

VILLAGE SPIRIT

100 - 23rd. AVENUE S.
SEATTLE, WA

EARLY DESIGN GUIDANCE

Prepared By

chaos ARCHITECTURE. PLLC
9701 SE 7th STREET
BELLEVUE, WA 98004
425.503.3766

VILLAGE SPIRIT

Contents

Introduction	1
Zoning	2
Site Analysis	3
Site Plan	4
Neighborhood Massing	5
Context Photos	6
Development Concept A	7, 8
Development Concept B	9, 10
Development Concept C	11, 12
24th Ave. S. Parking Concept	13
Concept Photos	14

VILLAGE SPIRIT

CONTENTS

chaos ARCHITECTURE.PLLC

7.2007

Development Objectives

The objective is to build a mixed-use building consisting of 51 units of affordable family apartments over 2,400 SF of retail space fronting 23rd. Ave S. and 4,000 SF of residential multi-use space and administrative office space fronting S. Main St. The existing surface parking lot for the on site office building will be replaced with an at grade parking structure located behind the retail and residential multi-use space / office spaces. The amount of replacement parking will meet code requirements. Additional public parking spaces will be developed in the parkway along the west side of 24th Ave. S. between Yesler Way and S. Main St. Residential parking will be housed in a below grade parking structure.

Design Objectives:

Site Planning -

Place retail space at West property line to continue commercial frontage along 23rd. Ave. S.

Place administrative office space and residential multi-use space at the South property line to be compatible with the lower pedestrian use along S. Main St.

Use street facing retail spaces as a buffer for the at grade parking garage by placing it in the center of the development.

Architectural Elements -

Primary materials - wood, metal with masonry accents.

Commercial storefront wall broken up with the use of different accent materials.

Provide modulation with variation and pattern of facade materials and building forms.

Landscaping -

Living spaces with access to landscaped outdoor spaces.

Provide at grade landscaping space to provide buffer between the existing building and the proposed building.

Provide at grade setbacks to provide landscape areas adjacent to sidewalks.

Pedestrian Environment -

Create dynamic presence for the residents to connect with the community.

Create viable retail space to support commercial development along 23rd. Ave. S.

Avoid conflicts between new development and the functions of the existing office building.

VILLAGE SPIRIT

INTRODUCTION

chaos ARCHITECTURE.PLLC

Zoning:

Project Address

100 - 23rd. Ave. S.

LandUse Zone

NC2-40

23rd. & Union-Jackson Residential Urban Village

Lot Area

30,906 SF

Permitted Use

Commercial with residential in mixed-use building.

FAR

Required 3.25 = 100,438 SF Total Bldg. Area.

Provided 75,100 SF Total Bldg. Area

Residential Lot Coverage above 13' - 64% max.

$30,906 \times 64\% = 19,780$ SF

Max. Building Height

44' with 13' ground floor height.

Commercial Requirement

Street-level development use shall be 80% street frontage, 30' min. depth.

60% transparency min., 13' floor to floor height, residential street-level development 20% of street-facing facade.

Setbacks

Not required.

Residential Amenity Area (Open Space)

Required - 5% of Total Gross Residential Floor Area = 5,047 SF

Parking

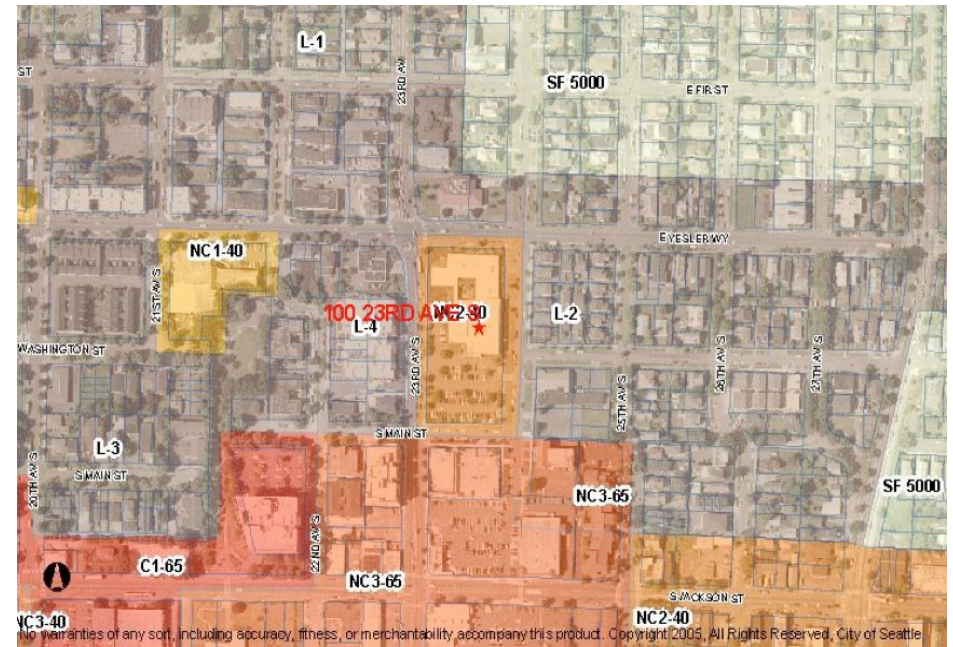
Retail - 2,400 SF proposed. No parking required.

