

1419 24TH AVENUE

Project #: #3032295-EG

Meeting Type: Early Design Guidance (EDG)

Meeting Date: November 21, 2019

Applicant Team: 1419 24th LLC
Developer / Owner

b9 architects
Architect

Root of Design
Landscape Architect

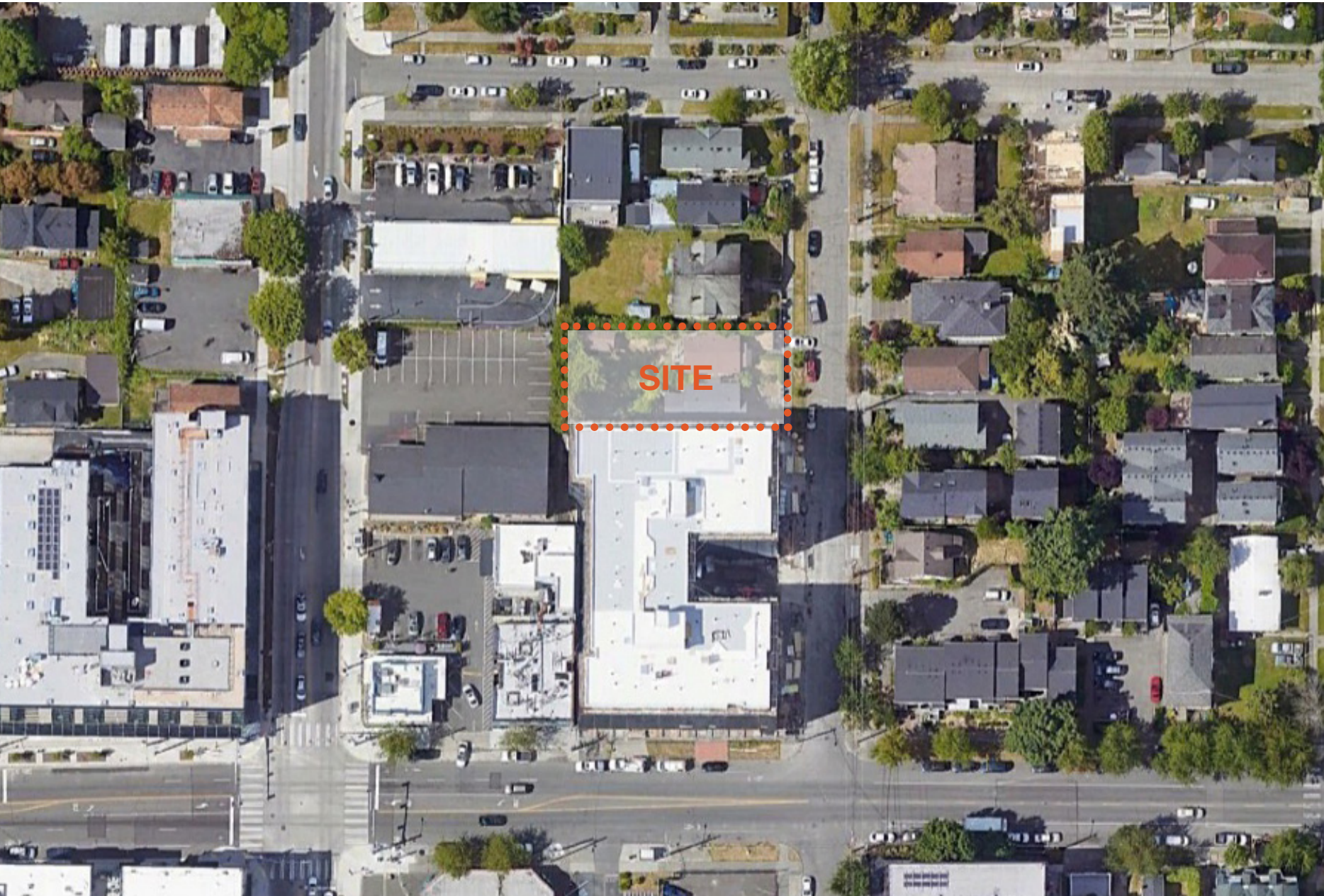
Cascade Built
General Contractor



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23rd Avenue

24th Avenue

E Pike Street

E Union Street



OBJECTIVES

The development project seeks to enhance an evolving neighborhood fabric with an eight-story apartment building mid-block on 24th Avenue. The team will achieve a high sustainability metric and provide new housing units in a culturally rich community. Design and construct a new eight-story residential apartment building.

Gross Floor Area	±48,000 sf
Number of Units	±108 units
Total Commercial Area	0 sf
Number of Parking Spaces	0
Number of Long-term Bike Parking Spaces	±108 spaces
Number of Short-term Bike Parking Spaces	±6 spaces

Sustainability

The project team aspires to create a highly sustainable building, designed to Passive House standards. Passive House is a rigorous, voluntary standard for energy efficiency in a building, which reduces the building’s ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 1419 24th Avenue, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included the posting of 10 posters in neighborhood landmarks, community and utility poles, an interactive project website and a site tour/walk. Members of the community provided input on the proposed development at the site tour/walk.

The comments and questions centered primarily on the streetscape, with comments about safety, lighting and street-level uses. There were comments about general safety in the neighborhood and parking.

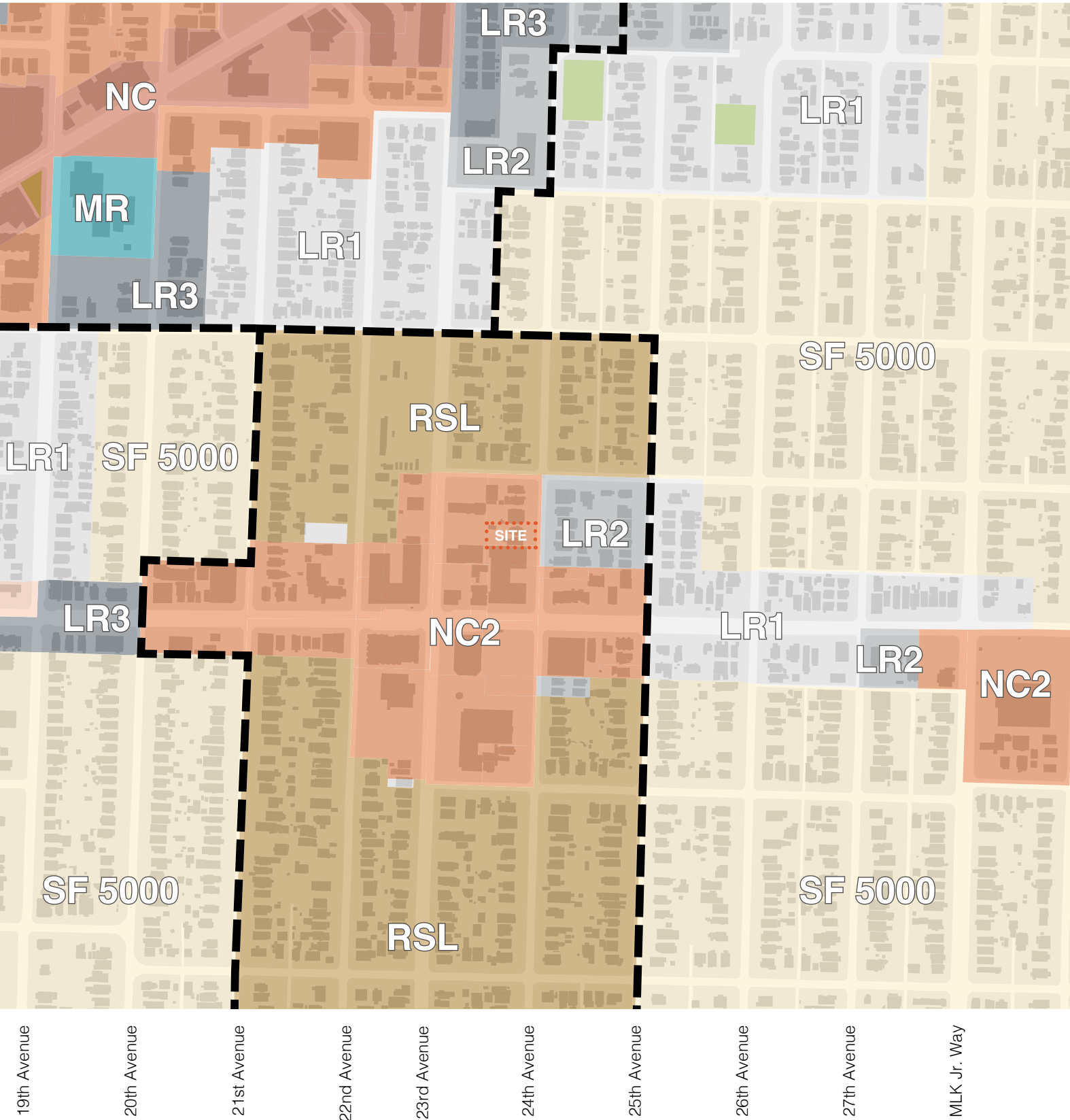
Per the SDCI Director’s Rule 4-2018/DON Director’s Rule 1-2018

VI.E.- Documentation: Early Design Guidance

Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project’s design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.

	OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
①	Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk	July 31, 2019	None received
②	Digital Outreach Interactive project webpage	July 23, 2019	None received
③	In-Person Outreach Hosted 1-hour community on-site walk	August 15, 2019	<ul style="list-style-type: none">• Neighbor supported a strategy that provided continued maintenance of the planting in the right of way.• Neighbor has concerns about the lack of parking in the neighborhood, especially during construction.• Safety was also raised as a concern with respect to the pedestrian crossing at 24th and Union.• Neighbor strongly encouraged a safe and secure street frontage that is well lit, especially at night.• Neighbor supported the residential use on the street and indicated that a commercial use at this location is not viable.

ZONING MAP



E Howell Street
E Olive Street
E Pine Street
E Pike Street
E Union Street
E Spring Street
E Marion Street

- LR1
- LR2
- LR3
- NC1
- NC2
- NC3
- SF 5000
- SF 7200
- SF 9600
- RSL
- C1
- C2
- IG1
- IG2
- IB
- IC
- SM/D
- MIO
- MR

ADDRESS
1419 24th Avenue

LOT SIZES
7,766 SF (3,600 + 286 + 3,880)

ZONE
NC2-75 (M1)

URBAN VILLAGE OVERLAY
23rd & Union-Jackson Residential Urban Village

ZONING SUMMARY

23.47A.004 PERMITTED USES:

- Residential use permitted outright

23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS:

- Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided
- Street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
- The maximum width and depth of a structure is 250 feet.

23.47A.012 STRUCTURE HEIGHT:

- 75 Feet base height
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend 4 feet above the maximum height limit
- Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2
- Solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage
- Solar collectors, mechanical equipment, play equipment and open mesh fencing at least 15 feet from the roof edge, wind-driven power generators, and minor communication utilities may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height including weather protection does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment
- Stair and elevator penthouses may extend up to 16 feet above the applicable height limit

23.47A.013 FLOOR AREA RATIO:

- 5.5 if the project meets the standards of subsection 23.47A.013.
- The following floor area is exempt from FAR limits: All stories or portions of stories that are underground, all portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, the floor area of required bicycle parking for small efficiency dwelling units

23.47A.014 SETBACKS AND SEPARATIONS:

- Rooftop features are not allowed in setbacks, except that for upper-level setbacks
- Open railings may extend up to 4 feet above the height at which the setback begins.
- Parapets may extend up to 2 feet above the height at which the setback begins.
- For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet
- Decks with open railings may extend into the required setback

23.47A.024 AMENITY AREA:

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking. For the purposes of this subsection 23.47A.024.A, bioretention facilities qualify as amenity areas.
- Common amenity areas shall have a minimum horizontal dimension of 10 feet, and no common amenity area shall be less than 250 square feet in size.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet
- All residents shall have access to a common or private amenity area.

23.47A.016 LANDSCAPING AND SCREENING STANDARDS:

- A Green Factor Score of 0.3 or greater is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any type of development is proposed.

23.47A.017 MANDATORY HOUSING AFFORDABILITY IN C AND NC ZONES:

- C and NC zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.

23.47A.022 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.
- Driveways and parking areas for more than two (2) vehicles shall be screened from adjacent properties by a fence or wall between five (5) feet and six (6) feet in height, or solid evergreen hedge or landscaped berm at least five (5) feet in height.
- In zones with a forty (40) foot or greater height limit, exterior lighting on poles is permitted up to a height of forty (40) feet from finished grade, provided that the ratio of watts to area is at least twenty (20) percent below the maximum exterior lighting level permitted by the Energy Code.

23.54.015.A VEHICLE PARKING

- No minimum requirement for vehicular parking in an NC zone if located within urban villages if the residential use is located within a frequent transit service area

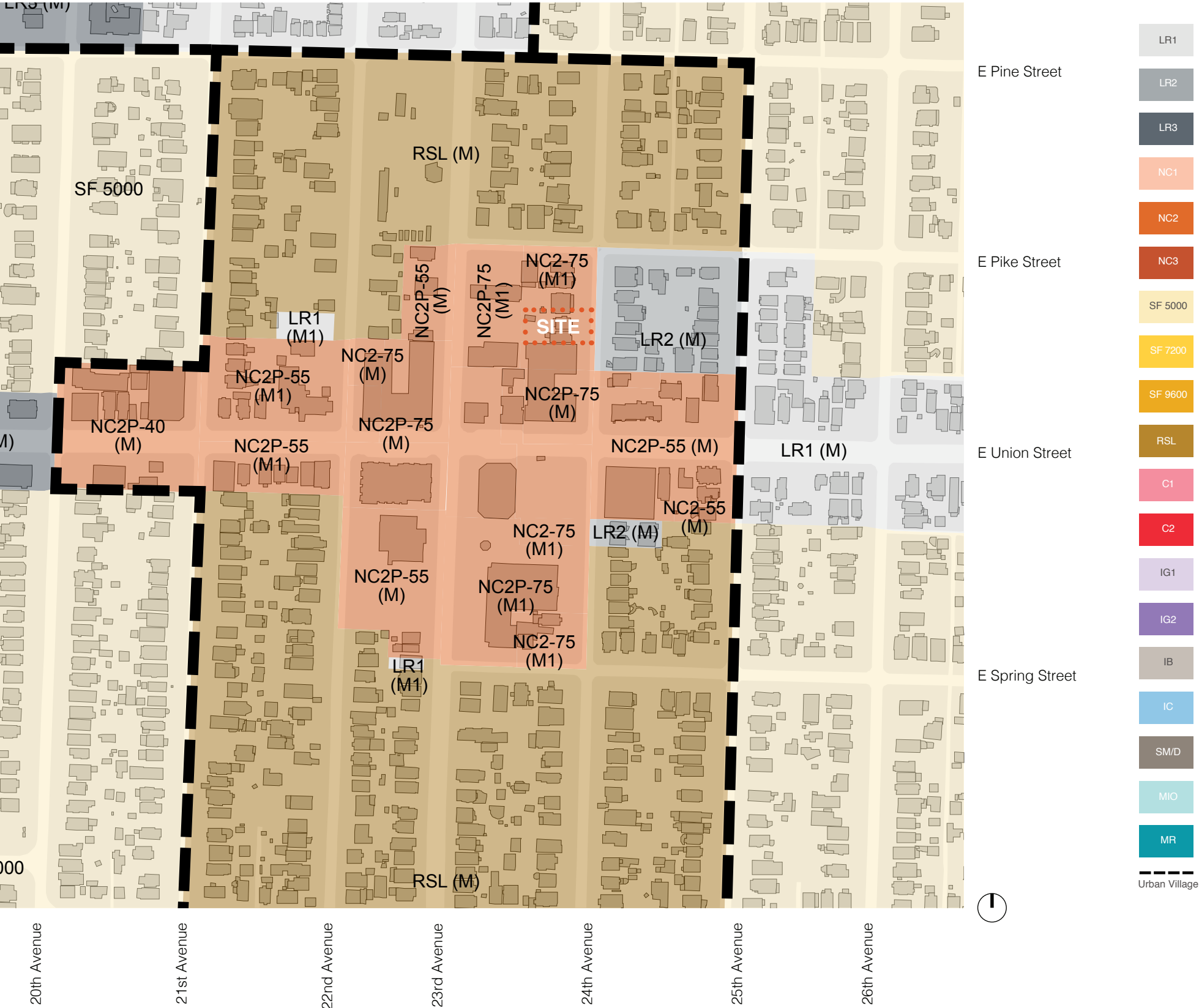
23.54.015.K BICYCLE PARKING:

- Long Term parking requirement: 1 per dwelling unit and 1 per small efficiency dwelling unit
- Short Term parking requirement: 1 per 20 dwelling units
- Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for full weather protection.

23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 26-50 units = 375 square feet of storage area

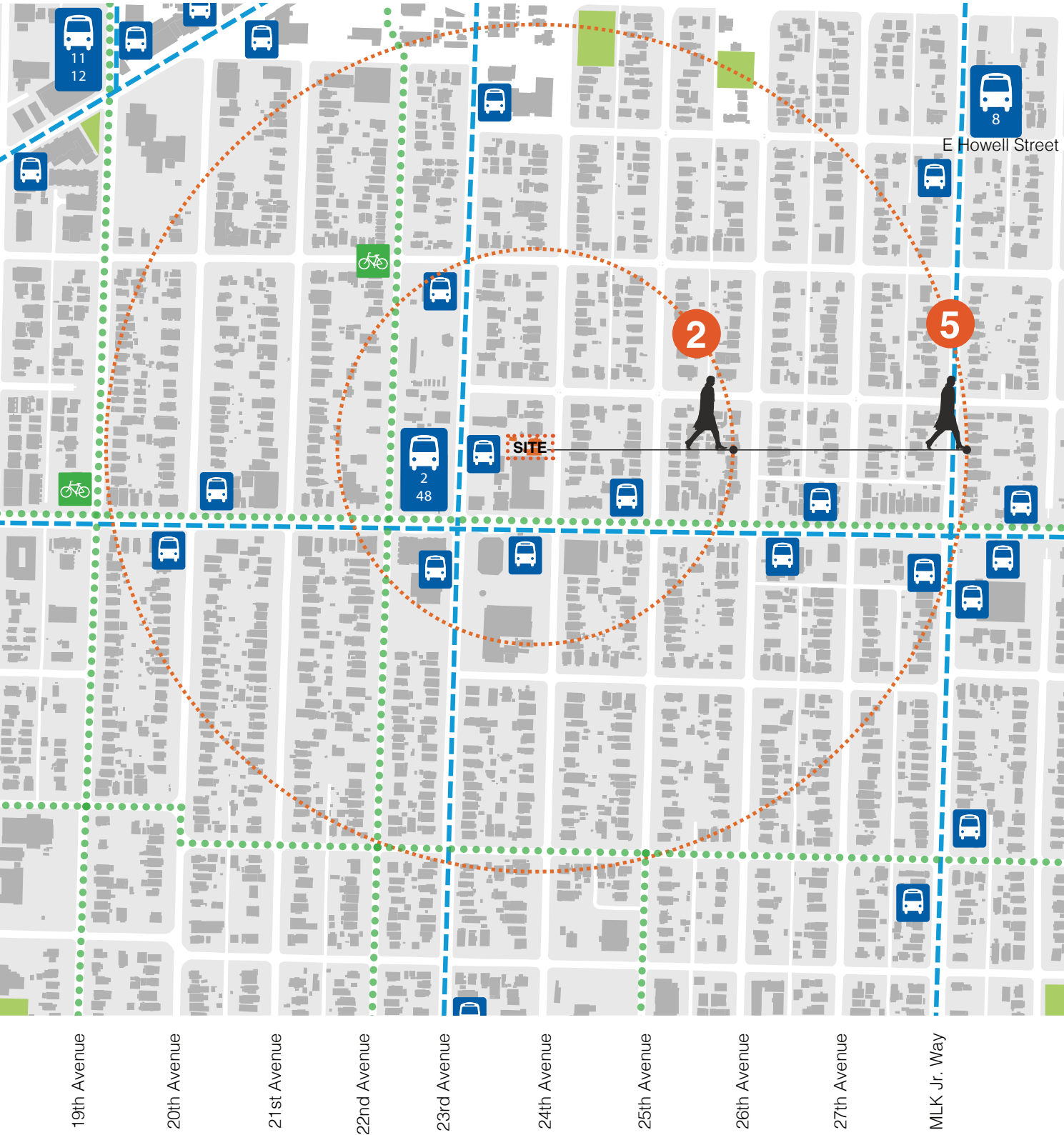
DETAILED ZONING MAP



ZONING ENVELOPE CONTEXT



TRANSIT & ACCESS



This site is well served by several bus lines, including the #2, 8, and 48, facilitating travel to many Seattle neighborhoods, including Downtown, Capitol Hill, University District and its Link Light Rail Station, Mount Baker, including the Mount Baker Transit Center, Beacon Hill, Queen Anne, and Montlake.

Bicycle routes connect the site to Interlaken Park, First Hill, Madrona, and Downtown. The Mountains to Sound Trail is also approximately two miles south of the site.

- 2 MINUTES**
 - Unity on Union Bookstore
 - Neighborhood Greenway
 - Adey Abeba Restaurant
 - Union Coffee
 - Feed Co. Burgers
 - Ponder Cannabis Shop
 - Lowrider Baking Company
 - Cortona Cafe
 - Uncle Ike's Cannabis Shop
- 5 MINUTES**
 - Homer Harris Park
 - Plum Tree Park
 - Spring Street Community Gardens
 - Central Cinema
 - Katy's Corner Cafe
 - Chuck's Hop Shop
 - Tacos Chukis
 - Neighbor Lady Restaurant
 - 20/20 Cycles
 - Mind and Body Pilates
 - Union Center for Healing
 - Squirrel Chops Coffee & Hair Salon
 - Cappy's Boxing Gym
 - Raised Doughnuts
 - MLK & Union St Farmer's Market

Bike Route

Bus Stop & Route



1 #2 Bus at E Union Street driving east to 24th Avenue



2 Cyclist at E Union Street & 23rd Avenue



3 Bus Stop at 23rd Avenue

VICINITY MAP



SITE



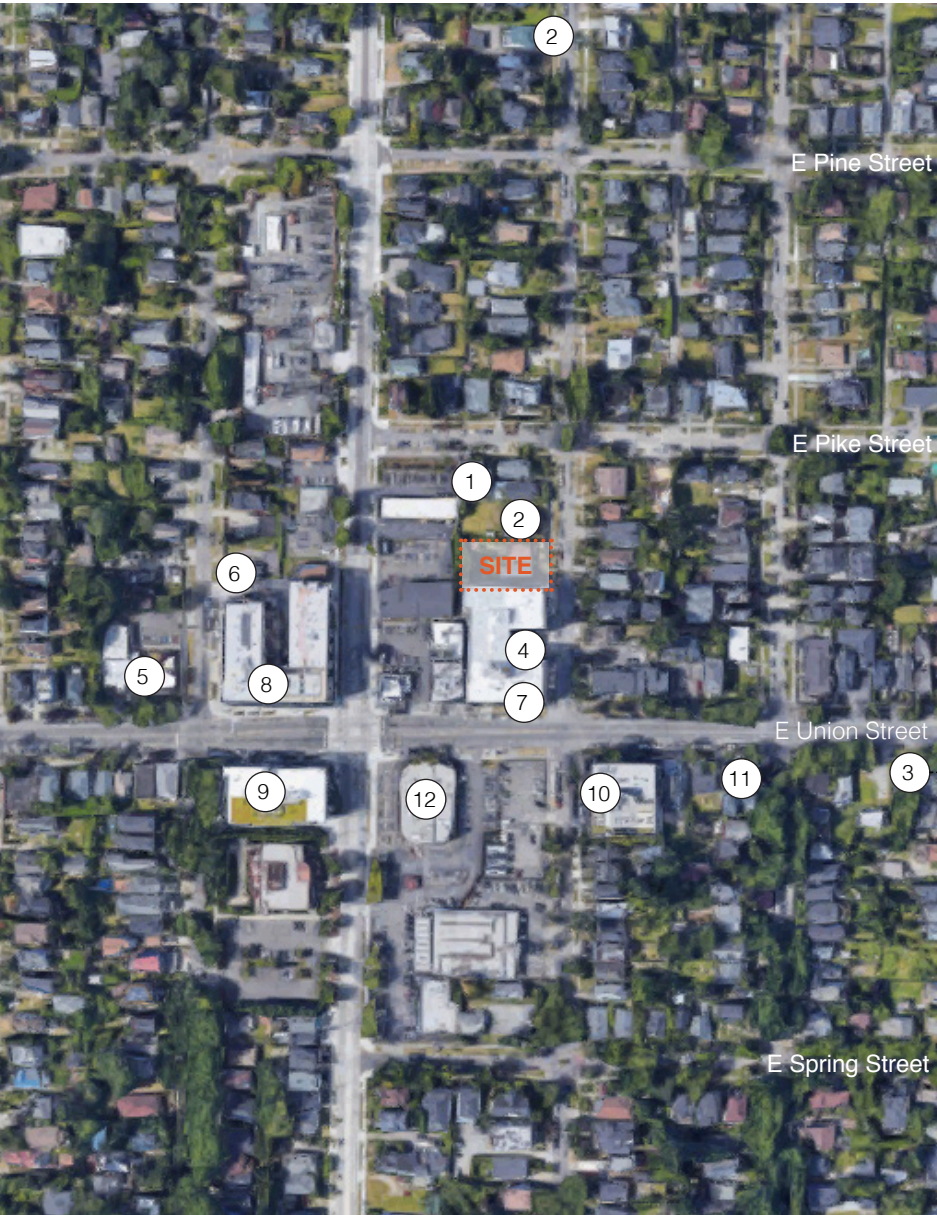
NEW DEVELOPMENT

- 1 Master Use Permit under Project #3028872 to construct a 7-story, 432-unit apartment building with retail. Parking for 250 vehicles proposed. Existing buildings to be demolished; demolition permit under Project #6692048-DM.
- 2 Master Use Permit under Project #3032260 to construct a 4-story, 6-unit townhouse building. One vehicular parking space is proposed. Existing building to be demolished.
- 3 Master Use Permit under Project #3033214 to construct 6 townhouse units with private garages for 6 vehicles. Existing building to be demolished.
- 4 Construction Permit under Project #6699408 to construct 5 townhouse units with surface parking for 3 vehicles. Existing building to be demolished.
- 5 Construction Permit under Project #6699412 to construct 6 townhouse units with surface parking for 2 vehicles. Existing building to be demolished.
- 6 Construction Permit under Project #6699414 to construct 5 townhouse units. Existing structure to be demolished.

