

19th and Madison Development, LLC

Early Design Guidance Meeting 06/22/2016 - East Design Review Board

1730 19th Ave, Seattle, WA 98122

SDCI #3023460

nk

NICHOLSON KOVALCHICK ARCHITECTS

PROJECT TEAM

DEVELOPER: Robert Hardy & Michael Heijer
4200 196th St. SW Suite 201
Lynwood, WA 98036

PROJECT MANAGER: Justen Company, LLC
William Justen
1521 2nd Ave, Suite 610
Seattle, WA 98101

ARCHITECT: Nicholson Kovalchick Architects
Steve Fischer
310 1st Avenue S, Suite 4S
Seattle, Washington 98104

**LANDSCAPE
ARCHITECT:** KK LA
KAREN KIEST
111 West John Street, Suite 306
Seattle, Washington 98119

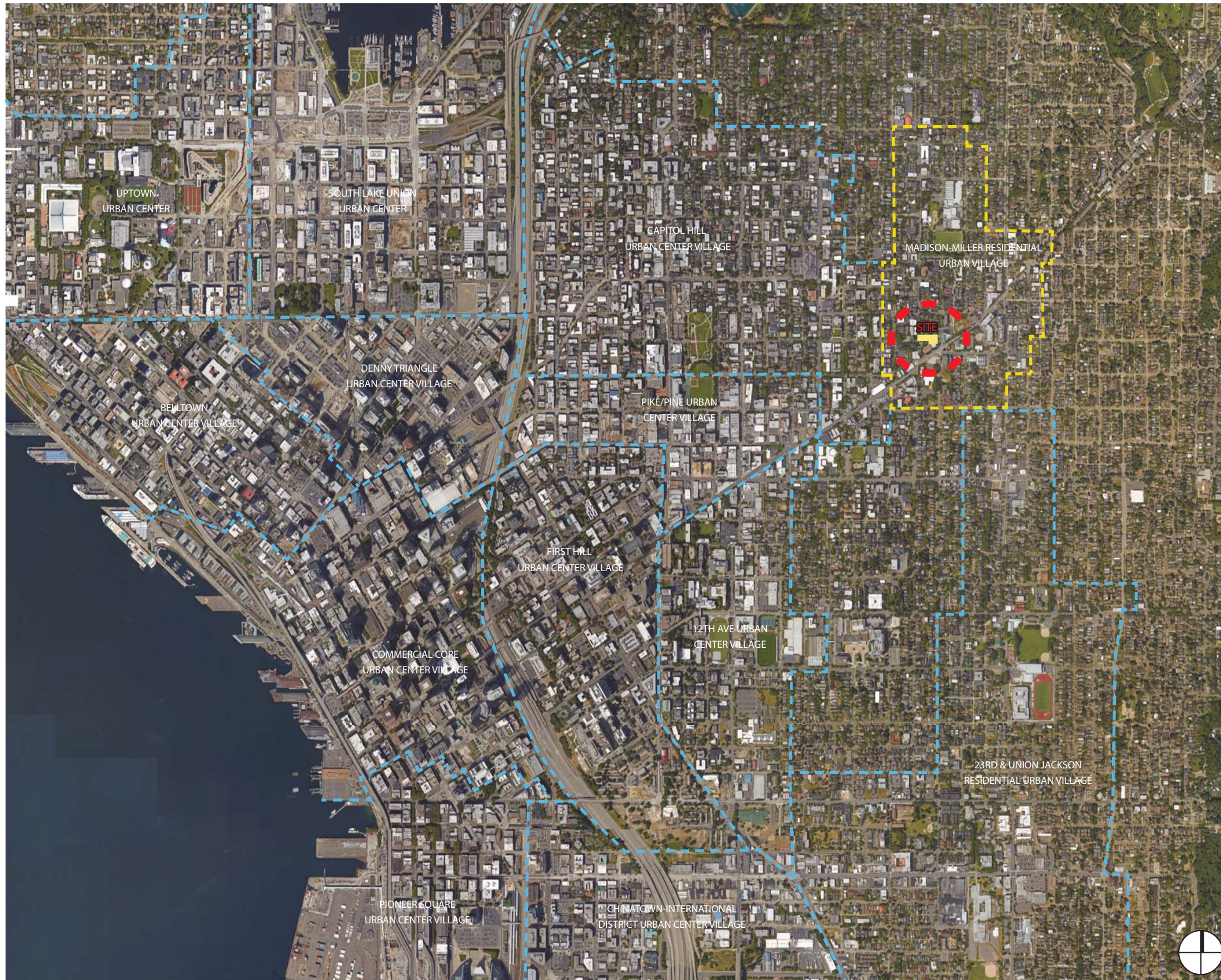


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PROJECT INFORMATION

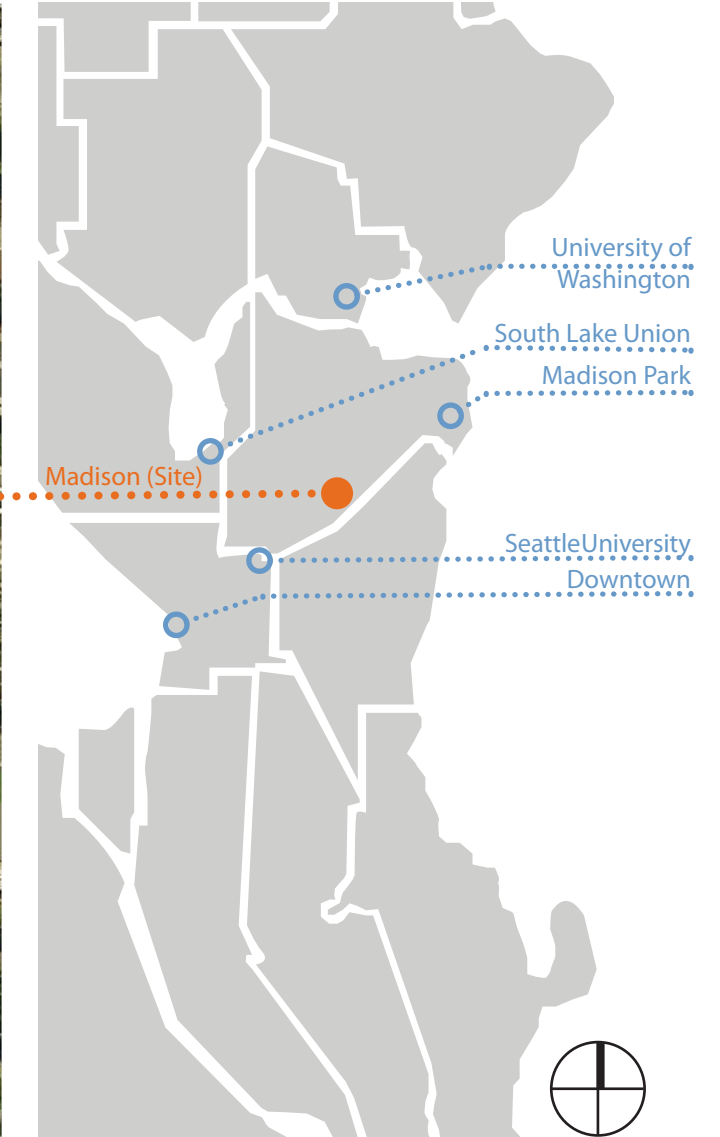
ADDRESS: 1730 19th Avenue
Seattle, WA 98122

SDCI PROJECT #: 3023460

OWNER: Robert Hardy & Michael Heijer
4200 196th St. SW Suite 201
Lynwood, WA 98036

APPLICANT: Nicholson Kovalchick Architects

CONTACT: Steve Fischer
310 1st Avenue S, Suite 4S
Seattle, Washington 98104



PROPOSAL & DEVELOPMENT OBJECTIVES

The project is a 6-story mixed-use building with approximately 180 market rate apartment units and ground-level street relating live/work spaces. The proposal proposes to change the current zoning of NC2-40 to NC3-65 that is currently to the South and East of the proposed site. Although no parking is required in the zone, per SBC23.54.015, the project will provide parking for approximately 122 vehicles. Parking is proposed at and below-grade on 20th Ave. Additionally, the project aims to improve the pedestrian nature of 19th + 20th Ave with ground-level activity including live/work, landscaping, and outdoor spaces. The approximate size of the residential area is **113,665 sf** and the retail/office area is **3,057 sf**. The approximate size of the parking area is **39,703 sf**. The total overall area of the project is approximately

160,333 sf.

Project Development Objectives:

- Provide quality streetscape with scaled facades and materiality along 19th + 20th that integrates with the surrounding context.
- Integrate with the neighborhood through landscape design and plant selection, exterior lighting, parking access and facade articulation.
- Integrate sustainable and natural systems to increase the quality of the living environment for the residents and the public.
- Enhance the pedestrian experience in the Madison Miller Residential Urban Village including program elements of live/work/retail along 19th and 20th avenues.

Context

Urban Fabric - Bike/Bus Connectivity

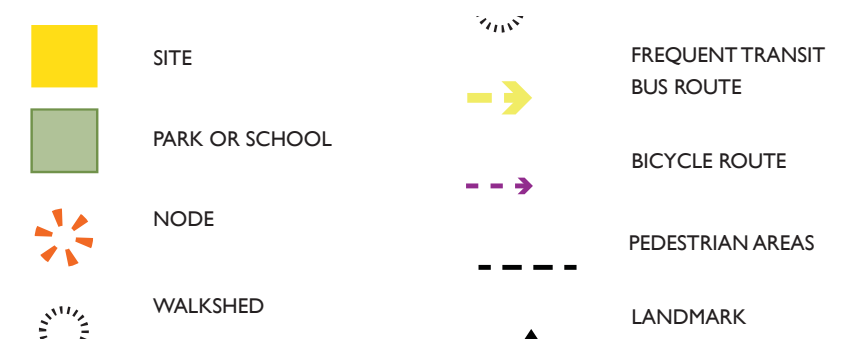
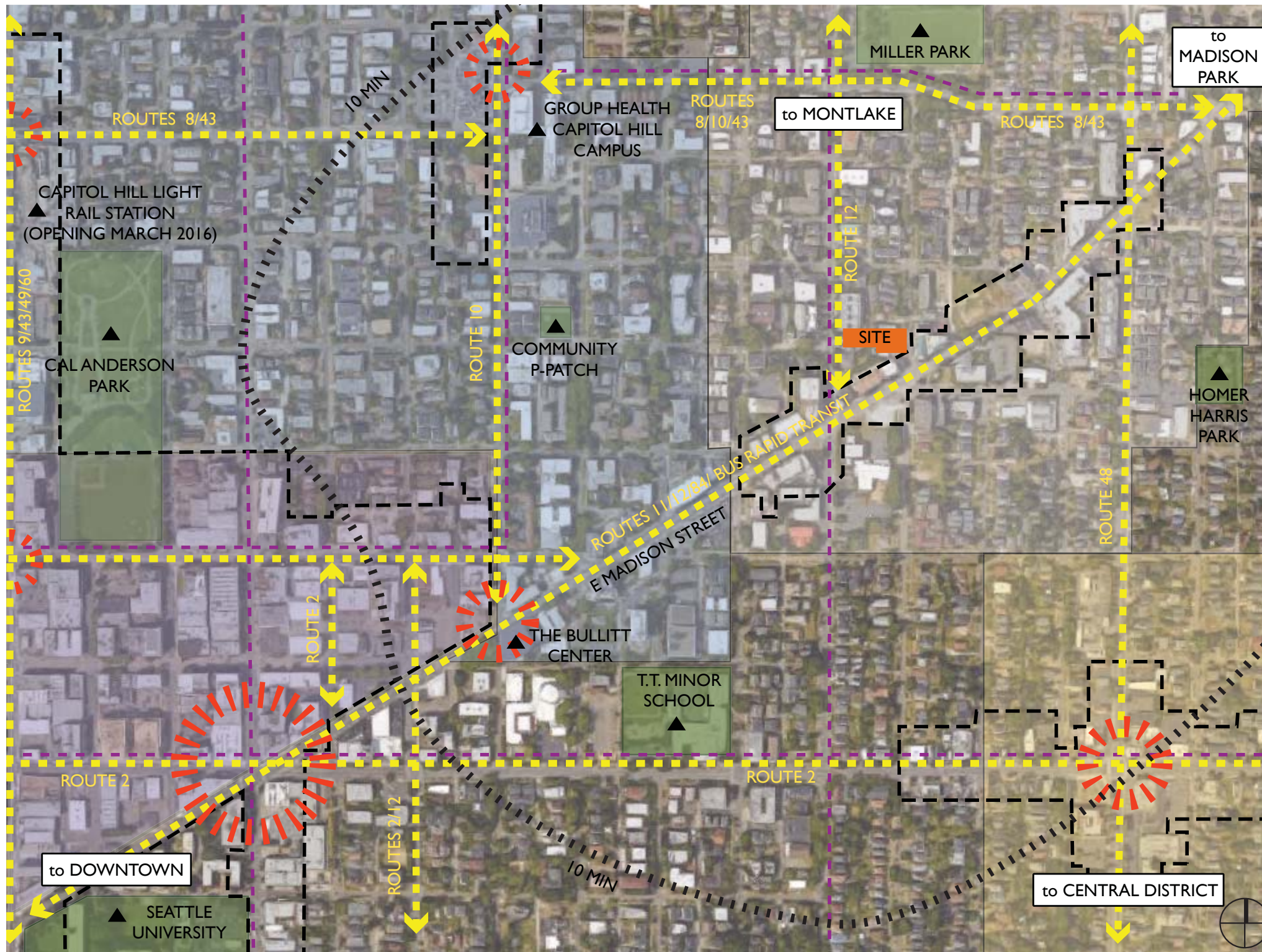
EXISTING SITE

The project site consists of six parcels located mid-block on the east side of 20th Avenue between East Denny Way and E. Madison St. The two western parcels off of 19th Ave (332504-9057 & 332504-9010) currently have 2 two story multi-family homes with a total of 7 homes that are on the parcels. The 3 parcels located off of 20th Ave currently have single family housing on the parcels with the last remaining containing a garage for the parcel of 332504-9053. These existing structures will be replaced by this proposal.

Each parcel is currently served by one curb cut per parcel along 19th & 20th avenues. The topography of the site has an approximate 23'-0" slope from the northwest corner to the southeast.

ZONING AND OVERLAY DESIGNATION

The site is located in the Madison Miller Residential Urban Village and within a Frequent Transit Corridor located on Madison St. Frequent transit is measurable along East Madison Street within 1,320' of the site and complies with the requirements of draft Director's Rule 6-2015. The site is currently zoned NC2-40. The area immediately surrounding the project site is zoned NC3P-65 to the east and south, NC2-40 to the west and north. LR3 zone is north of the NC2-40 zone. The proposal includes a contract rezone from NC2-40 to NC3-65.



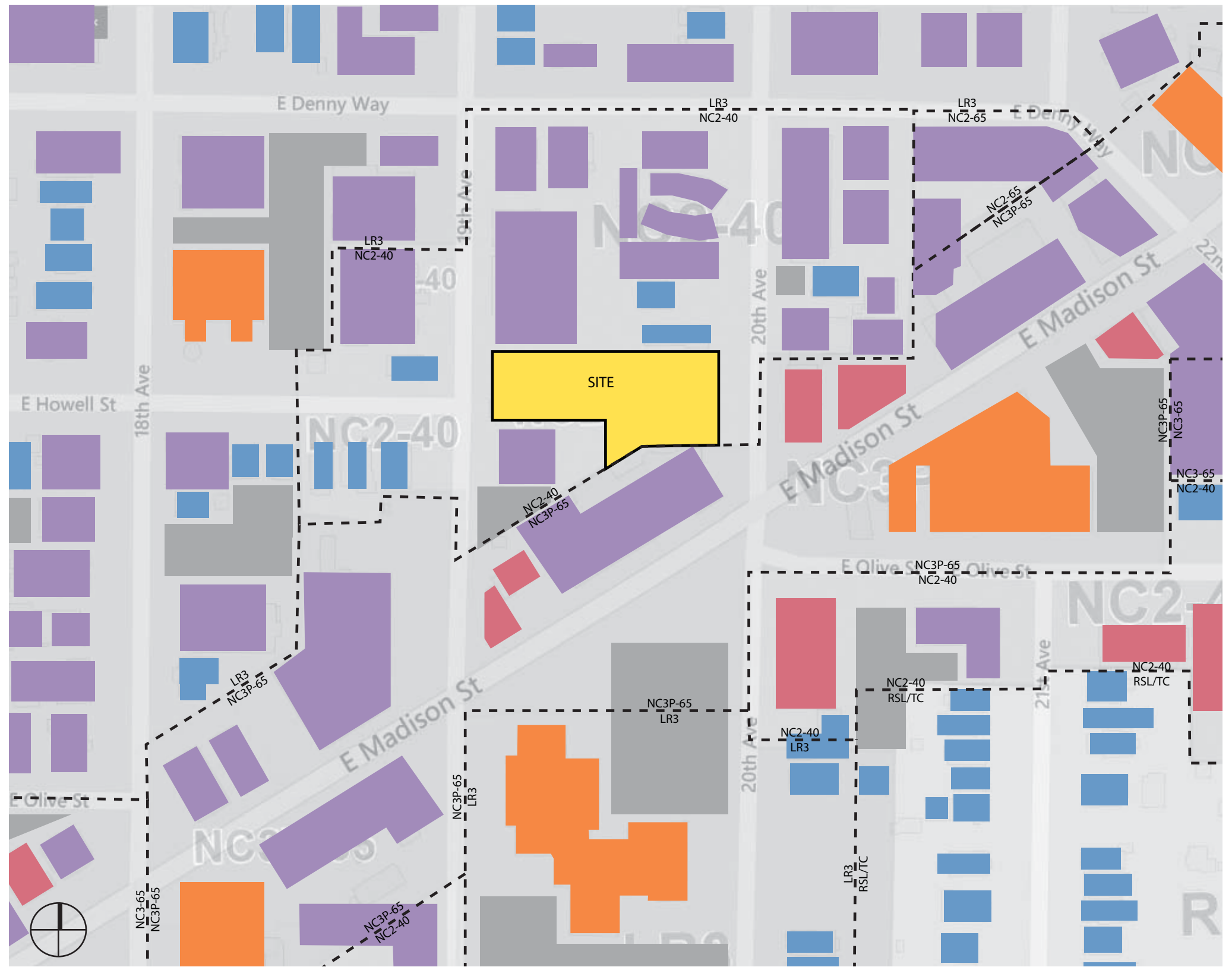
Context Analysis

Figure Ground

The project site lies in the dense developed area of the Madison Miller Residential Urban Village where a large amount of new construction has occurred and where new projects continue to be introduced within the vibrant neighborhood village. These new projects are primarily focused on providing residential uses in the form of multi-family or mixed-use structures shown in purple on the adjacent figure ground analysis. These larger scale residential structures and town homes are primarily replacing single family homes that are left over from a time when the Residential Urban village was more suburban and rural in nature and thus less dense. As the City of Seattle grows, the Madison Miller Residential Urban Village is also growing into a more densely populated urban neighborhood.

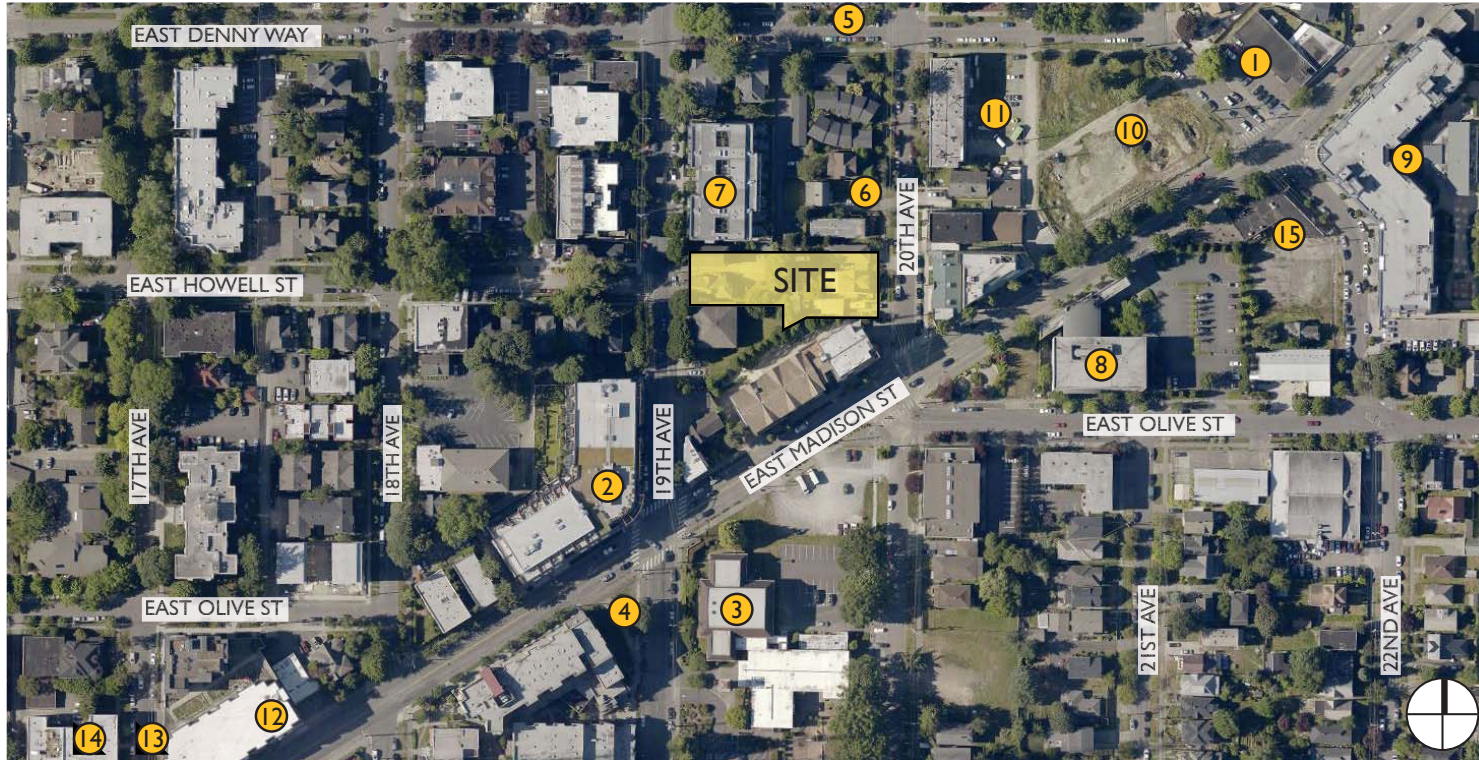
The proposed new project as defined in this presentation takes its design queues from the newer more urban mixed-use and multi-family buildings in the area. The massing of the structure strives to fill the proposed site, contribute to the growing density of the Urban Village, provide a good transition to the fronting pedestrian realm, and fit comfortably into the neighborhood.

