project 3026801

9049 20th avenue southwest,
seattle, washington 98106
design review recommendation
01 march 2018

ATELIER DROME
architecture + interior design

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architecture + interior design

project information

site address	9049 20th avenue southwest
parcel number	4365700380
project number	3026801, 6570133

project team

architect	Atelier Drome Architecture 112 Prefontaine Place South Seattle, Washington 98104 206 395 4392
contact	Michelle Linden michelle@atelierdrome.com
owner	Craig & Mara Haveson
geotechnical	J. Keith Cross, P.E.
surveyor	Terrane
landscape	Erin Lau Design
structural	AJP Engineering, Inc.
civil	KPFF

project criteria

zoning	C1-40 commercial
overlays	westwood-highland park (residential urban village) frequent transit
abutting zones	SF7200 to the west
current use	mixed use: office, storage, & 1 level of apartments
lot area	7,718 sf (.18 acres)
allowable FAR	3.25
ECAs	40% steep slope, salmon watershed
parking	no minimum parking required

project proposal

gross building area	24,784 sf
residential area	17,018 sf
residential units	28 (22 units, 6 SEDUs)
commercial area	6,229 sf (offices) 1,537 sf (storage, existing)

context + site

The project site is in the Westwood-Highland Park neighborhood of West Seattle, midblock on 20th Ave SW between Delridge Way SW and SW Barton St. The immediate vicinity is primarily multifamily with scattered commercial and industrial along Delridge Way SW, and single family homes to the west of the project site. Further west of the site is the shopping center of Westwood Village, with Roxhill Park immediately south of that, while a retail corridor along 16th Ave SW lies southeast.

The project site is located in an area in transition, moving forward to increased density. The adjacent Blue Stone development, recently completed in 2016, consists of ground floor mixed-use retail and apartment units above. Other recent development includes the townhouse developments across Delridge Way SW on 18th Avenue SW. The site has access to the rest of Seattle through the 60 and 125 bus lines, as well as to West Seattle and Southcenter through the 128 bus line.

development proposal & objectives

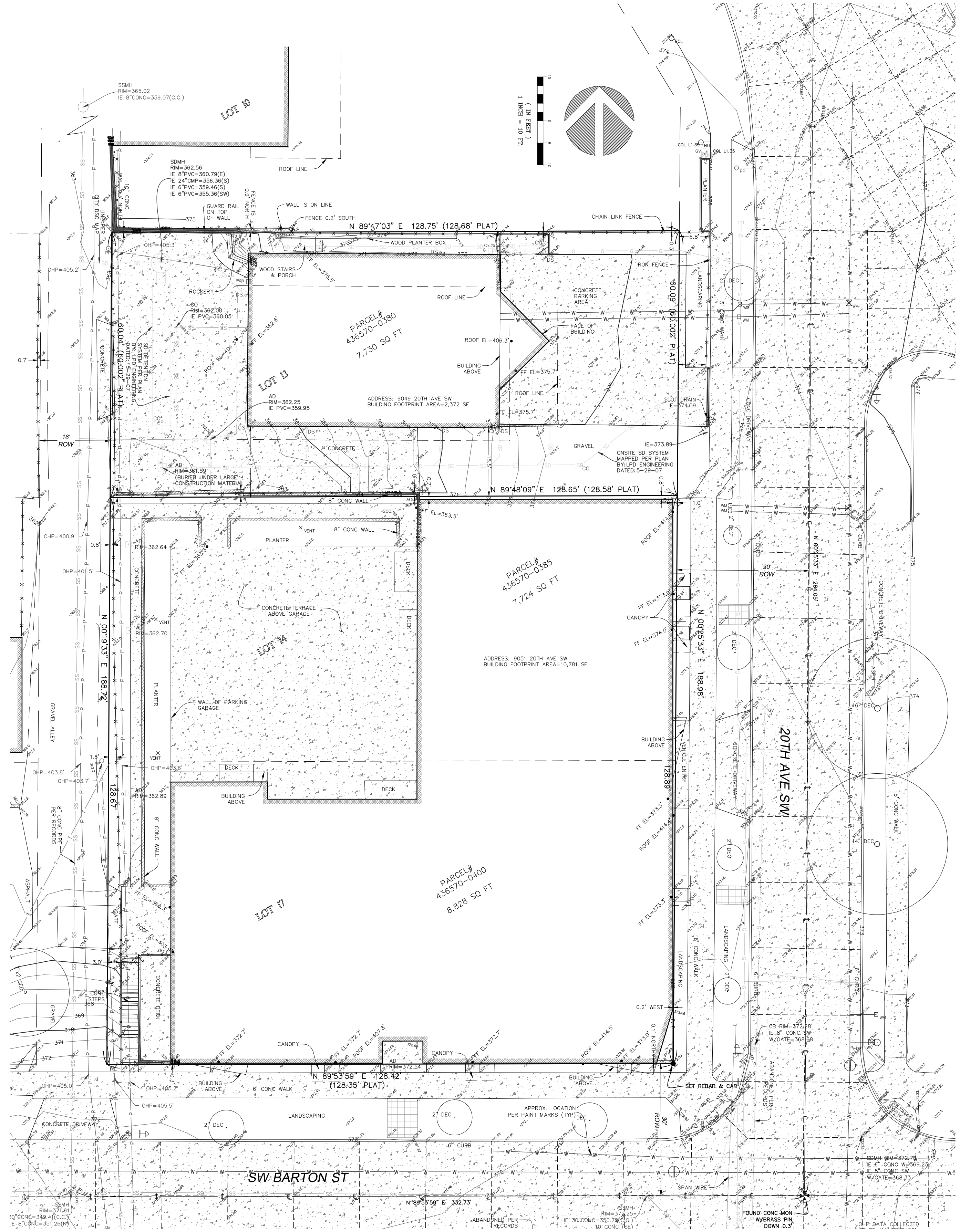
This project is an addition that proposes to further develop the existing building at 9049 20th Ave SW by adding onto the existing building on three sides. The proposed building is a 4-story mixed-use multi-family building with expanded ground floor office space for the current tenant STS Construction Services.

development objectives

1. Create housing that can be a source of pride for a growing community
2. Expand the office space for STS Construction Services

legal description

lot 13, block 33, little city farms, division number 5, according to the plat thereof recorded in volume 26 of plats, page 26, records of king county, washington.



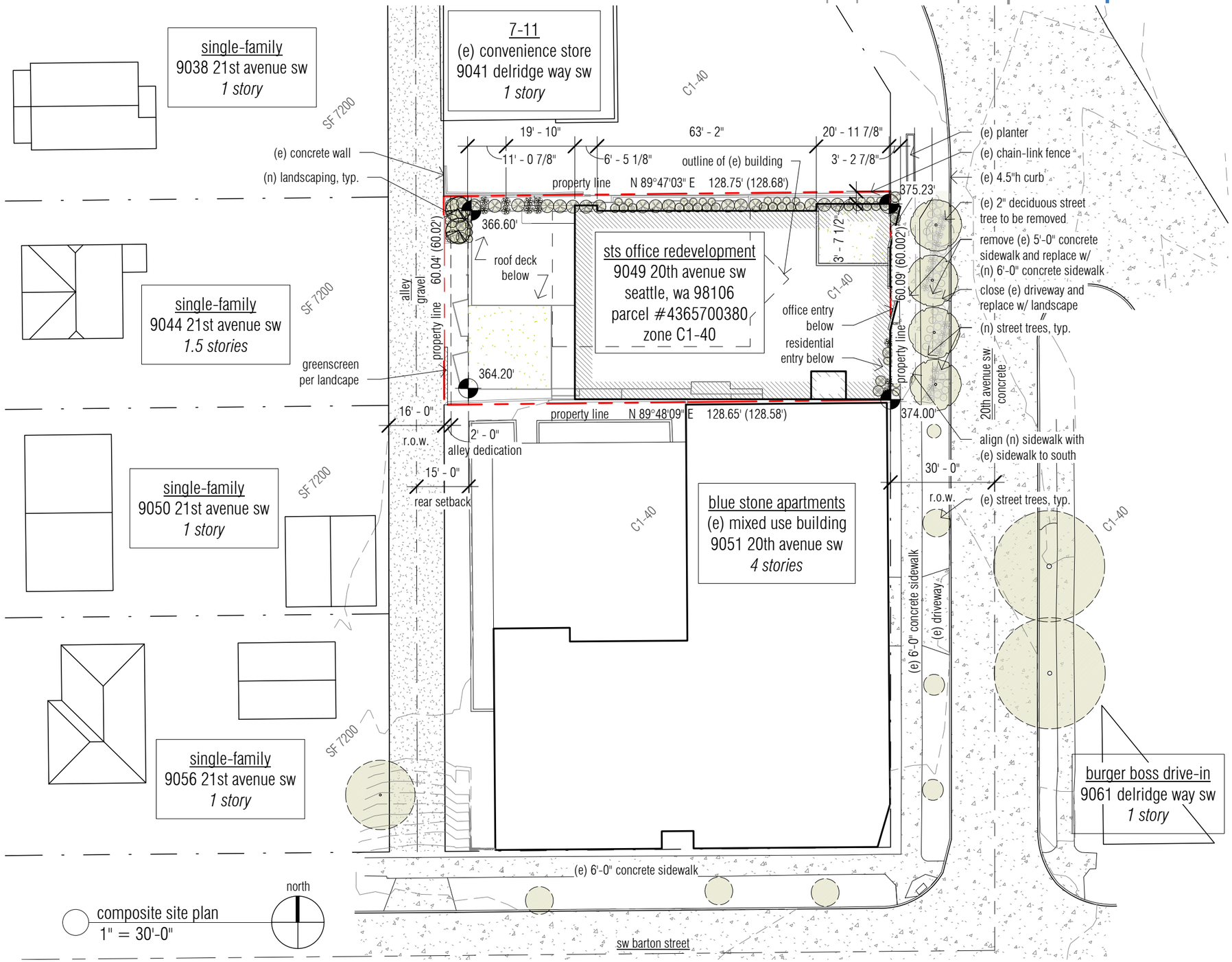
Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

project description

The project is an addition/alteration of an existing office/apartment building at 9049 20th Avenue SW to include:

- expansion of the existing building footprint to 6,451 sf on the ground floor for additional office space;
- removal and replacement of the existing level of apartments with 2.5 levels of apartments over the existing office level.

