

CAPITOL HILL APARTMENT



137 23RD AVE E
SDCI Project # 3026583-LU

02/26/2019

STREAMLINE DESIGN REVIEW PACKET

ARCHITECT
Studio 77LLC
P.O. BOX 50281
Bellevue, WA 98015
qiqi_686@msn.com

LANDSCAPE ARCHITECT
Lotus Landscape Design
4021 170th Ave SE
Bellevue, WA 98008
425-753-3424

SITE INFORMATION

ZONING:
LR3

PROPERTY OWNER:
CHEN TAO & JI YU

SITE AREA:
4,196 SF

PARCEL:
095500-0470

SITE ADDRESS:
137 23RD AVE E 98112

LEGAL DESCRIPTION:
BOSTON HEIGHTS ADD

OVERLAY:
23RD AND UNION JACKSON RESIDENTIAL URBAN VILLAGE

FREQUENT TRANSIT:
YES

ECA:
NO

PROPOSED USE:
RESIDENTIAL - MULTIFAMILY

BASE HEIGHT LIMIT:
40 FEET

F.A.R.:
SEE DIAGRAMS

SETBACKS:
SEE DIAGRAMS

LANDSCAPING:
GREEN FACTOR SCORE OF .60 REQUIRED

LIGHT & GLARE:
EXTERIOR LIGHTING SHALL BE SHIELDED AND
DIRECTED AWAY FROM ADJ. USES.

AMENITY AREA:
25% OF LOT AREA REQUIRED (SEE DIAGRAMS)

PARKING:
NONE REQ'D IN URBAN VILLAGE WITH FREQUENT TRANSIT

PROJECT SUMMARY

TOTAL GROSS FLOOR AREA: 8,226 SF (FAR=2)
TOTAL # OF UNITS: 31
TOTAL # OF PARKING: 0
TOTAL # OF BICYCLE PARKING: 24
TOTAL # OF TYPE A UNITS: 2
TOTAL # OF TYPE B UNITS: 2

DESIGN ADJUSTMENT

No design adjustment is requested.

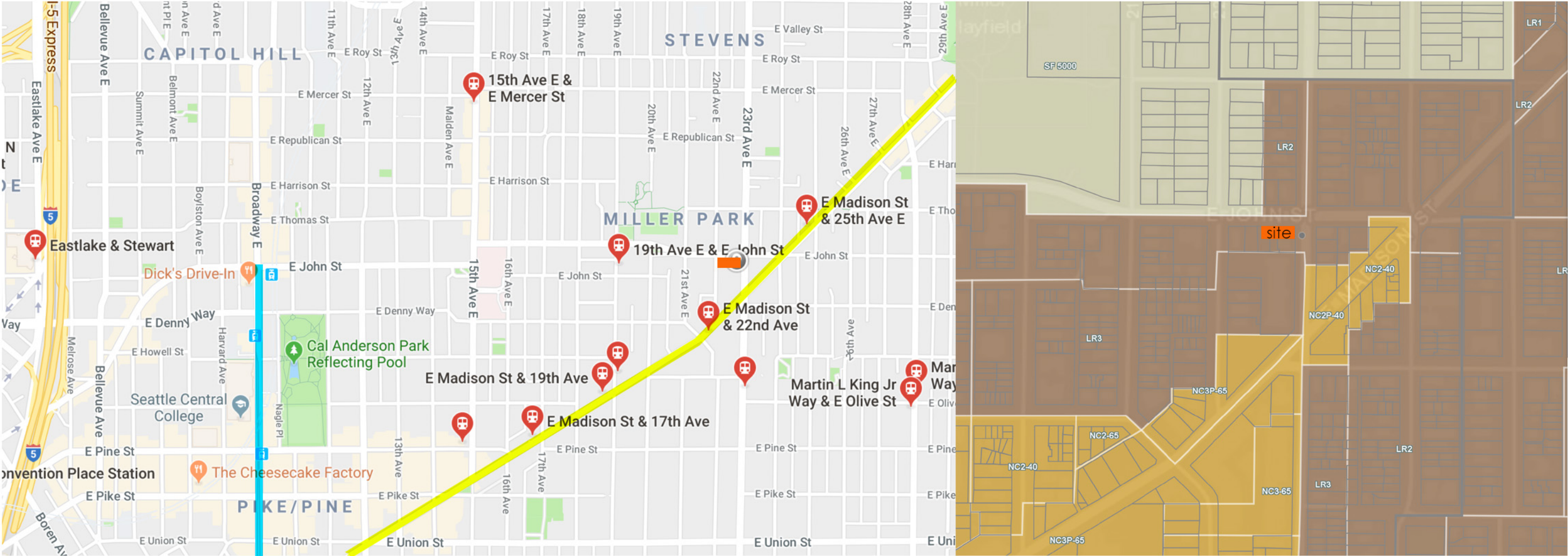
GENERAL DESCRIPTION

The proposed project is to construct a new apartment building with small efficiency dwelling units. The project is intending to provide young professionals good quality accommodations with:

- 1) Affordable rent
- 2) Multi-functional dwelling units (Sleeping/ cooking/bathing/studying)
- 3) 'Green' design for healthier living and energy saving



URBAN DESIGN ANALYSIS



Access Opportunities

Vehicular access

I-5 exists west, and the site is accessible through surrounding arterial streets.

Transit access

Bus stops connecting to Seattle metro area are very well distributed with 10-min. walking distance. FHS street car system is also within 10-min. walking.

Bicycle

Site is close to Downtown Seattle Basic Bike Network . Other streets are also commonly used by bicycles.

Pedestrain access

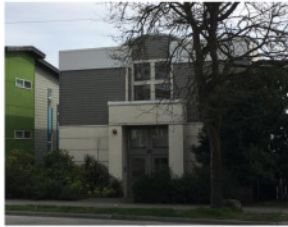
10-min. walking distance to retails, restaurants, coffee shops, and parks. Sidewalks are built on both sides of most streets. All grade slopes are gentle and easy for walking.

Zoning map

The project site is zoned for LR3 within residential urban village. NC zoning is along the mandison ST.



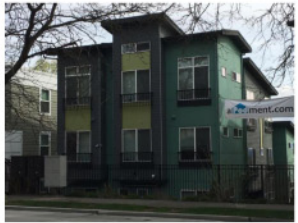
1. Apartments



2. Apartments



3. Apartments



4. Apartments



5. Apartments



6. Apartments



7. Apartments



8. Apartments



9. Apartments



10. Apartments



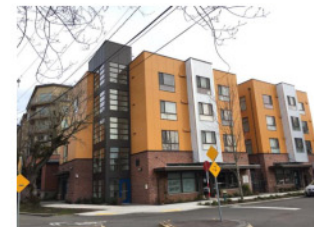
11. Apartments



12. Apartments



13. Apartments (Mixed-use)



14. Apartments (Mixed-use)



15. Apartments (Mixed-use)



16. Apartments



17. Apartments



18. Apartments



19. Apartments



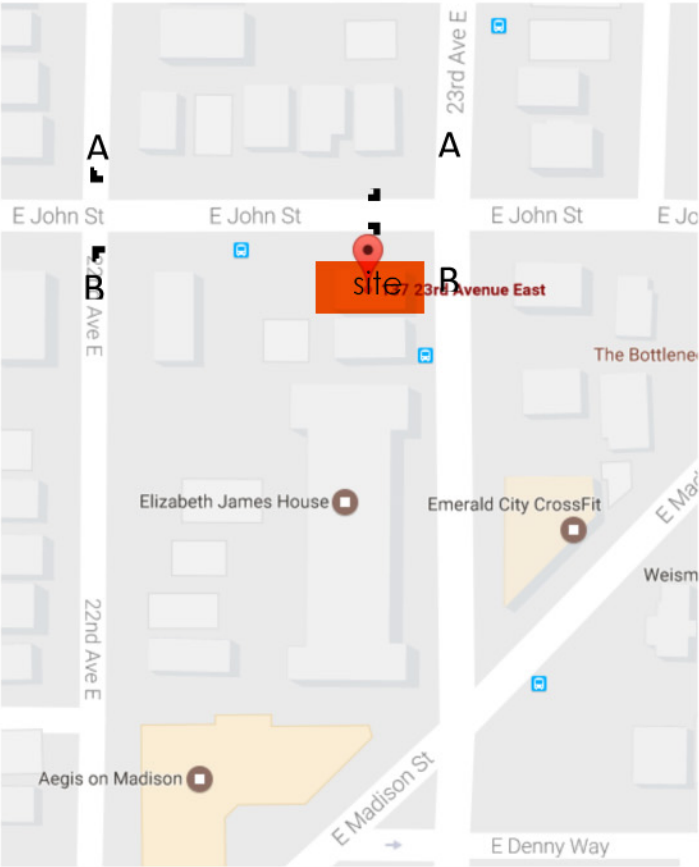
20. Apartments



21. Apartments



Significant amounts of 4-6 story multi-family buildings are around the adjacent blocks in Multi-family zone and neighborhood commercial zones. NC zoning is along E Madison Street which provides variety of commercial activities.



Streetscape

One multi-family building is present on the same side of the E John St as the project site. All single-family houses occupy the other side of the street.

Streetscape

Mostly multi-family buildings are present on the same side of the 23rd Ave E as the project site. Mixed singlefamily multi-family houses occupy the other side of the street.

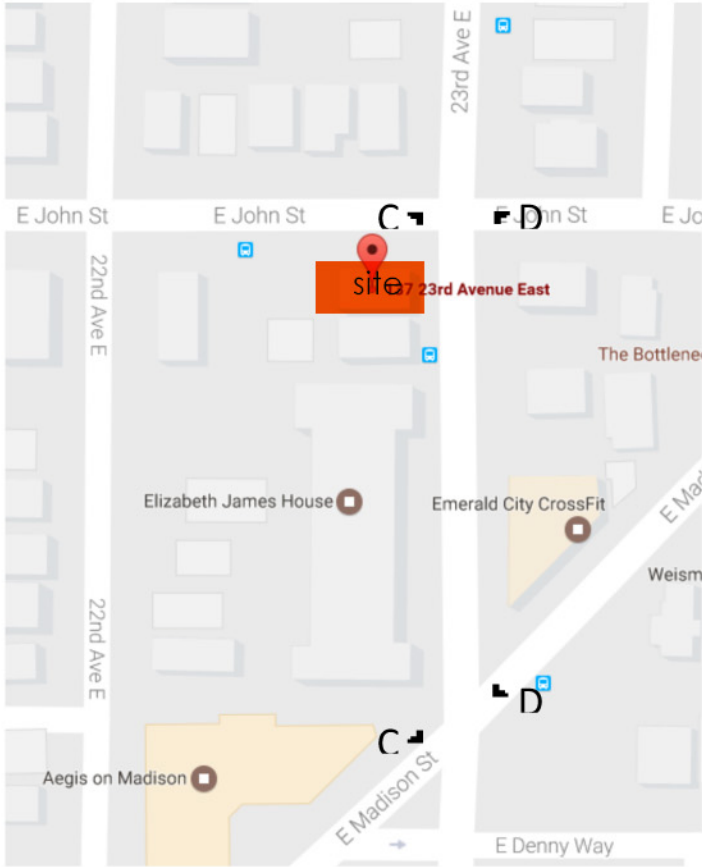
A. E John St (Looking North)



B. E John St (Looking South)



Streetscape
Mostly multi-family buildings are present on the same side of the 23rd Ave E as the project site. Mixed singlefamily multi-family houses occupy the other side of the street.

