800 23rd Ave South

Design Review: Early Design Guidance Meeting
Meeting Date: July 22nd, 2014 6:30pm

DPD PROJECT NUMBER: 3017154

OWNER:
DEP Homes
115 16th Ave
Seattle, WA 98122

ARCHITECT:
Julian Weber Architecture + Design
3715 S. Hudson ST, Suite 105
Seattle, WA 98118

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800 23rd Ave South

PROJECT DESCRIPTION:

The proposed project consists of a combination of live/work and residential units at the corner of 23rd Avenue South & South Dearborn Street. The current site is occupied by a single-story warehouse.

PROJECT OBJECTIVE:

This projects intent is to bridge between the commercial and residential portions of the neighborhood and prioritize the pedestrian experience.

ZONING: NC1-30

OVERLAY: 23rd & Union-Jackson Residential Urban Village

PROPOSED UNITS: 8 units

COMMERICAL: 11,120 - 3,540 SF

RESIDENTIAL: 1,750 - 10,010 SF

PARKING: 5-8 open stalls (none required)

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URBAN VILLAGE: 23RD & UNION-JACKSON RESIDENTIAL

NEIGHBORHOOD: ATLANTIC

SITE: LOCATED AT THE INTERSECTION OF 23RD AVE S & S DEARBORN ST

- SITE
- (1) JUDKINS PARK
- (2) JUDKINS PARK COMMUNITY GARDEN
- (3) WOOD TECHNOLOGY CENTER
- (4) WASHINGTON MIDDLE SCHOOL
- (5) LESCHI & FRINK PARKS
- (6) JACKSON & 23RD COMMERCIAL DISTRICT
- (7) PRATT PARK & ART CLASSES
- (8) JAPANESE CULTURAL AND COMMUNITY CENTER
- (9) LEWIS & STURGUS PARKS
- (10) JIMI HENDRIX PARK

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PRIMARY ZONES IN AREA:

- LR1
- LR2
- SF 5000
- NC 1-30

PRINCIPAL PEDESTRIAN STREETS:

- 23RD AVE S
- MLK JR WAY S
- S DEARBORN ST

SITE AREA: 7,498 SF

ZONE: NC 1-30

SETBACKS:

Front (23rd Ave S): 3'-0"
Side (S Dearborn St): 0' 0"
Rear (above 13'): 15'-0"
Side: 0'-0"

FAR: 2.25
(7,498 x 2.25 = 16,870 SF)

HEIGHT LIMIT: 30'

- 4' bonus (13' commercial ground floor)
- 5' bonus (pitched roof)
- 16' penthouse allowance
- 4' parapet allowance

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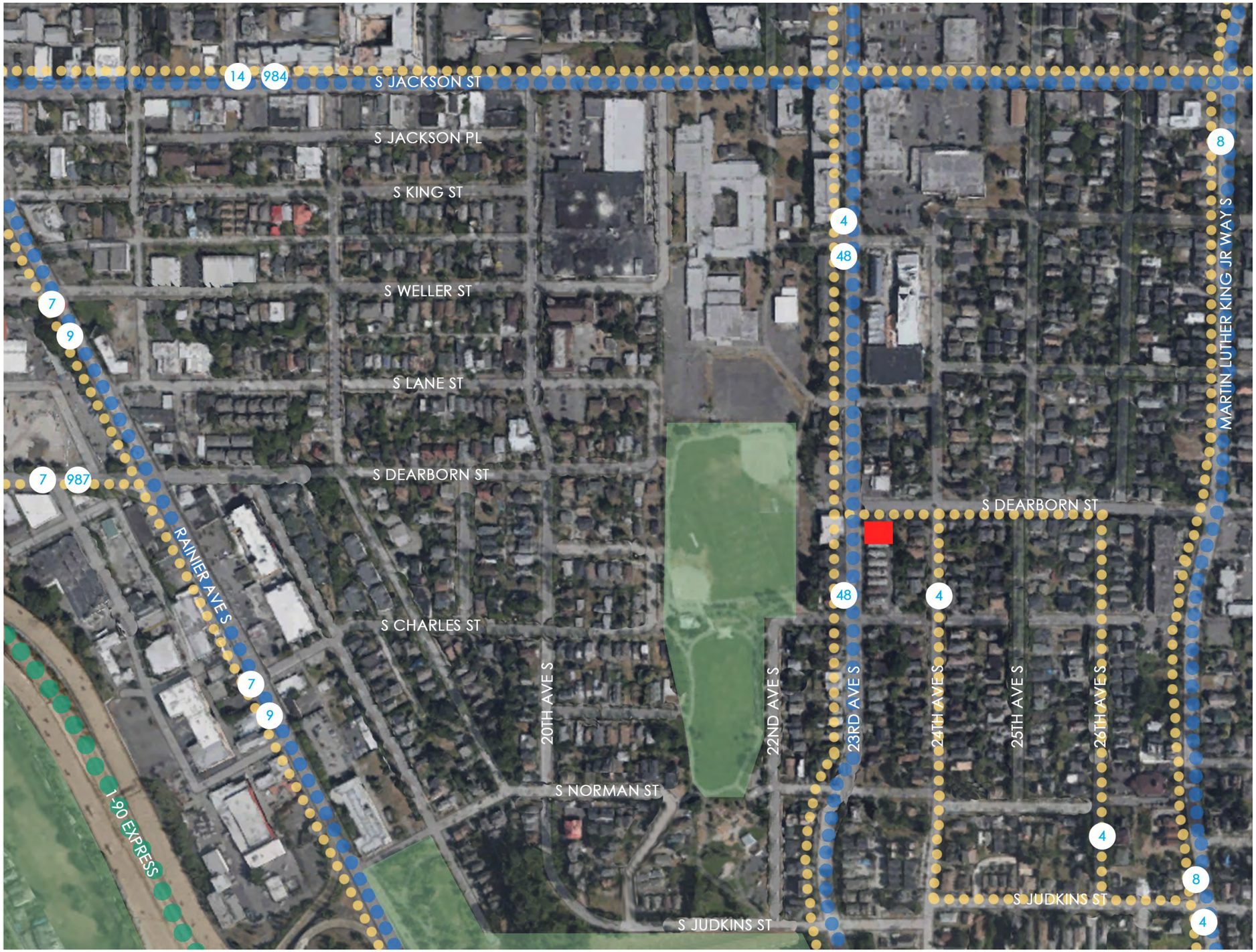

