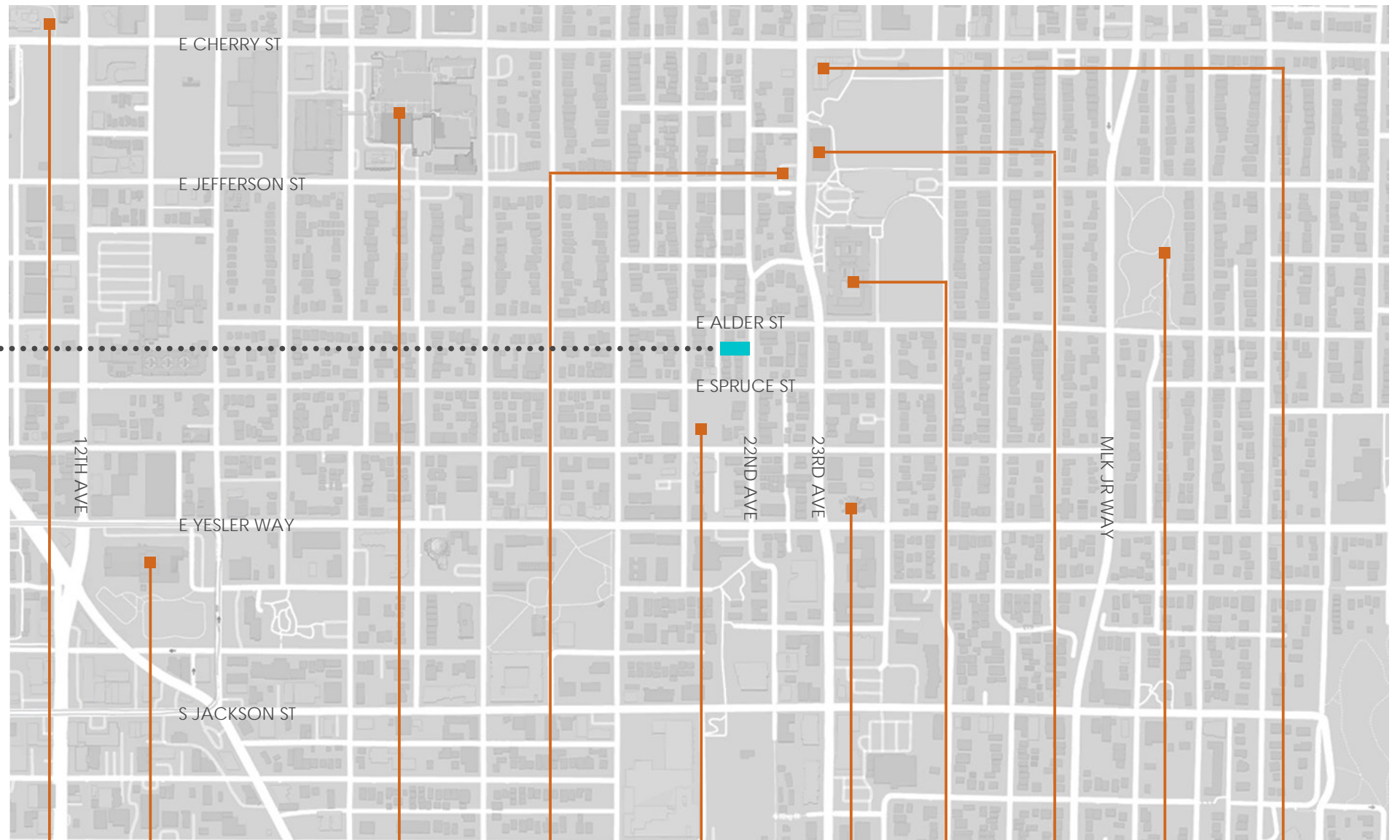
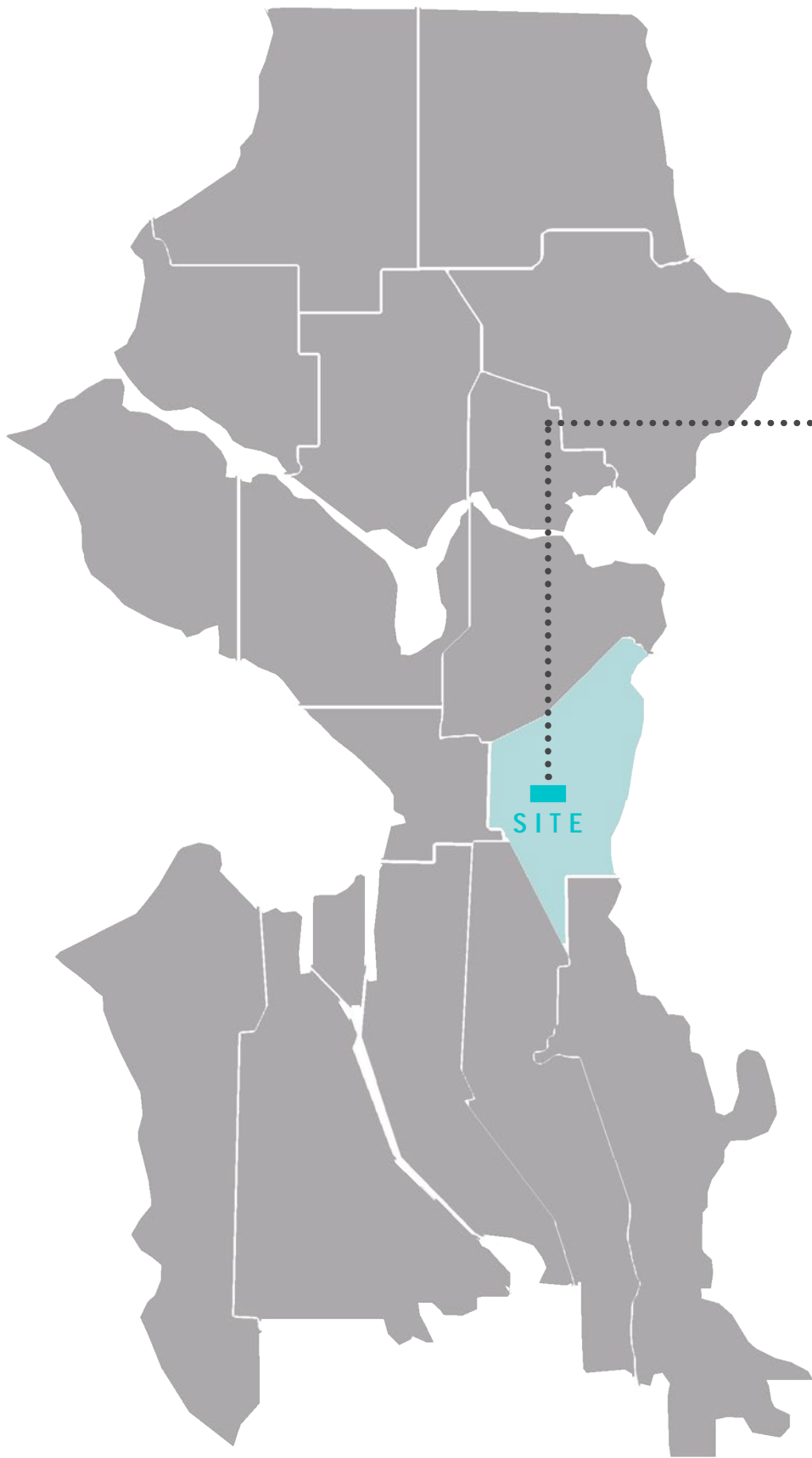


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PROJECT INFORMATION

ADDRESS	213 22ND AVE SEATTLE, WA 98122
TAX ID NUMBER	982670-1410
SDCI PROJECT #	SDR: 3032928 BUILDING: 6685751
LOT SIZE	7,190 SF
ARCHITECT	JULIAN WEBER ARCHITECTS, LTD. 1257 S KING ST SEATTLE, WA 98144
OWNER/APPLICANT	QUOC DANG 2422 64TH AVE SE MERCER ISLAND, WA 98040



Seattle University

Bailey Gatzert Middle School

Swedish Outpatient Rehabilitation

Ezell's Fried Chicken

Spruce St Mini Park

Douglass-Truth Branch - Seattle Public Library

Garfield High School

Medgar Evers Pool

Powell Barnett Park

Garfield Community Center

VICINITY ANALYSIS

ZONE: LR2

ADJACENT ZONES: LR3
LR3 RC
SF5000
NC1-40
NC2-40

BUS ROUTES: 3, 4 - Seattle Pacific University to Madrona/Judkins Park
48 - University District to Mt Baker TC
27 - Colman Park to Downtown Seattle
980 - Madison Valley to Lakeside
987 - Rainier Beach to Lakeside

3 Line
4 Line

4 Line
48 Line

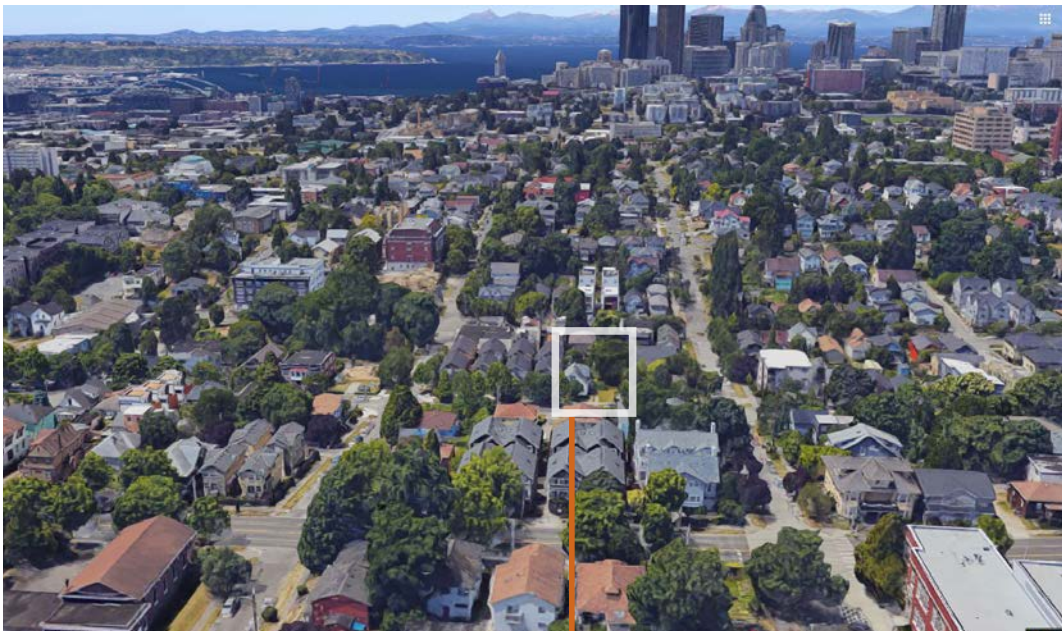
27 Line
980 Line
987 Line



ZONING ANALYSIS

PROPOSAL 213 22nd Avenue is currently (1) lot with (1) duplex. The applicant proposes to remove the existing duplex and develop (7) townhouses with garage parking for all units.

KEY METRICS	Zone:	LR2
	Lot size:	7,190 sf
	FAR:	7,190 sf x 1.2 = 8,628 sf allowed (THs + Built green + Improved Alley)
	Structure Height:	30' + 4' parapet allowance & 10' penthouse
	Units:	(7) townhouses
	Parking:	(7) one-car garages



AERIAL VIEW WEST



AERIAL VIEW EAST

ANALYSIS OF CONTEXT The project is located in the neighborhood of Squire Park in the Central Area. The site is located on the local street 22nd Avenue. There is potential for views of downtown Seattle though they will be partially blocked by neighboring topography. Directly adjacent properties are two story single family homes, (1) single story SFR, and (1) two story townhome. Across the street and alley has several multifamily units. Many developed within the last 5-10 years.

EXISTING SITE CONDITIONS A drawing of existing site conditions, indicating topography and other physical features, location of structures, and prominent landscape elements on the site can be found on page 7.

SITE PLAN A preliminary site plan including proposed structures and open spaces can be found on page 11 & 12.

ARCHITECTURAL CONCEPT See page 8 for concept statement, diagrams, and images.

DESIGN GUIDELINES See pages 9 & 10 for Design Guideline Responses.