- (A) Liberty Bank Building
2320 E Union Street
22,166 sf lot
6 stories
115 Apartments
101,000 sf building
2019
- (B) East Union Apartments
2220 E Union Street
19,678 sf lot
6 stories
145 Apartments
185,000 sf building
2017
- (C) The Central Apartment
2203 E Union Street
16,165 sf lot
6 stories
93 Apartments
105,000 sf building
2015

- (D) Stencil Apartment
2407 E Union Street
7,200 sf lot
4 stories
41 Apartments
44,000 sf building
2015
- (E) Midtown Commons
2301 E Union Street
82,860 sf lot
7 stories
429 units
350,570 sf of building
In Permitting

ARCHITECTURAL CONTEXT



① Office / Condominium
2315 E Pike Street
Built: 2000
Relevance: Modern Material Palette



② Duplex
1425-27 24th Avenue
Built: 1904
Relevance: Immediate Neighbor to North,
Duplex Structure



③ Rowhouses
1401 Martin Luther King Jr. Way
Built: 2019, 4 units
Relevance: Articulated Massing, Materials



④ Entry frame at Liberty Bank Apartments
2320 E Union Street
Built: 2019, 115 units
Relevance: Colorful Art and Courtyard



⑤ 2116 E Union Street
Church of the Lutheran
Built: 1900
Relevance: Modern Architecture



⑥ Single-family Residence
1418 22nd Avenue
Built: 1904

- Although much of the architectural context in the neighborhood around this site is well-established, the immediate neighborhood is undergoing significant change currently. A number of larger development projects have been completed recently, including the Liberty Bank Building, neighboring the site to the south. The immediate neighborhood is dense with multifamily residential buildings of varying architectural character.
- There is a concentration of commercial and multifamily buildings located along E Union Street, to the east and west of the site, including multiple new developments. Some commercial and institutional structures extend along 23rd Avenue as well.
- Single family structures (see #6), have contributed to the neighborhood since the early 20th century.
- Mixed-use and Apartment buildings also define the neighborhood, although embody a wider range of age and character.
- Buildings at this larger scale vary. More recent apartment and townhome buildings that mimic classical details (gables, trim, lap siding, symmetry) are also a part of this landscape (11).
- The site has good access to nearby neighborhood parks. Homer Harris Park, T. T. Minor Playground, Plum Tree Park, and Cayton Corner Park are all located within a half mile.
- Lastly, there is significant contemporary development in the neighborhood, both recently finished and in process (2, 3, 4). These buildings are often a composition of rectilinear volumes, sided with wood, colorful panel, or brick. All of the above creates a context that is deeply layered, and continuing to evolve.



7

Liberty Bank Building Mixed-Use Apartments
 2320 E Union St
 Built: 2019, 115 units
 Relevance: Six-story New Modern Affordable Housing Apartment



10

The Stencil Mixed-Use Apartments
 2407 E Union Street
 Built: 2015, 41 units
 Relevance: Four-story New Modern Apartment, High Quality exterior materials



8

East Union Mixed-Use Apartments
 2220 E Union Street
 Built: 2017, 144 units
 Relevance: Six-story New Modern Apartment, Simple Palette, High Quality Execution



11

Live-Work Townhouses
 2423 E Union Street
 Built: 2008, 5 units
 Relevance: Material Expression as Scaling Element



9

The Central Mixed-Use Apartments
 2203 E Union Street
 Built: 2015, 93 units
 Relevance: Six-story New Modern Apartment, with successful New Retail



12

Midtown Commons
 2301 E Union Street
 Under Construction: 429 units
 Relevance: Modern, Large-scale Mixed-Use Development, simple material palette

ADJACENT USES



1 Low-rise residential structures on E Union Street & 24th Avenue



2 Commercial storefronts & Movie Theater at 21st Avenue & E Union Street



③ Mixed-use at 24th Avenue & E Union Street



④ Parking Entrance at adjacent Liberty Bank Building



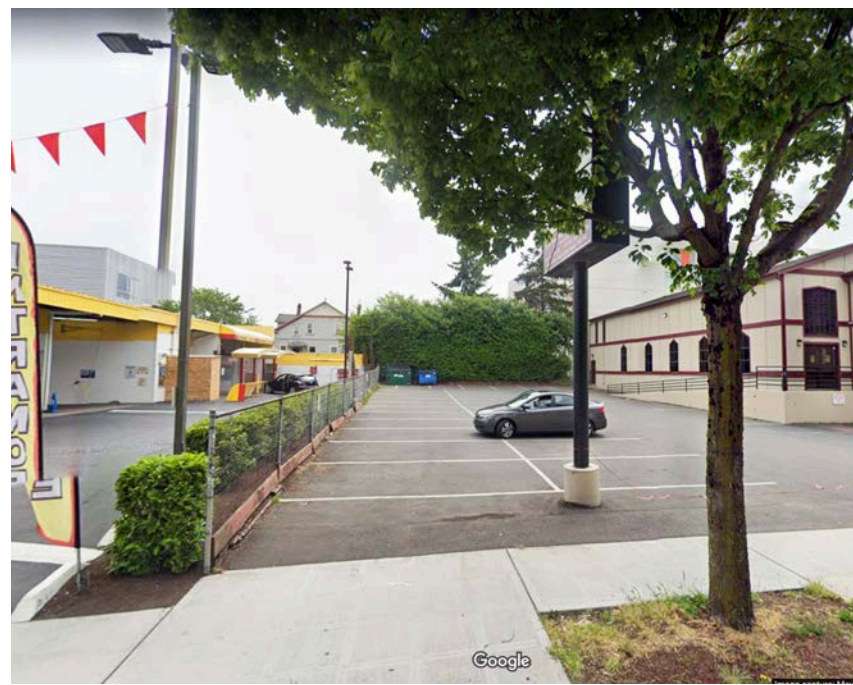
⑤ Restaurant at E Union Street & 25th Avenue



⑥ Power station at west side of 23rd Avenue between E Pike Street and E Pine Street



⑦ Bookstore at E Union Street & 25th Avenue



⑧ Parking lot between Car Wash and parking lot at 23rd Ave north of Union St

STREET PANORAMAS



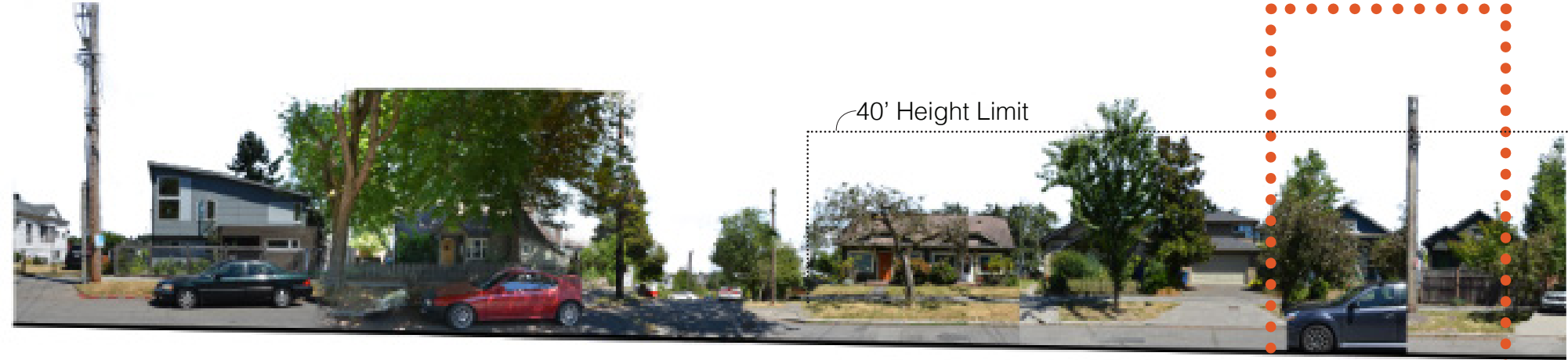
← NC2P-75 (M1) → ← NC2-75 (M1) → ← NC2P-75 (M1) →



1 West side of 24th Avenue

← RSL (M) → ← LR2 (M) →

Single Family Duplex Duplex Single Family Single Family Single Family Single Family Con



2 East side of 24th Avenue

E Pike Street





NC2P-75 (M1)

NC2P-75 (M)

NC2P-55 (M)

Retail Shop

Restaurant / Bar

115-Unit Mixed-Use Apartment Building

10-Unit Apartment Building



24th Avenue

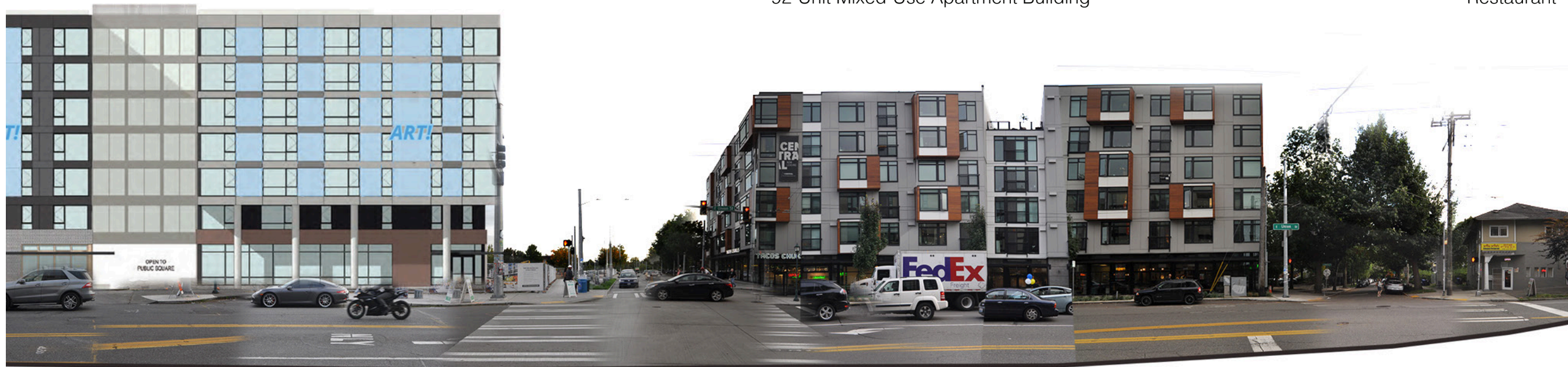
NC2P-75 (M1)

NC2P-75 (M)

NC2P-55 (M1)

92-Unit Mixed-Use Apartment Building

Restaurant



23rd Avenue

22nd Avenue

SITE CONDITIONS & CONSTRAINTS



CONSTRAINTS

- 24th Avenue is a residential street that connects the site north and south to the Central District neighborhood. 23rd Avenue is a principal arterial that connects the area south to Beacon Hill, Mt. Baker and Jefferson Park. It also connects north to Montlake, the University District, Ravenna and Wedgewood. E Union Street is a minor arterial that connects..
- The site is an infill lot, located mid-block between E Pike Street and E Union Street on the west side of 24th Avenue.
- The site currently consists of two adjacent parcels, at 1419 and 1423 24th Avenue, each containing an existing 1-story, single-family houses. Respectively, the houses are approximately 770 and 900 square feet.
- Access to the site is from 24th Avenue.
- Context is low-rise to mid-rise multifamily residential structures as well as single family residences.
- The site is bordered by the recently completed Liberty Bank Building, a six-story 115-unit mixed-use affordable housing apartment structure to the south and a two-story, 3,600 square-foot duplex to the north. To the west is a parking lot, owned by Mount Calvary Christian Center, across the street on 23rd Avenue. This will create opportunities for a visual connection to the proposed development visible from 23rd Avenue.
- The site has good exposure to the east and west, with limited southern exposure due to the Liberty Bank Building to the south, which provided a setback for its north-facing units. Site strategies will respond to these conditions.

Immediate
neighborhood

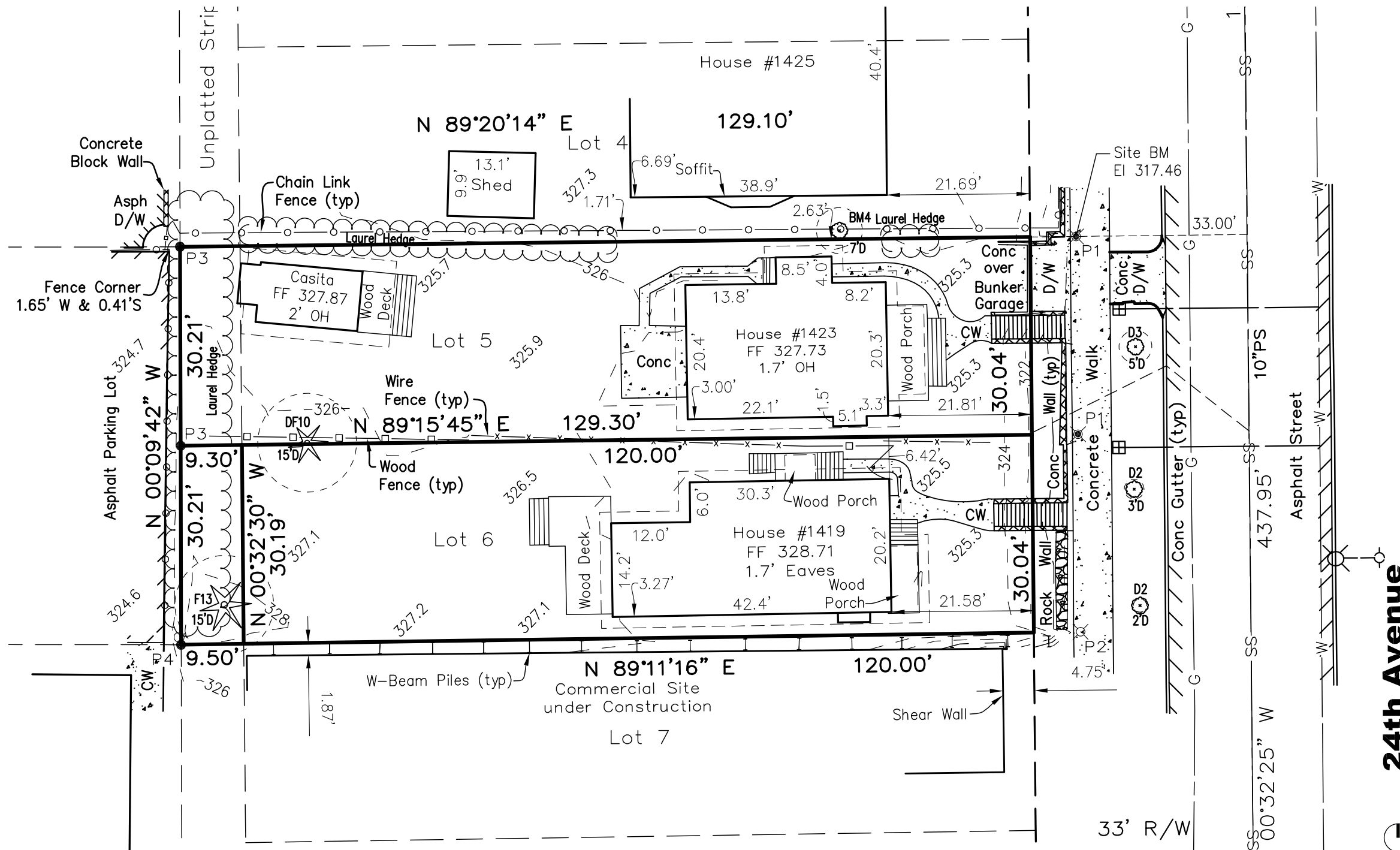
22nd Avenue

23rd Avenue

24th Avenue

25th Avenue

SITE SURVEY



PARCEL #
721740-0030

LEGAL DESCRIPTION

Lot 6, Block 1, Rengstorf's addition to the city of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 101, records of King County, Washington.

LOT SIZE
3,600 SF

PARCEL #
721740-0025

LEGAL DESCRIPTION

Lot 5, Block 1, Rengstorf's addition to the city of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 101, records of King County, Washington. together with the unplatted strip lying west of said lot 5 thereof.

LOT SIZE
3,880 SF

PARCEL #
332504-9058

LEGAL DESCRIPTION

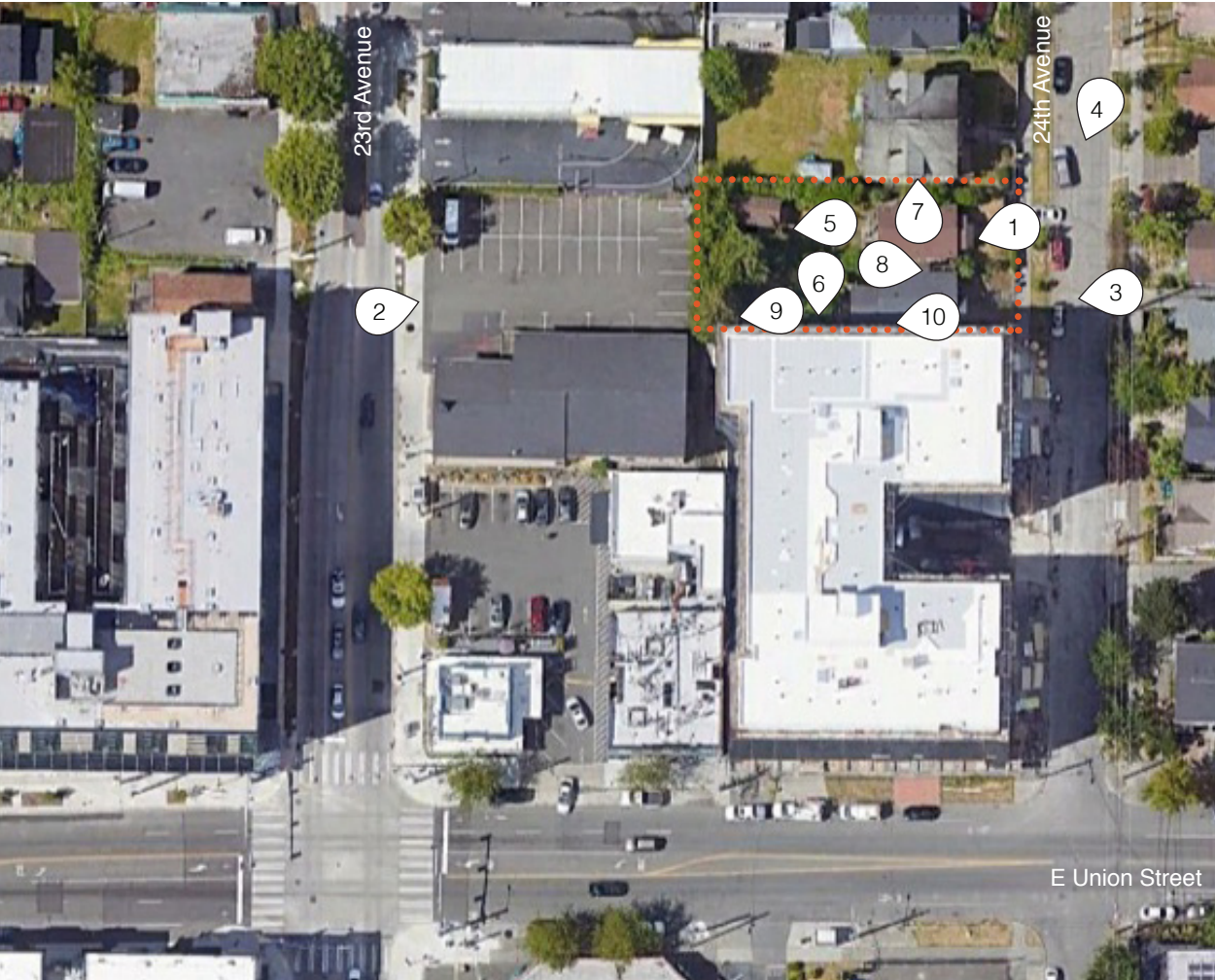
The unplatted strip in the northeast quarter of section 33, township 25 north, range 4 east, W.M., in King County, Washington, lying west of Lot 6, Block 1, Rengstorf's addition to the city of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 101, records of King County, Washington.

LOT SIZE
286 SF

24th Avenue

EXISTING CONDITIONS

- The site, approximately 60 feet wide by 130 feet deep, currently contains a three structures: two one-story single-family structures and a detached one-story accessory structure. The development proposes the demolition of these three structures and the construction of a new multi-family building.
- Multi-family structures bound the site to the north and south. To the south is a new six-story residential mixed-use affordable housing apartment building, completed in 2019. To the north is a two-story residential structure built in 1904. To the west, the site is bounded by a parking lot that serves the Mt. Calvary Christian Center. The site directly abuts 24th Avenue to the east.
- The site is located on the east side of 24th Avenue, mid-block between E Union Street and E Pike Street. The site's topography slopes up from the street adjacent to the sidewalk approximately one-story, and is relatively flat for the remainder of the site.
- All access to the site is from 24th Avenue to the east.
- There is development occurring and proposed in the immediate surroundings.



