

1900 23rd Avenue S

3032242

EARLY DESIGN GUIDANCE
ADMINISTRATIVE DESIGN REVIEW
AUGUST 31ST, 2018



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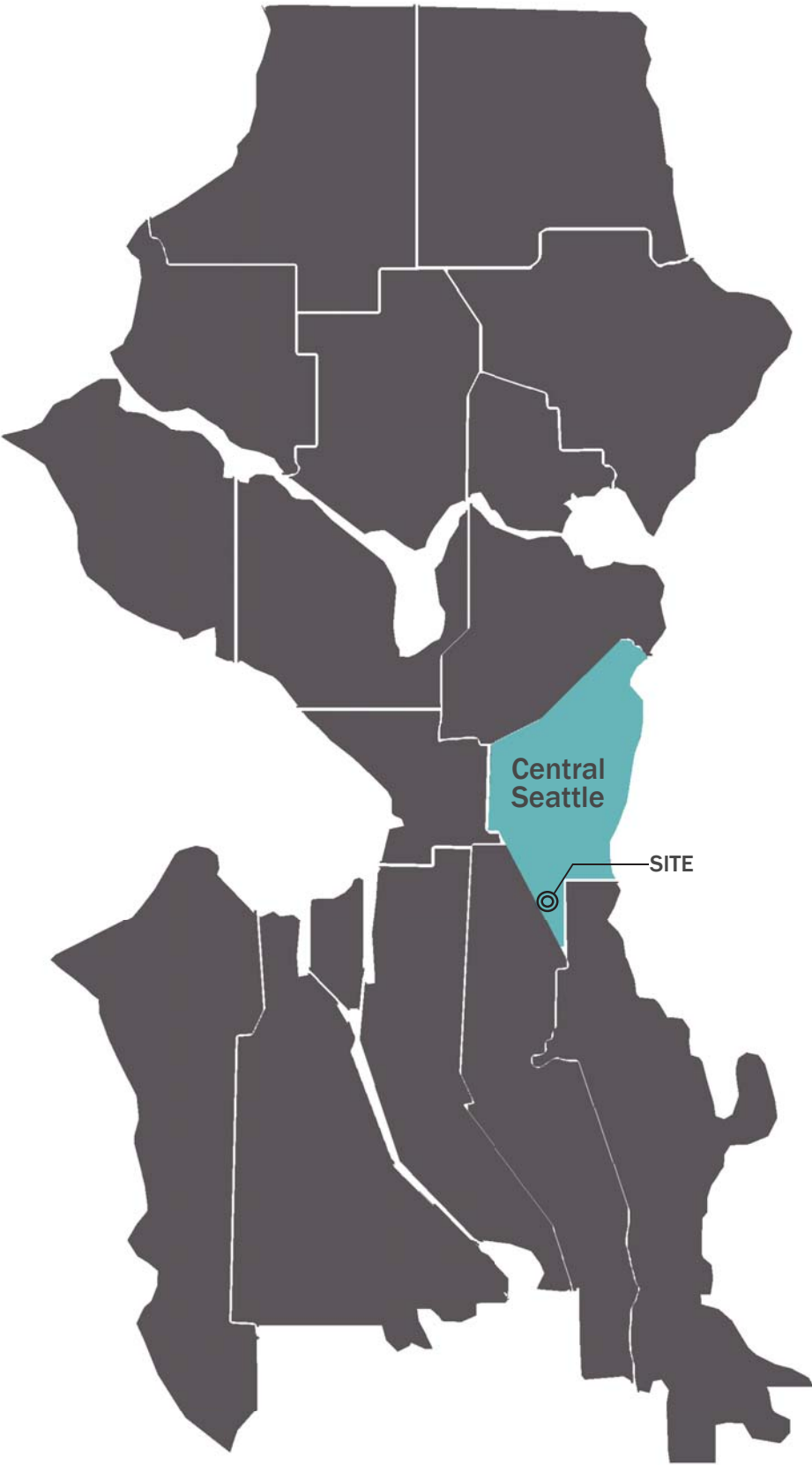


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KEY METRICS

- ADDRESS:

1900 23rd Avenue South, Seattle, WA 98144
- PROJECT NUMBERS:

ADR- #3032242
- PARCEL NUMBER:

149830-2845
- ZONE:

C1-65 [NC3-75 (M)]*
- LOT SIZE:

4,800 sf
- OVERLAYS:

North Rainier Hub Urban Village
- ALLOWED FAR:

4.25 x Lot Square Footage (Residential)
4.75 x Lot Square Footage
- (Mix of Res. + Non-Residential)
[5.5 x Lot Square Footage]
- ALLOWED HEIGHT:

65' [75']
- ANALYSIS OF CONTEXT:

The project is located on the corner of 23rd Ave S and S Holgate Street. The site is considered to be in the North Rainier/Mt Baker Neighborhood where it is close to the I-90 trail and the Colman Playground.

[] *

Information in brackets indicate what the site will become if the MHA Rezone goes into effect and the zoning changes from C1-65 to NC3-75 (M).

SITE ANALYSIS





• SITE PLAN



• S HOLGATE ST, LOOKING SOUTH WEST TOWARDS SITE



• 23RD AVE S, LOOKING SOUTH EAST



• 23RD AVE S, LOOKING WEST

SITE PHOTOS



• SITE PLAN



• 23RD AVE S, LOOKING EAST



• 24TH AVE S, LOOKING SOUTH EAST



• S HOLGATE ST, LOOKING SOUTH WEST



• ALLEY, LOOKING NORTHWEST

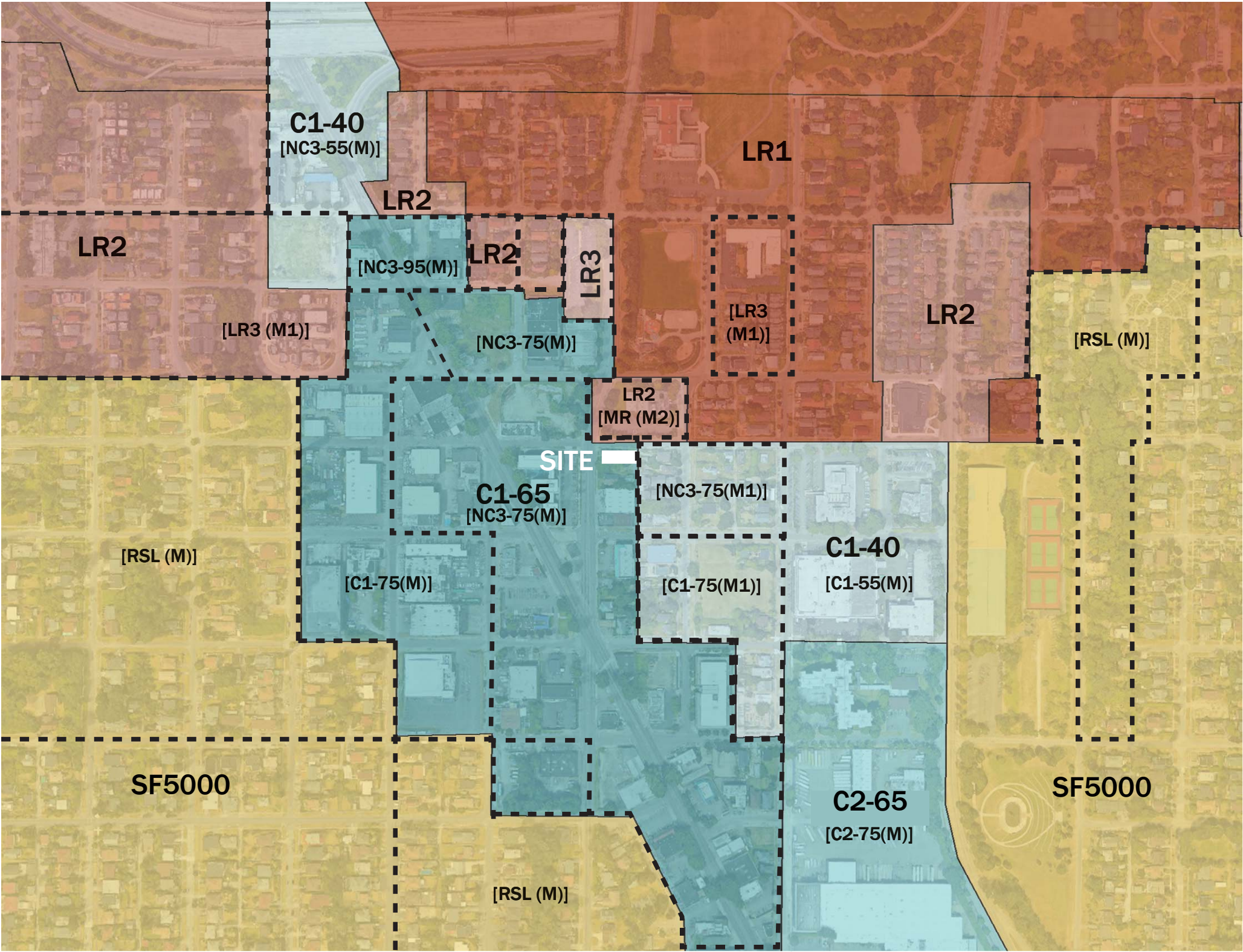
SITE PHOTOS



RELATIONSHIP TO URBAN VILLAGES:

- The site is in the North Rainier Hub Urban Village and also in the Central Area. It will follow the Central Area Neighborhood Design Guidelines.
- The site is zoned C1-65, which means *Commercial 1*. This zoning is an auto-oriented primary retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele.
- In *Commercial 1* zones, the building types are a variety of commercial building types and site layouts including one-story commercial structures with extensive surface parking, and multi-story office or residential buildings.
- [The site may be up-zoned to NC3-75, which means *Neighborhood Commercial 3*. A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses.]
- [In Neighborhood Commercial 3 zones, typically there are supermarkets, restaurants, offices, hotels, and residences that are compatible with the area's mixed use character. Single purpose commercial structure office buildings, multi-story mixed-use and residential structures are also prevalent. Non-residential uses typically occupy the front street.]

URBAN VILLAGE MAP



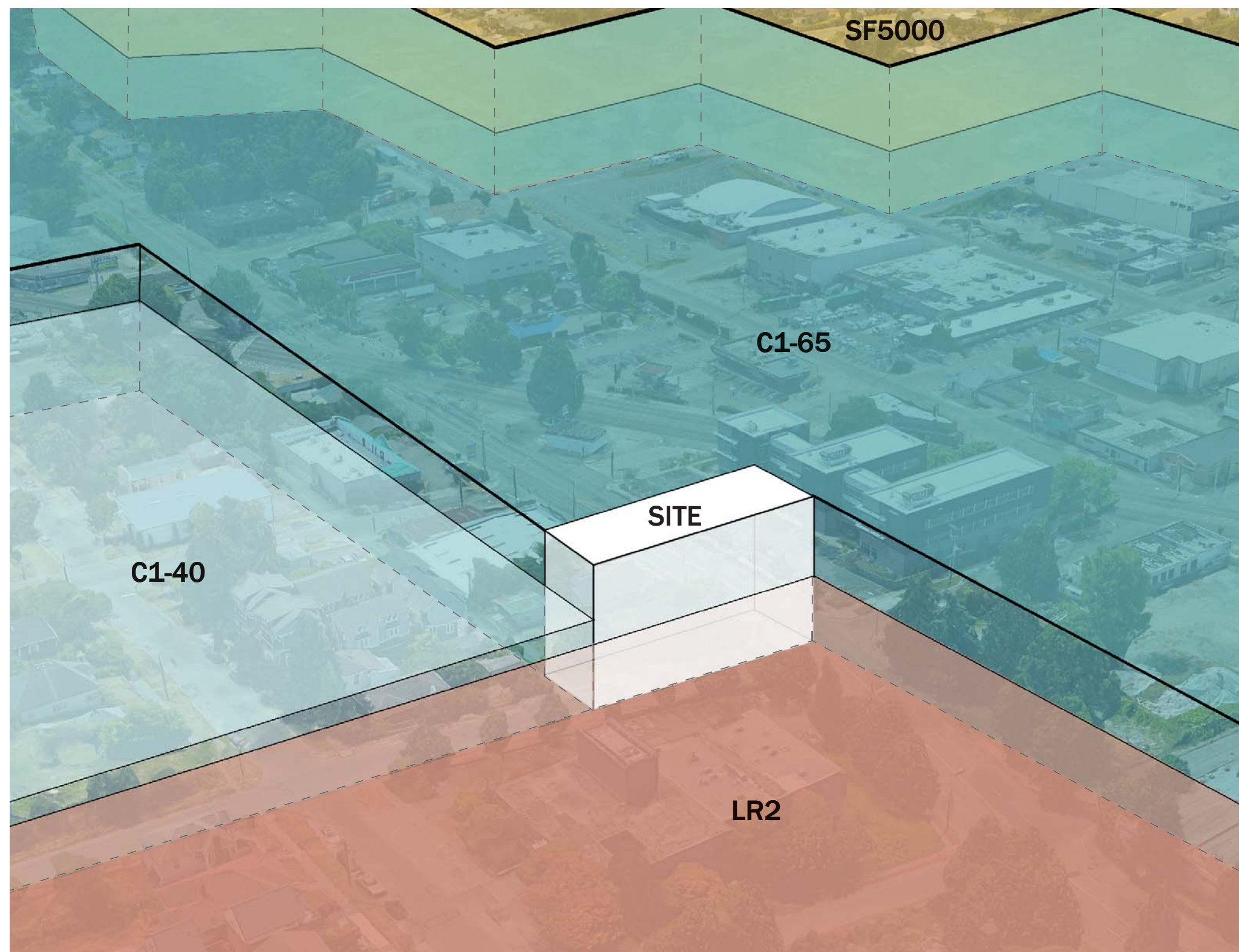
ZONING ANALYSIS:

- The project site, highlighted in white, is located within a strip of commercial zoning which runs along Rainier Avenue S from the I-90 overpass to Columbia City.
- The project is zoned C1-65, designated at a 65' height limit. The immediately adjacent zones are LR2 [MR2] and C1-40 [NC3-75].
- Single family designations (SF5000) begin on the east side of MLK Way and 3 blocks west from Rainier.
- [If the MHA up-zone goes into effect, this project's zoning will be NC3-75 (M) which allows a 75' height limit.]

UP-ZONING BOUNDARY - - -
*CHANGES SHOWN IN BRACKETS






SF 5000	
C1-40	
C1-65	
C2-65	
LR1	
LR2	
LR3	

ZONING



AERIAL ZONING:

- The project site, highlighted in white, is zoned C1-65 [NC3-75 (M)], allowing 65' [75'] building heights.
- Neighboring Commercial zoning to the east, C1-40, allows maximum 40' building heights. This zoning designation is auto-oriented and consists of a variety of structures: commercial and residential.
- Neighboring Low-rise zones to the north, LR2 and LR1, allow maximum 30' building heights. These zones provide a variety of multifamily housing typologies as well as some commercial uses.
- SF5000 is a single family residential zone which allows lot sizes of 5000 sf. This zone has height limits of 25' or 30' dependent upon lot width.

C1-40	
C1-65	
LR1	
LR2	
LR3	









AERIAL ZONING + HEIGHT ANALYSIS



TRANSIT ANALYSIS:

- The site is located between Rainier Avenue S and MLK Way S, both of which are busy thoroughfares and provide good access to bus lines.
- The site is calculated as Frequent Transit per the Frequent Transit Draft Director's rule 15-2018 and the Frequent Transit Service Area Map.
- The site is in close proximity to two light rail stations. The site is approximately a 0.75 mile walk south to the Mount Baker Light Rail Station. And, in construction now, the East Link will have a station at Judkins Park which will be accessed from Rainier Avenue S and 23rd Avenue S.
- A dedicated bike lane is provided along 23rd Avenue S. The site location connects bikers with north and south biking routes. It connects with the I-90 Trail/Mountains to Sound Greenway Trail.

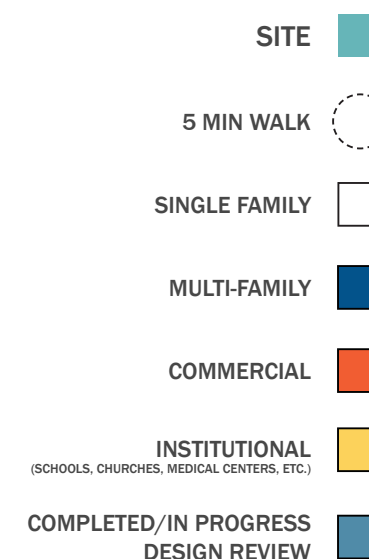
- SITE 
- 5 MIN WALK 
- BUS STOPS 
- LIGHT RAIL STATION 
- BIKE LANE 
- BUS ROUTE 

TRANSIT



LAND USE ANALYSIS:

- Commercial and industrial buildings, annotated in orange, are concentrated along Rainier Ave S, 23rd Ave S, MLK Way S.
- There are a wide variety of institutional buildings, annotated in yellow, scattered in the area; such as medical centers, churches, schools and museums.
- Multifamily, annotated in dark blue, is beginning to fill in along transit paths and main thoroughfares like Rainier Ave S, 23rd Ave S, and MLK Way S.
- Large parcel projects which are in progress, annotated in light blue, are infilling existing low-rise in the commercial zones.
- Small single parcels, annotated in white, indicate single family homes and are set back from the main thoroughfares.



ZONING + LAND USE



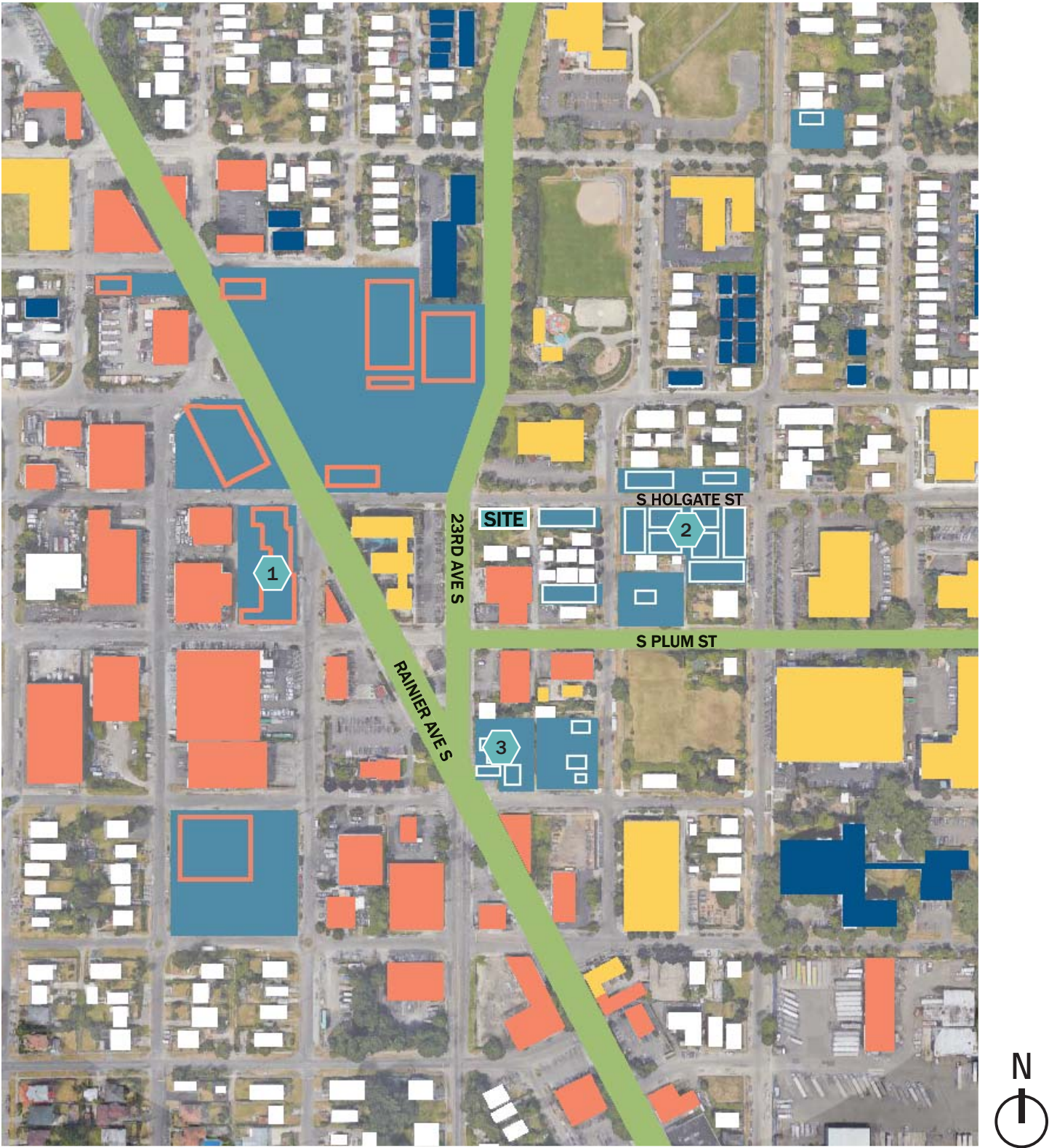
- Jimi Hendrix Park
- Northwest African American Museum
- Toshio's Teriyaki
- Stewart Lumber
- Belshaw Brothers
- Seattle Children's Playgarden
- Japanese Presbyterian Church
- Church of Christ Holgate
- American Red Cross
- Wellspring Family Services
- The Lighthouse for the Blind, Inc.
- 7-Eleven / Baskin Robbins
- Burger King
- Grease Monkey
- The 2100 Building
- Buddha Bruddah



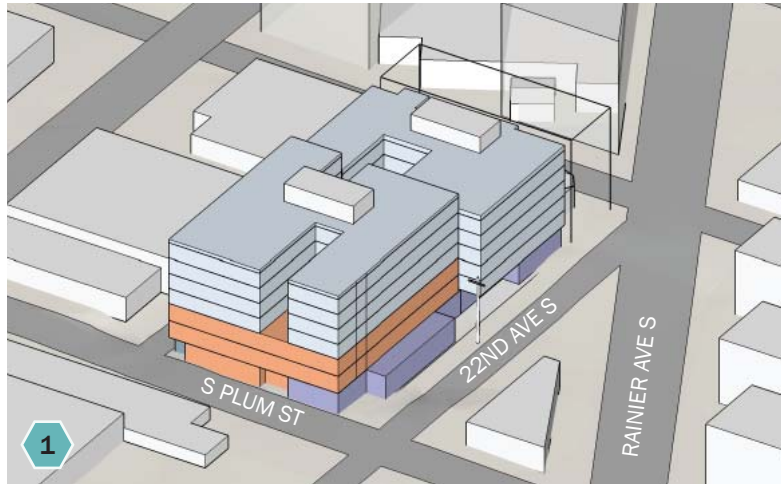
OUTLINED BUILDINGS ARE CURRENT CONDITIONS BEFORE FUTURE DEVELOPMENT PLANS

CONTEXT + LOCAL BUSINESSES

AERIAL DIAGRAM



PROJECT IMAGES



INFORMATION

1911 22ND AVE S

This is a mixed-use project proposing 175 units with medical services. There are 2 structures 6-stories tall with 29 parking stalls.



1909 25TH AVE S

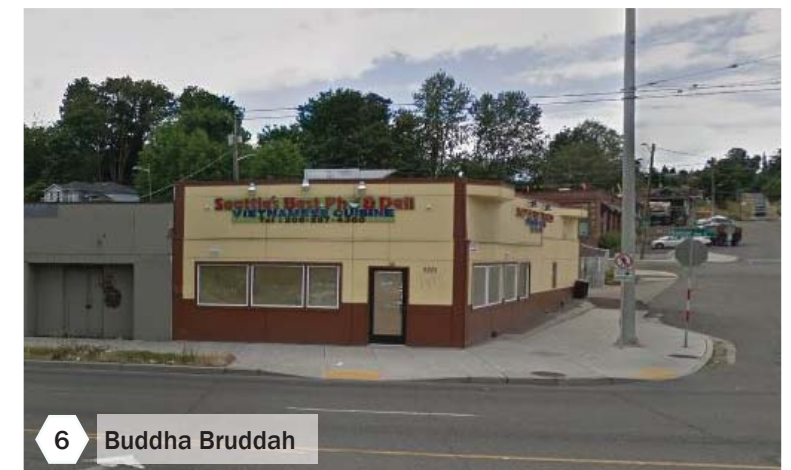
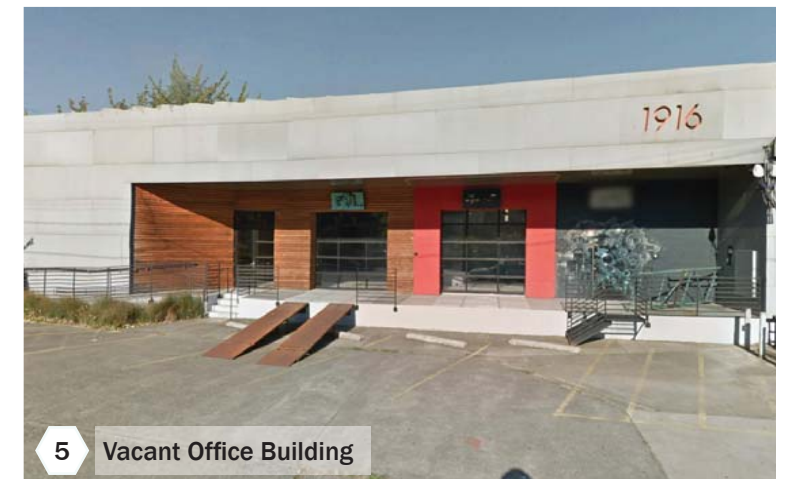
This project was recently built. There are 6 structures total with 28 townhomes/rowhouses with 28 parking stalls.



2016 23RD AVE S

This is a mixed-use project proposing 95 units and 5,000 sf of retail space. It is proposing 41 parking stalls.

