

119 19th Avenue Seattle, WA 98122
SDCI Number: 3033988
September 26th, 2019

Vision



- Reinforcing the network of open space in the neighborhood by providing distinctive common areas and multi-use open areas
- Respond to and support the ever increasing multi-modal lifestyle of current and future residents in the community



Design Professional:

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Team

Cadence: Cadence Real Estate is recognized as one of the premiere value-add property managers and real estate investors in the Northwest. We seek to create a high standard of living for our residents.

GGLO: We seek to bring the essence of community alive in each of our projects – believing that the fundamental desire to interact and feel a part of something can be evoked through design. This perspective runs deep through our practice, helping ensure our solutions have the most positive impact in any context and place. We believe it's both the opportunity and responsibility of design to inspire the best aspects of community.

Objectives

The design and development team has evolved the proposed plan for this project with a focus on integrating design- positive urban density in the Squire Park neighborhood of the Central District. Recently the team conducted community outreach efforts that included a publicly-held community meeting, as well as a discretionary meeting with the Central District LURC.

We feel the development objectives are most clearly evident when we summarize the project's relationship with the Squire Park street frontages.

19th

- Unit front doors, stoops and terraces create a strong interface with 19th
- Clear transition zones and territories
- Rhythm of landscape and building features support and encourage walkability

FIR

- Clearly identified front door and forecourt
- Height bulk and scale of building is varied and welcoming, with transparent lobby connecting volumes
- Lobby and residential uses create "eyes on the street" along Fir & 19th
- Forecourt is a linear open space that adds additional landscape and low impact design features to public realm

Corner of 19th and Fir

- Integrated community-related features
- Subtle lighting creates "lantern" effect

Residential Units:

- Approximately 70 Dwelling Units

Parking Stalls:

- None

Commercial:

- No retail spaces per code

Address:

119 19th Ave, Seattle, WA 98122

Parcel:

982670-0940

Base Zone:

LR3 - Lowrise 3

Overlay Zones:

Frequent Transit
Detached Accessory Dwelling Units
23rd & Union-Jackson (Residential Urban Village)

Community Outreach

COMMUNITY OUTREACH MEETING

FEBRUARY 12, 2019

Through the Department of Neighborhoods program, the development team conducted and attended an open house relative to the development proposal. The following design-related comments were provided:

- Landscaping: One attendee questioned whether existing trees on site will be removed. Another attendee noted there is currently no zoned residential parking and inquired whether there would be any green space dedicated to Fir Street, as people currently park on the hardscape there and obstruct the sidewalk; attendee would like to see a sidewalk there.
- Massing: One attendee questions why some space on the property will be green rather than a continuation of the structure.

RESPONSE: The design team will enlarge the Fir St. sidewalk frontage and make it more walkable than it currently is. Regarding the massing, the plan exhibit showed a diagram of site circulation that was misconstrued as a built element.

CENTRAL DISTRICT LURC MEETING

FEBRUARY 25, 2019

The design team met with the Central District Land Use Review Committee and presented the preferred alternative. The feedback was favorable and included the following points:

- Explore alternatives to the 19th Street frontage, whereby the building does not create a long horizontal overhang.
- If possible, include family size units
- Regarding compliance with Design Guideline A.1, approach this in an integral way to the building architecture. Strong and clear concepts are encouraged.

RESPONSE: The design team has integrated the feedback in the preferred alternative.

CENTRAL DISTRICT LURC MEETING

AUGUST 26, 2019

The Cadence development team met with the CD LURC group and shared updates to the project. These updates included new information on tenant relocation for the Chateau. Cadence is working with a low-income housing provider to transfer the contracts so that existing tenants will have many viable choices for relocation.

Regarding the new plan, the LURC group had these comments:

- Appreciate the various pedestrian amenities provided throughout.
- The 19th St frontage and conceptual massing were well received.
- The integration of universal design and accessibility features was appreciated. The lowering of the floor levels to ease vertical transitions as well as using the accessible lobby ramp for multi-modal use, hub and gathering area was well received.
- Focus on lighting of pedestrian pathways is good. Integration of multi-seasonal lighting overall a good idea.

RESPONSE: The design team has integrated the feedback into the preferred alternative and is moving forward to further evolve the ideas shared for the next Design Review meeting.

RESIDENT ENGAGEMENT - RELOCATION PROCESS

- Voluntary commitment announced shortly with local low-income housing provider that ensures residents can retain their Section 8 voucher and stay in the neighborhood
- Per the City's Tenant Relocation Assistance Ordinance (TRAO), each household that qualifies will receive approx. \$3,900 to assist with relocation
- Voluntary commitment by ownership to provide an additional \$5,000 to every household
- Voluntary commitment to delay building demolition for at least 3-4 years to maximize amount of time residents can stay in the building
- Resident letter and FAQ mailed in March 2019 to discuss these items and well-attended resident meeting held, with SDCI staff, to discuss details and answer questions
- Updated letter going out shortly to provide updates on Section 8 process, new housing opportunities in the neighborhood and answer any questions about financial relocation assistance
- Worked with SDCI to address several deferred maintenance issues from prior ownership
- Second resident open house planned in September to provide in-person updates

EDG 1 Board Comments

I - Building Mass and Scale

The Board had several concerns & they recommended the applicant modify the proposed design in the following ways:

- 1a The façade of the building is busy & does not read very clearly.
- 1b The façade needs simplifying
The massing shown for the preferred option was a placeholder that indicated generic modulation along the groundplane. The applicant has provided a more advanced and integrated massing concept in the EDG materials #2 that reflects the related design guidelines, neighborhood context (pg. 20) & is mindful of addressing pedestrian scale & interface.
- 1c The SE corner of the building should be moved further back from the sidewalk to provide additional open space at the SE corner
This comment has been addressed in the revised plan. As the lobby has moved to this vicinity, the design team has set back the building to provide for bike parking, a wide stair that faces south, & an accessible ramp that also serves as a bike path. These hardscape features will include integrated seating that provide opportunities for casual interaction.
- 1d Step the building mass down at the NE corner at the intersection of 19th Ave & E Fir St.
The building massing has been reduced by 5.5' at the corner of 19th and Fir (pg.19).

(CS2.C.1, DC2.1.a.b.e)

II - Cultural Resources/ Neighborhood Context

The Board discussed the cultural relevance of the proposed building & its associated open space within the existing context of the neighborhood.

- 2a The Board gave guidance to remove the 4 parking spaces located in the interior of the site & replace the parking with open space suitable for a future garden area.
The design team has removed the parking & replaced it with planting as advised.
- 2b The Board encouraged the applicant to reach out to other community groups in the Central Area neighborhood to assist with establishing a palette of materials & colors appropriate for the building.
The design team has met with the Central District LURC (pg. 4), to review the plan itself. Additional meetings will be scheduled to discuss the next suitable steps appropriate for the building upon approval of EDG #2.

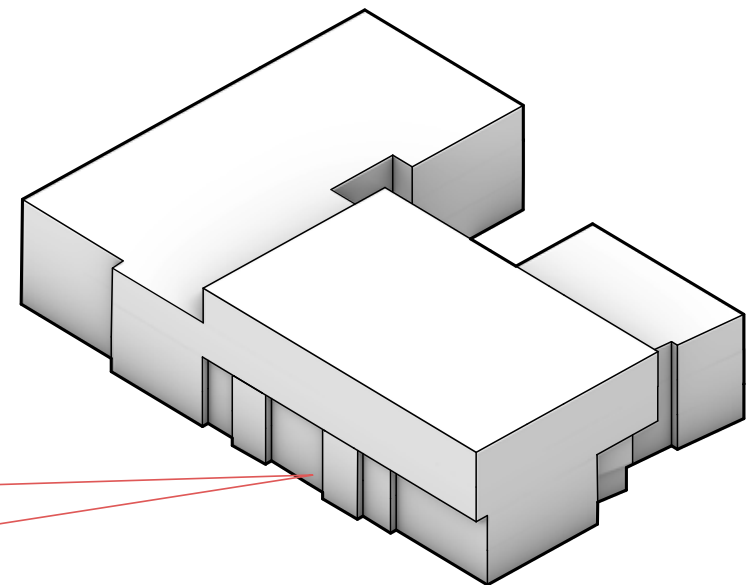
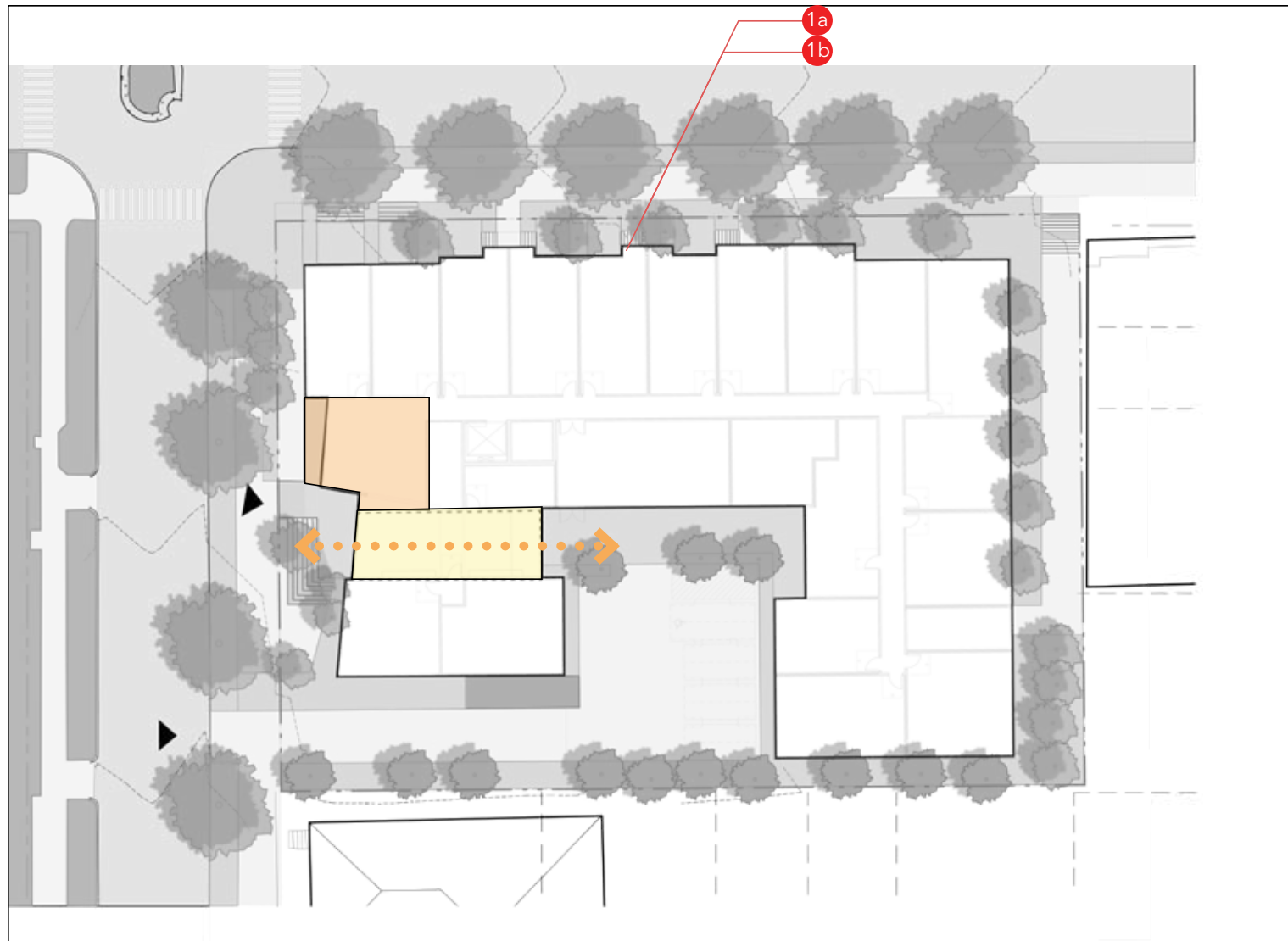
(PL1.A, PL1.2.a, DC4.A.1)

