



2123 E James Street

Administrative Design Review (ADR) Packet | Project 3033918-EG | April 9, 2019

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E Cherry Street

E James Street

E Jefferson Street



21st Avenue

22nd Avenue

23rd Avenue



E James Street



21st Avenue

22nd Avenue

OBJECTIVES

The existing site is comprised of three parcels located on the southwest corner of E James Street and 22nd Avenue in the Central District. The site’s topography slopes up approximately 5 feet from 22nd Avenue west to the alley at the rear of the site. The alley connects E James Street with E Jefferson Street to the south. One existing 4-plex apartment structure is located at the northwest corner of the site. The structure fronts E James Street to the north and abuts the alley to the west. The majority of the site is open and currently covered in grass. A Bigleaf Maple tree currently exists at the southeast corner of the site. No parking is to be provided and the existing curb cut along E James Street is to be restored per SDOT standards.

Approximate Gross Floor Area for Design Review Threshold Purposes	19,400 sf
Approximate Number of Units	28
Approximate Number of Parking Spaces	0
Approximate of Bike Parking Spaces	30

Sustainability
Preserve existing structure and design and construct new structure to achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Dunning Properties, LLC
STRUCTURAL	TBD
GEOTECHNICAL	TBD
LANDSCAPE	ROOT OF DESIGN

EDG APPLICATION

PART I: Contact Information

1. Property address	2123 E James Street
2. Project number	#3033918-EG
3. Additional related project number(s)	
4. Owner Name	Kymi Ingram-Baun
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Email Address	bgk@b9architects.com
Address	610 2nd Avenue
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.
<p>The existing site is comprised of three parcels located on the southwest corner of E James Street and 22nd Avenue in the Central District. The site's topography slopes up approximately 5 feet from 22nd Avenue west to the alley at the rear of the site. The alley connects E James Street with E Jefferson Street to the south. One existing 4-plex structure is located at the northwest corner of the site. The structure fronts E James Street to the north and abuts the alley to the west. Two existing parking spaces are provided at the north of the site, just east of the existing structure and are accessed by a curb cut off of E James Street. The majority of the site is open and currently covered in grass. A Bigleaf Maple tree currently exists at the southeast corner of the site.</p>
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.
<p>The lot is zoned LR2 and is located within the 23rd and Union-Jackson Residential Urban Village. The site is subject to the Citywide Design Guidelines and the Central Area Design Guidelines.</p>
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.
<p>The immediate neighborhood primarily consists of residential uses including single family, townhouses, apartments and condominiums. Additional nearby uses include cultural, institutional, and commercial structures primarily located along 23rd Avenue to the east. These uses include churches, businesses, community/educational centers, highlighted by Garfield High School, Garfield Community Center and Medgar Evers Pool. Immediately to the south of the site is a three-story apartment building built in 1909 containing 22 one-bedroom and 2 two-bedroom units. The pattern of structures across 22nd Avenue consists of older, tightly-spaced single family and newer townhouse structures for the block from E Cherry Street to E Jefferson Street. Development across E James Street to the north is also a mix of townhouse and single family structures. Across the alley to the west is the Union/James Apartment built in 1982 which provides 16 affordable units. Older single family structures are located to the south of the Union/James</p>

Apartment structure with parking accessed from the alley. Recent development in the immediate vicinity includes the townhouses directly to the north of the site as well as a new apartment building to its south at 507 22nd Avenue with 9 units. Additionally, a 5-unit townhouse to the northwest of the site has been permitted at 2108 E James Street.

Notable commercial development in the immediate vicinity includes Ezell's Famous Chicken located at the northwest corner of E Jefferson Street and 23rd Avenue. The Garfield Community Center, Medgar Evers Pool, and Garfield High School and playing fields are located to the east along 23rd Avenue. Churches located near the site include the Trinity Faith Temple at the northwest corner of 21st Avenue and E James Street and the Zion United House of Prayer on the southwest corner of 21st Avenue and E Jefferson Street.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The development proposal consists of a residential apartment structure with three stories above grade and one story partially below-grade. The structure will have approximately 28 apartment units, with sizes mixed between studio and one-bedroom units. The primary building access is proposed to be located off of 22nd Avenue near the T-intersection of E James Street. The existing, 3,930 square-foot 4-plex apartment structure will remain on site. The proposed structure's approximate height is 34 feet, allowed per SMC 23.45.514.F, and the building gross area for determining design review thresholds is approximately 19,400 square feet. No parking is required per SMC 23.54.015. Table B, item L since the proposed residential use is located within an Urban Center. No parking is to be provided and the existing curb cut along E James Street is to be restored per SDOT standards. The existing tree at the southeast corner of the site is to remain and ample tree protection area is to be provided per the arborist's recommendations.

A departure is requested from the 90 foot requirement for apartment structure width in LR2, per SMC 23.45.527, Table A, for the structure width provided along 22nd Avenue.

ZONING SUMMARY

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS:

- 1.1
- 1.3 if the project meets the standards of subsection 23.45.510.C.
- The floor area is exempt from FAR limits for portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access in apartments in LR zones that qualify for the higher FAR limit shown in Table A for 23.45.510;

23.45.512 - DENSITY LIMITS—LR ZONES:

- 1/1,200
- No Limit for apartment developments that meet the standards of subsection 23.45.510.C, located in LR2 and LR3 zones

23.45.514 - STRUCTURE HEIGHT:

- 30 Feet base height
- For apartments in LR2 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.518 - SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum
- Rear- 10 feet minimum with alley
- Side less than 40 feet- 5 feet minimum
- Side more than 40 feet- 7 feet average; 5 feet minimum

23.45.522 - AMENITY AREA:

- The required amenity area in LR2 zones for apartments is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.

- For apartments, amenity area at ground level shall be provided as common space and shall be accessible to all apartment units.
- All units shall have access to a common or private amenity area.

23.45.524 - LANDSCAPING STANDARDS:

- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES:

- Maximum Structure Width: 90 feet for apartment developments in LR2 lots.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 - LIGHT AND GLARE STANDARDS:

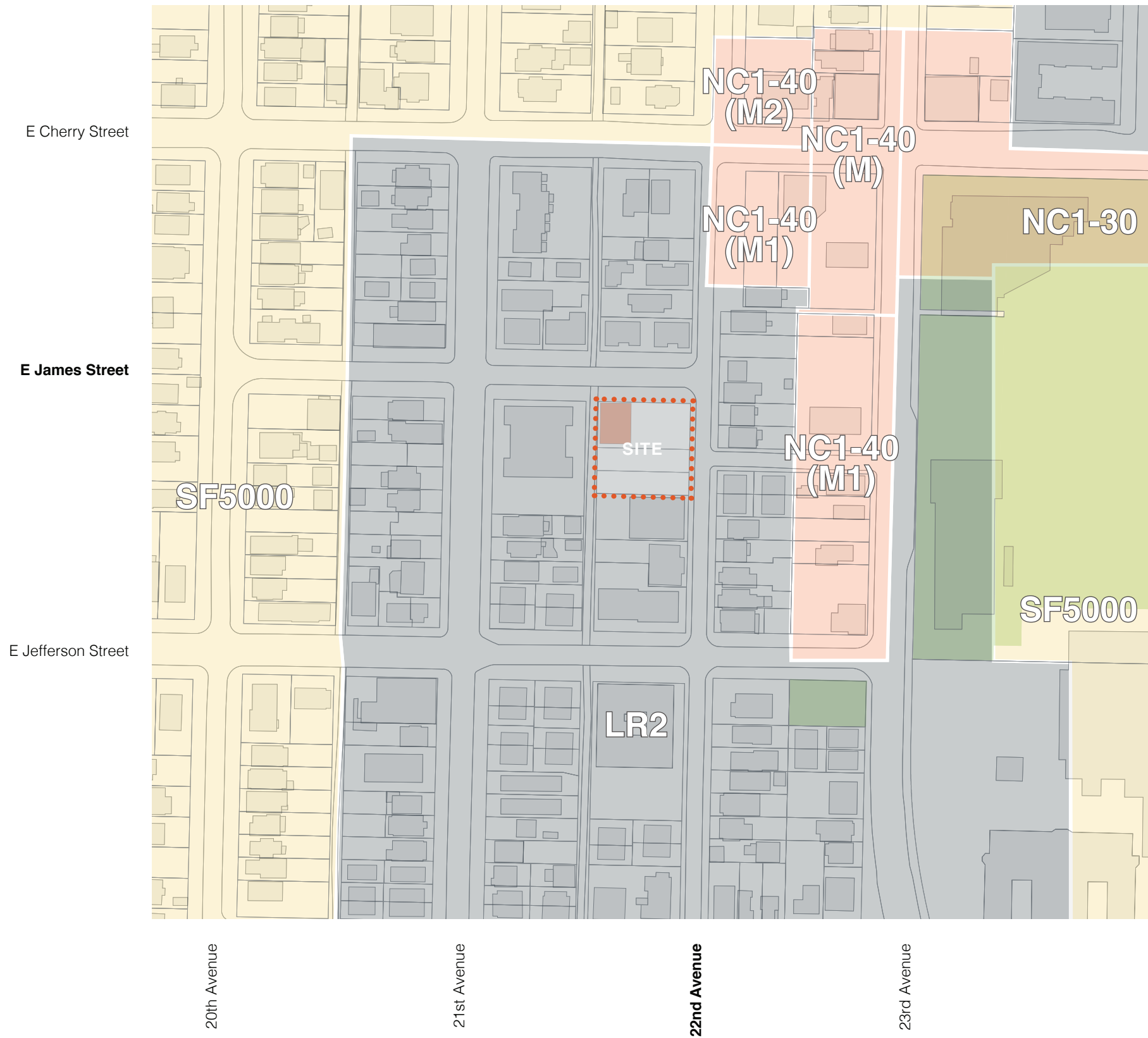
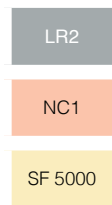
- Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.040 TRASH AND RECYCLING STORAGE:

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

23.54.015.K BICYCLE PARKING:

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



ADDRESS
2123 E James Street, 523 22nd Avenue, 521 22nd Avenue

PARCEL #
912610-1040, 912610-1035, 912610-1030

LEGAL DESCRIPTION
LOTS 17, 18, 19, AND 20, BLOCK 10, WALLA WALLA ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 81 RECORDS OF KING COUNTY, WASHINGTON.

LOT SIZE
14,400 SF

ZONE
LR2

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



NEIGHBORHOOD CONTEXT



TRANSIT & ACCESS



The site is well served by several bus lines, including the #3, #4, #48, #27, and #8 within a ½ mile walking distance, facilitating travel to many Seattle neighborhoods, including Downtown, Madrona, University District, Montlake, Mt Baker, Miller Park, Madison Valley, Capitol Hill, and Seattle Center. The Central District Station for the Seattle Streetcar at 14th Avenue and S Washington Street providing access to Pioneer Square, the International District and Capitol Hill is located 1 mile southwest of the project site.

Many roads with dedicated bike lanes are within close proximity to the site including 19th Avenue and 20th Avenue running north-south and E Yesler Way and E Cherry Way both running east-west.

- 2

MINUTES

Ezell's Famous Chicken
Medgar Evers Pool
Causey's Learning Center
Seven Star Women's Kung Fu
Trinity Faith Temple

- 5

MINUTES

Garfield High School
Garfield Playfield
Garfield Teen Life Center
Quincy Jones Performing Arts Center
Garfield Community Center
Coyote Central
Dur Dur Cafe Tea
ALT Space

- Bike Route

Bus Stop & Route



1 Metro Bus Stop

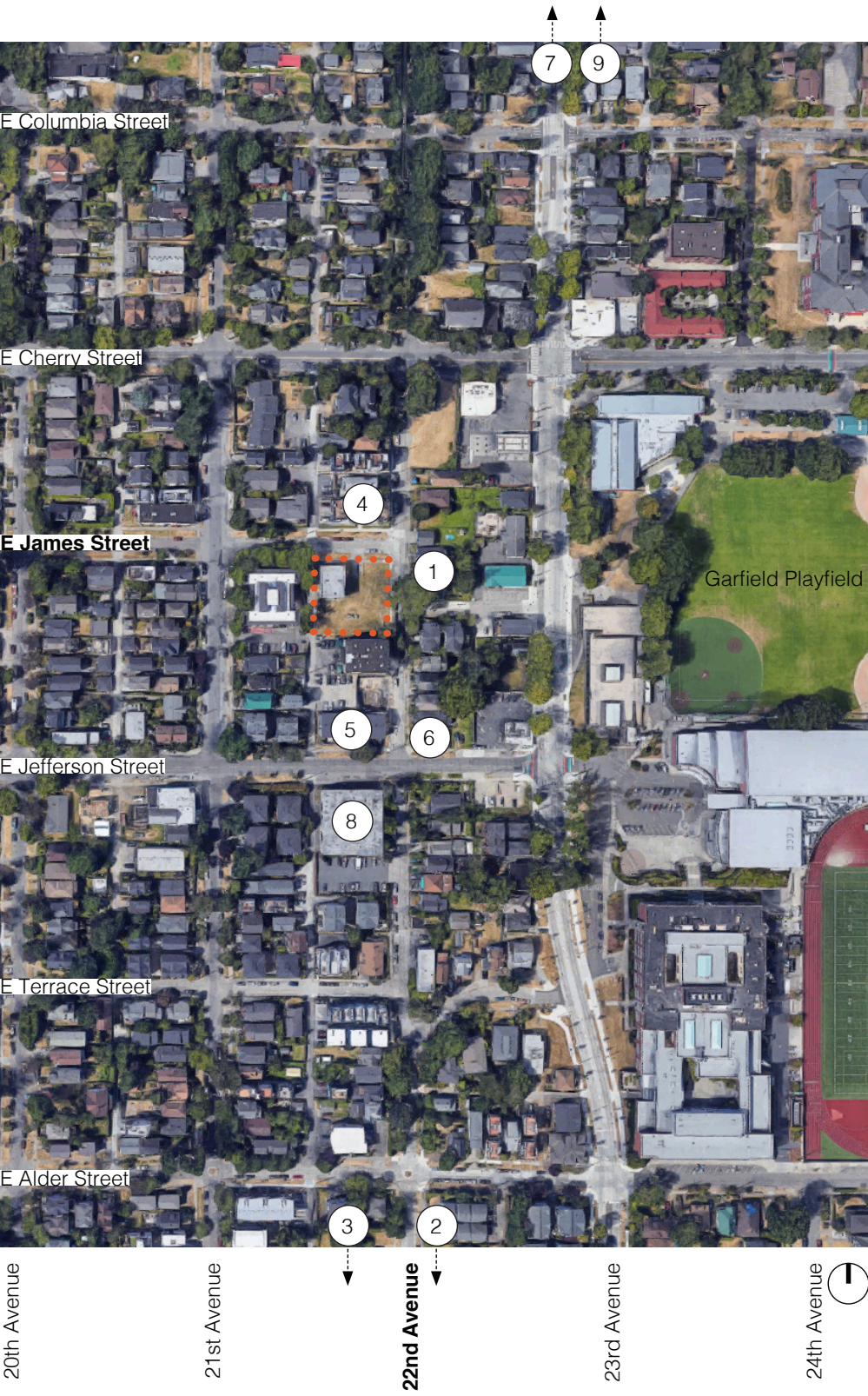


2 Medgar Evers Pool



3 Spruce Mini Park

ARCHITECTURAL CONTEXT



1 Single Family Residence
528 22nd Avenue
Built: 1908



2 Townhouse
158 22nd Avenue
Built: 2012, 3 units



3 Single Family Residences
201-205 22nd Avenue
Built: 2002



4 2112-2118 E James Street
Townhouse
Built: 2014, 4 units



5 Elena Condominium
2122 E Jefferson Street
Built: 1980, 12 units



6 Single Family Residence
500 22nd Avenue
Built: 1908



⑦ East Union Apartments
2220 E Union Street
Built: 2017, 145 units



⑧ Eagle Court Apartments
2121 E Jefferson Street
Built: 1968, 27 units



⑨ Single Family Residences
812-818 23rd Avenue
Built: 2008, 1900

The architectural context around the project site is defined by a mix of residential, institutional, religious, and commercial structures of varying age and architectural styles. Residential buildings include older, craftsman-style single family houses, newer townhouse developments and apartment buildings with a wide range of ages. The context also includes a number of churches close by and commercial areas to the east along 23rd Avenue, north along E Cherry Street and to the south along E Yesler Way. Garfield High School's campus with the Quincy Jones Performance Center, Garfield Community Center and Playfield and Medgar Evers Pool have a large impact on the character and uses of the surrounding context.

The single family homes are predominantly traditional craftsman-style with defined gable roofs, entry porches and include painted, accented trim details. The homes are generally spaced tightly together and the lots often include secondary structures serving as garages or storage areas. Large yards and open space are not common on these existing single family lots.

Common features in the contemporary developments include three to four-story apartment and townhouse structures, often with simple massing that employ a range of materials from horizontal lap to panel siding. These structures also provide larger glazing patterns than the older structures in the vicinity and often provide outdoor spaces such as rooftop decks or balconies.

The institutional buildings provide the most varied character styles within the neighborhood with a mix of classical (Garfield High School, Douglas Truth Library), contemporary (Quincy Jones Performance Center, Douglas Truth Library addition) and Art Deco (Fire Station No. 6) in a variety of materials and finishes.



ADJACENT USES



1 Garfield High School along 23rd Avenue
PHOTO CREDIT GOOGLE MAPS



2 Commercial storefront along 23rd Avenue



③ Commercial storefront along 23rd Avenue



④ Commercial storefront and mixed-use development along 23rd Avenue



⑤ Zion House of Prayer
PHOTO CREDIT GOOGLE MAPS



⑥ Youth Arts Organization storefront along 23rd Avenue



⑦ Garfield Community Center
PHOTO CREDIT SEATTLE.GOV



⑧ Single Family homes and Duplex along 22nd Avenue

EARLY COMMUNITY OUTREACH

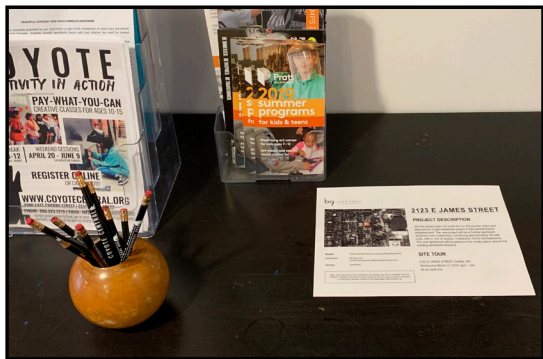
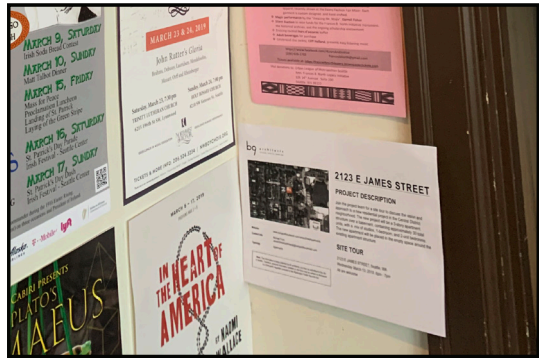
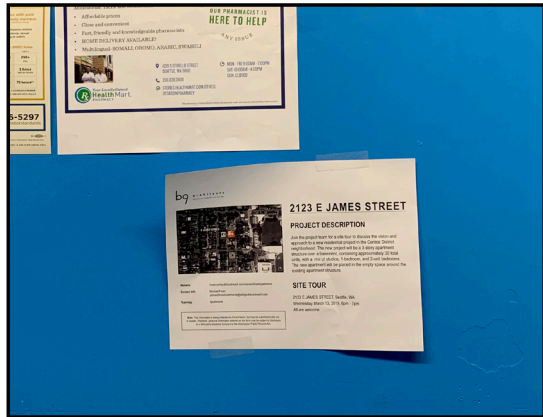
As the applicant for a proposal at 2123 E James Street, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included informational posters distributed throughout the neighborhood and adjacent neighbors, an interactive project website and a site tour/walk.