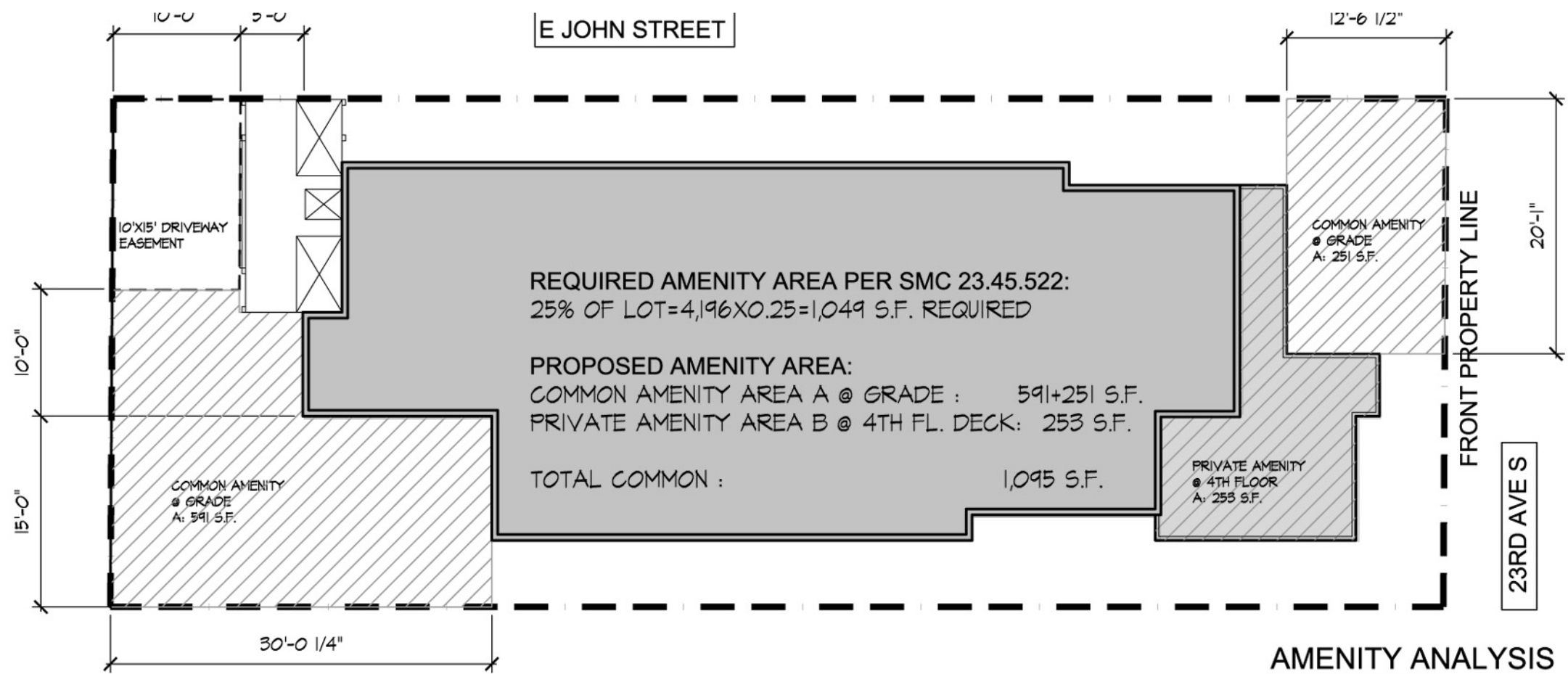


C. 23rd Ave E (Looking West)



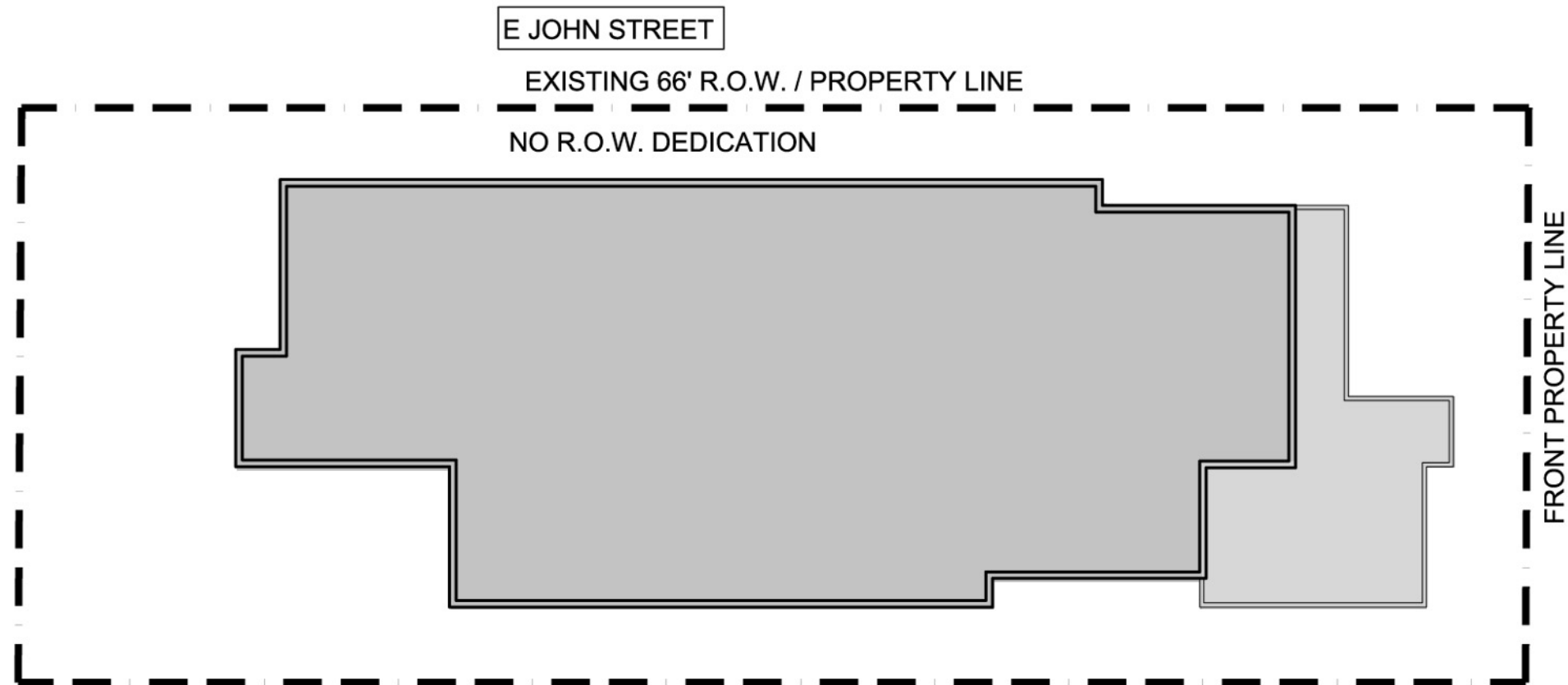
D. 23rd Ave E (Looking East)





AMENITY ANALYSIS

SCALE: 3/32" TO 1'-0"



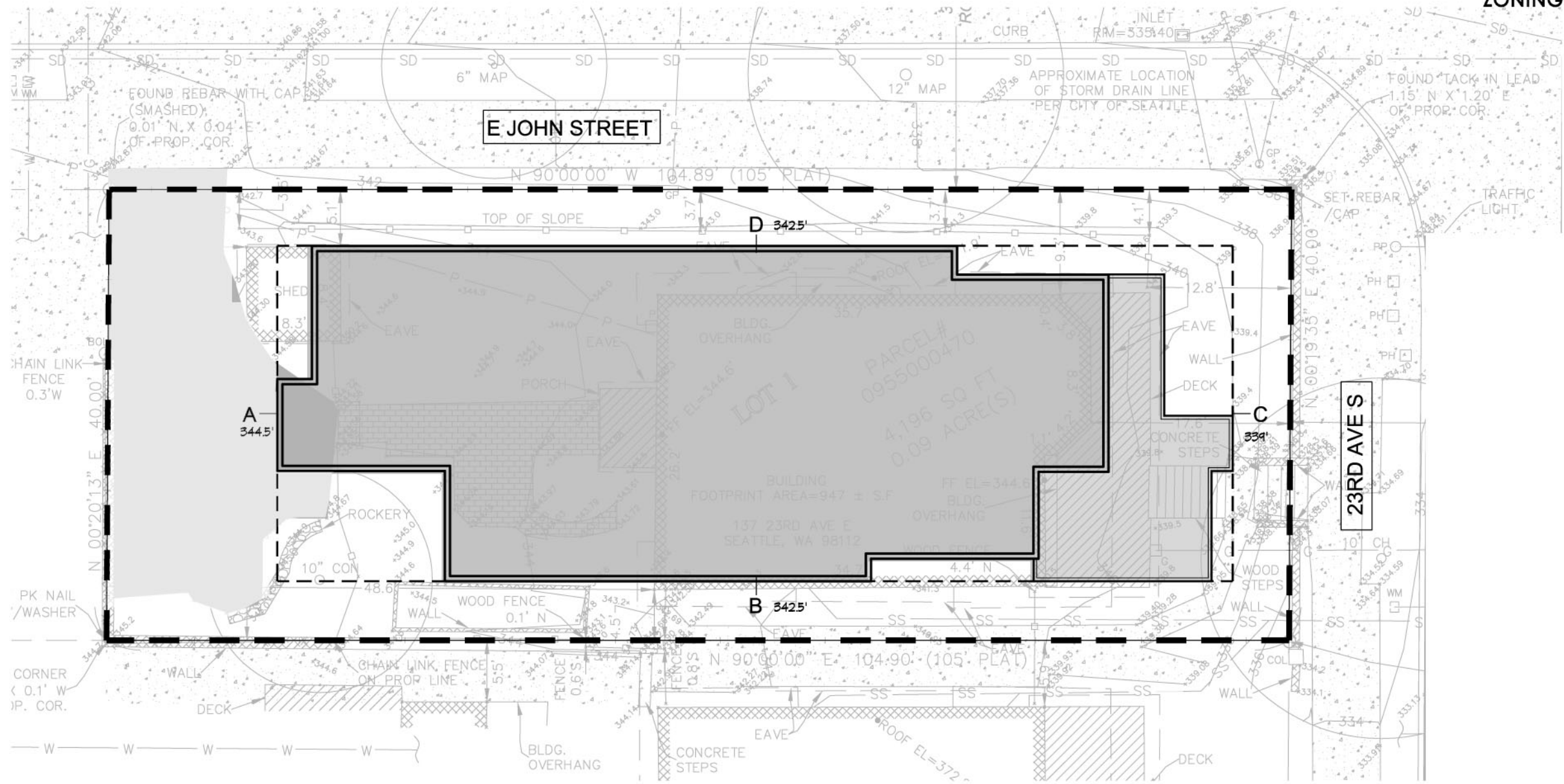
STREET USE SETBACK REQUIREMENTS

SCALE: 3/32" TO 1'-0"



NO R.O.W. DEDICATION
EXISTING 66' R.O.W. / PROPERTY LINE

ZONING ANALYSIS



AVERAGE GRADE LEVEL CALC
FORMULA 2: ENCL. RECTANGLE

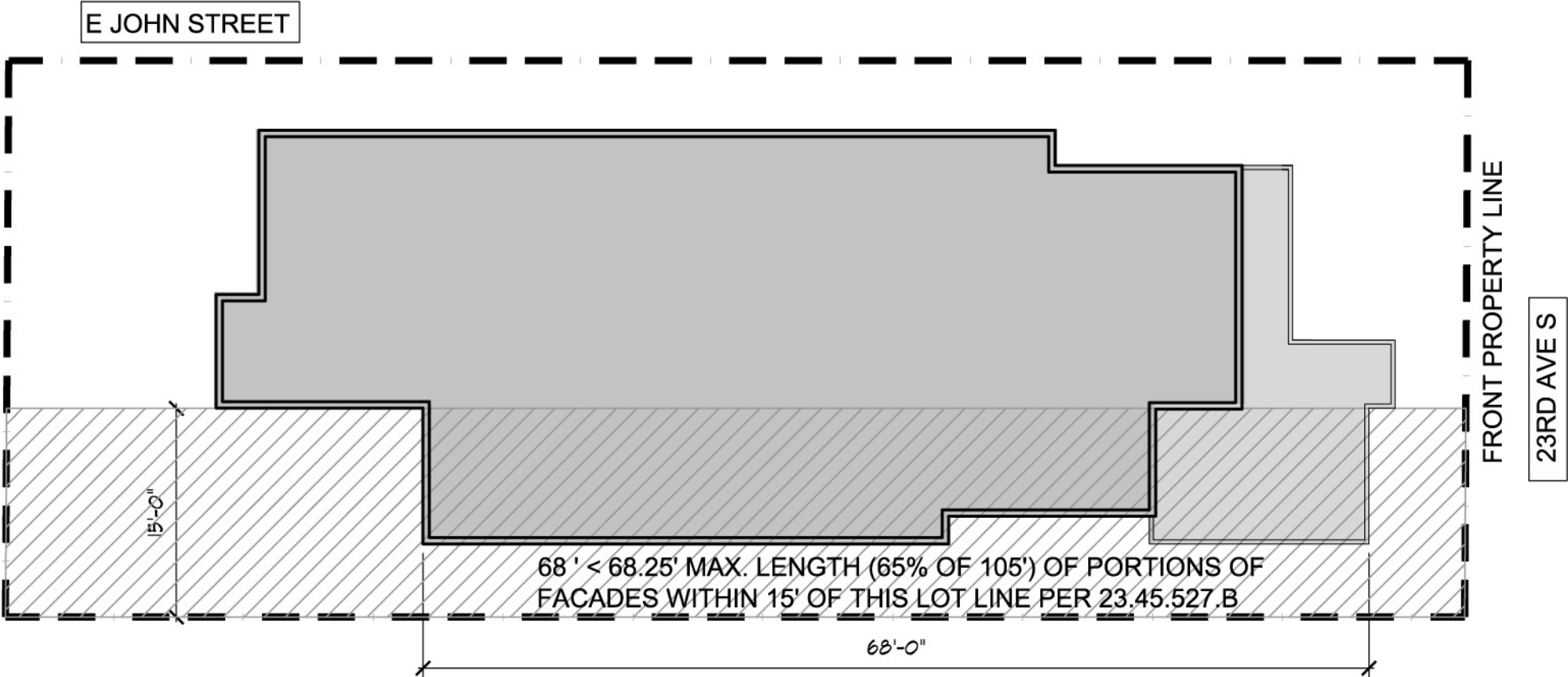
MARK	LENGTH (L)	ELEV. (E)	LXE
A	29.75	344.5	10248.875
B	84.75	342.5	29026.875
C	29.75	339	10085.25
D	84.75	342.5	29026.875
	229		78387.875

