

project 3026801

9049 20th avenue southwest,
seattle, washington 98118
early design guidance
06 july 2017



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project information	
site address	9049 20th avenue southwest
parcel number	4365700380
project number	3026801, 6570133
project team	
architect	Atelier Drome Architecture 85 Columbia Street Seattle, Washington 98119 206 395 4392
contact	Michelle Linden michelle@atelierdrome.com
owner	Craig & Mara Haveson
geotechnical	tbd
surveyor	tbd
landscape	tbd
structural	tbd
civil	tbd
project criteria	
zoning	C1-40 commercial
overlays	westwood-highland park (residential urban village)
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	Parking spaces provided via an off-site parking agreement with adjacent building
project proposal	
gross building area	24,598 sf
residential area	17,314 sf
residential units	27 (22 units, 5 SEDUs)
commercial area	6,200 sf (offices) 1,084 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. The project will provide parking for the residential & commercial uses as required through an off-site parking agreement with the Blue Stone Apartment development next door.

- 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

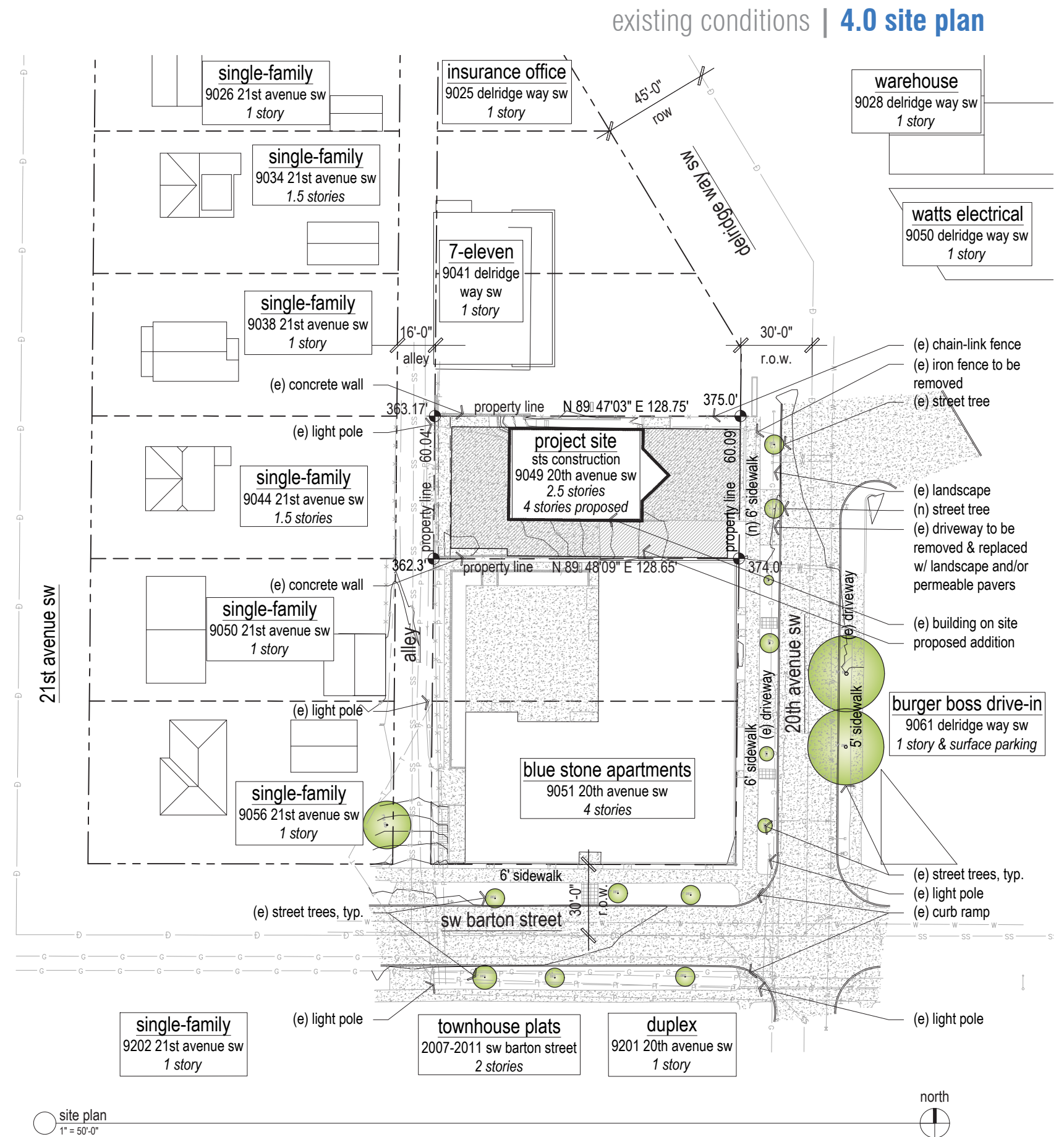
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lot 13, block 33, little city farms, division number 5,
according to the plat thereof recorded in volume 26 of
plats, page 26, records of king county, washington.

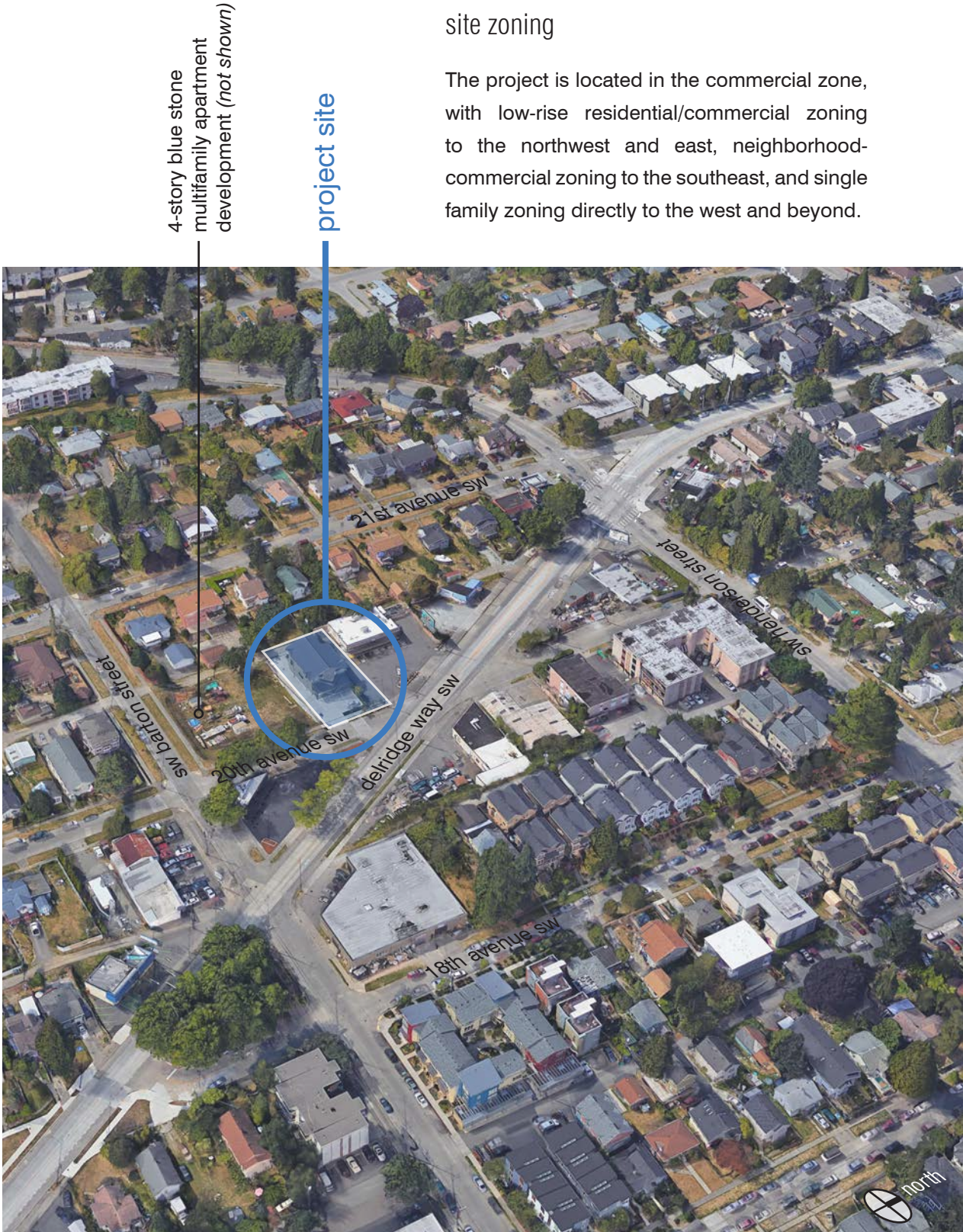
The project is an addition/alteration of an existing office/apartment building at 9049 20th Avenue SW to include:

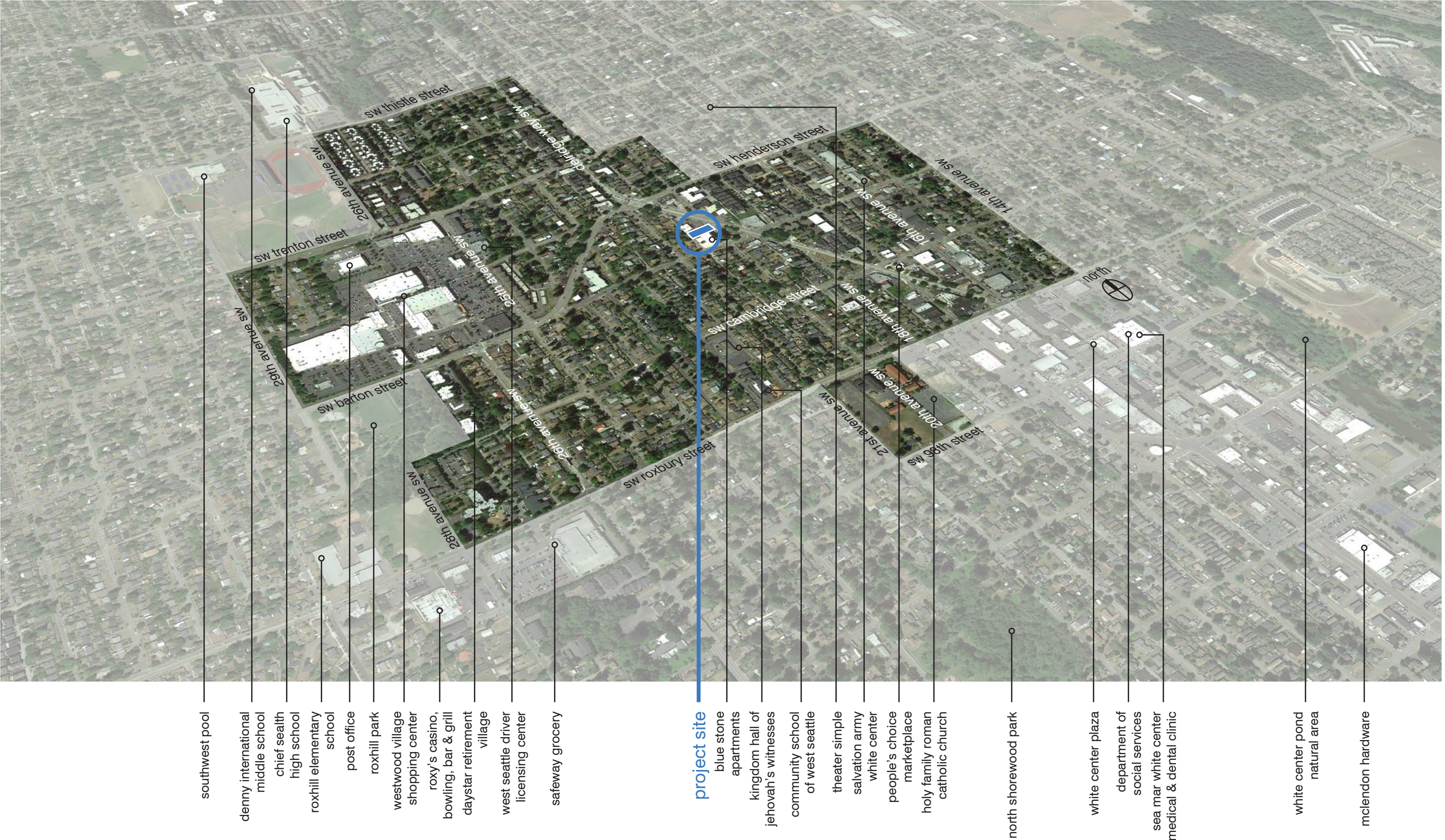
- expansion of the existing building footprint to 6,200 sf on the ground floor for additional office space;
- removal and replacement of the existing level of apartments with 2.5 levels of apartments over the existing office level;
- any required parking to be obtained through an “off-site parking agreement” at the adjacent property to the south.

