



EARLY DESIGN GUIDANCE  
ADMINISTRATIVE DESIGN REVIEW

SDCI # 3034278-EG  
119 22nd Ave E  
Seattle, WA 98116

Applicant:  
Cone Architecture  
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Seattle, WA 98121  
Contact: Summer McEneny

Owner:  
Coombes Development  
4701 SW Admiral Way  
Seattle, WA 98116  
Contact: Jon Coombes

SDCI Contact:  
Tami Garrett  
Tami.Garrett@seattle.gov  
206-233-7182

SITE



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VICINITY MAP

**EXISTING SITE**

This project site consists of two parcels (APN 949770-0110, 949770-0105) on the western side of 22nd Ave E. Immediately adjacent to the site are multi-family homes to the north and west, across the alley; single family homes to the south; and a 6-story apartment building to the east across 22nd Ave E. The subject parcels total 8,002 sf and measure approximately 80 feet in the north-south direction and 100 feet in the east-west direction. The site is relatively flat and slopes upward east to west approximately 3 feet. The parcel is currently vacant.

**ZONING AND OVERLAY DESIGNATION**

The project parcel is zoned LR3(M), indicating that the structure may go up to 50'-0" plus additional applicable height bonuses. The LR zoning continues west and east along E John St for at least a half mile in either direction. NC zoning begins to the south surrounding E Madison St. The subject parcel is within the Madison-Miller Urban Village, and is confirmed to be in a Frequent Transit area. No vehicle parking is required.

**DEVELOPMENT OBJECTIVES**

The owner proposes the construction a new residential apartment building with approximately 50 small efficiency dwelling units (SEDUs). The objective of these apartments is to provide upscale and attainable housing that is centrally located to the amenities of the Miller Park and Capitol Hill neighborhoods. The project parcels, located within the Madison-Miller Urban Village and in close proximity to public transportation, are prime for denser development with a focus on a pedestrian oriented lifestyle.

**NEIGHBORHOOD DEVELOPMENT**

The immediate blocks are a mix of multi-family townhomes, apartment buildings, vibrant commercial businesses, and single-family homes. There are a variety of commercial buildings along E Madison St, which includes several bakeries, coffee shops, local businesses, and a grocery store within walking distance. Homer Harris Park and Plum Tree Park, both small neighborhood green spaces, are 2 blocks and 4 blocks to the east, respectively. Miller Community Center is just a block to the north and west. The Capitol Hill lightrail station is 1 mile to the west, providing access north to the University of Washington and south to SeaTac Airport.



**SITE LOCATION**

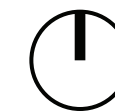
119 22nd Ave  
Seattle, WA 98116

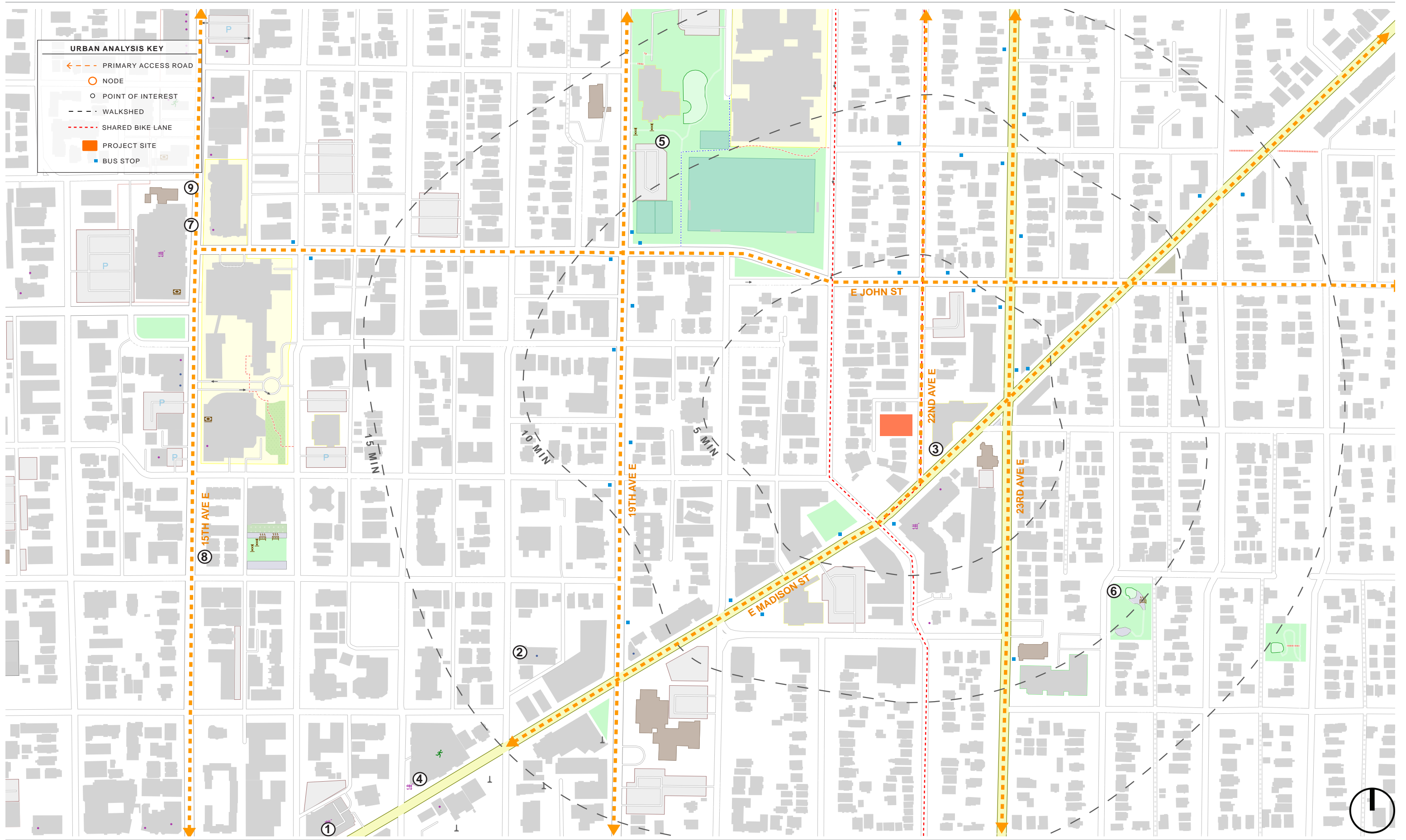
**ZONING SUMMARY**

Zone: LR3(M)  
Overlay: Madison - Miller Urban Village

**PROJECT PROGRAM**

Site Area: 8,002 SF  
Number of Residential Units: 50  
Number of Parking Stalls: None  
Total Area: Approx 18,400 SF  
Allowable FAR: 2.3  
Proposed FAR: 2.3







① LOCAL GROCERY STORE - CENTRAL CO-OP



② NEIGHBORHOOD ACTIVITY CENTER - POLISH CULTURAL CENTER



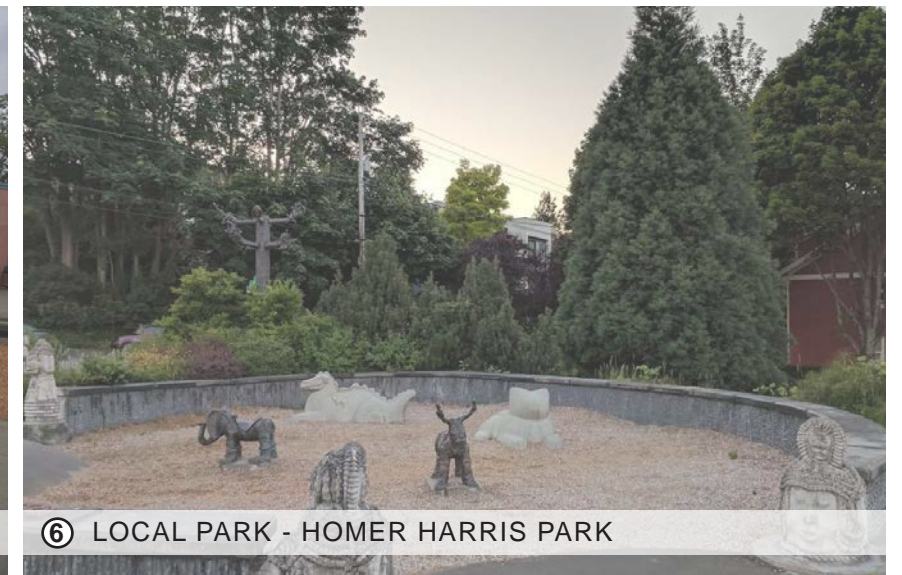
③ LOCAL BAKERY - QUEEN BEE BAKERY



④ LOCAL GROCERY STORE - TRADER JOE'S



⑤ LOCAL COMMUNITY CENTER - MILLER COMMUNITY CENTER



⑥ LOCAL PARK - HOMER HARRIS PARK



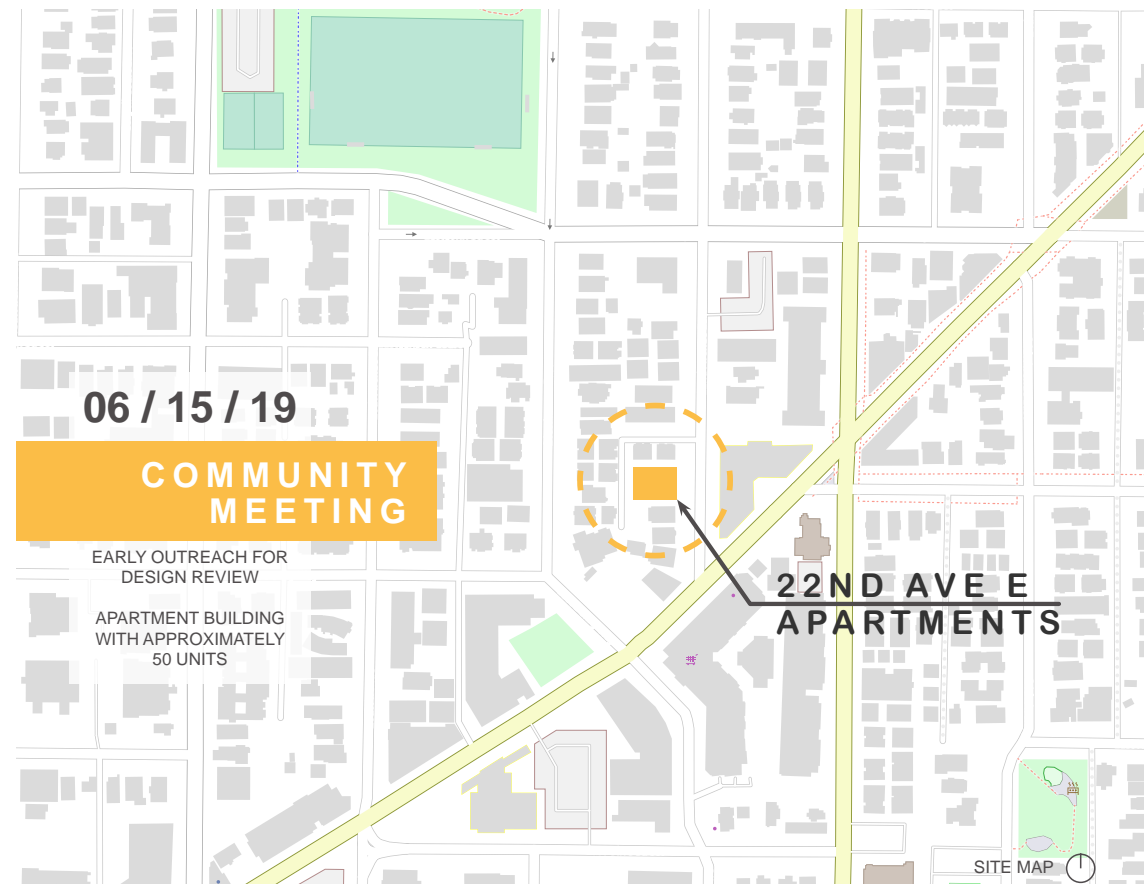
⑦ LOCAL RESTAURANT - COASTAL KITCHEN



⑧ LOCAL NIGHTLIFE - SMITH TAVERN



⑨ LOCAL COFFEE SHOP - VICTROLA



**Printed Outreach**

Cone Architecture administered 12 posters containing the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share your thoughts with a survey link, community meeting date and time, where additional information about the project can be found and location map. These were given to businesses and posted on telephone poles within a 0.50 miles of the project site, 119 22nd Ave E. These materials were posted on May 31st, 2019.

LOCATION	ADDRESS	DISTANCE FROM SITE	VISIBLE FROM STREET
De' Charlene Beauty Shop	2108 E Madison St	0.01 Miles	Yes
Polish Cultural Center	1714 18th Ave	0.30 Miles	No
The Shop Agora	346 15th Ave E	0.40 Miles	No
Telephone Pole #1	18th Ave E & E Howell St	0.15 Miles	Yes
Telephone Pole #2	19th Ave E & E Howell St	0.12 Miles	Yes
Telephone Pole #3	21st Ave E & E Madison St	0.03 Miles	Yes
Telephone Pole #4	21st Ave E & E John St	0.10 Miles	Yes
Telephone Pole #5	20th Ave E & E Thomas St	0.20 Miles	Yes
Telephone Pole #6	19th Ave E & E Mercer St	0.40 Miles	Yes
Telephone Pole #7	20th Ave E & E Mercer St	0.35 Miles	Yes
Telephone Pole #8	21st Ave E & E Mercer St	0.35 Miles	Yes
Telephone Pole #9	22nd Ave E & E Mercer St	0.25 Miles	Yes

**COMMUNITY MEETING**

DATE: Saturday, June 15th  
 TIME: 12:00 - 1:00 p.m.  
 LOCATION: 119 22nd Ave E

Please attend a community meeting at the site of the new development to learn more about the project. The design team will be on hand to present preliminary site plans and discuss overall parameters of the upcoming project. All are welcomed!

**TAKE AN ONLINE SURVEY**



<https://www.surveymonkey.com/r/Z553GVQ>

Give feedback by taking our online survey. This survey will be available from 5/31/19 to 6/22/19

**ABOUT THE PROJECT**

Coombes Development and Cone Architecture are partnering on the development of 119 22nd Ave E, Seattle, WA. The new development will be an apartment building with approximately 50 units. Planning has just begun, and construction could start as early as Spring 2020.

**SHARE YOUR THOUGHTS**

We want to hear from the community about the 22nd Ave E apartments. Please share your concerns and priorities for this new building and for the neighborhood overall at the community meeting or by taking the online survey.

Information you share in this survey could be made public. Please do not share any personal/sensitive information.

**ADDITIONAL INFORMATION**

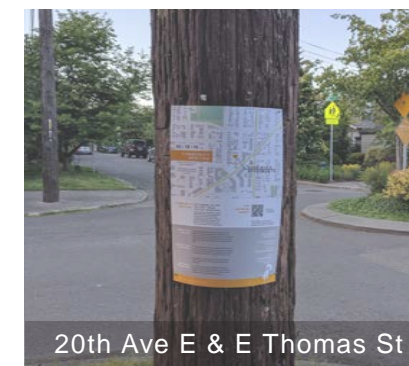
You can track our progress through the permitting process. Search the project address "119 22nd Ave E" or project number "3034278-EG" in the Design Review Calendar and the Seattle Services Portal.