$78387.875/229=342.3$ AVG. GRADE LEVEL
AVERAGE GRADE LEVEL: 342.3
BASE HEIGHT LIMIT: $342.3+40=382.3$
4' BONUS FOR PARTIALLY
BELOW GRADE STORY: $382.3+4=386.3$
STAIR PENTHOUSE HEIGHT: $386.3+10=396.3$

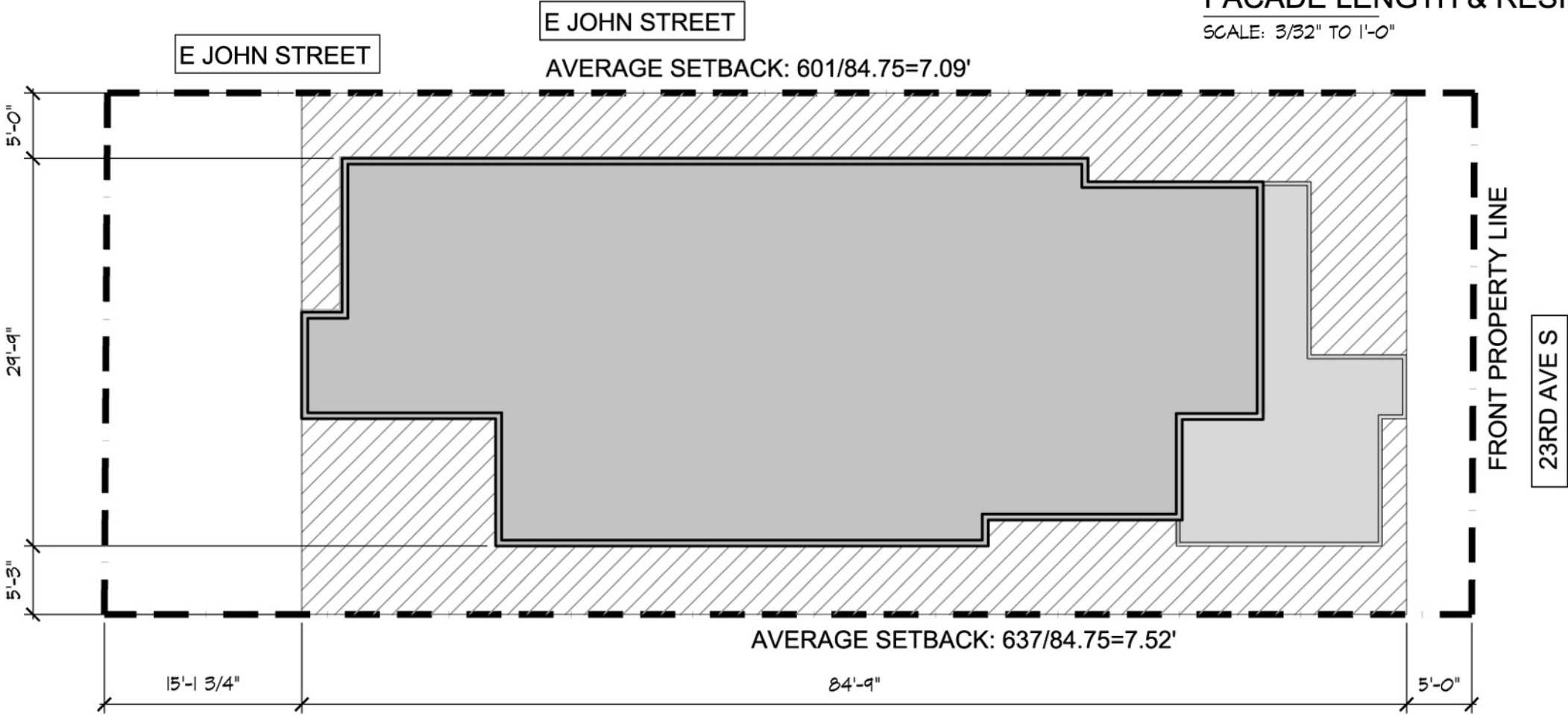
AVERAGE GRADE LEVEL CALC DIAGRAM

SCALE: 3/32" TO 1'-0"



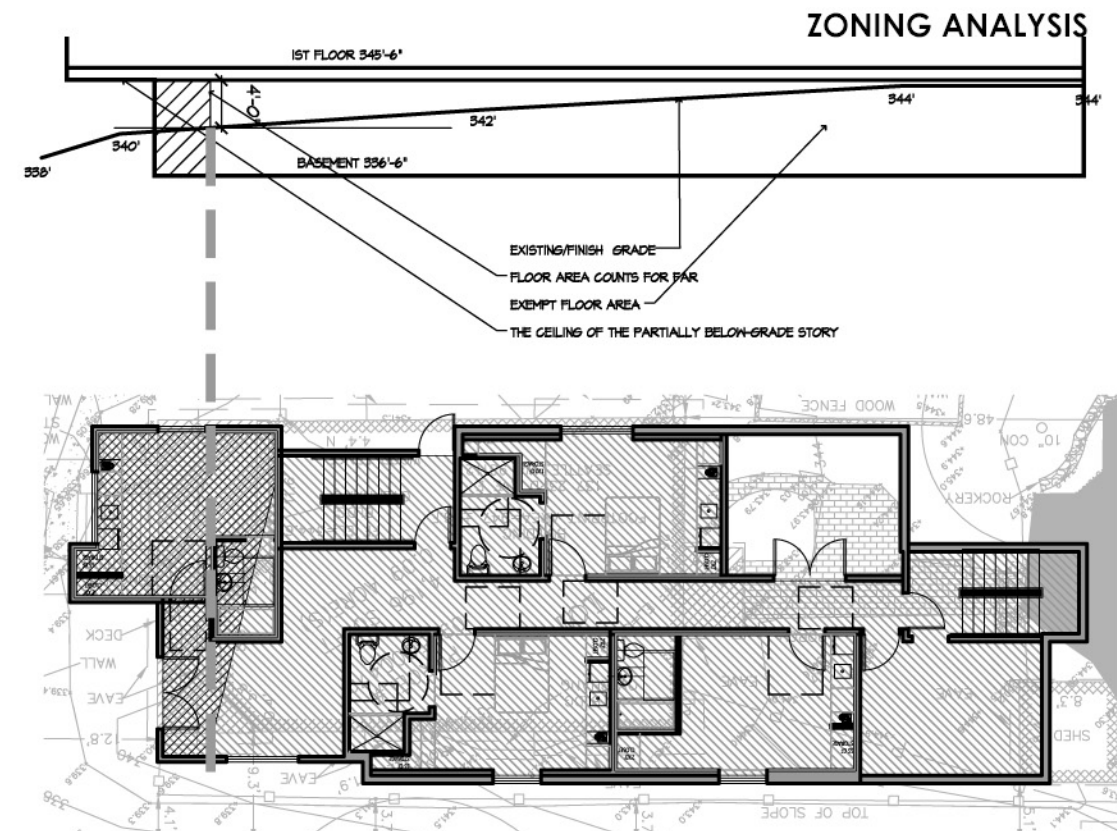
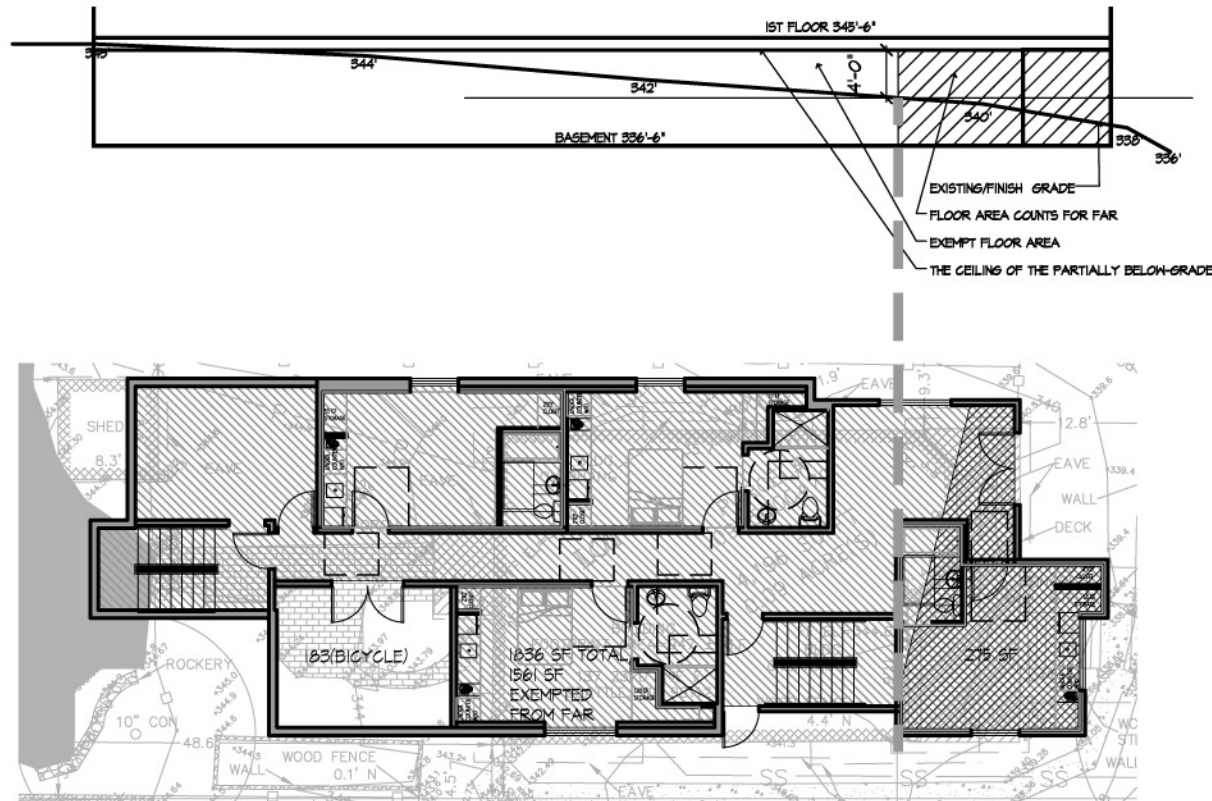


FACADE LENGTH & RESIDENTIAL HEIGHT BUFFER DIAGRAM
SCALE: 3/32" TO 1'-0"



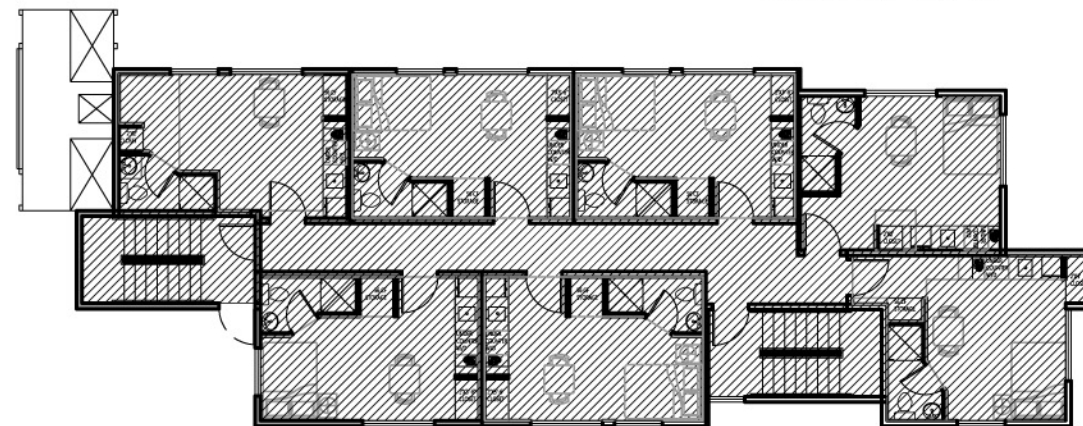
	REQUIRED	PROVIDED
FRONT SETBACK	5'	5'
SIDE SETBACK	5' MIN. 7' AVG.	5' MIN. 7.09' ON NORTH, 7.52' ON SOUTH
REAR SETBACK	15'	15'





BASEMENT -- ANALYSIS FOR PORTIONS OF FLOOR AREA PARTIALLY BELOW GRADE

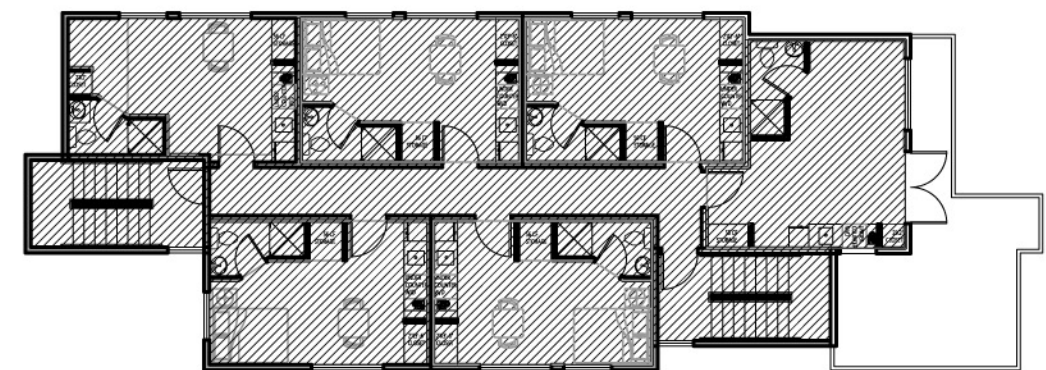
SCALE: 1/16" TO 1'-0"



LOT SIZE: 4,196 S.F.
FAR RATIO ALLOWED: 2.0
MAX. GROSS SF: 8,392 S.F.

