

123 18th Ave East
Multifamily Apartment Building
Design Review Recommendation Meeting



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SITE CONTEXT

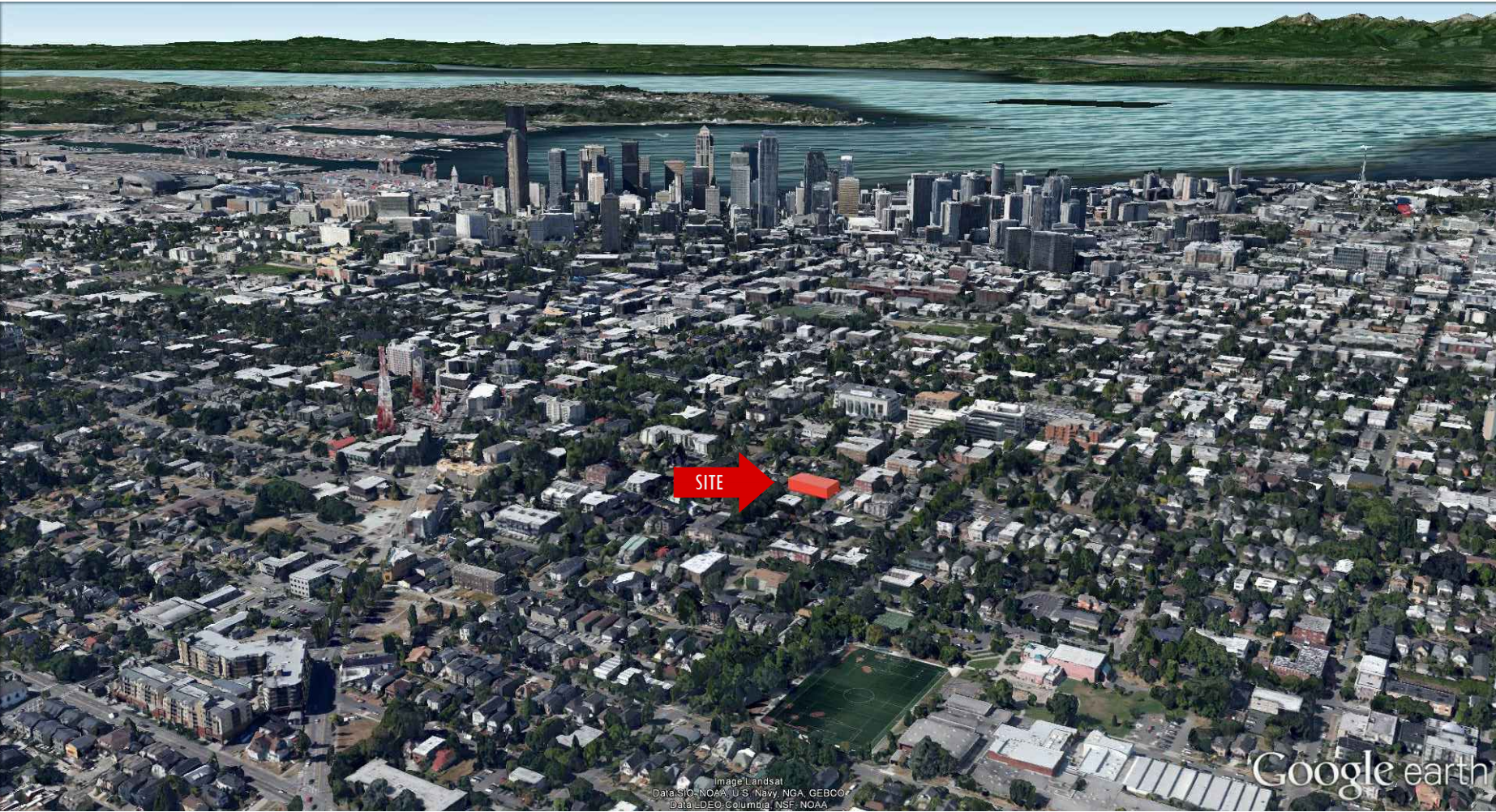
The site is located in the midst of the vibrant, growing and diverse Capitol Hill neighborhood at the corner of 18th Avenue East and East John Street. The site originally consisted of one 13,823 sq. ft. parcel and as the project evolved, the neighboring 4,849 sq. ft. parcel was purchased increasing the site to a total of 18,672 sq. ft. and measures 120.2" X 155.2'. The site has a gradual slope starting at 409' at the corner of 18th Avenue East and East John Street and increasing to 411' along 18th and 413' along East John. The site is located on an existing improved alley that begins at East John St. at the northwest corner of the property. The alley has a relatively steep slope starting at 413' at the curb cut along East John and increases to 418' at the southwest corner of the property. The large parcel currently contains an existing 8 unit, one story apartment building wrapping a small courtyard. The parcel also contains a small parking area and a 3 to 4 car parking garage. The Ruth Court apartments, built in 1927, was denied nomination by the Landmarks Preservation Board for protection and will be demolished along with its parking garage. The smaller parcel contains a 3,000 gross sq. ft. residential home built in 1907 and was also denied nomination by the Landmarks Preservation Board. The small two story residential home was built in the Colonial Revival style and contains small gravel parking area along the alley. This building will also be demolished.

Both parcels are zoned LR3 (Lowrise 3) and lie on the very edge of the Madison-Miller Urban Residential Village with the Capitol Hill Urban Center Village beginning directly across the alley. The surrounding 9 square blocks are also zoned LR3 and are part of a large Lowrise zone in the heart of Capitol Hill.

The surrounding neighborhood is a vibrant mix of the old and new. Multifamily and single family homes to the late 19th and early 20th century surround the site with newer multifamily building and remodeled homes and town houses mixed in. The site lies directly to the north of single family residences on the same block. Across 18th Ave. are a few residential homes and apartments. Across E. John are several apartment buildings ranging from buildings 30 to 60 years old. Further down the block on the northern and southern sides of E. John are other historic landmark apartment buildings including the Anhault Arms built 1930. Directly across the alley to the west is a large single family home remodeled relatively recently and a residential home to the south.

At the edges of the Madison-Miller and Capitol Hill urban villages, the site is located just four block north of the Madison Street commercial area and three blocks east of the 15th avenue commercial area. The site is also located three blocks east of the Capitol Hill Group Health Medical Facility and two blocks northeast of the Edmund Meany school and Pendleton Miller Playfield. Five blocks to the southwest lies the Holy Names Academy the First Church of Christ Scientist is two blocks to the west.

Convenient access to local and regional transit is within walking distance from the site as well as several express lines to major commercial and employment centers. The site is located about 13 blocks from the new Sound Transit Light Rail Station on Broadway and E. John which will provide access to Sea-Tac International Airport, Downtown and The University District via access to the new street car lines along Broadway. Several commuter transit service lines surround the site on E. Madison, 15th Ave., E. Thomas, 19th Ave. and 23rd Ave.



SITE ARIAL VIEW

DEVELOPMENT OBJECTIVES

The intent of our client is to enhance the community by providing housing to single's and small families in the heart of the growing Capitol Hill neighborhood. We plan to provide 67 apartment units ranging from 400 sq.ft. studios to large 800+ sq.ft. 2 bedroom units. The development will be providing 36 motor vehicle parking spaces below grade on site as well as providing storage for up to 56 bicycles to ease congestion and street parking around the site. The area provides excellent pedestrian access as well as bicycle lanes to encourage commuters to utilize alternate forms of transit. We believe that we are improving upon this ideal through providing easy storage and access for bicyclists and transit users. Below grade parking will have access from the alley and will be private, secure, and convenient. Our building is designed to fit into both the classical aesthetic of the surrounding neighborhood as well as be constructed of modern materials and use modern construction techniques.



PARCEL 1 - 133 18TH AVENUE EAST - RUTH APARTMENTS



PARCEL 2 - 123 18TH AVENUE EAST

OPPORTUNITIES AND CONSTRAINTS

OPPORTUNITIES

- TRANSIT
- BICYCLE ACCESS
- PEDESTRIAN ACCESS
- ALLEY ACCESS
- MADISON COMMERCIAL AREA
- 15TH AVE COMMERCIAL AREA
- GROUP HEALTH CO-OP
- 360° VIEWS @ ROOFTOP
- UNIQUE NEIGHBORHOOD
- PEDLETON MILLER PLAYFIELD
- LOCAL CHURCHES AND SCHOOLS
- LUSH SITE AND SURROUNDINGS
- VIBRANT GROWING DIVERSE NEIGHBORHOOD

CONSTRAINTS

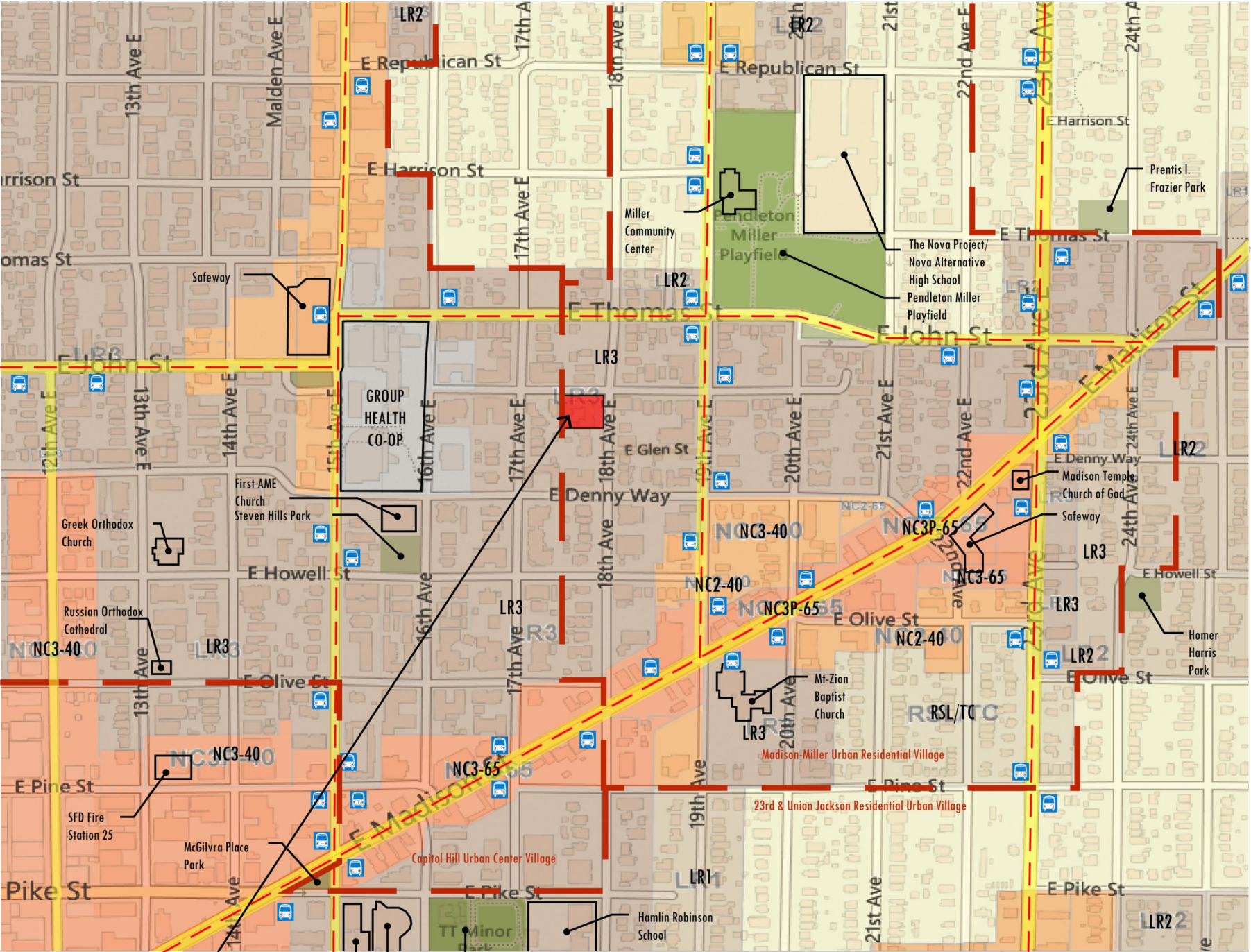
- LOW LIGHT @ NORTH SIDE OF BUILDING
- RETAINING WALLS AND WELLS ALONG STREET
- ACCESSIBLE RAMP TO ENTRANCE
- BUS TRANSFER TO SEATTLE LIGHT RAIL
- POWER LINES ON TWO SIDES OF SITE

SITE STATS

ADDRESS:	123 18th Avenue East Seattle, WA 98122
DPD PROJECT NUMBER:	3014594
APARTMENT UNITS:	67
PARKING:	36 Spaces
BICYCLE STORAGE:	54 Bicycles
GROSS RENTABLE SQ. FT.:	36,634 sq. ft.
PARKING GARAGE SQ. FT.:	9,714 sq. ft.
BICYCLE STORAGE SQ. FT.:	521 sq. ft.
GROSS BUILDING SQ. FT.:	56,901 sq. ft.
AMENITY SPACE:	7,746 sq
SITE AREA:	18,672 sq. ft.
FLOOR AREA RATIO:	2.0
ALLOWABLE FLOOR AREA:	18,672 sq. ft. X FAR (2.0) = 37,344 sq. ft. Allowable Floor Area
OWNER:	Odegard Gockel Development LLC. P.O. Box 807 Bellevue, WA 98009 425.454.3282
APPLICANT:	Bazan Architects 2000 116th Avenue Northeast, Suite 4 Bellevue, WA 98004 Marc Jenefsky, AIA, NCARB, LEED AP 425.637. 0831 marcjenefsky@bazanarchitects.com www.bazanarchitects.com

ZONING STATS

PARCEL NUMBERS:	8080900140, 8080900135
ZONING:	LR3 (Lowrise)
OVERLAY:	Madison Miller Urban Residential Village
ZONING OF ADJACENT PROPERTIES:	LR3 (Lowrise)



ZONE: LR3 (Lowrise)
OVERLAY: Madison-Miller Urban Residential Village
APPLICABLE CODE: Seattle Municipal Code

DEVELOPMENT STANDARDS MATRIX

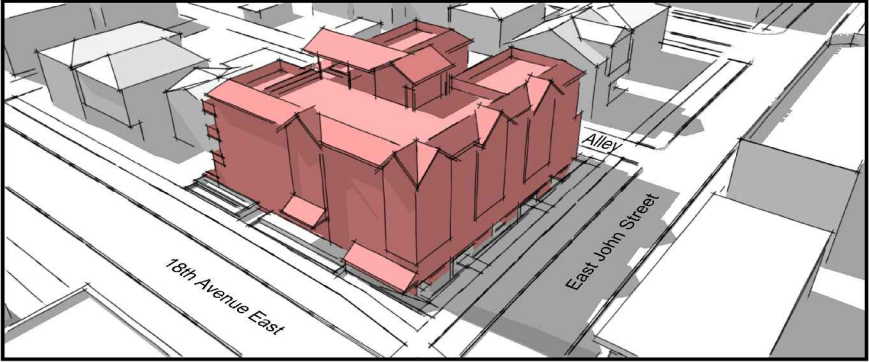
DESCRIPTION	SECTION	REQUIREMENT	PROPOSED	DESCRIPTION	SECTION	REQUIREMENT	PROPOSED		
Permitted Use	SMC 23.45.504 Table A	Residential-Multifamily Dwelling Units Permitted.	Residential Multifamily Apartment Building.	Design Standards	SMC 23.45.529.C.1	At least 20% of the area of each facade shall consist of windows and/or doors. Required: 18th Ave. E.: 6,123.8(facade) X 20% = 1,224.8 sq. ft. E. John St.: 4,619.2(facade) X 20% = 923.8 sq. ft.	Proposed: 18th Ave. E.: 1,919.8(transparent)/6,123.8(facade) = 31% E. John St.: 1,463.7(transparent)/4,619.2(facade) = 32%		
Floor Area Ratio	SMC 23.45.510 Table A	Apartments in LR3 zones have a FAR of 1.5 or 2.0 In order to qualify for higher FAR limit the following is required. 1. LEED Silver or 4-star Built Green. 2. Alley is improved and used for access. 3. Parking located on site. Floor Area Exempt from FAR 4. Portions of story that extend no more than 4 feet above existing or finished grade whichever is lower.	Lot Size(18,672) X FAR(2.0) = 37,344 sq. ft. Proposed: 36,634 sq. ft.		Light and Glare Standards	SMC 23.45.534.A		Exterior lighting shall be shielded and directed and directed away from adjacent properties.	Lighting will be shielded from adjacent properties. See Lighting diagram.
	.C		Yes. Yes. Yes.		Required Parking	SMC 23.54.015 Table B		Parking is not required in Multifamily zones within urban villages and located within 1,320 ft. of frequent transit. Multi-family structures are required to provide 67(Units)/4 = 17 secure bicycle storage required.	36 Parking Spaces Provided.
	.E		Entire basement floor including garage and apartments extend no more that 4 feet above finish/exisiting grade.		Table E D.2		54 secure bicycle parking in garage.		
Density	SMC 23.45.512 Table A	Apartments in LR3 zones are allowed 1/800 or no limit.	No limit. Apartments that meet the standards of subsection 23.45.510.C in LR3 zones have no limit.	Parking location, access, screening	SMC 23.45.536.C	Alley access to parking is required.	Access to parking is provided via the alley.		
Structure Height	SMC 23.45.514 Table A	Apartments in LR3 zones located in an Urban Village are allowed a40'-0" limit. Mechanical Equipment Room: +10'-0" Stair/Elevator Towers: +16'-0" * Stair/elevator penthouses may share the same height limit if they share a common penthouse. Parapet Walls: +4'-0"	40'-0" Base Height	Solid Waste and Recyclable Materials Storage and Access	SMC 23.54.040 Table A	375 sq. ft. of shared storage space is required in building with 51-100 dwelling units plus 4 sq. ft. for each additional unit above 50. 375 sq. ft. + (4 sq. ft. X 17(units)) = 443 sq. ft.	Proposed: 454 sq. ft. trash enclosure		
	.4		40'-0" + 10'-0" = 50'-0"						
	.6		40'-0" + 13'-0" = 53'-0"						
	.2		40'-0" + 4'-0" = 44'-0"						
Setbacks and Separations	SMC 23.45.518 Table A	Apartment in any zone. Front: 5'-0" minimum Rear: 10'-0" minimum with alley. Side Setback for Facade greater than 40'-0": 7'-0" average, 5'-0" minimum.	E. John St.: 9'-0" Alley Setback: 10'-0" Side Setback: 15'-0" minimum on south side 18th Ave. E.: 5'-0"						
Amenity Area	SMC 23.45.522.A	Apartments in LR zones are required to equal 25% of the lot area. 18,672(lot area) X 25% = 4,668 sq. ft. Required	Proposed Amenity Area: Courtyard: 2,649 sq. ft. Rooftop Deck/Garden: 5,097 sq. ft. Proposed Total: 7,746 sq. ft.						
Landscaping Standards	SMC 23.45.524.A.2 B	Landscaping that achieves a Green Factor score of 0.6 or greater is required in Lowrise zones. Street trees are required if any type of development is proposed.	Landscaping will achieve a Green Factor score of 0.6. Street trees will be planted in the ROW surrounding the site and 1 tree will be retained on the south end of 18th Ave. E.						
Structure Width & Facade Length Limits	SMC 23.45.527 Table A	Apartments in LR3 zones located in an Urban Village are limited to a structure width of 150'-0".	18th Ave. E. Facade: 131'-2" E. John St. 105'-3"						



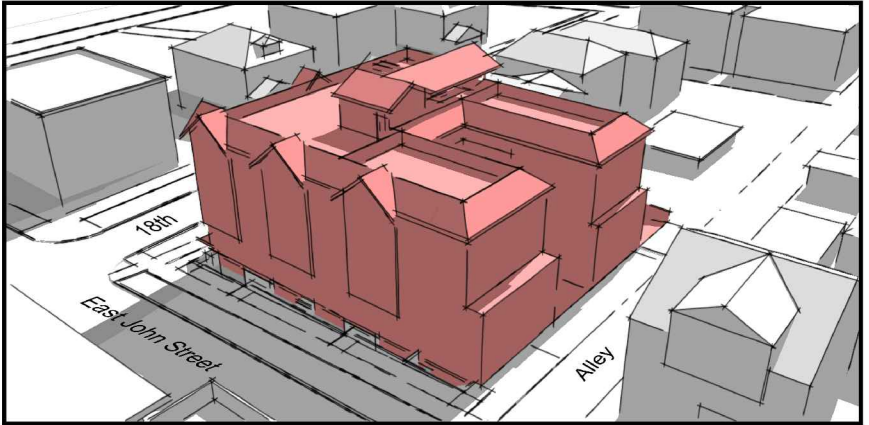
RENDERING OF THE CORNER OF 18TH AVENUE EAST AND EAST JOHN STREET



STREET ACCESS TO UNITS BELOW GRADE



APPROVED CONCEPTUAL MASSING LOOKING SOUTH WEST



APPROVED CONCEPTUAL MASSING LOOKING SOUTH EAST

APPROVED MASSING

EDG MEETING ON MARCH 27, 2013

APPROVED MASSING OPTION A BUILDING STATS

- LOT AREA: 13,823 SQ. FT.
- LOT COVERAGE: 60% COVERAGE
- APARTMENT UNITS: 50 UNITS
- AMENITIES: 4,367 SQ. FT.
- PARKING: 16 PARKING SPACES
- BICYCLE STORAGE: ROOM FOR 56 SECURED BICYCLES
- TRASH ENCLOSURE: 455 SQ. FT.
- FAR ALLOWED: 27,616 SQ. FT.
- FLOOR AREA PROPOSED: 27,616 SQ. FT.

