

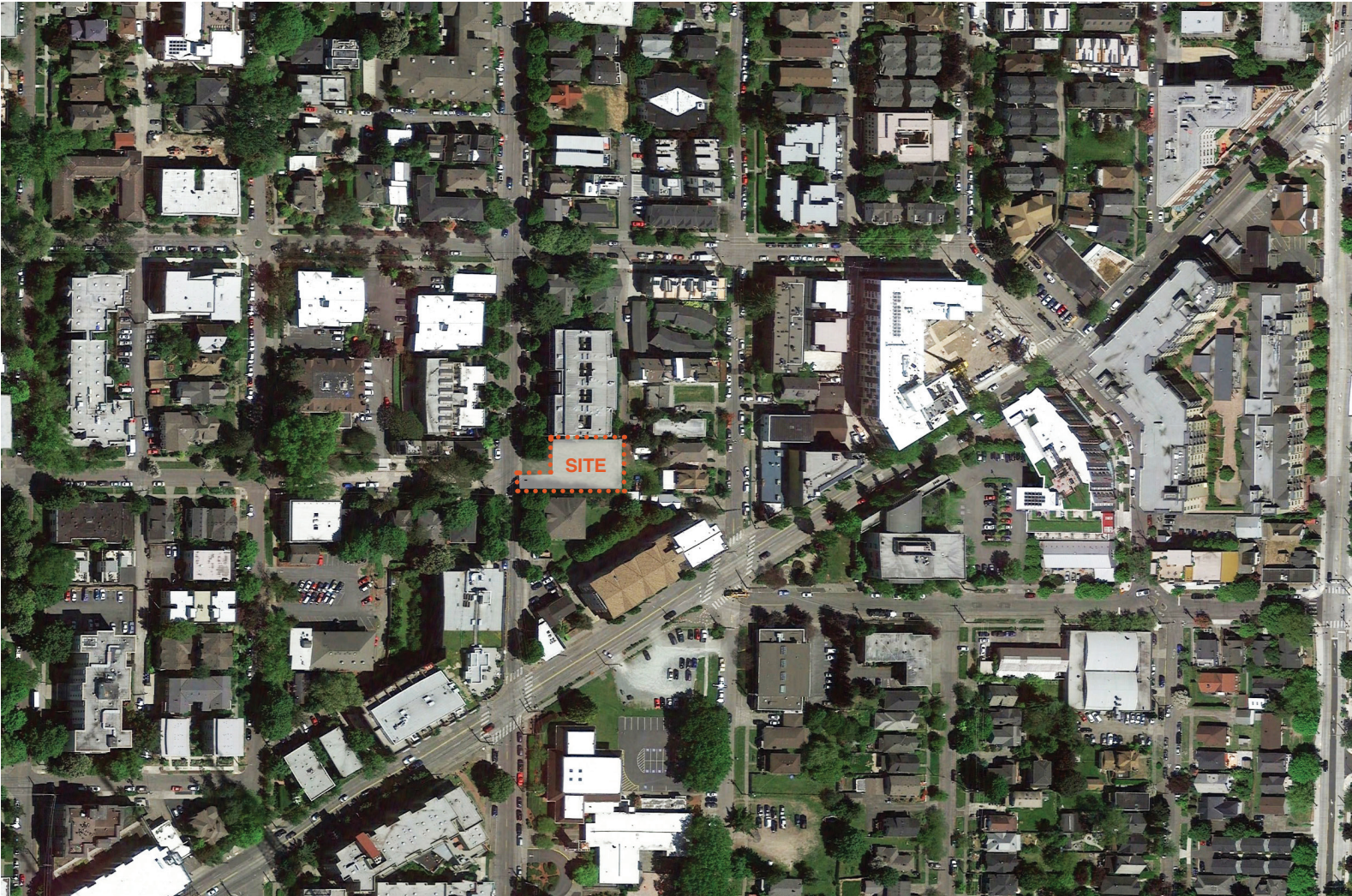
1726 19TH AVE

Administrative Design Review (ADR) Packet | Project #3032517 | November 12, 2018

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17th Ave

18th Ave

19th Ave

20th Ave

21st Ave

22nd Ave

23rd Ave

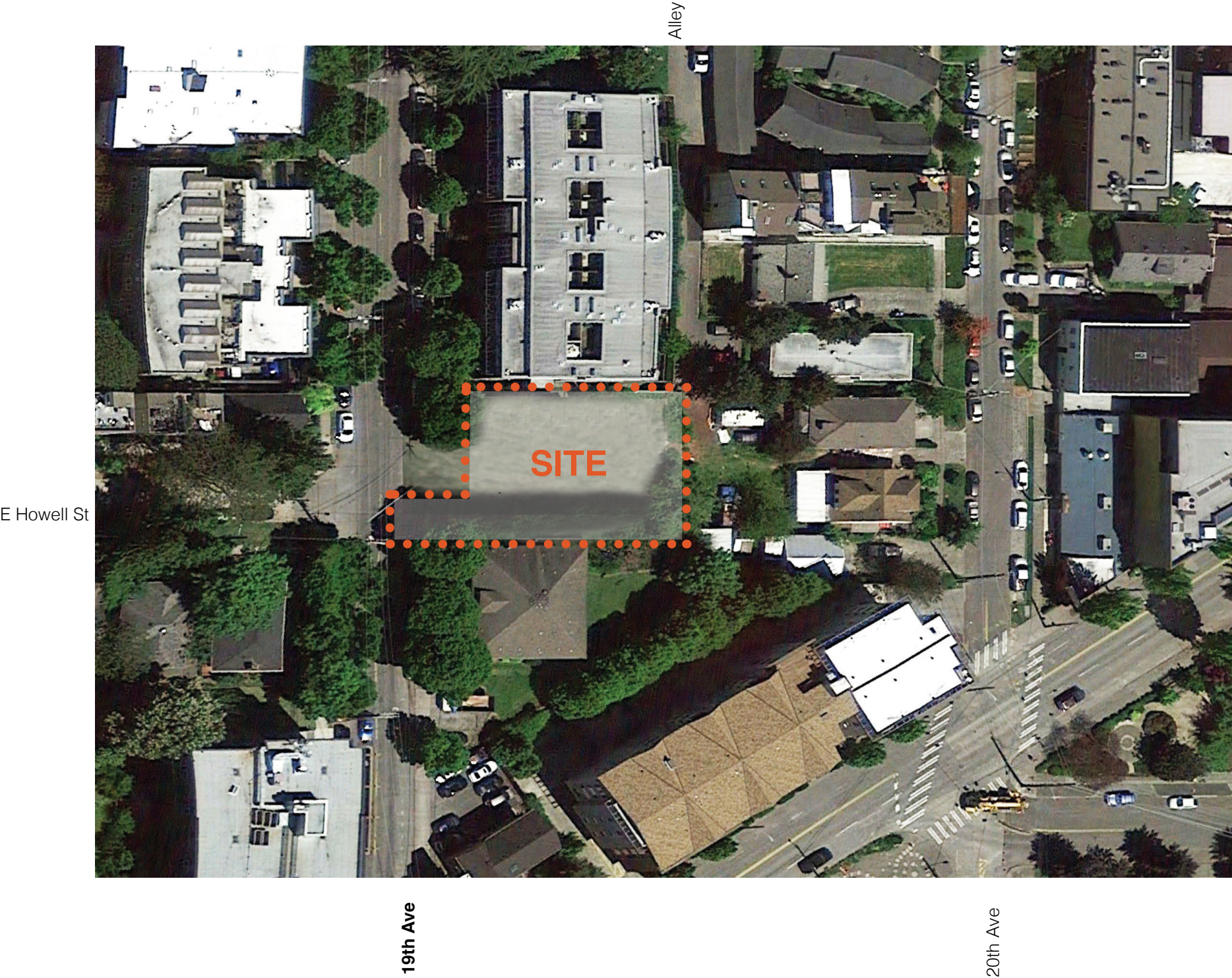
E Madison St

E Denny Way

E Howell St

E Olive St





OBJECTIVES

Construct (9) four-story townhouse units over shared parking garage.

Number of Units	9
Number of Parking Spaces	13
Number of Bike Parking Spaces	10

Sustainability
Construct new structure with a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	CRE Chehalis Development LLC
STRUCTURAL	Malsam Tsang
GEOTECHNICAL	Pangeo Inc.
LANDSCAPE	Root of Design

EDG APPLICATION

PART I: Contact Information

1. Property address	1726 19th Ave
2. Project number	#3032517
3. Additional related project number(s)	#3032762-EG (1730 19th) #3033003-LU (LBA)
4. Owner Name	CRE Chehalis Development LLC
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Email Address	bgk@b9architects.com
Address	610 2nd Avenue
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures,topographical or other physical features, etc.
The project site proposed through Lot Boundary Adjustment, Project #3033003-LU is L-shape. It is 31.58' along 19th Avenue by 128.60' east-west deep and 80.00' north-south. The existing structures on site have been demolished due to high hazard conditions of trespassing.
The site's topography descends approximately 10 feet from the west property line adjacent to 19th Avenue to the east property line and has the potential for views to the east of Lake Washington and the Cascades and Mt. Rainier beyond.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.
The lot is zoned NC2-40 and is located within the Madison-Miller Urban Village. It is subject to the citywide Seattle Design Guidelines as well as the neighborhood specific Capitol Hill Design Guidelines.
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.
The neighborhood contains a mix of residential, commercial and office structures. The predominant use is multifamily structures, including mixed-use apartments, condominiums and townhouses. The adjacent site to the northwest,1730 19th Avenue, is under common ownership with the subject site. The adjacent site is to be developed concurrently under project #3032762. A new, 4-story townhouse structure is proposed to the east, at the adjacent site, under Project #3029632/3029633 and Project #6624395/#6624397. A 2-story apartment structure owned by Mount Zion, built in 1901, is located immediately south of the site.
A mix of residential and commercial structures are located along E Madison Street and feature a variety of exterior materials. The Mount Zion Baptist Church campus is located along the south side of E Madison Street and includes a number of surface parking lots.

From upper floors, it is expected that Lake Washington and the Cascade mountains will be visible.
Adjacent zones include LR3 to the north and NC3P-65 to the south along E Madison Street.
4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.
The development proposal consists of two adjacent sites, whose boundaries are proposed to be modified through the associated Lot Boundary Adjustment Application, Project #3033003-LU. This proposal provides one 4-story 9-unit townhouse structure over a shared below grade parking garage. A driveway provides access to a below-grade parking garage that provides (13) parking stalls. A future easement between the parcels will allow parking for the 1730 site on the 1726 site. Approximate structure heights are 40' per SMC 23.47A.012.
The three design alternatives represent a design exploration and evolution, resulting in the preferred alternative that is contextual in its massing and use

ZONING SUMMARY

23.47A.004 PERMITTED USES:

- Residential use permitted outright

23.47A.013 FLOOR AREA RATIO:

- Allowable FAR 3
Standards of SMC 23.47A.013.B Table A
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from far limits.

23.47A.012 STRUCTURE HEIGHT:

- Base max height for NC zones = 40'-0"
- Additional 4'-0" per 23.47A.012.C.2
- Additional 16'-0" per 23.47A.012.C.4.f

23.47A.014 SETBACKS AND SEPARATIONS:

- NA

23.47A.024 AMENITY AREA: :

- The required amount of amenity area is equal to 5 percent of the total residential gross area.
- All residents shall have access to at least one common or private amenity area.
- Amenity areas shall not be enclosed.
- Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.
- Common amenity area shall be minimum 250 square feet and have a minimum horizontal dimension of 10 feet
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet.
- Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.012.C.1.d, do not qualify as amenity areas.

23.47A.005 STREET LEVEL USES:

- No restrictions for residential uses at street level per SMC 23.47A.005

23.47A.008 STREET LEVEL STANDARDS:

- BLANK FACADES:
Per SMC 23.47A.008.A.2, blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.

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

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.
- RESIDENTIAL STREET LEVEL REQUIREMENTS:
Per SMC 23.47A.008.D.1 at least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

Per SMC 23.47A.008.D.2 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.

23.47A.016 LANDSCAPING

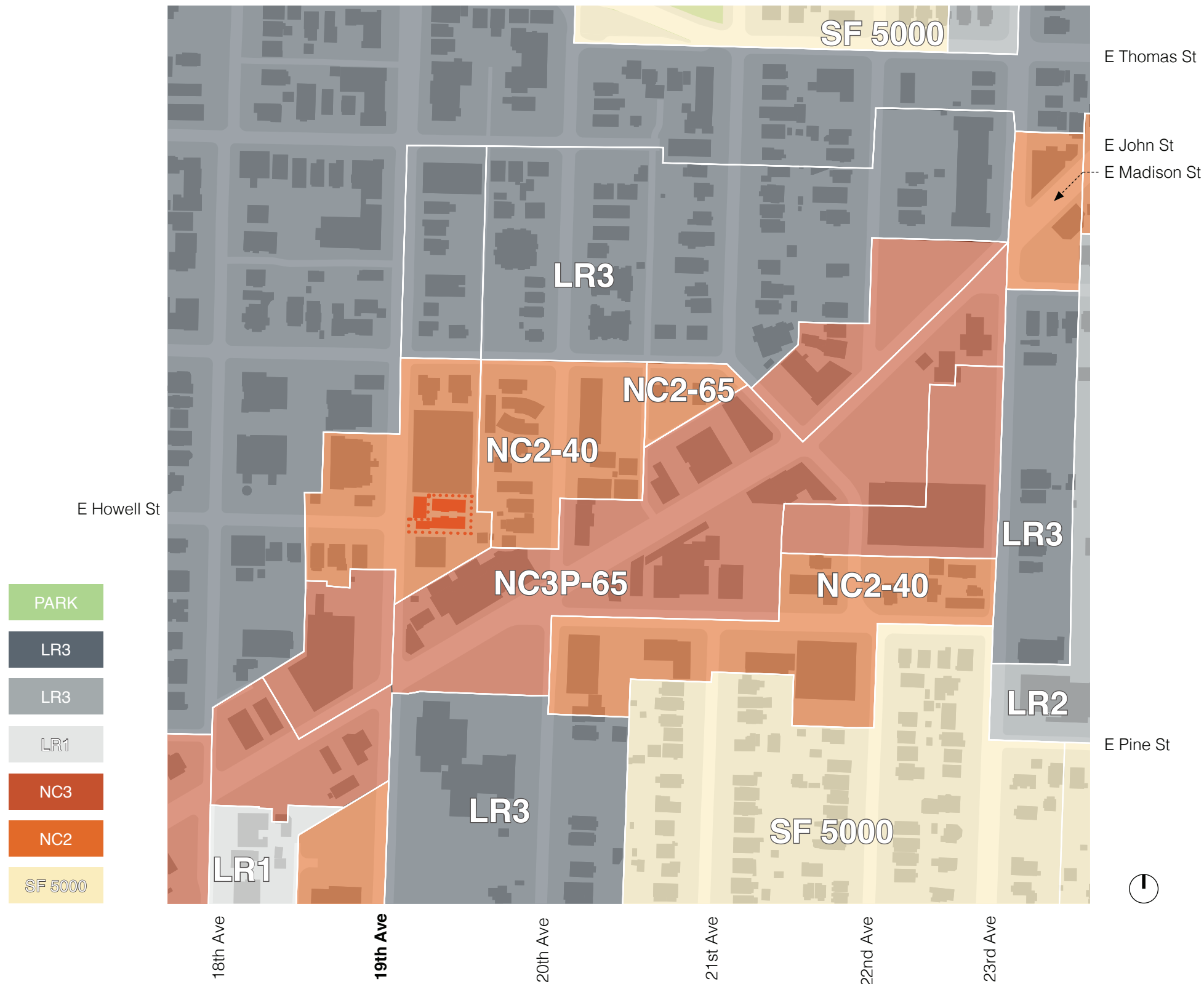
- Achieve a Green Factor score of 0.3 or greater per site

23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 9-15 units = 150 square feet of storage area per site

23.54.015.K BICYCLE PARKING

- LONG TERM PARKING REQUIREMENT : 1 Per dwelling unit and per SEDU
- SHORT TERM PARKING REQUIREMENT :1 Per 20 dwelling units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.



ADDRESS

1726 19th Ave

PARCEL #

332504-9057, 332504-9010

LEGAL DESCRIPTION

PARCEL B

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION:
 THENCE SOUTH 88 41 50 EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION 23.00 FEET, TO A POINT ON THE EAST LINE OF THAT PORTION OF SAID SECTION 33 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 36308, BEING A POINT ON THE EAST MARGIN OF 19TH AVE;
 THENCE SOUTH 01 44 39 WEST , ALONG SAID EAST LIN, 48.42 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 88 41 50;
 THENCE NORTH 01 18 10 EAST 48.42 FEET, TO A POINT ON SAID NORTH LINE;
 THENCE SOUTH 88 41 50 EAST, ALONG SAID NORTH LINE, 86.81 FEET, TO A POINT THAT IS 151.60 FEET EAST OF SAID NORTHWEST CORNER;
 THENCE SOUTH 01 44 39 WEST 80.00 FEET;
 THENCE NORTH 88 41 50 WEST 128.60 FEET, TO A POINT ON SAID EAST LINE;
 THENCE NORTH 01 44 39 EAST, ALONG SAID EAST LINE, 31.58 FEET, TO THE POINT OF BEGINNING.

TOTAL LOT SIZE

8,255 SF

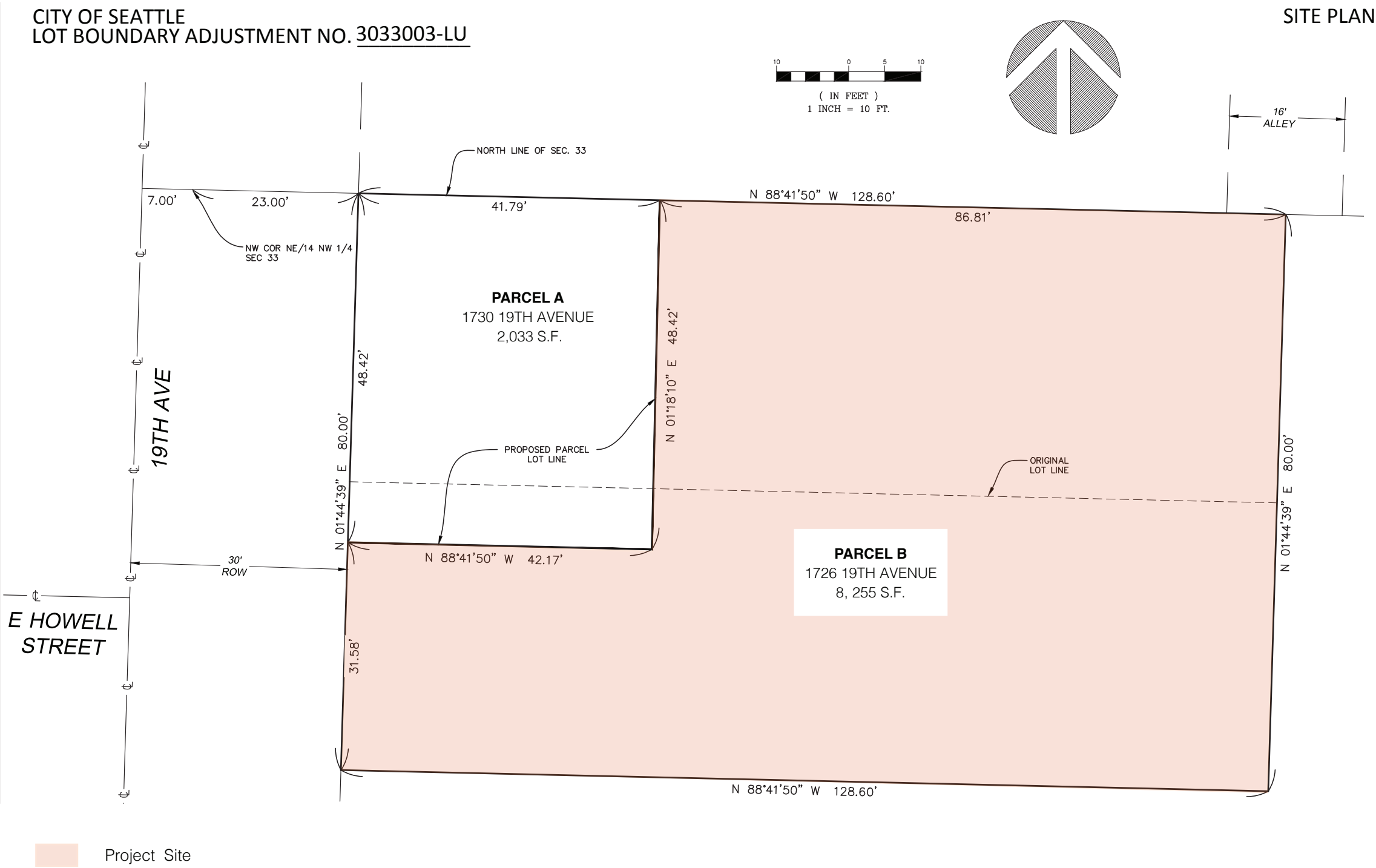
ZONE

NC2-40

URBAN VILLAGE OVERLAY

Madison-Miller

LOT BOUNDARY ADJUSTMENT



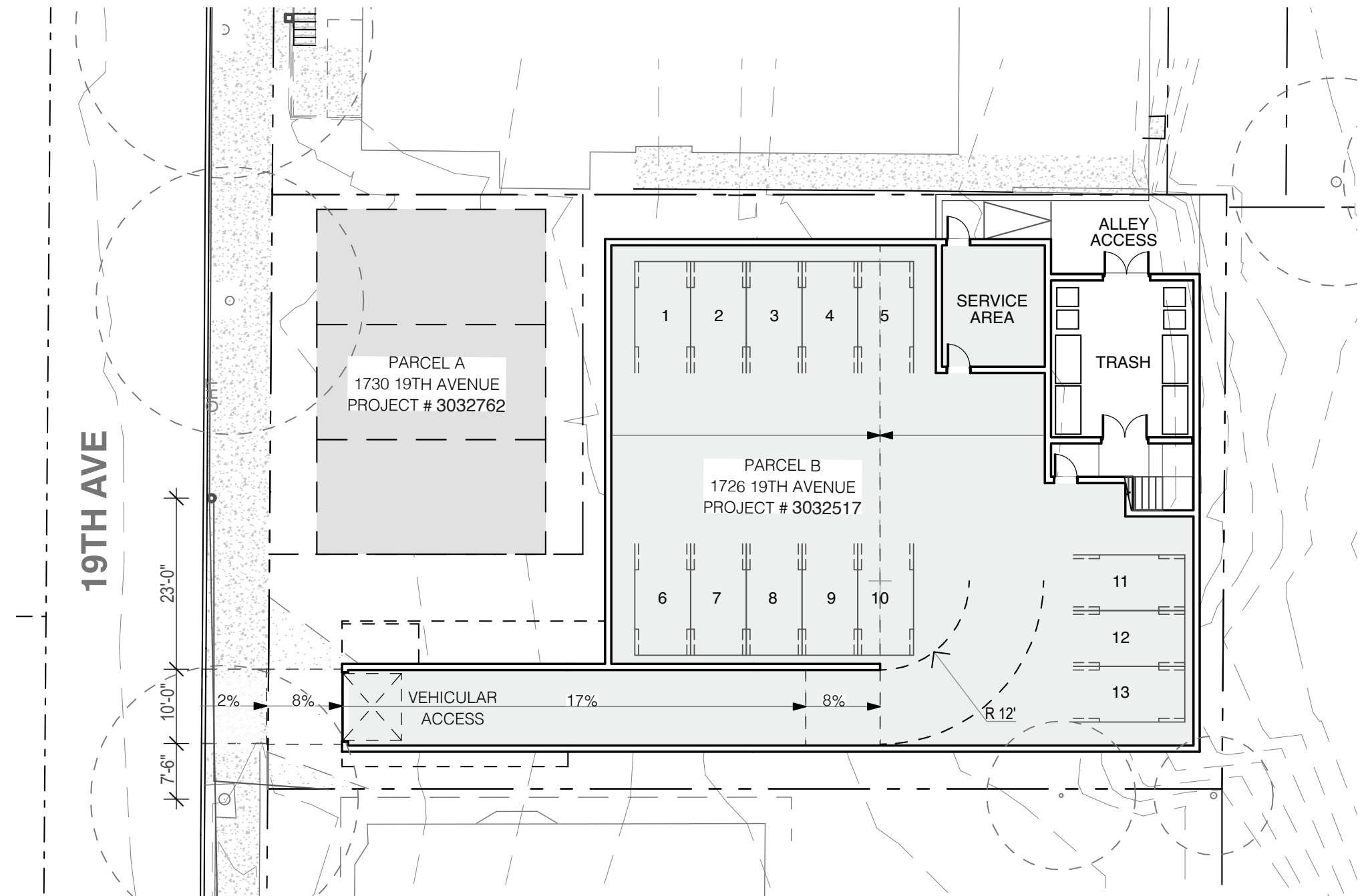
PARKING AND ACCESS PLAN

LEGEND

 STRUCTURE AT GRADE

PARCEL A
PROJECT #3032762
1730 19TH AVE
(3) TOWNHOUSE UNITS
PARKING STALLS ON ADJACENT
DEVELOPMENT SITE MAY BE PROVIDED THROUGH
A FUTURE EASEMENT, #3032517

PARCEL B
PROJECT #3032517
1726 19TH AVE
(9) TOWNHOUSE UNITS
(13) SMALL PARKING STALLS



NEIGHBORHOOD CONTEXT



TRANSIT & ACCESS



This site is well served by several bus lines, including the #11, 12, 84, 8 and 43, facilitating travel to many Seattle neighborhoods, including Downtown, University District, International District, Madison Park, Madrona, and Beacon Hill.



Bicycle routes connect the site to Downtown, South Lake Union, and the University District.

2 MINUTES

Thudson Kitchen & Bar
Mt. Zion Baptist Church
Flex Training Gym
Planned Parenthood

5 MINUTES

Safeway
Trader Joe's
Starbucks
Madison St Animal Hospital
Queen Bee Tasty Food & Coffee
Madison Temple
Miller Park
YMCA
Anytime Fitness
Common Ground Co-op

-  Bike Route
-  Bus Stop & Route



1 Bus Stop



2 Bike Sharing Services and Bike Friendly Streets



3 Miller Park



The architectural context in the surrounding neighborhood varies in scale and architectural style.

Along E Madison Street are larger scaled mixed-use, apartment, condominium and office structures (7, 8) which include a mix of modern and contemporary style and references to classical details (gables, trim, lap siding, symmetry) in a palette that includes cement panel, lap siding, metal siding and brick/masonry.