ADDRESS:  
119 22ND AVE E  
SEATTLE, WA

SDCI RECORD NUMBER:  
3034278-EG

APPLICANT:  
CONE ARCHITECTURE

CONTACT:  
SUMMER MCENENY  
info@cone-arch.com  
206-693-3133



**COMMUNITY OUTREACH SUMMARY**

1. **Electronic/Digital Outreach:** Through the survey that Cone Architecture created with Survey Monkey, a summary of each of the five questions is provided below:
  - **What is your connection to this project?**  
100% of the survey responses indicated that they live in the general area of the project.
  - **What is most important to you about a new building on this property?**  
50% of the survey responses indicated that it is nice looking is most important for the new building. 50% of the respondents indicated that it looks unique and interesting. 50% of the respondents indicated that it brings new services or amenities to the area (businesses, open space, etc), and 50% indicated that it is affordable for residents and/or businesses, 50% indicated that it is designed to be family-friendly, 50% indicates that it is designed with environmental sustainability in mind.
  - **What concerns do you have about this project?**  
100% of the responses indicated that their top concern for the new building is that they will not like the way it looks. 50% indicated that it will not be affordable.
  - **Is there anything specific about this property or neighborhood that would be important for us to know?**  
1 respondent choose to answer this question, the concern is: Many neighbors are concerned about parking and about pushing low-income residents out of the neighborhood.
  - **Would you like to be contacted about this project in the future? If so, please provide your email address.**  
No email address was received.
2. **In-Person Outreach:** The in-person outreach brought up a range of discussion points that are outlined on the following page.
  - **General Comments:**
    - New construction has a flat affect to it, can't see into the building; value of transparency from pedestrian level
    - Feels that most development is done are as cheap as possible for largest living space
    - Professionals can do interesting things with knowledge about constructability
    - Detail makes a huge difference
  - **Project Type Comments:**
    - No favorite new apartment developments in neighborhood
    - New Weinstein project on corner feels too dark
    - Prefer to see apartment projects than townhomes in this neighborhood, hard to detail townhomes well
  - **Massing Strategy Comments:**
    - Aesthetic of project is very important
    - Flat roof can be done interesting if amenity is provided
    - Would like to see more modulation
  - **Material Comments:**
    - Hardie panel, wood. Done better in some cases than others, depends on detailing
    - Materiality needs to bring warm and welcoming feeling

**Program Comments:**

- Seattle does not have as much rooftops as DC, hope to see roof top amenity; dog runs;
- Worrying about affordability of the new development, does the program addressing homeless issue and low income housing issue, any low income units involved?
- Question about parking, residents in neighborhood concerned about lack of parking. Could combat with bike parking.
- Question about trash pick up as well as package delivering, where will it occur? Concern about trash at exterior being rifted through. Cone confirmed trash will be kept inside closed room, and picked up in alley.
- Landscaping very important, would like to see planters incorporated like building at 12th and Roy with vertical planters

**22<sup>nd</sup> Ave E Apartments Community Meeting**



**Address of Development Project:** 119 22<sup>nd</sup> Ave E

**Meeting Location:** 119 22<sup>nd</sup> Ave E (site of project)  
**Meeting Date:** June 15<sup>th</sup>, 2019 12 pm -1 pm

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?
Kim	R	98112	Krachmeler@gmail	posted sign on utility pole
Robert	C	98112	robertcannan14@gmail.com	Walked by
Michael Gray	G	98112	MAGray1964@gmail.com	Area owner
ROBERT	B	98042	RCBERKSEMIN.COM	WALKED BY

Note: This information is being collected by Cone Architecture 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.



- PROJECT SITE
- COMMERCIAL ZONING
- LOWRISE ZONING
- MIDRISE ZONING





**ADDRESSES:** 119 22nd Ave E  
**PARCEL #:** 949770-0110 & 949770-0105  
**ZONING:** LR-3(M)  
**OVERLAYS:** Madison-Miller Urban Village  
**SITE AREA:** 8,002 SF

**23.45.504 PERMITTED USES**

Permitted outright:  
 • Residential

**23.45.514 STRUCTURE HEIGHT**

Allowed Maximum Base Height - Apartments	<u>LR-3(M)</u> 50'-0"
4' additional allowed for rooftop features (parapets, clerestories, etc.)	54'-0"
10' additional allowed for stair penthouses:	60'-0"
16' additional allowed for elevator penthouses:	66'-0"

**23.86.006 STRUCTURE HEIGHT MEASUREMENT**

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ("average grade level" means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

**23.45.510 FLOOR AREA RATIO**

Maximum FAR: LR-3(M)  
 2.3 (18,404 SF)

**23.45.518 SETBACK REQUIREMENTS**

Front Setback: 5'-0" min.  
 Rear Setback: 10'-0" min. (with alley)  
 Side Setback (facades < 40'): 5'-0" min.  
 Side Setback (facades > 40'): 5'-0" min., 7'-0" avg.  
 Upper Level Setback, Front: 12'-0" above a height of 54'-0"

**23.45.524 LANDSCAPING AND SCREENING STANDARDS**

- Green Factor score of .60 or greater is required for any lot within an LR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

**23.45.522 AMENITY AREA**

Required: 25% of lot area; a minimum of 50 percent of the required amenity shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.  
 For apartments, amenity area required at ground level shall be provided as common space.  
 25% x 8,002 SF = 2,000.5 sf (min. 1,000.25 sf at ground level)

**23.54.015 REQUIRED PARKING**

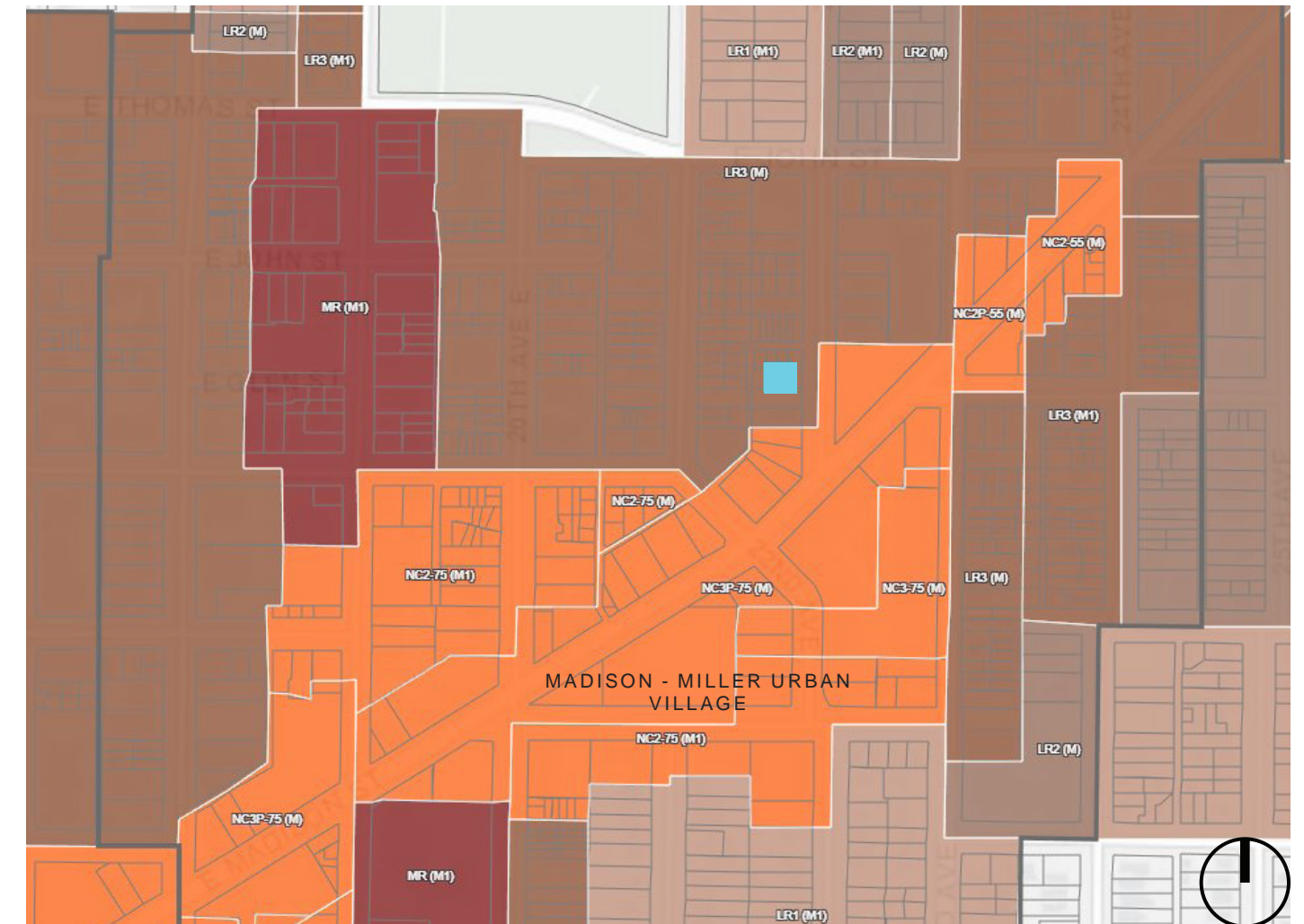
All residential uses in multifamily zones within urban villages if the residential use is located within a frequent transit service area - No minimum parking required

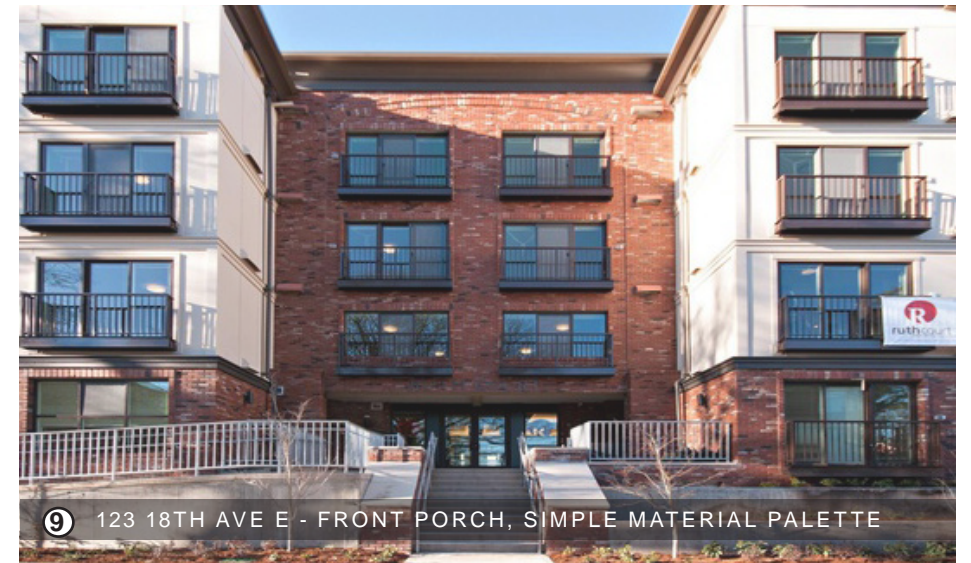
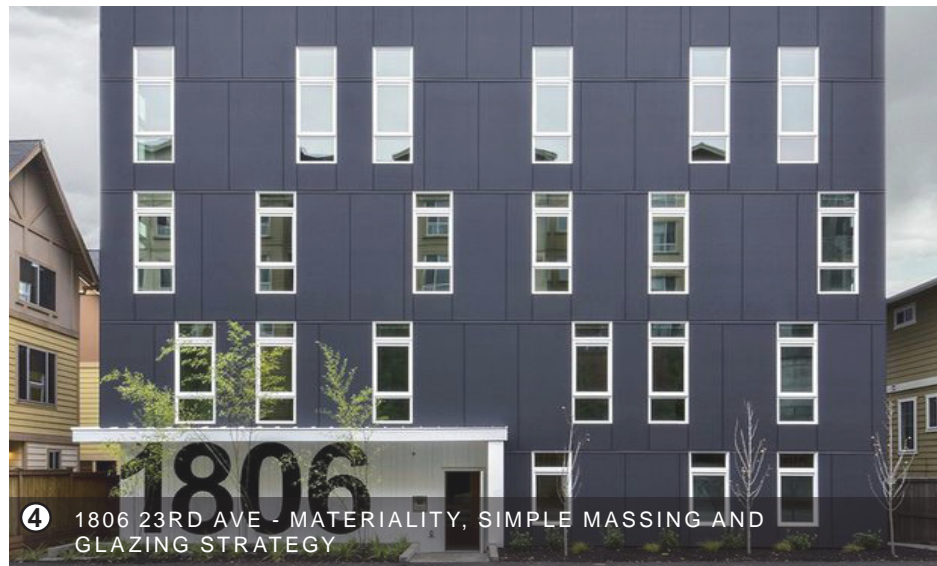
**23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS**

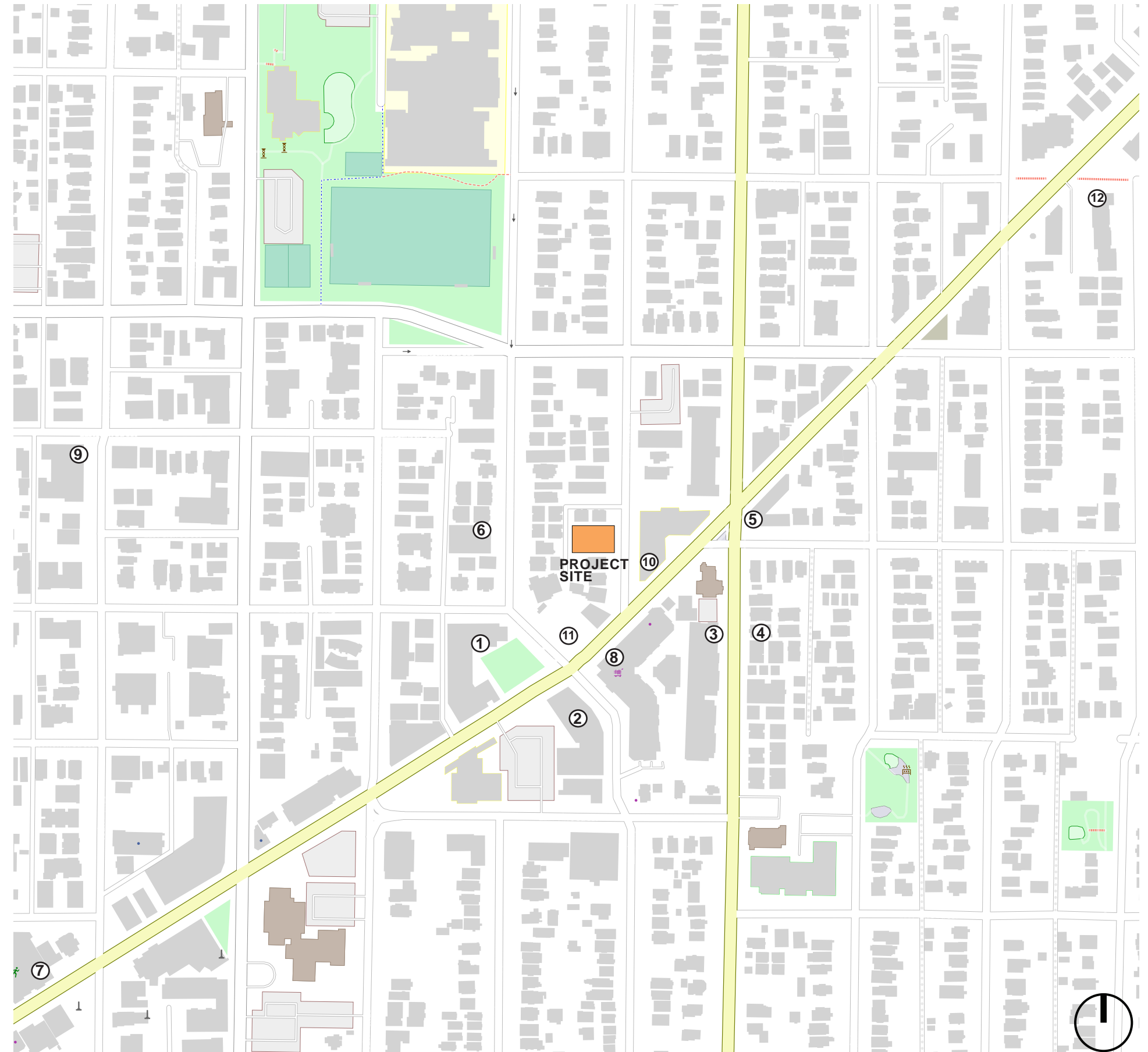
Residential, 50 dwelling units: 375 SF  
 (If greater than 50, add 4 sf for each additional unit over 50)

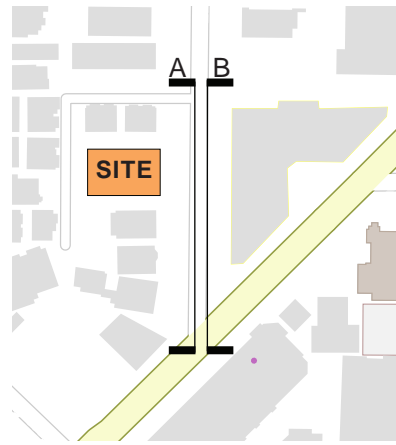
The minimum horizontal dimension of required storage space is 12 feet.

**CURRENT ZONING MAP**







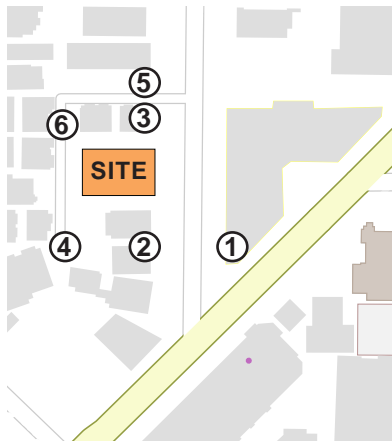


**CONTEXT ANALYSIS**

Analyzing our surroundings, many single family homes in the neighborhood contain front porches. This is a part of the history of the neighborhood - it is mentioned several times in the Central Area Design Guidelines as a way to retain and define character (CS3-1), foster a sense of community (PL3-1-g), and transition from lower density to higher density (CS2-1-a).

In addition, many newer developments in the neighborhood have incorporated porches (see neighborhood multi-family context on pages 10-11). Seen along 22nd Ave E below, a porch in the southwest corner would follow the pattern of the two neighboring homes to the south as well as the new multi-family pattern of incorporating porches as an element to connect with the larger community.