The project team received two comment/questions during the community outreach process. A resident of an adjacent structure emailed the project email to ask about the parking requirements for new development. A member of the Squire Park Community Council commented at the site tour that new development should reflect the narrow streets and small neighborhood feel, and two bedroom units with open space to accommodate families with children would be appreciated by the neighborhood.

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

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

	OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
①	Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible form the sidewalk	February 27, 2019	NA
②	Digital Outreach Interactive project webpage	February 25, 2019	A resident of an adjacent structure emailed the project email to ask about the parking requirements for new development.
③	In-Person Outreach Guided Site Tour	March 13, 2019	A member of the Squire Park Community Council commented at the site tour that new development should reflect the narrow streets and small neighborhood feel, and two bedroom units with open space to accommodate families with children would be appreciated by the neighborhood.



2123 E JAMES STREET

PROJECT SUMMARY:

Join the project team on-site at 2123 E James Street for a site tour to discuss the vision and approach to a new residential project in the neighborhood. The new project will be a 3-story apartment structure over a basement, containing approximately 30 total units. Placed in the space around the existing apartment structure that will remain on site. No additional parking is required or proposed.

SITE TOUR:

We will be hosting the site tour on-site at 2123 E James Street
Wednesday, March 13, 2019, 6:00 pm - 7:00 pm
All are welcome

CONTACT:

Michael From
JamesStreetApartments@earlypublicoutreach.com

Note:
Public comment information is being collected by b9 architects and will be submitted to the city of Seattle. Therefore, any personal information entered into the comment form below may be subject to disclosure to a third-party requester pursuant to the Washington Public Records Act.

[COMMENT FORM](#)
[LINK TO SDCI](#)

2 Interactive project webpage - www.earlypublicoutreach.com/jamesstreetapartments

2123 E JAMES STREET

PROJECT DESCRIPTION

Join the project team for a site tour to discuss the vision and approach to a new residential project in the Central District neighborhood. The new project will be a 3-story apartment structure over a basement, containing approximately 30 total units, with a mix of studios, 1-bedroom, and 2-unit bedrooms. The new apartment will be placed in the empty space around the existing apartment structure.

SITE TOUR

2123 E JAMES STREET, Seattle, WA
Wednesday March 13, 2019, 6pm - 7pm
All are welcome

Website: www.earlypublicoutreach.com/jamesstreetapartments

Contact Info Michael From:
JamesStreetApartments@earlypublicoutreach.com

Typology Apartments

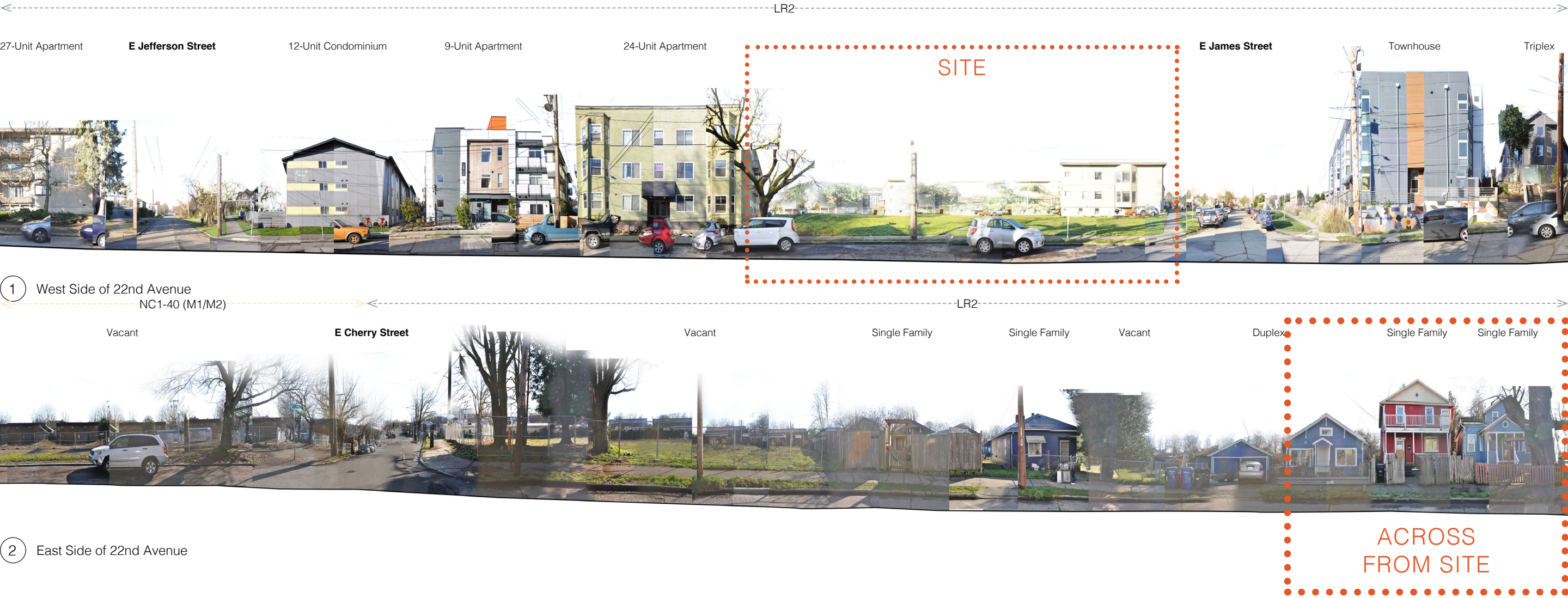
Note: This information is being collected by b9 architects, but may be submitted to the city of Seattle. Therefore, personal information entered on this form may be subject to disclosure to a third-party requester pursuant to the Washington Public Records Act.

1 Posters hung in minimum of 10 local, publicly-accessible venues



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

STREET PANORAMAS





STREET PANORAMAS





4 North side of E James Street



2123 E James Street | #3033918-EG | ADR Packet | April 9, 2019

SITE CONDITIONS & CONSTRAINTS



CONSTRAINTS

- The project site is a corner site located at the intersection of E James Street and 22nd Avenue.
- The site currently consists of one 4-plex apartment structure at the northwest corner of the site along E James Street and the alley. The existing structure is to remain. Apart from the existing structure located at the northwest corner, the site is undeveloped.
- Grade gently slopes up from 22nd Avenue west to the alley, with an approximate elevation change of 5 feet across the site.
- The adjacent structure immediately to the south is a 24-unit apartment building built in 1909 with a non-compliant setback along the shared property line.
- The 22nd Avenue right-of-way is undersized by a total of 3 feet, with a 1.5-foot setback for potential future widening required by any development on this site.
- E James Street alignment shifts at the development site, with it terminating at 22nd Avenue to the north of the site and again at the east edge of the site.
- An alley abuts the site to the west and connects E James Street with E Cherry Street to the north and E Jefferson Street to the south.
- An exception Bigleaf Maple tree currently exists at the southeast corner of the site that will remain.
- An extremely large, Walnut Tree, that has been pruned over the years extensively, is located across 22nd Avenue to the east. Its drip line that spans the width of the 22nd Avenue right-of-way.
- The site has good solar exposure from the southwest.

ARBORIST REPORT



Andrew Lyon
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way
Ste C227
Edmonds WA 98020
206-734-0705

3/13/2019

Arborist Inventory Report for:
2123 E James St
Seattle WA 98122

This report is on the only significant trees on or overhanging this lot. The DBH measurement was made by taking the circumference of the trunk and dividing by 3.14. There are no other trees on or overhanging this lot.

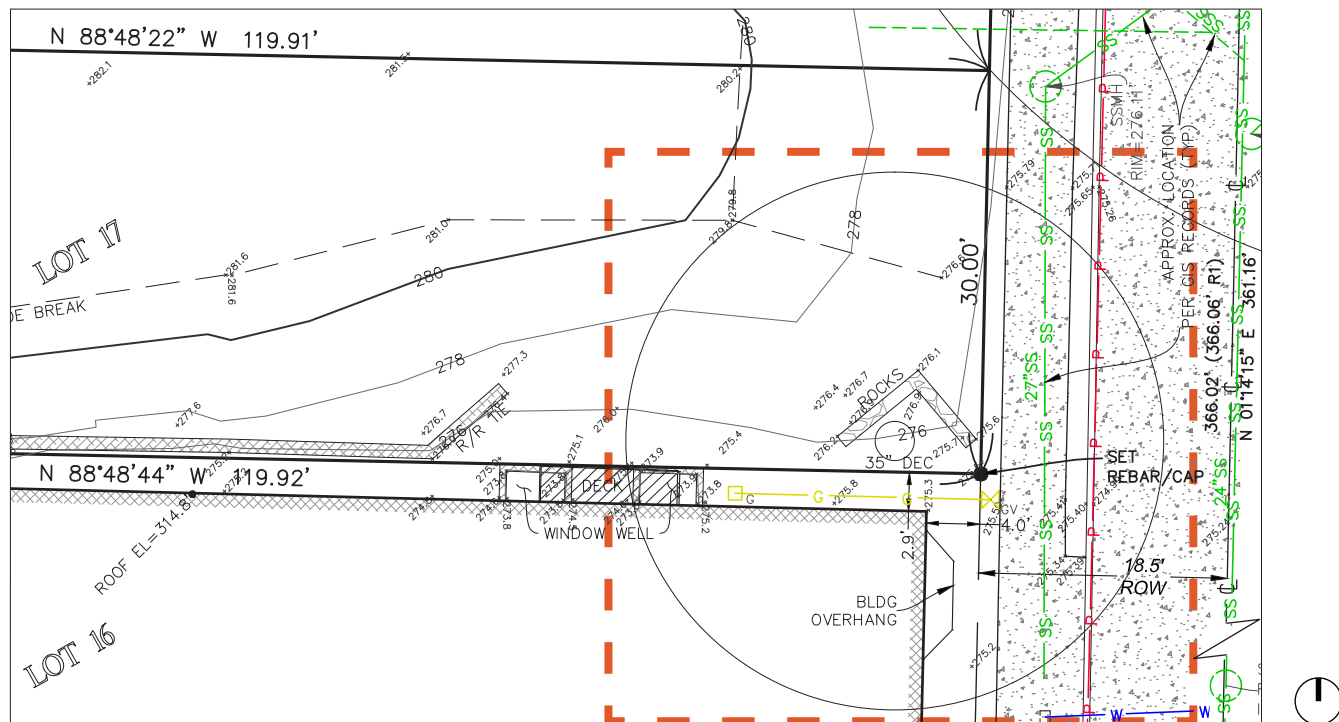
1. Bigleaf Maple *Acer macrophyllum* DBH 36", 30' tall with a 17' average drip line. This tree is exceptional in Seattle due to its DBH being over 30". It is also a beautiful specimen tree. The tree is in good health and fair condition having some 4"-6" dead limbs and some decay pockets. This tree may be retained and protected with a protection area created by fencing the area on the lot that is within 17' of this tree with 4' tall orange construction fence. There shall be no site disturbance, traffic, storage of materials or washing of materials within the fenced area during the time the lot is under development.

The tree is located at the south east corner of the lot and is growing a few feet north of a large apartment building. The tree has primarily branched out to the east in order to obtain enough light. Since its branches overhang a public sidewalk and there are dead branches in the tree I recommend that some pruning occur within the next 30 days to proactively remove the potential risk of a branch falling onto the sidewalk and also to probe the decay pockets and confirm that the tree is maintaining greater than 30% green wood shell wall thickness and adequate scaffold branch stability. Dead limbs should be reduced by 80-90% with angled cuts designed to retain a natural appearance and to protect the wound wood that the tree has produced from any damage. The longest limb growing over the street should be left alone but shorter limbs with obvious defects should be shortened to an aesthetic point of stability rather than removed at the branch collars in order to maintain scaffold structure.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:
Andrew Lyon

Andrew Lyon
ISA PN-6446A
Tree Risk Assessment Qualified CTRA #512

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ©





① View of site looking Northeast from Alley



② View of site looking Northwest on 22nd Avenue



③ View of site looking West on 22nd Avenue



④ View of site looking Northwest on 22nd Avenue



⑤ View of adjacent sites to the east looking Northeast on 22nd Avenue



⑥ View of site looking West on E James Street

EXISTING CONDITIONS

The site is located at the southwest corner of the intersection of E James Street and 22nd Avenue. The site dimensions are approximately 120 feet north-south by 120 feet east-west. A 4-plex apartment structure, to remain, is currently located on the site in the northwest corner which fronts onto E James Street to the north and abuts the alley to the west. Two surface parking spaces are located at the north of the site with access provided by a curb cut along E James Street. The existing parking spaces are to be removed and the curb cut is to be restored per SDOT standards. The rest of the site is undeveloped and is well-maintained.

Single-family, townhouse, and apartment structures make up the uses immediately surrounding the site. South of the site is a 24-unit apartment building built in 1909 with a non-compliant setback along its north facade at the shared property line. To the north and

east of the site are a mix of single family and townhouse structures ranging in age. Across the alley to the west is a 16-unit apartment building built in 1982. The site's topography gently slopes up the west from 22nd Avenue and then flattens out after gaining roughly 5 feet in elevation.

E James Street



21st Avenue

Alley

22nd Avenue



7 View of site looking Southwest on 22nd Avenue and E James Street



8 View of site looking Southwest on 22nd Avenue and E James Street



9 View of site looking Southeast on E James Street



10 View of site and alley looking South on E James Street

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

CS1.C.1 - Topography : Land Form

Central Area Supplemental Guidance :

CS1.1a : Local Topography

The grade slopes up from 22nd Avenue to the alley with an approximate elevation change of 5 feet. The proposal utilizes this existing slope to minimize the overall height of the structure and provide a massing transition from the 22nd Avenue facade to the E James Street facade that relates to the adjacent structure conditions.

The partially below-grade story is exposed along the 22nd Avenue edge, creating a 3.5-story facade scaled proportionally with the adjacent 3.5-story apartment structure to the south. Along the E James Street facade, the proposal buries the west portion of the partially below-grade story. This creates a 3-story massing scaled to the adjacent 2.5-story existing 4-plex apartment structure on site that is to remain. The slope also allows for an offset of the floor elevations for the new apartment structure and the existing 4-plex structure for privacy.

In the preferred alternative, the central shared courtyard is accessed from E James Street. The courtyard is at a different elevation from the floor elevations of both the existing and the proposed structures to maintain privacy for all adjacent units. The courtyard space provides terraces and ramps that connect through the structure's lobby and that accesses 22nd Avenue to the east facade. The site plan for the preferred alternative is arranged around a shared central courtyard that is accessed from the east on Federal Avenue E. The courtyard is oriented north-south to provide ample sunlight into the courtyard and daylight and natural ventilation into the units as well as the structures on adjacent sites.

CS1.D.1 - Plants and Habitat : On-Site Features

Central Area Supplemental Guidance :

CS1.2b : Connection to Nature

An exceptional Bigleaf Maple tree exists at the southeast corner of the site and is proposed to remain. The project proposal responds to the presence of this tree, identified as a beautiful specimen tree in the Arborist Report, by shifting the massing of the proposed structure in order to provide ample space around it.

Varying scales of landscaped areas are provided throughout the proposal. Garden-style apartments engage 22nd Avenue to the east with a mixture of patio spaces. Landscape walls and planting areas further buffer the proposed structure and sidewalk.

CS2 URBAN PATTERN & FORM

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

Single family and duplex structures are arranged in a tightly spaced pattern across the street from the proposal on the east side of 22nd Avenue. The west side of 22nd Avenue has a more typical mix of Lowrise structures including apartments, condominiums and townhouse developments.

The preferred alternative responds to the character of the streetscape through massing modulation. The modulation highlights the building entrance and compliments the rhythm of the structures across 22nd Avenue.

The entrance location aligns with the shift in E James Street. This location provides a connection to 23rd Avenue, a Principal Arterial with access to transportation lines as well as commercial, educational, and community amenities.

E James Street is a generous right-of-way that is oversized by 26 feet, totaling 66 feet in width. The planting strips reflect the generous width. The proposal responds to the open streetscape by orienting an open connection from the central courtyard space to E James Street.

CS2.C.1 - Relationship to the Block : Corner Sites

The three alternatives explore distinct methods of responding to the corner condition. The preferred alternative maintains a strong corner condition while providing the best solution for ample amenity space at the center of the project. The shared courtyard is located between the existing and new structures and creates an exterior space for all residents to share and enjoy.

In response to the corner, a different entry condition is proposed along each adjacent street. The main building entrance/lobby is located along the structure's longer facade facing 22nd Avenue. It is situated away from the corner, aligning with the "T" intersection of E James Street at the east edge of the site. An exterior entry is provided along E James Street and is open to the central courtyard.

CS2 URBAN PATTERN & FORM

CS2.D.2 - Height, Bulk and Scale : Existing Site Features

The proposal responds to existing site features by locating the majority of the street-facing facade of the proposed structure adjacent to 22nd Avenue, at the lower part of the site. In addition, an existing exceptional tree provides a buffer to the site to the south. The adjacent structure to the south provides a non-compliant side setback of 2'-10" and includes projections that encroach onto the project site. The preferred alternative provides a generous south side setback in response this condition. A 10'-0" minimum and 13'-8" average side setback are currently proposed, which are greater than code requirements.

In addition, the building to open-space massing of Alternative 3 is scaled proportionally with the existing 4-plex apartment facade.

CS2.D.5 - Height, Bulk and Scale : Respect for Adjacent Sites

The proposal is oriented to respect the adjacent structure on site as well as adjacent surrounding sites.

The massing shifts away from the non-compliant structure to the south as well as the existing exceptional tree on site. This provides ample room for tree preservation and a large side setback of approximately 20 feet at the southeast corner. The remaining south facade provides further modulation with a minimum south side setback of 10 feet. This allows ample space to the adjacent apartment structure to the south. A landscape buffer within the south side setback reduces the impact of the non-compliant structure on both properties.

The existing affordable housing apartment building across the alley to the west will not be impacted as the existing 4-plex abutting the alley is to be preserved.