A mix of modern and traditional townhouse and condominium projects (3,4, 5) are also found in the surrounding context and include cement panel and wood siding palettes.

Traditional single family homes (6) add to the architectural context in use, scale and character.

These examples of neighborhood structures demonstrate the eclectic architectural context is , and how it is evolving currently.



② Mt Zion Baptist Church
1634 19th Ave
Built: 1962

ARCHITECTURAL CONTEXT



① Townhouses
1527 19th Ave
Built: 2014



③ Townhouses
1823 E Denny
Built: 2016



④ 19th Ave Lofts Condominiums
1802 19th Ave
Built: 2004



⑤ Townhouses
1815 20th Ave
Built: 1997



⑥ Single Family Residence
106 19TH AVE E
Built: 1927



⑦ Mixed-Use Apartments
1818 E Madison
Built: 2012



⑧ Planned Parenthood Offices
2001 E Madison St
Built: 1999



⑨ Madison Place - Apartments
1813 19TH AVE
Built: 1989



ADJACENT USES



① Safeway and Starbucks on Madison St



② Apartments on 19th Ave



③ Miller Park on E Thomas St



④ Single Family Home on 19th Ave and E Glen st



⑤ Townhouses on 19th and E Glen St



⑥ Apartment Building on E Madison St



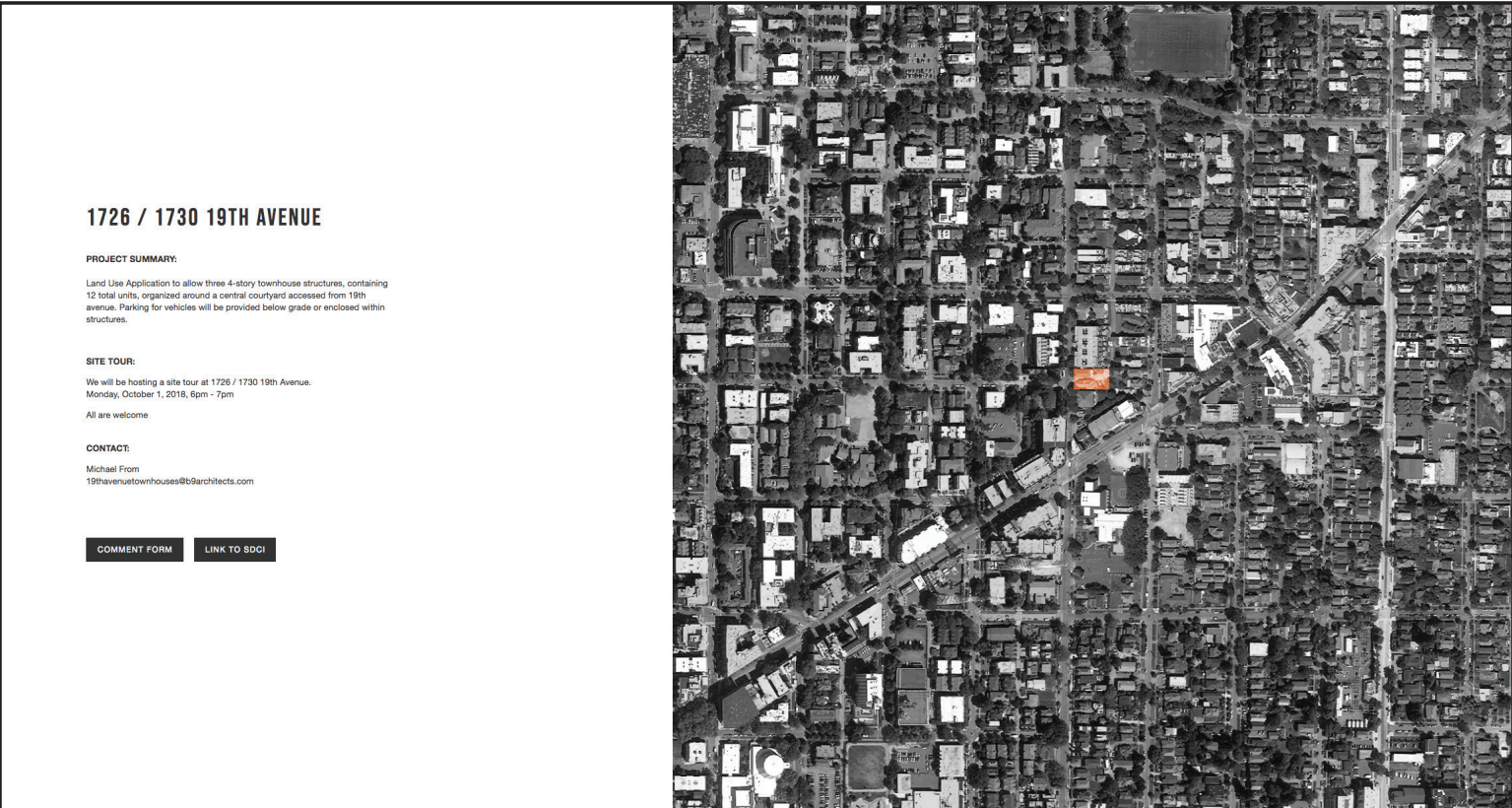
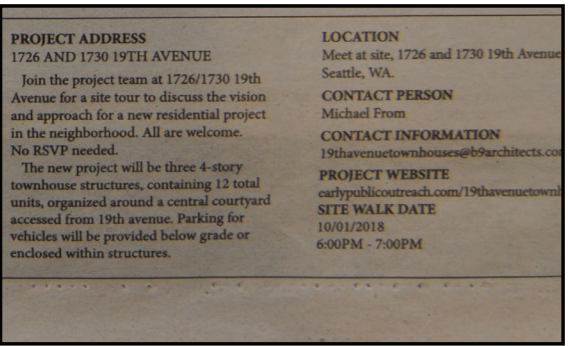
⑦ Thudsuan Kitchen and Bar on E Madison St and 19th



⑧ Office on 20th Ave



1 Printed ad in Capitol Hill Times



2 Interactive project webpage - www.earlypublicoutreach.com/19thavenuetownhouses



3 Printed 36" x 72" sign on site



4 Hosted 1-hour community on-site walk with the neighbors of surrounding buildings



EARLY COMMUNITY OUTREACH

b9 architects conducted and completed the Early Community Outreach requirements for the proposal at 1726 - 1730 19th Avenue. Outreach included a large sign installed on site, an ad in a local print newsletter (Capitol Hill Times), an interactive project website and a site tour/walk. Members of the community, who attended the site tour/walk on October 1 2018, provided the comments and questions about the proposal. This represented the only input received as part of the required Outreach. The comments focused on street parking, relationship to adjacent structures and trees, quality of materials and exterior spaces.

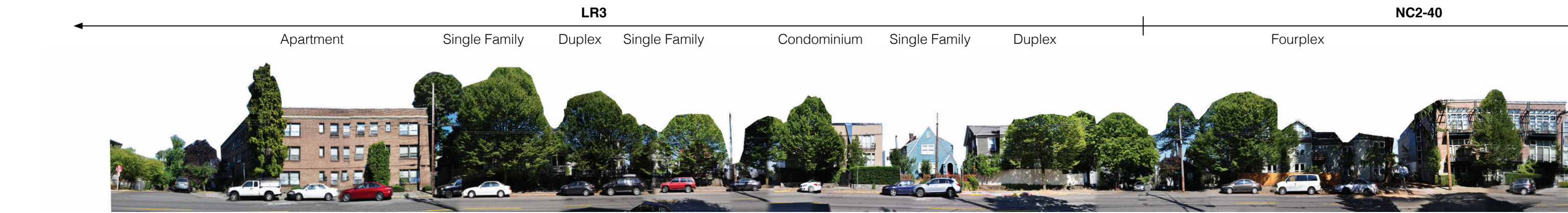
Individuals who provided comments were complimentary of the outreach effort by the applicant and requested that communication continue through the construction of the proposed project.

Per the SDCI Director’s Rule 4-2018/DON Director’s Rule 1-2018 VI.E.- Documentation: Early Design Guidance

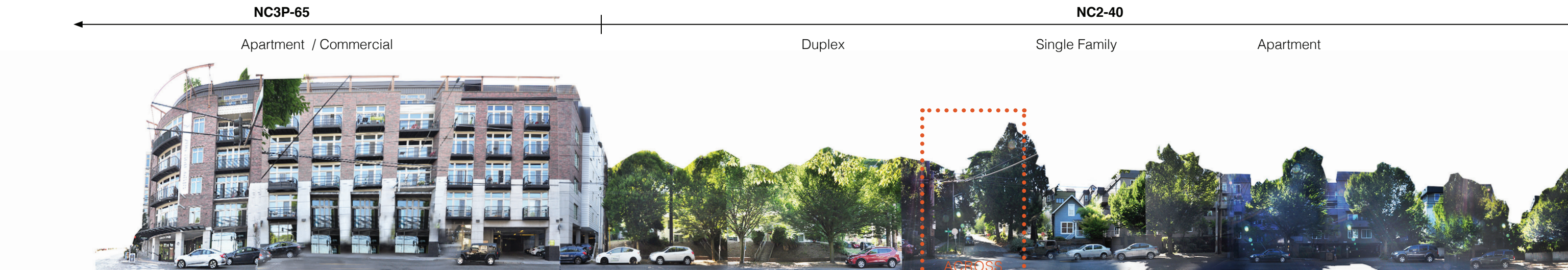
Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback 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 Ad in local newsletter (Capitol Hill Times)	September 13, 2018	None received
②	Printed Outreach 36"x72" sign on site	September 13, 2018	None received
③	Digital Outreach Interactive project webpage	September 13, 2018	None received
④	In-Person Outreach	October 1, 2018	<p>Street Parking <i>Q: Is all street parking going to remain?</i> <i>A: A curb cut will be provided along 19th Avenue, and will eliminate some street parking.</i></p> <p>Relationship to adjacent structures and trees <i>Q: Will the project have a walk through from 19th Avenue to 20th Avenue?</i> <i>A: There will not be a walk through, as the development is not associated with the development along 20th Avenue</i> <i>Q: Trees located along adjacent property to the south would remain?</i> <i>A: Trees located on adjacent sites will remain.</i></p> <p>Quality of materials <i>Q: Will materials be similar to the adjacent development on 19th Avenue?</i> <i>A: Materials have not yet been selected.</i></p> <p>Exterior spaces <i>C: See if the proposed units can have a relation with the patio space near where the 19th Avenue lofts have a patio space.</i></p>

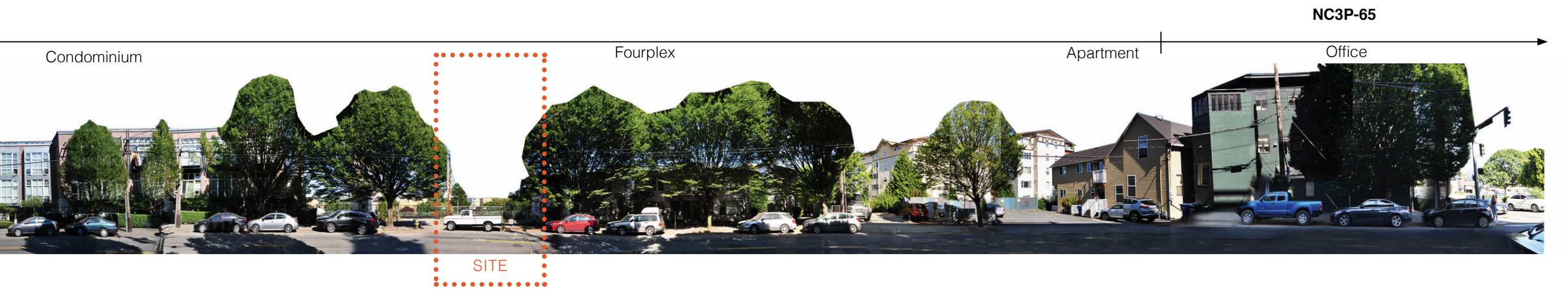
STREET PANORAMAS



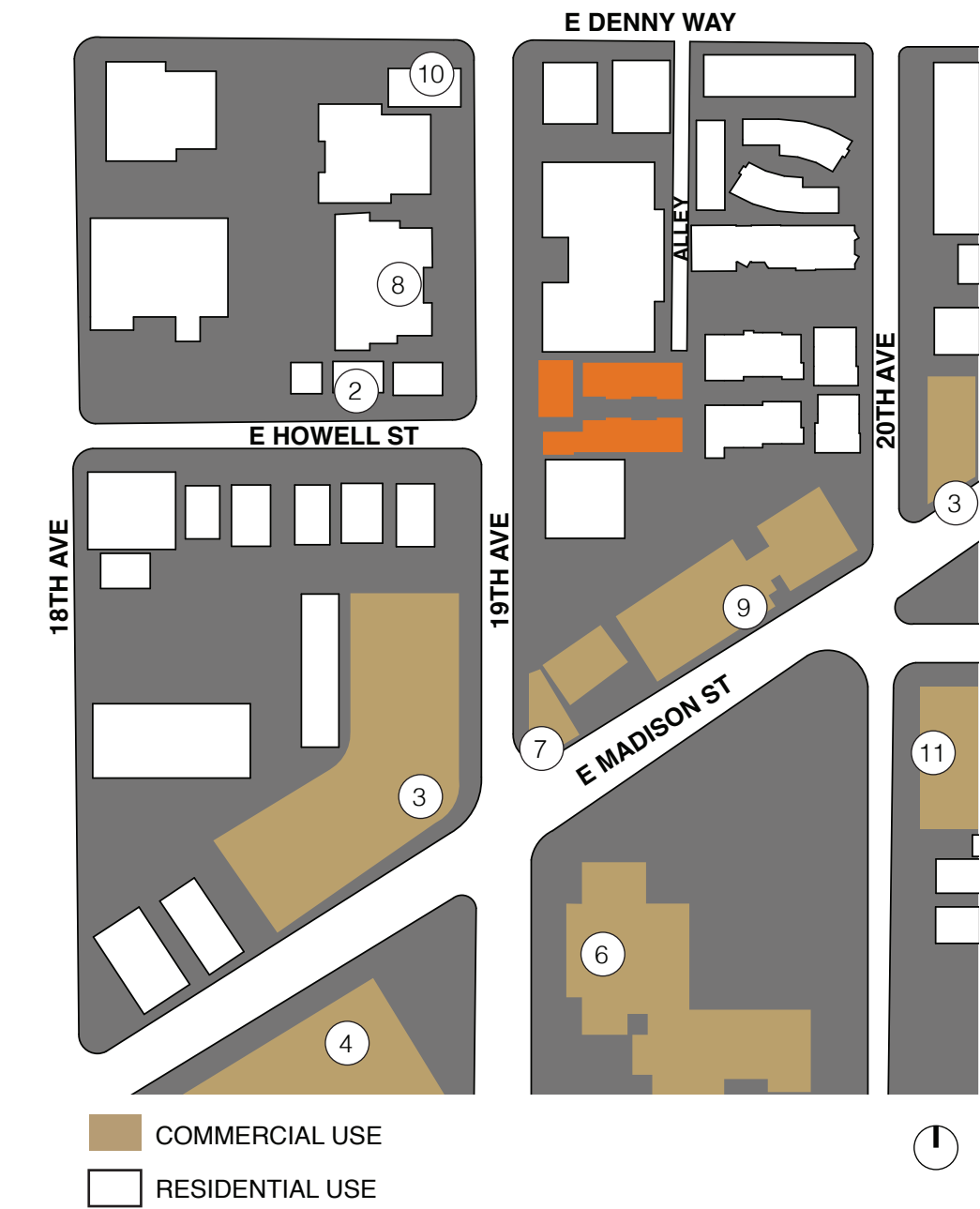
① East side of 19th Ave



② West side of 19th Ave



ZONING/PUBLIC REALM

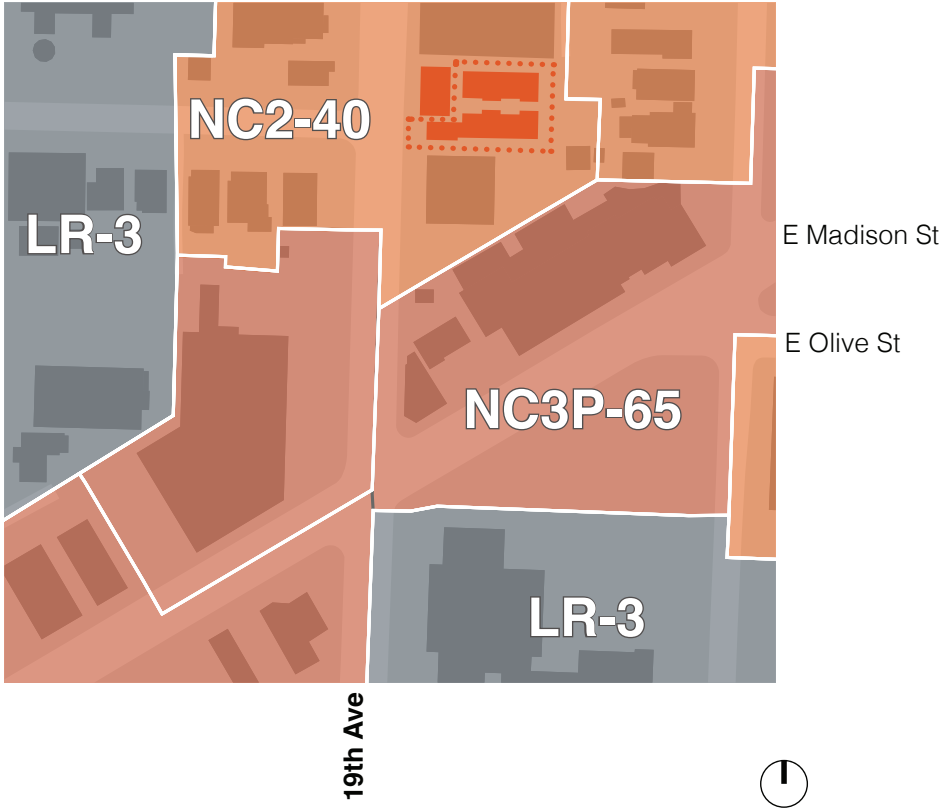


The project site is located along 19th Avenue, near Madison Street where zoning transitions occur from NC3P-65 to NC2-40 and LR3. The right-of-way along 19th Avenue is 40 feet wide, has planting strips, street trees and sidewalks, along both sides of the street.

Along E Madison Street, uses include primarily mixed-use, multi-family residential, office, restaurants and commercial. Uses north of E Madison Street, on 19th Avenue within multiple zones, including NC3P-65, NC2-40 and LR3, transition from more intensive commercial uses to lowrise residential and single family structures.

The project proposal looks to contribute to this existing pattern by providing new ground-related dense residential uses, featuring a small front setback that is consistent with the existing context.

1 PROPOSED DEVELOPEMENT



2 4-story Townhouses
1820-1826 E Howell St
Built: 2011



3 Mixed-Use Apartments
1818 E Madison
Built: 2012



④ Mixed-Use Apartments
1615 19th Ave E
Built: 2003



⑥ Mt Zion Baptist Church
1634 19th Ave
Built: 1962



⑧ Madison Place - Apartments
1813 19th Ave
Built: 1989



⑩ Duplex
1825 E Denny Way
Built: 1941



⑤ Restaurant
1700 20th Ave
Built: 1959



⑦ Office
1900 E Madison St
Built: 1909

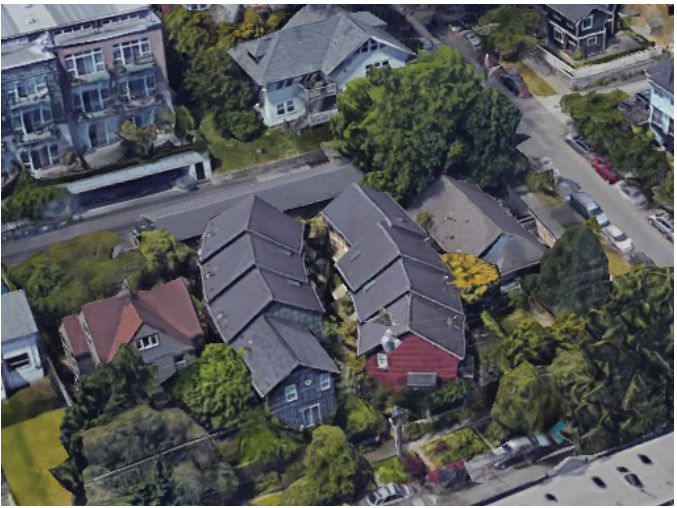


⑨ Apartment Building
1916 E Madison ST 98122
Built: 1998

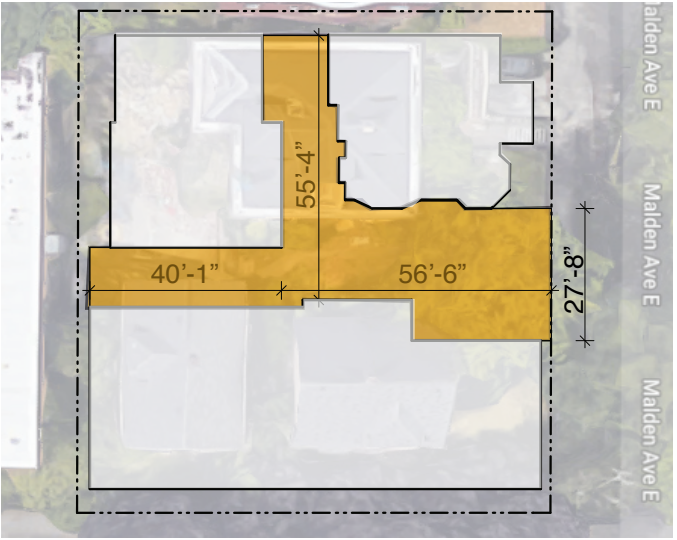


⑪ Office Building
1658 20th Ave 98122
Built: 1919

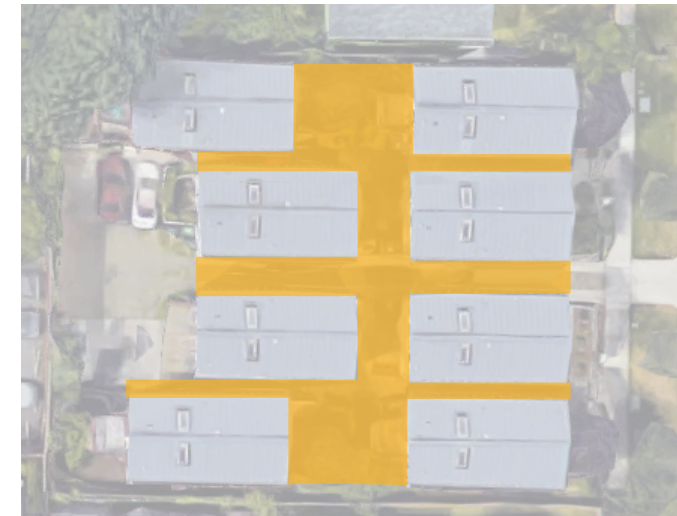
COURTYARD ANALYSIS



① Townhomes at 1821 20th Ave
Linear courtyard connected to street



② Rowhouse and duplex on adjacent sites at 1412 E Mercer Street and 607 Malden Ave E with existing home. Strong street presence with space carved out in center. By b9 architects.



③ Townhomes at 120 19th Ave E
Infill behind existing structures



④ Townhomes at 410-412 12th Ave E
Central courtyard raised above the street.
By b9 architects.

