PROJECT TEAM

DEVELOPER:
Columbia City Condos, LLC
5220 42nd Ave. S.
Seattle, WA 98118

ARCHITECT:
JW Architects
3715 S Hudson St
Seattle, WA 98118

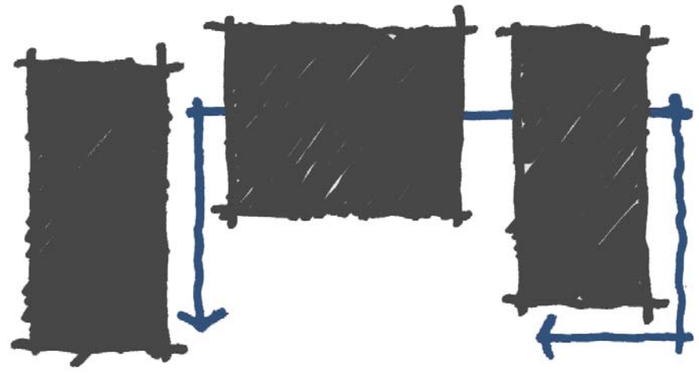
SURVEYOR:
Geodimensions
10801 Main St, Suite 102
Bellevue, WA 98004

EARLY DESIGN GUIDANCE

JUNE 21ST, 2016 SDCI # 3020618

2019 24th Ave S

Seattle, WA 98144



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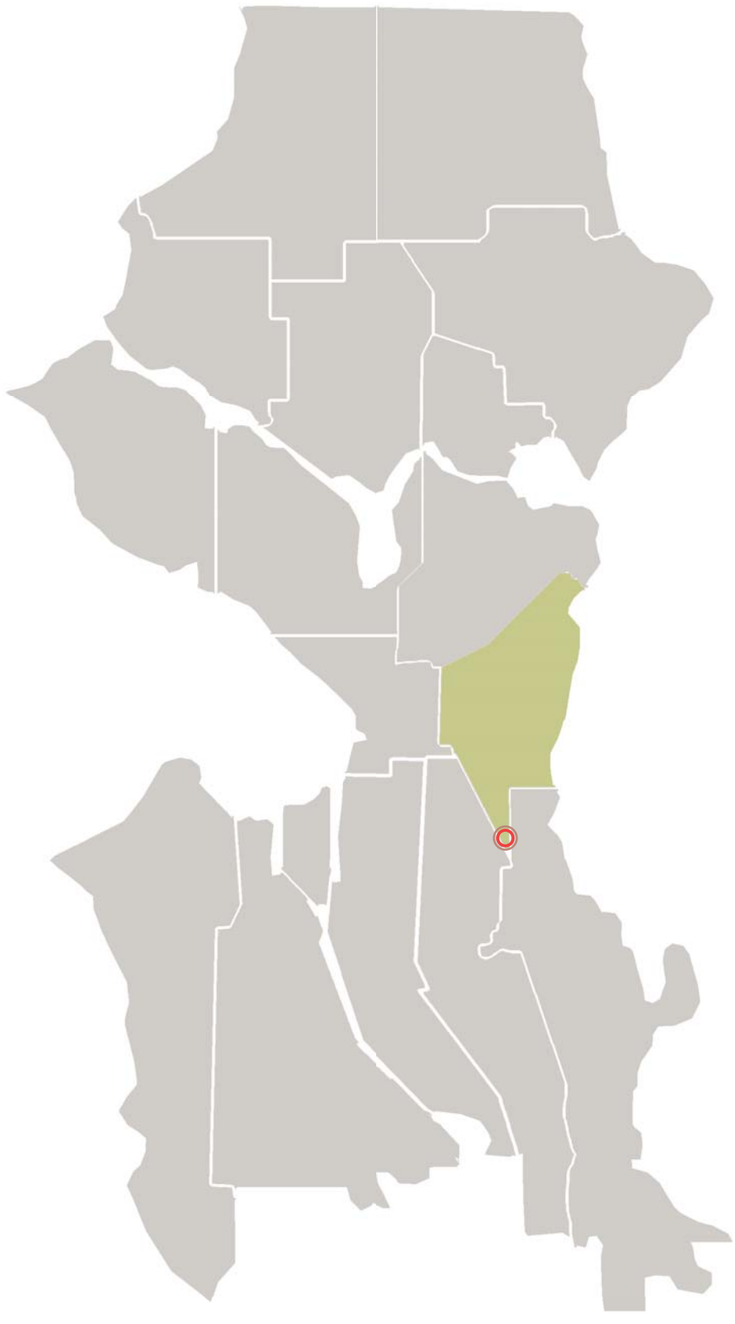


DEVELOPMENT OBJECTIVES: The owner of this site has asked JW architects to design an apartment that will provide workforce housing along the Rainier Avenue Transit corridor. This project reflects more recent projects in the densifying neighborhood by echoing the clean lines and high quality materials in neighborint projects. The schemes presented include 70 units, composed of efficiency and small efficiency dwelling units. All of the options are unparked and plan to take advantage of the neighborhood's existing transit options.

KEY METRICS

ADDRESS: 2019 24th Ave S

PARCEL NUMBER: 1498302783

ZONE: C1-40

LOT SIZE: 9,003

OVERLAYS: North Rainier Hub Urban Village

ALLOWED FAR: 3.0 Residential
9,003 x 3.0 = 27,009 square feet

PROPOSED SF: 27,000 square feet

ALLOWED HEIGHT: 40'

PROPOSED HEIGHT: 40'

ANALYSIS OF CONTEXT: This site is located in a C1-40 zone and is directly adjacent to a C1-65 zone. Much of the adjacent development is not yet developed to its full height potential and is rather a mix of single-story industrial structures and single family homes.

SITE ANALYSIS

ZONING ANALYSIS

This site is located in a C1-40 zone and is directly adjacent to a C1-65 zone. Much of the adjacent development is not yet developed to its full height potential and is rather a mix of single-story industrial structures and single family homes.

ZONING

Future Project

1 *1908, 1909 25th Ave S*
SCDI Project #3018467, #3017027
2407, 2423 S Holgate St
SCDI Project #3014704, #3018468

Current Neighboring Project

2 Wellspring Family Services

Current Neighboring Project

3 The 2100 Building

NEIGHBORING BUILDINGS ANALYSIS

Recent developments on adjacent properties feature a mix of commercial and residential building types and yet both types share this clean, largely orthogonal language. This project will echo the clean lines of the existing project and will more directly reference the Wellspring project by taking inspiration from it's material and color palette.

