



GENOA APODMENTS

2000 23RD AVE S | SEATTLE, WA 98144
3032048-EG

EARLY DESIGN GUIDANCE MEETING 2

MEETING DATE:
November 1, 2018 6:30pm

ADDRESS:
Garfield Community Center
2323 E Cherry St
Multipurpose Room

HYBRID

1205 E PIKE STREET 2D | SEATTLE, WA 98122
www.hybridarc.com | 206.267.9277





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2000 23RD AVE S APARTMENTS:

Development Objectives

Provide mix of congregate and small efficiency dwelling units for single residents to live in an efficient but communal setting with shared kitchens and amenity lounge areas.

136 units and 3 live work
139 bicycle parking stalls (as req)
0 vehicular parking stalls (none are req)

Neighborhood Objectives

This neighborhood is in transition from single family and smaller multi-family to a much denser environment with very dense townhouse developments cropping up to the north and east along with a great deal of low to midrise developments along 23rd Ave S and Rainier Ave S.

This project, which is located at the intersection of Plum and 23rd will need to buffer the noise and activity of the busy intersection to the southwest while responding to the more residential character to the north east.

This intersection is dominated by cars. With Rainier and 23rd carrying many vehicles north and south throughout the day; however, there are many neighborhood gardens and small parks towards the east as well. Therefore, the building should aim to incorporate outdoor space, green space and features that help filter the noise and activity of the nearby streets.

Design Objectives

Create welcoming courtyard environment
- a place for residents and guests to engage with outdoors

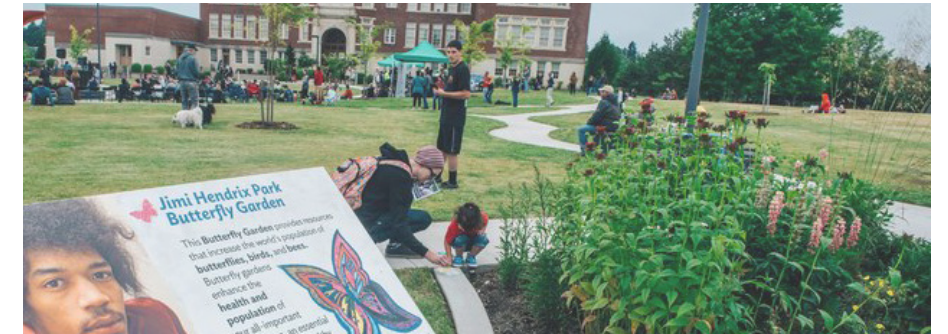
Provide a variety of efficient units
- maximize height and light / bright colors and tall ceilings

Establish sense of enclosure and privacy within busy context
- try to block noise from 23rd and Rainier Avenues

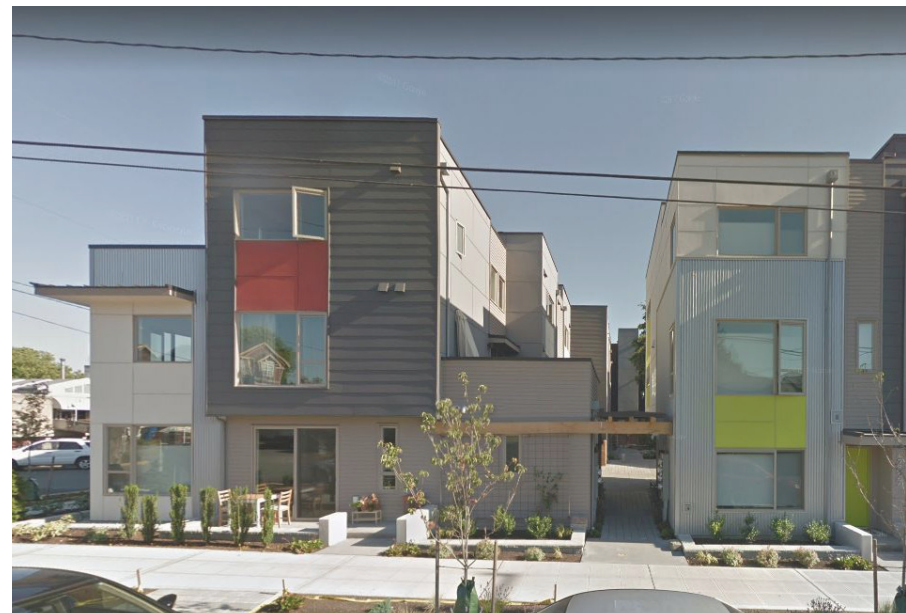
Ecological & Sustainable
- harness rainwater in bioplanters, use efficient and durable materials



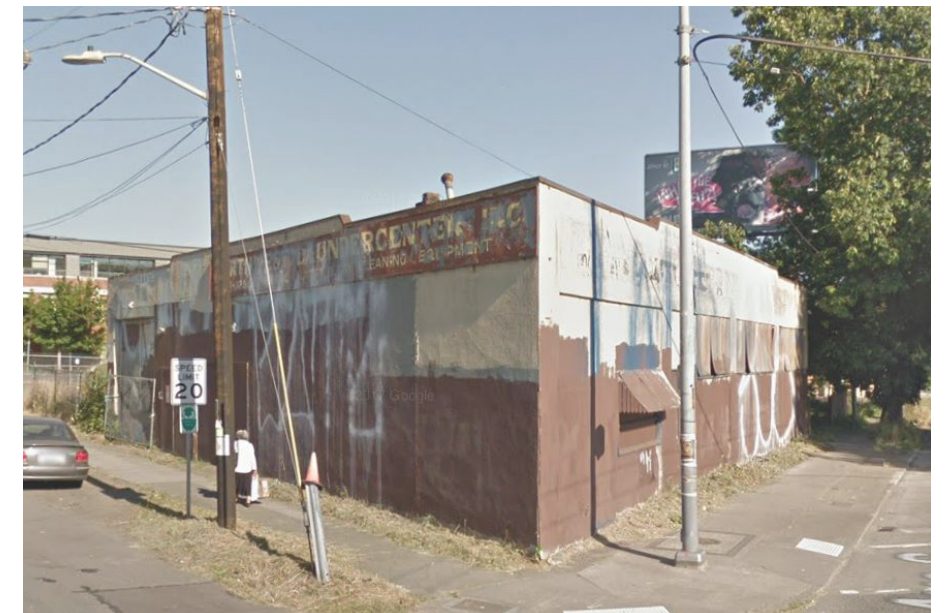
greenplate special - community garden at 25th Ave S & S Walker St



jimi hendrix park



new townhomes on 24th street



vacant sites along Rainier and 23rd Ave

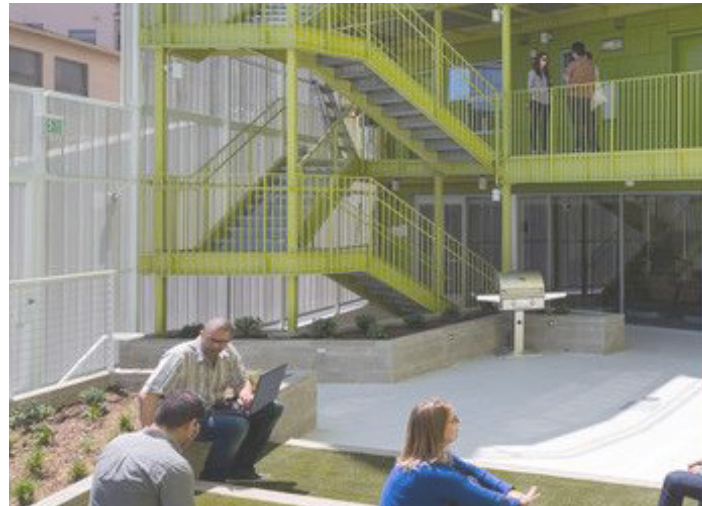


betula apartments - courtyard housing



yesler court - main entry

AFFORDABLE APARTMENTS: SMALL EFFICIENCY DWELLING UNITS & CONGREGATE HOUSING



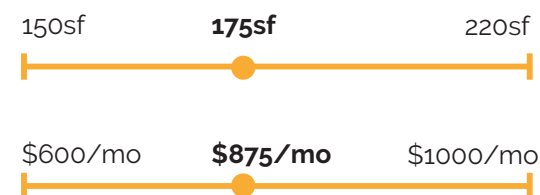
shared exterior space

Provided:

bed
table and chair
wall closet
refrigerator
microwave
private bathroom

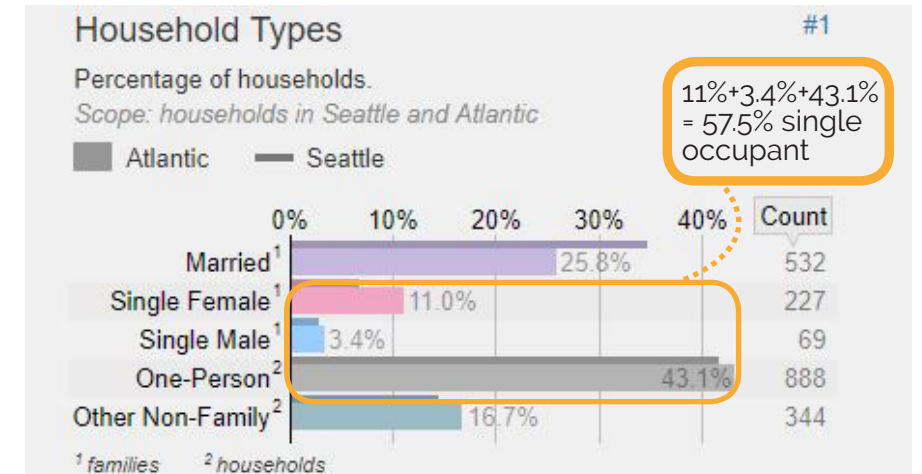
shared kitchens
bicycle parking
laundry facilities
security

what, how big, how much?



what is needed?

affordable,
market
rate, non-
subsidized
multi-
family
rental
product



<https://statisticalatlas.com/neighborhood/Washington/Seattle/Atlantic/Household-Types>



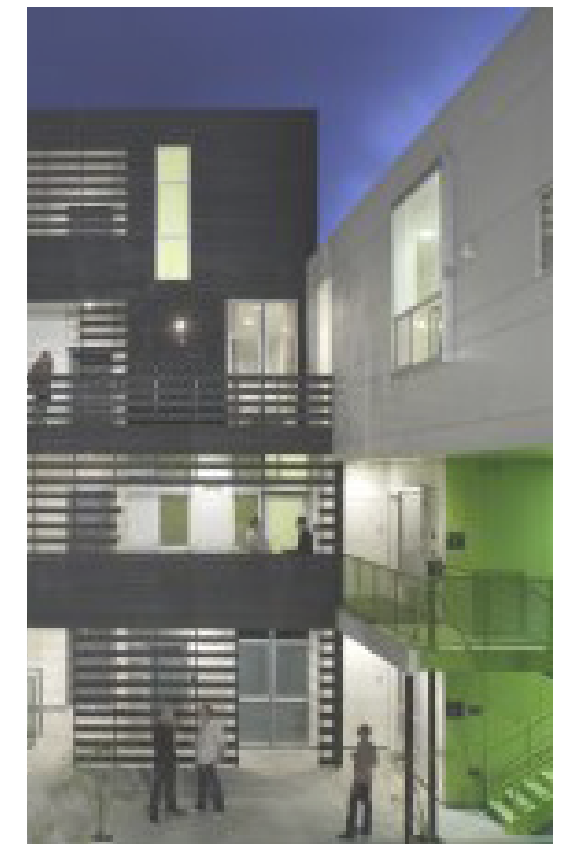
Average resident:
\$30,000/yr income
age 34
rides public transportation
55% male, 45% female
25% working students
length of stay 14mo



shared kitchens



shared laundry rooms



courtyards for meeting your neighbors

- In Seattle > 40% of households are single occupant
- In Atlantic, 57.5% of households in Atlantic are single occupant

*Based on US Census data in these areas





2000 23rd Ave S is in the Atlantic neighborhood between Mt Baker and Beacon Hill. This address may also be considered part of South Seattle and the Rainier Valley. Rainier valley is among the most culturally and economically diverse neighborhoods in the Pacific Northwest.

Atlantic, along with many other neighborhoods in Seattle, has gone through a great deal of densification over the past decade with much of the city's traditional single family building stock becoming transformed into much denser multi-family townhouse, apartment and condominium developments. This project will replace an older commercial building.





Aerial Map



NW African American Museum



Green Plate Special



Jimi Hendrix Park



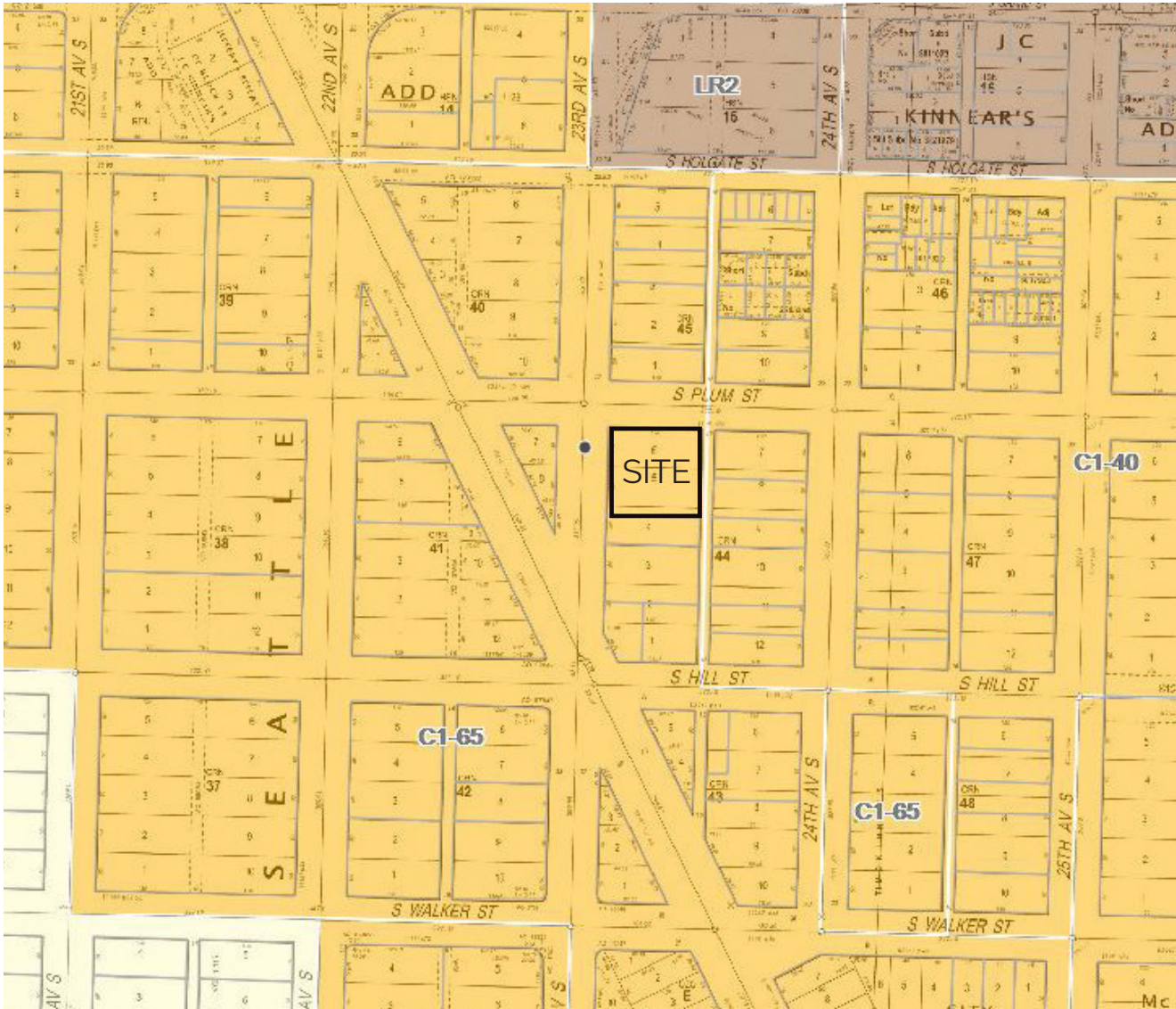
Seattle Childrens Playground



Amy Yee Tennis Center



Rainier Avenue



Zoning Map ①

Site is located in a C1-65 zone that follows along Rainier Ave S where the uses are predominantly commercial and industrial. These uses are starting to become more mixed with the addition of more bus lines and the light rail. The eastern border of the site transitions to C1-40 and the uses remain heavily commercial but have started to become much more populated with townhouses and smaller mixed use developments. To the North, two blocks away, is an LR2 zone where the neighborhood starts to step down into primarily smaller residential uses.



Typologies & Use Map ①

Surrounding area is a mixture of older warehouses and commercial buildings, newer offices, townhouses and apartments. This block in particular has 3 other proposed apartment projects by others.

- Single Family Home
- Townhomes
- Apartment
- Commercial
- Office
- Cultural
- Warehouse
- Parking
- Vacant Land



Contextual Design Cues

- 1. Wellspring Family Services
 - the divided massing of this project allows for multiple small courtyards
- 2. North facade of Wellspring building
 - simple, durable and lasting materials fit nicely with ordered fenestration
- 3. 23rd office building
 - large graphic openings in the massing create a memorable building
- 4. Church
 - horizontal lap siding clads simple forms on a stout concrete base
- 5. new townhomes
 - division of lap siding and panel siding that surrounds simple forms
- 6. east facade of Wellspring building
 - welcoming entry courtyards guide pedestrians into the building
- 7. Church Courtyard
 - private exterior courtyard allows for peaceful connection to outdoors
- 8. Stewart Lumber building
 - large signage, simple forms with pitched roof and durable cladding
- 9. Oberto
 - memorable signage that responds to the traffic along Rainier



1. Wellspring Family Services



2. Wellspring - North Facade



3. 1916 23rd Ave S - Office Bldg



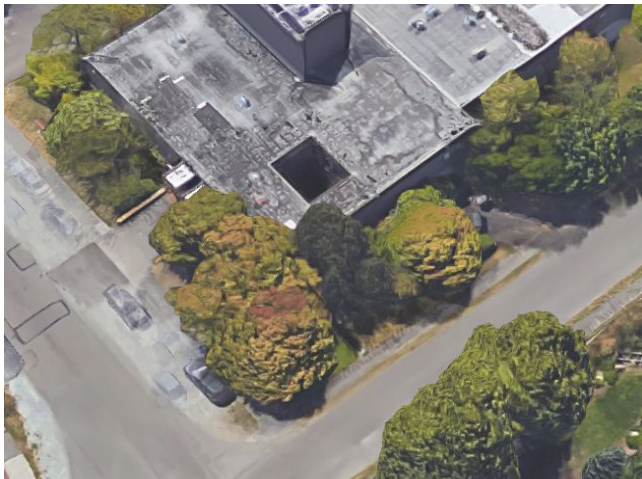
4. Japanese Pres. Church north of site on S Holgate



5. New Townhomes at 25th and Holgate



6. Wellspring Entry from west



7. Japanese Pres. Church NE courtyard



8. Stewart Lumber - Signage / Materiality



9. Oh Boy Oberto - Signage

Site Analysis

ADDRESS:
2000 23rd Ave E

PARCEL NO:
1498302724

DESCRIPTION:
CENTRAL SEATTLE N 12.5 FT OF
LOT 4 TGW ALL LOTS 5 & 6 OF SD PLAT
Plat Block: 44
Plat Lot: 4-5-6

SITE AREA:
13,500

ZONING:
C1-65
Mt Baker(Hub Urban Village)

STREET:
23rd Ave S
SLOPES DOWNHILL N>S ~24"

Plum Street
SLOPES DOWNHILL E>W~96"

ALLEY:
UNIMPROVED ALLEY to East

UTILITIES:
POWER POLES ALONG 23RD
TRANSFORMER AT NW CORNER
ELEC. BUS POWER LINES ALONG PLUM ST.
SANITARY SEWER MAIN - 23RD
STORM DRAIN - 23RD

TOPOGRAPHY:
SITE SLOPES DOWNHILL 12'
FROM NORTH EAST TO SOUTHWEST

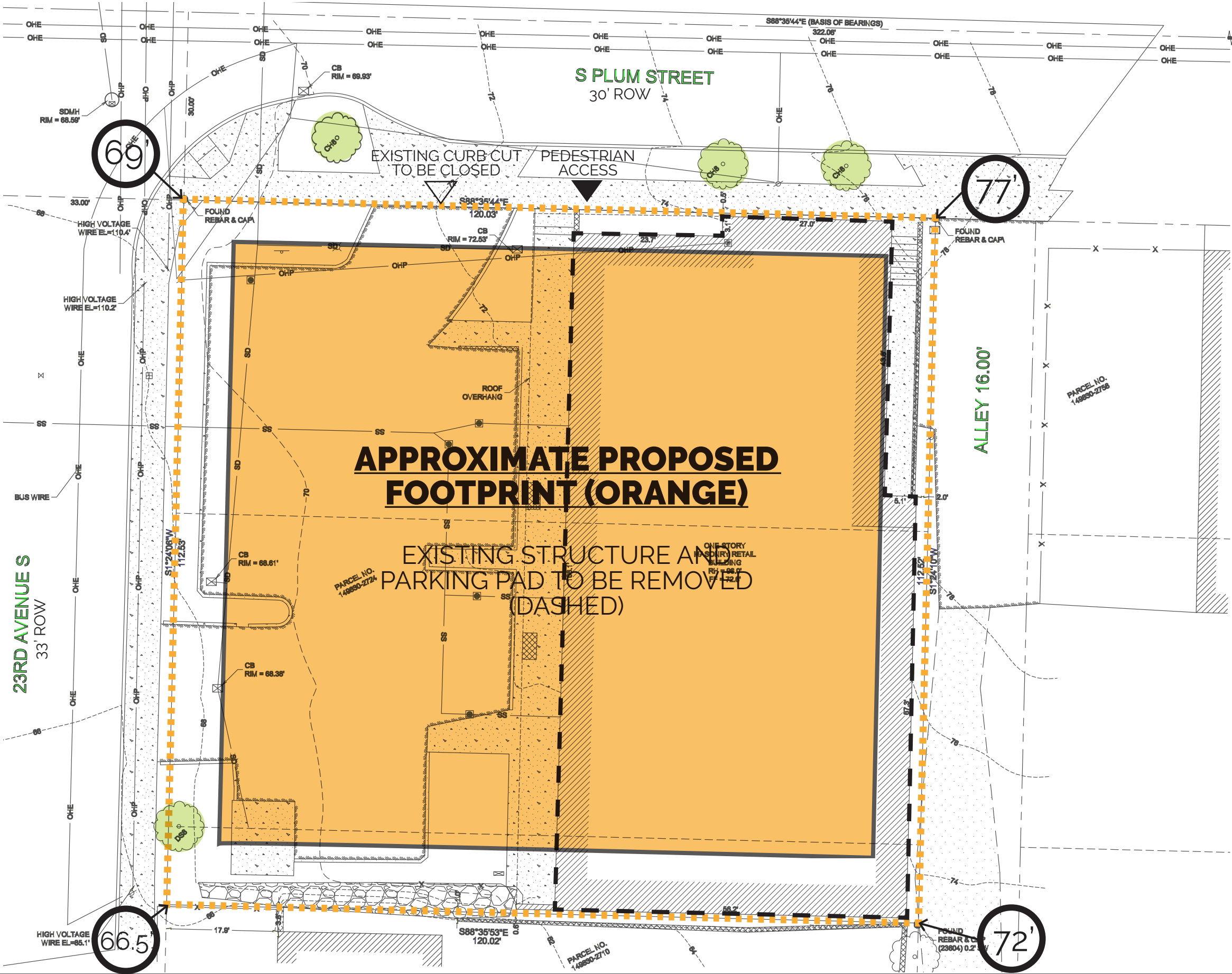
HIGHEST POINT - NE CORNER (78')
LOWEST POINT - SW CORNER (66')

