



# 2023 Washington St.

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STREAMLINE DESIGN REVIEW  
SDCI PROJECT #3030010  
FEBRUARY 28, 2018

# PROJECT INFORMATION

ADDRESS: 2023 Washington Street  
Seattle Washington 98144

OWNER  
APPLICANT 2023 Washington LLC  
Curtis Bigelow  
Scale Design  
curtisb@scaledesignnw.com

SDCI PROJECT NUMBER : 3030010  
PARCEL NUMBER: 33195-0310  
SITE AREA: 4800SF  
LEGAL DESCRIPTION HILL TRACT ADD  
Plat Block: 9  
Plat Lot: 6

ZONE: LR3  
URBAN VILLAGE: 23<sup>RD</sup> and Union- Jackson  
Neighborhood: Atlantic  
MHA: No  
Parking Flex Area: Yes  
ECA: No

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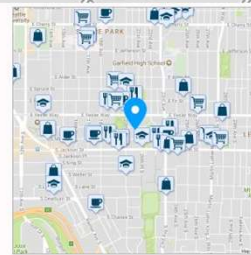
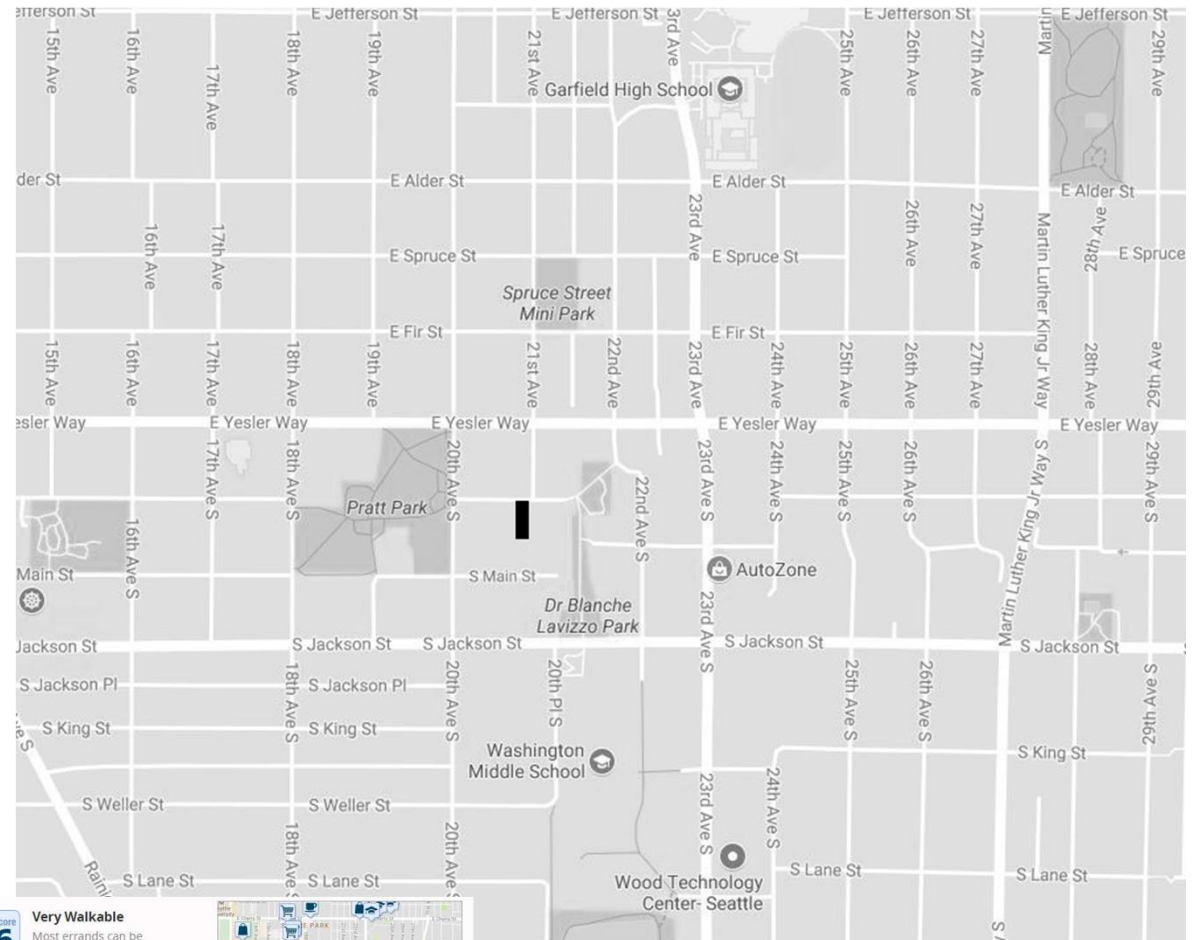


# CONTEXT

The site is located in the Atlantic Neighborhood, the northernmost neighborhood in the Rainier Valley. Considered part of the Central District, there is a thriving neighborhood commercial district within a few blocks. Schools, playfields, parks, and businesses are located nearby. Although considered one of the older neighborhoods in Seattle, the area is currently undergoing a significant amount of redevelopment. New construction currently surrounds the site and large redevelopment projects are planned at the intersection of 23<sup>rd</sup> and Jackson. According to recent census data, this area is one of the most racially diverse neighborhoods in the city which is reflected in many of the nearby businesses. This is exemplified by several establishments within walking distance along Jackson: Wonder Ethiopian Restaurant, Northwest Tofu, Moonlight Café, Salsa N' Seattle Dance Studio, Standard Brewing, and House of Ruff.

Pratt and Dr Blanche Lavizzo Park are located at the west and east end of Washington Street. Several churches and community centers are also located nearby, including the Islam Presentation and Invitation Center, New Hope Missionary Baptist Church, and Catholic Community Services. Additionally, the Douglass-Truth Library and the Langston Hughes Performing Arts Center are also nearby.

In general, the neighborhood is a mix of multistory mixed use buildings, older single family houses, and newer town and row houses. Parking is provided on street and some buildings provide on site parking both at grade and in garages. Landscaping is generally well maintained.





# CONTEXT

## NEIGHBORHOOD CIRCULATION

### PEDESTRIAN

The site is in an older neighborhood with good sidewalks, pathways, and parks. Streets are often tree lined, well lit, and in good condition. The site has a Walk Score of 86, with a 30 minute walktime and a 9 minute bicycle ride to downtown.

### TRANSIT

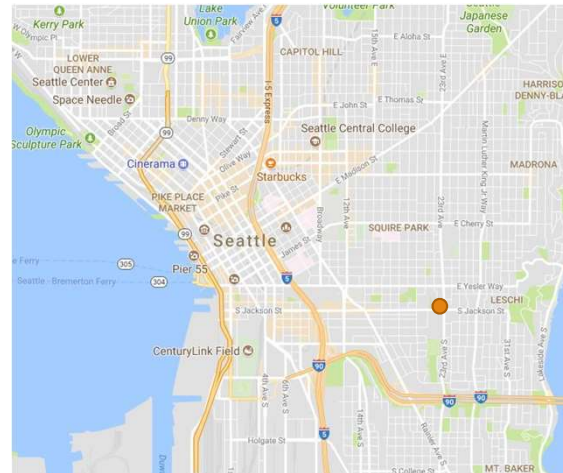
Several bus routes are available near the site. #14 & #27 are frequent routes connecting to downtown, and the lake. The #4, #8, and #48 run along 23rd. The First Hill Street Car turns at the corner of Jackson and 14th, a short walk down hill. That same intersection accesses the #7, #60, #106. Zipcar is available at 18th and Jackson.