PUBLIC LIFE

PL1 CONNECTIVITY

PL1.A.1 - Network of Open Spaces : Enhancing Open Space

Central Area Supplemental Guidance :

PL1.2d : Connection Back to the Community

PL1.3c : Livability for Families and Elderly

The design proposes a variety of open space amenity areas throughout the site. A large courtyard located at the center of the project is directly accessible from E James Street. It provides a shared space between and for the existing 4-plex apartment structure on site and the proposed 28-unit apartment structure. This is the primary amenity area for the site as the proposal will not have a roof deck. It is also accessible from the building lobby along 22nd Avenue. Private patios front onto 22nd Avenue connecting garden-style apartments at the lower level with the residential right-of-way. In addition, landscape buffers along the south side setback mitigate the proposal from the adjacent non-compliant apartment structure. A smaller landscape buffer and fencing are to be provided along the alley.

The alley is to be preserved for pedestrian access and service uses.

PL2 WALKABILITY

PL2.D.1 - Wayfinding : Design as Wayfinding

Alternative 3 proposes a solution for this corner site that utilizes design elements to enhance wayfinding. Two structures are proposed on site, one existing 4-plex apartment that will remain, and a new 28-unit apartment. To clarify wayfinding, the proposed structure's entry located along 22nd Avenue, aligns with the termination of E James Street. This enhances wayfinding from the east for clear visibility and orientation while the existing 4-plex is oriented towards E James Street to the north. Secondary architectural features such as an entry canopy and lighting, combined with landscape design will further highlight the entry along the streetscape. A large courtyard is proposed between the two structures on site, and provides additional opportunities for wayfinding internal to the site. A combination of walkways, landscape and seating areas create clear paths for movement and shared spaces for interaction.

DESIGN CONCEPT

PL3 STREET-LEVEL INTERACTION

PL3.A.1.C - Entries : Design Objectives : Common entries to multi-story residential buildings

Central Area Supplemental Guidance :

PL3.1g: Frontage

The proposed entry located along 22nd Avenue, aligns with the termination of E James Street from the east. The entrance is further articulated through massing modulation, recessed from the east facade of the structure. As the design progresses, an entry canopy, lighting and landscape design will highlight the entry along the streetscape.

The lobby connects through the structure to a ramp that accesses the shared courtyard at the center of the project. This alignment fosters a sense of community within the project.

DC1 PROJECT USES & ACTIVITIES

DC1.C.4 - Parking and Service Uses : Service Uses

Service uses are located at the rear of the site, close to Seattle Public Utilities' pick up location. This orientation supports the pedestrian spaces on site and keeps the trash away from street-facing facades and the proposed courtyard. The existing surface parking and curb-cut are proposed to be removed and restored per SDOT standards. This allows the landscape and amenity area to connect directly to E James Street. No parking is provided on site.

DC2 ARCHITECTURAL CONCEPT

DC2.C.1 - Massing : Site Characteristics and Uses

Central Area Supplemental Guidance :

DC2.1.b: Building Layout and Massing

The proposal responds to site characteristics and preserves the existing 4-plex apartment structure and exceptional tree. The new structure is located at the corner, away from the existing structure and tree. This provides ample space for a central courtyard between the structures that ties the site together. The preferred alternative proposes modulation and detailing along 22nd Avenue in a manner consistent with the existing context. Additional modulation is provided along the west and south facades, activating the courtyard and creating room for the existing tree to thrive. The preferred alternative proposes a smaller facade to the north, similar to structure in the immediate context, and establishes a rhythm with the existing structure on site. Together the two structures frame the entry to the courtyard from E James Street. The proposal has minimal impact on the adjacent alley as the existing structure maintains the majority of the facade.

DC3 ARCHITECTURAL CONCEPT

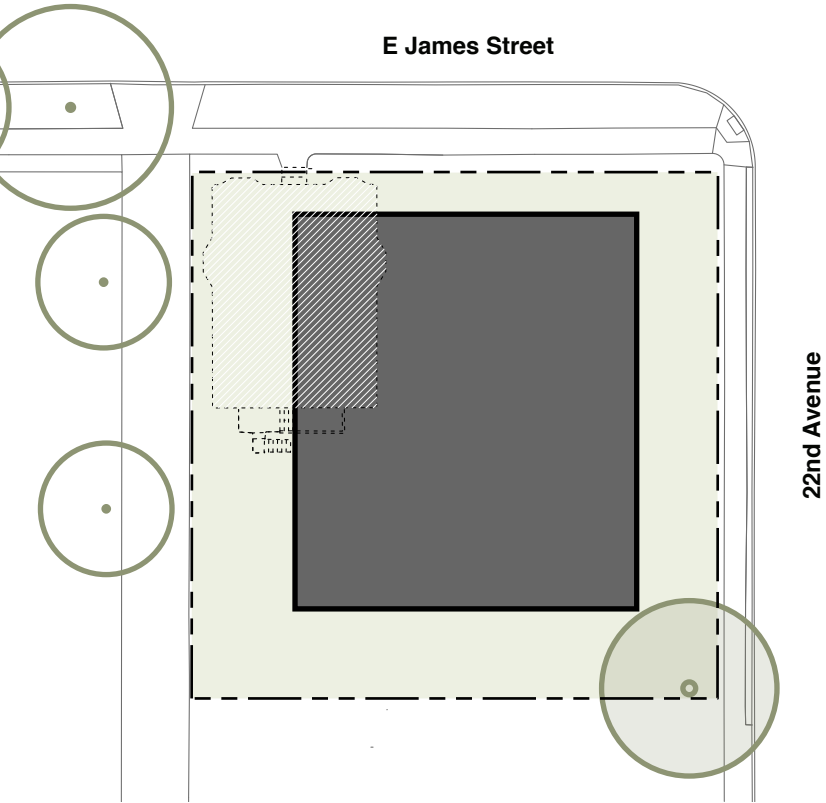
DC3.B.4 - Building-Open Space Relationship : Multifamily Open Space

Central Area Supplemental Guidance :

DC3.1.c: Common Open Spaces

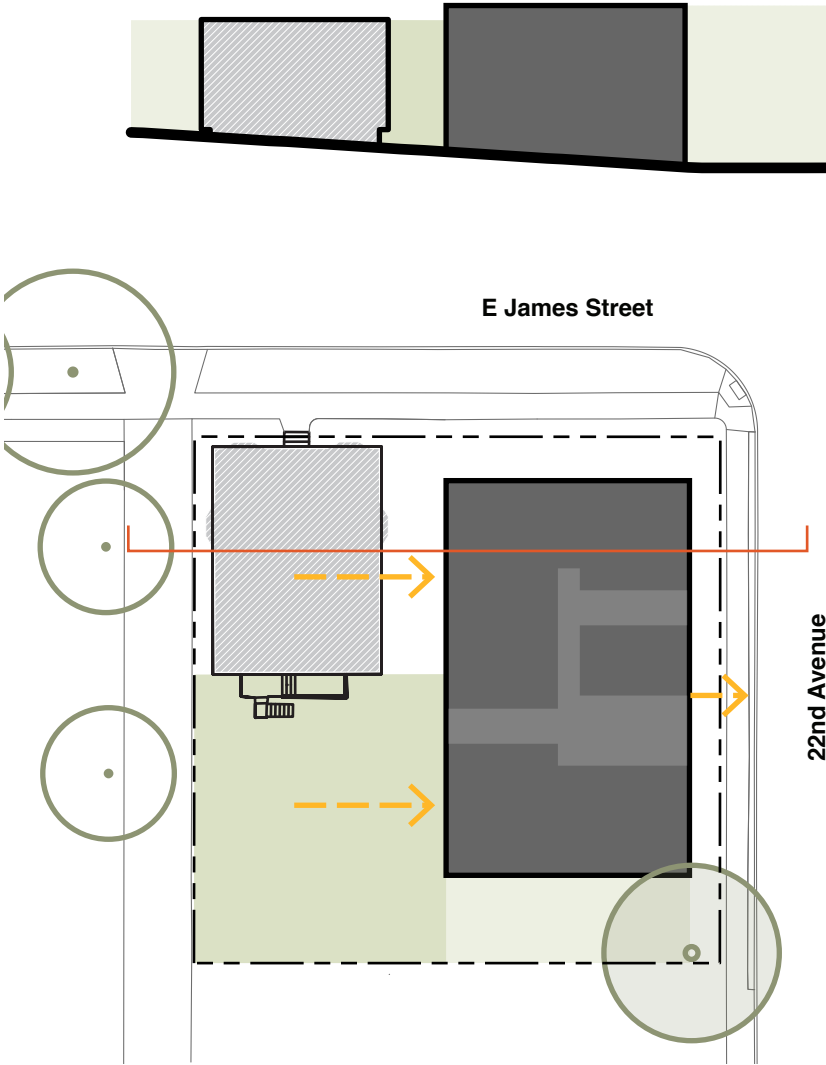
Each alternative provides a different approach to the building-open space relationship. Alternative 3 provides a large, central courtyard between the existing and proposed structures. This exterior space serves as an extension of the generous right-of-way width and large planting strip along E James Street. The proposed structure is an L-shape, that encloses the proportions of the courtyard and allow for a large common amenity area for residents of both structures on site. It also provides landscape areas that serve as a buffer between the courtyard elements and private units.

MASSING EVOLUTION



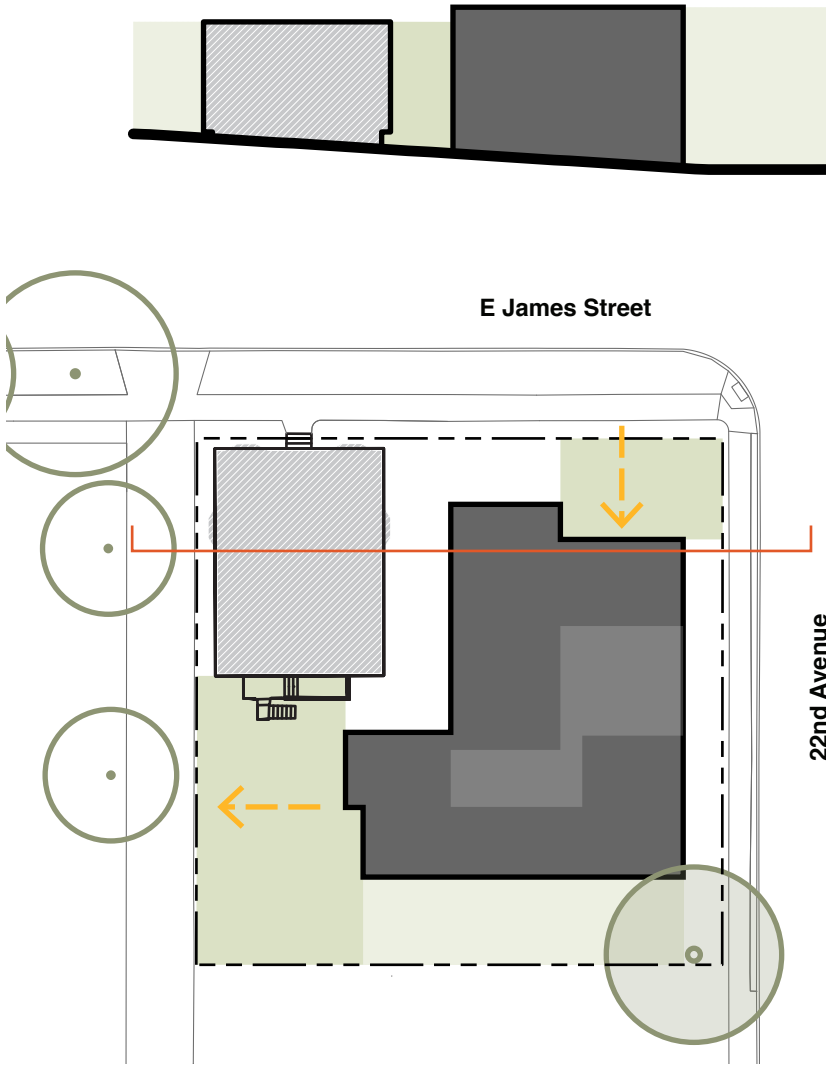
POTENTIAL FOOTPRINT AREA

- Large single structure that acknowledges setbacks, structure width and facade length
- Existing 4-plex apartment is not prioritized
- Exterior amenity area is located in areas between large structure footprint and property lines



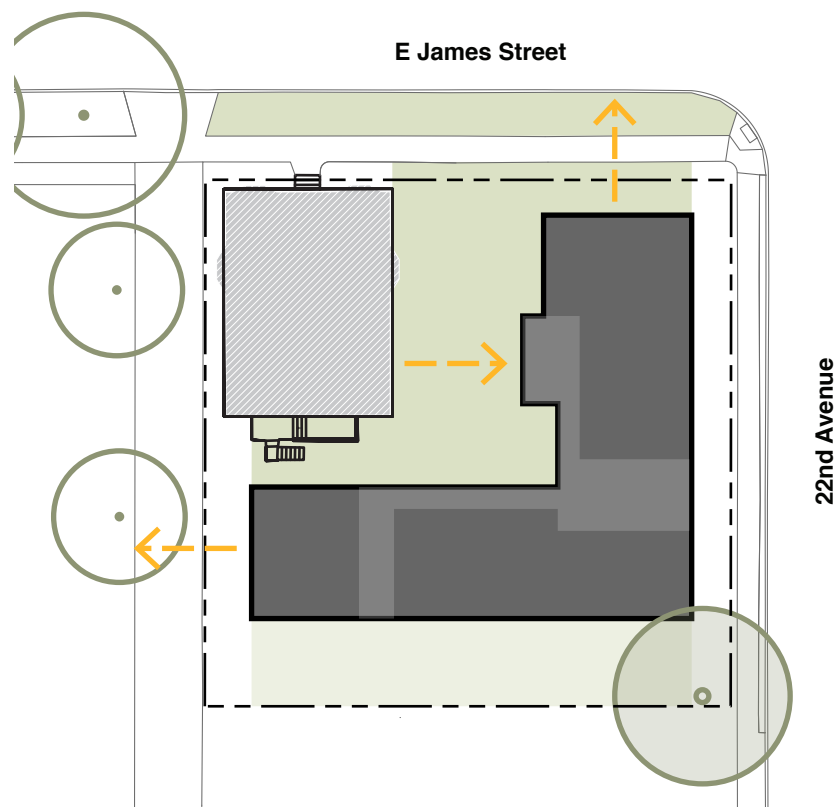
ALTERNATIVE 1

- The massing shifts position to preserve the existing 4-plex apartment structure and provides a large common amenity area at the southwest corner of the site.
- A generous south side setback is maintained to preserve the existing tree in the southeast corner of the site and ample buffer to the adjacent non-compliant apartment structure.
- A traditional double-loaded corridor provides circulation at the interior of the proposed structure.



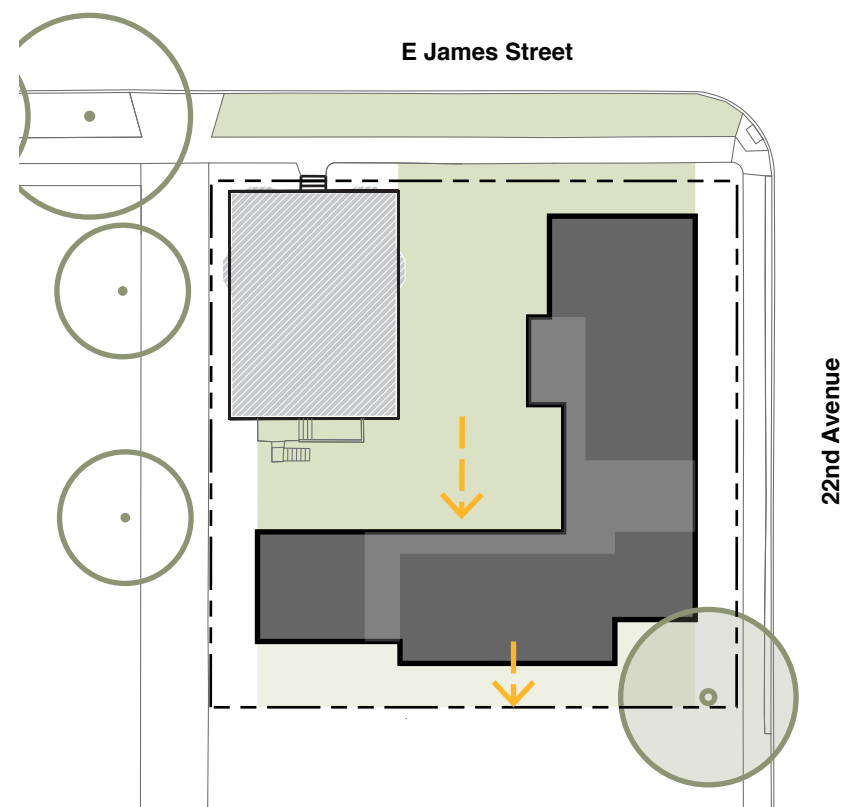
ALTERNATIVE 2

- Massing shifts further in two locations:
 - Along E James street to better engage the right-of-way
 - At the southwest corner of the structure extends to the west, creating a more dynamic relationship between the existing and proposed structures.
- The shifting creates the opportunity for more corner units, increasing access to light and air.