PROS AND CONS

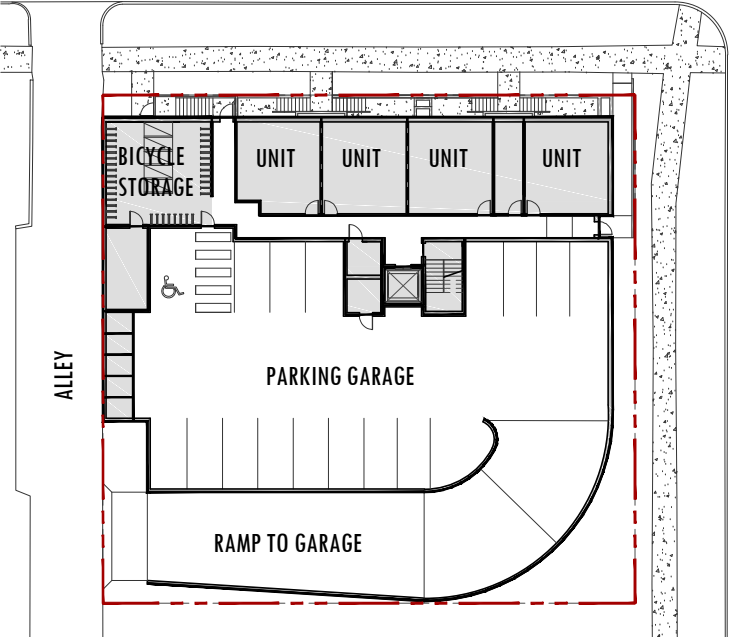
PROS

- COURTYARD FACING SOUTHWEST.
- AT GRADE ACCESS TO COURTYARD.
- ENTRANCE ON 18TH AVE. E.
- BELOW GRADE UNIT ACCESS FROM E. JOHN ST.
- MINIMUM DRIVE WAY SLOPE OF THE THREE OPTIONS.
- STRONG PRESENCE ON STREET.
- PARKING ACCESS FROM ALLEY.

CONS

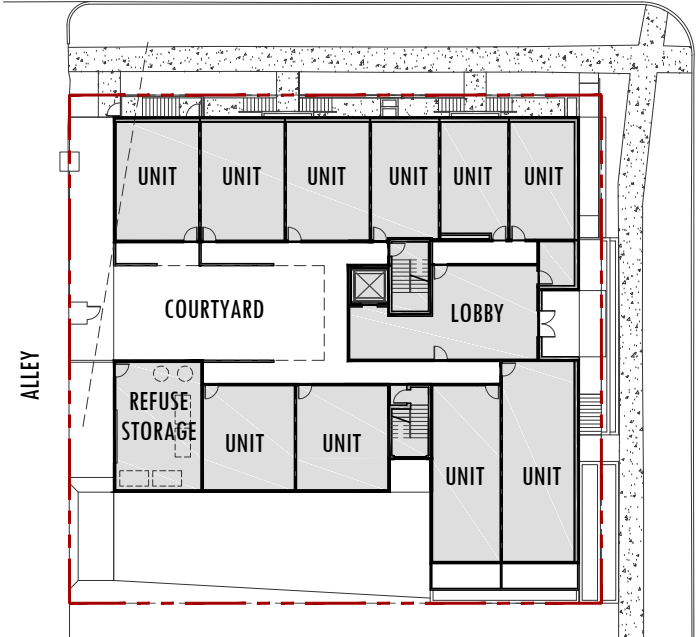
- ACCESSIBLE ACCESS TO BUILDING AT LOWER LEVEL DUE TO HEIGHT OF THE SITE.
- CORNER LESS PROMINENT NARROW COURTYARD
- SMALL ENTRY ON 18TH AVE. E.
- SECURITY ISSUES ON E. JOHN ST. APARTMENT ACCESS

EAST JOHN STREET



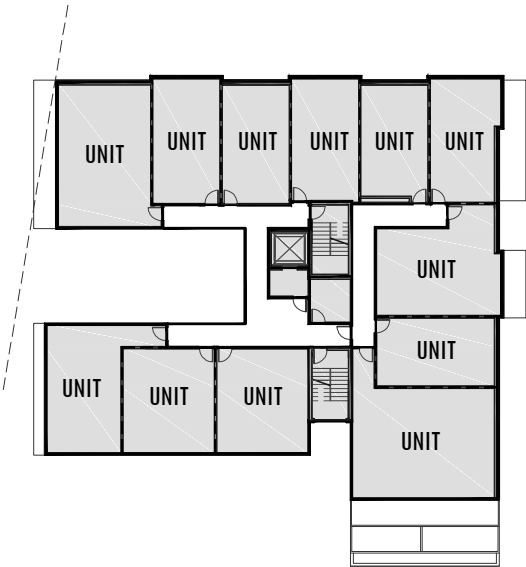
APPROVED BASEMENT LEVEL PLAN

EAST JOHN STREET

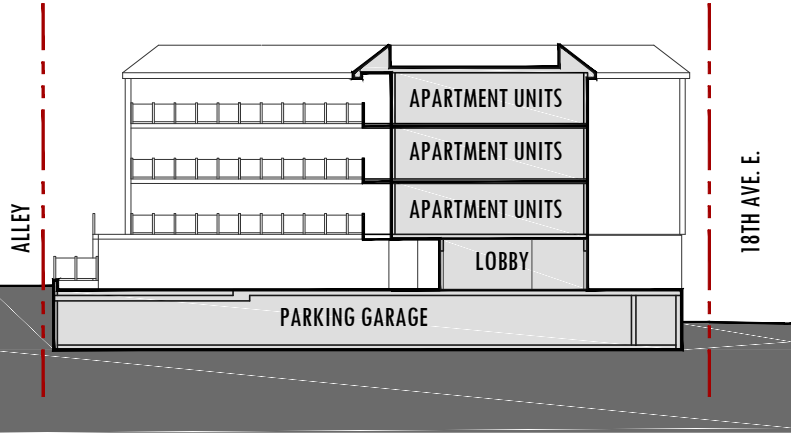


APPROVED FIRST FLOOR PLAN

18TH AVENUE EAST



APPROVED TYPICAL RESIDENTIAL FLOOR PLAN



APPROVED TYPICAL RESIDENTIAL FLOOR PLAN

MASSING AND BUILDING LOCATION

- After our Early Design Guidance meeting and presentation we were instructed by the Board to proceed to the MUP phase of the review process. During this time our client purchased the neighboring 4,849 sq. ft. lot to the south. Combining these two parcels increased our lot size from 13,823 sq. ft. to 18,672. This change increased the mass of our building but did not effect the main themes discussed in our EDG meeting. (See pages 9 & 27)

FURTHER TREATMENT OF SETBACKS ALONG E. JOHN ST.

- Our initial design featured access to our sub-grade units from the street level on E. John St. Several concerns came about from this approach. Security for for the units would require a large amount of fencing and gates which would deter from the street experience along E. John St. Deep wells would not allow sufficient light into the units and the wells them selves. After several attempts to create the most appropriate street experience possible we have come up with a design that uses shallow window wells to allow sufficient light into the units below grade as well as provide a lush landscape buffer between our building and the sidewalk. (See pages 28-30)

SITE ANALYSIS AND ARCHITECTURAL CONTEXT

- There were concerns from both the community and the Board regarding the design and massing of our building. The board encouraged us to study then surrounding neighborhood in depth and revise our design to coincide with the surrounding architectural themes and concepts while maintaining modern high quality construction. We now have a prominent corner at the intersection, a recessed entry on 18th Ave. E. and a larger sunny courtyard similar to neighborhood properties. (See pages 31-32)

PRIMARY ENTRY ON 18TH AVE. AND CIRCULATION

- Our initial design featured an indirect stair coming from the South which would be used as our primary entry. Our design also included an Accessible ramp to the units below grade that was located on our primary northeast corner. The board suggested that we work on combining these to entrances into a primary shared entry along 18th Avenue East. We have modified our entrances to include a grand stair leading to our entry on 18th Ave. and a ramp from the south which ties into our landing at the primary entry. (See page 33-34)

MAXIMIZE PRIVACY

- Privacy and security has become a major element of our design. The Board suggested that we study the neighboring sites in depth to determine the type of disruptive impacts our building will have on the surrounding properties. Screening, fencing, landscaping, and managed lighting will be tools that we utilize to lessen the impact on the neighboring properties. (See pages 35-36)

MATERIAL SELECTION

- The neighborhood surrounding our property is a mix of single family to low and mid rise buildings which mostly date from the early to mid-twentyieth century with some new construction and remodels sprinkled in here and there. The buildings represent several styles ranging from classical to modern. Several of the surrounding multiple story apartment buildings and condominiums are traditional brick buildings. The newer buildings are wood or concrete construction. The Board asked that we study these buildings and incorporate some of their material selections into our final design. (See pages 21-22)



CONCEPTUAL RENDERING OF THE CORNER OF 18TH AVENUE EAST AND EAST JOHN STREET

TOPIC: LOT INCREASE

After our Early Design Guidance meeting and presentation we were instructed by the Board to proceed to the MUP submittal phase. During this time our client purchased the neighboring 4,849 sq. ft. lot to the south. Combining these two parcels increased our lot size from 13,823 sq. ft. to 18,672. This change increased the mass of our building but did not effect the main themes discussed in our EDG meeting.

ORIGINAL EDG THEME'S COMPARISON

EDG MEETING MARCH 27, 2013

- Removal of existing 7 unit, one story multifamily apartment building.
- Design a courtyard style building with sensitivity to surrounding contextual styles, themes and uses.
- Provide privacy and reduce impact on single family structure to the south and properties across alley including a duplex and single family residence.
- Provide a 15' setback from the adjacent single family residence to the south.
- Provide a prominent entry along a main access street abutting the property preferably 18th Avenue East.
- Respond to site characteristics such as the buildings location at the corner of 18th Ave. E and E. John St. and the unusual topography of the site.
- Provide the building with sufficient residential open space.
- Access to a large parking garage from the previously improved alley.

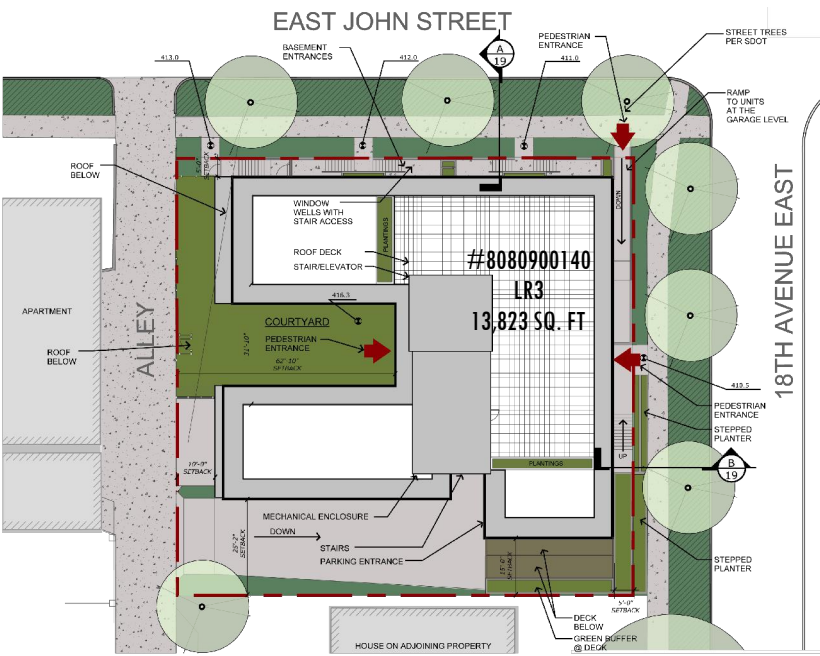
MUP SUBMITTAL SEPTEMBER 6, 2013

- Removal of existing 7 unit, one story multifamily apartment building and one single family residence with detached garage.
- Design a courtyard style building with sensitivity to surrounding contextual styles, themes and uses.
- Provide privacy and reduce impact on single family structure to the south and properties across alley including two duplex's and a single family residence.
- Provide a 15' setback from the adjacent single family residence to the south.
- Provide a prominent entry along a main access street abutting the property preferably 18th Avenue East.
- Respond to site characteristics such as the buildings location at the corner of 18th Ave. E and E. John St. and the unusual topography of the site.
- Provide the building with sufficient residential open space.
- Access to a larger parking garage from the previously improved alley.
- Increased setback on E. John St.
- Removal of E. John St. entrances to Garage Level.
- Lower roof parapets.

- NEIGHBORHOOD PARCELS
- 1 #8080900140 MULTIFAMILY 13,823 SQ. FT.
 - 2 #8080900135 SINGLE FAMILY 4,849 SQ. FT.
 - 3 #8080900130 SINGLE FAMILY
 - 4 #8080900125 SINGLE FAMILY
 - 5 #8080900110 MULTIFAMILY
 - 6 #8080900095 MULTIFAMILY
 - 7 #8080900090 FIVE-PLEX
 - 8 #8080900085 TRI-PLEX
 - 9 #8080900080 DUPLEX
 - 10 #8080900075 SINGLE FAMILY
 - 11 #8080900066 SINGLE FAMILY
 - 12 #8080900065 SINGLE FAMILY

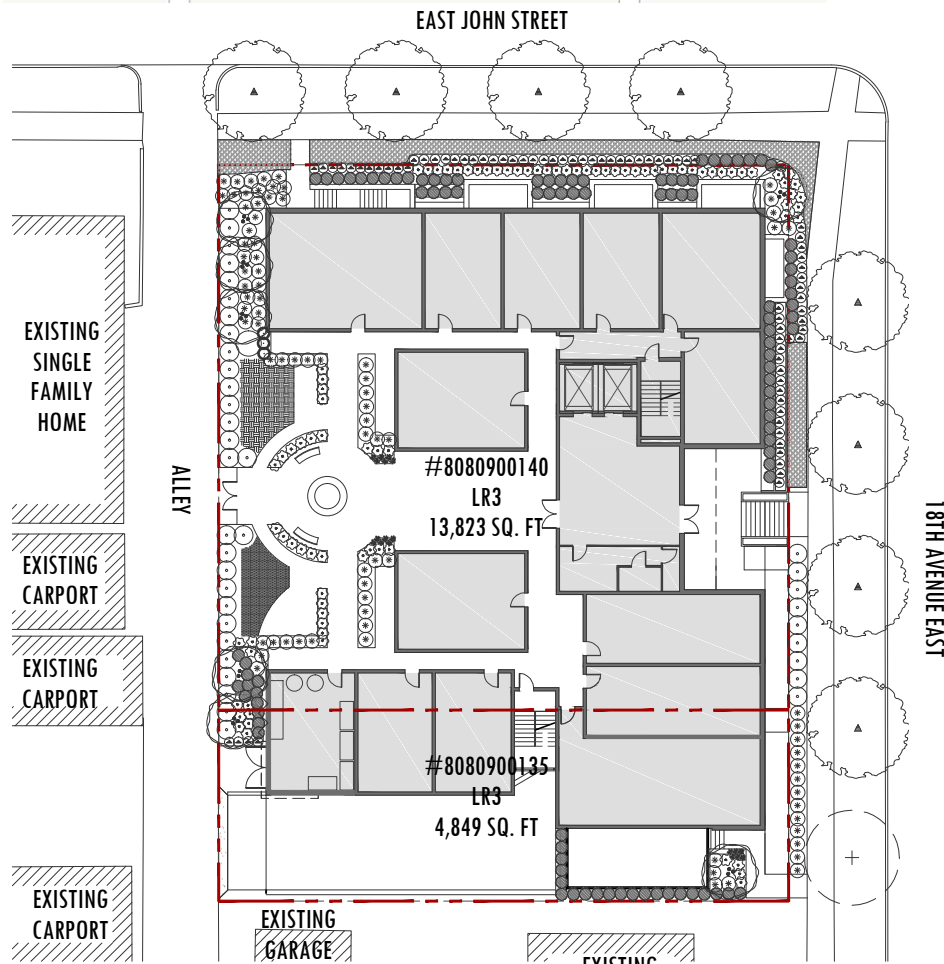
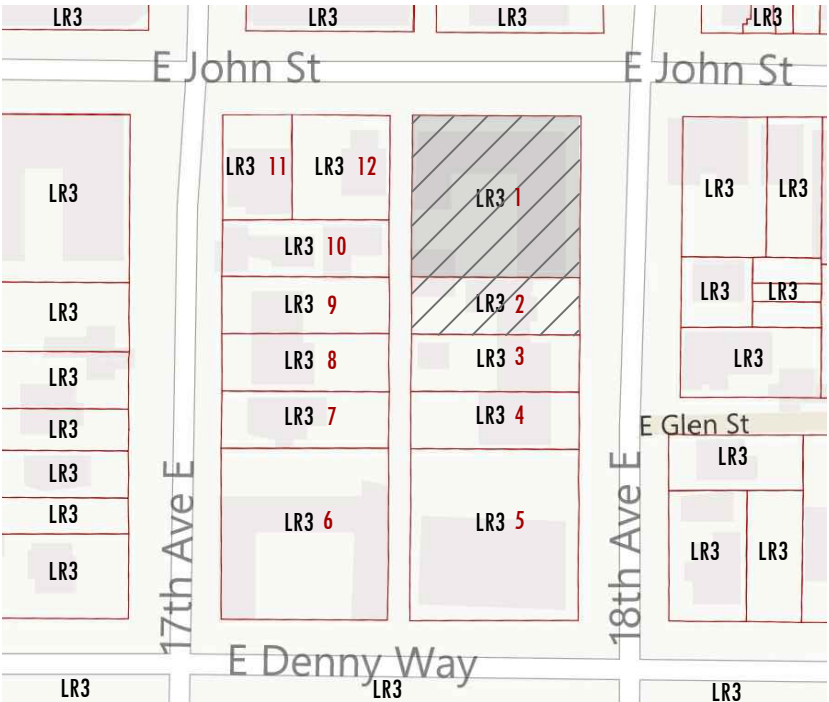
ORIGINAL PARCEL

COMBINED PARCELS 18,672 SQ. FT.