ACROSS FROM SITE



E ALDER ST

E SPRUCE ST

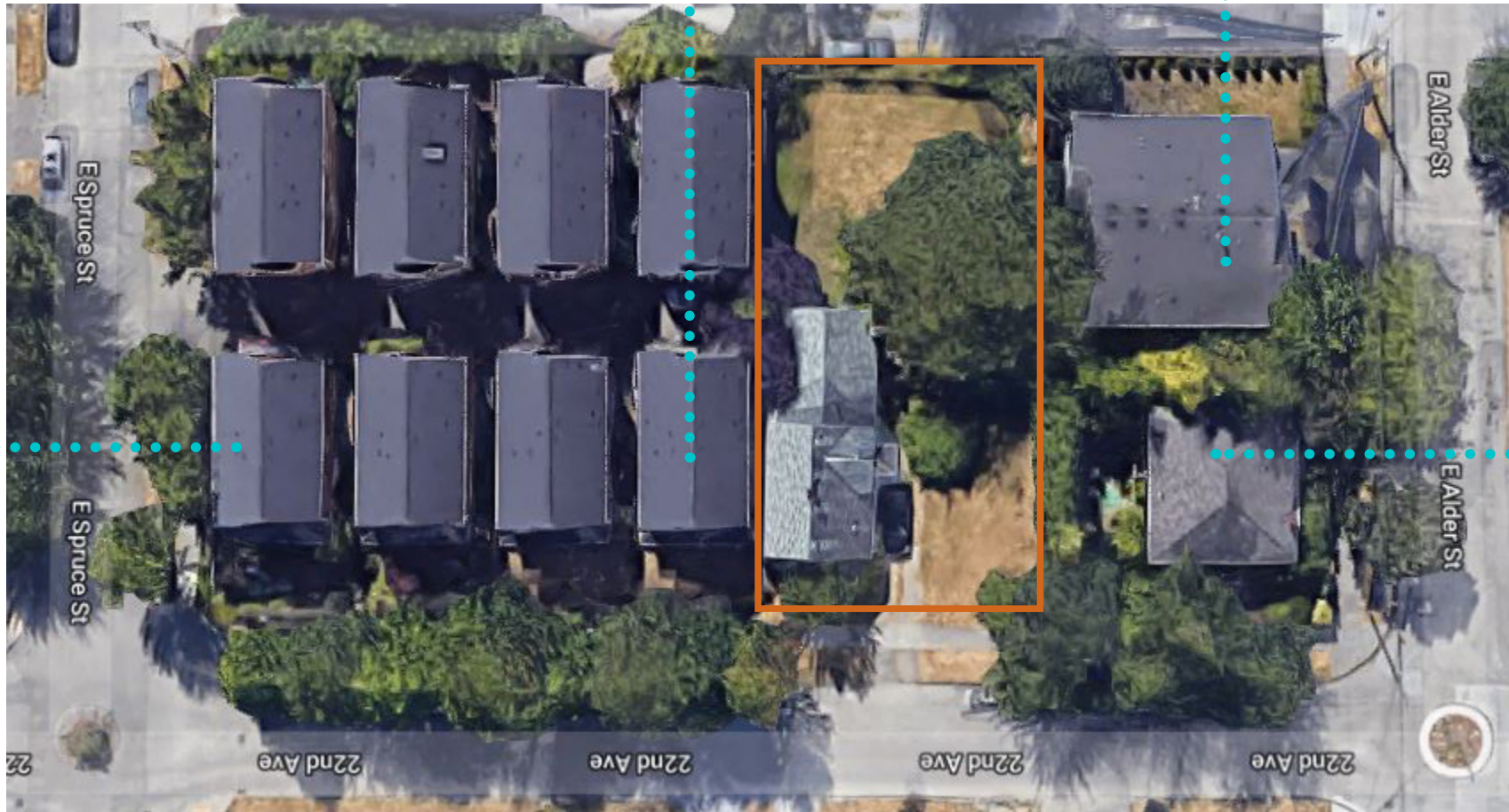


E SPRUCE ST

E ALDER ST

SITE: 213 22ND AVE

STREET LEVEL



CONTEXT STUDY

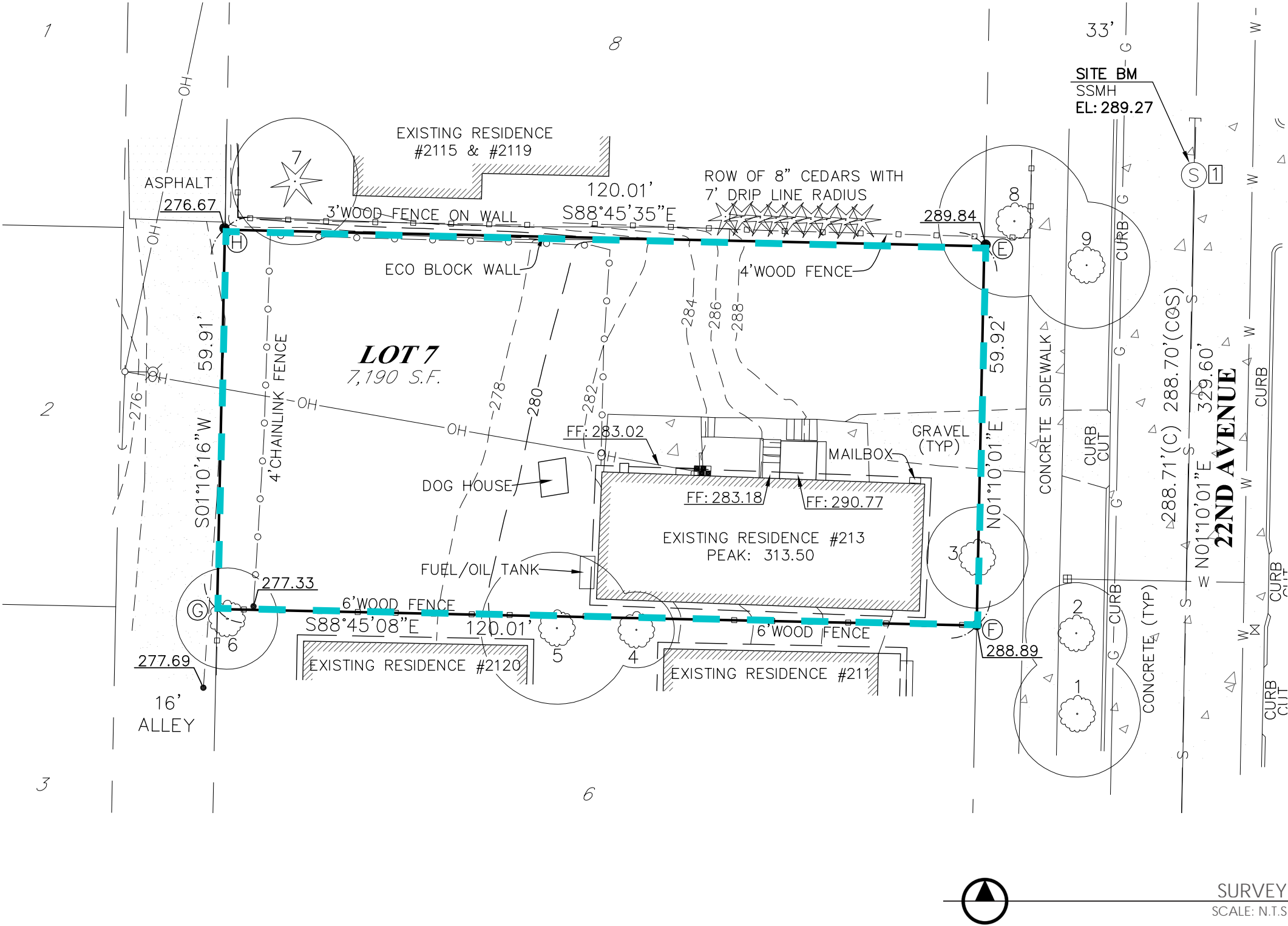
LEGAL DESCRIPTION

LOT 7, BLOCK 27, H.L. YESLER'S FIRST ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 215, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE WEST 8 FEET DEEDED TO THE CITY OF SEATTLE FOR ALLEY PURPOSES BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO.: 134391;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON;

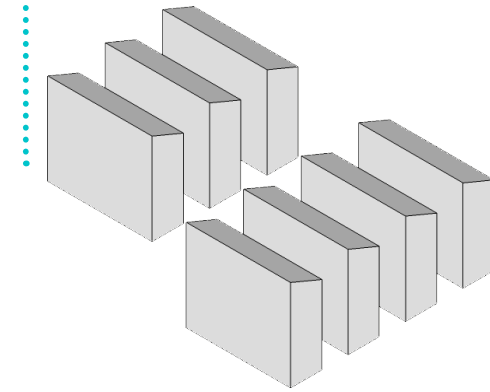
SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD, IF ANY.



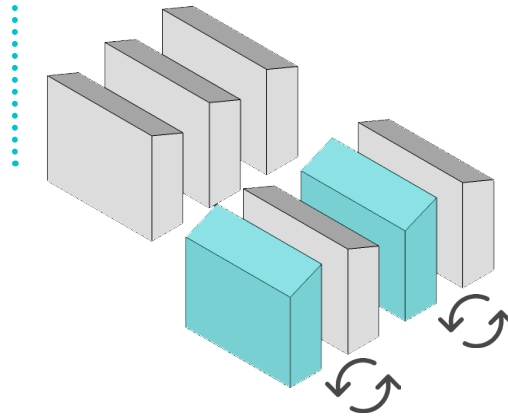


PRECEDENTS

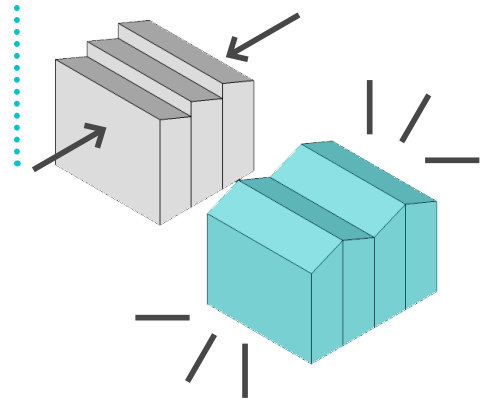
1 _ KIT OF PARTS



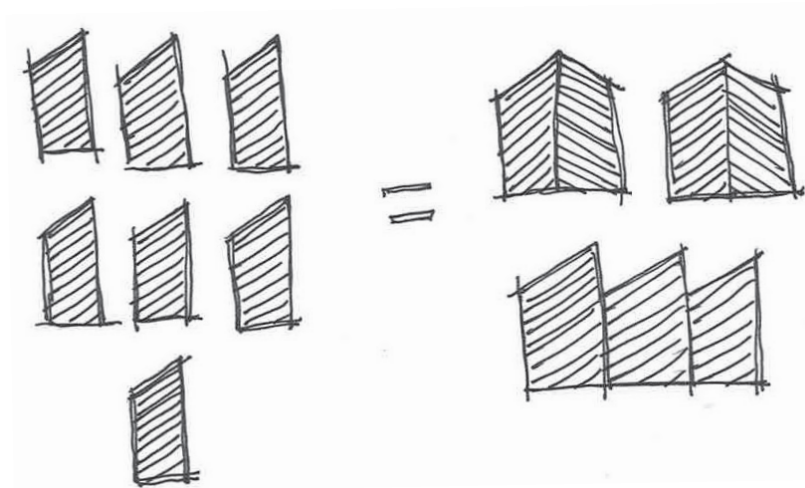
2 _ MIRROR UNITS



3 _ SNAP TOGETHER



3D CONCEPTUAL DIAGRAM



CONCEPTUAL SKETCH

This project is one of the last sites to be redeveloped on the block. The design approach is driven by the surrounding residential context. After meeting with local residents, we recognized the strong desire to maintain the residential character of 22nd Avenue. Scale was also of concern as a majority of the homes on the block are single family.

In response to what we heard and observed, the design team worked to create a series of townhomes that would fit into the residential feel of the neighborhood.

Each townhome is roughly the same footprint and height. Starting with simple massing, we gave each of the townhomes a shed roof, a form that reflects residential character and one that fit well with the scale of the neighborhood.

By mirroring select units, we are able to present a gable roof line to 22nd Avenue facade. This ties in well with the neighboring single family homes along 22nd Ave. By keeping the alley units shed roofs, we provide variety on the site as well as perceived density that helps to activate the alley.

Next, we turned to the Central Area Design Guidelines to provide further insight as to how this project can be a successful multi-family residential lot in Squire Park.

CONCEPT

CS1 Natural Systems and Site Features

A. Energy Use

The project is pursuing Built Green Certification.