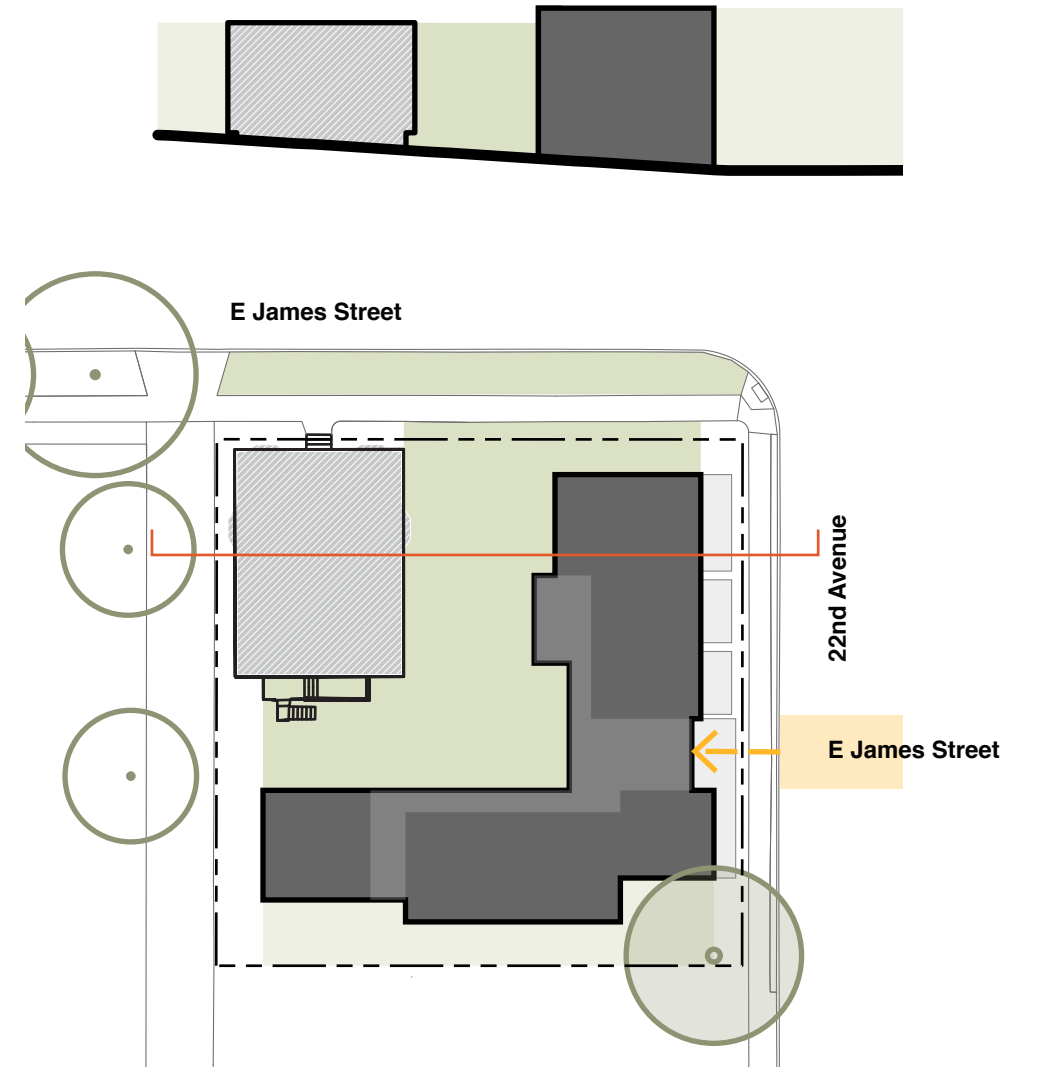
CENTRAL COURTYARD WITH RIGHT-OF-WAY ENGAGEMENT

- Massing shifts further to create a large central open space that connects to E James Street between the existing 4-plex structure and proposed structure.
- The massing extends to the north and west, closer to the intersection of E James Street and 22nd Avenue to have more alignment with the corresponding edges of the existing structure.
- This alignment results in single-loaded corridors for circulation to all units.



LARGE CENTRAL COURTYARD

- The central courtyard space is enlarged to provide a generous amenity for both structures on site. It also provides a landscaped space to buffer the uses within each structure.
- The massing along the south facade shifts slightly to provide modulation and maintain ample area for the tree preservation area.



ALTERNATIVE 3 (preferred)

- The building entrance and lobby is located at the east termination of E James Street and 22nd Avenue. The massing shifts to assist in wayfinding of the building entrance.
- The street-facing facade along 22nd Avenue is further activated with garden-style apartments and a combination of private patios and smaller scale landscape buffers. This engages with the smaller scale single-family residence pattern that exists across 22nd Avenue.

DESIGN PROPOSALS SITE PLAN DIAGRAMS

ALTERNATIVE 1

ALTERNATIVE 2

ALTERNATIVE 3 (PREFERRED)



DESIGN PROPOSAL ALTERNATIVES

ALTERNATIVE 1

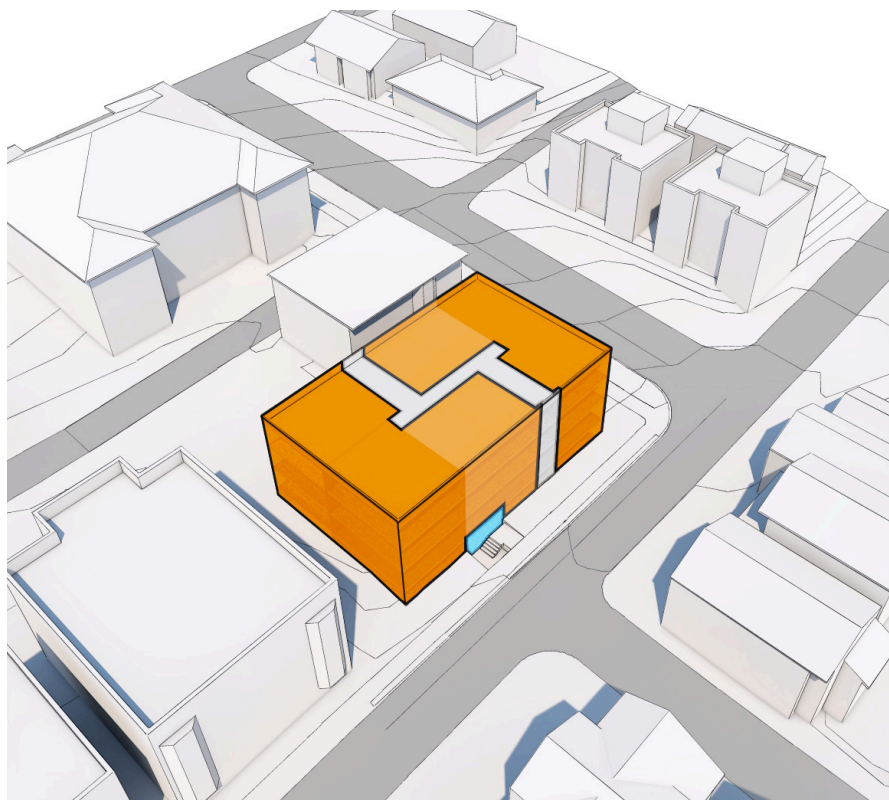
Approximate # of Units - 28
 Approximate # of Parking Stalls - 0
 Approximate # of Bicycle Parking Stalls - 30
 Approximate Gross Area - 19,400 sf

Advantages:

- Code compliant scheme
- Central circulation core efficiently provides access to all units
- Amenity area has good access to direct natural light
- Engages both street frontages with structure

Issues

- Lack of connection between project amenity space and street
- Simple massing of building does not respond to scale and texture of existing development
- Several units only have access to one exterior wall, limiting access to light and air.
- Central corridor has no access to natural light or ventilation
- Massing does not respond to existing structure at the northwest corner of the site



Aerial View looking Northwest

ALTERNATIVE 2

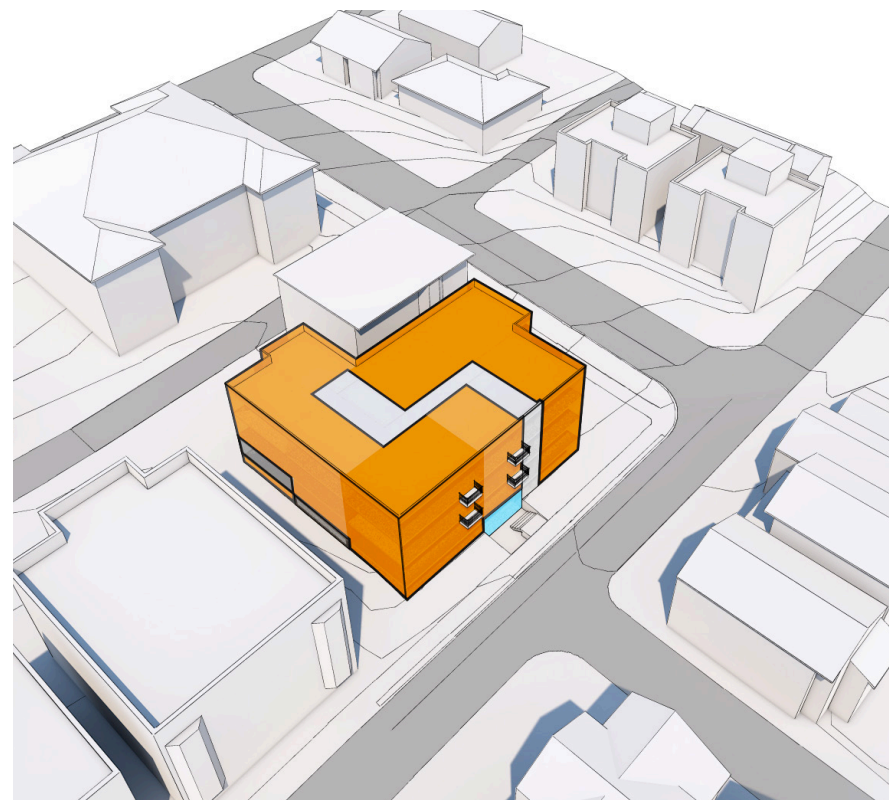
Approximate # of Units - 28
 Approximate # of Parking Stalls - 0
 Approximate # of Bicycle Parking Stalls - 30
 Approximate Gross Area - 19,390 sf

Advantages:

- Code compliant scheme
- Central circulation core efficiently provides access to all units
- L-shaped massing responds to existing structure on site
- Two amenity areas that engage the adjacent streets

Issues

- Double-loaded corridor combined with L-shaped massing separates common amenity areas, with minimal engagement to the street
- Limited unit access to natural light and ventilation
- Massing shifts away from street edge at the corner of E James Street and 22nd Avenue



Aerial View looking Northwest

ALTERNATIVE 3 (PREFERRED)

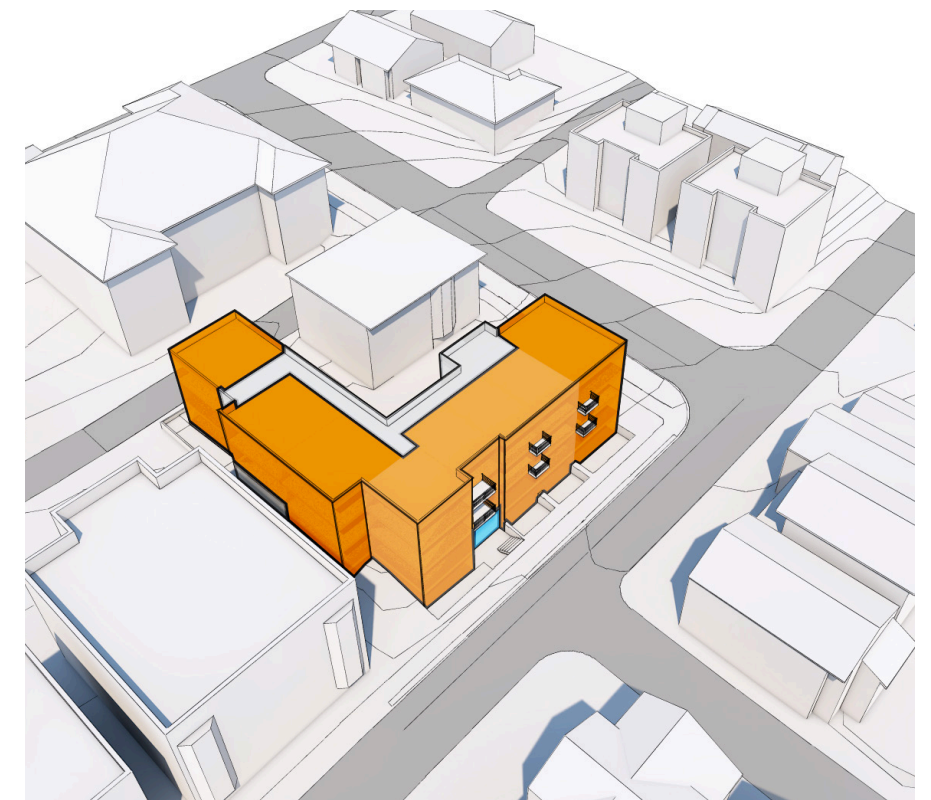
Approximate # of Units - 28
 Approximate # of Parking Stalls - 0
 Approximate # of Bicycle Parking Stalls - 30
 Approximate Gross Area - 19,430 sf

Advantages:

- Building massing responds to existing structure, providing central amenity area between the two structures
- Central amenity area provides large connection to E James Street
- Increased setback at lobby along 22nd Avenue responds to alignment of E James Street
- Building service spaces are located at the rear of the building away from the street frontage
- Modulated massing maintains street edge along 22nd Avenue and holds the corner at E James Street

Issues

- Building width along 22nd Avenue exceeds 90 foot limit



Aerial View looking Northwest

ALTERNATIVE 1 (CODE COMPLIANT)

Gross Floor Area - 19,400 sf

Alternative 1 is a code-compliant scheme with approximately 28 apartment units, including 12 studios and 16 one-bedrooms.

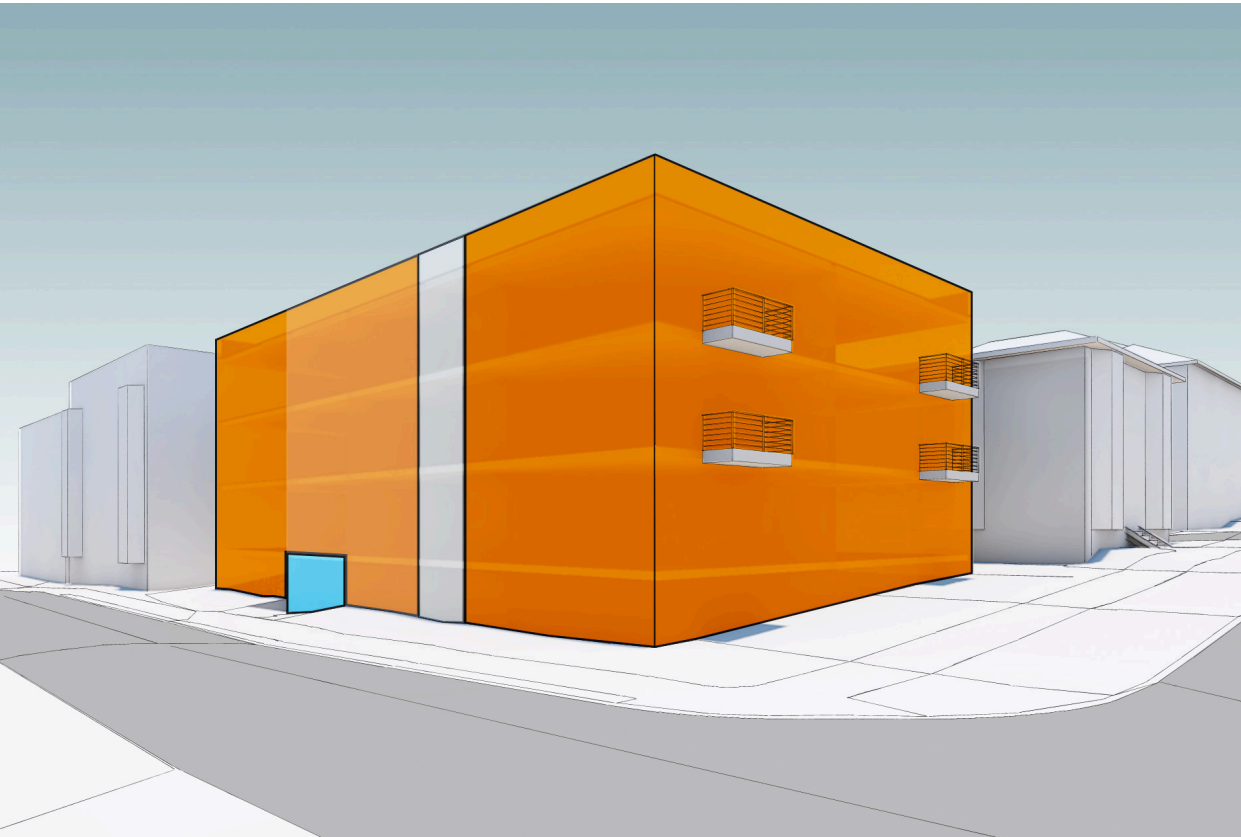
This alternative proposes a new 3-story residential apartment structure above a partially below grade story. A common amenity area is located at grade at the rear of the site along the alley. The proposed units stack on all floors with an internal corridor providing access to all units and egress stairs at the north and south end of the corridor. The massing is simple and maintains the street edges along 22nd Avenue and E James Street.

Advantages:

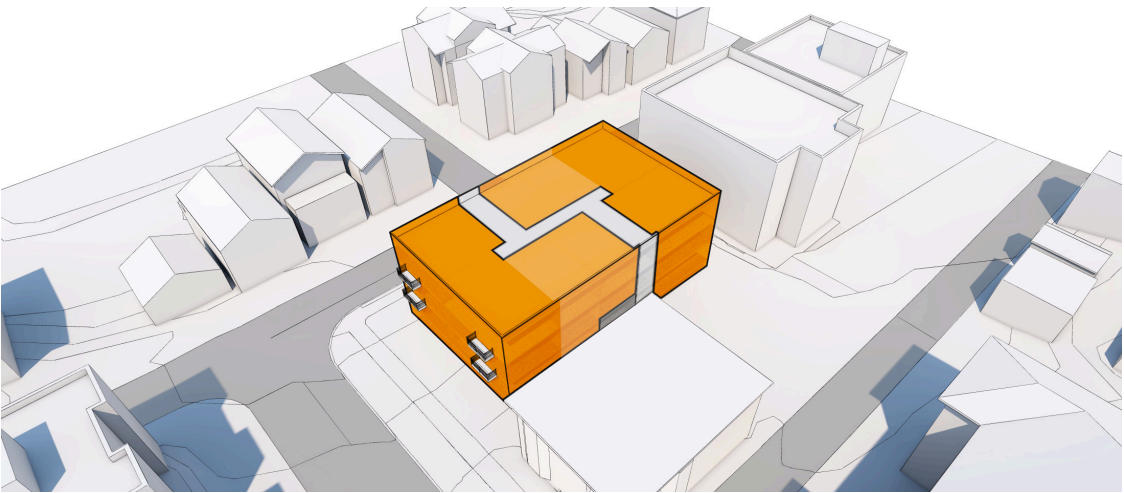
- Code compliant scheme
- Central circulation core efficiently provides access to all units
- Amenity area has good access to direct natural light
- Engages both street frontages with structure

