



**Early Design Guidance
Analytic Design
Proposal:**

**Proposed Townhouse
Project**

Early Design Guidance
DRAFT
February 6, 2019
SDCI Project Number : 3033214 - EG



1410 24th Avenue

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PROJECT DESCRIPTION

The location of the proposed project is within the 23rd & Union-Jackson Residential Urban Village. The site is zoned NC2-55 (M).

Develop five (5) five-story v. Each townhome will be a multi-bedroom household.

Per the Seattle Land Use Code, the maximum building envelope is controlled by an overall FAR ratio and the building setback requirements - as modified for mandatory affordable housing. The preferred option will be dependent upon acceptance on a design departure that would allow a reduced side yard setback while not maximizing the building height.

Private amenity spaces will be provided for each dwelling unit - including upper level decks and an elevated landscape deck.

A primary goal of this project is to provide affordable housing that will support the City of Seattle’s commitment to establishing transit oriented housing in the vicinity of established Urban Villages.

The site is near numerous transit locations, and is embedded in a neighborhood transitioning from older single family residences to a more dense array of multi-family developments.

Project Development Objectives:

- Site Area: 4,068 SF (36’ x 113’)
- Develop five (5) new five-story townhouse dwellings
 - Five individual households
- On-site Parking Spaces: 0
- Pedestrian and transit dependent oriented lifestyle
- Street Frontage to include one Live-Work dwelling unit
- Private amenity spaces for each dwelling unit
- Landscaped secured common entry walkway
- Built Green 4-Star Development Minimum
- Design character reflective of local urban character
- Create building envelope with articulated building massing
- Occupancy configuration to support affordability goals



PROJECT VICINITY

1410 24th Avenue

URBAN FRAMEWORK

CITYWIDE SCALE

- *Project site lies within the 23rd and Union-Jackson Residential Urban Village boundary*
- *Neighborhood Design Guidelines apply in addition to Citywide Design Guidelines*

INFLUENCES

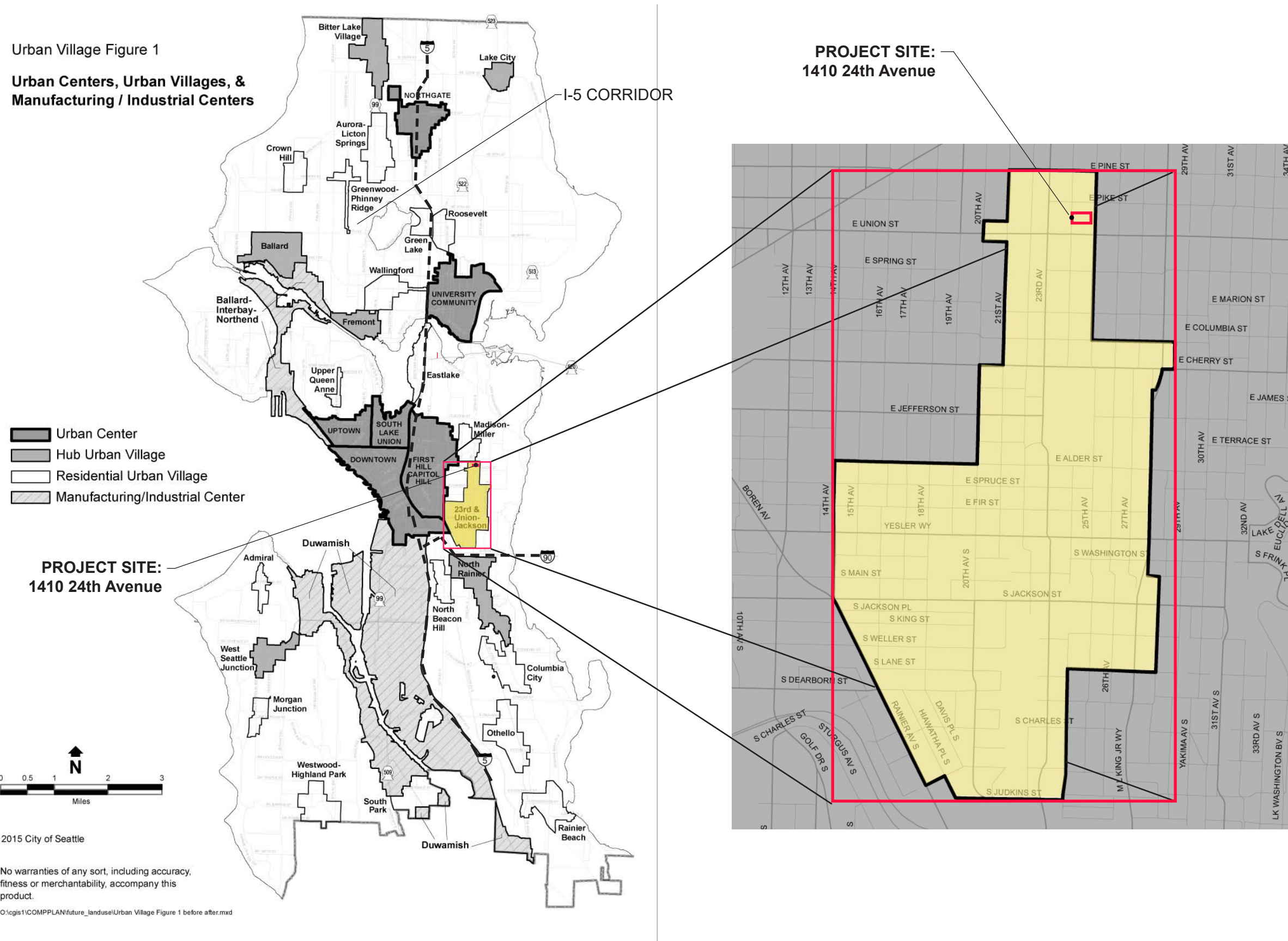
- *Transit oriented development site*
Frequent public transit service along
24th Avenue

NEIGHBORHOOD SCALE

- Walkable access to commercial districts
- Green spaces and City Parks nearby
- Access to public services
- Transit corridor along 23rd Ave is predominantly single-family housing

COMMUNITY OUTREACH

- *A community outreach meeting for this project took place on December 10, 2019.*
- *There were no significant comments received in that meeting that would influence the design direction for this project.*
- *The meeting was not well attended, which we attribute to the relatively small project scale, and site, in comparison with more recent developments in this neighborhood.*
- *We have incorporated our own research and experience of this neighborhood into our design decision, reflecting the diverse character of this neighborhood,*



PROJECT SITE: 1410 24th Avenue



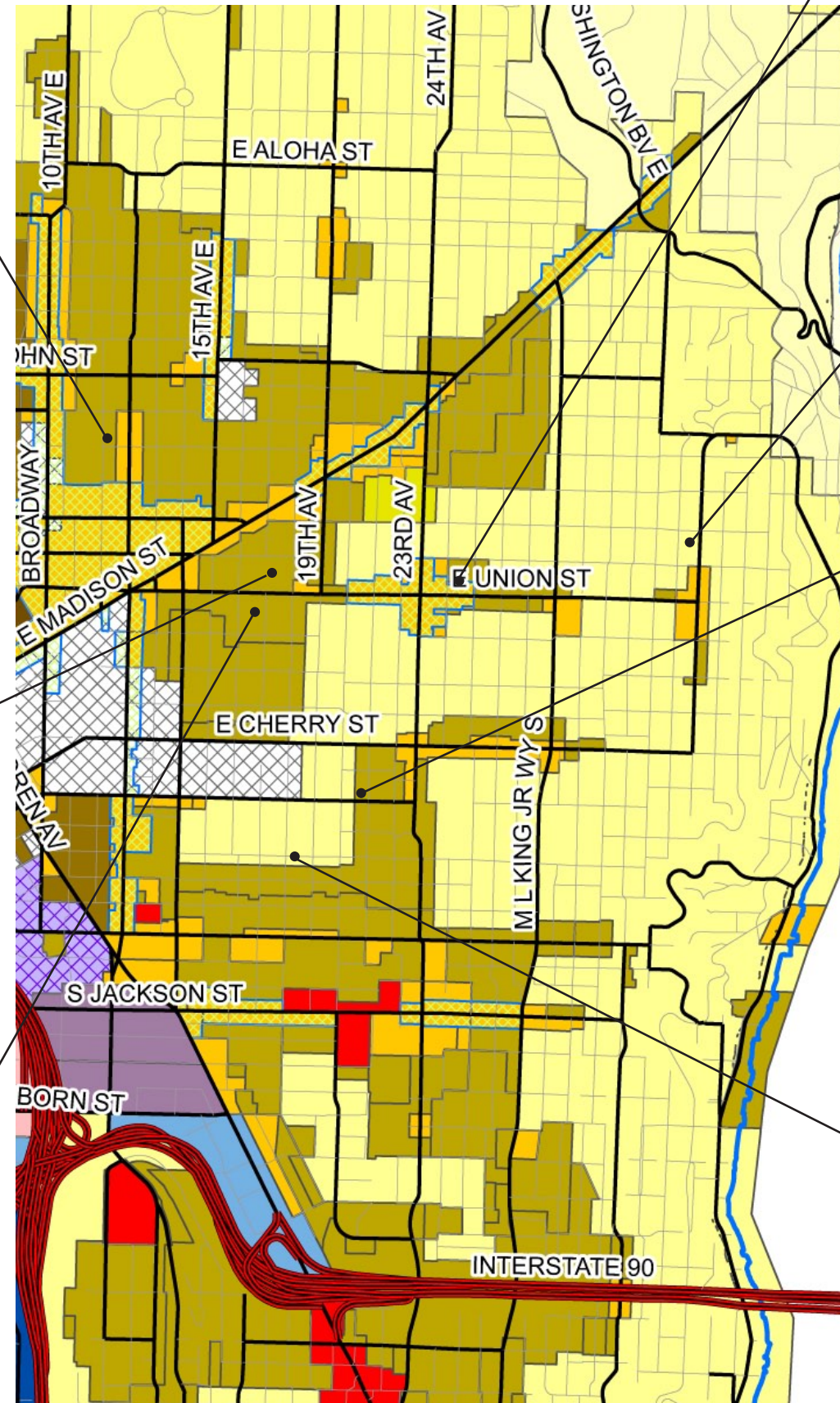
1110 East Howell St.



1422 18th Avenue



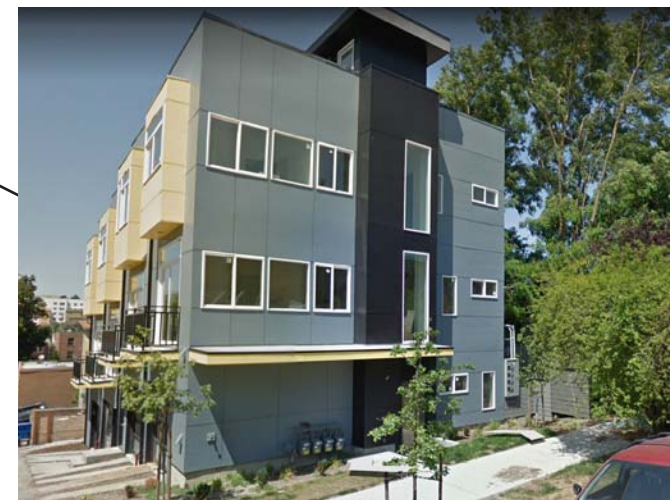
1127 18th Avenue



1439 34th Avenue



2022 East Terrace



121 15th Avenue

NEIGHBORHOOD CONTEXT

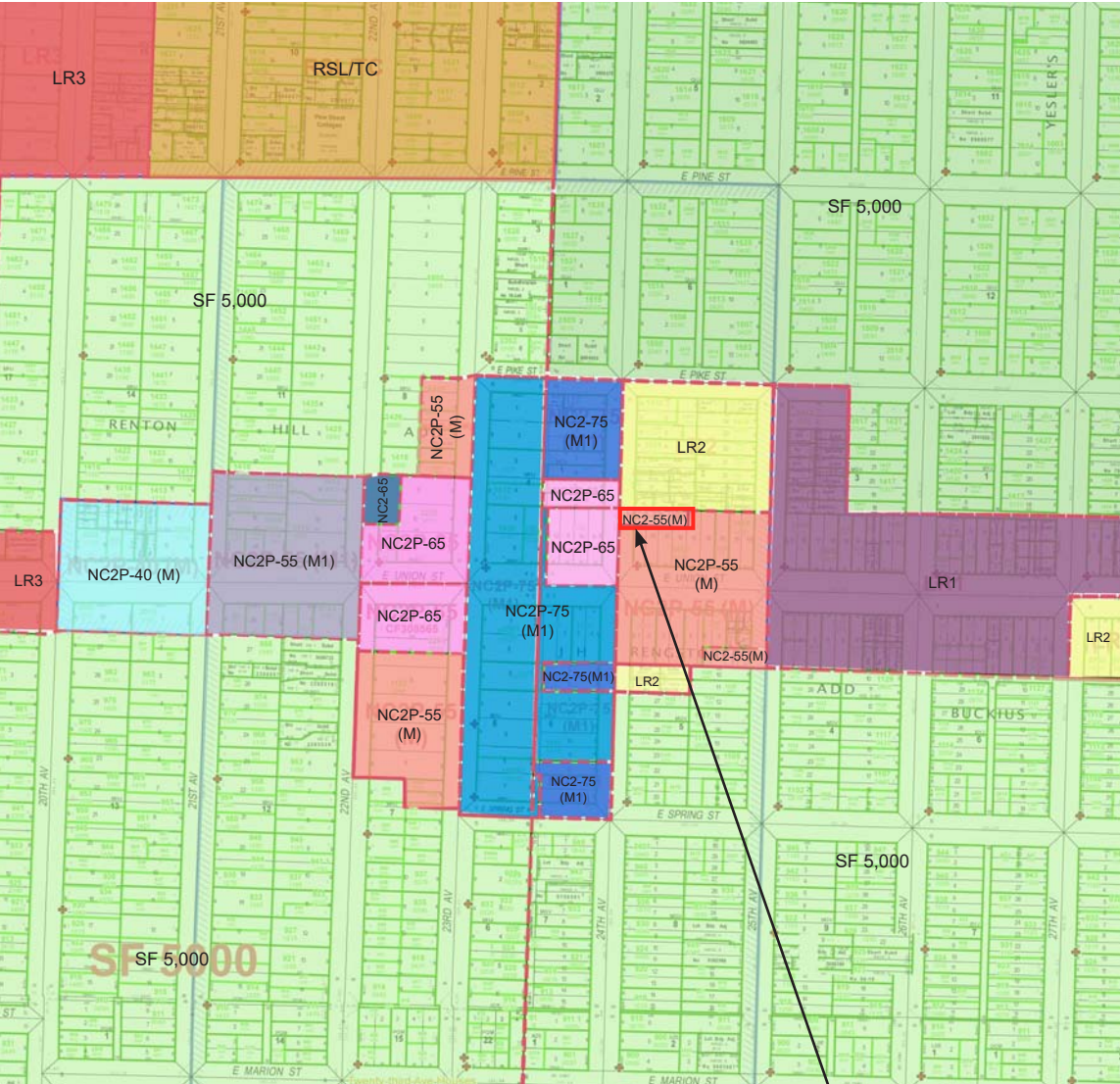
COMPARABLE TOWNHOME
DEVELOPMENTS IN THE VICINITY OF
THE PROPOSED PROJECT SITE

CURRENT TRENDS

- General transition to higher density
- Designated areas, that have been zoned for higher densities, are leading to a gradual replacement of single family structures with multi-dwelling unit developments, in or near, commercially active districts
- Design style is transitioning from traditional single family residential forms, to forms that are more expressive of urban living and a stronger geometric building form expression.
- Two recent developments, of a much larger scale than this project, across the street, at 24th and Union, have reinforced this trend.

1410 24th Avenue

Adjacent Zoning

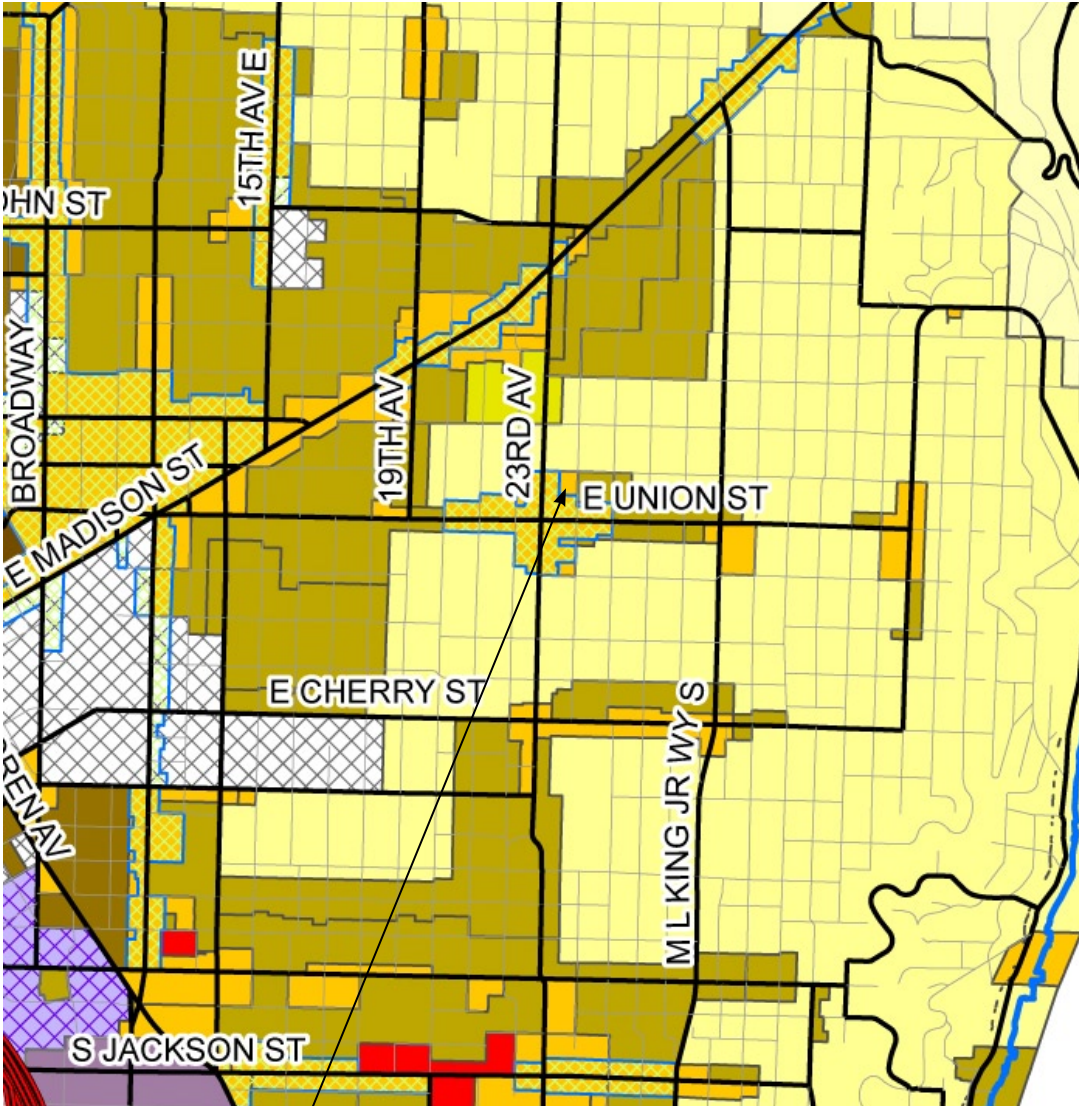


Legend

- LR1
- LR2
- LR3
- SF 5000
- NC2P-40 (M)
- NC2-55 (M)
- NC2P-55 (M1)
- NC2-65
- NC2P-65
- NC2-75 (M1)
- NC2P-75 (M1)

PROJECT SITE
1410 24th Avenue

Land Use Pattern



Legend

- Incentive Zones
- Single Family 5000
- Single Family 7200
- Single Family 9600
- Residential Small Lot
- Lowrise
- Midrise
- Highrise
- Seattle Mixed
- Neighborhood Commercial
- Commercial

ZONING AND LAND USE

The project site is zoned NC2-55 (M) without designated overlays. (Adjacent property to the north is LR2 Residential zoning.)

The project site is primarily influenced by its proximity to the commercially oriented corridors of 23rd Avenue and E Union St.

The immediate vicinity of the project site is dedicated to mixed-use and residential land uses.