1 View of site looking south from 24th Avenue



2 View of site looking east from adjacent parking lot.



3 View of site looking west from 24th Avenue



4 View of site looking southwest from 24th Avenue



5 View from rear of site to 23rd Avenue



6 View from rear of site to south



7 View of neighboring structure to the north



8 View from the middle of the site looking east to 24th Avenue

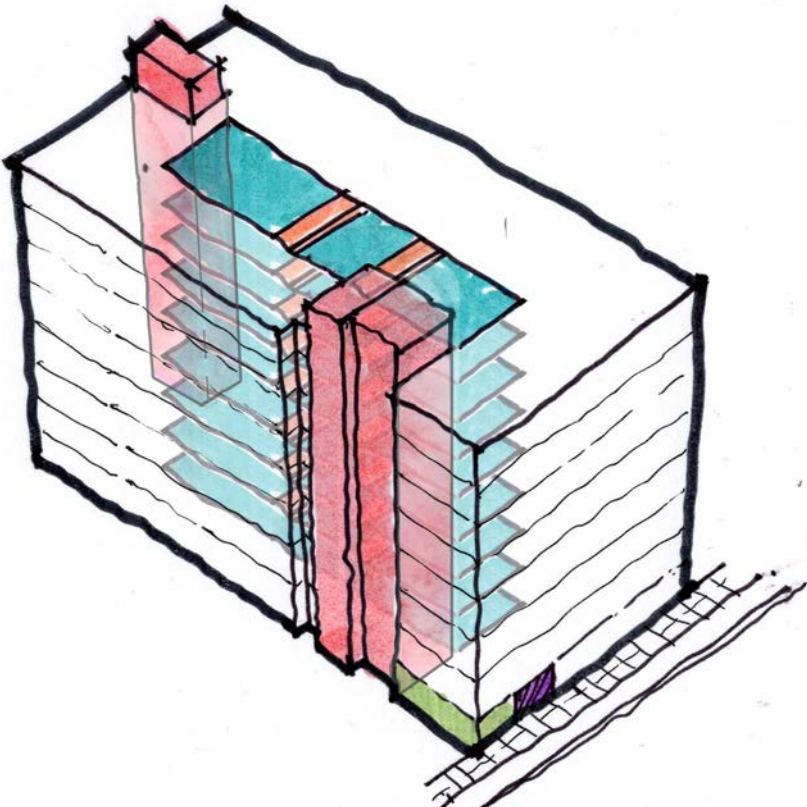


9 View of rear of site looking west

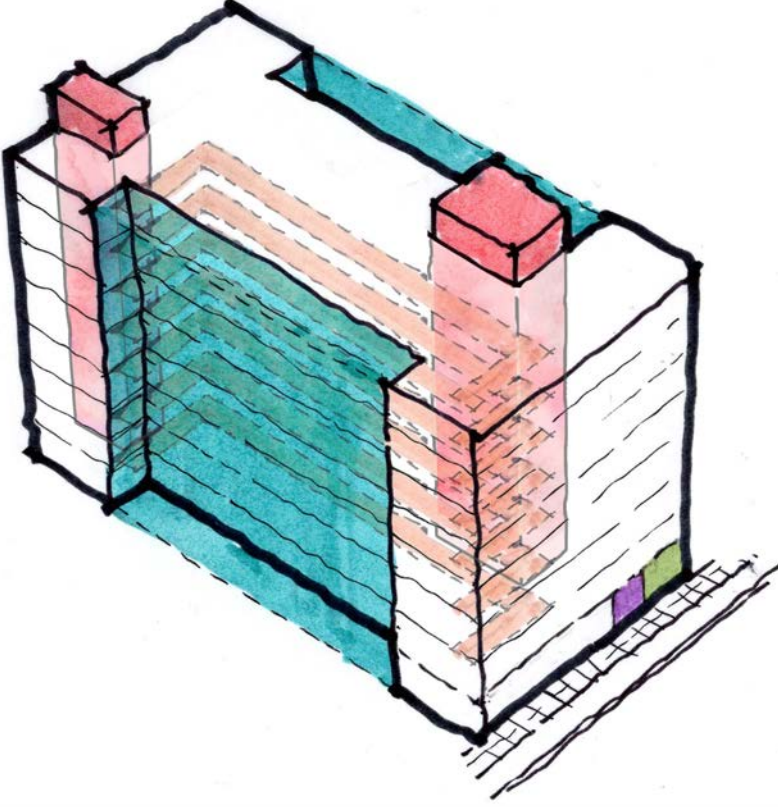


10 View at south property line looking west

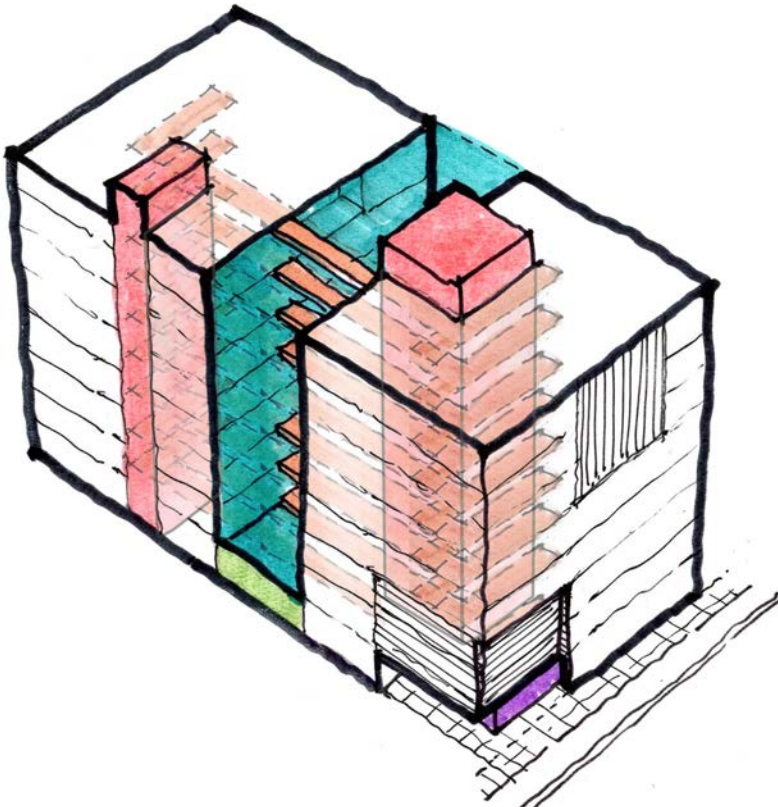
DESIGN PROPOSAL EVOLUTION



ALTERNATE 1

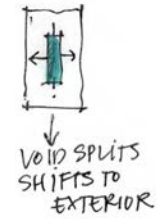
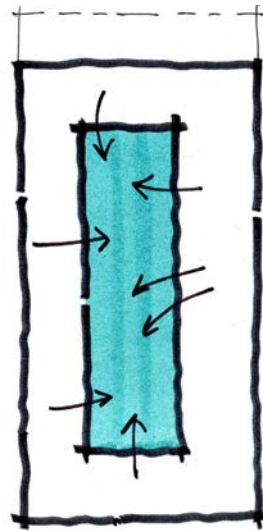


ALTERNATE 2

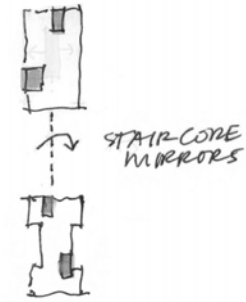


ALTERNATE 3

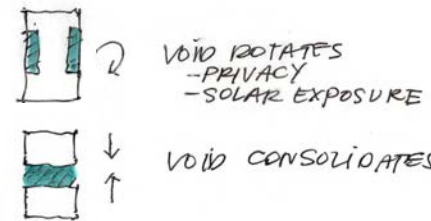
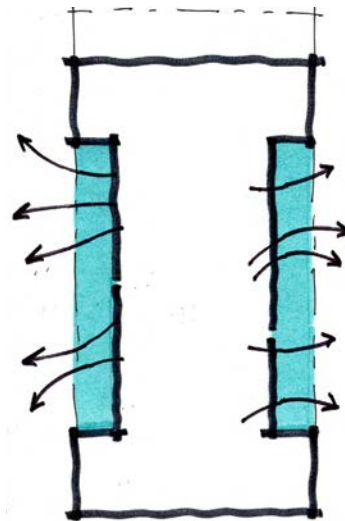
ALTERNATE 1



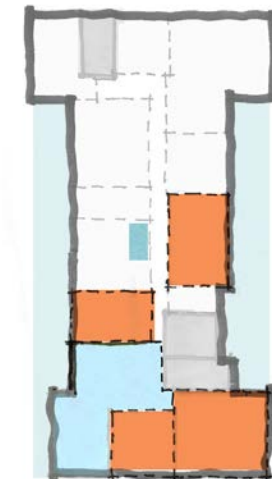
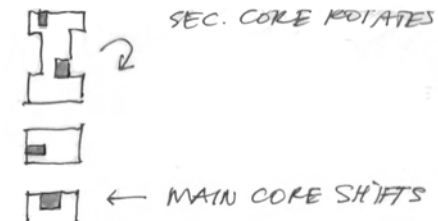
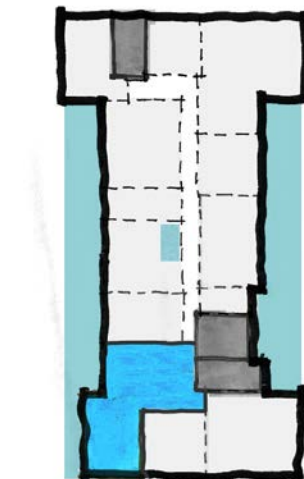
- Internal courtyard pushes massing to exterior edges of the site
- Relationship of site dimensions to zoning envelope leaves a cavernous interior courtyard



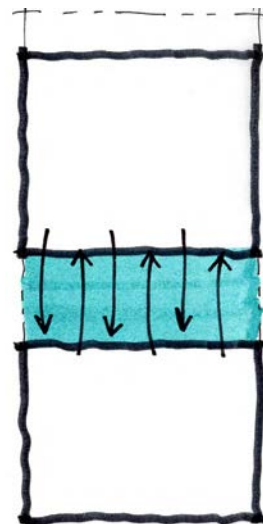
ALTERNATE 2



- Voids at exterior create modulation at long facades
- Units are oriented primarily outward; they create dialogue with facades to the north and south



ALTERNATE 3



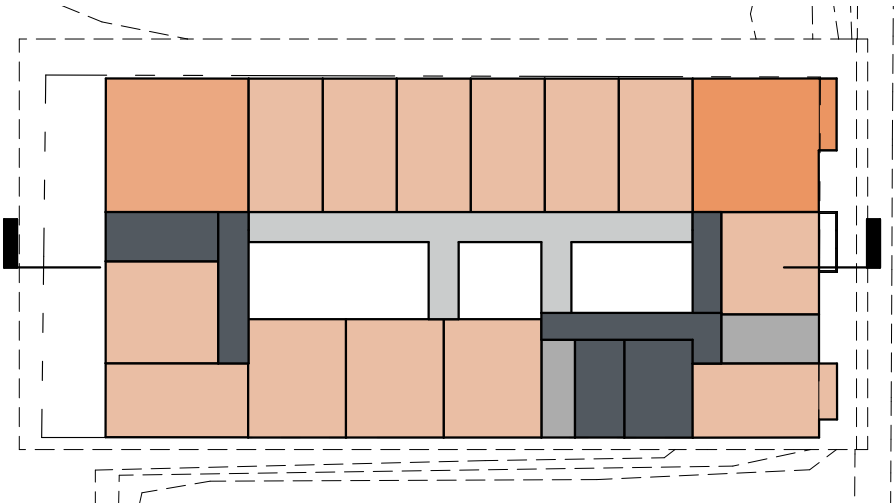
- Rotating void creates two forms and a dialogue between them
- Breaks down single building mass into two smaller masses
- Results in two small buildings instead of one monolithic one
- Respects privacy of adjacent sites by looking inward
- Creates opportunity for 2 smaller communities



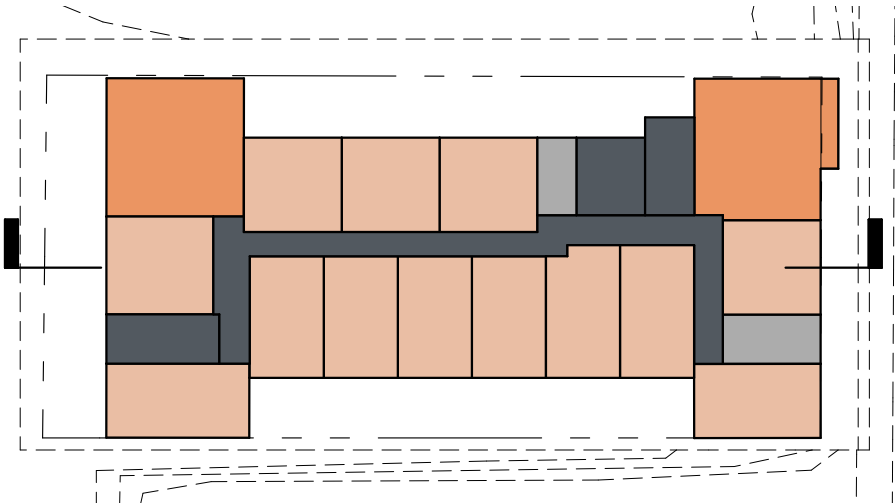
COURTYARD
STRATEGY

STREET LEVEL
CIRCULATION

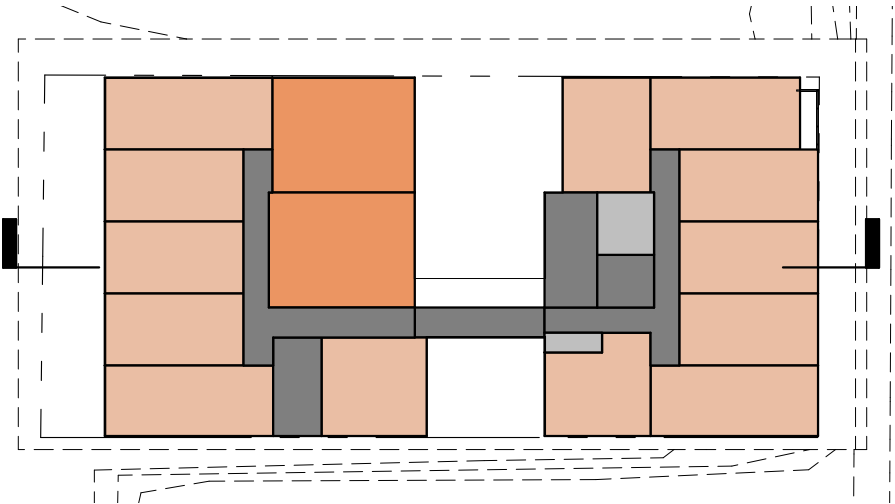
STREET LEVEL
PROGRAM



ALTERNATIVE 1
TYPICAL FLOOR PLAN



ALTERNATIVE 2
TYPICAL FLOOR PLAN



ALTERNATIVE 3 (PREFERRED)
TYPICAL FLOOR PLAN

DESIGN PROPOSAL ALTERNATIVES COMPARISON

ALTERNATIVE 1

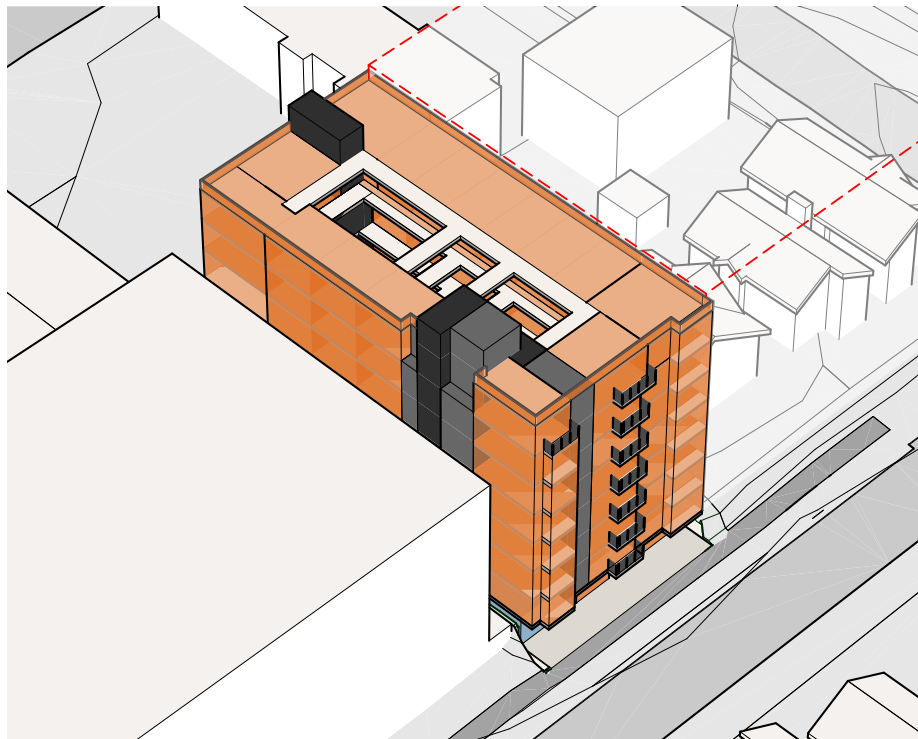
Gross Building Area - approximately 46,000 sf
 # of Units - 108, 93 SEDUs, 7 studios and 8 one-bedroom apartments
 # of Vehicle Parking Stalls - none
 # of Bicycle Parking Spaces - 115

Advantages:

- Code compliant scheme
- Features internal courtyard for access to light and air.

Issues

- Internal courtyard shifts all massing to edges
- Utilizes the full width of the site for the entire structure.
- Long side facades provide no relief along the north and south sides.



View looking Northwest

ALTERNATIVE 2

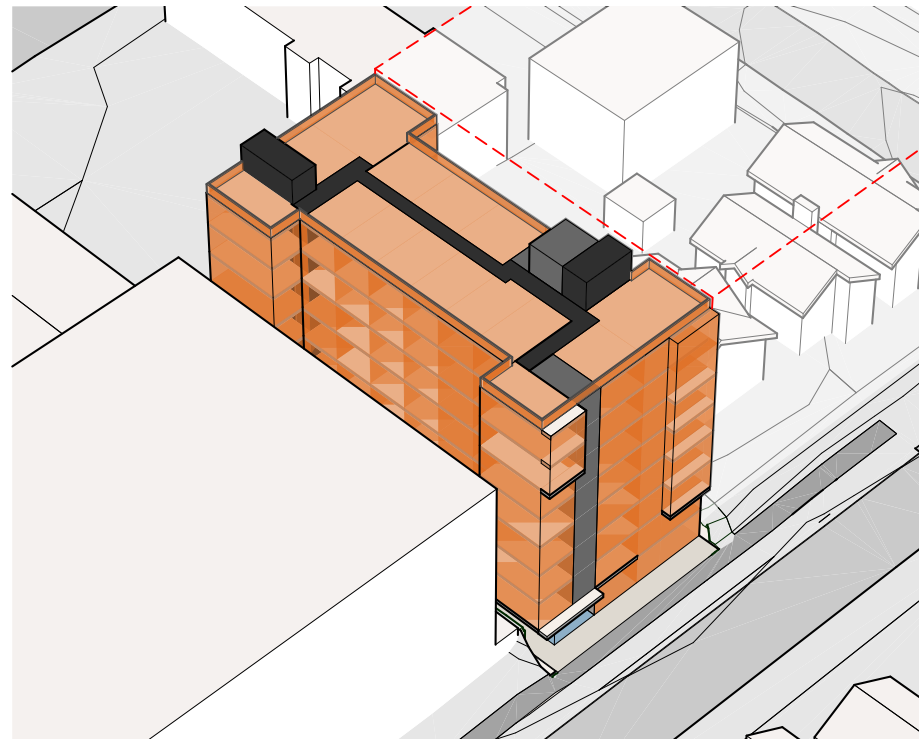
Gross Building Area - approximately 46,000 sf
 # of Units - 108, 93 SEDUs and 15 one-bedroom apartments
 # of Vehicle Parking Stalls - none
 # of Bicycle Parking Spaces - 115

Advantages:

- Code compliant scheme
- Void from courtyard in Alternative 1 is shifted to the outside.
- Creates Modulation along long side facades.
- Units all face outward, with access to light and air.

Issues

- Void space is divided in half, producing less access to light and air.
- No communal space for the project.
- Utilizes the full width of the site at the front and rear volumes.



View looking Northwest

ALTERNATIVE 3 (PREFERRED)

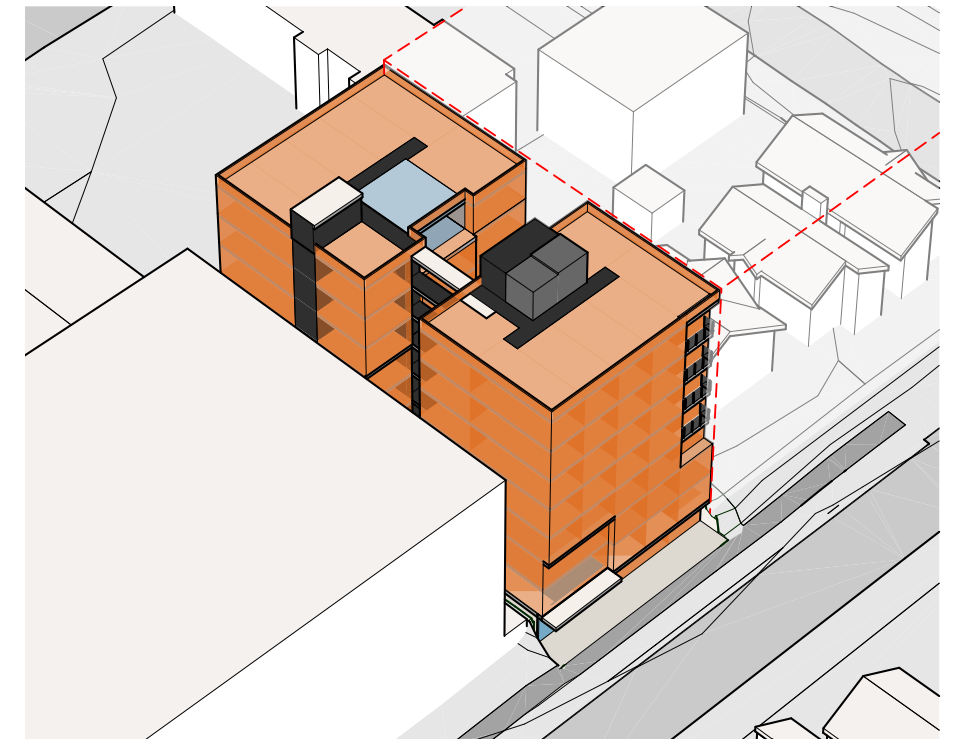
Gross Building Area - approximately 45,850 sf
 # of Units - 107, 83 SEDUs, 6 studios and 16 one-bedroom apartments
 # of Vehicle Parking Stalls - none
 # of Bicycle Parking Spaces - 115

Advantages:

- Code compliant.
- Void is rotated, creating a gap at the center of the site.
- Gap provides access to light for adjacent sites to north
- Provides relief along side facades and provides opportunity for a dialog between the two distinct forms.
- Privacy is maintained for adjacent sites, with all units oriented east-west.

Issues

- Utilizes the full width of the site at the front and rear volumes.



View looking Northwest

ALTERNATIVE 1

Alternative 1 is a code compliant scheme with approximately one hundred and eight (108) apartment units, including 93 SEDUs, 7 studios and 8 one-bedroom apartments. No vehicle parking is to be provided, 115 bicycle parking spaces will be provided.

This alternative proposes an “O-shaped” 8-story Passive House certified residential structure with an internal courtyard for light and air to all units. Exterior walkways bound the courtyard and cross it for access to all units.

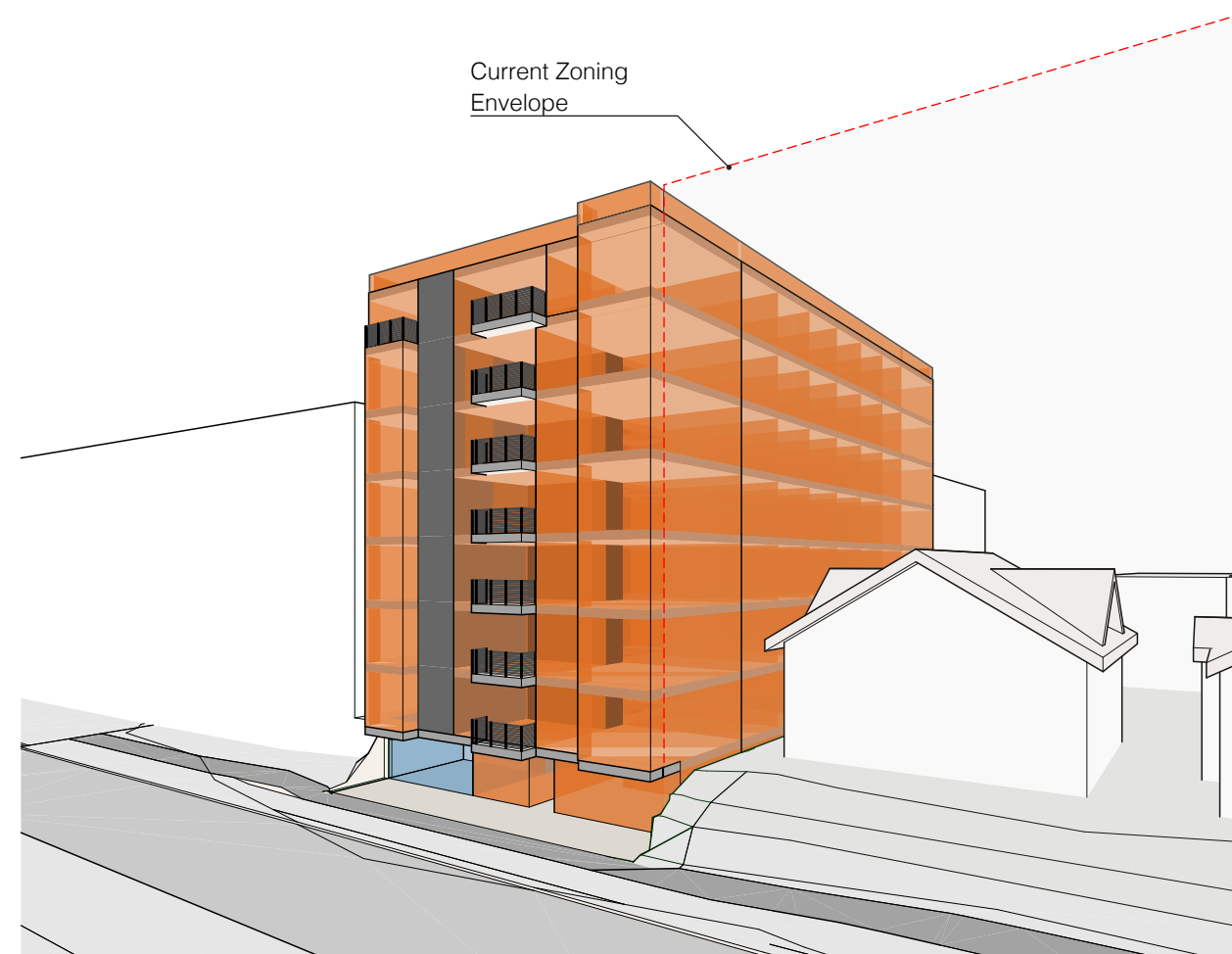
This alternative shifts all massing to the site edges, with no relief along its side facades. Stacked balconies and bay windows provide relief at the street facade.