III - Residential Entry

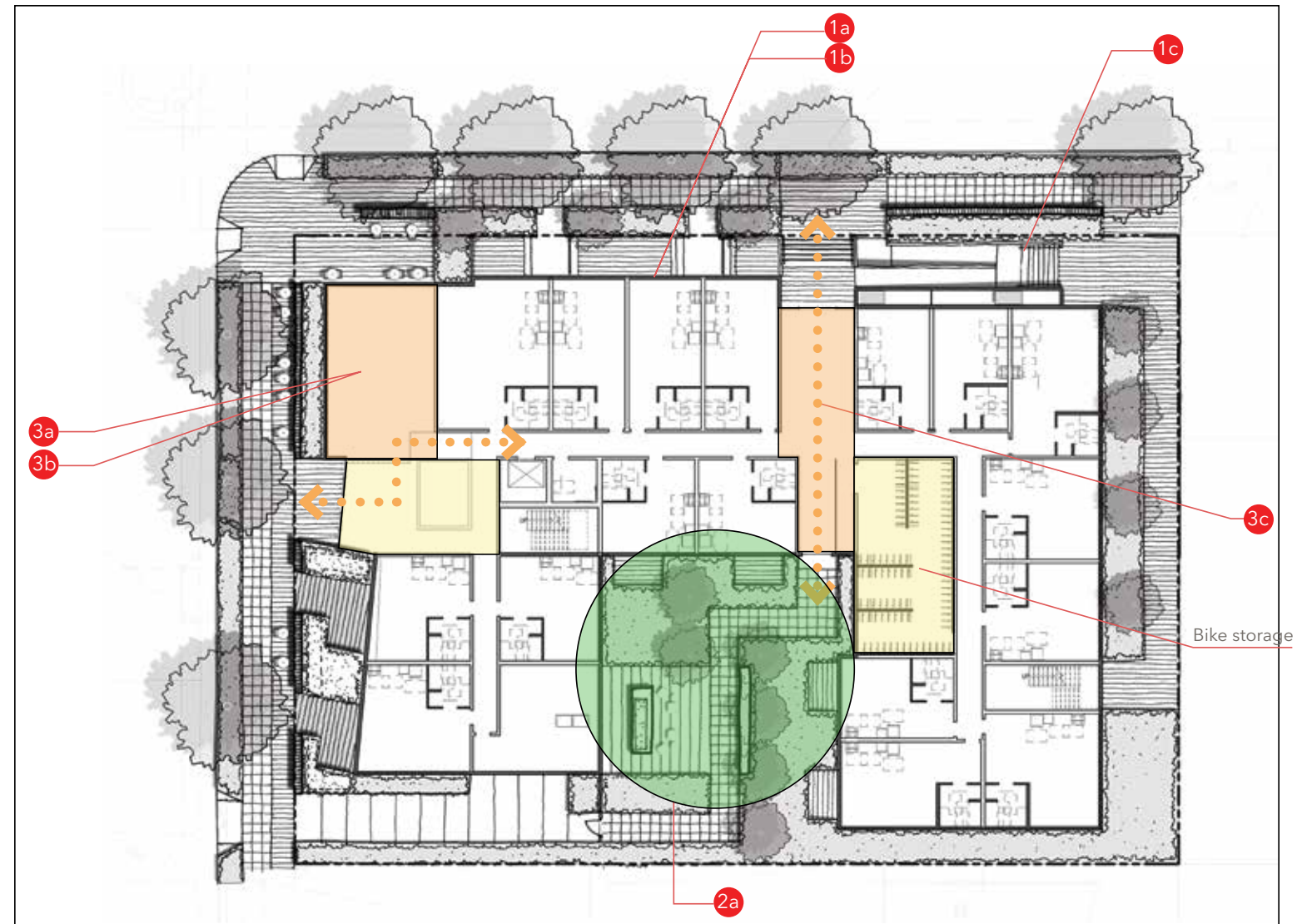
The Board noted the treatment of the corner of 19th Ave & E Fir St at the ground level was important.

- 3a The Board recommended the applicant locate the amenity space at this corner to provide greater connectivity to the street & activate the corner
- 3b The Board encouraged the applicant to explore a small retail space at the ground level
The development team was excited at the prospect of a small retail use at the corner of 19th and Fir, such as a coffee vendor. The design team worked extensively with SDCI staff to explore the viability of this, however SDCI has since confirmed this use is not possible in this zone.
- 3c The Board recommended an entry off of 19th Ave that connects with the open space/garden area in the interior courtyard of the development.
The design team has implemented this recommendation with positive results. The relocated lobby has created an opportunity for stairs, ramps and planting that engage pedestrians, which are shown on page 10, 11, 18 and 21. The accessible route to the lobby creates the need for the ramp, but we feel this can function as a useful transition element for bicycles as well as those with accessibility needs. We also see the ramp geometry influencing the lower building mass south of the lobby, emphasizing movement and fluidity.
- 3d The Board appreciated the applicant's entry design at Fir St & recommended that this area remain part of the design.
The design team has kept the entry in place as suggested.

(PL1.2.a, PL3.A, PL1.A)



EDG 1 Proposed

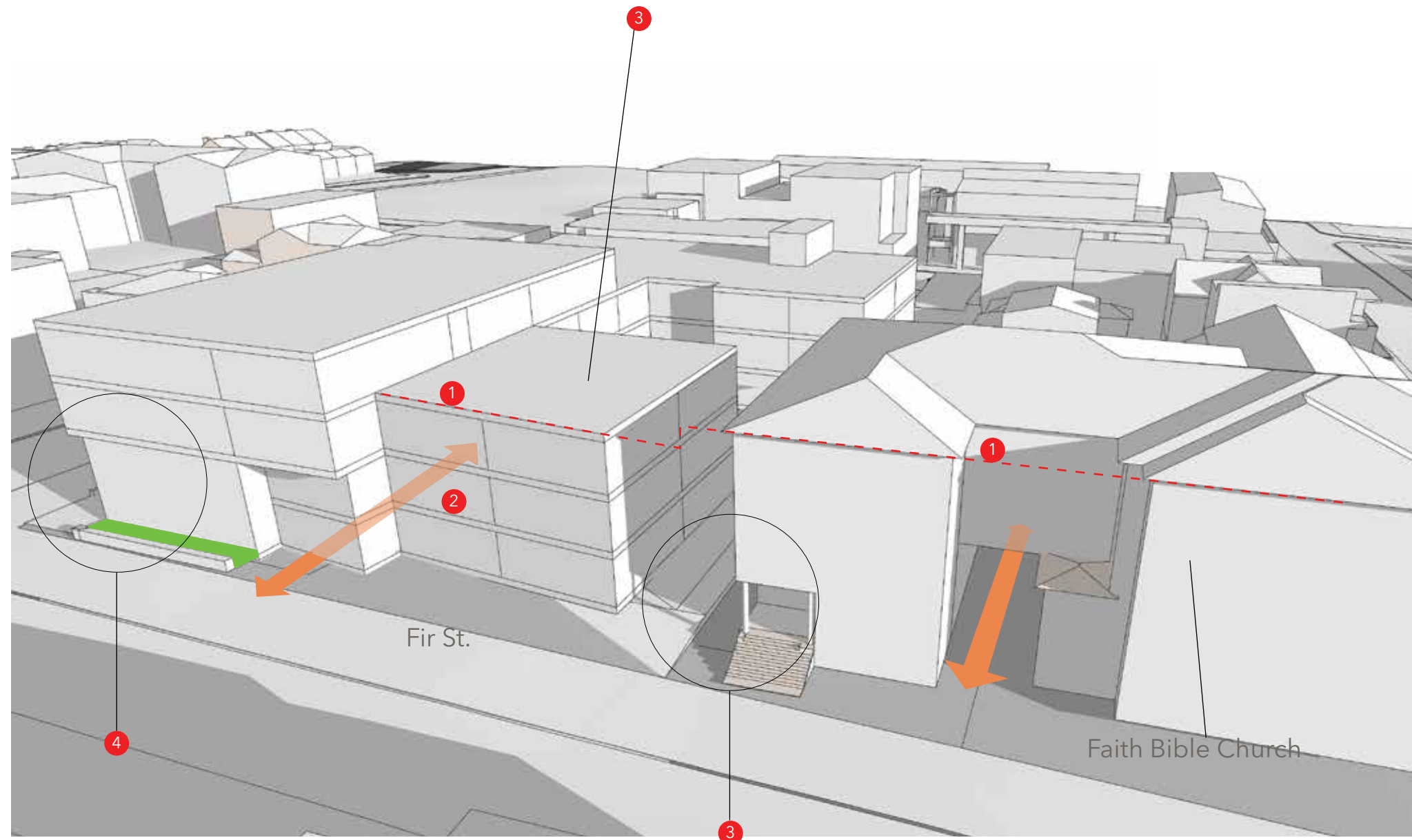


The design team has used the lobby frontage on 19th to create a series of vertical transitions that anchor the east façade, as is shown in the following pages. The lobby through passageway is activated by bicycle storage that allows tenants access to either the courtyard or 19th with their bicycles.

The Fir frontage remains similar in concept to the original plan, although the building finish floor has been lowered to respond to grade along this right of way.

EDG 2 Revised Plan

Site Planning Relative to Design Guidelines



The site planning and building design of the preferred alternative are responsive to and in alignment with the Central Area Design Guidelines. Provided here is a graphic and narrative of for the building frontage on Fir Street.

