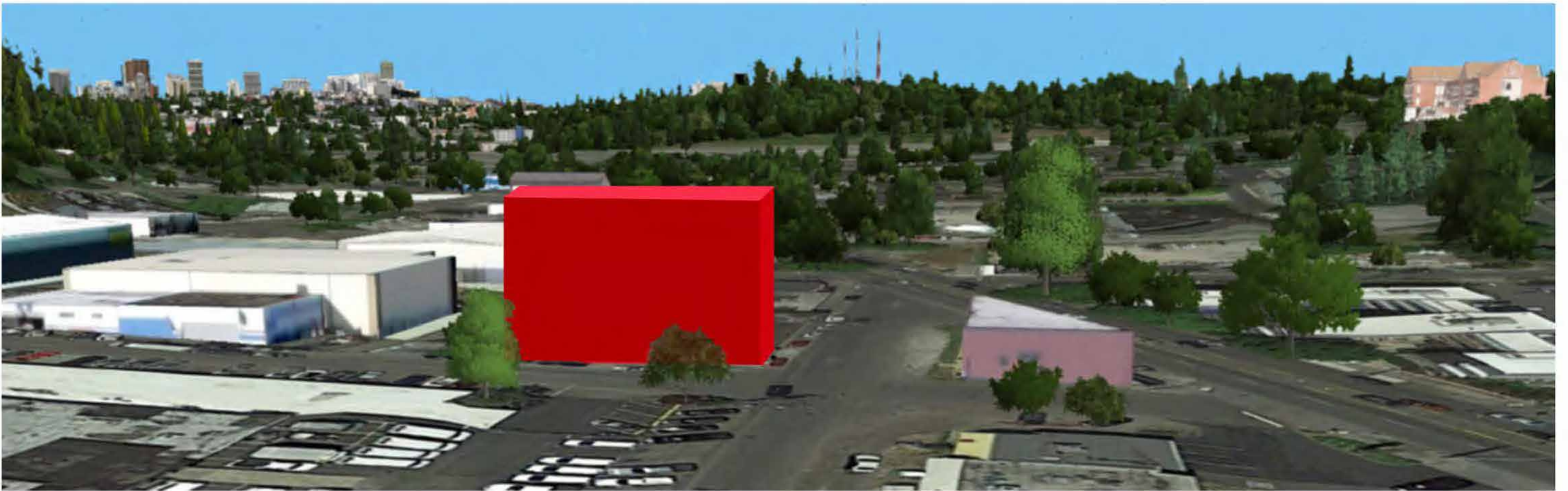


# Early Design Guidance - 1923 22nd Ave. S. Apartment Project



**Project review date XXXX**

SDCI #3024926 Early Design Guidance 1923 22nd. Ave. S. 98144

GREGORY PETER MAXWELL ARCHITECTS

5133 47th Ave. N.E. SEATTLE WA. 98105

# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

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# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

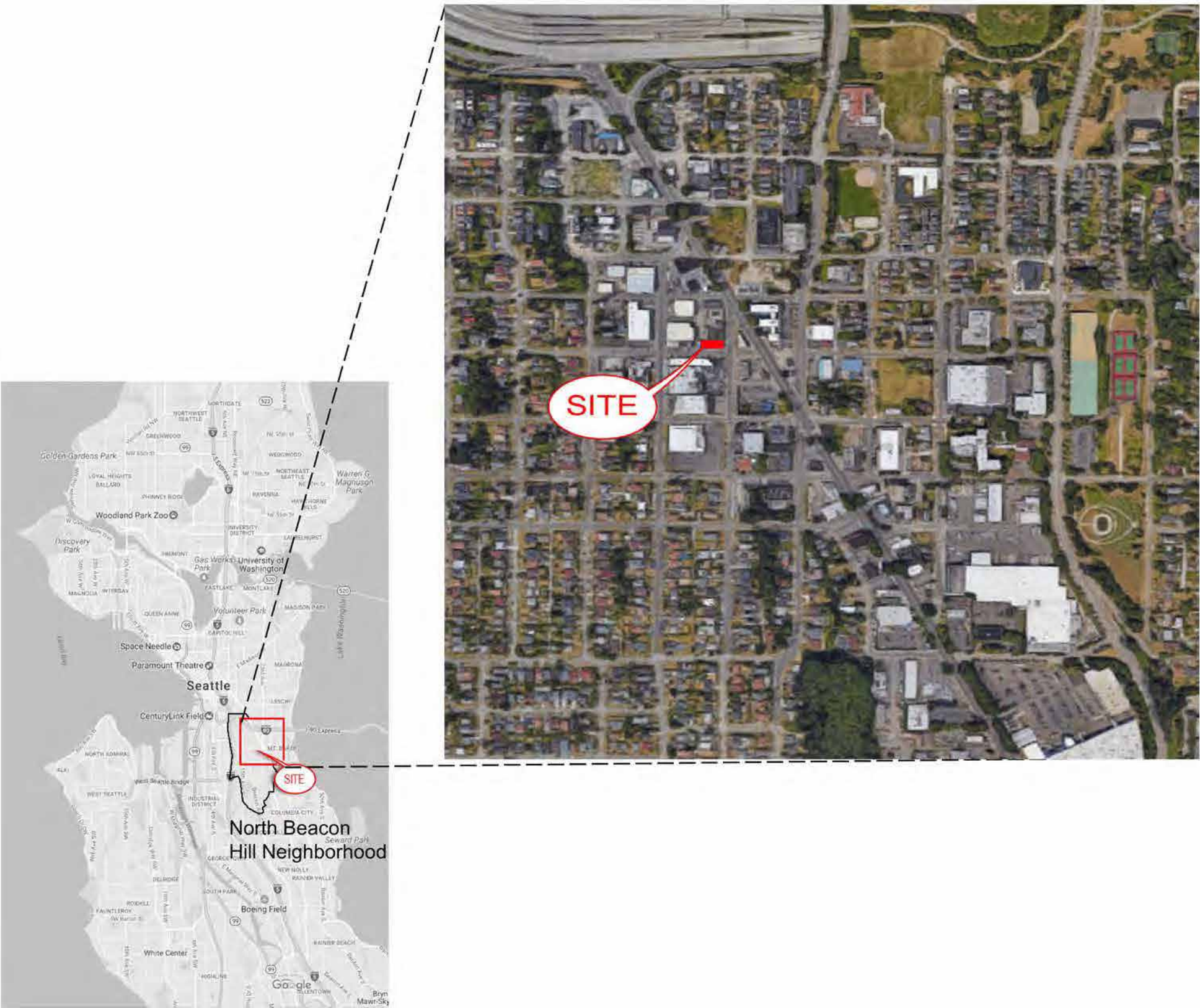
## Design Team

Owner:	Alexey Sokolov 14360 Riveria Pl. NE Seattle, WA
Architect:	Gregory Peter Maxwell Architects 5133 47th Ave. N.E. Seattle WA 98105
Site location:	1923 22nd. Ave Seattle WA. 98144
Parcel Number:	1498302380
Site Zoning:	C1-65
Lot Size:	35 x 120 = 4,200SF
( Alley Dedication)	( 2 ) FT x 35FT = 70SF = 4,130SF

## The Development

Structure Height:	65 ft.
Residential Use:	16,945sq. ft
Commercial Square Footage:	1,120sq. ft.
Bike Parking:	XX stalls

LEGAL DESCRIPTION:  
THE SOUTH 35 FEET OF LOT 10 IN BLOCK 39 OF CENTRAL SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 57, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

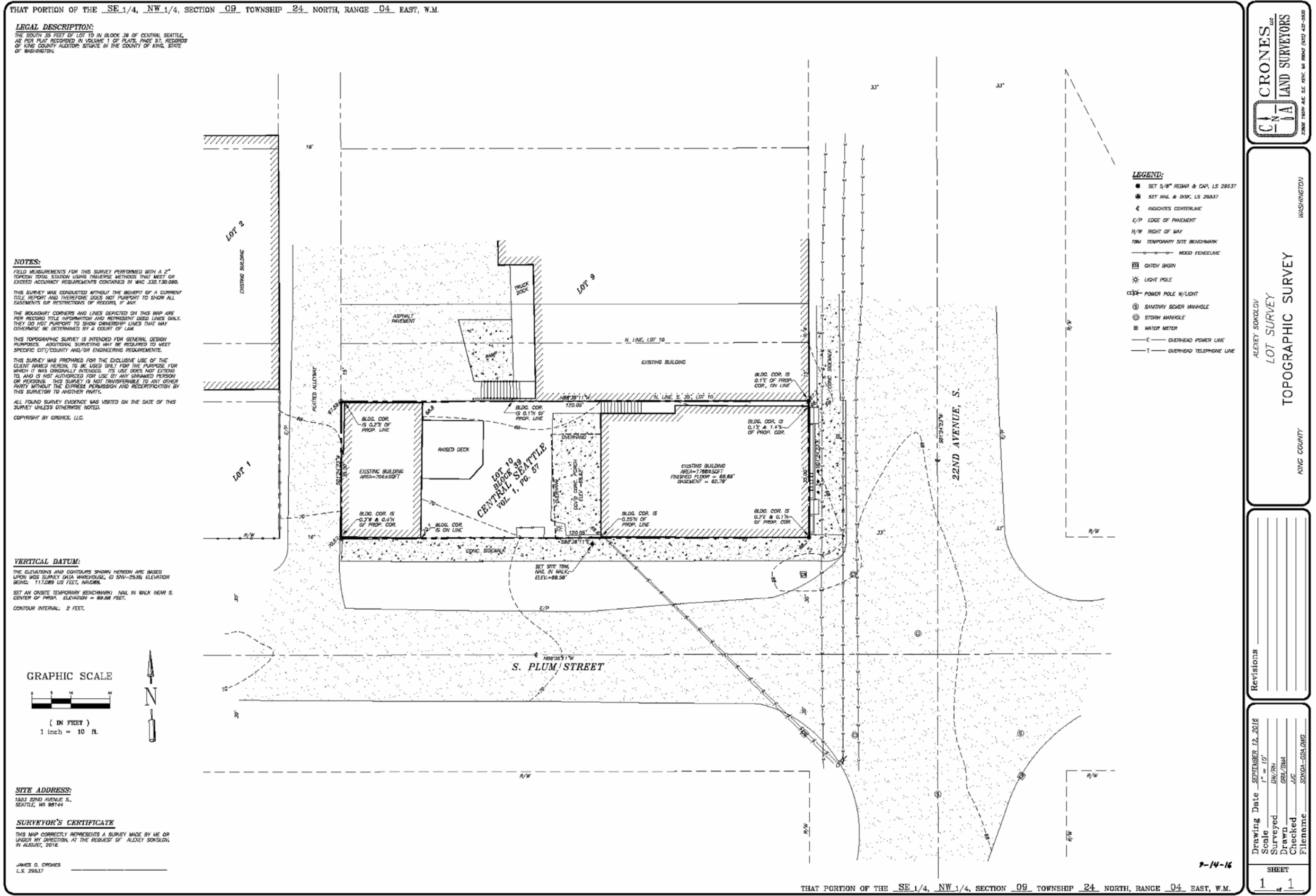




# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

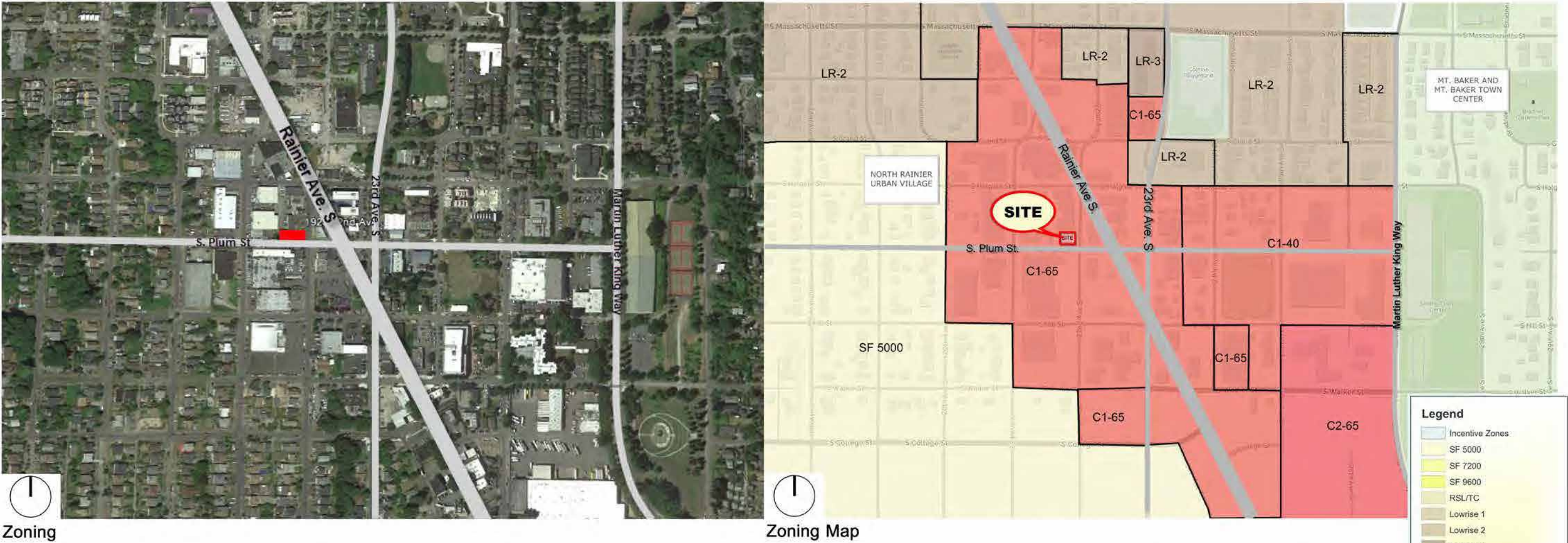
## Site Survey

**LEGAL DESCRIPTION:**  
THE SOUTH 35 FEET OF LOT 10  
IN BLOCK 39 OF CENTRAL  
SEATTLE, AS PER PLAT  
RECORDED IN VOLUME 1 OF  
PLATS, PAGE 57, RECORDS OF  
KING COUNTY AUDITOR;  
SITUATE IN THE COUNTY OF  
KING, STATE OF WASHINGTON.



# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

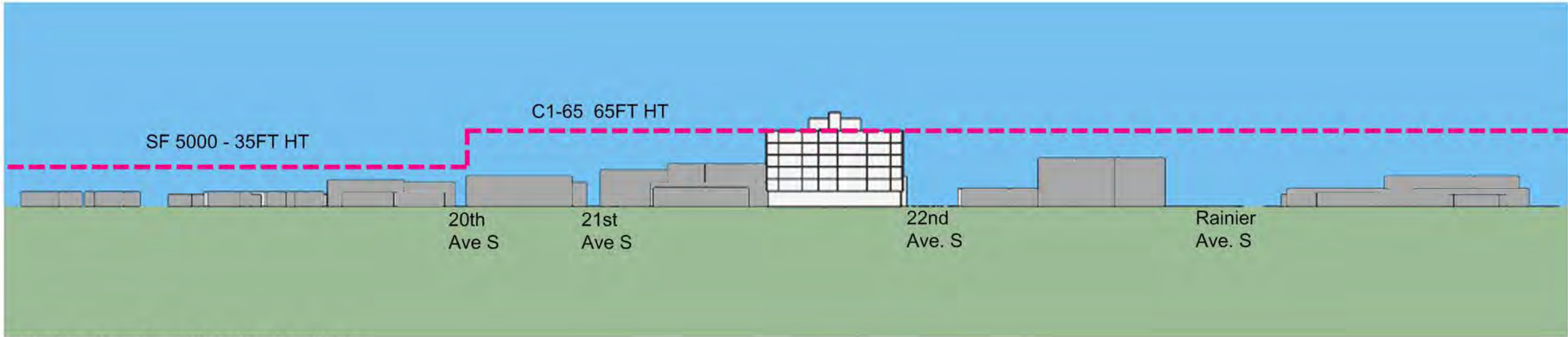
## ZONING DIAGRAMS: AERIAL PHOTO/ZONING MAP



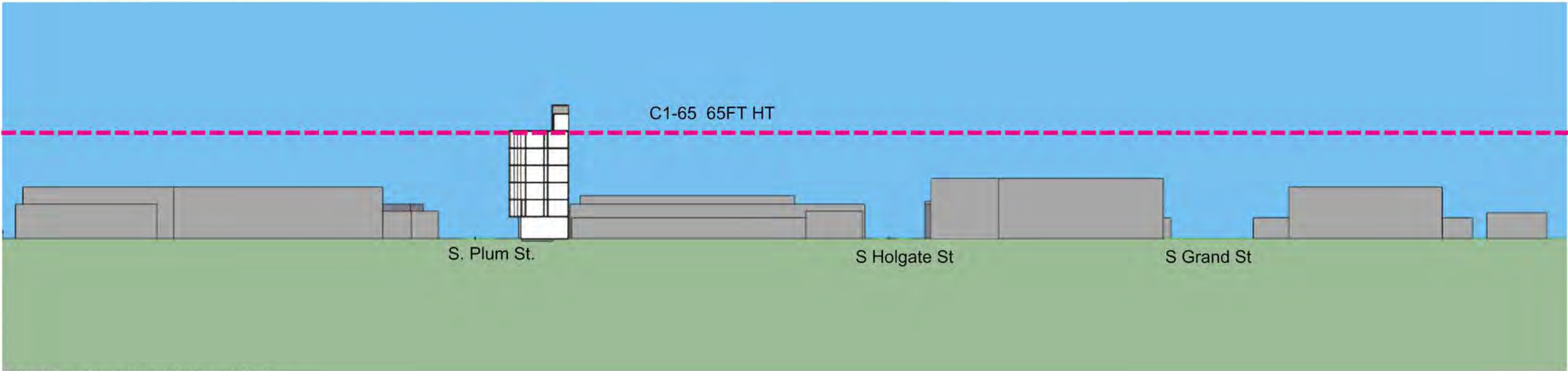
**ZONING ANALYSIS**  
This site is located in and surrounded by a C1-65 zone. 2 blocks to the west begins SF 5000 zone. Much of the adjacent development is light industrial and due to recent upzoning, is just beginning to develop its full height and potential. At this time it is a mixture of warehouses light-industry and older single family homes.



Early Design Guidance - 1923 22nd Ave. S. Apartment Project



Elevation along Plum Street looking North



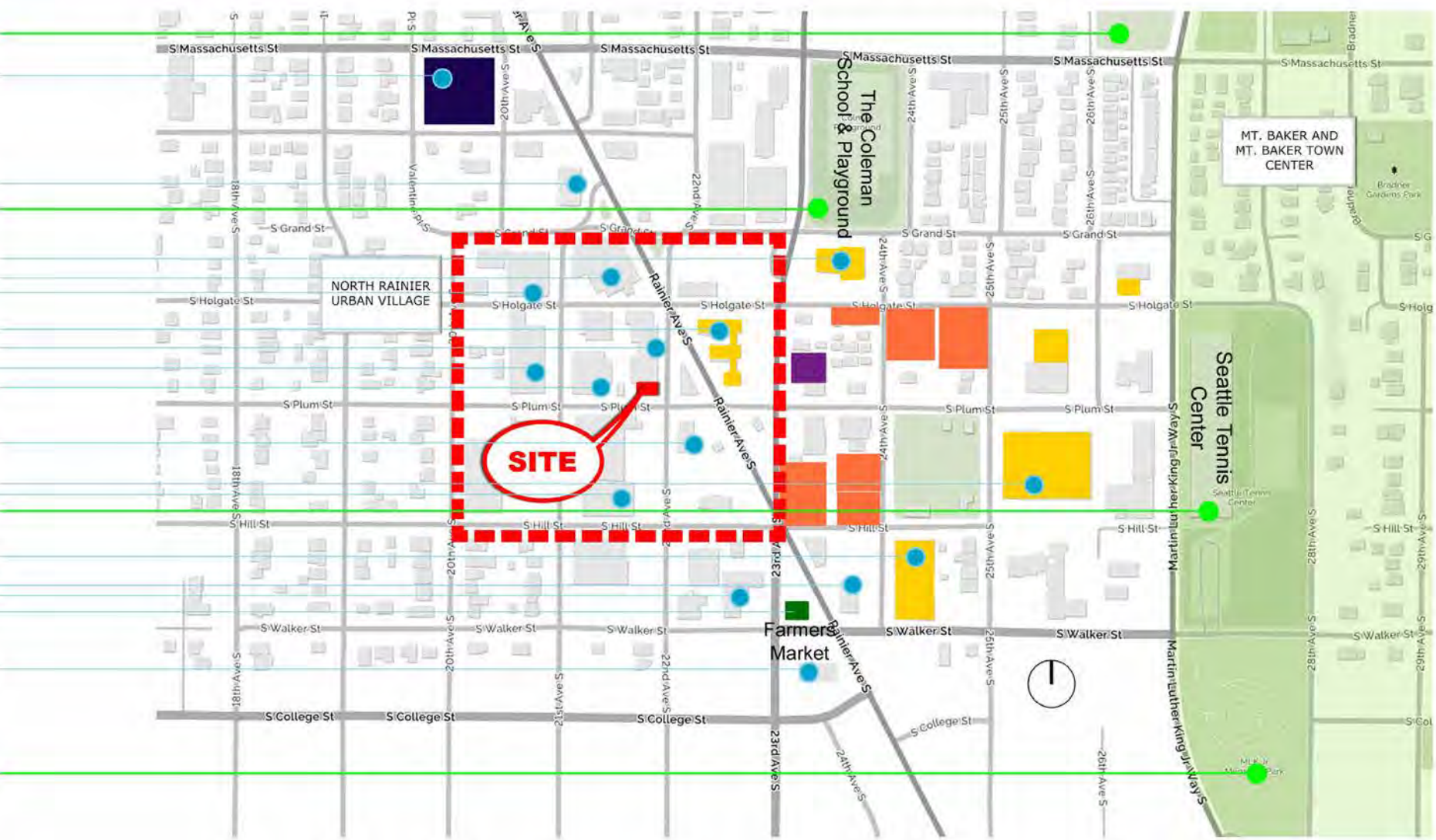
Elevation along 22nd looking West



# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

## Existing Development and Local Amenities

- Jimi Hendrix Park
- Hamlin Robinson School
- Stewart Lumber and Hardware
- Coleman School and Playground
- Japanese Presbyterian Church
- A-1 Auto Repair
- Davis Door
- WellSpring Family Services
- Kusak Cut Glass
- Cash n Carry
- Skeeters Auto Rebuild
- 7-ELEVEN
- Abodian
- Lighthouse For the Blind
- Amy Yee Tennis Center
- FareStart, Treehouse, The 2100 Building
- Atlantic Veterinary Hospital
- Farmers Market
- Nguyen,s Pharmacy and Gifts
- Parent Trust for WA. Children
- Martin Luther King Jr. Memorial



### EXISTING DEVELOPMENT

- Institutional Buildings
- Non-Profit/Humanitarian Organizations
- Proposed Development / New Townhomes
- Office
- Parks
- Farmers Market



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



Coleman Playground area public park



Rainier Farmers Market



Seattle Tennis Center





NEIGHBORHOOD CONTEXT | SUMMARY

The neighborhood is a mix of light industrial, single family and commercial, with a growing trend towards mutli-family developments. The area will continue to become more populated and urban in nature with the expansion of mass-transit service; via the lightrail station to the south, improved bus service and pedestrian access. Presently along Rainier Ave. to the east ( with the exception of Well Spring Family Services which is new) , is primarily single story commercial with wide service roads with a lack of sidewalks, crosswalks and pedestrian accomodations to make for safe foot travel. There does not seem to be one prominent or dominant architectural category, so the aesthetics will be informed by the function of the building, as well as the characteristics of the site.





Early Design Guidance - 1923 22nd Ave. S. Apartment Project



Project Site  
( Looking West )



22nd. Ave. S. Elevation ( Looking West ) A-A

Across from Site



22nd. Ave. S. Elevation ( Looking East ) B-B

Existing:

The area currently includes a mix of commercial, neighborhood commercial and low rise residential with a variety of building types, street-level uses, design, parking locations and access.



Early Design Guidance - 1923 22nd Ave. S. Apartment Project

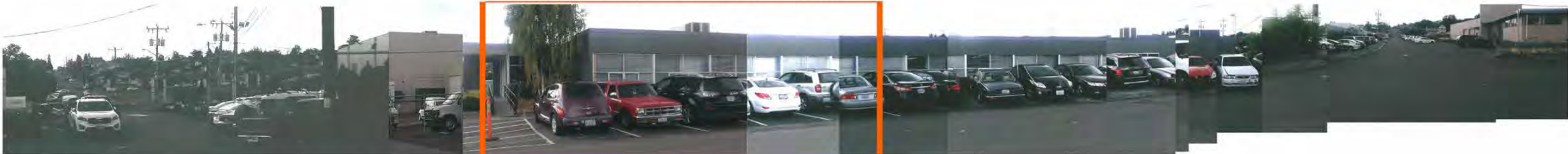


Project Site ( Looking North )



Plum Street Elevation ( Looking North ) C-C

Across From Project Site ( Looking South )



22nd. Ave. S. Elevation ( Looking South ) D-D

Existing :  
The area currently includes a mix of commercial, neighborhood commercial and low rise residential with a variety of building types, street-level uses, design, parking locations and access.