① MIXED-USE BUILDING ON THE EAST SIDE OF 22ND AVE E



② EXISTING SINGLE FAMILY BUILDINGS SOUTH OF THE SITE



③ MULTI-FAMILY BUILDING NORTH OF THE SITE



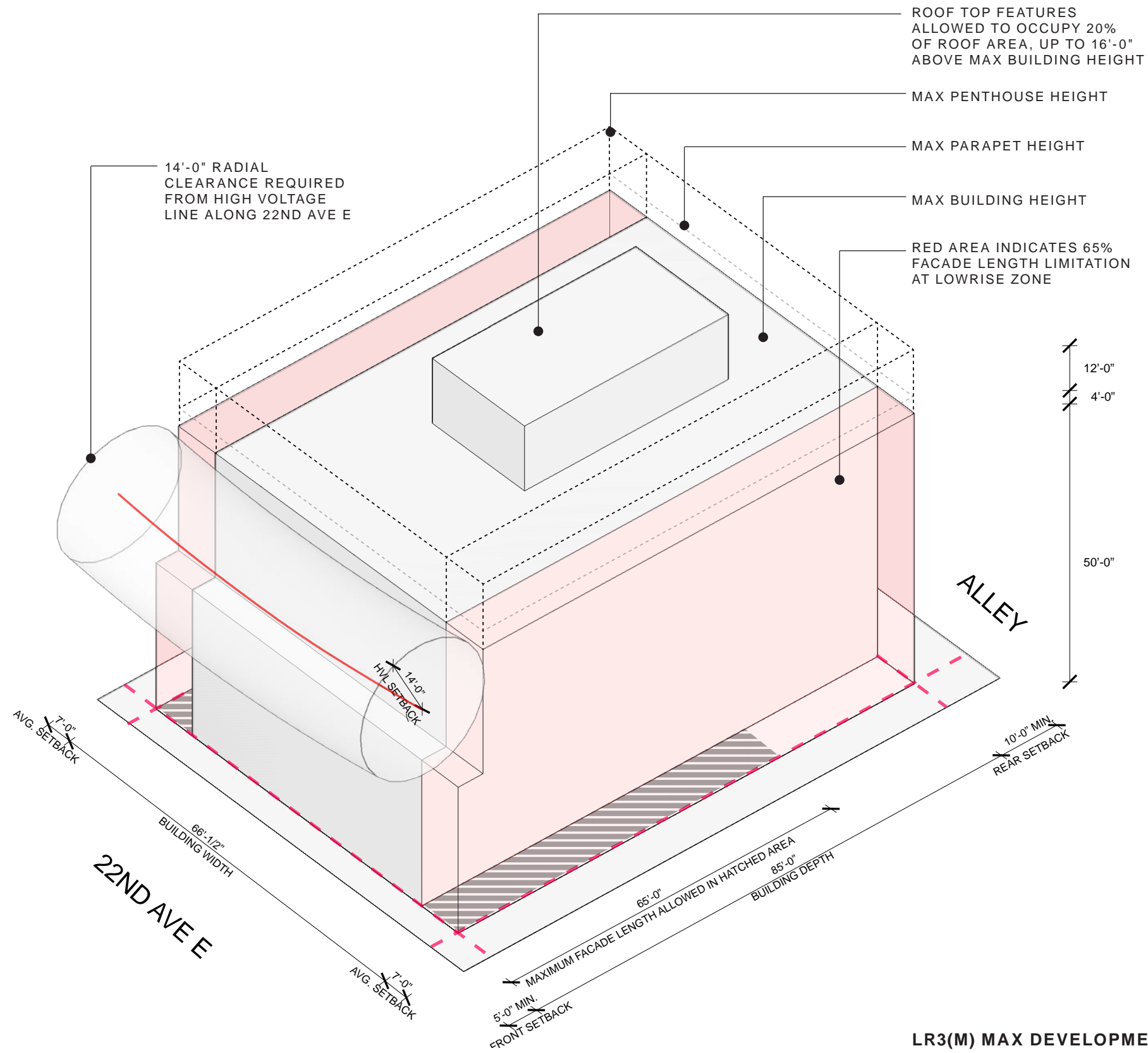
④ ALLEY WEST OF THE SITE

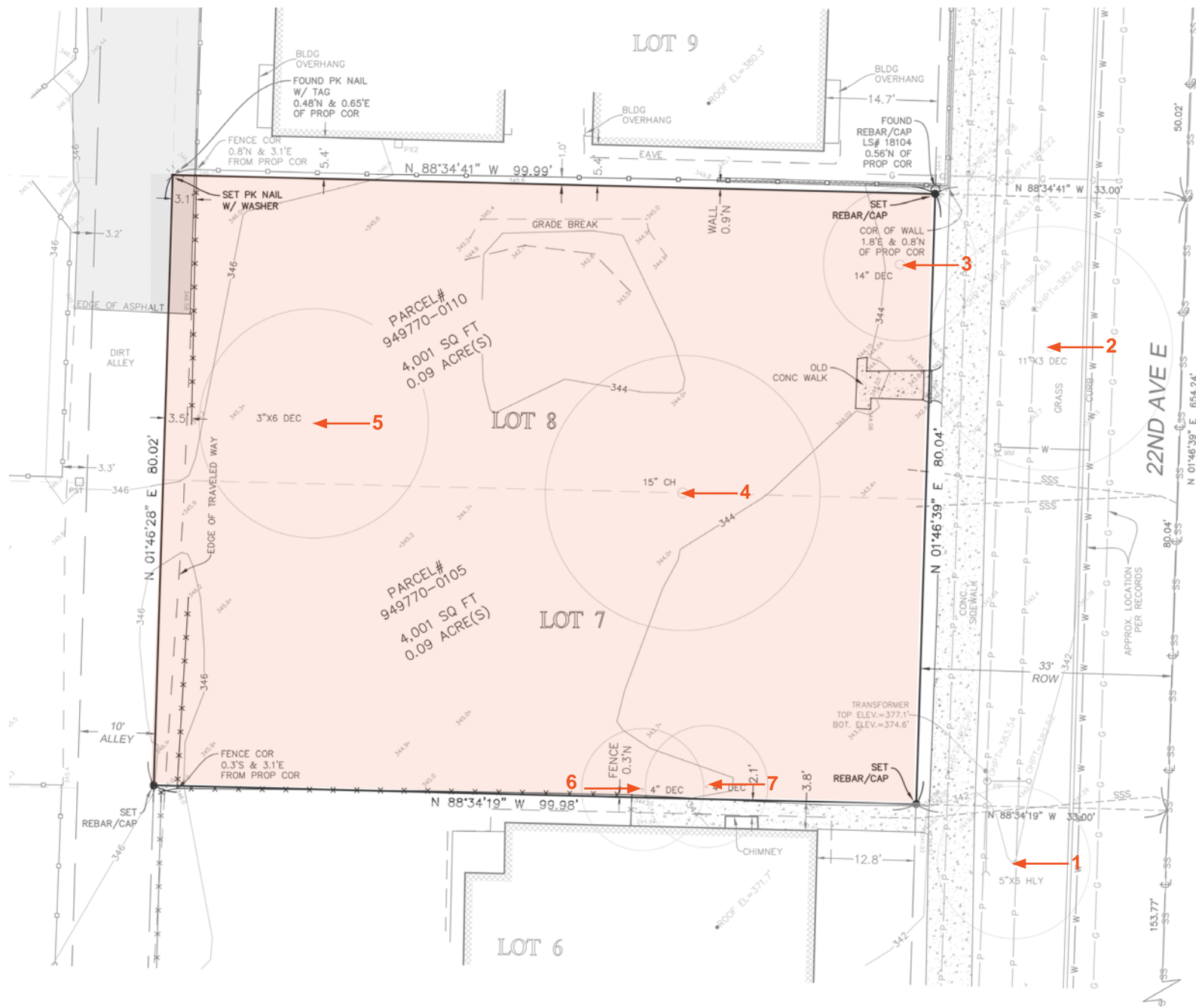


⑤ ACCESS TO THE ALLEY WEST OF THE SITE



⑥ VIEW FROM NORTH TO SOUTH AT THE BACK ALLEY





**PROPOSED PROJECT SITE**

- Two parcels located on the west side of 22nd Ave E.
- Site Area = 8,002 SF, rectangular in shape, measures roughly 80' wide by 100' deep.

**TOPOGRAPHY**

- Approximately 3'-0" slope down across site from east side to the west side
- 0'-6" slope down across site from north side to the south side

**ADJACENT BUILDINGS AND USES**

- Existing 2-story single family building immediately south of site (LR3-M)
- Existing 6-story mixed use apartment building across 22nd Ave E (NC3P-75M)
- Existing 3-story multi-family buildings immediately north of site (LR3-M)
- Existing 3-story multi-family buildings immediately west of site across alley (LR3-M)

**LEGAL DESCRIPTION**

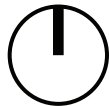
LOT 7 AND 8, BLOCK 3, WITT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.

APN: 949770-0110; 949770-0105

**TABLE OF TREES:**

Per Steep Slope Tree Consulting, LLC. Arborist Report (06/05/2019)

TREE #	SPECIES	SIZE INCHES	EXCEPTIONAL	COMMENTS
1	English Holly, Ilex aquifolium	3, 3, 2, 2	On city property, privately maintained	
2	Hawthorn, Crataegus spp	12	On city property, privately maintained	
3	English Holly, Ilex aquifolium	14	No exceptional at 30"	
4	Flowering cherry, prunus serrula	17.1	No exceptional at 23"	Old wound 15'. unbalanced crown.
5	Black walnut, Juglans nigra	3.5, 3.5, 3, 4, 4.5, 3.8 = 9.1	No exceptional at 30"	Growing in multi stem clump
6	Flowering cherry, prunus serrula	3.5	No exceptional at 23"	
7	Flowering cherry, prunus serrula	4	No exceptional at 23"	

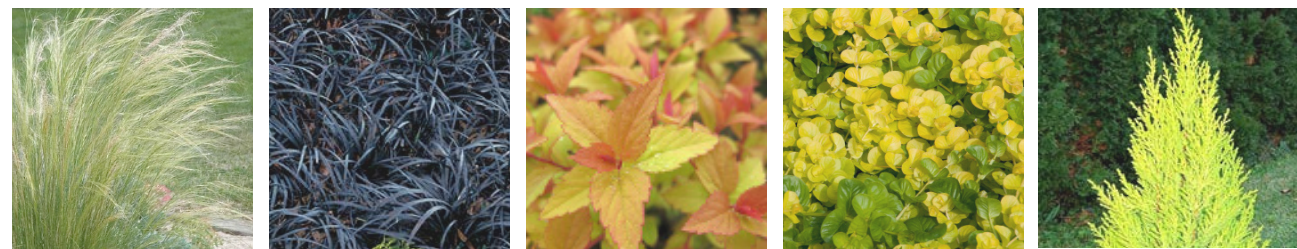


**OVERALL CONCEPT**

The site strategy organizes units around a central courtyard, to provide a visual and physical connection to 22nd Ave E. The courtyard spills out into a front porch in the south-east corner of the site towards Madison, creating a public-private connection with the pedestrian realm and the larger community. Units at the first floor and upper levels are primarily oriented towards 22nd Ave E and the alley. Service uses are adjacent to the alley, facilitating easy trash collection. Building access occurs in the center of the site from the east, and at side doors from the north and south.

**LANDSCAPE APPROACH**

Native plant species will be utilized throughout the site. Generally light grasses, shrubs, and small-to-medium sized trees will be used in the site to create small, distinct areas for the residents' use. To the right are potential plant options:



FEATHER GRASS    BLACK MONDO    SPIREA    CREEPING JENNY    CYPRESS

**SETBACK REQUIREMENTS**

Front Setback:	5'-0" min.
Rear Setback:	10'-0" min. (with alley)
Side Setback (facades < 40'):	5'-0" min.
Side Setback (facades > 40'):	5'-0" min., 7'-0" avg.
Upper Level Setback, Front:	12'-0" above a height of 54'-0"

Additionally, a high voltage line along 22nd Ave E will require a 14' radial clearance.

**SOLAR ACCESS & VIEWS**

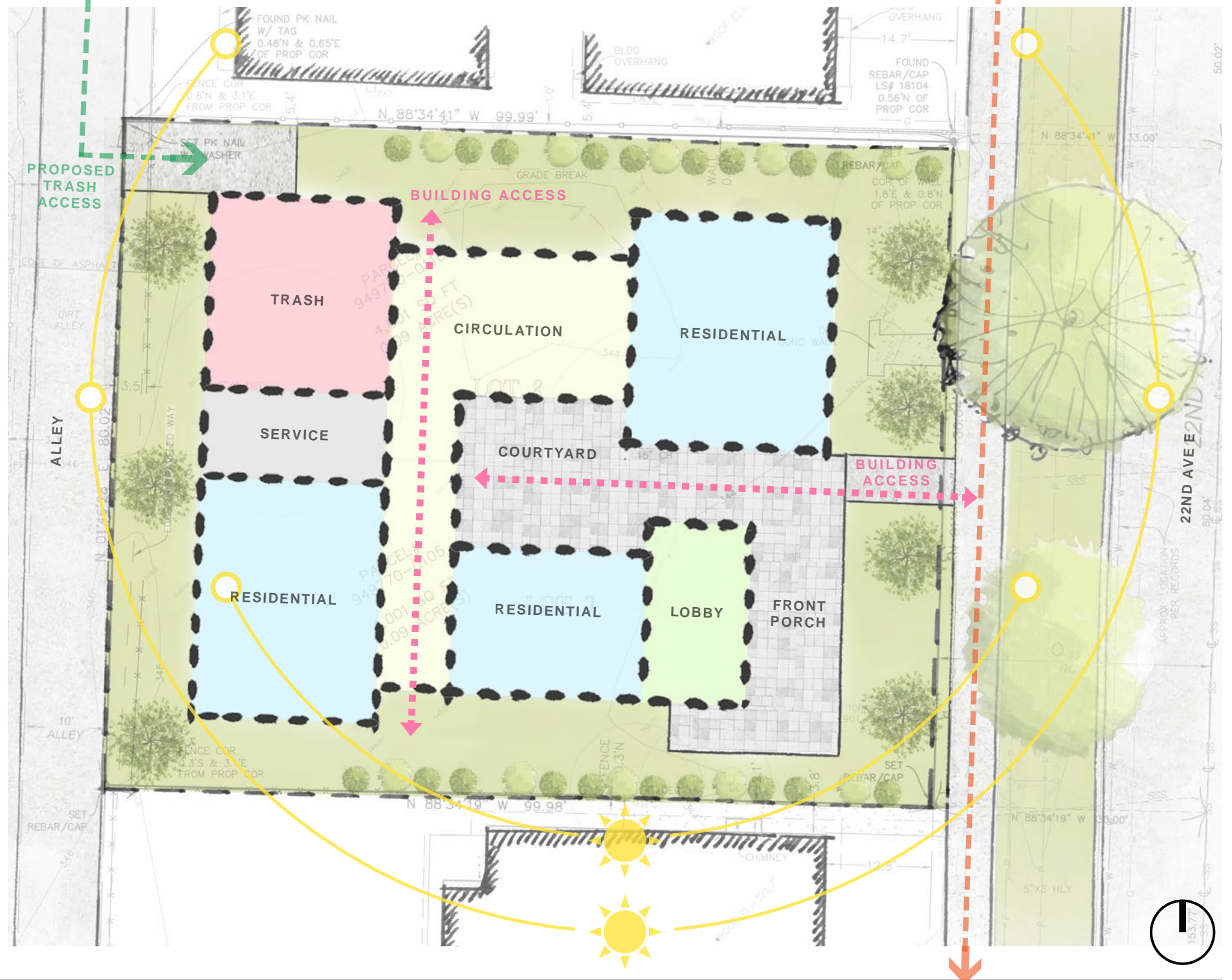
- The existing six-story apartment building to the east will provide some shade throughout the day.
- Territorial views will be available from the roof deck level.

**TRAFFIC CIRCULATION**

- E Madison and 23rd Ave E are designated as principal arterials in the area.
- E John St is designated as a minor arterial.
- 19th Ave E is designated as a collector arterial.
- There is unrestricted street parking available on both sides of 22nd Ave E on this block and for several blocks north.
- A bus stop is located immediately to the north at 22nd Ave E and E John St, as well as 23rd Ave and E Madison.

**STREETScape**

- 22nd Ave E has a 6'-0" wide sidewalk with a 12.2' planting strip east of the proposed site.
- Overhead power lines run north to south adjacent to the site on the west side of 22nd Ave E.
- The existing street tree along 22nd Ave E will remain, with another added along the street frontage as appropriate. A deep planting strip will allow for lush plantings in the ROW, continuing the pattern already established by Aegis across the street.