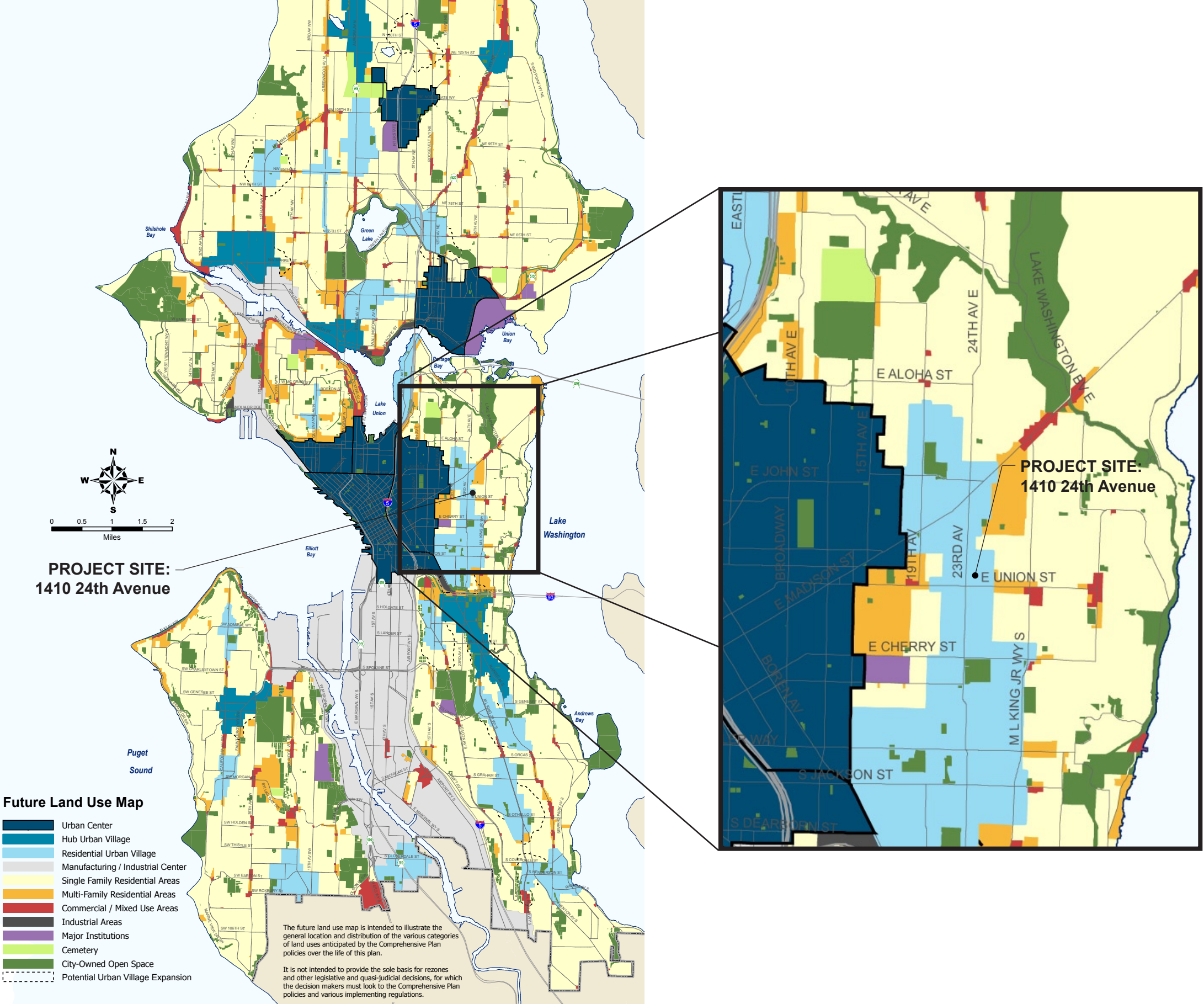
The largest concentration of activity centers on the intersection of 23rd Avenue and E. Union St, and the associated Union-Jackson Residential Urban Village.

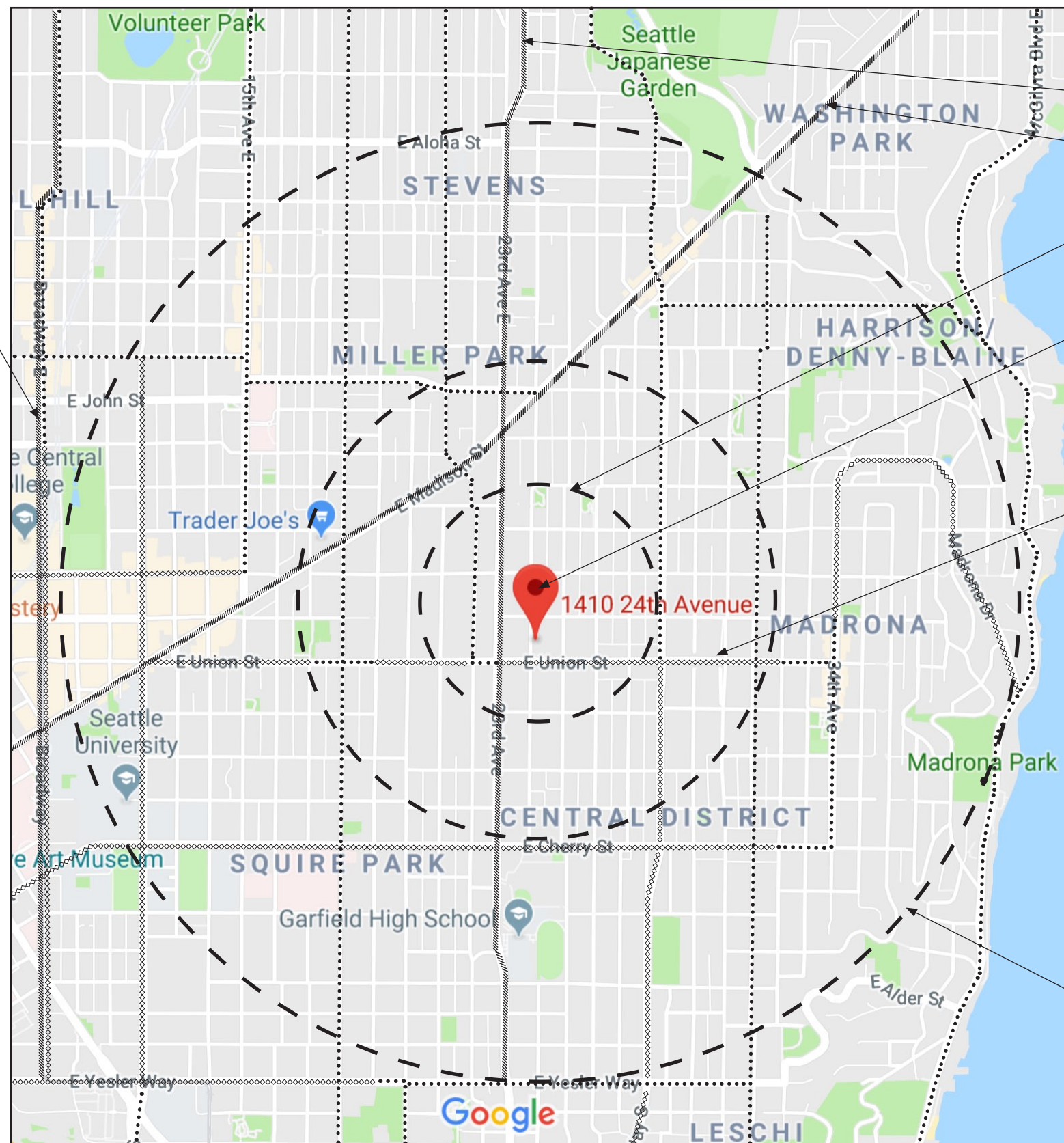
1410 24th Avenue

COMPREHENSIVE PLAN:
FUTURE LAND USE MAP

Land Use Map, for Future Development, from the Comprehensive Plan, for the City of Seattle:

- The Comprehensive Plan, indicating the general vicinity of the project site, and is within the “Hub Urban Village” area, supports and encourages the continued trend for increasing the density in this neighborhood.
- Current and future mass transit opportunities enhance the anticipated transition.
- The increasing density within the City limits, created by an expanding economy, make sites, as in this case within Hub Urban Villages, excellent opportunities to explore high density urban solutions that contribute to attempt to create more affordable housing options.





BUS SERVICE:
Broadway - Route: 9, 43,
49, 60
RAIL LINE: First Hill Street-
car

BUS SERVICE:
23rd Ave - Routes: 48

BUS SERVICE:
E Madison St. - Routes: 2,12

1/4 MILE RADIUS FROM PROJECT
SITE

PROJECT SITE:
1410 24th Avenue

1/2 MILE RADIUS FROM PROJECT
SITE

1 MILE RADIUS FROM
PROJECT SITE

..... Bicycle-friendly roads
◇◇◇◇◇ Dedicated bike lanes
===== Frequent Bus Service

TRANSPORTATION NETWORKS

METRO = 15 min. persistence

#2, #9, #12, #43, #48, #49, #60

DEDICATED BIKE TRAILS:

Washington Park Arboretum

Interlaken Park

URBAN NETWORKS

Bicycle-friendly roads

CONCLUSIONS:

- Based on the relative ease of access to a variety of transportation options that do not include single occupant motor vehicles, we anticipate a high level of dependency on other transit options, including, mass transit. This dependency will support greater city wide goals to increase transit usage.
- Occupants of the proposed building will be transit oriented and deeply engaged in urban lifestyle options.

1410 24th Avenue

Territorial Viewshed
for Upper Floors

Solar Path:
Summer Solstice

Solar Path:
Winter Solstice

Prevailing
Wind



SITE INFLUENCES

TOPOGRAPHY

The site slopes down gently from the west to the east. Currently mapped critical overlay at SE corner of property. (Note: The general vicinity of the steep slope critical area has been modified by developers on neighboring properties - development including retaining walls and stairs.

SOLAR

The long side of the site is partially exposed to the solar path in the east and west facing areas. The south exposure to the solar path may eventually become obstructed by future development.

NOISE

Close proximity to 23rd Avenue and E Union exposes the site to moderate levels of sound pollution, day and night.

PREVAILING WINDS

The site is exposed to prevailing breezes from the southwest. Building facades exposed to the southwest may capture natural ventilation, if through ventilation of the units is developed. Inclement winds from the west and north suggest minimizing that exposure to protect the building envelope.

NATURAL VEGETATION

Vegetation on the site is urban and non-native. One existing cotton wood tree, not classified as significant, will be removed.

VIEW ORIENTATION

Views on the upper levels will overlook the adjacent residential neighborhood.

1410 24th Avenue

PUBLIC SERVICES RETAIL ACCESS and AMENITIES

GOODS:

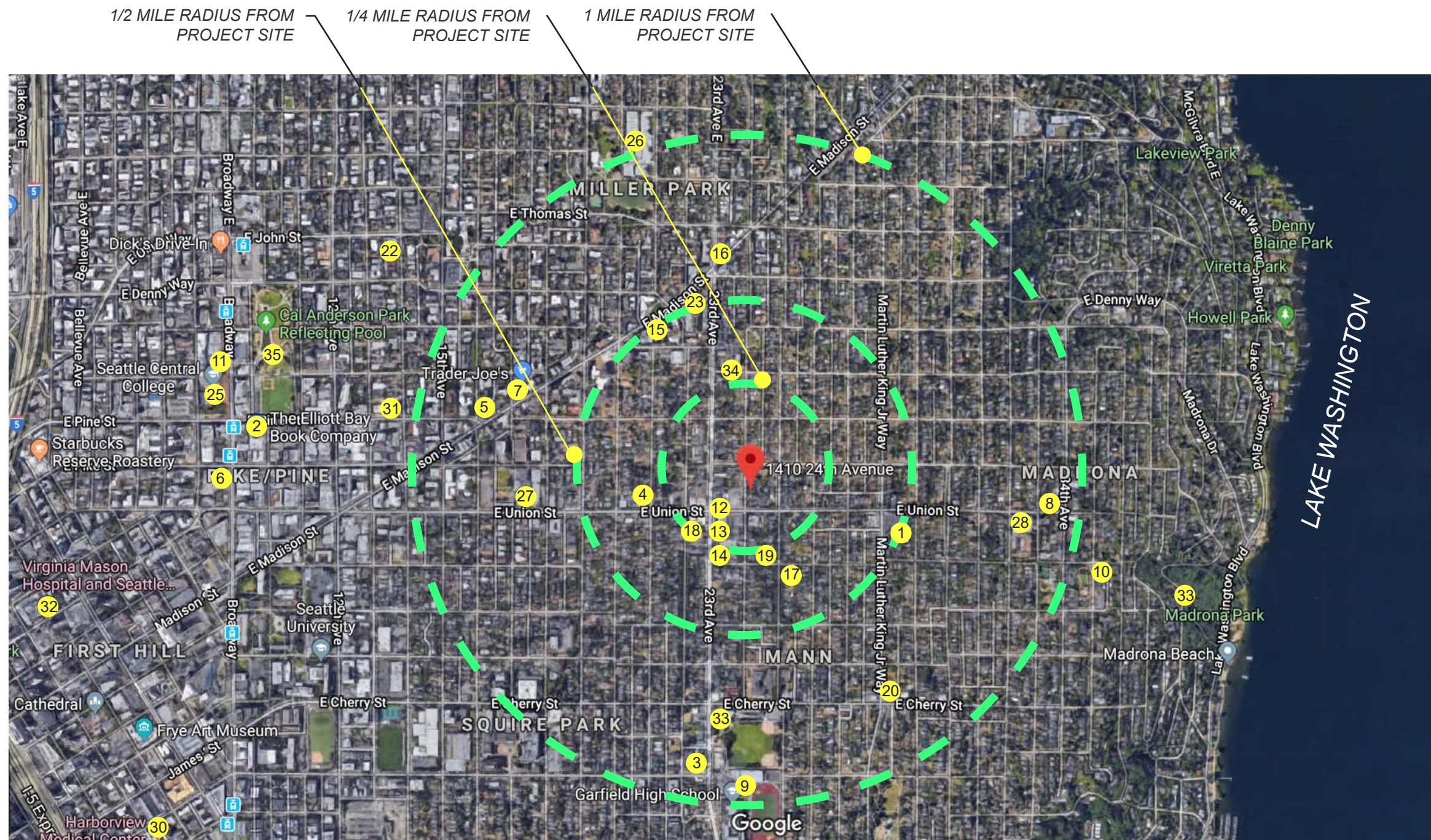
- 1 Grocery Outlet
- 7 Trader Joe's
- 2 The Elliott Bay Book Co.
- 4 Central Cinema
- 3 Ezell's Famous Chicken
- 5 Central Co-Op
- 6 QFC
- 11 Capital Hill Farmer's Market
- 13 Carapapa Auto Clinic
- 14 99 Cents Plus
- 15 Safeway (Madison)
- 22 Safeway (15th)
- 23 Madison Street Animal Hospital
- 16 Emerald City Crossfit
- 17 Homegrown Organics
- 18 The Treehouse Lumber

PUBLIC SERVICES:

- 8 Seattle Public Library (Madrona)
- 12 US Post Office
- 32 Virginia Mason Hospital
- 30 Harborview Medical Center
- 31 Fire Station #25
- 28 Madrona Elementary School
- 10 St. Theresa Catholic Academy
- 26 Edmond S Meany Middle School
- 27 Seattle World School
- 9 Garfield High School
- 25 Seattle Central College
- 21 Seattle University

AMENITIES:

- 34 YMCA
- 20 YWCA
- 33 Medgar Evars Pool
- 19 Spring Street Pea Patch
- 35 Cal Anderson Reflecting Pool



1410 24th Avenue

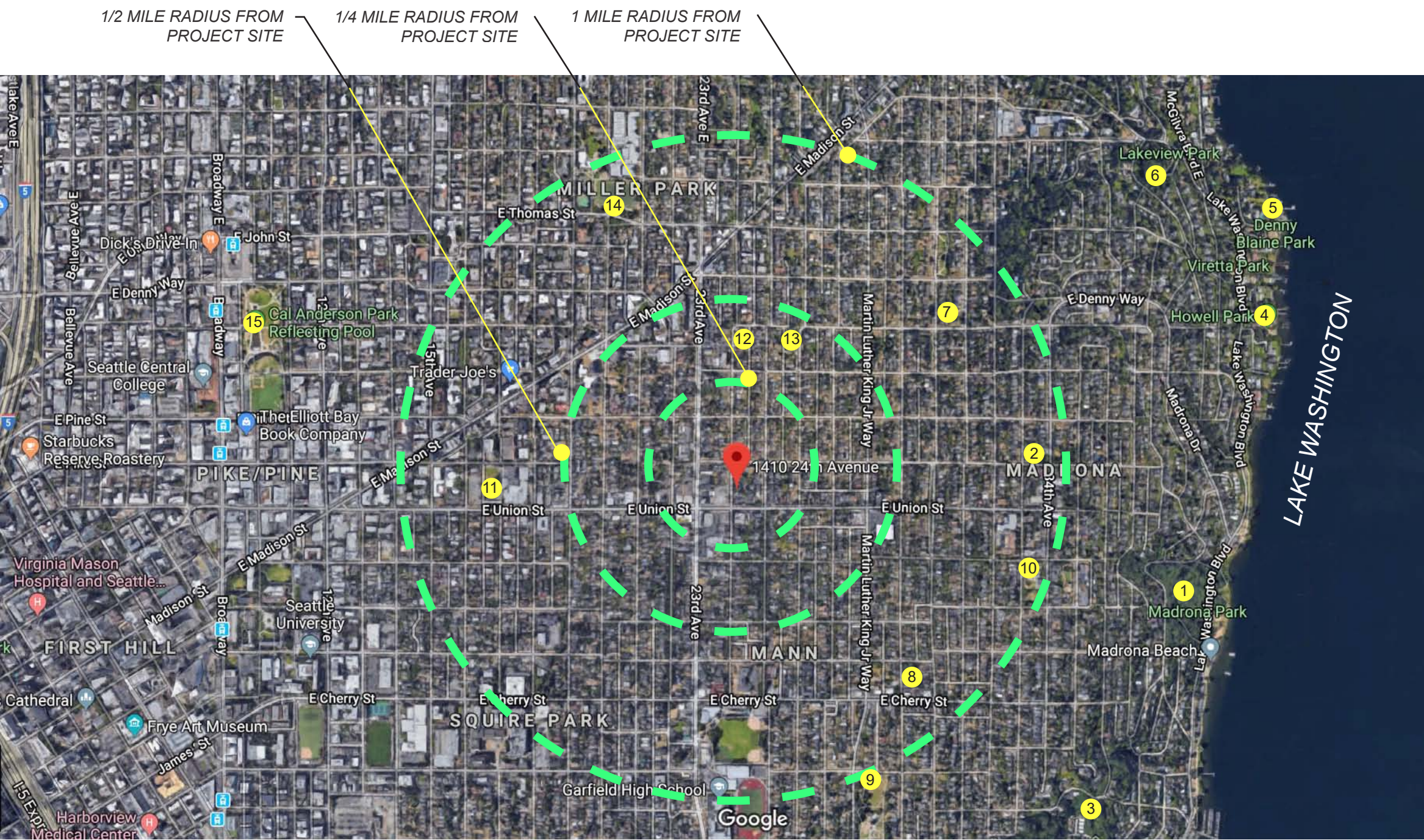
RECREATION
AND
OPEN SPACE

REGIONAL PARKS

- 1 Madrona Park
- 2 Alvin Larkins Park
- 3 Leschi Park
- 4 Howell Park
- 5 Denny Blaine Park
- 6 Lakeview Park
- 7 William Grose Park
- 8 Nora's Woods
- 9 Powell Barnett Park
- 10 Madrona Playground
- 11 . Minor Playground
- 12 Homer Harris Park
- 13 Plum Tree Park
- 14 Miller Park
- 15 Cal Anderson Park

LOCAL OPEN SPACE

Major destinations within easy access via auto, foot or bicycle include Cal Anderson Park, Madrona Park and Lakeview Park. In addition to these large open spaces, several readily accessible pocket park open spaces near the project site offer pet walking and recreational opportunities.





1432 24TH AVE

1428 24TH AVE

1424 24TH AVE

1420 24TH AVE

1416 24TH AVE



2 4 t h A v e n u e



Recently Completed Art Mural
Relevant to Cultural Context

2320 E UNION ST

(Directly opposite the project site - Recently Completed Mixed-Use)

1419 24TH AVE

1423 24TH AVE



2 4 t h A v e n u e

EXISTING CONTEXT BETWEEN E UNION ST. AND E PIKE ST.

1410 24th Avenue



1412 A 24TH AVE
(LR2 Zoned Townhouse - approx. 2006)

PROJECT SITE: 1410 24TH AVE

2400 E UNION ST
NC2P-55(M) Zoned "Seattle Housing Authority" Apts. approx. 1980

LOOKING EAST



1425 24TH AVE

1431 24TH AVE

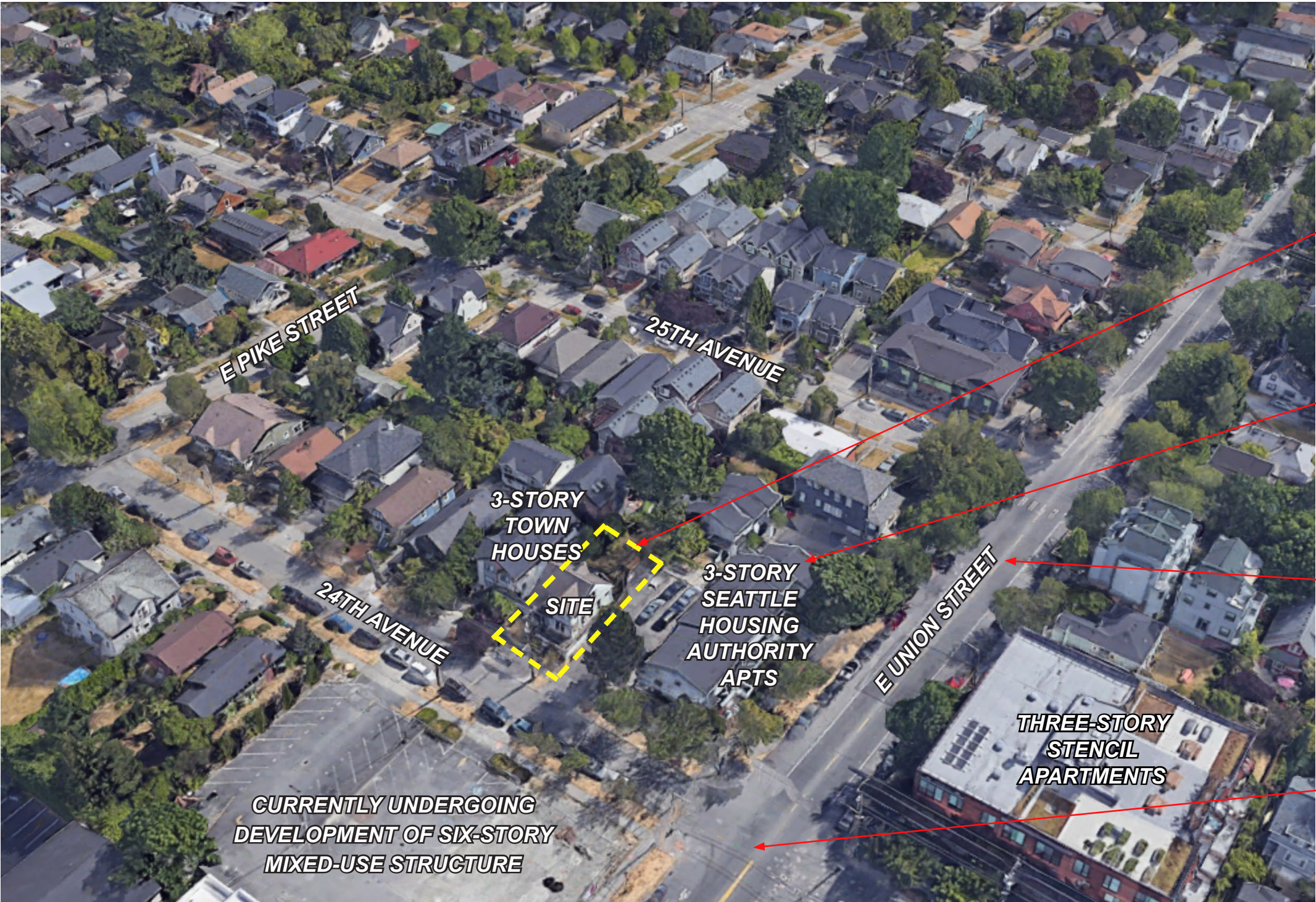
1435 24TH AVE

LOOKING WEST

EXISTING CONTEXT BETWEEN E UNION ST. AND E PIKE ST.

