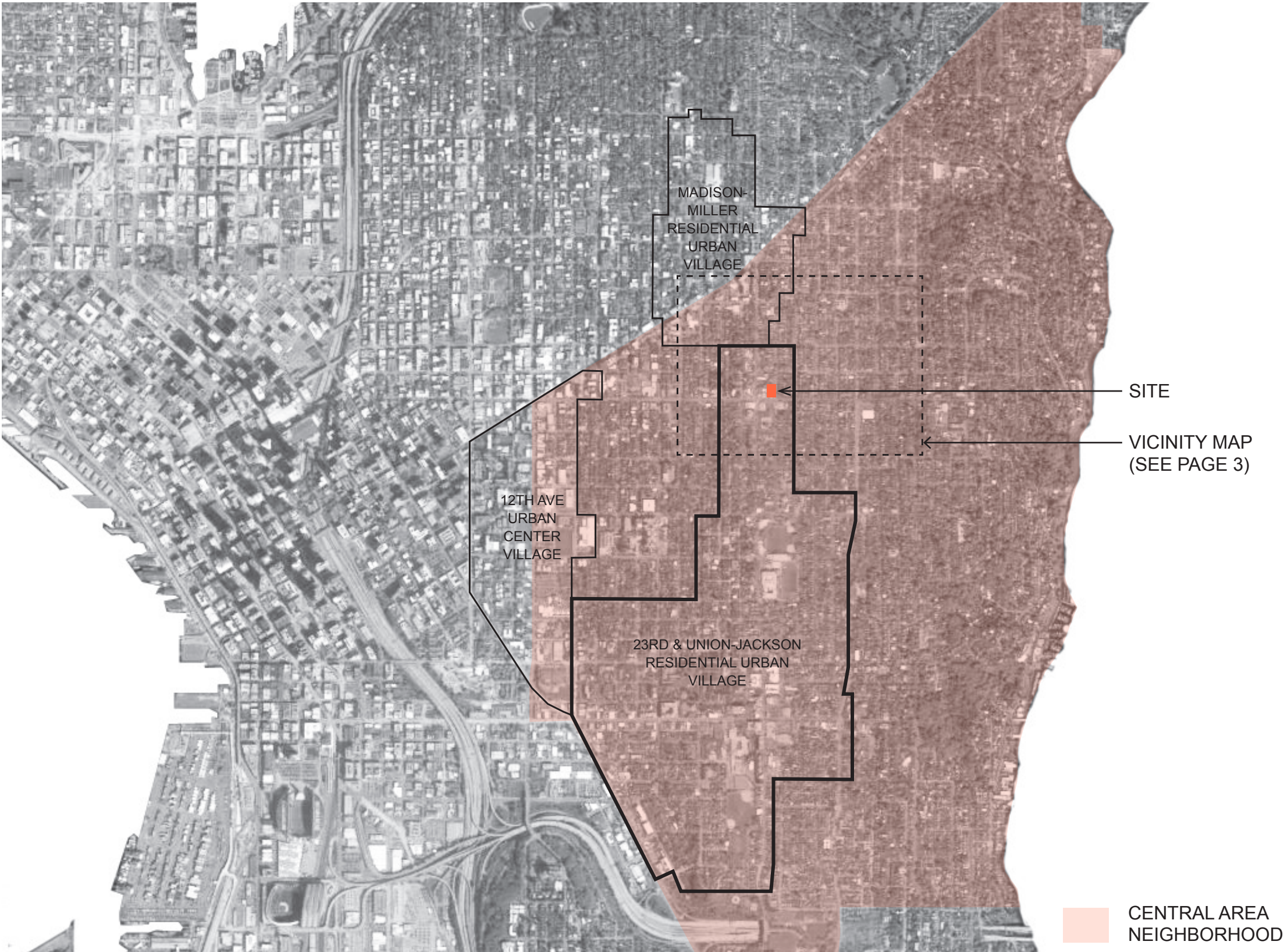


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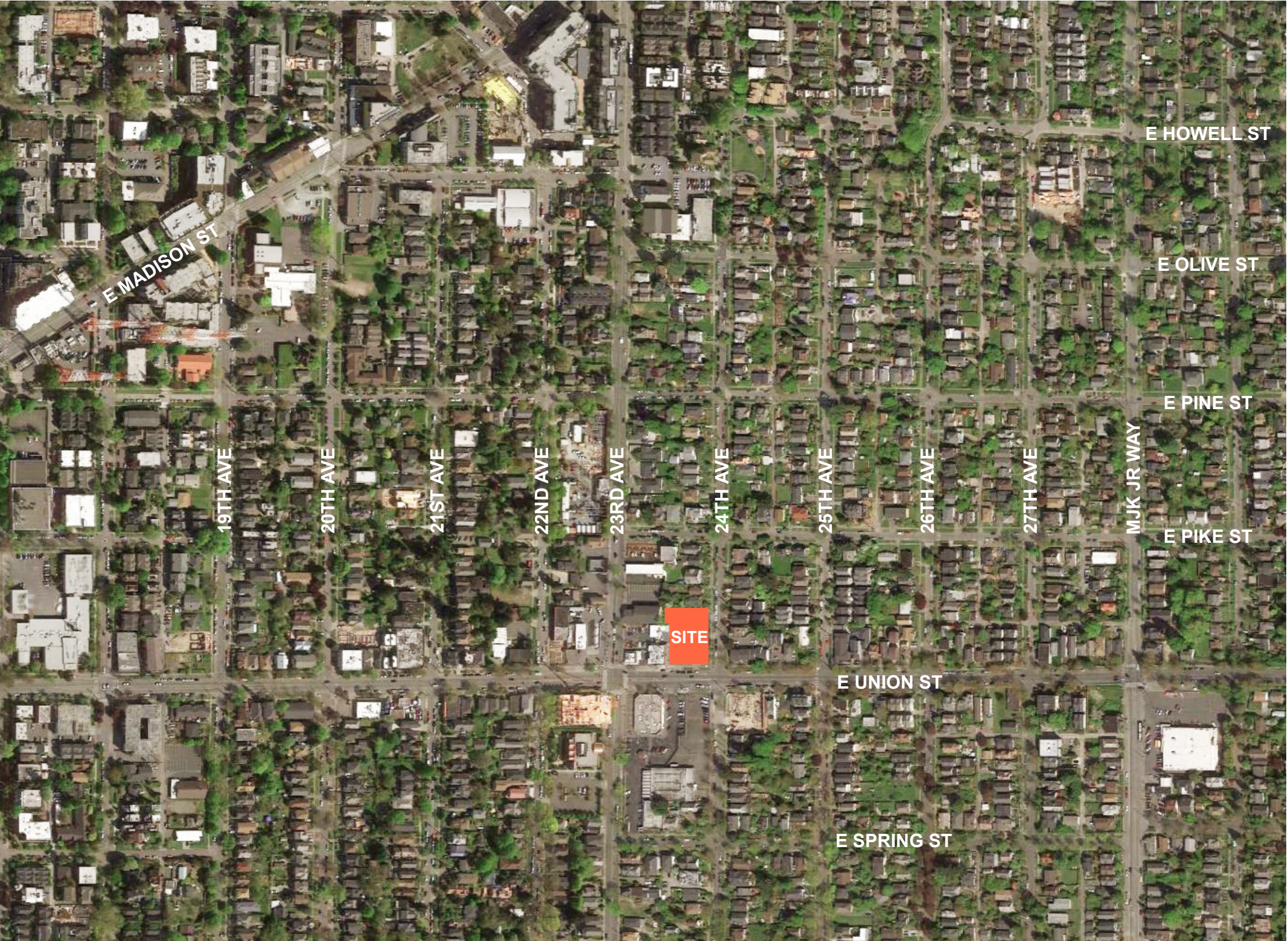
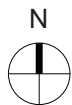


Project Information

Address: 2320 E Union, Seattle, WA
Owner: Capitol Hill Housing
Architect: Mithun

The proposed project will be a six-story mixed-use building with five stories of residential floors above a one-story podium. The building will be 65-feet in height and approximately 100,000 gsf in total building area. The building will provide approximately 115 affordable housing units (A mix of two-bedroom, one-bedroom and studio units), residential lobby and interior amenity spaces, an outdoor at-grade landscaped courtyard and roof terrace, on-site building manager office, approximately 3,400 gsf of street-level commercial space, and street-level parking garage accommodating approximately 18 vehicles.

A legislative rezoning that includes the project site is currently being considered based on the recommendation of the 23rd Avenue Action Plan Urban Design Framework (23rd Avenue UDF). Due to the timeline of the legislative process, the proposed project is seeking a Contract Rezone that is consistent with the recommendation of the 23rd Avenue UDF. The project site is proposed to be rezoned from its current NC2P-40 & NC2-40 zoning to NC2P-65 zoning.



Development Objectives



- Support Capitol Hill Housing's mission to provide safe and affordable housing to low- and moderate-income individuals and families
- Honor the site history of Liberty Bank
- Create a strong activated urban street experience
- Contribute to the commercial activity of E Union Street
- Maximize amount and quality of affordable housing
- Enhance the pedestrian experience along E Union Street and 24th Avenue
- Meet Evergreen Sustainable Development Standard

Urban Design Analysis

23rd Avenue Action Plan Urban Design Framework

(shown for reference only)

- Priority

A

A DESTINATION WITH A UNIQUE IDENTITY
- Priority

B

CONNECTED PEOPLE AND COMMUNITY
- Priority

C

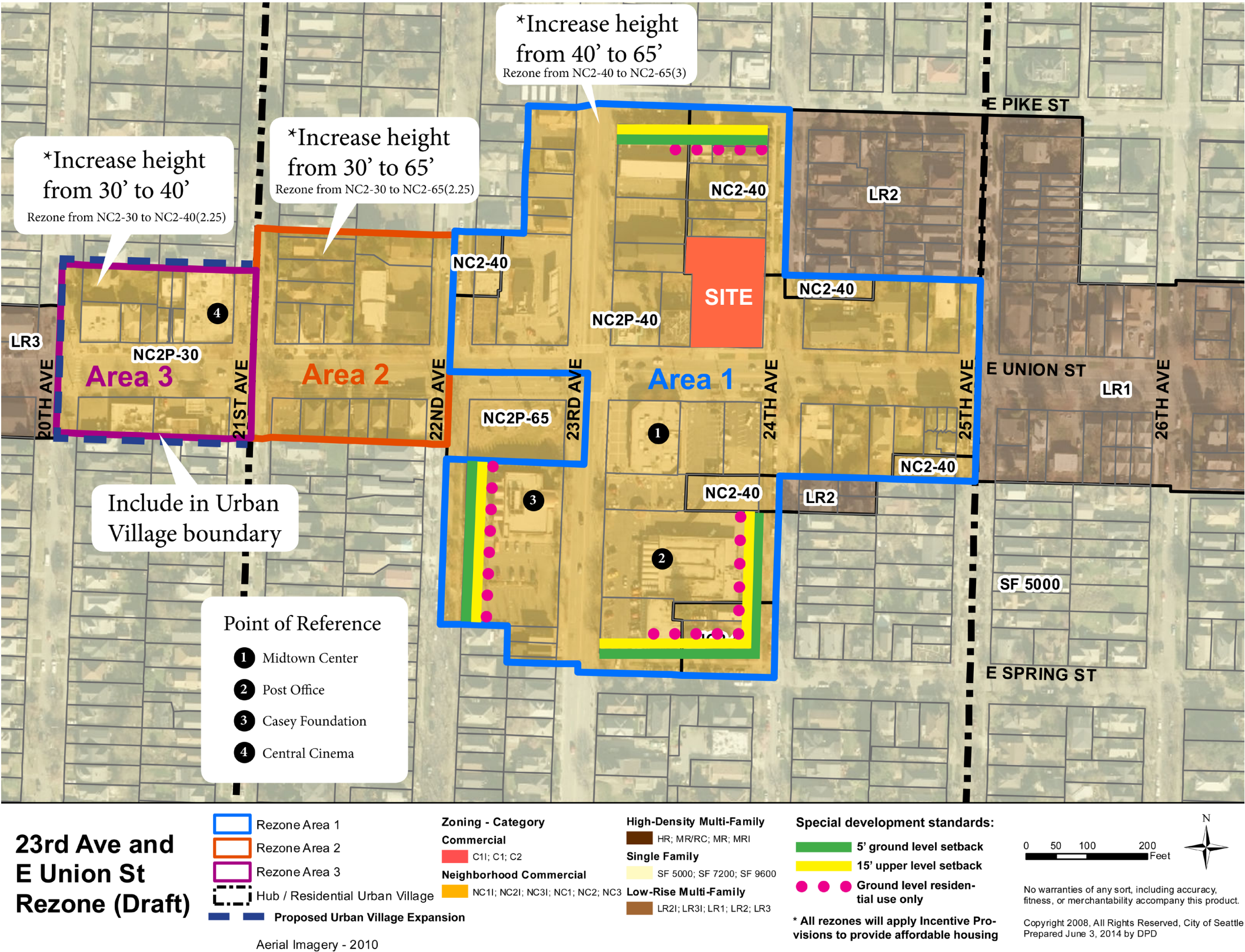
A GREAT BUSINESS COMMUNITY
- Priority

D

LIVABLE STREETS FOR ALL
- Priority

E

A PLACE THAT SUPPORTS HEALTHY AND STABLE COMMUNITY



Urban Design Analysis

Current Zoning

Current Site Zone:
NC2P-40 & NC2-40

Current Nearby Zones:

- North: NC2-40
- South: NC2P-40
- East: NC2P-40, NC2-40, LR2
- West: NC2P-40



Urban Design Analysis

UDF Recommended Zoning Map

A legislative rezone that includes the project site is currently being considered based on the recommendation of the 23rd Avenue Action Plan Urban Design Framework (23rd Avenue UDF). Due to the timeline of the legislative process, the proposed project is seeking a Contract Rezone that is consistent with the recommendation of the 23rd Avenue UDF. The project site is proposed to be rezoned from its current NC2P-40 & NC2-40 zoning to NC2P-65 zoning.