1ST-3RD FLOOR

SCALE: 1/16" TO 1'-0"



4TH FLOOR

SCALE: 1/16" TO 1'-0"

	FLOOR AREA (S.F.)
BSMT	2019-183(BICYCLE)=1836 (BICYCLE IS EXEMPTED FROM FAR PER 23.54.015.K.4.)
1ST	2045
2ND	2045
3RD	2045
4TH	1804
TOTAL	9775

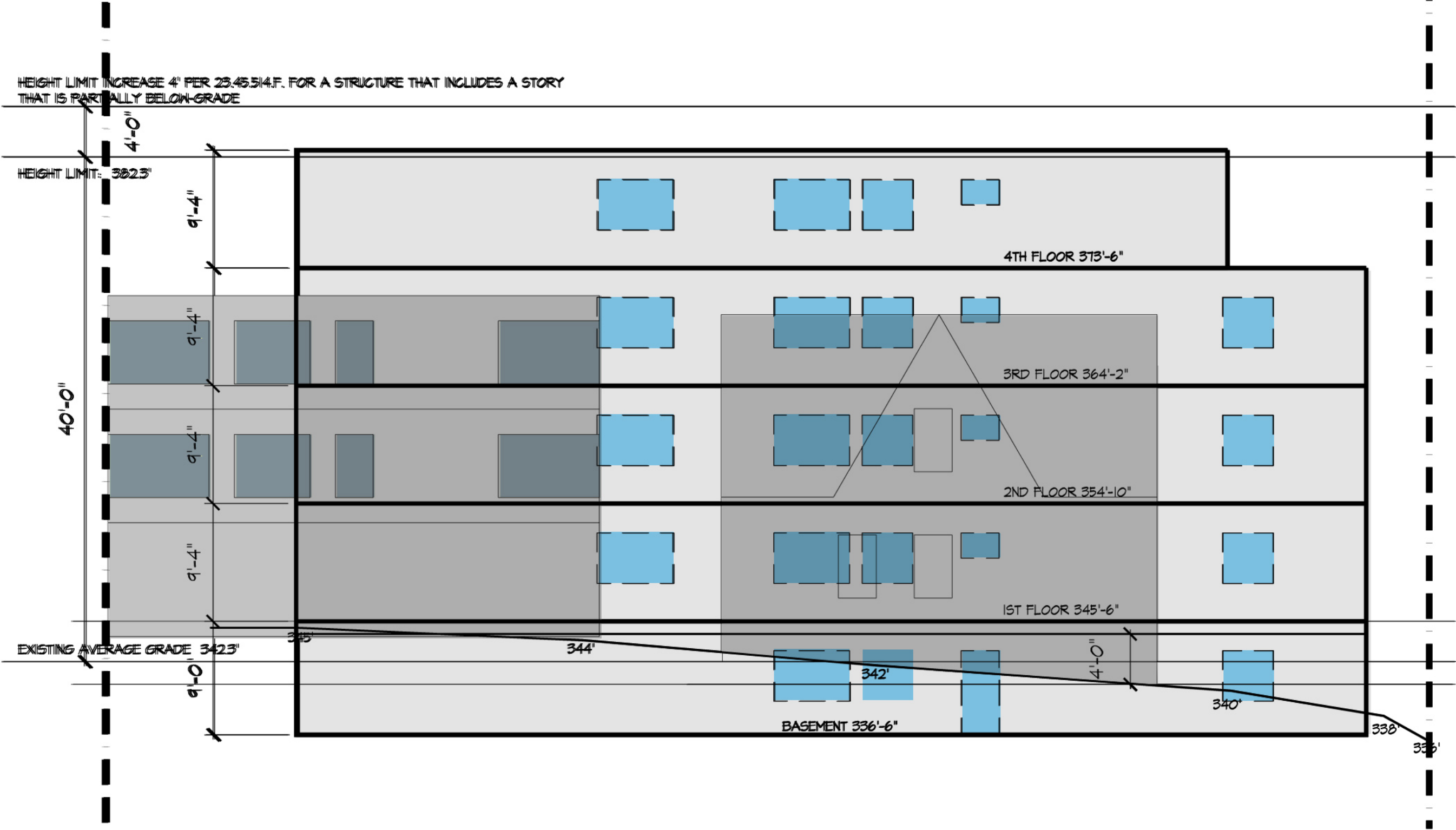
*PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, IS EXEMPTED FROM FAR SMC 23.45.510. E. 4.

9775-1561=8214 SF
PROPOSED GROSS FLOOR AREA(8,226) IS = ALLOWED (8,392)

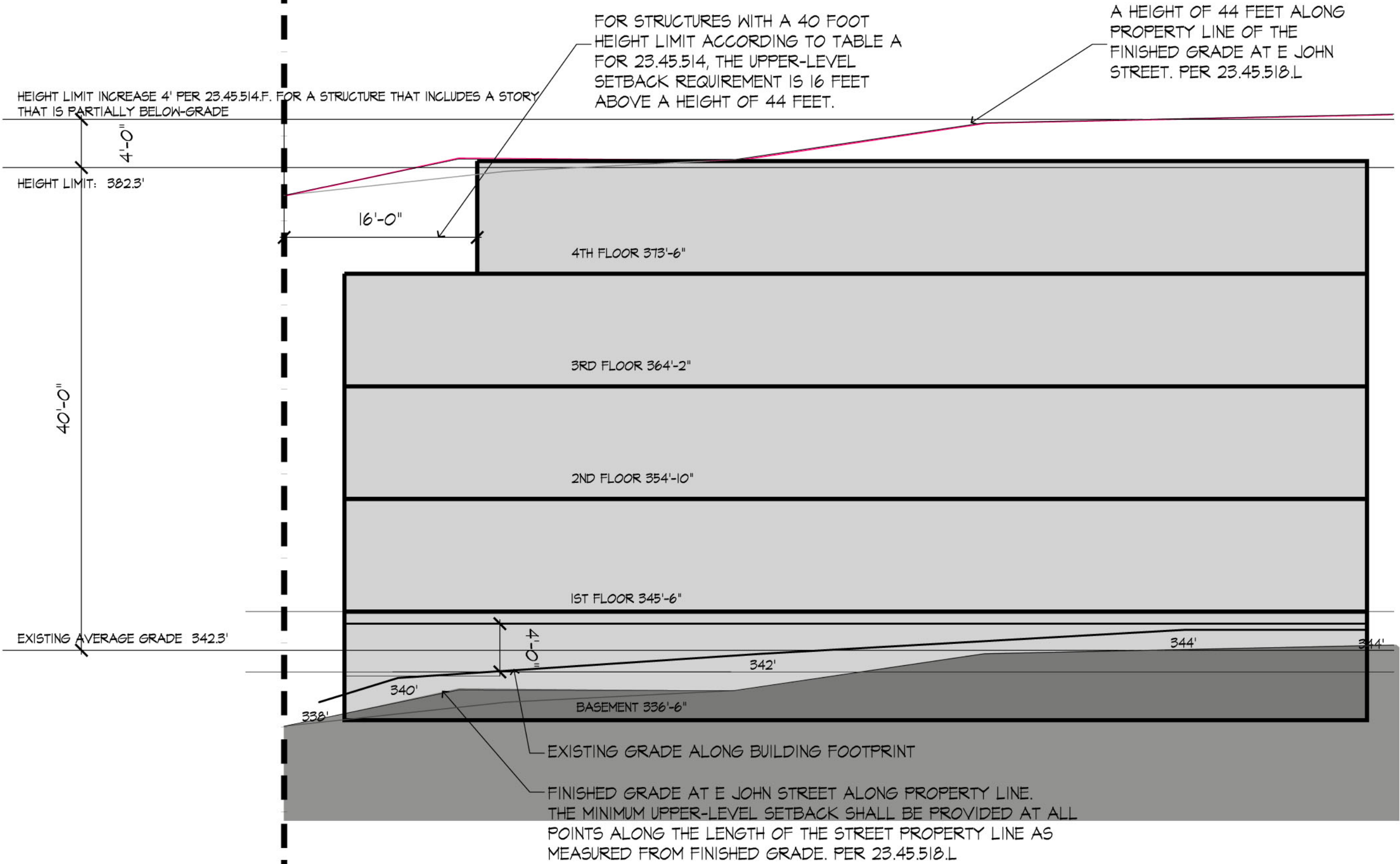
FAR CALCULATIONS

SCALE: 1/16" TO 1'-0"





SOUTH ELEVATION
SCALE: 1/8" TO 1'-0"



NORTH ELEVATION (ALONG E JOHN STREET)
SCALE 1/8" TO 1' 0"

DESIGN GUIDELINES

	Citywide Design Guidelines	Highest Priority (all guidelines apply)	Notes
Context and Site			
CS1. Natural Systems and Site Features	A. Energy Use		
	B. Sunlight and Natural Ventilation		
	C. Topography		
	D. Plants and Habitat		
	E. Water		
CS2. Urban Pattern and Form	A. Location in the City and Neighborhood		Project is a corner site, review design guidelines for corner sites
	B. Adjacent Sites, Streets, and Open Spaces		
	C. Relationship to the Block	X	
	D. Height, Bulk, and Scale		
CS3. Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes		
	B. Local History and Culture		
Public Life			
PL1. Open Space Connectivity	A. Network of Open Spaces		
	B. Walkways and Connections		
	C. Outdoor Uses and Activities		
PL2. Walkability	A. Accessibility		
	B. Safety and Security		
	C. Weather Protection		
	D. Wayfinding		
PL3. Street Level Interaction	A. Entries	X	
	B. Retail Edges		
	C. Residential Edges	X	
PL4. Active Transit	A. Entry Locations and Relationships		
	B. Planning Ahead for Bicyclists	X	
	C. Planning Ahead for Transit		
Design Concept			
DC1. Project Uses and Activities	A. Arrangement of Interior Uses		
	B. Vehicular Access and Circulation		
	C. Parking and Service Uses		
DC2. Architectural Concept	A. Massing		
	B. Architectural and Façade Composition		
	C. Secondary Architectural Features	X	

CS1. Natural Systems and Site Features

B. Sunlight and Natural Ventilation

The proposed building is a corner lot--- streets along north & east facade. The building has longer wall facing south which has only 5' side yard setback. Considering sufficient daylight & ventilation, the two stairs are set @ south side, and most of the units are facing streets or alley. Also, the window size is more than 20% of living area, which is more the code required 8%.

There are four units in the basement have window wells, which are sized at 4 feet by 4 feet, more than 8% required.

There are two existing trees on sidewalk, we propose to keep them.

CS2. Urban Pattern and Form

C. Relationship to the Block

The corner of the building would be recessed to provide extra space for pedestrians and a generous entry----even though the zoning only requires 5’ setbacks, the proposed building is to setback 7.5’ from E John Street and 11.3” from 23rd Ave S.

D. Height, Bulk, and Scale

Respect adjacent properties with design and site planning by minimizing window overlapping with the neighbors. Window studies have been provided.

The four units at ground level are well-screened by nice landscapes.

CS3. Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

Large windows at corners avoids strong contrast between completely solid tall walls and adjacent houses. Contemporary design echoes with new developments nearby.

Public Life

PL1. Patio with seating at back yard provides places for activity areas, with southeast sunny exposure.

PL2. Mazimize site visibility by sidewalks, The building entry and lobby has been designed as such that all visitors can be greeted and welcomed. Lighting would be along sidewalks; at entrance with soffit lighting and address lighting, landscape lighting would also be provided.

PL3. Street Level Interaction The entry to the apartment is a semi-private space by recessed and landscape buffered at ground level with canopy, the entry is at same level of public sidewalk for best accessibility.

PL4. Active Transit

There is a designated bicycle room in the basement, which could be accessible via main lobby and side entrance.

DESIGN GUIDELINES

Design Concept			
DC1. Project Uses and Activities	A. Arrangement of Interior Uses		
	B. Vehicular Access and Circulation		
	C. Parking and Service Uses		
DC2. Architectural Concept	A. Massing		
	B. Architectural and Façade Composition		
	C. Secondary Architectural Features	X	
	D. Scale and Texture		
	E. Form and Function		

DC3. Open Space Concept	A. Building-Open Space Relationship		
	B. Open Spaces Uses and Activities		
	C. Design		
DC4. Exterior Elements and Materials	A. Exterior Elements and Finishes	X	
	B. Signage		
	C. Lighting	X	
	D. Trees, Landscape and Hardscape Materials		

DC1.Project uses and activities
Trash storage area will be enclosed by cedar fencing, and screened by trellis at top.

DC2. Architectural Concept

B. Architectural and Facade Composition

Front facade is composed of recessed patio on top floor, extruding cedar material bay and light and grey hardie panels along main body.

Yellow access panel above main entrance adds another level of interest to the building facade.

C. Secondary Architectural Features

Distinctive lobby entry patterned-glazing door adds detailing at the street level.
Address lighting with three vertical decorative lighting on east facade create detailing to the facade while lighting up the site during nights.