1410 24th Avenue

AERIAL CONTEXT



Potential “blank wall” condition could exist until redevelopment of Seattle Housing Authority Apartment Development

Existing underdeveloped older housing project will eventually be replaced with 55’ tall mixed use development

Collector Street with mixed use development, to the West, transitioning to residential neighborhood, to the East

Important developing commercial/mixed use intersection

AERIAL VIEW LOOKING NORTHEAST

1410 24th Avenue

Recent townhouse access to sunlight is potentially impacted by 13' high wall on adjoining property line

AERIAL CONTEXT



Important mixed use intersection

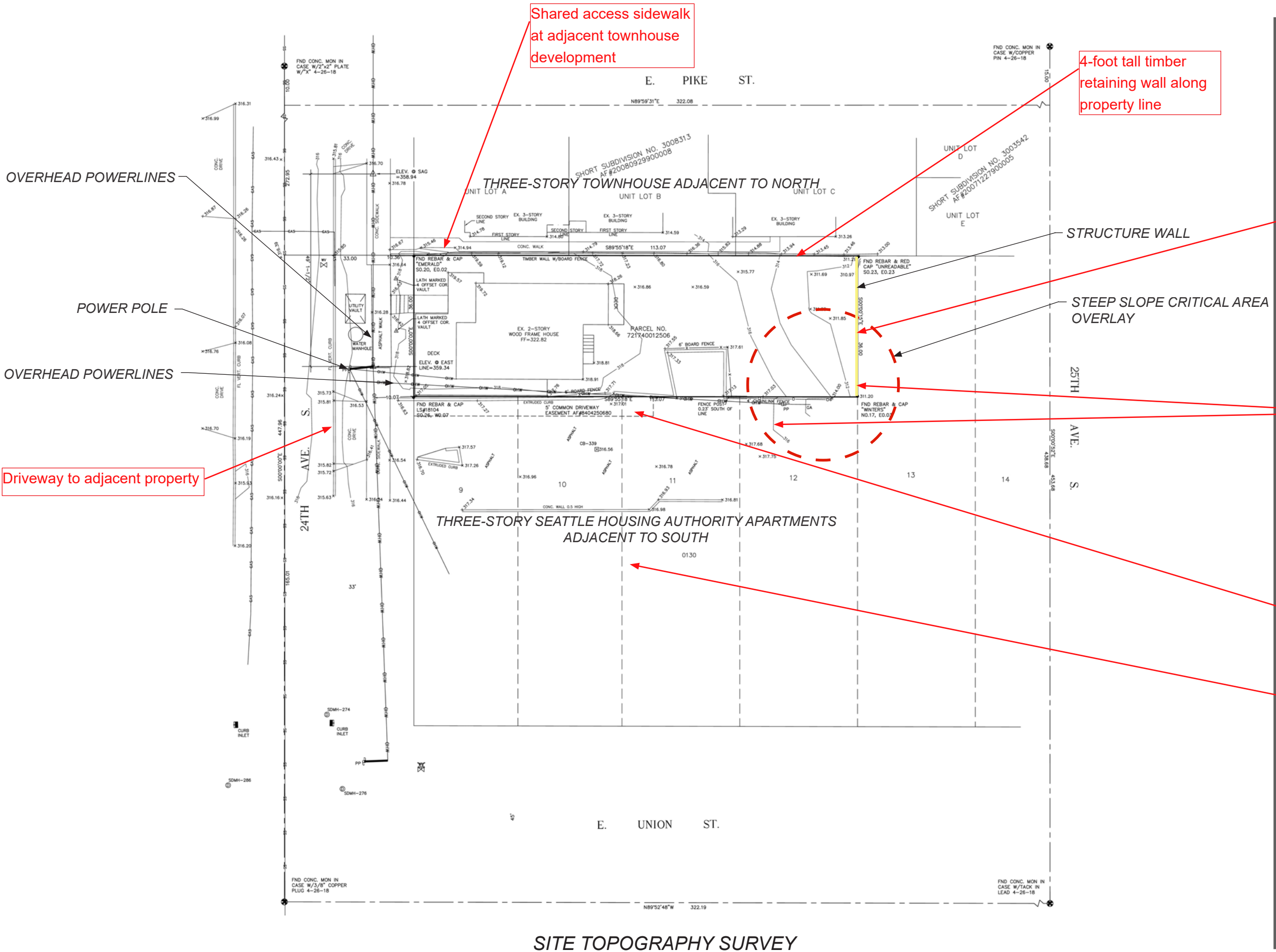
Future mixed use development site

Mixed use project recently completed

AERIAL VIEW LOOKING SOUTHEAST

1410 24th Avenue

SURVEY



SITE TOPOGRAPHY SURVEY

1410 24th Avenue

SMC 23.47A.017: Floor Area Ratio Limits in NC and C Zones with a mandatory housing affordability suffix:
Table A: 55 foot height limit - Max FAR: 3.75

SMC 23.47A.008: Street-level development standards:

2. Transparency a. Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent. For purposes of calculating the 60 percent of a structure's street-facing facade
- E. When a live-work unit is located on a street-level street-facing facade, the provisions of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply:
1. The portion of each such live-work unit in which business is conducted must be located between the principal street and the residential portion of the live-work unit. The non-residential portions of the unit shall extend the width of the street-level street-facing facade, shall extend a minimum depth of 15 feet from the street-level street-facing facade, and shall not contain any of the primary features of the residential (live) portion of the live-work unit, such as kitchen, bathroom, sleeping, or laundry facilities. These basic residential features shall be designed and arranged to be separate from the work portion of the live-work unit.
 2. Each live-work unit must have a pedestrian entry on the street-facing facade that is designed to be visually prominent and provide direct access to the non-residential portions of the unit.
 3. Each live-work unit must include an exterior sign with the name of the business associated with the live-work unit. Such signage shall be clearly associated with the unit and visible to pedestrians outside of the building.

SMC 23.47A.012: Building Height: Height limit: 55 feet

- A. The height limit for structures in NC zones or C zones is as designated on the Official Land Use Map, Chapter 23.32. Structures may not exceed the applicable height limit, except as otherwise provided in this Section 23.47A.012.

SMC 23.47A.014: Setback Requirements: B. Setback requirements for lots abutting or across the alley from residential zones

1. A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone or a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the intersection of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot.
2. A setback is required along any rear or side lot line that abuts a lot in a residential zone or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows: a. Ten feet for portions of structures above 13 feet in height to a maximum of 65 feet;
- 3.a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

SMC 23.54.015: Required parking and maximum parking limits: Parking exempt in Urban Village

- Table B. Required Parking for Residential Uses: M. All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within a frequent transit service area - No minimum requirement.

SMC 23.47A.016: Landscaping and Screening Standards: Required green factor: 0.3 or greater

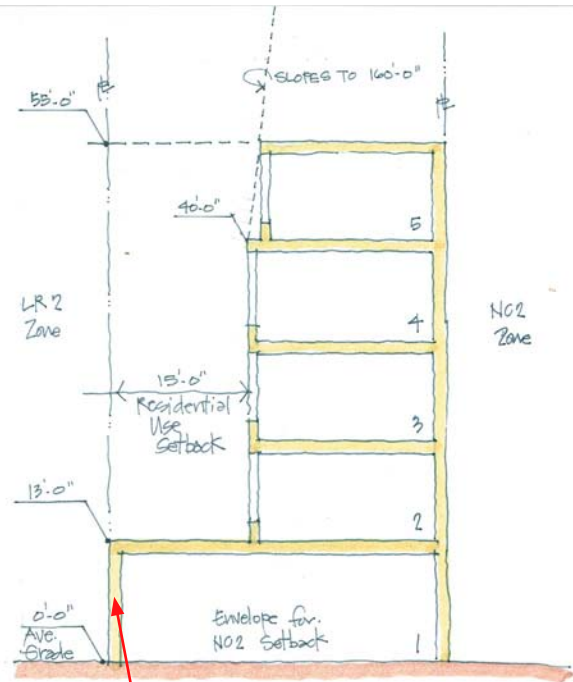
- Street Trees: Street trees are required when any development is proposed
- General standards for screening and landscaping where required for specific uses 1. Screening shall consist of fences, walls, or landscaped areas, including bioretention facilities or landscaped berms. Any type of screening shall be at least as tall as the height specified in subsection 23.47A.016.D.

SMC 23.47A.022: Light and glare standards: A. Exterior lighting must be shielded and directed away from adjacent uses.

SMC 23.47A.024: Amenity Area: 5% of the gross floor area in residential use.

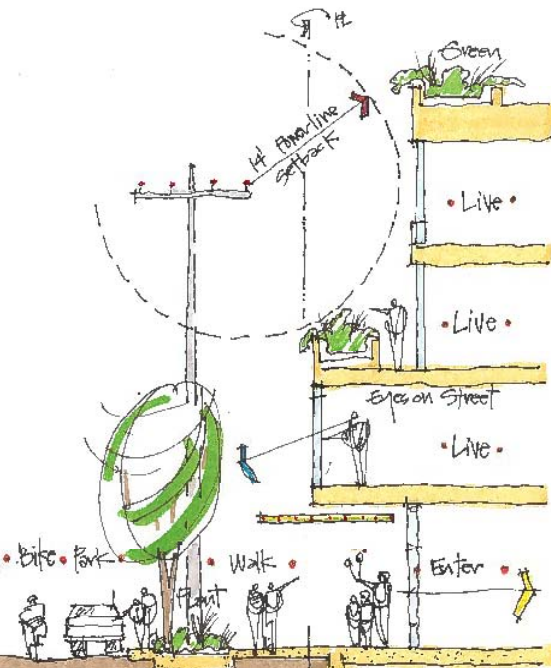
- Required amenity areas shall meet the following standards, as applicable:
1. All residents shall have access to at least one common or private amenity area.
 2. Amenity areas shall not be enclosed.
 3. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas,
 4. Common amenity areas shall not be less than 250 SF with a min. horizontal dimension of 10'
 5. Private balconies/decks shall have a minimum area of 60 square feet. No horizontal dimension shall be less than 6 feet.
 6. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices

ZONING CRITERIA:
NC2-55(M)



Side Setback

Note potential for 13' tall blank wall at adjoining property line



Front Setback

1410 24th Avenue

DESIGN GUIDELINE
ANALYSIS

Central Area Neighborhood
Design Guidelines

Context and Site

SPECIFIC POINTS OF DESIGN
GUIDANCE

CS1. Natural Systems and Site Features

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

Connection to Nature:

2.a. Be sensitive to the project's impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties.

2.e. Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a "room" between the street and the building.

CS2. Urban Pattern and Form

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

1.a. Transition and Delineation of Zones:

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

CS3. Architectural Context and Character

Contribute to the architectural character of the neighborhood.

1.c. Neighborhood Context:

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



Minimize shared property line impacts, such as tall blank walls and excessive shading

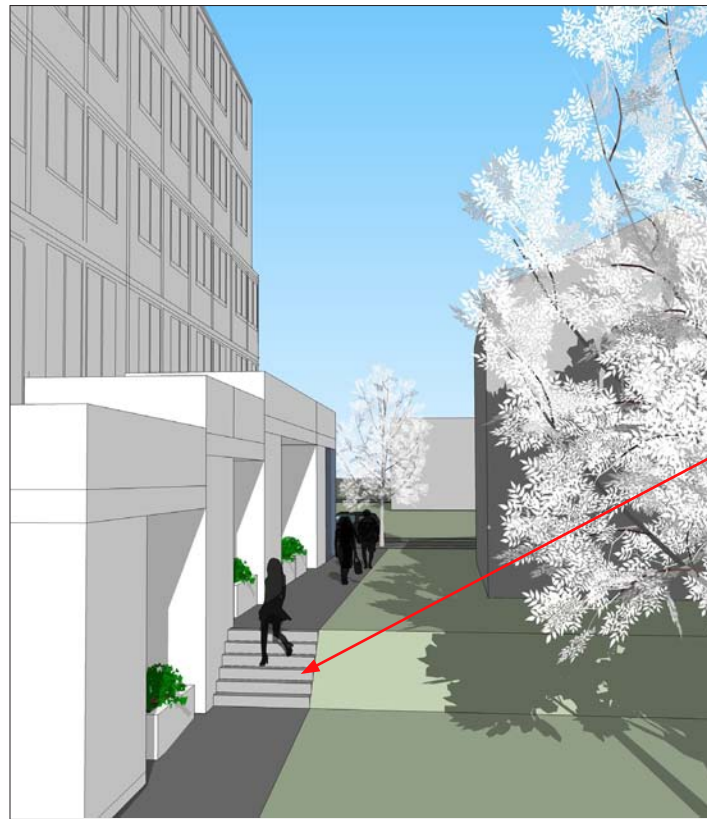
Look for opportunities to soften building edges by stepping massing and adding elevated landscaping planters

Investigate modulation and textural opportunities, on the facade, facing the LR2 zone.

Develop building use and design features that activate the street facade at the grade level and above

Explore opportunities for interior daylighting that break down the zero setback potential for the south property line



**PL1. Connectivity**

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

1.a. Accessible Open Space: Provide safe and well connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, shared space and public spaces such as streets. Use linkages to create and contribute to an active and well-connected open space network..

Create pleasant, secured and pedestrian friendly shared entry access

PL3. Street-Level Interaction

Encourage human interaction and activity at the street level with clear connections to building entries and edges
Create a safe and comfortable walking environment that is easy to navigate and well connected to existing pedestrian walkways.

Frontages:

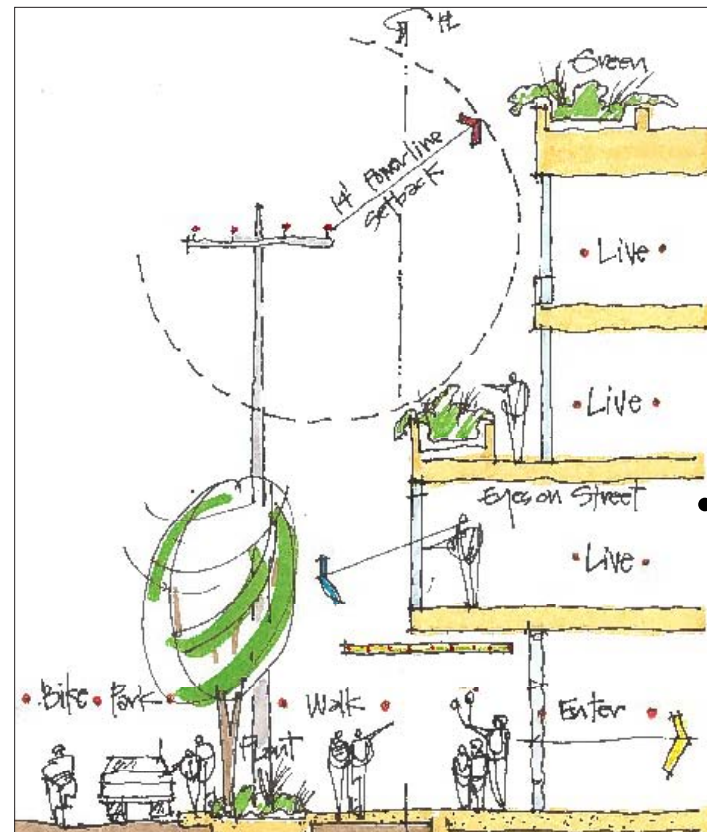
1.c: Promote transparency and “eyes on the street.” No reflective or obscure glass should be used. Discourage retailers from putting display cases or window film up against windows to maintain transparency into commercial spaces.

1.f. Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work

Streetscape Treatment:

2.c. To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades with a minimum depth of 6'. Larger commercial projects should have deeper coverage, with a minimum depth of 8' at all street frontages, especially street corners.

2.h. Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops, and outdoor seating).



Study street facade activation



Modulation of North Wall

DESIGN GUIDELINE ANALYSIS

Central Area Neighborhood Design Guidelines

Public Life



Social Mixing Place



Introduce Warm Materials



Provide Setting for Interaction



Plan for Bicycles
1410 24th Avenue

DESIGN GUIDELINE ANALYSIS

Central Area Neighborhood Design Guidelines

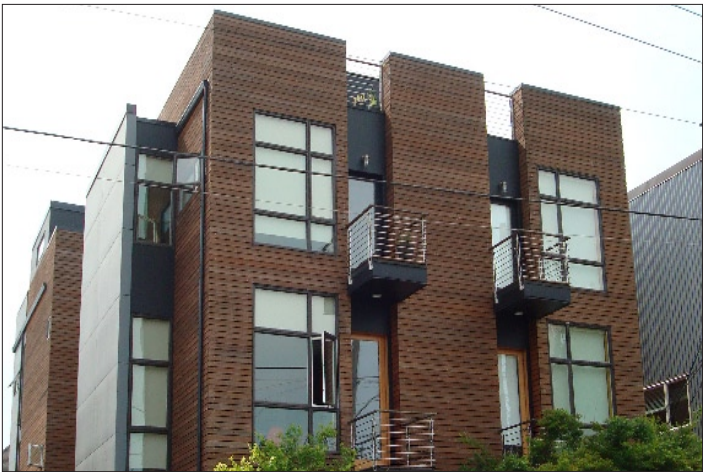
Design Concept

Design elements for street frontage include:

- Facade transparency
- Weather protection for pedestrians
- Landscaping

Develop street facade activation with uses, transparency and weather protection, to enhance pedestrian orientation and scale

Consider design solutions as scaling devices



DC2. Architectural Concept:

Develop an Architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

Building Layout and Massing:

1.g.: Consider upper floor setbacks along secondary retail zones.

In these less dense areas, tall does not always mean urban.

Walkable urban places can be achieved at a smaller scale with buildings that have visual texture through their retail frontage, pedestrian scaled signage, tile details, and accented knee walls, as demonstrated by the businesses along Union St, west of 23rd Avenue.

DC4. Exterior Elements and Finishes:

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

Screening

1.a. When screening or fencing is used, it should be designed as an artistic opportunity.

1.b. Design screening height, porosity, and materials to allow for views in and out of the site, and visual interaction with the public realm.

Building Materials

2a. Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.

2b. Encourage variation in building materials and employ high quality materials.



DESIGN GUIDELINE ANALYSIS

Central Area Neighborhood Design Guidelines

Additional Guidance

DESIGN OPPORTUNITY:

Use of appropriate design influences, including decoration of blank walls, such as, along the East and South property lines.

Goal: design blank wall facade treatment that reflects local neighborhood influences

A.1. Character Areas:

Contribute to architectural and placemaking character with local history and cultural references.

History and Heritage

1.a: Provide design features to express the African and Black American presence within the neighborhood. Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have had a large impact on the Central Area's past.

1.c: Use any resulting blank walls and surfaces for the visible expression of art that references the history, heritage, and culture of the community.

1.d: Include interpretive opportunities (through visual art, signage, markers, etc.) that tell the story of the neighborhood's history in engaging ways.

1.e: Encourage the building design to reflect the racial, economical, and multi-generational character of the community.

1.g: Provide amenities appropriate to the activities and interests of the local community, such as basketball hoops, chess boards, tot lots and other family oriented activities.

1.h: Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple" style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within the Central District or having distinctive place-names designed into the racks.



DESIGN GUIDELINE ANALYSIS

Central Area Neighborhood Design Guidelines Additional Guidance and Cultural Placemarkers

GOALS:

- Create a pedestrian oriented development
- The commercial space, along 24th Avenue, will provide a high level of transparency, to encourage pedestrian activity, create a safe, visually open environment, and allow the passersby to interact with the activities inside
- Offer opportunities for community involvement, such as, providing an open wall facade for artistic expression - allowing for a sense of “ownership of place,” with the opportunity for shared views that can tie into the local historical context
- Landscape elements along pedestrian paths, and community driven murals will be incorporated into the design

For 23rd and Union Character Area:

2.a.1: A cohesive neighborhood grain with historic character that establishes the area as a destination for the surrounding community.

2.a.2: An established, pedestrian-scaled neighborhood-commercial area, with a mix of both commercial and residential uses, grounded by locally-owned businesses and institutions.

2.a.3: Hub of the African and Black American community.