Administrative Office - 2,000 SF proposed. 2 spaces required.

Residential - 51 units proposed. 29 spaces required.

26 units at 30% AMI (Adjusted Median Income)

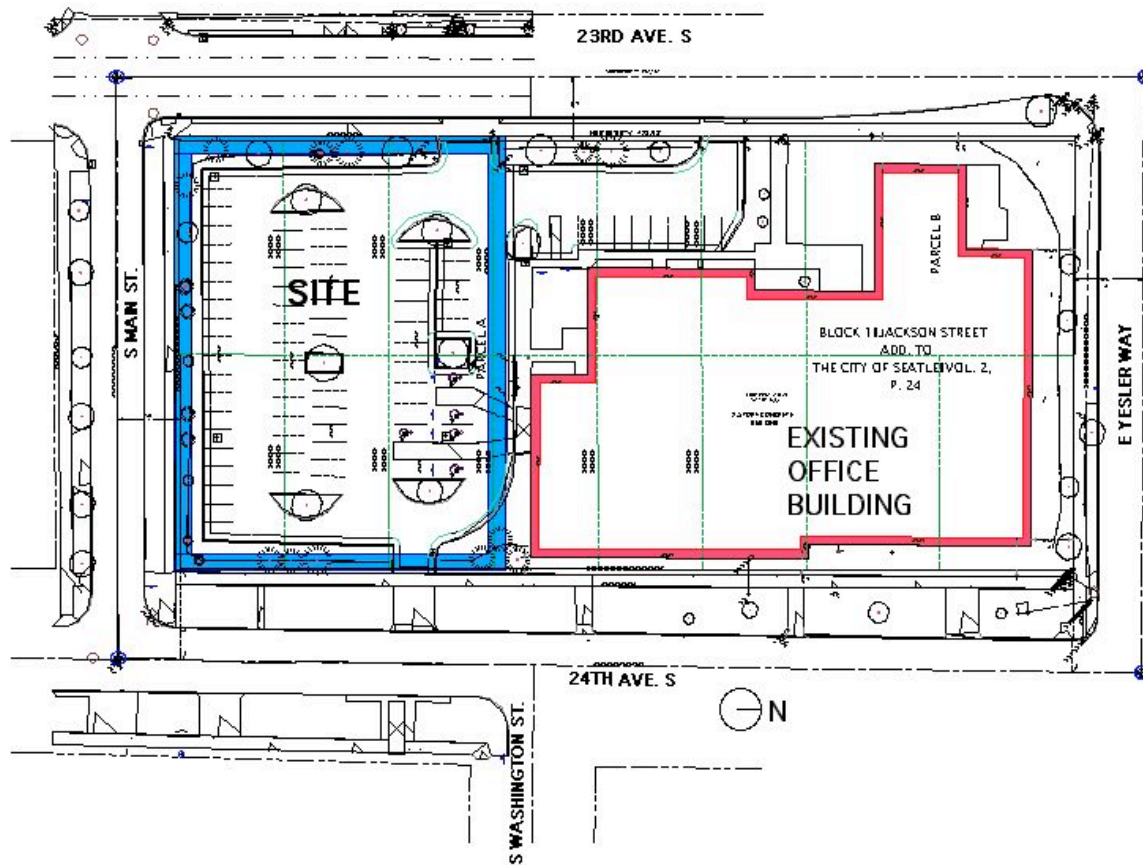
25 units between 30% AMI and 50% AMI



VILLAGE SPIRIT

ZONING

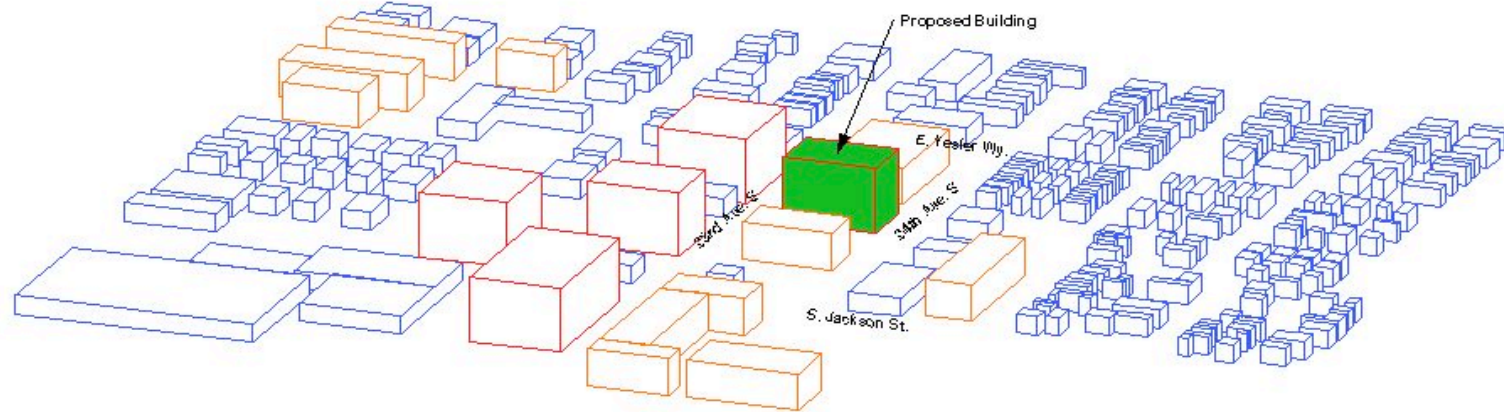
chaos ARCHITECTURE.PLLC



VILLAGE SPIRIT

DEVELOPMENT SITE PLAN

chaos ARCHITECTURE.PLLC



VILLAGE SPIRIT

NEIGHBORHOOD MASSING