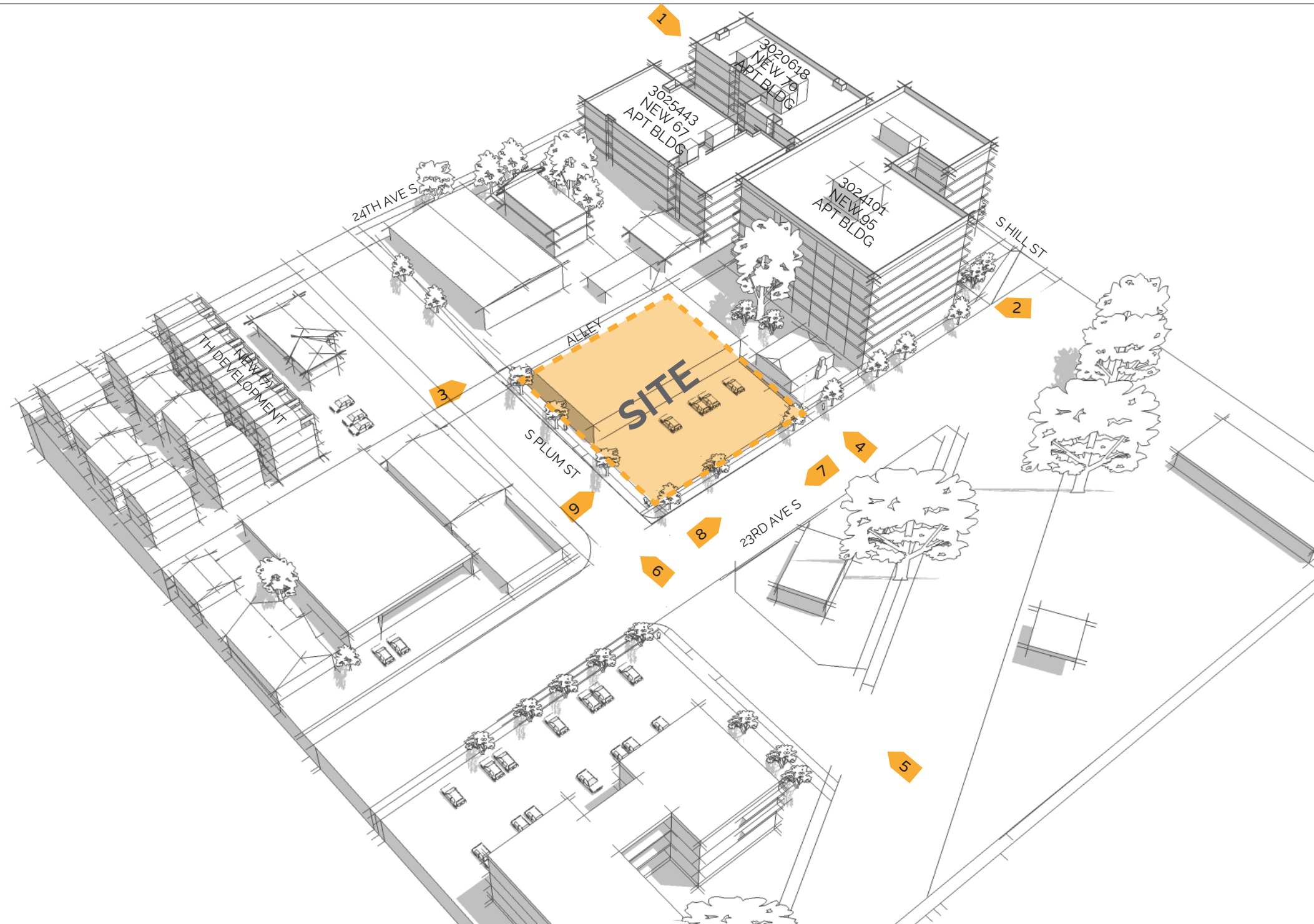
ADJACENT BUILDINGS:
SOUTH - EXISTING RESIDENCE
PROPOSED - 3024101
NEW 90 UNIT APARTMENT BUILDING

EAST - 2005 24TH AVE S
1 STORY WAREHOUSE

2011 24TH AVE S
INTERN'L ORG OF PENTECOSTAL

TREES:
NO EXCEPTIONAL TREES ON THE SITE
(3) 8" CHERRY - NORTH
(1) 8" DECIDUOUS - SOUTHWEST





1. Proposed Apartments to the southeast



2. Proposed mixed use development to the south



3. North & East facade of existing building down alley



4. Looking east to site from Rainier



5. Looking east from Rainier Ave S - Down Plum St



9. Corner of 23rd and Plum St with existing curb cut



8. Looking south down 23rd Ave S

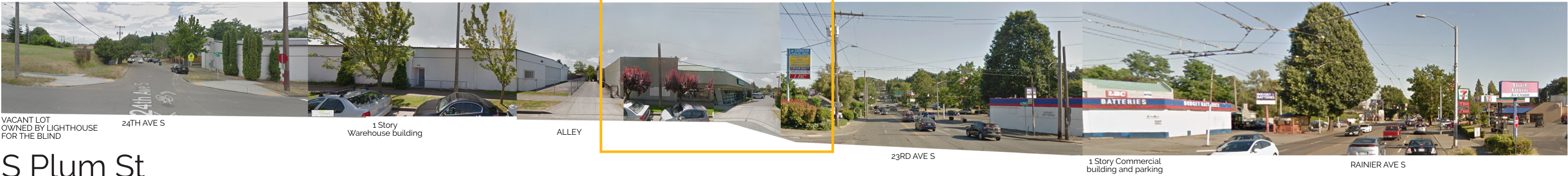
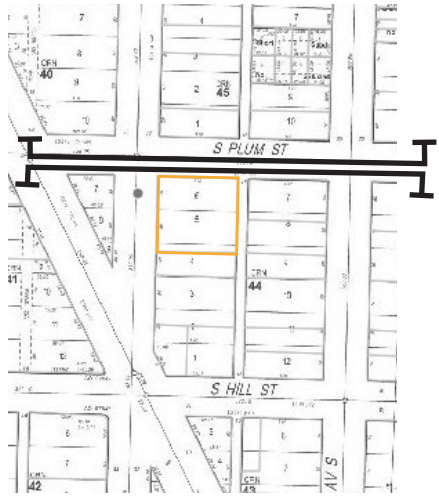


7. Looking north up 23rd Ave S



6. Looking east down S Plum St



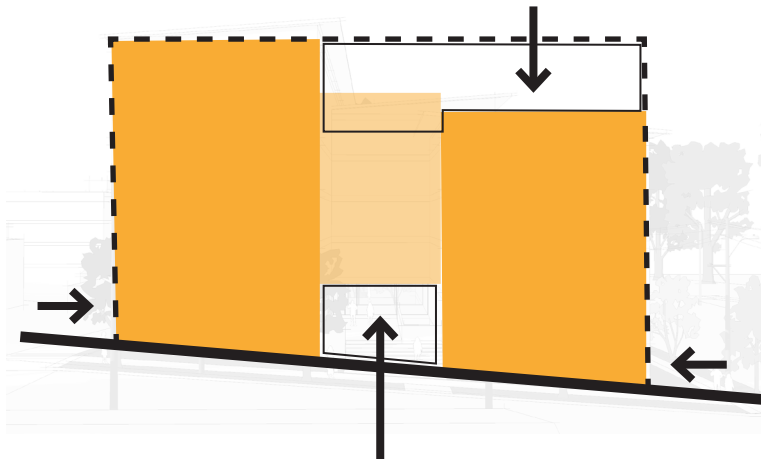


S Plum St
Looking South - at the site



S Plum St
Looking North-across the site

CENTRAL AREA SUPPLEMENTARY DESIGN GUIDELINES



CS1: NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

1. Local Topography

- a. Respond to local topography with terraces, stoops, stepping facades, or similar approaches

Response:

Project is oriented to make use of the slight slope from 23rd Ave up to the alley. The lower street level allows for taller live-work units along 23rd, while maintaining access to the alley at grade. The residential entry along Plum provides an accessible entry opportunity that is also connected to services off alley.



2. Connection to Nature

- a. Be sensitive to the project's impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties. Ensure sunlight reaches building entrances whenever possible.
- b. Provide vegetated spaces throughout the project

Response:

The preferred courtyard orientation creates a South facing courtyard enhancing exposure to natural daylight in exterior spaces. The uppermost story is provided only on the Eastern, uphill portion of the lot. This reduces shadows cast in the afternoon in the courtyard and is a gestural response to the sloped site.

Residential entry off Plum is within a large entry courtyard with visual connection to the adjacent residential common space.



PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

1. Accessible Open Space

- b. Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets.

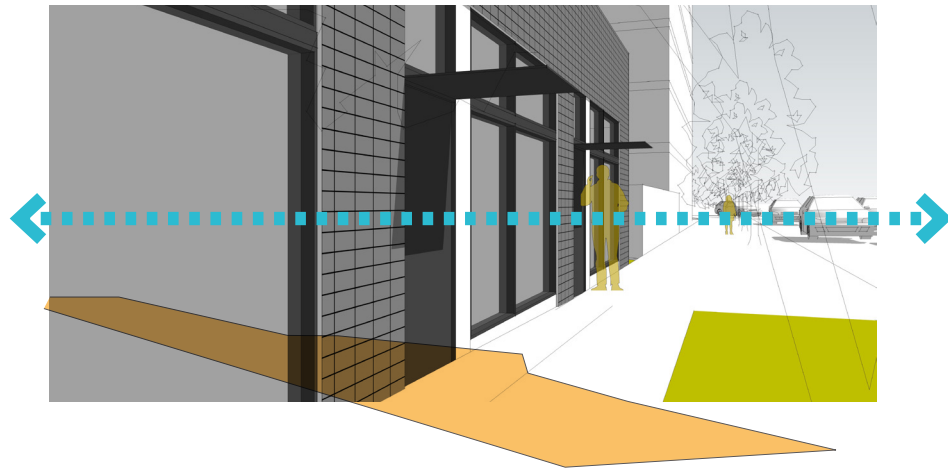
Response:

This site, by the nature of its location, is highly connected to public transport, pedestrian networks and bicycle networks. In order to provide accessible open space, a generous courtyard shall be provided that has not only wide steps but also an ADA path of entry.

To enhance the pedestrian network, an optional setback, to create a planting along 23rd Ave at the corner of Plum, will create a buffer between the public sidewalk and street. The sidewalk will be relocated along 23rd to add a planting strip and create a continuous sidewalk between ongoing.

Additionally, the sidewalk is widened along 23rd Ave S to create a corner courtyard.

Along S Plum St, an additional 10 ft setback is provided to contribute to the network of green spaces in the neighborhood and respond to public feedback and encouragement of additional greenspace.



PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

1. Frontages

- f. Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work space at the street windows.

Response:

Live/work spaces activate 23rd Ave the commercial frontage of this site. Storefronts align with the commercial development project at Rainier Ave and 23rd Ave S.

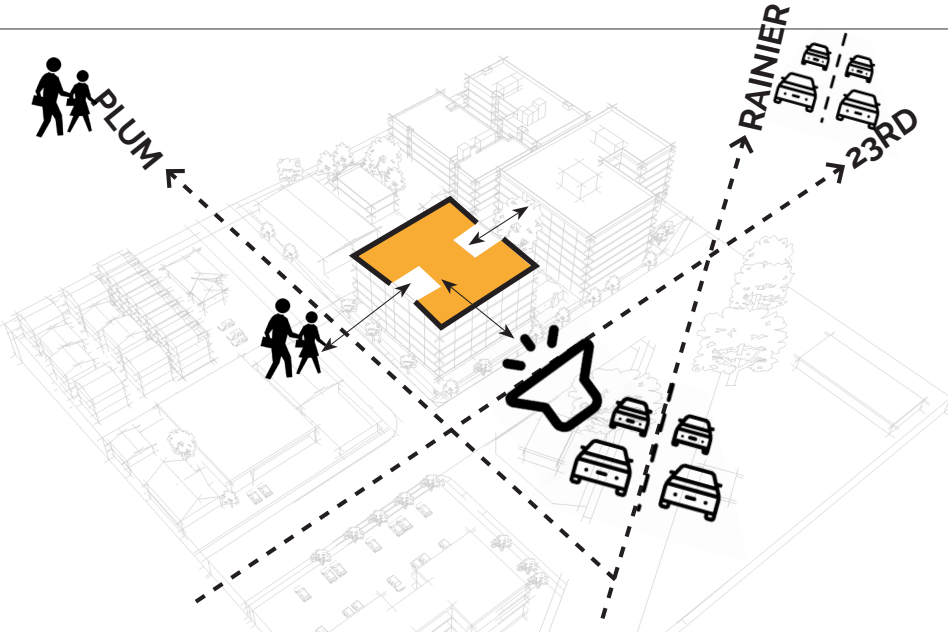
2. Streetscape Treatment

- i. Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.
- j. To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.

Response:

The entry sequence off 23rd Ave features a public courtyard connected to a private but street fronting common space. This entry will activate the common space and provide more opportunity for spontaneous social interaction. Deeper into the project, residents may reach more private common spaces and private rooms at upper levels.

The residential entry sequence off S Plum St features a ramp and stoop sequence that provide opportunities for social interaction while creating functional and semi private recreation spaces for residents.



DC2: ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

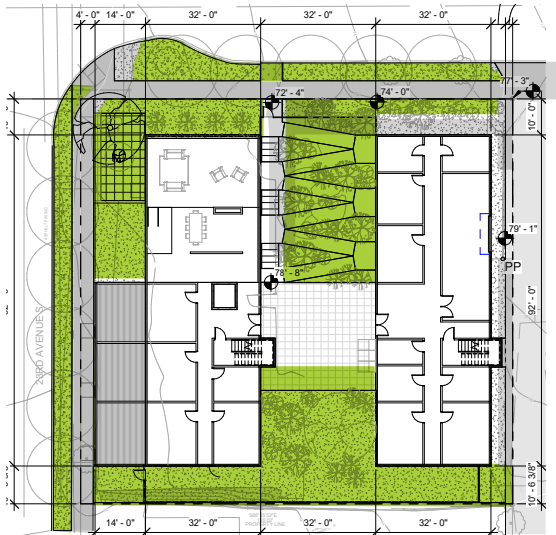
1. Building Layout and Massing

- a. Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.

Response:

The project will have a clear concept that through simple gestures shall illustrate key design ideas such as: entry & access, internal circulation and wayfinding as well as overall massing configuration.

The building will step down the hill (to reduce overall mass) & feature an open courtyard that will serve as the main entry and gateway into the project.



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

1. Common Open Spaces

- b. Encourage courtyard housing and bungalow courts which use landscaping as the delineation between shared and private spaces, instead of fencing

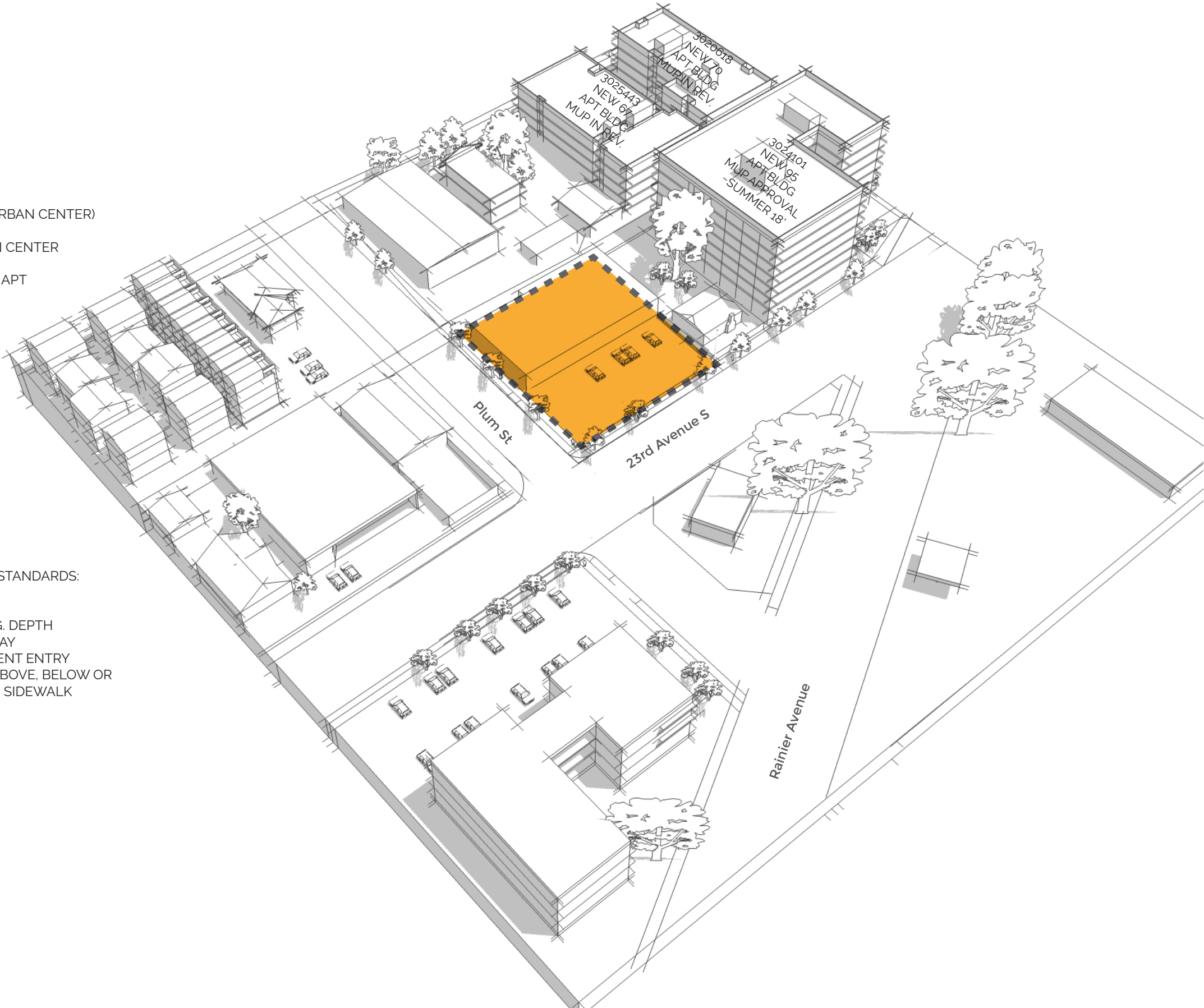
Response:

The open space concept is create private interior courtyards for residents. Two courtyards facilitate different residential activities. One serves as an entry and another, South facing courtyard for common amenity use.

Corner at 23rd and Plum provides a green open space that extends the network of open spaces in the neighborhood and provides a buffer to residential common space.

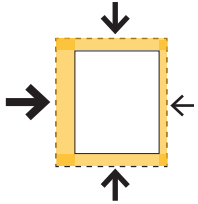
Zoning Summary

SITE LOCATION	2000 23RD AVE E
SITE ZONING	C1-65
OVERLAY	MT. BAKER HUB URBAN VILLAGE
ECA	YES - LIQUIFACTION ZONE
SEPA REVIEW	NO SEPA REQ (BELOW 200 UNITS IN URBAN CENTER)
PARKING REQUIRED	NO VEH. PARKING REQ WITHIN URBAN CENTER BICYCLE PARKING AS REQ. 0.75 STALLS / SEDU OR CONGREGATE APT 0.25 STALLS / APT UNIT
HEIGHT	65' BASE MAX HEIGHT
SITE AREA	13,500 SF
FLOOR AREA RATIO	4.25 FOR SINGLE USE
FLOOR AREA	57, 375 SF (MAX FAR)
SETBACKS	NONE REQ. INCREASED FRONT ROW SETBACK 2 FOOT ALLEY DEDICATION REQUIRED
AMENITY AREA	5% OF GROSS FLOOR AREA 2869 SF REQ
DEVELOPMENT STANDARDS	*PROJECT TO COMPLY WITH ALL DEV. STANDARDS:
008.A.2 - BLANK FACADES	20' MAX LENGTH / 40% MAX AREA
008.B.2- TRANSPARENCY	60% TRANSPARENCY REQ
008.B.3 - DEPTH	NON-RESIDENTIAL USES - 30' MIN AVG. DEPTH
008.C - PEDESTRIAN	SITE NOT WITHIN PEDESTRIAN OVERLAY
008.D.1 - RES. USE	ONE ELEVATION MUST HAVE PROMINENT ENTRY
008.D.2 - RES. HEIGHT	FLOOR OF RES. USE MUST BE 4' MIN. ABOVE, BELOW OR SETBACK AT LEAST 10' MIN. FROM THE SIDEWALK



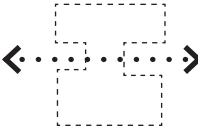


Design Priorities



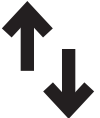
1 - SETBACK BUILDING

Although the building is located in a commercially zoned area it is important that the building feature setbacks along streets and alleys, to provide room for landscaping and trees. The building should also provide a side setback to allow for some separation with the neighboring structure.



2 - INCREASE TRANSPARENCY

Due to the increased pedestrian activity of this area and the high volume of foot traffic that this building will generate it is important that transparency is maintained at the ground level. Views through the site are key to not only aid in wayfinding and visual security but will also help break down the massing of the building.



3 - SHIFT THE VOLUMES

In order to break down the perceived mass of the building it is important that the overall volume is eroded into elements that relate to the corresponding masses found in the immediate vicinity of the site. This shifting can be done in both plan and section to create a variable and playful structure.



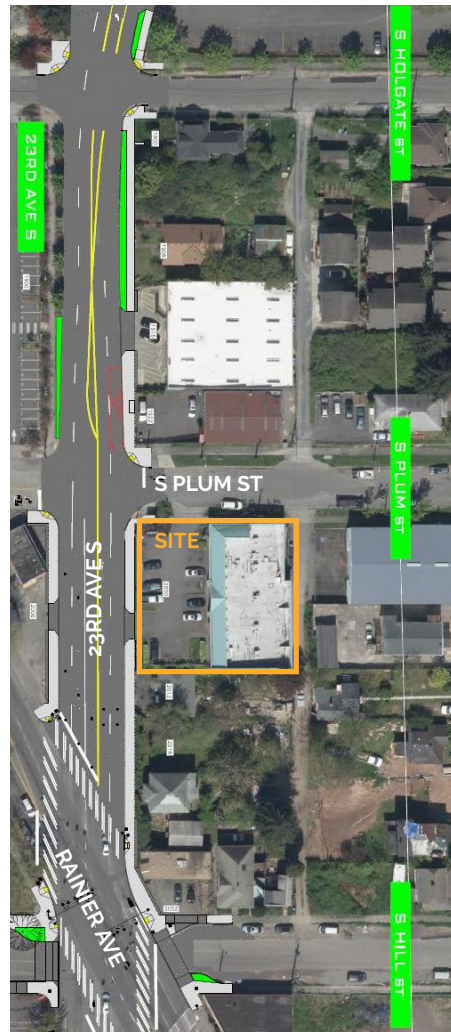
4 - ENGAGE WITH THE SIDEWALK GATEWAY

Visual and physical onnections to sidewalk at 23rd and the representation of the project as a gateway to the Central Area. Enlarged outdoor space at the corner connect to the larger network of green spaces and foster socialization and a strong sense of community in the neighborhood.

