

CADENCE 19TH/FIR

119 19th Ave, Seattle, WA

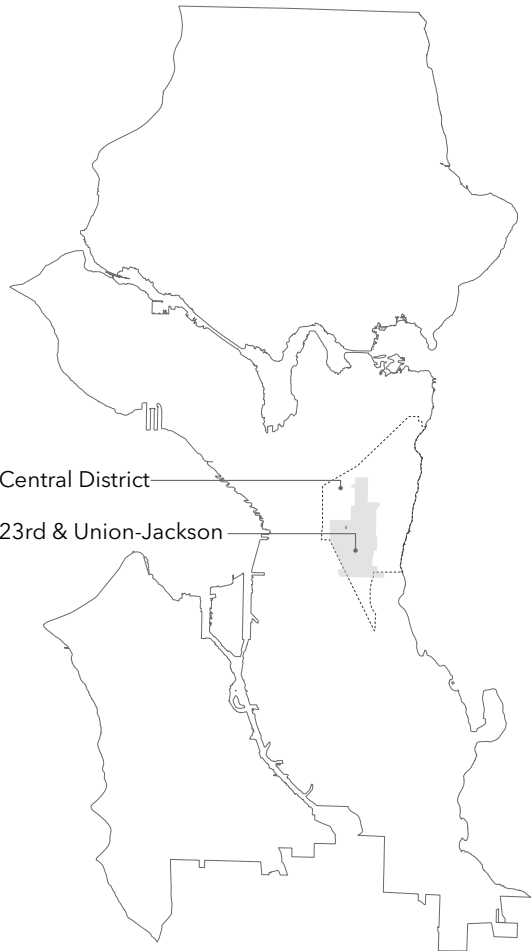
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Cadence Real Estate
Recommendation Package
11/19/2020
SDCI #: 3034218



Project Summary:

Address:	119 19th Ave, Seattle, WA 98122
Parcel Number:	982670-1220
Base Zone:	LR3(M)
# of Units:	71
Commercial SF / # of Live Work units:	0 SF / 0
Parking stalls:	0



Development 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. 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

- 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 ads additional landscape and low impact design features to public realm

Corner of 19th and Fir

- Integrated community-related features
- Subtle lighting creates “lantern” effect

Team:

CADENCE

Owner:

Cadence Real Estate
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Seattle, WA 98109

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GGLO

Designer: Landscape Architect

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PERMIT CONSULTANTS

Applicant:

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Normandy Park, WA 98166

Jodi Patterson-O'Hare
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Designer: Architect of Record

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Seattle, WA 98101

Ted Panton
206.468.5828

SDCI

Planner:

Sean Conrad
Department of Construction & Inspection
P.O. Box 34019
Seattle, WA 98124

Sean Conrad
sean.conrad@seattle.gov



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SECTION 06 / DEPARTURES

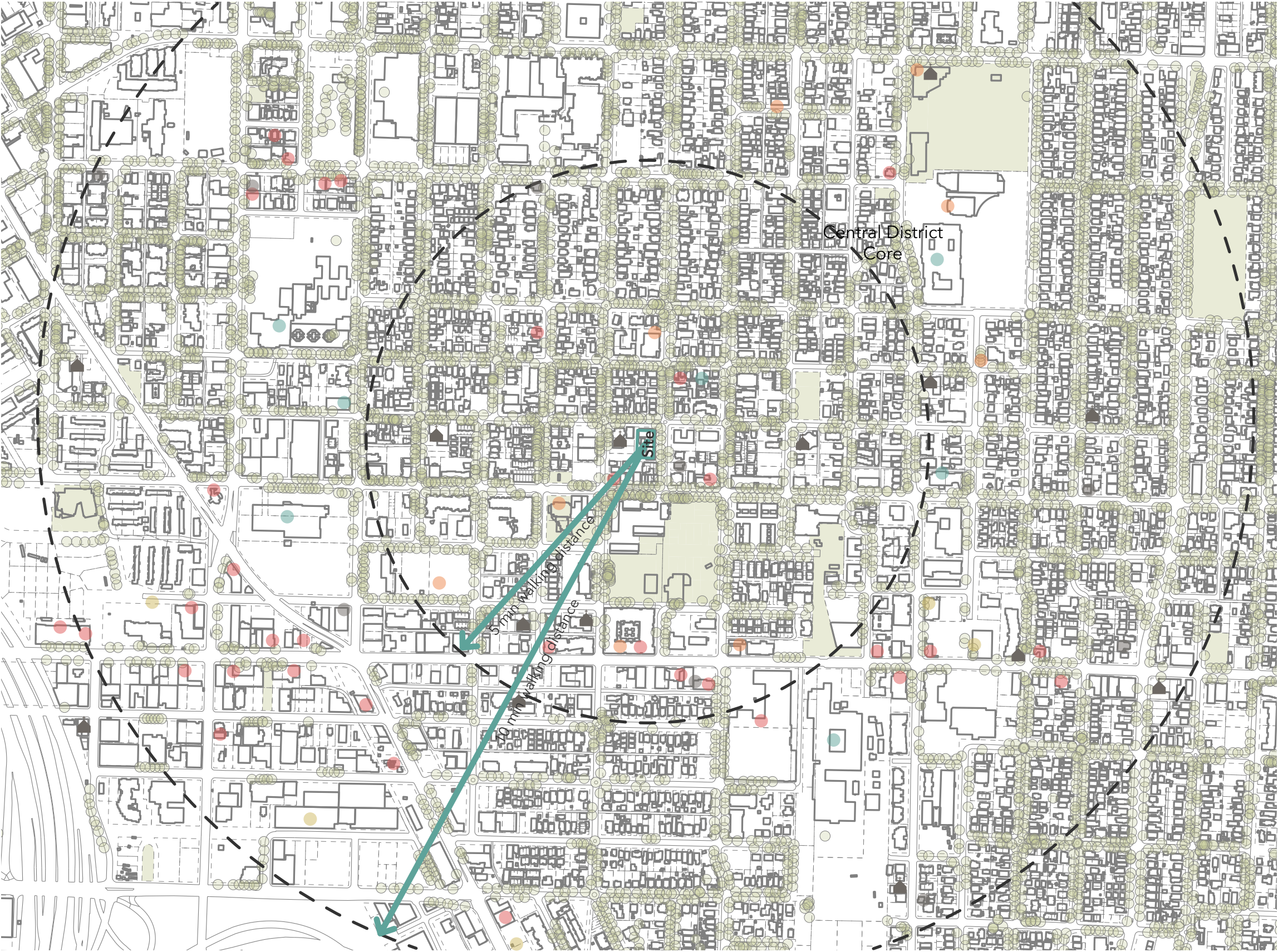
SECTION 07 / SUPPLEMENTAL INFORMATION

SITE

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SECTION 01 / SITE ANALYSIS AND
DESIGN EVOLUTION



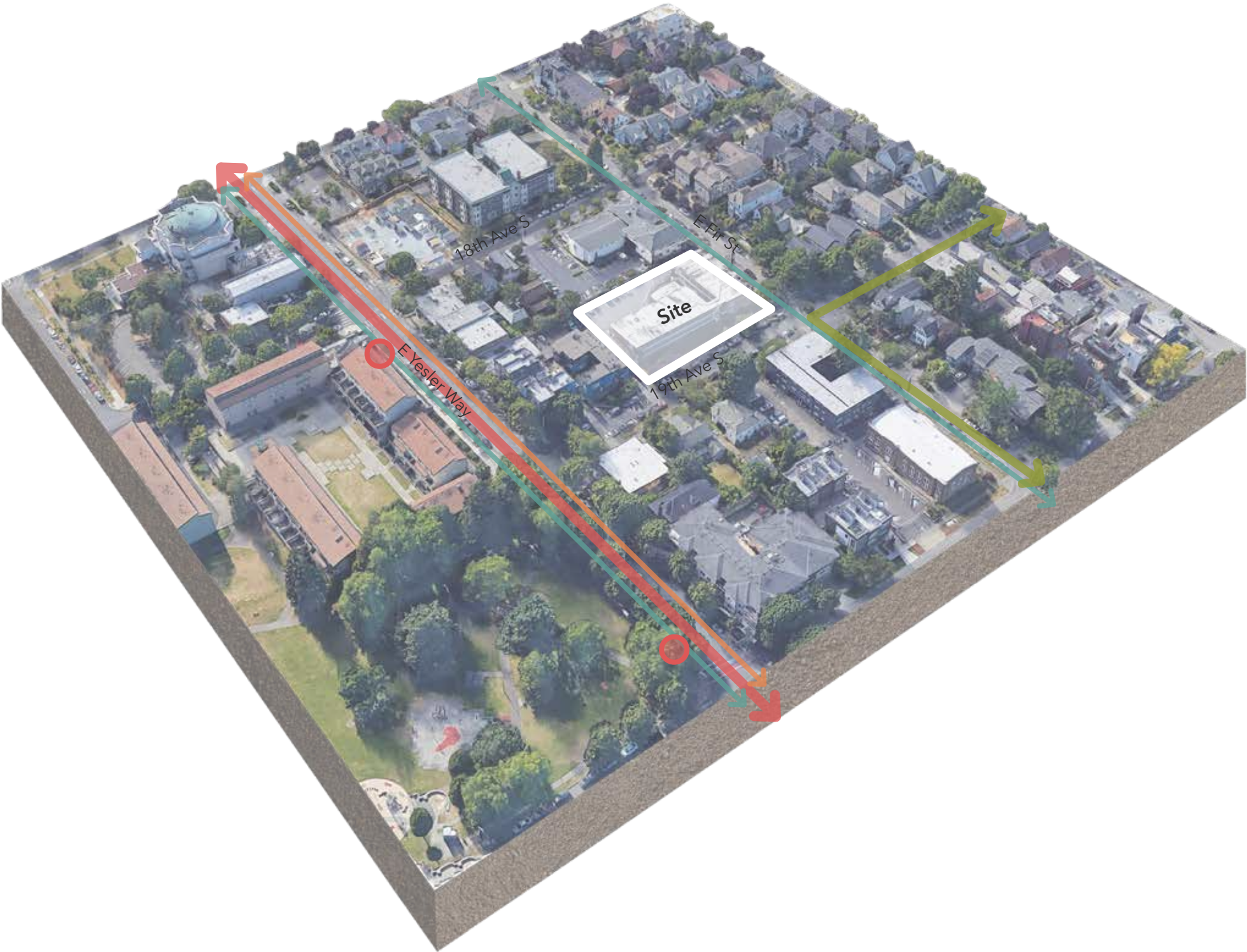
- Site:
- Other Religious Institutions
- Food & Beverage
- Entertainment
- Retail / Commercial
- Grocery
- School / Institutional
- Parks





VICINITY MAP

- | | | |
|---------------------|--------------------------------|-----------------|
| Retail / Commercial | Institutional / Public Service | NC1-55(M) Zone |
| Residential | Religious | MR RC (M1) Zone |
| Theatre | Hospitality | LR3 (M) Zone |



- Frequent Bus Line (10-12 min freq.)
 - Bus Stop
 - Neighborhood Greenway
- PEDESTRIAN ACCESS:
- Major Pedestrian Streets & Access
- BIKE ACCESS:
- Bike Route



VIEWS OF THE SITE



VIEWS TOWARDS THE SITE



↶ SITE VIEW LOOKING WEST FROM 18TH AND FIR



↷ SITE VIEW LOOKING EAST FROM 19TH AND FIR

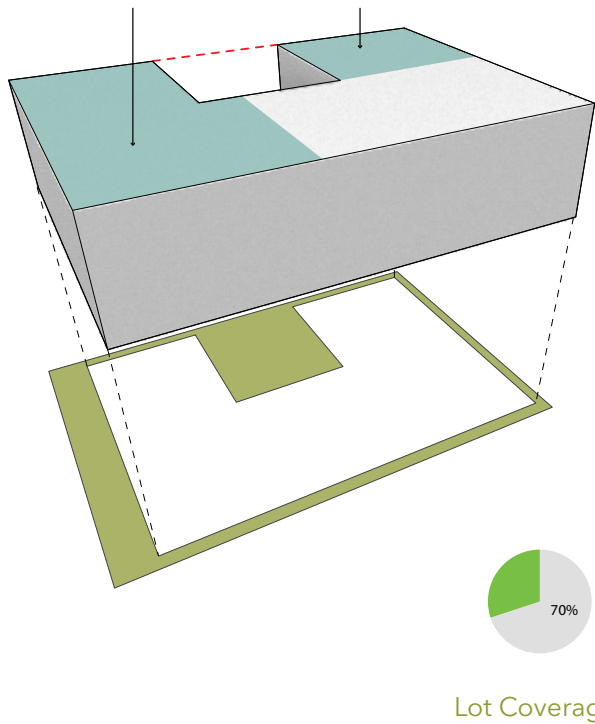


⬆ SITE VIEW LOOKING NORTH FROM YESLER WAY AND 19TH

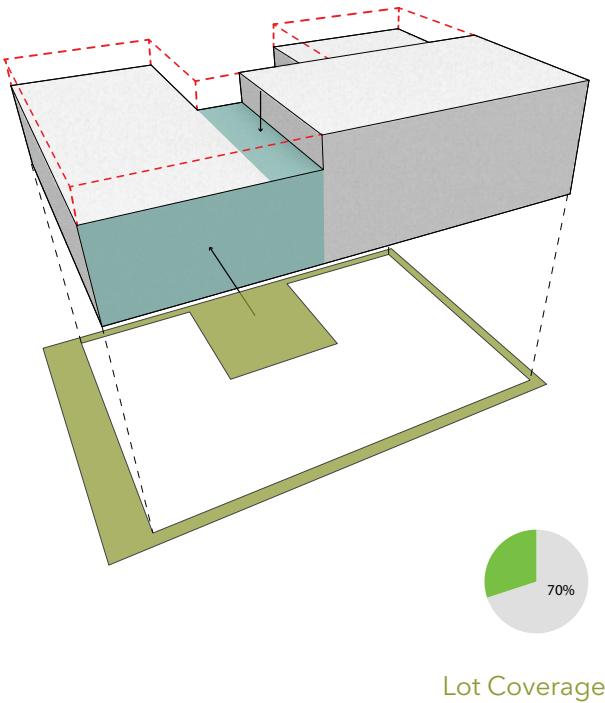


⬇ SITE VIEW LOOKING SOUTH BETWEEN FAITH BIBLE CHURCH AND PROPOSED SITE

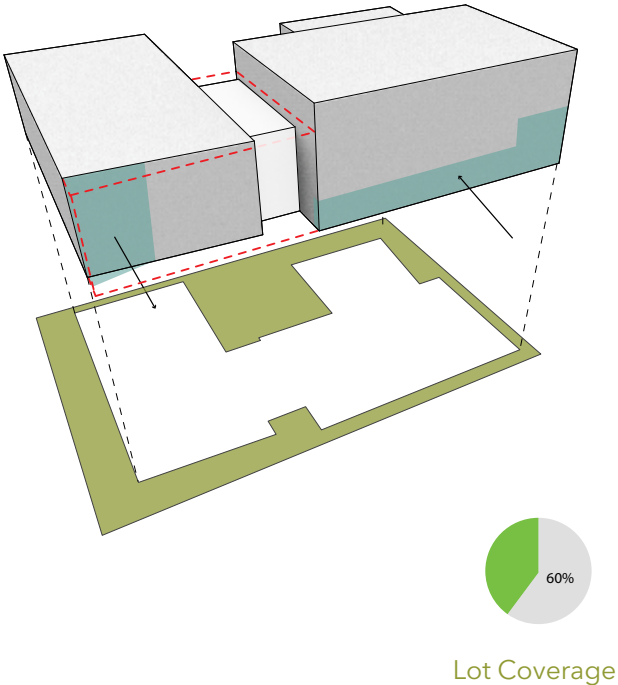
Urban Form Evolution/EDG #2



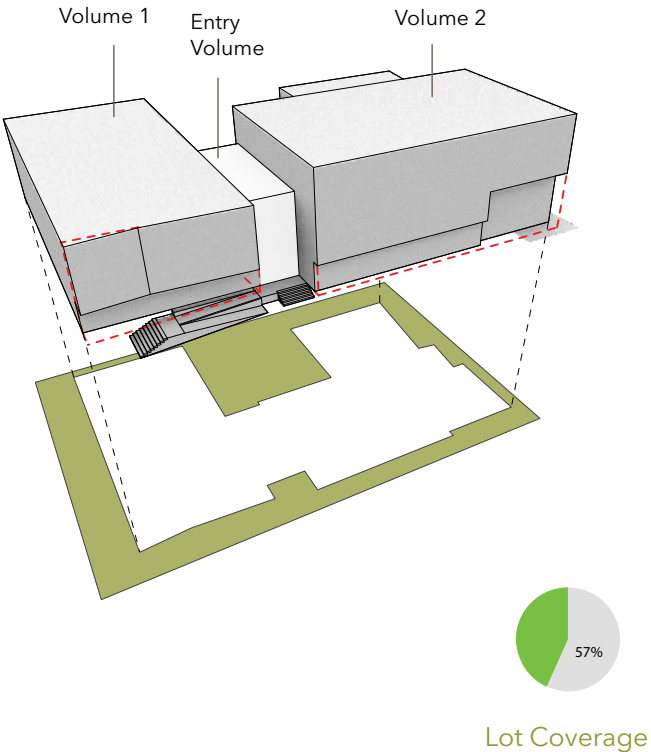
1. Through climate analysis and in the interest of supporting positive urban form, the design team started with a 3 story u-shaped building mass. This is oriented faced west for maximum resident daylighting, and provided the opportunity for positive street frontage on 19th and Fir. This building geometry 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%.



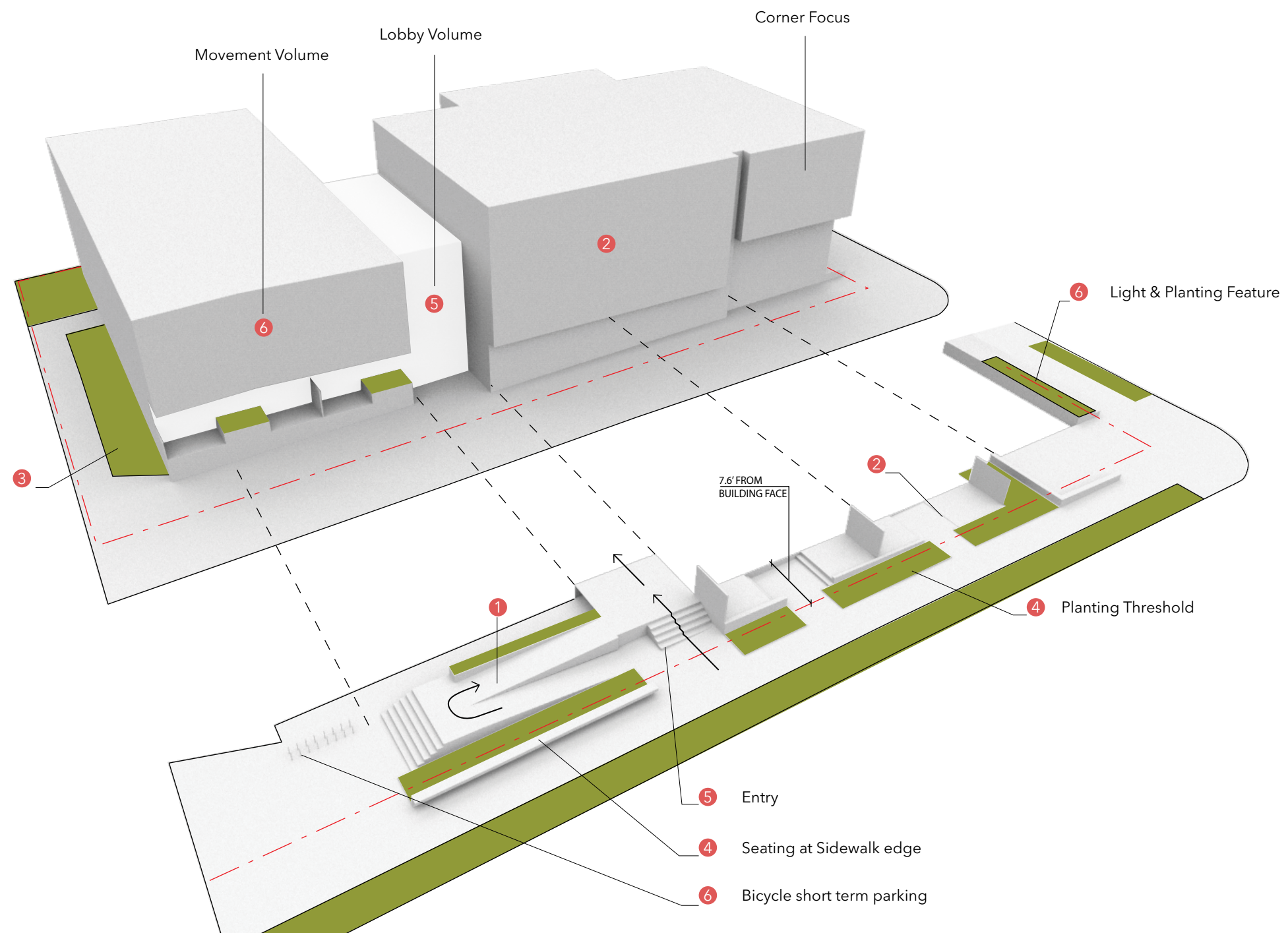
2. To further emphasize the corner of 19th and Fir and diminish the impact of the building mass on adjacent neighbors, the building mass was intensified to 4 at the corner and held to 3 stories on the south and West sides. The stepped massing responds more positively with adjacent neighbors on 19th and 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.



