

SDR DESIGN GUIDANCE PROPOSAL

9402 18th Ave SW  
Seattle, WA 98106

DESCRIPTION:

Rowhouse Development with SFR Unit

SDCI PROJECT NUMBER:

6735855-CN

PROJECT OWNER:

AKA Investors, LLC  
akarsene@gmail.com

SUBMITTAL DATE:

3/6/2020

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PROJECT TEAM

DEVELOPER:  
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CONSTRUCTION & DESIGN:  
Arsene Construction  
Alicia Arsene  
7307 Dayton Ave N  
Seattle, WA 98103  
(206) 274-4559

DEVELOPMENT STATISTICS

ADDRESS:  
9402 18th Ave SW, Seattle, WA 98106

PARCEL NUMBER:  
935290-1100

ZONING:  
LR2 (M1)

OVERLAY:  
Residential Urban Village  
Mandatory Housing Affordability

LOT SIZE:  
Lot size before LBA: 9,912 SF  
Final lot size after LBA: 4,956 SF

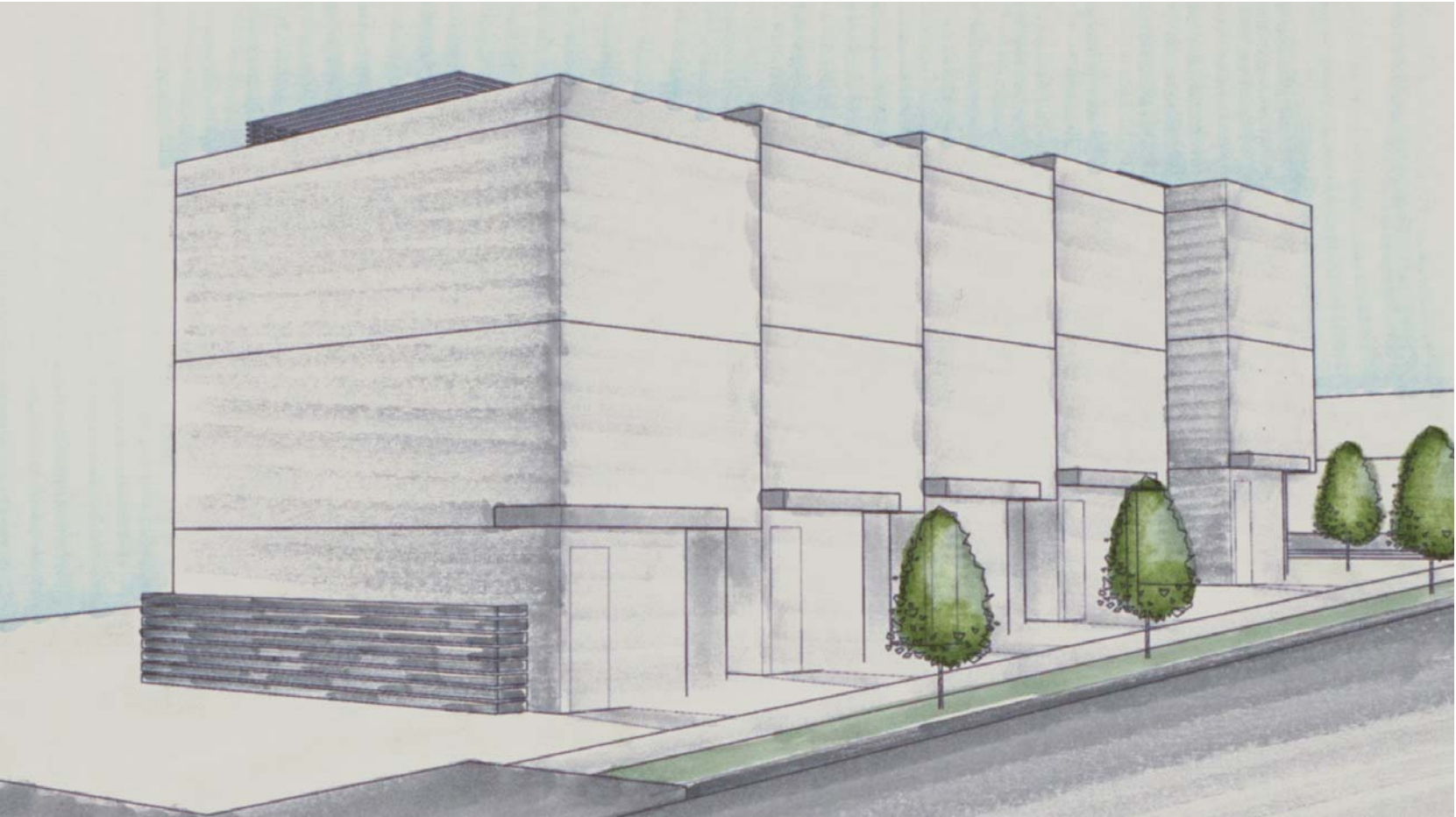
PROPOSED PROJECT SF:  
Total square footage of rowhouse development is 5,924 SF  
Total square footage of detached single family unit is 1,428 SF  
Total gross floor area is 6,835 SF

PROPOSED HEIGHT:  
Proposed height of buildings, including stair penthouse, is 40’

PROPOSED PARKING:  
Four surface parking spaces with access via alley provided on site.

PROPOSED AMENITY:  
SF provided as private ground floor amenity: 1,058 SF  
SF provided as rooftop decks: 495 SF  
SF provided as common ground floor amenity: 353 SF  
Total amenity space is 1,906 SF

THIS PROJECT IS NOT REQUESTING ANY ADJUSTMENTS OR DEPARTURES



PROPOSAL

PROJECT OBJECTIVES:

This site is two parcels and has a single family residence on it. A lot boundary adjustment will be completed so the site can be composed of two separate properties. On the North parcel, along SW Cambridge Street, a rowhouse development containing four units and a single family unit is proposed. The rowhouse development and the single family unit will be three stories tall and will have rooftop decks. Although parking is not required, it is proposed that there will be four surface parking spaces which will be accessed via the alley. With the recent up-zone, the development aims to be an example for future developments that combine the design sensibility of the single family residences and commercial buildings that surround it.

SITE DESCRIPTION AND ANALYSIS:

The site is composed of two parcels on a corner lot at the intersection of SW Cambridge Street and 18th Ave SW. The site is presently occupied by a one-story single family residence. The street frontage of SW Cambridge St slopes upward approximately nine feet east to west. The street frontage of 18th Ave SW is flat and there is one power pole that borders the project site. An alley runs along the East property line and acts as a division between the project site and a single story commercial building. Westwood Village is located a few blocks northwest of the site. Our project site is located in an area of increasing density and is transitioning to more mixed use and townhouse developments.

ZONING ANALYSIS:

The site is located in the Westwood Highland Park Urban Village. It is surrounded on three sides by public right-of-ways: SW Cambridge St to the North, 18th Ave SW to the West, and an alley to the East. The alley runs North to South and connects SW Cambridge Street to SW Roxbury Street. The site is zoned LR2(M1).

TRANSPORTATION:

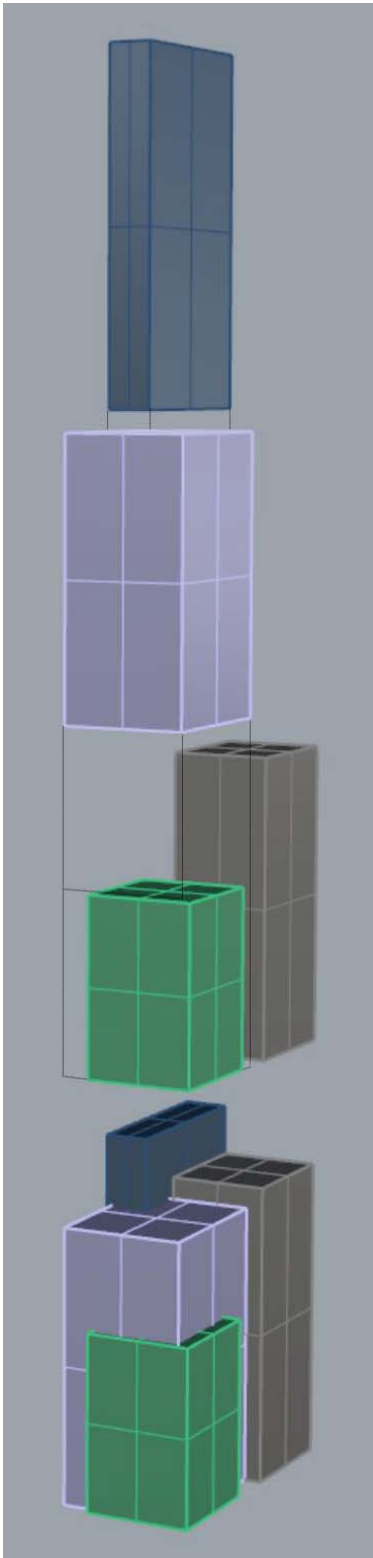
Both SW Cambridge Street and 18th Avenue SW are local access streets with no bus routes. However, Delridge Way SW is one block from the project site and offers transportation options. Delridge Way SW is a principle arterial that serves multiple bus routes. Route 60 provides access to downtown Seattle while route 128 provides local access within West Seattle and to Southcenter. There are no designated bicycle routes in the immediate vicinity.

