

## STREAMLINED DESIGN REVIEW APPLICATION

DCI # 3032766-EG  
1408 21st Ave  
Seattle, WA 98122

Applicant:  
Cone Architecture, LLC  
2226 3rd Ave, Suite 100  
Seattle, WA 98121  
Contact: Greg Squires

Owner:  
Van Wyck & Porter  
2341 Eastlake Ave E, #110  
Seattle, WA 98102  
Contact: Dustin Van Wyck

DCI Contact:  
Ellen Aebischer  
Land Use Planner  
ellen.aebischer@seattle.gov  
(206) 386-1981







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VICINITY MAP



EXISTING SITE

The project site is parcel #722850-0999 located off of 21st Ave between E Union St and E Pine St. The lot measures roughly 127’-0” deep by 36’-0” wide and is approximately 4,572 SF. The site slopes from west to east, with an overall grade change of approximately 6 feet. Currently there is a single family structure on the site that will be removed for the proposed project. Directly to the north of the parcel is a single family home located within the same zoning designation as the subject parcel. Directly to the south of the parcel are three dwelling units facing E Union St ranging from single family to multifamily that contain commercial components. The right of way planting strip to the south has been improved with hardscaping and ends at the property line. Directly west of the subject parcel is a commercial complex that houses several shops in addition to Central Cinema. Directly east of the subject parcel is a Lutheran Church of the Good Shepherd.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned NC2-55 (M1) and is located in the 23rd & Union Residential Urban Village as well as a Parking Flexibility Area overlay. Neighborhood-Commercial zoning continues south of E Union St for one parcel and north of the site for two parcels before transitioning to single family zoning. One block west of the NC zoning lies low rise zoning. East of the project parcel the NC zoning continues for four blocks before transitioning to low rise. 23rd Ave is the principal arterial in the area, with E Union St serving as the minor arterial.

DEVELOPMENT OBJECTIVES

The project proposes the construction of one (2) new multi-family residential buildings containing a total of eight (8) townhouse units. The existing single family residence will be demolished under this proposal. The townhouses will be approximately 1,400 square feet and will feature massing that is sensitive to its surrounding neighborhood. The project site, due to its location in a commercially dense neighborhood and with ample access to public transportation allowing easy access to downtown, is prime for denser development.

Due to this site’s urban village and parking flexibility area designation, no parking is required to be provided, however, ample bike parking will be provided.

NEIGHBORHOOD CUES

The subject parcel is located just north of an increasingly vibrant commercial corridor located in on E Union St in the Central District. Nearby businesses in this commercial corridor will benefit from the increased residential density while residents will benefit from the nearby bus stops that allow easy access downtown and adjacent neighborhoods. An improved planting strip within the right of way of 21st Ave has the potential to extend into the proposed site as a way to bring the existing commercial language around the corner from E Union St and onto 21st Ave.

This site is subject to the Central Area Neighborhood Design Guidelines, is within the 23rd and Union Character Area as well as the Influence Area.



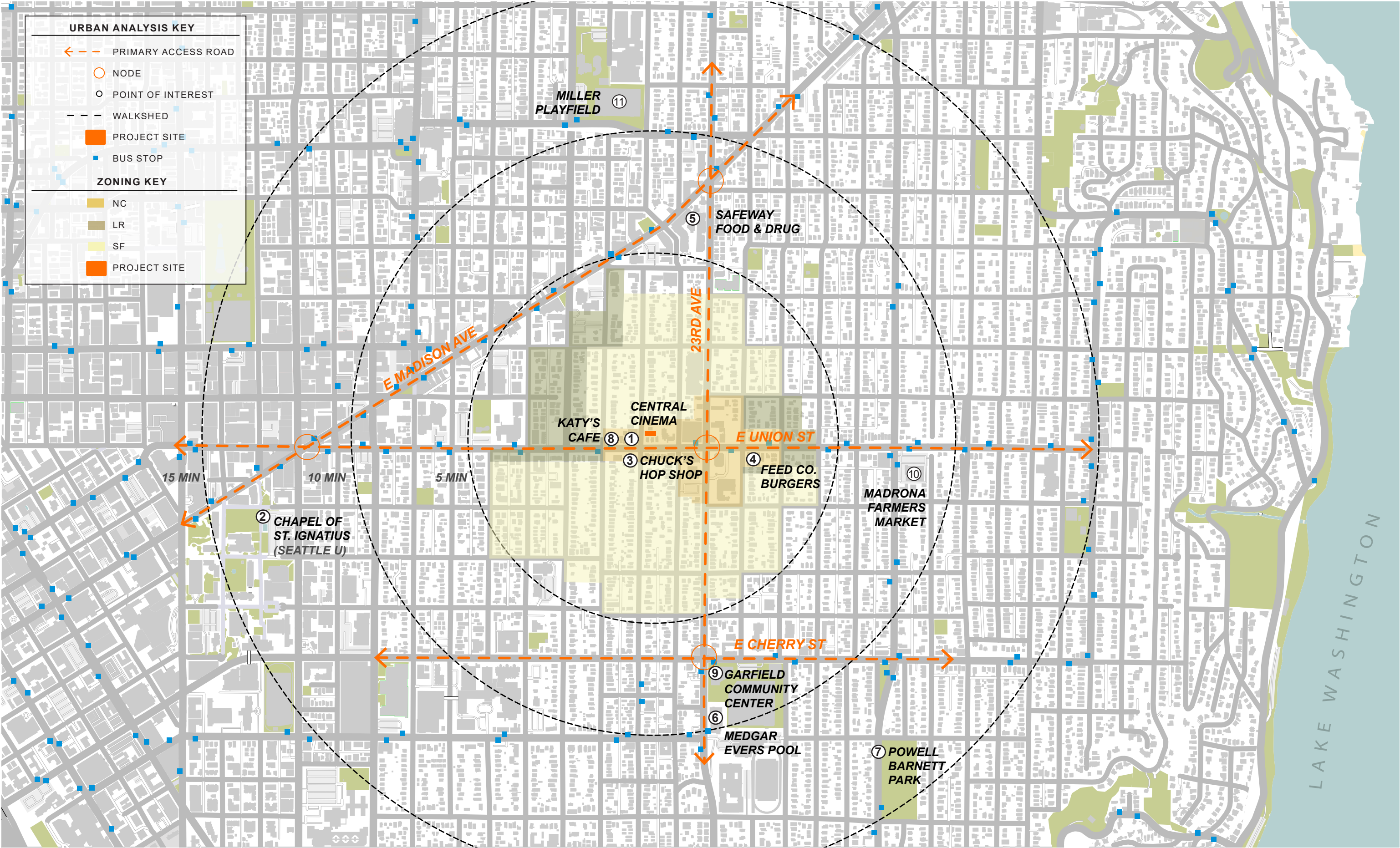
**SITE LOCATION**  
1408 21st Ave  
Seattle, WA 98122

**ZONING SUMMARY**  
Zone: NC2P-55 (M1)  
Overlay: Parking Flexibility  
Area, 23rd & Union-Jackson  
(Residential Urban Village)  
ECA: None

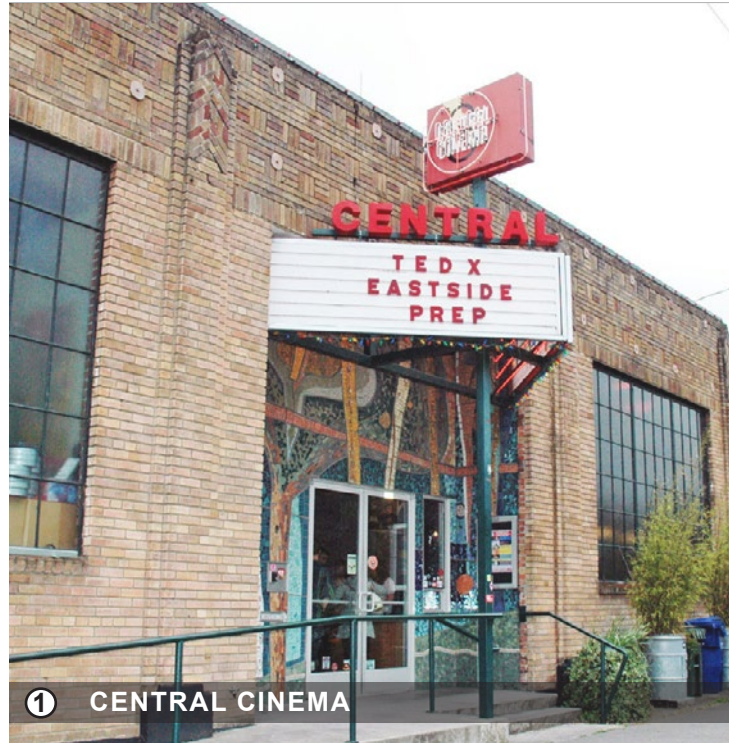
**PROJECT PROGRAM**  
Site Area: 4,572 SF  
Number of Residential Units: 8  
Number of Parking Stalls: 0  
Approx. FAR = 10,478 SF  
Approx. FAR Per Unit = 1,309 SF

**ADJUSTMENTS REQUESTED**  
None









① CENTRAL CINEMA



② CHAPEL OF ST. IGNATIUS (SEATTLE UNIVERSITY)



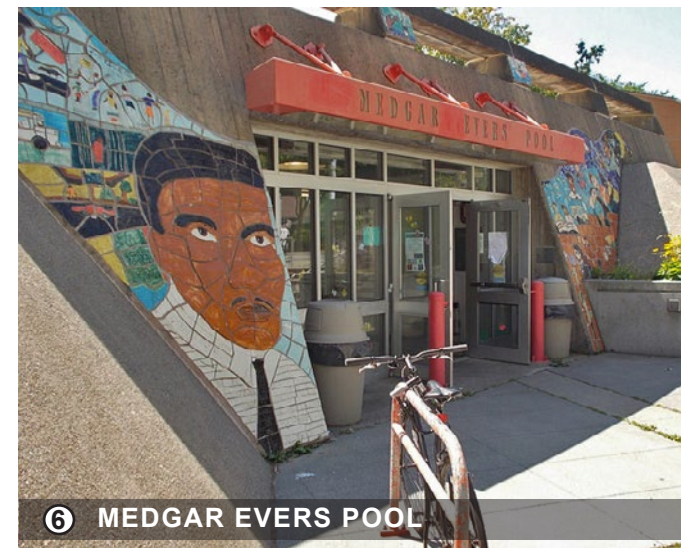
③ CHUCK'S HOP SHOP CD



④ FEED CO BURGERS



⑤ SAFEWAY FOOD & DRUG



⑥ MEDGAR EVERS POOL



⑦ POWELL BARNETT PARK



⑧ KATY'S CAFE



⑨ GARFIELD COMMUNITY CENTER




⑩ MADRONA FARMER'S MARKET



⑪ MILLER PLAYFIELD





CONE ARCHITECTURE

**21st Ave Townhomes**  
Address: 1408 21st Ave.  
SDCI Record Number: 3032766-EG  
Applicant: Hannah Eastman

**Description:**  
Van Wyck & Porter and Cone Architecture are partnering on the redevelopment of 1408 21st Ave Seattle, WA. The new building will include 8 market rate townhouses. Planning has just begun, and construction could start in late 2019.


**Reason for Outreach:**  
We want to hear from the community. Please share your thoughts on this project and any information that would help us better understand your concerns and priorities for the Central District neighborhood.

**How to Share Your Thoughts:**  
<https://www.surveymonkey.com/r/5SS5SXM>  
Information you share in this survey may be made public. Please do not share any personal or sensitive information.

