



PROJECT TEAM

OWNER:
COLUMBIA CITY CONDOS, LLC
5220 42ND AVE S.
SEATTLE, WA 98118

ARCHITECT
JW ARCHITECTS
1257 S. KING ST
SEATTLE, WA 98144



2029 24TH AVE S
#3025443 Administrative Design Review 02.28.2019

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CONTENTS	
CONTEXT	05
SITE ANALYSIS	06
LOCAL AMENITIES	07
NEIGHBORHOOD CONTEXT	08
STREET VIEWS	09
ZONING	10
HEIGHT LIMIT	11
EDG SUMMARY	13
SITE OPTIONS	14
EDG SELECTED SCHEME	15
DESIGN DEVELOPMENT	19
EDG BOARD COMMENTS	20
EDG DESIGN RESPONSE	21
FLOOR PLANS	22
MATERIALS	26
ELEVATIONS	27
SECTIONS	31
RENDERINGS	34
LANDSCAPE CONCEPT	42
LIGHTING CONCEPT	44
SIGNAGE CONCEPT	45
SECURITY & FENCING	47
DEPARTURE REQUEST	48
APPENDIX	49
SURVEY	50
RECENT JWA PROJECTS	52



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01 CONTEXT

DESIGN OBJECTIVES: The owner of this site has asked JW Architects to design an apartment building composed of efficiency and small efficiency dwelling units. He would like to maximize the unit count on this site. The owner also owns the site to the north which is currently under development.

KEY METRICS

ADDRESS: 2029 24th Ave S

PARCEL NUMBER: 1498302800, 1498302783

ZONE: C1-40

LOT SIZE: 9,005

OVERLAYS: North Rainier Hub Urban Village
Frequent Transit

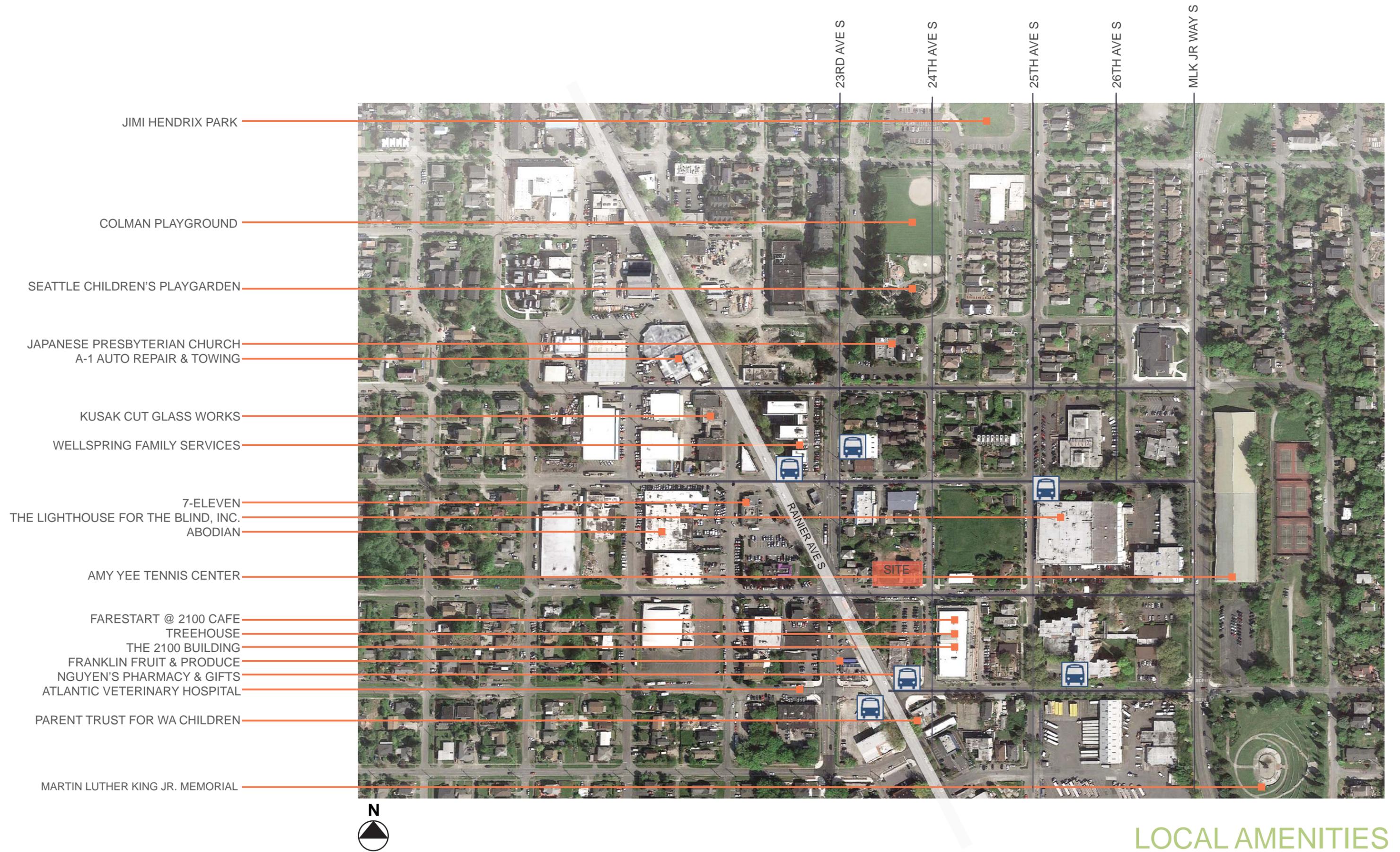
ALLOWED FAR: 3.0 Residential
9,005 x 3.0 = 27,015 SF

ALLOWED HEIGHT: 40'
44' Exception per SMC.47A.012.A.1.a.b

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



SITE ANALYSIS



- JIMI HENDRIX PARK
- COLMAN PLAYGROUND
- SEATTLE CHILDREN'S PLAYGARDEN
- JAPANESE PRESBYTERIAN CHURCH
A-1 AUTO REPAIR & TOWING
- KUSAK CUT GLASS WORKS
- WELLSPRING FAMILY SERVICES
- 7-ELEVEN
- THE LIGHTHOUSE FOR THE BLIND, INC.
ABODIAN
- AMY YEE TENNIS CENTER
- FARESTART @ 2100 CAFE
TREEHOUSE
- THE 2100 BUILDING
- FRANKLIN FRUIT & PRODUCE
- NGUYEN'S PHARMACY & GIFTS
- ATLANTIC VETERINARY HOSPITAL
- PARENT TRUST FOR WA CHILDREN
- MARTIN LUTHER KING JR. MEMORIAL

23RD AVE S
24TH AVE S
25TH AVE S
26TH AVE S
MLK JR WAY S

LOCAL AMENITIES



1. FUTURE PROJECT: MUP #3018467, #3017027
 • 1908, 1919 25th Ave S
 • 2407, 2423 S Holgate St



4. FUTURE PROJECT: MUP# 3024101
 • 2016 23rd Ave S



7. FUTURE PROJECT: MUP#3020618
 • 2019 24th Ave S.

NEIGHBORING BUILDINGS ANALYSIS

The current neighborhood is a mix of existing 1 - 3 story commercial and residential. Along Rainier Ave, to the west of the site, is primarily single story commercial transitioning into 65'-0" apartments. Moving north from the site along 24th Ave S, the buildings transition into smaller scale residential, providing a balance to the traffic heavy Rainier. Adjacent projects currently being designed will bring an increase in density and will set benchmarks of future development in the transitioning neighborhood. 2019 24th Ave S modulates the massing of the facade, provides glazing at the lobby and marks the NE corner of the project by a wood tower. This project will complement these design moves to provide a cohesive sense of place.