CS2 Urban Pattern and Form

C. Relationship to the Block

Most of the block has a craftsman residential aesthetic with a few newer developments. This project is designed in a contemporary style with cues to the craftsman surroundings. This is done by putting the amenity space off the second floor living/dining/kitchen and by utilizing a gable roof form. Across the alley, there are multiple flat and butterfly roofs. For these units, shed roofs are an appropriate resolution.

D. Height, Bulk, and Scale

Across 22nd Ave, most of the buildings are multifamily. While the west side of 22nd Ave is primarily single family, the multifamily scale of this project will fit in well with the block as a whole. The perceived height of the project from 22nd Ave is further minimized with how the building is set into the slope of the site. These street-facing units are located up against the setback and therefore are cinched in on the North and South facades to give relief to the neighbors and the south walkway. With the street facing units mirrored, they are read as 4 units in 2 buildings. These 2 buildings mimic the bulk and scale of the single family homes on the immediate block. The alley units however have more of a multifamily townhome presence, adding interest, density to the alley, and massing in the project as a whole.

CS3 Architectural Context and Character

B. Local History and Culture

To ensure this project resonates with the neighborhood, the design team looked to the existing building on site. Many cues were taken from this well established home. Massing/form as well as building materials play a huge role in honoring what was previously on the block. This neighborhood has a rich history that we wanted to respectfully support, taking great care to honor through selection of materials. Our material information on page 18 goes into further analysis.

PL1 Open Space Connectivity

B. Walkways and Connections

The 22nd Ave facing townhouse unit entries are connected to the sidewalk by a wide, dropped entry/porch. The entries have built-in benches that promotes activity and interaction. The walkway on the South side of the site connects the site provides all units pedestrian access to the alley and 22nd Ave. The rear townhouses will have a direct connection to the alley. All units have secondary access to the buildings through the garage.

PL3 Street Level Interaction

A. Entries

The townhomes that front 22nd Ave have paired entries, as supported by the Central Area guidelines. The 2' -9" stepped transition helps to distinguish the threshold between private and public. The alley units have raised stoops that create a comfortable relationship with the alley. All units were designed with consideration of scale and privacy while also encouraging activity. All entries are weather protected with awnings and have thoughtful landscaping to provide soft edges. Address signage is easily visible from exterior with down lights for the evenings.

DC2 Architectural Concept

A. Massing

The project steps down with the topography, helping it sit well in the site. The entries are recognizable by their recessed massing as well as material change. The gable and shed roof lines add residential variety to the site without having a box-like appearance, a concern brought up many times during out outreach efforts. Units that are up against setbacks have additional modulation that responds to the neighboring properties.

B. Architectural Facade Composition

All facades of the two buildings related to one another. Similar material treatments and window strategies help give a cohesive read to the project. Windows were carefully placed to reflect the program but also consider privacy. Entries are easily recognizable by the location of the awnings as well as a change in building material. At the alley units, bioplayers are placed below the elevated ground floor window for added privacy and a soft, landscaped frontage. Secondary elements such as address signage, awnings, downspouts, and roof flashing have an aluminum finish giving the project a clean and considered overall detailed appearance.

D. Scale and Texture

Entries are highlighted by vertical wood siding that bring a pedestrian scale to the doorways. The awnings also bring a sense of human scale to units. Landscaping and bioplayers are essential to maintain this scale throughout the site. Building materials were chosen with human interaction in mind. Wood and lap siding respond to the residential character of the existing building on site and the neighborhood.

DC3 Open Spaces Uses and Activities

B. Open Spaces Uses and Activities

Amenity spaces are designed at the entries as well as off the second floor living/dining/kitchen. The private amenity spaces overlook the shared drive and stimulates visual connection and interaction between the alley facing units and the 22nd Ave facing units. Ground related planters will be filled with edible agriculture such as rosemary and lavender, as supported by the Central Area guidelines. The 22nd Ave entries have built-in benches located on both sides to encourage activity, conversation, and connection with the sidewalk/street. The residents spoke about how important their interaction with one another is so creating a space for this that was pleasant and approachable was a high priority.

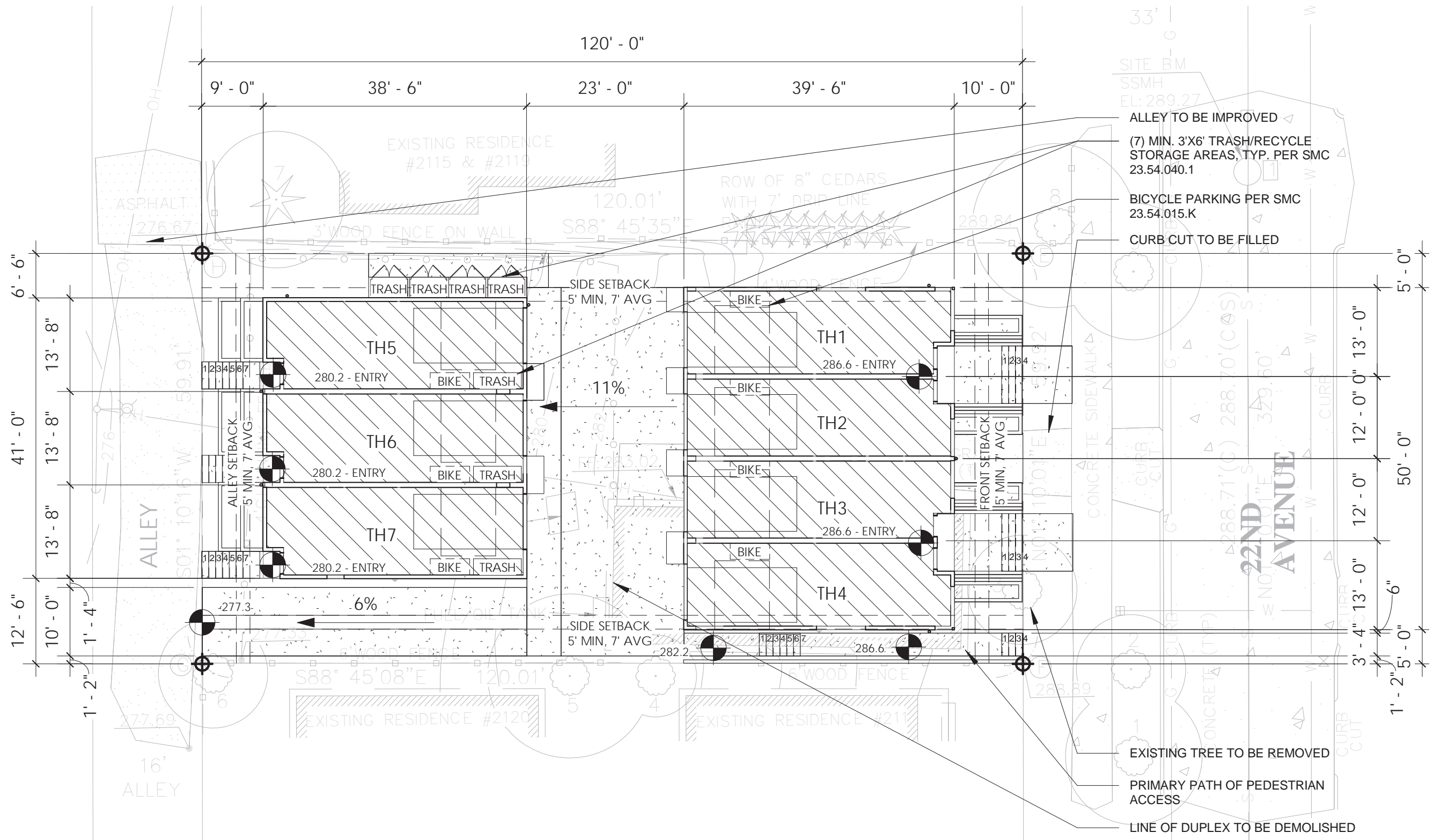
DC4 Exterior Elements and Materials

A. Exterior Elements and Finishes

High quality, durable materials such as cementitious lap siding and panel were selected. Material subject to weathering, such as the wood siding is located in recessed, weather protected areas to help maintain it's appearance and durability. Window mullions are white vinyl to match the facade. All secondary elements have an aluminum finish that brings the project together. Landscaping softens the edges where the buildings meet the ground. A dynamic Japanese Cherry Blossom tree is proposed between the shared entries of the 22nd Ave townhomes. This variety of tree was chosen because of its beautiful characteristics during each of Seattle's seasons. With the building as a backdrop, this will be a statement piece for the project.

C. Lighting

Address signage has a down light to keep wayfinding feasible in the evenings. The entries have a recessed soffit light. The south walkway and the drive have pathway lighting so that pedestrians have adequate visibility. There are motion detected down lights at the exterior trash locations. All lighting is designed to provide sufficient lighting for safety without adding glare to the neighboring lots, a concern brought to our attention when we met with residents of the block.



	Required	Provided
Front:	7' average, 5' minimum	10' minimum
Side (north):	7' average, 5' minimum	8.5' average, 5' minimum
Side (south):	7' average, 5' minimum	9.8' average, 5' minimum
Rear:	7' average, 5' minimum	9' minimum



SITE PLAN
SCALE: N.T.S.