NEIGHBORHOOD DESIGN:

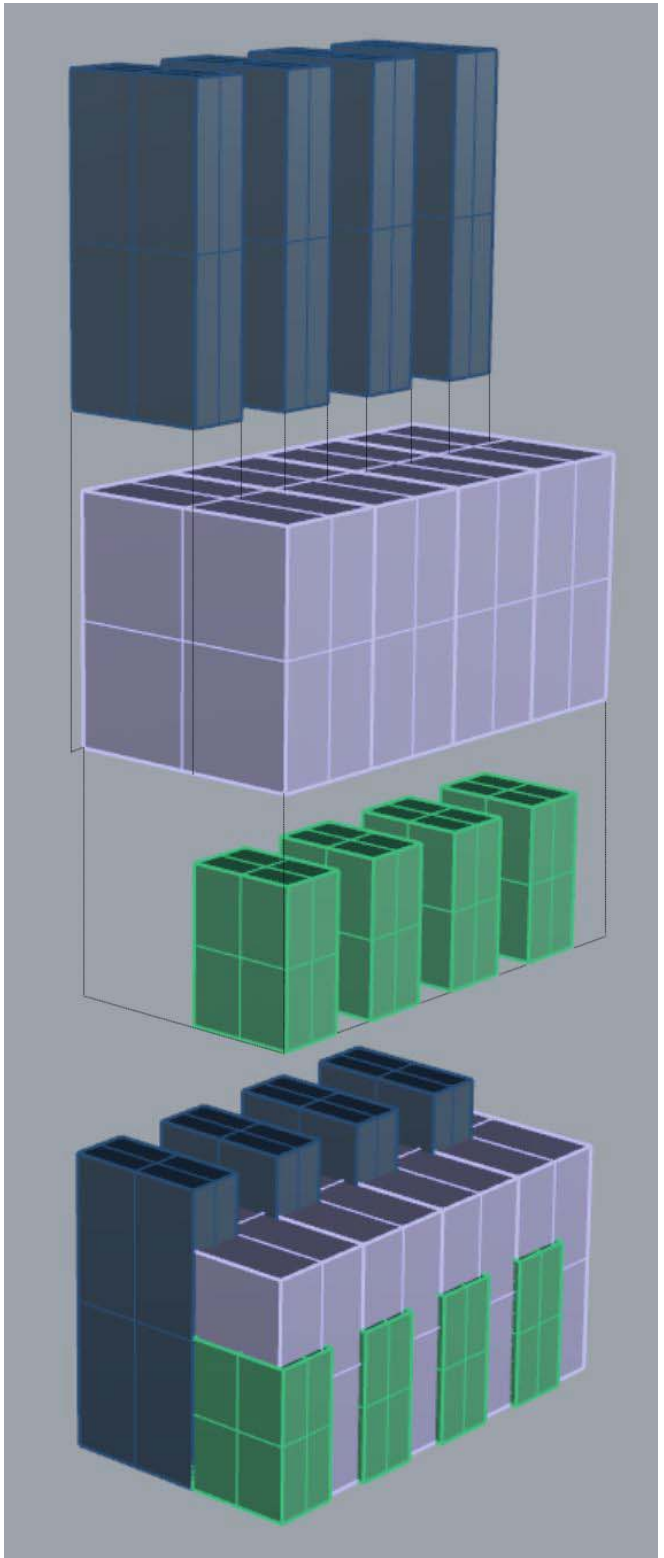
The surrounding neighborhood is primarily single family residences with some commercial and service buildings to the East and West. Within a few blocks of the site, newer, more contemporary apartment complexes and townhouse developments are being constructed.

PUBLIC OUTREACH SUMMARY:

The main concern from the community was in regard to the number of units being built on the site. The community sees the main issue of replacing a single family residence with nine new construction units is that it will bring more people to the area which will increase traffic and add to the existing issue of having limited street parking available. Even though the proposal includes seven surface parking spaces on site, it was a concern that parking will not be available on the site. There were also some concerns that the scale of the units will be out of proportion to the surrounding buildings and that the appearance of the buildings will look boring.



