



DESIGN RECOMMENDATION MEETING

2016 23rd Ave S Seattle, WA

SDCI PROJECT NO.:
3024101

MEETING DATE:
June 27, 2017

APPLICANT TEAM:
Joana Chong, Developer
Kusi Chaijumroonpun, Project Manager

Note: Renderings and elevations throughout the packet are for illustrative purposes only. Refer to material board for actual colors.

CARON

CARON REF #2016.019



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PROJECT TEAM

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PROJECT HISTORY

EDG
10/18/2016

SITE INFORMATION

ADDRESS:
2016 23rd Ave S., Seattle, WA 98144

SDCI PROJECT NO.:
3024101

PARCEL(S):
1498302710, 1498302700, 1498302705

SITE AREA:
17,659 SF

OVERLAY DESIGNATION:
North Rainier Hub Urban Village

PARKING REQUIREMENT:
None (SMC.23.54.015)

BIKE PARKING REQUIREMENT:
24

DEVELOPMENT STATISTICS:

ZONING:
C1-65

BUILDING HEIGHT LIMIT:
65 FT

PROPOSED FAR:
72,875 SF (83,880 SF ALLOWED)

PROPOSED RES. FAR:
67,800 SF (75,050 SF ALLOWED)

RESIDENTIAL UNITS:
95

PROPOSED PARKING STALLS:
41

PROPOSED BIKE PARKING:
65

3.0 Proposal

DEVELOPMENT OBJECTIVES

The proposed development is located in Atlantic neighborhood where Seattle’s Central District and Southeast District meet. The site, composed of three parcels, is at the junction of three streets - Rainier Ave S at southwest corner, 23rd Ave S to the west and S Hill St to the south. It also has an alley access to the east. The existing structures on the site consist of a commercial building and two single-family houses. The property is relatively flat along the street fronts and slopes up approximately 8 feet toward the northeast corner. The alley slopes down approximately 6 feet from S Hill St toward the middle point of the east property line and slopes up to meet S Plum St to the north. Frequent public transportation serves the site, with a nearest bus stop roughly 400 feet away.

The project will add about 95 residential units to the area’s housing supply. Potentially a portion of the units will be serviced apartments. It will also provide approximately 5,000 SF of commercial/office space. The development goal is to create a mixed-use project that contributes to the neighborhood by providing a mix of residential unit types, green open space, improved ROW with street trees and planting strip, as well as commercial/office space on ground level which will help encourage pedestrian activities.

PROPOSAL INFORMATION

- 95 residential units
- 5,000 SF commercial retail space at ground level
- 5 residential units at ground level
- Five floors of residential units over a ground floor of commercial space, residential lobby space, and support
- 41 Parking stalls for residents and visitors, in a below-grade garage
- Ample bike storage for residents and exterior bike parking for guests
- Rooftop amenity space

NOTABLE FEATURES

- Green roof with resident access and amenity space
- Solar panel array on the rooftop
- Large plaza

LEGAL DESCRIPTION

- CENTRAL SEATTLE LOT 1 LESS N 20 FT OF E 66.2 FT LESS S 30 FT OF E 68.7 FT LESS POR FOR ST TGW S 1/2 LESS E 66.2 FT OF LOT 2
- CENTRAL SEATTLE N 20 FT OF E 66.2 FT & S 30 FT OF E 68.7 FT OF LOT 1 TGW E 66.2 FT OF S 1/2 OF LOT 2
- CENTRAL SEATTLE N 1/2 OF 2 ALL 3

DEVELOPMENT SUMMARY

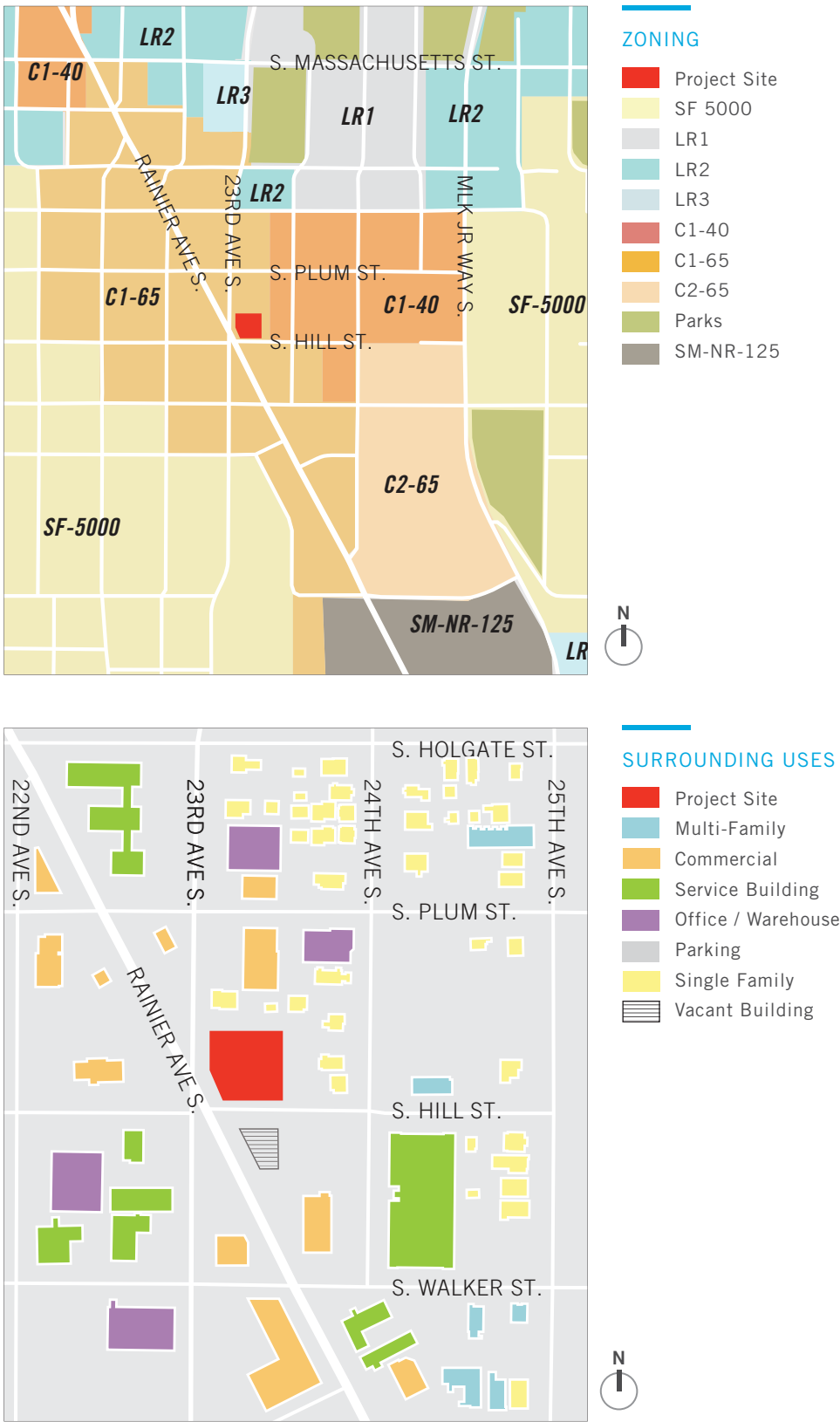
LEVEL	GROSS SF	TOTAL FAR SF	RESIDENTIAL FAR SF	RESIDENTIAL UNITS	COMMERCIAL SF	PARKING STALLS
ROOF	815 SF	740 SF	740	0		
6	12,329	12,070	12,070	18		
5	12,329	12,070	12,070	18		
4	12,329	12,070	12,070	18		
3	12,329	12,070	12,070	18		
2	12,243	12,070	12,070	18		
1	11,995	11,785	6,710	5	5,000	
P1	16,185	0	0	0		41
TOTAL	90,554	72,875	67,800	95	5,000	41



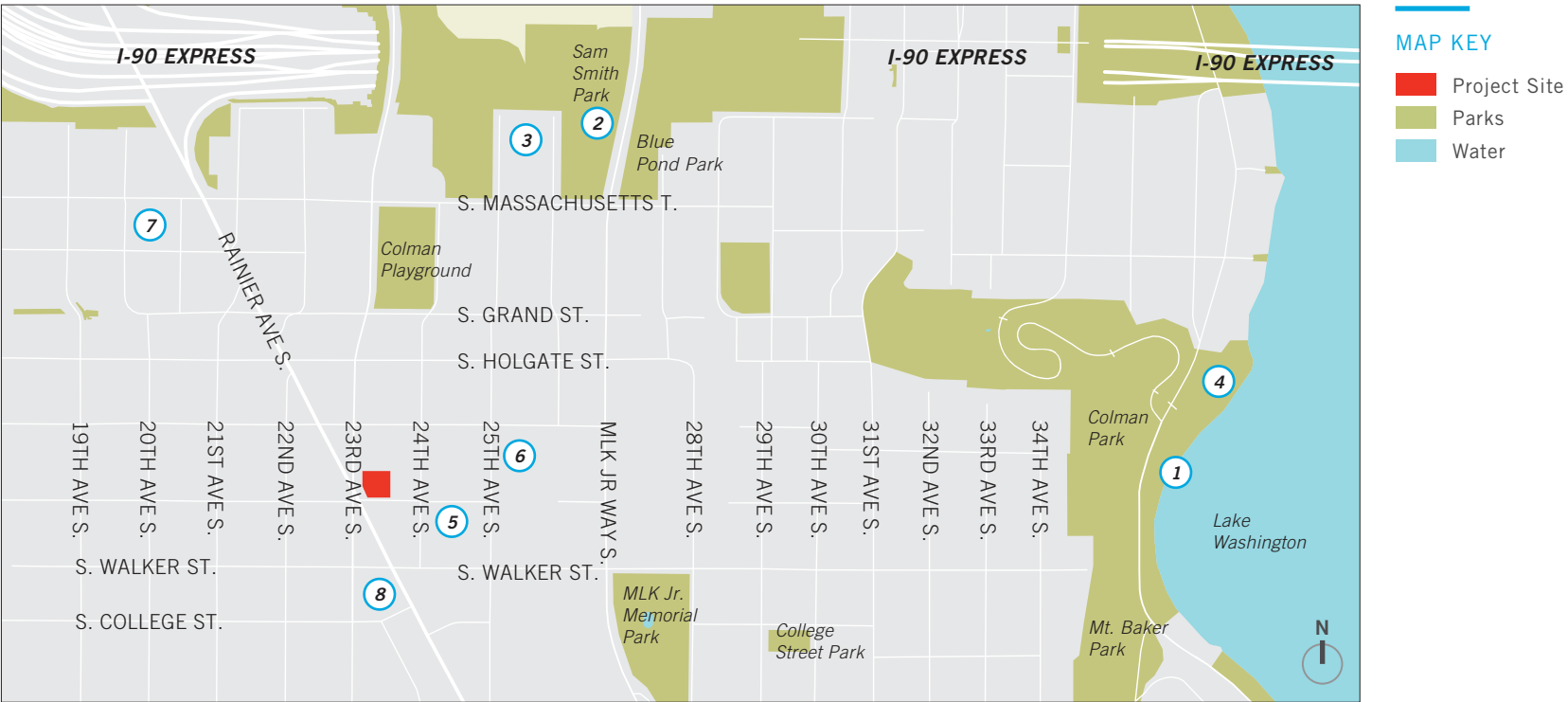
4.0 Context Analysis



AXONOMETRIC MAP (GOOGLE EARTH)



4.0 Context Analysis



COMMUNITY NODES/
LANDMARKS:
*There are notably
a number of non-
profit/humanitarian
organizations within the
site vicinity, as well as
neighborhood parks,
religious buildings and a
museum.*



1 LAKE WASHINGTON
1 MILE FROM PROJECT SITE



2 SAM SMITH PARK
0.6 MILE FROM PROJECT SITE



3 NORTHWEST AFRICAN AMERICAN MUSEUM
0.3 MILE FROM PROJECT SITE



4 COLMAN PARK
1.4 MILES FROM PROJECT SITE



5 THE 2100 BUILDING - TREEHOUSE & YMCA
0.05 MILE FROM PROJECT SITE



6 THE LIGHTHOUSE FOR THE BLIND
0.13 MILE FROM PROJECT SITE



7 HAMLIN ROBINSON SCHOOL
0.3 MILE FROM PROJECT SITE



8 RAINIER FARMER MARKET
0.05 MILE FROM PROJECT SITE

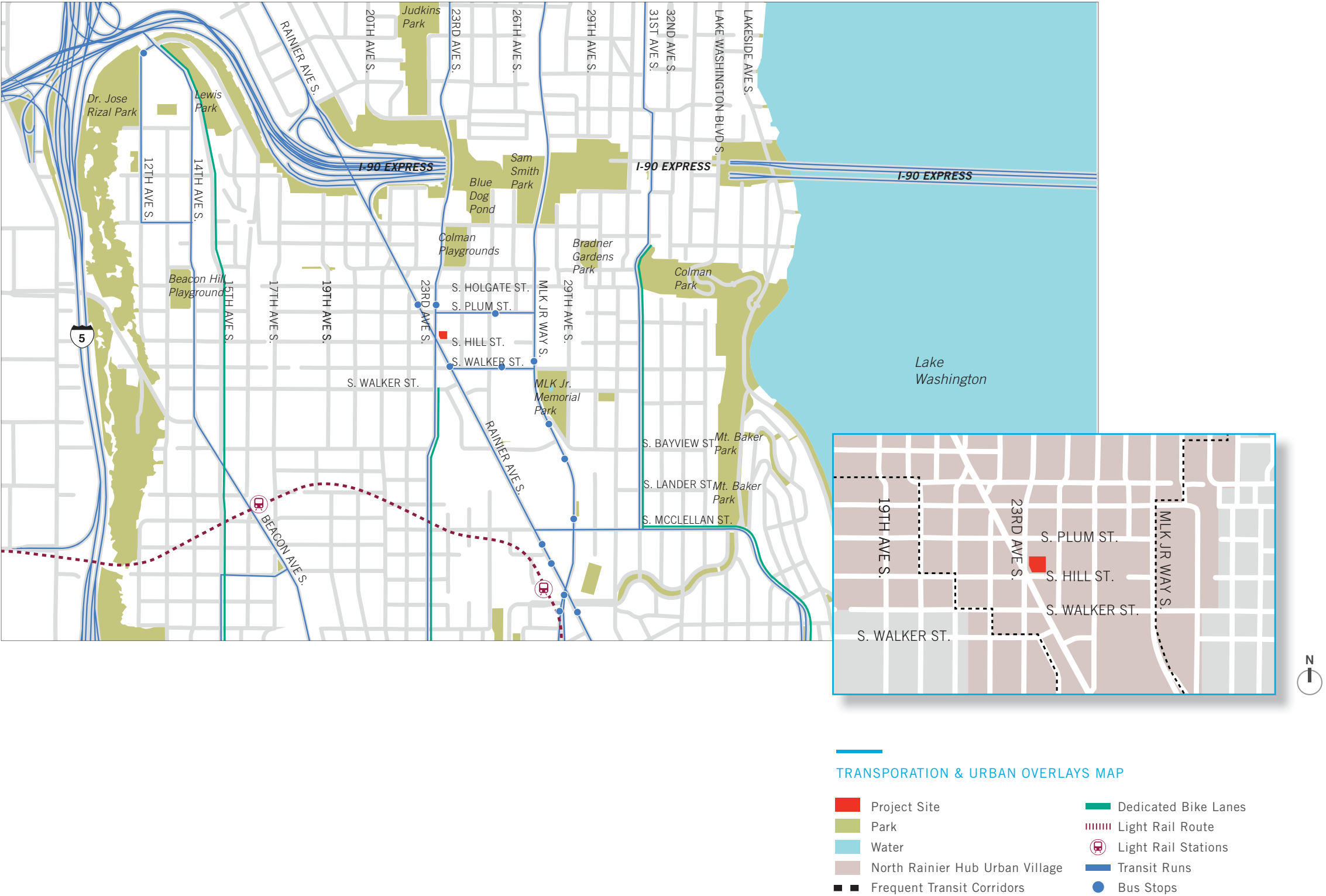
4.0 Transportation & Urban Overlays

TRANSPORTATION

Proposed development is located on Frequent Transit Corridor. There are 4 bus routes accessible within 1-2 blocks of the site. The project site is within the vicinity of Mt Baker Light Rail station.