2. CURRENT NEIGHBORING PROJECT
 • Wellspring Family Services



5. NEIGHBORING HOUSING COMPLEX
 • 2400 S Hill Street



3. CURRENT NEIGHBORING PROJECT
 • The 2100 Building



6. NEIGHBORING WAREHOUSE
 • 2001 24th Ave S



NEIGHBORING CONTEXT: ADJACENT BUILDINGS

1. East Facing Street Facade - 24th Avenue S

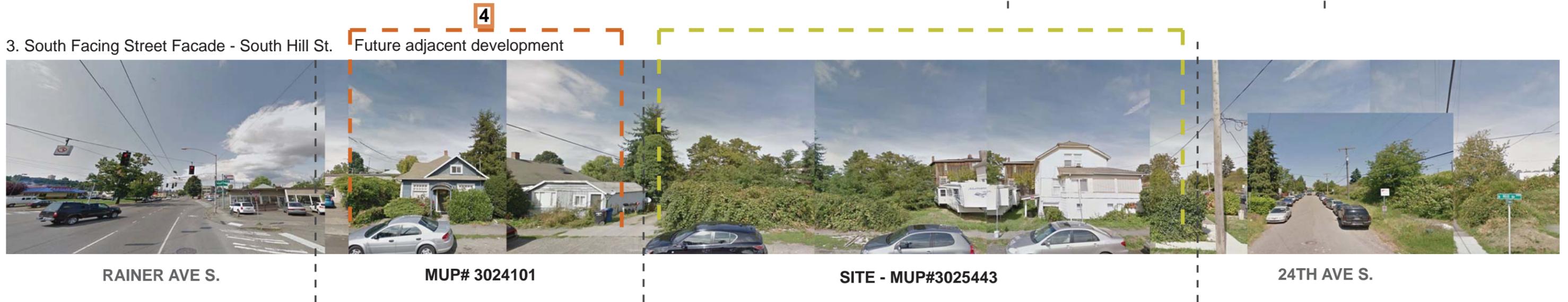


2. 24th Avenue S - Facing East



3. South Facing Street Facade - South Hill St.

Future adjacent development



24TH AVE S STREET FACADES

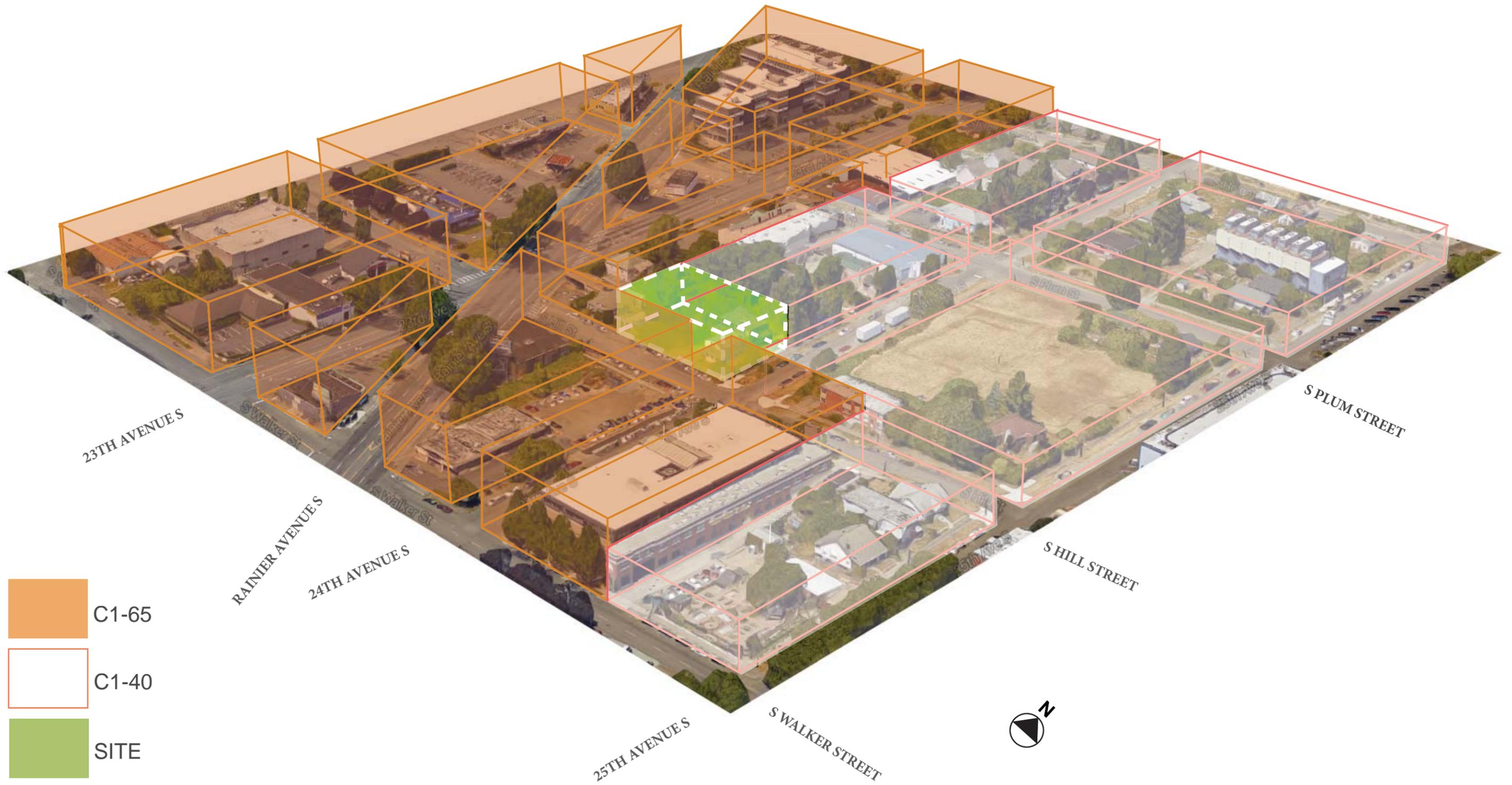


ZONING ANALYSIS

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

ZONING



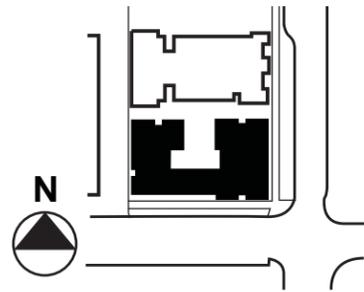


- C1-65
- C1-40
- SITE

ZONING HEIGHT LIMIT

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02 EDG SUMMARY



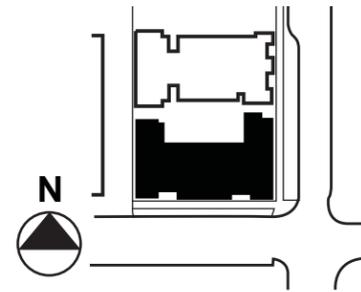
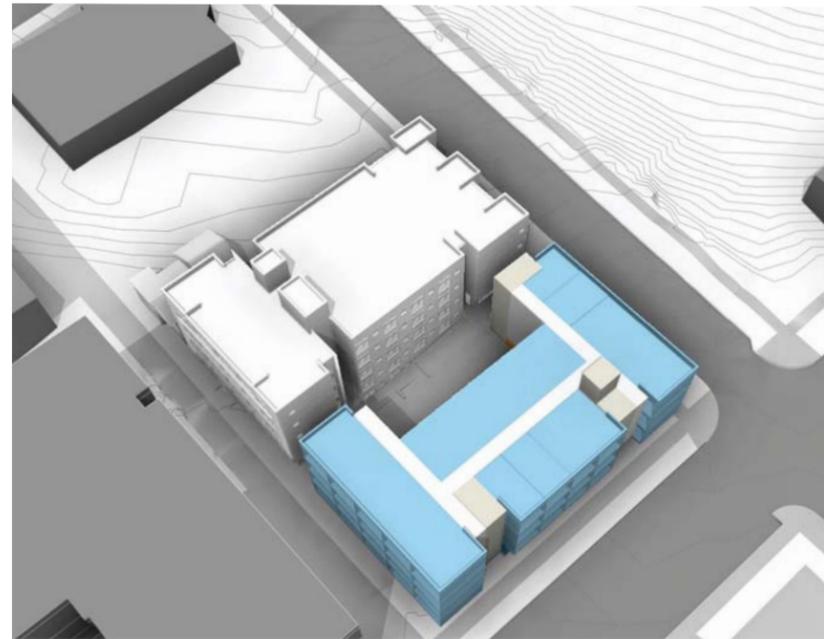
OPTION A

PROJECT DATA

- 26,227 SF (2.91 FAR)
- (x67) Small Efficiency Dwelling Units
- Approx. 77% Residential Efficiency on Typical Floor
- 1,500 SF exterior amenity in shared 'T-Shaped' courtyard.
- No Parking provided
- Pedestrian Entry at SE Corner facing Hill St.

NO DEPARTURES

- No Departures requested at this time.



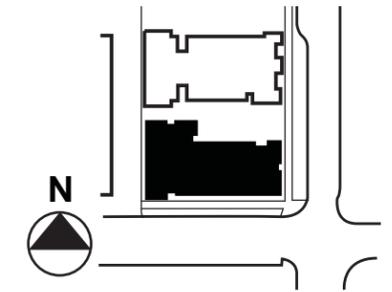
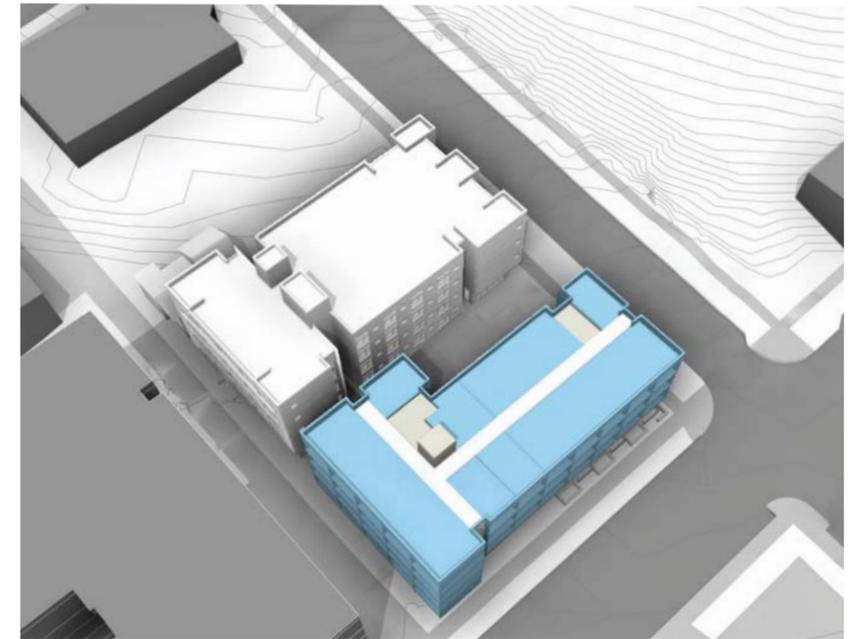
OPTION B

PROJECT DATA

- 25,319 SF (2.81 FAR)
- (x70) Small Efficiency Dwelling Units
- Approx. 77.6 Residential Efficiency on Typical Floor
- 1,770 SF of exterior amenity in shared 'Enclosed Bar' courtyard
- No Parking provided
- Pedestrian Entry at SE Corner facing 24th Ave S.

(X1) DEPARTURE

- Street Level Development Standards (SMC 23.47A.008.D.2) Option B contains dwelling unit located along street-level, street facing facade within 4'-0" of sidewalk grade.



OPTION C (BOARD SELECTED)

PROJECT DATA

- 24,651 SF (2.74 FAR)
- (x67) Small Efficiency Dwelling Units
- Approx. 80% Residential Efficiency on Typical Floor
- 1,864 SF of exterior amenity in shared 'Open Bar' courtyard
- No Parking provided
- Pedestrian Entry mid block facing Hill St.

(X1) DEPARTURE

- Street Level Development Standards (SMC 23.47A.008.D.2) Option C contains dwelling unit located along street-level, street facing facade within 4'-0" of sidewalk grade.

EDG DESIGN OPTION SUMMARY

OPTION C: BOARD SELECTED



RENDERING LOOKING EASTWARD ALONG THE SOUTH FACADE

PROJECT DATA

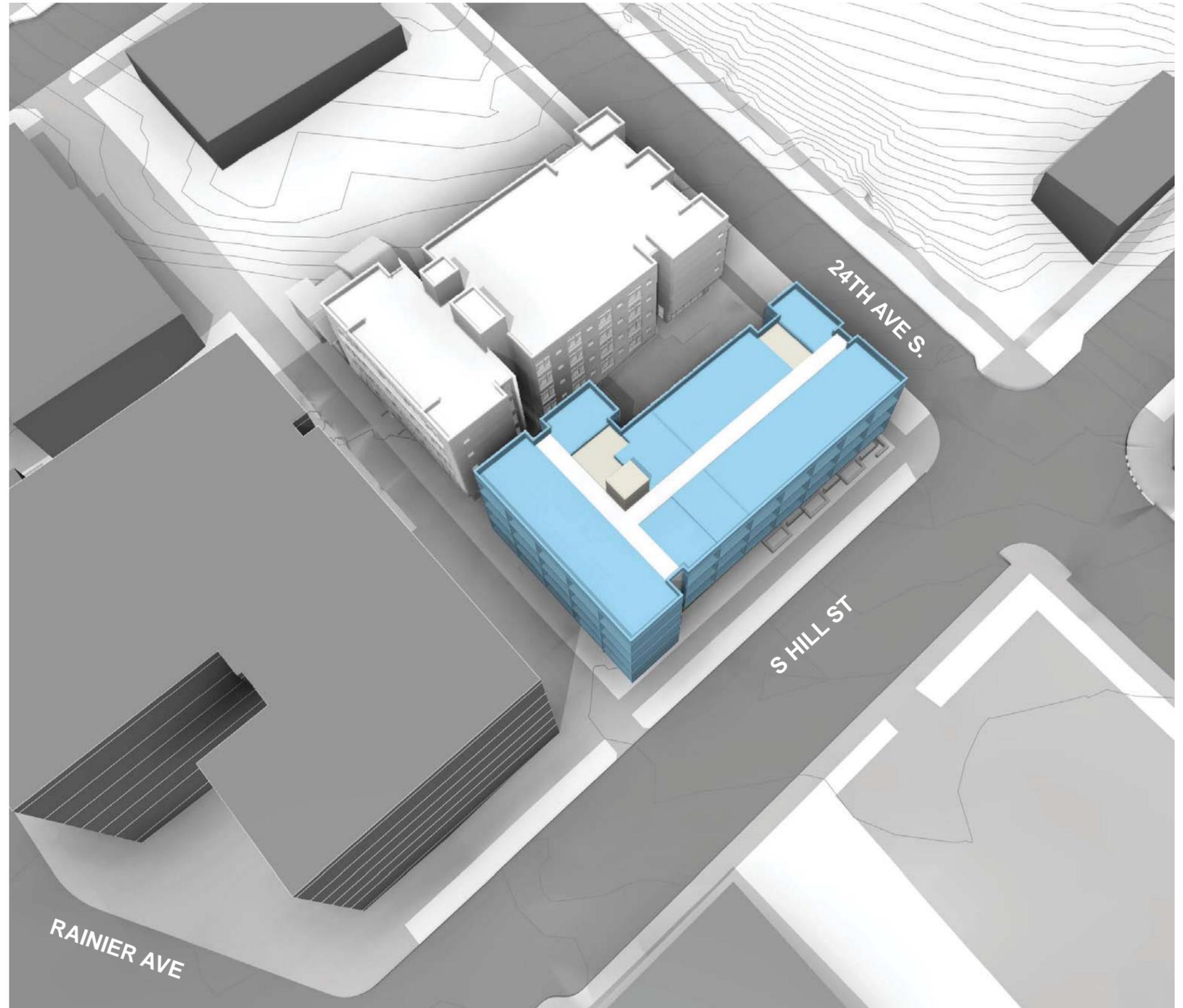
- 24,651 SF (2.74 FAR)
- (x67) Small Efficiency Dwelling Units
- Approx. 80% Residential Efficiency on Typical Floor
- 1,864 SF of exterior amenity in shared 'Open Bar' courtyard
- No Parking provided
- Pedestrian Entry mid block facing Hill St.

(X1) DEPARTURE

- Street Level Development Standards (SMC 23.47A.008.D.2) Request to allow Option C to contain dwelling units located along street-level, street facing facade within 4'-0" of sidewalk grade.