E. Forms and Function
The primary function- apartment units could be readily determined from the exterior by fenestration & panel pattern, making the building easy to access and understand.

DC3. Open Space Concept

A. Building-Open Space Relationship

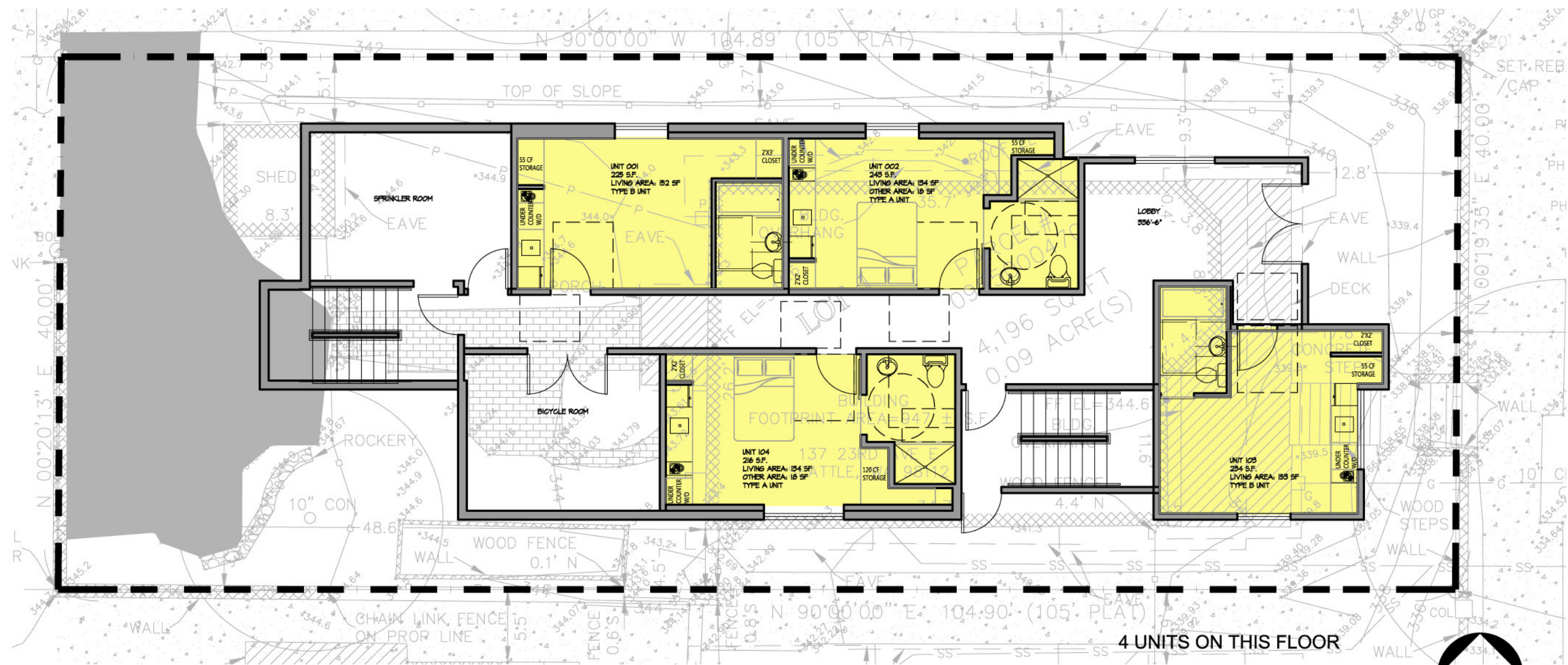
Common open space is located at rear yard with well-designed landscaping to encourage residents' use.

DC4. Exterior Elements and Materials

A. Exterior Elements and Finishes

Fiber-cement panel is the mostly commonly used material for the new developments nearby. It would be used as the main exterior material for its durable and maintainable character.
On the front facade, cedar siding at entry adds some western pacific style.
Light and grey hardie panels lend themselves to a high quality of detailing with texture and pattern.

C. Lighting
Pathway lighting, landscape lighting, address lighting and entry soffit lighting would be provided to increase site safety in all locations used by pedestrians and to highlight architectural and landscape details and features.

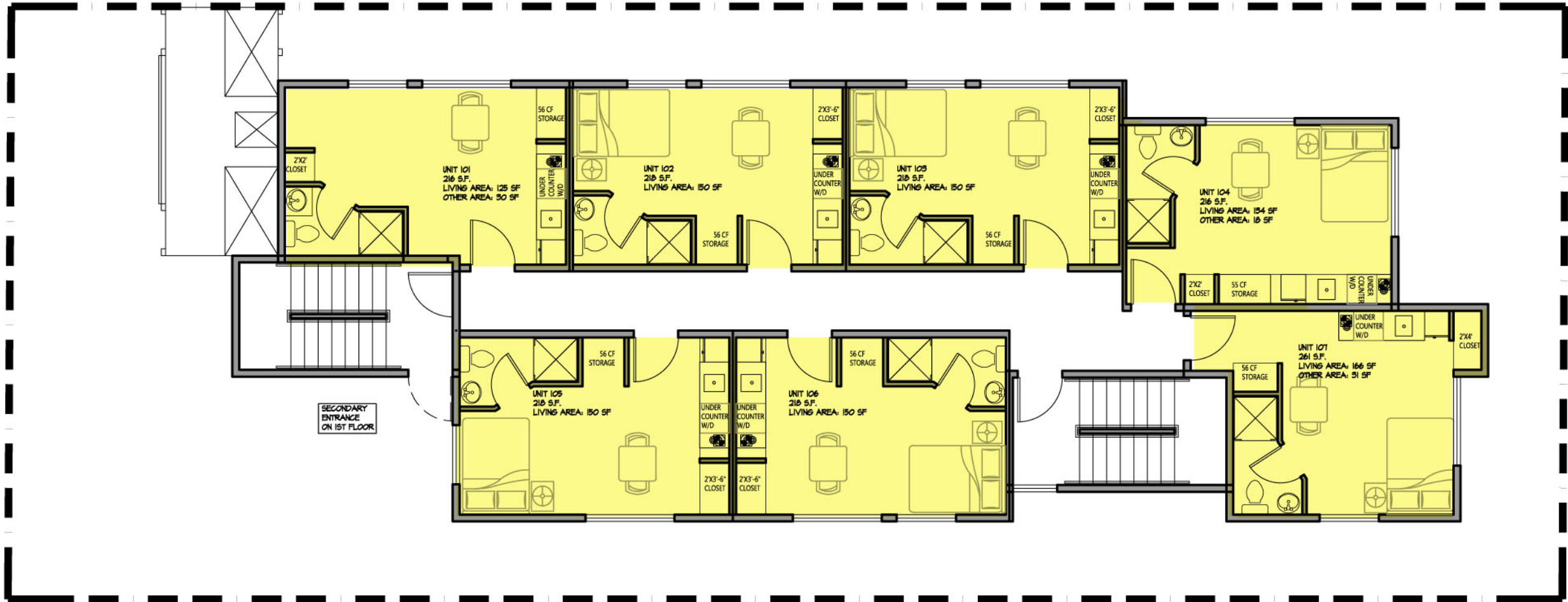


4 UNITS ON THIS FLOOR

UNIT COUNT	
BSMT	4 (2 TYPE A UNIT, 2 TYPE B UNIT PER 1107.5.1 ACCESSIBLE DWELLING UNITS.)
1ST	7
2ND	7
3RD	7
4TH	6
TOTAL	31

BASEMENT FLOOR PLAN

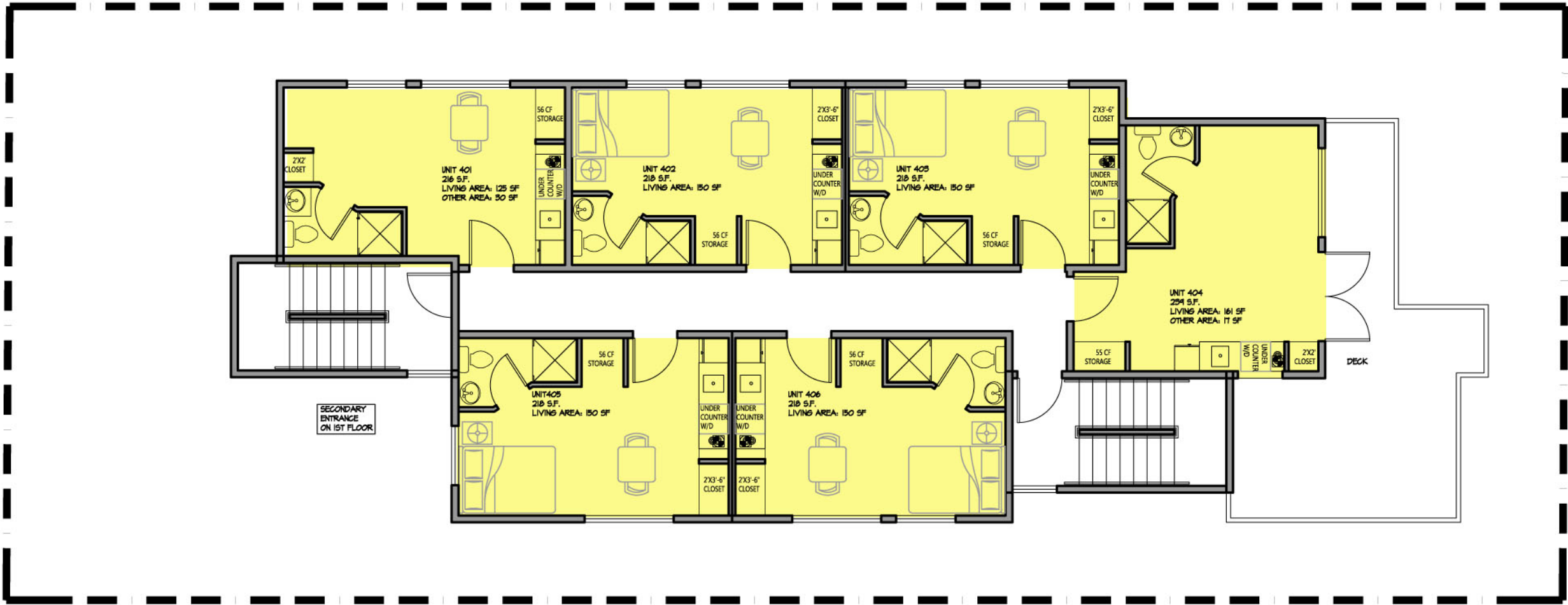
SCALE: 1/8" TO 1'-0"



7 UNITS ON EACH FLOOR



1ST - 3RD FLOOR PLAN
SCALE: 1/8" TO 1'-0"



6 UNITS ON THIS FLOOR



4TH FLOOR PLAN

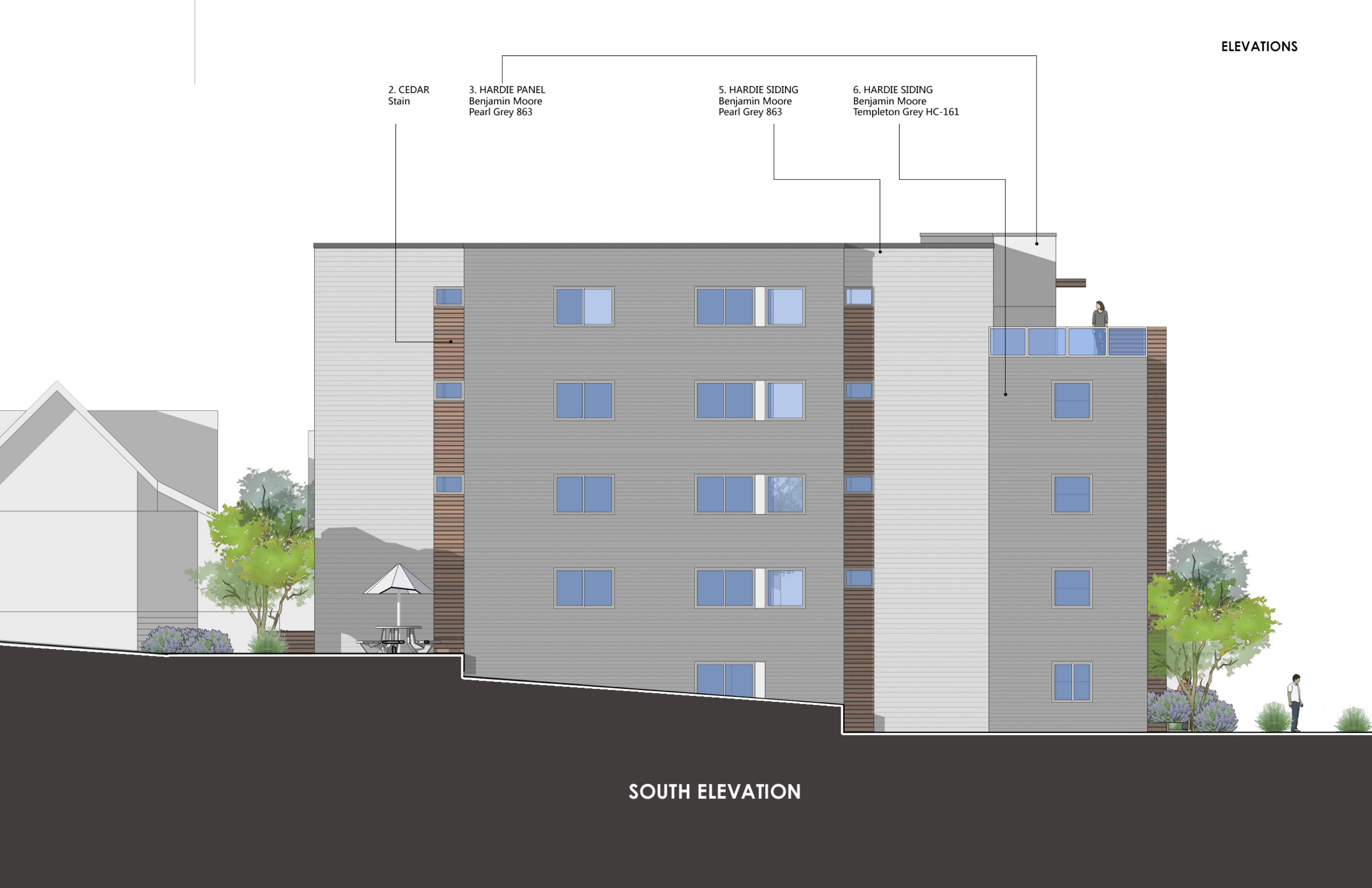
SCALE: 1/8" TO 1'-0"



