

CONTENTS

2	PROPOSAL
3 - 9	SITE ANALYSIS
10-11	ZONING ANALYSIS
12-13	CITYWIDE DESIGN GUIDELINES
14-19	CONCEPTUAL DESIGN OPTIONS
20	DESIGN COMPARISONS
21	WORK EXAMPLES

PROPOSAL

This proposal is addressing a need for affordable housing within the city's urban neighborhoods. The objective is to provide an opportunity for safe, simple, efficient living within an urban village. This achieves several objectives such as reduced commuting; keeping people and their contributions in the city rather than outlying suburbs; all the while utilizing the cities pre-established systems. Our commitment to the neighborhood, great design, and the health and

well-being of our residents has resulted in several exciting up and coming communities throughout Seattle.

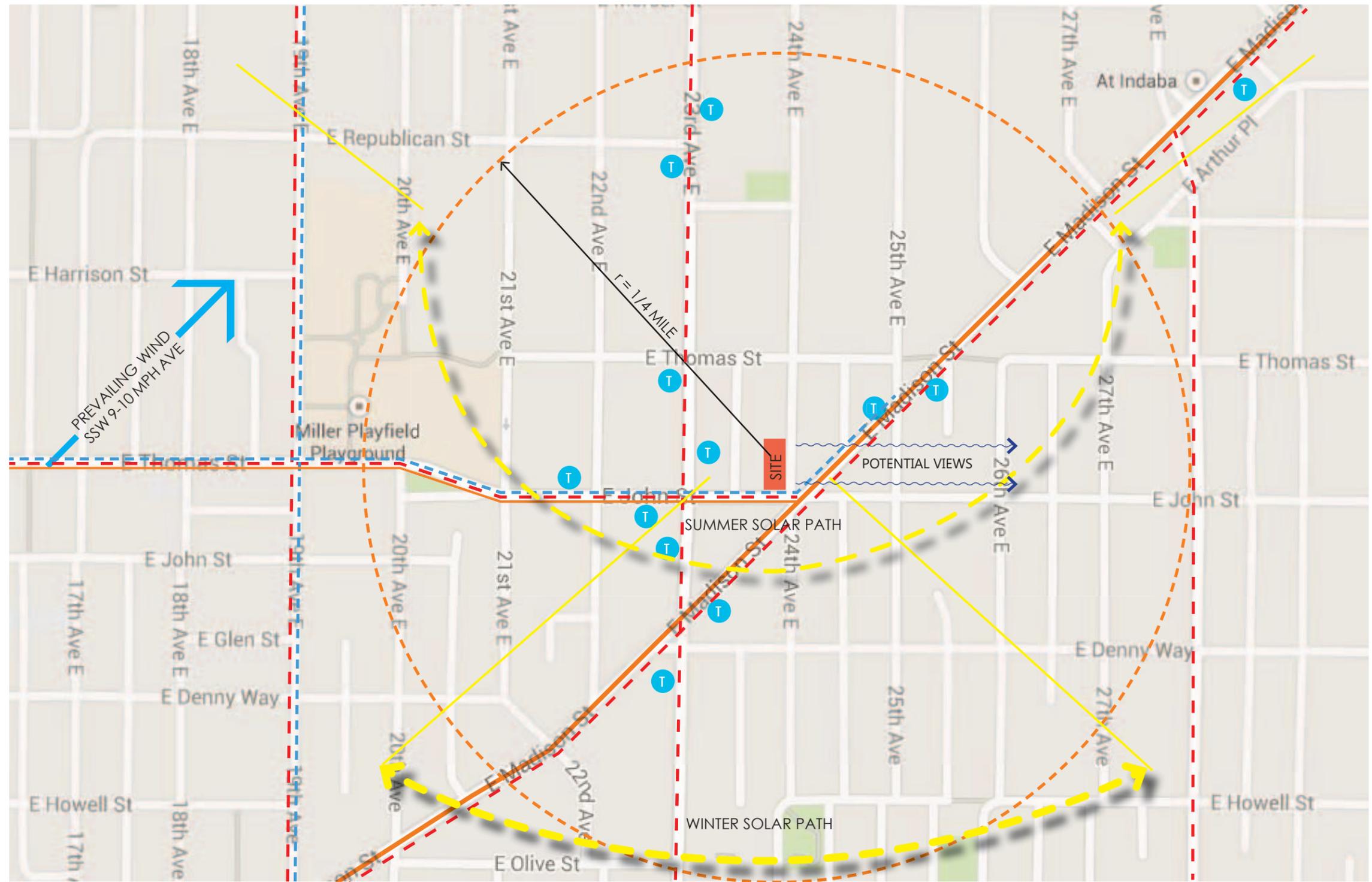
203 24TH AVE E SEATTLE, WA

- LR-3
- Site area - 5,760 SF +/-
- 4 story residential apartment building (w/ daylight basement)
- 35 units +/-
- No parking provided

CIRCULATION, TRANSIT,
& ENVIRONMENTAL ANALYSIS

KEY

- MAIN
- - - ARTERIAL
- - - BIKE ROUTE / LANES
- T NEARBY TRANSIT STOP
- - - TRANSIT ROUTE

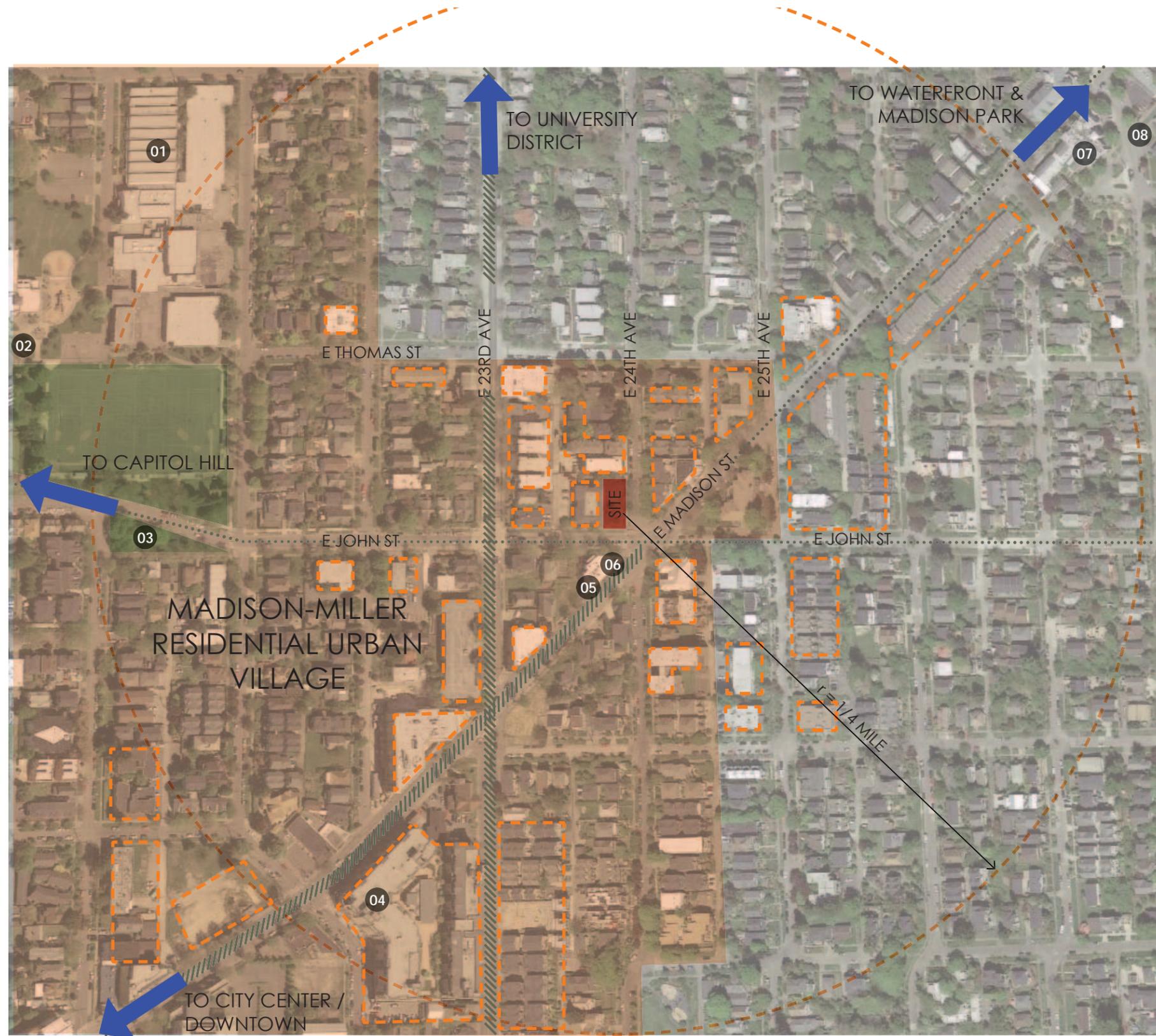


NEIGHBORHOOD & AMENITIES

- ////// HIGH ACTIVITY CORRIDOR / PRIMARY ARTERIAL
- NEIGHBORHOOD / SECONDARY ARTERIAL
- RESIDENTIAL URBAN VILLAGE OVERLAY
- NODES OF HIGH DENSITY
- 01 NOVA HIGH SCHOOL
- 02 MILLER COMMUNITY CENTER & PLAY FIELDS
- 03 MILLER TRIANGLE PARK
- 04 SAFEWAY
- 05 THE BOTTLENECK LOUNGE
- 06 PHILADELPHIA FEVRE STEAK AND HOAGIE SHOP
- 07 MADISON SQUARE OFFICE CENTER
- 08 PIZZA HUT

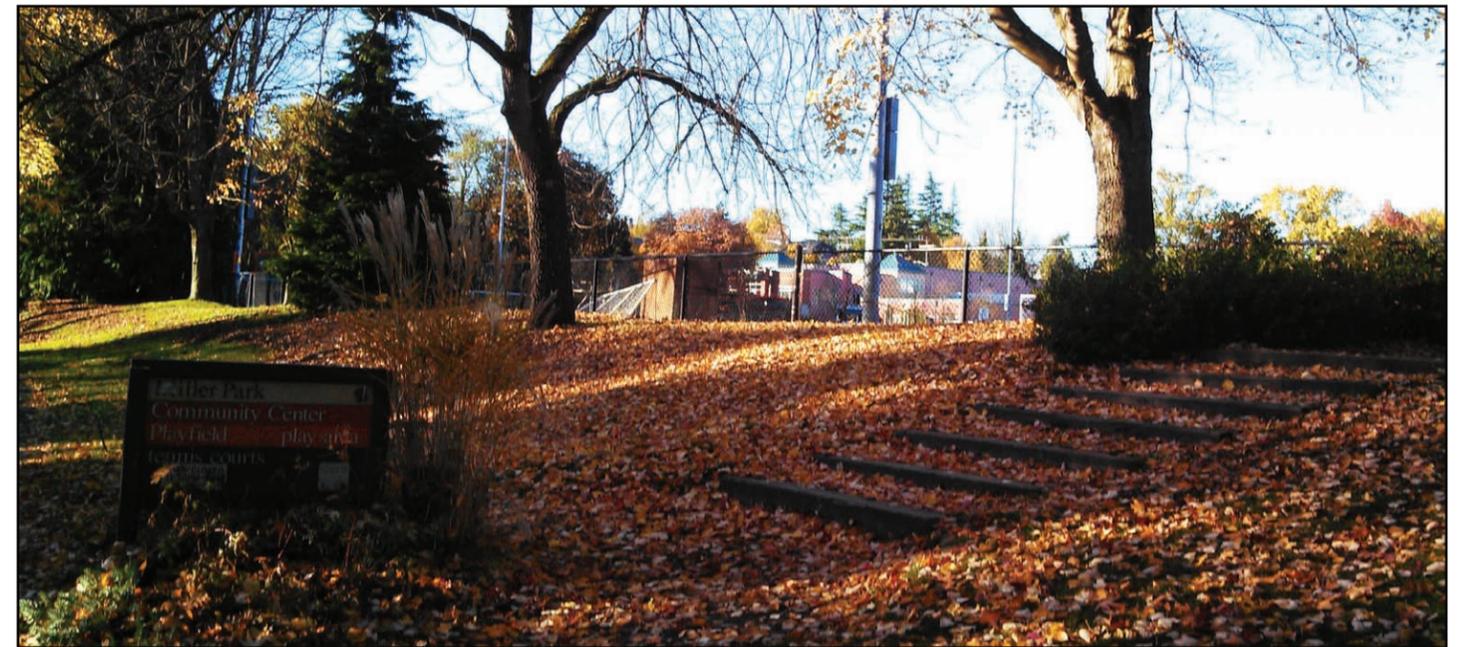
ANALYSIS | The site is surrounded by a network of streets with varying degrees of capacity and traffic, with high transit access to several neighborhood cores and . High density nodes of multi-family development are located throughout the neighborhood and adjacent to the Madison Street corridor.