CONCEPT

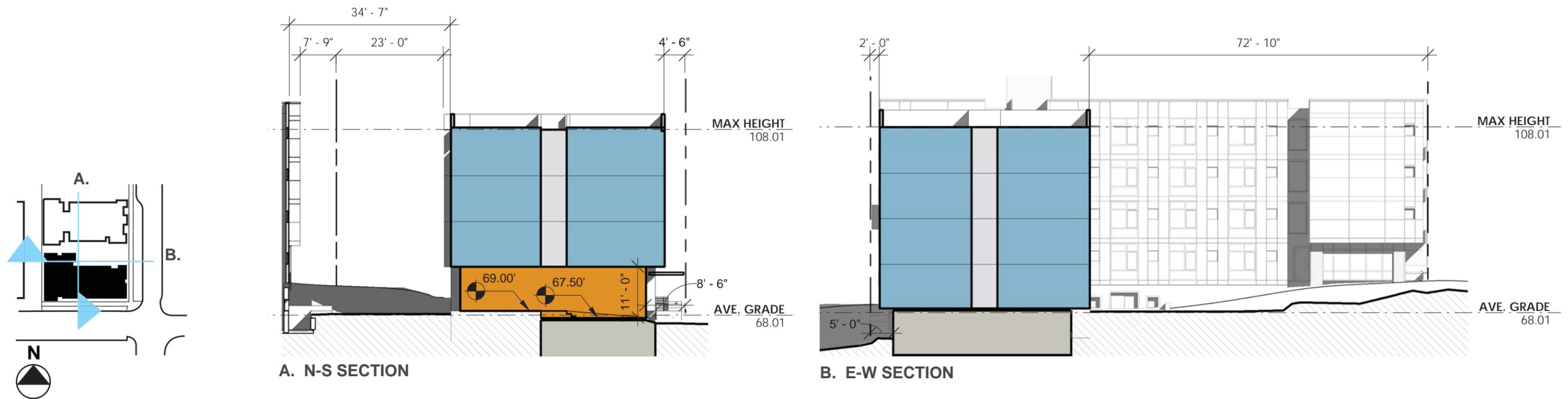
- An 'Open Bar' courtyard provides relief along 24th Ave S. by orienting the main mass parallel to Hill St. The facade along 24th is narrowed, reducing the bulk of the mass to complement the neighboring development and smaller residential scale to the north. Street facing dwelling units are located at the east end of the project with the lobby serving as a buffer from the busy Rainier corridor. Defined by a tower on the SW project corner, the lobby engages pedestrians early in the sequence from frequent transit stops to their homes. In addition, the lobby and community room are arranged to allow visibility from the Hill St sidewalk to the courtyard, creating a strong connection to the neighboring project dynamic way-finding and a sense of place for the greater community.



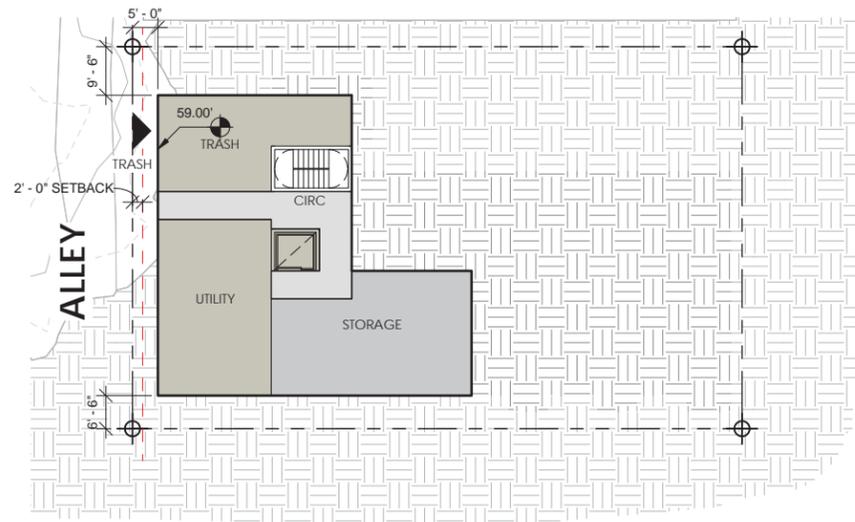
EDG: BOARD SELECTED



EAST ELEVATION

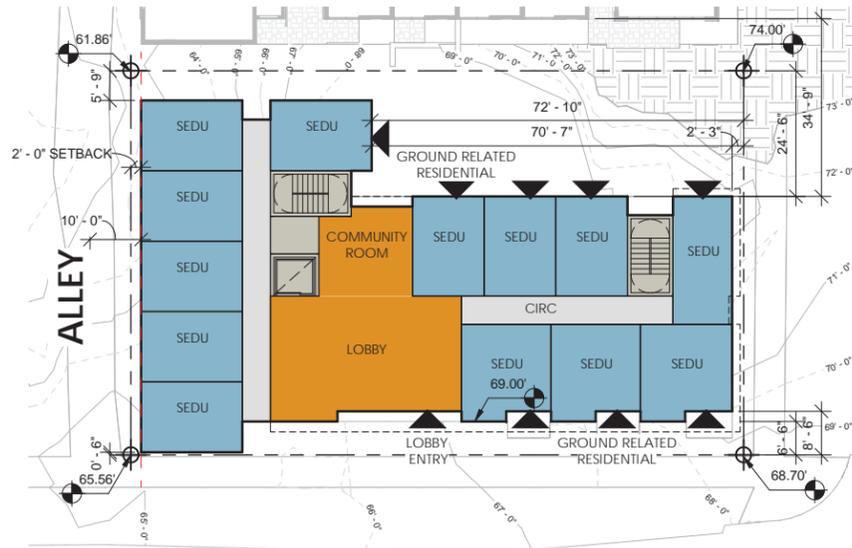


EDG: BOARD SELECTED



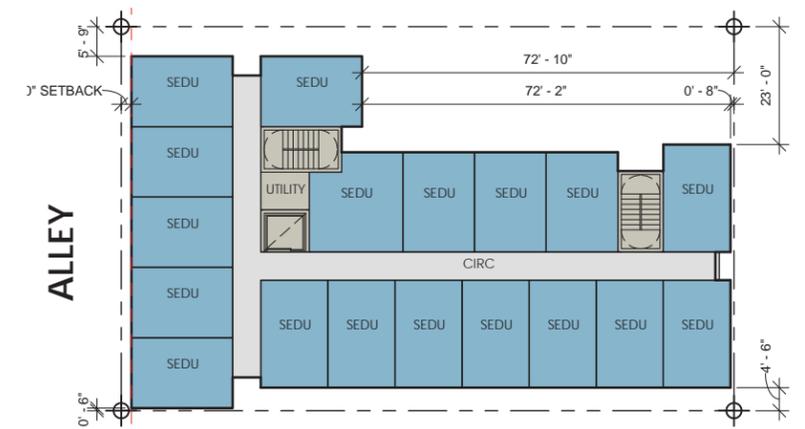
S. HILL ST

LEVEL 0 PLAN 



S. HILL ST

LEVEL 1 PLAN 

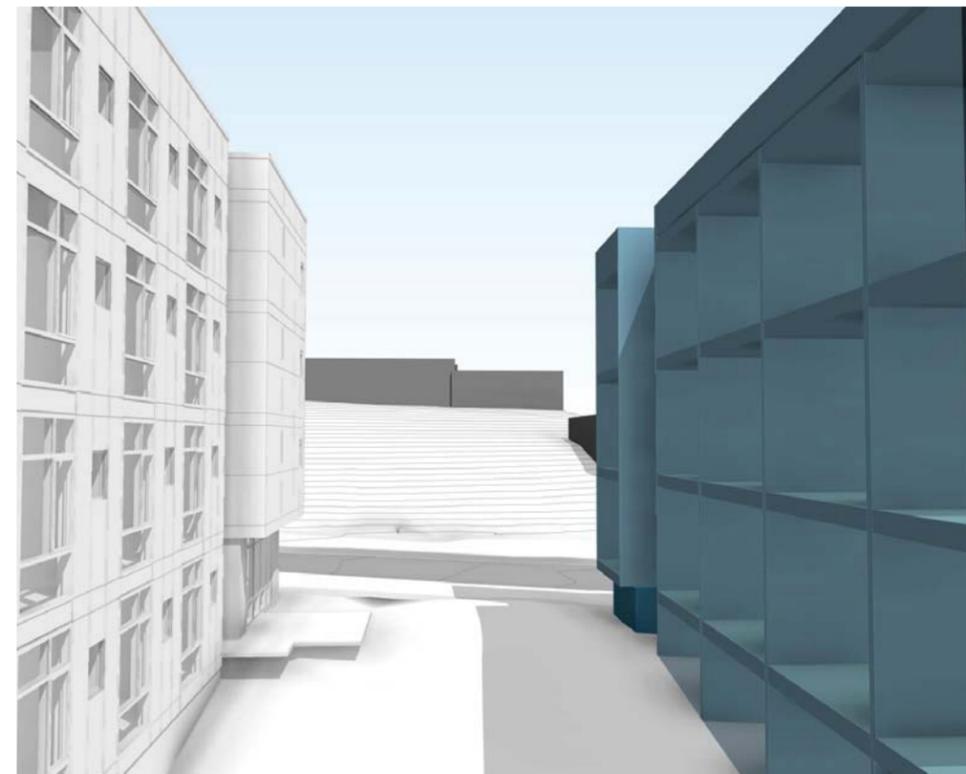


S. HILL ST

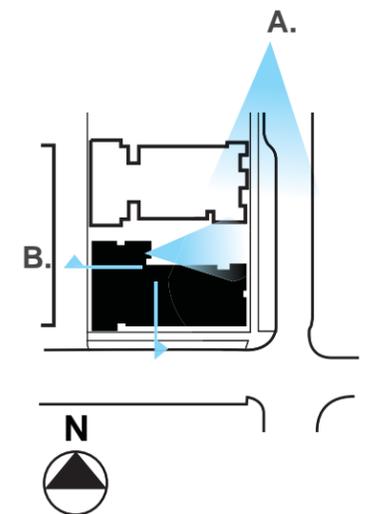
LEVEL 2-4 PLAN 



A. LOOKING DOWN 24TH AVE S



B. LOOKING EAST THROUGH COURTYARD



EDG: BOARD SELECTED

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03 DESIGN DEVELOPMENT

1. Massing/Materials

A The Board favored the proposed massing of Option 3, the applicant's preferred option, to move forward to a recommendation meeting with changes as recommended by the Board. (CS2-D)

Thank you.

B The Board supported the applicant's material palette that included brick, fiber-cement and wood composite materials and felt that it complimented the adjacent building to the north. (CS2-D, CS3-A)

This material palette will continue to be utilized moving forward to the recommendation meeting.

2. Facade

A The Board had concerns about the location of the lobby and common room shown on the preferred Option C. The Board felt that the lobby needs to better respond to the pedestrian environment and existing built environment by creating an inviting entry space. The Board recommended relocating the lobby and/or community room to the east side of the building, at the corner of 24th Avenue and Hill Street. The Board thought that situating one or both common areas in these locations is an appropriate response to create the pedestrian level of engagement appropriate at the street level at the intersection. (PL3-B, PL2-B, CS2-B)

The lobby and ground related amenity space has been relocated to the south east corner of the site (on the corner of S Hill St. and 24th Ave S.). Additionally, the ground related amenity has been consolidated and will include a television area, kitchen facilities, dining room table, and direct access to the courtyard and north patio space.

B The Board felt that if ground level units on the east side of the building were to remain, then the entry to those units should be located off 24th Avenue to engage the street. The Board also felt enhanced landscaping and glazing at the ground level was appropriate along the east facing façade. (CS2-B)

The units located along 24th Ave S on the ground level have been removed due to the relocation of the lobby and amenity space. These units have been relocated to the center of the building on the ground floor with three units facing the north courtyard and 5 units facing S Hill St. with Juliet balconies. Additionally, glazing has increased at the ground level along 24th Ave S.

C The Board had concerns about the lack of glazing and visual interest on the east facing façade shown for floors 2-4. The Board again felt that increased glazing, added architectural elements or possibly reorienting the upper level units should be included to these upper floors for this façade to create visual interest and compliment the building to the immediate north (MUP #3020618). (DC2-B)

Glazing area along 24th Ave S has increased with the addition of horizontal awning windows and larger floor to ceiling windows located in the corridors.

3. Common Amenity Area

A The Board felt a portion of the community room should include kitchen facilities to create a space to foster interaction between the residents of the building. (PL3-B)

The community room will contain full kitchen and dining facilities.

B The Board requested the applicant look at providing other activity space within the lobby to promote interaction with the courtyard on the north side of the building. The Board reiterated that providing activity space on the ground floor next to the courtyard would assist in fostering interaction between residents of the building. (DC3-B)

The community room on the ground level has direct access to a patio located in the northeast corner of the lot that will house bbq facilities and outdoor dining area. This hardscaped area will connect directly to the courtyard amenity space.

