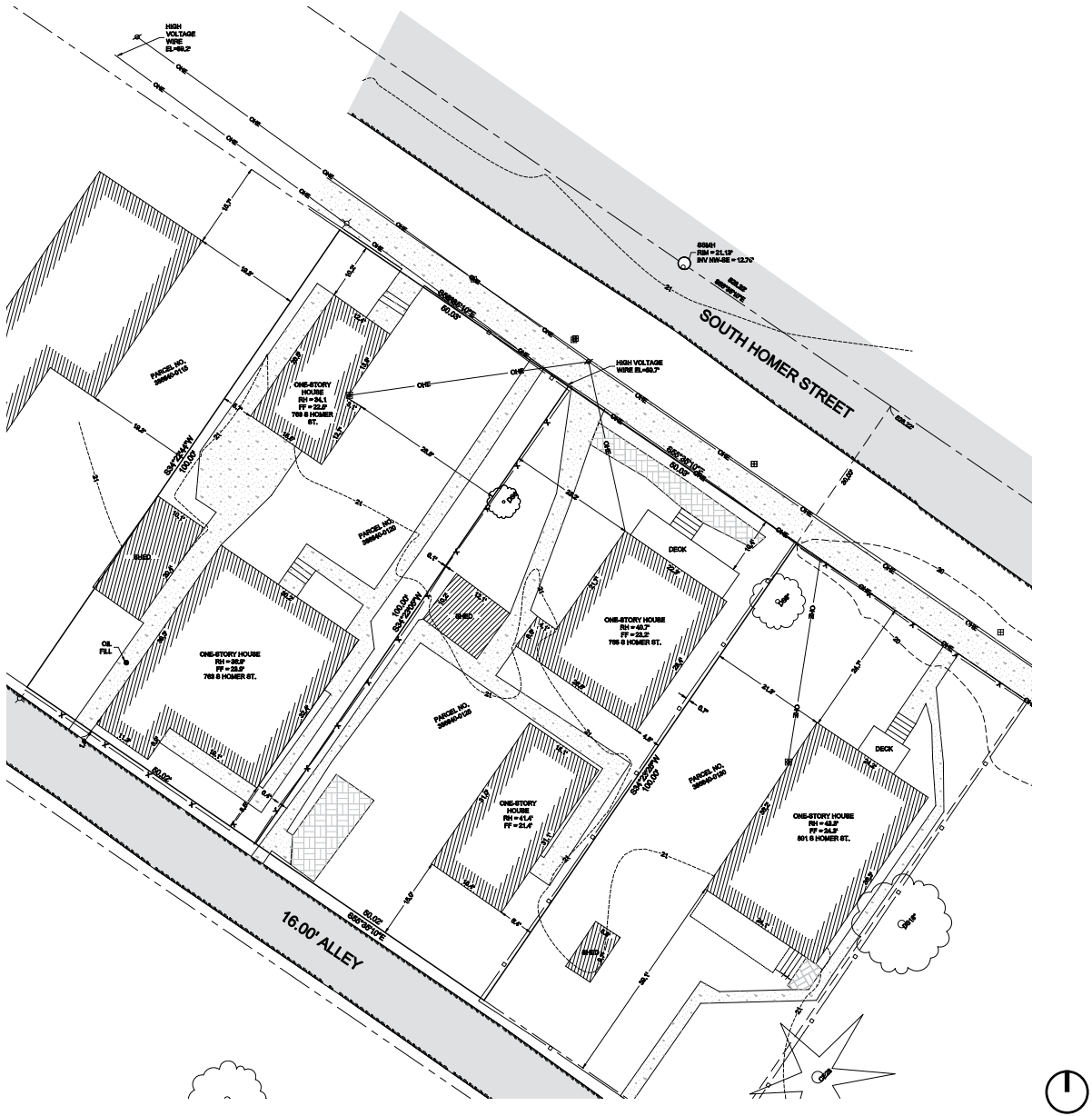


③ North Side Alley.





SITE SURVEY



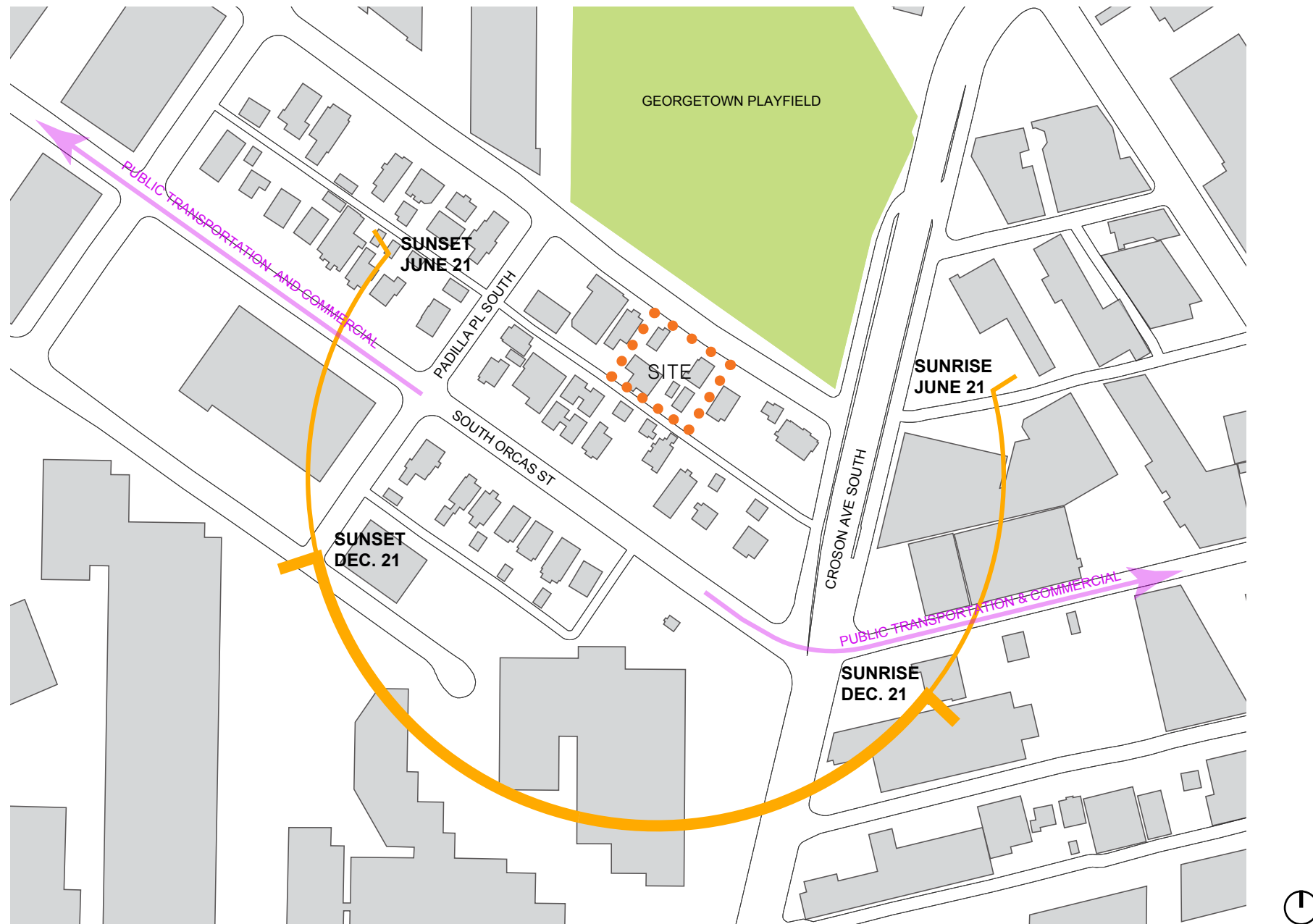
ARBORIST REPORT

| DBH   | Tree Name and Species                | Dripline | Condition   | Defects                    |
|-------|--------------------------------------|----------|-------------|----------------------------|
| ① 10" | Cherry, Prunus Awium                 | 6'       | Significant | 3<br>Diseased, Trunk decay |
| ② 9"  | Windmill Palm, Trachycarpus Fortunei | 4'       | Significant | 1                          |
| ③ 6"  | Pear, Pyrus Communis                 | 6'       | Significant | 2<br>Diseased              |





# SITE CONDITIONS & CONSTRAINTS



Immediate neighborhood



## HISTORIC HOUSES

Below are properties included in the 1997 Georgetown inventory of hictoric resorces that exhibit good physical integrity.



① 819 S ORCAS ST. build:1913



② 817 S ORCAS ST. build:1906



③ 5609 CORSON AVE S. build:1926

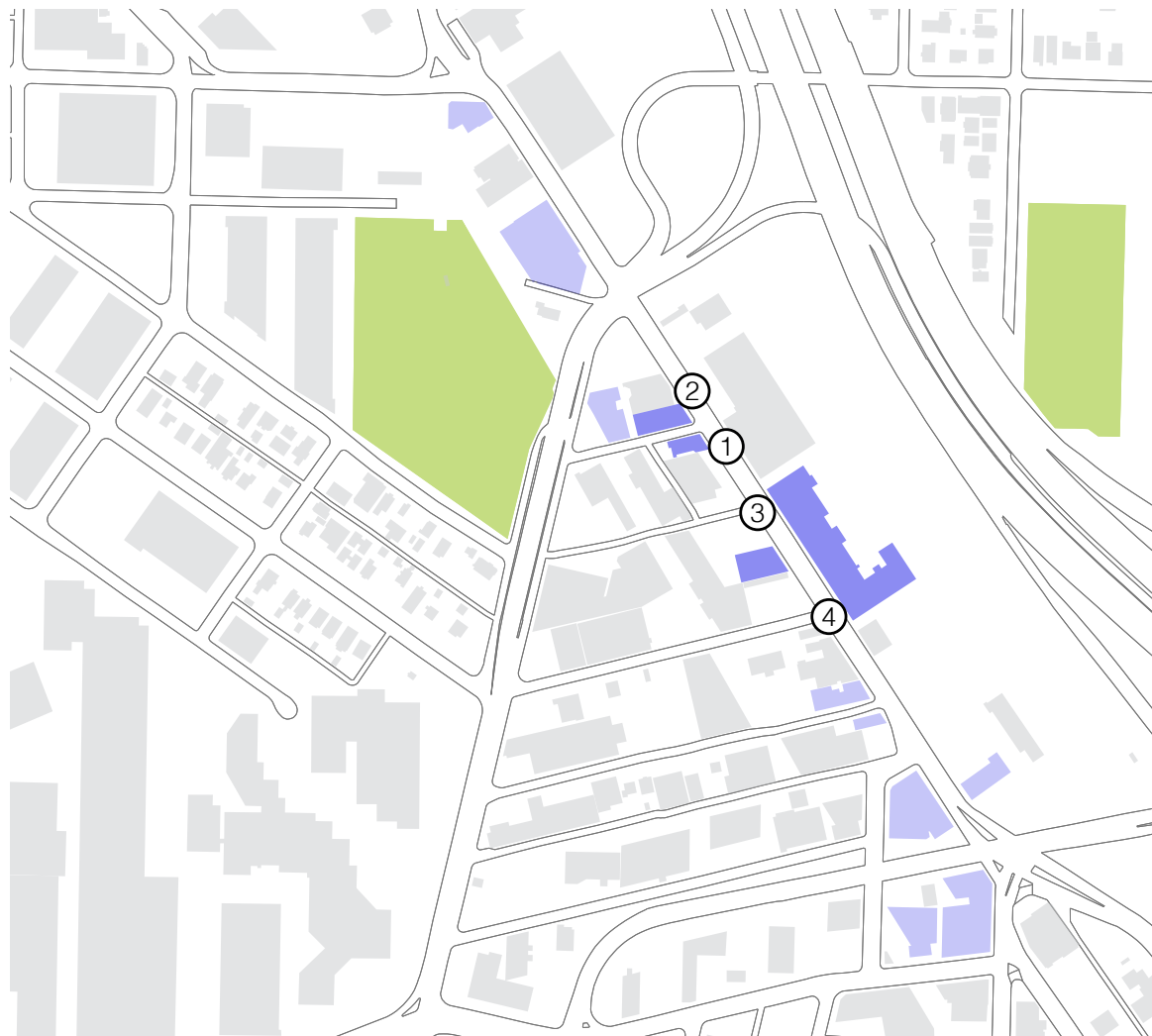


④ 738 S ORCAS ST. build:1904



# HISTORIC COMMERCIAL BUILDINGS

Below are properties included in the 1997 Georgetown inventory of hictoric resorces that exhibit good physical integrity.