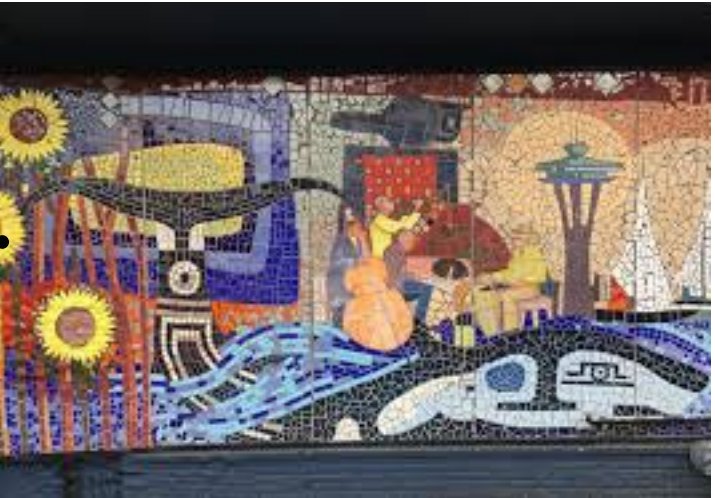
2.b: In this area it is especially important to provide additional accessible open space and community gathering opportunities, for example plazas adjacent to the public sidewalks.

A.2. Cultural Placemarkers:

Contribute to architectural and placemaking character with local history and cultural references.

Emphasize Cultural Placemakers within the community.

1. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.
2. Creating façade enhancements at prominent building corners.
3. Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.
4. Providing larger landscape buffers at placemakers along heavier trafficked streets.



Architectural Articulation

- Mitigate privacy impacts on adjacent townhome dwellings
- Balance vertical expression with secondary architectural features
- Emphasize horizontal line of floor levels
- Create a landscaped street edge
- Combine natural materials with durable exterior finishes
- Express individual dwellings



Design Cues for massing



Design Cues for balconies

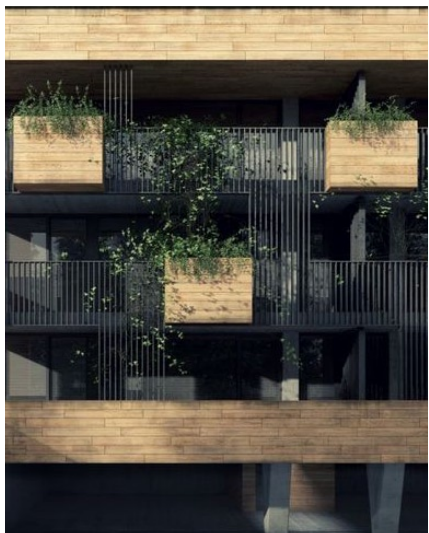
DESIGN INTENT AND CUES

Massing Considerations

- Modulate structure
- Maximize solar exposure
- Maximize natural ventilation
- Create mid-block interest with new facade
- Set architectural tone for future development

Materials and Color

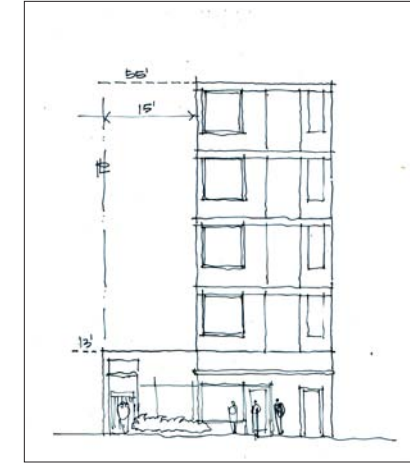
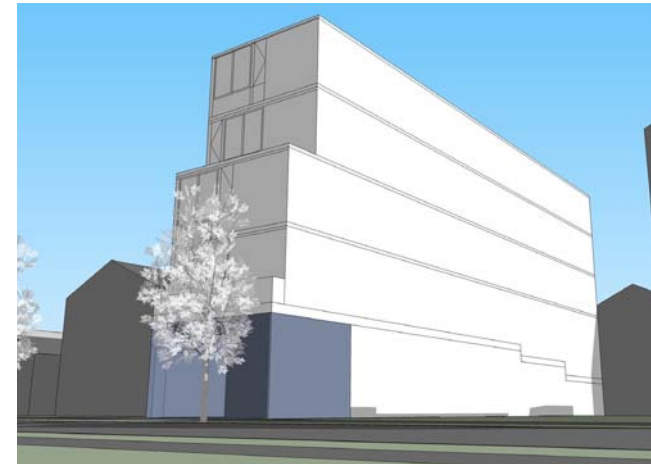
- Take cues from successful projects in the neighborhood
- Economy of means to promote affordability used in combination to create interest
- Use color and material breaks to promote fine grained expression



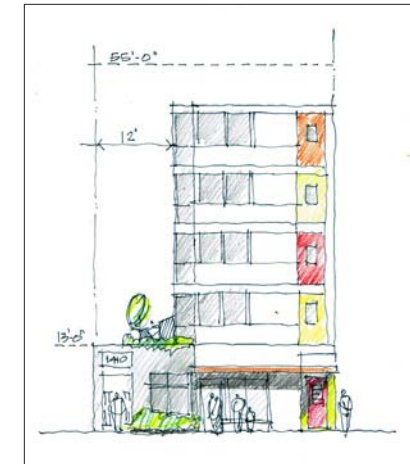
OVERVIEW OF DESIGN OPTIONS

OPTION A: CODE COMPLIANT:

- Five (5) stories with full maximized 55' height envelope
- No modulation
- South wall straight to grade
- No articulation in south and west facades
- No planters on south side



OPTION A: CODE COMPLIANT



OPTION B: BASIC DESIGN DEPARTURE:

- Building height not maximized: approx. 48'
- Reduce side set back from 15' to 12'
- Minimal modulation
- Flat roof steps with grade
- No articulation on south and west facades
- Ground level enhancement

OPTION B: BASIC DESIGN DEPARTURE



OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE:

- Design departure reducing side yard setback to min of 12'
- Building height not maximized
- Sloping roof vs flat roof with overhangs
- Facade modulation facing residential
- Articulation of S and W facades
- Enhanced landscaping
- Enhanced street oriented design with awnings/canopies, elevated planters
- Primary entrance with enhanced arbor and secured entry

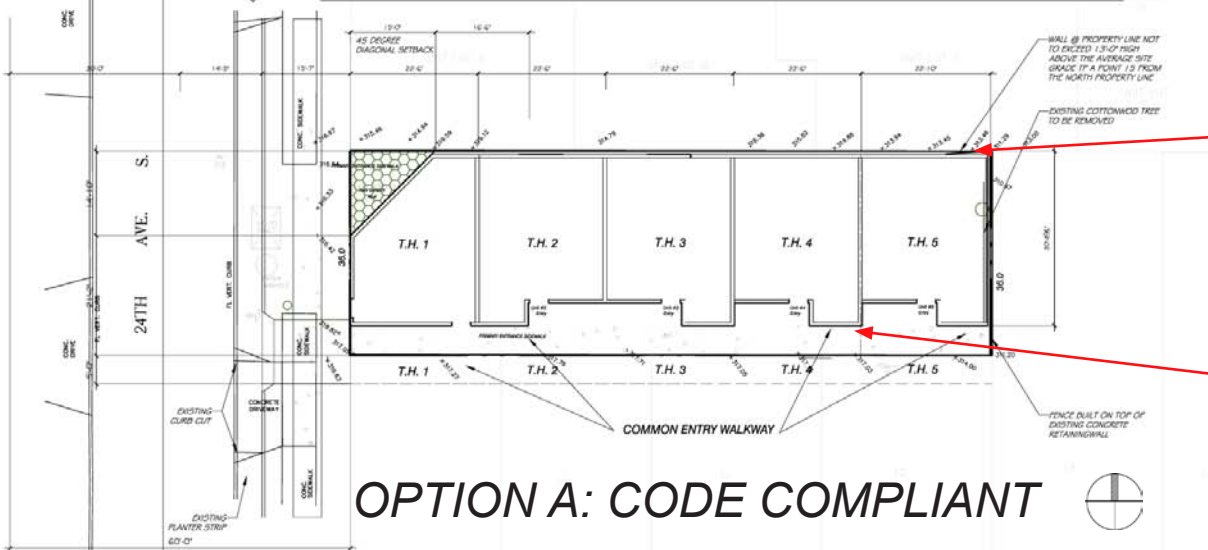
OPTION C: PREFERRED DESIGN -
MODULATED DESIGN DEPARTURE

1410 24th Avenue

SITE PLAN

OPTION A: CODE COMPLIANT:

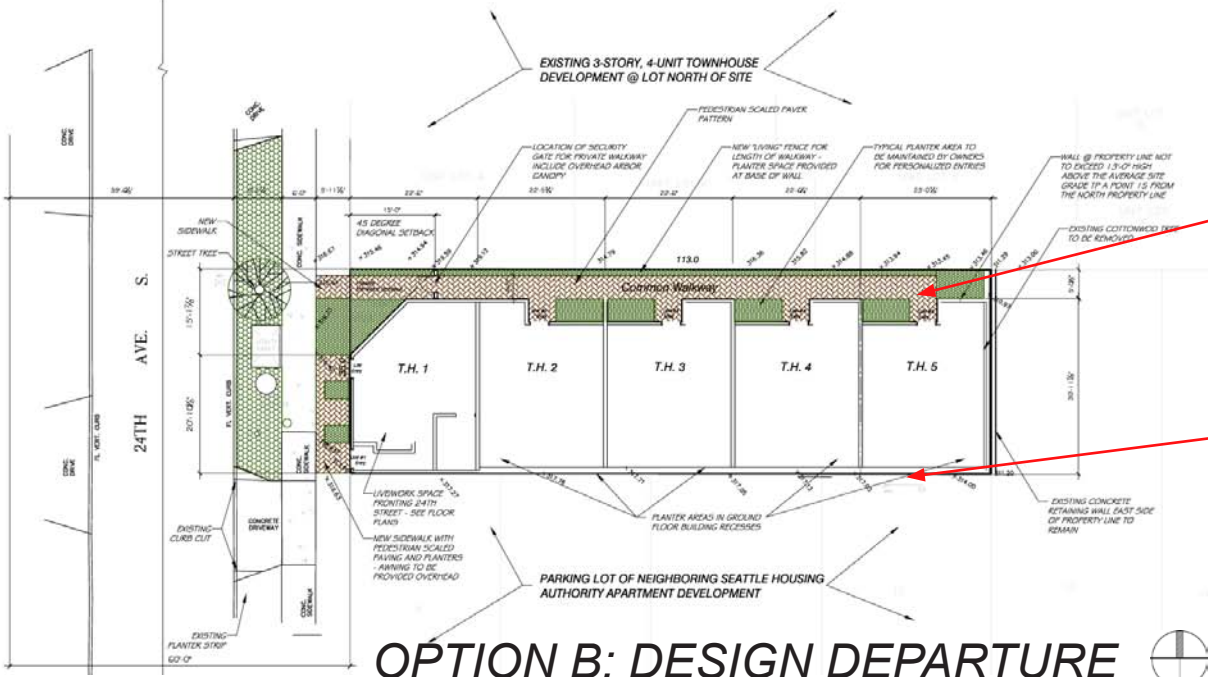
- Access walk along south facade
- North wall at north property line 13' tall
- Live/work oriented towards 24th Avenue
- Solar orientation at entries



North wall at property line shades neighbors

South wall solar orientation beneficial

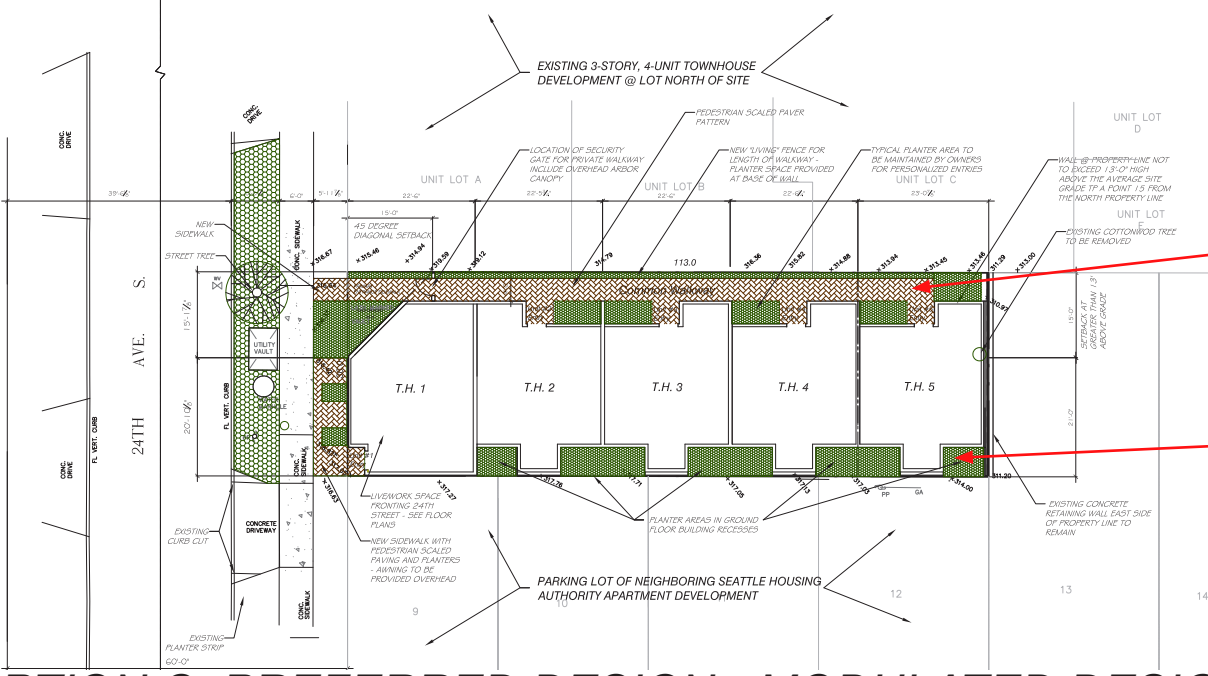
OPTION A: CODE COMPLIANT



North access provides relief to adjacent townhouses

South wall blank because of two hour fire rating requirement at property line

OPTION B: DESIGN DEPARTURE



North access provides relief to adjacent townhouses

South wall relief provides opportunities for light, air, solar orientation, landscaping and relief to the blank wall

OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE

OPTION B: BASIC DESIGN DEPARTURE:

- Access walk along north facade
- North wall set back 5' from property line
- Live/work oriented towards 24th Avenue
- Blank wall to south orientation
- Street frontage landscaping

OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE:

- Access walk along north facade
- North wall set back 5' from property line
- Live/work oriented towards 24th Avenue
- South wall opened for sun
- Landscaping at south property line
- Street frontage landscaping

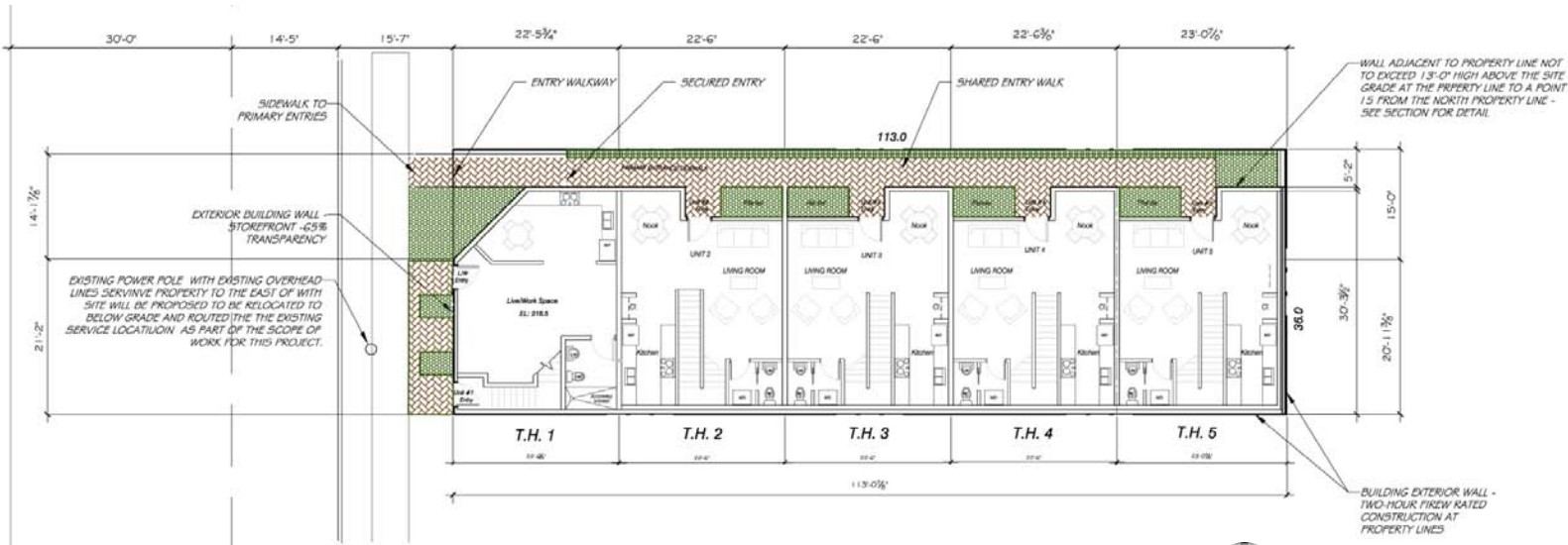
1410 24th Avenue

FIRST FLOOR PLAN

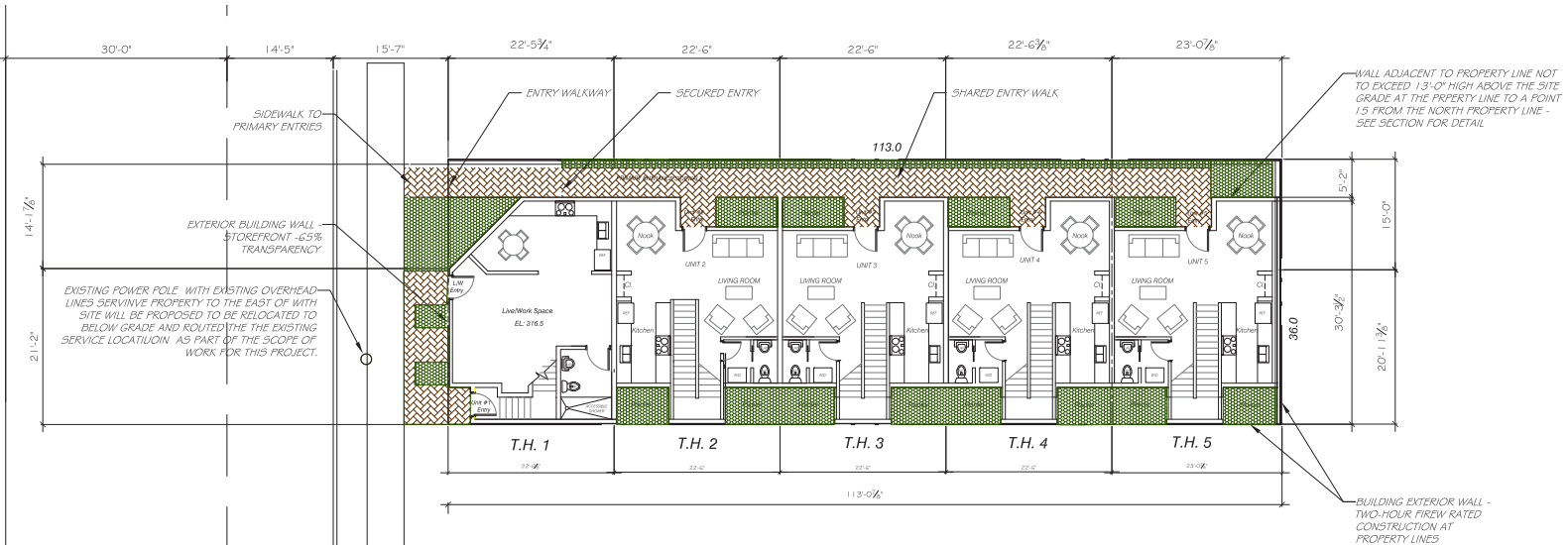
OPTION A: CODE COMPLIANT:

- Security gate for private walkway with overhead arbor canopy
- Pedestrian walkway on south side
- Planter areas along south facade at personal entries

OPTION A: CODE COMPLIANT



OPTION B: DESIGN DEPARTURE



OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE

OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE:

- Pedestrian scaled paving pattern
- Security gate for private walkway with overhead arbor canopy
- New "living fence" for length of walkway
- Planter areas along north facade at personal entries
- Planter areas in ground floor building recesses

1410 24th Avenue

SECOND FLOOR PLAN

OPTION A: CODE COMPLIANT:

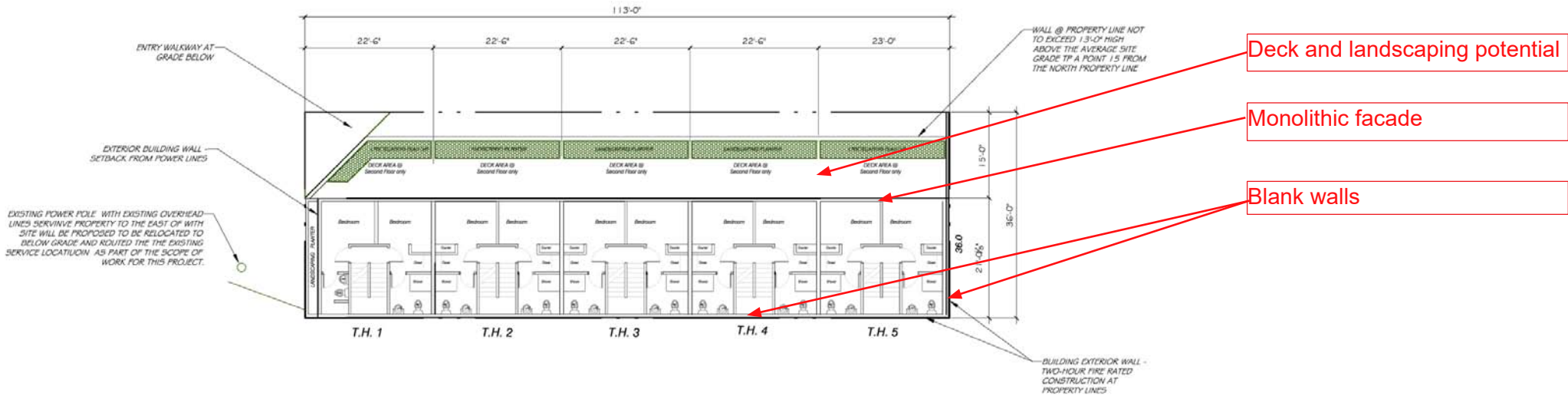
- 15 foot north property line setback
- No modulation requirement
- South and west wall, 0 foot setback
- West wall power line setback