TRANSIT AND NEIGHBORING BUILDINGS

JIMI HENDRIX PARK

COLMAN PLAYGROUND

SEATTLE CHILDRENS PLAYGARDEN

JAPANESE PRESBYTERIAN CHURCH
A-1 AUTO REPAIR & TOWING

KUSAK CUT GLASS WORKS

WELLSPRING FAMILY SERVICES

7-ELEVEN
THE LIGHTHOUSE FOR THE BLIND, INC.
ABODIAN

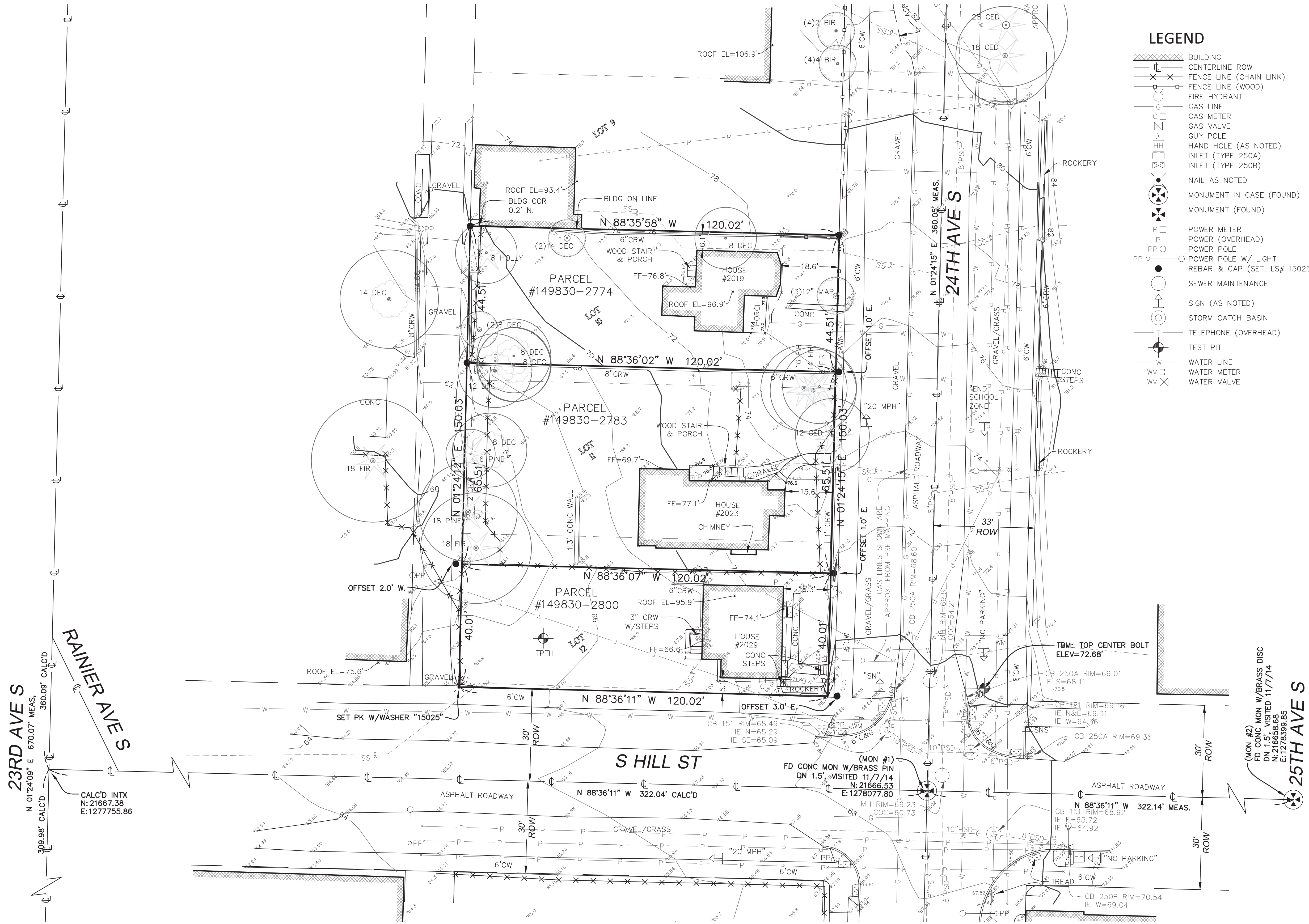
AMY YEE TENNIS CENTER

FARESTART @ 2100 CAFE
TREEHOUSE
THE 2100 BUILDING
FRANKLIN FRUT & PRODUCE
NGUYEN'S PHARMACY & GIFTS
ATLANTIC VETERINARY HOSPITAL

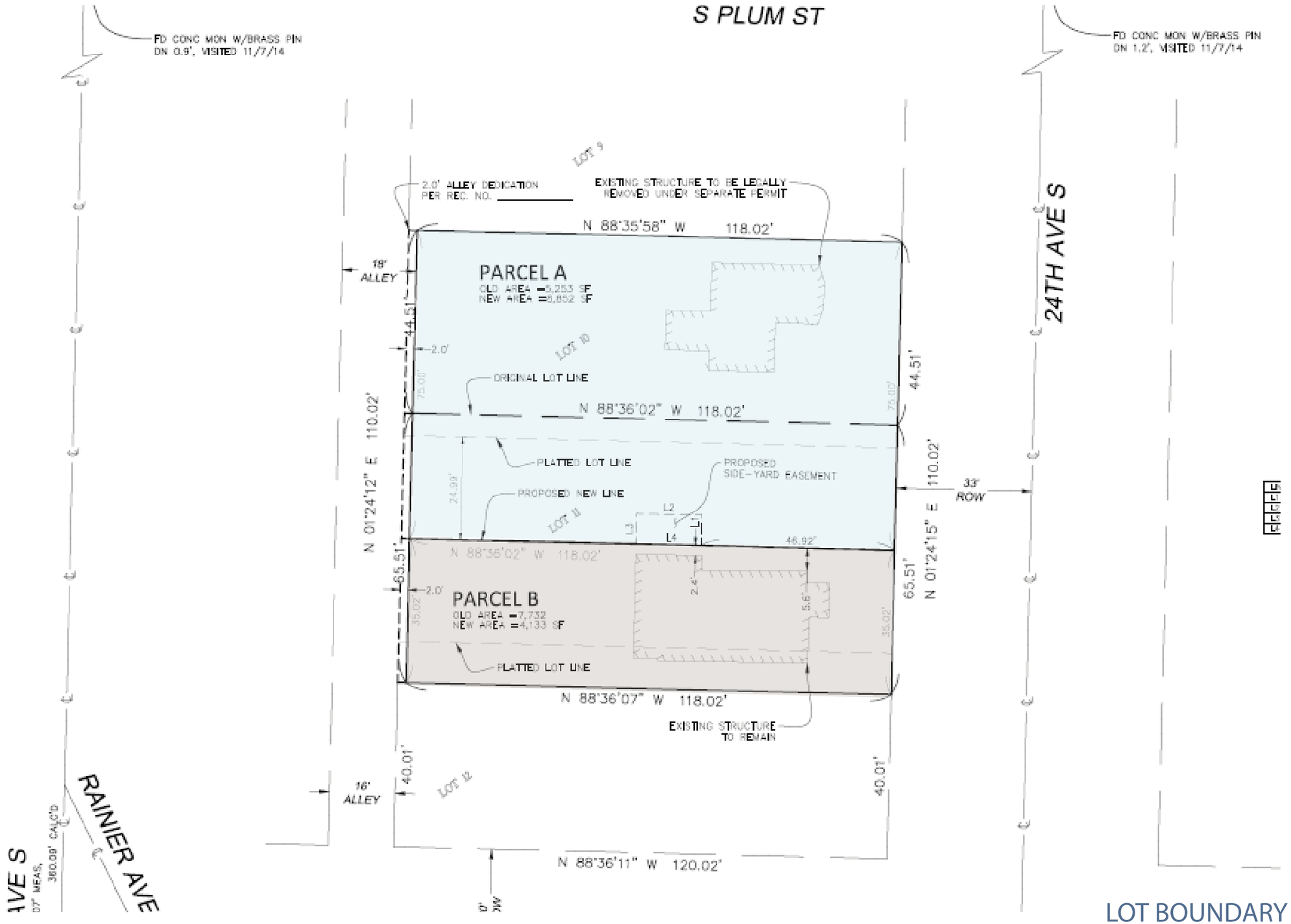
PARENT TRUST FOR WA CHILDREN

MARTIN LUTHER KING JR. MEMORIAL

LOCAL AMENITIES


LEGEND
BUILDING
CENTERLINE ROW
FENCE LINE (CHAIN LINK)
FENCE LINE (WOOD)
FIRE HYDRANT
GAS LINE
GAS METER
GAS VALVE
GUY POLE
HAND HOLE (AS NOTED)
INLET (TYPE 250A)
INLET (TYPE 250B)
NAIL AS NOTED
MONUMENT IN CASE (FOUND)
MONUMENT (FOUND)
POWER METER
POWER (OVERHEAD)
POWER POLE
POWER POLE W/ LIGHT
REBAR & CAP (SET, LS# 15025)
SEWER MAINTENANCE
SIGN (AS NOTED)
STORM CATCH BASIN
TELEPHONE (OVERHEAD)
TEST PIT
WATER LINE
WATER METER
WATER VALVE
PARCEL #149830-2774
PARCEL #149830-2783
PARCEL #149830-2800
HOUSE #2019
HOUSE #2023
HOUSE #2029
LOT 9
LOT 10
LOT 11
LOT 12
N 88°35'58" W 120.02'
N 88°36'02" W 120.02'
N 88°36'07" W 120.02'
N 88°36'11" W 120.02'
N 01°24'12" E 150.03'
N 01°24'15" E 150.03'
24TH AVE S
23RD AVE S
25TH AVE S
RAINIER AVE S
S HILL ST
ASPHALT ROADWAY
TBM: TOP CENTER BOLT ELEV=72.68'
N 88°36'11" W 322.04' CALC'D
N 88°36'11" W 322.14' MEAS.
N 01°24'15" E 360.05' MEAS.
CALC'D INTX N:21667.38 E:1277755.86
(MON #1) FD CONC MON W/BRASS PIN DN 1.5', VISITED 11/7/14 N: 21666.53 E:1278077.80
(MON #2) FD CONC MON W/BRASS DISC DN 1.5', VISITED 11/7/14 N: 216658.68 E:1278399.85
SET PK W/WASHER "15025"
OFFSET 2.0' W.
OFFSET 3.0' E.
OFFSET 1.0' E.
"20 MPH"
"NO PARKING"
"END SCHOOL ZONE"
ROCKERY
33' ROW
30' ROW
GAS LINES SHOWN ARE APPROX. FROM PSE MAPPING