### BICYCLE

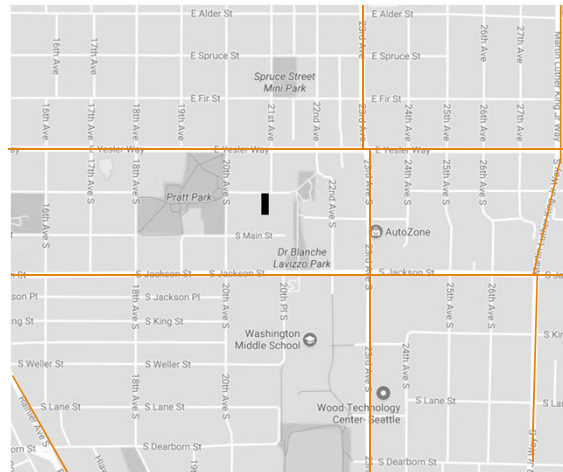
In general, the neighborhood is quite bicycle friendly. Jackson is provided with dedicated bike lanes, and is a relatively easy grade. Yesler and Weller are a combination of sharrows, and climbing lanes. Together, they make convenient east-west connections to downtown. 12th, 19th/20th and 25th as well as MKL Jr Way are designated bike routes travelling north-south. Additionally, the grid of neighborhood streets makes bicycling easy throughout the neighborhood. Bike racks are found in front of many businesses as well as schools and parks.

### AUTOMOBILE

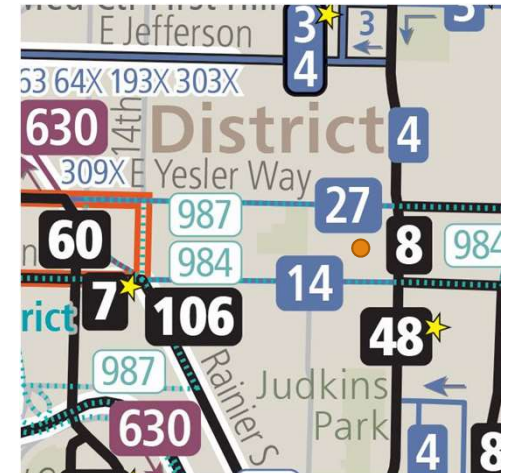
The site is well served by Seattle's street grid. Arterials including 23rd, Jackson, Yesler, Rainier, MLK Jr, and 12th are all easily accessed. The Rainier and Dearborn onramps provide easy access to I-5 and I-90.



LOCATION IN CITY



NEIGHBORHOOD MAP



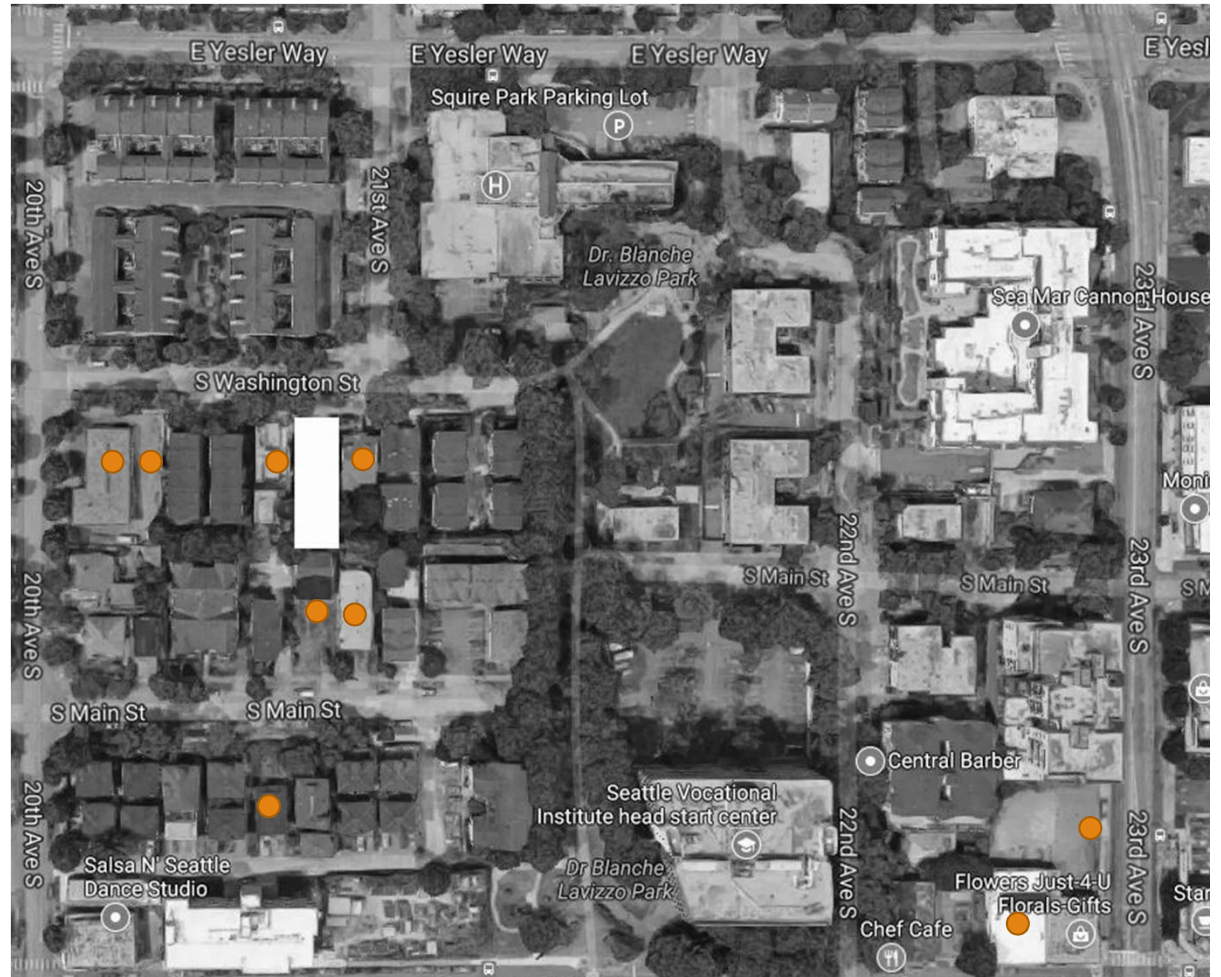
# CONTEXT

## IMMEDIATE CONTEXT

The immediate neighborhood is undergoing significant changes. Several new projects are under review and construction. New construction is noted with an orange dot right.