URBAN OVERLAYS

Frequent Transit Corridor, North Rainier Hub Urban Village



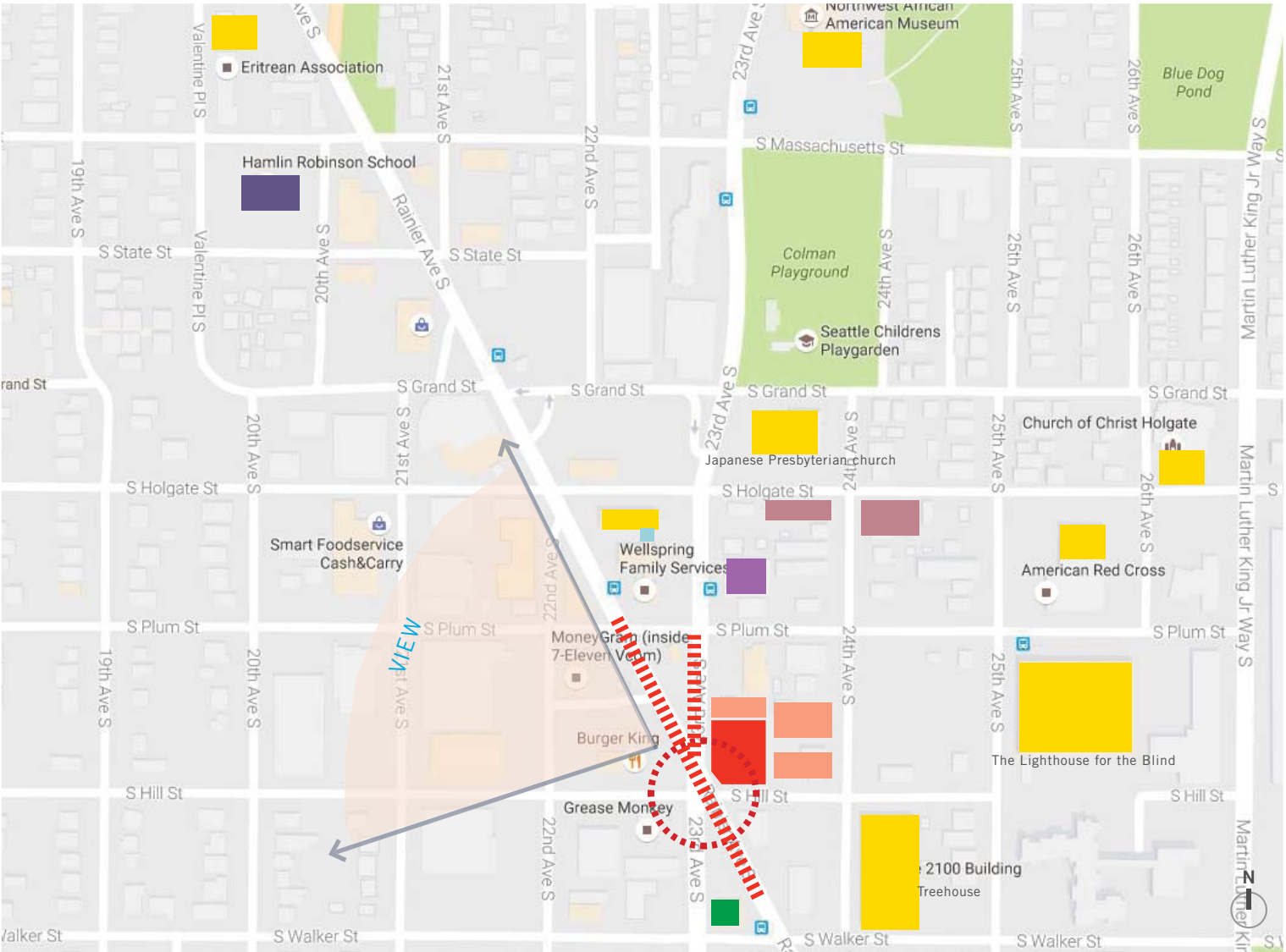
4.0 Existing Development Pattern & Cues

EXISTING DEVELOPMENT PATTERNS

- The area has a predominant residential feel with public parks.
- There are notably a number of non-profit/humanitarian organizations in the neighborhood.
- Most of new developments in the area are 3-story townhomes.
- Pedestrian-oriented retail and mixed-use developments are not present in the neighborhood. Some sidewalks are either narrow or unimproved, which discourages pedestrian activities.
- The area offers territorial views to the west and downtown.

INFLUENCE ON THE DESIGN OF THE PREFERRED OPTION

- The proposed design aims to maintain the residential character of the neighborhood, with its smaller massing, architectural and facade elements, exterior finishes, and green open space.
- Proposed plaza at the corner of 23rd Ave S and S Hill St, and rooftop deck create a place for people to gather and interact. The plaza will also help screen off the noisiness of a busy street intersection.
- The proposed development will set a good standard for future mixed-use developments in the neighborhood, with well thought-out architectural design and uses that will help generate pedestrian traffic and activities.
- Rooftop amenity area takes advantage of the west and downtown view.



DESIGN IN THE NEIGHBORHOOD



An example of new townhomes that start to show more presence in the neighborhood



An example of new single family homes that coexist with older homes and new townhome developments



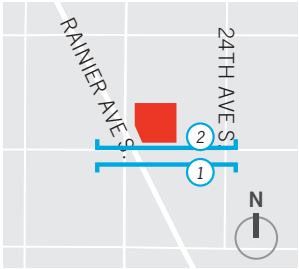
Farestart cafe in 2100 Building, the only coffee shop in the neighborhood



Coleman Playground, one of public parks in the area

4.0 Streetscapes

1 S. HILL STREET FACING SOUTH



2 S. HILL STREET FACING NORTH



PROPOSED DEVELOPMENT
SDCI #3025443, 6585846
4-STORY APARTMENT
70 SEDUS
ZONE C1-40

Source/Architect: JW Architects

4.0 Streetscapes

3 23RD AVE S. FACING WEST



4 23RD AVE S. FACING EAST



5.0 Existing Site Conditions

PROJECT SITE

The project site is located at the junction of Rainier Ave S., 23rd Ave S. and S. Hill Street. 23rd Ave S. and Rainier Ave S. are major arterials with heavy traffic. Pedestrian traffic on both streets is light. Four bus routes operate within 1-2 blocks of the site with easy access to I-90 within 1/2 mile of the site. Lake Washington and Colman Park are located within 1 mile from the project site. The area is scattered with shops, restaurants and multi youth/family services and non-profit organizations.

The site is relatively flat, sloping eastward from the street to the alley. Most surrounding buildings are 1-3 stories with opportunity for territorial views to the west and north.



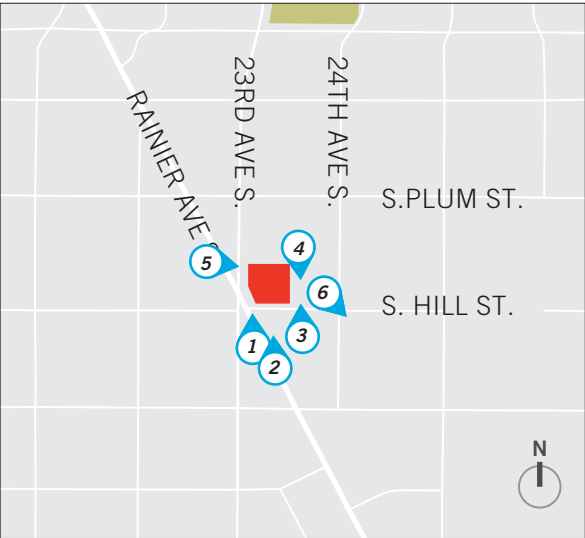
1 PROJECT SITE FACING NORTH



2 PROJECT SITE FACING NORTH



3 ALLEY, LOOKING NORTH



MAP KEY

- Project Site
- View



4 ALLEY, LOOKING SOUTH



5 PROJECT SITE FACING EAST



6 PARKING LOT ACROSS FROM SITE WITH 2100 BUILDING ON THE LEFT

5.0 Existing Site Conditions

EXISTING TREE MAP KEY

Tree 101
Common plum
(Prunus domestica)

Tree 102
Common pear
(Pyrus communis)

Tree 103
Japanese cherry
(Prunus serrulata)

Tree 104
Common apple
(Malus domestica)

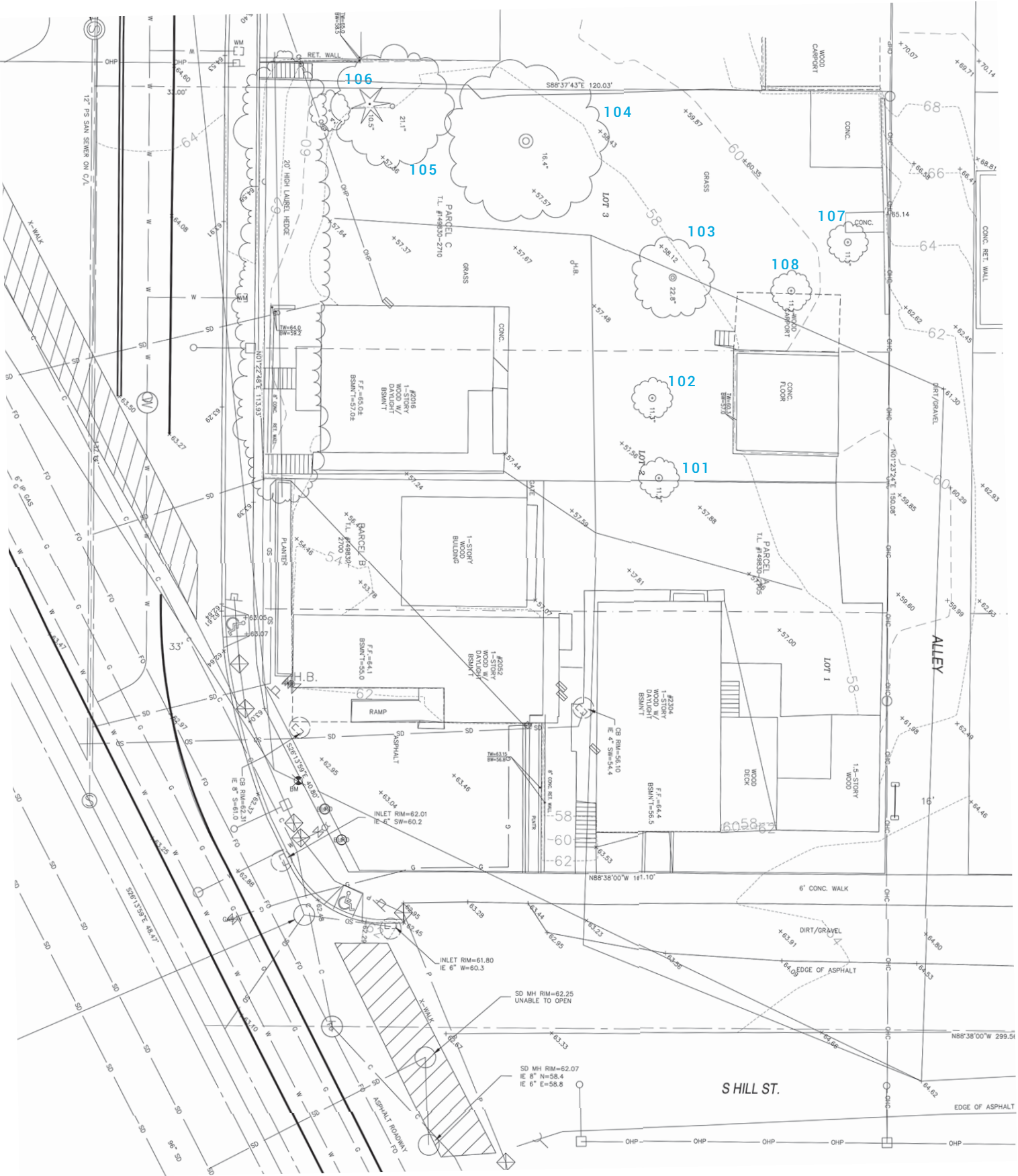
Tree 105
Corkscrew willow
(Salix matsudana
'Tortuosa')

Tree 106
Leyland cypress
(Cupressus x leylandii)

Tree 107
English walnut
(Juglans regia)

Tree 108
Black locust
(Robinia pseudoacacia)

*NOTE: None are exceptional trees per arborist report.



6.0 Zoning Data

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	COMPLIANCE
Street Level Development Standards	23.47A.008	A.2.b	Blank facades between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width	√
		A.2.c	Blank facades may not exceed 40% of the width of façade along the street	√
		A.3	Street level street facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided	√
		B.2.a	Non-residential street-level requirements - 60% of street-facing facade between 2 feet and 8 feet above sidewalk shall be transparent	√
		B.3	Non-residential uses shall extend an average depth of 30 feet, min. depth of 15 feet from the street-level street-facing facade	√
		B.4	Non-residential uses at street level shall have floor to floor height of 13'	√
		D.1	Where residential uses are located at street-level street-facing facades at least one street-level, street facing façade shall have a visually prominent entry	√
		D.2	Residential use at street-level street-facing façade – floor of dwelling unit shall be min. 4 feet above or 4 feet below sidewalk grade or set back 10 feet from the sidewalk.	√
Structure Height	23.47A.012	A	65 feet height limit	√
		C.2	Open railings, planters, parapets and firewalls may extend up to 4 feet above the applicable height limit. Rooftop deck above structural roof surface may exceed max. height limit by up to 2 feet if enclosed by parapets complying with this section	√
		C.4.b	Mechanical equipment may extend up to 15' above the applicable height limit as long as the combined total coverage of all features gaining additional height does not exceed 20% of the roof area, or 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment	√
		C.4.f	Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	√
FAR (Floor Area Ratio)	23.47A.013	B	Per table a - max. FAR for mixed use project - FAR 4.75 for all uses, provided that FAR for either residential use or non-residential use not exceed 4.25	√
		D.1	All underground stories are not counted toward maximum FAR	√
Setback	23.47A.014	B	Setback required for lots abutting or across the alley from residential zones - not applicable as Site does not abut, or across the alley from, residential zones	√
Landscaping & Screening	23.47A.016	A.2.a, b	Landscaping shall achieve a green factor score of 0.30 or greater per SMC 23.86.019 for any lot with development containing more than four dwelling units and more than 4,000 sf of non-residential uses.	√
Amenity Area	23.47A.024	A	Required in an amount of 5% of gross floor area in residential use.	√
		B	Required amenity areas shall meet the following standards: all residents shall have access to at least one common or private amenity area; the amenity area shall not be enclosed; parking areas do not count as amenity areas; common amenity areas shall have a minimum horizontal dimension of 10 feet and shall not be less than 250 square feet in area; private amenity areas shall have no horizontal dimension less than 6 feet.	√
Parking Location and Access	23.47A.032	A.1.a	Access to parking shall be from alley if the lot abuts alley improved per 23.53.030.c.	√
Required Parking	23.54.015	A	Per Table A & B, no parking required for non-residential and residential uses in commercial and multifamily zones within urban villages that are not within urban centers if the non-residential and residential uses are located within 1,320 feet of a street with frequent transit service.	√
Bike Parking	23.54.015	K	Per Table D, for residential use, 1 bike parking stall per 4 dwelling units is required. No short-term bike parking required. For commercial use, 1 stall per 4000 sf short-term parking stalls required.	√
Solid Waste Storage Area	23.54.040	A, B	Per table A - space required for shared storage space for solid waste containers for mixed-use development w/ 50-100 dwelling units = 375 plus 4 SF for each additional unit above 50, plus 50% of required space for non-residential uses.	√