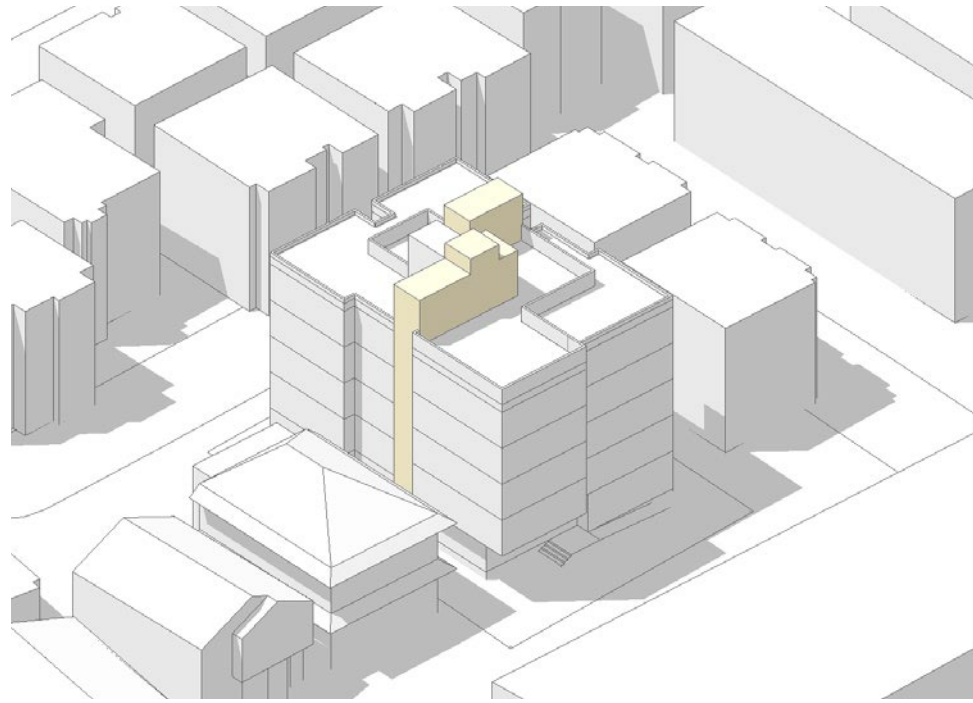




<b>CS1. NATURAL SYSTEMS AND SITE FEATURES</b>	Use natural systems and features of the site and its surrounds as a starting point for project design.	EDG RESPONSE
CS1-C. On-Site Features	Incorporate on-site natural habitats and landscape elements such as: existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces.	Landscaping will be provided in all yards- in the front yard as a transitional element from public to private realm, in particular. Plantings will also be a key feature in the central courtyard.
<b>CS2. URBAN PATTERNS AND FORM</b>	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area	
CS2-B. Adjacent Site, Streets and Open Spaces	2. Connections to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. 3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.	The entry with a visual connection to the central courtyard, along with the front porch, creates visual / physical connections to the public realm and encourages interaction amongst residents / neighbors.
CS2-C. Relationship to the Block	2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.	Multifamily development ranging from 3 to 6 stories is plentiful in this neighborhood, with a 6 story structure across the street - this project sits right in this range with 5 stories above grade.
CS2-1. Transition and Delineation of Zones	d. Along with smaller building massing, the use of breezeways, portals, and through-block connections help to lessen the mass of the overall building, and add to the existing network of pedestrian pathways.	The breezeway entry leading to the central courtyard helps lessen the mass and create a visual connection with the public realm.
<b>PL1. CONNECTIVITY</b>	Complement and contribute to the network of open spaces around the site and the connections among them.	
PL1-A. Network of Open Spaces	2. Adding to Public Life: Seek opportunities to foster human interaction through the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections.	The front porch and central courtyard provide lots of ground level opportunity for interactions between residents and the larger community.
PL1-1. Accessible Open Space	a. Provide safe and well connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, shared space, and public spaces such as streets.	The visual connection between the entry, courtyard, and public realm creates visual transparency from the street and encourages safety through natural surveillance and interaction.
PL1-2. Connection Back to the Community	d. Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.	Creating usable, shared ground level amenity space is a priority for this project and this neighborhood. Ensuring the courtyard isn't hidden from view maintains visual transparency with the street.
<b>PL2. WALKABILITY</b>	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	
PL2-B. Safety and Security	1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses. 2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. 3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.	The proposed design will provide generous glazing on the street facing facade at both the residential entry and the street facing units. The active nature of these spaces, along with the courtyard, increases visual surveillance of the street. The building and site will be lit to increase safety and security in an appropriate manner.
PL2-C. Weather Protection	1. Location and coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity.	The covered entry path into the courtyard creates inherent weather protection above. When not integrated into the building modulation, it will be thoughtfully provided at all entrances.
<b>PL3. STREET-LEVEL INTERACTION</b>	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	
PL3-A. Entries	1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.	The open nature of the entry path through to the courtyard will create clear wayfinding for both residents and visitors alike.
PL3-2. Streetscape Treatment	i. Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.	A common front porch is proposed in the south-east corner to encourage interaction and to open up to the main street in the area, Madison.

DC2. ARCHITECTURAL CONCEPT	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	EDG RESPONSE
DC2-A. Massing	1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. 2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	The proposed design reduces perceived mass by providing a small deck at the north-east corner of the 5th floor and creating visual transparency at the ground level. Building modulation, overhangs, landscape features, fenestration patterns and material texture will combine to break down the perceived mass and scale of the building.
DC2-B. Architectural and Facade Composition	1. Facade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole.	All four facades will be thoughtfully designed and detailed as they will be visible until future development occurs on the adjacent parcels.
DC2-C. Secondary Architectural Features	1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design.	Fenestration, modulation, awnings and landscape features will all be explored and employed in some fashion to add visual depth and interest to the building.
DC2-D. Scale and Texture	1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.	The porch and courtyard will incorporate human-scale elements such as seating, landscaping, and hardscaping, to ensure they are programmed for the desired use.
DC3. OPEN SPACE CONCEPT	Integrate building and open space design so that each complements the other.	
DC3-1. Common Open Spaces	a. Where possible, provide common courtyards and yards that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space to the fully shared realm. b. Encourage courtyard housing and bungalow courts which use landscaping as the delineation between shared and private spaces, instead of fencing. c. Provide generous common open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.	As common open space, particularly at the ground level, is a priority for this area, the preferred option is designed around a central courtyard. This will both serve as an extension of the public realm, but will have plenty of space and landscaping / hardscaping elements to transition from private to fully shared.
DC4. EXTERIOR ELEMENTS AND FINISHES	Use appropriate and high quality elements and finishes for the building and its open spaces.	
DC4-A. Building Materials	1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	Materials proposed will be high quality and durable, especially at the pedestrian level.
DC4-C. Lighting	1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.	Lighting integral to the building and landscape features will be used to create a safe and inviting environment. Lighting will also be used for nighttime wayfinding.
DC4-D. Trees, Landscape and Hardscape Materials	2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials.	Native and drought tolerant species will be used to the greatest extent feasible. Planters will be used on site as landscape features as well as for stormwater management. Hardscaping at the entries will be differentiated from the sidewalk while providing texture and scale.
A.1.1. CHARACTER AREAS	Contribute to architectural and placemaking character with local history and cultural references.	EDG RESPONSE
1. History and Heritage	b. Consider including visual arts as an integral part of the design concept along main street building facades, within highly trafficked pedestrian areas, and within open spaces. c. Use any resulting blank walls and surfaces for the visible expression of art that references the history, heritage, and culture of the community. h. Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "inverted U" or "staple" style. The bicycle racks may also be an opportunity for placemaking...	The covered entry, the courtyard, and the lobby in the preferred option (#3) all include walls that would be great locations for visual arts that would speak to the culture and/or history of the neighborhood. These locations would both face the public ROW and the open spaces that are integral to this design. This will be further explored at MUP / Recommendation. Option #3 also contains all exterior bike parking, located along the north and south side yards. This makes bike parking visible, easily accessible to the community, and provides an active use to engage the side yards. This will be another opportunity to enrich the design with color that could tie into the other public art provided.

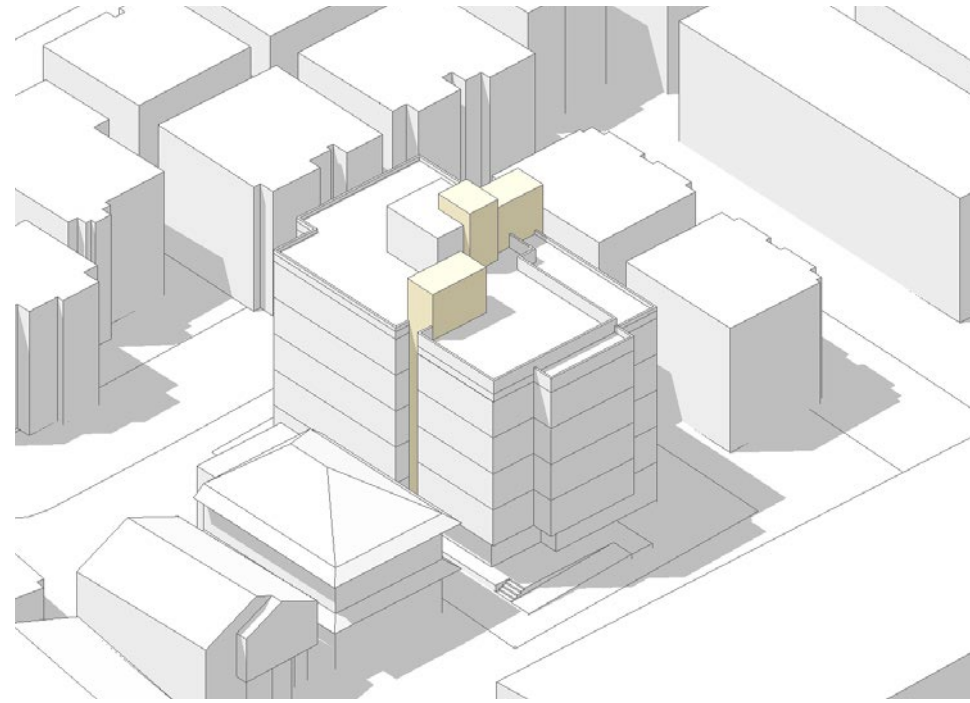
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### OPTION ONE (CODE COMPLIANT)

Option One proposes 52 units. Units are primarily oriented to the north and south (away from the street). This results in a building expanding north and south to the required setbacks, but with a larger than required front yard to the east. The residential entry is centrally located and recessed for weather protection. A bike storage room is located on the street facing facade, adjacent to the lobby and residential entrance. Trash and recycling will be picked up from an enclosed refuse room in the northwest corner of the building, located immediately adjacent to the alley. The vertical circulation is centrally consolidated, reducing bulk at the building edges and providing access to street-facing roof deck space.

Option One is fully code compliant and seeks no departures.



### OPTION TWO

Option Two proposes 53 units. Units are primarily oriented to the east and west, providing better connections with the adjacent right-of-ways (22nd Ave E and Alley). This results in a building expanding to the east and west, and seeks a setback departure from the required rear setback at the alley. The residential entry is centrally located. Bike storage is located in the basement, away from the street-facing facade. Facing the street at level 1 is the entry, lobby, and one residential unit. Trash and recycling are located in an exterior enclosure in the south-west corner of the site, and will be collected via the alley. Vertical circulation is again located centrally, providing access to a street-facing roof deck.

Option Two seeks one departure to the required rear (alley) setback: a reduction of 38.33% (from 10'-0" to 6'-2").



### OPTION THREE (PREFERRED)

Option Three proposes 50 units. This option is oriented around a central courtyard, which is visible from 22nd Ave E. This courtyard also connects to a communal front porch in the south-east corner of the building, opening up toward E Madison St to the south. Units are still primarily oriented to the east and west, providing connections with the adjacent right-of-ways. Bike parking is fully exterior (but weather protected) and located in the north and south side yards, in order to create an active use in these yards. This also pulls bike parking away from the street, making room for more engaging / community oriented uses at the street level - front porch, lobby, and two residential units. The residential entry is centrally located, providing access and views to the front porch and internal courtyard. Trash and recycling are located in an enclosed refuse room in the northwest corner of the building and will be picked up from the alley. Vertical circulation is centrally located but pulled further west, creating a larger street-facing roof deck.

Option Three seeks one departure to the required rear (alley) setback: a reduction of 30% (from 10'-0" to 7'-0").

**DISTINGUISHING FEATURES**

- 5-story building = 21,758SF
- 52 apartment units
- Code compliant

**OPPORTUNITIES**

- Larger yard space in the front
- Trash/refuse is internalized and immediately adjacent to the alley for pick-up
- Large roof deck amenity oriented towards afternoon sun and potential neighborhood views

**CONSTRAINTS**

- Most units face north / south and could be compromised by future development
- No residential units facing 22nd Ave E
- Restrained street level interaction between the building and the public realm

**DEPARTURE REQUESTED:**

- No departures requested

**FAR CALCULATIONS**

BASEMENT	-
LEVEL 1	3367 SQ. FT.
LEVEL 2	3654 SQ. FT.
LEVEL 3	3654 SQ. FT.
LEVEL 4	3654 SQ. FT.
LEVEL 5	3654 SQ. FT.
ROOF	403 SQ. FT.
<b>TOTAL</b>	<b>18,393 SF</b>

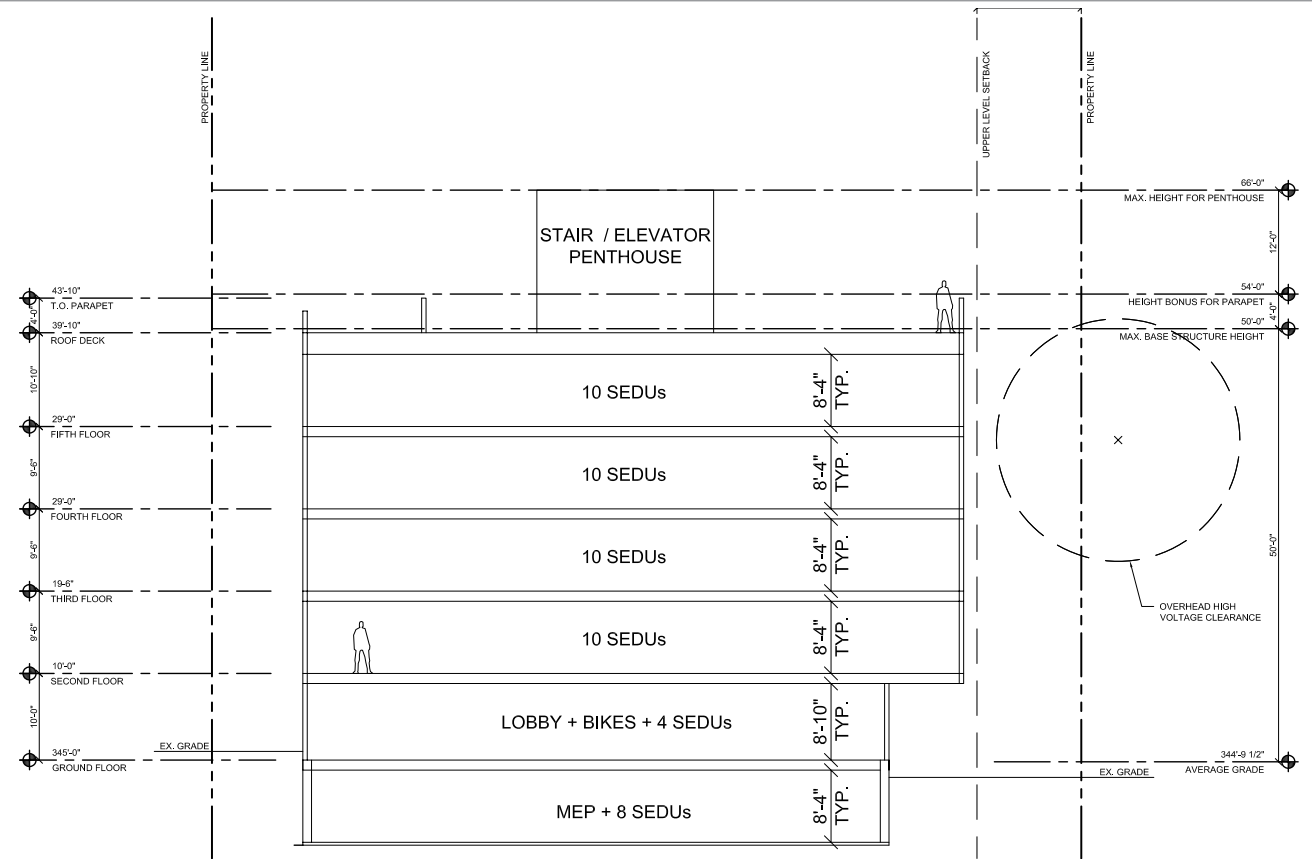
\*MAX ALLOWABLE AREA = 18,404 SQ. FT.  
 UNDER BY 11 SQ. FT.