No trees are currently existing on the project site.



5.0 urban design analysis | 3x3 block vicinity



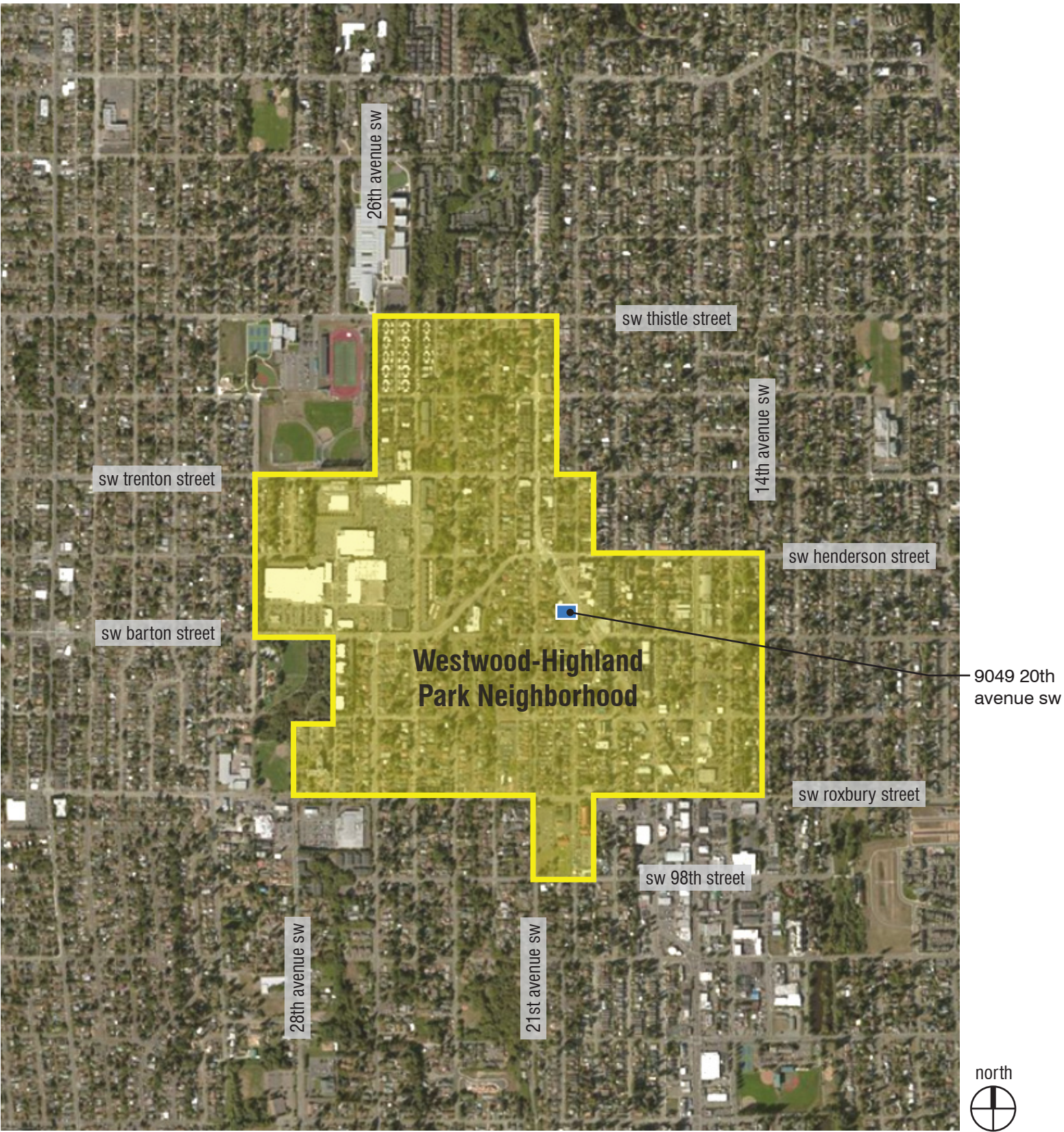


project neighborhood

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



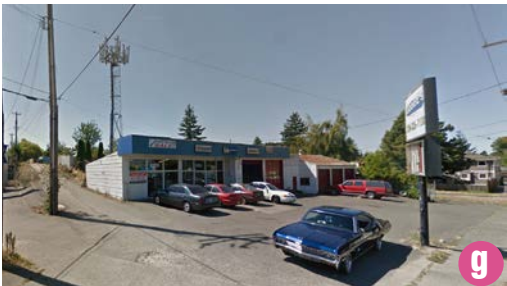
d. gas depot: gas station with surface parking