Issues

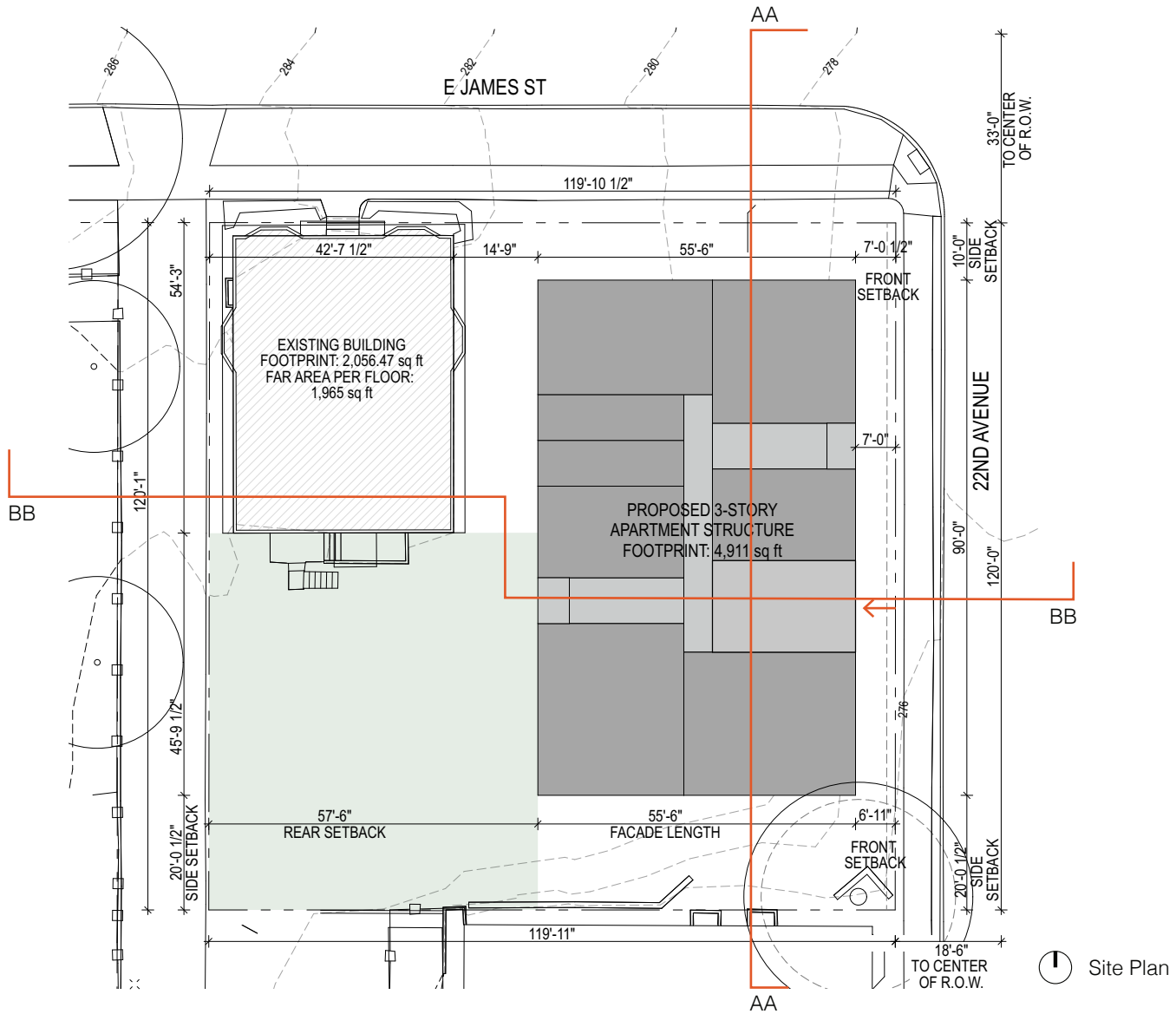
- Lack of connection between project amenity space and street
- Simple massing of building does not respond to scale and texture of existing development
- Several units only have access to one exterior wall, limiting access to light and air.
- Central corridor has no access to natural light or ventilation
- Massing does not respond to existing structure at the northwest corner of the site

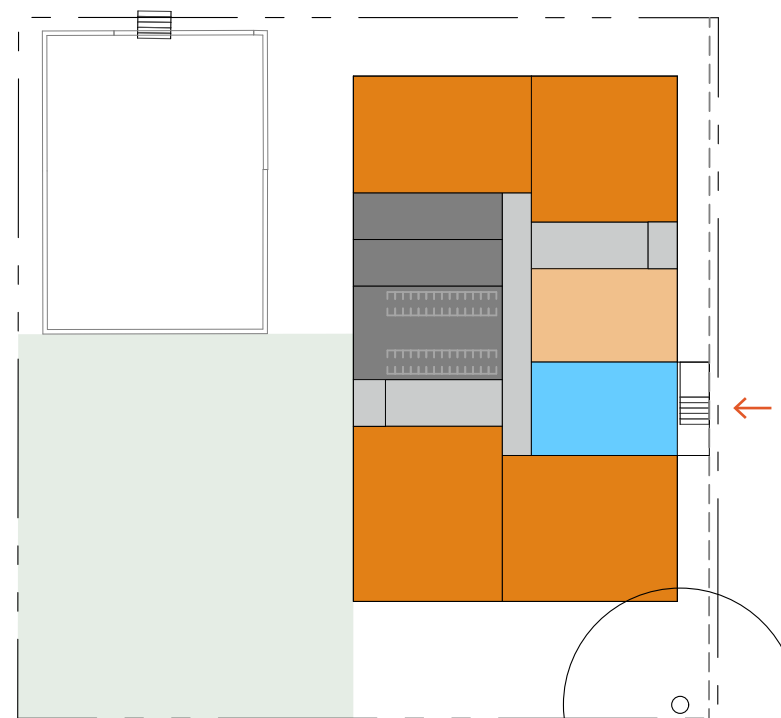


1 View looking Southwest from the intersection of 22nd Avenue and E James Street

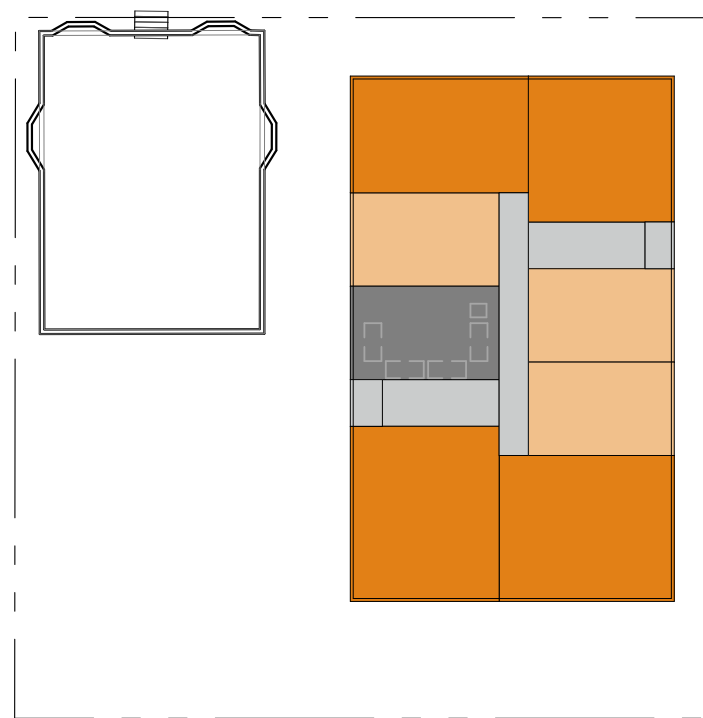


2 Aerial View looking Southeast

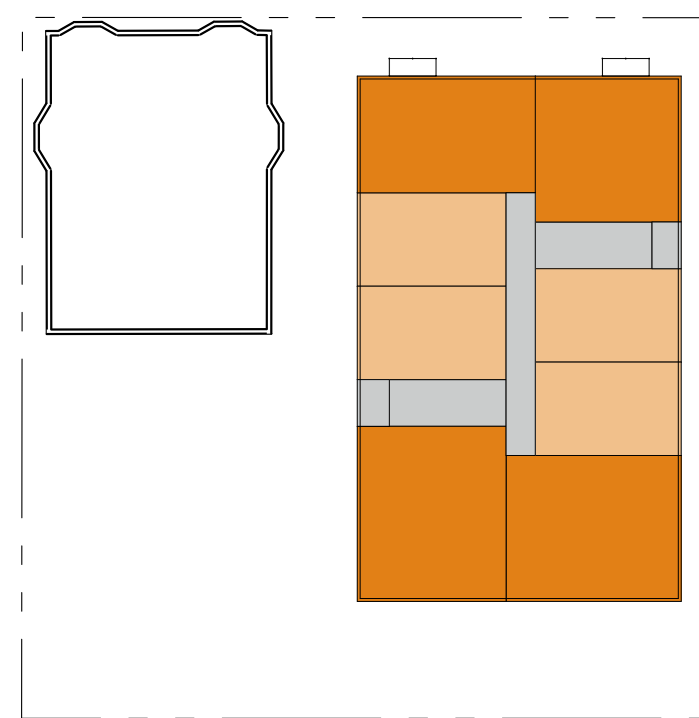




Ground Floor Plan

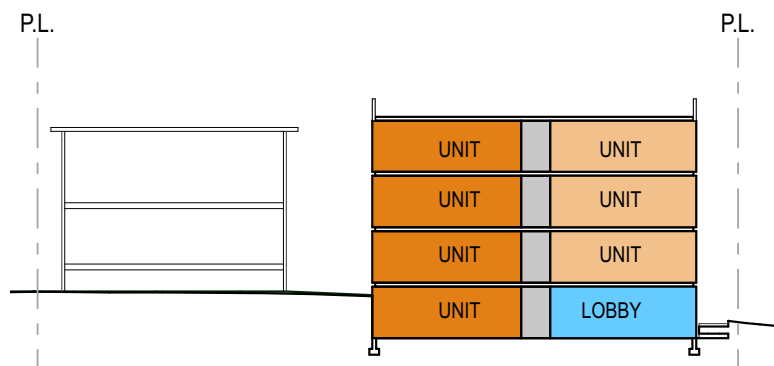


First Floor Plan

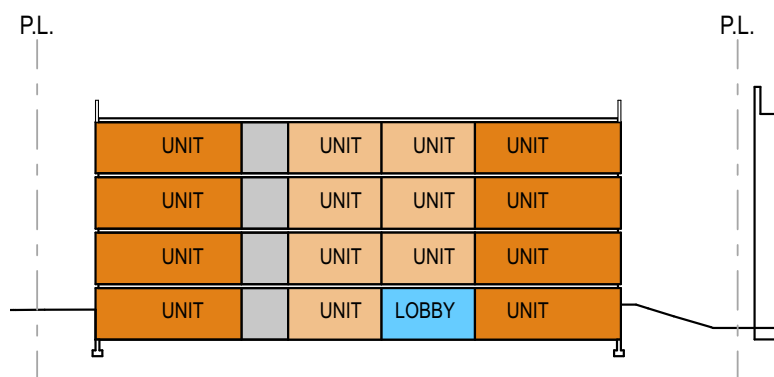


Typical Floor Plan

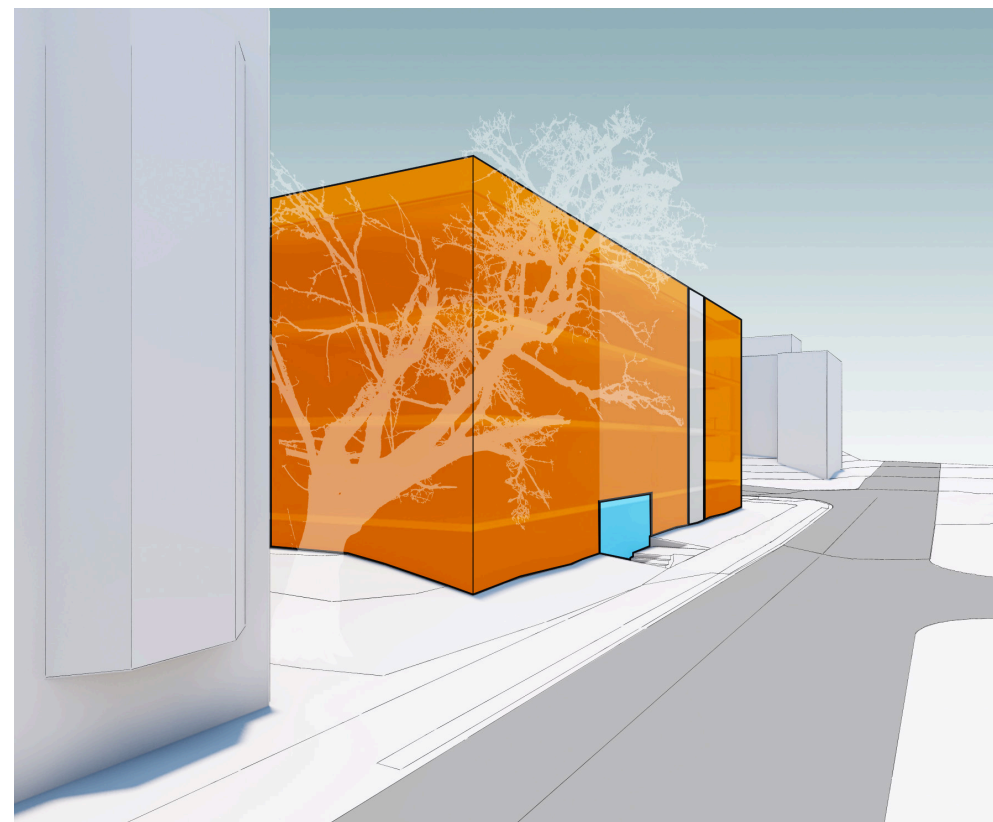
- Studio Apartment
- 1-Bedroom Apartment
- Interior Circulation
- Exterior Circulation
- Storage/Service
- Lobby
- Entry
- Existing 4-Plex Structure



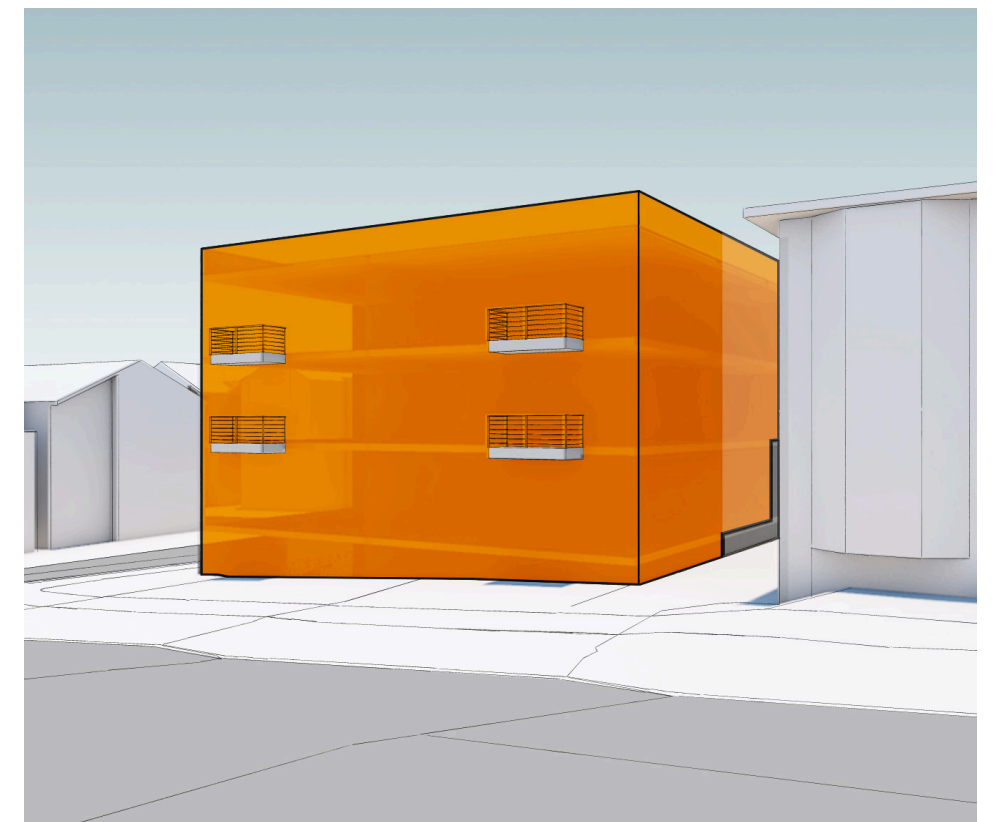
BB. Longitudinal section looking N



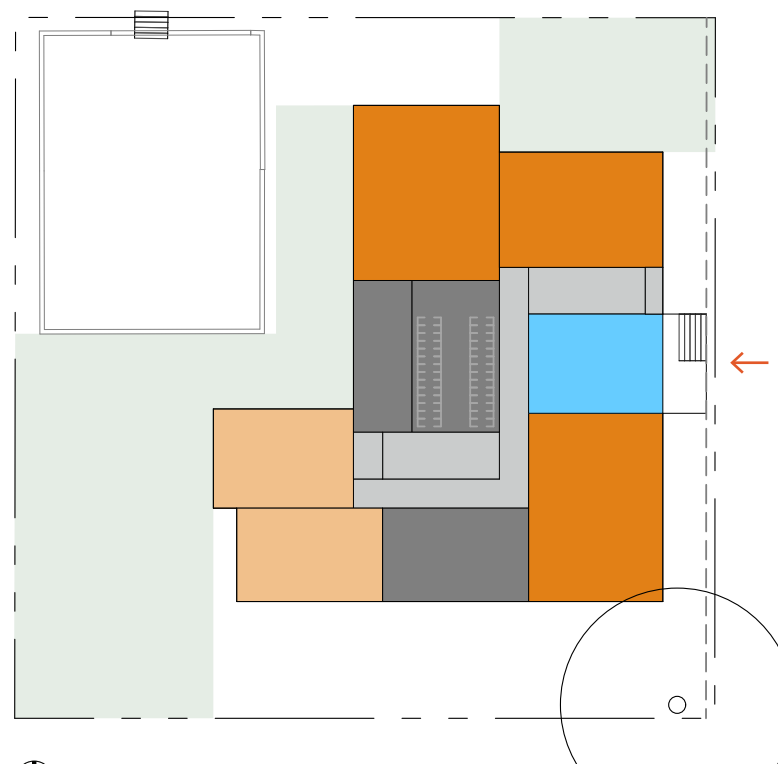
AA. Transverse Section looking E



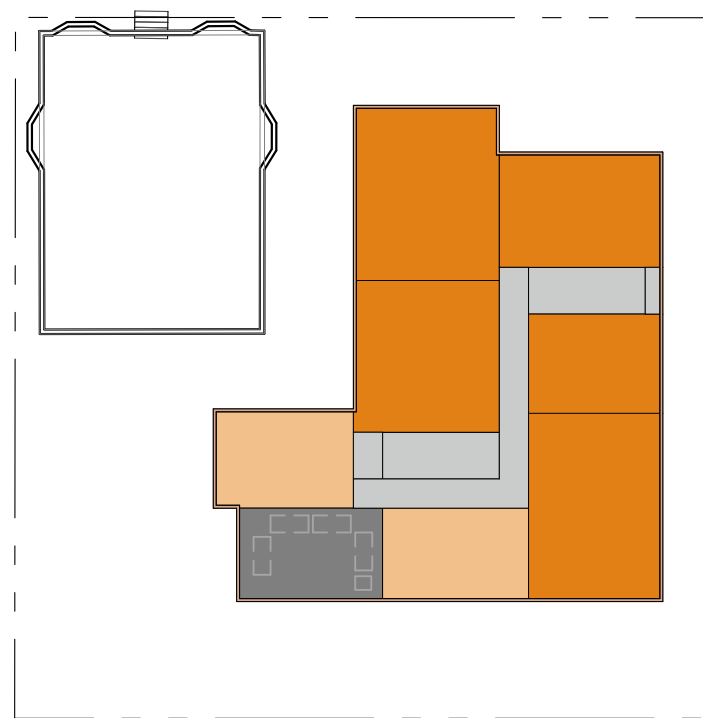
4 View looking Northwest from 22nd Avenue