Advantages:

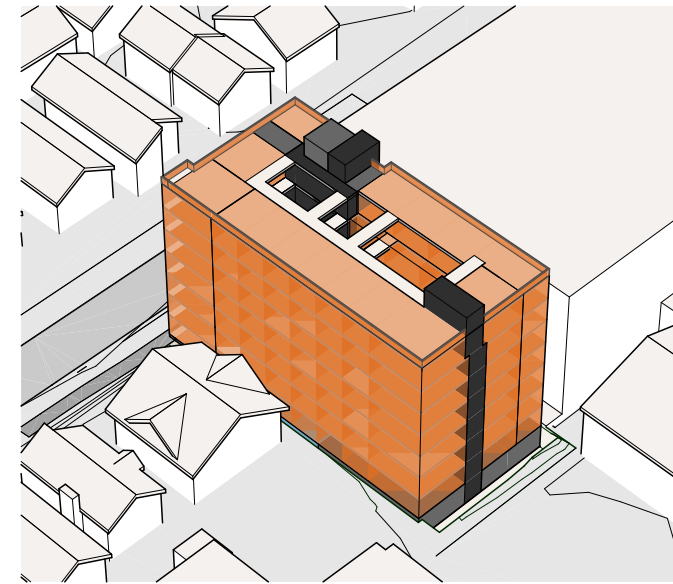
- Code compliant scheme
- Features internal courtyard for access to light and air.

Issues

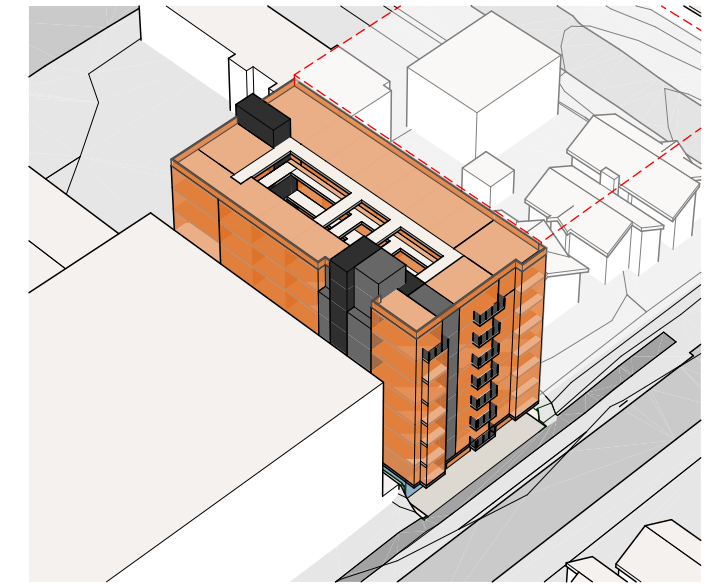
- Internal courtyard shifts all massing to edges
- Utilizes the full width of the site for the entire structure.
- Long side facades provide no relief along the north and south sides.



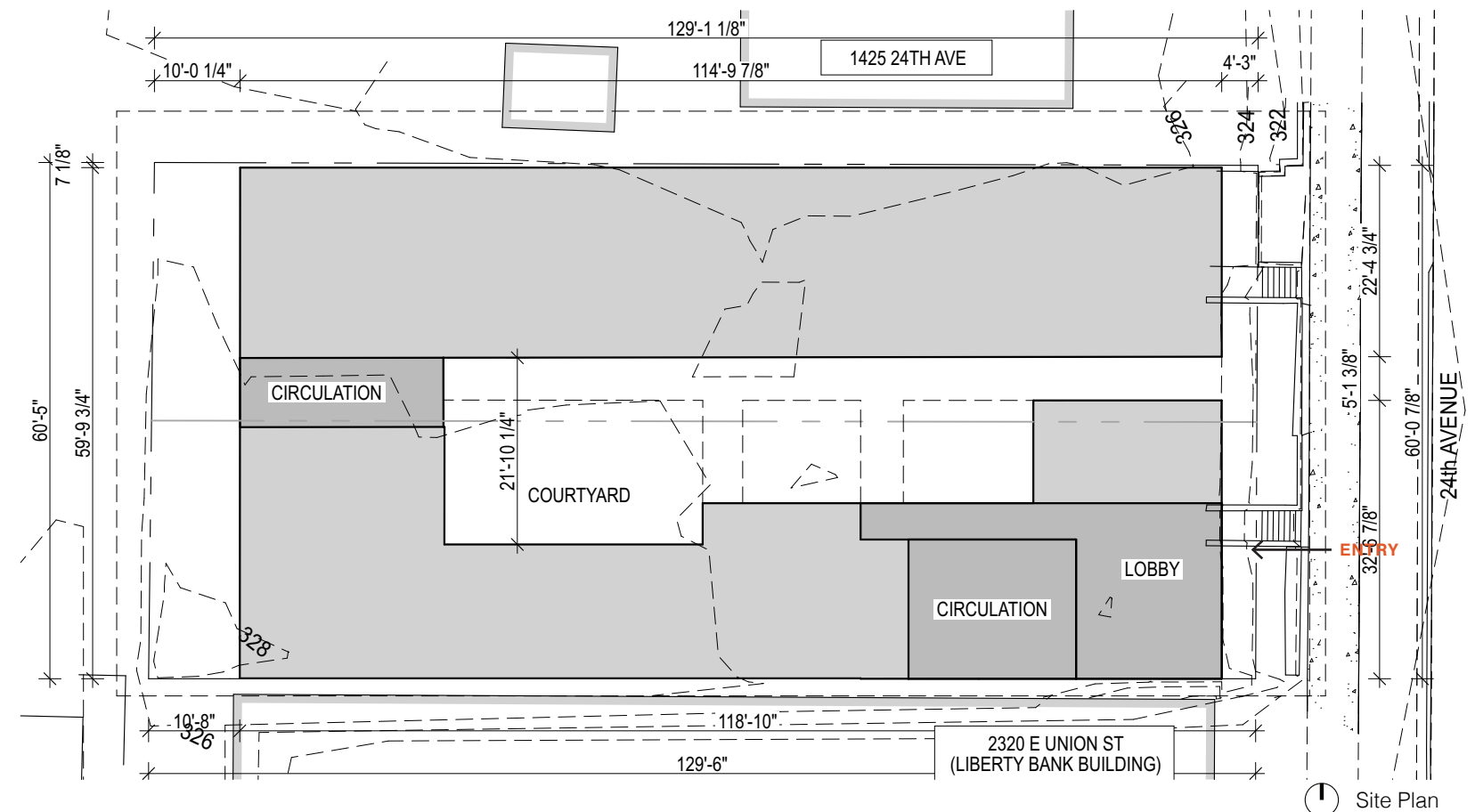
① View Looking SW



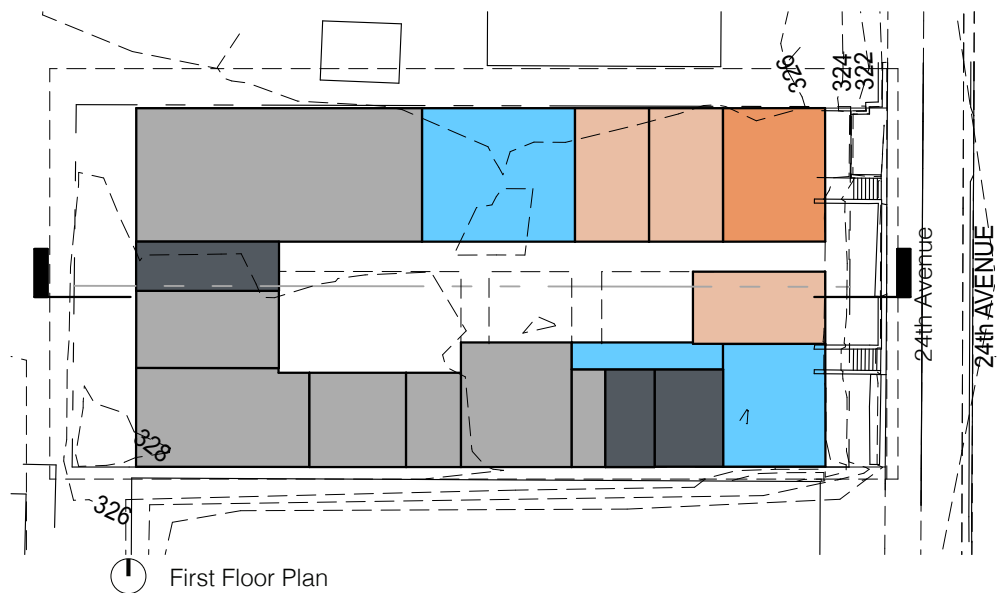
(2) Aerial View Looking SE



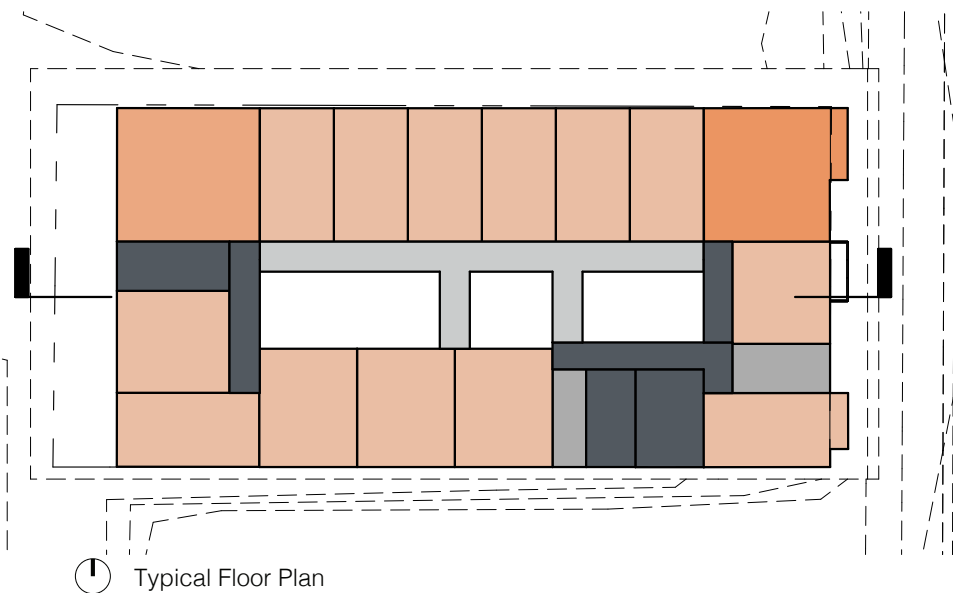
③ Aerial View Looking NW



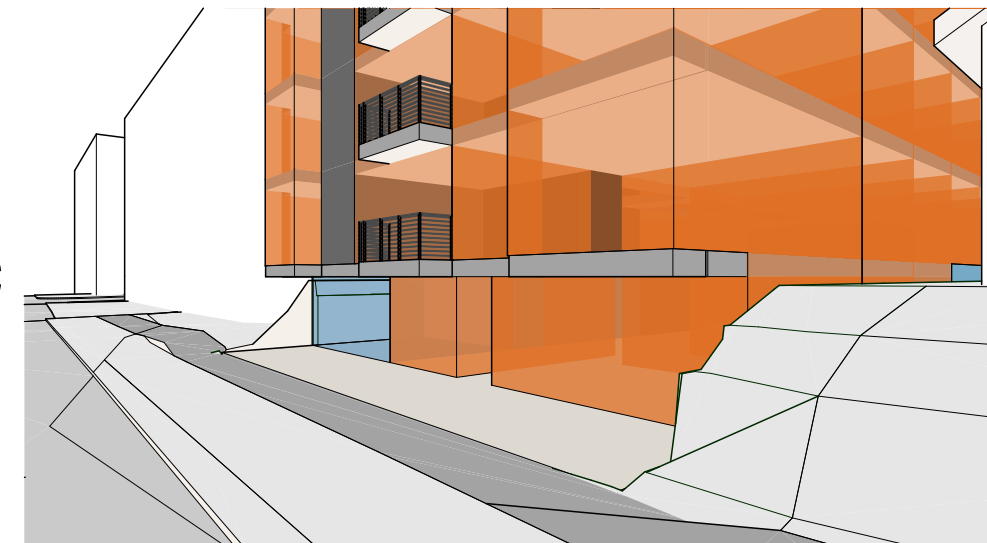
 Site Plan



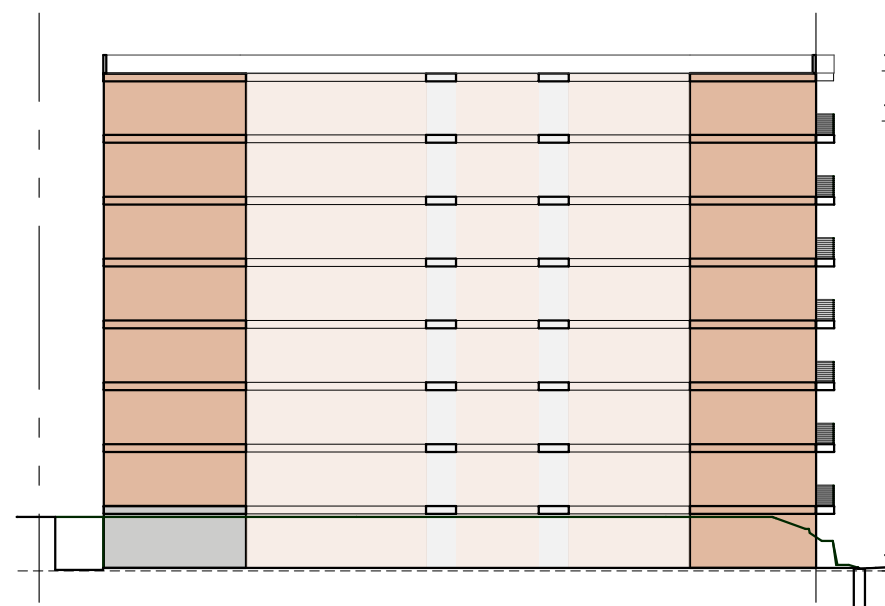
First Floor Plan



Typical Floor Plan

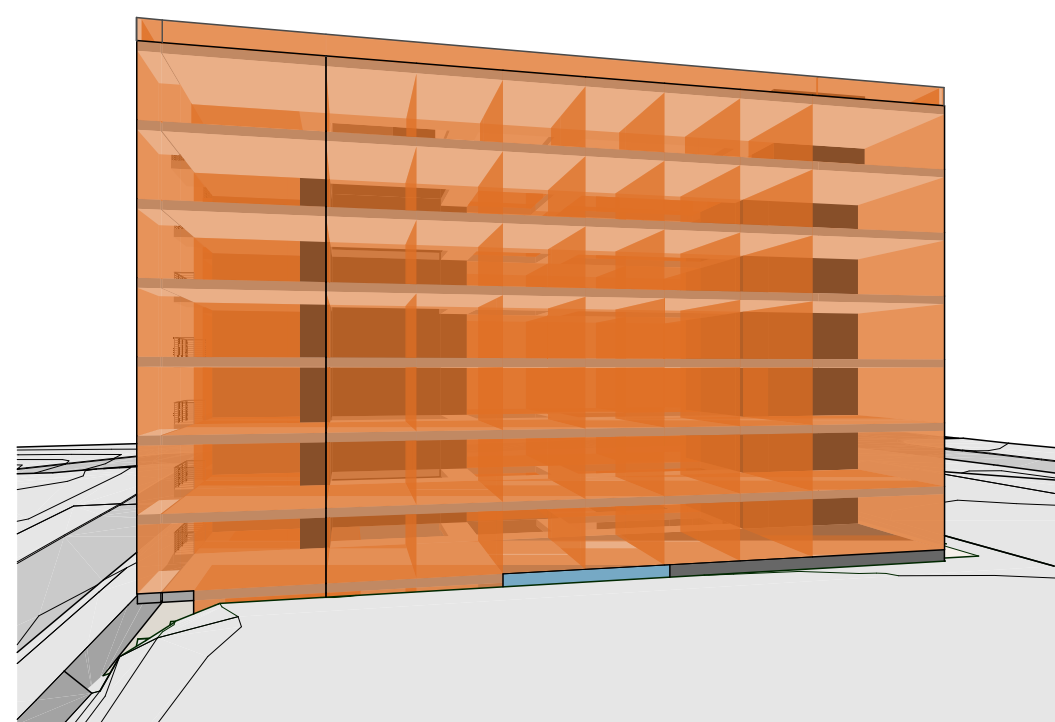


7 View Looking SW

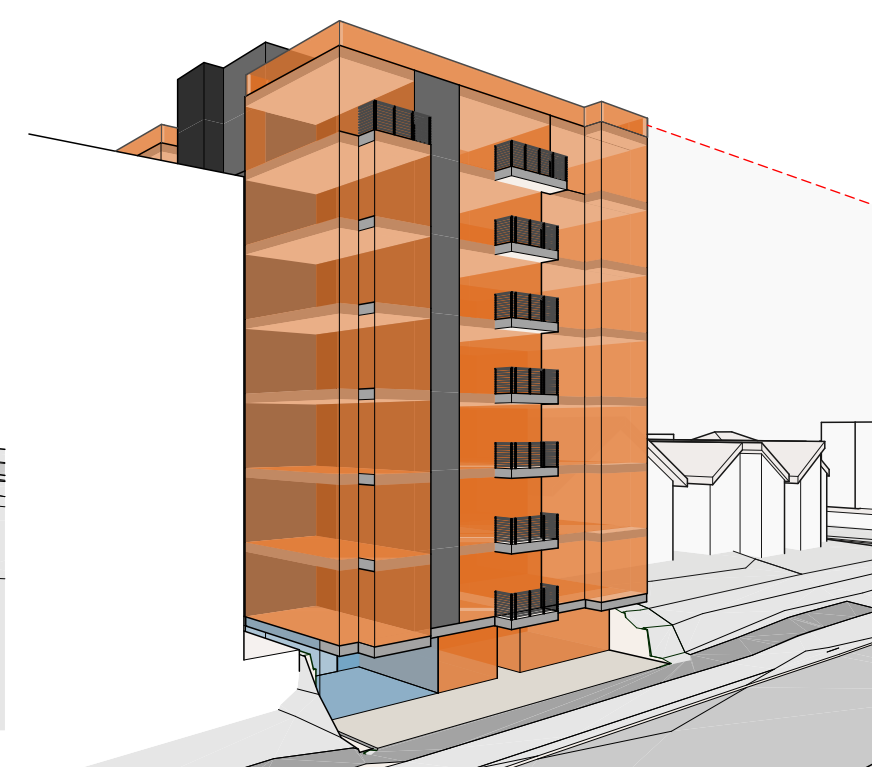


4 Building Section

- | | |
|---|--|
| SEDU Apartment | Circulation |
| Studio Apartment | Storage/Service |
| 1-Bed Apartment | Amenity |



5 View Looking S



6 View Looking NW

ALTERNATIVE 2

Alternative 2 is a code compliant scheme with approximately one hundred and eight (108) apartment units, including 93 SEDUs and 15 one-bedroom apartments. No vehicle parking is to be provided, 115 bicycle parking spaces will be provided.

This alternative proposes an “I-shaped” 8-story Passive House certified residential structure. The massing is organized around a central double loaded corridor with widened ends at the front and rear of the site. Light and air is provided to units along the north and south sides through a setback for the majority of the site.

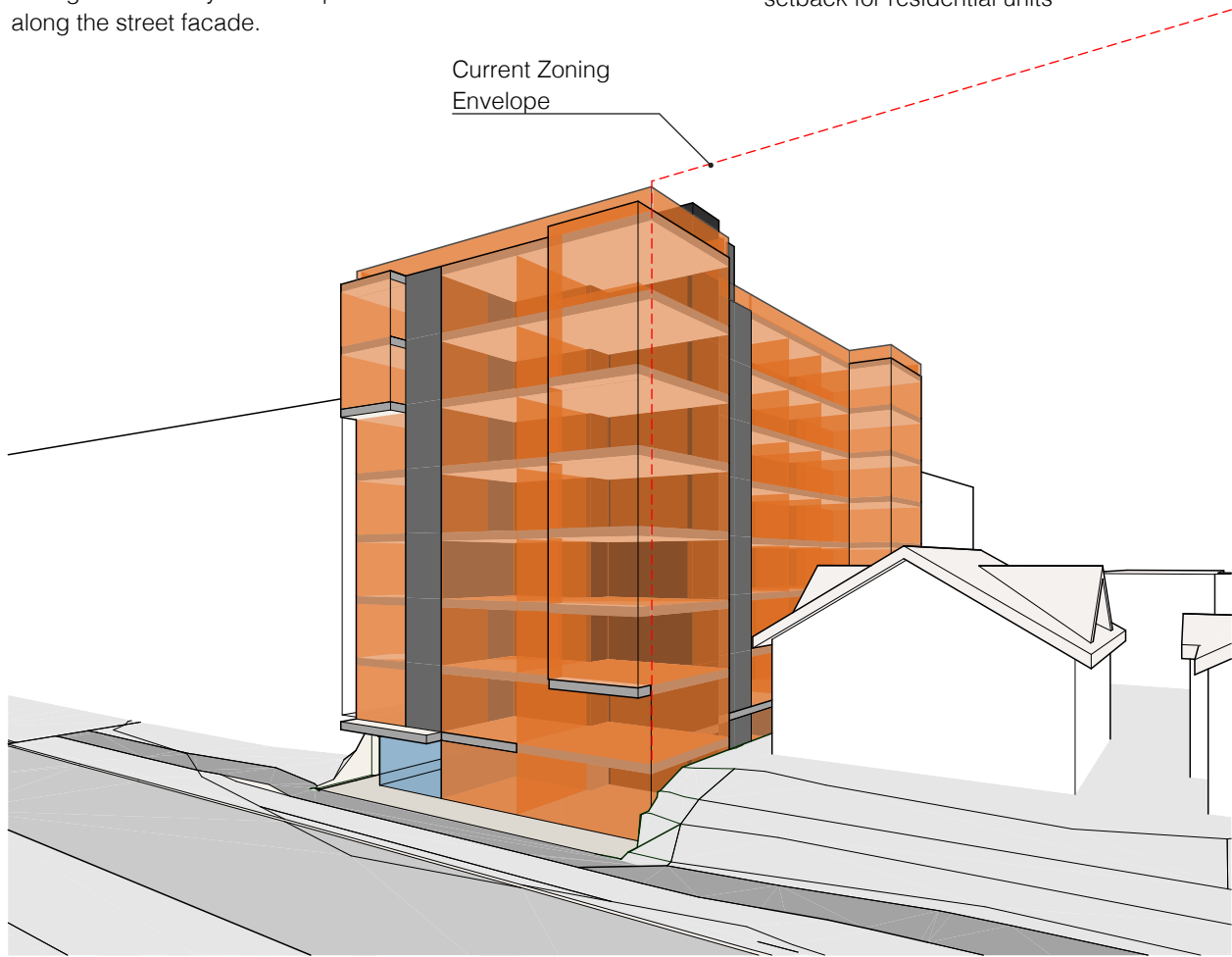
Although, this alternative provides massing modulation along the side facades, it results in all units looking out at adjacent sites, creating privacy concerns. A compositional arrangement of bay windows provides modulation and interest along the street facade.