3. 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.



4. 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 16 through 25







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SECTION 02 / EDG RESPONSE



PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1 BUILDING MASS AND SCALE - Further evolution of approved design

- a. The Board supported the applicant’s further design of the building massing, height, and scale. The Board found the updated design responded well to Board guidance from the initial Early Design Guidance meeting. (CS2.C.1, DC2-1.a.b.e)

2 LANDSCAPING/COURTYARD - Accessibility ramp as casual neighborhood focus area and gathering space

- a. The Board appreciated the applicant’s design effort in the accessibility ramp running parallel to the building along 19th Avenue. The Board discussed the potential for landscaping at the southeast corner of the site and recommended the applicant introduce landscaping in this area to compliment the hardscape associated with the ramp and access stairs to the development. The Board recommended the overall design of this street frontage be pedestrian friendly and a place for people to linger and connect. (PL1.B, PL1-1, PL3-1, PL3-2)
- b. The Board supported the courtyard concept presented at the meeting. The Board appreciated the removal of the parking in this area while noting that the curb cut along East Fir Street will remain for trash removal and as a space for tenant loading and unloading during moves. The Boar requested further design details of the courtyard at the recommendation meeting with regards to how this space will function as an amenity for future residents. Demonstrate the features, seating or other amenities to be provided in the courtyard. (DC3.B,DC3.C, DC3-1)

3 CULTURAL RESOURCES/NEIGHBORHOOD CONTEXT - Connecting with community groups, establishing placemaking focus area

- a. The Board again emphasized and encouraged the applicant to reach out to other community groups in the Central Area neighborhood to assist with establishing appropriate wayfinding at the development and introducing art or other placemaking pieces that reflect the African American heritage of the Central District. The Board noted that outreach to cultural experts in African American heritage is appropriate for new developments in the neighborhood, in response to cultural and placemaking design guidelines. (A.1-1, A.2-1).

4 RESIDENTIAL ENTRY - “Front Porch Culture”

- a. The Board appreciated the further development of residential entry and lobby off of East Fir Street and 19th Avenue. The Board recommended further detailing of both entries, noting that the details should include amenity features and furniture proposed at each of the entry locations. (PL3.A)

RESPONSE 1

The team appreciates the support from the board on the massing choices and will continue to evolve the design while keeping this in mind as a priority.

RESPONSE 2

- a. In an effort to encourage interaction with the community and create public space, the main entry has been designed to incorporate seating areas, circulation, site lighting and landscaping intended to mimick a front porch, offering an intersection space between public and private. Right of Way planting is design to encourage habitat for birds, butterflies and other pollinators.
- b. The courtyard has been further developed to provide space for small gatherings, circulation, private patios and integrated stormwater management.

RESPONSE 3

The Cadence team is proposing to address the community engagement aspect with a corner design feature that integrates “living” design elements such as planting and lighting with graphic references to Central District history the we hope will provide interest as well as a neighborhood focal point. In combination with the ramp element on 19th which offers a casual open space for community interaction, the design feature on 19th/ Fir will also support casual interaction, as well as enhanced walkability, “eyes on the street” and a respectful acknowledgment of what has transpired.

RESPONSE 4

Promoting community and connection, the design team decided to focus further development of the residential entry to the 19th Ave facade, allowing for a higher quality amenity/lobby area to be the midpoint integrating community and tenants. More project resources can now be devoted to heightening the experience in the main entryway.



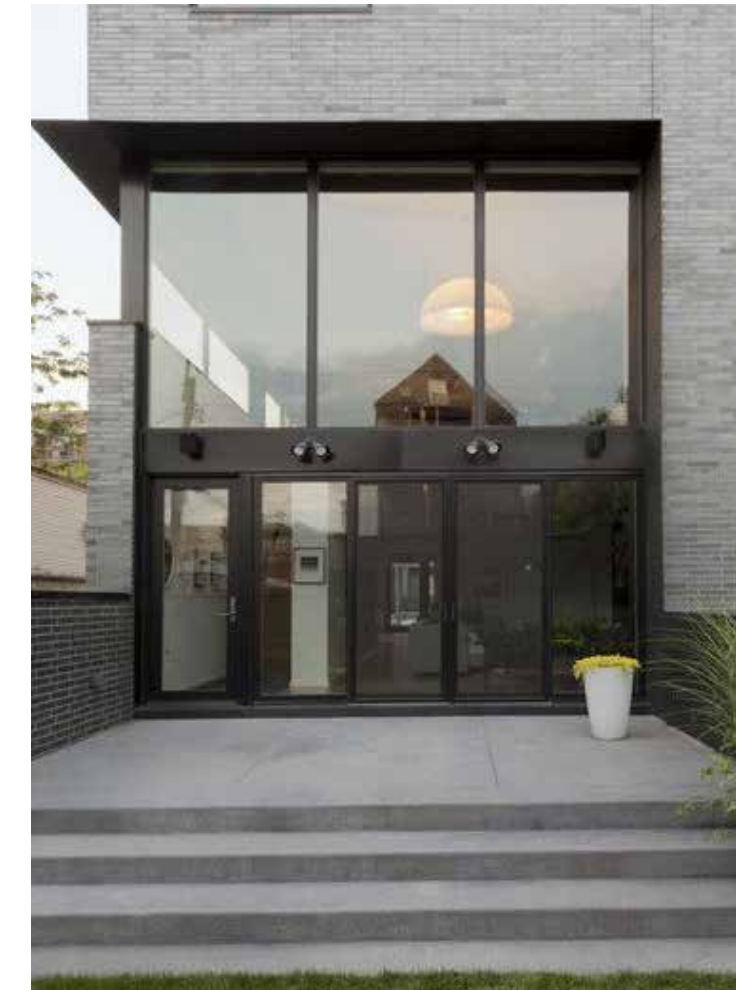
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RESPONSE

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See pages 28 and 29 for more information





- LEGEND**
- 1 Wood-clad Seatwalls
 - 2 Pollinator Planting
 - 3 Roof Deck Planting
 - 4 Sloped Walk
 - 5 Lobby Entry
 - 6 Bike Room

2 LANDSCAPING/COURTYARD

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See pages 46-53 for more information





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RESPONSE

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Background:

Al Smith Jr was a prominent Central District photographer in the Seattle area for over 65 years capturing Seattle, the Central District and most importantly the diversity of our city. He photographed the lively Central District Jazz scene (and those enjoying the shows), the men returning from WW2 and culture in the area. When Al passed away he donated his life’s work, over 40,000 photos throughout the 1940s, 50s, and 60s, to the Museum of History & Industry (MOHI) as he volunteered there for decades. The museum, in collaboration with Al’s family and the Black Heritage Society, organized and cataloged his works. A book was published and a gallery exhibit of his work was made highlighting Al and the history of the Central District.

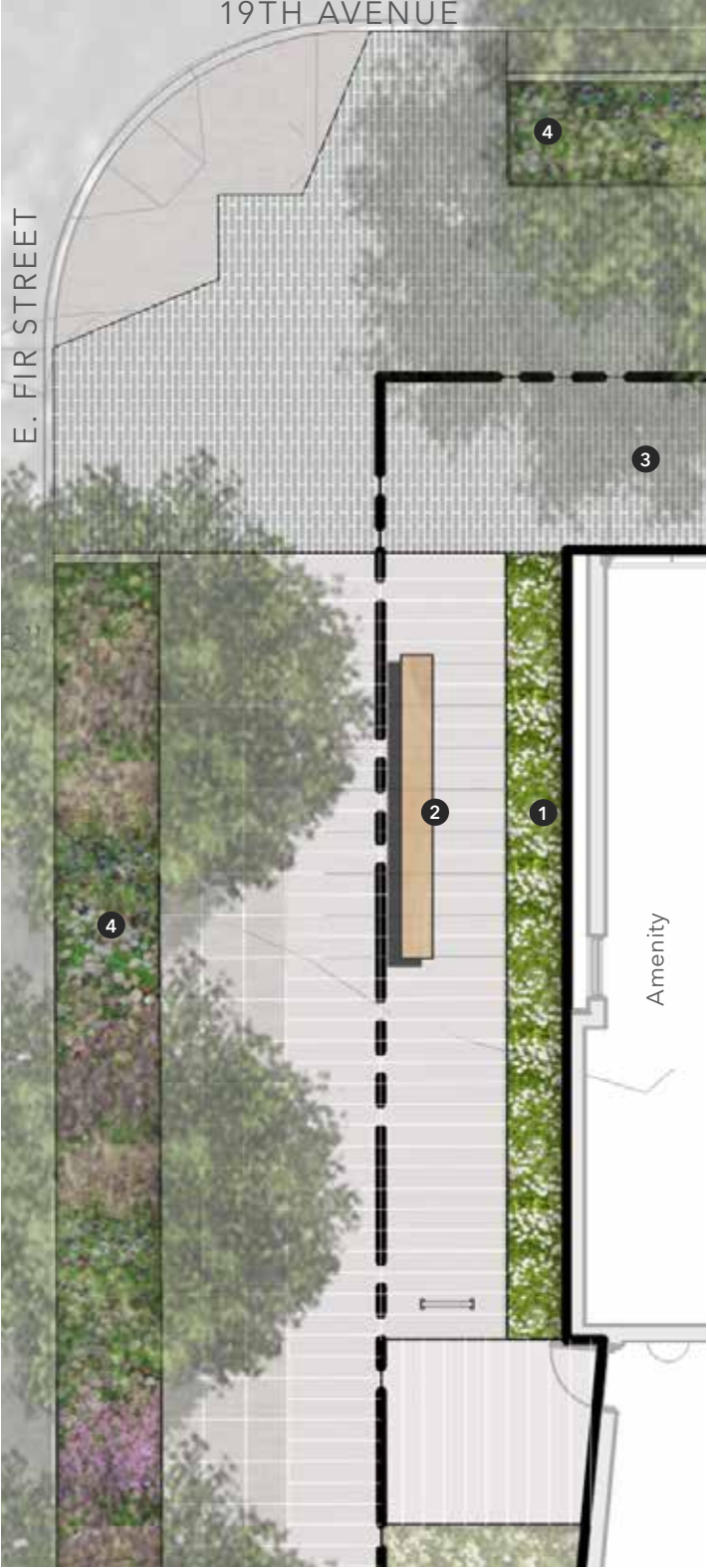
Along with this we propose working in collaboration with both the Black Heritage Society, MOHI and Al’s Family who could potentially assist us with the final design and approval. The physical translation of his work and the neighborhood’s history at our property would include polished aluminum panels laser (see link below) etched with Al’s story, the neighborhoods history and photos showcasing both. A mention of the family, MOHI and Black Heritage Society would be a nice touch.

Next Steps:

The Cadence team is committed to partnering with local representatives to create positive new urban fabric in this vibrant neighborhood. Having the opportunity to discuss our initial idea with CDLURC, they have amicably provided two avenues to move forward. First, our initial celebration of Al Smith Jr, and his life’s work, or a contemporary artist from the Central District; we intend to engage CDLURC through implementation of either path. Along with the assistance of CDLURC we intend on engaging, along with/at LURC’s recommendation, two to three other community groups in the area. We believe going with either option, in a collaboration with multiple Central District community groups, will provide us the insight needed to accomplish an engagement the neighborhood, and City of Seattle, can appreciate.



Smith, Al. Seattle on the Spot: the Photographs of Al Smith. MOHAI, Museum of History & Industry, 2017.





LEGEND

- 1 Residential Unit Patio Entries
- 2 Wood-clad Screenwall
- 3 Pollinator Planting
- 4 Recessed Wood Cladding



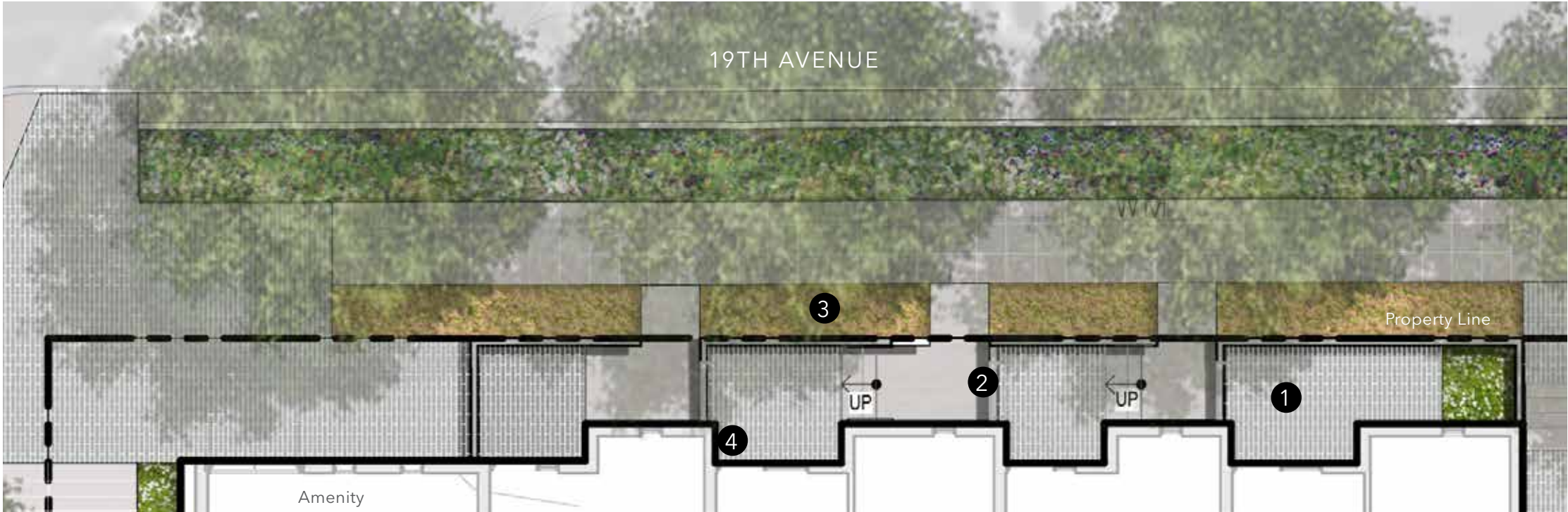
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See pages 28 and 29 for more information



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SECTION 03 | ARCHITECTURE ELEMENTS





See page 22/23 for
urban corner volume
design thoughts

EAST ELEVATION/19TH ST.



- 1 Prefinished metal siding
- 2 Sealed, Stained Wood Cladding
- 3 Fiber Cement Panel, Painted
- 4 Sealed Concrete
- 5 Storefront
- 6 Residential Windows

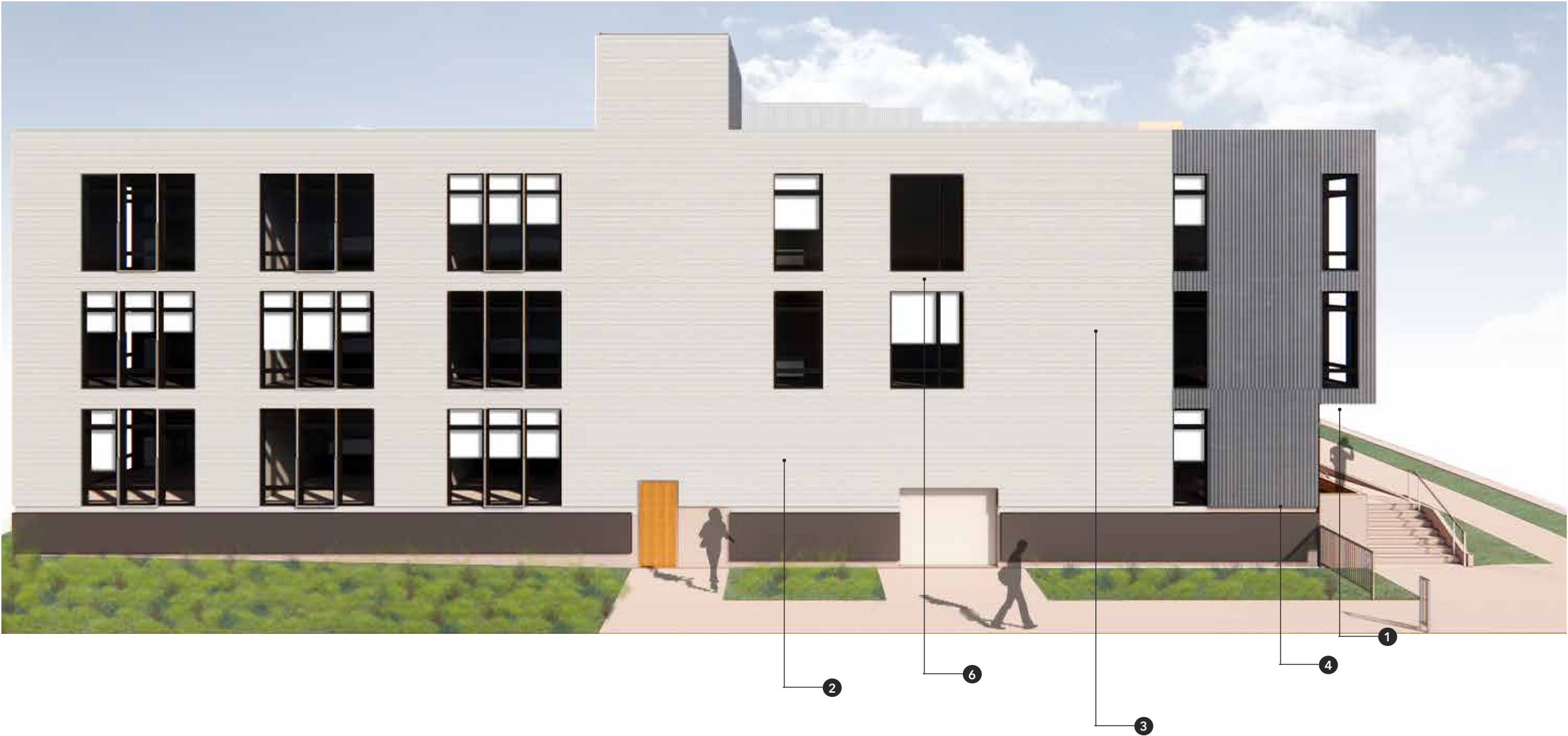
NORTH ELEVATION/FIR ST.



See page 18/19 for
urban corner volume
design thoughts

- 1 Prefinished metal siding
- 2 Sealed, Stained Wood Cladding
- 3 Fiber Cement Panel, Painted
- 4 Sealed Concrete
- 5 Storefront
- 6 Residential Windows

SOUTH ELEVATION/FIR ST.