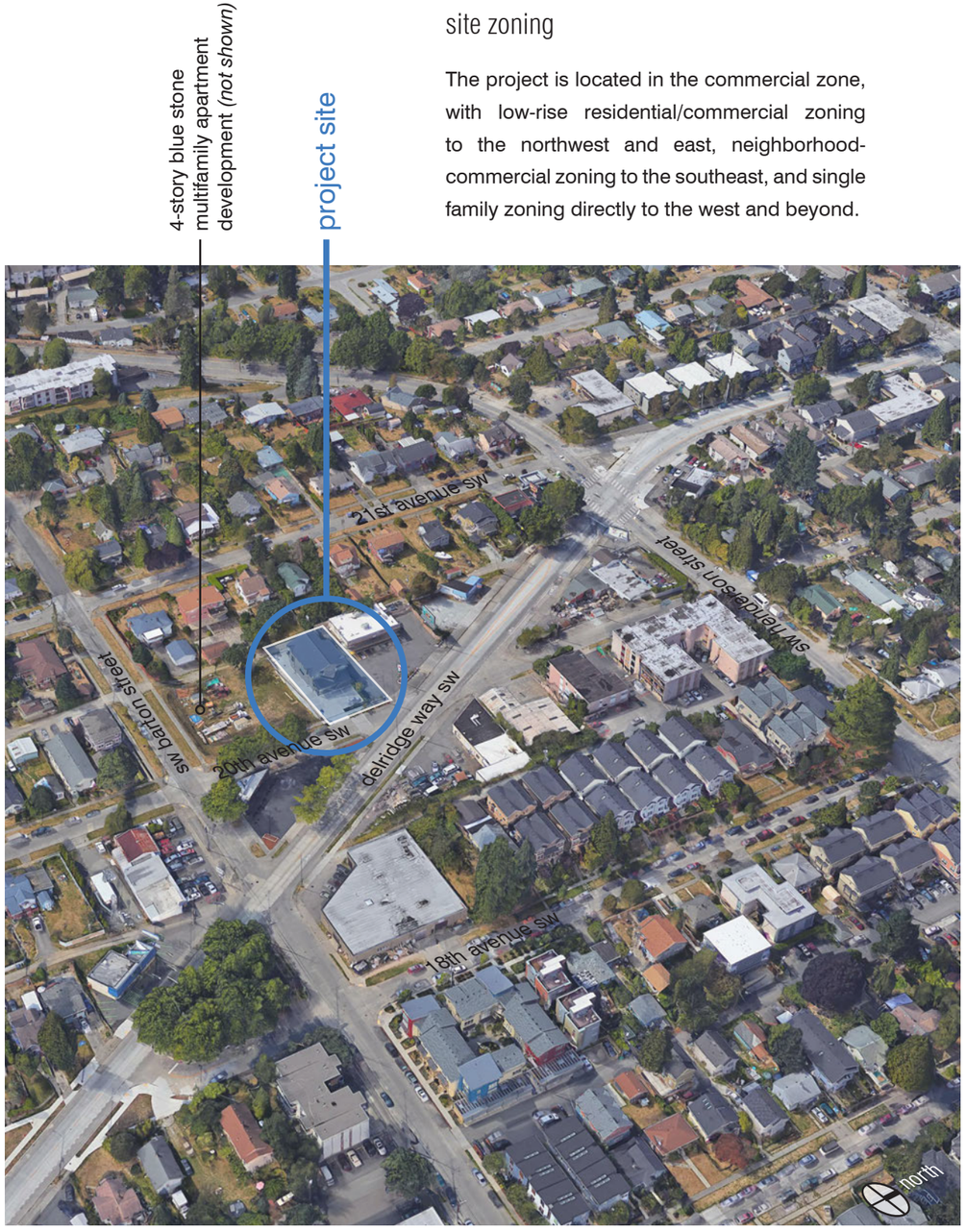
No trees are currently existing on the project site.

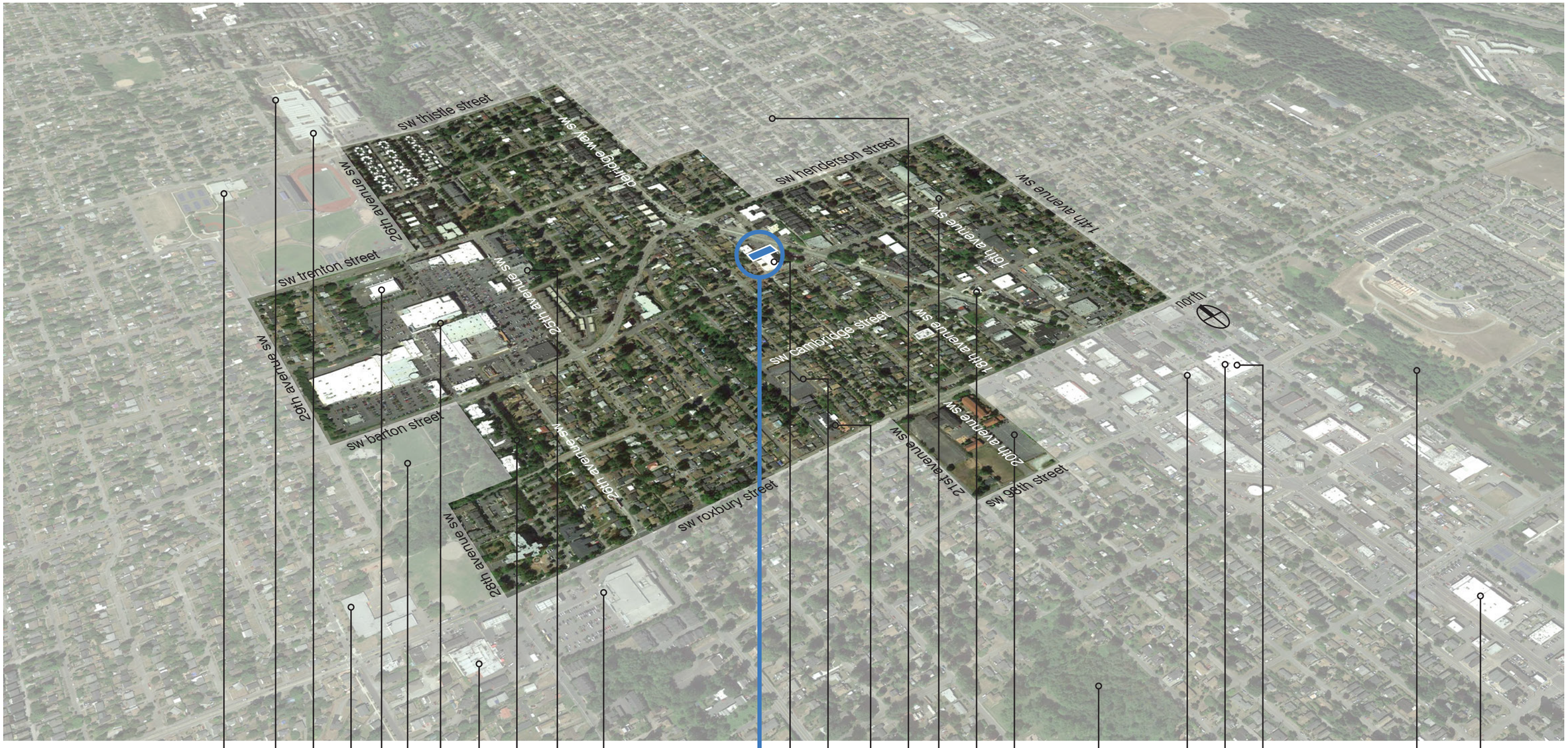


5.0 urban design analysis | 3x3 block vicinity

site zoning

The project is located in the commercial zone, with low-rise residential/commercial zoning to the northwest and east, neighborhood-commercial zoning to the southeast, and single family zoning directly to the west and beyond.



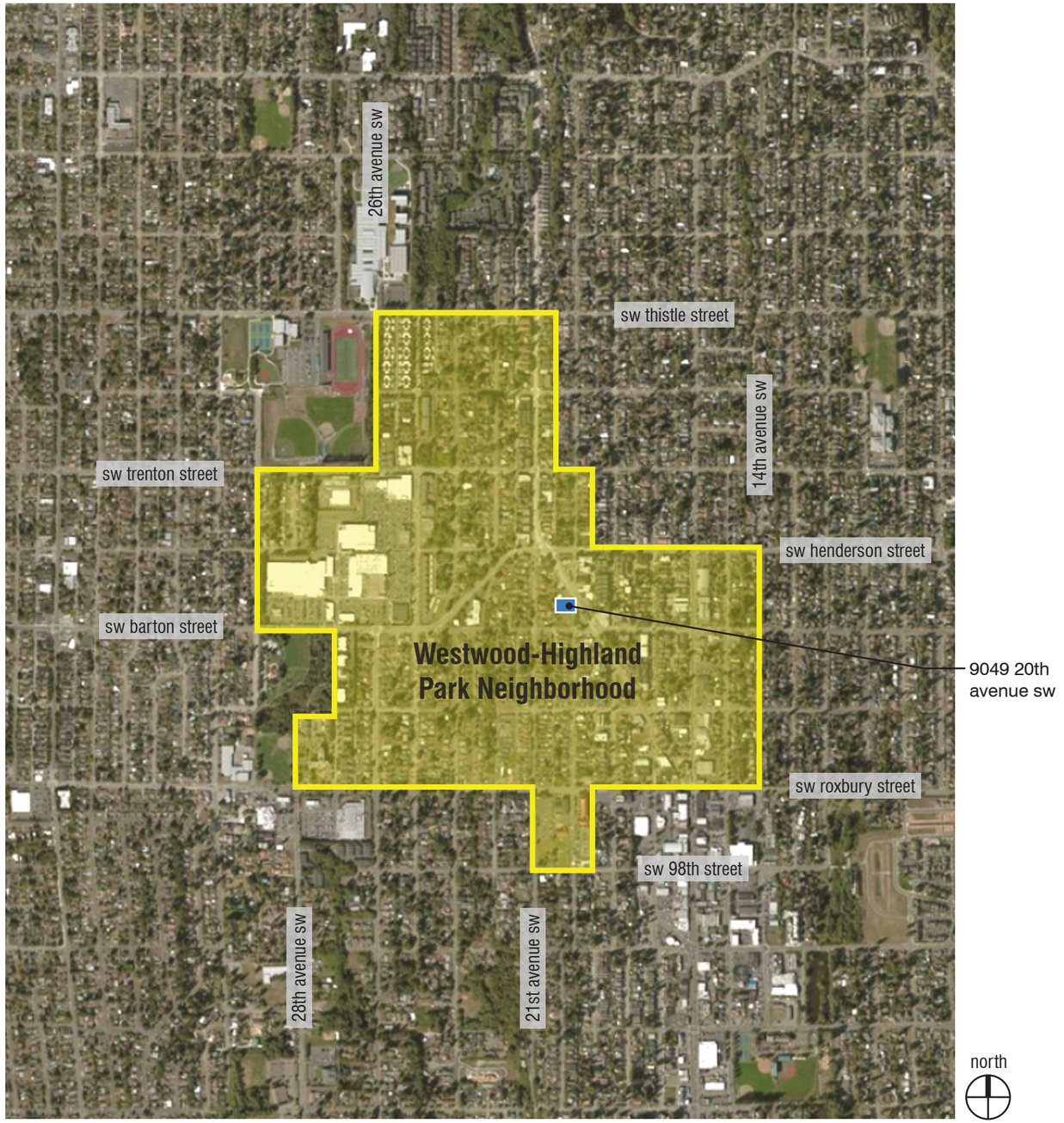

sw thistle street
delridge way sw
26th avenue sw
sw henderson street
14th avenue sw
16th avenue sw
sw trenton street
25th avenue sw
18th avenue sw
sw cambridge street
26th avenue sw
21st avenue sw
20th avenue sw
sw barton street
sw 98th street
sw roxbury street
28th avenue sw
north
southwest pool
denny international middle school
chief sealth high school
roxhill elementary school
post office
roxhill park
westwood village shopping center
roxy's casino, bowling, bar & grill
daystar retirement village
west seattle driver licensing center
safeway grocery
project site
blue stone apartments
kingdom hall of jehovah's witnesses
community school of west seattle
theater simple
salvation army white center
people's choice marketplace
holy family roman catholic church
north shorewood park
white center plaza
department of social services
sea mar white center medical & dental clinic
white center pond natural area
mclendon hardware