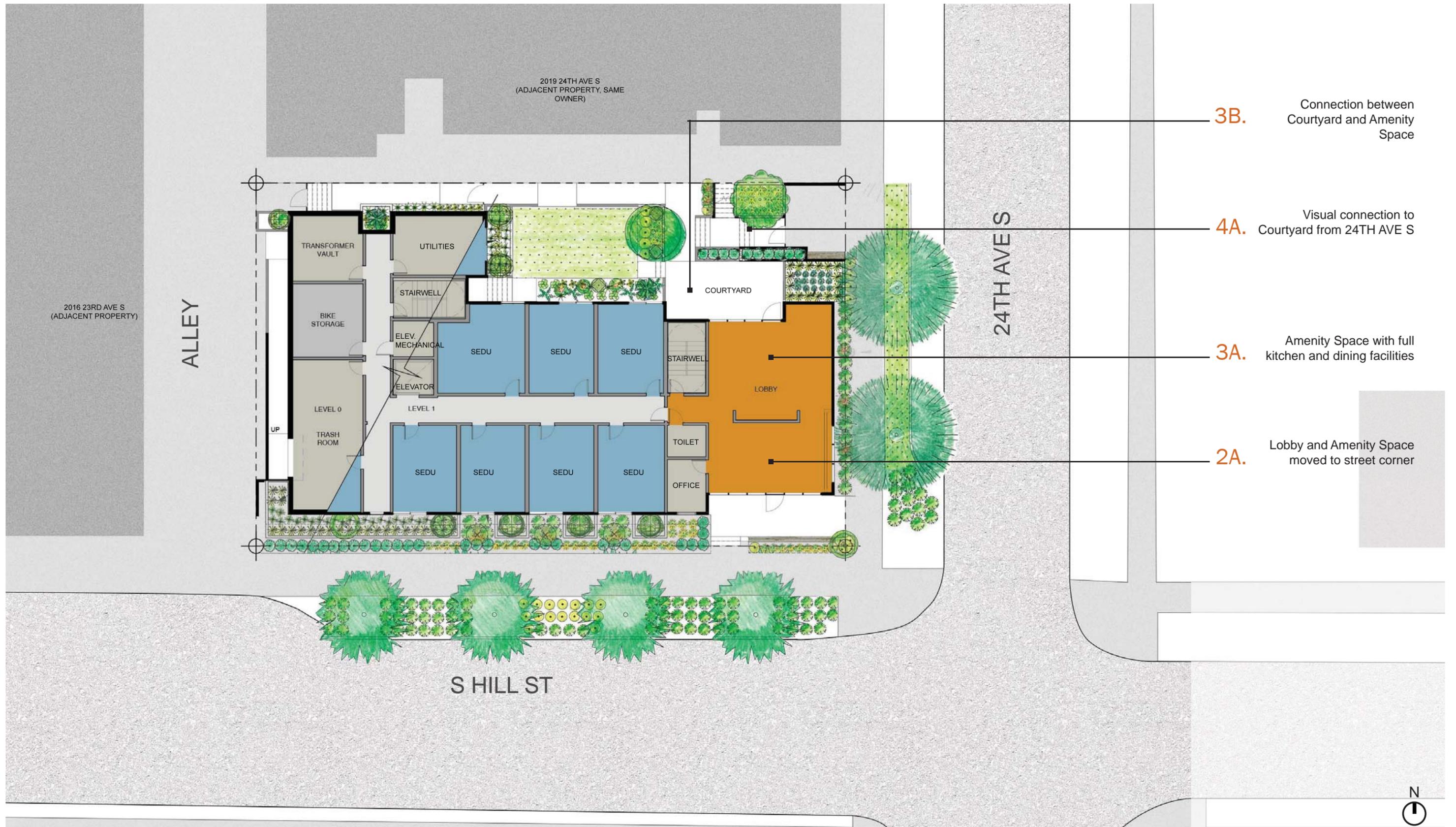
4. Open Space/Courtyard

A The Board requested additional details for the Recommendation phase showing the how residents would access the courtyard, from inside the building and along 24th Avenue and the alley. The Board acknowledged that some form of fencing for security was appropriate, however, the design of the fencing should be porous to allow those within the courtyard and pedestrians along the street or alley to see in the courtyard area. (PL2-B)

The courtyard will be accessed through controlled access points. Gates along the alley and 24th Ave S will restrict public access into the interior space. The fence will be high quality metal material. The fence will be porous to allow pedestrians along 24th Ave to have visual access into the courtyard space.

B The Board requested a cross-section of the courtyard space and its relationship between this building and the proposed building to the north (MUP #3020618). (DC2-C)

The cross section provided shows the courtyard space and the relationship between the proposed building and the building to the north.



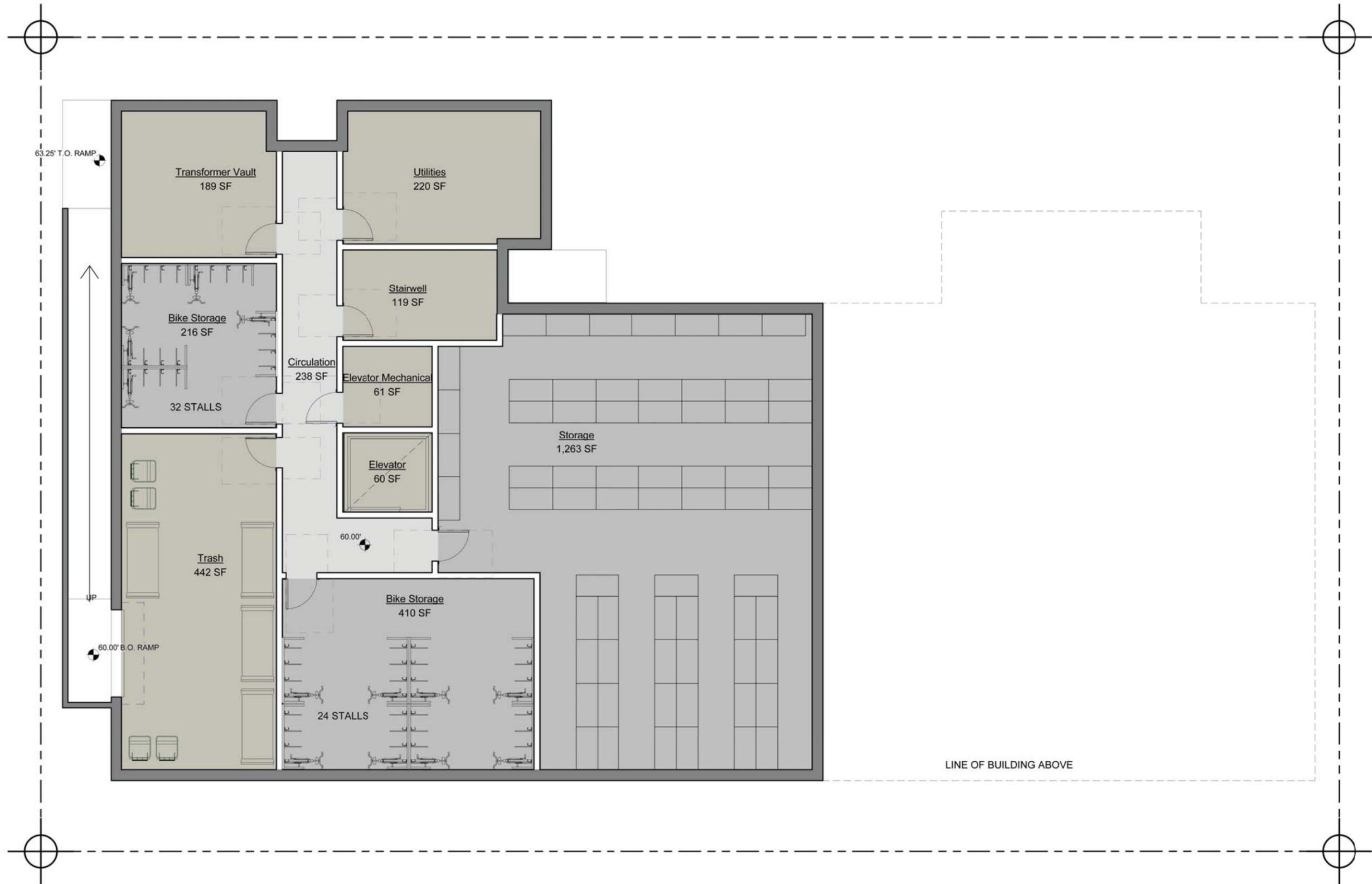
3B. Connection between Courtyard and Amenity Space