chaos ARCHITECTURE.PLLC



1 YESLER LOOKING NORTH



2 23RD AVE LOOKING NORTHEAST



3 23RD AVE LOOKING SOUTHWEST



4 23RD AVE LOOKING NORTH



5 MAIN ST LOOKING WEST



6 23RD AVE LOOKING SOUTHEAST



7 23RD AVE LOOKING NORTHWEST



8 24TH AVE LOOKING NORTH



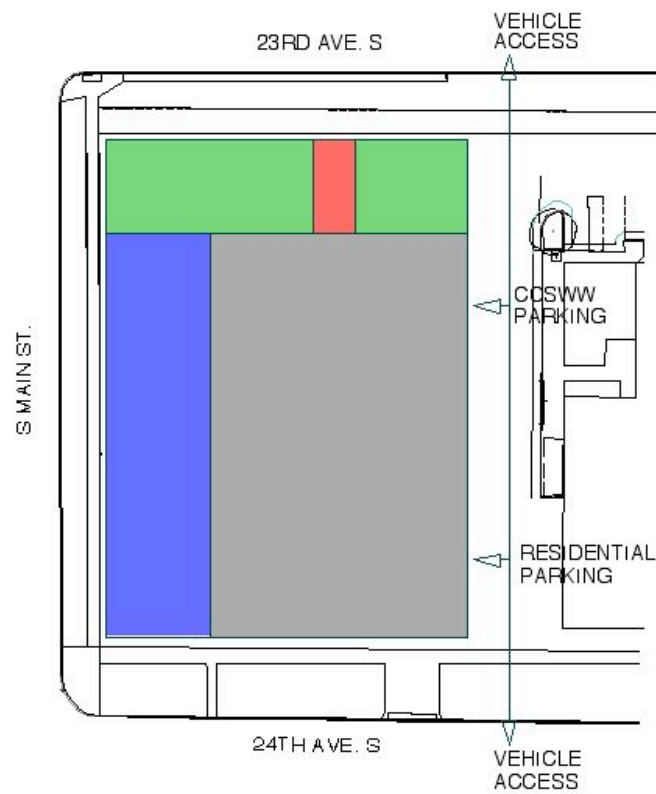
VILLAGE SPIRIT

CONTEXT PHOTOS

chaos ARCHITECTURE.PLLC

6

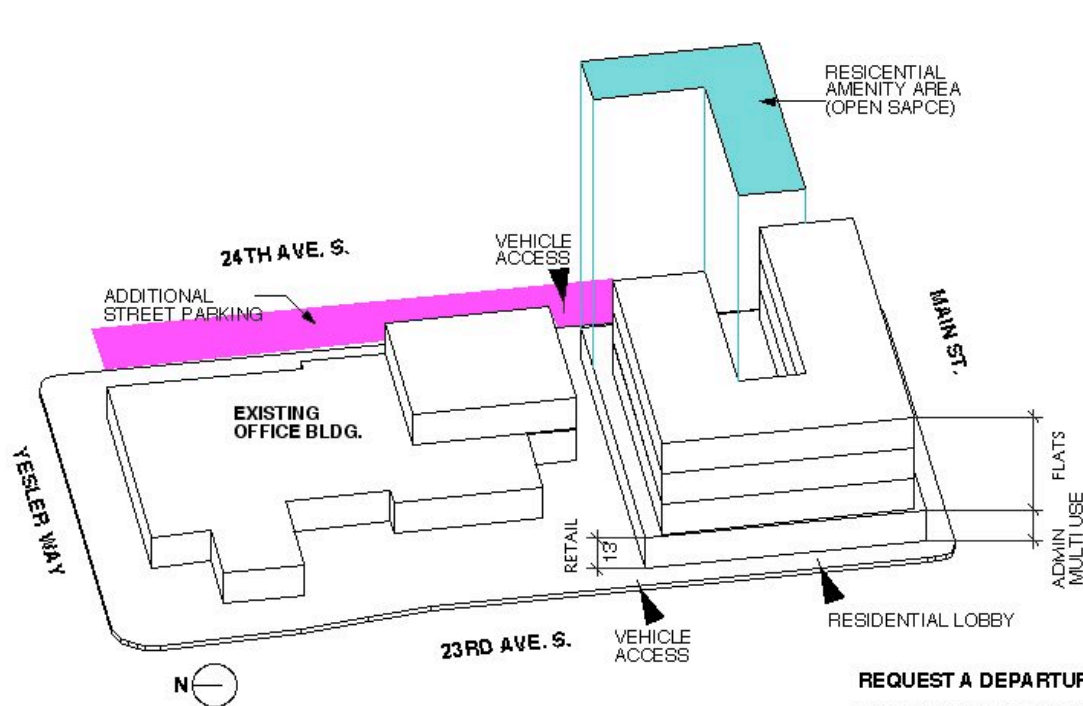
7.2007



VILLAGE SPIRIT

DEVELOPMENT CONCEPT A

chaos ARCHITECTURE.PLLC



MAX. BLDG HEIGHT - 44'

RESIDENTIAL AMENITY AREA
(OPEN SPACE) AT 2ND FLOOR

BELOW GRADE -
RESIDENTIAL PARKING
GARAGE

GROUND FLOOR -
RETAIL SPACE, ADMINISTRATIVE
OFFICE SPACE, RESIDENTIAL
MULTI-USE RM. SPACE,
PARKING GARAGE FOR EXISTING
CCSWW BUILDING.

FLOOR 2 TO 4 -
51 UNITS OF FLAT APARTMENTS

BUILDING FEATURES -

TRADITIONAL MIXED-USE BLDG.
LAYOUT

3 FLOORS OF FLATS ABOVE
COMMERCIAL

CONSISTENT COMMERCIAL EDGE
ALONG 23RD AVE.