① 5703 AIRPORTWAY WY S. build:1909



② 5629 AIRPORTWAY WY S. build:1910



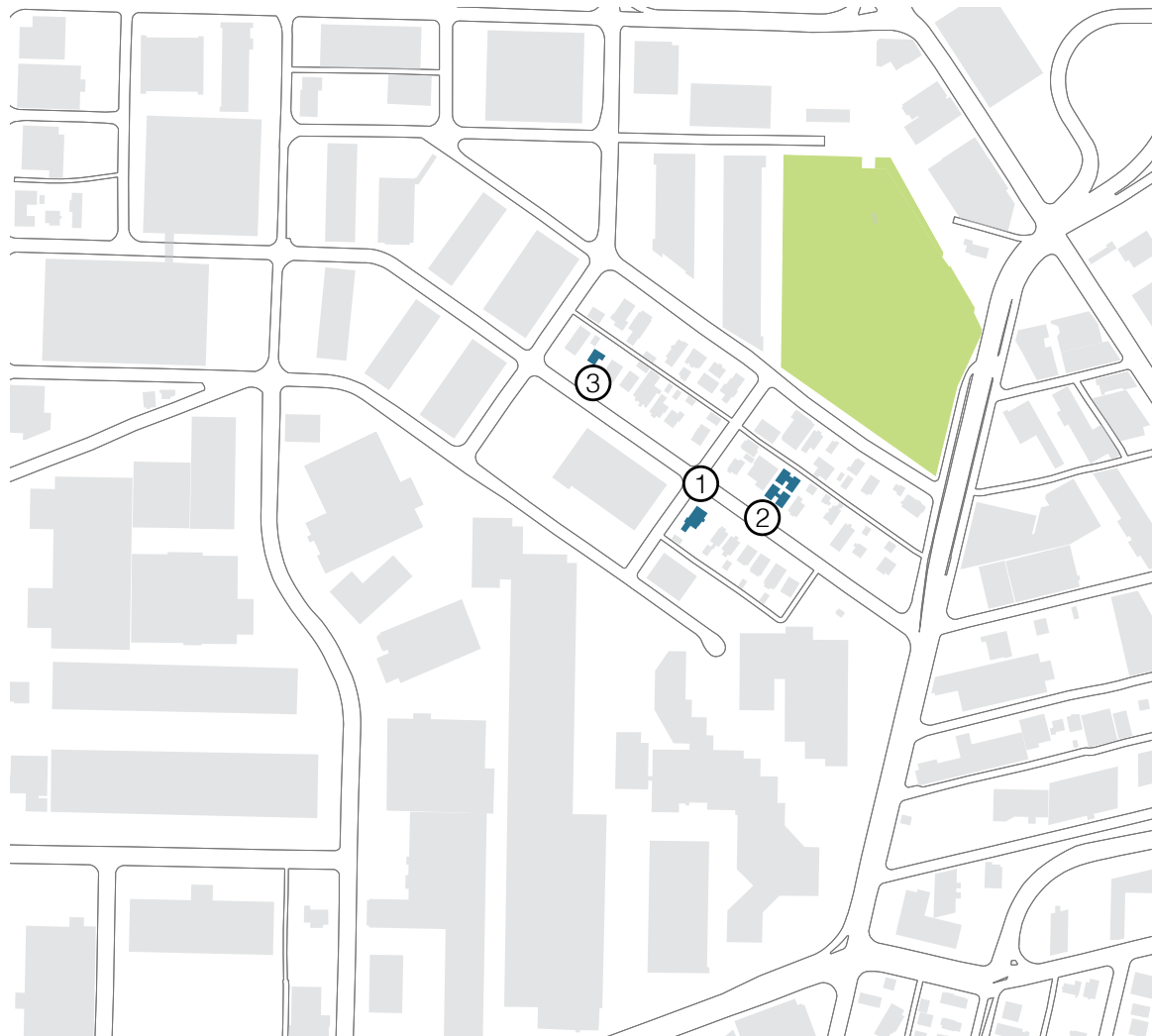
③ 5813 AIRPORTWAY WY S. build:1905



④ 5810 AIRPORTWAY WY S. Build:1904



## NEW DEVELOPMENT



① 801 S ORCAS ST. constructed: 2014



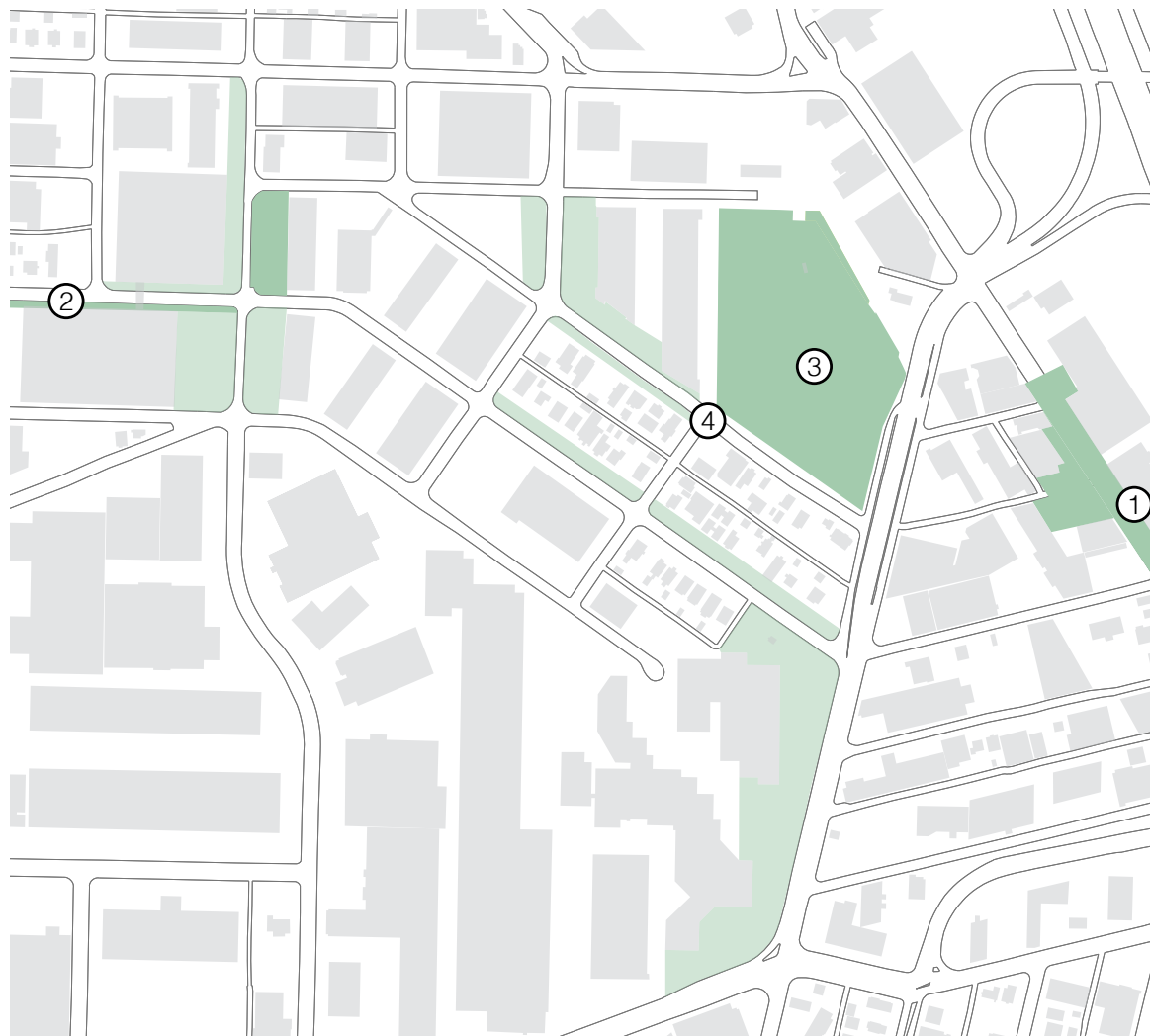
② 812 S ORCAS ST. constructed: 2008



③ 706 S ORCAS ST. constructed: 2016



# PUBLIC OPEN SPACES



① AIRPORT WAY S



② S ORCAS ST



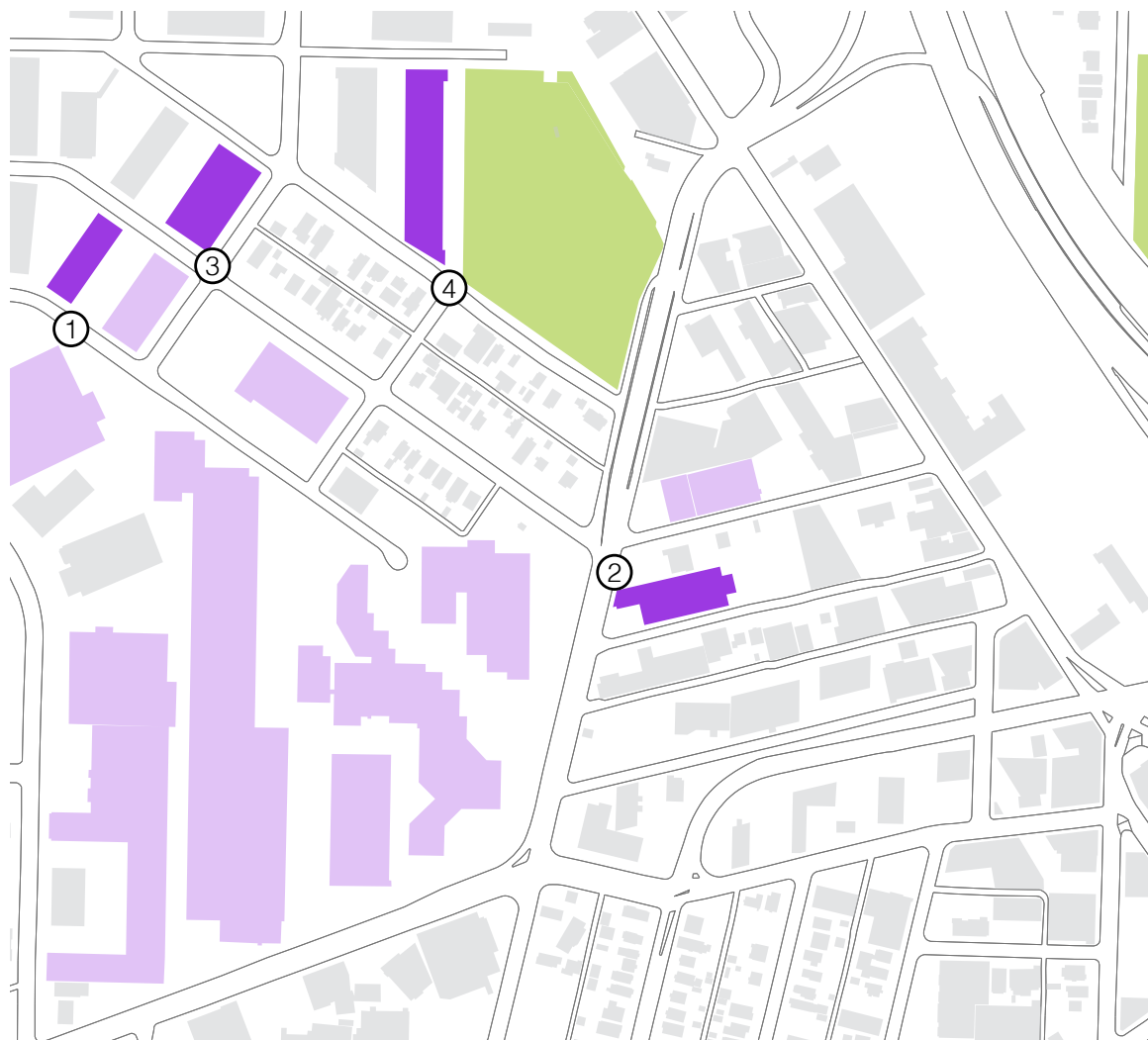
③ 750 S HOMER ST.



④ 750 S HOMER ST



## OFFICES AND PARKING SPACES



① 655 S ORCAS ST



② 5910 CORSON AVE S

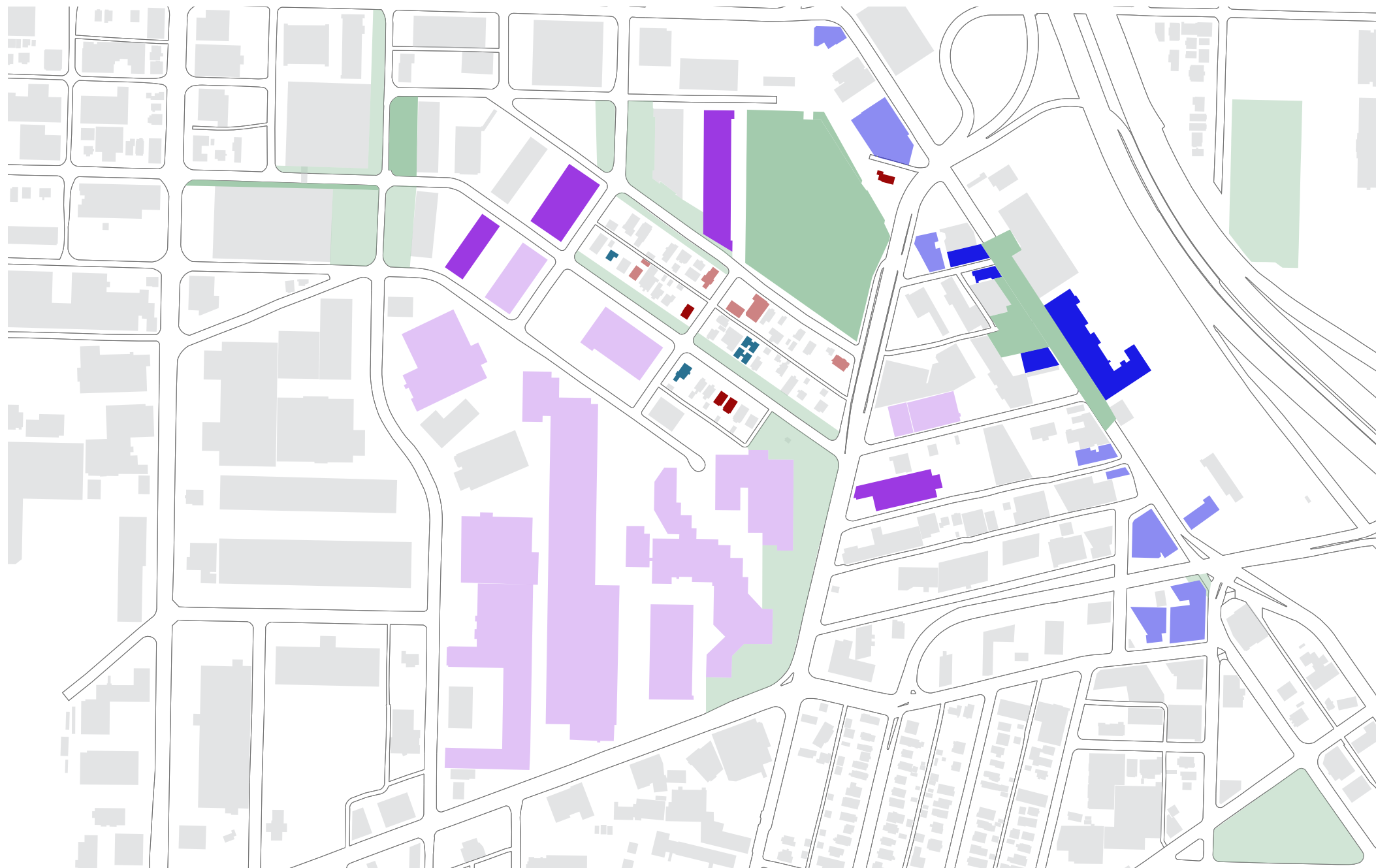


③ 674 S ORCAS ST

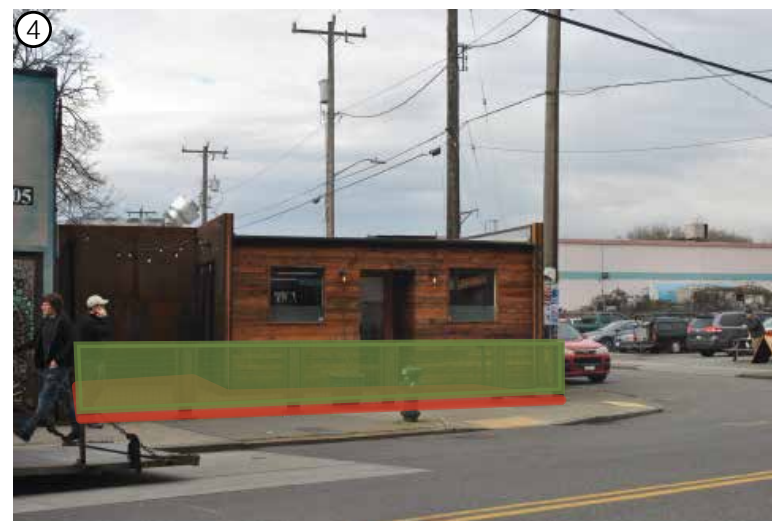


④ 732 S HOMER ST





- PUBLIC OPEN SPACES
- OFFICES AND PARKING SPACES
- HISTORIC COMMERCIAL BUILDINGS
- HISTORIC HOUSES
- NEW DEVELOPMENT



HISTORIC CONTEXT AND NATURE  
PUBLIC SPACE



# CONTEXT AND PUBLIC SPACE

## 1. INFORMAL PUBLIC SPACE

5890 Airport Way South, the old brew house, offers a small amount of informal public space. The space meanders between two structures that supply retail and food options at ground level, helping to activate the public space. Also, as listed in the Georgetown inventory of historic buildings, structures provide a sense of the history behind this neighborhood.

## 3. INTIMATE SCALE

Along Orcas Street S, street trees, private landscape areas and historic homes provide scale. A planting strip between the street and the sidewalk has large mature trees which provide privacy to the occupants.

## 6,7. REPURPOSED STREET

Airport Way S. has uses which re-purpose existing structures. An example of this is an eclectic market for the neighborhood. The lively character of the trailer park market is indicative of the Georgetown neighborhood as a whole.

## 2,4. SMALL BUSINESS PRESENCE

Airport Way S. has many small business which offer semi-public spaces. These spaces help activate the area and sidewalk. Small business offer seating at the sidewalk, which may be used for informal gatherings.

## 5. CONECTOR SIDEWALK

The Center of Contemporary arts and Seattle Design Center Events connects to Homer Street with a unique and well scaled sidewalk. This pedestrian connection provides access to smaller scale pockets of space, each with their own distinct character and advantages.

## 8. PUBLIC PARK

The Georgetown Playfield, offers open space in this mix neighborhood of industrial and residential. Large existing street trees along Homer Street provides separation, privacy, and rhythm.