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



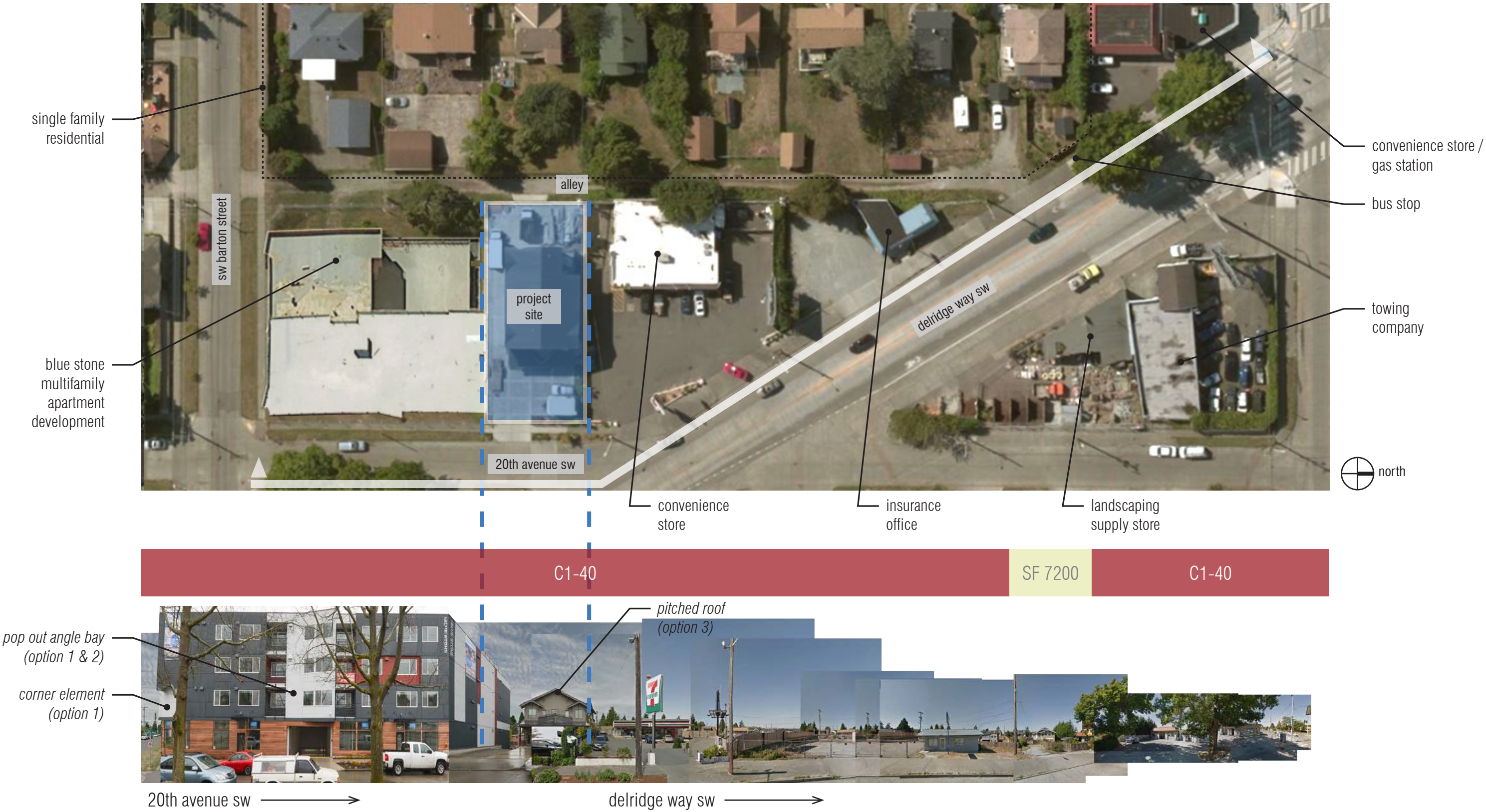
k. 8859 20th avenue sw



l. 9034 21st avenue sw



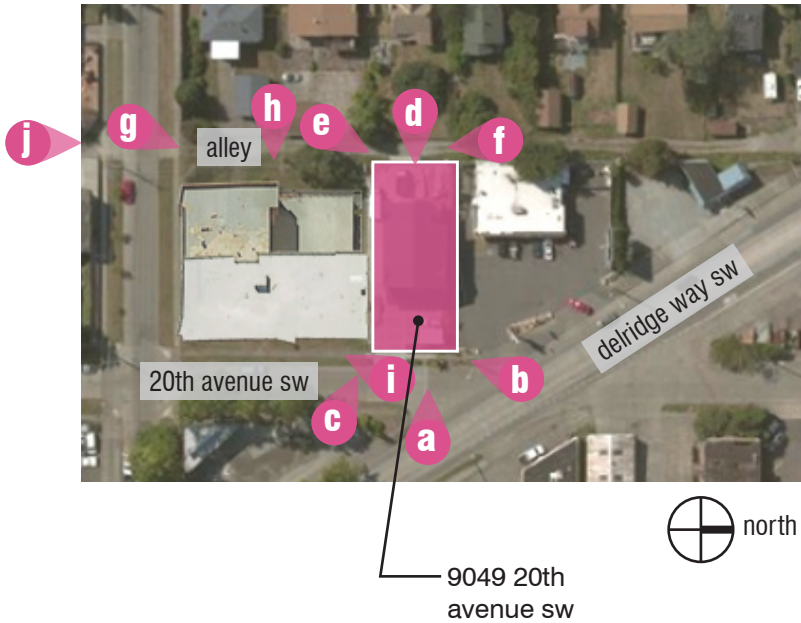
m. 9215 20th avenue sw





5.0 urban design analysis | site photos

view key



project site from 20th avenue sw



project site from alley

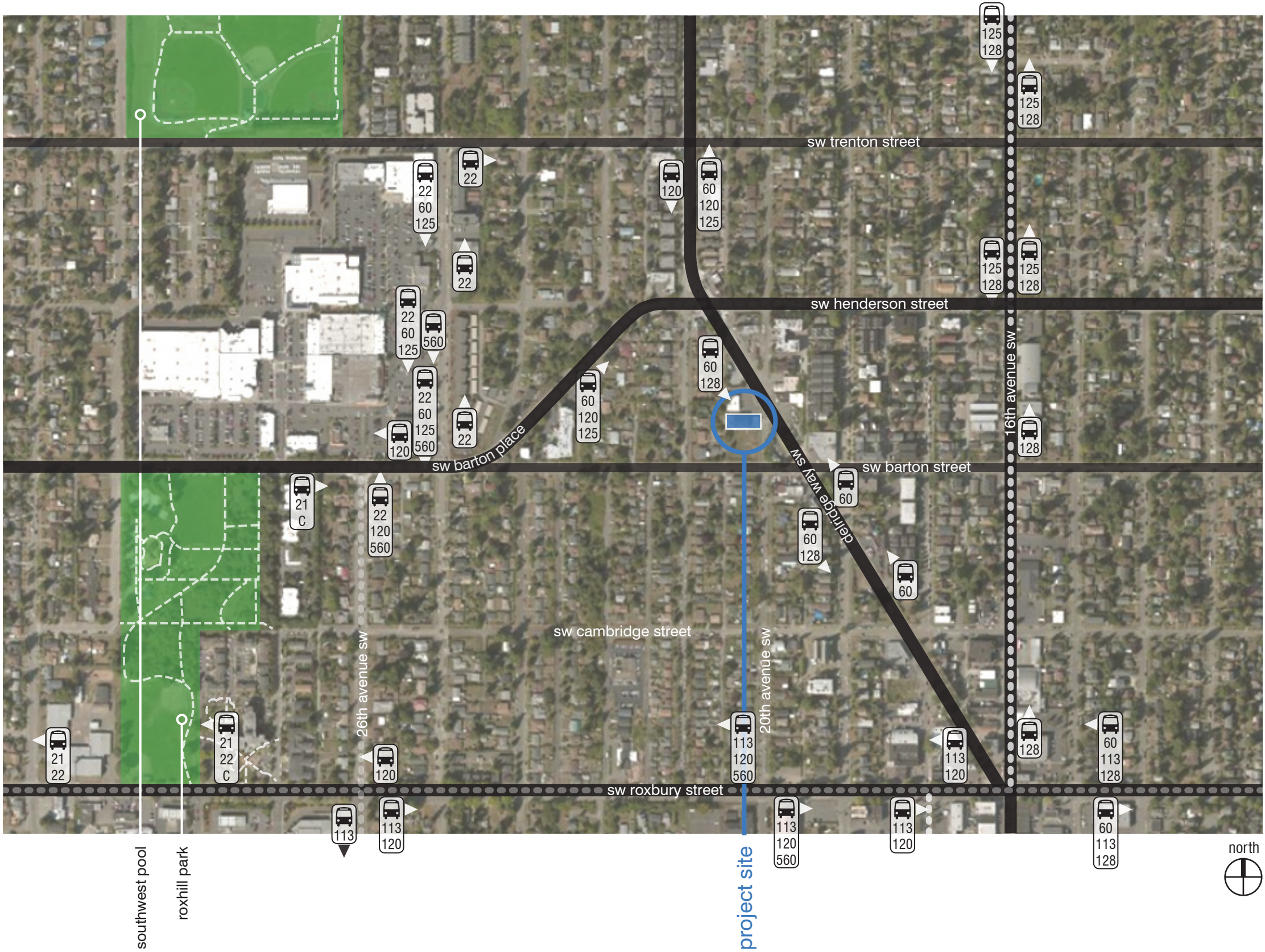


blue stone apartments



view down alley





neighborhood circulation

The project site is served by multiple bus routes. 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 above		Base height limit
-	Height restrictions & bonuses			
-	Mapped height limit in C1-40		=	40'
-	Floor-to-floor height of ≥13' for non-residential uses at street level	+	4'	= 44'
-	Pitched roof of ≥ 4:12 pitch	+	5'	= 45'
-	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): 866 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 866 sf. Project proposes to have a 1,590 sf exterior rooftop deck to meet required amenity area.

Parking spaces to be provided via an off-site parking agreement with adjacent building (Blue Stone Apartments) at 9051 20th Avenue SW. The project requires 12 long-term bicycle spaces, and 1 short-term bicycle space. Bicycle spaces will be provided on-site.



category

citation

response

Natural Systems and Site Features
CS1.B2 | Daylight and Shading

Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.

The building is cut back at many of the residential units to allow for windows and daylight into each unit.

Topography
CS1.C2 | Elevation Changes

Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

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.

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.

Option 1 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 building steps down on the alley side to make the transition from a commercial to residential zone, reducing the perceived height of the building. The basement, which is at pedestrian level, is existing and not increasing in size.

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.

Options 1 and 2 build 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.

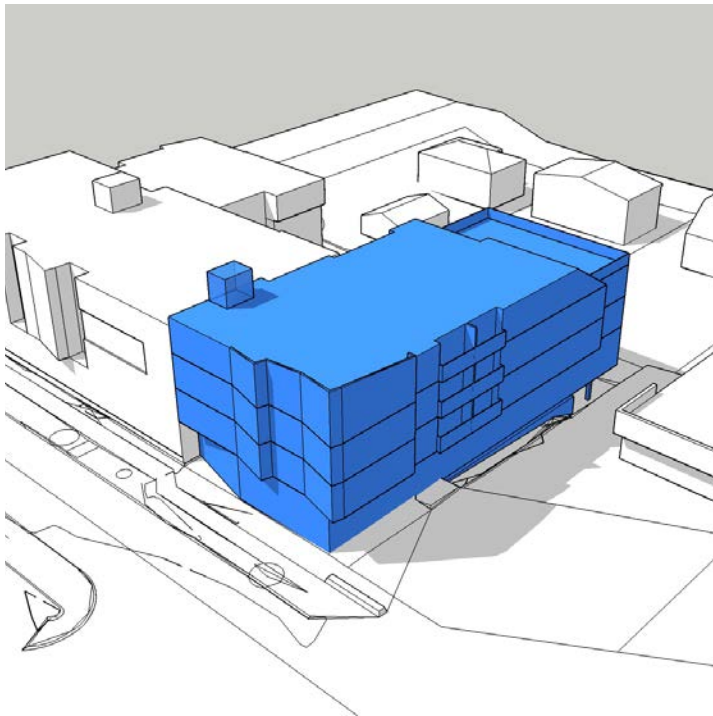
The façade for the main residential lobby in all options is either angled back or set back, which allows for the levels above to serve as an overhang. The angled options also provide a wider walking area and welcomes residents in. A large lobby for the office level allows for views in, providing a connection for pedestrians.

Walkability
PL2.B3 | Street-Level Transparency

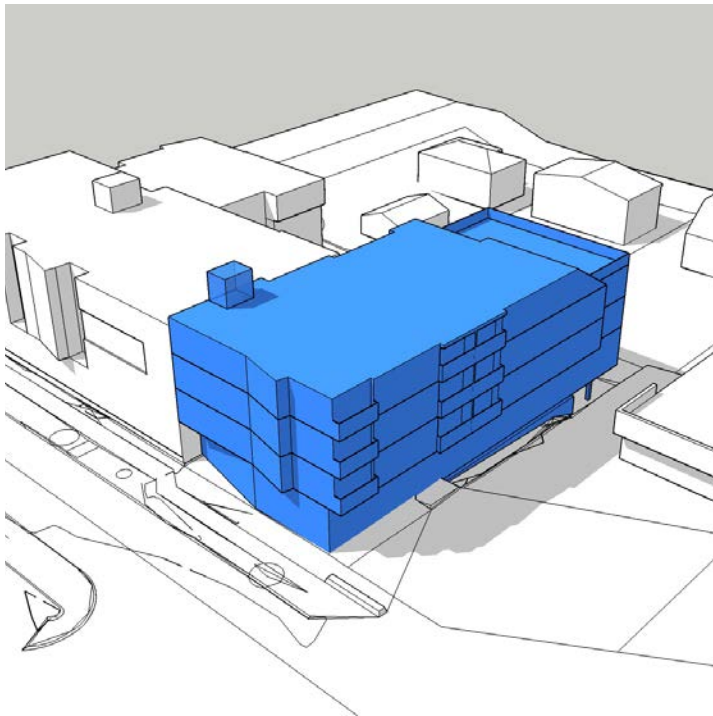
Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening.

A transparent storefront system will be used along 20th Avenue SW, allowing views into both the office areas and the residential lobby. The walls for the interior offices facing the lobby will also be constructed of a transparent material, allowing for more visibility.

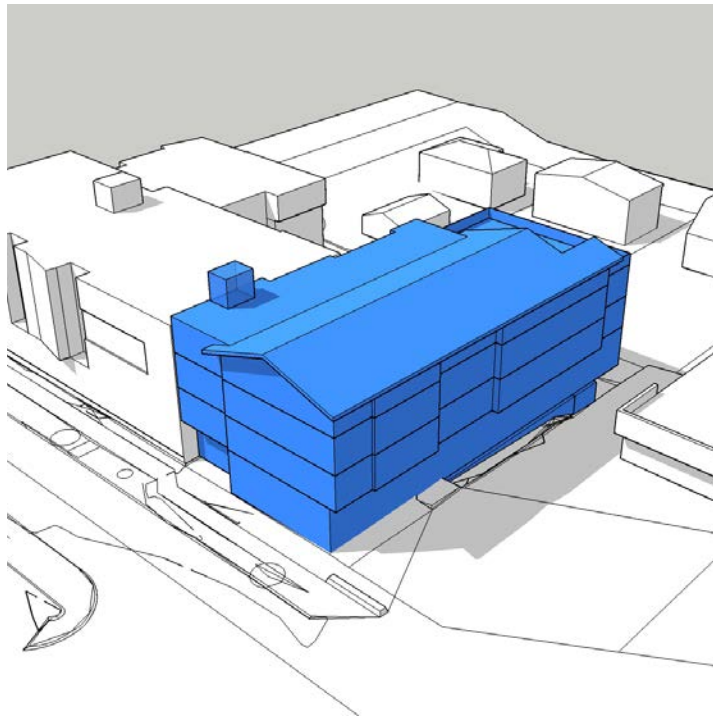
category	citation	response
Entries PL3.A2 Ensemble of Elements	Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.	<i>The building has a recessed residential entry in all options, allowing the levels above to serve as an overhang. In Options 1 & 2, 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.</i>
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.	<i>The main entries for both the residential and office levels are located on 20th Avenue SW. Parking will be provided in the adjacent Blue Stone development, which will foster a sense of community between the two buildings. This also limits the vehicular access to one point along 20th Avenue SW, minimizing conflict between vehicles and pedestrians.</i>
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.”	<i>Special consideration is given to the façade of the building, especially at the northeast corner in Option 1. The northern and southern sides of the building are broken up in all options with the use of balconies and various set backs in the façade.</i>
Open Space Concept DC3.B2 Matching Uses to Conditions	Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities. For example, place outdoor seating and gathering areas where there is sunny exposure and shelter from wind. Build flexibility into the design in order to accommodate changes as needed; e.g. a south-facing courtyard that is ideal in spring may become too hot in summer, necessitating a shift of outdoor furniture to a shadier location for the season.	<i>The building is set back on the west side to reduce the massing facing the single family zoning. This also allows for a large roof deck, which provides views and plenty of sun exposure.</i>
Open Space Concept DC3.B4 Multifamily Open Space	Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children’s play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.	<i>A large roof deck is provided on the west side of the building, encouraging interaction between residents. Several units are also equipped with private balconies.</i>



