

9223 & 9217 16th Ave SW | STREAMLINED DESIGN REVIEW

11/17/16





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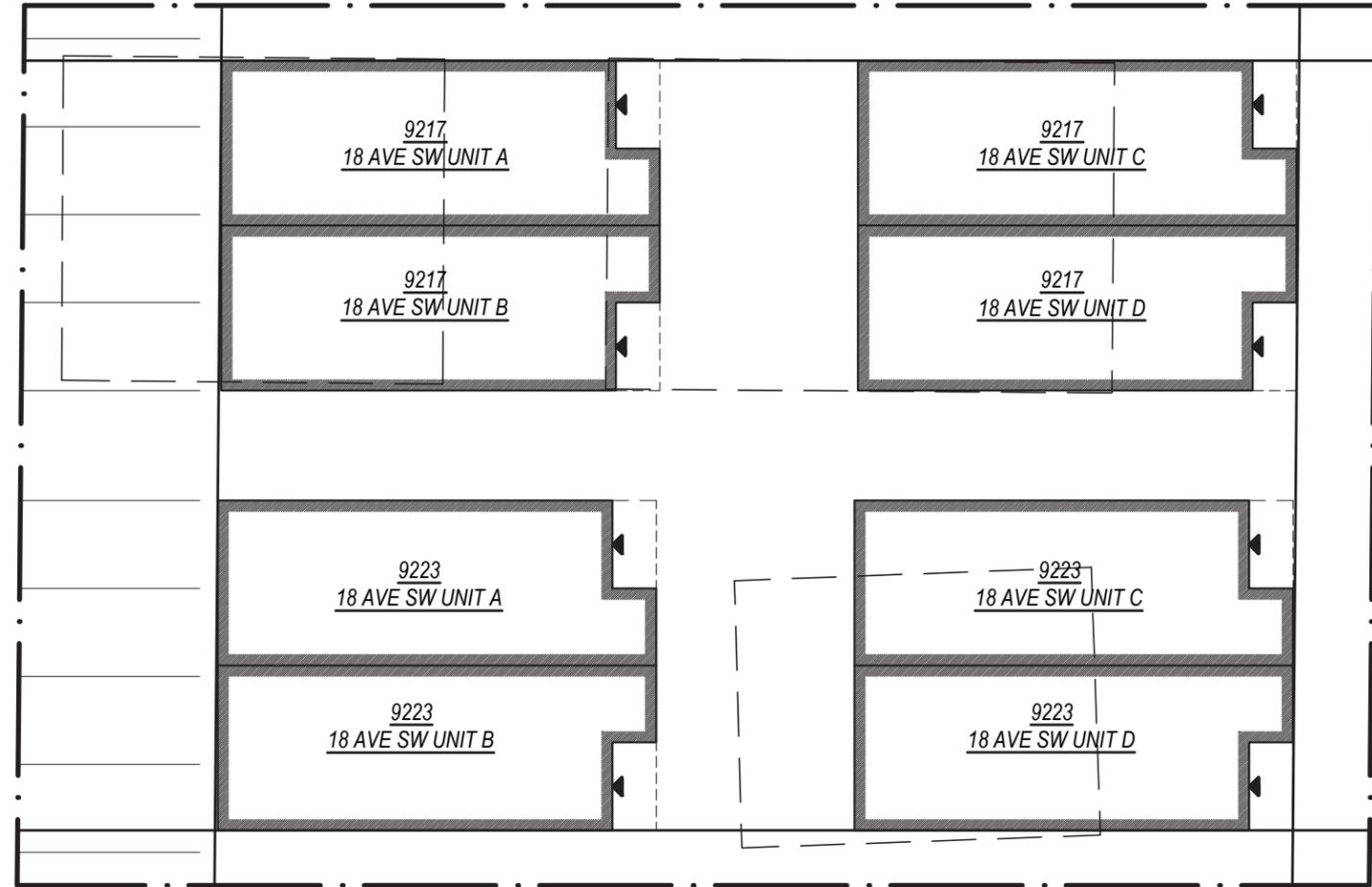
LIGHTING PLAN pg 24





Perspective looking northwest from 16th Avenue SW.

(DASHED LINES REPRESENT STRUCTURES FOR DEMO)



16TH AVE SW



9223 & 9217 16TH AVE SW PROJECT INFO:

Project # 6553560
 Parcel # 935290-0025 & 935290-0030
 Development Objectives: COMBINE LOTS 5&6. REMOVE EXISTING SFRs & GARAGE. CONSTRUCT FOUR NEW TOWNHOMES TO YIELD EIGHT UNITS TOTAL

Legal Description:
 LOTS 5 & 6, INCLUSIVE, BLOCK 1, WHITE CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 65, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE EAST 5 FEET THEREOF CONVEYED TO THE CITY OF SEATTLE FOR STREET.

ZONING SUMMARY:

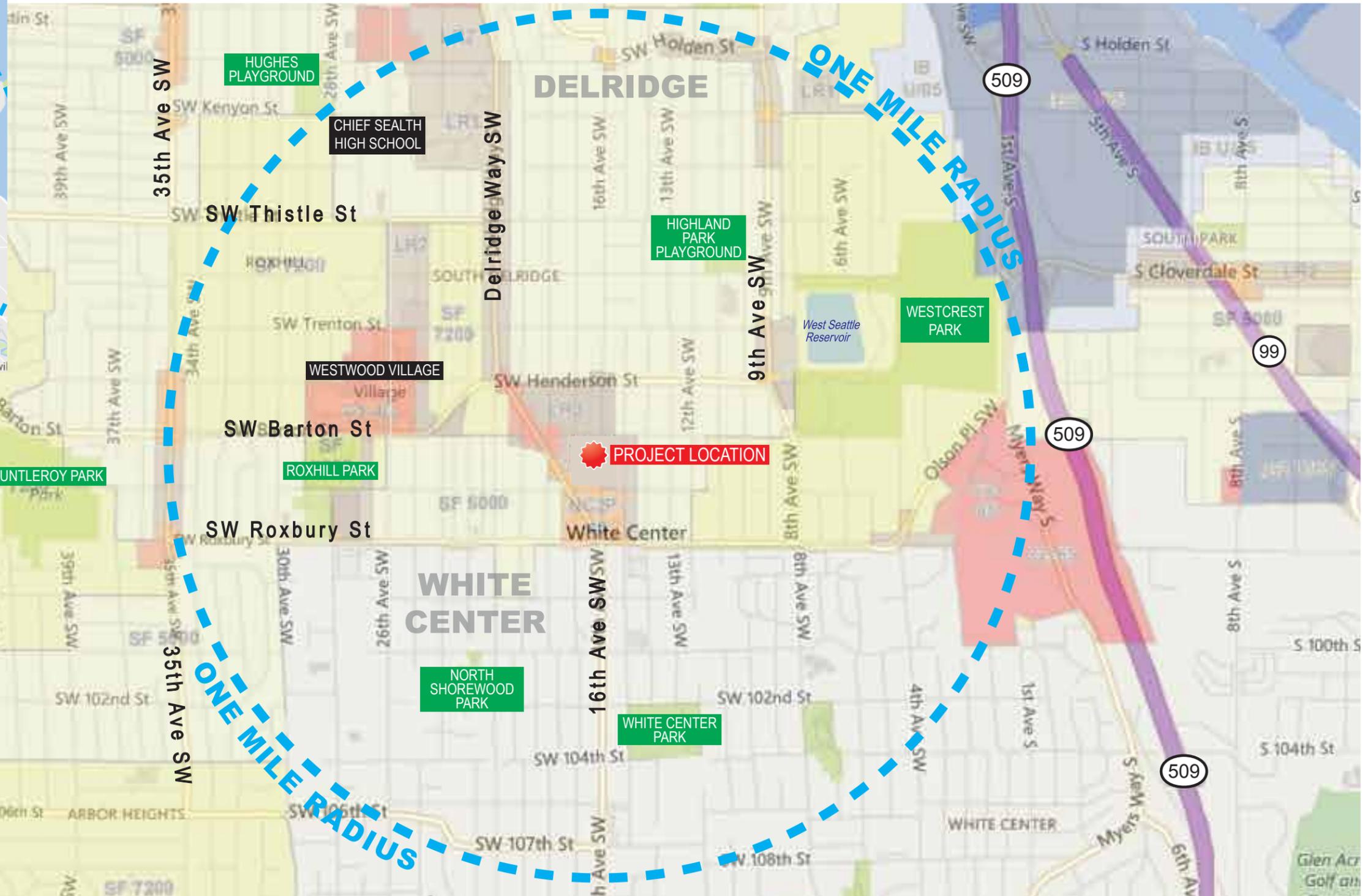
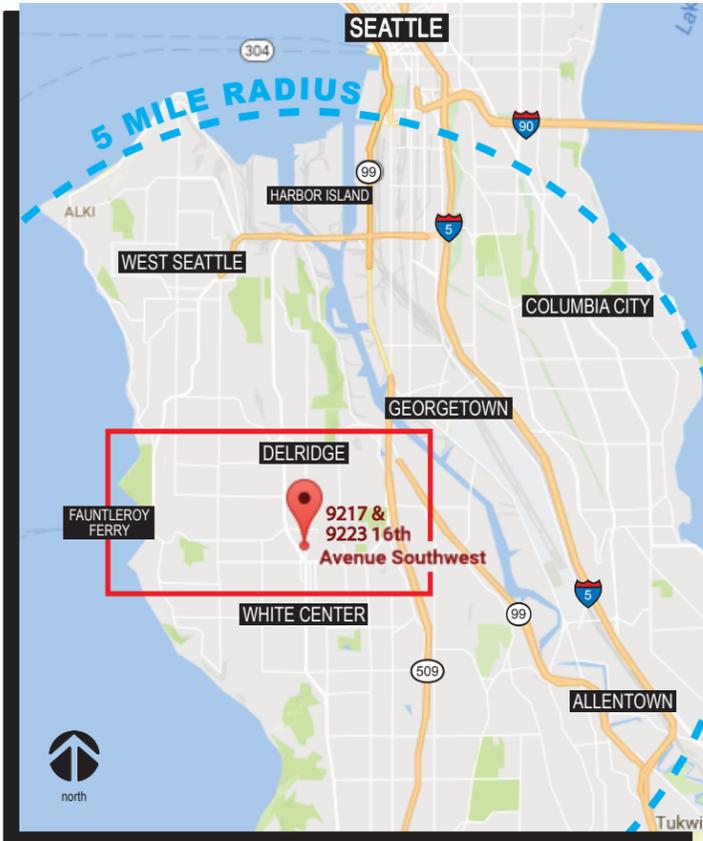
Address:	9223 & 9217 16th Ave SW 98106	Parking (AUTO):	Table B for 23.54.015.1.1 (1 parking spot per unit proposed)
Base Zone:	LR3 - RC	Density:	1/1600 or Unlimited
Urban Village Overlay:	Westwood-Highland Park (Residential Urban Village)	Building Height:	Table A for 23.45.514 = 30 feet (plus bonus)
Combined Lot Area:	9,867 sf	Setbacks:	Front = 5'-0" min / 7'-0" avg Rear = 5'-0" min / 7'-0" avg Sides 5'-0" (facades < 40') Sides 5'-0" min / 7' avg (facades > 40')
FAR:	9,867 (1.4) Table A for 23.45.510 - Built Green 4 Star =13,813.8 sf allowable / 4 proposed buildings = 3,453.5 sf per building / 3 floors = 1,151.2 sf per floor		
Frequent Transit:	No		