8.0 Project Design History

				
	EDG: OPTION 1	EDG: OPTION 2	EDG: OPTION 3 - BOARD APPROVED	DRB (OPTION 3 - DEVELOPED)
CONCEPT:	L-shape / Hard Edge	C-shape with Court	Large Plaza	Large Plaza
# UNITS:	103 Units	100 Units	100 Units	95 Units
AMENITY AREA SF	3,895 SF	3,910 SF	3,900 SF	4,700 SF
COMMERCIAL RETAIL SF:	6,440 SF	8,300 SF	5,840 SF	5,000 SF
PARKING STALLS:	43 Stalls	44 Stalls	41 Stalls	41 Stalls
BIKE STALLS:	31 Stalls	42 Stalls	45 Stalls	65 Stalls
FAR SF:	81,465 SF	82,567 SF	77,923 SF	72,875 SF
RESIDENTIAL FAR SF:	75,025 SF	74,067 SF	72,513 SF	67,800 SF
OPPORTUNITIES:	<ul style="list-style-type: none">• Max. FAR area• 60% of the units facing streets and 40% facing private court off alley.• No units facing neighbor lot directly• Potential back units at 2nd level to have private patio/ court facing alley.• 3 Units at ground level with separate entries from street adding character to the building.• Variety of unit types offered	<ul style="list-style-type: none">• Large entry court yard• Court yard provides potential outdoor seating for retail• Court yard will provide buffer/ screen from noisy street• Variety of unit types offered	<ul style="list-style-type: none">• Large entry plaza, connecting to a pedestrian-friendly, public open space per SETS recommended improvements for S Hill St.• Plaza provides potential outdoor seating for retail• Plaza will provide buffer/ screen from noisy street• 5 units at ground level with potential private patio• Variety of unit types offered• No blank facade	<ul style="list-style-type: none">• Large entry plaza• Plaza provides potential outdoor seating for retail• Plaza will provide buffer/ screen from noisy street• 5 units at ground level with potential private patio• Variety of unit types offered• No blank facade facing streets / neighbors
CONSTRAINTS:	<ul style="list-style-type: none">• Smaller Plaza / Entry for retail and residential lobby.• No buffer from noisy streets• North facade facing neighbor lot will be mostly blank	<ul style="list-style-type: none">• No ground level residential units• 50% of units facing alley or neighbor lot• Two-third of north facade facing neighbor lot will be blank	<ul style="list-style-type: none">• Less FAR area• 55% of units facing alley or neighbor lot	<ul style="list-style-type: none">• Less FAR area• 53% of units facing alley or neighbor lot
CODE COMPLIANCE:	Yes, code compliant	Yes, Code Compliant	Yes, code compliant	Yes, code compliant

7.0 Site Plan

KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Parking/Garage
- Landscape Area
- Plaza
- Residential Entry
- Commercial Entry
- Parking Entry



8.0 Itemized Response to EDG

BOARD COMMENT		DESIGN TEAM RESPONSE	REFERENCE
1a	<p>Massing and Articulation</p> <p>The Board focused their discussions on the applicant's preferred scheme, Option 3, which proposed two large interlocking massing elements with an entry plaza to serve as public open space. The two masses are comprised of apartments and short term stay units. The Board unanimously directed the applicant to proceed forward with the preferred Option 3 with the condition that the massing treatment shown continue along the north and east façades. The Board also noted that they expect to see all elevations included with any future submittals. (DC2-A-2, DC2-D-1, DC2-C-3)</p> <p>The Board supported the two volumetric elements which represented the two types of units identified in the proposal.</p>	<p>Noted.</p>	<p>See Colored Elevations (pg. 26-29 and pg. 40) and Renderings (pg. 31-33)</p>
1b	<p>The Board noted that there needs to be consistency between the two massing elements, especially in the relationship between the ground and upper floors, and that the use of articulation in the upper floors can be used to break up the overall massing volumes.</p>	<ul style="list-style-type: none">• The design intent is to have two different treatments for short-term stay housing and regular apartments, while having the ‘shared’ elements that tie the two masses together so they don’t look like two separate buildings.• At each mass, and where the two masses connect, the composite wood siding plane, ‘a hinge or a break,’ is introduced to help break up the perceived mass.• Playful facade with more random window pattern is utilized at short-term housing mass, while more orderly fenestration, with balconies and Juliet balconies, are utilized at regular-apartment mass.• The shared elements are the ‘frame’ that wraps around each mass, as well as the composite wood panel that is used as part of window module. The rhythm of balconies and Juliet balconies at the regular-apartment mass also reflects the window pattern rhythm used on short-term housing facade.• Commercial space at short-term housing mass is fully glazed. Its simplicity contrasts to, and doesn’t compete with, the playful facade above. Commercial space at regular-apartment mass projects warmer atmosphere, with manufactured stone veneer clad columns, and recessed dark-color storefront windows, reflecting the homelike treatment of the facade above.	<p>See Diagrams (pg. 17), Colored Elevations (pg. 26-29 and pg. 40) and Renderings (pg. 31-35)</p>
2a	<p>Plaza Location and Primary Entries</p> <p>The location of the public plaza and primary entries for both the residential and commercial spaces were areas of concern for the Board. The Board also discussed how the proposed closure of S. Hill Street at that intersection provided a unique opportunity along the south façade to increase activity and visibility.</p> <p>The Board strongly supported more activation along S. Hill Street at grade and on the upper levels of the building. Establishing a stronger connection between the plaza and S. Hill Street was recommended as this could bring more visibility to that façade and the project could serve as a gateway to the central area of the city. (CS2-B-2, CS2-B-3)</p>	<p>Regarding the closure of S Hill St, the design team has been informed that SDOT has decided to not go forward with this plan. However, the proposed design still maintains strong connection between plaza and S Hill St by placing more-permanent housing along S Hill St and locating commercial entry on this street. Canopy, signage, storefront and landscape design at plaza enliven this intersection.</p>	<p>See Landscape Plan (pg. 24-25), Site Plan (pg. 14), Floor Plans (pg. 20-23) and Figure 1 (pg. 16)</p>
2b	<p>The Board expressed concern over the commercial entries/experience from a comfort and safety perspective as there was no screen or landscape buffer shown in the proposal. (PL2-B-2)</p>	<p>Landscape design at plaza helps create buffer between commercial space and plaza while maintaining visual continuity.</p>	<p>See Landscape Plan (pg. 24-25), Site Plan (pg. 14) and Rendering (pg. 34)</p>
2c	<p>There was a consensus from the Board that the applicant should revisit the design and/or location of primary residential entry for the project. They discussed how its current configuration at the back of the public plaza is problematic and that it could benefit from some form of vertical expression in the upper floors. (PL3-A)</p>	<p>The design team feels strongly that the residential entry is best accessed from plaza. A number of elements help with wayfinding/identifying the entry. Landscape design offers a pleasant path leading from street to entry, which is emphasized by a frame element with entry signage. The vertical facade treatment, the composite wood siding, at this corner also helps draw the eyes to the entry.</p>	<p>See Landscape Plan (pg.24-25), Site Plan (pg. 14) and Rendering (pg. 34)</p>
3a	<p>Interior Layout of Spaces</p> <p>The Board discussed the current plan configuration of preferred Option 3 and expressed concerns over the layout of the interior spaces, location of the primary entries, and lack of architectural wayfinding elements. The Board agreed that developing legible entrances should be a priority moving forward. (PL2-D-1)</p> <p>The design of the primary entry and main focal point of the preferred scheme was discussed in detail as the Board did not support the proposed location of the bike storage area and secondary staircase. The Board strongly suggested a redesign of this area to place more emphasis on the residential lobby and entry. (PL3-A-1)</p>	<p>The residential lobby area has been modified per board’s recommendations. The bike storage has been relocated. The entry area consists of spacious lobby and mail area, as well as an adjacent community room. Ample glazing is provided in this area, strengthening the entry corner with high level of transparency. The entry ‘frame’ as well as signage are utilized so the entry is easily and visually identifiable. The entry is also emphasized by the vertical expression of the facade at this corner, with the use of composite wood siding. Landscape design also helps with the way finding.</p>	<p>See Rendering (pg. 34), Landscape Plan (pg. 24), Site Plan (pg. 14) and Ground Floor Plan (pg. 20)</p>
3b	<p>The Board discussed how locating the units for the more permanent residents along S. Hill Street would allow for more public engagement and provide better views to Mt. Rainier. (DC1-A, PL2-B-1)</p>	<p>Units for more permanent residents are now locating along S Hill St, which is a quieter street. With the SDOT plan of closing S Hill St being canceled, these units are now facing the plaza area where more public and pedestrian activities are anticipated.</p>	<p>See Level 2-6 Floor Plans (pg. 21-23) and Figure 1 (pg. 16)</p>

8.0 Itemized Response to EDG

BOARD COMMENT		DESIGN TEAM RESPONSE	REFERENCE
3c	The Board strongly suggested greater emphasis on the design and layout of the ground floor commercial spaces around the plaza. They expressed that this aspect of the project should be strong and easily identifiable given that no retail parking will be provided. (CS2-A-2)	Two commercial spaces are provided. Both spaces front the street and plaza. Canopy, ample glazing and signage make the spaces easily identifiable. Commercial or retail activity can flow into plaza area. Landscape design provides flexibility for future outdoor seating.	See Site Plan (pg. 14), Ground Floor Plan (pg. 20), Landscape Plan (pg. 24), and Rendering (pg 34 & 35)
4	Impact of Mt. Baker Rezone The Board strongly supported the applicant studying how the Mt. Baker Rezone would impact the surrounding area and the potential design implications it could have on the proposed project. It was discussed that the rezone would significantly impact retail in the area, which could influence the design layout of the ground floor retail spaces. The Board also suggested the applicant visualize what the surrounding area could look like 20 years from now as a result of the rezone and design their proposal accordingly. They reiterated that this proposal has the potential to set a precedent in terms of massing treatment, materials, and how it addresses adjacent uses for subsequent development to follow. (CS3-A-4)	Rezone document has been studied. The project site is not part of the area in the rezone proposal. The rezone proposal focuses on three goals - (1) development around light rail station, to achieve more density (2) maintain and enhance Rainier Ave vista as well as its use as pedestrian street (3) provide neighborhood with its safe streets for pedestrians and cyclists. The proposed development certainly contributes to these goals by creating more density in housing and improving both street fronts (23rd Ave S and S Hill St), providing safe and friendly pedestrian streets.	
5	Secondary Architectural Elements The Board recommended the use of secondary architectural elements throughout the meeting and how they could be used to strengthen the design of the proposal. It was mentioned that the precedent examples provided by the applicant had very strong secondary architectural elements and that the current proposal should pay the same attention to these details. The Board also supported the use of secondary architectural elements to break up the perception of mass, especially where the project neighbors less intense development. The Board also discussed how these elements can be used to provide equal treatment on all façades and instructed the applicant to provide elevations from all directions moving forward. (DC2-A-2, DC2-C-1, DC2-B, DC2-D)	Secondary elements such as balconies, Juliet balconies, composite wood panels, and the 'frame' elements are utilized to provide visual interest and depth. The use of these elements, along with massing and facade articulation, helps break up the perception of mass.	See Renderings (pg. 31-35) and Elevations (pg. 26-29 and 40)

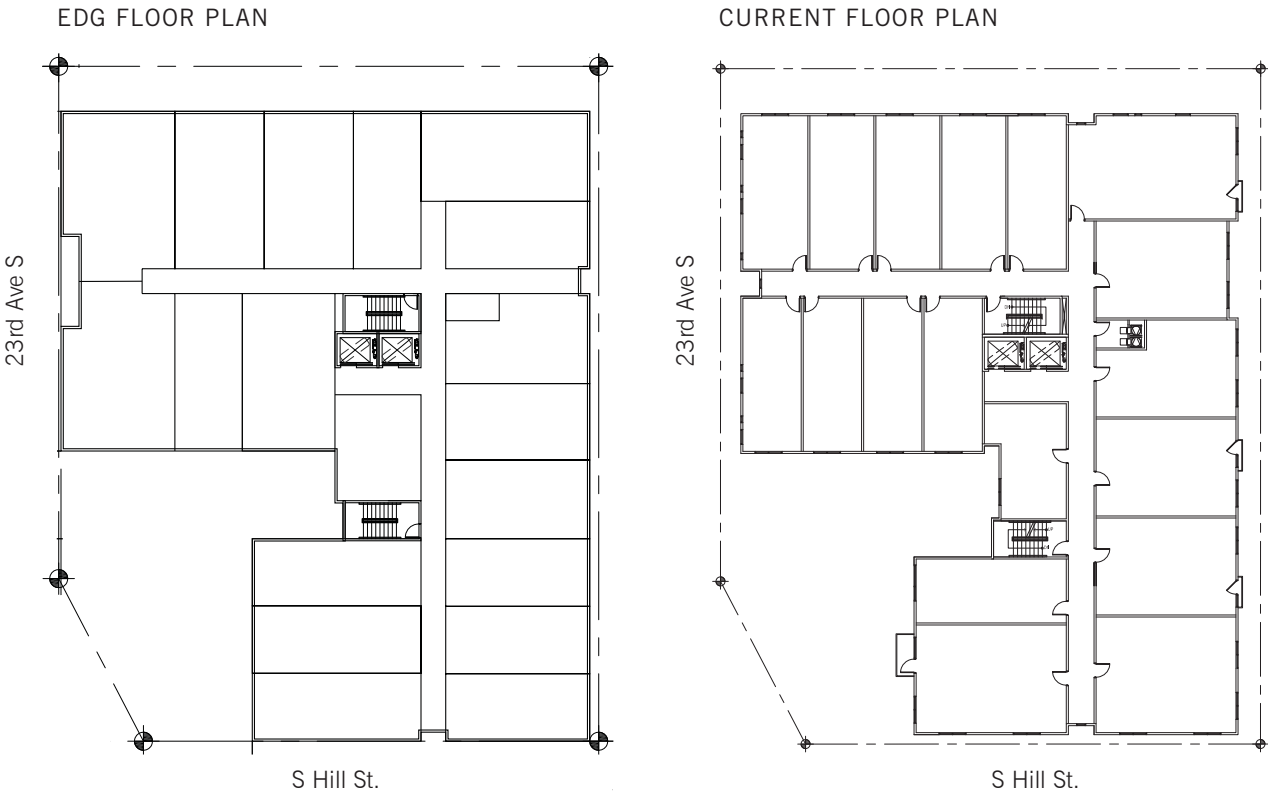
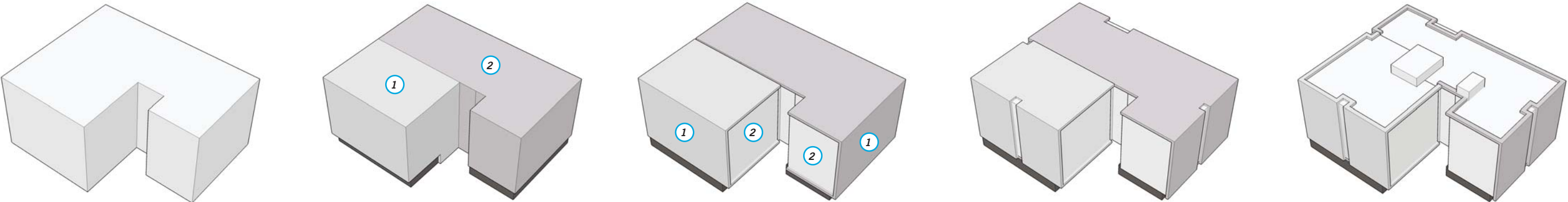


Figure 1: Floor plan comparison between EDG and current design, which was revised per board recommendation. Larger permanent apartment units are now located along S Hill St.

