



1778-1780 ALKI AVE SW

Streamlined Design Review - SDR Packet | Project #3031270 | May 25, 2018

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OBJECTIVES

Preserve existing, street-facing Single Family Structure and design and construct a new 3-Unit, 3-Story Townhouse structure.

Number of Units	6
Number of Parking Spaces	9
Number of Bike Parking Spaces	2
Structure Height	30'

TEAM

ARCHITECTS	b9 architects
DEVELOPER	WeatherTop LLC
STRUCTURAL	TBD
GEOTECHNICAL	PanGeo
LANDSCAPE	Root of Design

SDR APPLICATION

PART I: Contact Information

1.	Property address	1778/1780 Alki Ave SW
2.	Project number	#3031270
3.	Additional related project number(s)	#TBD
4.	Owner Name	WeatherTop 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
	Email Address	b9k@b9architects.com
	Address	610 2nd Avenue
	Phone	206.297.1284

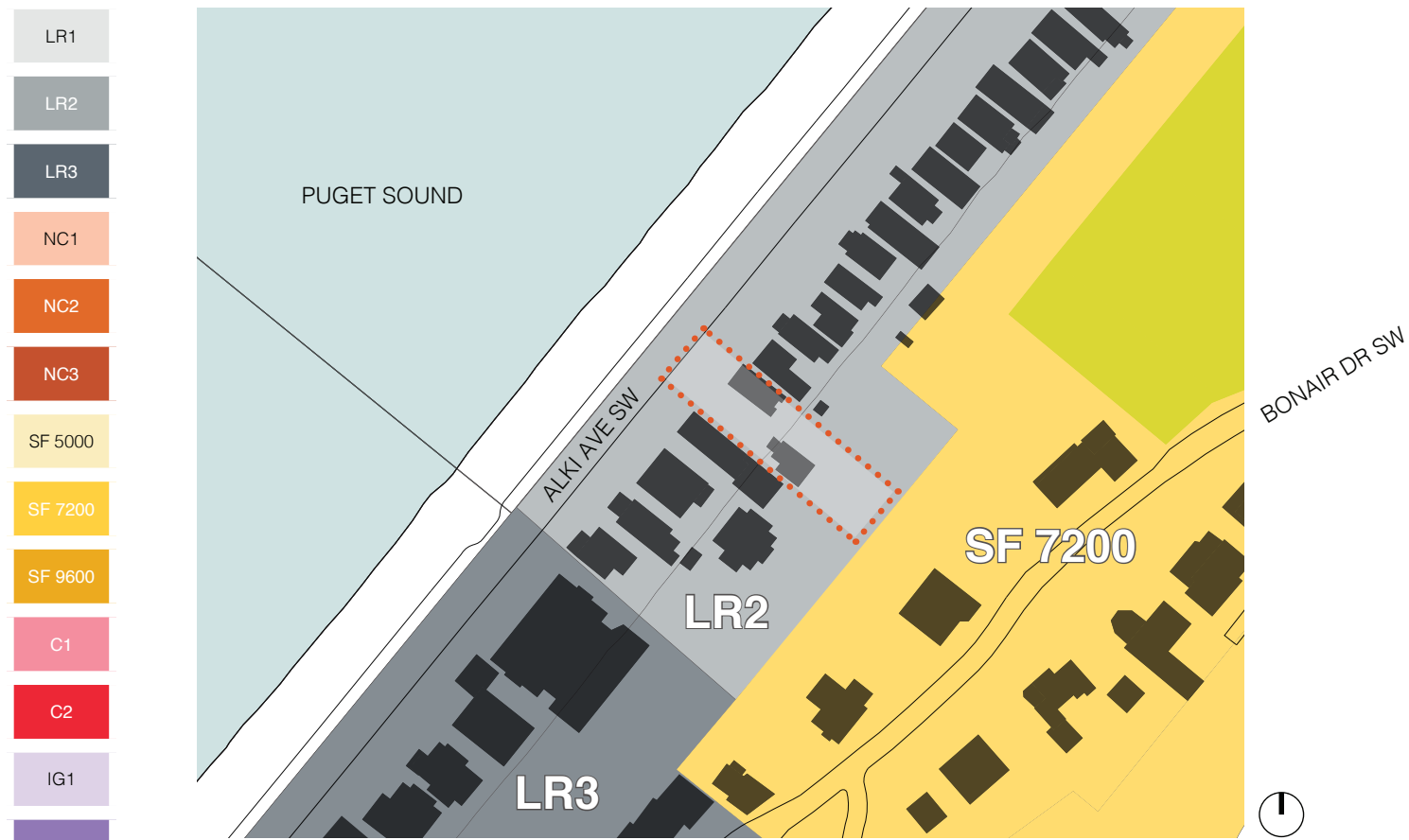


PROJECT SITE

View of project site from Alki Ave SW looking southeast, existing single family structures to be removed.

ZONING ANALYSIS

This site is located in an LR2 and does not directly abut any other zones.



ADDRESS

1778/1780 Alki Ave SW

LOT SIZE

12,000 SF

ZONE

LR2

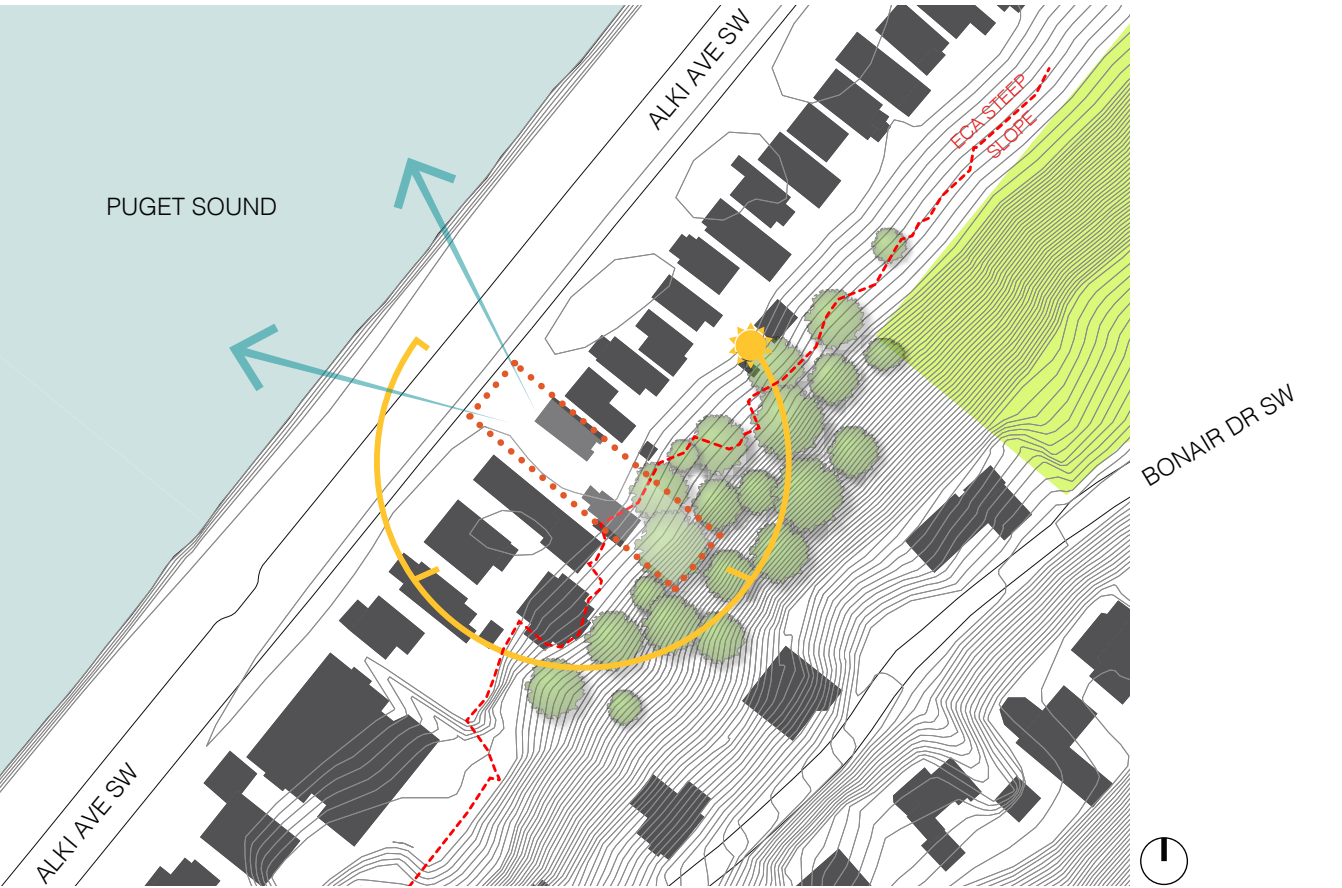
URBAN VILLAGE OVERLAY

None

LEGAL DESCRIPTION

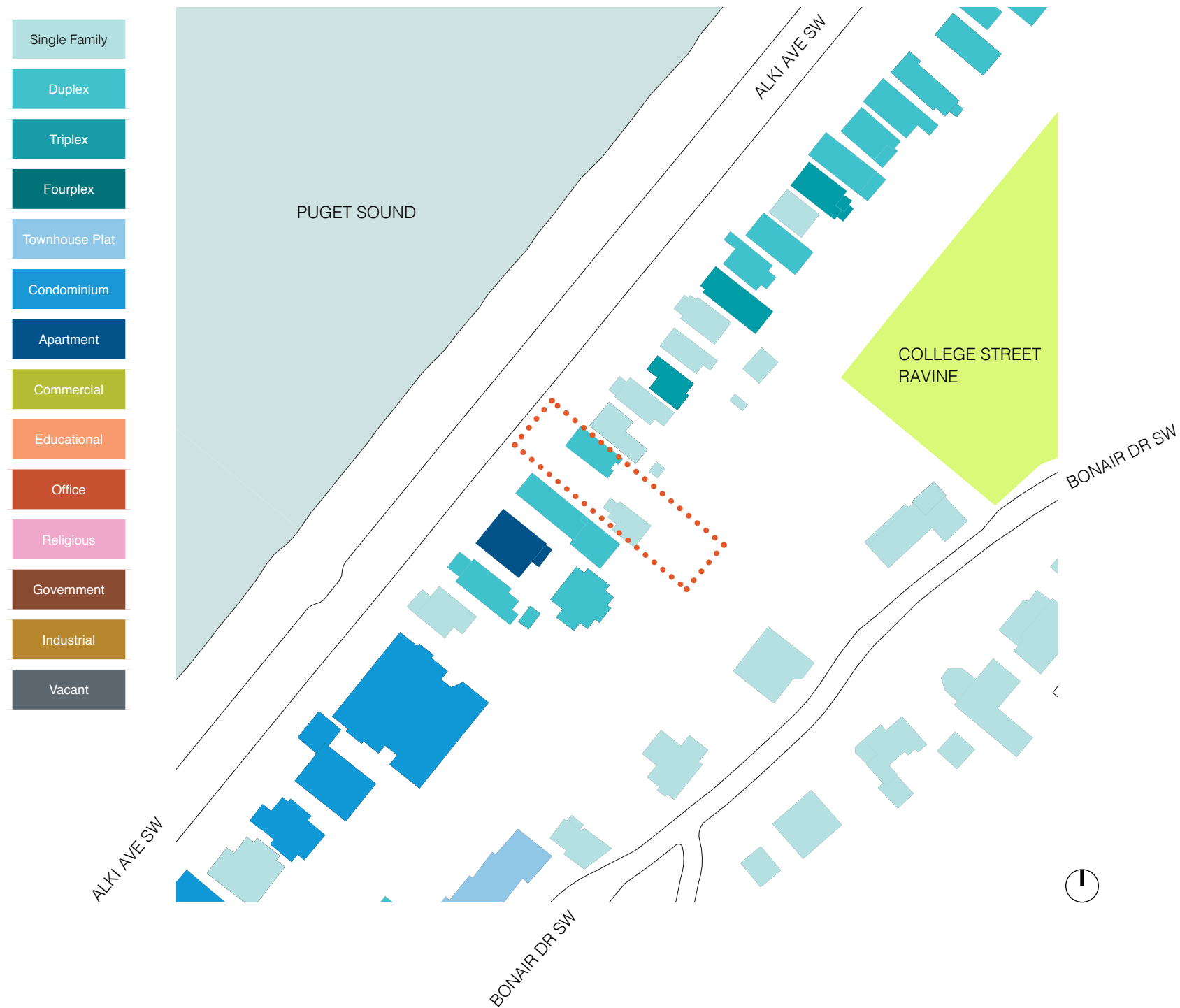
1778 ALKI AVE SW: (Per quit claim deed recorded #20150324000757) that portion of lots 8 and 9 in block 463 of Seattle tide land of the unnumbered tract in the plat of west Seattle park, as per plat recorded in volume 3, page 177, records of king county auditor, described as follows; beginning at the point of intersection of the southeasterly line of Alki avenue with the northeasterly line of Illinois street, said point being the most westerly corner of said block 463. Thence north 38°05'00" east along the said southeasterly line of Alki avenue, 197 feet to the true point of beginning; thence continuing north 38°05'00" east along said Alki avenue, 30 feet; thence at right angles south 51°55'00" east 200 feet; thence at right angles south 38°05'00" west 30 feet; thence at right angles north 51°55'00" west 200 feet to the true point of beginning; (being known as lot 39, Alki beach addition, according to the unrecorded plat thereof); situate in the city of Seattle, county of king, state of Washington.