CONCLUSION | The site is located appropriately for high density, near the intersection of two high activity corridors and a neighborhood arterial that connect to multiple urban and neighborhood destinations. Due to the high connectivity of the area, the site is situated amidst a nexus of high density development. The proposal is consistent with existing developmental patterns and offers a compatible response to the citywide design guidelines and the housing needs of the area.

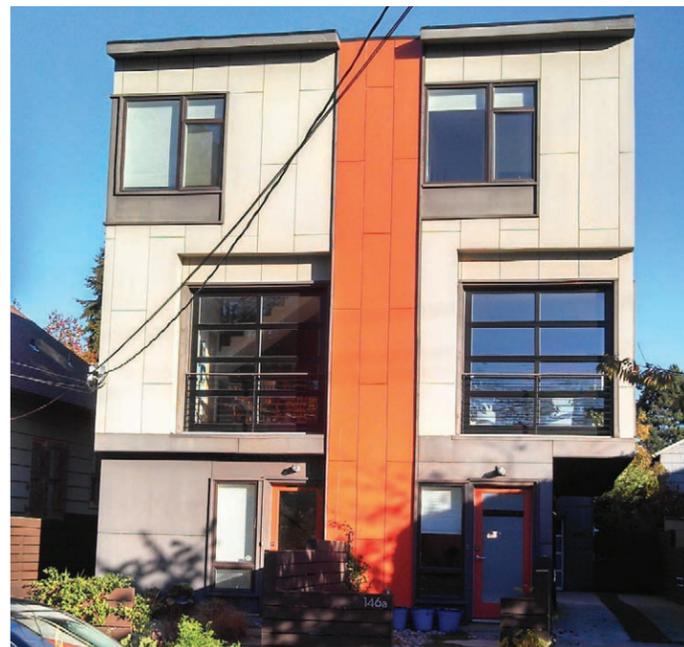




SITE VICINITY MAP



01. MILLER COMMUNITY CENTER, PLAY FIELDS, & PARK | 330 19TH AVE E



02. 146 21ST AVE E



03. MID-RISE MIXED USE | 2200 E MADISON STREET



04. 2312 E THOMAS STREET



05. NEIGHBORHOOD COMMERCIAL | 2332 E MADISON

NEIGHBORHOOD CONTEXT | SUMMARY

The Neighborhood is a mix of single family homes and a variety of mid to low-rise multifamily apartments and townhouses. The Madison corridor is primarily mixed use developments that range from 2-6 stories. Future development trends appear to be creating higher, more dense projects.

There does not seem to be one prominent or dominant architectural category, so the aesthetics will be informed by the function of the building, zoning of the site and adjacent properties, as well as the characteristics of the site. Cues will be taken from the residential neighborhood, striving towards a refined, elegant aesthetic.



SITE VICINITY MAP



01. SITE | LOOKING NW ACROSS INTERSECTION OF MADISON, E JOHN STREET, & 24TH AVE



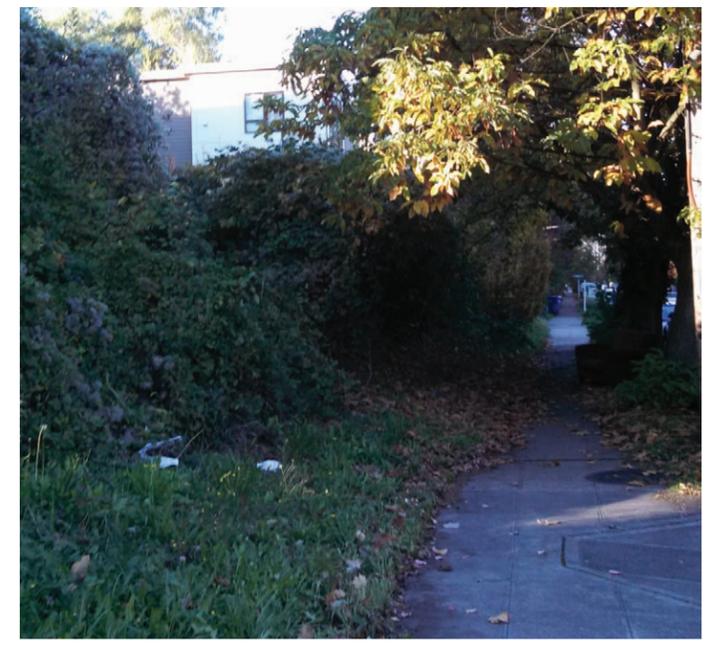
02. SITE | LOOKING N ACROSS E JOHN ST



03 SITE | E APPROACH TO SITE ON E JOHN ST



04. SITE | S APPROACH TO SITE ON 24TH AVE



05. SITE | SIDEWALK ALONG 24TH AVE

SITE CONTEXT | SUMMARY

The 5,760 SF site sits at the corner of 24th Ave and E John St and the nearby intersection of 24th Ave & Madison. The site slopes up from East to West, rising approximately 7 feet from the East property line to the West. The adjacent streets are largely residential, with a variety of height, bulk, scale and architectural expressions. Sidewalks and generous planting strips are present along both E John St and 24th Ave E.



SITE
ALONG 24TH AVE E



SITE
ALONG E JOHN STREET

ZONING & ADJACENT USES



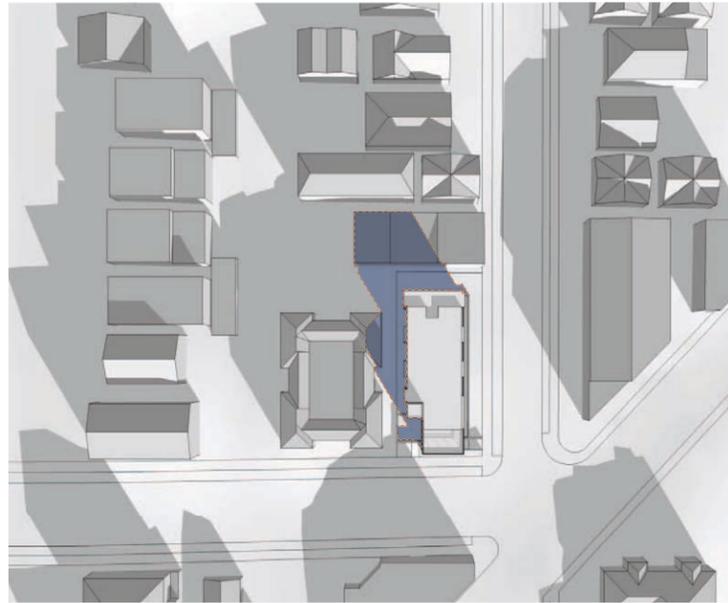
KEY

- NC2-40
- LR2
- LR3
- SF 5000



- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- VACANT

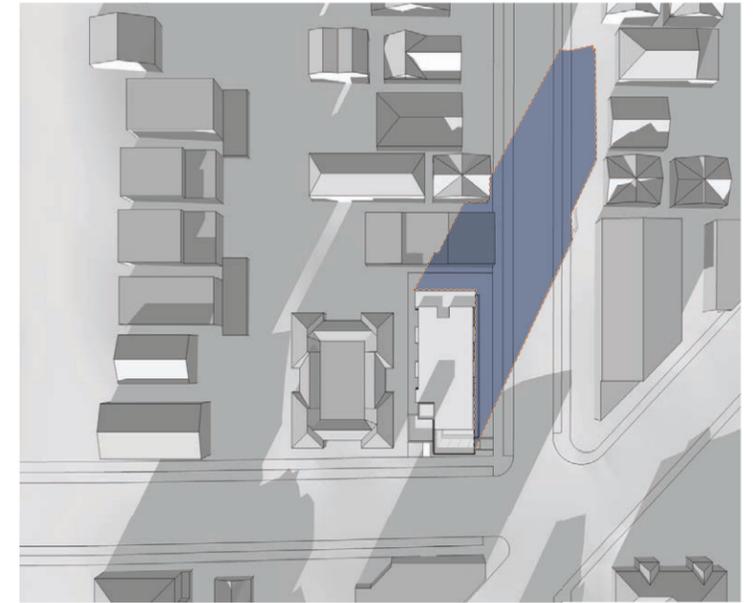
SHADOW STUDY



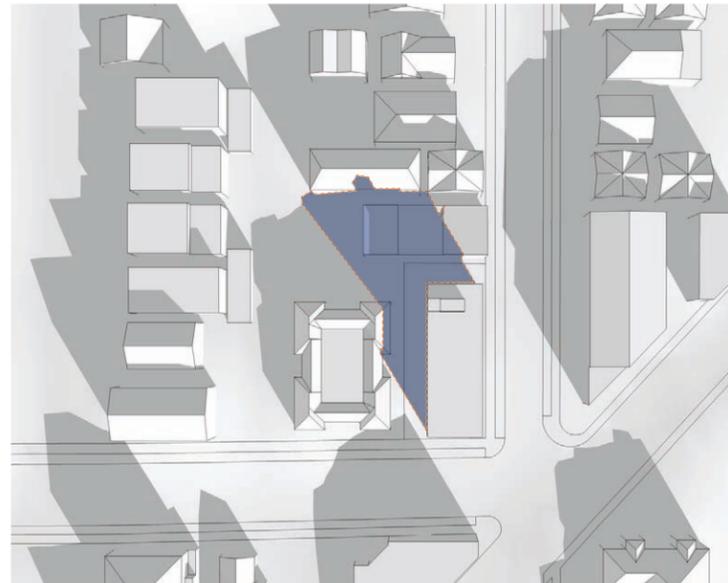
OPTION C | 10AM
WINTER SOLSTICE | DEC. 21