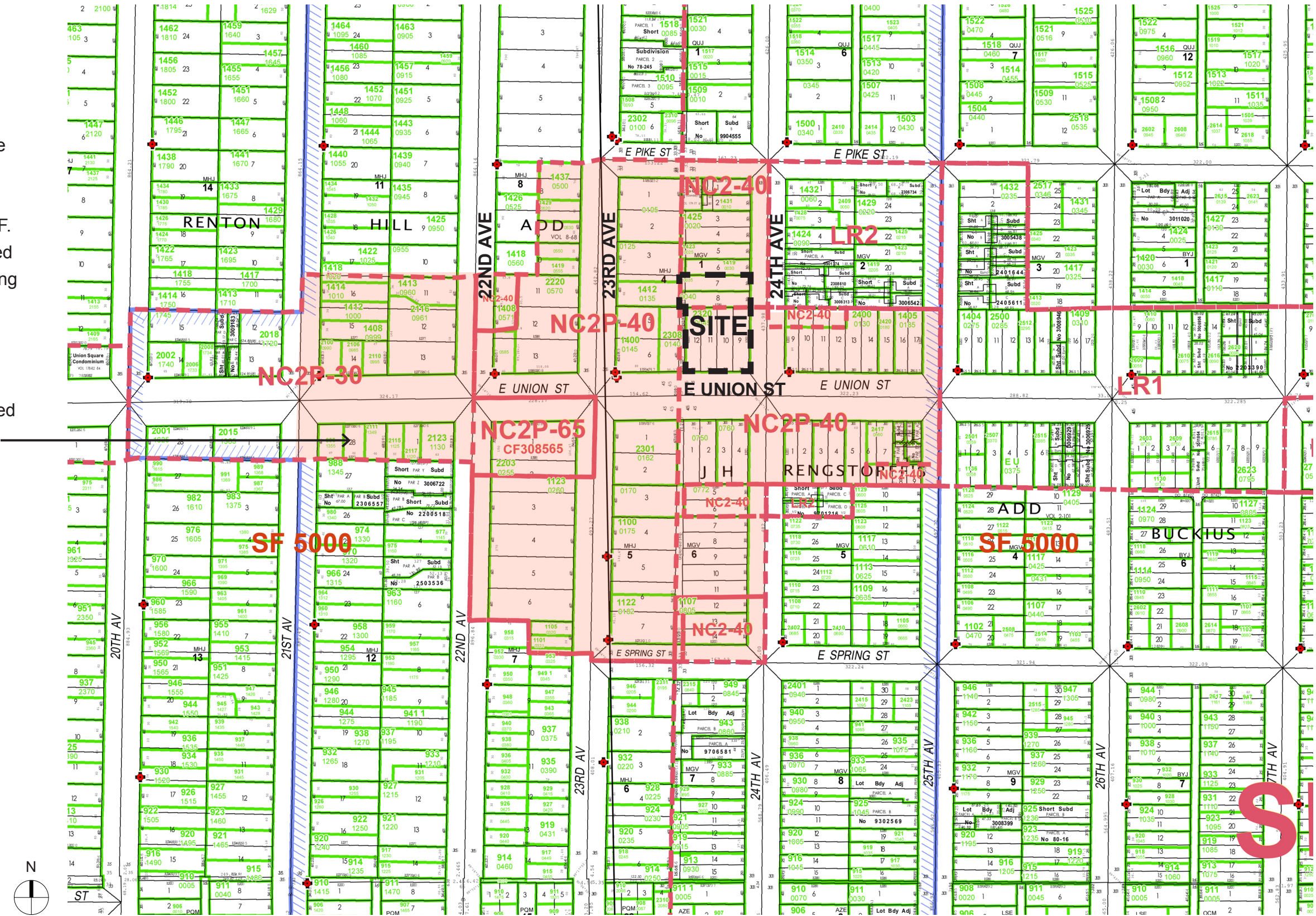
Shaded area indicates area to be upzoned to NC2P-65 (shown for reference only).

Site Zone After Rezone:
NC2P-65

Nearby Zones After Rezone:

North:	NC2P-65
South:	NC2P-65
East:	NC2P-65, LR2
West:	NC2P-65

(shown for reference only)



Urban Design Analysis

Aerial View - Current Zoning

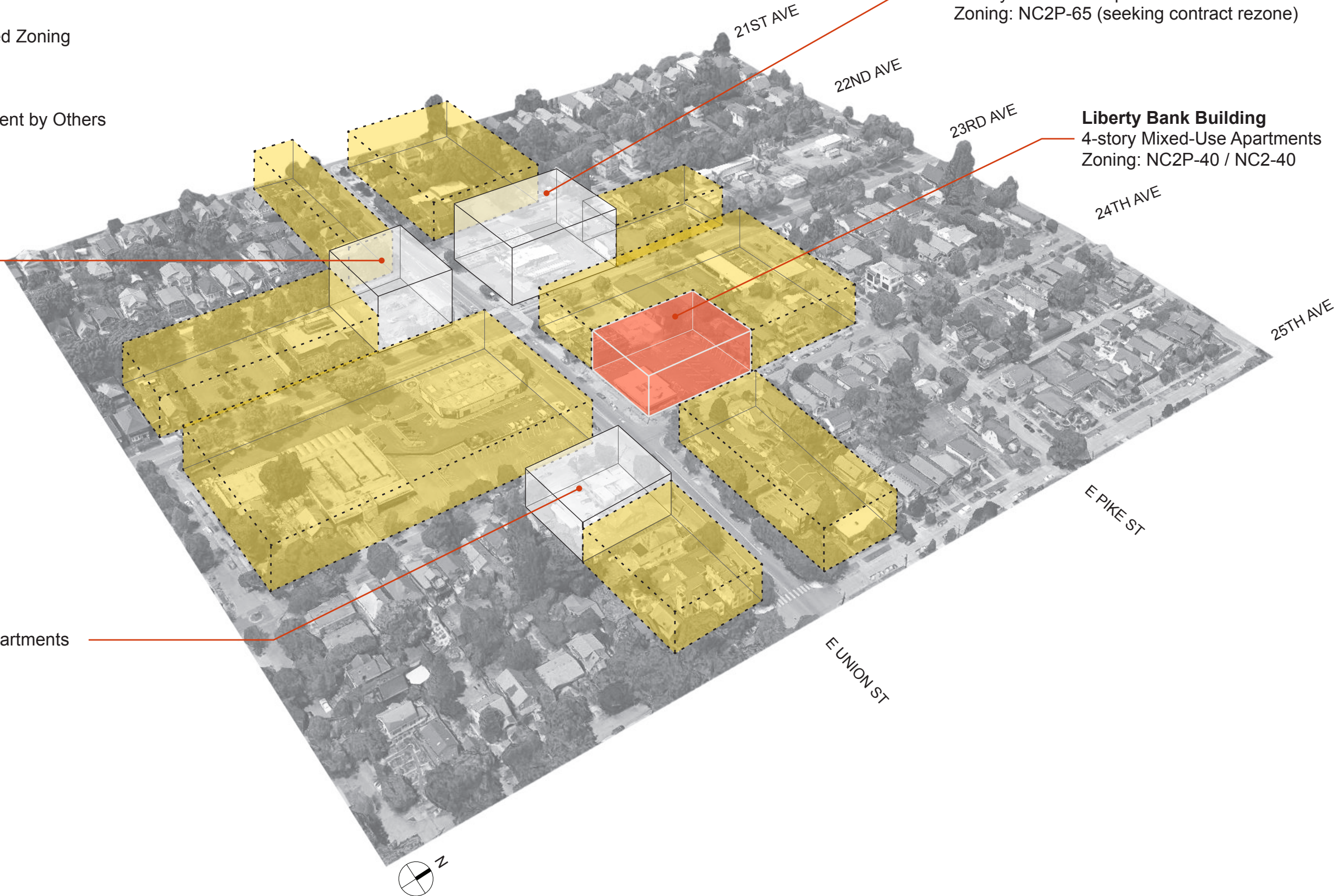
- Project Site with Proposed Zoning
- Current Zoning
- Neighborhood Development by Others

The Central
6-story Mixed-Use Apartments
Zoning: NC2P-65

The Stencil
4-story Mixed-Use Apartments
Zoning: NC2P-40

East Union
6-story Mixed-Use Apartments
Zoning: NC2P-65 (seeking contract rezone)

Liberty Bank Building
4-story Mixed-Use Apartments
Zoning: NC2P-40 / NC2-40



Urban Design Analysis

Aerial View - UDF Recommended Zoning NC2P-65 Envelope
(shown for reference only)

- Project Site with Proposed Zoning
- 23rd Ave & Union Recommended Zoning
- Neighborhood Development by Others

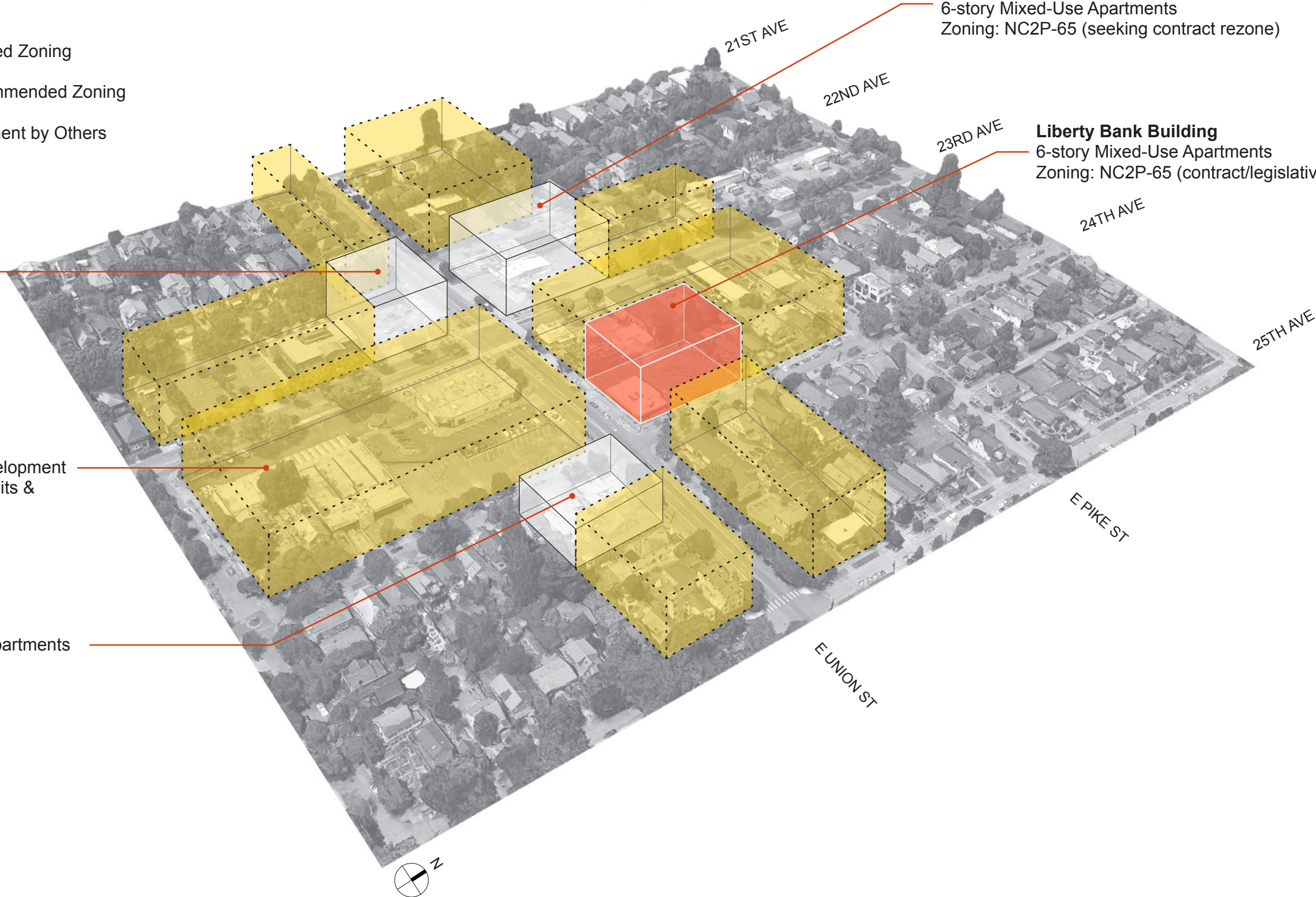
The Central
6-story Mixed-Use Apartments
Zoning: NC2P-65

Midtown Block
Potential 6-story Mixed-Use Development
with more than 300 residential units &
approx. 50,000 SF retail

The Stencil
4-story Mixed-Use Apartments
Zoning: NC2P-40

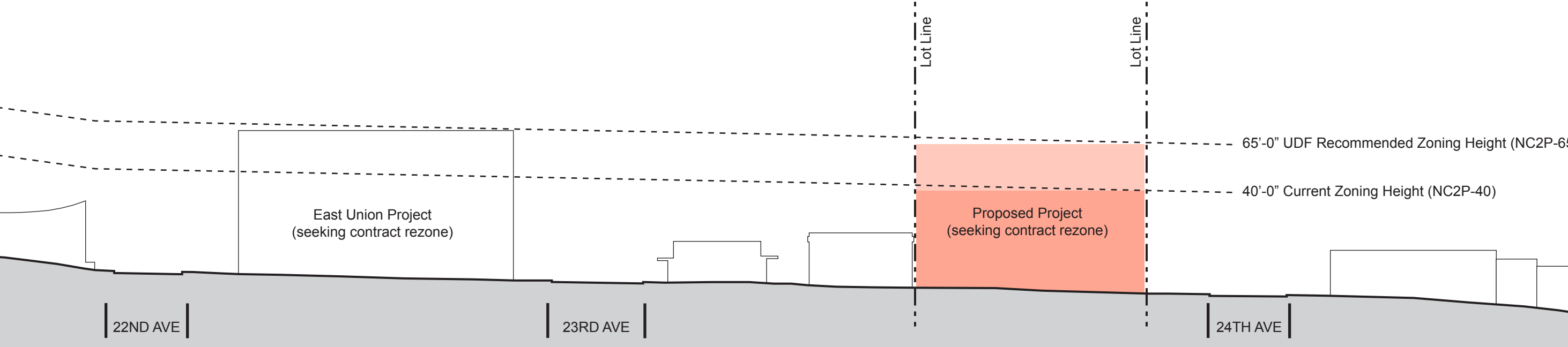
East Union
6-story Mixed-Use Apartments
Zoning: NC2P-65 (seeking contract rezone)

Liberty Bank Building
6-story Mixed-Use Apartments
Zoning: NC2P-65 (contract/legislative rezone)