SITE OPPORTUNITIES & CONSTRAINTS



1780 Alki Ave SW: (per quit claim deed recorded #20150324000757) that portion of lots 9 n block 463 of Seattle tide land of the unnumbered tract in the plat of west Seattle park, as per plat recorded in volume 3, page 177, records of king county auditor, described as follows; beginning at the point of intersection of the southeasterly line of Alki avenue with the northeasterly line of Illinois street, said point being the most westerly corner of said block 463. Thence north 38°05'00" east along the said southeasterly line of Alki avenue, 167 feet to the true point of beginning; thence north 38°05'00" east along the said southeasterly line of Alki avenue, 197 feet to the true point of beginning; thence continuing north 38°05'00" east along said Alki avenue, 30 feet; thence at right angles south 51°55'00" east 200 feet; thence at right angles south 38°05'00" west 30 feet; thence at right angles north 51°55'00" west 200 feet to the true point of beginning; (being known as lot 40, Alki beach addition, according to the unrecorded plat thereof).

ADJACENT USES



CONTEXT ANALYSIS

- Site topography is predominantly flat with a slight slope to the southwest for the first 100' of the site starting from the frontage along Alki Avenue SW, then rises steeply to the back of the site where no development is proposed. There is a total of 54 feet of elevation gain from one end of the site to the other.
- The surrounding zoning includes SF 7200, LR2, and LR3 and contains a balance of small and medium residential buildings ranging from single-family dwellings to multi-unit apartment buildings.
- All neighboring structures along Alki Avenue SW are directed towards views of Puget Sound and the Olympic Mountains to the northwest.
- The property is located across the street from the heavily used Alki Trail and Alki Beach beyond.



NEIGHBORHOOD ANALYSIS

The neighborhood is predominantly residential, with a mix of multifamily and single-family structures. The topography remains flat for about 200' from the beach but then slopes steeply up to approximately 70' above sea level. The site has nearby access to Alki Beach Park, walking trails in Schmitz Preserve Park, and play fields at the Bar-S Playground. A commercial area to the southwest along Alki Avenue SW supports local businesses including restaurants, pubs, and beach-related retail.

While the area is seeing an increase in development, much of the LR2 zoning remains single-family dwellings from the middle of the last century. Larger apartment complexes built more recently occupy areas of denser zoning to the northeast along Alki Avenue SW. Some townhouse and rowhouse developments have been completed more recently. Increased development in the commercial zoning near Alki Point has also been proposed and a few projects are currently under construction.



SITE ANALYSIS

The site dimensions are approximately 60 feet northeast-southwest and 200 feet northwest-southeast. The parcel fronts Alki Avenue SW with unobstructed views out to Puget Sound, Olympic Mountains, and North Cascades. The lot contains one existing single-family house and one existing duplex. The immediate surroundings are predominantly single-family homes and multifamily structures.

The parcel is roughly flat for approximately 100' extending southeast from Alki Avenue SW, but then slopes steeply up to the southeast roughly 50' creating a critical slope area. The critical slope area is occupied by dense trees and undergrowth. Existing retaining walls on the site have been built

into the slope to create a backyard area for the existing structures.

The site is served by the 37 and 775 bus lines that provide service to downtown and the water taxi terminal at Seacrest Park. The Alki Trail is on the opposite side of Alki Avenue SW and abuts Alki Beach, providing bike and pedestrian access to Alki Beach Park, neighborhood restaurants and businesses, Schmitz Preserve Park and downtown Seattle beyond. The neighboring structures to the northeast and southwest are both single-family structures. Two single-family houses occupy the hilltop behind the site to the southeast. The West Seattle commercial district is located to the southeast of the site.



EXISTING CONDITIONS

The site, consisting of two 30' wide parcels, fronts Alki Avenue SW and extends 200' southeast from the street frontage. The lot contains an existing single-family house built in 1910 and a duplex built in 1938. Parking for four vehicles is currently provided on site and in the parking strip. The immediate surroundings are predominantly single-family homes and a large multifamily structure to the southwest.

Several retaining walls, constructed both of concrete and timber, have been built at the center of the site to create usable space along the border of the critical slope area. Fencing currently borders the site, creating a visual barrier from neighbors to the northeast and southwest. The critical slope area is heavily forested. One tree exists in the flat slope of the northeast parcel.



① View facing Southeast looking into site.



② View to South of building at 1780 Alki Ave SW.

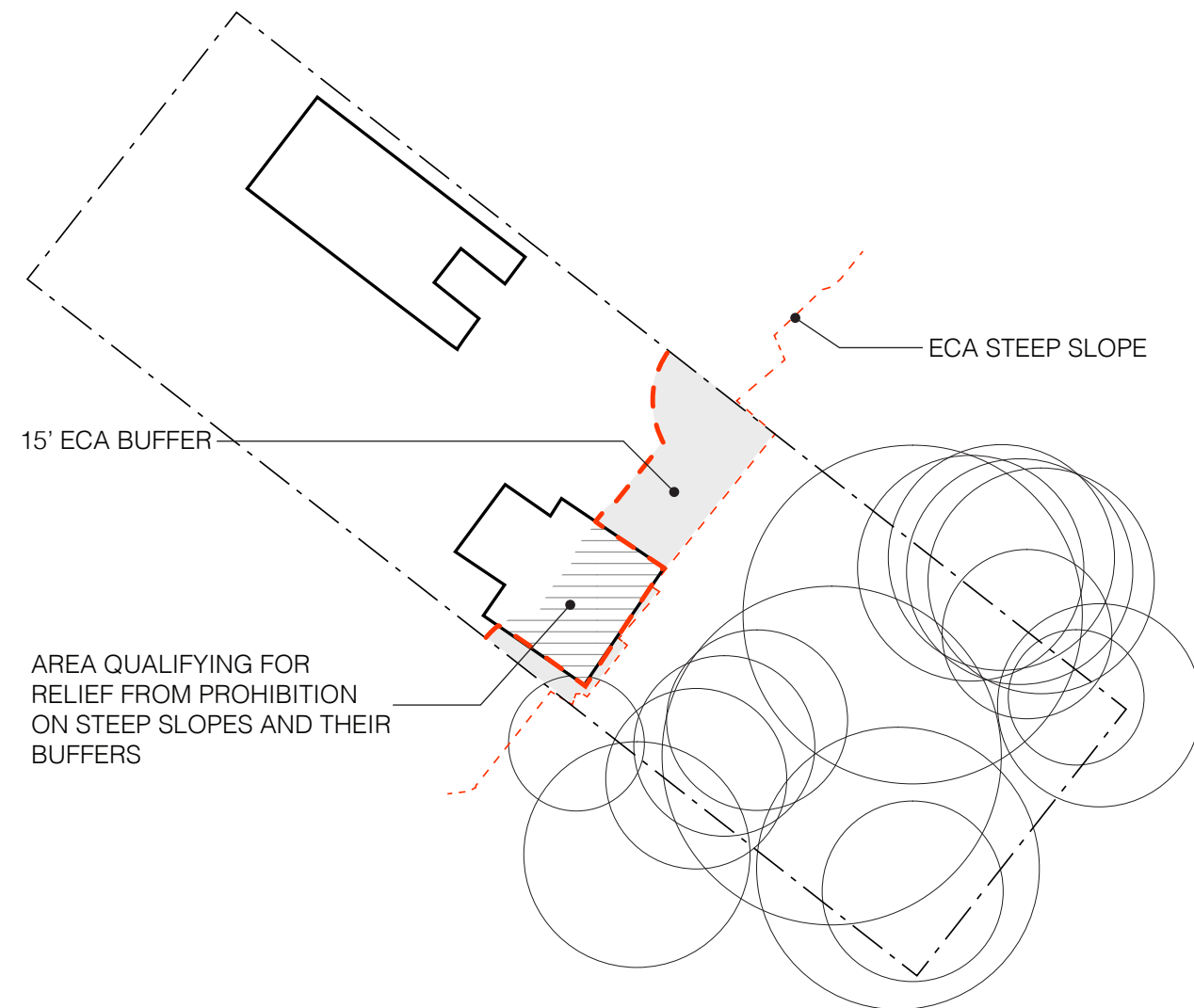


③ View to backyard of existing single family house at 1778 Alki Ave SW.