RECENT NEIGHBORHOOD DEVELOPMENT



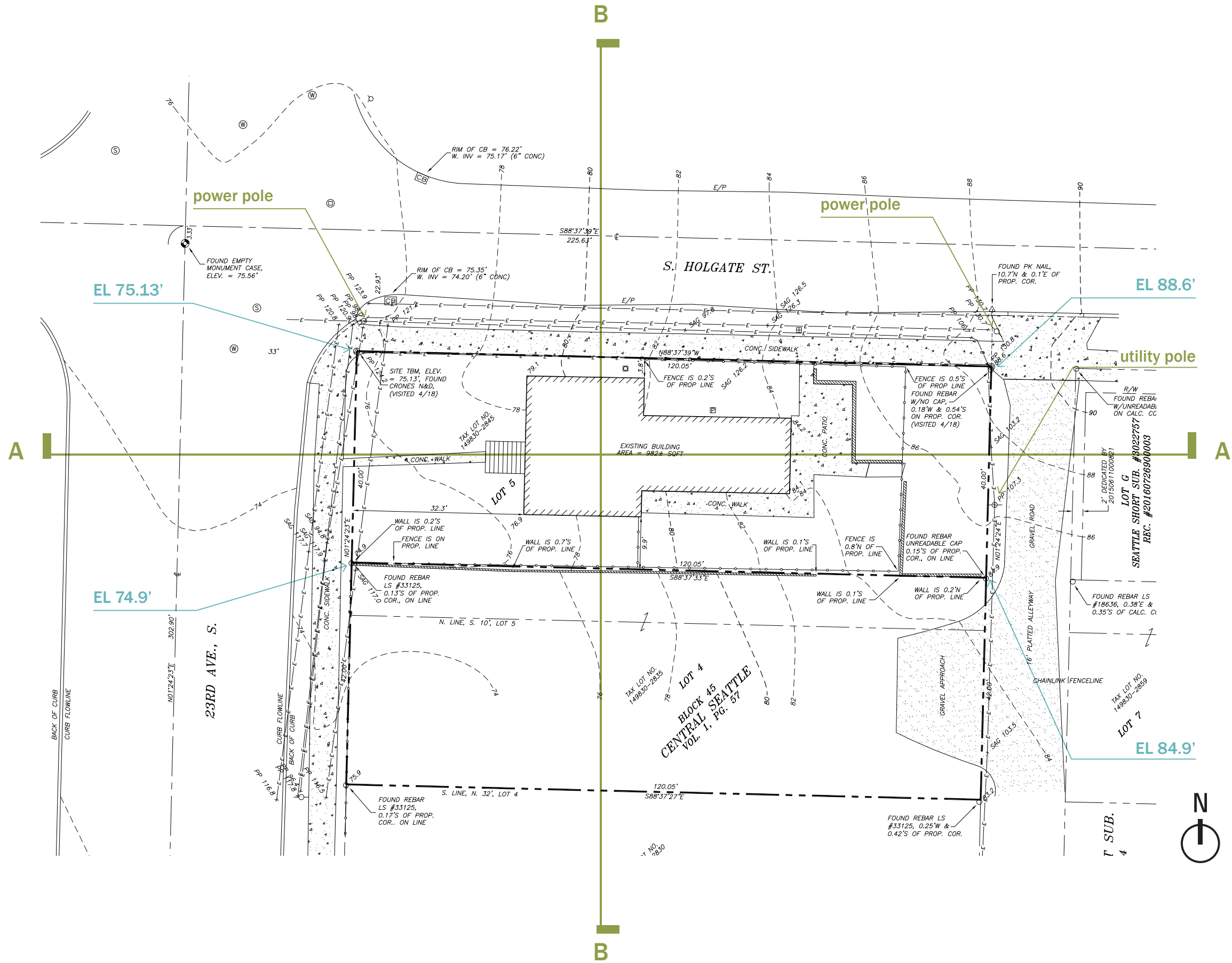
NEIGHBORHOOD ARCHITECTURE: COMMERCIAL/INSTITUTIONAL



NEIGHBORHOOD ARCHITECTURE: RESIDENTIAL

SITE CHARACTERISTICS

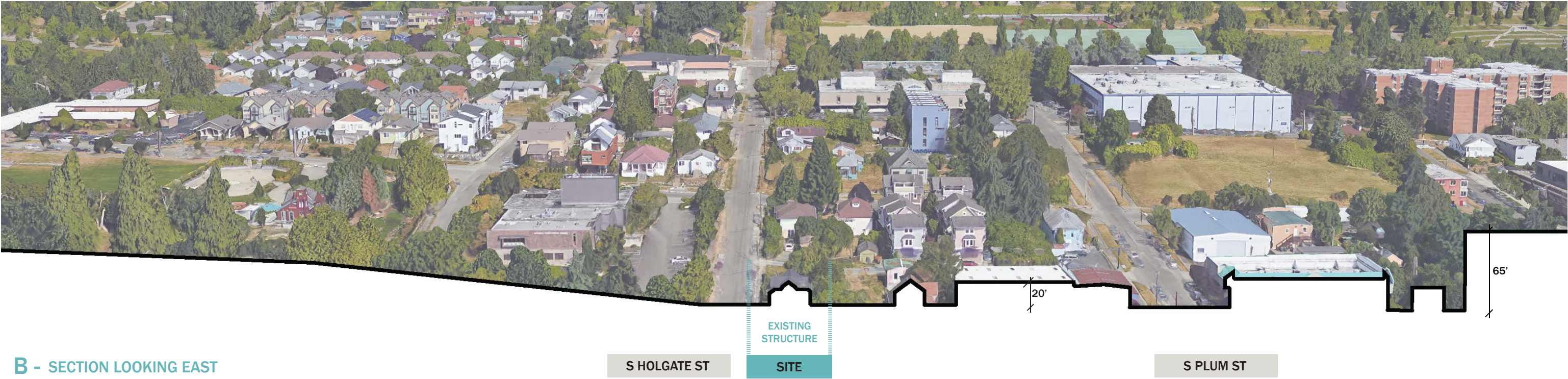
- The site is adjacent to an existing alleyway that connects S Holgate Street and S Plum Street.
- There are existing power poles on the corner of 23rd Ave S and Holgate St, the corner of Holgate St and the alley, and in the alley.
- Topography changes by about 13' from the northwest corner of the site to the northeast corner.



SITE SURVEY

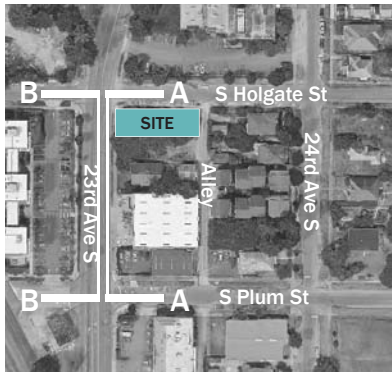


A - SECTION LOOKING NORTH



B - SECTION LOOKING EAST

TOPOGRAPHY



STREETSCAPE KEY



23RD AVE S LOOKING EAST

PROJECT SITE

STREETSCAPE A



23RD AVE S LOOKING WEST

ACROSS THE STREET

STREETSCAPE B

STREET ELEVATIONS



STREETSCAPE KEY



S HOLGATE ST LOOKING SOUTH

STREETSCAPE C

PROJECT SITE



S HOLGATE ST LOOKING NORTH

ACROSS THE STREET

STREETSCAPE D



STREETSCAPE KEY



ALLEY LOOKING WEST

STREETSCAPE E

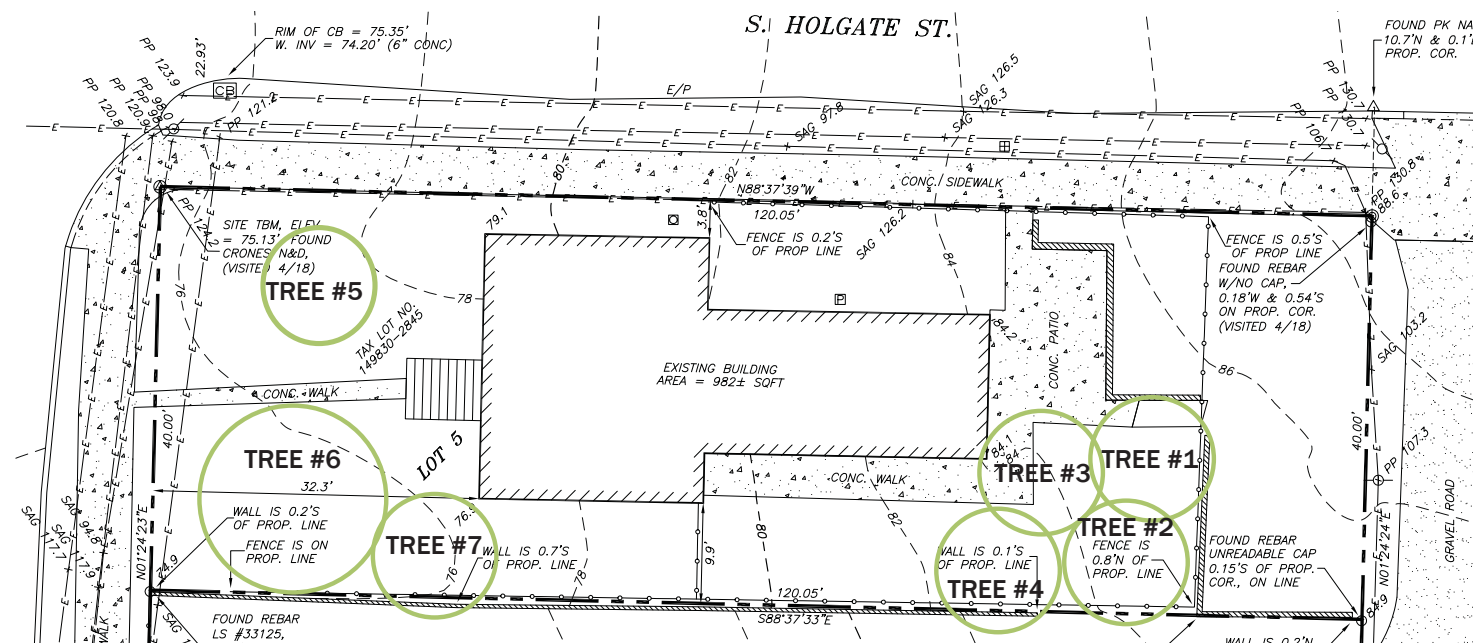
PROJECT SITE



ALLEY LOOKING EAST

ACROSS THE ALLEY

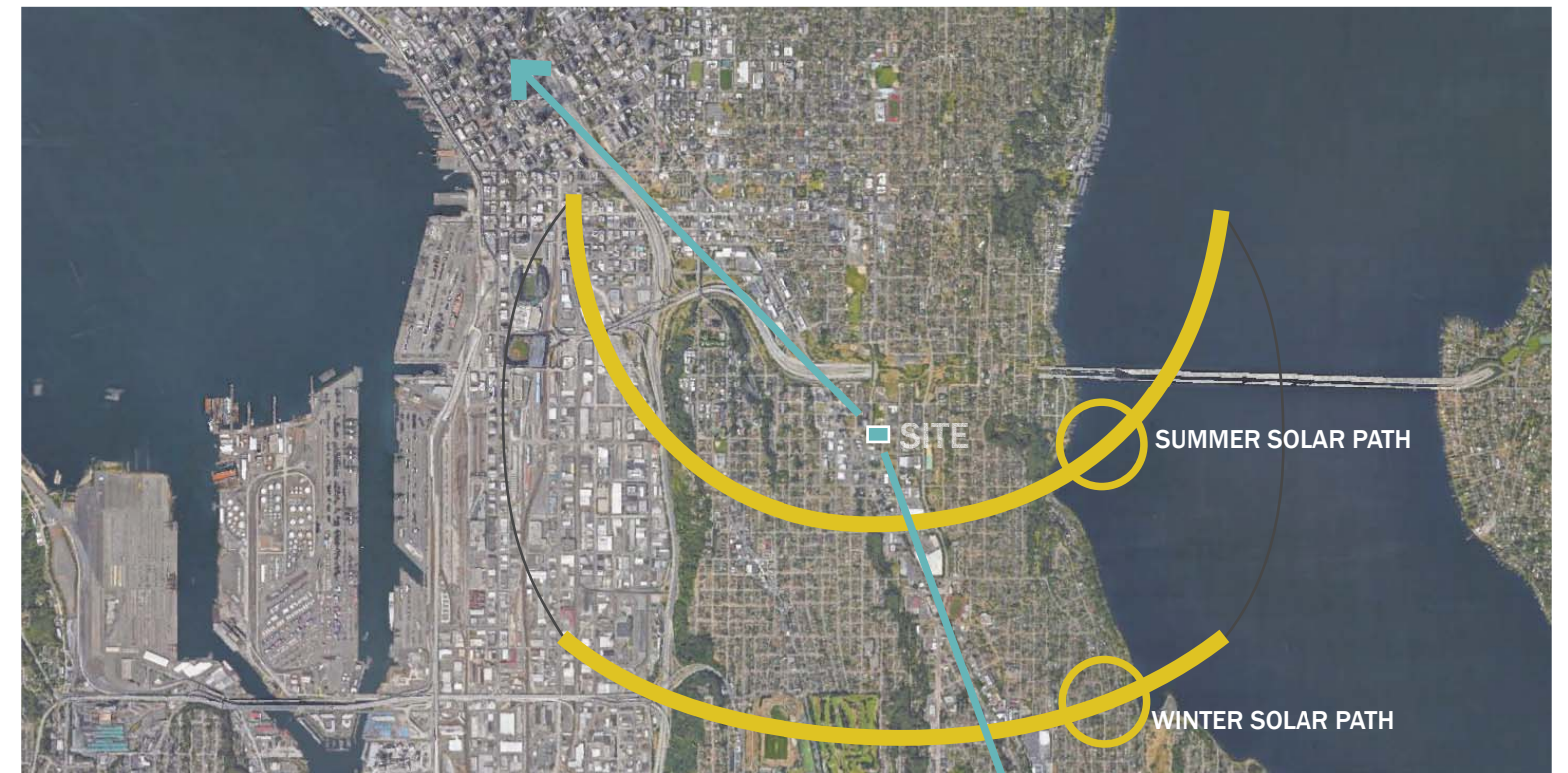
STREETSCAPE F



ARBORIST REPORT - SUMMARY

- There are 7 trees located on the property. All are non-exceptional trees according to the arborist report.
- There are several shrubs around the property, most of which are “non-significant.”

ON-SITE TREE ANALYSIS



VIEWS AND SOLAR PATHS

- From the site, the Seattle skyline is visible to the northwest.
- To the southeast, parallel to Rainier Avenue, there are views to Mount Rainier.
- Along the longest length of the site, the south side, it is currently exposed to the sun path. The north side will receive ambient light. The east side will receive morning light while the west side will receive evening light.

VIEWS AND SOLAR STUDY

CONTEXT AND SITE

CS1 Natural Systems & Site Features:

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

*CS1.1-A. Local Topography

- Respond to local topography with terraces, stoops, stepping facades or similar approaches. Use appropriately scaled rockeries, stairs and landscaping to transition between the sidewalk, building facade, and entrances in keeping with local topographic conditions, and existing approaches.

*CS1.2-B,E. Connection to Nature

- Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds.
- Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a “room” between the street and the building.

CS2 Urban Pattern and Form:

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

*CS2.1-A. Transition and Delineation of Zones

- Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on facades facing the less dense residential zone.

CS2.2-D. Height, Bulk and Scale

- Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning.
- Determine an appropriate complement and/or transition.
- Strive for a successful transition between zones where a project abuts a less intense zone.

CS3 Architectural Context & Character:

Contribute to the architectural character of the neighborhood.

*CS3.1-C. Neighborhood Context

- Include high ceilings in ground floor spaces of new structures consistent with older character structures in the vicinity. Floor to ceiling heights of at least 15 feet with clerestory windows are encouraged for commercial ground floors.

PUBLIC LIFE

PL1 Connectivity:

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

*PL1.1-C. Accessible Open Space

- Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects. Avoid having any window coverings or window film that permanently obscure views into or out of the space.

*PL1.2-F. Connection back to the Community

- When providing vegetation at the roof level, consider urban agriculture instead of a passive green roof to provide residents access to fresh produce.

PL2 Walk-ability

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

PL2.1-D. WAY-FINDING

- Provide access for people of all abilities in a manner that is fully integrated into the project design
- Use design features as a means of way-finding wherever possible, and provide clear directional signage where needed.

DESIGN RESPONSE

The building sits back into the sloped topography. Entrances are located at different levels in response to the topography. The roof level steps up on the east side to replicate the slope of the site.

Landscaping and vegetated spaces are proposed at the shared amenity deck. Street improvements will also include landscaping

Landscaping between the building and the sidewalk is being proposed in the 4 foot setback along Holgate Street.

The lower density residential zones are primarily to the north, LR2 [MR2]. The building sets back from Holgate Street at the upper levels which minimizes its height perceived at the sidewalk level.

The building sets back from Holgate St and 23rd Ave at the upper levels which complements the zoning to the north. The building is also set back into the site so it appears to be one story less at the east property line.

A minimum of 13 feet floor to floor height is being proposed at the commercial space facing 23rd Ave. This height complements the slope differential on the site spanning east and west.

The project proposes transparent spaces at the ground level, such as, commercial space, residential lobby, and bike room.

The project is proposing vegetation at the roof level.

The project is proposing access for people of all abilities. Means of way-finding will be used, for instance, designing visually obvious entryways for the lobby and commercial space

PL3 Street-Level Interaction

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

*PL3.1-A-C. Frontages

- Encourage color, material, and signage variation in storefront design.
- Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian-oriented context, while acknowledging the pedestrian patterns that exist.
- Promote transparency and “eyes on the street.” No reflective or obscure glass should be used.

*PL3.2-A,C.Streetscape Treatment

- Emphasize the relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings both adjacent and across the street. Provide special treatment through pacing or building materials to highlight each business's presence along the street.
- To protect pedestrians along the sidewalk, provide awnings or overheard weather protection at all non-residential frontages, and on west facing facades with a minimum depth of 6'.

DESIGN CONCEPT

DC2 Architectural Concept

Develop a unified, functional architectural concept that fits well on the site and its surroundings.

*DC2.1-B, I. Building Layout and Massing

- Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than float above. Ground level transparency should still occur on major pedestrian and commercial streets.
- Include commercial spaces with smaller footprints to promote and accommodate local establishments at street level.

DC4 Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

*DC4.2-A,B Building Materials

- Consider vibrant and bold uses of color, materials, texture and light to reinforce local cultural references.
- Encourage variation in building materials and employ high quality materials.

*DC4.3-B,D Building Details and Elements

- Incorporate building materials and details that reflect human scale and the craftsmanship of the building process (ex. brick or wood)
- facades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.

DC4.4-B. SIGNAGE

- Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity

CHARACTER AREAS

A1 Character Areas

Contribute to architectural and placemaking character with local history and cultural references. *Project is within the Influence Area in Central Area Design Packet.

*A1.1+A,H History and Heritage

- Provide design features to express the African and Black American presence within the neighborhood.
- Bicycle use and parking should promote a healthy and active neighborhood. Bicycle racks should be plentiful. They can be an opportunity for placemaking, such as having uniform color for bike racks within the Central District.

DESIGN RESPONSE

Material variation is being proposed at the storefront to delineate programmatic spaces and to enhance the pedestrian experience. Transparency is promoted at the street-level. It will be most transparent at the commercial space.

Entrances at the residential lobby and the commercial space will receive special treatment through building materials. And an awning will be located at the west facing commercial space

The building massing relates to the site by stepping up to the east with the grade. It provides a podium base which anchors itself to the site while stepping back at the upper levels. The upper levels are setback for powerline clearances. The commercial space is a relatively smaller footprint to accommodate a local business.

Variations in building material, color and texture present within neighborhood are being proposed.

Materials which reflect human scale are being proposed for the ground level. The fenestration exhibits the program's story on the exterior.

Scaled signage will be proposed at the streetscape.

The project will provide design features to express the cultural presence within the neighborhood. The NW African American Museum is one example of a contextual cultural reference.

A bike room with enough stalls for each unit is proposed. It is also proposed to be street facing so bike-use can be celebrated and promoted at the street level.

ZONE: C1-65 [NC3-75 (M)]

PARCEL #: 149830-2845

OVERLAYS: Mt Baker Hub Urban Village

LOT AREA: 4,800 Sq Ft

ECA: None

PERMITTED USES (23.47A.004)

- Permitted Outright: Residential, Live/Work, Congregate Housing

FLOOR AREA RATIO (23.47A.013):

Single Use: 4.25

Mixed Use: 4.75

[FAR: 5.5]

STREET-LEVEL DEVELOPMENT STANDARDS (23.47A.008)

- Blank facades between 2’ and 8’ above the sidewalk may not exceed 20’ in width.

- The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.

- Street-level street-facing facades shall be located within 10’ of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

- 60% of the street-facing facade between 2’ and 8’ above the sidewalk shall be transparent for non-residential spaces.

- Transparent areas of facades shall be designed and maintained to provide views into and out of the structure. No permanent signage, window tinting or treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4’ and 7’ above adjacent grade.

- Non-residential uses shall extend an average depth of at least 30’ and a minimum depth of 15’ from the street-level street-facing facade.

- Non-residential uses at street level shall have a floor-to-floor height of at least 13’.

RESIDENTIAL USE AT STREET LEVEL (23.47A.008.D):

- Where residential uses are located along a street-level façade, the following requirements apply; 1) At least one of the street level street-facing facades containing a residential use shall have a visually prominent pedestrian entry, and 2) The floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. (exception: b) if the floor is at least 18 inches above average sidewalk grade)

STRUCTURE HEIGHT (23.47A.012):

65’ height limit [75’]

+4’ for parapet

+7’ for solar collectors, unlimited area

+15’ for stair or elevator penthouses

SETBACKS:

- 23rd Avenue South: None

- S Holgate Street: 4 feet for R.O.W. improvements

- Alley: 2 foot alley dedication

- South property line: None

AMENITY AREA (23.47A.024):

- 5% of residential area = SF required amenity area

- (Common amenity areas need to have a minimum horizontal dimension of 10 feet, and no less than 250 sf. Private balconies need a minimum of 60 sf with no horizontal distance less than 6 ft.)

GREEN FACTOR (23.47A.016):

- Landscaping that achieves a Green Factor score of 0.3 or greater

AUTOMOBILE PARKING (23.54.015) Table B:

- II.M - None required

BICYCLE PARKING (23.54.015) Table D:

- 1 long-term stall per dwelling unit and 1 long-term per SEDU

- 1 short-term stall per 20 dwelling units

SOLID WASTE (23.54.040):

- Shared collection (min horiz dimension = 12’):

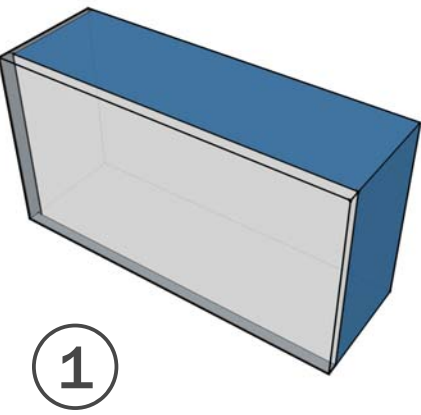
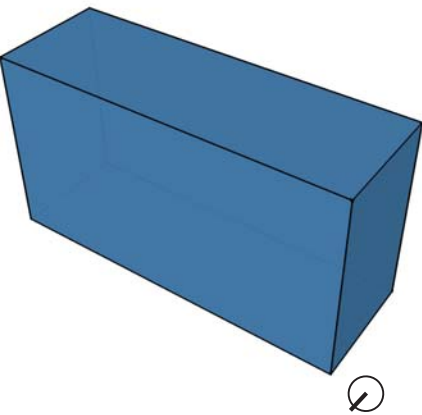
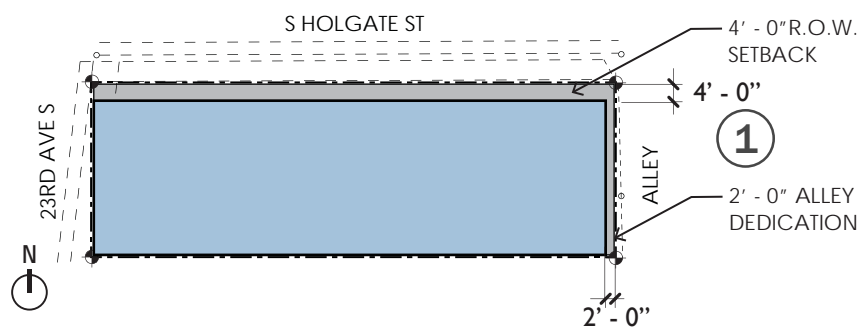
- 26-50 dwelling units = 375 square feet minimum

- Non-Residential Development: 0 – 5,000 sf = 82 sf x *50% = 41 sf

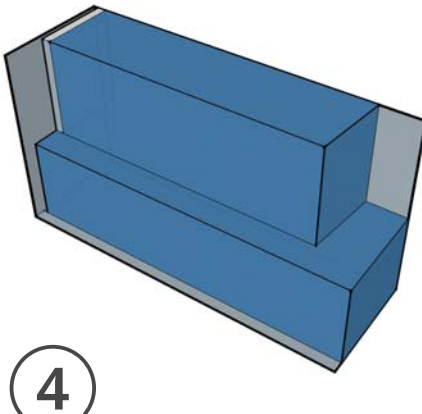
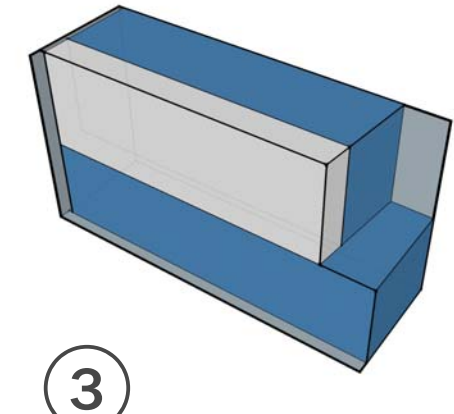
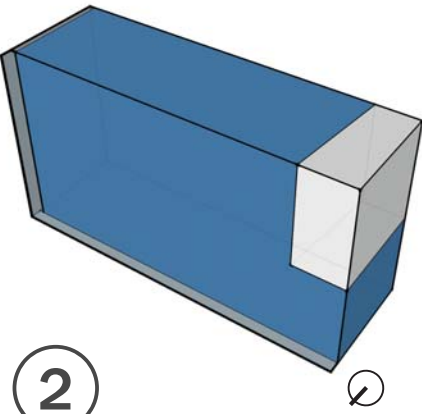
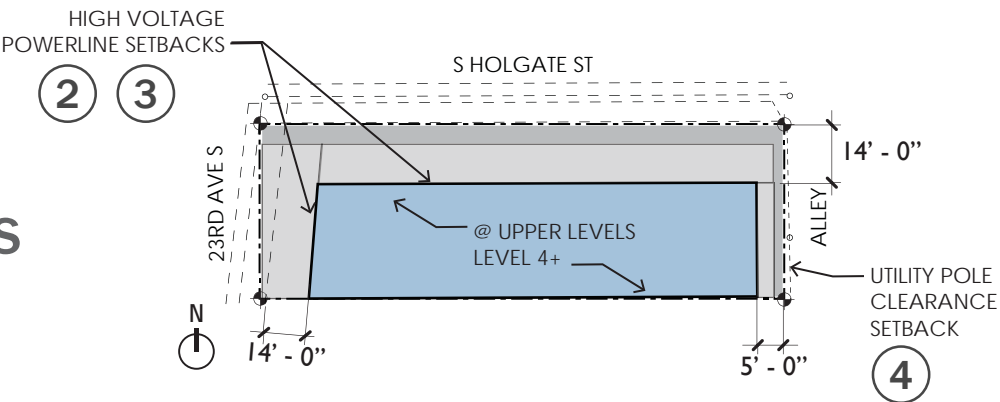
- Total area = 416 SF

*Per SMC 23.54.040.B, Mixed-use development that contains both residential and non-residential uses shall meet the storage requirements for residential, plus 50 percent of the requirement for non-residential development. Storage for garbage may be shared between the uses but separate spaces for recycling shall be provided.