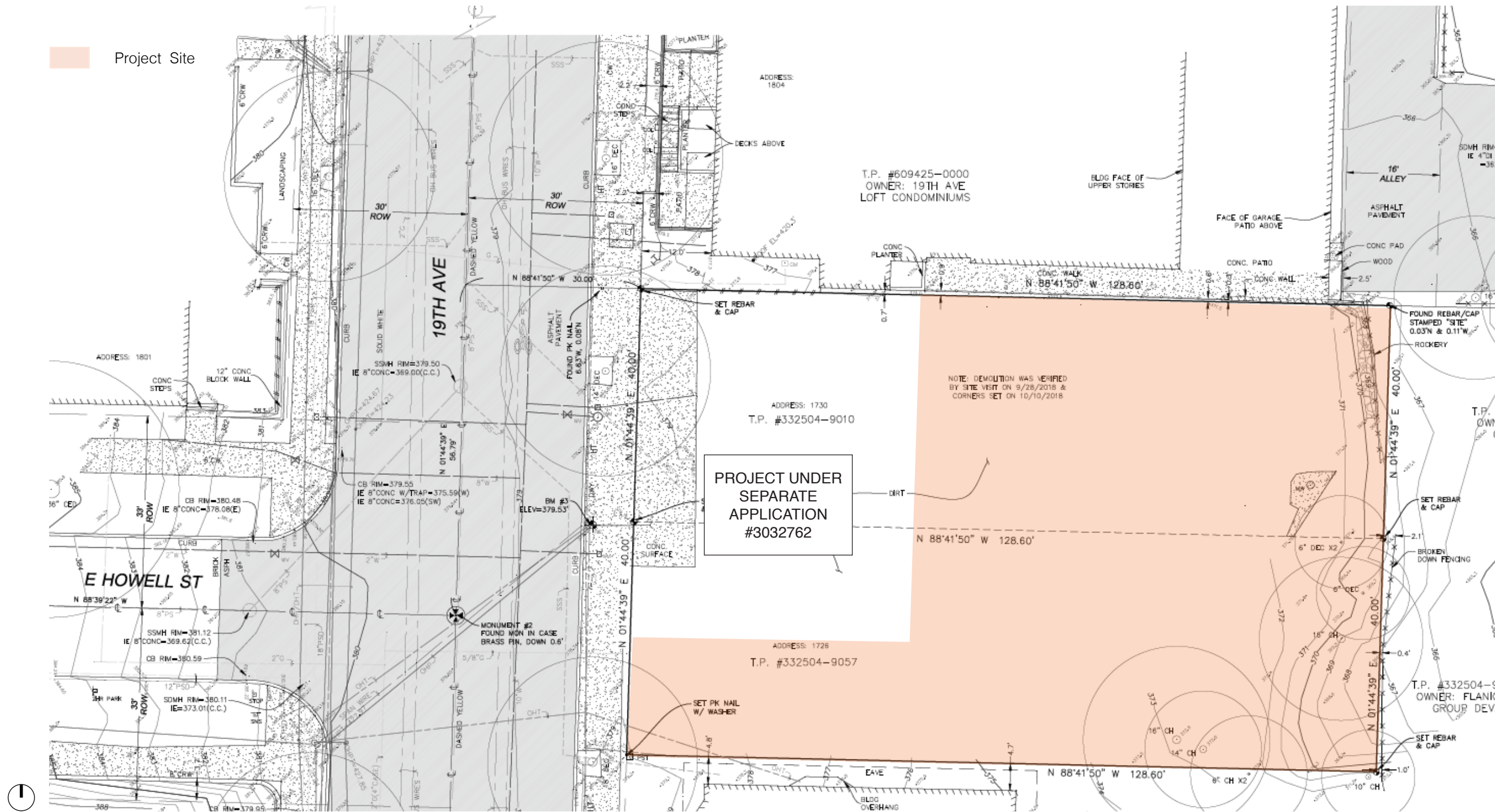


⑤ Townhomes 1609 21st Ave
Central spine between rows of townhomes

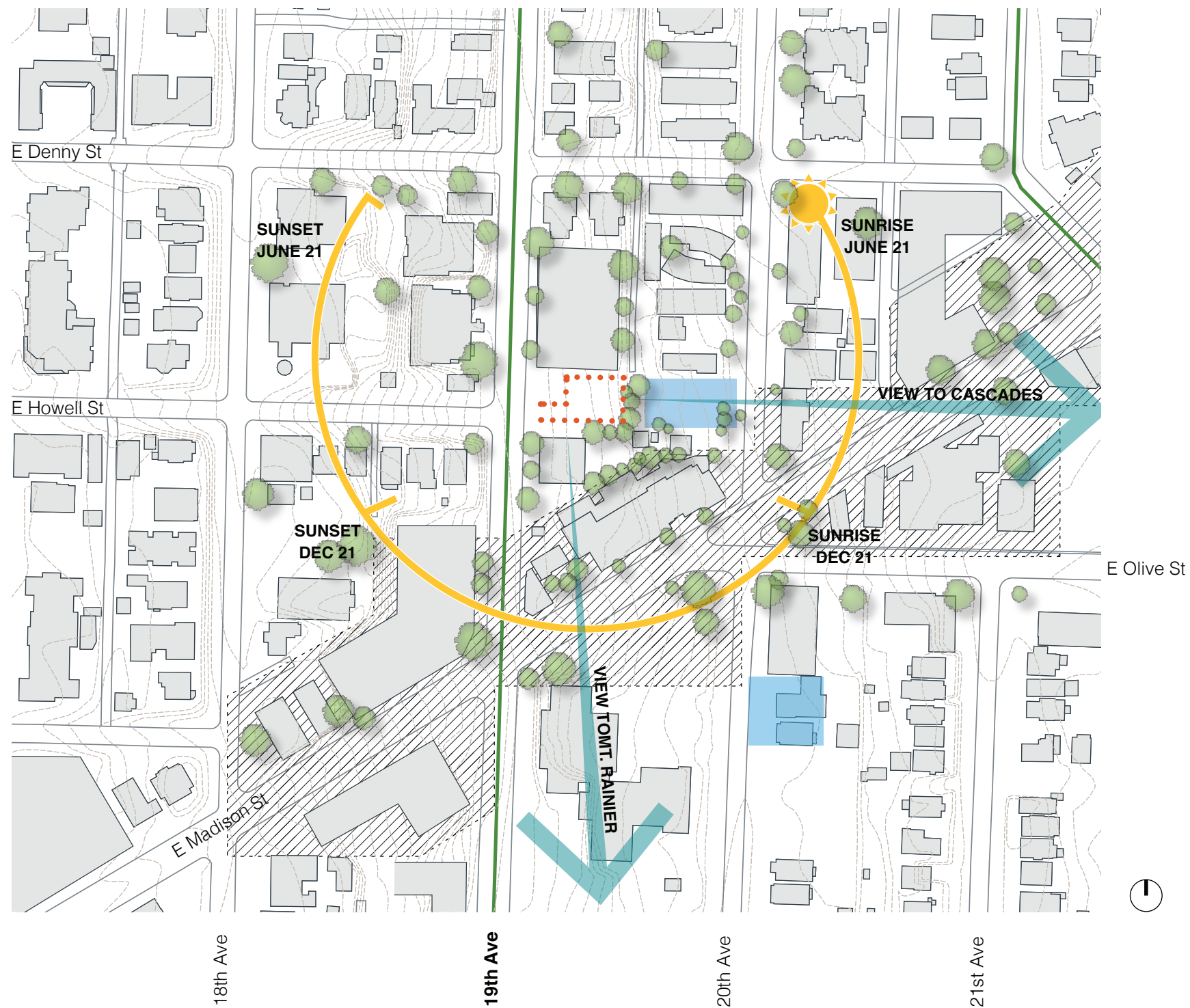


⑥ "Urban Canyon" townhomes at 1903 E Pine St
Meandering path pulls block apart, adding variety
of scales. By b9 architects.

SITE SURVEY



SITE CONDITIONS & CONSTRAINTS



Constraints

- The site is located close to a Principal Arterial, E Madison Street, which is an Urban Village Main Street connecting the site to Downtown and Madison Park
- The site is located on a Collector Arterial, 19th Avenue, near the intersection of E Madison Street, a short distance from the Capitol Hill Urban Center Village
- The lot recently had its existing structures demolished approved by SDCI due to high hazard conditions of trespassing.
- Pedestrian and vehicular access is proposed to be from 19th Avenue to all units.
- A 3-story condominium structure, the 19th Avenue Lofts, built in 2004 abuts the site to the north. A 2-story apartment structure owned by Mount Zion, built in 1901, is located immediately south of the site. A new, 4-story townhouse structure is proposed at the adjacent site to the east under Project #3029632/3029633 and Project #6624395/#6624397.
- The adjacent site to the northwest, 1730 19th Avenue, is under common ownership with the subject site. The adjacent site is to be developed concurrently under project #3032762. That development proposal includes (3) four story townhouse units.
- A shared below grade parking garage contains (13) thirteen parking stalls and is accessed via 19th Avenue.
- The project site is L-shape, with 31.58' on 19th Avenue by 128.60' east-west by 80.00' north-south.
- The site is zone NC2-40. The allowable building height is 40'-0".



PEDESTRIAN ZONE



ADJACENT DEVELOPMENT



EXISTING CONDITIONS

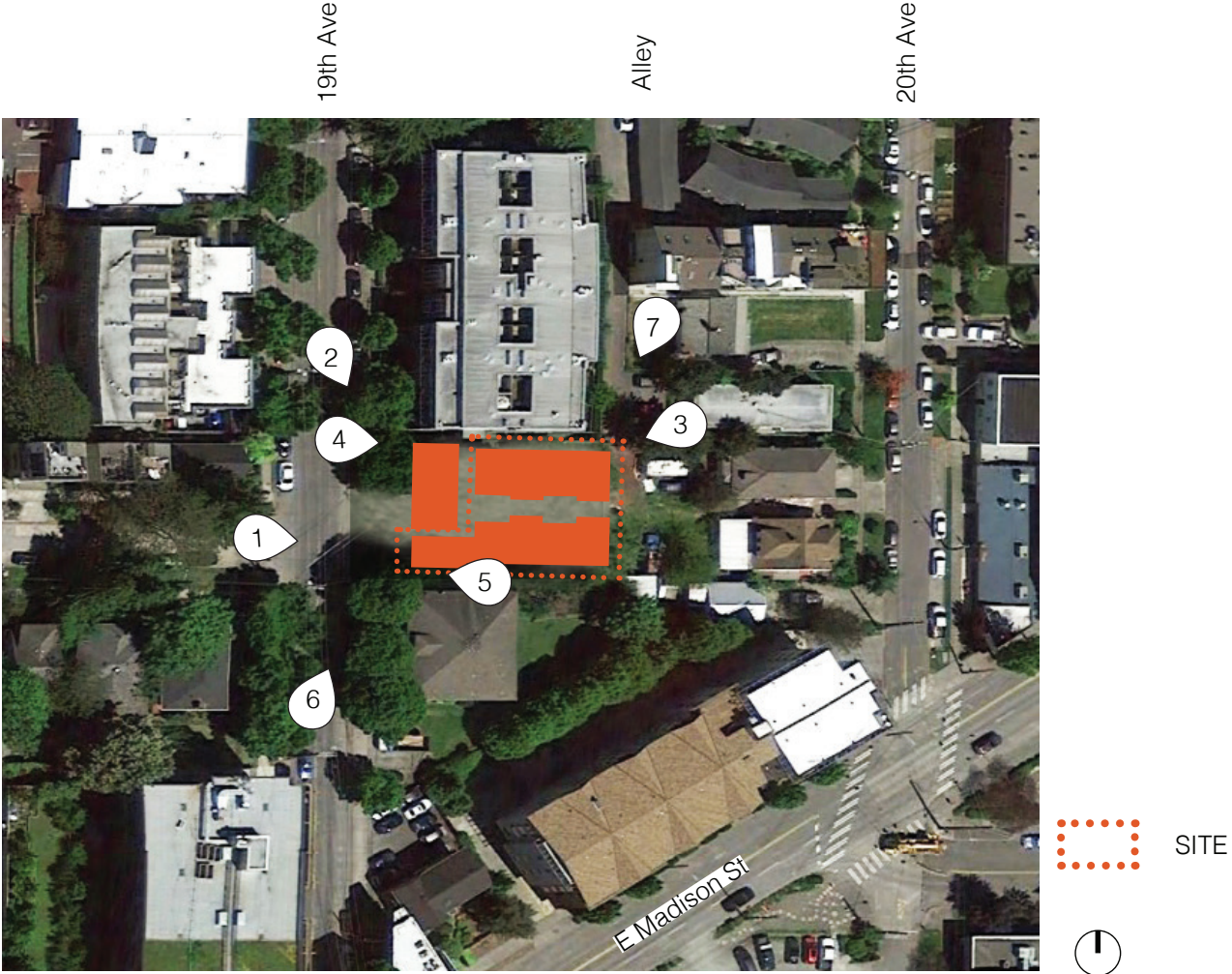
The project site is 31.58' on 19th Avenue by 128.60' east-west deep by 80.00' north-south. Currently no existing structures are on the site. They were demolished under Demolition Permit #6657051.

The adjacent site to the northwest, 1730 19th Avenue, is under common ownership. The adjacent site is to be developed concurrently under project #3032762.

Currently, a mix of multifamily structures bound the site to the west. A 3-story, condominium structure built in 2004 bounds the site to the north. The adjacent two sites to the east are proposing 4-story townhouse structures under Project #3029632/3029633 and Project

#6624395/#6624397. A 2-story apartment structure owned by Mount Zion, built in 1901, is located immediately south of the site. The site's topography descends approximately 10 feet from the west property line along 19th Avenue to the east property line at the rear of the site and has the potential for views to the east of Lake Washington, the Cascades, and Mt. Rainier beyond.

The site is located mid-block on 19th Avenue in the Capitol Hill neighborhood, between E Denny Street to the north and E Madison Street to the south, at the termination of E Howell Street from the west. The site has great access to the transit and shops along E Madison Street and is located 0.3 miles south of Miller Playfield and Community Center.



1 View from 19th Ave looking towards East



2 View from 19th Ave looking towards Southeast



③ View from Alley looking Northeast property line condition



④ View looking at North property line condition



⑤ View looking at South property line condition



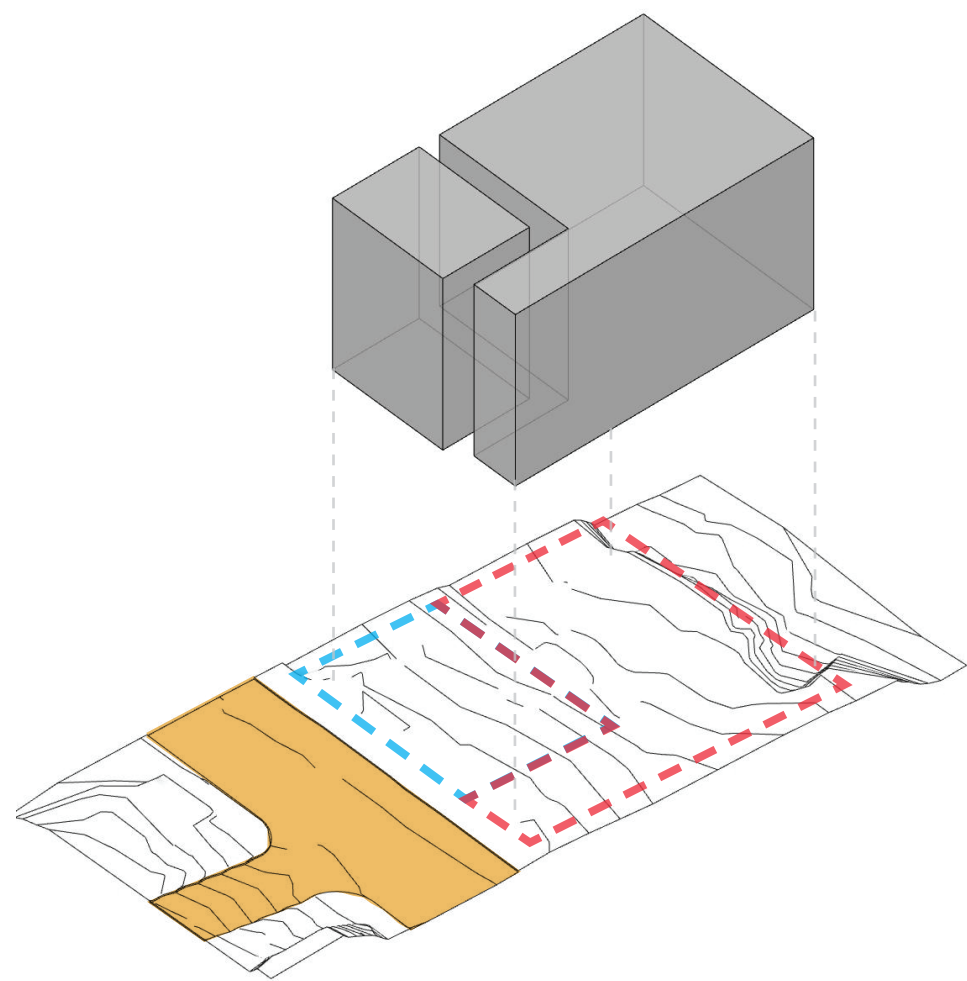
⑥ View from 19th Ave looking towards Northeast



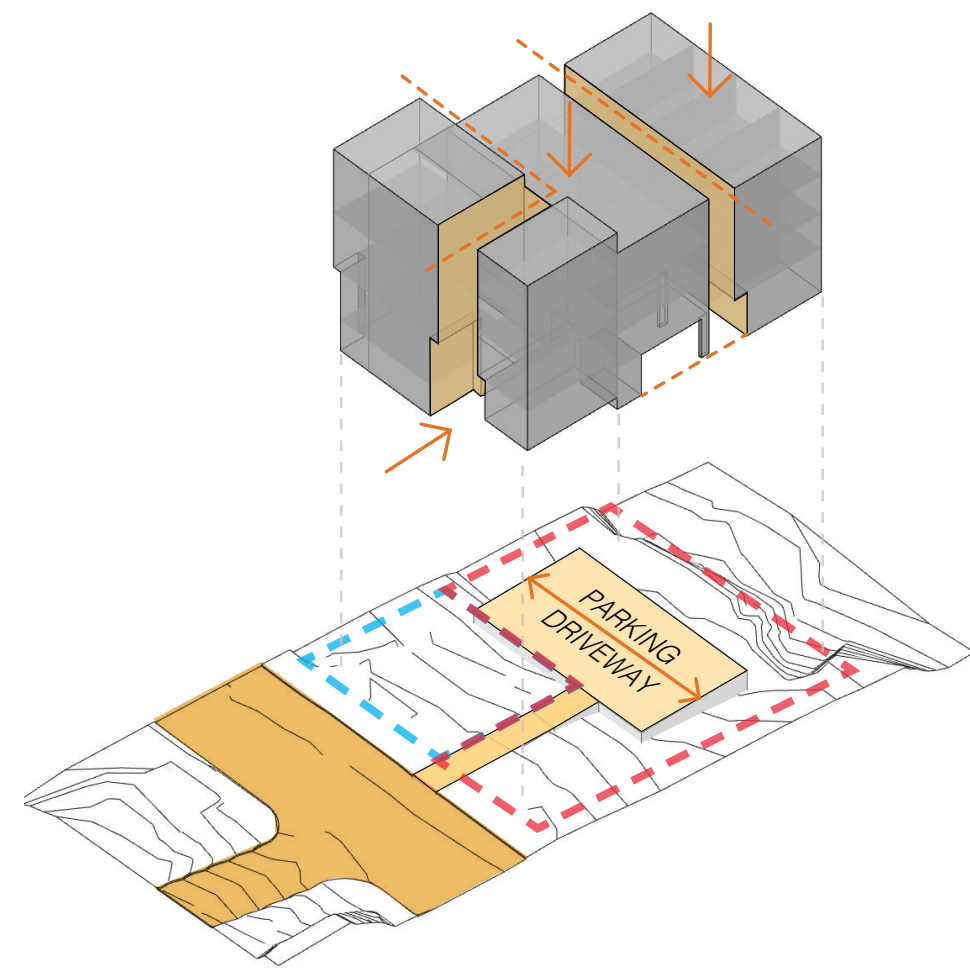
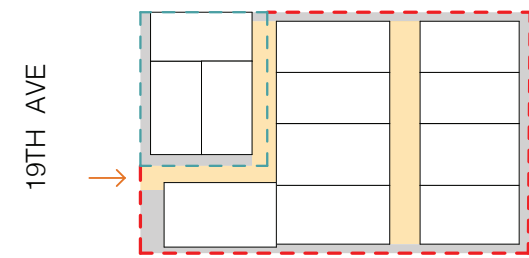
⑦ View from the Alley looking to South

DESIGN EVOLUTION

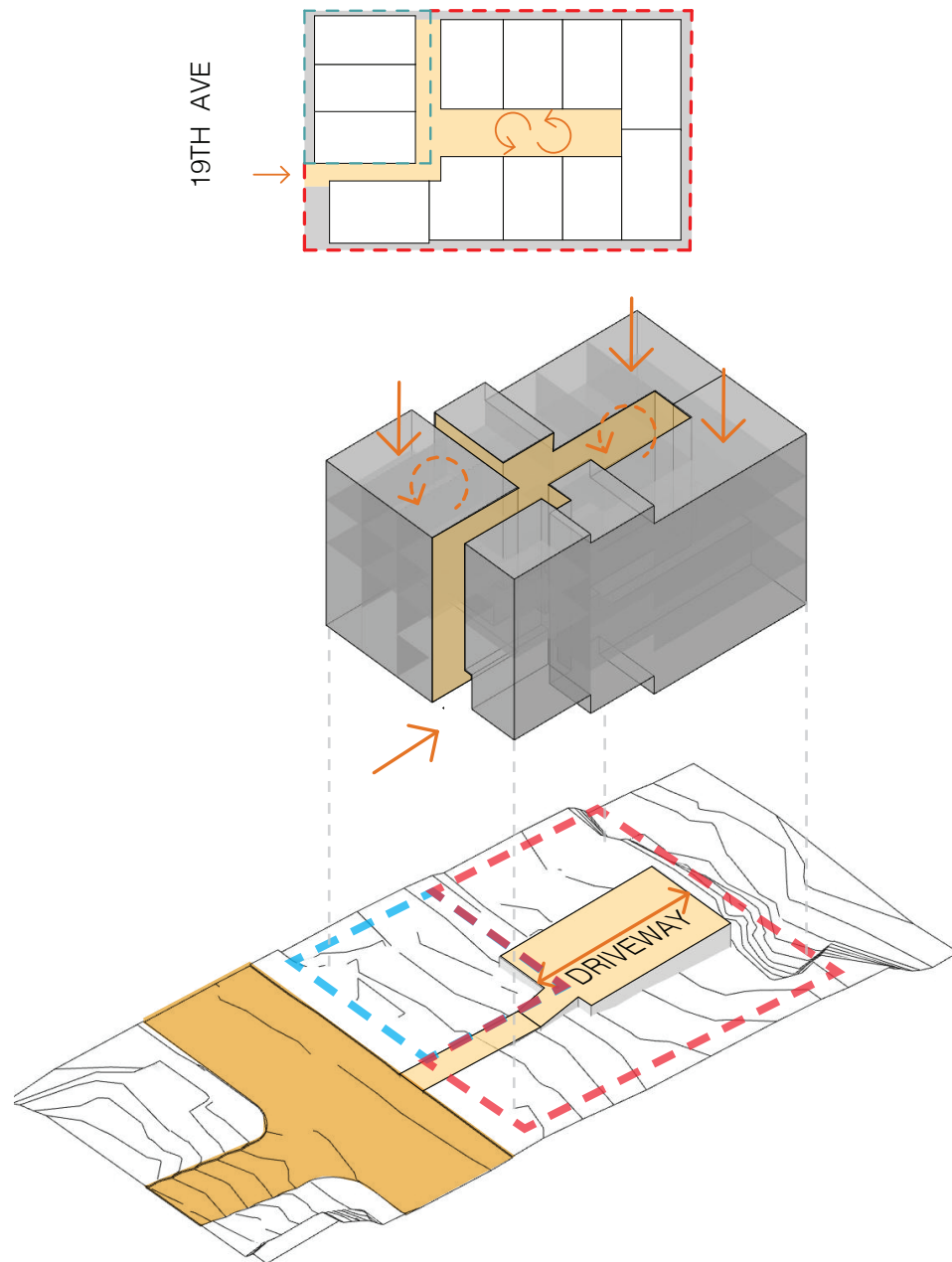
- 1730 20TH AVE | PROJECT #3032762
- 1726 20TH AVE | PROJECT #3032517



- CODE COMPLIANT**
- Solid Massing
 - Code Compliant setback for residential use

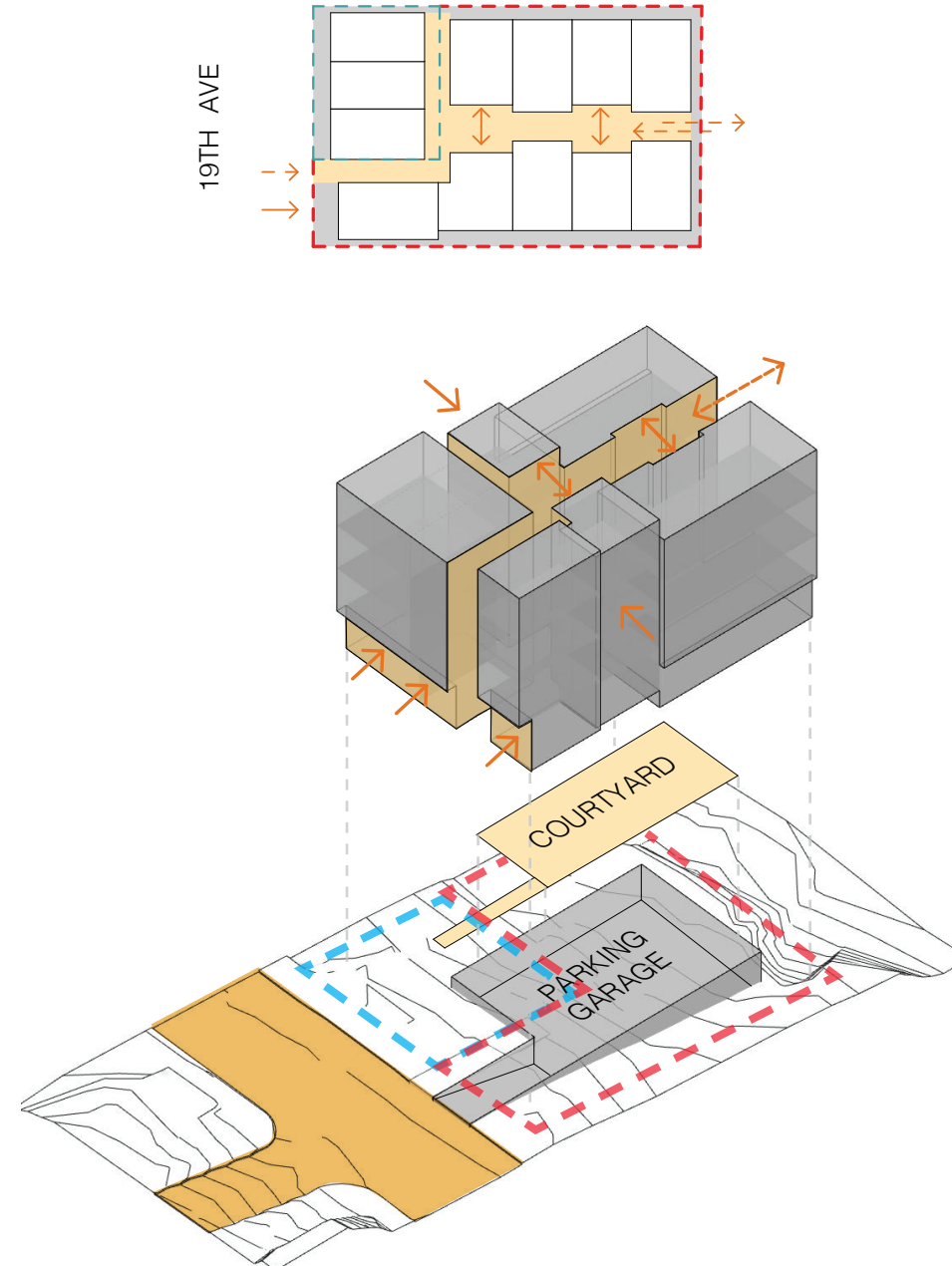


- ALTERNATIVE 1**
- Surface parking is provided at grade with access from 19th Avenue
 - Exterior spaces are carved between structures for vehicular circulation
 - Exterior space is primarily for vehicle circulation
 - Units fronting 19th Avenue take advantage of a code compliant additional 4-feet in height by raising the unit entries 4 feet above the sidewalk elevation.
 - Front units are set back 3-foot from the west property line per SDCI/SDOT
 - Street-facing facades are located less than 10 feet from the sidewalk
 - Unit heights follow the natural topography of the site and step down away from 19th Avenue.