④ View to sideyard of existing single family house at 1780 Alki Ave SW

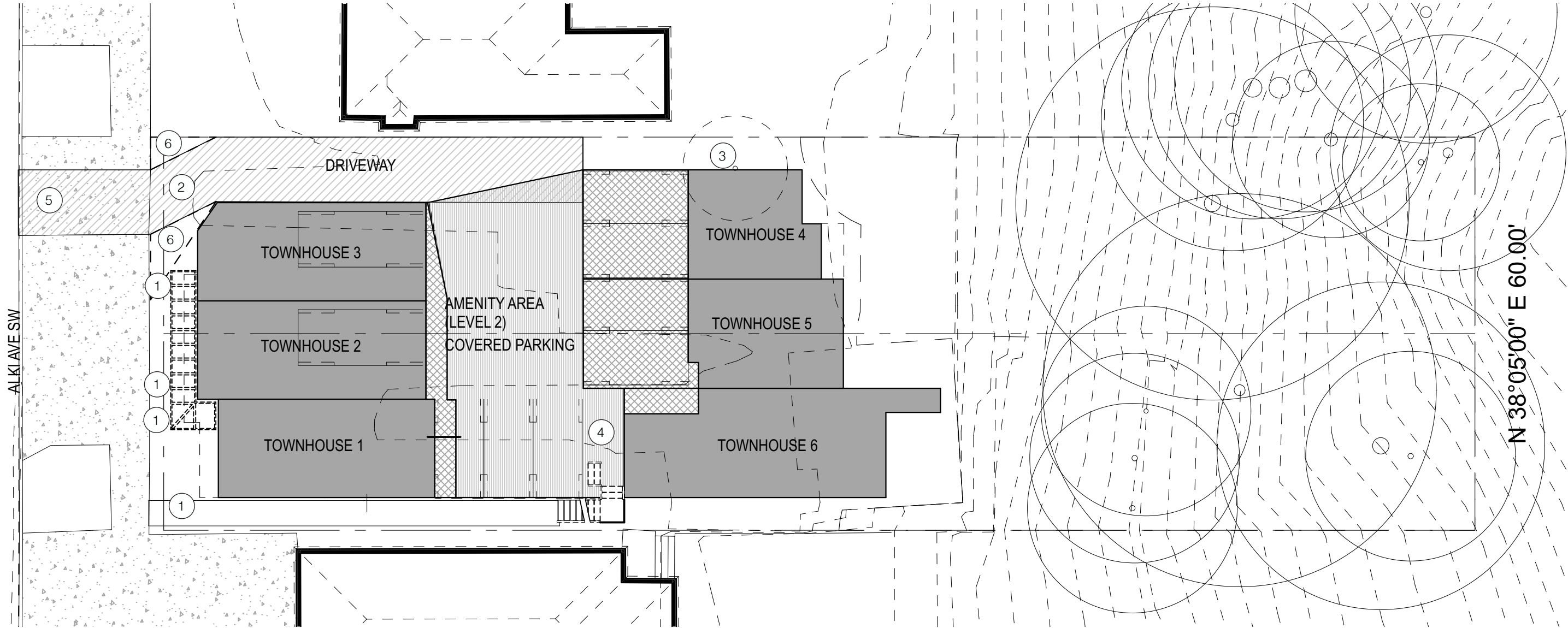
ECA DIAGRAM / SURVEY



SITE PLAN

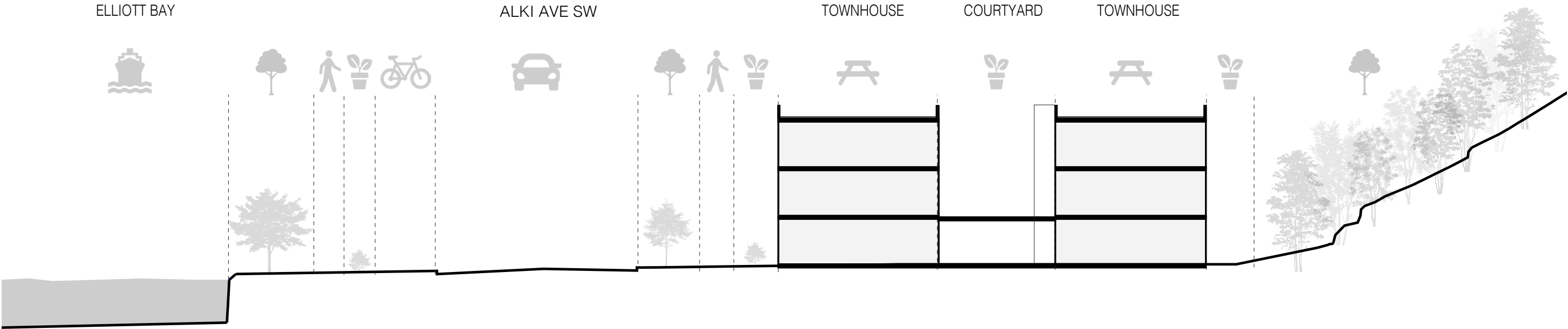
- PLOT PLAN NOTES
- 1. PEDESTRIAN ACCESS
 - 2. VEHICULAR ENTRY
 - 3. TREES TO BE REMOVED
 - 4. PROVIDE TRASH ENCLOSURE FOR EACH DWELLING PER SMC 23.54.040.A.1, TYP.
 - 5. PROVIDE NEW 10-FOOT CURB CUT PER SDOT STANDARDS, RESTORE EXISTING CURB CUT PER SDOT STANDARDS
 - 6. PROVIDE SIGHT TRIANGLE PER EXHIBIT F FOR SMC 23.54.030 SIGHT TRIANGLE EXCEPTION

- LEGEND
- NEW STRUCTURE FOOTPRINT AT GRADE
 - FLOOR SPACE ABOVE SHARED PARKING
 - AMENITY SPACE ABOVE SHARED PARKING
 - PERMEABLE DRIVEWAY SURFACE



SITE SECTION

The layering of uses is a typical organization of space along Alki Avenue SW. The proposed project continues this layering of uses perpendicular to the street with a central courtyard, as well as spaces for occupation at the front and rear of the building.



DESIGN GUIDELINES



Existing Multifamily Housing Along Alki Ave SW



Apartment Building on Alki Ave SW

CONTEXT & SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

- B. SUNLIGHT AND NATURAL VENTILATION
- C. TOPOGRAPHY

CS2 ARCHITECTURAL CONTEXT AND CHARACTER

- A. LOCATION IN THE CITY AND NEIGHBORHOOD
- B. ADJACENT SITES, STREETS AND NEIGHBORHOOD

CS3 NEIGHBORHOOD CHARACTER

- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

Response to Design Guidelines

The proposed project responds to natural systems and site features by utilizing massing to maximize sunlight in the courtyard. Shifting Unit 6, the southeast unit in the proposal, to the southeast, allows natural light from the south into the proposed central courtyard located above the site’s proposed garage parking. Additionally, the roofscape has been carefully considered. The street-facing townhouses each provide access to the individual rooftop decks through an exterior stair in order to minimize the height closest to the street. Alternatively, the townhouses at the rear of the site incorporate private stair penthouses for access to the individual rooftop decks, responding to the natural topography of the site, which slopes up to the southeast at the back of the site. (CS1.B2, CS1.C1)

Located along Alki Avenue SW, the project responds to existing urban patterns and forms through design elements that reflect the scale of the adjacent single-family structures, as well as fenestration and outdoor areas that direct views toward Puget Sound and the Olympic Mountains to the northwest. The project responds to its location as a mid-block site by proposing a rhythm and texture that references existing structures along Alki Avenue SW. Additionally, units and fenestration respond to the privacy of neighbors located away from existing structures on adjacent sites. (CS2.A1, CS2.C2)

The proposed townhouses build upon existing patterns of new townhouse development along Alki Ave SW, incorporating a contemporary aesthetic into the mix of old and new structures ranging from single family homes to larger apartment buildings. Massing modulation and material variation along Alki Avenue SW identifies individual units while proposing a unified design solution. (CS3.A2, CS3.A4)

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY

- A. NETWORK OF OPEN SPACES

PL2 WALKABILITY

- B. SAFETY AND SECURITY

PL3 STREET LEVEL INTERACTION

- A. ENTRIES

PL4 ACTIVE TRANSPORTATION

- A. ENTRY LOCATIONS AND RELATIONSHIPS

Response to Design Guidelines

The proposed project includes a large, central common amenity space on top of the shared parking at the center of the site. This shared area is connected by a shared walkway to individual amenity spaces located along the street frontage of Alki Avenue SW. These, in turn, are supported by nearby public open spaces across the street along the Puget Sound. (PL1.A2)

Front yards for the street-facing units, unit entries and the shared access to the site are connected with active living spaces inside the units. These spaces improve walkability at the site, providing eyes on the street and a sense of security. (PL2.B1)

A combination of secondary architectural features highlight entrances to individual units along Alki Avenue SW and the shared access to the courtyard at the center of the site providing access to the remaining units. These elements include overhangs, canopies and transitional landscaping elements that define amenity areas while maintaining visual connections with the street. (PL3.A2)

Entrances to the site allow for various modes of transportation, including pedestrian, bicycle and automobile. Some bicycle parking is provided for residents in the garage space below the common amenity area. (PL4.A1)

DESIGN CONCEPT

- DC1

PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

B. VEHICULAR ACCESS AND CIRCULATION

- DC2

ARCHITECTURAL CONCEPT

A. MASSING

B. ARCHITECTURAL AND FACADE COMPOSITION

C. SECONDARY ARCHITECTURAL FEATURES

D. SCALE AND TEXTURE

Response to Design Guidelines

The proposed project provides secure parking for all units with access to the garage away from the street frontage. In addition, the garage entry allows for easy storage and transportation of trash and recycling from the covered parking area and side setbacks to the street while screening it from pedestrian areas and the Alki Avenue SW.
(DC1.C4)

In response to existing context along Alki Avenue SW, the building massing consists primarily of one and two-story volumes. This reduces the overall height and bulk of the proposal while adding well-scaled elements to the proposal. In addition, massing elements are highlighted by different materials and variation in fenestration.
(DC2.A2)

- DC3

OPEN SPACE CONCEPT

A. BUILDING OPEN SPACE RELATIONSHIP

B. OPEN SPACES USES AND ACTIVITIES

C. DESIGN

- DC4

EXTERIOR ELEMENTS AND MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES

C. LIGHTING

D. TREES, LANDSCAPE, AND HARDSCAPE

A shared courtyard space is proposed at the center of the site, over the site's shared parking area between building masses. The courtyard space is activated by adjacent interior spaces and landscaping elements including benches and planters. These help to define space and transition from semi-private to private while also screening views into adjacent sites.
(DC3.A1)

The proposed materials reflect the site's conditions along Alki Avenue SW by using resilient materials with a variety of finishes that will maintain their qualities over time despite proximity to the sea.
(DC4.A2)



Site Sidewalk



New Townhouse Development in Alki

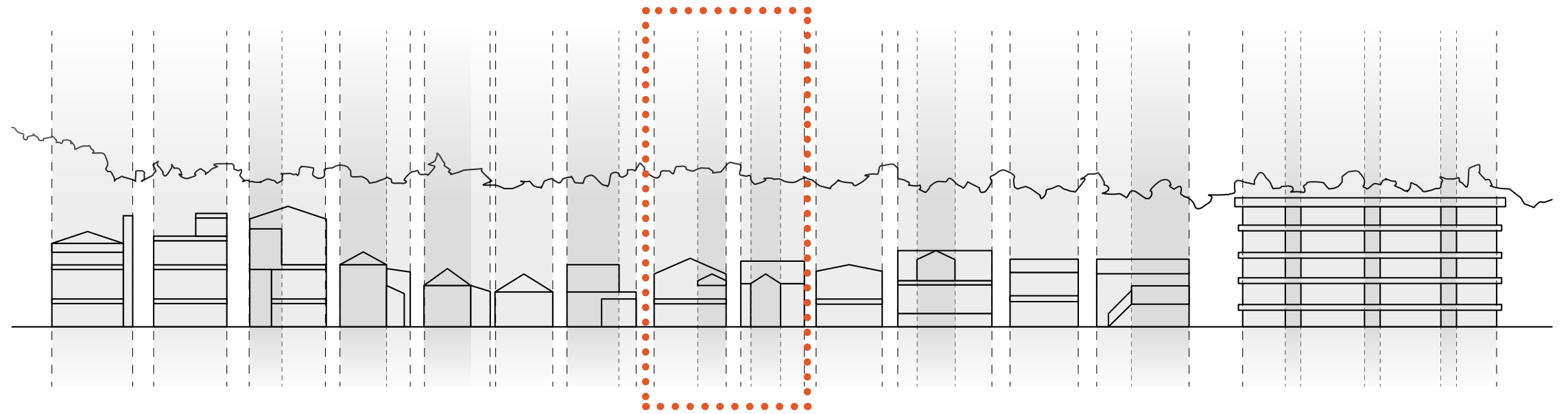
DESIGN DIAGRAMS



SITE CONTEXT & CHARACTER

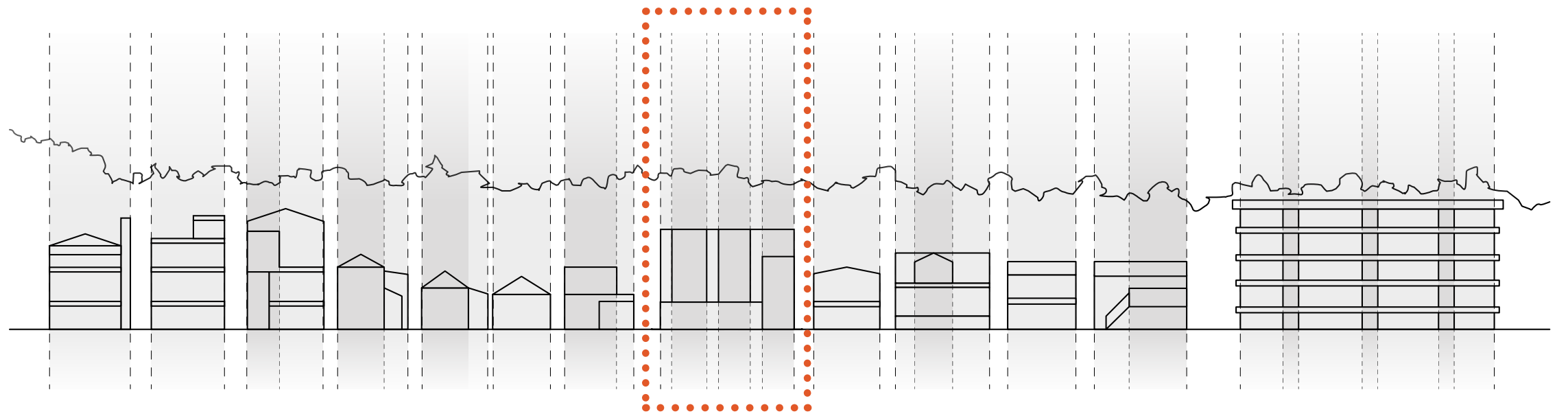
The immediate context along Alki Ave SW is primarily single family buildings, many of which have been converted to triplexes or duplexes. The scale increases in either direction to include apartment and condo buildings. Many of the buildings reflect the site context by providing decks and fenestration facing views of Elliott Bay and the Olympic Mountains to the northwest.