SURVEY



LOT BOUNDARY ADJUSTMENT

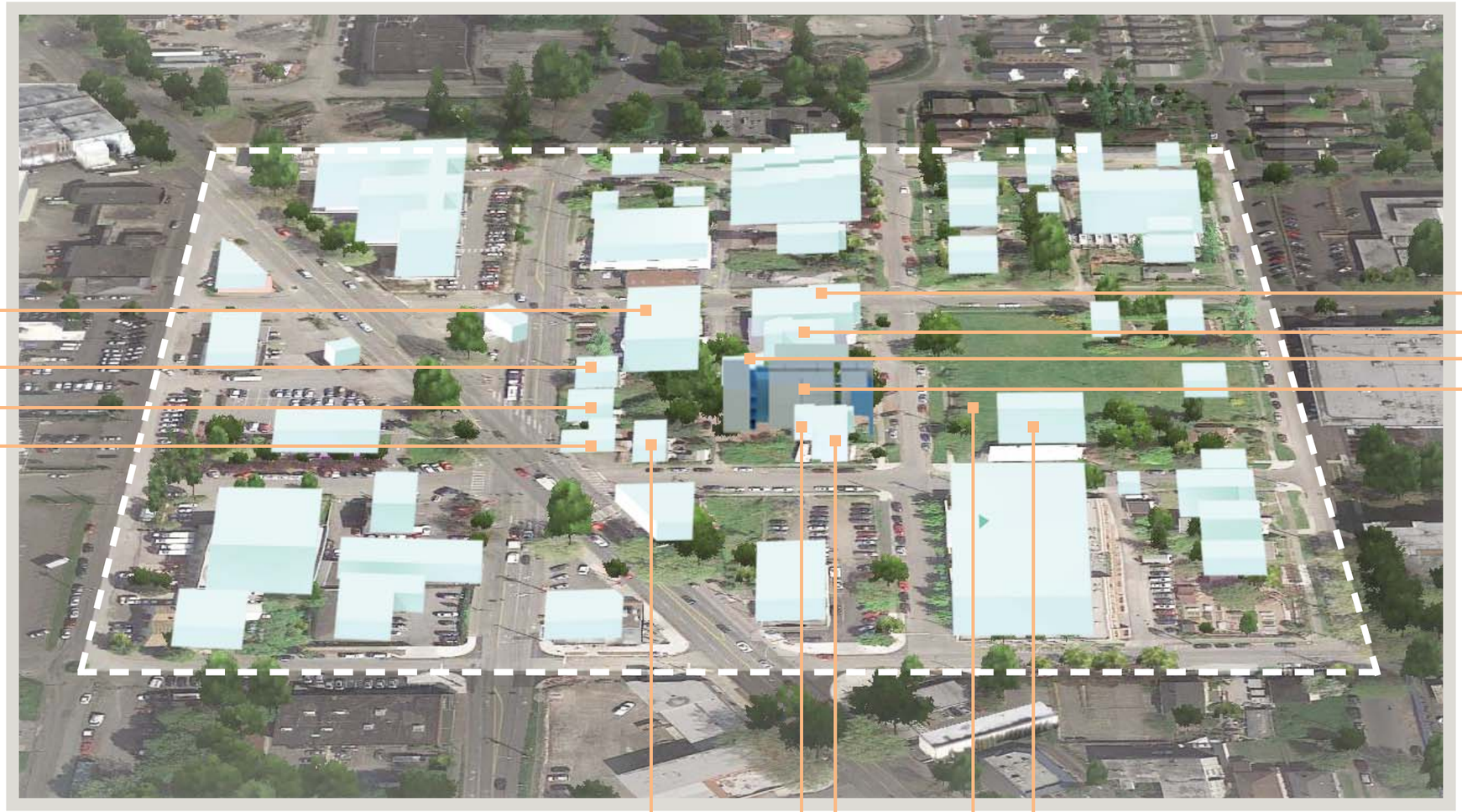
S HILL ST | SITE | S PLUM ST

EAST FACING STREET FACADES

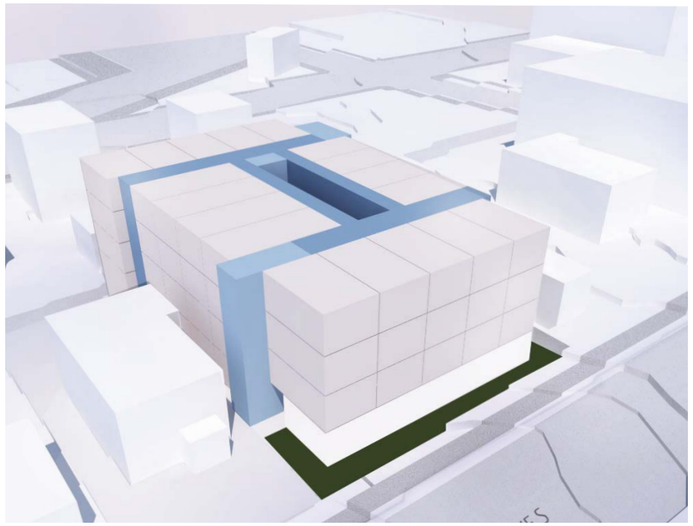
S PLUM ST | ACROSS THE STREET | S HILL ST

WEST FACING STREET FACADES

24TH AVE S STREET FACADES



9 BLOCK FIGURE GROUND



first OPTION

The first option features units and circulation surrounding a central courtyard. The density of the building in the north-south direction allows for the building to setback from the street and allows for a landscape buffer between the public sidewalk and the residential building. While this option provides the desired number of units it creates a very bulk building that doesn't address the surrounding context.

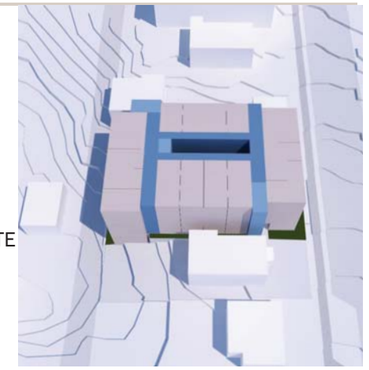
second OPTION

The next option changes the building's circulation pattern and organizes units around interior hallways with a ground level open space on the south side of the building. The south-facing courtyard maximizes the sun exposure to this communal area and provides a pleasnt building amenity. While improves solar access it lacks indoor-outdoor connection and has a very bulky street-façade and provides little relief for the adjacent single family residence to the north.

preferred OPTION

The preferred iteration uses open circulation to tie together smaller masses of units. This allows the project to bridge the scale of existing development and future more dense buildings. In addition, the open walkways reduce the carbon footprint of the building by eliminating the need to condition hallways and providing more opportunites for natural ventilation of the units. This iteration also recesses the main entry to highlight the break between public and private the walkway above provides weather coverage.