STREET SETBACKS

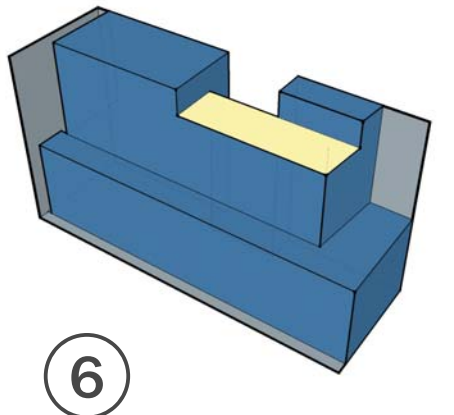
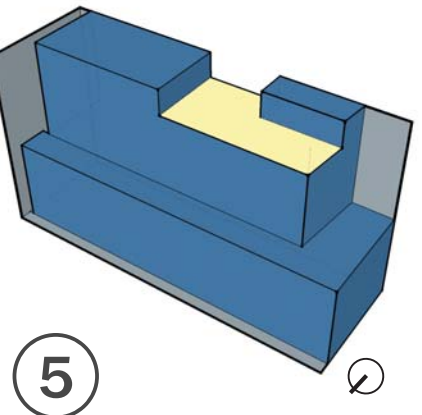
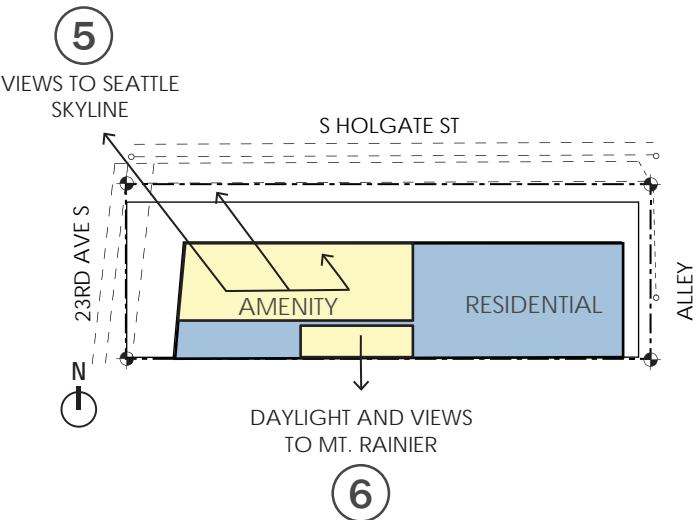


POWERLINE CLEARANCES



USEABLE ROOF AREA

LEVEL 8 IS SPLIT BETWEEN RESIDENTIAL AND AMENITY SPACE.
IF THE AMENITY WAS PUT ON LEVEL 8'S ROOF, IT WOULD BE ABOVE THE FIRE TRUCK RANGE AND WOULD TRIGGER HIGH-RISE REQUIREMENTS.



MASSING ANALYSIS

PROJECT CONCEPT:

Focusing on a strong street presence, a successful program which speaks to the context and an approachable facade, the architecture will be derived from these ideas. Welcoming and accessible spaces will be enjoyable for the residents, visitors and employees of the commercial use along the street as well as passers-by.

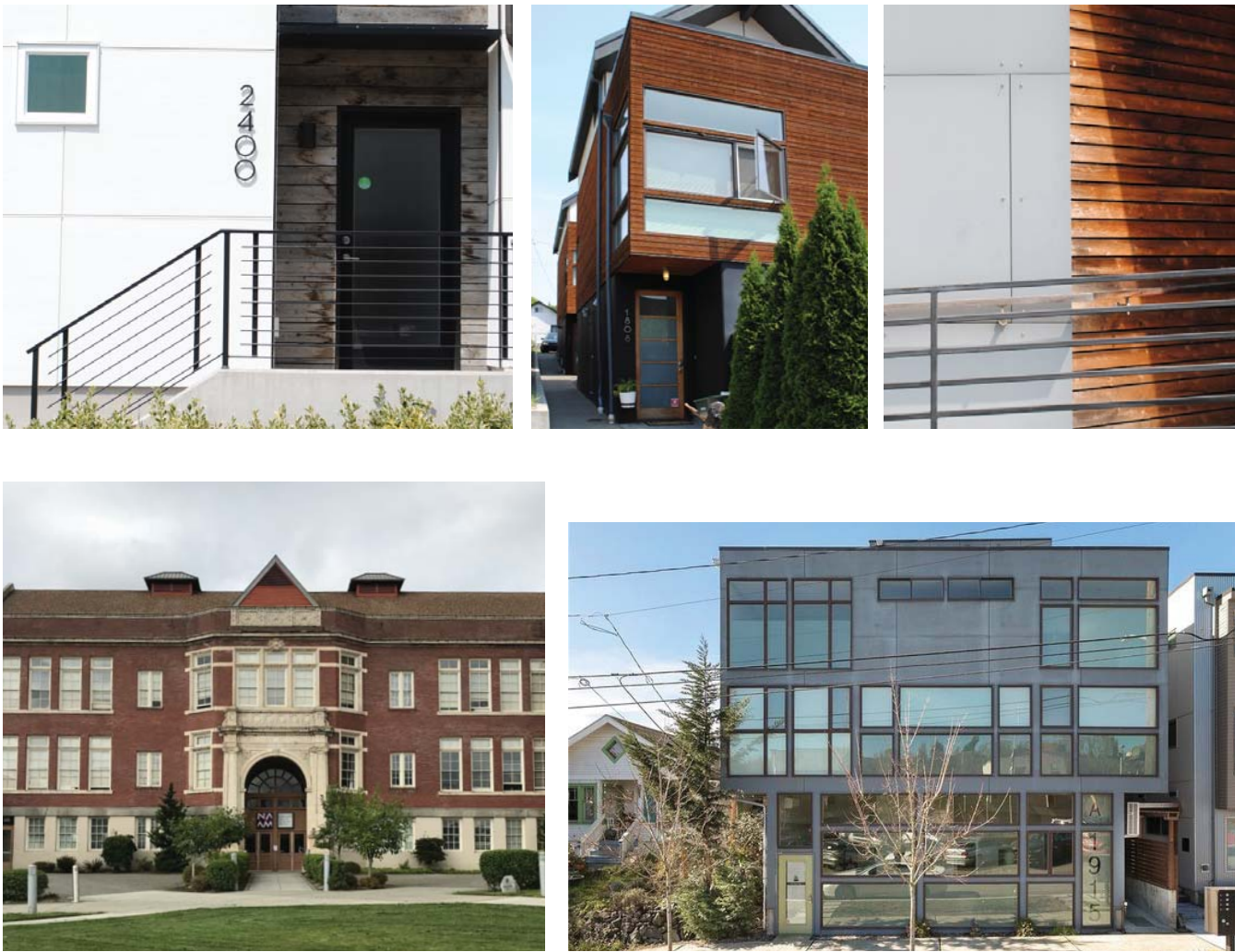
HOW DOES IT CONNECT TO :

1. SITE
- The site is narrow with multiple setbacks due to Right of Ways and power lines. It has three facades which face two streets and an alley. This creates opportunities for the building to welcome its visitors and residents at the ground level. There are setbacks which occur at the upper levels and a sloped site. These elements help divide the building massing into multiple massings which provide variation and modulation.
2. PROGRAM
- Since the building massing is highly impacted by the setbacks, the building program became the significant design element to consider. For example, access to the building for the residential entry and lobby was reviewed at different locations to address functionality. Residential stoop units and a commercial space are considered as well. Interior circulation along the south property line was the solution for the residential units along a single loaded corridor. This also provides daylighting as wayfinding in the corridor and lobby spaces.
3. Materials
- A building that can effortlessly serve a function to those dwelling as well as speak to those who visit and live in the area are key. Thus, texture and materials are inspired by neighboring materials. Earth-like materials with texture and human scale patterns to ground the building are envisioned for the podium levels. Sky-like materials which are light and smooth are envisioned for the upper levels that grow above.

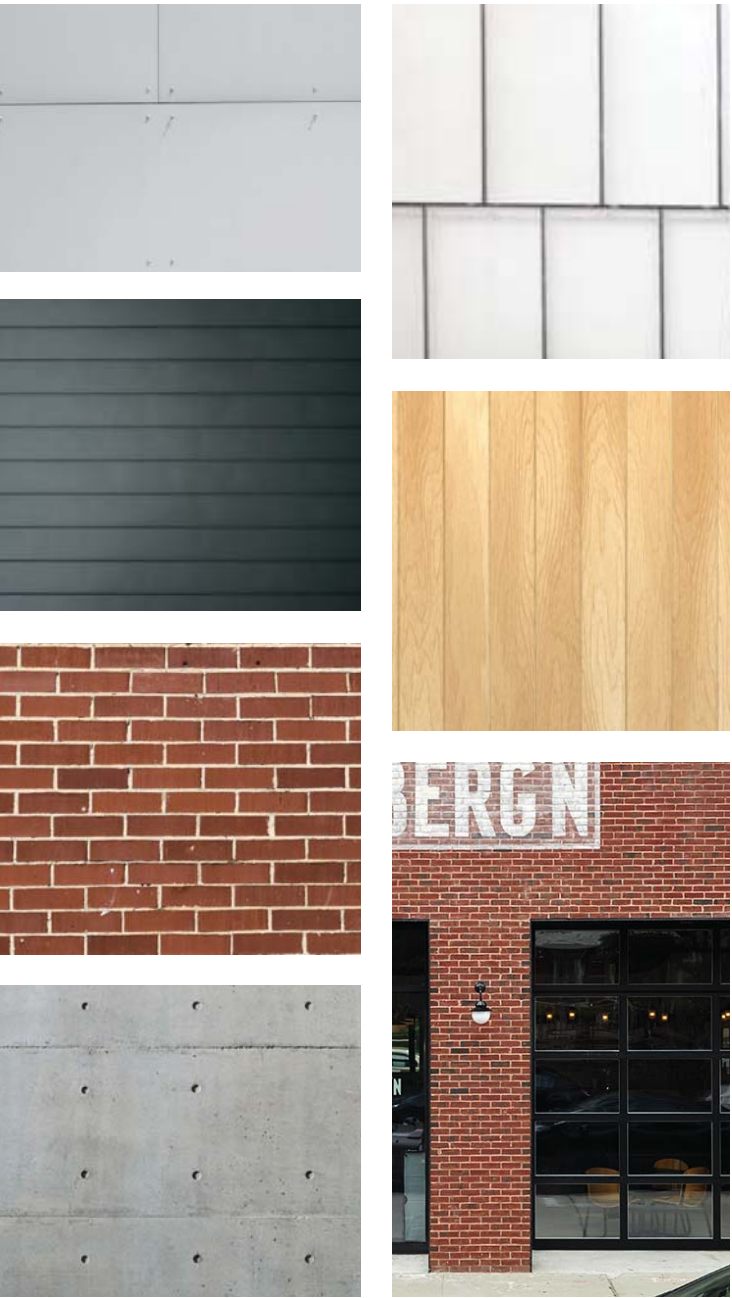


LANDSCAPE

CONTEXT INSPIRATION



MATERIAL INSPIRATION



PROJECT CONCEPT

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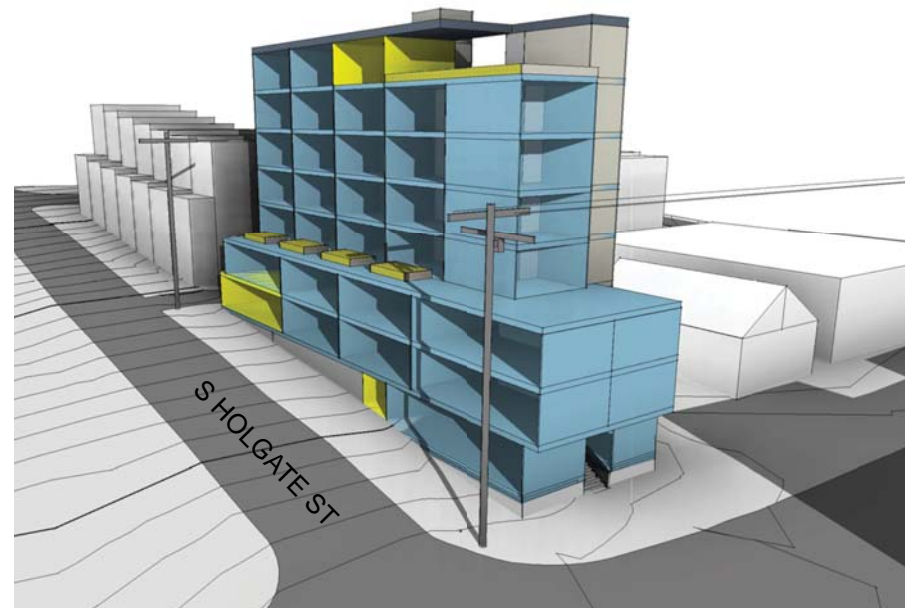


OPTION 1 (code compliant)

The first iteration for this site intends to create a residential relationship between each facade and the street. This focus is expressed by orienting the residential lobby along the most active street, 23rd Avenue South. It also orients a common amenity space at Level 2 along Holgate Street.

The massing maximizes the lot's footprint, the current zoning's height limit for C1-65, and is designed up to the offset clearances for the high voltage power lines. The dense plan has minimal modulation. Views are offered at the roof but views south to Mt. Rainier are obstructed and not the focus.

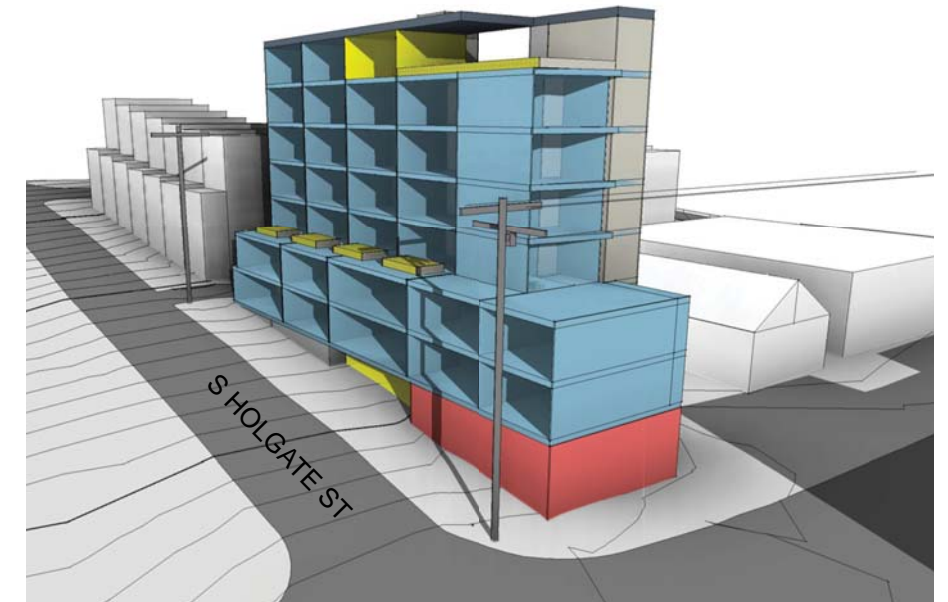
This option is code compliant with the C1-65 zoning. It meets the required setbacks, unit separation from grade and amenity and common space requirements.



OPTION 2

The second iteration for this site intends to create a strong residential relationship along Holgate Street. It provides the residential lobby at the opposite end of the site versus the active street; 23rd Ave S. It has a subdued relationship with 23rd Ave S as it provides two stoop units which are 4 feet above the grade. A small entry occurs at the midway point along Holgate Street. This provides convenient access to the bike room and storage room. A courtyard at grade is provided as you enter at this point. This is open to above which opens up views to Mt. Rainier and daylight from the south.

The massing design is according to the MHA up-zone, NC3-75. Under this zoning, this option is asking for a departure to have a unit at 1'-3" below average grade. See Departure Matrix in the Appendix pages.

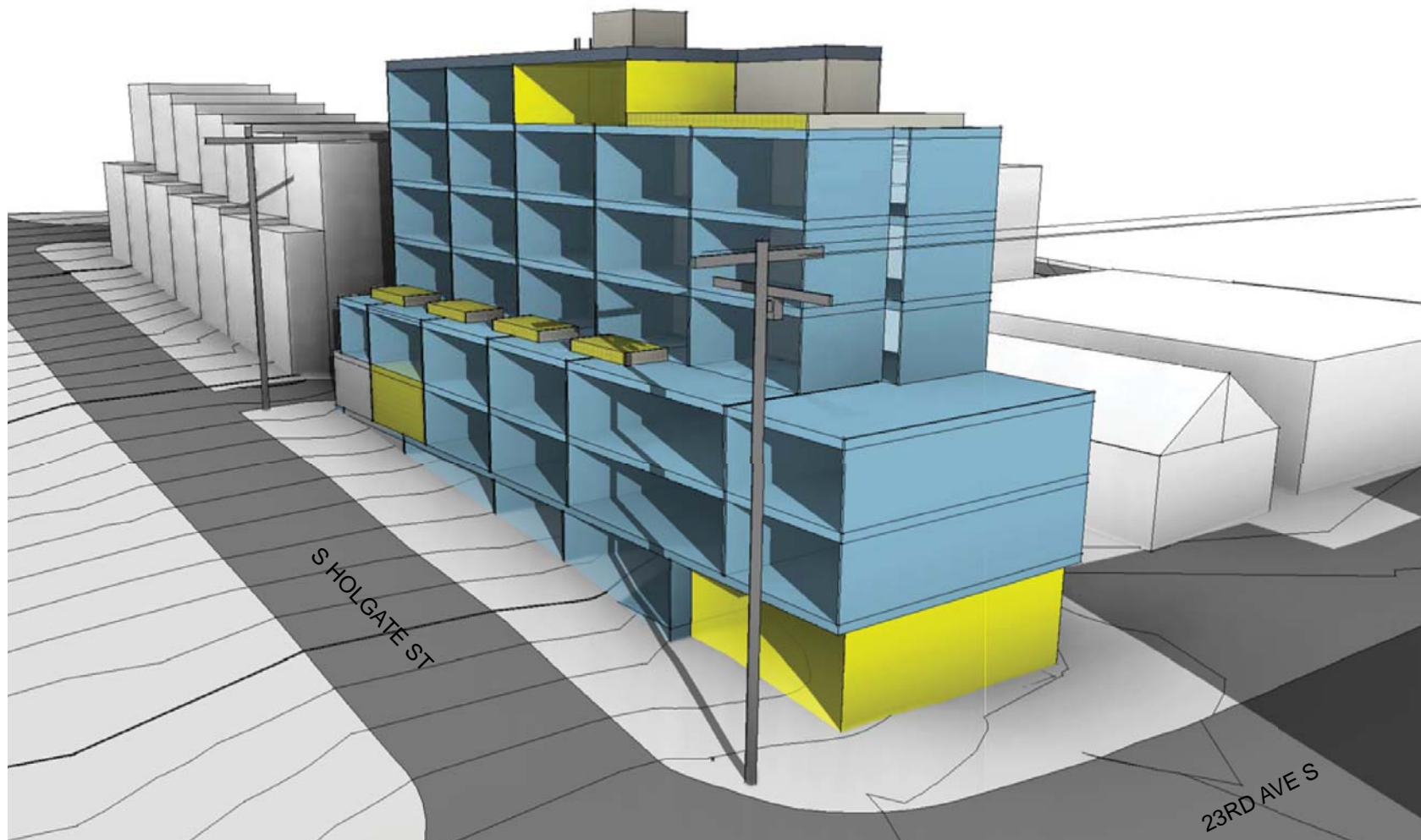


OPTION 3 (preferred)

The third iteration for this site responds uniquely to each street. A commercial space is provided along 23rd Avenue South to compliment the higher activity level and it promotes local establishments at street level. The residential lobby connects midway along Holgate Street which speaks to the quieter residential character and it adds modulation to the facade length. The trash room is oriented along the alley. The west and south facades are articulated with a variety of massing moves. The west facade angles at a cant to mimic the angle of the power line. And, as you enter the wide lobby, it extends out to a courtyard which is open to above. It will provide daylight into the corridors as well as, provide views south from the roof to Mount Rainier.

This option is code compliant with the NC3-75 zoning. It meets the required setbacks, unit separation from grade and amenity and common space requirements.

DESIGN OPTIONS SUMMARY



VIEW LOOKING SOUTHEAST

OPTION 1: SUMMARY

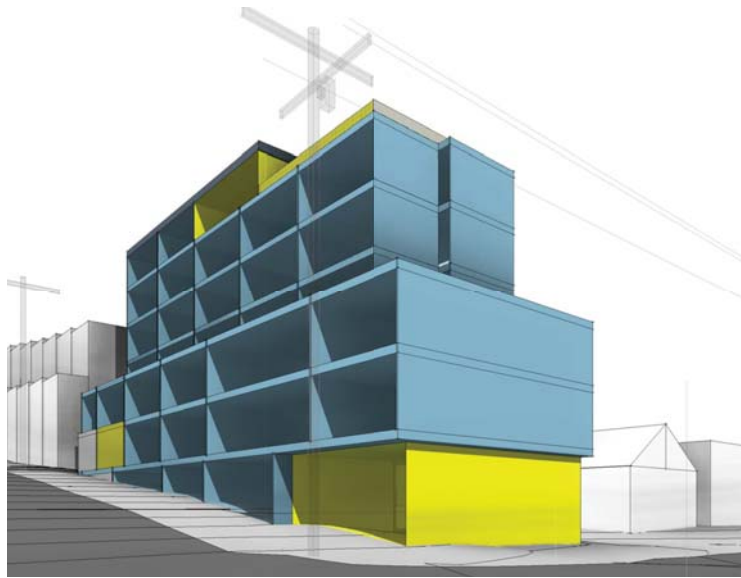
OPTION 1 (code compliant)

PROJECT DATA

- . Zoning: C1-65
- . 25,902 SF
- . 40 Units: (2) 2 Bdrm, (7) 1 Bdrm, (2) Open-1, (5) Studio, (24) Small Efficiency Dwelling Units
- . No Commercial
- . 1,301 SF of Amenity Space (5% is 1,295)

DEPARTURES

- . No Departures requested at this time

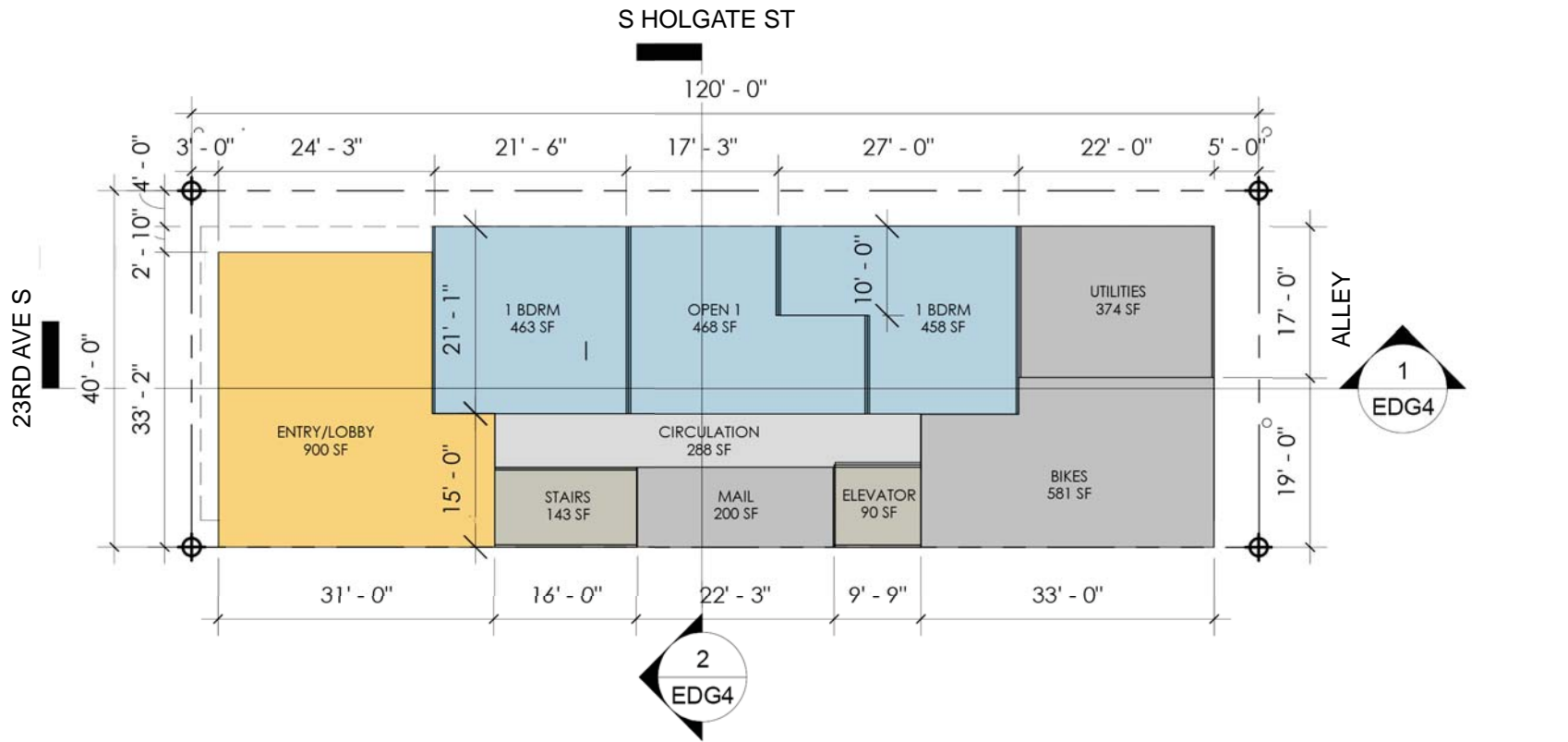


OPTION 1

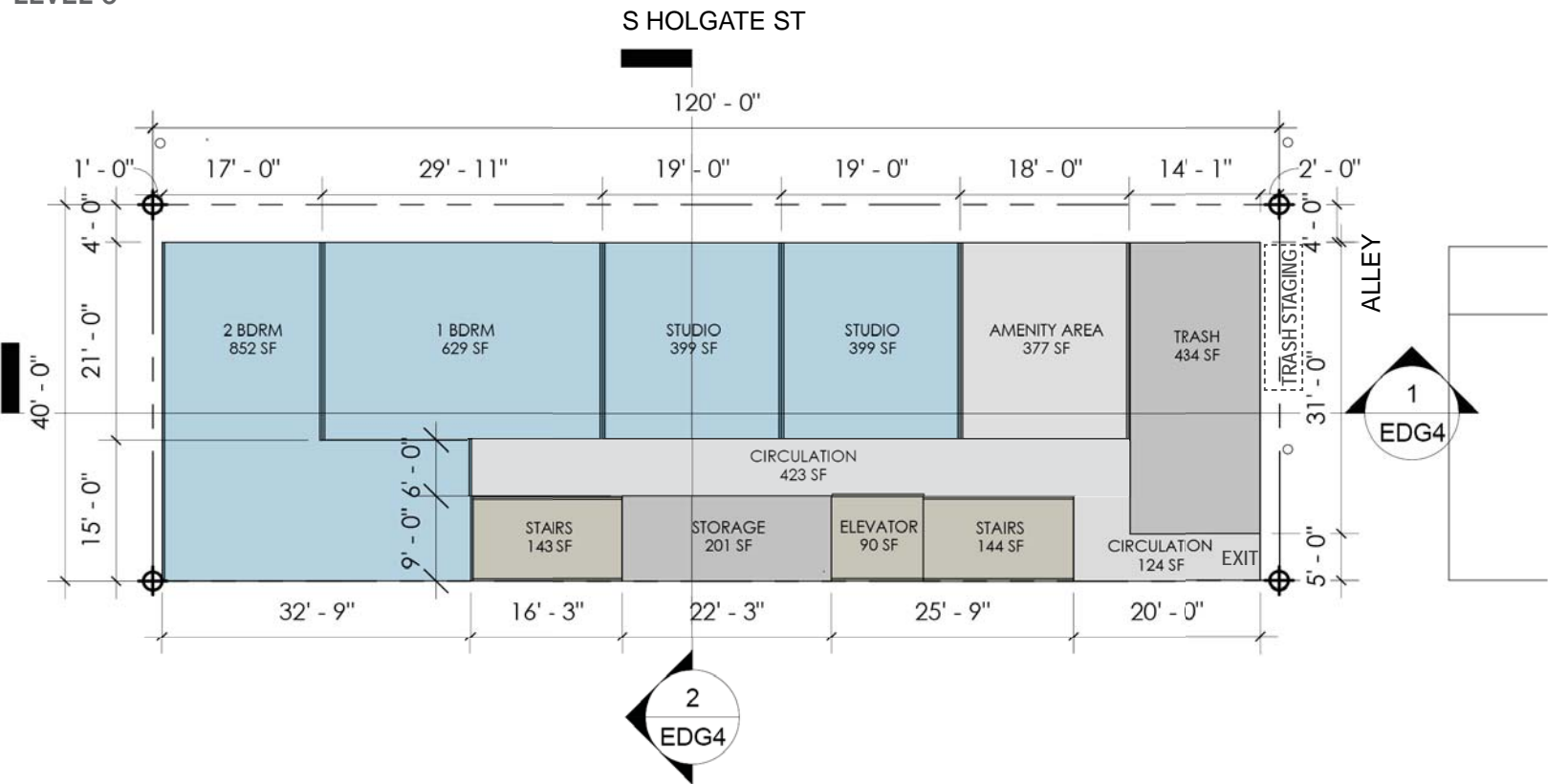
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LEVEL 0 288 SF	LEVEL 0 90 SF	LEVEL 0 0 SF	LEVEL 0 581 SF	LEVEL 0 0 SF
LEVEL 1 288 SF	LEVEL 1 325 SF	LEVEL 1 374 SF	LEVEL 1 781 SF	LEVEL 1 0 SF
LEVEL 2 547 SF	LEVEL 2 519 SF	LEVEL 2 0 SF	LEVEL 2 635 SF	LEVEL 2 434 SF
LEVEL 3 385 SF	LEVEL 3 377 SF	LEVEL 3 0 SF	LEVEL 3 201 SF	LEVEL 3 0 SF
LEVEL 4 356 SF	LEVEL 4 377 SF	LEVEL 4 0 SF	LEVEL 4 201 SF	LEVEL 4 0 SF
LEVEL 5 356 SF	LEVEL 5 377 SF	LEVEL 5 0 SF	LEVEL 5 201 SF	LEVEL 5 0 SF
LEVEL 6 356 SF	LEVEL 6 377 SF	LEVEL 6 0 SF	LEVEL 6 201 SF	LEVEL 6 0 SF
LEVEL 7 124 SF	LEVEL 7 377 SF	LEVEL 7 0 SF	LEVEL 7 201 SF	LEVEL 7 0 SF
2700 SF	2818 SF	374 SF	3004 SF	434 SF