OPTION C | 12PM
WINTER SOLSTICE | DEC. 21



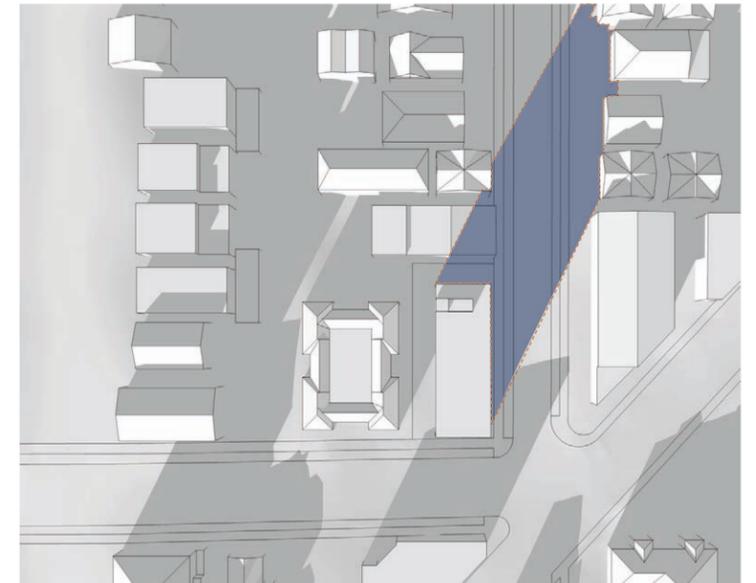
OPTION C | 2PM
WINTER SOLSTICE | DEC. 21



MAXIMUM ZONING ENVELOPE | 10AM
WINTER SOLSTICE | DEC. 21



MAXIMUM ZONING ENVELOPE | 12PM
WINTER SOLSTICE | DEC. 21



MAXIMUM ZONING ENVELOPE | 2PM
WINTER SOLSTICE | DEC. 21

SEATTLE MUNICIPAL CODE TITLE 23

REQUIREMENTS FOR LOW RISE (LR-3) ZONES | SMC 23.45

SMC 23.45.504 (TABLE A) | PERMITTED USES
RESIDENTIAL USES ARE PERMITTED OUTRIGHT

SMC 23.45.510 | FLOOR AREA RATIO
MAXIMUM FAR APARTMENTS: 2.00
PROPOSED: 2.00 (w/ SMC.45.510.C)
(WITH CONDITIONS OF SMC.45.410.C)

SMC 23.45.512 | DENSITY LIMITS
BASE ALLOWABLE APARTMENTS: 1/800
PROPOSED: NO LIMIT (w/ SMC.45.510.C)

SMC 23.45.514 | STRUCTURE HEIGHT:
MAXIMUM HEIGHT: 40'

SMC.23.45.518 | SETBACKS AND SEPARATIONS
FRONT: 5' MIN.
REAR: 15' MIN.
SIDE @ < 40' FACADE: 5' MINIMUM
SIDE @ > 40' FACADE: 7' AVE, 5' MIN.

SMC 23.45.522 | RESIDENTIAL AMENITY AREA
AMENITY AREA SHALL BE REQUIRED FOR ALL APARTMENT IN AN AMOUNT EQUAL TO 25% OF THE LOT AREA. 50% OF REQUIRED COMMON AMENITY AREA SHALL BE AT GROUND LEVEL.

SMC 23.45.524 | LANDSCAPING STANDARDS
GREEN FACTOR SCORE OF 0.6 OR HIGHER IS REQUIRED

SMC 23.45.527 | STRUCTURE WIDTH AND FACADE LENGTH LIMITS
APARTMENTS 150'
MAXIMUM 65% OF LOT LINE WITHIN 15' OF NON-STREET LOT LINES

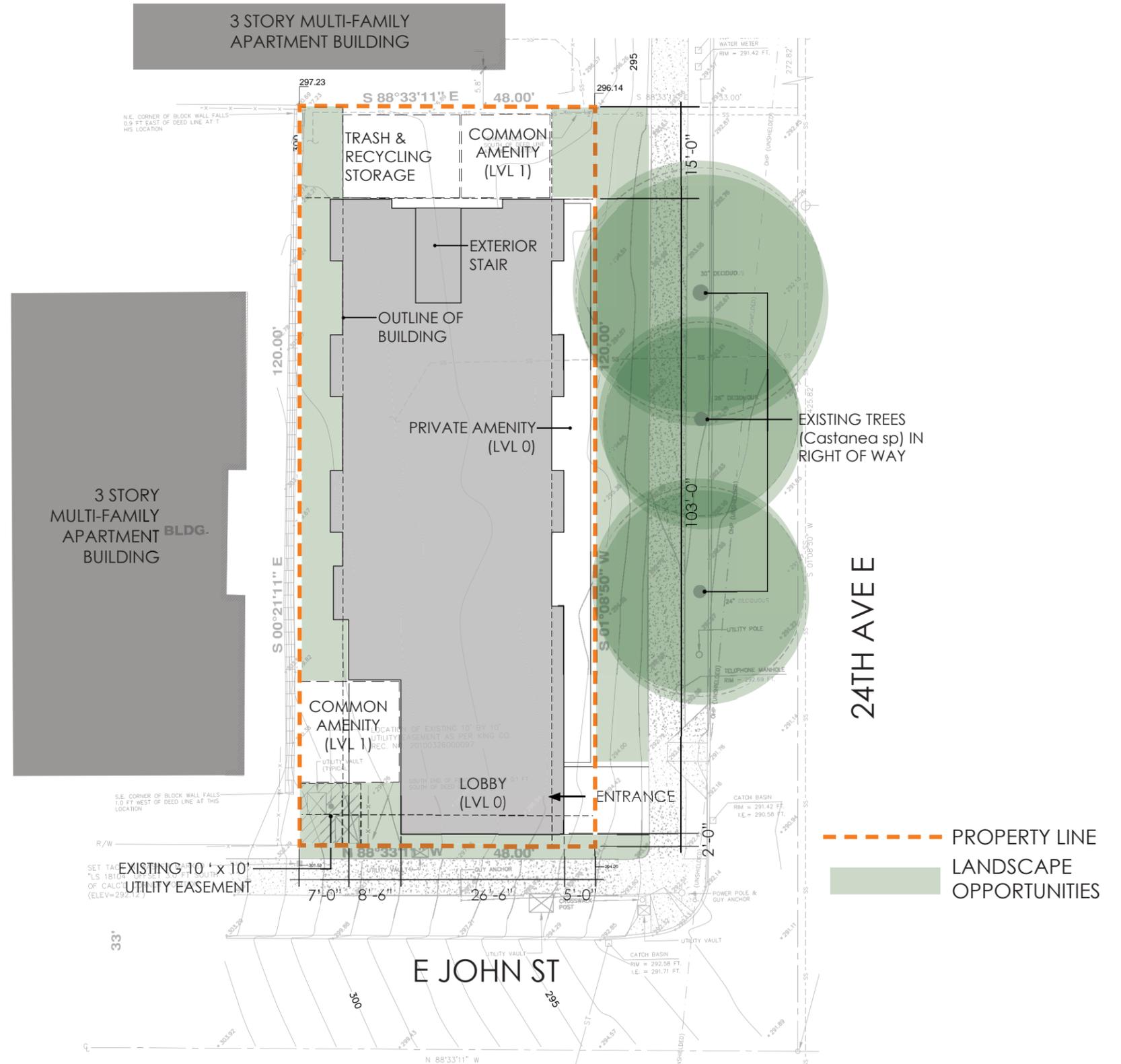
SMC.23.45.529 | DESIGN STANDARDS
FACADE OPENINGS @ STREET LOT LINE: 20% OF FACADE SHALL CONSIST OF WINDOWS AND DOORS
FACADE ARTICULATION: 250 SF MINIMUM AND 500 SF MAXIMUM PLANES WITH MIN. 18" OF SEPARATION SHALL BE PROVIDED AT STREET FACING FACADES

SMC 23.54.015 | REQUIRED PARKING
REQUIRED PARKING IN NC3 ZONES WITHIN AN URBAN VILLAGE:
NOT REQUIRED, PER TABLE B FOR SMC 23.54.015: SECTION II ITEM "M".

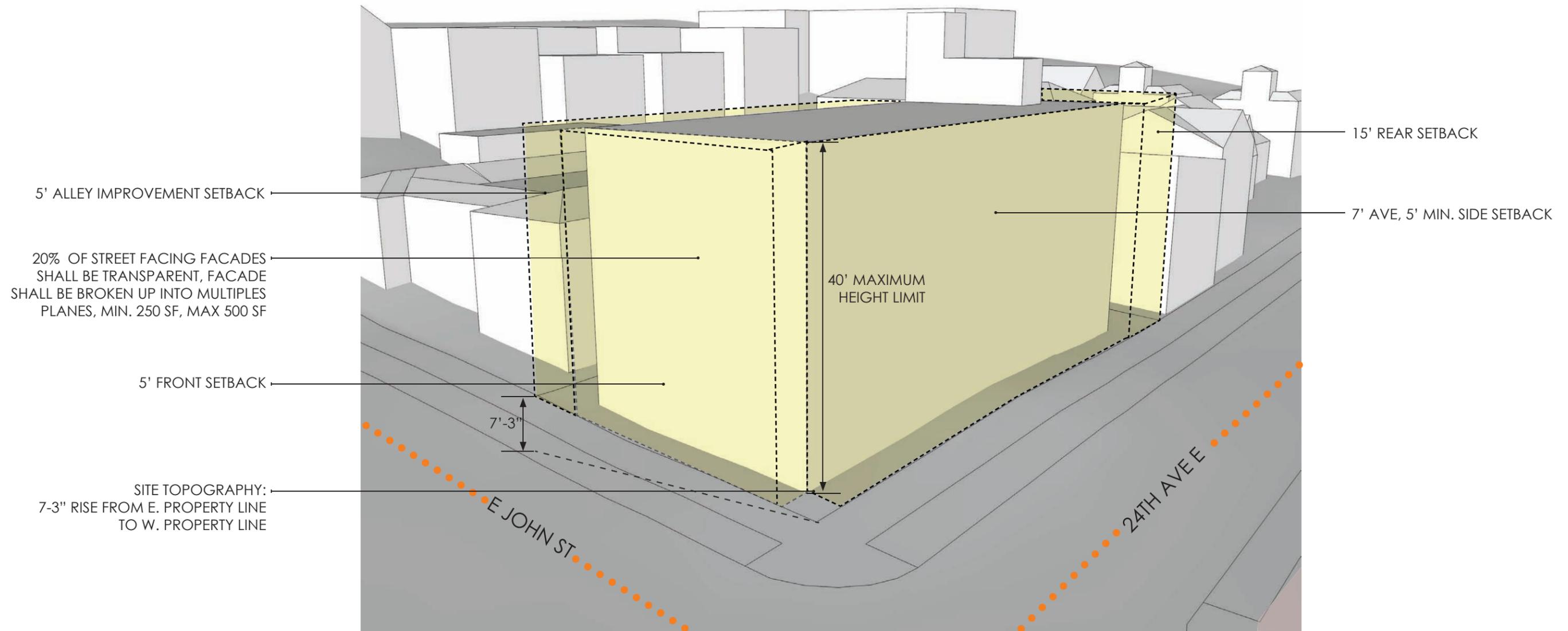
LEGAL DESCRIPTION OF SITE

THE EAST 48 FEET OF LOTS 16, 17, AND 18, BLOCK 54, YESLER'S 2ND SUPPLEMENTAL ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 21, RECORDS OF KING COUNTY, WA.

CONCEPTUAL SITE PLAN - OPTION C PREFERRED



**REQUIRED SETBACKS, ZONING,
& SITE ANALYSIS**



CITYWIDE DESIGN GUIDELINES

CONTEXT & SITE

CS1.B1 | SUN AND WIND: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1.C1 | TOPOGRAPHY: Use the natural topography and/or other desirable land forms or features to inform the project's design.