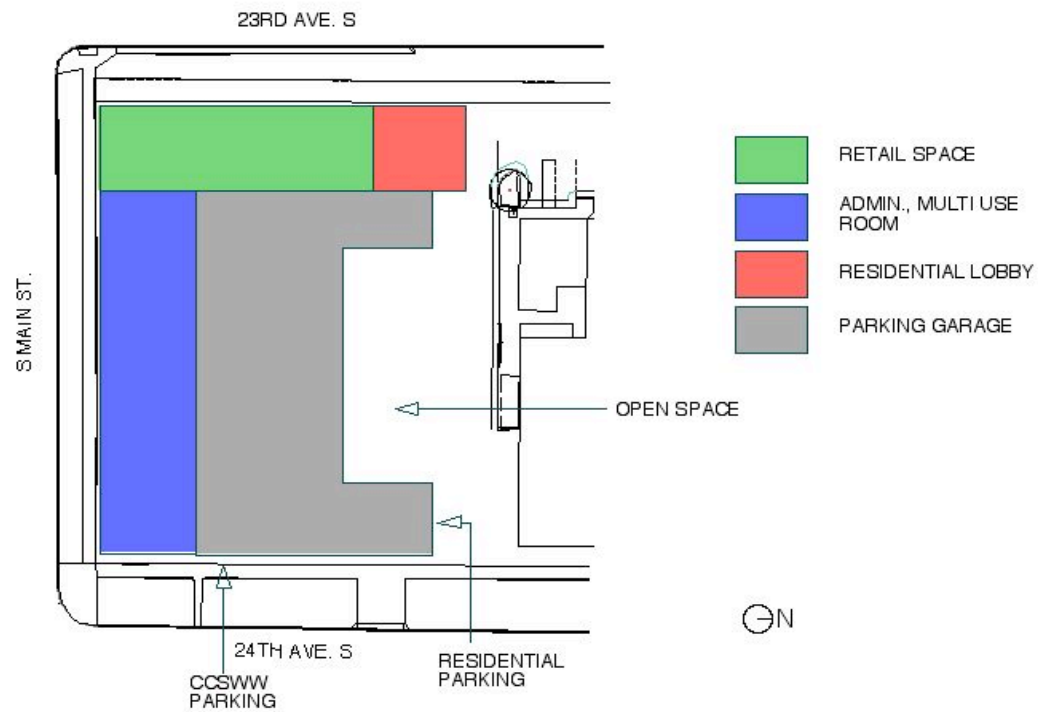
REQUEST A DEPARTURE FOR RESIDENTIAL AMENITY AREA

THE TRADITIONAL MIXED-USE LAYOUT USING ALL FLATS REQUIRES A LARGER FOOTPRINT. THE OPEN SPACE SIZE NEEDS TO DECREASE FROM 5% OF THE GROSS RESIDENTIAL FLOOR AREA TO APPROXIMATELY 4% OF THE GROSS RESIDENTIAL FLOOR AREA