EAST ELEVATION



NORTH ELEVATION



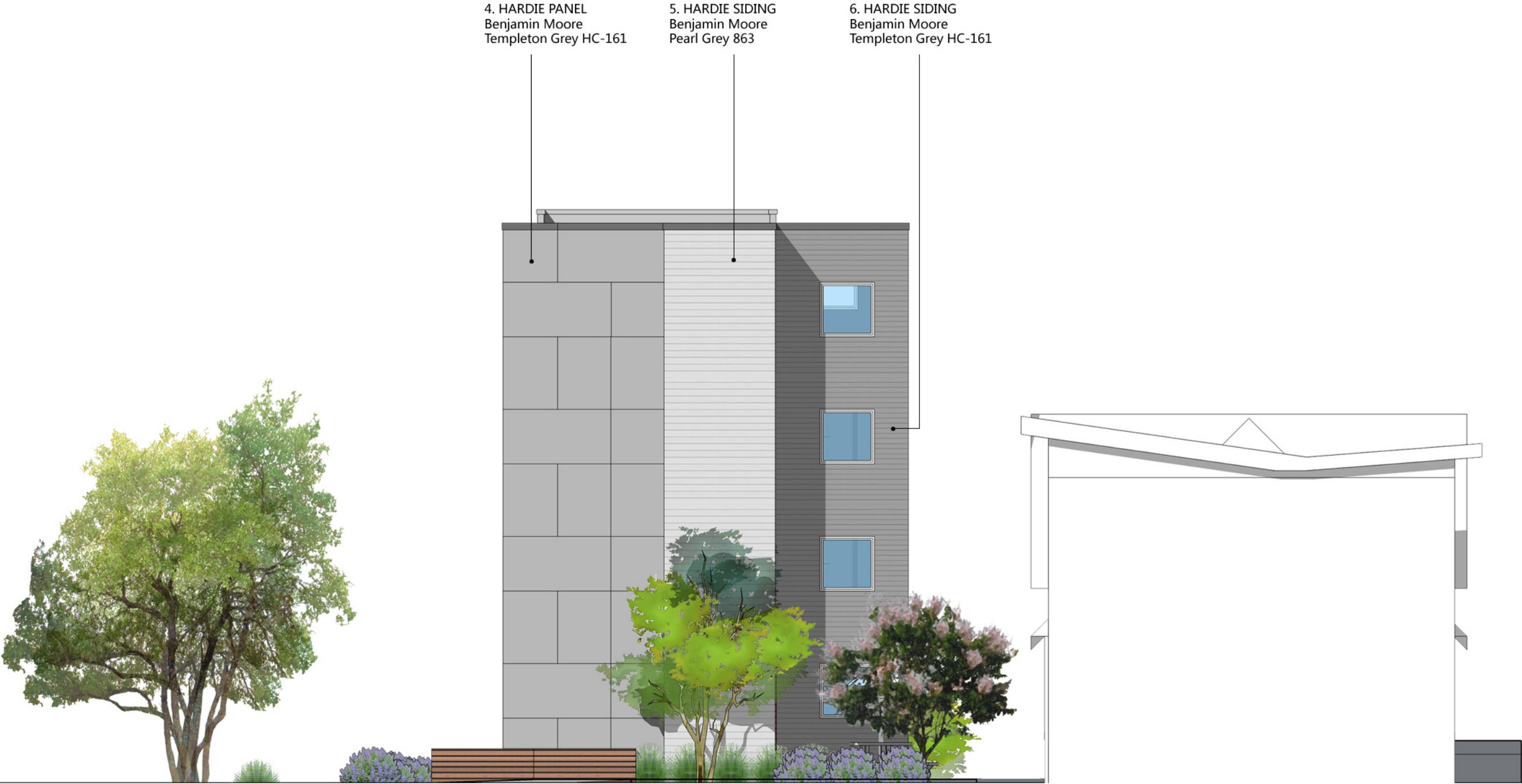
2. CEDAR
Stain

3. HARDIE PANEL
Benjamin Moore
Pearl Grey 863

5. HARDIE SIDING
Benjamin Moore
Pearl Grey 863

6. HARDIE SIDING
Benjamin Moore
Templeton Grey HC-161

SOUTH ELEVATION

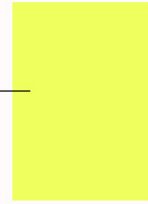


4. HARDIE PANEL
Benjamin Moore
Templeton Grey HC-161

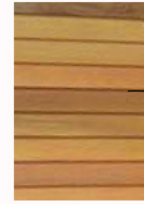
5. HARDIE SIDING
Benjamin Moore
Pearl Grey 863

6. HARDIE SIDING
Benjamin Moore
Templeton Grey HC-161

WEST ELEVATION



1. HARDIE PANEL
Benjamin Moore
Apple Green 2026-40



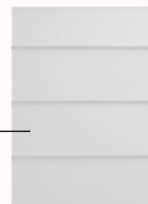
2. CEDAR
Stain



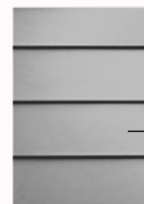
3. HARDIE PANEL
Benjamin Moore
Pearl Grey 863



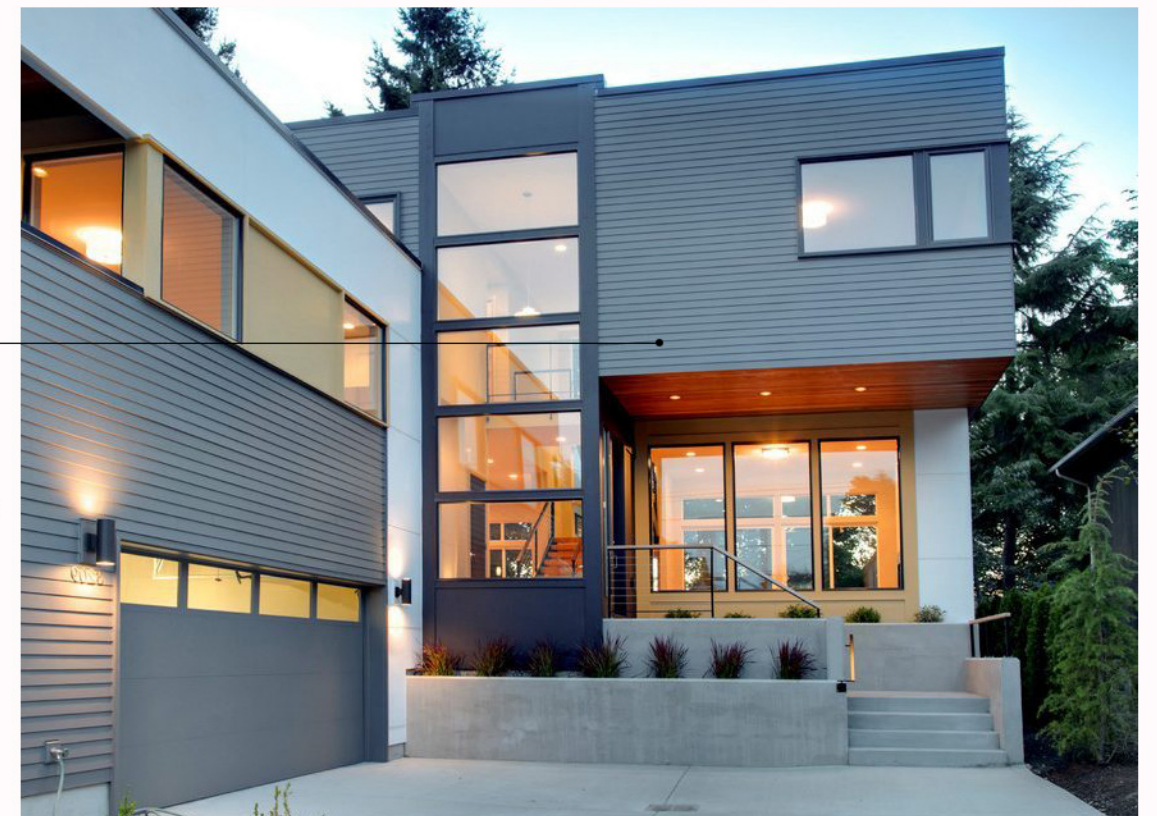
4. HARDIE PANEL
Benjamin Moore
Templeton Grey HC-161