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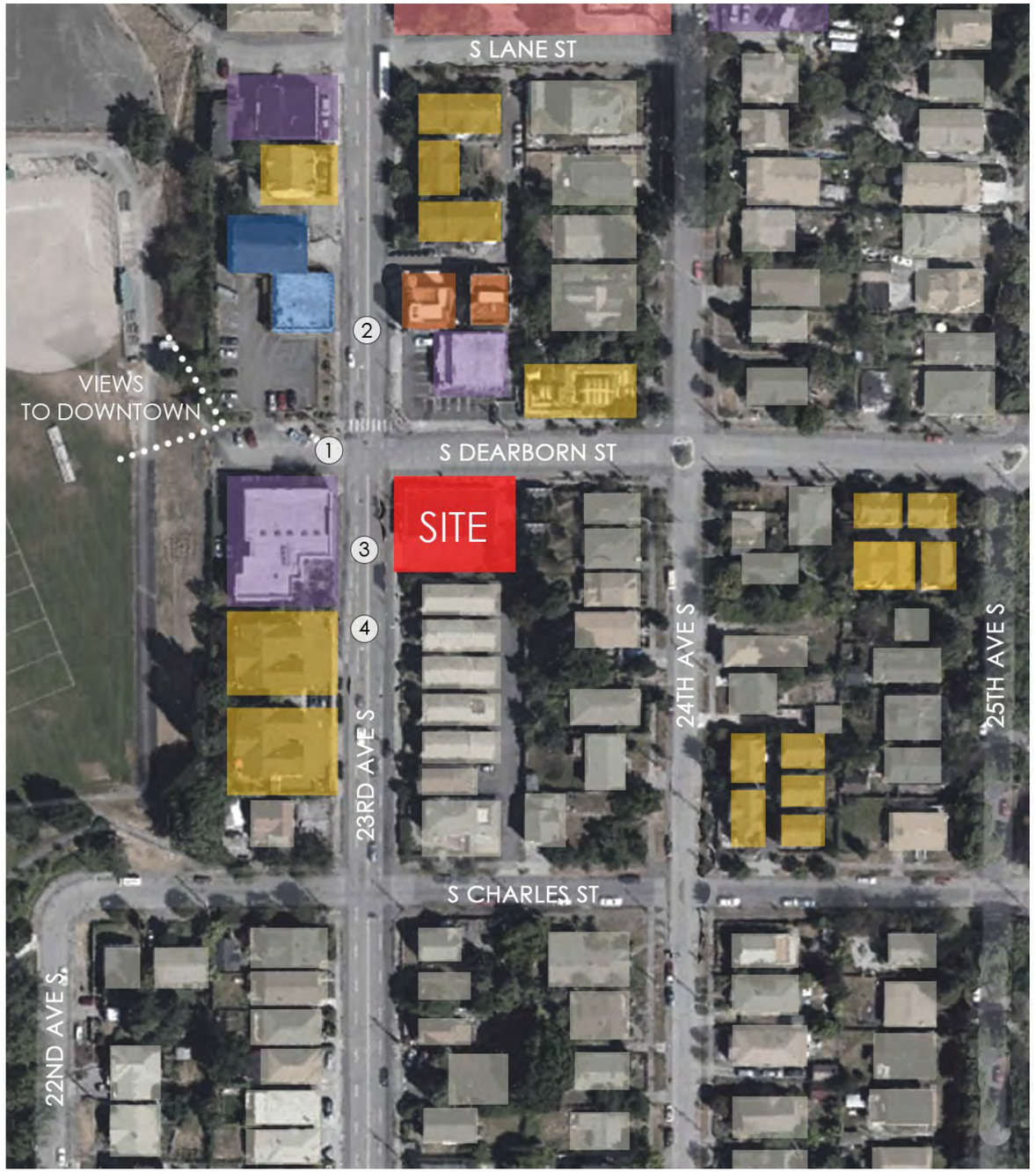