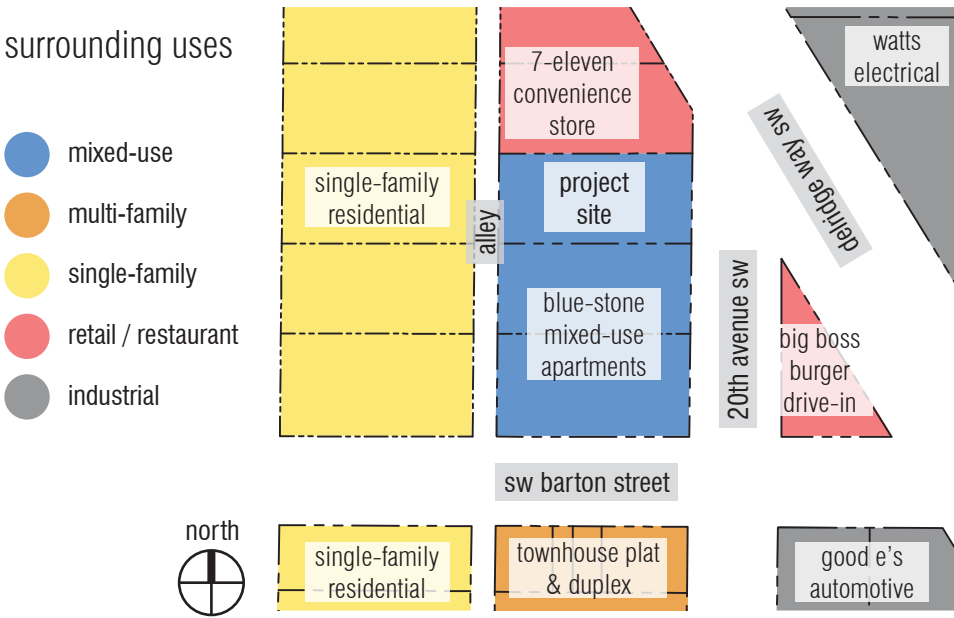
option 1
dual angles



option 2
pop out



option 3
pitched



8.0 architectural massing concepts | option 1 dual angles

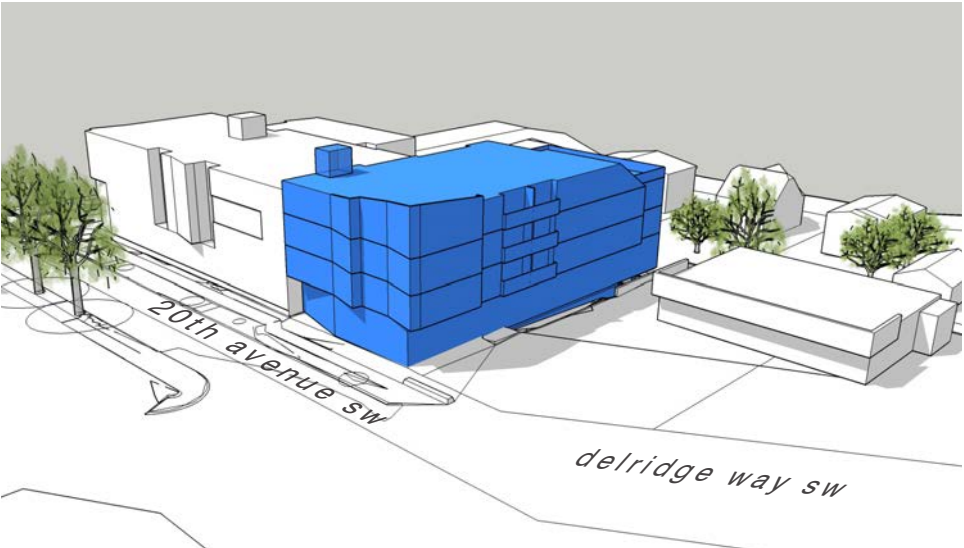
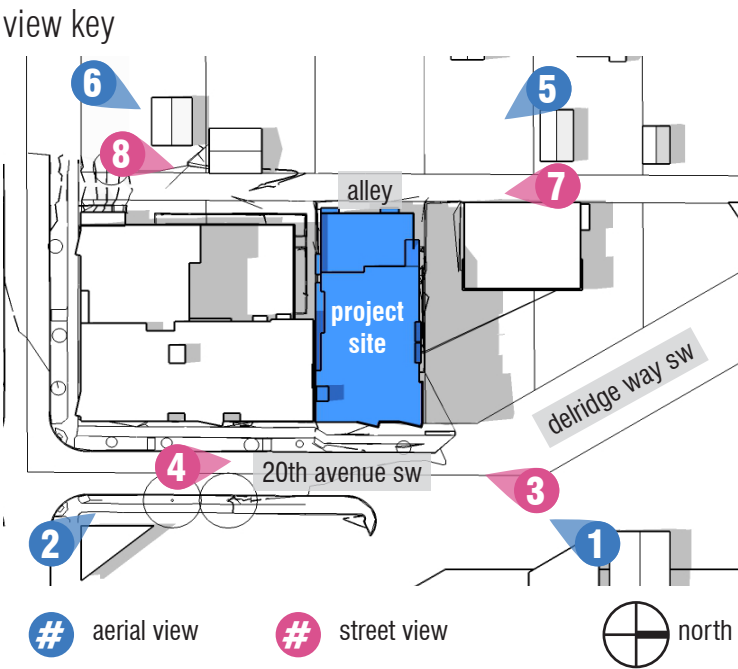
option 1:

- distinguishing features**

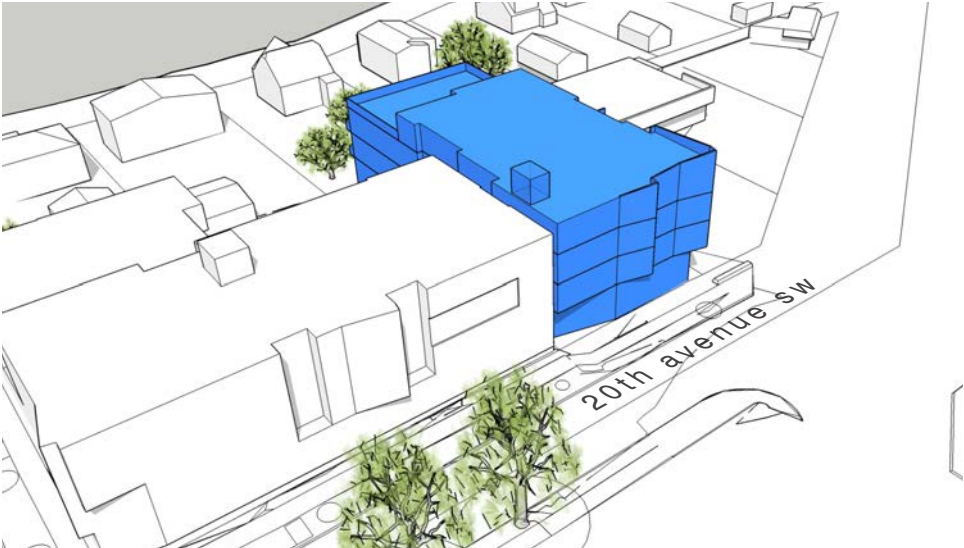
- dual angled north bays connected by an angled parapet
 - facade of main residential lobby located on southeast corner is angled back to reflect the bays
- pros**

- the two north bays are connected by a parapet that angles up to the northeast corner and wraps around the west facade, creating a visual corner to the block, as 20th Avenue SW ends and Delridge Way SW angles back to the west
 - architecture reflects aesthetic of adjacent blue stone apartment development for a unified look for both commonly owned buildings
 - main non-residential lobby faces 20th Avenue SW
 - large rear roof deck for residential amenity and views
 - northern facade is broken up by balconies
 - building holds the corner and establishes a street presence
- cons**

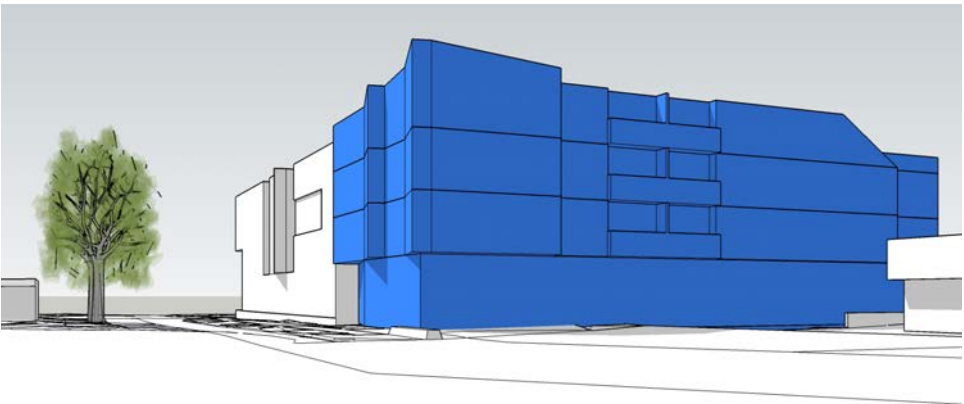
- the corner visual gives the illusion of a marquee tenant, rather than an office space
 - the residential lobby has its own separate entrance, but is modest in comparison to the office lobby



1 northeast aerial view
not to scale



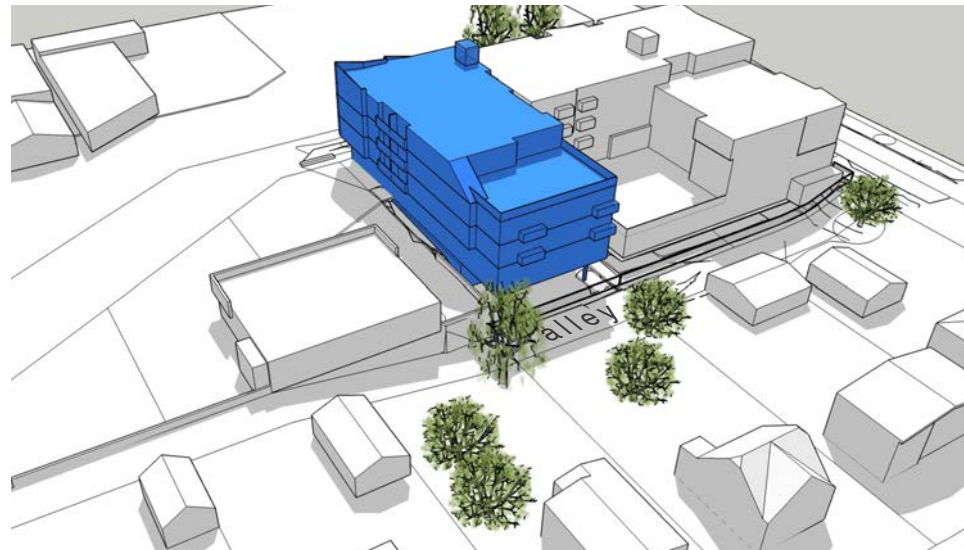
2 southeast aerial view
not to scale



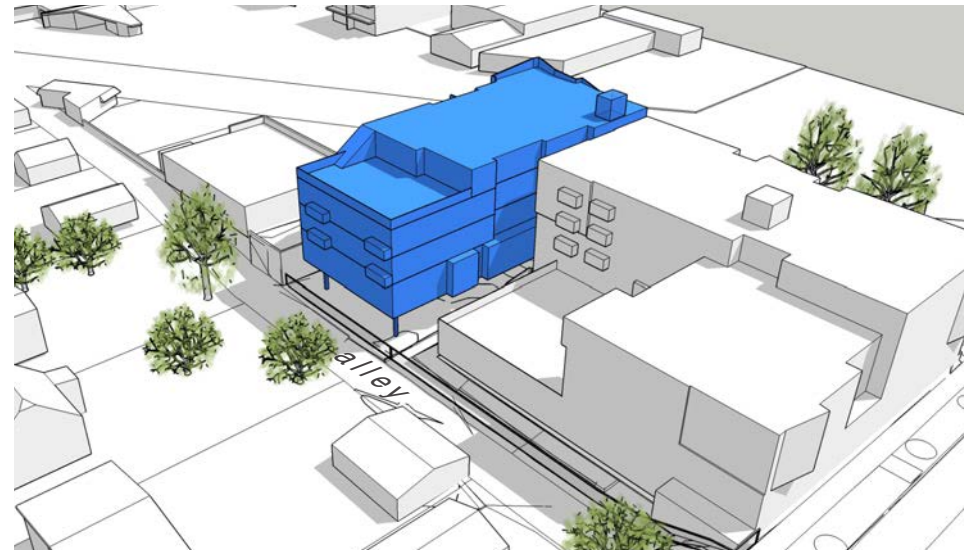
3 street perspective (20th avenue sw / delridge way sw) looking south
not to scale