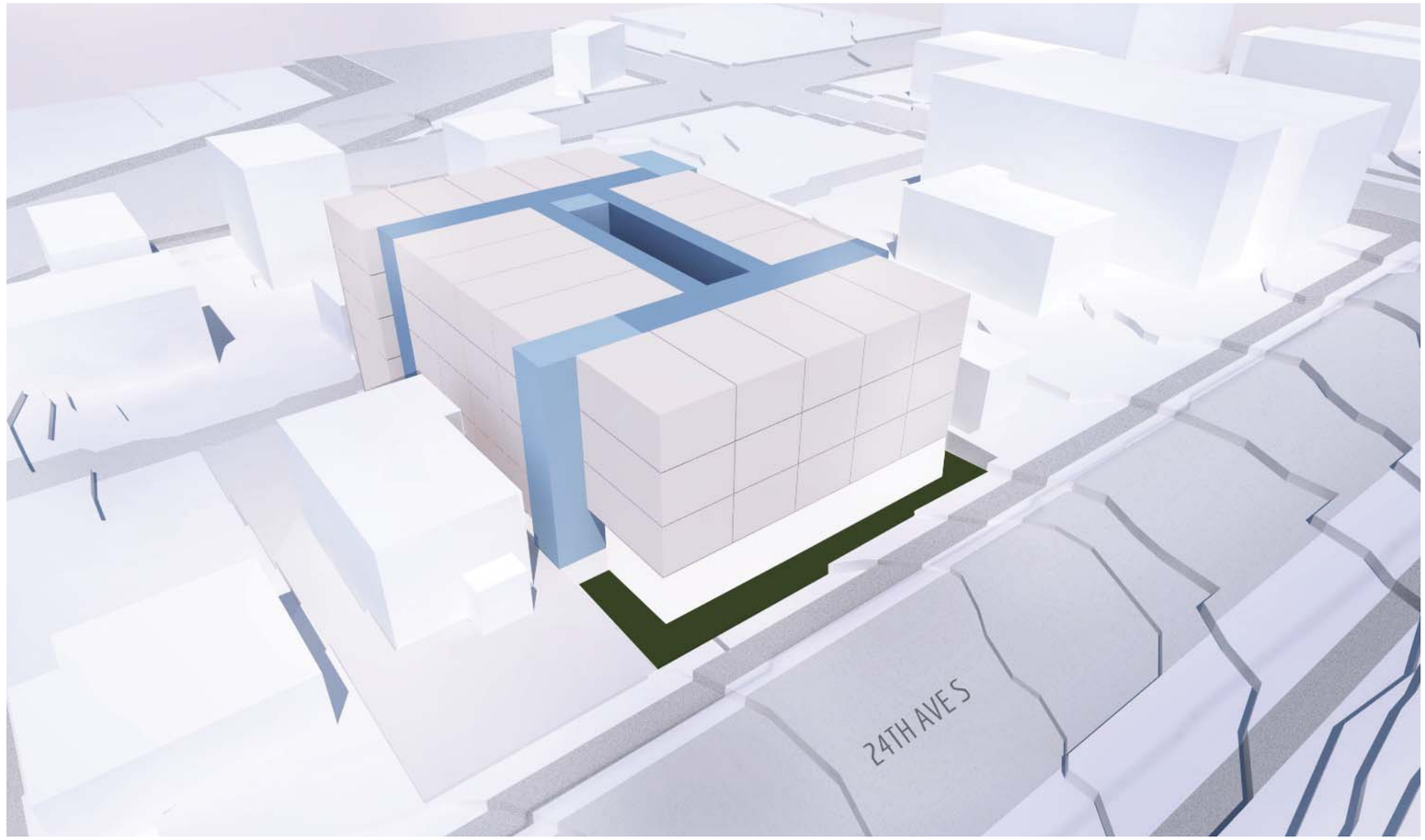
FIRST OPTION

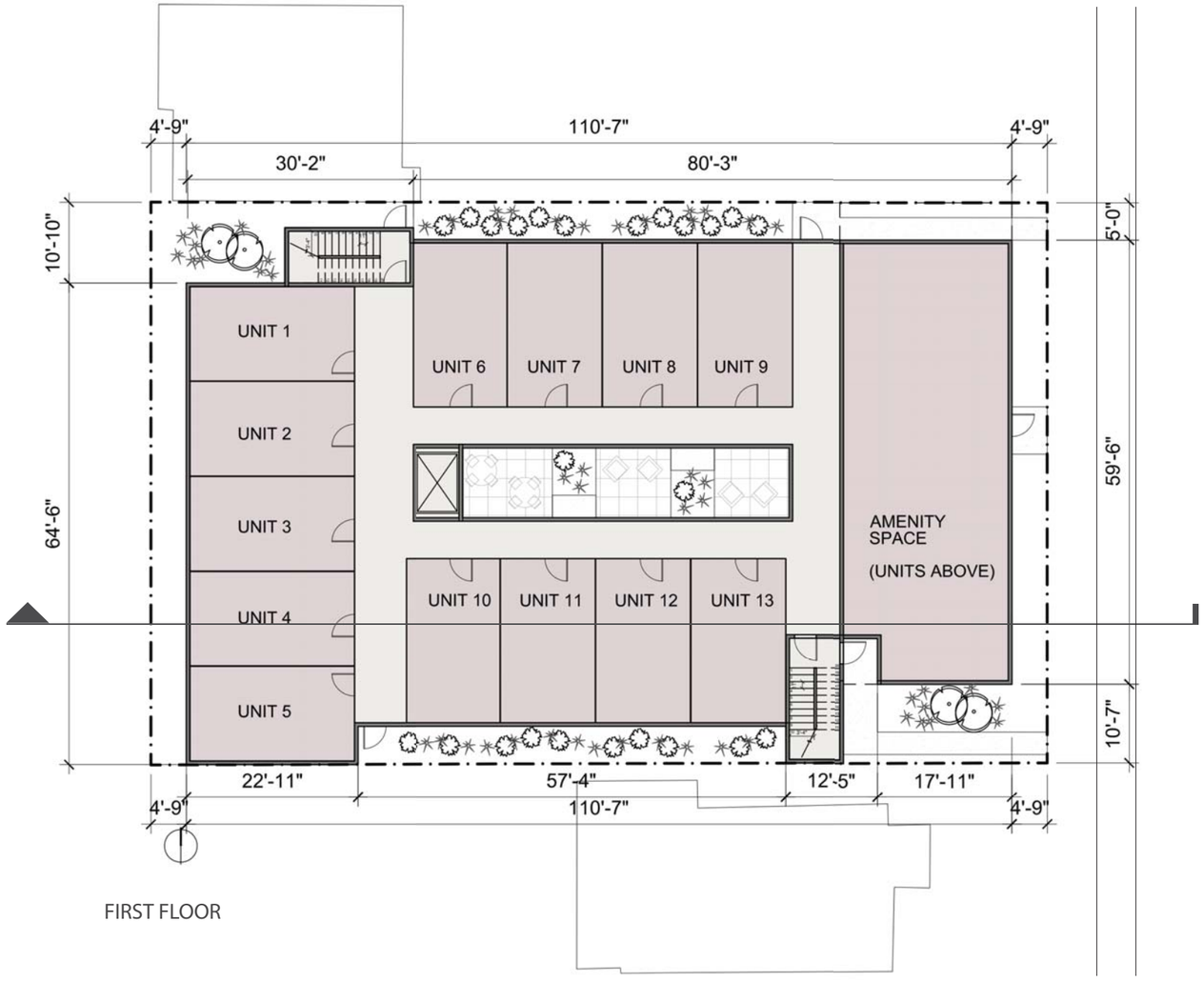


DISTIGUISHING FEATURES:
- (70) UNITS
- PARKING NOT PROVIDED ON SITE
- (4) STORIES + BASEMENT
- SHARED CENTRAL COURTYARD
- LANDSCAPE BUFFER BETWEEN STREET AND ENTRY

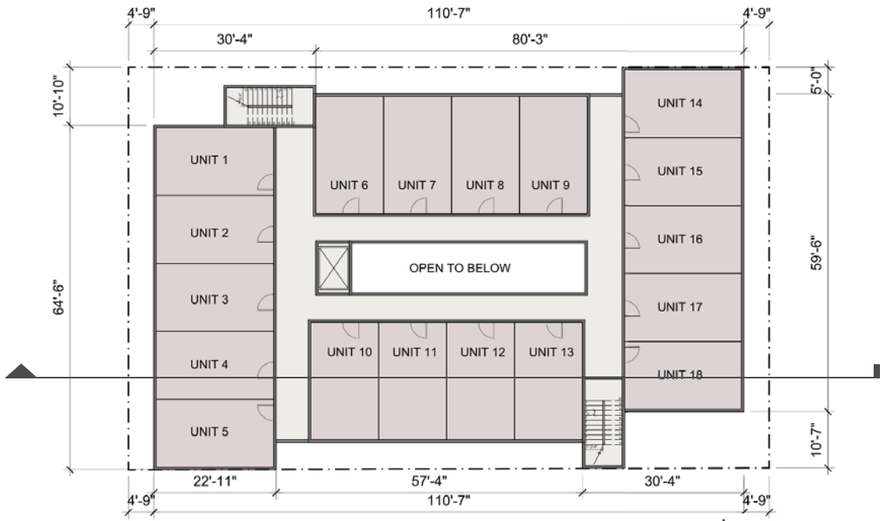
REQUESTED DEPARTURES
- No departures requested

The first option features units and circulation surrounding a central courtyard. The density of the building in the north-south direction allows for the building to setback from the street and allows for a landscape buffer between the public sidewalk and the residential building. While this option provides the desired number of units it creates a very bulk building that doesn't address the surrounding context.