Advantages:

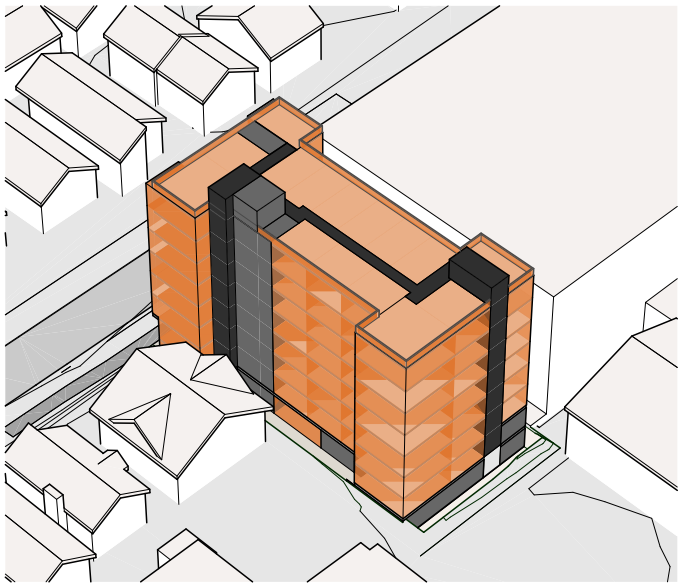
- Code compliant scheme
- Void from courtyard in Alternative 1 is shifted to the outside.
- Creates Modulation along long side facades.
- Units all face outward, with access to light and air.

Issues

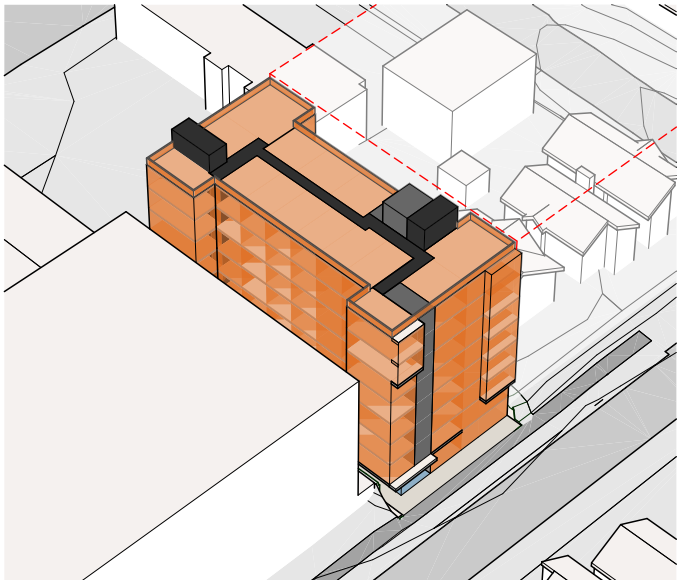
- Void space is divided in half, producing less access to light and air.
- No communal space for the project.
- Utilizes the full width of the site at the front and rear volumes.
- Departure Request needed for street-level sidewalk setback for residential units



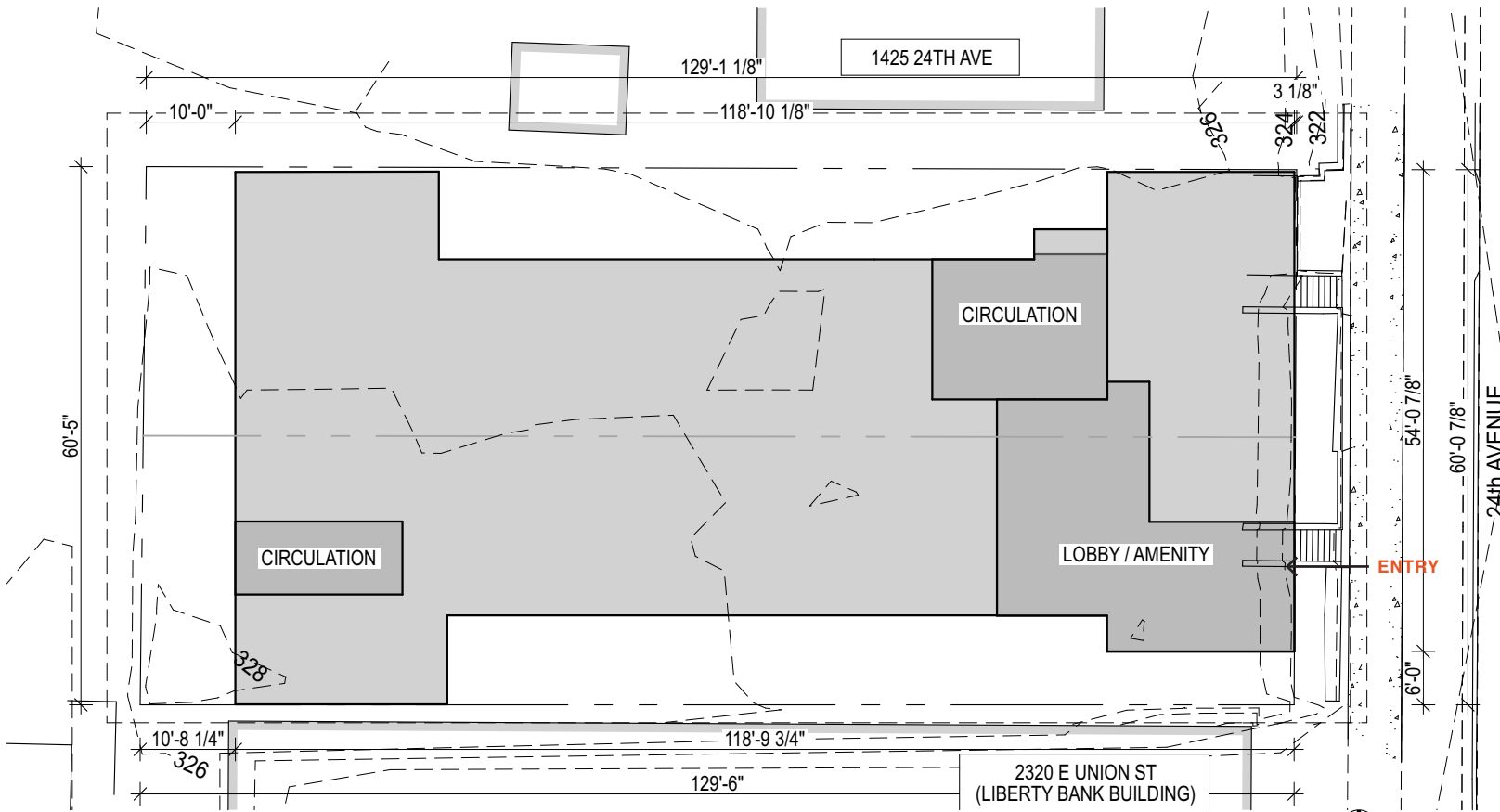
1 View Looking SW



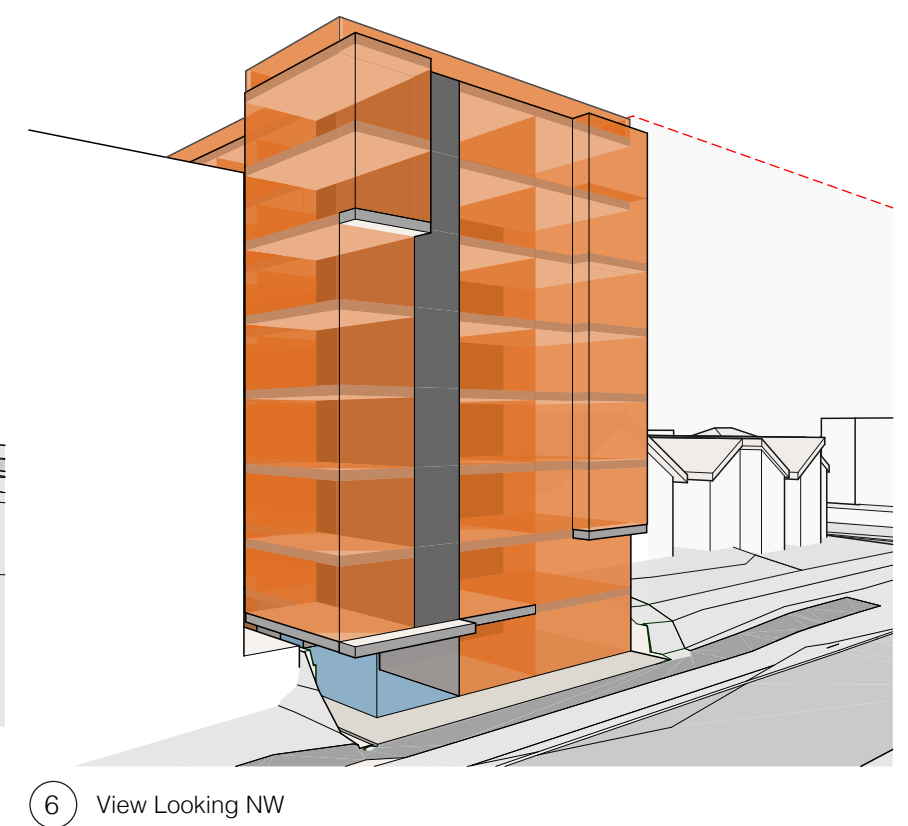
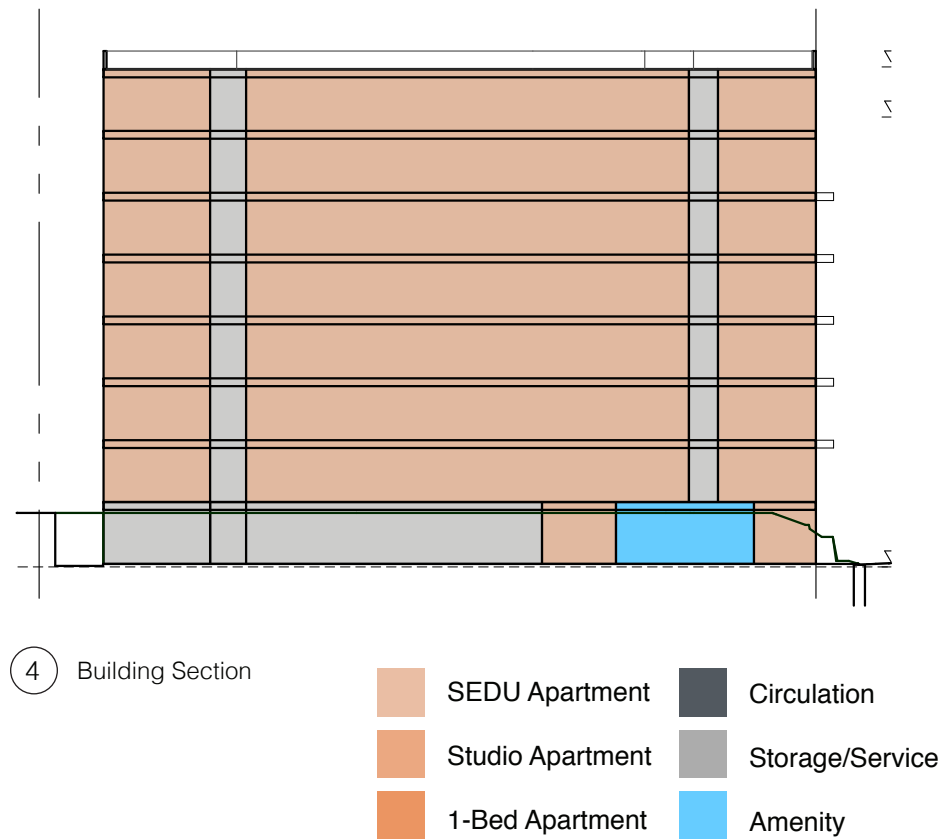
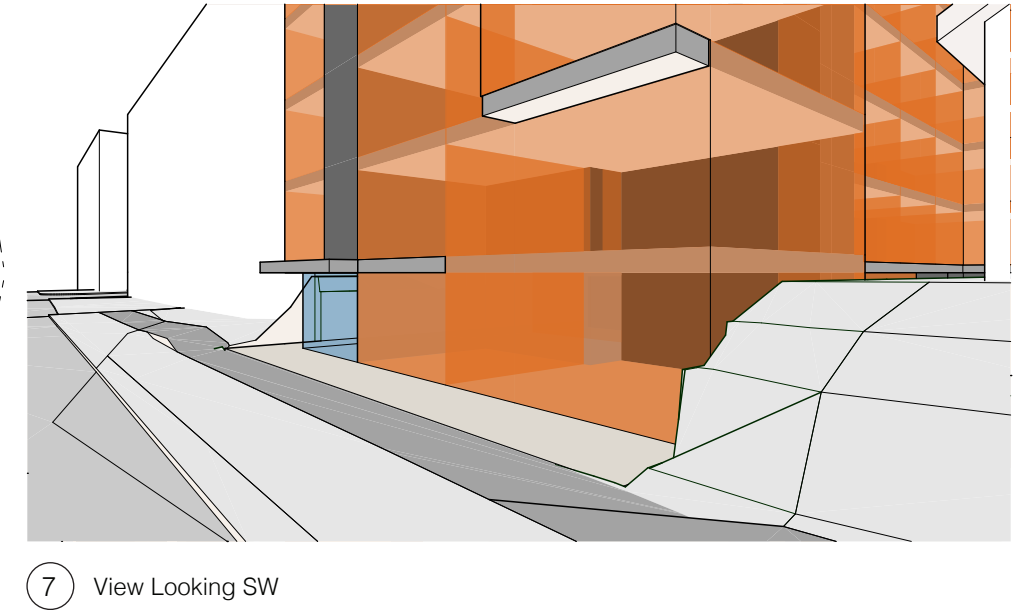
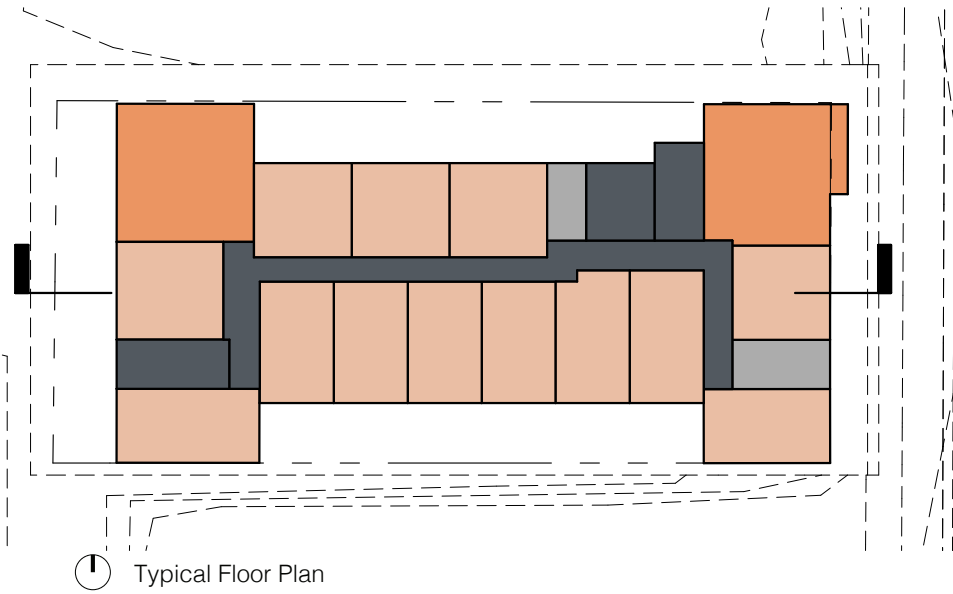
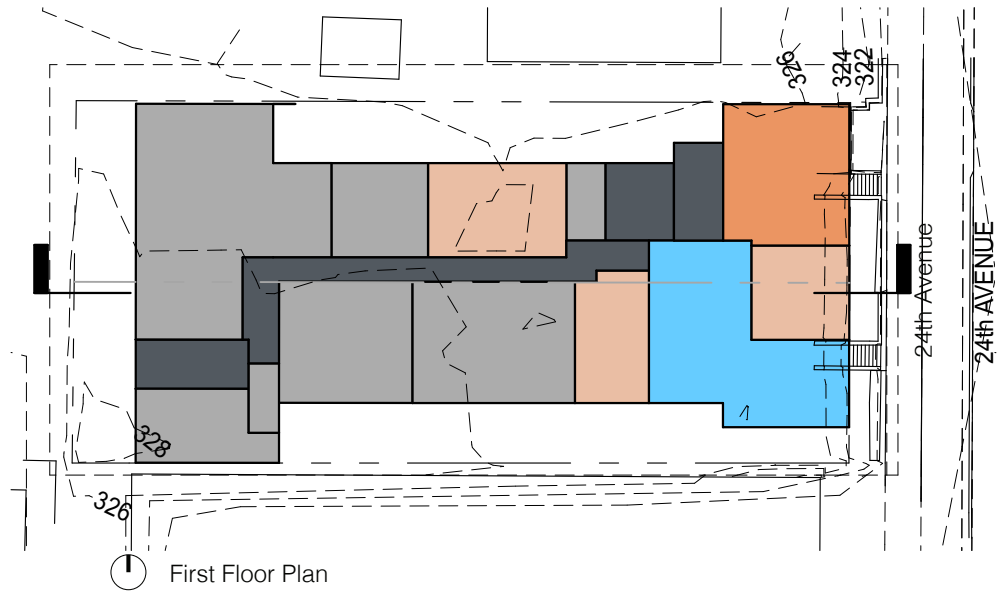
2 Aerial View Looking SE



3 Aerial View Looking NW



Site Plan



ALTERNATIVE 3 - PREFERRED

Alternative 3 is a code compliant scheme with approximately one hundred and seven (107) apartment units, including 83 SEDUs, 6 studios and 18 one-bedroom apartments. No vehicle parking is to be provided, 115 bicycle parking spaces will be provided.

This alternative proposes a different approach, resulting in two smaller 8-story Passive House certified residential structures connected by an exterior bridge at each floor. A south-facing central courtyard splits the site into two, allowing for light and air to access the proposed units as well as neighboring structures.

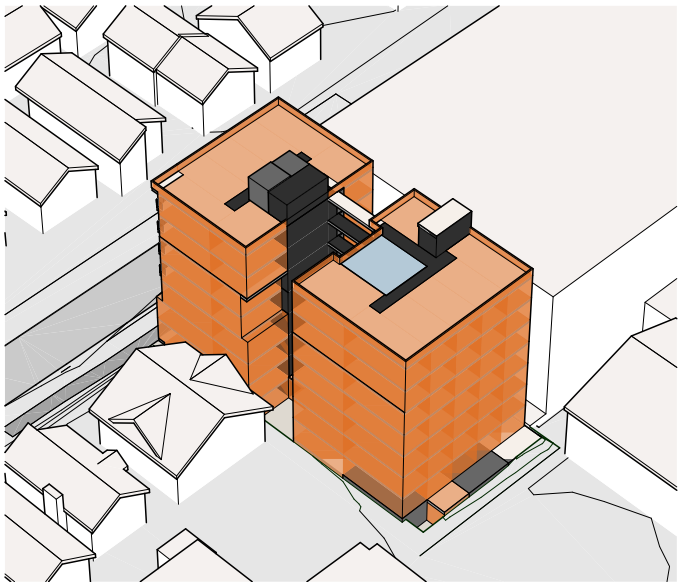
In contrast to Alternative 2, instead of providing modulation along the lengthy side facades, this alternative creates two smaller structures, reducing the impact on adjacent sites. All units face away from residential neighbors, oriented to engage the street, the rear (overlooking an adjacent parking lot) or the internal courtyard. No units face adjacent sites, maintaining privacy for adjacent sites. The street facade is composed of two recessed volumes, offset by two surfaces shifted horizontally. Decks activate the upper floors to take advantage of eastward views and add visual interest along the street facade.

Advantages:

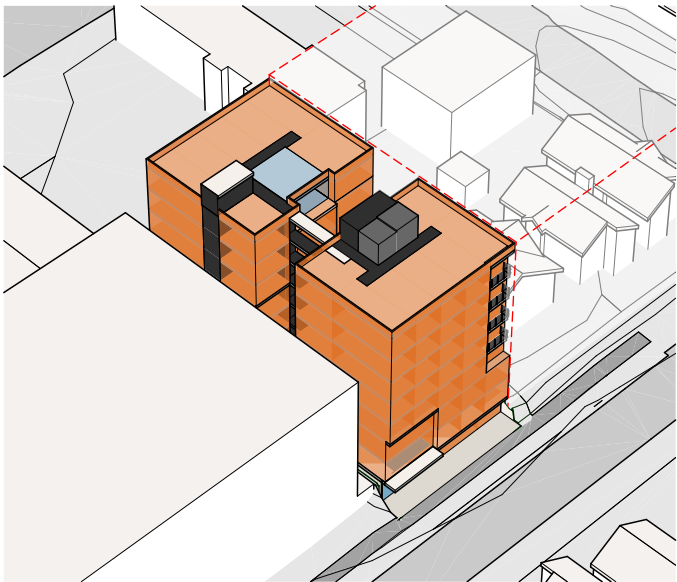
- Code compliant.
- Void is rotated, creating a gap at the center of the site.
- Provides relief along side facades and provides opportunity for a dialog between the two distinct forms.
- Privacy is maintained for adjacent sites, with all units oriented east-west.
- Massing breaks down scale into two smaller buildings.

Issues

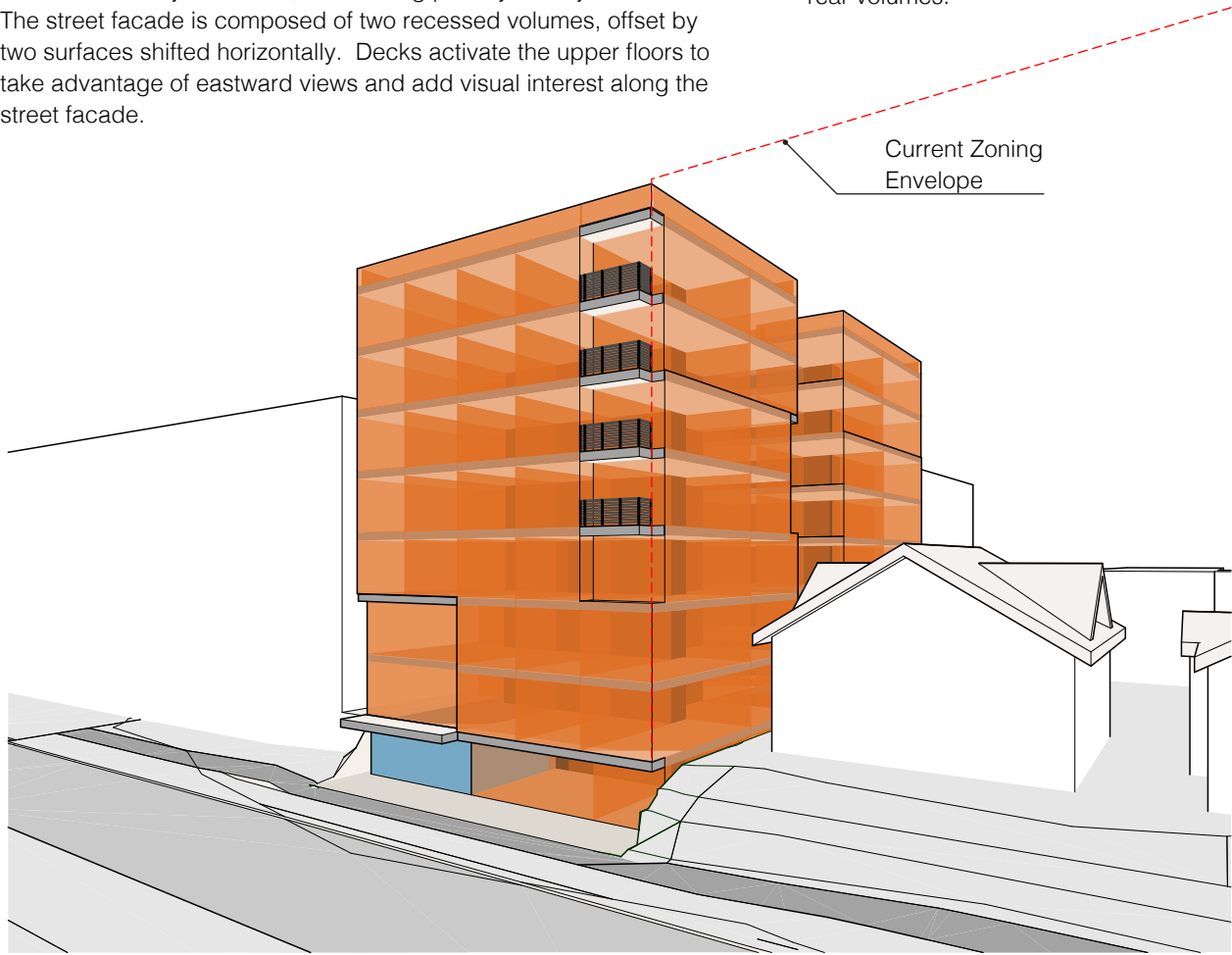
- Utilizes the full width of the site at the front and rear volumes.