Two nearby projects currently going through SDR



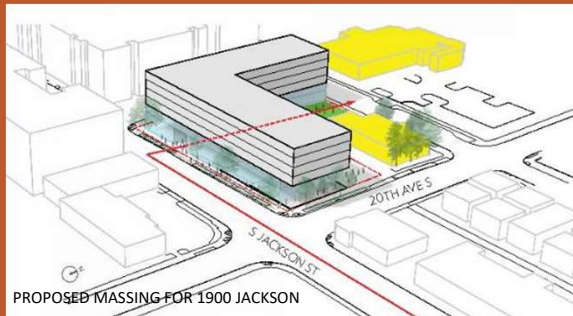


# CONTEXT

## NEIGHBORHOOD CONTEXT – non residential

The larger context of the site includes a variety of commercial and public buildings. These are often located along Jackson and 23<sup>rd</sup>.

Several projects are planned for the neighborhood. Large projects are planned for the intersection of 23<sup>rd</sup> and Jackson as well as at the Pratt Institute, while smaller scale projects are planned or under construction. The neighborhood is changing rapidly.



SITE



1. CURRENT JACKSON AND 23<sup>RD</sup> INTERSECTION



1. IMAGE FROM VULCANS PROPOSAL FOR 23<sup>RD</sup> AND JACKSON



2. PRATT PARK



3. SEATTLE VOCATIONAL INSTITUTE



4. PROPOSAL FOR 2212 JACKSON STREET



5. PRATT INSTITUTE



6. LANGSTON HUGHES PERFORMING ARTS CENTER



7. DOUGLASS TRUTH LIBRARY



# CONTEXT

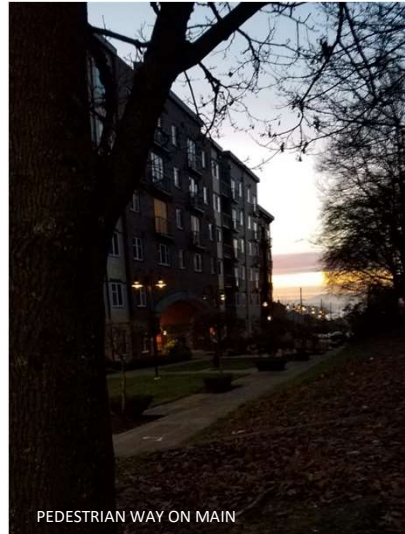
## IMMEDIATE CONTEXT - Streetscape

Generally, entries face the street. Small porches or stoops are common. Many newer developments have entrances to units further back on the site via a side path, often with an interior court.

Where automobile parking is provided, a drive is often located along a side lot line. Surface parking appears to predominate.



LOOKING TOWARDS SET FROM 21ST



PEDESTRIAN WAY ON MAIN



INTERSECTION OF WASHINGTON AND 20TH



LOOKING WEST DOWN WASHINGTON



LOOKING WEST ON WASHINGTON ST



TYPICAL SIDEWALK ALONG WASHINGTON



LOOKING SOUTH ALONG 20TH



LOOKING SOUTH ALONG 21ST



DR BLANCHE LAVIZZO PARK WALKWAY



# CONTEXT

## IMMEDIATE CONTEXT - residential

Immediate development around the site is mostly residential. Apartments, townhouses, and traditional single family homes are intermixed, however, the predominant development trend is clearly vertically oriented, contemporary townhouse/rowhouse development. These projects are typified by color blocks in shades of grey accented with a higher quality material, often natural wood siding. Forms are boxy and windows are large. In general structures focus towards the front and rear, leaving side elevations quite plain.



1. 2100 SOUTH MAIN STREET



2. 2034 MAIN STREET



3. 2023 SOUTH MAIN STREET



4. 2020 SOUTH MAIN STREET



5. 212 20TH AVENUE



6. 20TH & SOUTH WASHINGTON STREET



7. 217 21ST AVE



8. 2103 SOUTH WASHINGTON

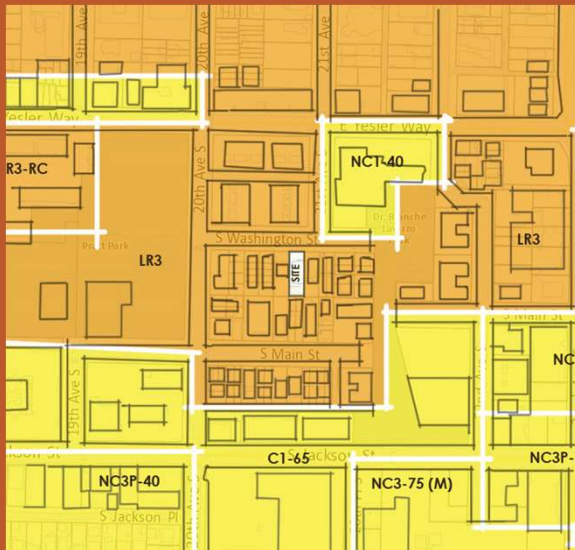


9. 2001 S MAIN STREET



# SITE ANALYSIS ZONING SUMMARY

PARCEL NUMBER: 331950-0310  
 PARCEL SIZE: 4800SF  
 ZONING: LR3  
 OVERLAYS: NONE  
 PARKING FLEXIBILITY ZONE: YES  
 ECA: NO