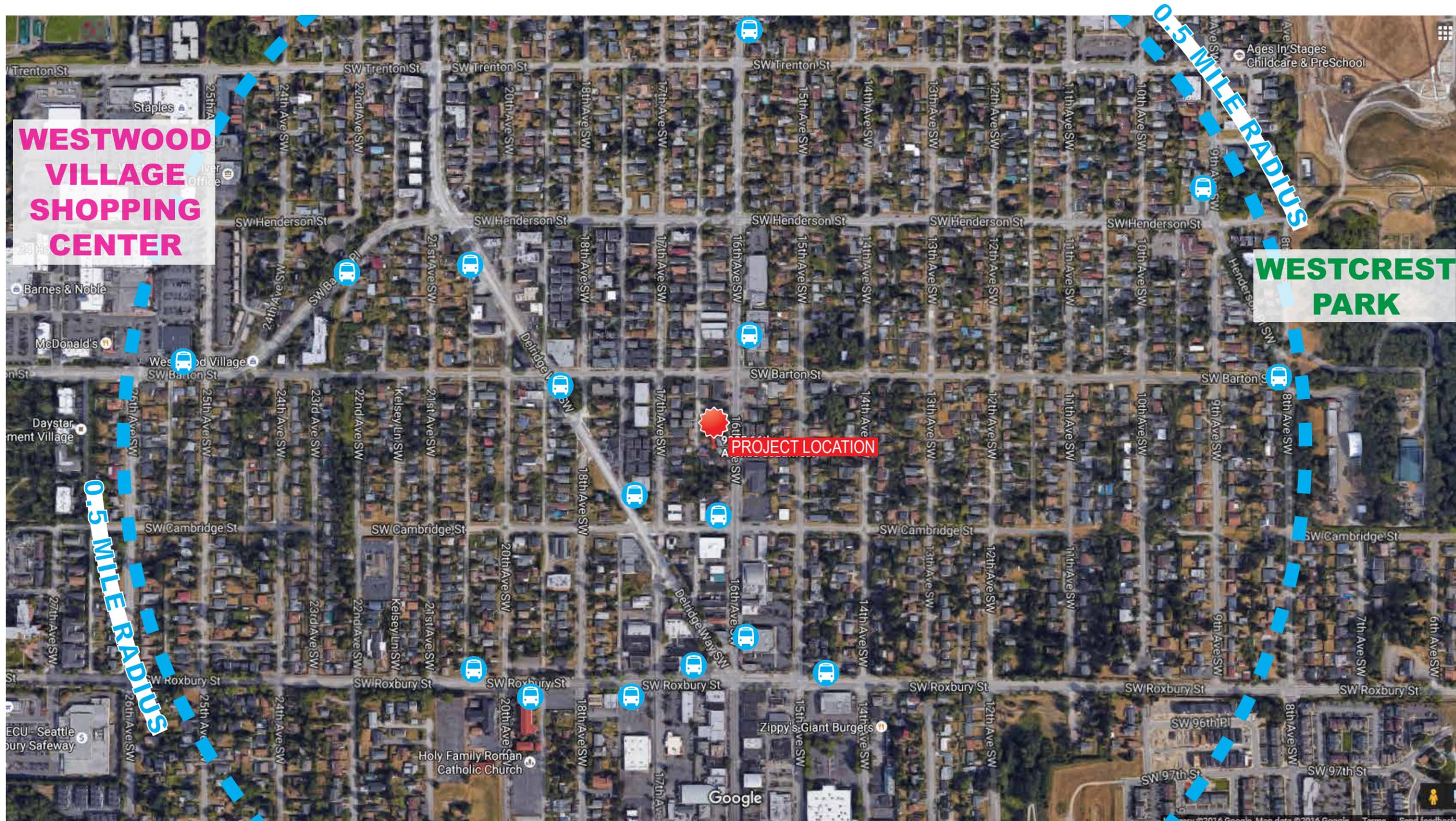


PROJECT LOCATION MAPS (NTS)

Zoning Map Legend:

IG2 U/85	industrial buffer	C2-65	midrise commercial	SF 7200	single family 7200 SF	LR 1,2,3	low-rise 1,2,3
IB U/85	gen. industrial	NC2-40	neighborhood commercial	SF 5000	single family 5000 SF		





A map showing a half mile radius from the site. Small businesses encompass Delridge Way SW, two blocks away from our project location. South of SW Cambridge St along 16th Ave SW, more retail shops and restaurants can be found.

To the west resides Westwood Village Shopping Center which includes retail businesses such as a Marshalls, QFC, a Barnes and Nobles, a Staples, and more.

To the east of the site is Westcrest Park which offers a nice viewpoint of the city and open green space for recreational and leisurely activities.

There are also plenty of bus stops within walking distance shown along Delridge Way SW and SW Roxbury St that bring residents to and from Downtown Seattle and Tukwila.