OPTION B: BASIC DESIGN DEPARTURE:

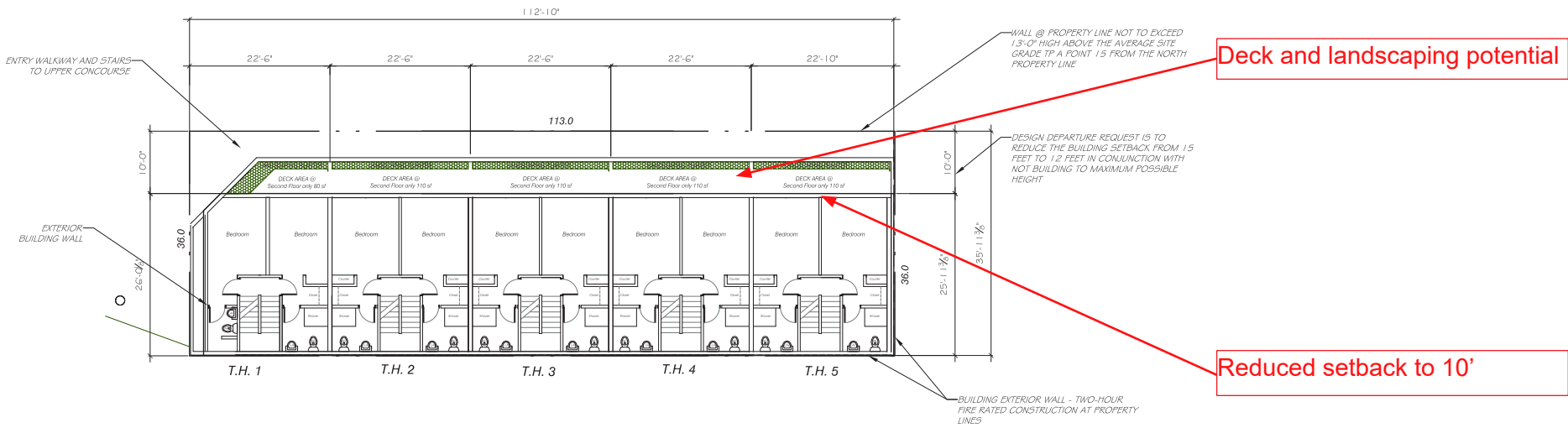
- Departure reduces north setback to 10 feet
- South and west, 0 foot setback

OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE:

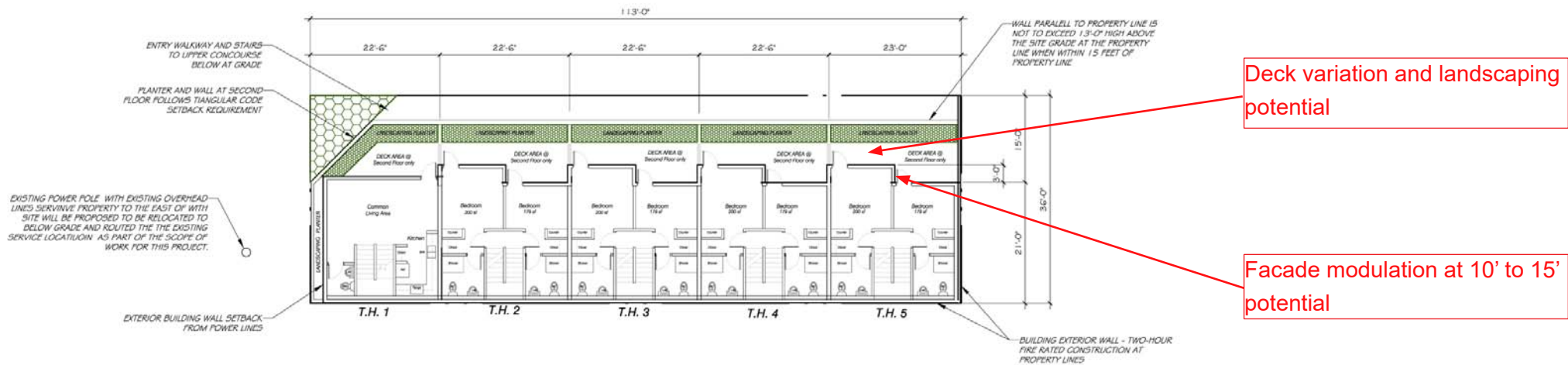
- Departure with modulated north wall
- Deck spaces articulated



OPTION A: CODE COMPLIANT

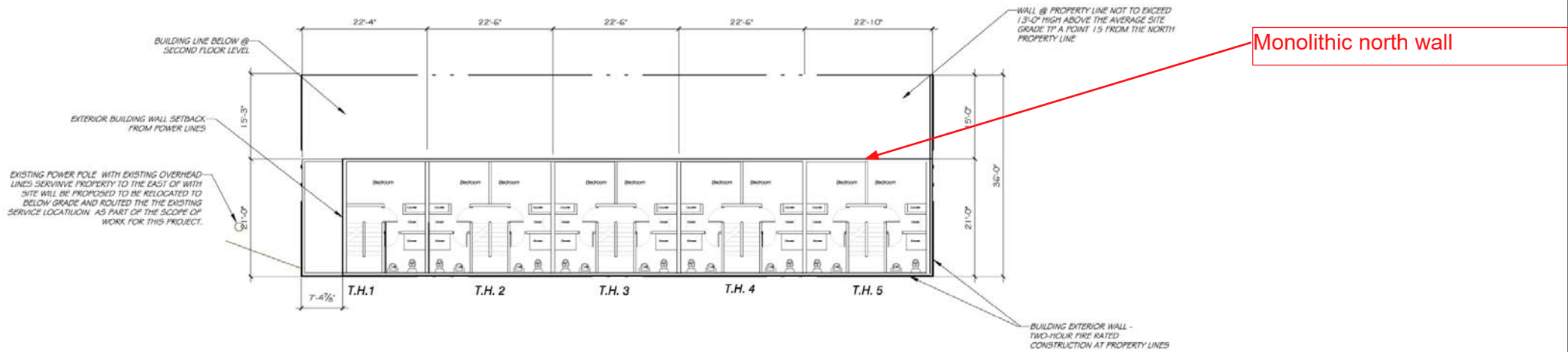


OPTION B: DESIGN DEPARTURE

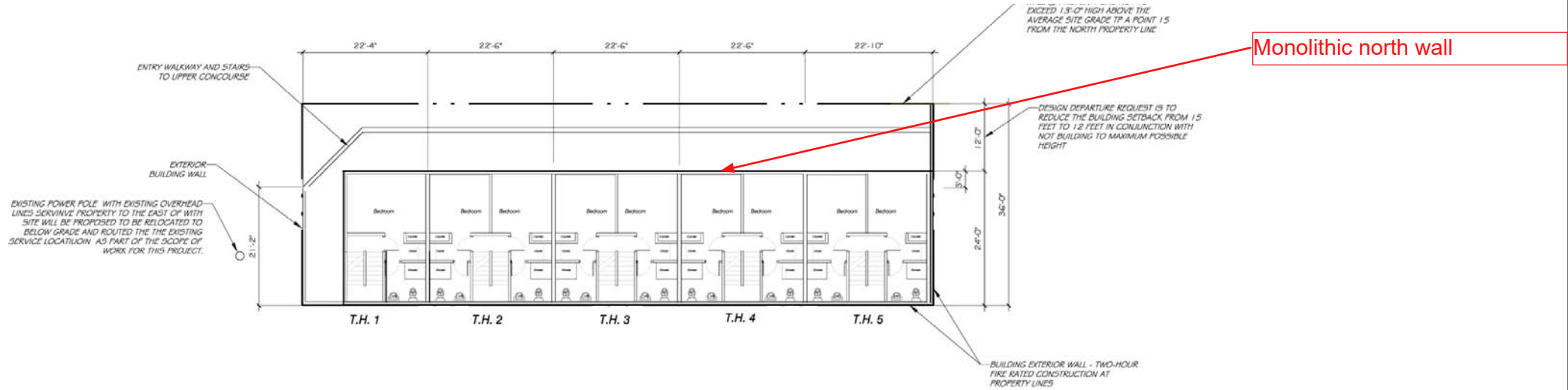


OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE

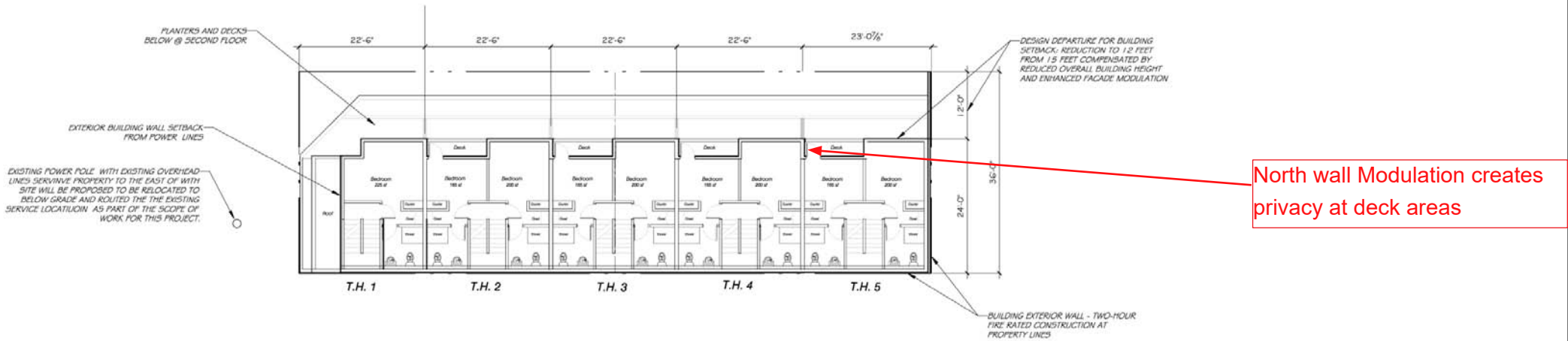
THIRD AND FOURTH FLOOR PLANS



OPTION A: CODE COMPLIANT

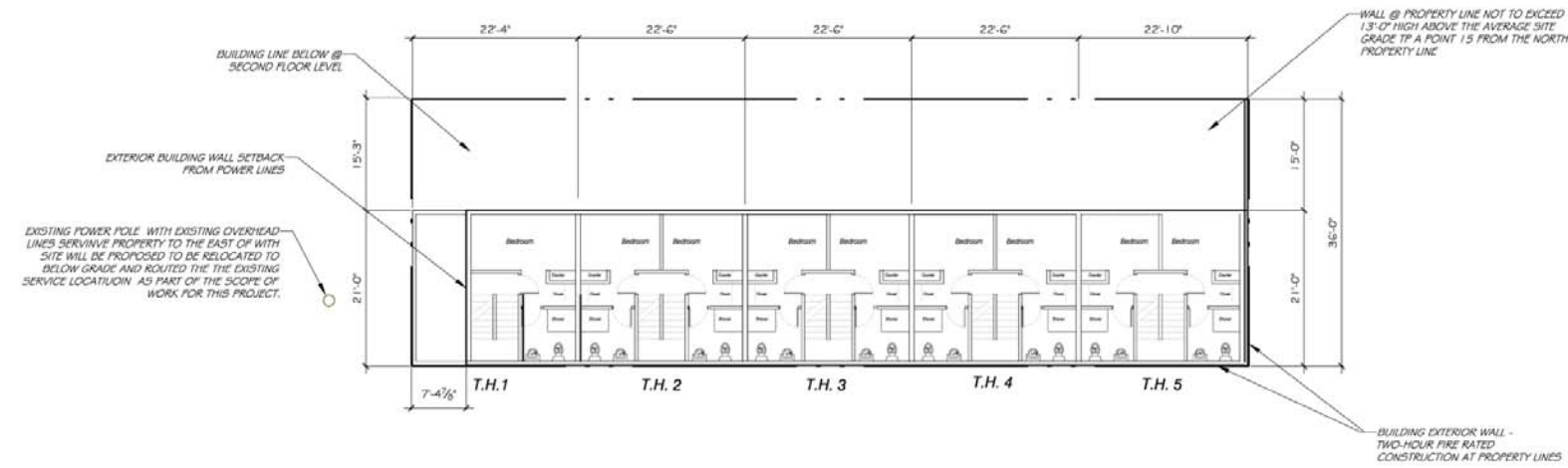


OPTION B: DESIGN DEPARTURE

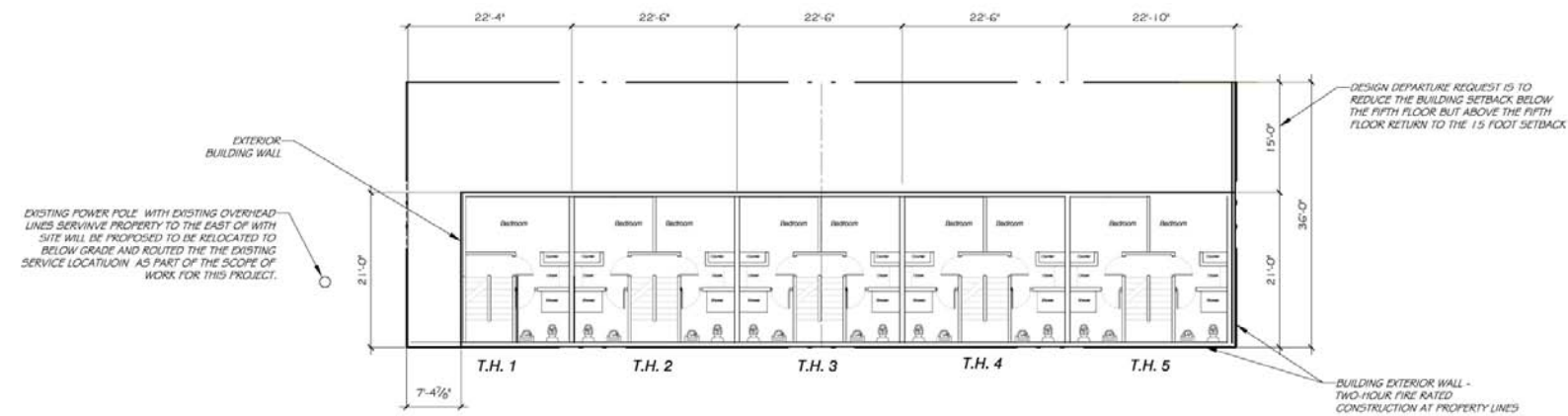


OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE

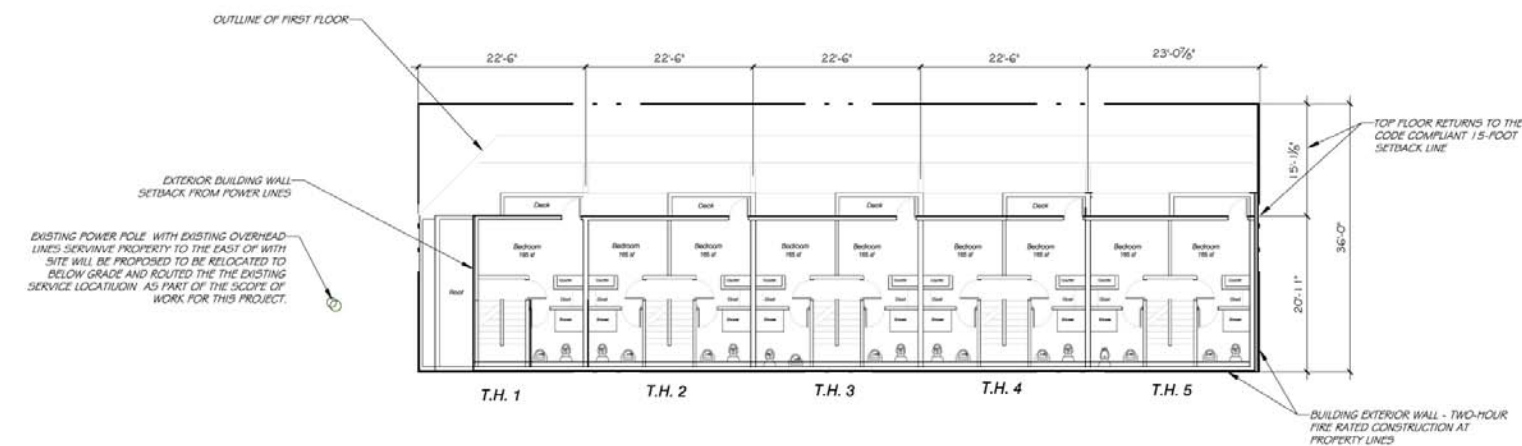
FIFTH FLOOR PLAN



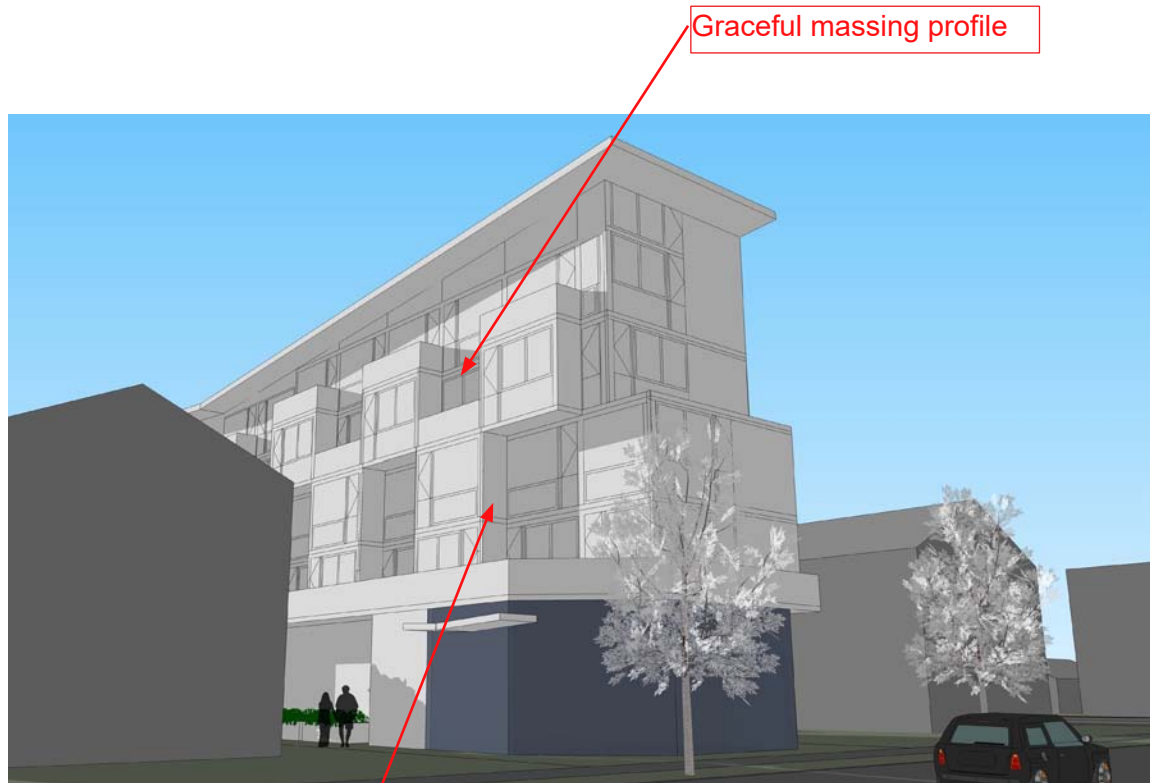
OPTION A: CODE COMPLIANT



OPTION B: DESIGN DEPARTURE



OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE

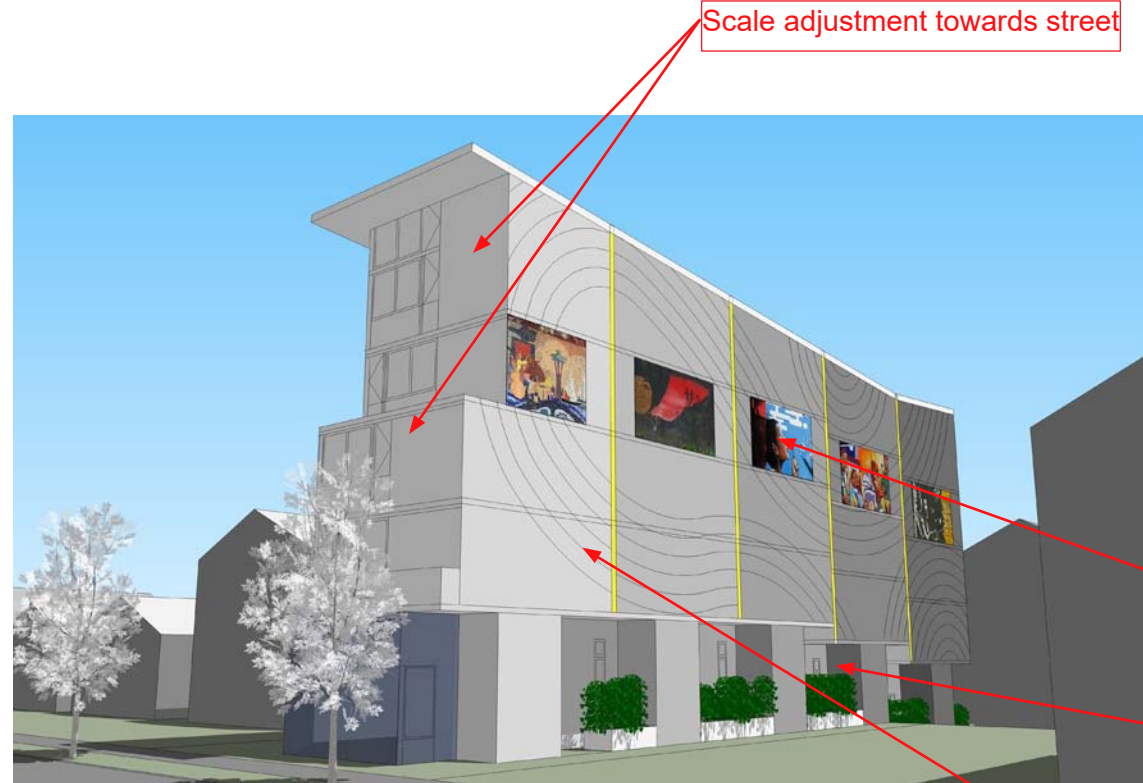


LOOKING SE

Modulation adjusts scale expression to neighboring townhouses



LOOKING SW



LOOKING NE

Scale adjustment towards street



LOOKING NORTH DOWN 24TH AVE

OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE

MASSING STUDIES AND FACADE COMPOSITION

Neighborhood related artistic expression opportunities

South wall relief to neighbors, solar access and landscaping opportunities

The Concentric line pattern, based on the design of the Japanese Sand Garden, ties in with the historical presence Japanese Americans had in this area, prior to WWII