4A. Visual connection to Courtyard from 24TH AVE S

3A. Amenity Space with full kitchen and dining facilities

2A. Lobby and Amenity Space moved to street corner

CONTEXT PLAN



LEVEL 0 FLOOR PLAN



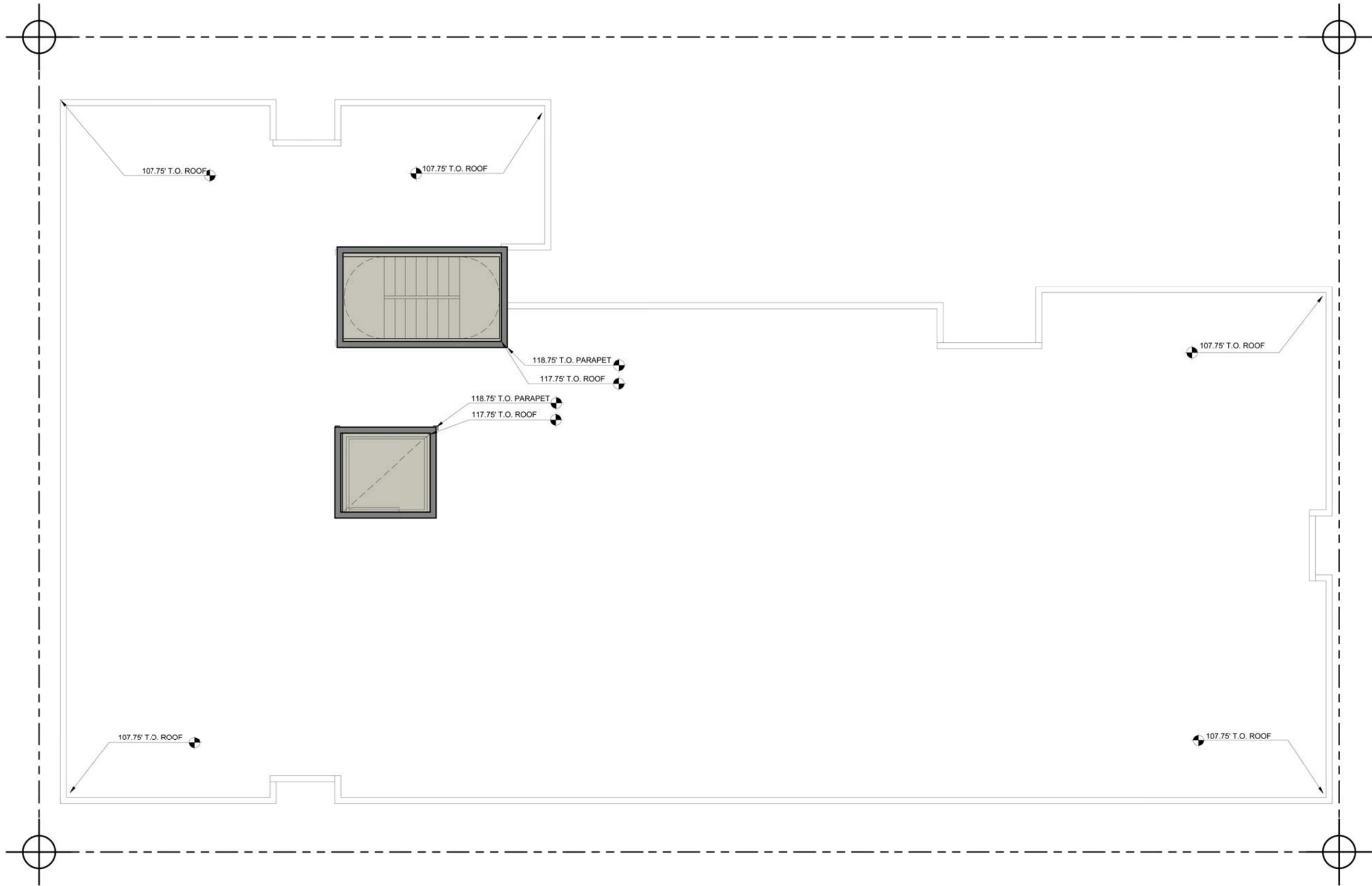


LEVEL 1 FLOOR PLAN



LEVEL 2-4 FLOOR PLANS

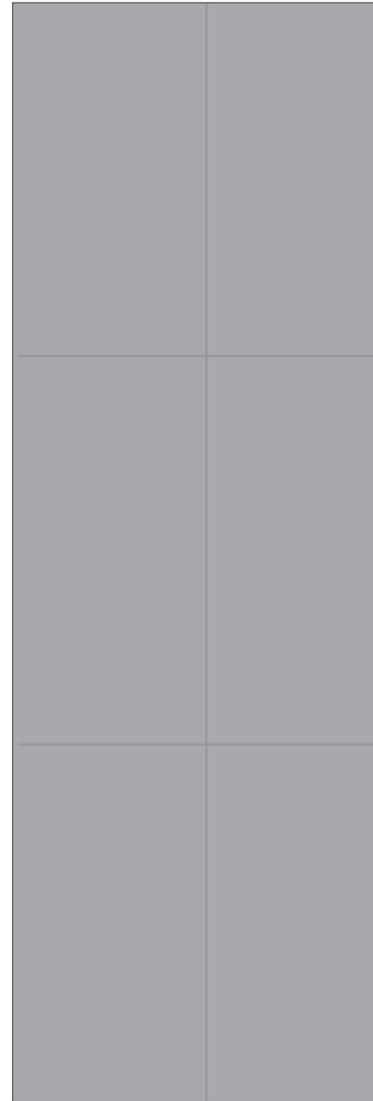




ROOF PLAN



PRECEDENT MATERIALS



1
 CEMENTITIOUS PANEL
 SILENT NIGHT
 BM 1613



2
 CEMENTITIOUS PANEL
 WHITE DOVE
 BM 0C-17



3
 CONCRETE
 SACK FINISH



4
 THIN BRICK
 COAL CREEK

MATERIALS

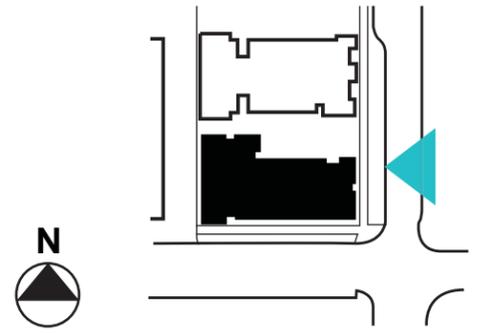


2C. Increased glazing on upper floors

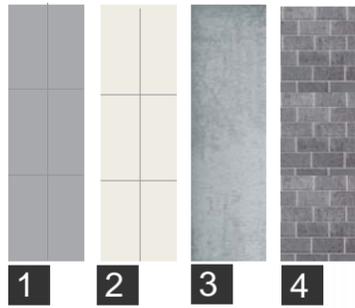
2A. Lobby and Amenity Space moved to street corner

4A. Visual connection to Courtyard from 24TH AVE

EAST ELEVATION - VIEW OF SITE FROM 24TH AVE S.



ELEVATIONS



24TH AVE S

PROPERTY LINE

PROPERTY LINE

ALLEY

16' OVERRUN PENTHOUSE
122.42

T.O. PENTHOUSE
117.63

4' PARAPET ALLOWANCE
110.17

MAX HEIGHT
107.71
T.O. ROOF
107.40

LEVEL 4
97.92

LEVEL 3
88.67

LEVEL 2
79.42

LEVEL 1
69.00

AVE. GRADE
67.71

LEVEL 0
60.00

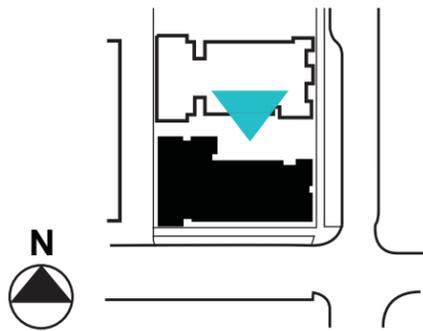
Lobby and Amenity Space
moved to street corner

2A.

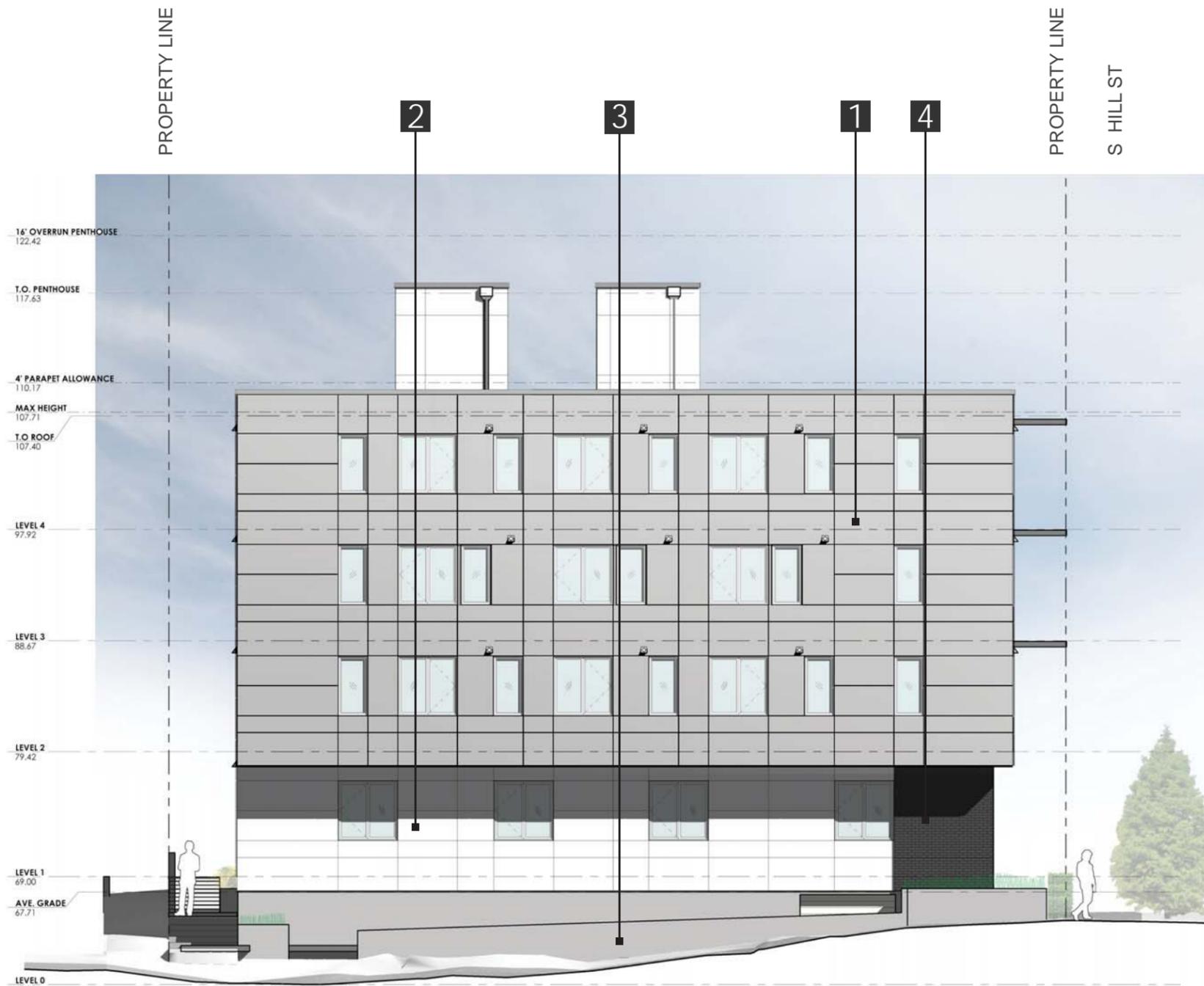
Lobby and Amenity Space
interaction with Courtyard

3B.