RES.	AMENITY	COM.
LEVEL 0 2 1 BDRM 921 SF	LEVEL 1 ENTRY/LOBBY 900 SF	
LEVEL 0 1 OPEN 1 468 SF	LEVEL 2 AMENITY AREA 377 SF	
LEVEL 1 2 1 BDRM 921 SF	LEVEL 4 AMENITY AREA 72 SF	
LEVEL 1 1 OPEN 1 468 SF	LEVEL 4 AMENITY AREA 72 SF	
LEVEL 2 1 1 BDRM 629 SF	LEVEL 4 AMENITY AREA 72 SF	
LEVEL 2 1 2 BDRM 852 SF	LEVEL 4 AMENITY AREA 72 SF	
LEVEL 2 2 STUDIO 798 SF	LEVEL 7 AMENITY AREA 636 SF	
LEVEL 3 2 1 BDRM 1115 SF	LEVEL 7 COMMON KITCHEN 445 SF	
LEVEL 3 1 2 BDRM 852 SF		
LEVEL 3 3 STUDIO 1175 SF		
LEVEL 4 7 SEDU 1625 SF		
LEVEL 5 7 SEDU 1625 SF		
LEVEL 6 7 SEDU 1625 SF		
LEVEL 7 3 SEDU 692 SF		
Grand total: 40 13764 SF		

Unit Mix	TOTAL AREA
Residential 7 1 BDRM 3585 SF	LEVEL 0 3249 SF
Residential 2 2 BDRM 1704 SF	LEVEL 1 4057 SF
Residential 2 OPEN 1 937 SF	LEVEL 2 4357 SF
Residential 24 SEDU 5566 SF	LEVEL 3 4105 SF
Residential 5 STUDIO 1973 SF	LEVEL 4 2847 SF
TOTAL: 40 13764 SF	LEVEL 5 2559 SF
	LEVEL 6 2559 SF
	LEVEL 7 2475 SF
	26206 SF

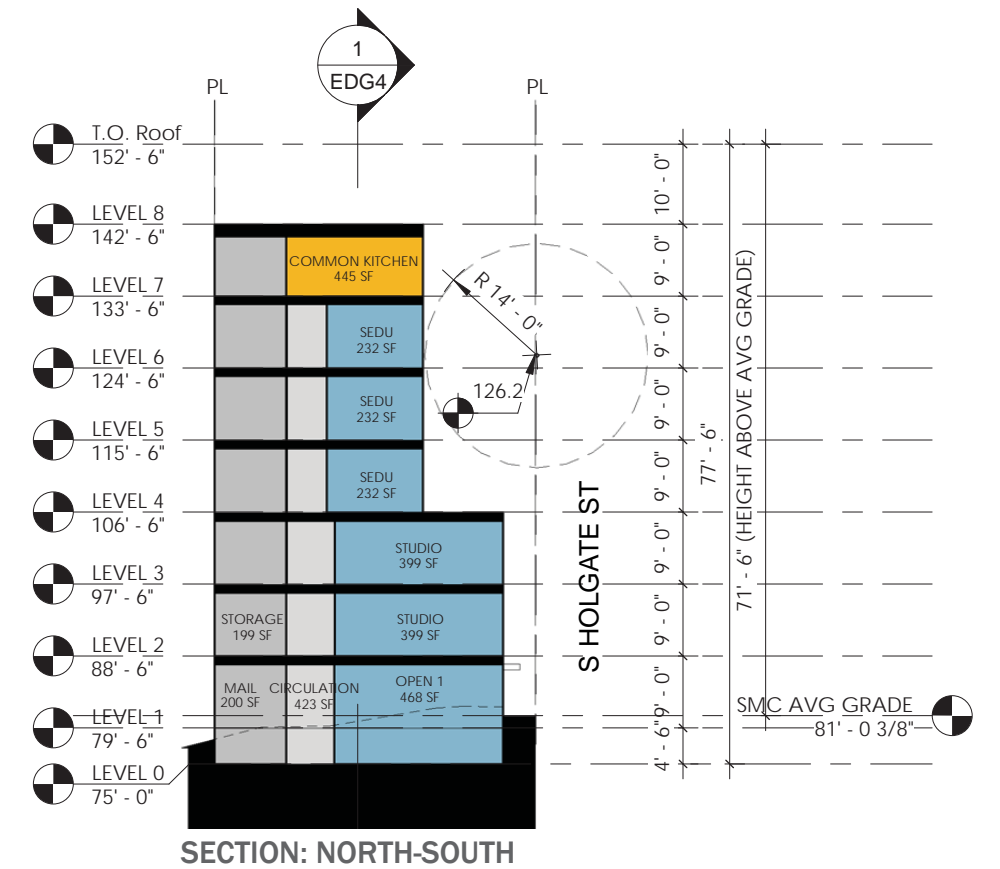
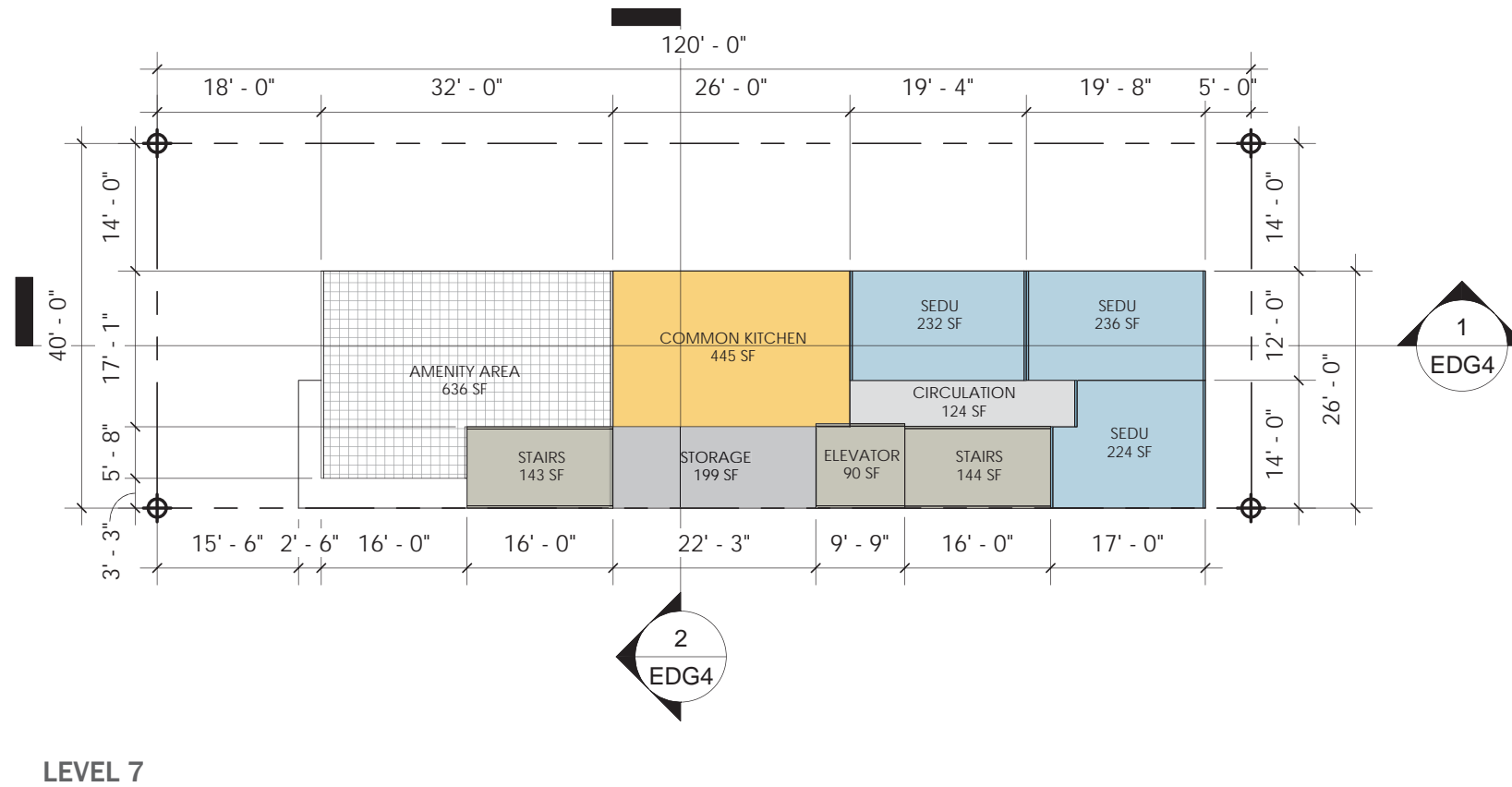
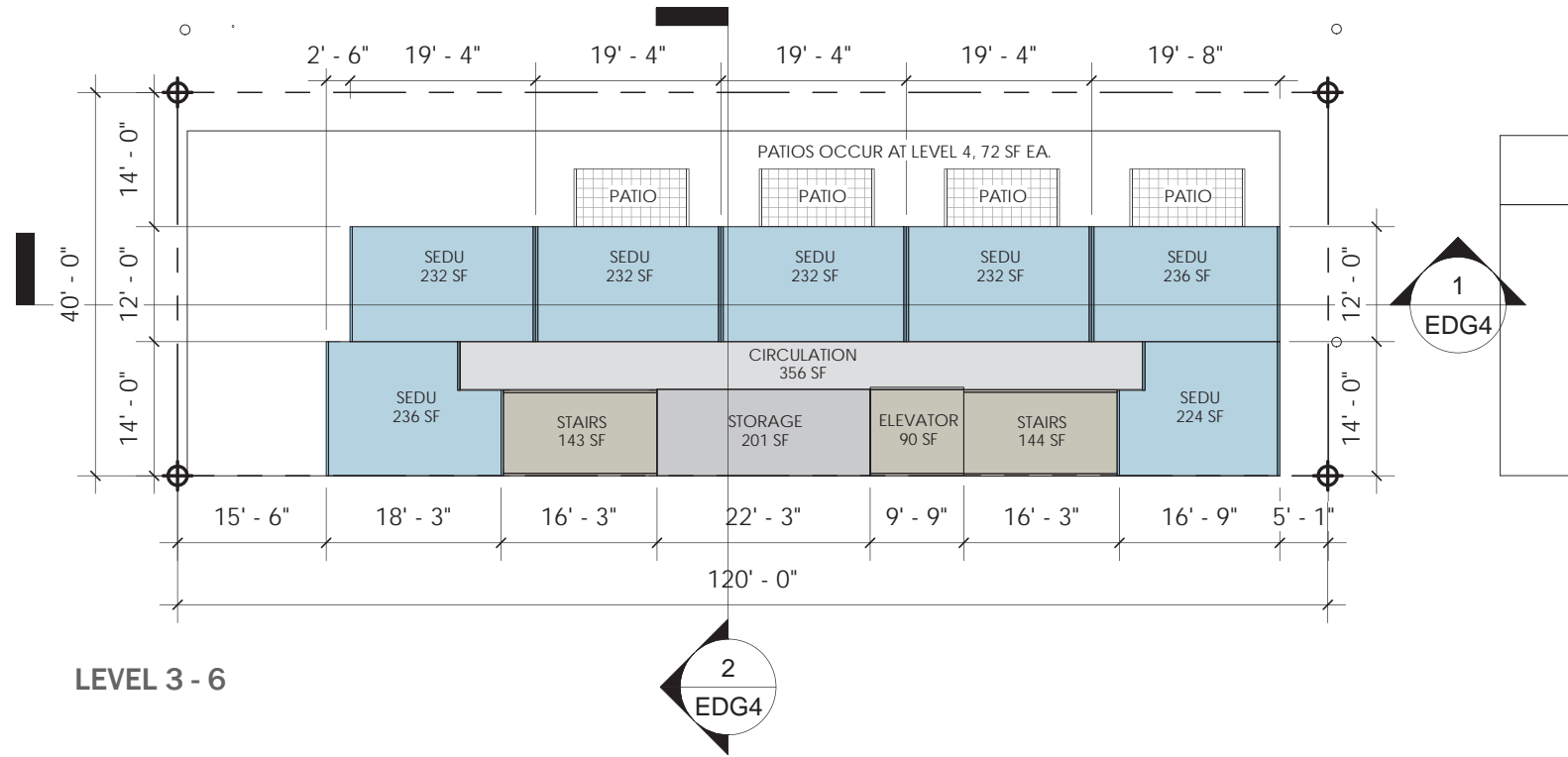


LEVEL 0

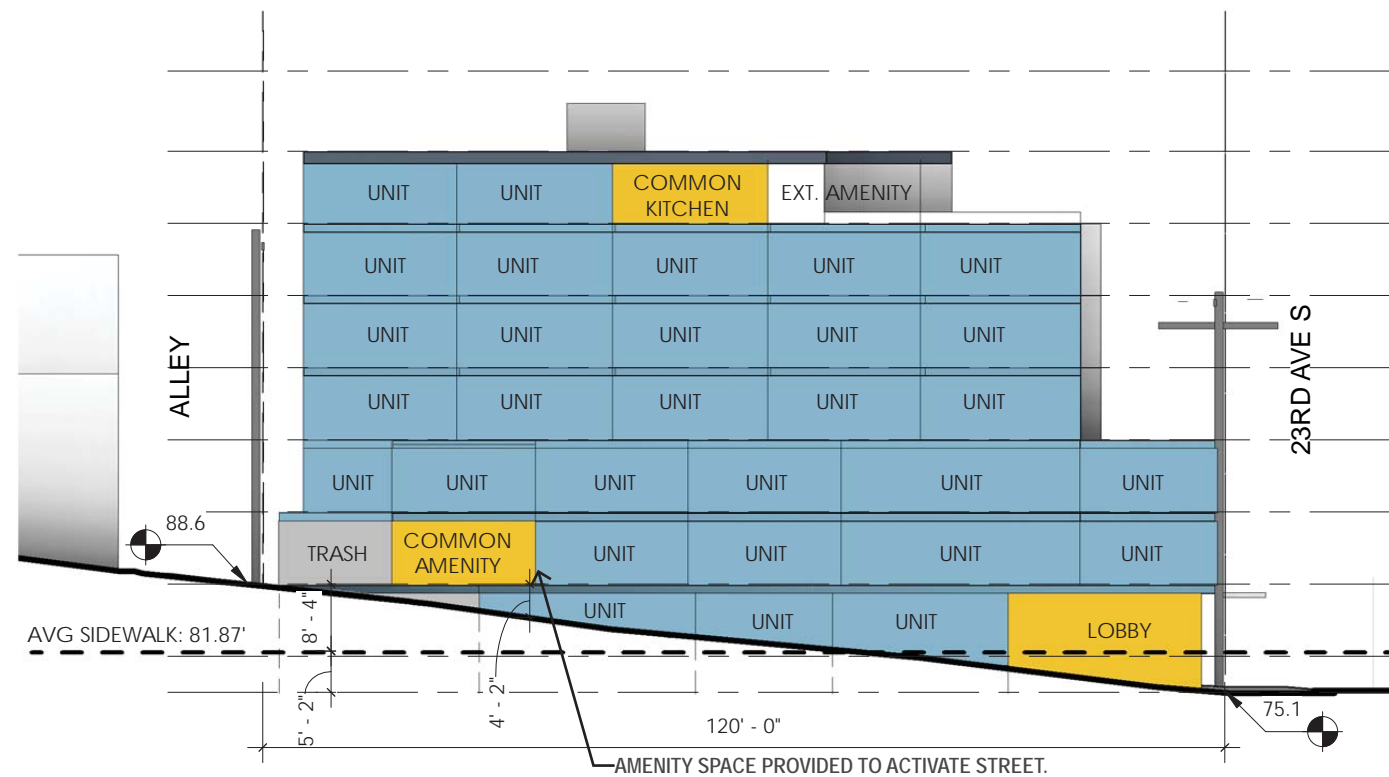


LEVEL 1 - 2

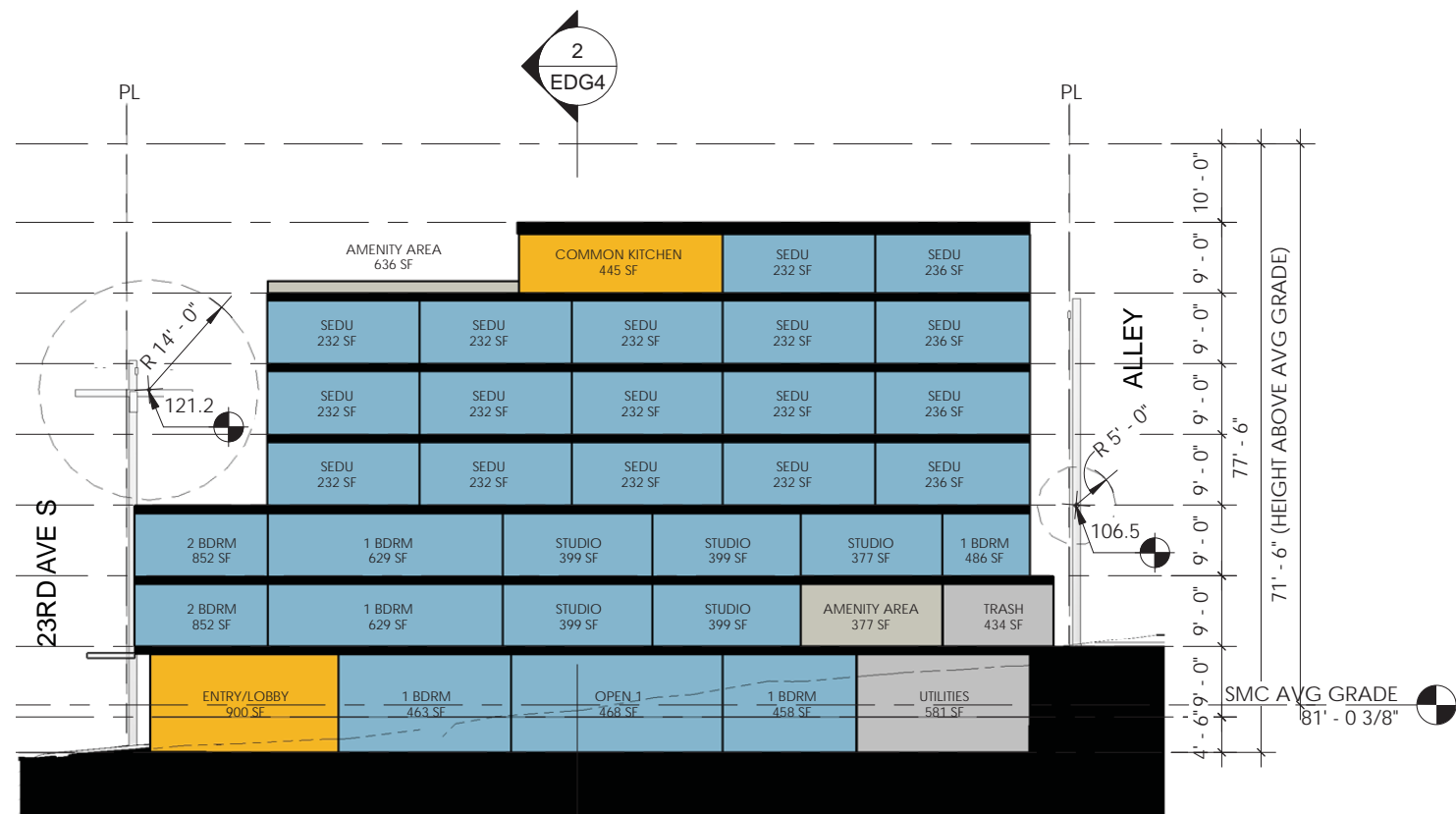
OPTION 1: FLOOR PLANS



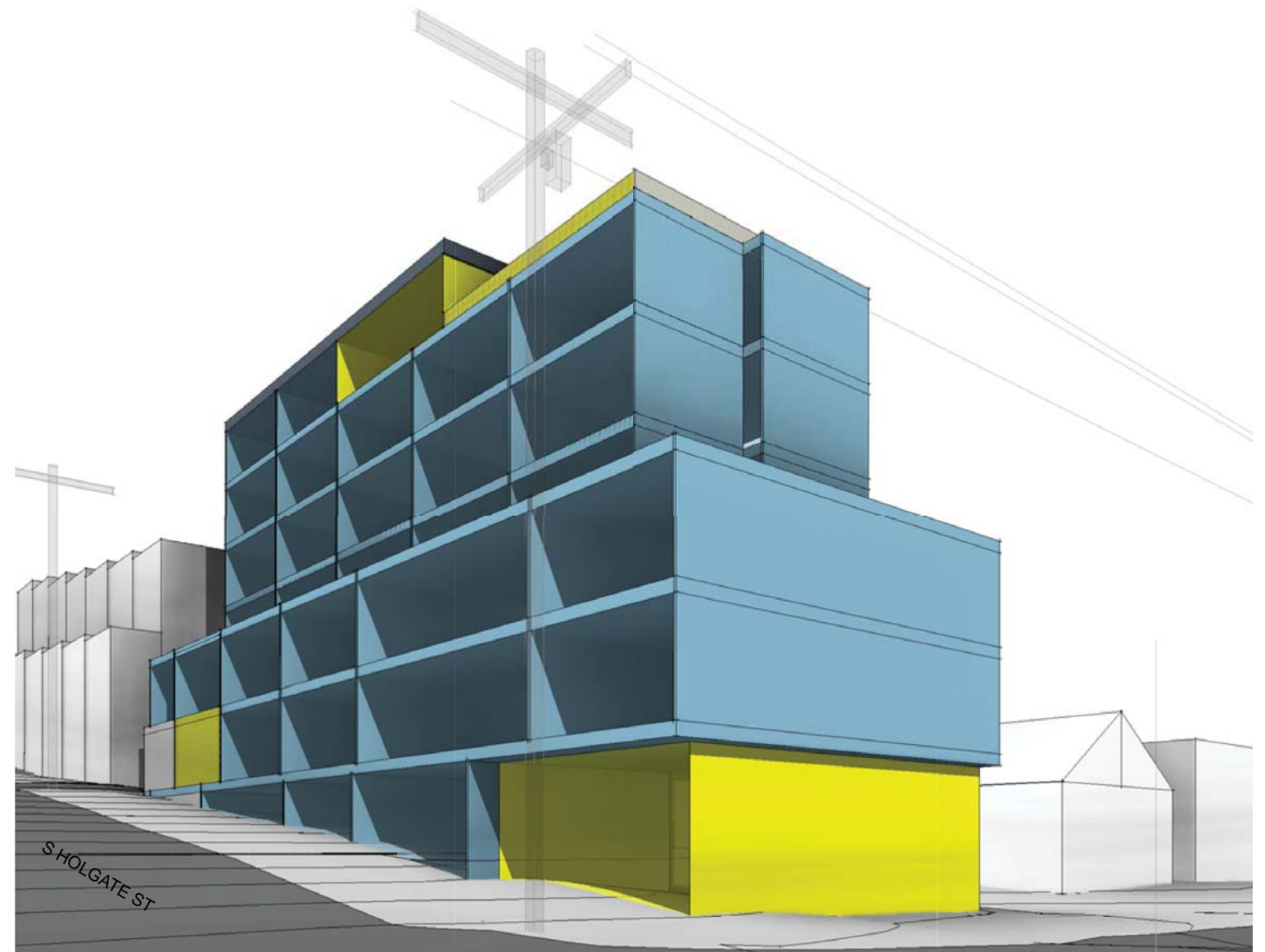
OPTION 1: BUILDING SECTIONS



ELEVATION: NORTH



SECTION: EAST-WEST



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHEAST

OPTION 1: STREET VIEWS



VIEW LOOKING SOUTHEAST

OPTION 2: SUMMARY

OPTION 2

PROJECT DATA

- . Zoning: NC3-75 (M)
- . 22,961 SF
- . 39 Units: (2) 1 Bdrm Stoop Units, (8) 1 Bdrm, (3) Open-1, (27) Small Efficiency Dwelling Units
- . No Commercial
- . 1,188 SF of Amenity Space (5% is 1,148)

DEPARTURES

- . Departure requested for one unit to be less than 18" below average sidewalk grade. See Departure Request in Appendix.