VILLAGE SPIRIT

DEVELOPMENT CONCEPT A

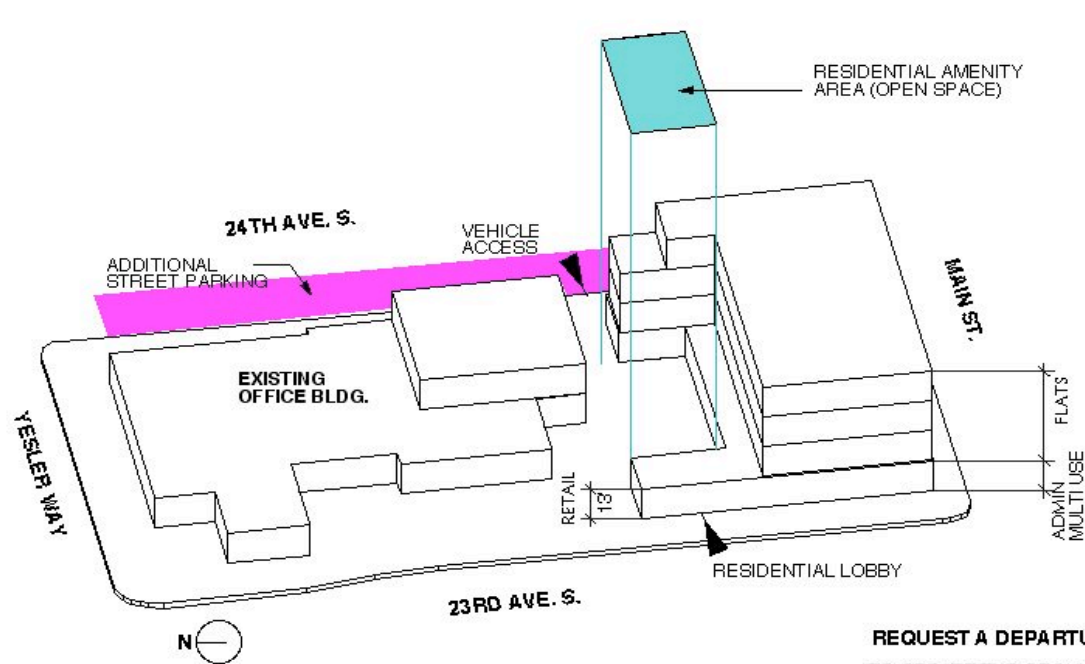
chaos ARCHITECTURE.PLLC



VILLAGE SPIRIT

DEVELOPMENT CONCEPT B

chaos ARCHITECTURE.PLLC



MAX. BLDG HEIGHT - 44'

RESIDENTIAL AMENITY AREA
(OPEN SPACE) AT GROUND
FLOOR

BELOW GRADE -
RESIDENTIAL PARKING
GARAGE

GROUND FLOOR -
RETAIL SPACE, ADMINISTRATIVE
OFFICE SPACE, RESIDENTIAL
MULTI USE SPACE,
PARKING GARAGE FOR EXISTING
CCSWW BUILDING.

FLOOR 2 TO 4 -
51 UNITS OF FLAT APARTMENTS

BUILDING FEATURES-

INTERIOR GROUND FLOOR
COURT YARD CREATES A PLAZA
BETWEEN THE EXISTING OFFICE
BLDG. AND THE NEW MIXED-USE
BLDG.

UPPER FLOORS SETBACK FROM
EXISTING BLDG.

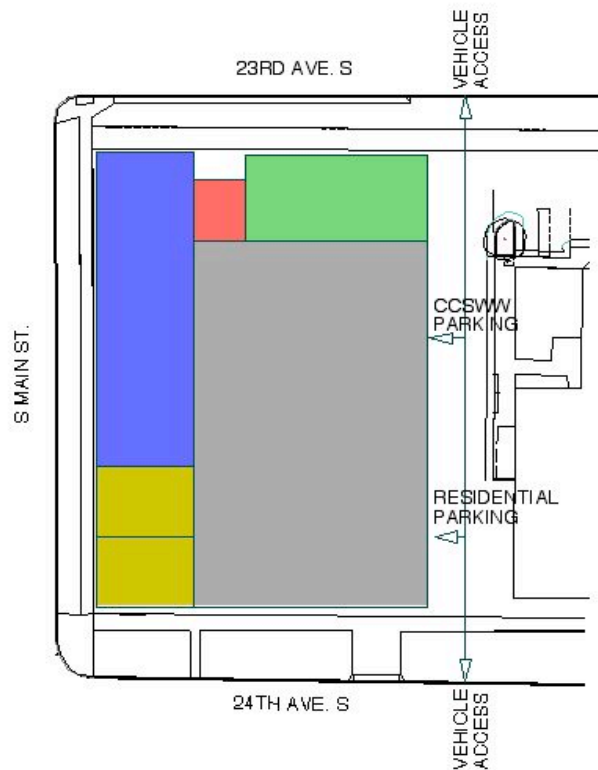
REQUEST A DEPARTURE FOR RESIDENTIAL AMENITY AREA

TO CREATE THE GROUND FLOOR PLAZA THE OPEN SPACE SIZE NEEDS TO
DECREASE FROM 5% OF THE GROSS RESIDENTIAL FLOOR AREA TO
APPROXIMATELY 3.5% TO 4% OF THE GROSS RESIDENTIAL FLOOR AREA