1 TRANSPARENCY

The site planning gestures along Fir St. utilize permeable lobby element that creates a visual break along the street, very similar to the existing breezeway in the Faith Bible Church. This site planning element is supported by the following Design Guidelines:

- PL3 Street Level Interaction
- CS2 Urban Pattern and Form

2 FIR STREET FORECOURT

The proposed site plan and massing step back from Fir St. to create a linear open space that supports and enhances the walkability of the street. The forecourt will include accessible building access, low impact design infiltration areas, quality hardscape, exterior lighting and active residential uses that help create “eyes on the street”. The forecourt design is supported by the following Design Guidelines:

- PL3 Street Level Interaction
- CS1 Natural Systems and Site Features
- CS2 Urban Pattern and Form

3 CONTEXT AND URBAN FORM

The proposed building massing, which steps from 4 to 3 stories along Fir, creates visual alignment with the neighboring Faith Bible Church roof form, thereby reinforcing existing context and built environment. Additionally, as the building steps away from the property line, the existing Faith Bible Church entry stoop becomes more prominent and visible. The design is supported by the following Design Guidelines:

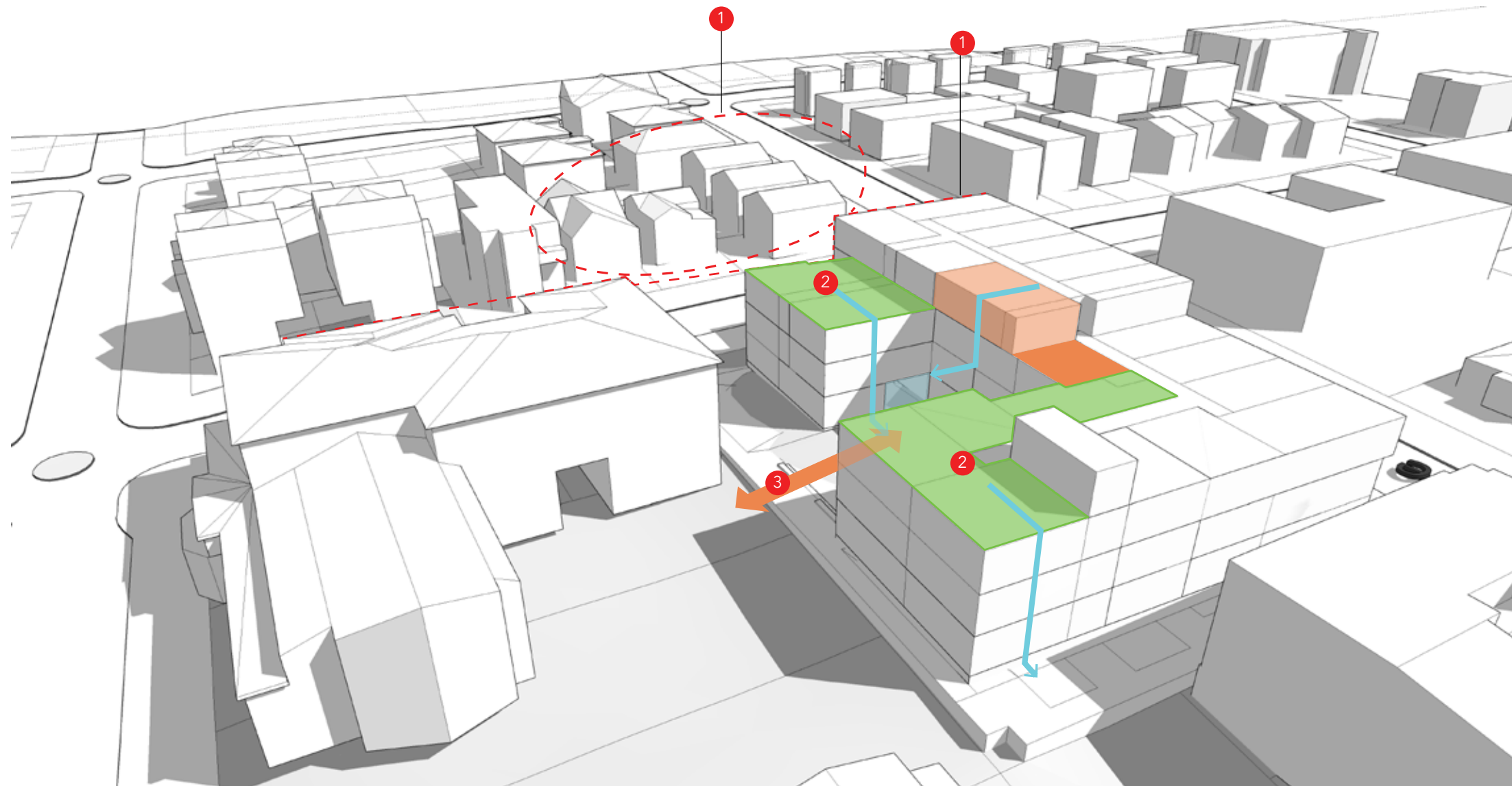
- DC2 Architectural Concept
- CS2 Urban Pattern and Form

4 COMMUNITY CORNER

The proposed site plan will create a focus area at the corner of 19th and Fir, which the team proposes to use to create an engaging design feature. Thoughts for this area include integrated storm features such as rain gardens, exterior lighting that supports the multi-seasonal walkability of the neighborhood, integrated community-based art, and quality hardscape that encourage Squire Park mingling and socializing. The design is supported by the following Design Guidelines:

- A.1 Character Areas
- DC4 Exterior Elements and Finishes”
- CS1 Natural Systems and Site Features
- CS2 Urban Pattern and Form

Site Planning Relative to Design Guidelines



The site planning and building design of the preferred alternative are responsive to and in alignment with the Central Area Design Guidelines. Provided here is a graphic and narrative of for the building frontage on Fir Street.

1 HEIGHT BULK AND SCALE

The site planning gestures along the west internal lot line create alignments with the existing Faith Bible Church, while also allowing south and westerly daylight throughout the year to neighboring properties to the north. This site planning element is supported by the following Design Guidelines:

- DC2 Architectural Concept
- CS2 Urban Pattern and Form

2 NATURAL SYSTEM FUNCTION

The proposed site plan results in a central west-facing courtyard that is on-grade (no structure beneath), serving as a large scale infiltration bed capable of handling roof storm drainage and also allowing deep planting. ". The courtyard design is supported by the following Design Guidelines:

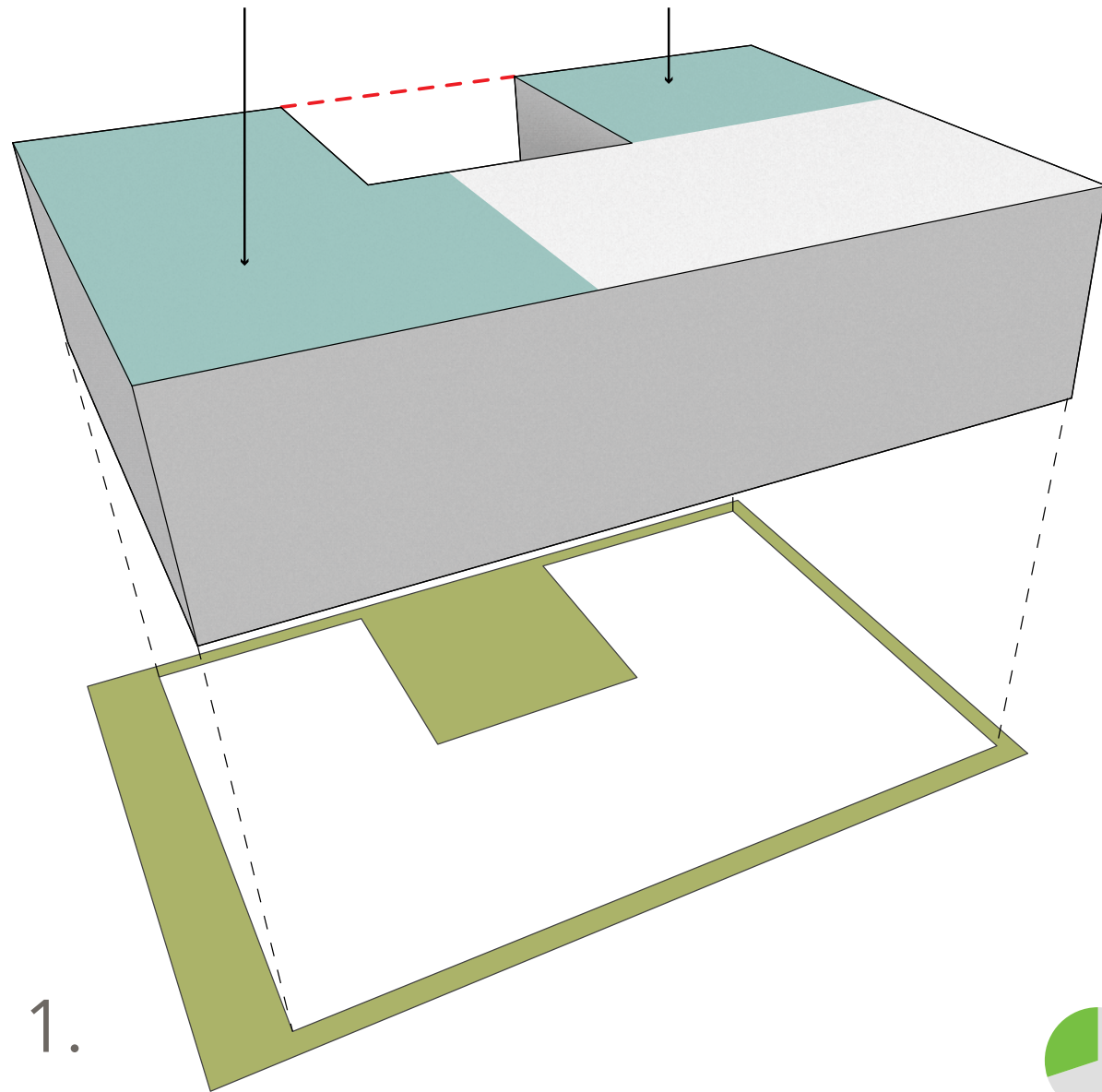
- CS1 Natural Systems and Site Features
- CS2 Urban Pattern and Form