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.

CS2.A1 | SENSE OF PLACE: Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features includes patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.

CS2.B2 | CONNECTION TO 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 - it's physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and it's function (major retail street or quieter residential street) - in siting and designing the building.

CS2.C1 | 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. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

CS2.D1 | 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 and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

CS2.D4 | MASSING CHOICES: Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

CS3.A2 | CONTEMPORARY DESIGN: Explore how contemporary design can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

PUBLIC LIFE

PL1.B2 | PEDESTRIAN INFRASTRUCTURE: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL2.A1 | ACCESS FOR ALL: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations.

PL2.B1 | EYES ON THE STREET: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.

PL2.C1 | WEATHER PROTECTION: 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.

PL2.D1 | DESIGN AS WAYFINDING: Use design features as a means of wayfinding wherever possible, and provide clear directional signage where needed.

PL3.A | ENTRIES: Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls, and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.

PL3.B | RESIDENTIAL EDGES: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

PL4.B | BICYCLISTS & BIKE FACILITIES: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel. Facilities such as bike racks and storage, bike share stations, shower facilities, and lockers for bicyclists should be located to maximize convenience, security, and safety.

DESIGN CONCEPT

DC1.A4 | VIEWS AND CONNECTIONS: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks, or other public spaces.

DC1.C4 | SERVICE USES: Locate and design service entries, loading docks, and trash receptacles away from pedestrian area or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2.A | MASSING: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as the can accentuate mass and height. Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies; bay windows; porches, canopies or other elements; and/or highlighting building entries.

DC2.B1 | FACADE COMPOSITION: Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades 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 facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.

DC2.C1 | VISUAL DEPTH AND INTEREST: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.

DC2.C3 | FIT WITH NEIGHBORING BUILDINGS: Use design elements to achieve a successful fit between a building and its neighbors.

DC2.D1 | 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. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

DC2.D2 | TEXTURE: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture" particularly at the street level and other areas where pedestrians predominate.

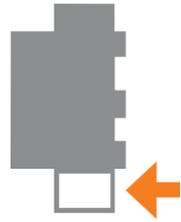
DC3.A1 | INTERIOR/EXTERIOR FIT: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

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, barbecues, resident meetings, and crafts or hobbies.

DC4.A1 | EXTERIOR FINISH MATERIALS: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to high quality of detailing are encouraged.

DC4.C2 | AVOIDING GLARE: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

OPTION A



CODE COMPLIANT, NO DEPARTURES

HEIGHT - 44'-0"

UNITS - 35

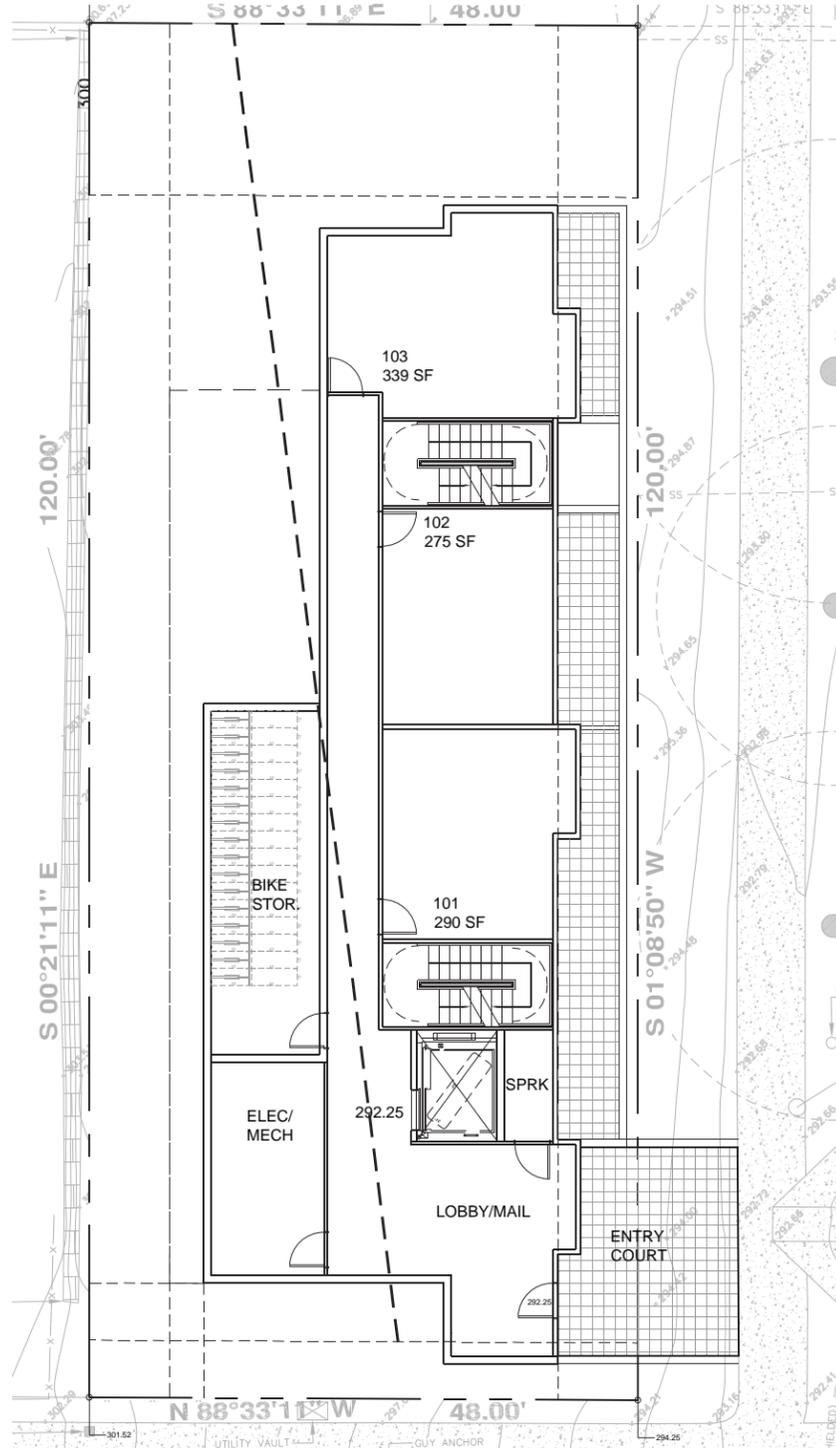
PARKING - Not provided

- Entry at level 1, SE corner of site
- Common Amenity area located at entry in SE corner and ground level to North
- Private amenity located at ground level on East facade

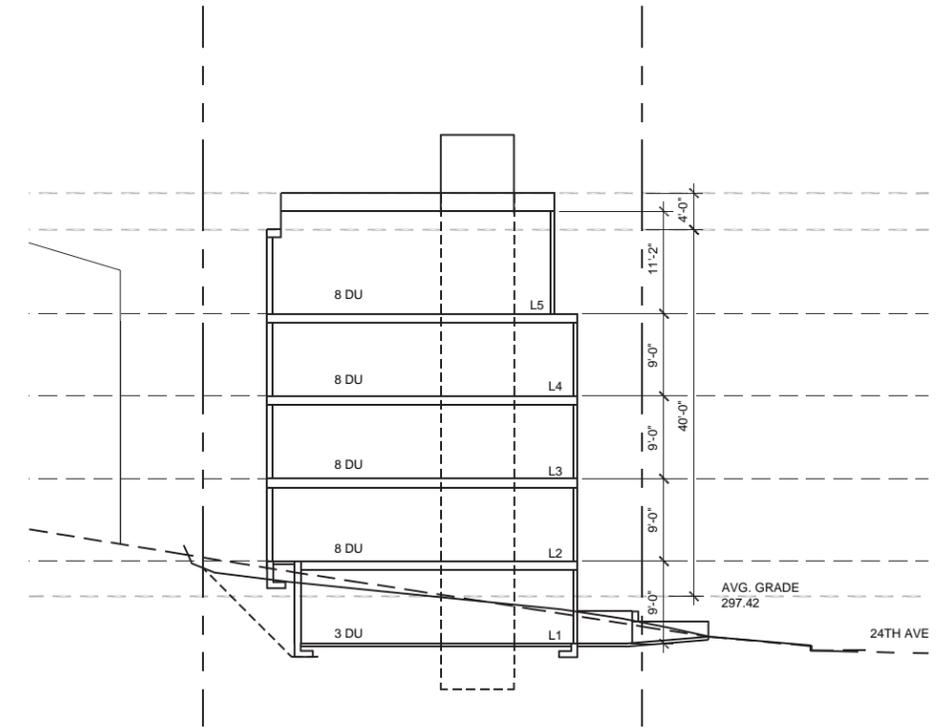
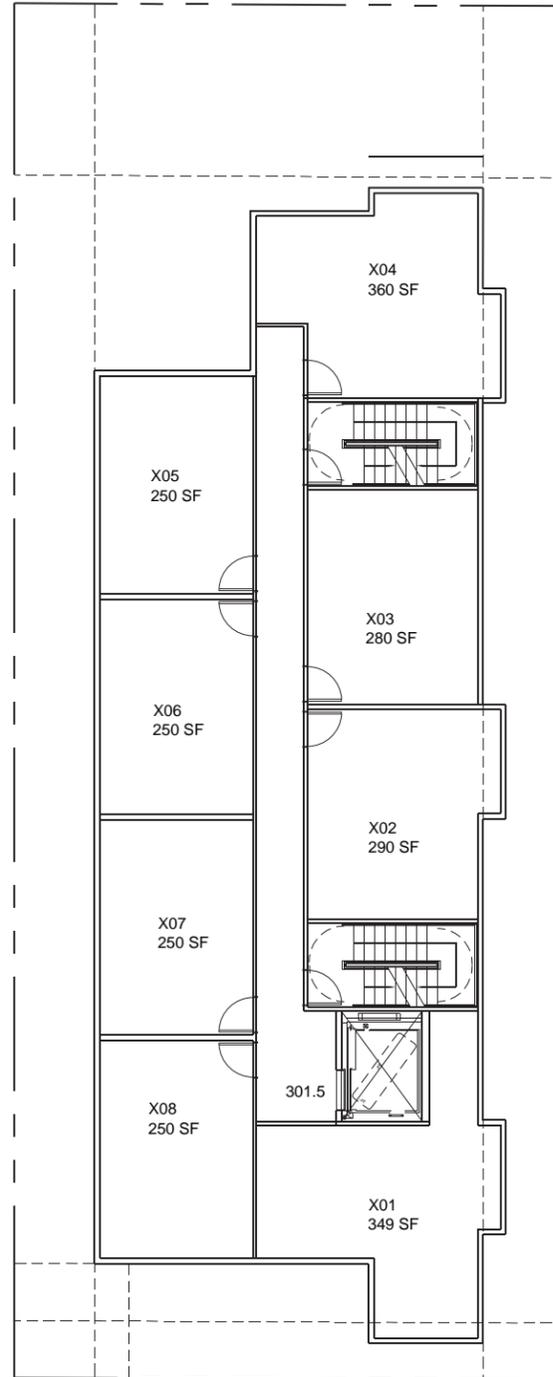
Departures:

None - Code Compliant

FLOOR PLAN - LEVEL 0



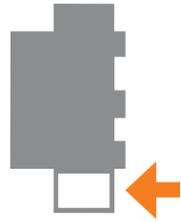
FLOOR PLAN - LEVELS 1-4 (SIM)



SECTION DIAGRAM

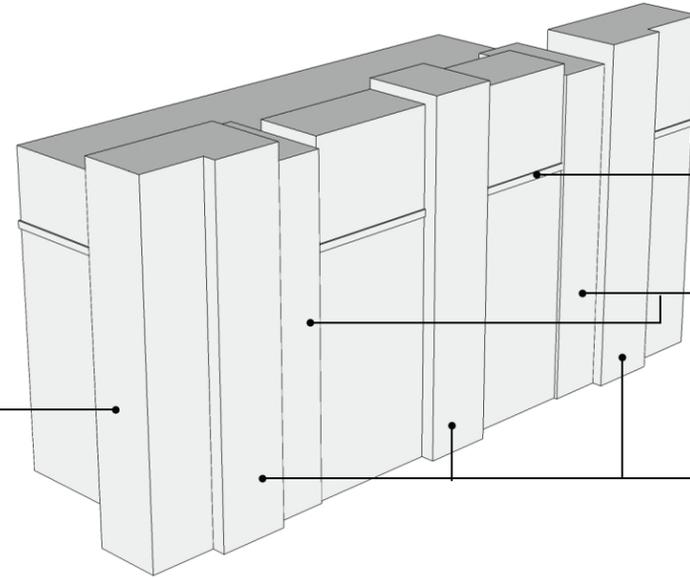


OPTION A



CORNER LANTERN | A high transparency tower serves as the primary element and prioritizes the entry on the prominent corner of the site. Other major massing moves include a strong datum between levels 3 & 4, separating the building into an lower and upper portion with bays and pronounced circulation towers as other elements of the facade.