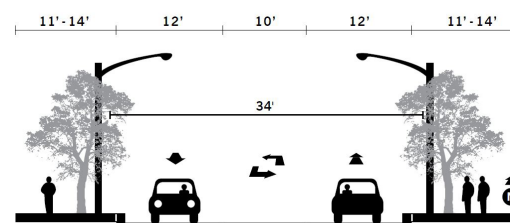
23RD AVE STREET IMPROVEMENTS UNDERWAY

23rd Avenue Street Developments

The Seattle Department of Transportation is planning on making changes to the right of way along 23rd Ave S over the next year. These changes revolve around widening sidewalks and increasing planter strips along major streets



SDOT 23rd Ave Changes - Context Plan



SDOT 23rd Ave Changes - Typical Street Section

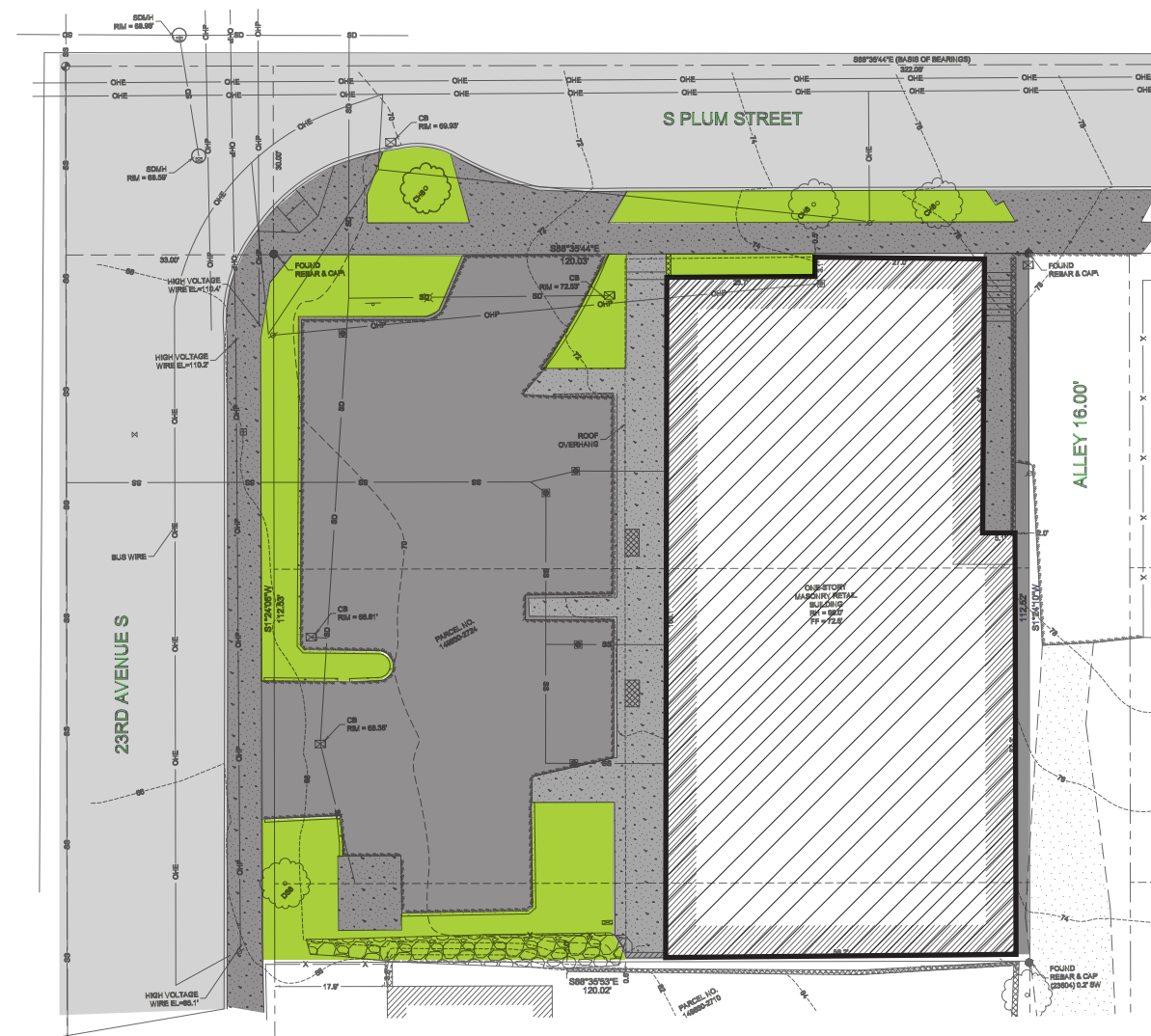


Existing Photo looking north on 23rd



Existing Photo looking south on 23rd

EXISTING - NO PLANTING STRIP

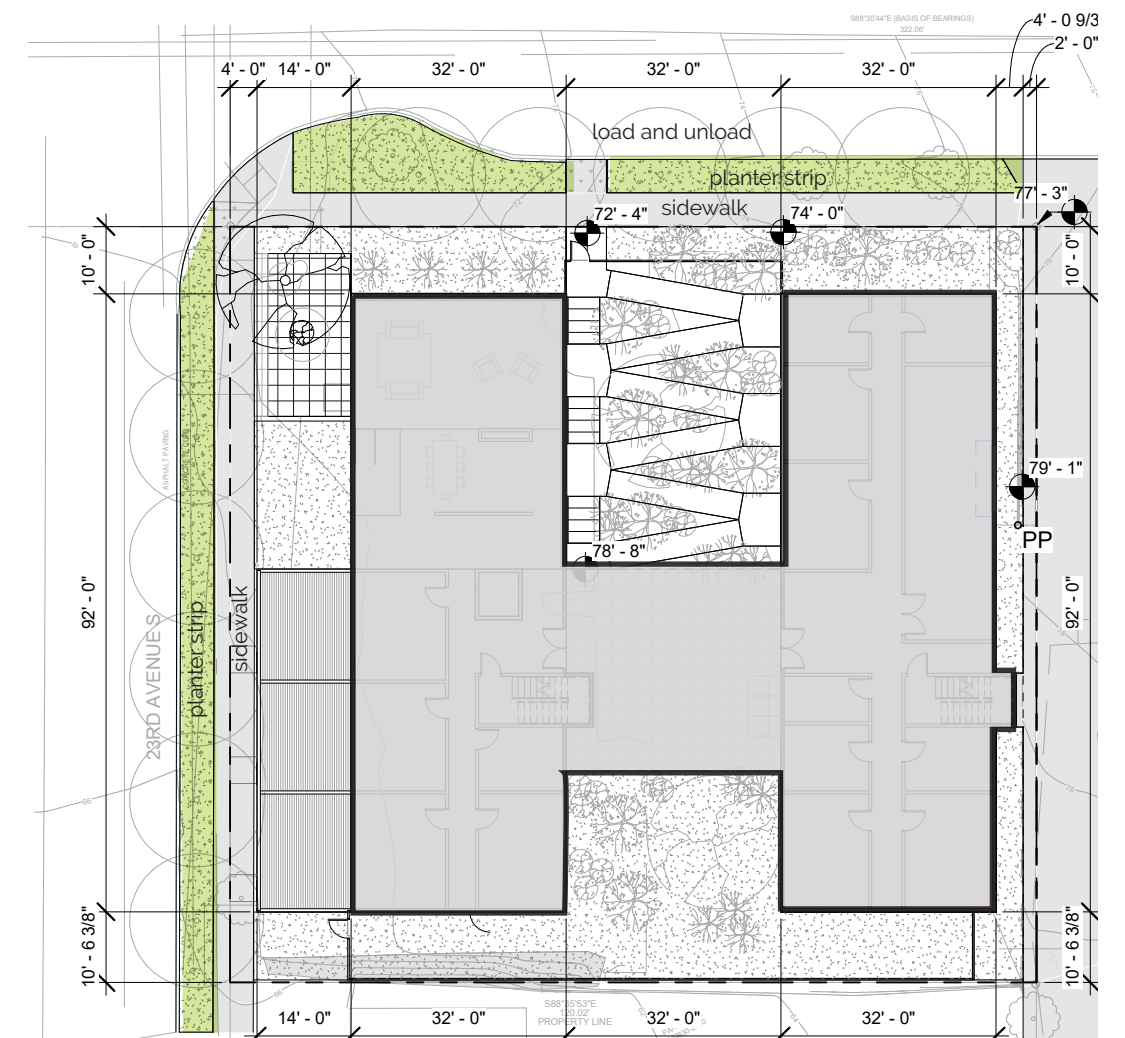


Existing site plan

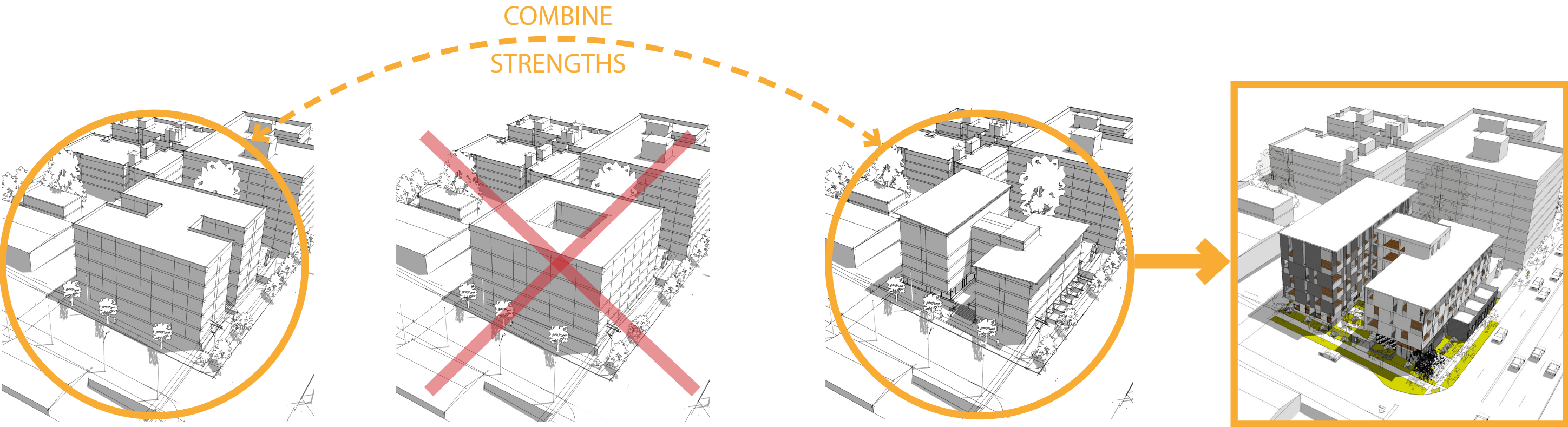


Proposed changes: widening sidewalk and adding planter strip with street trees along 23rd

PROPOSED - PLANTING STRIP BUFFER FRONT STREET



Proposed site plan



1. West Court

139 UNITS
Proposed FAR: 43,190 SF
Max FAR: 4.25 = 57,375 sf
Bike: 105

- Positive**
- Building Opens up to West - towards 23rd & East towards alley
 - Tall Ceilings
- Negative**
- Main entry is on busy, noisy street with difficult grade change that requires stairs and long ramp
 - Long broad facades on Plum Street and along building's side yard
 - Concerns over security of courtyard that faces an alley
 - No streetscape activation along Plum Street and minimal interaction along 23rd.
- **Departures**
- Residential setback at S Plum Street

2. Donut

139 UNITS
Proposed FAR: 42,285 SF
Max FAR: 4.25 = 57,375 sf
Bike: 105

- Positive**
- Secure / Quiet Interior Courtyard
 - Building entry off Plum Street in a much more quiet and pedestrian friendly location
 - Ample greenspace for landscaping along the perimeter
- Negative**
- No streetscape activation along 23rd Ave
 - Minimal activation along Plum St
 - Main entry is at grade but not celebrated and generous enough
 - Long, broad facades along all four elevations that will require a great deal of added articulation
- **Departures**
- Residential setback at S Plum Street

3. North Court (preferred scheme)

139 UNITS
Proposed FAR: 38,910 SF
Max FAR: 4.25 = 57,375 sf
Bike: 105

- Positive**
- Quiet, secure main entry that is accessed off more residential Plum Street.
 - Procession of stairs / ramp is integrated into geometry of the building
 - Massing steps down the hill to reduce overall bulk and scale along 23rd Ave
 - Residential Units along 23rd with private patios to allow for streetscape activation
 - Courtyard along south side yard to reduce views into neighboring building to south
- Negative**
- Long facade along 23rd and alley that contrast with short north / south facades
- **Departures**
- none

3. North Court EDG2

136 UNITS
3 LIVE/WORK UNITS
Proposed FAR: 38,910 SF
Max FAR: 4.25 = 57,375 sf
Bike: 139

- Positive**
- Quiet, secure main entry that is accessed off more residential Plum Street.
 - Procession of stairs / ramp is integrated into geometry of the building
 - Gateway courtyard on corner of 23rd Ave and Plum Street
 - Massing steps down the hill to reduce overall bulk and scale along 23rd Ave
 - Live/Work units along 23rd Ave to activate street-level interaction w
 - Courtyard along south side yard to reduce views into neighboring building to south
- Negative**
- Street noise in common spaces along 23rd Ave S
- **Departures**
- Commercial Height in Live/Work Space

The Board expressed **support** for scheme 1 and 3 and encouraged exploration of a corner courtyard configuration that combines the merits of these two options.

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Noted that the Lighthouse for the Blind is nearby, and the sidewalk design should be sensitive to the users frequenting that facility with accommodating design elements.
- Concerned about the coordination with SDOT street improvements underway.
- Expressed strong desire for the project to follow the neighborhood design guidelines that stress the importance of enhancing the pedestrian environment, especially so near transit. This includes sidewalk design, entry points, ground level design features and overall site planning.

SDCI staff also summarized design related comments received in writing prior to the meeting:

- Expressed support for the preferred massing option as it adds some variety to the area.
- Encouraged more color variety besides grey.

Non-design related comments expressed concern with existing parking congestion and a desire for more unit types.

1. Massing:

a. The Board discussed the merits of both Option 1 and 3, preferring the courtyard and entry configuration facing 23rd Avenue thereby actively engaging the main street, while also preferring the variety of massing and sensitivity to the neighboring sites shown in Option 3. The Board also preferred the fewer ground level units shown on Option 1. **The Board agreed that a corner courtyard configuration should be explored that combines the strengths of these two options.** (CS1-1a, (PL3-A1 through 4)

b. The Board did not support Option 2.

c. The Board agreed that a shifted/turned massing could best achieve the engagement and activation of the streets.(PL2-D1, (PL3-A1 through 4))

d. In Option 3, the Board was supportive of the traditional feel of the courtyard type of configuration that is found in many older apartment buildings in the area. (CS3-A) e. **The Board agreed that the common amenity space and entry courtyard should be highly visible and welcoming as viewed from both streets.** This configuration also takes advantage of solar access. (CS1-B1, CS1-2a)

2. Orientation of Entry & Connection to Street:

a. The Board expressed a strong preference for a building entry that **engages 23rd Ave and provides a procession of entry sequencing from the public to the private** with an open court at the sidewalk edge moving into a more semi private space at the entry point that activated by the private amenity room and lobby. (CS2-B1, B2, B3)

b. **The Board specifically noted the three opportunities to engage the street: the plaza, lobby and common amenity room.** (PL3-A1 through 4)

c. The Board agreed that the ground level residential units on Plum Street should be designed with a stoop character to engage the quieter, more residential nature of this street. The Board also encouraged coupling entries and providing transparency. These same qualities should also be provided to 23rd Ave should any units be included along that street. (PL3-B2, PL3-1c, PL3-1g, PL3-1i)

d. **The Board encouraged minimizing the number of ground level residential units facing 23rd Ave** as this is a busier arterial street that creates a challenging condition for ground level residential to contributing towards activating the street.

e. The Board noted that they would be open to considering a ground level residential setback such as that shown in Option 1 as part of the suggested hybrid massing scheme. (PL3-B2)

3. Gateway Location & Cultural Placemaking:

a. The Board noted the significance of this gateway location to the Central Area neighborhood and that the size and location of this building will set an important precedent for new development. (CS2-A1)

b. The Board noted that the proposed configuration of the open court to **the corner is part of cultural placemaking by having a welcoming, activated open space on the most visible street fronts.** (A.1-1a through f, A.2-1a)

c. In response to public comments, the Board encouraged reaching out to the Lighthouse for the Blind as well as local cultural groups to solicit ideas for how the building and ground level design might reflect the community cultural context. (CS3B1, B2, A.2-1a)

4. Open Space Connectivity:

a. As discussed above, the Board would like to see a massing option that shows a corner entry courtyard, creating an open space both at the corner as well as along the south side of the site to provide a buffer to the neighbor. The Board also noted that the two open spaces would have very different characters – one being more public and the other more private. (PL1-A1, A2)

b. The Board was very enthusiastic about the thoughtful manner in which **the two courtyards were configured in Option 3 to have a visual connection and relationship between the open space with the lobby and amenity room space.** The Board would like to see similar considerations given to the new massing scheme, endeavoring to create a sense of connectivity throughout the site. (DC1-A1 through A4, DC3-A1, DC3-1a)

c. The Board noted that the activation, functionality and visibility of the corner open space is paramount and may differ significantly in design from the open space design and configuration on the south edge. (PL1-2d)

d. The Board noted that the safety of this open space will be reinforced by clear sight lines and visibility between the sidewalk, courtyard and amenity room. (PL1-1a, PL1, 1c)

e. The Board was very supportive of the proposed bike circulation and storage facilities. (PL4-B3)

5. Respect for Adjacent Sites:

a. **The Board was very supportive of the massing gesture of the open space courtyard facing south towards the neighboring site.** This open space created variation, light and air and a landscape buffer between the project site and the abutting neighbor. (CS3-A1 through 4)

6. Signage:

a. The Board was very concerned about the building signage and lack of customization to the neighborhood. The Board stressed that the building signage should create a unique sense of identity for the building residents, rather than just a brand found anywhere in the City. This concern was further compounded by the important gateway location of this site and the lost opportunity for the building expression through its signage to be of the neighborhood. (CS3-B1, B2, PL1-2c, DC4-B1 and 2, A.1-1a through f, A.2-1a)

b. **The Board would like to see a well-considered building signage concept that suggests a residential home and reflects community culture.** (DC4-B2, PL1-2c, DC4B1 and 2, A.1-1a through f, A.2-1a)

c. The Board suggested that those areas of the building that do not have transparency and may have blank walls, to consider use of color and art to provide visual interest and potentially also contribute to the cultural placemaking encouraged in this design. (PL1-2c, DC2-B2, DC4-1a, DC4-3a through d, A.1-1c)

d. **The Board looks forward to a well-conceived, coherent building design that takes established and enhances the gateway location.** (DC2-B1)

7. Materials & Building Design:

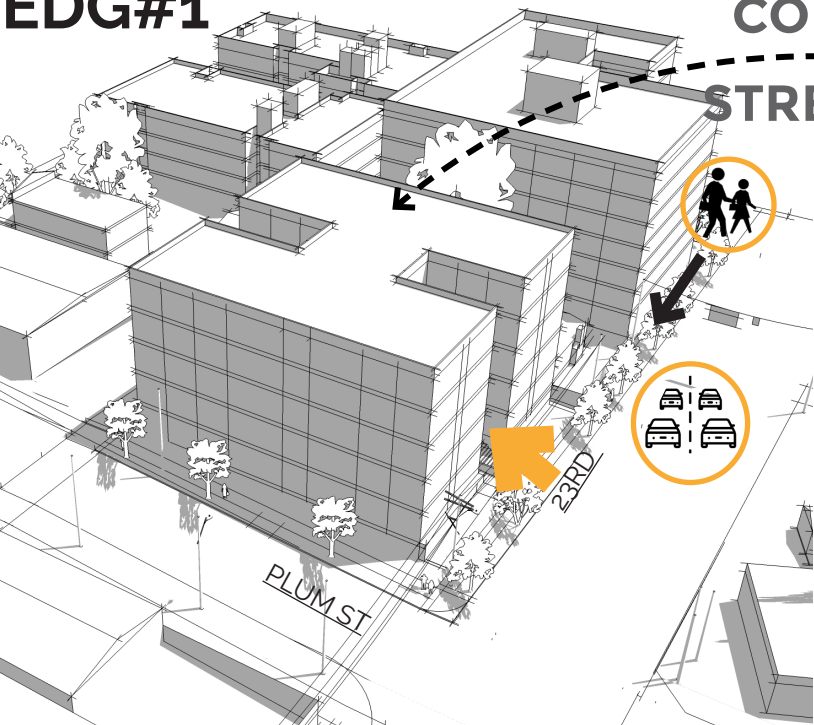
a. The Board looks forward to reviewing a material palette that takes cues from the important neighborhood buildings, such as the NW African American Museum, while recognizing that this a residential building of a very different scale. (CS3-A1-4, DC4-2a and b, A.1-1a through f, A.2-1a)

b. The material palette should also provide a visual signal the entry into the Central Area neighborhood. (DC4-A1, DC4-2a and b)



The board suggested **additional study** to combine the strengths of each scheme.