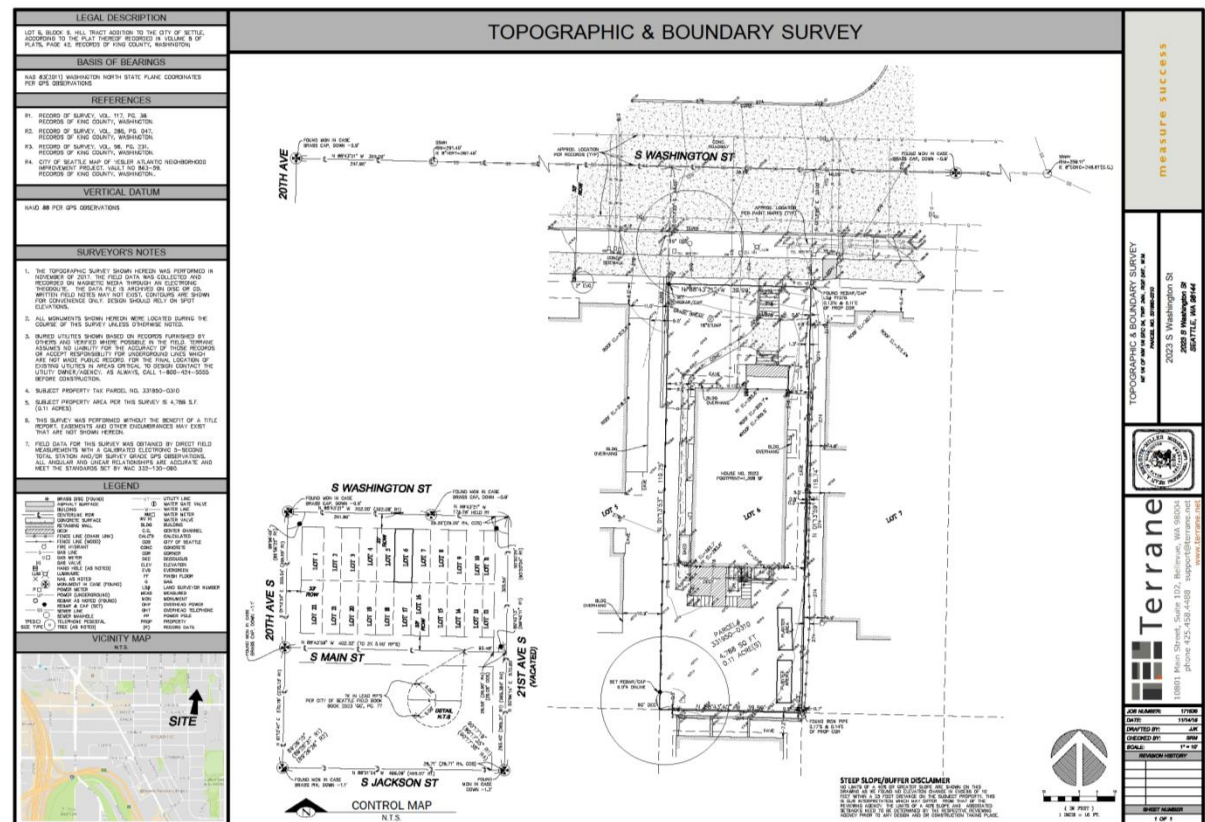
CODE REFERENCE	REQUIREMENTS	PROVIDED
23.45.504 PERMITTED USES	RESIDENTIAL	RESIDENTIAL
23.45.510 FLOOR AREA RATIO	TOWNHOUSE 1.4 WITH GREEN BUILDING PERFORMANCE STANDARDS IN URBAN VILLAGE $4800 \times 1.4 = 6720SF$	TOWNHOUSE 6710SF
23.45.512 DENSITY LIMIT	TOWNHOUSE UNLIMITED	TOWNHOUSE 7 UNITS
23.45.514 STRUCTURE HEIGHT	ALLOWED MAXIMUM HEIGHT: 30' PARAPETS: +4' STAIR PENTHOUSE: +10'	29'-8" + 42" parapet & 10' stair penthouse
23.45.518 SETBACK REQUIREMENTS	FRONT: 5' MIN; 7' AVERAGE REAR: 5' MIN; 7' AVERAGE SIDE: 5' MIN (7' AVERAGE FOR BLDGS OVER 40')	FRONT: 7' AVERAGE (6'-6" MIN) REAR: MIN: 7'-1"; AVG: 17'-7" SIDE: MIN: 5'-1"; AVG: 8'-1"
23.45.522 AMENITY AREA	A1. TOTAL AMENITY AREA : 25% X 4800SF = 1200SF A2. MIN 50% AT GRADE: 680SFx50% = 600SF	TOTAL: 2435SF AT GRADE: 930SF (COMMON & PRIVATE)
23.45.527B STRUCTURE WIDTH AND FAÇADE LENGTH	65% OF SIDE LOT LINE WITHIN 15' OF LOT LINE: 120' x 65% = 78'	BLDG LENGTH W/IN 15': 73'-9"
23.34.527 LANDSCAPING	GREEN FACTOR 0.6	
23.54.015 REQUIRED PARKING	TABLE B.1 : 1:1 100% REDUCTION FOR FTS 0	0 PARKING SPACES
23.45.015 BICYCLE PARKING	TABLE D.D.2 LONG TERM: 1 PER 4 UNITS TABLE D.D.2 SHORT TERM: NA	LONG TERM : 2 SPACES

## A two-story house with dark gray siding and white trim. It features a front porch with a small balcony above it, a chimney on the roof, and a silver car parked in front.

## EXISTING SITE



This is a detailed plat map of the Hill Tract Addition, showing lots 23, 27, 28, 29, 30, and 31. The map includes street names like 5th Avenue, 6th Avenue, and 7th Avenue, and various lot numbers and dimensions. A large area is labeled 'HILL TRACT ADDITION'.



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# SITE ANALYSIS

## EXISTING EXCEPTIONAL TREE

Species: Lombardy poplar(Populus nigra)

Diameter @ 60" above grade: 36"

Crown Diameter: 12'

Condition: Fair

Health: Fair

The development intends to protect and retain the tree.





# ARCHITECTURAL CONCEPT PROPOSED SITE PLAN

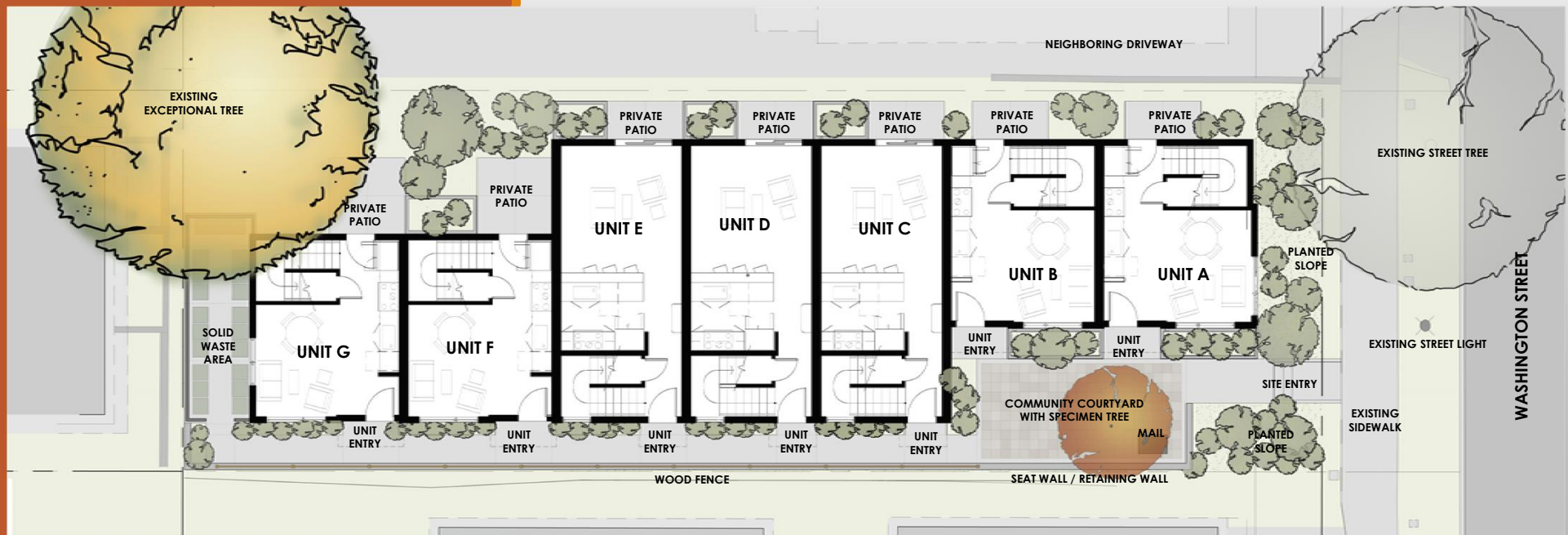
The building plan responds directly to the existing exceptional tree in the sw corner. A large community courtyard located within sight of the street provides a clear and engaging entry to the project. Although individual unit entries do not face the street, they are easily seen from the street through the corner site entry. This provides a clear and inviting entry while maintaining a residential streetscape. Unit Entries face the courtyard or the common walkway. Mail is located at the site entry.