NEIGHBORHOOD CONTEXT- aerial view

(NTS)

3 VICINITY MAP
half mile radius



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NEIGHBORING BUILDINGS & USES:

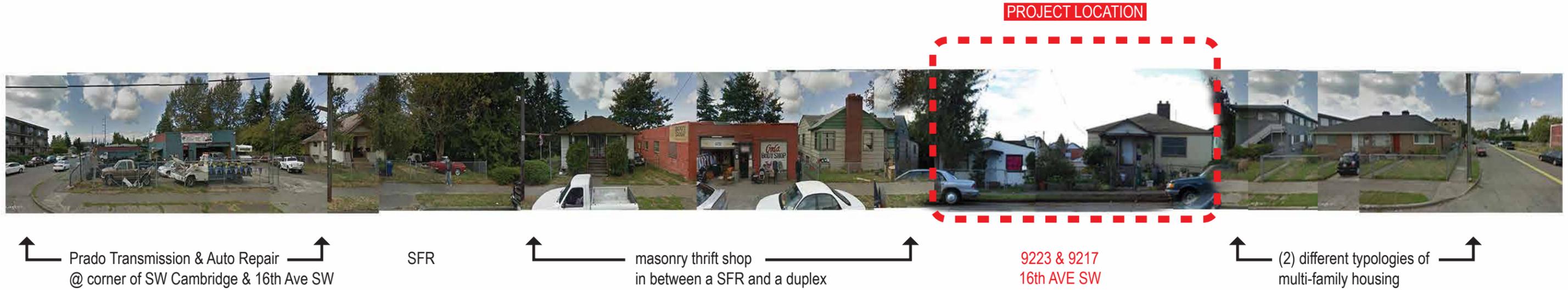
- 1** Project Location
- 2** Single Family Residence
- 3** Townhouses
- 4** Apartment Building
- 5** Two-Family Residence (single story)
- 6** Small Business
- 7** Church
- 8** Westwood Christian Community Ctr
- 9** The Salvation Army

One can see from this diagram that the majority of the surrounding buildings are made up of a combination of single family residences, townhomes, and apartment buildings. Also within the 500 ft radius shown is a Salvation Army, a church, the Westwood Christian Community Center, and three auto body repair shops.

Bus stops are located, fairly equidistantly, adjacent to the north at SW Barton St. as well as to the south on SW Cambridge St. Bus 60 goes to Westwood Village. Bus 128 goes as far as Southcenter in Tukwila.

The zoning map on pg 2 shows a commercial zoning overlay south of SW Cambridge St which is also within walking distance. There are many retail shops and restaurants here along 16th Ave SW.





STREET ELEVATION- looking west from 16th Ave SW
(NTS)



STREET ELEVATION- looking east from 16th Ave SW
(NTS)





A 9229 & 9225 16th Ave SW. Masonry LR3 RC (Residential Commercial) "God's Body Shop" and one-story duplex, south of the site.



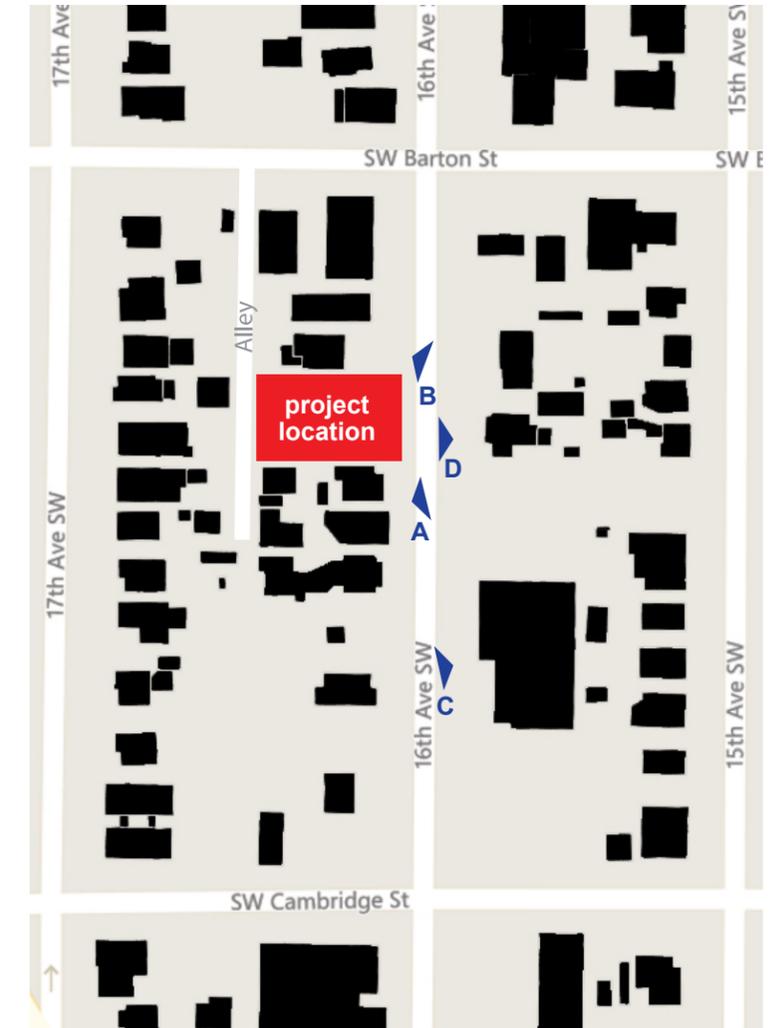
B Older looking apartment building and two-story home directly north of site.



C Westwood Christian Community Center takes up a significant portion of 16th Ave SW between SW Barton and SW Cambridge. Offers Christian Bible studies, youth group activities, and prayer for community members.



D Recently developed townhomes across the street from project location. Built in 2010. Offers visual interest from street in terms of choice of materials, projecting balconies, combination of flat and pitched roofs. Landscaping and walkways at street level create warm, welcoming atmosphere.



REFERENCE MAP:

(NTS)



Much of Seattle is becoming redeveloped in an attempt to create more density to meet its increasing housing demands. Typically, as architects, we strive to make our designs fit within the existing site and neighborhood conditions. However, context is difficult to blend in with in this situation because the area is in a transition. 16th Ave SW is predominantly comprised of older apartment buildings, single family residences, and small businesses.

Massing, scale, type, age, and appearance vary significantly in the neighboring sites.

One thing we noticed about the existing conditions is how spacious 16th Ave SW feels due to the wide street, bike lane, and parking lanes on both sides.





A Salvation Army building @ corner of SW Barton and 16th Ave SW, recently renovated in 2004 to include a community center, gymnasium, and chapel.



B Existing small auto repair shop @ corner of SW Barton and 16th Ave SW as a result of LR3-RC zoning.



C Existing two-family home @ corner lot of SW Barton and 16th Ave SW. Modest in appearance.



D View from 17th Ave SW of a single family residence in foreground. Notice height differentiation of newer townhome buildings in background.



E Larger apartment building built in 1970s. Flat facades, monochromatic color, bland texture.



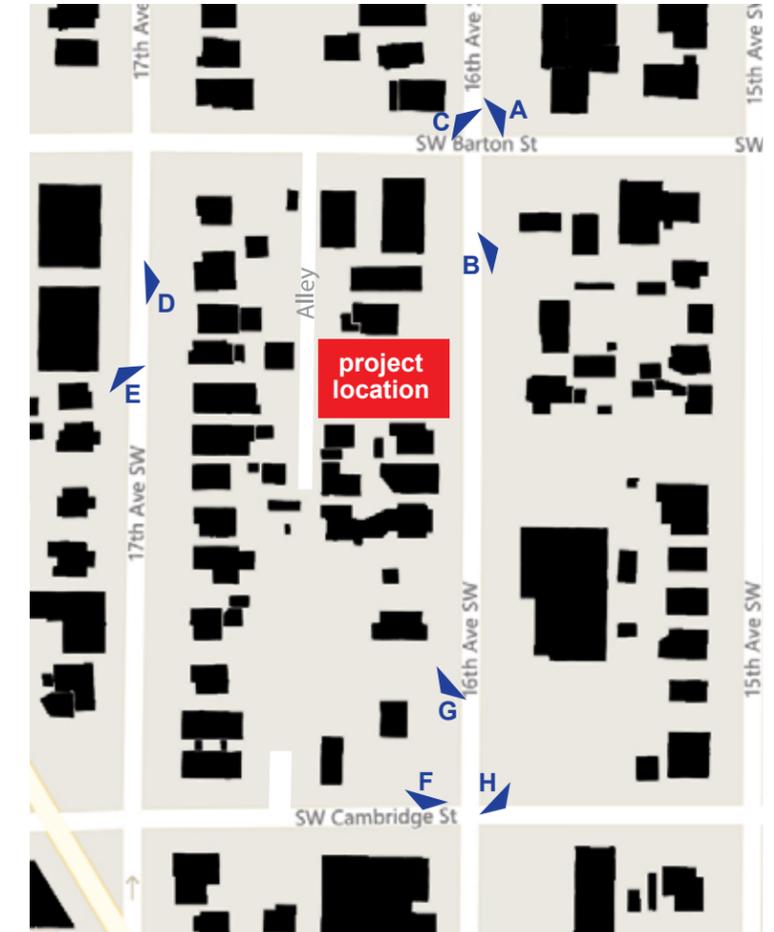
F Example of double corridor, three-story, multi-family housing @ SW Cambridge & 16th Ave SW.