COMMERCIAL

LIVE / WORK

MULTI FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

EDUCATIONAL

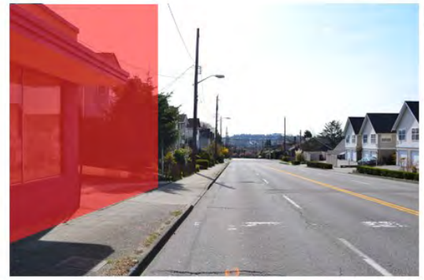
INSTITUTIONAL/
CULTURAL

1

VIEW FROM S DEARBORN, LOOKING WEST TOWARDS JUDKINS PARK

2

VIEW FROM 23RD, LOOKING SOUTH TOWARDS THE SITE



3

VIEW FROM 23RD, LOOKING SOUTH AWAY FROM THE SITE

4

VIEW FROM 23RD LOOKING NORTH TOWARDS THE SITE

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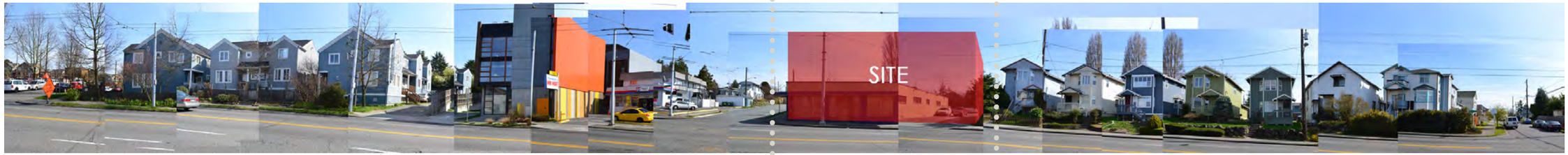
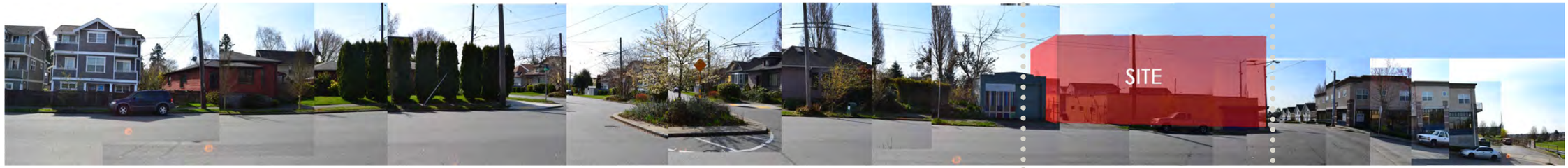


23RD AVENUE LOOKING EAST

23RD AVE LOOKING WEST



DEARBORN AVENUE LOOKING SOUTH

DEARBORN AVENUE LOOKING NORTH

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ADJACENT SINGLE FAMILY HOMES

ADJACENT SINGLE FAMILY HOME

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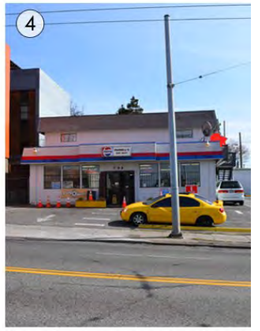
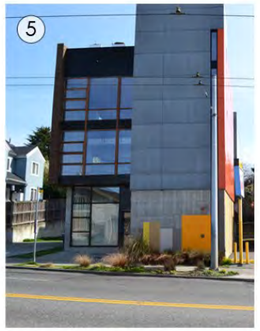


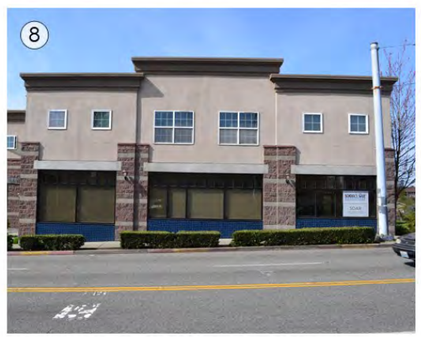
PARNELL'S MINI MART



LIVE / WORK SPACE

ADJACENT MULTI-FAMILY HOUSING

SHILOH MISSIONARY BAPTIST CHURCH



ADJACENT COMMERCIAL BUILDING

ADJACENT MULTI-FAMILY HOUSING

WOOD TECHNOLOGY CENTER AT SEATTLE CENTRAL COMMUNITY COLLEGE

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BIRDSEYE LOOKING NORTH

BIRDSEYE LOOKING SOUTH

TOPOGRAPHIC SURVEY 1" = 20'

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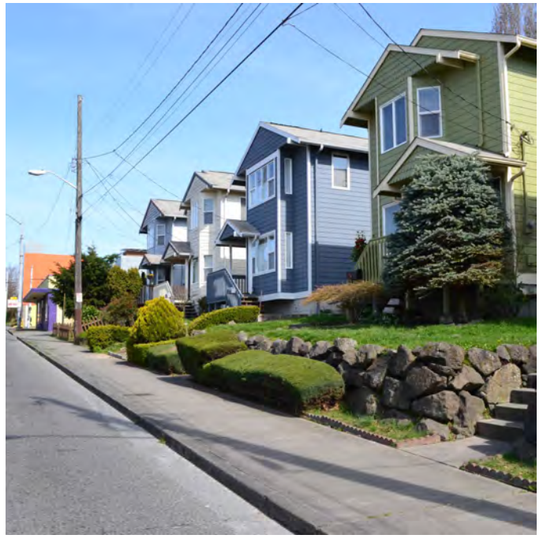

CONTEXT AND SITE

CS2. URBAN PATTERN AND FORM

A. LOCATION IN THE CITY AND NEIGHBORHOOD

- Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

- 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.

C. RELATIONSHIP TO THE BLOCK

- Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

D. HEIGHT, BULK, AND SCALE

- Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement an/or transition.
- Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zones. Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development.
- Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS3. ARCHITECTURAL CONTEXT AND CHARACTER

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

- Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.
- 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.

PUBLIC LIFE

PL1. CONNECTIVITY

B. WALKWAYS AND CONNECTIONS

- Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided.

PL2. WALKABILITY

B. SAFETY AND SECURITY

- Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
- 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.

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DESIGN CONCEPT

C. WEATHER PROTECTION

- Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.
-

PL3. STREET-LEVEL INTERACTION

A. ENTRIES

1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
- Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.
- Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

B. RESIDENTIAL EDGES

- Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development of the street or neighboring buildings.
- Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk.
- Live/Work Uses: Maintain active and transparent facades in the design of live/work residences that are required to orient the non-residential portions of the unit toward the street. Design the first floor so it can be adapted to other commercial use as needed in the future.

DC2. ARCHITECTURAL CONCEPT

A. MASSING

- Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

- Façade Composition: Design all building facades– including alleys and visible roofs– considering the composition and architectural expression of the building as a whole.

C. SECONDARY ARCHITECTURAL FEATURES

- Fit with Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

D. SCALE AND TEXTURE

- Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.

DC4. EXTERIOR ELEMENTS AND FINISHES

A. BUILDING MATERIALS

- Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.
- Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate.