- Single Family Residence
- Multifamily Residence
- Commercial
- Institutional/Religious
- Parking



Context

Neighborhood Context



① 2100 E MADISON FUTURE MIXED-USE



② LAWRENCE LOFTS MIXED-USE



③ MT ZION BAPTIST CHURCH



④ CAYTON CORNER PARK



⑤ MULTI-FAMILY



⑥ FUTURE MULTIFAMILY

LOCATION

The Madison Miller Residential Urban Village is a densely developed area consisting of a variety of building scales and types and a vibrant pedestrian character. Recently, the neighborhood has seen an increase in development activity including several large-scale mixed-use buildings, new retail, and improvements to the pedestrian realm. The immediate site vicinity represents this cross-section of building scales and new development activity.



⑦ MULTI-FAMILY



⑧ PLANNED PARENTHOOD



⑨ SAFEWAY



⑩ MADISON VIEW APTS - MIXED-USE



⑪ ASHWORTH TOWN HOMES



⑫ TRADER JOE'S



⑬ CENTRAL CO-OP - MIXED-USE



⑭ MAD FLATS - MIXED-USE



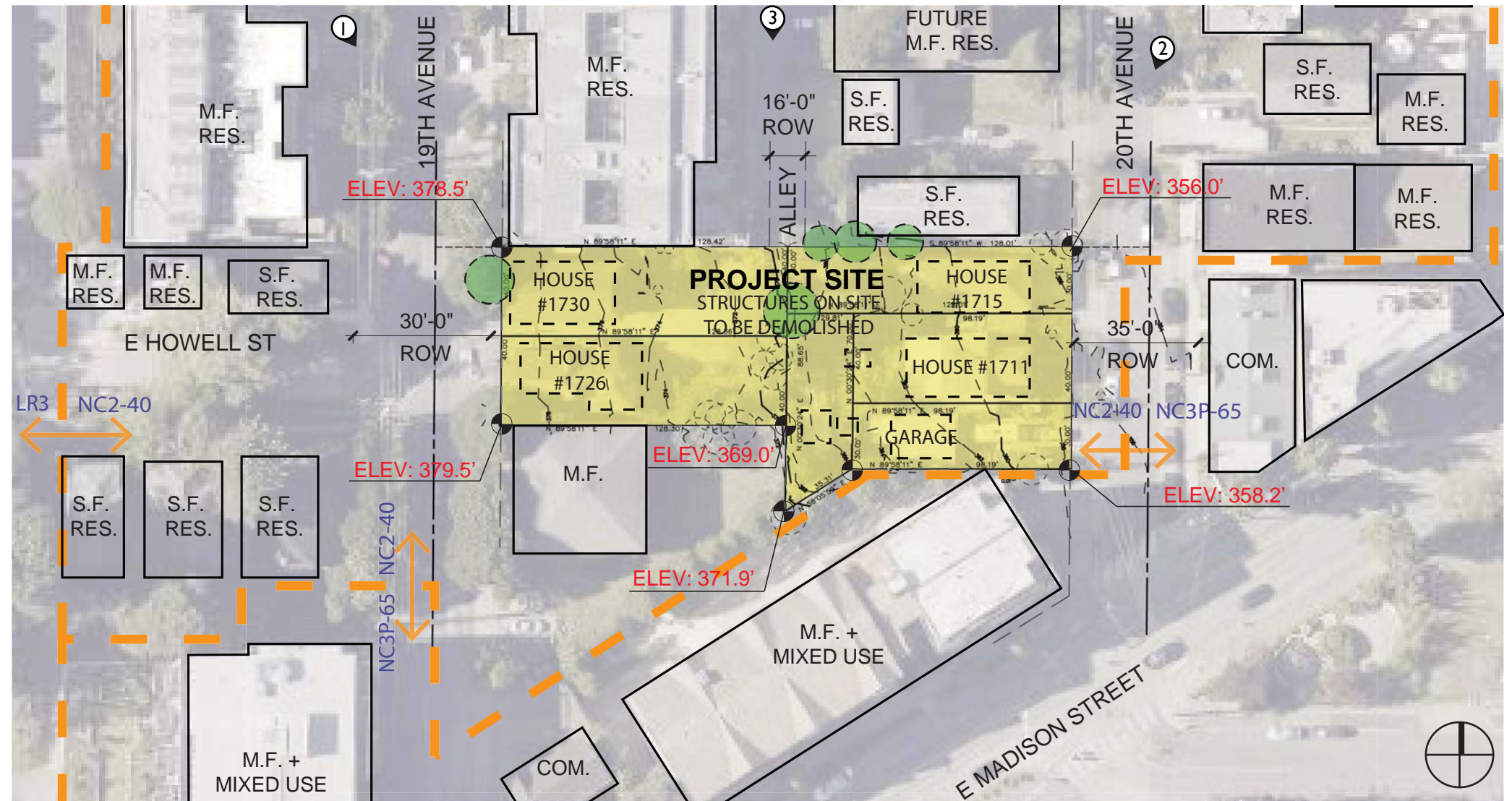
⑮ THE QUINCY - MIXED-USE

Site Analysis

Existing Site Plan

The site consists of (2) two single family houses along 20th avenue with the southern most house containing a car garage. The Western portion of the proposed site consist of (2) two multi-family structures one a triplex the other multi-family house. All structures have been built in the early 1900's but none of the houses are of any historical significance.

The properties have a fairly steep topography change from 19th to 20th avenue. The site has short frontages along 19th and 20th with long elevations on the North and South. An alley that is 16 feet wide that starts from E. Denny Way which is about 240 feet in length dead ends on the North side of the property. The alley is currently being used for access to the sites bordering the alley and for trash service. The trash service company has noted that they prefer not to go down the alley to service the properties. The site encompasses several trees that separate the Western properties from the Eastern properties.



① LOOKING SOUTHEAST DOWN 19TH AVE



② LOOKING SOUTHWEST DOWN 20TH AVE



③ LOOKING SOUTH DOWN ALLEY

Site Analysis

Zoning Analysis

Parcel #: 332504-9008, -9009, -9010, -9053, -9056, -9057.
Zoning: NC2-40/NC3-65
Overlays: MADISON MILLER RESIDENTIAL URBAN VILLAGE
 FREQUENT TRANSIT CORRIDOR
Lot Area: 23,237 SF

23.47A.004 PERMITTED USES

- Permitted outright:
- Residential, to 25,000 SF
- Multipurpose retail, to 50,000 SF
- All other retail, to 25,000 SF
- Office, to 25,000 SF

23.47A.005 STREET LEVEL USES & 23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS

Basic Street-Level Requirements:

- Blank segments of the street-facing facade between 2'-8' above sidewalk may not exceed 20' in width
- Total of blank facade segments may not exceed 40% of the width of a street-facing facade
- Street-level street-facing facades shall be located within 10' of the street lot line unless wider sidewalks, plazas, landscaped or open space provided

Non-residential Street-Level Requirements:

- 60% of the street-facing facade between 2' and 8' above the sidewalk shall be transparent
- Non-residential uses shall extend 30' deep average, 15' minimum deep from street-level, street-facing facade
- Non-residential uses at street level shall have a minimum floor-to-floor height of 13'

Residential Street-Level Requirements:

- At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along a street-level street-facing facade shall be at least 4' above or 4' below sidewalk grade or setback 10' from the from the sidewalk

23.47A.012 STRUCTURE HEIGHT

Allowed Maximum Base Structure Height:

	NC2-40	NC3-65
• Base Height:	40'	65'
• Max height w/13' min. street level commercial space:	44'	69'
• Additional 4' allowed for parapets:	48'	73'
• Additional 5' allowed for pitched roofs:	49'	74'

23.47A.013 FLOOR AREA RATIO

	NC2-40	NC3-65
• Allowed single purpose:	3	4.25
• Allowed mixed-use:	3.25	4.75

23.47A.014 SETBACK REQUIREMENTS

Required front setback:	0'
Required side setback:	0'
Required rear setback:	
Abutting commercial:	0'
Abutting residential:	0' below 13' high 15' above 13' high

23.47A.016 LANDSCAPING REQUIREMENTS

Green Factor Required: Minimum 0.3

23.47A.024 AMENITY AREA

Required: 5% of gross floor area in residential use
 General requirements:

- All residents shall have access to a private or common amenity area
- Amenity areas shall not be enclosed
- Common amenity areas shall have a minimum horizontal dimension of 10' and a minimum area of 250 sf
- Private balconies and decks shall have a minimum horizontal dimension of 6' and a minimum area of 60 sf

23.54.015 REQUIRED PARKING

- No parking is required for residential and nonresidential uses located in urban villages within 1,320' of frequent transit service. Measurable frequent transit is provided within 1,320' of the site in compliance with draft Director's Rule 6-2015.
- Bicycle short-term parking:

- 1 per 40,000 sf for offices
- 1 per 4,000 sf for retail
- Bicycle long-term parking:
- 1 per 4 units for residential uses
- 1 per 4,000 sf for offices
- 1 per 12,000 sf for retail

SMC 23.47A.032 PARKING LOCATION AND ACCESS

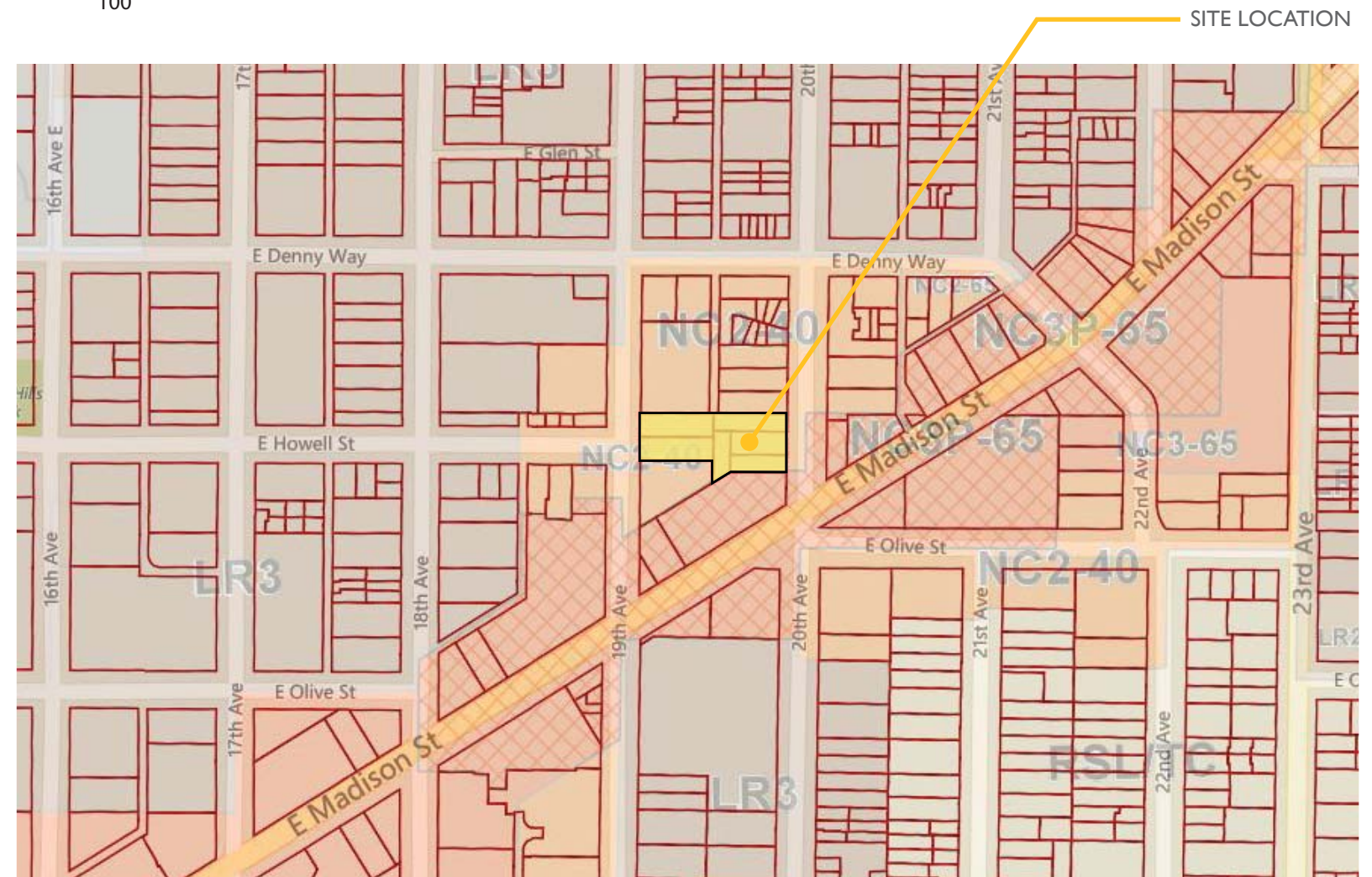
Access to parking shall be from the alley if the lot abuts an alley.

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE & ACCESS

- Residential, more than 100 units:
- 575 SF, plus 4 SF for each additional unit above 100

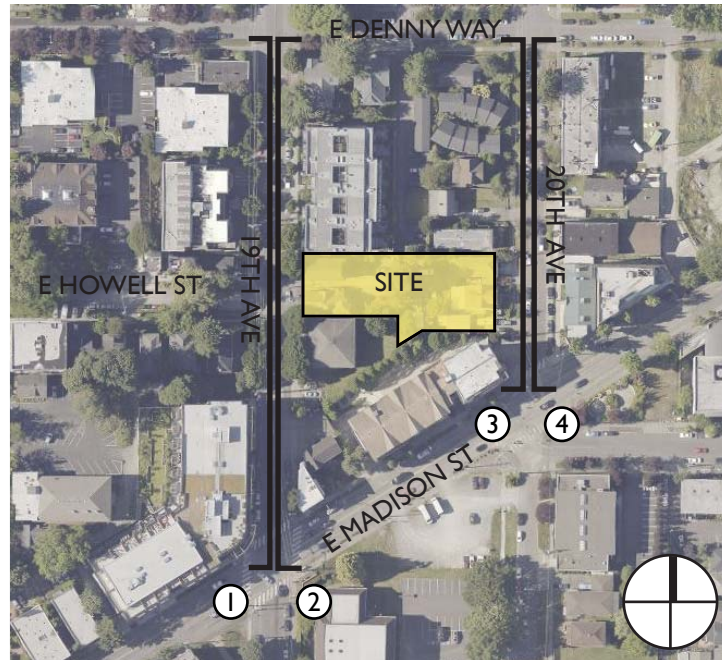
- Min. storage area may be reduced 15% if min. horizontal dimension is 20'
- Non-residential uses, 0-5,000 SF:
- Minimum 175 SF
- Mixed use development that contains both residential and nonresidential uses shall meet the storage requirements for residential development, plus 50% of the requirement for nonresidential development.

Note: Minimum Trash and Recyclable Storage Room areas are negotiable with Seattle Public Utilities without departure approval.



Site Analysis

Streetscape



① 19TH AVE LOOKING WEST



② 19TH AVE LOOKING EAST



③ 20TH AVE LOOKING EAST

PROJECT SITE



④ 20TH AVE LOOKING WEST

Site Analysis

Survey

TOPOGRAPHY

The site slopes 23 feet from 19th Avenue to 20th Avenue.

NEIGHBORING BUILDINGS

The site is located in a NC2-40 Zone with 2-3 story Multi-Family Apartments and Town homes (recently constructed and in construction).

The West and North are single family homes in the LR3 Zone.

To the South is the Madison-Miller Urban-Village NC3P-65 pedestrian zone, which serves as the commercial spine.

SOLAR ORIENTATION

Light access to the site will be available from the East due to the decrease in elevations of the valley. From the South, only from the higher levels, Light access will be blocked from existing buildings and partially from the West due to blockage from existing buildings.

WIND

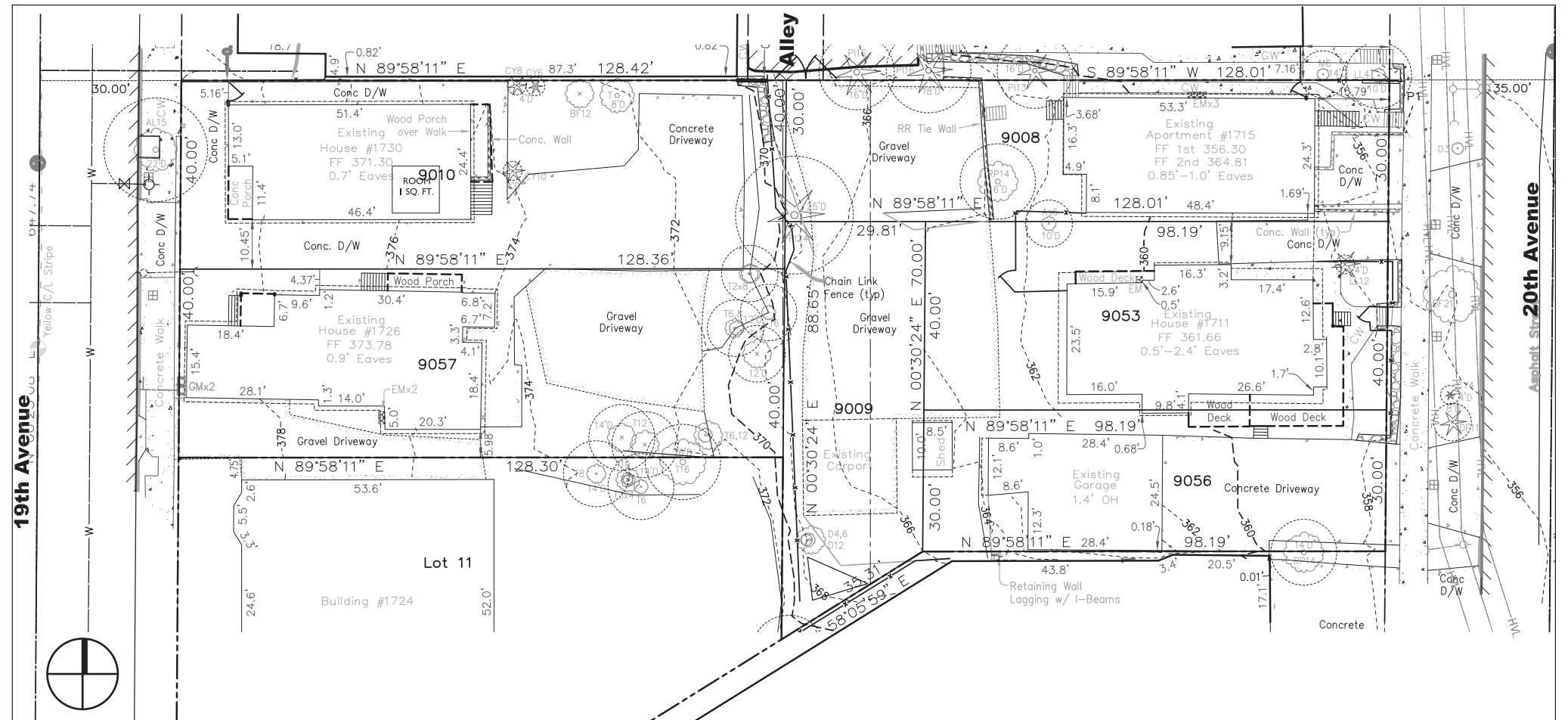
Summer winds primarily come from the Southwest and Winter winds primarily come from the Northeast.

VIEWS

Views of the Madison Miller valley are offered up with the steep elevational difference between 19th and 20th avenues. The elevations continue to slowly decrease to the Lake Washington shore. Mount Baker and Mount Rainier can be seen from the rooftop amenity on clear cloudless days.