A WALL MOUNTED DOWN LIGHT



B LANDSCAPE LIGHT



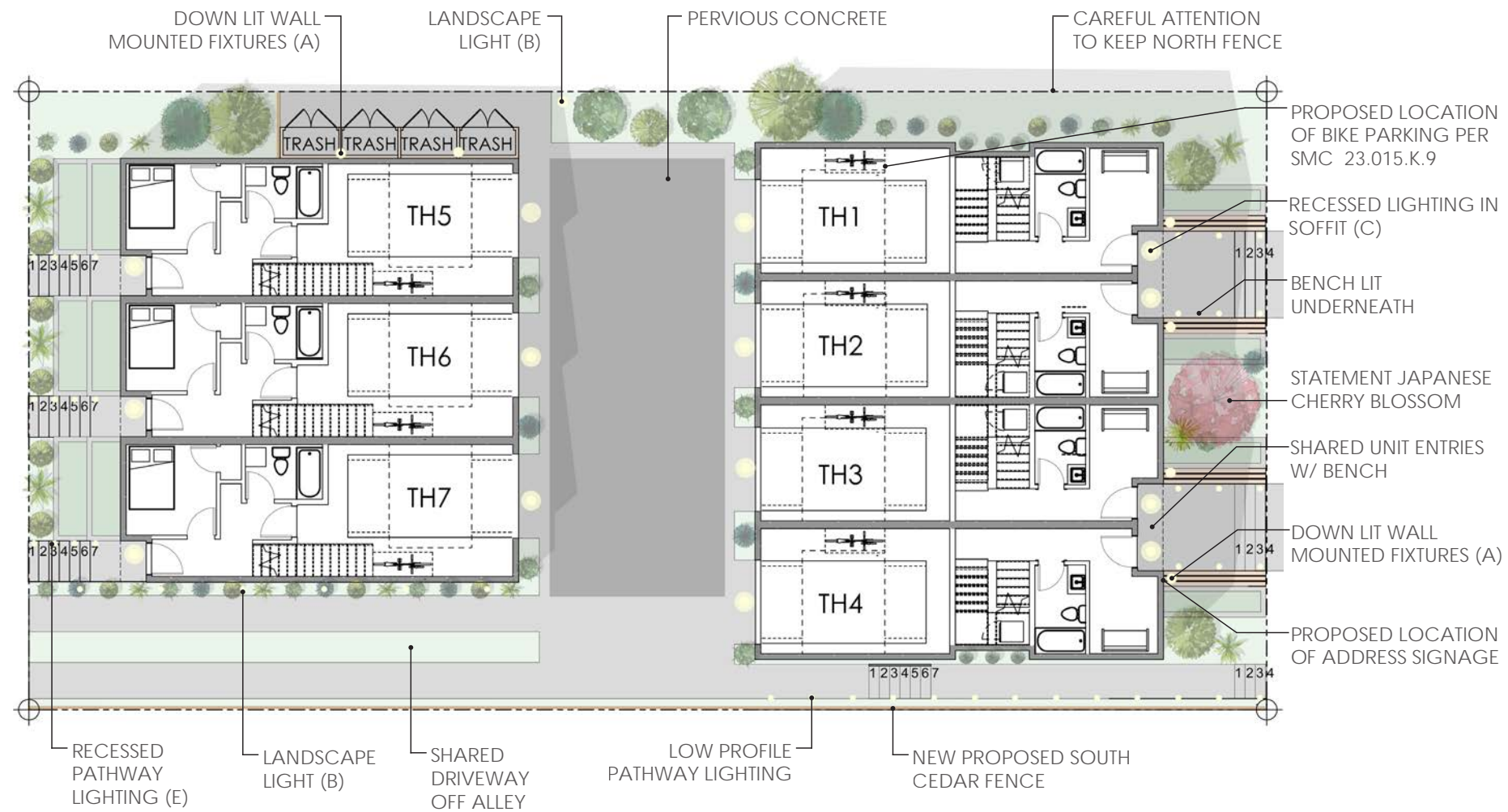
C | RECESSED EXTERIOR SOFFIT LIGHT



D SOLAR POWERED LED PATHWAY LIGHT



E RECESSED PATHWAY LIGHT



LANDSCAPE PLAN
SCALE: N.T.S



BIG BLUE LILYTURF



JAPANESE CHERRY BLOSSOM



BLUE FESCUE



CANNA LILY



CORAL BELLS



DAPHNE ETERNAL FRAGRANCE



TUSCAN BLUE ROSEMARY



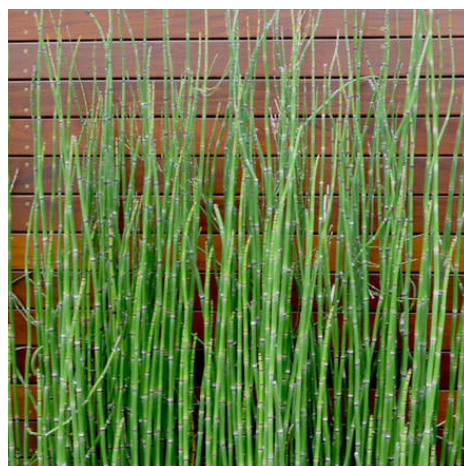
EVERILLO JAPANESE SEDGE



FRAGRANT SARCOCOCCA



HIDCOTE BLUE LAVENDER



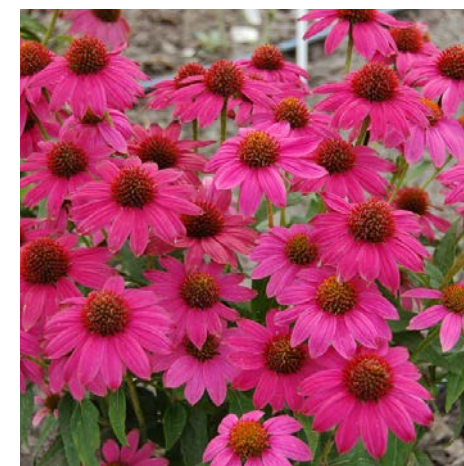
HORSETAIL REED GRASS



MAHONIA SOFT CARESS



MEXICAN FEATHER GRASS



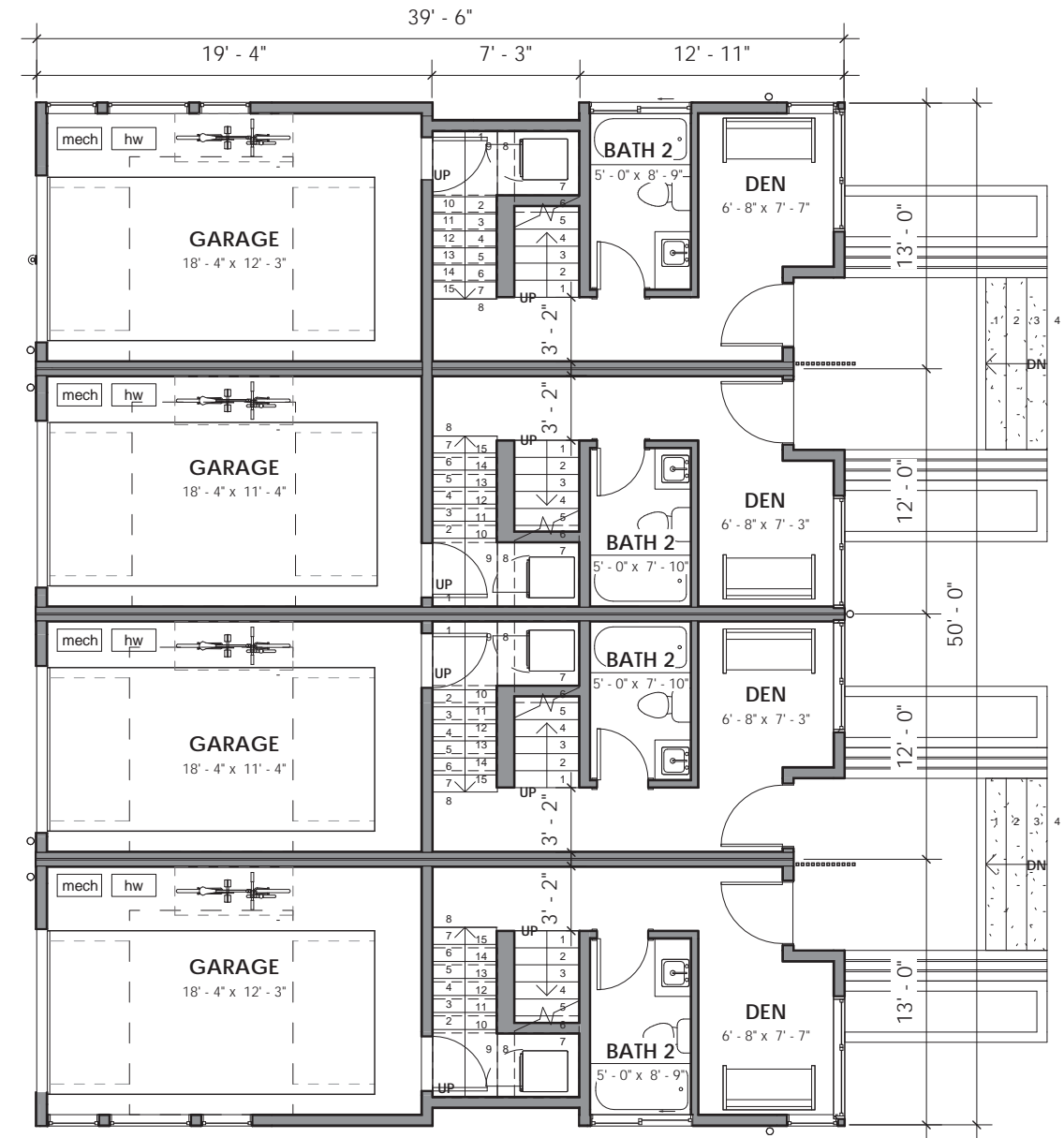
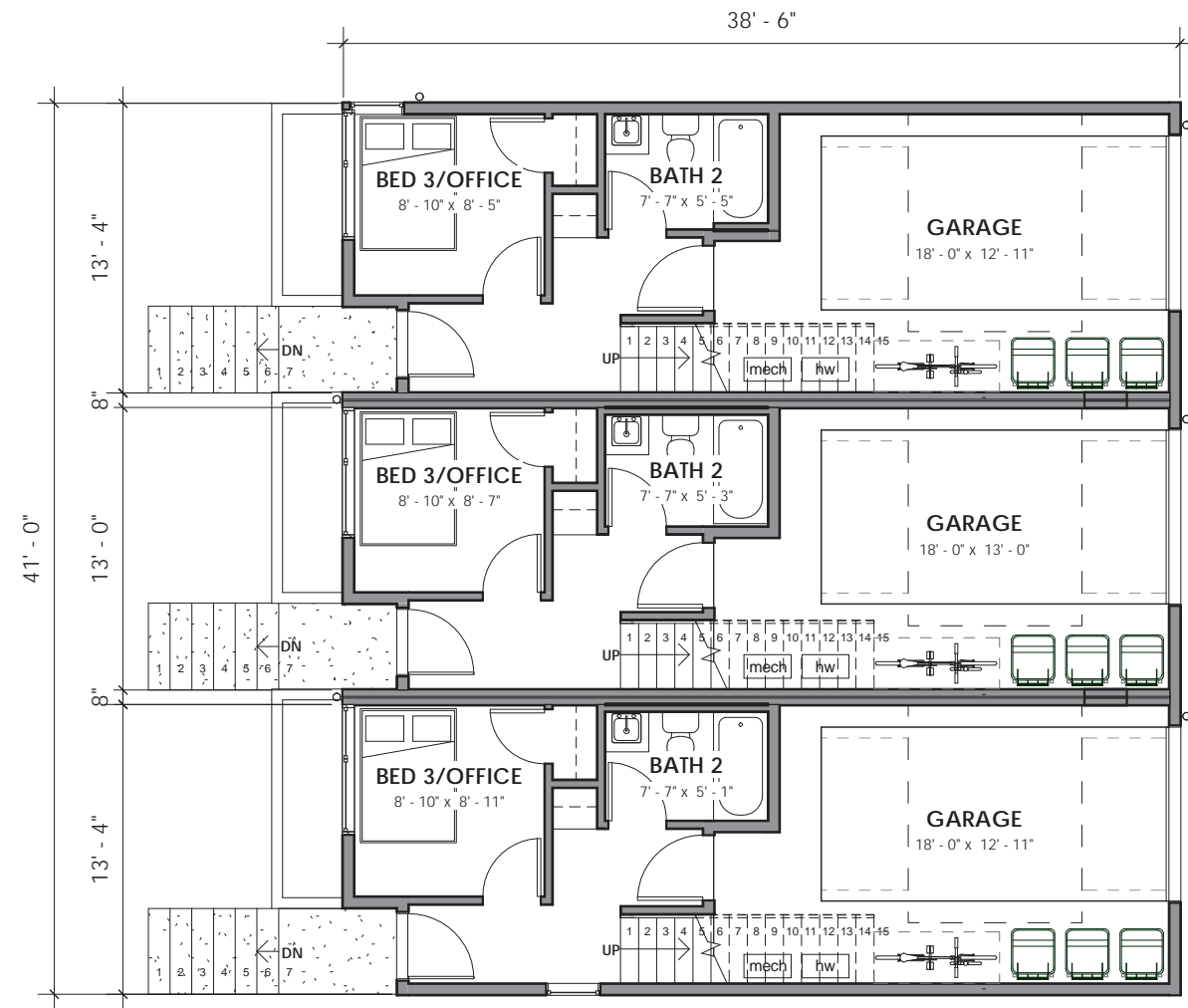
POWWOW WILDBERRY CONEFLOWER