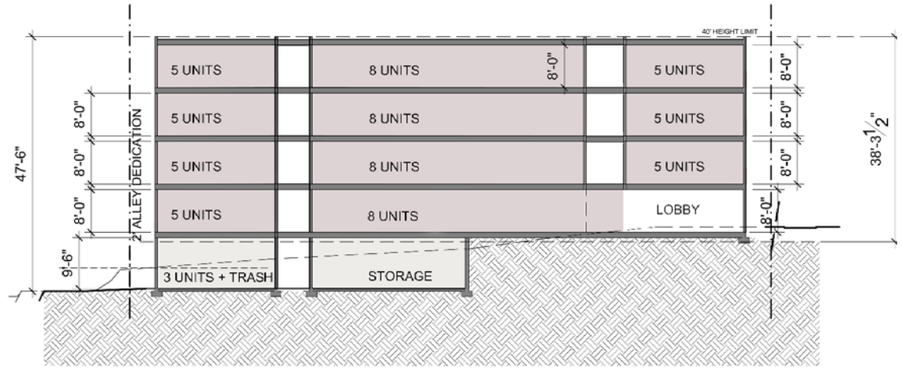




FIRST FLOOR

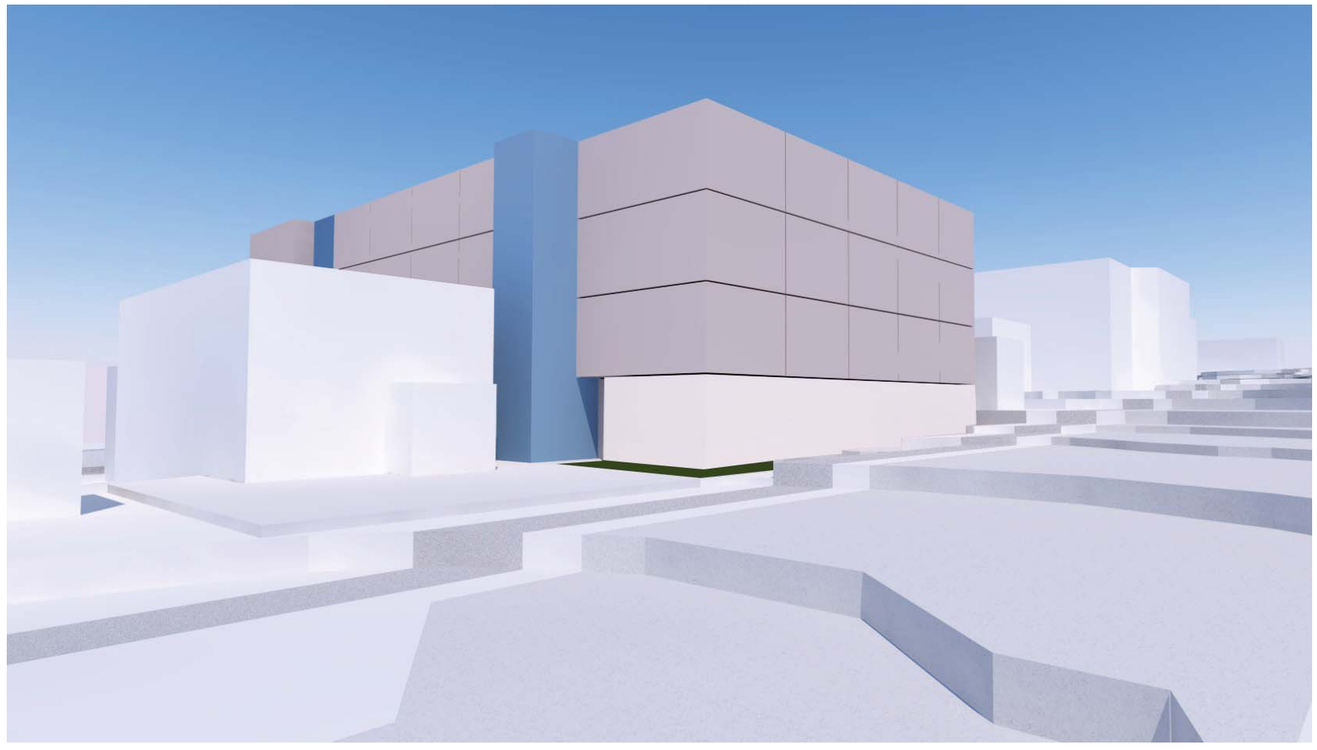


SECOND FLOOR PLAN (THIRD + FOURTH SIMILAR)

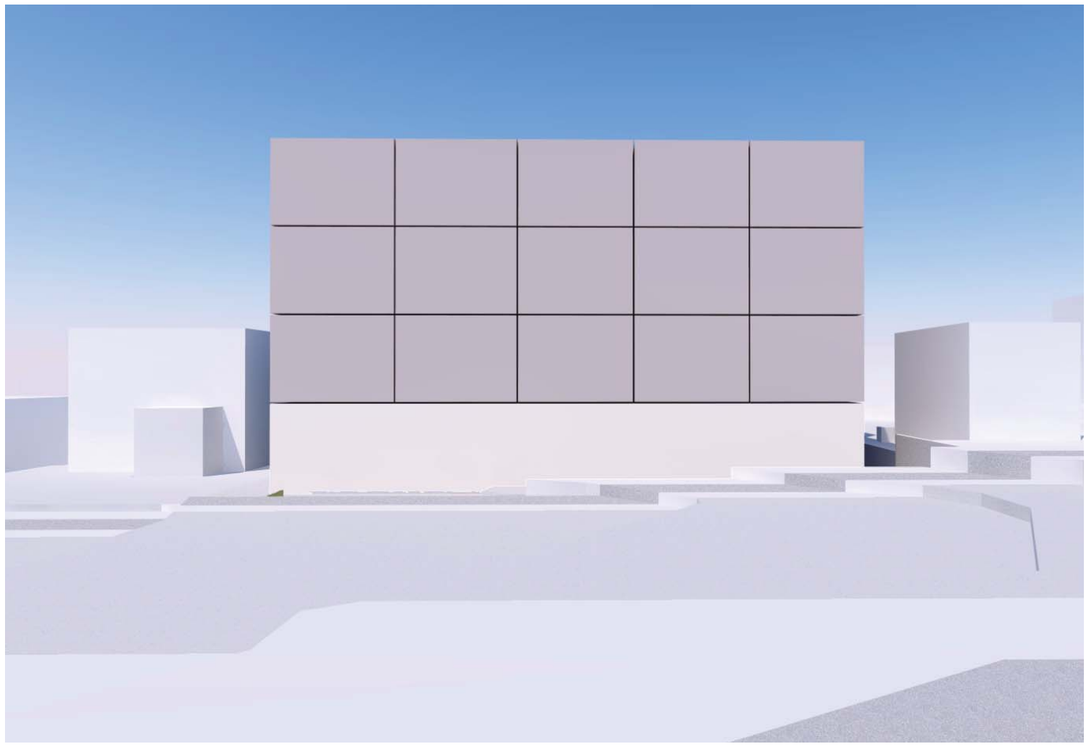


SECTION

OPTION 1

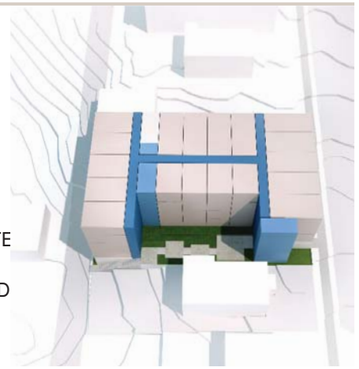


VIEW FROM THE SOUTHEAST



FRONT FACADE
VIEW FROM THE EAST

SECOND OPTION



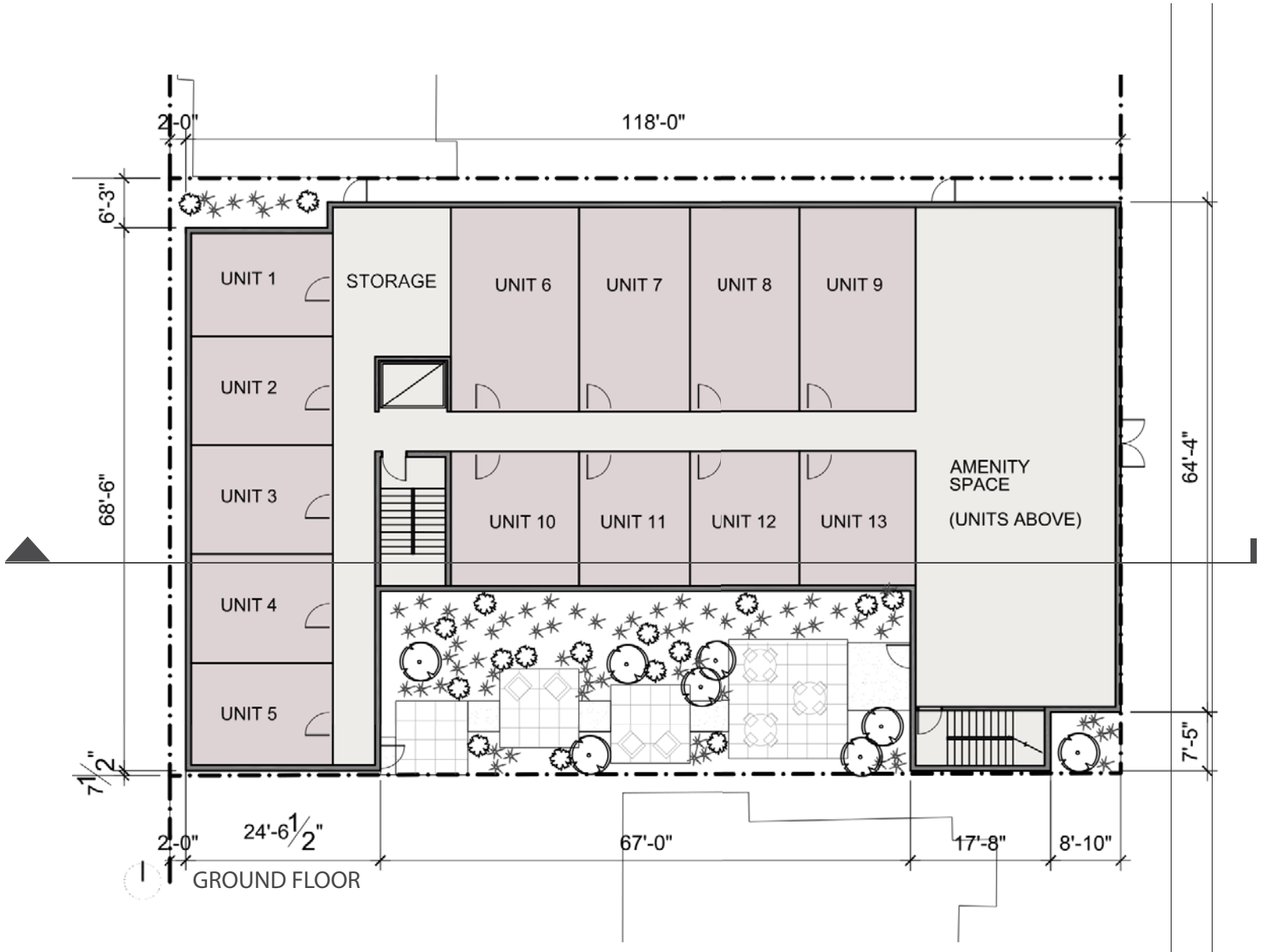
DISTIGUISHING FEATURES:

- (70) UNITS
- PARKING NOT PROVIDED ON SITE
- (4) STORIES + BASEMENT
- SHARED SOUTHERN COURTYARD

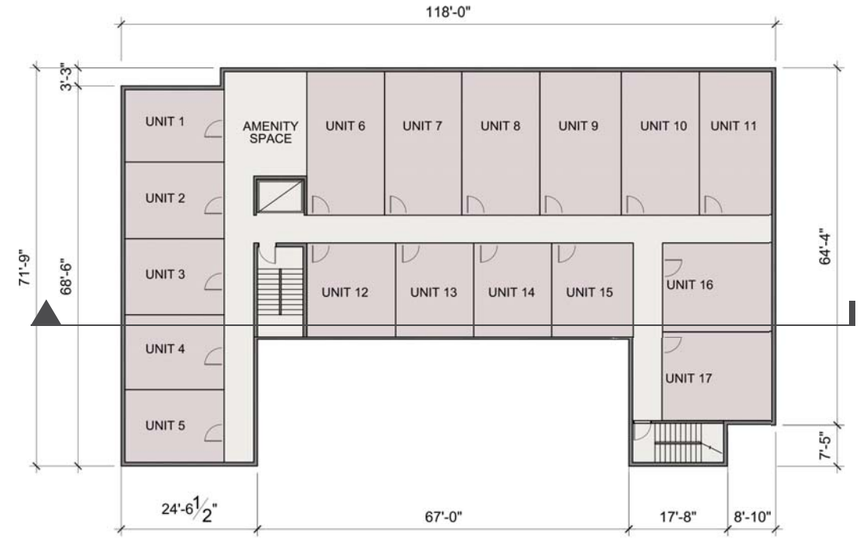
REQUESTED DEPARTURES

- No departures requested

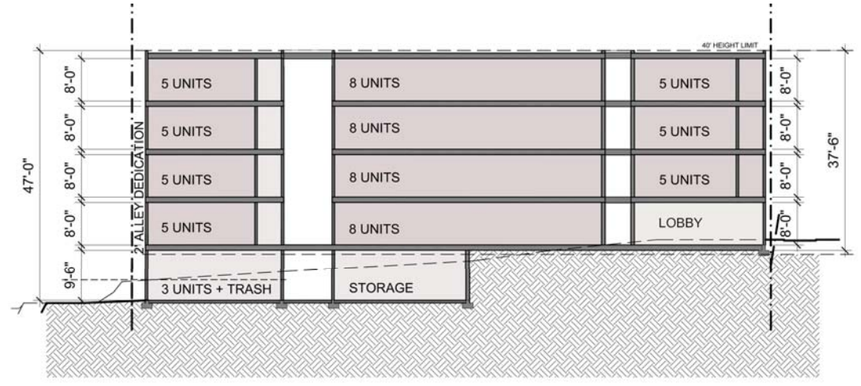
The next option changes the building's circulation pattern and organizes units around interior hallways with a ground level open space on the south side of the building. The south-facing courtyard maximizes the sun exposure to this communal area and provides a pleasnt building amenity. While improves solar access it lacks indoor-outdoor connection and has a very bulky street-façade and provides little relief for the adjacent single family residence to the north.



GROUND FLOOR



SECOND FLOOR PLAN (THIRD + FOURTH SIMILAR)



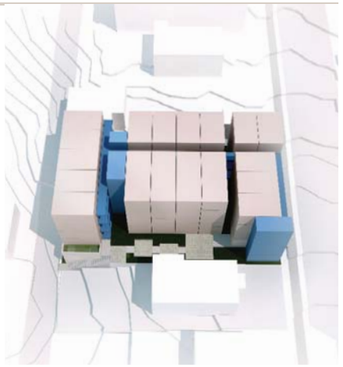
SECTION

OPTION 2

VIEW FROM THE SOUTHEAST

FRONT FACADE
VIEW FROM THE EAST

THIRD OPTION (PREFERRED)



DISTIGUISHING FEATURES:

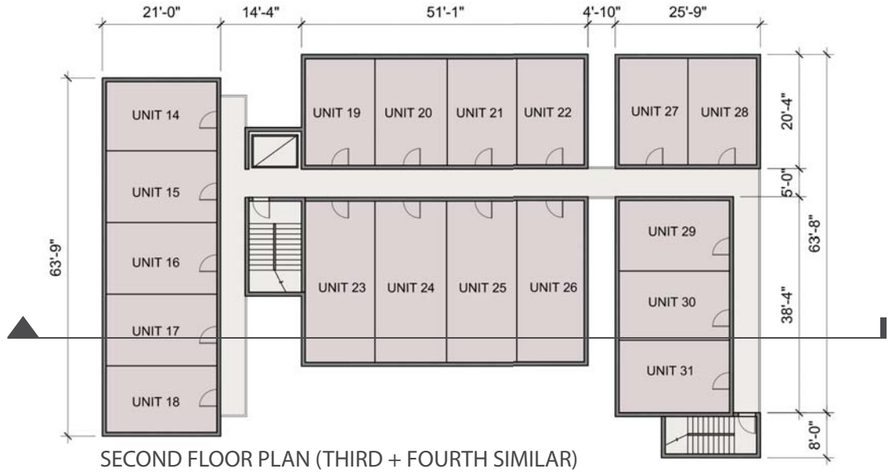
- (70) UNITS
- PARKING NOT PROVIDED ON SITE
- (4) STORIES + BASEMENT
- SHARED SOUTHERN COURTYARD
- OPEN CIRCULATION
- COVERED BUILDING ENTRY
- ATICULATED MASSING

REQUESTED DEPARTURES

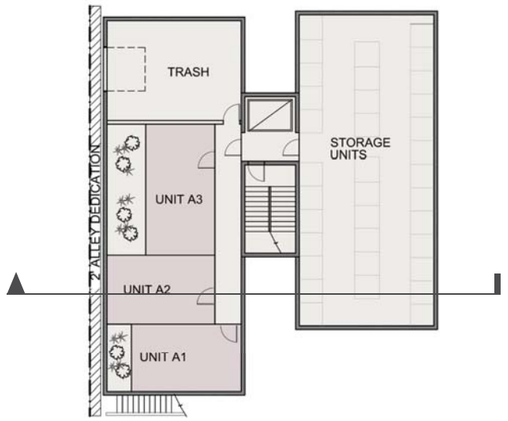
- No departures requested

The preferred iteration uses open circulation to tie together smaller masses of units. This allows the project to bridge the scale of existing development and future more dense buildings. In addition, the open walkways reduce the carbon footprint of the building by eliminating the need to condition hallways and providing more opportunites for natural ventilation of the units. This iteration also recesses the main entry to highlight the break between public and private the walkway above provides weather coverage.

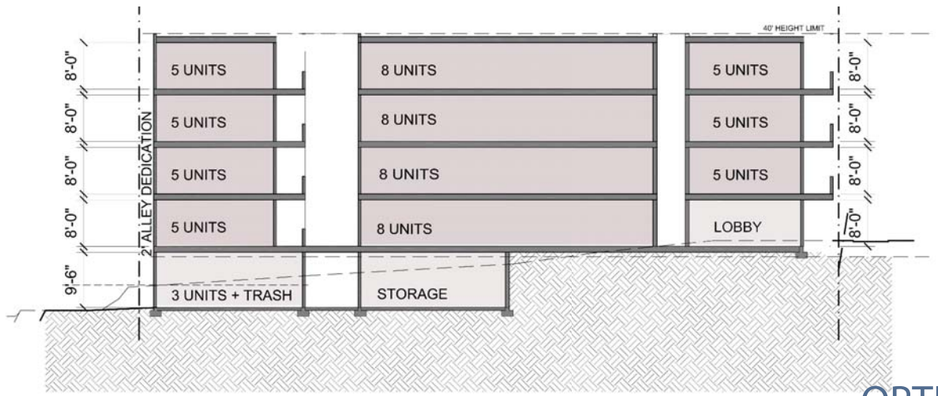
FIRST FLOOR



SECOND FLOOR PLAN (THIRD + FOURTH SIMILAR)