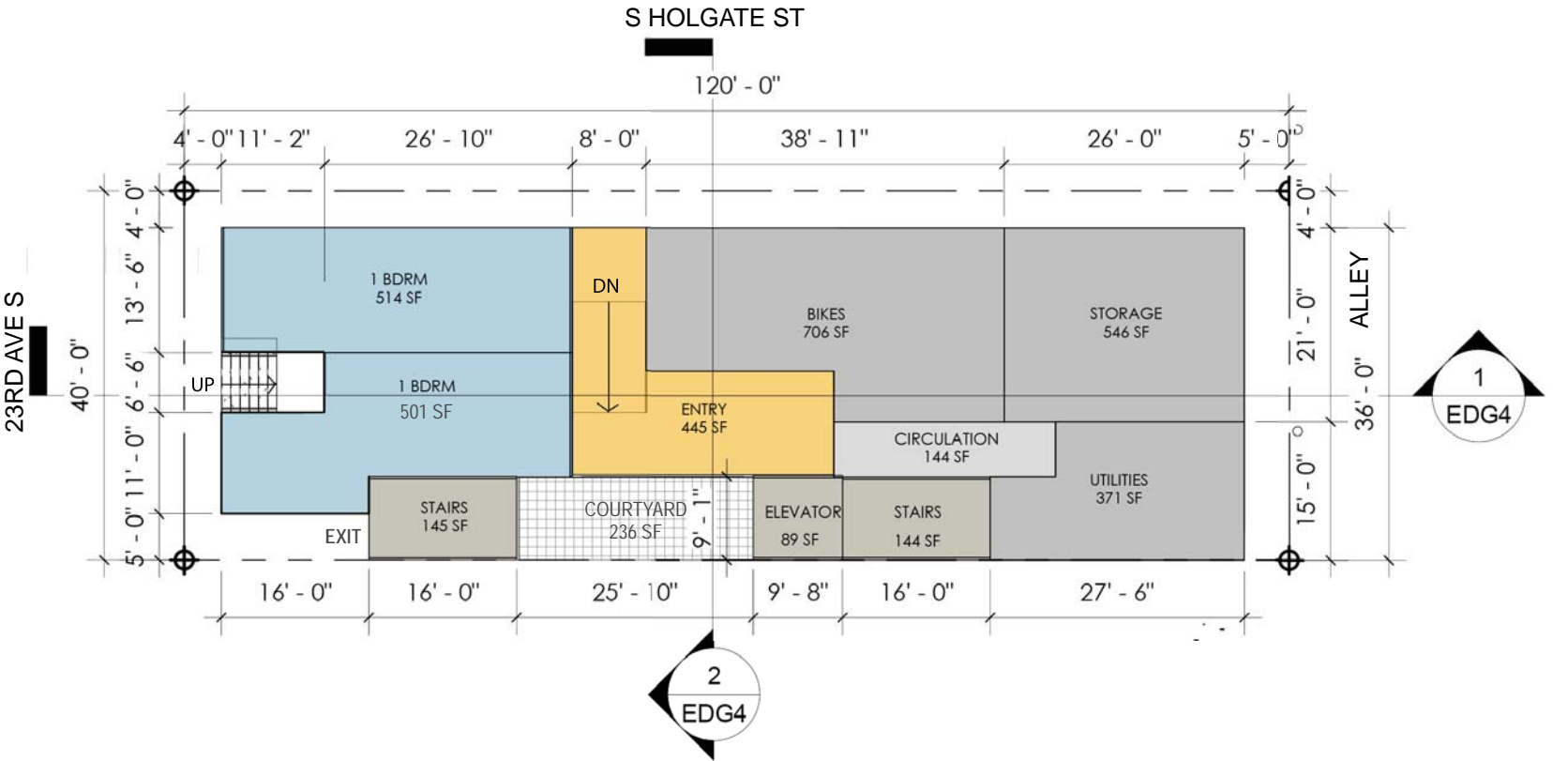


OPTION 2

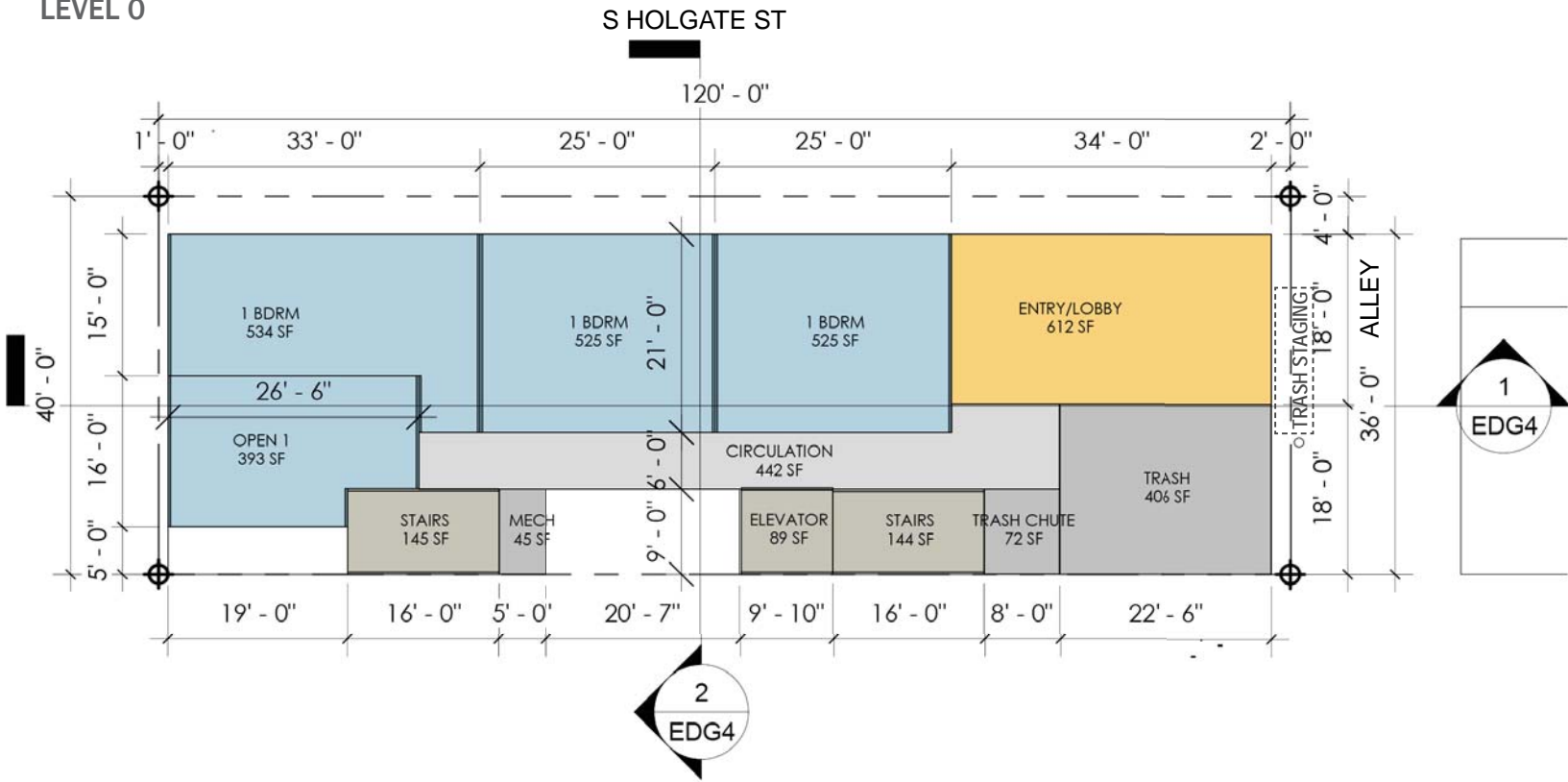
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LEVEL 1 144 SF	LEVEL 1 145 SF	LEVEL 1 0 SF	LEVEL 1 1623 SF	LEVEL 1 0 SF
LEVEL 2 442 SF	LEVEL 2 377 SF	LEVEL 2 0 SF	LEVEL 2 522 SF	LEVEL 2 477 SF
LEVEL 3 408 SF	LEVEL 3 377 SF	LEVEL 3 0 SF	LEVEL 3 117 SF	LEVEL 3 72 SF
LEVEL 4 354 SF	LEVEL 4 377 SF	LEVEL 4 0 SF	LEVEL 4 117 SF	LEVEL 4 72 SF
LEVEL 5 354 SF	LEVEL 5 377 SF	LEVEL 5 0 SF	LEVEL 5 117 SF	LEVEL 5 72 SF
LEVEL 6 354 SF	LEVEL 6 377 SF	LEVEL 6 0 SF	LEVEL 6 117 SF	LEVEL 6 72 SF
LEVEL 7 354 SF	LEVEL 7 377 SF	LEVEL 7 0 SF	LEVEL 7 117 SF	LEVEL 7 72 SF
LEVEL 8 121 SF	LEVEL 8 377 SF	LEVEL 8 0 SF	LEVEL 8 117 SF	LEVEL 8 72 SF
2530 SF	2787 SF	0 SF	2847 SF	908 SF

RES.	AMENITY	COM.
LEVEL 1 2 1 BDRM 1015 SF	LEVEL 1 ENTRY 445 SF	
LEVEL 2 3 1 BDRM 1584 SF	LEVEL 1 AMENITY AREA 236 SF	
LEVEL 2 1 OPEN 1 393 SF	LEVEL 2 ENTRY/LOBBY 612 SF	
LEVEL 3 4 1 BDRM 2136 SF	LEVEL 4 AMENITY AREA 72 SF	
LEVEL 3 2 OPEN 1 784 SF	LEVEL 4 AMENITY AREA 72 SF	
LEVEL 4 6 SEDU 1472 SF	LEVEL 4 AMENITY AREA 72 SF	
LEVEL 5 6 SEDU 1472 SF	LEVEL 4 AMENITY AREA 72 SF	
LEVEL 6 6 SEDU 1472 SF	LEVEL 8 AMENITY AREA 664 SF	
LEVEL 7 6 SEDU 1472 SF	LEVEL 8 COMMON KITCHEN 330 SF	
LEVEL 8 3 SEDU 711 SF		
Grand total: 39	12511 SF	2575 SF

Unit Mix	TOTAL AREA
Residential 9 1 BDRM 4735 SF	LEVEL 1 3608 SF
Residential 3 OPEN 1 1177 SF	LEVEL 2 3931 SF
Residential 27 SEDU 6598 SF	LEVEL 3 3822 SF
TOTAL: 39	12511 SF
	LEVEL 4 2608 SF
	LEVEL 5 2320 SF
	LEVEL 6 2320 SF
	LEVEL 7 2320 SF
	LEVEL 8 2321 SF
	23249 SF

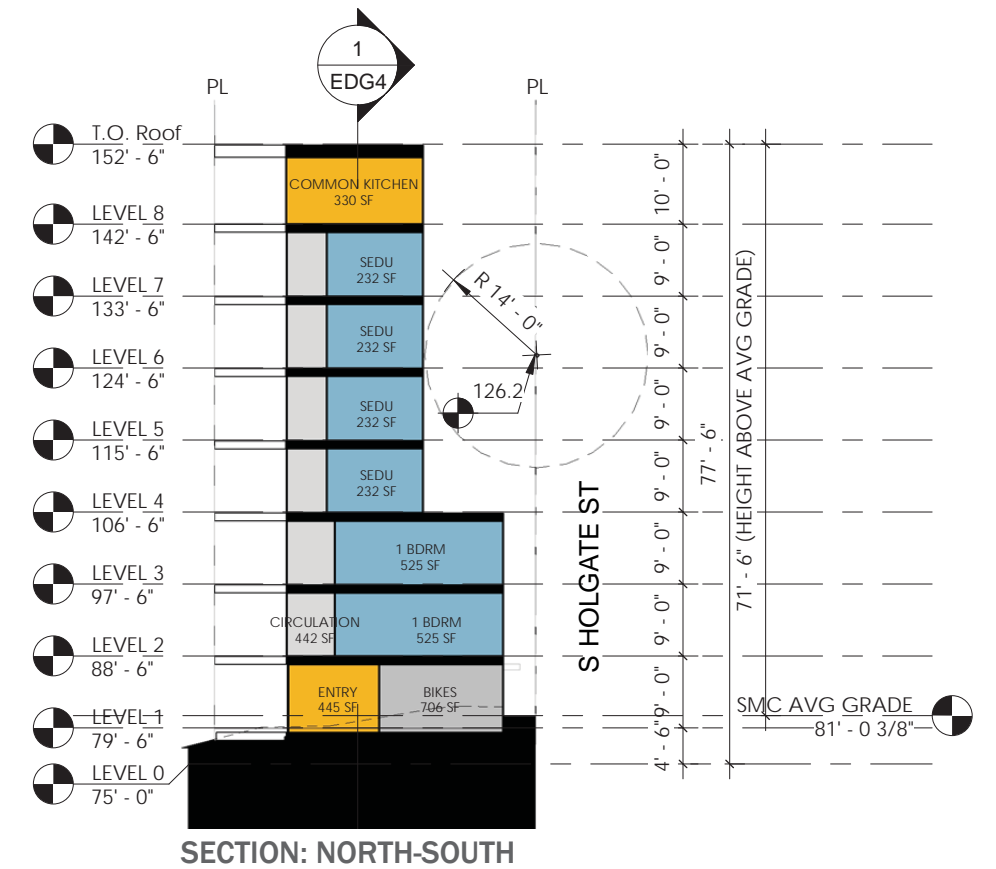
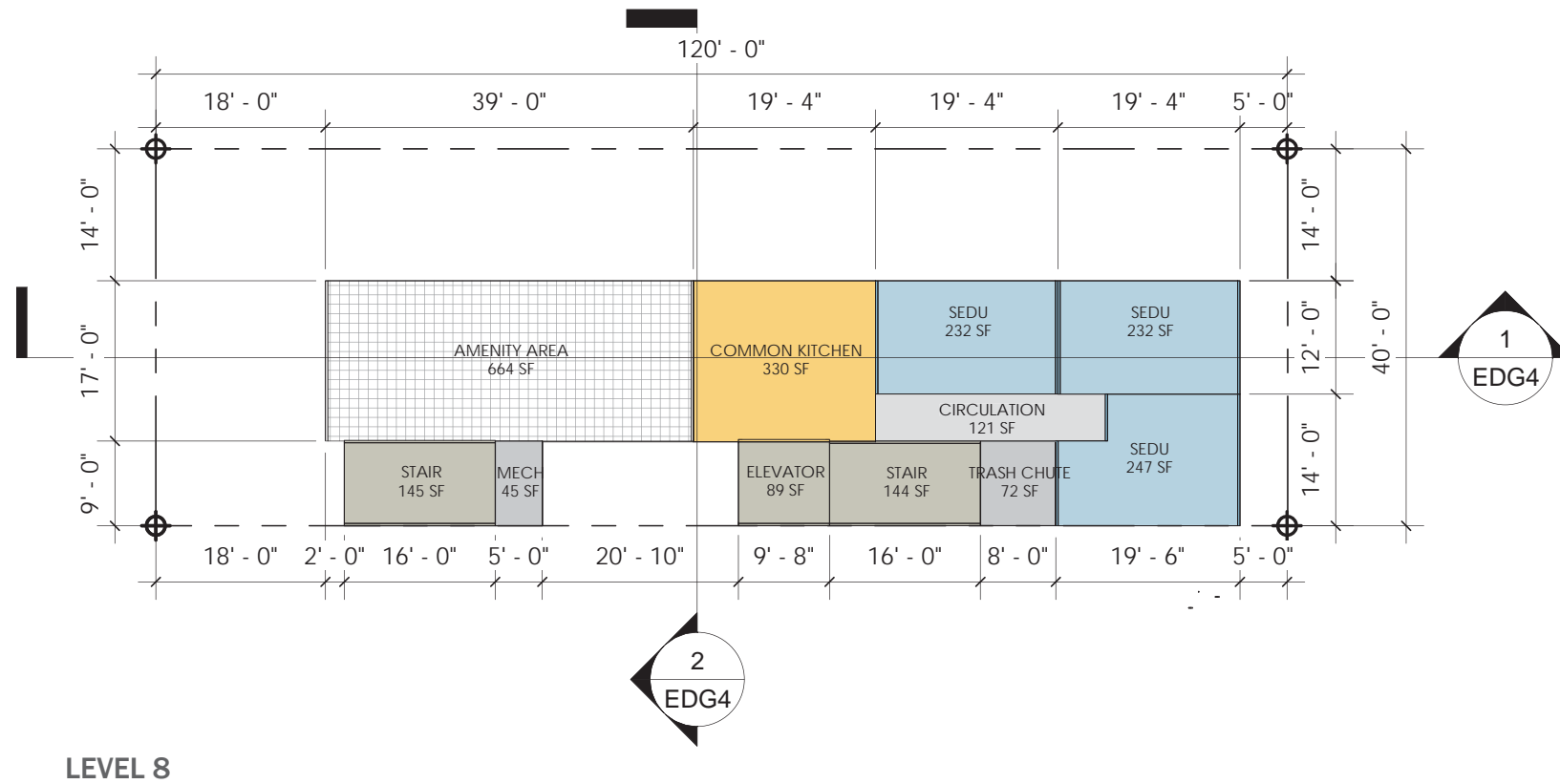
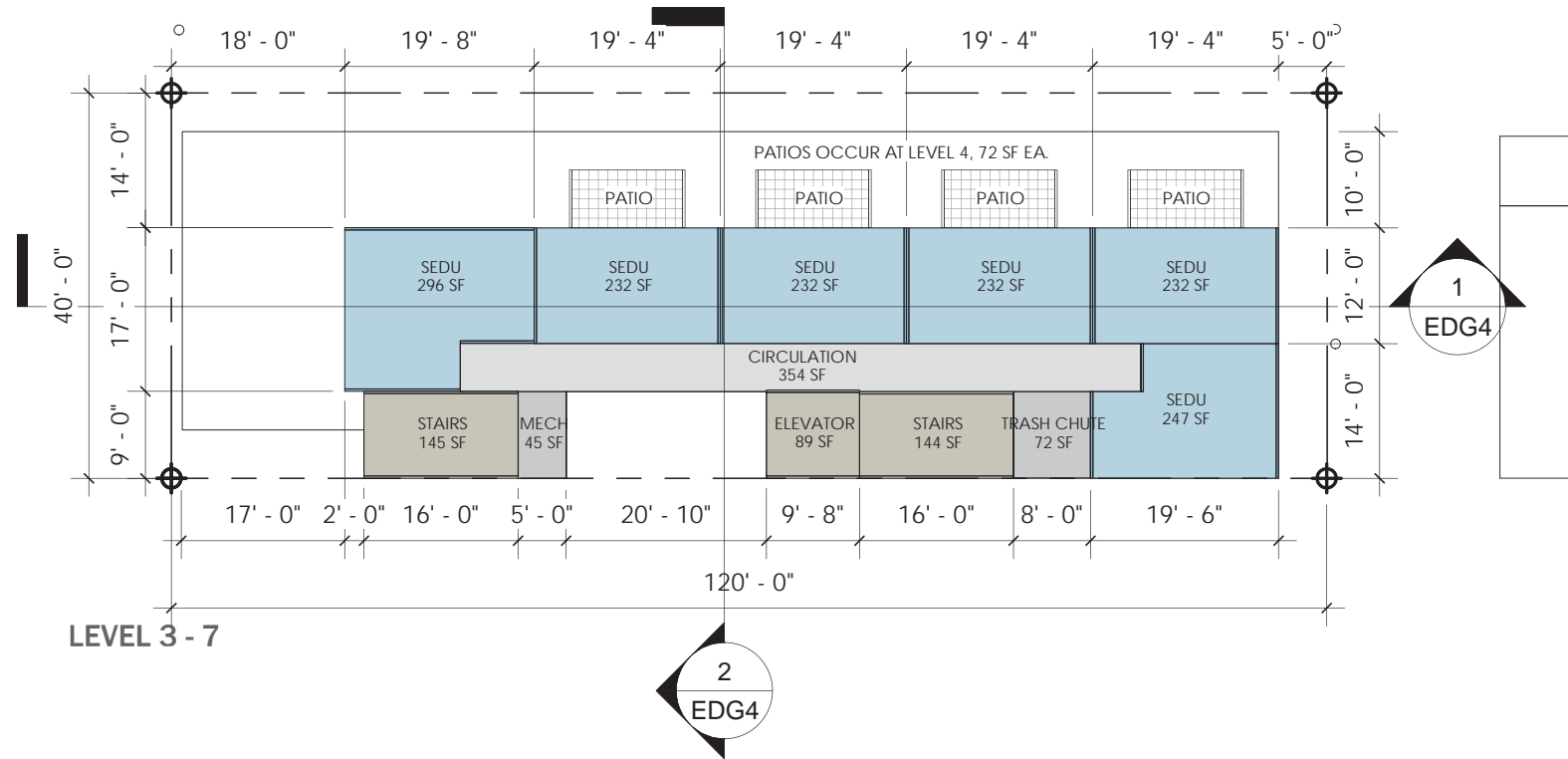


LEVEL 0

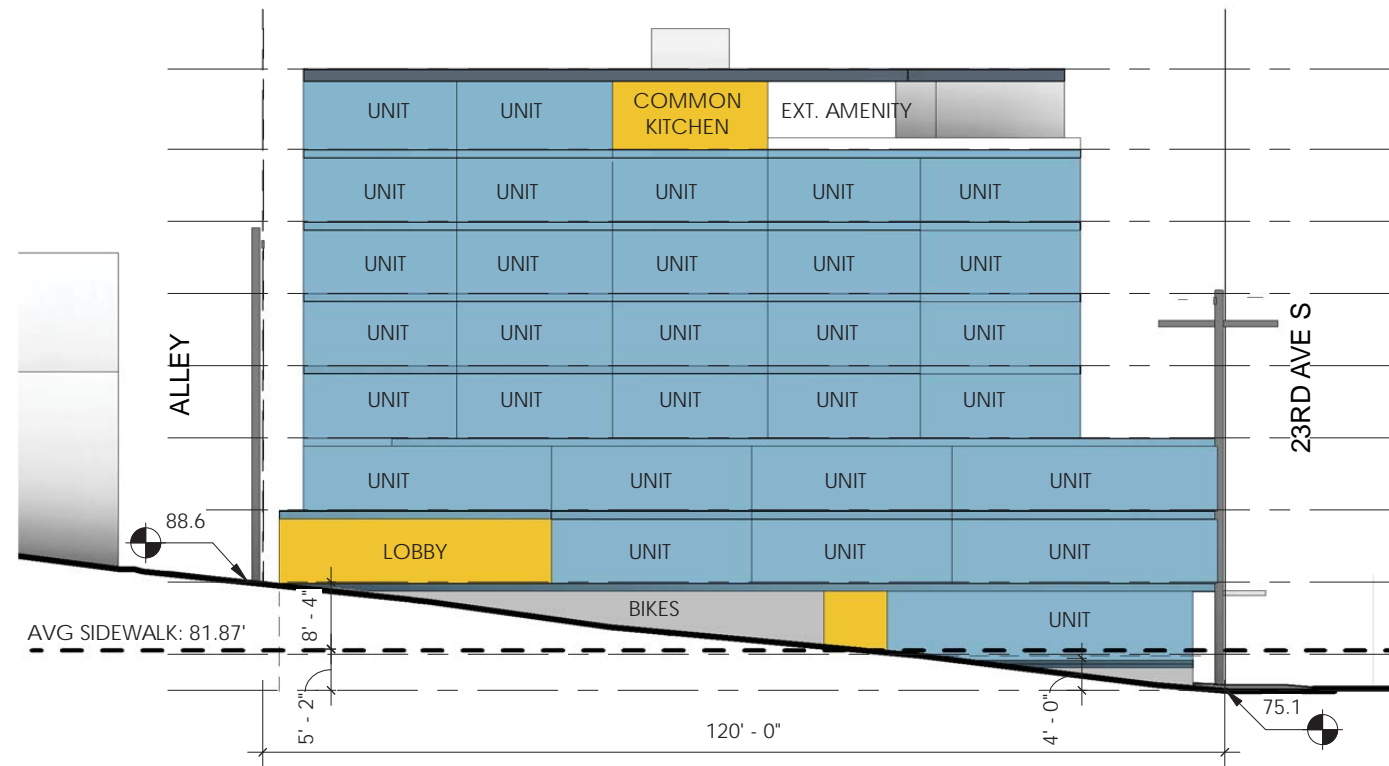


LEVEL 1 - 2

OPTION 2: FLOOR PLANS



OPTION 2: BUILDING SECTIONS



ELEVATION: NORTH



SECTION: EAST-WEST



VIEW LOOKING SOUTHEAST

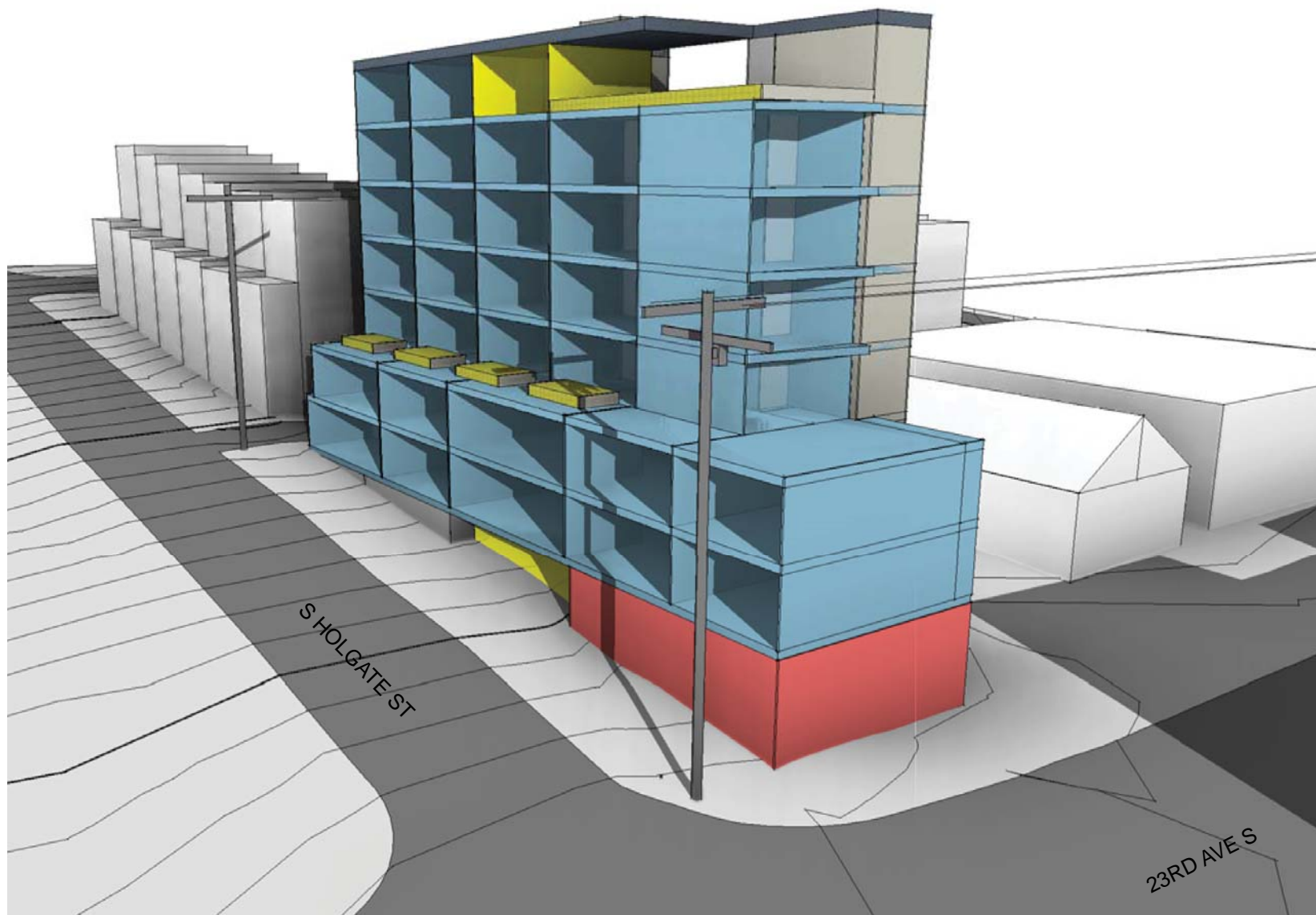


VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHEAST

OPTION 2: STREET VIEWS



VIEW LOOKING SOUTHEAST

OPTION 3: SUMMARY

OPTION 3 (preferred)

PROJECT DATA

- . Zoning: NC3-75 (M)
- . 23,475 SF
- . 39 Units: (6) 1 Bdrm, (5) Open-1, (27) Small Efficiency Dwelling Units
- . 1,044 SF of Commercial Space
- . 1,204 SF of Amenity Space (5% is 1,174)

DEPARTURES

- . No departures requested at this time.