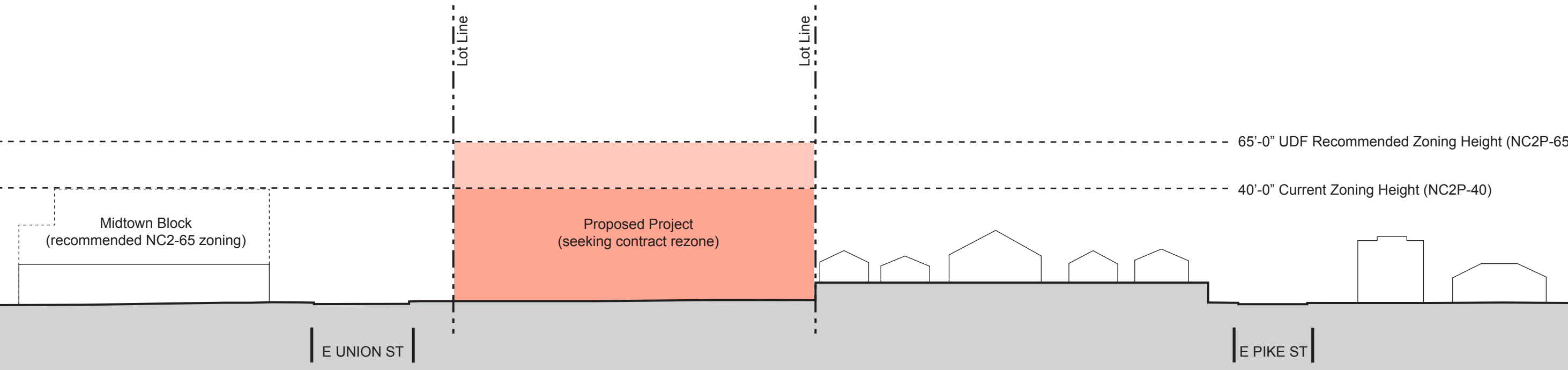


Urban Design Analysis

Zoning Envelope



E Union Street Elevation - Looking North



24th Avenue Elevation - Looking West

Urban Design Analysis

Surrounding Uses and Structures



Urban Design Analysis

Streetscape



23RD AVE

PROJECT SITE

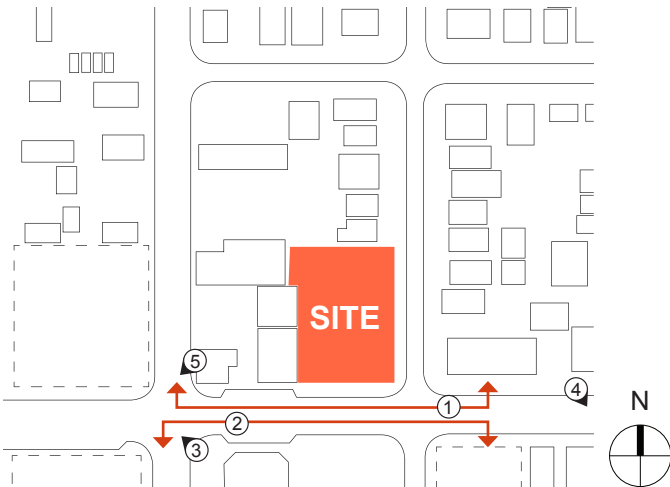
24TH AVE



24TH AVE

OPPOSITE PROJECT SITE

23RD AVE



Urban Design Analysis

Streetscape



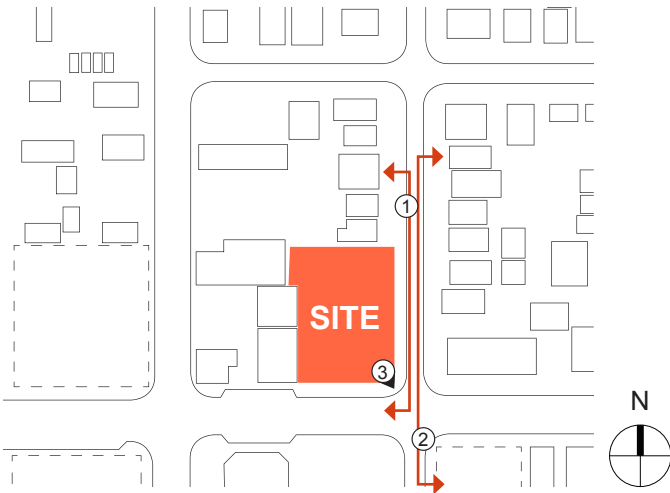
E UNION ST

PROJECT SITE



OPPOSITE PROJECT SITE

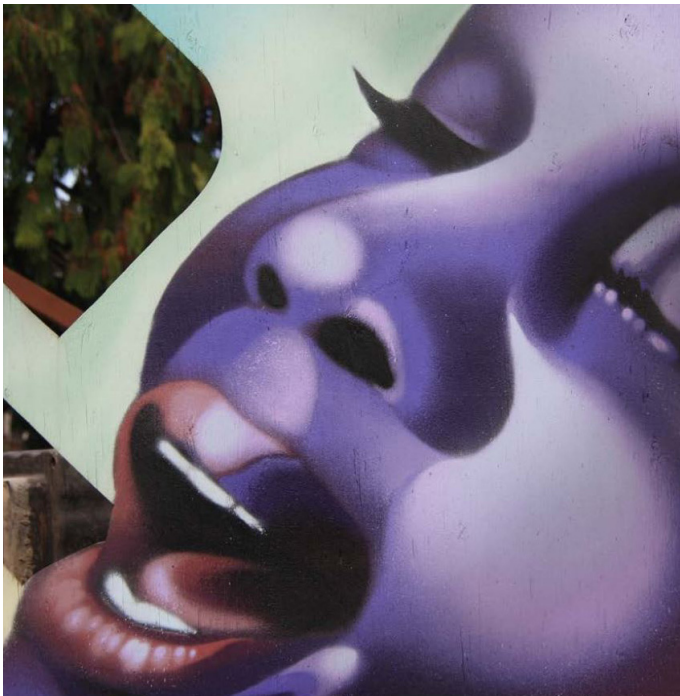
E UNION ST



3

Urban Design Analysis

Neighborhood Character



A PLACE OF ART, HISTORY, & MUSIC



SMALL & LOCAL



ENTREPRENEURIAL IN SPIRIT



HISTORIC CENTER OF AFRICAN AMERICAN COMMUNITY



CELEBRATORY & NEIGHBORLY - CENTRAL AREA BLOCK PARTY



A PLACE OF GATHERING - HOPSCOTCH CD



YOUTH FOCUSED

Urban Design Analysis

Design Cues from Neighborhood



E Union Street & 21st Avenue - example of streetscape to enhance the pedestrian experience.



Stencil (Under Construction) - located diagonally opposite corner of Liberty Bank Building site with commercial space at the corner. Opportunity to wrap commercial space around the corner of E Union Street and 24th Avenue to respond to the Stencil corner.



Parklet along E Union Street - example of site seating to provide gathering space for residents.



Library box along E Union Street - example of interactive site features.

Urban Design Analysis

Liberty Bank Advisory Board Recommendations



— THE LEGACY OF LIBERTY BANK —

Project Report and Architectural Program Recommendations

PRODUCED BY THE LIBERTY BANK
ADVISORY BOARD
MAY 12, 2015



The project site has a rich history with the former Liberty Bank. From 1968 to 1988, the site housed Liberty Bank, a multicultural institution and the first bank west of the Mississippi River to focus on serving the African American community.

In 2015, CHH convened The Liberty Bank Advisory Board to determine how best to honor the bank and its founders' story through art, historic documents, and architecture. This effort culminated in a set of recommendations varying in complexity & character.

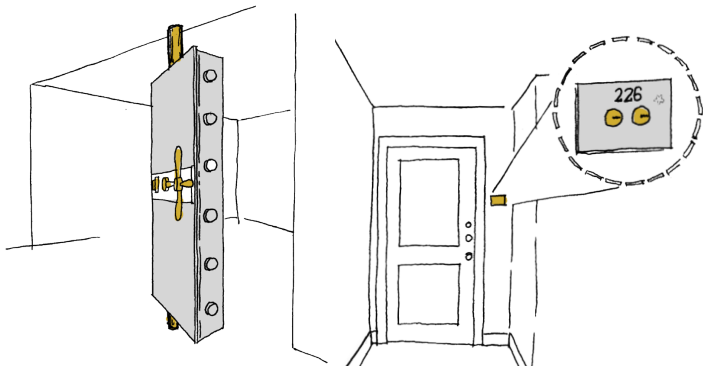
By adding architectural and site elements that celebrate the bank's efforts, CHH will not only inform future generations of the Liberty Bank story, it will also demonstrate what local initiative & collaborative effort can accomplish.

Celebrating the legacy of Liberty Bank will be one of our development objectives. The project team will ensure that the board's recommendations are integrated well into the project design and carried out successfully in detail.



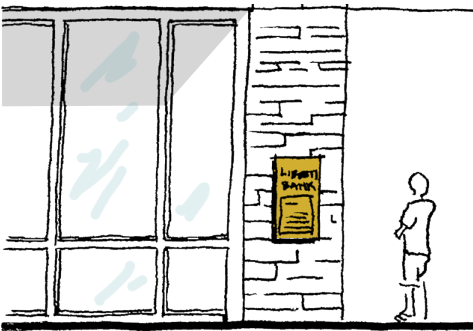
LIBERTY BANK BUILDING BRANDING

- Incorporation of building signage with the name "Liberty Bank Building" at corner of Union St & 24th Ave
- Artful incorporation of historic "LB" logo of Liberty Bank at corner of Union St & 24th Ave



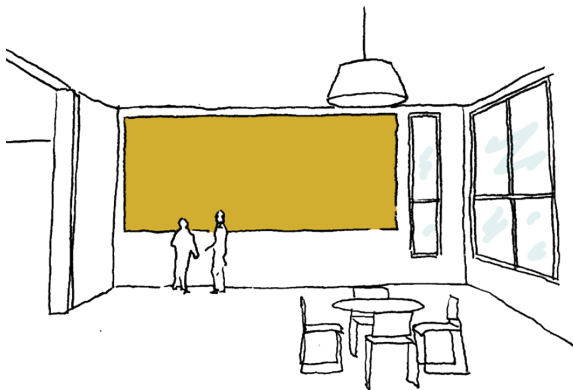
VAULT & SAFETY DEPOSIT BOX DOORS

- Repurposing of bank vault door into a common area as a major conceptual art piece



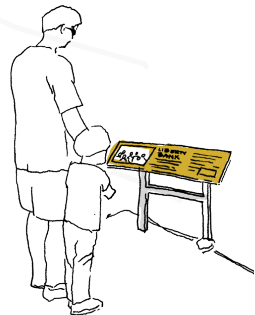
CORNER PLAQUE

- Incorporation of a plaque describing the importance of Liberty Bank and its story:
- "The story of Liberty Bank and how a multi-cultural group came together to do something that has never been done before west of Mississippi provided economic opportunities to their community that had been historically denied."



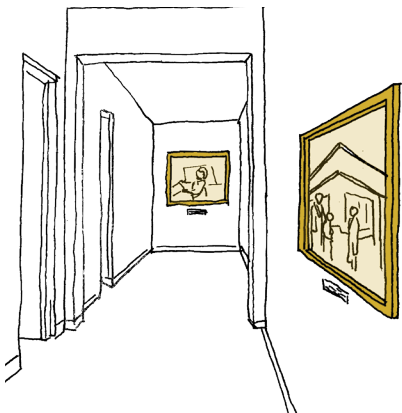
INTERIOR MURAL

- Commission a local artist to paint a mural in the lobby and ideally visible from exterior



INTERPRETIVE COURTYARD SIGNAGE

- Create an opportunity to learn and read about the story of Liberty Bank through in interpretive display at courtyard



FRAMED HISTORIC PHOTOS

- Curation of framed historic photos of the Liberty Bank within lobby, common areas, and frequented hallways

Site Analysis

23rd Avenue:
roadway to change from 4-lane to
3-lanes with widened sidewalks



E Union Street:
SDOT to create 1-way protected bikelanes
along Union - proposed location is TBD

- Pedestrian Connection
- Bus Route (#2, #48)
- Bus Stop
- Bicycle Route

Site Analysis

Location:
The site is located on the northwest corner of the intersection of E Union Street and 24th Avenue

Lot Size: 22,177 sf, 0.5091 acres

Legal Description:

Parcel A:
Lots 9, 10, 11 and 12, block 1, J. H. Rengstorff's addition to the City of Seattle, according to the plat thereof recorded in volume 2 of plats, page 101, in King County, Washington.

Parcel B:
Lot 7, block 1, J. H. Rengstorff's addition to the City of Seattle, according to the plat thereof recorded in volume 2 of plats, page 101, in King County, Washington.

Together with unplatted strip adjoining on the west.

Parcel C:
Lot 8, block 1, J. H. Rengstorff's addition to the City of Seattle, according to the plat thereof recorded in volume 2 of plats, page 101, in King County, Washington.

Together with unplatted strip adjoining on the west.

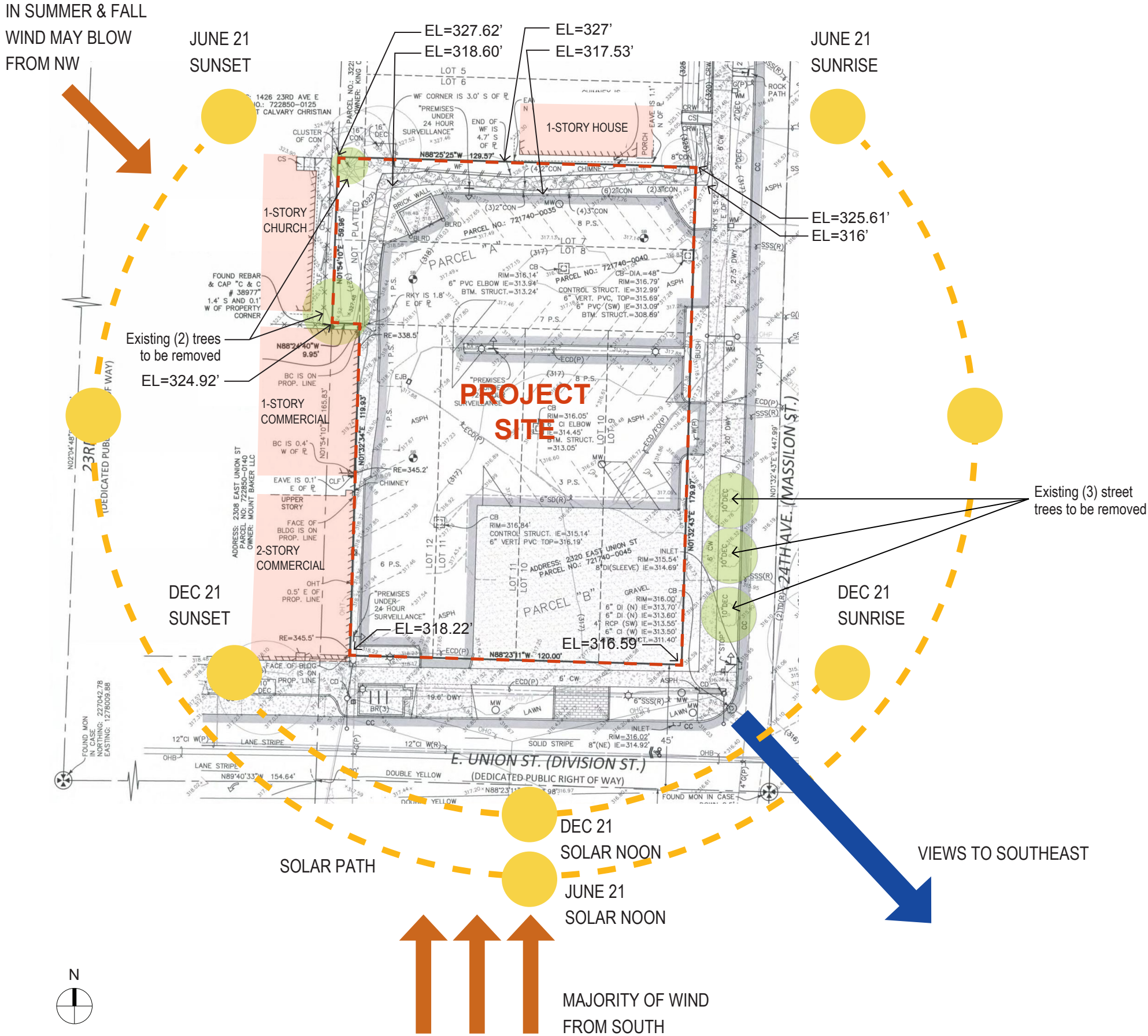
Existing Uses & Structures:
Vacant lot

Topography:
Gently sloping down east-to-west with a change of approximately 2'.
Relatively flat north-to-south with approximately 6" change in elevation
Rockery retaining walls along the north lot line and the north portion of the west lot line. Top of the retaining wall is approximately 10' higher than the bottom.