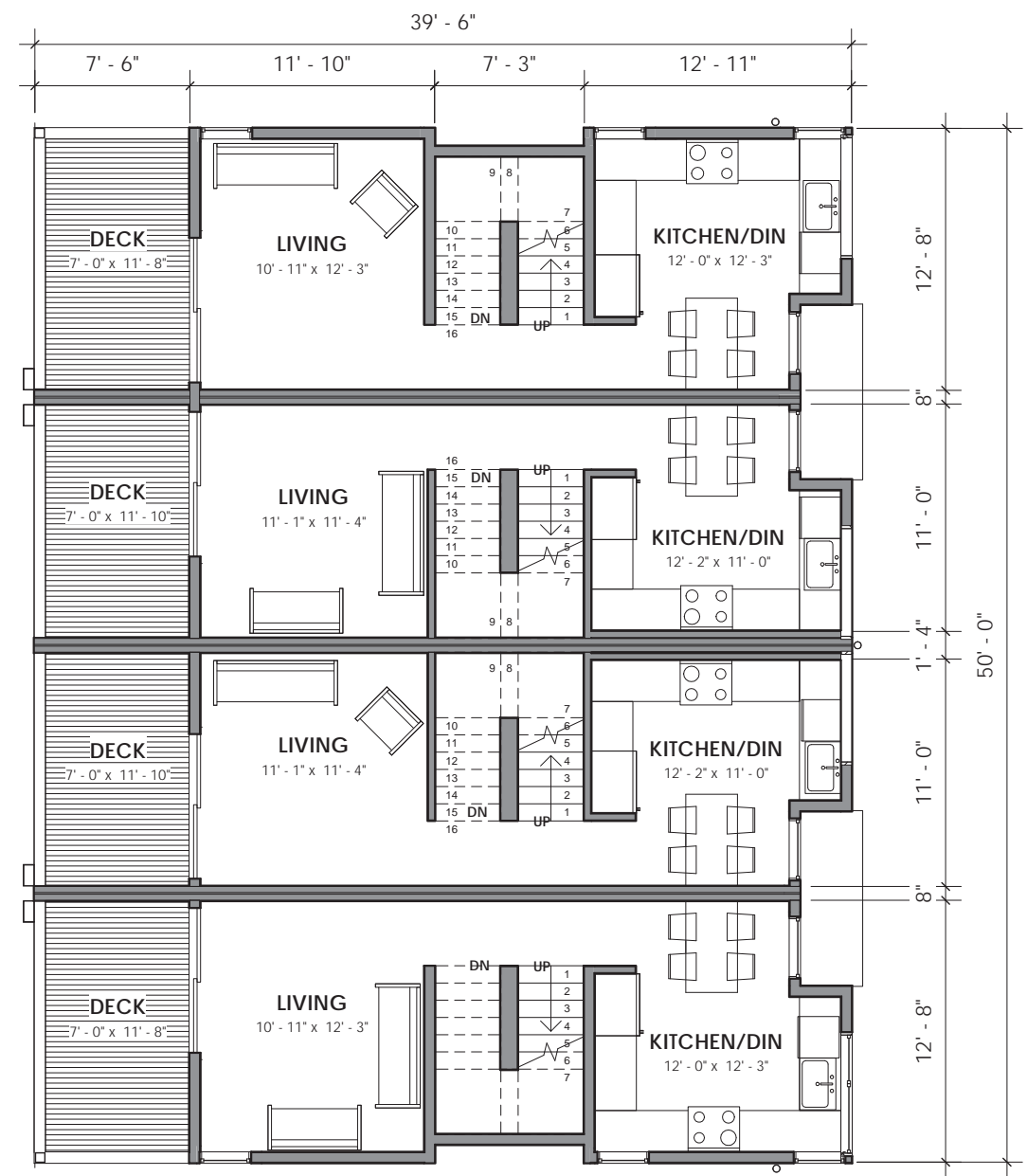
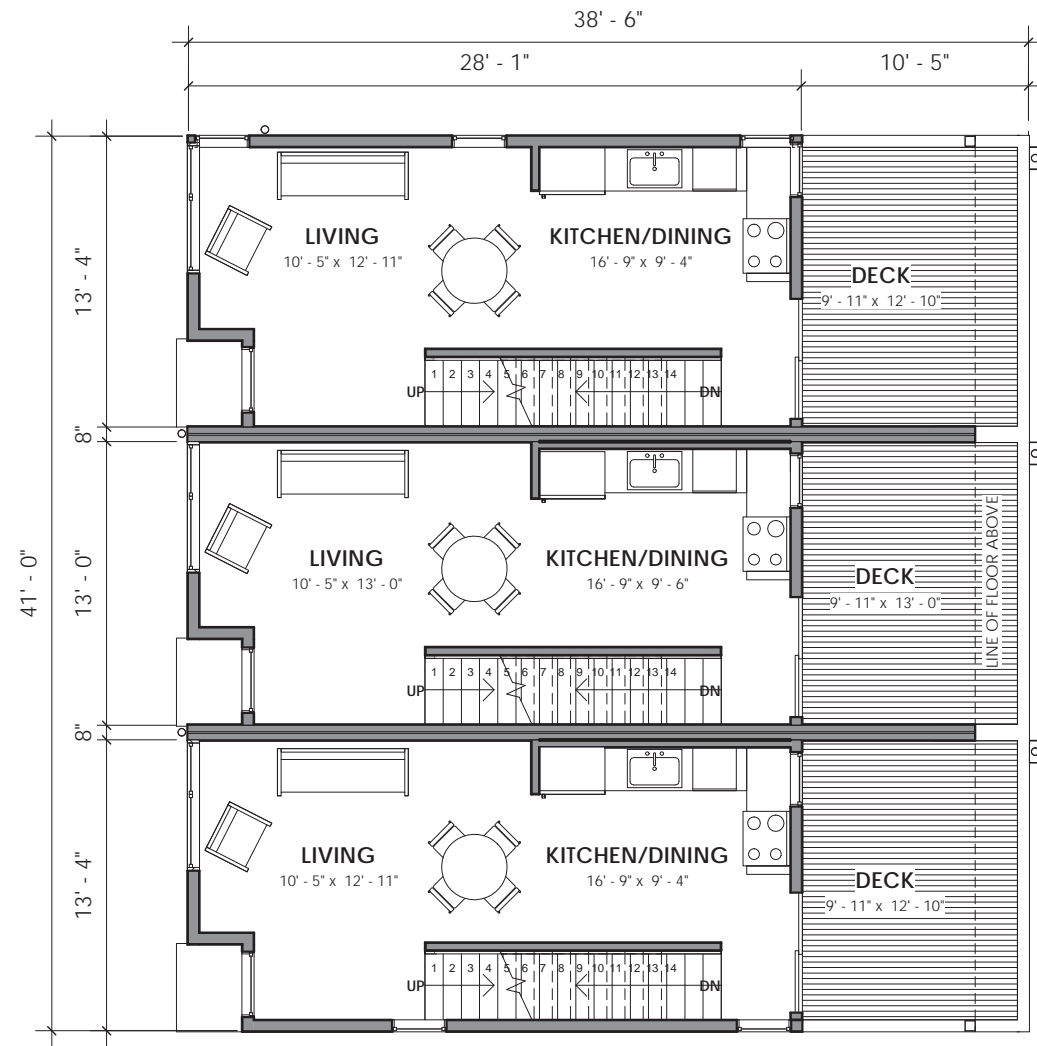
VARIGATED SPANISH BAYONET



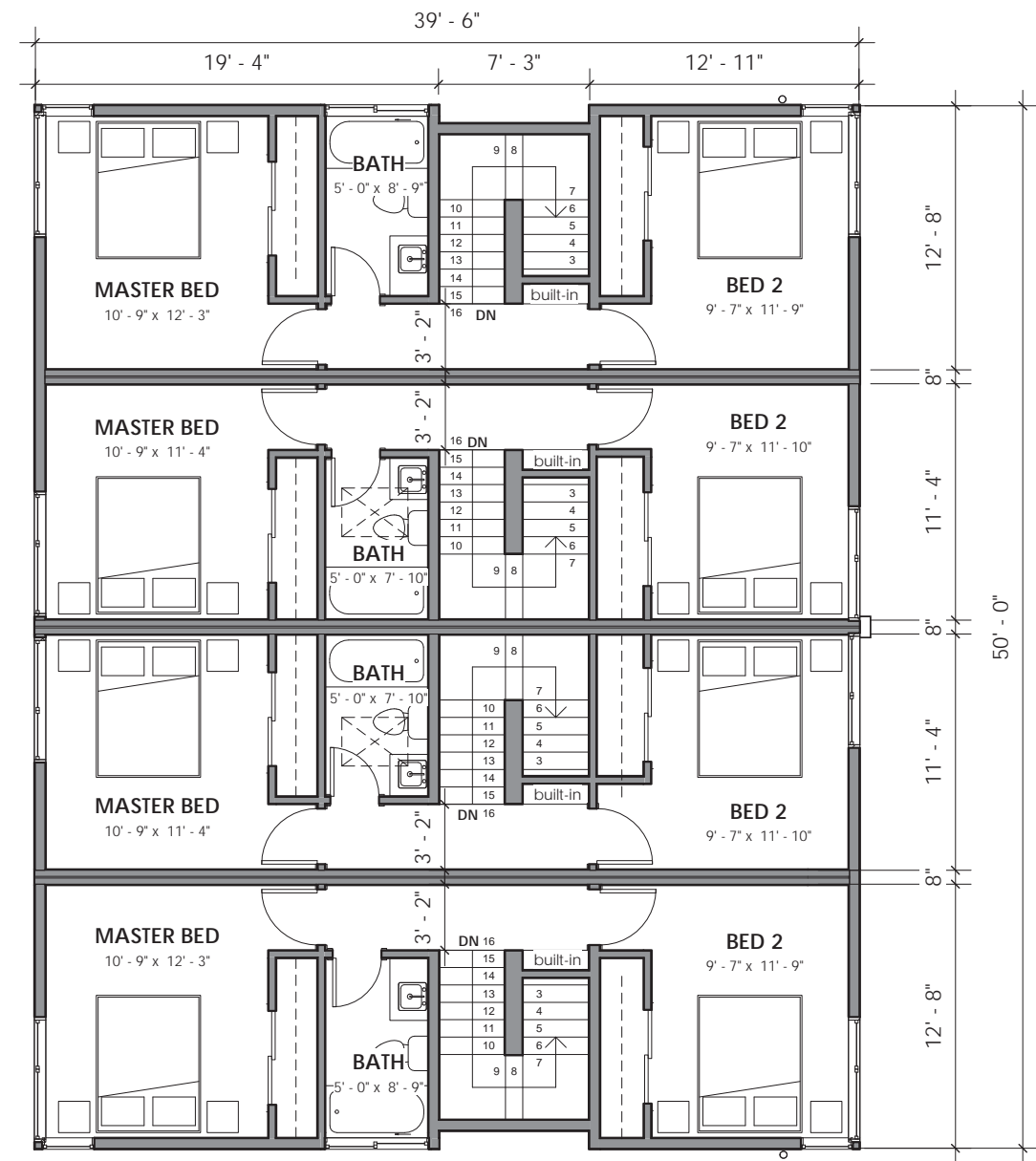
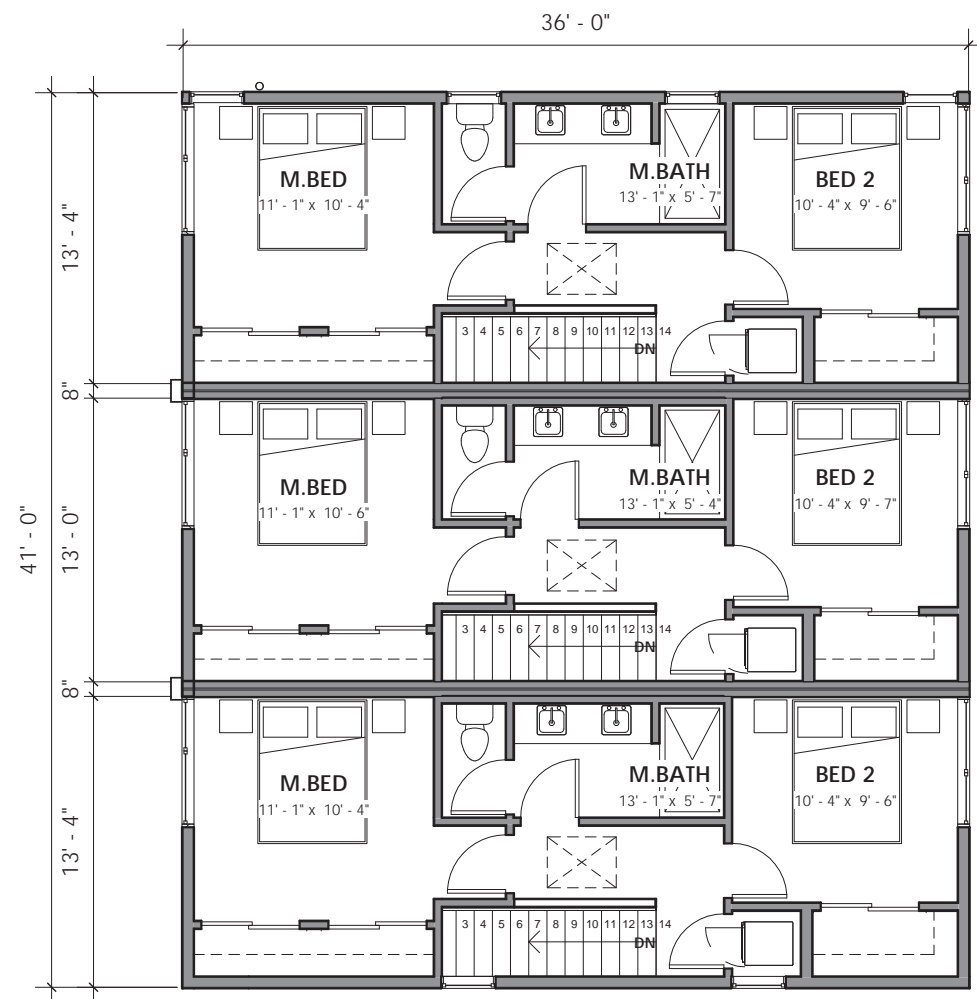
SITE SECTION