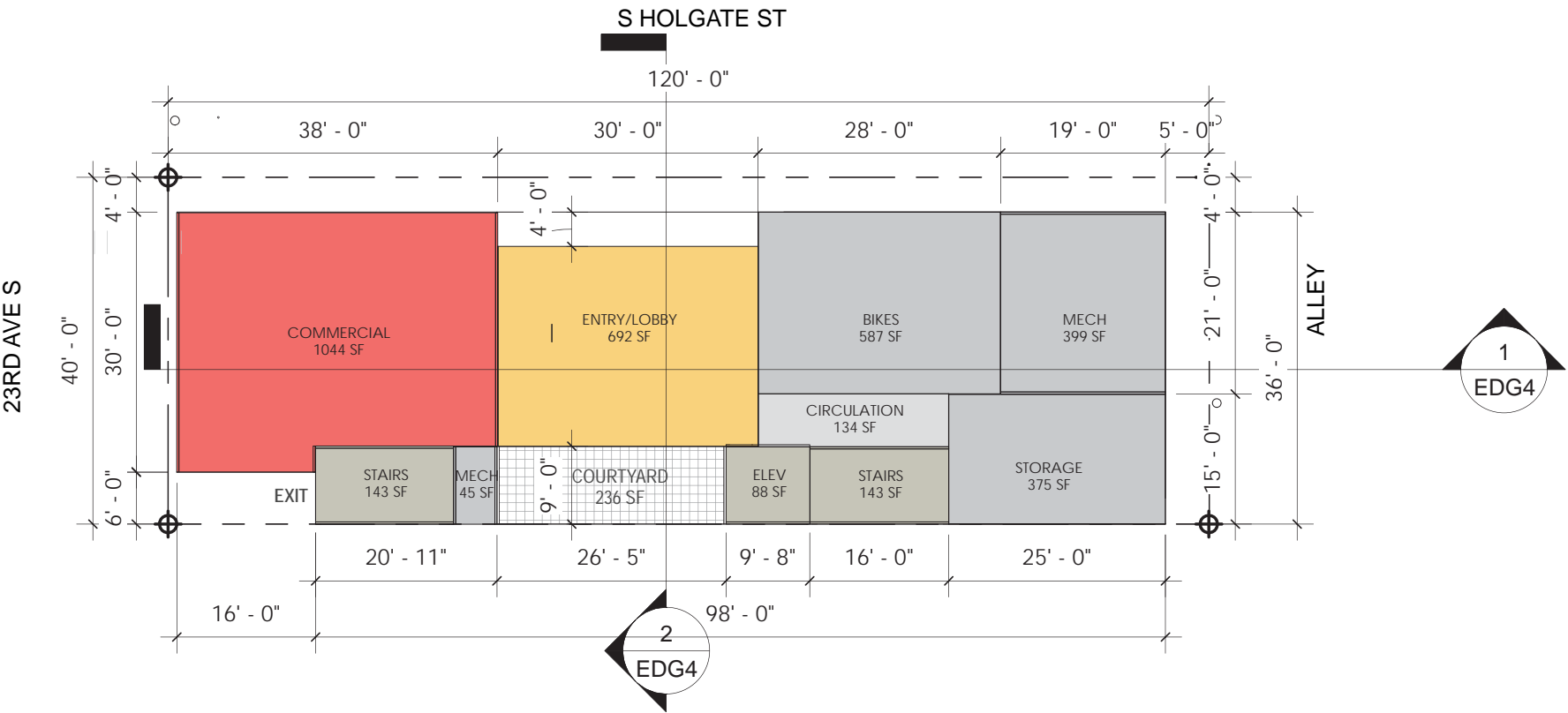


OPTION 3

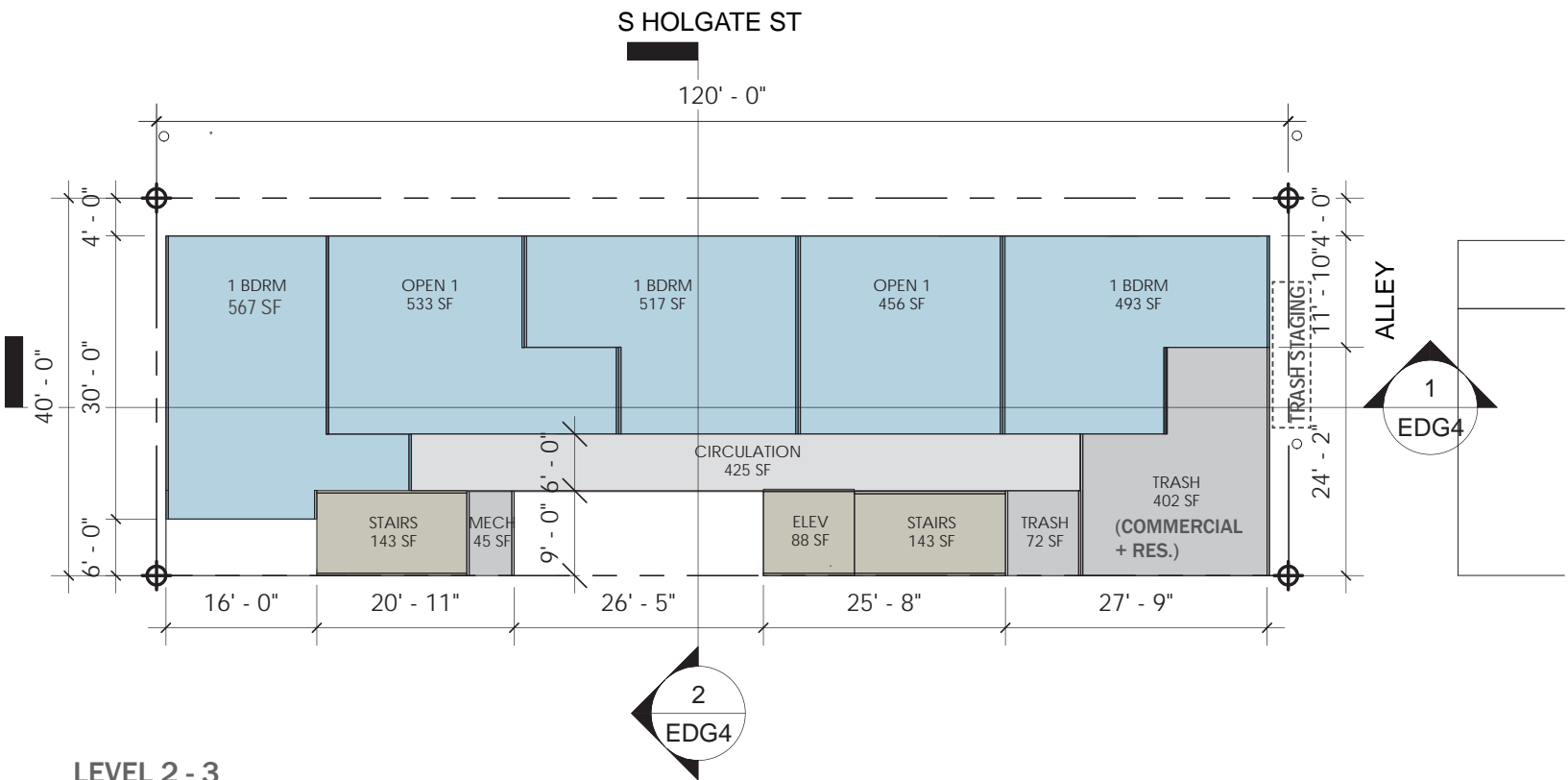
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LEVEL 1	134 SF	LEVEL 0	374 SF	LEVEL 0	45 SF	LEVEL 0	0 SF	LEVEL 0	0 SF
LEVEL 2	425 SF	LEVEL 1	374 SF	LEVEL 1	444 SF	LEVEL 1	962 SF	LEVEL 1	0 SF
LEVEL 3	432 SF	LEVEL 2	374 SF	LEVEL 2	45 SF	LEVEL 2	0 SF	LEVEL 2	474 SF
LEVEL 4	369 SF	LEVEL 3	374 SF	LEVEL 3	45 SF	LEVEL 3	0 SF	LEVEL 3	72 SF
LEVEL 5	369 SF	LEVEL 4	374 SF	LEVEL 4	117 SF	LEVEL 4	0 SF	LEVEL 4	72 SF
LEVEL 6	369 SF	LEVEL 5	374 SF	LEVEL 5	45 SF	LEVEL 5	0 SF	LEVEL 5	72 SF
LEVEL 7	369 SF	LEVEL 6	374 SF	LEVEL 6	45 SF	LEVEL 6	0 SF	LEVEL 6	72 SF
LEVEL 8	123 SF	LEVEL 7	374 SF	LEVEL 7	45 SF	LEVEL 7	0 SF	LEVEL 7	72 SF
2591 SF		LEVEL 8	374 SF	LEVEL 8	117 SF	LEVEL 8	0 SF	LEVEL 8	72 SF
			3366 SF	944 SF		962 SF		906 SF	

RES.				AMENITY			COM.	
LEVEL 2	3	1 BDRM	1577 SF	LEVEL 1	ENTRY/LOBBY	692 SF	LEVEL 0	1044 SF
LEVEL 2	2	OPEN 1	988 SF	LEVEL 1	AMENITY AREA	236 SF		1044 SF
LEVEL 3	3	1 BDRM	1541 SF	LEVEL 4	AMENITY AREA	72 SF		
LEVEL 3	3	OPEN 1	1316 SF	LEVEL 4	AMENITY AREA	72 SF		
LEVEL 4	6	SEDU	1441 SF	LEVEL 4	AMENITY AREA	72 SF		
LEVEL 5	6	SEDU	1441 SF	LEVEL 4	AMENITY AREA	72 SF		
LEVEL 6	6	SEDU	1441 SF	LEVEL 8	COMMON KITCHEN	326 SF		
LEVEL 7	6	SEDU	1441 SF	LEVEL 8	AMENITY AREA	680 SF		
LEVEL 8	3	SEDU	688 SF					
Grand total: 38						2221 SF		
						11873 SF		

Unit Mix				TOTAL AREA	
Residential	6	1 BDRM	3118 SF	LEVEL 0	1462 SF
Residential	5	OPEN 1	2304 SF	LEVEL 1	2841 SF
Residential	27	SEDU	6450 SF	LEVEL 2	3883 SF
TOTAL: 38				LEVEL 3	3780 SF
				LEVEL 4	2588 SF
				LEVEL 5	2300 SF
				LEVEL 6	2300 SF
				LEVEL 7	2300 SF
				LEVEL 8	2307 SF
					23763 SF

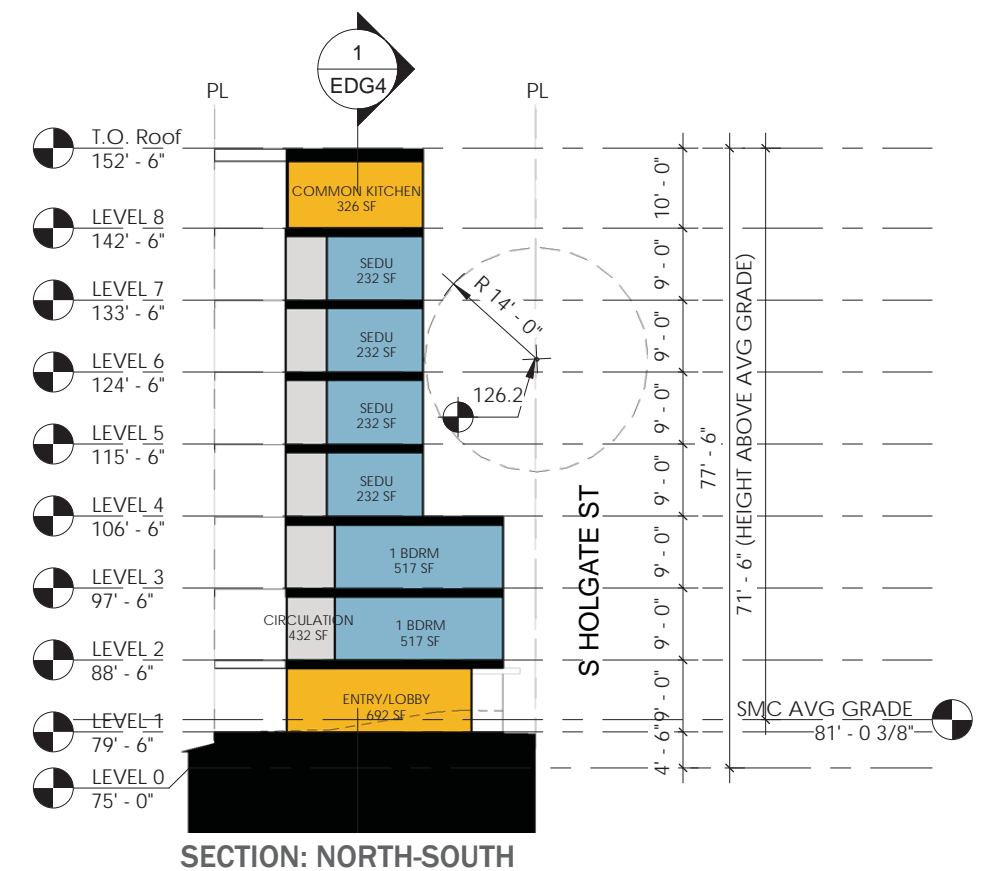
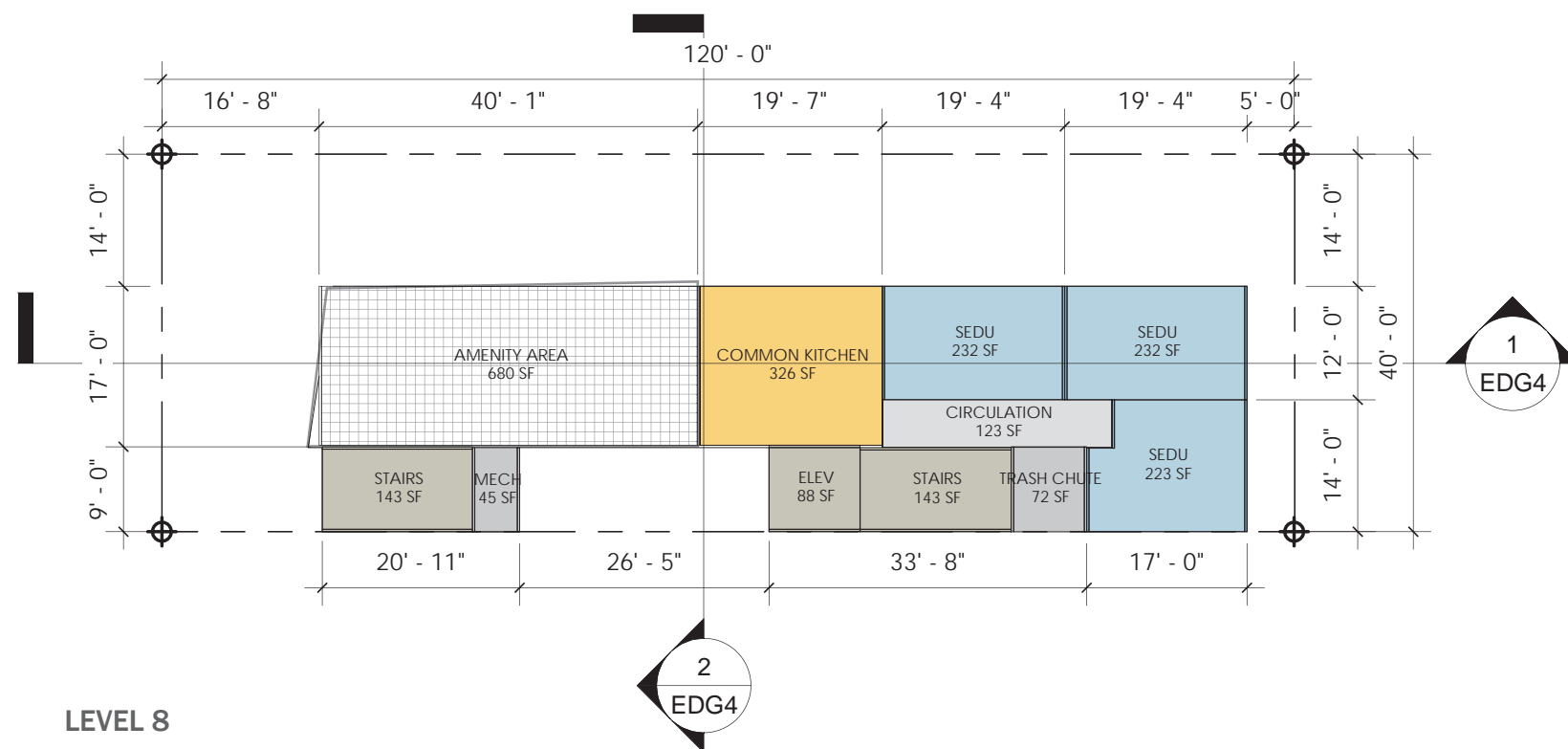
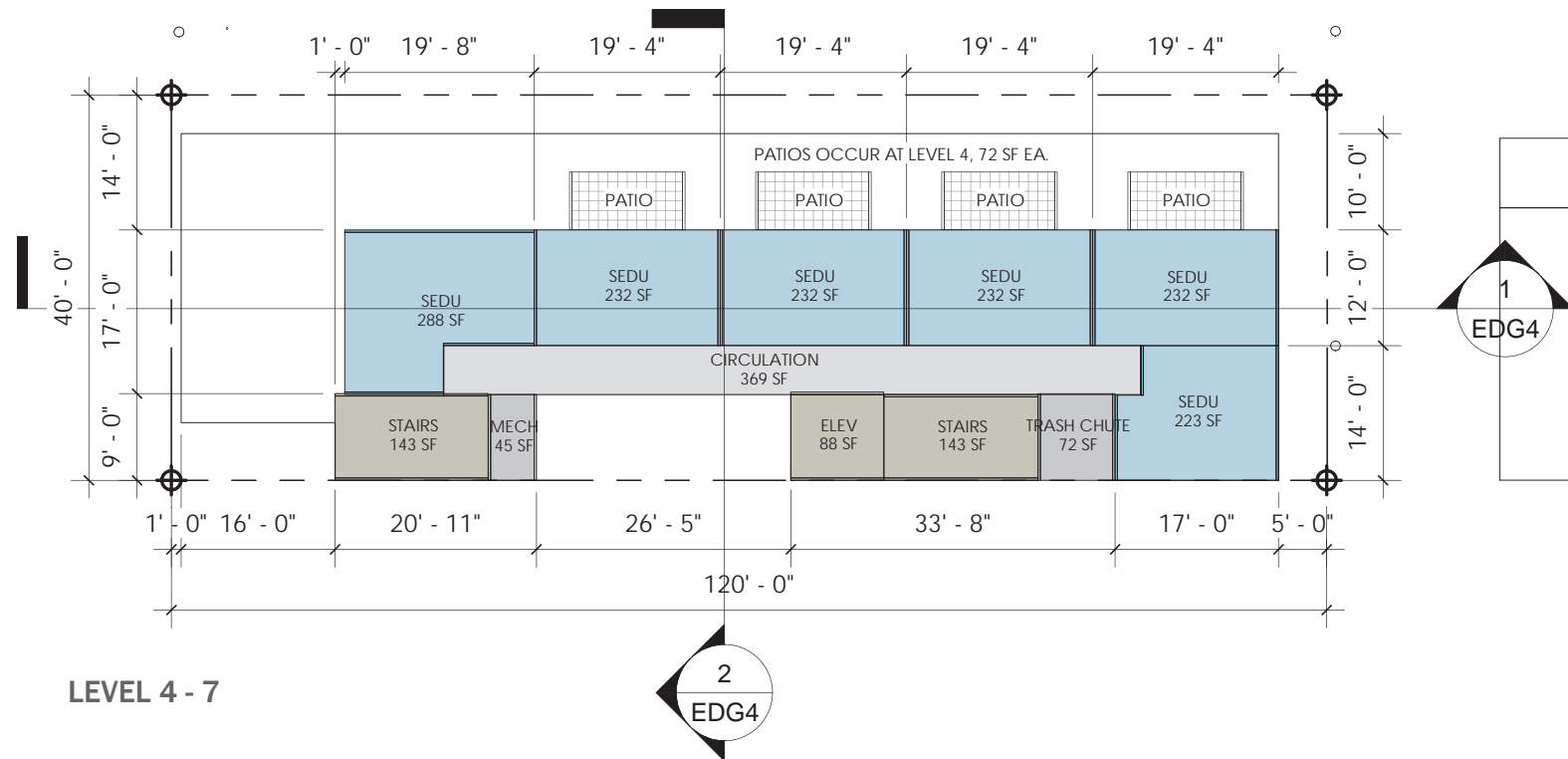


LEVEL 0/1

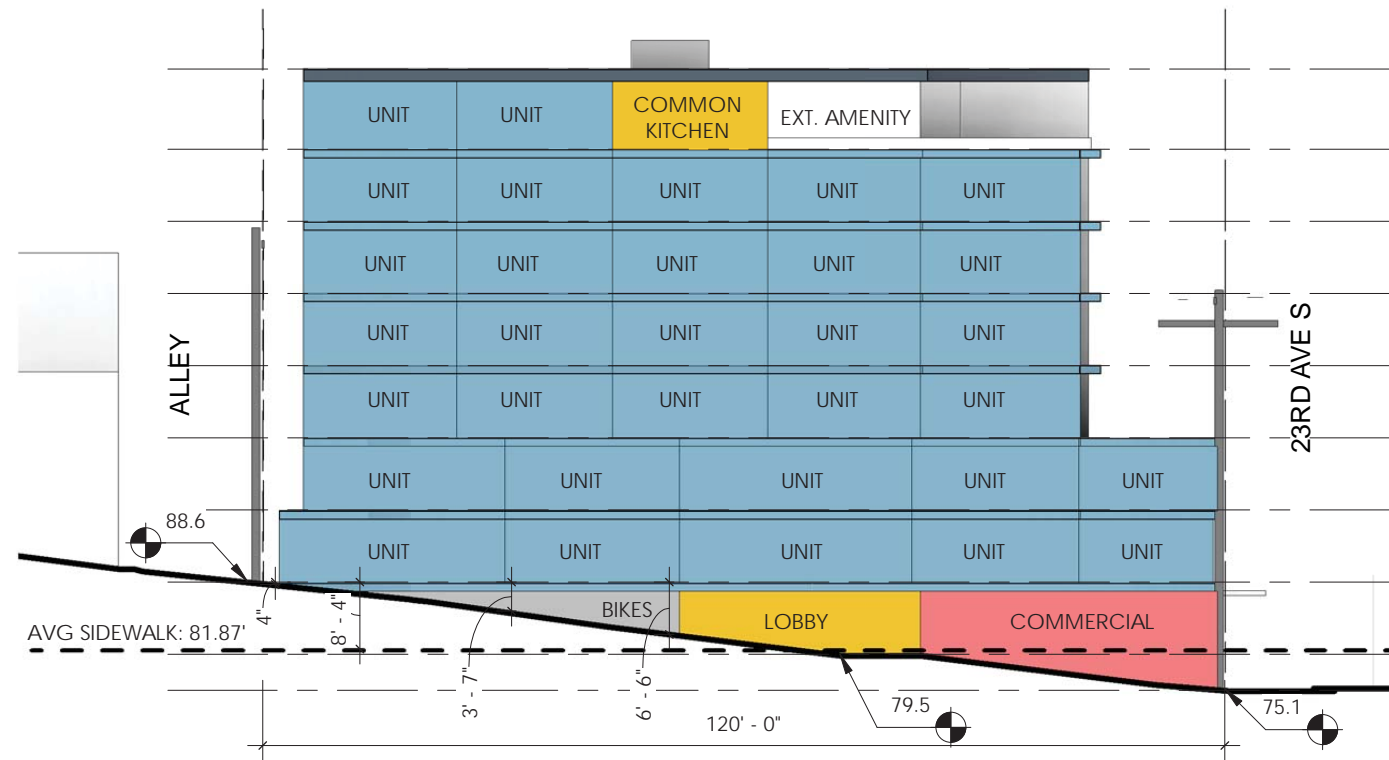


LEVEL 2 - 3

OPTION 3: FLOOR PLANS



OPTION 3: BUILDING SECTIONS



ELEVATION: NORTH



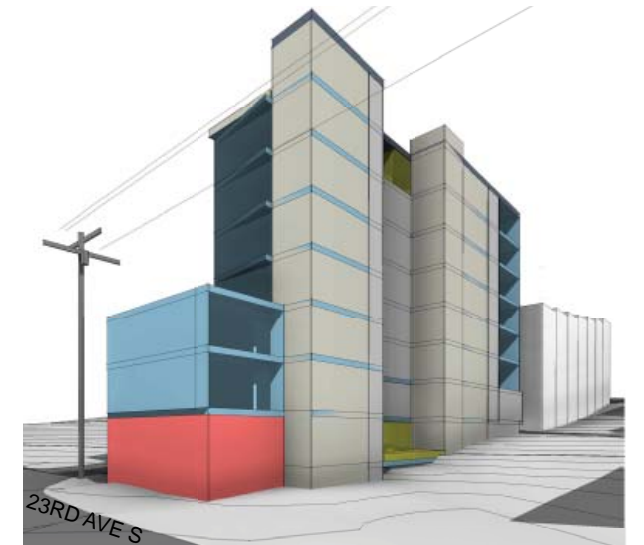
SECTION: EAST-WEST



VIEW LOOKING SOUTHEAST



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHEAST

OPTION 3: STREET VIEWS

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EXPERIENTIAL RENDERINGS



OPTION 3: EXPERIENTIAL RENDERINGS



OPTION 3: EXPERIENTIAL RENDERINGS



OPTION 3: EXPERIENTIAL RENDERINGS

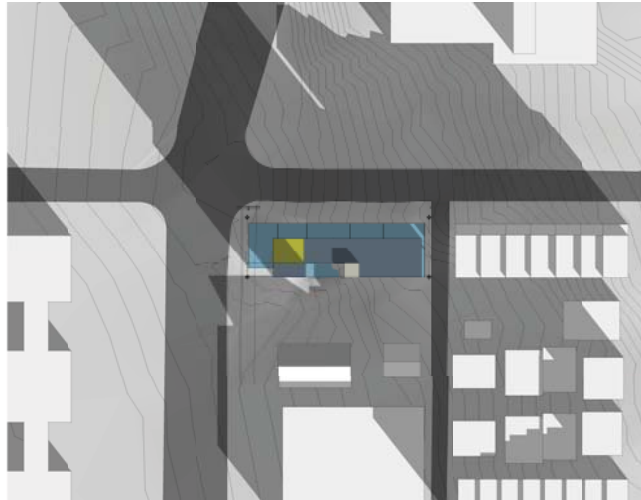
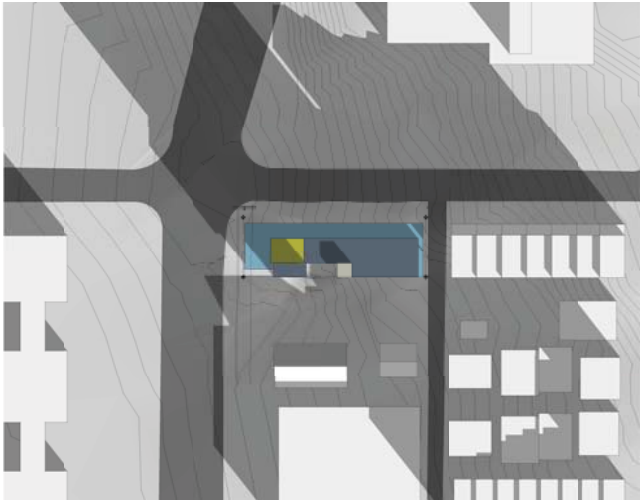
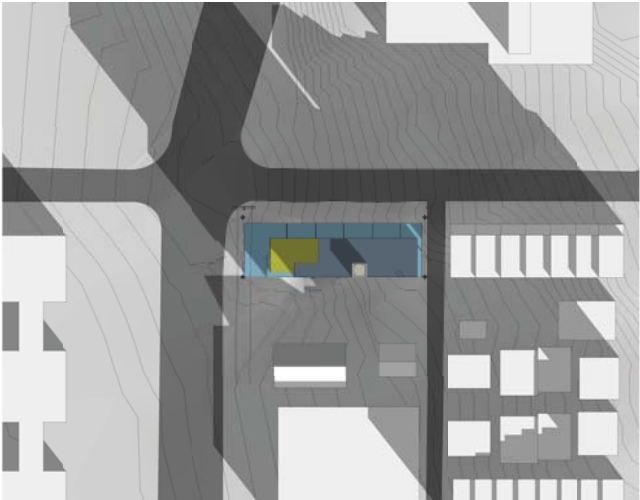
APPENDIX