5. HARDIE SIDING
Benjamin Moore
Pearl Grey 863



6. HARDIE SIDING
Benjamin Moore
Templeton Grey HC-161





LANDSCAPE DESIGN PLAN



T1 VICTORIA
EVERGREEN
MAGNOLIA



T2 AKEBONO
FLOWERING CHERRY



S1 DWARF OAK-LEAF
HYDRANGEA



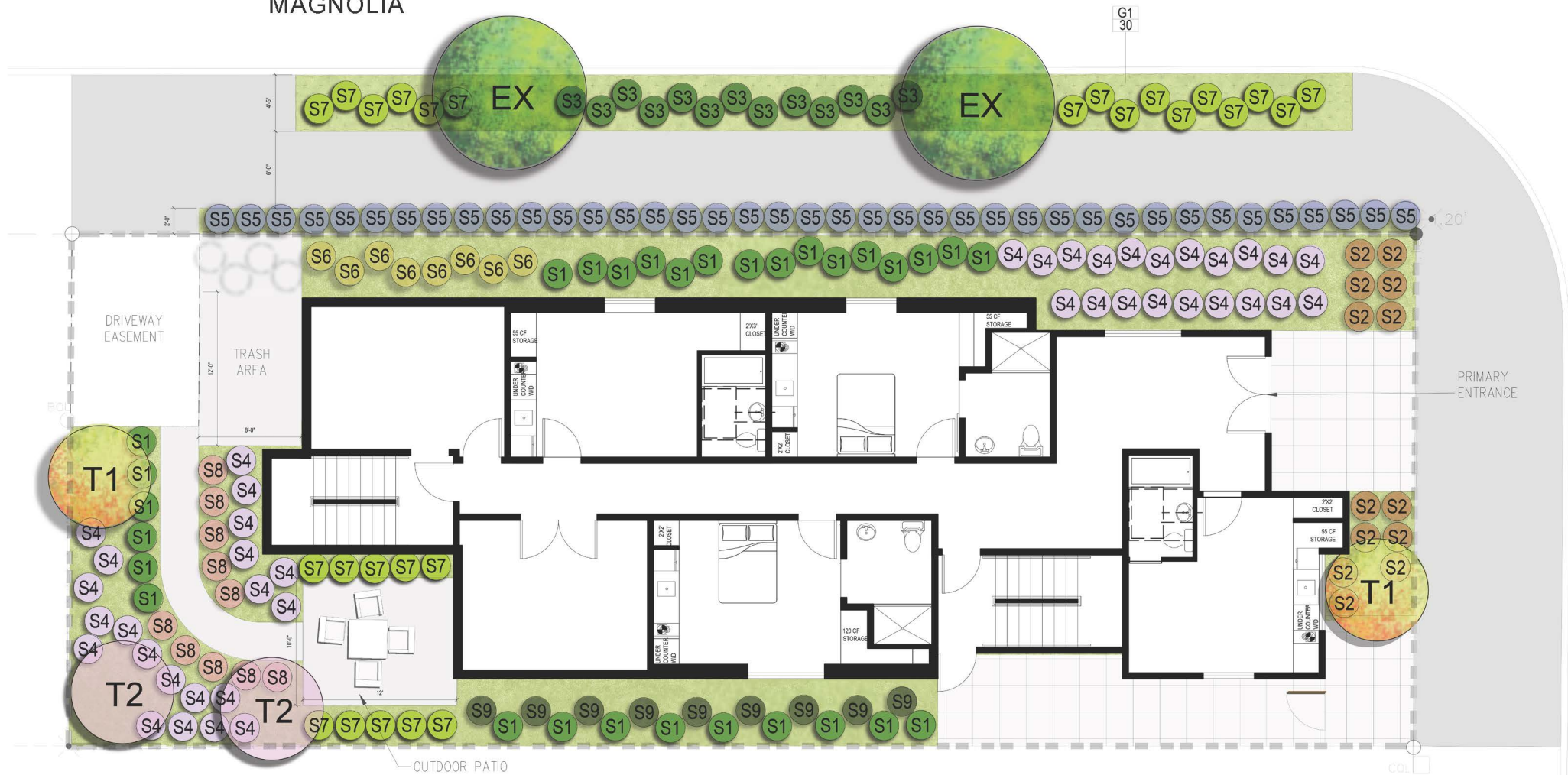
S2 DWARF HEAVENLY
BAMBOO



S3 'CAVATINE' DWARF
ANDROMEDA



S4 COMPACT PJM
RHODODENRON



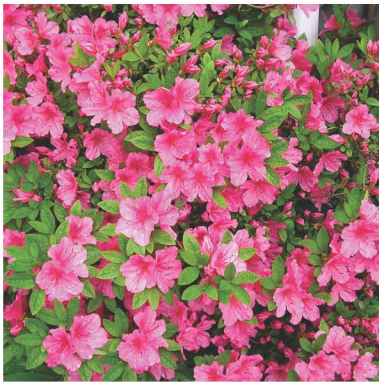
S5 ENGLISH
LAVENDER



S6 EURYOPS



S7 HEBE MACKEAN



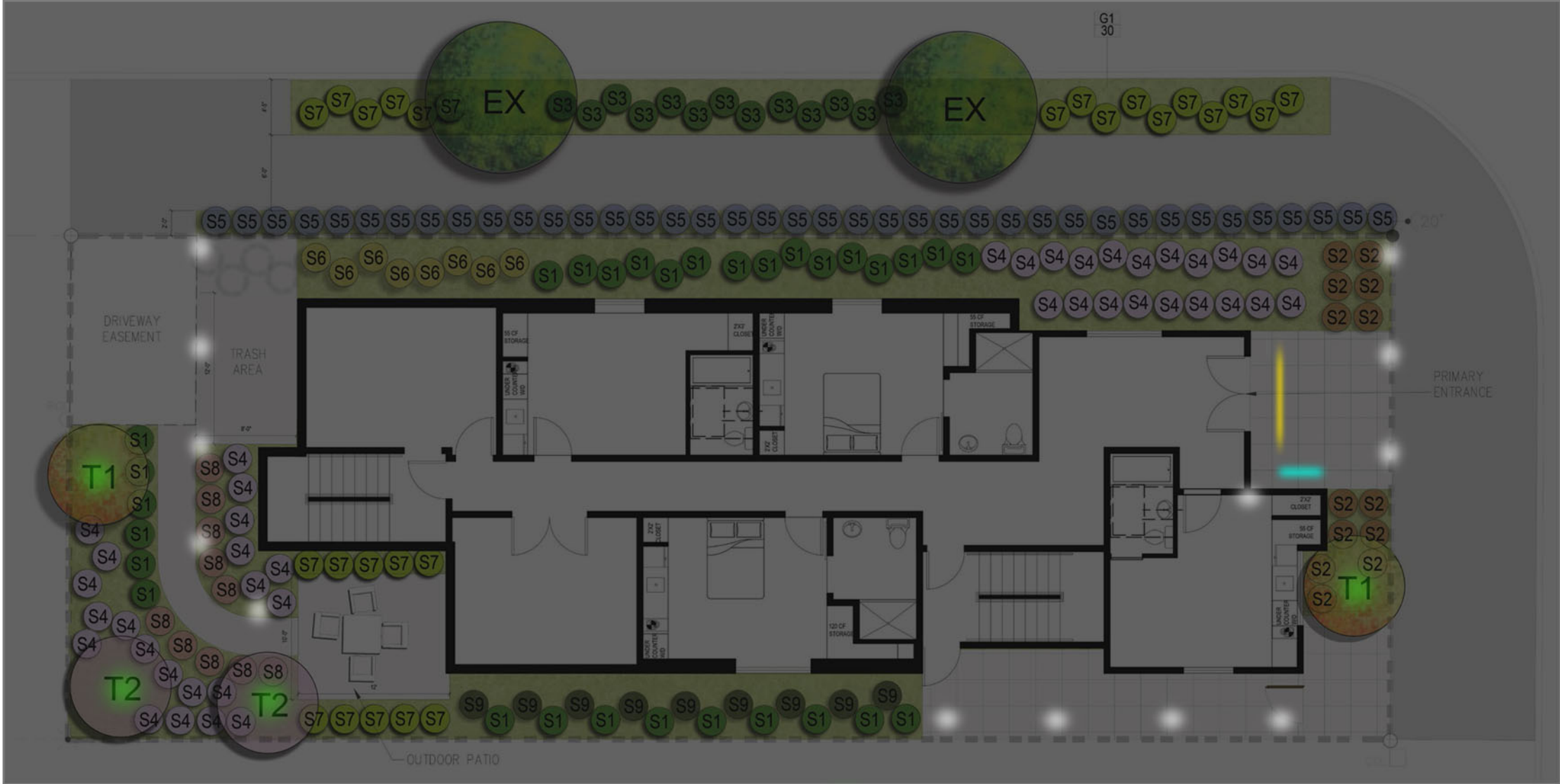
S8 AZALEA



S9 LITTLE-LEAF
BOXWOOD



G1 BLUE FASCUE



LIGHTING PLAN



SOFFIT LIGHTING



SIGNAGE LIGHTING



LANDSCAPE LIGHTING



PATH LIGHTING

Early Community Outreach

Property Info

Project Address:137 23rd Ave E
Brief Description (2-3 sentences Max. No jargon, please!): construct 4 story + basement apartment, totally 31 units, no parking provided.
Developer/Applicant: Ji Yu/ Qi Qi
Contact Person: Qi Qi
Contact Information: P.O. Box 50281, Bellevue, WA 98015. qqstudio77@gmail.com
Type of building: Type V-A
Neighborhood: Capital Hill
In Equity area: no

Posted on the DON blog:
<http://designreviewoutreach.seattle.gov/2018/10/137-23rd-ave-e/>

Outreach Methods Applied

Printed Outreach

Selected Strategy

- c. Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site.

Delivery Date

We mailed the attached letter on **01/22/2019**.

Delivered Mailing List

230 23RD AVE E	SEATTLE	98112
222 23RD AVE E	SEATTLE	98112
220 23RD AVE E	SEATTLE	98112
216 23RD AVE E	SEATTLE	98112
212 23RD AVE E	SEATTLE	98112
210 23RD AVE E	SEATTLE	98112
206 23RD AVE E	SEATTLE	98112
202 23RD AVE E	SEATTLE	98112
2209 E THOMAS ST	SEATTLE	98112
2221 E THOMAS ST	SEATTLE	98112
225 23RD AVE E	SEATTLE	98112
227 B 23RD AVE E	SEATTLE	98112
227 A 23RD AVE E	SEATTLE	98112
221 23RD AVE E	SEATTLE	98112
219 A 23RD AVE E	SEATTLE	98112
219 B 23RD AVE E	SEATTLE	98112
217 23RD AVE E	SEATTLE	98112
215 23RD AVE E	SEATTLE	98112
209 23RD AVE E	SEATTLE	98112
2214 E JOHN ST	SEATTLE	98112
2208 E JOHN ST	SEATTLE	98112
2218 E JOHN ST	SEATTLE	98112
2204 E JOHN ST	SEATTLE	98112
2202 E JOHN ST	SEATTLE	98112
210 22ND AVE E	SEATTLE	98112
214 22ND AVE E	SEATTLE	98112
218 22ND AVE E	SEATTLE	98112
222 22ND AVE E	SEATTLE	98112
226 22ND AVE E	SEATTLE	98112
228 22ND AVE E	SEATTLE	98112
235 22ND AVE E	SEATTLE	98112

229 22ND AVE E	SEATTLE	98112
227 22ND AVE E	SEATTLE	98112
223 22ND AVE E	SEATTLE	98112
217 22ND AVE E	SEATTLE	98112
215 22ND AVE E	SEATTLE	98112
211 22ND AVE E	SEATTLE	98112
207 22ND AVE E	SEATTLE	98112
201 22ND AVE E	SEATTLE	98112
2100 E JOHN ST	SEATTLE	98112
2108 E JOHN ST	SEATTLE	98112
210 21ST AVE E	SEATTLE	98112
212 21ST AVE E	SEATTLE	98112
218 21ST AVE E	SEATTLE	98112
222 21ST AVE E	SEATTLE	98112
226 21ST AVE E	SEATTLE	98112
228 21ST AVE E	SEATTLE	98112
234 21ST AVE E	SEATTLE	98112
2021 E JOHN ST	SEATTLE	98112
133 21ST AVE E	SEATTLE	98112
129 21ST AVE E	SEATTLE	98112
143 22ND AVE E	SEATTLE	98112
141A 22ND AVE E	SEATTLE	98112
141B 22ND AVE E	SEATTLE	98112
141C 22ND AVE E	SEATTLE	98112
141D 22ND AVE E	SEATTLE	98112
139A 22ND AVE E	SEATTLE	98112
139B 22ND AVE E	SEATTLE	98112
139C 22ND AVE E	SEATTLE	98112
139D 22ND AVE E	SEATTLE	98112
131A 22ND AVE E	SEATTLE	98112
131B 22ND AVE E	SEATTLE	98112

131C 22ND AVE E	SEATTLE	98112
131D 22ND AVE E	SEATTLE	98112
131E 22ND AVE E	SEATTLE	98112
131F 22ND AVE E	SEATTLE	98112
124 21ST AVE E	SEATTLE	98112
131G 22ND AVE E	SEATTLE	98112
126 21ST AVE E	SEATTLE	98112
128 21ST AVE E	SEATTLE	98112
130A 21ST AVE E	SEATTLE	98112
130B 21ST AVE E	SEATTLE	98112
130C 21ST AVE E	SEATTLE	98112
130D 21ST AVE E	SEATTLE	98112
132A 21ST AVE E	SEATTLE	98112
132B 21ST AVE E	SEATTLE	98112
132C 21ST AVE E	SEATTLE	98112
132D 21ST AVE E	SEATTLE	98112
138 A 21ST AVE E	SEATTLE	98112
138 B 21ST AVE E	SEATTLE	98112
140 A 21ST AVE E	SEATTLE	98112
140 B 21ST AVE E	SEATTLE	98112
142 21ST AVE E	SEATTLE	98112
146 B 21ST AVE E	SEATTLE	98112
146 A 21ST AVE E	SEATTLE	98112
148 21ST AVE E	SEATTLE	98112
152 21ST AVE E	SEATTLE	98112
154 21ST AVE E	SEATTLE	98112
137 23RD AVE E	SEATTLE	98112
135 23RD AVE E	SEATTLE	98112
2217 E JOHN ST	SEATTLE	98112
109 23RD AVE E	SEATTLE	98112
126 22ND AVE E	SEATTLE	98112
130 22ND AVE E	SEATTLE	98112
136 22ND AVE E	SEATTLE	98112
2215 E JOHN ST	SEATTLE	98112
2309 E JOHN ST	SEATTLE	98112
140 23RD AVE E	SEATTLE	98112
130 23RD AVE E	SEATTLE	98112
2310 E MADISON ST	SEATTLE	98112
120 23RD AVE E	SEATTLE	98112
2300 E THOMAS ST	SEATTLE	98112
307 23RD AVE E	SEATTLE	98112
2212 E THOMAS ST	SEATTLE	98112
303 23RD AVE E	SEATTLE	98112
2206 E THOMAS ST	SEATTLE	98112
300 22ND AVE E	SEATTLE	98112
301 20TH AVE E	SEATTLE	98112

1828 23RD AVE	SEATTLE	98122
2307 E DENNY WAY	SEATTLE	98122
2303 E DENNY WAY	SEATTLE	98122
2301 E DENNY WAY	SEATTLE	98122
2301 E MADISON ST	SEATTLE	98112
	SEATTLE	
2227 E MADISON ST	SEATTLE	98112
2239 E MADISON ST	SEATTLE	98112
2331 E MADISON ST	SEATTLE	98112
115 24TH AVE E	SEATTLE	98112
123 E MADISON ST	SEATTLE	98112
121 24TH AVE E	SEATTLE	98112
2329 E MADISON ST	SEATTLE	98112
2323 E MADISON ST	SEATTLE	98112
2319 E MADISON ST	SEATTLE	98112
2312 E DENNY WAY	SEATTLE	98122
2322 E DENNY WAY	SEATTLE	98122
2320 E DENNY WAY	SEATTLE	98122
2324 E DENNY WAY	SEATTLE	98122
2326 E DENNY WAY	SEATTLE	98122
107 24TH AVE E	SEATTLE	98112
111 24TH AVE E	SEATTLE	98112
113 24TH AVE E	SEATTLE	98112
2200 E MADISON ST	SEATTLE	98112
212 24TH AVE E	SEATTLE	98112
132 24TH AVE E	SEATTLE	98112
2111 E JOHN ST	SEATTLE	98112
2312 E THOMAS ST	SEATTLE	98112
133 22ND AVE E	SEATTLE	98112
148 22ND AVE E	SEATTLE	98112
107 22ND AVE E	SEATTLE	98112
109 22ND AVE E	SEATTLE	98112
119 22ND AVE E	SEATTLE	98112
127 B 22ND AVE E	SEATTLE	98112
127 A 22ND AVE E	SEATTLE	98112
127 C 22ND AVE E	SEATTLE	98112
127 D 21ST AVE E	SEATTLE	98112
118 B 21ST AVE E	SEATTLE	98112
118 A 21ST AVE E	SEATTLE	98112
114 B 21ST AVE E	SEATTLE	98112
114 A 21ST AVE E	SEATTLE	98112
116 A 21ST AVE E	SEATTLE	98112
116 B 21ST AVE E	SEATTLE	98112
120 A 21ST AVE E	SEATTLE	98112
110 21ST AVE E	SEATTLE	98112
120 B 21ST AVE E	SEATTLE	98112