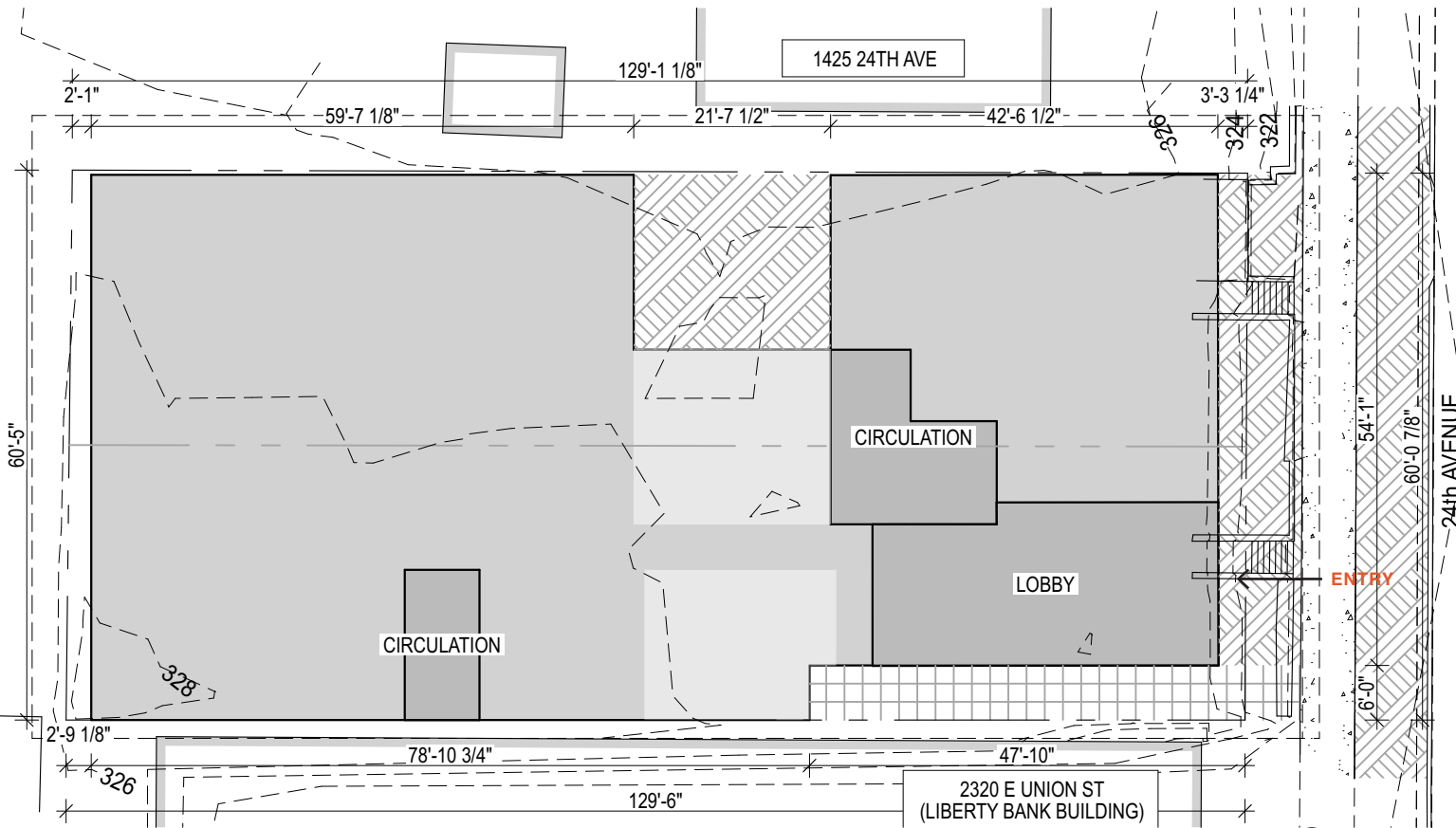
2 Aerial View Looking SE



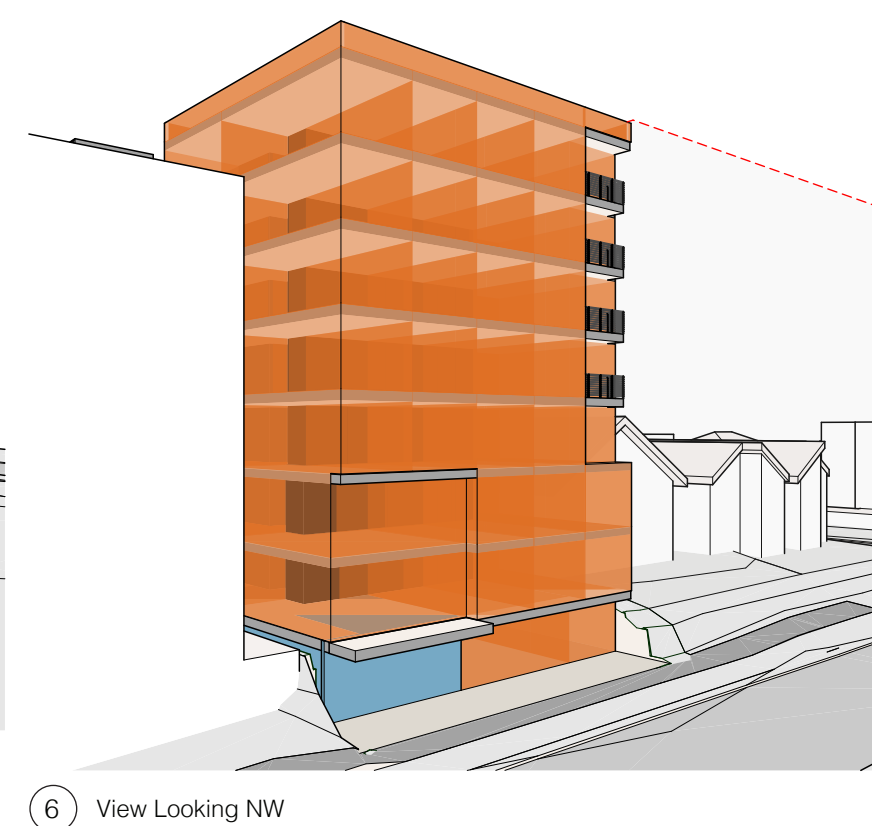
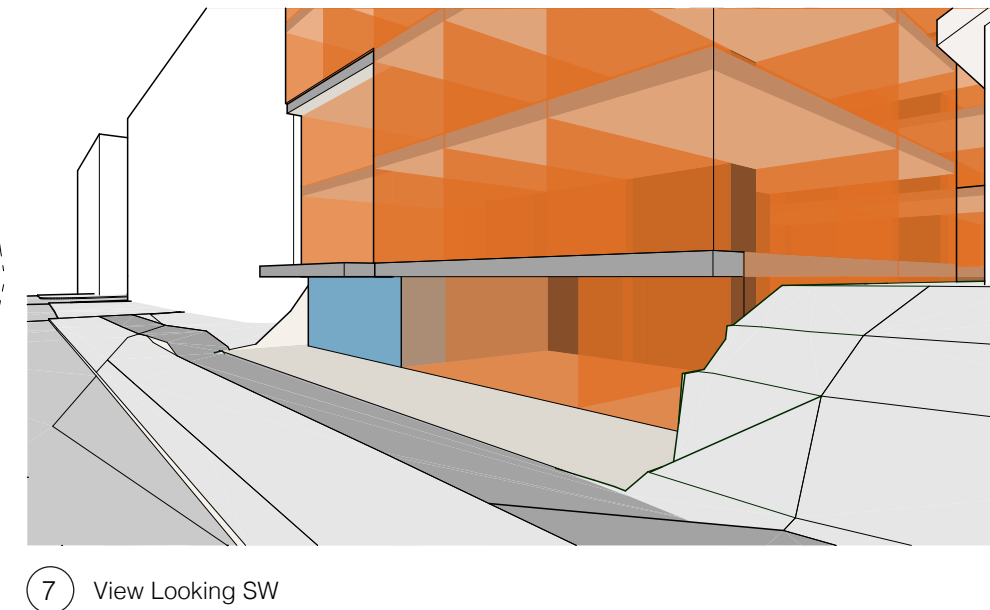
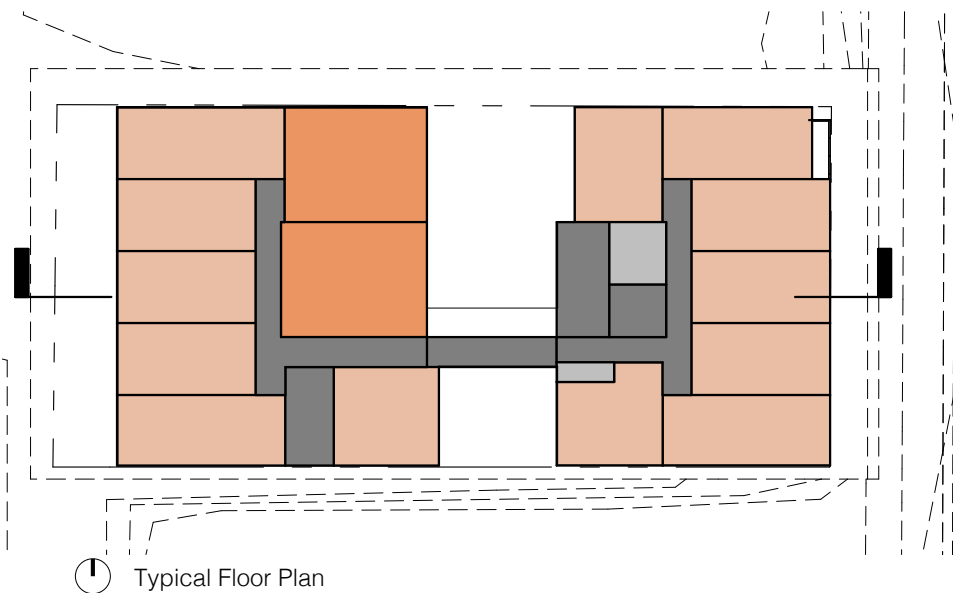
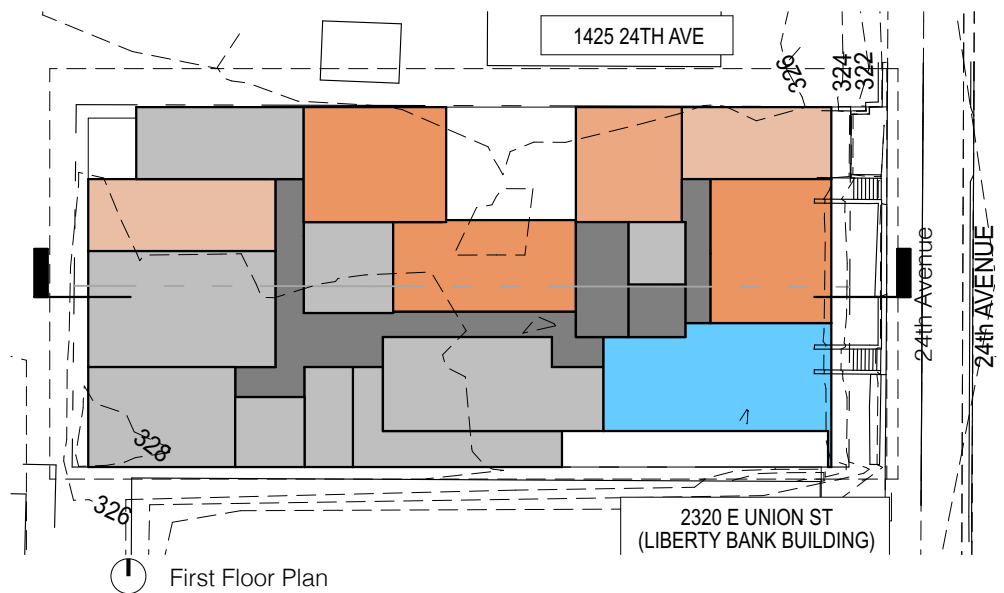
3 Aerial View Looking NW



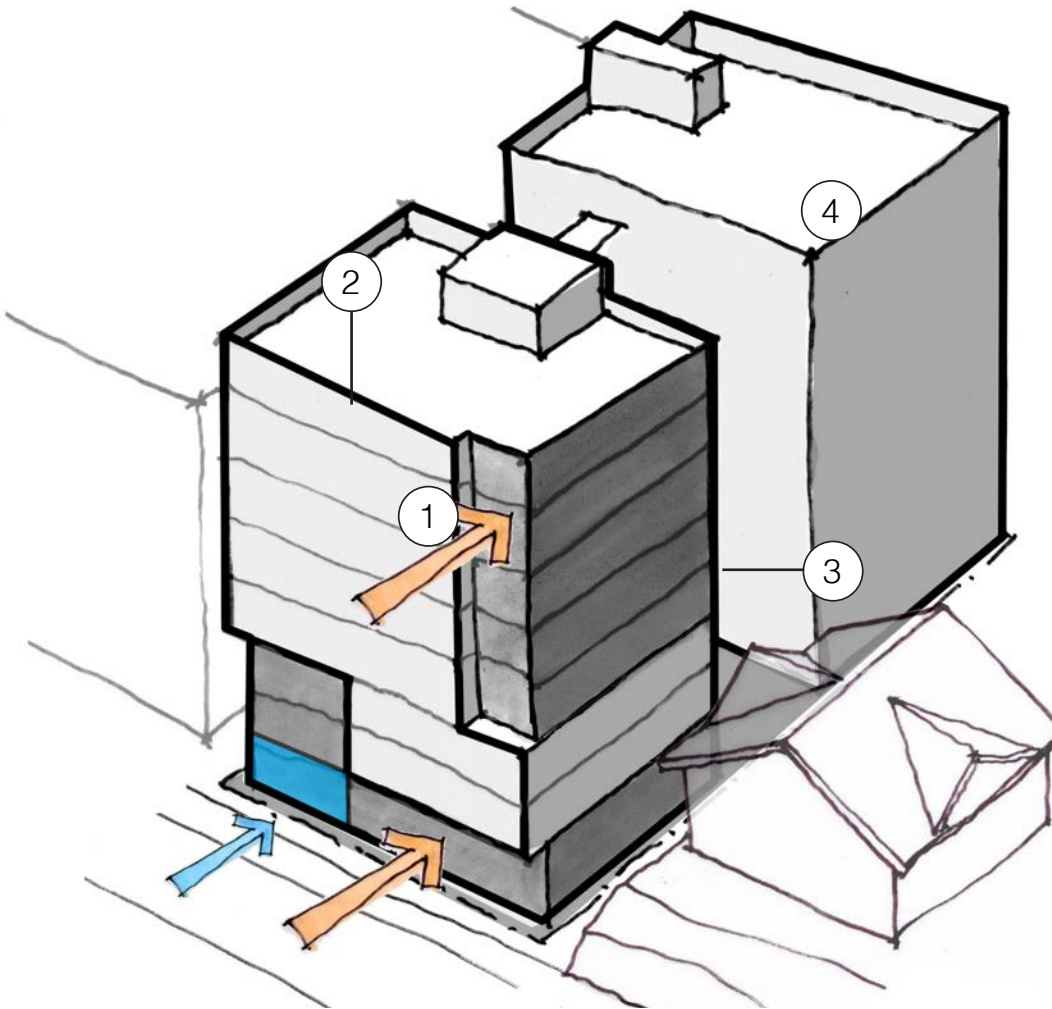
1 View Looking SW



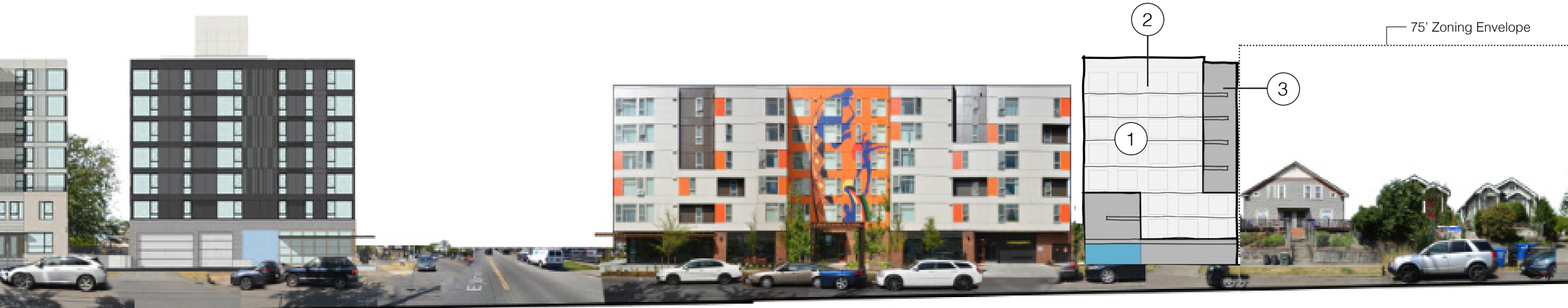
Site Plan



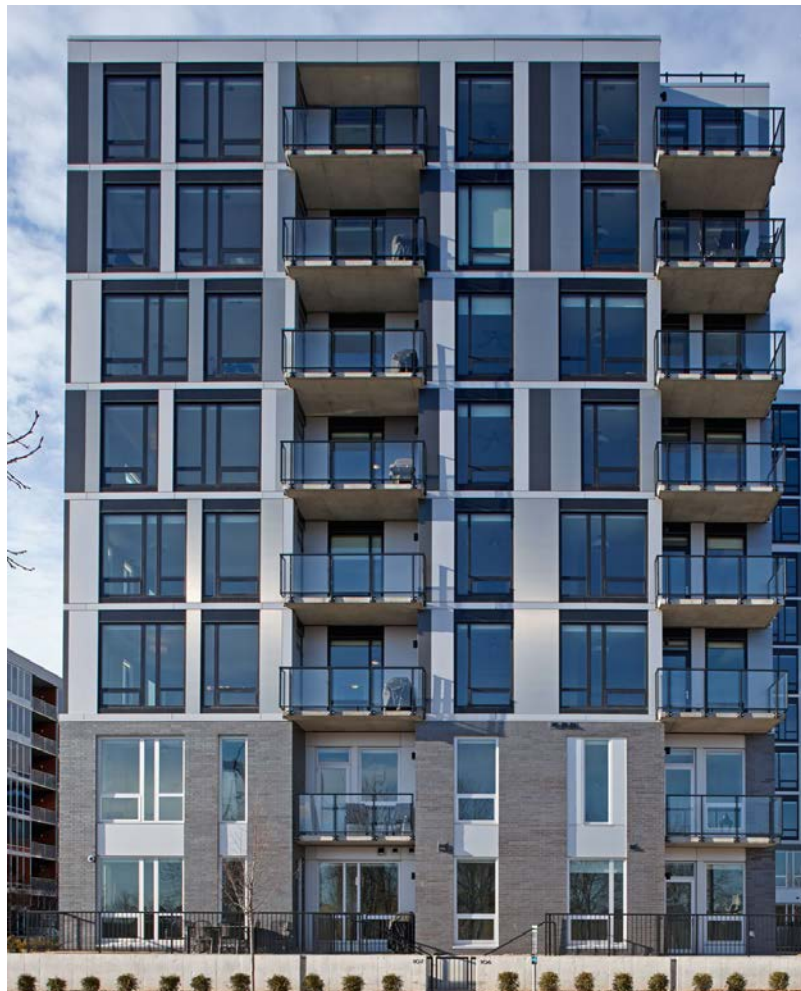
DESIGN EVOLUTION - PRECEDENT STUDY



Proposed Development



1/ SHIFTING FACADE



Encore Apartments
esg | Architecture and Design
Minneapolis, MN

2/ ARTICULATED OPENINGS



Mariposa1038
Lorcan O'Herily Architects
Los Angeles, CA

3/ CORNER ARTICULATED / EXPRESSED



Muse Apartments
GBD Architects
Portland, OR

4/ INTERNAL COURTYARD

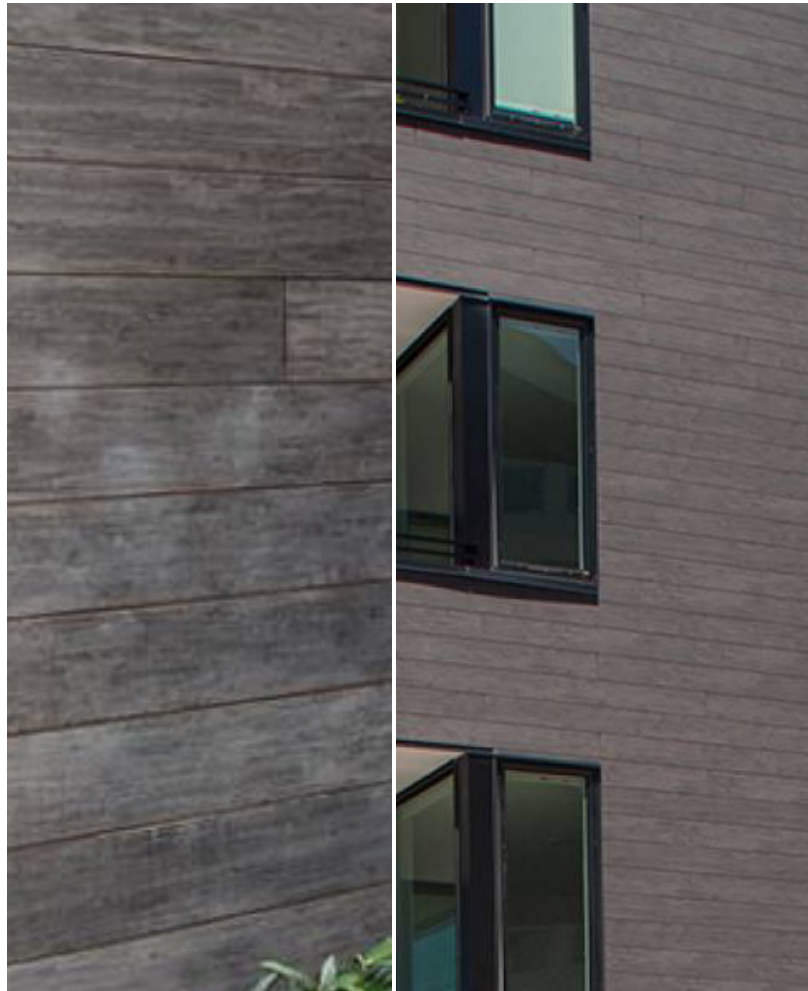
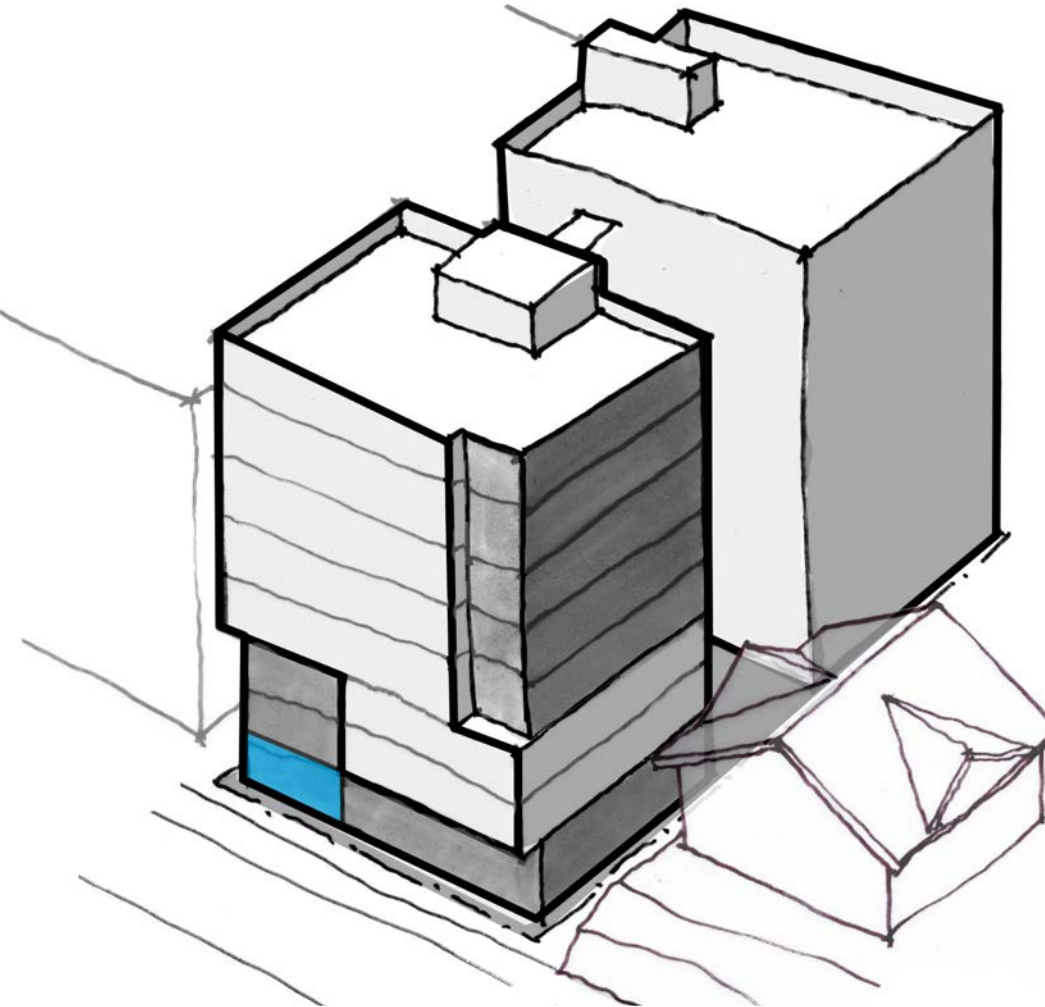