8.0 Itemized Response to EDG



MASS

USES

1 - serviced apartments
2 - regular apartments

FACADE TREATMENT

1 - metal panel
2 - fiber cement panel

RECESSES

FINAL DESIGN

Figure 2: Diagram showing design evolution

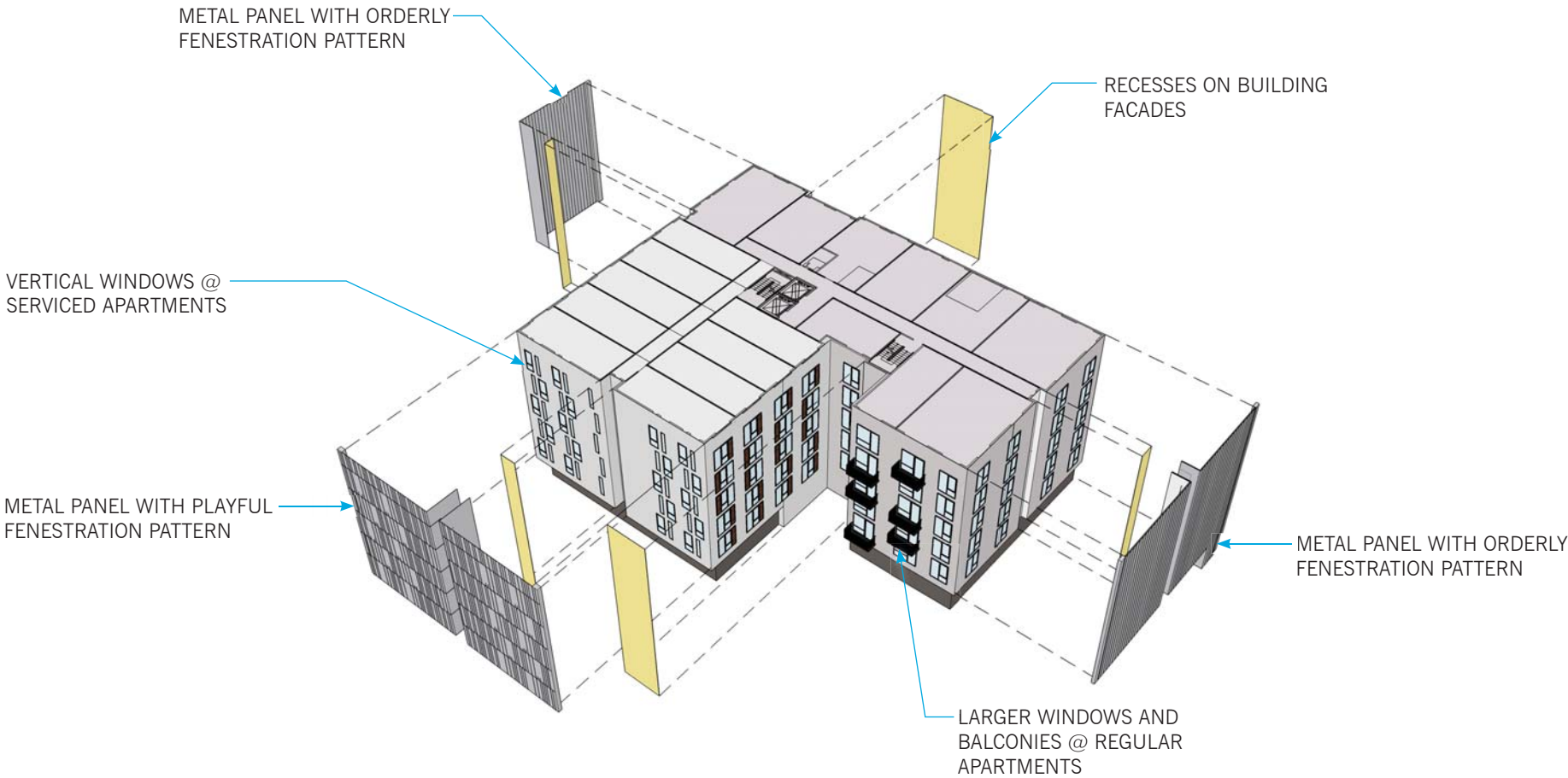


Figure 3: Diagram showing design elements

8.0 Design Guidelines

CS2 - Urban Pattern and Form

C. Relationship to the Block

[Architect Response:](#)

The proposed design aims to emphasize a corner site with its L-Shape massing that opens up to the plaza at the corner which provides extra space to pedestrians and serves as a buffer from the busy street and intersection.

D. Height, Bulk, and Scale

[Architect Response:](#)

The proposed design helps reduce perceivable mass by breaking up the building into two wings, as well as a provision and integration of design elements such as canopies, balconies and fenestration pattern. The building also sets back 10 feet from the single family neighbor to the north.

PL2 – Walkability

B. Safety and Security

[Architect Response:](#)

Transparency at retail space, residential windows and balconies provide Eyes on the Street. Lighting will be provided at the retail edge, residential entry and at the plaza for safety.

C. Weather Protection

[Architect Response:](#)

Canopies at retail edge and residential entry will serve as overhead weather protection. Along with other human-scale design elements underneath, canopies help create pedestrian-friendly atmosphere.

PL3 - Street-Level Interaction

A. Entries

[Architect Response:](#)

Entries to retail space and residential lobby will be clearly identifiable, welcoming and visible from street while provide sense of privacy and security to residents. Canopies at entries will serve as weather protection and, along with other design features, will provide a human scale. The plaza will act as a transitional space from the public to private realm.

C. Retail Edges

[Architect Response:](#)

Visibility into street-front retail spaces will be maximized through transparency with ample glazing, providing visual connection between pedestrians and retail activities inside.

DC1. Project Uses and Activities

A. Arrangement of Interior Uses

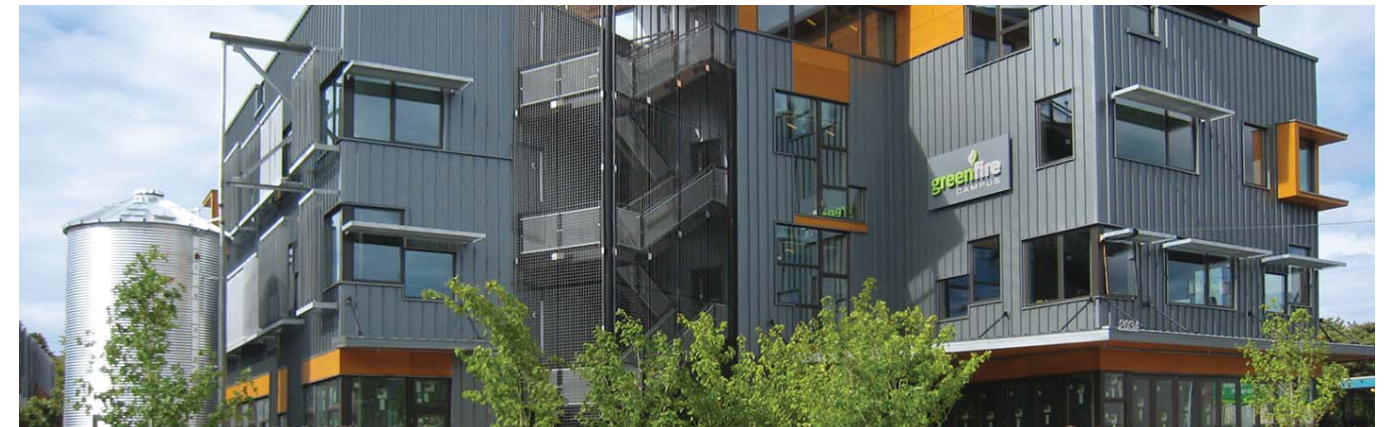
[Architect Response:](#)

Retail spaces are highly visible from two streets while residential entry located off the plaza can be easily identified. The plaza, with landscape and hardscape design, will not only act as a buffer from the busy intersection, but will also provide a gathering space, and potential outdoor seating for future retail.

B. Vehicular Access and Circulation

[Architect Response:](#)

Parking and service entry will be located off the alley to minimize impact on building aesthetics and pedestrian circulation.



CANOPIES, ARCHITECTURAL FEATURES, LANDSCAPE AND HARDSCAPE ELEMENTS ANIMATE PLAZA AND PEDESTRIAN REALM.



AN L-SHAPE BUILDING AND PLAZA AT CORNER RESPONDS TO SITE LOCATION AND CONTEXT.



RENDERING SHOWING PLAZA VIEWED FROM S. HILL ST.

8.0 Design Guidelines

C. Parking and Service Uses

Architect Response:

Parking and a majority of service uses will be located below grade. Access to service will be off the alley to minimize visual impact from public view.

DC2. Architectural Concept

A. Massing

Architect Response:

The ‘L’ shape building opening onto the plaza enhances the corner site, as well as helps reduce perceived mass.

B. Architectural and Facade Composition

Architect Response:

The building facades are tied to a concept of massing that reflects two potentially different uses. Vertical fenestration and siding pattern will be utilized at the wing with units that could potentially serve as serviced apartments, while larger fenestration and balconies will be employed at the wing for regular apartments.

C. Secondary Architectural Features

Architect Response:

Balconies, fenestration and siding pattern provide visual depth, rhythm and layering on the façade, while canopies offer street-level, pedestrian scale and serve as weather protection. Two sets of secondary architectural features will be utilized on the facade of residential floors. Bolt-on balconies, juliet balconies and large windows will be employed at the regular apartment wing, while vertical windows and siding pattern will be the features on the wing with units that could potentially serve as serviced apartments. Different siding patterns will help enhance this two-wings concept as well.

E. Form and Function

Architect Response:

Building Façades will be designed in a way that different uses can be easily identified. Non-residential spaces on ground level are designed to be flexible for potentially different future uses.














RETAIL ACTIVITIES AND PLAZA HELPS ANIMATE THE AREA.



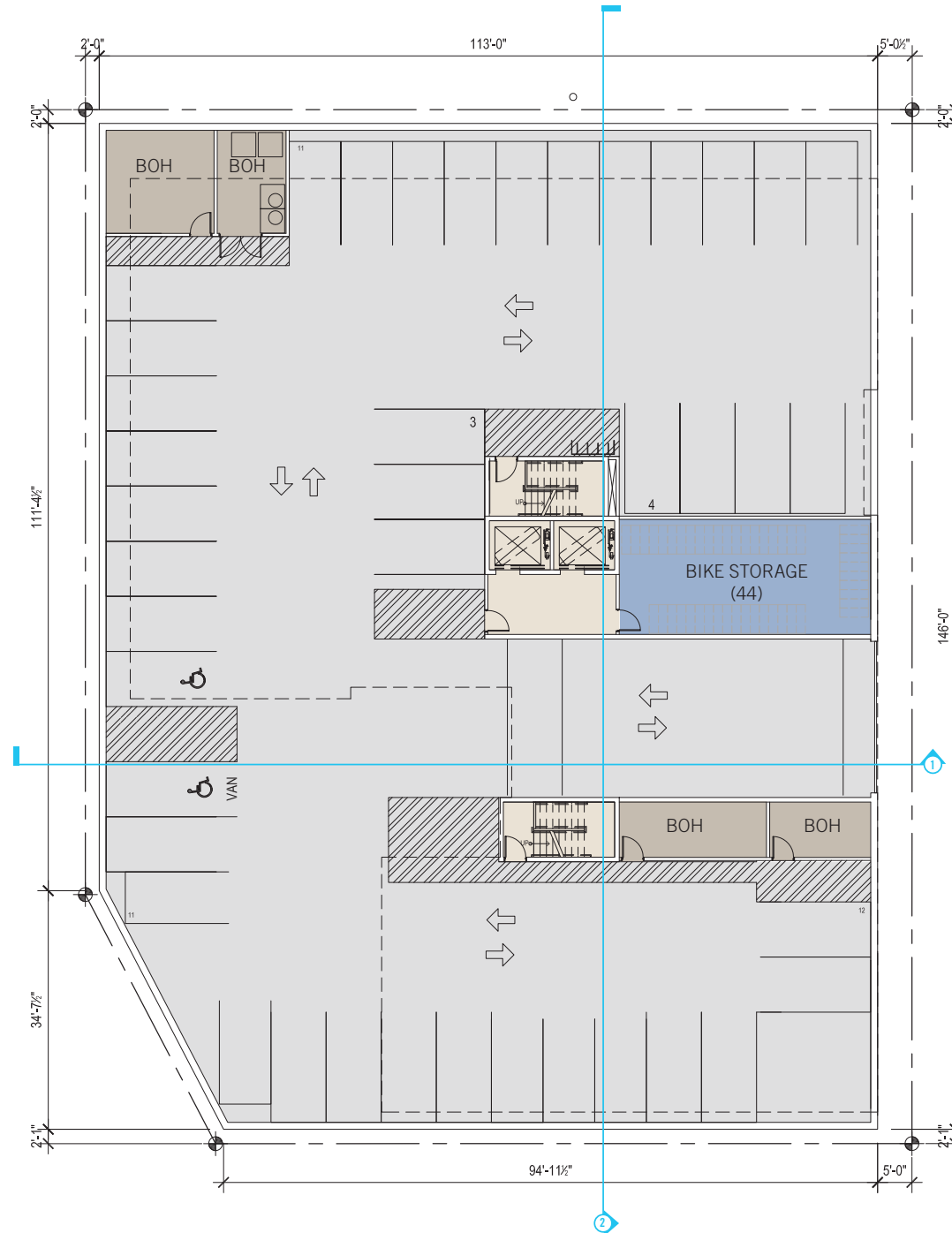
AN L-SHAPE BUILDING, AS WELL AS FACADE MODULATION AND ARCHITECTURAL FEATURES, HELPS REDUCE PERCEIVED MASS.

9.0 Floor Plans

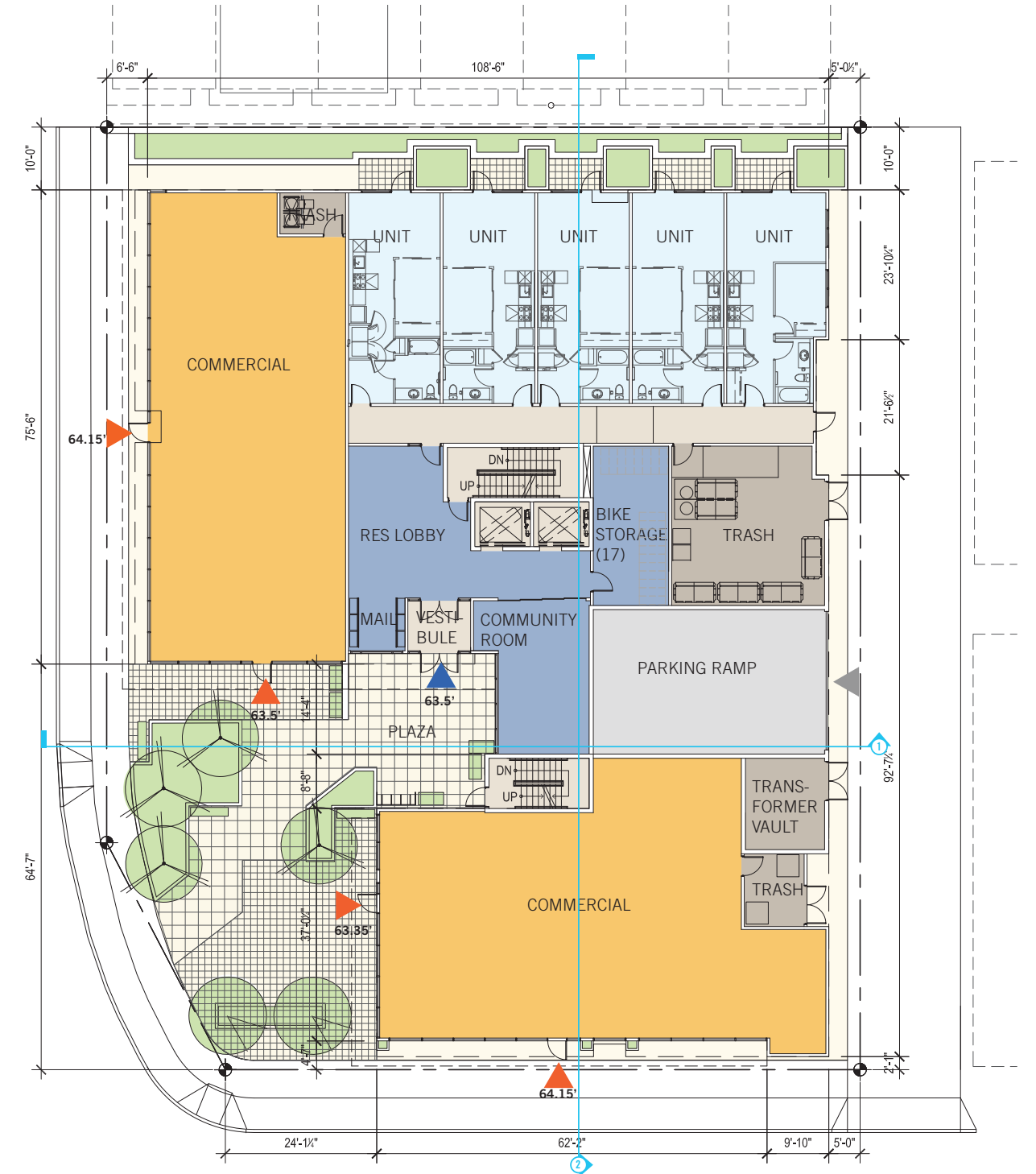
KEY

-  Commercial
-  Units
-  Utility/BOH
-  Circulation
-  Residential Amenity
-  Parking/Garage
-  Landscape Area
-  Plaza
-  Residential Entry
-  Commercial Entry
-  Parking Entry