Rowhouses at 90 E Newton Street



Townhomes at 1411 E Fir Street



Townhomes at 208 25th Avenue E



Townhomes at 3515 Wallingford Ave N

## MATERIAL PALETTE

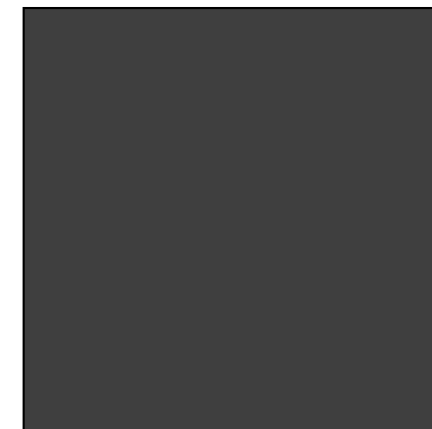
The palette at right conveys the range of materials in consideration for the project. It includes dark stained cedar, as well as painted paneling. These would be the primary materials of the building. The metal rail represent secondary, accent material. The use of quality materials on the project is a priority. Pictures show the quality of completed work by b9 architects.



Dark Stained Cedar



Green Painted Panel



Gray Painted Panel



Matte Black Metal Railing





Urban Trees

## b9 COURTYARDS

Courtyards are a key design element in any project designed by b9 architects. We feel that these outdoor spaces encourage social interaction and connections among people.

This spread includes courtyards that are being considered as precedents for the proposed project along with several completed courtyards designed by b9 projects.

These courtyard case studies are both references and testaments of the potential character for the courtyard in 763 & 765 Homer St, with the goals to encourage community interaction, open outdoor space, and increase natural light and air into the units.



Urban Walk



Urban Canyon



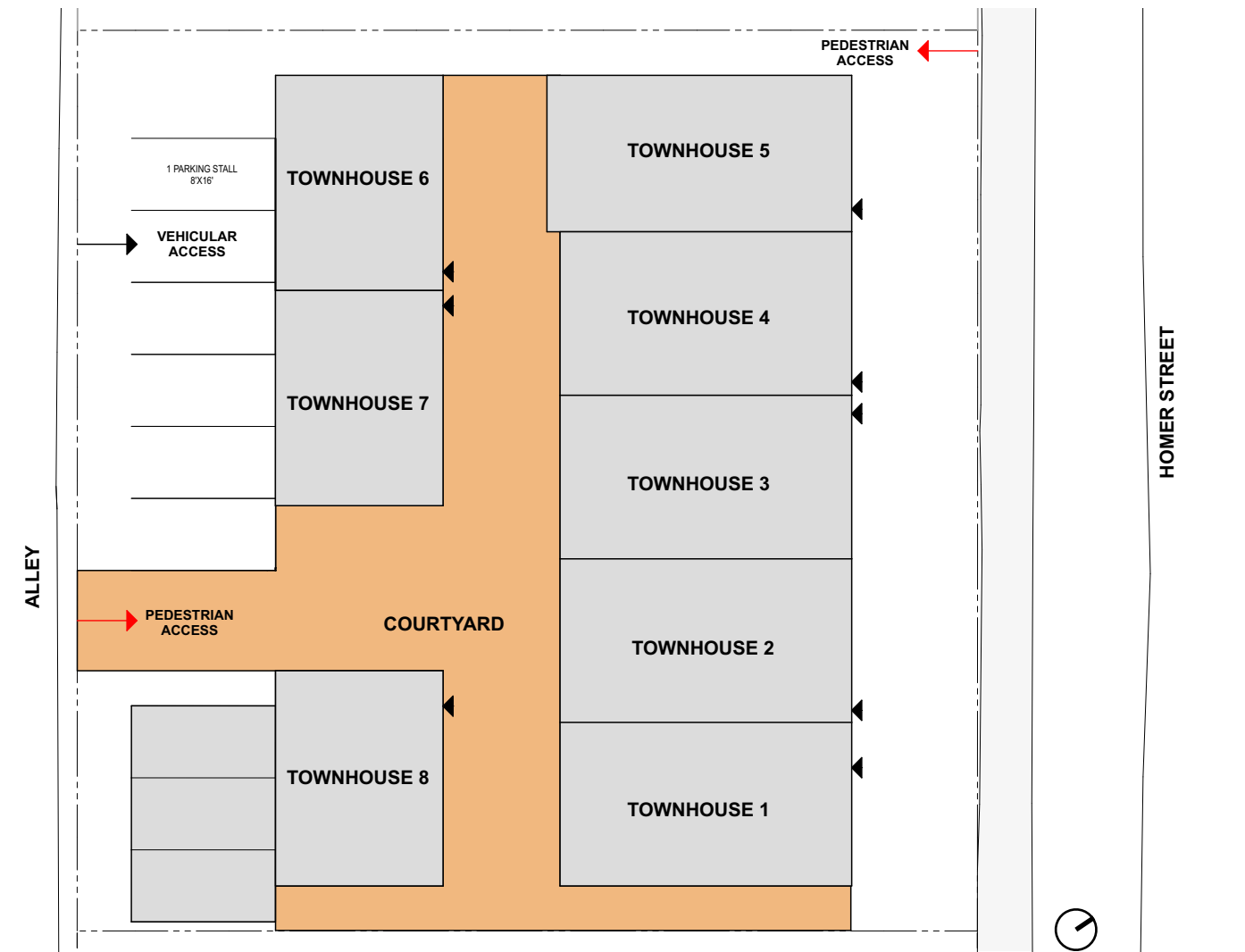
1911 E. Pine St. view from street



Wallingford Townhomes

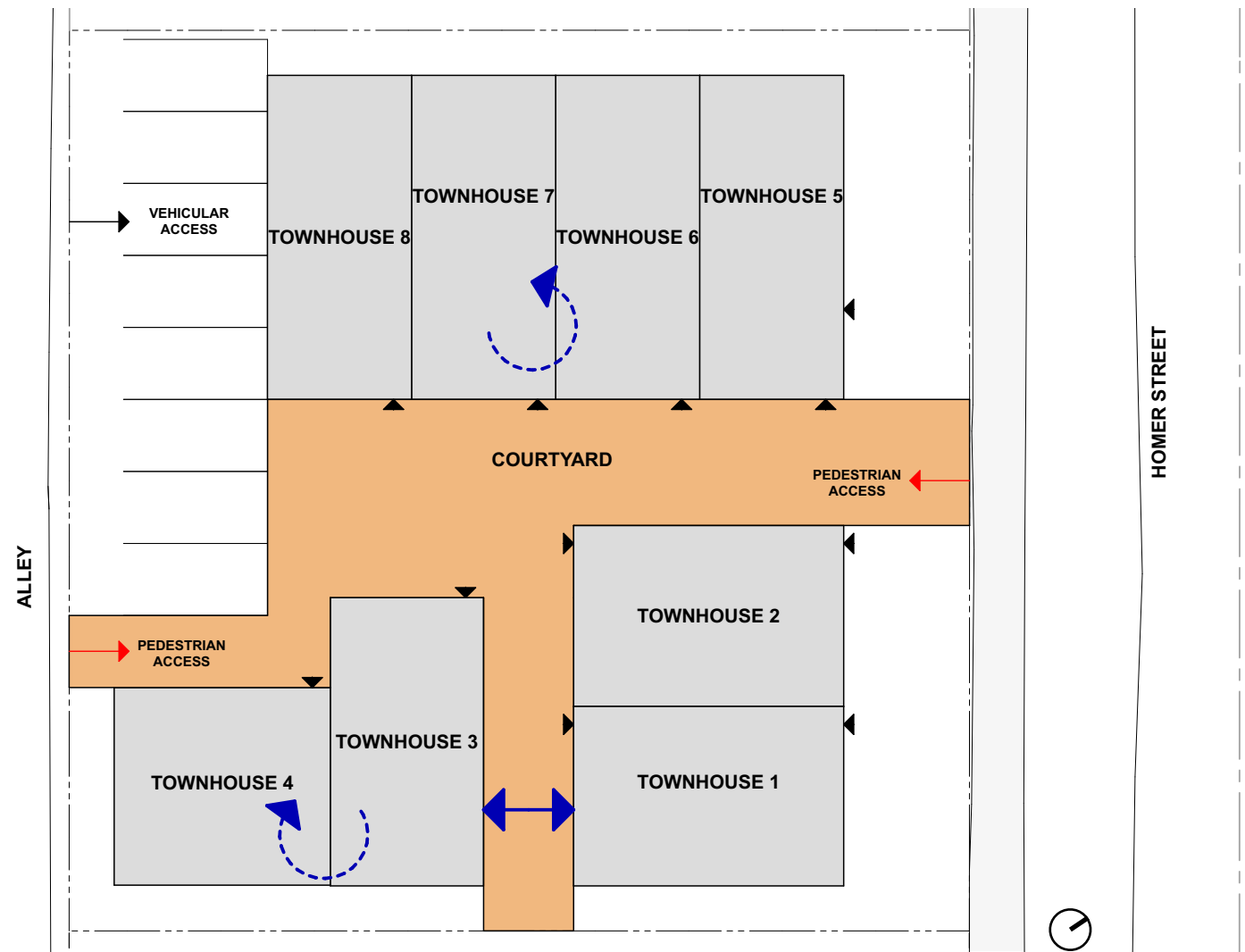
# PROJECT EVOLUTION

Code Compliant Scheme



- A code compliant scheme of three buildings that fill the site and provides room for eight parking stalls and a small linear 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 conditions or respond to the scale and rhythm of the neighborhood.

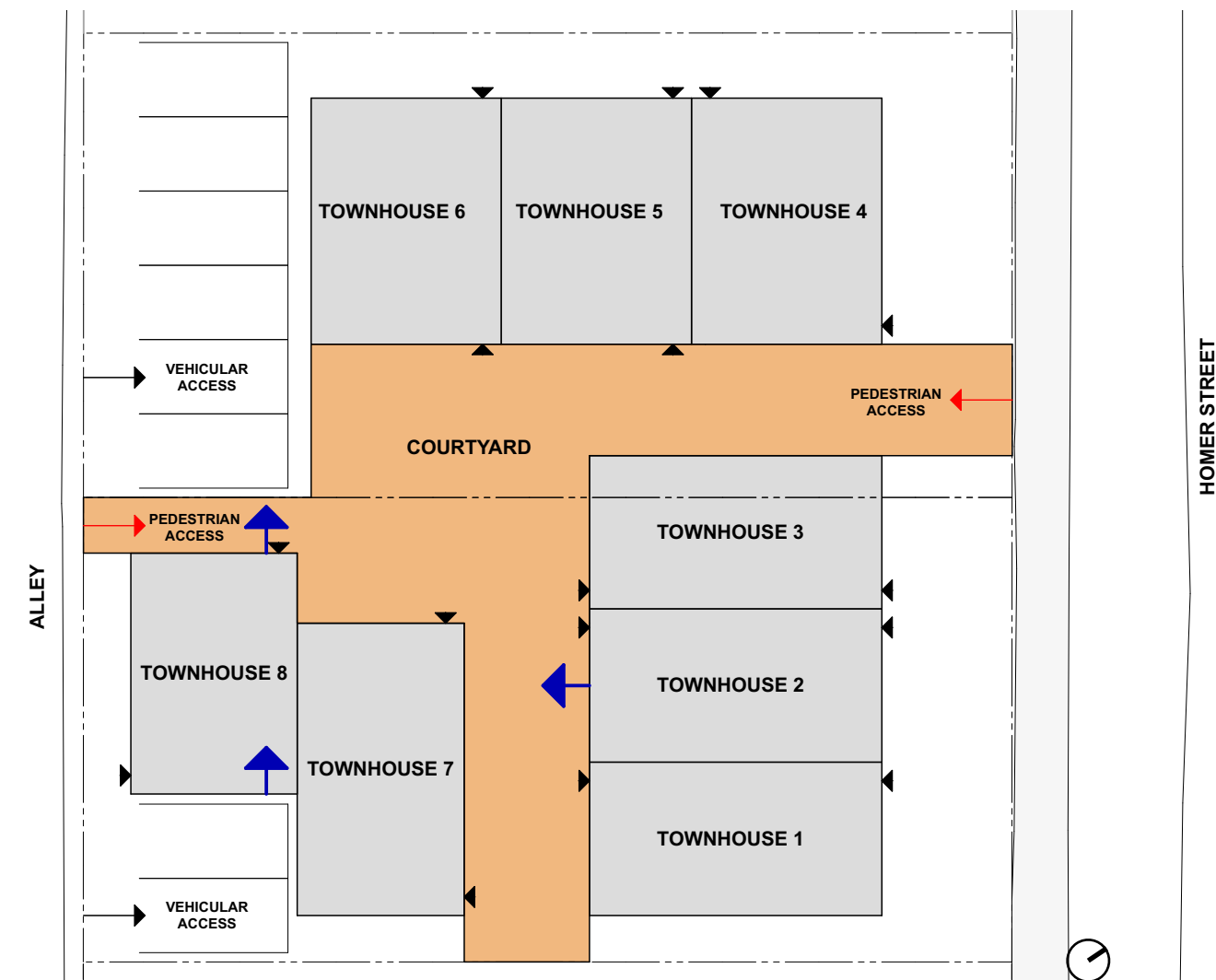
Split and Open



- A code compliant scheme.
- A split of the south building allows for a larger courtyard and more light and air to units and neighbors
- Eight parking stalls provided.
- A rotation to the south units fronting Homer Street responds to proposed structures on adjacent site.
- The split also provides for courtyard to connect to adjacent proposed project.

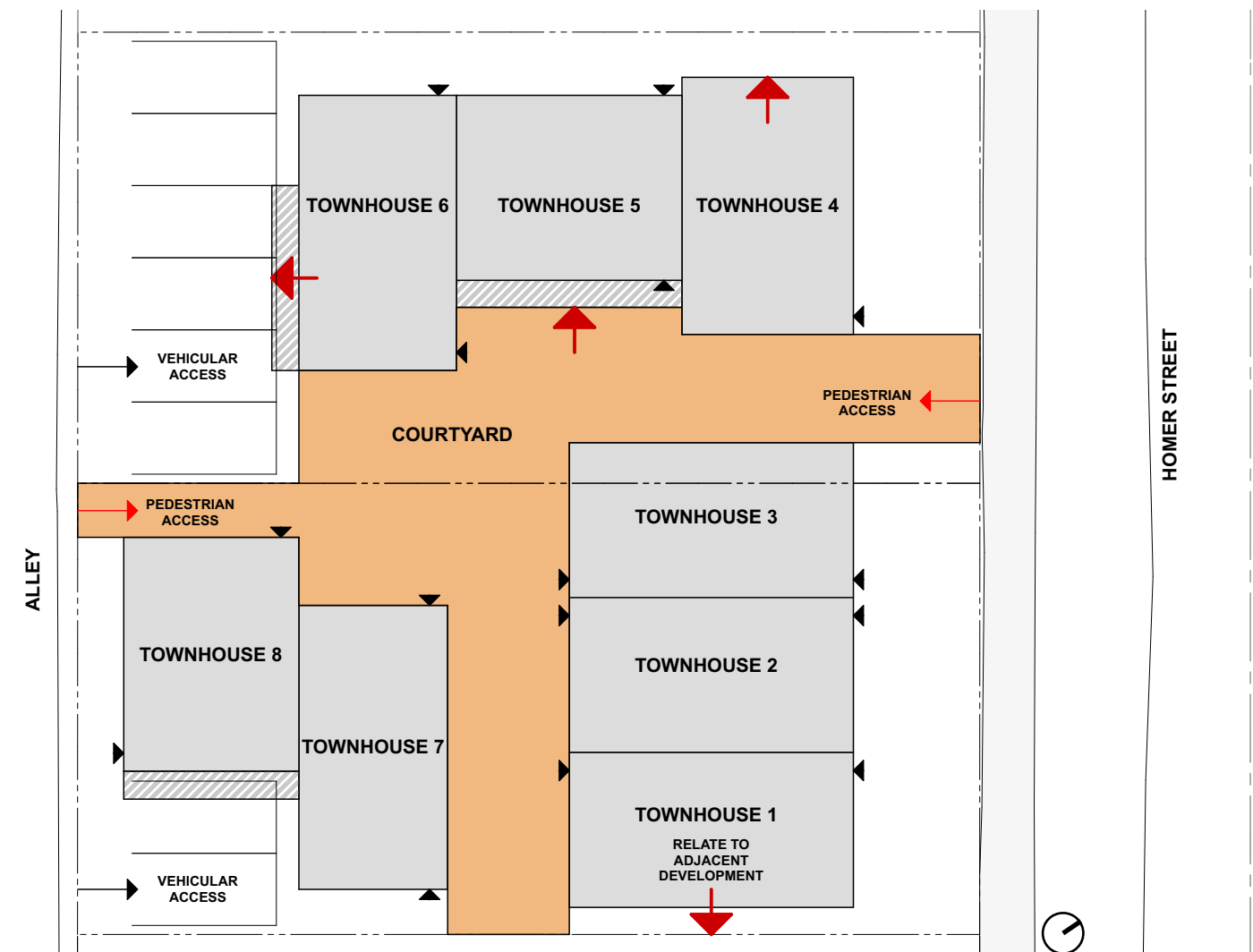


## Shift and Enlarge Setback



- Shifting the northwest building south enlarges the setback to the existing single family use.
- This shift also provides a larger central courtyard.
- Shifting the rear duplex and creates a stronger central connection to adjacent project development.