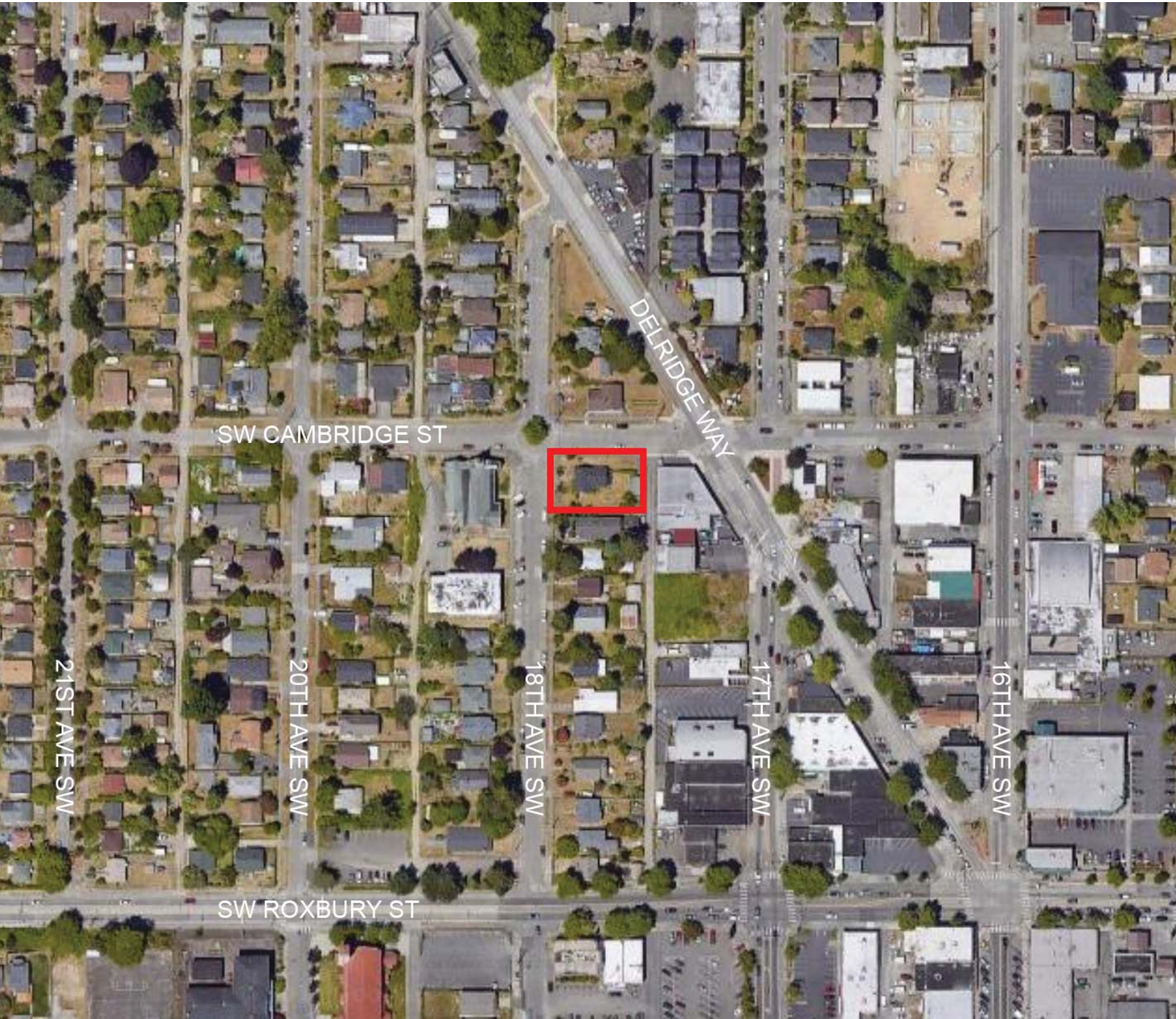
SFR UNIT MASSING



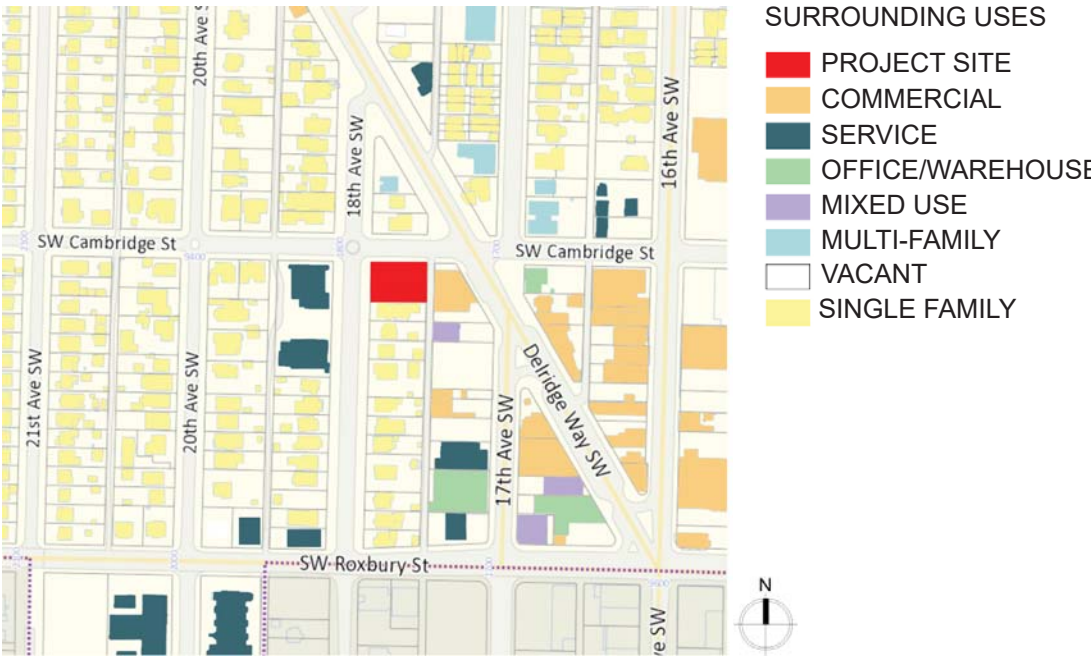
ROWHOUSE MASSING



SUMMARY CONTEXT ANALYSIS

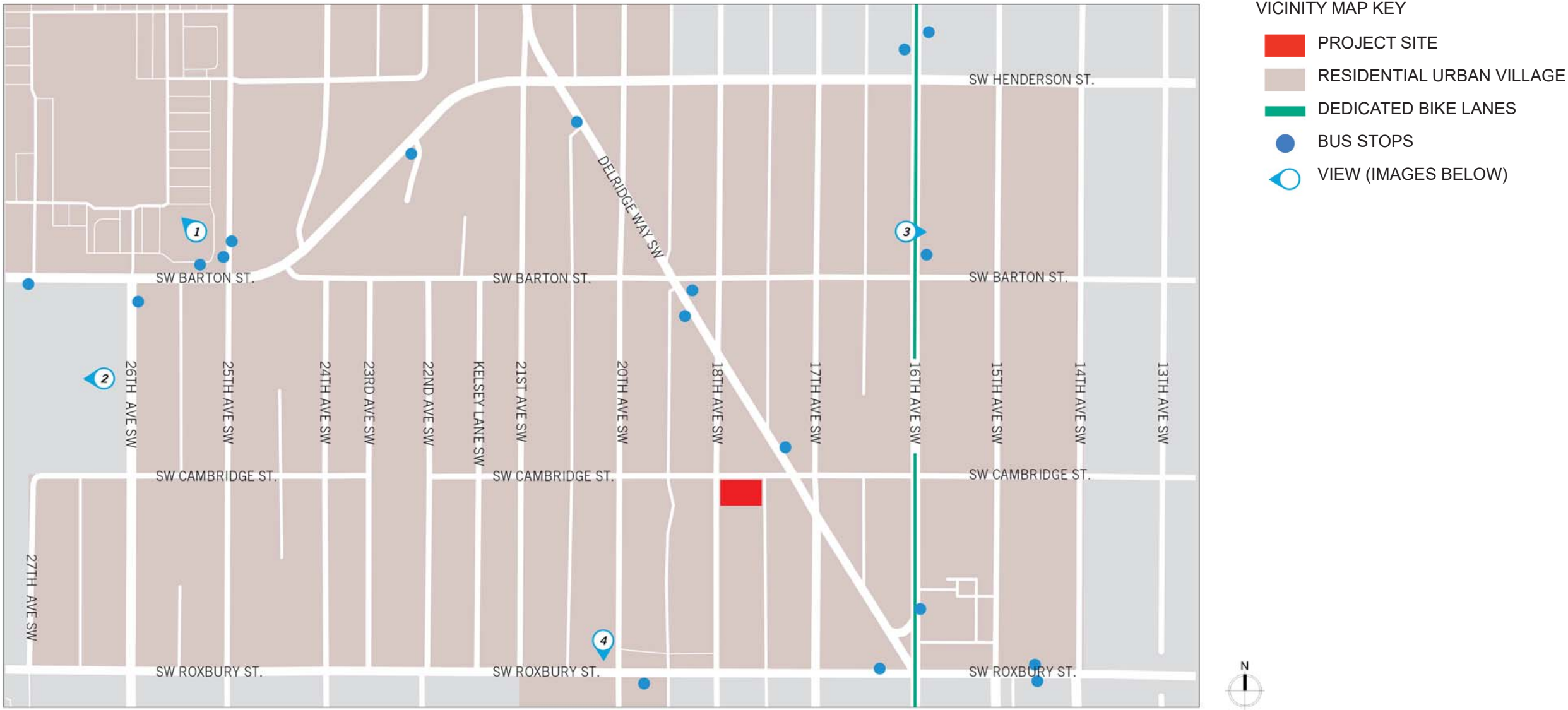


AXONOMETRIC MAP (GOOGLE EARTH)