project neighborhood

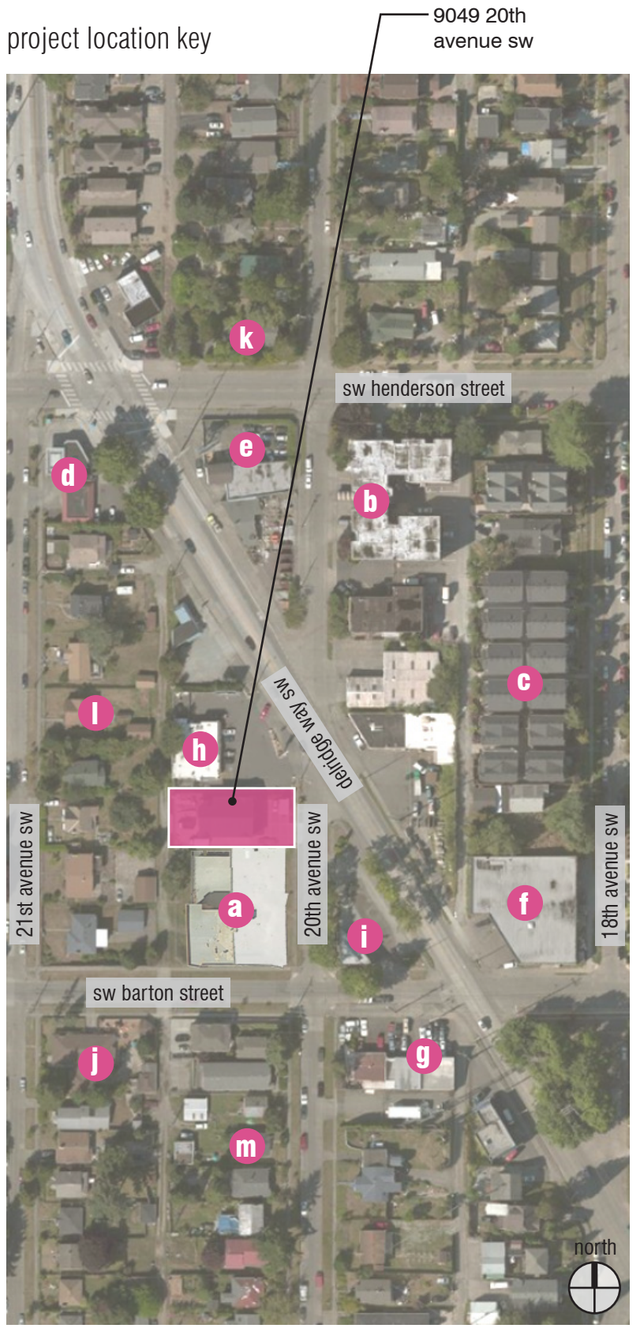
The project site is located in the Westwood-Highland Park Residential Urban Village of West Seattle.

westwood-highland park neighborhood

Westwood Highland Park is the West Seattle neighborhood between SW Thistle Street at the north and SW Roxbury Street at the south, 29th Ave SW to the west, and 14th Ave SW to the east. The residents call it “our own little town”, with a library, high school, middle school, elementary school, fire department, medical services, shopping center, post office, stores, restaurants, community center with a swimming pool and athletic facilities, and religious institutions.



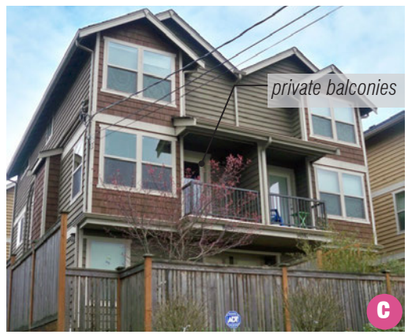
project location key



multifamily

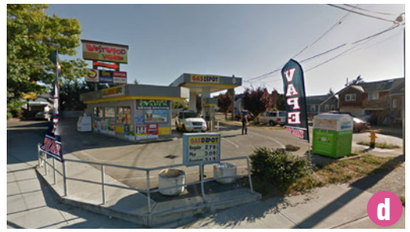
a. blue stone apartments: apartments above retail & garage parking

b. montridge arms apartments: apartments above basement parking



c. 18th avenue sw townhouses: townhouses with attached garages

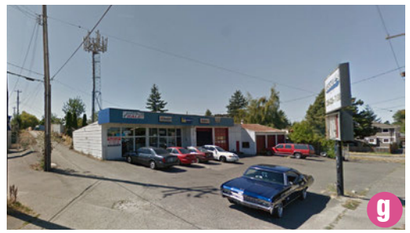
industrial



d. gas depot: gas station with surface parking

e. stan's mt view towing: towing service with surface parking

f. pacific coast marble & granite: warehouse with surface parking



g. good e's auto repair: auto repair with surface parking

miscellaneous

h. 7-eleven: convenience store with surface parking

i. burger boss: fast food drive-in with surface parking

j. learning way school & daycare: elementary school and daycare

single-family residential

k. 8859 20th avenue sw

l. 9034 21st avenue sw

m. 9215 20th avenue sw

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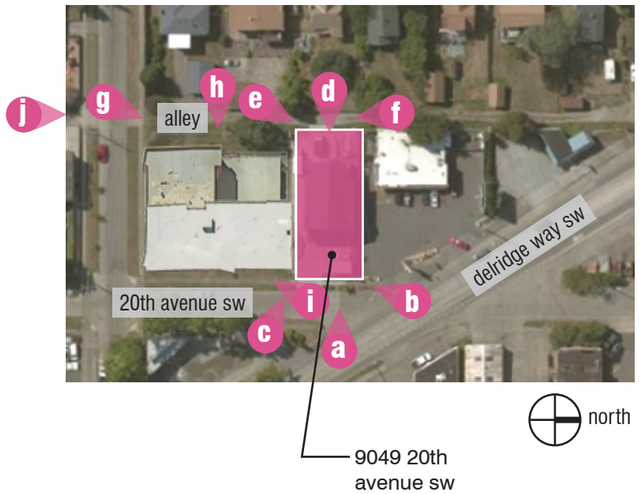
apartment building
landscaping supply store
towing company
bus stop
single family residential
20th avenue sw
delridge way sw
project site
sw barton street
alley
blue stone multifamily apartment development
north
insurance office
convenience store

C1-40


alley
balconies

view key



project site from 20th avenue sw

project site from alley

blue stone apartments

view down alley

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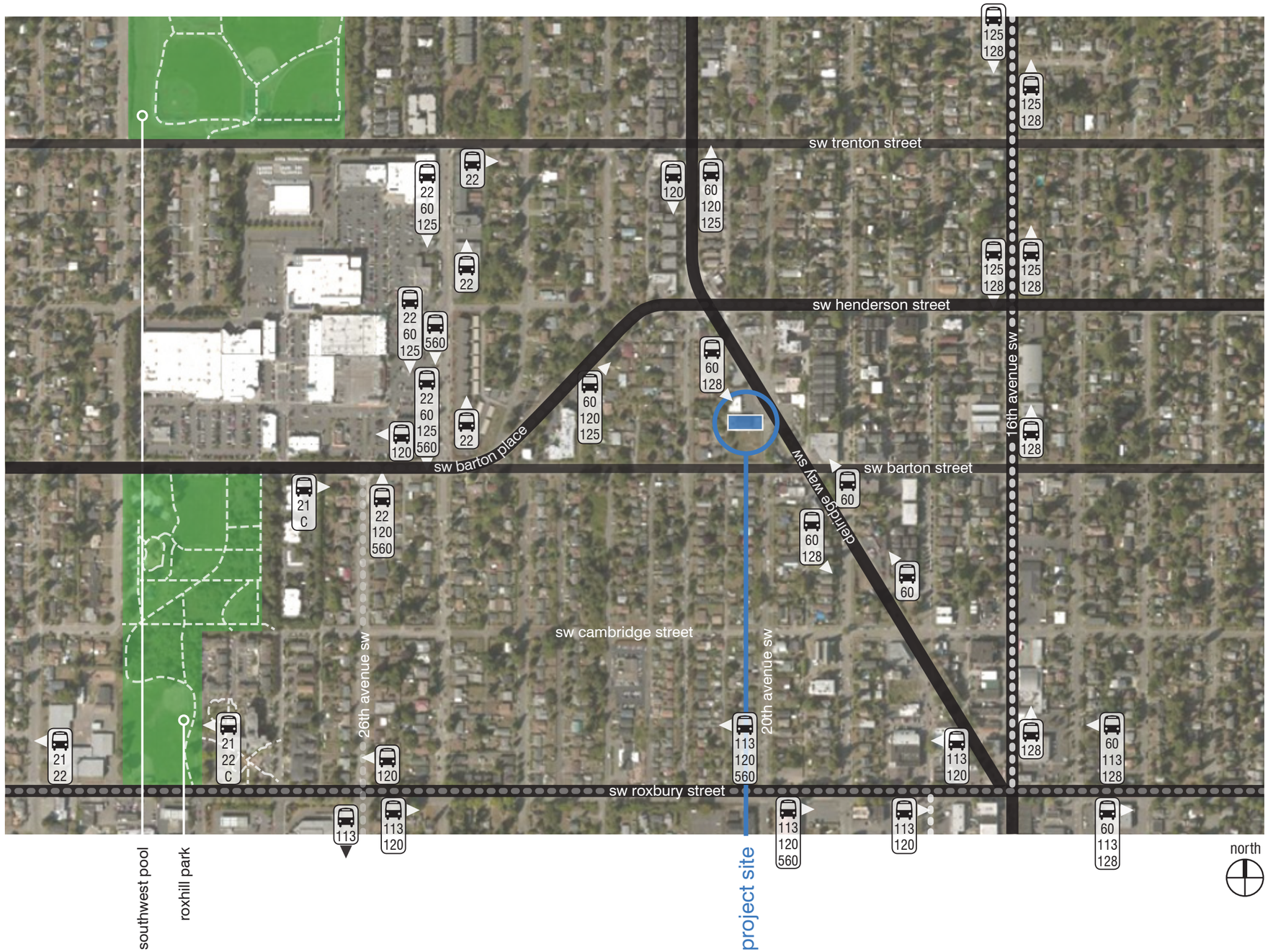

neighborhood circulation

The project site is served by multiple bus routes and has access to frequent transit. The 60 bus provides access to First Hill and Broadway through Georgetown, while the 120 and 125 buses take the West Seattle Bridge to downtown Seattle. Access to West Seattle is provided by the 22 and 128 buses, which both go north to Alaska Junction. The 22 bus provides southwest access to Gatewood and Arbor Heights, while the 128 bus provides southeast access through White Center to Tukwila and Southcenter.

A dedicated cycling route runs north-south on 16th Avenue SW, and bicycle-friendly roads run east-west along SW Henderson Street and SW Roxbury Street.

legend

- arterials
- bus stop
- designated bicycle route
- bicycle-friendly roads
- trails
- park / open space
- project site

6.0 zoning data | C1-40 zone

zone	C1-40	**airport height overlay**	conical surface
zone abuts	SF 7200 to west	**site area**	7,718 sf (.18 acres)
zoning restrictions	40% steep slope	**uses permitted outright**	offices are limited to 35,000 sf
	salmon watershed	**(23.47A.004 table A)**	residential uses
			proposed uses meet development standards

citation

Maximum Structure Height (23.47A.012):

	Height restrictions & bonuses		Height above		Base height limit
-	Mapped height limit in C1-40			=	40’
-	Floor-to-floor height of ≥13’ for non-residential uses at street level	+	4’	=	44’
-	Rooftop features: stair / elevator penthouses	+	16’ over base height limit		
-	Rooftop features: open railings, planters, parapets, etc.	+	4’ over base height limit		

Maximum FAR (23.47A.013): 3.25

- 3 on a lot that is solely occupied by residential or non-residential use
- 3.25 for all uses on a lot that is occupied by a mix of uses. The FAR limit for either residential or non-residential shall not exceed the FAR limit of 3.
  - Max FAR for solely residential or non-residential: 23,154 sf
  - Max FAR for mix of uses: 25,084 sf
- Area exempt from FAR: underground stories, portions of a story that extend no more than 4 feet above grade, rooftop greenhouse areas

Setback Requirements (23.47A.014):

- Front (20th Avenue SW): 0’
- Rear (SF 7200 zone across alley): 0’ to a height of 13’; 15’ above 13’ in height, 7’ required = 15’ - (1/2 x 16’ alley width)
  One-half of the width of an abutting alley (determined prior to any dedication) may be counted as part of the required setback.
- Sides (abut C1-40 zone): 0’
- Structures permitted in required setbacks: decks, balconies, eaves, cornices, gutters, ramps, fences, underground structures, dumpsters (except trash compactors).