## Scale and Relate to Departure Development



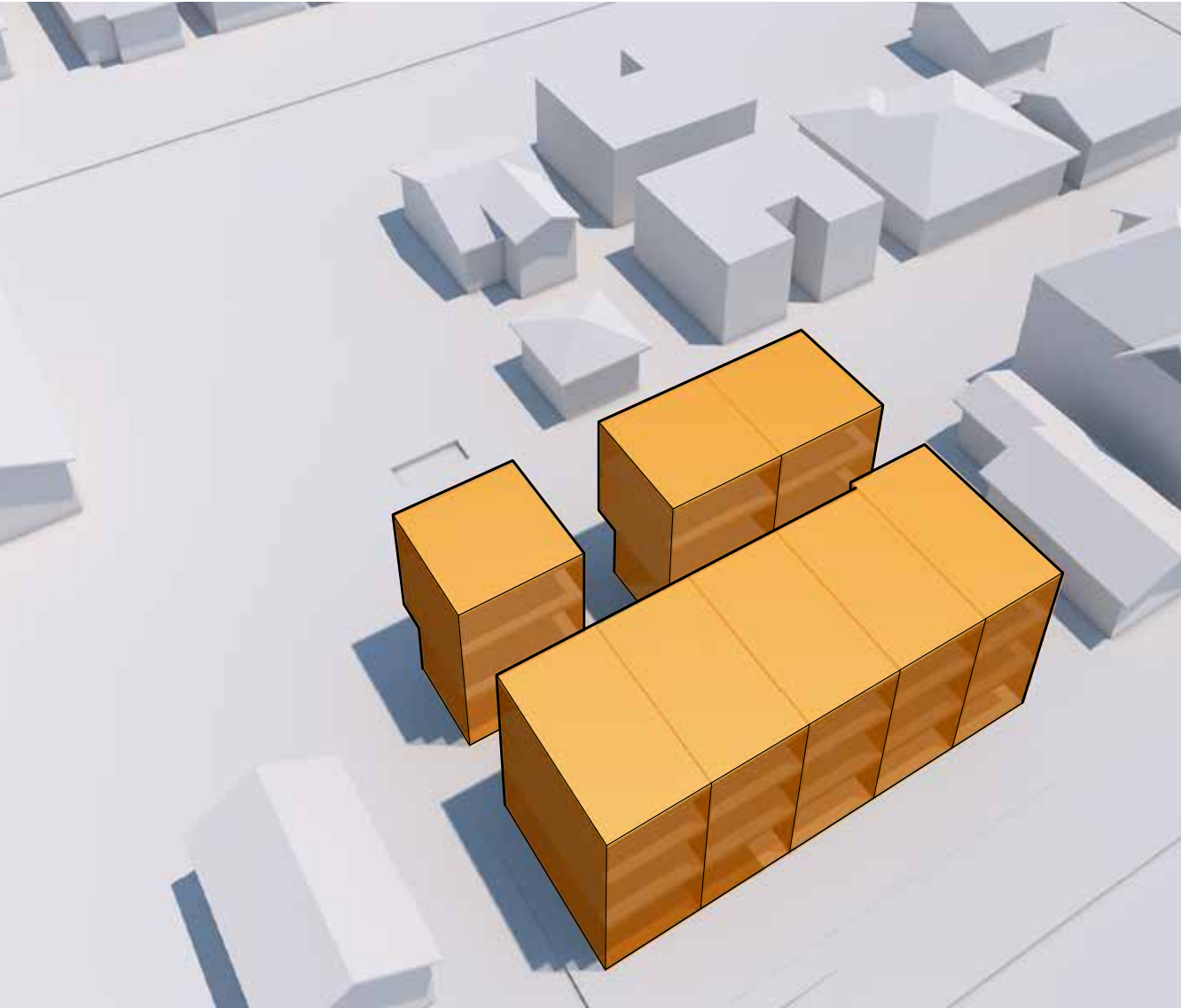
- Townhouse 1, 2, and 3 facing Homer Street shifts toward the south east property line, providing continuity to the proposed project on adjacent site. This also creates a pedestrian access from S. Homer Street that relates to the Georgetown Playfields.
- A side setback departure is required along adjacent southeast property line.

# ALTERNATIVE 1

Alternative 1 is a code compliant scheme that proposes 8 townhomes in 3 structures. Five of those units have their entrances on South Homer Street and the other three units have their entrances off a central courtyard. Eight parking stalls are accessed from the alley. A central courtyard splits the structures down the middle creating a pedestrian corridor access from the alley. Additional private amenity areas will be provide at roof decks.

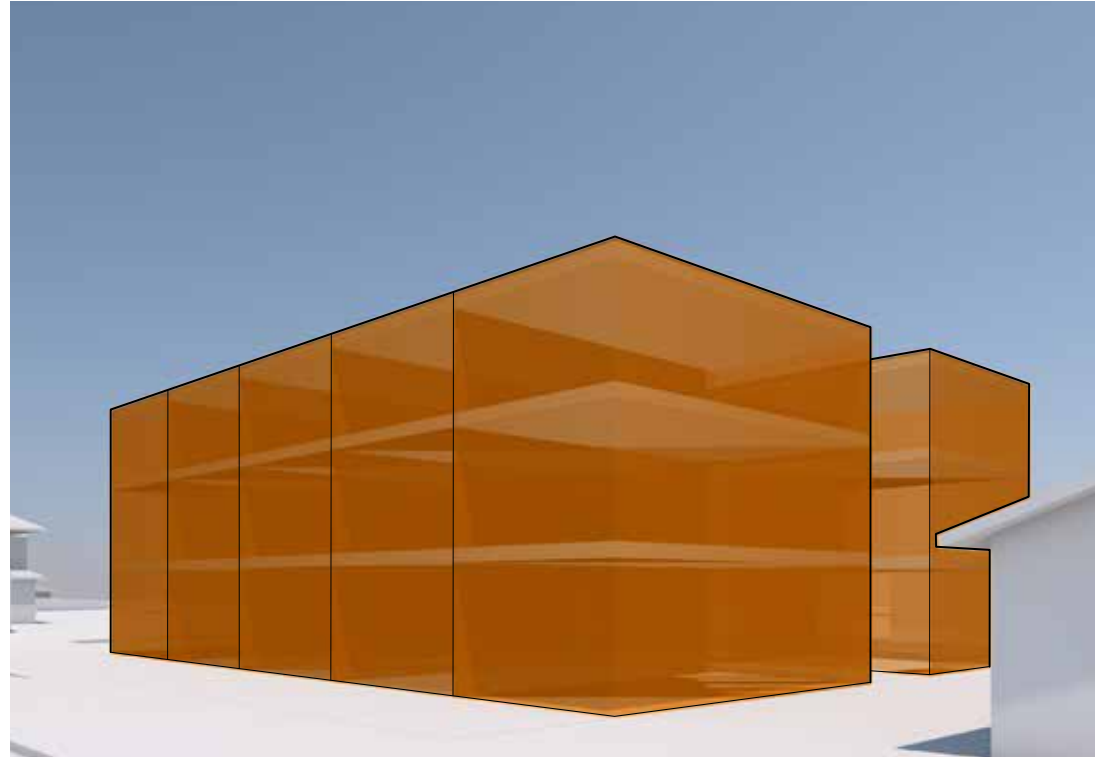
- Advantages:**
- Code compliant.
  - All units have access off central courtyard.
  - Contextually clear access to site and central courtyard.

- Issues:**
- Large, uniform massing.
  - Small central courtyard space.
  - No potential for connection to SDR project on adjacent site.
  - No pedestrian access fronting South Homer Street.