OPTION 1

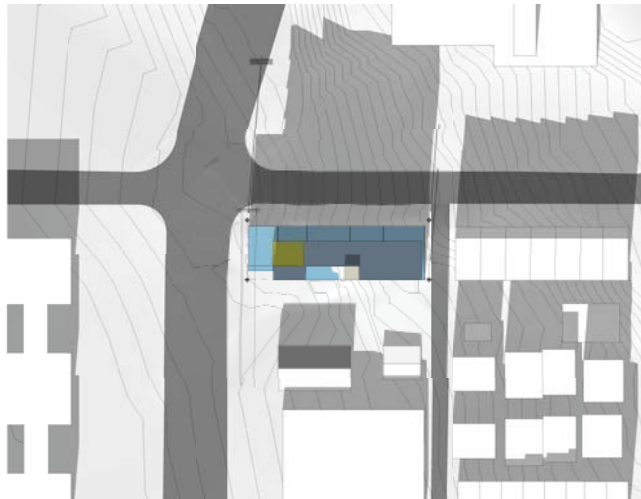
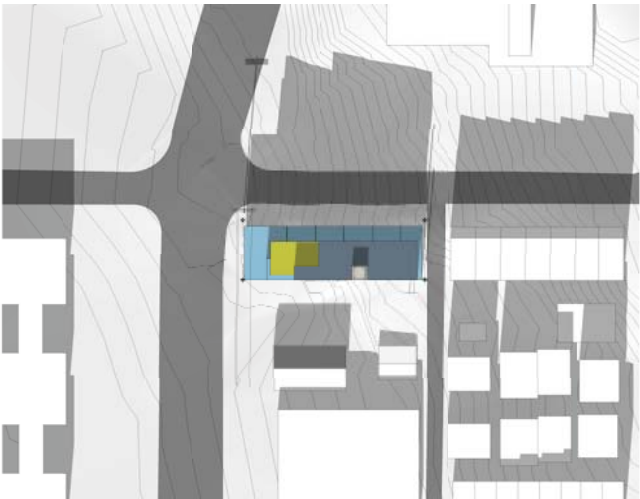
OPTION 2

OPTION 3

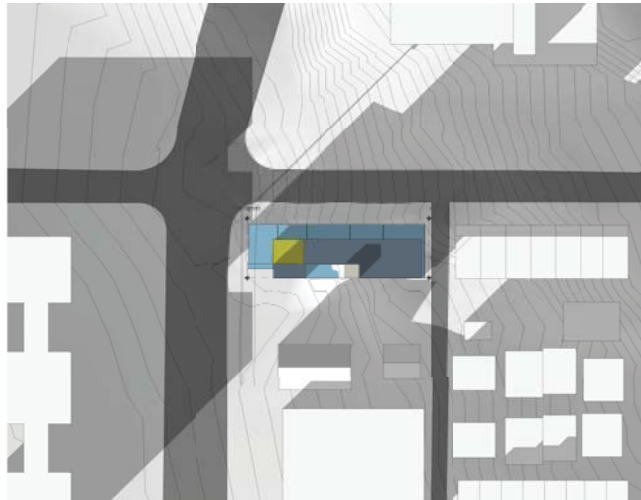
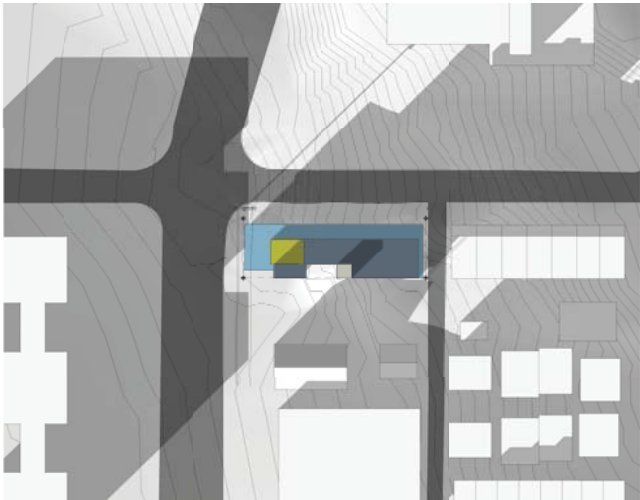
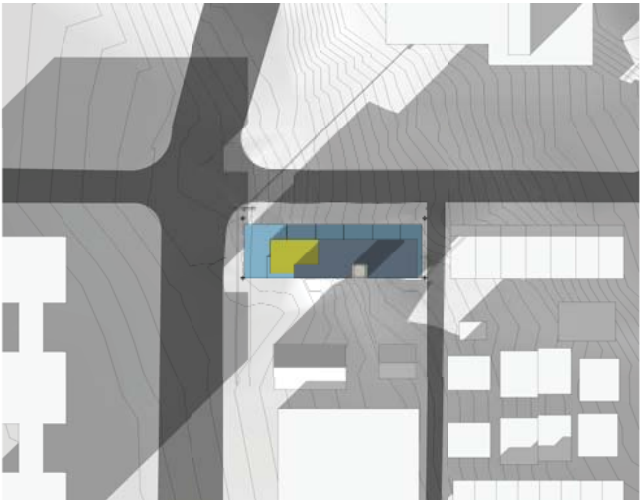
9 AM



12 PM



3 PM



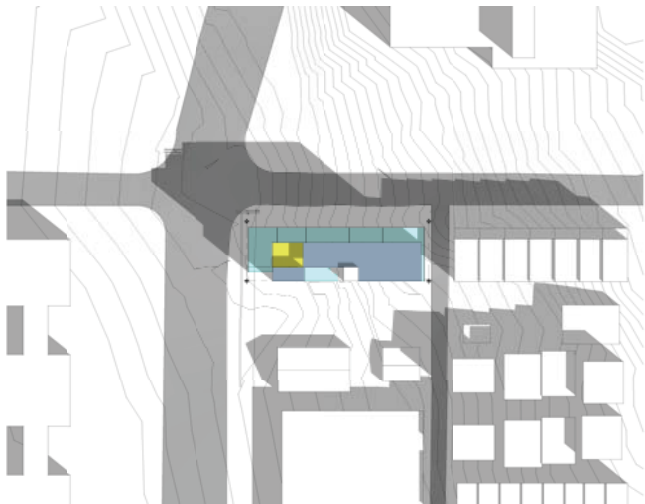
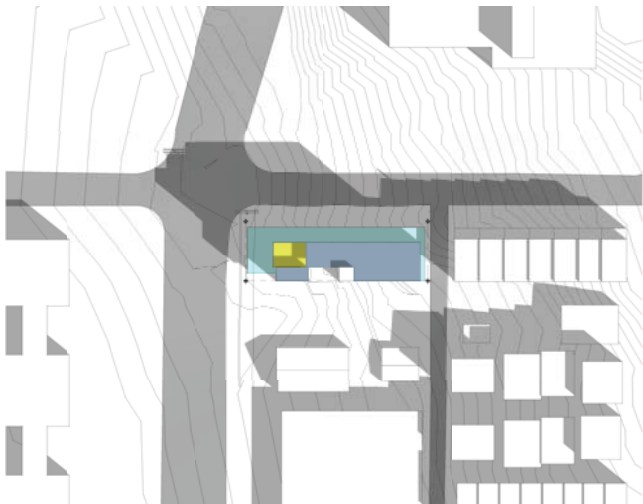
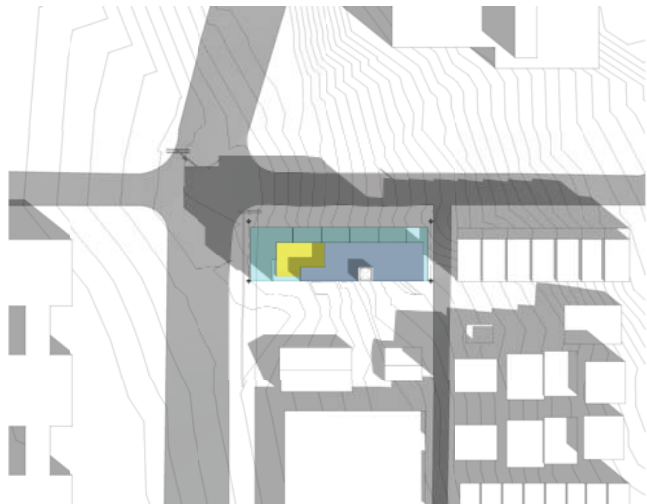
SUN STUDY: WINTER SOLSTICE (DECEMBER 21)

OPTION 1

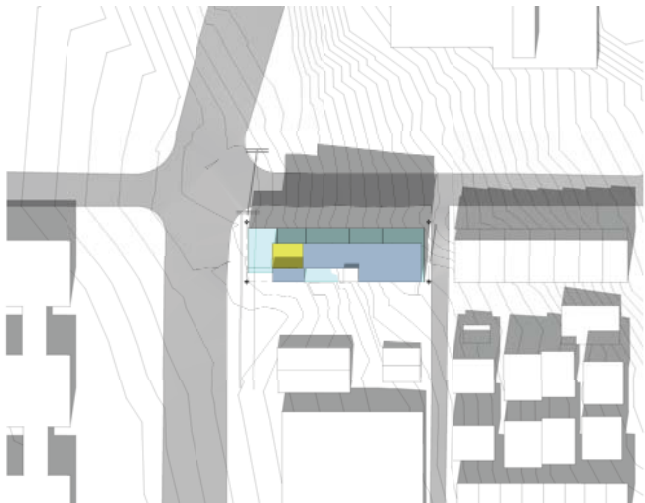
OPTION 2

OPTION 3

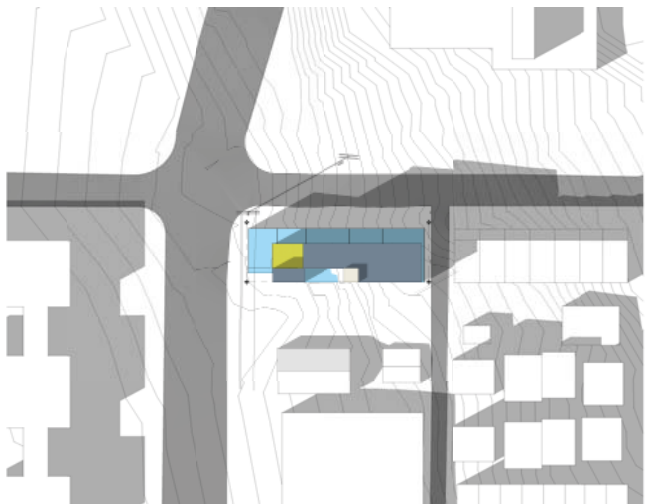
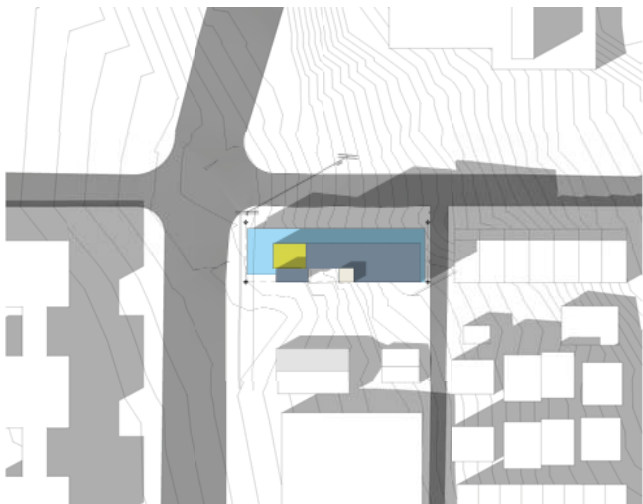
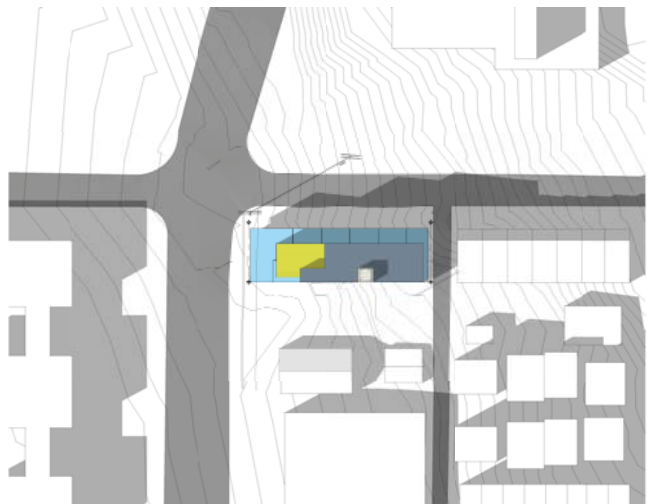
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12 PM



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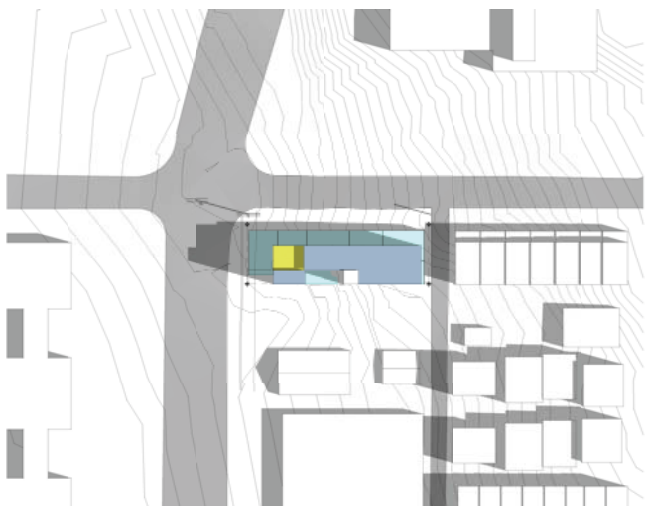
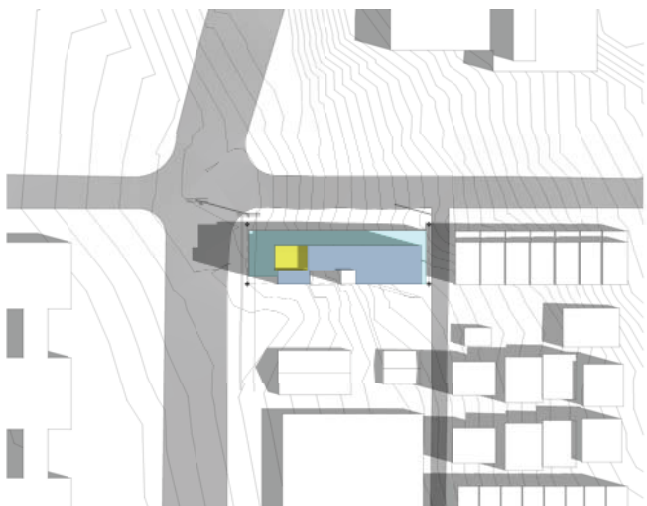
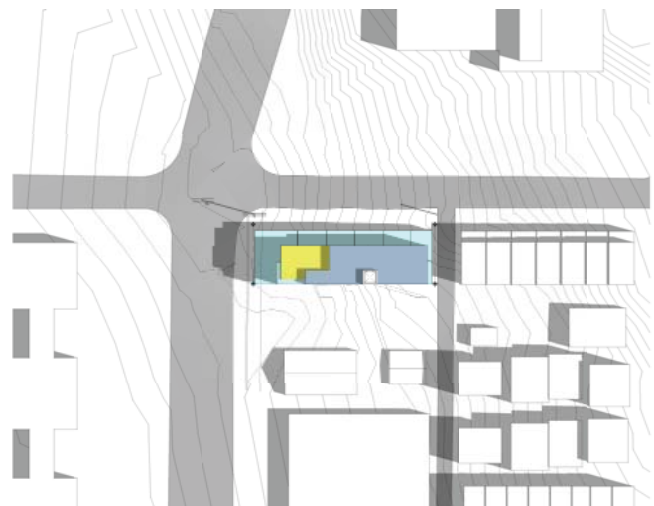


OPTION 1

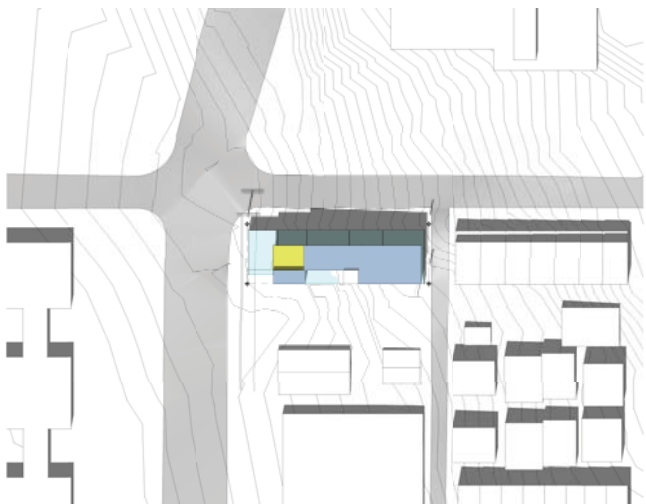
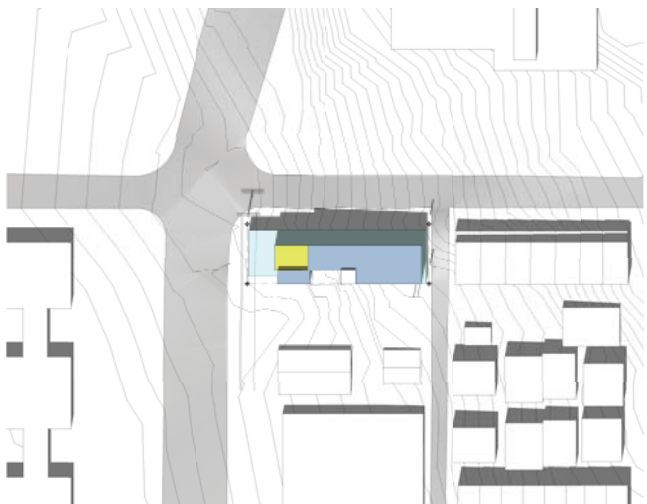
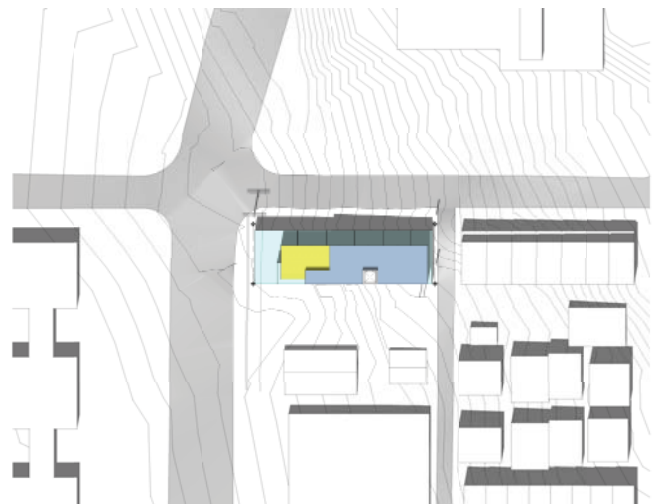
OPTION 2

OPTION 3

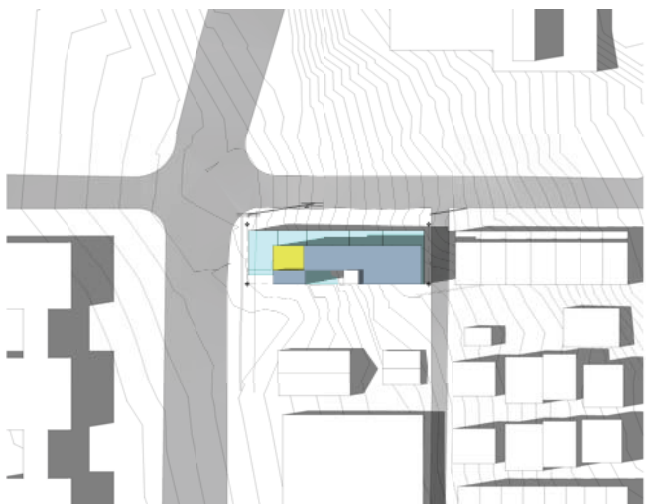
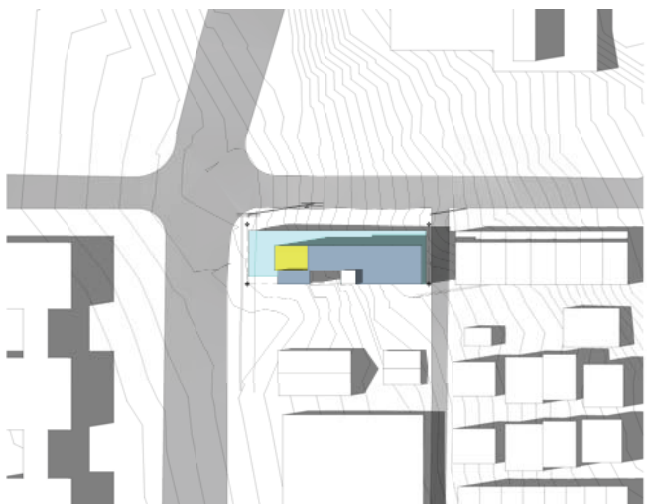
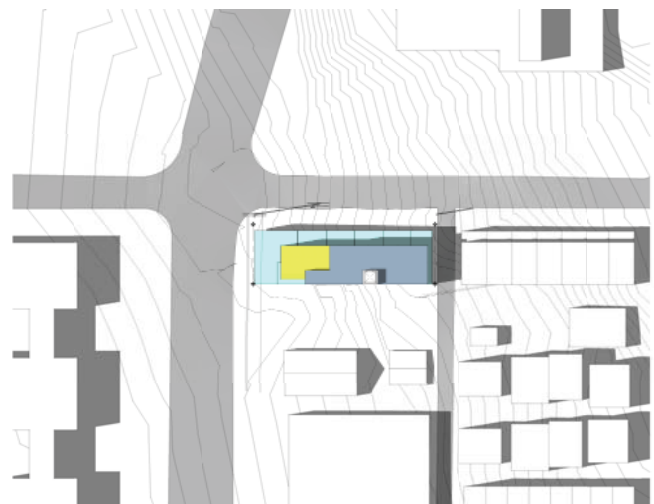
9 AM



12 PM



3 PM



SUN STUDY: SUMMER SOLSTICE (JUNE 21)

DEPARTURE REQUEST

23.47A.008.D - Residential Use at Street Level

- Where residential uses are located along a street-level façade, the following requirements apply; 2) The floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk. (exception: b) if the floor is at least 18 inches above average sidewalk grade)

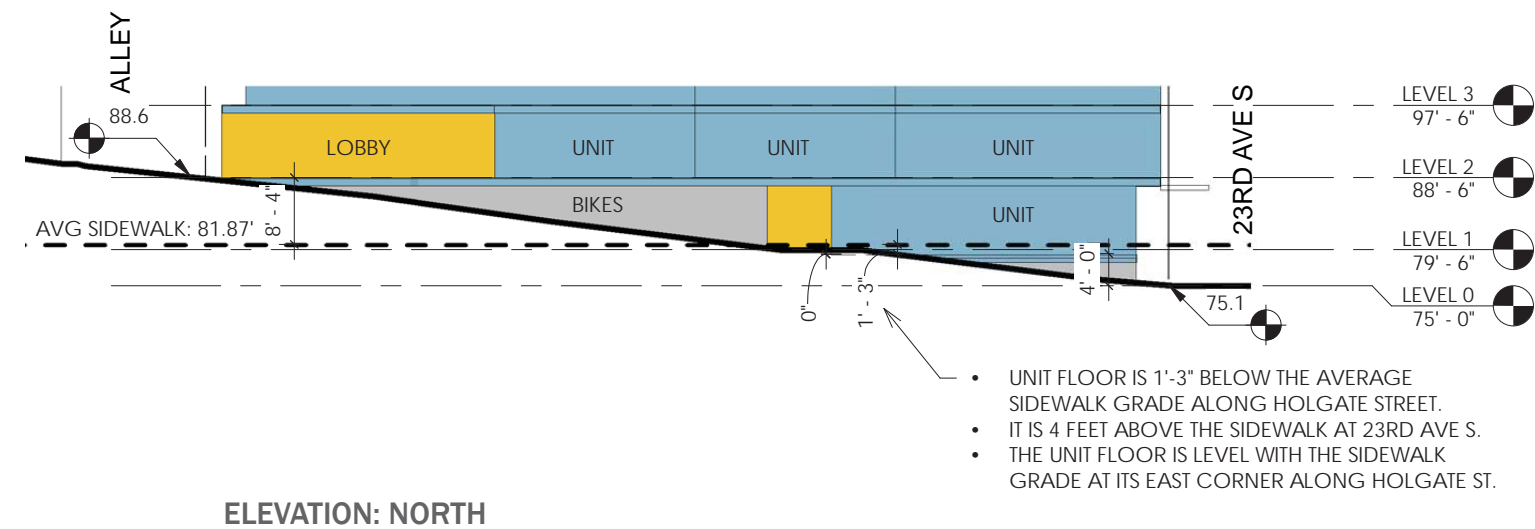
OPTION 2

- North Elevation: The unit floor is 1'-3" below the average sidewalk grade along Holgate Street. This does not meet the 4 foot requirement or the exception for 18" from the average sidewalk.