- 1 Prefinished metal siding
- 2 Sealed, Stained Wood Cladding
- 3 Fiber Cement Panel, Painted
- 4 Sealed Concrete
- 5 Storefront
- 6 Residential Windows

COURTYARD ELEVATION/FIR ST.



- 1 Prefinished metal siding
- 2 Sealed, Stained Wood Cladding
- 3 Fiber Cement Panel, Painted
- 4 Sealed Concrete
- 5 Storefront
- 6 Residential Windows

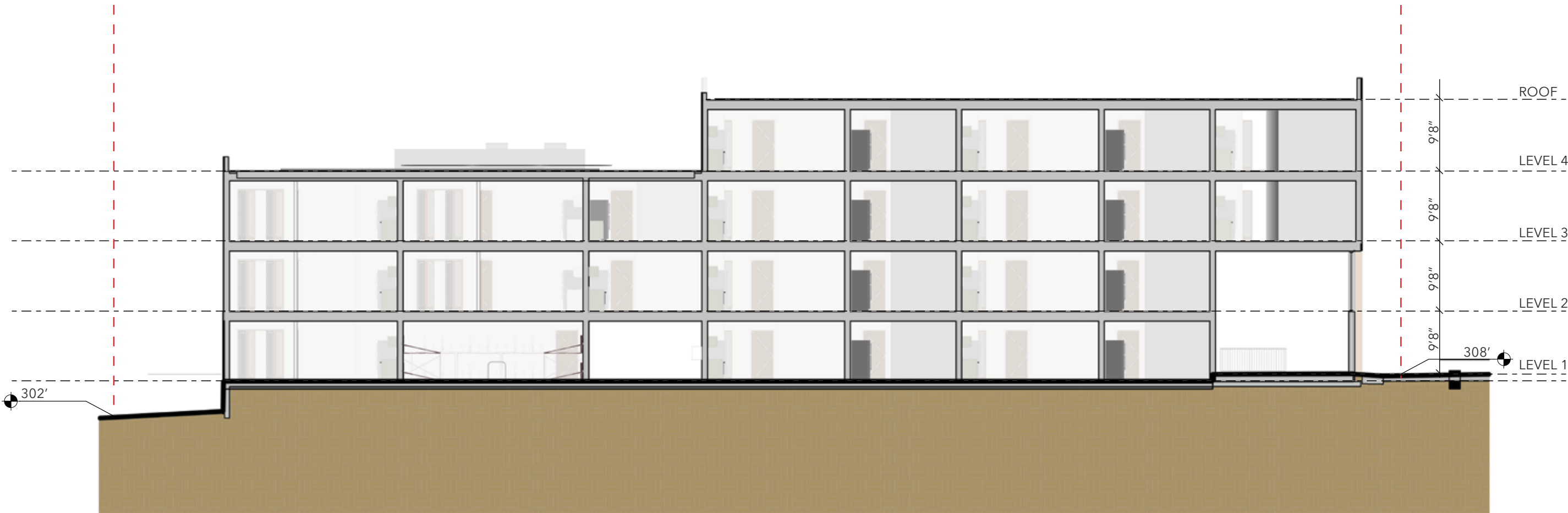


- ▼ Main Entries
- Required Setbacks
- Residential
- Trash
- Amenity
- Circulation

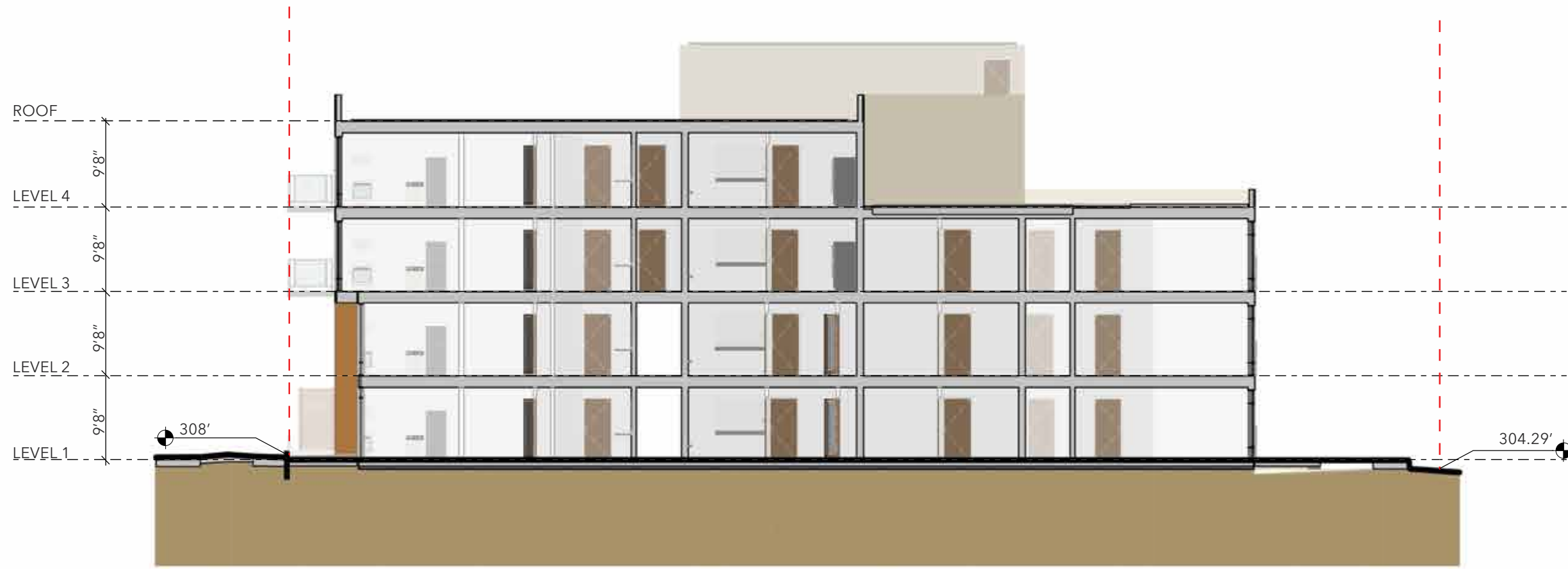




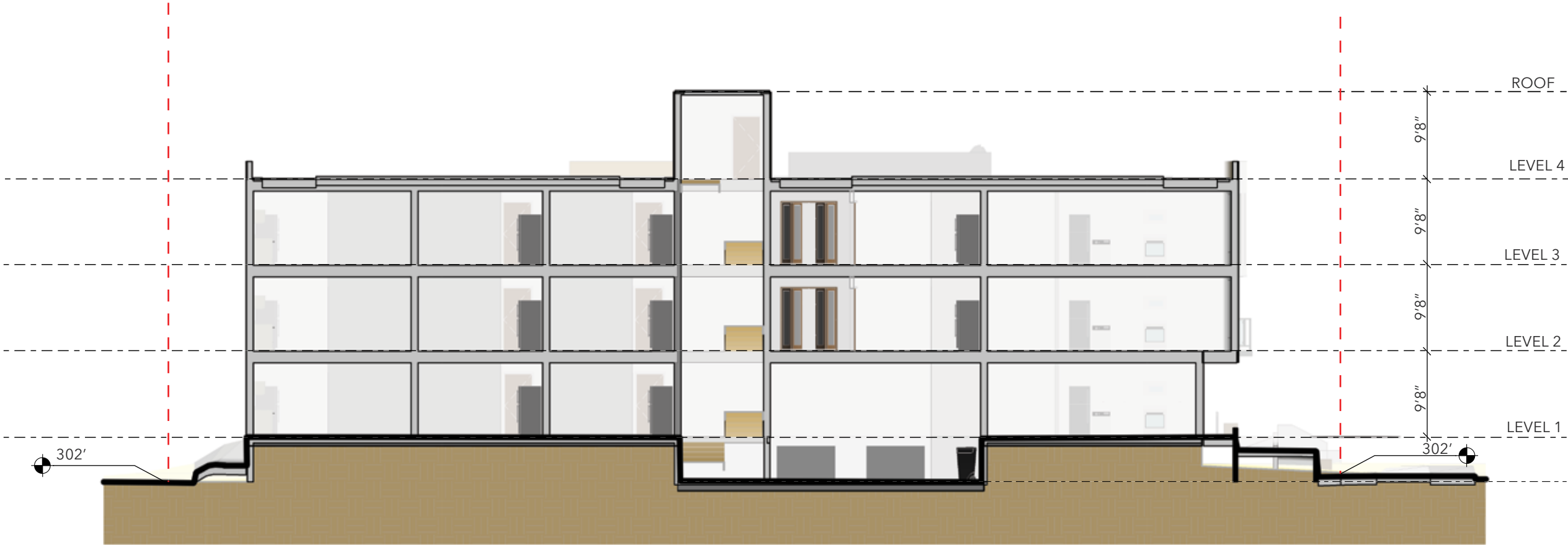




— — PROPERTY LINES



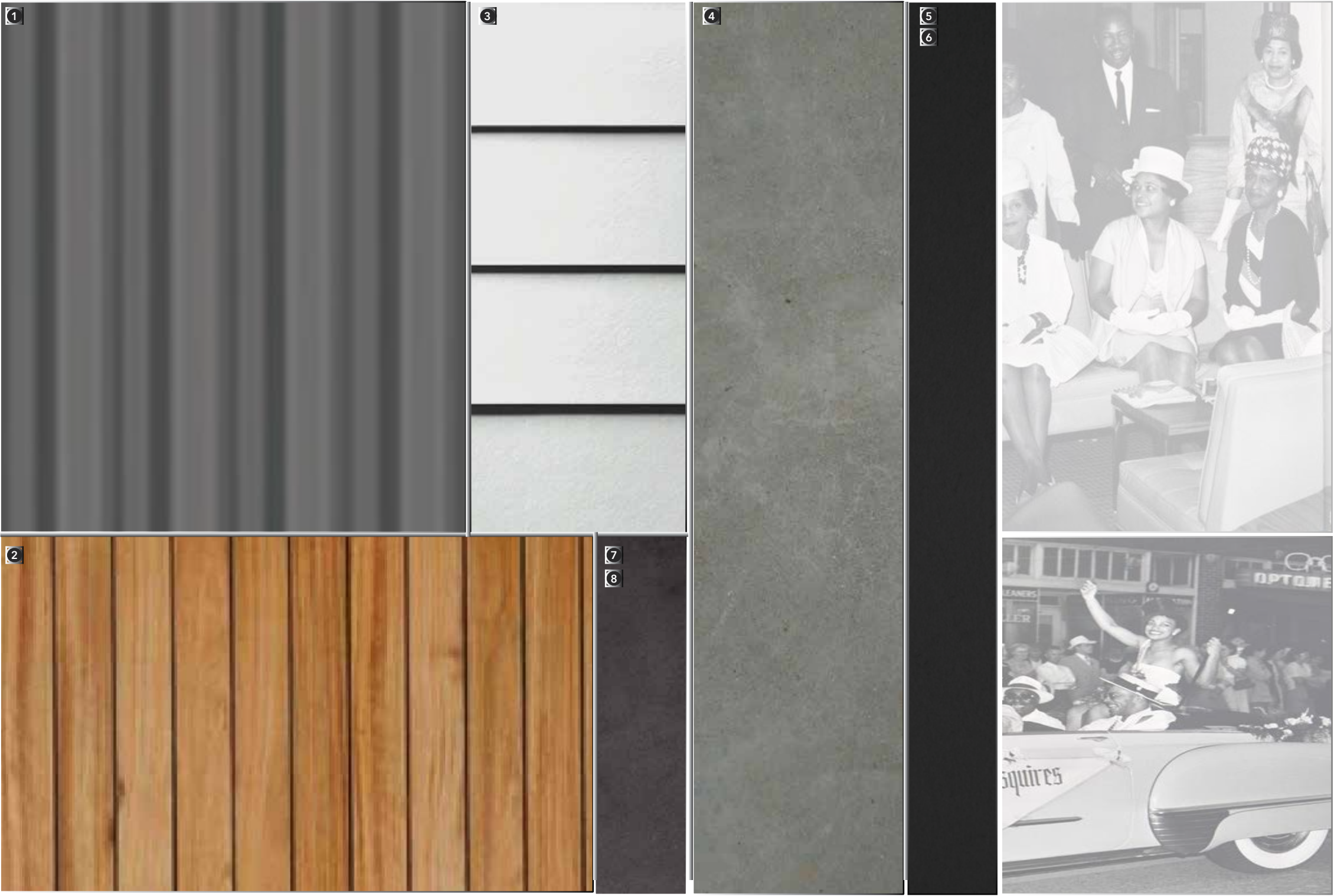
— — PROPERTY LINES



— — PROPERTY LINES



— — PROPERTY LINES



- 1 Prefinished metal siding
- 2 Sealed, Stained Wood Cladding
- 3 Fiber Cement Panel, Painted
- 4 Sealed Concrete
- 5 Storefront
- 6 Residential Windows
- 7 Powder Coated Aluminum Decks & Railings
- 8 Metal Coping & Flashing

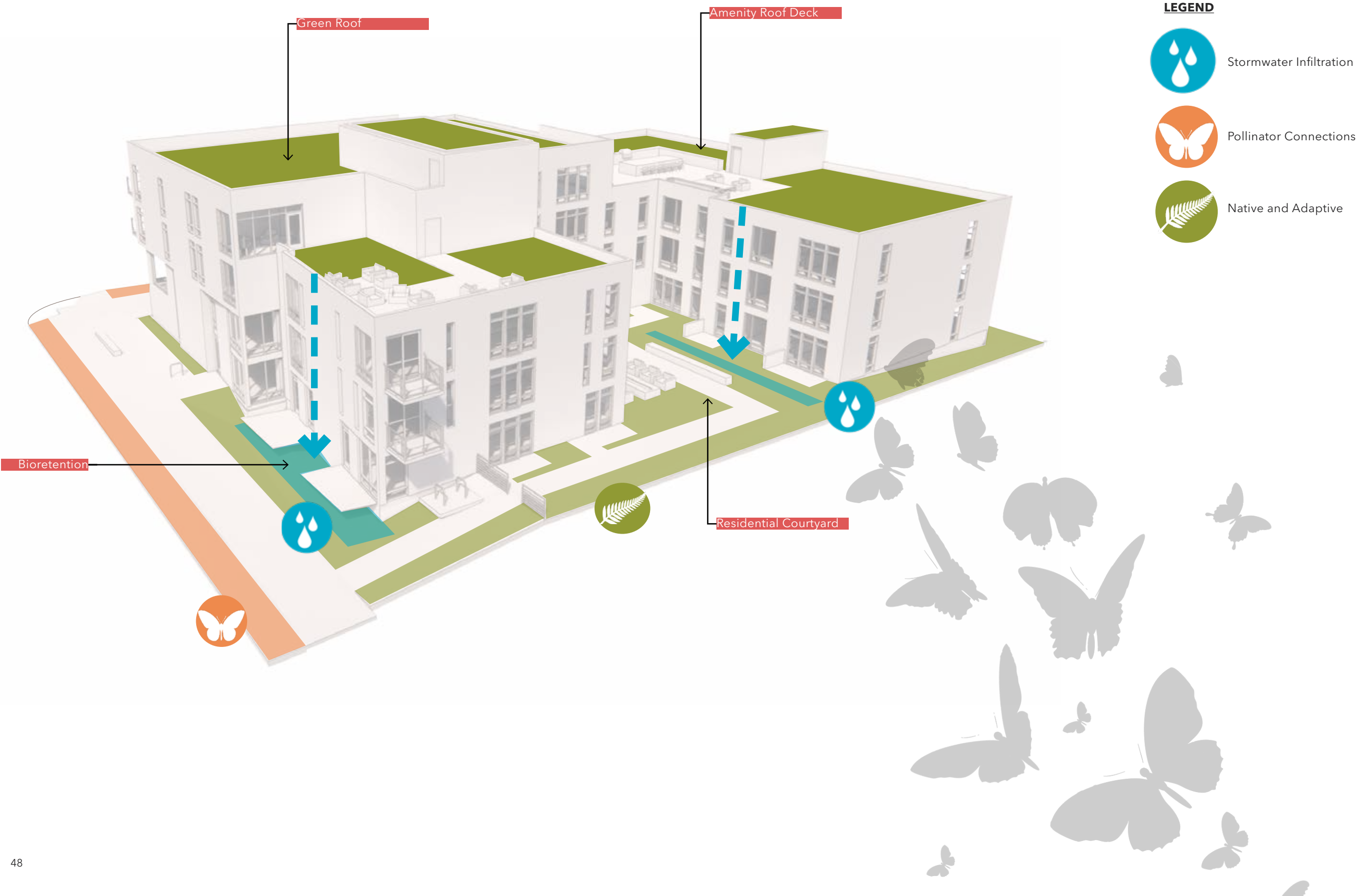
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SECTION 04 | LANDSCAPE ELEMENTS