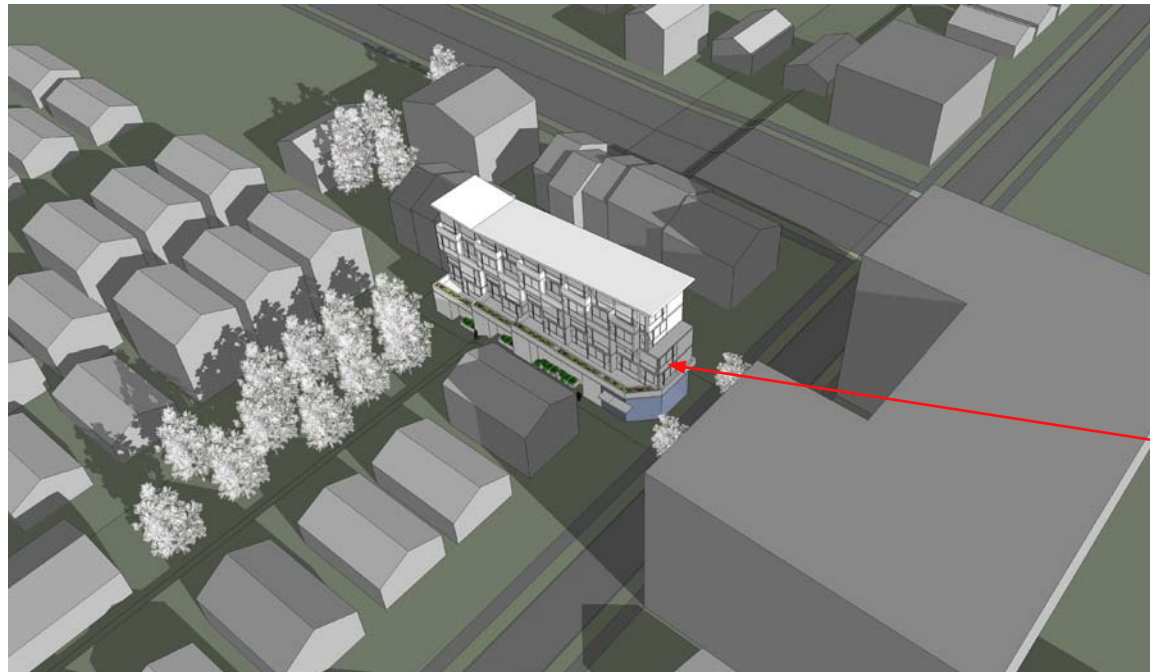
Street/Pedestrian orientation zone

Artistic expression, on the South facade, is visible from the intersection of 24th Ave and E Union St.

1410 24th Avenue

OPTION C:
PREFERRED DESIGN -
MODULATED DESIGN
DEPARTURE

MASSING STUDIES
AND
FACADE COMPOSITION



NW AERIAL



NE AERIAL

Transitional Massing



SW AERIAL



SE AERIAL

Facade expression visible from
important intersection of 24th and Union

1410 24th Avenue

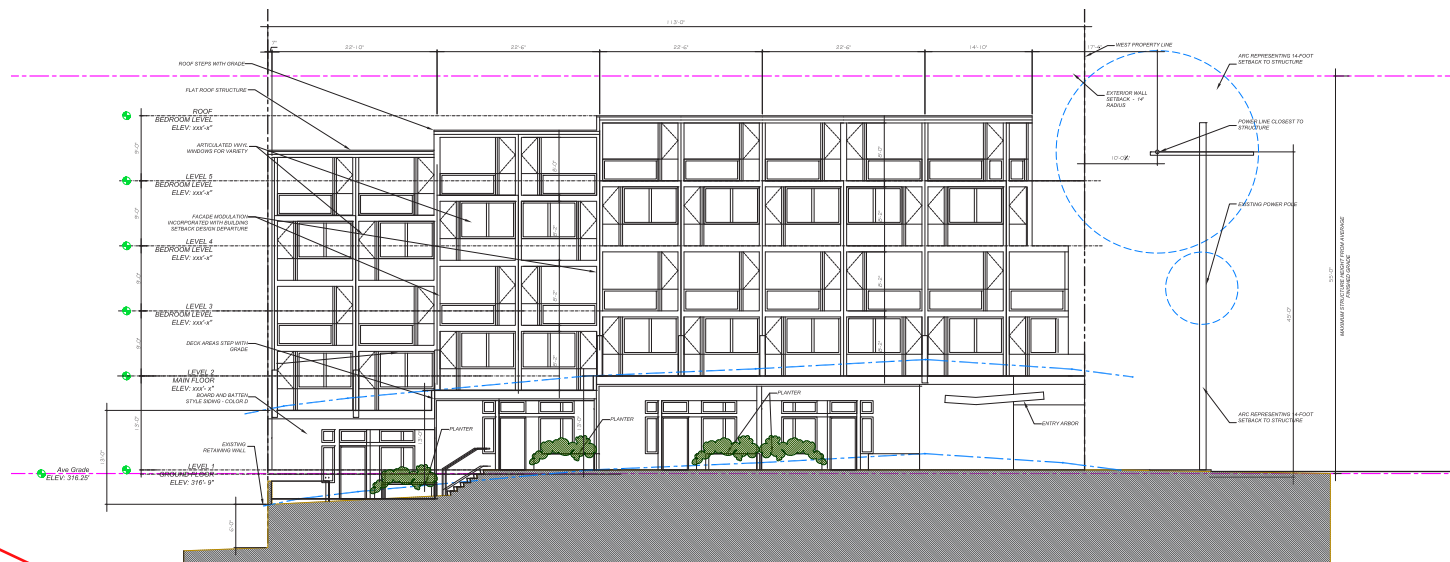
NORTH ELEVATION STUDIES

CODE COMPLIANT:

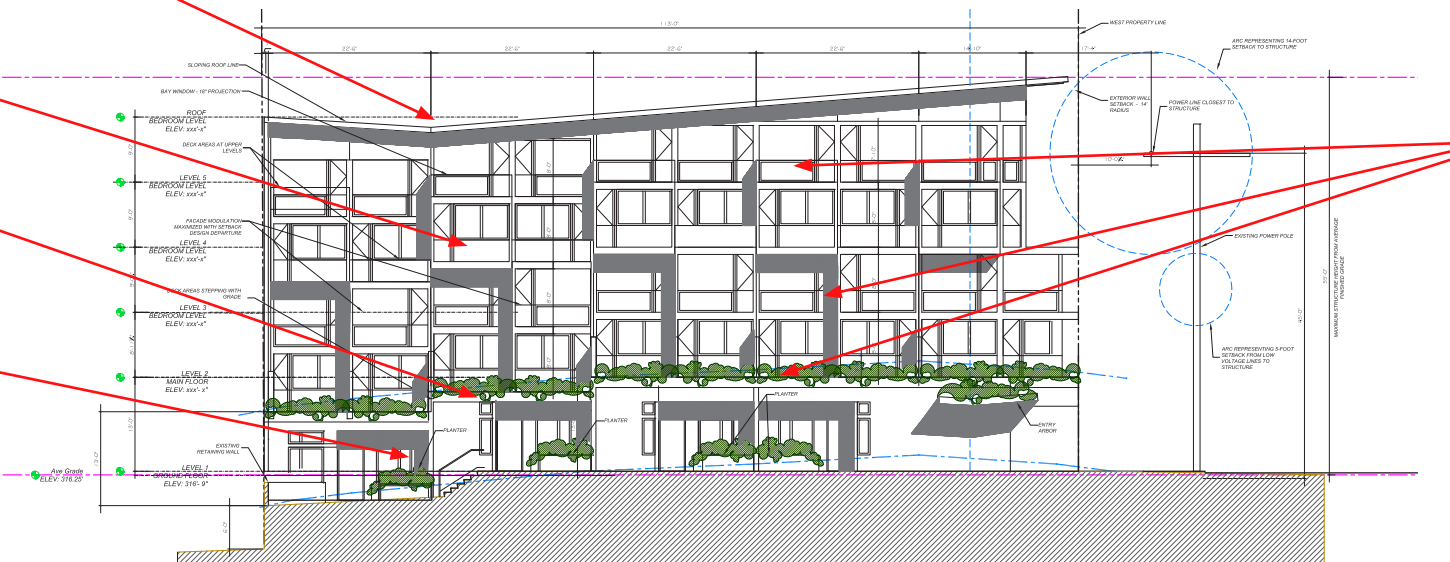
- Five (5) stories with full maximized 55' height envelope
- No modulation



OPTION A: CODE COMPLIANT



OPTION B: DESIGN DEPARTURE



OPTION C: PREFERRED DESIGN WITH MODULATED DESIGN DEPARTURE

BASIC DESIGN DEPARTURE:

- Building height not maximized: approx. 48'
- Minimal modulation
- Flat roof steps with grade
- Ground level enhancement

PREFERRED DESIGN - MODULATED DESIGN DEPARTURE:

- Building height not maximized
- Sloping roof vs flat roof with overhangs
- Facade modulation facing residential
- Enhanced landscaping
- Enhanced street oriented design with awnings/canopies, elevated planters
- Primary entrance with enhanced arbor and secured entry

1410 24th Avenue

WEST ELEVATION STUDIES

OPTION A: CODE COMPLIANT:

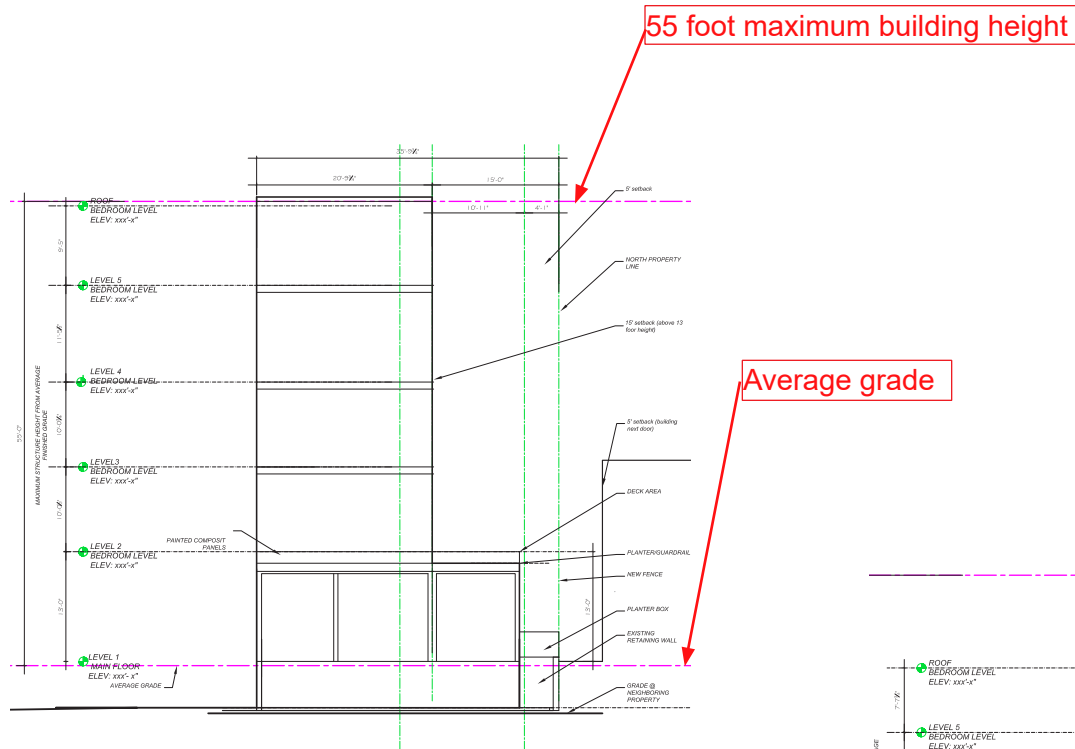
- Five (5) stories with full maximized 55' height envelope
- 15' side yard setback
- No modulation
- No articulation in west facade

OPTION B: BASIC DESIGN DEPARTURE:

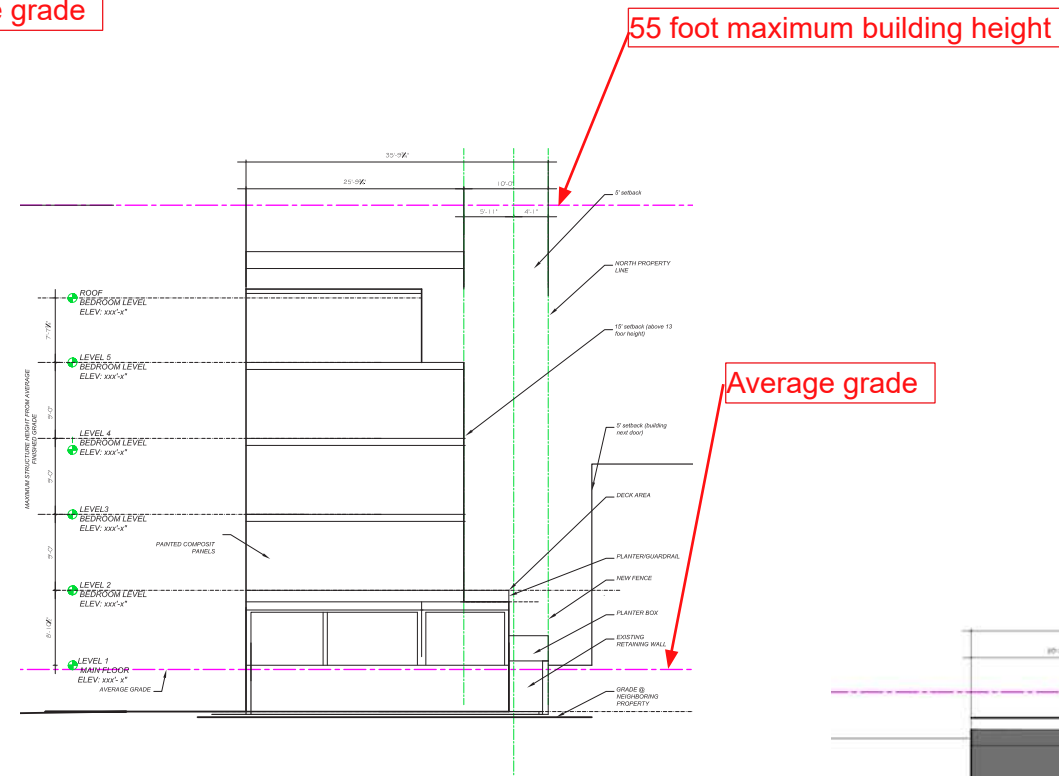
- Building height not maximized: approx. 48'
- Reduce side set back from 15' to 12'
- Minimal modulation
- Flat roof steps with grade
- No articulation on west facade
- Ground level enhancement

OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE:

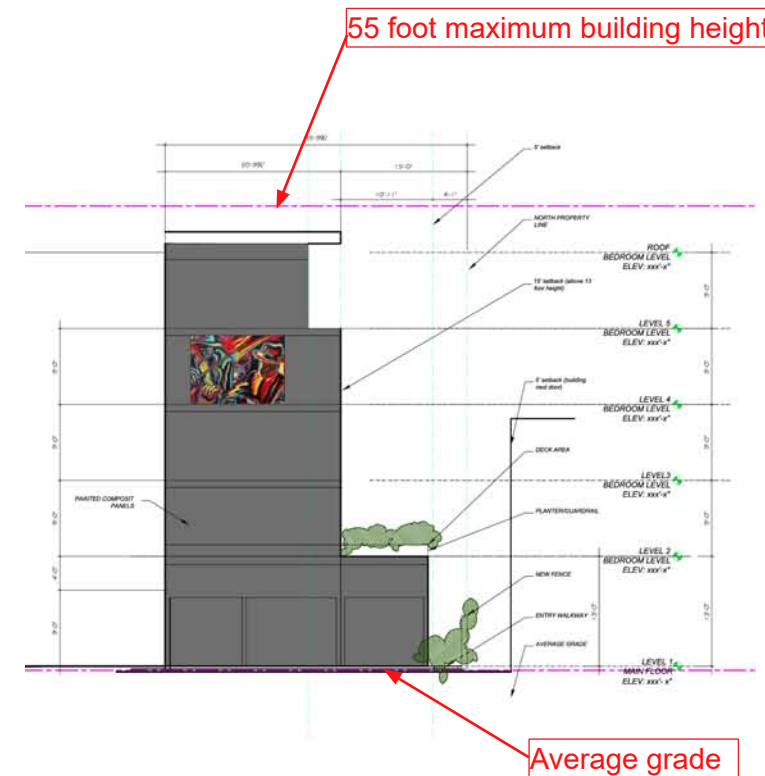
- Design departure reducing side yard setback to min of 12'
- Building height not maximized
- Sloping roof vs flat roof with overhangs
- Articulation of west facade
- Enhanced landscaping
- Enhanced street oriented design with awnings/ canopies, elevated planters
- Primary entrance with enhanced arbor and secured entry



**OPTION A:
CODE COMPLIANT**



**OPTION B:
DESIGN DEPARTURE**



**OPTION C:
PREFERRED DESIGN -
MODULATED DESIGN DEPARTURE**

1410 24th Avenue

EAST ELEVATION STUDIES

OPTION A: CODE COMPLIANT:

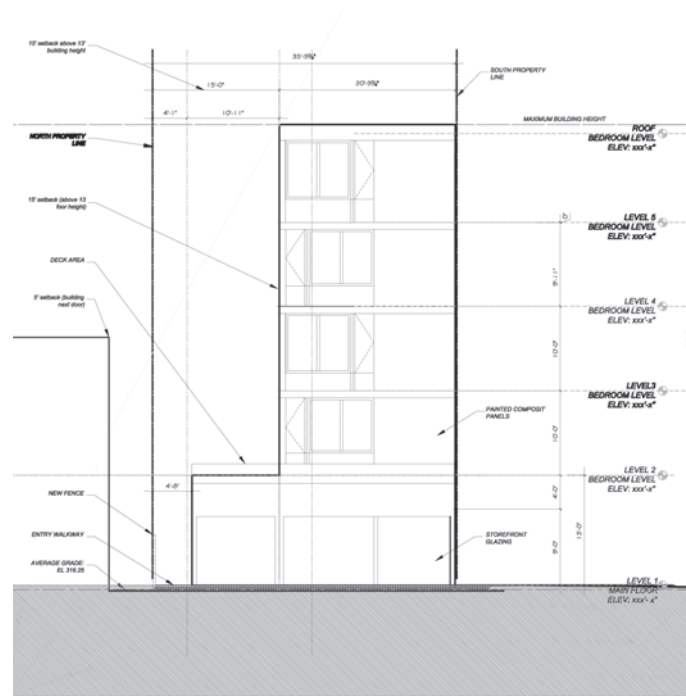
- Five (5) stories with full maximized 55' height envelope
- No modulation
- 15' side yard setback

OPTION B: BASIC DESIGN DEPARTURE:

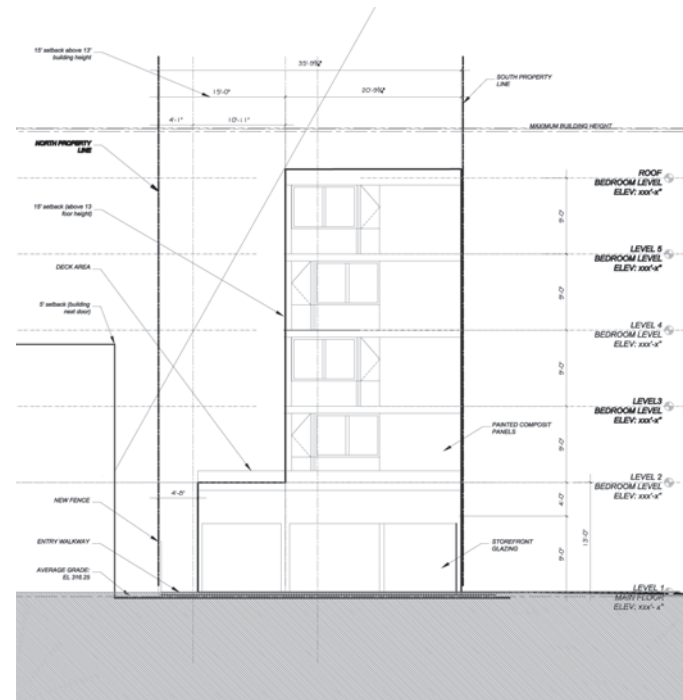
- Building height not maximized: approx. 48'
- Reduce side set back from 15' to 12'
- Minimal modulation
- Flat roof steps with grade
- Ground level enhancement

OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE:

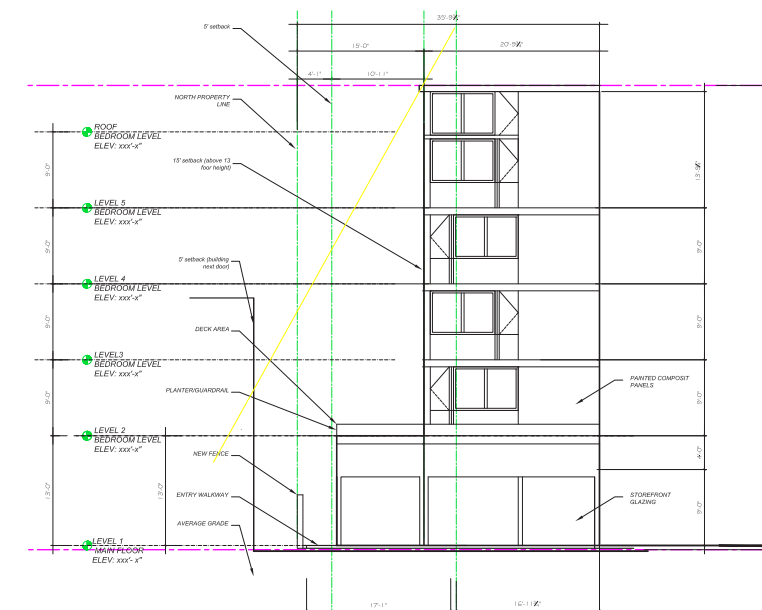
- Design departure reducing side yard setback to min of 12'
- Building height not maximized
- Sloping roof vs flat roof with overhangs
- Facade modulation facing residential
- Enhanced landscaping
- Enhanced street oriented design with awnings/ canopies, elevated planters



**OPTION A:
CODE COMPLIANT**



**OPTION B:
DESIGN DEPARTURE**



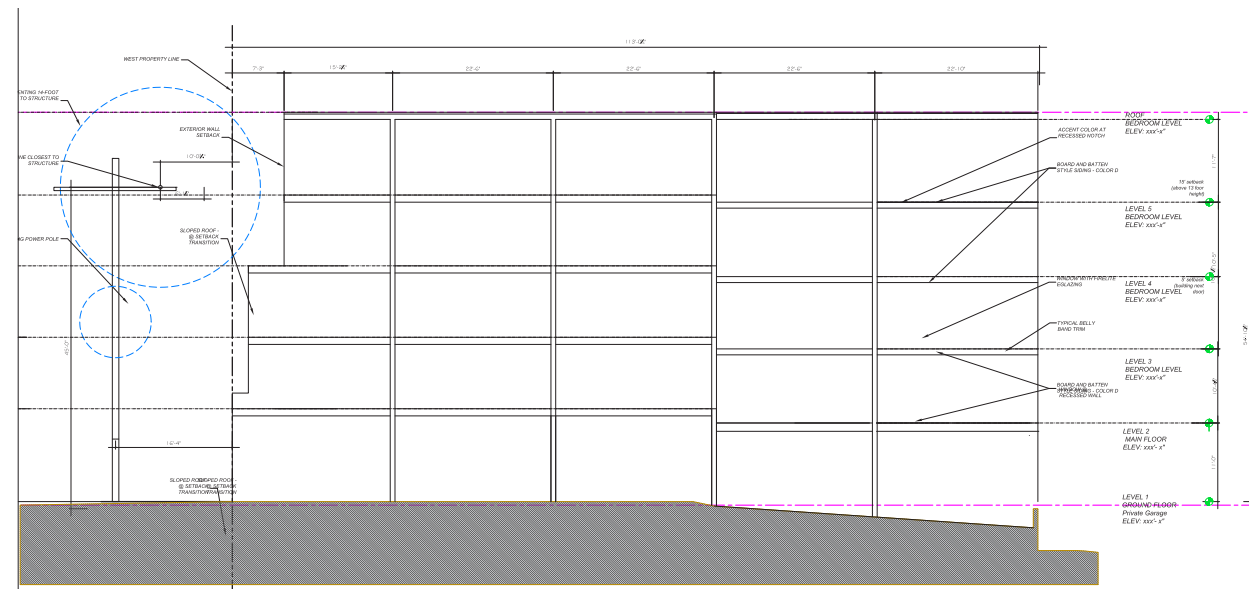
**OPTION C:
PREFERRED DESIGN -
MODULATED DESIGN DEPARTURE**

1410 24th Avenue

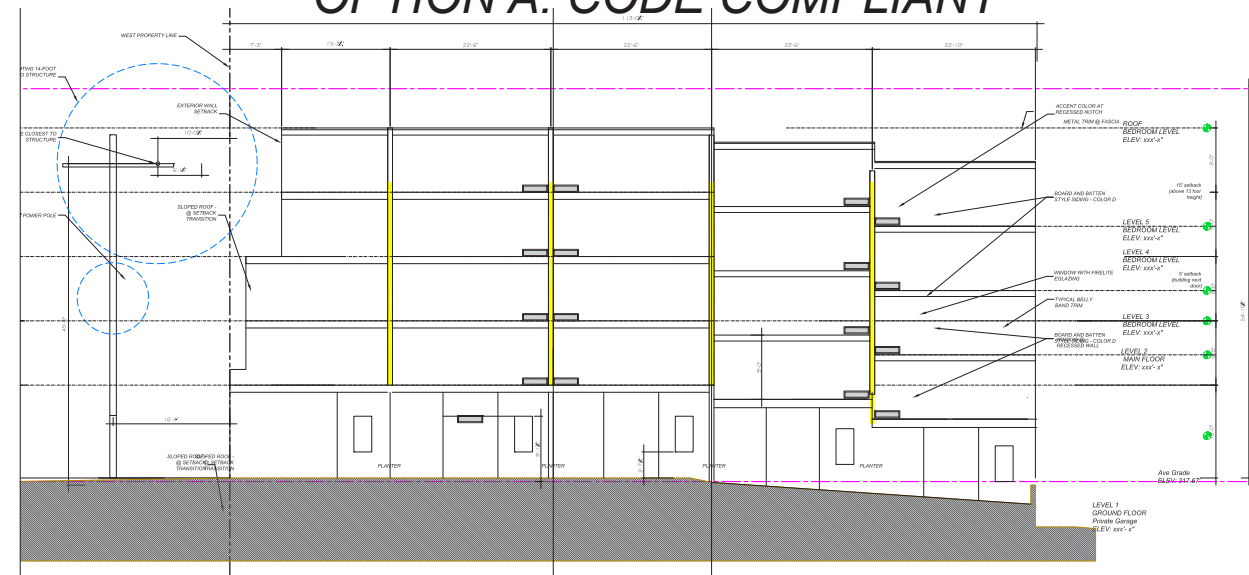
SOUTH ELEVATION STUDIES

OPTION A: CODE COMPLIANT:

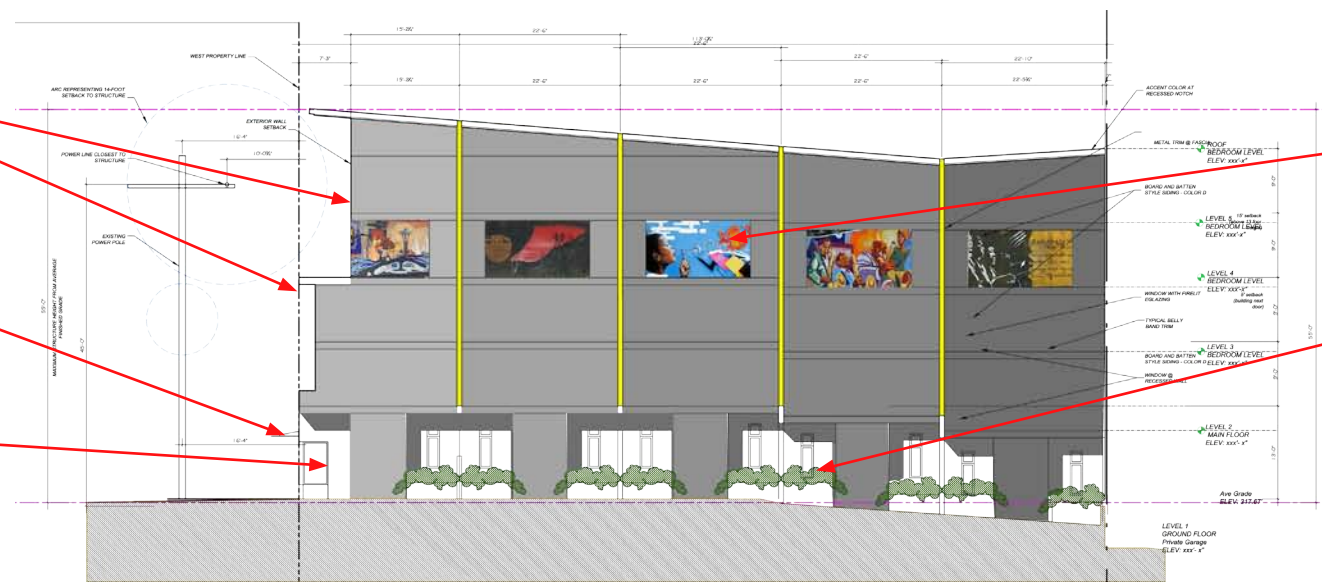
- Five (5) stories with full maximized 55' height envelope
- No modulation
- South wall straight to grade
- No planters on south side



OPTION A: CODE COMPLIANT



OPTION B: DESIGN DEPARTURE



OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE

Functional drive street facade modulation benefits scale relationships

Overhead cover for pedestrian comfort

Street facade expression related to entry differentiation

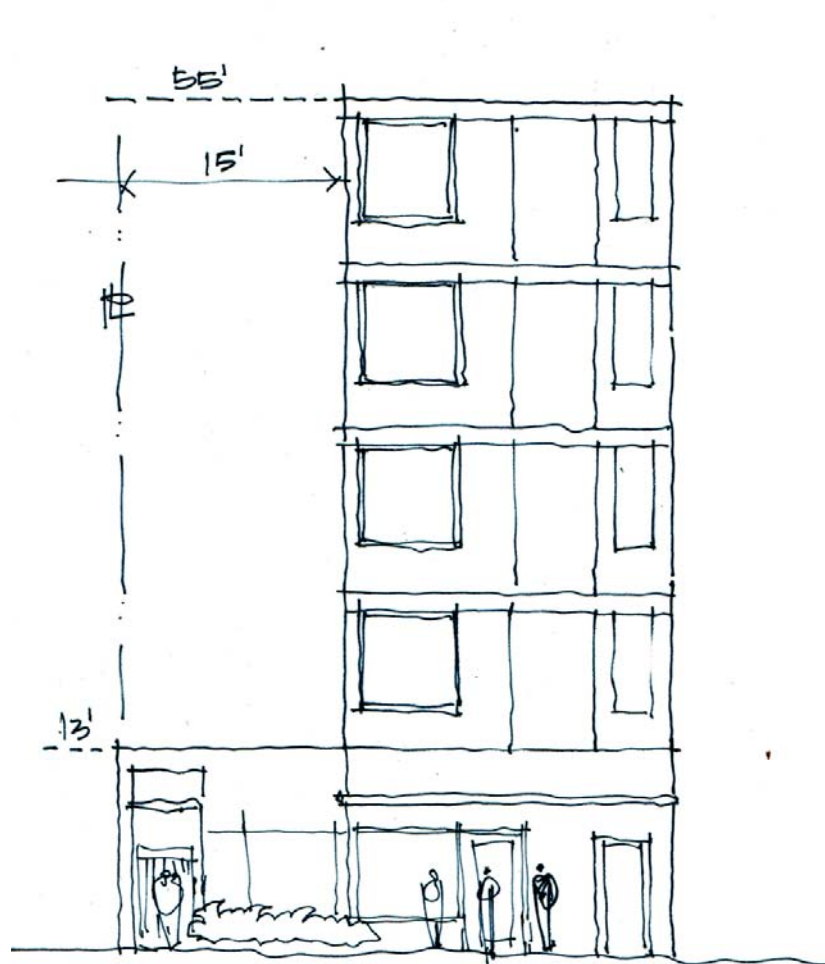
Neighborhood oriented artistic expression opportunity

Facade relief, solar access, landscaping, and scale modifier at recesses

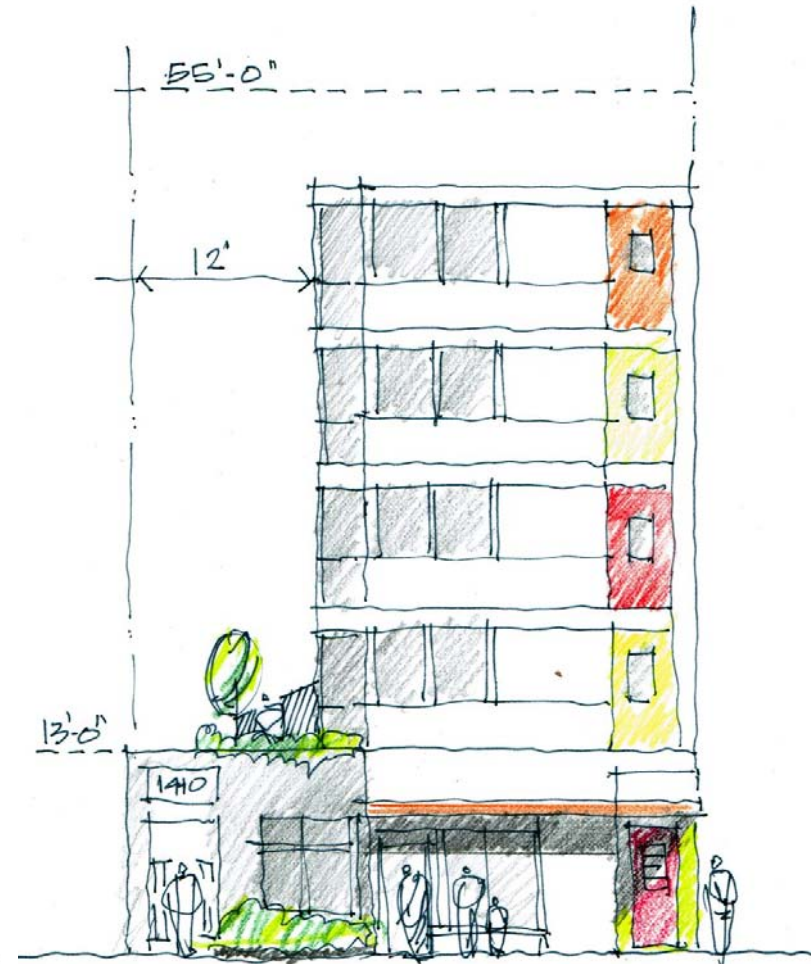
OPTION C: PREFERRED DESIGN - MODULATED DESIGN DEPARTURE:

- Building height not maximized
- Sloping roof vs flat roof with overhangs
- Facade modulation facing residential
- Articulation of south facade
- Enhanced landscaping
- Enhanced street oriented design with awnings/canopies, elevated planters

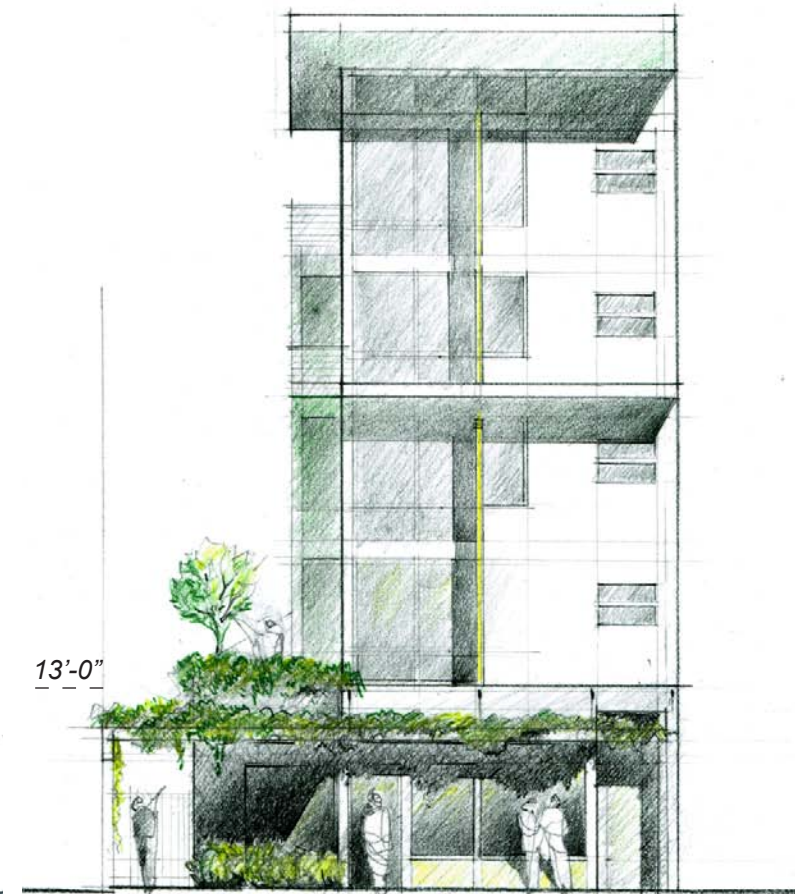
1410 24th Avenue



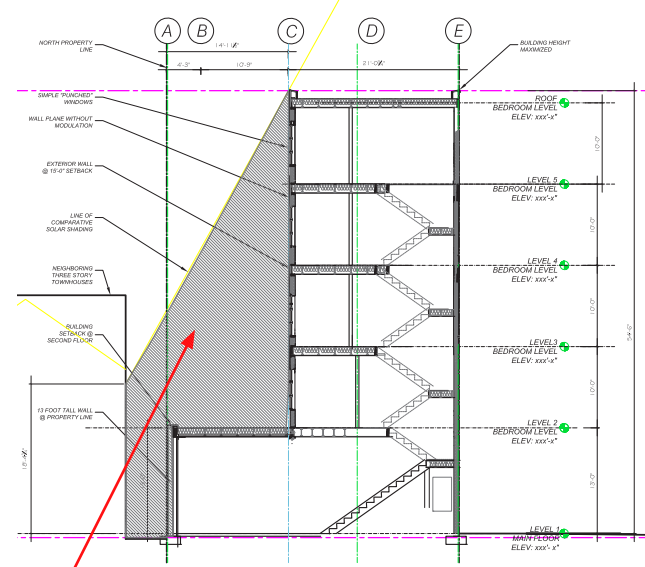
OPTION A:
CODE COMPLIANT



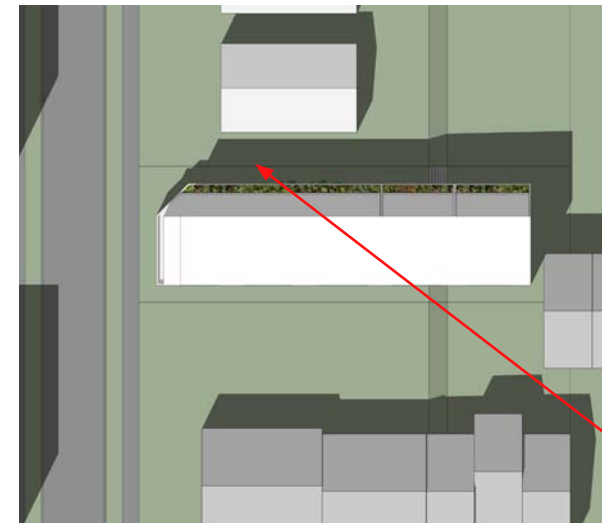
OPTION B:
DESIGN DEPARTURE



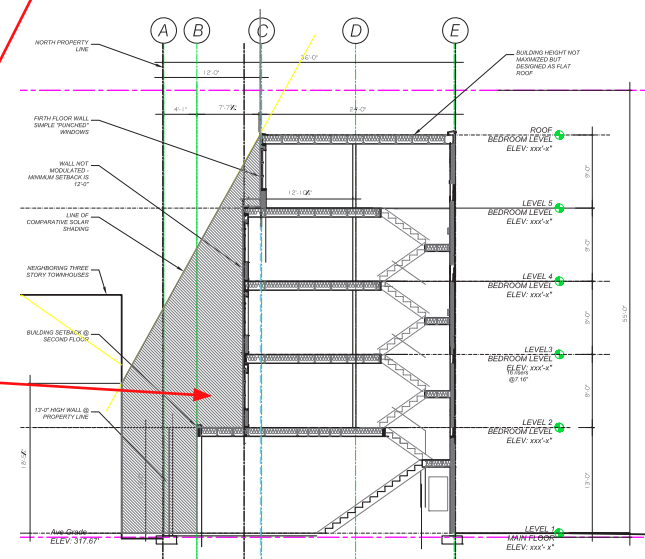
OPTION C:
PREFERRED DESIGN -
MODULATED DESIGN
DEPARTURE



OPTION A: CODE COMPLIANT



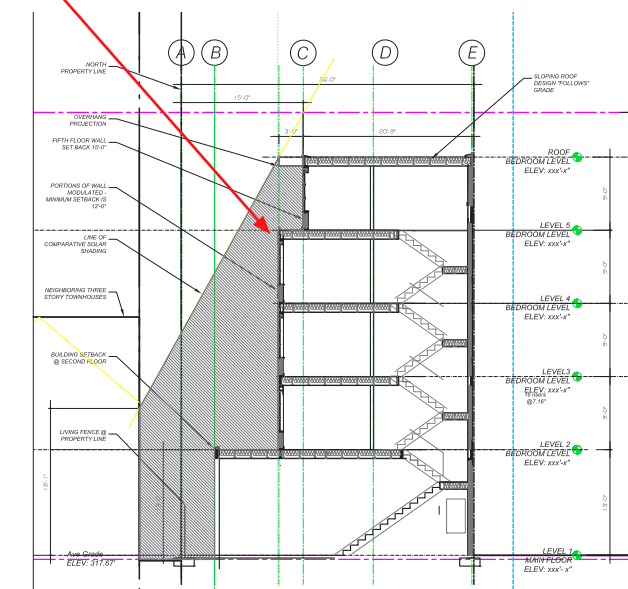
SUMMER SOLSTICE: 1PM



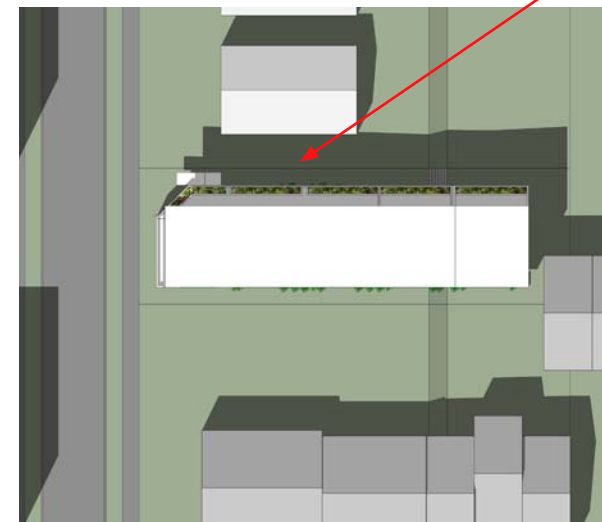
OPTION B: DESIGN DEPARTURE



SUMMER SOLSTICE: 1PM



**OPTION C: PREFERRED DESIGN - MODULATED
DESIGN DEPARTURE**



SUMMER SOLSTICE: 1PM

DESIGN DEPARTURE OPPORTUNITIES

Negligible difference, for solar
access and privacy, in relation to
adjacent townhouses