G Autobody shop @ corner of Cambridge St. Doesn't add much visual appeal to the neighborhood.



H TAM Industries (skylight manufacturer) on corner of SW Cambridge St. & 16th Ave SW.



REFERENCE MAP:

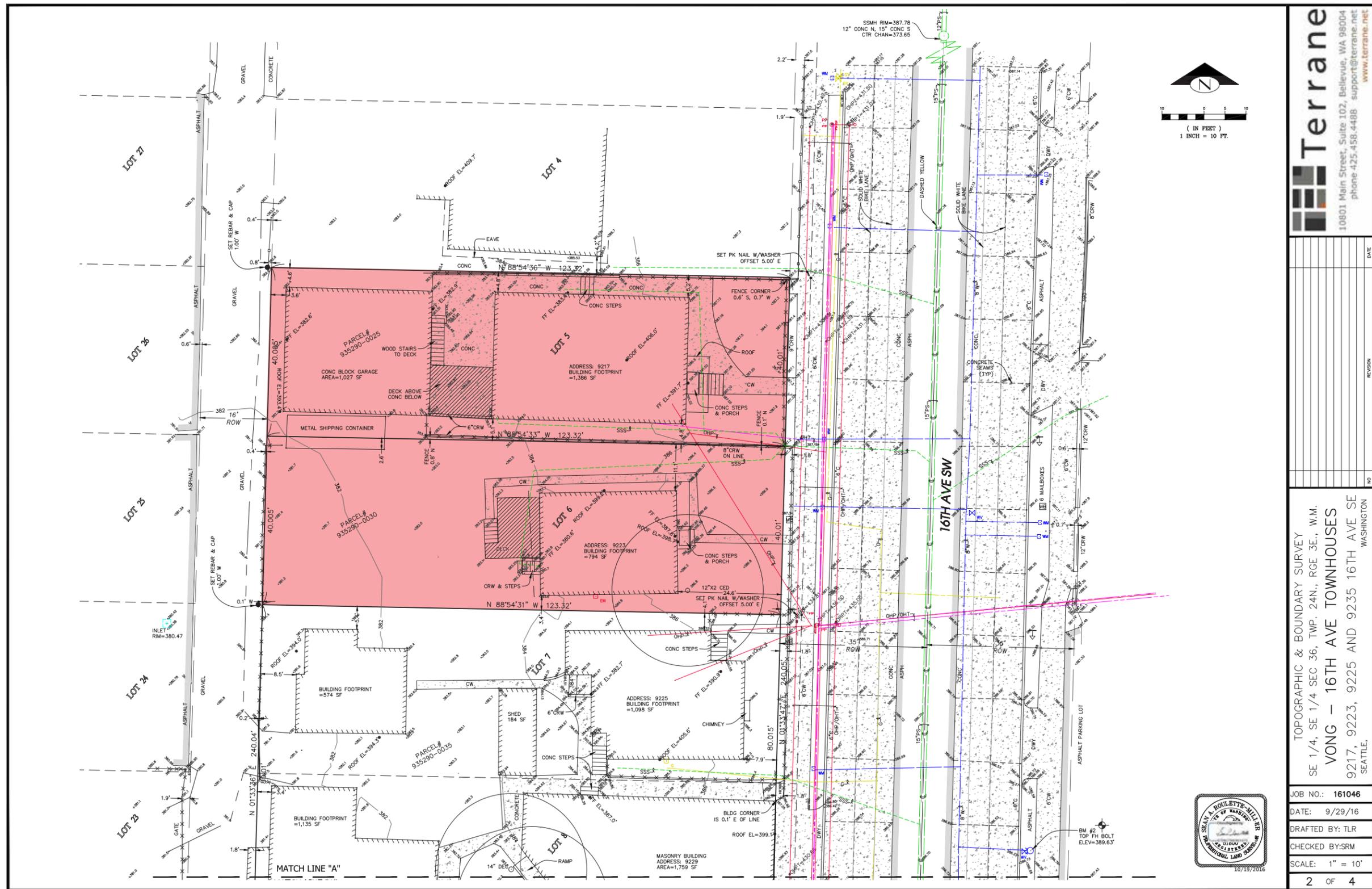
(NTS)



The photos on this page show the wide variety of building typologies, massing, use, height and scale.

Because of existing site surroundings, our proposed townhouse buildings will become a sort of precedent for the neighborhood's potential. By creating spaces for public interaction, utilizing entrances to the site from the alley and the street, and using high quality materials with pops of color, our townhome development will become a desirable and aesthetically pleasing micro-community within the neighborhood. Future developments will aim to achieve similar attributes of our proposed design, further bettering the area.





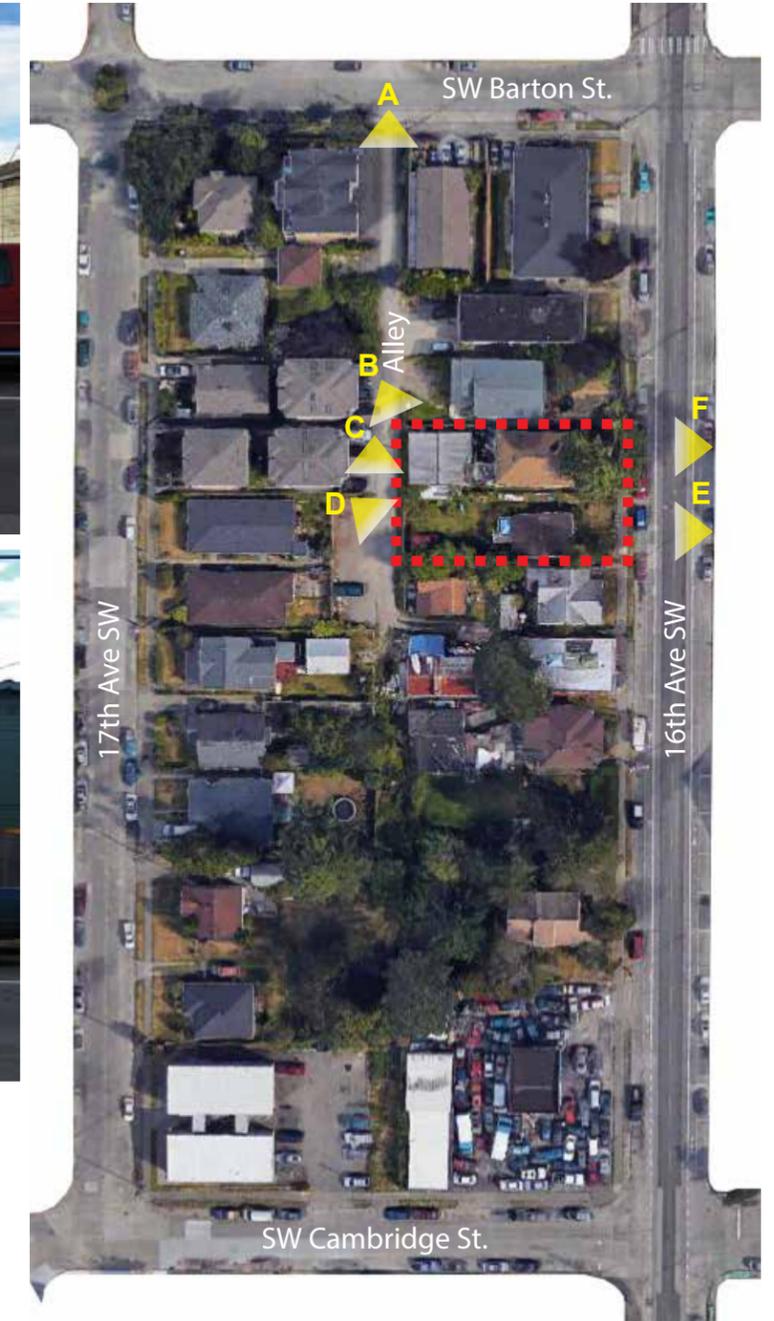
TOPOGRAPHIC & BOUNDARY SURVEY

(NTS)





- A** View of alley from SW Barton St.
- B** Gravel portion of alley. Existing garage to be demolished.
- C** Alley is dedicated to parking / rear entrance.
- D** Red fence along rear lot line of 9223 16th Ave SW. Existing SFR behind God's Body Shop.
- E** Existing SFR @ 9223 16th Ave SW from street, (to be demolished).
- F** Existing SFR @ 9217 16th Ave SW from street, (to be demolished).