ORIGINAL PARCEL

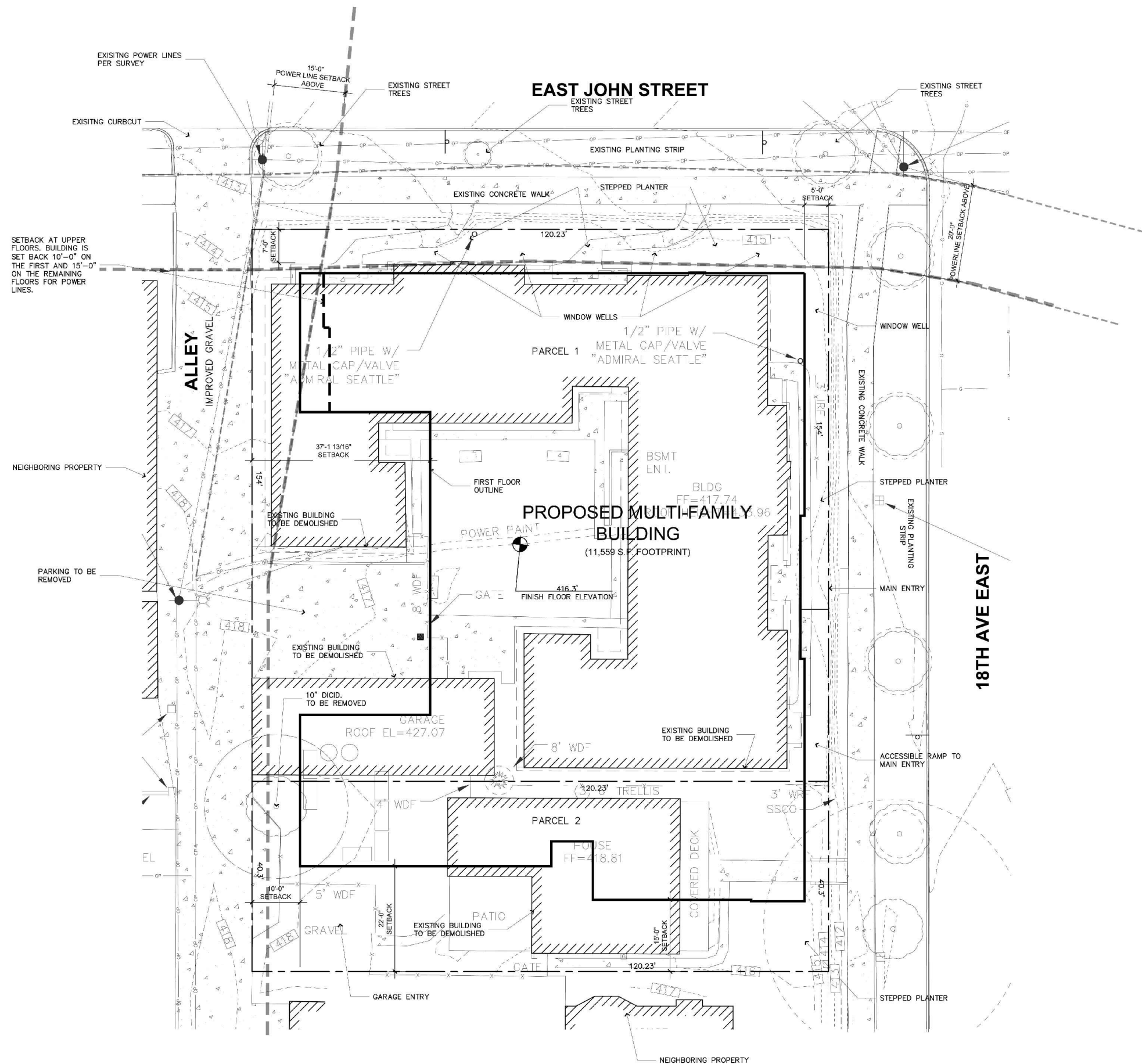
THEME: MASSING AND BUILDING LOCATION



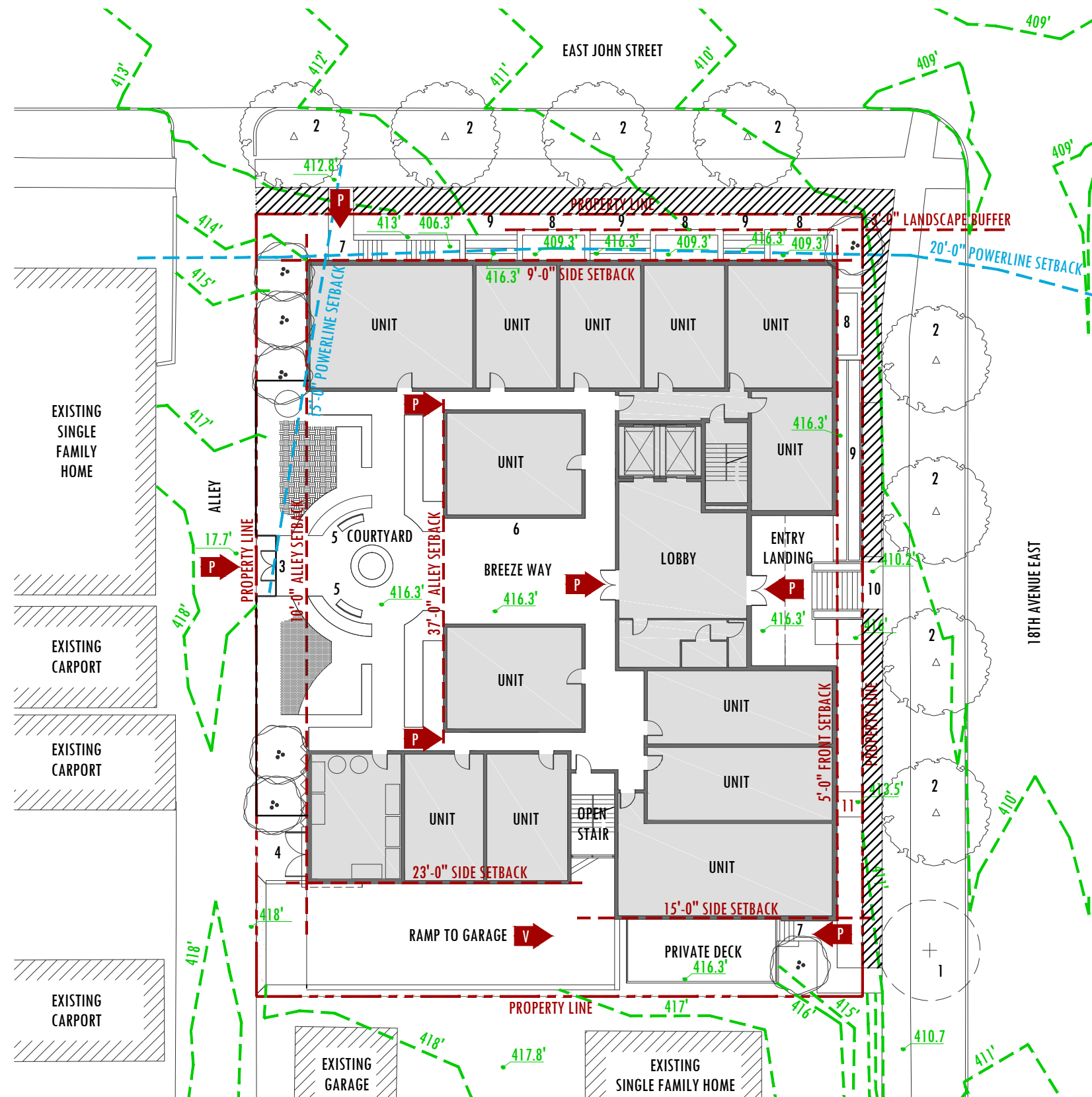
COMBINED PARCELS

CHANGES RESULTING FROM LOT INCREASE

- Larger parking garage increasing capacity from 18 vehicles to 36 vehicles.
- Increasing the lot allowed for a larger courtyard which allows for more landscaping, socializing areas and resident operated vegetable gardens.
- More apartment units allowing for a larger mix of ranging from 400 sq. ft. studio units to 800 sq. ft. 2 bedroom units. Making our building available to a wider range of income levels.
- A larger street facing facade along 18th Avenue East which gives the building a more prominent entry location.
- Moving the Trash enclosure to the south towards existing carport structures and away from existing single family residences.
- The opportunity to plant additional Street Trees along 18th Ave.
- Larger rooftop deck.
- Combined ramp and stair entrance on 18th Ave. E.
- Better street presence on corner of 18th Ave. E. and E. John St.



SITE PLAN



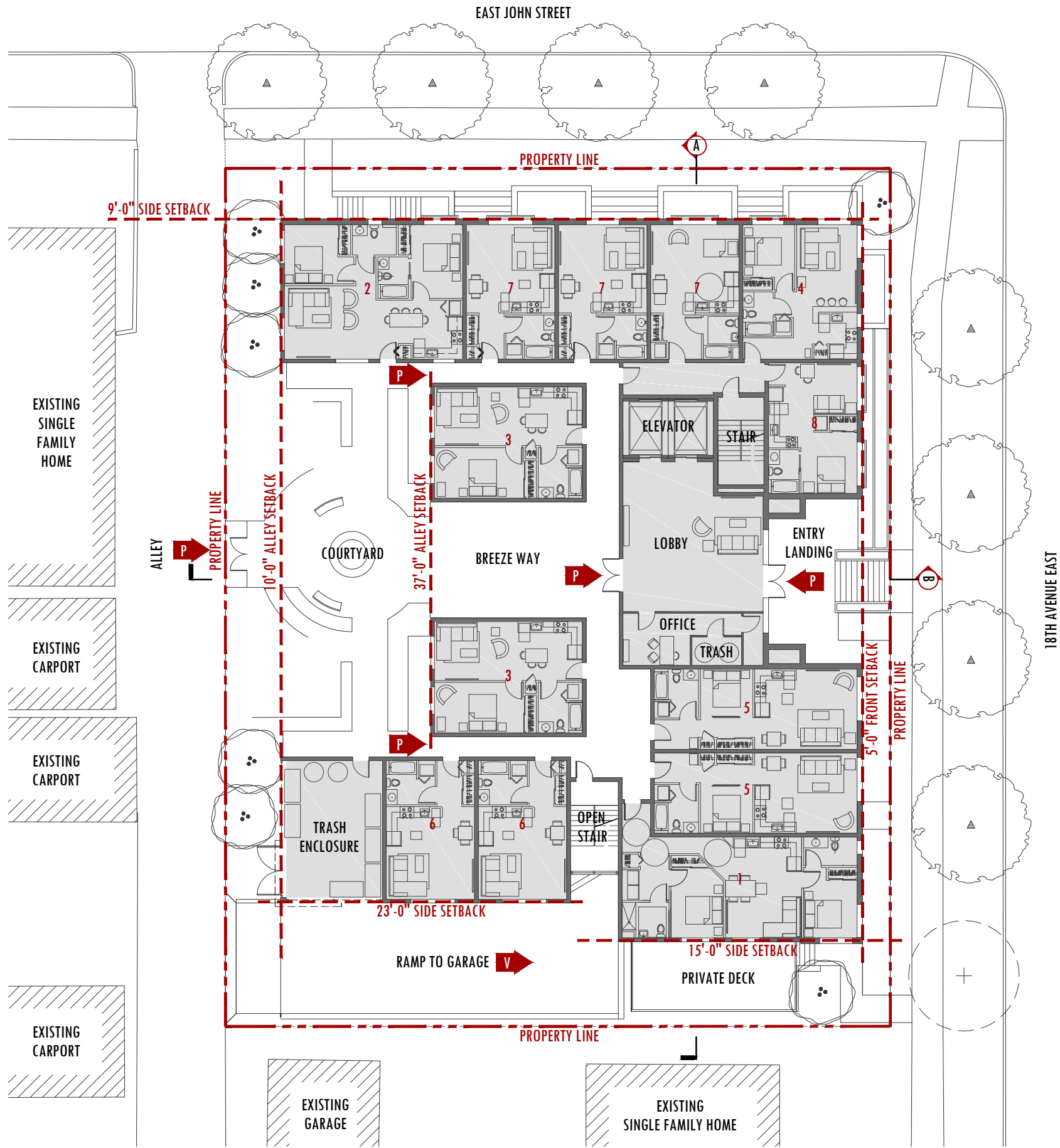
- SITE ELEMENTS
- 1 EXISTING 36" MAPLE TO REMAIN
 - 2 STREET TREE
 - 3 GATED ENTRY
 - 4 TRASH ACCESS
 - 5 OUT DOOR SEATING
 - 6 POTENTIAL OUT DOOR BICYCLE PARKING
 - 7 STAIR TO GARAGE LEVEL
 - 8 WINDOW WELL
 - 9 STEPPED PLANTER
 - 10 GRAND ENTRY STAIR
 - 11 ACCESSIBLE RAMP TO PRIMARY ENTRY

P PEDESTRIAN ENTRANCE

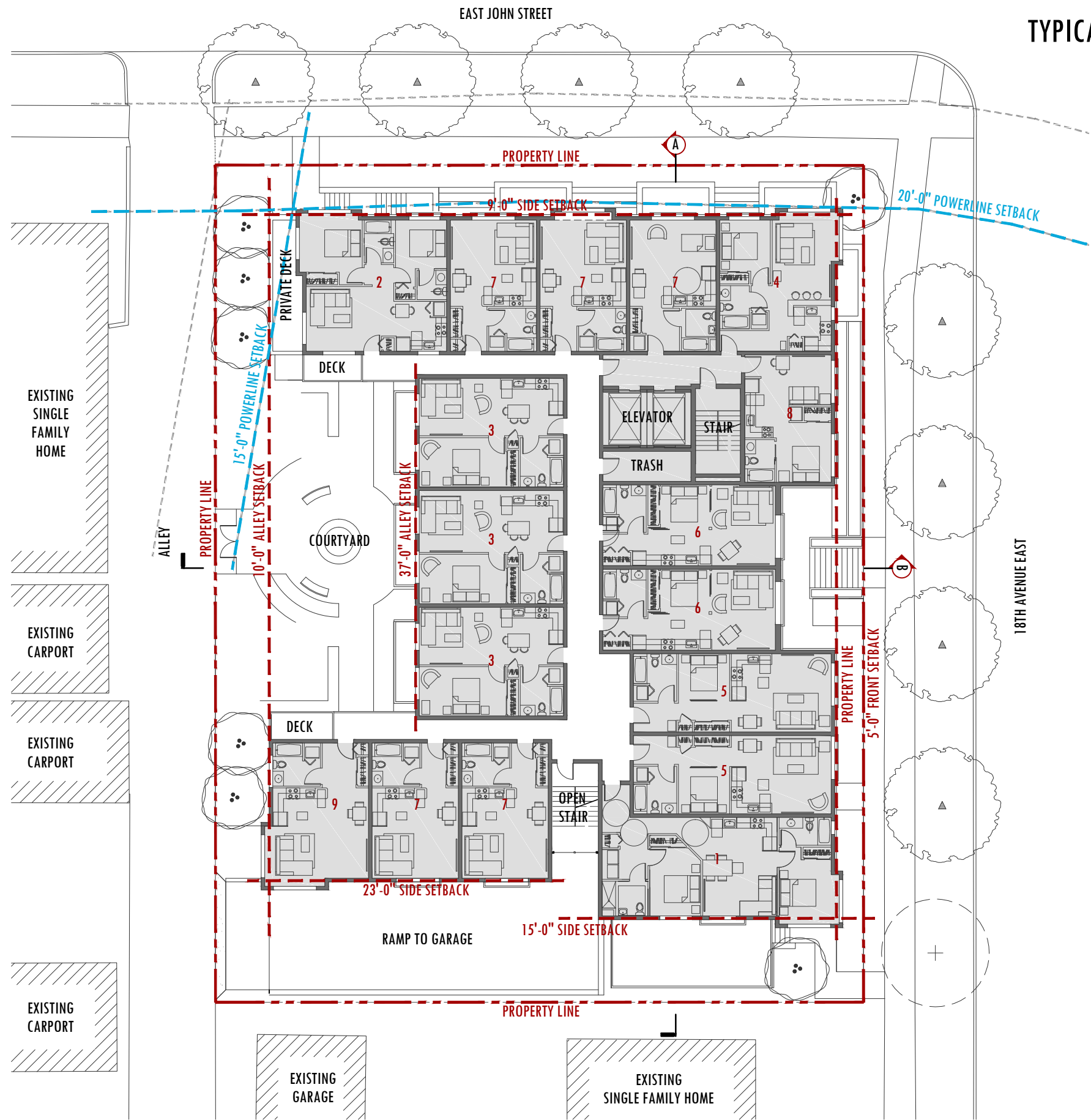
V VEHICLE ENTRANCE

LANDSCAPE BUFFER IN R.O.W.

