



**PROJECT # 3024189**

**PROPOSAL:**

Build Urban proposes to construct new row homes for a total of 6 units and 6 parking stalls that are accessed from the East alley.

**6726 CORSON AVE S.**

**CONTEXT:**

The project site located in the Georgetown neighborhood of Seattle is a 6,250 sqft parcel zoned in an LR2 (Lowrise 2) for a variety of multifamily housing types in existing multifamily and single family neighborhoods. The parcel is bound by an alley to the East, Corson Ave S. to the West and single family homes to the North and South.

**DPD PROJECT #**

3024189

King Co. APN:

8159100050

Please see the following pages for a graphic contextual analysis.

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Project Address: 6726 Corson Ave S.

Project Owner: Build Urban, LLC  
999 N. Northlake Way  
#215  
Seattle Wa, 98103

Project Contact: Jeff Wegener  
jeff@buildurban.com  
206.452.9399

Site Area: 6,250 sqft  
# of Residential Units: 6 units  
# of Stories: 3 + Rooftop Decks

Zone: LR2  
Proposed Use: Row House (6) units  
Lot Area: 6,250 sqft  
Allowed FAR: 1.2  
Proposed FAR: 1.19

Structural Height:  
-Allowed: 30'-0" to Plate and 35'-0" to Ridge  
-Proposed: 28'-2" to top of roof

Setbacks:

- Front Proposed on Corson Ave S : 7 feet.
- Rear Proposed: 26.5 feet
- Side North Proposed: 6 feet
- Side South Proposed: 6.98 feet

Parking:

- Stalls Required: 1 per Unit (6 stalls)
- Stalls Proposed: 6 surface park

Solid Waste:

84 sqft required per 23.54.040  
Proposed: 85.21 sqft.

Adjustments:

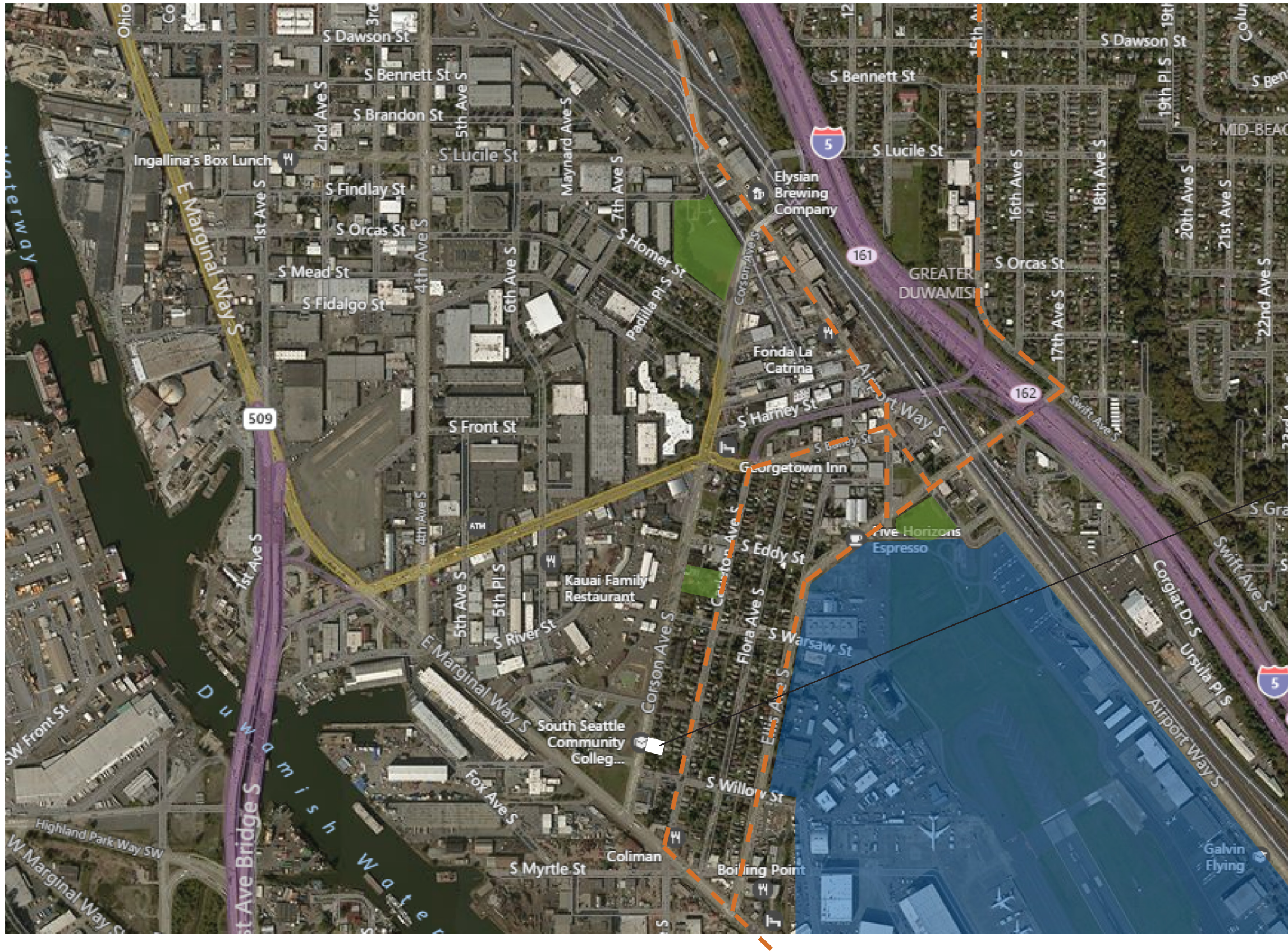
None



Georgetown Neighborhood



Zoning and Vicinity Map



- King County International Airport
- City Park
- Highway
- Bus Routes 60 & 124

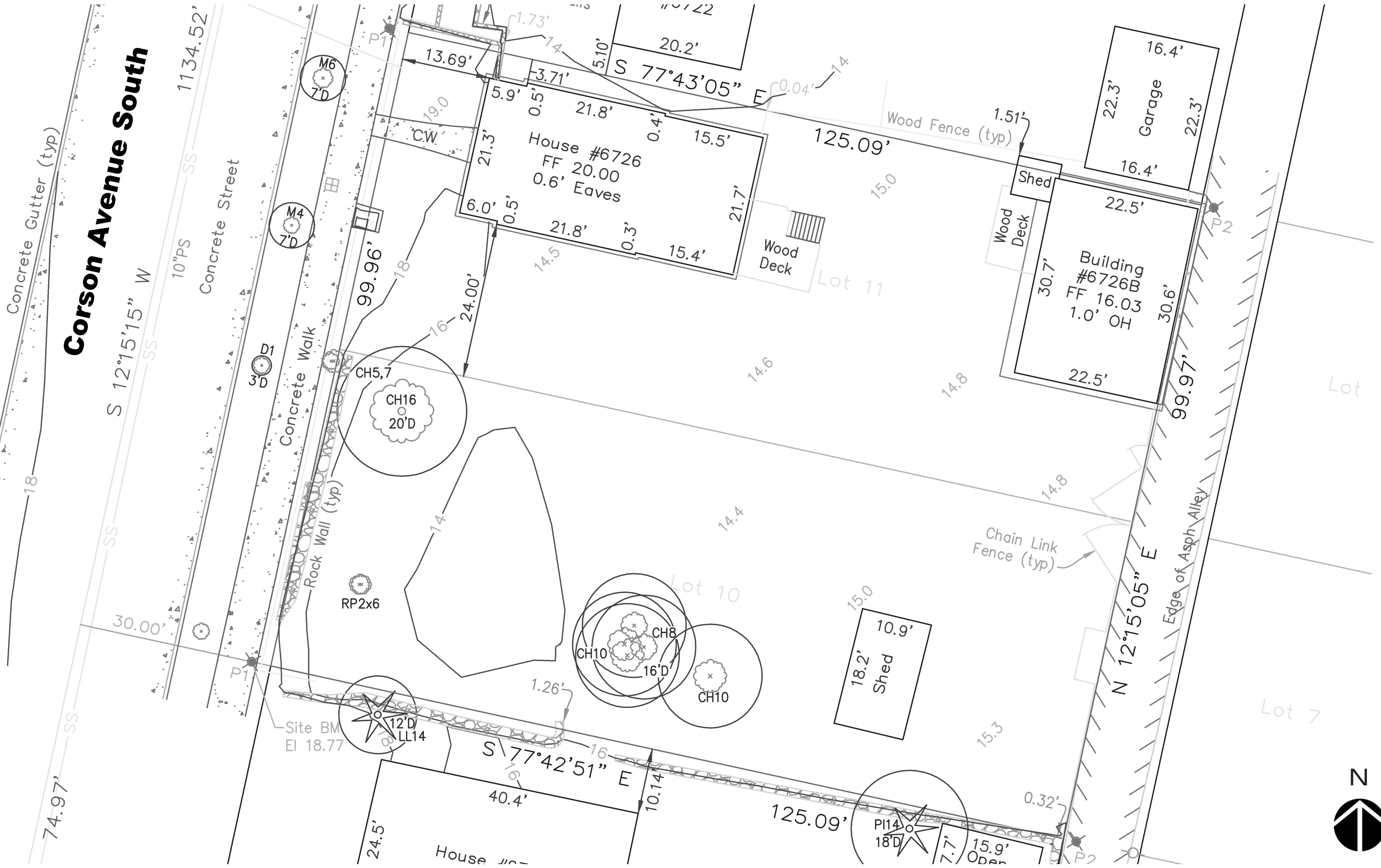
Project Site  
6726 Corson Ave S.