BASEMENT LEVEL



LEVEL 1

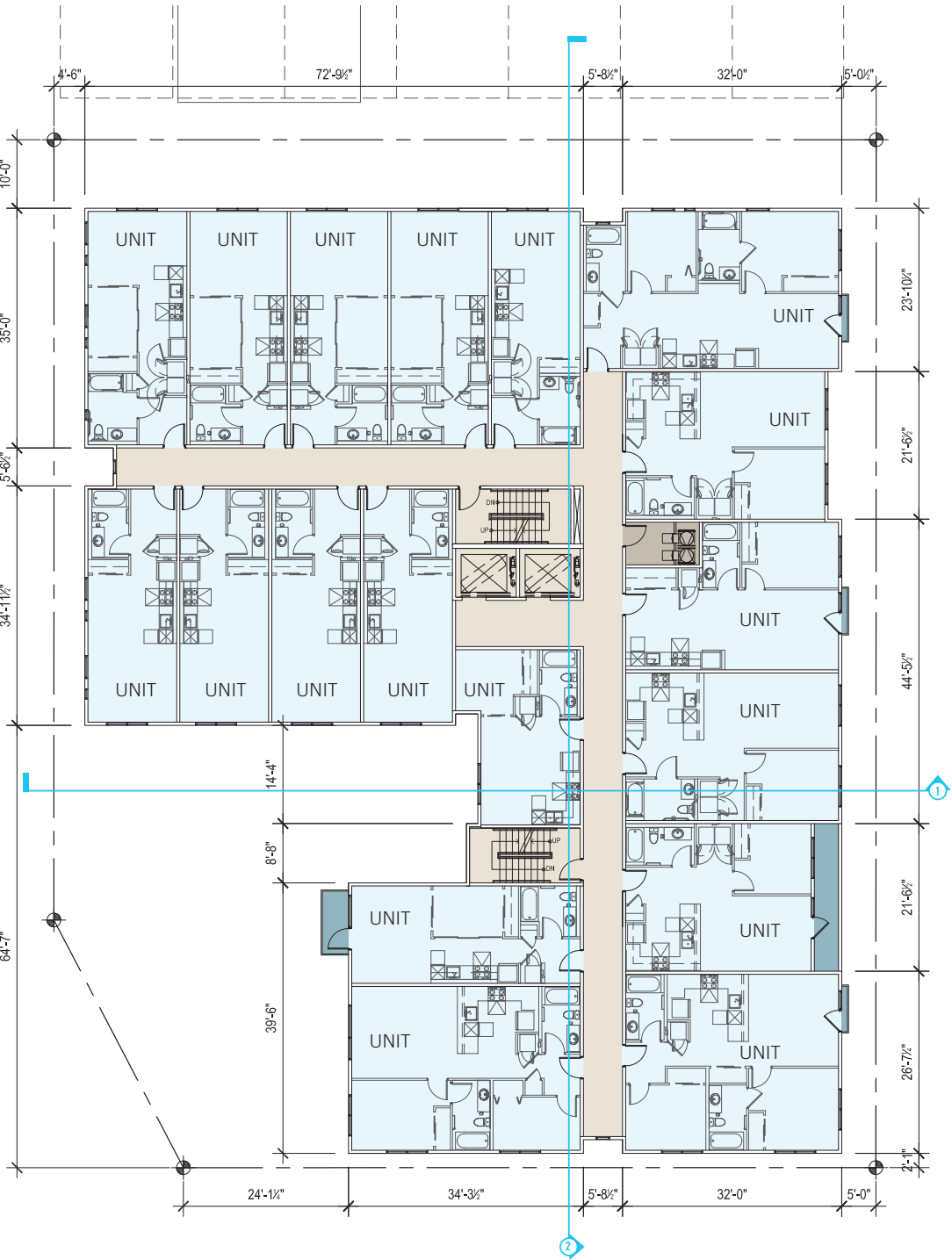


9.0 Floor Plans

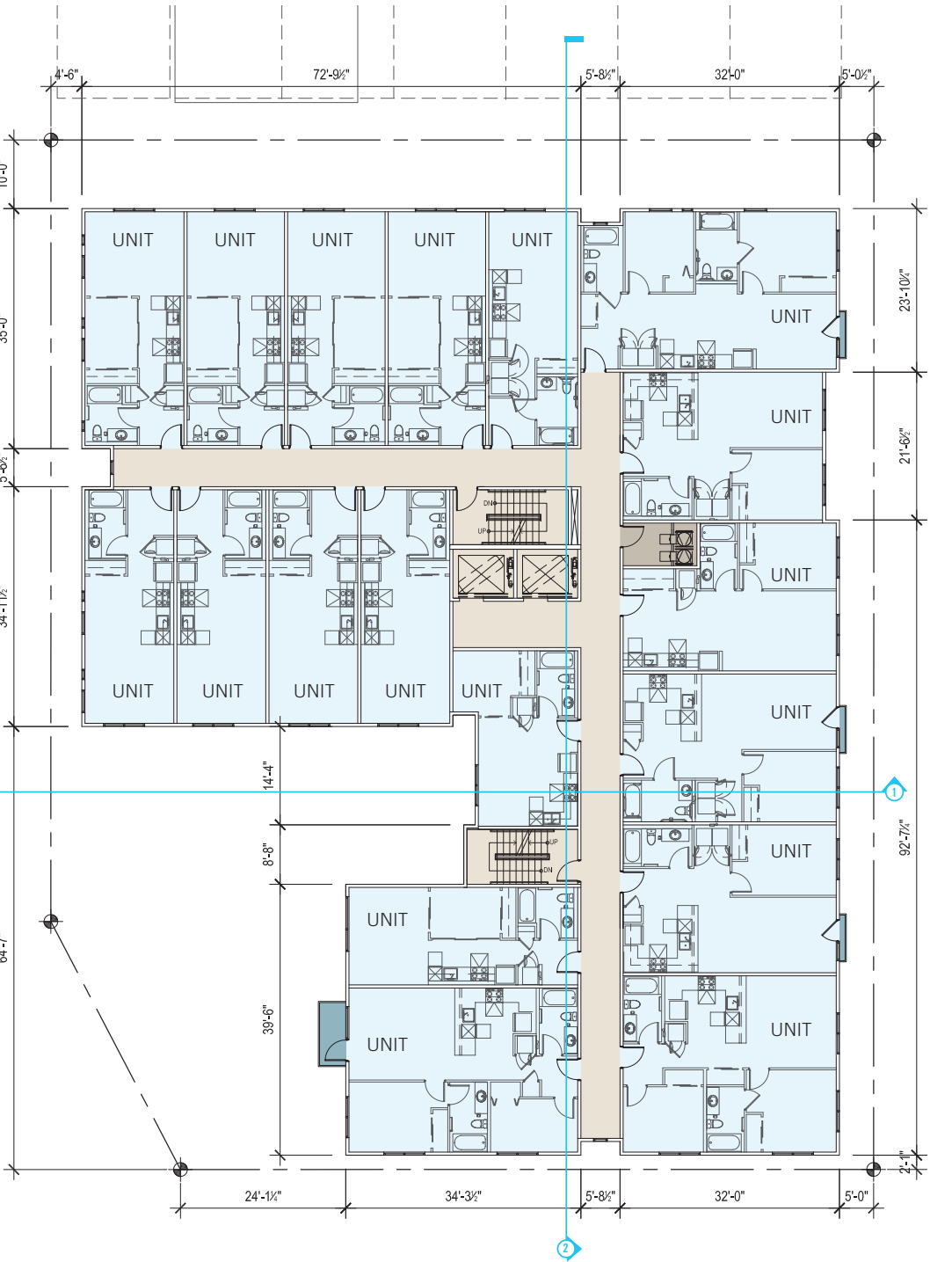
KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Parking/Garage
- Landscape Area
- Balconies

LEVEL 2



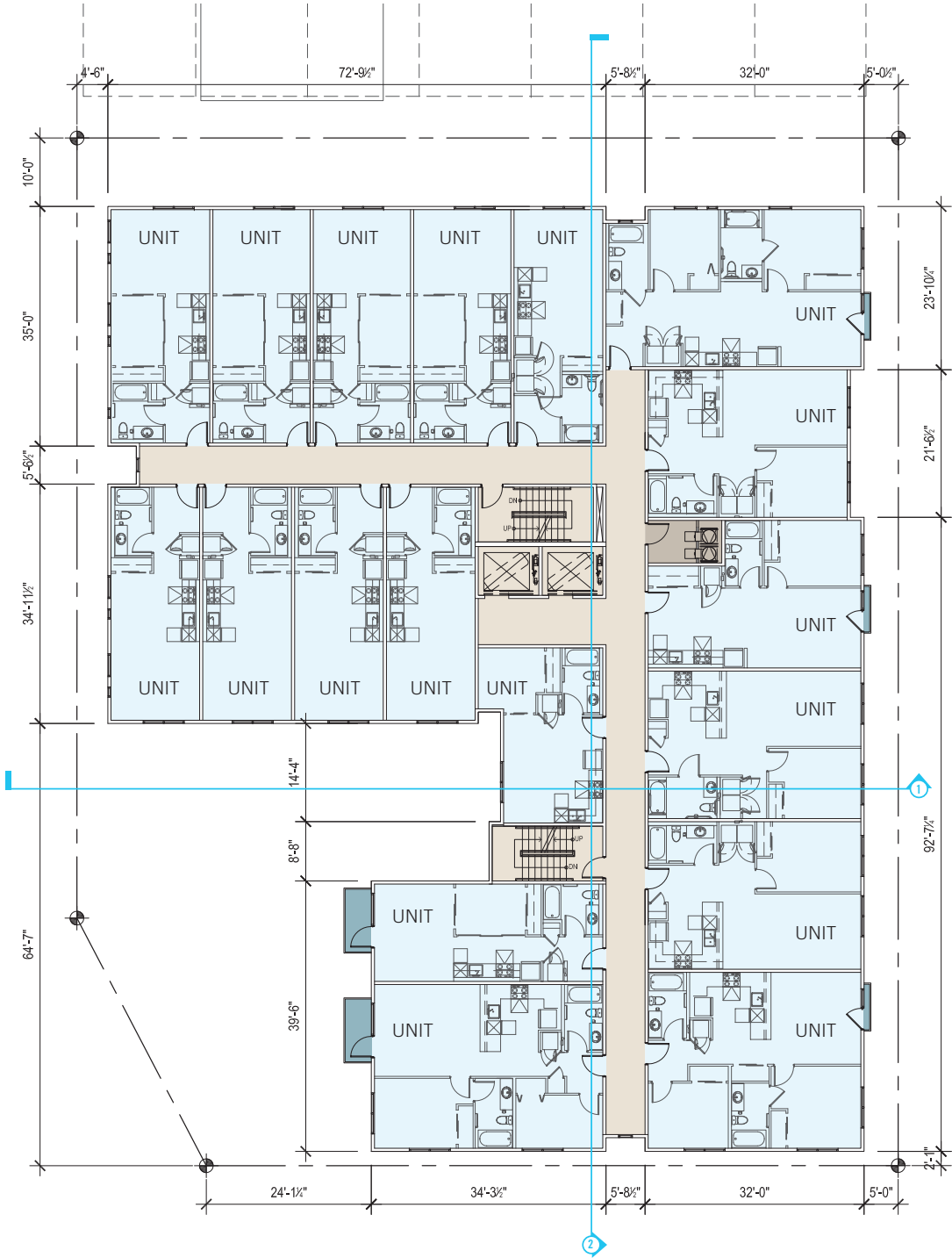
LEVEL 3



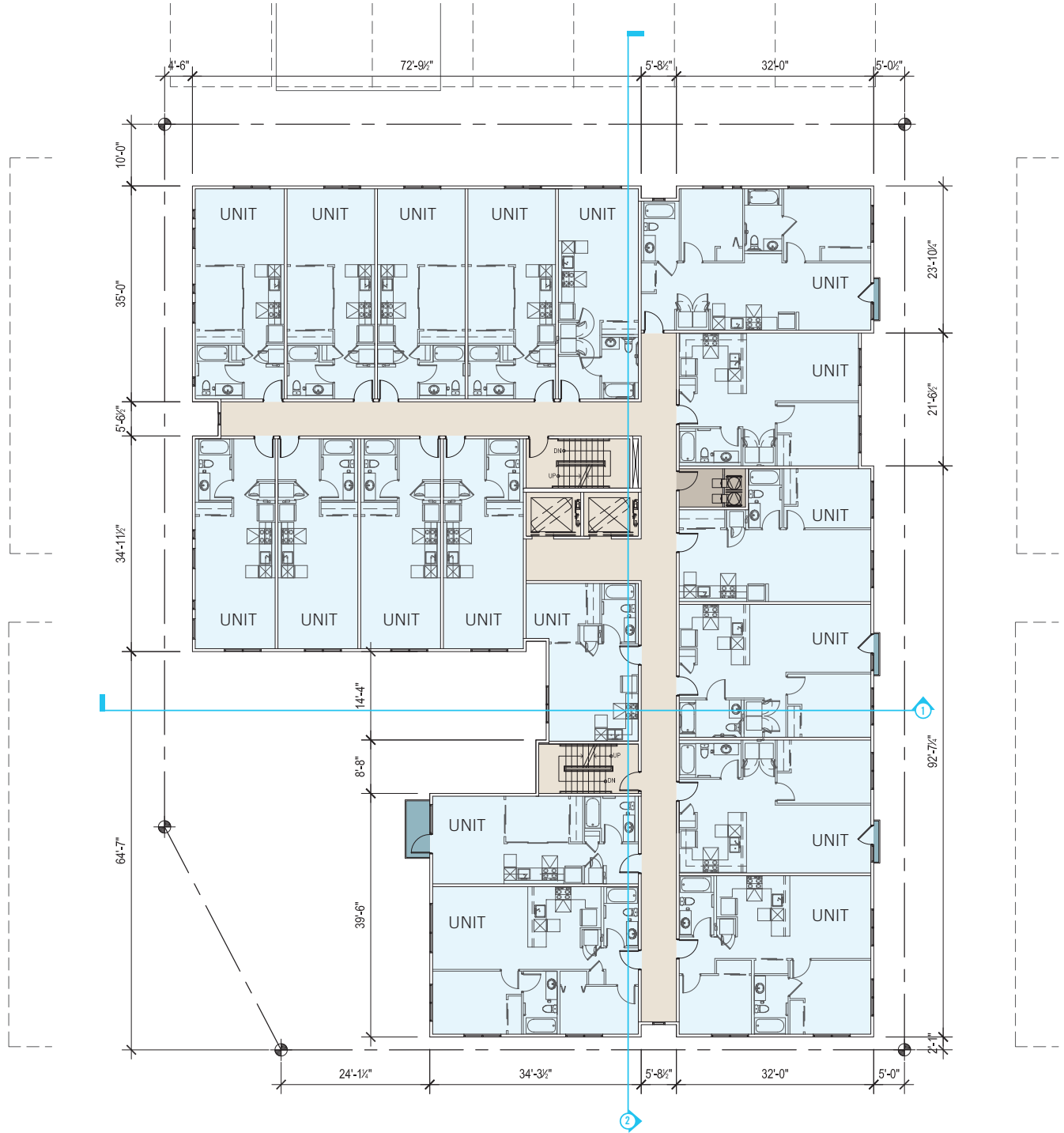
9.0 Floor Plans

- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Residential Amenity
 - Parking/Garage
 - Landscape Area
 - Balconies