**UNIT COUNT**

BASEMENT	8
LEVEL 1	4
LEVEL 2	10
LEVEL 3	10
LEVEL 4	10
LEVEL 5	10
<b>TOTAL</b>	<b>52 UNITS</b>

BIKES 52 LONG TERM, 4 SHORT TERM = 56 TOTAL

(99.9% of allowable FAR used)



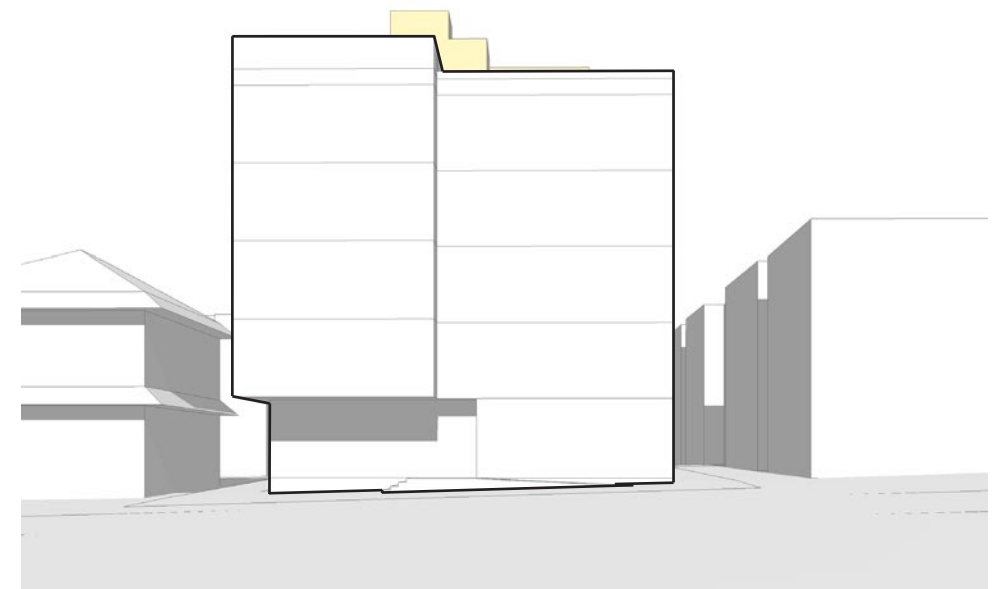
**STACKING DIAGRAM**



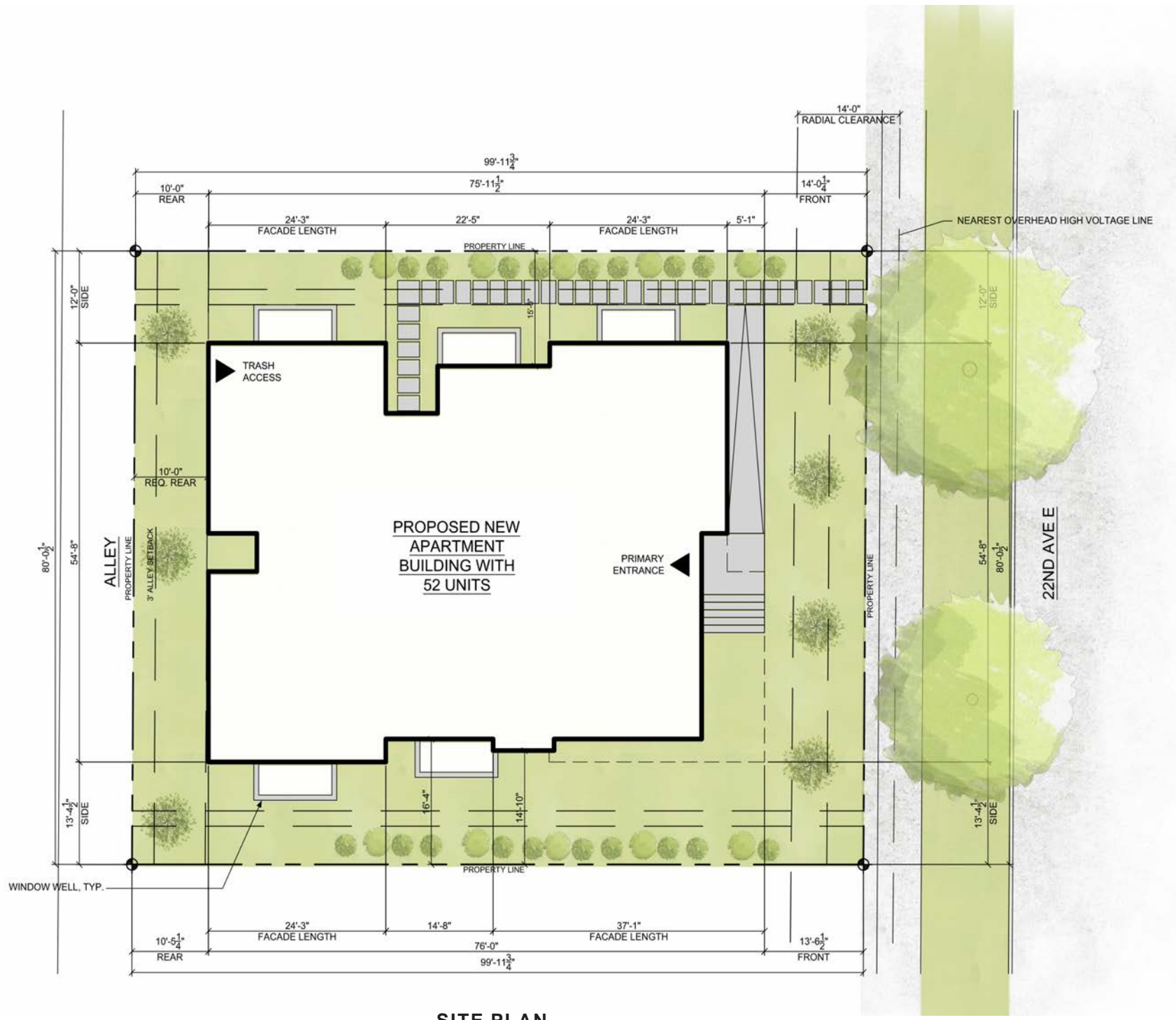
BIRDS EYE VIEW FROM SOUTH EAST



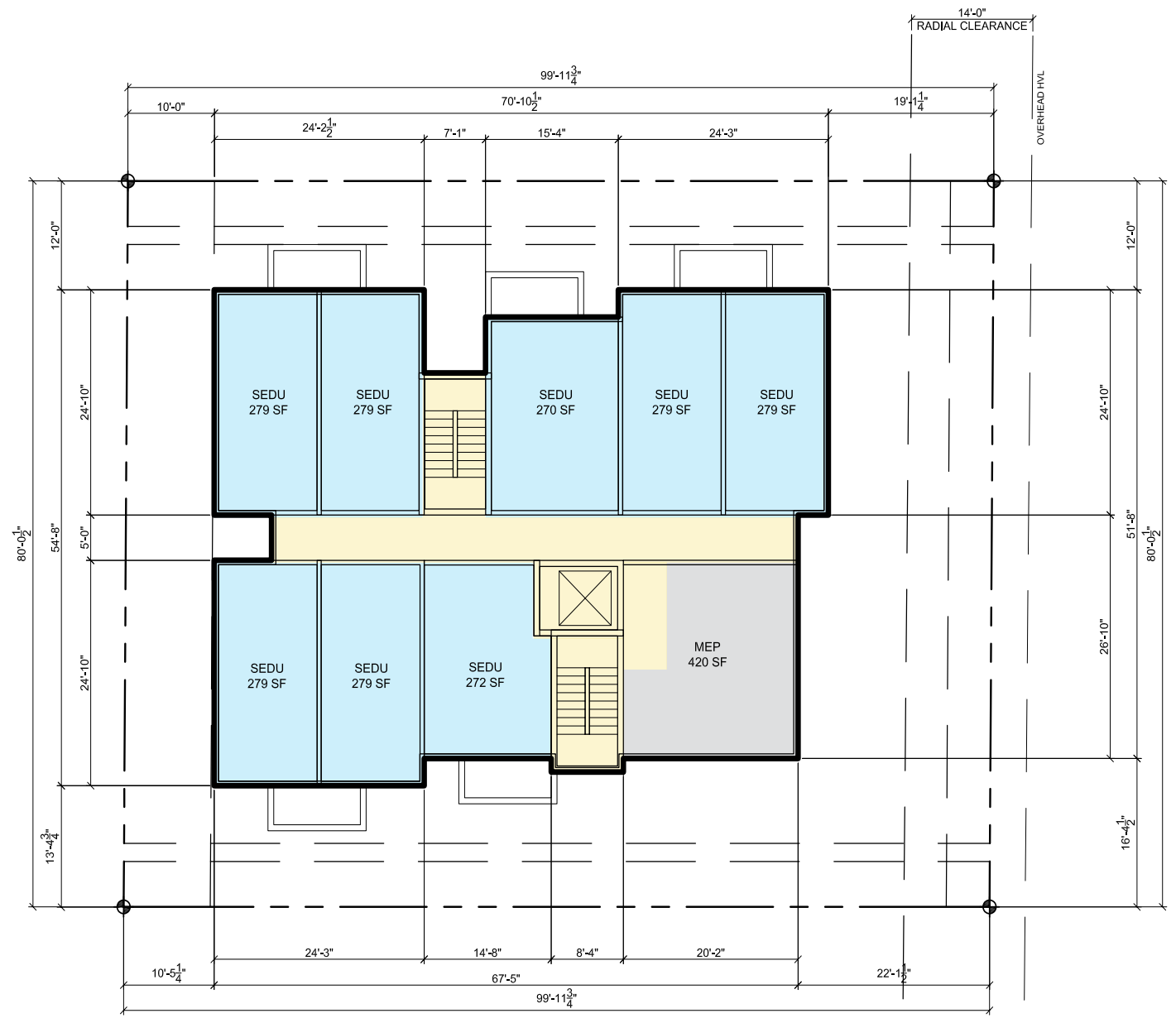
BIRDS EYE VIEW FROM SOUTH WEST



VIEW FROM 22ND AVE E

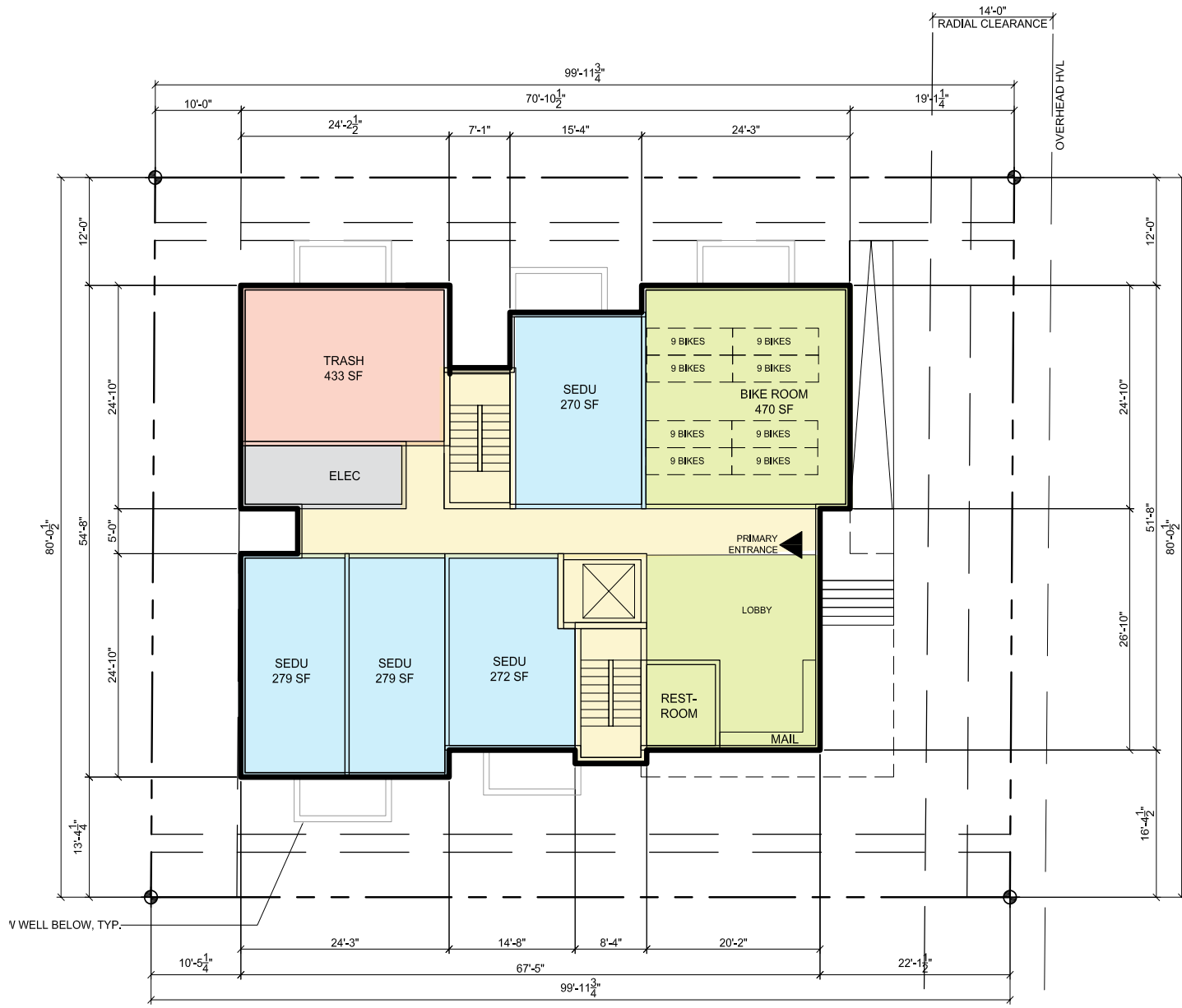


**SITE PLAN**

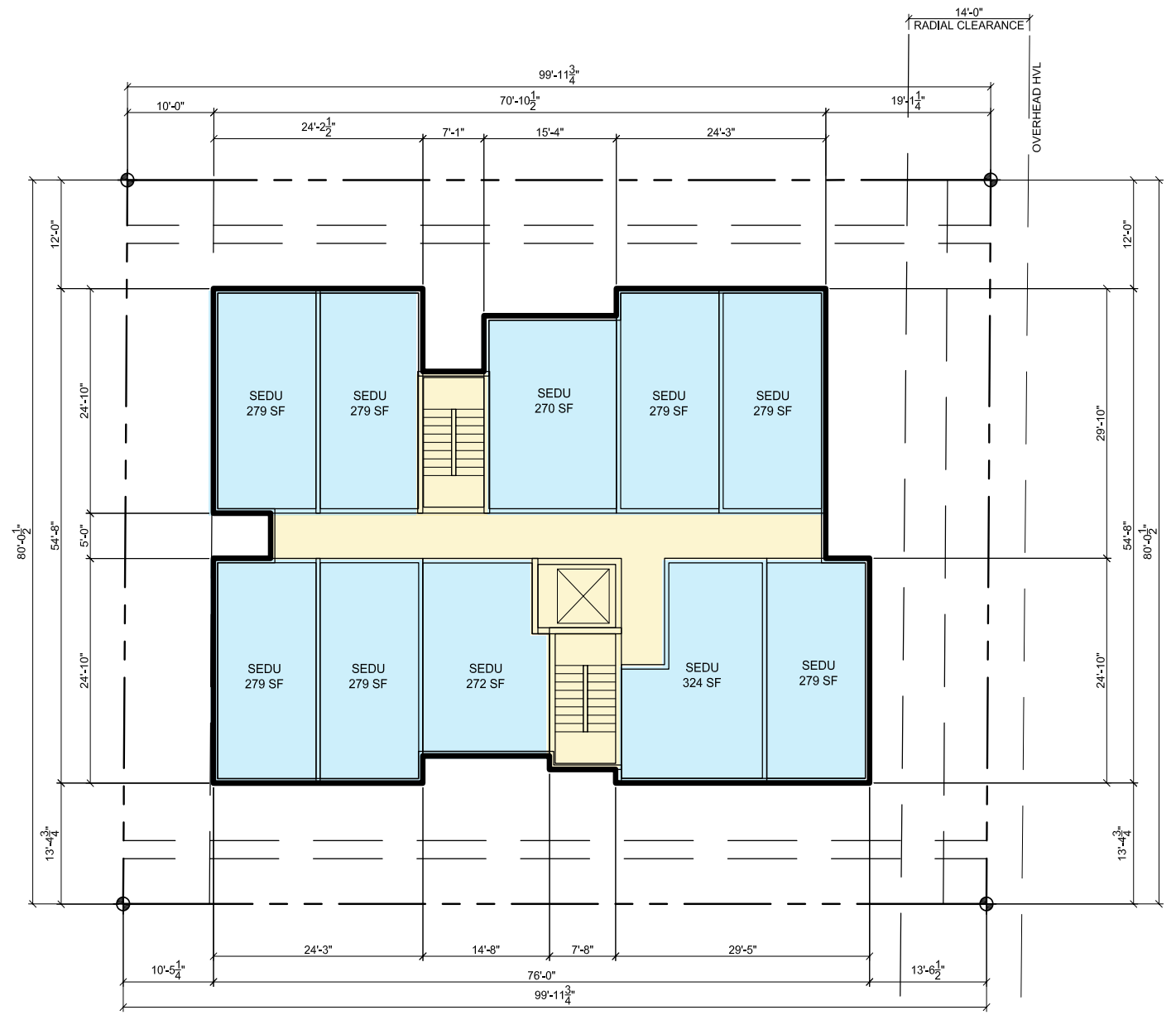


**BASEMENT PLAN**

DWELLING AREA	<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span>
TRASH STORAGE	<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral;"></span>
AUXILLARY	<span style="display:inline-block; width:15px; height:10px; background-color:lightgrey;"></span>
CIRCULATION	<span style="display:inline-block; width:15px; height:10px; background-color:lightyellow;"></span>
AMENITY	<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen;"></span>