ALLOWABLE BUILDING

- Zoned NC2-40 - Rezone NC3-65
- Max FAR 3.25 - Rezone 4.75
- Site area: 23,237 sf
- Allowable Area: 50,000 sf - Rezone No Limit
- Allowable Residential Area: 25,000 sf



TREE DESCRIPTIONS

- AL Alder (Alnus) As Ash (Fraxinus)
- BF Butterfly Tree (Bauhinia purpurea L.)
- CY Cypress (Cupressus) D Deciduous
- DF Douglas Fir (Pseudotsuga menziesii)
- LL Holly (Liez aquifolium) M Maple (Acer)
- PI Pine (Pinus) T Fruit Tree
- RP American Red Plum (Prunus americana)

PROPERTY CORNERS

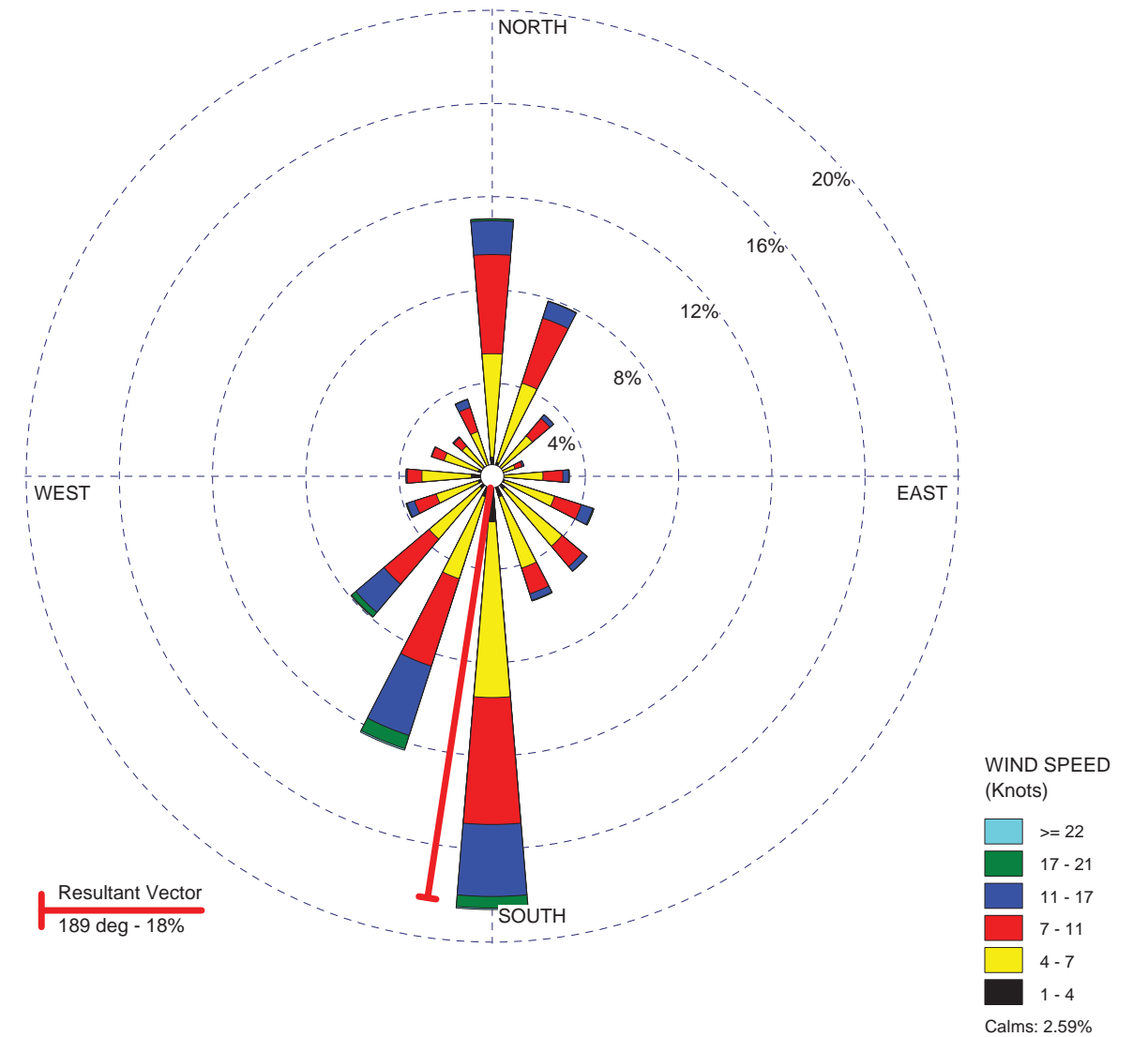
- P1 Found Tack in Lead, 4.87' E & 0.06' S
- P2 Found Tack in Lead, 4.83' E & 0.01' N

Site Analysis

Site Conditions - Wind, Sun and Views



Sun Path and Views



Rose Map for Seattle, WA
 Station #24233
 Data Period: 1971-1989
 1990-1995
 1996-2000
 Jan 1-Dec 31
 AVG Wind Speed: 7.46 knots

Site Analysis

Preliminary Site Plan

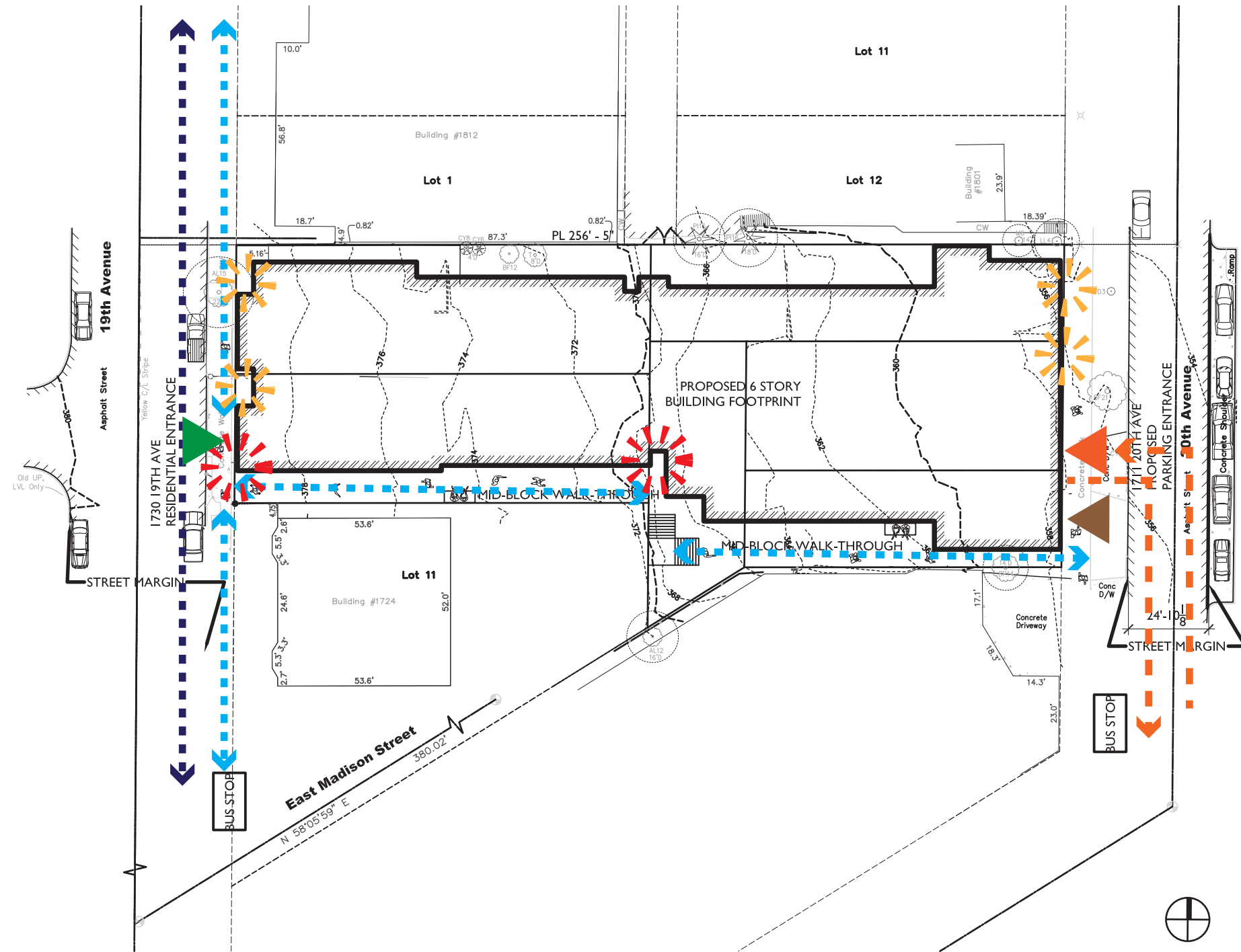
TRAFFIC & CIRCULATION








19th avenue is an collector arterial and has continuous sidewalks on both sides along it with a major bike lane. It runs from Interlaken Park to E. Madison and is a major bicycle commuting route. The proposal allows for pedestrian and bicycle access from 19th and proposes vehicular access on the less busy 20th avenue. The mid-block walk through allows the neighborhood residents to bypass the long walk to E. Madison by going through the proposed site.

A proposed trash loading zone will be proposed so that in the off hours it will be the loading/unloading zone for residents.

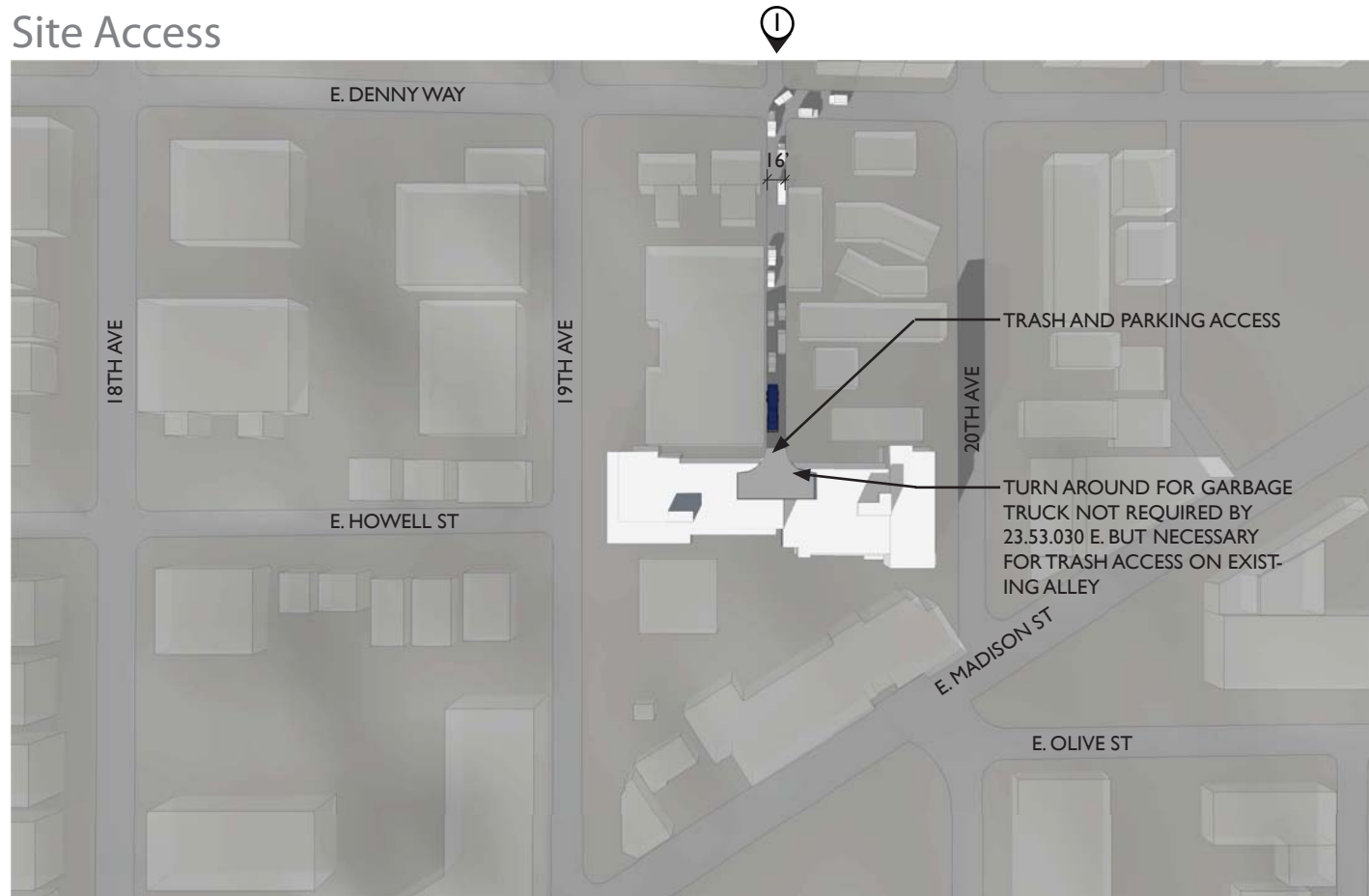
STREETSCAPE

The proposal proposes live/works along 19th and 20th avenues, allowing an opportunity for future commercial to be established once Madison area becomes a thriving retail commercial zone. The proposed vehicular entry/exit will have clear sight lines to provide vehicles that are entering and exiting the proposed building opportunities to see pedestrians who are walking on the less used 20th avenue.



-  TRASH ACCESS
-  PARKING ENTRY/EXIT
-  BICYCLE ENTRY
-  RESIDENTIAL ENTRY
-  LIVE/WORK ENTRY
-  PEDESTRIAN ROUTE
-  BICYCLE ROUTE
-  VEHICULAR ROUTE

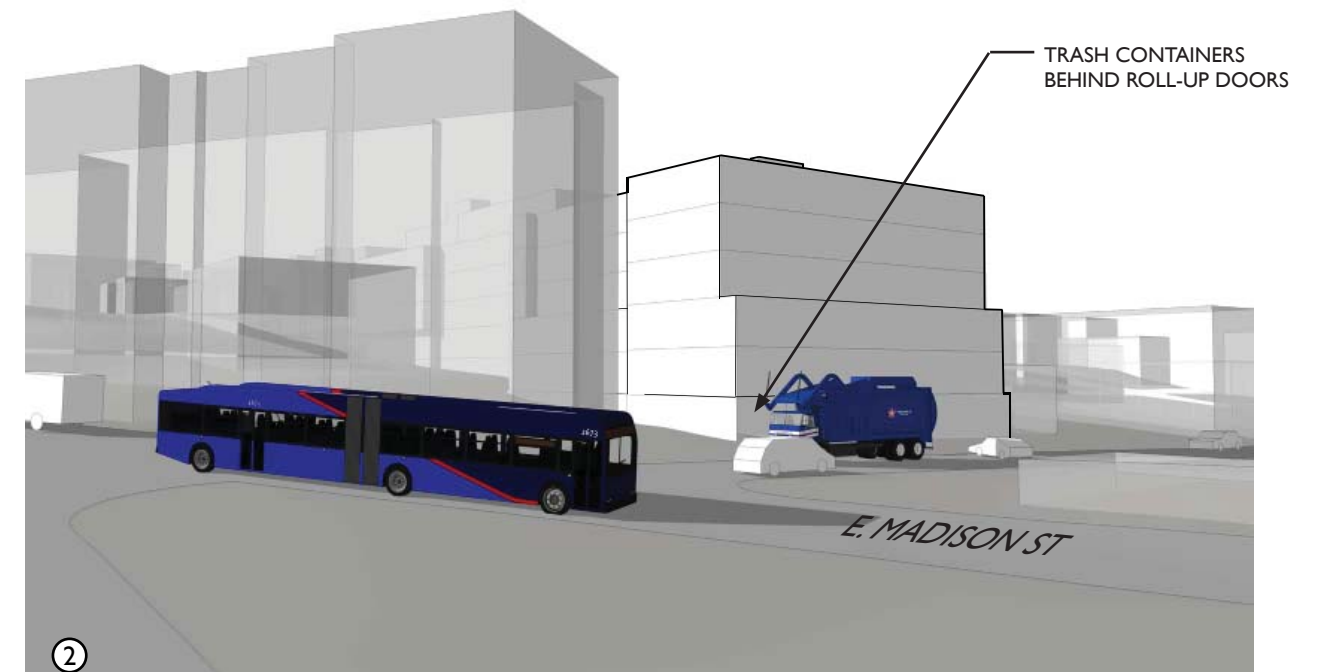
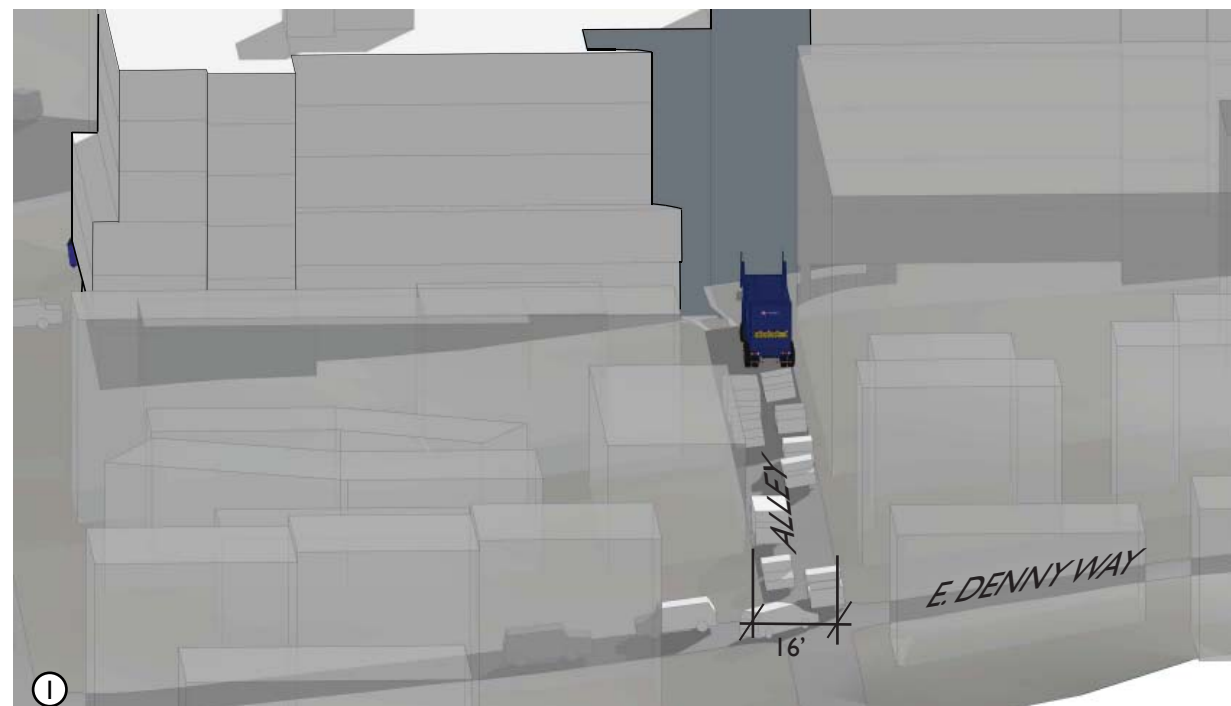
Site Access

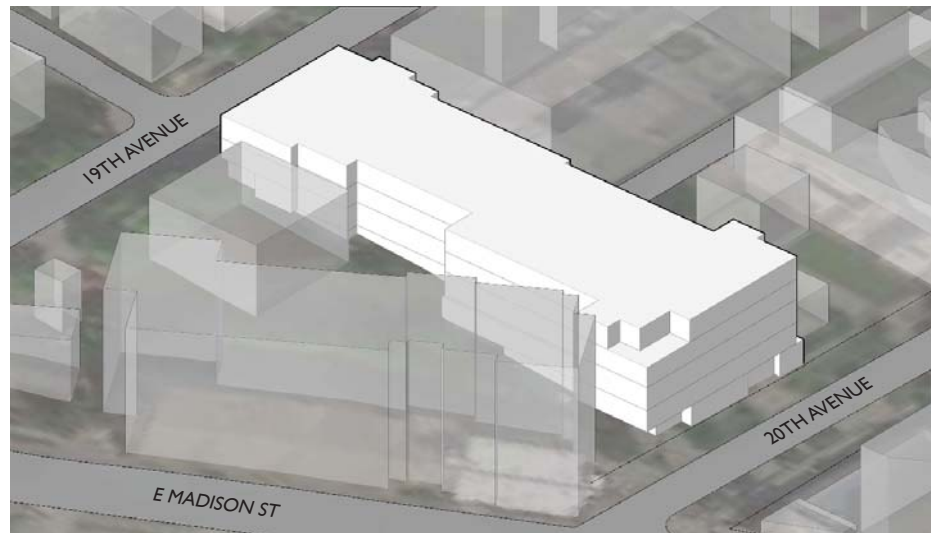


SITE ACCESS THROUGH ALLEY



SITE ACCESS THROUGH 20TH AVE

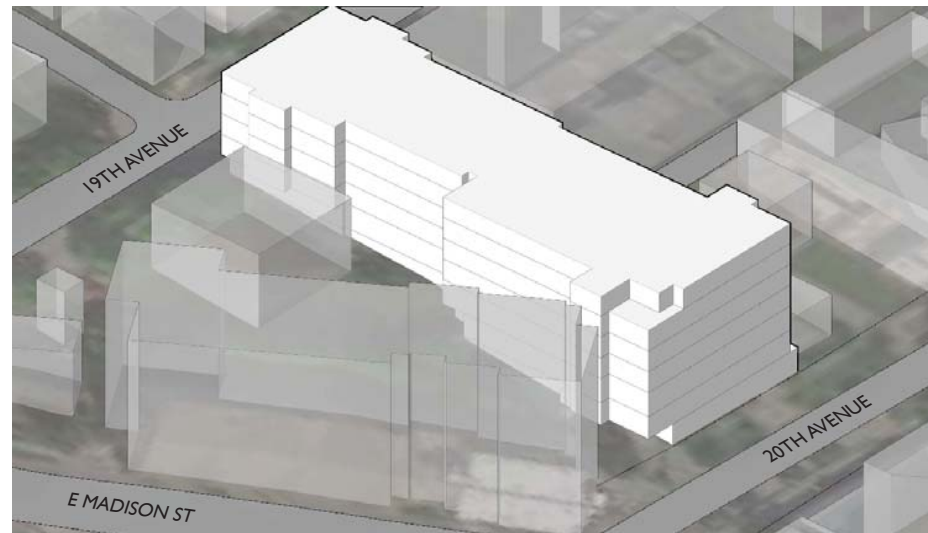




OPTION 1 - CURRENT ZONING

DESIGN SUMMARY:

- Construction: 5A
- Stories: 4 (4 stories over 1 level below grade)
- Unit Count: 120
- Live/work: 3,632 SF
- FAR: 3.24
- Parking: Not required – None provided

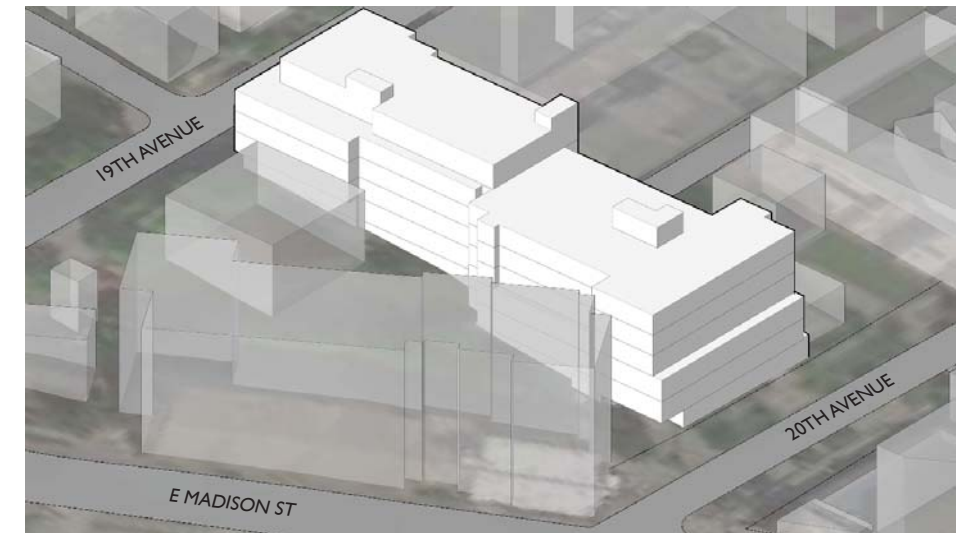


OPTION 2

DESIGN SUMMARY:

- Construction: 5A over 1A
- Stories: 7 (6 stories over 3 levels below grade)
- Unit Count: 180
- Live/work: 3,057 SF
- FAR: 4.70
- Parking: Not required – 122 spaces provided

* Contract Rezone from NC2-40 to NC3-65



OPTION 3 - PREFERRED OPTION

DESIGN SUMMARY

- Construction: 5A over 1A
- Stories: 7 (6 stories over 3 levels below grade)
- Unit Count: 180
- Live/work: 3,057 SF
- FAR: 4.75
- Parking: Not required – 122 spaces provided

* Contract Rezone from NC2-40 to NC3-65

SIMILAR FEATURES BETWEEN ALL THREE OPTIONS

- All three options include live work units located off of 19th and 20th Avenues
- Code Compliant - No Alley Access

Design Options

Option 1

DISTINGUISHING FEATURES

- Code compliant option that utilizes the majority of the site under NC2-40.
- Residential Units: 120 Units
- Live/work 3,632 sq. ft.
- Parking Stalls: 0 stalls

PROS

- Residential Scale
- Code compliant.
- Provides facades along 19th & 20th

CONS

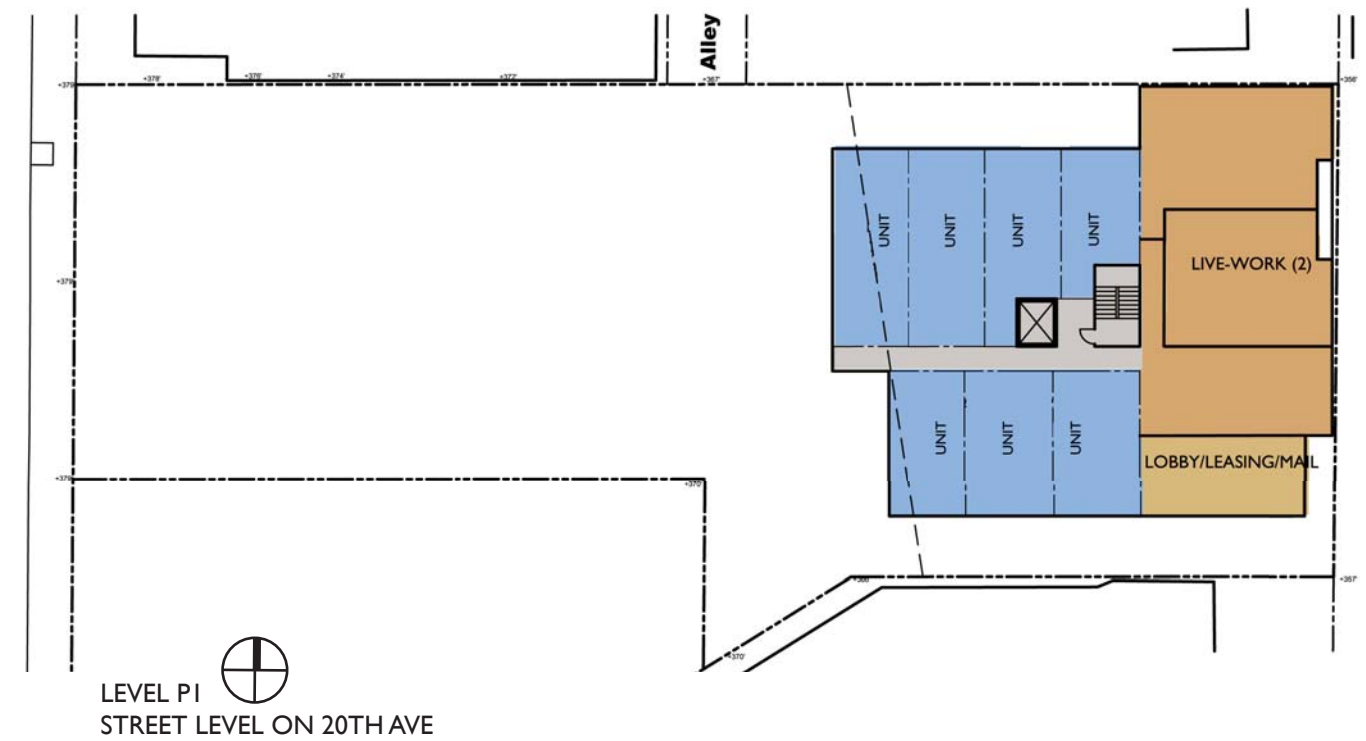
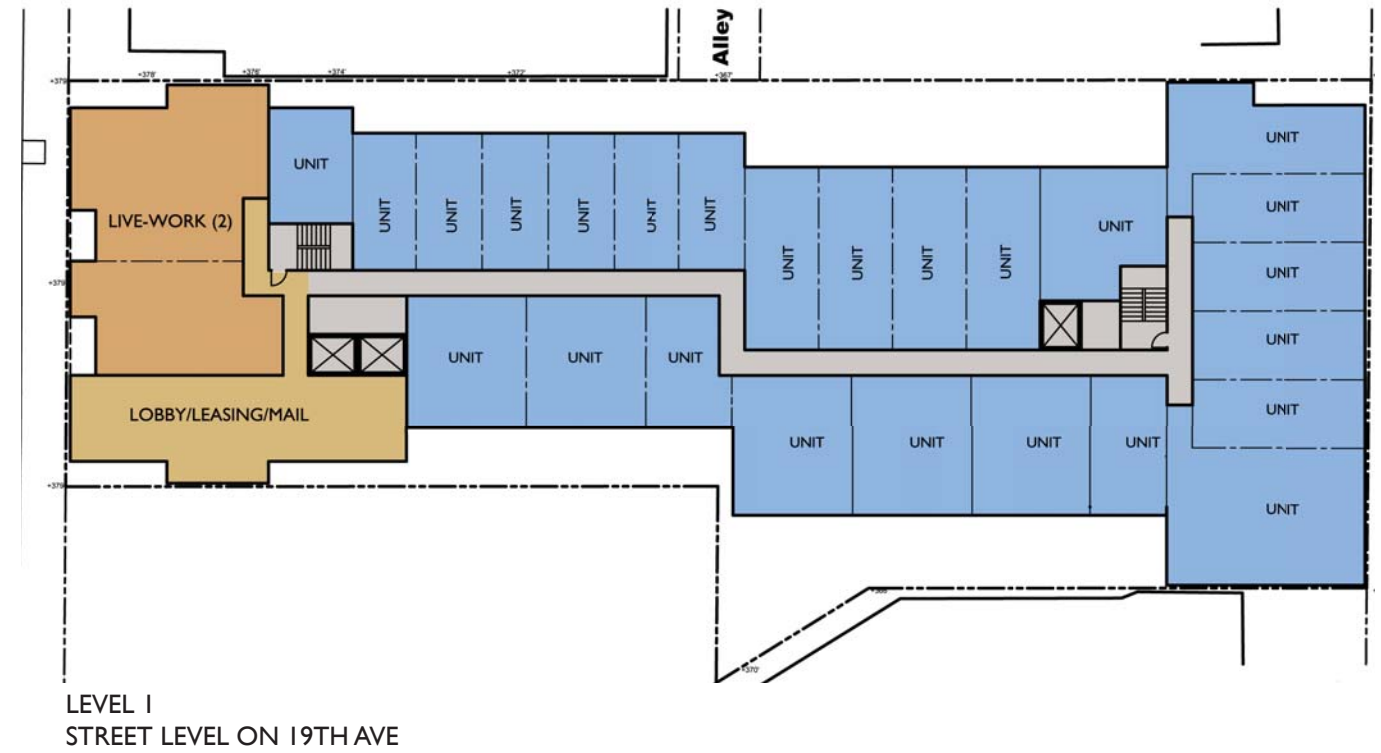
- No modulation
- Roof top green area only
- No parking
- No Alley Access

POTENTIAL DEPARTURES

- None.



AERIAL VIEW LOOKING SOUTHWEST TOWARDS SITE



Design Options

Option 1



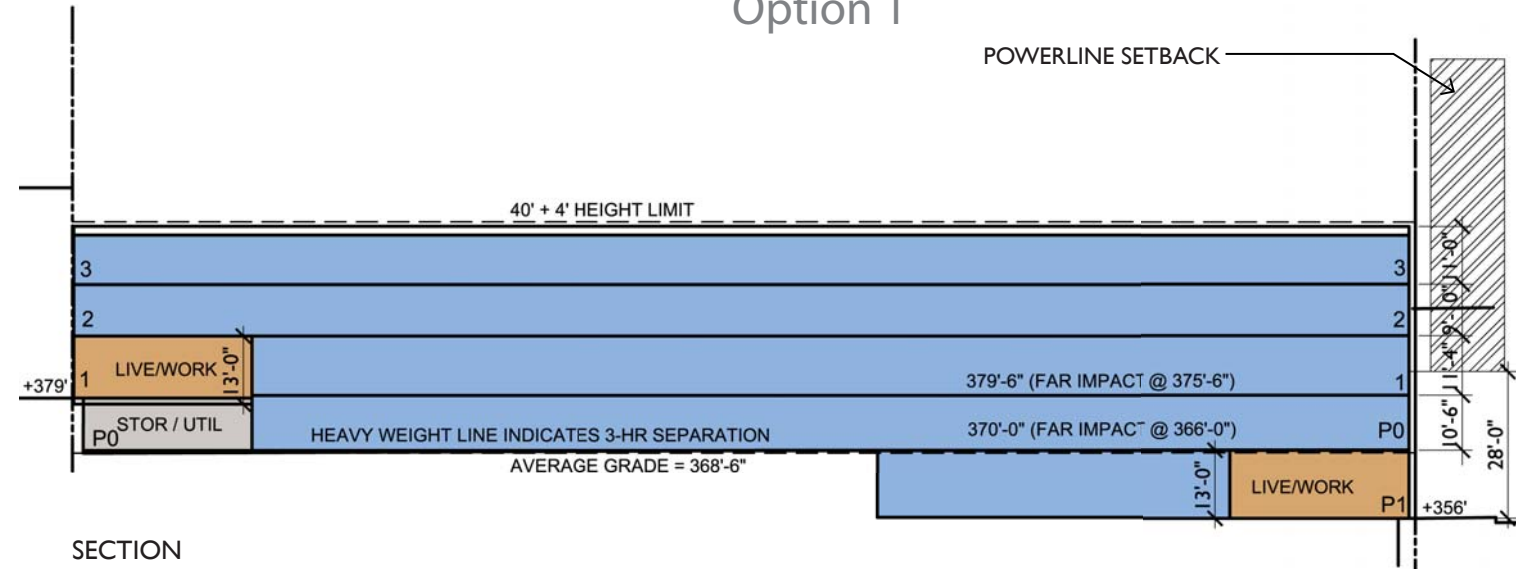
LEVEL 3



LEVEL 2



LEVEL P0



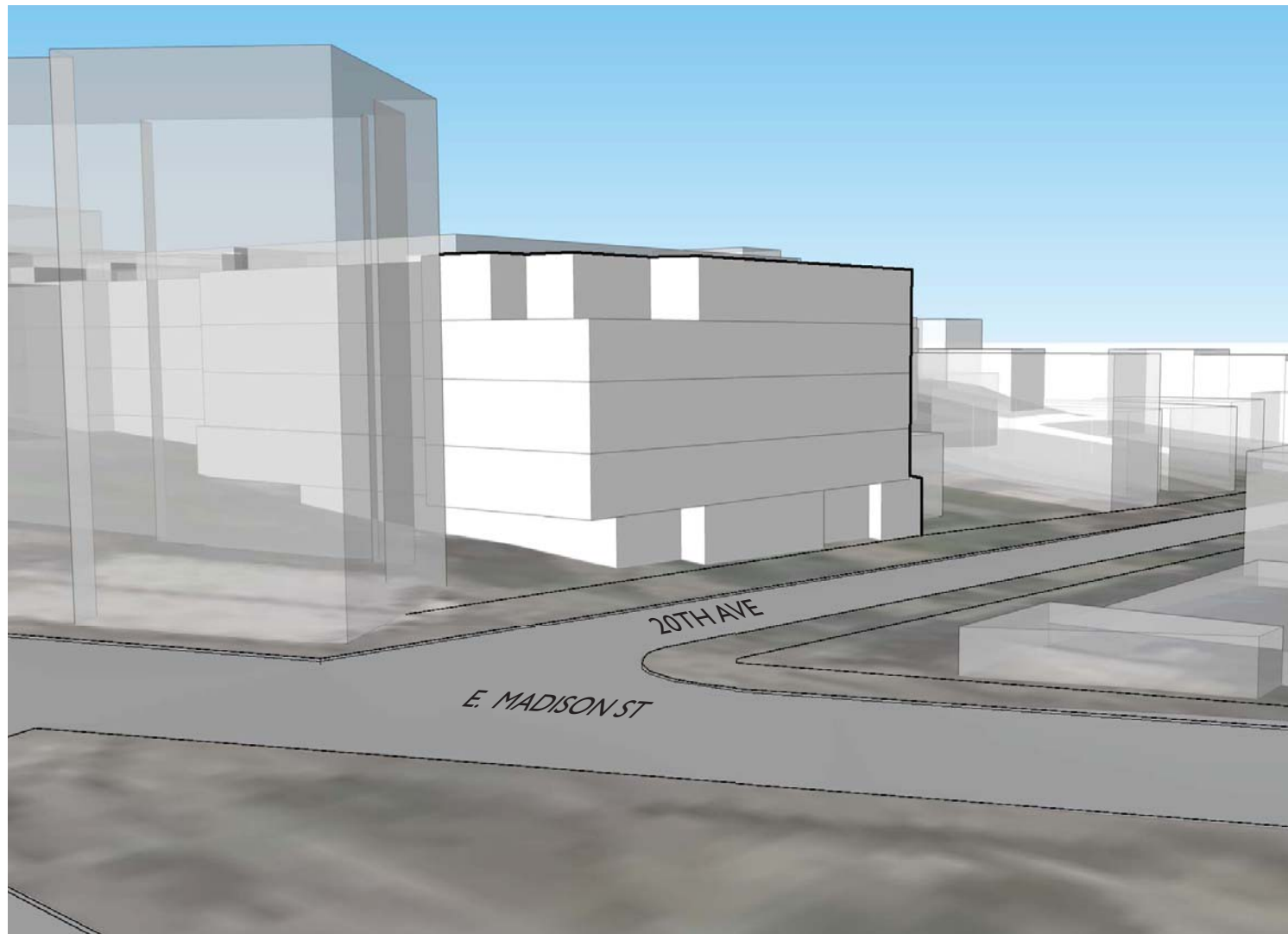
SECTION



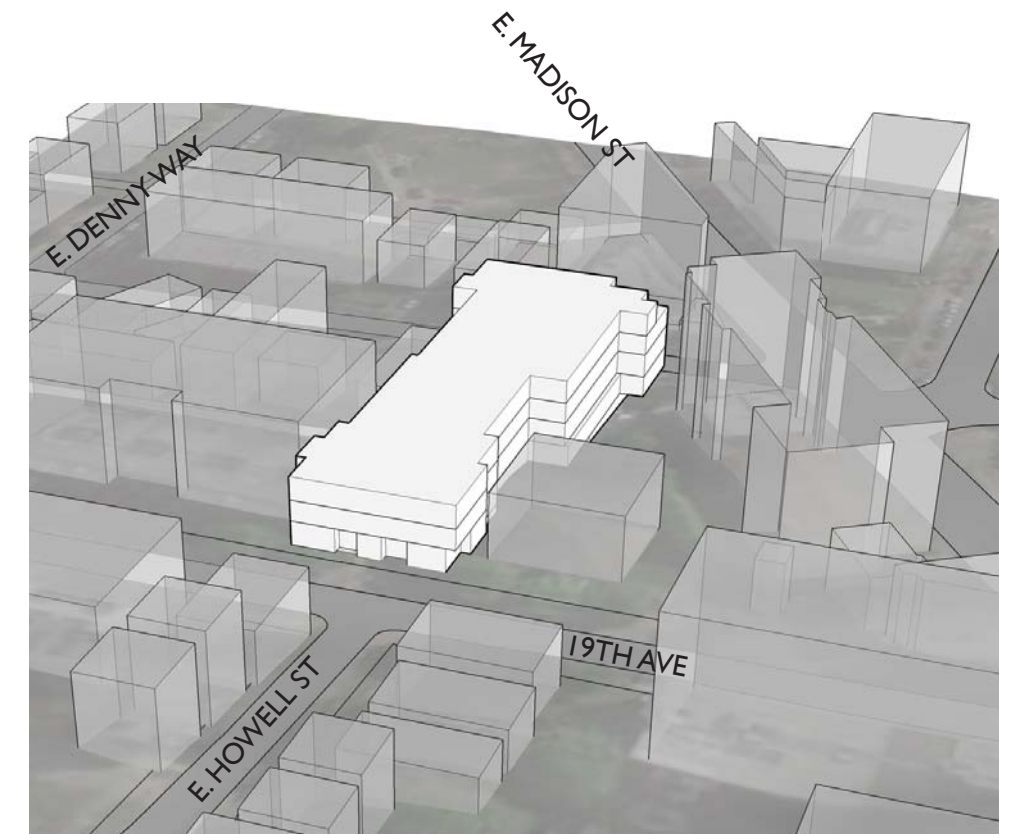
AERIAL VIEW LOOKING SE TOWARDS SITE

Design Options

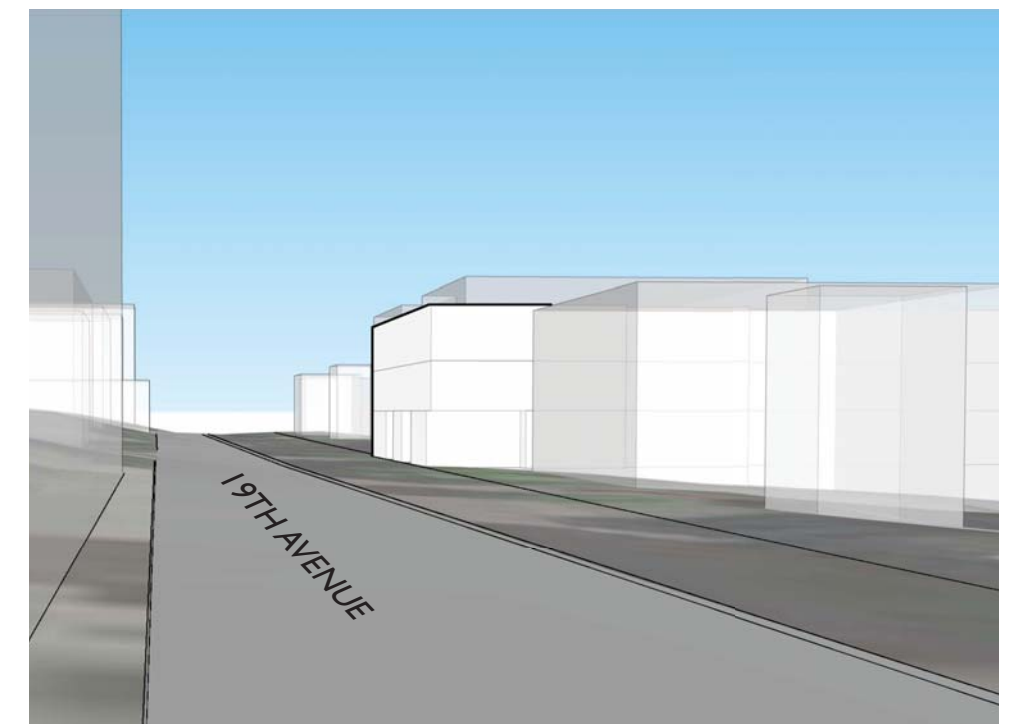
Option 1



STREET VIEW LOOKING NW ACROSS MADISON ST AND 20TH AVE



AERIAL VIEW LOOKING EAST TOWARDS SITE



STREET VIEW LOOKING NORTH ALONG 19TH AVE

Design Options

Option 2

DISTINGUISHING FEATURES

- Code compliant option that utilizes the majority of the site under NC3-65. Provides mid-block walkthrough from 19th to 20th.
- Residential Units: 180 Units
- Live/Work: 3,057 sq. ft.
- Parking Stalls: 129 stalls