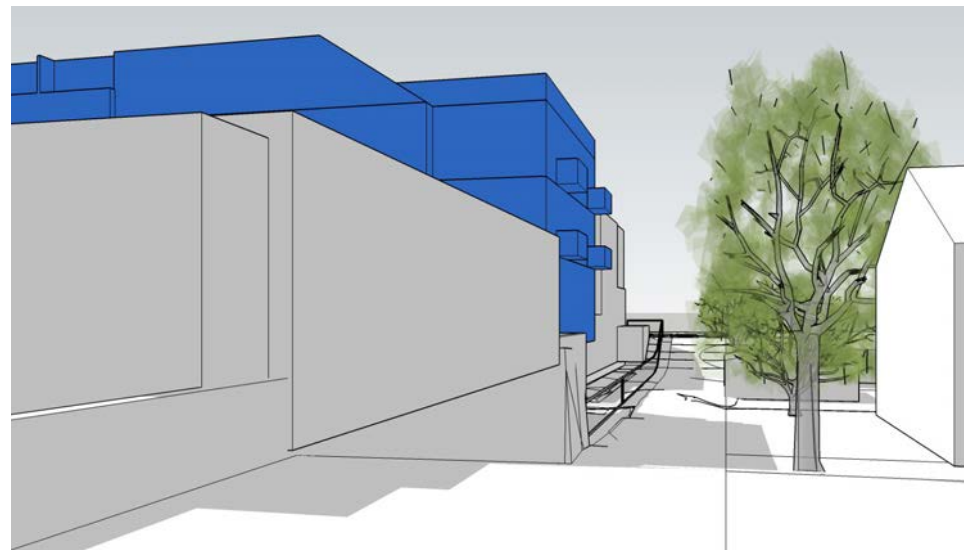
4 street perspective (20th avenue sw / delridge way sw) looking north
not to scale



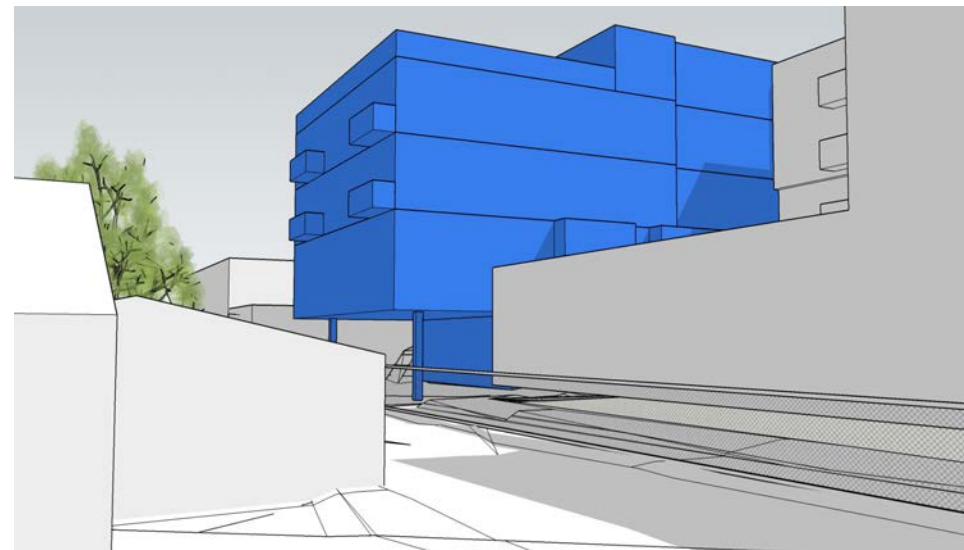
5 northwest aerial view
not to scale



6 southwest aerial view
not to scale



7 alley perspective looking south
not to scale



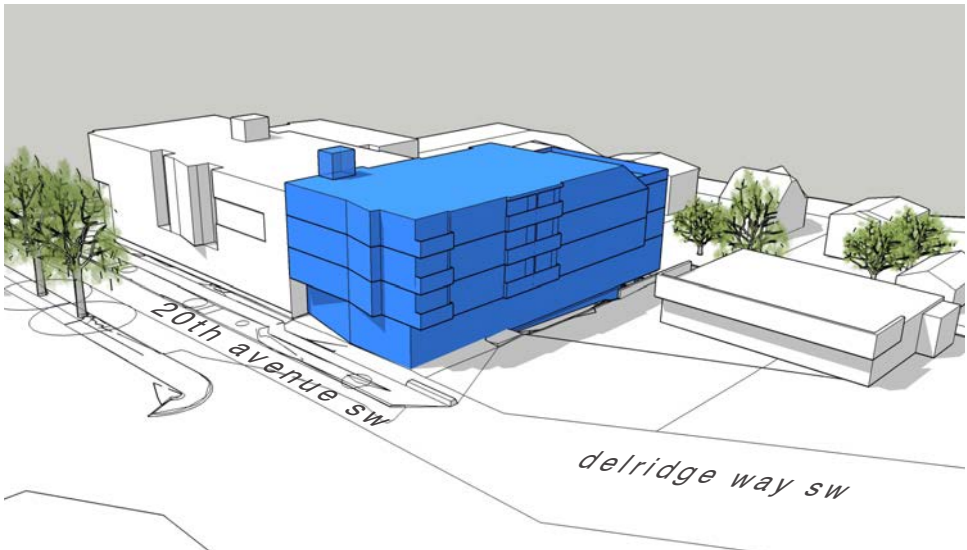
8 alley perspective looking north
not to scale



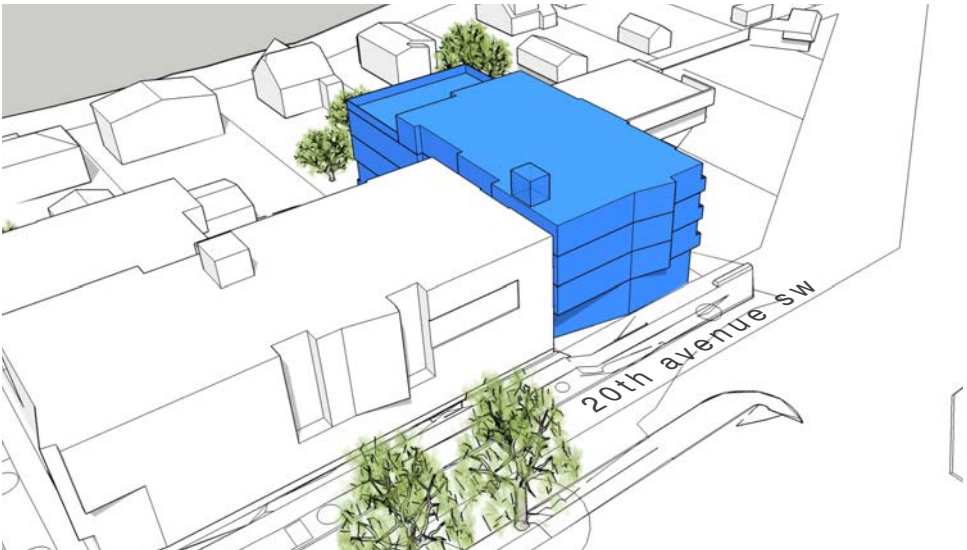
8.0 architectural massing concepts | option 2 pop out

option 2:

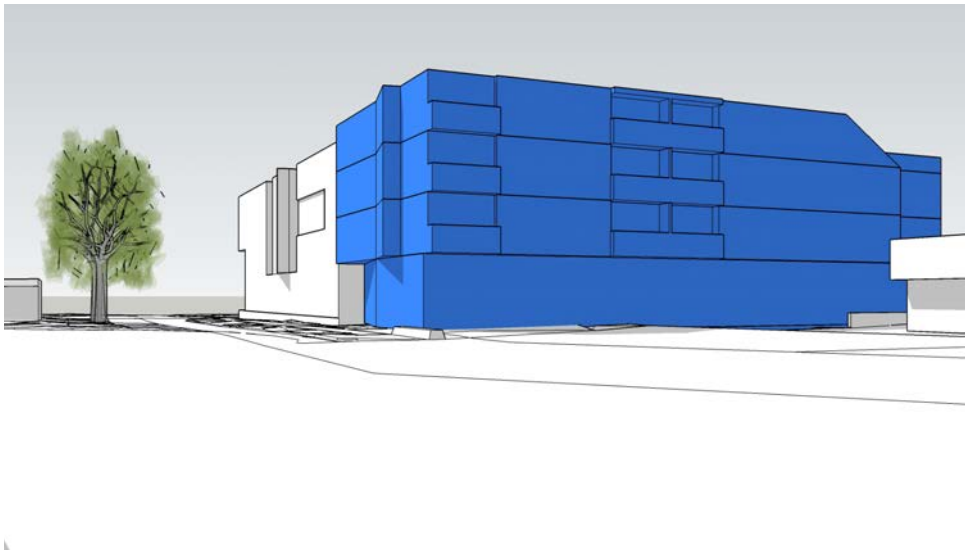
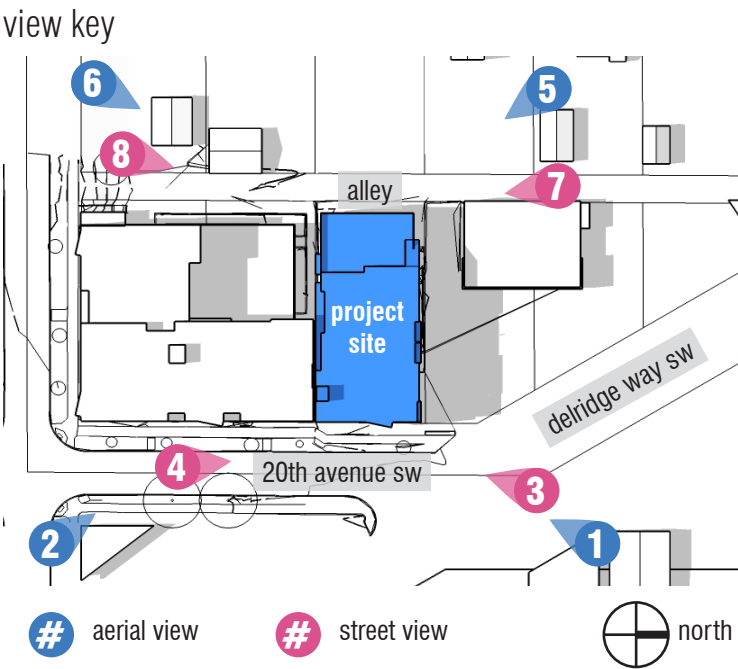
- distinguishing features**
- pop out north bay which coincides with pop out bay of adjacent building, owned by same owner
 - facade of main residential lobby located on southeast corner continues the angle of the pop out bay
- pros**
- architecture reflects aesthetic of adjacent blue stone apartment development for a unified look for both commonly owned buildings
 - northern facade is broken up by balconies
 - main non-residential lobby faces 20th Avenue SW
 - large rear roof deck for residential amenity and views
- cons**
- architecture mimics adjoining neighbor rather than providing significant differences



1 northeast aerial view
not to scale



2 southeast aerial view
not to scale



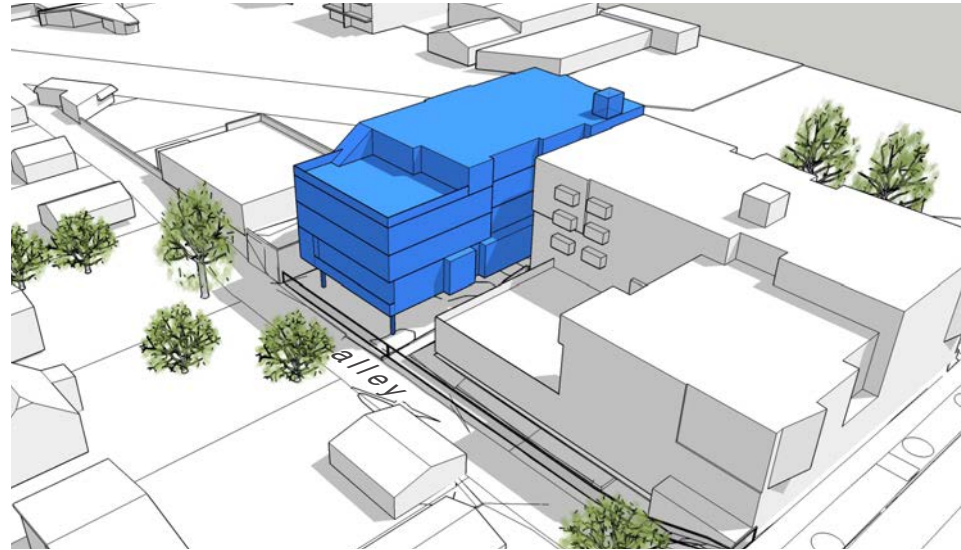
3 street perspective (20th avenue sw / delridge way sw) looking south
not to scale