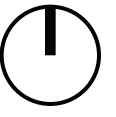


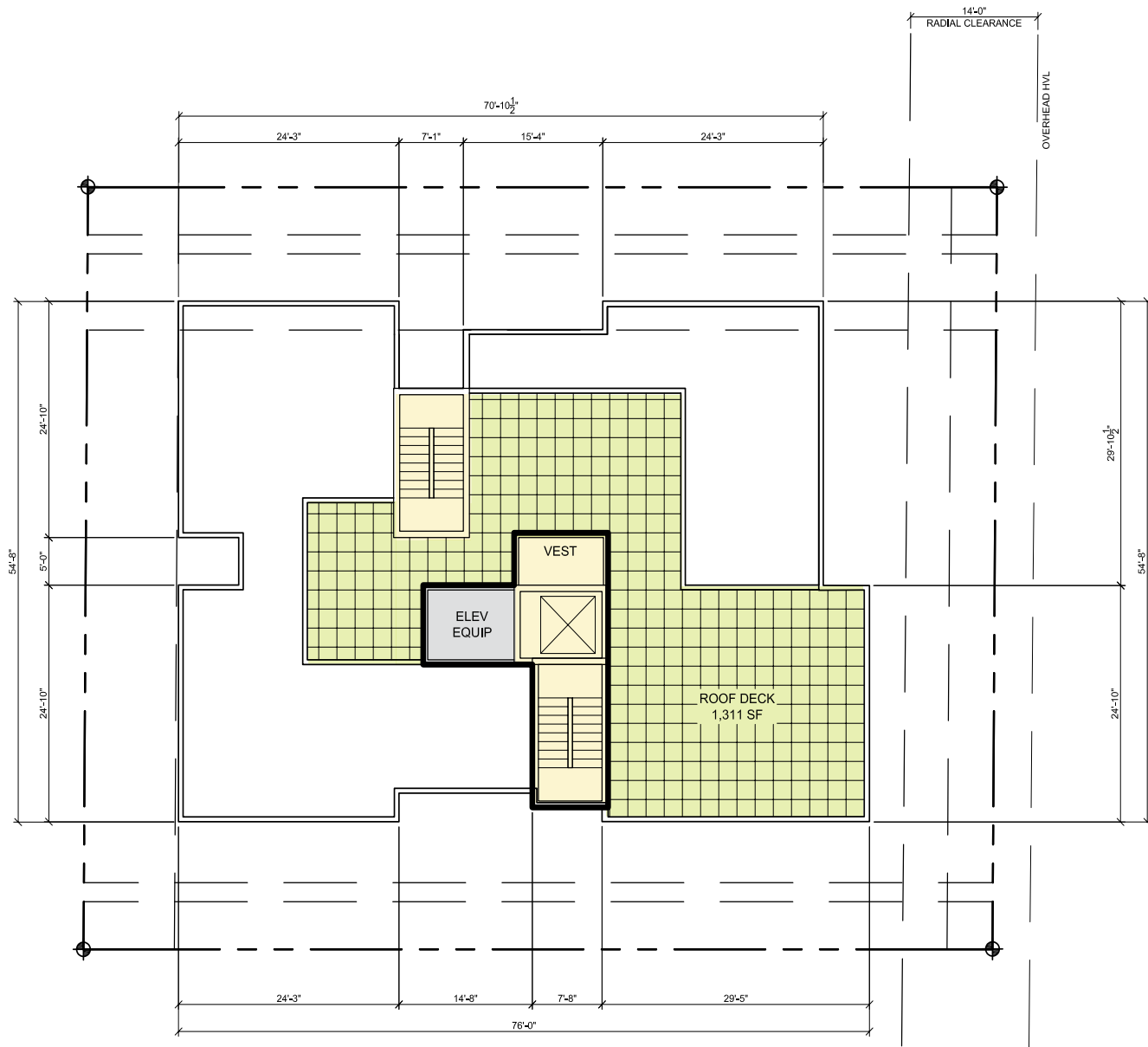
**STREET LEVEL PLAN**



**LEVEL 2-5 PLAN**

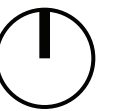
- DWELLING AREA
- TRASH STORAGE
- AUXILLARY
- CIRCULATION
- AMENITY





**ROOF PLAN**

- DWELLING AREA
- TRASH STORAGE
- AUXILLARY
- CIRCULATION
- AMENITY





**DISTINGUISHING FEATURES**

- 5-story building = 21,684 GSF
- 53 apartments

**OPPORTUNITIES**

- Larger side yards
- Units oriented east /west (to 22nd Ave E and the alley)
- One residential unit facing 22nd Ave E

**CONSTRAINTS**

- Exterior trash limits usability of south side yard
- Few areas of opportunity for interaction with other residents

**DEPARTURE REQUESTED:**

- 38.33% reduction to rear (alley) setback (from 10' to 6'-2")

**FAR CALCULATIONS**

BASEMENT	-
LEVEL 1	3,426 SF
LEVEL 2	3,618 SF
LEVEL 3	3,618 SF
LEVEL 4	3,618 SF
LEVEL 5	3,618 SF
ROOF	456 SF
<b>TOTAL</b>	<b>18,354 SF</b>

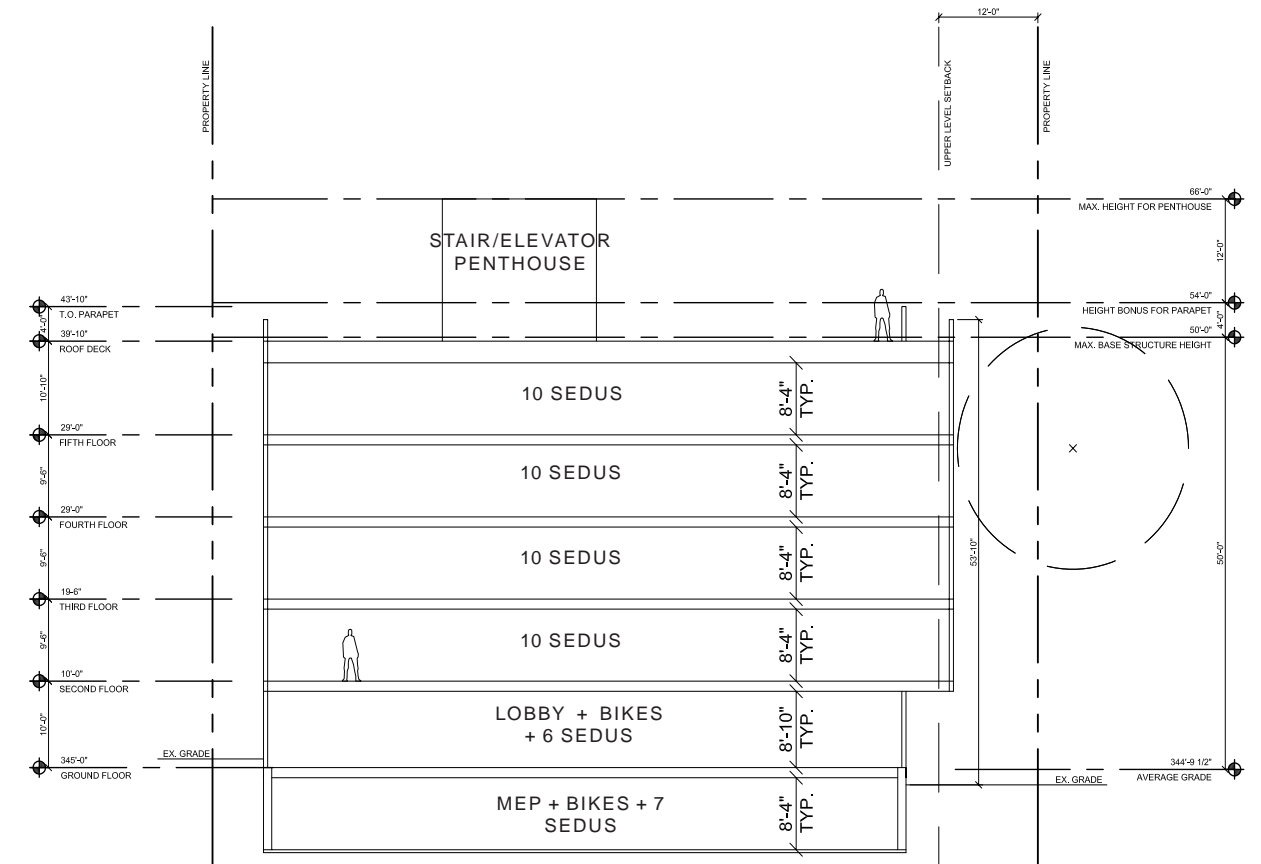
\*MAX ALLOWABLE AREA = 18,402 SQ. FT.  
UNDER BY 48 SQ. FT.

**UNIT COUNT**

BASEMENT	SEDU
LEVEL 1	6
LEVEL 2	10
LEVEL 3	10
LEVEL 4	10
LEVEL 5	10
<b>TOTAL</b>	<b>53 UNITS</b>

BIKES 53 LONG TERM + 4 SHORT TERM = 57 TOTAL

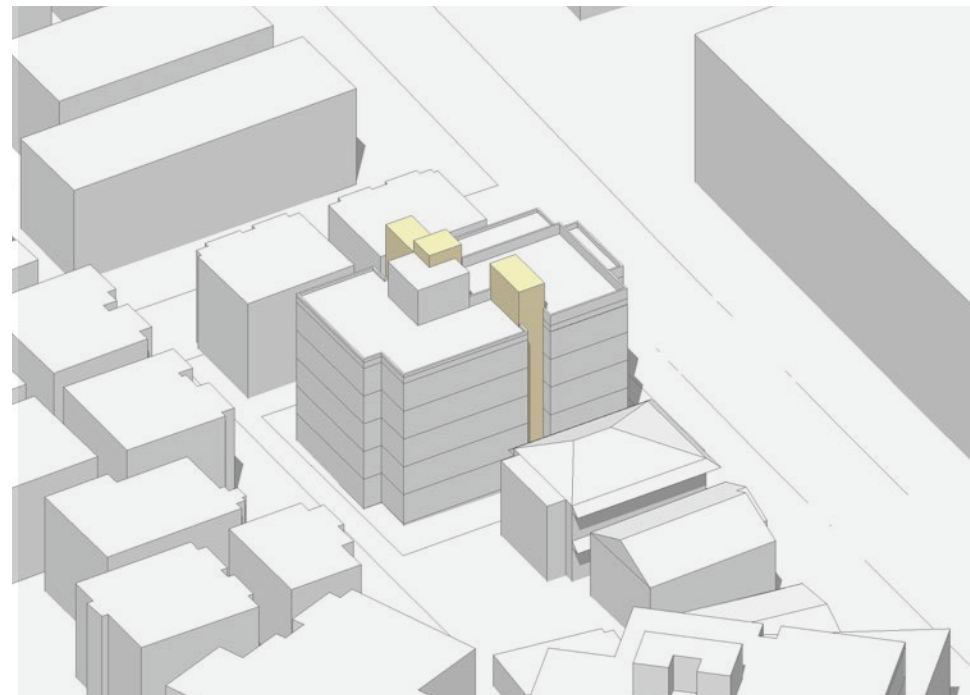
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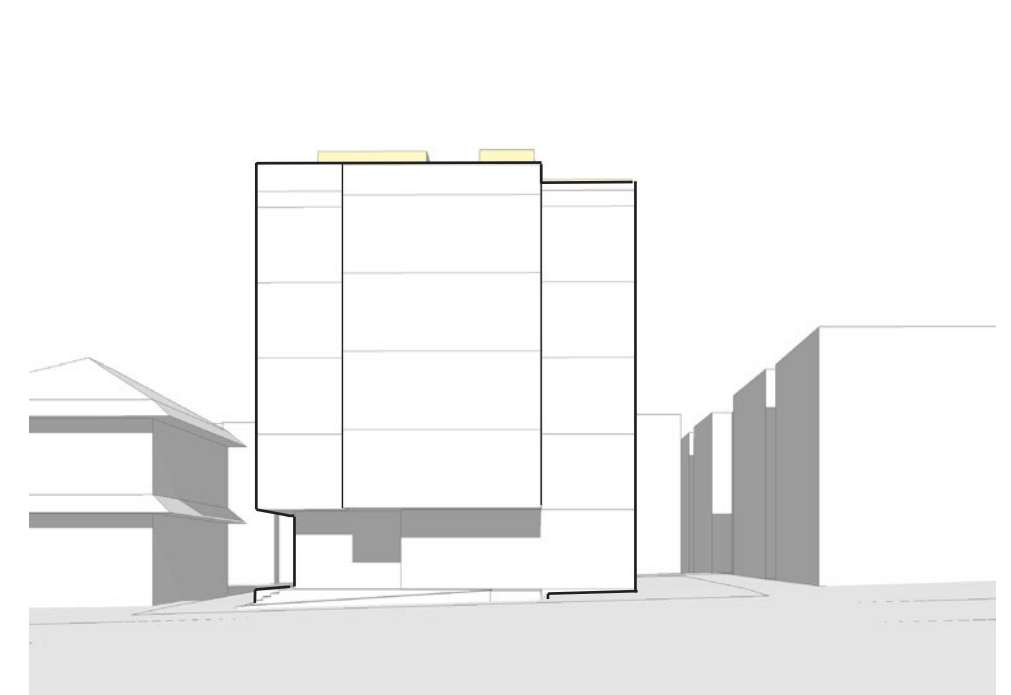
**STACKING DIAGRAM**