PROS

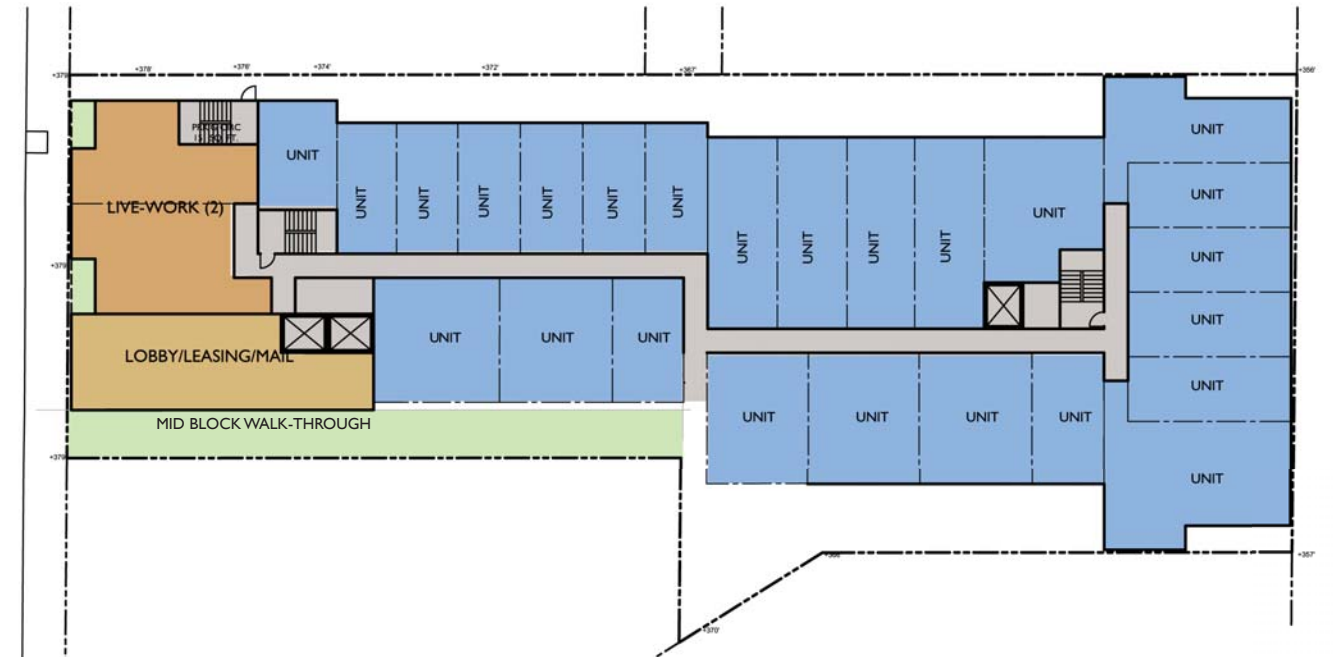
- Provides mid-block walk-through
- Provides Amenity space for Eastern views
- Provides light to the internal corridor
- Allows for landscaping along 19th & 20th

CONS

- Simple massing

POTENTIAL DEPARTURES

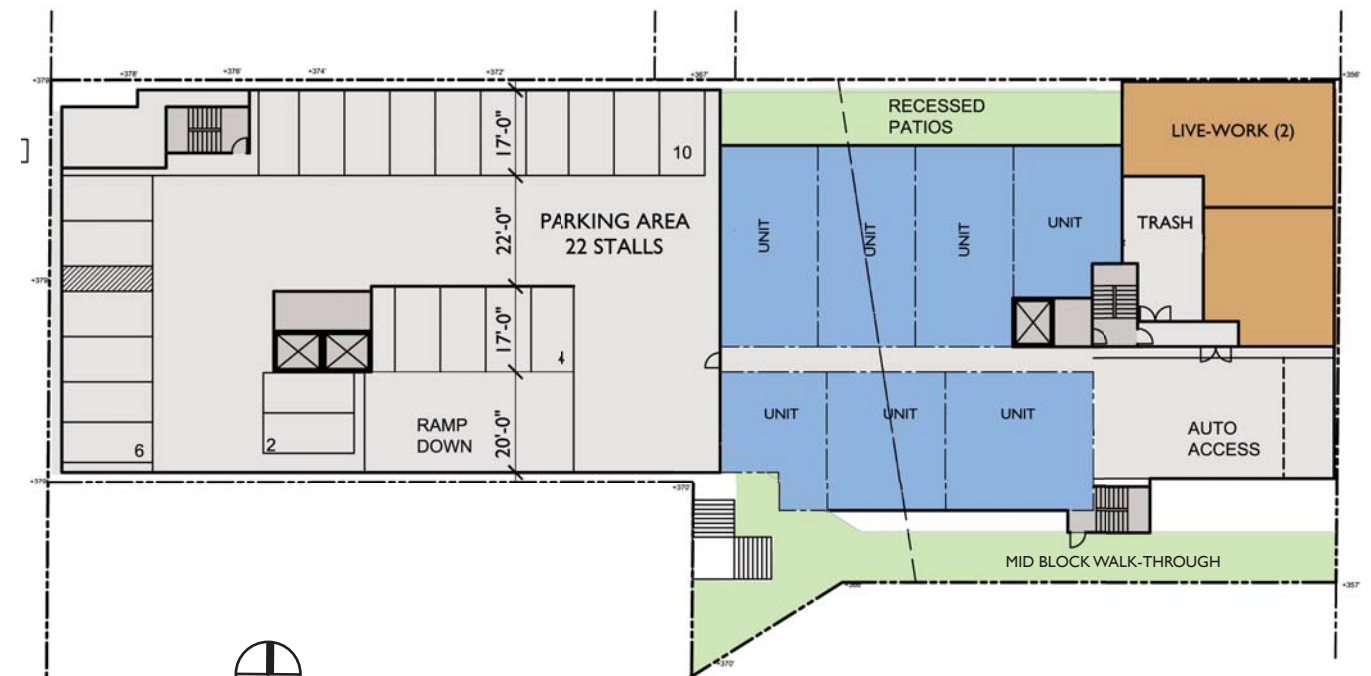
- None.



LEVEL I
STREET LEVEL ON 19TH AVE



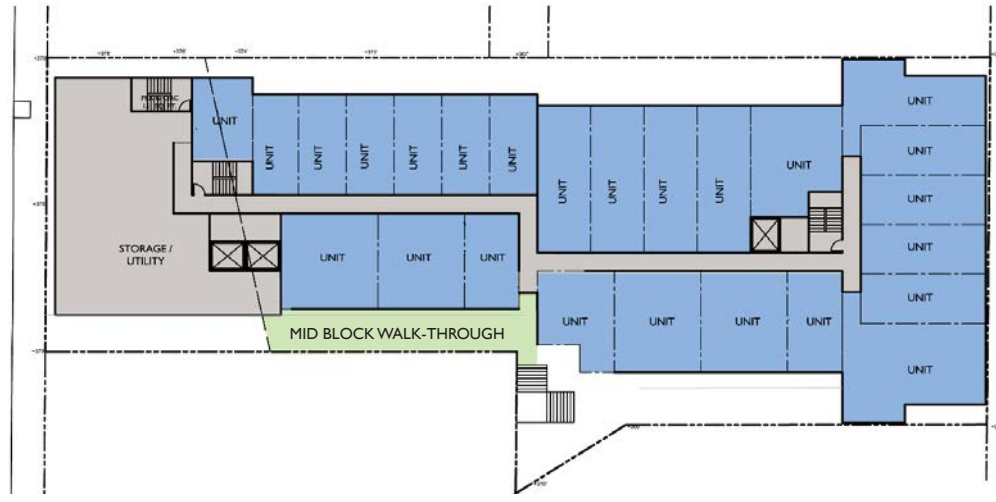
AERIAL VIEW LOOKING SOUTHWEST TOWARDS SITE



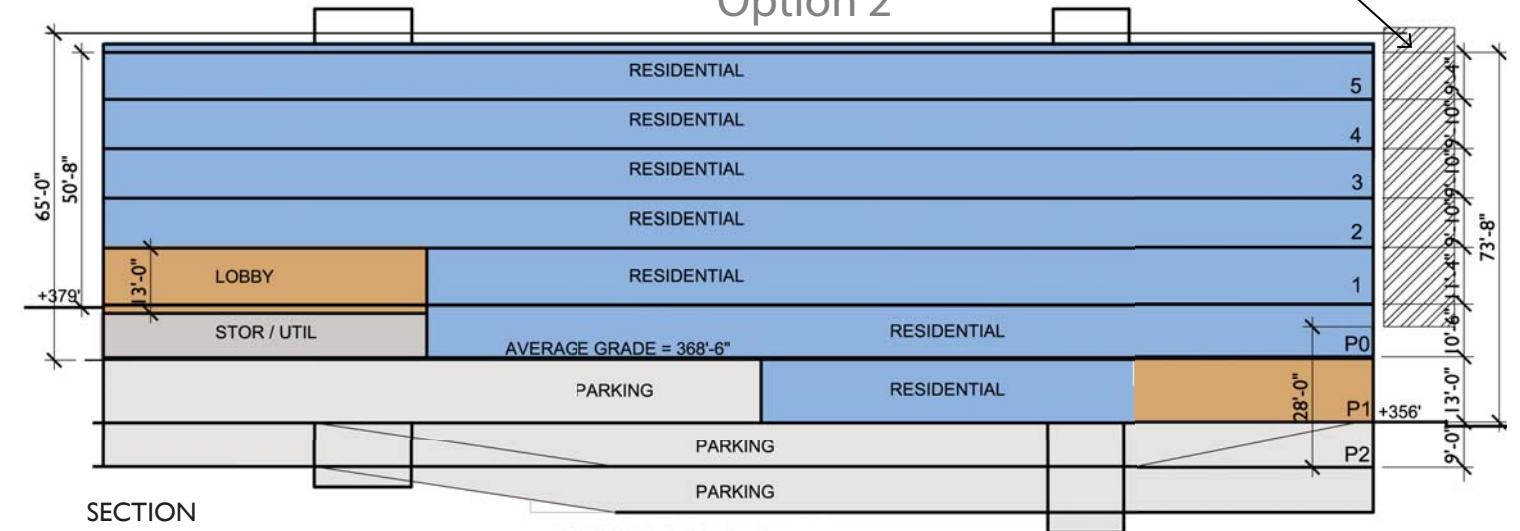
LEVEL P1
STREET LEVEL ON 20TH AVE

Design Options

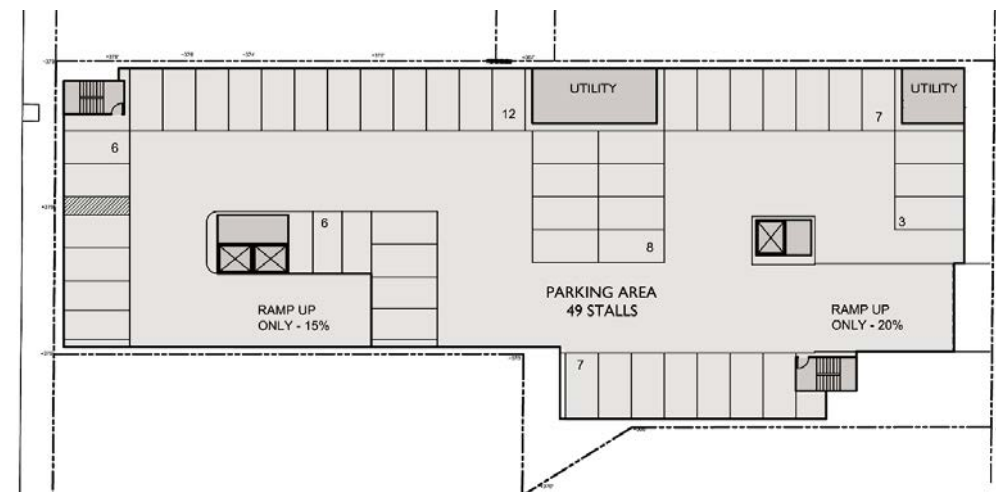
Option 2 POWER LINE SETBACK



LEVEL P0



SECTION



LEVEL P2



LEVEL 5



LEVEL P3



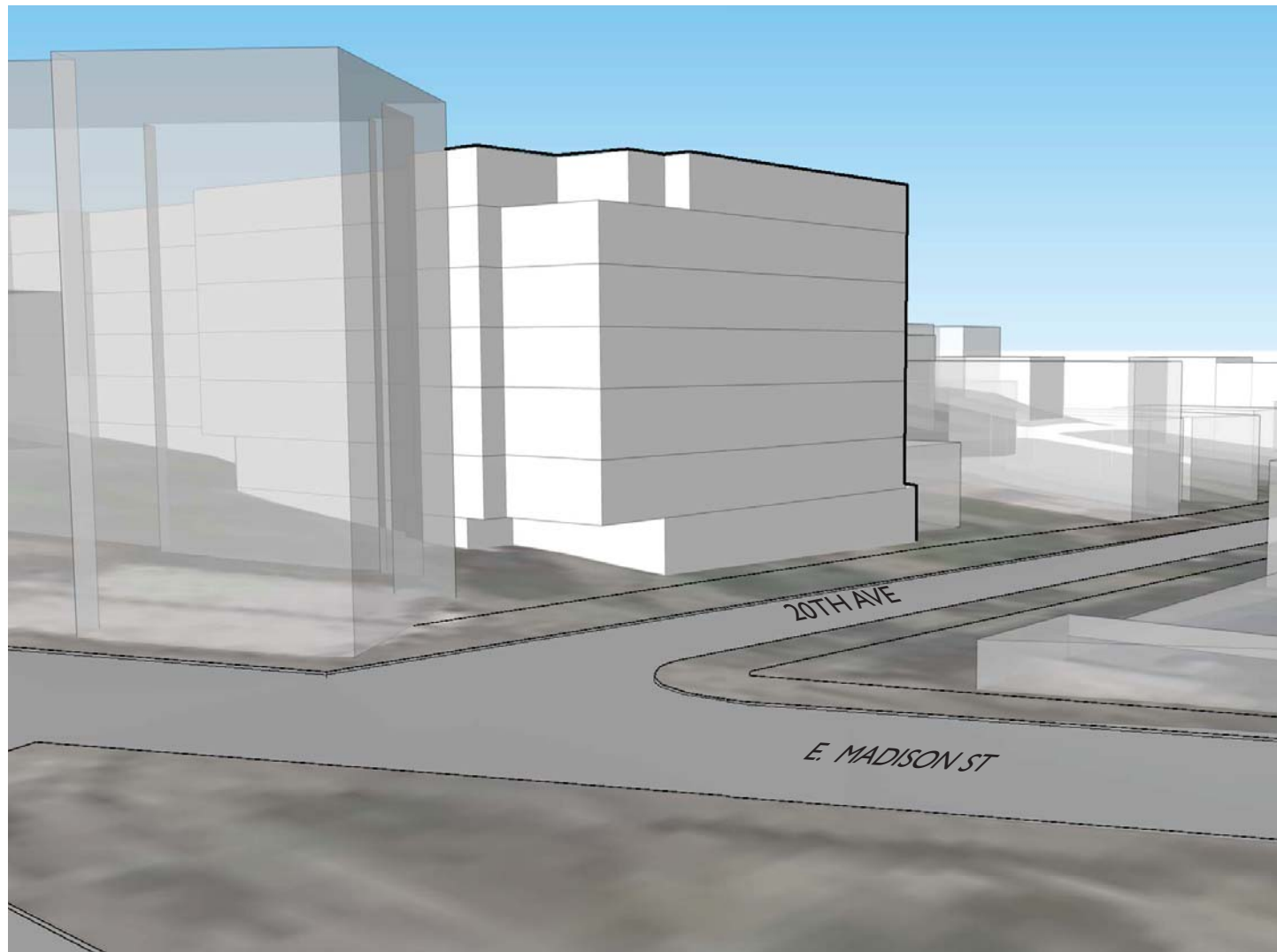
LEVEL 2-4



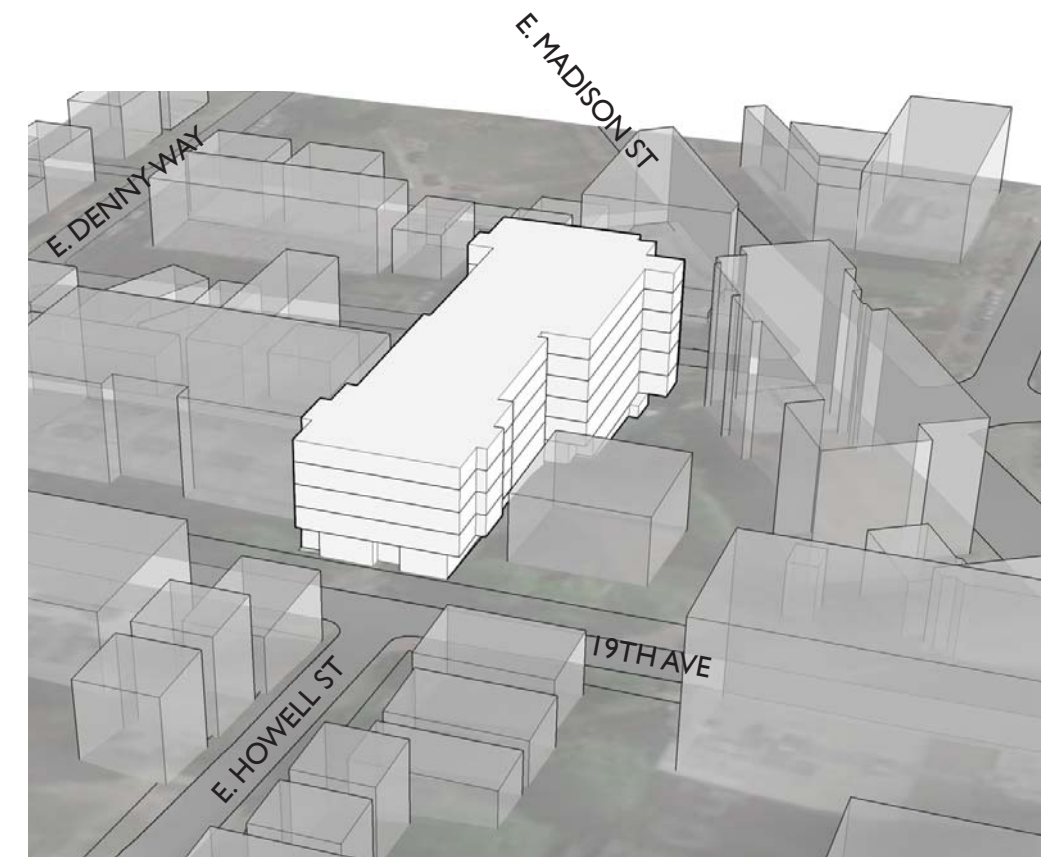
AERIAL VIEW LOOKING SET TOWARDS SITE

Design Options

Option 2



STREET VIEW LOOKING NW ACROSS MADISON ST AND 20TH AVE



AERIAL VIEW LOOKING EAST TOWARDS SITE



STREET VIEW LOOKING NORTH ALONG 19TH AVE

Design Options

Option 3 - Preferred

DISTINGUISHING FEATURES

- Code compliant NC3-65 zoning option that provides break in massing on the site that follows contours. Allows for a roof top green area that residents can appreciate. More modulation and breaking of large scale to integrate with context.
- Residential Units: 180 Units
- Live/work: 3,057 sq. ft.
- Large roof top green amenity space
- Parking Stalls: 122 stalls