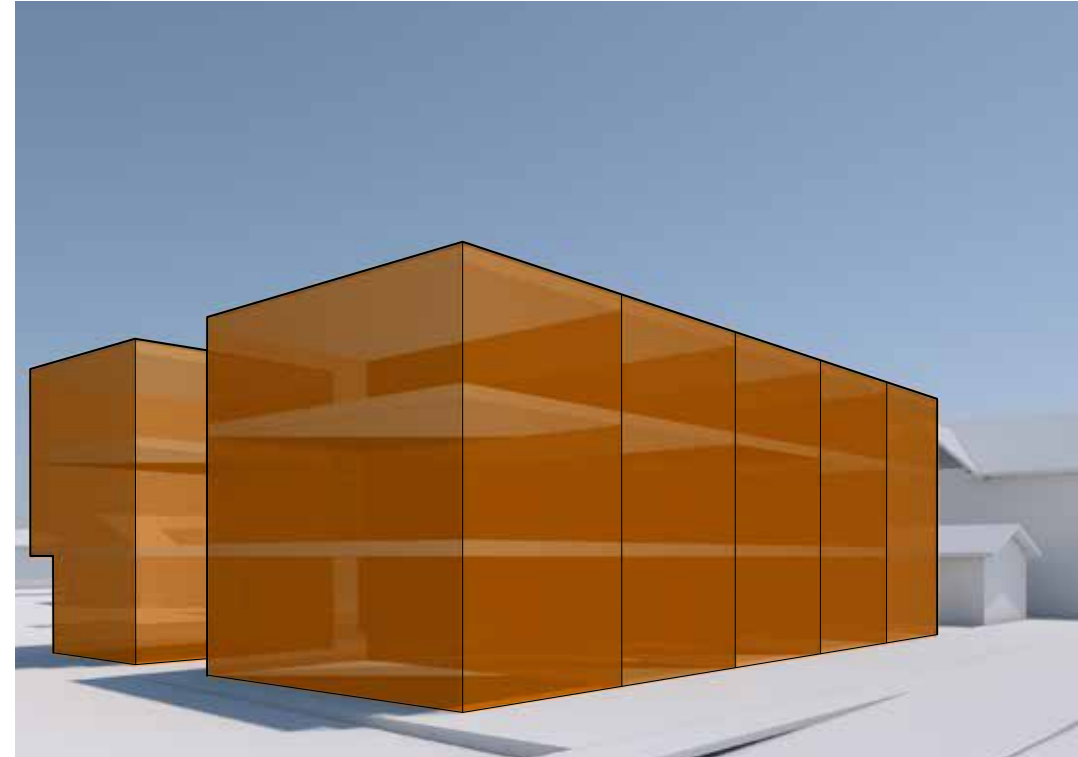


1 Aerial View from Northeast

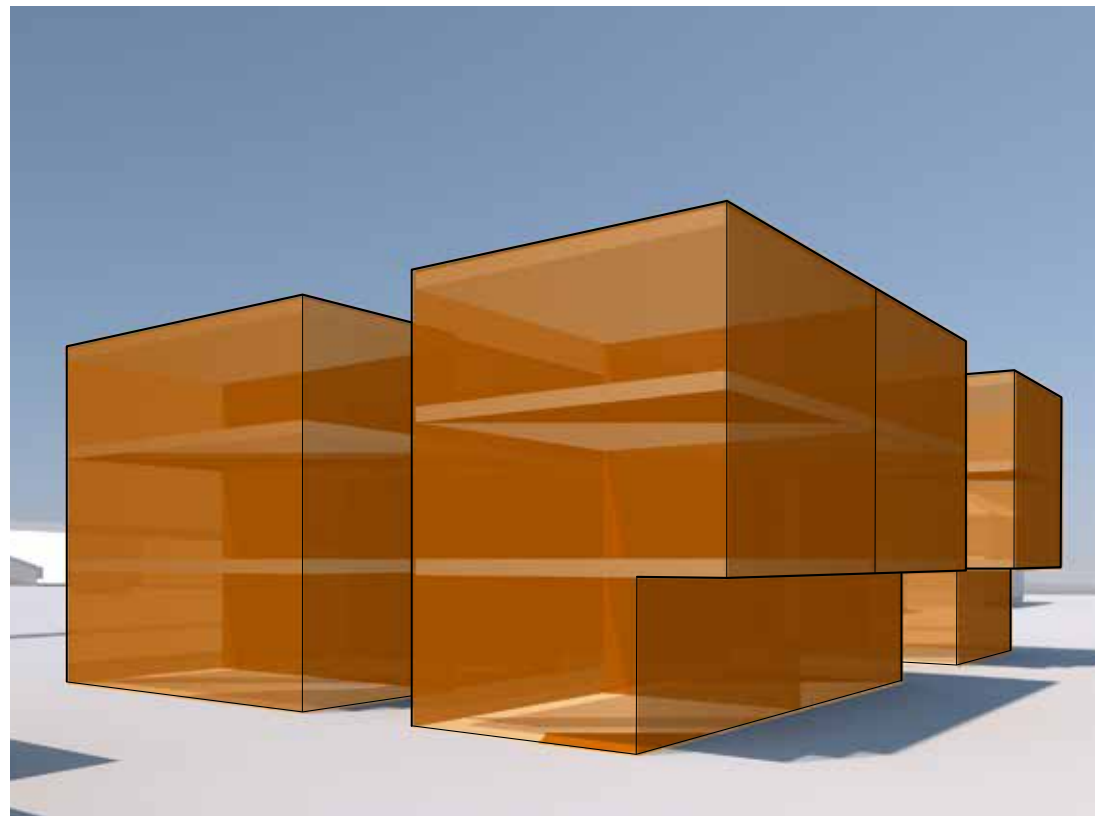




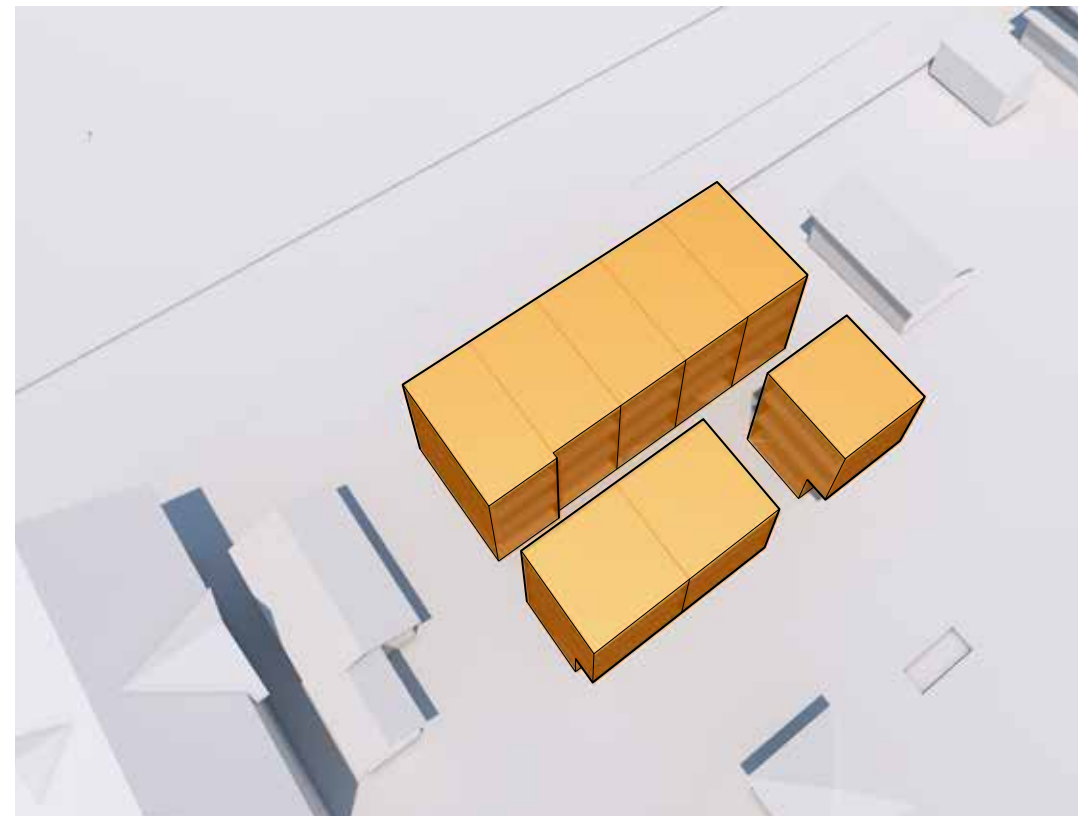
② View from Northwest



③ View from Northeast



④ View from Southwest



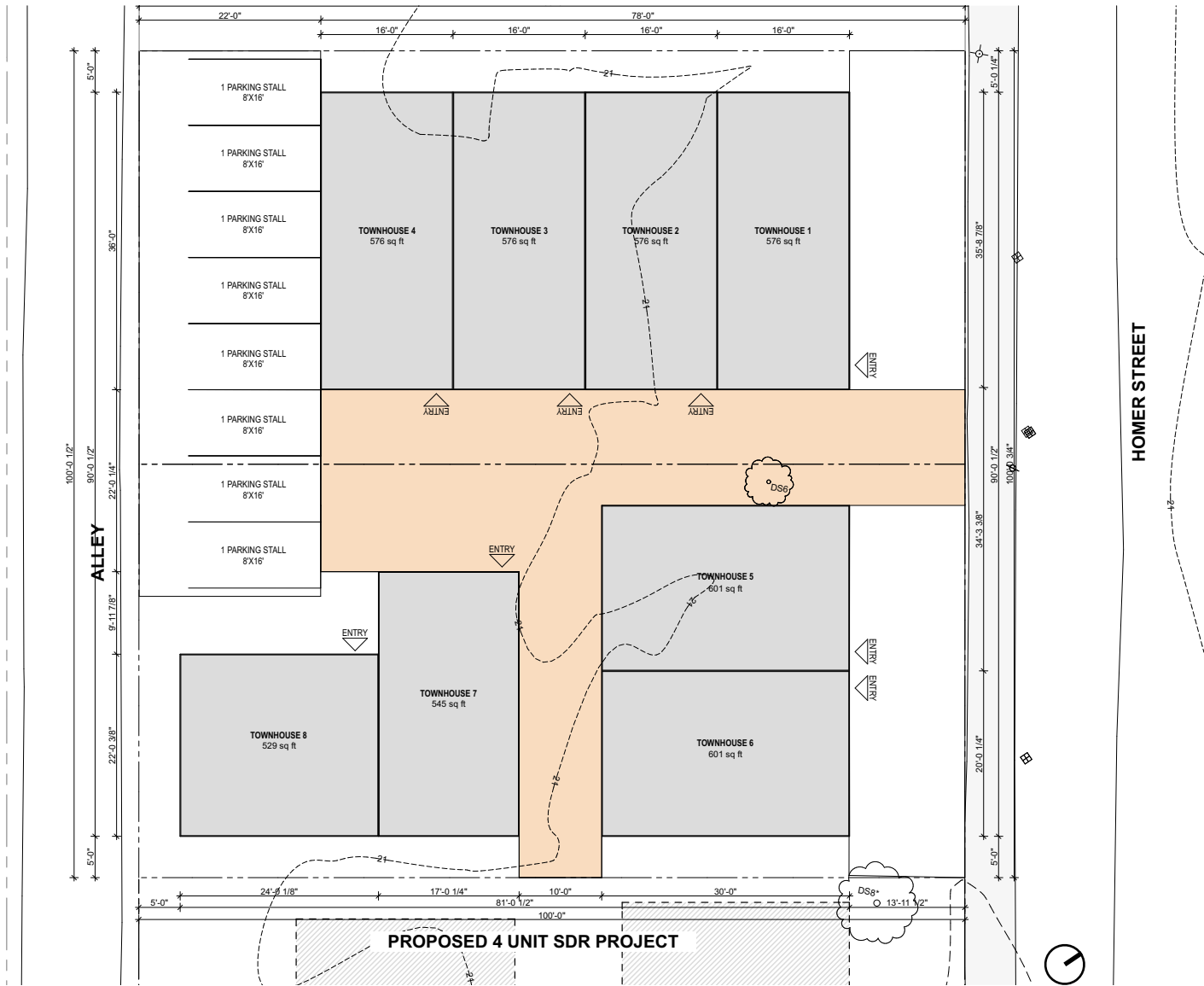
⑤ Aerial view from Southwest

# ALTERNATIVE 2

Alternative 2 proposes eight townhomes in three structures. Three of the units have direct access from South Homer Street with the remaining five units having access from a central courtyard. Eight parking stalls are access from the alley. A central courtyard splits the three structures down the middle creating a pedestrian corridor access from South Homer Street to alley. Additional private amenity areas will be provide at roof decks.

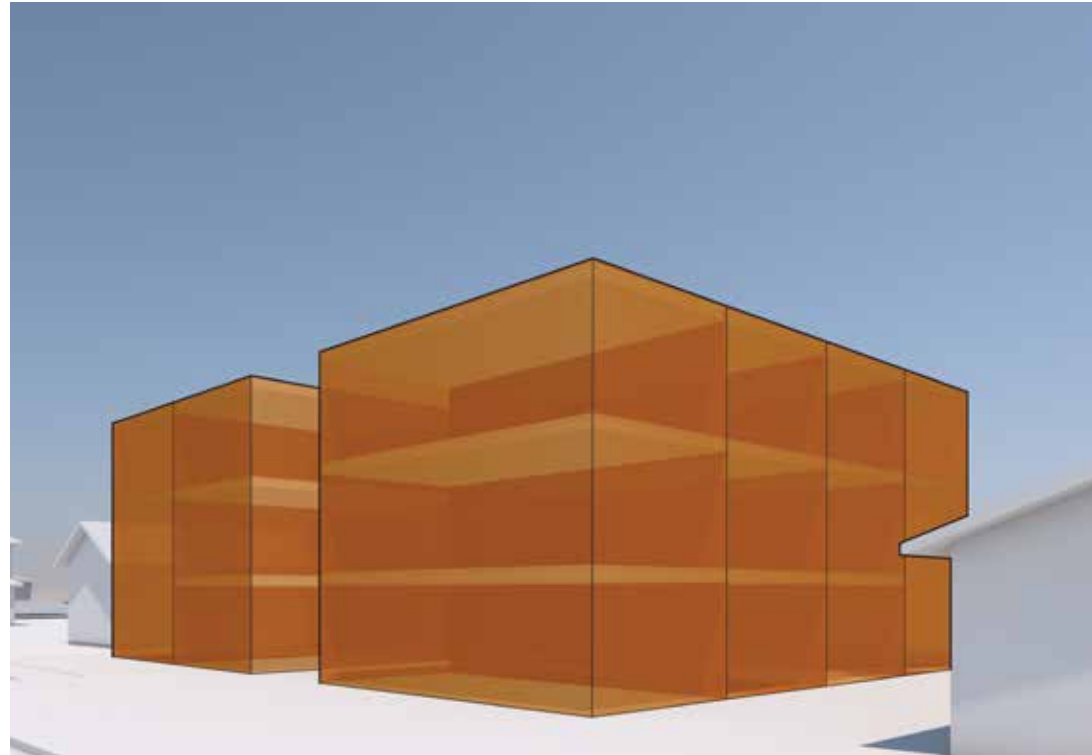
- Advantages:**
- By rotating and seperating the second building into two stuctures, the courtyard ammenity area is able to grow.
  - Common Amenity Area at central courtyard.
  - Contextual building volume and central, clear entry.

- Issues:**
- Larger, uniform massing still.
  - Central courtyard space is limited.
  - Only three units fronting South Homer Street.
  - Direct courtyard access from alley is broken by parking.
  - Large amount of continuous parking stalls.