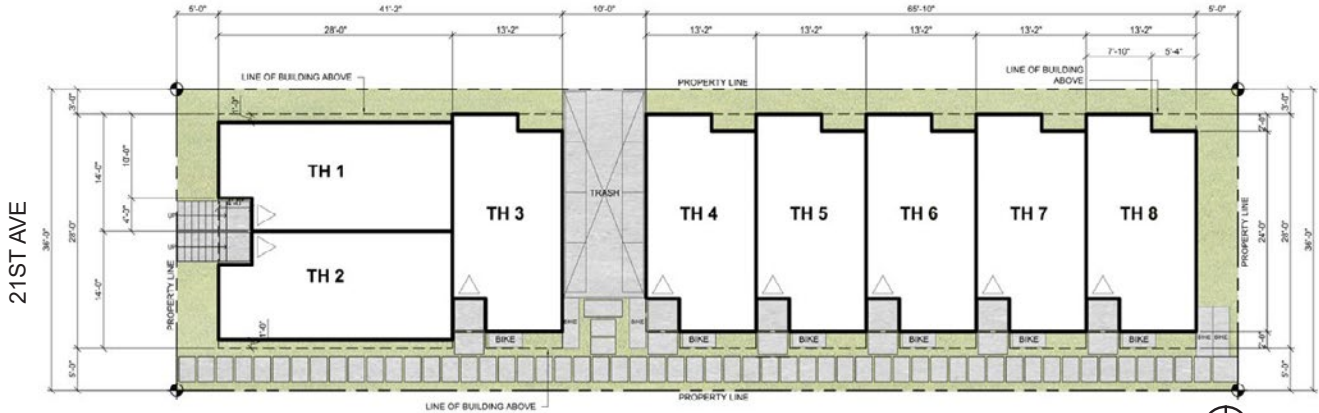
**Community Meeting:**  
Attend a community meeting to learn more about the project. The design team will be presenting their initial designs for the site.

Monday, November 19th, 6-7pm  
Garfield Community Center, Meeting Room 1  
2323 East Cherry St. Seattle, WA. 98122

**Additional Information:**  
Seattle Services Portal via the Project Address:  
1408 21st Ave.  
To find out more about early outreach for design review, visit the City of Seattle's Department of Neighborhood's web page.



Site Map



Site Plan

November 19, 2018

21<sup>st</sup> Central Townhouses Community Meeting Agenda

**Meeting Location:** Garfield Community Center – Meeting Room 1  
2323 E Cherry St, Seattle, WA 98122  
**Meeting Date and Time:** November 19th, 6 pm- 7 pm  
**SDCI Record Number:** 3032766-EG  
**Project Address:** 1408 21<sup>st</sup> Ave  
**Presenters:** Greg Squires Cone Architecture  
John Shea Cone Architecture

- I. Welcome, Introduction, and Meeting Format
  - a. Project Team: Van Wyck & Porter and Cone Architecture
- II. Project Location and Site
  - a. One parcel on 21<sup>st</sup> Ave (1408)
  - b. Off E Union St
  - c. Nearby development: 236 apartment units 1 block east; 11 townhouses 1 block west
  - d. Moderate topography change across site: 6' from east to west
- III. Zoning
  - a. Zoning: NC2P-55 (M1)
  - b. 23<sup>rd</sup> & Union-Jackson Residential Urban Village Overlay, Parking Flexibility Overlay
  - c. No parking required
- IV. Program: (Take clients program to create building)
  - a. Review Site Plan
    - i. 8 Townhouses
    - ii. 2 bedroom, 2 bathroom units, living on 2<sup>nd</sup> floor
    - iii. Roof deck provided for amenity space
    - iv. Main pathway through site leads to unit entries
- V. Massing Moves:
  - i. Stoops along 21<sup>st</sup> Ave for entry at living level of rowhouses
  - ii. Recessed entries, first floor recessed along rear townhouses
  - iii. Street facing units step back at 4<sup>th</sup> floor
  - iv. Street facing units align with Union St neighbor, allowing open space near ROW
  - v. Units step with topography
- VI. Entitlement Process:
  - a. Planning has just begun, and construction could start Fall 2019
  - b. Next step: SDR packet will be submitted late November
  - c. SEPA submittal: full zoning review and another opportunity for community comments
  - d. Feel free to continue to engage with the online survey to add any more comments.
- VII. Q+A / Opportunity for Comment and / or Discussion
  - a. We would like to open the discussion up for any questions to hear from the community concerns and priorities for the Central District neighborhood.

Summary of Outreach Plan

1. Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximately 500ft radius of the proposed site, 1408 21st Ave. Seattle, WA 98122. The flier that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share your thoughts with a survey link, community meeting date and time, where additional information about the project could be found, location map, and site plan.

Date: Fliers were sent out in the mail on 11/05/18
2. Electronic/Digital Outreach: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, contact person, email address to provide feedback, where additional information can be found, a collection of information statement, location of project, site plan, and five questions.

Survey link: <https://www.surveymonkey.com/r/5SS5SXM>  
Public informed by: Printed Outreach Flier  
Date: Survey launched 11/02/18
3. In-Person Outreach: Cone Architecture hosted a community meeting at the Garfield Community Center where the public and representatives of community organizations were invited to attend to express their thoughts. The meeting was held from 6-7pm in Meeting Room 1. Cone Architecture presented the project to members of the community. A site plan was presented to help visualize the proposed project. The discussion aimed to answer the concerns and questions brought up by the community as well as present the information described on the attached agenda to inform the community of the projects initial steps and how to further engage in the process in the future.

Summary of Community Responses:

Electronic/Digital Outreach: Through the survey that Cone Architecture created with Survey Monkey, below is a summary of the main themes that came from the online survey.

1. What is your connection to this project?

100% of the respondents indicated that they live close to the project.
2. What is most important to you about a new building on this property?

100% of the responses indicated that it is affordable for residents and/or businesses. 75% indicated that it is nice looking, designed to be family-friendly, and that it is designed with environmental sustainability in mind. 50% responded that it brings new services or amenities to the area (businesses, open space, etc.). 25% indicated that it looks unique and interesting.
3. What concerns do you have about this project?

100% of the responses are concerned about the construction noise and impacts, the building being will feel out of place with other buildings nearby, and that it makes driving and parking in the neighborhood more difficult. 75% are worried that they will not like the way it looks. 25% are worried the current business/use/building is going away and that there will be no onsite parking.
4. Is there anything specific about this property or neighborhood that would be important for us to know?

Out of the 4 respondents, one of them stated that the site is in one of Seattle’s oldest neighborhoods that is very family-friendly and they hope that the new development will help make good open spaces for children. They also commented that they’re worried about gentrification.
5. Would you like to be contacted about this project in the future? If so, please provide your email address.

Three respondents provided their email address so they can be contacted about the project in the future.

In Person Community Outreach Summary

Four (4) community members attended this meeting.

- Community members (CM) expressed concern over the development of townhouses without commercial space in an NC zone.
- Thoughts on scale of the building compared with the surrounding single-family houses.
- CM questioned whether live-work units could be present at the street front, and if they could be designed to look more commercial than private residential.
- Concerns over lack of on-site parking for units, not enough street parking.
- CM voiced concerns regarding a missed opportunity with the lack of commercial space, and that it may be setting an unfavorable precedent for 21st Avenue.
- Questions regarding alternate programmatic configurations that allow “giving back to the neighborhood” such as apartments above commercial immediately at the street with townhouses behind.
- Some would rather see an apartment building with commercial instead of townhouses.
- Concerns over a perceived lack of community in townhouse developments.
- Referenced a townhouse project at 19th and Pine as well as live-work units on Yesler for precedence on what community members believe are successful designs.
- The lack of a common open space was a concern to community members and were not that a developed public right of way would be an actively used spaced amongst residents.
- Whether these townhouses would be rentals or for sale.
- Questions regarding affordable mandate and whether a low-income unit stays designated as such when sold by original owners.
- CM expressed concerns regarding neighbor privacy from townhouse roof decks.
- Attendees expressed that they would prefer well designed live-work units at the street to continue neighborhood commercial uses from around the corner of E Union St.

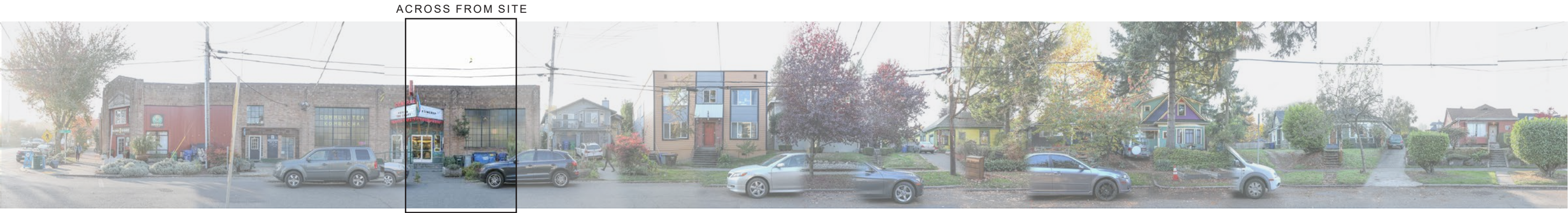
Response to In-Person Community Outreach

- This project has taken into account concerns expressed by the public of providing townhouse developments with no commercial component. Though we have not provided a commercial component, we have sought to address this concern by opening up the right of way to the public to match the existing hardscaping south of the parcel and extending the commercial language around the corner from E Union St and onto 21st Ave such that future commercial developments north of the subject parcel will not seem disconnected from the commercial corridor to the south. The proposed development aims to not set a precedent for residential development along 21st Avenue.