PROS

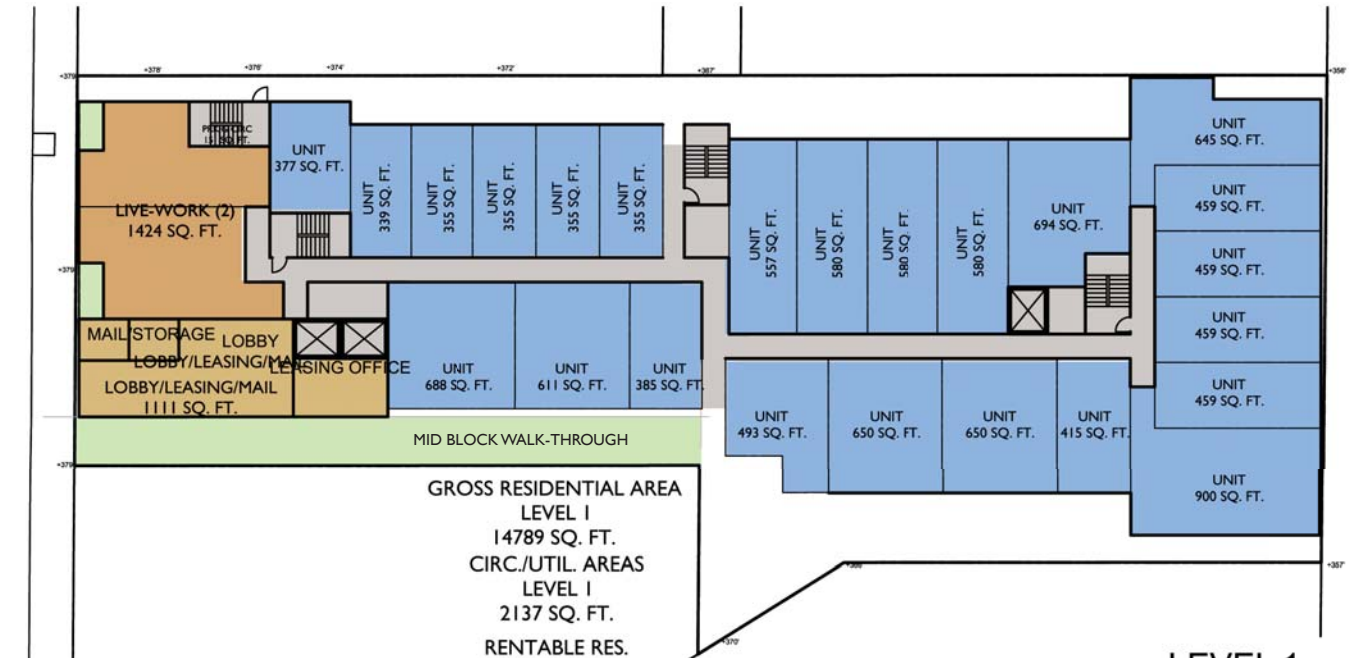
- Large roof top green amenity space
- Provides areas for landscape along 19th & 20th Ave
- Provides mid-block walk through
- Provides light to internal corridor
- Mix of unit types including multi-bedroom units
- Responds to topography with building height step down

CONS

- Access from 19th Ave

POTENTIAL DEPARTURES

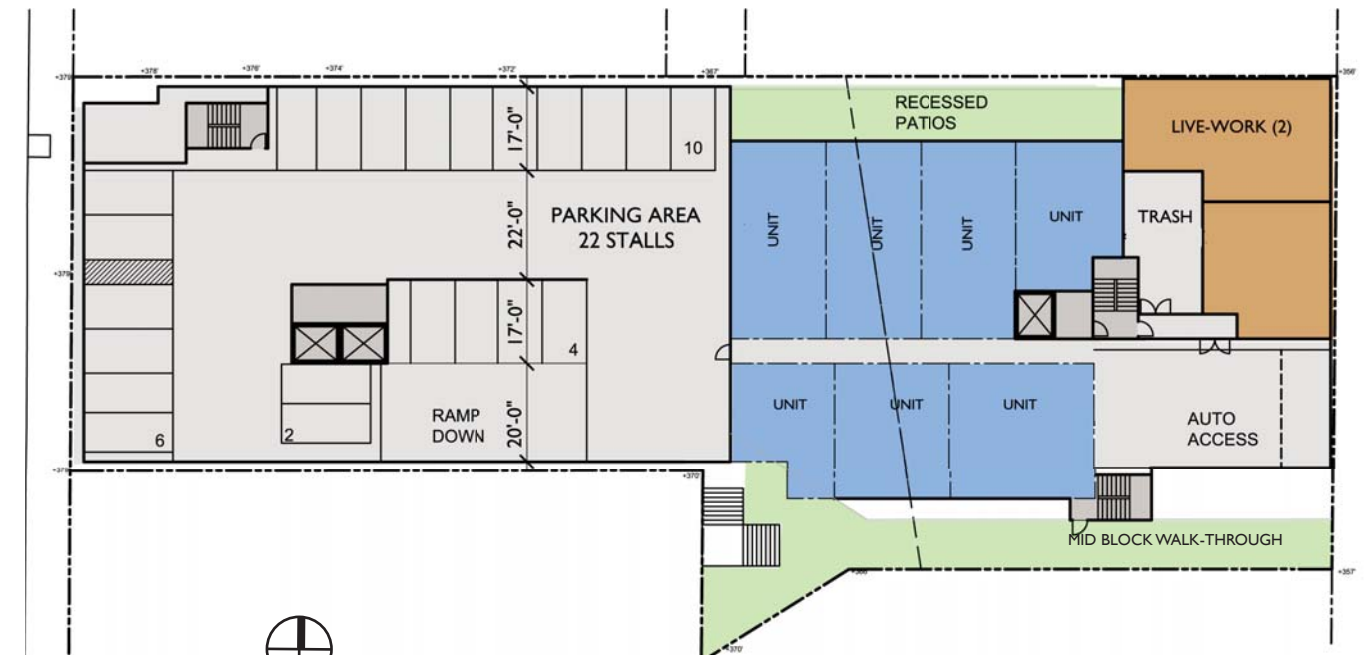
- None.



LEVEL I
STREET LEVEL ON 19TH AVE

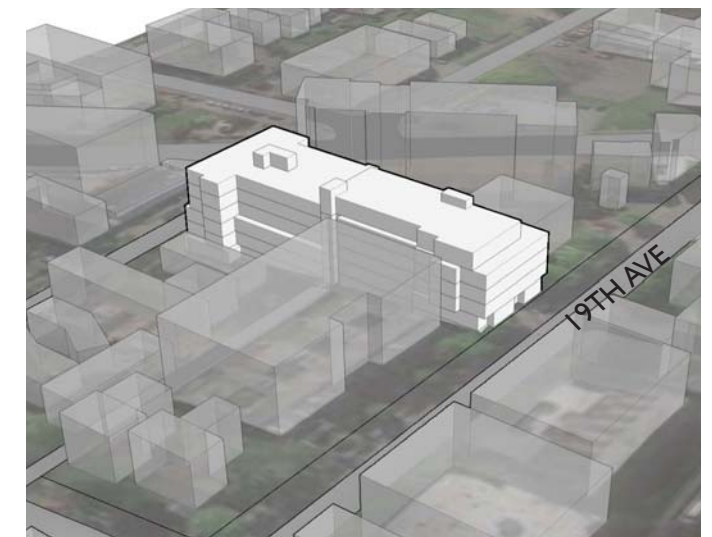
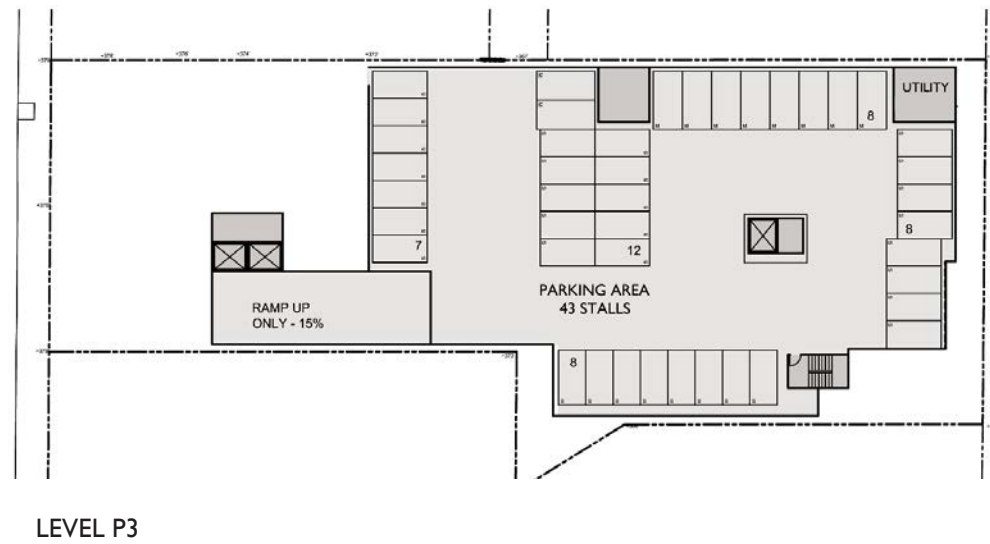
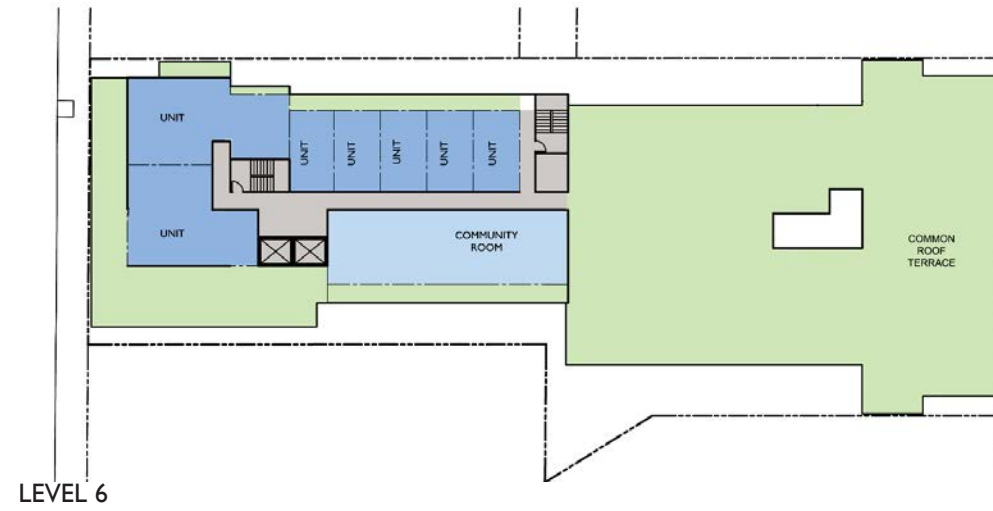
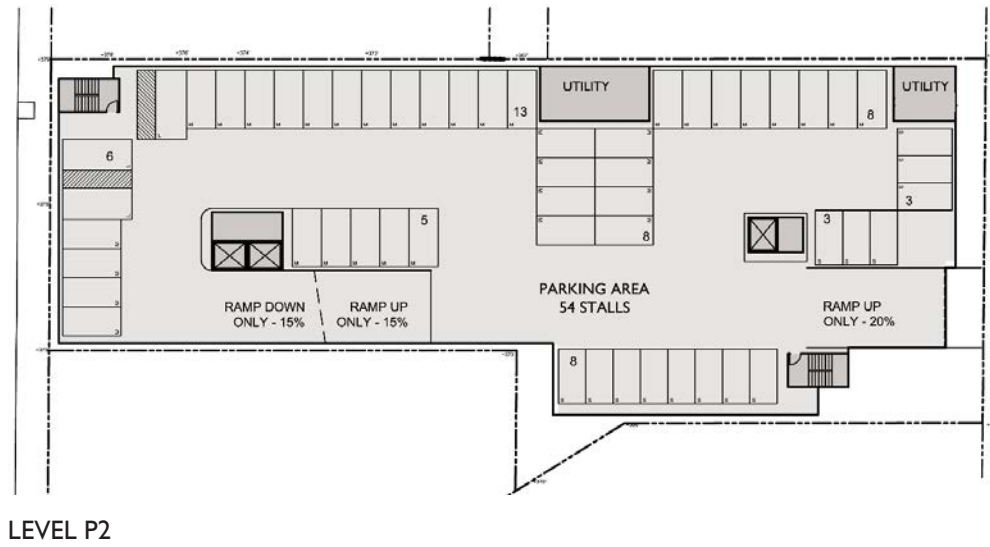
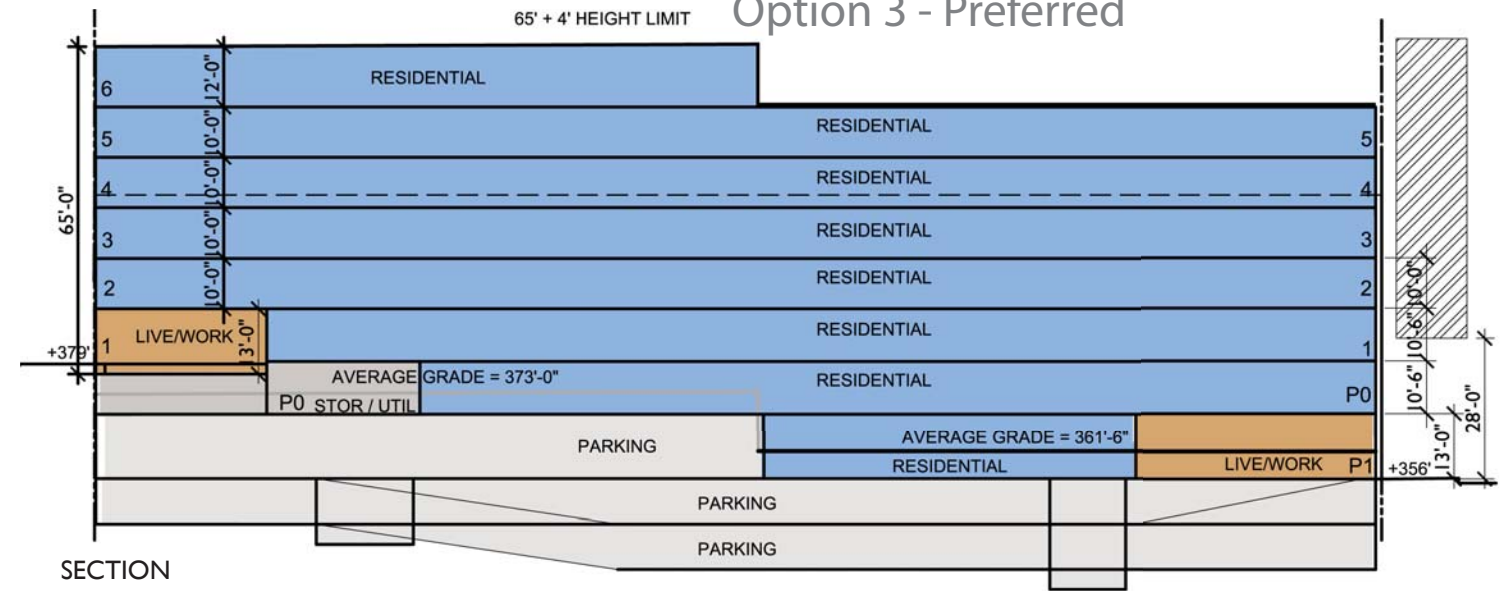
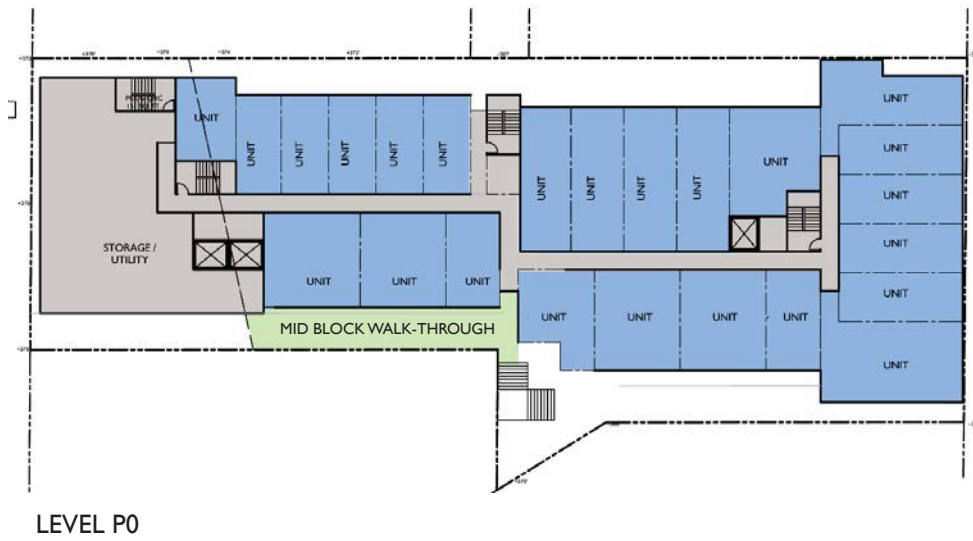