Early Design Guidance - 1923 22nd Ave. S. Apartment Project

6.0 Zoning Data

APPLICABLE ZONING	SMC-SECTION	SUB-SECTION	REQUIREMENT	OPTION 1	OPTION2	OPTION 3
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 of along the street.	*	*	*
		A.3	Street level street 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 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 upto 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.	*	*	*
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/ more than 100 dwelling units = 575 plus 4 SF for each additional unit above 100, plus 50% of required space for non-residential uses.	*	*	*



Early Design Guidance - 1923 22nd Ave. S. Apartment Project

Design Priorities



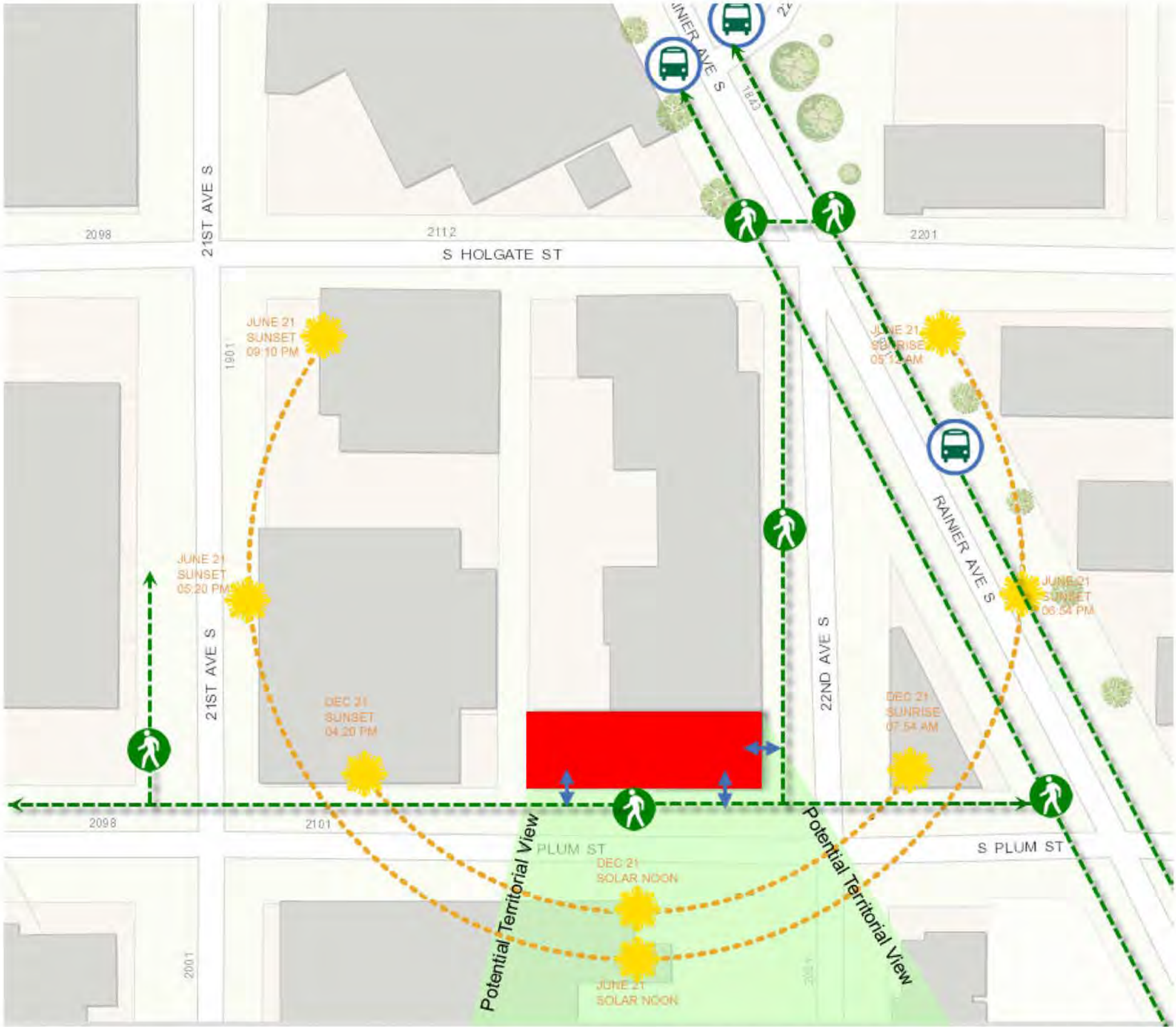
**Pedestrian Experience**  
DC1, PL3, PL1  
Sidewalks and overhead protection along 22nd Ave. and S. Plum Street.  
( As the area develops, improved crosswalks and sidewalks to Rainier Ave. will improve pedestrian safety)



**Light and Air**  
CS1, CS2, PL2  
Site runs East to West and fronts on two streets S Plum Street and 22nd Ave.  
Arrange massing to maximize light and air potential for the greatest number of units.  
Maintain awareness that above ~16ft, territorial views become available.