FIRST FLOOR PLANS
SCALE: N.T.S



SECOND FLOOR PLANS
SCALE: N.T.S



THIRD FLOOR PLANS
SCALE: N.T.S



Above: 213 22nd Ave today
Below: Building circa 1900



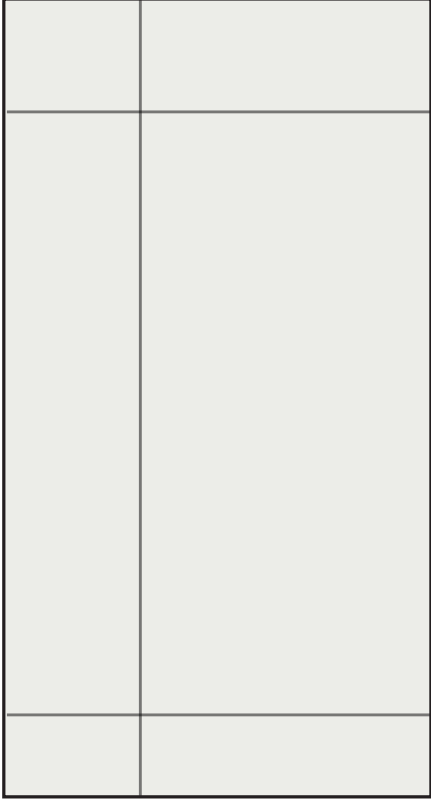
CEMENTITIOUS LAP SIDING
Sherwin-Williams #7626 zurich white
8" reveal



VERTICAL CEDAR SIDING
Clear stain
3" reveal



ALUMINUM ACCENT
Roof flashing, down spouts, signage



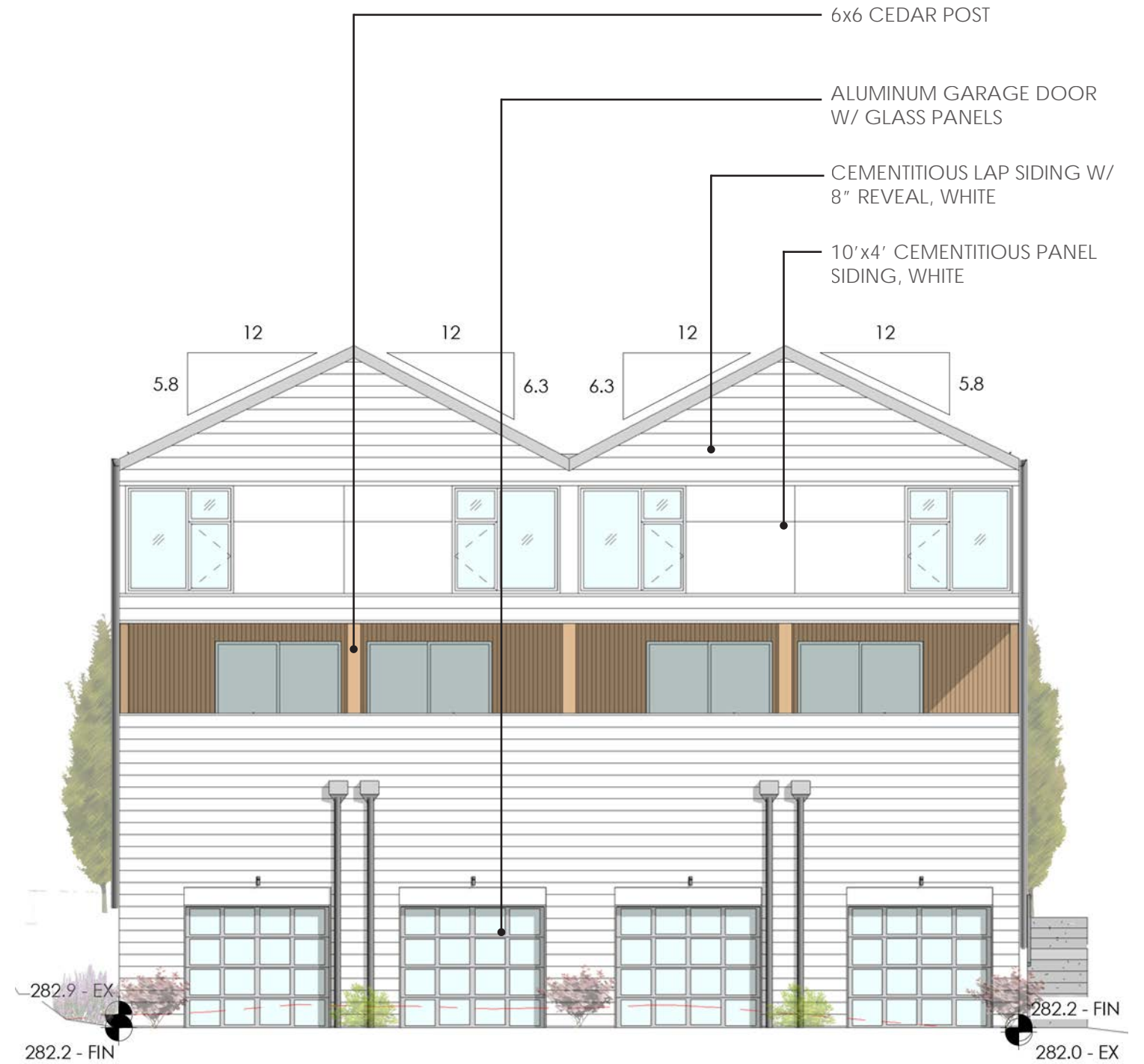
CEMENTITIOUS PANEL SIDING
Sherwin-Williams #7626 zurich white

The Squire Park neighborhood has a range of muted, neutral color palettes to bright colors. On 22nd Ave, the site is across from four different buildings with a vibrant blue hue. To balance out, we propose a subtle palette with high quality materials, similar to the existing structure on site, a residence from the early 1900s. The project's material palette is also a homage to the original 213 22nd Avenue residence, incorporating high quality, durable materials suitable to Seattle's climate.