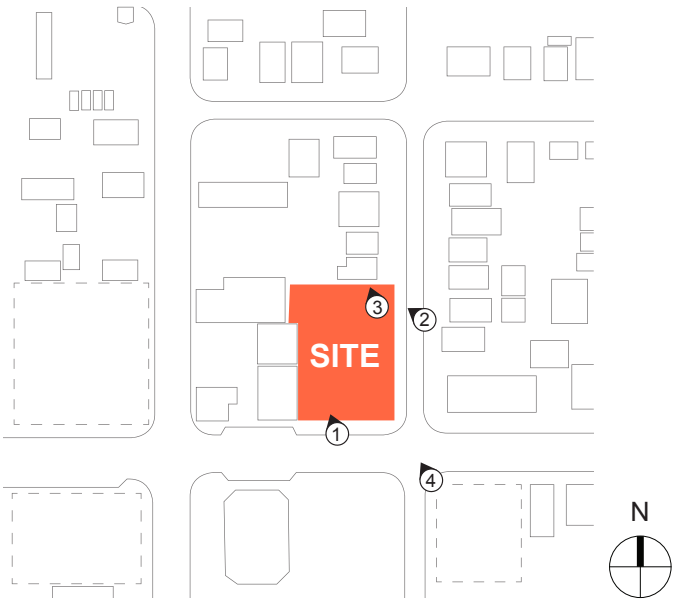
Existing Trees:
There are two existing trees on the site, a multi-trunk 4" to 10" caliper Douglas Fir - Pseudotsuga Mezesii, and a multi-trunk 4" to 10" caliper Big Leaf Maple - Acer Macrophyllum. They are not exceptional trees and will be removed.

All three existing street trees along 24th Avenue are proposed to be removed and replaced per Seattle Urban Forestry. They are all 10" caliper Flowering Japanese Cherry - Prunus Serrulata.

Per Ben Roberts, SDOT Arboriculturalist:
"They are in poor structural form, and show advanced signs of Brown Rot with minor Cherry Bark Tortrix. SDOT UF recommends removal and replacement at project completion."



Site Analysis



Design Proposal

Option 1 - code-compliant

Option 1 arranges commercial street-level uses along E Union Street, and the residential units around a podium-level courtyard that opens to the west.

Unit Count: 115 units

Parking Count: 18 stalls

Commercial Area: 2,800 sq. ft

Pros:

Commercial space is located along 80% of E Union Street facade(Approx. 90', 2,700 sf), with continuous 3' setback from lot line to enhance the pedestrian experience.

The building is placed along 24th Avenue and E Union Street to define and reinforce urban edge.

Cons:

Incompatible use at the adjacent property to the west as related to the outdoor podium-level courtyard.

The views from the courtyard to the blank walls of existing buildings to the west are not desirable.

Potential lack of daylight and views out for the residential units at the courtyard when the property to the west is fully developed in the future.

Potential Departures:

None



Design Proposal

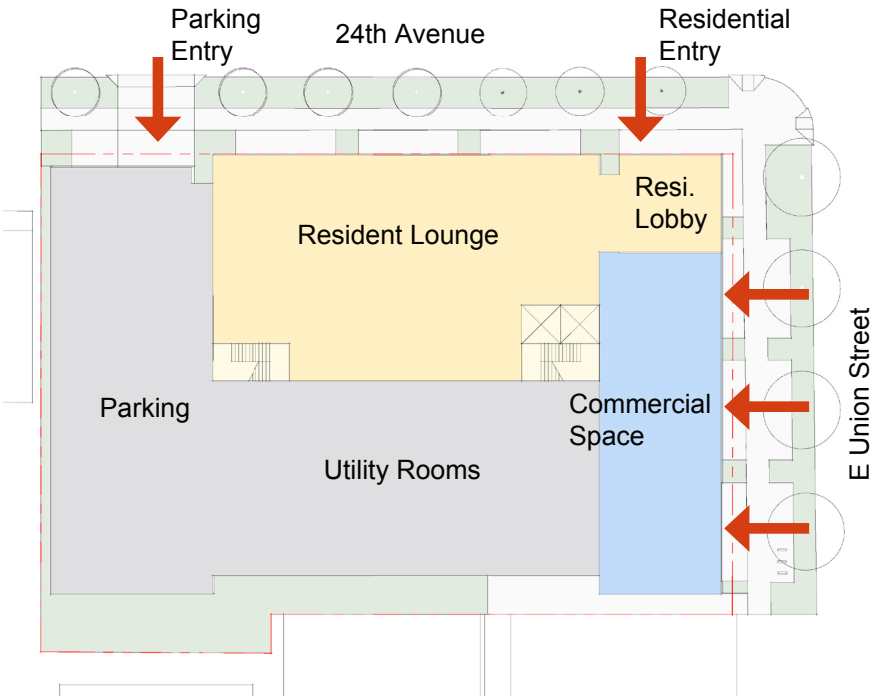
Option 1



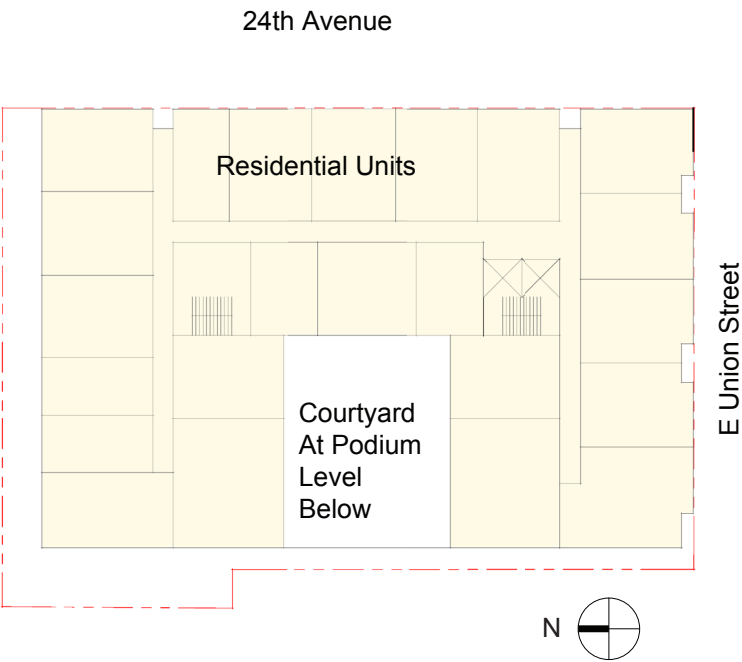
Street Level View 1 from Southeast



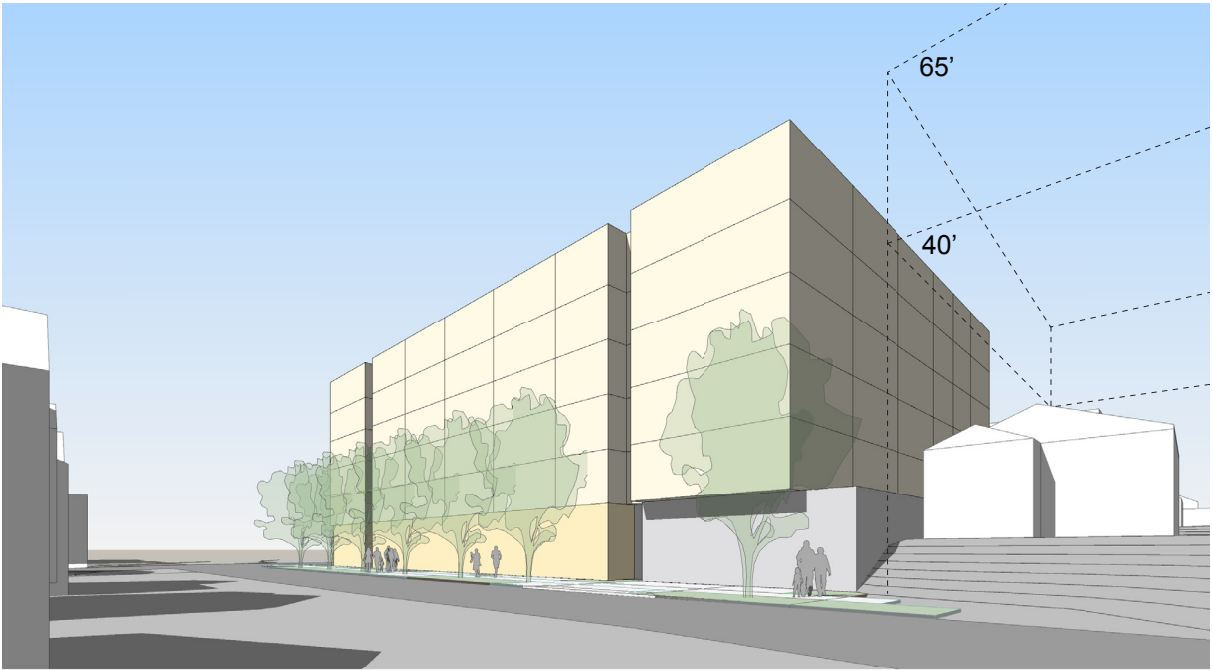
Street Level View 2 from Southwest



Street Level Plan Diagram



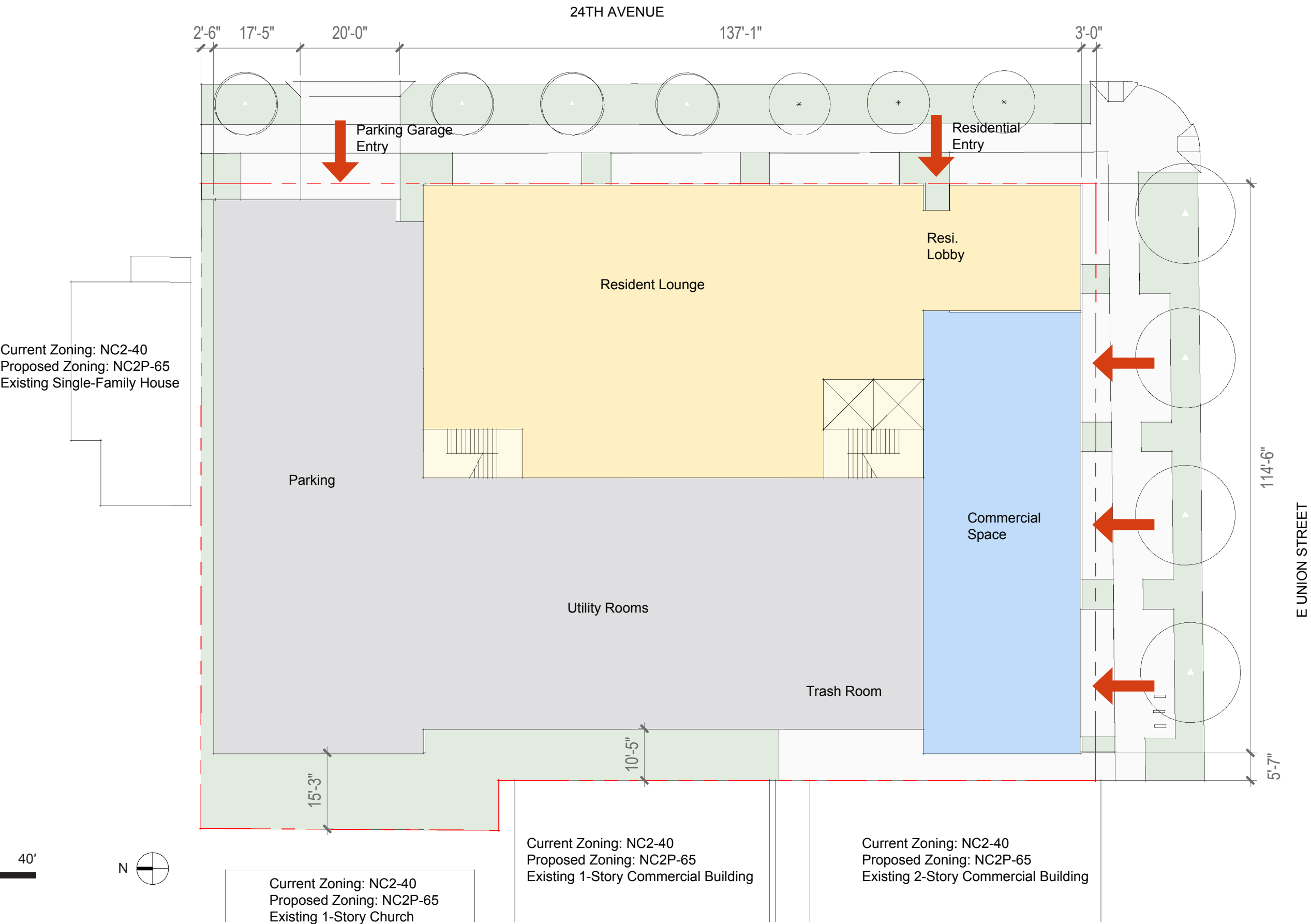
Typical Level Plan Diagram



Street Level View 3 from Northeast

Design Proposal

Option 1



Design Proposal

Option 2

Option 2 arranges commercial street-level uses along E Union Street, and the residential units around an enclosed podium-level courtyard.

Unit Count: 115

Parking Stall Count: 18

Commercial Area: 2,800 sq. ft

Pros:

Commercial space is located along 80% of E Union Street facade (Approx. 90', 2,700 sf), with continuous 3' setback from lot line to enhance the pedestrian experience.