EDG#1

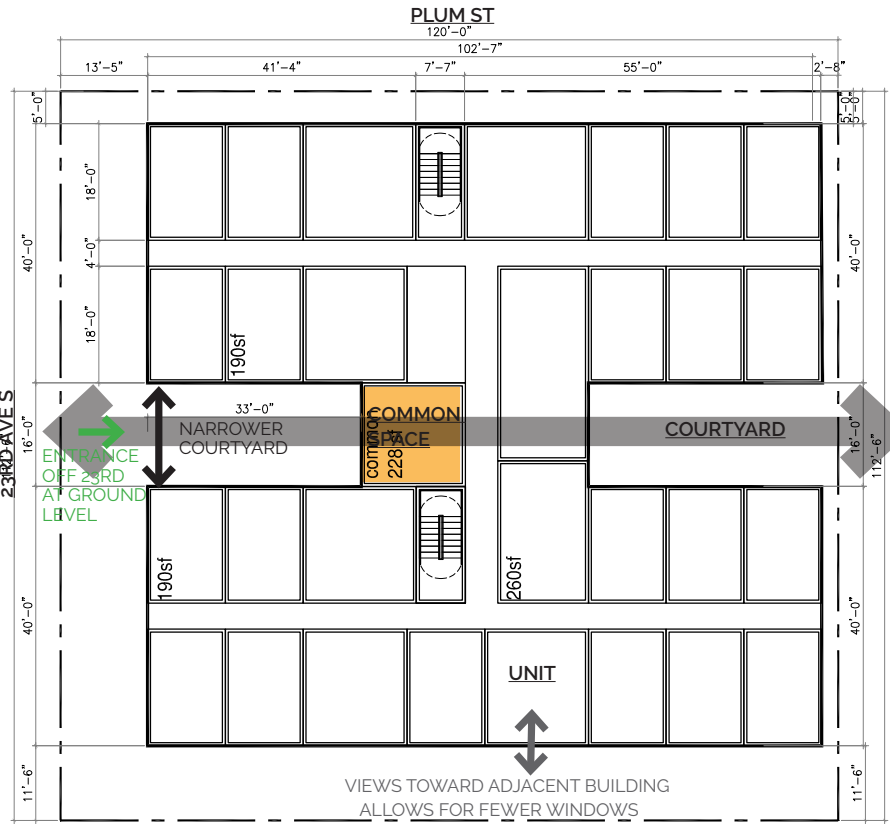


COMBINE
STRENGTHS

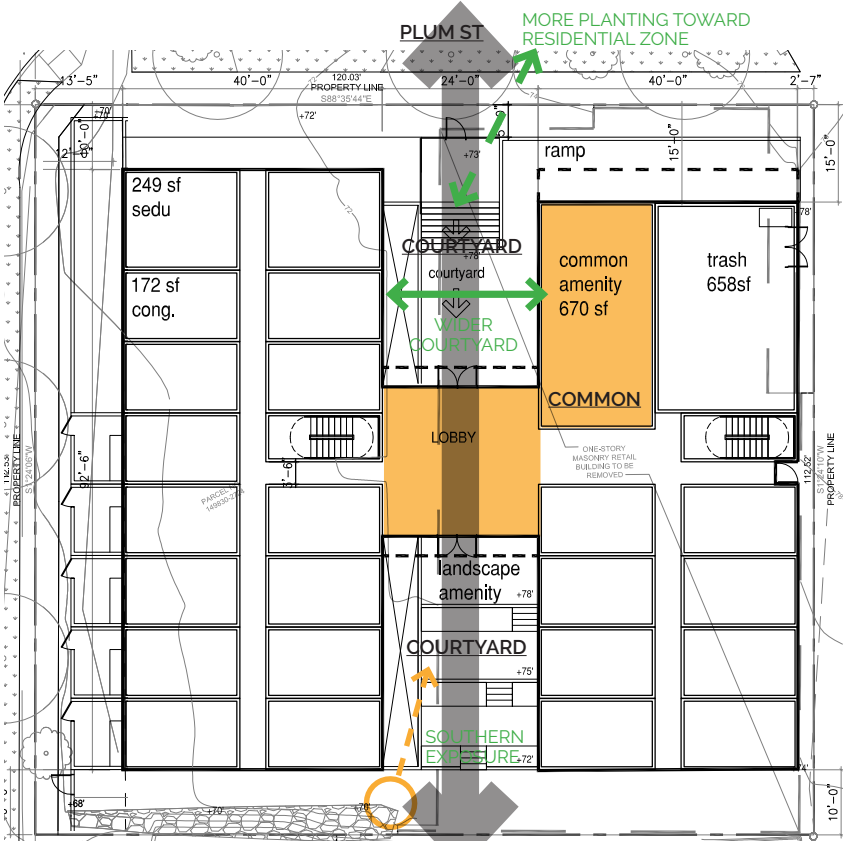
EDG#2



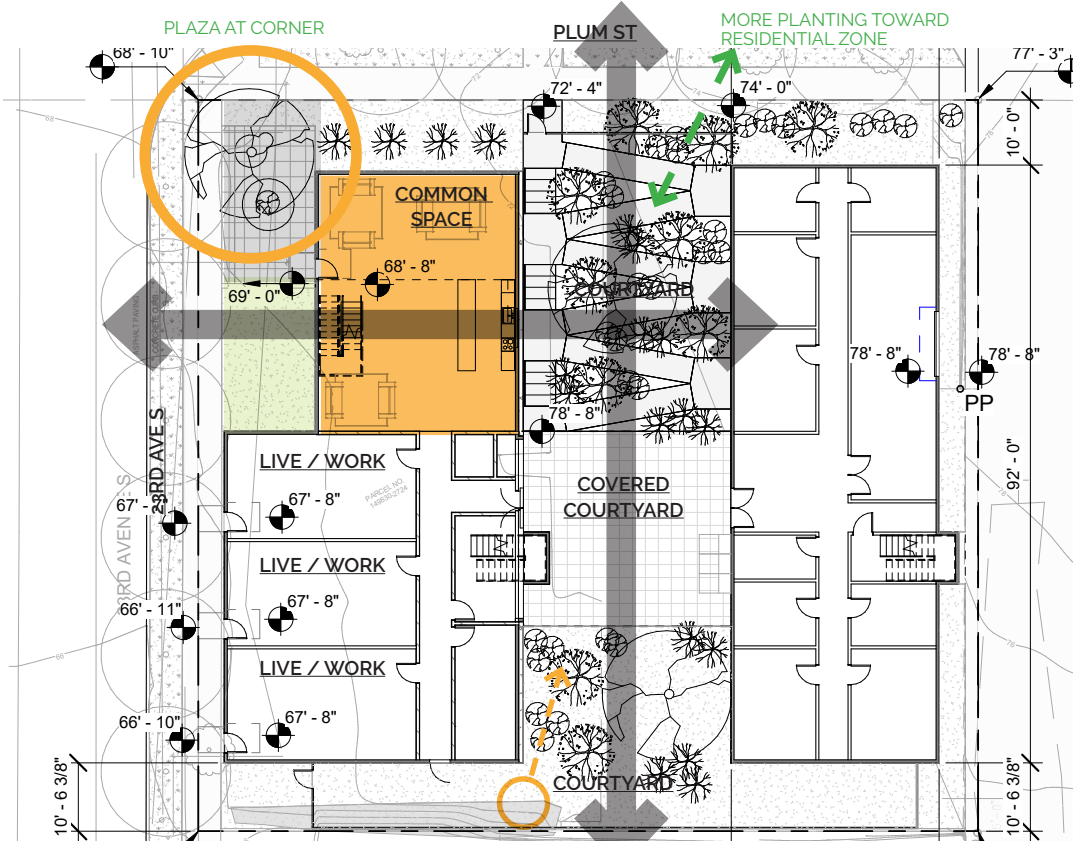
NEW PLAZA AT CORNER
OF SITE



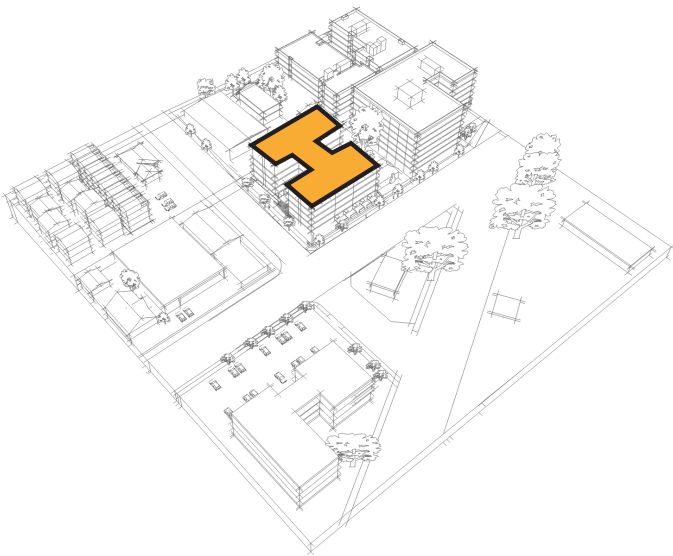
TYPICAL GROUND FLOOR PLAN



TYPICAL GROUND FLOOR PLAN



TYPICAL GROUND FLOOR PLAN



EDG2. Corner Court

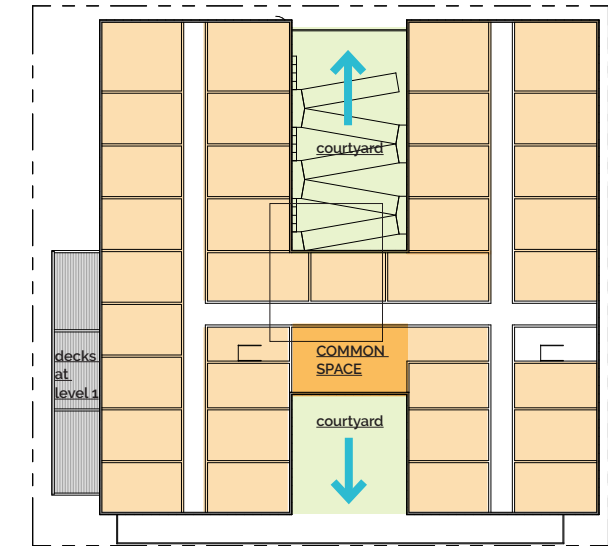
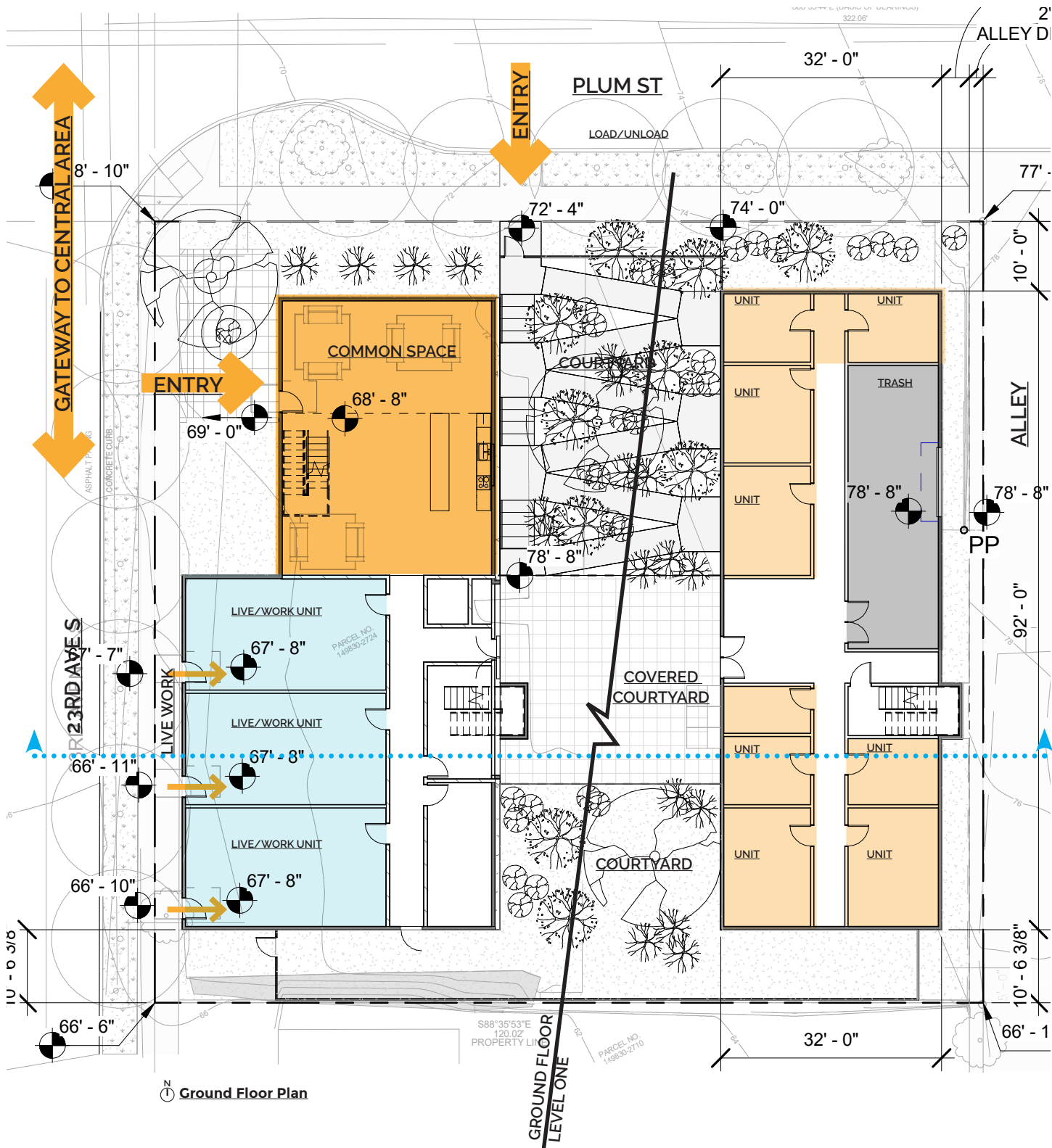
136 UNITS and 3 Live Work
Proposed FAR: 38,910 SF
Max FAR: 4.25 = 57,375 sf
Bike: 139

Positive

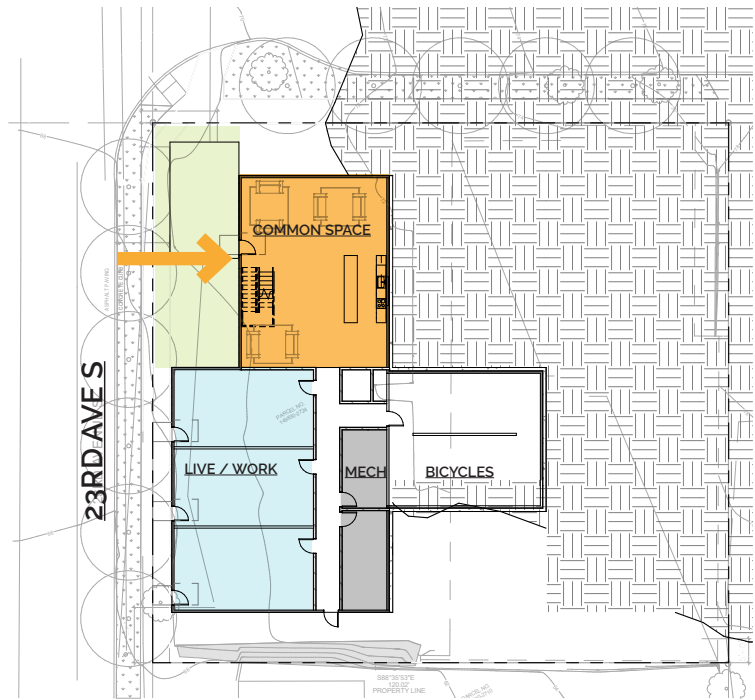
- Common space and planting create iconic corner condition.
- Quiet, secure main entry that is accessed off more residential Plum Street.
- Second residential entrance off 23rd activates common space at corner.
- Massing steps down the hill to reduce overall bulk and scale along 23rd Ave
- Courtyard along South side yard to reduce views into neighboring building to South
- Live-Work commercial units along 23rd for streetscape activation
- Residential stoops along Plum for street activation

Negative

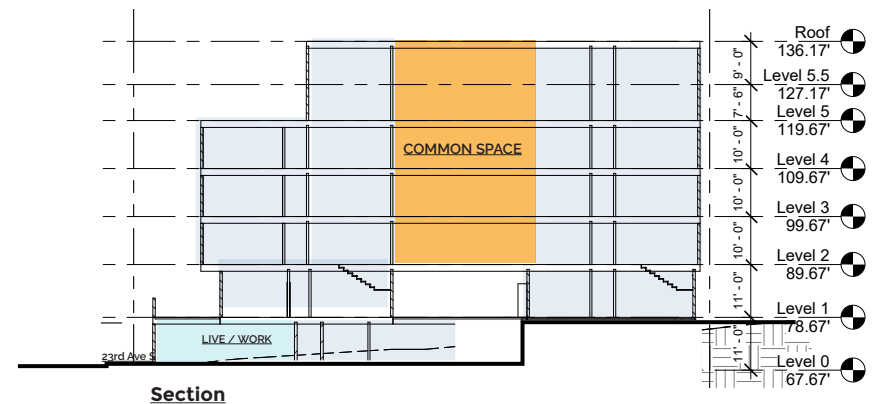
- Street noise in common spaces along 23rd Ave S
- **Departures**
- Commercial space height



Typical Upper Level Floor Plan

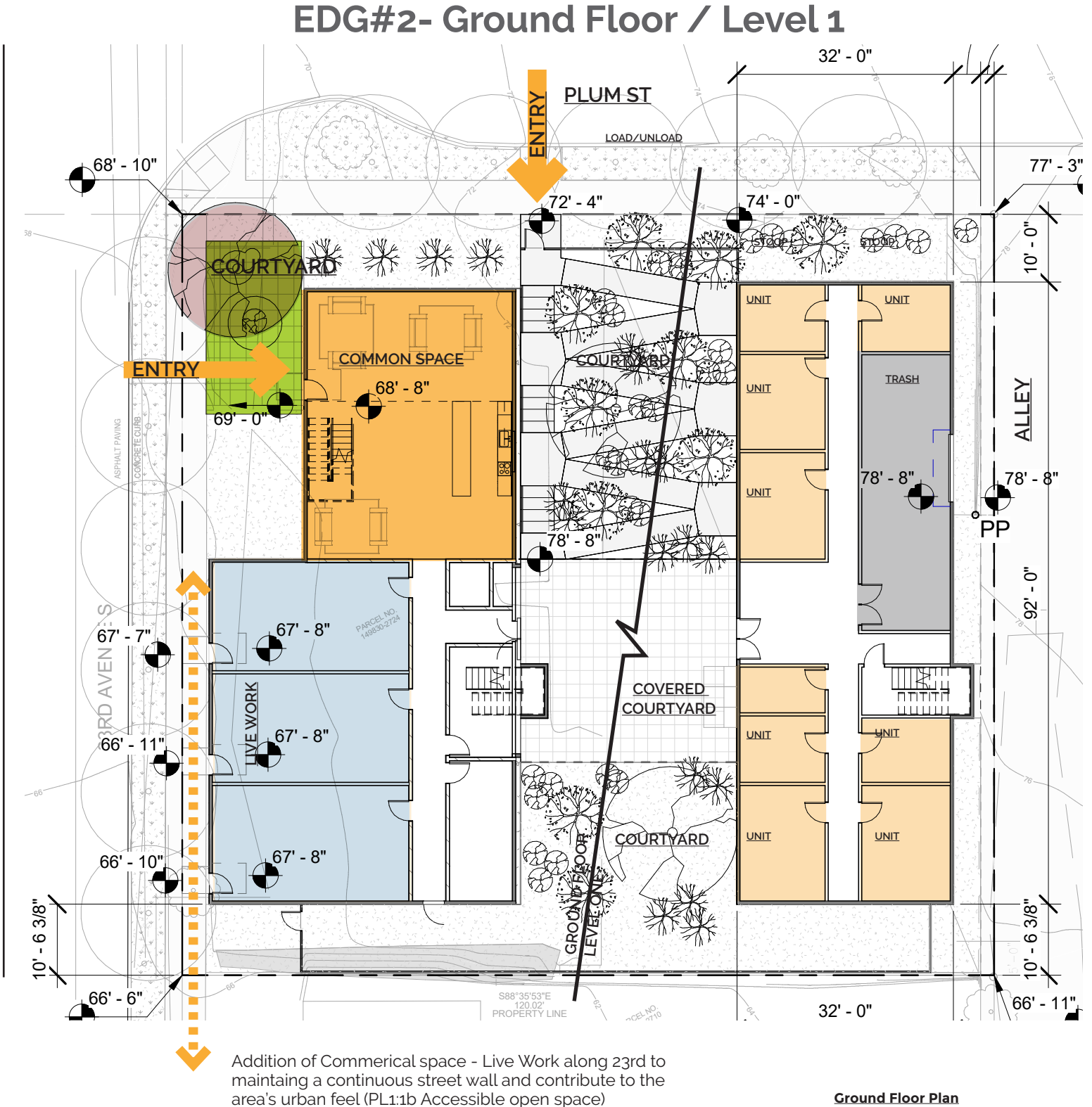
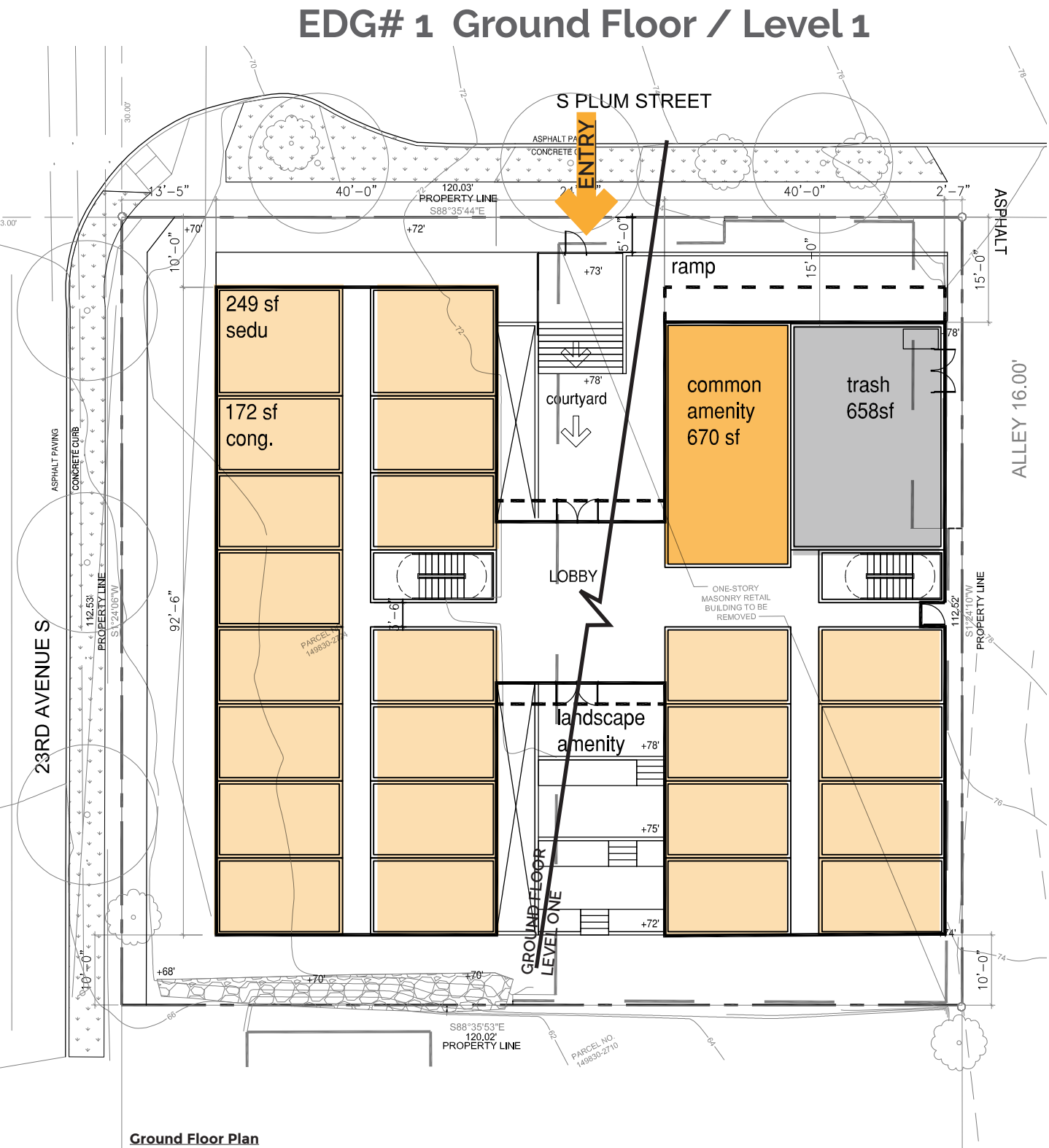


Basement Floor Plan



Section

The board suggested **additional study** to create a corner courtyard and community gateway at the corner of 23rd Ave S and S Plum street.