← 21ST AVE LOOKING EAST (A) →



← 21ST AVE LOOKING WEST (B) →

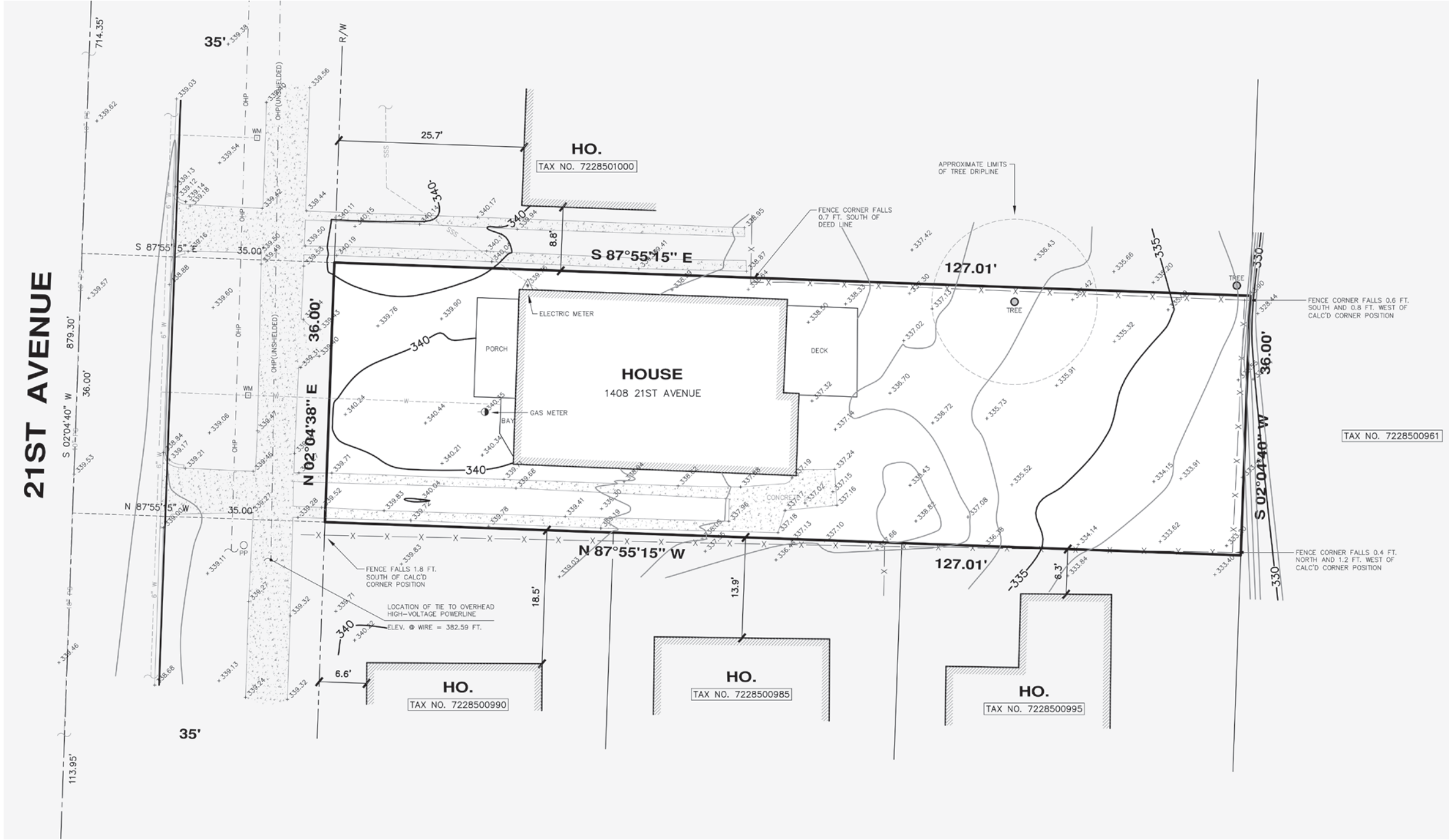


EXISTING SITE CONDITIONS

The project site is parcel #722850-0999 located off of 21st Ave between E Union St and E Pine St. The lot measures roughly 127'-0" deep by 36'-0" wide and is approximately 4,572 SF. Immediately surrounding the subject parcel are parcels zoned for NC2P-55(M1). The project site is also zoned NC2P-55(M1). The site slopes from west to east, with an overall grade change of approximately 6 feet. Currently there is a single family structure on the site that will be removed for the proposed project.

LEGAL DESCRIPTION

The south 36 feet of lot 15 in block 11 of Renton Hill, according to plat recorded in volume 8 of plats, page 68, records of King County, WA.





SITE PLANNING + LANDSCAPE APPROACH

The eight (8) proposed townhomes are separated into two (2) separate buildings and separated by a communal trash area in order to provide relief in the plan mid-site and break up the massing of the building.

There are two (2) street facing units with street-facing entries that are accessed via private paths running parallel to the existing sidewalk along 21st Ave. Townhomes 1 and 2 are lifted off of the sidewalk and the private entry paths are flanked by a low height site wall in order to create a stoop condition and to provide a semi-private buffer from 21st Ave. The site wall simultaneously provides an implied separation between private/public in an attempt to give back everything west of the site wall to the public R.O.W.

A healthy seven foot setback is provided at the first floor of each unit at the south property line in order to maintain a buffer from the property line and to provide each unit with planting/bike parking opportunities.



EUPHORBIA MYRSINITES



AJUGA REPTANS 'CHOCOLATE CHIP'



FATSIA JAPONICA



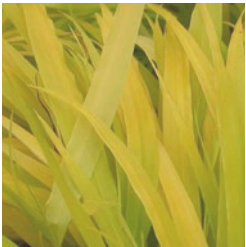
CAREX SIDEROSTICHA 'BANANA BOAT'



COTINUS GOGGYGRIA 'ANCOT'



CAREX ALBULA



HAKONECHLOA MACRA 'ALL GOLD'



BLECHNUM SPICANT



HELLEBORUS NIGER 'HGC JACOB'



CAREX TESTACEA



HOSTA 'JUNE'



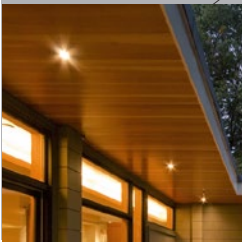
CORNUS SANGUINEA 'MIDWINTER FIRE'





PROPOSED SITE LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of the buildings. Primary lighting will be provided at the entrance to the site, all unit entries, and along common walkways. All exterior lighting will be shielded away from neighboring buildings and will focus the illumination on walkways and building facades.



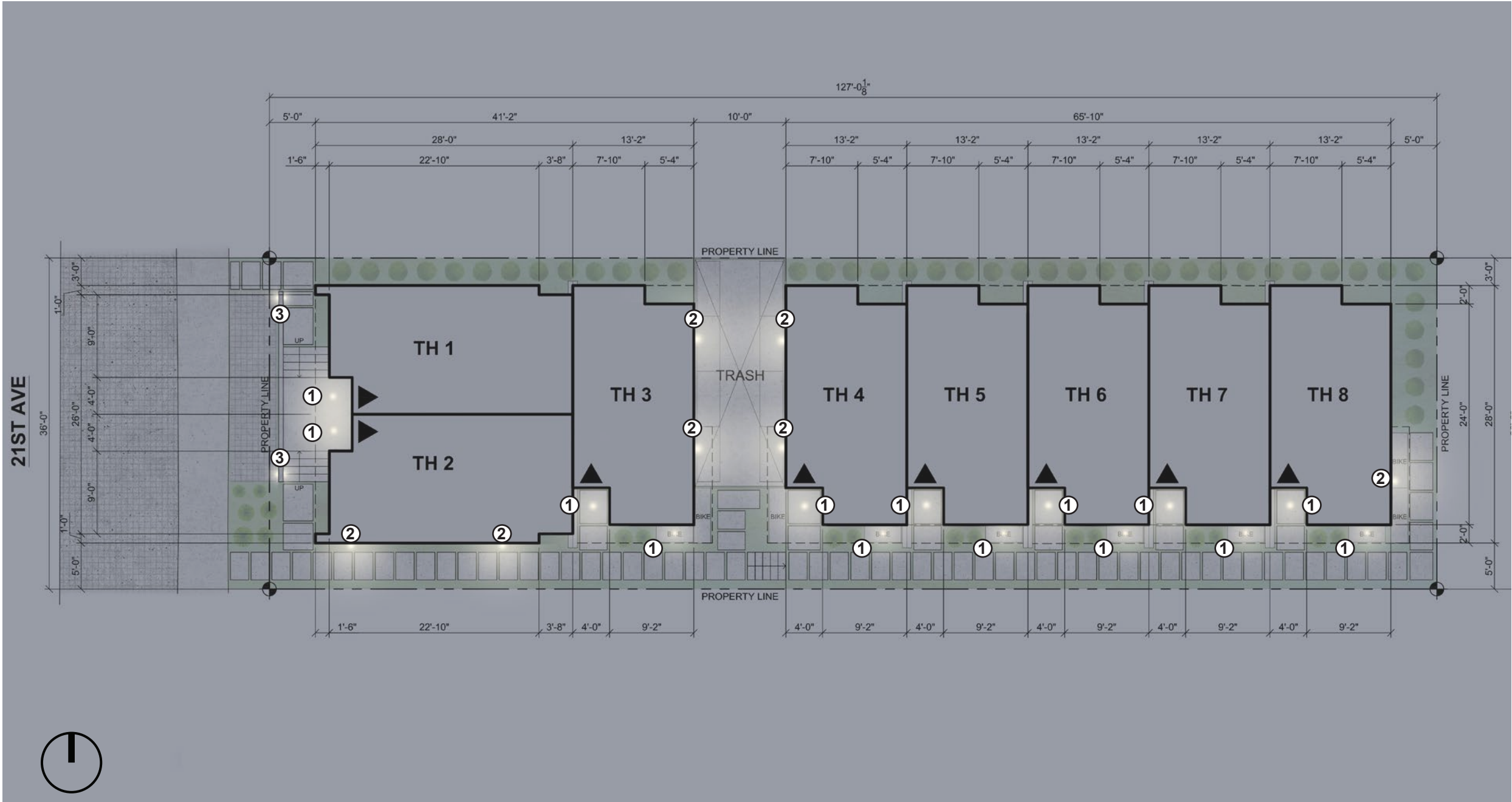
① RECESSED CAN LIGHTS (SOFFIT)



② EXTERIOR



③ PHOTOVOLTAIC PATHWAY LIGHTING

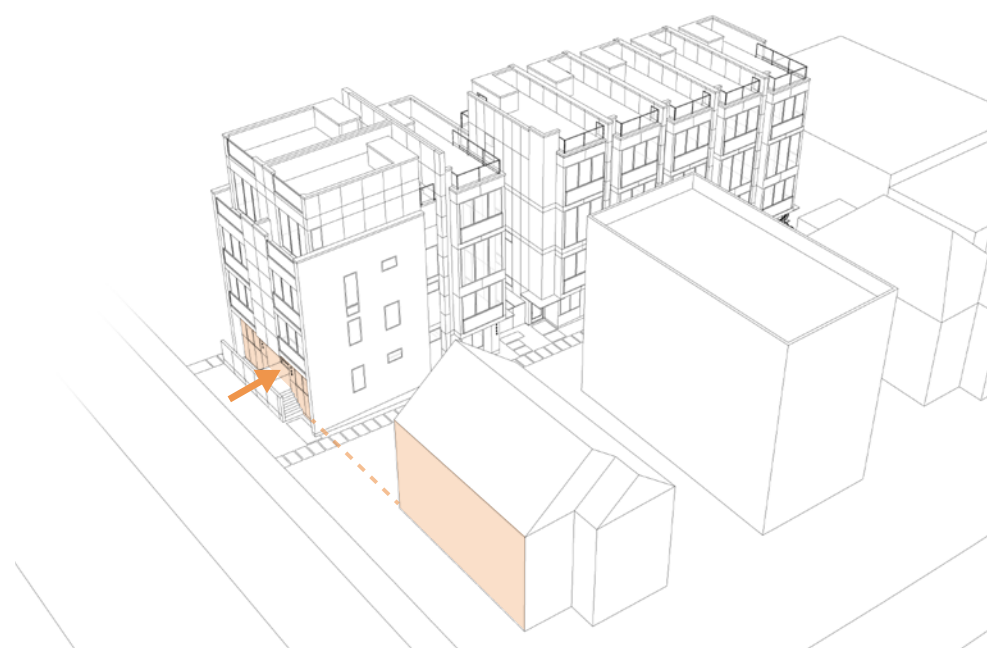






### STEPPING WITH TOPOGRAPHY

Beginning with townhouse 3, which steps down 4' from townhouses 1 and 2, each unit steps down 1'-0" to match existing site topography. This minimizes perceived mass and ground disturbance while providing increased visual separation between units. (CS1.C.2)



### RELATIONSHIP TO BLOCK

Taking cues from development on E Union St, the first level of the street facing units will step back in order to be in plane with the adjacent structure to the south and set a precedent for future development on 21st Ave. (CS2.C.2, CS2.D.4)