CENTRAL COURTYARD EXAMPLES



WOOD FENCE WITH & WITHOUT PLANTINGS



SITE PLAN

NORTH

2023 WASHINGTON STREET



# ARCHITECTURAL CONCEPT

## PROPOSED LANDSCAPE

The project's site plan requires a relatively narrow access path along the east side of the site. The path often hugs the side of the building, with areas of low planting for relief. A narrow planting strip against the building provides definition to unit entries. The path ends at the rear of the site, where trash, recycling and compost bins are stored.

The Community Courtyard at the site entry is configured to allow for outdoor furnishings and informal gathering. Retaining walls along the east and north edge provide a low seating wall and clearly define the parameters of the space. A specimen tree provides a focal point and shields the inner site from the street.

Bioretention planters provide hard edges and plantings for separation between private patios and entries. Edge plantings will provide an edge to the west edge of the property, coordinating with the existing neighbor's fence.

Small scale, deciduous trees are planned with evergreen shrubs and perennial plantings with seasonal color.



2023 WASHINGTON STREET



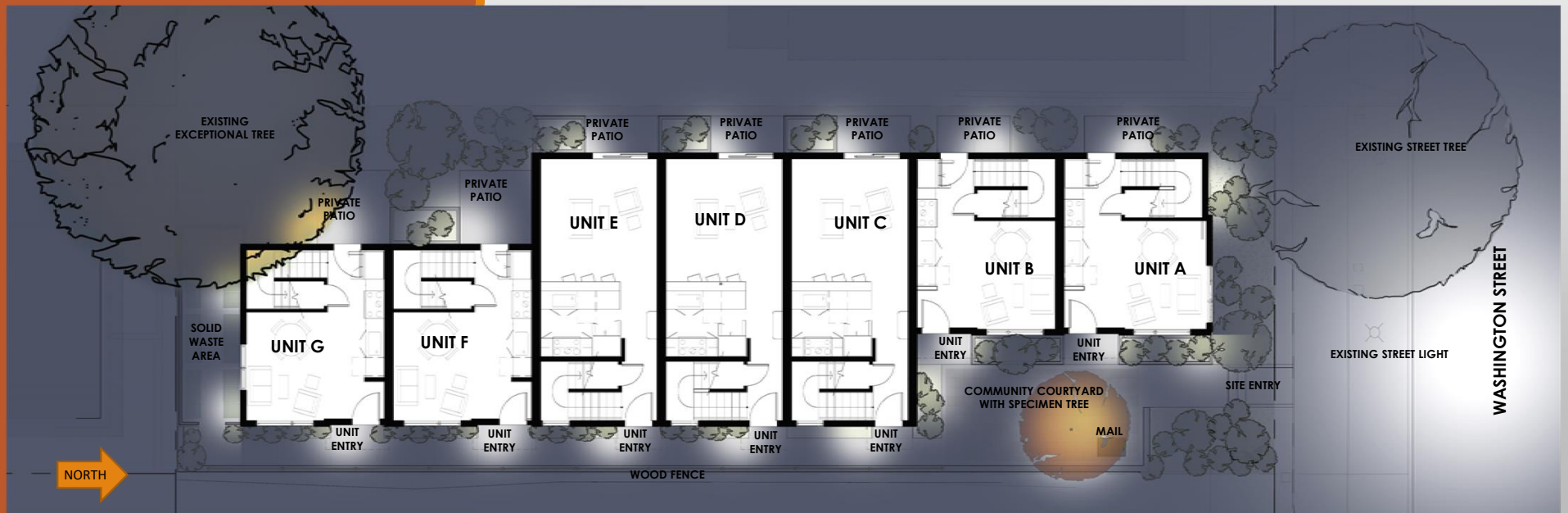
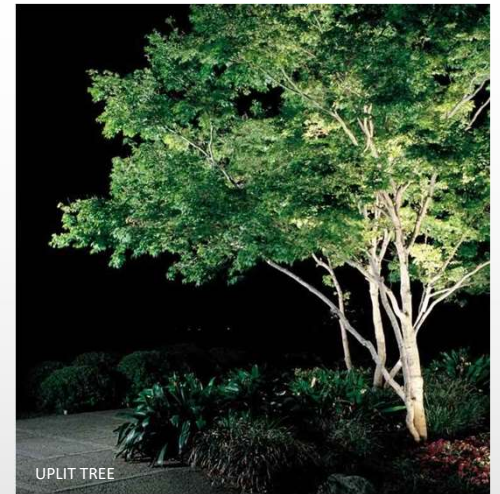


# ARCHITECTURAL CONCEPT

## PROPOSED LIGHTING PLAN

Lighting is intended to provide safety and convenience lighting only. Highlighting pedestrian access points, pathway and landscape lighting shall be located to provide minimal light spread. Sidewall mounted light fixtures light entry doors.

Uplighting of the Courtyard tree focus attention to the entry and community area. Existing street cobra style lighting remain to light the right-of-way.



All lights to be shielded or directed away from adjacent properties per SMC 23.45.534



# ARCHITECTURAL CONCEPT

## INSPIRATION IMAGES

The intent of the project is to provide a residentially scaled project that compliments the neighborhood, picking up cues from the existing structures. Houses in the neighborhood have a predominance of vertical orientation, gabled units, and geometric massing. Blocks of color and variations in texture are common. Many developments create inner courtyards that access units.

Contrasting detailing and punches of color can also be readily found.

### KEY DESIGN GUIDELINES

CS2 Urban Pattern and Form

- C. Relationship to the block

CS3 Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes
- PL3 Street Level Interaction
- C. Residential Edges

DC2 Architectural Concept

- D. Scale and Texture

DC4 Materials

- A. Exterior Elements and Finishes



# ARCHITECTURAL CONCEPT MASSING



The design strives to provide a residential and human scale. Overhangs, changes in plane, and use of open railings create identity and interest. Similar to neighboring projects, flat roofs and changes in color and texture differentiate buildings while maintaining links between each unit.

Each unit is intended to have its own identity while contributing to the project as a whole.