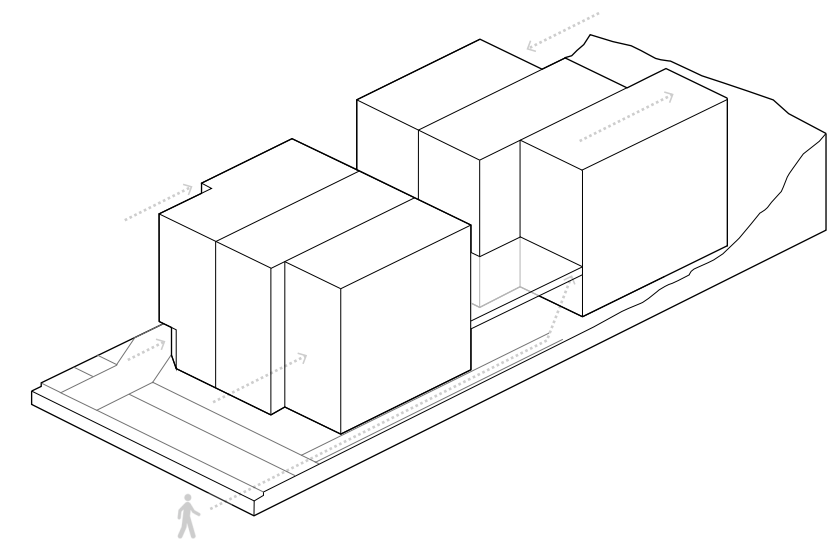
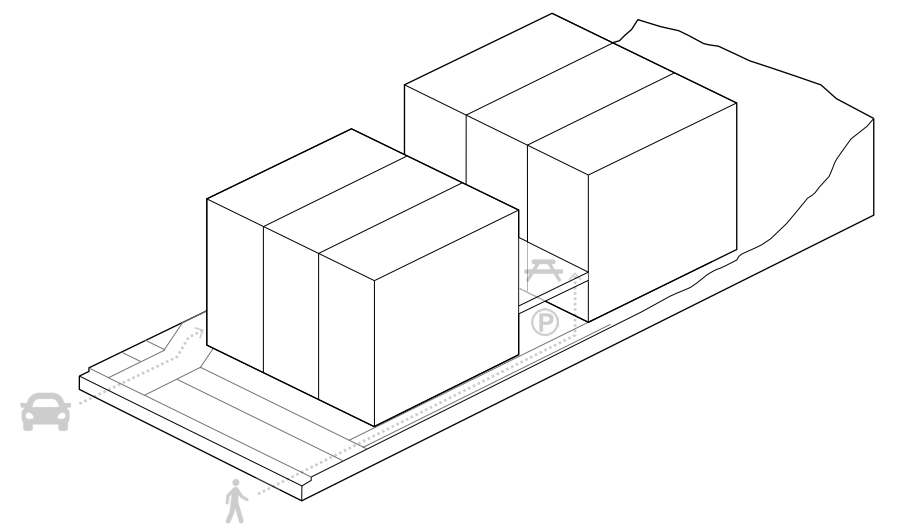
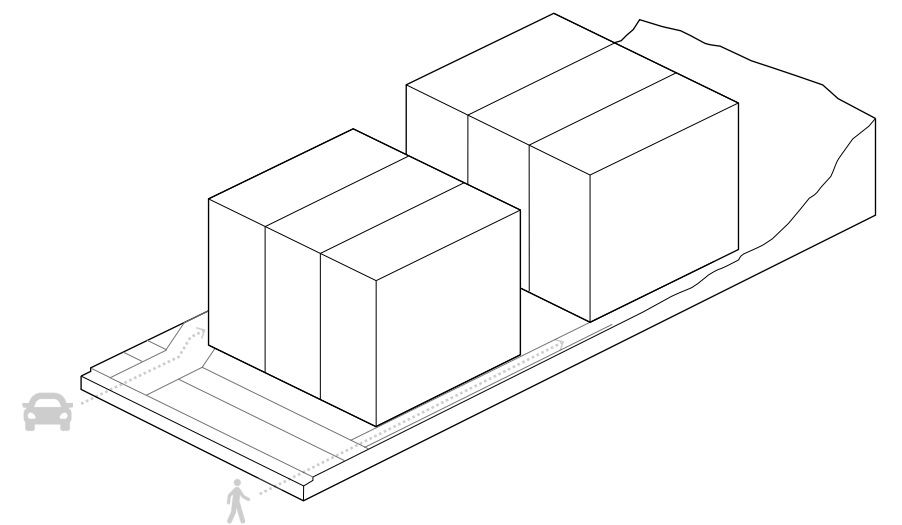


DESIGN RESPONSE

The building massing reflects and incorporates the existing residential pattern of massing by delineating the three units at the upper levels along the street front with Alki Ave SW. Building height is consistent with other three story structures along Alki Ave SW.



PROJECT EVOLUTION



INITIAL MASSING

6 townhomes on site with car and pedestrian access. Parking is located between project massing

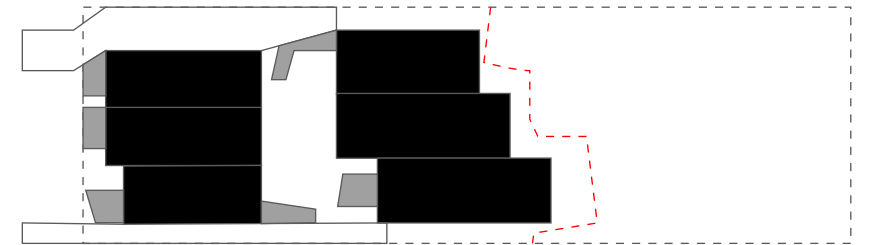
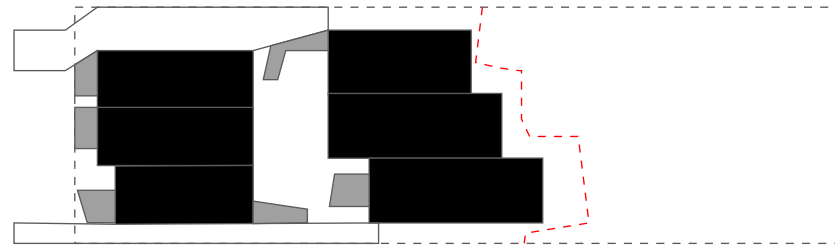
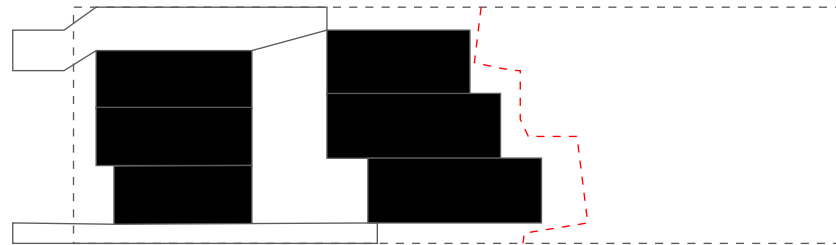
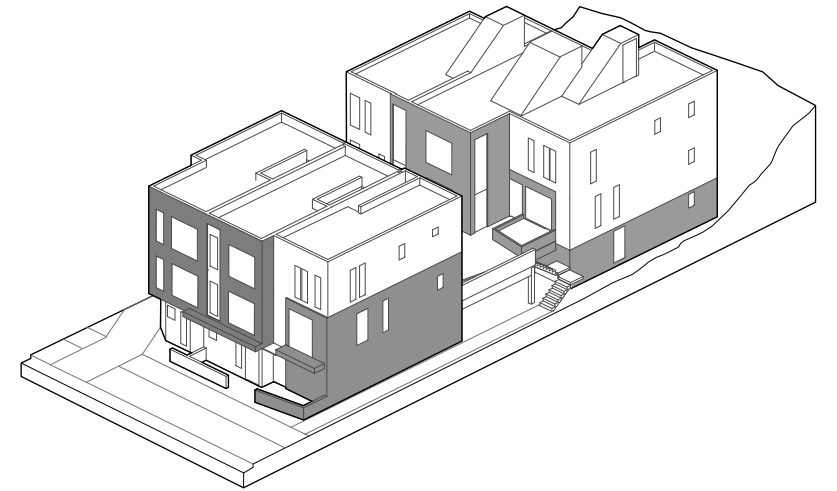
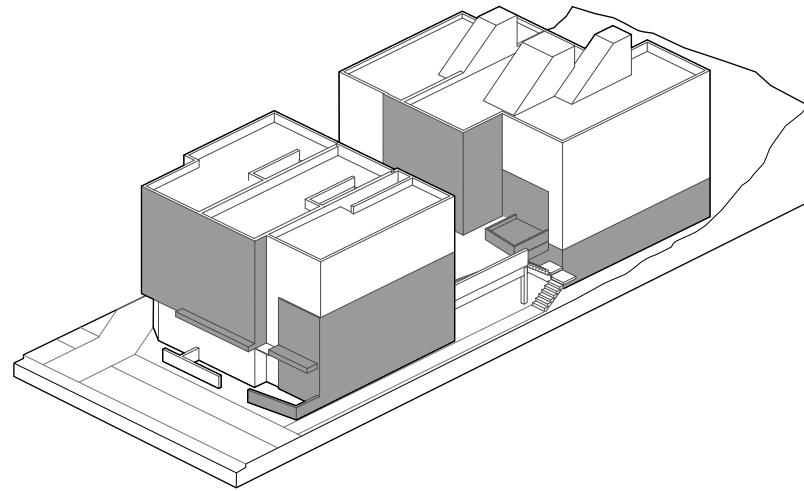
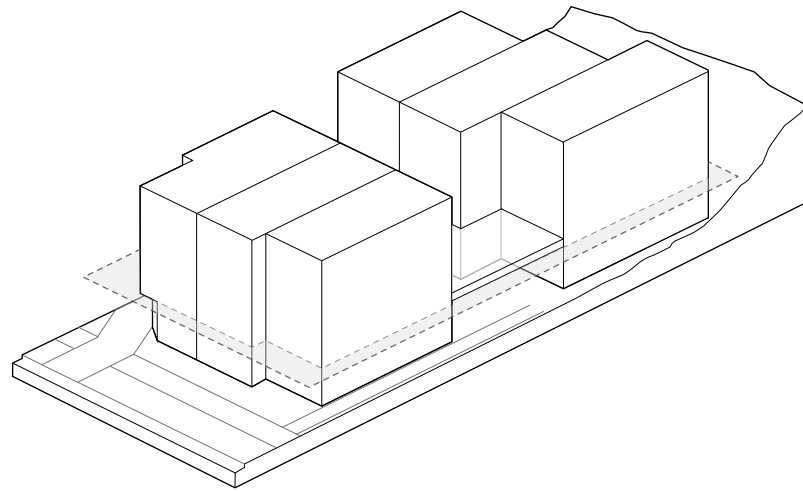
COMMON AMENITY