VILLAGE SPIRIT

DEVELOPMENT CONCEPT B

chaos ARCHITECTURE.PLLC



PREFERRED DEVELOPMENT

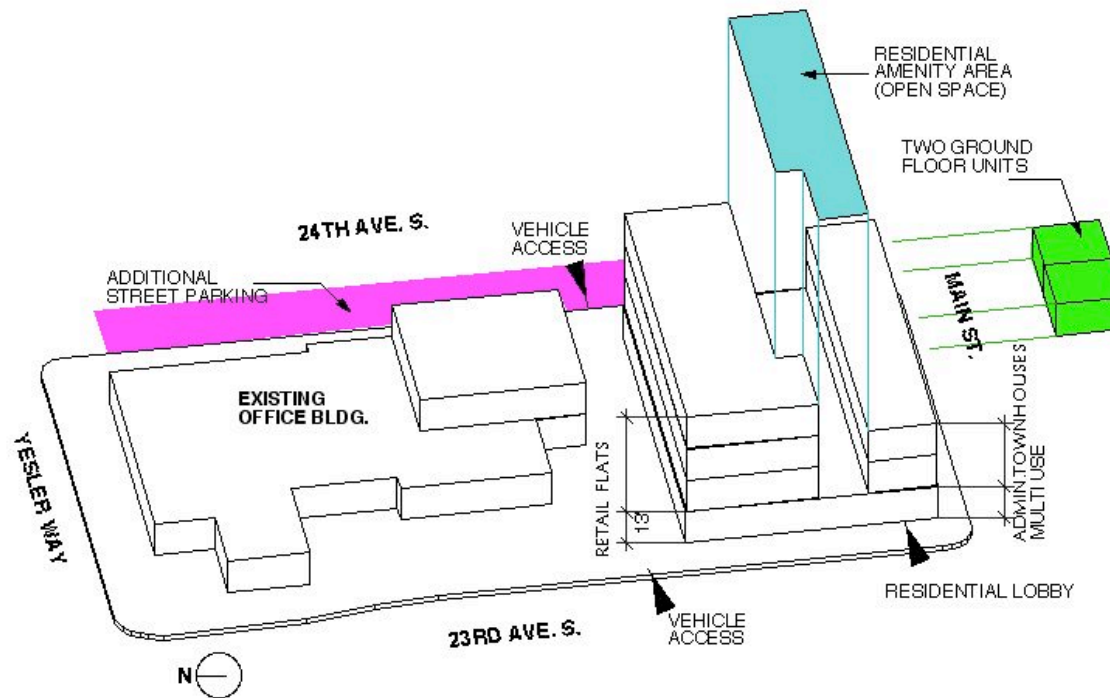
- RETAIL SPACE
- ADMIN., MULTI USE ROOM
- RESIDENTIAL LOBBY
- PARKING GARAGE
- APARTMENTS



VILLAGE SPIRIT

DEVELOPMENT CONCEPT C

chaos ARCHITECTURE.PLLC



MAX. BLDG HEIGHT - 44'

RESIDENTIAL AMENITY AREA
(OPEN SPACE) AT 2ND FLOOR

BELOW GRADE -
RESIDENTIAL PARKING
GARAGE

GROUND FLOOR -
RETAIL SPACE, ADMINISTRATIVE
OFFICE SPACE, RESIDENTIAL
MULTI USE SPACE,
PARKING GARAGE FOR EXISTING
CCSWW BUILDING, TWO
APARTMENT UNITS.