2023 WASHINGTON STREET



REAR VIEW (WITHOUT TREE)



LOOKING TOWARDS FRONT



LOOKING TOWARDS WASHINGTON STREET



VIEW FROM SE TOWARDS ENTRIES



AERIAL VIEW TOWARDS FROM NE



VIEW OF NORTH FACADES



# ARCHITECTURAL CONCEPT ELEVATIONS & MATERIALS

## Materials

Painted fiber cement panels  
Black stained wood siding  
Black painted metal trim  
White vinyl windows  
Black metal railings  
Black metal gutters & downspouts  
Exposed concrete



SMC 23.45.529

### 1. FACADE OPENINGS

AREA OR STREET FACING FACADE: 635SF  
 $635 \times 20\% = 127.0 \text{ SF}$

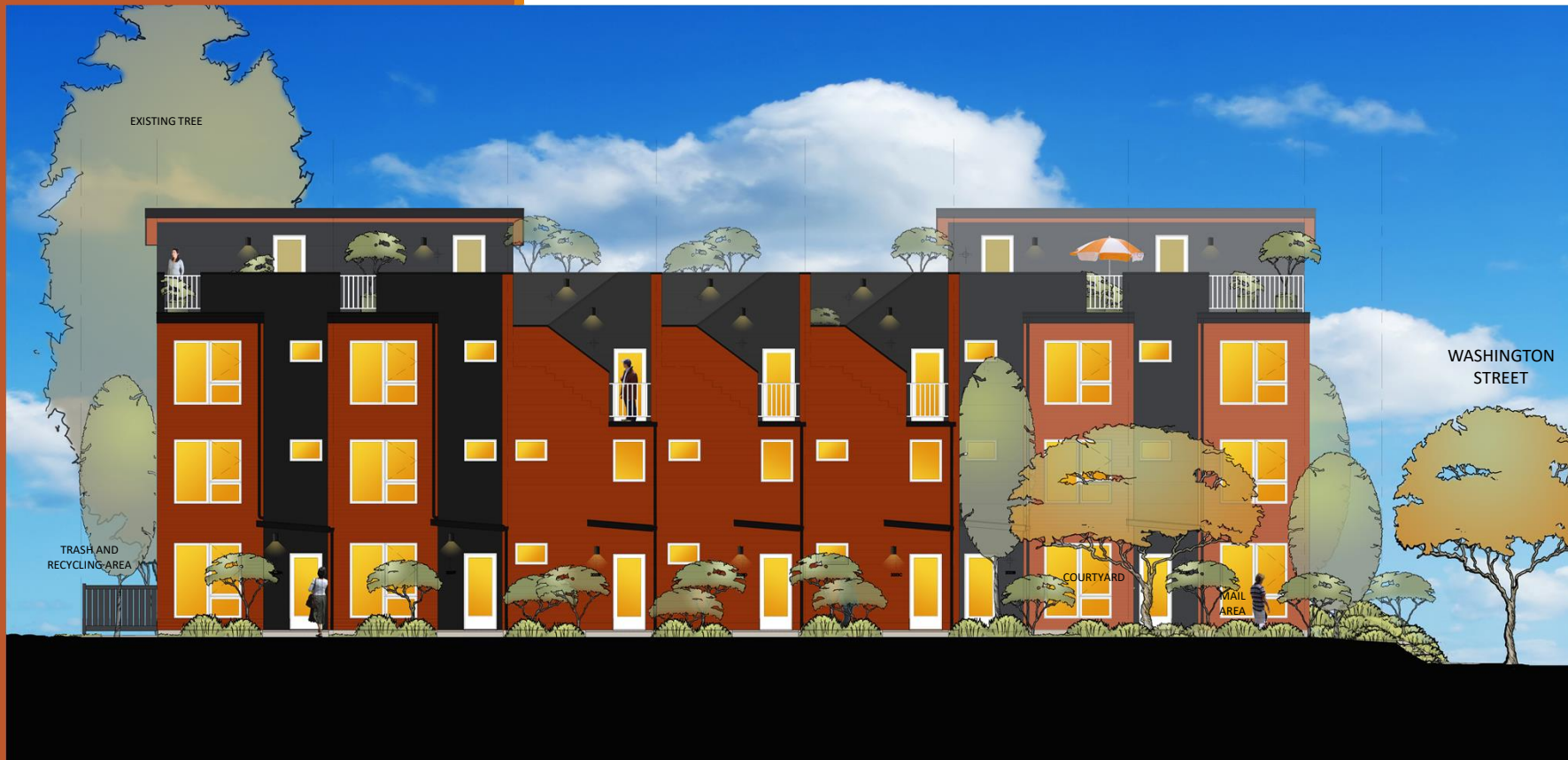
AREA OF WINDOWS: 134.3 SF

### 2. FACADE ARTICULATION FACADE < 750 SF, NOT REQ.



# ARCHITECTURAL CONCEPT

EAST ELEVATION





# ARCHITECTURAL CONCEPT

## SOUTH ELEVATIONS

Horizontal siding in 4" and 8" exposure as well as panels provide a variety of textures throughout the site.