Sunset Electric Apartments
Weber Thompson
Seattle, WA

DESIGN EVOLUTION - FACADE MATERIALS

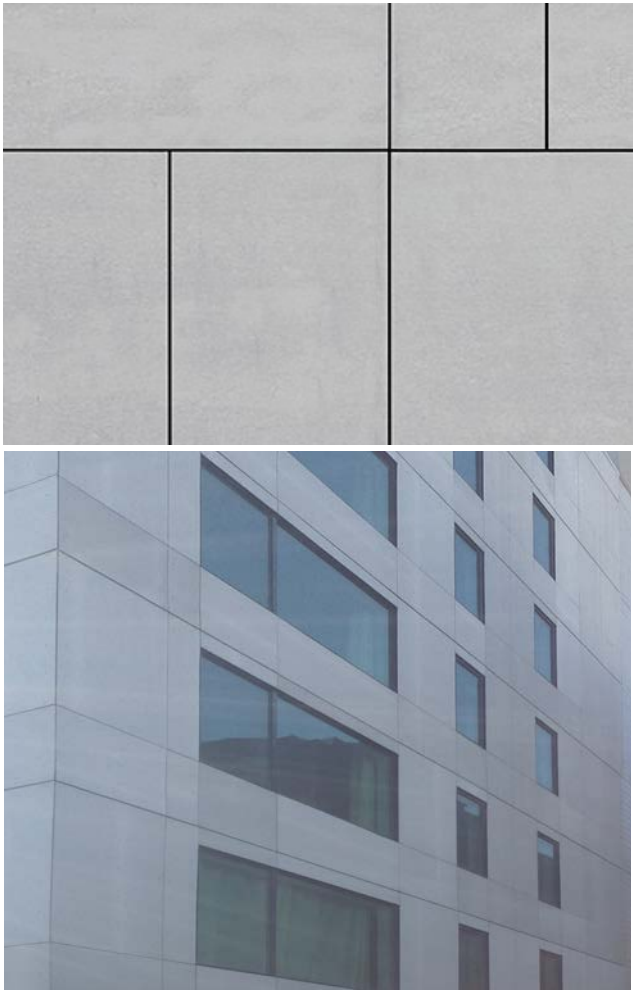
Note:
Material specifications indicate aesthetic and performance characteristics of the proposed design and are not intended to be proprietary specifications and do not preclude alternate products with equivalent aesthetic and performance standards.

1/
TRESPA PURA



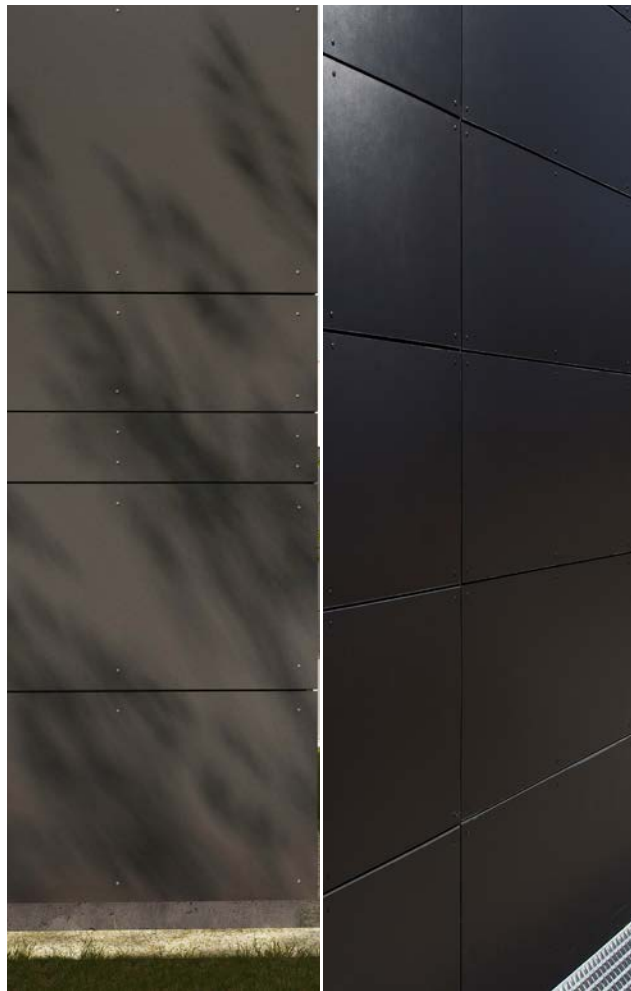
Trespa Pura NFC Siding
Trespa Pura NFC® is a versatile solution for most siding projects and gives maximum design freedom and a long lasting, beautiful finish. Both lap and flush sidings can be installed either vertically or horizontally. It is made from up to 70% natural fibers, which are sourced from sustainable forests. The material is attractive and also highly durable. Planks undergo extensive testing for impact and UV resistance.

2/
MINERIT HD



Minerit HD Facade Boards
Minerit HD (Heavy Duty) facade boards are strong, durable facade board and able to withstand extreme climatic and working conditions. Minerit HD is a smooth, cement gray natural material and is preferred because of the variations that occur in individual boards and from board to board.

3/ CEMBRIT TRANSPARENT



Cembrit Transparent Board

Cembrit Transparent Through-colored fiber-cement board has a semi-transparent surface. It is a fiber cement decorative cladding panel for use in rainscreen applications. The surface treatment enhances the coloration within the base board whilst improving resistance to dirt.

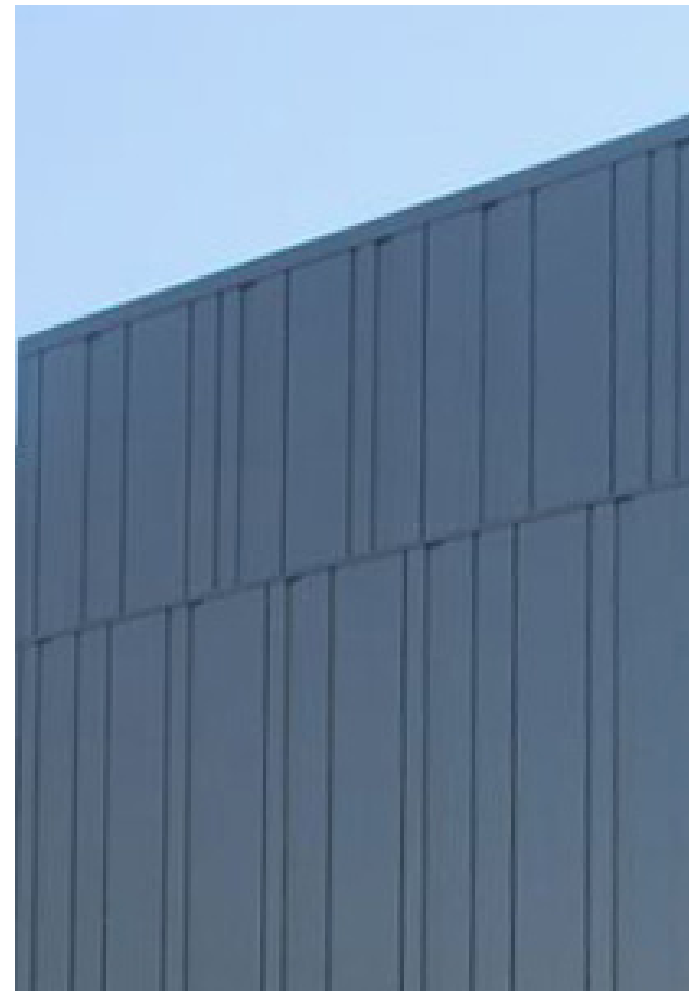
4/ PAINTED CEMENT BOARD



Painted Cement Board

Painted Cement Board is a durable, painted surface that provides an alternative to the higher quality materials and will be used away from the street-facing facades.

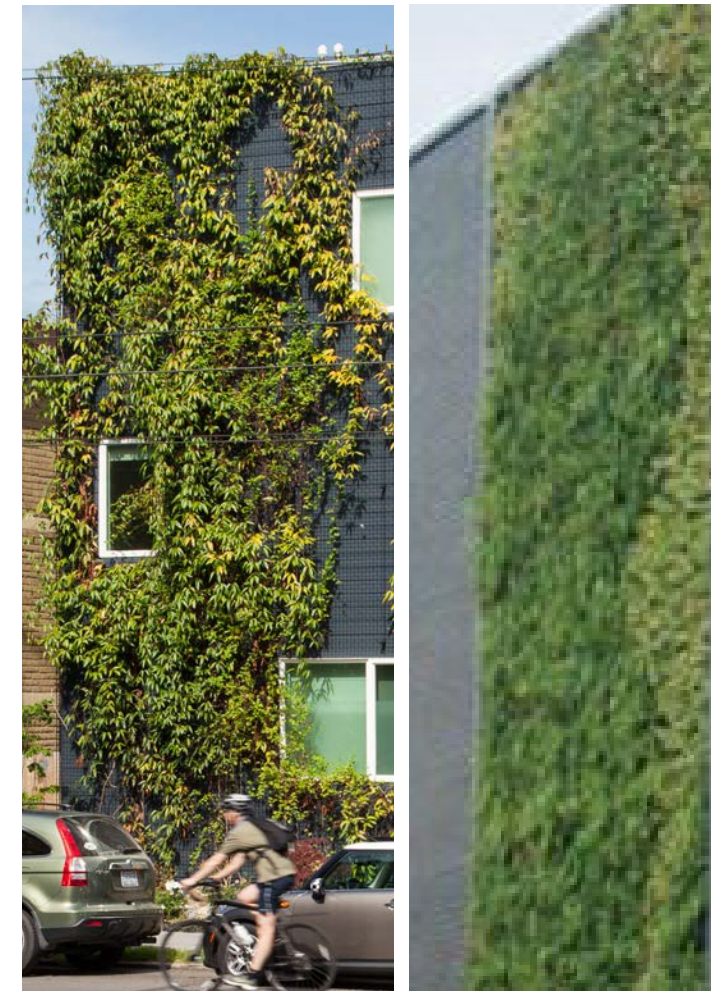
5/ PREFINISHED METAL PANEL



Prefinished Metal Panel

The proposal will include blank walls along the north and south property lines. The project team intends to wrap materials around the corner where possible, and utilize texture to add scale to soften these walls.

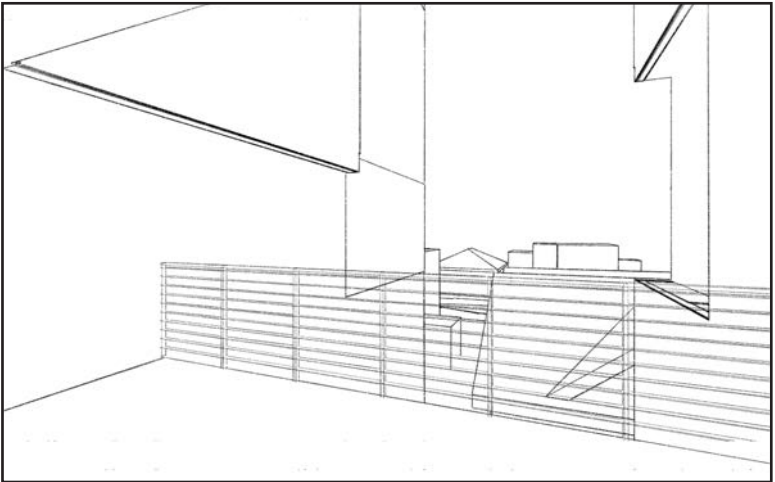
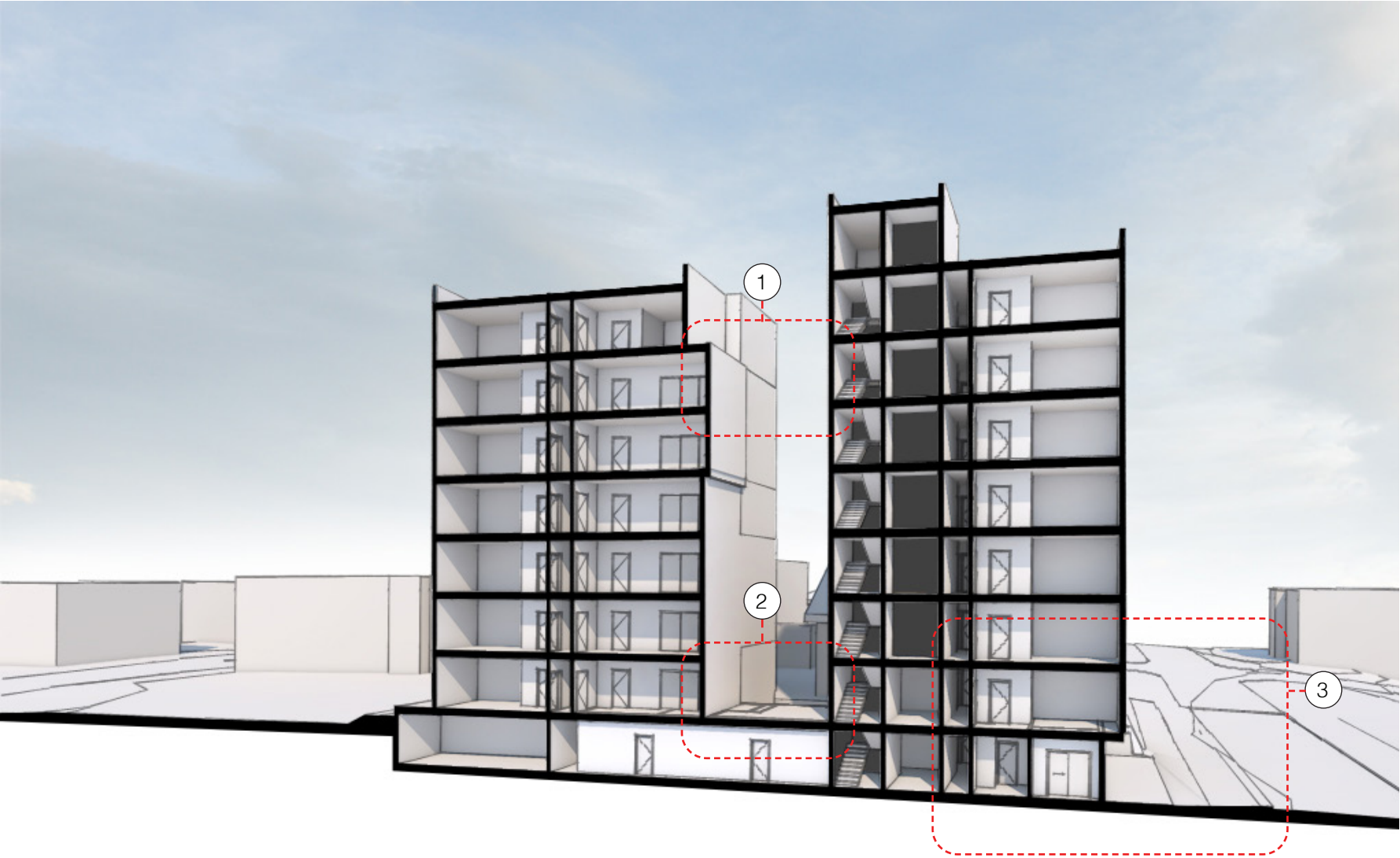
5/ GREEN WALL



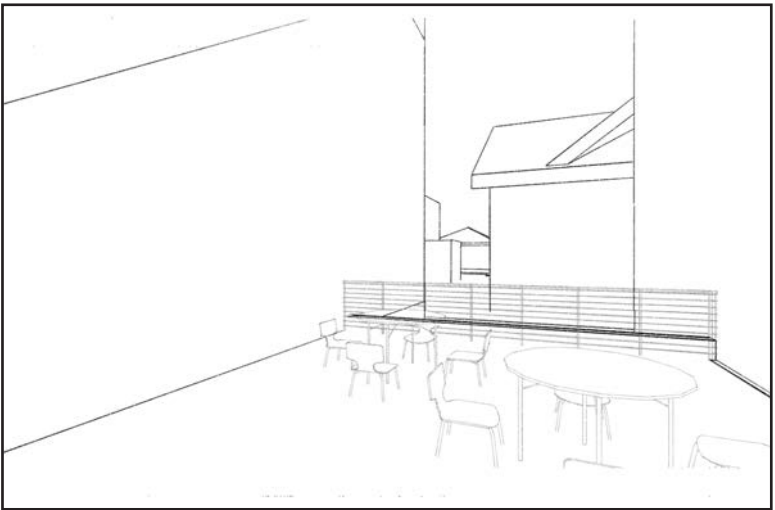
Green Wall

The proposal will include blank walls along the north and south property lines. The project team intends to wrap materials around the corner where possible, and utilize green walls in order to soften these walls.

DESIGN EVOLUTION - COURTYARD DESIGN



1 Courtyard View at Level 4



2 Courtyard View at Level 2

DESIGN EVOLUTION - STREETSCAPE



3 Section Perspective Looking North

*Street-Level, Semi-Public Gathering Space.
Art Program to be located here.*

PAUL RUCKER

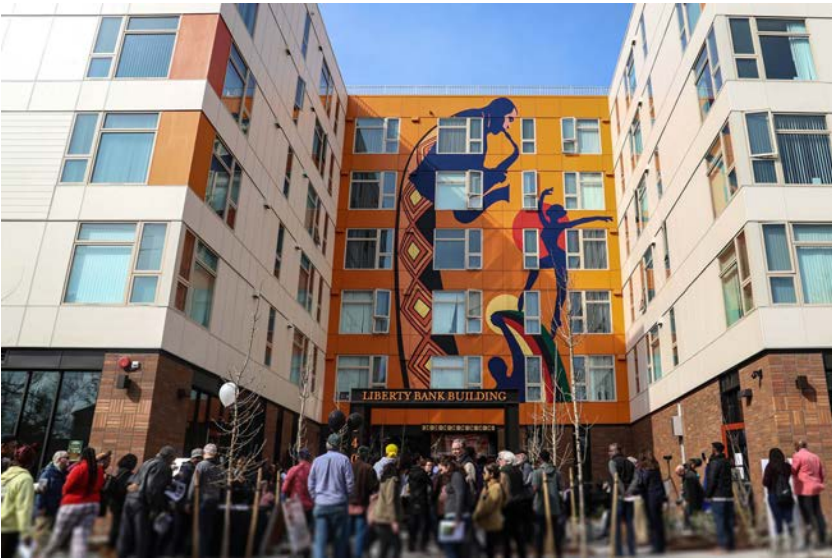
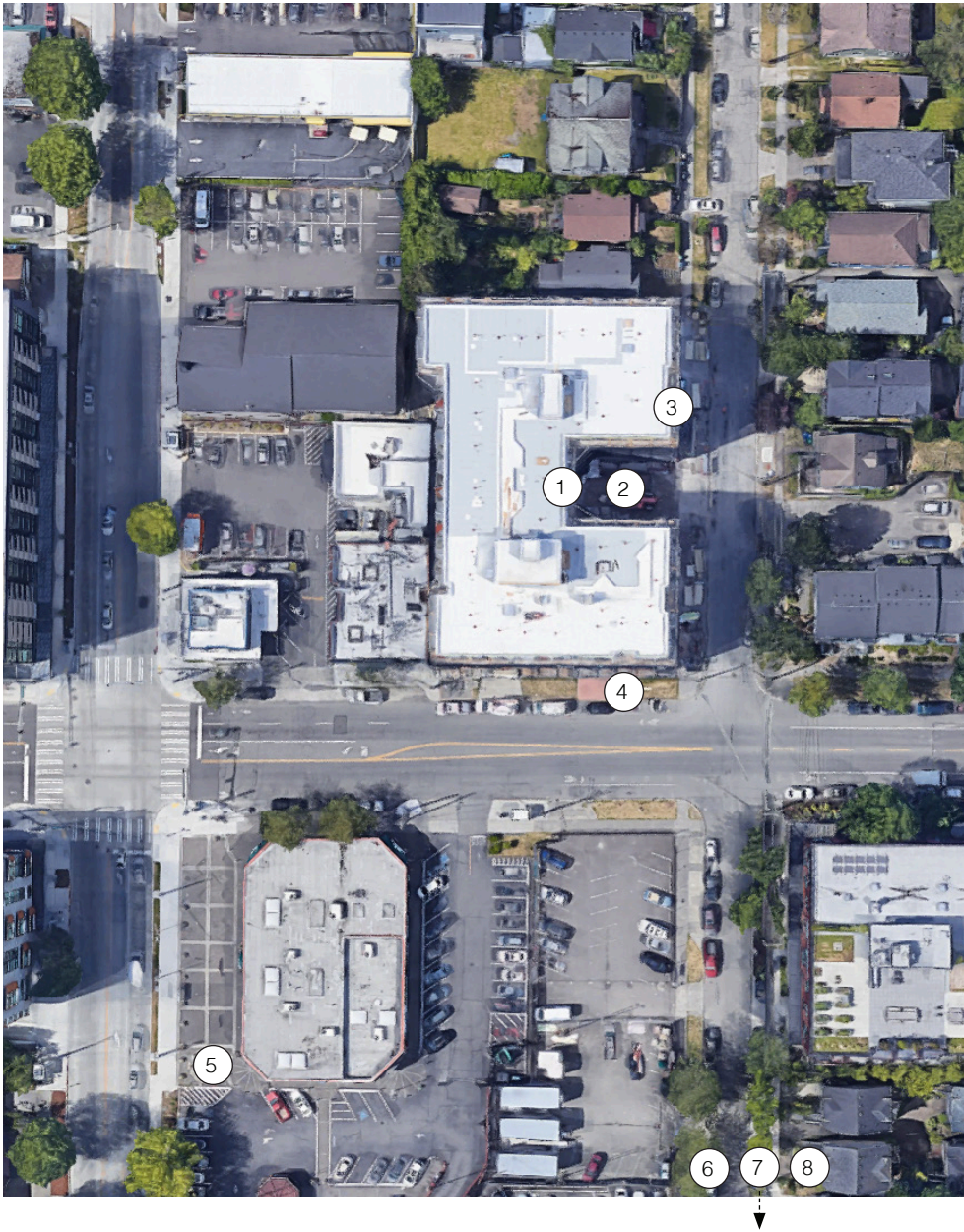


The design team is working with local artist Paul Rucker to integrate a site specific installation or art component with the project.

Paul Rucker is a visual artist, composer, and musician who often combines media, integrating live performance, sound, original compositions, and visual art. His work is the product of a rich interactive process, through which he investigates community impacts, human rights issues, historical research, and basic human emotions surrounding particular subject matter. Much of his current work focuses on the Prison Industrial Complex and the many issues accompanying incarceration in its relationship to slavery. He has presented performances and visual art exhibitions across the country and has collaborated with educational institutions to address the issue of mass incarceration. Presentations have taken place in schools, active prisons and also inactive prisons such as Alcatraz.