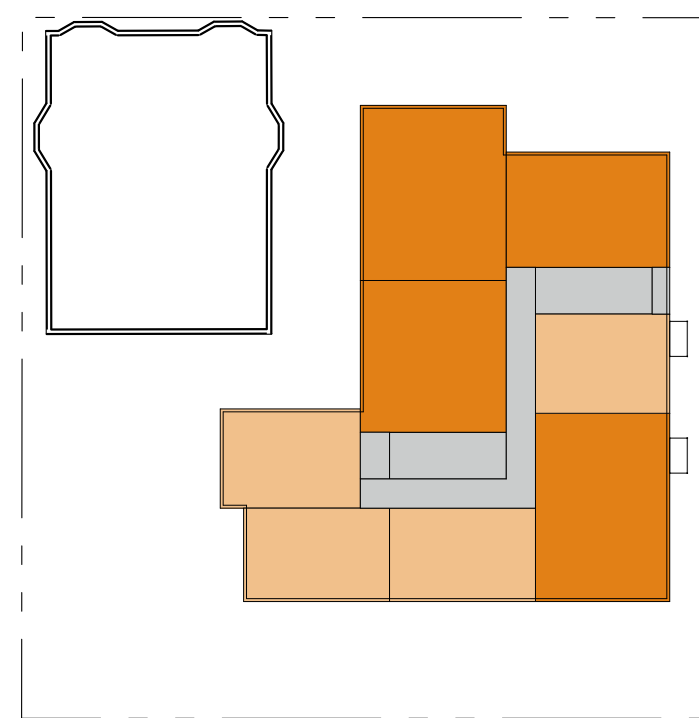
5 View looking Southeast from E James Street



Ground Floor Plan

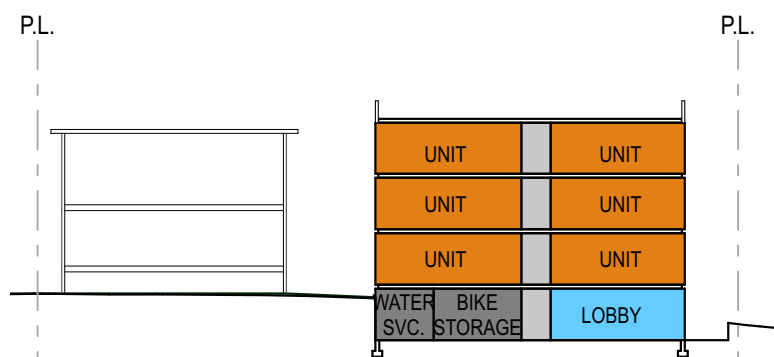


First Floor Plan

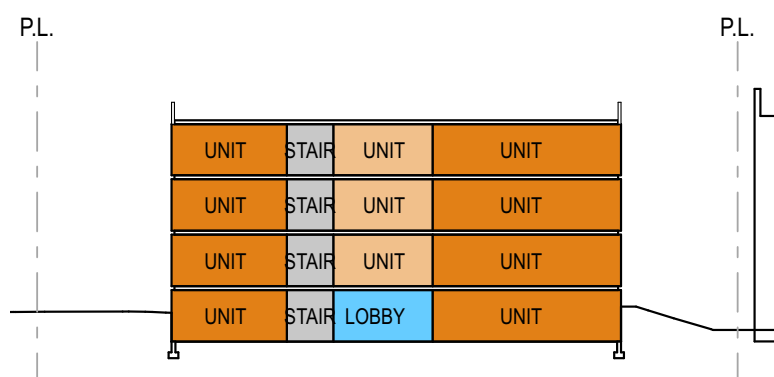


Typical Floor Plan

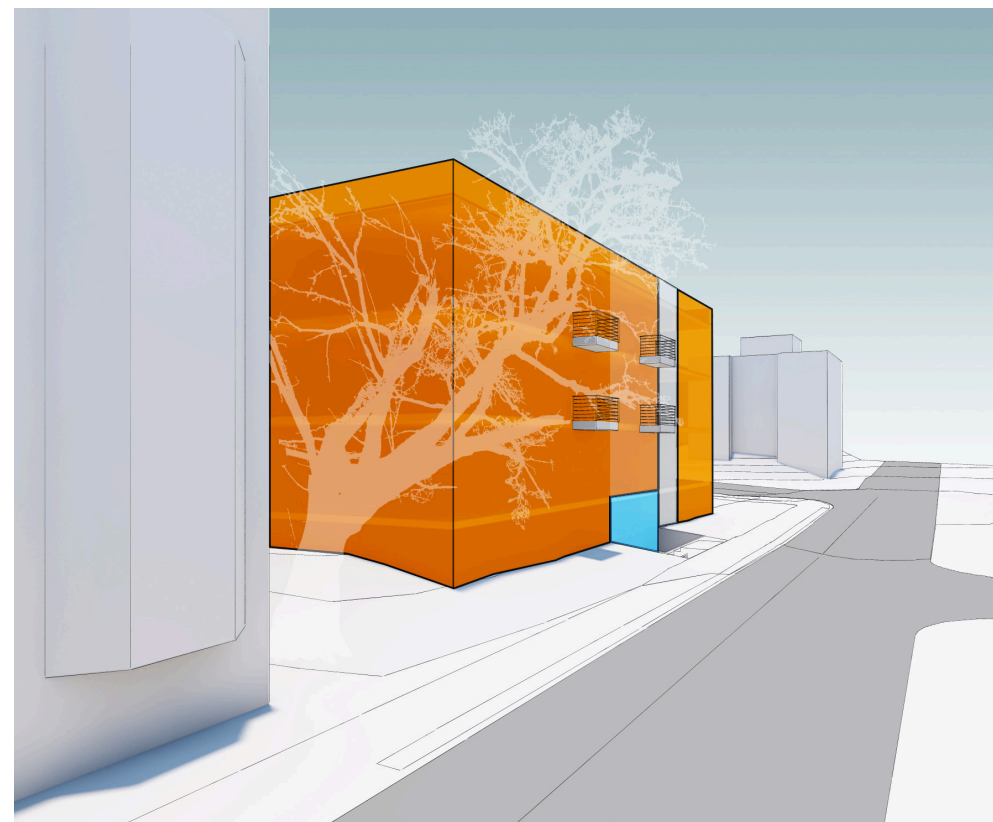
- Studio Apartment
- 1-Bedroom Apartment
- Interior Circulation
- Exterior Circulation
- Storage/Service
- Lobby
- Entry
- Existing 4-Plex Structure



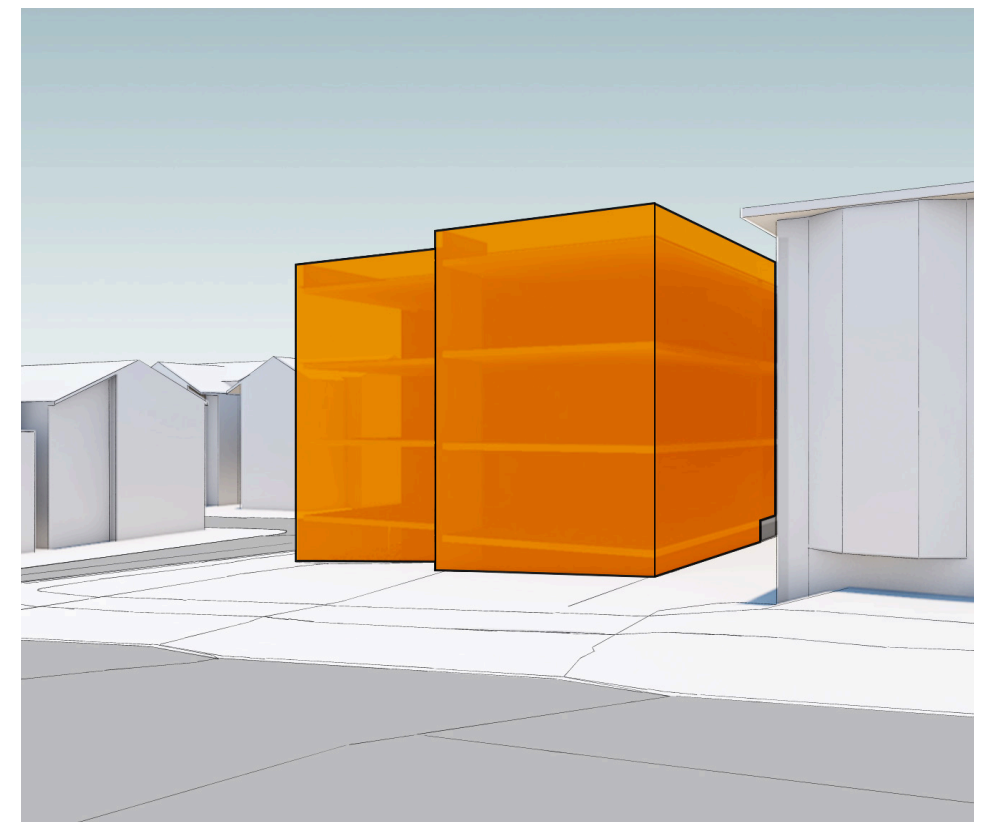
BB. Longitudinal section looking N



AA. Transverse Section looking E



4 View looking Northwest from 22nd Avenue



5 View looking Southeast from E James Street

ALTERNATIVE 3 (PREFERRED)

Gross Floor Area - 19,430 sf

Alternative 3 is a scheme with approximately 28 apartment units, including 15 studios and 13 one-bedrooms.

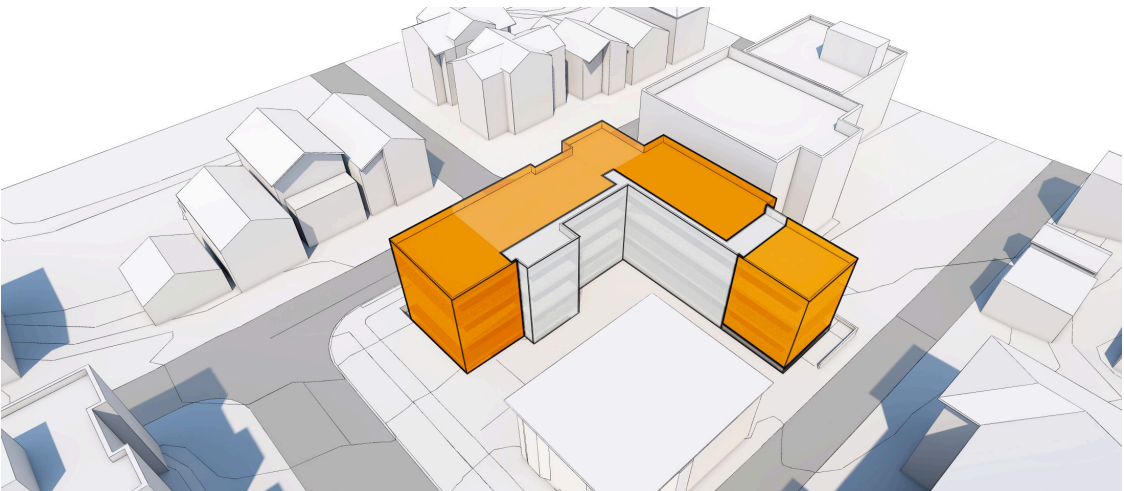
This alternative proposes a new 3 story residential apartment structure above a partially below grade story. A large L-shaped common amenity area between the proposed and existing structures engages E James Street. The proposed units stack on all floors accessed by a single-loaded circulation strategy. This approach creates a slender structure that is better scaled with the existing context and is responsive to the existing structure on site. Multiple units orient towards the central courtyard creating opportunities for additional activation of the amenity area. Two building stair cores are provided at the interior of the site so that active residential spaces engage both street frontages. Massing along 22nd Avenue shifts to create a more responsive solution with partially below grade, garden-style units engaging the streetscape.

Advantages:

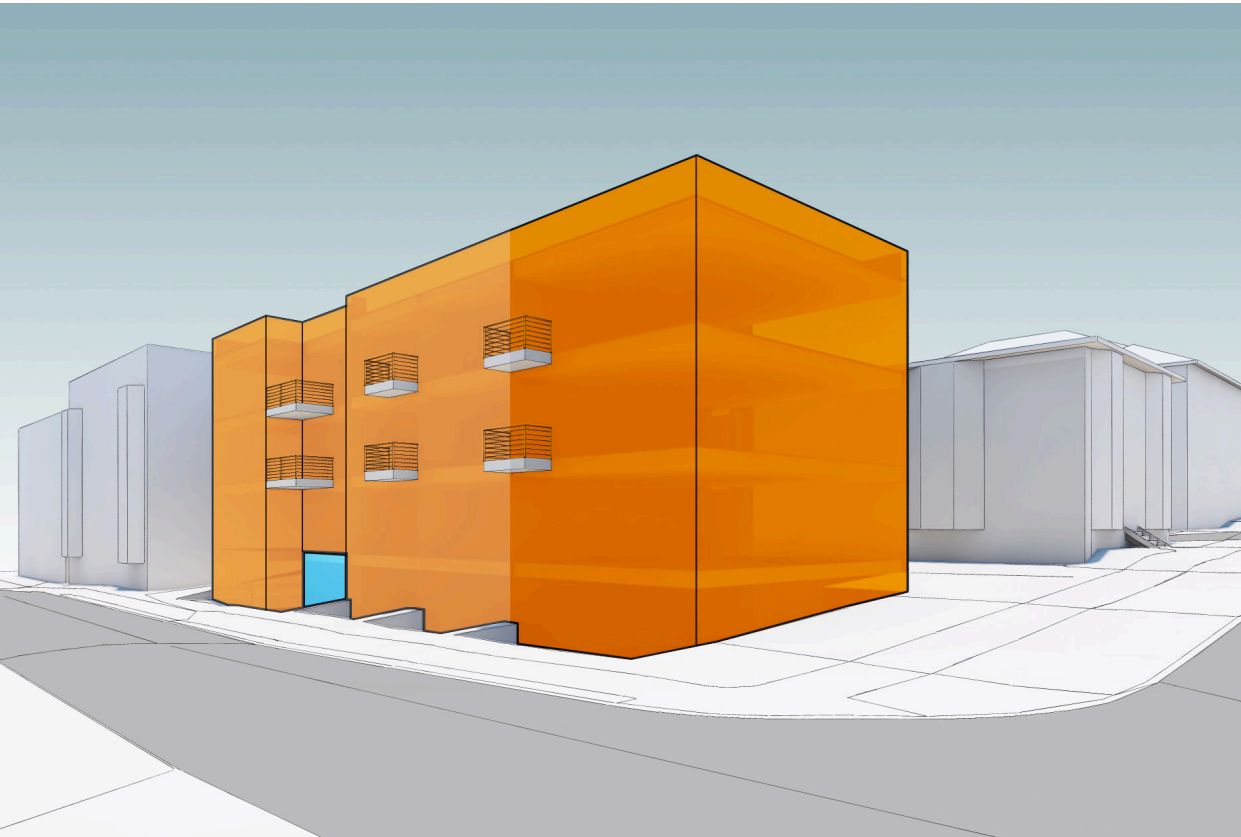
- Building massing responds to existing structure, providing central amenity area between the two structures
- Central amenity area provides large connection to E James Street
- Increased setback at lobby along 2nd Avenue responds to alignment of E James Street
- Building service spaces are located at the rear of the building away from the street frontage
- Modulated massing maintains street edge along 22nd Avenue and holds the corner at E James Street

Issues

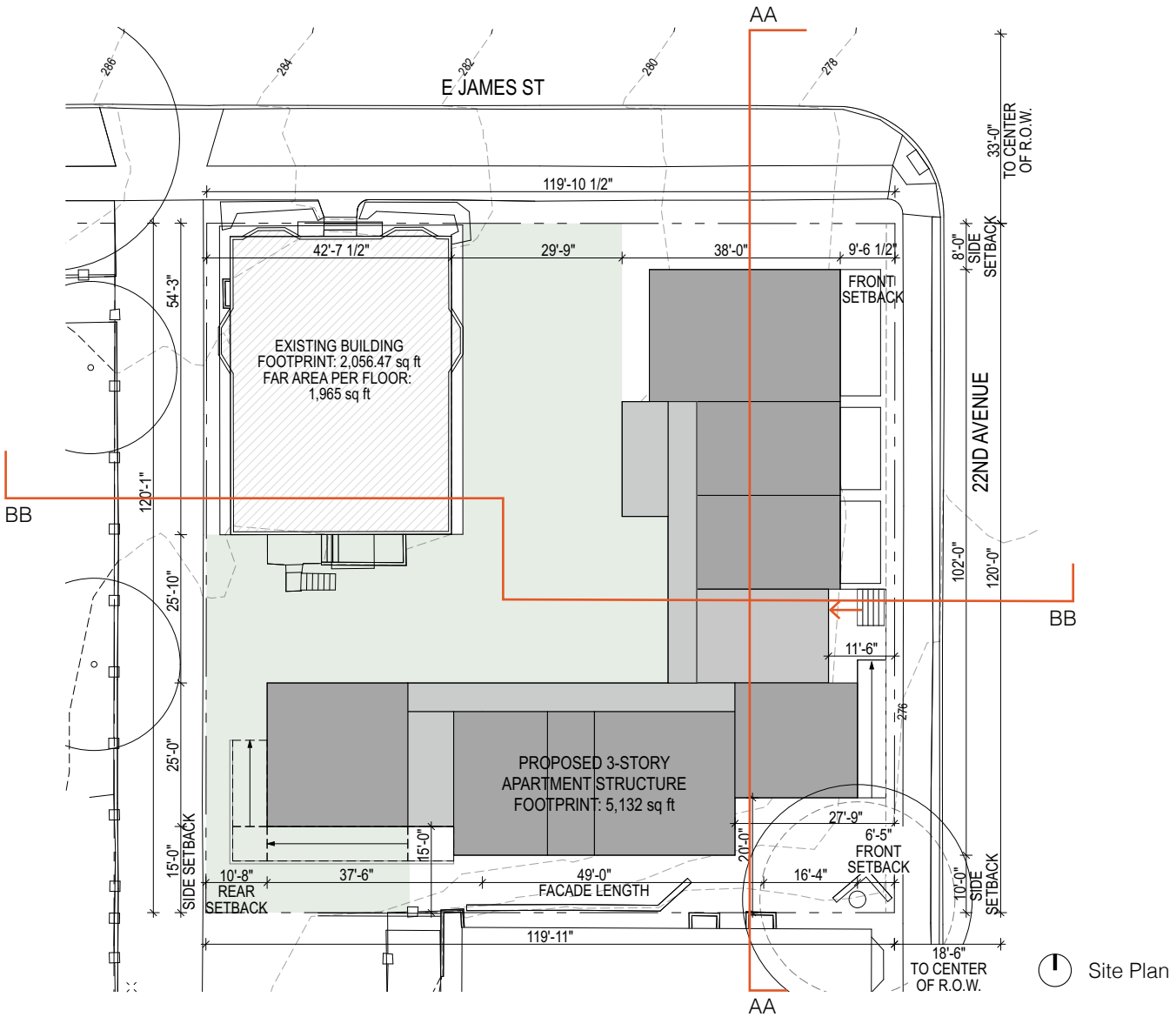
- Building width along 22nd Avenue exceeds 90 foot limit