3 OPEN SPACE PLANNING

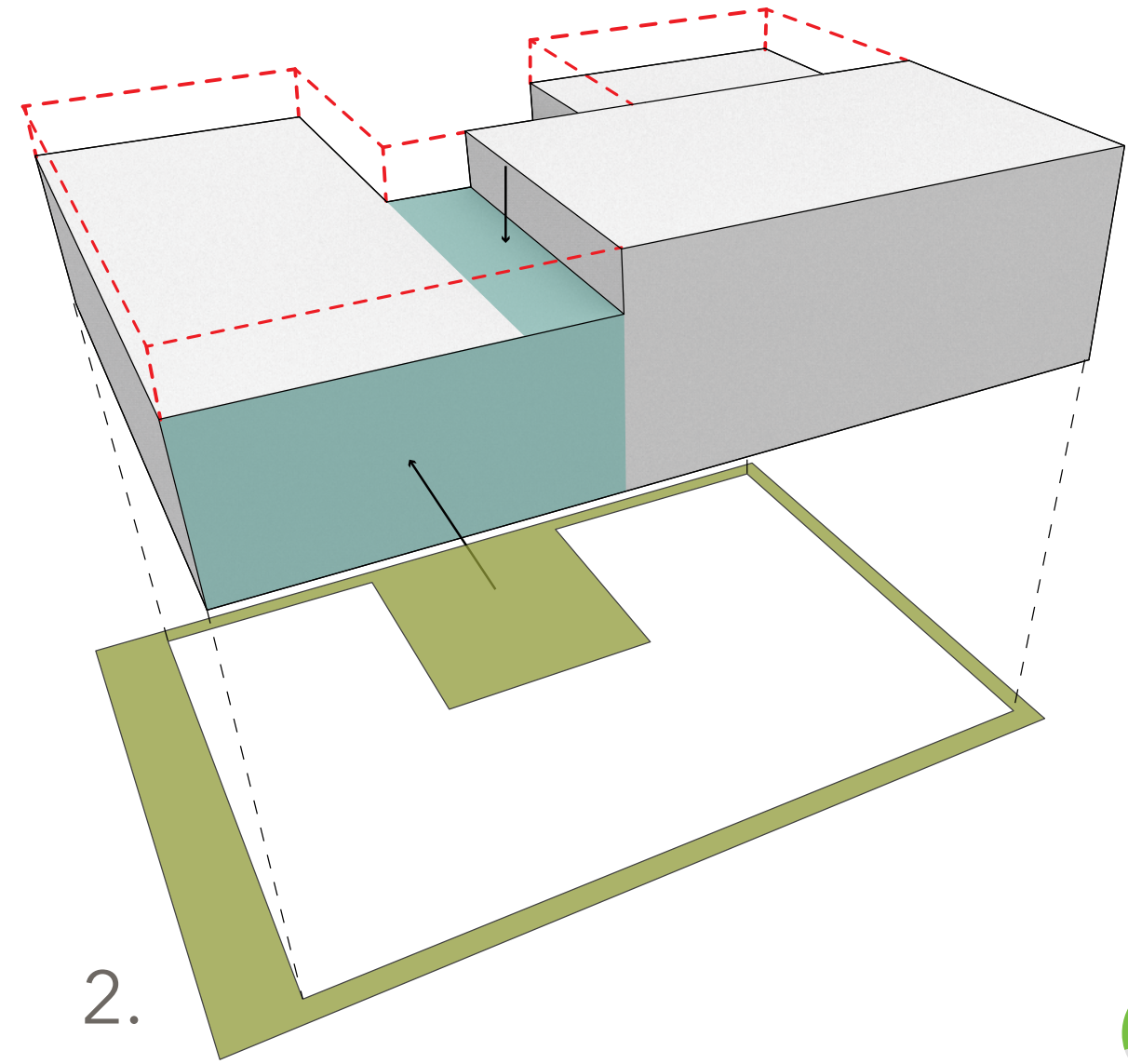
The proposed building massing, which steps from 4 to 3 stories along Fir, creates visual alignment with the neighboring Faith Bible Church roof form, thereby reinforcing existing context and built environment. Additionally, the resulting courtyard creates a de-facto open space between the two properties, whereby both can benefit from borrowed light. The design is supported by the following Design Guidelines:

- DC2 Architectural Concept
- CS2 Urban Pattern and Form

Program/Massing Evolution

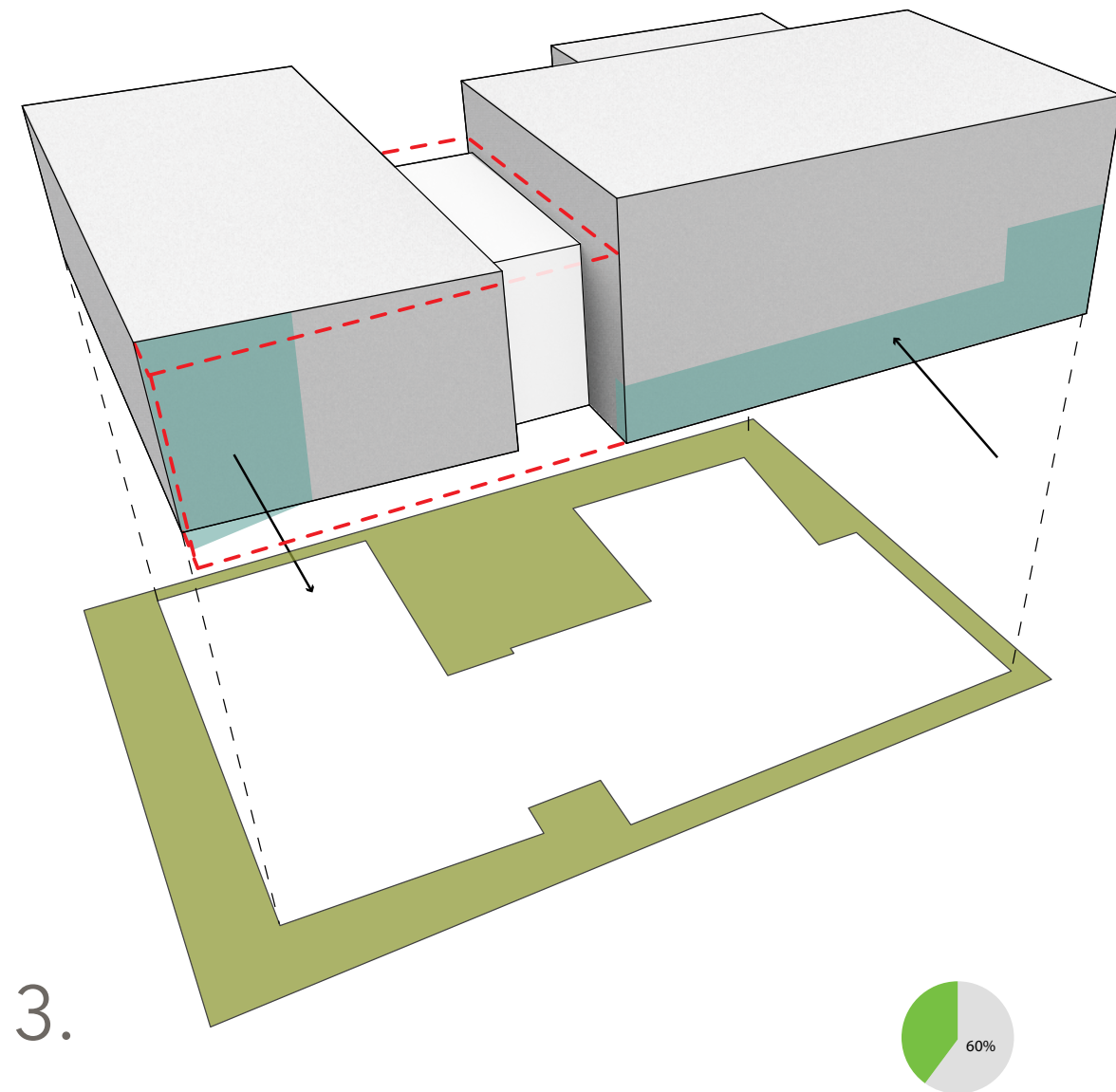


Through climate analysis and in the interest of supporting positive urban form, the design team started with a 3 story u-shaped building mass. This is oriented faced west for maximum resident daylighting, and provided the opportunity for positive street frontage on 19th and Fir. This building geometry is set back per SMC standards, with 5' front and side yard setbacks and a 15' rear yard setback. The lot coverage of this configuration was 70%.

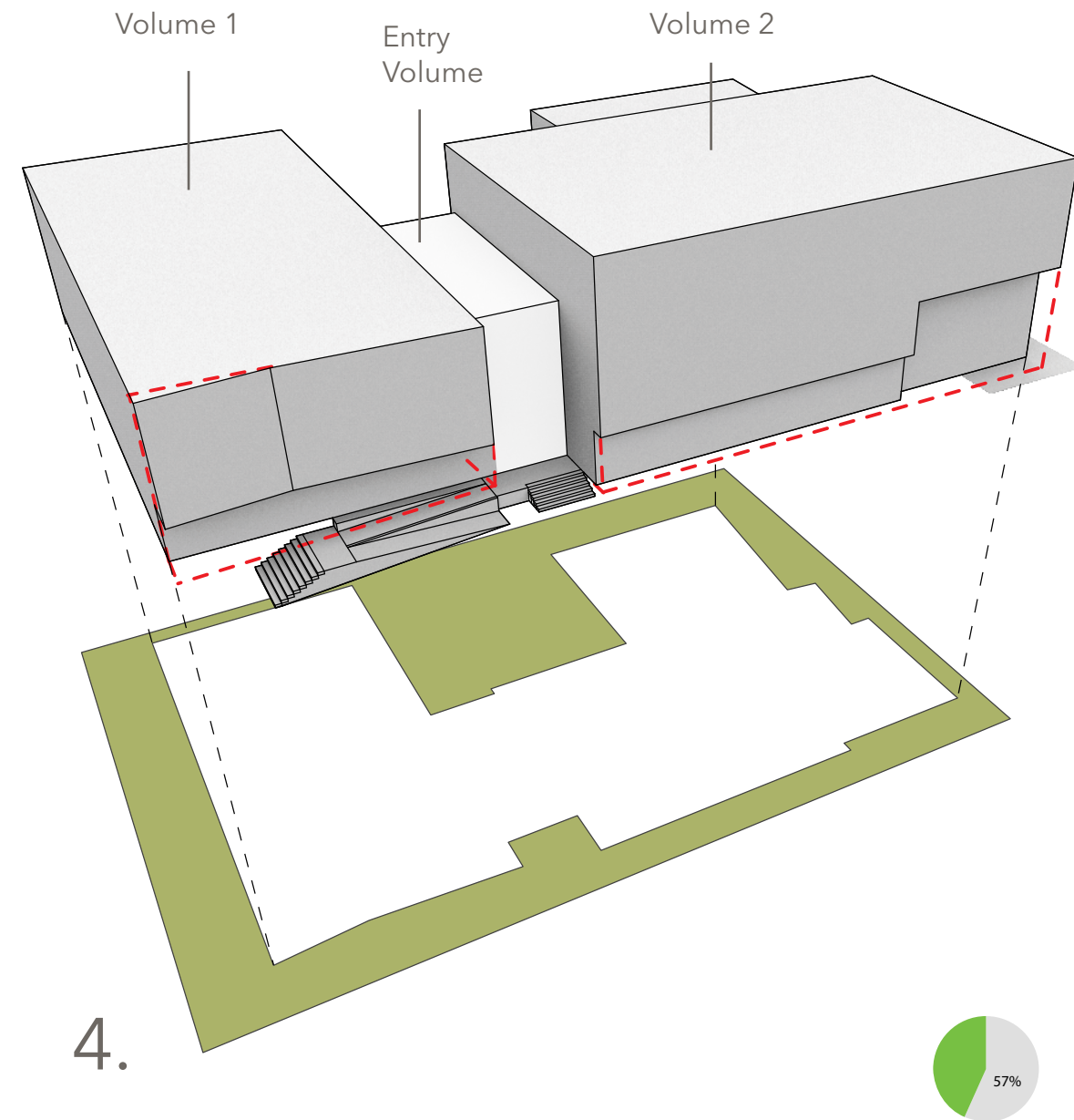


To further emphasize the corner of 19th and Fir and diminish the impact of the building mass on adjacent neighbors, the building mass was intensified to 4 at the corner and held to 3 stories on the south and West sides. The stepped massing responds more positively with adjacent neighbors on 19th and Fir, while supporting an urban volume expression at the corner. The southeast building segment represents the lowest building height of any building along 19th, allowing more afternoon daylight for pedestrians as shown on page 20.