AERIAL VIEW LOOKING SOUTHWEST TOWARDS SITE



LEVEL P1
STREET LEVEL ON 20TH AVE

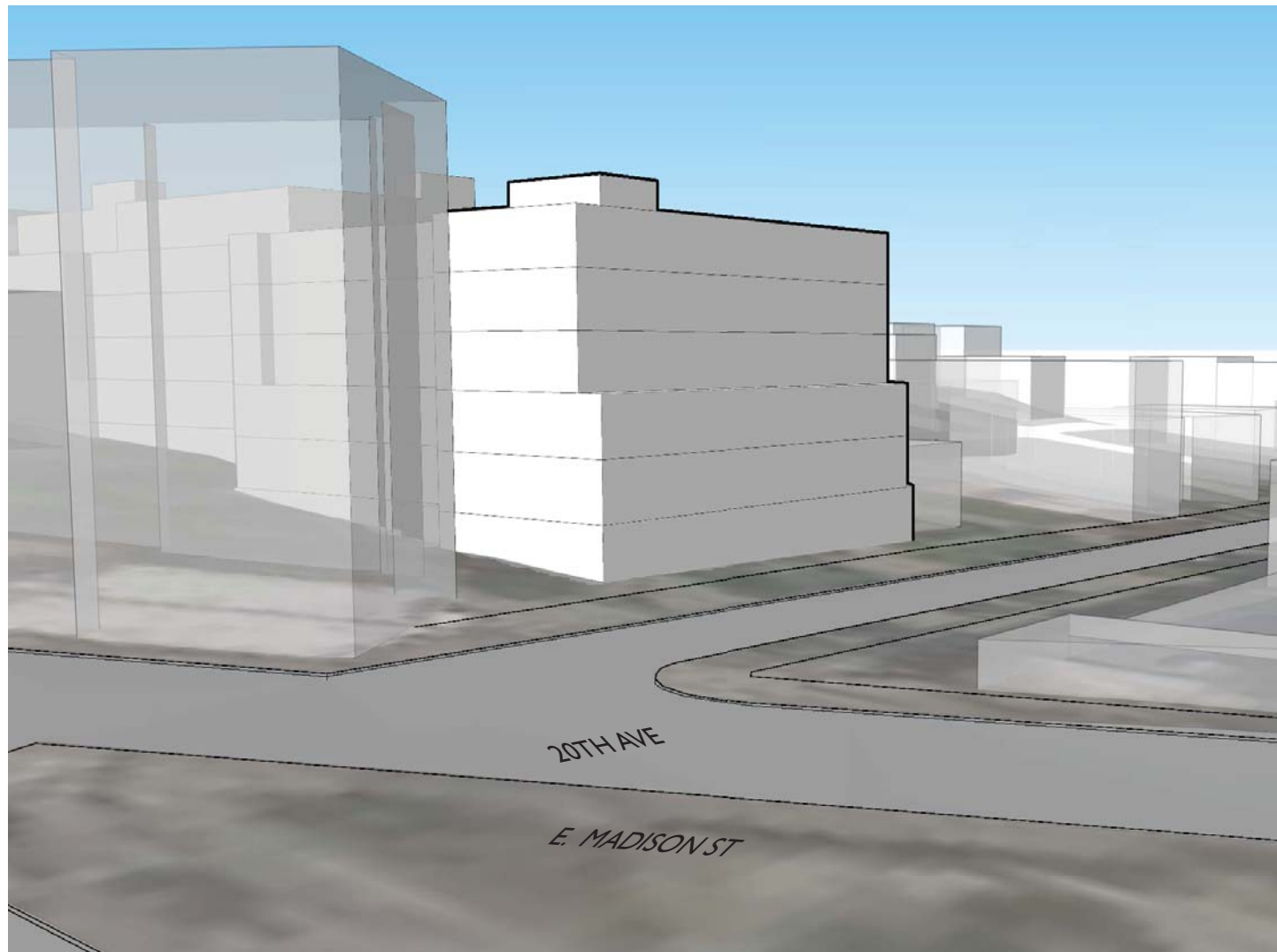
Option 3 - Preferred



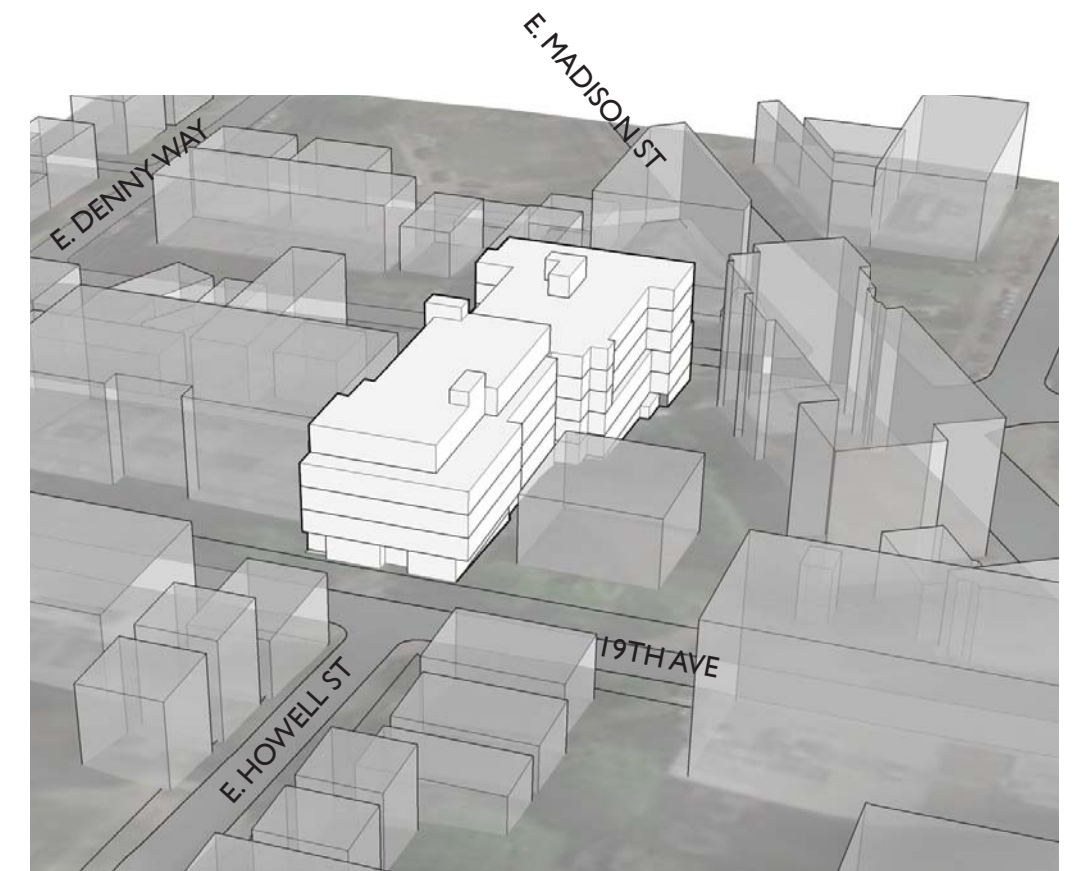
AERIAL VIEW LOOKING SE TOWARDS SITE

Design Options

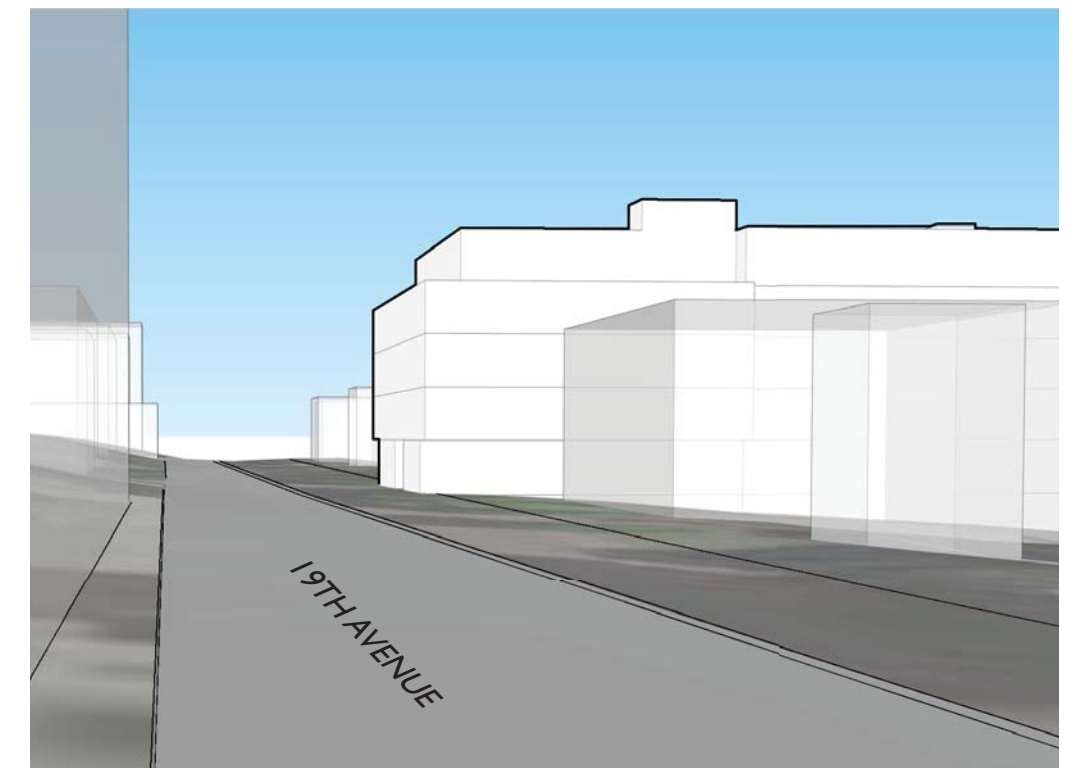
Option 3



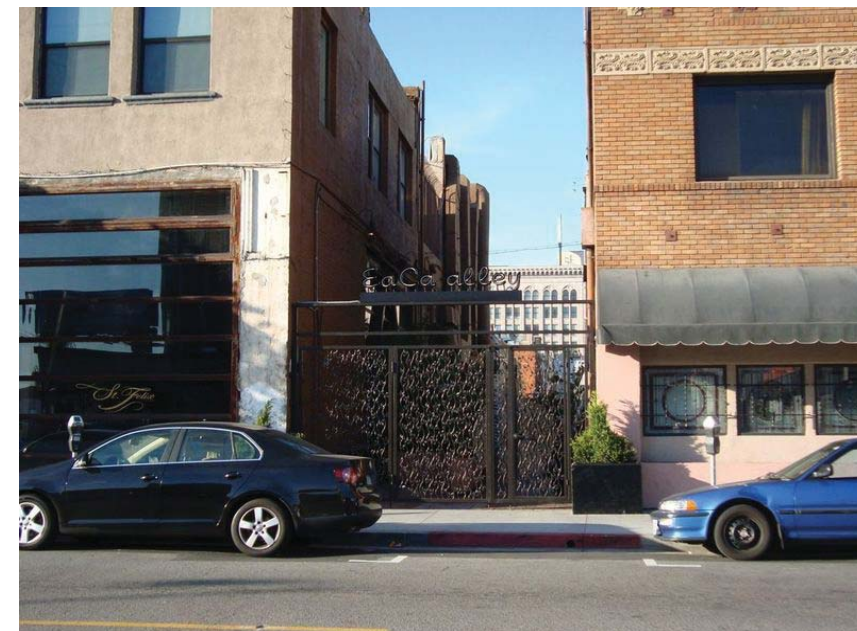
STREET VIEW LOOKING NW ACROSS MADISON ST AND 20TH AVE



AERIAL VIEW LOOKING EAST TOWARDS SITE

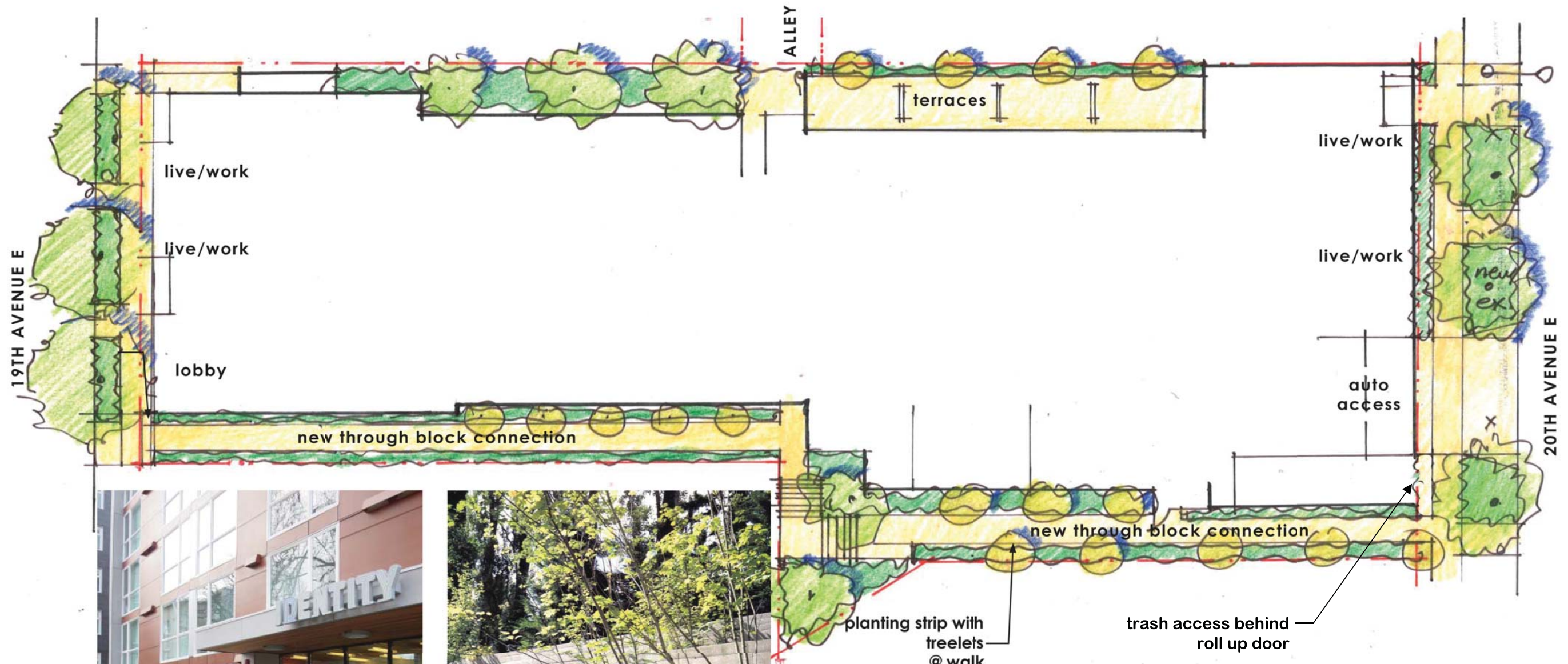


STREET VIEW LOOKING NORTH ALONG 19TH AVE



Design Options

Landscaping - Street Level



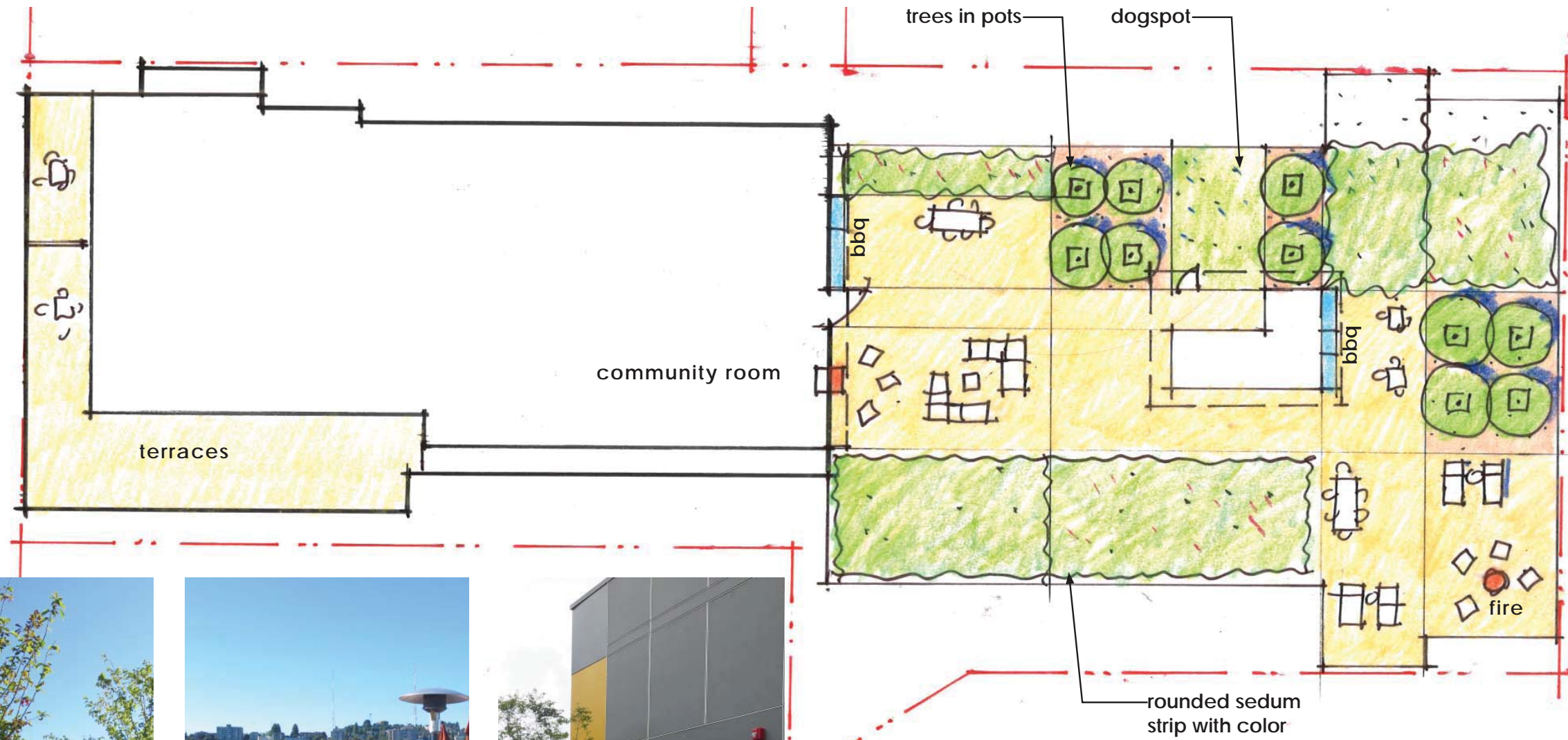
entry hangout



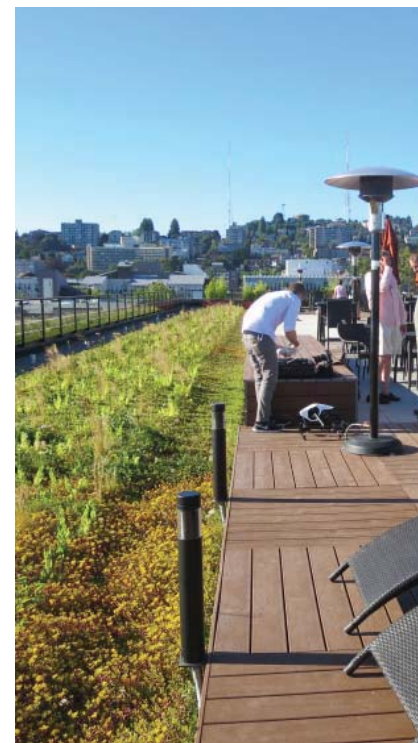
treelets @ walk

K A R E N
K I E S T
LANDSCAPE
ARCHITECTS

0 20 40 ^
N



fun pots



sedum strip with color



Barbecue and Seating

K A R E N
K I E S T
LANDSCAPE
ARCHITECTS

0 20 40 ^
N

SEATTLE DESIGN GUIDELINES

DESIGN RESPONSE

CS1 NATURAL SYSTEMS AND SITE FEATURES

NOTE: The site is located inside the Urban Village

B. Sunlight and Natural Ventilation		<ul style="list-style-type: none"> • Sun and Wind – While the double-loaded corridor interior plan does not allow through-units, plan modulations have created numerous opportunities for units with at least two elevations, facilitating cross ventilation in those units. • Daylight and Shading – All units will feature high efficiency windows to maximize interior daylight and to reduce solar gain. Deep, narrow units along the north and east elevations will be highly fenestrated to allow as much daylight as possible into those units. The preferred option features north-south extensions at the midpoints of the internal circulation corridor on each floor, expressed as “breaks” in the north and south façades, which will allow daylight to enter these long corridors. • Managing Solar Gain – The west façade has been minimized and the South elevation will incorporate balconies and light shelves to prevent solar gain to the building. Opportunities for brise-soleils or other window shading to reduce solar gain will be pursued where appropriate. At ground level, the landscaping plan will include planting large trees where possible to reduce solar gain.
C. Topography		<ul style="list-style-type: none"> • Land form – The neighborhood and this part of East Madison Street is part of the Lake Washington basin, and slopes steeply down from the top of Capitol Hill northwesterly towards Lake Washington. It is well-known for views towards the lake, Mount Baker, and the Cascade Mountains. A common roof deck provides the building residents a view and a direct experience of the immediate topography and regional landforms. Additionally, the project utilizes the steep slope of 23 feet between 19th and 20th Avenue to incorporate parking and create units that have direct access to the site. • Elevation change – The preferred option for the building is massed to “step down” the hillside, allowing fewer stories along the downhill elevation.
D. Plants and Habitat		<ul style="list-style-type: none"> • On-site features – While there are no significant trees or other significant retainable landscape features on site, the proposed design includes a through-site landscaped path serving as a mid-block connection allows for natural landscape features to be incorporated continuously through the site. • Off-site features - Landscaping will primarily emphasize an urban plant palette to benefit the typical urban population of birds, insects, and other fauna that may move across the site. Street trees and sidewalk level plantings will reinforce the existing landscaped corridors along 19th and 20th Avenues at the east and west property lines. Site landscaping around the building perimeter, as well as a landscaped roof deck, will include appropriate grasses, shrubs, and perennials to enrich native bird and insect habitats.

CS2 URBAN PATTERN AND FORM

A. Location in the City and Neighborhood		<ul style="list-style-type: none"> • Sense of Place – The site is located a block from East Madison Street in an area that was traditionally a transition point between several neighborhoods, but is now developing into a residential-commercial hub for the city-designated Madison Miller Residential Urban Village. The arterial itself connects Madison Park and Lake Washington at on terminus with First Hill and downtown at the other. This part of East Madison Street is heavily associated with Madison Valley and the nearby Arboretum, but also the northern part of the Central District neighborhood. It is well-known for views towards the lake, Mount Baker, and the Cascade Mountains. For the proposed building, a common roof deck will provide the building residents with a view and a direct experience of the immediate topography and regional landforms. The preferred option emphasizes the materiality and scale along 19th and 20th avenue. The proposed mid-block connection literally weaves the proposed site into the neighborhood and adjacent rights of way, while also offering landscaped respite from the increasing density of the Madison Street arterial. • Architectural Presence – The location, like many blocks in the area, is experiencing growth and denser development. Buildings around the site encompass a wide range of ages, exterior cladding materials, scales, and design motifs. The proposed development continues existing trends by reinforcing a strong street edge with materials and forms along 19th and 20th Avenues, and a taller presence than currently exists at the right of way. Because the proposed building is mid-block, however, there are fewer opportunities for the building to establish a strong visual presence along East Madison, and so the building is expected to function as a “background” building from the ones that align with East Madison. However, the design incorporates the scale and program of live/work units that can be used as living residences or commercial spaces. This allows for active street edges along 19th and 20th Avenue, potentially continuing the commercial pattern along East Madison.
B. Adjacent Sites, Streets, and Open Spaces		<ul style="list-style-type: none"> • Site Characteristics – The site has an unusual property line condition on the south side which allows a larger landscaped buffer between the proposed building and the building to the south. The relatively unusual circumstance that the proposed site extends through the entire block makes possible the proposed mid-block landscaped public path. • Connection to the Street – The preferred option steps back the upper floor to create a smaller residential scale along 20th Avenue. The mid-block connection connects 19th and 20th Avenues and allows pedestrian traffic through the site. The design provides modulation with the live/work units to bring a human scale to the building entries.