C. LIGHTING

- Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features .

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

- Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.
- Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or patterns.

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800 23rd Ave S **MASSING OPTIONS**

Scheme 1 **(code compliant)**:

7 Live/work units
1 Single Family Residence

Scheme 2:

4 Live/work units
4 Single Family Residence

Scheme 3 **(preferred)**:

2 Live/work units
2 Townhouses
4 Single Family Residence

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SCHEME 1 (code compliant)

DESCRIPTION

7 Live/work

1 Single Family Residence

Scheme 1 proposes (7) live/work units along S. Dearborn St. & 23rd Ave S. which surround (1) single family residence within the site.

GROSS AREA: 11,550 SF

Gross Commercial: 11,120 SF

Gross Residential: 1,750 SF

Parking: **5 commercial stalls** (none required)

ADVANTAGES:

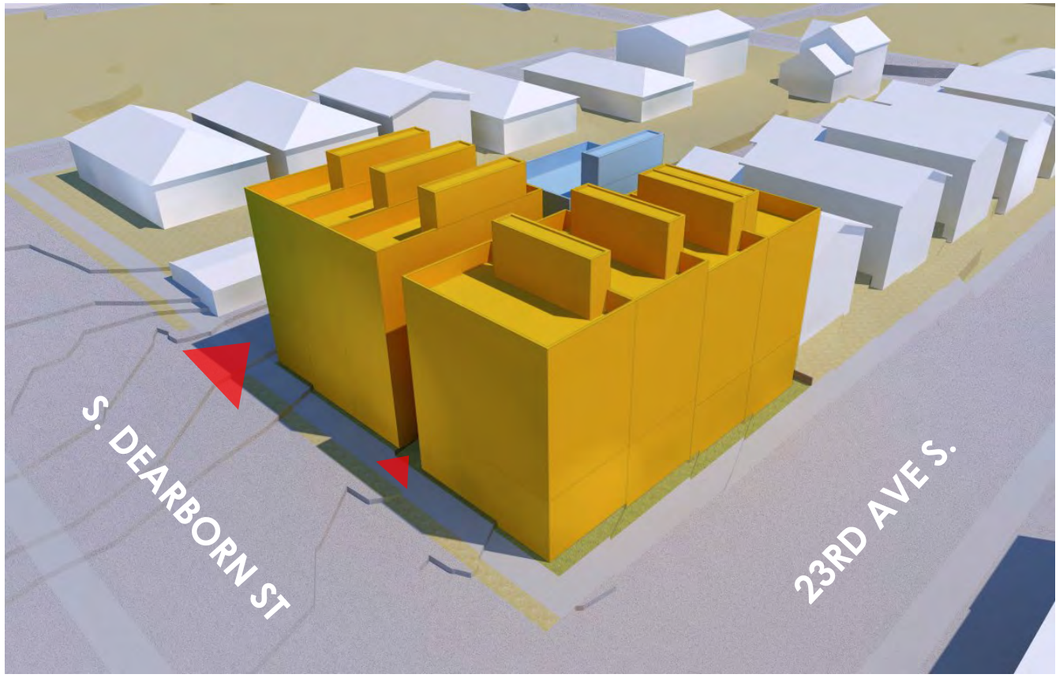
- More live/work units

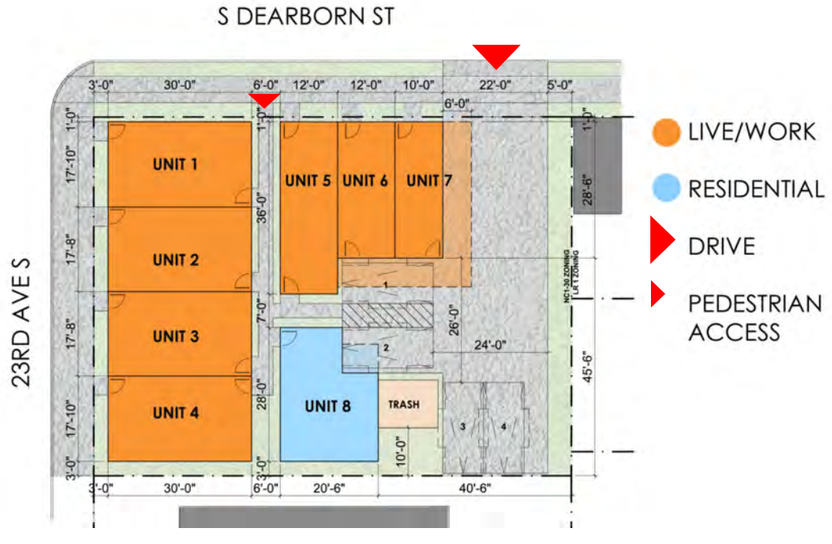
CHALLENGES:

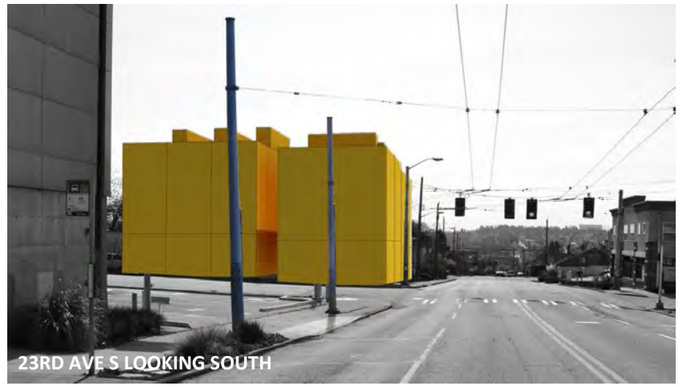
- 22' wide commercial drive is over sized for the residential scale of the street & quantity of cars on project site.
- Height of live/work units does not respond to scale of adjacent low rise zoning
- Only 5 of 8 units have parking

DEPARTURES:

- None






23RD AVE S LOOKING SOUTH


23RD AVE S LOOKING NORTH


S DEARBORN ST LOOKING EAST

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SCHEME 2

DESCRIPTION

4 Live/work units

4 Single Family Residence

Scheme 2 proposes increasing the residential SF and reducing the amount of street level commercial along S Dearborn, providing a transition from commercial to residential. Moving the drive west provides better access for all units and allows for the existing pattern of single family homes to continue within the site.