High transparency entry tower anchors the corner of E John St and 24th Avenue. (CS2.B2, CS2.C1, PLD3.A, DC2.A)



Horizontal datum references the height, bulk, and scale of the adjacent three story buildings. (CS2.D4, DC2.A, DC2.C3)

The stair towers on the East facade serve as a unique element that could be accentuated with materiality or color to establish a unique identity for the building. (CS3.A2, DC2.B1, DC4.A1)

Vertical bays stitch together the upper and lower portions of the building and provide modulation and visual interest. (DC2.C1)

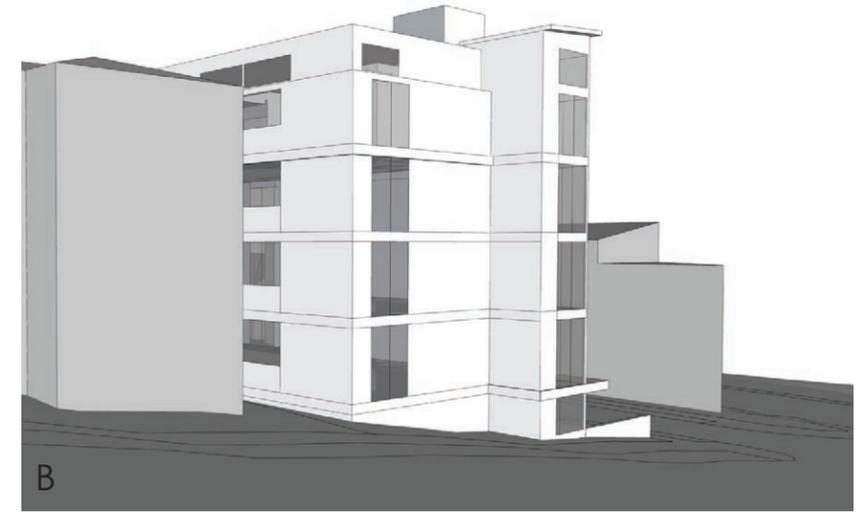


A | AXONOMETRIC

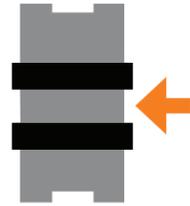
B | LOOKING E ACROSS E JOHN STREET

C | LOOKING NW ACROSS INTERSECTION OF MADISON ST / 24TH AVE

D | LOOKING S ALONG 24TH AVE



OPTION B



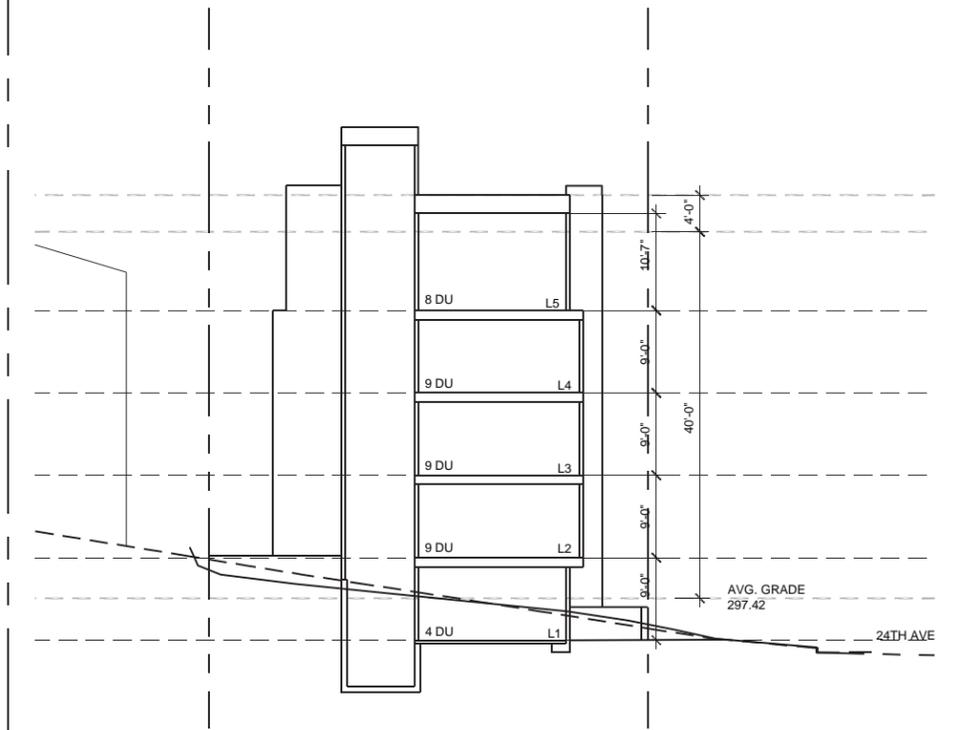
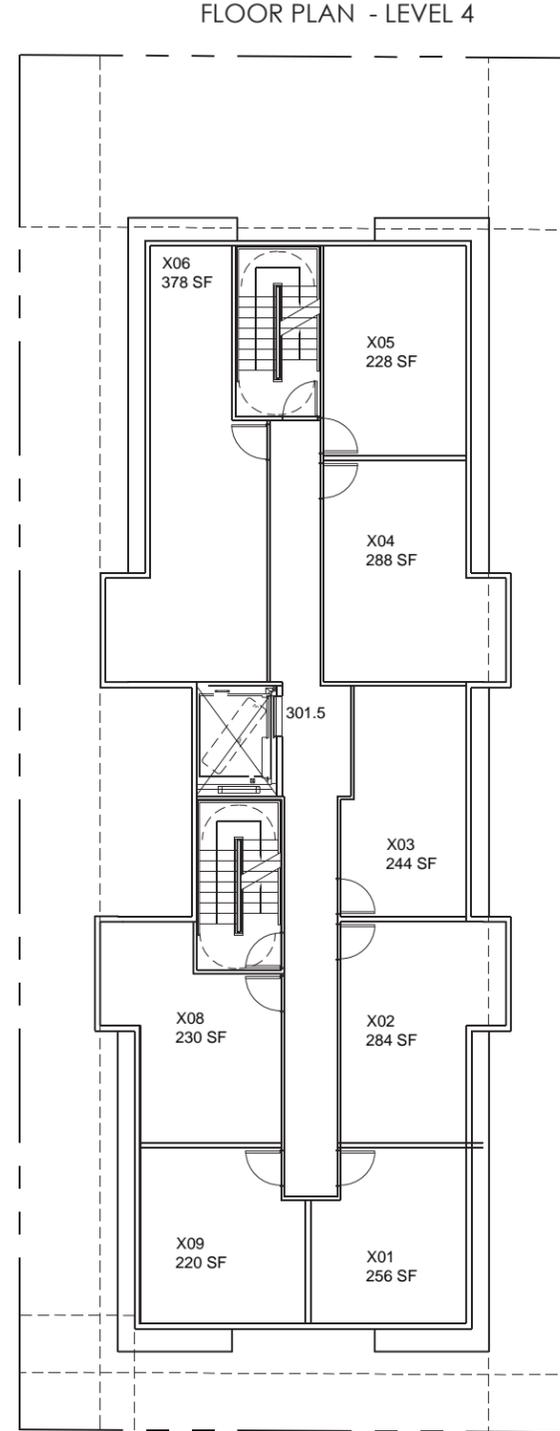
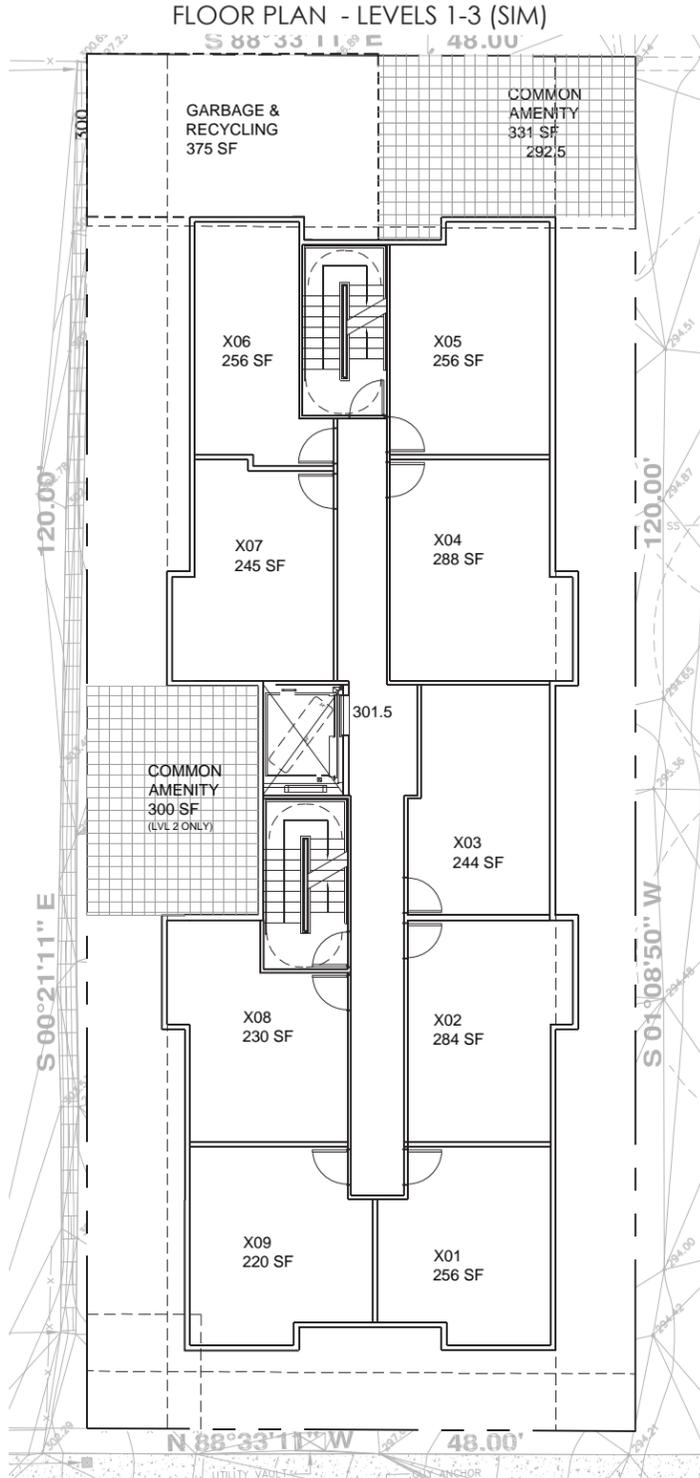
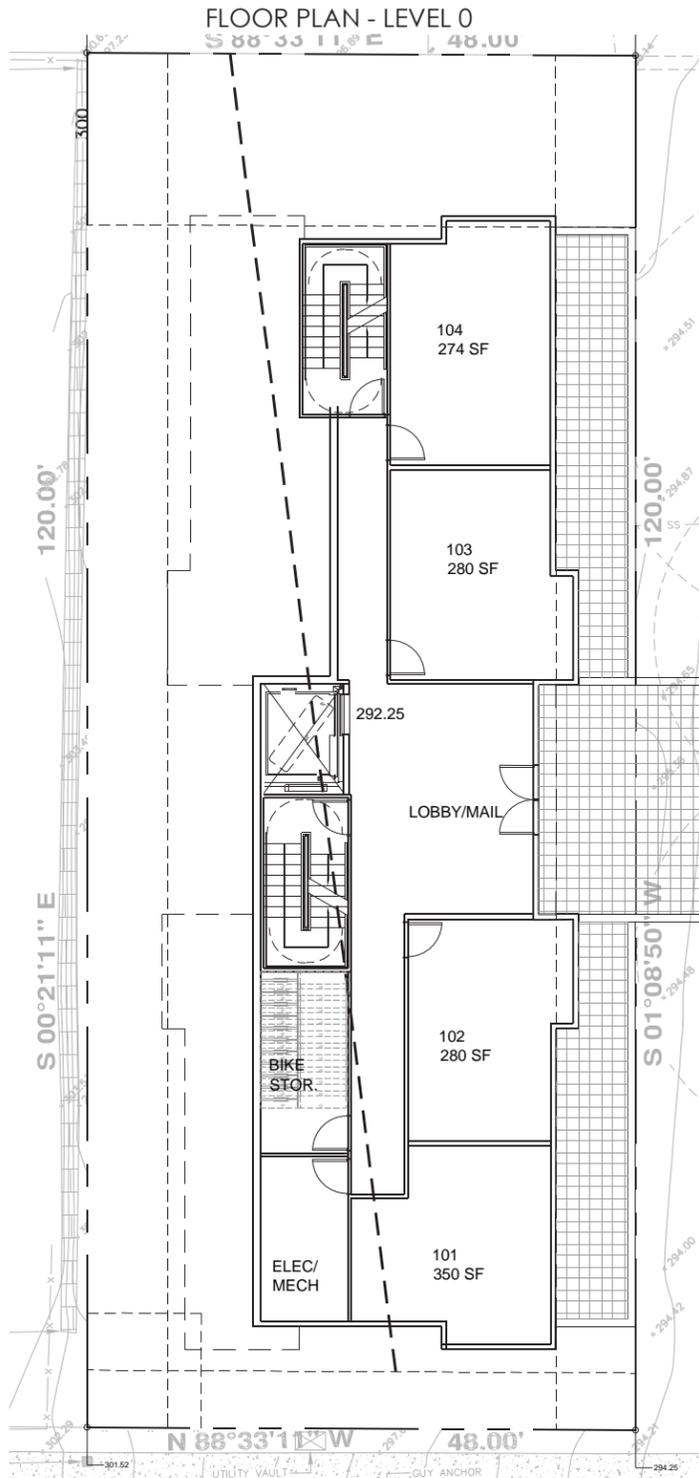
CODE COMPLIANT, NO DEPARTURES