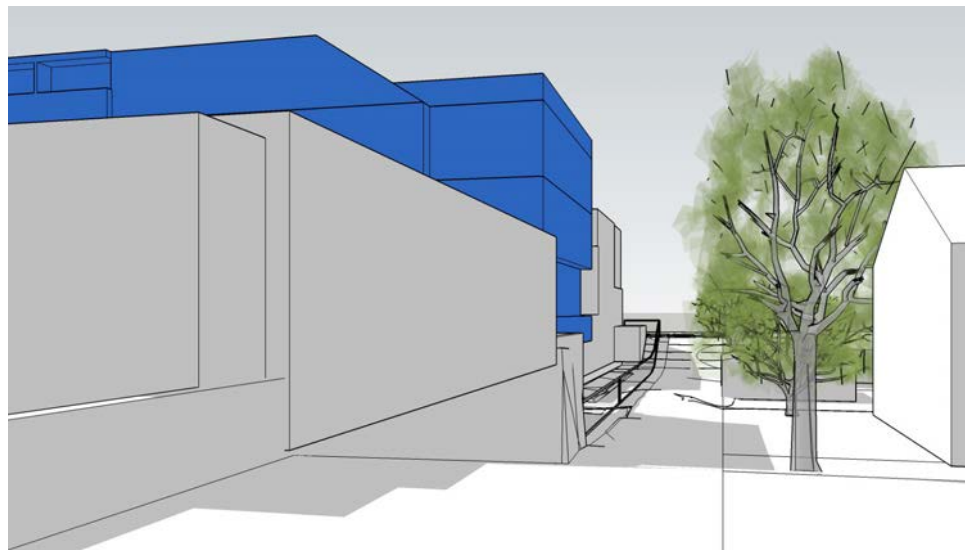
4 street perspective (20th avenue sw / delridge way sw) looking north
not to scale



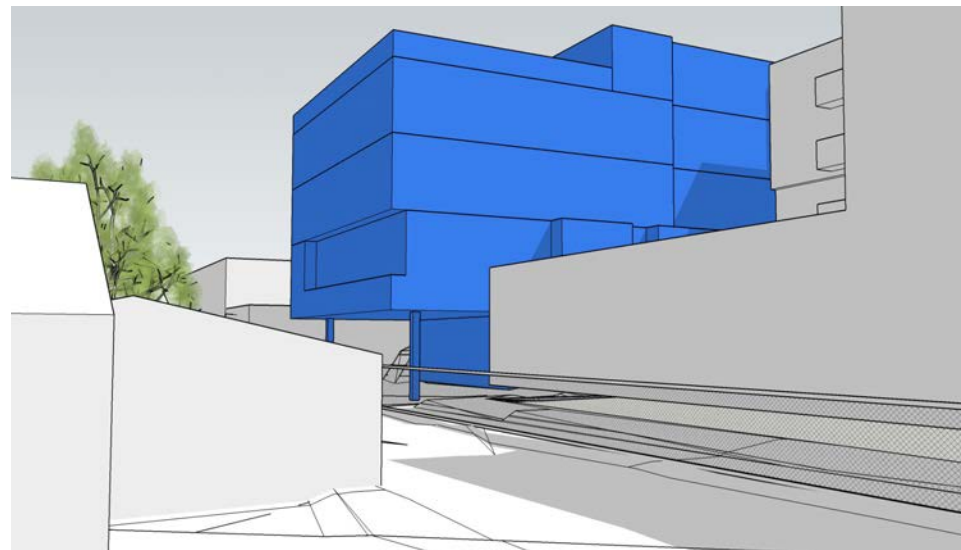
5 northwest aerial view
not to scale



6 southwest aerial view
not to scale



7 alley perspective looking south
not to scale



8 alley perspective looking north
not to scale



8.0 architectural massing concepts | option 3 pitched

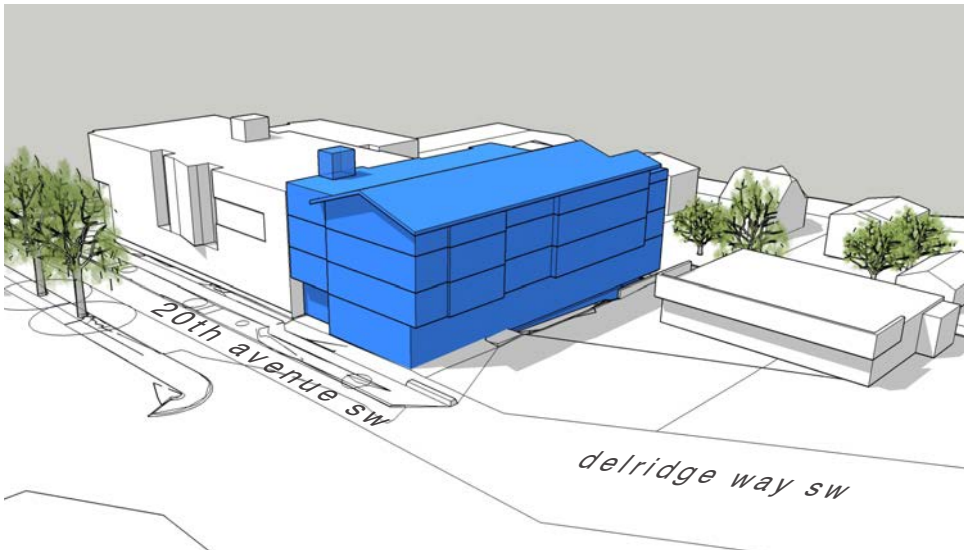
option 3:

- distinguishing features

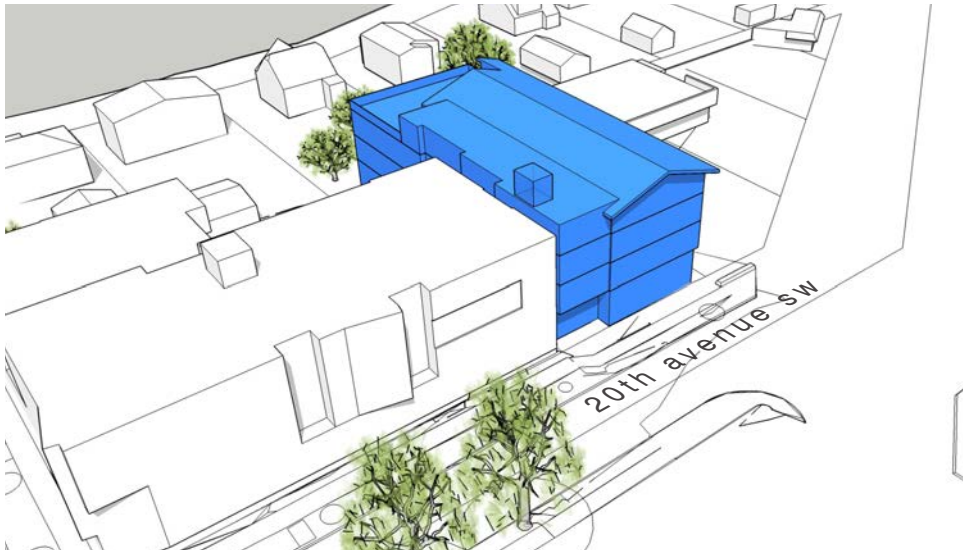
- pitched roof
 - facade of main residential lobby located on northwest corner is set back
- pros

- pitched roof reflects a more residential aesthetic
 - northern facade is broken up
 - main non-residential lobby faces 20th Avenue SW
 - large rear roof deck for residential amenity and views
- cons

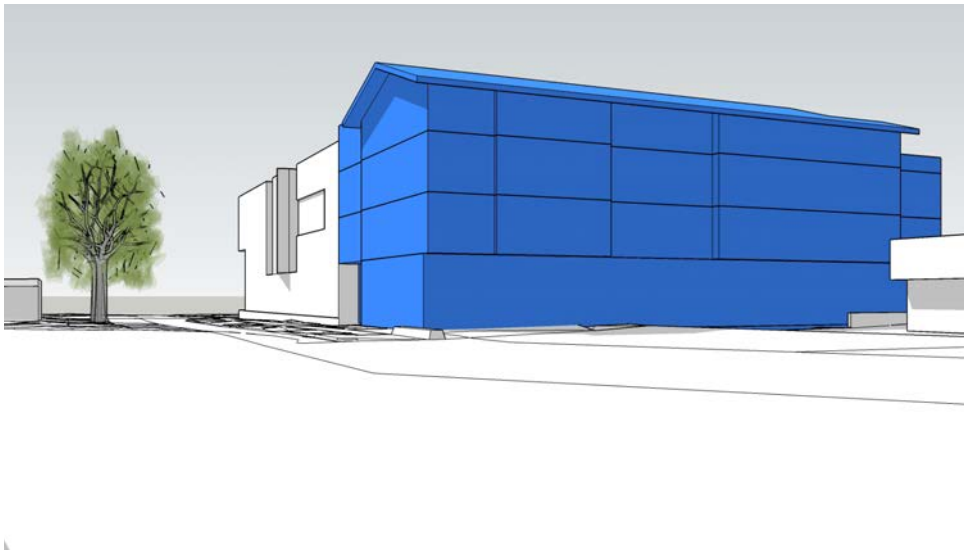
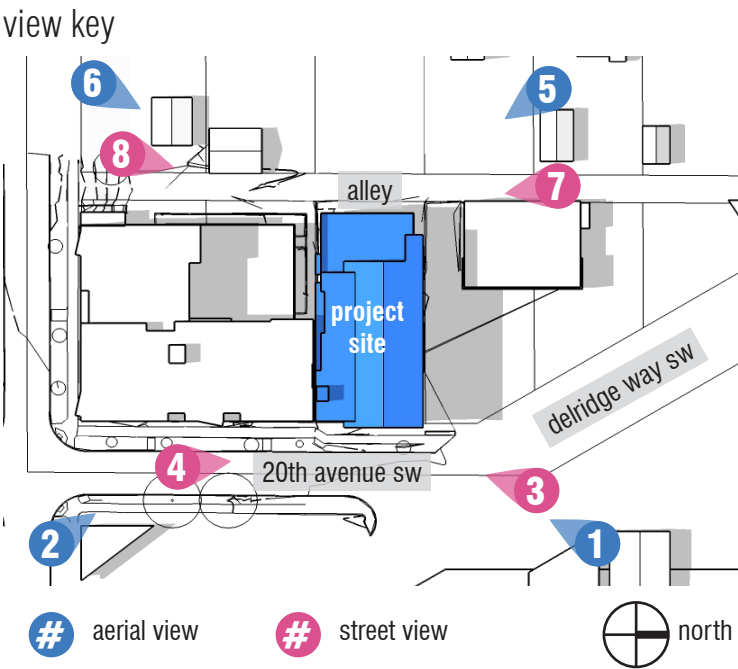
- overall height of structure is increased to accommodate for pitched roof
 - residential style gable roof seems out of place for scale of commercial structure
 - structure has no relation to adjacent building