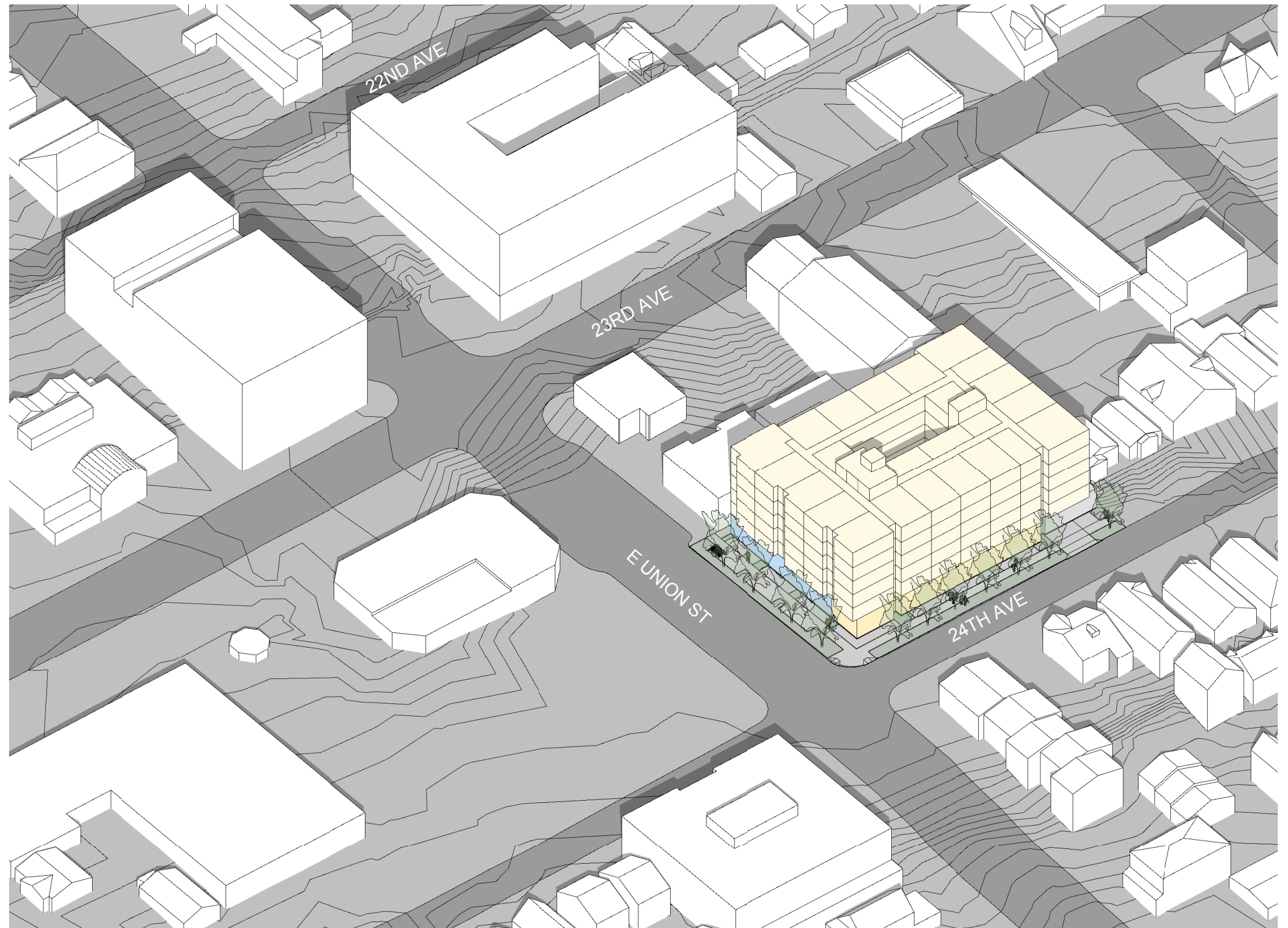
The building is placed along 24th Avenue and E Union Street to define and reinforce urban edge.

Cons:

Lack of daylight and views out for the residential units facing the enclosed courtyard.

Potential Departure:

Sight triangle



Design Proposal

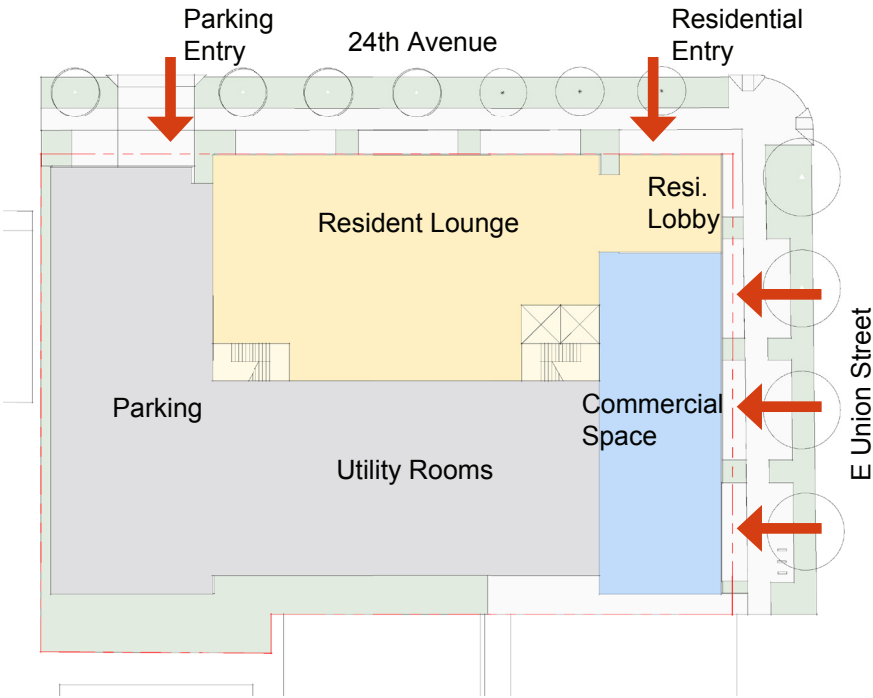
Option 2



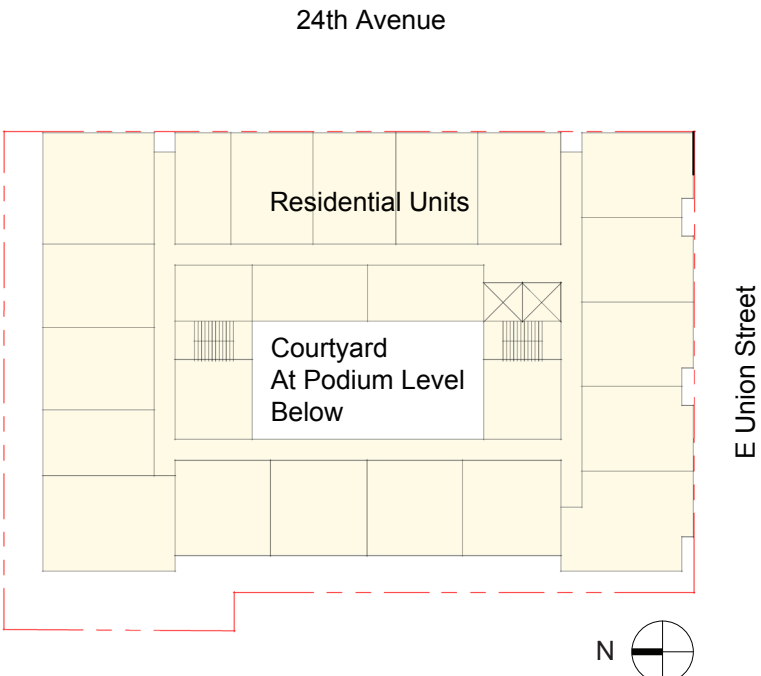
Street Level View 1 from Southeast



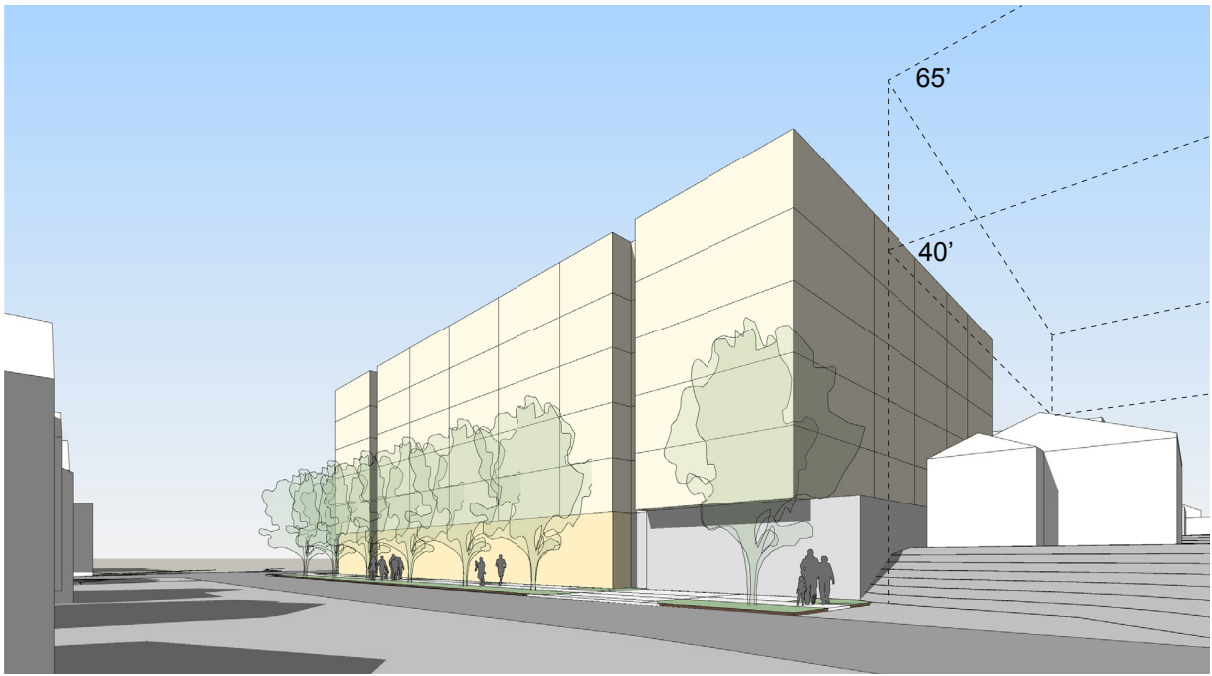
Street Level View 2 from Southwest



Street Level Plan Diagram



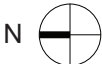
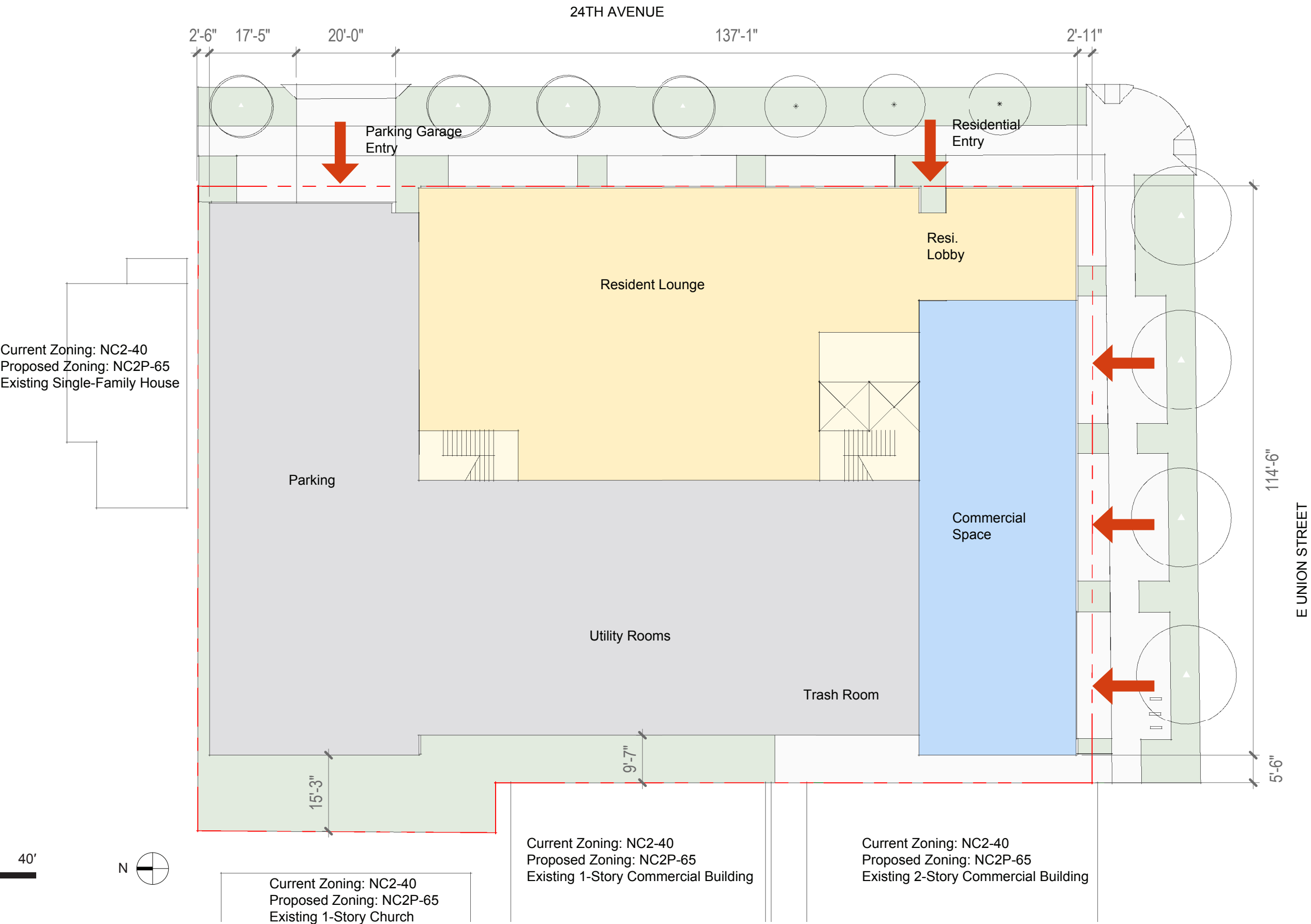
Typical Level Plan Diagram



Street Level View 3 from Northeast

Design Proposal

Option 2



Design Proposal

Option 3 - Preferred Option

Option 3 arranges commercial street-level uses along E Union Street and at the corner of E Union Street & 24th Avenue. Residential units surround an at-grade entry courtyard facing east onto 24th Avenue.

Unit Count: 115 units

Parking Count: 18 stalls

Commercial Space: Approx. 3,400 gsf

Pros:

Commercial space is maximized along the full length of E Union Street facade (Approx. 110', 3,400 sf), with continuous 3' setback from lot line along E Union Street to enhance the pedestrian experience.

Commercial space wraps around the corner to respond to the same commercial use at diagonally opposite corner of E Union Street & 24th Avenue (at street level of The Stencil).

The courtyard opens to 24th Avenue to break-up the massing & respond to the lower density zone opposite the site along 24th Avenue.

The at-grade courtyard is activated with residential entry and outdoor landscaped amenity space. It is connected to the street sidewalk, helping to activate 24th Avenue and keep a consistent residential character along 24th Avenue.

The courtyard opens to 24th Avenue to maximize daylight & views to residential units.