Landscaping and Screening Standards (23.47A.016):

- A Green Factor score of 0.3 or greater is required (functionally equivalent to landscaping 30% of lot)
  *Note: credit is awarded for green roofs, planters, green walls. landscaping, and plantings in the adjacent right-of-way
- Street trees are required and counted towards the Green Factor requirement (existing street trees count)

Required Amenity Area (23.47A.024): 851 sf

- 5% of the total gross floor area in residential use (area excludes mechanical equipment and parking)
- Bioretention facilities qualify as amenity areas

Required Parking (23.54.015): 12 long-term bicycle, 1-short term bicycle

- Bicycle parking required:
  - Office: 1 long-term per 4,000 sf, 1 short-term per 40,000 sf
  - Residential uses = 1 long-term per 4 dwelling units, or 0.75 per space efficiency dwelling unit (SEDU)

project response

The site slopes and the proposed development has a 44’ base height at its highest and steps down from 20th Avenue SW towards the alley.

Proposed project meets the FAR requirements outright.

Proposed project meets the setback requirements.

Proposed project to meet the landscaping and screening standards.

The required amenity area is 851 sf. Project proposes to have a 754 sf exterior rooftop deck, private balconies, and bioretention areas to meet required amenity area.

No minimum parking is required because the project has frequent transit. The project requires 13 long-term bicycle spaces, and 1 short-term bicycle space. Bicycle spaces will be provided on-site in the basement.

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category	citation	project response
Urban Pattern and Form CS2.B2 | Connection to the Street	Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.	*The proposed building forms a corner visual statement for the block. Careful consideration is given to the corner to activate the building where 20th Avenue SW and Delridge Way SW meet for pedestrians and vehicles. Existing and new street trees provide a buffer from Delridge traffic and shade in the summer.*
Height, Bulk, and Scale CS2.D3 | Zone Transitions	For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.	*The project site slopes downward from east to west. Accordingly, the building steps down a story to allow for a rooftop deck on the west. This step down on the alley side helps to make the transition from a commercial to residential zone, reducing the perceived height and mass of the building. The basement, which is at pedestrian level, is existing. The project is also not taking advantage of future development potential allowed by MHA zoning, so it will be smaller impact. Screening is also provided to the residential zone through greenscreens.*
Architectural Context and Character CS3.A4 | Evolving Neighborhoods	In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	*The proposed building builds upon the aesthetic set forth by the adjacent Blue Stone apartment development, along with the collective look of the area. With STS Construction continuing to serve as an anchor in the office level, the project has the potential to serve as a catalyst to bring in retail to the surrounding neighborhood.*
Connectivity PL1.A2 | Adding to Public Life	Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art, or other amenities, in addition to the pedestrian amenities listed in PL1.B3.	*The façade for the main residential lobby is angled back, which allows for the levels above to serve as an overhang. The upper level and ground floor residential lobby are coordinated, as the façade of the lobby is angled inward as an extension of the angle of the pop out bay above. This also provide a wider walking area at the ground floor and welcomes residents in. A large lobby for the office level allows for views in, providing a connection for pedestrians.*
Walkability PL2.B3 | Street-Level Transparency	Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.	*A transparent storefront system will be used along 20th Avenue SW, allowing views into both the office areas and the residential lobby, and for eyes out, encouraging natural surveillance. The walls for the interior offices facing the lobby will also be constructed of a transparent material, allowing for more visibility.*
Project Uses and Activities DC1.B1 | Access Location and Design	Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.	*The main entries for both the residential and office levels are located on 20th Avenue SW. The service use of waste and recycling storage is located in the alley. Parking will not be provided because frequent transit is accessible, limiting the vehicular access along 20th Avenue SW to one point, minimizing conflict between vehicles and pedestrians.*
Architectural Concept DC2.B1 | Façade Composition	Design all building façades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all façades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building."	*Special consideration is given to the façade of the proposed building, especially at the northeast corner. The northern and southern sides of the building are broken up with the use of balconies and various set backs in the façade. Several units are also equipped with attached private balconies, and bays make for an attractive façade facing 20th Avenue SW. The materials proposed also continue the design set forth by the adjacent Blue Stone development.*

comment

1. **Massing/Materials**

a. The Board favored the proposed massing of Option 1, the applicant's preferred option, due to the applicant's response to the adjacent Bluestone building and the building's subtle variation in the massing along 20th Ave. SW. (CS2-D, DC2-B)

b. The Board had concerns with the massing of the structure and the lower level outdoor storage area facing the single-family residential lots across the alley. The Board felt that the massing in Option 1 did not provide a nuanced transition along the alley. At the Recommendation phase the Board requested the applicant further explore the massing options, provide additional analysis taking into consideration the following:

1) How the building massing along the alley fits in with the urban pattern established by the Bluestone development and how the building massing, along the alley, could be modified to fit in with the step-down concept of the Bluestone development.

2) Demonstrate how the massing articulations with secondary elements and materials will achieve the following:

- Touch the alley ground level
- Screen the outdoor storage area
- Create a compatible neighbor to the adjacent single-family zoning so that the building expression is not perceived as a hulking mass jumping off the site towards the single-family zone

(CS2-D, CS3-A, PL2-B)

response

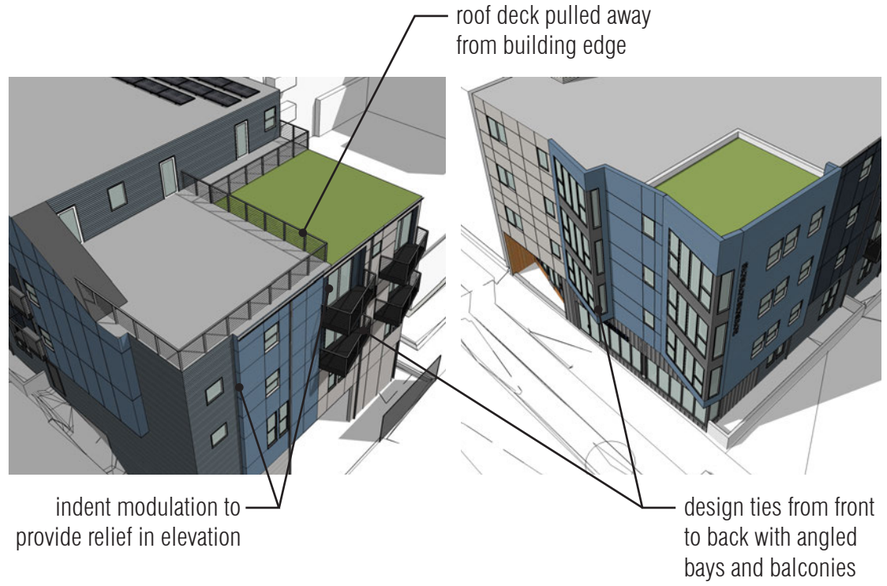
We have developed Option 1 further in response to the Board's comments.

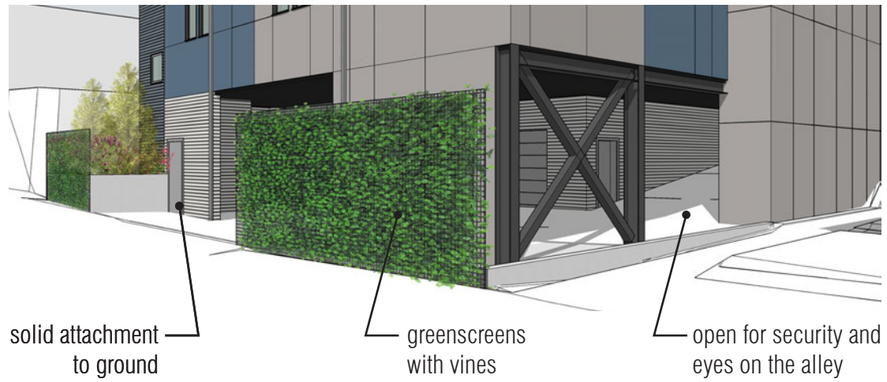
We have reduced the massing of the structure as much as possible on the side facing the alley. The proposed building steps back on the top floor at the west side for the roof deck amenity space. To further reduce the massing at this elevation, we have incorporated several secondary architectural features, including indenting the building at the stair on both the north and west sides (DC2.A.2). The angled bay aesthetic of the front street-facing elevation is reflected with angled balconies on the west elevation, which have been added to break down the façade (DC2.B.1). The balconies also complement the design of the adjacent Blue Stone apartments (CS3A.2). Additionally, the building is also modulated, cutting back where these balconies occur, to provide some relief in the elevation. Materials along the alley side are broken down into smaller swaths, reflective of a residential scale. Furthermore the materials selected are commonly used in single family residences and feel appropriate for the neighborhood. Lastly, the edge of the roof deck has been pulled away from the edge of the building in order to provide additional privacy to residents on the opposite side of the alley.

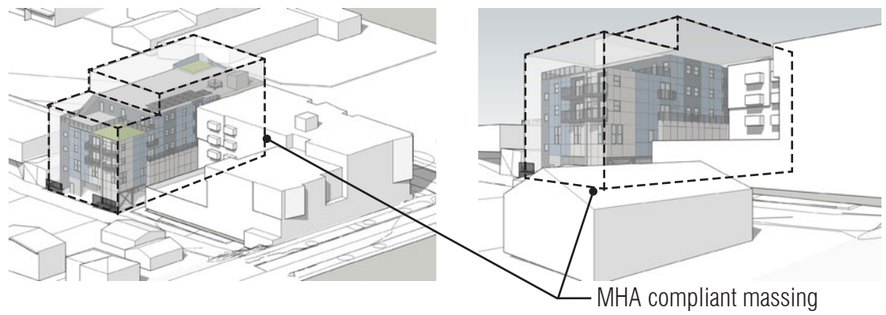
We have provided a solid attachment to the ground on the west elevation, which will reduce the perception of the building as a hulking mass and also serves the dual purpose of screening the outdoor trash and storage area (DC1.C.4). Further screening is provided through greenscreens with vines at the ground level. The ground level south façade at the southwest corner has been left open to allow for security and eyes on the street (PL2.B.1).

Any further reduction in the proposed massing would require the removal of units, which would be financially infeasible to the client.

We also considered waiting for the Mandatory Housing Affordability (MHA) legislation to be implemented, which would allow for a 55 foot height building. This policy will take effect in the near future; the diagrams to the right demonstrate that the proposed project will make a much smaller and preferable impact for the adjacent single-family residences (MHA compliant massing shown dashed) (CS2.D.1). Lastly, because the building is designed as a kin to the Blue Stone apartment building, we believe this building will create a bookend for the courtyard.





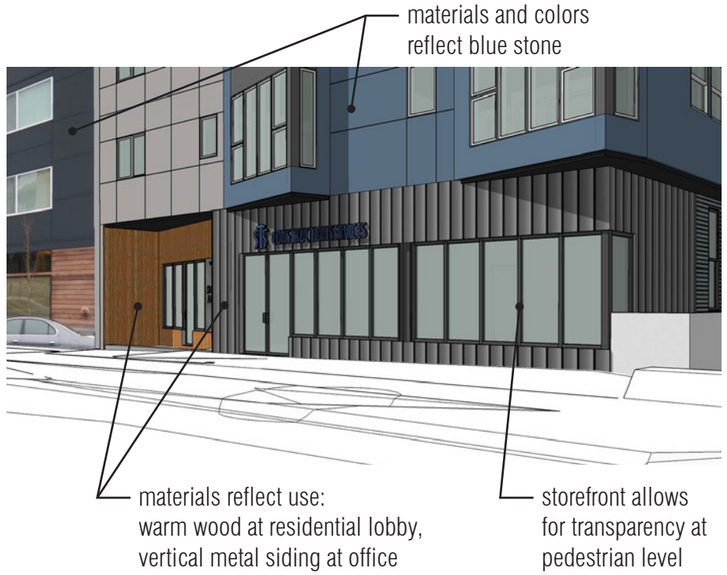


comment

c. The Board agreed with the public comments and requested the applicant choose materials that are a high quality and climate appropriate for the building as a whole and emphasized that the materials at the pedestrian level should be of a durable character, well suited for the pedestrian environment. (DC4-A)

response

We have chosen materials that will be durable and climate appropriate for the building. The residential lobby entrance is clad in warm wood, while the street facing façade at the office level is clad in vertical metal siding, reflecting the more non-residential use. Abundant storefront is used at the pedestrian level as well, allowing for transparency (PL2.B.3). The materials and colors of the building as a whole complement the adjacent Blue Stone, fostering a sense of community and building upon the aesthetic set forth by Blue Stone to add to the collective look of the area.