Site Context



# Corson Avenue South



Survey

### Existing Site



Georgetown is home to a variety of cultures, activities and historic landmarks. The neighborhood is made up industrial warehouses, business corridors, museums, trade schools, breweries, and small residential blocks. Living spaces vary from loft style apartments, to small town-home developments and single family homes.

The project site’s existing structure is a 1700sqft single family home with a garage accessed from the East alley. The site offers frontage on Corson Ave S with alley access, view potential of Downtown Seattle from the proposed building’s third floors as well as rooftop decks, easy access to transit routes, close proximity to downtown and the airport.

### Georgetown Neighborhood



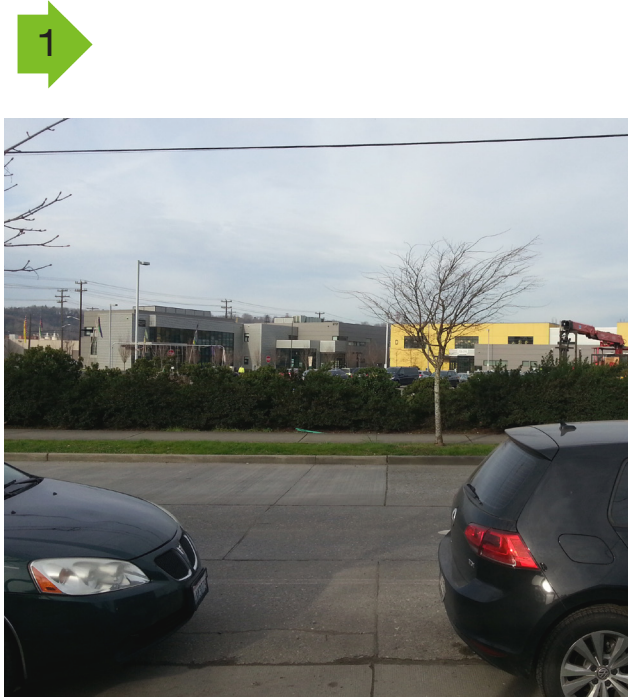
Existing Site & Neighborhood Context



Site Plan







Surround Neighborhood Context Photos



Landscape Plan



FENCING



MAILBOX



BIKE PARKING



TRASH/ RECYCLING ENCLOSURE



FURNITURE AT COMMON AREA



CATENARY LIGHTING



*Acer palmatum*/  
Green Japanese Maple



*Cornus kousa* var *Chinensis*/  
Chinese Dogwood



*Prunus x hillieri* 'Spire'/  
Spire Cherry



*Acer circinatum*/  
Vine Maple



*Styrax obassia*/  
Fragrant snowbell



*Liriodendron tulipifera* 'Fasti-  
giatum'/ Columnar Tulip Tree



*Cornus sanguinea* 'Cato' Ar-  
ctic Sun/ Arctic Sun Dogwood



*Lonicera pileata*/  
Privet Honeysuckle



*Mahonia x media* 'Charity'/  
Charity Mahonia



*Nandina domestica* 'Golf  