SUMMARY CONTEXT ANALYSIS



COMMUNITY NODES AND LANDMARKS



WESTWOOD VILLAGE  
0.5 MILES FROM SITE



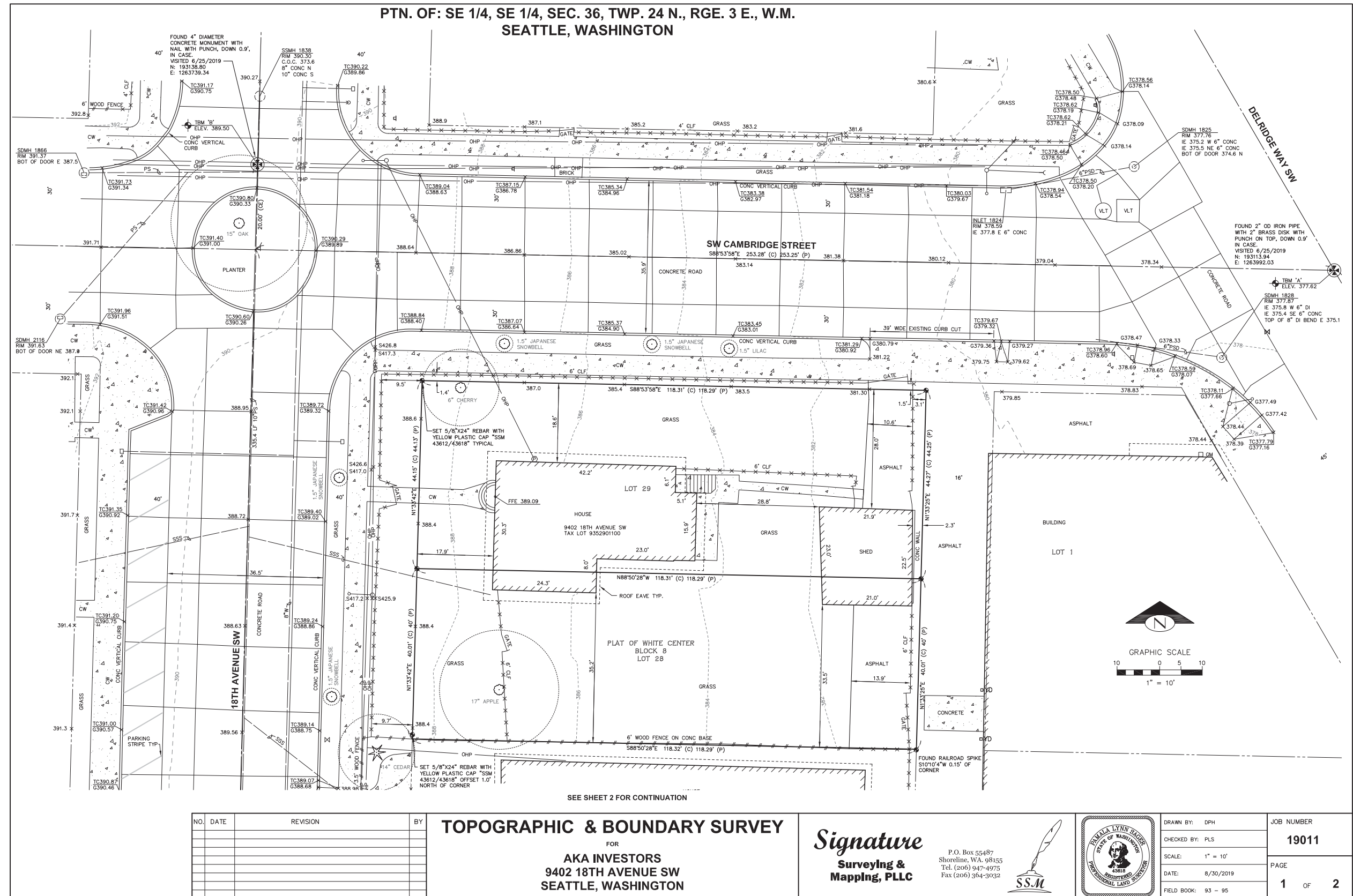
ROXHILL PARK  
0.7 MILES FROM SITE



SALVATION ARMY COMMUNITY CENTER  
0.3 MILES FROM SITE

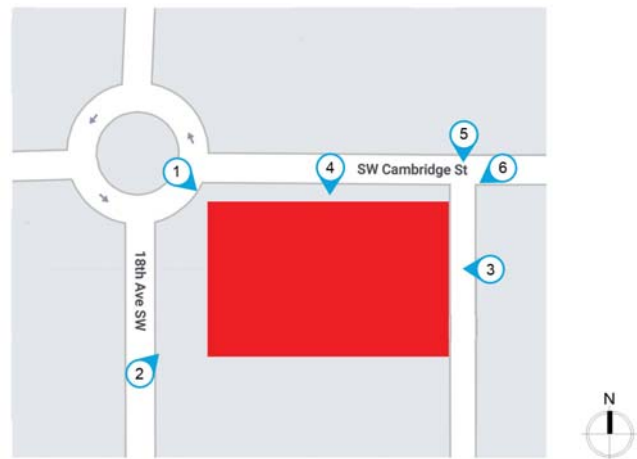


HOLY FAMILY ROMAN CATHOLIC CHURCH  
0.3 MILES FROM SITE





SITE PHOTOS



MAP KEY  
PROJECT SITE  
VIEW



VIEW 1: LOOKING SE FROM SW CAMBRIDGE ST



VIEW 2: LOOKING NW FROM 18TH AVE SW



VIEW 3: LOOKING WEST ON PROPERTY



VIEW 4: LOOKING SOUTH FROM SW CAMBRIDGE ST



VIEW 5: LOOKING SOUTH FROM SW CAMBRIDGE ST



VIEW 6: LOOKING SW FROM SW CAMBRIDGE ST



ZONING DATA

APPLICABLE ZONING	SMC - SECTION	SUB - SECTION	REQUIRED	MEETS REQUIREMENTS?
Uses Permitted	23.45.504	Uses Permitted - Table A	Residential Use Permitted	Yes
Max Facade Length	23.45.527	B.1	Shall not exceed 65% of lot length for portions within 15' of a lot line that is not a street or alley lot.	Yes
Structure Height	23.45.514	Structure Height - Table A	40' height limit	Yes
	23.45.514	I.4	Stair Penthouses may extend 10' above height limit.	Yes
FAR	23.45.510	FAR Limits - Table A	1.4 for LR2 with MHA suffix 4,956 SF x 1.4 = 6,938 SF Gross Floor area cannot not exceed 6,938 SF	Yes
Setbacks	23.35.518	Required Setback - Table A (Rowhouse)	Front yard = 5' minimum; Side Yard = 0' abutting rowhouse development, 3.5' except on lots abutting sfr zone, the setback is 5'; Rear Yard = 0' with alley, 7' average and 5' minimum with no alley.	Yes
		Required Setback - Table A (SFR Unit)	Front yard = 7' average/5' minimum; Side yard = 5'; Rear yard = 0' with alley/ 7' with no alley	Yes
Amenity Space Requirements	23.45.522	A.1-3	25% of lot area is required to be amenity area with 50% of that area being provided at ground level. Amenity area provided on the roof of a structure may be counted towards ground level amenity area. Common or private amenity area may be used.	Yes
Parking Access	23.45.536	C.1	If lot abuts alley, access to parking is required to be from alley.	Yes
Required Parking	23.54.015	Required Parking - Table B	No minimum requirement for parking.	Yes
Waste/Recycling	23.54.040	A.1	6' x 2' area per unit required.	Yes
Density	23.45.512	A.1.b	No limit	Yes
Building Separation Requirement	23.35.518	F.1	10' is required between principal structures.	Yes
Pedestrian Access and Circulation	23.53.006	C.2	Within urban centers and urban villages, if existing sidewalks, curbs, and curb ramps do not comply with ROW Improvements Manual, then they will need to be brought up to code.	Yes
Landscaping	23.45.524	A.2.a	Minimum Green Factor score of 0.6 is required.	Yes



DESIGN GUIDELINES

CS2 URBAN PATTERN AND FORM

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

**Architect Response:** The site sits on a corner lot with SW Cambridge Street to the North and 18th Ave SW to the West. The site is situated one block from Delridge Way making its location unique in that it is surrounded by single family residences, drive-and-park businesses, and a chapel across the street. As a result, this project has an opportunity to add an urban edge to the neighborhood. The location of the site allows for interesting architectural features due to its corner lot and visibility from Delridge Way. To take advantage of this corner lot, the entrance to the detached single family residence is off of 18th Ave SW while the entrances to the rowhouse units are off of SW Cambridge Street. With an incline of about 9’, this project utilizes the existing grade by each rowhouse unit being stepped up to mimic the site’s topography. The massing is affected by the presence of a power pole located to the East of the site with lines running along 18th Ave SW. A lack of large overhangs will need to be avoided and the upper level may need to be set back to accommodate the safety of the lines.

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

Contribute to the architectural character of the neighborhood.

**Architect Response:** Within the immediate vicinity, this project will be among the first to be developed following the up-zone. This provides a unique opportunity to set the tone for future developments. Our proposed building will add a contemporary profile to the neighborhood in order to echo the design sensibility of developments like the Bluestone Apartments that are popping up along Delridge Way.

PL2 WALKABILITY

Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways and features.

**Architect Response:** Building out the site will also include improvements to the surrounding pedestrian environment including improved sidewalks, curb ramps, etc. Entrances will be accessible for pedestrians from the street. Entry to all units will be defined by highly visible signs that are clearly seen from the street. Exterior lighting along the external corridors will illuminate entryways and create a safer environment for access.

PL3 STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges.

**Architect Response:** The entrances to the individual units will be easily identified with an awning above each door. Vehicle access to the surface parking off the alley will be easily identifiable and will help reduce the amount of cars parking on the street. The proposed design provides space at the ground level for landscaping to act as a screen and create a delineation between the street and the private residences.

DC1 PROJECT USES AND ACTIVITIES

Optimize the arrangement of uses and activities on site.

**Architect Response:** The location of the surface parking and waste collection is proposed to be off the alley which lessens its visual impact due to it being at the lowest grade level of the site. Four surface parking spaces are proposed in order to address concerns brought up at the Community Outreach Meeting. The surface parking is setback from the lot line along SW Cambridge Street to allow for landscaping to act as a visual barrier between the right-of-way and parking. The waste is proposed to be screened in by cedar planks and is proposed to be along the south lot line of the site causing its visual impact to be greatly reduced from the street frontage.

DC2 ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

**Architect Response:** The concept behind the proposed design is to merge the design sensibility of typical single family residences in the area with the more contemporary design that is starting to emerge in the area. The concept is created through the use of massing and materiality. The two distinct volumes are arranged in an interlocking manner and are identified through the use of different materials. The materiality of the first volume is lap siding, which echoes the primary material of the surrounding single family residences. The proposed materiality of the second volume is cement panels which bring a contemporary sensibility to the design.