BASEMENT FLOOR PLAN



SECTION

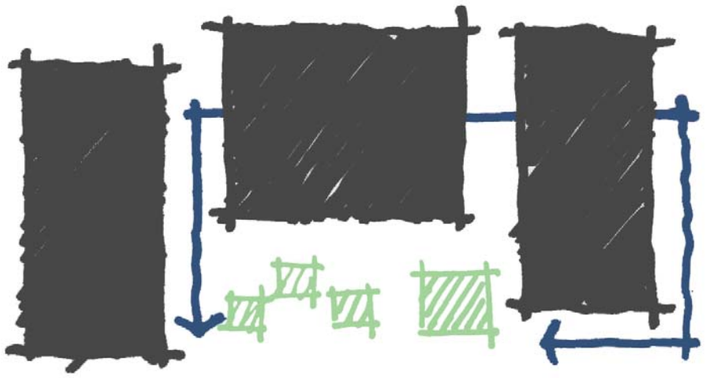
OPEN WALKWAYS

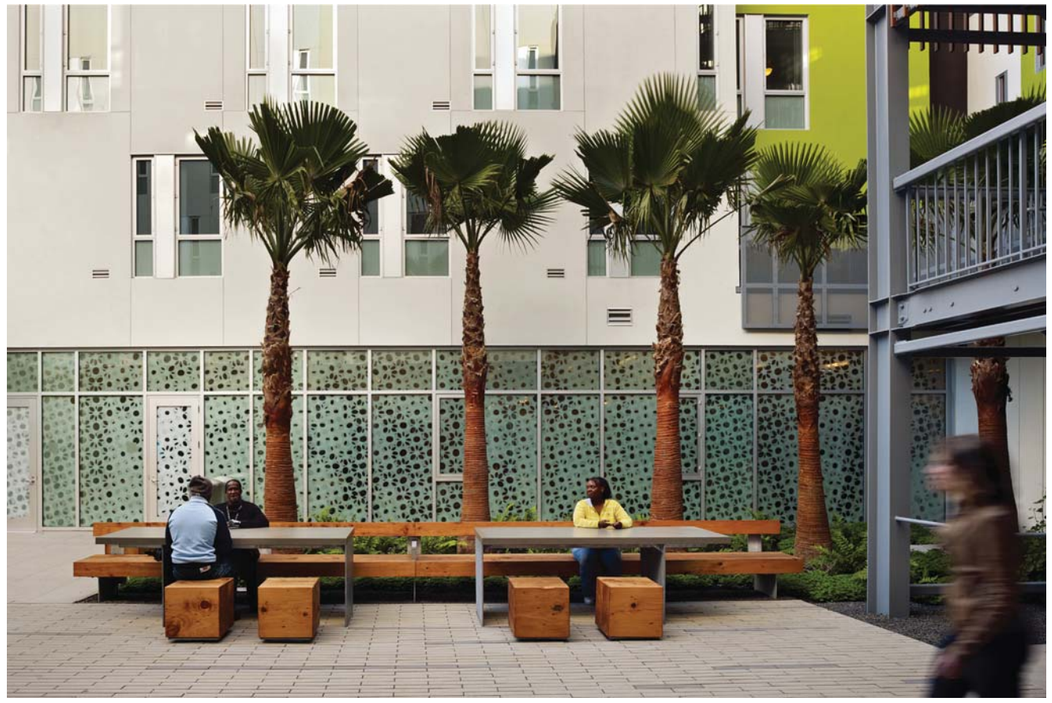
The open walkways in the preferred option also allow the building to use an innovative screening element to provide texture and depth to the street façade. The screening offers opportunities to provide additional privacy to residential units while also adding visual interest to the façade.

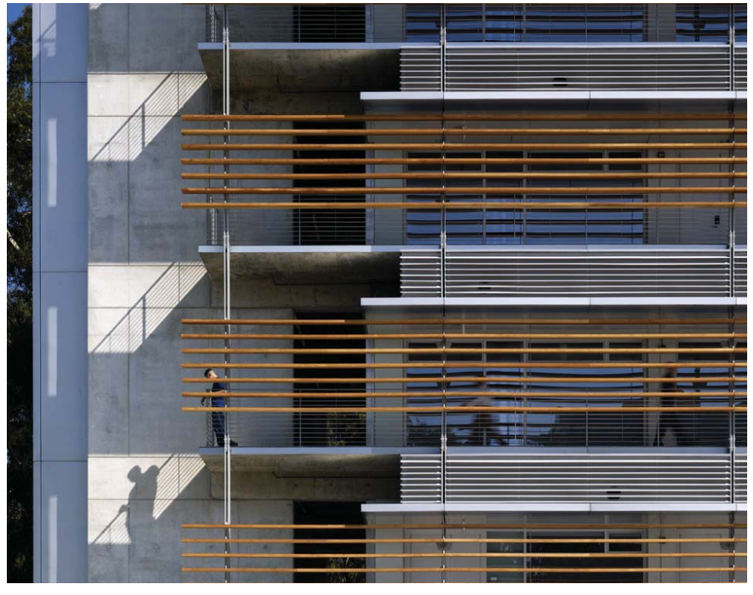
OPTION 3

VIEW FROM THE SOUTHEAST

FRONT FACADE
VIEW FROM THE EAST





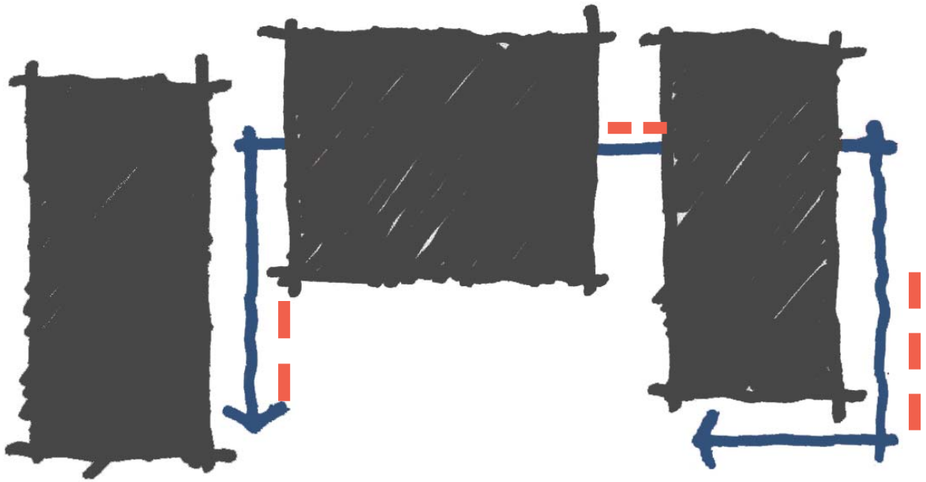


INSPIRATION

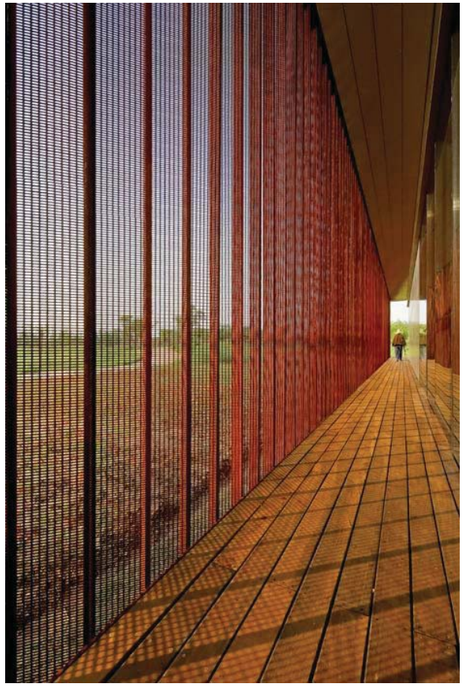
The preferred option is organized around a clear parti of three buildings tied together with open circulation and oriented around a southern courtyard. The open circulation is further enhanced at the street face with screening to provide texture and depth as well as provide additional privacy to residential entries.