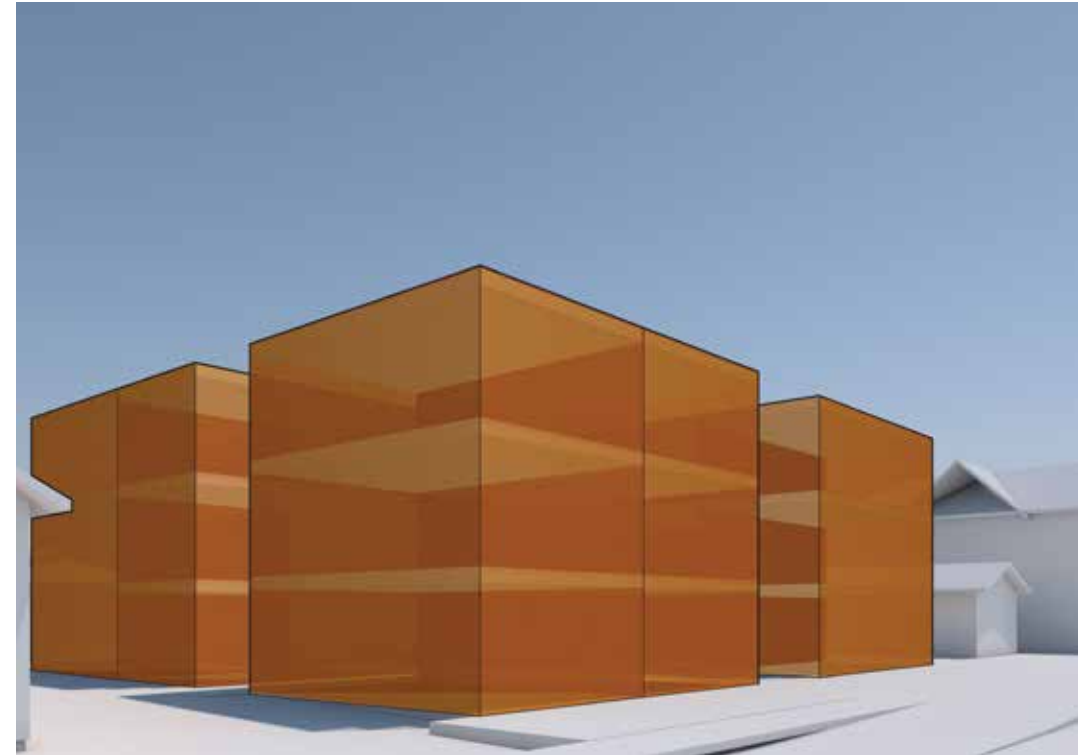


1 Aerial View from Northeast

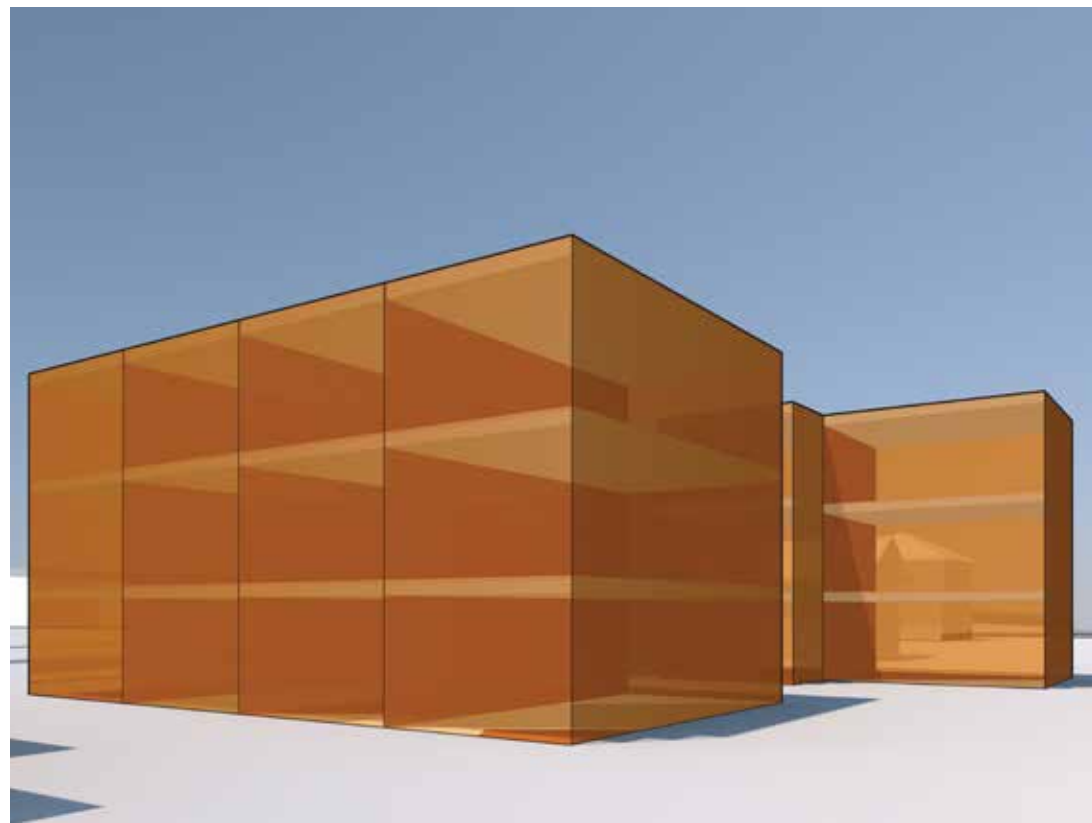




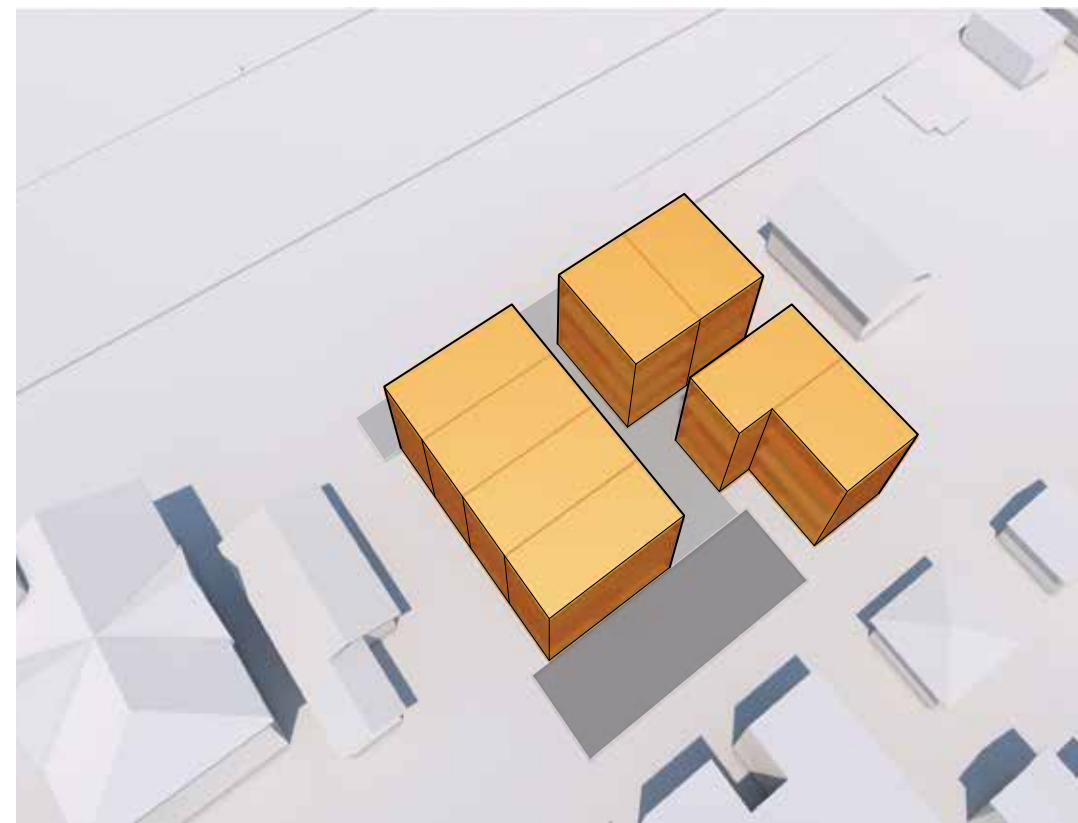
② View from Northwest



③ View from Northeast



④ View from Southwest



⑤ Aerial view from Southwest

## ALTERNATIVE 3

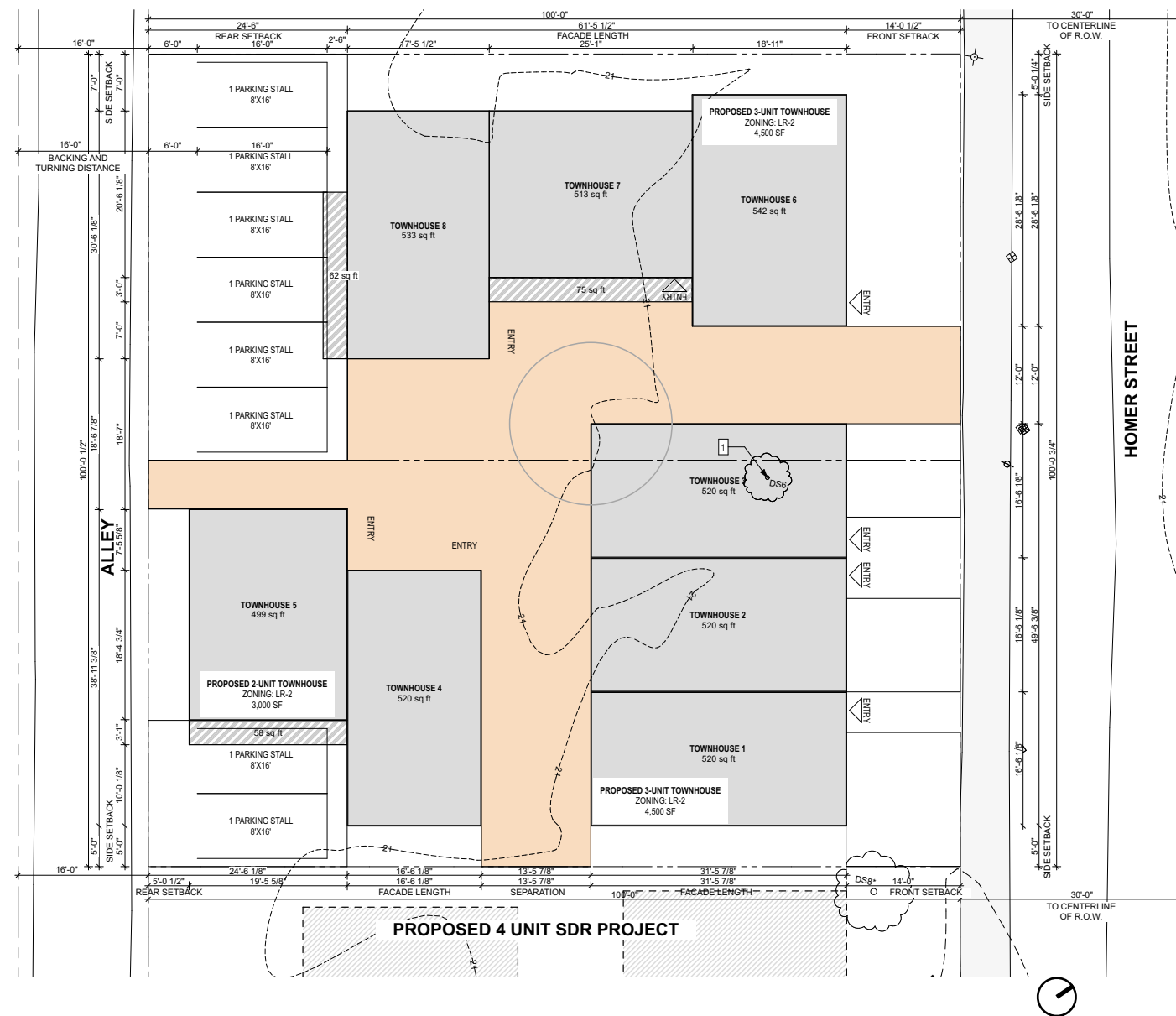
Alternative 3 proposes eight townhomes in three structures. Four of the units have direct access from South Homer Street with the remaining four units having access from a central courtyard. Eight parking stalls, broken into two groups are accessed from the alley. A courtyard sits at the center of the site with access points from South Homer street and the alley. Additional private amenity areas will be provide at roof decks.

### Advantages:

- Maximizes the amount of open space at central courtyard.
- Connection to adjacent site.
- Four units with direct connection to South Homer Street.
- Potential for continues street frontage when combined with adjacent site.
- Parking stalls are broken into two groups.
- Direct access from courtyard to alley and South Homer Street.
- Modulation and reduction of mass of all structures

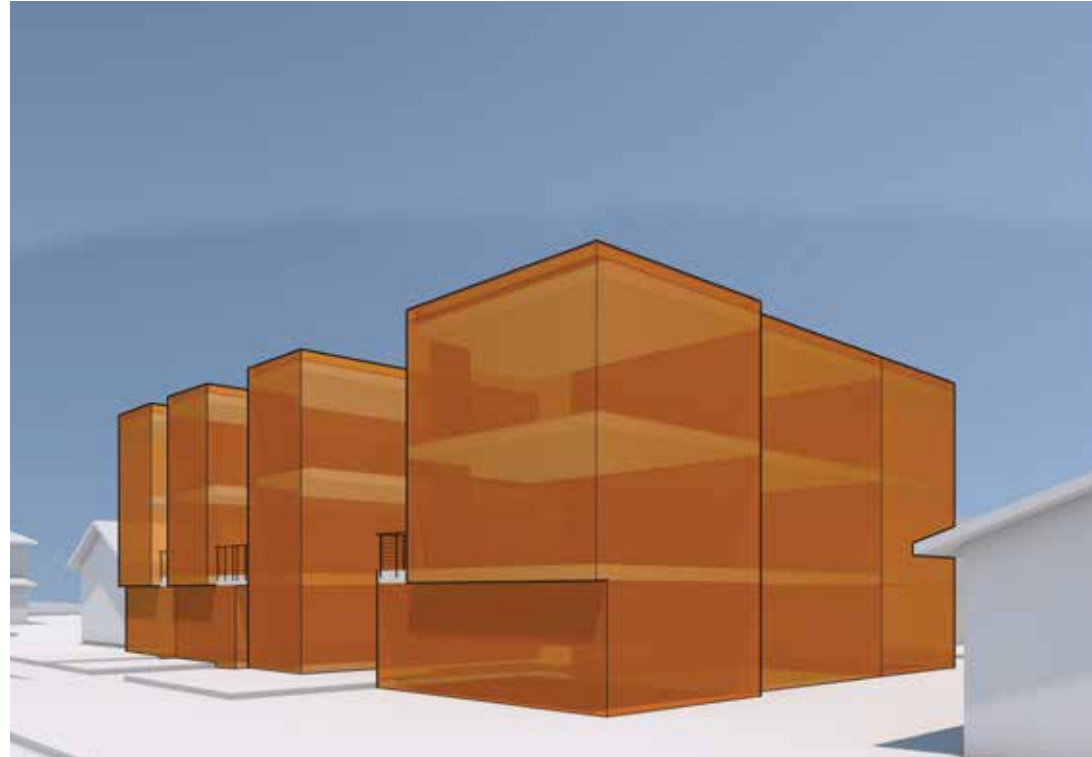
### Issues:

- Departures required.



1 Aerial View from Northeast

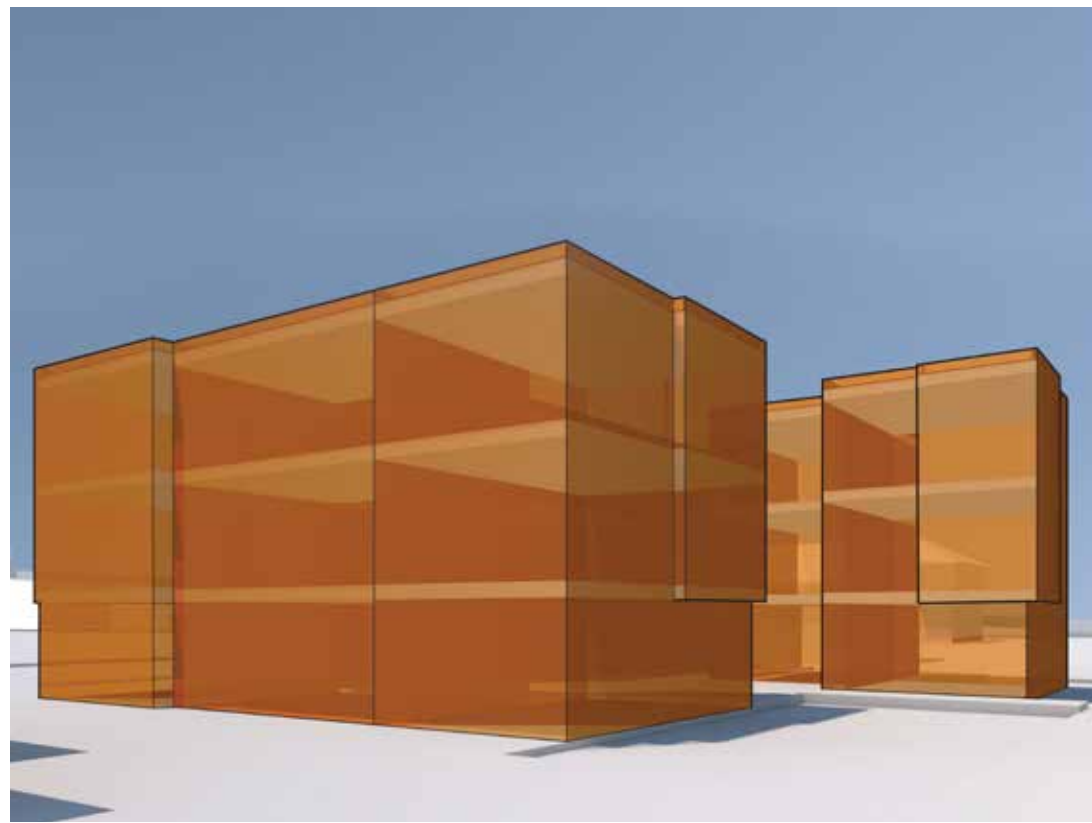




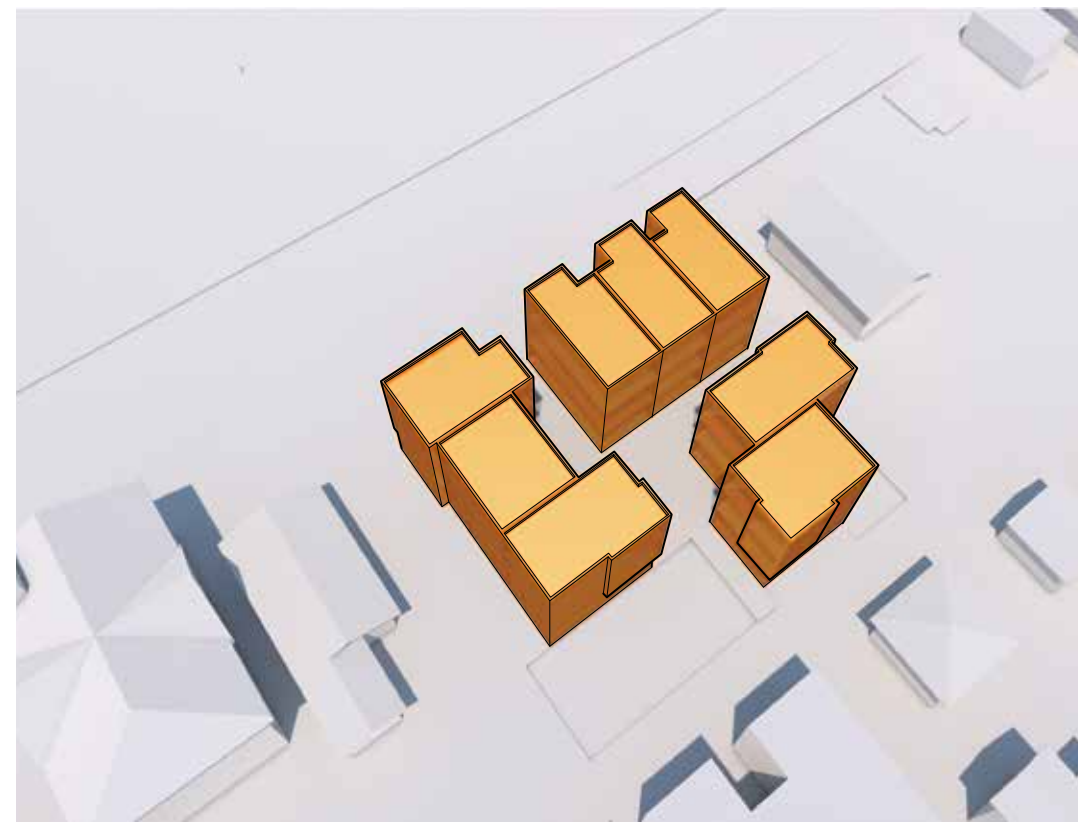
② View from Southwest



③ View from Northeast



④ View from Southwest



⑤ Aerial view from Southwest

## ALTERNATIVE 1

Alternative 1 is a code compliant scheme that proposes 8 townhomes in 3 structures. Five of those units have their entrances on South Homer Street and the other three units have their entrances off a central courtyard. Eight parking stalls are accessed from the alley. A central courtyard splits the structures down the middle creating a pedestrian corridor access from the alley. Additional private amenity areas will be provide at roof decks.

### Advantages:

- Code compliant.
- All units have access off central courtyard.
- Contextually clear access to site and central courtyard.

### Issues:

- Large, uniform massing.
- Small central courtyard space.
- No potential for connection to SDR project on adjacent site.
- No pedestrian access fronting South Homer Street.



① Aerial View from Northeast

## ALTERNATIVE 2

Alternative 2 proposes eight townhomes in three structures. Three of the units have direct access from South Homer Street with the remaining five units having access from a central courtyard. Eight parking stalls are access from the alley. A central courtyard splits the three structures down the middle creating a pedestrian corridor access from South Homer Street to alley. Additional private amenity areas will be provide at roof decks.

### Advantages:

- By rotating and seperating the second building into two stuctures, the courtyard ammenity area is able to grow.
- Common Amenity Area at central courtyard.
- Contextual building volume and central, clear entry.
- Connection to adjacent site.