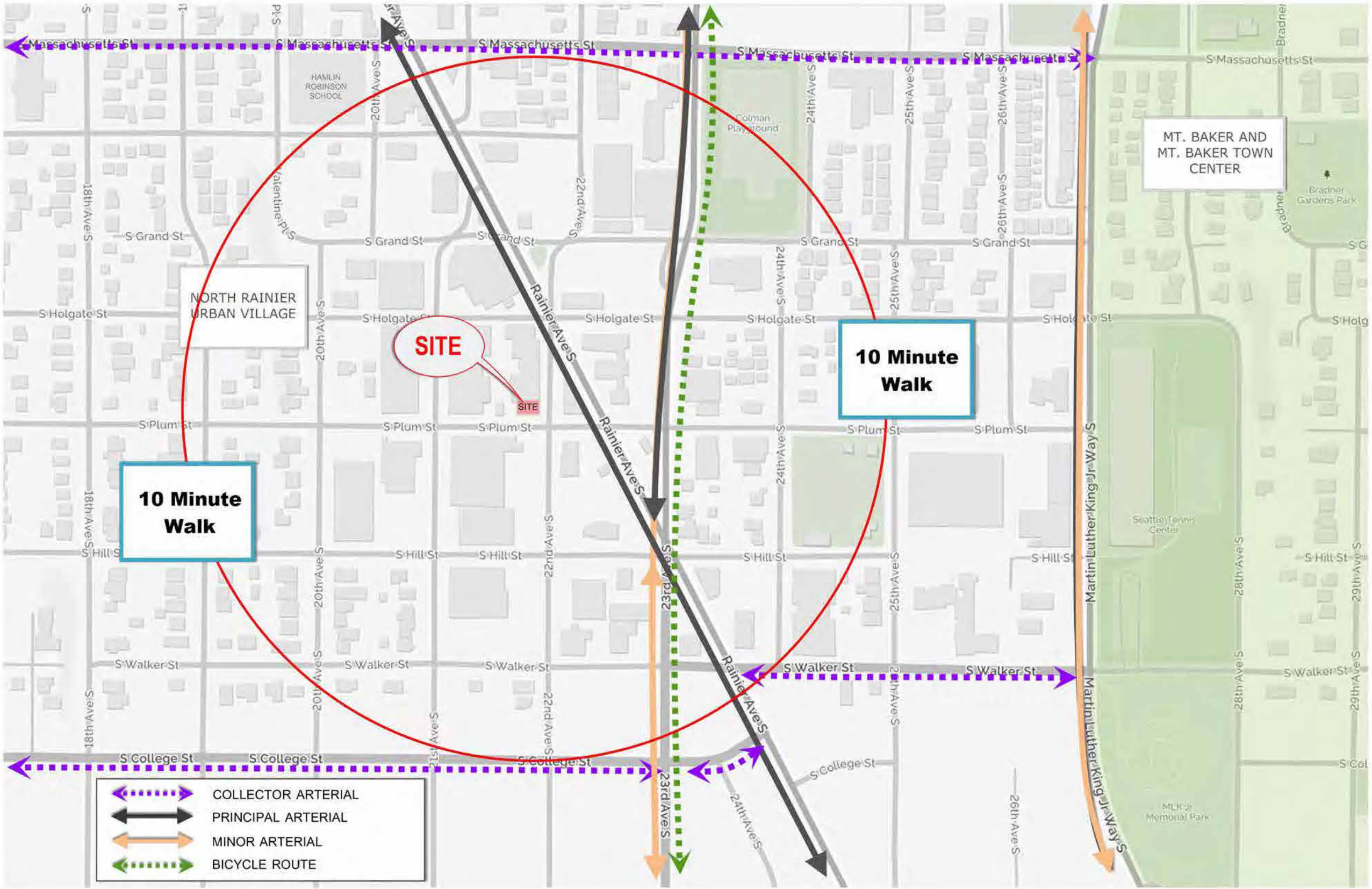
**Relationship at Grade**  
A-4





SITE CONTEXT: TRANSIT MODES

Early Design Guidance - 1923 22nd Ave. S. Apartment Project

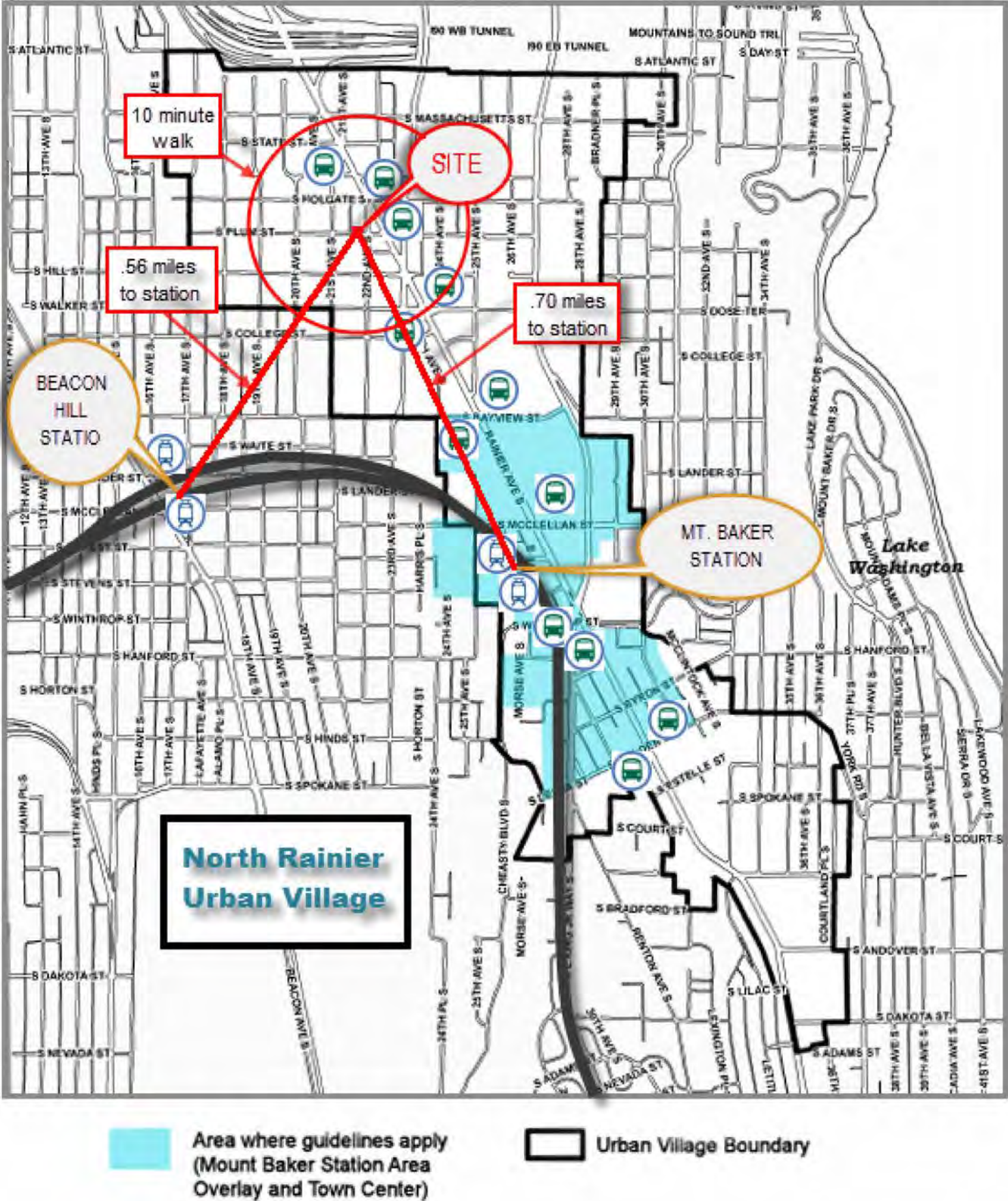




SITE CONTEXT: TRANSIT MODES



BEACON HILL LINK LIGHT RAIL

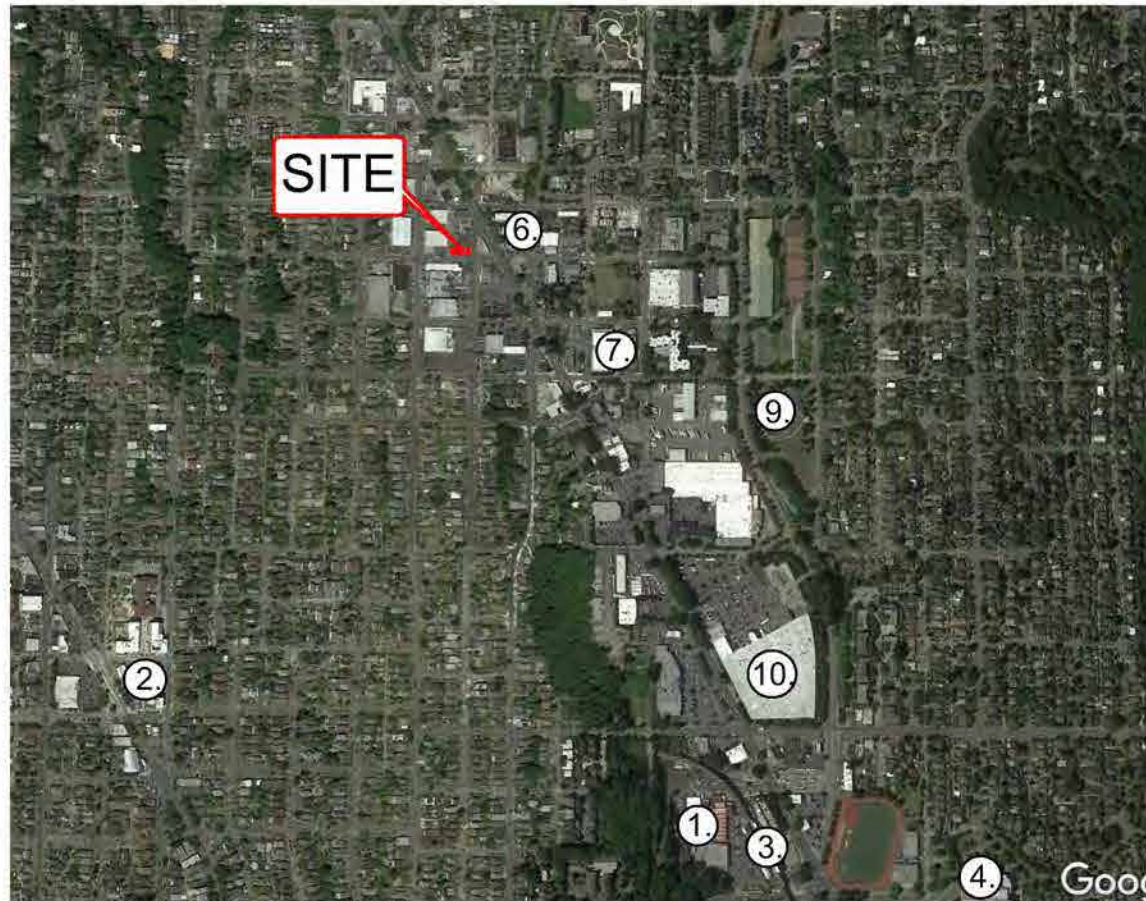


MT. BAKER LINK LIGHT RAIL STATION



# Urban Design Trends: Analysis

## Early Design Guidance - 1923 22nd Ave. S. Apartment Project



North Rainier Valley Institutions

- Examples of major employers, resources and development trends in the region.



U of W Laundry Services



Beacon Hill Station



South Stevens St. Light Rail Station



Franklin High School



New Area Development in Housing



Wellspring Family Services



The 2100 Building ( non profit Hub)



M.L.K. Memorial Park



LOWES Home Improvement  
HISTORIC SITE OF SICKS STADIUM



# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

## 3.0 Development Objectives

### DEVELOPMENT OBJECTIVES

The project will add about 25 residential units to the areas housing supply. It will also provide approximately 1,120 SF of commercial space. The development goal is to create a mixed-use project that contributes to the neighborhood by providing a mix of highly sought residential unit types in a transitional area region within the city. Improved right of way with street trees ground level planting, as well as Live/Work and commercial space on ground level to help encourage pedestrian activities.

### EXISTING CONDITION

The proposed development is located in North Beacon Hill neighborhood of the North Rainier urban Village. The site, composed of an end parcel, at the corner of S Plum street and 22nd Ave. S. It also has an North/South alley access. The existing structure on the site is a subdivided and modified single family house. The property is relatively fl at along both street fronts. The unimproved alley slopes down slightly toward the midpoint of block and slopes up to meet S Plum St to the south. Frequent public transportation serves the site, with a nearest bus stop roughly 300 feet away.

### PROPOSAL INFORMATION

- ~25 residential units
- 1,120 SF commercial retail space at ground level
- 2 Live/Work units at ground level
- Five floors of residential units over a ground floor of commercial space, residential lobby space, and support
- Ample bike storage for residents and exterior bike parking for guests
- Roof top amenity space

### NOTABLE FEATURES

- Green roof with resident access and amenity space

### DEVELOPMENT SUMMARY

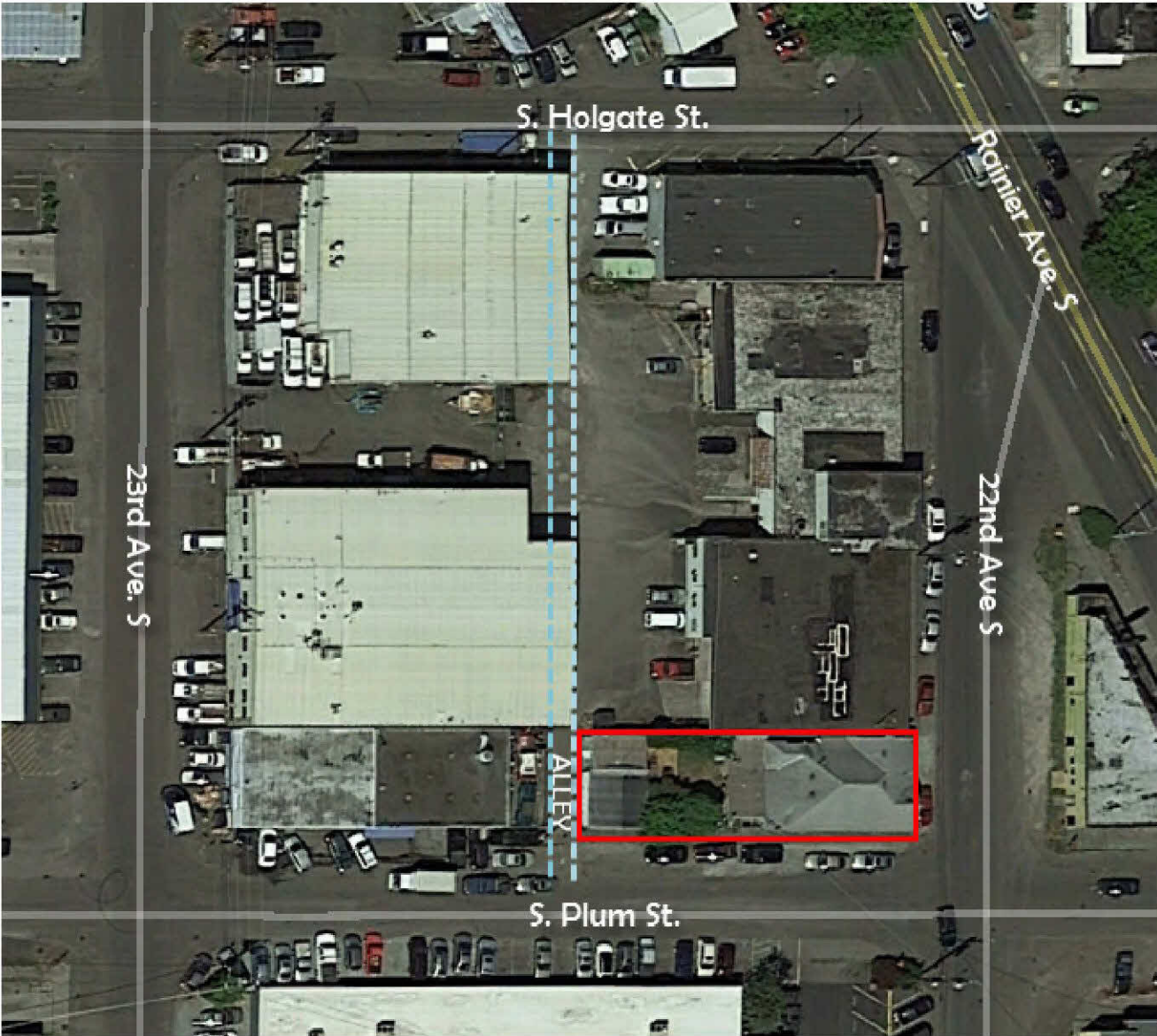
Lot Size 35 x 120 = 4,200SF  
Lot Size -2FT (Dedication) off Alley Side for 35FT = 70FT  
Therefore Lot Size = 4,130SF

FAR = 4.75 Table A 23.47A.013 = 4,130 x 4.75 = 19,617.5SF  
56 SF/5 = 11.2 SF PER. FL.

3314 x 5 = 16,570 +3,103 = 19,673 - 19,617 = 56SF over

FL.	SF
6	3,299
5	3,299
4	3,299
3	3,299
2	3,299
1	3,103

19,598SF <19,617.5SF so OK!



GREGORY PETER MAXWELL ARCHITECTS



# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

OPTION 1



OPTION 1  
2 Live/Work Units  
25 Units  
6 Stories

Departures: None

**PRO:**

- Efficient circulation at stair and elevator core.
- Large central penthouse unit.
- Maximize unit count.
- Good southern exposure to light and views.

**CON:**

- Symmetrical massing design facing S. Plum St. does not allow for a strong connection to 22nd Ave. S.

OPTION 2 ( Preferred)



OPTION 2  
2 Live/Work Units  
23 Units  
6 Stories

Departures: None

**PRO:**

- Efficient circulation at stair and elevator core.
- Larger upper floor units
- Strong corner connection and presence on 22nd Ave. S.
- Shed roof design provides for more privacy at rooftop amenity area.
- Unit decks are more private and protected.
- Good southern exposure to light and views.

**CON:**

- Fewer unit count.
- massing offset which diffuses central main lobby entrance.

OPTION 3



OPTION 3  
2 Live/Work Units  
25 Units  
6 Stories

Departures: None

**PRO:**

- Efficient circulation at stair and elevator core.
- Good southern exposure to light and views.

**CON:**

- Unit decks are more exposed and less private.
- Weak connection to 22nd Ave. S.