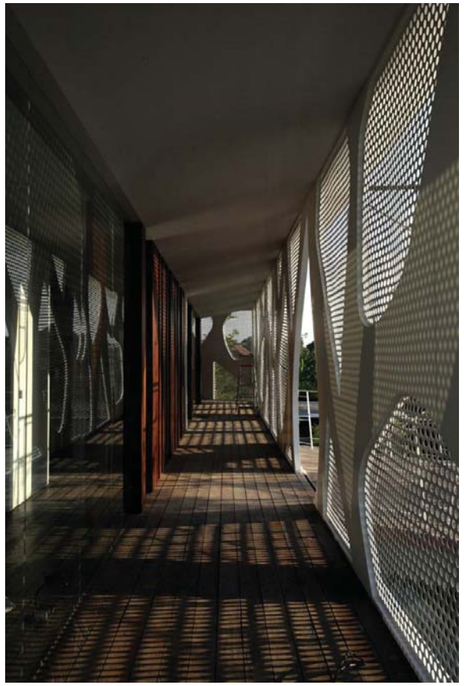
PROJECT INSPIRATION

SCREENING



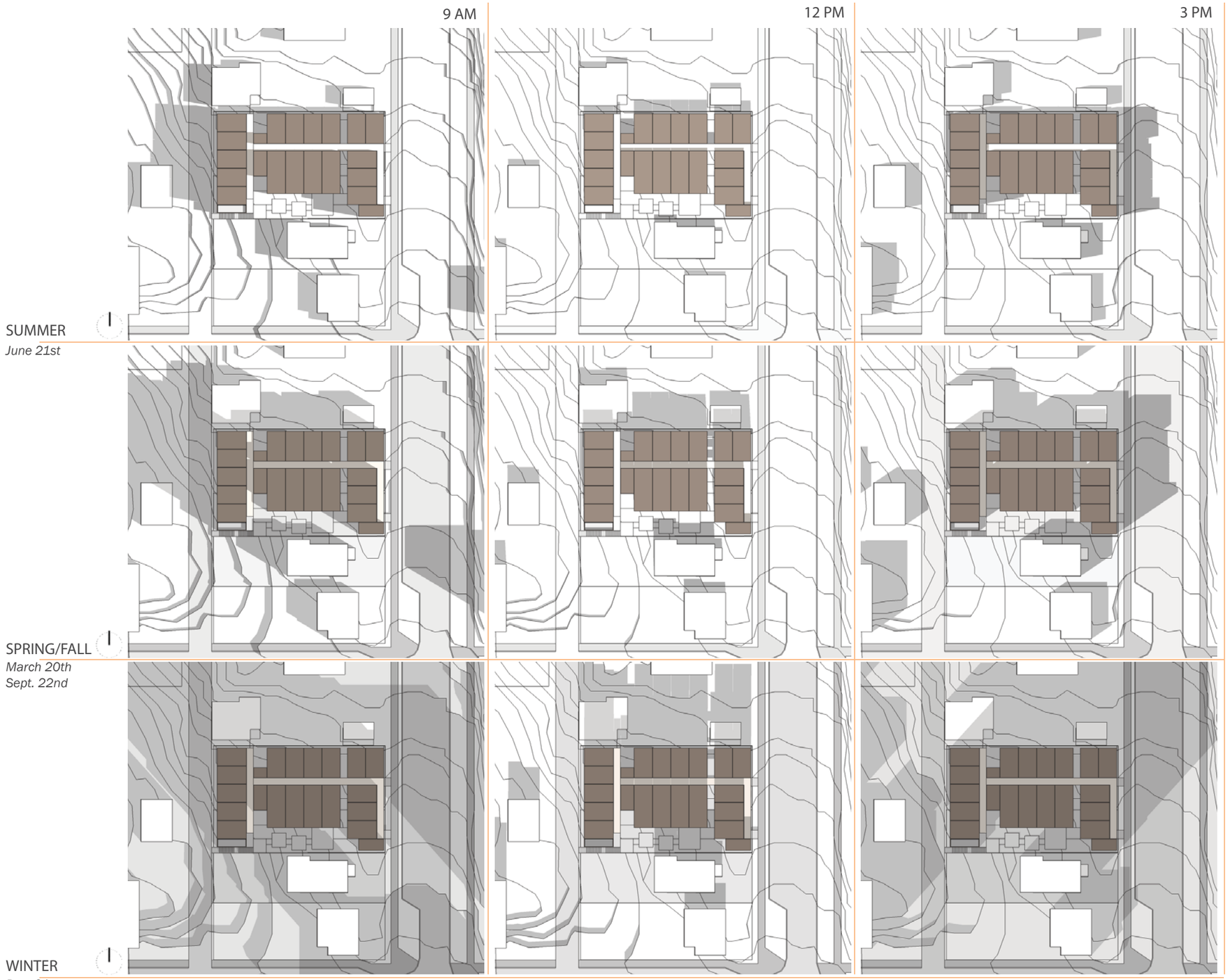
The materialiy of the preferred option will reference the nearby Wellspring Building for color palette and materiality. The building will also add screening to the material palette to add visual interest to the street-facing facade and to the interior courtyard.





MATERIAL CONCEPT

EXPERIENTIAL RENDERING



SUN STUDY ANALYSIS

The primary impact of the proposed building's shadow will be on the property directly to the north of this site. The width of the alley and street allow for minimal impacts elsewhere.

SUN STUDIES

SEATTLE DESIGN GUIDELINES			DESIGN RESPONSE
CS1. Natural Systems and Site Features Use natural systems and features of the site and its surroundings as a starting point for project design	**B**	**SUNLIGHT AND NATURAL VENTILATION** 1. Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.	The preferred iteration maximizes solar exposure on the southern and eastern exposures by orienting the building around a south facing courtyard and relocating the circulation and screening on the eastern exposure. The use of exterior hallways reduces the heating and cooling load required for the building.
CS2. Urban Pattern and Form Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	**C**	**RELATIONSHIP TO THE BLOCK** 2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	Much of the immediately adjacent property is vacant or developed as a single family residence and so the building is lacking in cues for future development. The proposed structure will set the standard for future developments in the area by establishing a strong street edge and visual interest at the street façade.
	D	**HEIGHT, BULK, AND SCALE** 1. 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.	While this site is located in a C1-40 zone much of the immediately adjacent property is vacant or developed as a single family residence. This building is more in keeping with existing buildings in the adjacent C1-60 zone and serves as a bridge between the two zones.
		4. 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.	The preferred option for this structure uses an open circulation path to break down the massing of the building and provide visual interest through screening elements. This allows the structure to read as composition of smaller buildings rather than an undifferentiated mass.
CS3. Architectural Context and Character Contribute to the architectural character of the neighborhood.	**A**	**EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES** 2. 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.	The existing neighborhood has few architectural cues to draw from and so this building sets a precedent with its innovative use of screening. It echoes the clean, modern massing of adjacent commercial projects (shown on page 6) and then adds a more finely-grained residential scale in the building detailing.
PL2.Walkability Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	**B**	**SAFETY AND SECURITY** 3. 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. Choose semi-transparent rather than opaque screening.	The building is designed with residential amenity spaces, including the lobby, manager's office, and communal areas, at the street level so that the building can maximize transparency without sacrificing privacy. Screening is reserved for the upper residential floors.
PL3.Street-Level Interaction Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	**A**	**ENTRIES** Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each. c. 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.	The main building entry is clearly marked as a subtractive element in the building massing. The lobby will be visually connected to the street with large quantities of glazing in order to visually connect to the street. The main building entry is recessed from the sidewalk edge to provide a clear break between public and private. An additional landscape buffer provides additional signs that this is a private residence.
	B	**RESIDENTIAL EDGES** 1. Security and Privacy: 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.	Security for the residents of this building is provided by placing the common amenity spaces at the street edge and locating all units behind. This allows the common area to act as buffer from the units and the space will be secured using card access.
		4. Interaction: Provide opportunities for interaction among residents and neighbors. Consider locating commonly used features or services such as mailboxes, outdoor seating, seasonal displays, children's play equipment, and space for informal events in the area between buildings as a means of encouraging interaction.	The design of the building locates the communal spaces adjacent to the main entry so that most residents will circulate through this space on a regular basis, providing opportunity for interaction. The courtyard on the south portion of the building ties to the amenity space allowing for further spaces for gathering.
DC1.Project Uses and Activities Optimize the arrangement of uses and activities on site.	**C**	**PARKING AND SERVICE USES** 4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation. Where service facilities abut pedestrian areas or the perimeter of the property, maintain an attractive edge through screening, plantings, or other design treatments.	The required trash and storage for this building is located in the basement, adjacent to the alley, in order to minimize its impact on the residential units and the common spaces.

SEATTLE DESIGN GUIDELINES			DESIGN RESPONSE
DC2. Architectural Concept Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	**A**	**MASSING** 2. Reducing Perceived Mass: 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	The use of open walkways in the preferred iteration allows the building to reduce its perceived mass. The structure feels like three individual walkways connected by a thread of circulation rather than a single large apartment block.
	C	**SECONDARY ARCHITECTURAL FEATURES** 1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade 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.	The use of open walkways with transparent screening adds depth and interest to the street facing façade. It filters the view to the residential units but provides a fine level of detail to activate the building.
DC3. Open Space Concept Integrate open space design with the design of the building so that each complements the other.	**A**	**BUILDING-OPEN SPACE RELATIONSHIP** 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.	This building is created around a parti of three building connected by circulation and focusing around a southern courtyard. This clear concept ties together the interior and exterior spaces.
	C	**BUILDING-OPEN SPACE RELATIONSHIP** 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.	
DC4. Exterior Elements and Finishes Use appropriate and high quality elements and finishes for the building and its open spaces.	**A**	**BUILDING MATERIALS** 1. 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 a high quality of detailing are encouraged.	The building materials will be designed to be durable. While exterior screening has a fine grain it is a highly durable material and it has an appealing texture when viewed up close or from a distance.
	D	**TREES, LANDSCAPE AND HARDSCAPE MATERIALS** 2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.	The exterior courtyard is developed with smaller areas of paving rather than one large paved area. This helps define areas for groups of different size and makes the public space more appealing to a variety of users.

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THANK YOU