REFERENCE MAP:
(NTS)





- A** Projecting covered balconies with warm cedar slats/railing.
- B** Mailbox and address number are clearly visible from street.
- C** Trash hidden from view of street (faces alley).
- D** Entry is clear and prominent from street.

- E** Colorful metal cladding, warm cedar slats, and an inviting trellis at entrance from street.
- F** Shared semi-private entrance from street.
- G** Architectural concrete at ground level.
- H** Warm slat fence, modern roof and choice of materials, large windows, and landscaping.

Photos were taken from recently developed townhome buildings blocks away from our project location. Our buildings will look similar to these in terms of modernity and style.



CONTEXT AND SITE

CS2: URBAN PATTERN AND FORM

LOCATION IN THE CITY AND NEIGHBORHOOD; ADJACENT SITES, STREETS, AND OPEN SPACES; RELATIONSHIP TO THE BLOCK; HEIGHT, BULK, AND SCALE

DESIGN INITIATIVE: Delridge is becoming a more desirable place for people to live. However, the neighborhood containing our site is in transition in terms of development. The structures surrounding the site consist of a mix of single-family and multi-family residences between 1 and 3 stories as well as a Community Center with two large parking lots to the north and south, and two fairly unattractive auto repair shops (one to the north and one to the south). The newest building on the street would appear to be the townhomes across from our site which were built in 2010. We can draw inspiration from them in terms of matching their height, and having similar landscaping, however our proposed townhouse development is of a different mass and typology, therefore, they will not look the same. Nevertheless, our intention is to design a townhome community that will help to improve the surrounding area, aesthetically, and will act as an example for which future developers can follow.

We are proposing (4) three story buildings, each with usable roof deck areas. The fact that our site is located between an alley and a residential street makes for easy access to the front and rear buildings without disturbing much of the existing topography/site conditions. It also allows us to provide parking off the alley, away from 16th Ave SW, which puts automobiles to the rear of the lot and allows for a more pedestrian friendly and dynamic street frontage. Because we are proposing 4 buildings which will divide the site up into quadrants and the fact that there is access from the street and the alley, primary and secondary paths of social interaction are created for the residents, depending on how they choose to enter/exit/meander the site.

A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 8. A preliminary site plan including proposed structures, open spaces, and vehicular circulation can be found on page 13.

A preliminary landscape plan can be found on page 23.

PUBLIC LIFE

PL1: OPEN SPACE CONNECTIVITY

A. NETWORK OF OPEN SPACES
C. OUTDOOR USES AND ACTIVITIES

PL2: WALKABILITY

A. ACCESSIBILITY
B. SAFETY AND SECURITY
D. WAYFINDING

DESIGN INITIATIVE: As mentioned earlier, our site is located between an alley and a residential street so access from both sides of the property will be provided.

We are proposing parking for the residents to the rear of the lot, off the alley. This will be considered a more private entrance. Visitors and passersby may access the site at the front of the lot off 16th Ave SW. A directory and clearly visible address numbers on the buildings themselves will be provided to direct circulation through the site.

The double access common entry feature of our site, from both the alley and 16th Ave SW, and how we plan to orient the four buildings so that they divide the site into quadrants, will create an open interior courtyard area for residents to interact and use as amenity space. Trash and recycling receptacles will be located out of sight in the sideyards in screened enclosures. The courtyard is fairly large and has a direct view to the street and to the alley. It's openness and visibility from all sides will enhance the resident's safety and security while providing a strong connection to the community. All the building entrances face East furthering the strong connection to the street (ie. eyes on the street).

Primary entrances to each resident's unit will either face 16th Ave SW or the courtyard. Both are very open and inviting. We also plan to utilize the roof top areas as amenity space, exclusive to the residents to ensure privacy.

DESIGN CONCEPT

DC1: PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES
C. PARKING AND SERVICE USES

DC2: ARCHITECTURAL CONCEPT

MASSING; ARCHITECTURAL AND FACADE COMPOSITION; SECONDARY ARCHITECTURAL FEATURES; SCALE AND TEXTURE; FORM AND FUNCTION.

DC3: OPEN SPACE CONCEPT

BUILDING-OPEN SPACE RELATIONSHIP; OPEN SPACES USES AND ACTIVITIES; DESIGN

DC4: EXTERIOR ELEMENTS AND MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES

DESIGN INITIATIVE: Currently, our design allows for the public areas of the house to look out onto the street, courtyard, and alley, allowing for an abundance of natural light and views. Parking will be located towards the rear of the lot off the alley, away from 16th Ave SW to minimize congestion and to allow for the safety and security of the residents' vehicles.

16th Ave SW is a fairly wide and open arterial street. There are parking lanes on both sides of it and the existing buildings aren't taller than 3 stories. Their heights combined with their front yard setbacks make the street feel spacious. We are proposing simple massing with subtle projections, modest fenestration, natural colors and materials. The two units' stairs share the building's party wall which allows us to have a bold centerpiece of fenestration surrounded by warm cedar.

Aside from the lively 'architectural statement' along 16th Ave SW, the courtyard is also a big part of the residents' daily experiences. For this reason, we've focused on creating a highly textured, human-scale experience as one traverses the site through the use of secondary architectural elements such as warm wooden trellises and planter walls, graphic address numerals, planted walkways, and unique paving patterns in the courtyard spaces.