DC3 OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

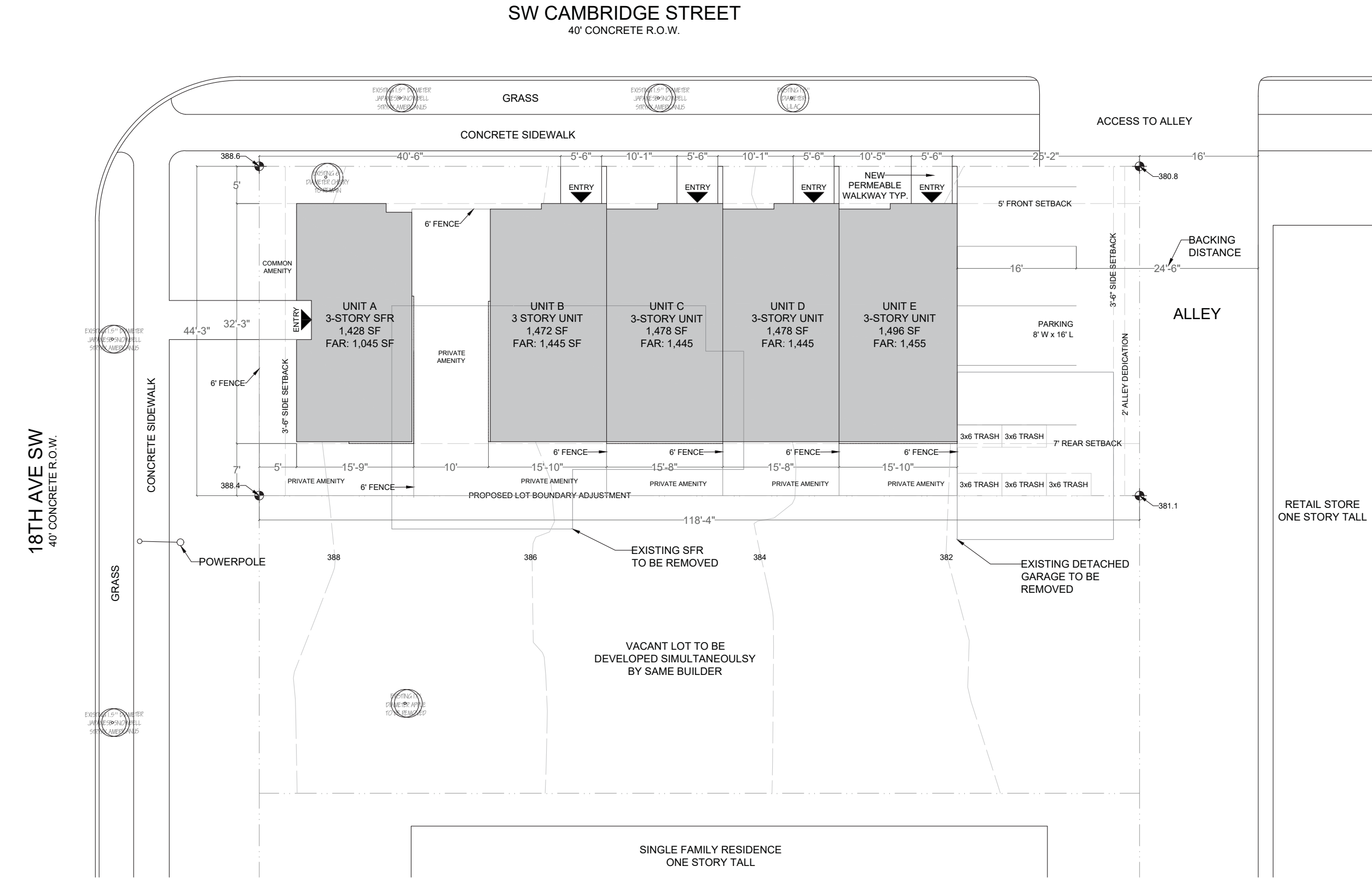
**Architect Response:** The design creates open space between the two buildings which provides an opportunity to create more expansive private spaces at ground level. Each unit will have direct access to private, fenced-in spaces at the ground level as well as private space in the form of rooftop decks. Shared common spaces are intentionally located along 18th Ave SW and SW Cambridge St in order to act as a buffer between the public right-of-way and the private residences.

DC4 EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

**Architect Response:** The project uses cementitious for durability and longevity in Seattle climate. Lap siding will be used on the exterior to act as a common thread between this project and the existing single family residences that surround it. Cement panels will also be used on the exterior as a way to bring a contemporary sensibility to the project. Double-pane glass windows in vinyl frames provide ample insulation and energy efficiency. A natural, weatherproof, material will be used for the rooftop decks. A rich texture of low maintenance landscaping will enhance the streetscape and walkways. In order to add warmth to the project, cedar fencing will be used throughout.