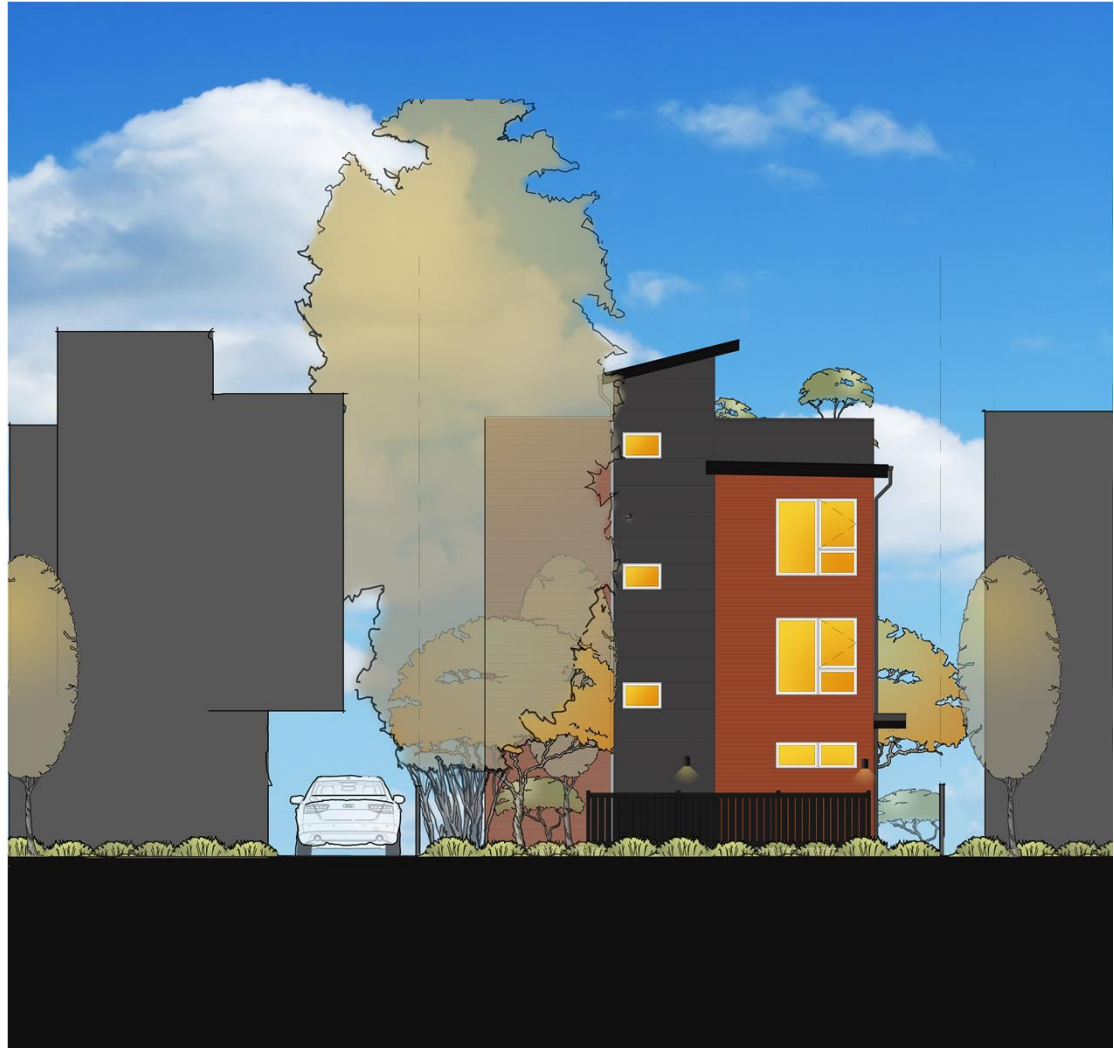
Medium Dark Gray

Charcoal

Burnt Orange



2023 WASHINGTON STREET



# ARCHITECTURAL CONCEPT

WEST ELEVATION



WEST SITE ELEVATION



# ARCHITECTURAL CONCEPT

## LEVEL 1 PLAN

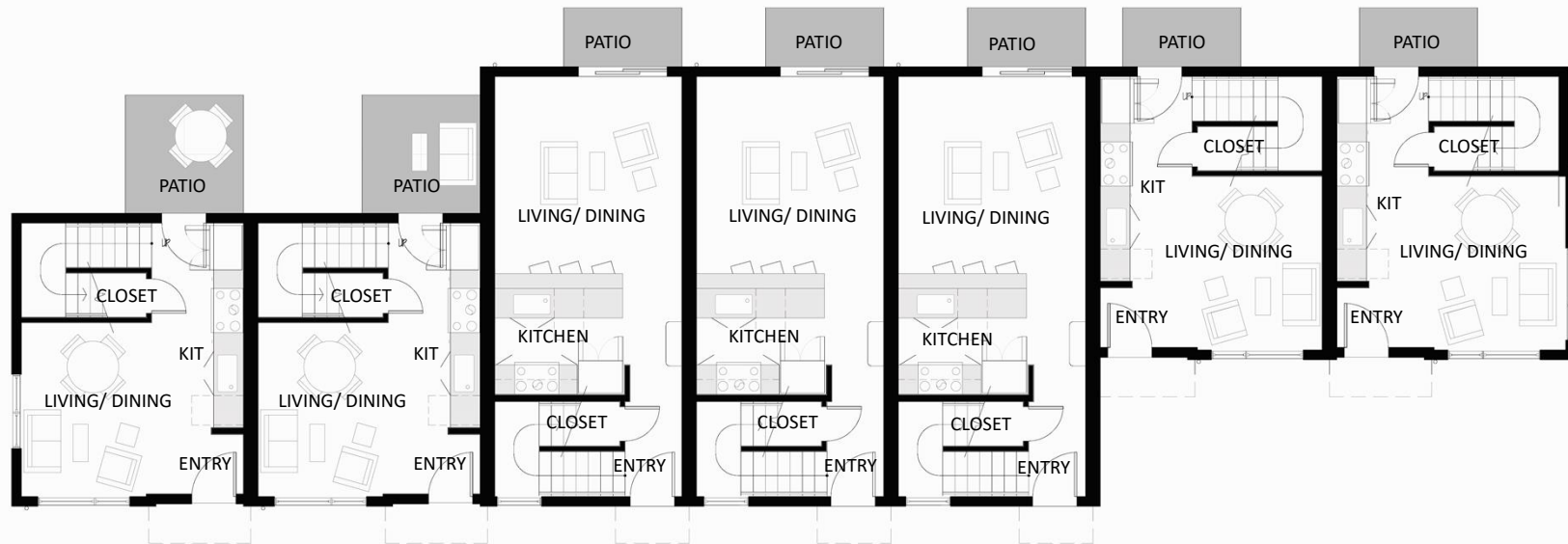
At this time, the project is code compliant; no departures are sought.

Each unit has both a front entry and a back door. Entries are accessed from the east pathway. The end units have stair penthouses to access the roof while the middle units have an open stair. The variety provides a residential scale and a vertical emphasis.

Living spaces on the ground floor provide a traditional relationship to the street and encourage interaction.



BUILDING MASSING



NORTH

2023 WASHINGTON STREET

# ARCHITECTURAL CONCEPT

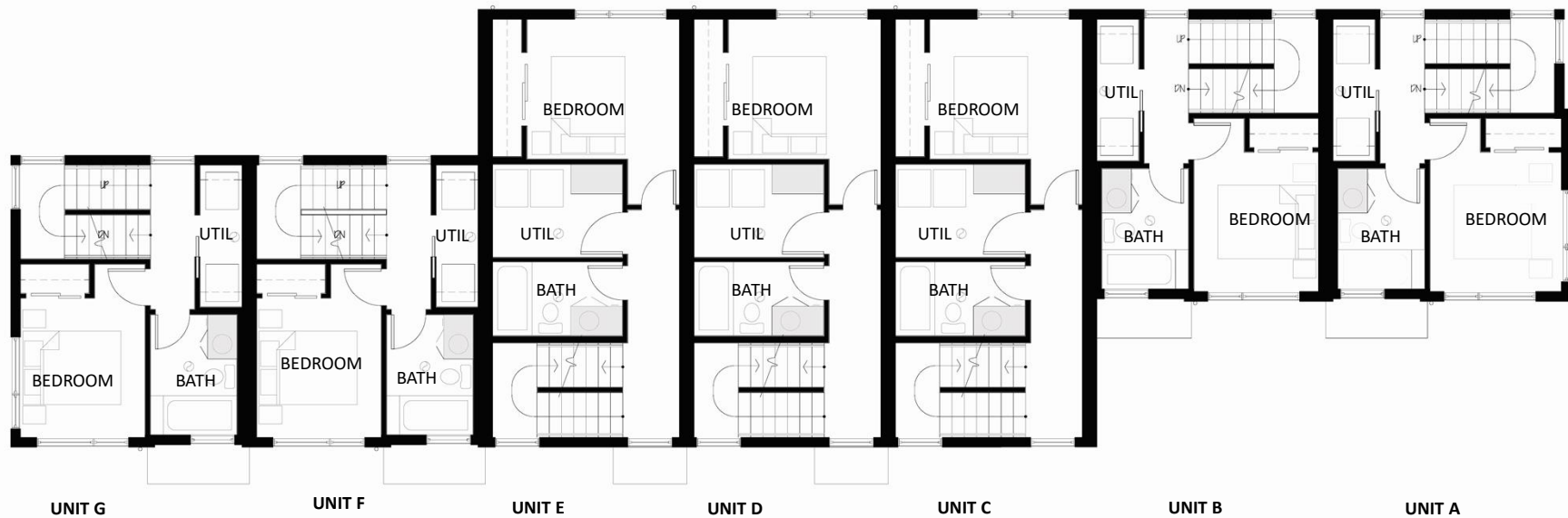
## LEVEL 2 PLAN

A variety of modulation, window patterns, and roof heights provide a residentially scaled structure. Color and form clearly identify each unit.