MATERIALS

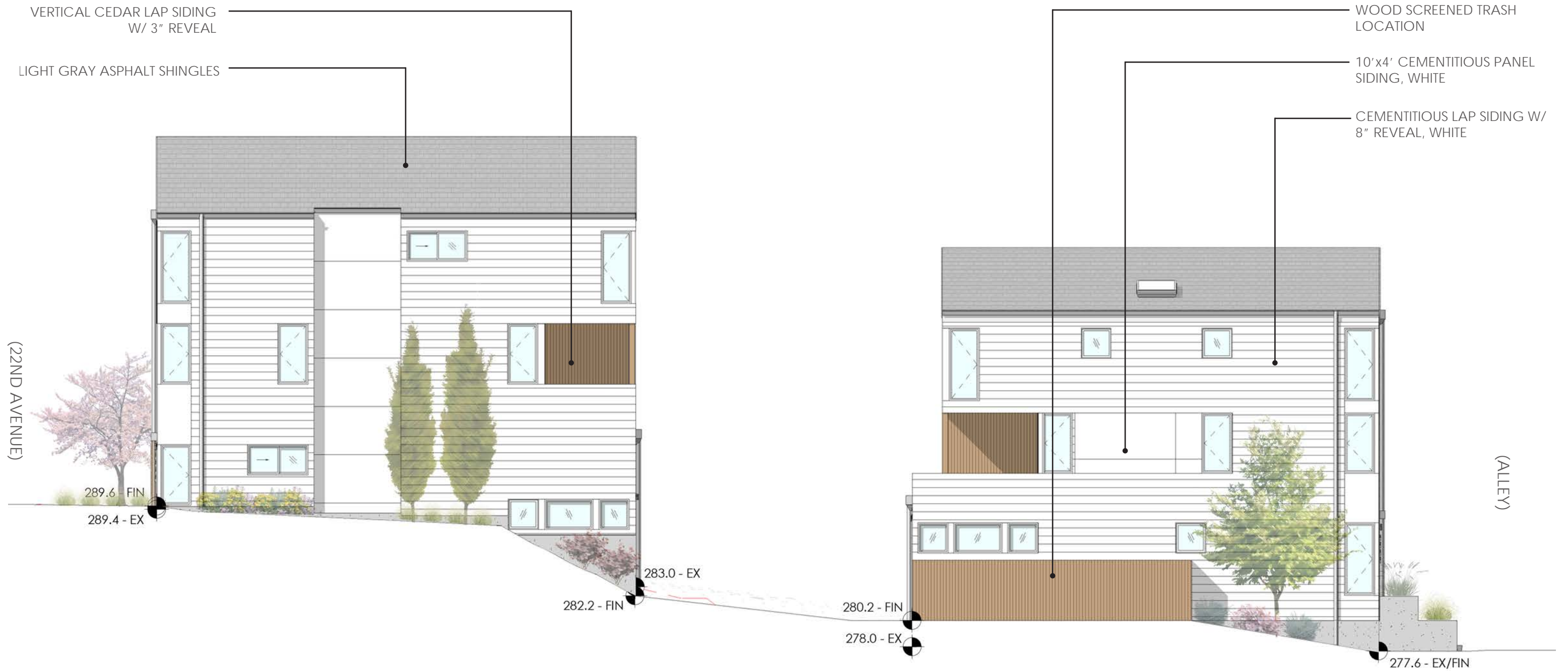


EAST ELEVATION (22ND AVENUE): TH 1-4



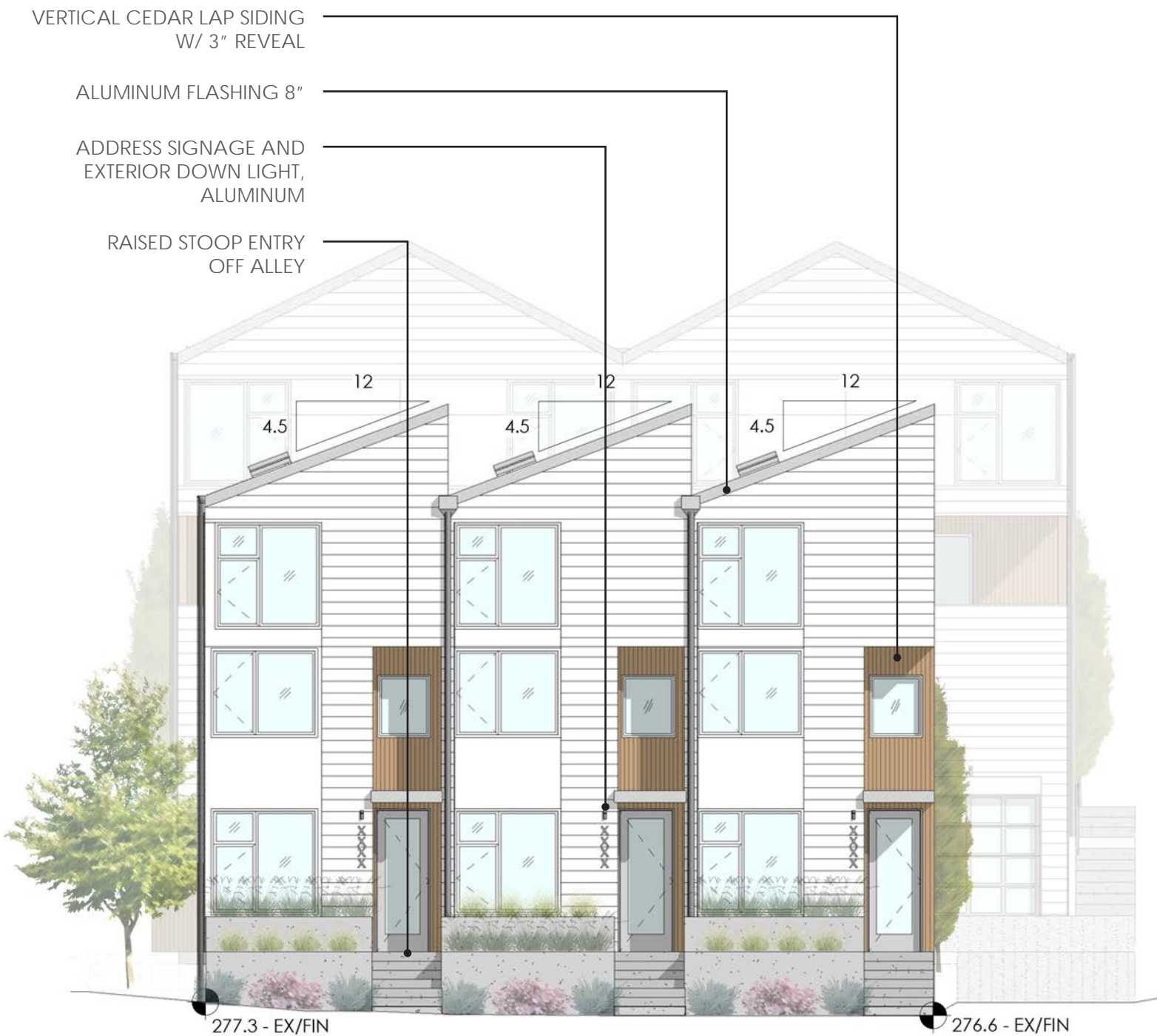
WEST ELEVATION: TH 1-4

COLORED ELEVATIONS

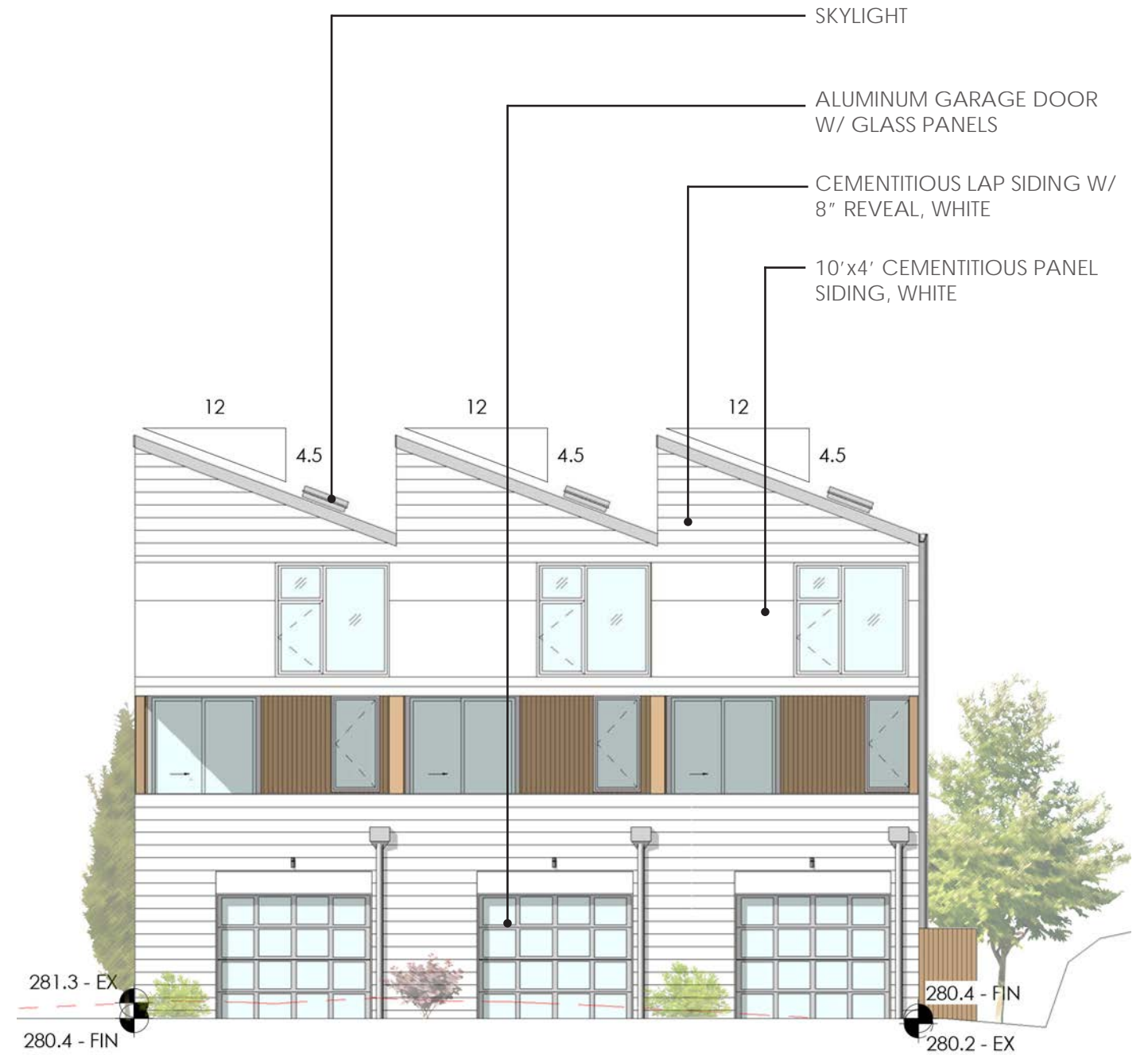


NORTH ELEVATION: TH 1-7

COLORED ELEVATIONS



WEST ELEVATION (ALLEY): TH -7



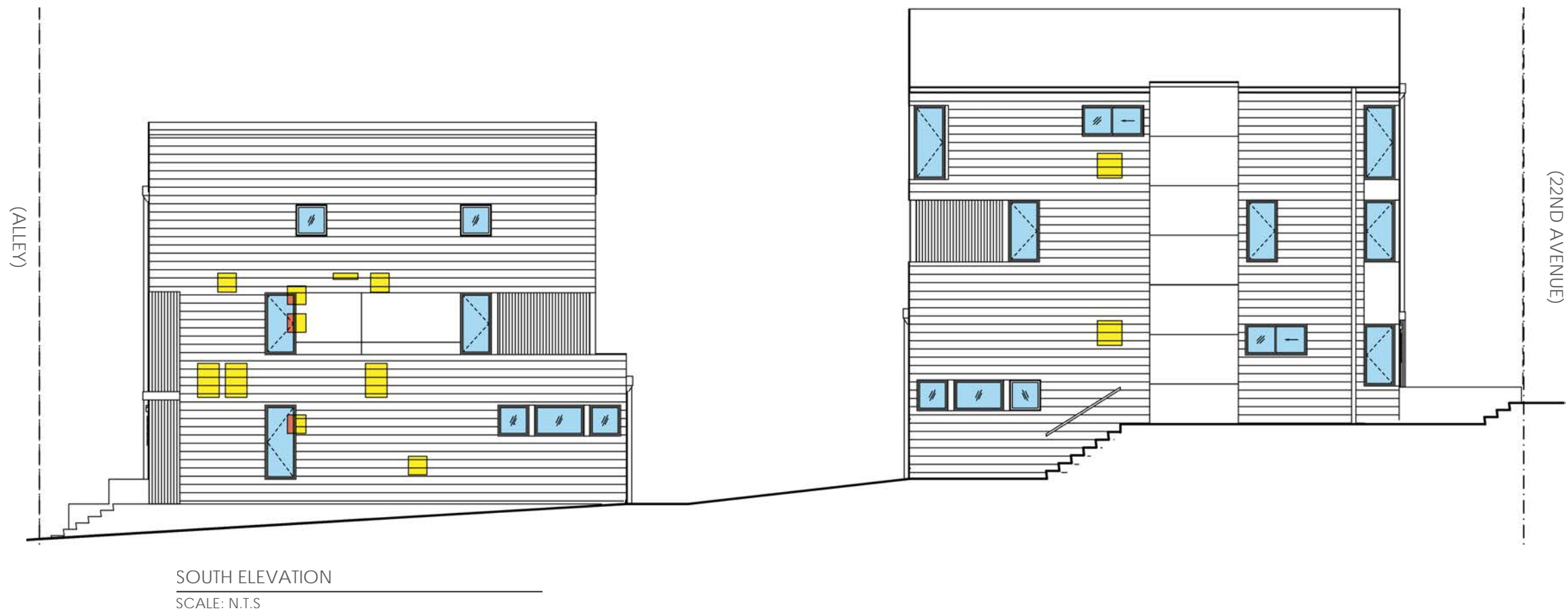
EAST ELEVATION: TH -7

COLORED ELEVATIONS



SOUTH ELEVATION: TH 1-7

COLORED ELEVATIONS



- Transparency at 213 22nd THs (site)
- Transparency at neighboring units
- Overlap









APPENDIX:
213 22ND AVE



3032928

EARLY COMMUNITY OUTREACH
SENT TO DEPARTMENT OF NEIGHBORHOODS: NOVEMBER 05, 2018





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PRINTED OUTREACH | p.31-32

ELECTRIC/DIGITAL OUTREACH | p.33-34

IN-PERSON OUTREACH | p.35-37

OUTREACH PLAN:

Early Community Outreach Plan:
213 22nd Avenue North, Seattle, WA 98122

Neighborhood: 23rd, Jackson + Union
Equity Area: Yes, Equity Zone #87

Project Description: This proposal is for a 3 story multi-family, 7 townhome building of Type VA construction with 7 garages. The site is in a Frequent Transit and Urban Village area and is between the intersections of 23rd and Jackson and 23rd and Union in the Squire Park neighborhood of the Central Area.

Printed

Outreach: Door-to-door flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site.
Additional: Translation optional.
Documentation: Presentation of flyer to DON, map of distribution/number of locations/building typology, photo documentation.

Digital/Electronic

Outreach: Basic project website with online survey and public commenting function.
Additional: Translation optional.
Documentation: Link to website, web page screenshots, survey questions, number of surveys completed, demographic break down, coded surveys (qualitative and quantitative).

In-Person

Outreach: Drop-in hours at project site and guided community site walk. Open to the public.
Additional: Not to fall on cultural holiday or event. Event location to be accessible. Family and pet inclusive.
Documentation: Sign in sheet, design game (map), coded data from event (qualitative and quantitative), photo documentation.

OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach.

On Monday, October 8th, we handed out flyers door-to-door in a 500 foot radius from the site. The flyer notified people of the in-person event which was held on October 22nd. The flyer also provided links to the online survey.

The website along with the survey was created on October 8th and ran until October 29th. The website for the project will permanently stay online to document our outreach work while the survey was kept online for at least 3 weeks.

In addition, the project event was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in a future townhouse building and, popular, iconic and dangerous/needing-improvement buildings and spaces were located in the area. There were also comments which touched on broader city concerns, like crime, traffic, and parking.

Overall, this design review outreach created an opportunity for us to gather information about the neighborhood and allowed us to provide information on the proposed site and the design process.

HIGH-IMPACT METHOD:

Door-to-door fact sheet or flyer distributed to residences and businesses within approximately 500 ft radius of the proposed site. All information was distributed in English as well as Spanish, a key language for the area, identified by the Department of Neighborhoods.



COMMERCIAL

- 129 - Best in Class Education Center
- 130 - Community Day Center for Children
- + Garfield High School
- + Garfield Community Center
- + Broadcast Coffee
- + Curry Temple Church
- + Ezell's Chicken
- + Odessa Brown Clinic
- + Douglass-Truth Library
- + Boys & Girls Club
- + New Hope Missionary Baptist Church
- + Tolliver Temple Church of God

= 12 flyers

LOW RISE

93 - 128
= 132 flyers

SFR

1 - 92
= 92 flyers

12 + 132 + 92 =
236 flyers

FLYERS: ENGLISH

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 213 22nd Ave

Quoc Dang and JW Architects are collaborating to design the redevelopment of 213 22nd Avenue.

Project information:
This project will be located mid-block on the west side of 22nd Avenue. When it's complete, the new homes will be 3 stories tall and will include 7 townhomes with 7 parking stalls in attached garages. We're just getting started planning now - construction could start in summer 2019 and the building could be open as early as spring 2021.

Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwseattle.com

We request your input through:

ONLINE SURVEY
October 21 - October 29, 2018
Link to survey:
www.jwseattle.com/213-english/

DROP-IN HOURS
Monday, October 22, 2018
4:00 pm - 6:00 pm
On site: 213 22nd Avenue, Seattle

*Additional info on back of flyer

JW ARCHITECTS

Front

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

DROP-IN HOURS
Monday, October 22, 2018
4:00 pm - 6:00 pm
On site: 213 22nd Avenue, Seattle

By transit: Buses 48
Off 23rd Ave - Buses 48
Off E Jefferson St - Buses 3, 4
Off E Yesler Way - Buses 27

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

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

All information is being collected by JW Architects, but may be submitted to the City of Seattle. Therefore, personal information entered may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
- Architectural design
- Building forms and materials
- Sidewalk experience
- Screening for privacy

JW ARCHITECTS

Back

FLYERS: SPANISH

Estimado residente, le invitamos a participar en una

REVISIÓN DE DISEÑO DE PROYECTO

en el 213 22nd Ave

Quoc Dang y JW Architects están colaborando en el diseño del nuevo proyecto de construcción en el 213 22nd Avenue.

Información del proyecto:
El proyecto se ubicará en la mitad de la cuadra por el lado oeste de la 22nd Avenue. Cuando se complete, el proyecto contará con siete casas adosadas de tres plantas, con siete plazas de estacionamiento en garajes adosados. La planificación está en sus primeras fases ahora. La construcción podría comenzar en el verano de 2019, y el edificio podría estar abierto para la primavera de 2021.