FIRST FLOOR PLAN



TYPICAL RESIDENTIAL FLOOR PLAN



- RESIDENTIAL UNITS
- 1 813 SQ. FT. 2 BEDROOM UNIT
 - 2 640 SQ. FT. 2 BEDROOM UNIT
 - 3 540 SQ. FT. 1 BEDROOM UNIT
 - 4 503 SQ. FT. 1 BEDROOM UNIT
 - 5 532 SQ. FT. JR. 1 BEDROOM UNIT
 - 6 477 SQ. FT. JR. 1 BEDROOM UNIT
 - 7 400 SQ. FT. STUDIO UNIT
 - 8 390 SQ. FT. STUDIO UNIT
 - 9 454 SQ. FT. STUDIO UNIT

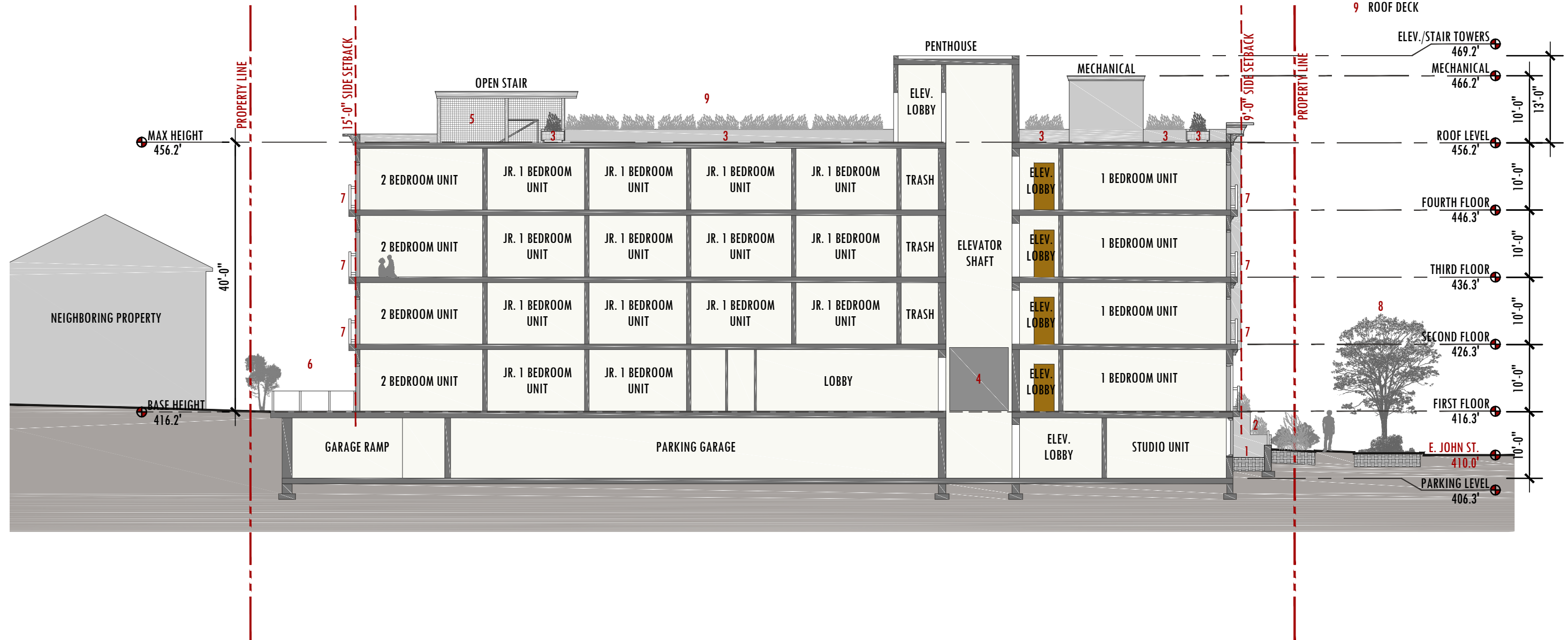
PARKING LEVEL PLAN



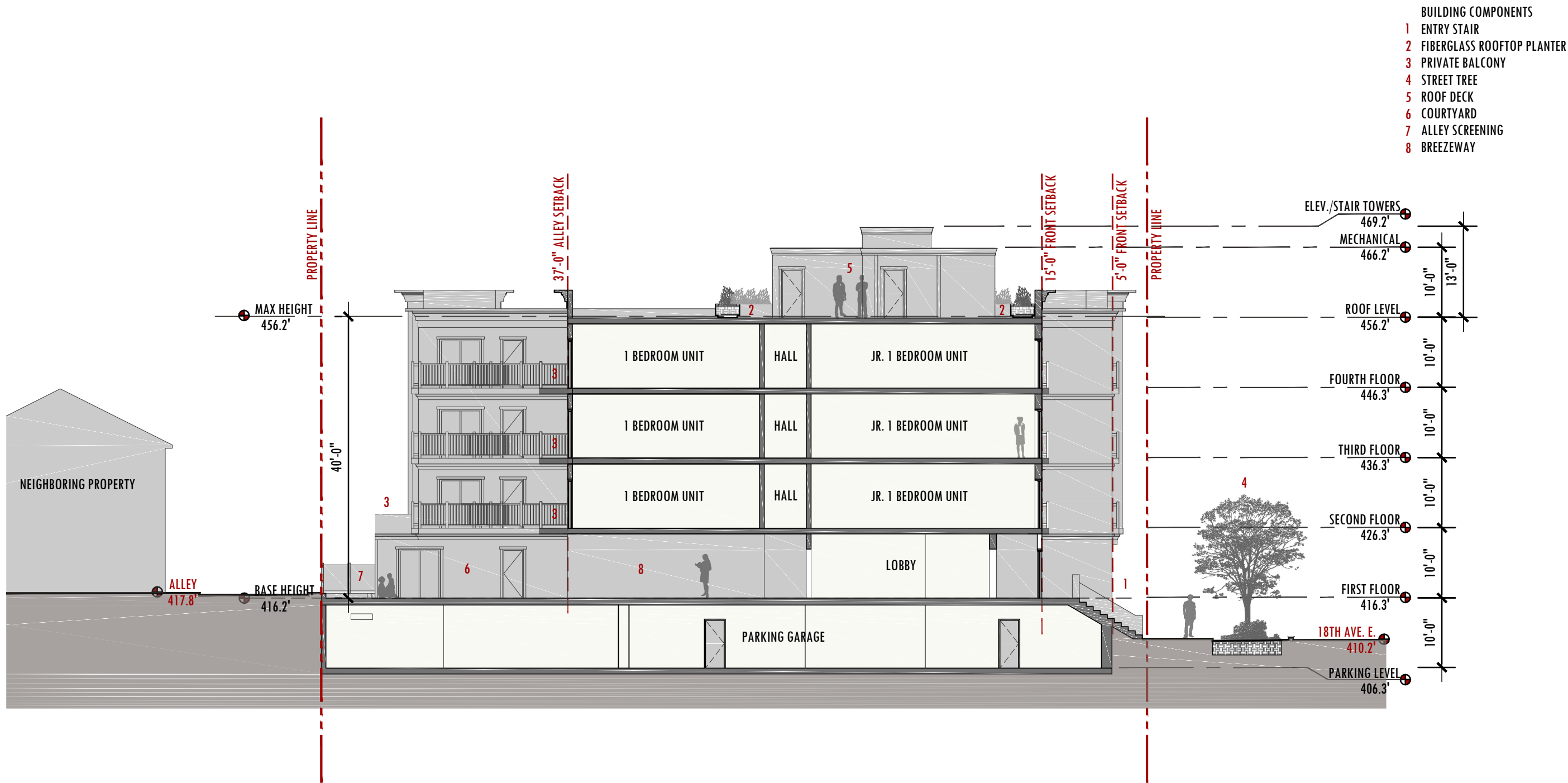
- RESIDENTIAL UNITS
1 507 SQ. FT. 1 BEDROOM UNIT
2 385 SQ. FT. STUDIO UNIT
- P PEDESTRIAN ENTRANCE
V VEHICLE ENTRANCE
C COMPACT PARKING SPACE

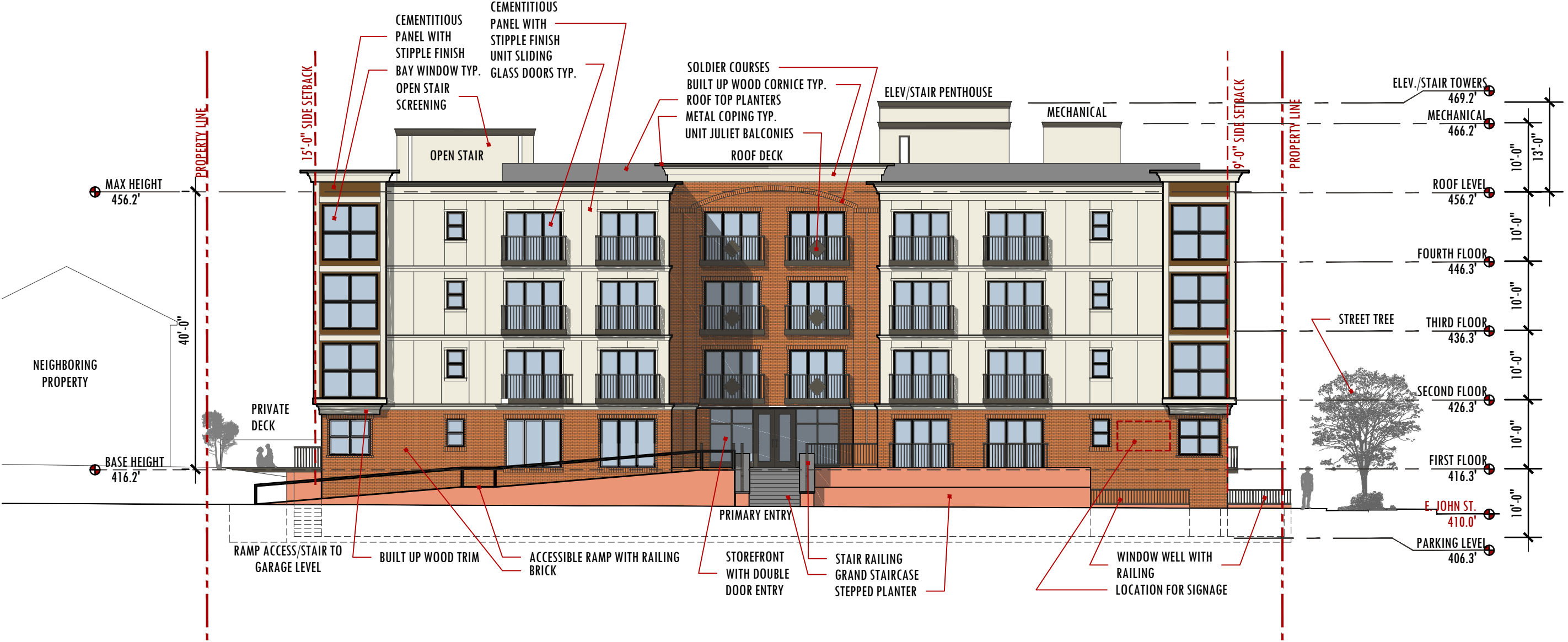
SECTION A - EAST/WEST

- BUILDING COMPONENTS**
- 1 WINDOW WELL**
 - 2 STEPPED PLANTER**
 - 3 FIBERGLASS ROOFTOP PLANTER**
 - 4 ELEVATOR CAB**
 - 5 OPEN STAIR TOWER SCREENING**
 - 6 PRIVATE DECK**
 - 7 JULIET BALCONIES**
 - 8 STREET TREE**
 - 9 ROOF DECK**

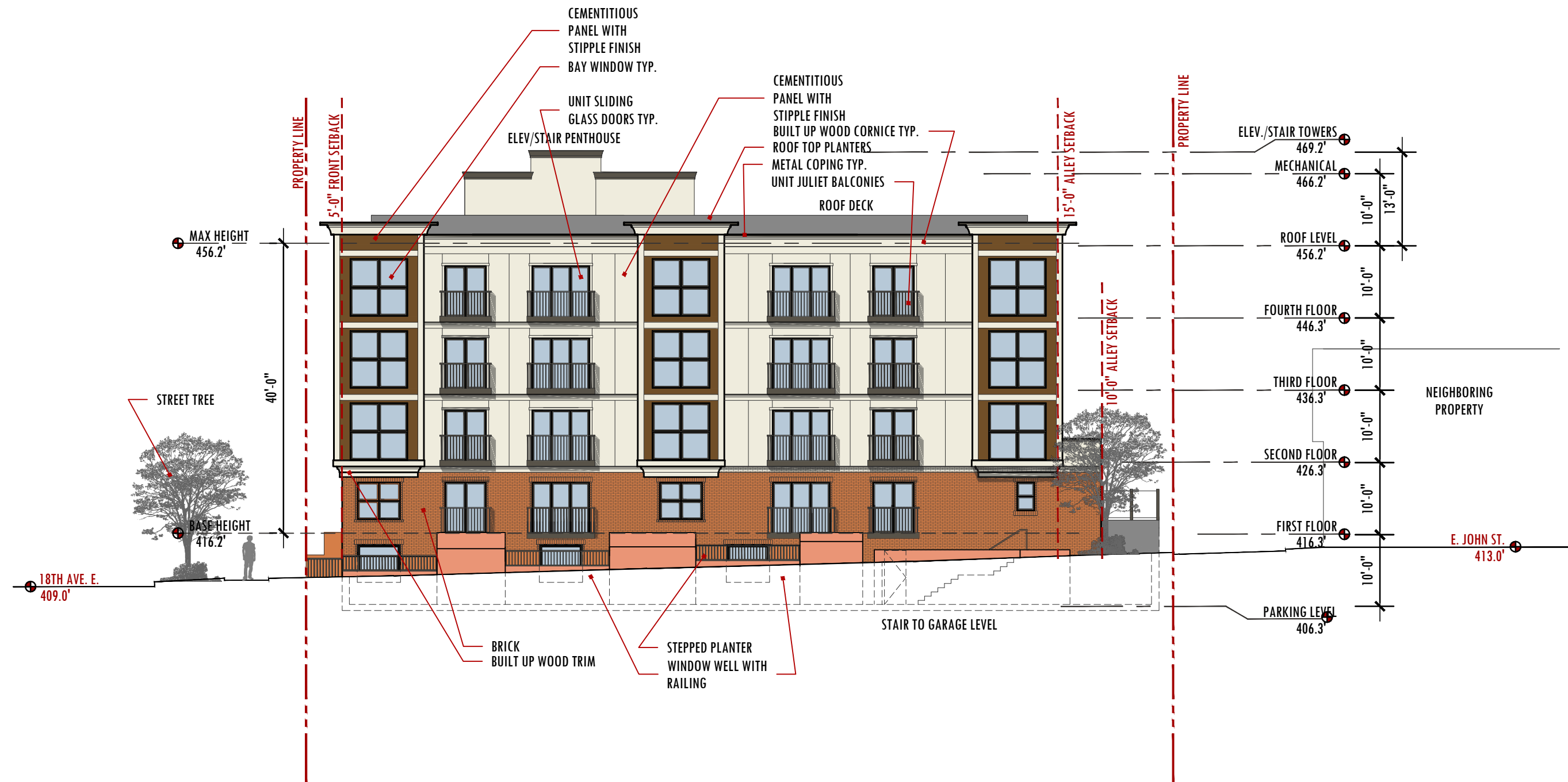


SECTION B - NORTH/SOUTH

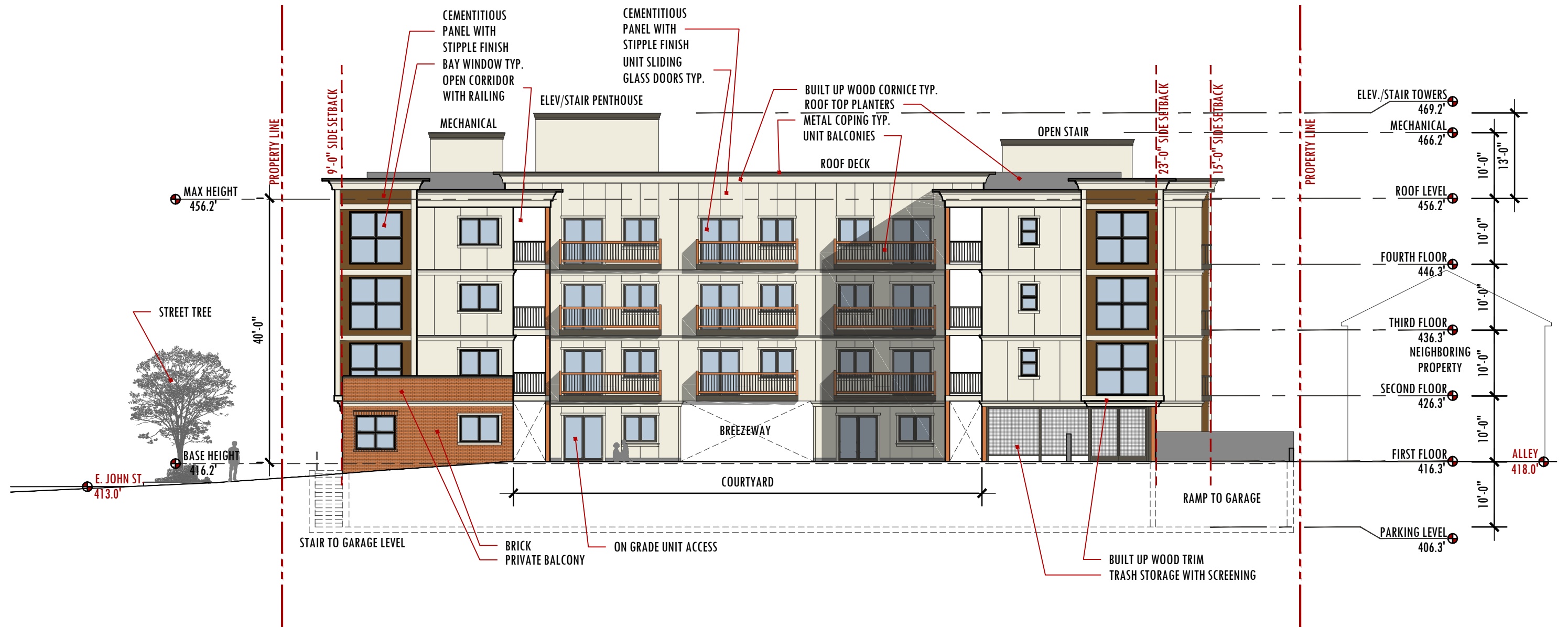


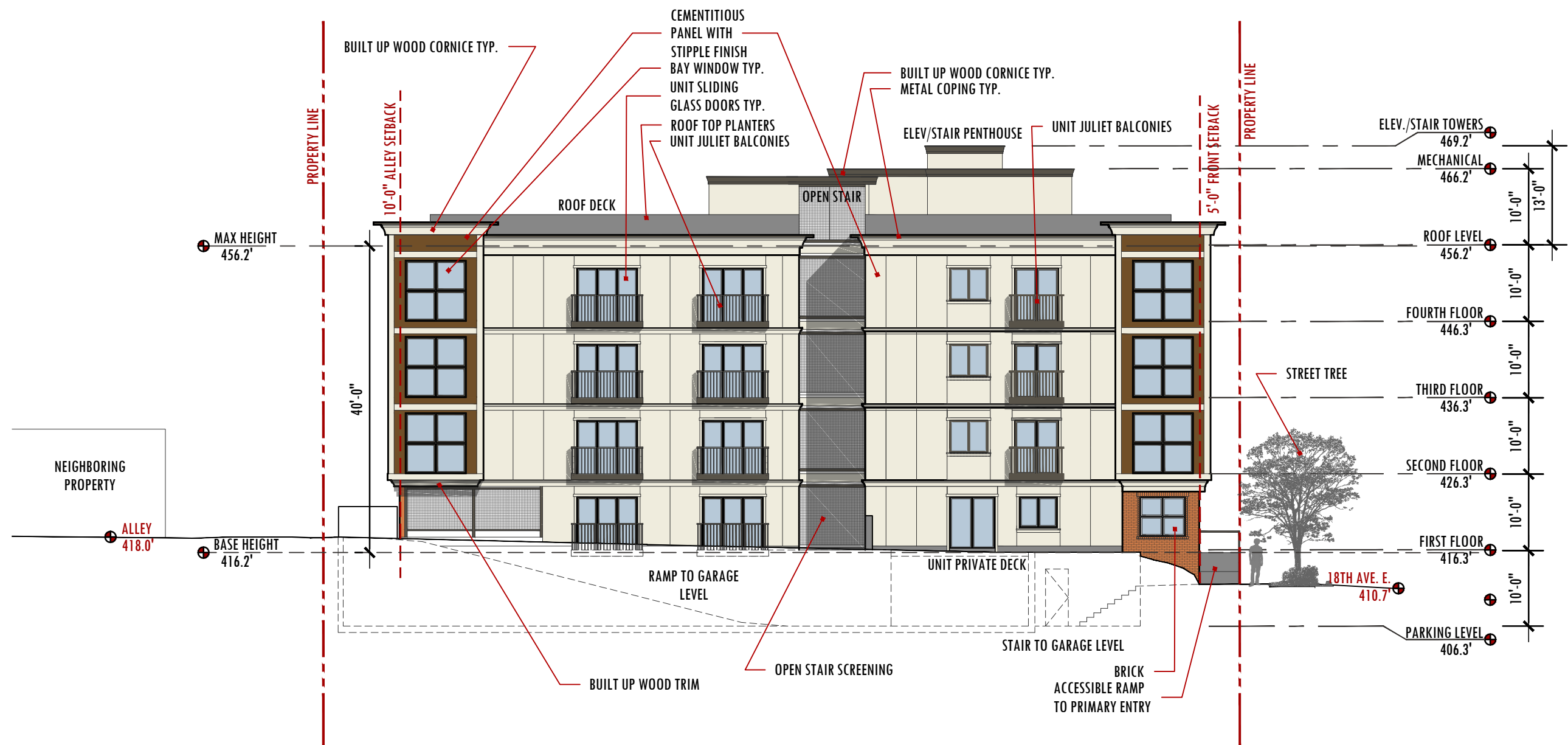


NORTH ELEVATION



WEST ELEVATION





TOPIC: MATERIALS

In our first design we chose bright contrasting colors with multiple materials. The Board asked us to reevaluate our choices to better fit the neighborhood context.