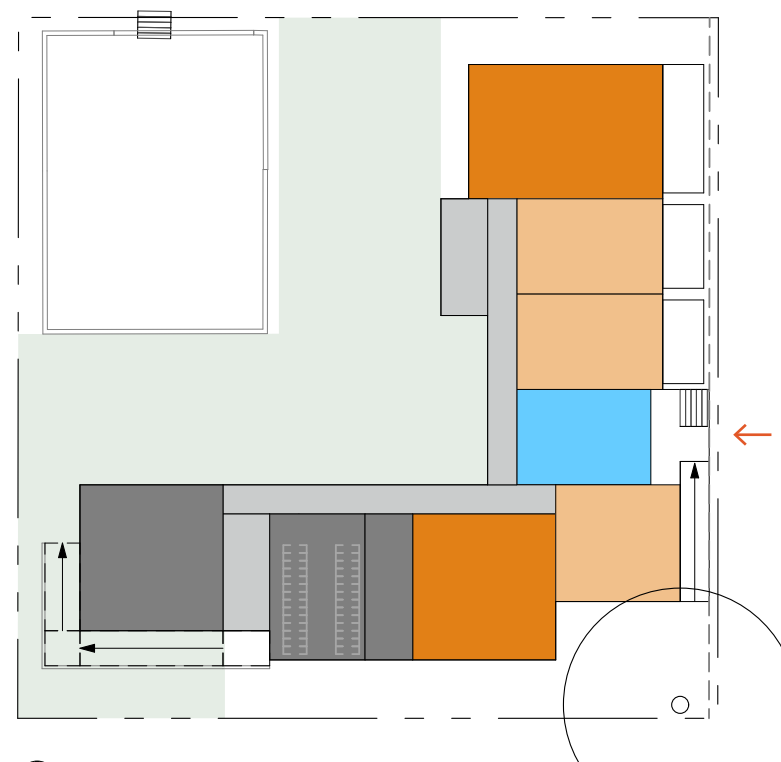


2 Aerial View looking Southeast

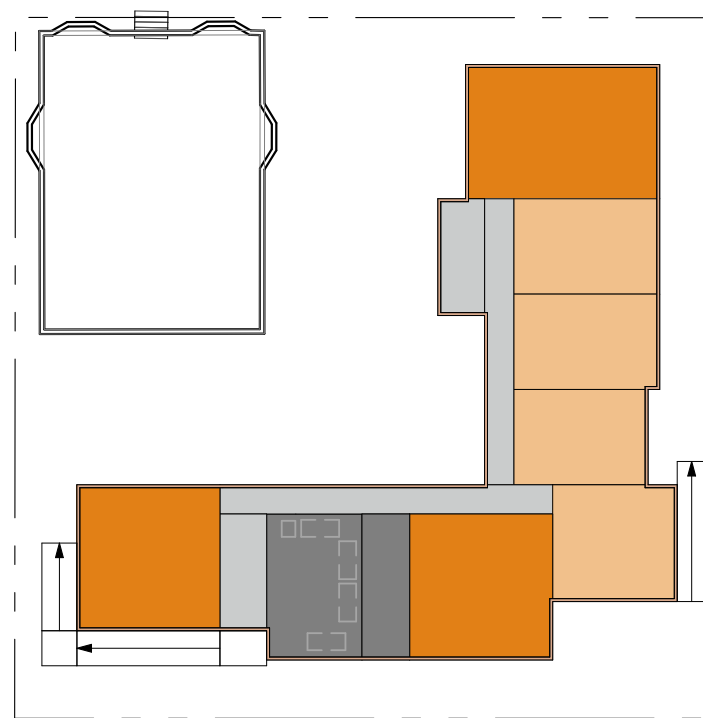


1 View looking Southwest from the intersection of 22nd Avenue and E James Street

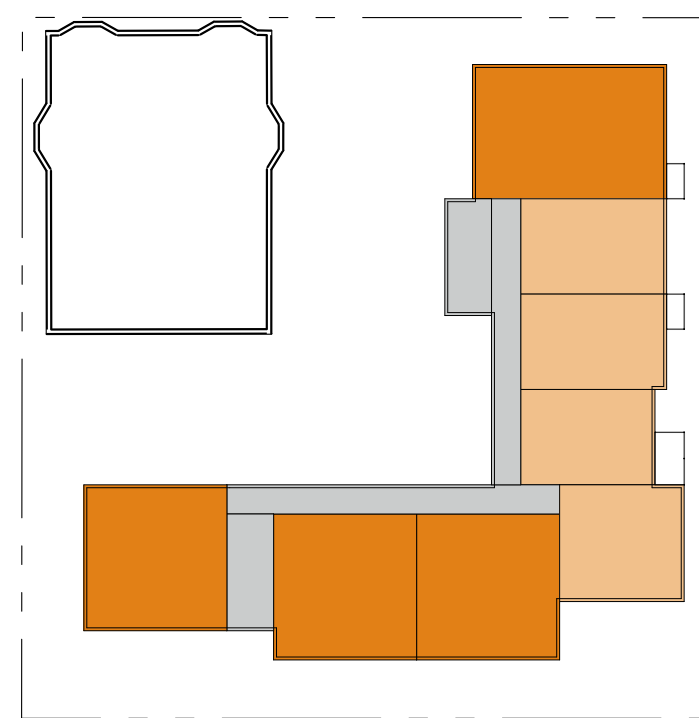




Ground Floor Plan

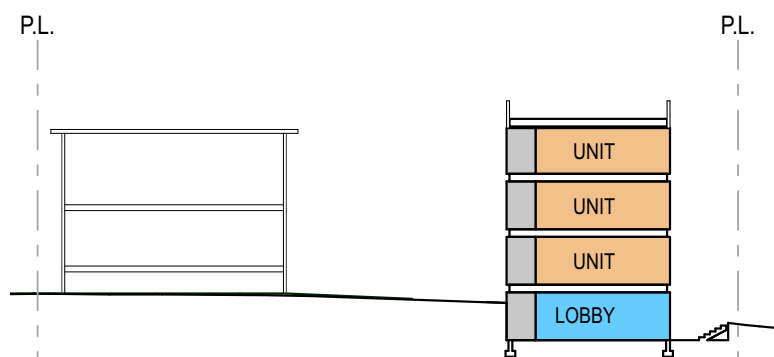


First Floor Plan

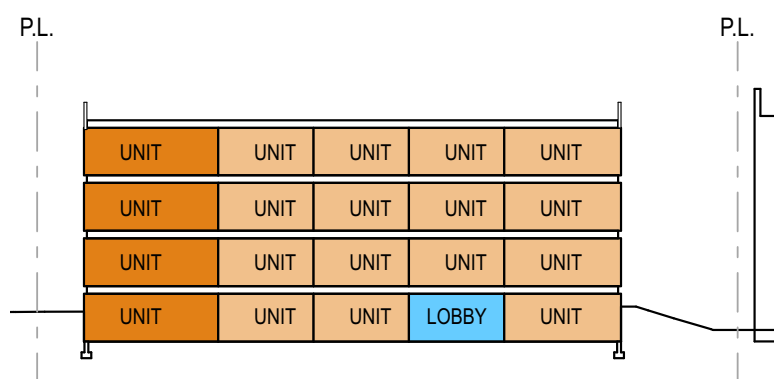


Typical Floor Plan

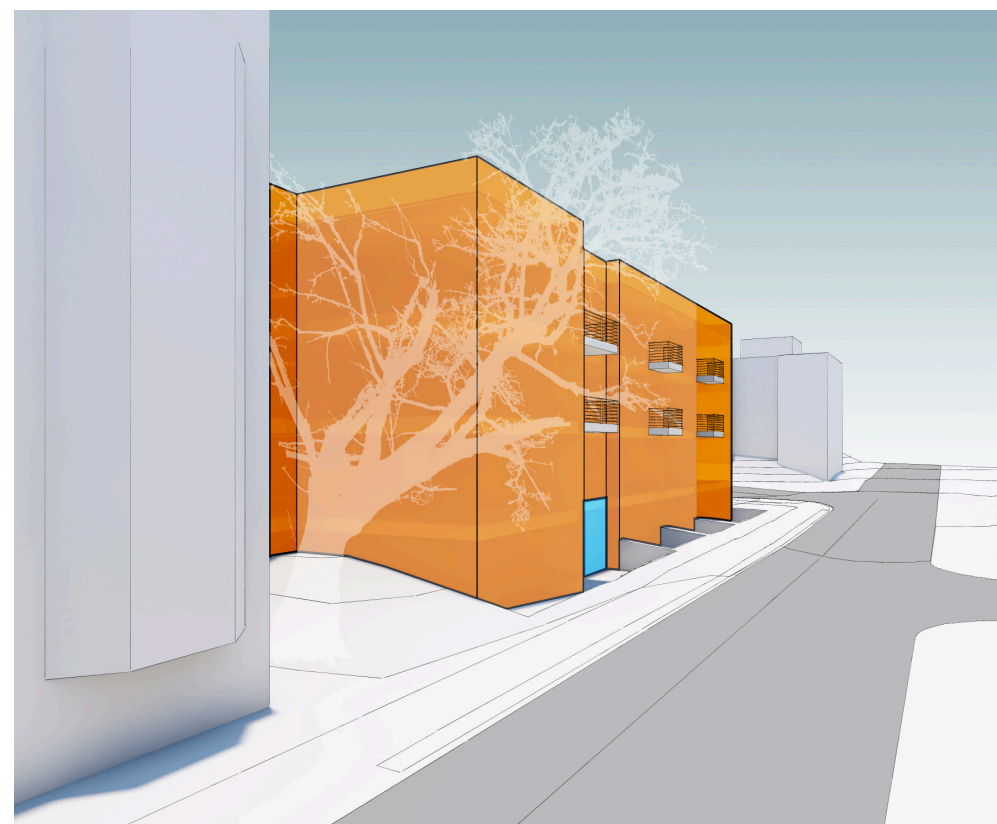
- Studio Apartment
- 1-Bedroom Apartment
- Interior Circulation
- Exterior Circulation
- Storage/Service
- Lobby
- Entry
- Existing 4-Plex Structure



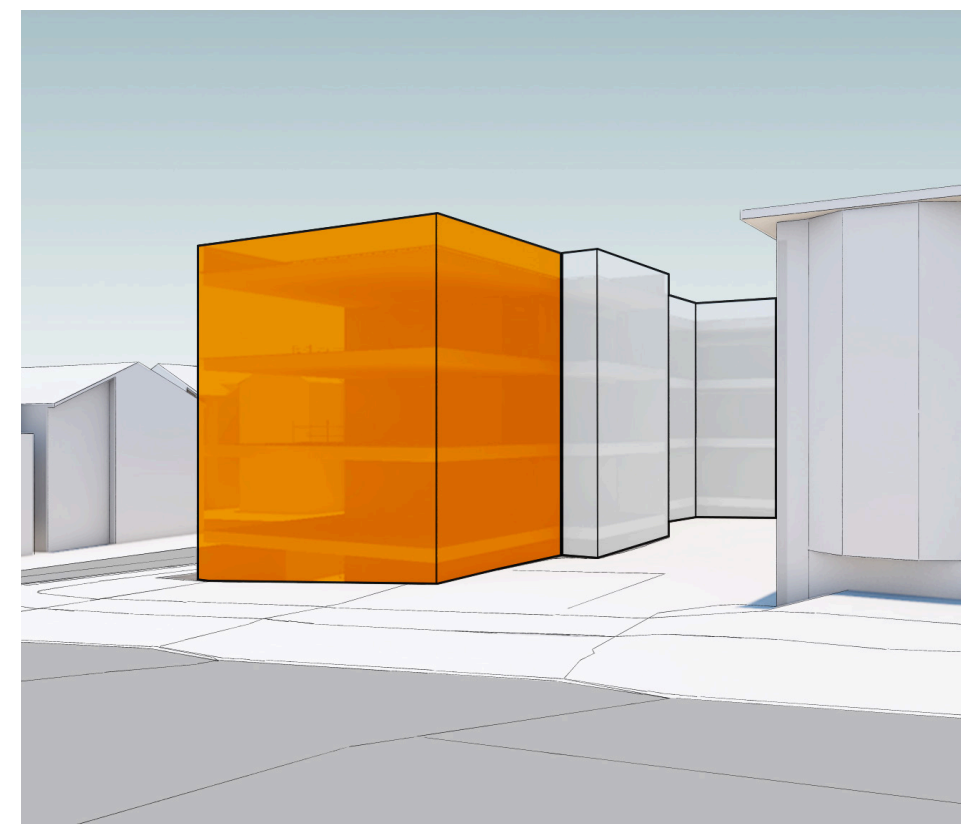
BB. Longitudinal section looking N



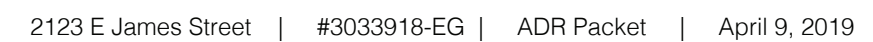
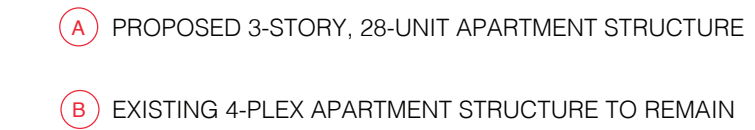
AA. Transverse Section looking E



4 View looking Northwest from 22nd Avenue



5 View looking Southeast from E James Street



DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTING DESIGN GUIDANCE
1	FACADE WIDTH SMC 23.45.527 TABLE A	90'-0" MAXIMUM	102'-0"	12'-0"	The design proposal responds to multiple site characteristics and constraints. It preserves the existing 4-plex apartment structure in the northwest corner of the site, provides ample space per the arborist report recommendation to the exceptional Bigleaf Maple tree in the southeast corner and creates a large central courtyard between the structures that directly engages E James Street. These design moves, paired with a strong presence at the street corner, results in the proposed L-shaped structure of Alternative 3. The total structure width along 22nd Avenue is 112 feet. The perceived structure width is 92 feet with a setback that varies from 6.5 feet to 11.5 feet from the street lot line. The remaining 10 feet of structure width located in the southeast corner is shifted back 27.75 feet from the street lot line, resulting in an average front setback of 11 feet. This shift creates modulation adjacent to the existing non-compliant apartment structure to the south and provides ample space for the tree preservation area required for the exceptional tree on site. It also creates a larger and significantly more usable common amenity area for the project at the center of the site, visible from E James Street to the north. In summary, the structure width departure supports the intent of the Design Guidelines and is mitigated through modulation consistent with the massing and setback pattern that exists along the west side of 22nd Avenue, generous setbacks at all sides of the structure and screening provided by the existing tree and landscape buffers.	CS2.B.2 : CONNECTION TO THE STREET CS2.D.2 : EXISTING SITE FEATURES CS2.D.5 : RESPECT FOR ADJACENT SITES CS2.C.1 : CORNER SITES PL1.A.1 : ENHANCING OPEN SPACE DC2.C.1 : SITE CHARACTERISTICS DC3.B.4 : MULTIFAMILY OPEN SPACE

PRECEDENT ANALYSIS

The design team did an analysis of projects precedents that will inform the design of the proposed development. These examples show the articulation of these architectural features.

DESIGN PRECEDENTS

- ① RESPOND TO EXISTING TREE
- ② MAINTAIN STREET EDGE AT CORNER
- ③ DIFFERENTIATE MASSING WITH MATERIALS
- ④ GARDEN APARTMENTS ALONG STREET FRONT
- ⑤ RESPOND TO EXISTING STRUCTURES ON SITE
- ⑥ UTILIZE PLANTING STRIPS AND ONSITE LANDSCAPE BUFFERS TO PROTECT THE SIDEWALK AND CREATE A “ROOM” BETWEEN THE STREET AND THE BUILDING