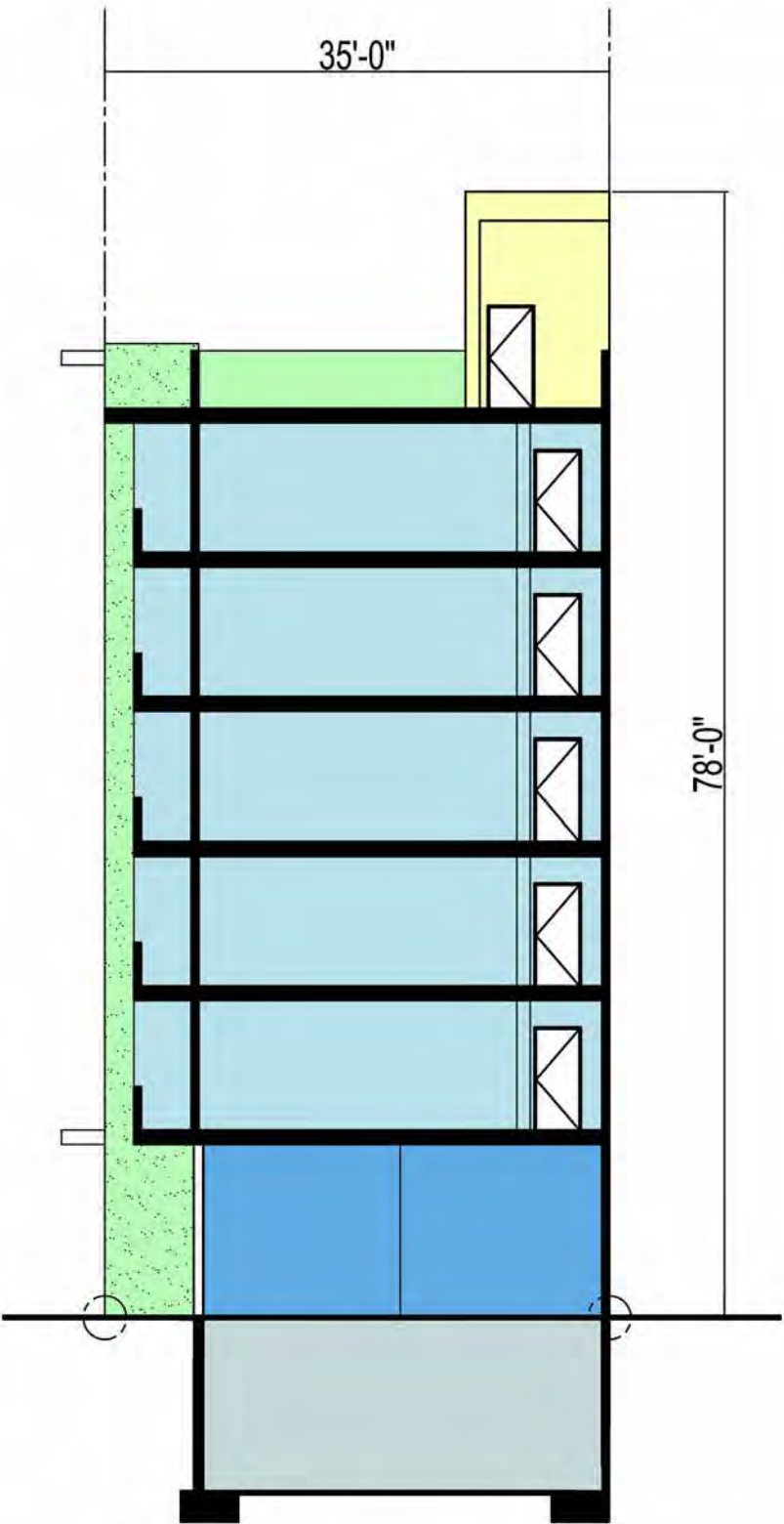
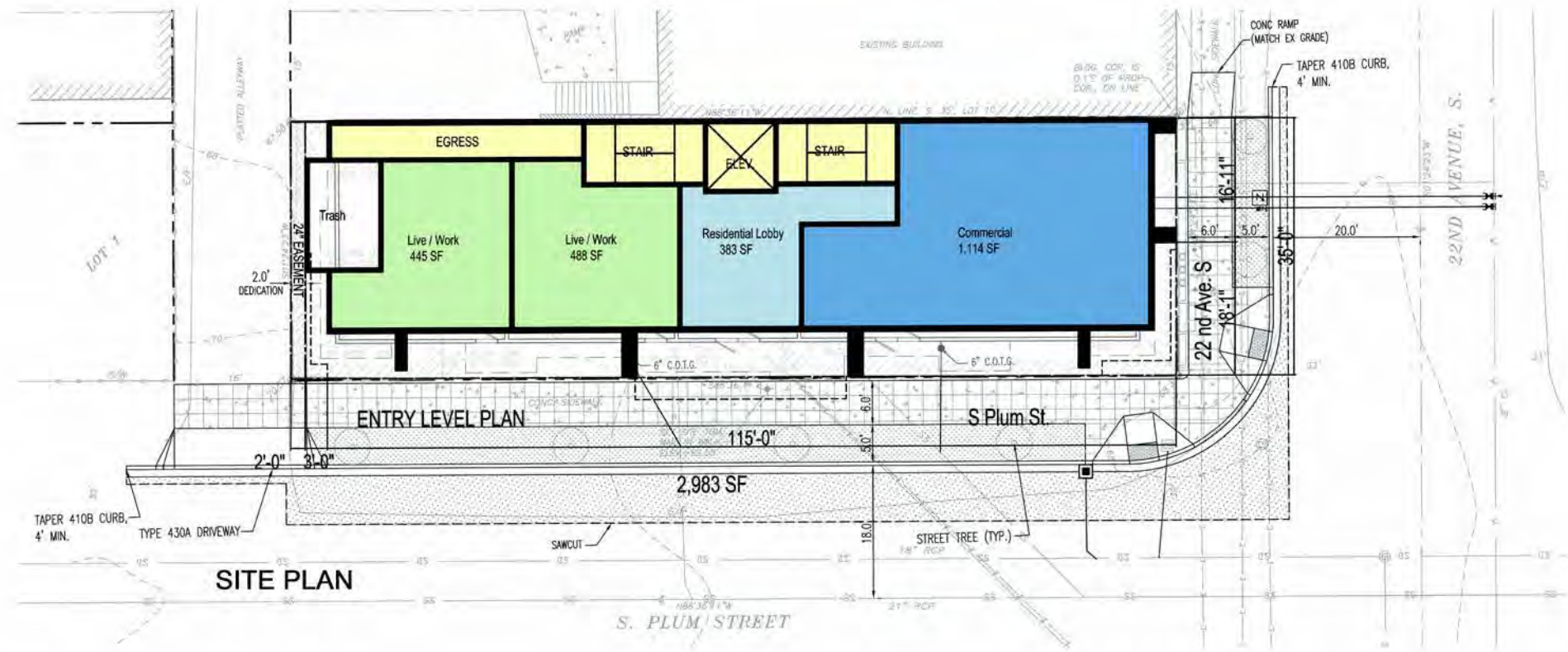


Early Design Guidance - 1923 22nd Ave. S. Apartment Project

Option 1



Option 1

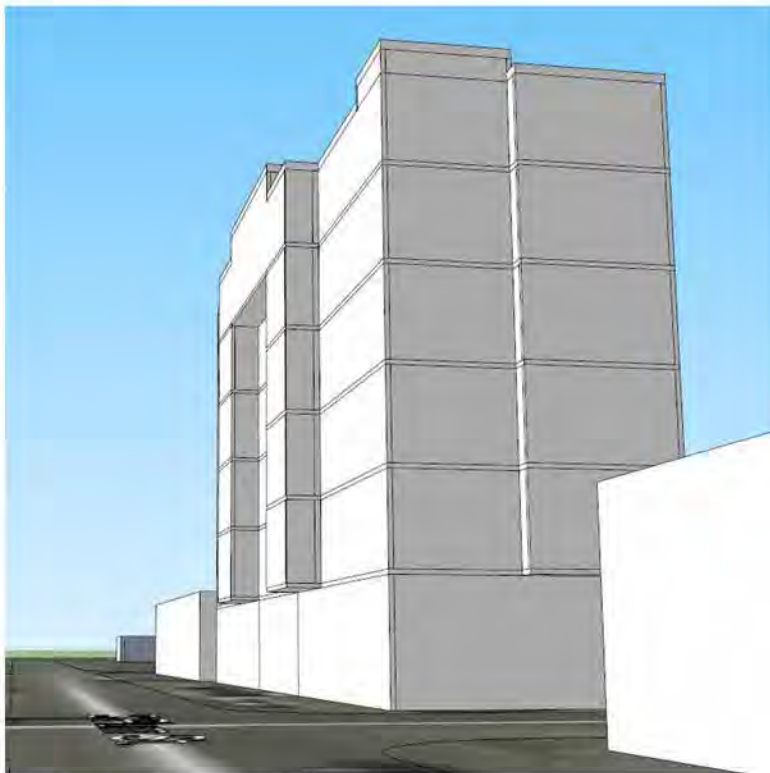


BUILDING SECTION

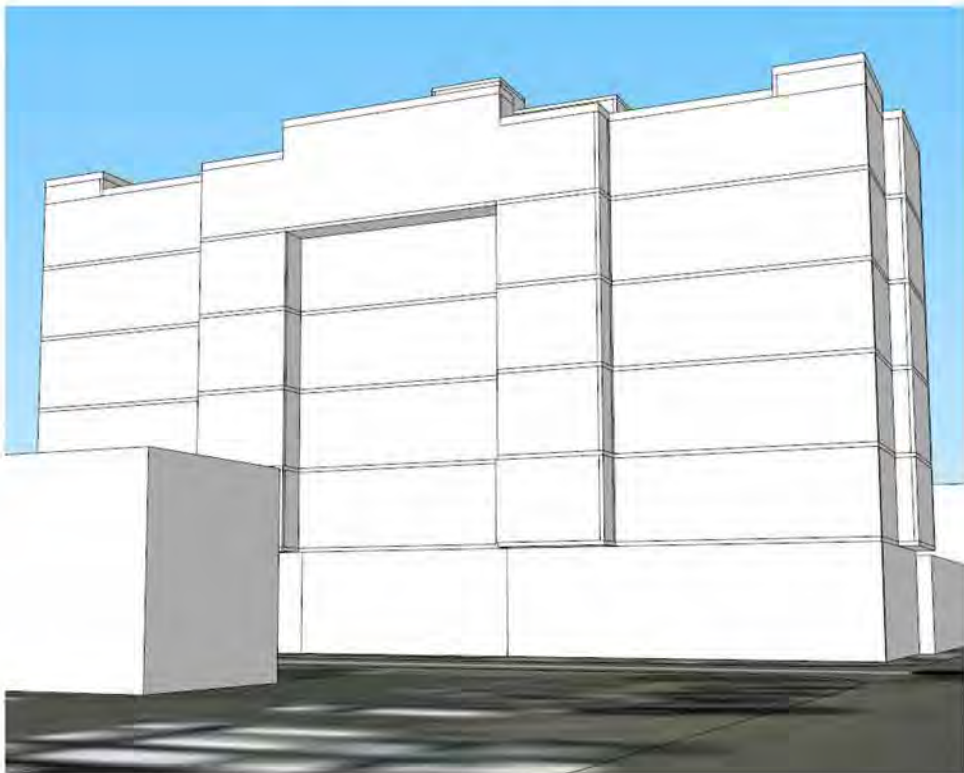


Early Design Guidance - 1923 22nd Ave. S. Apartment Project

Option 1



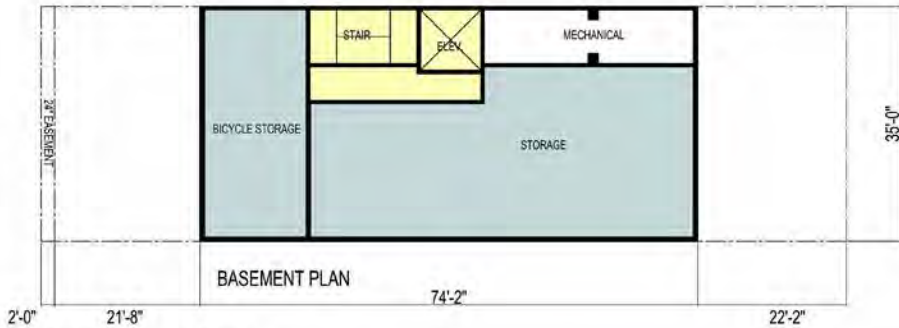
Plum Street looking West



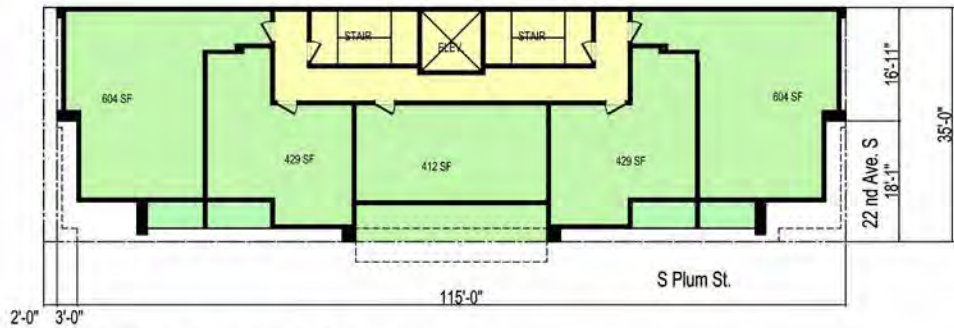
22nd. Avenue S.