### Issues:

- Larger, uniform massing still.
- Central courtyard space is limited.
- Only three fronting South Homer Street.
- Direct courtyard access from alley is broken by parking.
- Large amount of continuous parking stalls.



② Aerial View from Northeast



## ALTERNATIVE 3

Alternative 3 proposes eight townhomes in three structures. Four of the units have direct access from South Homer Street with the remaining four units having access from a central courtyard. Eight parking stalls, broken into two groups are accessed from the alley. A courtyard sits at the center of the site with access points from South Homer street and the alley. Additional private amenity areas will be provide at roof decks.

### Advantages:

- Maximizes the amount of open space at central courtyard.
- Connection to adjacent site.
- Four units with direct connection to South Homer Street.
- Potential for continues street frontage when combined with adjacent site.
- Parking stalls are broken into two groups.
- Direct access from courtyard to alley and South Homer Street.
- Modulation and reduction of mass of all structures.

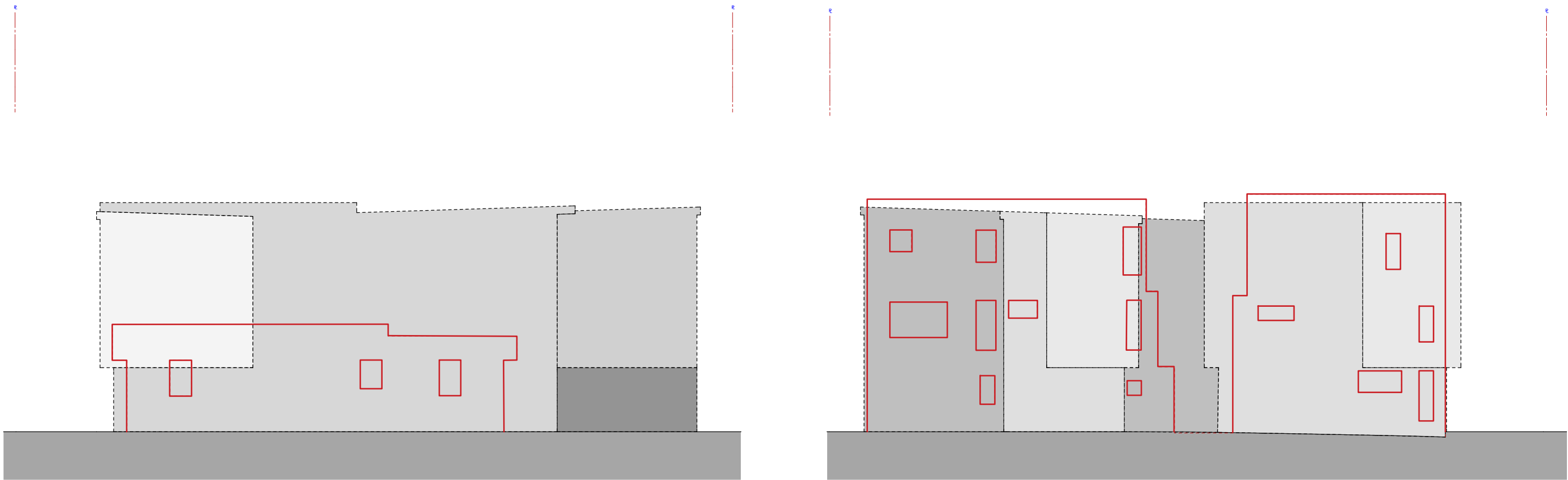
### Issues:




- Departures required.



3 Aerial View from Northeast

# PRIVACY ELEVATION

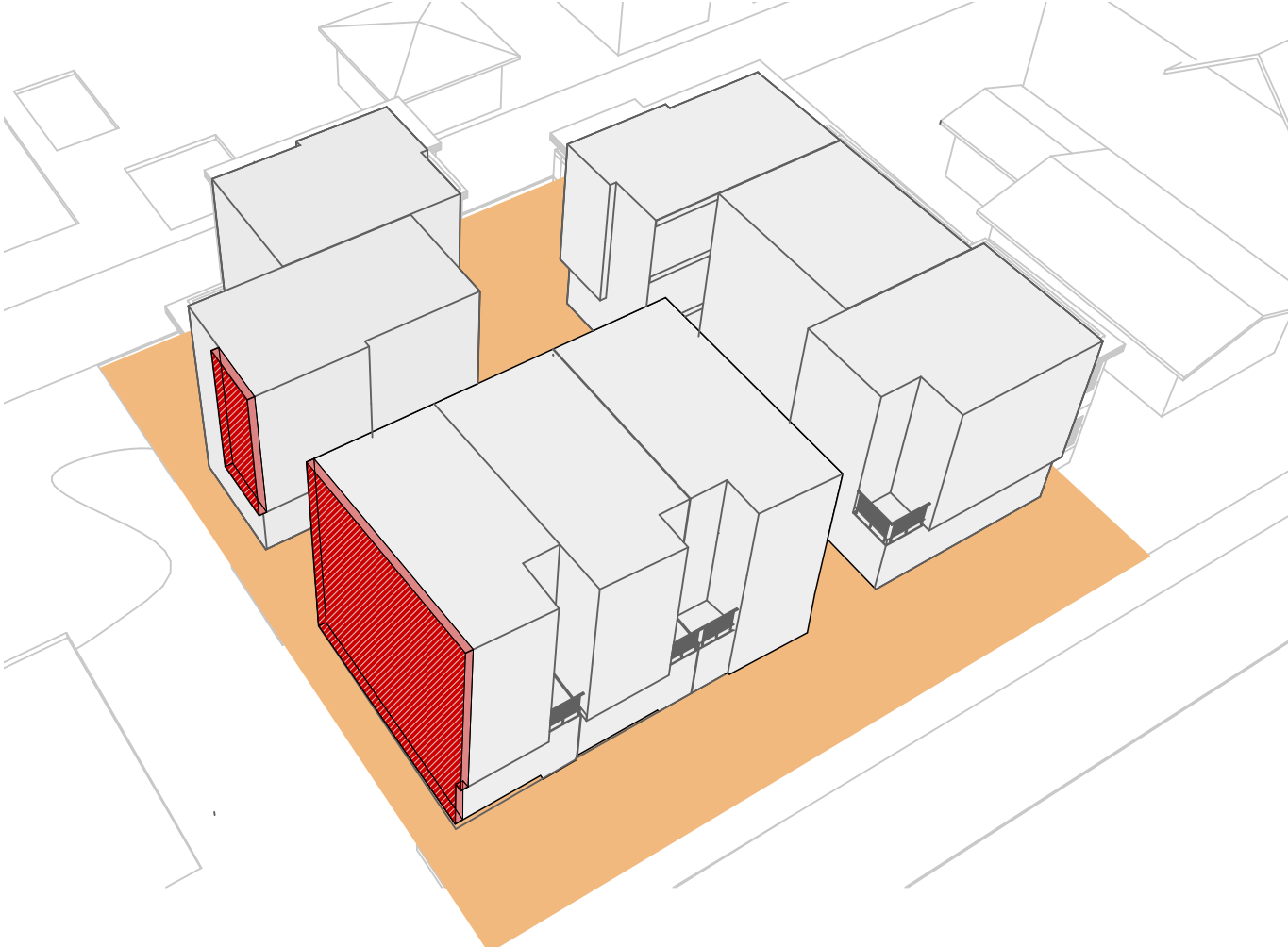
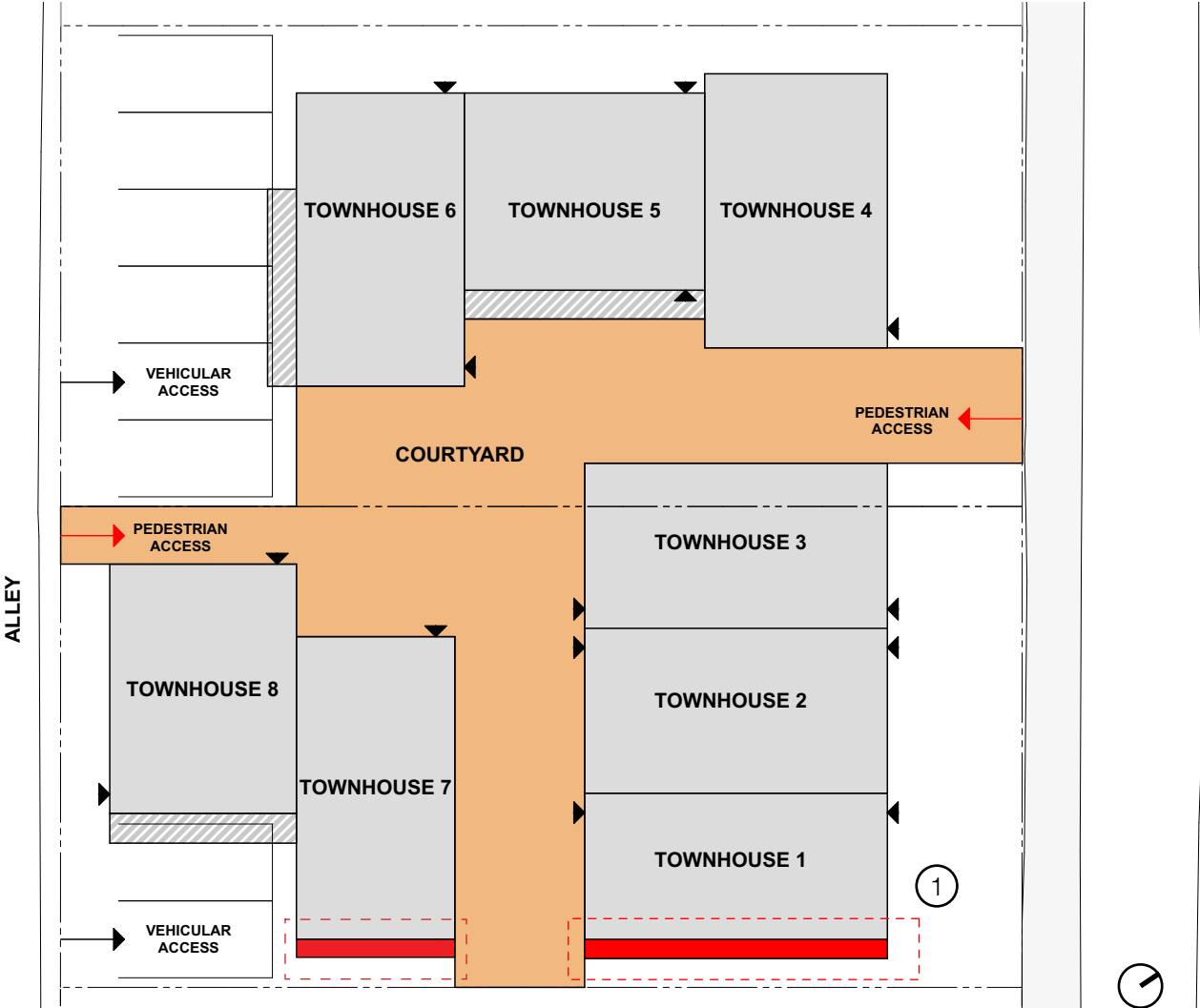


-  Proposed building
-  Existing neighbor
-  Existing grade



DEPARTURE PLAN

DEPARTURE SUMMARY

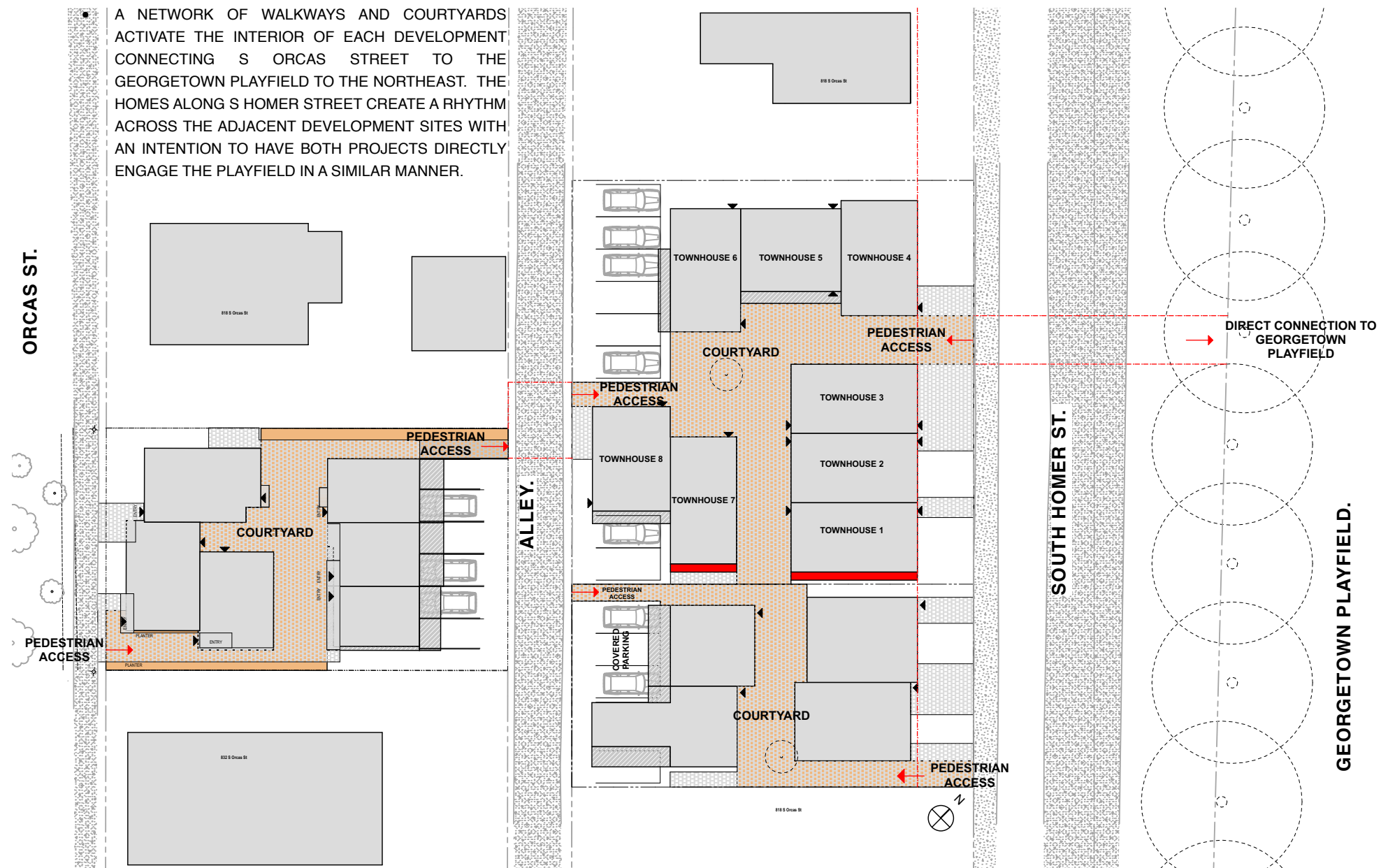


| ITEM | CODE SECTION AND REQUIREMENT NAME     | REQUIRED                                                                                              | PROVIDED                          | AMOUNT OF DEPARTURE                                                                                              | JUSTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SUPPORTED DESIGN GUIDANCE                                                                                                                                                                                                        |
|------|---------------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | <b>SIDE SETBACK:</b><br>SMC 23.45.518 | REQUIRED SIDE SETBACK FOR FACADES GREATER THAN 40 FEET IN LENGTH IS 5 FEET MINIMUM AND 7 FEET AVERAGE | 3 FEET MINIMUM AND 7 FEET AVERAGE | SETBACK:<br>2'-0" REDUCTION TO THE MINIMUM SIDE SETBACK ALONG THE NORTHWEST PROPERTY LINE FOR A LENGTH OF 23'-0" | THE AVERAGE SETBACK IS COMPLIANT. THE REDUCTION OF THE MINIMUM SETBACK OCCURS AT THE SOUTHEAST PROPERTY LINE. 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. THIS PROVIDES CONTINUITY, RHYTHM AND SCALE, AND RELATES TO ARCHITECTURAL CONTEXT. THE REDUCTION OF THE SIDE SETBACK ALSO PROVIDES INCREASED ACCESS TO LIGHT AND AIR ALONG THE PEDESTRAIN ACCESS FROM SOUTH HOMER STREET. IT ALSO PROVIDES A LARGER SETBACK TO THE NEIGHBOR TO THE NORTH. | 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 |





# SITE PLAN



- TWO SITES ADJACENT TO THE PROPOSED DEVELOPMENT AT 763-765 S HOMER STREET ARE EACH SUBJECT TO THE CITY'S STREAMLINED DESIGN REVIEW PROCESS AND ARE BEING REVIEWED SEPARATELY. DUE TO LEGISLATION SMC 23.41.004.A.8, THIS SITE AT 763-765 S HOMER STREET IS SUBJECT TO FULL DESIGN REVIEW. IN RESPONSE TO THIS REQUIREMENT THIS SITE PLAN DEMONSTRATES A RELATIONSHIP BETWEEN THE THREE PROPOSED DEVELOPMENTS. THE DESIGN TEAM IS DEVELOPING THE TWO SDR PROJECTS CONCURRENTLY.