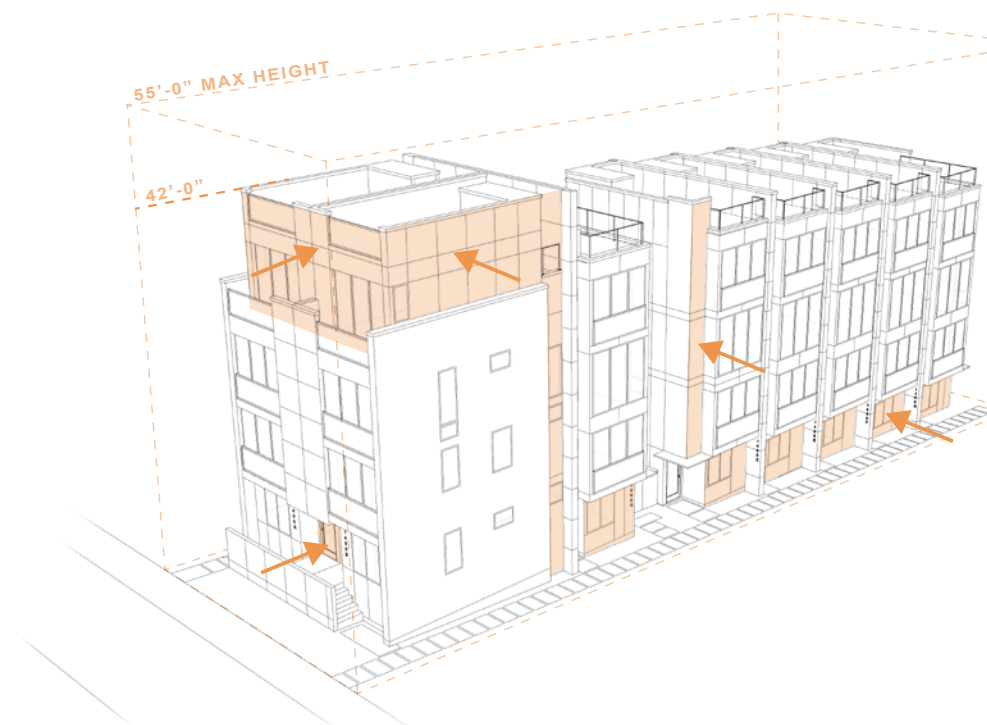
### PUBLIC & PRIVATE OPEN SPACE

Ample private amenity space will be provided as roof decks while common amenity space will be proposed at the street, taking advantage of the setback and generous public right of way and providing an opportunity for artwork. (CSB.A1.1, CSB.A2.1, PL1.1.G)



### ENTRIES & CIRCULATION

With the exception of the street facing units which are accessed via stoops that run parallel to 21st Ave, units 3 through 8 area accessed via one common path along the south property line. This simplifies wayfinding while promoting the idea of community and safety. (PL1.B.3, PL3.A.1.D, PL1.1.G)



### SITE MASSING

The proposed development is mindful of the existing neighborhood scale as the townhouses proposed do not reach the maximum height or minimum setbacks zoned for this site. Modulation helps further promote a scale in line with it's surroundings. (CS2.D.4)



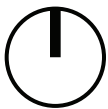
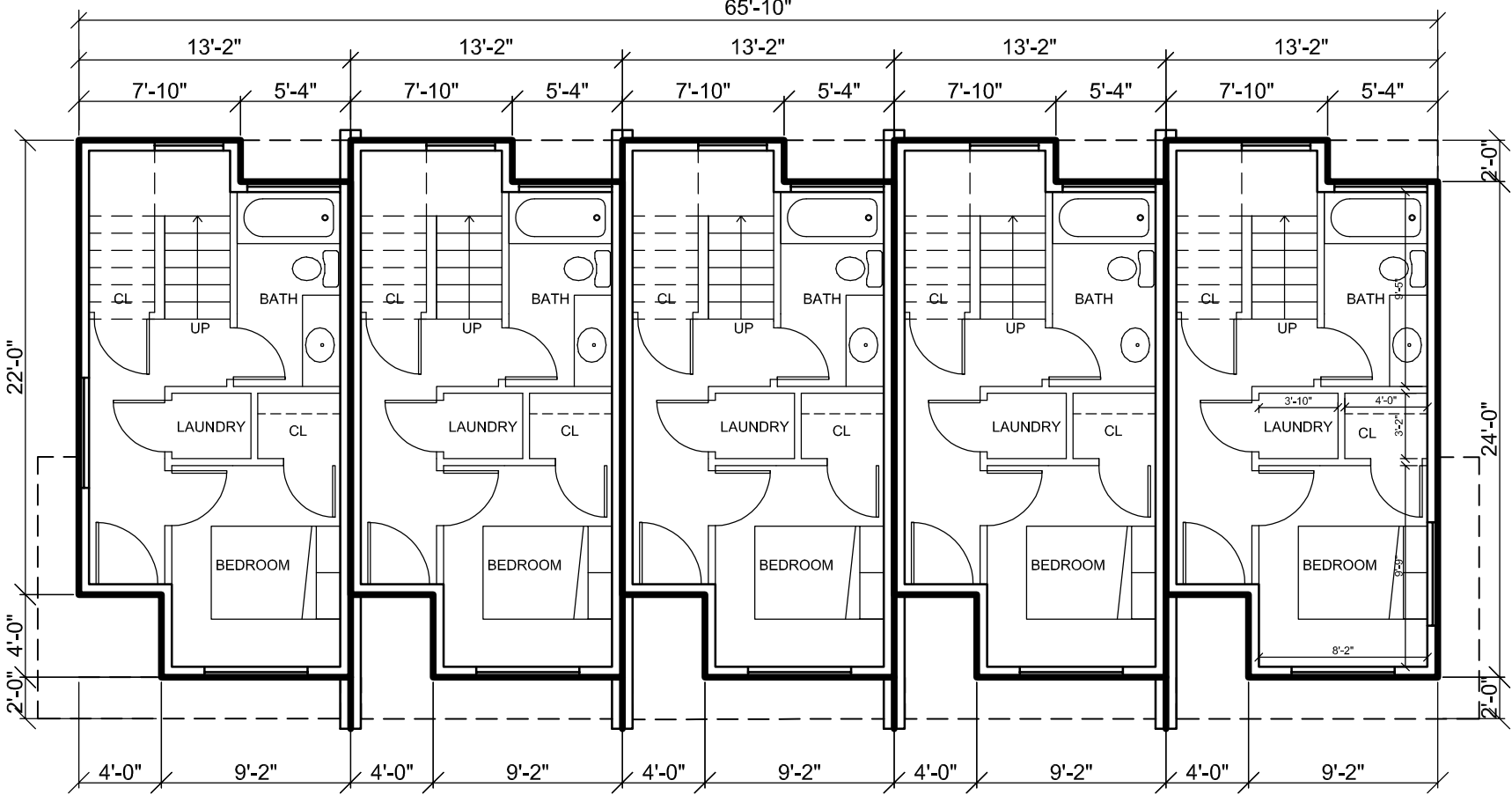
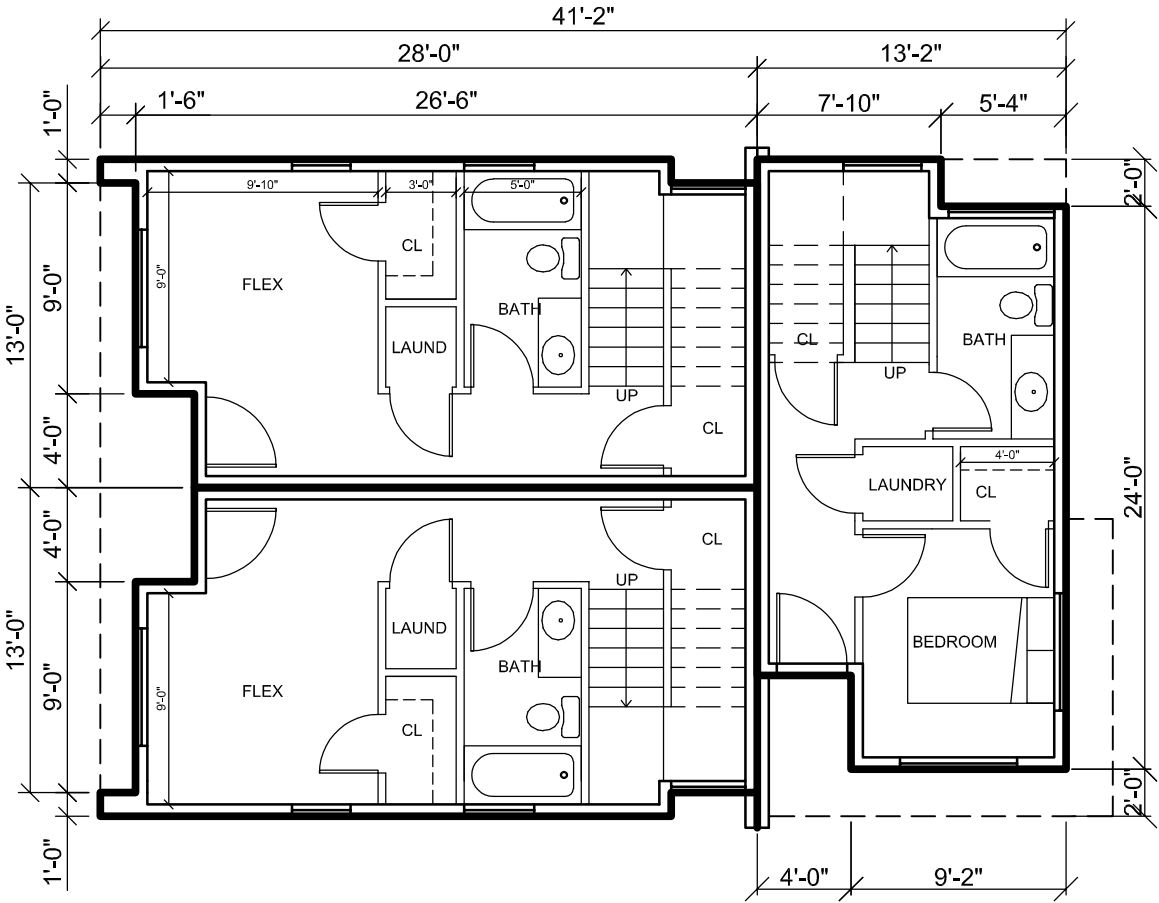
### TEXTURE & MATERIALS

High quality materials that are durable are proposed to add visual interest as well as texture at the pedestrian level. In character with the Central Area Design Guidelines, these materials will bring color to the project. The use of materials also provides a sense of rhythm and separation between units. (DC2.1.a, DC2.1.c, DC4.2.a, DC4.3.b)