Negligible difference, for solar
access and privacy, in relation to
adjacent townhouses

1410 24th Avenue



Western Red Cedar



Flowering Dogwood



Snowberry



Salal



Red Flowering Currant



Sword Fern



Mountain Ash



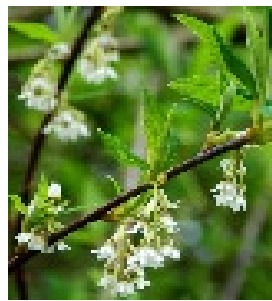
Serviceberry



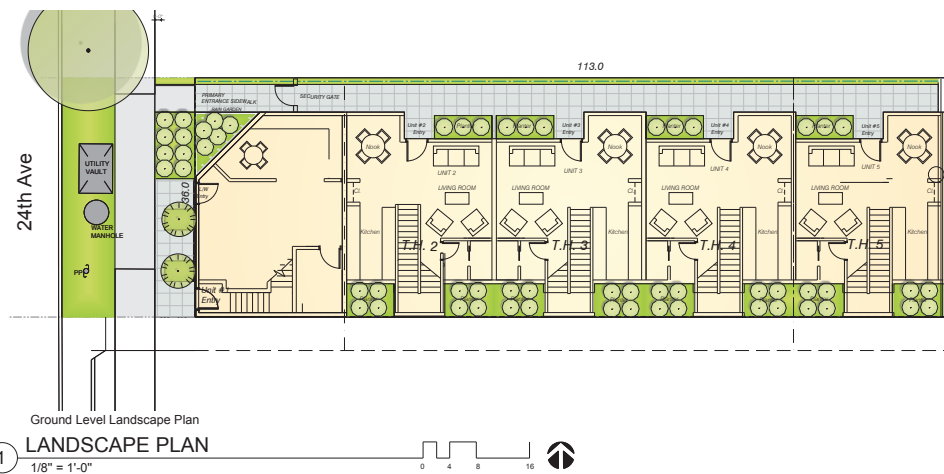
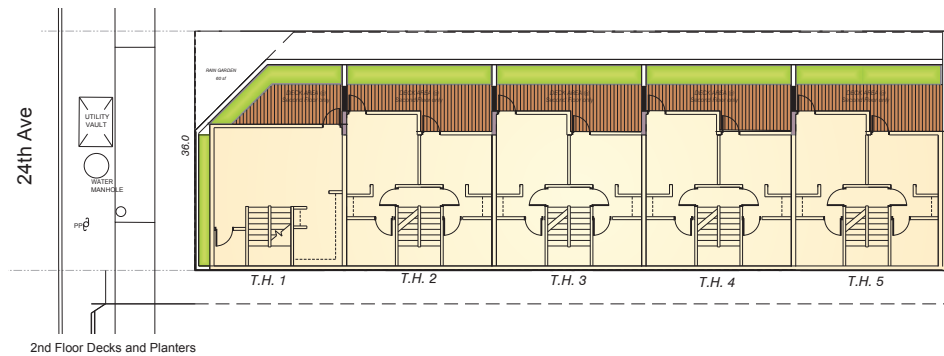
Pacific Rhododendron



Vine Maple



Indian Plum



Private Places

- Native Plant Massing
- Seasonal Color
- Evergreens for Privacy
- Edge Screening
- Roof Deck Containers

Public Edges

- Appropriate Streetscape
- "Rain Garden" Planters
- "Flame Hornbeam" Trees
- Overhanging Canopy
- Street Furniture

LANDSCAPE INTENT

Plant Palette

- The general orientation will be towards Northwest native plants and drought tolerant ornamental species
- Native trees will include: Dogwood, Cedar, Vine Maple, Hemlock, Serviceberry, Mountain Ash and Indian Plum.
- Native shrubs will be deciduous and evergreen including: Huckleberry, Dogwood, Wild Rose, Oceanspray, Oregon Grape, Red Flowering Currant, Pacific Rhododendron and Snowberry.
- Ground covers will include Knick-Knick, Salal, Shore Juniper, Sedges, Ferns, Lilies and Ornamental Grasses.



Oregon Grape



Huckleberry



Oceanspray



Soft Pathways

Hardscapes and Site Furnishings

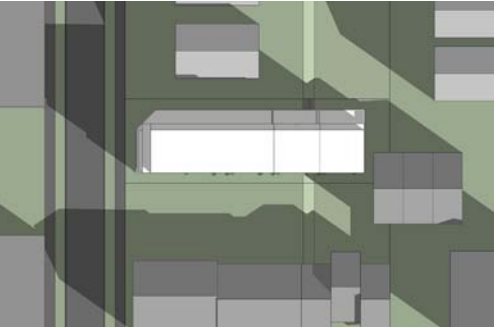
- Walking and driving surfaces will be of permeable materials including porous concrete and pervious unit masonry pavers
- Site furnishing will include wood accents on benches and general seating
- Bicycle racks for short term parking will be provided in addition to the required long term covered bicycle parking
- Low retaining walls employed for creation of private sunken courtyards will be of stacking unit masonry

1410 24th Avenue

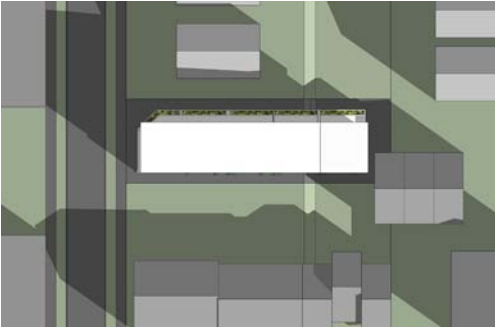
Equinoxes
March/Sept 21st



9:00 AM: Option A



9:00 AM: Option B



9:00 AM: Option C



12:00 PM: Option A



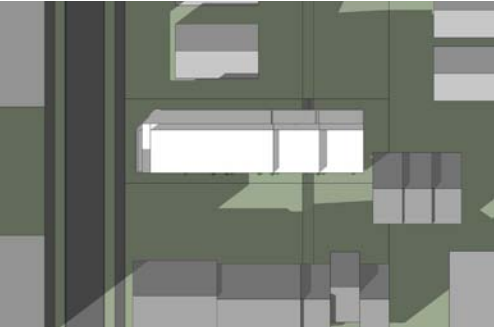
12:00 PM: Option B



12:00 PM: Option C



3:00 PM: Option A



3:00 PM: Option B

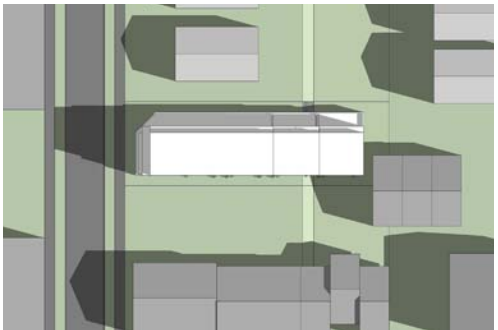


3:00 PM: Option C

Summer Solstice
June 21st



9:00 AM: Option A



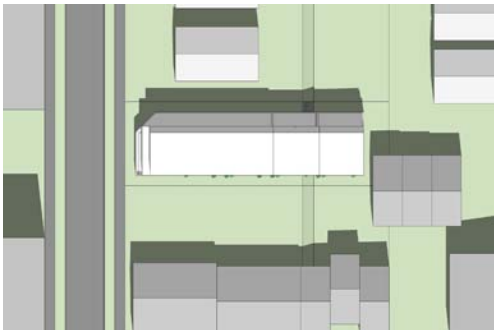
9:00 AM: Option B



9:00 AM: Option C



12:00 PM: Option A



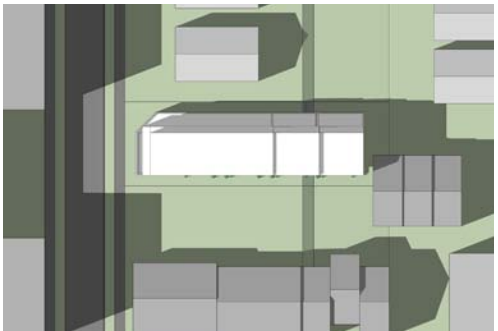
12:00 PM: Option B



12:00 PM: Option C



3:00 PM: Option A

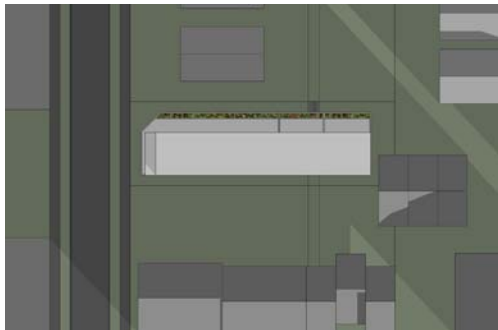


3:00 PM: Option B



3:00 PM: Option C

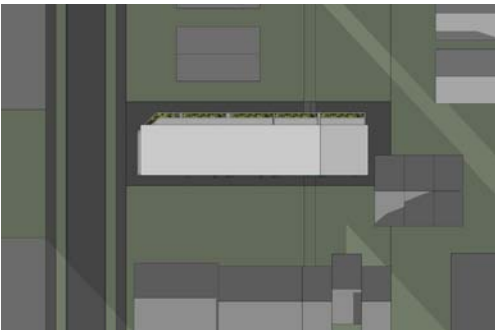
Winter Solstice
December 21st



9:00 AM: Option A



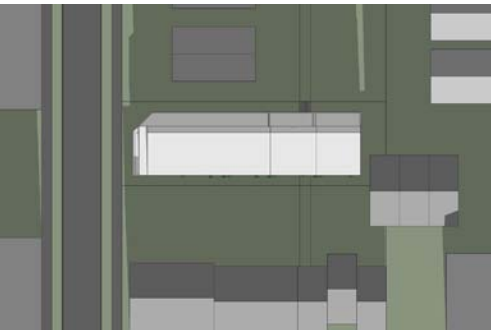
9:00 AM: Option B



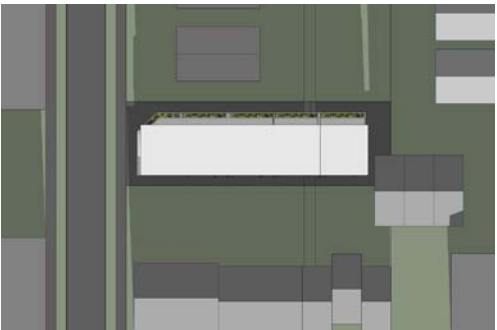
9:00 AM: Option C



12:00 PM: Option A



12:00 PM: Option B



12:00 PM: Option C



3:00 PM: Option A

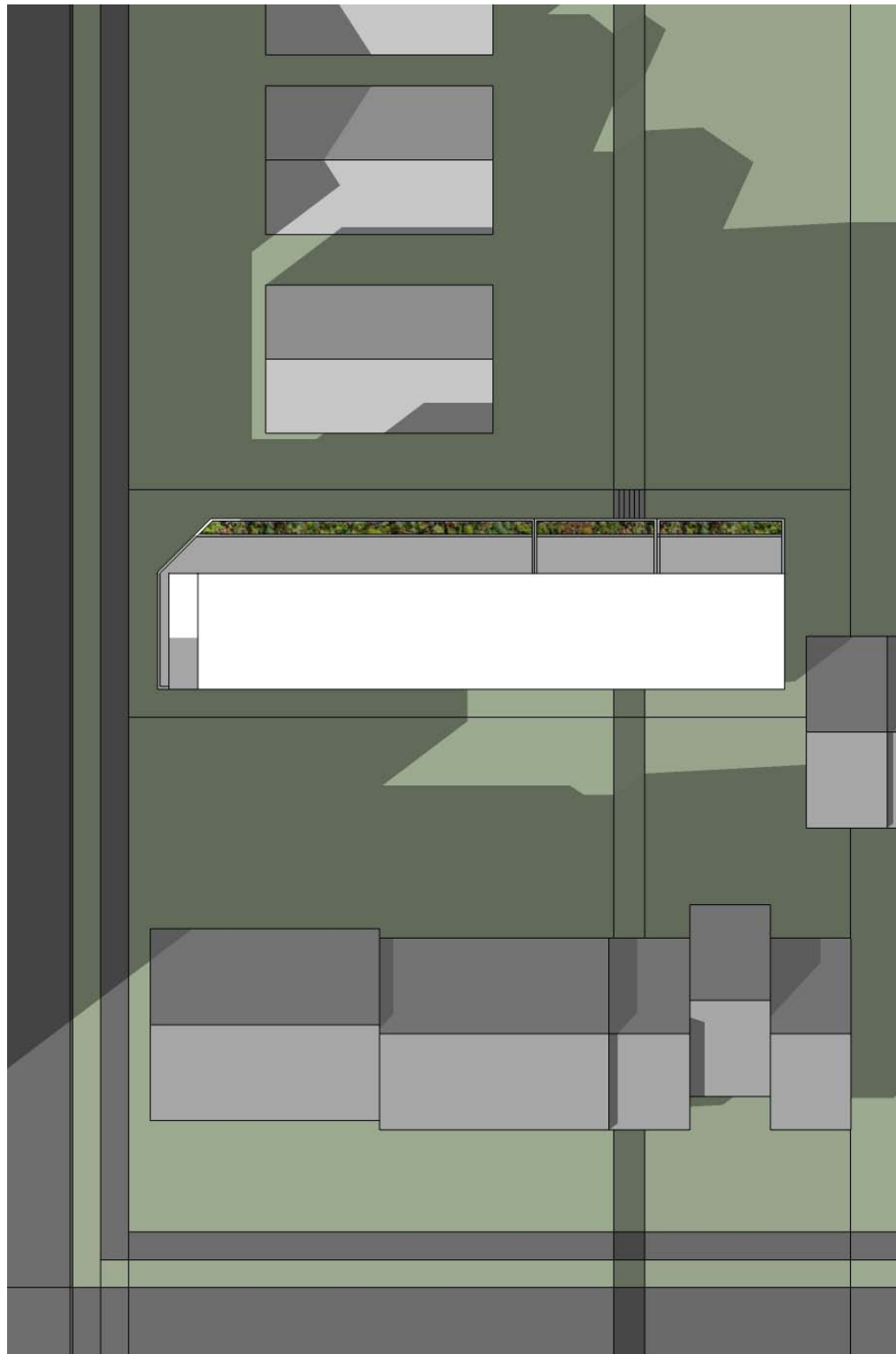


3:00 PM: Option B

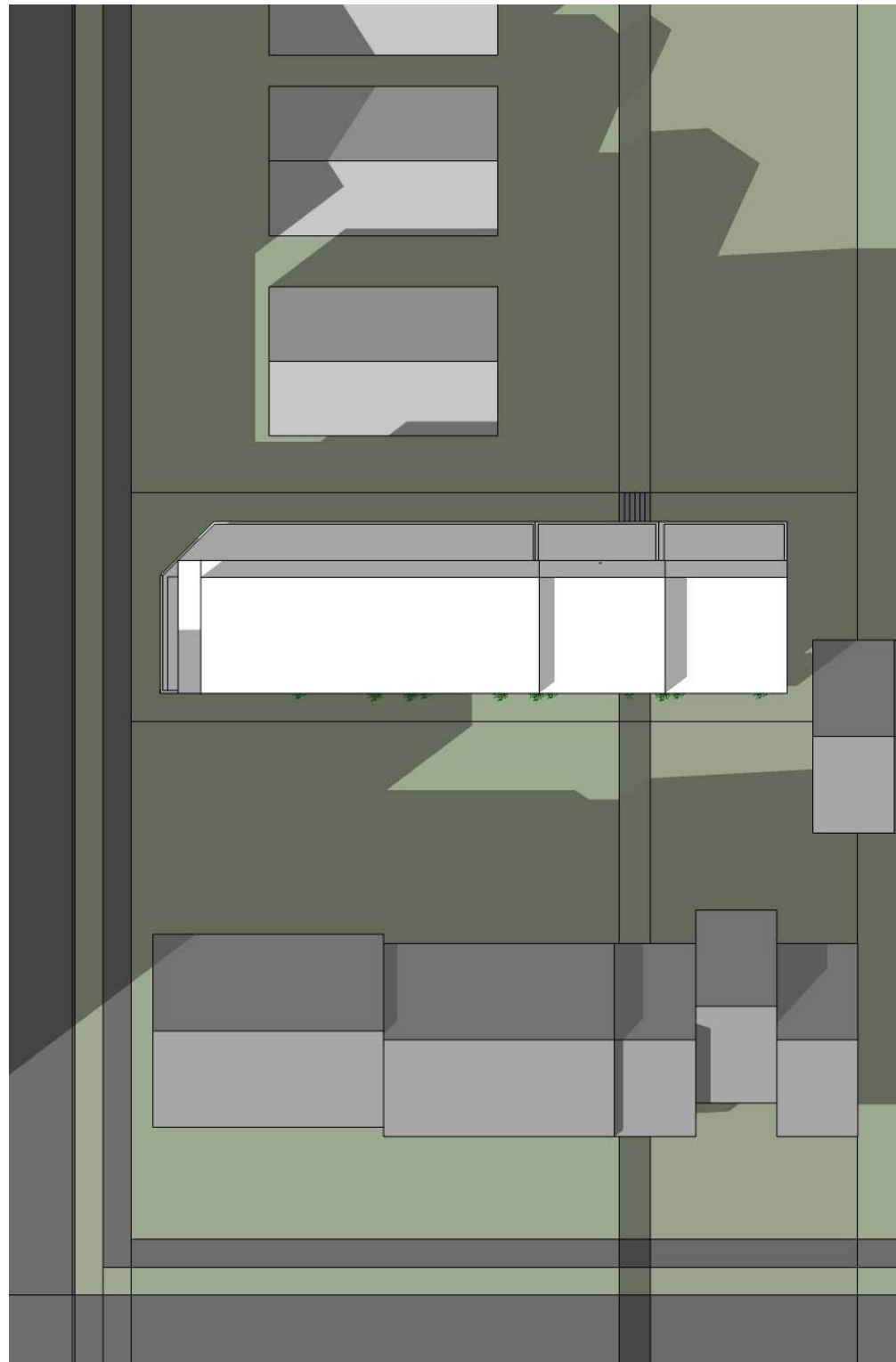


3:00 PM: Option C

Option A



Option B



Option C: **PREFERRED**



Equinox Shadow Comparison: 3:00 PM

Architect's Projects

Greenwood Place

The overall building form is designed to reinforce the importance of the Greenwood Avenue North circulation corridor. Large windows, extensive landscape planters and covered entries are intended to contribute to a vital street presence. The project supports future developments along the Greenwood Avenue corridor, linking the iconic neighborhoods of Phinney Ridge, Ballard and Fremont, to points north in Snohomish County.

Pomelo Heights

These Built Green, efficiency studio apartments are located in the University District. There is easy access to downtown Seattle, via bus, and to the University of Washington via foot or bike. The "U District" Light rail station, just a few blocks from Pomelo Heights, opens in 2021.

Greenlake Villas

This condominium project was ground breaking in setting a standard for well scaled multifamily residential developments overlooking Greenlake. This project combines spacious dwellings tightly fitted into it's site fronting on Greenlake Drive with intimate and well landscaped private spaces for the owners.

Cottagewood

Set in a redeveloping area of South Snohomish County, this cottage housing development takes advantage of nearby transit service and well developed retail/services available at Alderwood Mall. The role of the automobile is suppressed in favor of providing handsomely landscaped pedestrian oriented open spaces. Prototypical units were developed with a common architectural style carefully combined to maximize variety, spontaneity and colorful interest.

1410 24th Avenue