HEIGHT - 44'-0"

UNITS - 39

PARKING - Not provided

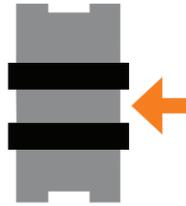
- Entry at level 1, Middle of East property line
- Common Amenity area located at entry, West of building at level 2, and at ground level to the North
- Private amenity located at ground level on East facade



SECTION DIAGRAM

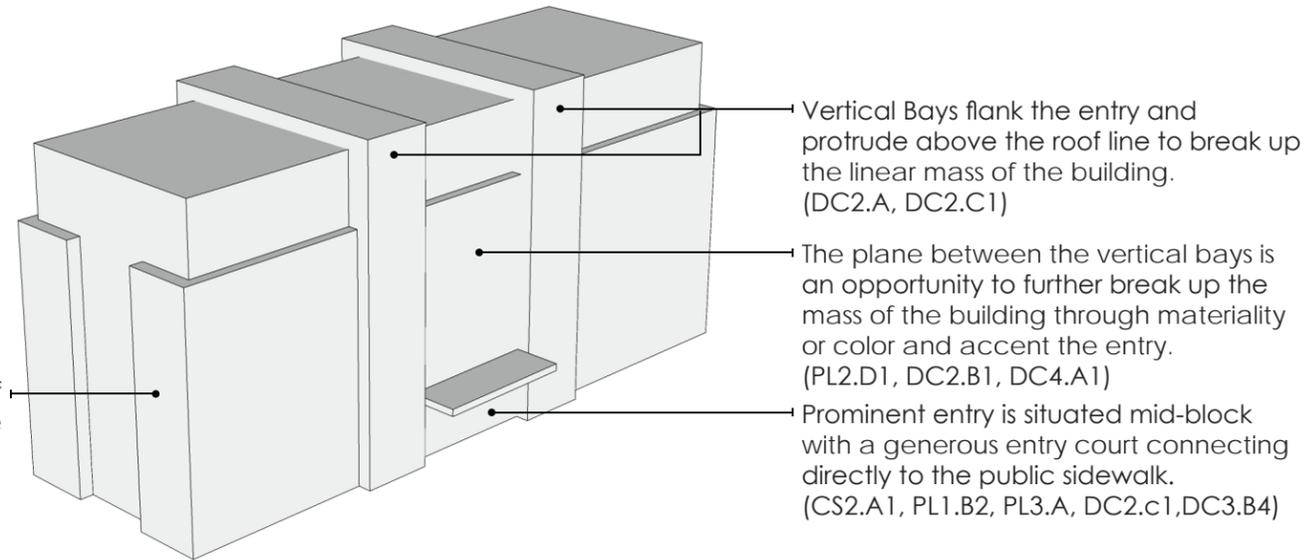


OPTION B



MID-ENTRY | The rigid massing of this scheme is largely symmetrical around the prominent entry located mid-block along 24th Ave. Bays provide modulation and interest, as well as helping to define opportunities for further breaking up the mass through materiality and patterning.

Vertical bays add interest to the John St. facade of the building and establish the corners of the building. (DC2.A, DC2.C1)



Vertical Bays flank the entry and protrude above the roof line to break up the linear mass of the building. (DC2.A, DC2.C1)

The plane between the vertical bays is an opportunity to further break up the mass of the building through materiality or color and accent the entry. (PL2.D1, DC2.B1, DC4.A1)

Prominent entry is situated mid-block with a generous entry court connecting directly to the public sidewalk. (CS2.A1, PL1.B2, PL3.A, DC2.c1, DC3.B4)



A

- A | AXONOMETRIC
- B | LOOKING E ACROSS E JOHN STREET
- C | LOOKING NW ACROSS INTERSECTION OF MADISON ST / 24TH AVE
- D | LOOKING S ALONG 24TH AVE



B

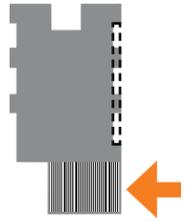


C



D

OPTION C
PREFERRED



DEPARTURE REQUESTED : SMC.23.45.518.I

HEIGHT - 44'-0"

UNITS - 35

PARKING - Not provided

- Entry at level 2, SW corner of site

- Common Amenity area located at SW corner level 2 and SE corner roof deck.