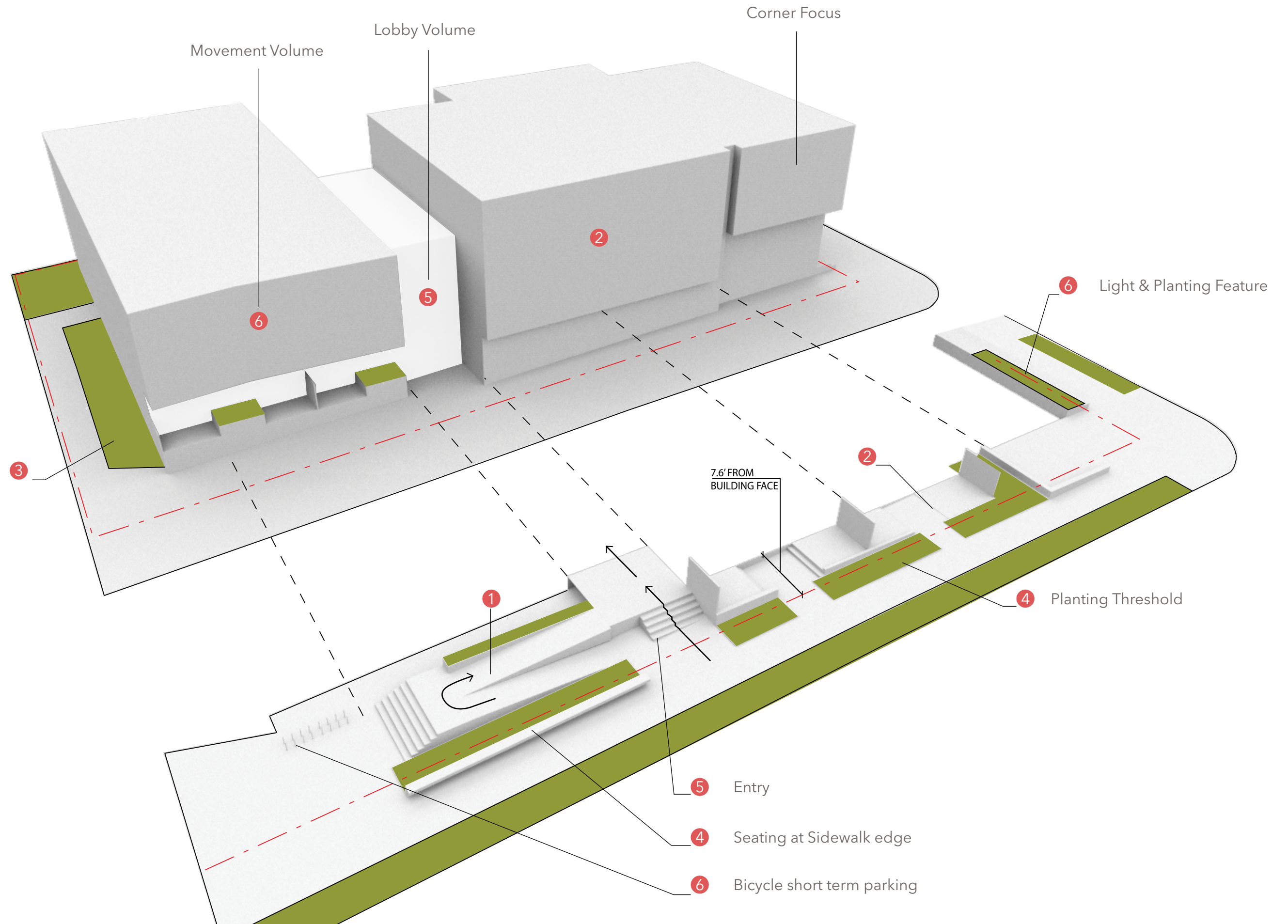
Program/Massing Evolution



The massing was further eroded to respond to the South East corner open space and the new lobby location (both per EDG #1 feedback). This along with the stepped story configuration from step 2 allowed a smaller overall building footprint for the site, resulting in a lot coverage of 60%. This 3-part massing emphasizes the entry and defines two unique building volumes along 19th.



The final evolution of the massing along 19th involves eroding away the first floor to further allow for transition space for residential uses and amenities that front this area. The entry lobby, amenity and residential uses setback zone will provide an opportunity to create a hierarchy of hardscape, planting, and vertical transitions that define public, threshold and private territories. This results in a lot coverage of 57%, down significantly from the SMC-allowable lot coverage of 70%. More definition to these elements is shown on page 10 through 22.



Proposed Site Plan

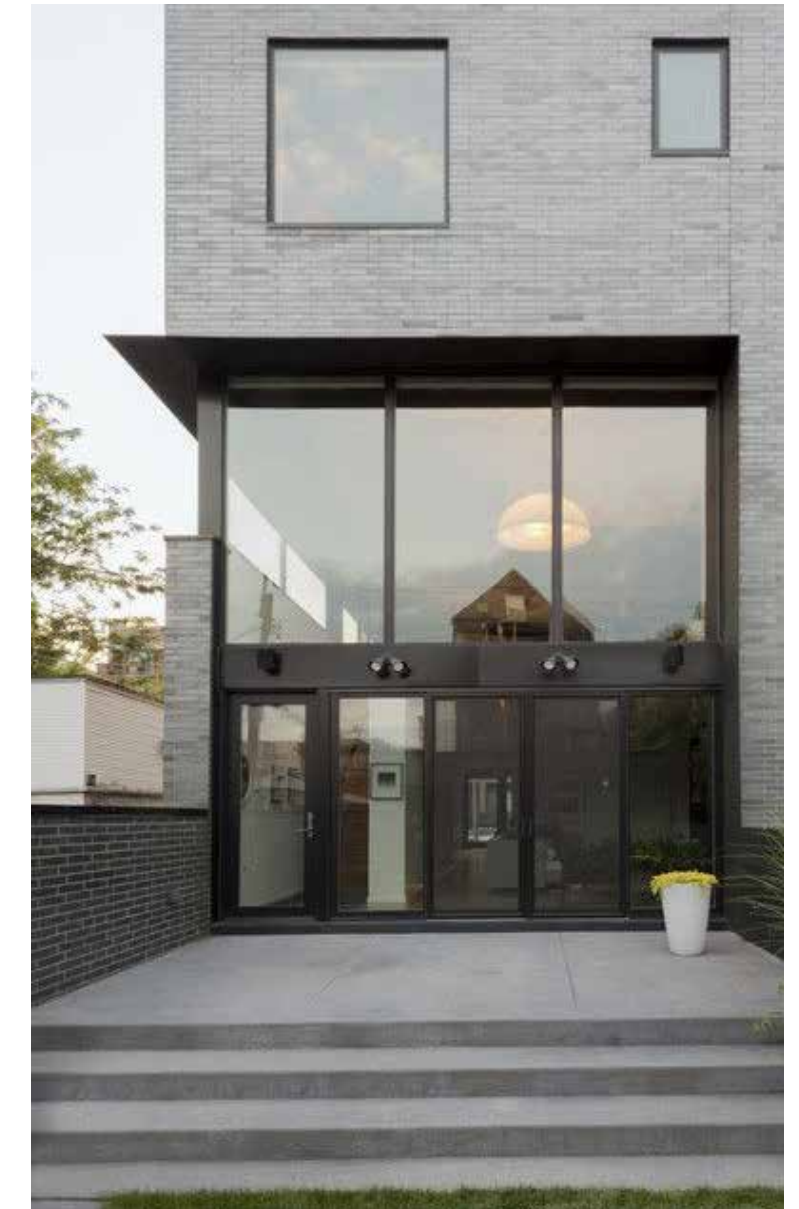


- 1 Vertical Transitions
- 2 Residential Frontage
- 3 Integrated Stormwater
- 4 Threshold
- 5 Building Entrance
- 6 Influence Area