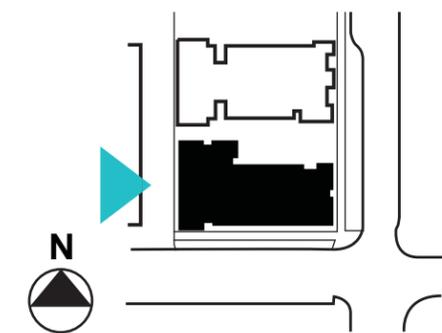
NORTH ELEVATION - VIEW OF SITE FROM COURTYARD



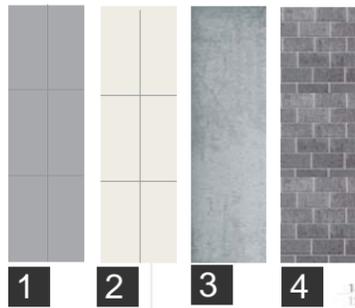
ELEVATIONS



WEST ELEVATION - VIEW OF SITE FROM ALLEY



ELEVATIONS



16" OVERRUN PENTHOUSE
122.42

T.O. PENTHOUSE
117.63

4' PARAPET ALLOWANCE
110.17

MAX HEIGHT
107.71

T.O. ROOF
107.40

LEVEL 4
97.92

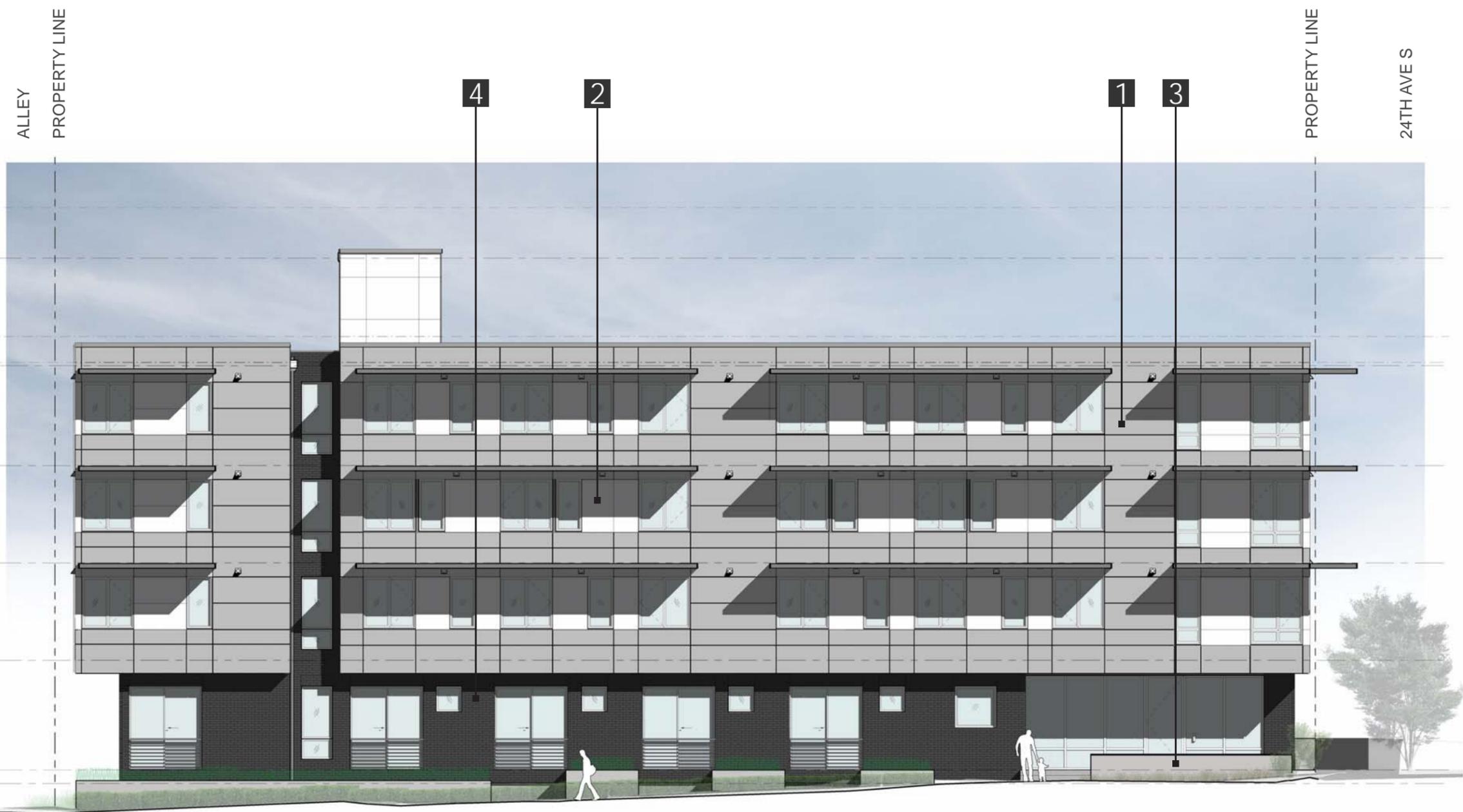
LEVEL 3
88.67

LEVEL 2
79.42

LEVEL 1
69.00

AVE. GRADE
67.71

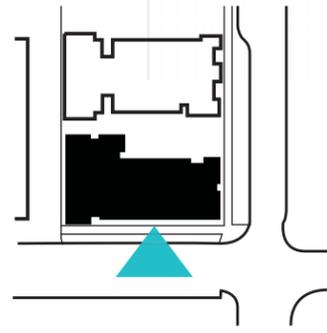
LEVEL 0
60.00



ALLEY
PROPERTY LINE

PROPERTY LINE
24TH AVE S

SOUTH ELEVATION - VIEW OF SITE FROM S. HILL ST



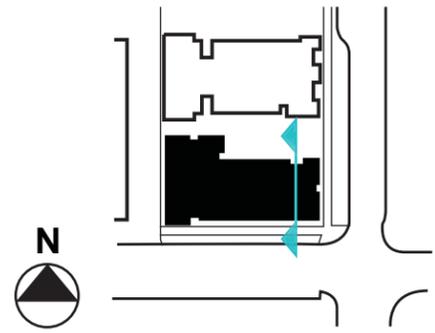
ELEVATIONS



Lobby and Amenity Space interaction with Courtyard

4B.
3A.

NORTH / SOUTH BUILDING SECTION THROUGH COURTYARD

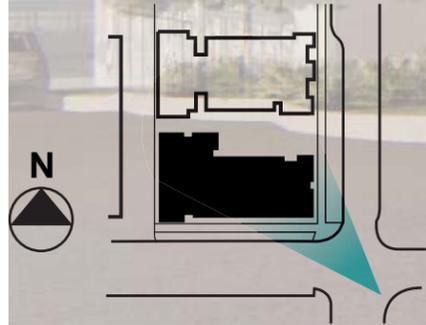


SECTIONS

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Increased glazing on upper floors facing 24th Ave S. **2C.**

Lobby and Entry moved to street corner **2A.**



STREET VIEW FROM SOUTHEAST



STREET VIEW FROM SOUTHWEST



Increased glazing on upper floors facing 24th Ave S.

2C.

Lobby and Entry moved to street corner

2A.



DETAILED VIEW OF ENTRY FROM 24TH AVE S



VIEW INTO COURTYARD



COURTYARD VIEW FROM WEST



STREET VIEW FROM 24TH AVE S



STREET VIEW FROM S HILL ST

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NCN



LEATHERLEAF MAHONIA



DWARF LAUREL



ENGLISH BOXWOOD



DEER FERN



COMMON SPIKERUSH



HEAVENLY BAMBOO



HORSETAIL



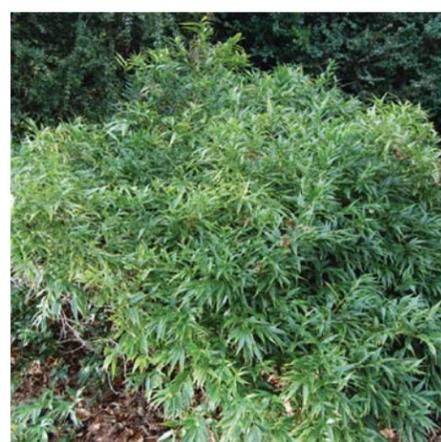
PACIFIC WAX MYRTLE



JAPANESE FOREST GRASS



MEXICAN ORANGE



LOW SARCOCOCCA



SEDUM



JAPANESE MOCKORANGE



DWARF FOUNTAIN GRASS

LANDSCAPE CONCEPT

PLANT SCHEDULE

Qty.	Symbol	Botanical/ Common Name	Size/ Remarks
TREES:			
1		Magnolia g. 'Little Gem'/ EVERGREEN MAGNOLIA	min. 8'-0" hgt.
4		Metasequoia glyptostroboides/ DAWN REDWOOD	min. 8'-0" hgt.
		Parrotia p. 'Vanessa'/ PERSIAN IRONWOOD	min. 2-1/2" cal.
2		Zelkova s. 'Green Vase'/ GREEN VASE ZELKOVA	min. 2-1/2" cal., Street Tree Form
SHRUBS/PERENNIALS:			
7		Blechnum spicant/ DEER FERN	1 gal.
44		Buxus s. 'Suffruticosa'/ ENGLISH BOXWOOD	min. 15" hgt., spr.
25		Carex e. 'Aurea'/ BOWLES GOLDEN SEDGE	1 gal.
4		Choisya t. 'Sundance'/ MEXICAN ORANGE	min. 24" hgt., spr.
26		Eleocharis palustris/ COMMON SPIKERUSH	1 gal.
33		Eptimedium x versicolor 'Sulphureum' / NCN	1 gal.
63		Equisetum hyemale/ HORSETAIL	1 gal.
4		Hakonechola m. 'Aureola'/JAPAN. FOREST GRASS	1 gal.
1		Mahonia bealei/ LEATHERLEAF MAHONIA	5 gal.
1		Myrica californica/ PACIFIC WAX MYRTLE	min. 42" hgt., strong central leader
11		Nandina d. 'Compacta'/ HEAVENLY BAMBOO	min. 24" hgt.
59		Pennisetum 'Hamlyn'/ DWARF FOUNTAIN GRASS	1 gal.
5		Pittosporum t. 'Wheeler Dwarf'/ JAPAN. MOCKORANGE	min. 21" spr.
4		Polystichum setiferum/ SOFT SHIELD FERN	min. 5 fronds @ 12" o.c.
93		Prunus l. 'Mt. Vernon'/ DWARF LAUREL	min. 15" spr.
6		Ribes s. 'King Ed. VII'/ FLWG. CURRANT	min. 24" hgt.
10		Sarcococca humilis / LOW SARCOCOCCA	min. 12" spr., spreading form
12		Sedum 'Autumn Joy'/ SEDUM	1 gal.

GROUNDCOVERS:

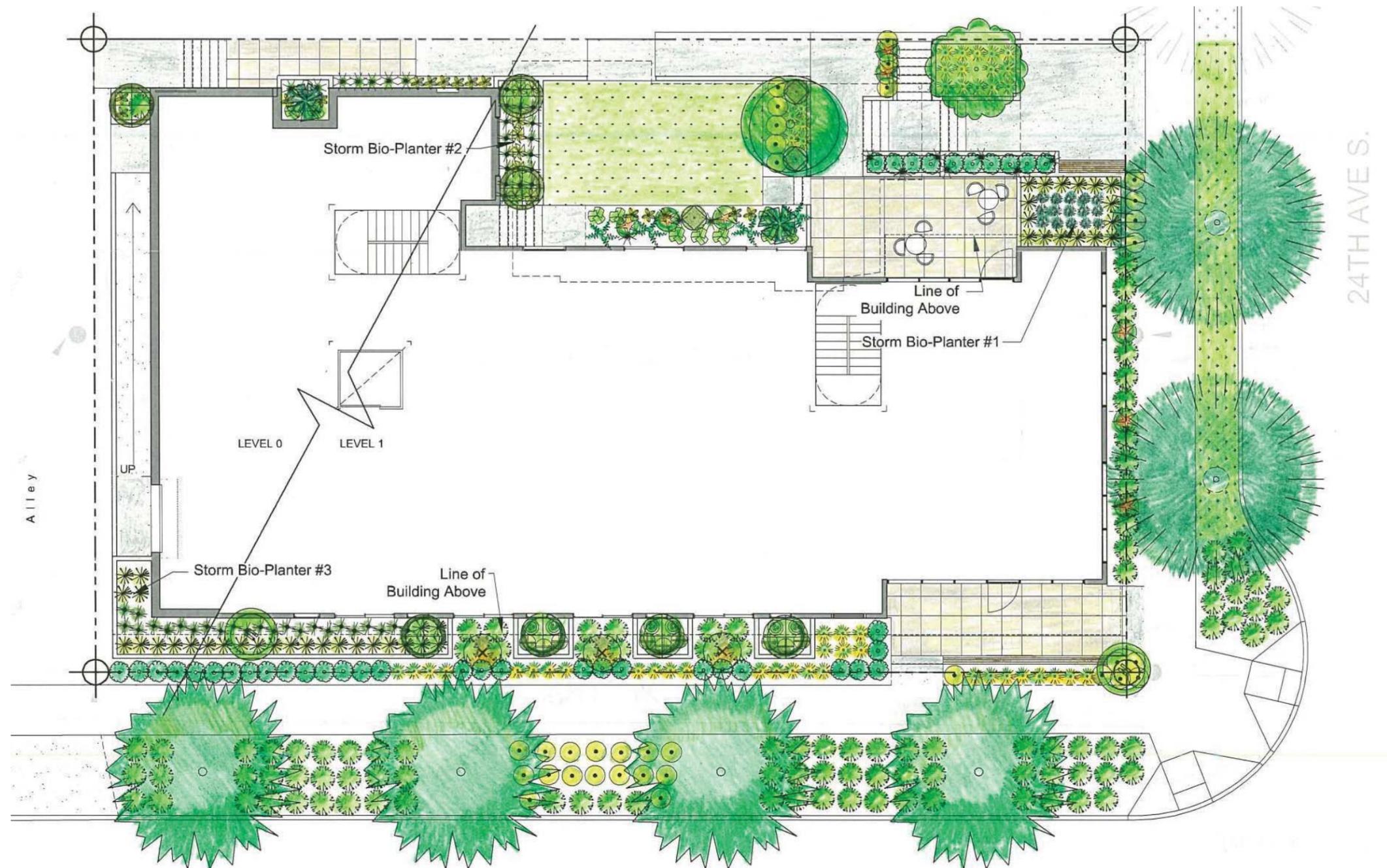
Lawn/ No. 1 Sod, non-netted

* Plant sizes are specified per the American Standard for Nursery Stock, Publication May 2, 1986 sponsored by the American Association of Nurserymen, Inc.

* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.

* Plant names shown in **'bold'** are native/ drought tolerant.

* Prior to any Street Tree/ ROW Planting, coordinate with City Forester(206.684.5693) soil preparation inspection and exact placement of tree.



CONCEPT

The landscape plays a significant role in activating the courtyard and delineating between public and private realms. Hardscaping and landscaping interact with each other framing different moments throughout the site. Separating public and private spaces.

Native plants throughout the site reinforce the character of the area and assists the project in transitioning into becoming a member of the neighborhood.

A BUFFERS

Landscape buffer along property line provides calm smooth transition from the single family residence to the North.

Thick ground covering plants and deciduous trees reinforce the characters of the community.



B PRIVATE MOMENTS

Ground level units have walk out patios defined by built in planters with native plants providing privacy from courtyard and neighbors.

Lobby patio is delineated by similar type planting to ground level patios. This type of planting provides smooth transition into courtyard.



C HIGHLIGHT ENTRY

Vibrant and colorful plants provide emphasis to entry. Planting adjacent to built in benches provide quiet resting moment to entry space.

Back lighting on benches further emphasis vibrant landscaping.