LANDSCAPE







Autumn Fern



Blue Angel Hosta



Dawyck Purple Beech



Golden Variegated Dogwood



Ivory Halo Dogwood



Platt's black Brass Buttons



Autumn Moon Maple



Slough Sedge



Deer Fern



Golden Variegated Sweet



Japanese Forest Grass



Ramapo Rhododendron



Barberry Helmond Pilar



Tall Mahonia



Fatsia



Ice Dance Sedge



Kinnikinnick



Black Lace Elderberry



Creeping Oregon Grape



Fragrant Sweet Box



Illumination Dwarf Periwinkle



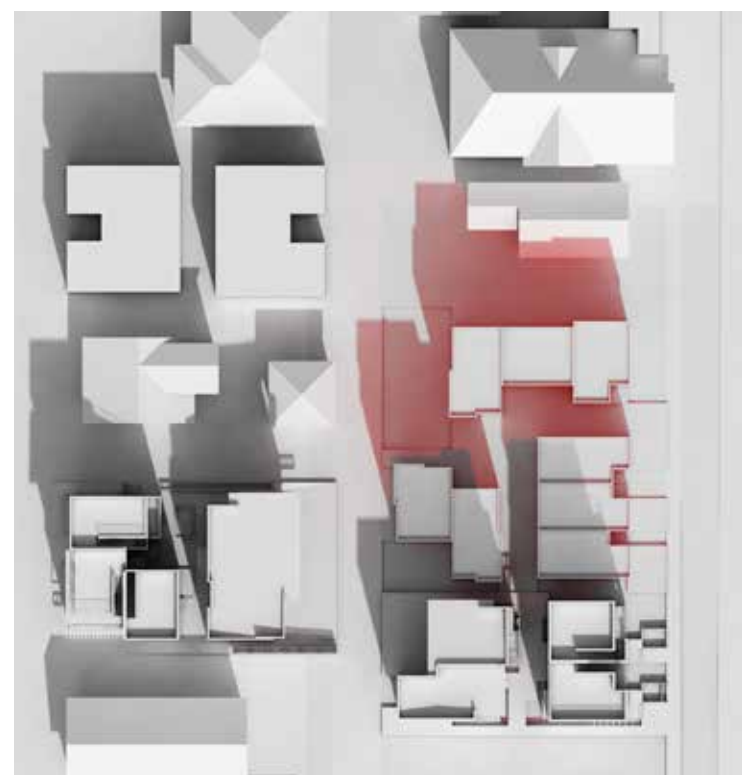
Norwegian Sunset Maple



Columnar Japanese Holly



# SHADOW STUDIES



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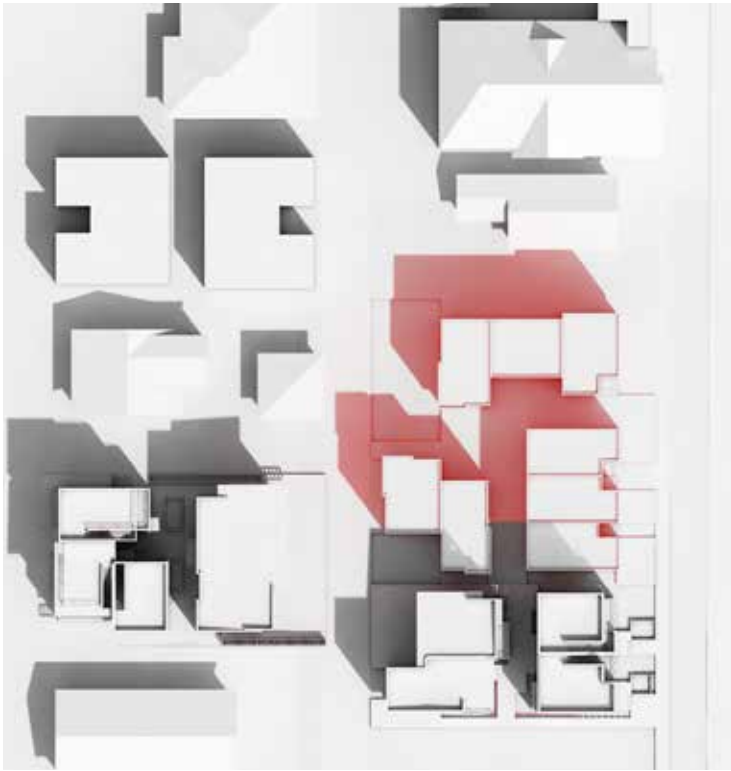


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MARCH 21, 4:00 PM

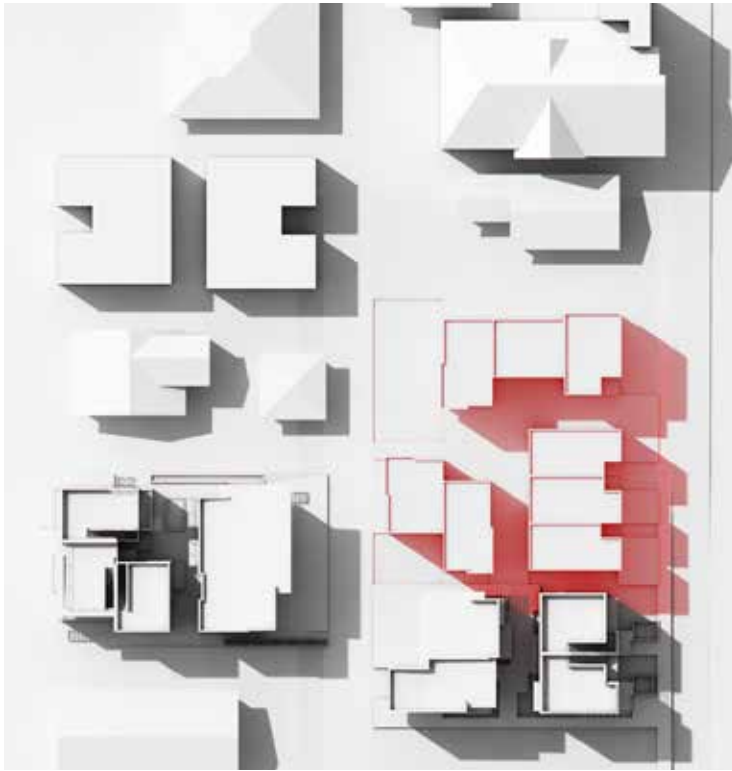




JUNE 21, 10:00 AM

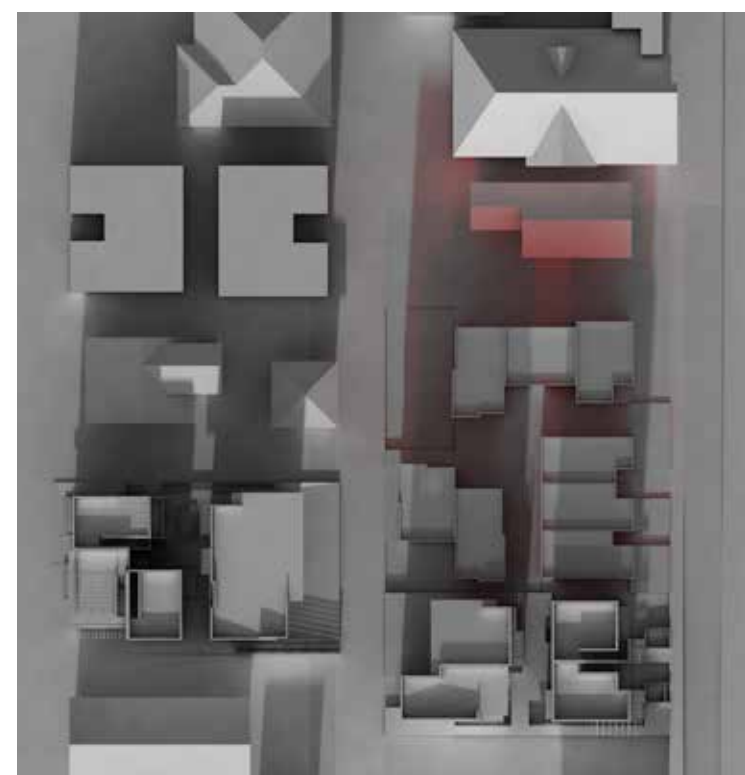


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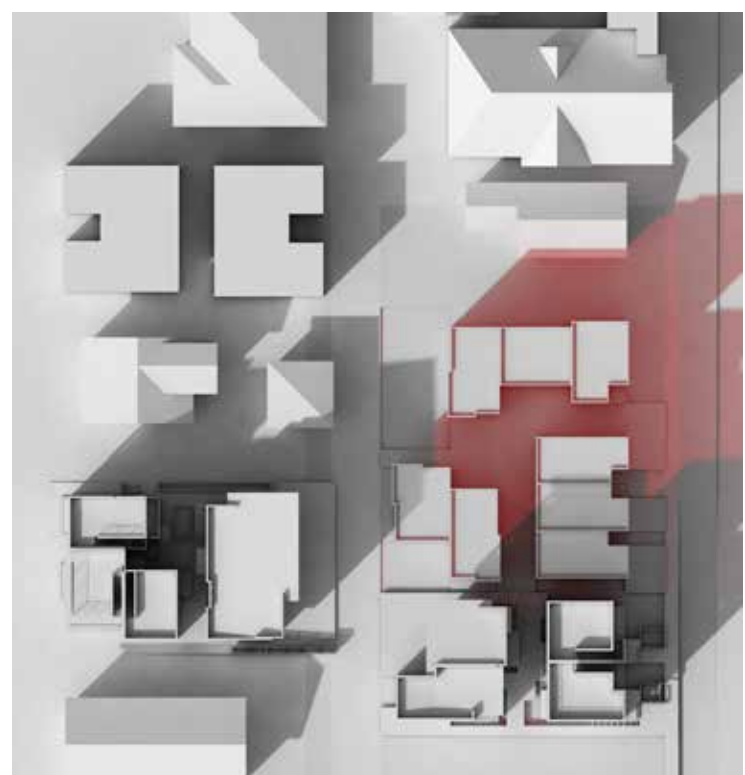


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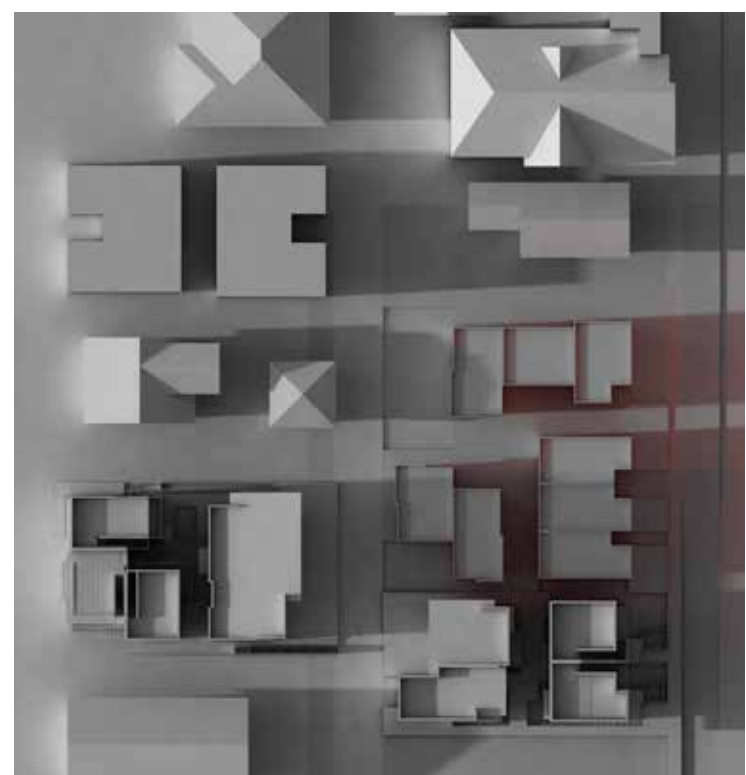
# SHADOW STUDIES



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# DESIGN GUIDELINES

## CONTEXT AND 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 north-south 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 south of the site and the Georgetown Playfield to the north of the site. The project massing responds specifically to the varied neighborhood structures.

The proposal maintains the scale of existing surrounding structures by creating a series of duplexes and triplexes oriented around a 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 midst of a variety of single-family and multifamily structures. Across the street is the Georgetown Playfield. In response to the existing context, the design 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.



## 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.

Entries from the street level are buffered from the street. Several entries at the courtyard level are visible through the separation in the buildings at the street level.

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 highlight the entry into the courtyard, between the structures.

The project is organized to have a minimum of a 5' setback between residential buildings on the and north and in alternative 3 slightly smaller on the south 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 three 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 will emerge 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 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.

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 an large central courtyard that encourages and facilitates interaction among the units. The courtyard is designed to

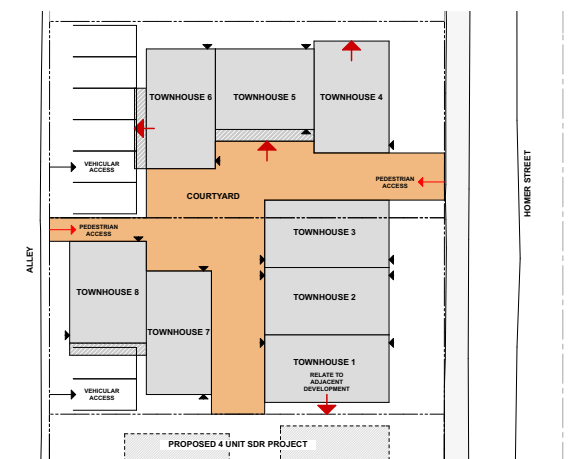
have a central open area that is directly accessible from the street and alley and open to all unit entries. Secondary spaces complement the courtyard and provide semi-private spaces as buffers to particular homes. Plantings and seating add buffers for other homes.

The project connects to the Georgetown Playfield, which is located directly across from the site on S Homer Street. Pedestrian access into the internal courtyard is aligned with the pathway access into the park, thus creating a connection between the park and the project.

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 and is visually connected to the park across the street. Private decks and roof decks provide additional opportunities for outdoor spaces with views of the courtyard spaces below.

Exterior materials will be 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 will 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.



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# COMPLETED WORK



Townhomes at 416 19th Avenue E



Rowhouses at 90 E Newton Street



Townhomes at 1818 E Yesler Way



Shared courtyard at 1818 E Yesler Way



Townhomes at 208 18th Avenue E



Townhomes at 1411 E Fir Street



Townhomes at 208 25th Avenue E



Townhomes at 3515 Wallingford Ave N