ALTERNATIVE 2

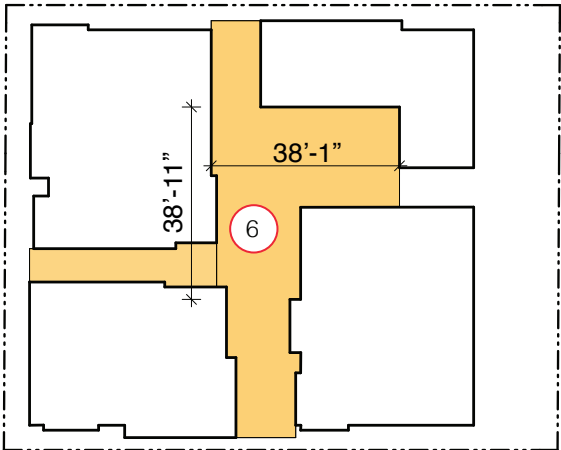
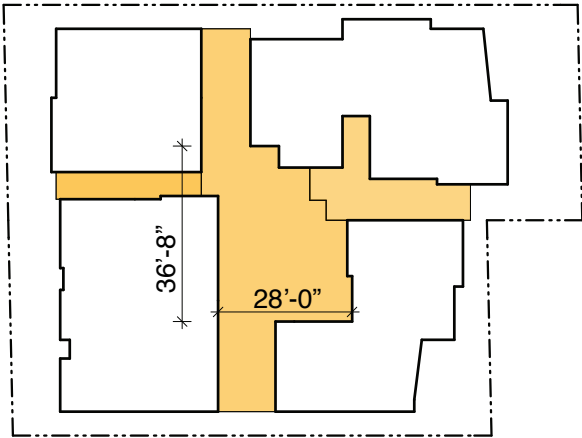
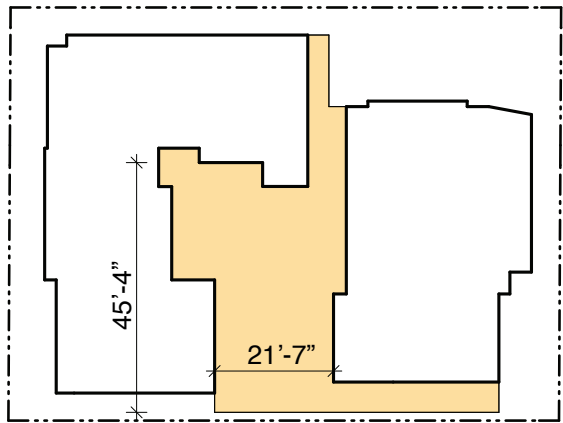
- All units rotate to orient towards 19th Avenue
- Unit entries are at street level with maximum height at 40-feet
- Rear structures rotate, pairing the exterior circulation spaces together
- Exterior space is oriented in multiple directions
- All exterior space is still primarily vehicular circulation
- Parking is located in garages inside the units at the ground floor.
- Front units are setback 3-foot from the west property line per SDCI/SDOT
- Street level dwelling units are located less than 10 feet from the sidewalk
- Unit heights follow the natural topography of the site and step down away from 19th Avenue.



ALTERNATIVE 3 (PREFERRED)

- A shared below grade garage is provided, opening up the center of the site for a shared courtyard at grade
- The long U-shaped structure is split in the north-south direction to provide additional light and air and results in two smaller structures.
- Exterior space is oriented in the east-west direction creating a potential spatial relationship with the proposed development to the east under separate ownership.
- Street-facing facades are located at the code-required 10 feet from the sidewalk
- Proposed massing at the courtyard shifts back to create a generous shared courtyard space that engages the units and the pedestrian access.
- Side Setbacks shift in to provide more light and air to adjacent neighbors.

B9 ARCHITECTS' COURTYARD PRECEDENTS



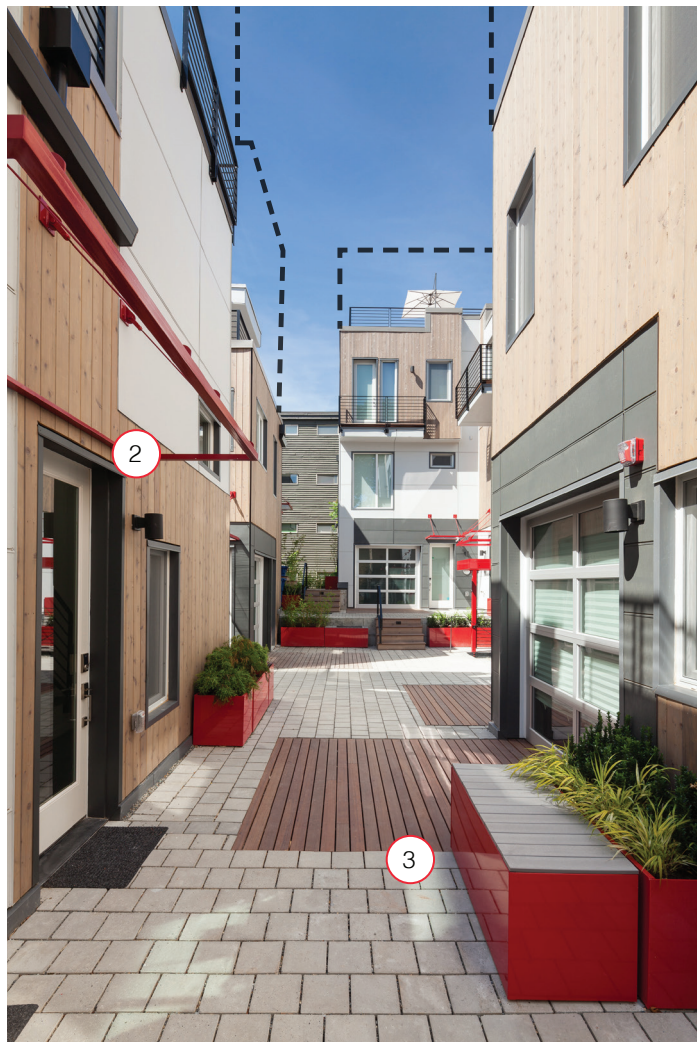
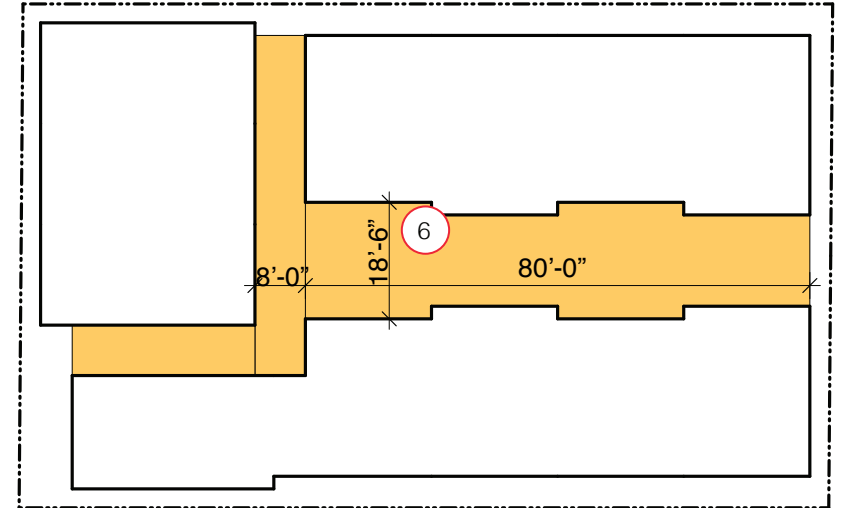
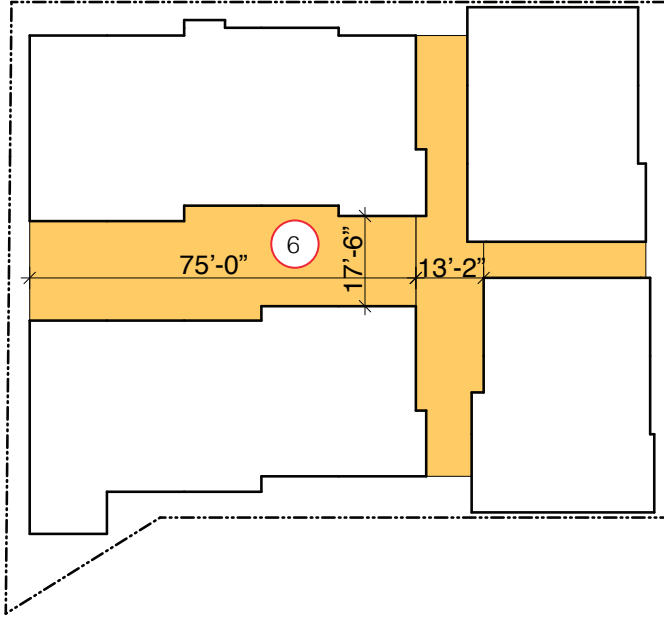
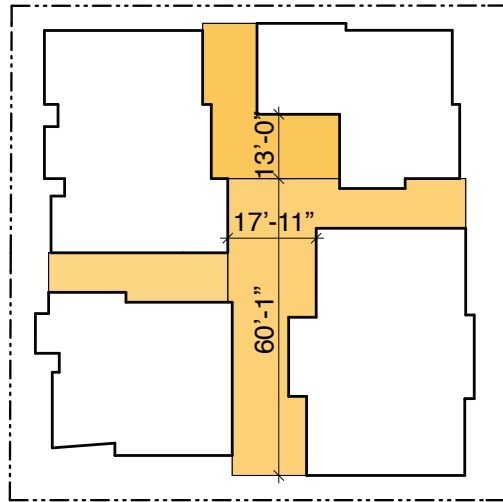
4-STORY VOLUME
OUTLINE, TYP.



WOODLAND PARK TOWNHOMES

VIEWS ON SOUTH QUEEN ANNE

FREMONT TOWNHOMES



SOL HAUS



1711 20TH AVE (ADJACENT DEVELOPMENT TO THE EAST)

Preferred Alternative

This analysis identifies architectural strategies for b9 architects' courtyard oriented projects. Specifically, the following items will inform the development of our design proposal for this site.

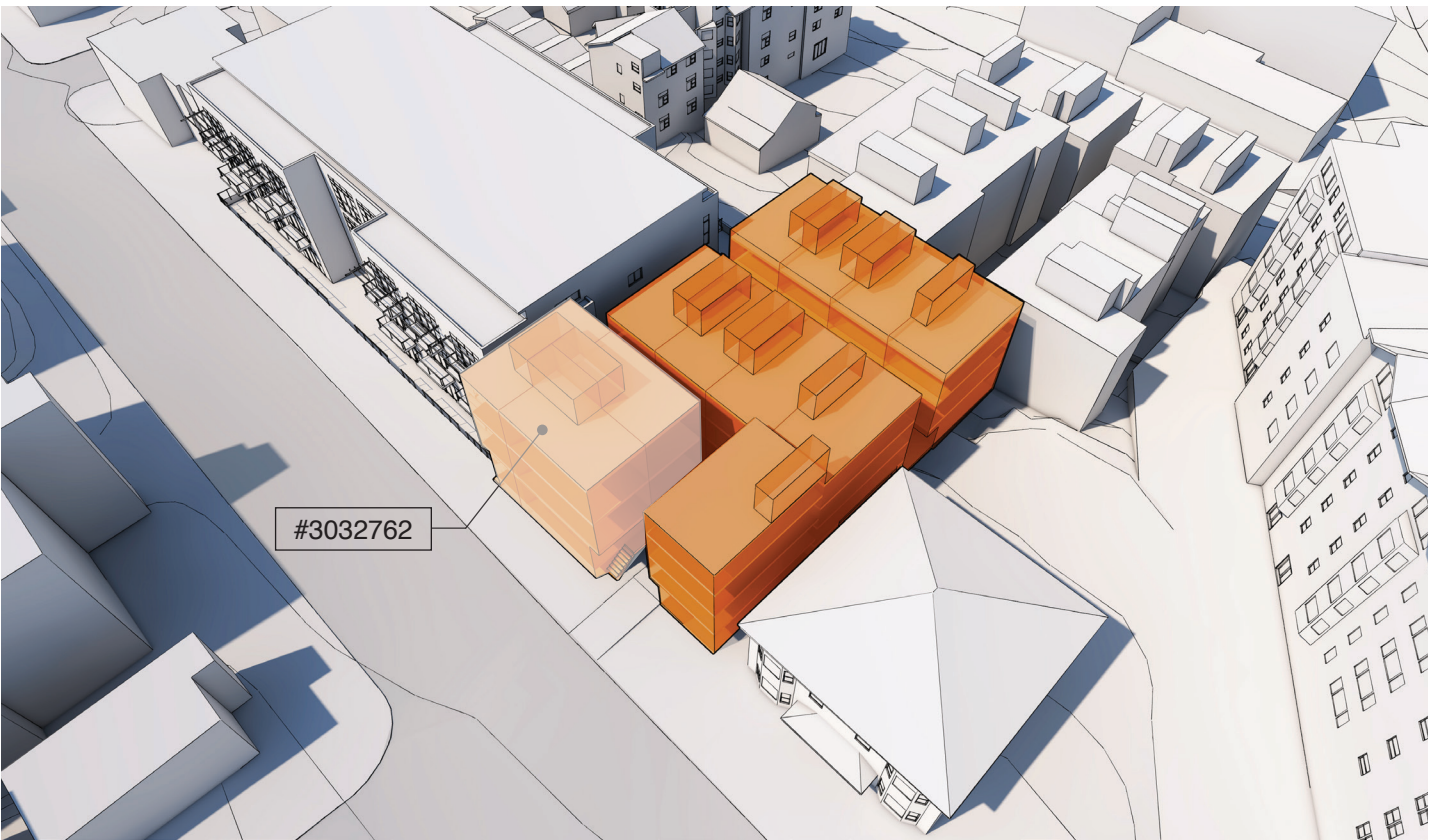
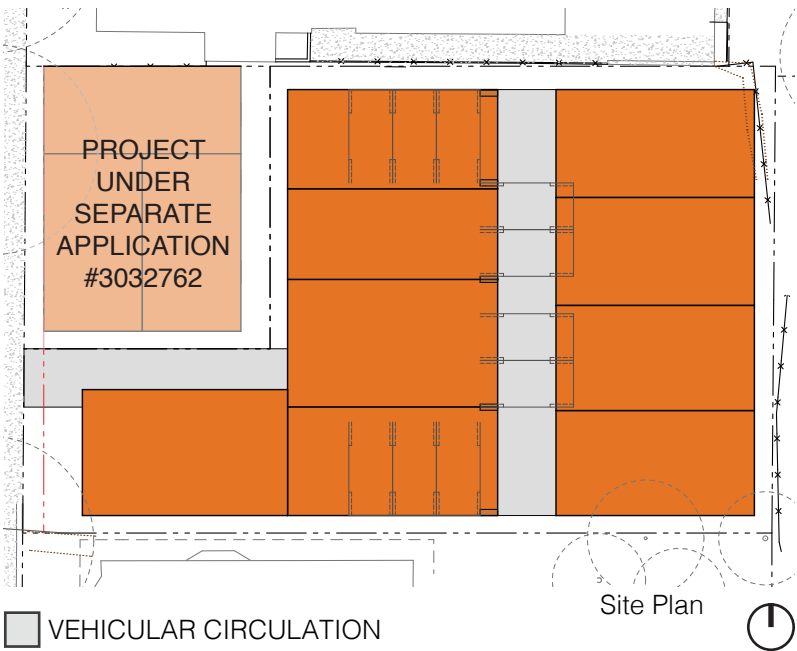
1. Hierarchy of spaces
2. Articulation of entries
3. Ground surface texture
4. Mix of hardscape and plantings
5. Pattern of openings
6. Proportion of open spaces

The proposed project balances the amount of open space with the amount of gross floor area, similar to the examples of b9 architects' courtyard oriented projects.

DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 1

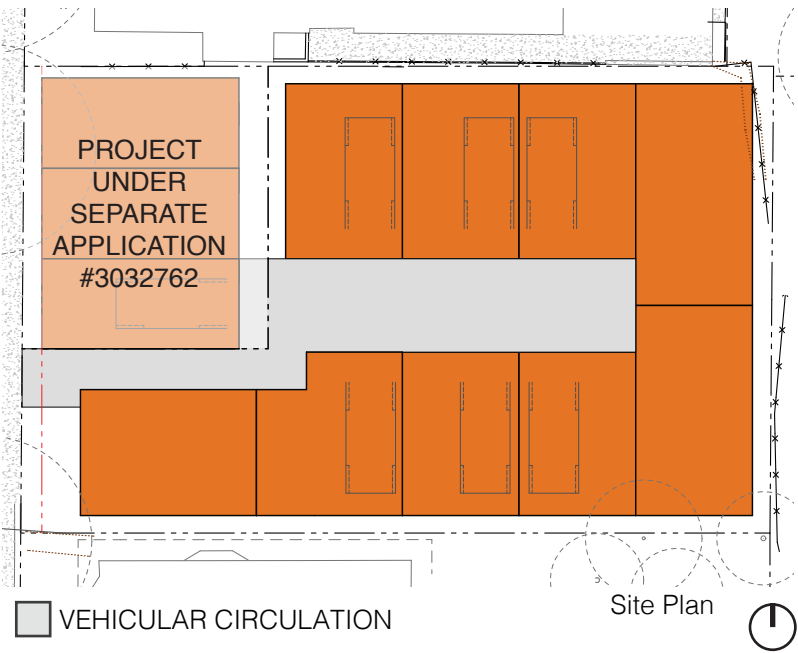
- Code compliant
- Exterior spaces between this proposed structure and the structures on the adjacent site are long, narrow and primarily functions for vehicular access and circulation. Parking provided at grade
- Does not acknowledge proposed development to the East.



Aerial View looking Northeast

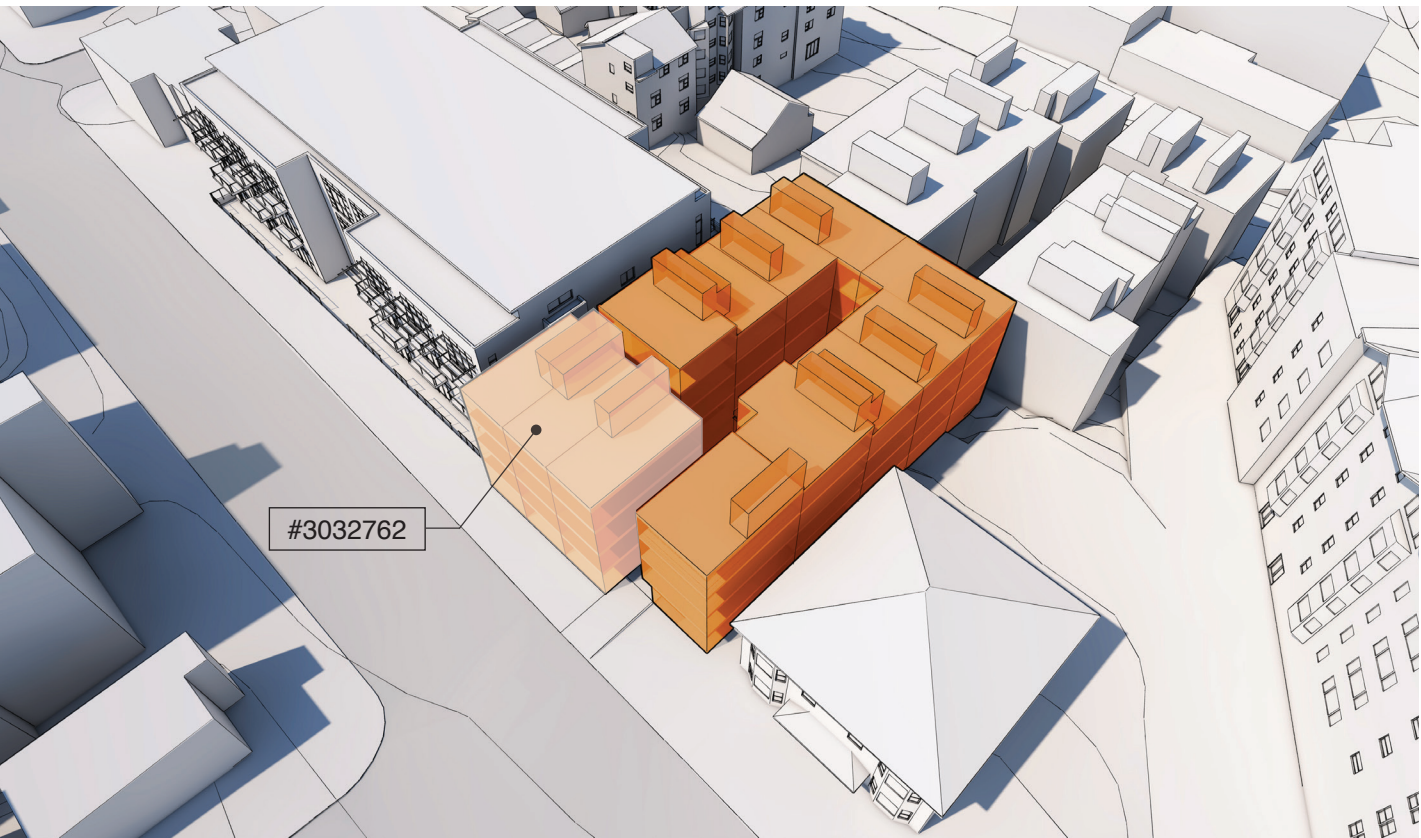
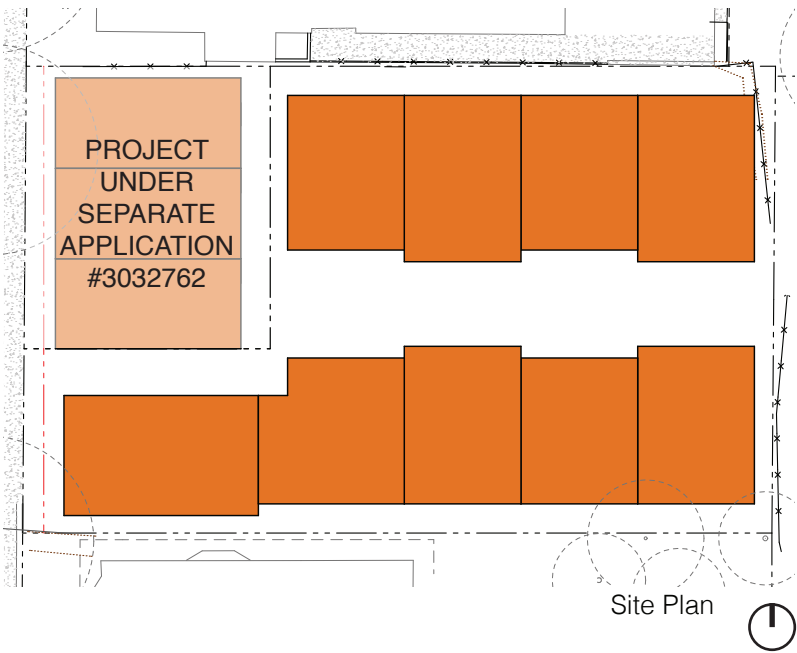
ALTERNATIVE 2

- Code compliant
- Does not acknowledge proposed development to the East
- Limited separation between buildings

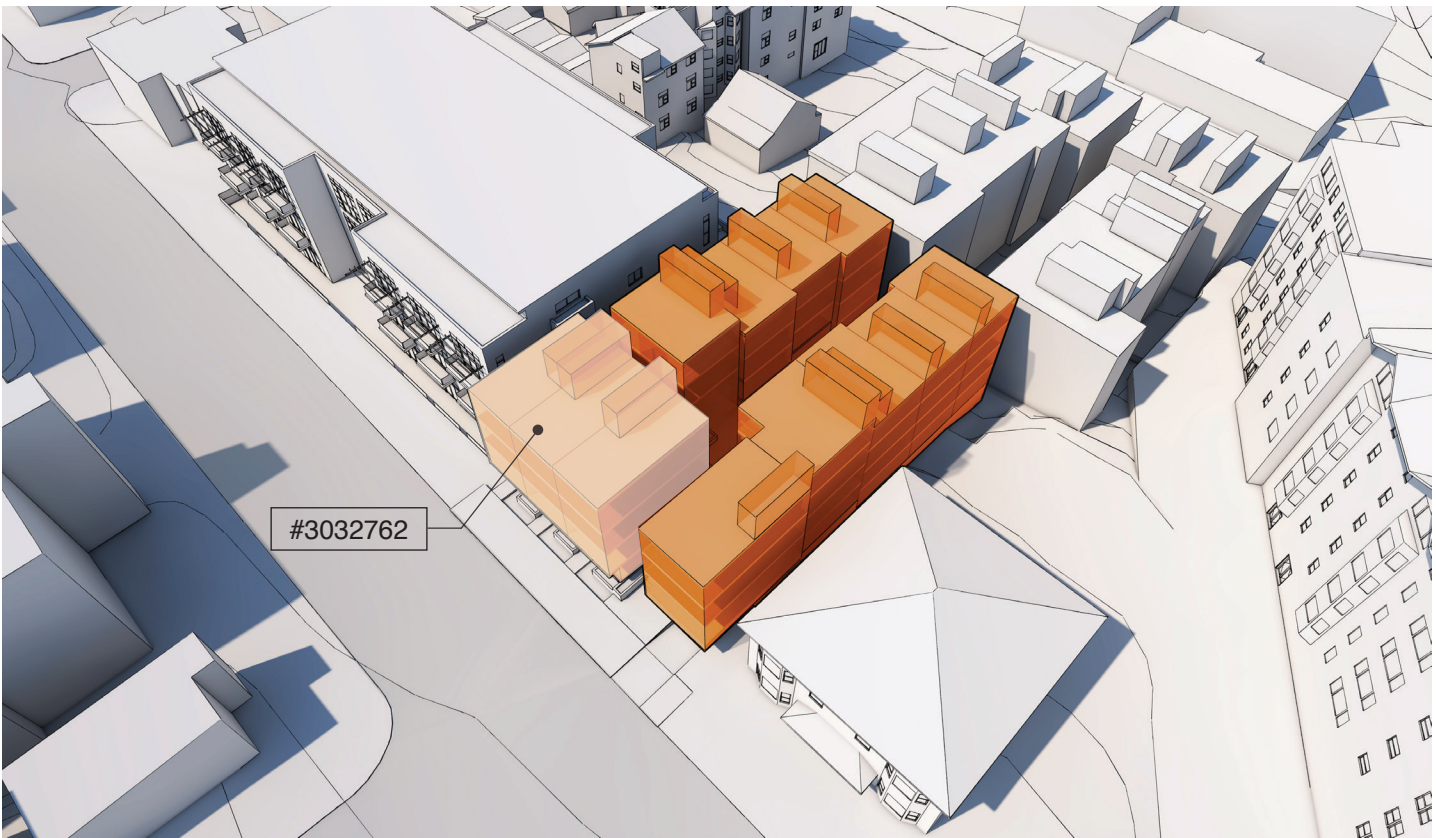


ALTERNATIVE 3 (PREFERRED)

- Code compliant
- Exterior space between this proposed structure and the structures on the adjacent site are entirely for pedestrian access and use, replacing a vehicular space with a courtyard at grade.
- Pedestrian access from 19th Avenue connects to a shared courtyard at the center of the adjacent site.
- Acknowledges proposed development to the East by providing a courtyard with a visual connection to that adjacent courtyard, improving access to light and air for both proposals.