LEVEL 4



LEVEL 5

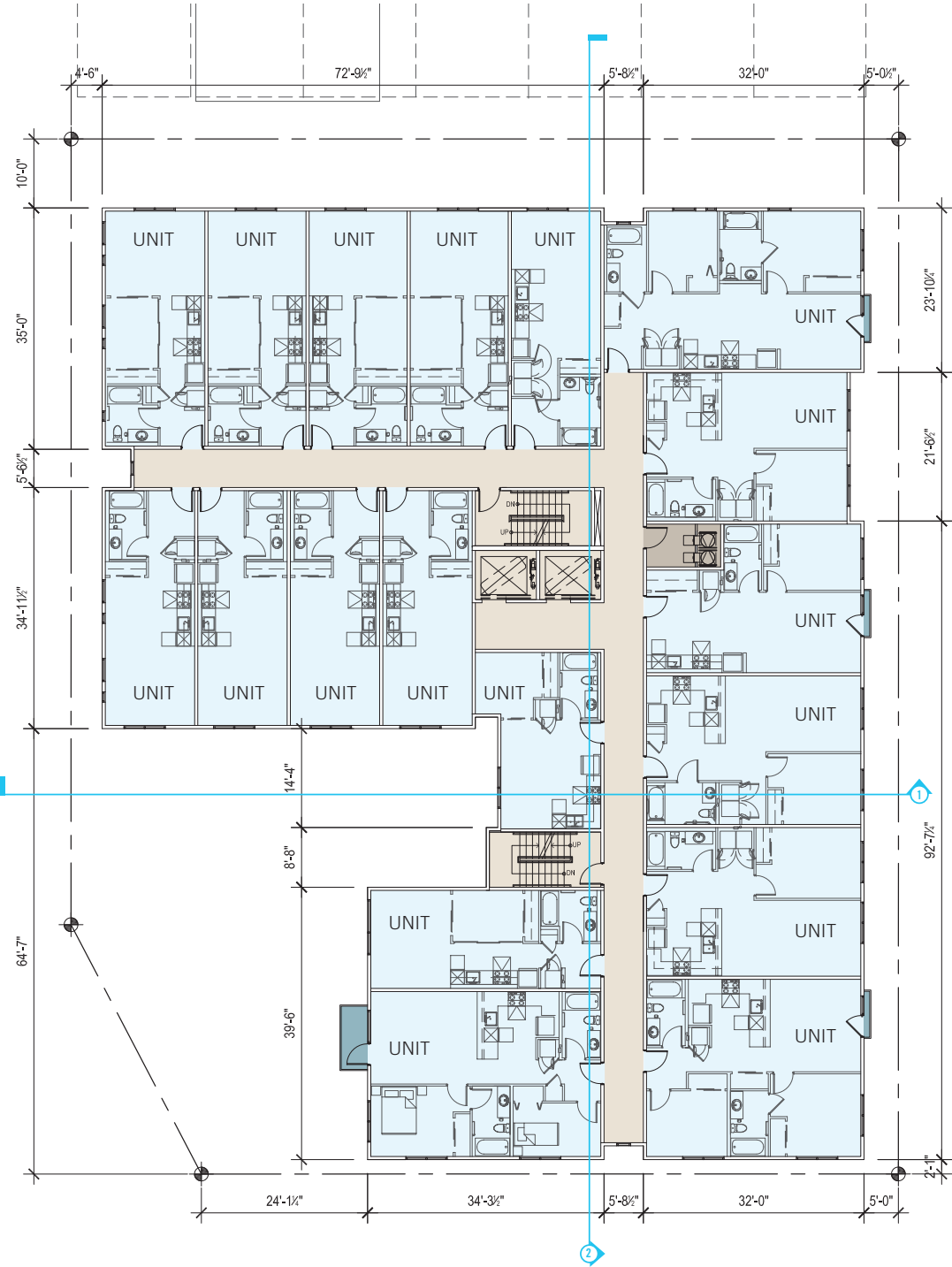


9.0 Floor Plans

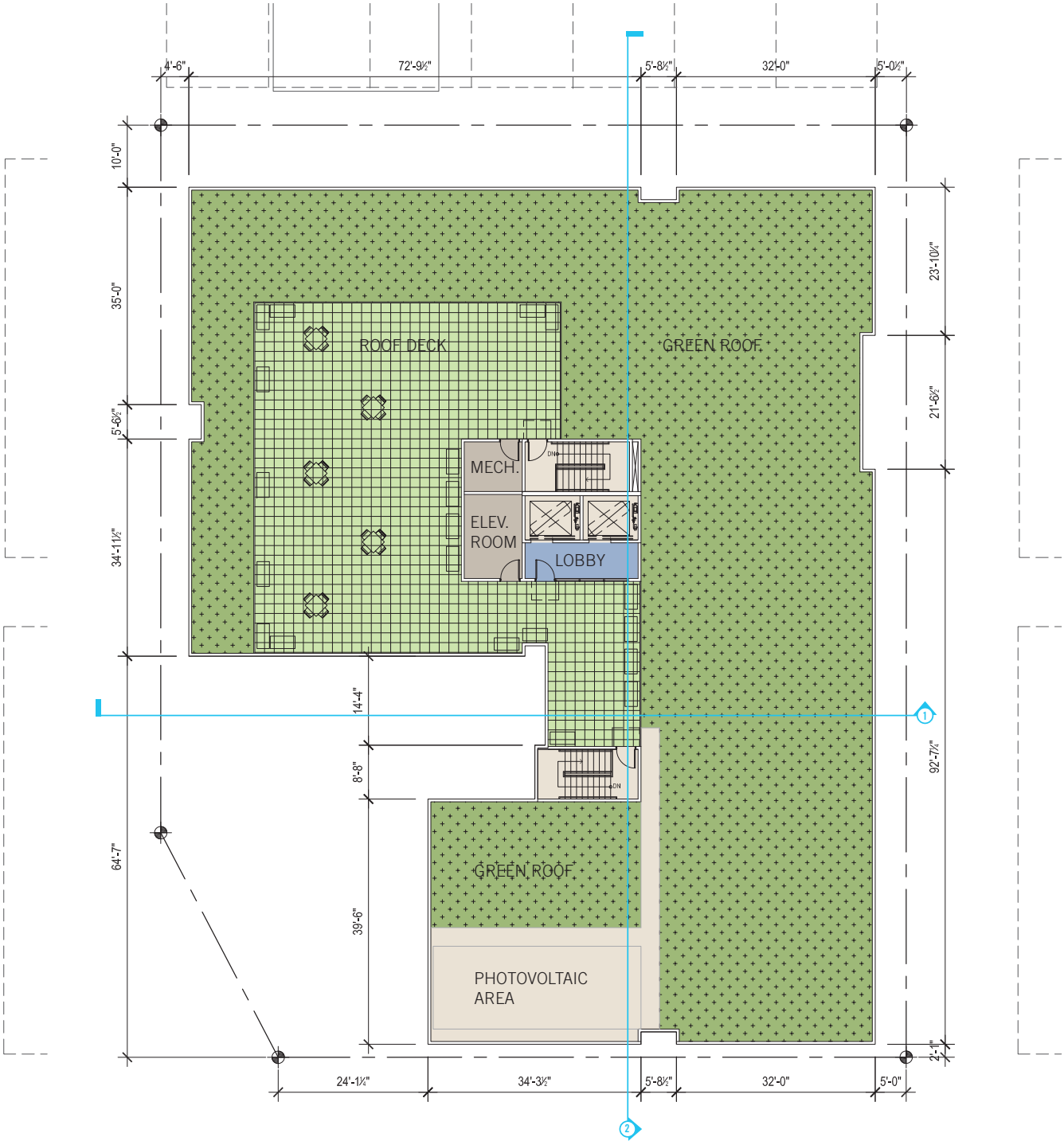
KEY

- Commercial
- Units
- Utility/BOH
- Circulation
- Residential Amenity
- Parking/Garage
- Landscape Area
- Balconies

LEVEL 6

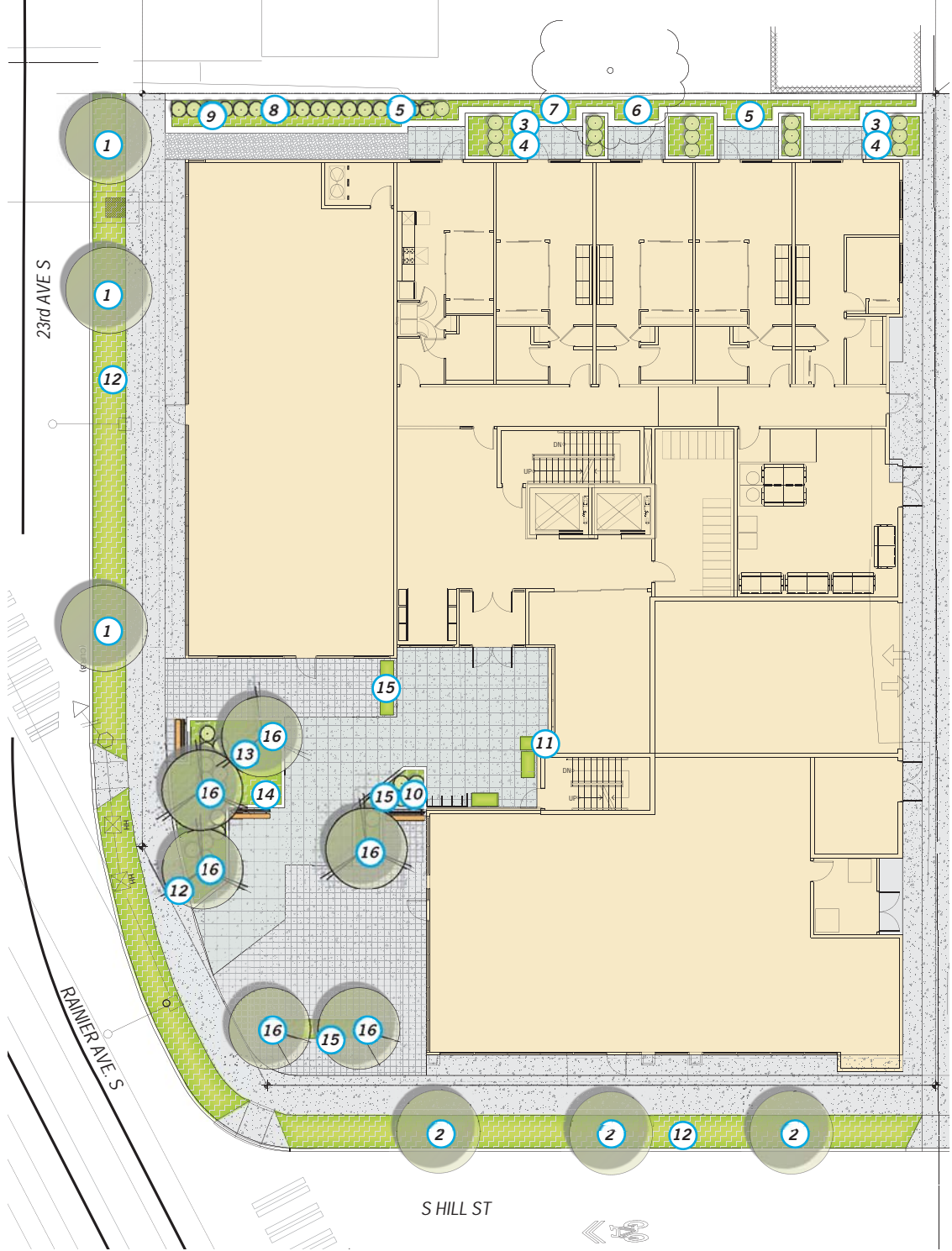


ROOF LEVEL



10.0 Landscape Plans

GROUND LEVEL



TREES / STREET TREES



1 Stewartia Pseudocamellia



2 Corylus Columna



16 Red Rage Tupelo

NORTH PATIO AREA



3 Cornus



4 Carex



5 Vaccinium



6 Ferns



7 Hydrangea



8 Nandina



9 Vinca Minor

PLAZA



10 Dwarf Boxleaf Barberry



11 Daylily



12 Kinnikinnick



13 Mt. Vernon Laurel



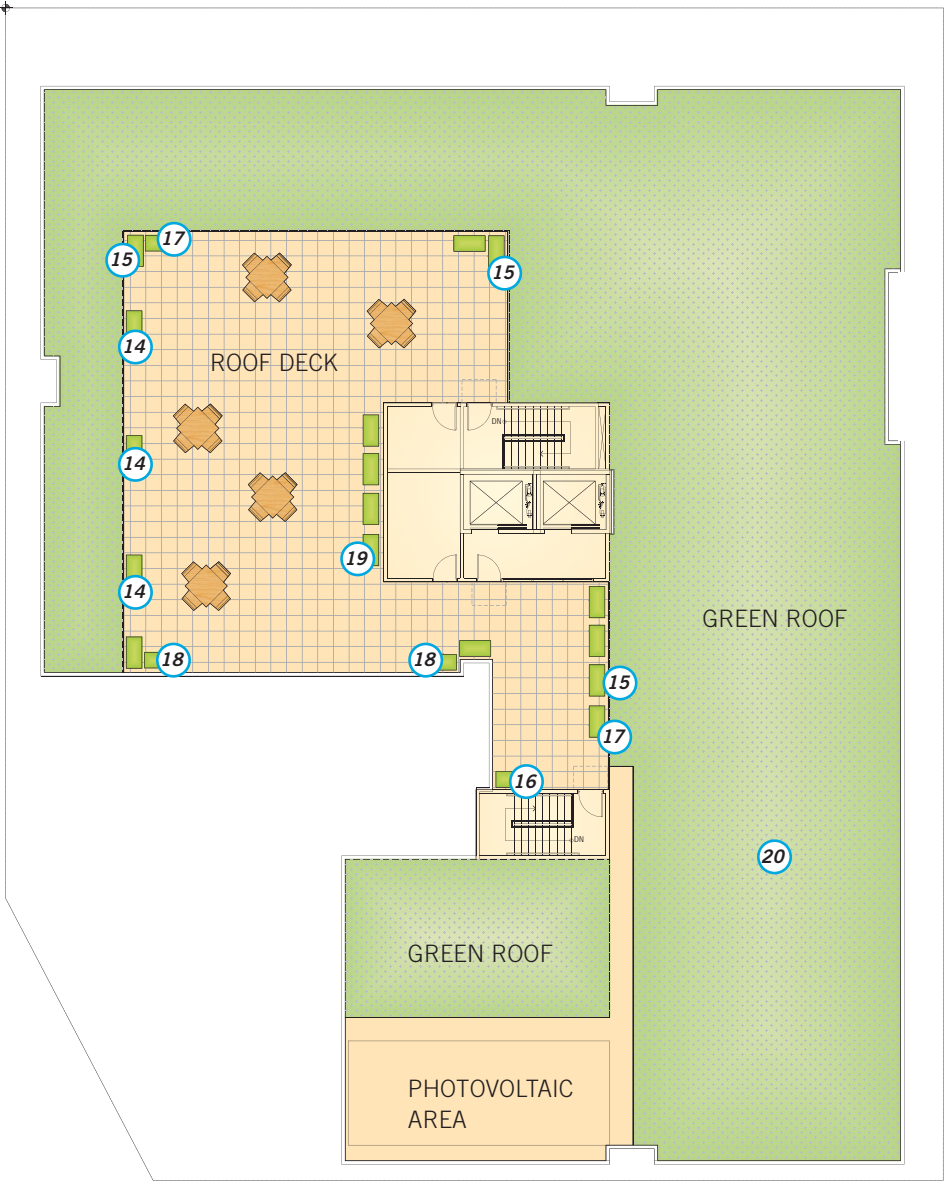
14 Carpet Rose



15 Little Bunny Fountain Grass

10.0 Landscape Plans

ROOF LEVEL



ROOF LEVEL



14 Rosemary Arp



15 Green Spire Euonymus



16 Mt. Vernon Laurel



17 Coreopsis



18 Golden Pillar Barberry



19 Little Bunny Fountain Grass

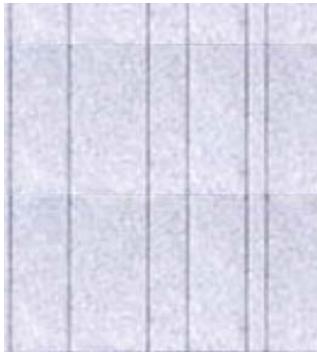


20 Custom Green Roof

LANDSCAPE FEATURES



Bike Rack



Concrete Pattern at Planters



Seating



Planters



Pavers & Screened Seating Area

11.0 West Elevation



MATERIALS



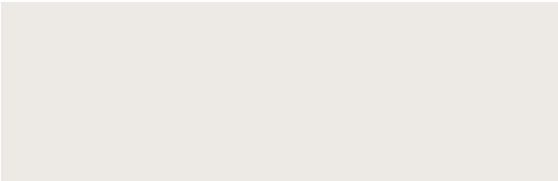
11.0 South Elevation



MATERIALS



WD1 Composite Wood Siding
Color: Columbian Walnut



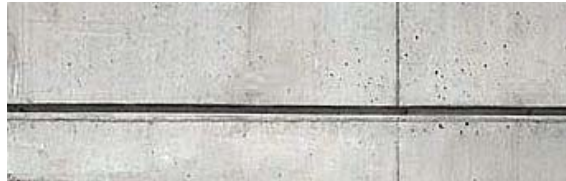
FC1 Fiber Cement Panel
Color: SW 7004 Snowbound