Stream'/ Dwarf Heavenly  
Bamboo



*Salix purpurea* 'Nana'/  
Dwarf Arctic Willow



*Sarcococca ruscifolia*/  
Sweet Box



*Vaccinium ovatum*/  
Evergreen Huckleberry



*Carex testacea*/  
Orange New Zealand Sedge



*Euphorbia amygdaloides*  
var. *robbiae*/ Mrs. Robb's  
bonnet Euphorbia



*Hebe buxifolia* 'Nana'/  
Boxwood Hebe



*Helictotrichon sempervirens*/  
Blue Oat Grass



*Liriope spicata*/  
Creeping Lily Turf

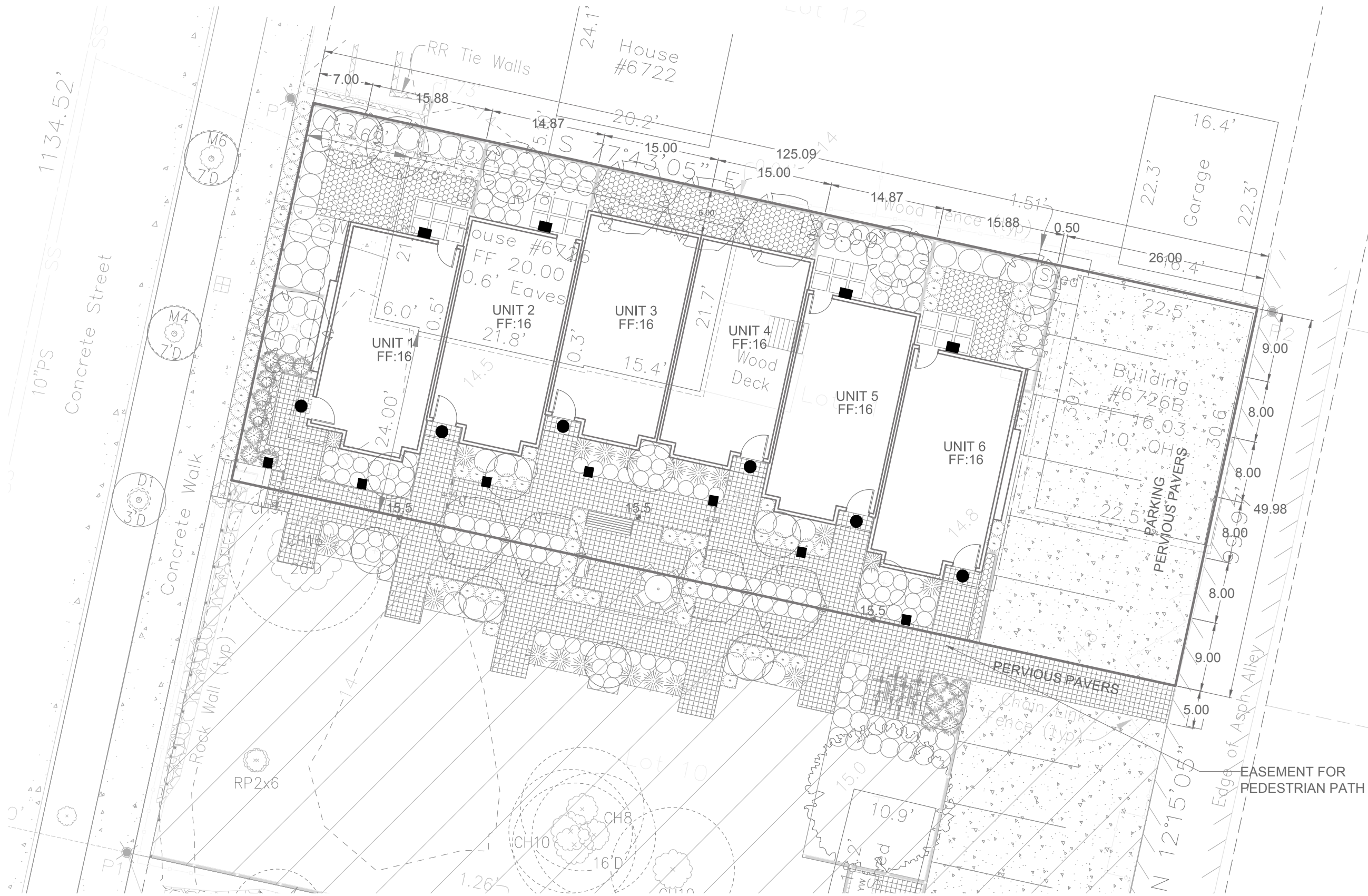


*Miscanthus sinensis* 'Yaku  
Jima'/ Dwarf Maiden Grass



*Polystichum munitum*/  
Sword Fern

Landscape Plant Selections



Recessed Light

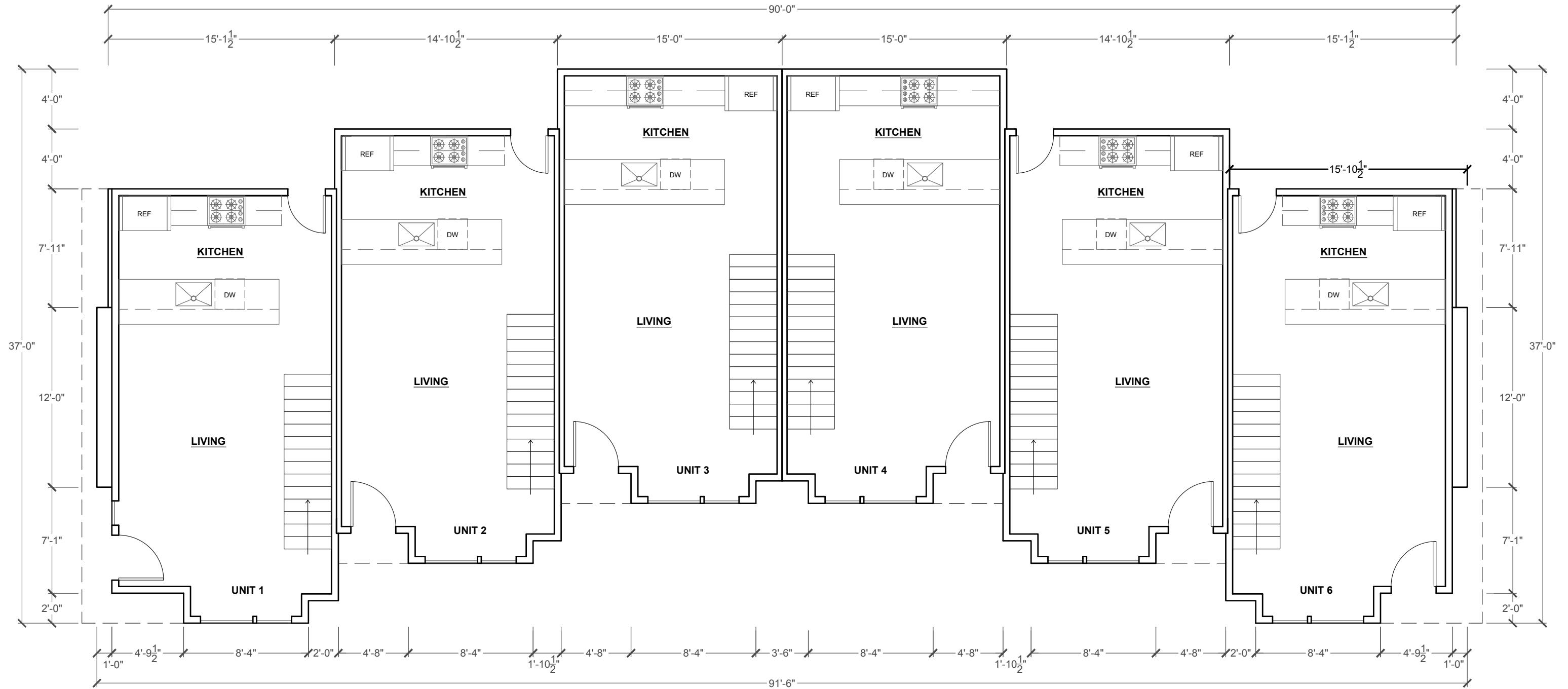


Path Light



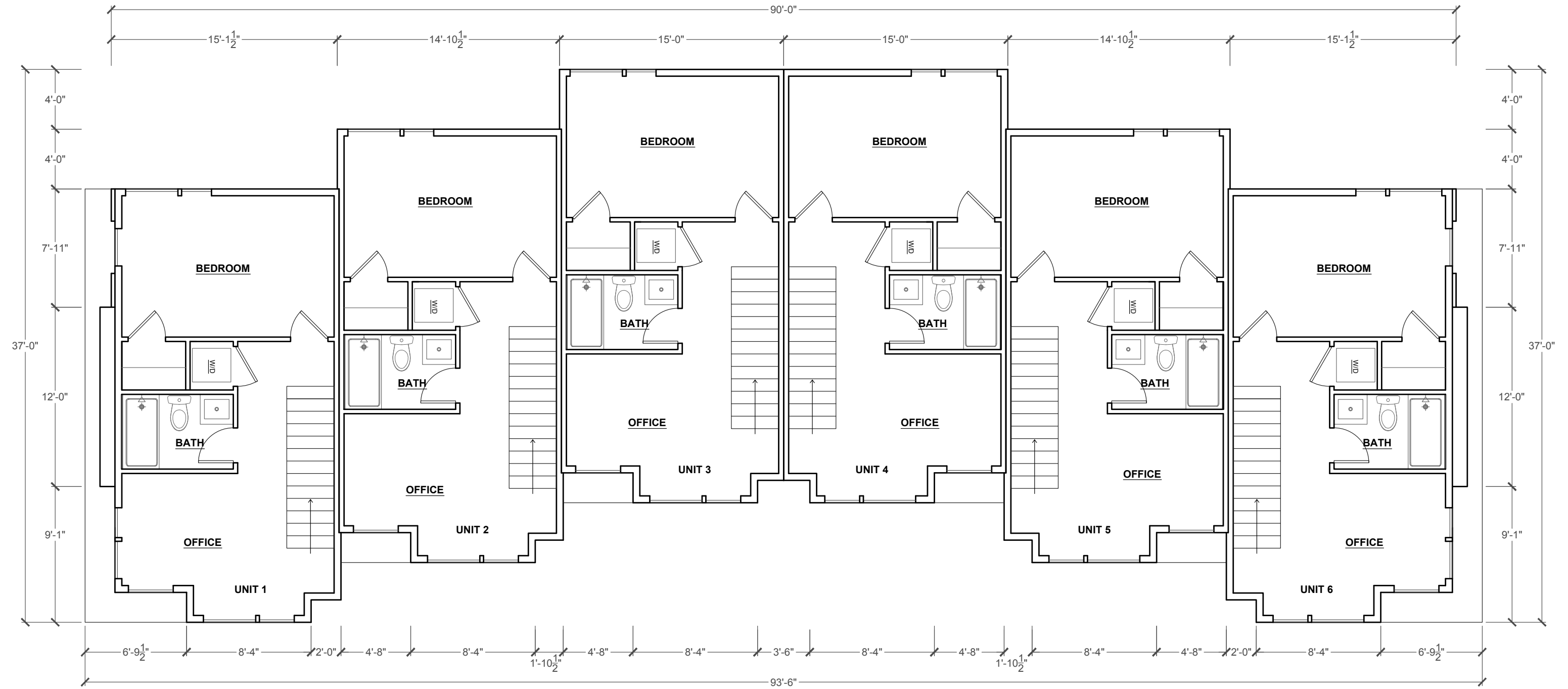
Exterior Sconce

Exterior Lighting Plan & Lighting Selections