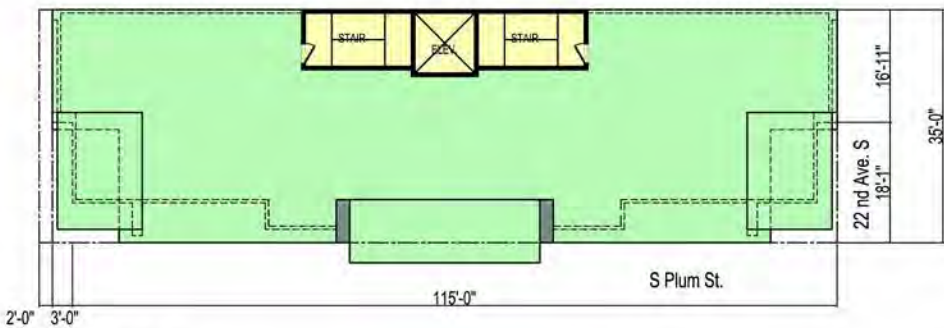
Plum Street looking East



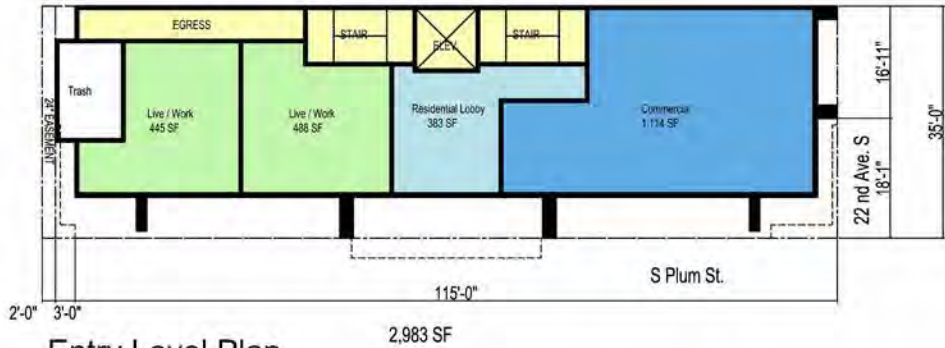
Basement Plan



Residential Levels 2 thru 5



Roof Plan



Entry Level Plan



Residential Level 6

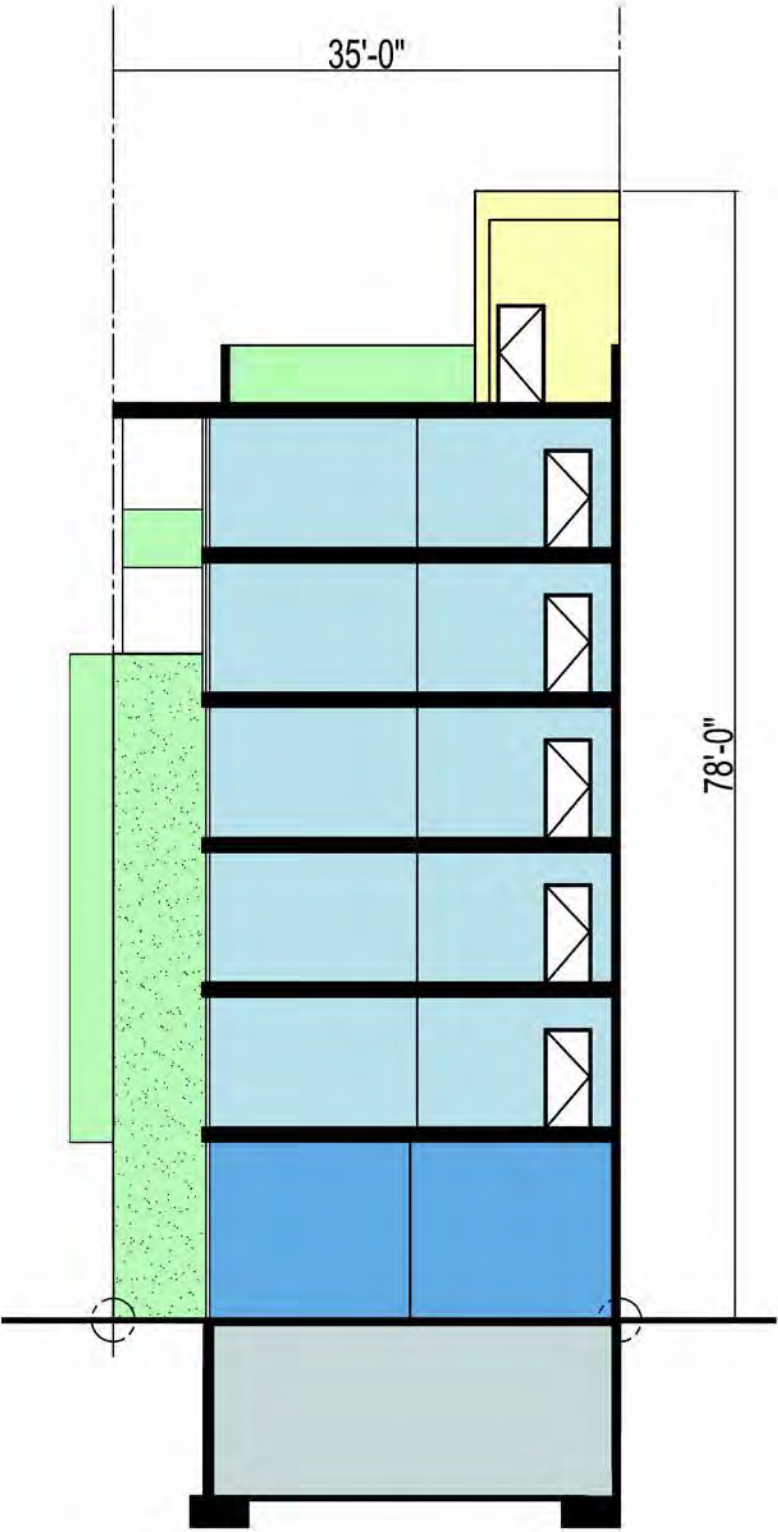
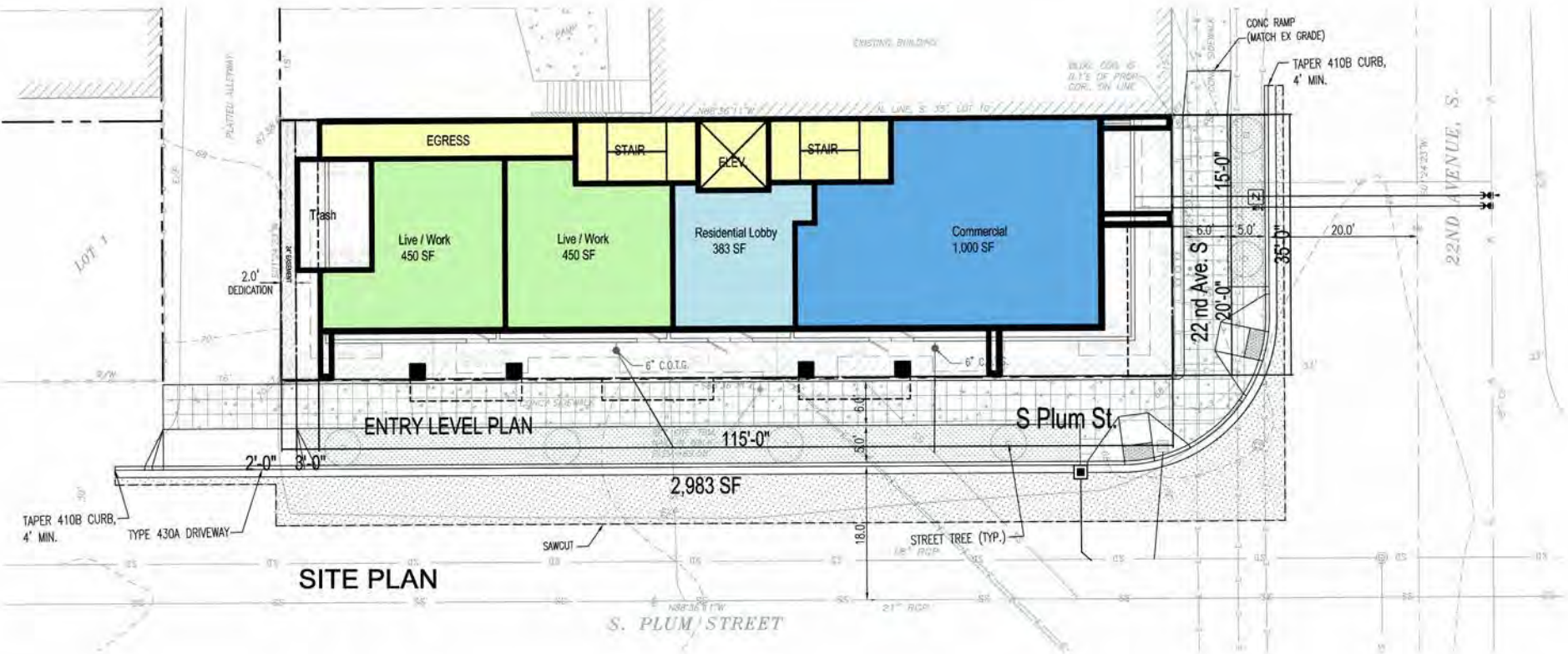


Early Design Guidance - 1923 22nd Ave. S. Apartment Project

Option 2



Option 2



BUILDING SECTION

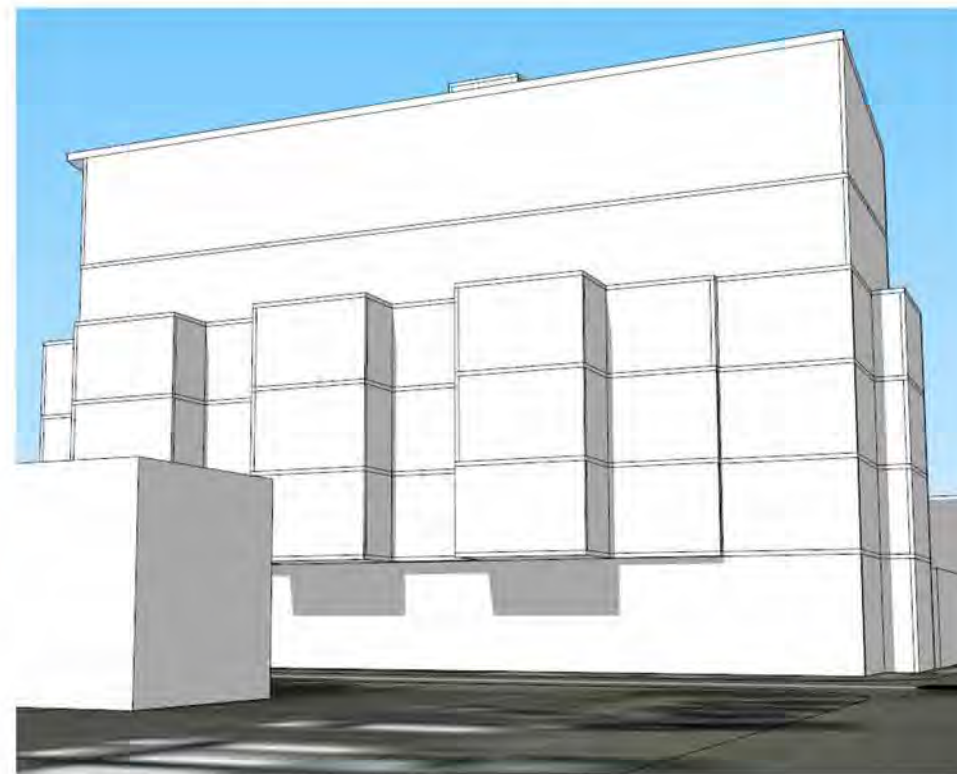


## Option 2

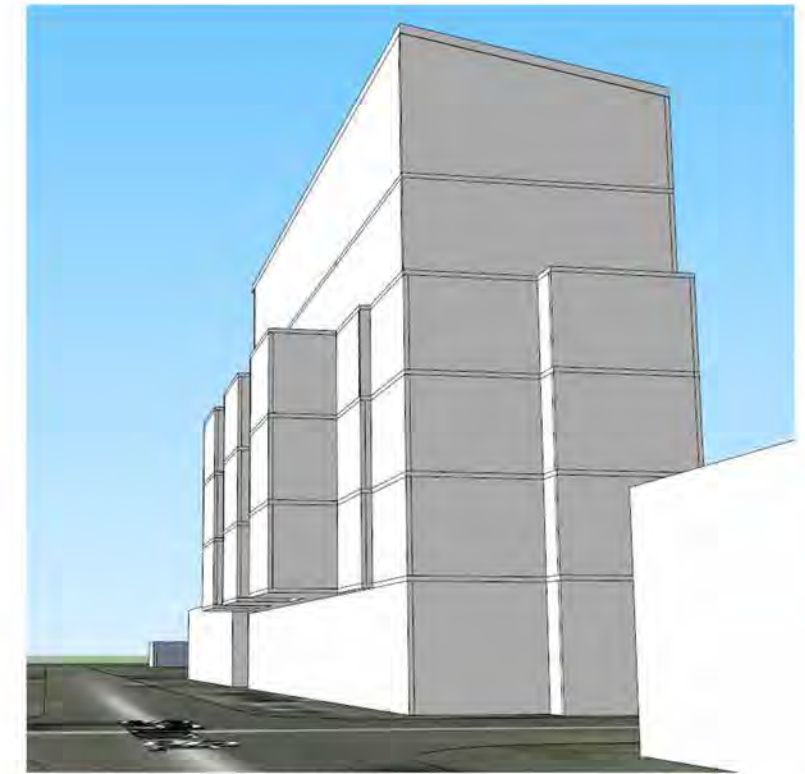
# Early Design Guidance - 1923 22nd Ave. S. Apartment Project



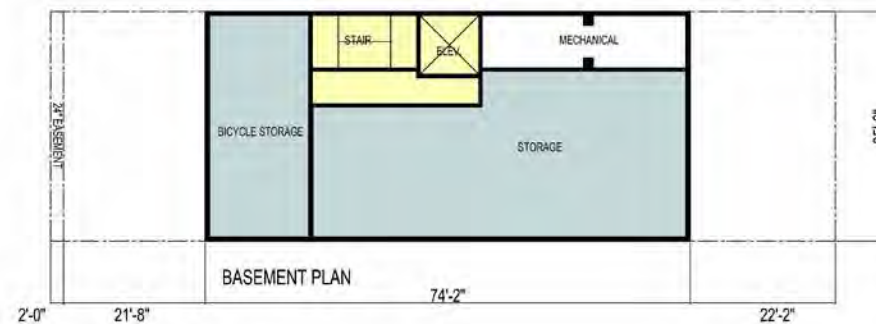
Plum Street looking East



22nd. Avenue S.