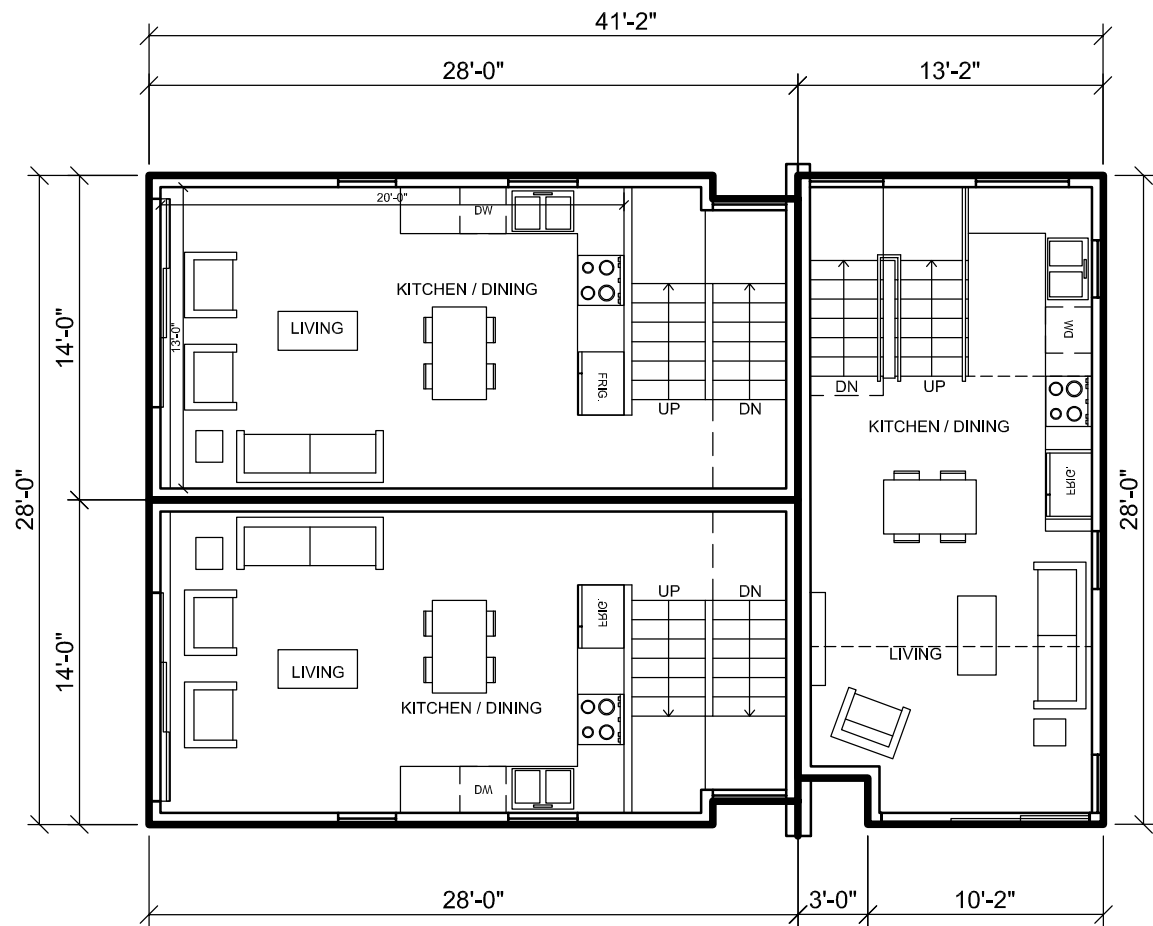
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	EARLY RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	C. Topography	CS1.C.2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.	The units are designed to step down in unison with the existing site topography. This minimizes perceived mass and ground disturbance while providing increased visual separation between units.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	C. Relationship to the Block D. Height, Bulk, and Scale	CS2.C.2. Mid-Block Sites: Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. CS2.D.4. Massing Choices: In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing.	The project takes cues from development on E Union St, by setting back at the first level of the street facing units in order to be in plane with the adjacent structure to the south and set a precedent for future development on 21st Ave. Additionally, modulation helps further promote a scale in line with it’s surroundings
CS.B. Architectural Context and Character (Central Area Design Guidelines)	Contribute to architectural and placemaking character with local history and cultural references.	A.1. Character Areas A.2. Cultural Placemakers	CSB.A1.1. History and Heritage: consider including visual arts as an integral part of the design concept along main street building façades, within highly trafficked pedestrian areas, and within open spaces. CSB.A2.1. Cultural Placemakers: Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.	A hardscaped common amenity space flanked by a wall with the potential to display public art is provided at the front setback in order to contribute to the character of the neighborhood and to expand the usable space within the R.O.W.
PL1. Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	B. Walkways and Connections 2. Connection Back the Community (Central Area Design Guidelines)	PL1.B.3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. PL1.2.c Enhance gathering spaces with lighting, art and features... PL1.2.e. ...hardscapes are encouraged when sized and designed to encourage active usage. building edges should be inviting while creating well defined open spaces for common use.	The public right of way immediately to the south of the site is furnished with hardscaping and recovered building elements, allowing it to be utilized as an open space with seating. By continuing this hardscaping from the south, the neighborhood-commercial aesthetic can be pulled further into the neighborhood from E Union St while providing open space for the neighbors and townhouse residents.
PL3. Street-Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries 1. Frontages (Central Area Design Guidelines)	PL3.A.1.D. Individual Entries to Ground-Related Housing: Be scaled and detailed appropriately to provide for a more intimate type of entry. PL1.1.G At residential projects, provide coupled entries wherever possible to foster a sense of community and visual interest in building entryways.	A combination of modulation, landscaping, awnings, and fin wall separation provide intimate entries at a pedestrian scale. Additionally, coupled entries are provided at the street facing unit and one shared pedestrian path at the south property line provides access to the rear units in order to foster a sense of community.
DC2. Architectural Concept (Central Area Design Guidelines)  DC4 Exterior Elements & Finishes (Central Area Design Guidelines)	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.  Use appropriate high-quality elements and finishes for the building and open spaces.	1. Building Layout and Massing  2. Building materials 3. Building Details and Elements	DC2.1.a Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, DC2.1.c. Larger building forms should divide their mass up so it does not appear as one, monolithic building. DC4.2.a. Consider vibrant and bold uses of color, materials, texture and light to reinforce local cultural references. DC4.3.b Incorporate building materials and details that reflect human scale and the craftsmanship of the building process.	The utilization of glazing and materials provides a sense of rhythm and separation between units to make project clear and intelligible. The units are broken into two separate buildings and the larger mass of the building is also broken up by modulation to avoid monolithic massing. Additionally, vibrant corten steel panel adds a bold yet subtle use of color in character with the neighborhood. The corten steel panels along with the cedar siding also give a natural sense to the materials.





FIRST FLOOR PLANS

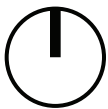
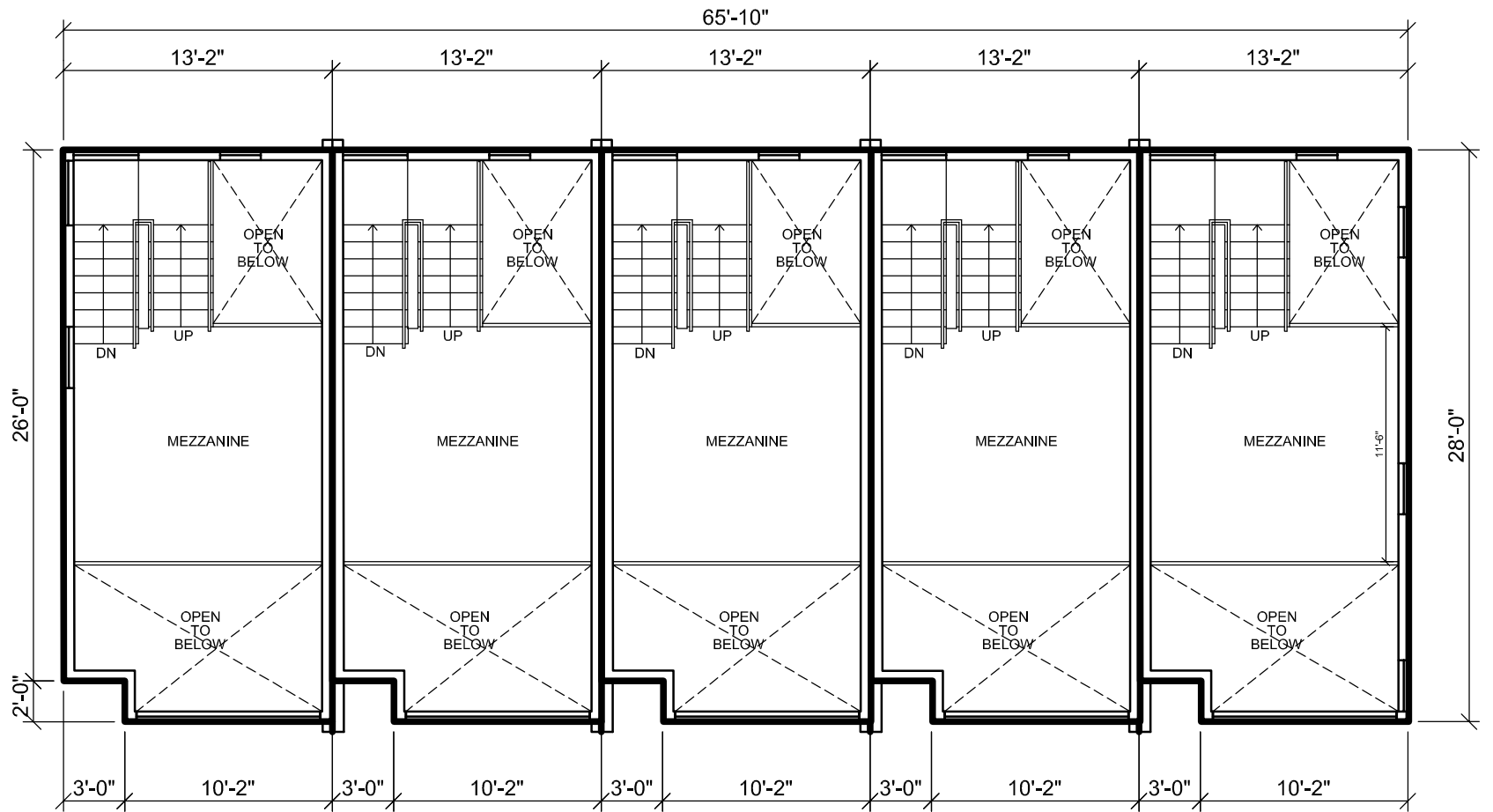
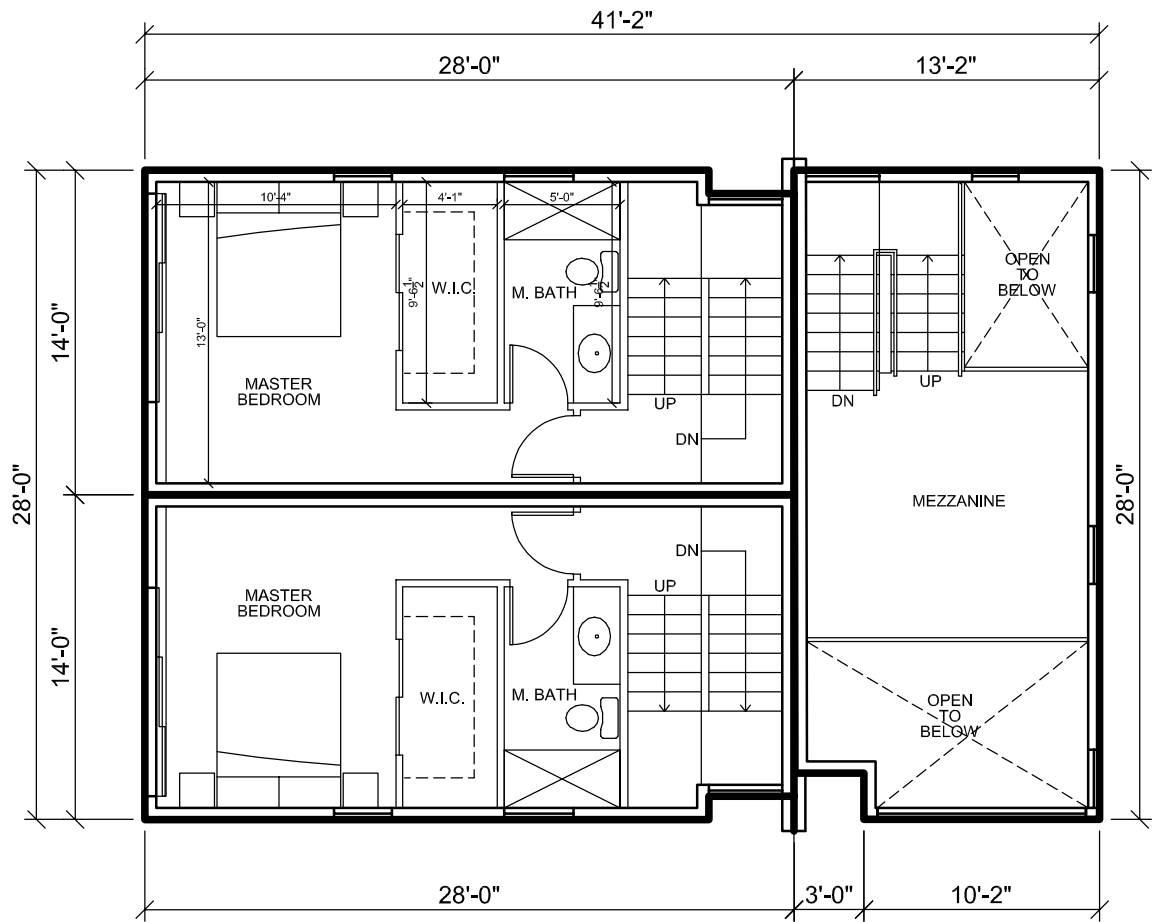