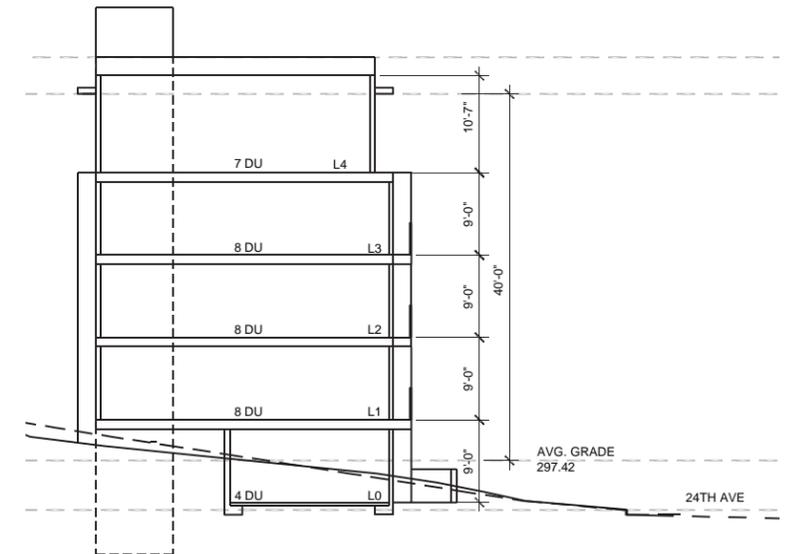
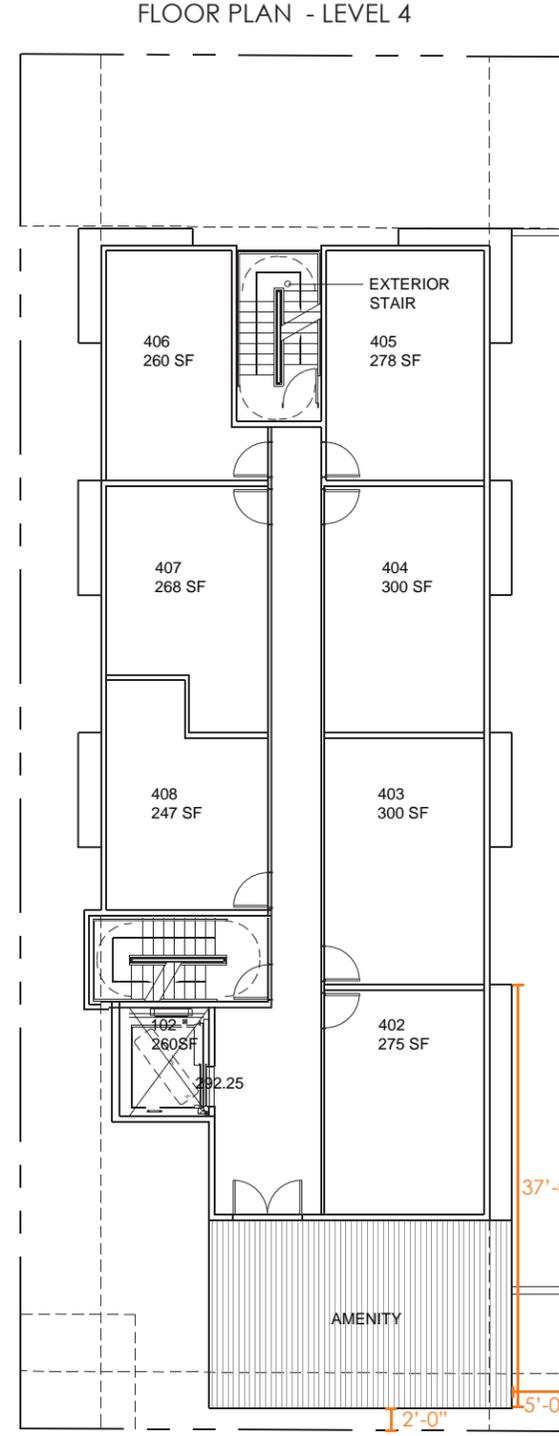
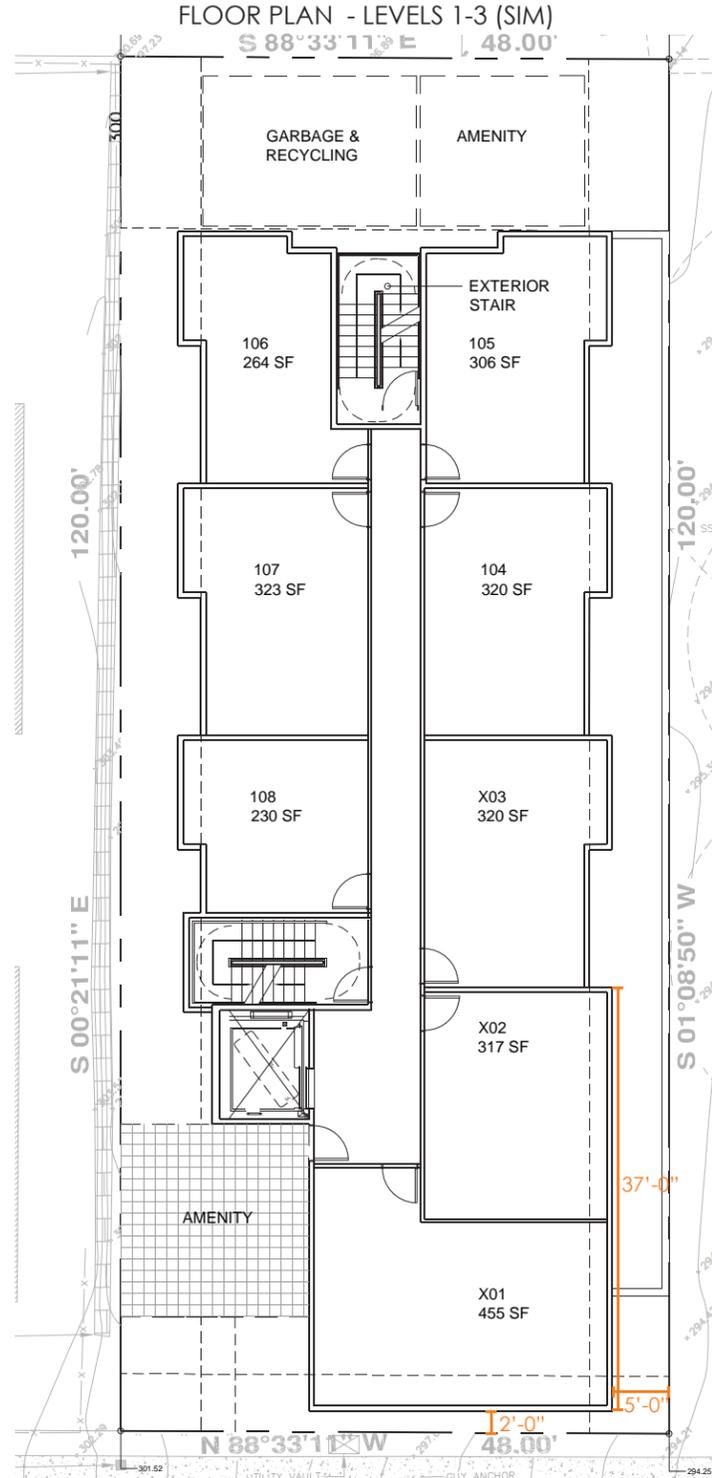
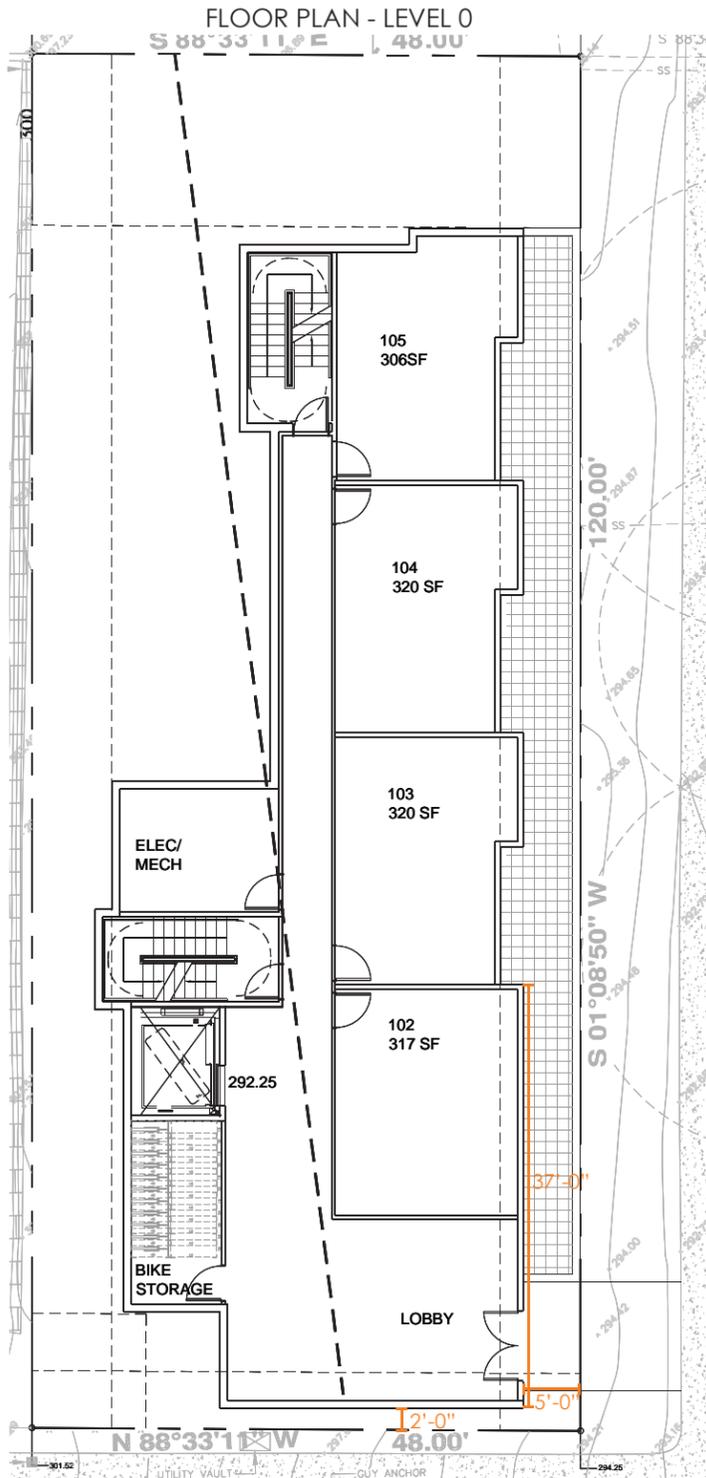
- Private amenity at ground level on East facade, and level 2-4 decks.

Departures:

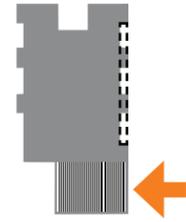
SMC 23.45.518

Min. 5' Front Setback, 7' Avg Side Setback Facades > 40' in Length

The building extends 3'-0" into required front setback to stretch the building mass towards the activity on E Madison and allow the entry to engage the pedestrian corner. A portion of the East facade less than 40' in length extends into the allowable 5' setback, while the majority of the East facade retains the 7' setback. This allows for a clearer massing (DC2.A), in addition to allowing the building to better engage the prominent corner and pedestrian realm (CS2.B2, CS2.C1) and have a strong presence at the intersection of John, 24th, and E Madison (CS2.A1). The departures in the front and side setback allow the area sacrificed to create the height mitigating upper level setback to be placed where it is most compatible with the commercial corridor of Madison, and reducing the height, bulk, and scale on the more sensitive North and Eastern areas of the site. (CS2.D4)

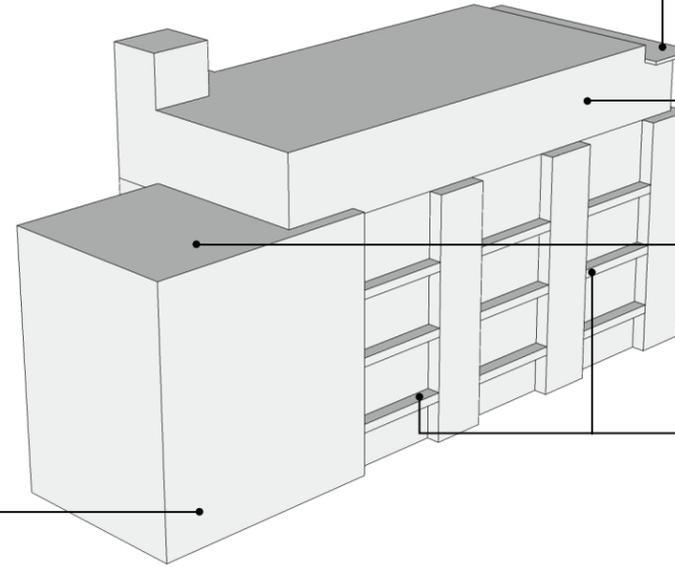


OPTION C
PREFERRED



VIEW DECK | The top level of the structure is carved away at the SW corner to create a large, highly visible common amenity deck. A setback of the top level mitigates the height of the building and allows the bays and horizontal balcony elements to define the East facade of the building.