Cover parking to create central common amenity area with access to all units

SITE RESPONSE

Adjust massing in response to minimum average setback along Alki Ave SW, ECA setback and to maximize solar access to amenity space

DESIGN CONCEPT



ARCHITECTURAL CONCEPT

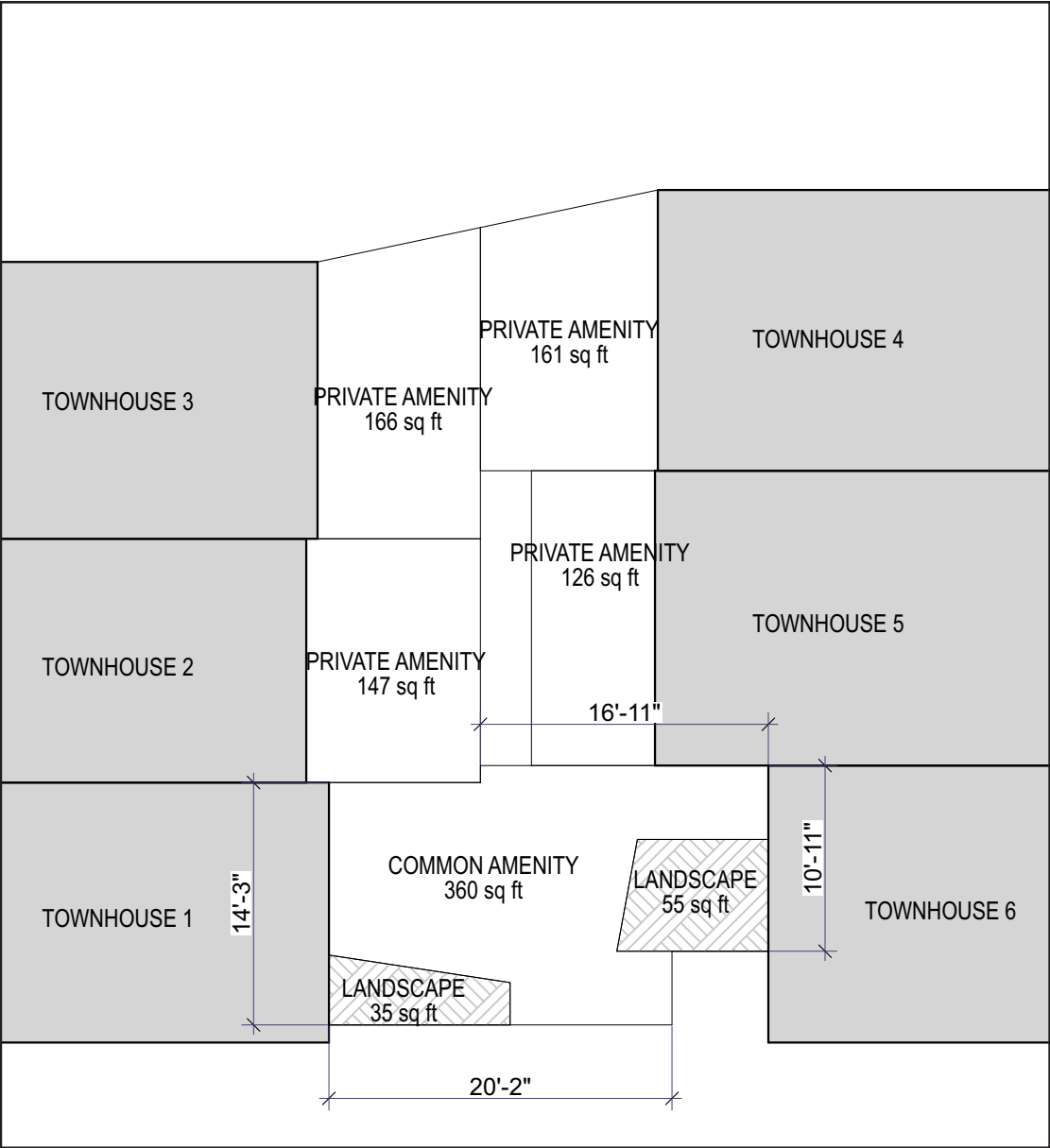
Establish datum at common amenity level on the second floor in response to neighboring single family buildings

MATERIAL APPROACH

Separate building massing into one and two story units defined by separate material approaches. Keep penthouses to rear of site to reduce bulk.

FENESTRATION STRATEGY

Emphasize massing in response to views to the NW, minimize openings along site boundaries to the SW and NE



COMMON / PRIVATE AMENITY AREA DIAGRAM

This amenity area diagram illustrates the definition of the 2nd floor courtyard in terms of private and common amenity areas, as well as the proposed landscaped areas in the common amenity area.

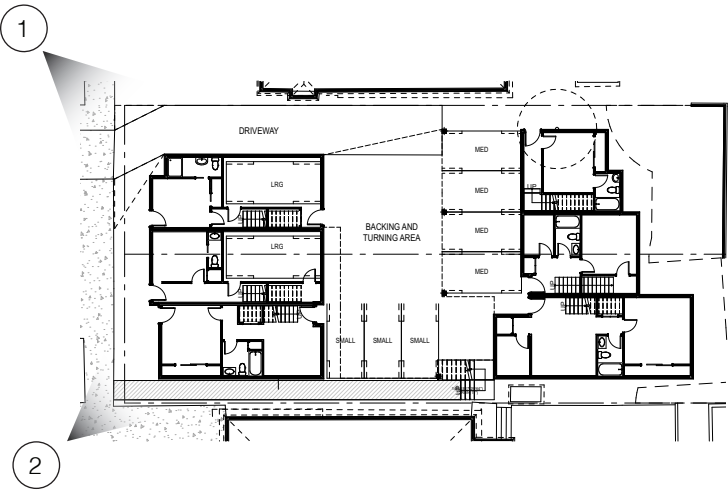
ADJUSTMENT TABLE

The modification to the code compliant scheme requires the following adjustment, which is allowed under the SDR Process:

ITEM	CODE SECTION AND REQUIREMENT NAME	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORTED DESIGN GUIDANCE
1	AMENITY AREA: SMC 23.45.522 D.5.b.1	AT LEAST 50% OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES 360 SQFT X .5 = 180 SQFT REQUIRED	90 SQFT	LANDSCAPED COMMON AMENITY AREA: A 90 SQFT OR 50% REDUCTION REQUESTED	A SMALL REDUCTION TO THE LANDSCAPE REQUIREMENT FOR THE COMMON AMENITY AREA IS REQUESTED TO SUPPORT A DESIGN GOAL OF THE PROJECT: TO CREATE A MORE USABLE GATHERING SPACE/ SHARED COURTYARD AT THE CENTER OF THE PROJECT FOR ALL RESIDENTS AND VISITORS TO ENJOY. THE LANDSCAPE REQUIREMENT IS COMPLIANT FOR THE SITE, LOCATING ABUNDANT LANDSCAPE BUFFERS TO ADJACENT SITES AND THE STREETScape.	PL1.A NETWORK OF OPEN SPACES PL1.B WALKWAYS AND CONNECTIONS PL1.C OUTDOOR USES AND ACTIVITIES DC3.A BUILDING-OPEN SPACE RELATIONSHIP DC3.B OPEN SPACE USES AND ACTIVITIES DC4.D TREES, LANDSCAPE AND HARDSCAPE MATERIALS