16TH AVE SW STREET PERSPECTIVE LOOKING EAST



PERSPECTIVE VIEW OF COURTYARD



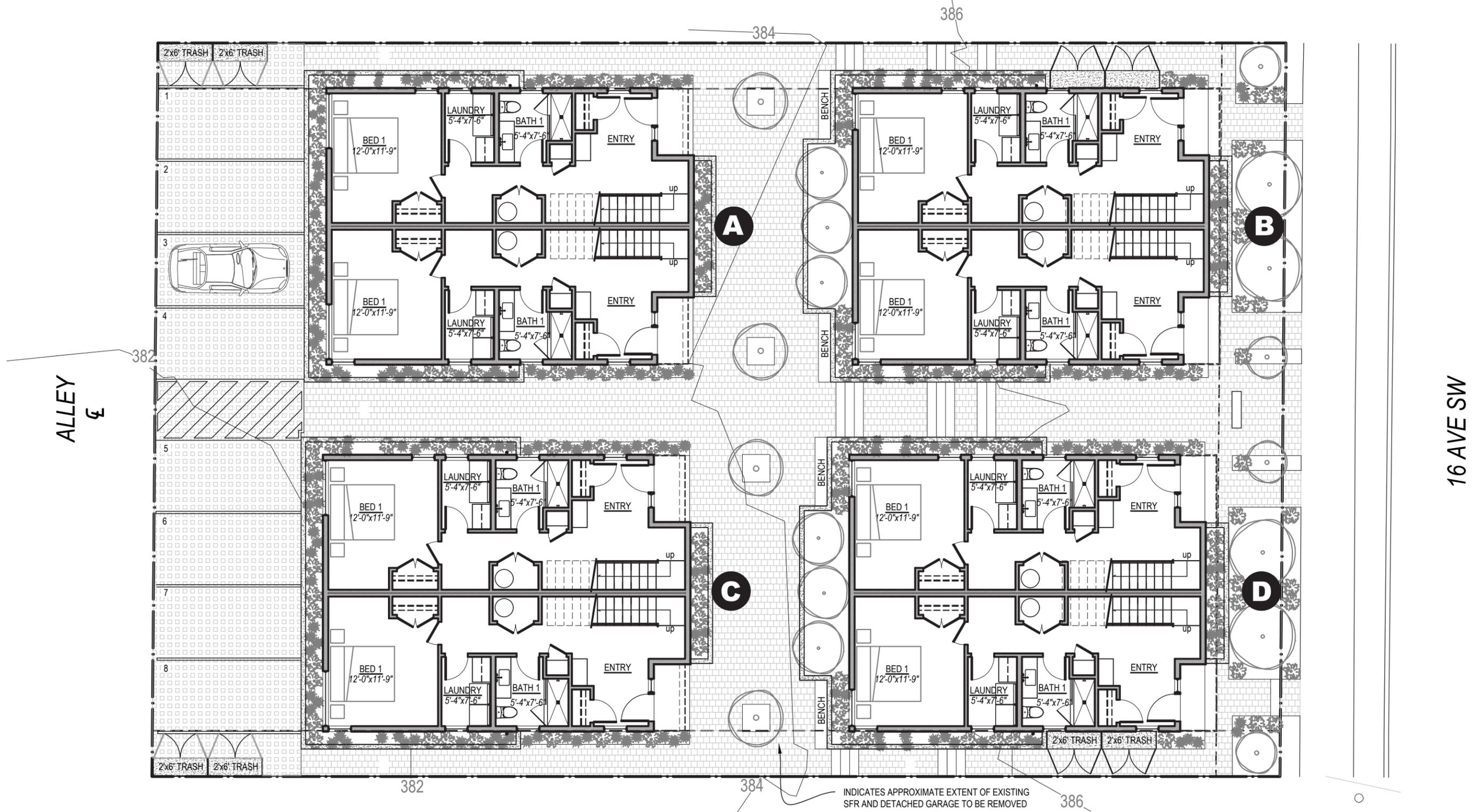
16TH AVE SW STREET PERSPECTIVE LOOKING SOUTHWEST

DESIGN INITIATIVES:

In regards to the previous 'Design Guidelines' page, these rendered images help to visually explain our design initiatives. The height and massing of our proposed townhomes compliment the neighborhood as well as our material choices and fenestration.

There are two main intersecting pathways that tie each unit entrance from the alley to the street. The perspective of the courtyard gives a general idea of how residents can interact with one another in this space.





GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"



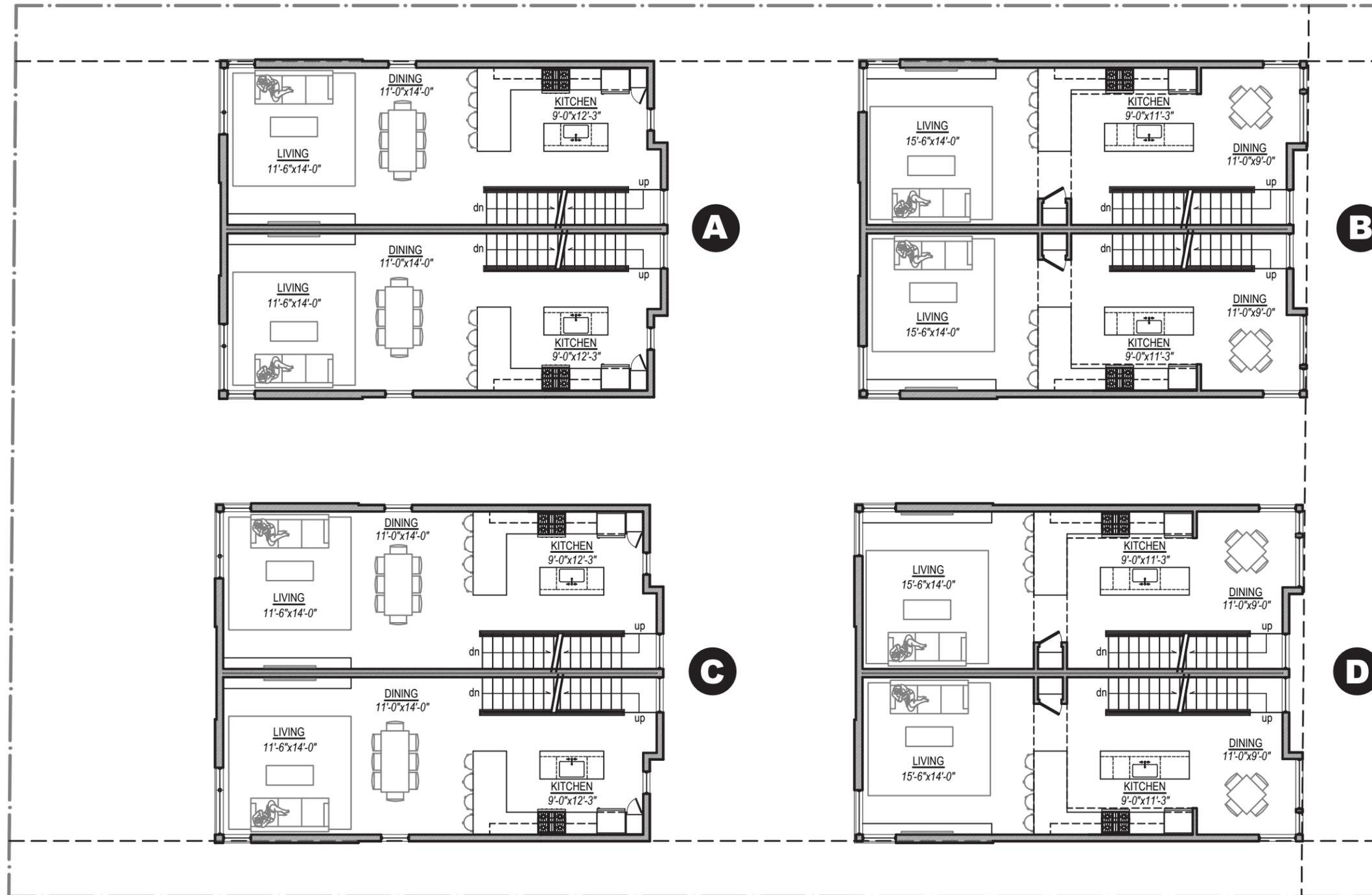
14 GROUND FLOOR PLAN



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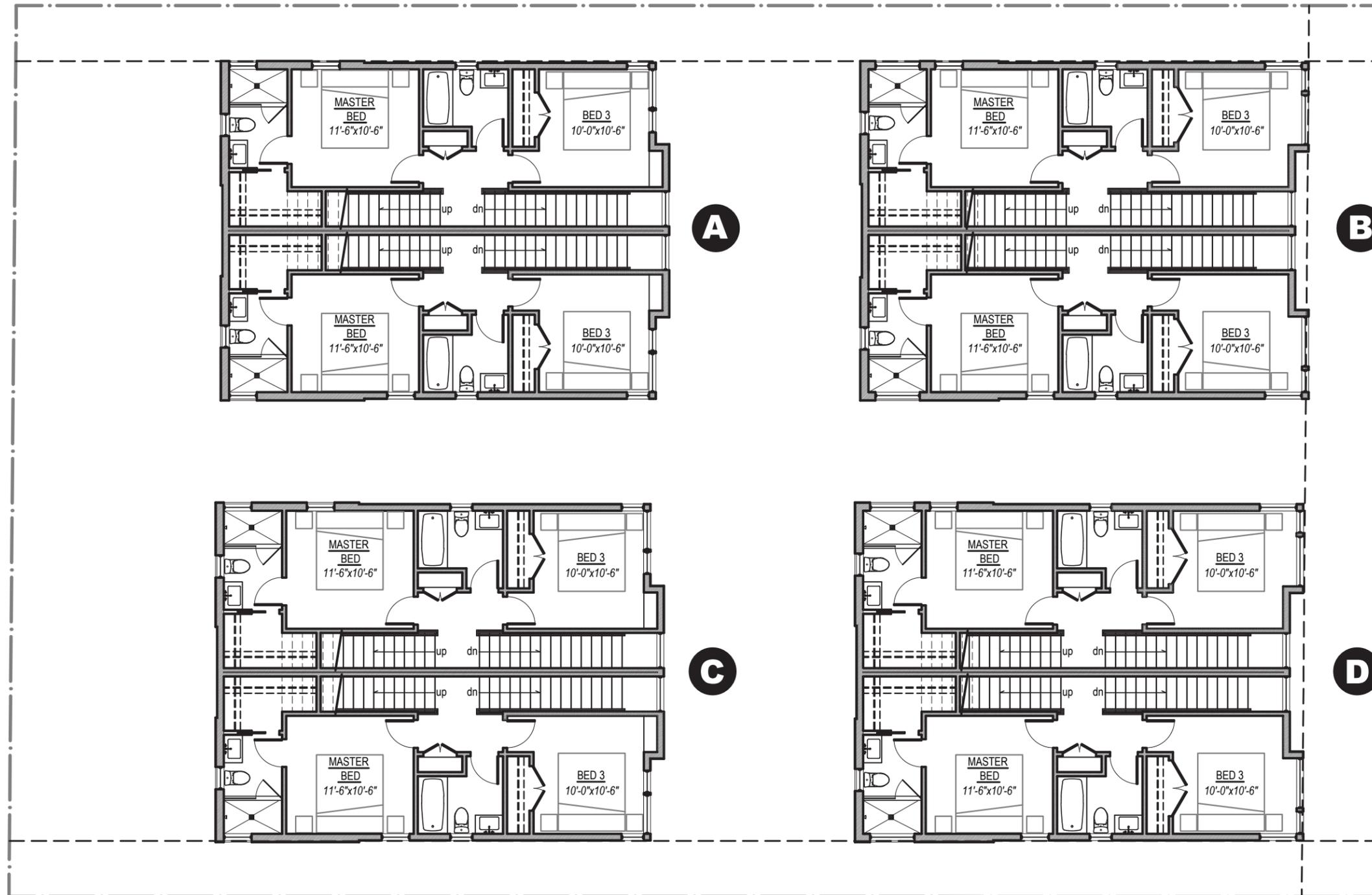




SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

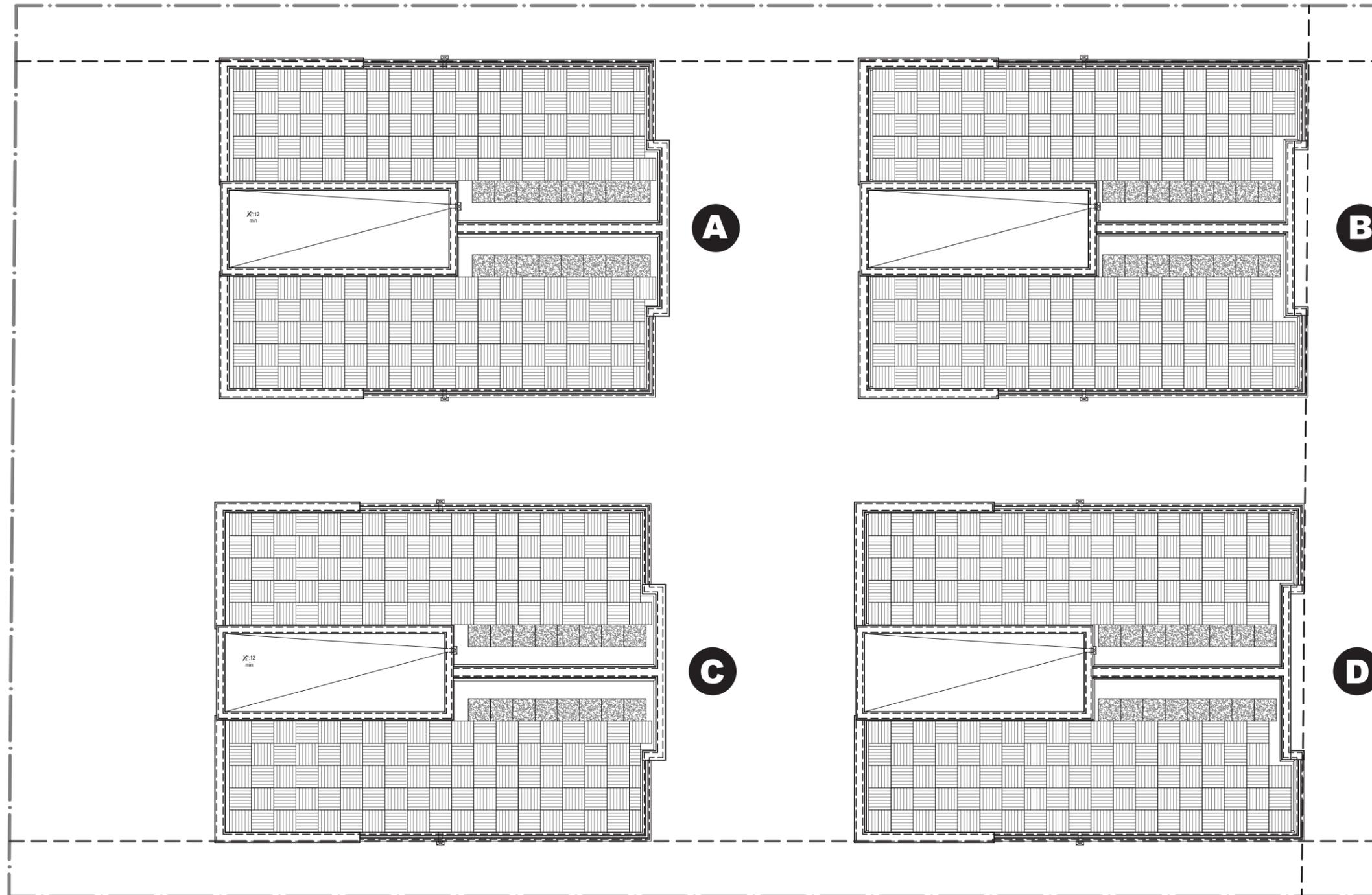




THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

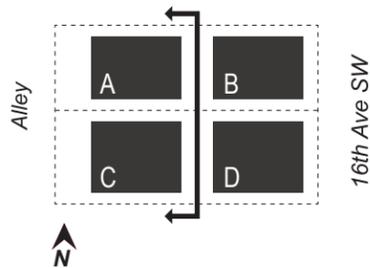
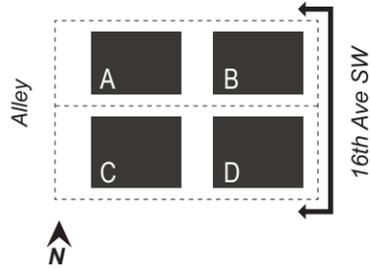




ROOF PLAN

SCALE: 3/32" = 1'-0"





east elevations

SCALE: 3/32" = 1'-0"





n o r t h e l e v a t i o n s

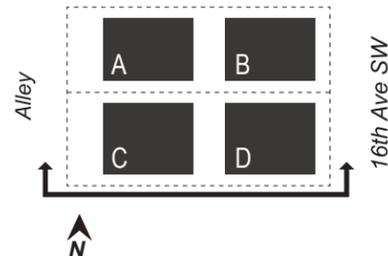
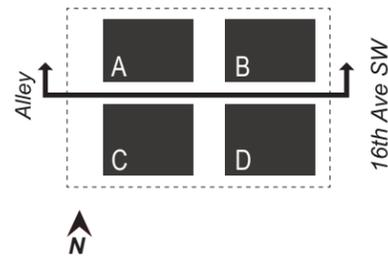
SCALE: 3/32" = 1'-0"

19 ELEVATIONS
north

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south elevations

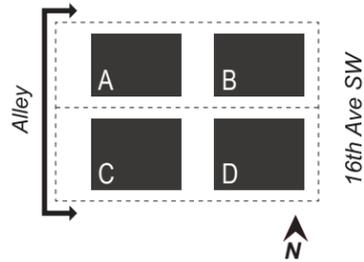
SCALE: 3/32" = 1'-0"