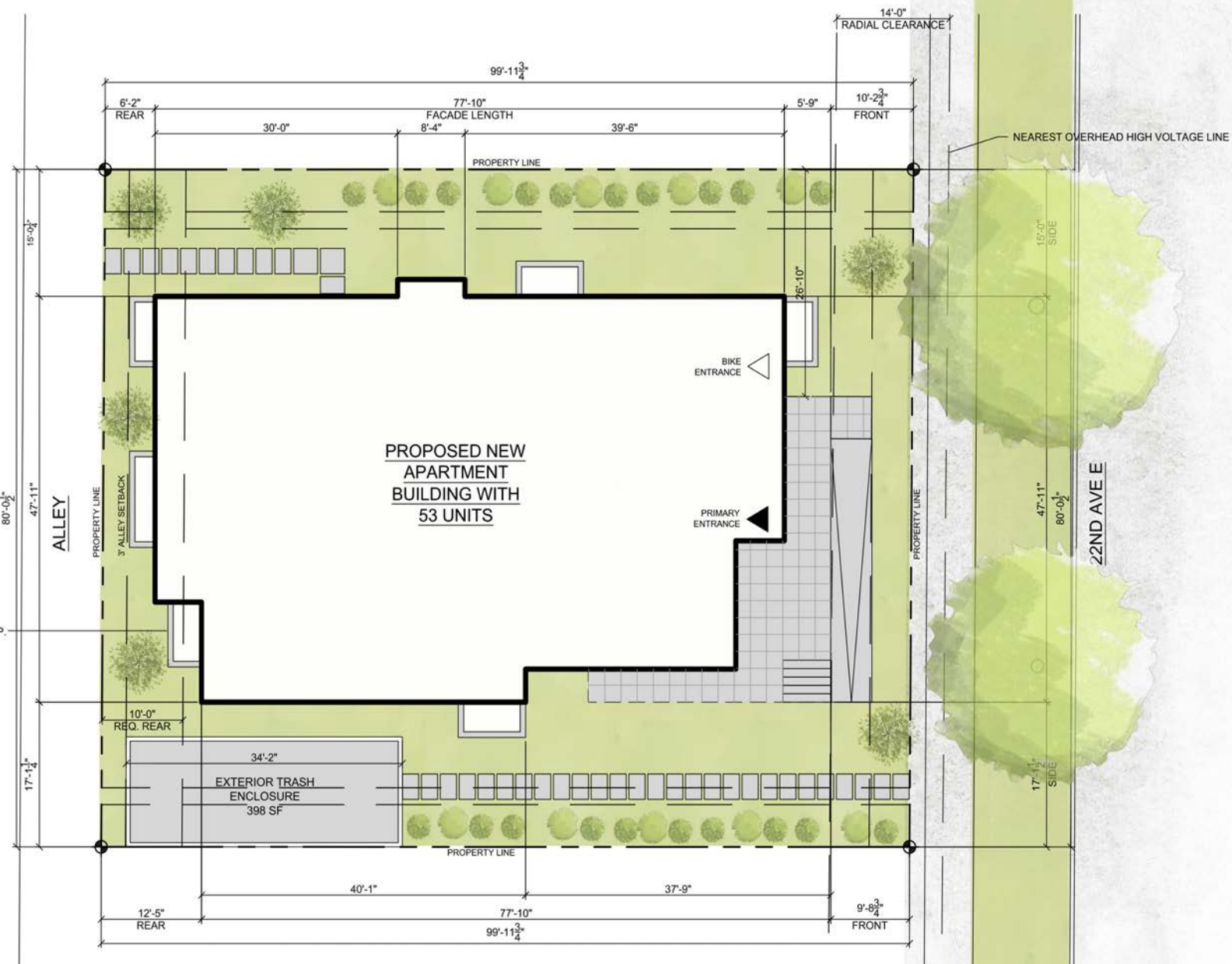
BIRDS EYE VIEW FROM SOUTH EAST



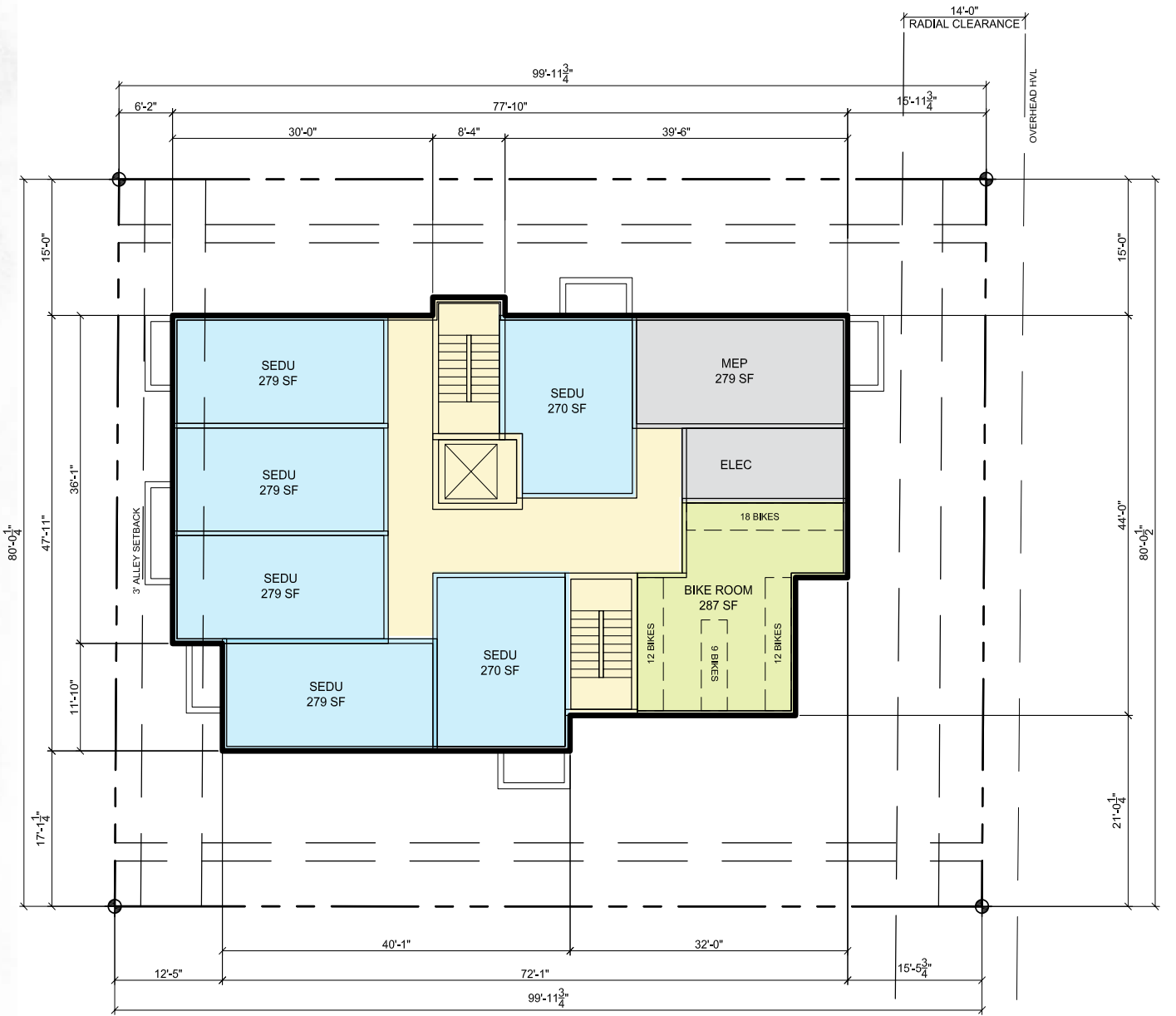
BIRDS EYE VIEW FROM SOUTH WEST



VIEW FROM 22ND AVE E

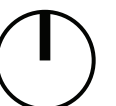


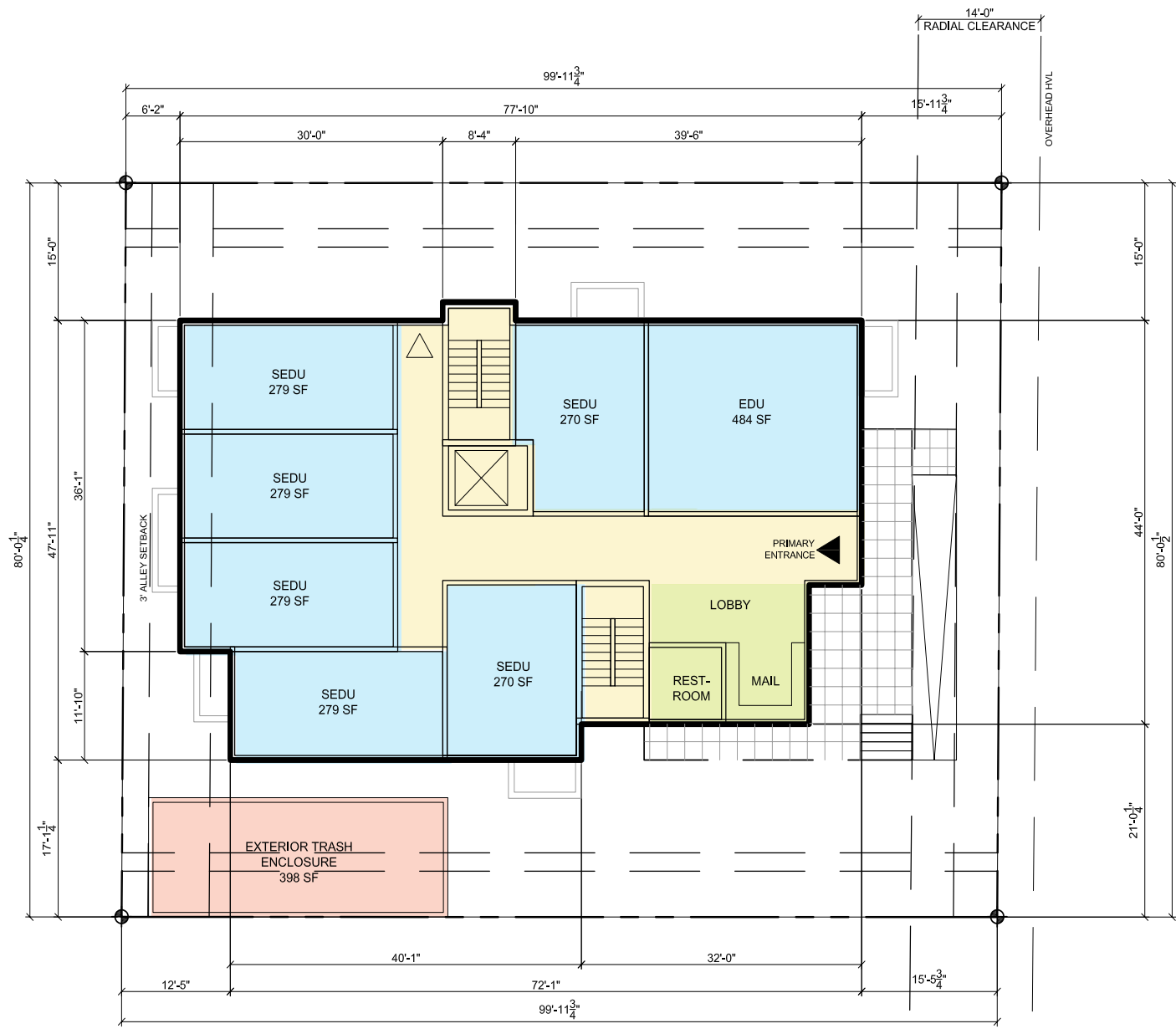
**SITE PLAN**



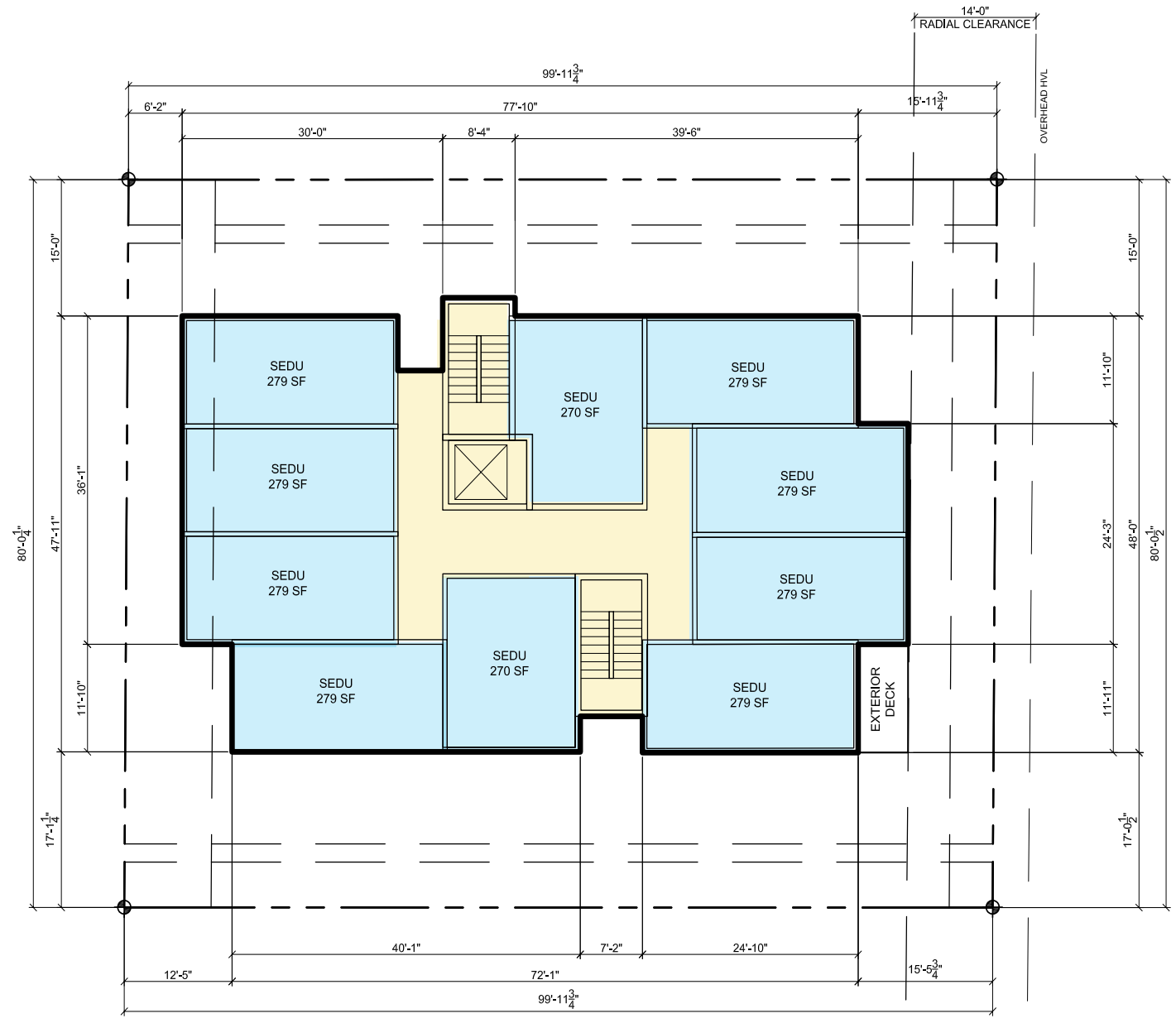
**BASEMENT PLAN**

- DWELLING AREA
- TRASH STORAGE
- AUXILLARY
- CIRCULATION
- AMENITY



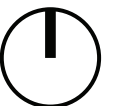


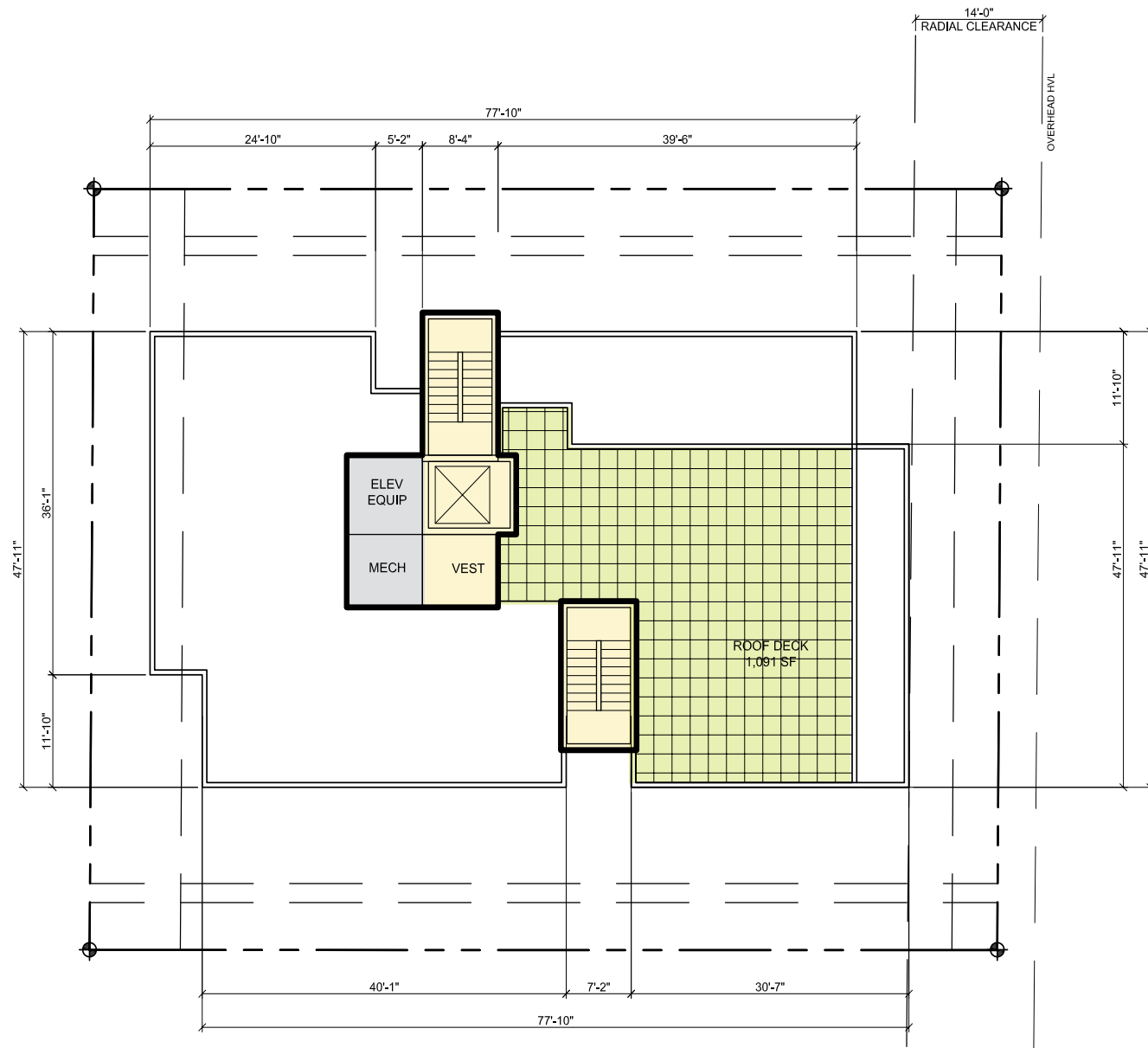
**STREET LEVEL PLAN**



**LEVEL 2-5 PLAN**

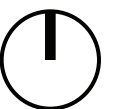
- DWELLING AREA
- TRASH STORAGE
- AUXILLARY
- CIRCULATION
- AMENITY





**ROOF PLAN**

- DWELLING AREA
- TRASH STORAGE
- AUXILLARY
- CIRCULATION
- AMENITY



**OPTION 2 DEPARTURE**

**SETBACK REQUIREMENTS**

SMC 23.45.518

**REAR (ALLEY) SETBACK**

10'-0" Minimum

**DEPARTURE REQUEST:**

To allow 38.33% reduction to rear (alley) setback (from 10' to 6'-2")

**RATIONALE FOR DEPARTURE:**

One of the objectives of this project is to orient as many units toward the street and alley as possible. Opening up to the right-of-ways creates more opportunity for light and air, and for visual connections to the neighborhood. In order to get units oriented to the street and alley (east and west), the building must expand further east and west. In this case, as the HVL setback to the east limits the ability to push east, a departure is requested to reduce the alley setback to 6'-2". While the building will push closer to the alley, it ensures that the units facing the alley will have 'eyes on the street', which is important as many other adjacent townhouse developments have entries off the alley.