Landscape Site Diagram







Landscape Concept Imagery



Wood-clad Seatwalls



Cast-in-Place Concrete Paving w/ Accent Lighting



Bioretention Unit Decks



Planters, Sloped Walks & Stairs



Permeable Pavers



Pollinator Planting



Unit Patios w/ Wood Screens

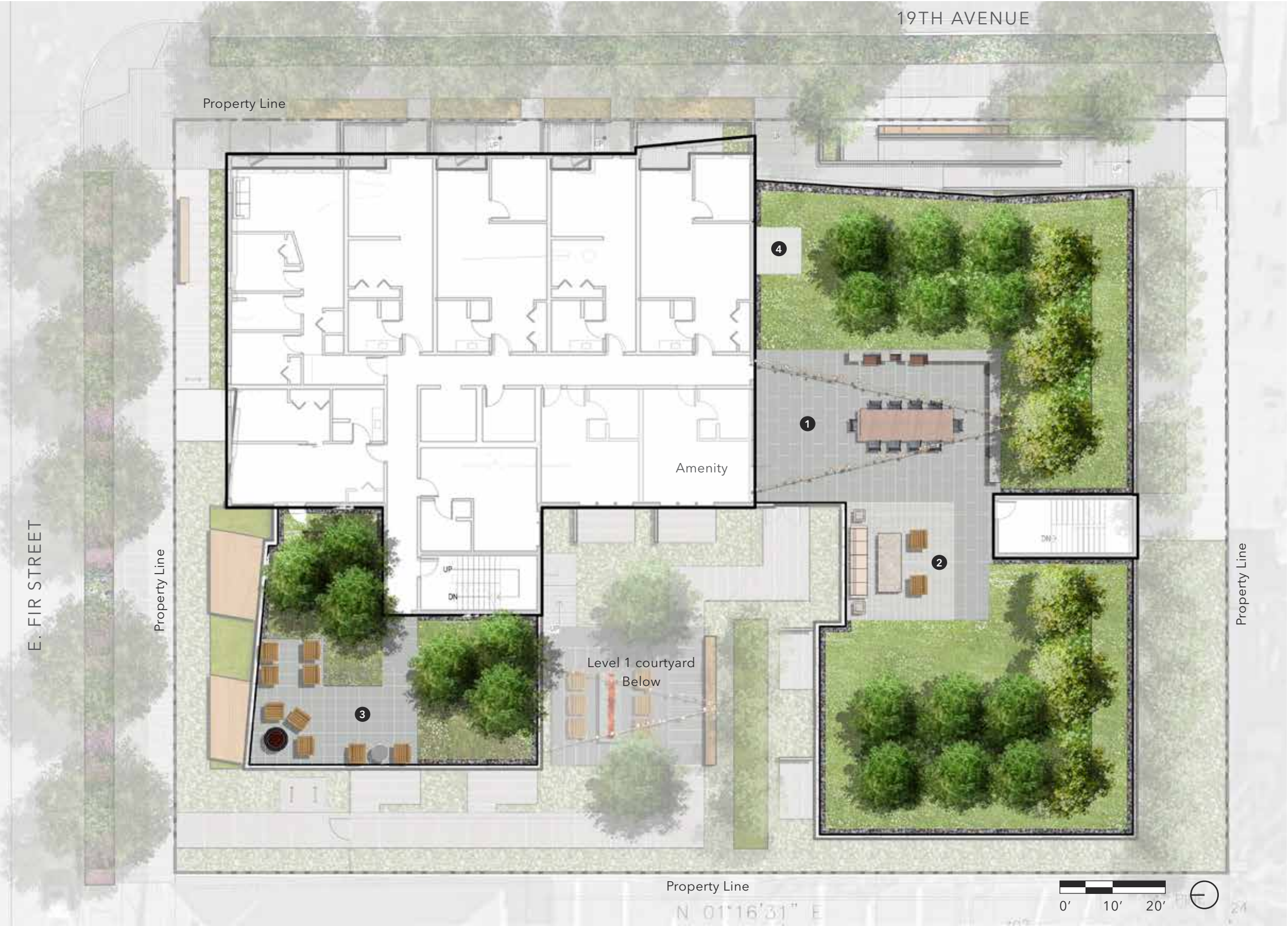


Bike Parking



Firepit

Landscape Site Plan - Level 4



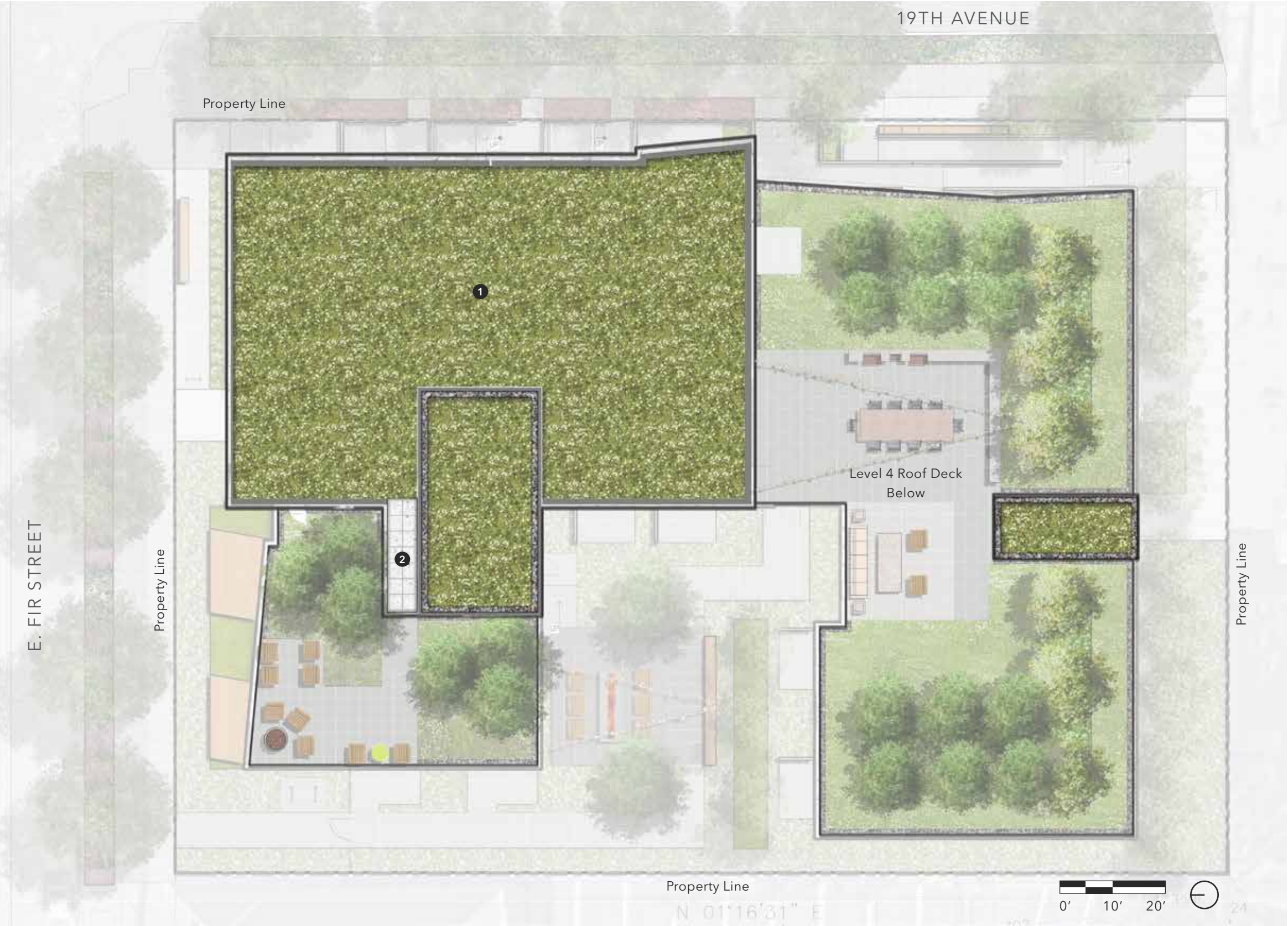
LEGEND

- 1 Outdoor Dining
- 2 Outdoor Lounge
- 3 Fire Pit Deck
- 4 Unit Patio



See pg 49 for planting information

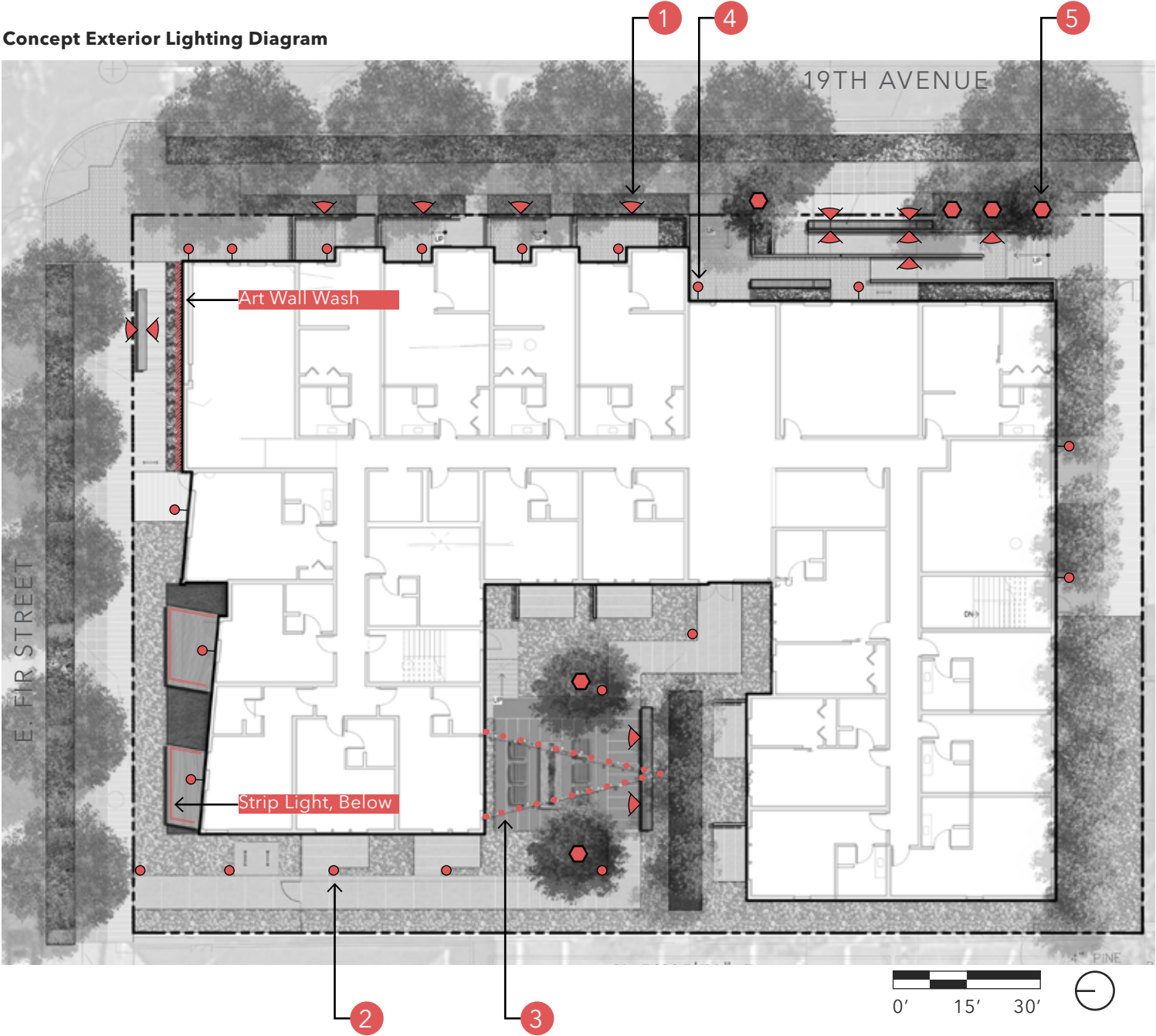
Landscape Site Plan - Roof



LEGEND

- 1 Green Roof
- 2 Pedestal-set Pavers





Streetscape Public Realm



Streetscape Public Realm



Liriope muscari 'Big Blue'



Cornus sericea 'Kelsey'



Lupinus sericeus



Lonicera pileata



Quercus Frainetto



Arctostaphylos uva ursi



Hemerocallis Stella D'Oro



Sarcococca ruscifolia

On-site - Courtyard & Roof Decks



Amelanchier grandiflora 'Autumn Brilliance'



Sedum Green Roof



Betula nigra 'Heritage'



Hydrangea quercifolia 'Pee Wee'



Carex elata 'Bowles Golden'

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SECTION 06 | LAND USE

SECTION 05 | LAND USE

CODE:	SEATTLE MUNICIPAL CODE TITLE 23 LAND USE CODE
ZONE:	LR-3
OVERLAY ZONES:	RESIDENTIAL URBAN VILLAGE (23RD & UNION-JACKSON) OPPORTUNITY ZONE: 113,088.12
ADJACENT ZONES:	LR-3
SITE AREA:	23,040 SF

23.45.504 PERMITTED AND PROHIBITED USES

TABLE A - A. RESIDENTIAL USE: PERMITTED OUTRIGHT IN LR3

23.45.510 FLOOR AREA RATIO (FAR) LIMITS

TABLE A - LR3, INSIDE URBAN VILLAGE:
(FOOTNOTE 3): THE HIGHER FAR LIMIT APPLIES IF THE PROJECT MEETS THE STANDARDS OF SUBSECTION 23.45.510.C

A.	GENERAL PROVISIONS
1.	ALL GROSS FLOOR AREA NOT EXEMPT UNDER SUBSECTION 23.45.510.E, INCLUDING THE AREA OF STAIR PENTHOUSES WITH ENCLOSED FLOOR SPACE, COUNTS TOWARD THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER THE FAR LIMITS.
B.	FAR LIMITS IN LR ZONES. FAR LIMITS APPLY IN LR ZONES AS SHOWN IN TABLE A FOR 23.45.510, PROVIDED THAT IF THE LR ZONE DESIGNATION INCLUDES AN INCENTIVE ZONING SUFFIX, THEN GROSS FLOOR AREA MAY EXCEED THE BASE FAR AS IDENTIFIED IN THE SUFFIX DESIGNATION, UP TO THE LIMITS SHOWN IN TABLE A FOR 23.45.510, IF THE APPLICANT COMPLIES WITH CHAPTER 23.58A, INCENTIVE PROVISIONS. IN LR ZONES THE FOLLOWING STANDARDS APPLY TO THE CALCULATION OF GROSS FLOOR AREA FOR APPLICATION OF FAR LIMITS:
1.	EXTERIOR CORRIDORS, BREEZEWAYS AND STAIRWAYS THAT PROVIDE BUILDING CIRCULATION AND ACCESS TO DWELLING UNITS OR SLEEPING ROOMS ARE INCLUDED IN GROSS FLOOR AREA.
2.	BALCONIES, PATIOS AND DECKS THAT ARE ASSOCIATED WITH A SINGLE DWELLING UNIT OR SLEEPING ROOM AND THAT ARE NOT USED FOR COMMON CIRCULATION, AND GROUND-LEVEL WALKING PATHS, ARE EXCLUDED FROM GROSS FLOOR AREA.
C.	IN LR ZONES, IN ORDER TO QUALIFY FOR THE HIGHER FAR LIMIT SHOWN IN TABLE A FOR 23.45.510, THE FOLLOWING STANDARDS SHALL BE MET:
1.	THE APPLICANT SHALL MAKE A COMMITMENT THAT THE PROPOSED DEVELOPMENT WILL MEET THE GREEN BUILDING STANDARD & SHALL DEMONSTRATE COMPLIANCE WITH THAT COMMITMENT, ALL IN ACCORDANCE WITH CHAPTER 23.58D; &
2.	FOR ALL CATEGORIES OF RESIDENTIAL USE, IF THE LOT ABUTS AN ALLEY AND THE ALLEY IS USED FOR ACCESS, IMPROVEMENTS TO THE ALLEY SHALL BE REQUIRED:
3.	PARKING LOCATION IF PARKING IS PROVIDED:
4.	ACCESS TO PARKING IF PARKING IS PROVIDED:

23.45.512 DENSITY LIMITS -- LR ZONES

A.	THE MINIMUM LOT AREA PER DWELLING UNIT IN LR ZONES FOR APARTMENTS IS SHOWN IN TABLE A FOR 23.45.512.
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23.45.514 STRUCTURE HEIGHT

TABLE A - STRUCTURE HEIGHT FOR LR ZONES (IN FEET)
FOOTNOTE 2 - THE HEIGHT LIMIT IS 30 FEET ON THE PORTIONS OF LOTS THAT ARE WITHIN 50 FEET OF A SINGLE-FAMILY ZONED LOT, UNLESS THE LOT IN THE LR ZONE IS SEPARATED FROM A SINGLE-FAMILY ZONED LOT BY A STREET.

H.	ROOFS ENCLOSED BY A PARAPET. 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, AND PROVIDED THAT THE LOWEST ELEVATION OF THE ROOF SURFACE IS NO HIGHER THAN THE APPLICABLE HEIGHT LIMIT.
I.	GREEN ROOFS. FOR ANY STRUCTURE WITH A GREEN ROOF THAT MEETS STANDARDS PROMULGATED BY THE DIRECTOR AND THAT COVERS AT LEAST 50 PERCENT OF THE SURFACE OF THE ROOF, UP TO 2 FEET OF ADDITIONAL HEIGHT ABOVE THE MAXIMUM HEIGHT OTHERWISE ALLOWED FOR THE ROOF IS ALLOWED TO ACCOMMODATE STRUCTURAL REQUIREMENTS, ROOFING MEMBRANES, AND SOIL.
J.	ROOFTOP FEATURES
2.	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 SET IN SUBSECTIONS 23.45.514.A, 23.45.514.B, AND 23.45.514.F.
4.	IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND 23.45.514.F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES IN SUBSECTIONS 23.45.514.J.4.A THROUGH 23.45.514.J.4.F DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA (OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT)
a.	STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.J.6
b.	MECHANICAL EQUIPMENT
8.	IN ORDER TO PROTECT SOLAR ACCESS FOR PROPERTY TO THE NORTH, THE APPLICANT SHALL EITHER LOCATE THE ROOFTOP FEATURES LISTED IN THIS SUBSECTION 23.45.514.J.8 AT LEAST 15 FEET FROM THE NORTH LOT LINE, OR PROVIDE SHADOW DIAGRAMS TO DEMONSTRATE THAT THE PROPOSED LOCATION OF SUCH ROOFTOP FEATURES WOULD SHADE PROPERTY TO THE NORTH ON JANUARY 21ST AT NOON NO MORE THAN WOULD A STRUCTURE BUILT TO MAXIMUM PERMITTED BULK:

23.45.518 - SETBACKS AND SEPARATIONS

TABLE A - REQUIRED SETBACKS IN LR ZONES MEASURED IN FEET

H.	PROJECTIONS PERMITTED IN REQUIRED SETBACKS AND SEPARATIONS
5.	UNENCLOSED PORCHES OR STEPS
a.	UNENCLOSED PORCHES OR STEPS NO HIGHER THAN 4 FEET ABOVE EXISTING GRADE, OR THE GRADE AT THE STREET LOT LINE CLOSEST TO THE PORCH, WHICHEVER IS LOWER, MAY EXTEND TO WITHIN 4 FEET OF A STREET LOT LINE, EXCEPT THAT PORTIONS OF ENTRY STAIRS OR STOOPS NOT MORE THAN 2.5 FEET IN HEIGHT FROM EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, EXCLUDING GUARD RAILS OR HAND RAILS, MAY EXTEND TO A STREET LOT LINE. SEE EXHIBIT C FOR 23.45.518.
b.	UNENCLOSED PORCHES OR STEPS NO HIGHER THAN 4 FEET ABOVE EXISTING GRADE MAY PROJECT INTO THE REQUIRED REAR SETBACK OR REQUIRED SEPARATION BETWEEN STRUCTURES A MAXIMUM OF 4 FEET PROVIDED THEY ARE A MINIMUM OF 5 FEET FROM A REAR LOT LINE.
c.	UNENCLOSED PORCHES OR STEPS PERMITTED IN REQUIRED SETBACKS AND SEPARATIONS SHALL BE LIMITED TO A COMBINED MAXIMUM WIDTH OF 20 FEET.
I.	UNENCLOSED DECKS AND BALCONIES MAY PROJECT A MAXIMUM OF 4 FEET INTO REQUIRED SETBACKS IF EACH ONE IS:
1.	NO CLOSER THAN 5 FEET TO ANY LOT LINE;
2.	NO MORE THAN 20 FEET WIDE; AND
3.	SEPARATED FROM OTHER DECKS AND BALCONIES ON THE SAME FACADE BY A DISTANCE EQUAL TO 1/2 THE WIDTH OF THE PROJECTION.
J.	STRUCTURES IN REQUIRED SETBACKS OR SEPERATIONS
2.	RAMPS OR OTHER DEVICES NECESSARY FOR ACCESS FOR THE DISABLED AND ELDERLY THAT MEET THE SEATTLE RESIDENTIAL CODE, SECTION R322 OR SEATTLE BUILDING CODE, CHAPTER 11-ACCESSIBILITY, ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION.
7.	FENCES
a.	FENCES NO GREATER THAN 6 FEET IN HEIGHT ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION, EXCEPT THAT FENCES IN THE REQUIRED FRONT SETBACK EXTENDED TO SIDE LOT LINES OR IN STREET SIDE SETBACKS EXTENDED TO THE FRONT AND REAR LOT LINES MAY NOT EXCEED 4 FEET IN HEIGHT. FENCES LOCATED ON TOP OF A BULKHEAD OR RETAINING WALL ARE ALSO LIMITED TO 4 FEET. IF A FENCE IS PLACED ON TOP OF A NEW BULKHEAD OR RETAINING WALL USED TO RAISE GRADE, THE MAXIMUM COMBINED HEIGHT IS LIMITED TO 9.5 FEET.
L.	IN LR ZONES, A MINIMUM UPPER-LEVEL SETBACK FROM ALL STREET LOT LINES IS REQUIRED IN ADDITION TO ANY REQUIRED GROUND-LEVEL SETBACK, AS FOLLOWS:
2.	FOR STRUCTURES WITH A 40 FOOT HEIGHT LIMIT ACCORDING TO TABLE A FOR 23.45.514, THE UPPER-LEVEL SETBACK REQUIREMENT IS 16 FEET ABOVE A HEIGHT OF 44 FEET.
3.	THE MINIMUM UPPER-LEVEL SETBACK SHALL BE PROVIDED AT ALL POINTS ALONG THE LENGTH OF THE STREET PROPERTY LINE AS MEASURED FROM FINISHED GRADE.
4.	IN ADDITION TO THE PROJECTIONS PERMITTED IN SUBSECTION 23.45.518.H, OPEN RAILINGS, AND PARAPETS THAT ARE PREDOMINANTLY TRANSPARENT ABOVE A HEIGHT OF 1.5 FEET, MAY BE LOCATED IN THE REQUIRED UPPER-LEVEL SETBACK.