2401 E MADISON ST	SEATTLE	98112
2416 E MADISON ST	SEATTLE	98112
216 B 24TH AVE E	SEATTLE	98112
216 A 24TH AVE E	SEATTLE	98112
218 A 24TH AVE E	SEATTLE	98112
218 B 24TH AVE E	SEATTLE	98112
220 24TH AVE E	SEATTLE	98112
224 24TH AVE E	SEATTLE	98112
100 B 24TH AVE E	SEATTLE	98112
106 A 24TH AVE E	SEATTLE	98112
106 B 24TH AVE E	SEATTLE	98112
104 B 24TH AVE E	SEATTLE	98112
114 24TH AVE E	SEATTLE	98112
120 B 24TH AVE E	SEATTLE	98112
120A 24TH AVE E	SEATTLE	98112
118 A 24TH AVE E	SEATTLE	98112
124 C 24TH AVE E	SEATTLE	98112
124 B 24TH AVE E	SEATTLE	98112
124 A 24TH AVE E	SEATTLE	98112
128 A 24TH AVE E	SEATTLE	98112
128 B 24TH AVE E	SEATTLE	98112
128 C 24TH AVE E	SEATTLE	98112
124 D 24TH AVE E	SEATTLE	98112
118 B 24TH AVE E	SEATTLE	98112
1837 24TH AVE	SEATTLE	98122
2323 E DENNY WAY	SEATTLE	98122
2313 E DENNY WAY	SEATTLE	98122
1833 B 24TH AVE	SEATTLE	98122

1833 A 24TH AVE	SEATTLE	98122
2311 E JOHN ST	SEATTLE	98112
2320 E MADISON ST	SEATTLE	98112
2324 E MADISON ST	SEATTLE	98112
2315 E THOMAS ST	SEATTLE	98112
2319 E THOMAS ST	SEATTLE	98112
2325 E THOMAS ST	SEATTLE	98112
229 24TH AVE E	SEATTLE	98112
225 24TH AVE E	SEATTLE	98112
227 B 24TH AVE E	SEATTLE	98112
227 A 24TH AVE E	SEATTLE	98112
221 F 24TH AVE E	SEATTLE	98112
221 E 24TH AVE E	SEATTLE	98112
221 D 24TH AVE E	SEATTLE	98112
221 C 24TH AVE E	SEATTLE	98112
219 A 24TH AVE E	SEATTLE	98112
219 B 24TH AVE E	SEATTLE	98112
219 C 24TH AVE E	SEATTLE	98112
217 B 24TH AVE E	SEATTLE	98112
217 A 24TH AVE E	SEATTLE	98112
221 B 24TH AVE E	SEATTLE	98112
215 A 24TH AVE E	SEATTLE	98112
215 B 24TH AVE E	SEATTLE	98112
215 C 24TH AVE E	SEATTLE	98112
215 D 24TH AVE E	SEATTLE	98112
215 E 24TH AVE E	SEATTLE	98112
221 A 24TH AVE E	SEATTLE	98112
2312 E JOHN ST	SEATTLE	98112

Delivered Letter

Attached on next page.

IMPORTANT NOTICE ABOUT COMMUNITY MEETING

IMPORTANT NOTICE: due to weather condition, Miller Community Center has cancelled all reservations on 02/08/2019. We will be rescheduling our community meeting dates and times. Please stay tuned for the updates!

UPDATE ABOUT COMMUNITY MEETING

Important Notice: our community meeting has been rescheduled to **02/15/2019 between 5:30 and 6:30 pm in Miller Community Center multi purpose room.**

After section 1 Continue to next section

Section 2 of 2

Survey Questions

Description (optional)

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

- ☐ I live very close to the project
- ☐ I live in the general area
- ☐ I own a business nearby
- ☐ I visit the area often for work or leisure
- ☐ I don't have a direct connection, but I care about growth and development in Seattle

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

- ☐ That it is nice looking
- ☐ That it looks unique and interesting
- ☐ That it brings new services or amenities to the area (businesses, open space, etc.)
- ☐ That is affordable for residents and/or businesses
- ☐ That it is designed to be family-friendly
- ☐ That it is designed with environmental sustainability in mind
- ☐ Other...

Feedback from Paper Outreach

None.



137 23rd AVE E
SDCI Project # 3026583-LU

ARCHITECT
Studio 77LLC
P.O. BOX 50281
Bellevue, WA 98015
qiqi.686@msn.com

CONTACT
Qi Qi
qiqi.686@msn.com

Dear Neighbors:

This letter is to provide you information about a future project located at 137 23rd Ave E, Seattle.

The property is zoned as LR3 and is within residential urban village. The proposed project is to construct a new 4 story with basement apartment building that provides small efficiency dwelling units, with a total gross floor area of 8,226 SF. The project is intended to provide young professionals good quality accommodations with:

- 1) Affordable rent
- 2) Multi-functional dwelling units (sleeping/cooking/bathing/studying)
- 3) 'Green' design for healthier living and energy saving
- 4) Easy and convenient commute (2 bus stops on two sides of the property)

Additional project information can be found on Seattle Services Portal via the project address.

Please take our survey online <https://goo.gl/forms/UgGrHN0EOiJO2PRa2> to provide your opinions about this project. Please also come join us for a community meeting (details see below) to learn more about the proposed project. Alternatively, you can also provide your feedback or comments to us via email provided below.

Please note that any information you provided, via survey, emails, text messages, or community meetings, are subject to City of Seattle public disclosure laws.

Community Meeting

Agenda: The project architect will provide a brief project presentation followed by a QA session to hear your input.

Time: 5:30 – 6:30 PM
Date: 02/08/2019
Location: Multi-Purpose Room at Miller Community Center
Duration: 1 hour



Survey Responses
Received a total of 2 responses. Below are the snapshots of summary.

3. We will be improving the sidewalks and landscaping at the street-level. Which are the most important for designing the public areas? (select up to two)

☐ Good for pedestrians (enough space to walk, etc.)

☐ Lots of plants/greenery

☐ Lighting, "eyes on the street", and other designs for safety

☐ Attractive building materials at street-level (siding, windows, doors, signs, etc.)

☐ Seating/places to congregate (sidewalk cafes, benches, etc)

☐ Other...

4. What concerns do you have about the project? (select any/all that apply)

☐ Construction noise/impacts

☐ The current business/use/building is going away

☐ That I will not like the way it looks

☐ That it will not be affordable

☐ That it may feel out of scale with other buildings nearby

☐ That it will make driving and parking in the neighborhood more difficult

☐ I don't really have any specific concerns

☐ Other...

5. Is there anything specific about this property or neighborhood that would be important for us to know?

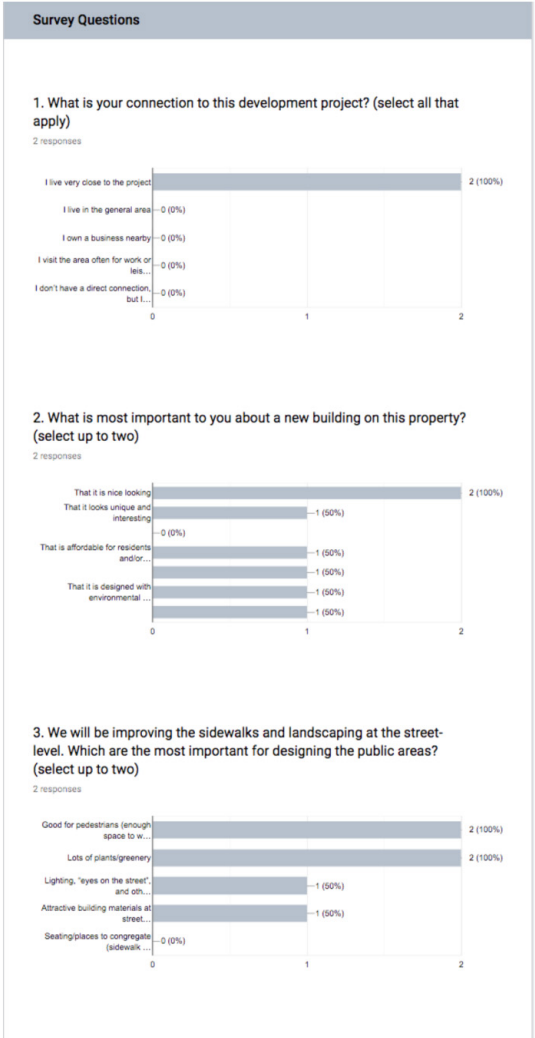
Short answer text

6. What else would help make the new building successful for decades to come?

Short answer text

7. Would you like to be contacted about this project in the future? If so, please provide your email address.

Short answer text



In-person Outreach

- Selected Strategy
- c. Hosting or co-hosting a community meeting (at least one hour of presentation/discussion of project).

Hosting Date and Location
Multi-purpose room of Miller Community Center at 5:30 – 6:30 pm on 02/15/2019

Posted on City Outreach Calendar

Seattle.gov

Mayor Jenny A. Durkan

Seattle Department of Neighborhoods

Andrés Montaña, Director

Home

Calendar

Programs & Services

Community Resource Hub

Funding Opportunities

Event Calendar

Outreach & Engagement

Blog

Early Community Outreach for Design Review Calendar

February 2019

Members of the public submit the information shown on this calendar and they are responsible for the content.

137 23rd Ave E: Community Meeting for new Capitol Hill Apartment

FRIDAY, FEBRUARY 15, 2019, 5:30 – 6:30PM

Location: Multi-purpose room at Miller Community Center

230 19th Ave E, Seattle, WA 98112

Event type: Neighborhoods Submission Form Template

Contact: Q Q

Pre-Register No

Cost: Free

Map

Want to Add an Event?

Do you have a Early Community Outreach for Design Review event to add to the calendar?

Submit an Event

Meeting Agenda

Meeting Agenda

Subject: 137 23rd AVE E Project

Location: Miller Community Center

Time: 02/15/2019 5:30PM – 6:30 PM

1. Welcome and Introduction (5 minutes)

2. Brief Overview of Project (20 minutes)

3. Q & A, Comments and Discussions (30 minutes)

4. Closing and Summary (5 minutes)

ARCHITECT | Studio 77LLC | P.O. Box 50281 Bellevue, WA 98015 | qiqi_686@msn.com

137 23rd AVE E Project Community Meeting

Address of Development Project: 137 23rd Ave E, Seattle WA 98112

Meeting Location: Miller Community Center 330 19th Ave E Seattle, WA 98112

Meeting Date: 02/08/2019

PLEASE PRINT LEGIBLY

First Name	Last Initial	Zip Code	Email Address (if you would like to be on our mailing list for this project)	How did you hear about this meeting?
Tao	Chen	98112		mail
Yu	Ji	98112		mail

Note: This information is being collected by Studio 77LLC, 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 requestor pursuant to the Washington Public Records Act.

Meeting Sign-in Sheet

Meeting Minutes

Meeting Minutes

Subject: 137 23rd AVE E Project

Location: Miller Community Center

Time: 02/08/2019 5:30PM – 6:30 PM

Agenda Items

5:30-5:35: Welcome opening & inform information collected may be made p...

5:35-5:50: Introduction about the project

① location 137 23rd Ave E, future small efficient units apartment

② introduce LR3 zoning & small efficient units concept.

③ introduce city SDCI Director's Rule

5:50-6:00: More details about project

① show printed site plan and aerial image

② present starts about neighborhood apartments

③ talk about parking concerns

Q&A

6:00-6:30: None

ARCHITECT | Studio 77LLC | P.O. Box 50281 Bellevue, WA 98015 | qiqi_686@msn.com

Additional Notes
Below is Miller Community Center's notes about cancelation due to snow on 02/08/2019

10:26

facebook.com

Miller Community Center

35 mins · 🌐

We will be closing early at 3pm today due to the snow storm coming in!
*All programs, activities, games and rentals after 3pm have been cancelled.
*All programs, activities, games, and rentals have also been cancelled for Saturday-Sunday.
Please call us between 12-3 at 206-684-4753 if you have any questions.
Thanks and stay safe!

DUE TO INCLEMENT WEATHER WE WILL BE CLOSING AT 3PM ON FRIDAY!

ALL PROGRAMS, RENTALS AND ACTIVITIES HAVE BEEN CANCELLED THAT ARE AFTER 3PM