SECOND FLOOR PLANS

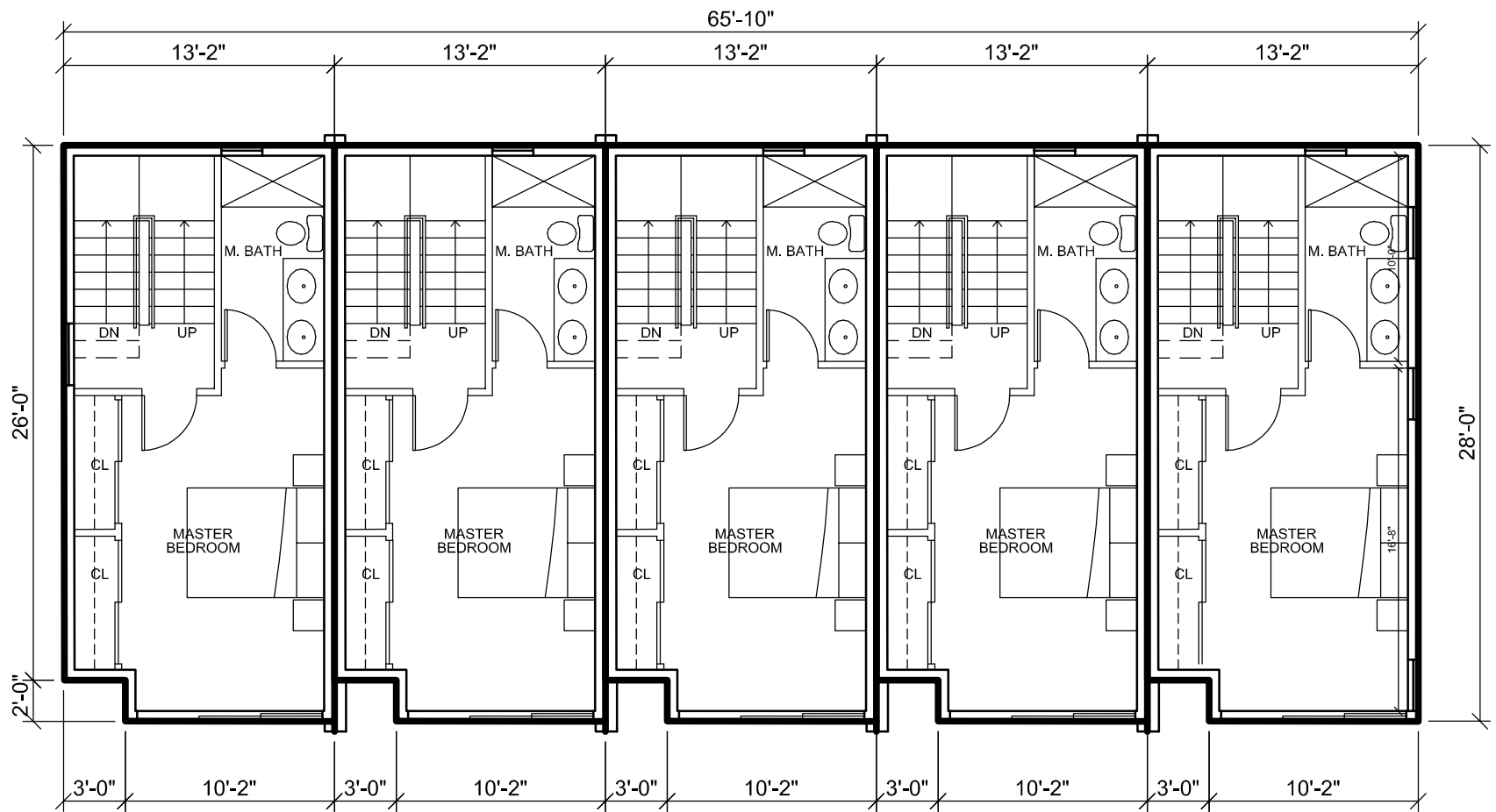
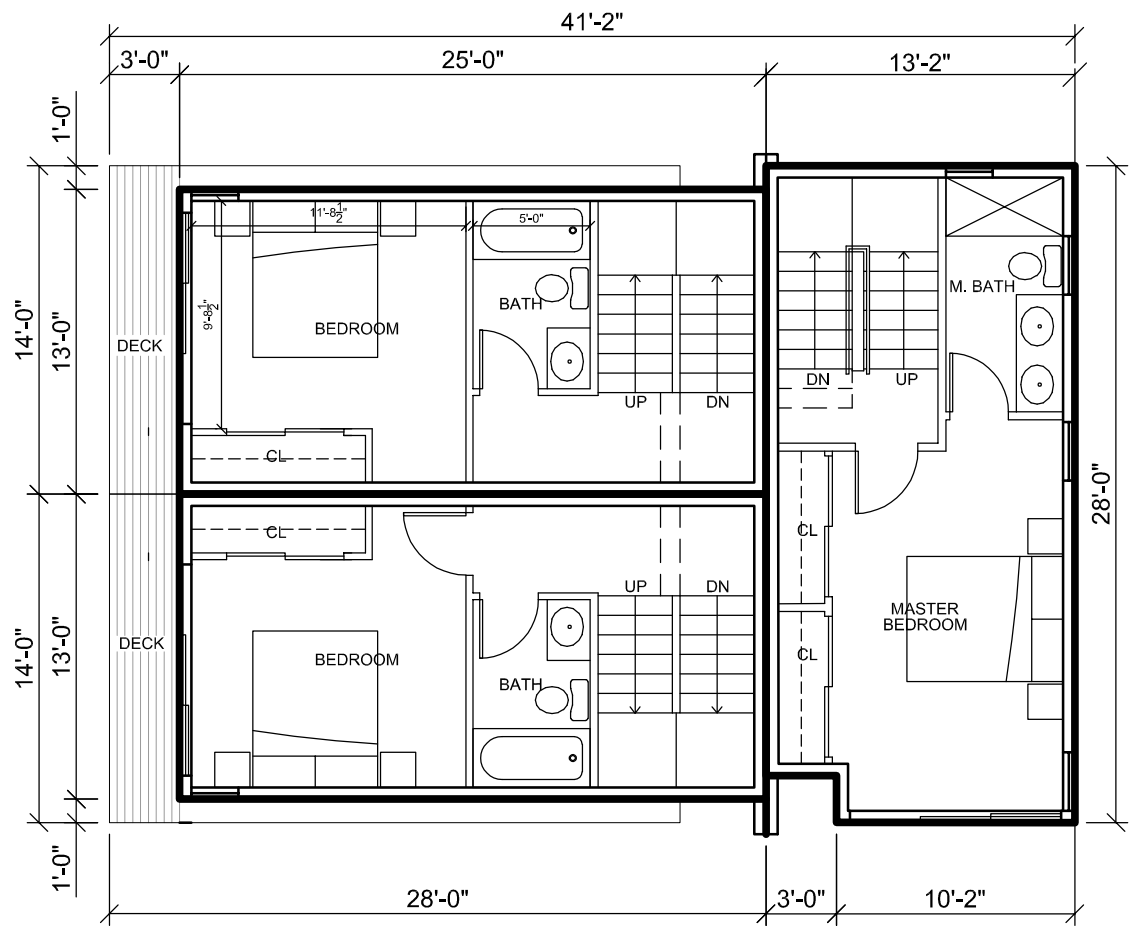