FLOOR 2 TO 4 -
SOUTH BLDG. - TWO STORY
TOWNHOUSE APARTMENTS
NORTH BLDG. - THREE STORIES OF
FLAT APARTMENTS

PREFERRED DEVELOPMENT

BUILDING FEATURES -

BUILDING MASS BROKEN UP BY TWO
RESIDENTIAL TOWERS OF VARYING
HEIGHTS

A MIX OF TOWNHOUSES & FLATS

STREET-LEVEL APARTMENT UNITS
ON THE SOUTHEAST CORNER

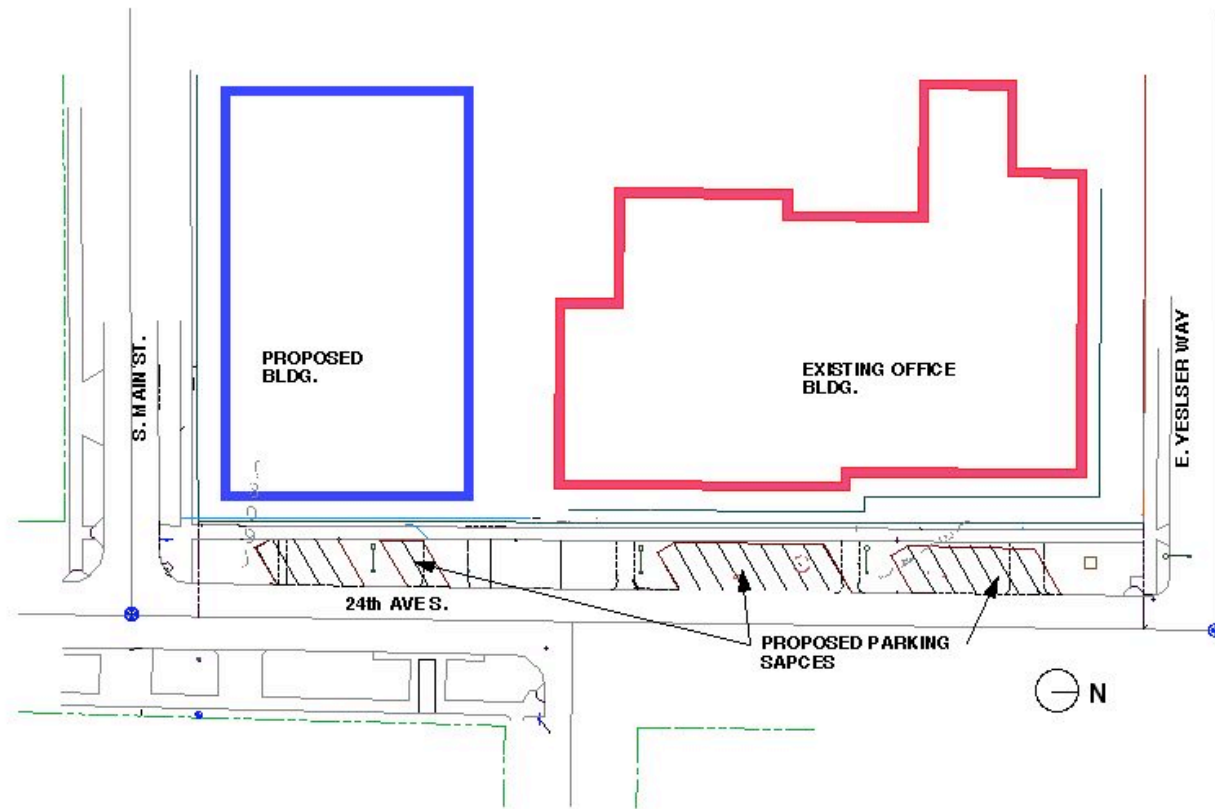
RESIDENTIAL AMENITY AREA (OPEN
SPACE) COURTYARD HAS A VISUAL
CONNECTION TO 23RD AND 24TH
AVENUE

DEVELOPMENT CONCEPT C

chaos ARCHITECTURE.PLLC

12

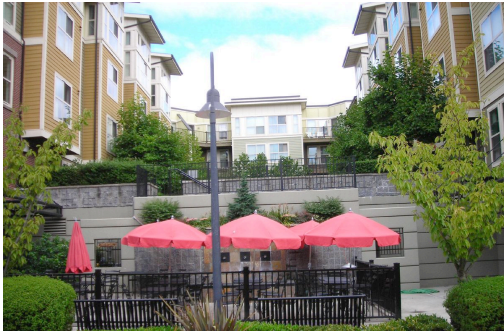
7.2007



VILLAGE SPIRIT

24th AVE. S. PARKING CONCEPT

chaos ARCHITECTURE.PLLC



COURTYARD - STREET CONNECTION



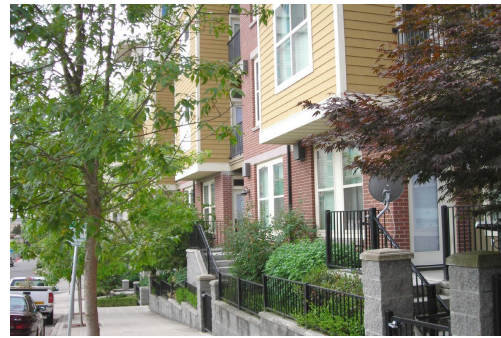
EXTERIOR MATERIALS - WOOD, METAL



WINDOW TREATMENT - LARGE, CLEAN LOOK
EXTERIOR MATERIALS - WOOD SIDING & WOOD BOARD



LOBBY ENTRY SETBACK & LANDSCAPE



GROUND RELATED APARTMENT ENTRANCE



COURTYARD



STREETSCAPE @ RETAIL SPACES

VILLAGE SPIRIT

CONCEPT PHOTOS

chaos ARCHITECTURE.PLLC