410 Federal Avenue E, b9 Architects



Base Ballard Apartments, Ballard



121 12th Avenue E Apartments, b9 Architects



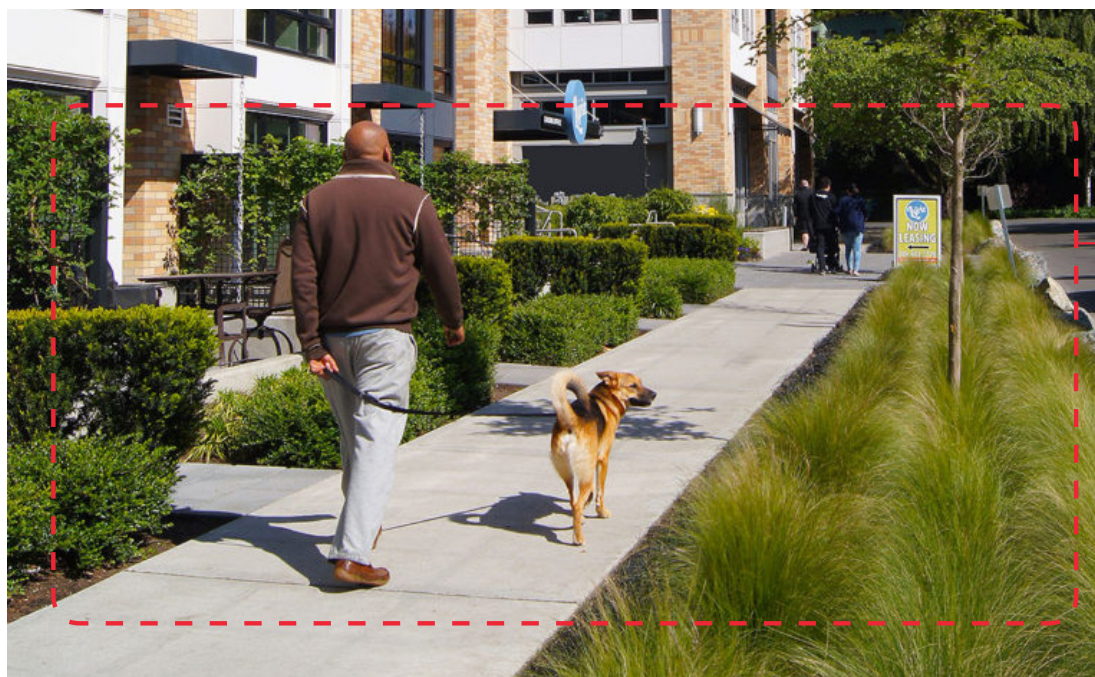
Bespoke Apartments, Ballard



748 11th Avenue, b9 Architects



Row 1412, b9 Architect



The Lyric Apartments, Capitol Hill



Bel Roy Apartments, Weinstein AU

ALTERNATIVE 3 CONCEPTUAL LANDSCAPE PLAN



Vine Maple



Autumn Moon Maple



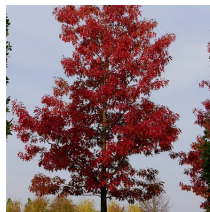
Eastern Redbud



Slender Hinoki Cypress



Magyar Ginkgo



Scarlet Oak



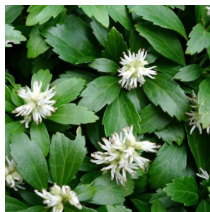
Skyrocket Oak



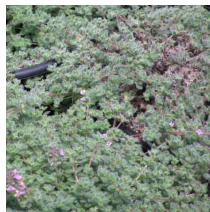
Bugleweed



Red Barrenwort



Japanese Spurge



Wolly Thyme



Dwarf Periwinkle



Golden Variegated Sweetflag



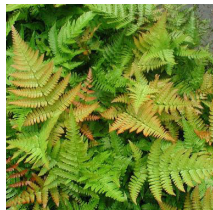
Winterglow Bergenia



Feather Reed Grass



Everillo Japanese Sedge



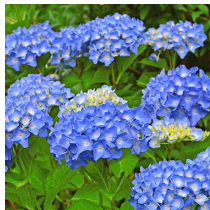
Autumn Fern



Japanese Fatsia



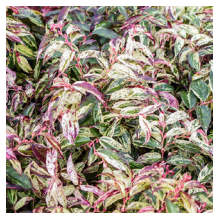
Golden Variegated Hakonechloa



Nikko Blue Hydrangea



Sky Pencil Japanese Holly



Rainbow Leucothoe



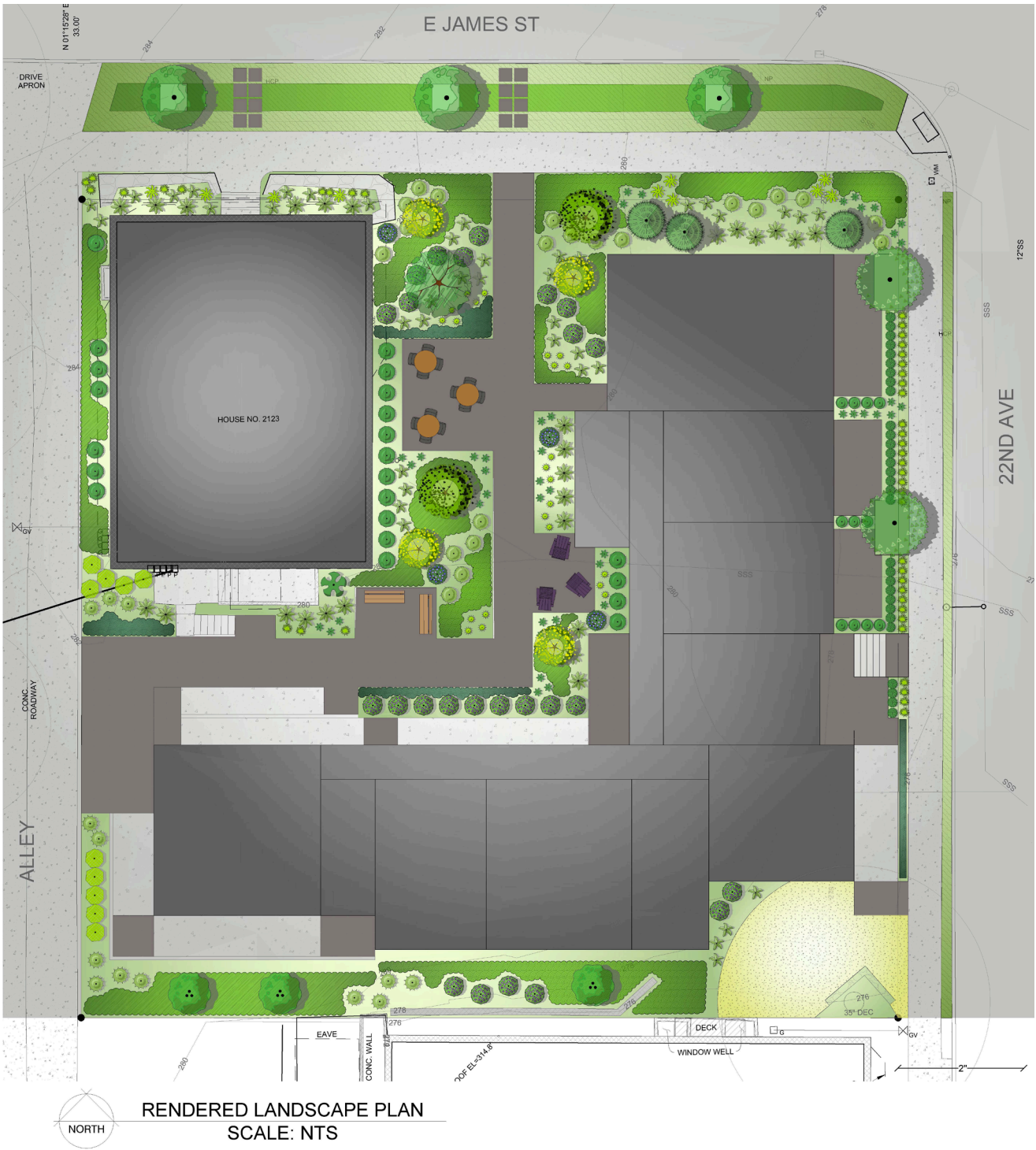
Porcupine Grass







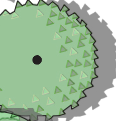








Heavenly Bamboo



Ramapo Rhododendron



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	<i>Acer circinatum</i> / Vine Maple
	<i>Acer japonicum</i> 'Autumn Moon' / Autumn Moon Maple
	<i>Cercis canadensis</i> / Eastern Redbud
	<i>Chamaecyparis obtusa</i> 'Gracilis' / Slender Hinoki Cypress
	<i>Ginkgo biloba</i> 'Magyar' / Magyar Ginkgo Street Tree
	<i>Quercus coccinea</i> / Scarlet Oak Street Tree
	<i>Quercus robur</i> 'Fastigiata' / Skyrocket Oak
GROUND COVERS	BOTANICAL NAME / COMMON NAME
	<i>Ajuga reptans</i> / Bugleweed
	<i>Epimedium</i> x <i>rubrum</i> / Red Barrenwort
	<i>Pachysandra terminalis</i> / Japanese Spurge
	<i>Thymus pseudolanuginosus</i> / Woolly Thyme
	<i>Vinca minor</i> 'Bowles Blue' / Dwarf Periwinkle
SITE	BOTANICAL NAME / COMMON NAME
	Arborist Chips 3" Depth

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME
	<i>Acorus gramineus</i> 'Ogon' / Golden Variegated Sweetflag
	<i>Bergenia cordifolia</i> 'Winterglut' / Winterglow Bergenia
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Feather Reed Grass
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Dryopteris erythrosora</i> / Autumn Fern
	<i>Fatsia japonica</i> / Japanese Fatsia
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa
	<i>Hydrangea macrophylla</i> 'Nikko Blue' / Nikko Blue Hydrangea
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Miscanthus sinensis</i> 'Strictus' / Porcupine Grass
	<i>Nandina domestica</i> 'Sienna Sunrise' / Heavenly Bamboo
	<i>Rhododendron</i> x 'Ramapo' / Ramapo Rhododendron
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca

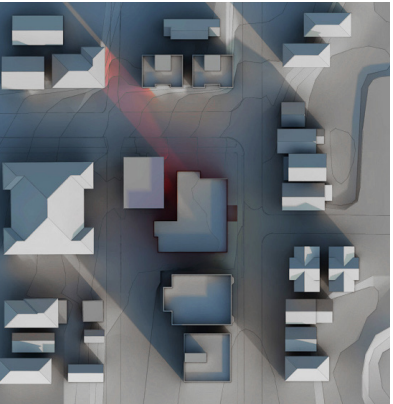
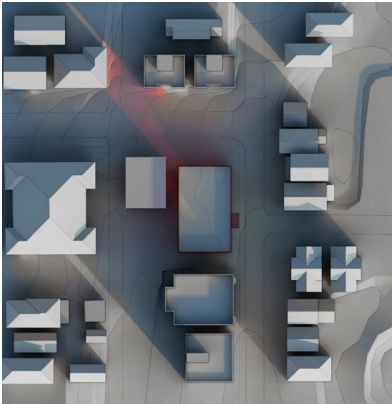
DECEMBER COMPARISON

ALTERNATIVE 1

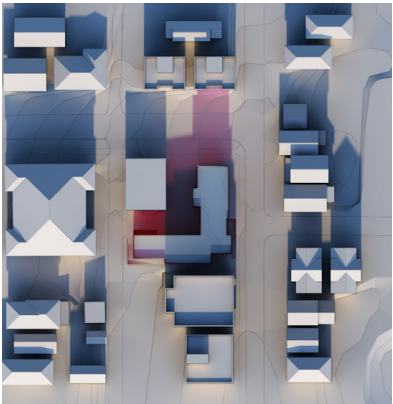
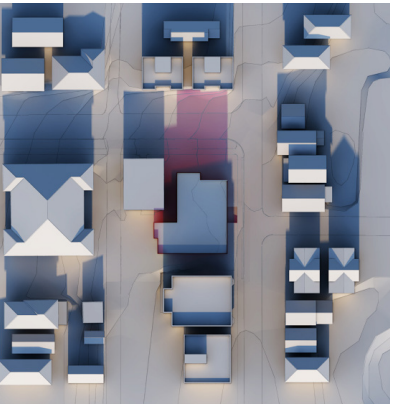
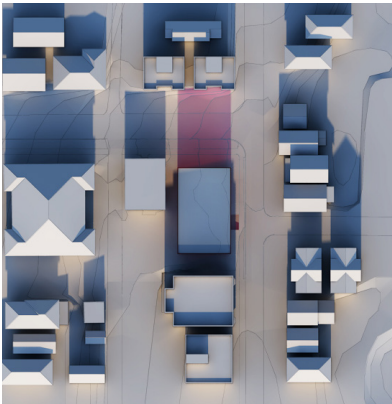
ALTERNATIVE 2

ALTERNATIVE 3

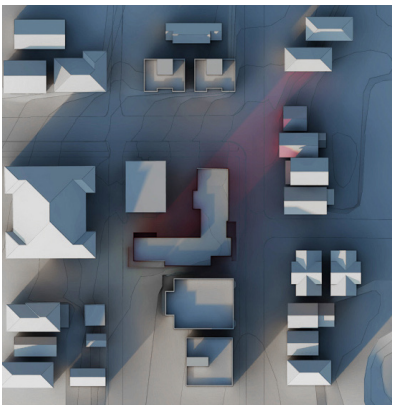
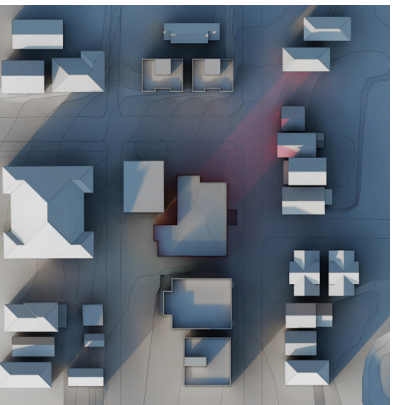
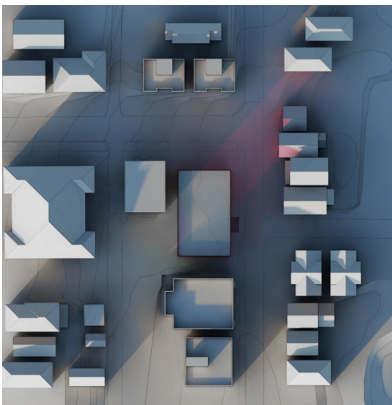
9 am



12 pm



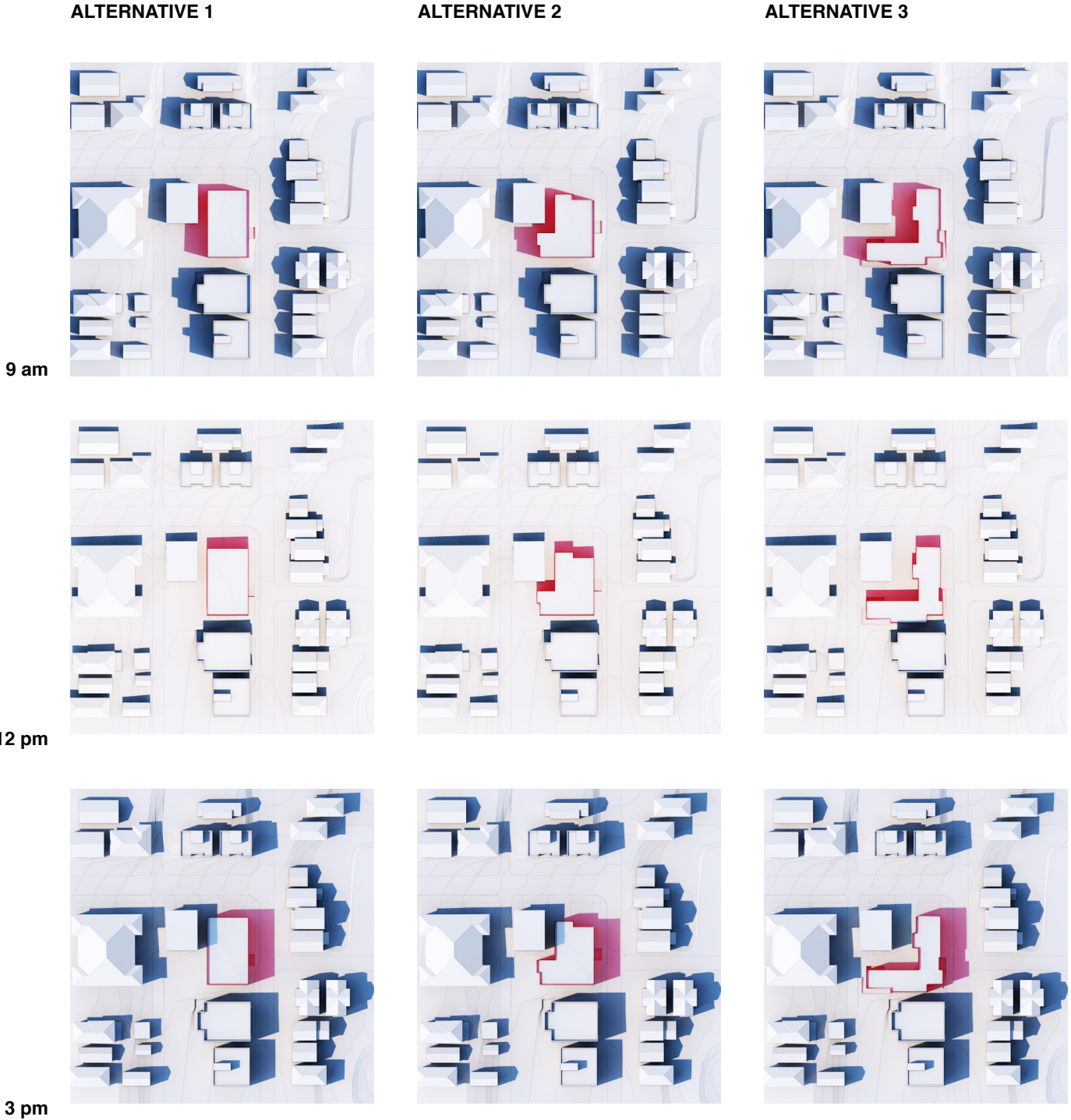
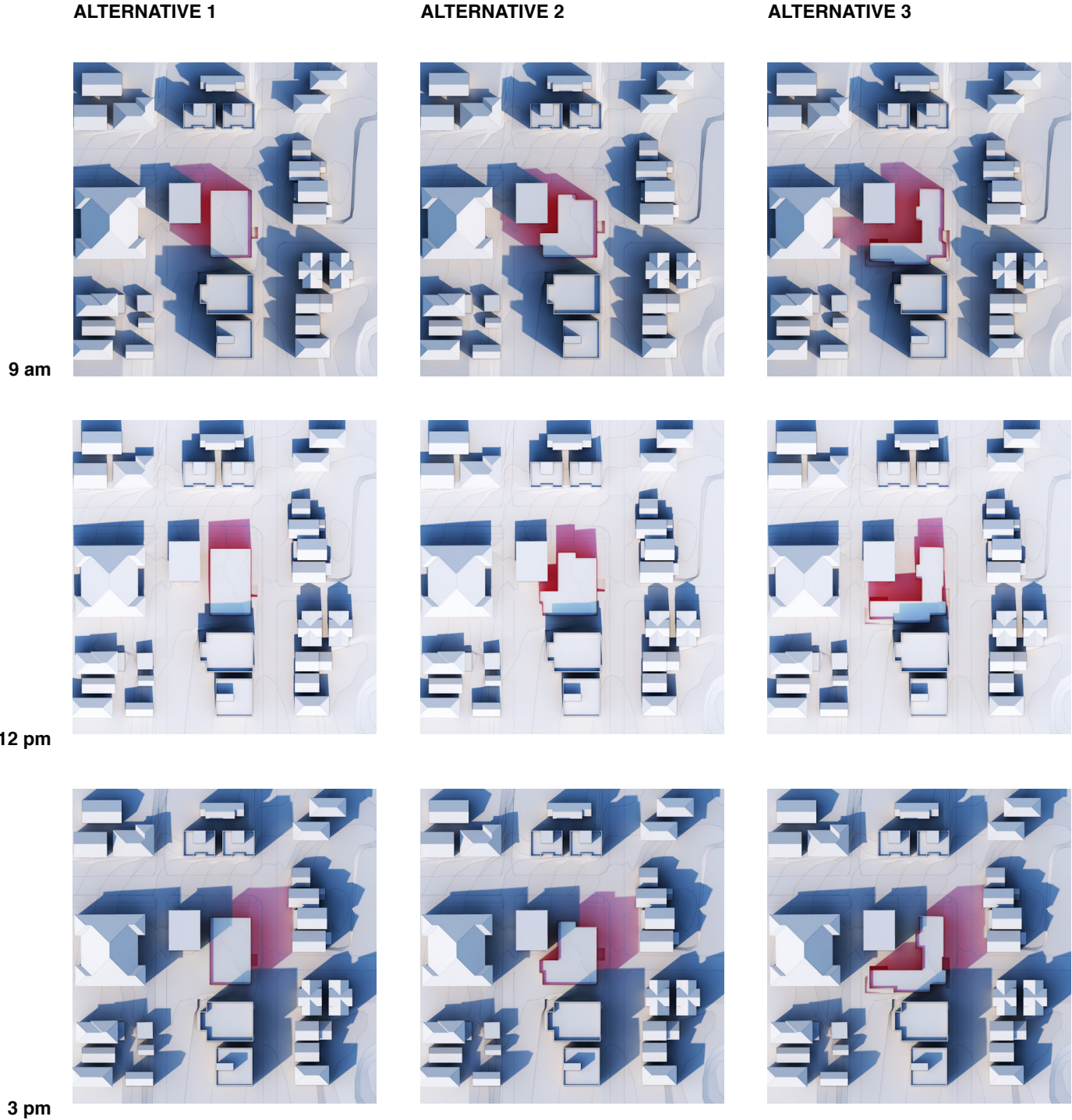
3 pm



SHADOW STUDIES

MARCH/SEPTEMBER COMPARISON

JUNE COMPARISON



COMPLETED WORK b9 ARCHITECTS



1601 N 45th Street Apartments (Under Construction)



748 11th Avenue E Apartments



121-123 12th Avenue E Apartments



1427 NW 65th Street Apartments



1427 NW 65th Street Apartments