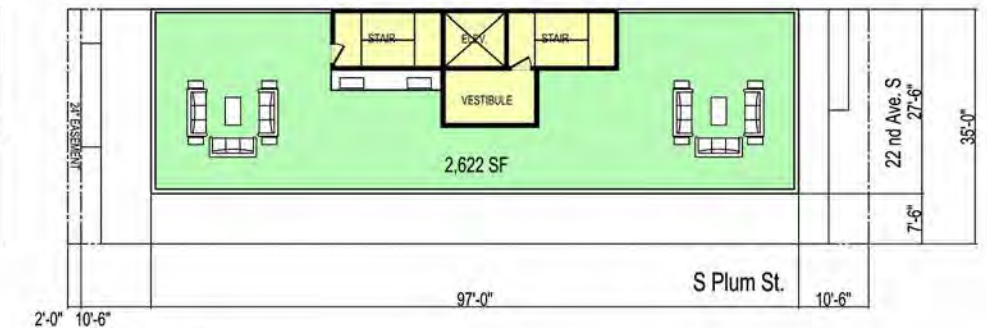
Plum Street looking West



Basement Plan



Residential Levels 2 thru 4



Roof Plan



Entry Level Plan



Residential Levels 5 and 6.

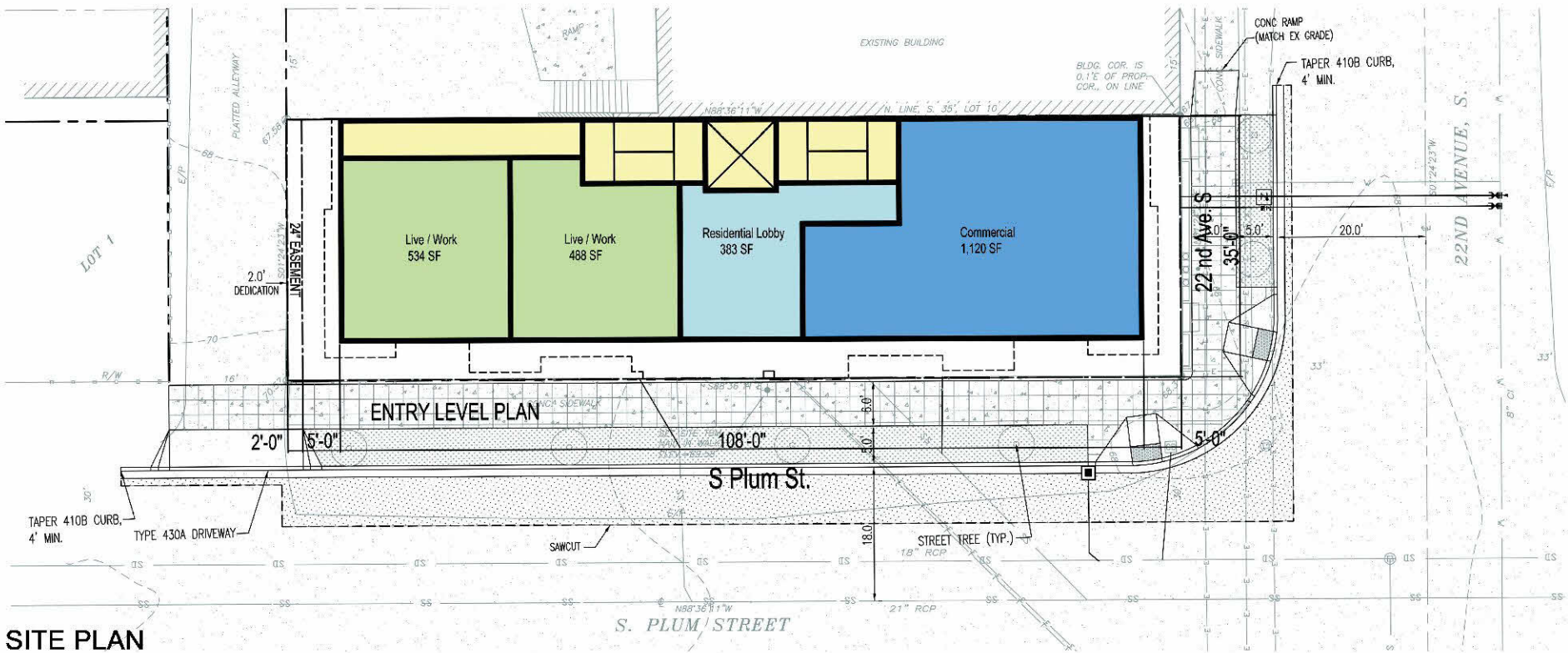


Early Design Guidance - 1923 22nd Ave. S. Apartment Project

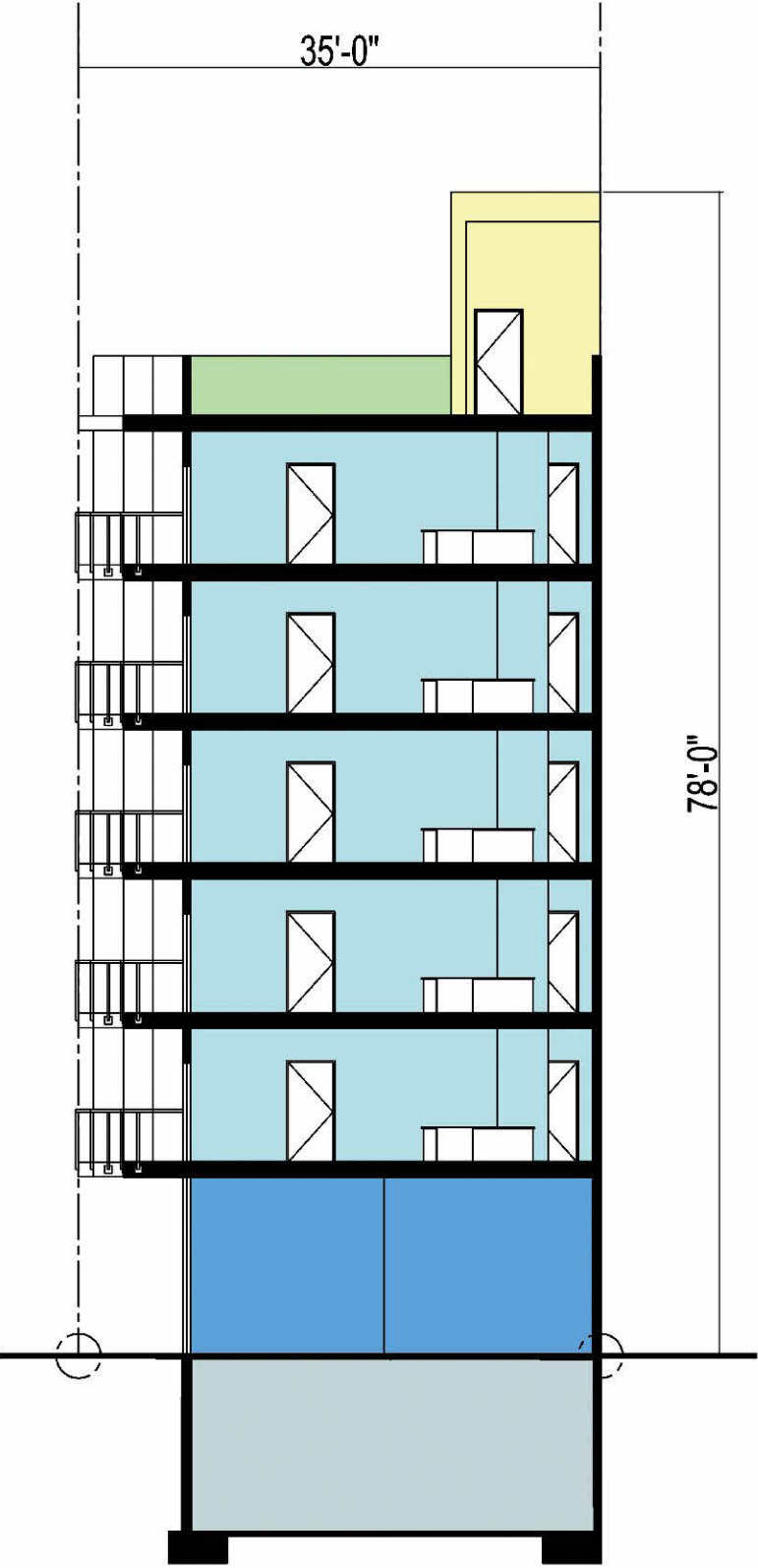
Option 3



Option 3



SITE PLAN

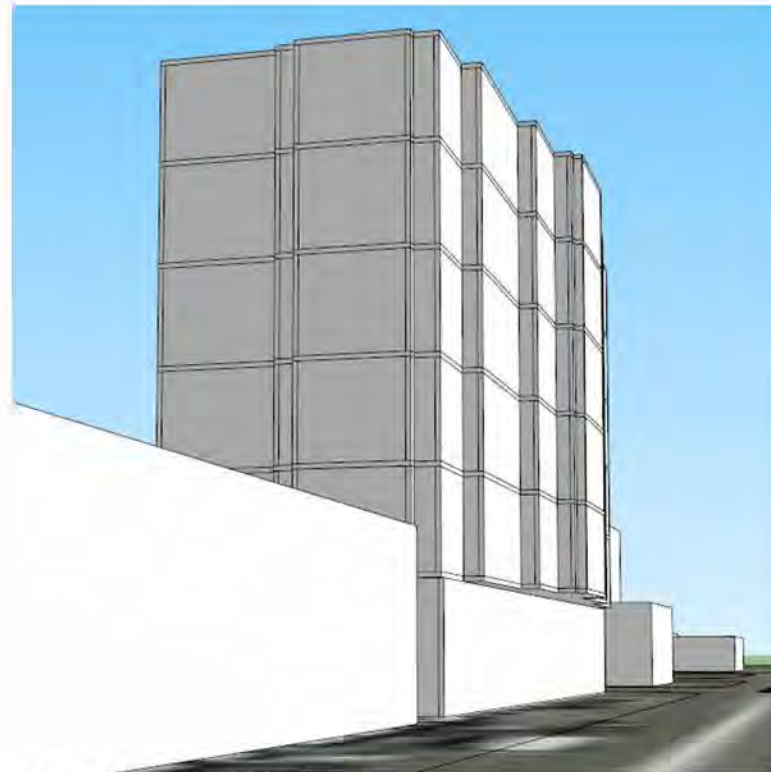


BUILDING SECTION

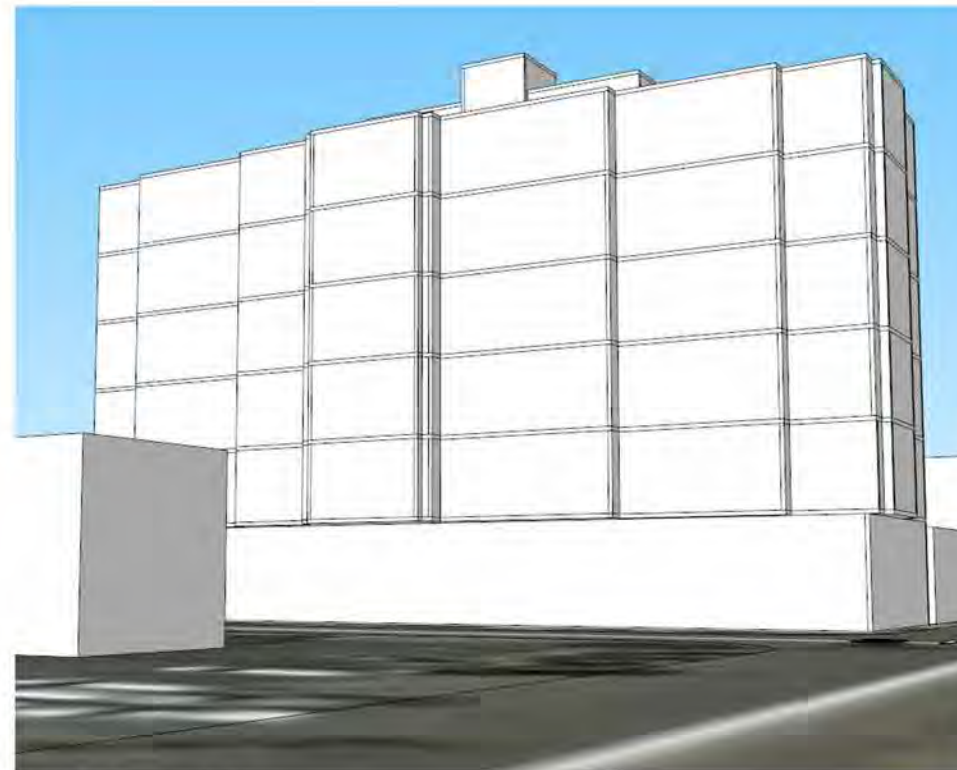


## Option 3

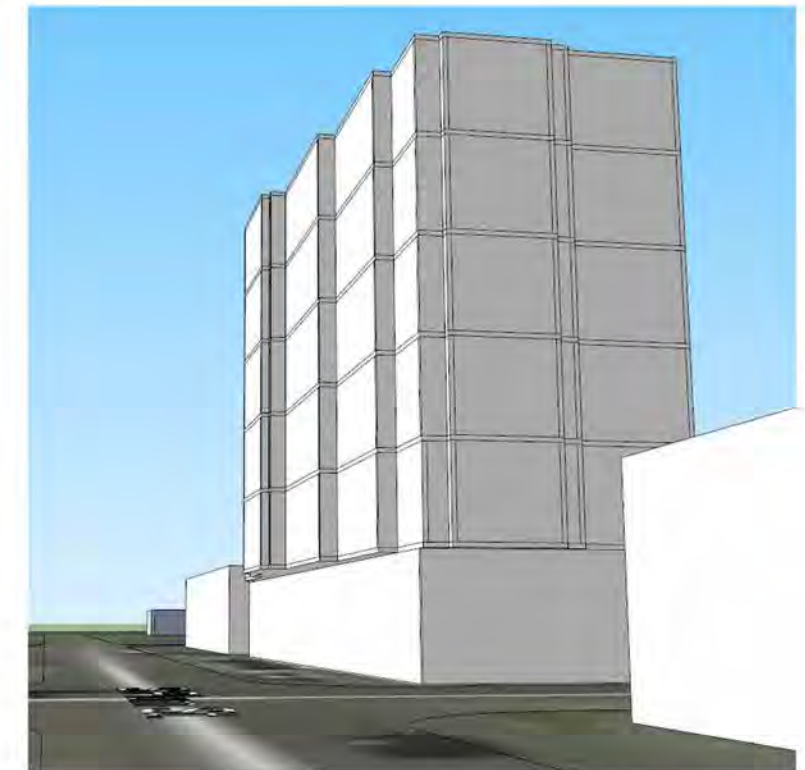
# Early Design Guidance - 1923 22nd Ave. S. Apartment Project



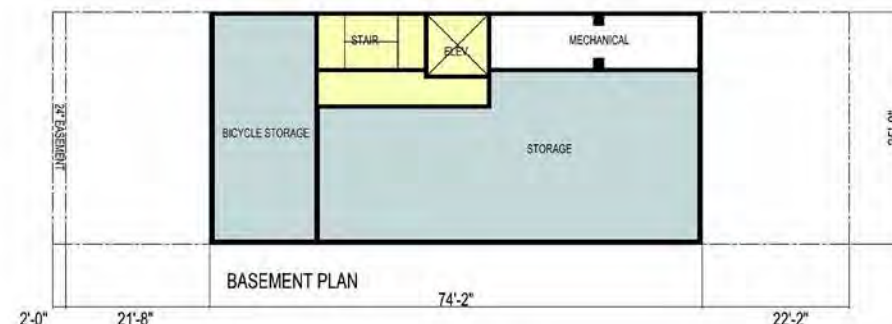
Plum Street looking East



22nd. Avenue S.



Plum Street looking West



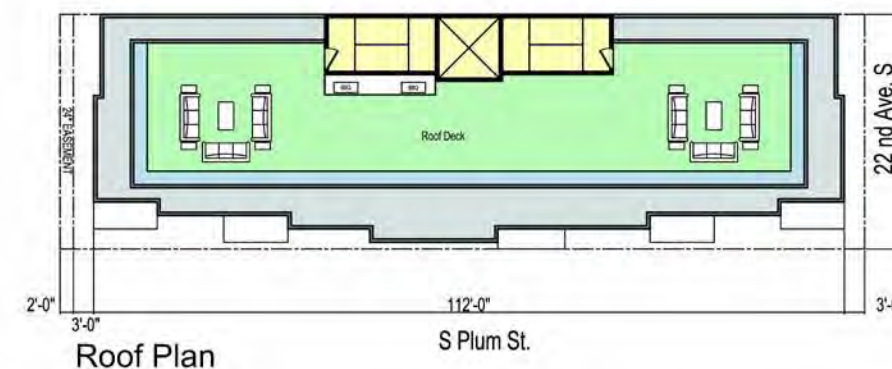
Basement Plan



Entry Level



Residential Levels 2 thru 6



Roof Plan



Early Design Guidance - 1923 22nd Ave. S. Apartment Project



March/Sept. 21st. 09:00AM



March/Sept. 21st. 12:00 PM



March/Sept. 21st. 03:00 PM



December 21st. 09:00 AM



December 21st. 12:00 PM



December 21st. 03:00 PM



June 21st. 09:00AM



June 21st. 12:00 PM



June 21st. 03:00 PM



Early Design Guidance - 1923 22nd Ave. S. Apartment Project

7.0 Design Guidelines

CS2 - Urban Pattern and Form

C. Relationship to the Block

**ARCHITECT RESPONSE:**  
The proposed design is a first response to the recent rezoning of the area. By default, we are the first reaction and therefore are establishing the trend for future development.

D. Height, Bulk, and Scale

**ARCHITECT RESPONSE:**  
The proposed design helps reduce perceivable mass by breaking up the facade through the integration of elements such as canopies, balconies and fenestration pattern.

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 along the sidewalk 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.

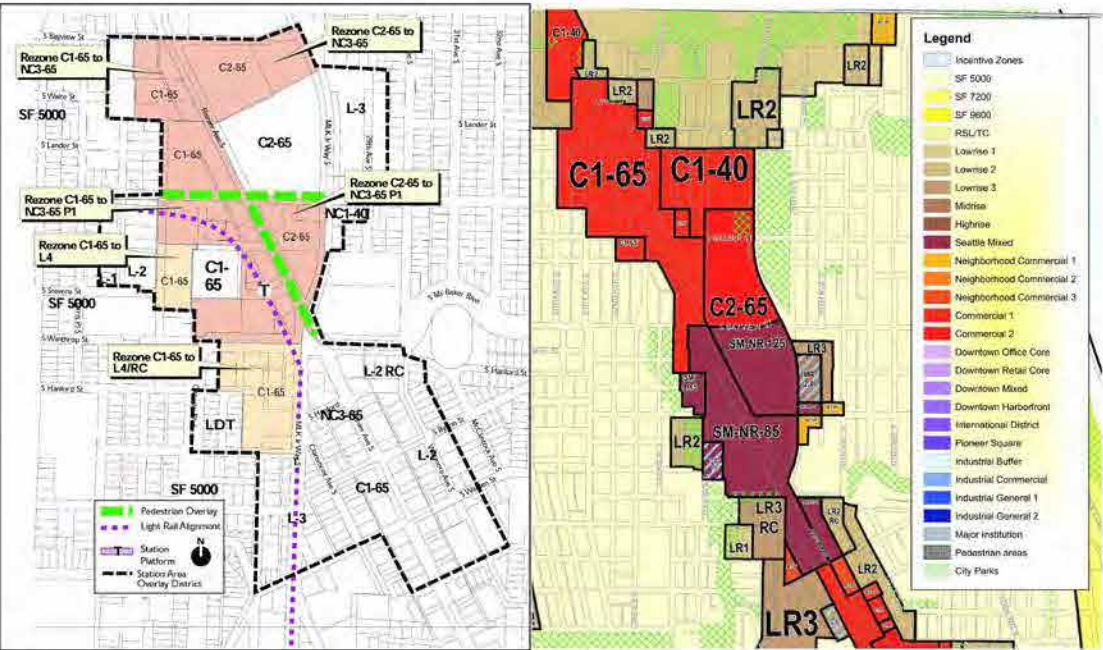
PL3 - Street-Level Interaction