In one of his largest installations, REWIND, he addresses social, and cultural issues in race, class and power by re-envision historical events, and connect to their relationships with current issues of power and injustice in America. His work is intended to be a powerful catalyst for community dialogue. After winning the prestigious Mary Sawyer Baker Award in 2015, the cash award also came with a show at the Baltimore Museum of Art. The two 2015 showings of REWIND has garnered praise from Baltimore Magazine “Best Artist 2015”, Baltimore City Paper “Best Solo Show 2015”, Huffington Post, Artnet News, Washington Post, The Root, and Real News Network.

LOCAL PUBLIC ART EXAMPLES



1 Mural - Liberty Bank Building - Al Doggett



2 Struggle Against the Current - Liberty Bank Building - Esther Ervin



③ The Money Mural - Liberty Bank Building - A.O. Hamer



⑤ Fountain of Triumph - 23rd & Union - James Washington (*to be relocated*)



⑦ Garfield Community Center - Beliz Brother, Mark Calderon, Marita Dingus



④ Drum Bench - Liberty Bank Building - Esther Ervin



⑥ Douglass Truth Library - Ancestors - Vivian Linder



⑧ Tree Bench - Pratt Park - Paul Sorey

ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN



ALTERNATIVE 3 CONCEPTUAL SITE SECTION



PLANT SCHEDULE	
TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
SHRUBS	BOTANICAL / COMMON NAME
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Dryopteris erythrosora / Autumn Fern
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Hydrangea paniculata 'Limelight' / Limelight Hydrangea
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Sarcococca ruscifolia / Fragrant Sarcococca
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
PLANTERS	BOTANICAL / COMMON NAME
	Athyrium filix-femina / Lady Fern
	Bergenia purpurascens / Purple Bergenia
	Brunnera macrophylla 'Silver Heart' / Siberian Bugloss
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress
	Dryopteris crassirhizoma / Thick Wood Fern
	Hebe x 'Red Edge' / Hebe
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells
	Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue Lavender
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia x media 'Charity' / Mahonia
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Phormium tenax 'Amazing Red' / 'Amazing Red' New Zealand Flax
	Sarcococca ruscifolia / Fragrant Sarcococca

GROUND COVERS	BOTANICAL / COMMON NAME
	Ajuga reptans / Bugleweed
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Mentha requienii / Corsican Mint
	Pachysandra terminalis / Japanese Spurge
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberr
	Sagina subulata / Irish Moss
SITE	BOTANICAL / COMMON NAME
	Cobble 1"-3"

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.A - Energy Use

The team is committed to creating a high performing project, that will be certified Passive House. Passive House is a rigorous, voluntary standard for energy efficiency in a building, resulting in a reduced ecological footprint for the building. It produces ultra-low energy buildings that require little energy for space heating or cooling. Design strategies include an air-tight, highly insulated building envelope (exterior wall and roof surfaces), organized to capture daylight.

CS1.B - Sunlight and Natural Ventilation
CS1.II - Connection to Nature (Central Area Neighborhood Design Guidelines)

The site plan for the preferred alternative is arranged around an internal courtyard at grade, located near the center of the site. The courtyard is oriented north-south to provide daylight into the center of the project site as well as the structure on adjacent site to the north. All units face either east or west, with access to morning and afternoon light.

The design proposal creates a semi-public space adjacent to the sidewalk and the building entry. This area will seek to include a widened sidewalk and terrace connected to the building lobby, “lush” landscaping between the sidewalk and the street and opportunities for art in this proposed streetscape.

CS2 URBAN PATTERN & FORM

CS2.A - Location in the City and Neighborhood

The design proposal engages with the evolving Sense of Place in the 23rd and Union neighborhood, part of the recent upzone by the city of Seattle. This proposal further establishes the scale of the recent surrounding and adjacent developments and seeks to create a refined and high-quality project. The design will achieve Passive House, a strong commitment to environmental stewardship. The architecture will be modern and well-proportioned, contributing to a strong street edge adjacent to the recently completed Liberty Bank Building. The streetscape will be prioritized, as well as connections to the history and culture of the neighborhood, through potential on-site and off-site art installations.

CS2.B.2 - Connection to the Street

The proposal will have a strong connection to the street. The building will provide a recessed building entry, prominent entry canopy, semi-public terrace and widened sidewalk and robust landscaping between the sidewalk and street edge. The lobby will be fully glazed, and have the ability to spill out into this terrace at the streetscape. Two ground floor residential units face the street and will further engage the streetscape. Landscape elements and benches will help activate this space and will provide additional interest along the sidewalk.

CS2.C.2 - Mid-block Sites

The proposal is located mid-block, on the west side of 24th Avenue, immediately adjacent to the recently completed Liberty Bank Building. Several other new developments have been completed in the last few years, all located on corners, including the Liberty Bank Building. As a result, this proposal acknowledges the surrounding context while providing a forward-looking solution that can be an example for future projects. The Preferred Alternative 3 proposes to break the overall massing into two discrete parts, with a wide opening in the middle of the site. The street facade expresses multiple datum lines, at the second and fourth floor lines.

CS2.D Height, Bulk and Scale
CS2.I Transition and Delineation of Zones (Central Area Neighborhood Design Guidelines)

A combination of design strategies result in a preferred Alternative 3 that respects adjacent sites and demonstrate responsiveness to height, bulk and scale compatibility. The proposal results in a structure that it is not perceived as a single monolithic building. Instead of a 120 foot long north and south facades, Alternative 3 proposes two facades, each between 45 and 51 feet in length, separated by a 22-foot wide gap that is bridged by the exterior walkway at each floor. The massing is further articulated with compositional modulation and deck projections. The massing features a recessed entry and ground floor residential units with a projecting canopy over the lobby. This recess continues up two additional stories above the entry, creating a datum that references the adjacent duplex structure to the north. This datum creates a shift in the massing approach, with the recess from the fourth floor to the roof at the north side of the site, activated by balcony projections at the upper floors. This strategy creates an articulated, contextual front facade, that responds to the larger recent development in the area, including the Liberty Bank Building, immediately south of the site, while reducing the scale of the proposal along the street,.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS3.A.4 - Evolving Neighborhoods
CS3.B.1 - Placemaking
CS3.B.2 - Historical/Cultural References
CS3.I Neighborhood Context (Central Area Neighborhood Design Guidelines)

The neighborhood has experienced a significant amount of new development in the last few years, with multiple new mixed-use apartment projects completed and in process. These projects and their descriptions are listed on the Vicinity Map on page 9. This project team acknowledges these changes and recognizes the need to design a project that establishes its place in the larger history of the neighborhood. As such, we have engaged Paul Rucker, who will support the project’s design to examine how the immediate neighborhood and potential recognized goals, can enliven the semi-public space along the site’s frontage.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1.A.2 - Adding to Public Life
PL1.B.3 - Pedestrian Amenities
PL1.II - Connection Back to the Community (Central Area Neighborhood Design Guidelines)

The design features multiple elements that contribute to the quality of open space available for public life, including a recessed entry that relates to a small plaza space, widened sidewalk and lush planting between the building and the street. Art, signage, lighting and furniture are also proposed in this zone between the building and the street. The entry will be primarily composed of storefront windows and doors, supporting pedestrian and resident activity at the streetscape. As noted above in CS3, the project team has engaged Paul Rucker, to direct a process for art in the street-level, semi-public gathering space.

PL2 WALKABILITY

PL2.A.1 - Access for All
PL2.B Safety and Security
PL2.C - Weather Protection

PL3 STREET-LEVEL INTERACTION

PL3.A.1.c - Common entries to multi-story residential buildings
PL3.A.2 - Ensemble of Elements
PL3.B - Residential Edges (1/Security and Privacy, 2/ Ground-level Residential, 4/Interaction)
PL.3.I - Frontages (Central Area Neighborhood Design Guidelines)
PL.3.II - Streetscape Treatment (Central Area Neighborhood Design Guidelines)

The mid-block site provides a single point of access for all, connected directly to the sidewalk. The building entry is recessed to provide a generous 10-foot setback at street-level, which, combined with a large canopy and strategic lighting creates a safe sidewalk environment. The lobby will be primarily transparent, with the ability for interior activities to connect outward. In addition ground floor residential units will provide eyes on the street, from ground level patios as street-level as well as from upper-level balconies.



DESIGN CONCEPT

DC1 PROJECT USES & ACTIVITIES

DC1.A.1 - Arrangement of Interior Uses

As described in other guidelines, the lobby / building entry and the ground floor residential units establish a connection to the streetscape along 24th Avenue, expressing the arrangement of interior uses. These interior spaces relate directly to the semi-public gathering place in front of the proposal between the ground floor wall and the street edge.

DC1.C.4 - Service Uses

The design proposes no vehicle parking and locates all other service uses away from the street-facing facade. This allows the street-facing facade to be composed of uses that connect to the sidewalk, consisting of a transparent lobby and residential units. A screened narrow exterior walkway adjacent to the lobby provides access for service uses, including interior bicycle parking and interior trash storage. This screen will be designed with a similar appearance to the transparent building lobby and entry in order to minimize the effect of service uses on the streetscape.

DC2 ARCHITECTURAL CONCEPT

DC2.A - Massing - 1/Site Characteristics and Uses, 2/ Reducing Perceived Mass
DC.2.1 - Building Layout and Massing *(Central Area Neighborhood Design Guidelines)*

The three design alternatives provide distinct approaches to the building layout and massing. Alternative 1 proposes an “O” shaped or donut massing strategy with an open center surrounded by a single-loaded corridor of apartments. Alternative 2 proposes an “I” shaped or dog bone massing strategy with recesses along the north and south property lines forming a double-loaded corridor of apartments. Alternative 3 (preferred) proposes a dumbbell massing strategy with two masses and a hollow center connected by an exterior breezeway corridor on each floor. This progression results in a preferred alternative that responds to the site context and reduces the overall massing of the structure so that it is not perceived as a single monolithic building. Instead of a 120 foot long north and south facades, Alternative 3 proposes two facades, each between 45 and 51 feet in length, separated by a 22-foot wide gap that is bridged by the exterior walkway at each floor. The massing of all three alternatives is further articulated with modulation of bay windows and deck projections.

DC2 ARCHITECTURAL CONCEPT

DC2.B - Architectural and Façade Composition - 1/ Facade Composition, 2/ Blank Walls
DC2.D.1 - Human Scale

The design proposes a well-proportioned composition that responds to the mid-block condition on 24th Avenue. A system of design elements, including a wide recessed entry, bay windows, exterior balconies, a large canopy, and massing modulation will be used to highlight volumes while maintaining a consistent language throughout the project. High quality materials provide another layer of interest to the composition. All three alternatives propose blank walls in varying conditions. Alternative 3 proposes art and landscape where these walls are most visible and reduces them in length as described above in DC2.A, DC.2.1 (Central Area Neighborhood Guidelines).

In addition, the design proposal has represented precedents in this packet that suggest strategies for introducing elements of human scale. These strategies include: 1) large framed window openings fronting 24th Avenue, facing internally towards the courtyard and to the west over the church parking lot on the adjacent parcel; 2) balcony projections and combined with recessed massing; 3) balcony projections and juliet balconies and material variation and layout.

DC3 OPEN SPACE CONCEPT

DC3.A - Building-Open Space Relationships - 1/ Interior/ Exterior Fit
DC3.B.4 - Multifamily Open Space

The design alternatives present different strategies for incorporating open space and daylight into the development. The alternatives are presented as a progression of approaches, with the central open space oriented east-west in a linear shape in Alternatives 1 and 2. Alternative 3 presents a shift in the approach, to orient the open space north-south, thereby breaking the building into two masses. Alternative 3 represents the preferred approach as it reduces the massing along property lines shared with adjacent sites and it creates a stronger relationship between the open space and the building. Open space is also provided at ground level abutting the sidewalk and on the eastern mass in the preferred alternative in the form of a roof deck. These different open spaces will be designed to accommodate a variety of uses. The proposal will incorporate seating and landscape strategies that will further activate these spaces.

DC4 MATERIALS

DC4.A - Exterior Finish Materials
DC4.II - Building Materials (Central Area Neighborhood Design Guidelines)
DC4.III - Building Details and Elements *(Central Area Neighborhood Design Guidelines)*

The proposal will include durable, high quality materials consistent with similar project types in the neighborhood. Materials and finishes will create an attractive and inviting street edge and courtyard. Pattern and rhythm within the façade will be highlighted through the use of materials, fenestration and texture as a way of reducing the overall scale of the building and identifying individual units.

DC4.D - Trees, Landscape and Hardscape Materials

Trees, landscape and hardscape materials will enliven the semi-public terrace in front of the project. A lush selection of plants and furniture, combined with pavers of various scales and texture will be featured. In addition, these will be included at the private interior courtyard and at the roof deck.

PL4 ACTIVE TRANSPORTATION

PL4.B.2 - Bike Facilities
PL4.B.2 - Bike Connections

Bicycle parking will be provided for all units in an easily accessible location on site. Access will be directly from the sidewalk without requiring moving through the lobby or an elevator.

PL4.C.3 - Transit Connections

The site has access to buses along E Union Street and 23rd Avenue, the ‘2’ and ‘48’ respectively. The 2 provides connection between Ballard and Madrona Park at Lake Washington, with access via Queen Anne, Downtown Seattle, First Hill and the Central District. The 48 provides connection between the University District and the Mount Baker Transit Center, with access via Montlake, Capitol Hill, the Central District and Mount Baker.

DECEMBER COMPARISON

ALTERNATIVE 1

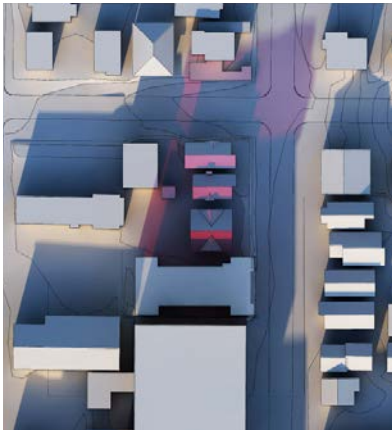
ALTERNATIVE 2

ALTERNATIVE 3

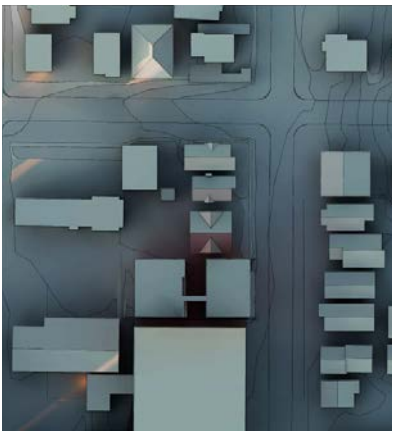
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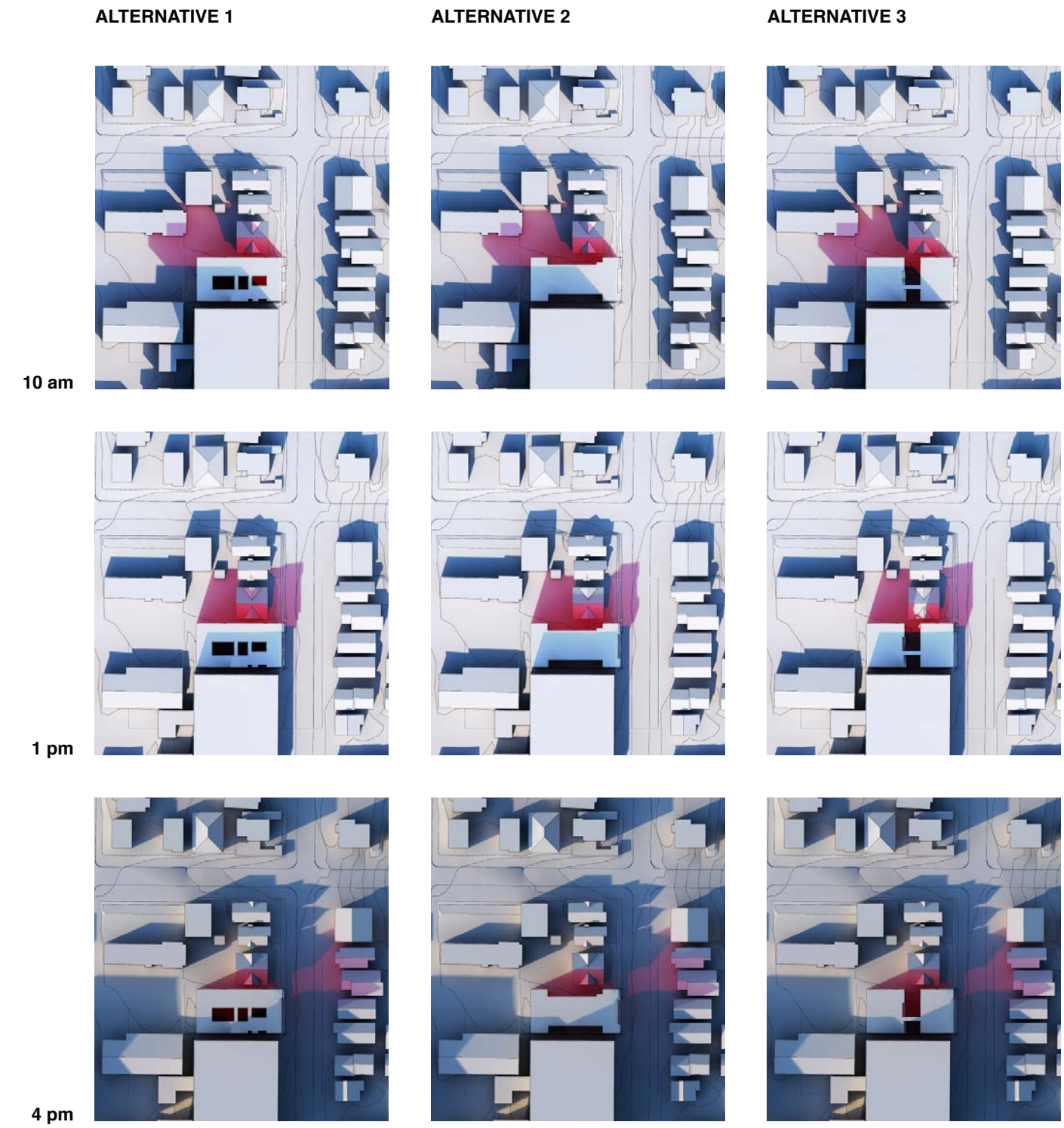


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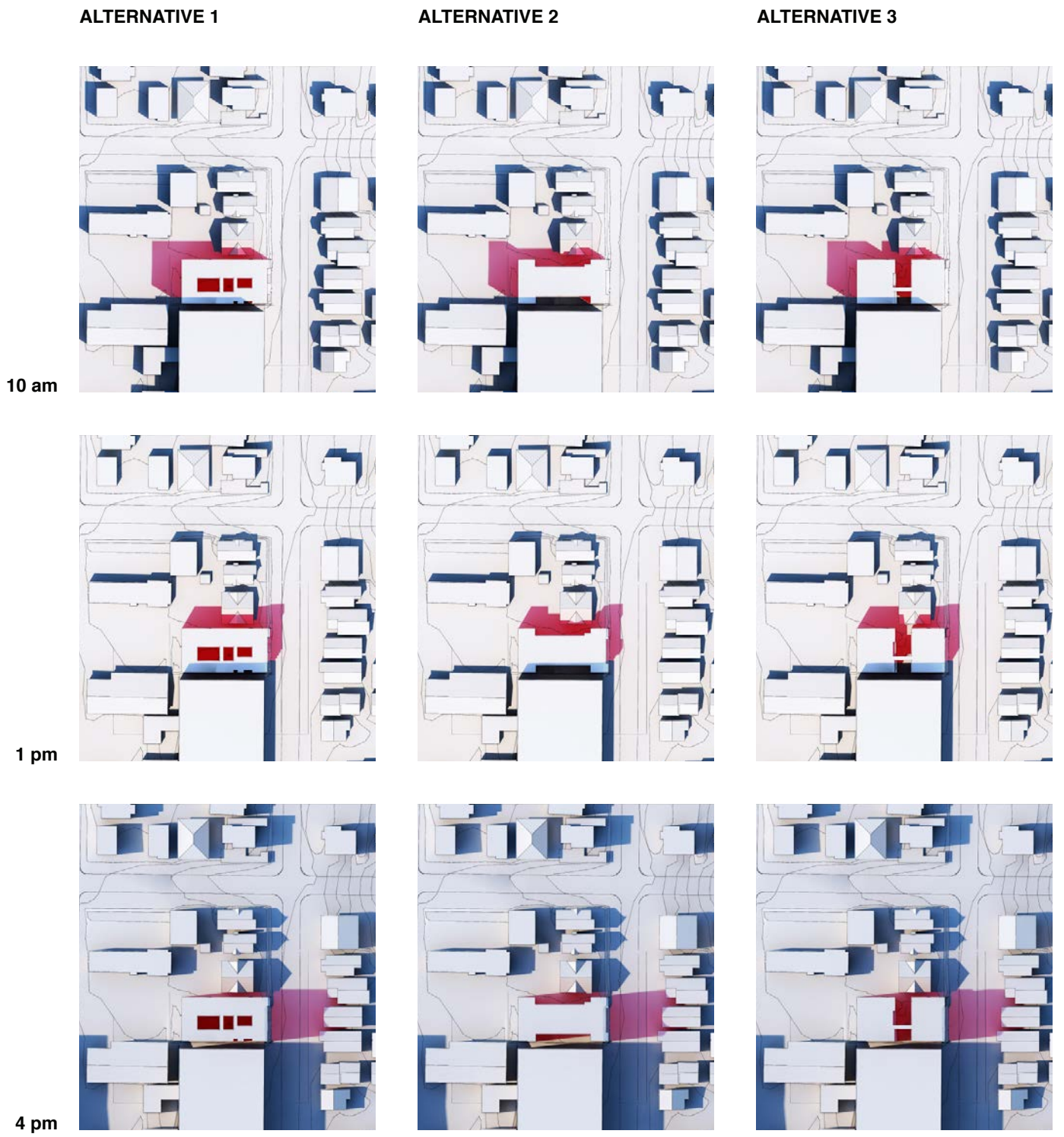


SHADOW STUDIES

MARCH COMPARISON



JUNE COMPARISON



COMPLETED WORK b9 ARCHITECTS



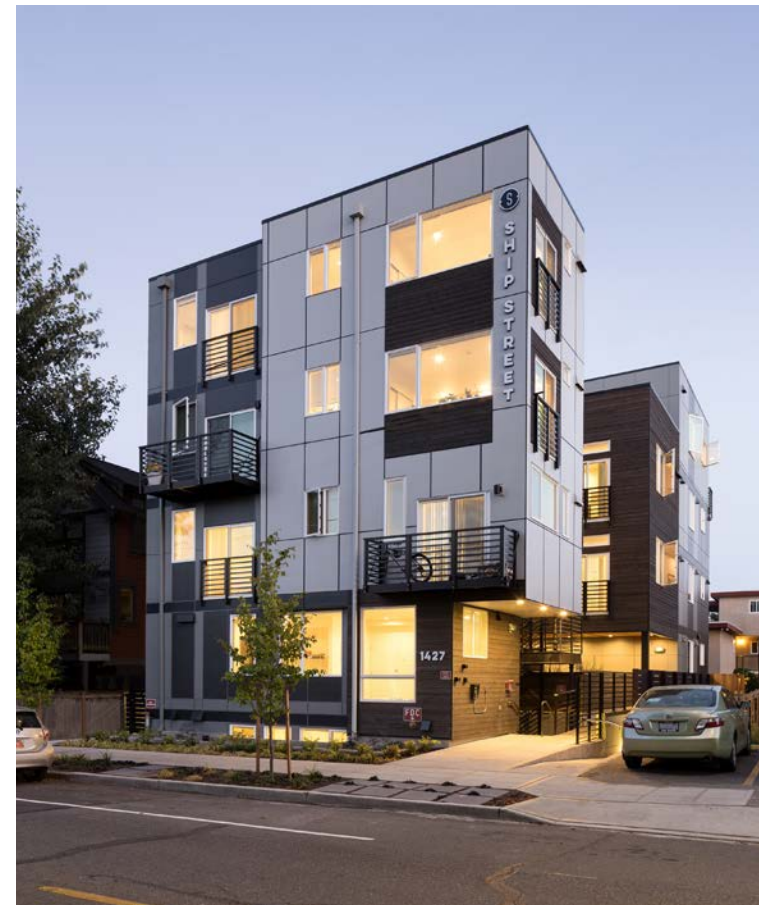
121-123 12th Avenue E Apartments



748 11th Avenue E Apartments



1601 N 45th Street Apartments



1427 NW 65th Street Apartments



6501 Roosevelt Way NE, Design Proposal