1st Floor Plan



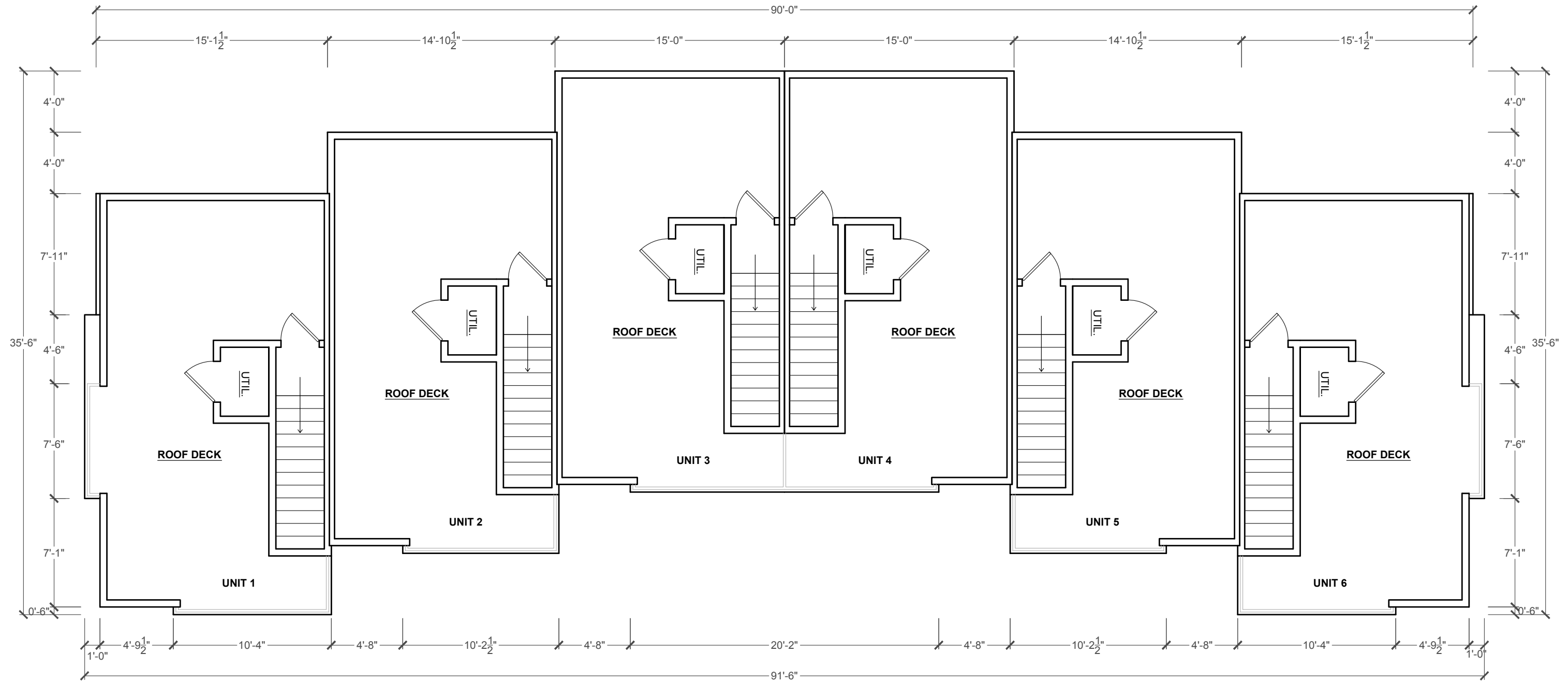


2nd Floor Plan



3rd Floor Plan





Roof Plan



Perspectives

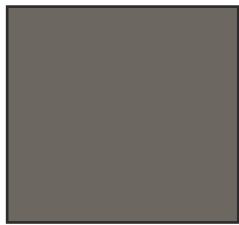


Perspectives

Vertical Cedar Siding



Hardie Panel  
SW7020 Black Fox



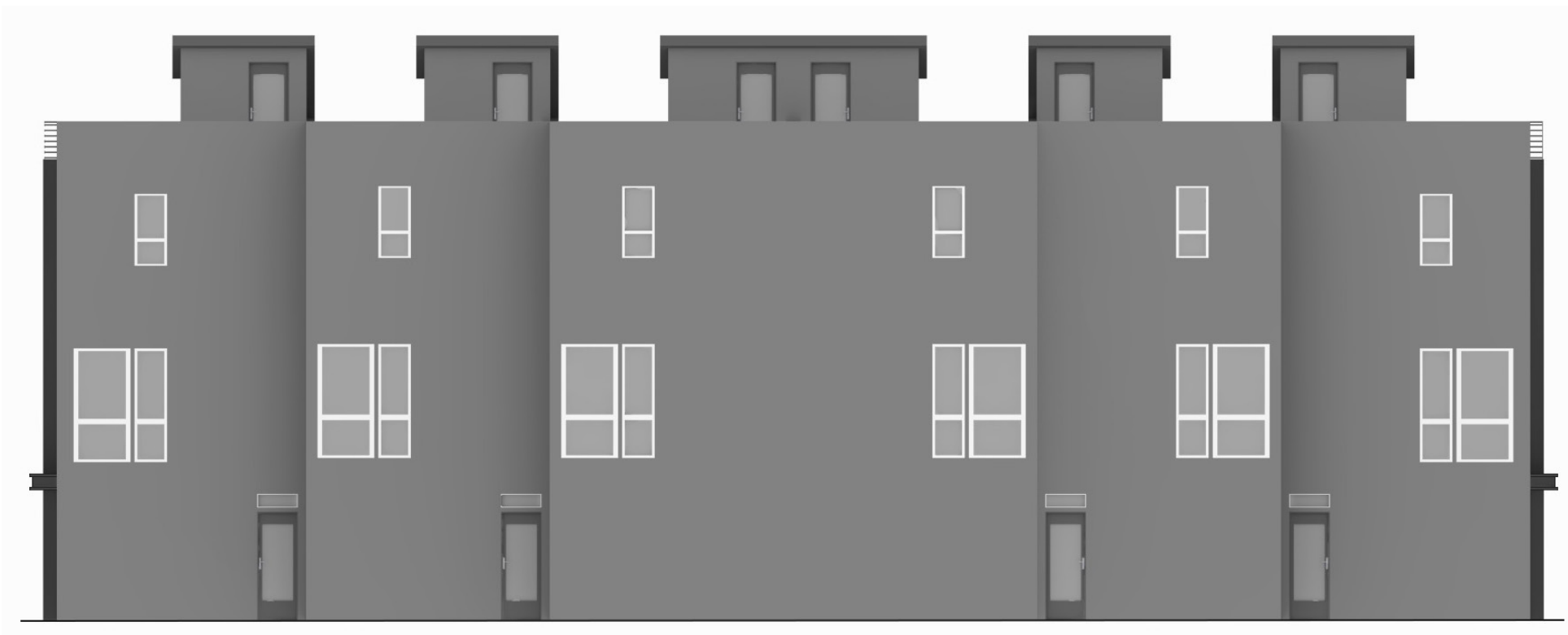
Hardie Panel  
SW7018 Dovetail



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Vertical Cedar Siding



Hardie Panel  
SW7020 Black Fox



Hardie Panel  
SW7018 Dovetail



Exterior Elevations & Material Selections



Window Study - Neighbor's South Elevation - Project's North Elevation

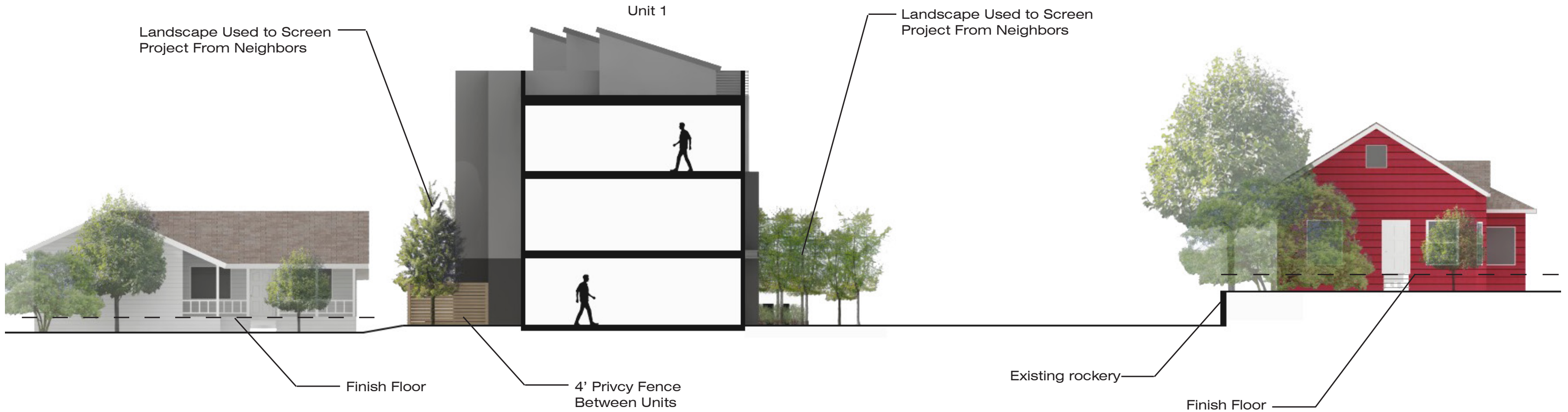


Window Study - Neighbor's North Elevation - Project's South Elevation

North Neighbor

Proposed Project

South Neighbor



Section



## CS1 NATURAL SYSTEMS AND SITE FEATURES

### D. Plants and Habitat

Response: The proposed development features a variety of plantings to define the courtyard and private spaces while providing color throughout the site. The proposed development will utilize the center of the site to provide a public gathering space. Additional setbacks, up-lighting and lower under plantings will provide an inviting entry from Corson Ave into the site. The buildings lower façade will be landscaped to help soften the auto entry experience while strengthening vegetation presence from the alley ROW. Internally, plants have been selected and located to define private patios and the perimeter has been landscaped with a mixture of shrubs and trees to help screen the building scale.