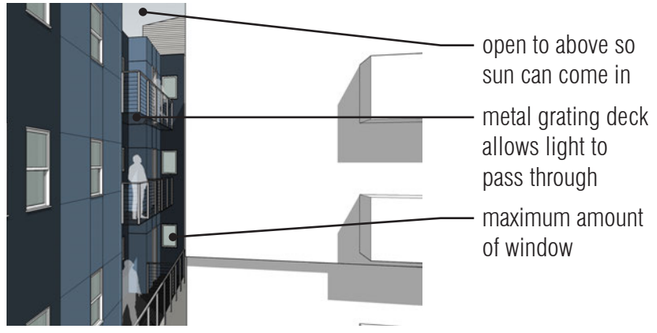
2. Façade

a. The Board had concerns with the small size of the light well and the potential lack of sunlight for the residential units on the south side of the building. The Board felt that the building separation along the site's south boundary should achieve a desirable amount of light for those units facing the blank wall of the building to the south. (DC2-C)

b. The Board emphasized that the façade composition, especially the secondary façade elements, are very important to create a desirable outward building appearance. (DC2-B, DC2-C)

Only two units on this façade directly face the blank wall of Blue Stone to the south. Both of these units are set back to allow for exterior private decks. These decks have a metal grating floor and are open to above, allowing for as much sun as possible to come in. The units are also provided with the maximum amount of opening allowed by the building code, allowing for as much light as possible.

Secondary façade elements are used on all elevations of the building. Balconies serve the dual purposes of adding visual interest to the design as well as serving as private amenity spaces for units (DC2.C.2). The visual language maintains consistency from one façade to the next; for example, angled bays are used on the street-facing façade, and this treatment is wrapped around to the alley side of the building, which has angled decks (DC2.B.1).



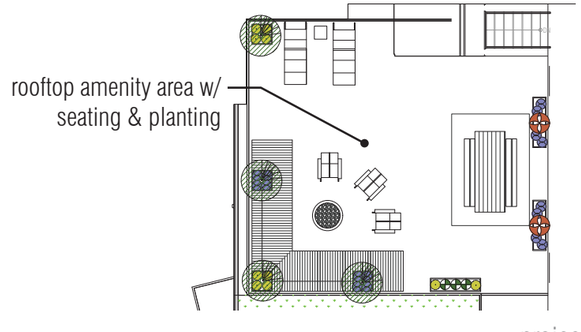
3. Landscaping

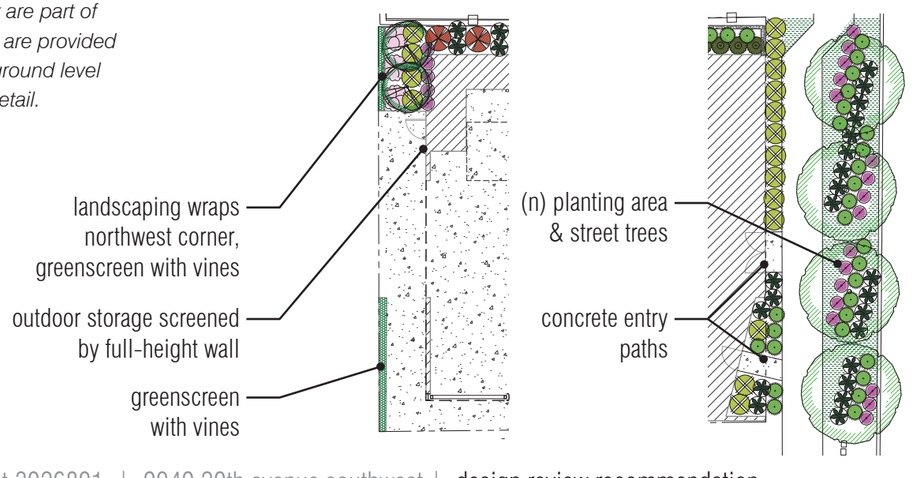
a. The Board requested greater details on the proposed landscaping along 20th Ave. SW and for the proposed rooftop amenity space. The Board acknowledged public comments on landscaping and encouraged the applicant to provide a well-developed, thoughtful, green entry at the buildings main entrance along 20th Ave. SW. (DC4-D)

b. The Board requested the applicant provide a screening plan (fencing, landscaping, or a combination of both) at the Recommendation phase to screen the ground level storage area from the adjacent residential properties. (CS2-D, DC1-C)

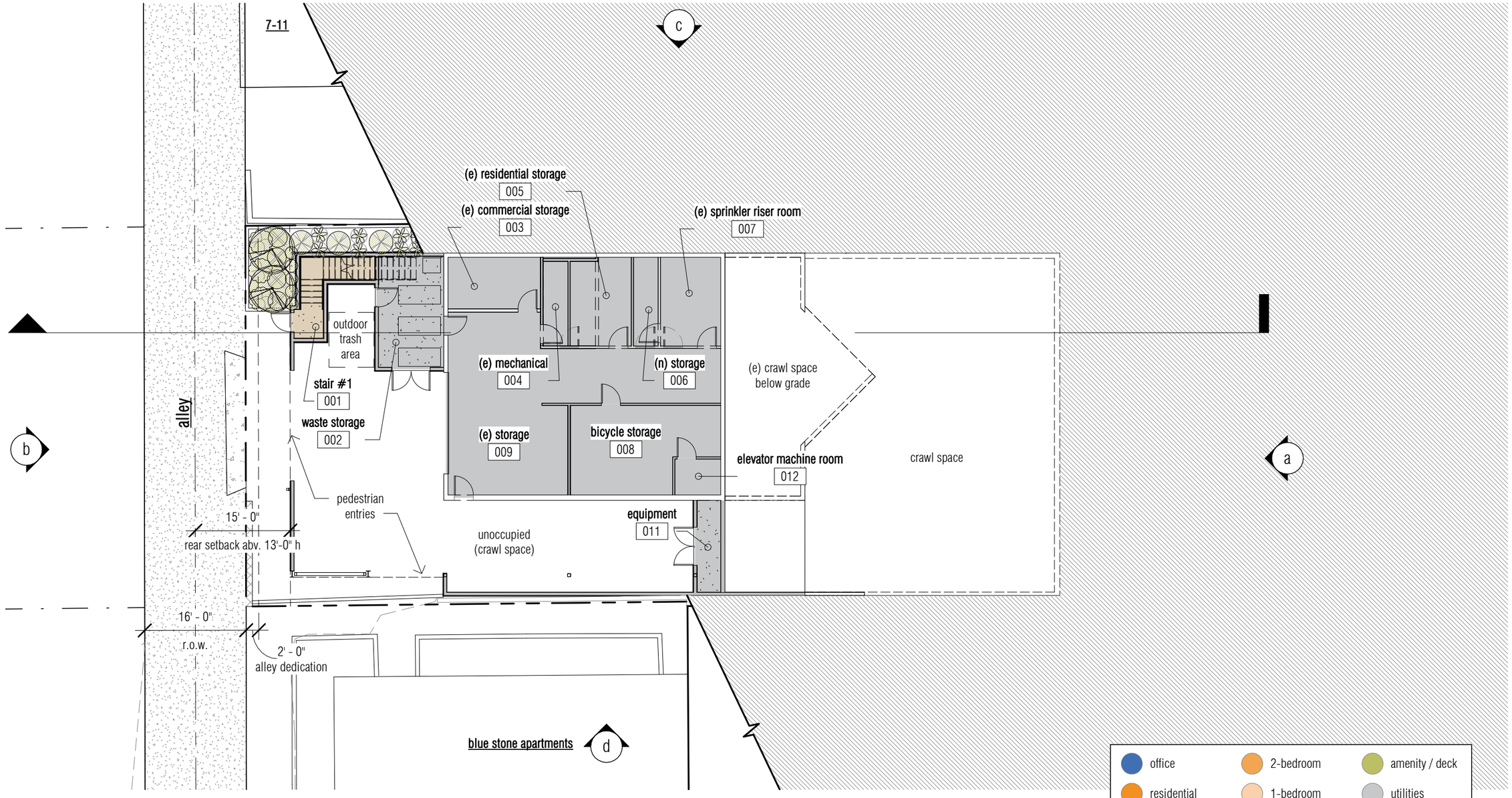
Several varieties of landscaping line the façade at 20th Avenue SW, with concrete entry paths distinguishing the lobby entries. To complement this, an 8 foot planting area with new street trees and an assortment of planting is proposed in front of the sidewalk. In addition to this, the rooftop amenity space is designed to be welcoming communal space for the residents.

The ground level storage area screened partially by full-height walls that are part of the structure of the building. In addition to this, greenscreens with vines are provided for further screening, while landscaping wraps the northwest corner at ground level (DC1.C.4). See the landscape concept on pages 24-27 for additional detail.





9.0 architectural concept | basement plan



basement plan
1/16" = 1'-0"

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7-11
C
7' - 10 1/2"
4' - 1 1/4"
stair #1
101
bioretention planter
bioretention planter
(e) office
123
(e) office
122
(e) office
121
(e) office
120
office
119
office
118
office
117
waste chutes
102
(e) kitchen
124
office
103
hall
129
(e) toilet
125
office lobby
116
office lobby entry
alley
b
toilet
126
toilet
127
(e) conference room
108
office
109
office
112
printing room
113
office
104
storage
128
a
20th avenue sw
office
105
office
106
conference room
107
office
110
office
111
residential lobby
115
residential lobby entry
15' - 0"
rear setback
16' - 0"
r.o.w.
2' - 0"
alley dedication
stair #2
114
blue stone apartments
30' - 0"
r.o.w.
d
north
level 1 plan
1/16" = 1'-0"
office
residential
2-bedroom
1-bedroom
open 1-bedroom
sedu
amenity / deck
utilities
circulation

9.0 architectural concept | level 2 floor plan

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level 3 plan
1/16" = 1'-0"

9.0 architectural concept | level 4 floor plan

level 4 plan
1/16" = 1'-0"