The level 2 entry is located at a highly glazed prominent corner of 24th and John, where the building pushes out towards the activity of E Madison Street.
(CS2.B2, CS2.C1, PL2.D1, PL3.A)



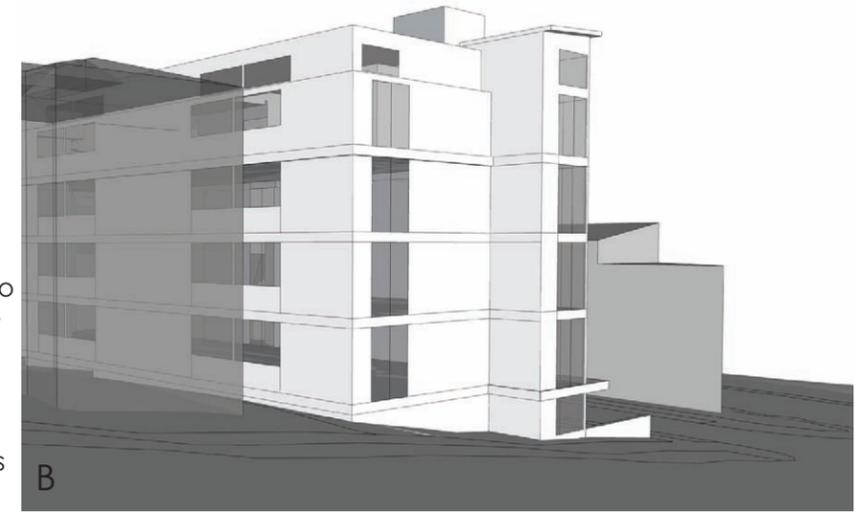
A stepdown of the roof plane and change from a parapet to a roof expression connects with the scale and vernacular of the adjacent building, as well as protecting the exterior stair.
(CS2.D1, CS2.D4, PL2.C1, DC2.B1)

The top level of the structure is setback to reduce the height, bulk and scale of the building and relate to the 3-story Vernacular of adjacent buildings.
(CS2.D1, CS2.D4, DC2.C3)

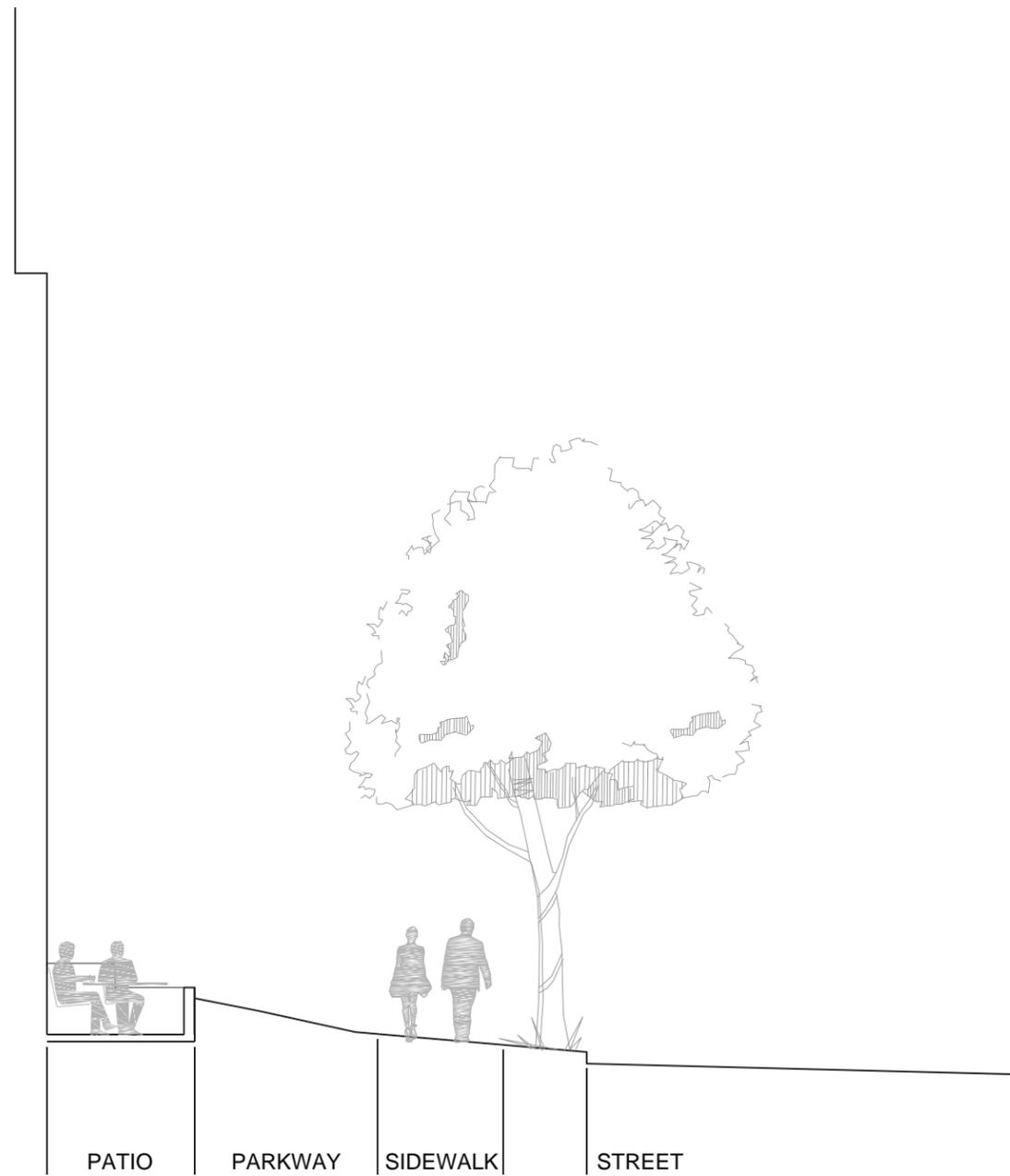
A large common amenity area provides views to the South and West, and creates interest on the prominent corner of the site.
(CS2.A1, CS2.C1, DC1.A4, DC2.A, DC3.B4)

Balconies on the East facade provide amenity space for residents, indicate the residential nature of the building, and their horizontal nature contrasts the vertical bays.
(PL2.B1, PL3B, DC1.A4, DC2.C1, DC2.D1)

- A | AXONOMETRIC
- B | LOOKING E ACROSS E JOHN STREET
- C | LOOKING NW ACROSS INTERSECTION OF MADISON ST / 24TH AVE
- D | LOOKING S ALONG 24TH AVE



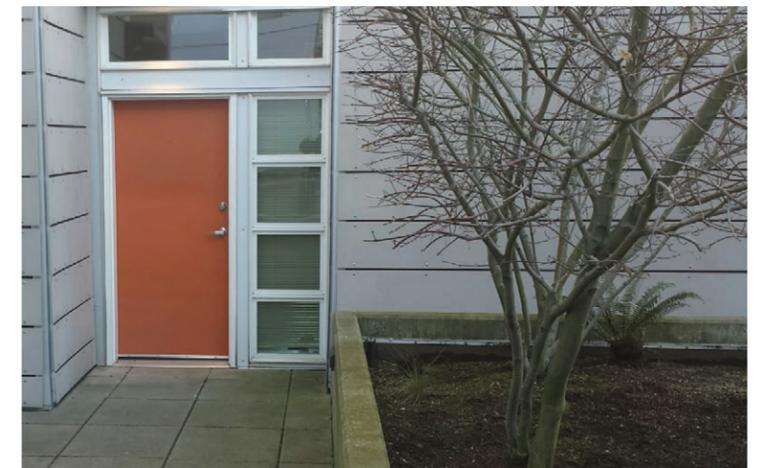
**GROUND LEVEL PRIVATE AMENITY
- CONCEPT**



Section diagram of relationship between proposed amenity area and public right of way.



Character images of sunken grade amenity condition along East facade at level 1.



WEST

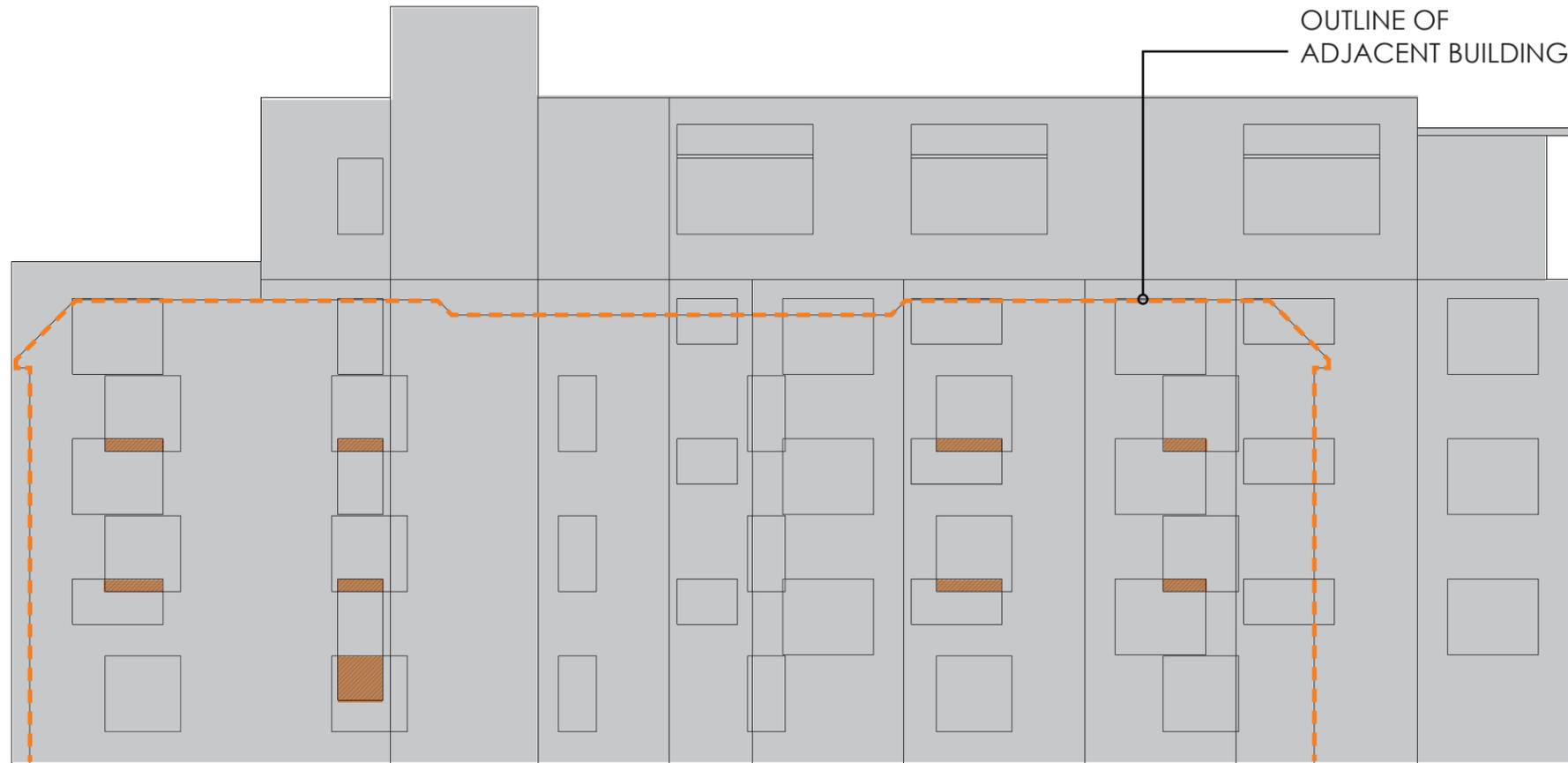
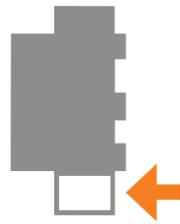


Diagram showing relationship between West facing windows on the preferred option (C) and the window patterning on the adjacent building. Areas of orange indicate where overlap occurs. As shown, the overlap is minimal, and on the South end of the facade where overlap occurs there is 25'-6" of separation between the buildings.

DESIGN COMPARISONS



OPTION A

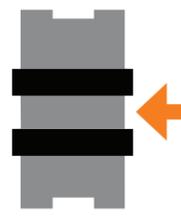


CORNER LANTERN

- 35 units
- Entry at Level 1, SW corner of site
- Code Compliant, No Departures



OPTION B

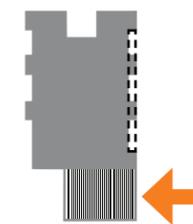


MID-ENTRY

- 39 units
- Entry at Level 1, Middle of East property line



OPTION C **PREFERRED**



VIEW DECK

- 35 Units
- Entry at Level 2, SW corner of site
- Departures:
SMC.23.45.518 - Building projects 3' into required front setback & has greater than 7' avg. setback on East facade.

WORK EXAMPLES

JANETTE APD | ARCHITECT