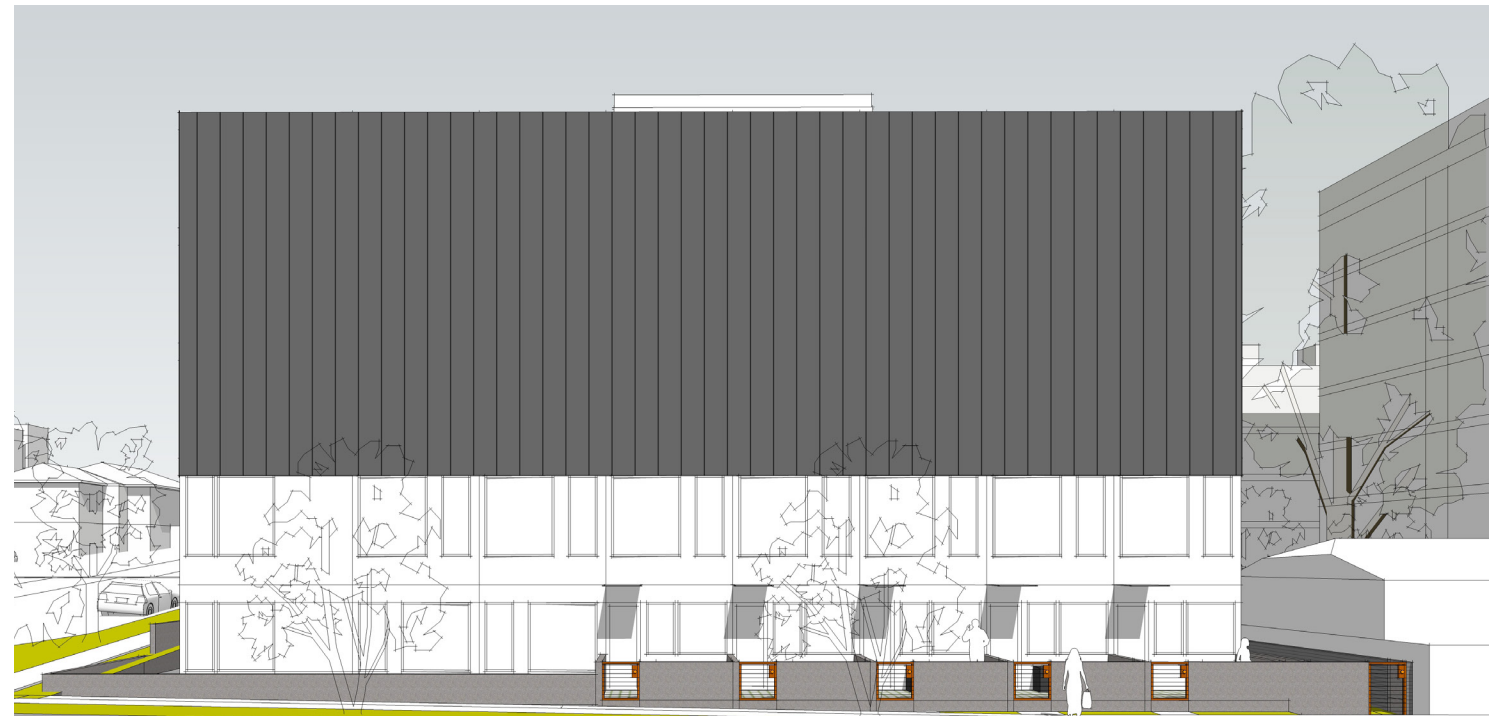
The board suggested **additional study** to minimize ground level residential at the street level and to uses that engage provide a procession of entry into the building.

EDG# 1

EDG Comment: 2. Orientation of Entry & Connection to Street:

The board looked for activation at the corner of 23rd and Plum and specifically noted the three opportunities to engage the street: the plaza, lobby and common space.

The Board expressed a strong preference for a building entry that engages 23rd Ave and provides a procession of entry sequencing from the public to the private with an open court at the sidewalk edge moving into a more semi private space at the entry point that activated by the common space. The board encouraged minimizing the number of ground level residential units facing 23rd Ave as this is a busier arterial street that creates a challenging condition for ground level residential to contributing towards activating the street, and encouraged units with a stoop character along Plum to engage the quieter, more residential nature of this street.



23rd Ave S Elevation

EDG#2

RESPONSE:

The corner of Plum and 23d is activated by two stories of residential common space and a generous exterior landscape at the corner. The addition of a residential entry off 23rd provides a procession from the sidewalk, through semi-public landscaping, into the building and through the corner common space. Additionally, ground level units along 23rd are replaced with live-work as a continuation of the commercial space to the South.



23rd Ave S Elevation

A courtyard and landscaped public space will anchor the corner of the new development, becoming a welcoming symbol.

Live work grouped to encourage clusters of small and local businesses together. (DC2:1i: Building Layout and Massing)

Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work space at the street windows.

Durable solid materials reflective of the NAAM - CS3:1 Neighborhood context

The board suggested **additional study** to explore ways to enhance the character of the residential units along S. Plum Street.

EDG# 1

EDG Comment: 2. Orientation of Entry & Connection to Street:

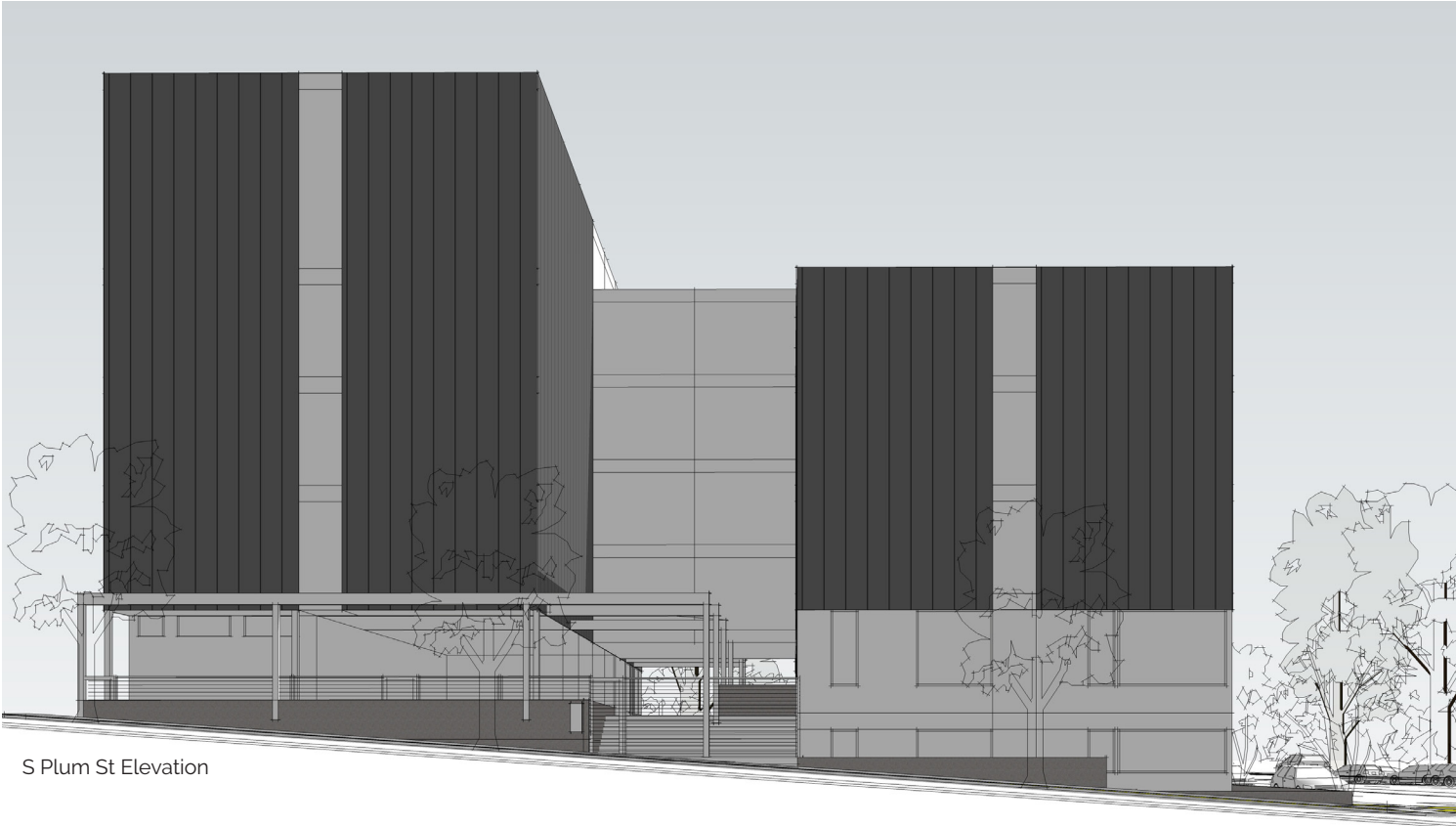
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EDG#2

RESPONSE:

The corner of Plum and 23rd is activated by two stories of residential common space and a generous exterior landscape at the corner. The ground level residential units off of S. Plum street are buffered from the sidewalk and street by landscaping and green space, as suggested from community feedback.



- Landscape and green space will help screen and give privacy to the residential units along S Plum St.
- Vibrant and bold use of pattern to reinforce local cultural references (DC4:1. Building Materials)
- Fencing it is an opportunity for graphic motif and to allow views in and out of site (DC4:1. Screening)
- Cultural and placemaking graphics will enhance sense of place and community.

The board suggested **additional study** to enhance the entry identity and gateway location at the corner of the development through open space, patterns and materials.

A.2 Cultural Placemakers

1. Cultural Placemakers

a. Emphasize Cultural Placemakers within the community. The Cultural Placemaker map identifies several key intersections in the Central Area that serve as cultural anchors for their surrounding areas. Projects at these corner locations should stimulate activities and create visual interest to enhance the Central Area's identity and a sense of arrival, such as:

1. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.
2. Creating façade enhancements at prominent building corners.
3. Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.
4. Providing larger landscape buffers at placemakers along heavier trafficked streets.

Response:

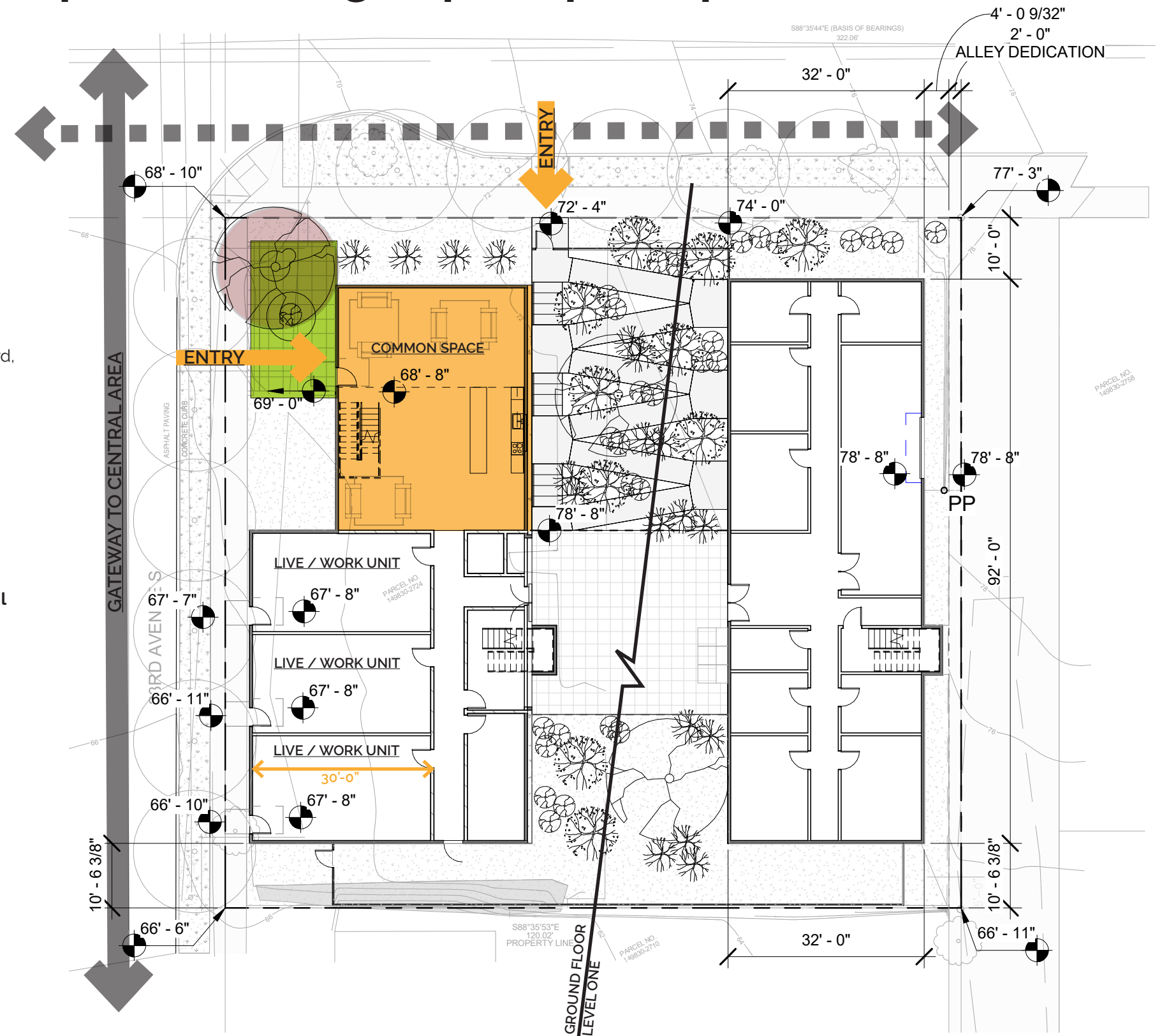
To enhance the Central Area's identity and sense of arrival to the Central Area, additional façade enhancements are provided at the intersection of 23rd Ave S and S Plum St. An additional setback expands the usable space beyond the width of the sidewalk and provides opportunity for a public courtyard at a prominent building corner. The courtyard is enhanced by a feature tree, lighting and varied paving pattern and is meant to create an iconic cultural anchor for the surrounding neighborhood and enhance the central Area's identity and sense of arrival.

Community Groups And Outreach

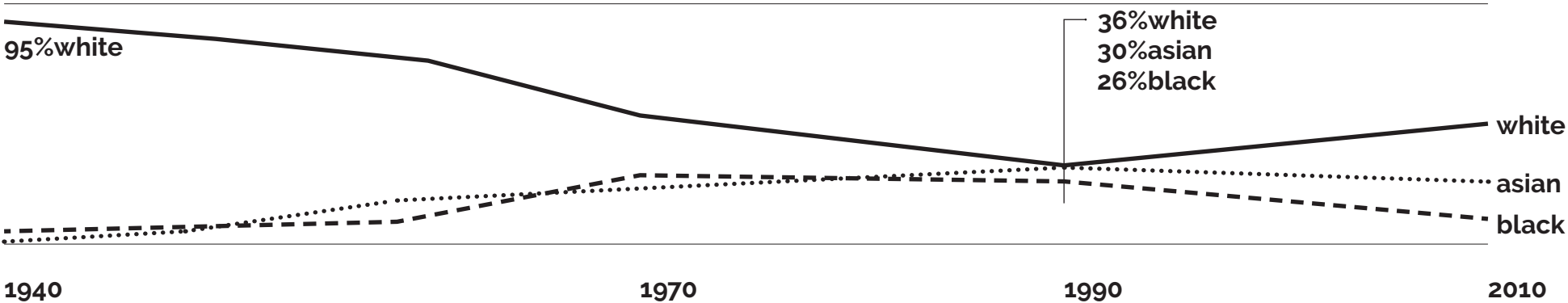
Project team reached out to neighboring residents, businesses and local community groups with doorstep flyers distributed to a 500ft radius, door to door canvassing, emails, and an in person site walk.

Local community groups suggested by the Department of Neighborhoods and the Board, included:

- **Africatown**
- **Asian Counseling and Referral Service**
- **Bike Works**
- **Ethnic Business Coalition**
- **Friends of Mt. Baker Town Center**
- **Mount Baker Community Club**
- **Mt. Baker Housing Association**
- **Mt Baker Hub Alliance**
- **Northwest African American Museum**
- **Rainier Chamber of Commerce**
- **South Seattle Crime Prevention Council**
- **The 2100 Building**
- **The Lighthouse for the Blind**
- **Wellspring Center**



EDG#2 - REVISED



CULTRAL PLACEMAKING

Community Outreach Results

Affordability: Community expressed support for the affordable, congregate housing model as a way to keep the neighborhood affordable.

Gateway: Agreed that this area has a strong african american past but also acknowledged the changed demographics and the high number of persons of asian decent ans seniors also living in the area.

Visual Imparement: Project's proximity to Lighthouse suggested that the property could be additionally sensitive to the needs of visually impaired.

Response: Visual imparment will be considered in the selection of materials and design of project landscaping.

Planting: Many lamented the loss of planting as a result of recent developments and encouraged more green space. Suggested planting at the corner of 23rd and Plum and at courtyards.

Response: Corner is setback for additional planting at corner. Additional planting is added at Plum St entry.

Commercial Space: Agreed that small commercial spaces would provide opportunities for small local businesses.

Response: Live work spaces are added along 23rd Ave South.

Entry: Community agreed, that a residential entry would be most appropriate off Plum due to the noise and traffic on 23rd. They noted that 23rd Ave would not be an appropriate street for a car to pull over.

Response: Maintains primary residential entry along Plum but added additional side entry on 23rd.

Security: Security, specifically of outdoor tables and chairs was a concern for the community.

Response: Provided gated entries to the courtyards.



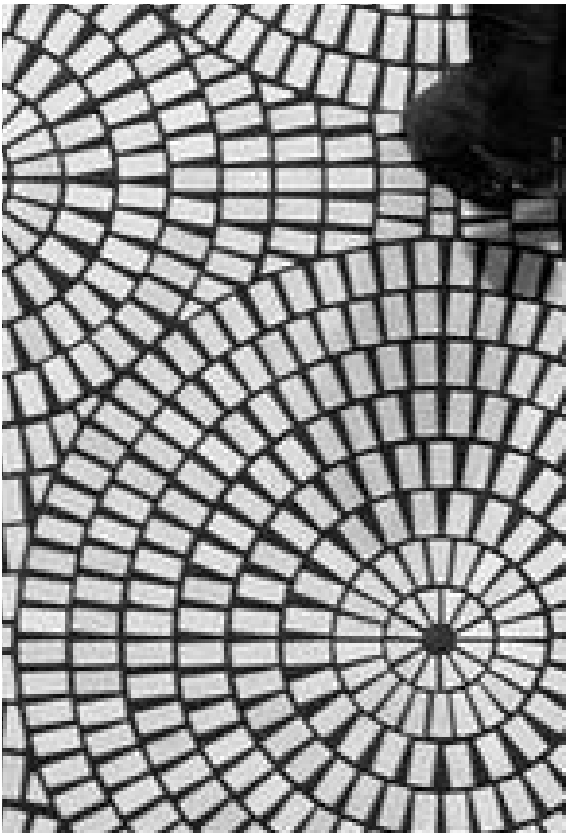
EDG Comment 7. Materials & Building Design:

The board looked forward to a material palett that provides a visual sign to the entry of the Central Area neighborhood and cultural placemaking while enhancing the gateway. The board mentioned specifically the materiality of the Northwest African American Museum as a reference.

RESPONSE:

A visually striking motif will wrap the corner at 23rd and Plum. The Central Area Design Guidelines promotes the use of vibrant and bold materials and texture to reinforce local cultural references and create a distinctive sense of place (CS2-A-1 Sense of Place).

Along 23rd, materiality will be more reflective of the solid, durable materials of the Northwest African American Museum, as the board recommended, with the use of brick on the commercial live work space. Materiality of residential spaces at upper levels will reflect the more materials and character of the neighborhood and use.



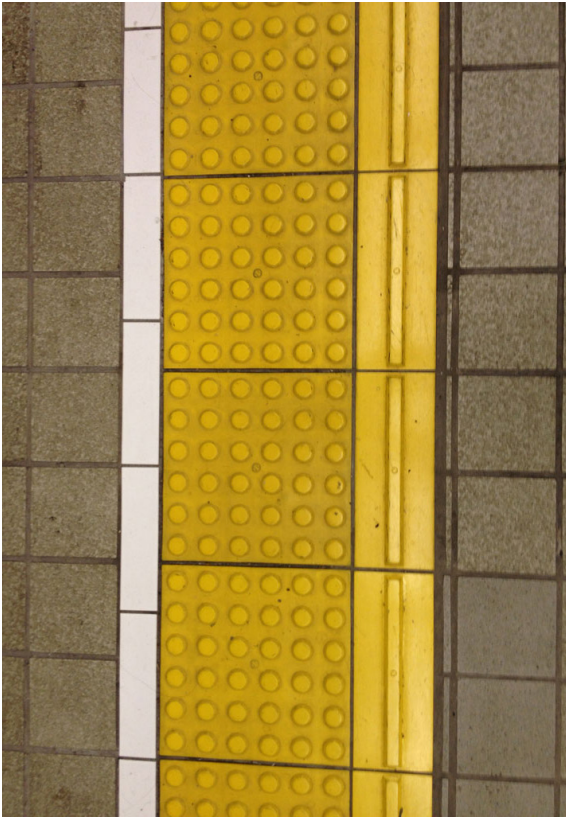
graphic motif in floor pattern



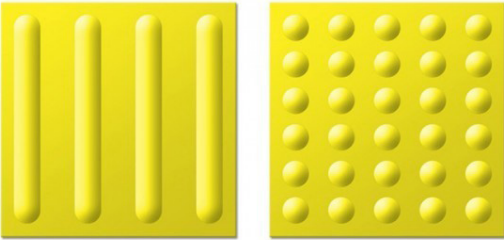
graphic motif on walls



graphic motif in grass crete patterning



graphic texture



Block indicates "Go"

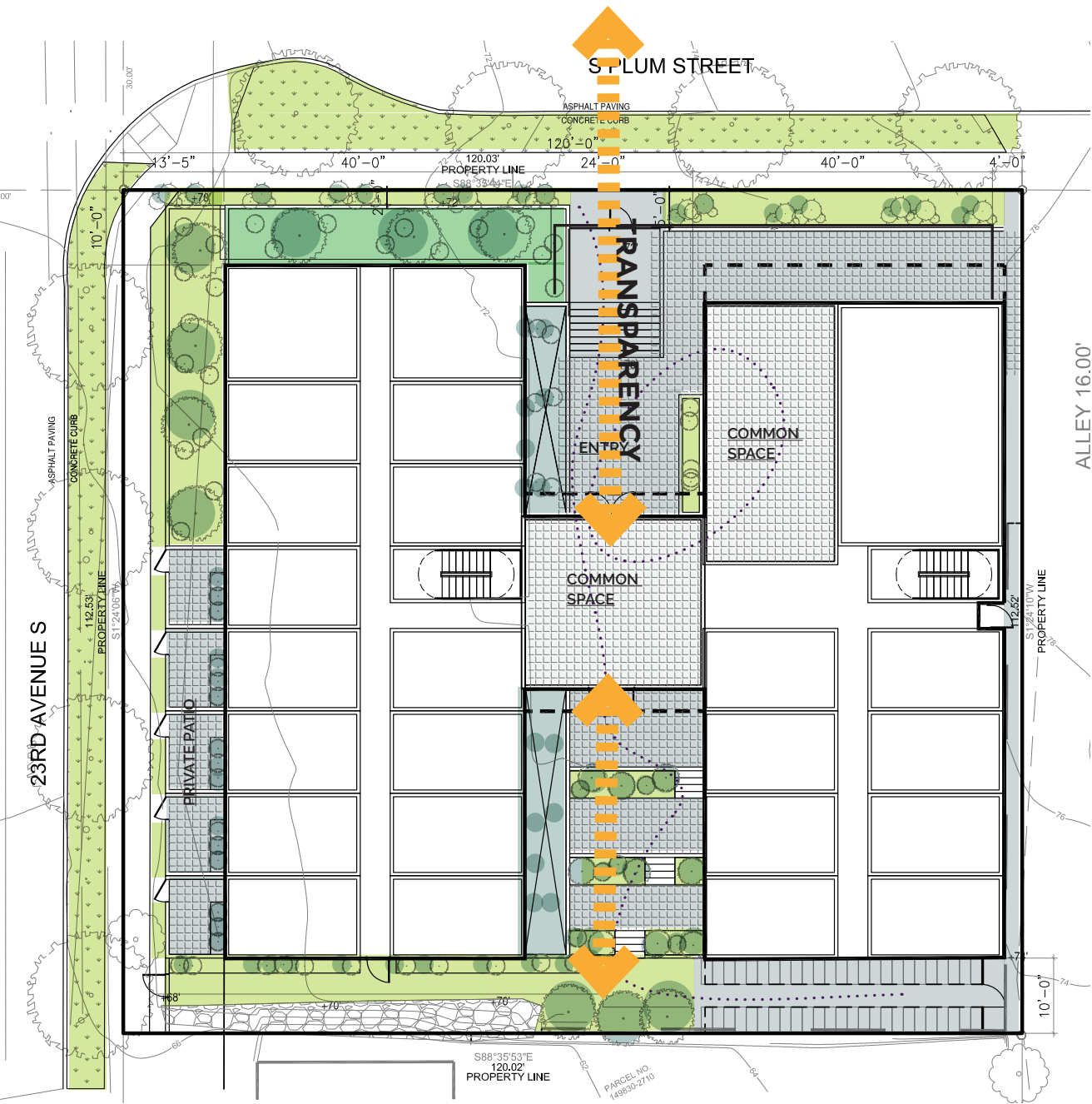
Block indicates "Stop"



integrating cues for visually impaired

The board suggested **additional study** to consider the connectivity and character of each open space as it relates to the street and to the surrounding context.