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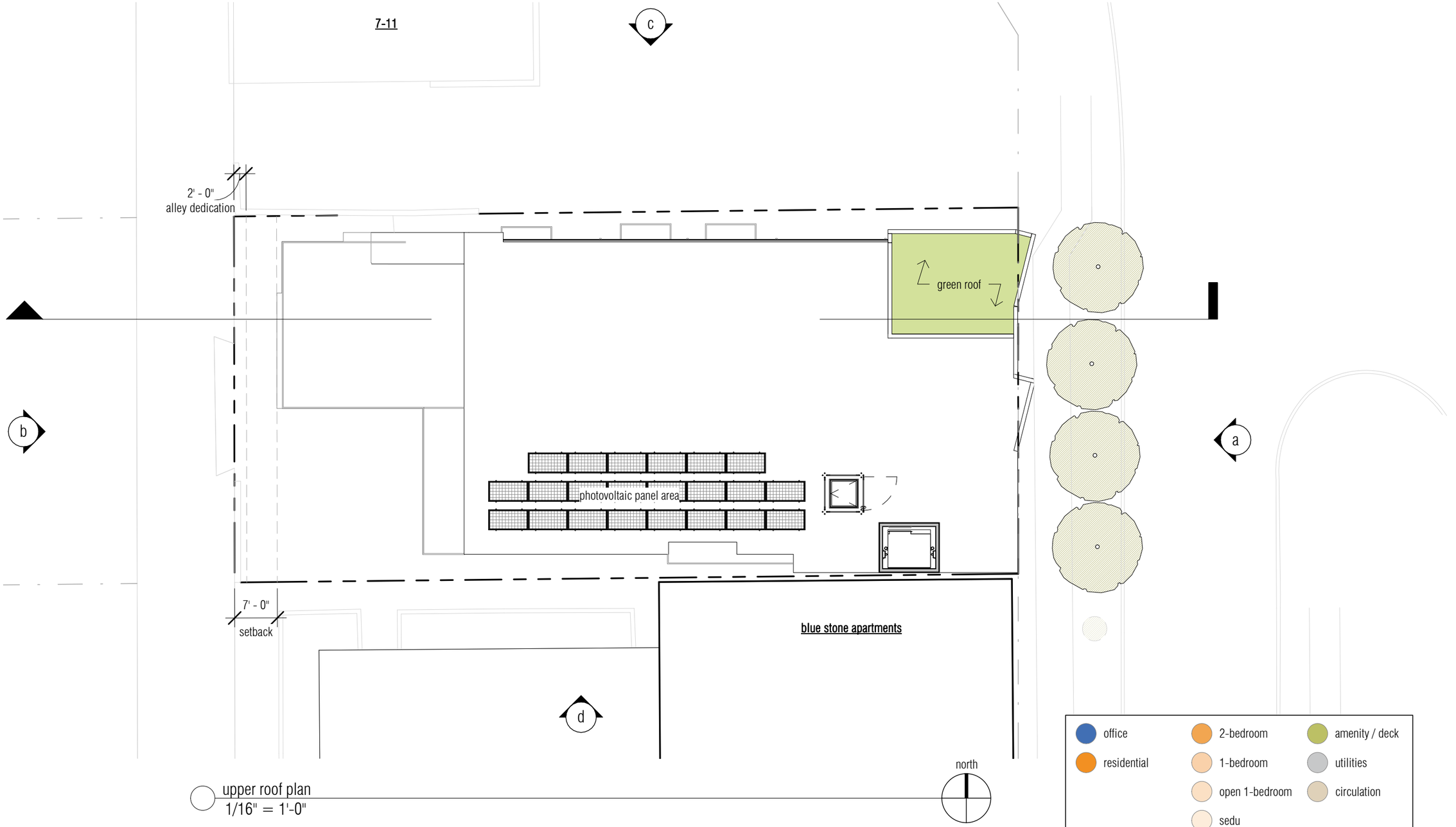
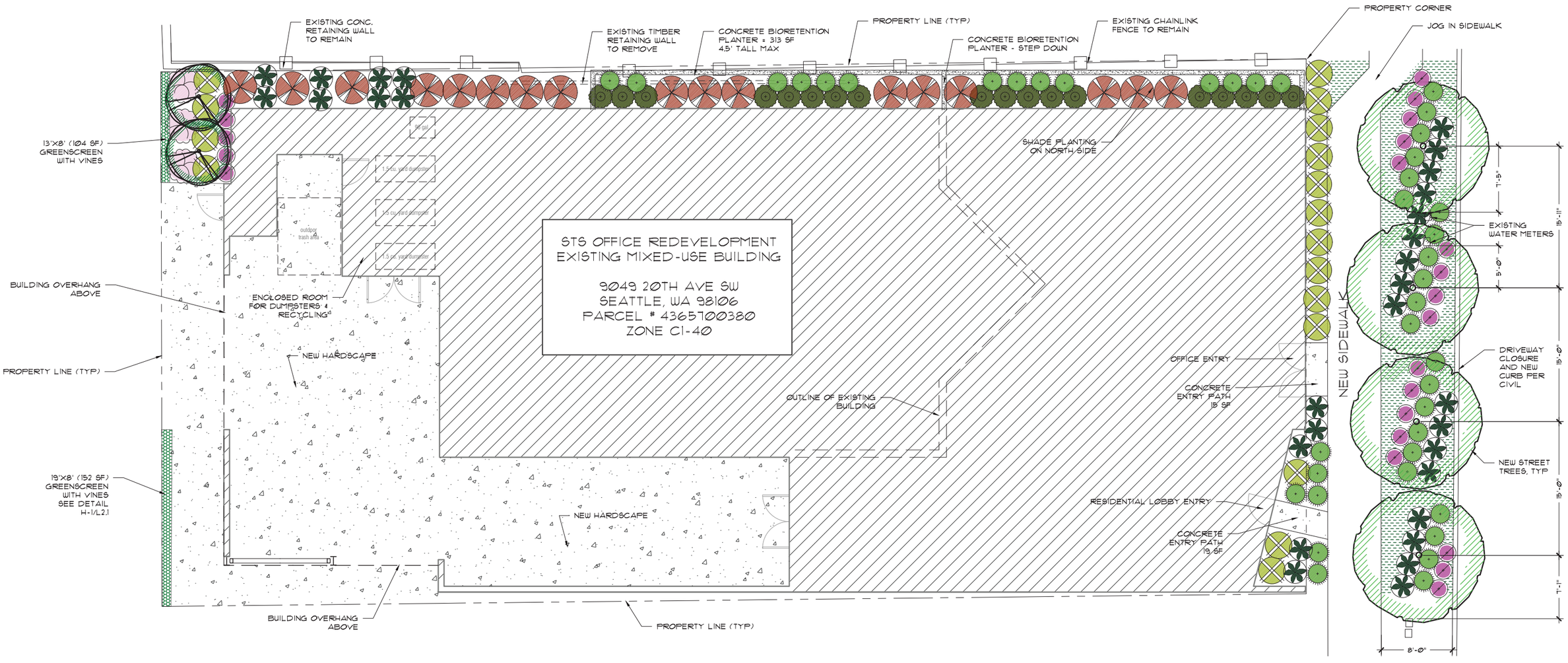


upper roof plan
1/16" = 1'-0"