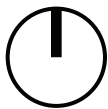


THIRD FLOOR PLANS

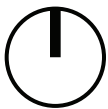
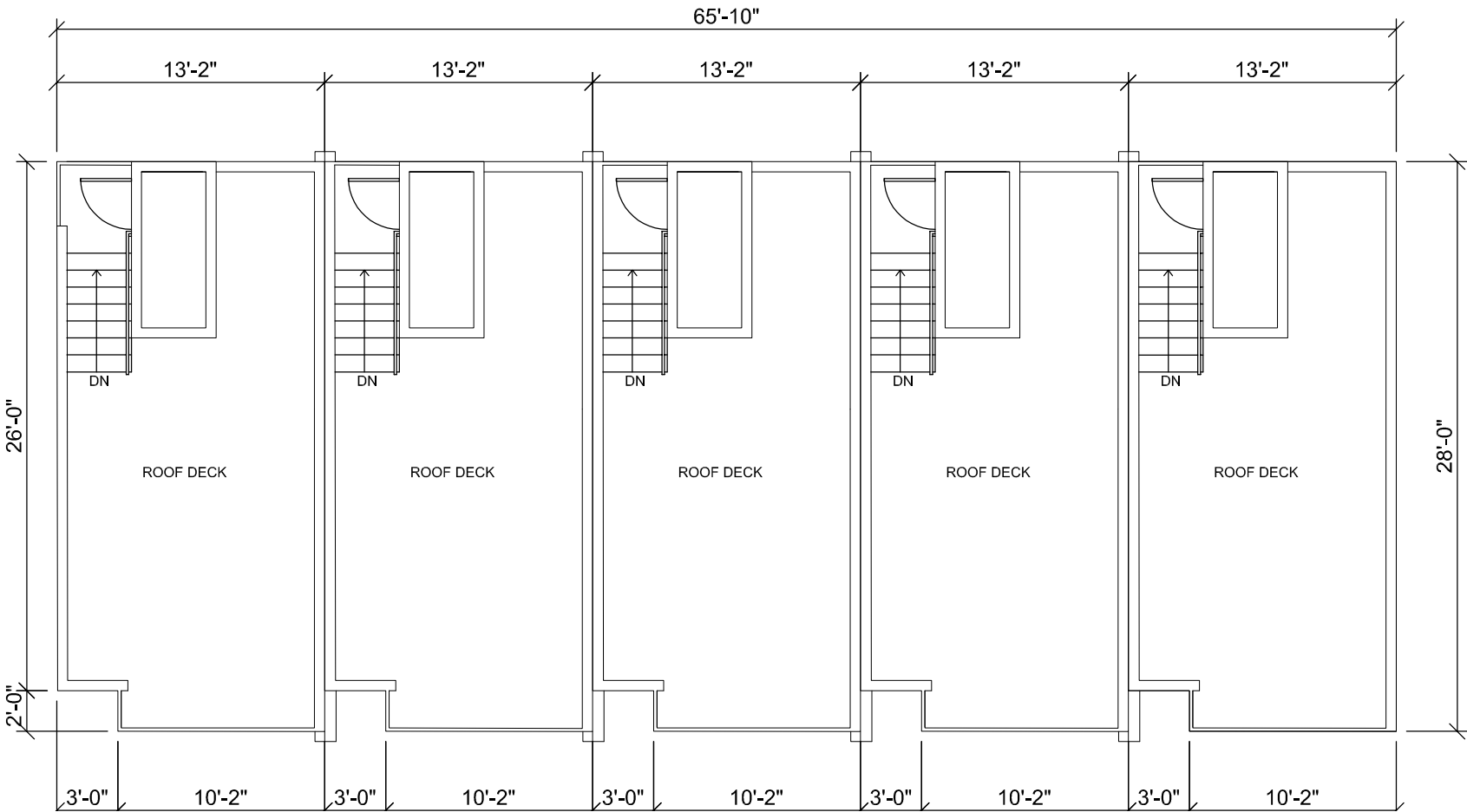
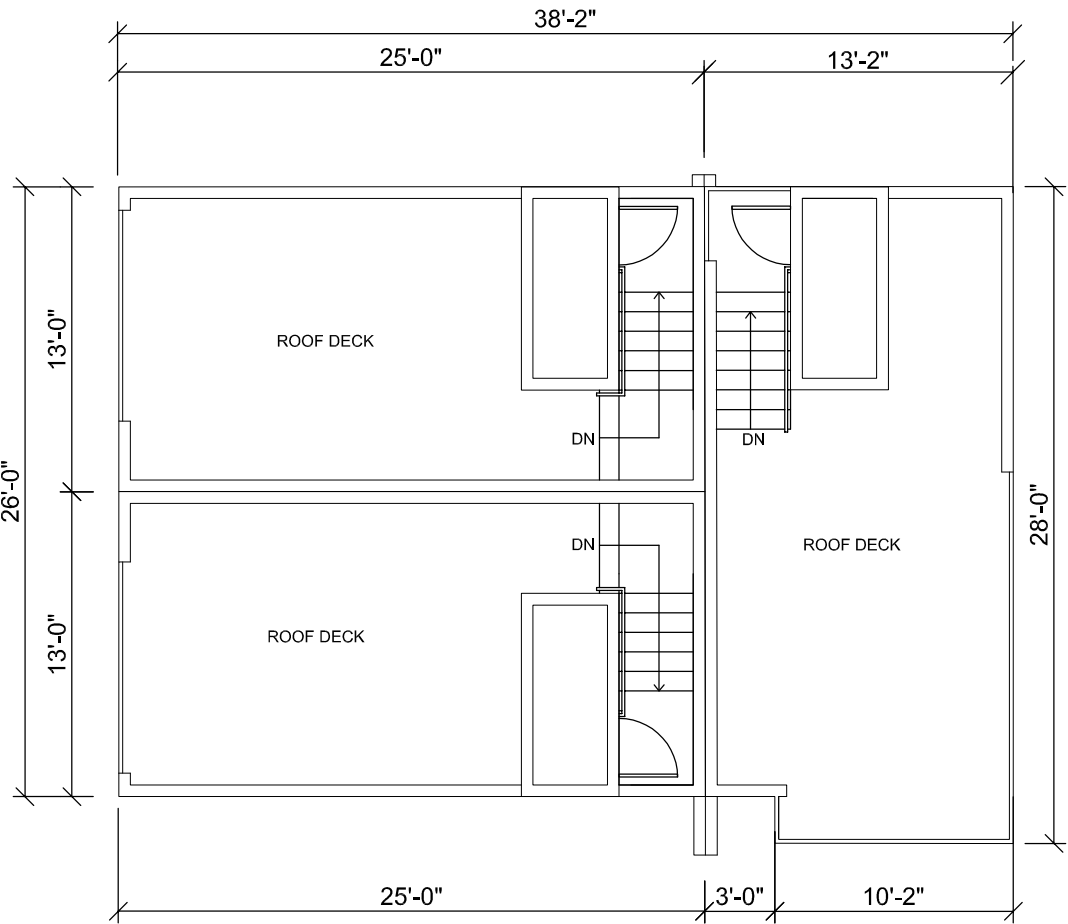




FOURTH FLOOR PLANS

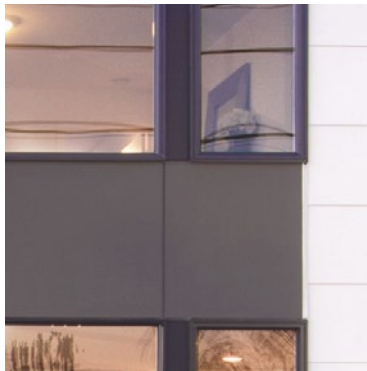






ROOF PLANS

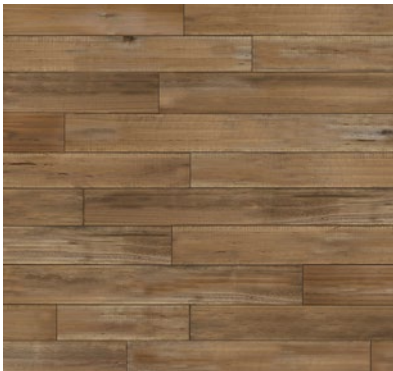




① CEMENTITIOUS PANEL



② CORTEN STEEL



③ CEDAR SIDING



④ OPEN METAL RAIL

PROPOSED MATERIALS

The material palette of white and black cementitious panels, corten steel and cedar siding have been chosen to create a clean modern aesthetic that blends with the character of the neighborhood. Corten steel adds a unique texture with bold color at the pedestrian level. Cedar siding is prominent from the street views, providing a contrast with the corten steel and cementitious panels.