Aerial View looking Northeast



Aerial View looking Northeast

ALTERNATIVE 1

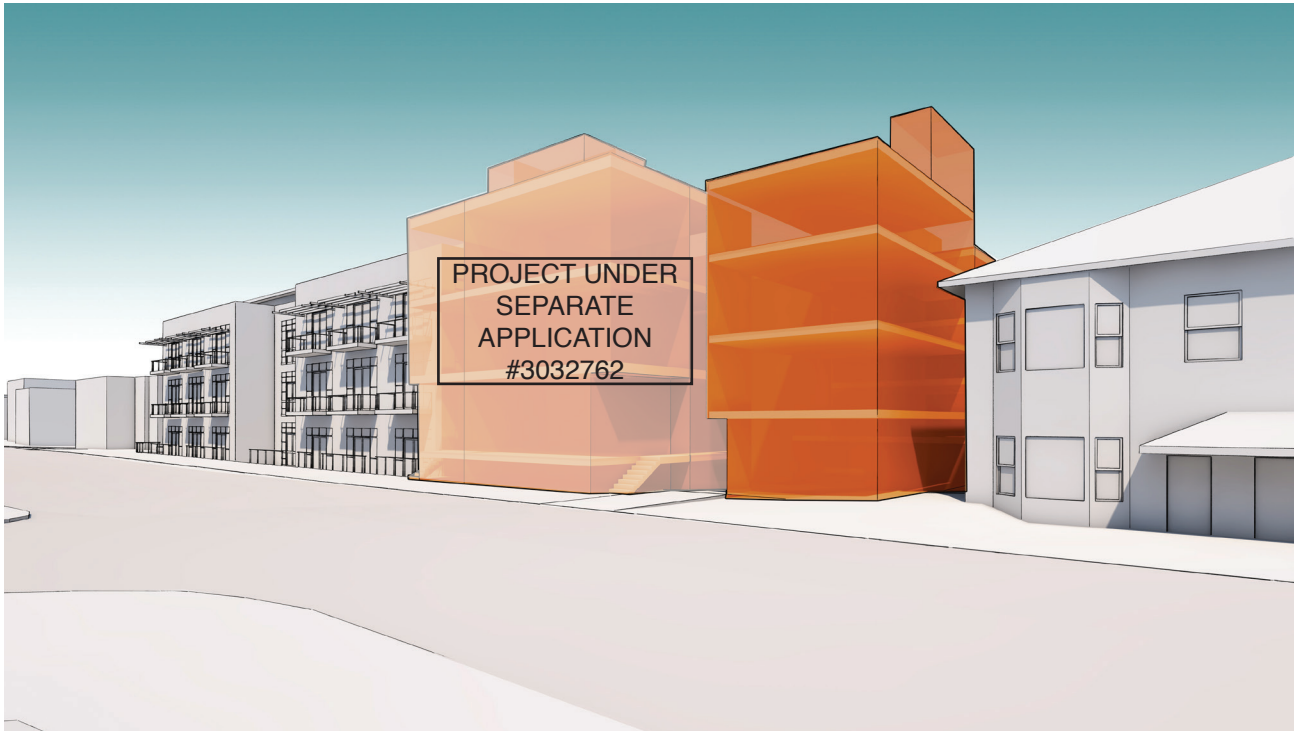
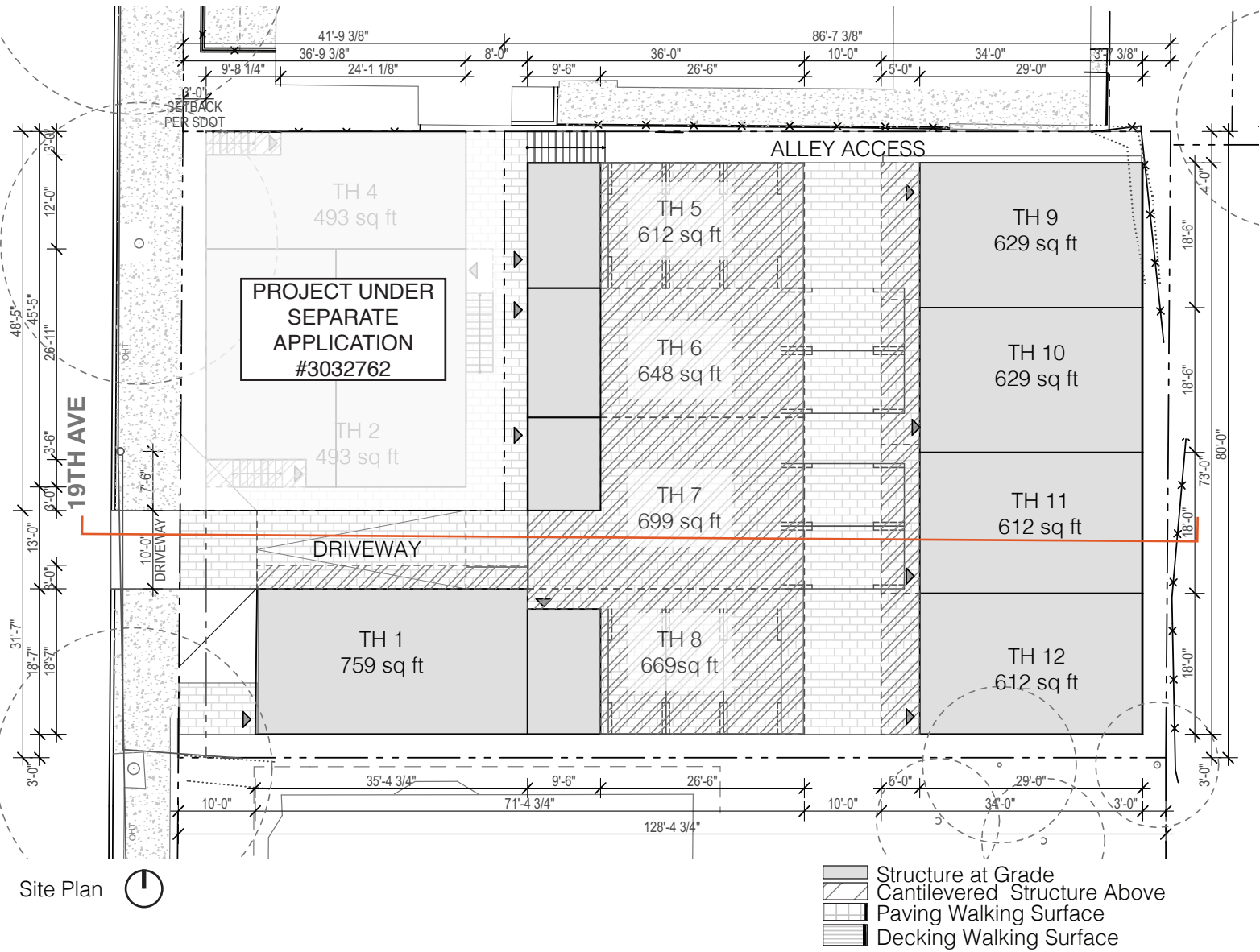
Alternative 1 is a code compliant scheme containing two four-story structures with a total of (9) townhouse units with (10) medium parking stalls at grade beneath the units. The only street-facing unit provides a 3-foot front setback per by SDCI/SDOT requirements. A driveway via 19th Avenue provides access to parking at grade.

Advantages:

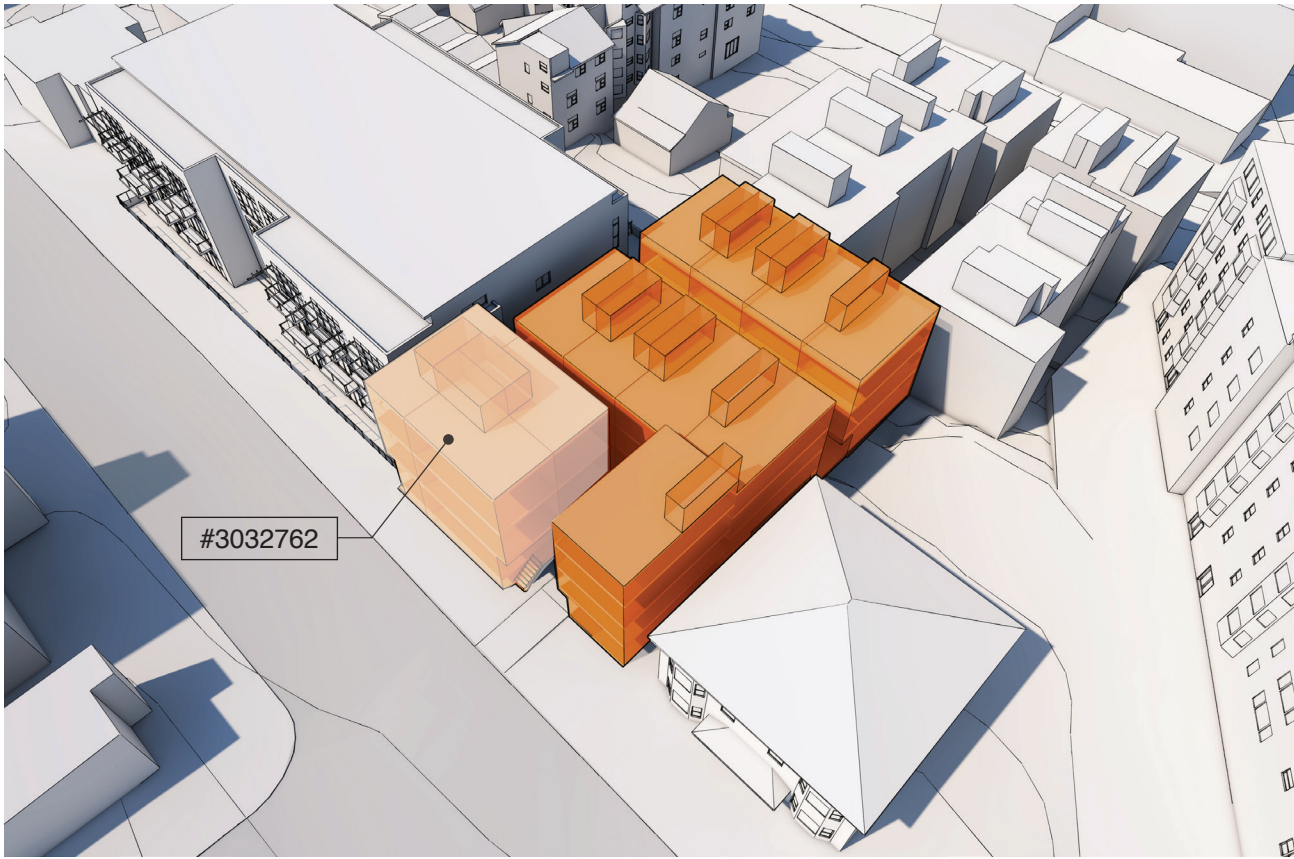
- Code Compliant

Issues:

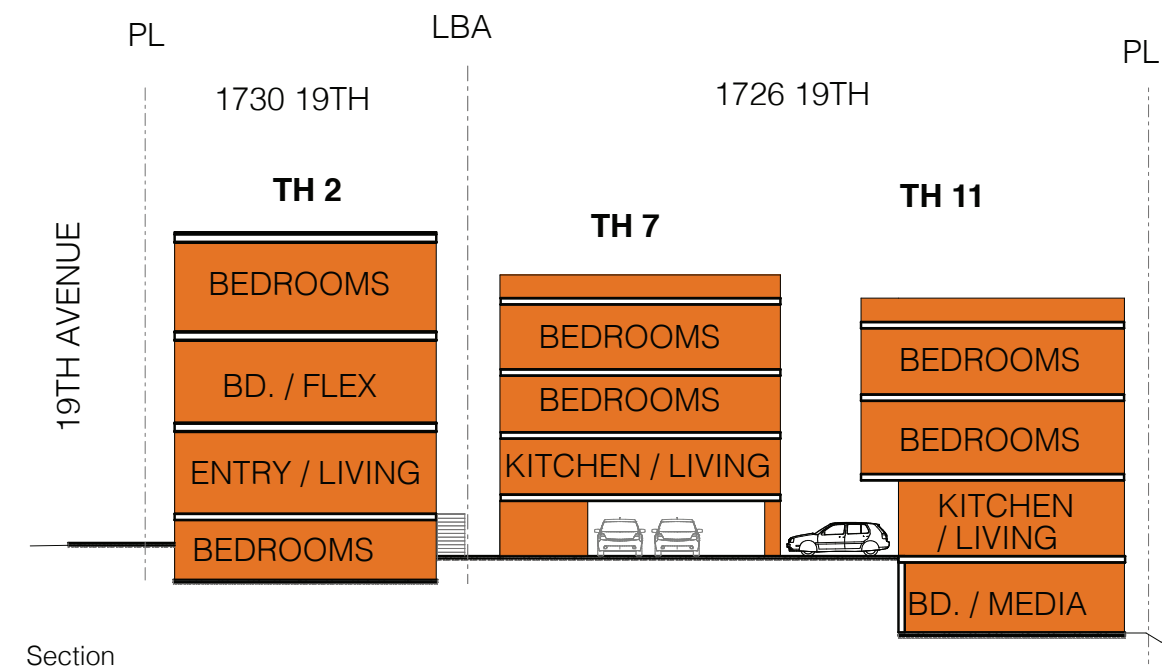
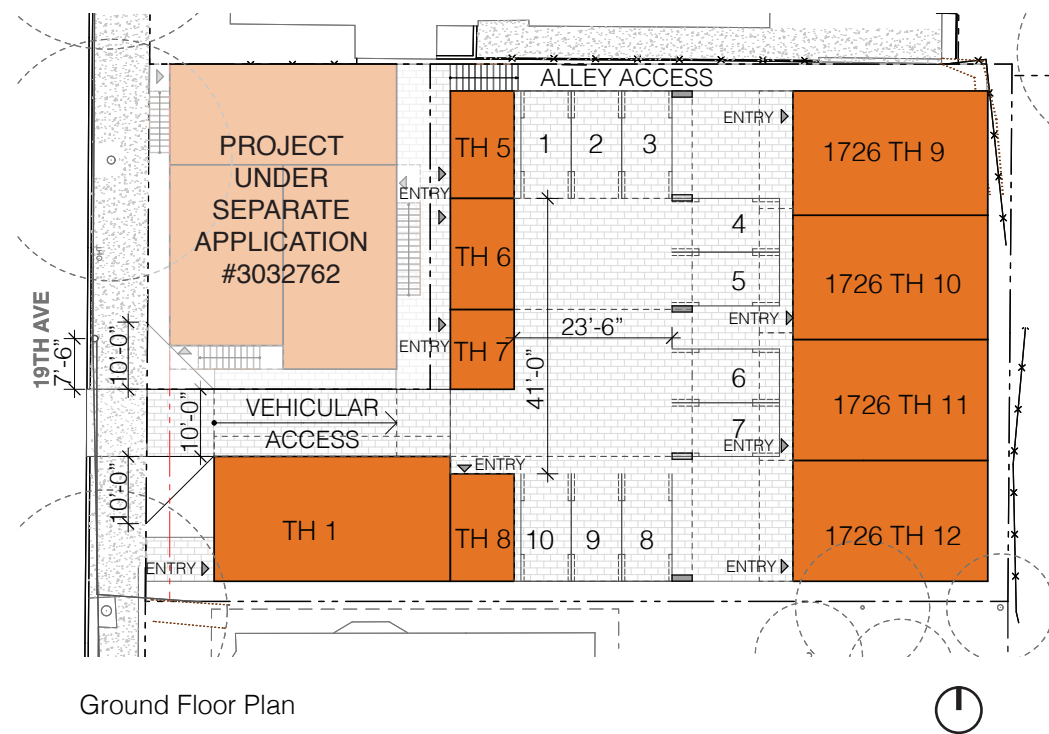
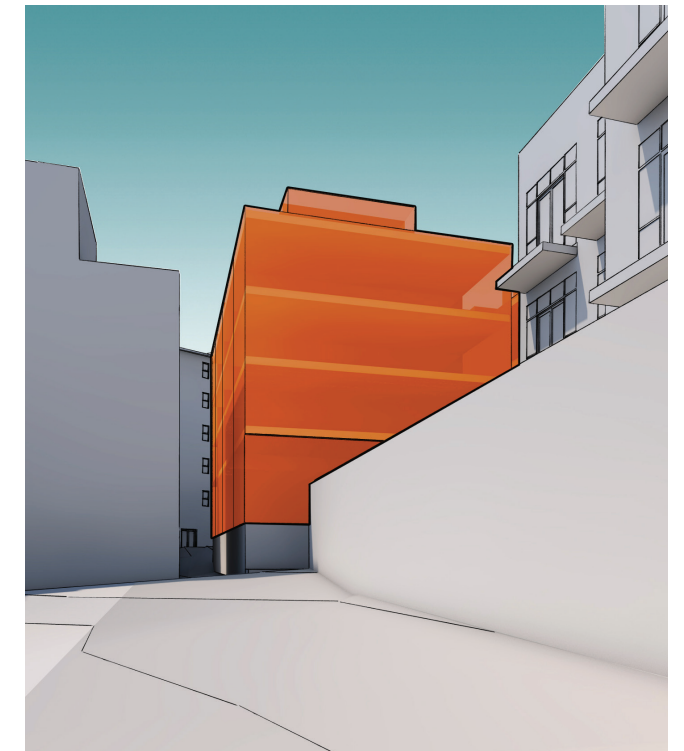
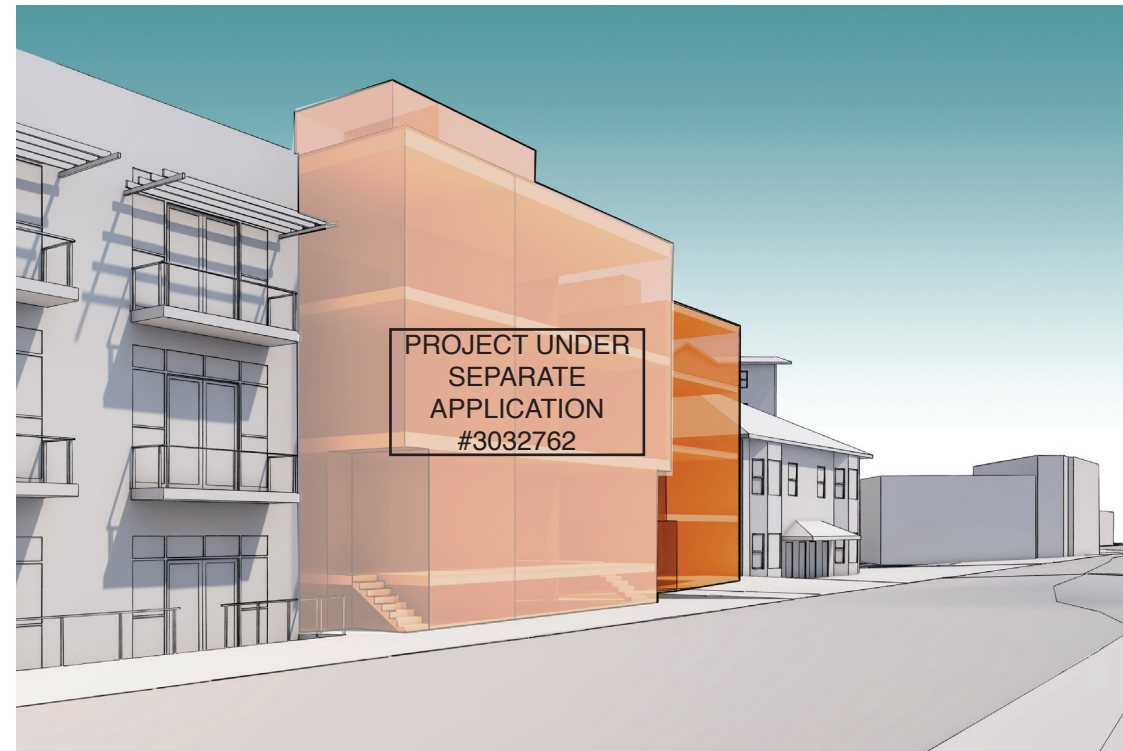
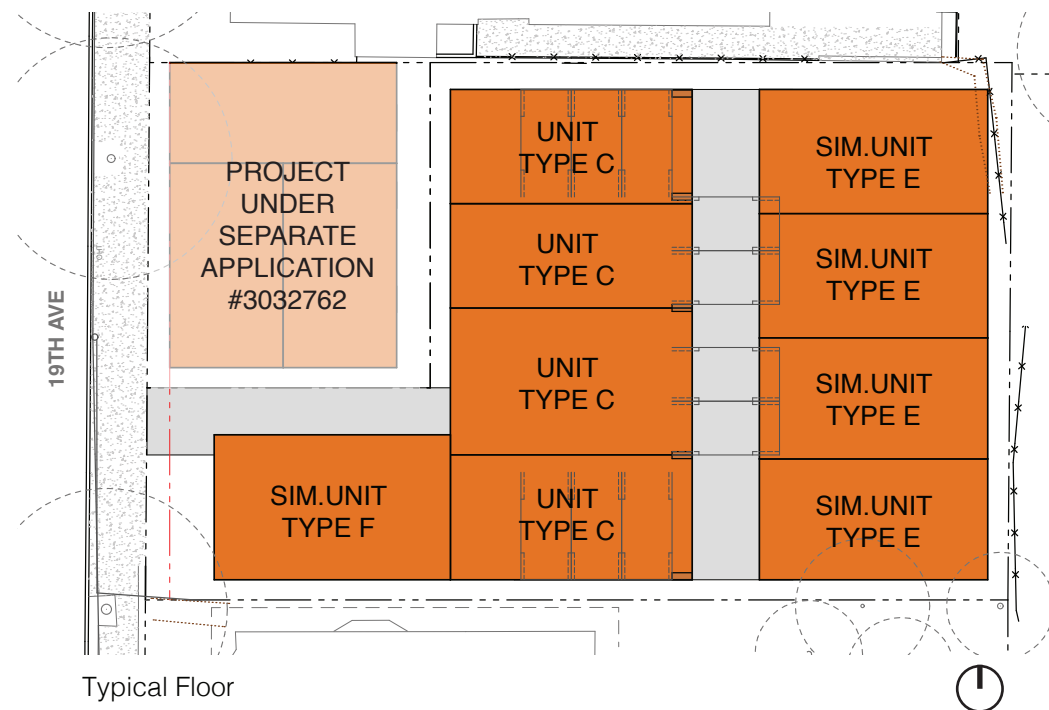
- Exterior spaces between this proposed structure and the structures on the adjacent site are long, narrow and primarily function for vehicular access and vehicular circulation.
- Does not acknowledge proposed development to the East.
- Pedestrian and Vehicular access are consolidated.



1 View from 19th Ave looking towards Northeast



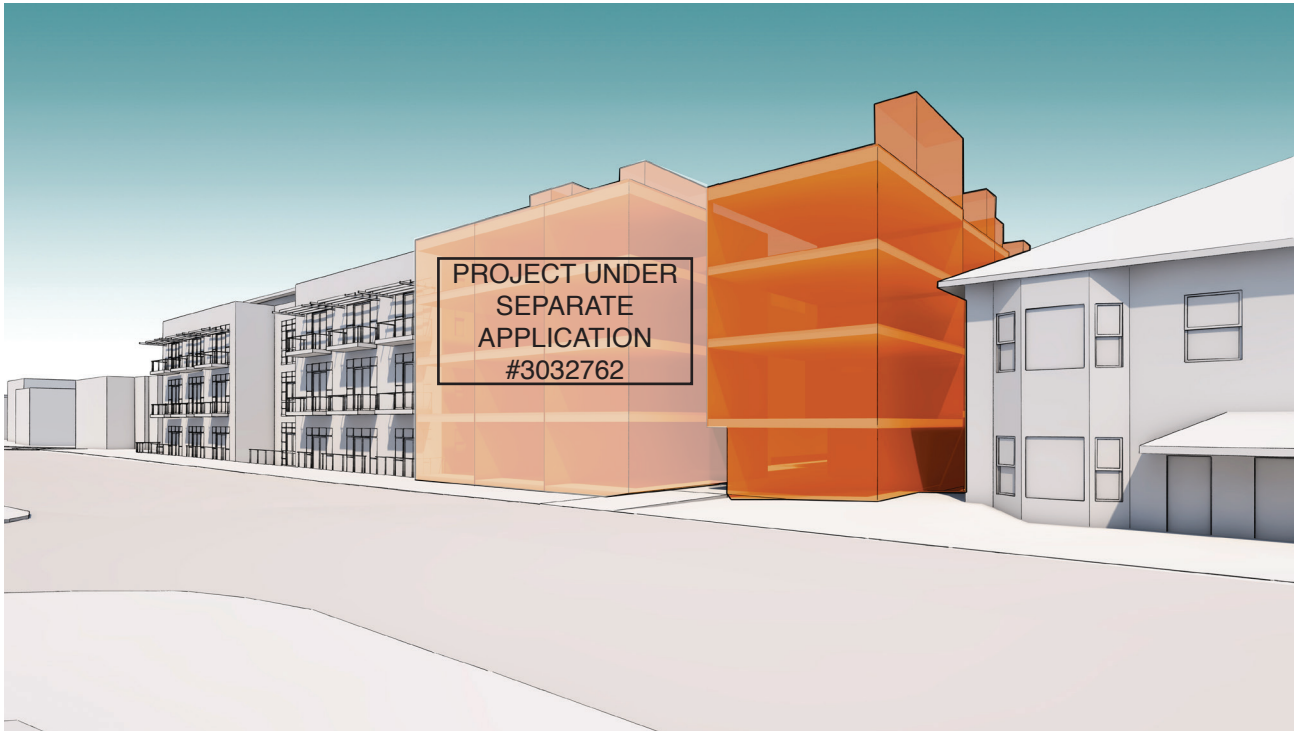
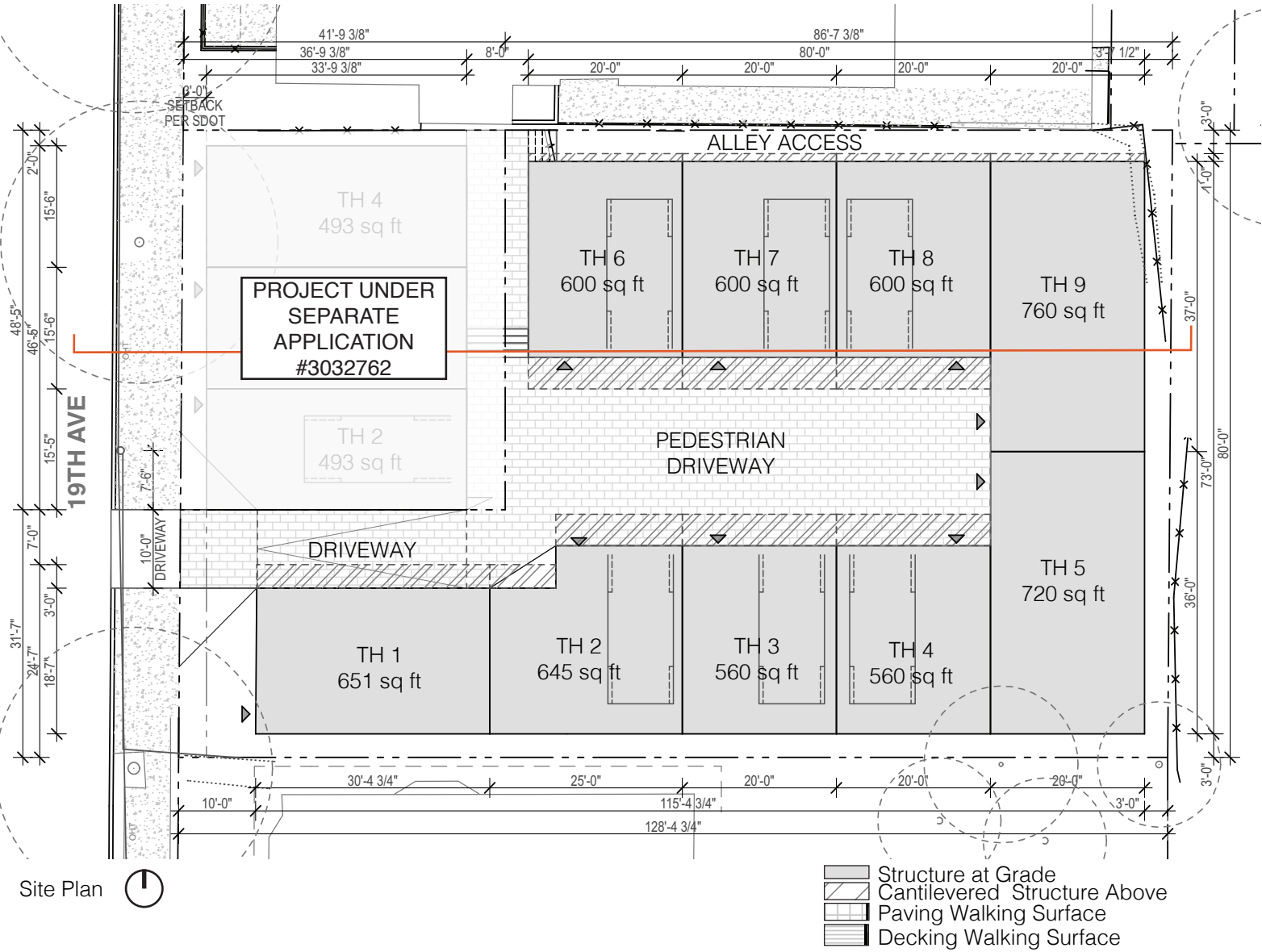
2 Aerial View looking Northeast