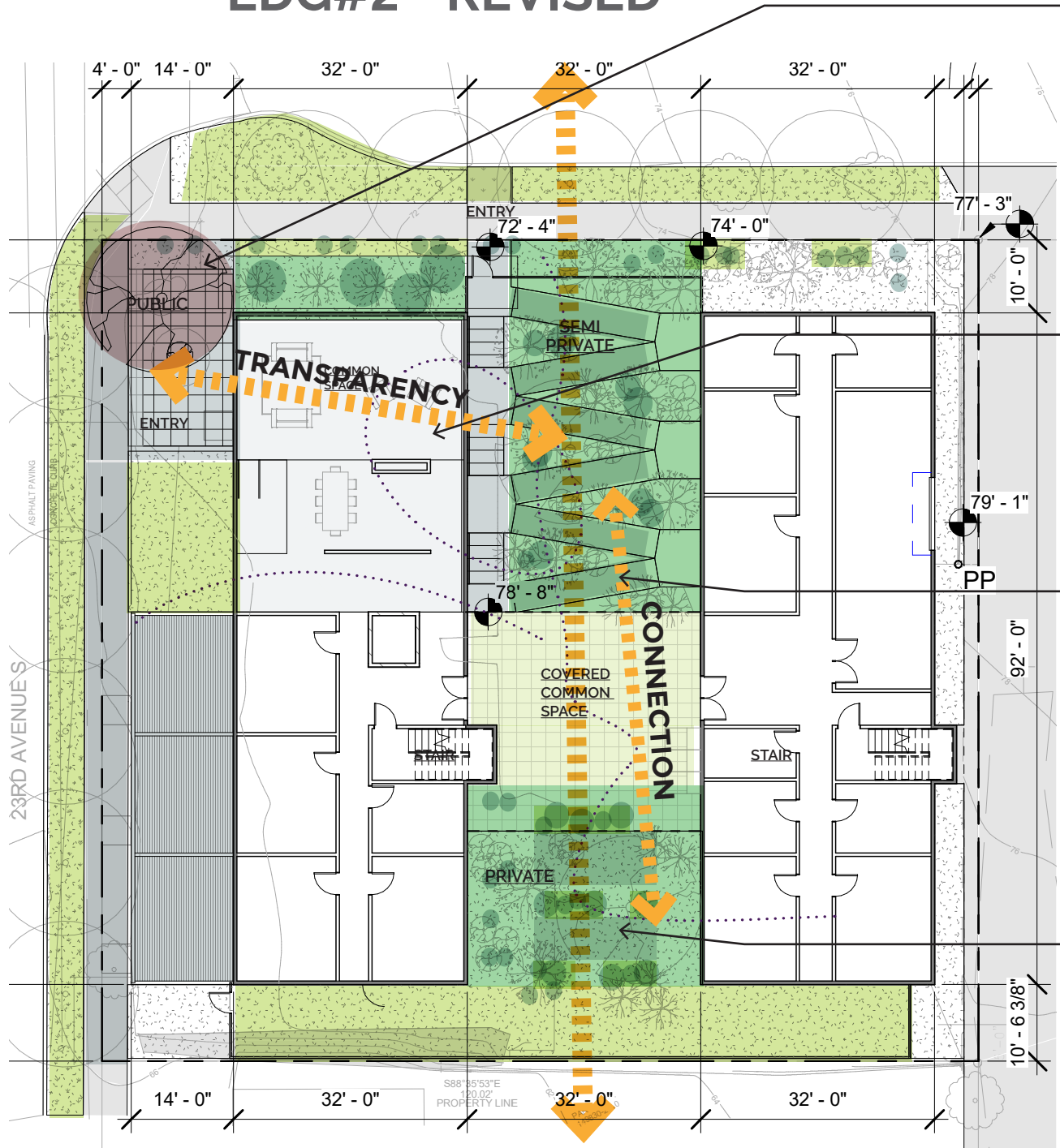
EDG# 1



EDG Comment: 4. Open Space Connectivity:

The Board would like to a continuation of the thoughtful manner in which the two courtyards were configured in Option 3 to have a **visual connection and relationship between the open space with the lobby and common space.**

EDG#2 - REVISED



- Create corner plaza and useable open space - (PL1:1b Accessible open space)
- Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm. (DC3:1c. Common Open Spaces)
- Incorporate transparent and open indoor community meeting spaces at the ground level. (PL1:1c Accessible open space)
- Provide safe and well connected open space. (PL1:1a Accessible open space)
- Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views. (PL2:2d Connection back to the community)
- Provide multi-generational community gathering spaces for young and old to recreate and converse together. (PL2:3d Livability for Families and Elderly)

Progression and **sequence of space** as you move through the landscape.



PUBLIC SPACE

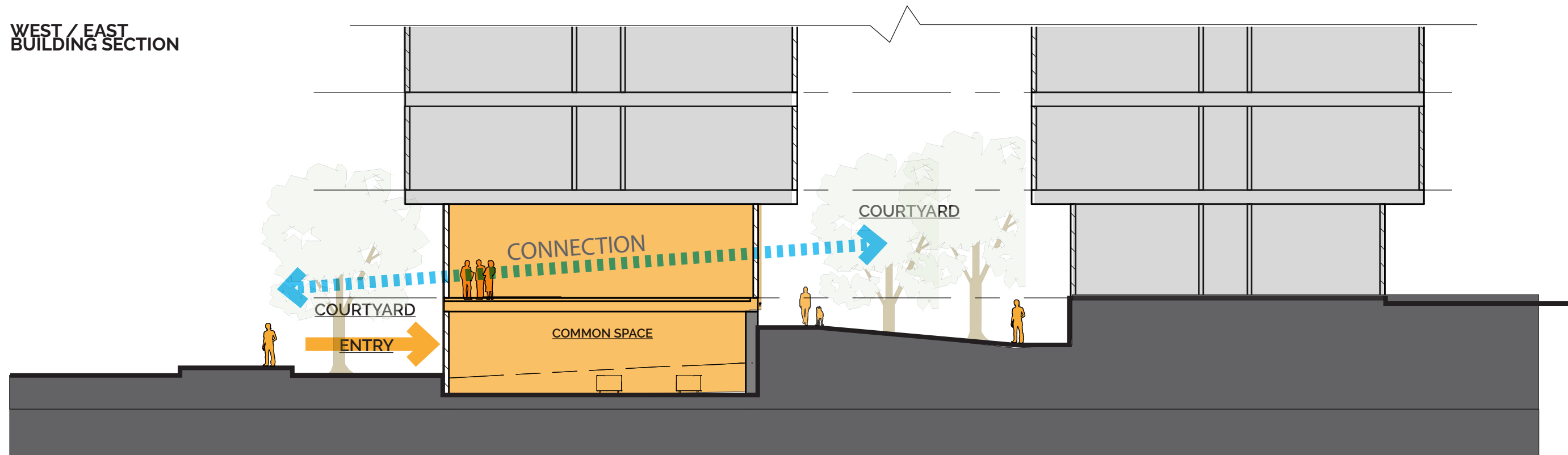


SEMI-PUBLIC SPACE



SEMI-PRIVATE SPACE

WEST / EAST
BUILDING SECTION



ADDITIONAL STUDY SECTION 4: LANDSCAPE CONCEPT



Precedent Image -Green Space at Block 44 (ZGF)



Precedent Image - Tactile Hardscape



Precedent Image -Layered Planting / Materials



Precedent Image - Bioswale at Aurora Bridge



Precedent Image - Yesler Courtyard

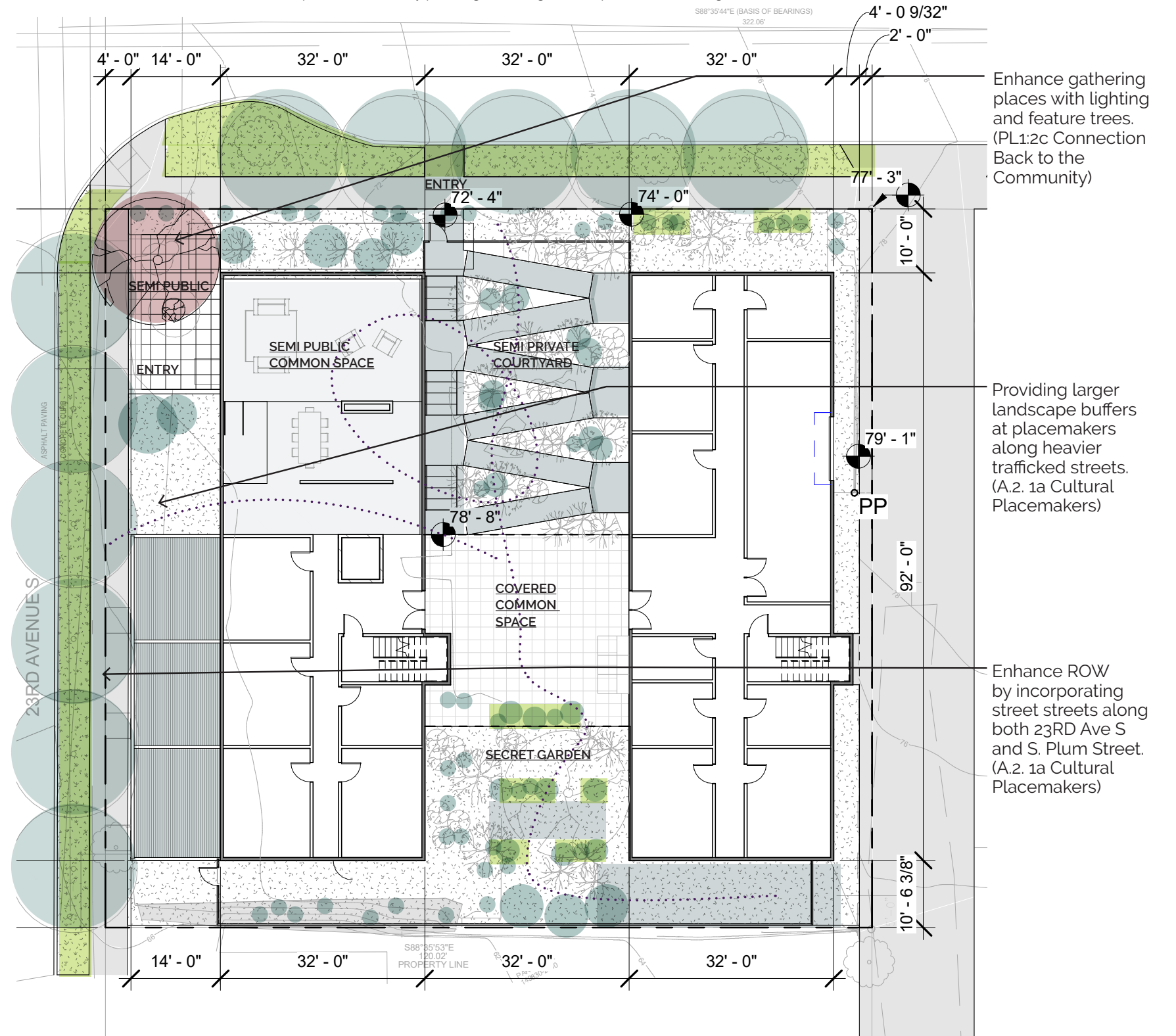


Precedent Image - Switchback path

WAYFINDING

Concept - Tactile Landscapes

The projects proximity to Lighthouse for the Blind suggests an opportunity to integrate tactile wayfinding for visually impaired residents or visitors. These tactile landscapes will be visually pleasing and integrated as part of the building motif.



The board requested **additional study** and consideration for the building signage so as to contribute to a sense of residential home and cultural community.



3 . NW Corner Perspective with corner plaza

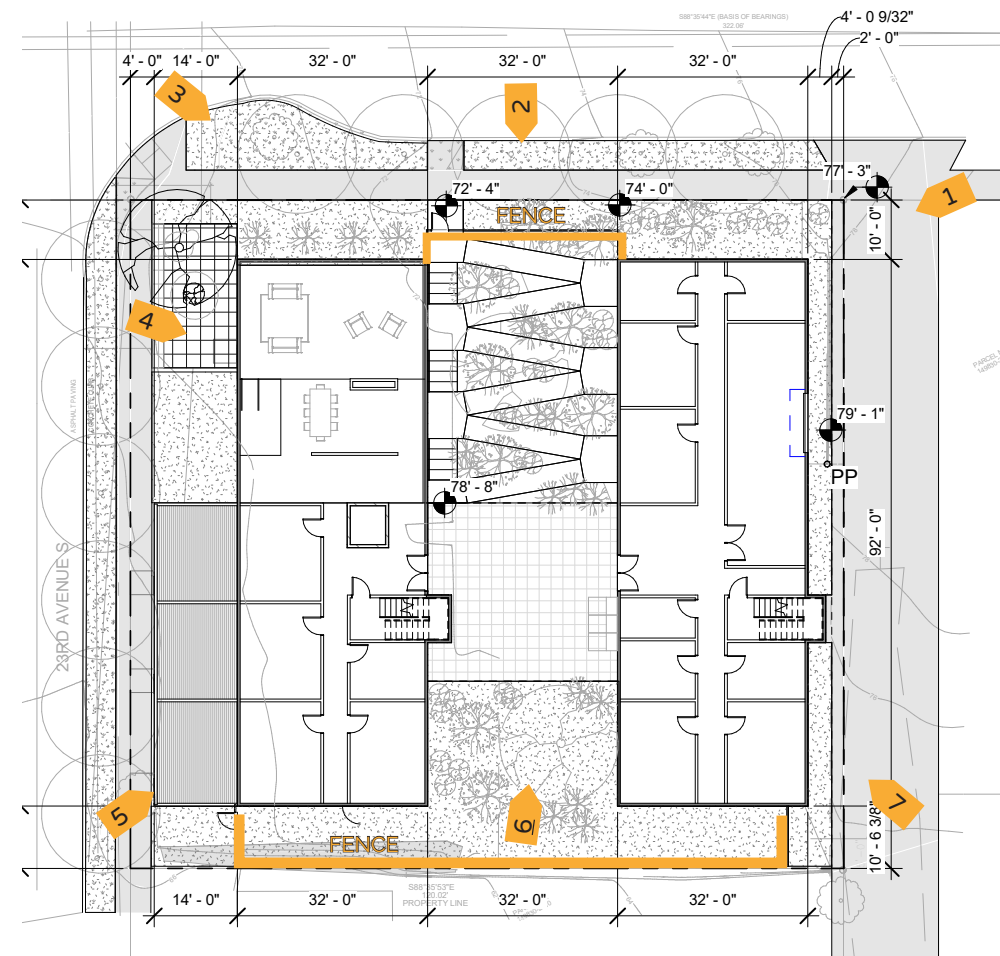


4 . Entry along 23rd



5. Live Work Entry on 23rd

KEY OPPORTUNITIES FOR SIGNAGE / IDENTITY MOMENTS

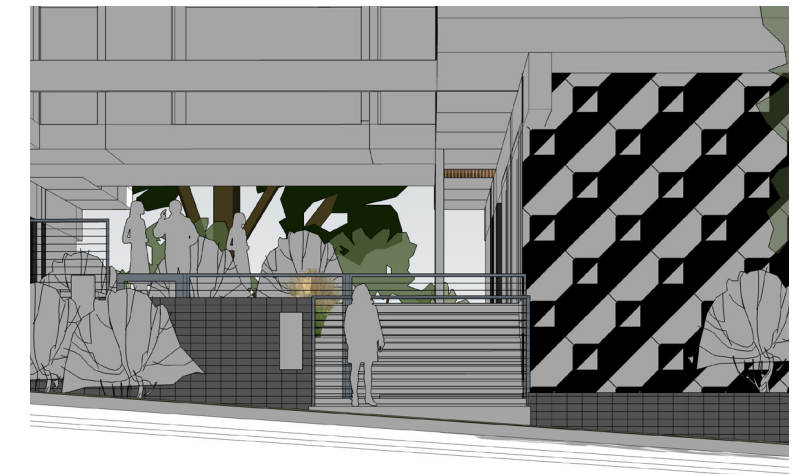


GATES / ENTRIES

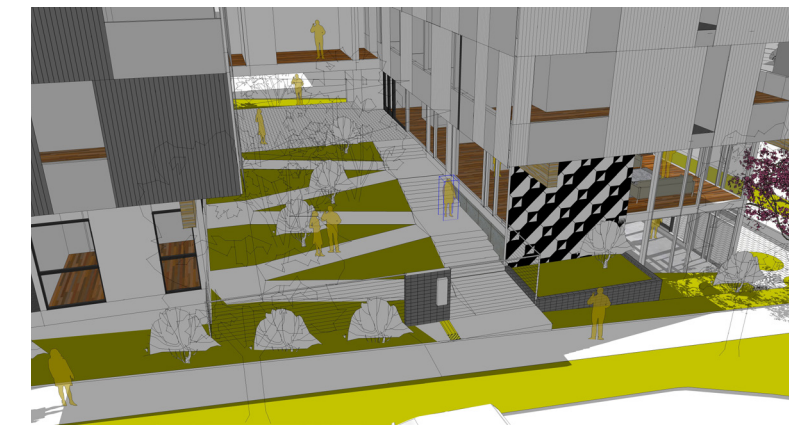
In order to keep the building safe and secure for residents and guests alike, while also aiming to still seem inviting and welcoming to the neighborhood, the building will feature an encompassing series of metal gates at 6' to 8' tall at various entries around the site.



1. NW corner along Plum



2 . Main Courtyard Entry - 7'-0" tall metal security gate

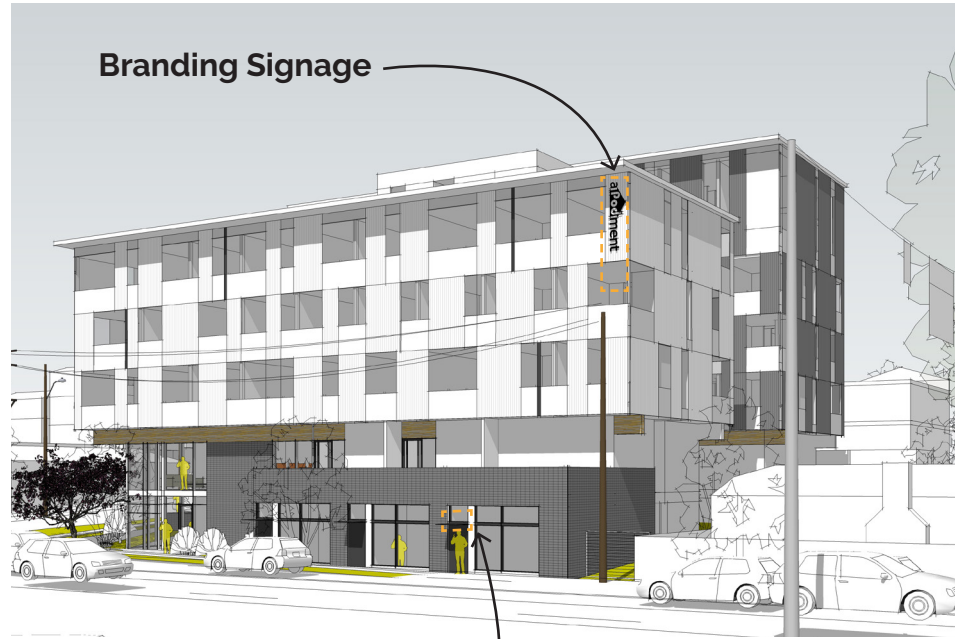


6. Southern Terraced Courtyard

Signage shows **branding and individual building identity** secondary to graphic motif.



Branding logo Local Community Signage Inspiration Graphic building identity Addressing Signage Live-Work: contained signage



23rd Ave Perspective



Plum St Entry



23rd Ave S Entry

Building Signage

Live Work Signage

EDG Comment: 6. Signage:

The Board was concerned about the building signage and the lack of customization to the neighborhood and stressed that building signage should create a unique sense of identity for the building residents. The building expression through its signage to be of the neighborhood was of special importance because of the sites' gateway location.

RESPONSE:

Building identity emphasized through the use of large scale graphic motif visible from both Plum and 23rd Ave. Brand graphic signage will be located on the North and West facades facing the traffic along 23rd Ave S, Rainier Ave and the Plum St and building specific signage located at residential Entries on 23rd and Plum. Live-Work signage located adjacent to each Live-Work.