20 ELEVATIONS
south

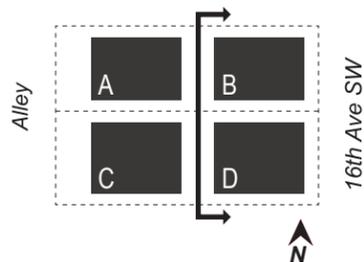
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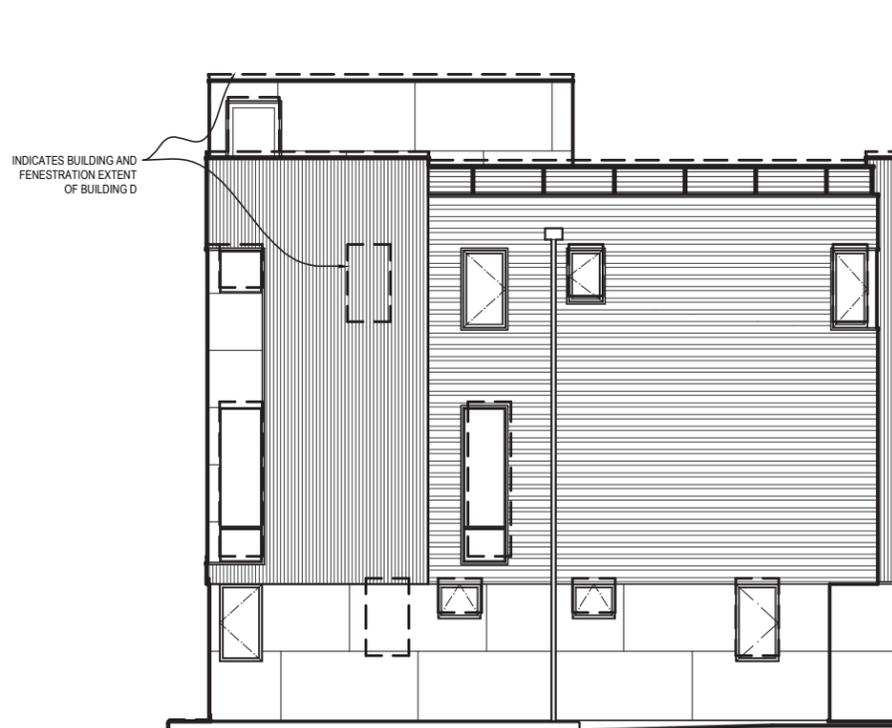
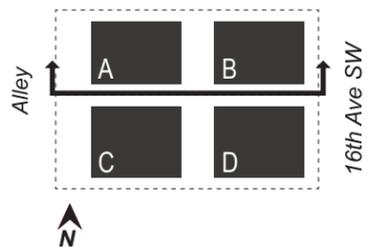
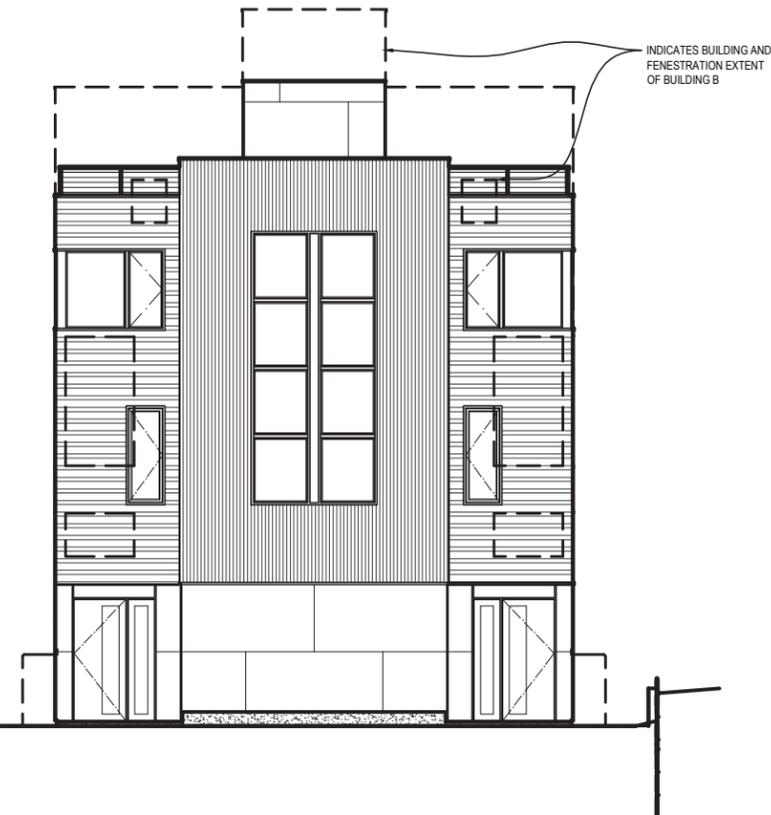
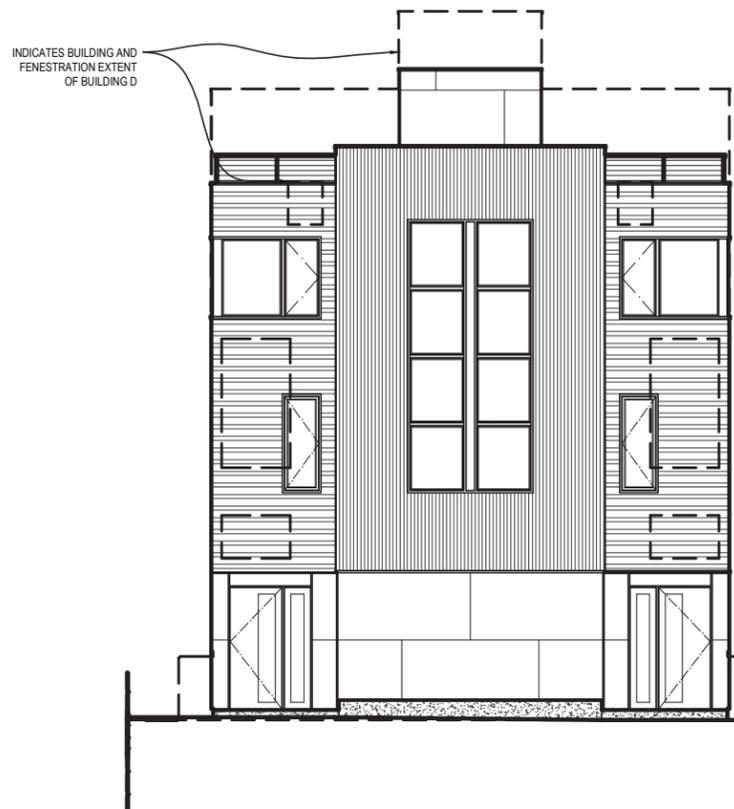
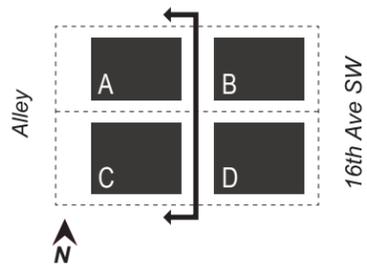
A	CEMENTITIOUS PANELS (WHITE)
B	VERTICAL CEDAR T&G
C	SMOOTH PANEL (BLACK)
D	STEEL BOX RIB (BLACK)



west elevations

SCALE: 3/32" = 1'-0"







LANDSCAPING PLAN LEGEND:

-  **TREES:**
PALISADE AMERICAN HORNBEAM /
"CARPINUS CAROLINIANA 'CCSO'"
-  **SHRUBS:**
DEER FERN /
"BLECHNUM SPICANT"
-  FEATHER REED GRASS /
"CALAMAGROSTIS X ACUTIFLORA"
-  VARIEGATED JAPANESE SEDGE /
"CAREX OSHIMENSIS 'EVERGOLD'"
-  SKY PENCIL JAPANESE HOLLY /
"ILEX CRENATA 'SKY PENCIL'"
-  HEAVENLY BAMBOO /
"NANDINA DOMESTICA
'GULF STREAM' TM"
-  MOUNT VERNON LAUREL /
"PRUNUS LAUROCERASUS
'MOUNT VERNON'"
-  SWEETBOX /
"SARCOCOCCA HUMILIS"
-  **VEGETATIVE WALL:**
VARIEGATED CLIMBING HYDRANGEA /
"HYDRANGEA ANOMALA
PETIOLARIS 'MIRANDA'"
-  **SEDUM MIX**
ETERA SEDUM TILES
1-800-459-3142

LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"





LIGHTING PLAN LEGEND:

- 


UP DOWN LIGHT
- 


RECESSED CAN LIGHT
- 


DIRECTIONAL WELL LIGHT
- 


EXTERIOR WALL MOUNTED LIGHT
- 


HALF-MOON PARAPET LED LIGHT

NOTE:
RECESSED CAN LIGHTS ARE TO BE LOCATED
WITHIN EACH UNIT'S RECESSED ENTRY (typ.)

LIGHTING PLAN

SCALE: 3/32" = 1'-0"