RENDERINGS

KEY PLAN



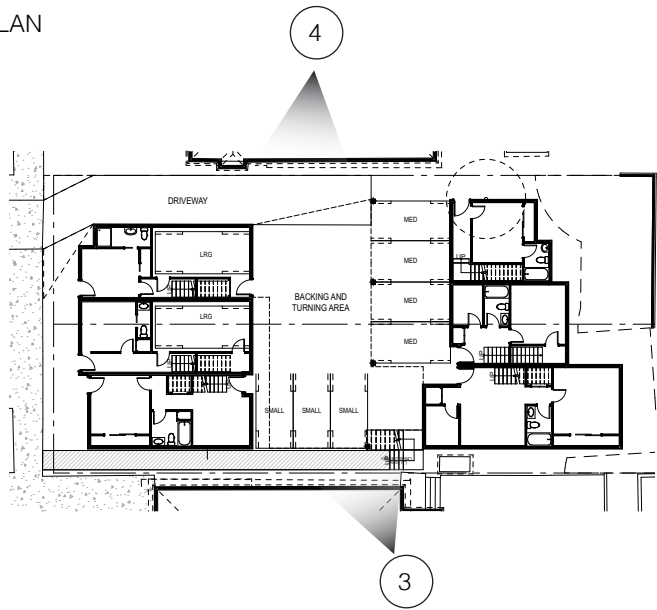
1. Street View to Southeast



2. Street View to East

RENDERINGS

KEY PLAN

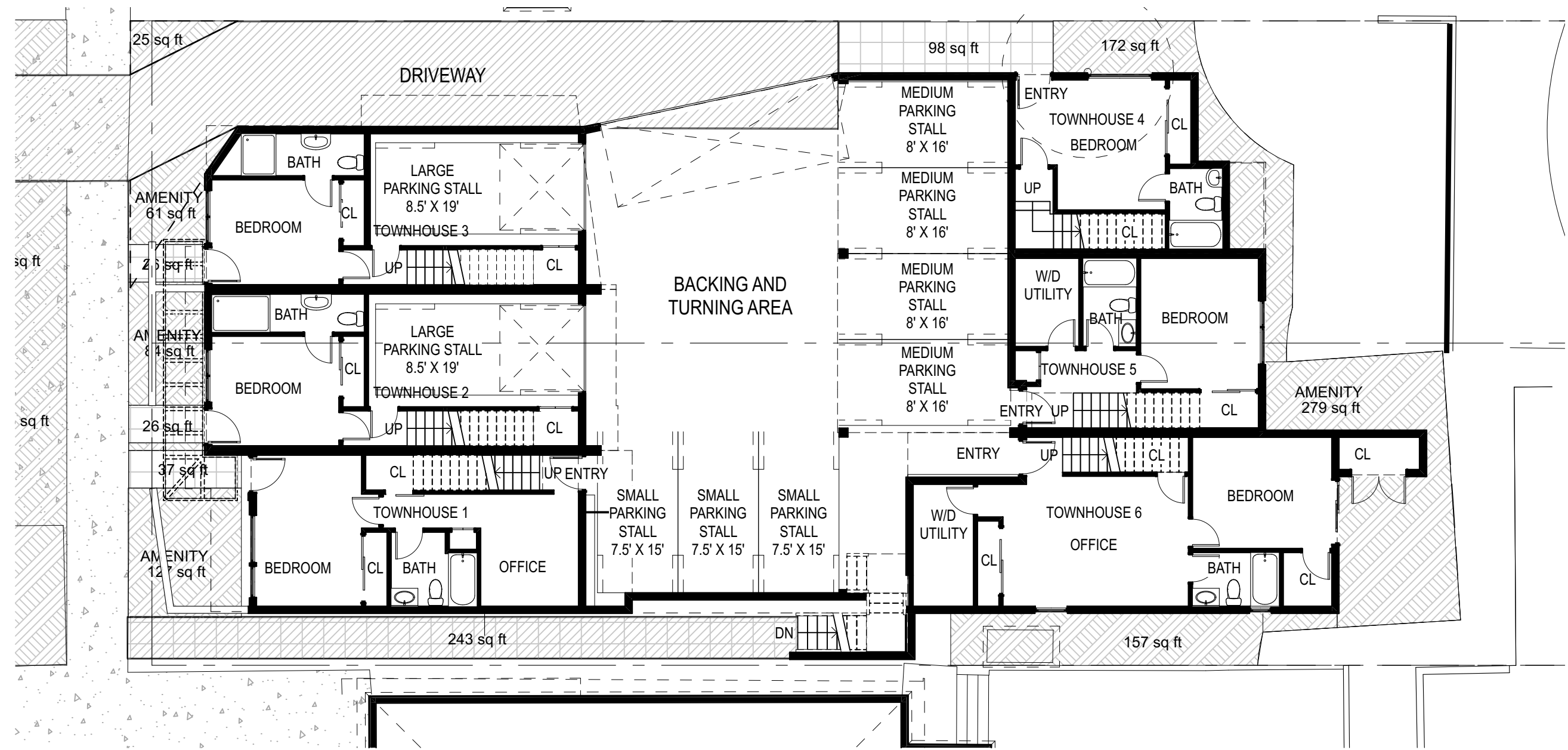


3. Courtyard View to North



5. Courtyard View to South

FLOOR PLANS

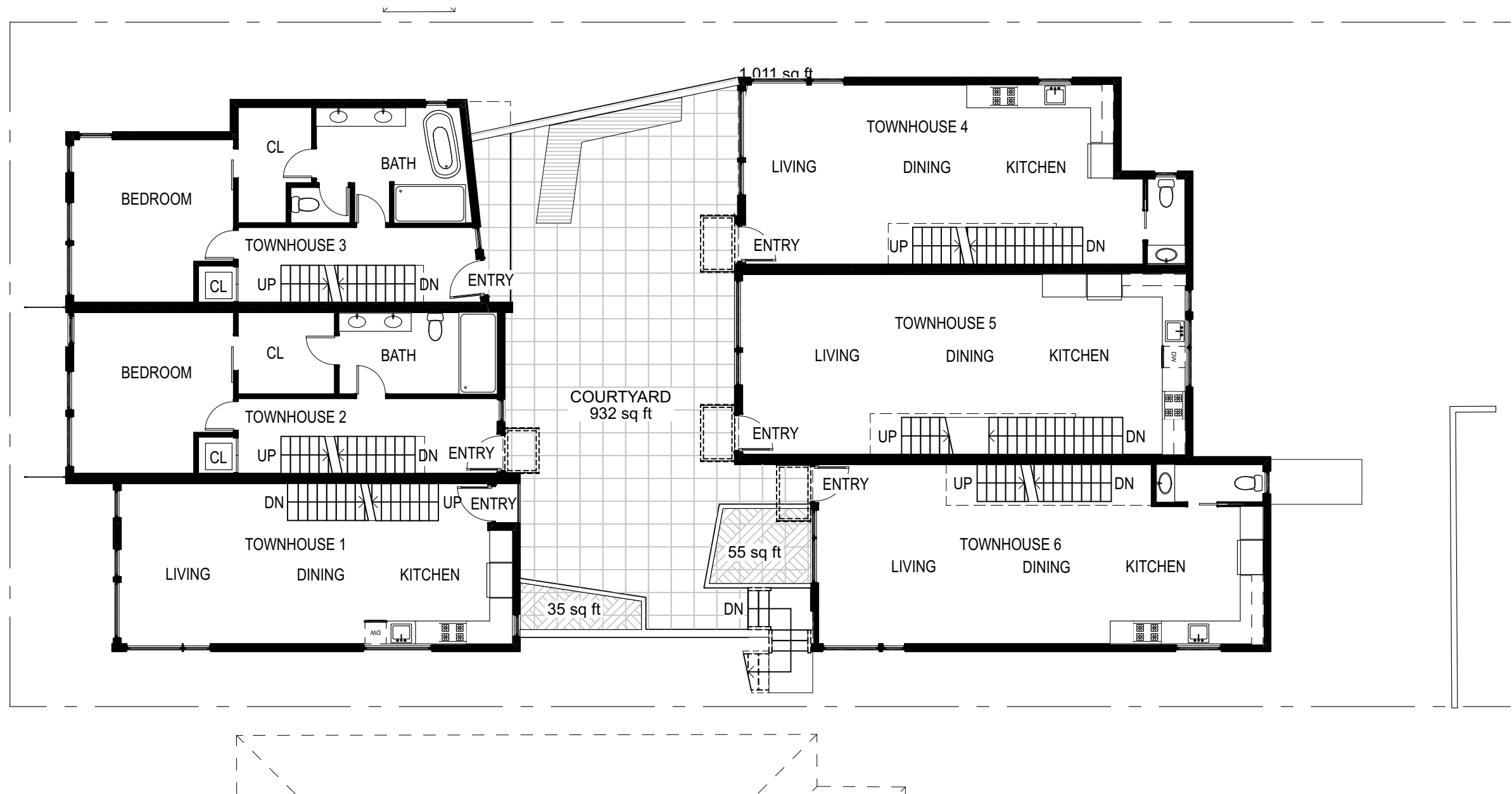


1

FIRST FLOOR PLAN

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





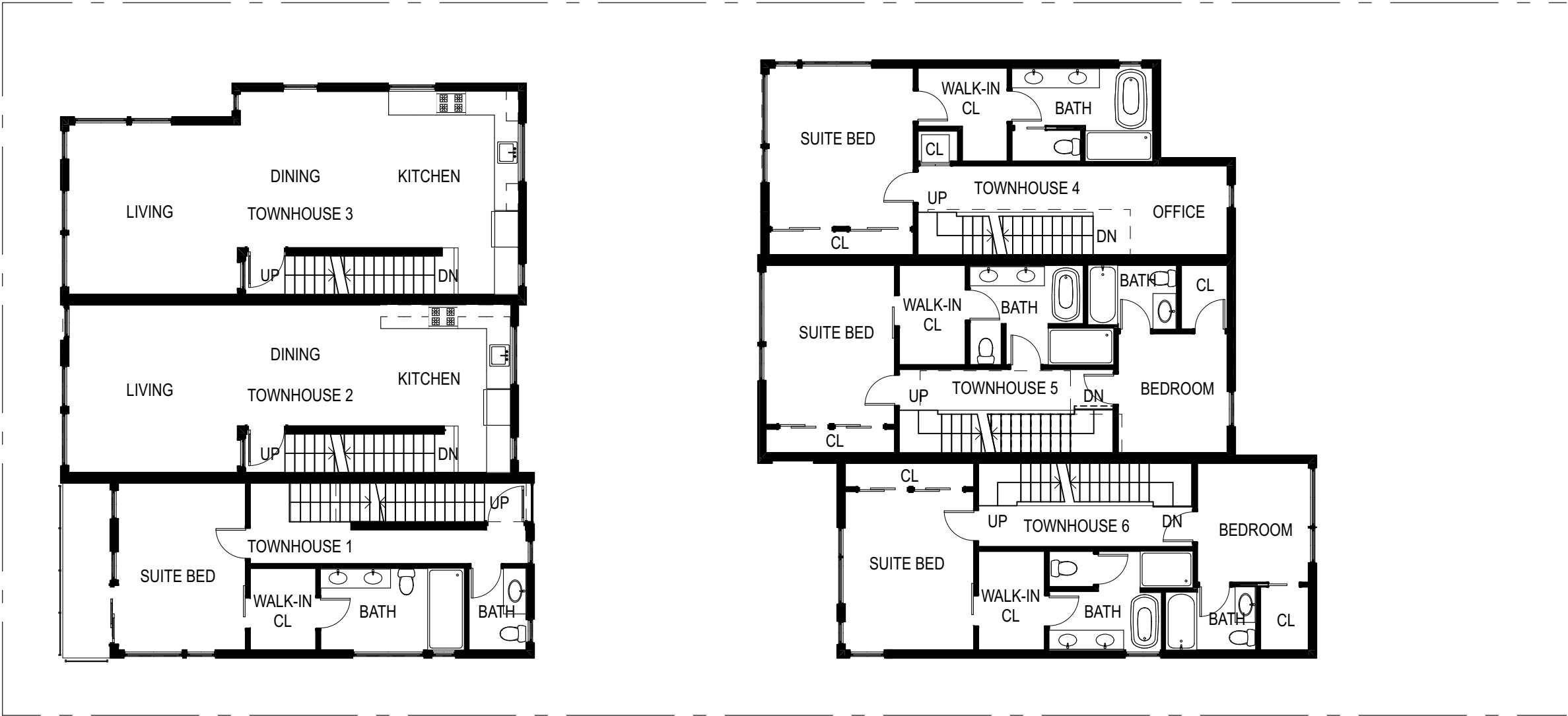
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SECOND FLOOR PLAN