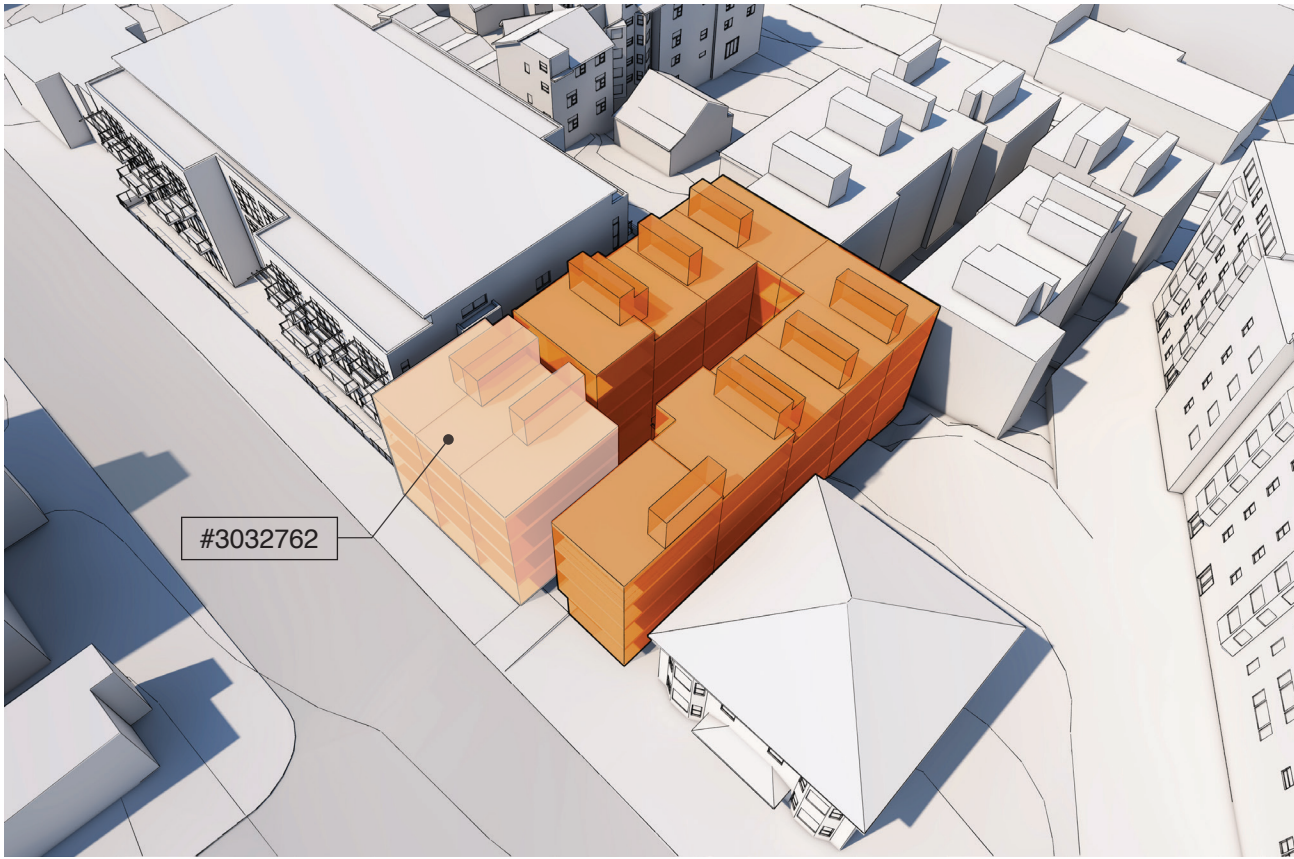
ALTERNATIVE 2

Alternative 2 is proposes (1) four-story structure with (9) townhouse units. The only street-facing unit provides a 3-foot front setback per by SDCI/SDOT requirements. A driveway via 19th Avenue provides access to parking in (6) private garages. The exterior space is primarily used for vehicular access and is oriented in the east-west direction.

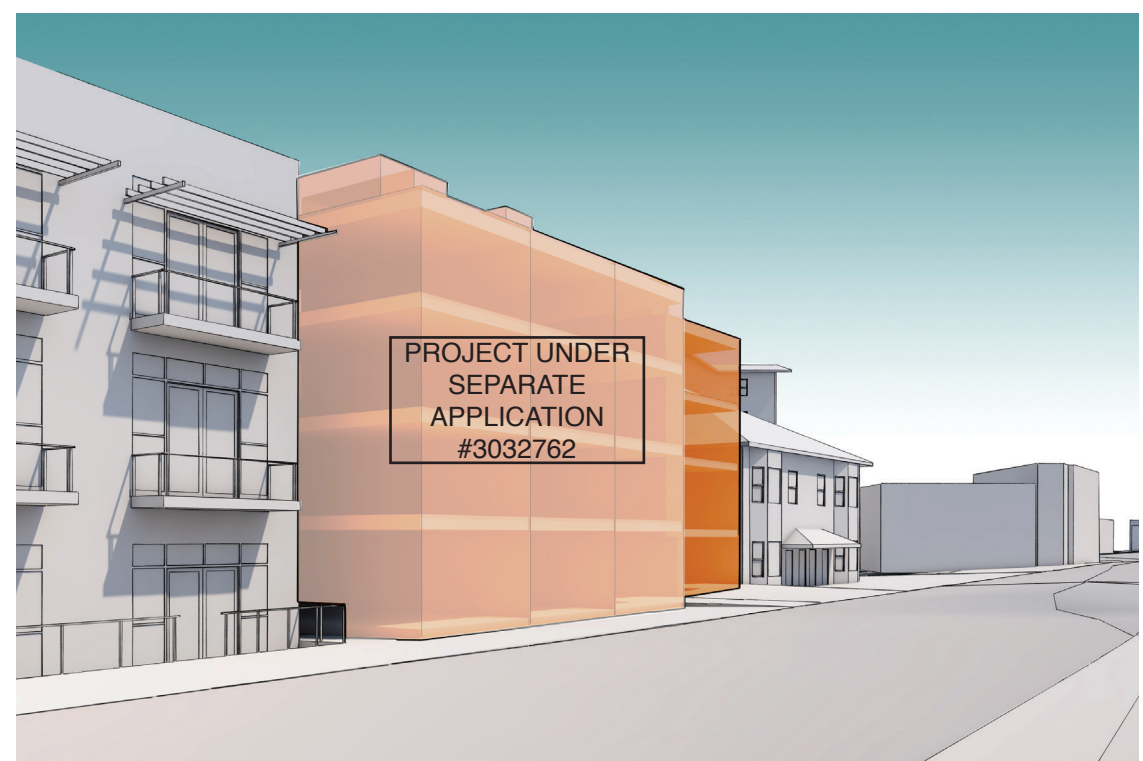
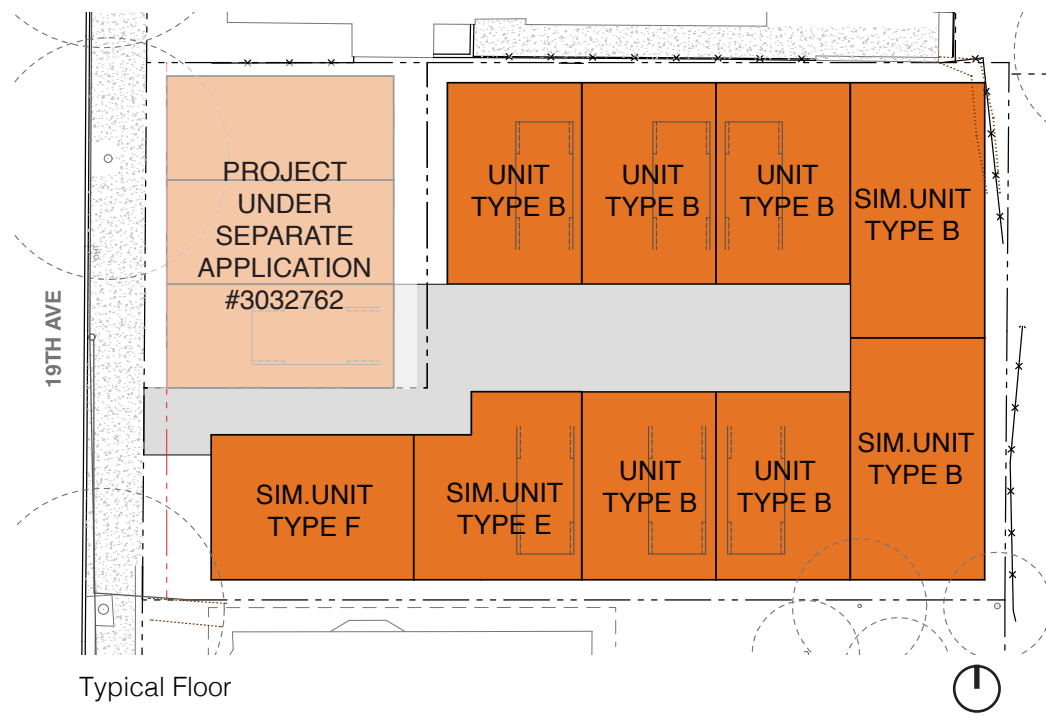
- Advantages:
- Code Compliant
- Issues:
- Exterior space between this proposed structure and the structures on the adjacent site primarily functions for vehicular access and vehicular circulation.
 - Does not acknowledge proposed development to the East
 - Limited separation between buildings
 - Pedestrian and Vehicular access are consolidated.



1 View from 19th Ave looking towards Northeast



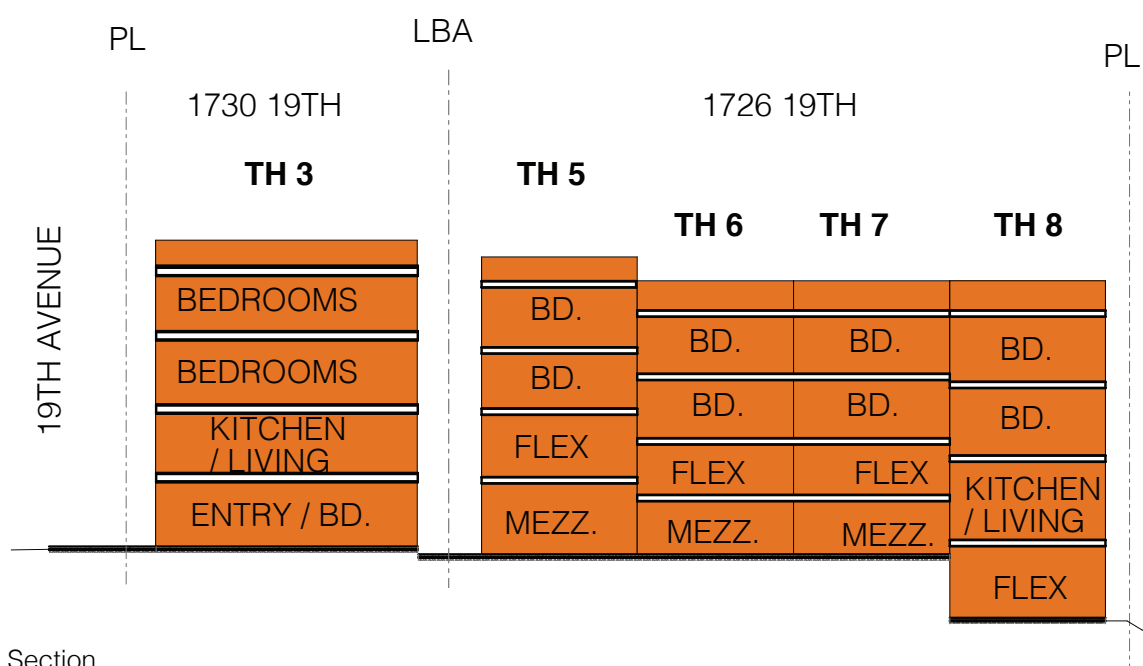
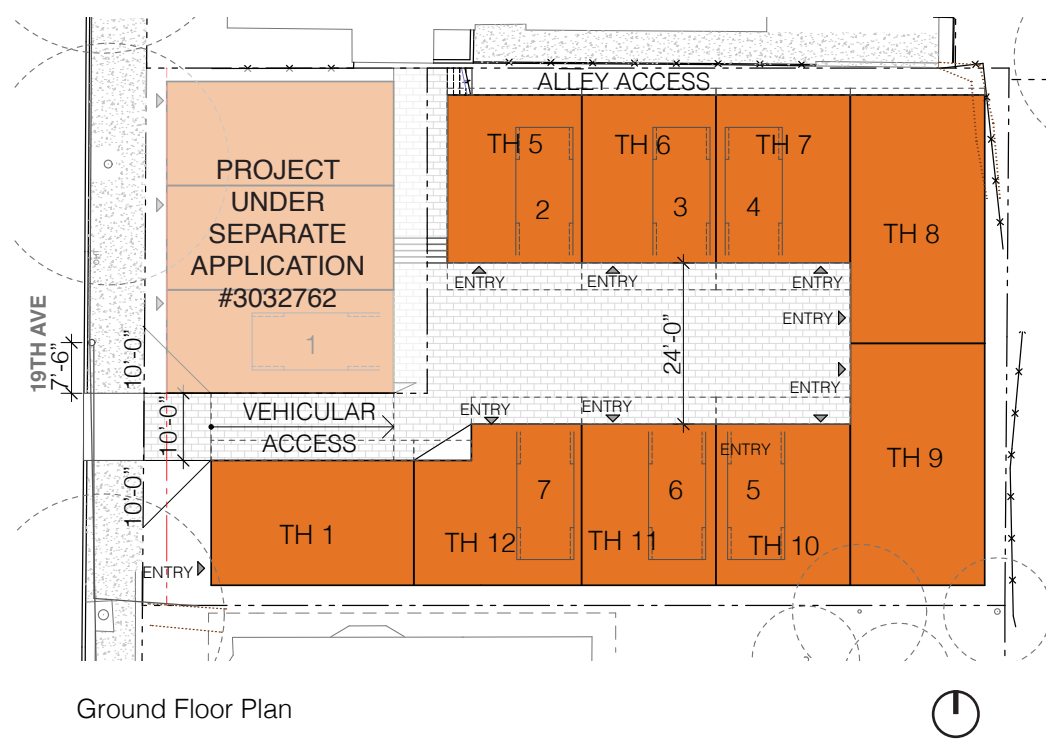
2 Aerial View looking Northeast



3 View from 19th Ave looking towards Southeast



4 View from Alley looking towards South



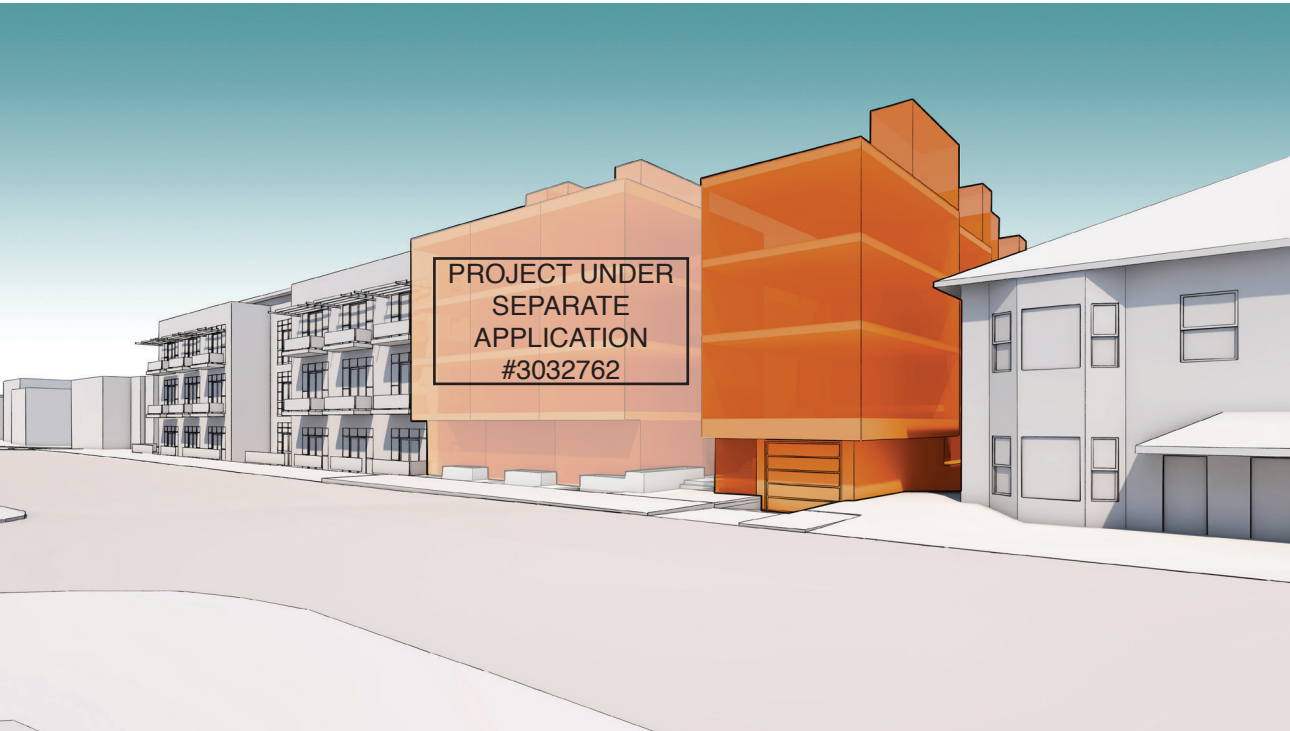
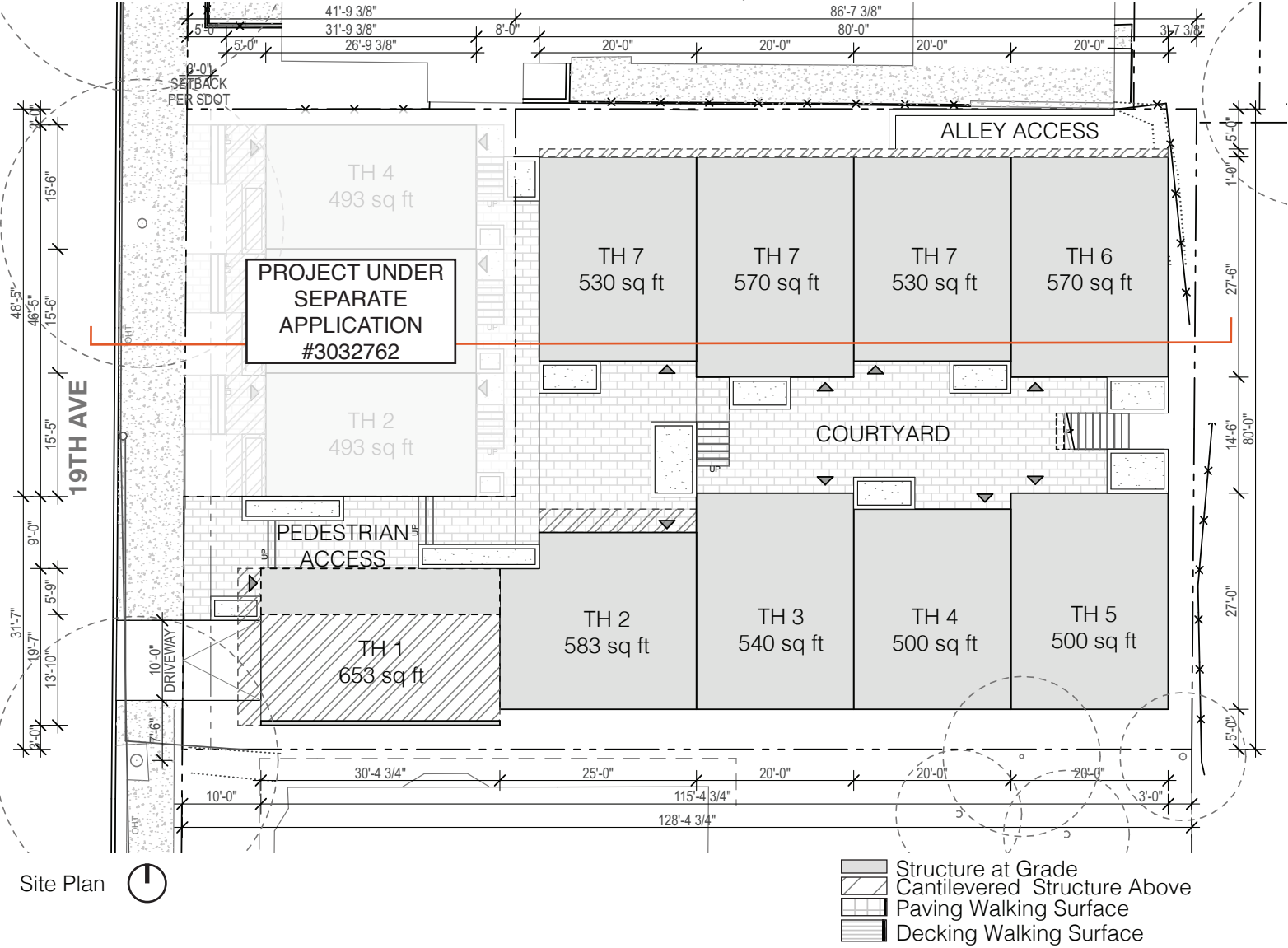
ALTERNATIVE 3 (PREFERRED)

Alternative 3 proposes (1) four-story townhouse structure with (9) townhouse units and (13) parking stalls provided below grade. The only street-facing unit provides a 3-foot front setback per by SDCI/SDOT requirements. A driveway provides access to a partially below-grade parking garage that provides (13) parking stalls. A future easement between the parcels may allow parking for the 1730 site on the 1726 site. Approximate structure heights are 40' per SMC 23.47A.012. The parking is located below grade, resulting in a central courtyard, where vehicles are proposed in Alternatives 1 and 2, that is accessed by all townhouse units on both adjacent sites.

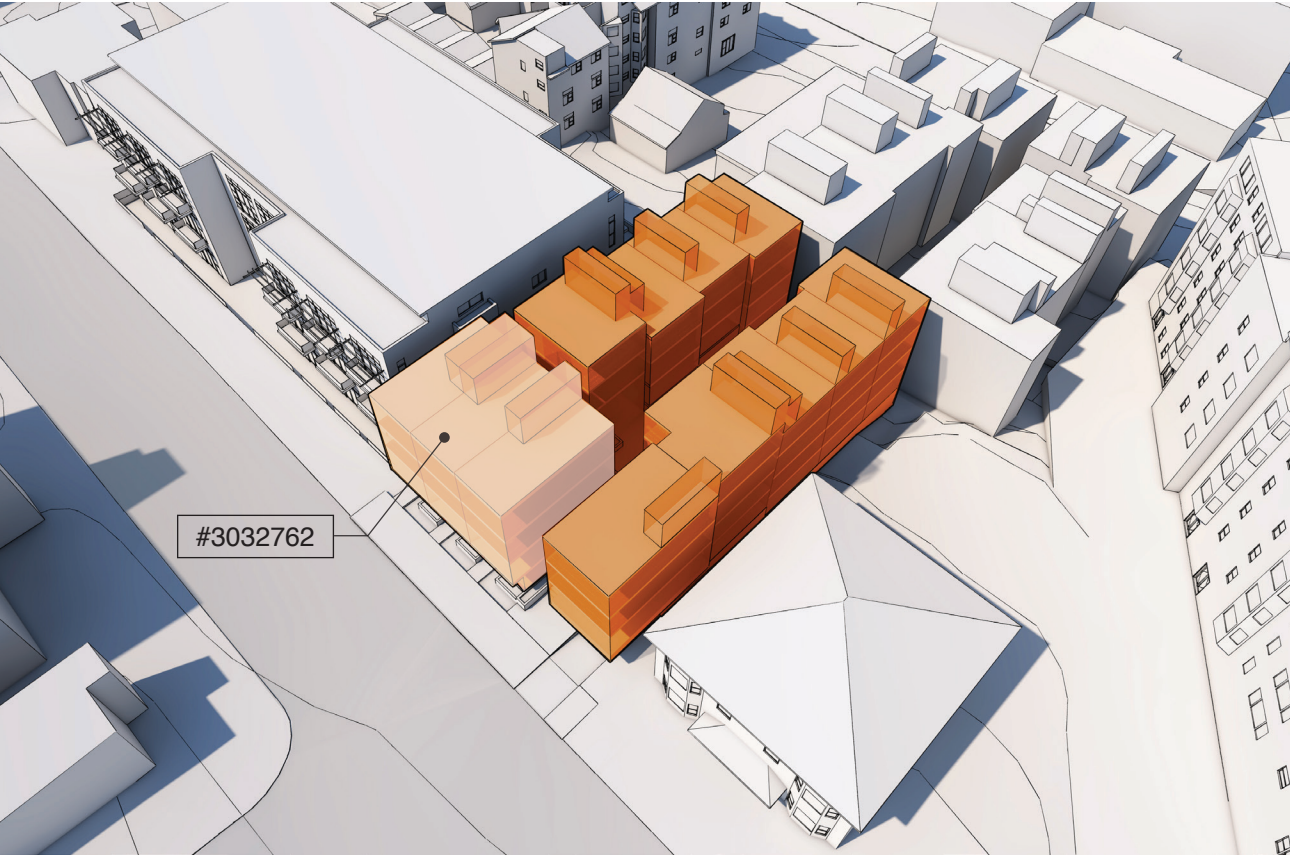
Advantages:

- Code compliant
- Pedestrian and Vehicular access are separated.