23.45.522 - AMENITY AREA

A.	AMOUNT OF AMENITY REQUIRED FOR ... APARTMENTS IN LR ZONES
1.	THE REQUIRED AMOUNT OF AMENITY FOR...APARTMENTS IN LR ZONES IS EQUAL TO 25 PERCENT OF THE LOT AREA.
2.	A MINIMUM OF 50 PERCENT OF THE REQUIRED AMENITY AREA SHALL BE PROVIDED AT GROUND LEVEL
4.	FOR APARTMENTS, AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE
D.	REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING CONDITIONS:
1.	ALL UNITS SHALL HAVE ACCESS TO A COMMON OR PRIVATE AMENITY AREA.
2.	ENCLOSED AMENITY AREAS
a.	IN LR ZONES, AN AMENITY AREA SHALL NOT BE ENCLOSED WITHIN A STRUCTURE
5.	COMMON AMENITY AREAS FOR...APARTMENTS SHALL MEET THE FOLLOWING CONDITIONS:
a.	NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN AREA, AND COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET.
b.	COMMON AMENITY AREAS SHALL BE IMPROVED AS FOLLOWS:
1).	AT LEAST 50 PERCENT OF A COMMON AMENITY AREA PROVIDED AT GROUND EVEL SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES.
2).	ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART, OR OTHER SIMILAR FEATURES, SHALL BE PROVIDED.
3).	THE COMMON AMENITY AREA REQUIRED AT GROUND LEVEL FOR APARTMENTS SHALL BE ACCESSIBLE TO ALL APARTMENT UNITS.

23.45.524 - LANDSCAPING STANDARDS

- A.

LANDSCAPING STANDARDS

2.

GREEN FACTOR REQUIREMENT

a.

GREEN FACTOR SCORE OF 0.6 OR GREATER IS REQUIRED FOR ANY LOT WITHIN AN LR ZONE. VEGETATED WALLS MAY NOT COUNT TOWARDS MORE THAN 25 PERCENT OF A LOT'S GREEN FACTOR SCORE.
- B.

STREET TREE REQUIREMENTS

1.

STREET TREES ARE REQUIRED, EXISTING TREES WILL BE RETAINED UNLESS THE DIRECTOR OF SDOT APPROVES THEIR REMOVAL.

d.

ANY GATES OR ACCESS ROUTES FOR TRUCKS SHALL BE A MINIMUM OF 10 FEET WIDE.

23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

TABLE A - MAXIMUM STRUCTURE WIDTH IN LR ZONES IN FEET

- B.

MAXIMUM FAÇADE LENGTH IN LOWRISE ZONES

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.

23.45.534 - LIGHT AND GLARE STANDARDS

- A.

EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.

23.54.015 - REQUIRED PARKING AND MAXIMUM PARKING LIMITS

- A.

MINIMUM PARKING REQUIREMENTS

TABLE B - REQUIRED PARKING FOR RESIDENTIAL USES - II.M ALL RESIDENTIAL USES IN COMMERCIAL AND MULTIFAMILY ZONES WITHIN URBAN VILLAGES THAT ARE NOT WITHIN URBAN CNETER OR THE STATION AREA OVERLAY DISTRICT, IF THE RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA.
- K.

BICYCLE PARKING

TABLE D - PARKING FOR BICYCLES - D.2 MULTIFAMILY STRUCTURES LONG TERM: 1 PER DWELLING UNIT, SHORT TERM: 1 PER 20 DWELLING UNI

23.54.040 - SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS

TABLE A - SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS - RESIDENTIAL DEVELOPMENT 51-100 UNITS: 375 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 50

- D.

THE STORAGE SPACE REQUIRED BY TABLE A 23.54.040 SHALL MEET THE FOLLOWING REQUIREMENTS:

2.

THE FLOOR OF THE STORAGE SPACE SHALL BE LEVEL AND HARD-SURFACED, AND THE FLOOR BENEATH GARBAGE OR RECYCLING COMPACTORS SHALL BE MADE OF CONCRETE
- E.

THE LOCATION OF ALL STORAGE SPACES SHALL MEET THE FOLLOWING REQUIREMENTS:

1.

THE STORAGE SPACE SHALL BE LOCATED ON THE LOT OF THE STRUCTURE IT SERVES
- F.

ACCESS FOR SERVICE PROVIDERS TO THE STORAGE SPACE FROM THE COLLECTION LOCATION SHALL MEET THE FOLLOWING REQUIREMENTS:

1.

FOR CONTAINERS 2 CUBIC YARDS OR SMALLER:

a.

CONTAINERS TO BE MANUALLY PULLED SHALL BE PLACED NO MORE THAN 50 FEET FROM A CURB CUT OR COLLECTION LOCATION

b.

COLLECTION LOCATION SHALL NOT BE WITHIN A BUS STOP OR WITHIN THE RIGHT-OF-WAY AREA ABUTTING A VEHICULAR LANE DESIGNATED AS A SOLE TRAVEL LANE FOR A BUS

c.

ACCESS RAMPS TO THE STORAGE SPACE SHALL NOT EXCEED A GRADE OF 6 PERCENT; AND

d.

ANY GATES OR ACCESS ROUTES FOR TRUCKS SHALL BE A MINIMUM OF 10 FEET WIDE.

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DEPARTURE 02 - UNIT DECKS

The projecting decks are proposed to create a varied, humane and legible streetscape along 19th , while maintaining the urban massing composition of the overall building itself as is shown on page 19. This is consistent with

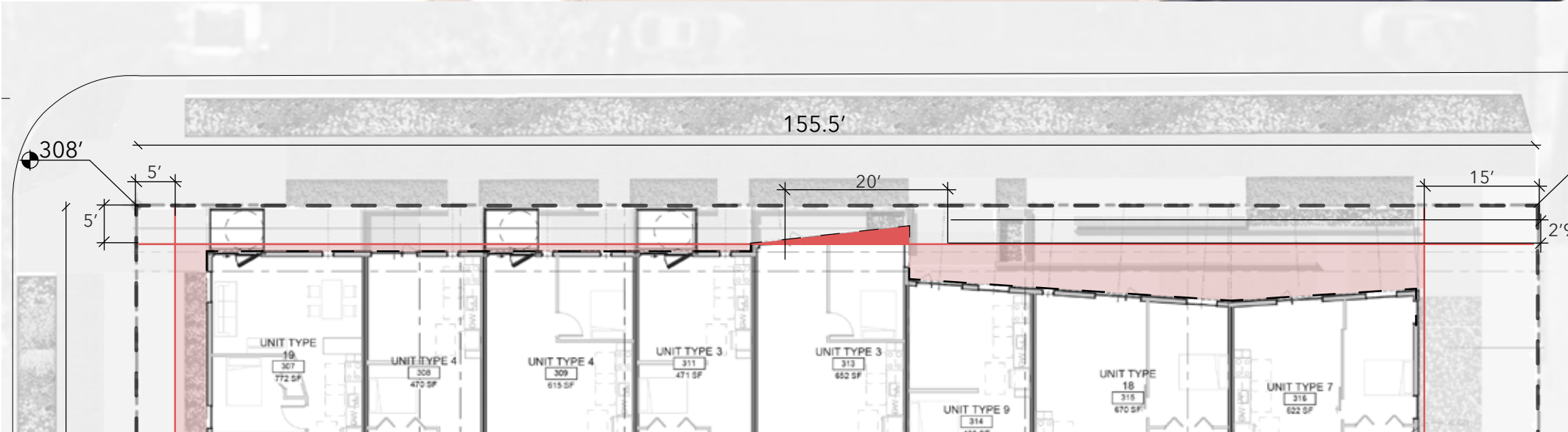
- Design Guideline DC 2 Architectural Concept
- Design Guidelines PL 3 Street Level Interaction.

See sheet 61 for further discussion

DEPARTURE 01 - BUILDING BAY

The team found that a slight outcropping of the building mass will create a projecting bay element that will further emphasize the building entry and will provide a more pronounced design feature that is expressive and recognizable, particularly as one walks towards the site heading north from Yesler. This design gesture is not possible utilizing the existing zoning envelope and is consistent with Design Guideline DC-2.

See sheet 60 for further discussion.



DEPARTURE 01

23.45.518 SETBACKS AND SEPARATIONS
H. PROJECTIONS PERMITTED IN REQUIRED SETBACKS AND SEPARATIONS

3. Bay windows and other features that provide floor area may project a maximum of 2' into required setbacks and separations if they:
- A. Are no closer than 5' to any lot line;
 - B. Are no more than 10' in width; and
 - C. Combined with garden windows and other features include in subsection 23.45.518.H.2, make up no more than 30% of the area of the facade.

PROPOSAL STATUS

The bay design element along 19th projects into the side yard setback 2.18' which exceeds the 2' maximum. Further, the bay design element is closer than 5' from the 19th st lot line and exceeds 10' in width.

RATIONALE FOR DEPARTURE

Through EDG and community outreach, it was determined that the existing zoning massing was too rigid and did not allow variation, visibility and legibility of the proposed development along 19th. As a result the team selected Design Guidelines DC 2 "Architectural Concept" for guidance, which identifies the need to "develop a unified functional architectural concept that fits well on the site and its surroundings."

- The team developed a resulting massing that varies in height and in plan, as is shown on page 18, with the following characteristics:
- an "urban corner" volume, and
 - a "midblock" volume that steps down allowing more light and visibility and
 - a recessed building entry volume
- The vast majority of this massing variation happens well within the zoning envelope, as is shown in the accompanying plan diagram.

However the team found that a slight outcropping of the building mass to create a projecting bay element will further emphasize the building entry and will provide a more pronounced design feature that is expressive and recognizable, particularly as one walks towards the site heading north from Yesler. This design gesture is not possible utilizing the existing zoning envelope and is consistent with Design Guideline DC-2.

Also per guidance provided by Design Review, the proposed design feature serves as a vertical and prominent areas of interest, while easing the building mass away from the entry and accessible ramping and stairs that compromise the south half of the 19th frontage as well as the western frontage of Fir.

DEPARTURE 02

23.45.518 SETBACKS AND SEPARATIONS
H. PROJECTIONS PERMITTED IN REQUIRED SETBACKS AND SEPARATIONS

3. Bay windows and other features that provide floor area may project a maximum of 2' into required setbacks and separations if they:
- A. Are no closer than 5' to any lot line;
 - B. Are no more than 10' in width; and
 - C. Combined with garden windows and other features include in subsection 23.45.518.H.2, make up no more than 30% of the area of the facade.

PROPOSAL STATUS

The decks along 19th St project into the side yard setbacks as is shown on the diagram.

RATIONALE FOR DEPARTURE

The projecting decks are proposed to create a varied, humane and legible streetscape along 19th , while maintaining the urban massing composition of the overall building itself as is shown on page 19. This is consistent with

- Design Guideline DC 2 Architectural Concept
- Design Guidelines PL 3 Street Level Interaction.

The decks are aligned in a complimentary fashion to the walk-up units below them. This results in reinforcing the entries and living spaces, and creates a more varied streetscape that allows both occupants, visitors and the public to maintain visibility.

For reference, the decks facing 19th comply with two of the three criteria related to projections within setbacks as they are not more than 20' wide and are separated by neighboring decks by 1/2 the width of the projection.



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SECTION 07 | SUPPLEMENTAL
INFORMATION

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 employee 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 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.

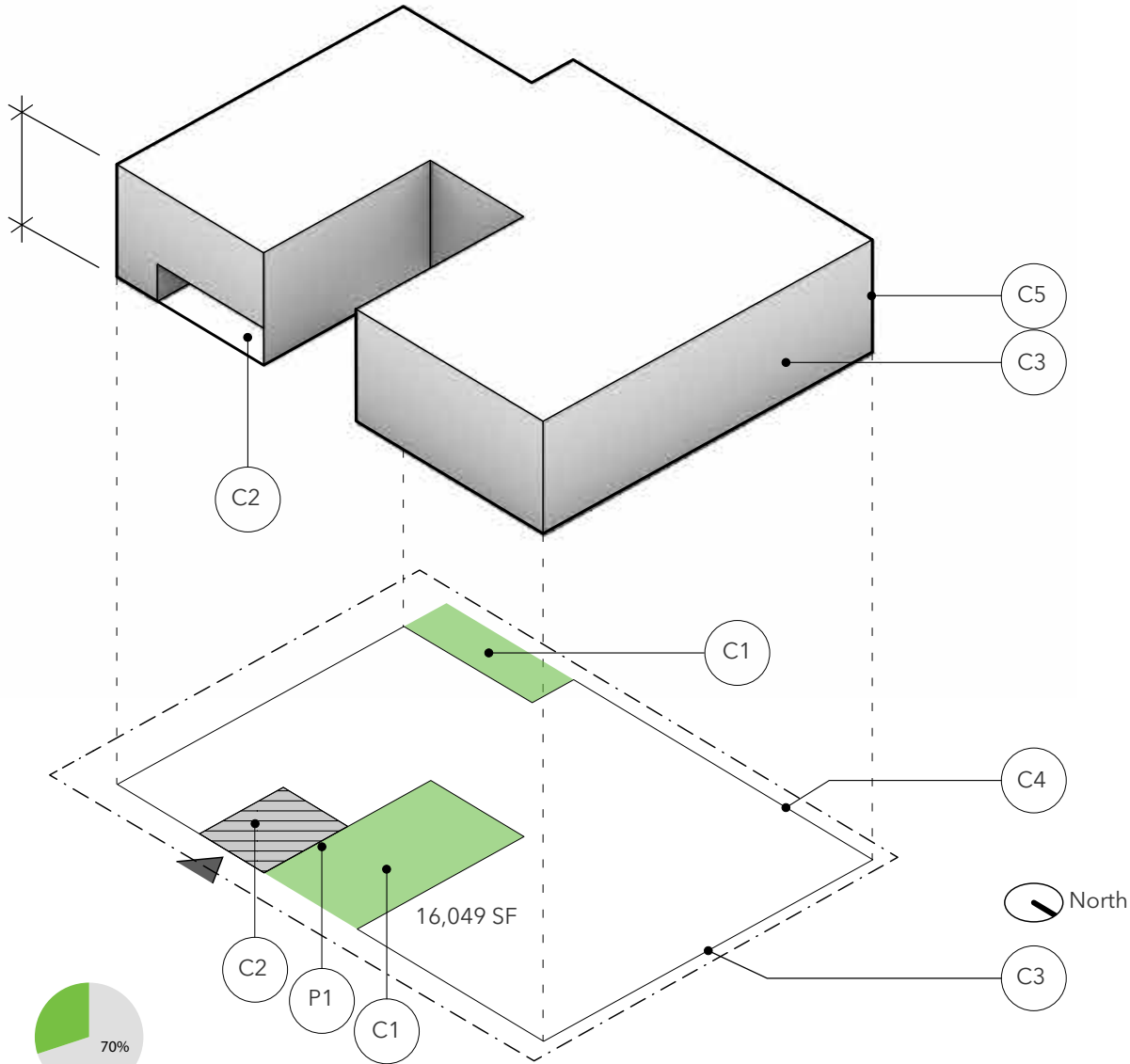


A.1: Character Areas

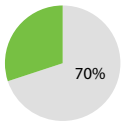
- 1. History & Heritage

"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.



Option 01



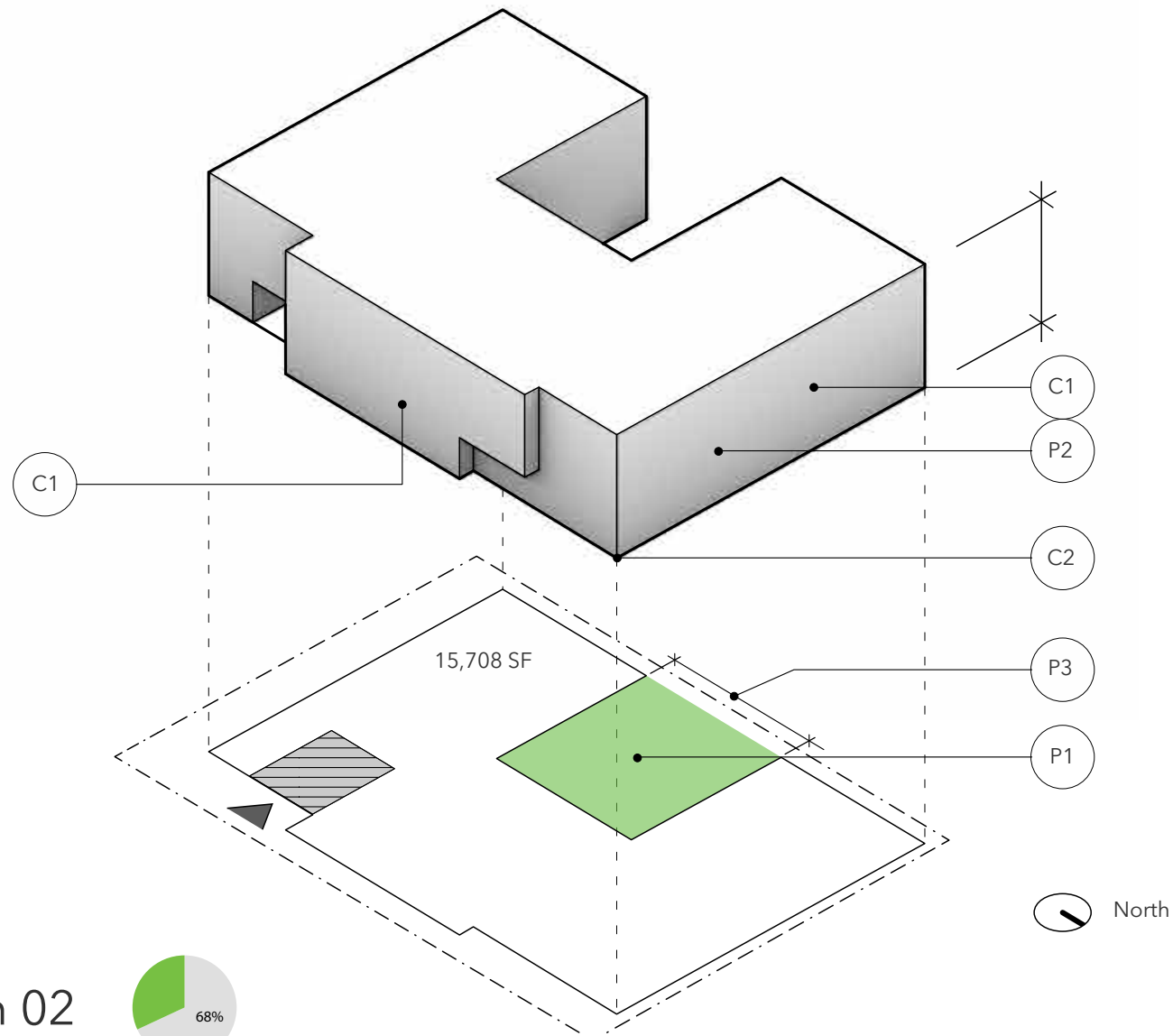
Stories:	3
Height:	40' from highest grade, 48' from lowest grade
Lot coverage:	16,409 SF 70%
Units:	78

Pros

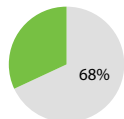
- (P1)- Courtyard fronts 19th, although it is small and compromised. See Item C2.
- (P2)- Building mass of 3 stories is beneath height limit, but is undifferentiated and does not respond to the sloping site or to neighboring properties and structures. See item C3.
- (P3)- Consolidated and simple massing results in efficient and buildable envelope, with the highest development yield

Cons

- (C1)- Resulting open space is subdivided and not integrated into public realm or consolidated as usable space for residents
- (C2)- Courtyard open space is adjacent to vehicle entrance ramp
- (C3)- Building mass is undifferentiated and does not respond to Fir or 19th
- (C4)- Building mass on West internal lot line impacts neighboring Faith Bible Church property