Contacto del proyecto:
Julian Weber, JW Architects
outreach@jwseattle.com

Estamos solicitando sus comentarios a través de los siguientes medios:

ENCUESTA EN LÍNEA
Del 21 de octubre - 29 de octubre de 2018
Envíe a la encuesta:
www.jwseattle.com/213-spanish/

HORARIO PARA VISITAS EN PERSONA
Lunes, 22 de octubre de 2018
4:00 pm - 6:00 pm
En el sitio del proyecto: 213 22nd Ave

*Información adicional en la parte posterior

JW ARCHITECTS

Front

Le invitamos a conversar con nosotros en persona de sus ideas para el proyecto y de cómo asegurar que sea un aporte positivo al vecindario de Squire Park.

HORARIO PARA VISITAS EN PERSONA
Lunes, 22 de octubre de 2018
4:00 pm - 6:00 pm
En el sitio del proyecto: 213 22nd Ave

Cómo llegar en autobús:
Por la 23rd Ave - Bus 48
Por la E Jefferson St - Buses 3, 4
Por la E Yesler Way - Bus 27

Para más información sobre el proyecto o para compartir sus comentarios, vea el sitio web de JW Architects (www.jwseattle.com) y visitenos durante la recepción mencionada arriba.

Para más información sobre la divulgación temprana de revisión de diseño, puede visitar el sitio web del Departamento de Vecindarios de Seattle (<http://www.seattle.gov/neighborhoods>).

Toda la información está siendo recopilada por JW Architects, pero puede enviarse a la Ciudad de Seattle. Por lo tanto, la información personal ingresada puede estar sujeta a divulgación a un tercero solicitante de conformidad con la Ley de Registros Públicos de Washington.

La revisión de diseño servirá para reunir comentarios sobre los siguientes temas:

- Las características y lugares únicos del vecindario
- Diseño arquitectónico
- Formas y materiales de construcción
- Comodidad en la banqueta
- Medidas de privacidad

JW ARCHITECTS

Back

PRINTED OUTREACH

HIGH-IMPACT METHOD:

We distributed flyers in a 500 foot radius from the site. Some flyers were placed in doors or on the entry threshold. For businesses, we spoke with the owners or managers for permission to place the flyers in the storefronts or on their community bulletin boards.

Dear Resident, this flyer is to include you in a

PROJECT UNDER DESIGN REVIEW

at 213 22nd Ave

Quoc Dang and JW Architects are collaborating to design the redevelopment of 213 22nd Avenue.

E Alder St

22nd Ave

E Alder St

E Spruce St

E Spruce St

SITE



Project information:
This project will be located mid-block on the west side of 22nd Avenue. When it's complete, the new homes will be 3 stories tall and will include 7 townhomes with 7 parking stalls in attached garages. We're just getting started planning now – construction could start in Summer 2019 and the building could be open as early as Spring 2021.

Contact information

Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com

Details about In-Person Event

We request your input through:

ONLINE SURVEY
October 08 - October 29, 2018
Link to survey:
www.jwaseattle.com/213-english

DROP-IN HOURS
Monday, October 22, 2018
4:00 pm - 6:00 pm
On site: 213 22nd Avenue, Seattle

Link to project website and survey.

*additional info on back of flyer



Front page of Flyer.



Many locations, like the Douglass-Truth Branch Library pictured above and the Boys & Girls Club pictured below, displayed flyers on their bulletin boards.



We had 4 team members go door-

PRINTED OUTREACH

Design Review Outreach Survey

Quoc Dang and JW Architects are collaborating to design the redevelopment of 213 22nd Avenue. When it's complete, the new homes will be 3 stories tall and will include 7 townhomes with 7 parking stalls in a below grade garage. We're just getting started planning now – construction could start Summer 2019 and the building could be open as early as Spring 2021.

This survey will be open from 10/08/2018 – 10/29/2018. After that, we'll start preparing for the City's Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (213 22nd Avenue) or project number (3032928) in the Design Review Calendar and the Seattle Services Portal. To find out more about early outreach for design review, visit the Department of Neighborhood's webpage.

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

To complete the survey please click here.

View Flyer.

Project Contact:
Julian Weber, JW Architects
outreach@jwseattle.com

Drop-in hours:
Monday, October 22, 2018
4:00 pm – 6:00 – pm
On site – 213 22nd Avenue

Encuesta de Revisión de Diseño

Quoc Dang y JW Architects están colaborando en el diseño del nuevo proyecto de construcción en el 213 22nd Avenue. Cuando se complete, el proyecto contará con seis casas adosadas de tres plantas, con seis plazas de estacionamiento en un garaje subterráneo. La planificación está en sus primeras fases ahora. La construcción podría comenzar en el verano de 2019, y el edificio podría estar abierto para la primavera de 2021.

Esta encuesta estará abierta desde el 08 de octubre de 2018 hasta el 29 de octubre de 2018. Luego de eso, comenzaremos a prepararnos para el proceso de revisión de diseño de la ciudad y otros trámites para obtener los permisos.

Para más información sobre el proyecto y su progreso durante los procesos de diseño, revisión y obtención de permisos, busque la dirección del proyecto (213 22nd Avenue) o el número de proyecto (3032928) en el Calendario de Revisión de Diseños y el Portal de Servicios de Seattle. Para más información sobre la divulgación temprana de revisión de diseño, puede visitar el sitio web del Departamento de Vecindarios de Seattle.

La encuesta es anónima, pero la información que usted comparte podría publicarse. Por favor, no comparta información personal o sensible.

Para completar la encuesta haga click aquí.

Ver folletto.

Contacto del proyecto:
Julien Weber, JW Architects
civictech@jwseattle.com

HORARIO PARA VISITAS EN PERSONA
Lunés, 22 de octubre de 2018
4:00 pm – 6:00 pm

En el sitio del proyecto – 213 22nd Ave

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

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

W/ ARCHITECTS

213 22nd Ave (English)

What is your connection to this development project? (select all that apply)

☐ I live very close to the project

☐ I live in the general area

☐ I own a business nearby

☐ I visit the area often for work or leisure

☐ I don't have a direct connection, but I care about growth and development in Seattle

☐ Other

Other (fill in blank, 100 character maximum)

What is most important to you about a new building on this property? (select up to two)

☐ That it fits into neighborhood look

☐ That it stands out as a unique and landmark building

☐ That it brings new services or amenities to the area (businesses, open space, etc.)

☐ That it is affordable for residents and/or businesses

☐ That it is designed to be family-friendly

☐ That it is designed with environmental sustainability in mind

☐ Other

213 22nd Avenue: Streamlined Design Review 33

DESIGN REVIEW OUTREACH SURVEY

Quoc Dang and JW Architects are collaborating to design the redevelopment of 213 22nd Avenue. When it’s complete, the new homes will be 3 stories tall and will include 7 townhomes with 7 parking stalls in a below grade garage. We’re just getting started planning now – construction could start Summer 2019 and the building could be open as early as Spring 2021.

This survey will be open from 10/08/2018 – 10/29/2018. After that, we’ll start preparing for the City’s Design Review process and other permitting steps.

To find out more about this project and track our progress through the design review and permitting process, search the project address (213 22nd Avenue) or project number (3032928) in the Design Review Calendar and the [Seattle Services Portal](#). To find out more about early outreach for design review, visit the [Department of Neighborhood’s webpage](#).

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

Questions:

1.

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

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

3.

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

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

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

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

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

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

Additional questions to help us analyze the survey results:

1.

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

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

How long have you lived in this neighborhood?
 - Less than a year
 - 1-2 years
 - 3-5 years
 - 5-10 years
 - 10-15 years
 - More than 15 years
 - I do not live in this neighborhood

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

To find out more about this project and track our progress through the design review and permitting process, search the project address (213 22nd Avenue) or project number (3032829) in the [Design Review Calendar](#) and the [Seattle Services Portal](#).

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

SURVEY RESULTS

We received 5 surveys. All were completed through our online survey via the link provided on our printed outreach flyer. Data is based on the information completed. Not all surveys had all questions answered.

Question 1:
4 participants live close to the project
1 participant lives in the general area

Question 2:
1 wants it to fit into the neighborhood look
2 want it to be affordable for residents
1 is concerned with window placement/privacy
1 wants 2 parking stalls if the unit contains 2+ bedrooms

Question 3:
3 want lots of plants/greenery
1 want additional design for safety (fence needs replacing)
1 wants off street bicycle parking

Question 4:
2 are concerned with construction noise/impacts
2 are concerned they will not like the way it looks
4 are concerned it will feel out of scale
1 was concerned with the removal of hazardous materials
1 was concerned that parking would get worse

Question 5:
This is a tight-knit neighborhood that wants a development that fosters community.

Question 6:
Spruce Street Mini Park; Yesler Muews; 23rd and Union; 23rd and Jefferson.

Question 7:
Easy to walk to work; not a busy street/quiet; supportive neighbors.

Question 8:
Littering; airplane noise; character-less box housing with roof decks that invade privacy.

Additional results:

Question 1:
2 were 25-34 years old
1 was 35-44 years old
1 was 65-74 years old

Question 2:
100% English

Question 3:
1, 1-2 years
2, 5-10 years
1, 10-15 years

ELECTRONIC/DIGITAL OUTREACH

HIGH-IMPACT METHOD:

For in-person outreach, we opted for the guided site walk, and staffed “pop-up” event on site. With permission from the applicant and current resident, we held drop-in hours where residents could stop by, ask questions, learn about the project and provide insight about the neighborhood. We provided a map, surveys and take away flyers. We reached out to a Seattle business (Broadcast Coffee Roasters) to provide refreshments. This coffee shop holds significance to our firm as it is located close to our office and many of our employees frequent the business daily.



Hosting the event on site helped give context to concerns.



Adding the firm's banner helped provide a strong sidewalk presence.



A map of neighborhood was a useful tool. Coffee from local business Broadcast Coffee



MAPPING EXERCISE:

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

This was a useful tool as it helped ignite meaningful conversation and gave a location reference for both residents and architects.

Residents placed pins in areas on the map that corresponded to questions about the neighborhood.

This provided great insight to concerns of safety and privacy as well as teaching us about important history and character of the Squire Park neighborhood.

Places of interest included the Seattle's Black Panther's second headquarters, Ezell's Chicken, Douglass-Truth Library, Spruce Street Mini Park, and Broadcast Coffee.

Most residents did not have feelings of being unsafe/uncomfortable in their immediate neighborhood.

23RD, JACKSON + UNION MAP

- WHERE ARE YOUR FAVORITE PLACES IN THE NEIGHBORHOOD?
- WHICH PLACES FEEL UNSAFE/UNCOMFORTABLE?
- WHICH PLACES BEST REPRESENT YOUR NEIGHBORHOOD?

IN-PERSON OUTREACH

PLEASE SIGN IN

213 22ND AVE Community Outreach Event
10/22/18, 4:00 pm - 6:00 pm

FIRST NAME, LAST INITIAL ONLY	ZIPCODE
Vicki T. and Lee A.	98122
Ann E	98122
Megann K	98122
John J	98122
Clara	98122
Jasper Z	98122

Sign-in sheet

Dear Resident,

THANK YOU
for stopping by our outreach event

We value your time and feedback as we work on the project proposed for 213 22nd Ave.

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

To share your thoughts please fill out a survey here: www.jwaseattle.com/213-english. You can also reach Julian Weber at this email address: outreach@jwaseattle.com.

To track the progress of this project through the design review and permitting process, search the project address (213 22nd Ave) or project number (3032928) in the Design Review Calendar and the Seattle Services Portal. Links are provided below:

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

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



Takeaway flyer

IN-PERSON EVENT:

We provided a sign-in sheet which was signed by 7 visitors. After visiting with each person, we offered a take-away information flyer as a way to say thank you and to give them more ways to learn more about the project.

SUMMARY:

In summary, there were 7 people who stopped by the in-person event. All visitors spoke English. Hosting the event on the project site, helped us reach those who were closest and most interested in the project. Most everyone who stopped by were within 2 blocks from the site.

The interactive map was a useful tool to engage the public. As we asked about their neighborhood, they were able to point to specific locations on the map as they spoke.

A few residents raised concerns about building height/scale as well as box forms and roof decks. Privacy was a major theme with window location as well as above grade amenity spaces. One resident wanted us to be aware of exterior light pollution. A couple neighbors wanted to ensure that the hazardous materials from demolition would be handled safely and healthfully. One neighbor brought up the matter of losing daylight/views. Consideration for design that fosters community was a common subject.

Overall, we were glad for the opportunity to connect with the community and gather helpful information about the neighborhood to help better inform our design.