MT1 Standing - Seam Metal Panel
Color: Metallic Gray



ST1 Manufactured Concrete Stone Veneer Panel



CN1 Concrete

11.0 East Elevation



MATERIALS



WD1 Composite Wood Siding
Color: Columbian Walnut



FC1 Fiber Cement Panel
Color: SW 7004 Snowbound



MT1 Standing - Seam Metal Panel
Color: Metallic Gray



ST1 Manufactured Concrete Stone Veneer Panel



CN1 Concrete

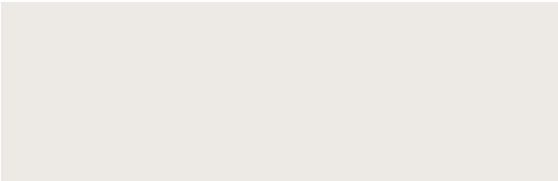
11.0 North Elevation



MATERIALS



WD1 Composite Wood Siding
Color: Columbian Walnut



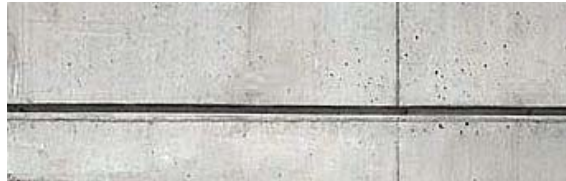
FC1 Fiber Cement Panel
Color: SW 7004 Snowbound



MT1 Standing - Seam Metal Panel
Color: Metallic Gray

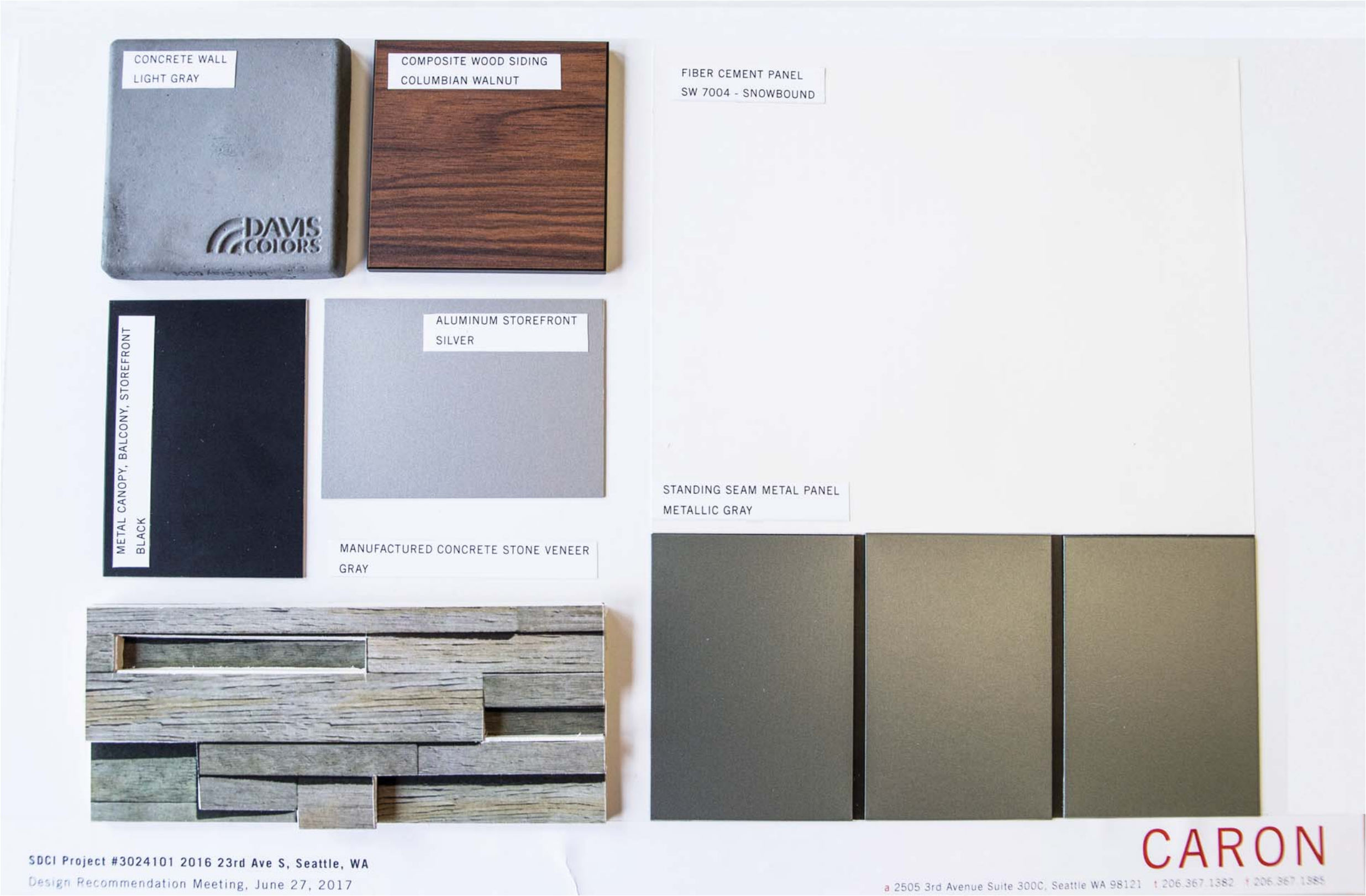


ST1 Manufactured Concrete Stone Veneer Panel



CN1 Concrete

12.0 Material and Color Palette



13.0 Renderings



PERSPECTIVE AT SW CORNER

13.0 Renderings



VIEW FROM RAINIER AVE S LOOKING SE

13.0 Renderings



VIEW FROM S HILL ST LOOKING WEST (PROPOSED PROJECTS ACROSS THE ALLEY ARE SHOWN TRANSPARENT FOR CLARITY.)

13.0 Renderings



PERSPECTIVE SHOWING PLAZA AND ENTRY

13.0 Renderings



PERSPECTIVE SHOWING PLAZA AND S HILL ST

13.0 Renderings



PERSPECTIVE VIEW ALONG 23RD AVE S LOOKING NORTH



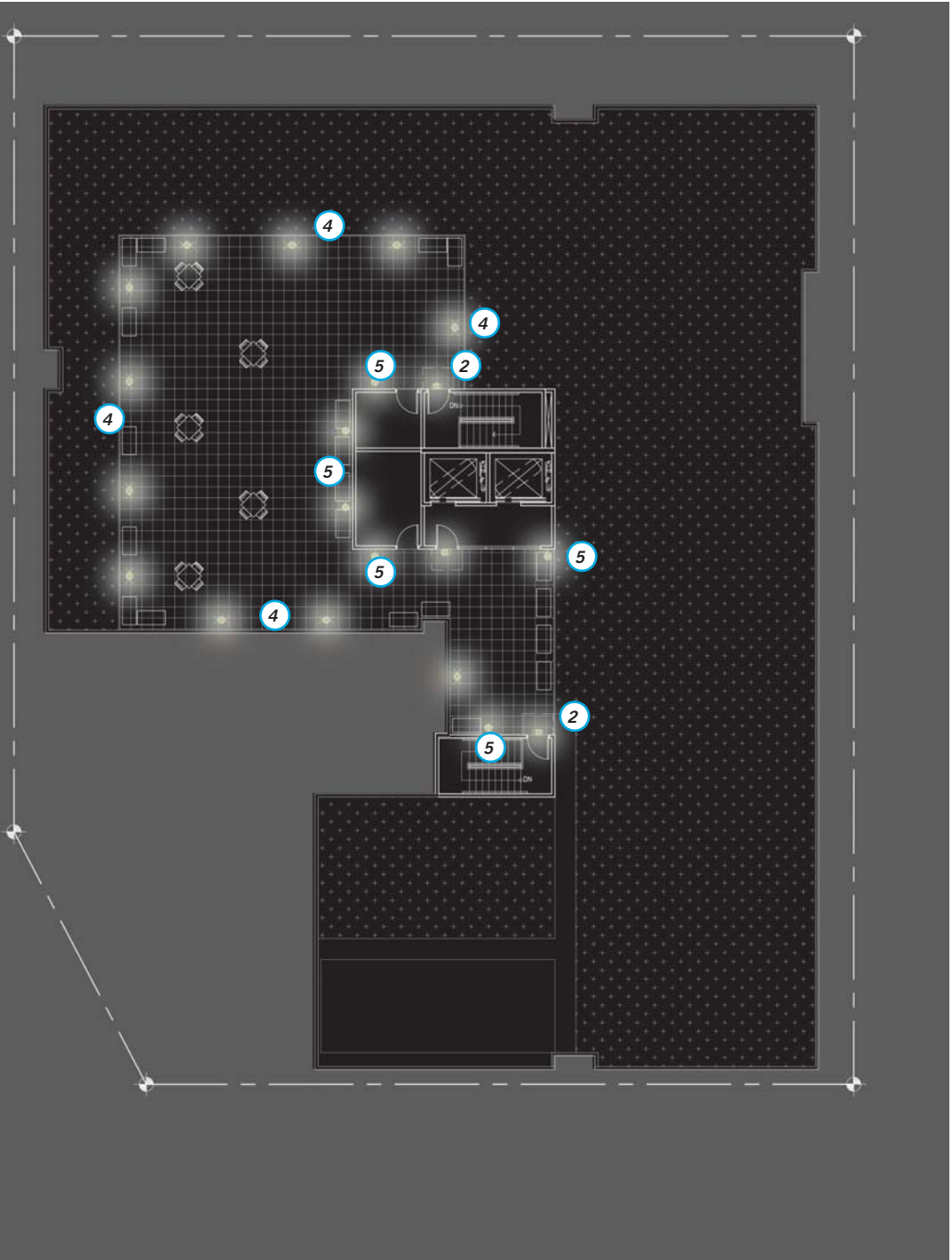
PERSPECTIVE SHOWING PLAZA AND ENTRY, EVENING TIME IN AUTUMN

14.0 Exterior Lighting Plan

LEVEL 1 PLAN



ROOF PLAN



LIGHTING DETAILS



01 Bollard Light



02 Egress Light



03 Flush Soffit Light



04 Railing-Mounted Down Light



05 Wall Mounted Down Light



15.0 Signage Concept Plan



SIGNAGE DETAILS

Signage will be of simple and sophisticated design to complement the building design. There will be signage at plaza, residential entry and two commercial spaces.

Multiple signage types are provided to serve the project whose location requires visibility from both fast-moving vehicles and pedestrians. A free-standing project signage, incorporated into planter with landscape backdrop, first greets the residents and visitors. From plaza, landscaped path leads them to the residential entry where signage will be back-lit, cut-out letters/numbers mounted on wall and entry frame. The commercial signage will be freestanding and mounted on top of canopy for visibility. The pedestrian-scaled blade sign will also be used at commercial space abutting plaza and S Hill St where more pedestrian activities are expected. The signs will be externally lit. The design team also expects supplemental addressing and signage on storefront glazing as well.