Option 02

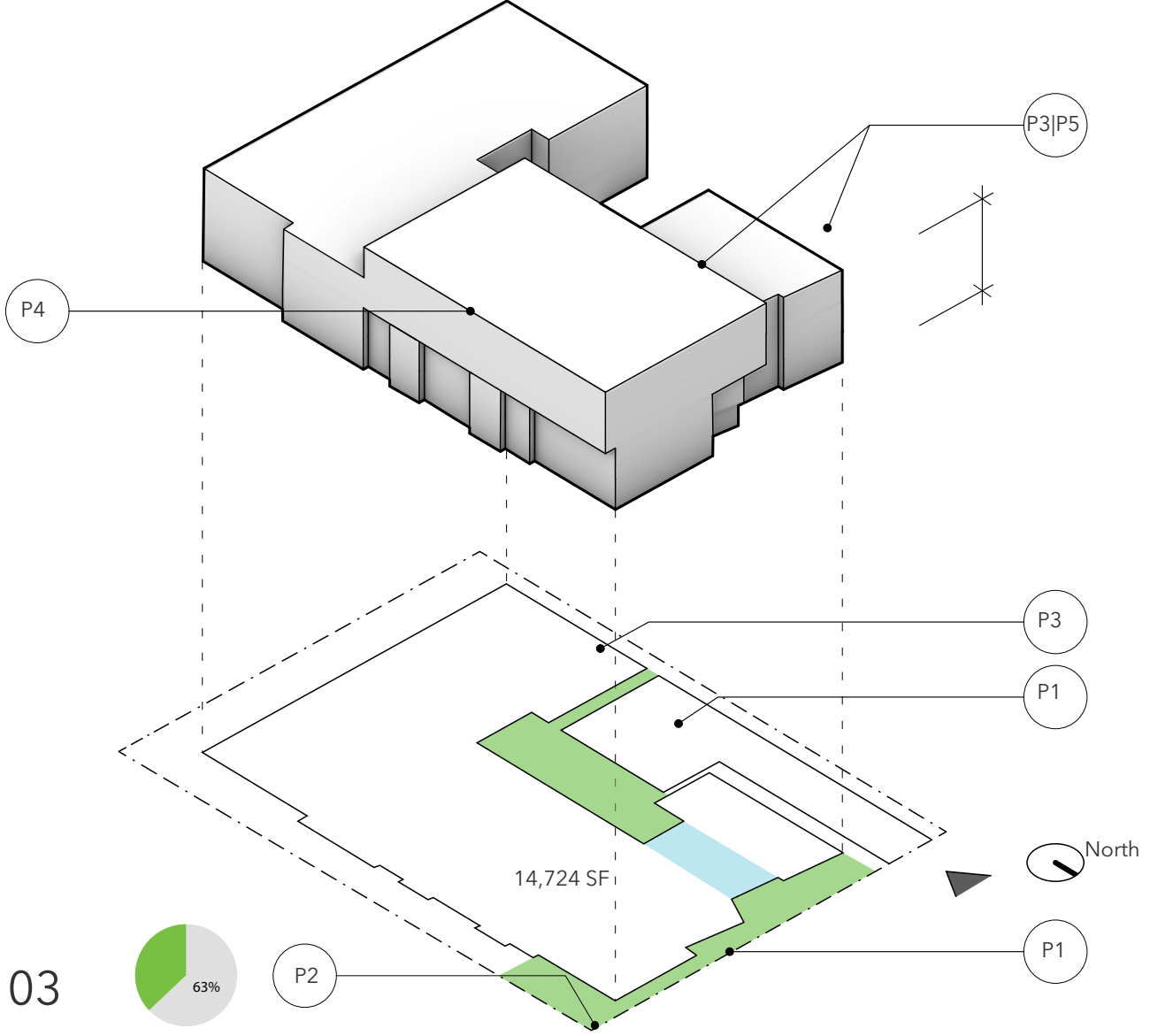


Stories: 3
Height: 40' from highest grade, 48' from lowest grade
Lot coverage: 15,708 SF | 68%
Units: 77

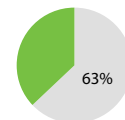
- Pros**

 - (P1)- Open space is consolidated into one courtyard, reducing cost and maintenance.
 - (P2)- Building mass of 3 stories is beneath height limit, but is undifferentiated and does not respond to the sloping site or to neighboring properties and structures. See item C1.
 - (P3)- Building mass with courtyard on West internal lot line is favorable to neighboring Faith Bible Church property. Consolidated and simple massing results in efficient and buildable envelope, with the high development yield.
- Cons**

 - (C1)- Building mass is undifferentiated and does not respond to Fir or 19th.
 - (C2)- Corner expression is generic and undifferentiated from the rest of the building mass.



Option 03



Stories: 3.5
Height: 42' from highest grade, 48' from lowest grade
Lot coverage: 14,727 SF | 63%
Units: 76

- Pros**

 - (P1)- Network of open spaces supports both the public realm, building corner expression, on-site infiltration, and interior courtyard spaces.
 - (P2)- Building mass creates a setback at 19th/Fir intersection, allowing the holistic integration of community features addressing Guideline A.1.
 - (P3)- Varied building mass responds to neighboring Faith Bible Church structure, and cross-street neighbors.
 - (P4)- Partial 4th floor allows greater density within a smaller footprint, thus resulting in lower lot coverage and an increase in usable open space. The 4 story segment creates a unique street-facing façade that results in a favorable street-wall geometry.
 - (P5)- Height strategy creates 3 unique building segments that maximize density within each segment, while minimizing overall height relative to adjacent grades.
- Cons**

 - (C1)- Resulting building mass is more expensive to construct.
 - (C2)- Open space fronting Fir St. requires additional landscape maintenance.

Massing: Option I

Stories:	3
Height:	40' from highest grade, 48' from lowest grade
Lot coverage:	16,409 SF
Units:	78

Pros:

P1 - Courtyard fronts 19th, although it is small and compromised. See Item C2.

P2 - Building mass of 3 stories is beneath height limit, but is undifferentiated and does not respond to the sloping site or to neighboring properties and structures. See item C3.

P3 - Consolidated and simple massing results in efficient and buildable envelope, with the highest development yield

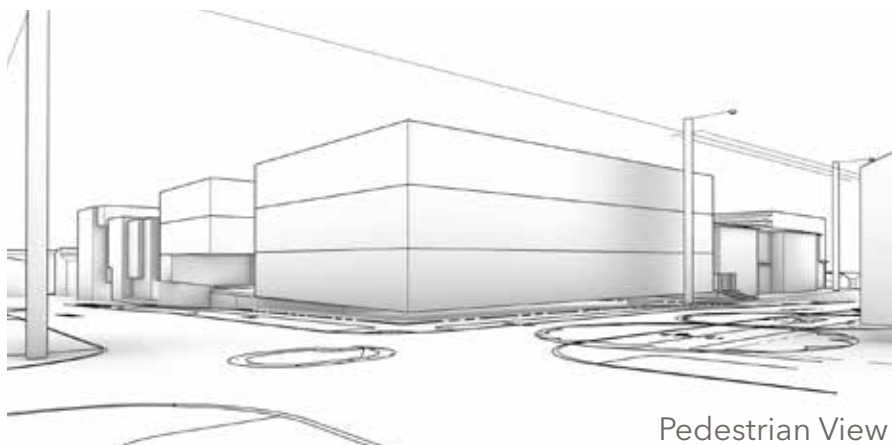
Cons:

C1 - Resulting open space is subdivided and not integrated into public realm or consolidated as usable space for residents

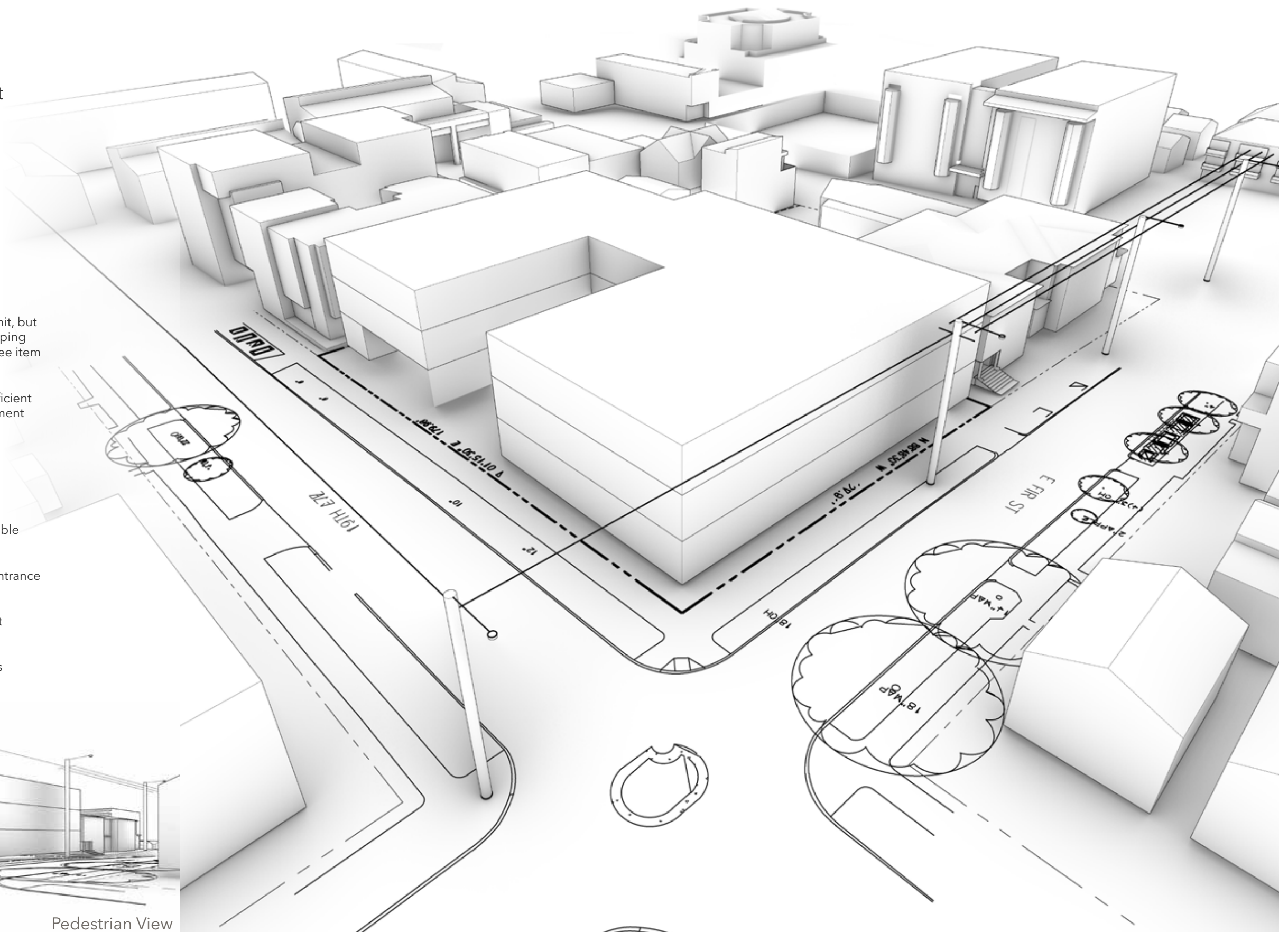
C2 - Courtyard open space is adjacent to vehicle entrance ramp

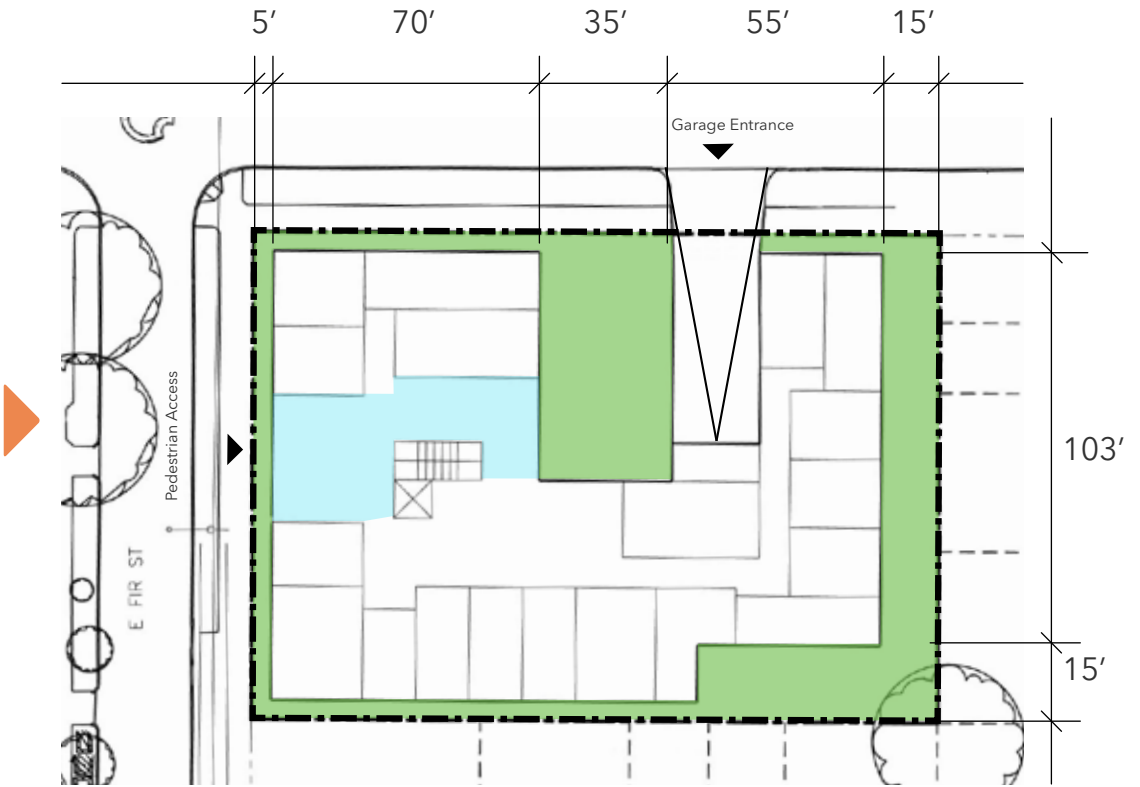
C3 - Building mass is undifferentiated and does not respond to Fir or 19th

C4 - Building mass on West internal lot line impacts neighboring Faith Bible Church property