Early Design Guidance

Develop Material Palette. The material palette should consist of durable material that enhance the structure, add variety to the architectural form and knit building into the neighborhood context.

- The Board was supportive of the standard brick material presented within the design package. The Board encouraged use of durable, quality materials respectful of existing materiality context of the established Capitol Hill neighborhood. The Board agreed the building's corner location plays a prominent role in the overall neighborhood context and should be designed and executed with attention to long term quality. (A-10, C-4).
- The Board felt the materiality design could progress to become simpler utilizing minimized palette of simple durable materials.

Response

With the Board's guidance we have simplified both our materials and colors. We have three major materials, Brick, Cementitious Panels with a Stipple Finish, and painted concrete. These materials are accented with painted wood trim and dark metal flashing's. We believe this motif is more natural with earth tones and rough surfaces. These material are simple and extremely durable as the Board requested.

- PAINT
- 1 DARK BRONZE (TRIM AND ACCENTS)
 - 2 CREAM/TAN (BODY OF BUILDING)
 - 3 SIENNA (BASE AND ENTRY)
 - 4 CHOCOLATE (BAYS)



WOOD DECKING



STUCCO PANELING



SIENNA BRICK



DARK BRONZE FLASHING AND TRIM



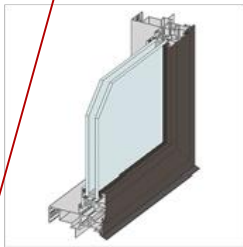
PAINTED CONCRETE



WOOD TRIM DETAILING



ALUMINUM JULIET BALCONIES



VINYL WINDOWS WITH DARK BRONZE FACING

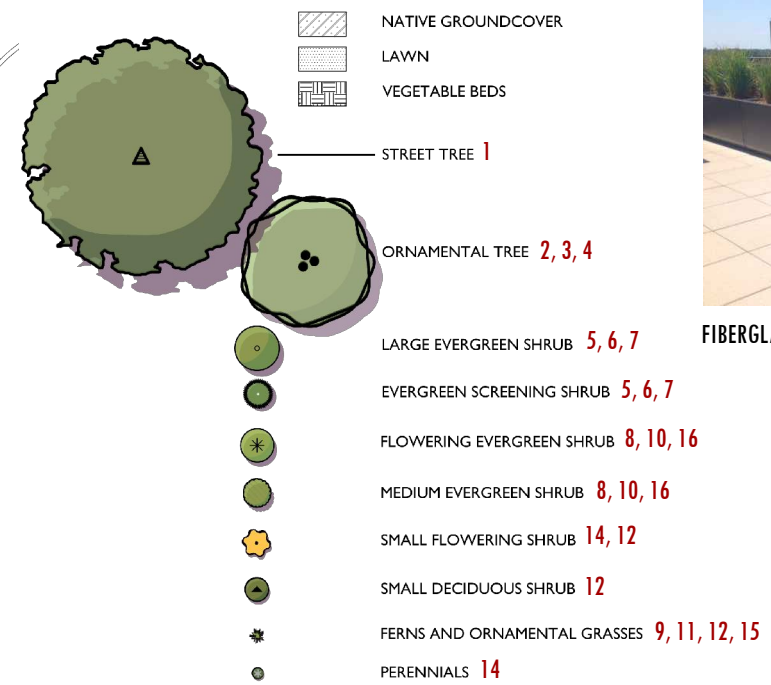


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For Material Board Description

LANDSCAPE PLAN



LANDSCAPE LEGEND



FIBERGLASS ROOFTOP PLANTERS



1 VINE MAPLE



2 SERVICEBERRY



3 STRAWBERRY TR



4 CORNUS KOUSA



5 BAMBOO SSP.



6 DAVID'S VIBURNUM



7 CHERRY LAUREL



8 KOREAN BOX



9 BLUE OAT GRASS



10 MISCANTHUS



11 HEAVENLY BAMBOO



12 ORANGE SEDGE



13 SWORD FERN



14 AGAPANTHUS



15 CAREX 'ICE DANCE'



16 ROBB'S EUPHORBIA

DETAIL ENHANCED LANDSCAPE PLAN



STEPPED RETAINING WALLS EXISTING ON SITE 6



COMMUNITY VEGETABLE GARDEN 2



CUT STEEL DECORATIVE FENCING 3



LARGE PAVERS



WOOD BENCHES 5



WOOD DECKING



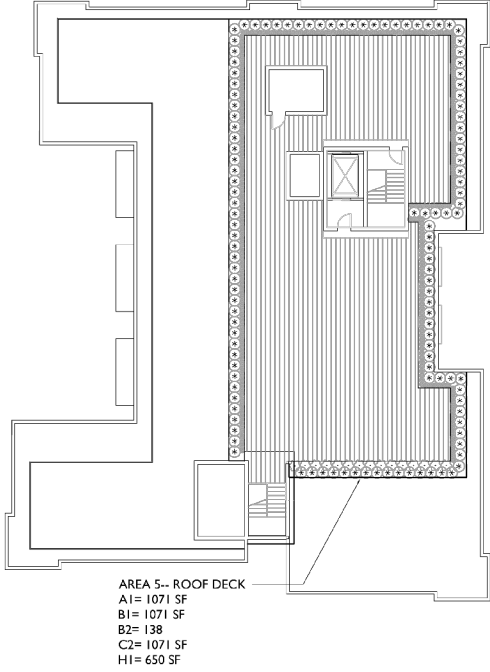
WATER FOUNTAIN 1

- SITE ELEMENTS
- 1 WATER FOUNTAIN
 - 2 VEGETABLE GARDEN
 - 3 GATED ENTRY
 - 4 TRASH ACCESS
 - 5 OUT DOOR SEATING
 - 6 STEPPED RETAINING WALLS
 - 7 WOOD DECKING

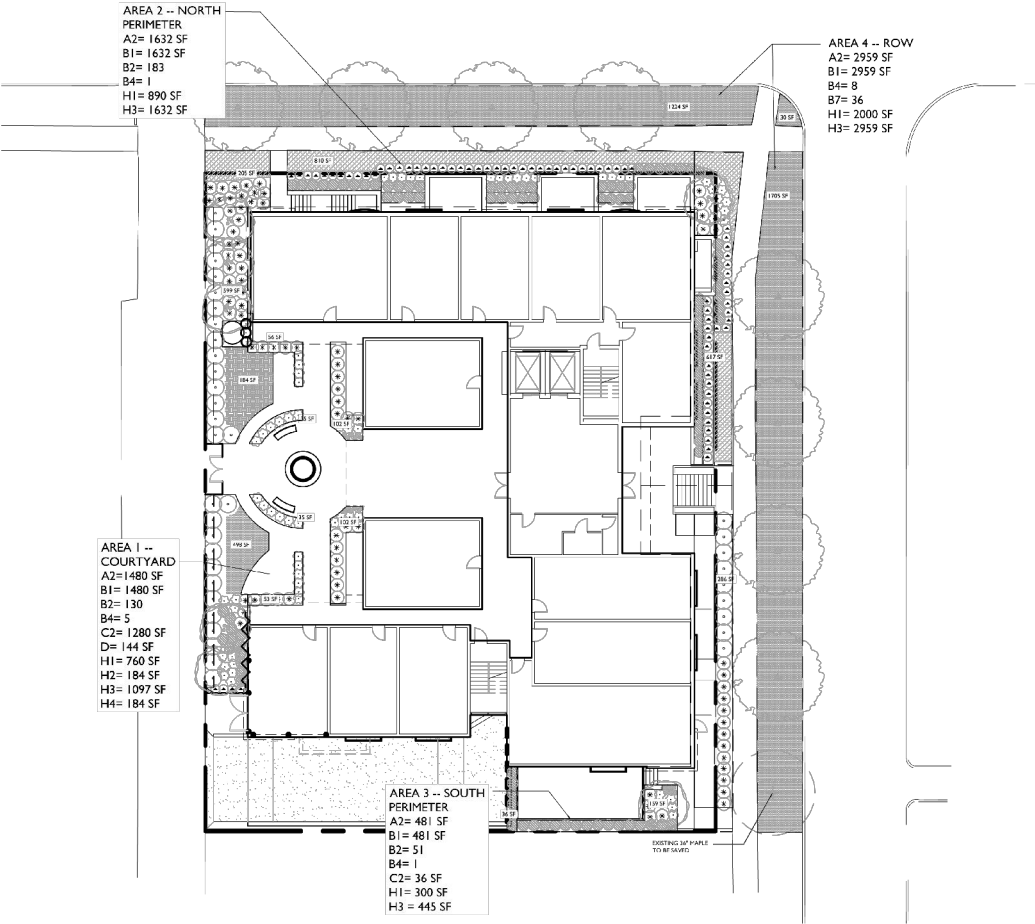
- P PEDESTRIAN ENTRANCE
- V VEHICLE ENTRANCE



GREEN FACTOR ROOF PLAN



GREEN FACTOR GROUND FLOOR PLAN



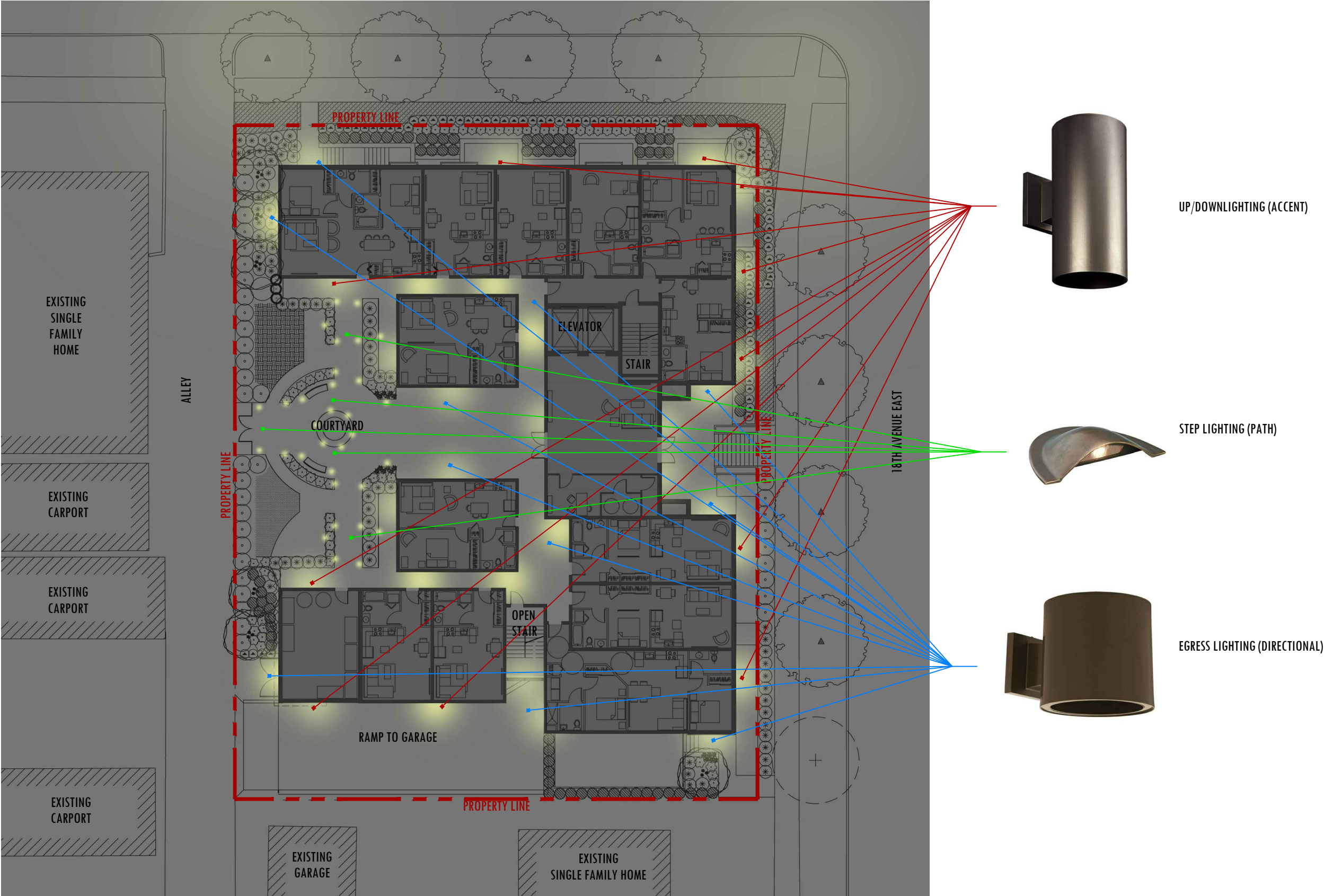
GREEN FACTOR DATA

Green Factor Worksheet*							
		Planting Area					
		1	2	3	4	5	6
		TOTAL**					
A1	square feet					1071	1071
A2	square feet	1480	1632	481	2959		6552
A3	square feet						0
B1	square feet	1480	1632	481	2959	1071	7623
B2	# of plants	130	183	51		138	502
B3	# of trees						0
B4	# of trees	5	1	1			7
B5	# of trees				8		8
B6	# of trees						0
B7	# of trees				36		36
C1	square feet						0
C2	square feet	1280		36		1071	2387
D	square feet	144					144
E	square feet						0
F1	square feet						0
F2	square feet						0
G	square feet						0
H1	square feet	760	890	300	2000	650	4600
H2	square feet	184					184
H3	square feet	1097	1632	445	2959		6133
H4	square feet	184					184

* See Green Factor score sheet for category definitions
** Enter totals on the Green Factor score sheet

Green Factor Score Sheet			
Project title: 18TH AVE - OVERALL			
Parcel size (enter this value first) *		enter sq ft of parcel	SCORE
		18,681	0.800
Landscape Elements**		Totals from GF worksheet	Factor Total
A Landscaped areas (select one of the following for each area)			
1 Landscaped areas with a soil depth of less than 24"	enter sq ft	1071	0.1 107
2 Landscaped areas with a soil depth of 24" or greater	enter sq ft	6552	0.6 3,931.2
3 Bioretention facilities	enter sq ft	0	1.0 -
B Plantings (credit for plants in landscaped areas from Section A)		enter sq ft	
1 Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft	7623	0.1 762
2 Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants	502	0.3 1,807
3 Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree	enter number of plants	0	0.3 -
4 Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree	enter number of plants	7	0.3 315.0
5 Tree canopy for "medium/large trees" or equivalent (canopy spread of 21' to 25') - calculated at 250 sq ft per tree	enter number of plants	8	0.4 800.0
6 Tree canopy for "large trees" or equivalent (canopy spread of 26' to 30') - calculated at 350 sq ft per tree	enter number of plants	0	0.4 -
7 Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter	enter inches DBH	36	0.8 576.0
C Green roofs		enter sq ft	
1 Over at least 2" and less than 4" of growth medium	enter sq ft		0.4 -
2 Over at least 4" of growth medium	enter sq ft	2387	0.7 1,870.9
D Vegetated walls		enter sq ft	
	enter sq ft	144	0.7 100.8
E Approved water features		enter sq ft	
	enter sq ft	0	0.7 -
F Permeable paving		enter sq ft	
1 Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft	0	0.2 -
2 Permeable paving over at least 24" of soil or gravel	enter sq ft	0	0.5 -
G Structural soil systems		enter sq ft	
	enter sq ft	0	0.2 -
H Bonuses		sub-total of sq ft =	27,571
1 Drought-tolerant or native plant species	enter sq ft	4600	0.1 460.0
2 Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft	184	0.2 36.8
3 Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft	6,133	0.1 613
4 Landscaping in food cultivation	enter sq ft	184	0.1 18
		Green Factor numerator =	11,190

* Do not count public rights-of-way in parcel size calculation.
** You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public property must comply with the Landscape Standards Director's Rule (DR 6-2009)



TOPIC: SOUTHERN SETBACK

Early in the design processes the client reached out the community surrounding the site to better understand the needs and concerns neighboring properties. The neighbors to the south of the site requested that we design our building with their privacy in mind. This was a concern of the Board as well.

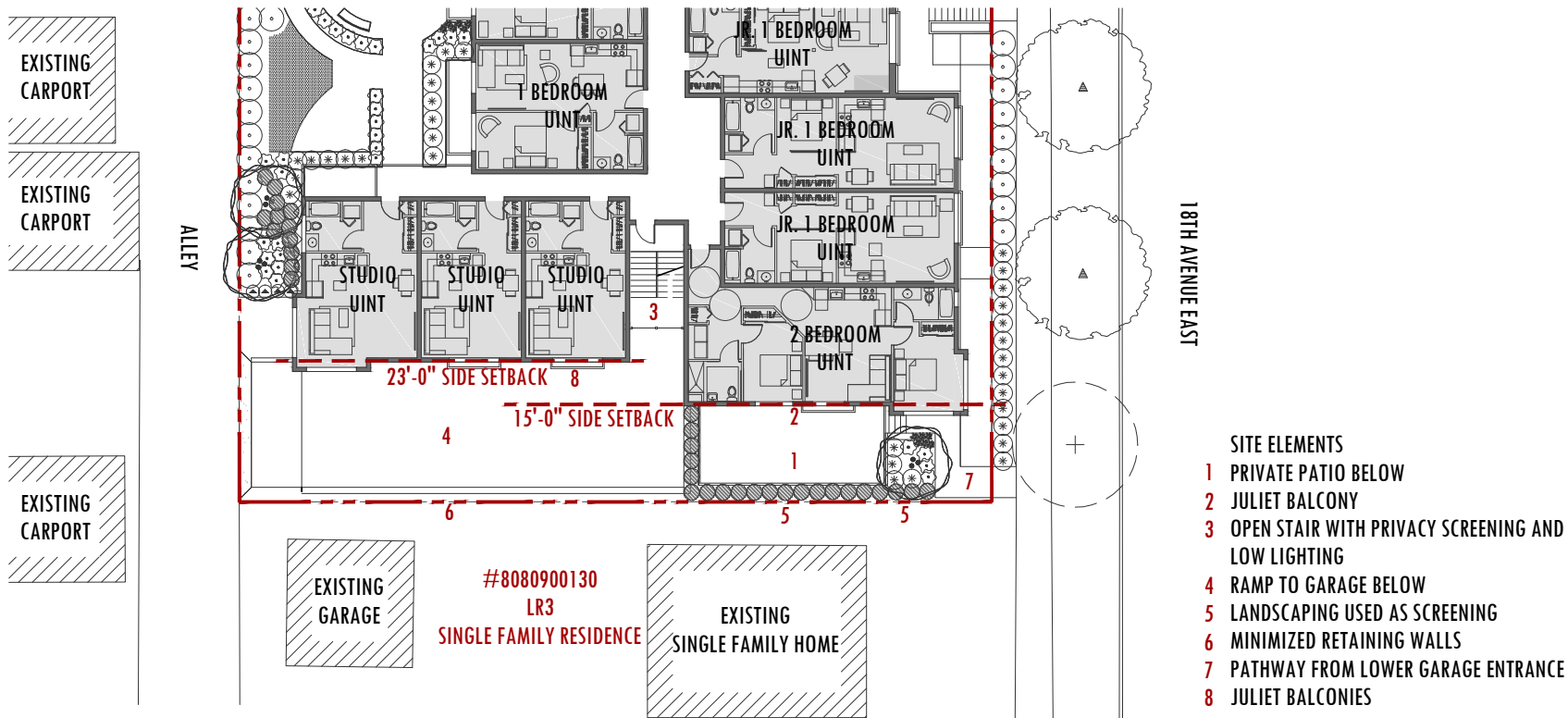
Early Design Guidance

The preferred alternative was revised to the Early Design Guidance Meeting to provide 15 foot south side setback between the proposed structure and the south property line. Upper level usable decks were removed and replaced by Juliet Balconies. The Board preferred the revision to mitigate impacts on privacy and bulk to the adjacent structure. the revised massing proposal should be maintained as the design progresses. (A-5, B-1).