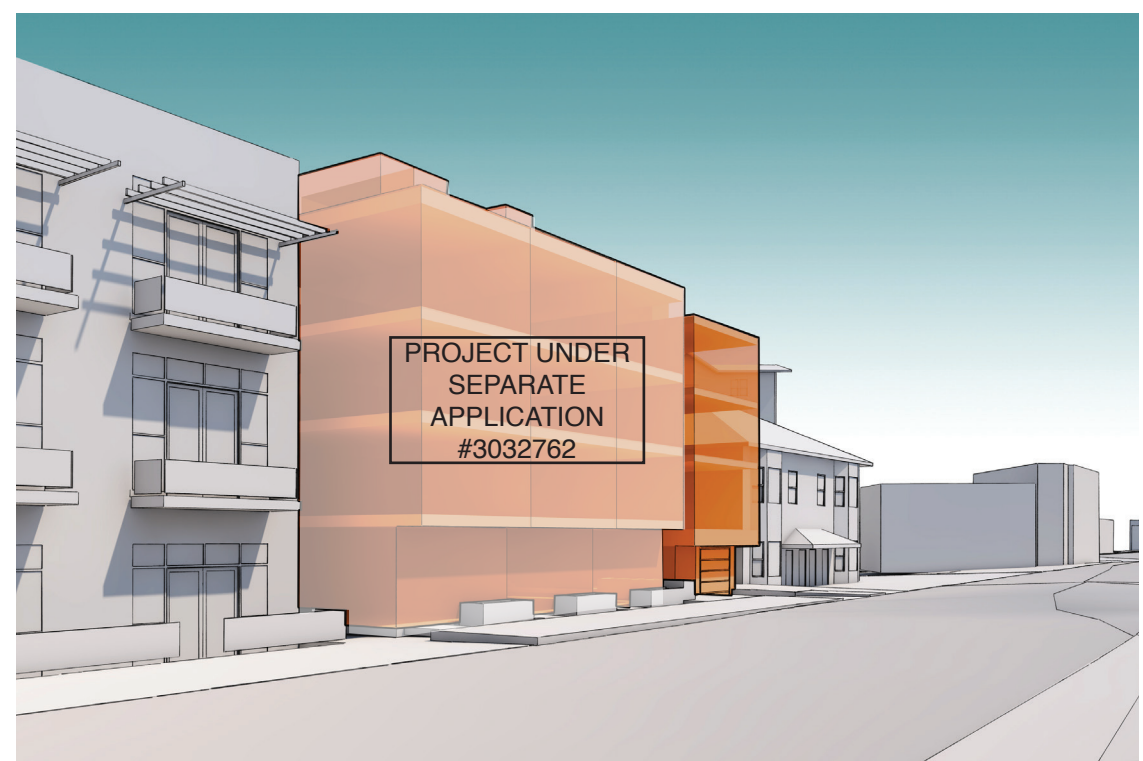
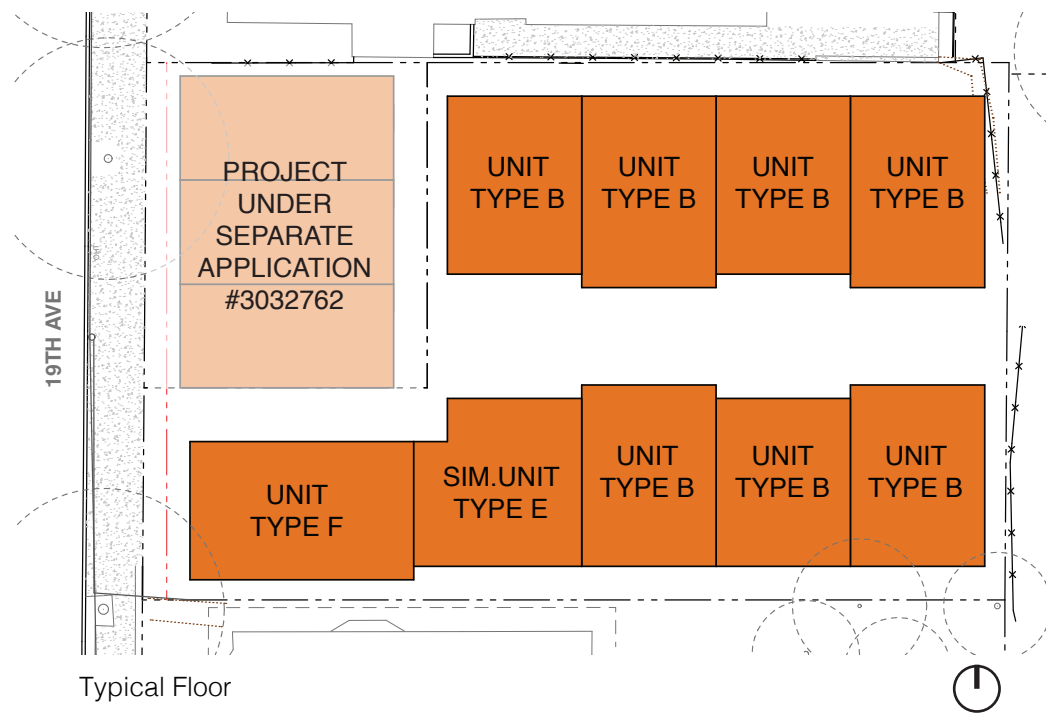
- The long U-shaped structure is split in the north-south direction to provide additional light and air.
- Exterior space between this proposed structure and the structures on the adjacent site are entirely for pedestrian access and use, replacing a vehicular space with a courtyard at grade.
- Pedestrian access from 19th Avenue connects to a shared courtyard at the center of the site that connects to internal all units .
- Acknowledges proposed development to the East by providing a courtyard with a visual connection to that adjacent courtyard, improving access to light and air for both proposals.
- Increased setback is provided to south property line adjacent to the existing Condominium structure and outdoor rear patio.



1 View looking East from 19th Ave



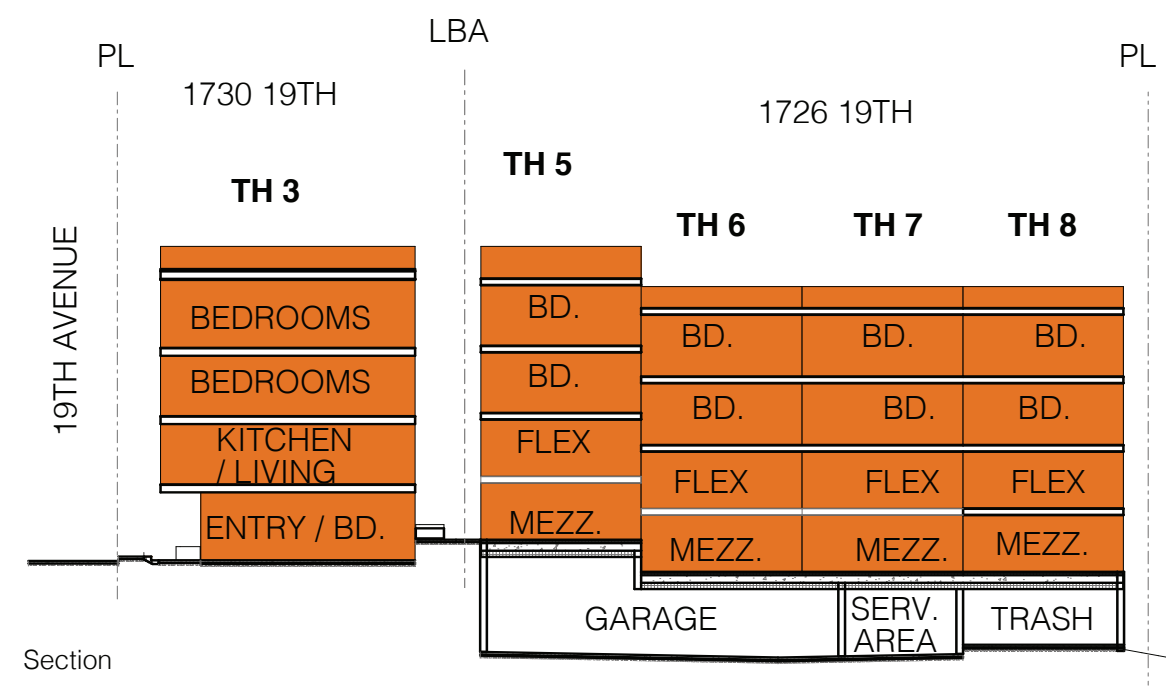
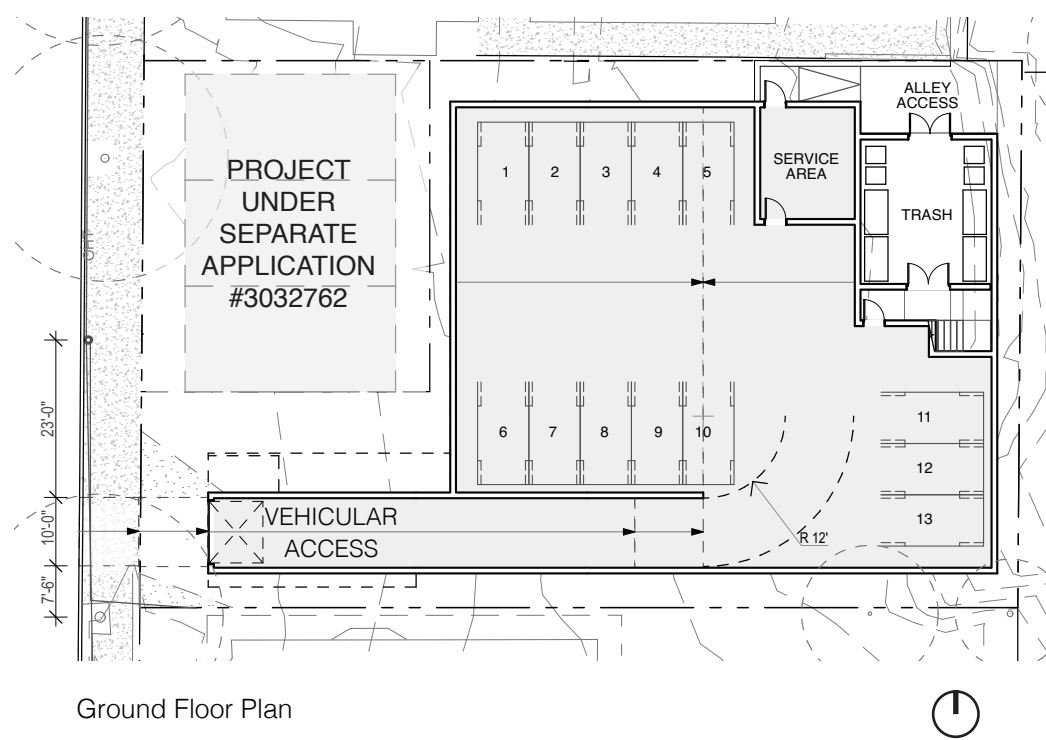
2 Aerial View looking Northeast



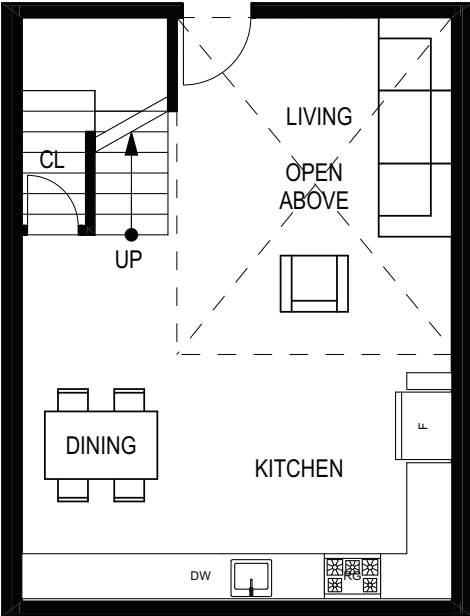
3 View from 19th Ave looking towards Southeast



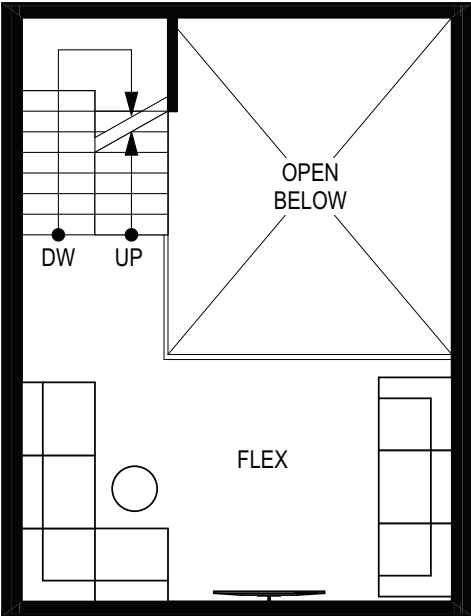
4 View from Alley looking towards South



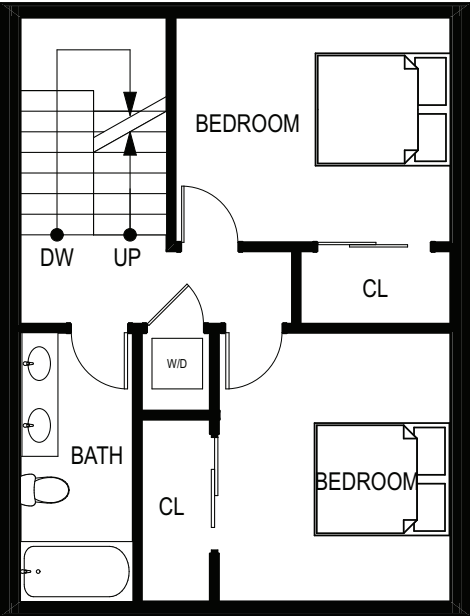
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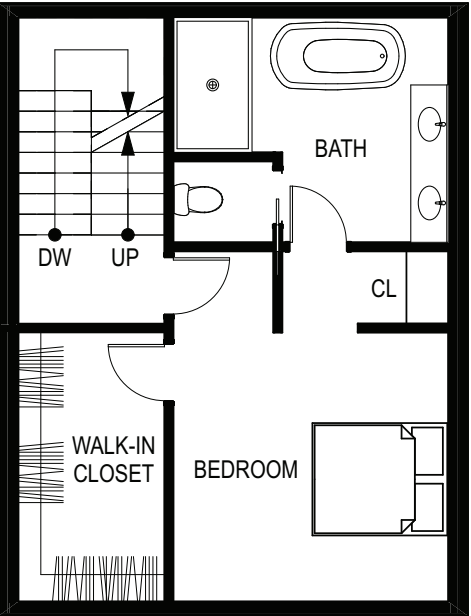
GROUND FLOOR



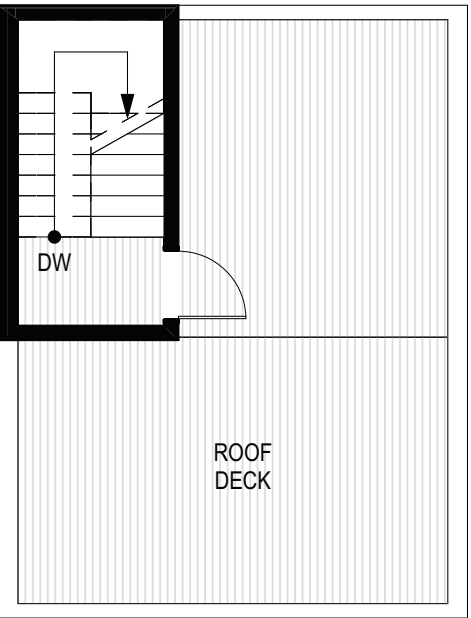
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

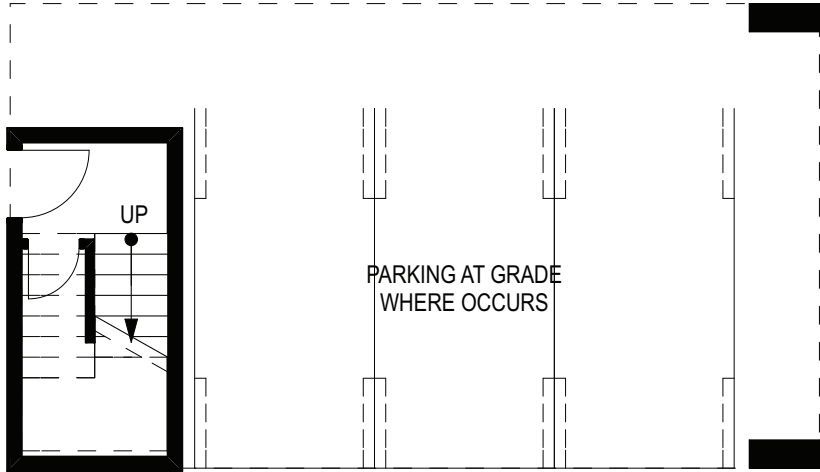


ROOF PLAN

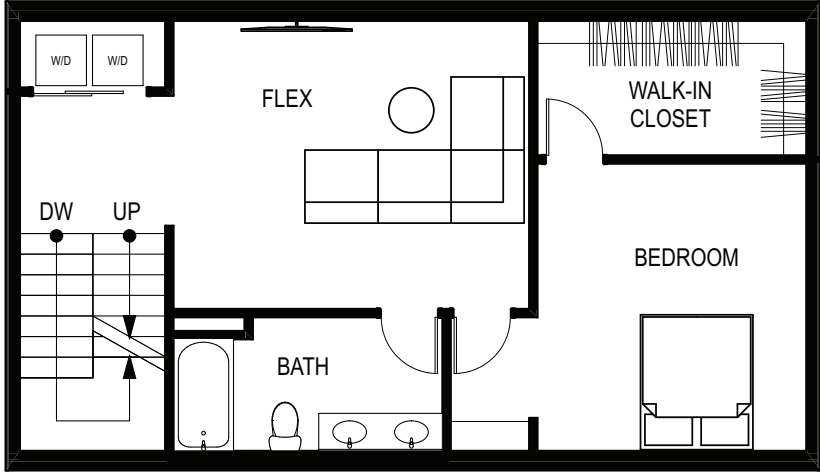


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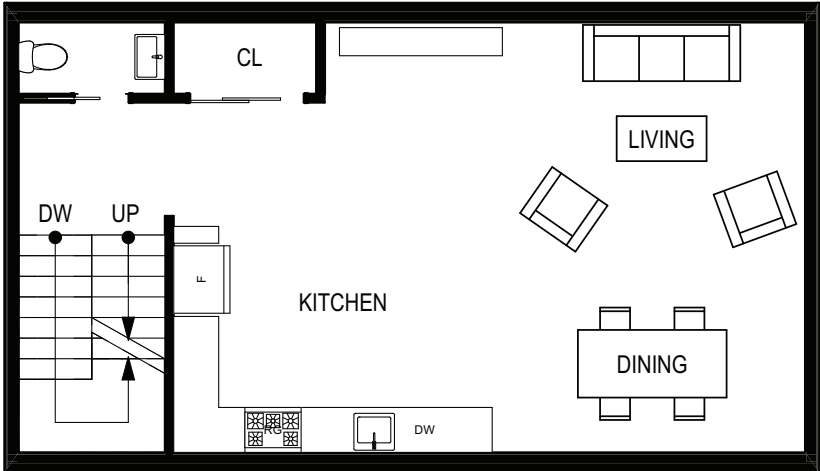
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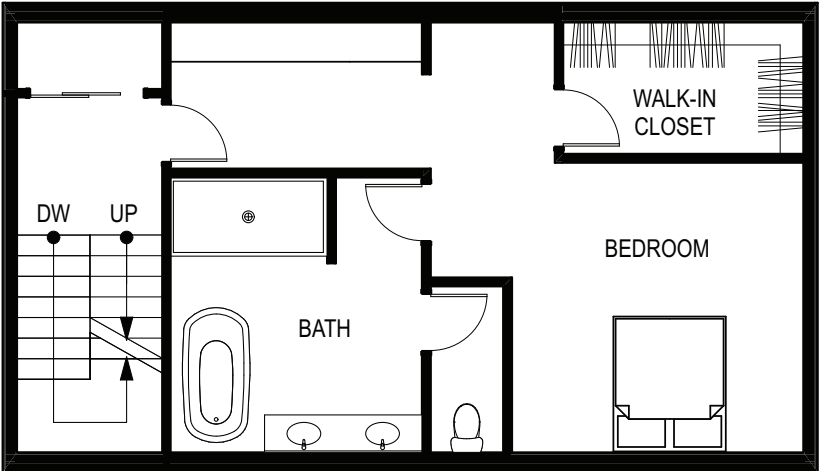
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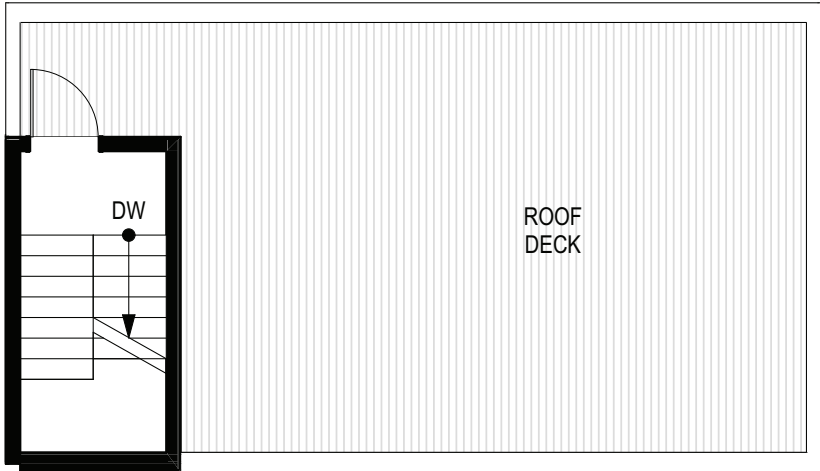
SECOND FLOOR



FIRST FLOOR



THIRD FLOOR

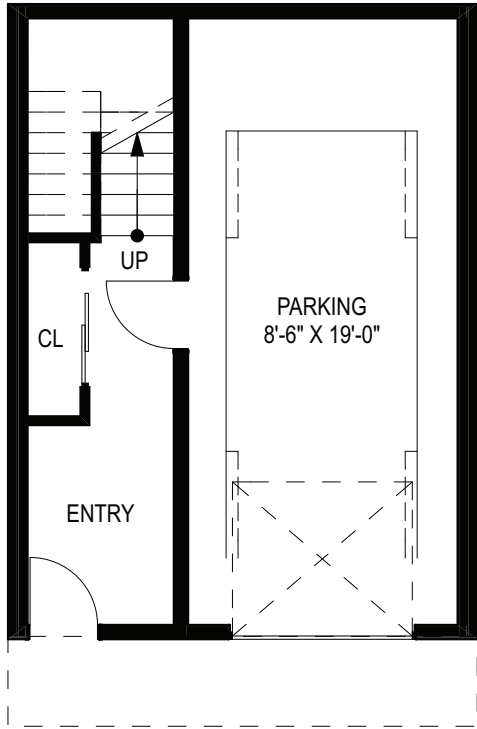


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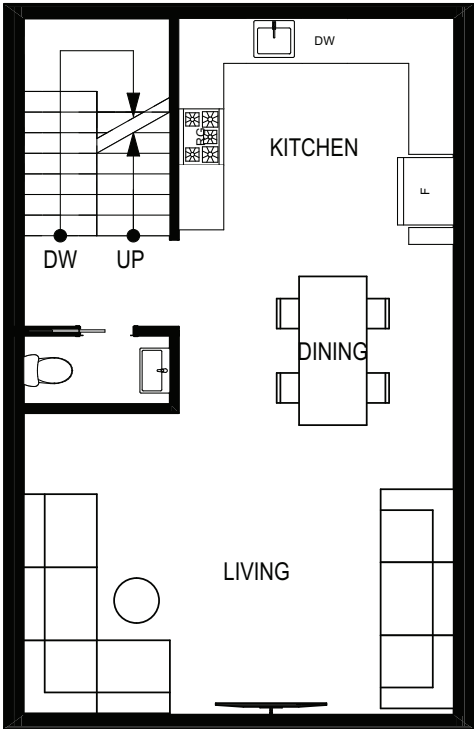