GROSS AREA: 13,140 SF

Gross Commercial: 6,600 SF

Gross Residential: 6,540 SF

Parking: **4 commercial stalls**
3 residential stalls
(none required)

ADVANTAGES:

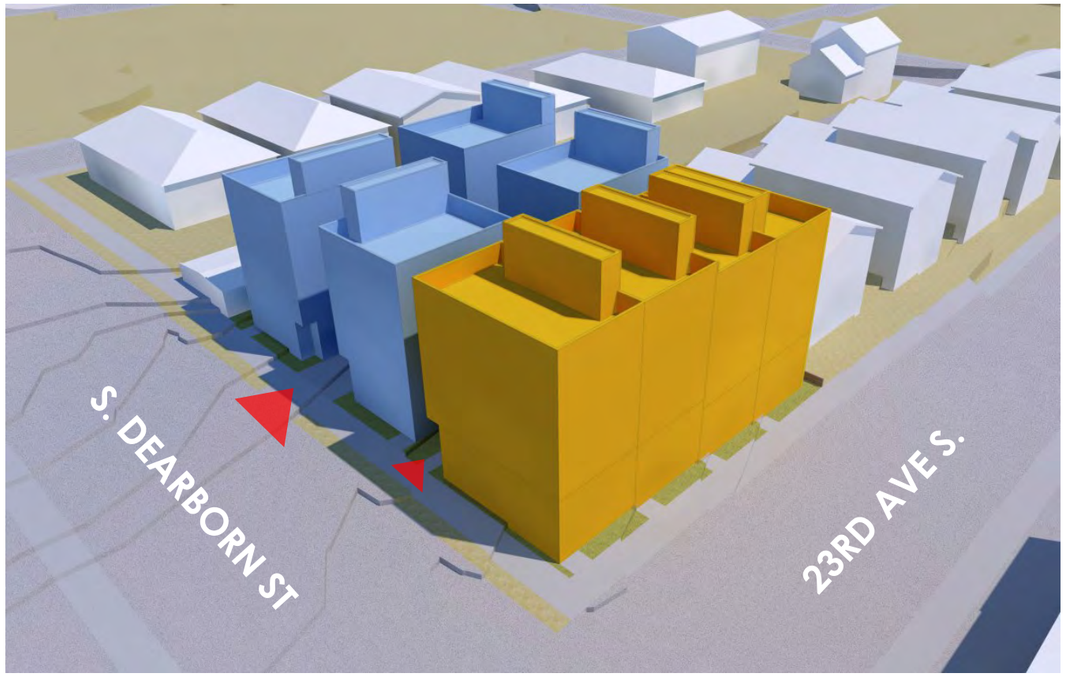
- Transition from adjacent residential to commercial
- Greater street setback allows for landscape buffer at sidewalk edge along S Dearborn.

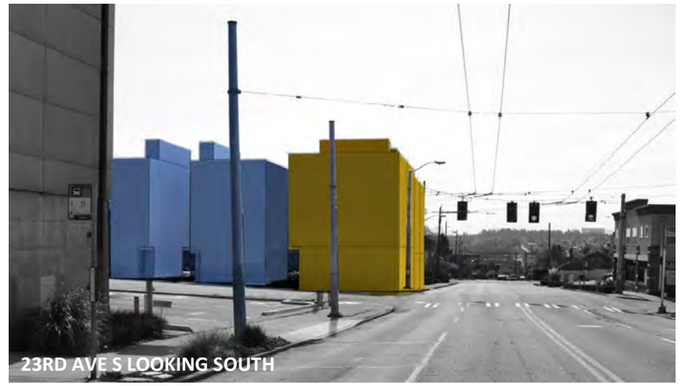
CHALLENGES:

- Fewer live/work units

DEPARTURES:

- Greater than 20% street facing residential
- Reduce street level commercial from 30' to 27'
- Reduce 15' setback above 13' adjacent to residential lot to 5'
- Drive reduced from 22' to12'





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SCHEME 3 (preferred)

DESCRIPTION

2 Live/work
2 Townhouses
4 Single Family Residence

Scheme 3 proposes increasing the residential SF and reducing the amount of street level commercial along S Dearborn and 23rd, Proposed street facing residential units bridge the commercial and residential zones in use and form.

GROSS AREA: 13,550 SF

Gross Commercial: 3,540 SF
Gross Residential: 10,010 SF

Parking: **8 residential stalls**
(none required)

ADVANTAGES:

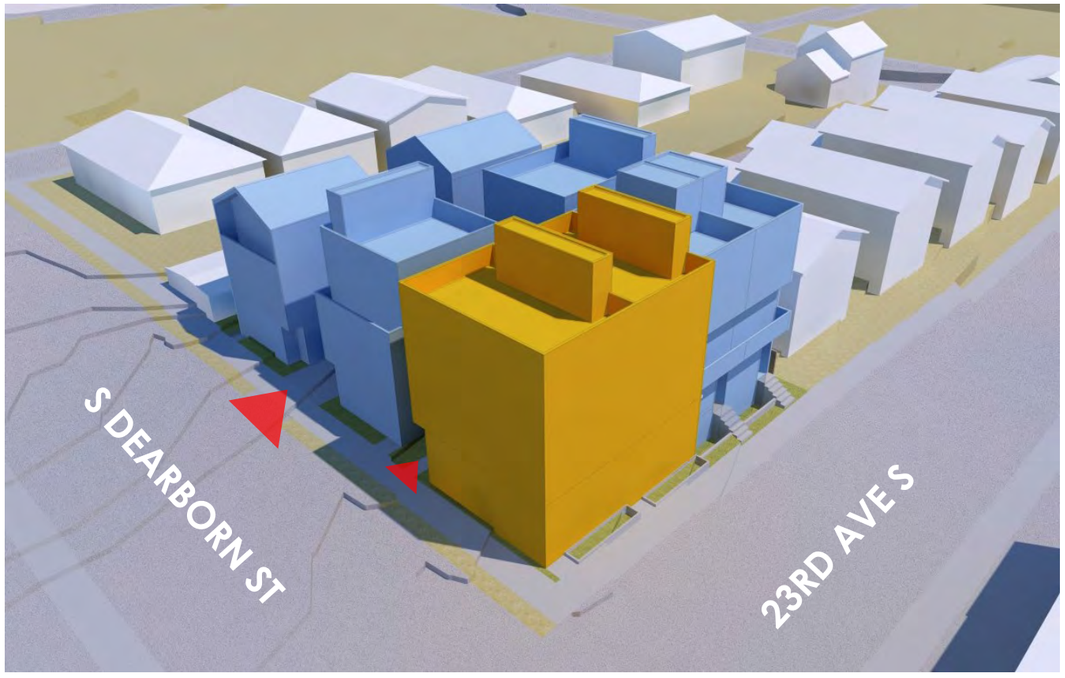
- Bridge commercial corner and adjacent residential zone
- Larger live/work units
- Greater street setback allows for landscape buffer at sidewalk edge along S Dearborn & 23rd.

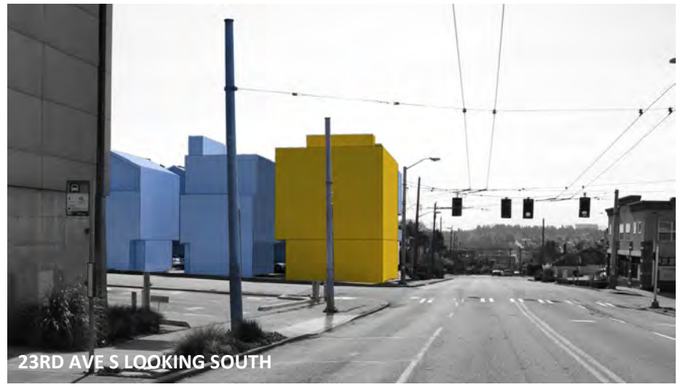
CHALLENGES:

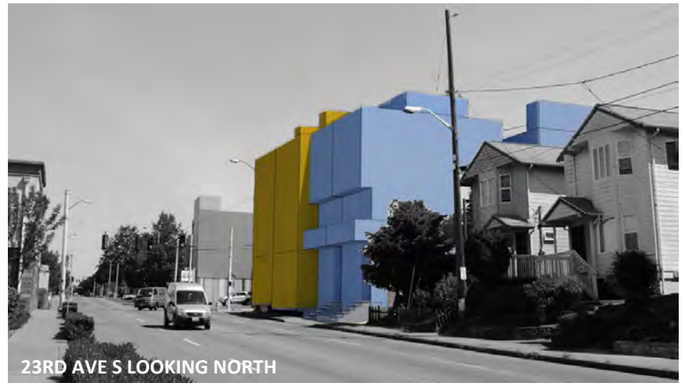
- Fewer live/work units

DEPARTURES:

- Greater than 20% street facing residential
- Reduce street level commercial from 30' to 27'
- Reduce 15' setback above 13' adjacent to residential lot to 5'







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SCHEME 3 FURTHER DEVELOPMENT

Looking north along 23rd Ave. S

Looking east along S Dearborn St.

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800 23rd Ave S **REQUESTED DEPARTURES**

1. STREET-LEVEL USES (scheme 2 & 3)

"In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate no more than 20% of the street-level street-facing façade in the following circumstances... Within an NC1 zone"

(SMC 23.47A.005.C.1.e)

2. STREET-LEVEL DEVELOPMENT STANDARDS (scheme 2 & 3)

"...Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade."

(SMC 23.47A.008.B.3)

3. SETBACK REQUIREMENTS (scheme 2 & 3)

"For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone...as follows… Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and for each portion of structure above 40 feet, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portions exceeds 40 feet."

(SMC 23.47A.014.B.3)

3. NON-RESIDENTAIL DRIVEWAY WIDTH (scheme 2)

"The minimum width of driveways for one way traffic shall be 12 feet and the maximum width shall be 15 feet. The minimum width of driveways for two way traffic shall be 22 feet and the maximum width shall be 25 feet.

(SMC 23.54.030.D.2)

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REQUESTED DEPARTURES SCHEME 3

STREET-LEVEL USES

STANDARD

In all neighborhood commercial and C1 zones, residential uses may occupy, in the aggregate no more than 20% of the street-level street-facing façade in the following circumstances and locations: e. Within an NC1 zone

(SMC 23.47A.005.C.1.e)

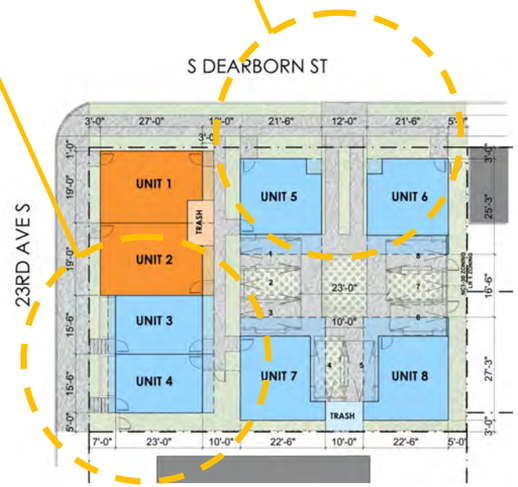
DEPARTURE

Increase the residential use from 20% to **59%** along street-level street-facing façade of S. Dearborn St.