LANDSCAPE CONCEPT



A WALL MOUNTED SCONCE
WALK-OUT DOORS, TRASH LOCATION, NORTH EXIT



B LANDSCAPE LIGHT
OUTDOOR PATIO AREAS



C WALL MOUNT PATH LIGHT
ALLEY WAY, PATH TO BIKE STORAGE



D LED CAN LIGHT
MAIN ENTRANCE, LOBBY EXIT, BIKE STORAGE ENTRANCE



E FLUSH MOUNT LED STRIPS
UNDER BENCHES, ALONG EAST SIDE PLANTERS



EXTERIOR LIGHTING



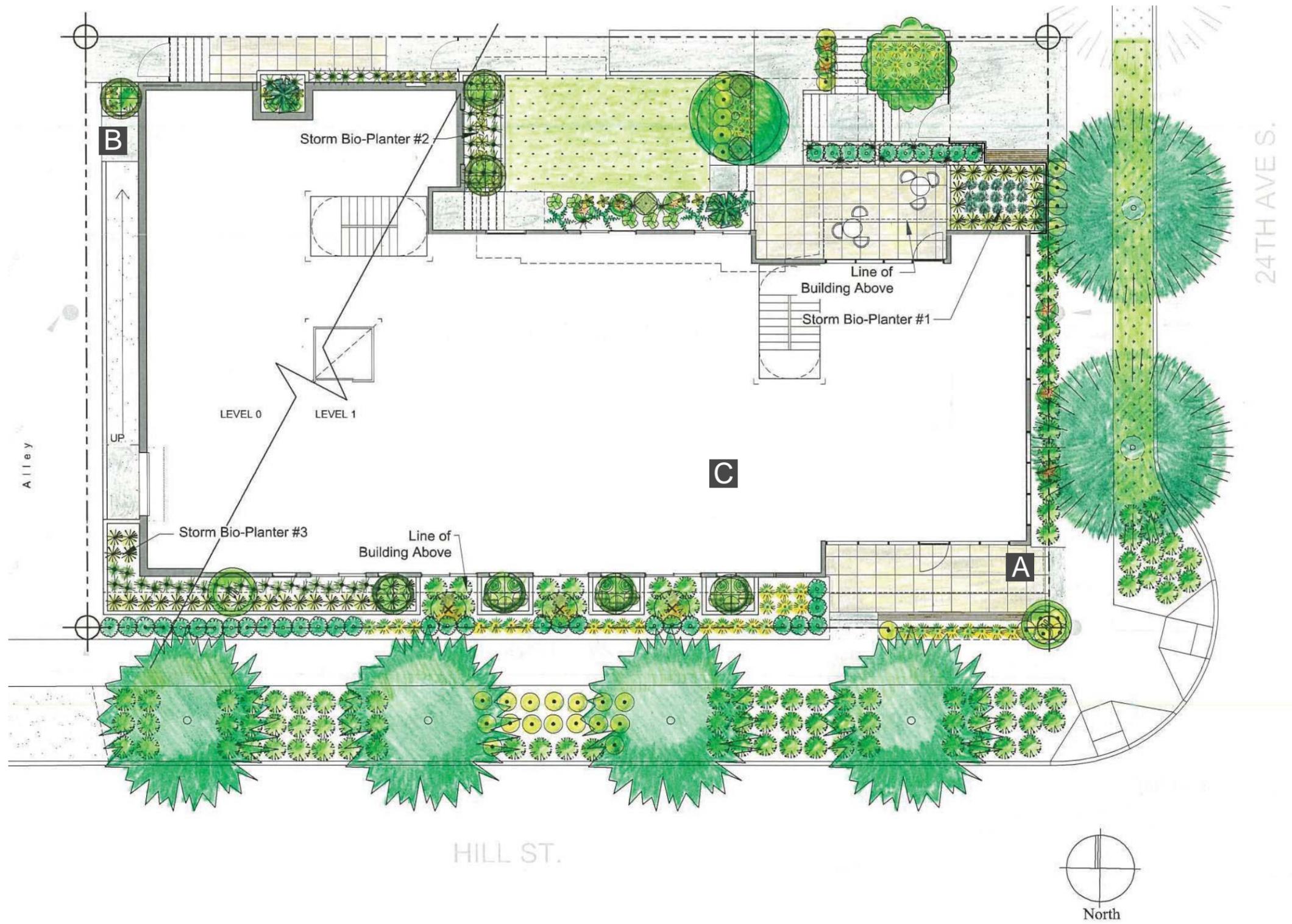
A WALL-MOUNTED
STREET FACING, MAIN ENTRANCE



B WALL-MOUNTED
BIKE ENTRANCE FROM ALLEY



C WALL-MOUNTED
INDIVIDUAL UNIT ADDRESS



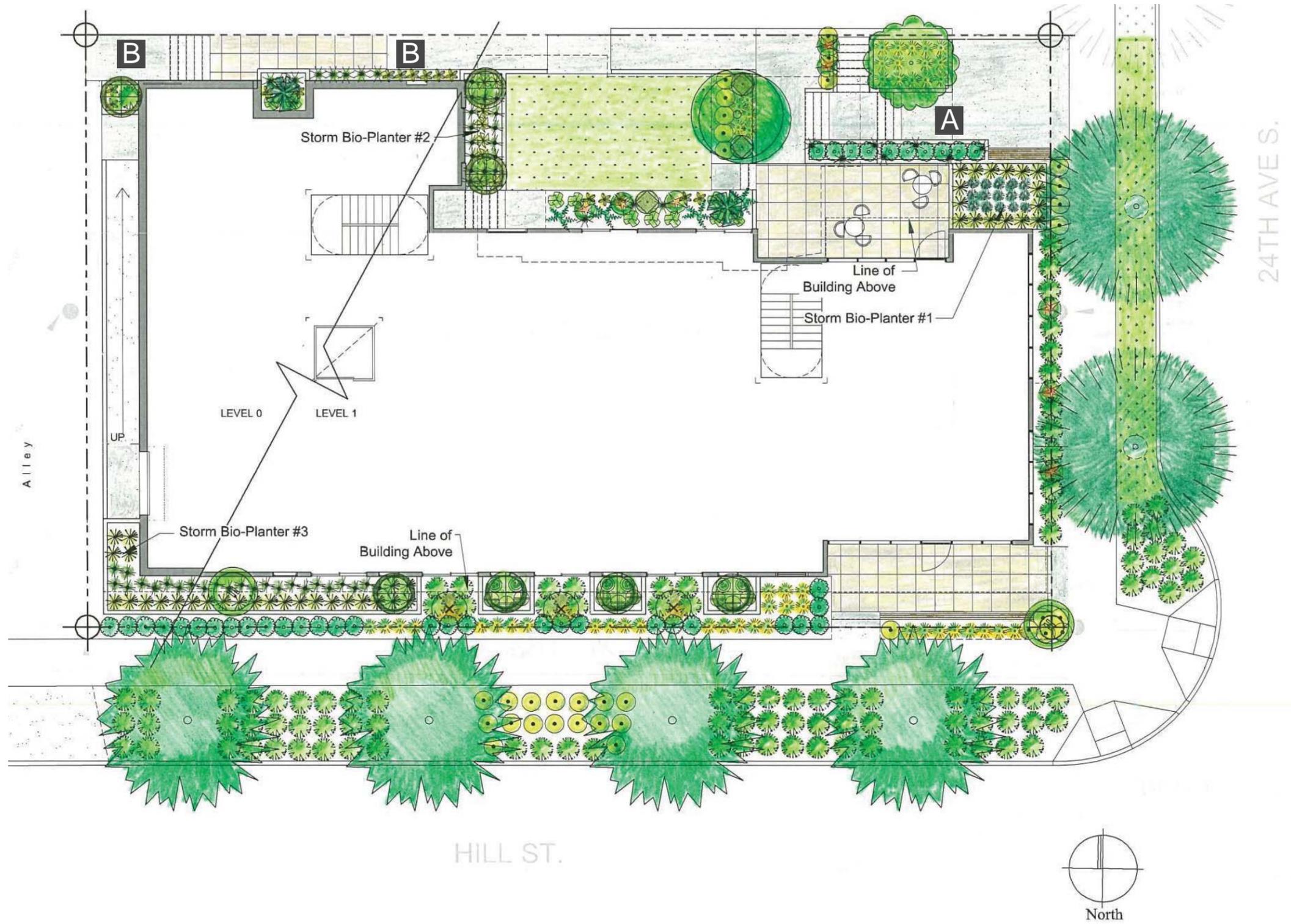
SIGNAGE



A ENTRY FENCING
 Metal fencing will align with adjacent future development to the south to provide a clear threshold for security while allowing visibility from street edge.



B LANDSCAP FENCING
 Wood fencing and gate will allow access to north side yard for maintenance and landscaping.



SECURITY & FENCING

DEPARTURE REQUEST

FLOOR ELEVATION FOR STRUCTURES WITH DWELLING UNITS AT STREET LEVEL

STANDARD

SMC 23.47A.018.D.2

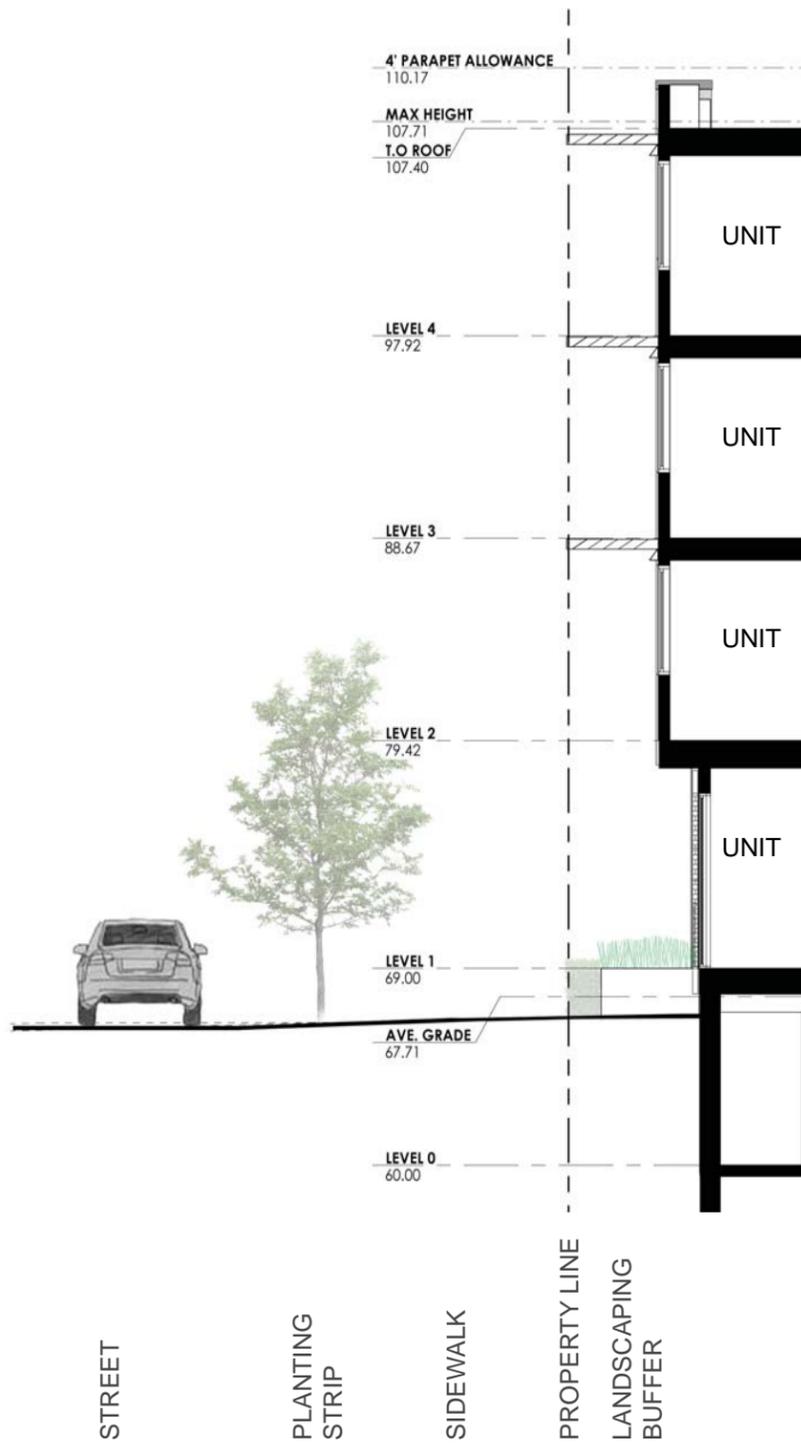
The floor of a Dwelling Unit located along the street level, street facing facade, shall be at least 4' above or 4' below sidewalk grade or be setback at least 10' from the sidewalk.

DEPARTURE REQUESTED

Allow for street level floor of Dwelling Units facing S Hill St to be located approximately 1.36 feet above the average sidewalk grade with a Setback of 6.5 feet.