ADDITIONAL STUDY SECTION 7: DURABLE MATERIALS THAT REFLECT CULTURAL CONTEXT



MATERIALITY CONCEPT - Floating Bars Connected by a Glass Bridge

Similar to the precedent image below of the Betula Apartments, the Genoa Apartments will treat the East and West "bars" as separate from the middle "bridge" element while also being set off from the clean white base of the building. This division of materiality will help break down the perceived scale of the building while also providing visual interest. The dark volumes will be clad in a vertical material that will have extended vertical flashing to provide some interesting shadows. The white material will be a more subtle flat panel material that will recede and aim to not draw attention to itself.



reference durable solid materials at the
NAAM - CS3:1 Neighborhood context



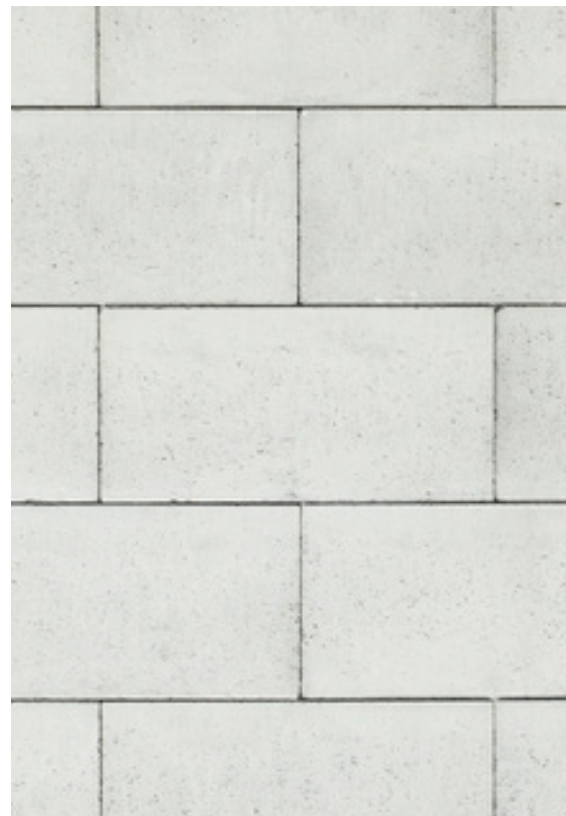
vertically delineated siding

flat panels

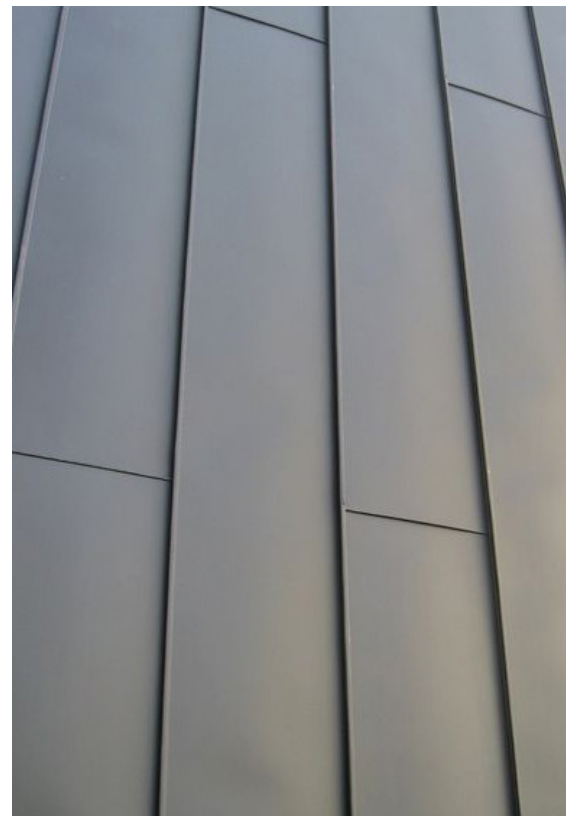
flat panels

vertically delineated siding

solid base material



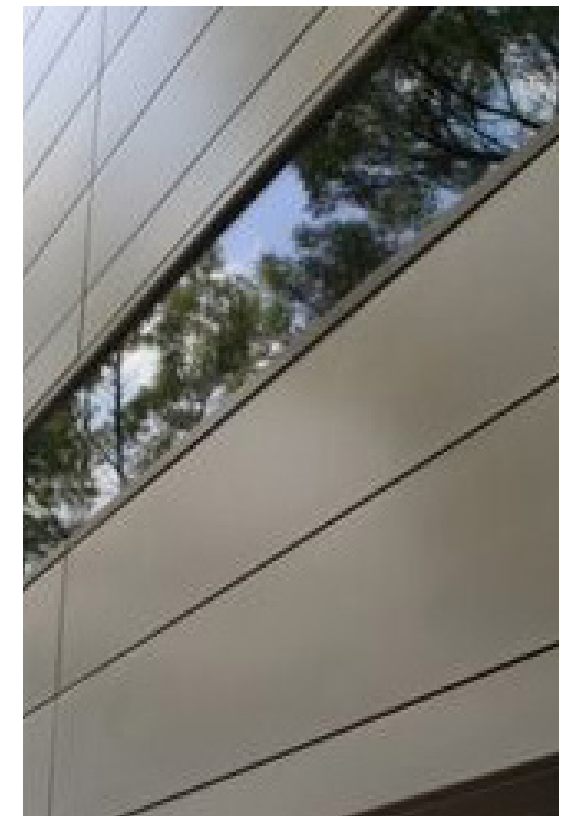
solid base material



vertically delineated siding

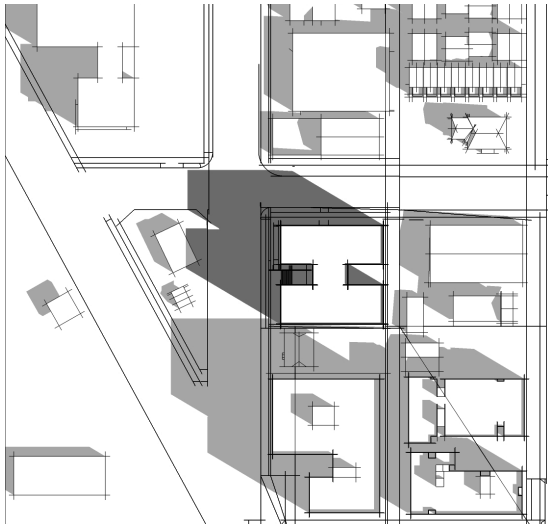


vertically delineated siding

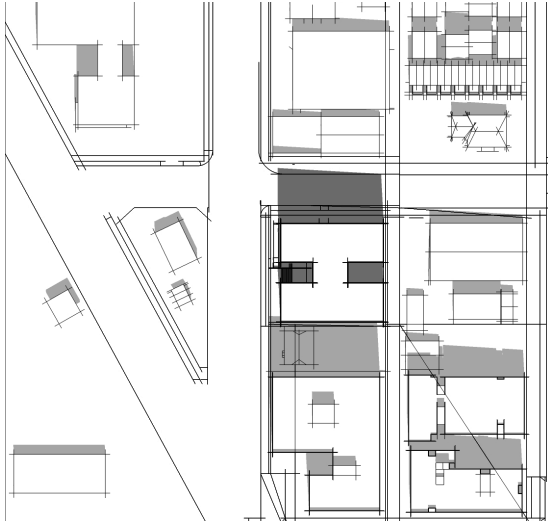


flat panels

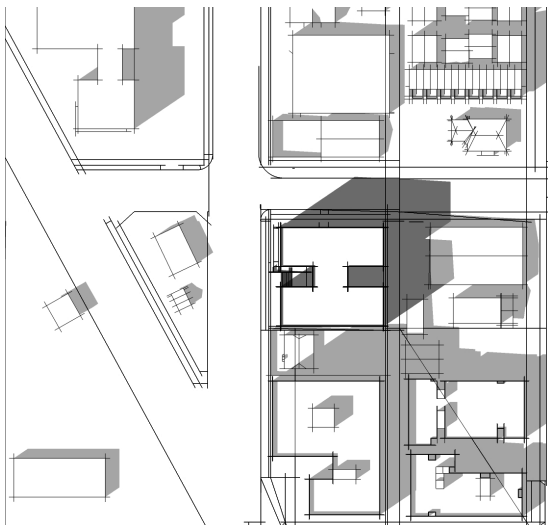
west court



solstice morning

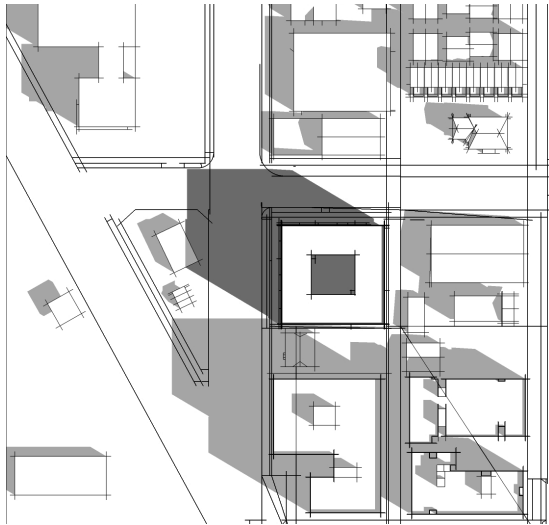


solstice noon

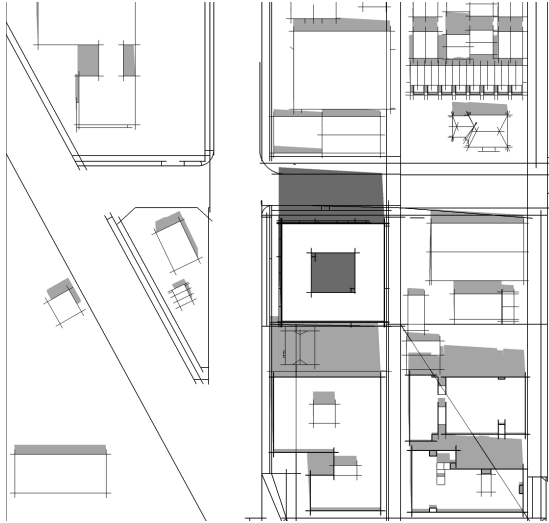


solstice afternoon

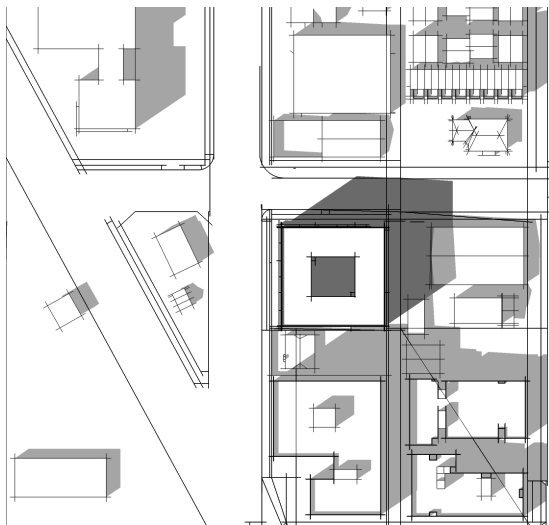
the Donut



solstice morning

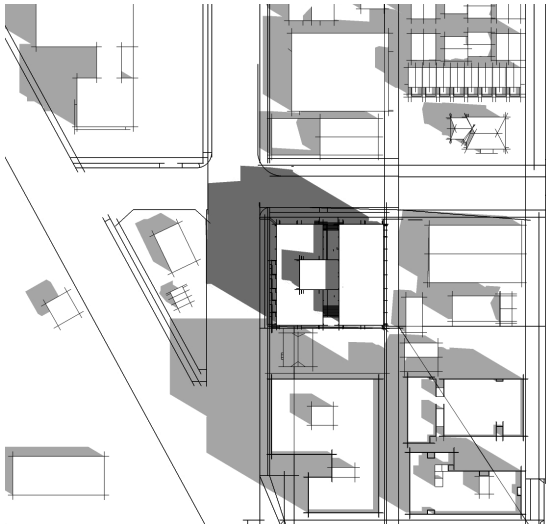


solstice noon

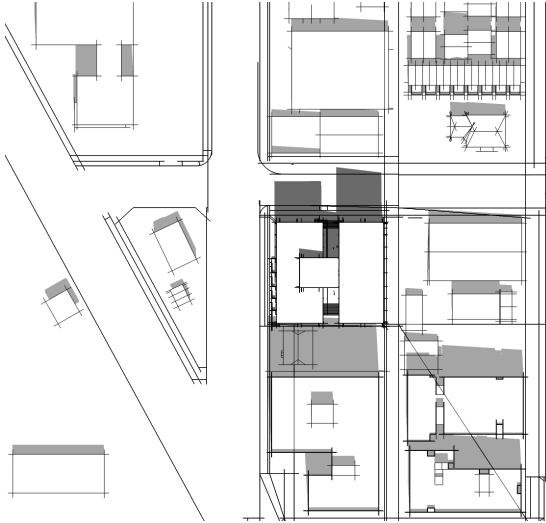


solstice afternoon

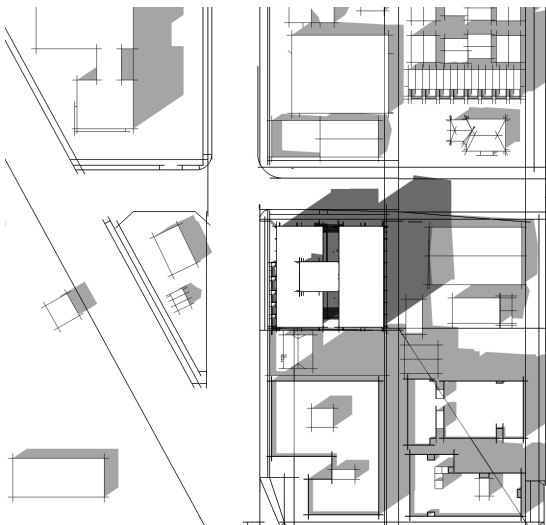
north court (preferred scheme)



solstice morning

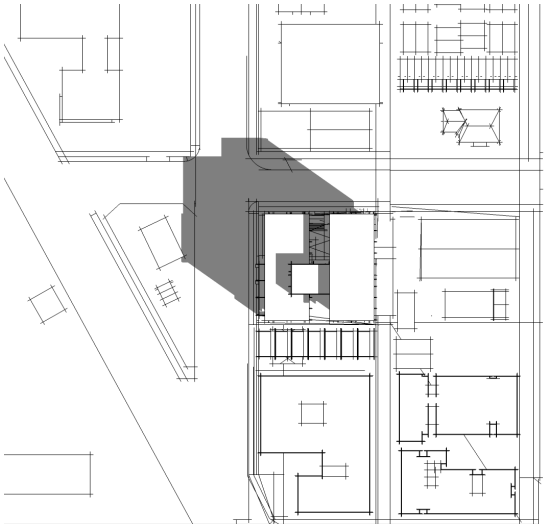


solstice noon

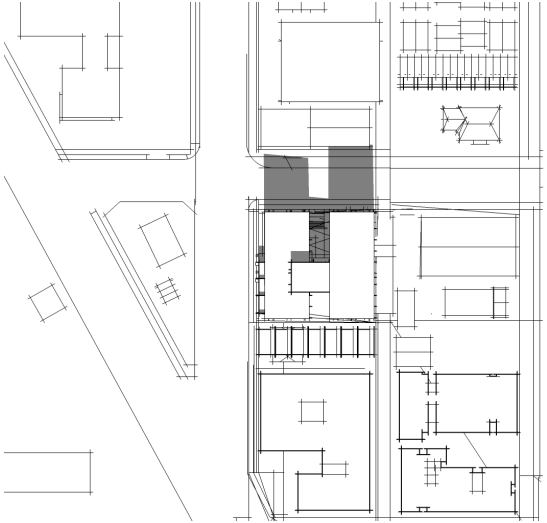


solstice afternoon

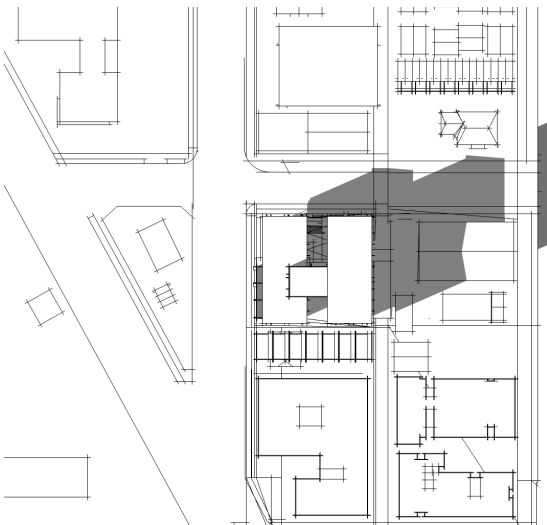
north court (EDG 2 scheme)



solstice morning

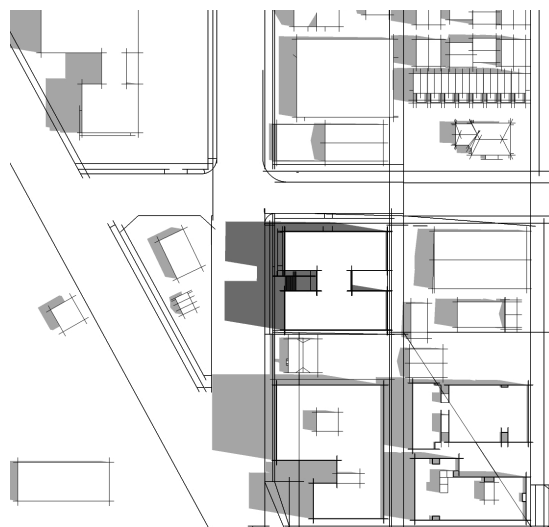


solstice noon

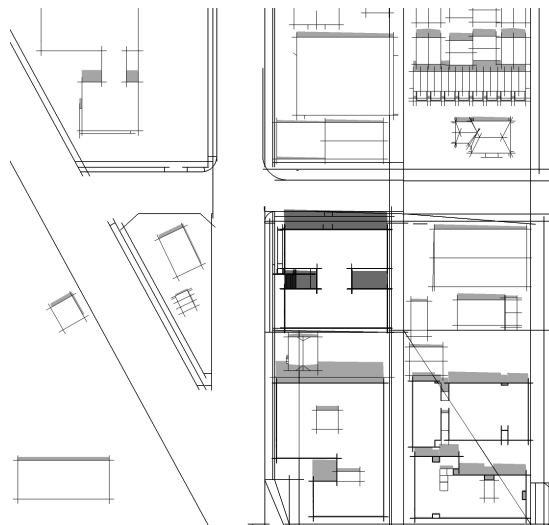


solstice afternoon

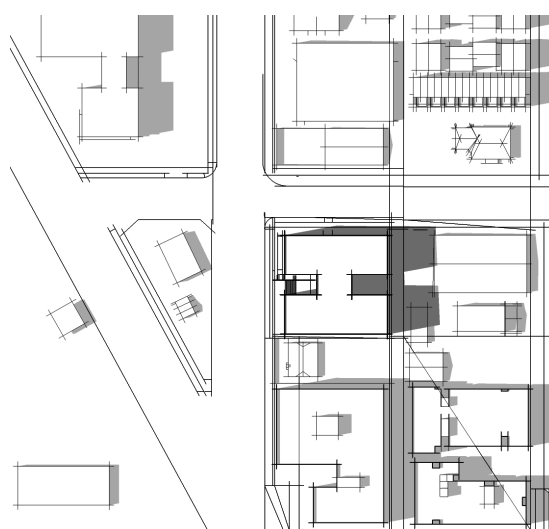
west court



summer morning

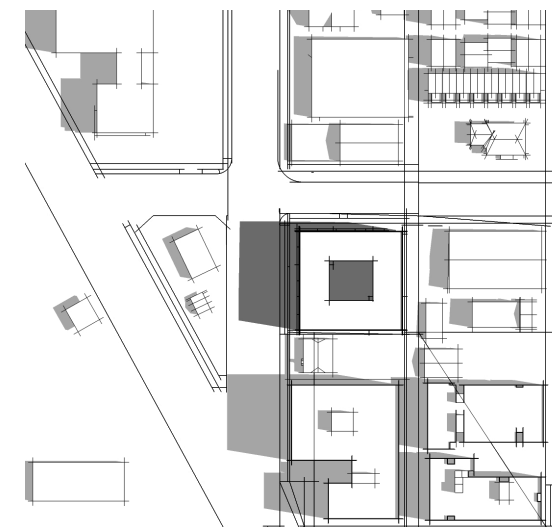


summer noon

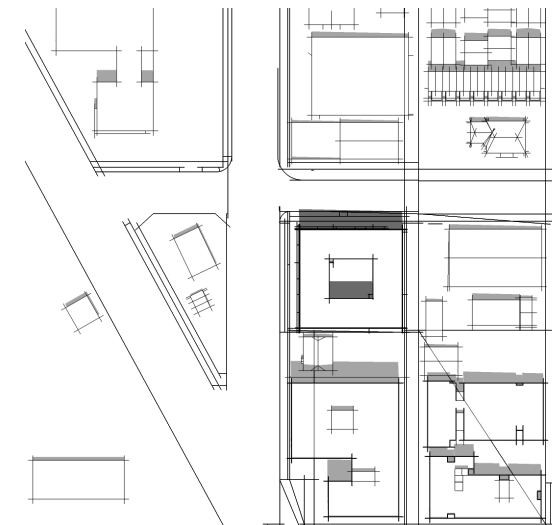


summer afternoon

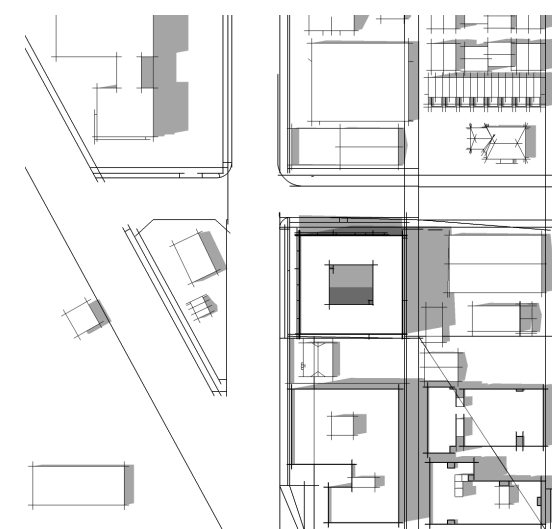
the Donut



summer morning

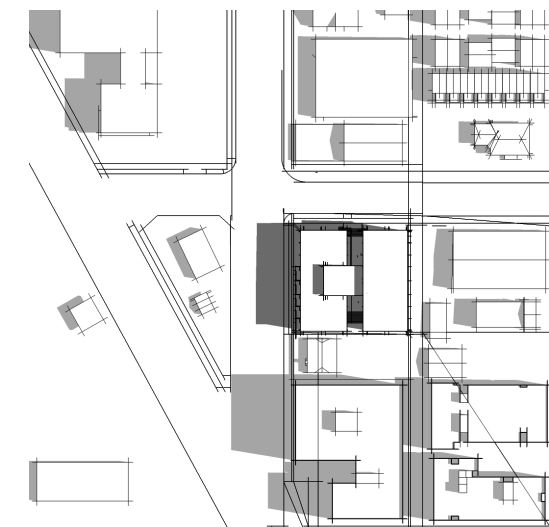


summer noon

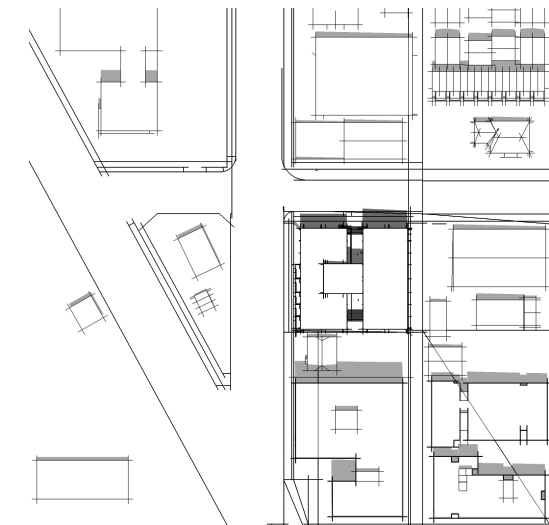


summer afternoon

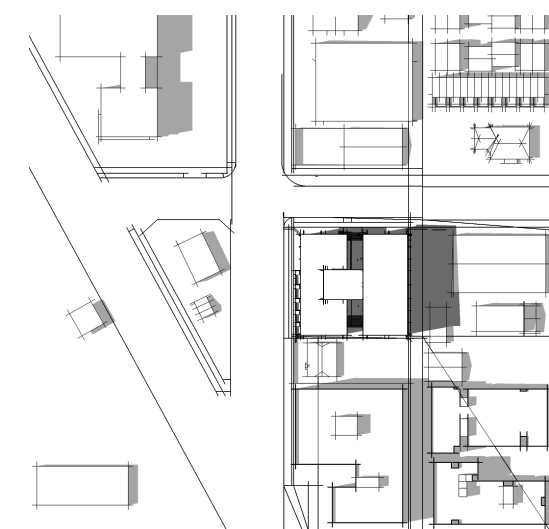
north court (preferred scheme)