Stair penthouse roofs are sloped towards the property line to minimize the apparent height.



BUILDING MASSING



NORTH



# ARCHITECTURAL CONCEPT

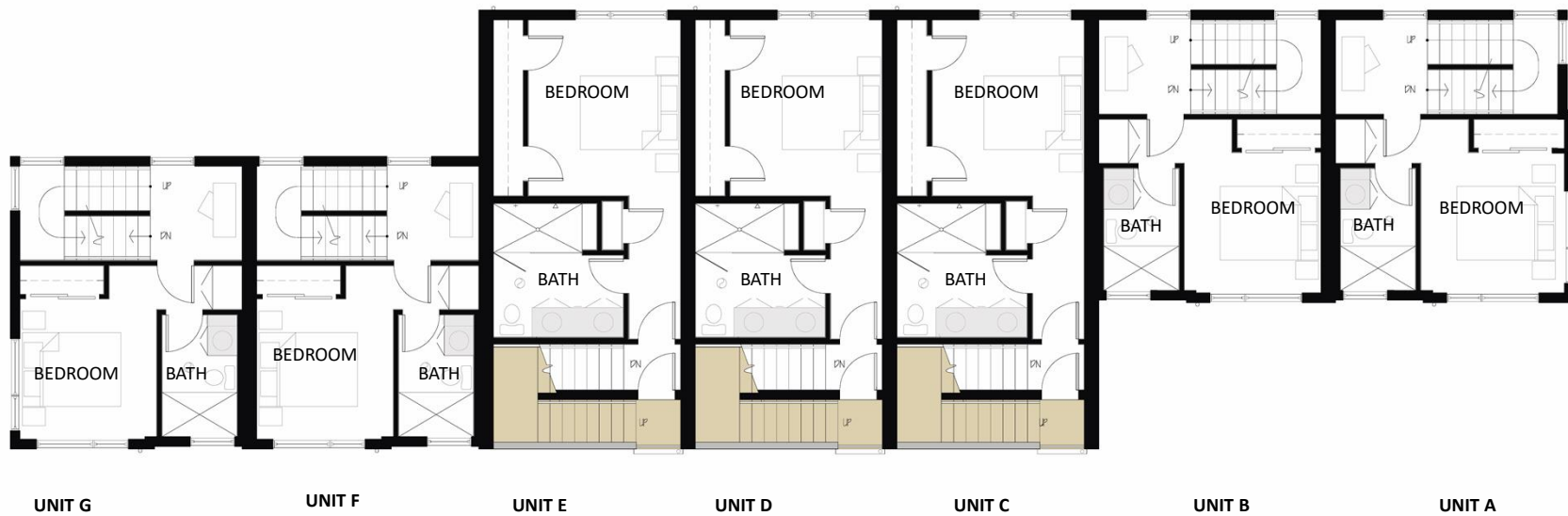
## LEVEL 3 PLAN

Creating a variety of modulation, window patterns, and roof heights provide a

Fenestration minimizes east and west facing windows increase privacy from adjacent projects. Entries are highlighted by contrasting color and material.



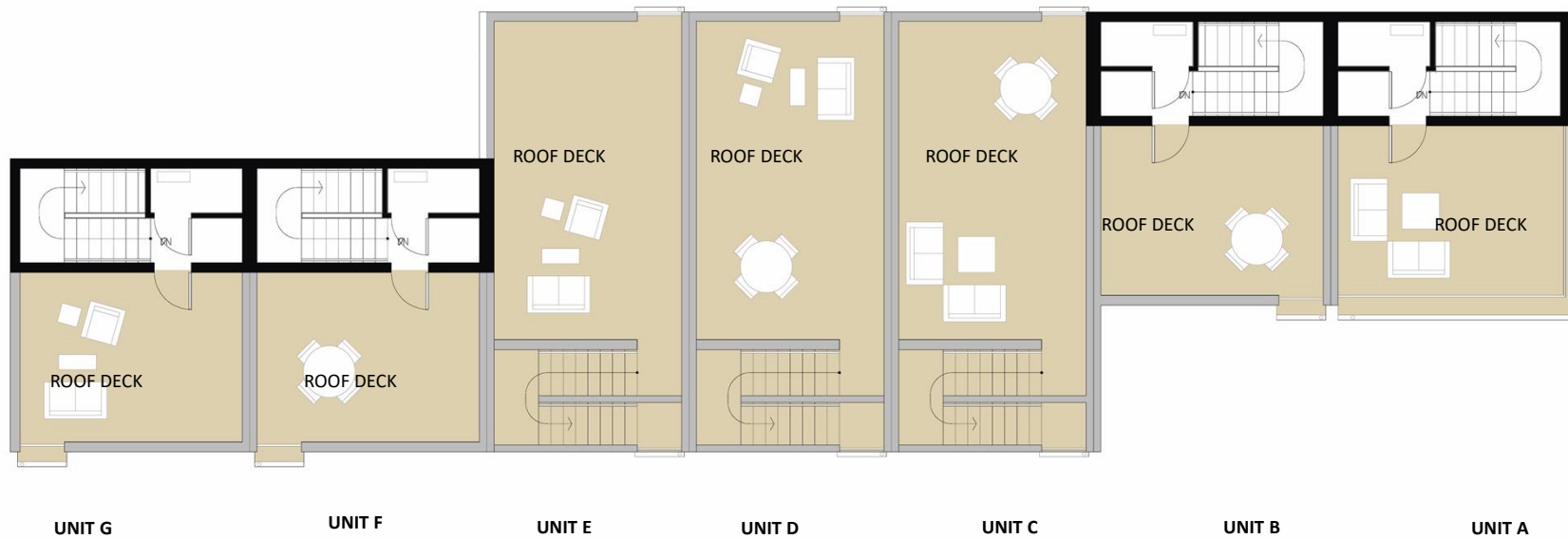
BUILDING MASSING



# ARCHITECTURAL CONCEPT

## ROOF DECK PLAN

Although roof decks are at the same level and adjacent, roof decks are oriented in four different directions.



NORTH

2023 WASHINGTON STREET





NEARBY SQUIRREL

2023 WASHINGTON STREET