Increase the residential use from 20% to **45%** along street-level street-facing façade of 23rd Ave S.

BENEFIT

Increasing the amount of residential use will provide units that are more appropriate to the demand as well as the scale and character of the neighborhood. In response to Design Guideline CS2.D



STREET-LEVEL DEVELOPMENT STANDARDS

STANDARD

...Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street-facing façade.

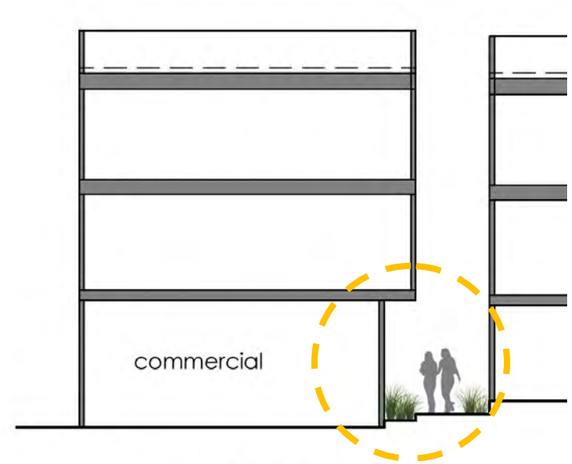
(SMC 23.47A.008.B.3)

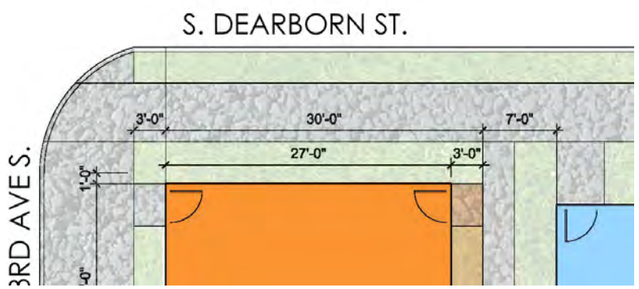
DEPARTURE

Reduce the average depth of non residential use from 30 feet to **27 feet**.

BENEFIT

Reducing the length of the ground level and cantilevering the above floors 3 feet provides a wider pedestrian path and the rear entries to be covered. In response to Design Guideline PL1.B & PL2.B





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SETBACK REQUIREMENTS

STANDARD

For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone...as follows… Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and for each portion of structure above 40 feet, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portions exceeds 40 feet.

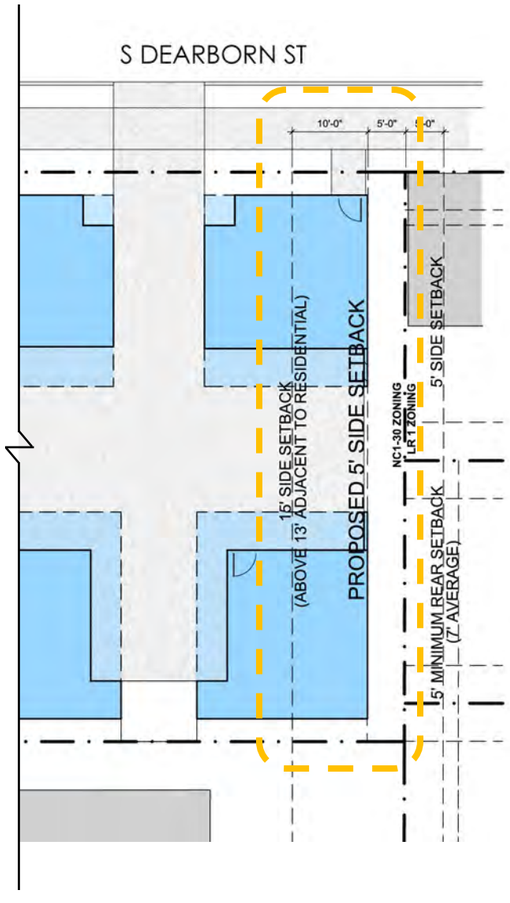
(SMC 23.47A.014.B.3)

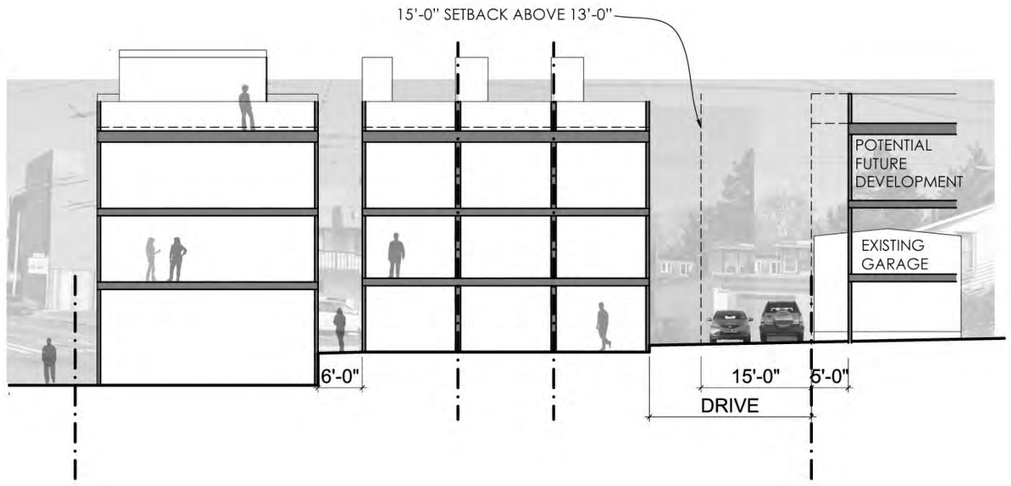
DEPARTURE

Reduce 15' setback above 13' to 5'.