1 northeast aerial view
not to scale



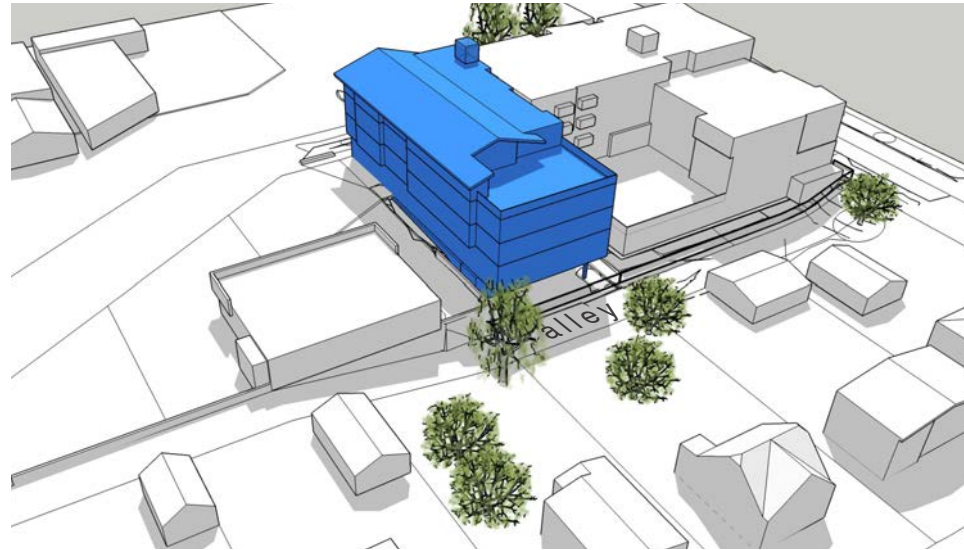
2 southeast aerial view
not to scale



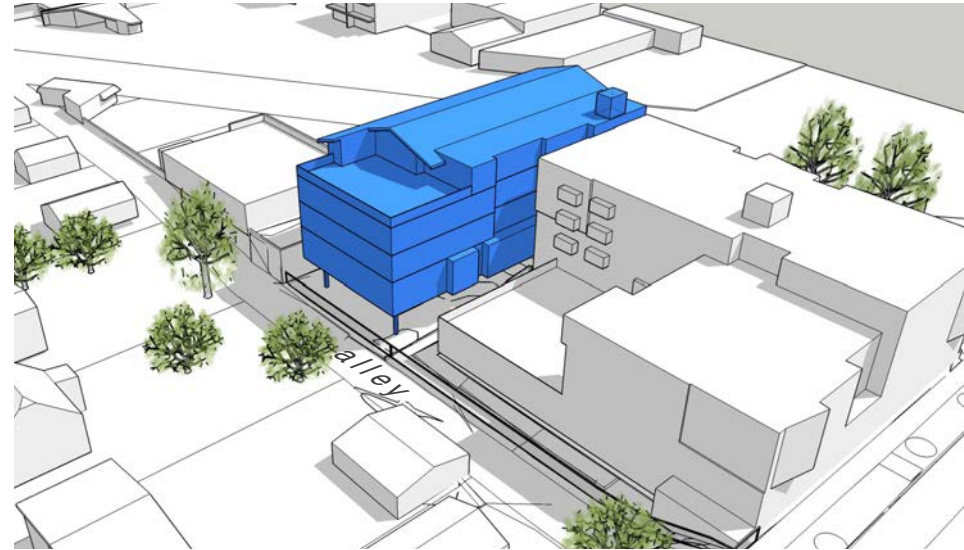
3 street perspective (20th avenue sw / delridge way sw) looking south
not to scale



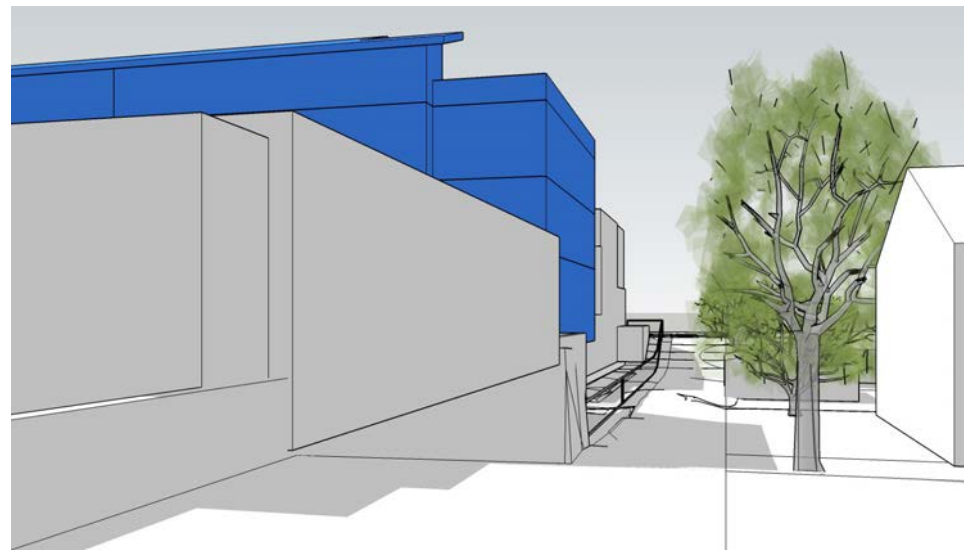
4 street perspective (20th avenue sw / delridge way sw) looking north
not to scale



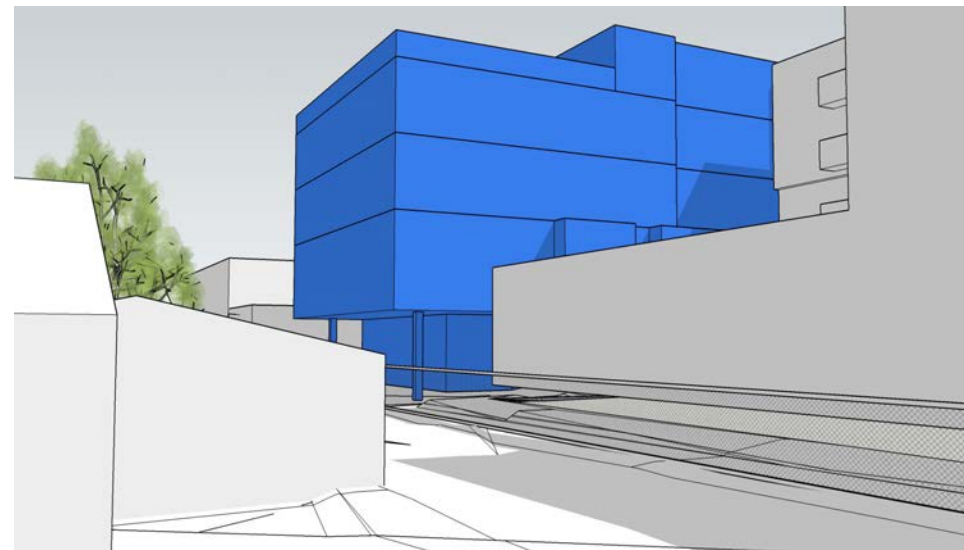
5 northwest aerial view
not to scale



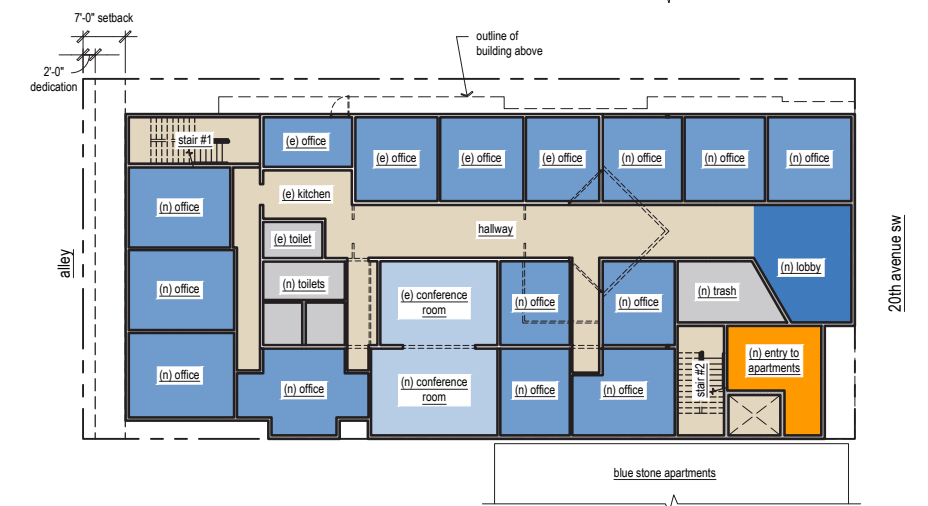
6 southwest aerial view
not to scale



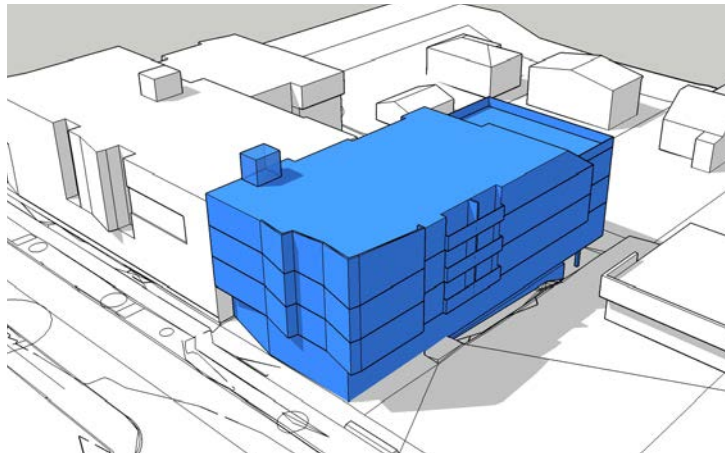
7 alley perspective looking south
not to scale



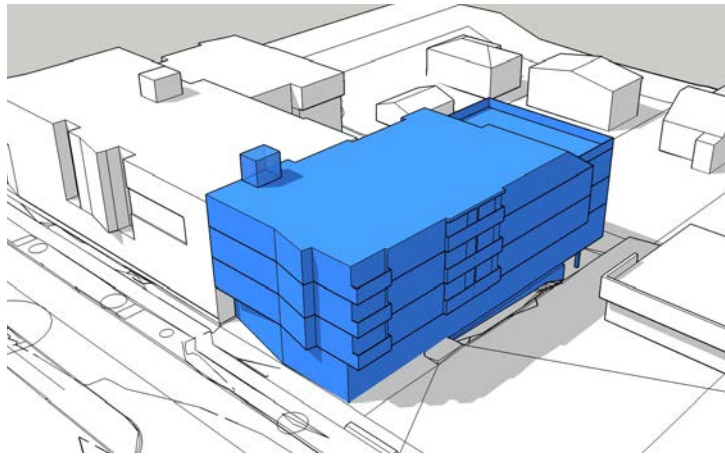
8 alley perspective looking north
not to scale