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



FLOOR PLANS

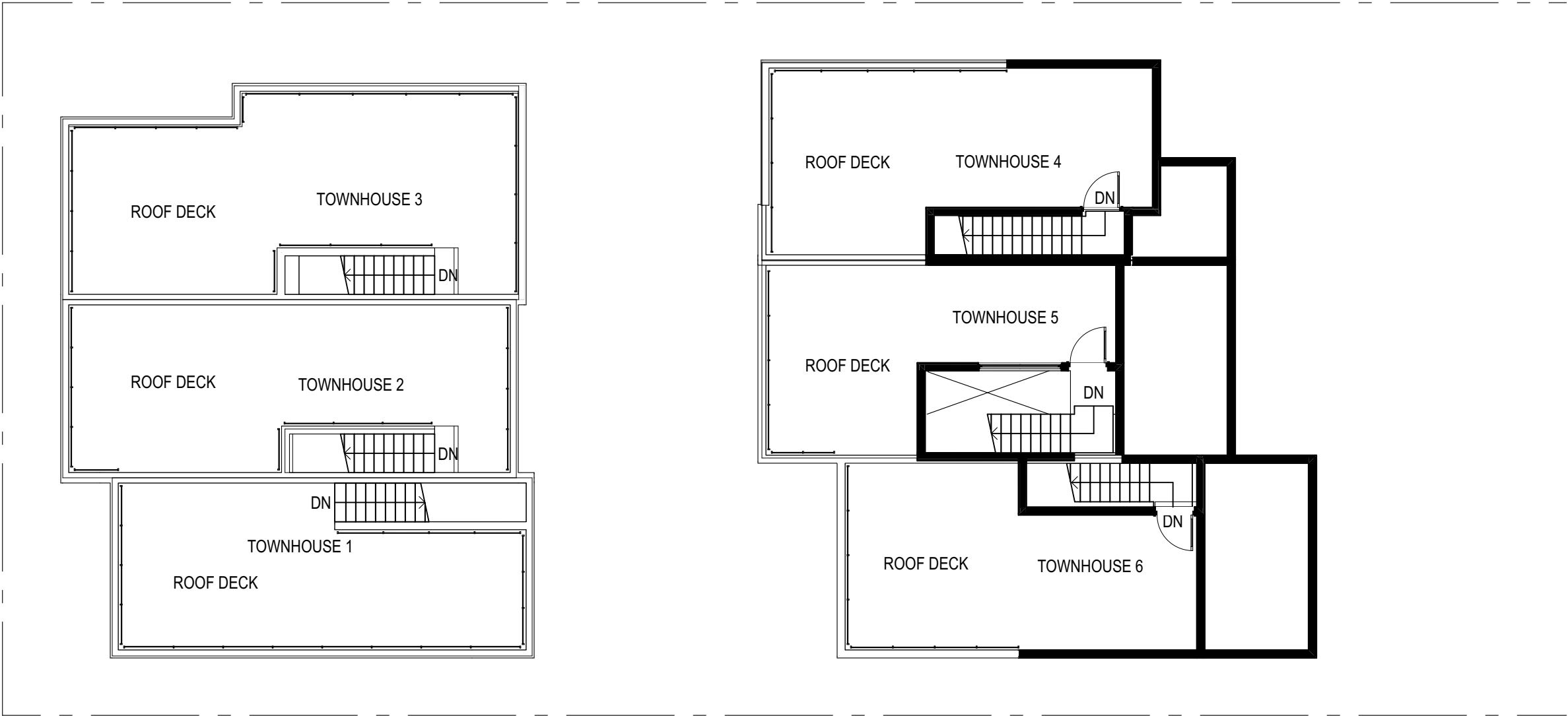


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THIRD FLOOR PLAN

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





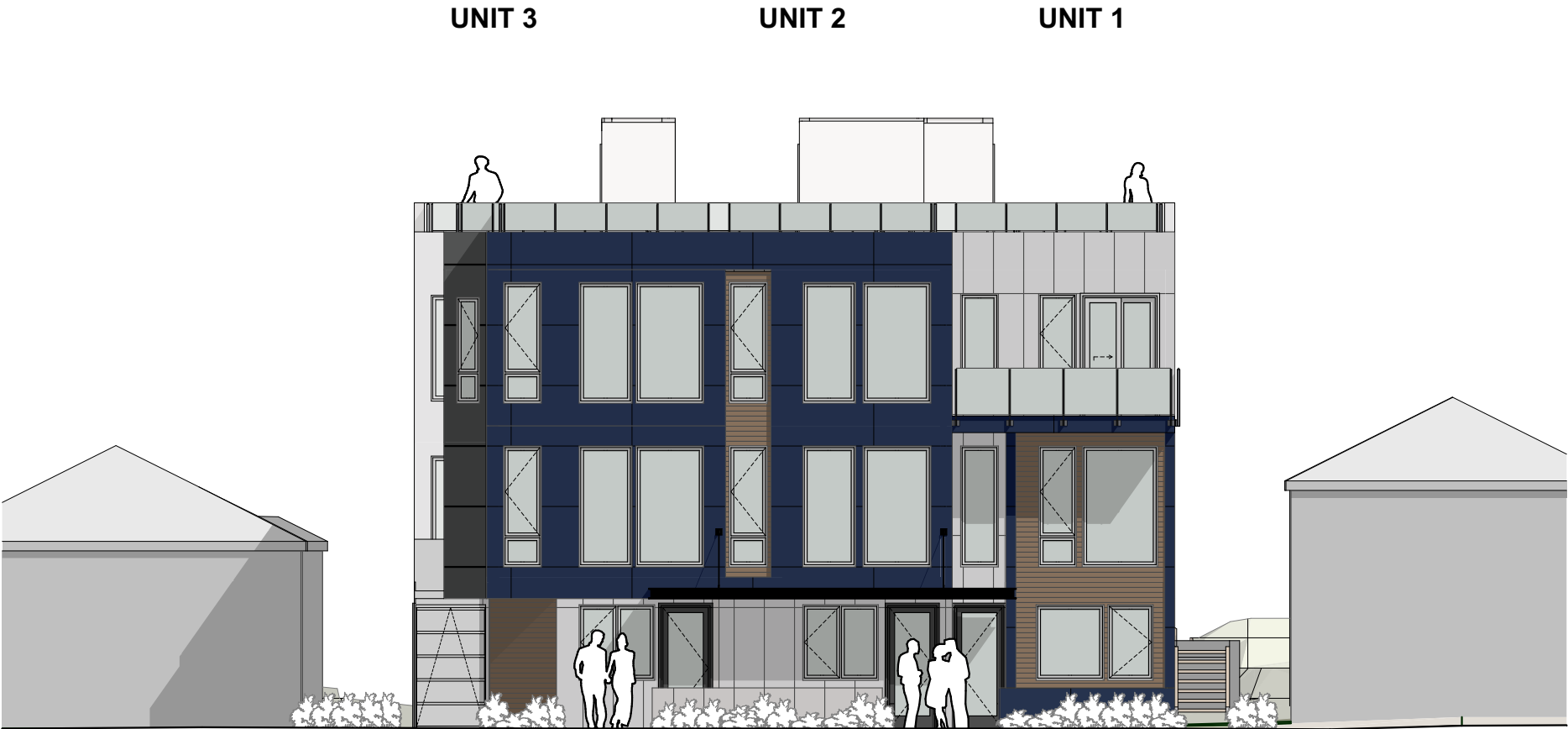
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ROOF PLAN

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



ELEVATIONS



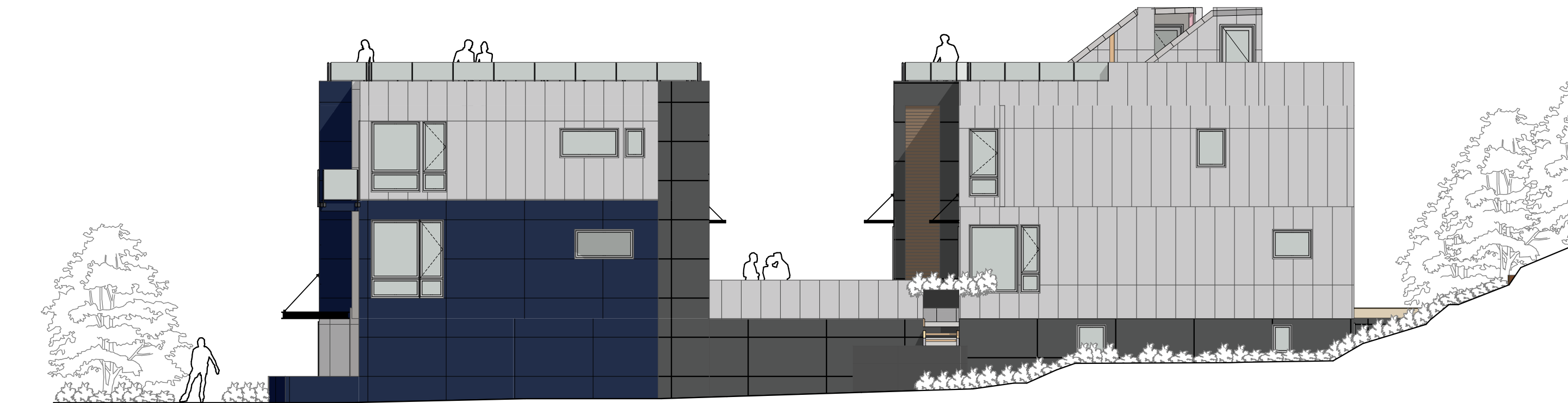
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WEST ELEVATION (RENDERED)

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

UNIT 1

UNIT 6

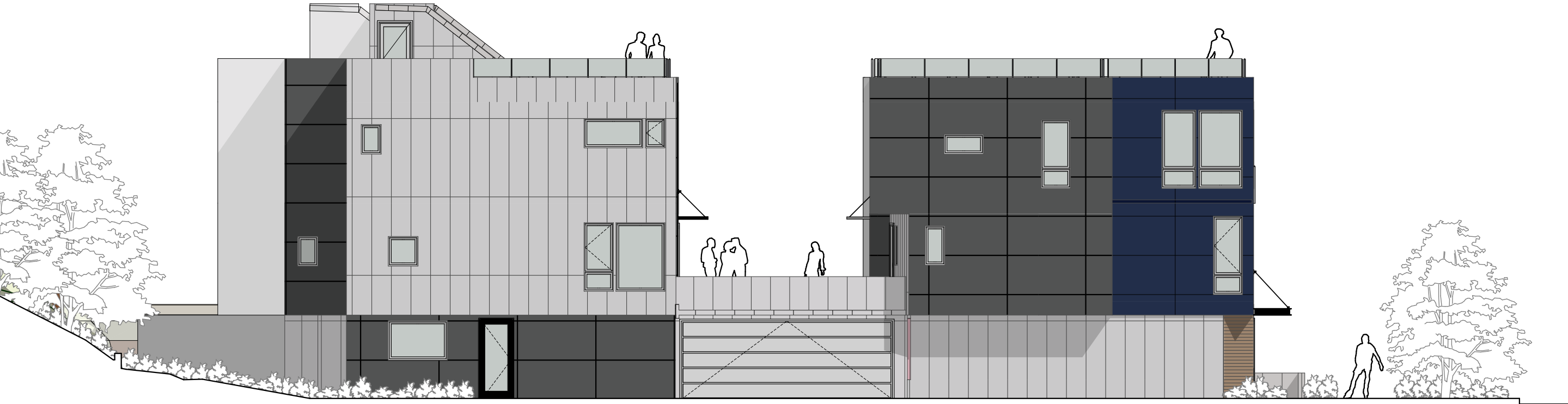


1 SOUTH ELEVATION (RENDERED)
SCALE: 3/32" = 1'-0"

ELEVATIONS

UNIT 4

UNIT 3



1 NORTH ELEVATION (RENDERED)
SCALE: 3/32" = 1'-0"

UNIT 6

UNIT 5

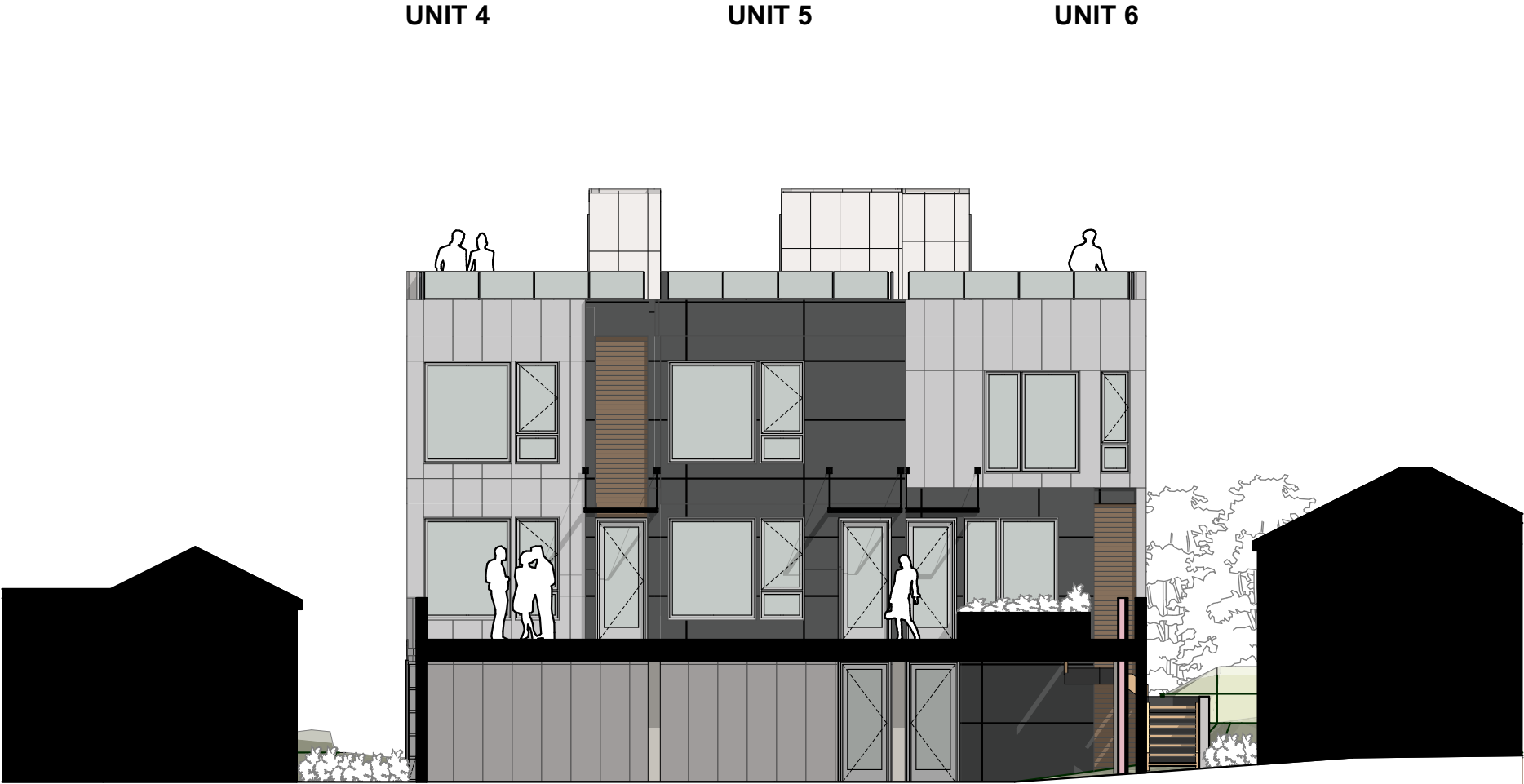
UNIT 4



1

EAST ELEVATION (RENDERED)