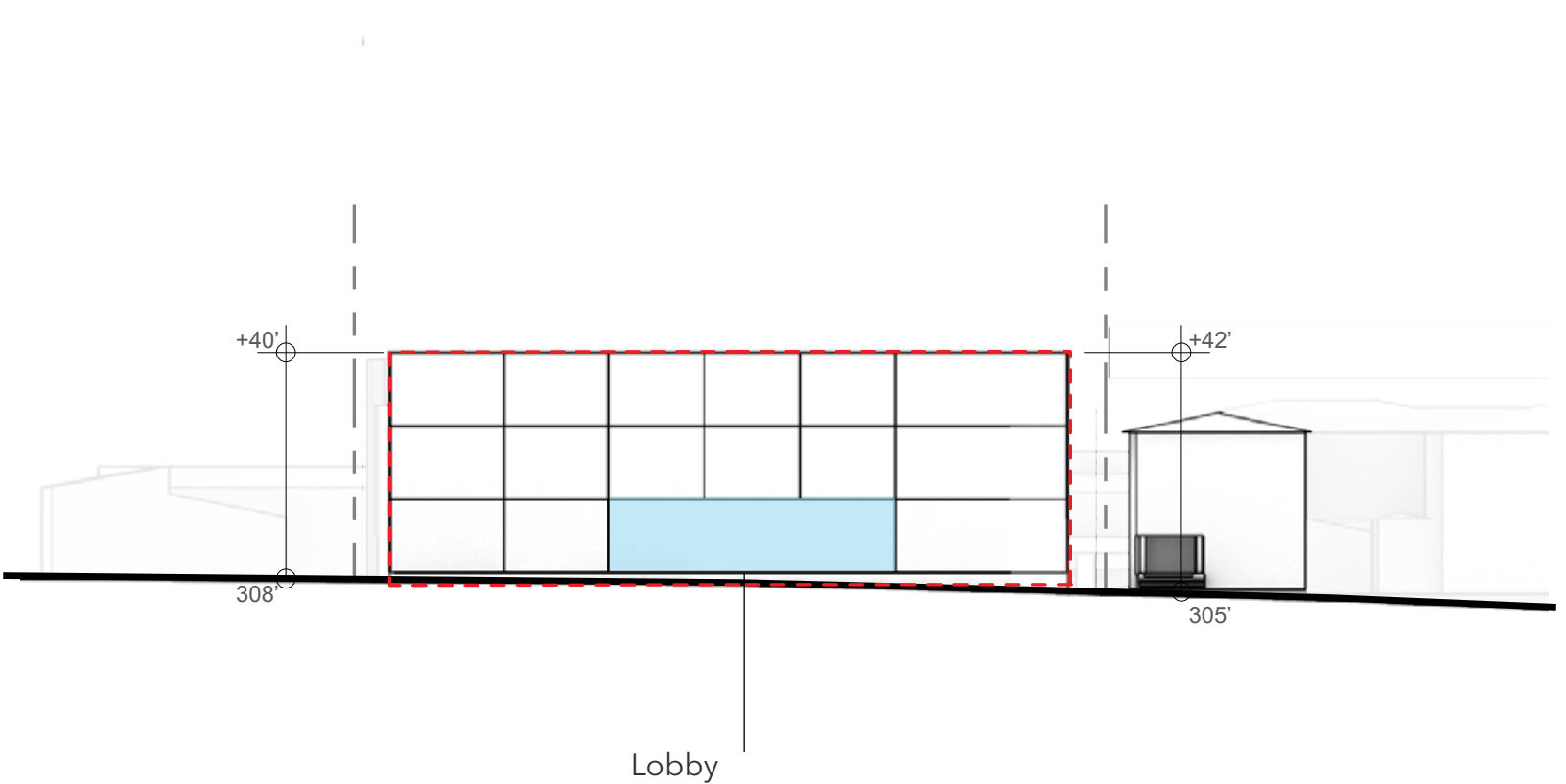


Pedestrian View

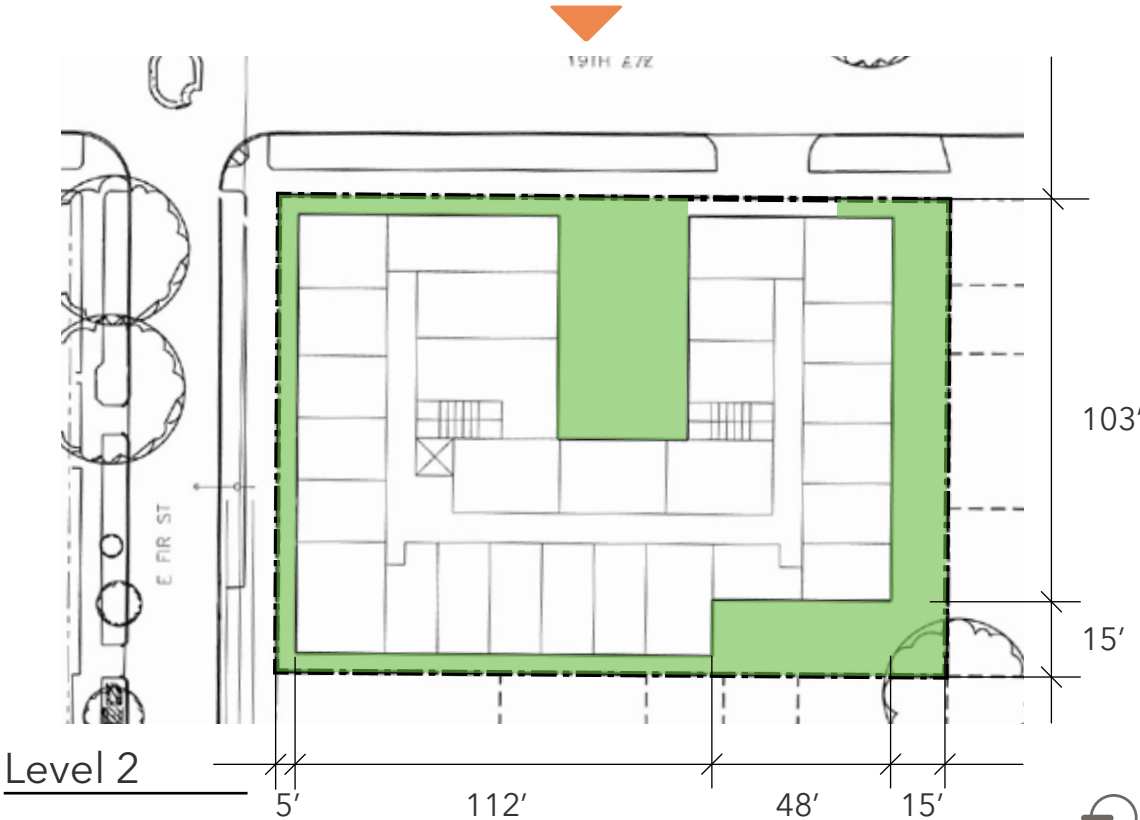




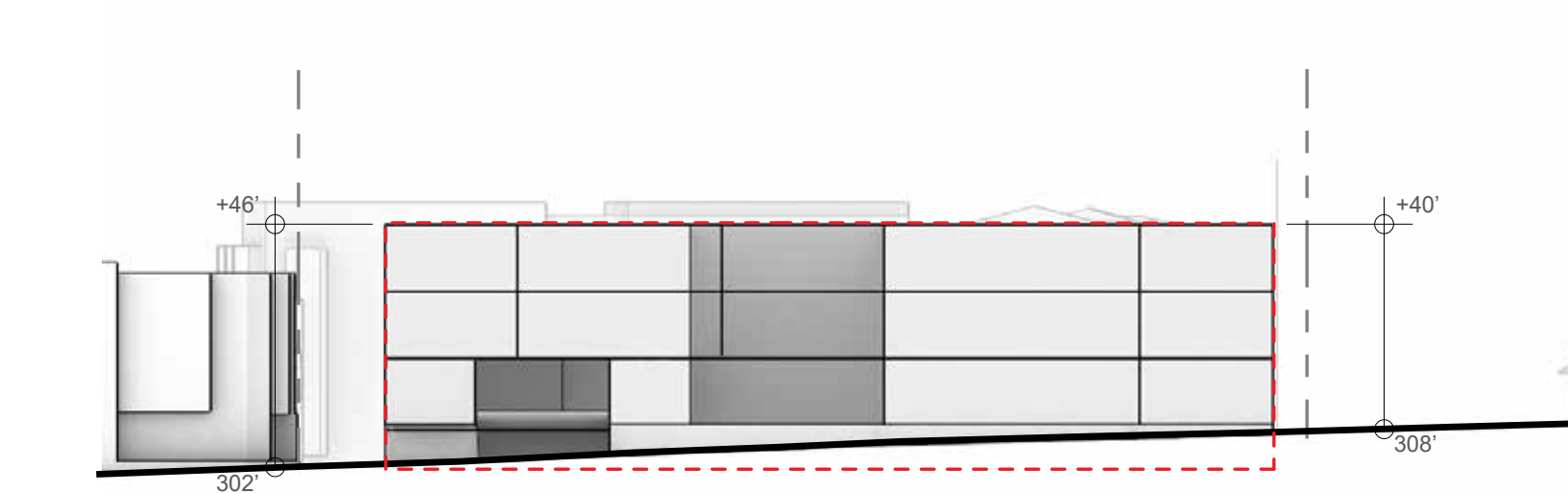
Level 1



Fir St Elevation



Level 2



19th St Elevation

Lobby Private Patios Landscaped Areas Elevation

Massing: Option II

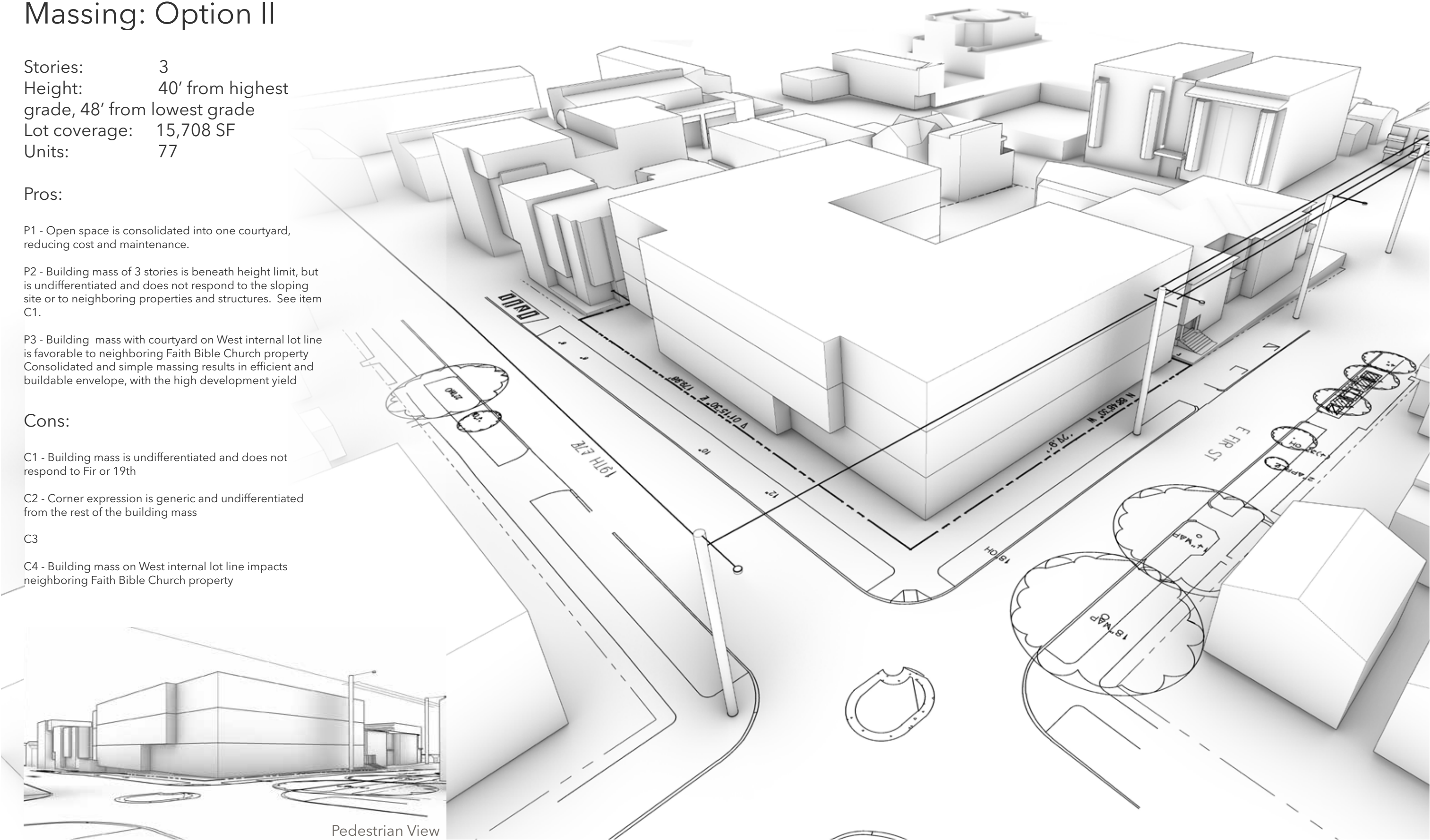
Stories: 3
Height: 40' from highest grade, 48' from lowest grade
Lot coverage: 15,708 SF
Units: 77

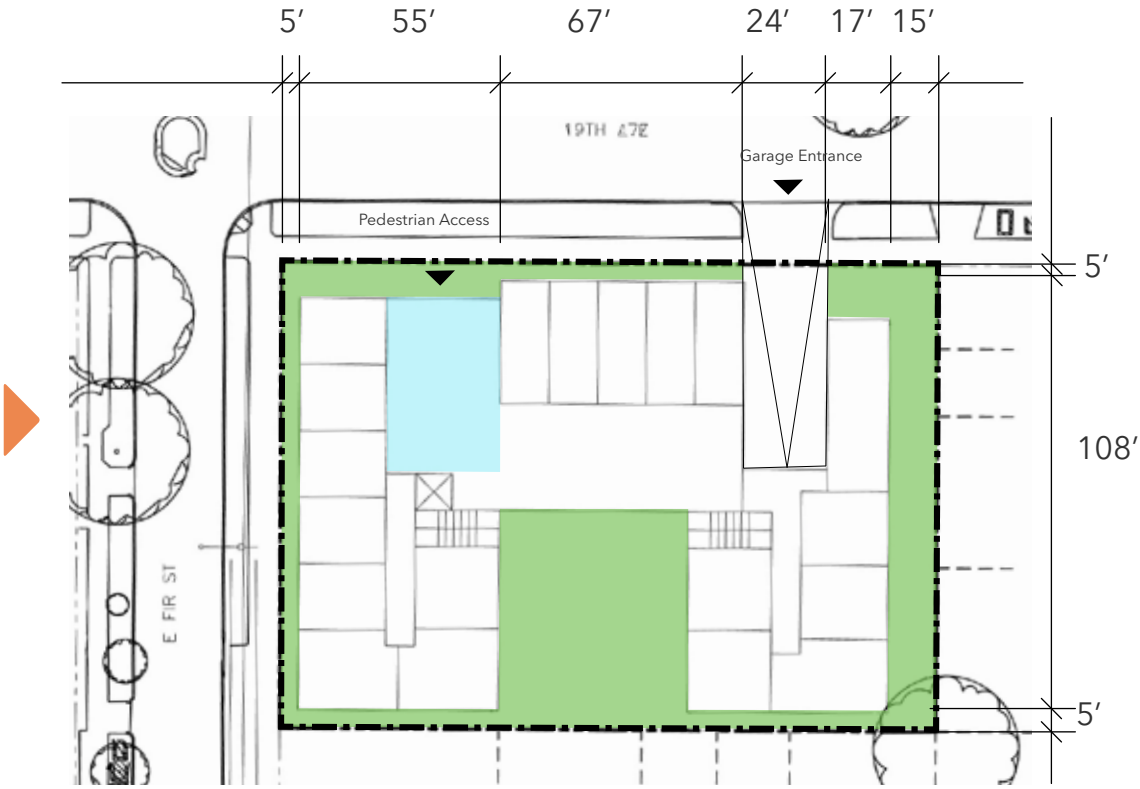
Pros:

- P1 - Open space is consolidated into one courtyard, reducing cost and maintenance.
- P2 - Building mass of 3 stories is beneath height limit, but is undifferentiated and does not respond to the sloping site or to neighboring properties and structures. See item C1.
- P3 - Building mass with courtyard on West internal lot line is favorable to neighboring Faith Bible Church property. Consolidated and simple massing results in efficient and buildable envelope, with the high development yield.

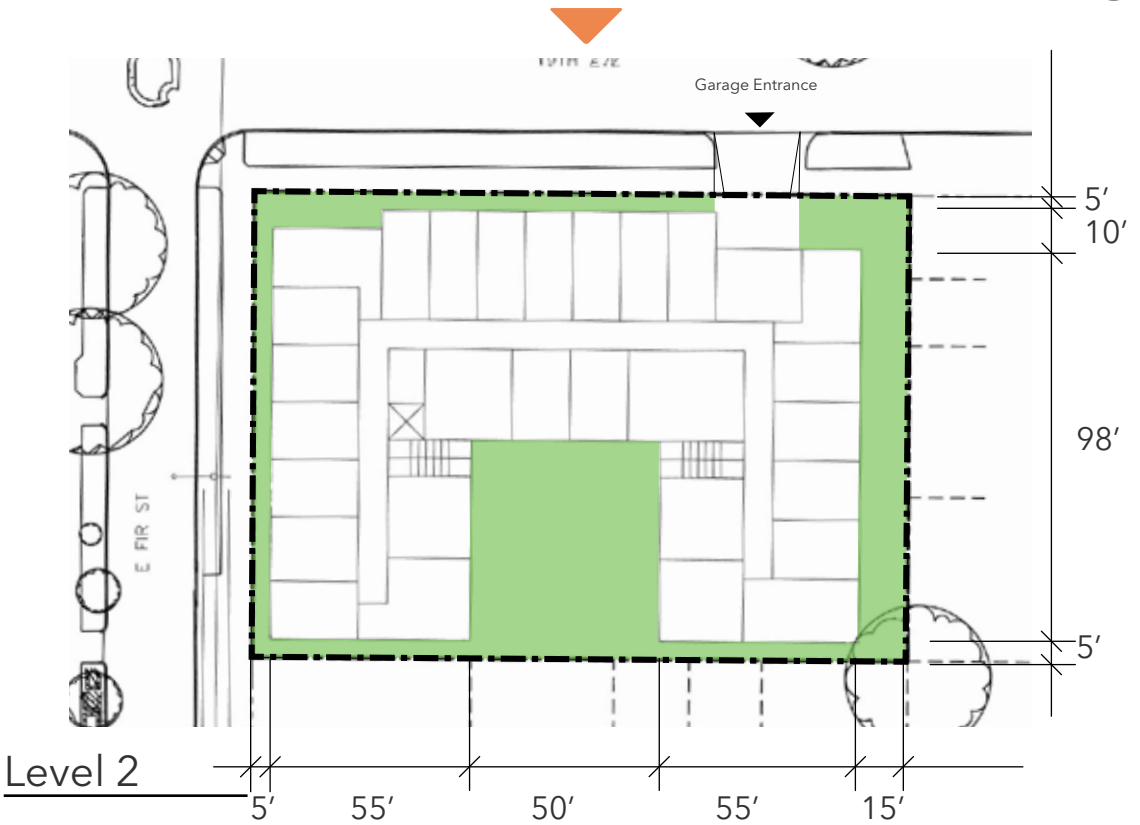
Cons:

- C1 - Building mass is undifferentiated and does not respond to Fir or 19th
- C2 - Corner expression is generic and undifferentiated from the rest of the building mass
- C3
- C4 - Building mass on West internal lot line impacts neighboring Faith Bible Church property

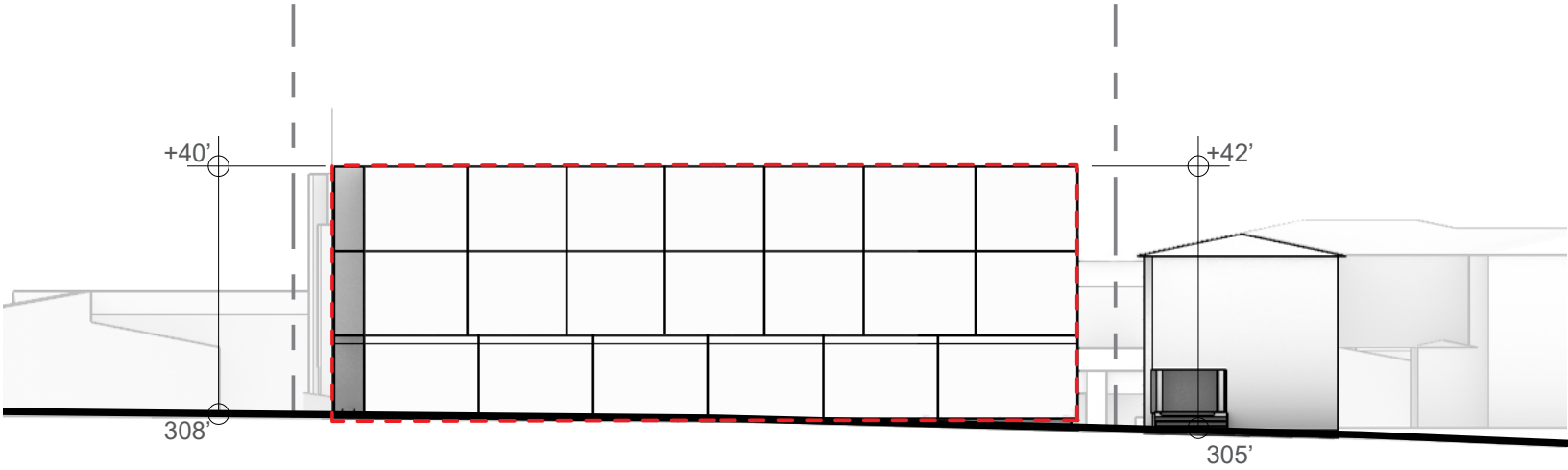




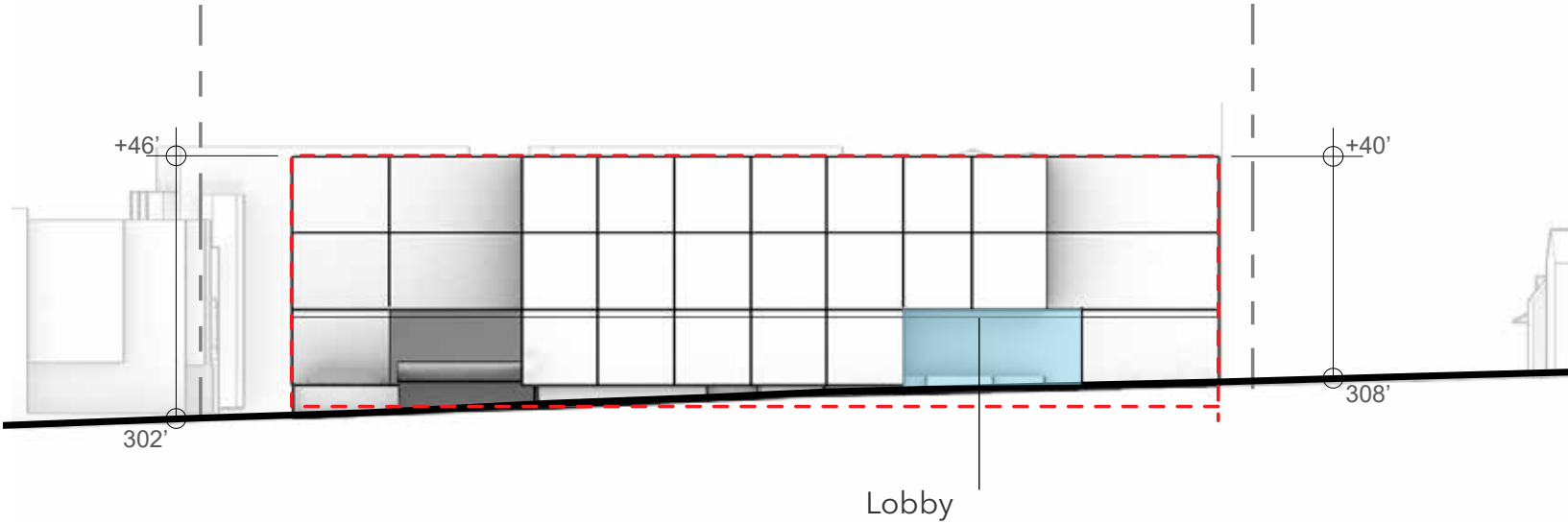
Level 1



Level 2



Fir St Elevation



19th St Elevation

Lobby Private Patios Landscaped Areas Elevation

Massing: Preferred Option

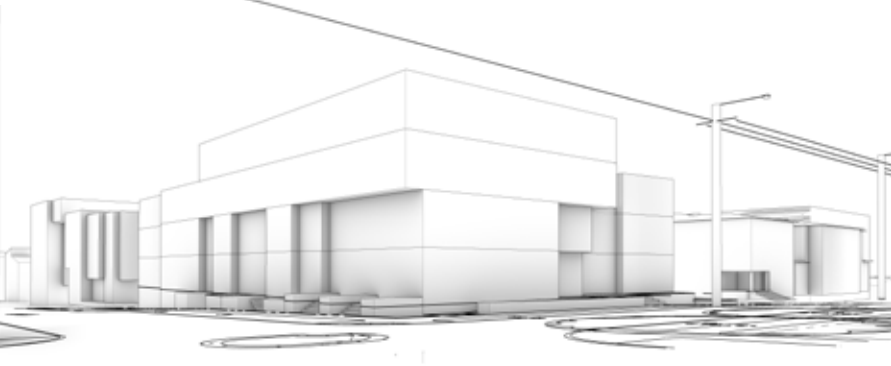
Stories: 3.5
Height: 44' from highest grade, 48' from lowest grade
Lot coverage: 13,181 SF
Units: 69

Pros:

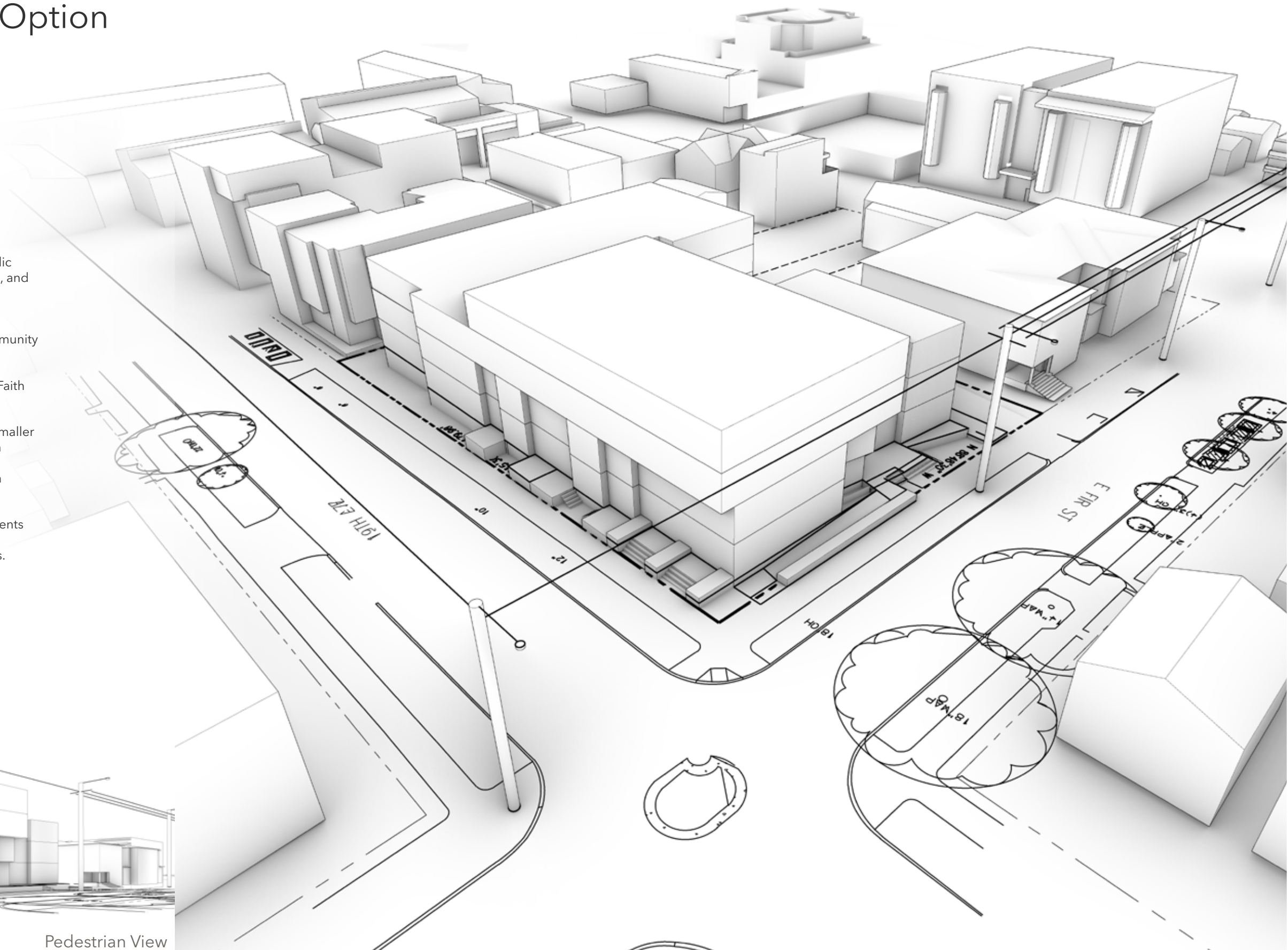
- P1 - Network of open spaces supports both the public realm, building corner expression, on-site infiltration, and interior courtyard spaces.
- P2 - Building mass creates a setback at 19th/Fir intersection, allowing the holistic integration of community features addressing Guideline A.1
- P3 - Varied building mass responds to neighboring Faith Bible Church structure, and cross-street neighbors.
- P4 - Partial 4th floor allows greater density within a smaller footprint, thus resulting in lower lot coverage and an increase in usable open space. The 4 story segment creates a unique street-facing façade that results in a favorable street-wall geo metry.
- P5 - Height strategy creates 3 unique building segments that maximize density within each segment, while minimizing overall height relative to adjacent grades.

Cons:

- C1 - Resulting building mass is more expensive to construct.
- C2 - Open space fronting Fir St. requires additional landscape maintance.

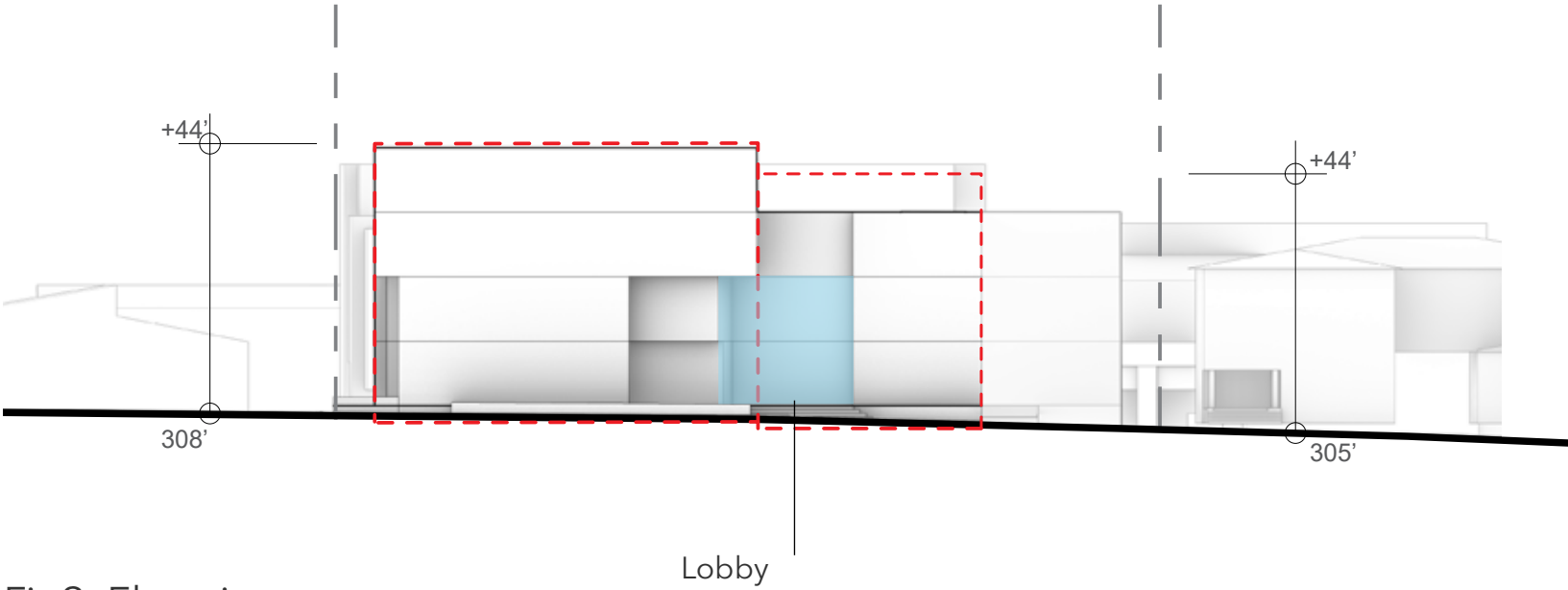


Pedestrian View





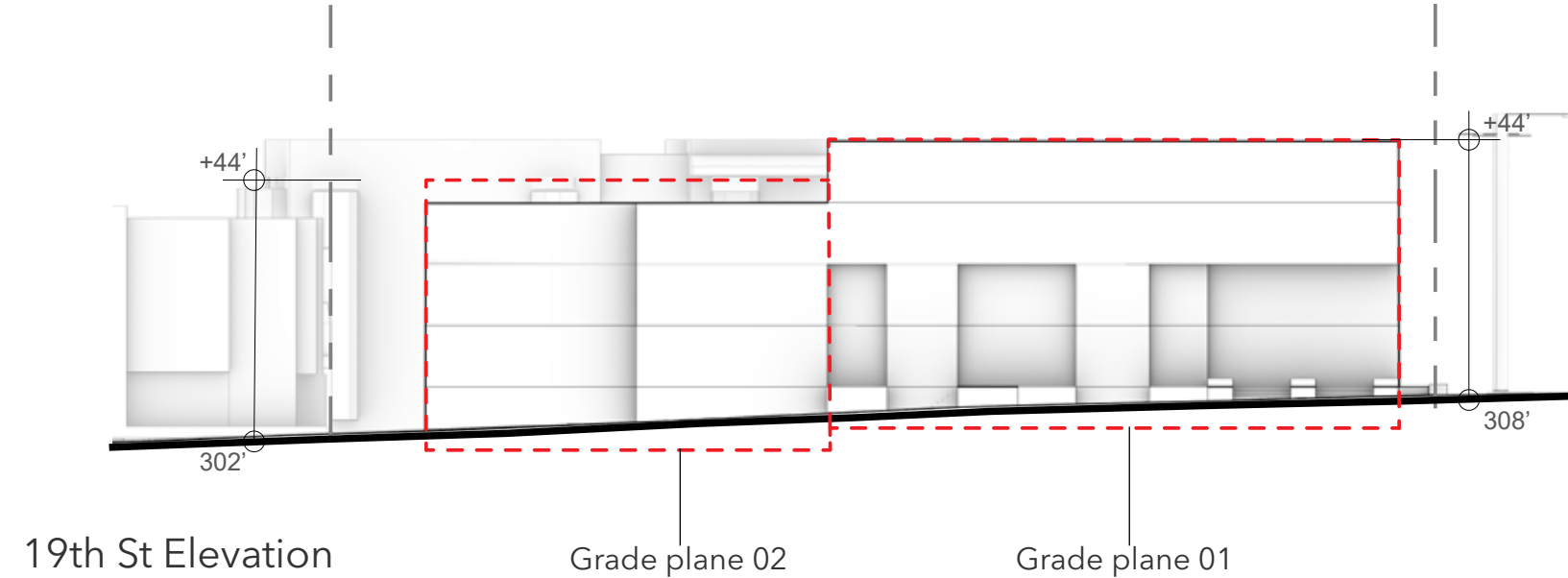
Level 1



Fir St Elevation



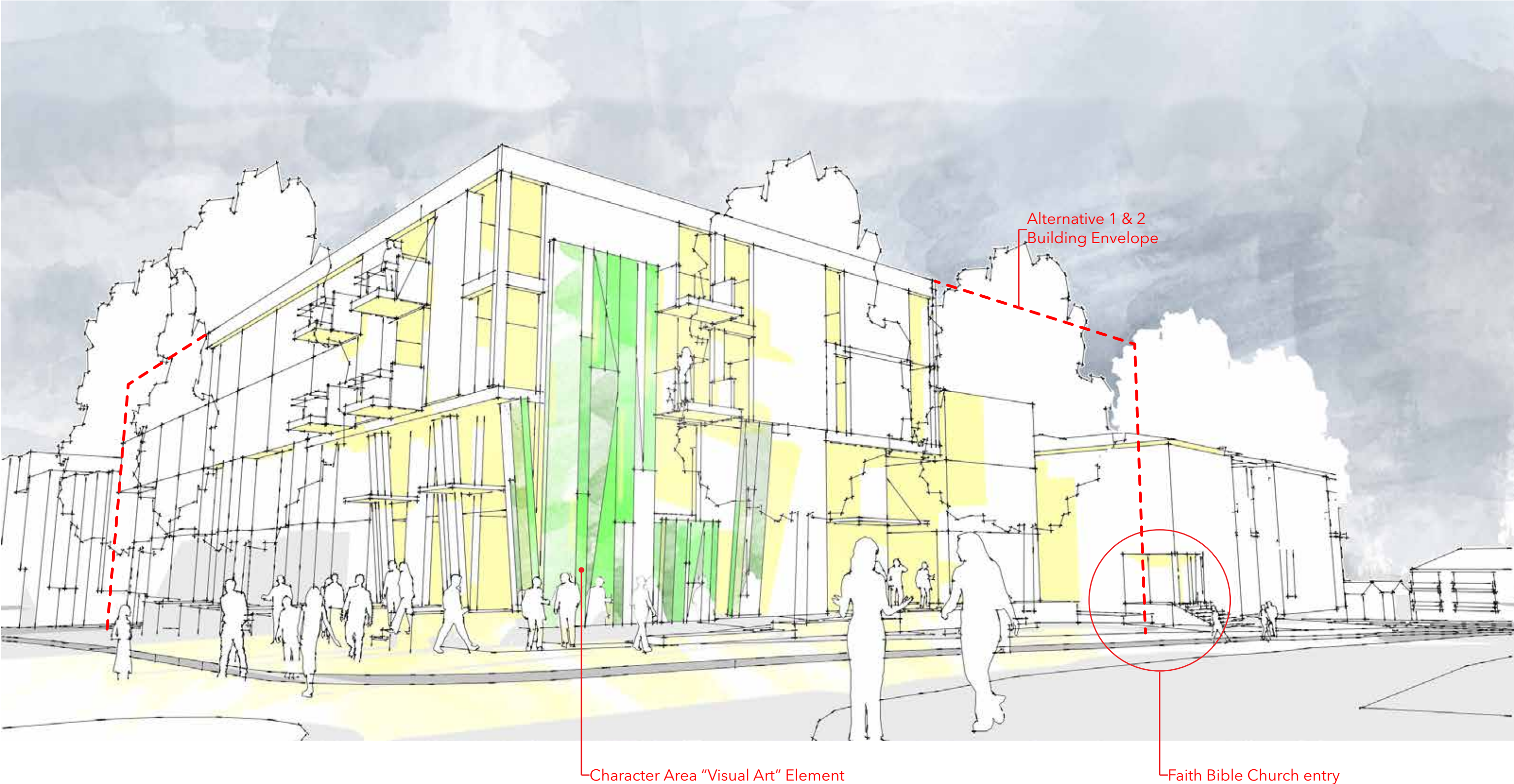
Level 2



19th St Elevation

Lobby Private Patios Landscaped Areas Elevation

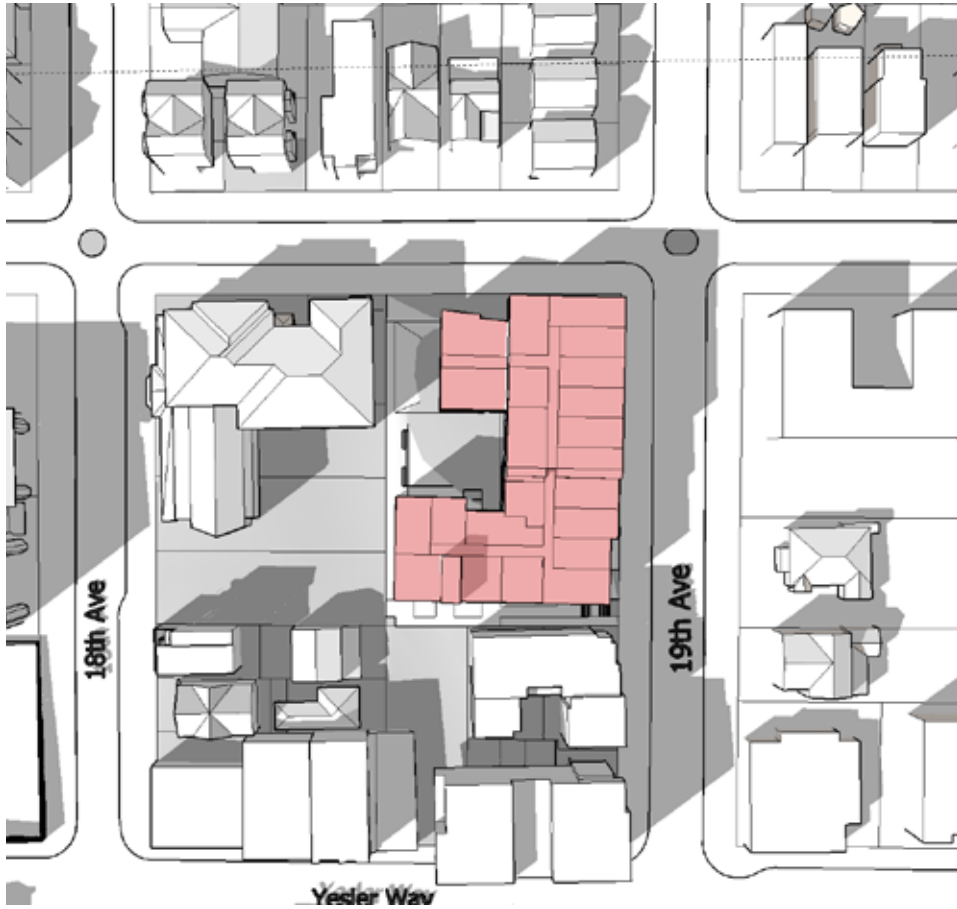
Perspective View



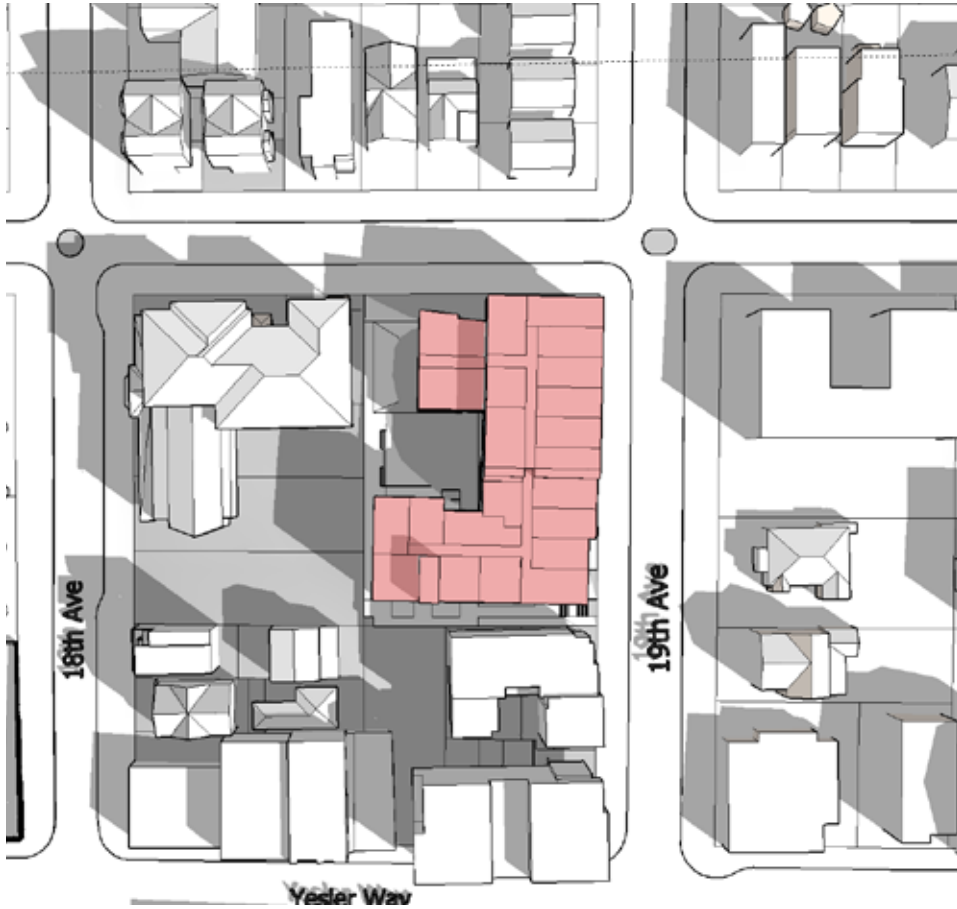
Shadow Study



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

SECTION 07 | SUPPLEMENTAL INFORMATION

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



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



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



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



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)

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