Due to the steep sloped sidewalk along Holgate Street, we are asking for a departure. The unit is compliant along all of 23rd Ave S by being 4 feet above the sidewalk. It is compliant for a portion of Holgate Street before the sidewalk starts to slope up.

According to Design Guideline CS1.1-A: Local Topography, this design approach responds to the local topography by providing stoops. And, landscaping will occur between the sidewalk and facade to provide a screen and transition.

According to PL3.1-C: Frontages, this design option promotes "eyes on the street" with the unit facing Holgate Street and 23rd Avenue S.



OUTREACH PLAN:

Early Community Outreach Plan:
1900 23rd Ave S, Seattle, WA 98144

Neighborhood: North Rainier/Mt. Baker
Equity Area: Yes, Equity Zone #95

Project Description: This proposal is for a 7-8 story multi-family, medium apartment building of Type VA and Type IA construction with a mix of unit types. The site is in a Frequent Transit and Urban Village area and is close to public parks.

Printed

Outreach: Door-to-door flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site (high impact). Contains project information, link to online survey, link to DON’s Early Outreach Blog and Calendar, and date/time/location of in-person outreach.

Additional: Translation required.

Documentation: Presentation of flyer to DON, map of distribution/number of locations/building typology, photo documentation

Digital/Electronic

Outreach: Basic project website (multi-pronged method) with online survey (high impact) and public commenting function (high impact). Project info

Additional: Translation required.

Documentation: Link to website, survey prepared, number of surveys completed, demographic break down, coded surveys (qualitative and quantitative)

In-Person

Outreach: Drop-in hours at project site (multi-pronged method) and guided community site walk (high impact). Open to the public.

Additional: Not to fall on cultural holiday or event.

Documentation: Sign in sheet, design game method, coded data from event (qualitative and quantitative), photo documentation.

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. On Friday, August 3rd, we handed out flyers door-to-door in a 500 foot radius from the site. The flyer notified people of the in-person event which was held on August 15th. The flyer also provided links to the online survey which was provided in English and Amharic. The website along with the survey was created on August 2nd and ran until August 27th. The website for the project will permanently stay online to document our outreach work while the survey was kept online for at least 3 weeks. In addition, the project event was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in a future apartment building and, popular, iconic and dangerous/needing-improvement buildings and spaces were located in the area. There were also comments which touched on broader city concerns, like homelessness, traffic and parking. Overall, this design review outreach created an opportunity for us to gather information about the neighborhood and allowed us to provide information on the proposed site and the design process.

COMMUNITY OUTREACH SUMMARY

HIGH-IMPACT METHOD:

Door-to-door fact sheet or flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site. We worked with a translator to get all outreach transcribed into Amharic, the key language identified by the Department of Neighborhoods.



BUSINESS/RESIDENCE COUNT

- COMMERCIAL**
- 1A - Belshaw Brothers
 - 2A - Unknown
 - 3A - Seattle Children's Playground
 - 4A - Dere Auto
 - 5A - Japanese Presbyterian Church
 - 6A - Vacant
 - 7A - Kusak Cut Glass Works
 - 8A - Dixon Used Furniture
 - 9A - Wellspring Family Services
 - 10A - Auto Salon at Leschi
 - 11A - 7-Eleven - Baskin-Robbins
 - 12A - Budget Batteries
 - 13A - TOWFIQ Supermarket - Capitol Realty - LBC
 - 14A - Unknown
 - 15A - International Organization of Pentecostal Churches

LOW RISE

- 1B - 120 Units
- 2B - 3 Units
- 3B - 2 Units
- 4B - 6 Units
- 5B - 7 Units
- 6B - 28 Units
- 7B - 7 Units
- 8B - In Progress
- 9B - 7 Units

SFR

1 - 30

TOTAL

14 + 61 + 30 = 105 Flyers

FLYERS

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 1900 23rd Avenue South

Y + M Properties IV, LLC and JW Architects are collaborating to design the redevelopment of 1900 23rd Avenue South.



Project information:

This project will be located on the corner of 23rd Avenue South and South Holgate Street. When it's complete, the new building will be about 7 stories tall and will include approximately 35 market rate apartment units and 1,000 square feet of commercial space. We're just getting started planning now - construction could start in Fall 2019 and the building could be open as early as Spring 2021.

We request your input through:

ONLINE SURVEY
August 03 - August 24, 2018
www.jwseattle.com/1900-english

DROP-IN HOURS
Wednesday, August 15, 2018
5:00 pm - 7:00 pm
At the site: 1900 23rd Ave S

*additional info on back of flyer

JW ARCHITECTS

Front - English

Please join us in-person to talk about project ideas and how to make this a successful development in the North Rainier neighborhood.



DROP-IN HOURS
Wednesday, August 15, 2018
5:00 pm - 7:00 pm
At the site: 1900 23rd Ave S

By transit:
Off Rainier Ave S - Buses 4, 7, 9, 106
Off MLK Jr Way S - Buses 8, 48

To find out more about this project and share your thoughts on the future of the project, please visit JW Architects website (www.jwseattle.com) and attend our drop-in hours listed above.

More information about early outreach for design review can be found on the Seattle Department of Neighborhood's web page (<http://www.seattle.gov/neighborhoods>).

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Comfortable from the sidewalk
- Screening for privacy

JW ARCHITECTS

Back - English

ወደ የዚህ አካባቢ ሃይል

ይህ በራሪ ወረቀት እርስዎን በዲዛይን ግምገማ ላይ በሚገኘው ፕሮጀክቶችን ውስጥ ለማካተት ያለመ ነው።

የ 1900 23rd ደቡብ ላይ መልሶ ለመገንባት ዲዛይን በማዘጋጀት ላይ ይገኛሉ።

የ Y + M Properties IV ሃላፊነት የተወሰነ ከ JW Architects በመገንባት



በሰ ፕሮጀክት:

ይህ ፕሮጀክት በሰ ላይ ተገኝቶ በ 23rd ደቡብ መሃል ላይ ይገኛል። (23rd Avenue South and South Holgate Street) ማዕከላዊ ማዕከላዊ ቦታ ላይ ይገኛል። ግንባታው ሲገነባ አካባቢው የ 7 ቀለሞች ክፍል፣ ወደ 35 ሺህ ስፔስ ሲጀምሩ የጠቅላላ አገልግሎት ለ 1000 ካሬ ሜትር (square feet) ስፋት ያለው የ ንግድ ቦታ ይገኛል። (በሁለት ስፋት ላይ የግንባታ ስራ ስለተጀመረ) እና በ 2019 ዓ.ም. ስለተጀመረ ስራው ሊጀምር ይችላል። (በሁለት ስፋት ላይ የግንባታ ስራ ስለተጀመረ) እና በ 2021 ዓ.ም. (spring) ወቅት ለአካባቢው ሊገነባ ይችላል።

እስከ የግንባታ ስራ ስለተጀመረ እስከ ይጀምራል በጥቅምት 03 - ጥቅምት 24፣ 2018 www.jwseattle.com/1900-amharic ይጎብኙ

በግልጽ እስከ የግንባታ ስራ ስለተጀመረ እስከ ይጀምራል በጥቅምት 15፣ 2018 ከ 5:00 ፒ.ሜ. - 7:00 ፒ.ሜ. በ 1900 23rd Ave S

JW ARCHITECTS

Front - Amharic

ይህ የዚህ አካባቢ ሃይል ፕሮጀክት በሰ ላይ ተገኝቶ በ 23rd ደቡብ መሃል ላይ ይገኛል። (23rd Avenue South and South Holgate Street) ማዕከላዊ ማዕከላዊ ቦታ ላይ ይገኛል። ግንባታው ሲገነባ አካባቢው የ 7 ቀለሞች ክፍል፣ ወደ 35 ሺህ ስፔስ ሲጀምሩ የጠቅላላ አገልግሎት ለ 1000 ካሬ ሜትር (square feet) ስፋት ያለው የ ንግድ ቦታ ይገኛል። (በሁለት ስፋት ላይ የግንባታ ስራ ስለተጀመረ) እና በ 2019 ዓ.ም. ስለተጀመረ ስራው ሊጀምር ይችላል። (በሁለት ስፋት ላይ የግንባታ ስራ ስለተጀመረ) እና በ 2021 ዓ.ም. (spring) ወቅት ለአካባቢው ሊገነባ ይችላል።

እስከ የግንባታ ስራ ስለተጀመረ እስከ ይጀምራል በጥቅምት 03 - ጥቅምት 24፣ 2018 www.jwseattle.com/1900-amharic ይጎብኙ

በግልጽ እስከ የግንባታ ስራ ስለተጀመረ እስከ ይጀምራል በጥቅምት 15፣ 2018 ከ 5:00 ፒ.ሜ. - 7:00 ፒ.ሜ. በ 1900 23rd Ave S

JW ARCHITECTS

Back - Amharic

PRINTED OUTREACH

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW at 1900 23rd Avenue South

Y + M Properties IV, LLC and JW Architects are collaborating to design the redevelopment of 1900 23rd Avenue South.



Project information:

This project will be located on the corner of 23rd Avenue South and South Holgate Street. When it's complete, the new building will be about 7 stories tall and will include approximately 35 market rate apartment units and 1,000 square feet of commercial space. We're just getting started planning now – construction could start in Fall 2019 and the building could be open as early as Spring 2021.

We request your input through:

ONLINE SURVEY
August 03 - August 24, 2018

www.jwseattle.com/1900-english

DROP-IN HOURS
Wednesday, August 15, 2018
5:00 pm - 7:00 pm
At the site: 1900 23rd Ave S

additional info on back of flyer

JW ARCHITECTS

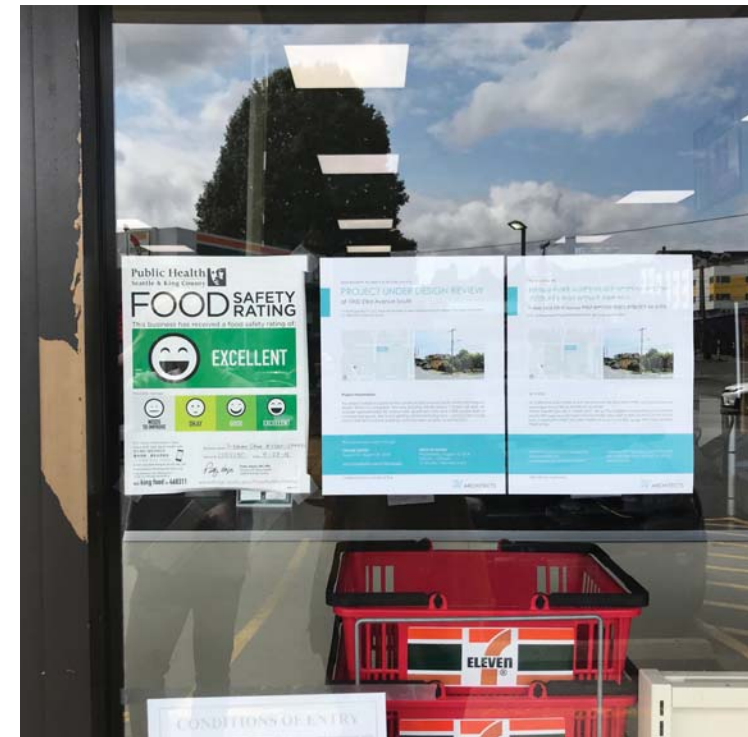
Front page of Flyer.

Link to project website
and survey.

Details about
In-Person Event

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Some flyers were placed in doors or on the entry threshold. We only came across one apartment building (1B) and talked with the front office to have the flyer placed on the apartment's bulletin board. For businesses, we spoke with the owners or managers for permission to place the flyers in the storefronts.



Many businesses, like the 7 Eleven pictured above, displayed flyers in their storefront.



Some flyers were placed in entry doors.



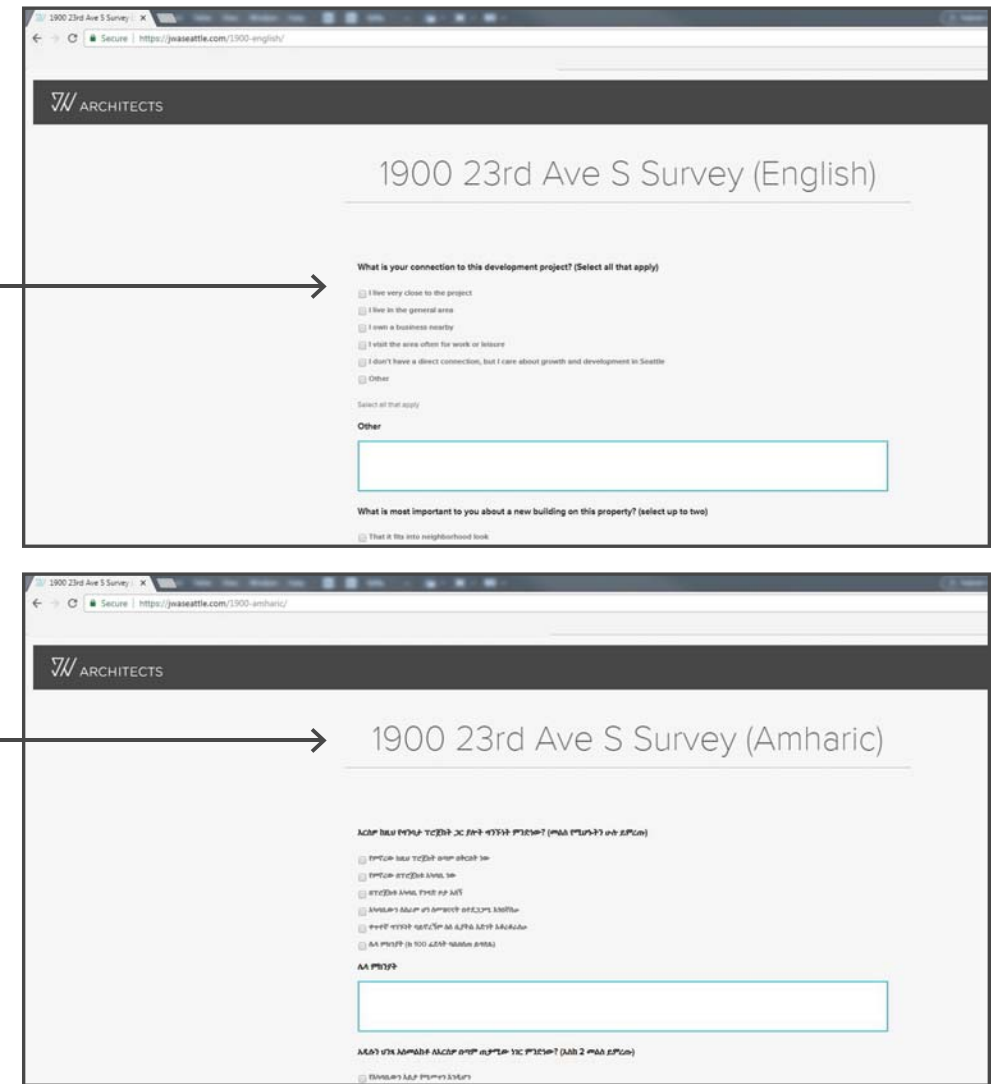
We had two team members go door-to-door with the flyers.

PRINTED OUTREACH



An online survey with commenting function, as well as a project website, were added to the Design Review tab on JW Architects website. Additionally, the website has been made secure and a privacy policy link appears at the bottom of each web page.

https://jwaseattle.com/project_category/design-review/



1900 23rd Avenue South Administrative Design Review 53

DESIGN REVIEW OUTREACH SURVEY

Y + M Properties IV, LLC and JW Architects are collaborating to design the redevelopment of 1900 23rd Avenue South. When it’s complete, the new building will be about 7 stories tall and will include approximately 35 market rate apartment units and 1,000 square feet of commercial space. We’re just getting started planning now – construction could start in Fall 2019 and the building could be open as early as Spring 2021.

This survey will be open from August 3rd to August 27th. After that, we’ll start preparing for the City’s Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (1900 23rd Avenue South) or project number (3031510) in the Design Review Calendar and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood’s webpage](#).

This survey is anonymous, though information you share could be made public. Please do not share any personal/sensitive information.

Questions:

1.

What is your connection to this development project? (select all that apply)
 - I live very close to the project
 - I live in the general area
 - I own a business nearby
 - I visit the area often for work or leisure
 - I don’t have a direct connection, but I care about growth and development in Seattle
 - Other [fill in blank, 100 character maximum]
2.

What is most important to you about a new building on this property? (select up to two)
 - That it fits into neighborhood look
 - That it stands out as a unique and landmark building
 - That it brings new services or amenities to the area (businesses, open space, etc.)
 - That is affordable for residents and/or businesses
 - That it is designed to be family-friendly
 - That it is designed with environmental sustainability in mind
 - Other [fill in blank, 100 character maximum]

3.

We will be improving the sidewalks and landscaping at the street-level. What design features do you prefer? (select up to two)
 - Lots of plants/greenery
 - Additional designs for safety (street lighting, gates, fences, etc)
 - Quality building materials at street-level (brick, large windows,
 - Seating/places to congregate (sidewalk cafes, benches, etc)
 - Pet friendly areas
 - Off-street bicycle parking
 - Other [fill in blank, 100 character maximum]
4.

What concerns do you have about the project? (select any/all that apply)
 - Construction noise/impacts
 - The existing residence is going away
 - That I will not like the way it looks
 - That it will not be affordable
 - That it may feel out of scale with other buildings nearby
 - I don’t really have any specific concerns
 - Other [fill in blank, 100 character maximum]
5.

Is there anything specific about this property or neighborhood that would be important for us to know? [fill in blank, 300 character maximum]
6.

What are some landmarks/spaces that help to identify your neighborhood? [fill in blank, 300 character maximum]
7.

What do you like most about living or working in your neighborhood? [fill in blank, 300 character maximum]
8.

What do you like least about living/working in your neighborhood? [fill in blank, 300 character maximum]

Additional questions to help us analyze the survey results:

1.

What is your age?
 - Under 12 years old
 - 12-17 years old
 - 18-24 years old
 - 25-34 years old
 - 35-44 years old
 - 45-54 years old
 - 55-64 years old
 - 65-74 years old
 - 75 years or older
2.

What are the languages spoken in your home? (select any/all that apply)
 - English
 - Spanish
 - Amharic
 - Oromo
 - Tigrinya
 - Other [please specify]
3.

How long have you lived in this neighborhood?
 - 0-5 years
 - 5-10 years
 - 10-20 years
 - More than 20 years
 - I do not live in this neighborhood

Thank you for sharing feedback about our project! Your input is helpful for us to hear as we start to plan for the new building.

To find out more about this project and track our progress through the design review and permitting process, search the project address (1900 23rd Avenue South) or project number (3031510) in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

If you don’t want to respond to the survey but do want to share your thoughts, or you have any other project-related thoughts or ideas to share, the contact person for the project is Julian Weber at outreach@jwaseattle.com

SURVEY RESULTS

We received 18 surveys. All were completed through our online survey via the link provided on our printed outreach flyer. Percentages are based on the information completed. Not all surveys had all questions answered.

Question 1:
65% live very close to the project
15% live in the general area
15% visit the area often for work or leisure
5% own a business nearby

Question 2:
32% want it to be affordable for residents and/or businesses
29% want new services or amenities to the area
15% want it to be family-friendly
12% want it to fit into the neighborhood look
9% want it to be environmentally sustainable
3% want it to stand out as unique and landmark building

Question 3:
35% want lots of plants/greenery
22% want seating/places to congregate
18% want quality materials at street-level
15% want additional design for safety
7% want pet friendly areas
3% want off-street bicycle parking

ELECTRONIC/DIGITAL OUTREACH

Question 4:
25% are concerned it will not be affordable
19% are concerned with parking/traffic
17% are concerned it may feel out of scale with other buildings nearby
14% are concerned with construction noise/impacts
14% are concerned they will not like the look of the design
8% don’t have specific concerns
3% are concerned that the existing residence is going away

Question 5:
The two churches nearby play a large role in the community; this area is undergoing many developments; parking is limited; co-working spaces would be appreciated; many homeless people live nearby (RVs/cars/tents).

Question 6:
NW African American Museum; Japanese Presbyterian and Holgate Street Church; Seattle Children’s Playground; many parks

Question 7:
Convenient location to Downtown/Cap Hill/ID; diverse neighborhood; friendly and safe; lots of parks; easy access to public transit

Question 8:
Not enough amenities; high crime (car break-ins, stolen property); homelessness; unimproved alleys/sidewalks; no parking/high traffic; stolen mail/packages; not enough unit variety; lots of development; litter

Additional results:

Question 1:
34% were 25-34 years old
24% were 35-44 years old
18% were 45-54 years old
0% were 55-64 years old
18% were 65-74 years old
6% were 75 years old or older

Question 2:
71% English
13% Spanish
8% Japanese
8% Korean
0% Amharic
0% Oromo
0% Tigrinya

Question 3:
44% 0-5 years
22% 5-10 years
17% 10-20 years
11% more than 20 years
6% do not live in this neighborhood

HIGH-IMPACT METHOD:

For in-person outreach, we opted for the guided site walk, and staffed “pop-up” event on site. With permission from the applicant and current resident, we held drop-in hours where residents could stop by, ask questions, learn about the project and provide insight about the neighborhood. We provided a design game (map), surveys and take away flyers. We reached out to local businesses (Detour Espresso and Columbia City Bakery) to provide refreshments.



Adding the firm’s banner helped provide a strong street presence.



A map of neighborhood was a useful tool.



Table located off Holgate St created an easy location for residents to stop by.



Coffee and cookies provided (chocolate chip and vegan ginger).

IN-PERSON OUTREACH



MAPPING EXERCISE:

We developed a map of the neighborhood in relation to the site and asked those who stopped by the event three questions (below) to give us a better understanding of the area.

This was a useful tool as it helped spur conversation and gave a location reference for both residents and staff.

Residents of all ages (kids to elderly) placed pins in areas on the map that corresponded to questions about the neighborhood.

NORTH RAINIER/MT. BAKER MAP
Please place a colored pin on the map:



WHERE ARE YOUR FAVORITE PLACES IN THE NEIGHBORHOOD?
በዚህ አካባቢ /ሰፈር ውስጥ ለእርስዎ ተመራጭ/የሚወዱት ቦታ የትኛው ነው?



WHICH PLACES FEEL UNSAFE/UNCOMFORTABLE?
የትኞቹ ቦታዎች/አካባቢ ሲሆኑ ደህንነት/ምቹነት አይሰማዎትም?



WHICH PLACES BEST REPRESENT YOUR NEIGHBORHOOD?
የትኞቹ ቦታዎች የእርስዎን መኖሪያ አካባቢ/ሰፈር የሚወክሉ ይመስልዎታል?

IN-PERSON OUTREACH

In-Person Event:

We provided a sign-in sheet which was signed by 13 visitors. There were 18 total people who showed up. After visiting with each person, we offered a flyer as a way to say thank you and to give them more ways to learn more about the project.

PLEASE SIGN IN

1900 23RD AVE S Community Outreach Event
08/15/18, 5:00 pm - 7:00 pm

FIRST NAME, LAST INITIAL	ZIPCODE
Boyd	98144
Cassidy	98144
(x2) DOBORIES	98144
(x2) ANJAN	98144
Elie	98144
Megan	98144
ANONYMOUS	
Hannah	98144
Isaac	98144
Michelle	98144
ADRIAN	98144

Dear Resident,

THANK YOU

for stopping by our outreach event

We value your time and feedback as we work on the project proposed for 1900 23rd Avenue South.

To learn more about this project please visit JW Architects website (www.jwseattle.com).

To share your thoughts please fill out a survey here: www.jwseattle.com/1900-english. You can also reach Julian Weber at this email address: outreach@jwseattle.com.

To track the progress of this project through the design review and permitting process, search the project address (1900 23rd Avenue South) or project number (3031510) in the Design Review Calendar and the Seattle Services Portal. Links are provided below:

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

<https://cosaccela.seattle.gov/portal/welcome.aspx>

JW ARCHITECTS

Takeaway flyer - English

SUMMARY:

In summary, there were 18 people who stopped by the in-person event. There were a wide range of age groups and residents; from couples, a bachelor, a small family with 2 children, a business owner, and a retired woman. All visitors spoke English. A translator was not needed. We had Amharic flyers on hand but no one asked for that option. Hosting the event on the project site, helped us reach those who were closest and most interested in the project. Everyone who stopped by were within 2 blocks from the site.

The interactive map was a useful tool to engage the public. It was a simple concept to grasp which allowed young children to even participate. As we asked about their neighborhood, they were able to point to specific locations on the map as they spoke. Some favorite locations are the Children’s Playgarden, the Japanese Presbyterian Church and Buddha Bruddha Restaurant. Others also raised concerns about traffic, parking and insufficient pedestrian crossings at streets. Overall, we were able to connect with the community and gather helpful information about the neighborhood.

ወድ ያዚህ አካባቢ ነዋሪ፣ የህዝብ ተደራሽነትን አስመልክቶ ባዚጋጅነው በዚህ በ 1900 23ተኛ ደቡብ አዋራ ያሳና ላይ ሊቀዳው ፕሮጀክት ሂደትን በውጥረት ለማሳወቅ እስከተሞት ንቅናቄ ይቀርባል

ለፕሮጀክቱ የሰላም ልማትና የገንዘብ እርካታ ደረጃ ለማሳወቅ www.jwseattle.com ይመልከቱ

የአካባቢን ለማረጋገጥ በደረጃ ለገጽ www.jwseattle.com/1900-english ላይ የሚገኘውን ሞዴልን እንዲያጥኑ እንዲያዘጋጁ በተጨማሪም ይልገኙ ወይን ስለሚሰጡ ለደረጃ outreach@jwseattle.com ማግኘት ይቻላል

ፕሮጀክቱን እርሶት በ ላዜን ግምገማ እና ፍቃድ ማግኘት ሂደት በኩል ለማስታወቅ ፕሮጀክቱን እርሶት በ 1900 23ተኛ ደቡብ አዋራ ያሳና (1900 23rd Avenue South) ወይንም ፕሮጀክት ቁጥር 3031510 በፕሮጀክት ግምገማ ካላገደ እና በ ሲያክል ሲሸለ ፖርታል ላይ ይፈልጉ የሊካብርት ወይን ከጋች የክፍላት ማቆሚያ

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

<https://cosaccela.seattle.gov/portal/welcome.aspx>

JW ARCHITECTS

Takeaway flyer - Amharic

IN-PERSON OUTREACH



JW PROJECT EXAMPLES

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