1

VERTICAL TRANSITION



RESIDENTIAL FRONTAGE

2



3

INTEGRATED STORMWATER



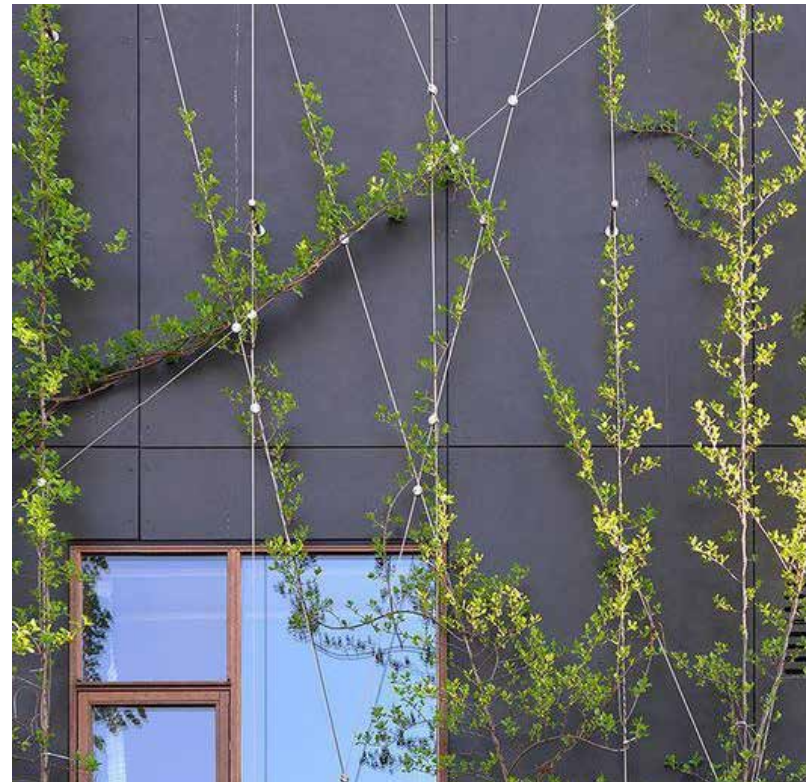
THRESHOLD

4



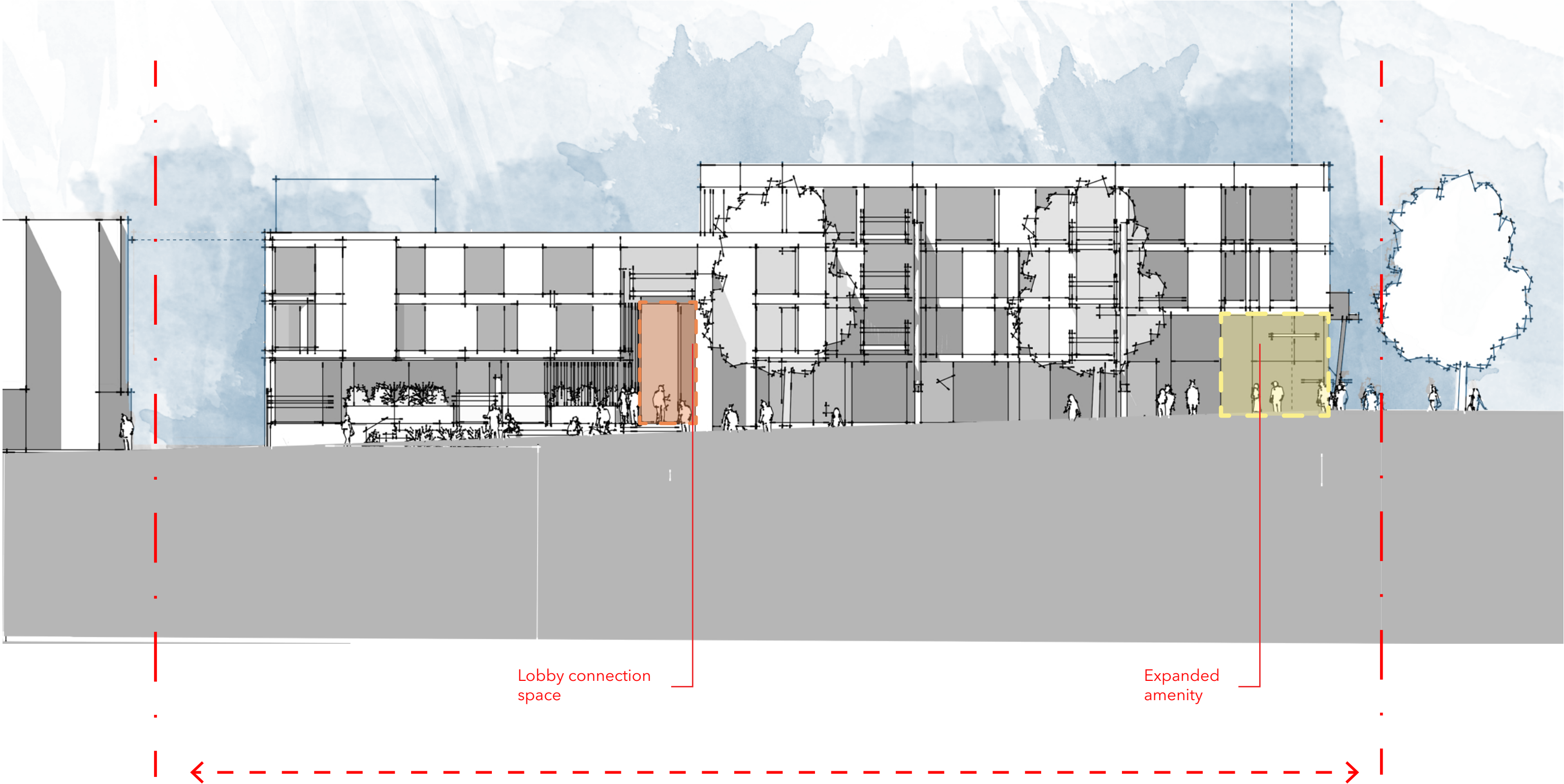
5

LOBBY

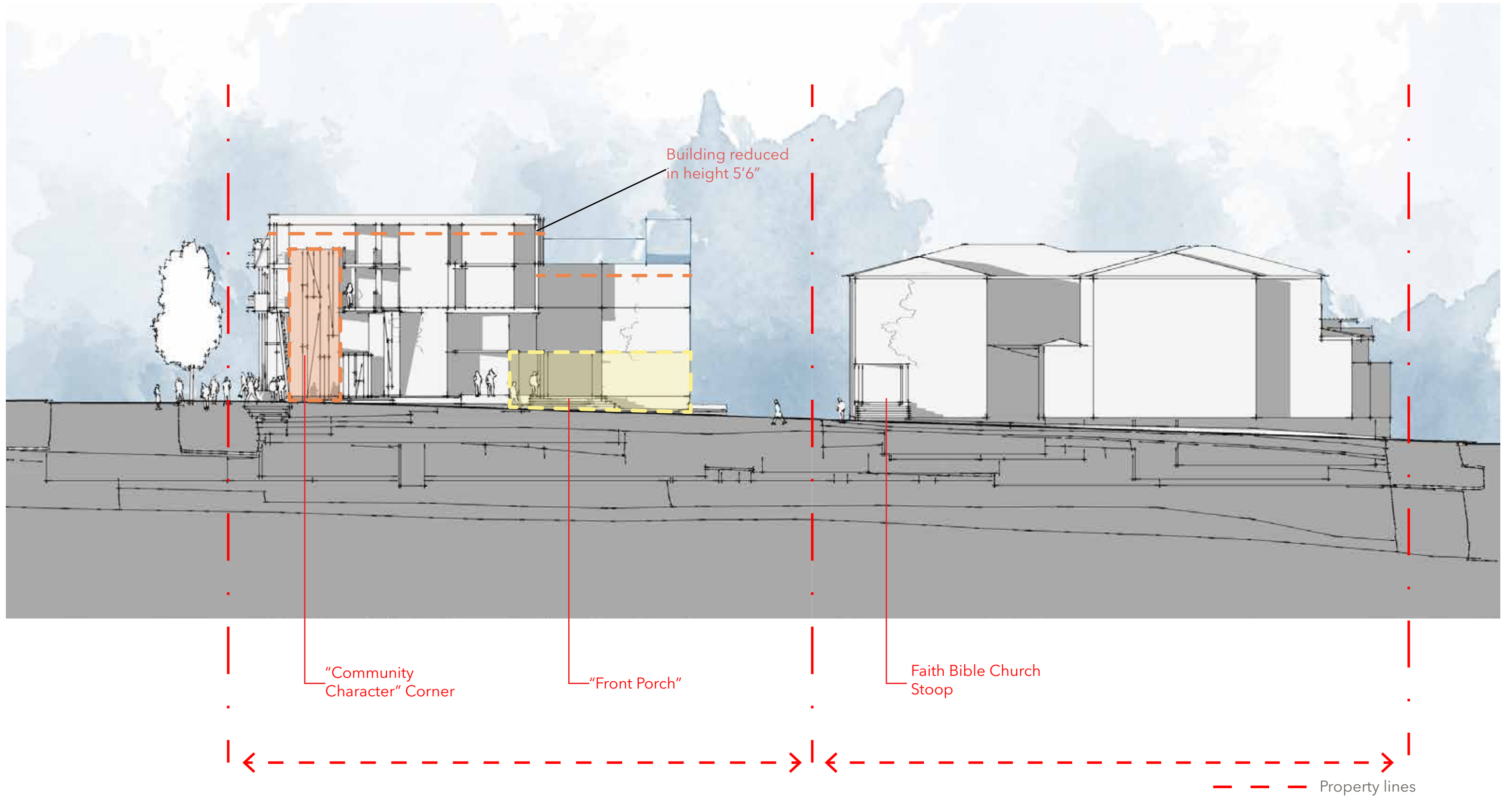


INFLUENCE AREA

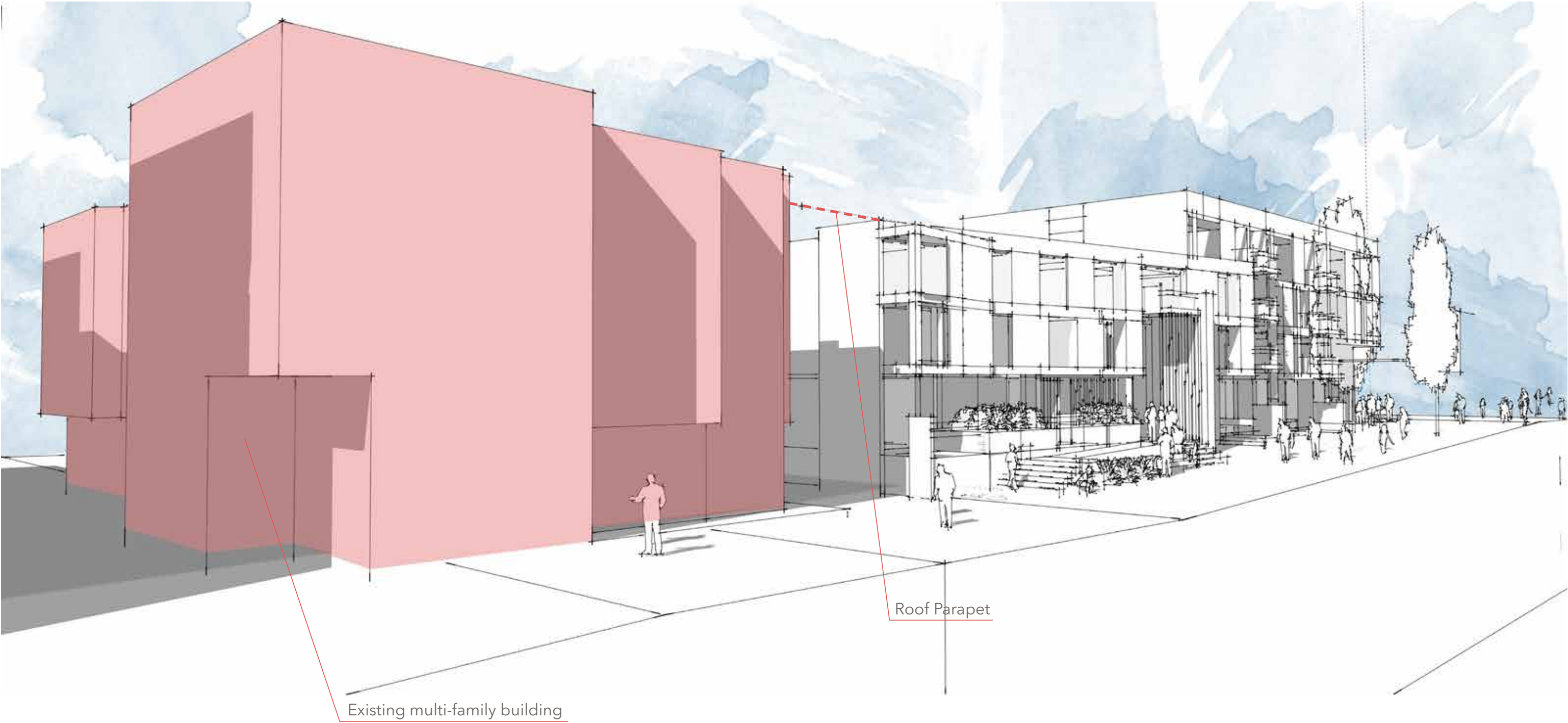
19th Elevation



Fir Elevation



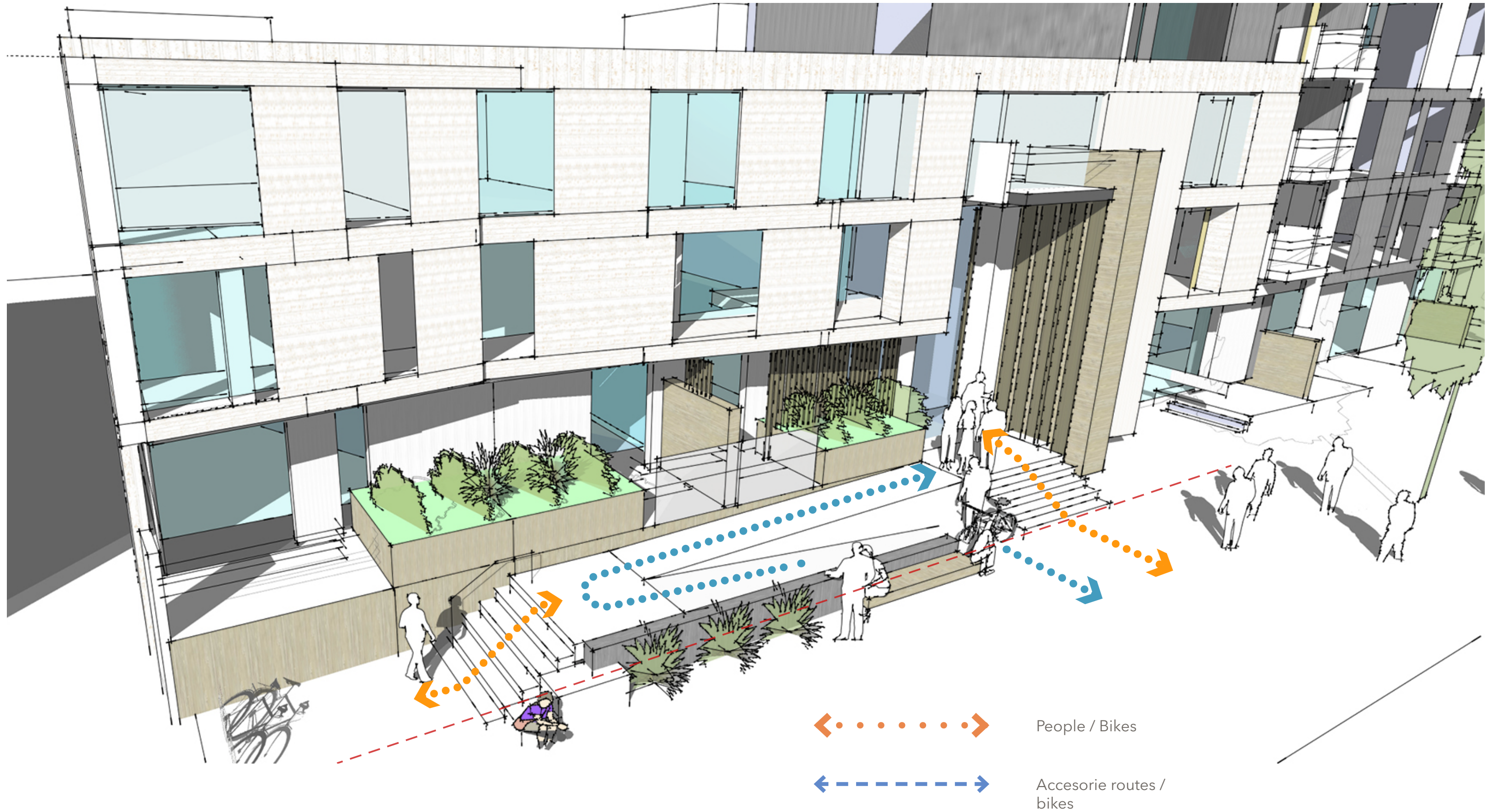
19th Perspective



Perspective View



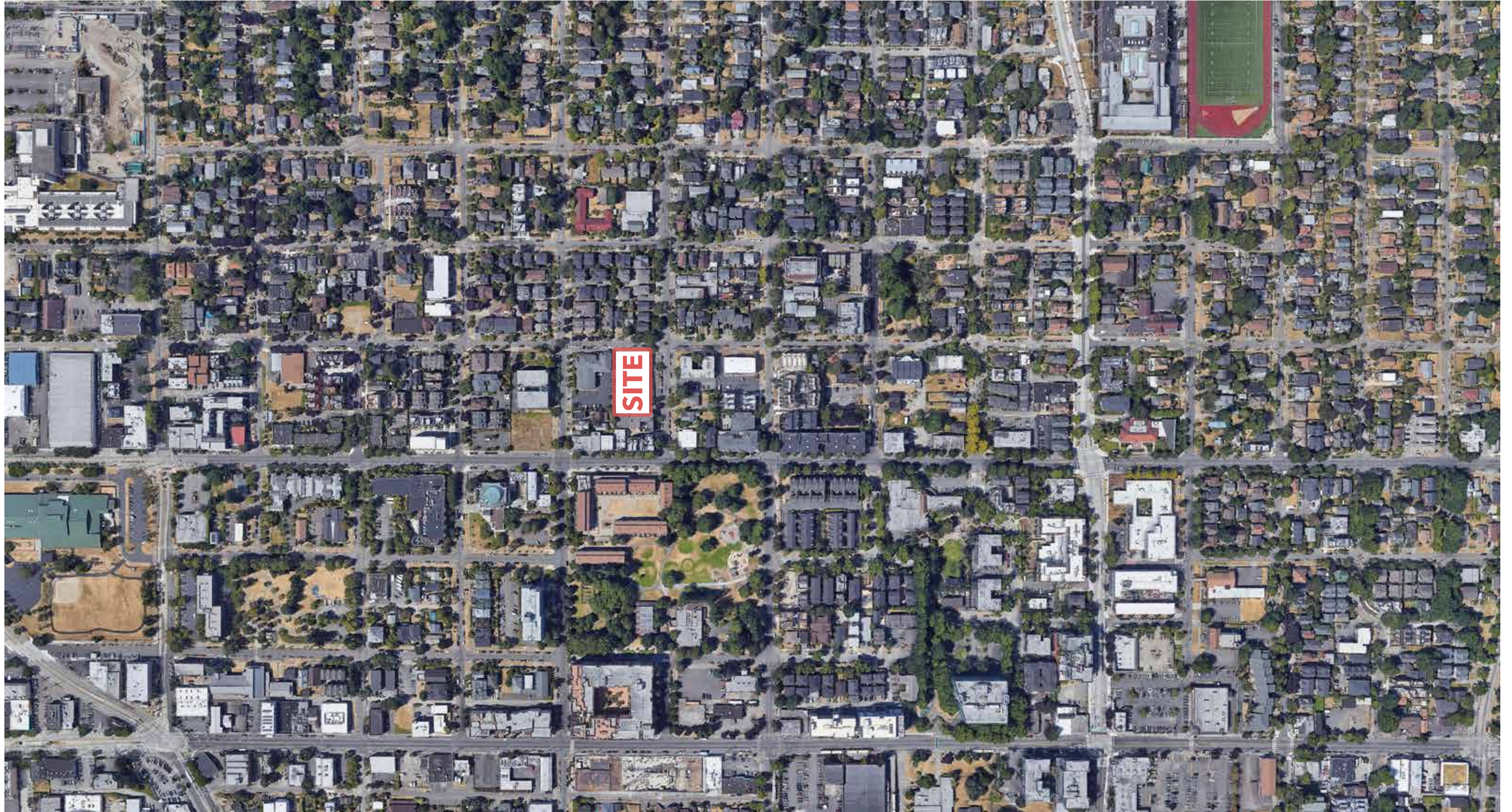
Perspective View



Departures

No Departures Requested at this time

Vicinity Map



Appendix

Design Guidelines



DC2: Architectural Concept

1. Building Layout and Massing

"Develop a unified, functional architectural concept that fits well on the site and its surroundings."

Response: The project concept is heavily engaged in contextualizing the residential program on the site. The design addresses this guideline through small and varied building forms that respond to both climate and topography. Further, the streetscape design focuses transparent residential frontage appropriately to define edges, thresholds and territories as they engage the right of way. The preferred alternative demonstrates this relative to the other two options.

DC4: Exterior Elements & finishes

1. Screening
2. Building Materials
3. Building Details and Elements

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

Response: The project design will prioritize the use of vibrant and bold colors, materials and textures. The building façade elements will express the unique opportunities for residents. The facades will exhibit a rhythm and transparency that expresses the use to the public realm.

PL3: Street Level Interaction

2. Street scape Treatment

Response: The C19 project will employ a number of strategies to encourage interaction and activity at the street. Frontages: the project design will feature both coupled residential entries, and will have exterior connections to at-grade residential units where feasible. Streetscape treatment: the network of open spaces along Fir and 19th will support safe and comfortable walking routes. The streetscape will feature "complete street" components including wide planter zones and building setbacks with functional stoops and outdoor seating.



CS1: Natural System & Site Features

1. Local Topography
2. Connection to Nature

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

Response: The project design is focused on storm and water quality elements as an informer of site planning. On site stormwater management and low impact design features weave their way from the roofscape down to controlled infiltration areas. These infiltration points will define the courtyard and forecourt open spaces and will be expressed and celebrated. The project massing also addresses solar impacts to the benefit of adjacent public realm and neighboring structures.



CS2: Urban Pattern & Form

1. Transition and Dealineation Zones

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

Response: The project utilizes positive urban form to address street frontages along 19th and Fir. The overall massing of the building along both street frontages varies, stepping with the grade and relating positively to the adjacent structures. Additionally, the proposed design features a transparent volume that fronts Fir St. forecourt, allowing visibility and shared daylight through the building into the courtyard.