Response

An agreement was made early in the design process with the neighbor to the south to set our building back 15 ft. from the souther property line. The purpose of this is to provide increased privacy and a buffer to reduce noise, light and reduce the overall impact on this property. Several features were included in our EDG package to accomplish this. The building has been setback and modulated to push the building away from the property as much as possible. The units facing the the southeast corner of the building have been setback to the requested 15 ft. with reduced balconies on the upper three floors. The unit on the ground floor has a large private patio, however, we will provide lush landscaping along the property line to provide screening and there will be only a limited number of residents that utilize this private patio. At the southwest corner of the property we have used our garage ramp as a setback of 23 ft. As our design progressed and the lot increased in size we have maintained these setbacks and buffers for the single family residence.

THEME: MASSING AND BUILDING LOCATION



SOUTHERN SETBACK DIAGRAM



NEIGHBORING PROPERTY



LANDSCAPING USED AS SCREENING



LANDSCAPING USED AS SCREENING

TOPIC: BELOW GRADE UNITS

The initial design for EDG included 4 units located below grade on the basement level of the structure. These units could be accessed several ways. Residents could access the units from the parking garage, the lobby on the first floor via an elevator, an accessible ramp leading from the corner of 18th Ave. E. and E. John St. and direct access from E. John St. using gated private stairs leading into a small below grade patios. Sliding glass doors used for access allowed as much natural light as possible into the units. The street access was a concern for the community and the Board for: security and lighting.

Early Design Guidance

- A number of subterranean units are proposed facing and with direct access to E. John Street. Setbacks provided at the perimeter of the site should be developed to provide safe semi-private access.
- The Board was concerned about the viability of units below grade. The proposed subterranean entrances along E. John Street must be developed with sufficient width to provide viable, safe defensible space with secure entry points for residents. entrances must incorporate security measure to ensure personal security and also provide welcoming spaces for users. (A-3, A-6, D-7).
- The Board noted that provided stairwells must have lighting at all times of day. During daylight hours the stairwells must be designed to allow natural light. At night the space must include low level lighting to avoid dark hiding spaces. (D-7).
- The Board noted the extensive street landscaping present on site and withing the existing neighborhood context. The Board encouraged the applicant to utilize the setback space on site and within the right-of-way to provide a dense landscaping area and maintain landscaping "lushness" consistent with the adjacent streetscape. (E-1).
- At the next meeting, the Board wished to see additional details for the treatment of the subterranean access and sidewalk experience. The Board requested imagery and drawings from the sidewalk and stair well locations. The Board encouraged the applicant to research successful case studies and examples of similar conditions to inform the design including key architectural and landscaping features that create successful spaces. (A-2, A-3, A-6, D-7).
- The Board felt the street setback should include a combination of landscaping, planters, fencing, lighting and pathways that enhance the pedestrian environment. The Board suggested the applicant research use of simplified to maximize the landscaping space provided. (A-2, A-3, A-6, D-7).

Response

We agreed with several of the Board's comments in this area and our design changed during the MUP Submittal process. We agreed that the amount of concrete involved in creating several stairways and wells along E. John St. would limit the amount of landscaping and other soft site features. In order to maintain the lush feel of the streetscape along E. John we first decided to remove the stair wells. This allowed us to increase the landscaping and reduce the height of the fencing around the wells. We performed several studies of the lighting in this area at different times of the year and under different conditions. These wells are on the north side of the building and will have difficulty receiving any direct sunlight especially during the winter months. Lack of light, security and usability made patios less desirable. We added high windows with shallow wells and eliminated the unit with the deepest window well. We have devised a system of shallow wells that have minimal height railings surrounded with lush landscaping that will allow units as much light as possible while maintaining the lush landscaping on the site.

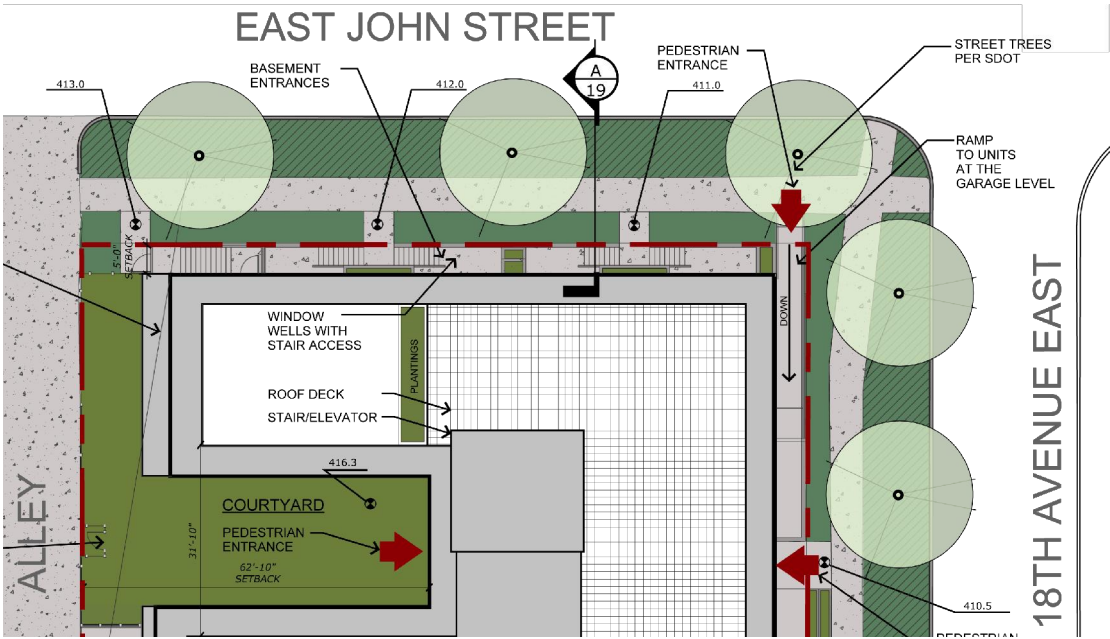


LOCAL SUCCESSFUL WINDOW WELL
THE SANCTUARY DENNY AND 17TH

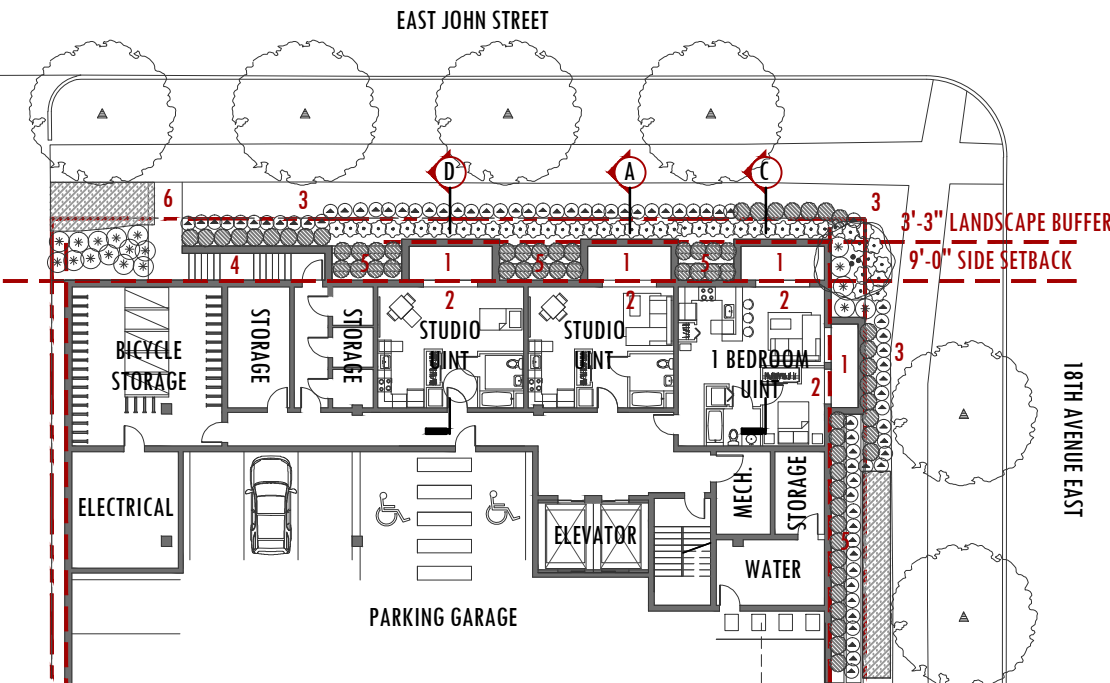


LOCAL SUCCESSFUL WINDOW WELL
THE SANCTUARY DENNY AND 17TH

THEME: FURTHER TREAMENTS OF SETBACKS ALONG E. JOHN ST.



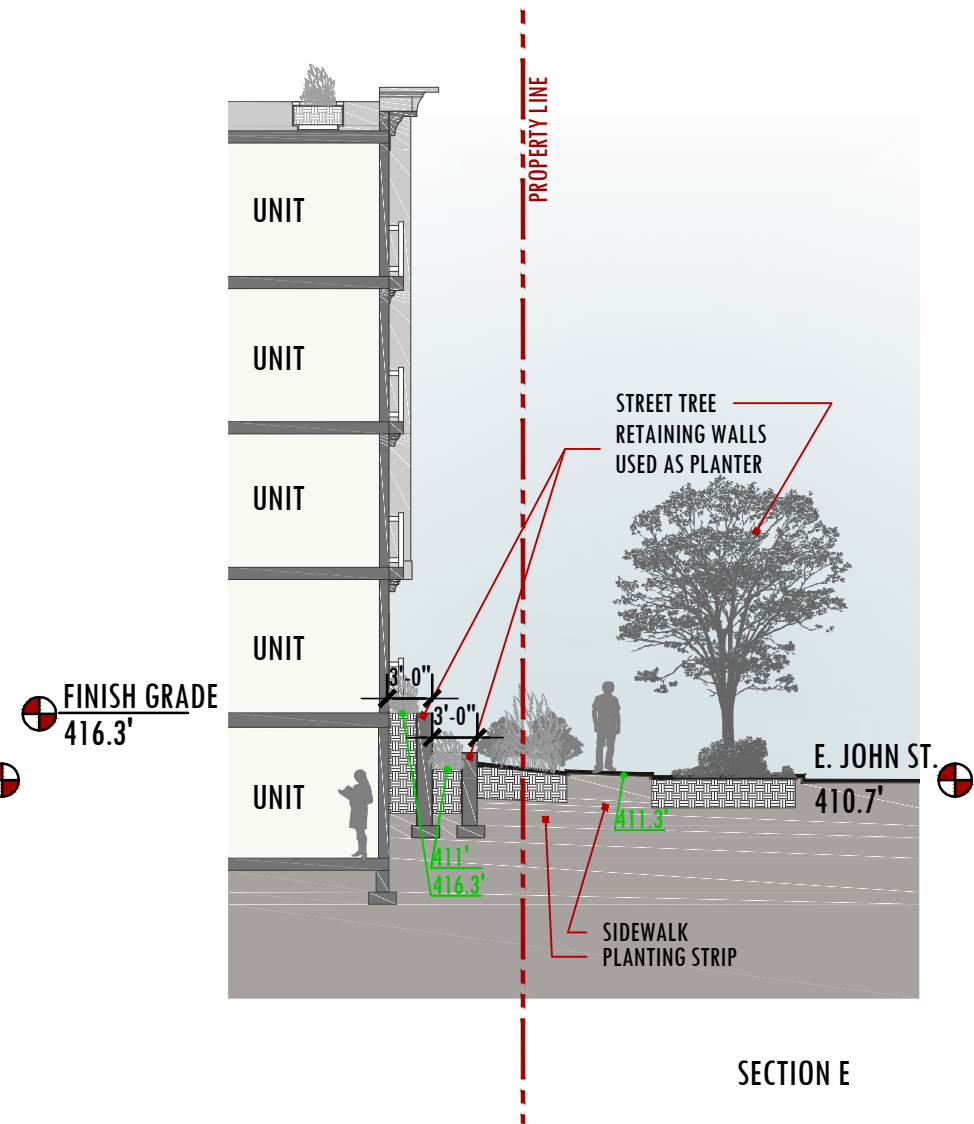
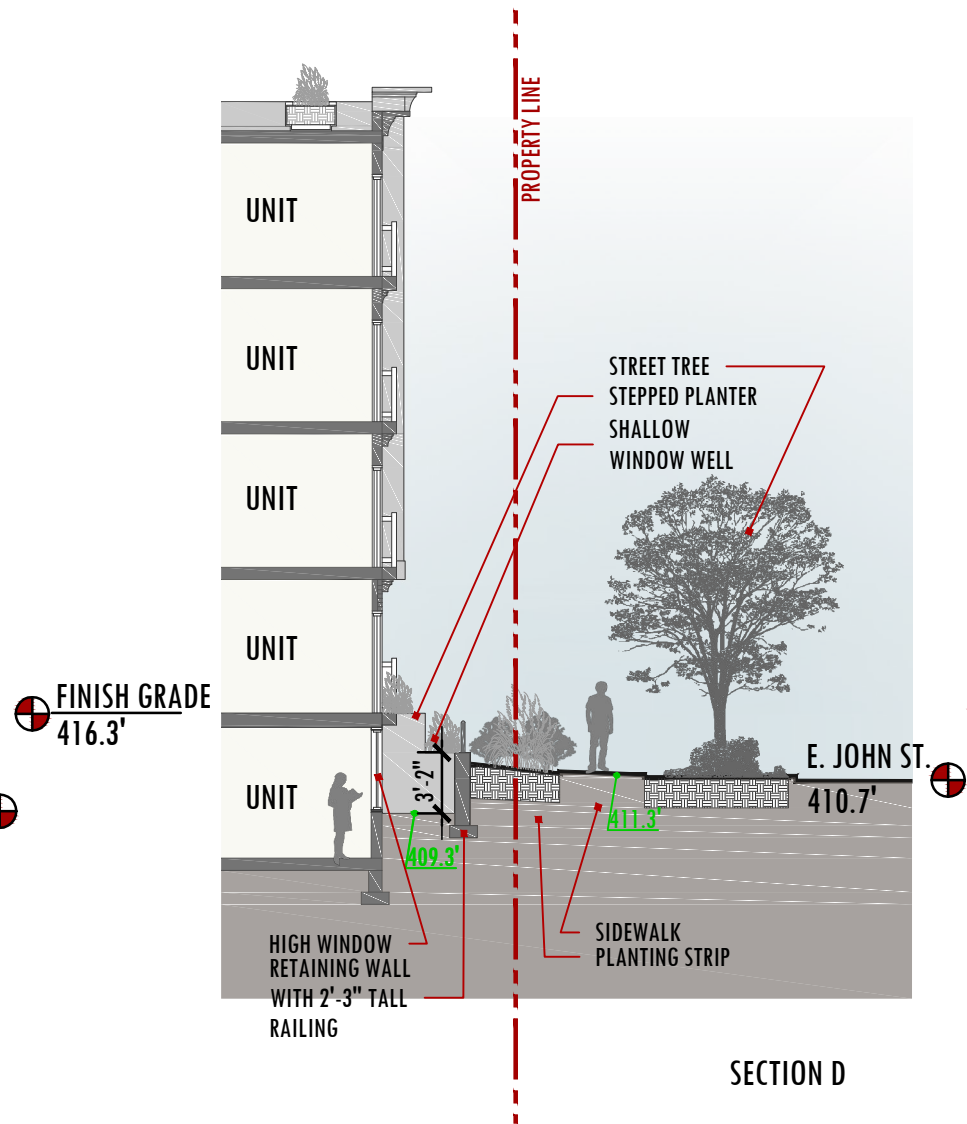
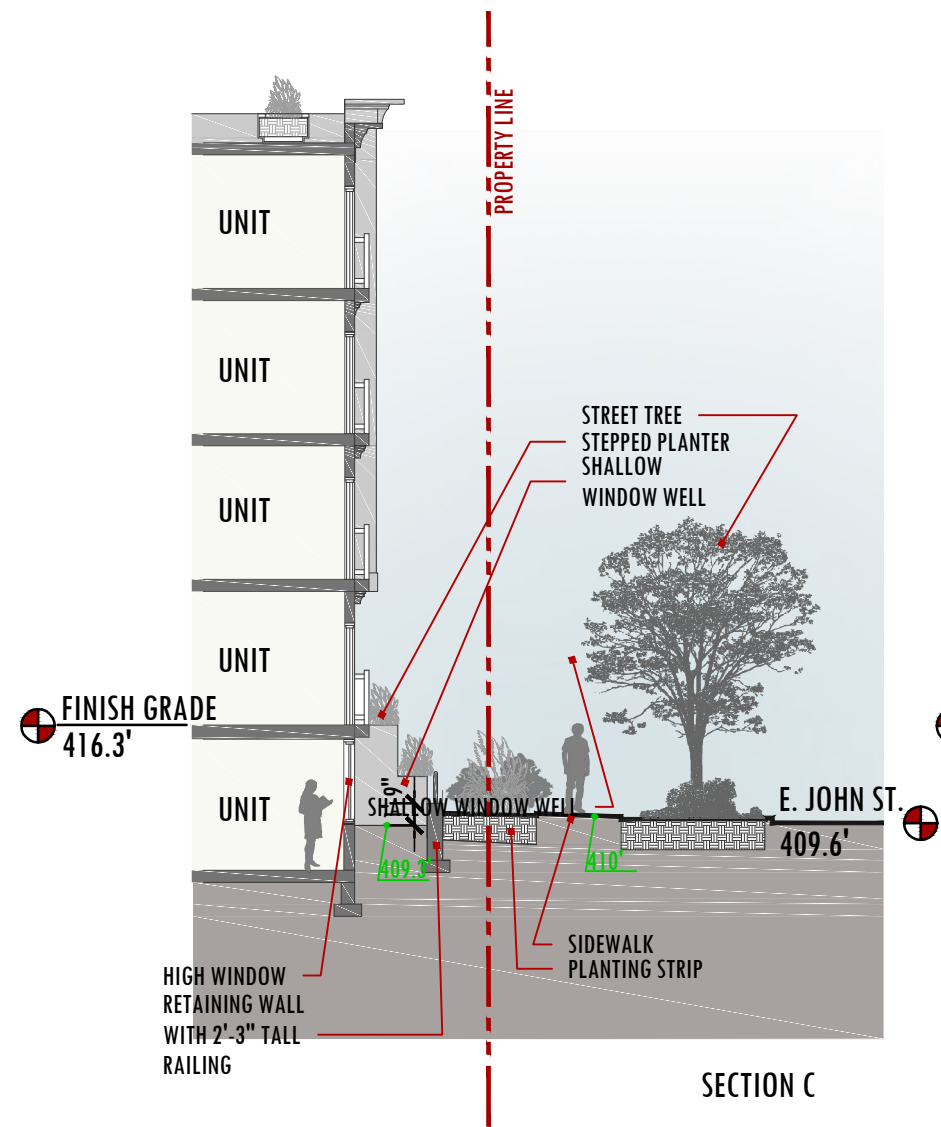
APPROVED NORTHERN SETBACK DIAGRAM



NORTHERN SETBACK DIAGRAM

- SITE ELEMENTS
- 1 WINDOW WELL WITH RAIL
 - 2 HIGH UNIT WINDOW
 - 3 LUSH LANDSCAPING
 - 4 STAIR TO GARAGE LEVEL
 - 5 STEPPED PLANTER
 - 6 WALKWAY

THEME: FURTHER TREATMENTS OF SETBACKS ALONG E. JOHN ST.