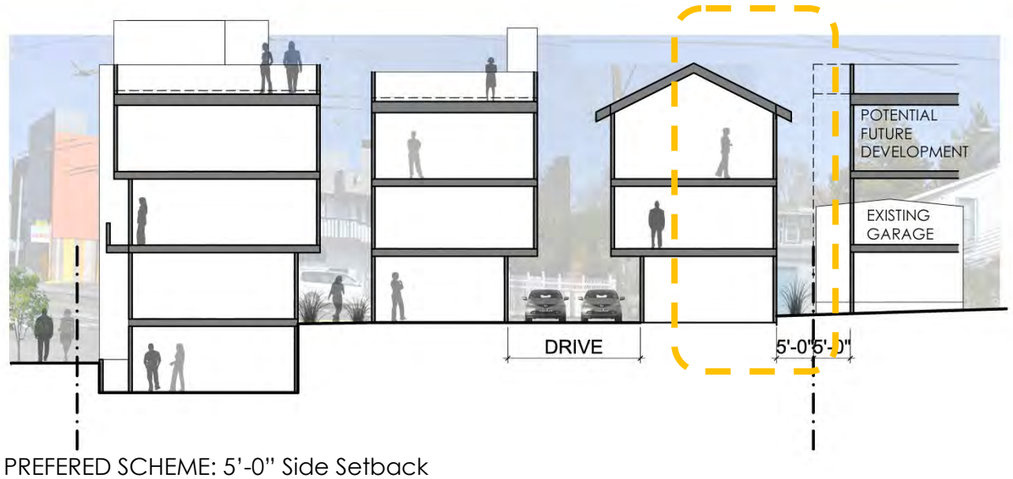
BENEFIT

Reducing the setback to mirror that of future development within the adjacent LR1 zone allows for the drive to move in-between the units away from adjacent property while maintain the same gross SF. This allows for the development of SFRs in place of townhouses, maintaining the existing rhythm of the neighborhood. In response to Design Guideline CS2.A, CS2.D & DC2.A





CODE COMPLIANT SCHEME: 15'-0" Side Setback above 13'-0"



PREFERED SCHEME: 5'-0" Side Setback

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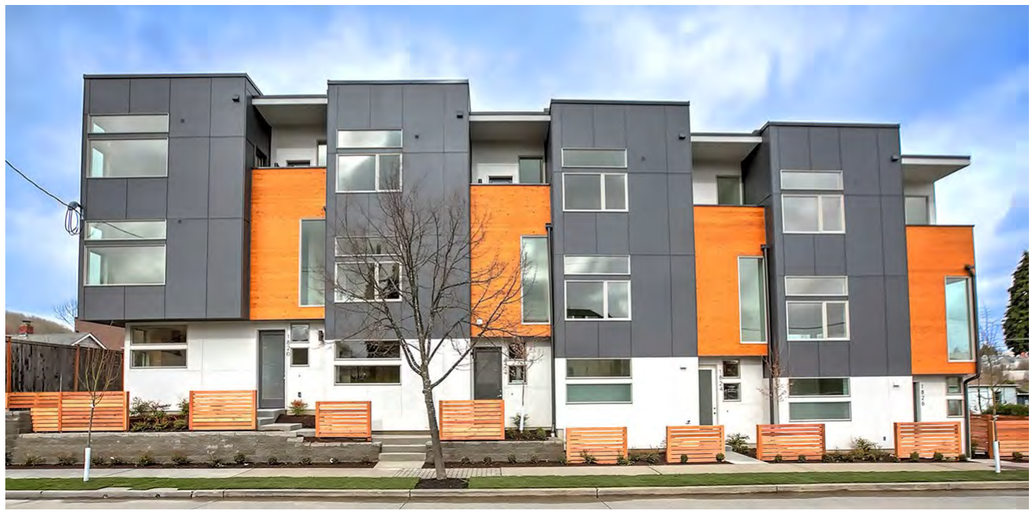
EXAMPLES OF PAST WORK COMPLETED

clockwise from top left

RAINIER VISTA Seattle, WA

Master-planned 41 homes in New Rainier Vista with Dwell Development. Project committed to community-making and sustainable construction.



MASSACHUSETTS Seattle, WA

These four row-houses sit on the east slope of Beacon Hill. Units were designed to be efficient, provide territorial views, and contain a clean and sophisticated material palette.

QUEEN ANNE 10TH WEST
Seattle, WA

This site contains four row-houses in front of two single family homes. Row-houses bridge the gap between their residential neighborhood and the commercial zone nearby. Entries are highlighted with material changes and awnings.

BEACON HILL 18TH Seattle, WA

Cluster of four single family homes, centered around a shared courtyard. Roof forms and unit scale respond to the surrounding neighborhood.

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EXAMPLES OF WORK IN PROGRESS

clockwise from top left

NORTHWEST 56TH Seattle, WA

This project bridges the commercial and residential portions of the neighborhood. Its massing reflects the increasing residential density of the neighborhood; while clearly marked entries and landscaped amenity areas preserve the residential feeling.

S RAINIER LIVE/WORKS Seattle, WA

This twelve unit project is located on S Rainier, north of the Columbia City neighborhood. Six live/work units front the street & six townhouses are located at the rear of the site. The units step back at the fourth floor, providing roof deck amenity and reducing the height of the street façade.

20TH AVE Seattle, WA

Fifteen townhouses located in Seattle's Central District. The design is focused toward shaping a large shared courtyard between the front and rear units. Photo to the left shows rear entries from the courtyard. As seen in the photo to the right, building projections and entry awnings modulate the street façade.

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THANK YOU

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