Cons:

Less building area at street level due to at-grade courtyard.

Potential Departures:

- Courtyard at street level
- Residential entry at street level
- Sight triangle



Aerial View from Southeast

Design Proposal

Option 3 - Preferred Option



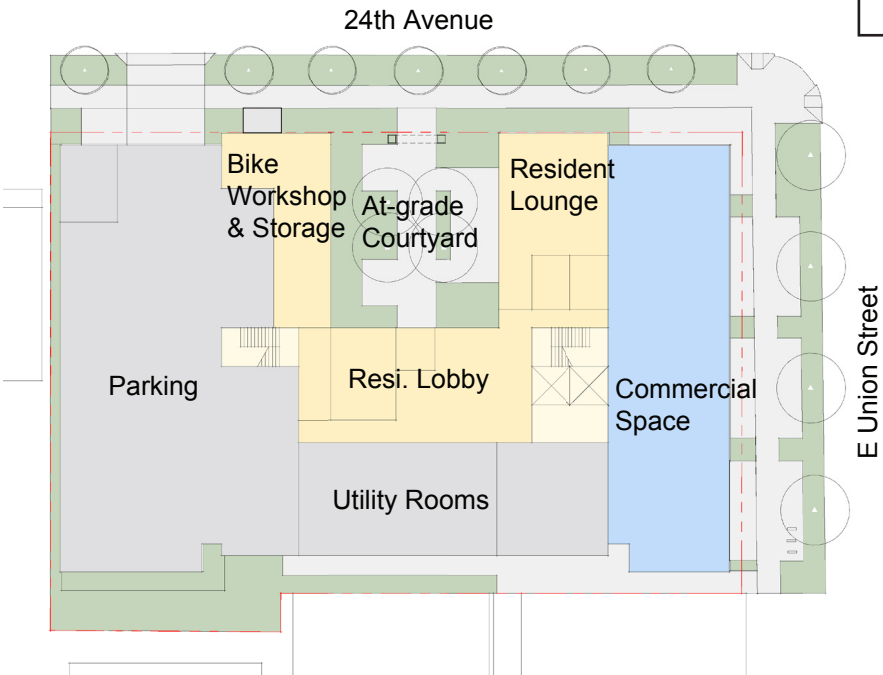
Street Level View 1 from Southeast

The commercial space is located along the full length of E Union Street (Approx. 110', 3,400 sf), with continuous 3' setback to enhance the pedestrian experience, and provide opportunities for sidewalk cafe, outdoor vendor displays and other activities.

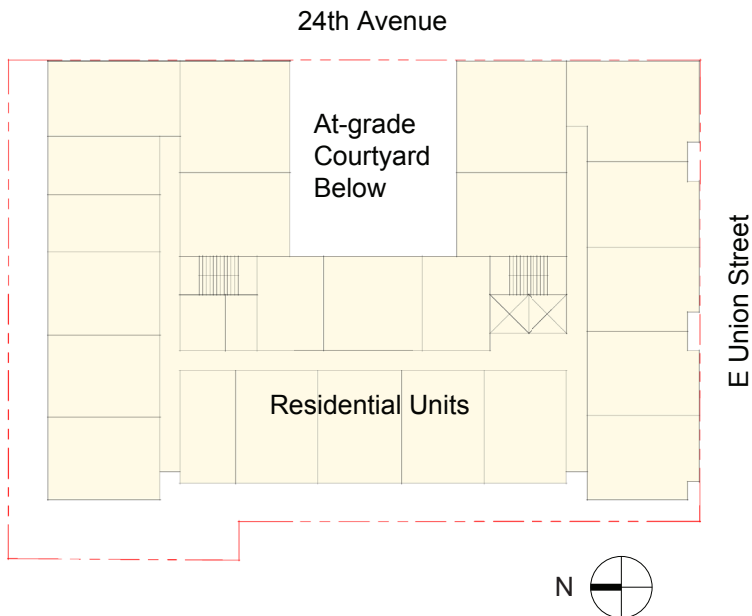
The commercial space wraps around the corner to respond to the same commercial use at diagonally opposite corner of E Union Street & 24th Avenue (at street level of The Stencil).

The building corner will be articulated with greater level of openness and transparency for the units at the corner

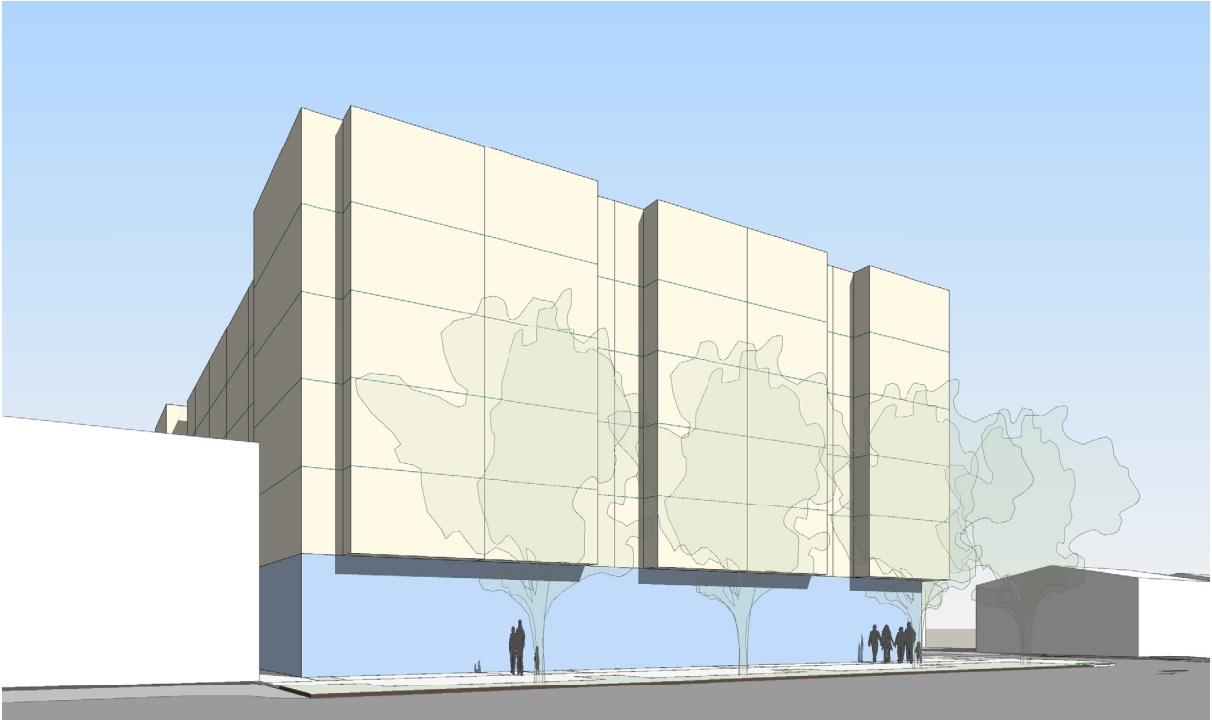
NC2-40 height



Street Level Plan Diagram



Typical Level Plan Diagram

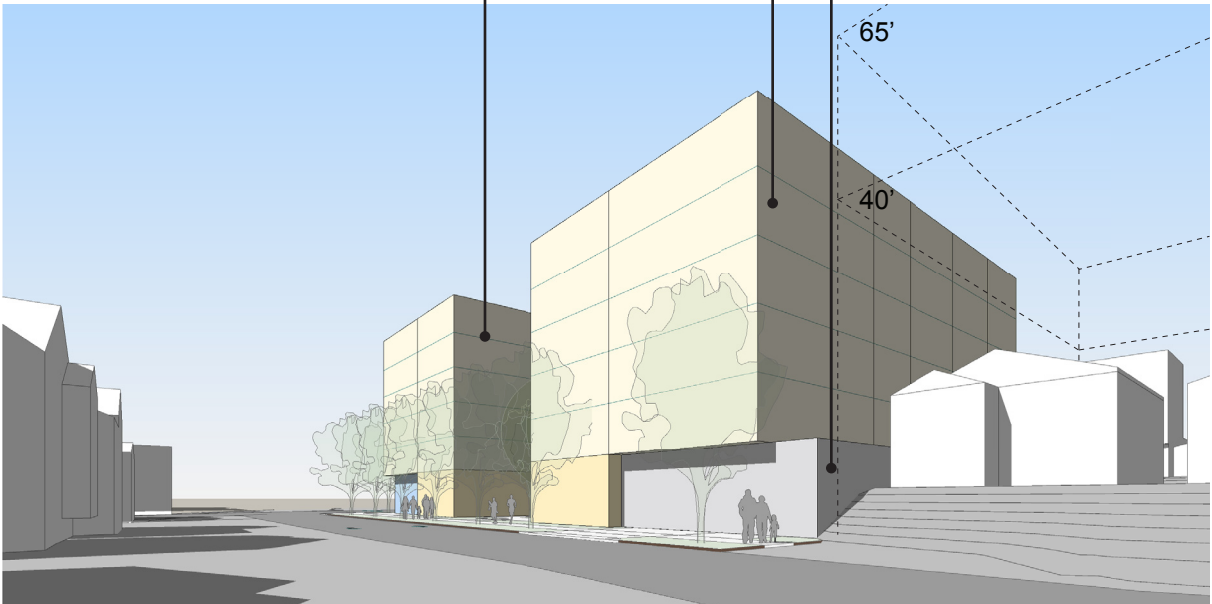


Street Level View 2 from Southwest

The upper 5 levels are set back by 10' along the north lot line to allow daylight for units and the existing house north of the site.

The courtyard opens to 24th Avenue, and helps make the massing of the building more compatible with the residential character along 24th Avenue.

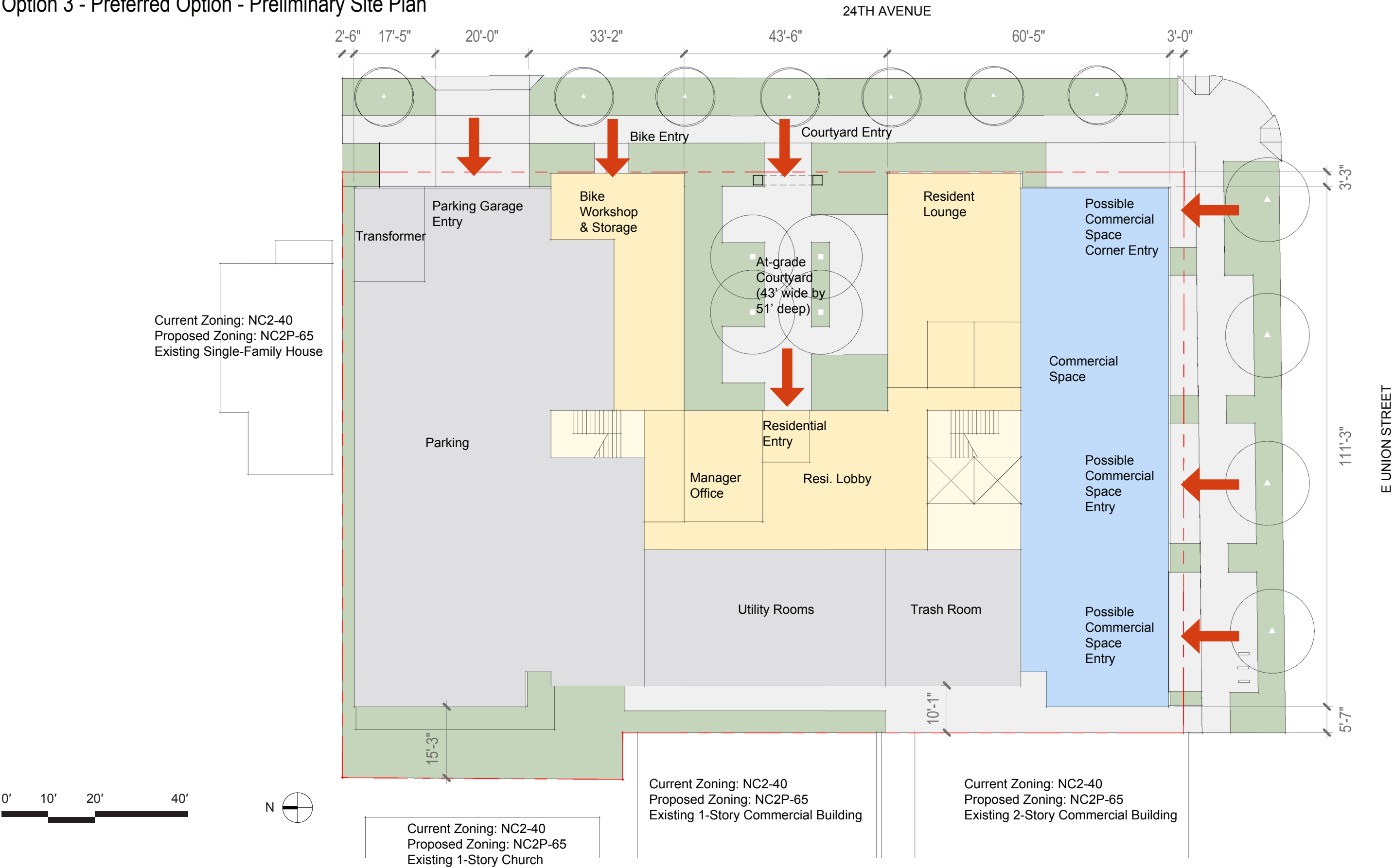
The podium blank wall along north lot line is minimized by the higher grade (approx. 10' higher) north of the site.