EAST JOHN STREET STREET SCAPE

TOPIC: DESIGN PARTI

This building has gone through many phases of design through out the EDG and MUP Submittal processes. Our initial design resembled a modern courtyard style building with some tutor and traditional design elements. The Board asked for more neighborhood design styles. The Board requested that we do a study of the surrounding successful neighborhood buildings and modify our design to utilize some of the architectural styles and themes present in this unique neighborhood setting.

Early Design Guidance

- New buildings for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character of neighboring buildings.
- The Board would like to see the preferred massing A option evolve to communicate a clear design parti. The Board noted the design parti should be reflective of existing architectural context. (C-1, C-2).
 - The Board requested a through comprehensive site analysis of the existing neighborhood architectural context. The applicant will need to demonstrate the evolution of the architectural concept is responsive and complementary to the existing neighborhood context and material application. The Board suggests utilizing an analysis of existing good case studies in the neighborhood to inform the design progress. (C-1, C-2).
 - The Board noted that the majority of structures within the neighborhood of similar scale demonstrated a simpler architectural concept with durable brick and limited strategic use of ornamentation and architectural detailing. The Board was not convinced the proposed Tudor style, including additional ornamentation and gabled/mansard roof form were not harmonious with the existing context. At the next meeting, the applicant will need to reconcile the design choices within the existing neighborhood context.
 - The board would prefer to use a few high quality durable materials, rather than many materials. (C-4).
 - The Board would like more information showing how the design parti and material application will reduce the scale of the building (B-1, C-2, C-4).

Response

As requested we did a thorough and comprehensive study of the surrounding buildings in the neighborhood. The result of this study is the modified. The neighborhood is a mix of architectural styles with buildings ranging from 4 to over 100 years old. The newer buildings are designed with modern styles, construction techniques and materials. The older buildings represent several styles over the past 100 years. 18th Avenue East is lined with single family homes, apartments, and town homes. Most of these buildings have a craftsman style feel. E. John St. is lined with apartments, town homes and single family residences. The apartment buildings in the area that are of a similar scale, mostly brick construction with delicate detailing and grand entrances resembling the neoclassical movement of the early twentieth century. We believed with the many styles existing in this neighborhood we need to focus our efforts on relating to the larger buildings. Several changes were made to our approach to accomplish this task.

THEME: SITE ANALYSIS AND ARCHITECTURAL CONTEXT



Changes Summary

- We removed the mansard and gable roofs on our parapet and bays and went with a more traditional corniced roof design similar to the other large apartment buildings in the area.
- We eliminated the decorative tutor treatment on the bays and gave them a more traditional look with trimmed out windows and built up detailing resembling the neighboring craftsman style buildings.
- We limited our major materials to three types. We present a solid brick base and carry this brick into the entry recess and up the face of the 18th Ave. E facade. This resembles the grand entries of the classical apartments buildings in the area. We use arches and soldier courses to keep with traditional masonry techniques. We are using a cementitious panel with a stipple finish which is influenced by the California Mission style apartment buildings in the area like the Laquinta Apartment.
- Our building is a courtyard style building which represents influences from the existing apartment building on the site and the surrounding apartment buildings like the Anhalt Arms, Buckley and Whitworth.
- We have included window wells at grade level which several of the large apartment buildings in the area utilize as part of their design.
- A lush and heavily landscaped street level to continue the harmonious environment of the surrounding streets.
- Corner street prominence like the Claringle and Whitworth.
- Prominent entries like the Claringle, Sheffield and Buckley.

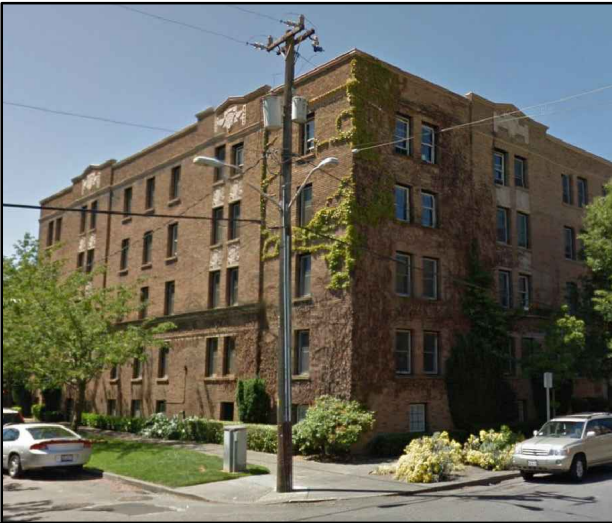
THEME: SITE ANALYSIS AND ARCHITECTURAL CONTEXT



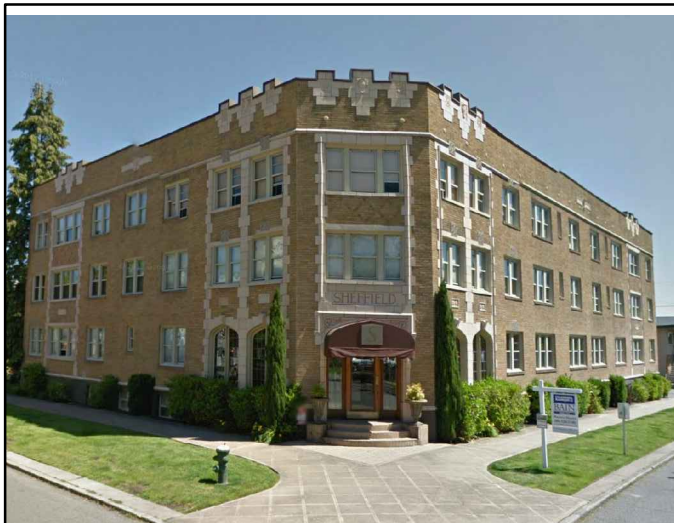
1 ANHALT ARMS



2 CLARINGLE BUILDING - NEIGHBORING BUILDING



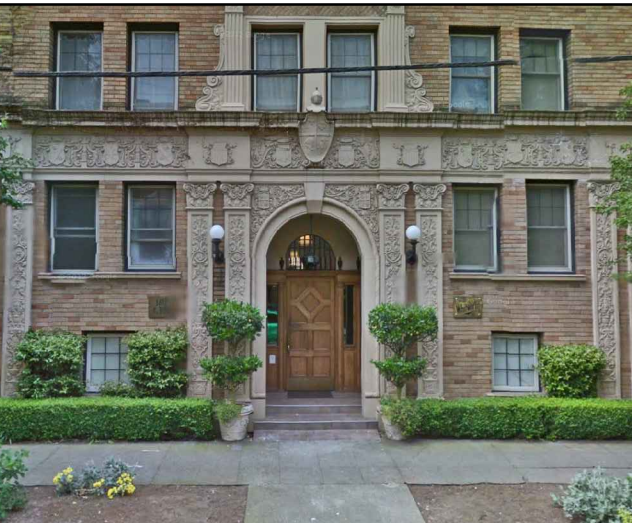
3 THE WHITWORTH BUILDING



4 THE SHEFFIELD BUILDING



5 THE BUCKLEY BUILDING



6 THE WHITWORTH BUILDING GRAND ENTRANCE



7 LA QUINTA APARTMENTS



8 CRAFTSMAN STYLE SINGLE FAMILY HOME



9 APARTMENT BUILDING - 18th And Denny
Design Guidance Themes

THEME: PRIMARY ENTRY ON 18TH AVENUE EAST AND CIRCULATION

TOPIC: POINTS OF ENTRY

The initial design for EDG included several entry points to the building. The primary entry being a ramp along 18th Avenue parallel to the building. The design also included two secondary entries along 18th Avenue in the form of ramps leading to the basement level. The Board believed that we should consolidate our entries but retain a primary entry at the center of the facade on 18th Avenue. The Board also wanted to see the entry perpendicular to the street to coincide with the staircase entries existing on some of the other large apartment buildings in the neighborhood. Corner entry was not possible due to the steep topography.

Early Design Guidance

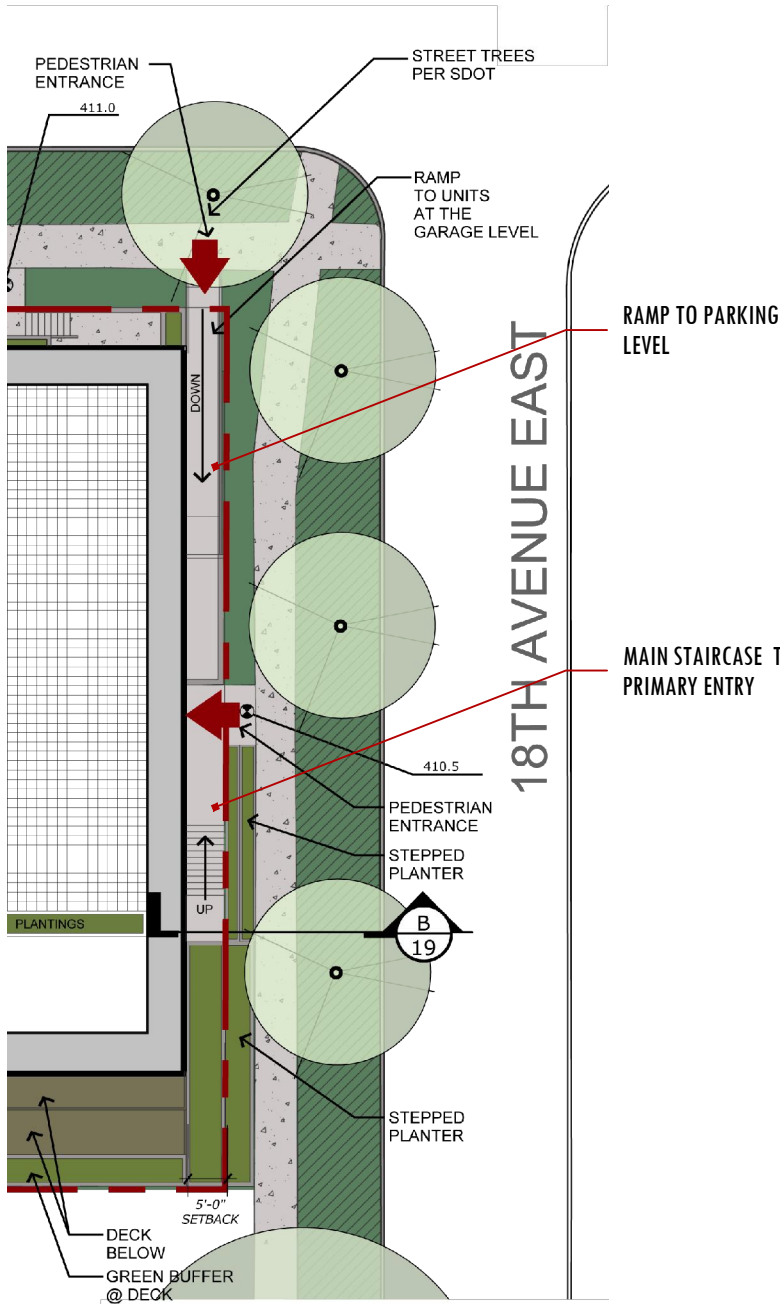
The primary building entry is located on the 18th Avenue facade near the center of the buildings facade. The primary entry is located approximately 6 feet above the adjacent sidewalk grade and is accessed by a ramp and stair within the street side setback.

- The Board requested more detail on how the primary entry will be accessed from the street given the substantial grade change. The preferred massing alternative located the entry stair provided parallel to the building facade and sidewalk rather than as a direct approach. The Board requested the applicant review the placement of entry stairs to minimize the grade transition and provide direct, gracious stair approach to the primary entry (A-3 and A-6).
- The Board felt the design of the primary entry on 18th Avenue should be integrated with existing the overall design parti while encouraging a strong point of entry consistent with existing neighborhood context. (A-3, A-1, C-2).
- The Board encouraged the use of a landscaping transition between the building and the street property line. The Board noted that larger planters provide opportunities for denser landscaping, but the project must also limit height of retaining walls to provide human scale pedestrian experience along the street. (D-3, E-1, E-2).

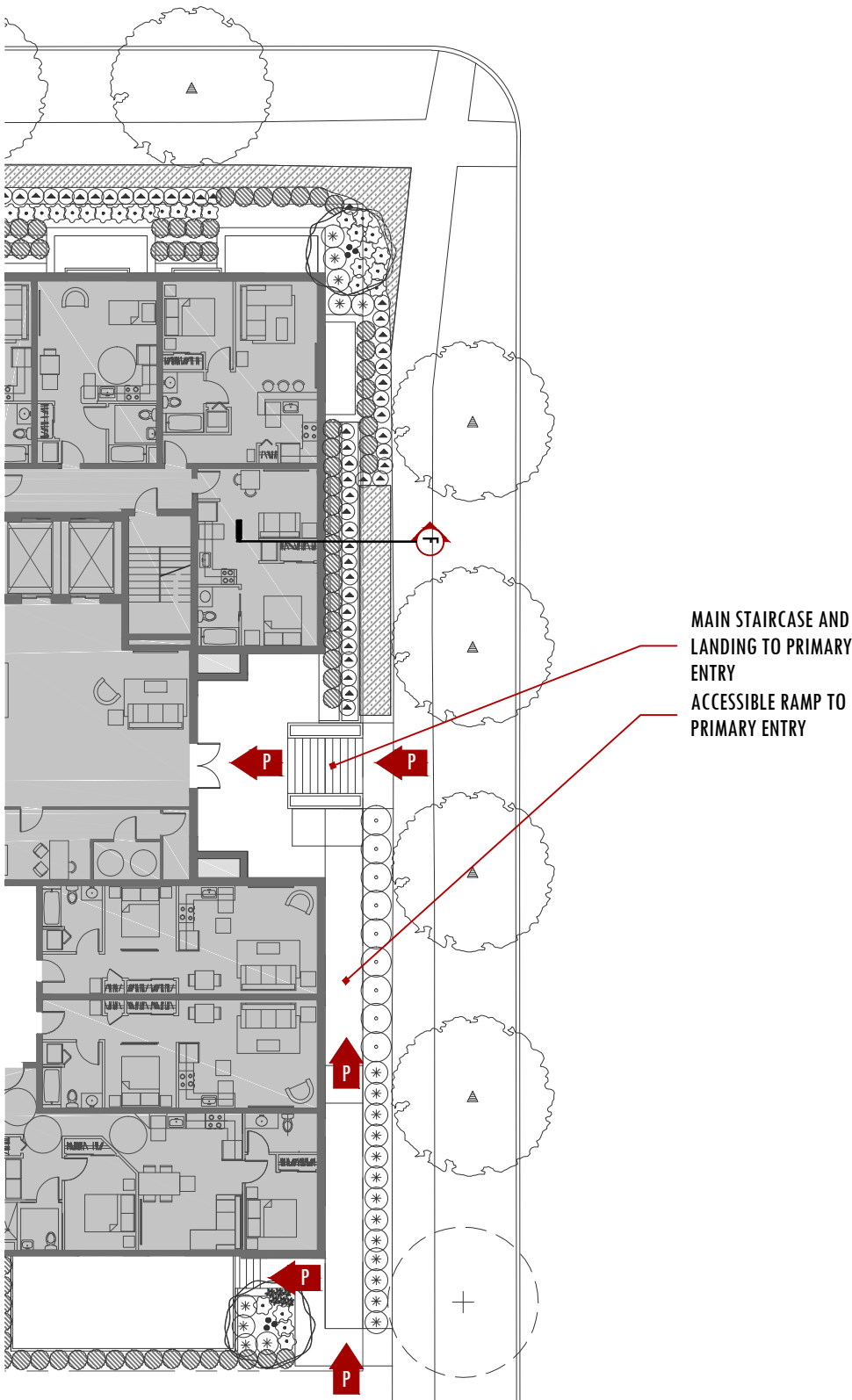
Response

We agreed with the Board's comments. We have redesigned our entry into a grand staircase similar to the apartment buildings in the surrounding neighborhoods. We removed the ramp and canopy at the corner of 18th and John. We consolidated our entries. Consolidating our entries would mean building a large accessible ramp in the front of our building. This ramp allows us to have one primary entry for all of our residents and guests. We believe that our grand staircase design along with our accessible ramp complements of overall design parti and helps our building relate to the existing neighborhood context. We have also taken the Board's advice and created landscape buffers to soften our transition to the Right-of-Way. We have maintained our large planters along 18th Avenue. We understand that reducing the height of these planters will aid to scaling our building, however, these planters are required to maintain our base height measurement. We also recessed the entry and faced it with brick for the entire facade. Again creating a sense of arrival.

 PEDESTRIAN ACCESS



ORIGINAL MASSING - ENTRY LAYOUT



MODIFIED MASSING - ENTRY LAYOUT

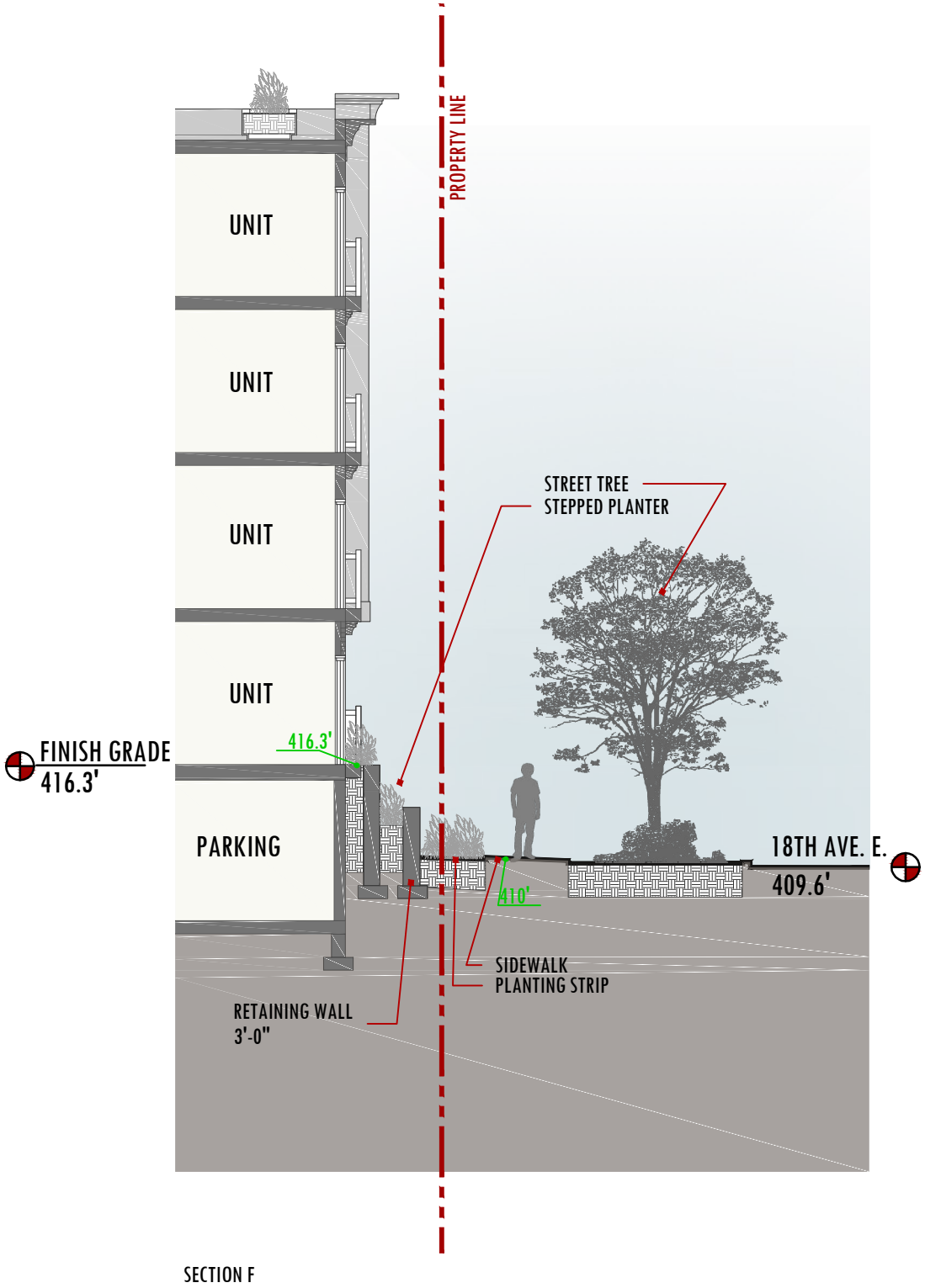
THEME: PRIMARY ENTRY ON 18TH AVENUE EAST AND CIRCULATION



PRIMARY ENTRY ON 18TH AVENUE EAST



ACCESSIBLE RAMP ON 18TH AVENUE EAST



TOPIC: PRIVACY STUDY

Early in the development of this project it became clear that the neighbor to the south could be impacted by the proposed structure. The Board asked that we would do a privacy study to the structures most impacted by the development.