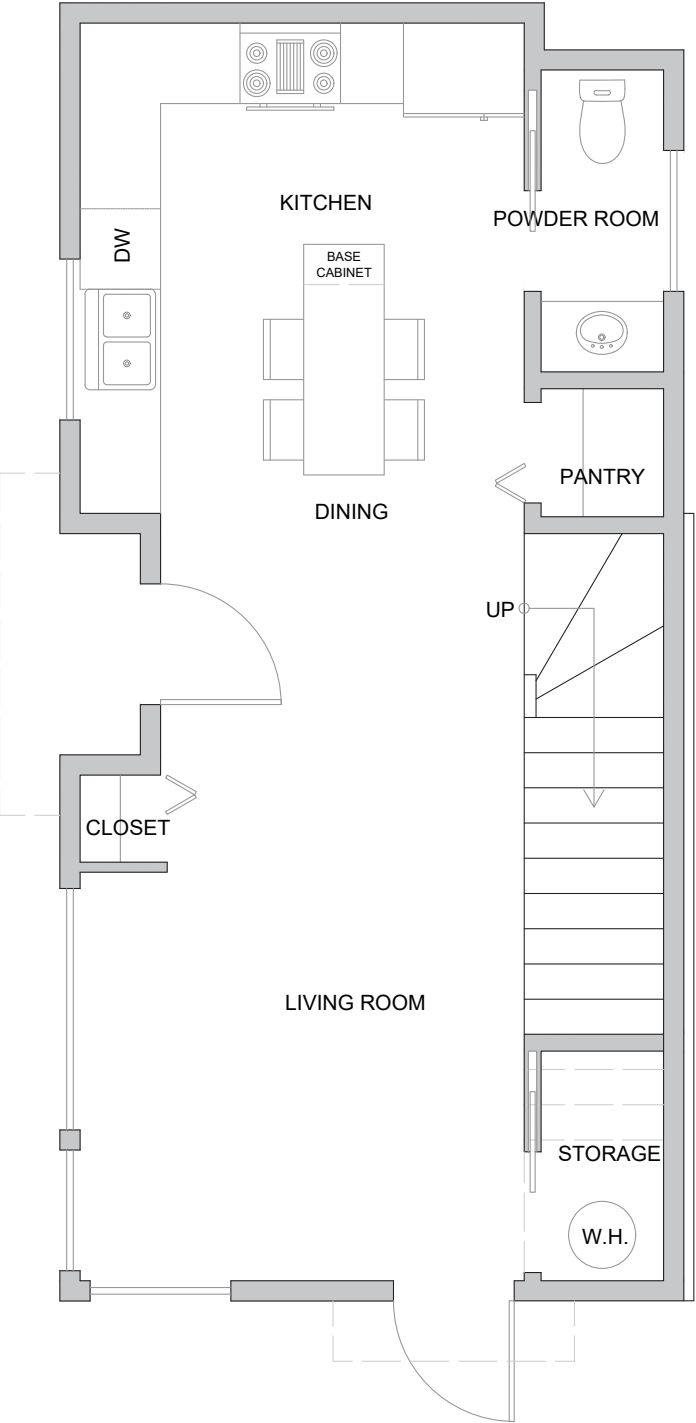
SITE PLAN



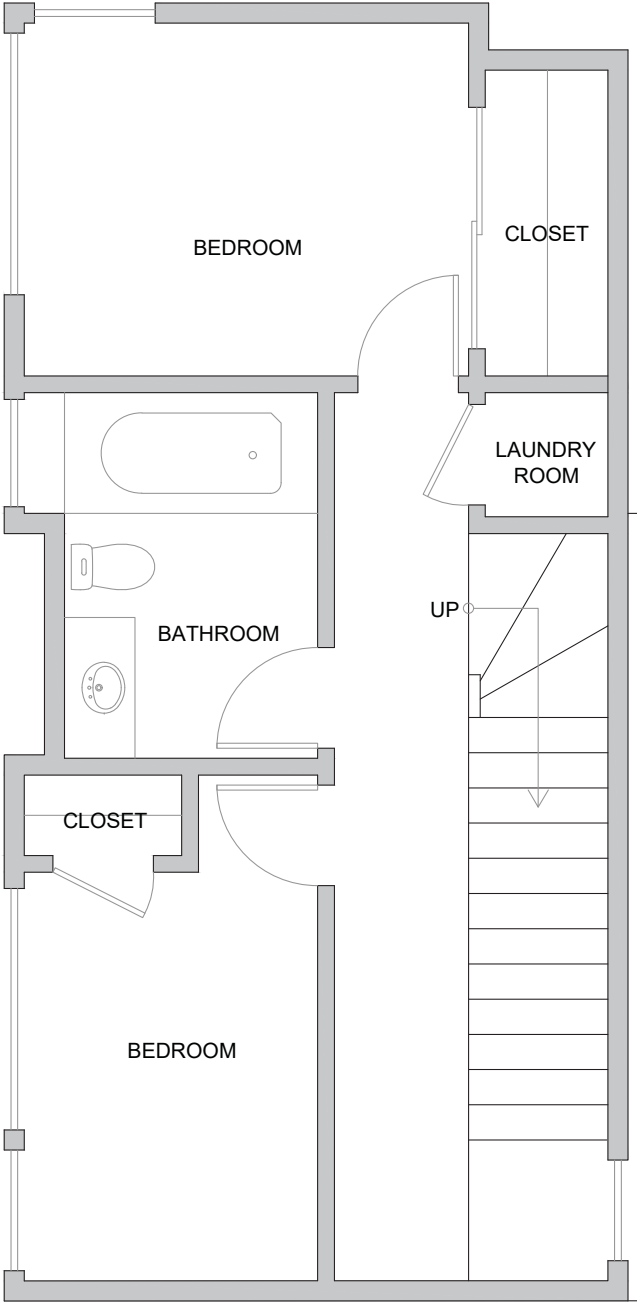


LANDSCAPE PLAN

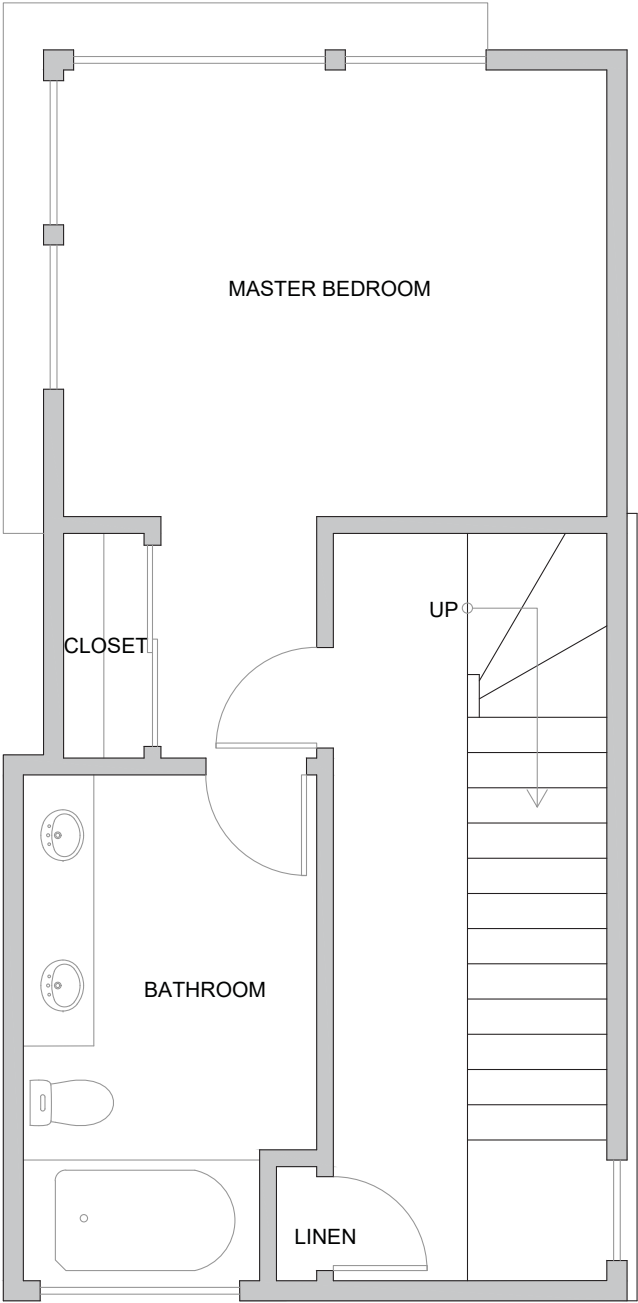
FLOOR PLANS - SFR UNIT



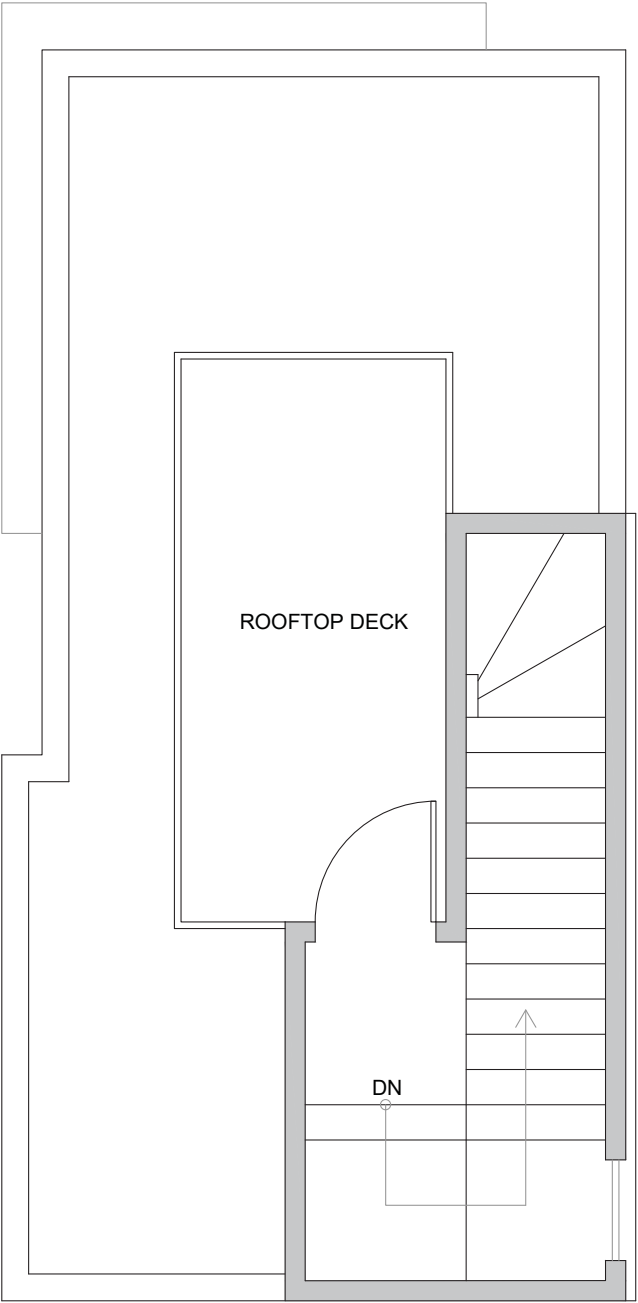
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