9.0 architectural concept | ground level planting plan



GROUND LEVEL & RIGHT OF WAY PLANTS


COLUMNAR CHERRY


LITTLE GEM MAGNOLIA


FLOWERING CURRANT


REDTWIG DOGWOOD


SNOWBERRY


EVERGOLD SEDGE


CANDYTUFT


MEXICAN ORANGE


SWORD FERN


IRISH HEATH


EVERGREEN CLEMATIS

GREEN ROOF & ROOF AMENITY PLANTS


SEDUM MIX


BOXLEAF AZARA

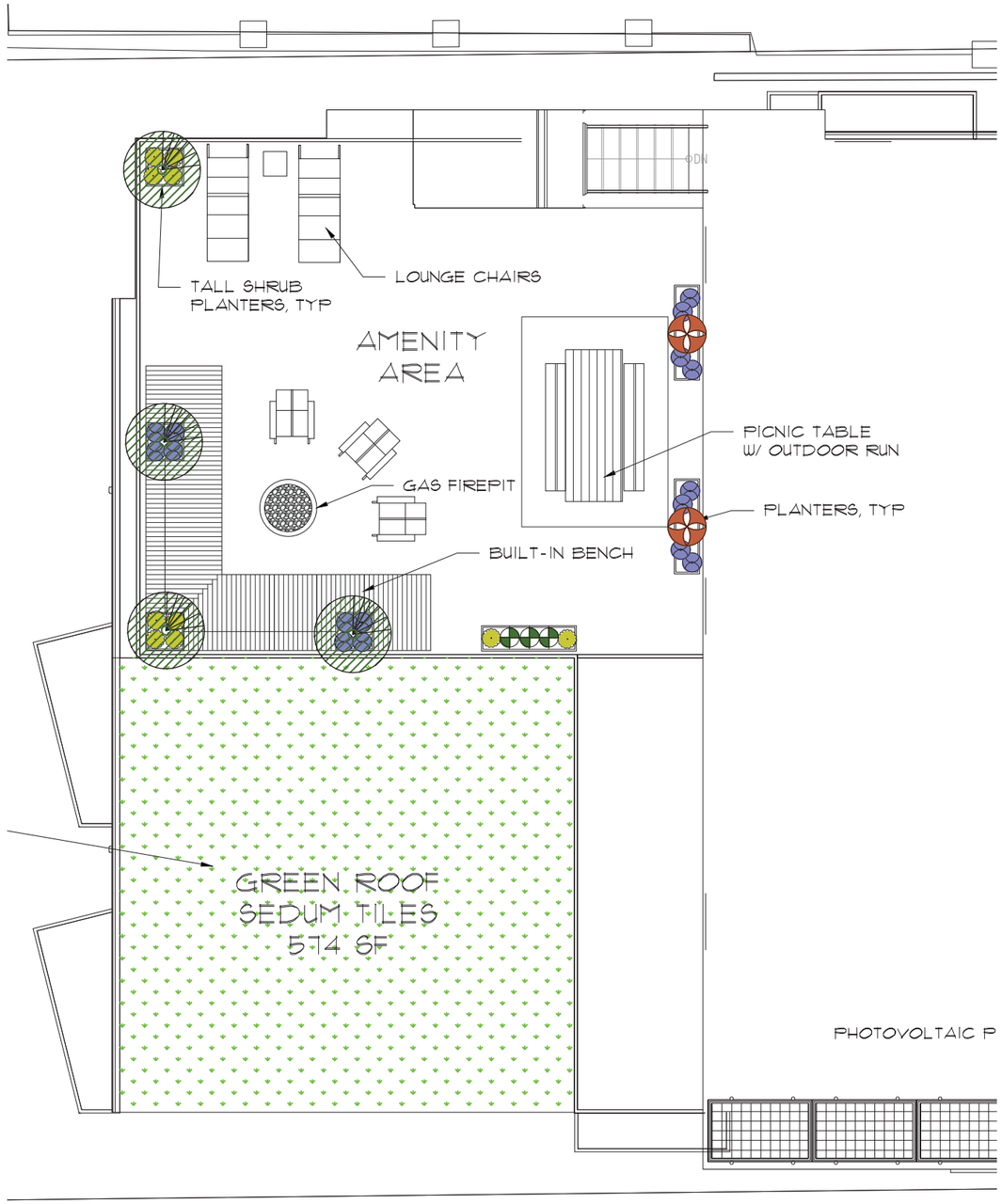

LAVENDER

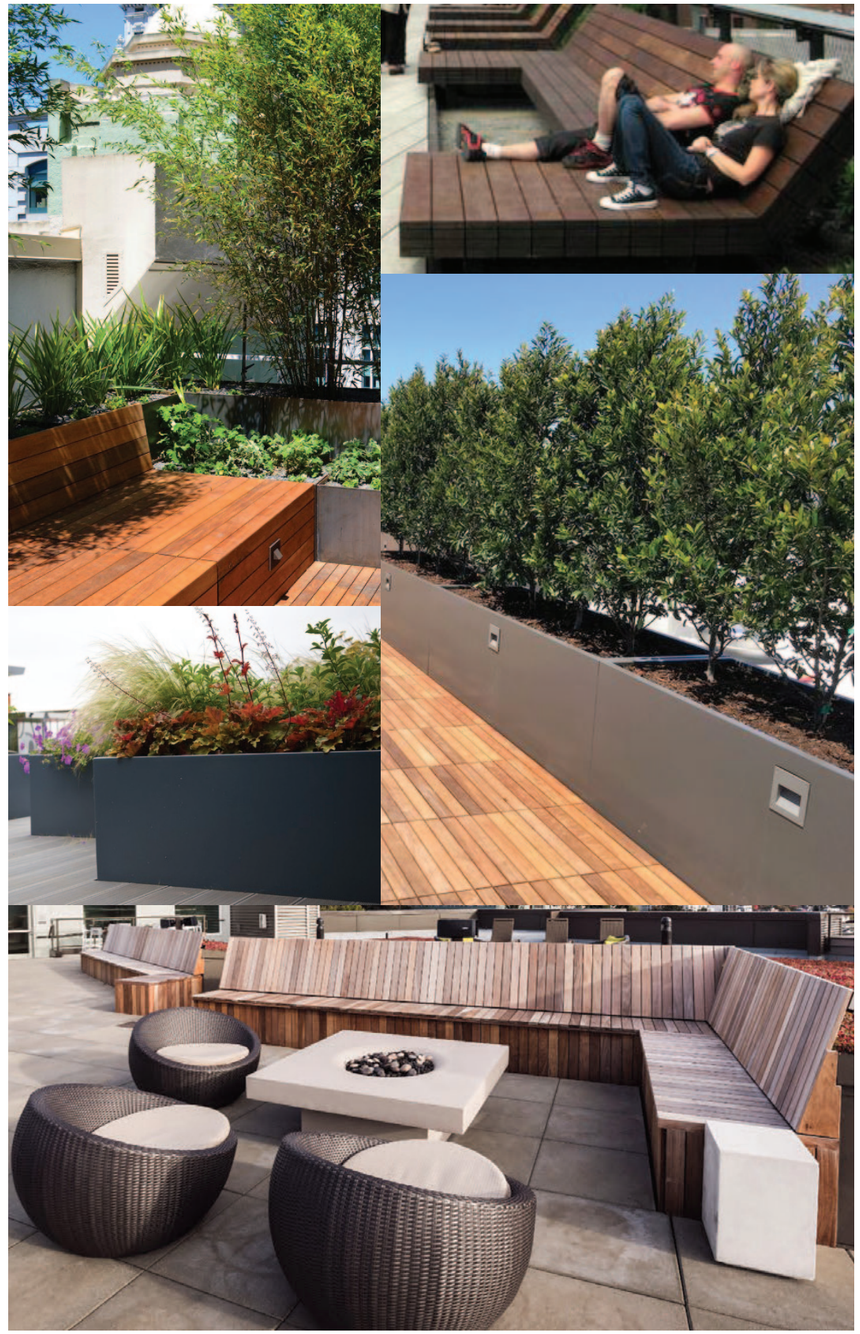

SWITCH GRASS


VARIEGATED SPURGE

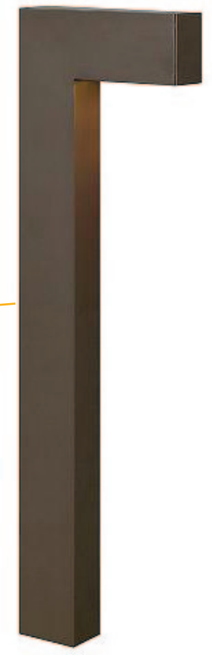

NEW ZEALAND FLAX

9.0 architectural concept | roof amenity plan



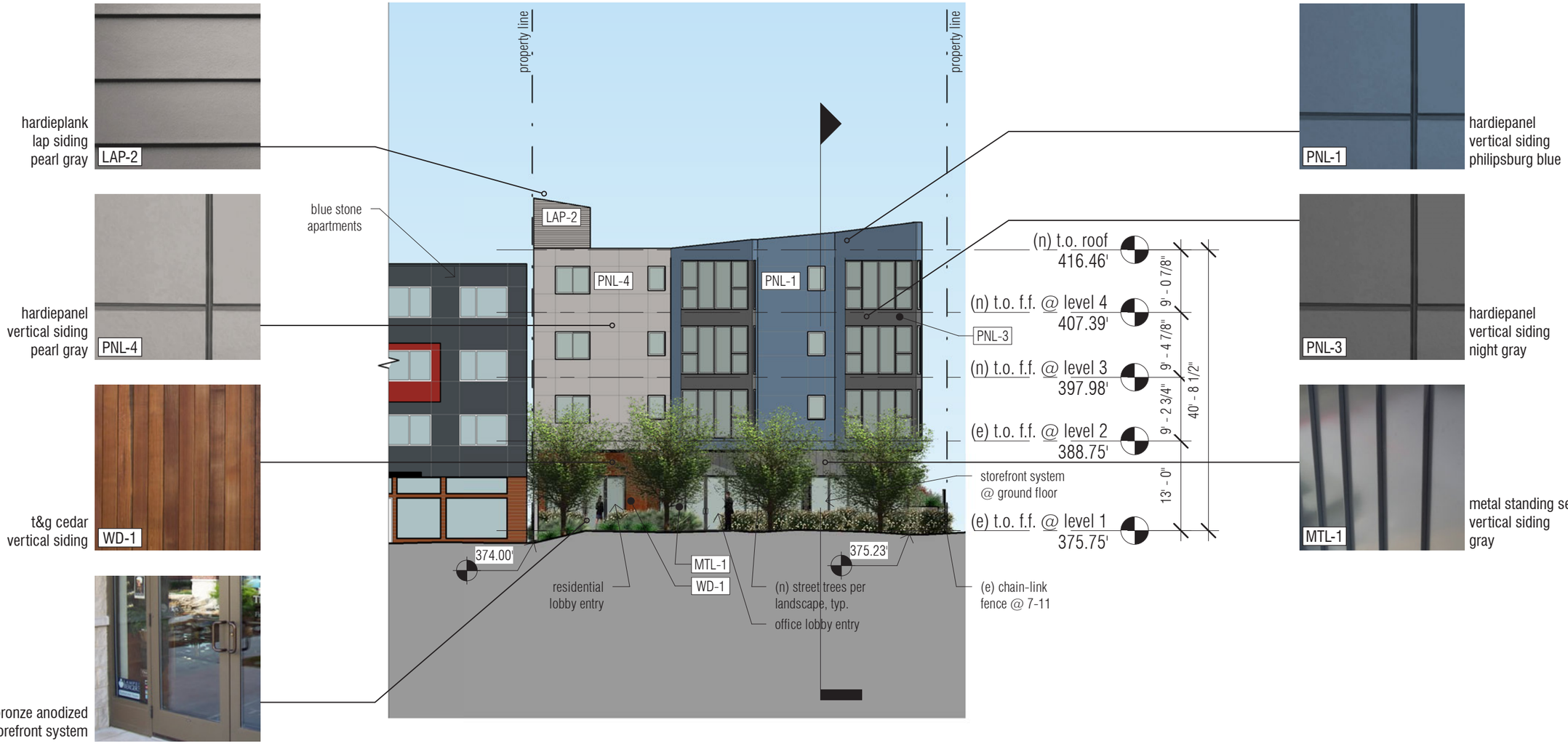


TWO-WAY WALL SCONCE



PATH LIGHT

9.0 architectural concept | building elevations & materials



a elevation - east (20th avenue sw)
1/16" = 1'-0"

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C elevation - north
1/16" = 1'-0"

b elevation - west (alley)
1/16" = 1'-0"

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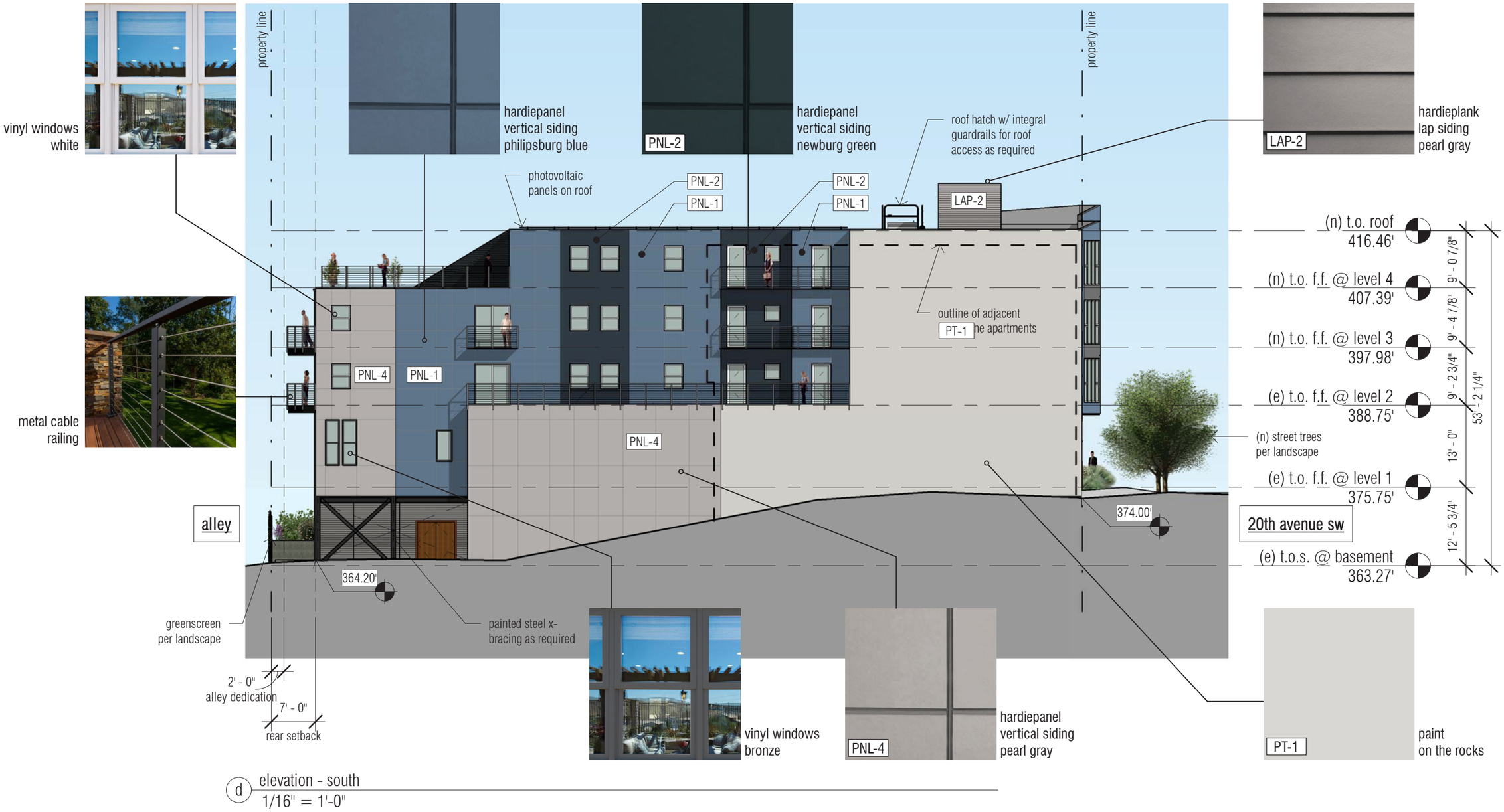
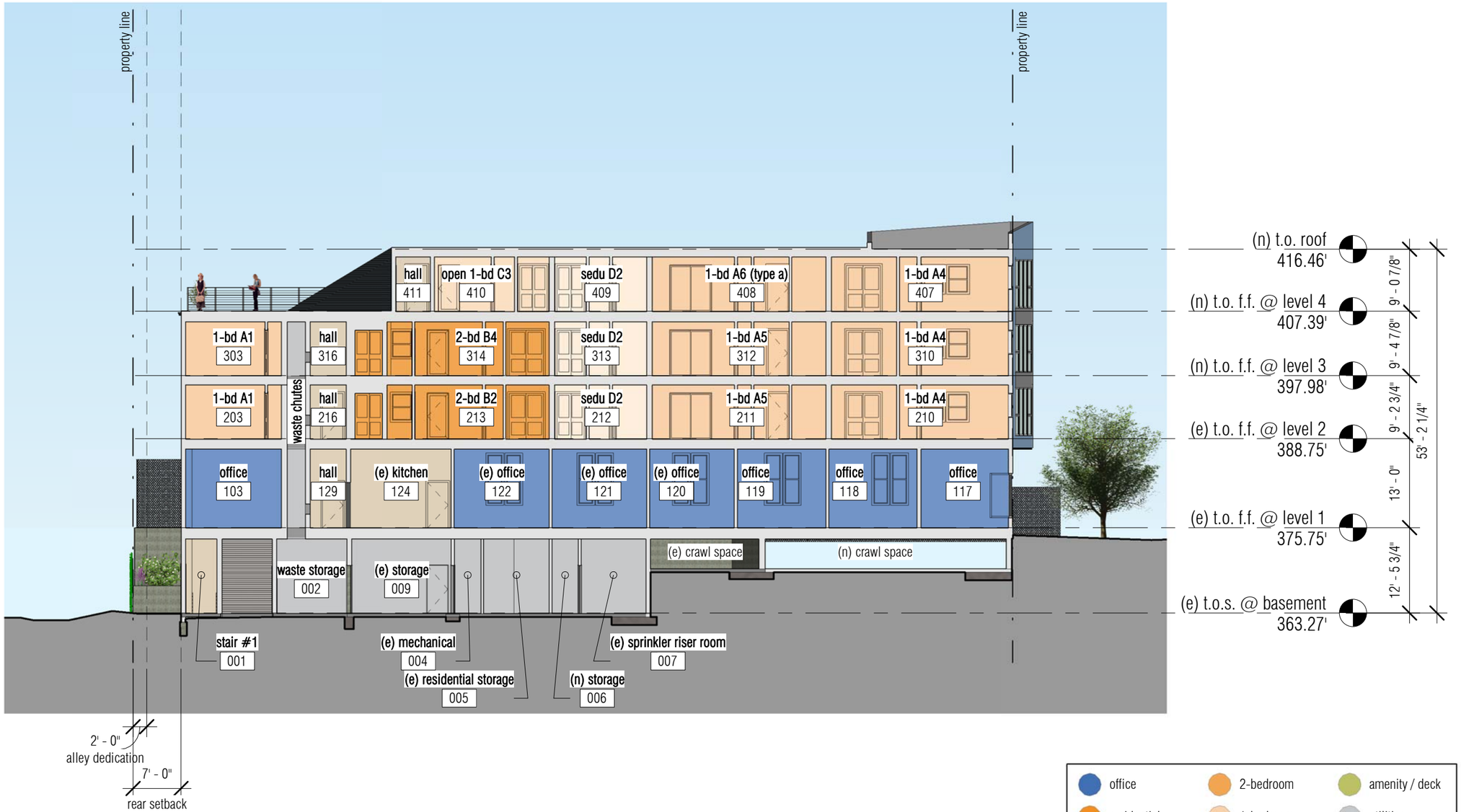