summer morning

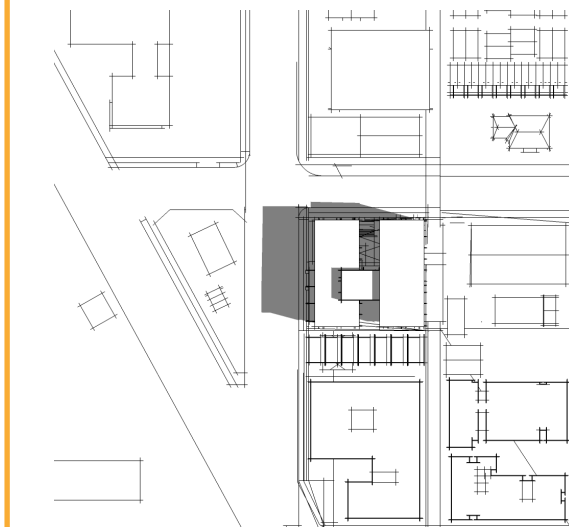


summer noon

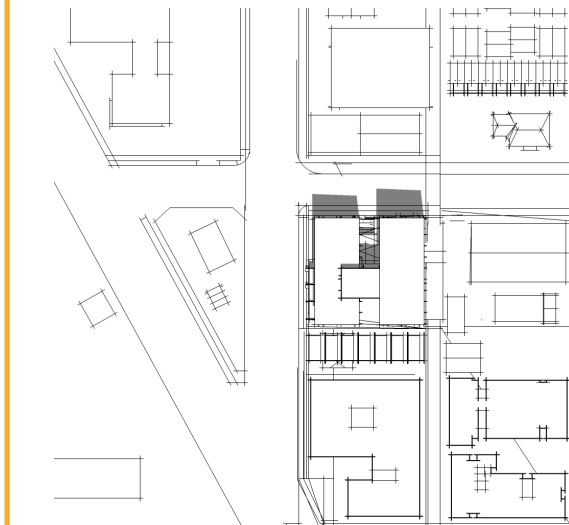


summer afternoon

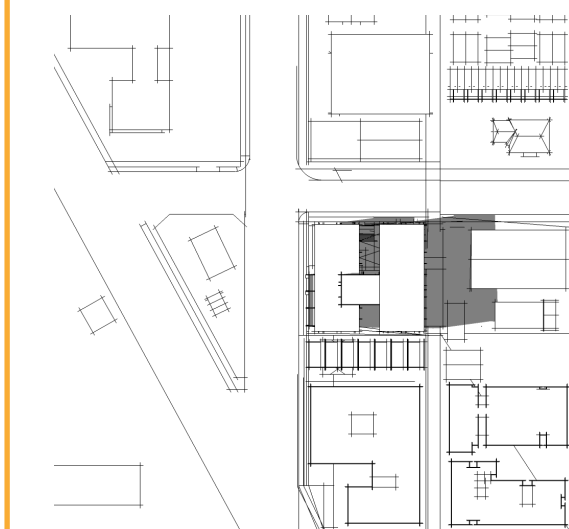
north court (EDG 2 scheme)



summer morning

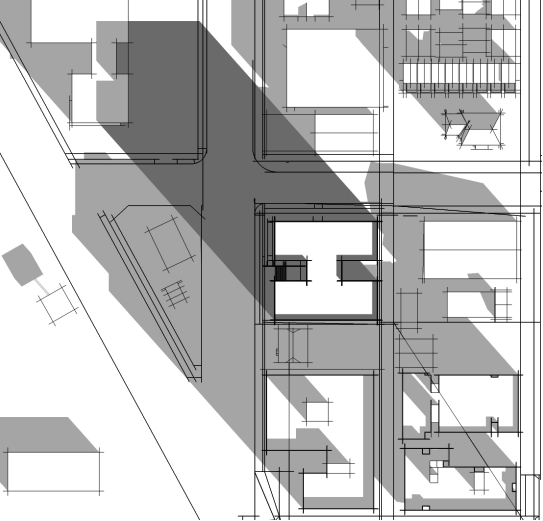


summer noon

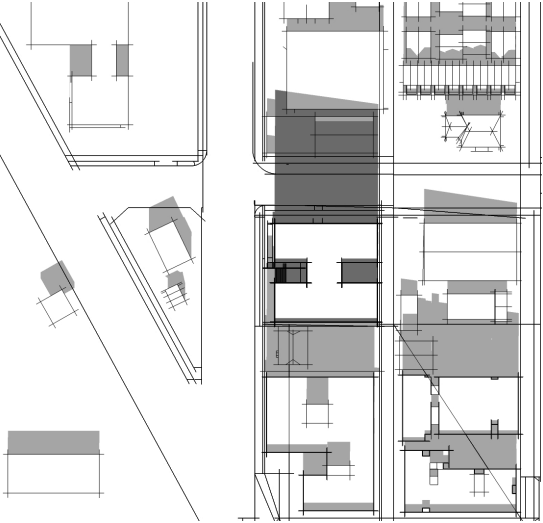


summer afternoon

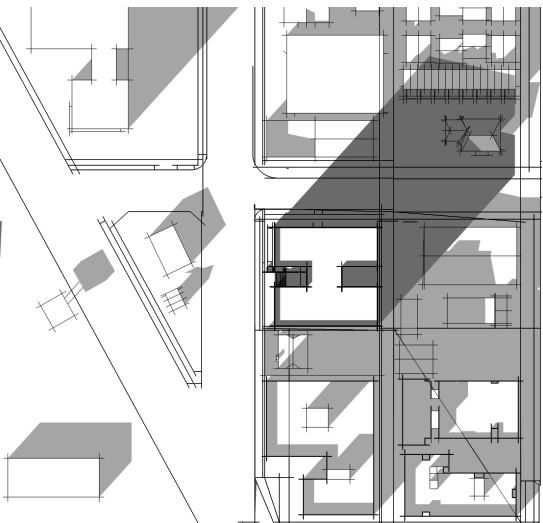
west court



winter morning

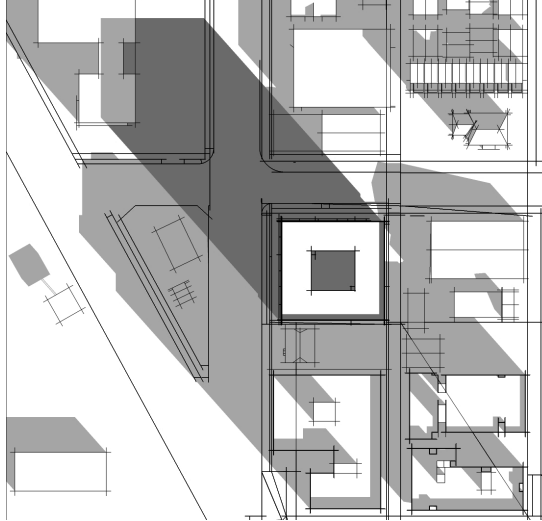


winter noon

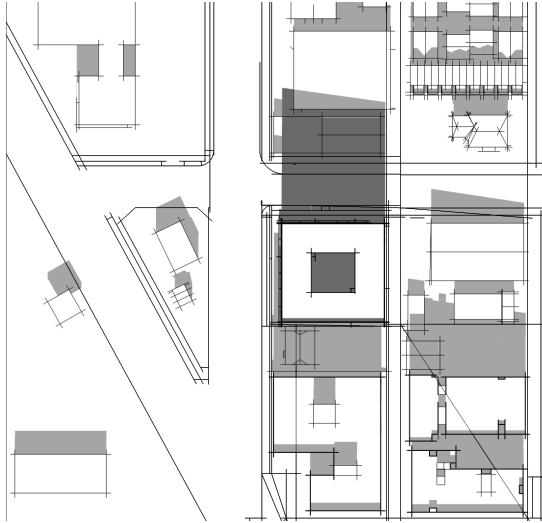


winter afternoon

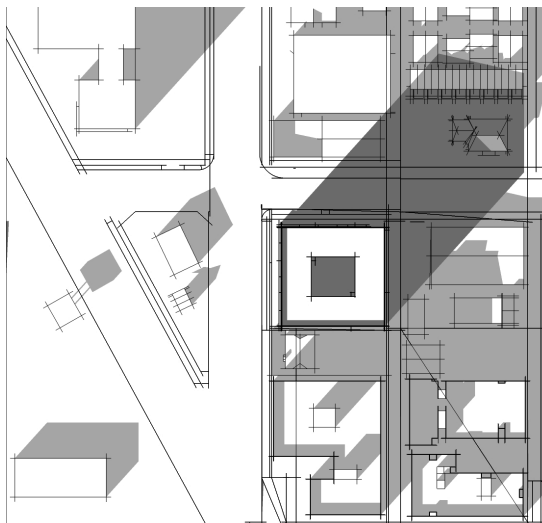
the Donut



winter morning

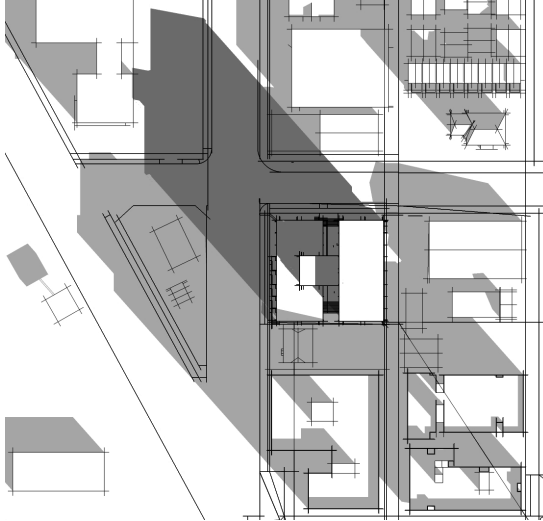


winter noon

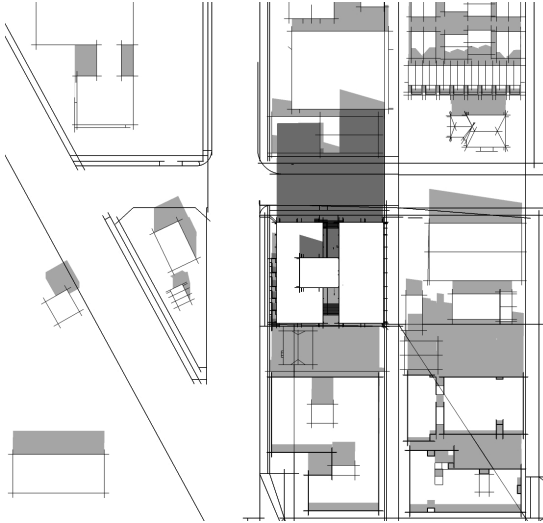


winter afternoon

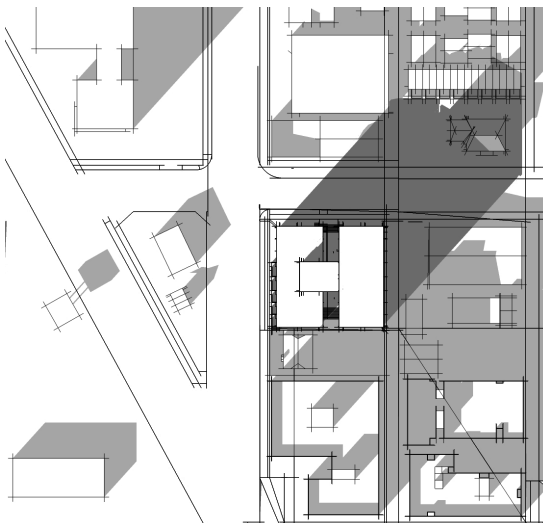
north court (preferred scheme)



winter morning

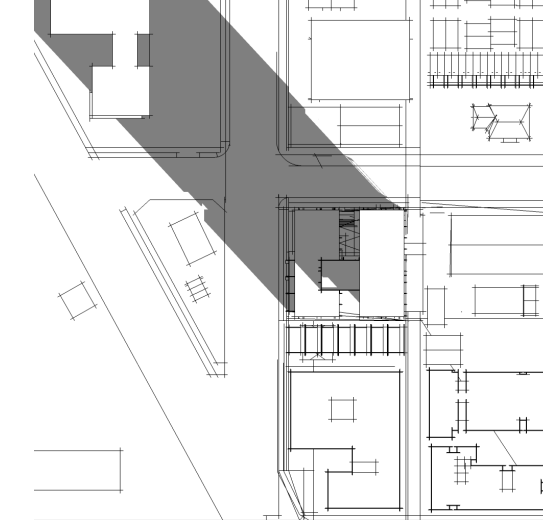


winter noon

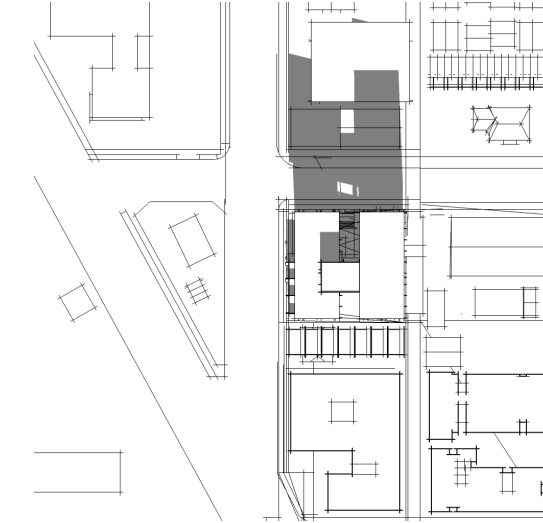


winter afternoon

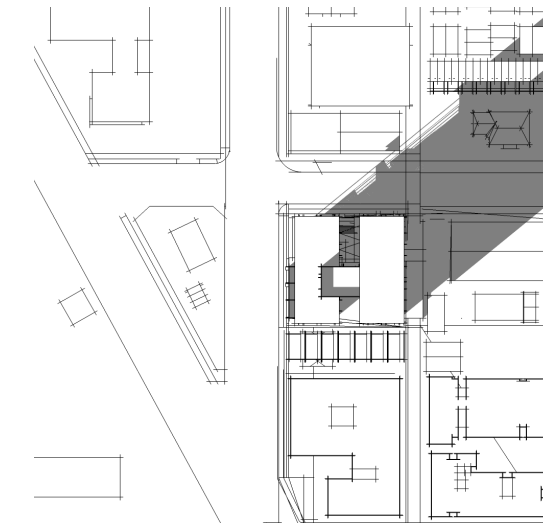
north court (EDG 2 scheme)



winter morning



winter noon



winter afternoon

Departure 1 Commercial Height

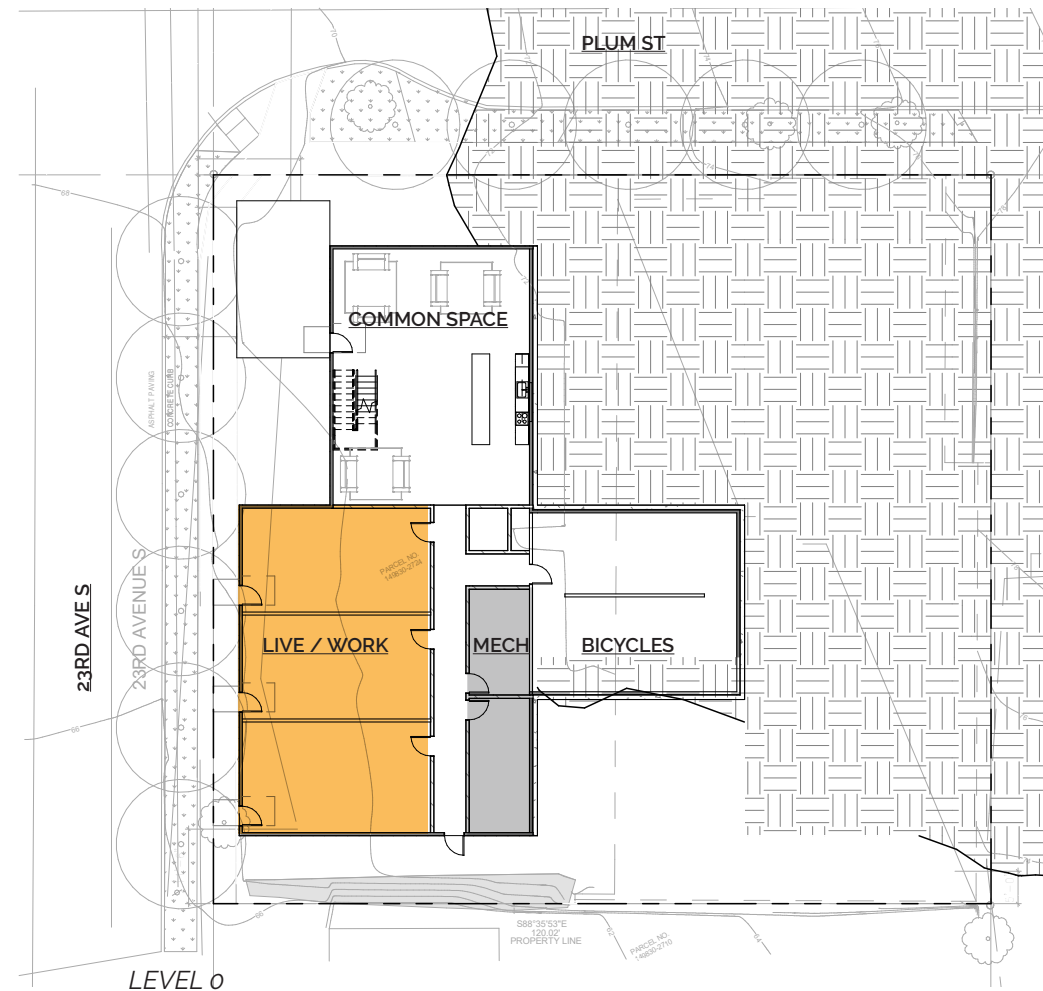
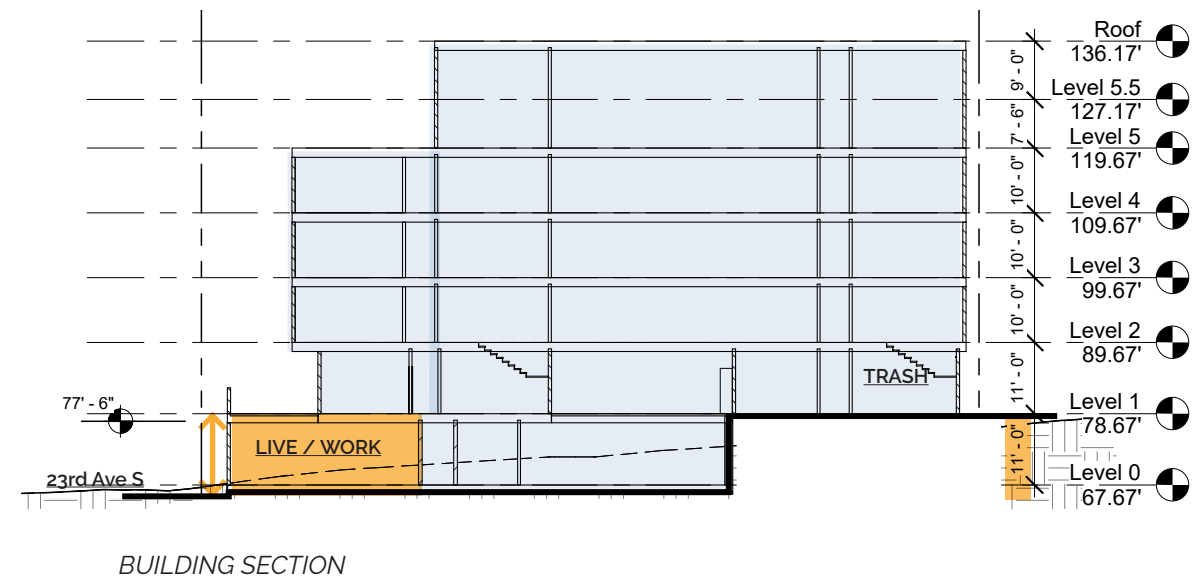
13'-0" required height floor to floor
11'-0" provided = 15% departure

RATIONAL:

Live work space is provided along 23rd to increase pedestrian activity and activation. Because Live Work is a commercial space it requires 13'-0" floor to floor heights and floors to be ADA accessible from the sidewalk. (SMC)

Trash at the alley will also need to meet grade for dumpster access. In order to meet grade at both the alley and 23rd Ave, Level 0 was lowered as much as possible to allow ADA access into the Live/Work frontages and Level 1 was raised up as high as reasonable to continue to allow trash access at the alley. 11'-0" is the maximum height available to allow the building to meet grade at both 23rd and the alley.

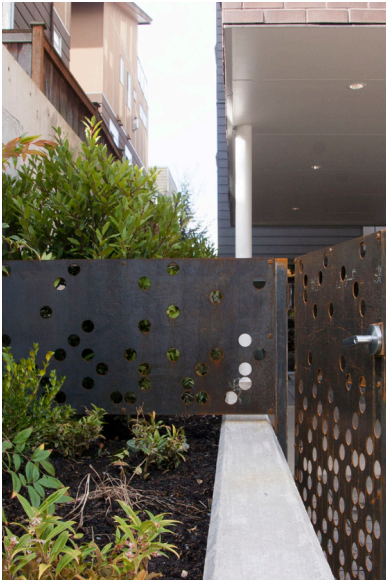
We feel that 11'-0" is reasonable and will allow for reasonable Live-Work volumes.



Previous Projects Designed by Hybrid Architecture



Yesler Exterior Rendering



741 Harvard Entry Gate & Planter



Yesler Courtyard Rendering



Integration of Gabion walls, concrete, cedar siding



Redwood Apartments



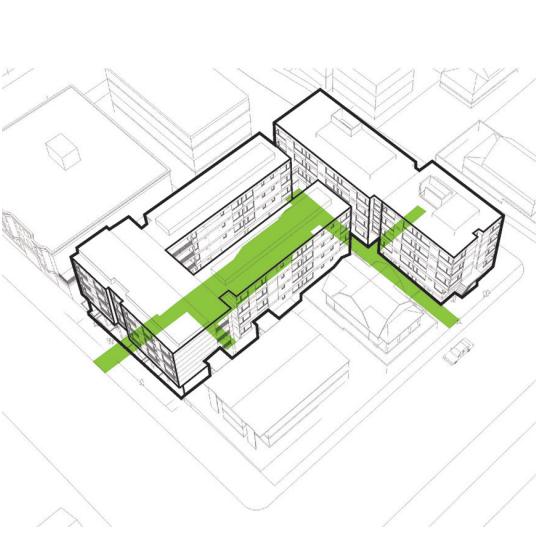
Killebrew Apartments



Redwood Apartments Section



Main Entry at Redwood Apartments



Yesler Courtyard Diagram

Architect:
Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

Owner:
Calhoun Properties
P.O. Box 95558, Seattle, WA 98145
206.801-3570

Previous Projects Built
by Calhoun Properties



Calhoun - Fiora aPodments® - Ballard



Calhoun - Riano aPodments® - Ballard



Calhoun - Positano aPodments® - Ballard



Calhoun - Morino aPodments® - UW