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.



Area Rezone

Area Zoning



Walkability



Pedestrians and Storefront



Recent infill housing development on Capitol Hill.



Example of ground related housing  
Image courtesy of Schemata Workshop

Conceptual photos: Canopies, balconies and architectural features to soften the general mass and perception of the building.



Street Level Interaction



7.0 Design Guidelines

DC1. Project Uses and Activities

A. Arrangement of Interior Uses

ARCHITECT RESPONSE:  
Retail spaces are visible from two streets while residential entry located off S. Plum St. can be easily identified.

DC2. Architectural Concept

A. Massing

ARCHITECT RESPONSE:  
Due to recent upzoning and rezoning area, the present bookend type character of the block will in time fill in with new construction of a similar height and character.

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.

E. Form and Function

ARCHITECT RESPONSE:  
The building Façade will be designed in a way that different uses can be easily identified.  
Non-residential spaces on ground level are designed to be easily identified for commercial and similar uses whereas the Live/Work units will have an outward look and character more in keeping with their use.



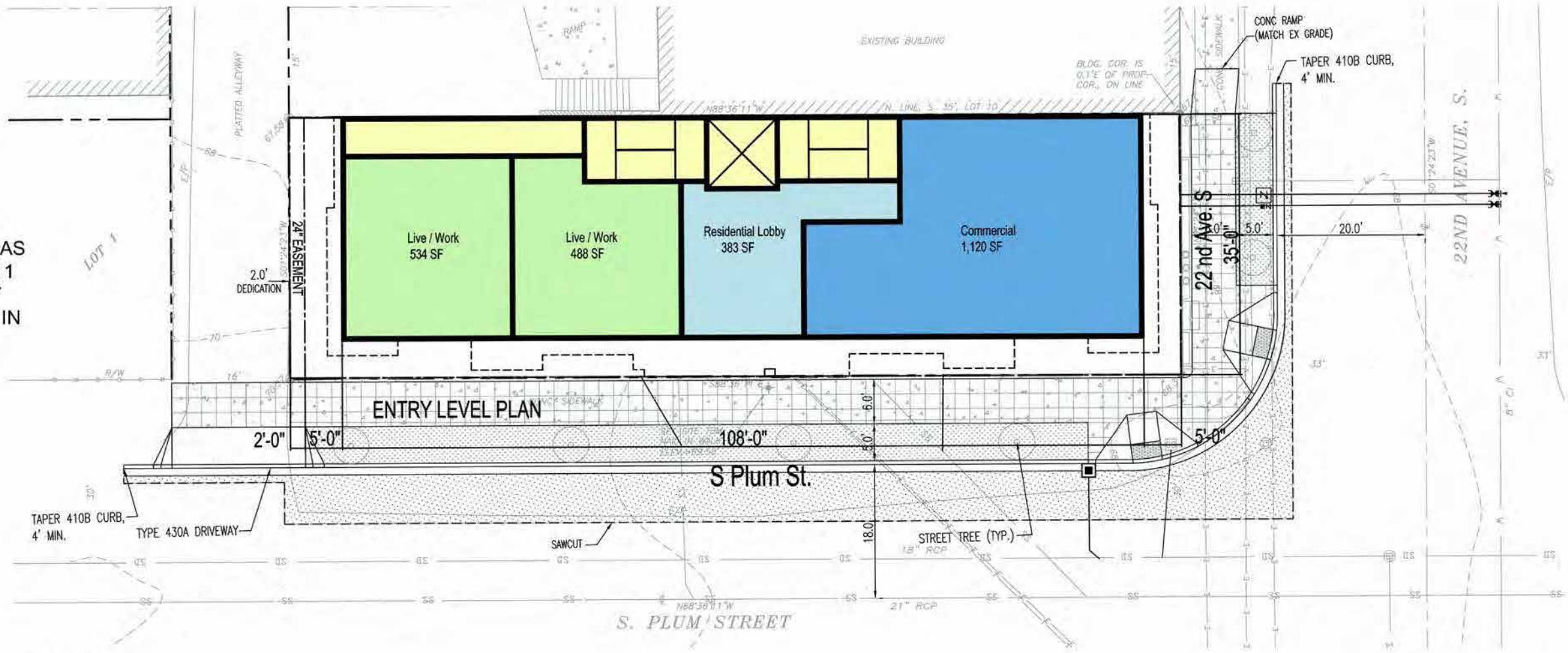
# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

## 4.0 Site Plan



Streetscape Concepts:

**LEGAL DESCRIPTION:**  
THE SOUTH 35 FEET OF LOT 10 IN  
BLOCK 39 OF CENTRAL SEATTLE, AS  
PER PLAT RECORDED IN VOLUME 1  
OF PLATS, PAGE 57, RECORDS OF  
KING COUNTY AUDITOR; SITUATE IN  
THE COUNTY OF KING, STATE OF  
WASHINGTON.



Site Plan



# Early Design Guidance - 1923 22nd Ave. S. Apartment Project

Roof Deck Concept Images





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WORK EXAMPLES  
Gregory Peter Maxwell Architects