01 Blade Sign



02 Canopy Sign

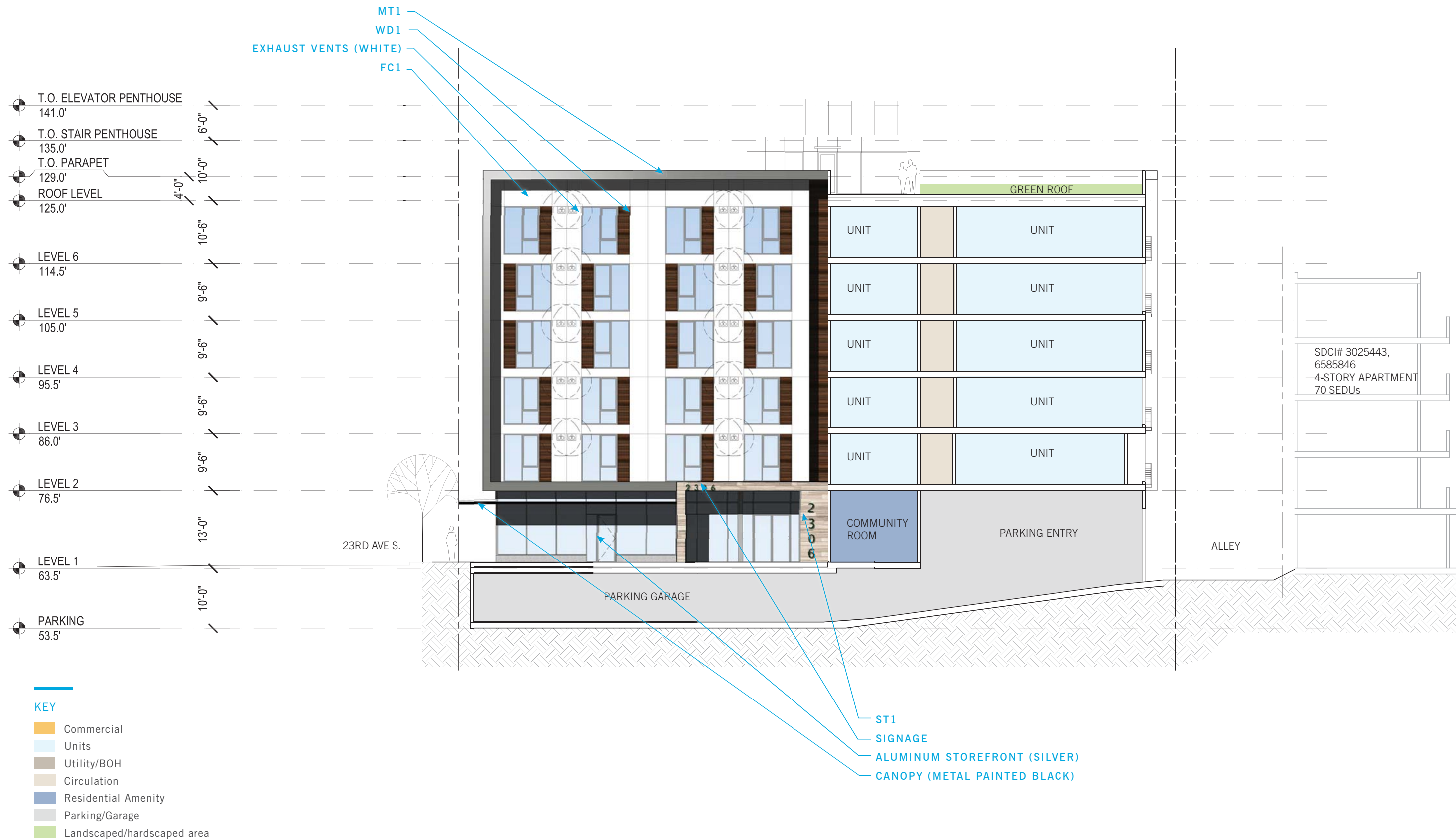


03 Back-lit Sign

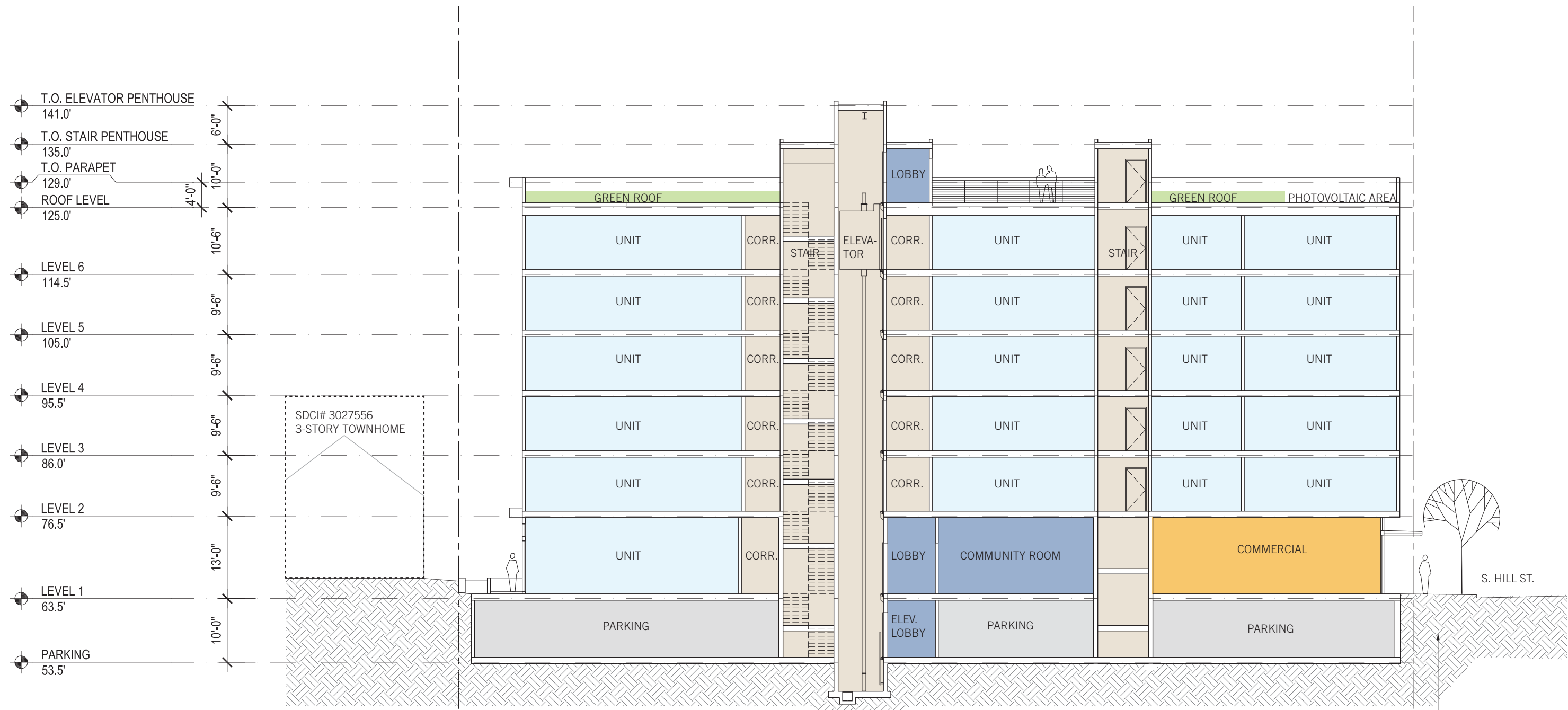


04 Planter Sign

16.0 Building Section 1



16.0 Building Section 2

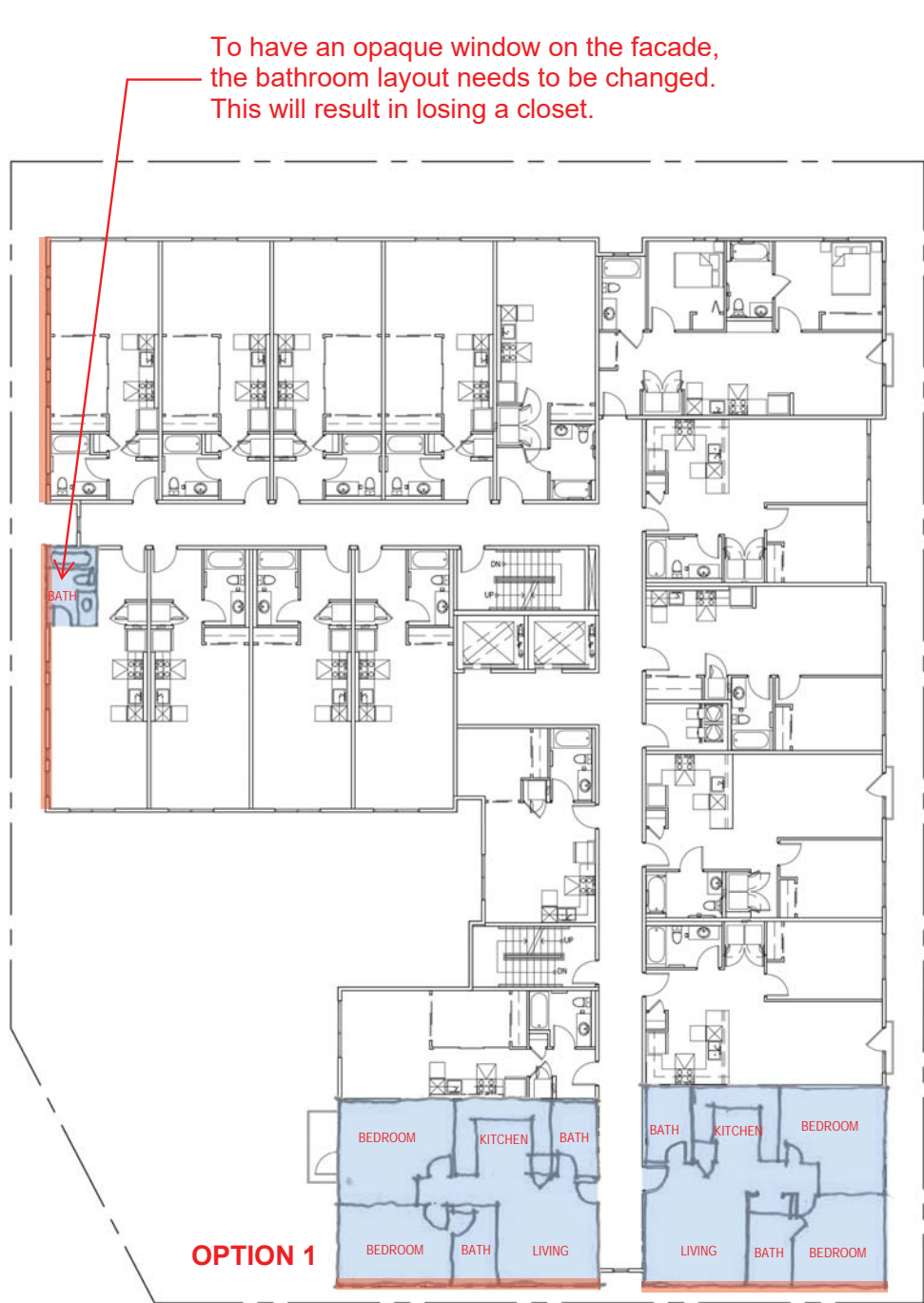


- KEY
- Commercial
 - Units
 - Utility/BOH
 - Circulation
 - Residential Amenity
 - Parking/Garage
 - Landscaped/hardscaped area

18.0 Additional Graphic: Unit Study

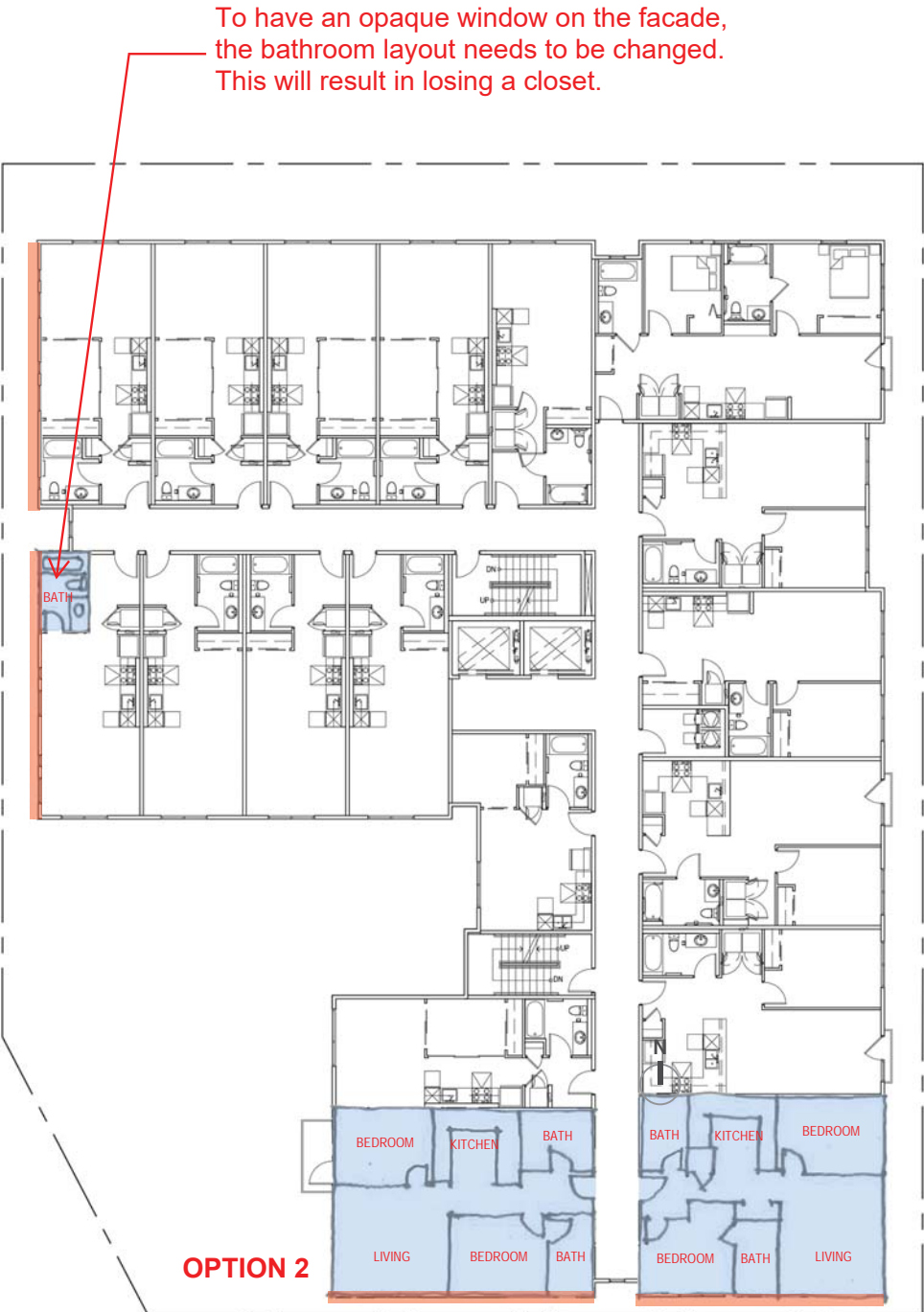
TYPICAL FLOORS, OPTION 1

The study of alternative unit plans has been done as a response to correction item # 1 - to create more transparency on these two facades (highlighted here).



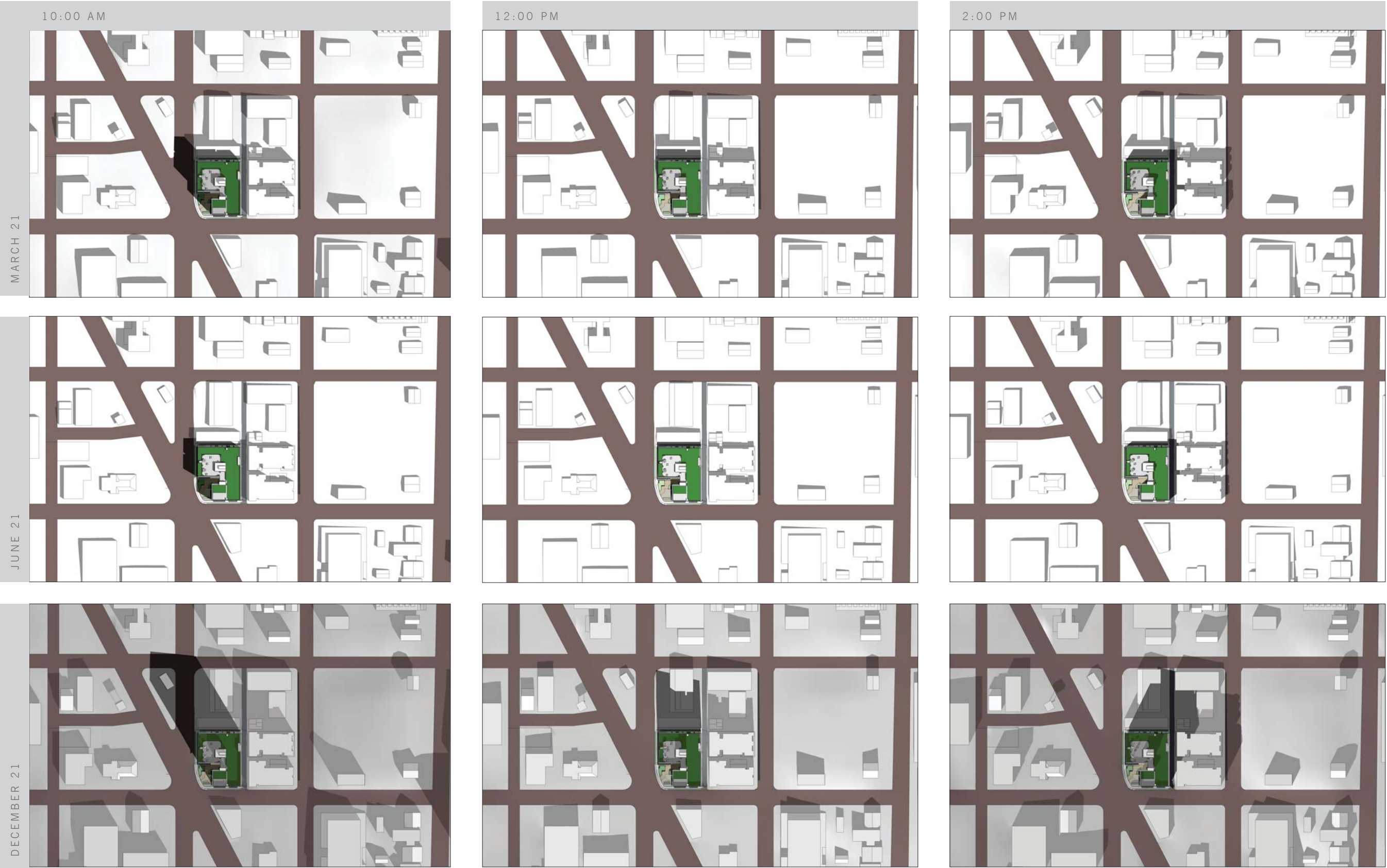
The design team thinks that this unit alternative is not as good a solution as an original unit plan. The kitchen doesn't connect well with the living space. The unit as a whole feels less open.

TYPICAL FLOORS, OPTION 2



The design team thinks that this unit alternative is not as good a solution as an original unit plan. The kitchen doesn't connect well with the living space. The unit as a whole feels less open.

18.0 Additional Graphic: Shadow Study



18.0 Additional Graphic: Reference Images



1 GREENFIRE CAMPUS, SEATTLE
Inviting plaza with landscape and hardscape elements



2 GREENHOUSE APARTMENTS, SEATTLE
Communal space for residents



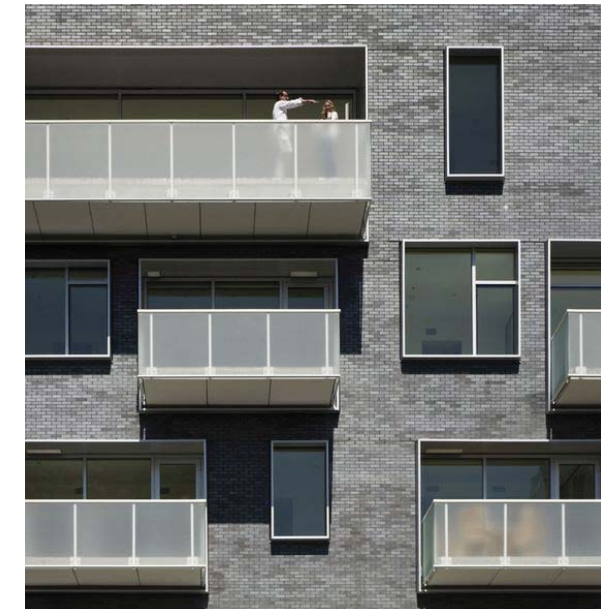
3 RICHARDSON APARTMENTS, SAN FRANCISCO
Massing interlocking and composition



4 LANGANO APARTMENTS, PORTLAND
Window pattern and proportion



5 THOMPSON HOTEL, SEATTLE
Facade treatment indicating different uses



6 SUGARCUBE DEVELOPMENT, DENVER
Balconies adding playfulness to the facade