## CS2 URBAN PATTERN AND FORM

### D. Height Bulk and Scale

Response: The site is proposing a building that relates to both the ROW and internal courtyard. This provides a building properly scaled to the neighborhood while providing additional internal space to allow gathering and opportunity for additional landscaping.

## CS3 ARCHITECTURAL CONTEXT AND CHARACTER

### A. Emphasizing Positive Neighborhood Attributes

Response: The existing neighborhood is a mix of contemporary and older structures and materials. One of the strengths of the Georgetown Neighborhood design is the consistent connection from the units to the public edge. The proposed development was designed so each unit felt a strong connection to the public edge. Unlike a common autocourt concept, the proposed development places cars near the alley which opens the site to units and landscape (not the car).

## PL1 OPEN SPACE AND CONNECTIVITY

### C. Outdoor Use and Activities

Response: The units have been designed to maximize the relationship to usable amenity space and open space. The units have been designed to have living a kitchen on the ground level to help activate the relationship to Corson Ave and the courtyard, as well as, great access to private patio space. Each unit has access to usable open space easily accessible from a public living area.

## PL2 WALKABILITY

## B. Safety and Security

Response: Units and spaces have been designed with safety and security in mind. The end unit provides “eyes on” Corson Ave while the remaining units “eyes on” the site from alley through to Corson Ave S. In addition, exterior lighting has been proposed (and not to shine into neighboring properties).

## PL3 STREET LEVEL INTERACTION

## A. Entries and Residential Edges

Response: Each entry is located either off Corson Ave S or the internal courtyard. Additional setbacks, along the south property line, were designed to increase the path space allowing for a strong internal entry sequence. Also, each unit will be designed to incorporate a front door awning. In addition, to increasing some side yard setbacks, plantings are used to buffer neighboring properties. A generous 5’ wide pathway will define the entrance off of Corson Ave S. into the common courtyard.

## DC1 PROJECT USES AND ACTIVITIES

## C. Parking and Service Uses

Response: In order to minimize the presence of the car, parking is proposed off the alley. Once parked, the site is a pedestrian experience highlighted through a landscaped pedestrian corridor to the front doors of each unit.

## DC2 ARCHITECTURAL CONCEPT

## A . Massing

## B. Architectural and Façade Composition

## C. Secondary Architectural Features

Response: Massing of the buildings has been organized to demarcate entrances and create open exterior spaces for residents. Each unit will have a high glazing percentage on the front façade. This additional glazing and window detailing will provide a strong architectural, element, material change while providing natural light into the home. The buildings have an four foot modulation. This provides logical places for color and material change helping to identify individual units. Awnings, roof top deck, patios, hedges and small fences are secondary features that will identify individual units and delineate private and public open spaces.

## Design Guidelines

## DC3 OPEN SPACE

### A. Building Open Space Relationship

Hierarchies of open spaces are designed to define entry sequence, private spaces and buffer to neighbors. Combined with about 180 shrubs 19 new trees are proposed, the planting palette will provide year round color.

Each unit will have a roof top deck for an opportunity for private outdoor space and views of downtown Seattle.

## DC4 EXTERIOR ELEMENTS AND MATERIALS

### A. Exterior Element's and Finishes

Response: Durable, long lasting materials will be used throughout the project.

The material palette consists of fiber cement panel, lap siding, cedar and large glazing.

The color palette uses a saturated charcoal and a warm white to attract the eye. Neutral

Grays are used in a playful manner which belies their usual coolness in tone.

The cedar provides additional warmth along the first floor.

### C. Lighting

Response: Selections of pathway lighting, sconces and wall fixtures all work together to increase safety on site, inform pedestrians of entry locations and increase usability of the outdoor spaces. In addition, the courtyard provides opportunity to hang ornamental lighting helping activate this common space.

### D. Trees, Landscape and Hardscape Materials

Response: The landscaping will enhance the buildings and site by creating a backdrop of trees, shrubs and perennials to complement the building's architecture and break down the visual mass. The landscaping along Corson Ave S provides an inviting entry to the site, as well as, the internal homes. The internal home's front yards will be defined by the combination of 3.5 ft tall blue oat grass, fountain grasses, and planters. Hardscape paths are proposed to be pervious pavers which will provide texture and warm to the pedestrian experience.



Previous Work



6726 CORSON AVE S.  
DESIGN REVIEW