d elevation - south
1/16" = 1'-0"

9.0 architectural concept | building section



building section
1/16" = 1'-0"

office
residential
2-bedroom
1-bedroom
open 1-bedroom
sedu
amenity / deck
utilities
circulation

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metal plate with cut-out letters & illumination behind

reverse channel letters

pin-mounted metal letters

SIGNAGE SIGNAGE

view from intersection of 20th avenue sw & delridge way sw

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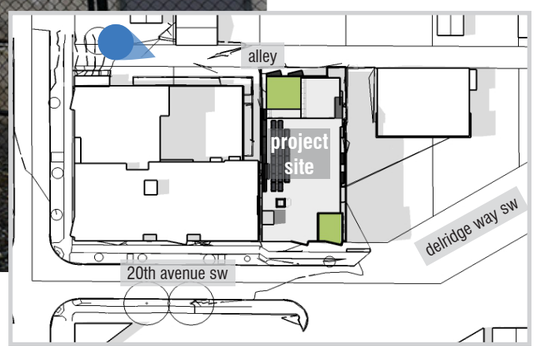
frontal view from 20th avenue sw

north

southwest corner view from alley (near sw barton street)



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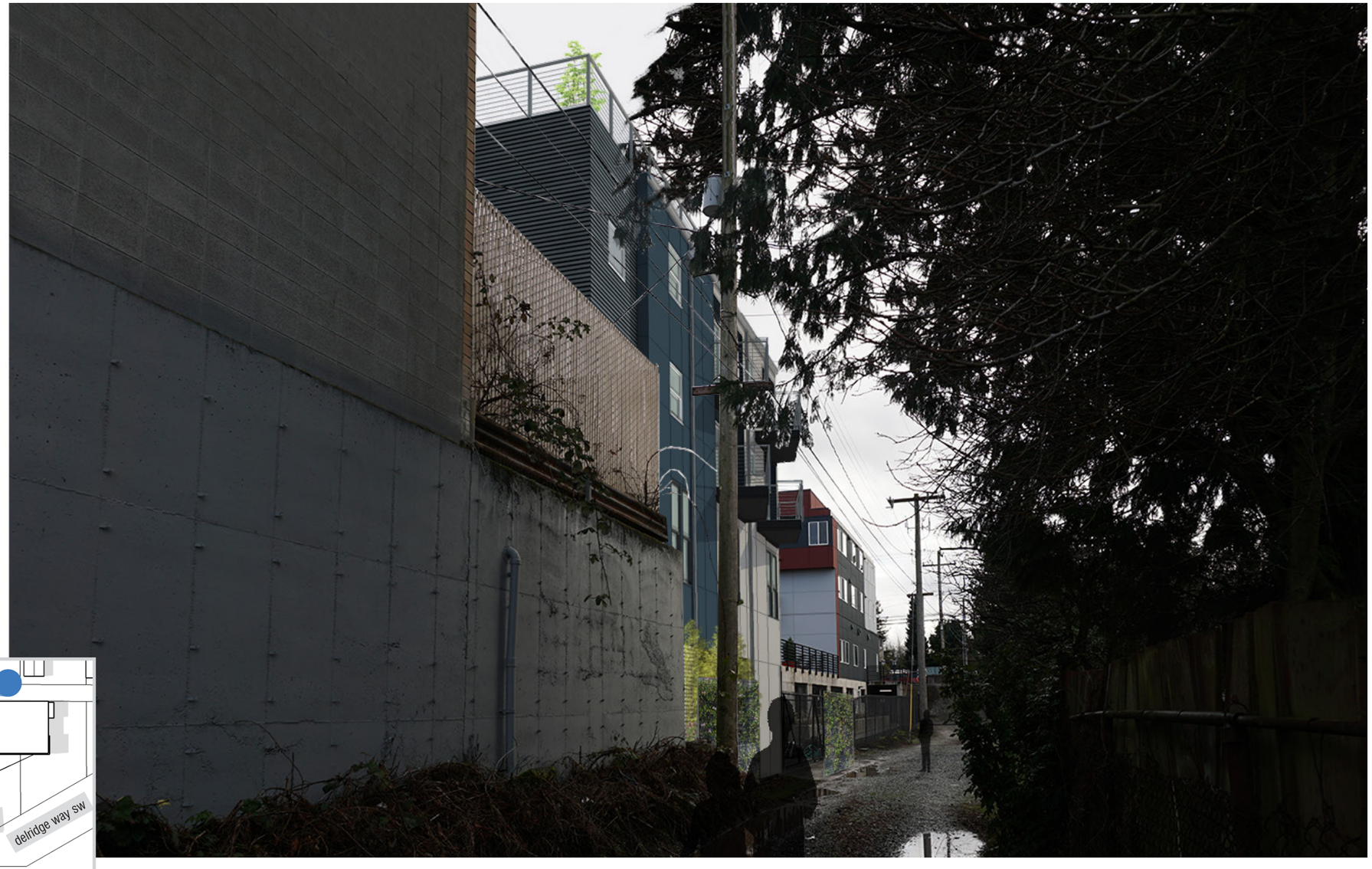
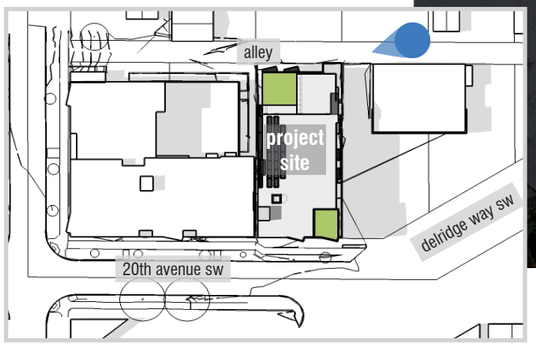


northwest corner from alley



north

9.0 architectural concept | sun study

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request, solid waste and recyclable storage:

We request a departure from the requirements of SMC 23.54.040 - solid waste and recyclable storage and access.

requirement:

Mixed use development containing 26-50 residential dwelling units and 5,001-15,000 sf of non-residential development is required to have a waste storage space of 437.5 sf.

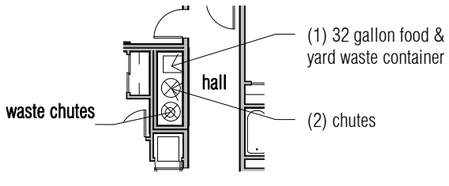
proposal & rationale:

We propose the use of trash chutes and 32 gal. food & yard waste in the residential levels that connect to a small main waste storage room of 180 sf on the basement level in the northwest corner of the building. For direct access from the alley, an outdoor trash area will be provided. This trash area is screened by a full-height wall facing the alley that is part of the structure of the building.

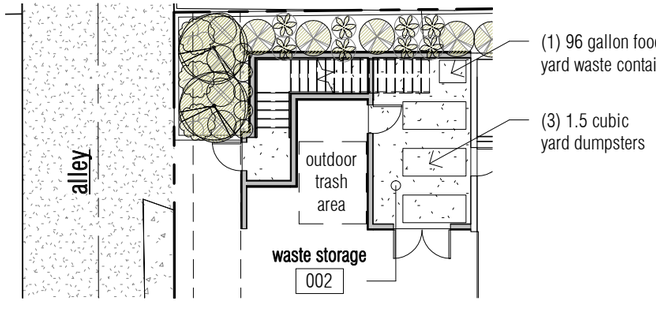
Per SMC 23.54.040.I, a departure may be granted if either:

1. The applicant can demonstrate difficulty in meeting any of the requirements of this section; or
2. The applicant proposes to construct or expand a structure, and the requirements of this section 23.54.040 conflict with opportunities to increase residential densities and/or retain ground-level retail uses.

The project is an expansion of an existing structure. The waste storage will only be serving 2.5 levels of residential and 1 level of office, so the use of trash chutes will be more efficient and allows the maximization of unit size and density. The tenant/owner occupying the office level is STS Construction, a construction company, so they have the means to dispose of trash more regularly if required.



chutes @ upper levels, typ.
1/16" = 1'-0"



main storage room @ basement
1/16" = 1'-0"

The departure has been approved by Seattle Public Utilities (SPU); approval letter is below:

City of Seattle
Seattle Public Utilities

September 6, 2017

Dear Amber,

Project **#3026801** at 9049 20th Avenue SW has been reviewed, and an exemption is approved by Seattle Public Utilities for a smaller-than-code trash room of 180 ft^2. Service will be from the alley, with a paved pad provided for staging dumpsters on collection days.

Sincerely,

A. Wallis

Angela Wallis
Solid Waste Contracts Service Coordinator
Seattle Public Utilities
(206) 684-4166
angela.wallis@seattle.gov

Mami Hara, General Manager/CEO
Seattle Public Utilities
PO Box 34018
Seattle, WA 98124-4018

Tel (206) 684-5851
Fax (206) 684-4631
TDD (206) 233-7241
http://www.seattle.gov/util


pop out angle bay
corner element
angle at ground floor corner


pitched corner bay


recessed residential entry w/ building as overhang above


pitched corner

kenmore mixed-use:
architect: atelier drome
developer & builder: sts construction
description: mixed-use building with (8) apartments above an open commercial ground-level floor that is recessed from the building face

smartworks:
architect: atelier drome
builder: sts construction
description: maximized density by providing (4) student apartments on a small site

rainier development:
architect: atelier drome
description: development of an existing vacant lot into a proposed 3-story mixed-use multi-family building with ground floor retail.

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