WEST ELEVATION



SOUTH ELEVATION





EAST ELEVATION

NORTH ELEVATION

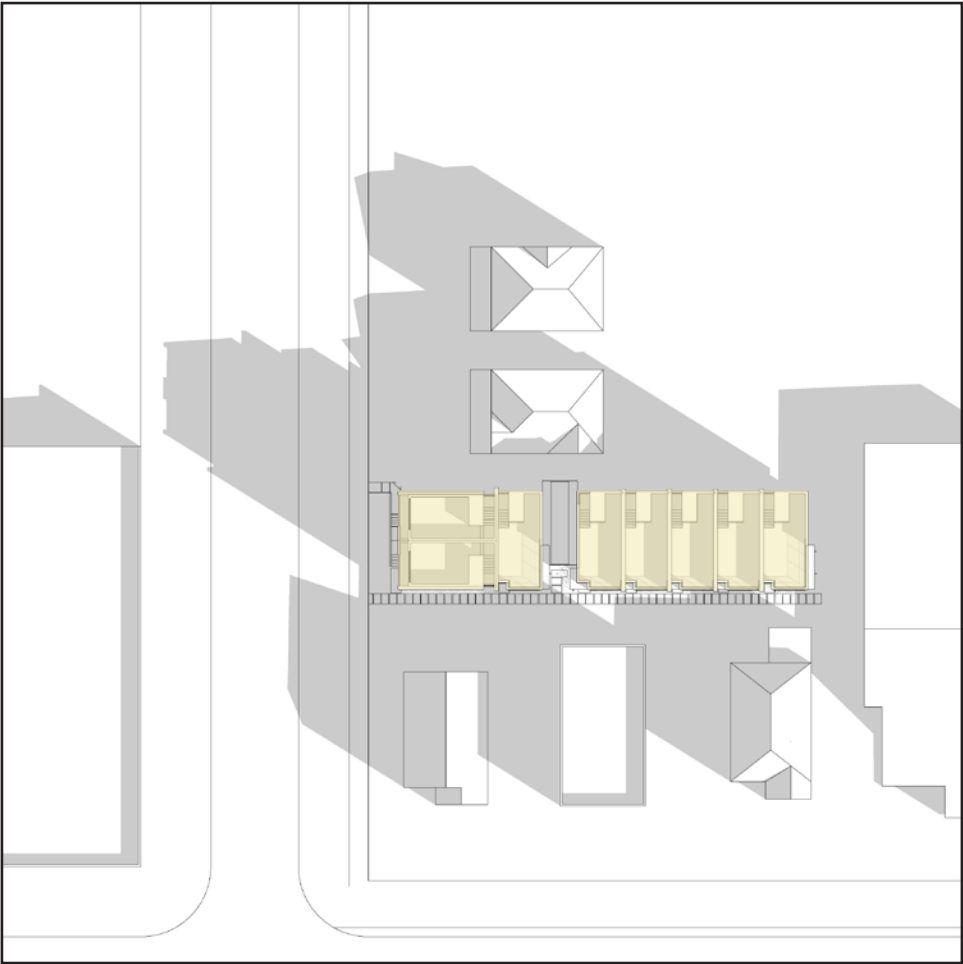


PRIVACY STUDIES - NORTH NEIGHBOR

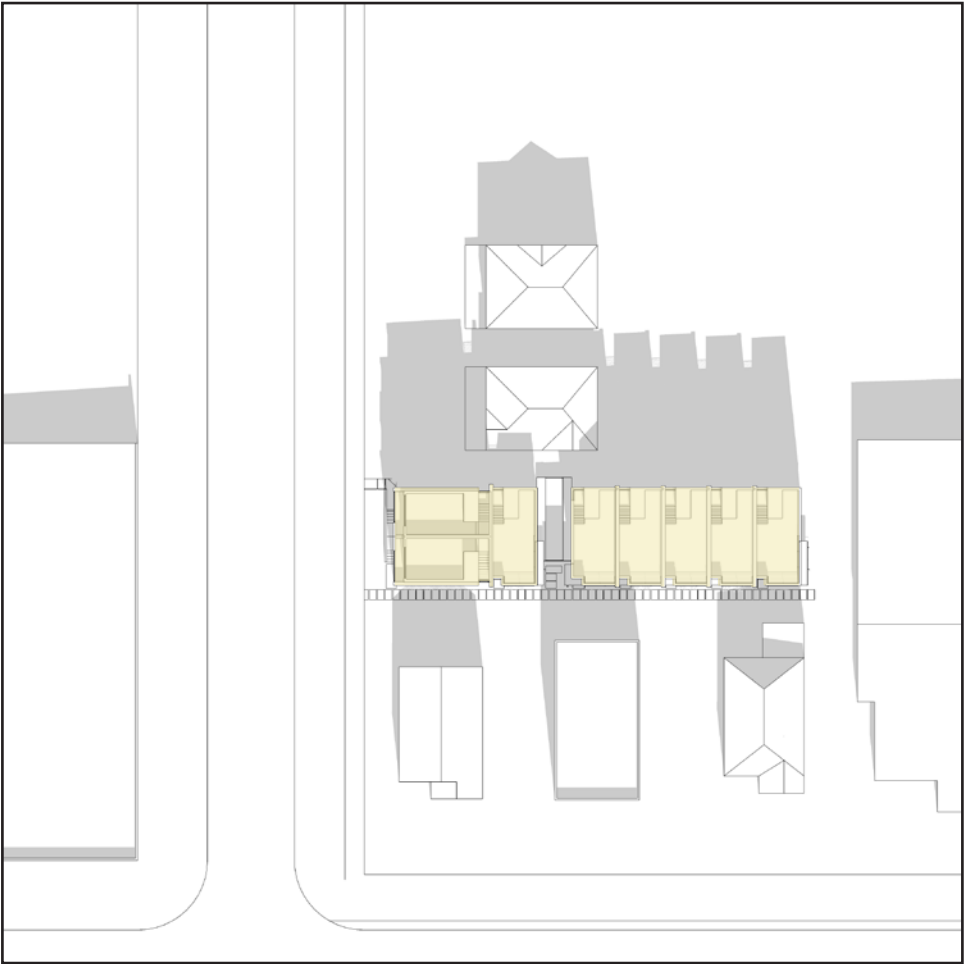


PRIVACY STUDIES - SOUTH NEIGHBOR

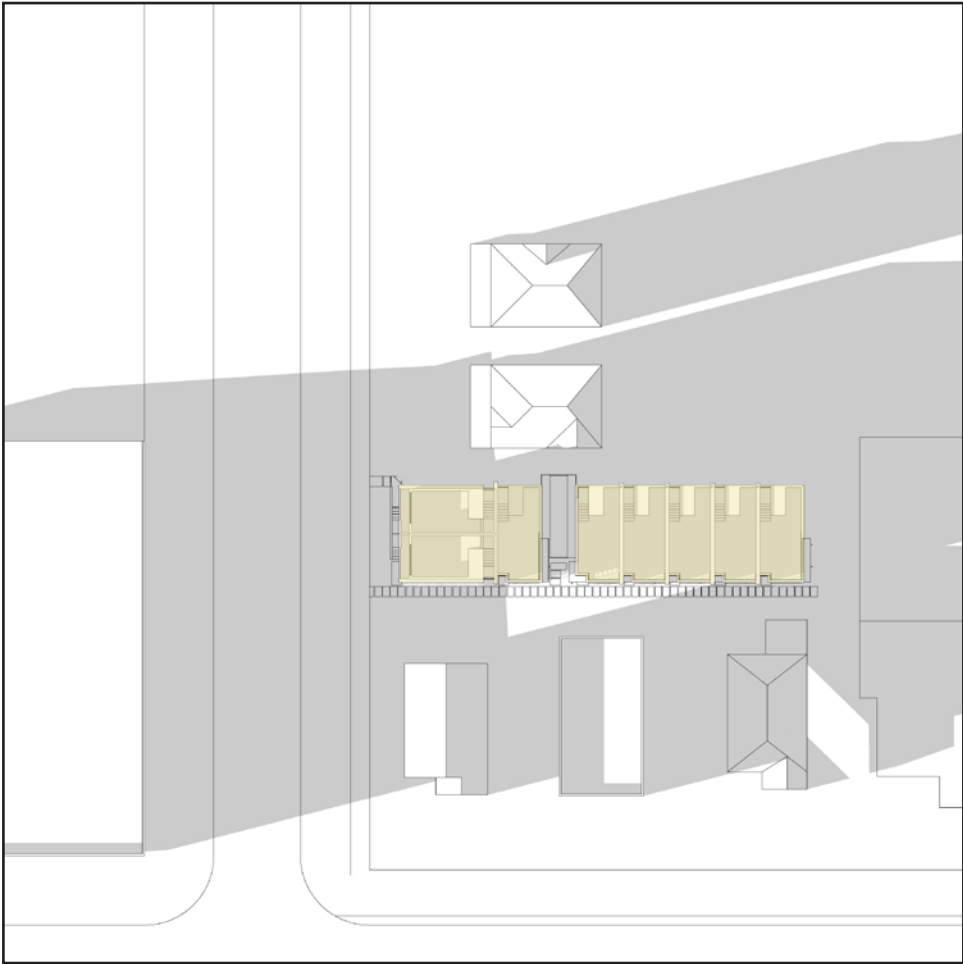




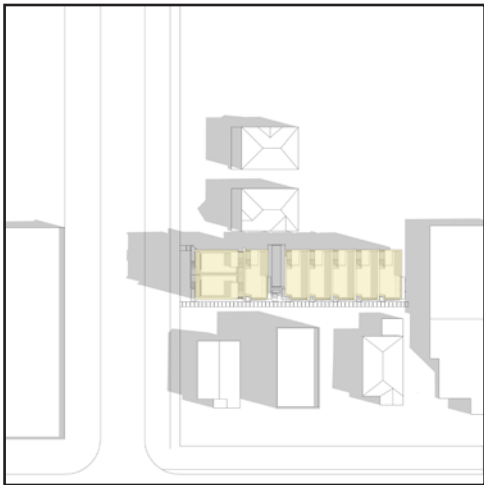
MARCH / SEPTEMBER 21, 9 AM



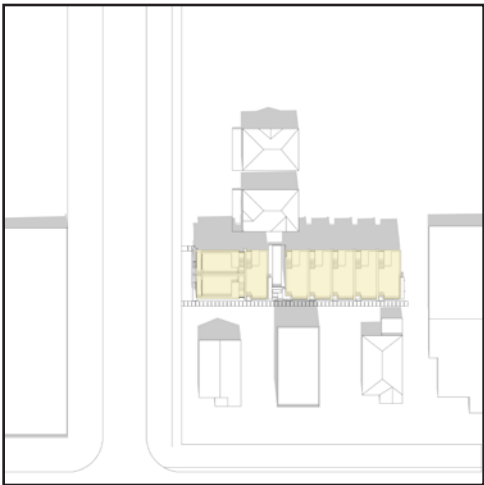
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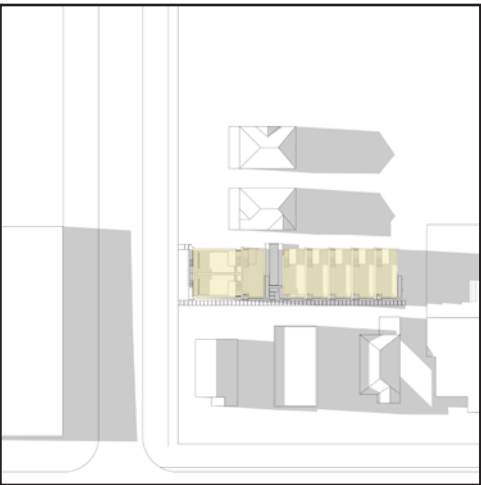
MARCH / SEPTEMBER 21, 5 PM



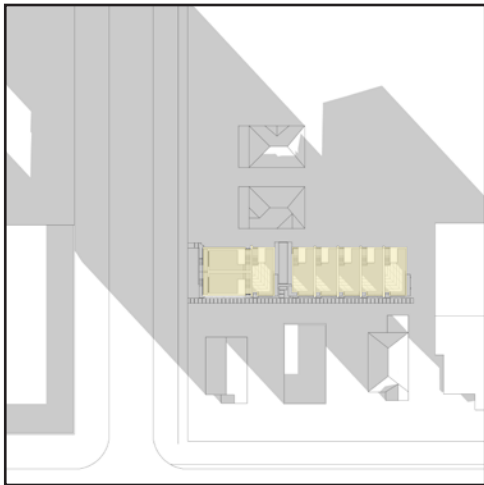
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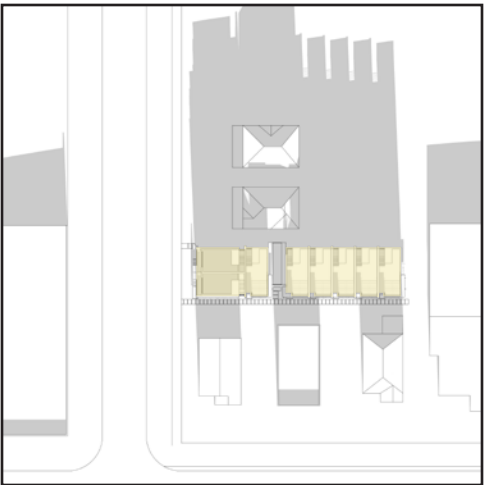
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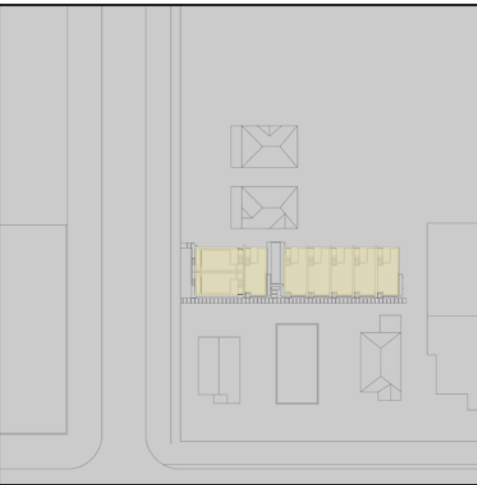
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM





**EXTENDING THE ACTIVATED  
RIGHT OF WAY**

The public right of way immediately to the south of the site is furnished with hardscaping and recovered building elements, allowing it to be utilized as an open space with seating. Designed by Chen Ragen, it is a space that aligns with the Central Area design guidelines of providing open communal spaces.

By continuing this hardscaping from the south, the neighborhood-commercial aesthetic is pulled further into the neighborhood from E Union St while providing open space for the neighbors and townhouse residents in order to set a precedent for future neighbor-hood commercial developments to the north of the parcel.





TOPOGRAPHY

The units are designed to step down in unison with the existing site topography. This minimizes perceived mass and ground disturbance while providing increased visual separation between units.

OPEN RAILS

Open rails are strategically placed to decrease the overall massing of the project and to promote safety by keeping eyes on the street.

FRONTAGES

Coupled entries are provided at the street to foster a sense of community and visual interest in building entryways. This also provides an occupiable space that encourages eyes on the street.

PLACEMAKING

A hardscaped common amenity space flanked by a wall with the potential to display public art is provided at the front setback in order to contribute to the character of the neighborhood and to expand the usable space within the R.O.W.



VIEW FROM 21ST AVENUE





**FRONTAGES**

The entries are recessed to provide distinction between units as well as overhead weather protection. The stoops provide a semi-private buffer between the units and the street and provide a thoughtful transition between private and public space.

**ENTRIES**

A combination of modulation, landscaping, awnings, material queues and site walls provide intimate entries at a pedestrian scale.

**PLACEMAKING**

A hardscaped common amenity space flanked by a wall with the potential to display public art is provided at the front setback in order to contribute to the character of the neighborhood and to expand

ENTRY VIEW FROM 21ST AVENUE



**SAFETY & SECURITY**

The major glazing is oriented towards the common path at the south property line in order to encourage safety by maintaining eyes on the street.

**WAYFINDING**

The project promotes easy wayfinding by orienting all unit entries towards the common path at the south property line. Stamped modulation, glazing, massing, materials and address signage provide a sense of rhythm that further promotes simple wayfinding.

**ENTRIES**

Modulation provides weather protection for the entryway and bike storage, while allowing opportunities for personalization and unit differentiation.



VIEW FROM SOUTH PROPERTY LINE





**MASSING**

Strategically placed open rail provide relief in the massing while orienting views from the rooftop decks towards Lake Washington, Mount Rainier and the Cascades.

**ROOFTOP AMENITY**

Private amenity space is provided at the rooftop for each unit. These decks will have views of Mount Rainier and the Cascades.

AERIAL PERSPECTIVE



**MASSING I**  
Strategically placed open rail provide relief in the massing while orienting views from the rooftop decks towards Lake Washington, Mount Rainier and the Cascades.



VIEW FROM SOUTH PROPERTY LINE





**OVERALL MASSING**

By stepping with the topography of the site, the structure is low enough to be obscured by it's neighbors to the south from E Union St. This minimizes the perceived mass of the building and is mindful of the existing neighborhood scale.