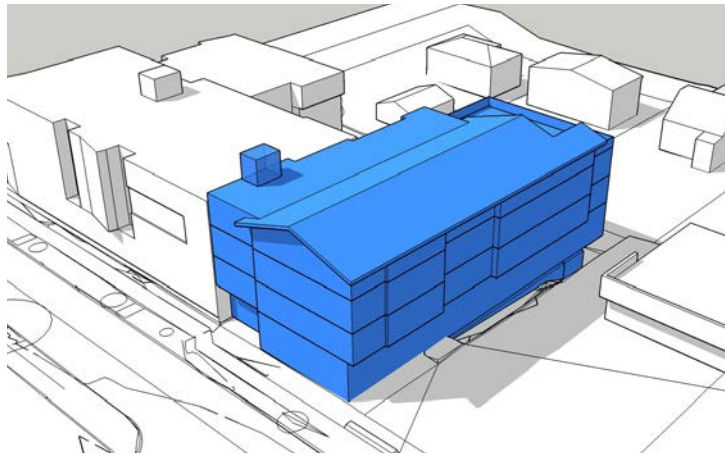
option 1
dual angles



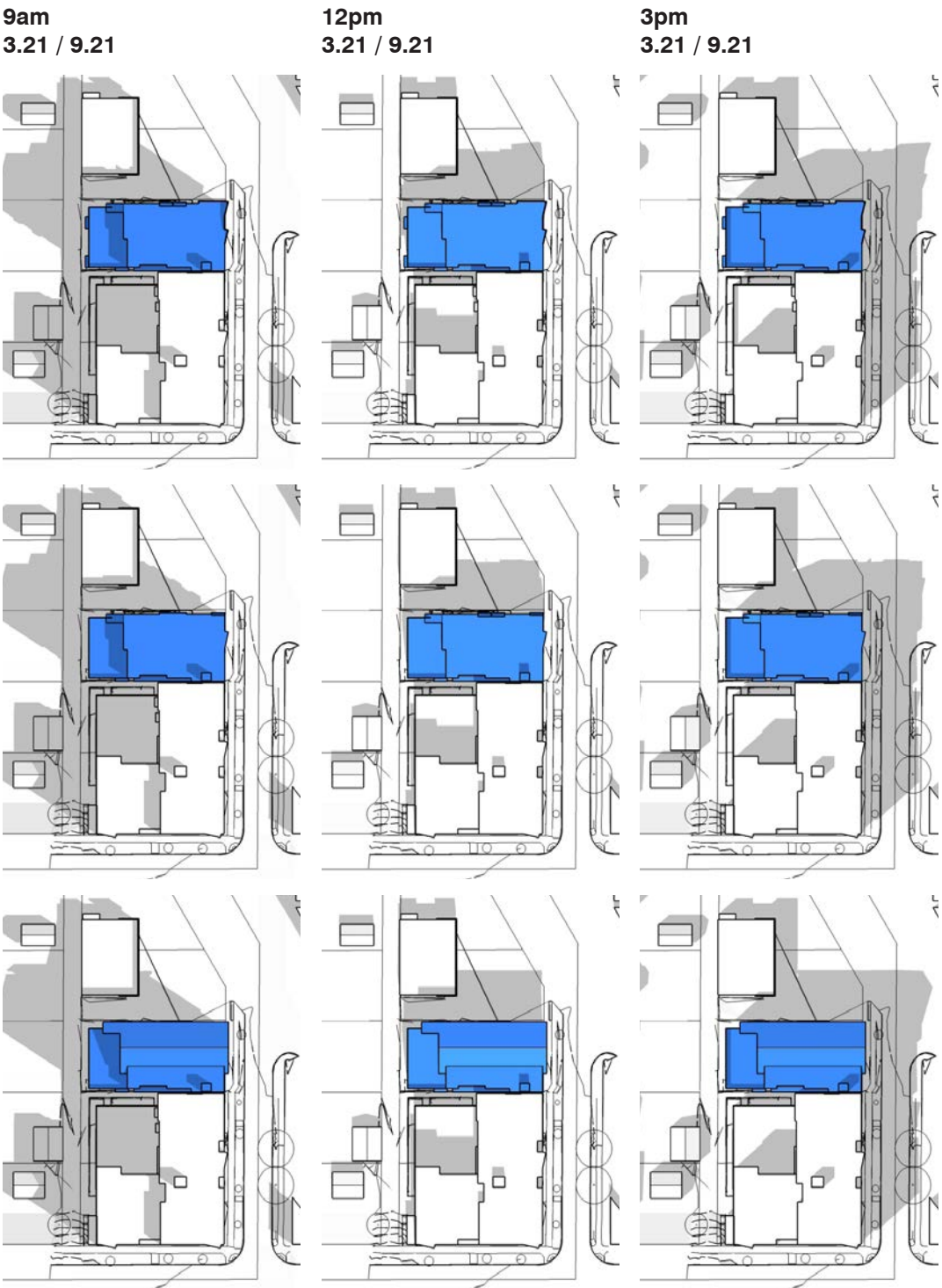
option 2
pop-out



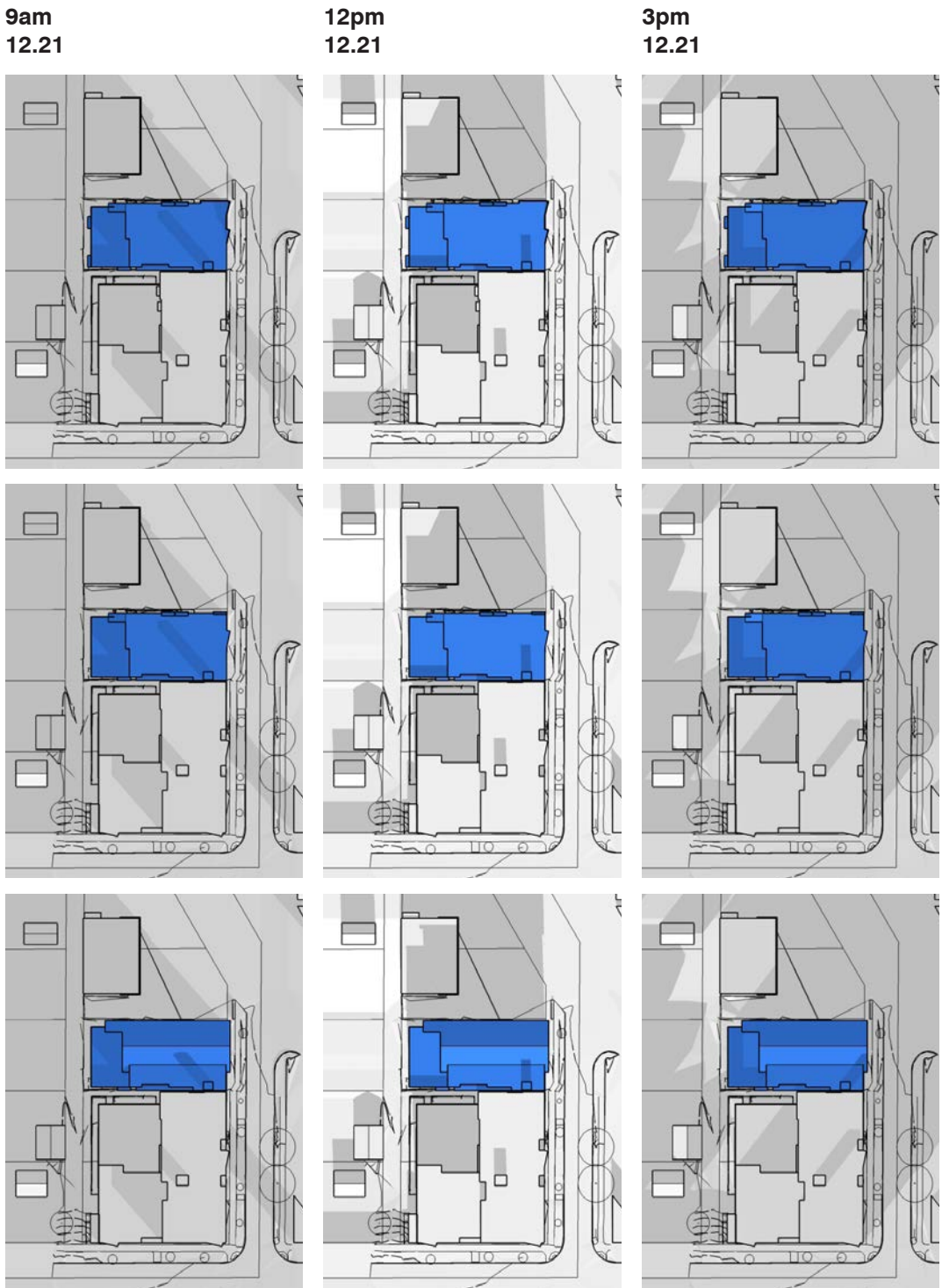
option 3
pitched



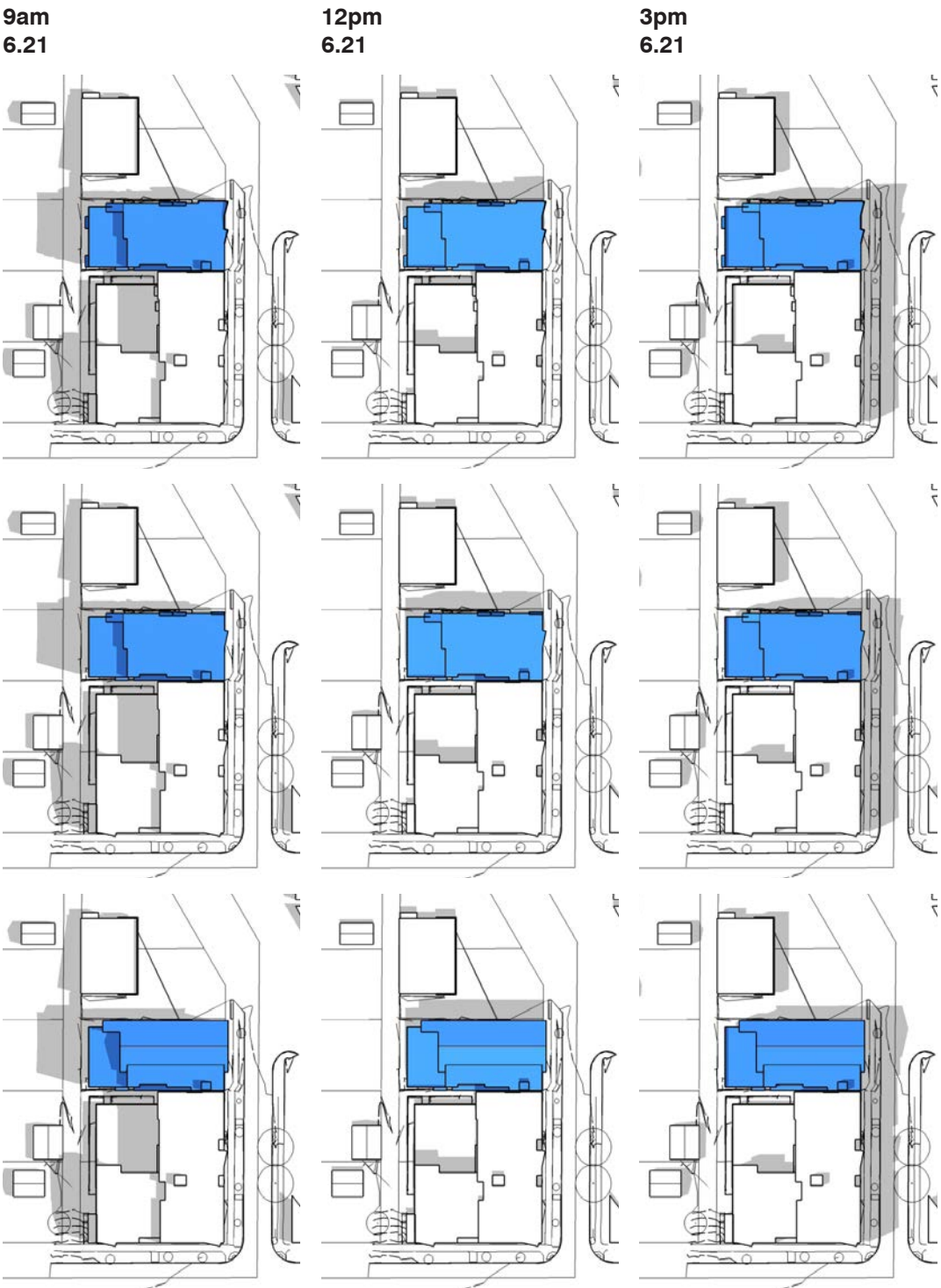
equinoxes



winter solstice



summer solstice



8.0 architectural massing concepts | neighborhood design precedents





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.

request, solid waste and recyclable storage access:

all options

We request a departure from the requirements of SMC 23.54.040 - solid waste and recyclable storage 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. Direct access is also required from the alley.

proposal & rationale:

We propose the use of trash chutes in the residential levels that connect to a small main waste room to be located inside level 1, where it can be accessed by the office uses. The waste containers will then be brought to 20th avenue sw, which will be the pick-up location. The alley currently has a steep slope at SW Barton Street that prevents access. The waste storage is only 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. Furthermore, as the anchor tenant/owner is a construction company, they have the means to dispose of trash more regularly if required.