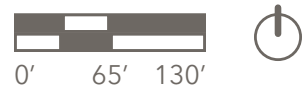
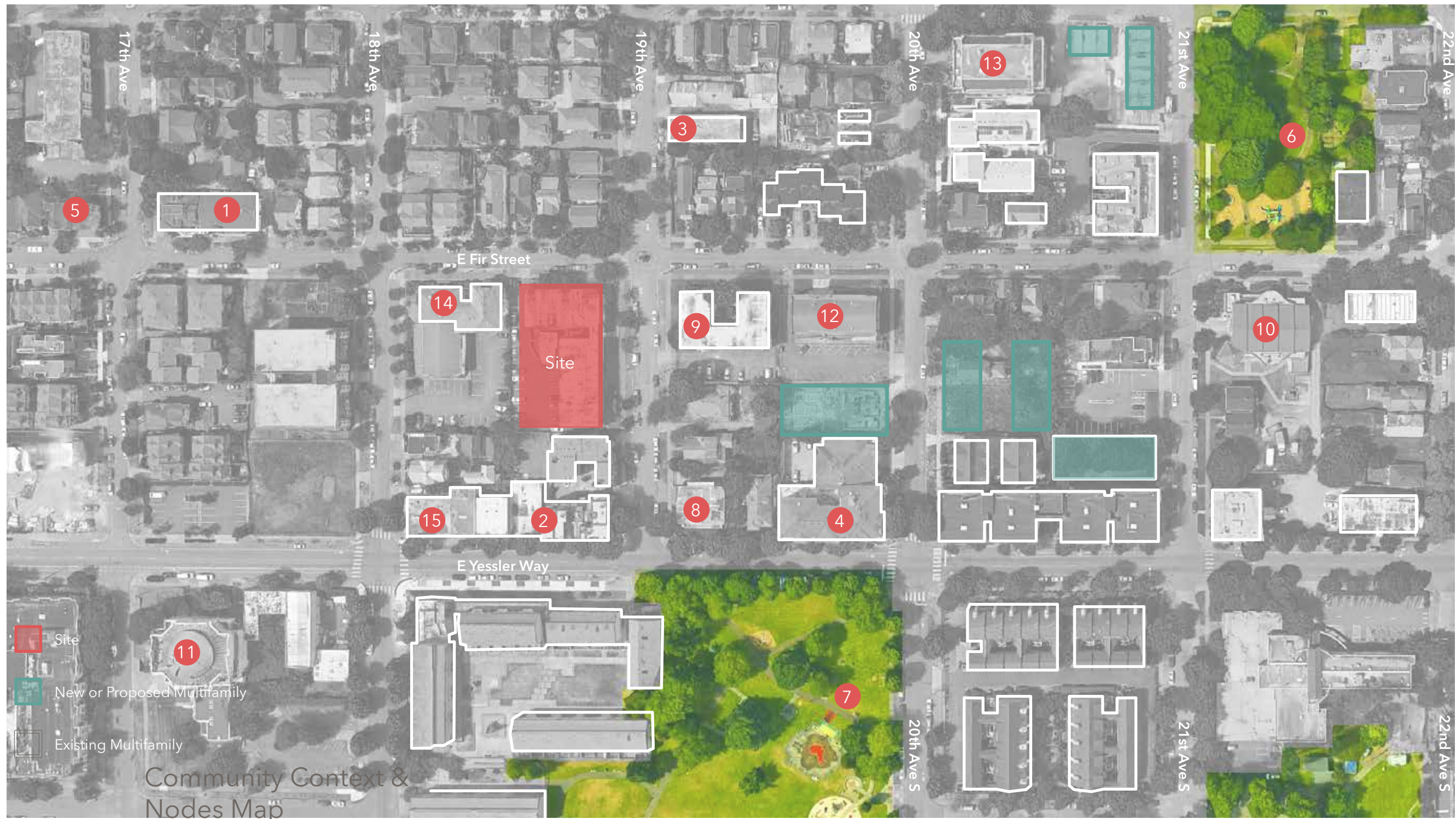
A.1: Character Areas

1. History & Heritage

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

Response: The project team has discussed this guideline with the Central District LURC and received feedback on how it should be integrated. The CDLURC encouraged the design team to approach this as an integral way to the building architecture. Strong and clear concepts are encouraged.

Architectural Context:





1. Jesus Christ Apostolic Church



2. R & L Bar-B-Q



3. Good Neighborhood Cafe/Grocery



4. Broadcast Coffee Roasters



5. God's Pentecostal Temple



6. Spruce Street Mini Park



7. Pratt Park



8. Yesler Grocery



9. The Sylvan Court Apartments



10. New Hope Missionary Baptist Church



11. Langston Hughes Performing Arts Institute



12. Tolliver Temple Church of God



13. Seattle Classic Christian School



14. Faith Bible Church



15. Souful Dishes

Street Views: 19th Avenue



Site Orientation:



Site View Looking West From 18th and Fir



Site View Looking East From 19th and Fir



Site View Looking North from Yessler Way and 19th



Site View Looking South Between Faith Bible Church and Proposed Site

Site Zoning Axonometric



Shadow Study



March / September 21st at 09:00am



March / September 21st at 12:00pm



March / September 21st at 06:00pm



December 21st at 09:00am



December 21st at 12:00pm



December 21st at 06:00pm



June 21st at 09:00am



June 21st at 12:00pm



June 21st at 06:00pm

Applicable Development Standard Summary

23.45.510 Floor Area Ratio (FAR) Limits

Table A for 23.45.510: FAR in LR Zones for Apartments 1.5 or 2.0 **Proposed: 1.98**

23.45.512 Density Limits - LR Zones

Table A for 23.45.512: Density Limits in LR Zones for Apartments No Limit

23.45.514 Structure Height

Table A for 23.45.514: Structure Height in LR Zones for Apartments 40ft

23.45.514 Structure Height

Table A for 23.45.514: Structure Height in LR Zones for Apartments 40ft

H. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height

I. For any structure with a green roof, up to 2 feet of additional height above the maximum height for the roof is allowed.

23.45.518 Setbacks and Separations

Table A for 23.45.518: Required Setbacks in LR Zones

- Front Yard: 5ft Minimum
- Rear Yard: 15ft Minimum with no alley
- Side Yard: 5ft Minimum 7ft Average for facades greater than 40ft in length

23.45.522 Amenity Area

A. 1. The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area (1,600sf) **Proposed: 4686 SF**

A. 2. A minimum of 50 percent of the required amenity area shall be provided at ground level **Proposed: 3986 SF**

A. 4. For apartments, amenity area required at ground level shall be provided as common space.

D. 5. b.1) At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.

D. 6. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.

23.45.524 Landscaping Standards

B. 1. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.

23.45.527 Structures Widths & Facade Length Limits in LR Zones

B. 1. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

23.45.529 Structures Widths & Facade Length Limits in LR Zones

G. 1. For each apartment structure, a principal shared pedestrian entrance is required that faces either a street or a common amenity area, such as a landscaped courtyard, that abuts and has direct access to the street. Additional pedestrian entrances to individual units are permitted.

G. 2. If more than one apartment structure is located on a lot, each apartment structure separated from the street by another principal structure shall have a principal entrance that is accessible from a common amenity area with access to the street.

G. 3. The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry features.

23.54.015 Required Parking

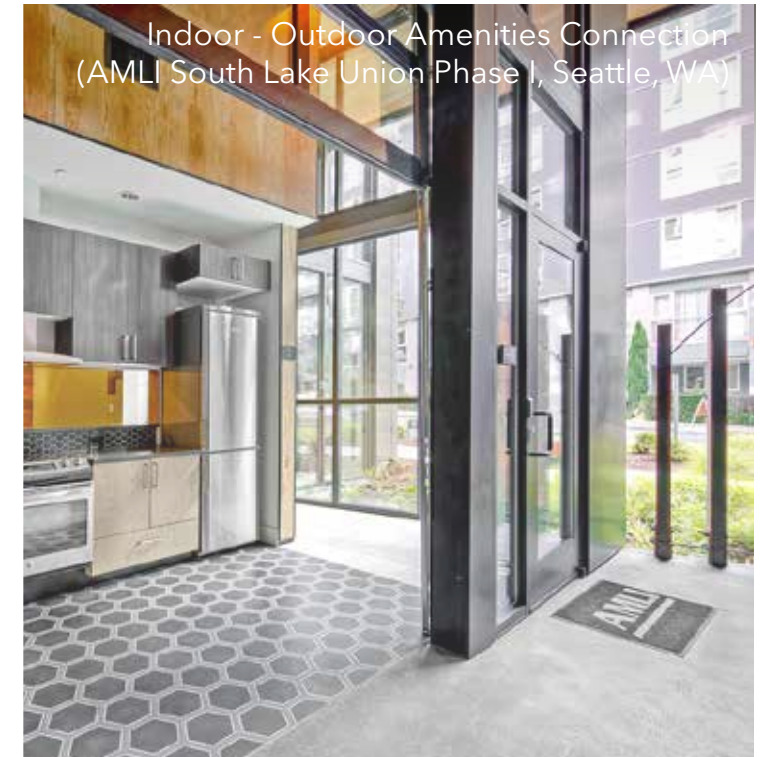
Table B for 23.54.015: No Parking is Required for Residential Uses



Art Integrated Landscape
(Bridges@11th, Seattle, Washington)



Inviting Lobbies with Connection to the Street
(AMLI Mark24, Seattle, Washington)



Indoor - Outdoor Amenities Connection
(AMLI South Lake Union Phase I, Seattle, WA)



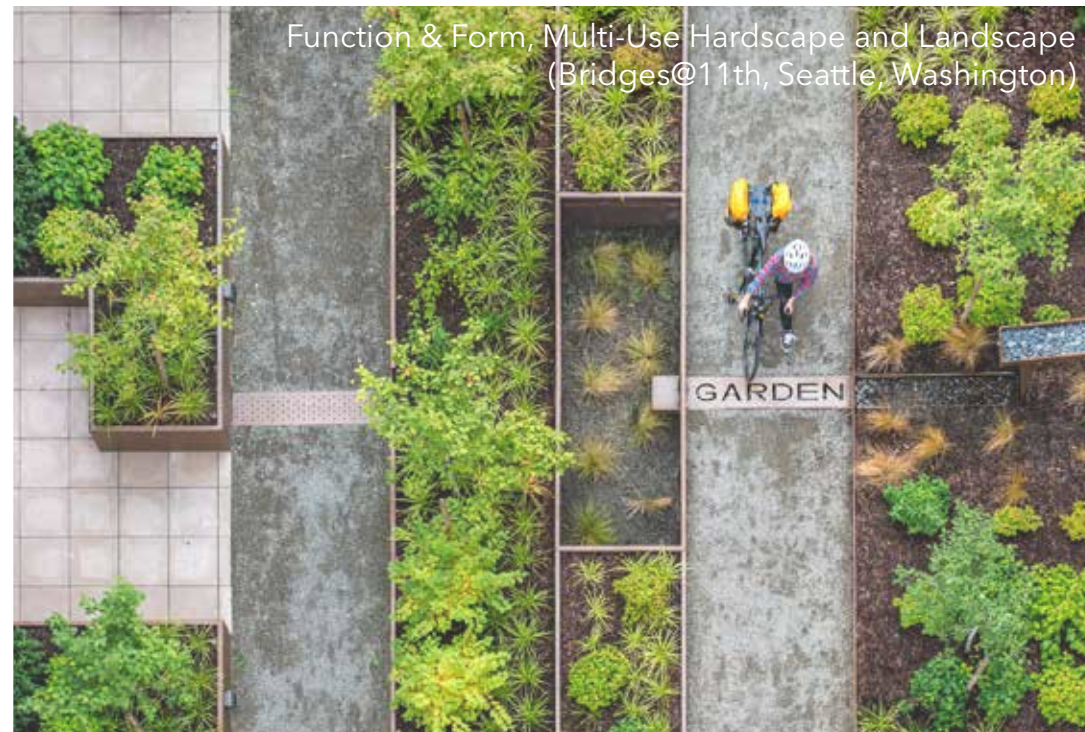
Variety of Access and Uses Along Open Space
(Alley 111, Bellevue, Washington)



Simplicity of Form and Materiality
Fremont Lofts, Seattle, Washington)



Network of Open Spaces
(Spruce Street Mini Park, Seattle, Washington)



Function & Form, Multi-Use Hardscape and Landscape
(Bridges@11th, Seattle, Washington)