DEPARTURE RATIONALE

A prominent entrance is created at the corner of S. Hill St and 24 Ave S. that has an accessible route to the Dwelling Units at the associated floor. The ground level treatment of the Structure is buffered by landscaping and planters from the sidewalk to minimize the impact.

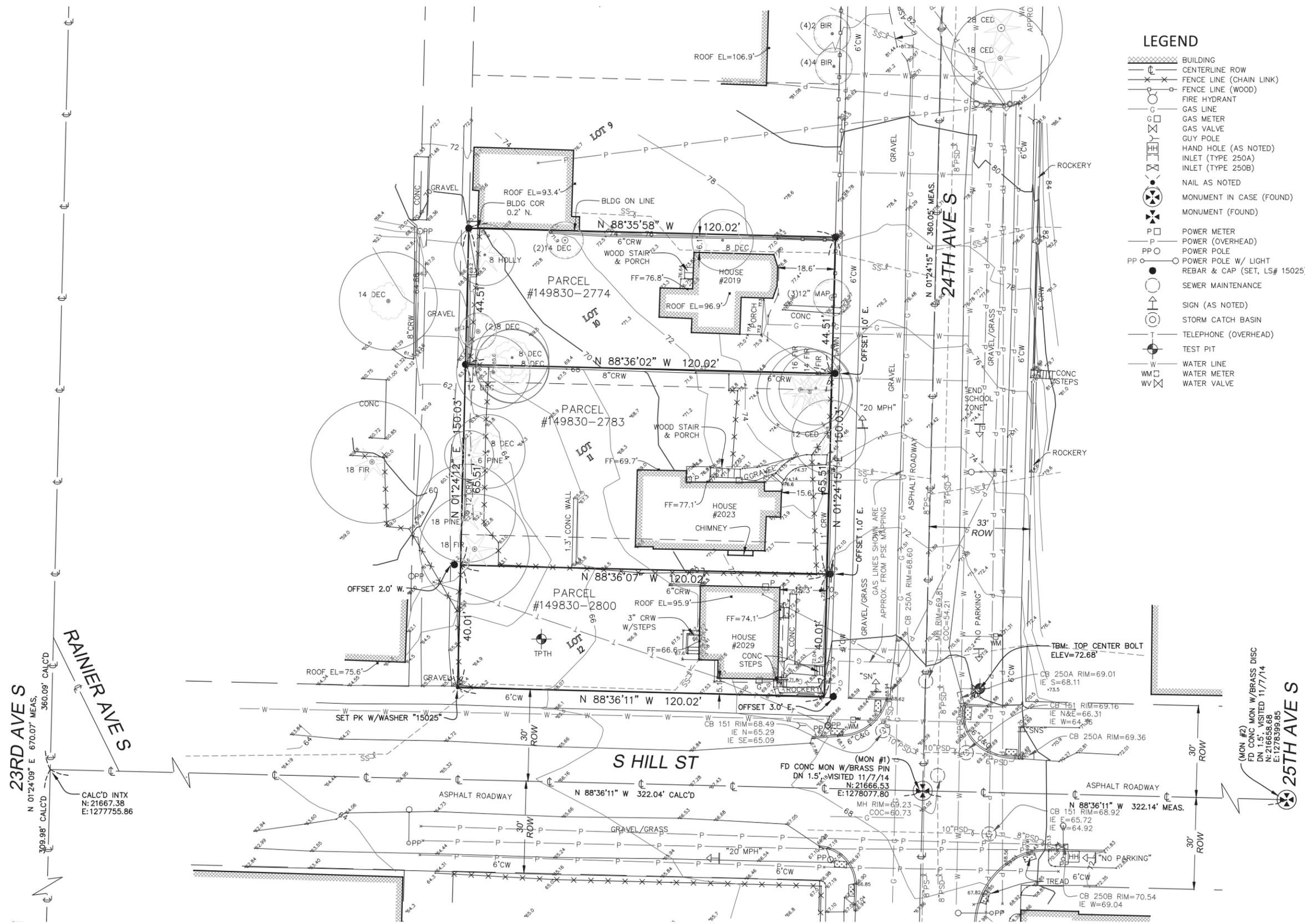


VIEW FROM SIDEWALK ON S HILL ST

NORTH/ SOUTH BUILDING SECTION THROUGH UNITS

REQUESTED DEPARTURE

04 APPENDIX



LEGEND

- BUILDING
- CENTERLINE ROW
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- FIRE HYDRANT
- GAS LINE
- GAS METER
- GAS VALVE
- GUY POLE
- HAND HOLE (AS NOTED)
- INLET (TYPE 250A)
- INLET (TYPE 250B)
- NAIL AS NOTED
- MONUMENT IN CASE (FOUND)
- MONUMENT (FOUND)
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- POWER POLE W/ LIGHT
- REBAR & CAP (SET, LS# 15025)
- SEWER MAINTENANCE
- SIGN (AS NOTED)
- STORM CATCH BASIN
- TELEPHONE (OVERHEAD)
- TEST PIT
- WATER LINE
- WATER METER
- WATER VALVE

23RD AVE S
N 01°24'09" E 670.07' MEAS.
360.09' CALC'D

RAINIER AVE S

CALC'D INTX
N: 21667.38
E: 1277755.86

S HILL ST

24TH AVE S
N 01°24'15" E 360.05' MEAS.

25TH AVE S

(MON #2)
FD CONC MON W/BRASS DISC
DN 1.5" VISITED 11/7/14
N: 216658.68
E: 1278399.85



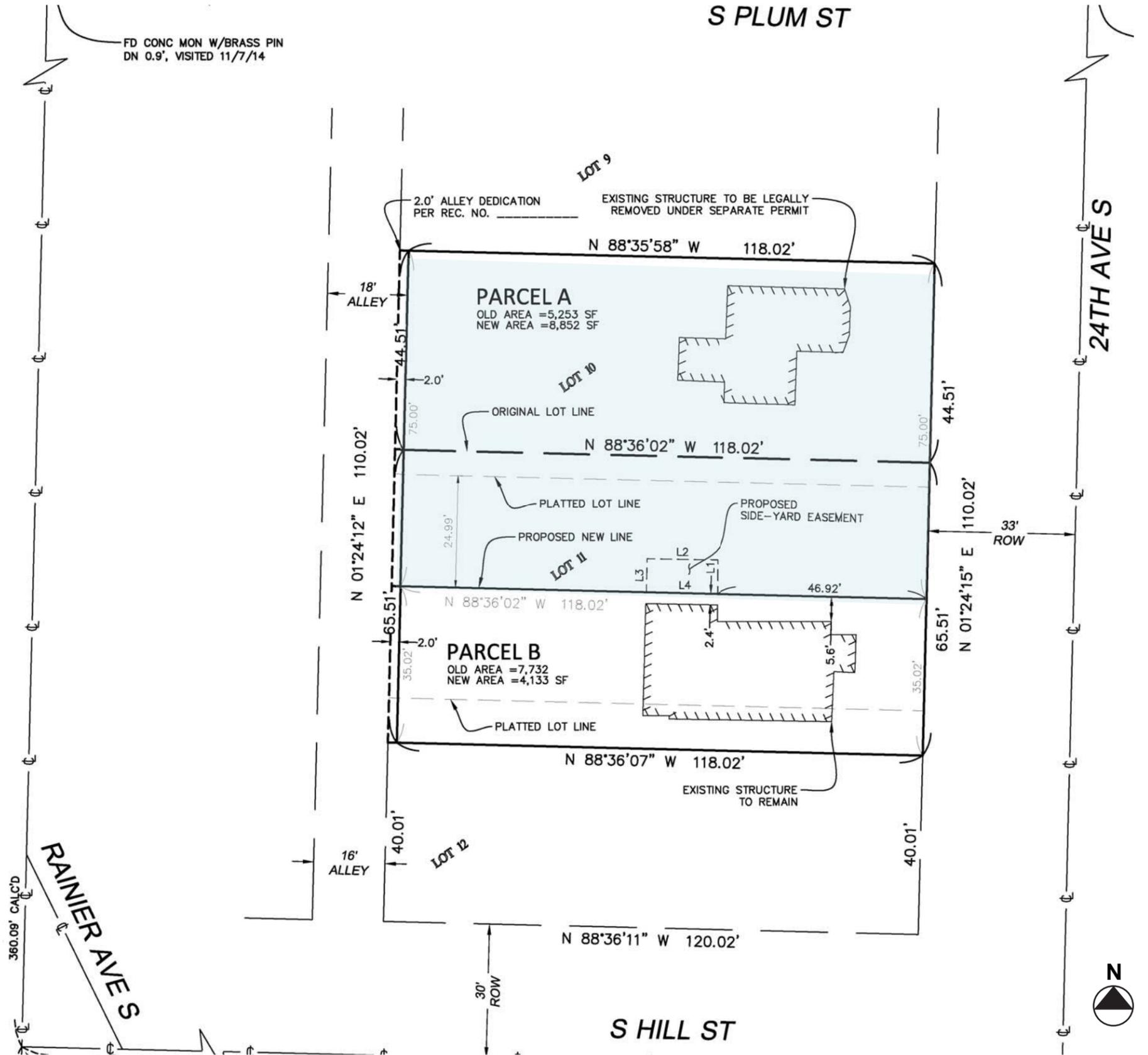
PARCELA #3020618
 LOT SIZE: 9,002 sf
 ZONE: C1-40
 ALLOWED FAR: 3.0 Residential
 9,003 x 3.0 = 27,009

SETBACKS: 0' front setback
 5' side setback
 5' rear setback

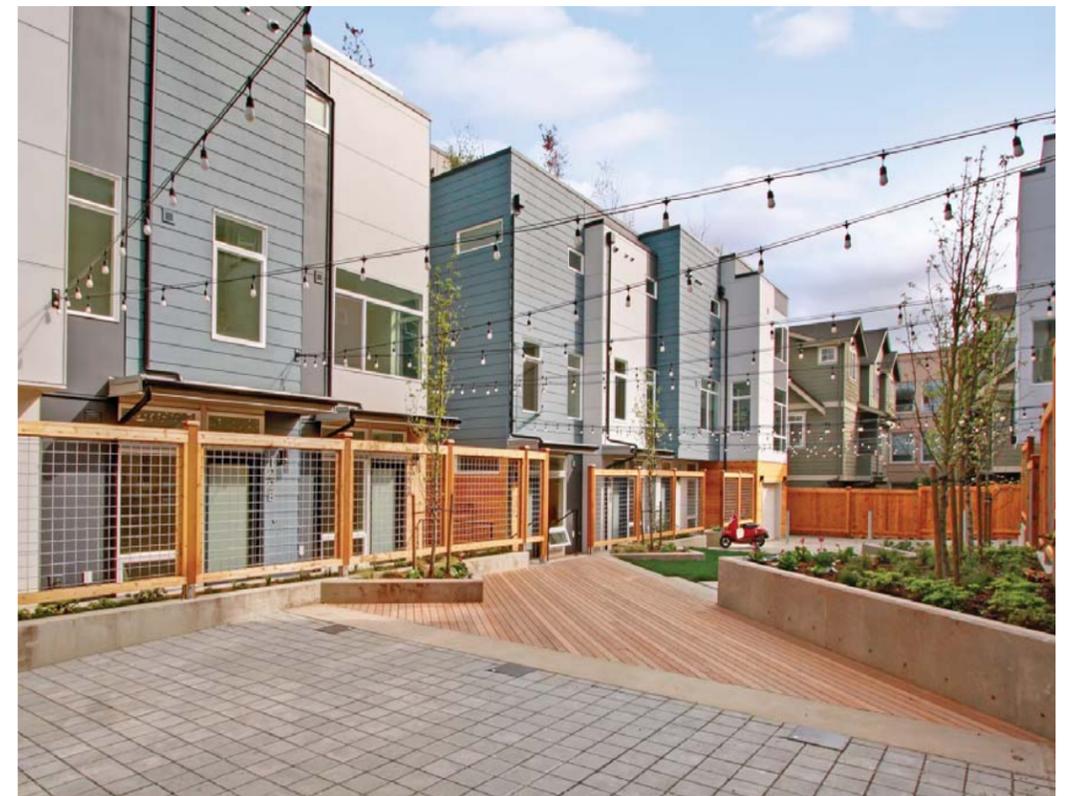
ALLOWED HEIGHT: 40' + 4' Parapet Allowance & 10' Penthouse

LEGAL DESCRIPTION: PARCEL A

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



LOT BOUNDARY ADJUSTMENT



RECENT JWA PROJECTS