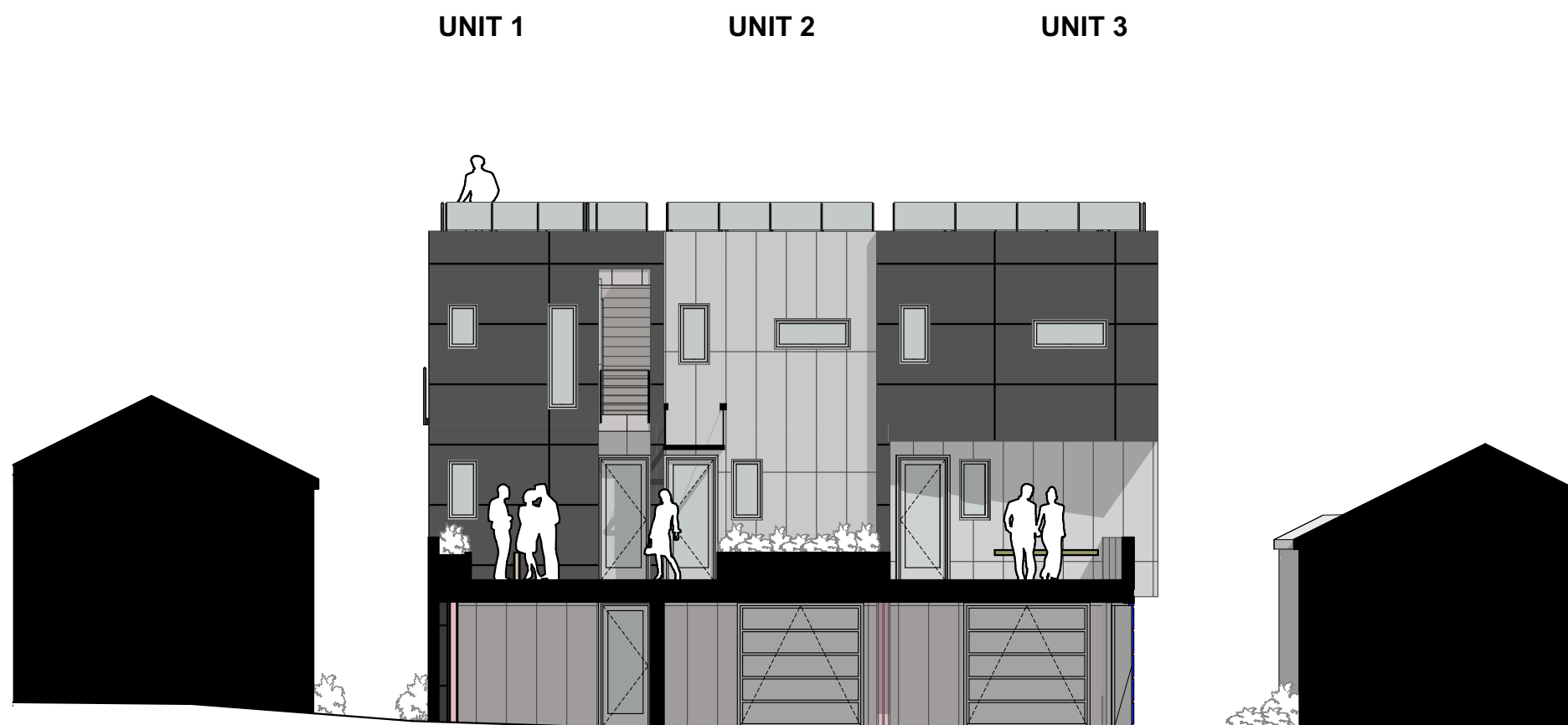
SCALE: 3/32" = 1'-0"



1

WEST CORTYARD ELEVATION (RENDERED)

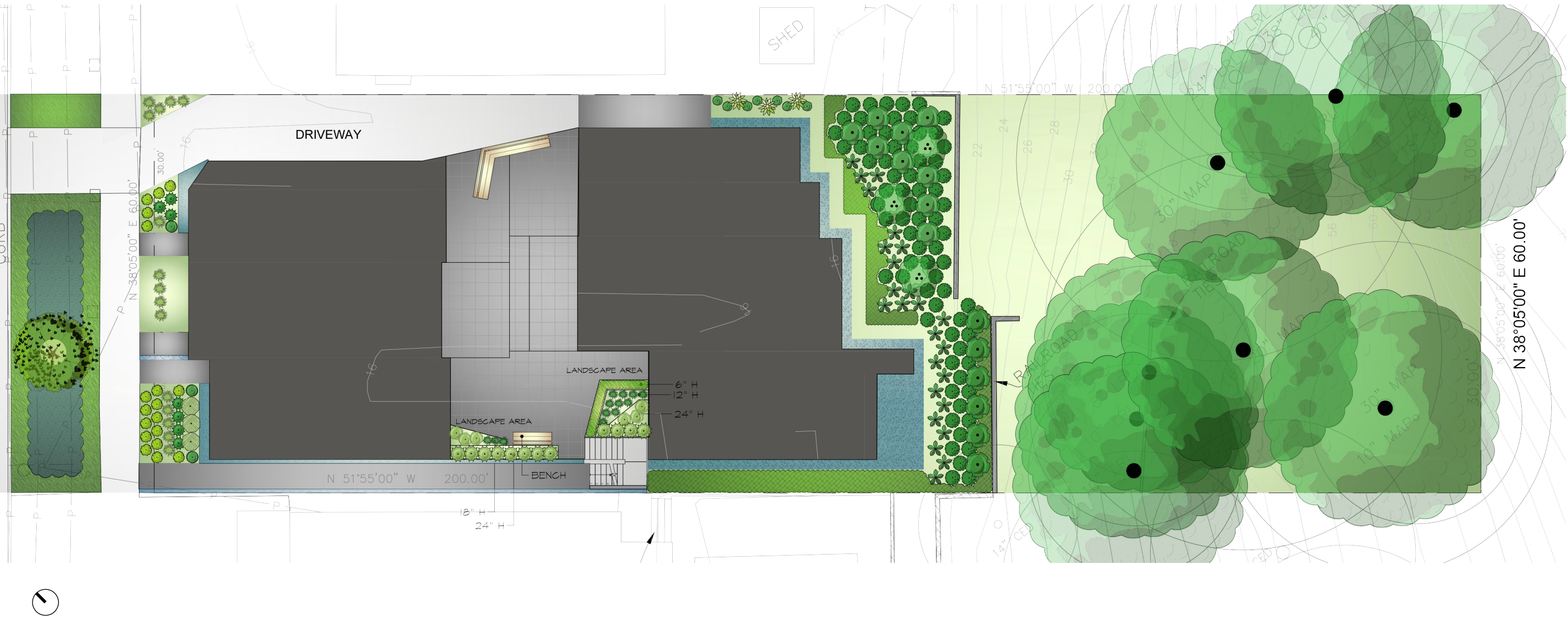
SCALE: 3/32" = 1'-0"



1 EAST COURTYARD ELEVATION (RENDERED)

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

LANDSCAPE PLAN



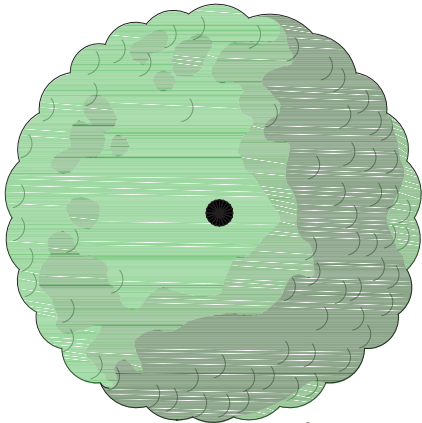
PLANT_SCHEDULE

TREES

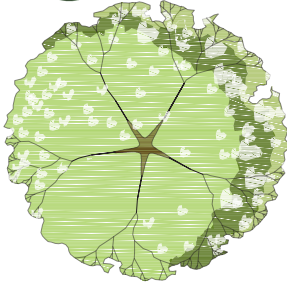
BOTANICAL NAME / COMMON NAME



Acer circinatum / Vine Maple



EXISTING TREE



Stewartia pseudocamellia / Japanese Stewartia Street Tree

SHRUBS

BOTANICAL NAME / COMMON NAME



Carex morrowii 'Ice Dance' / Ice Dance Japanese Sedge



Erica carnea 'Golden Starlet' / Golden Heath



Gaultheria shallon / Salal



Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly



Lonicera pileata 'Moss Green' / Moss Green Honeysuckle



Mahonia aquifolium 'Compacta' / Compact Oregon Grape



Miscanthus sinensis 'Morning Light' / Morning Light Maiden Grass



Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo



Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo



Osmanthus heterophyllus 'Goshiki' / Goshiki Holly



Pennisetum orientale / Oriental Fountain Grass



Polystichum munitum / Western Sword Fern



Sarcococca hookeriana humilis / Dwarf Sweet Box

GROUND COVERS

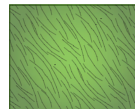
BOTANICAL NAME / COMMON NAME



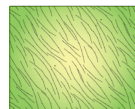
Arctostaphylos uva-ursi 'Vancouver Jade' / Kinnikinnick



Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel



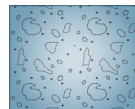
Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry



Sedum rupestre 'Angelina' / Yellow Stonecrop

SITE

BOTANICAL NAME / COMMON NAME



7/8" Drain Rock

COMPLETED WORK b9 ARCHITECTS



Woodland Park Ave Townhomes



Woodland Park Ave Townhomes



Frankline Avenue W Rowhouses

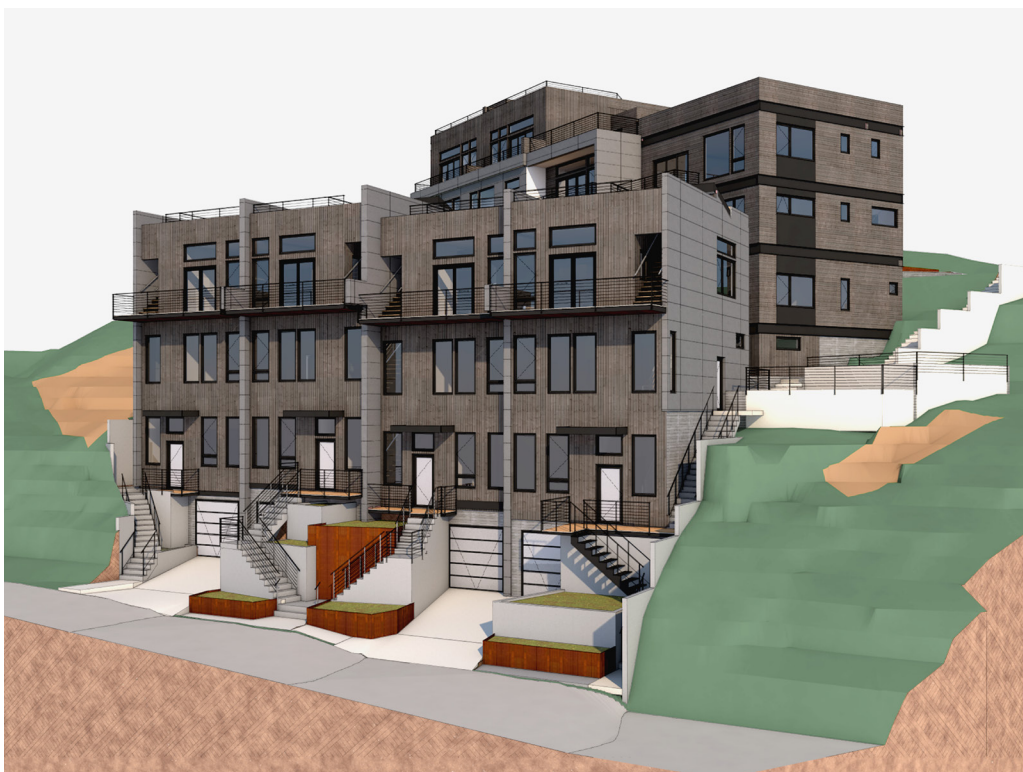


Sol Haus

WORK IN PROGRESS b9 ARCHITECTS



Galer St Rowhouses by b9 architects



Humes Pl W Rowhouses by b9 architects in Queen Anne



Evanston Townhomes by b9 architects in Fremont