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
	C. Relationship to the Block	<ul style="list-style-type: none"> Mid-Block Sites – The proposal picks up scaling and material cues from the Lawrence Lofts and Berry McKinney Manor. The massing of the building along 20th “turns the corner” of the street wall already established along Madison Street, while the narrower 19th Avenue elevation is scaled to respond to the rhythm of the building massing widths of the adjacent structures.
	D. Height, Bulk, and Scale	<ul style="list-style-type: none"> Existing Development and Zoning – The existing zone of NC2-40 is the transition zone of the NC3P-65 on the south and the LR3 zone North of the site. With the upcoming MHA (HALA) (see page 27-28) rezone, the height of the existing zone will be increased. The scale of the proposed design will be similar to the scale to the East Madison Street corridor. Existing Site Features – The proposed building utilizes the 23 foot elevation change from 19th and 20th to reduce the scale and mass of the building. The parking garage will be nestled into the site, below grade, to reduce impacts on the neighborhood. Zone Transitions – Where the proposed building abuts the NC3P-65 zone, the design increases in scale in order to transition to the higher zone. The proposal creates a separation between the NC2-40 and the NC3P-65 with the public amenity of the mid-block walkthrough. The additional height allows residence a view corridor of Madison Valley, Lake Washington and Mount Rainier. Massing Choices – The massing of the preferred option creates an interesting urban form and allows the building to be broken down to the surrounding context. Window bays, balconies, and exterior modulation across all facades are intended to help integrate the structure into the finer scale of the neighborhood. Respect for Adjacent Sites – The proposed mid-block connection provides a buffer from the southern sites and buildings, while the setbacks of the upper floors reduces the imposing mass of the proposed design from the buildings to the north.
CS3 ARCHITECTURAL CONTEXT AND CHARACTER		
	A. Emphasizing Positive Neighborhood Attributes	<ul style="list-style-type: none"> Contemporary Design – The exterior materials will integrate with the surrounding context and compliment it. Evolving Neighborhoods – MHA (HALA) has designated this neighborhood as an evolving and growing zone, the proposal looks to continue this growth and compliment the context with its scale, street presence of modulation and setbacks.
PL1 PUBLIC LIFE - CONNECTIVITY		
	B. Walkways and Connections	<ul style="list-style-type: none"> Pedestrian Infrastructure – The Mid-block connection will connect the existing pedestrian walkways along 19th and 20th , creating a connection through the site. Pedestrian Volumes – The Mid-block connection creates a link between the Pedestrian zone along East Madison to the NC2-40 and LR3 zones. Pedestrian Amenities – The landscape of the proposal creates amenities for the pedestrians next to the lobby of the building and entries at the live/works. Artwork and natural features are incorporated in the landscape to create an urban respite.
	C. Outdoor Uses and Activities	<ul style="list-style-type: none"> Informal Community Uses – The design proposal for the Mid-block connection includes stairs that can be used for impromptu meetings and performances during business hours.
PL2 WALKABILITY		
	A. Accessibility	<ul style="list-style-type: none"> Access for all – All live/work and residential entries will be accessible for all people of all mobility types.
	B. Safety and Security	<ul style="list-style-type: none"> Eyes on the Street – Entries and windows are situated to allow for “eyes on the street” and high visibility to areas on the site. Lighting for safety – The Mid-block connection incorporates catenary lighting along with site lighting to provide the necessary lumen intensities to provide safety within. Street level Transparency – The street level lobby will be transparent with glazing facing the street and public mid-block.
	C. Weather Protection	<ul style="list-style-type: none"> Locations and Coverage – The proposal extends canopies and balconies that provide weather protection for pedestrians along 19th and 20th avenues. People-friendly spaces – Semi opaque canopies are incorporated in the design proposal along 19th and 20th avenues.
PL3 STREET LEVEL INTERACTION		

Potential Design Guidelines

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
	B. Residential Edges	<ul style="list-style-type: none"> • Security and Privacy – The design proposal creates elevated live work “porches” along 19th and 20th, with their entries stepped back from the streets. • Buildings with live/work uses – Transparent façades are integrated into the first level of these residential/ commercial spaces.
PL4 ACTIVE TRANSPORTATION		
	A. Entry Locations and Relationships	<ul style="list-style-type: none"> • Serving all modes of Travel – The design incorporates access for all modes of mobility with entries that can be used for various modes of commuting. • Connections to all modes – The main entrance for pedestrians will be located off the busier street of 19th avenue which is more apt to pedestrian access and clearly visible, while the car access will be from 20th avenue which is more apt for vehicular access to the site.
	B. Planning Ahead for Bicyclists	<ul style="list-style-type: none"> • Early Planning – The proposal looks to incorporate bicycle parking that the residents will be able to use and bicycle stands will be used at the residential entry, which is a road with a bicycle lane. • Bike Facilities - The proposal looks to incorporate bicycle parking that the residents will be able to use. • Bike Connections - bicycle stands will be used at the residential entry, which is a road with a bicycle lane.
	C. Planning Ahead for Transit	<ul style="list-style-type: none"> • Influence on Project Design – There are bus stops at 19th Avenue and East Madison servicing the Metro bus route 12 and 20th Avenue and East Madison servicing the Metro bus route 11 & 84. The pedestrian and bicycle oriented 19th avenue has influenced the design to have the lobby located off of that street as opposed to the less busy 20th avenue.
DC1 PROJECT USES AND ACTIVITIES		
	A. Arrangement of Interior issues	<ul style="list-style-type: none"> • Gathering places – The design takes advantage of the mid-block connection that will be a public amenity during operating hours, while for the residents the private roof deck situated on the East side of the building will take advantage of views. • Flexibility – The live/works provide flexibility of residential spaces becoming commercial along the streets, so the building can evolve over time. • Views and Connections – The mid-block connection provides public connection from 19th avenue to 20th avenue. While the roof top amenity provides private resident views for it’s users.
	B. Vehicular Access and Circulation	<ul style="list-style-type: none"> • Access Location and Design – The site is situated between 19th and 20th avenues and has an alley that dead ends into it. The alley which is 240 feet long and only 16 feet wide doesn’t provide good access for the proposed design. The design is proposing to use the less busy 20th avenue for vehicle access that would be beneficial for the project residents, neighbors, utilities and the public safety. The proposal will consolidate the 3 existing curb cuts into one, which will be a benefit for the public and minimize the number of curb cuts along 20th avenue. The proposed garage access will allow for vehicles to be easily seen coming in and out for pedestrians that use the less busy street.
	C. Parking and Service Uses	<ul style="list-style-type: none"> • Below-Grade Parking – The residential parking for the proposed design is not required by code and will be located below grade. • Service Uses – The proposed design will incorporate trash to be picked up from 20th avenue which will prevent public safety conflicts of going down the small and long alley and prevent being picked up along the much busier 19th avenue.
DC2 ARCHITECTURAL CONCEPT		
	A. Massing	<ul style="list-style-type: none"> • Site Characteristics and Uses – The proposed design takes advantage of the 23 foot elevation change between 19th and 20th avenue by allowing the mass to be broken and provides a smaller scale for the massing along the streets. The breaking of the massing allows for a rooftop amenity for the residents. The massing has been pulled back from both streets on the upper floors breaking down the scale along the streets. • Reducing Perceived Mass – Canopies are proposed along the street façades along with balconies for the residential floors. The live/works along the streets are pulled back from the street edges
	B. Architectural and Façade Composition	<ul style="list-style-type: none"> • Façade Composition – The proposed façades are designed to complement the context by picking up the rhythms from the Lawrence Lofts using materials and balconies for the residential units. Careful attention is being paid to the elevations along the both 19th and 20th avenues.

SEATTLE DESIGN GUIDELINES	DESIGN RESPONSE
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	C. Secondary Architectural Features	<ul style="list-style-type: none"> Visual Depth and Interest – Balconies and canopies are proposed along 19th and 20th avenues that will add depth and interest to the elevations. These elements will provide a human scale to the building along with the setback and breaking up of the massing of the building.
DC3	OPEN SPACE CONCEPT	
	B. Open Space Uses and Activities	<ul style="list-style-type: none"> Multifamily Open Space – The preferred concept allows for a rooftop amenity that can be utilized by the residents and the mid-block connection provides public connection from 19th avenue to 20th avenue.

Appendix

Mandatory Housing Affordability (MHA) aka Housing Affordability and Livability Agenda (HALA) - Consideration

HALA RECOMMENDATIONS

BACKGROUND

Seattle enjoys a reputation as being one of the most rapidly growing, desirable cities in the United States. This fast paced growth is straining our urban life, including the affordability of our housing and the livability of our richly diverse neighborhoods. At one end of the socioeconomic spectrum, Seattle is generating unprecedented wealth and affluence that is fueling a robust, highly competitive housing market. At the same time, the need for an increased supply of affordable housing in Seattle has never been greater:

- More than 2,800 people are homeless on a typical night in Seattle. These individuals and families sleep on the streets, under bridges, in parks, or in cars.
- More than 45,000 households in our city – one household in six – are spending more than half their incomes on housing.
- Middle income families are struggling to keep pace with the increasing costs of housing.
- Uncounted others have already left the city in search of affordability.

HALA RESOLUTION

In response to this urgent need, in September 2014, Mayor Ed Murray and the City Council adopted Resolution 31546 calling for the development of a Seattle Housing Affordability and Livability Agenda (HALA) to support development and preservation of a diversity of housing types at a broad range of prices for Seattle residents over the next ten years.

•Current and estimated needs for affordable rental and homeownership housing according to household size and income, as follows: up to 30% of AMI, greater than 30% AMI to 60% AMI, greater than 60% AMI to 80% AMI, and, if data is available, greater than 80% AMI based on reliable data sources including the United States Census Bureau and U.S. Department of Housing and Urban Development (HUD)

GOALS AND VALUES

The HALA Steering Committee set out the following goals and values to guide the process:

- Strengthen our City through Housing Affordability.
- Ensure Equal Access to Housing to Advance Social and Racial Justice.
- Promote the Livability of Seattle's Neighborhoods.
- Promote Housing Opportunity across Seattle.
- Promote Equitable Growth.
- Continue our Commitment to Prioritizing those Most in Need.
- Embrace Innovation and Build upon Current, Proven Programs and Policies.

HALA RECOMMENDATIONS

In response to the call to action in Resolution 31546 and to the Mayor's charge to build or preserve 50,000 homes, the HALA Committee has identified a total of 65 strategies to increase affordable housing in the city. These strategies fall into four main categories:

1. More Resources for Affordable Housing
2. More Housing
3. More Supports for Communities
4. More Innovation

In each strategic category, the HALA was asked to consider ways to ensure alignment with the City's racial and social justice initiative goals. This important issue increased the complexity of the issues being addressed in the context of a large urban environment with highly diverse populations and communities.

In response to the Mayor's request that the HALA develop recommendations that produce 20,000 affordable homes

across the income spectrum ($\leq 30\%$ AMI, $\leq 60\%$ AMI, $\leq 80\%$ AMI and $> 80\%$ AMI), the HALA established targets for each income band. The HALA's recommendations work towards a goal of creating 6,000 units for residents earning less than 30% AMI; 9,000 units for residents earning 30 to 60% AMI; and 5,000 units for those earning between 60-80% AMI. The financing mechanisms to achieve this goal are complex and of necessity ambitious, and by our estimation will require an investment of nearly \$3 billion in affordable housing over a ten year period. The totality of the HALA recommendations leave a financing gap of about \$270 million over the next ten years, which we believe can be closed with local, regional, state and, in particular, federal resources in partnership with the private market. It should be noted that the production of units serving homeless populations will also need significant, ongoing additional federal, state and local funding for ongoing operations and services.

Of the many recommendations presented in the report, the boldest and most promising ideas with the greatest potential to impact housing affordability in Seattle are highlighted in the text that follows with a blue outline. When implemented, we believe these recommendations stand the best chance of increasing Seattle's housing by at least 50,000 apartments, houses, and other dwellings within 10 years from now.

HIGHEST IMPACT RECOMMENDATIONS

1. More Resources and More Housing: Build Affordability as We Grow

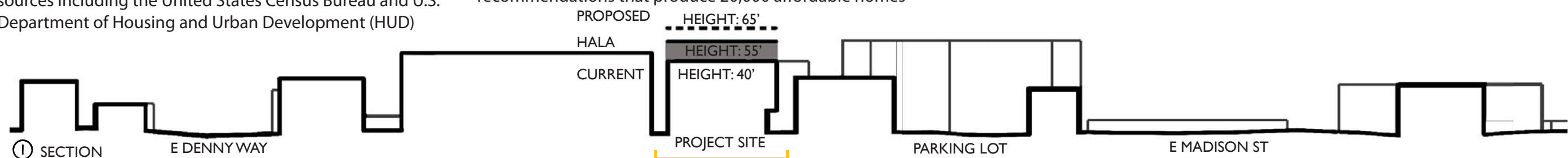
- Strategy R.1 - Mandate that affordable units be included in new housing developments and that commercial developments contribute fees towards affordable housing, and provide an associated up-zone or floor area ratio (FAR) increase.

2. More Housing: Increase Opportunities for Multifamily Housing

- Strategy MF.1 - Devote more land to multifamily housing particularly in areas near transit, services and amenities.
- Strategies MF.2 and MF.3 - Further the Urban Village growth strategy by expanding the boundaries of Urban Villages to reflect walking proximity to transit, services and amenities and by converting Single Family zoned land within Urban Villages to a more intensive use.
- Strategy MF.5 - Increase height limits and modify building and fire codes to maximize economical wood frame construction.

3. More Supports for Communities: Launch a Proactive Preservation Strategy

- Strategy P.1 - Task the City's Office of Housing with leading an expansive preservation effort to strategically acquire existing affordable multifamily housing and provide funding for that strategy.
- Strategy P.2 - Make strategic investments to lessen impacts of growth on and minimize displacement of marginalized populations.



- Strategy P.3 - Seek state authority to enact a property tax exemption for private landlords who commit to income and rent restrictions in existing buildings.
- Strategy T.1 - Combat displacement by funding rental and operating subsidies for extremely low-income households.

4. More Resources: Call on the State and City to Create Additional Resources for Affordable Housing

- Strategy R.2 - Create a stable source of funding by enacting a Real Estate Excise Tax (REET) dedicated to affordable housing
- Strategy R.6- Expand the size of the critically important State Housing Trust Fund
- Strategy L.1 - Prioritize use of surplus and underutilized public property for affordable housing and promote co-development in conjunction with public buildings
- Strategy R.7 - Dedicate property taxes derived from new construction to affordable housing by reinstating the City Growth Fund

5. More Resources: Recommit to and Expand Effective Existing Tools

- Strategy R.3 - Renew and increase the critically important Seattle Housing Levy which is a cornerstone of the City’s funding for affordable housing, and has historically supported vulnerable individuals and families struggling with housing instability and homelessness.
- Strategy R.4 - Renew and expand the City’s successful multifamily property tax exemption program which enlists private developers in providing income and rent restricted units in newly constructed buildings (see also item 3b above).

6. More Supports for Communities: Support Vulnerable Tenants and Increase Access to Housing

- Strategy T.1 - Increase fair access to rental housing for people with past criminal records through local legislation, education and technical assistance
- Strategy T.3 - Provide funding for tenant counseling and landlord education to combat displacement and increase access to housing.

7. More Housing: Increase Access, Diversity and Inclusion within Single Family Areas

- Strategy SF.1a - Boost production of accessory dwelling units (ADU) and detached accessory dwelling units (DADU) by removing specific code barriers that make it difficult to build ADUs and DADUs.
- Strategy SF.2 - Allow for more variety of housing types, such as small lot dwellings,

Appendix

(HALA) - Consideration

cottages, courtyard housing, duplexes and triplexes, in Single Family zones.

8. More Innovation: Create Efficiencies in Housing Production

- Strategy RP.1 - Improve predictability and timeliness and thus reduce construction costs by reforming City design review and historic review processes
- Strategy Rp.2 - Reduce the number of projects required to undergo SEPA review by raising SEPA thresholds

IMPLEMENTATION

The recommendations contained in this report are extensive and reach broadly across all sectors of the city. Many of them overlap and work in concert to create the sought after levels of affordability. The difficult work of implementation begins after the HALA finishes its work and will rest with the Mayor, City Council and City staff. In that implementation process, we understand that further analysis of our ideas must occur, not only to assess scale and fit in specific areas of the city, but to test and refine our assumptions. Further, the cumulative effect of the changes should be reviewed to ensure that the recommendations are appropriately packaged. We furthermore recognize that community input and public comment will be a natural precursor to any change and we encourage comment and input on these ideas.

PROPOSED ZONE-WIDE CHANGES FOR MULTIFAMILY + MIXED-USE ZONES UNDER 85'

Note: Current modeling is based on proposed zone changes below.

Final zoning changes will be subject to program design and the legislative process.

Zone Name	Current	Proposed Change
LR1	FAR: 1.1 Height: 30' (Apt Density: 1/2,000 sf)	Remove apt. density limit. (No other height / FAR changes needed)
LR2	FAR: 1.2 Height: 30'	FAR ~1.3 Height 40'
LR3	Outside UVs: FAR 1.5, Height 30' Inside UVs: FAR 2.0, Height 40'	Outside UVs: FAR ~1.7, height 40' Inside UVs: FAR ~2.2, height 55'
NC-30 (becomes NC-40)	FAR: 2.5 Height: 30'	FAR 3.0 Height 40'
NC-40 (becomes NC-55)	FAR: 3.25 Height: 40'	FAR: 3.75 Height: 55'
NC-65 (becomes NC-75)	FAR: 4.75 Height: 65'	FAR: 5.5 Height: 75'



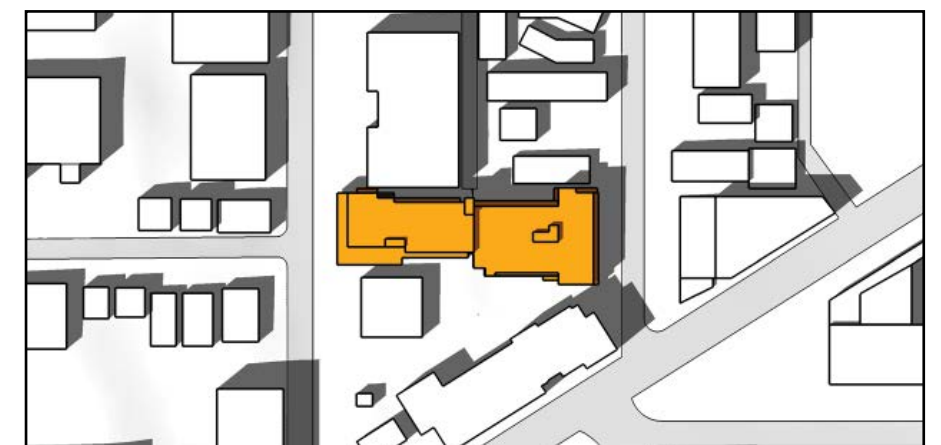
② STREETScape OF 19TH AVE LOOKING EAST

Appendix

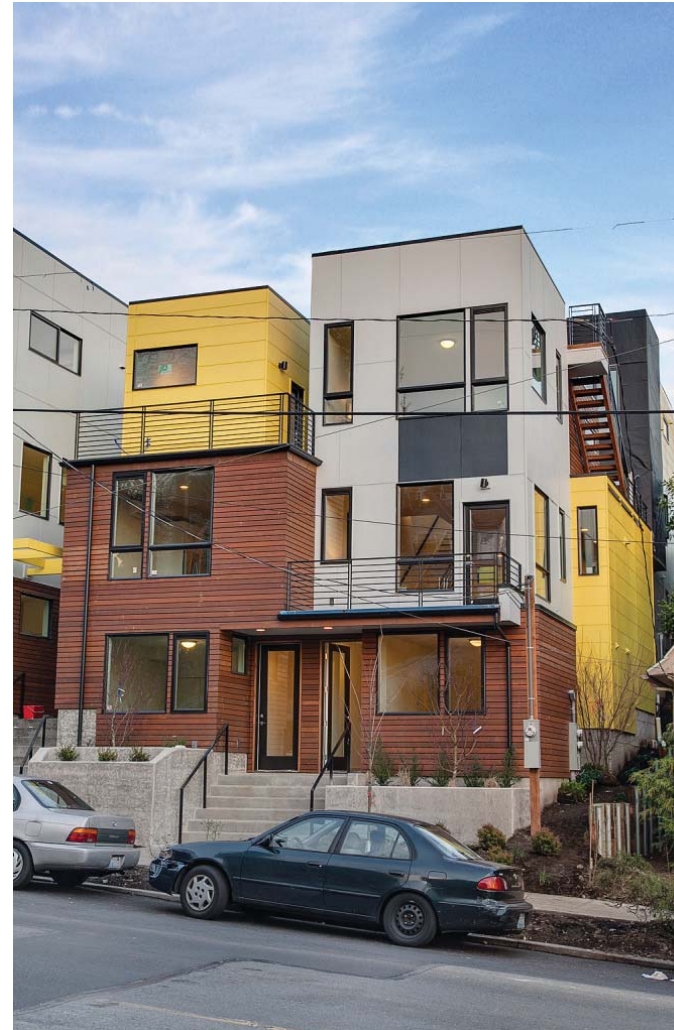
Departures

ZONING CODE	REQUIREMENT	REASON FOR DEPARTURE/IMPROVEMENT TO DESIGN GUIDELINES	PROPOSED	DESIGN REVIEW GUIDELINES

NONE REQUESTED AT THIS TIME



Recent 19th and Madison Development Projects



Recent NK Projects



WESTLAKE VILLAGE



DAKOTA



CHELAN RESORT SUITES



STUDIO 7 - TRIAD 7TH



VIEW 222



H2O APARTMENTS - LEED-H PLATINUM TARGET



BROADSTONE KOI - LEED-NC CERTIFIED TARGET



ART HOUSE



APERTURE - BUILT GREEN 3-STAR TARGET