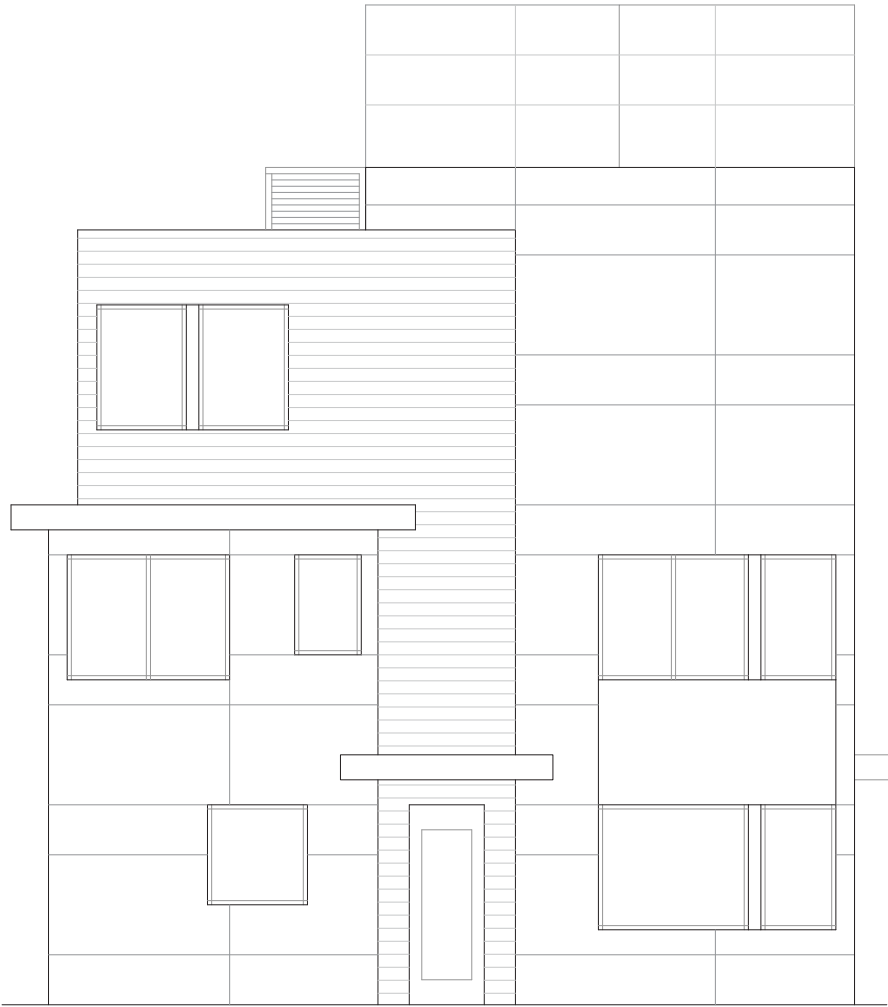


ROOF PLAN

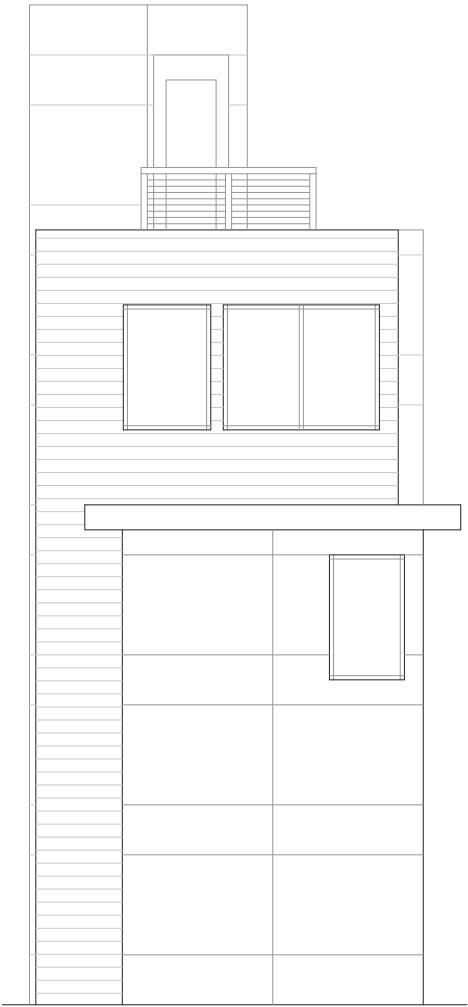




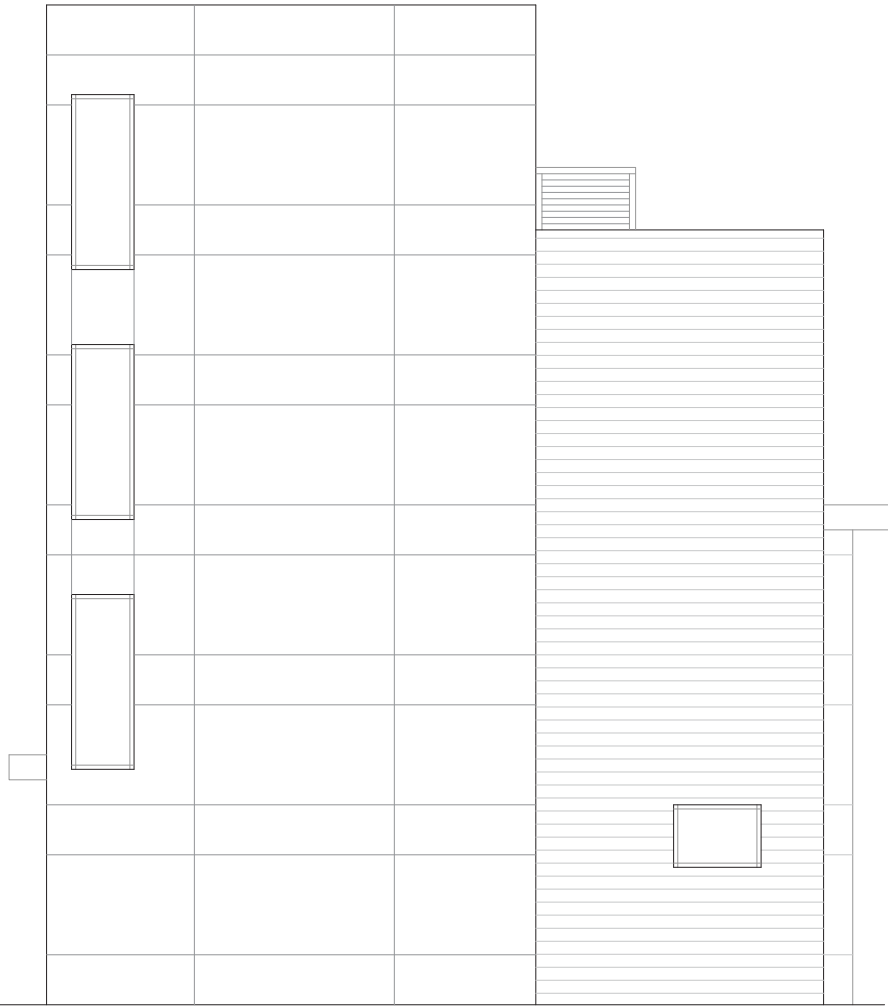
ELEVATIONS - SFR UNIT



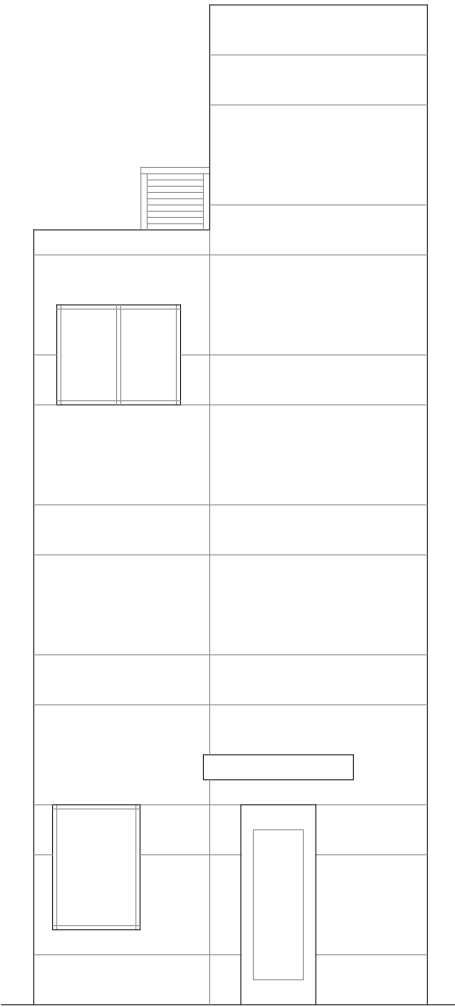
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