Street Level View 3 from Northeast

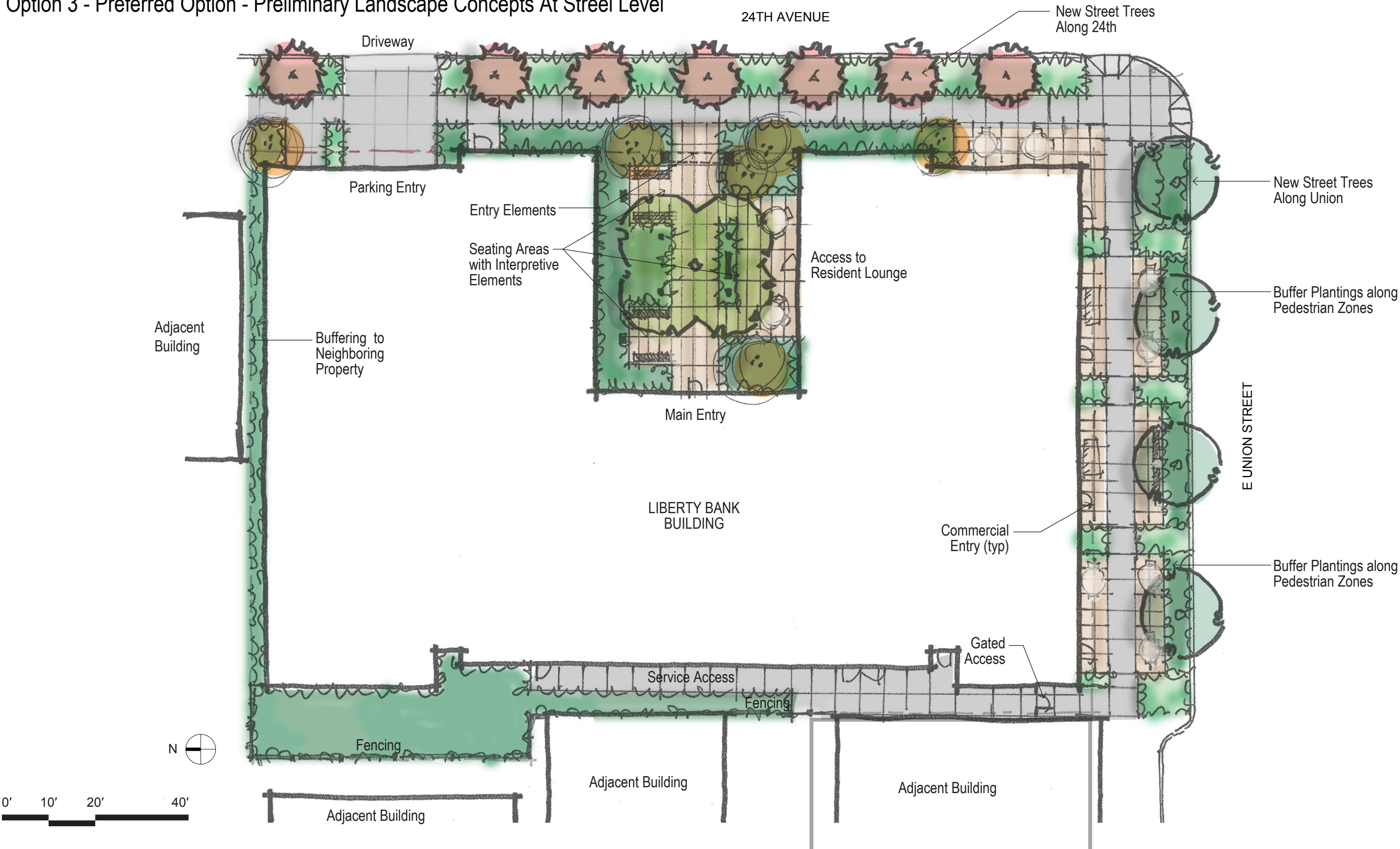
Design Proposal

Option 3 - Preferred Option - Preliminary Site Plan



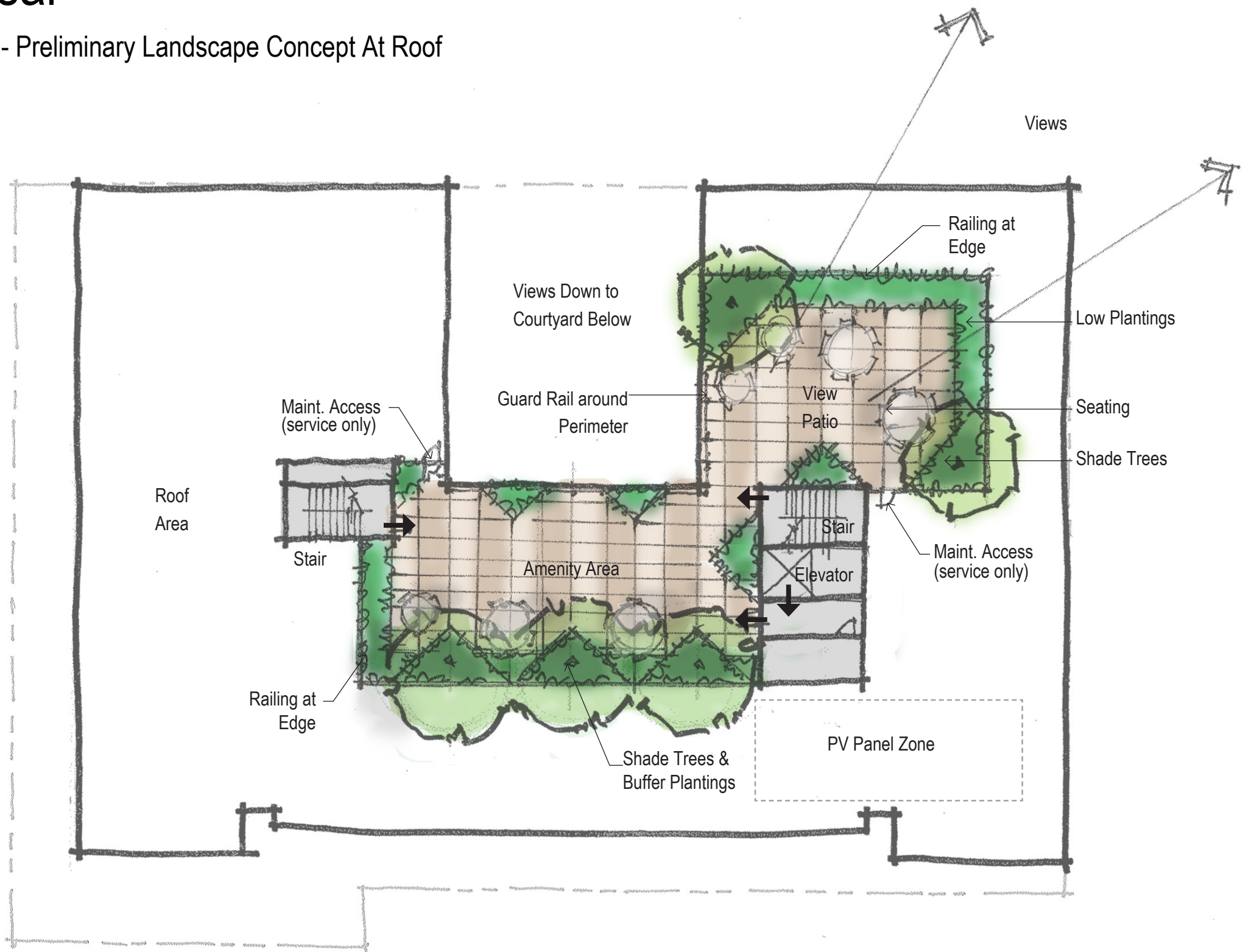
Design Proposal

Option 3 - Preferred Option - Preliminary Landscape Concepts At Steel Level



Design Proposal

Option 3 - Preferred Option - Preliminary Landscape Concept At Roof



Design Guidelines

List of Pertinent Design Guidelines

In addition to the citywide Seattle Design Guidelines, the 23rd Avenue UDF identifies specific design recommendations for the site that should be taken into consideration. Potential applicable design guidelines have been identified. Alignment with the recommendations expressed in the 23rd Avenue UDF are underlined.

Context and Site

CS1 Natural Systems and Site Features

CS1-B. Sunlight and Natural Ventilation

CS1-B-2. Daylight and Shading: Maximize daylight

CS2 Urban Pattern and Form

CS2-A Location in the City and Neighborhood

CS2-A-1 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.

CS2-A-2. Architectural Presence: Buildings that contribute to a strong street edge are particularly important to the creation of a quality public realm that invites social interaction and economic activity.

Proposed Design:

The building is placed along E Union Street to create a continuous street frontage to respond to the character of E Union Street with increasing commercial development. The building facade articulation will clearly reflect building program of upper 5 residential floors over the mix-used base with greater level of openness and transparency for the units at the southeast corner.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Make a strong connection to the street and carefully consider how the building will interact with the public realm.

Proposed Design: The commercial space along E Union Street will provide a high percentage of transparency to animate the street and allow passersby to interact with the activities inside. The proposed design will set the facade back continuously by 3’ at the street level to provide opportunities for sidewalk cafe and outdoor vendor stalls to enliven the streetscape.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as a gateway or focal points.

Proposed Design:

The proposed design is to build out to the southeast corner for the upper 5 residential floors to provide a strong urban edge to anchor the block. The building corner at E Union Street and 24th Avenue is articulated with greater level of openness and transparency for the units at the corner.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Determine an appropriate complement and/or transition.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

Proposed Design:

The east-facing open courtyard helps break up the building mass to respond to the less intense zone(LR2 zone) across the 24th Avenue.

CS3 Architectural Context and Character

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-3. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles.

CS3-A-4. Evolving Neighborhoods: Explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Public Life

PL1 Connectivity

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing pedestrian infrastructure.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open space to enliven the area and attract interest and interaction with the site and building should be considered.

Proposed Design:

The relatively wide streetscape along each of the street frontage provides opportunities to create an inviting and pedestrian friendly environment that will be explored in-depth in the next phase of design.

PL2 Walkability

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Provide lines of sight and natural surveillance through strategic placement of doors, windows and street-level uses.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales.

PL2-B-3. Street-level Transparency: Ensure transparency of street-level uses.

Proposed Design:

The continuous commercial space along E Union Street and around the southeast corner will provide a high level of transparency to encourage pedestrain activity and create a safe environment.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged.

Proposed Design:

Canopies will be provided along E Union Street facade and around the southeast corner.

PL2-C-2. Design Integration: Integrate weather protection into the design of the structure

Proposed Design:

The canopies will be integrated into the structure of the storefront system.

PL3 Street-Level Interaction

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be identifiable from the street

PL3-A-2. Ensemble of Elements: Design the entry as a collection of coordinated elements.

Design Guidelines

List of Pertinent Design Guidelines

PL3-C Retail Edges

PL3-C-1. Porous Edges: Engage passersby with opportunities to interact visually with the building interior.

PL3-C-2. Visibility: Maximize visibility into the building interior.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur.

Design Concept

DC1 Project Uses and Activities

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Minimize conflict between vehicles and non-motorists.

DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC2 Architectural Concept

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: 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.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Facade Composition: Design all facades considering composition and architectural expression of the building as a whole.

Proposed Design:

The facade design will reflect the organization of individual units. The scale and rhythm of the facades will be explored in-depth during the next design phase.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate elements that are of human scale into the design.

DC2-D-2. Texture: Strive for a fine-grained scale/texture.

DC3 Open Space Concept

DC3-A Building-Open Space Relationship

DC3-A-1. 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-B Open Space Uses and Activities

DC3-B-2. Matching Uses to Conditions: Place outdoor gathering area where there is sunny exposure.

DC3-B-4. Multifamily Open Space: Design common open spaces to encourage physical activity and social interaction.

Proposed Design:

The project will provide landscaped, exterior spaces at the at-grade courtyard and the roof. The roof will provide common amenity space for residents with excellent views, landscaping, seating and space for a variety of activities.

DC3-C Design

DC3-C-2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses.

DC4 Exterior Elements and Finishes

DC4-A Building Materials

DC4-A-1. Exterior Finish Materials: Building exterior should be constructed durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-B Signage

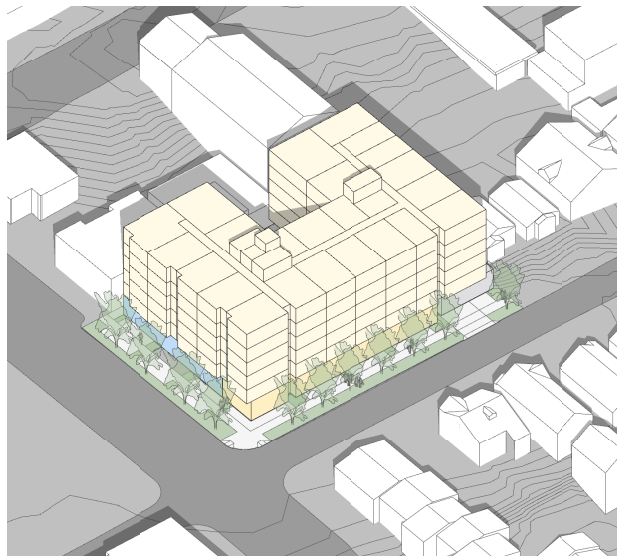
DC4-B-2. Coordinate with Project Design: Develop a signage plan within the context of architectural and open concepts.

DC4-D Trees, Landscape and Hardscape Materials

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Design Proposal

Comparison of Design Options



Option 1

- commercial street-level uses along E Union Street
- residential units around podium-level
- courtyard opens to the west.

Pros:

- commercial space is located along 80% of E Union Street facade (approx. 90')
- 3' setback from lot line to enhance pedestrian experience
- reinforces urban edge along 24th Ave & E Union Street

Cons:

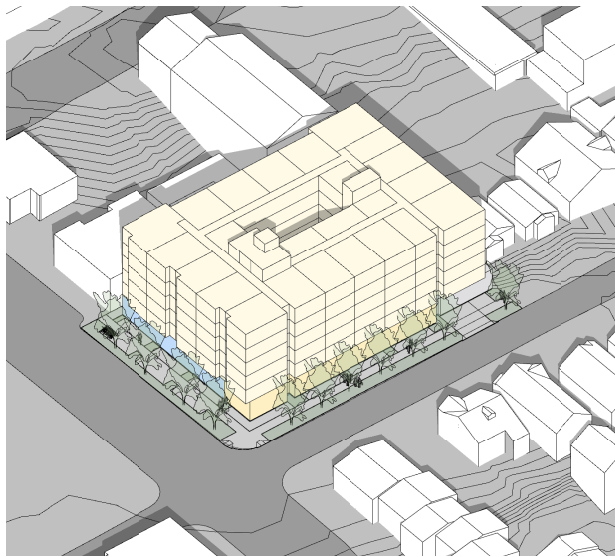
- Incompatible use at the adjacent property to the west a podium-level courtyard
- views of blank walls from courtyard toward existing buildings
- lack of daylight & views out for residential units at courtyard when the property to the west fully develops

Code Complying option - no departures

Unit Count: 115

Parking Stall Count: 18

Commercial Area: 2,800 sq. ft



Option 2

- commercial street-level uses along E Union Street
- residential units around enclosed podium-level courtyard
- internal courtyard

Pros:

- commercial space is located along 80% of E Union Street facade (approx. 90')
- 3' setback from lot line along E Union Street to enhance pedestrian experience
- reinforces urban edge along 24th Ave & E Union Street

Cons:

- lack of daylight & views out for the residential units facing the enclosed courtyard

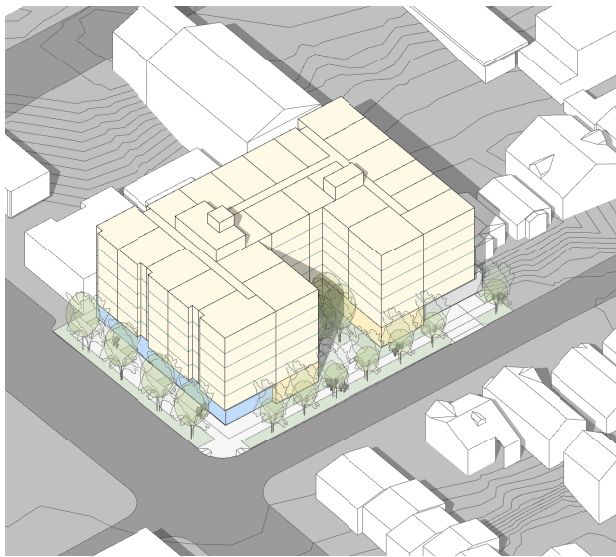
Potential Departures:

- sight triangle

Unit Count: 115

Parking Stall Count: 18

Commercial Area: 2,800 sq. ft



Option 3 (preferred)

- commercial street-level uses along E Union Street & at the corner of E Union Street & 24th Ave
- residential units surround an at-grade entry courtyard facing east onto 24th Ave

Pros:

- commercial space is maximized along full length of E Union Street facade (approx. 110')
- 3' setback from lot line along E Union Street to enhance the pedestrian experience
- commercial space wraps corner to respond to the same commercial use diagonally across E Union Street & 24th Ave
- courtyard opens to 24th Ave to break-up the massing & responds to lower density zone opposite the site along 24th Ave
- at-grade courtyard is activated with residential entry and outdoor landscaped amenity space. It is connected to the street sidewalk, helping to activate 24th Ave and keep a consistent residential character along 24th Ave
- courtyard opens to 24th Ave to maximize daylight & views for residential units

Cons:

- less building area at street level due to at-grade courtyard

Potential Departures:

- Courtyard at street level
- Residential entry at street level
- Sight triangle

Unit Count: 115

Parking Stall Count: 18

Commercial Area: 3400 sq. ft

Potential Development Departures

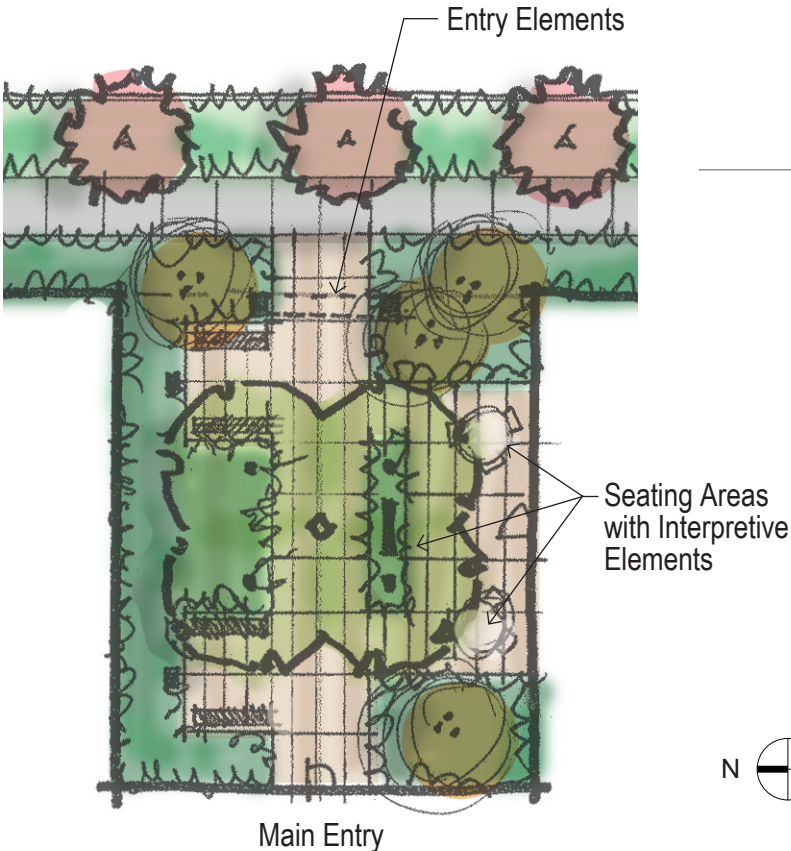
Departure 1

Courtyard at Street Level

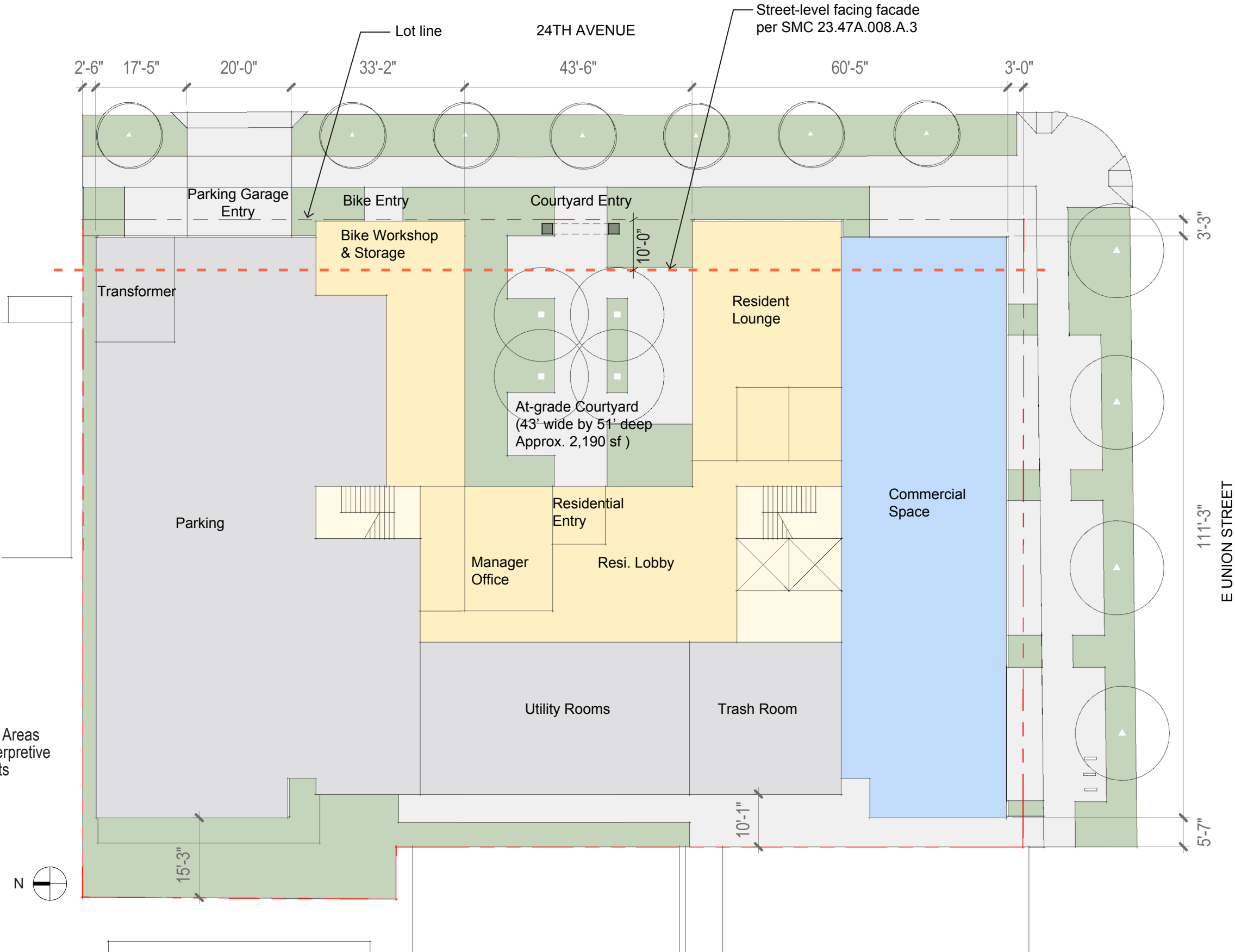
Code Standard SMC 23.47A.008.A.3. "Street-level street-facing facades shall be located within 10 feet of the street lotline, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided."

Departure Request To provide at-grade courtyard facing 24th Avenue.

Rationale for Requested Departure The at-grade courtyard meets the intent of the code by providing an attractive and active landscaped open space that serves as the residential entry. It is connected to the street sidewalk to help activate 24th Avenue. In addition, the courtyard helps make the massing of the building more compatible with the residential character along 24th Avenue.



Courtyard Landscape Plan



Potential Development Departures

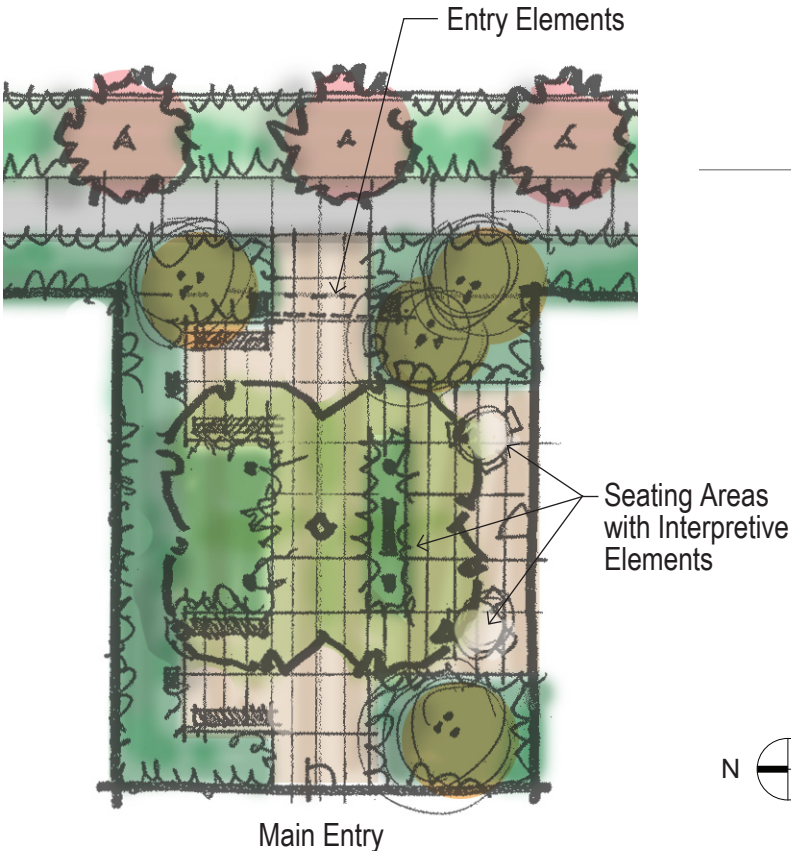
Departure 2

Residential Entry at Street Level

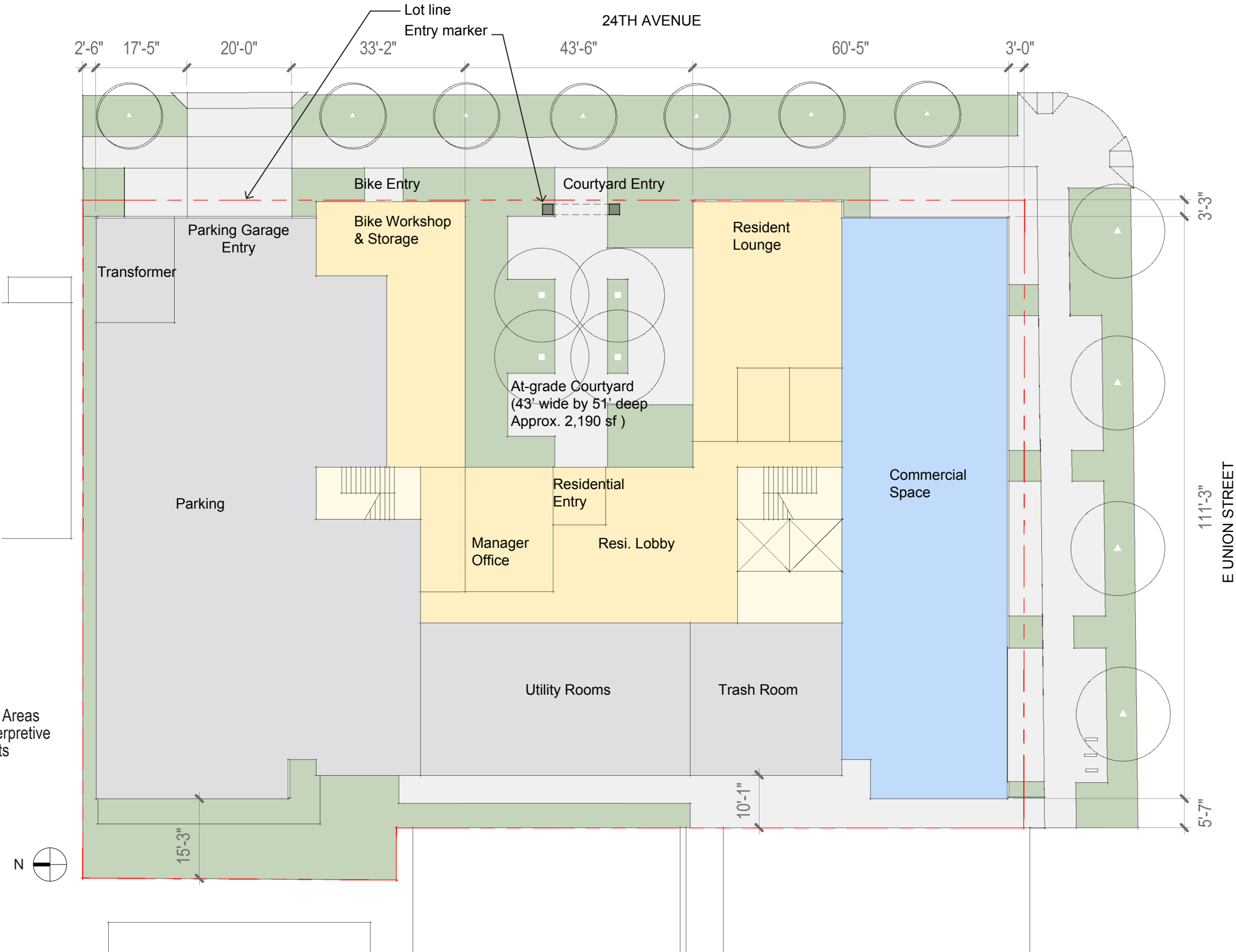
Code Standard SMC 23.47A.008.D.1. "At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry."

Departure Request To consider the courtyard entry as the residential entry. The courtyard entry will be visually prominent and activate the streetscape.

Rationale for Requested Departure The proposed design meets the intent of the code if the courtyard entry is designed to be active and visually prominent.



Courtyard Landscape Plan



Potential Development Departures

Departure 3

Sight Triangle

Code Standard SMC 23.54.030.G. 10' sight triangle required on exit side of driveways.

Departure Request The code is unclear about where the sight triangle is located between the driveway and the sidewalk(code language) or entirely within the property line (diagram)

Rationale for Requested Departure The proposed 10' sight triangle is located between the building and the sidewalk. A departure is required if the sight triangle is required to be located entirely within the property line. If a departure is required, we propose the use of mirrors to help drivers and special scoring patterns at the sidewalk to alert pedestrians.