Early Design Guidance

- Maximize Privacy. The development should provide privacy for the adjacent structures.
- The Board requested a privacy study in elevation view documenting existing window who's privacy will be impacted by the proposed development. The locating of existing windows should inform the location of proposed windows. Balconies and windows should be positioned to minimize impacts to adjacent residents. Where windows or balconies are directly across or may have privacy impacts on adjacent structures consider locating windows to be high or include architectural treatment such as louvered rails to obstruct directly line of site into adjacent structures. (A-5).

Response

After conducting our study of the neighboring building we found that there are windows that will have a direct line of site to the south side of our building. The building is an older craftsman style single family home. There are two stacked bay windows at the west end of the north face of the structure that will look at our stair tower but will not have a line of site into any unit windows. The two other windows will have a direct view of our first and second floor 2 bedroom units on the southeast side of our building. The line of sight is not looking directly into the units however there will be the potential for viewing from these two windows. We will be providing roller shades to all of our units which should protect privacy while the shades are pulled. We have reduced the medium sized private decks to Juliet Balconies on these units to reduce the potential for unwanted noise on the exterior of the south side of the units. The large private deck at grade will be heavily screened with the lush landscaping.



NEIGHBORING PROPERTY



Glazing In Adjacent Property



SITE
NEIGHBORING PROPERTY



THEME: MAXIMIZE PRIVACY

TOPIC: PRIVACY STUDY

There are also concerns that the neighbor to the west would be impacted by the proposed structure. The Board asked that we would do a privacy study of this structure as well.

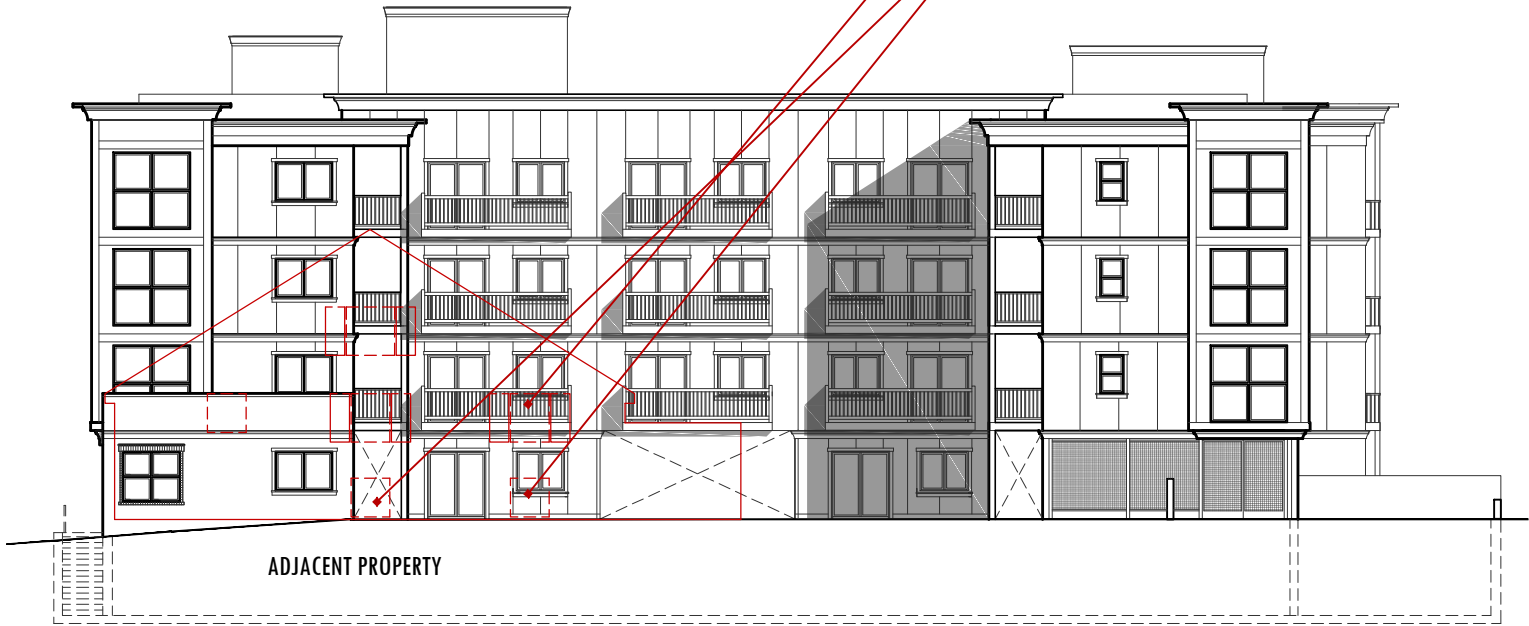
Response

After conducting our study of the neighboring building we found that there are several windows that almost all of the windows will have little impact on the site to the west side of our building. The building is a recently remodeled single family home and lies about 30' from the closest facade of our building. There are two windows at grade that will look directly at our courtyard fencing which will wrap the courtyard. This fencing will be roughly 6'-0" tall and will wrap the extensively planted courtyard which will shield any viewing for the first 8'-0" in height. On the first floor of the building there are three windows. These windows will look directly at our at our balcony and corridors. The window furthest to the right will have a line of sight with the balcony of one of the second floor units that is approximately 60' from the window. We believe that the balcony, roller shades and the distance from the unit will prevent the invasion of privacy. The window on the second floor of the neighboring structure will have a line of sight with the third floor corridor. Again we believe that the privacy features we will be implementing and the sheer distance from the property will provide sufficient privacy. We will be providing roller shades to all of our units which should protect privacy while the shades are pulled.



NEIGHBORING PROPERTY

- WINDOWS THAT SHOULD NOT HAVE AN IMPACT
- WINDOW WITH THE POTENTIAL TO INVADE THE PRIVACY OF RESIDENTS
- WINDOWS SCREENED BY FENCING AND LANDSCAPING



ADJACENT PROPERTY

Glazing In Adjacent Property



ROLLER SHADES



CUT STEEL RAILING SYSTEM

SITE
NEIGHBORING PROPERTY



THEME: SCREENING AND SIGNAGE

TOPIC: SCREENING

The Board was concerned that the conceptual screening presented in our EDG meeting was confusing and appeared to be low quality. They requested that we provide screening that provides security, screens undesirable areas of the building, coincides with our design parti and fits into the neighborhood context

Early Design Guidance

- Please not that I am unclear on the materials used for screening of the stair well along the south facade and the solid waste and recycling, the fencing at the courtyard and the balconies in the courtyard. This information, with details, will need to be provided with the packet.
- Courtyard fencing should provide security but also be visually accessible. Fencing should not be oppressive to the surrounding neighborhood. Consider using fencing that is complementary to the open circulation railing and Juliet balcony railing fencing on the street. The railing and fencing can provide a point of continuity in the overall detailed material application for the building.

Response

We will be providing a decorative and secure fencing surrounding the courtyard made with painted/powder coated steel. This fencing is designed to complement the overall design of the building, the color should match the railings and Juliet balconies. We will be using a similar approach to the screening of the trash enclosure area and the open stair. The design provided is purely conceptual but should give an idea of the quality the of product we will be potentially using.

TOPIC: SIGNAGE

The Board was interested in the type and use of signage on the project and so we have provided some interesting materials and some conceptual drawings of the location of our signage. The owner of the building would like to name the building after the existing apartment structure. "Ruth Court". We believe that this will be a positive nod to the original owners of the property as well as the existing neighborhood. The signage will potentially be metal numbers and letters. We would like to place some large building numbers above the main entry. This is reminiscent of early brick apartment buildings. A plack mounted on the corner of 18th and John would proudly declare the address of the buildings. This sign could potentially be raised letters and numbers mounted on a steel plate.



Screening at Courtyard and trash enclosure (fencing design is conceptual)



Cut Steel Railing System. (Similar panels in Trash Enclosure and Open Stair)



Potential House Number Desgins



Large Bronze Numbers Over Entry



Ruth Court Primary Signage Raised Lettering On Steel

DEPARTURE MATRIX

DESCRIPTION	SECTION	REQUIREMENT	PROPOSED	RATIONAL
Projections into setback along 18th Ave. E.	SMC 23.45.518 H.2A (Garden Windows)	(Window Seats) A minimum of 30in. above the finished floor.	Window Seats at finish floor level for 2,3 and 4.	<ul style="list-style-type: none">Large 8'x8' windows are proportional to the bay design.They bring a modern look to the building.larger windows also increase day light and are more attractive to the tenants.larger windows also remove departure requests for less than 50% glazing on bay window projections.
	H.2A (Garden Windows)	(Window Seats) No more than 6ft. in height and 8ft. in width.	Height: 9'-2" Floor to ceiling height. Width: 12'-6" exterior width. Exterior elevation of bay extends from second floor to corning at roof.	<ul style="list-style-type: none">Bays provide modulation while maintaining a nice rhythm to the long facades.Bays allow a change in window patterns.Bays allow transition of the parapet heights.

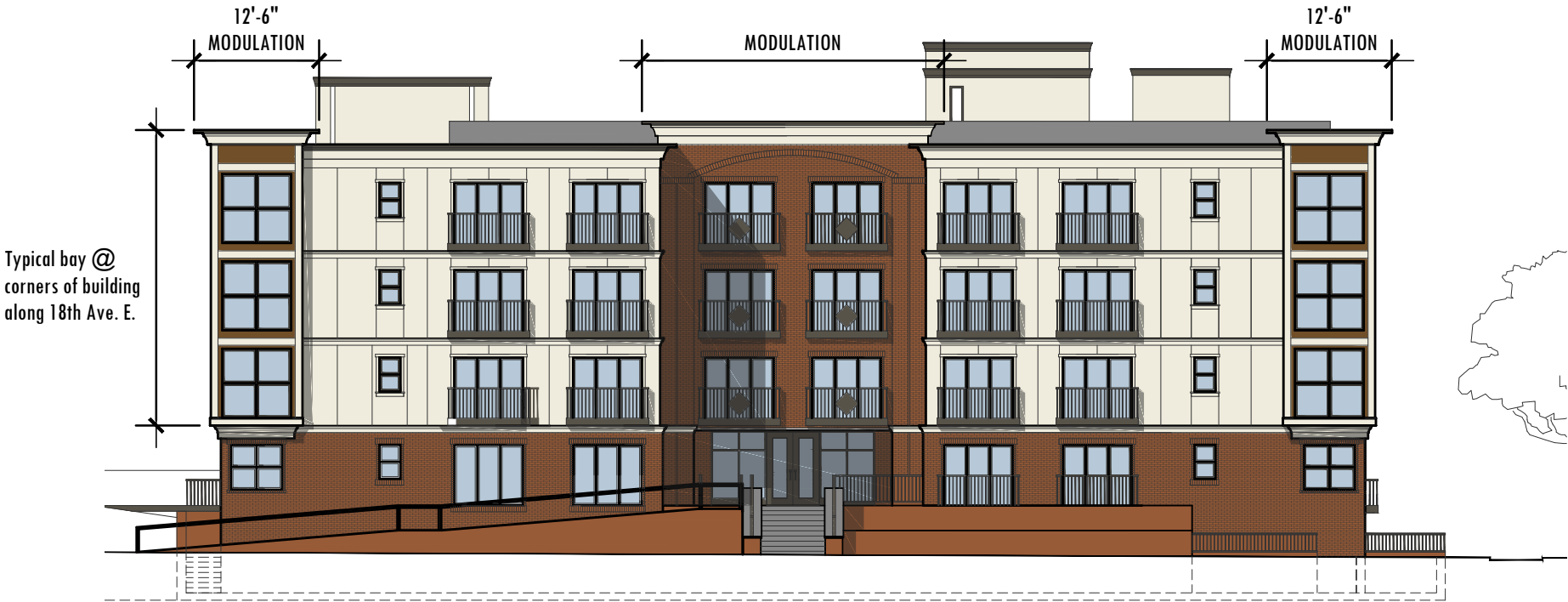


DIAGRAM 1 - 18TH AVE. E. EXTERIOR FACADE

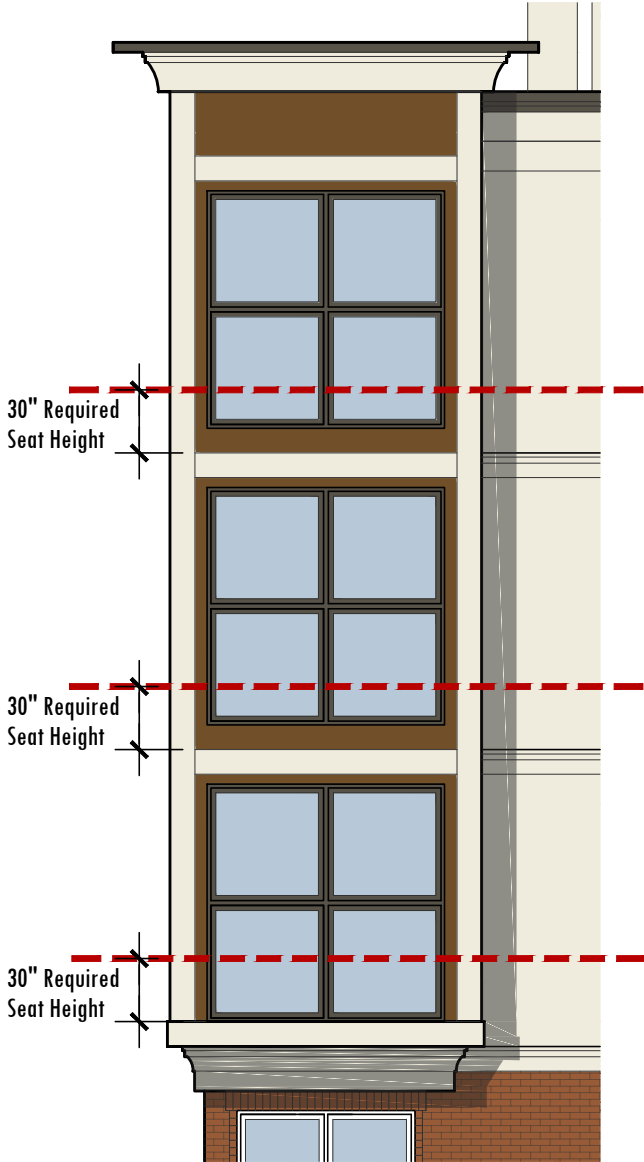


DIAGRAM 2 - BAY WINDOWS ALONG 18TH AVE. E.



ARIAL VIEW OF SITE



① LOOKING AT SITE FROM THE NORTH ALONG EAST JOHN STREET



② SIDEWALK @ E. JOHN ST. LOOKING WEST



③ ALLEY LOOKING NORTH



④ ALLEY LOOKING SOUTH FROM E. JOHN ST.



⑤ EXISTING PARKING FROM ALLEY LOOKING EAST



⑥ SIDEWALK @ 18TH AVE. E. LOOKING NORTH



⑦ SITE FROM 18TH AVE, E,



⑧ SIDEWALK @ 18TH AVE. E. LOOKING SOUTH

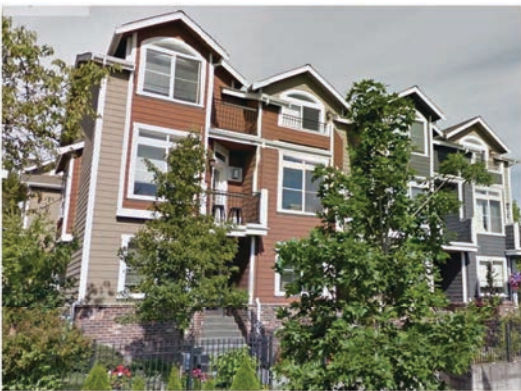
NORTHERN NEIGHBORHOOD CONTEXT



① ANHALT ARMS - 1405 E JOHN ST. (FRED ANHALT)



② BUCKLEY APARTMENTS - 201 E. JOHN ST.



③ CONDOS - 18TH AVE. E.



④ TOWNHOMES - E. JOHN ST.



⑤ 1808 E. JOHN ST.



⑥ CHURCH/OFFICE - 128 16TH AVE. E. (BUILT 1906)



⑦ SHEFFIELD BLDG. - 200 17TH AVE. E.



⑧ APARTMENT BLDG. - 1720 E. JOHN ST.



⑨ CLAIRINGLE BLDG. - 1803 E. JOHN ST.



⑩ LITTLEFIELD APTS - 205 19TH AVE. E.



SOUTHERN NEIGHBORHOOD CONTEXT



① THE WHITWORTH BUILDING - 1619 E. JOHN ST.



② APARTMENT BLDG. - 1819 E. DENNY WAY



③ RESIDENTIAL HOUSING - 18TH AVE. E.



④ APARTMENT BUILDING - 118 18TH AVE. E.



⑤ FRED LIND MANOR - 17TH AVE.



⑥ APARTMENT BLDG. - 1720 E. DENNY WAY



⑦ APARTMENT BLDG. - 102 18TH AVE. E.



⑧ LA QUINTA APARTMENTS - 1710 E. DENNY WAY



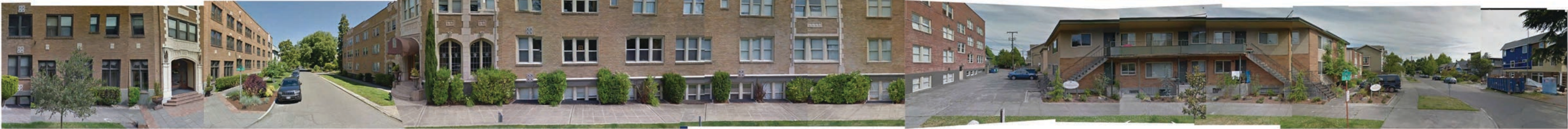
⑨ RESIDENTIAL HOUSING - 17TH AVE. E.



STREET SCAPE



REFERENCE PLAN



East John Street - Looking North



East John Street - Looking South



18th Avenue East - Looking West



18th Avenue East - Looking East