FLOOR PLANS - ROWHOUSE LEVEL 1

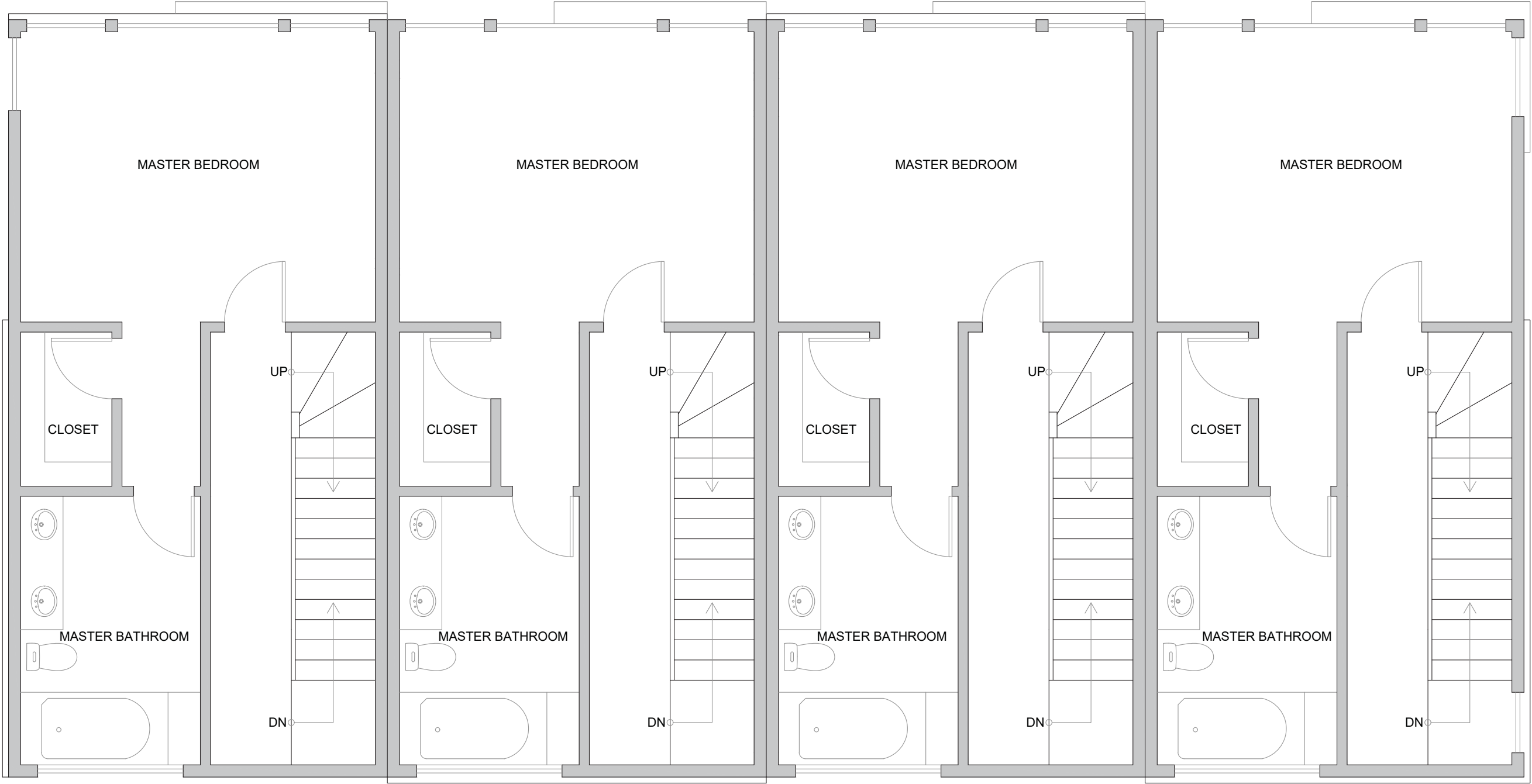




FLOOR PLANS - ROWHOUSE LEVEL 2



FLOOR PLANS - ROWHOUSE LEVEL 3

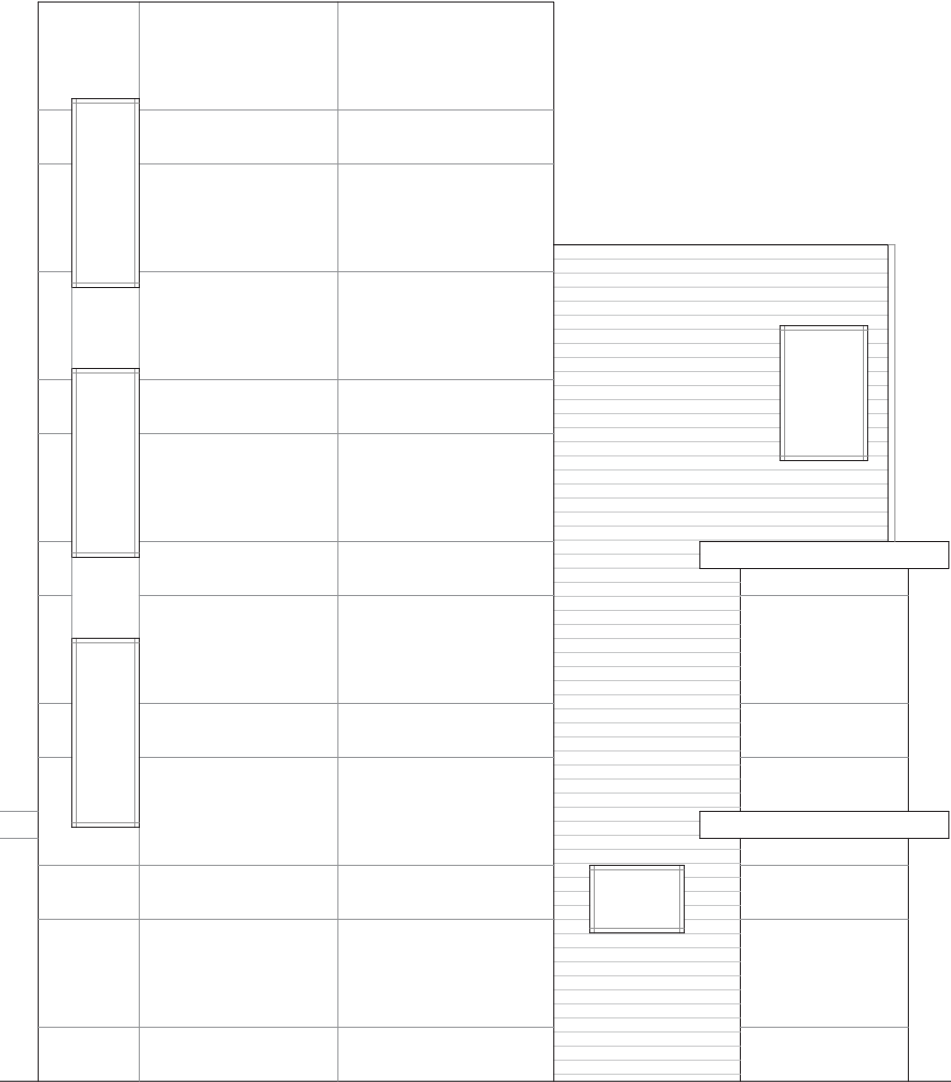




FLOOR PLANS - ROWHOUSE ROOF



ELEVATIONS - ROWHOUSE



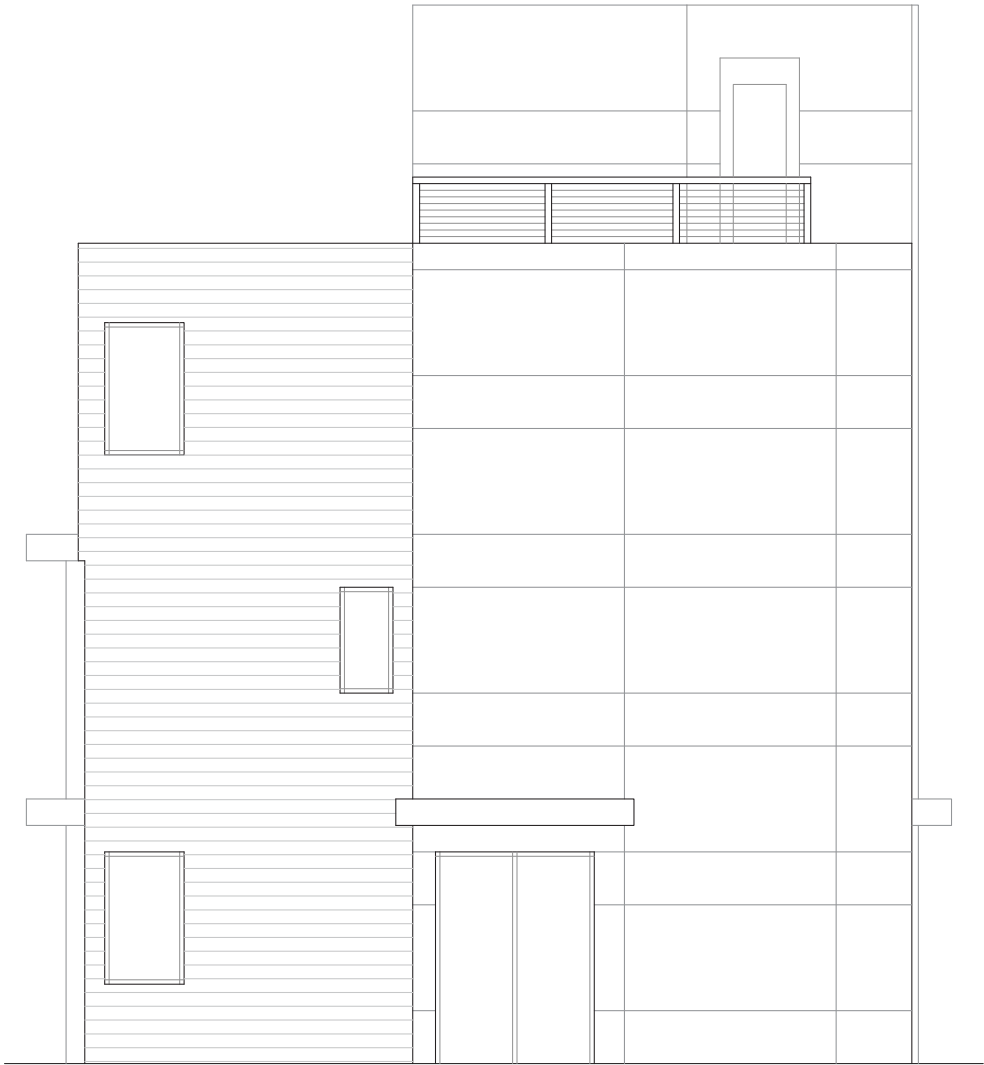
EAST ELEVATION



NORTH ELEVATION



ELEVATIONS - ROWHOUSE



WEST ELEVATION



SOUTH ELEVATION

RENDERING - VIEW LOOKING SW FROM SW CAMBRIDGE ST



RENDERING - VIEW LOOKING SE FROM SW CAMBRIDGE ST





MATERIALS



CONCRETE



ALUMINUM RAILINGS



FIBER CEMENT PANELS  
2' X 8' AND 4' X 8'



SMOOTH FIBER CEMENT  
LAP SIDING - 6" REVEAL



BLUE WOOD  
DOOR W/GLASS



CHARCOAL GREY VINYL WINDOWS