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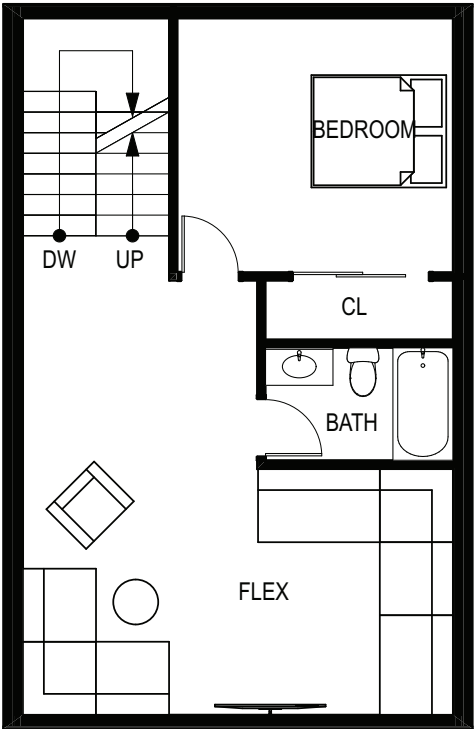
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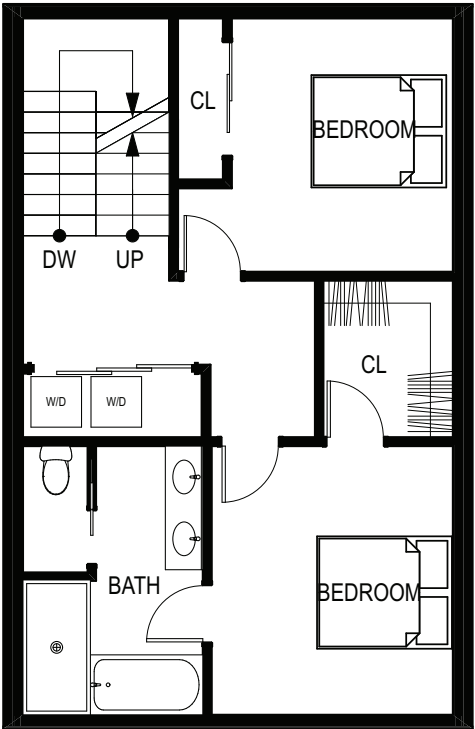
GROUND FLOOR



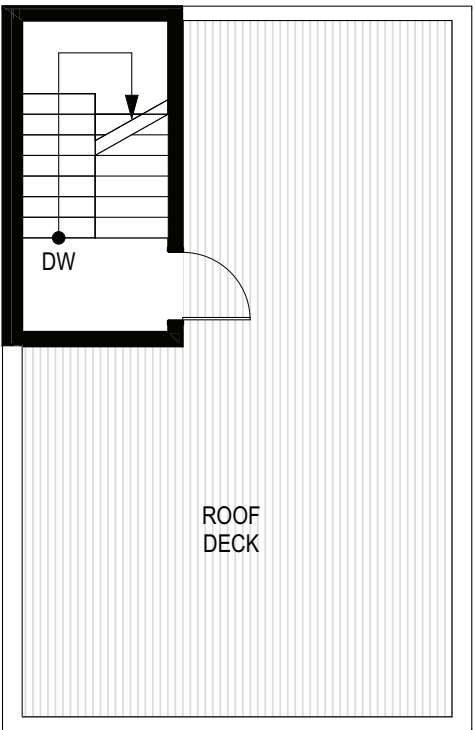
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

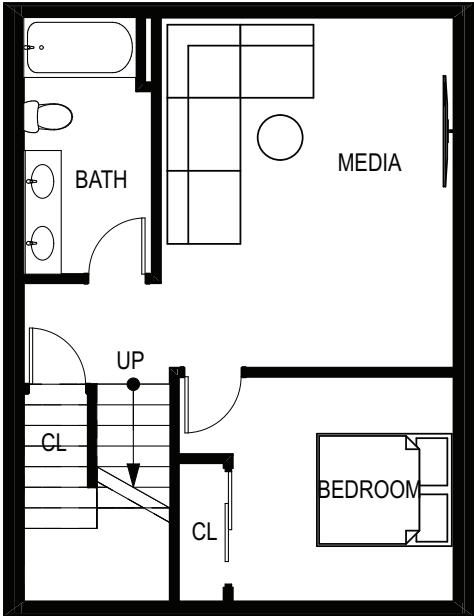


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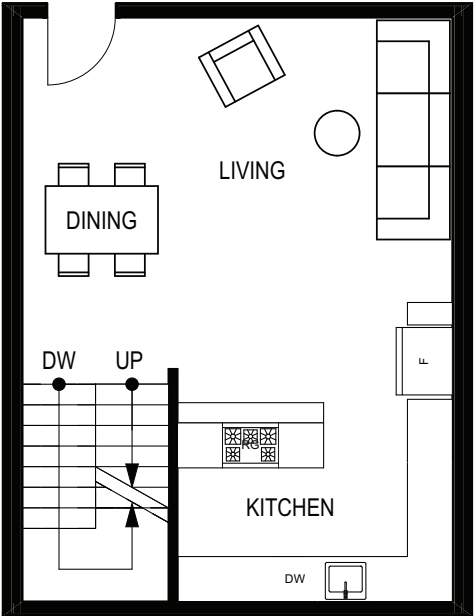
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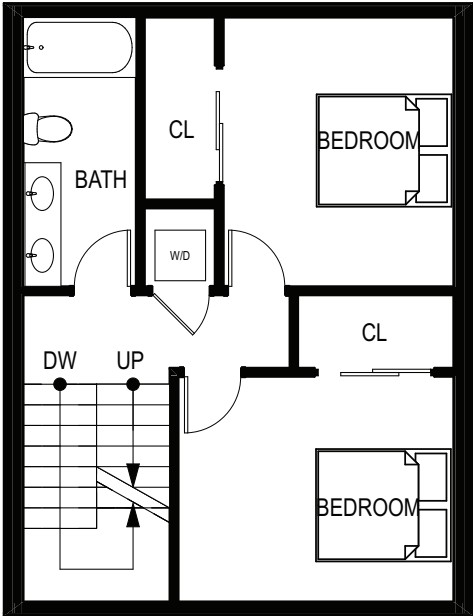
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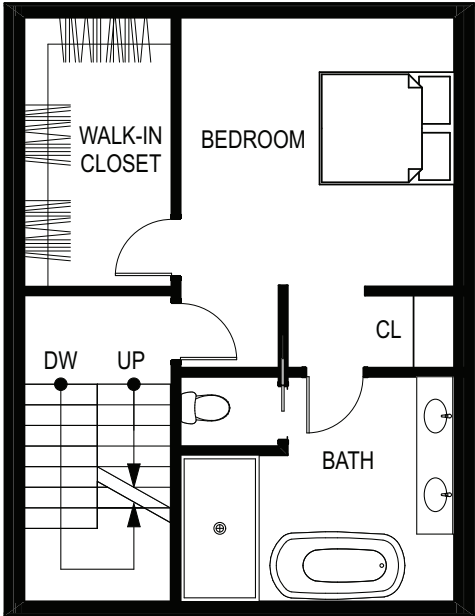
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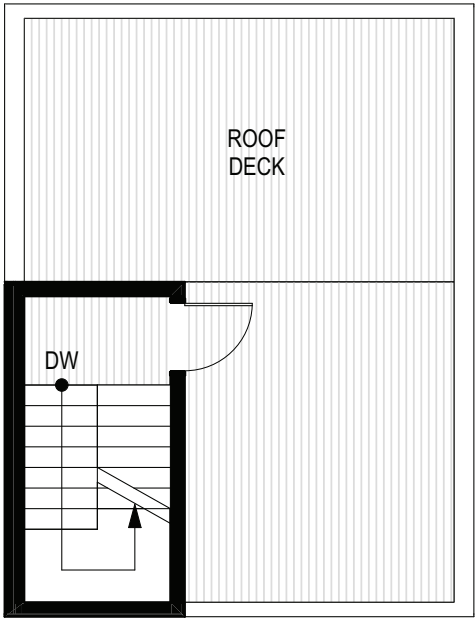
FIRST FLOOR



SECOND FLOOR



THIRD PLAN

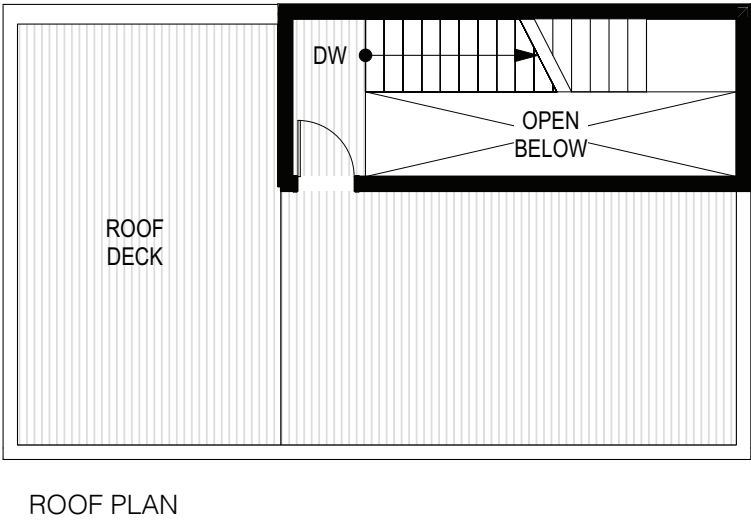
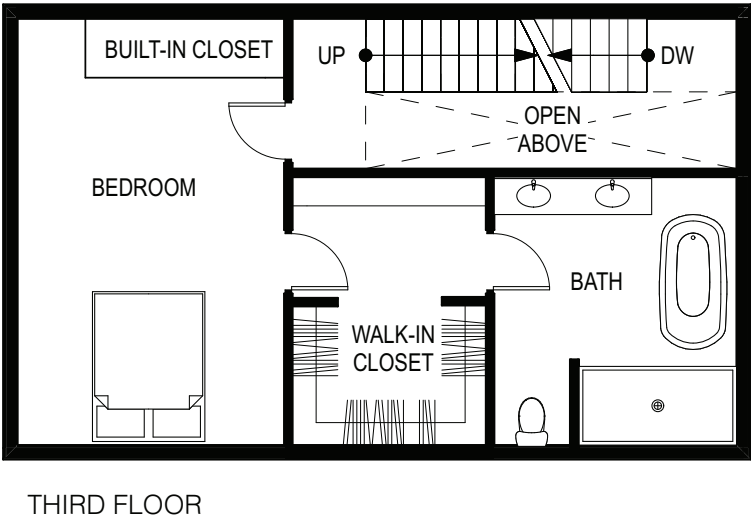
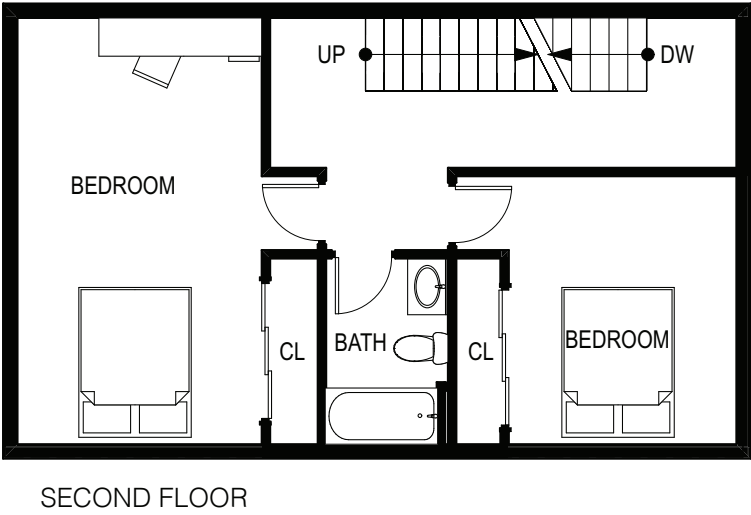
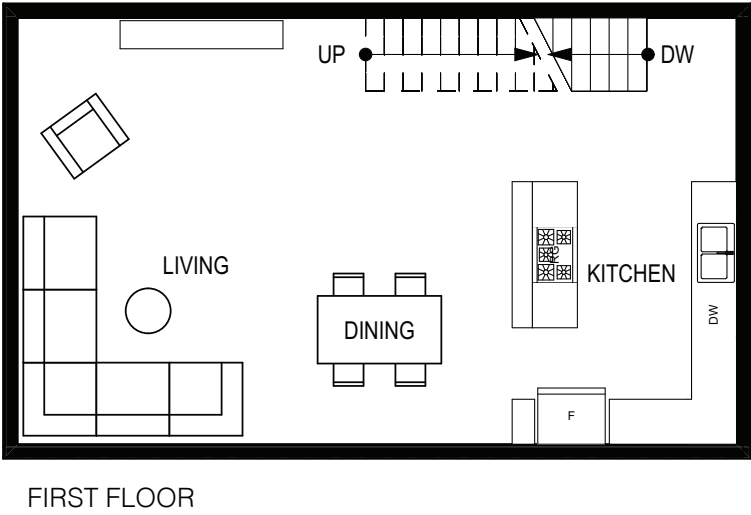
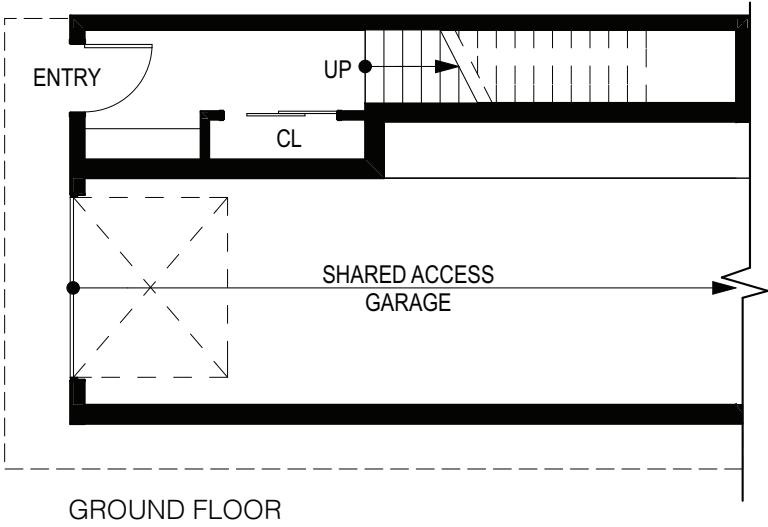


ROOF PLAN



NOT TO SCALE

UNIT TYPE F



NOT TO SCALE

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CONCEPTUAL LANDSCAPE PLAN

PREFERRED ALTERNATIVE



RENDERED LANDSCAPE PLAN
NTS

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DESIGN GUIDELINES

CONTEXT AND SITE

CS1: Natural Systems and Site Features

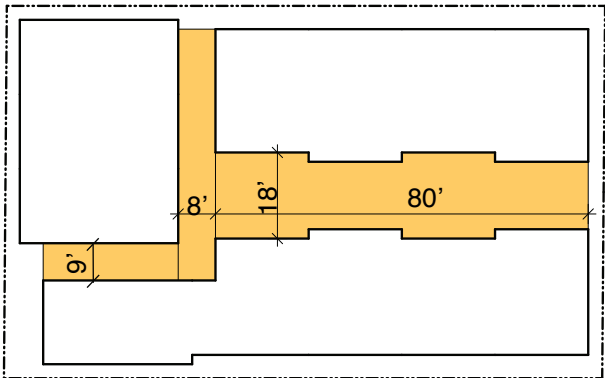
- A. Energy Use*
- B. Sunlight and Natural Ventilation*
- C. Topography*
- D. Plants and Habitat*
- E. Water*

CS2: Urban Pattern and Form

- A. Location in the City and Neighborhood*
- B. Adjacent Sites, Streets and Open Spaces*
- C. Relationship to the Block*
- D. Height, Bulk and Scale*

CS3: Architectural Context and Character

- A. Emphasizing Positive Neighborhood Attributes*
- B. Local History and Culture*



CS1.B: Natural Systems and Site Features - Sunlight and Natural Ventilation

The proposed development consists of multiple structures located on two adjacent parcels. The structures are proposed to be sited to create open spaces at the center of the development. The preferred alternative succeeds at creating a courtyard for all residents and visitors to use resulting from locating all parking in a shared partially below grade garage. This strategy supports access to sunlight and natural ventilation for all proposed structures as well as structures on adjacent parcels.

CS1.C.3 - Natural Systems and Site Features - Topography - Landform:

The proposed design responds to the natural topography of the site. Structures follow the natural slope of the topography, with the units at the rear of the site lower than the units fronting the street. The development site is located near the top of the slope along E Madison Street with potential views of the adjacent neighborhood and the Cascades beyond to the east.

CS2.B.2 - Urban Pattern and Form - Adjacent Sites, Streets and Open Spaces Connection to Street:

The proposed design provides a strong connection to 19th Avenue with simple approach to massing design, focused on creating a sheltered courtyard at the center of the site. A reduced ground level setback provides a fitting transition between the larger, mixed-use structures along E Madison Street to the south and the residential structures north of the site. Individual unit entries will be detailed with covered entries, layered planting areas and durable materials. The shared courtyard entry will emulate the high quality detailing palette of the individual entries, but such that it will denote the communal access. The project proposes a compliant 10'-0" wide setback between the sidewalk edge and the residential entries, defining individual front yards of the street-facing units. This creates the opportunity for a layered pedestrian-oriented area at the front of the site. Vehicle access is located at the south end of the site, maintaining the pedestrian-focused street frontage for the majority of the site.

CS2.D.1 - Urban Pattern and Form - Height, Bulk and Scale - Existing Development and Zoning:

The site is zoned Neighborhood Commercial 2-40. The zoning transitions to Lowrise 3 oneblock to north of the site and two parcels to the south of the site to Neighborhood Commercial 3P-65 along E Madison Street. Continuing south across E Madison Street, the zoning transitions to Lowrise 3 again. The existing structures are a mix of two to six-story buildings with the larger structures congregated along E Madison Street. Within the block of the project, a pattern has been established over time. Structures fronting 19th Avenue maintain small front setbacks for a strong urban condition. The proposal responds to this pattern, with a compliant front setback at the street-level street-facing residential use and projects out above. This organization of the structures on site, particularly in the preferred alternative, maximizes the size of a shared central courtyard on site. All proposed structures will not exceed four stories in height, consistent with the adjacent context and development.

PUBLIC LIFE

PL1: Connectivity

- A. Network of Open Spaces*
- B. Walkways and Connections*
- C. Outdoor Uses and Activities*

PL2: Walkability

- A. Accessibility*
- B. Safety and Security*
- C. Weather Protection*
- D. Wayfinding*

PL3: Street-Level Interaction

- A. Entries*
- B. Residential Edges*
- C. Retail Edges*

PL4: Active Transportation

- A. Entry Locations and Relationships*
- B. Planning Ahead for Bicyclists*
- C. Planning Ahead for Transit*

PL1.A: Connectivity - Network of Open Spaces

PL1.B: Connectivity - Walkways and Connections

PL1.C: Connectivity - Outdoor Uses and Activities

The preferred alternative proposes a network of open spaces that connect via a shared walkway from 19th Avenue to a large courtyard at the center of the development. The walkway connects all proposed homes to the courtyard and the 19th Avenue streetscape. Individual units activate the network of outdoor spaces, bringing life to the interior of the block.

PL2.C.2 - Walkability - Weather Protection - Design Integration

PL3.A.2 - Street-Level Interaction - Entries - Ensemble of Elements:

Design details including canopies, screens, columns, durable materials and seating are focused at the pedestrian level. These elements support wayfinding throughout the project and create strong connections at the street and internal to the site. The proposed project will contribute to the character of the existing architectural context by balancing detailed design and material selection.

PL3.B.2 - Street-Level Interaction - Residential Edges - Ground-level Residential:

The street-facing unit entries are detailed with canopies, screens and columns, consistent with the 19th Avenue Loft Condominiums immediately adjacent to the north of the proposed development. Layered landscaped areas are proposed between the units and the sidewalk. Windows will be designed to promote privacy while allowing safe sightlines to the street. Street-facing units will have entries at street level that engage the sidewalk while all other units will be accessed from the courtyard at the center of the site.



DESIGN CONCEPT

- DC1: Project Uses and Activities
- A. Arrangement of Interior Spaces
 - B. Vehicular Access and Circulation
 - C. Parking and Service Uses
- DC2: Architectural Concept
- A. Massing
 - B. Architectural and Facade Composition
 - C. Secondary Architectural Features
 - D. Scale and Texture
 - E. Form and Function
- DC3: Open Space Concept
- A. Building-Open Space Relationship
 - B. Open Space Uses and Activities
 - C. Design
- DC4: Exterior Elements and Finishes
- A. Building Materials
 - B. Signage
 - C. Lighting
 - D. Trees, Landscape and Hardscape Materials

DC1.B: Project Uses and Activities - Vehicular Access and Circulation

DC1.C: Project Uses and Activities - Parking and Service Uses

The proposed development preferred alternative locates all service and parking uses below grade and away from the street. Access to the partially below grade garage will be from the south end of the development, with the remainder of the street frontage devoted to pedestrian activities. Trash pick up will be from the alley, connecting from E Denny Way.

DC2.A Architectural Concept - Massing

DC2.B Architectural Concept - Architectural and Facade Composition

DC2.B Architectural Concept - Scale and Texture:

The design concept is focused on a simple, yet contextual volumetric expression around a large central courtyard. In particular, the preferred alternative proposes a well-proportioned massing that considers its context, response to the surrounding context. An analysis of similar structures results in a focus on elements of scale and texture, with material expression and articulation of secondary architectural features. These design details provide the pedestrian with a series of wayfinding elements to create a welcoming experience throughout the project. Individual unit entries are detailed with covered entries, screens, layered planting areas and durable materials. This design strategy is also located at the central courtyard space with slight changes in proportions of the treatment to denote public and private spaces. The facade treatment will wrap from 19th Avenue into the central courtyard and along the site's edges to the alley.

DC3.A Open Space Concept - Building-Open Space Relationship

The proposed design shifts the front structures towards the street slightly, consistent with development along 19th Avenue, which creates a more successful shared courtyard at the center of the site and supports a hierarchy of exterior spaces for circulation and gathering within the site. The arrangement, proportions and detailing of the central courtyard focus on encouraging physical activity and social interaction.

DC3.B - Open Space Concept - Open Space Uses and Activities:

The project proposes a hierarchy of semi-public and semi-private exterior spaces that relate to each other and connect all homes on the site. In addition, the central courtyard encourages social interaction for residents and visitors. The interior program and glazing strategy will be designed to maximize light and air while respecting privacy to individual units from adjacent common spaces and units.

DC3.C.2 - Open Space Concept - Design - Amenities and Features:

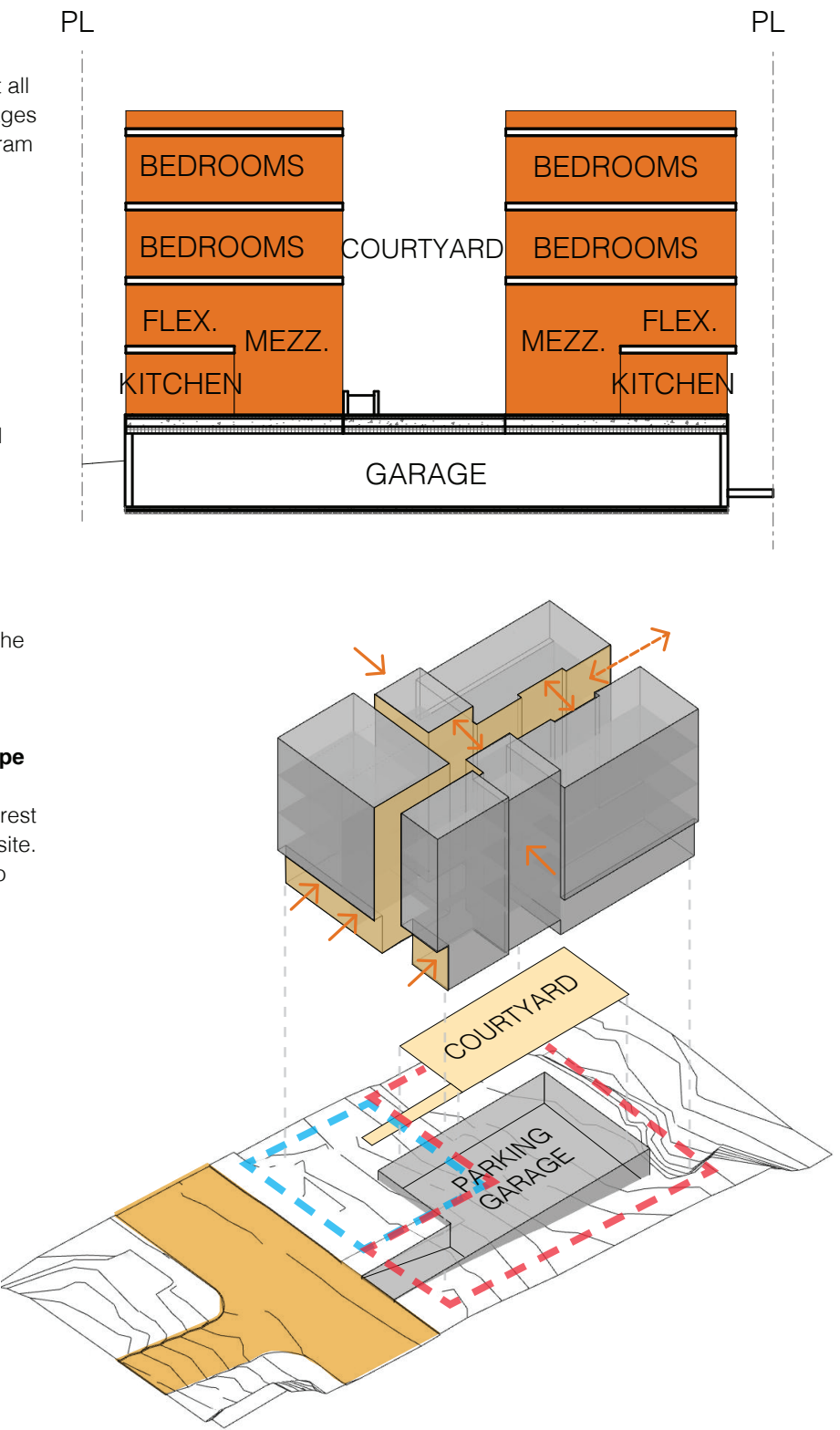
The project provides a central courtyard accessible by all units. Canopies, screens, walking surface material, planters and seating are designed to contribute to the circulation and common spaces and denote public/private areas.

DC4.A.1 - Exterior Elements and Finishes - Building Materials - Exterior Finish Materials:

Facade treatments includes a simple palette of durable materials that provide interest at a variety of scales through the use of texture and pattern.

DC4.D - Exterior Elements and Finishes - Trees, Landscape and Hardscape Materials

A combination of landscape and hardscape adds visual interest and sponsors activity throughout the exterior spaces on the site. These extend from the front yards of the street-facing units to the shared courtyard at the center of the site.



COMPLETED WORK B9 ARCHITECTS



Townhomes at 208 25th Ave E



Townhomes at 414 12th Avenue E



Townhomes at 414 12th Avenue E



Townhomes at 1911 E Pine St



Rowhouses at E Mercer St



Townhomes on N 5th Ave