**SUPPORTING DESIGN GUIDELINES:**

**Central Area**

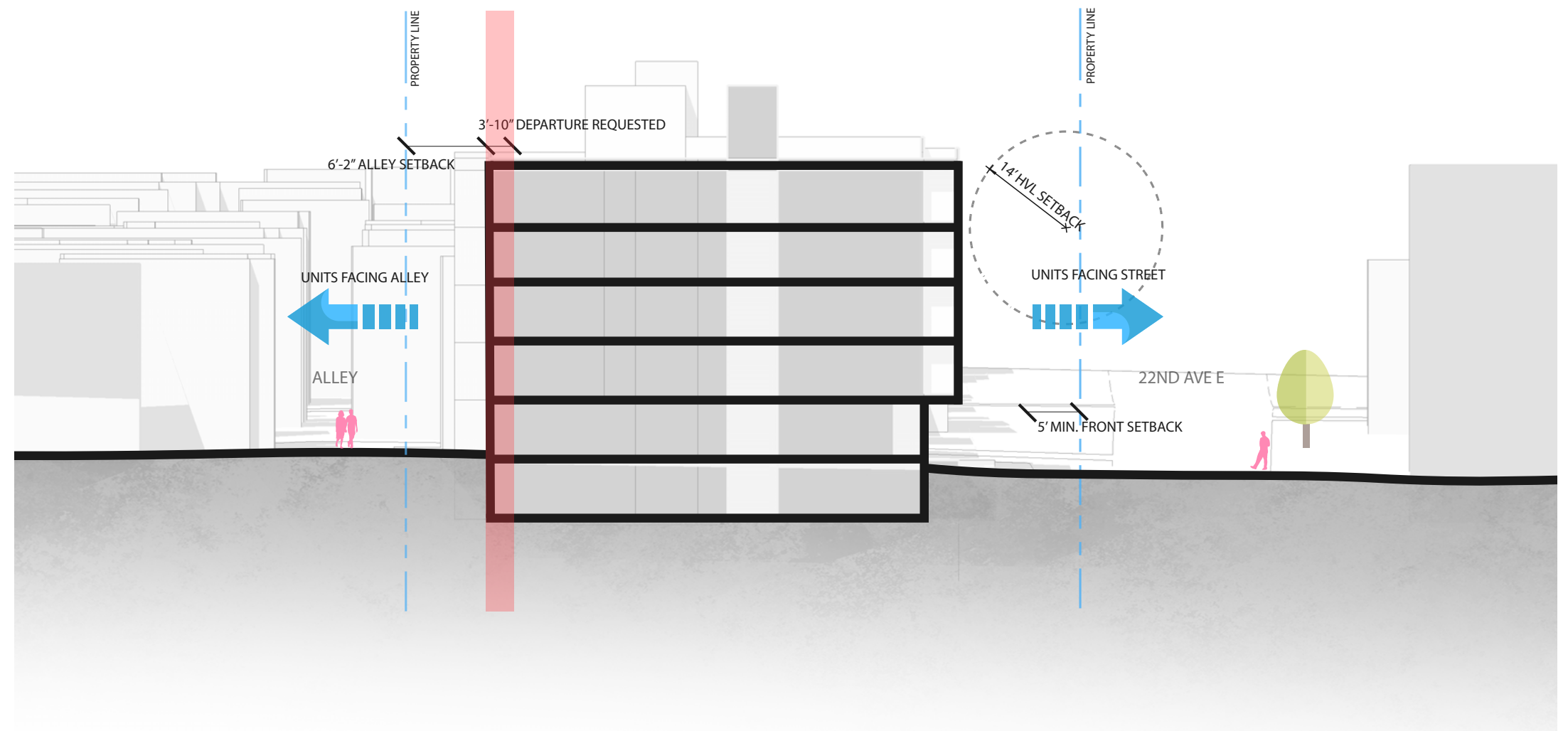
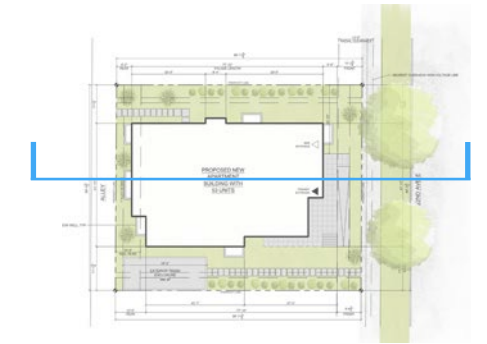
PL1-3-c: Preserve alleys for pedestrian access and service use. Provide adequate lighting, transparency, and entrances to ensure active usage.

DC2-1-d: Appropriately scale buildings so that they relate to the scale and form of the adjacent public realm (i.e. the width of the streets and/or affronting open spaces and adjacent smaller scale zones).

**Citywide**

CS2-A-2: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

PL2-B-1: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.



**DISTINGUISHING FEATURES**

- 5-story building = 21,199 GSF
- 50 apartments

**OPPORTUNITIES**

- Oriented around a central courtyard to create ground level opportunities for interaction
- Front porch facing 22nd Ave E
- Views through building into courtyard create transparency at pedestrian level
- Units oriented east /west (to 22nd Ave E and the alley)
- Trash/refuse is internalized and immediately adjacent to the alley for pick-up
- Bike parking located on exterior to north and south of building to engage side yards

**CONSTRAINTS**

- Building expands further west to accommodate central courtyard space in center

**DEPARTURE REQUESTED:**

- 30% reduction to rear (alley) setback (from 10' to 7')

**FAR CALCULATIONS**

BASEMENT	
LEVEL 1	3,106 SF
LEVEL 2	3,782 SF
LEVEL 3	3,782 SF
LEVEL 4	3,782 SF
LEVEL 5	3,542 SF
ROOF	403 SF
TOTAL	18,397 SF

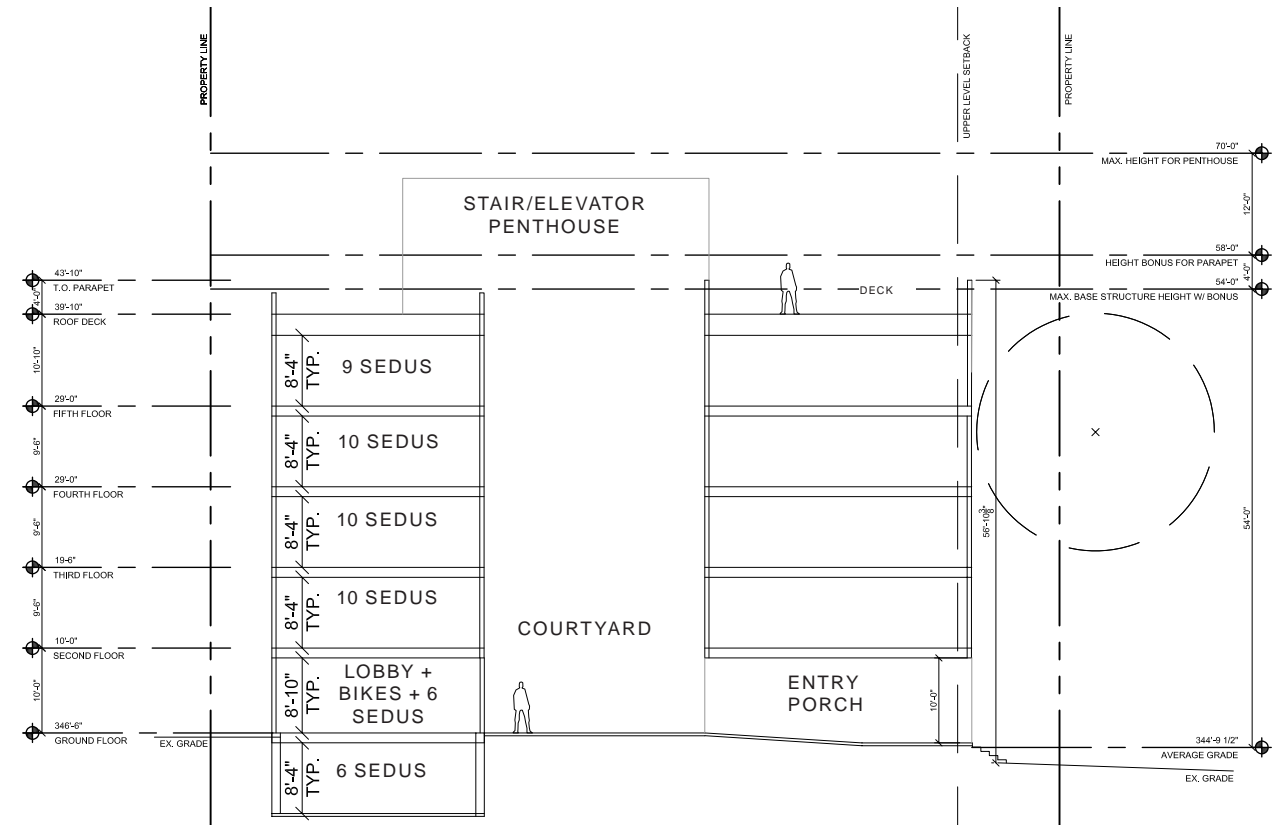
\*MAX ALLOWABLE AREA = 18,402 SQ. FT.  
UNDER BY 5 SQ. FT.

**UNIT COUNT**

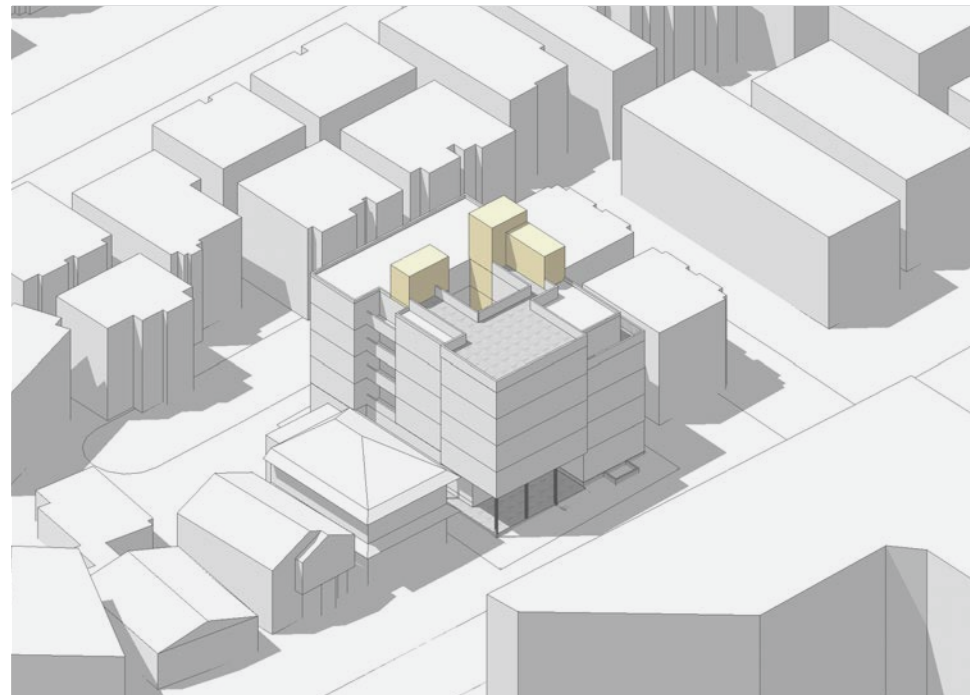
	<u>SEDU</u>
BASEMENT	6
LEVEL 1	5
LEVEL 2	10
LEVEL 3	10
LEVEL 4	10
LEVEL 5	9
TOTAL	50 UNITS

BIKES 50 LONG TERM, 4 SHORT TERM = 54 TOTAL

(99.9% of allowable FAR used)



**STACKING DIAGRAM**



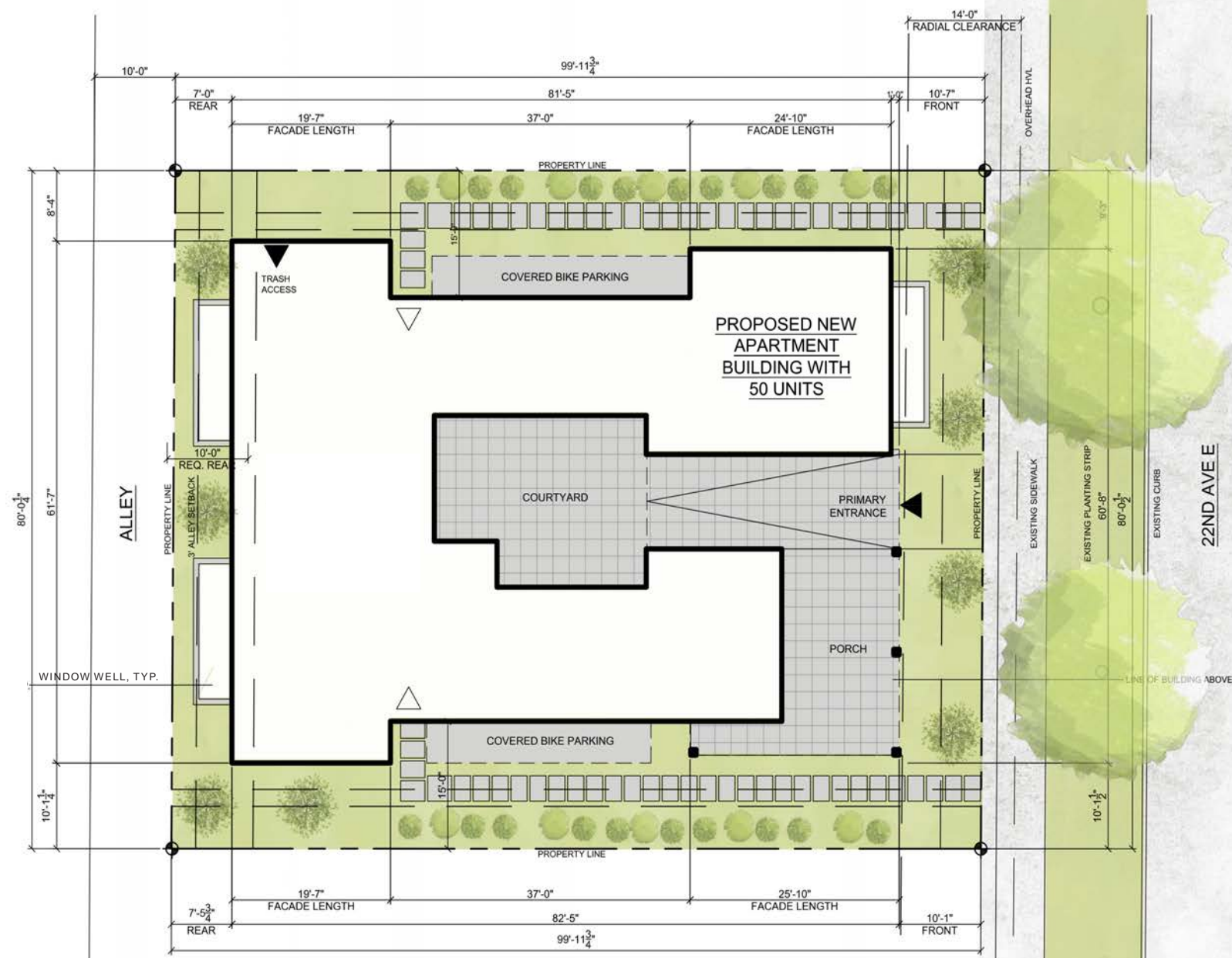
BIRDS EYE VIEW FROM SOUTH EAST



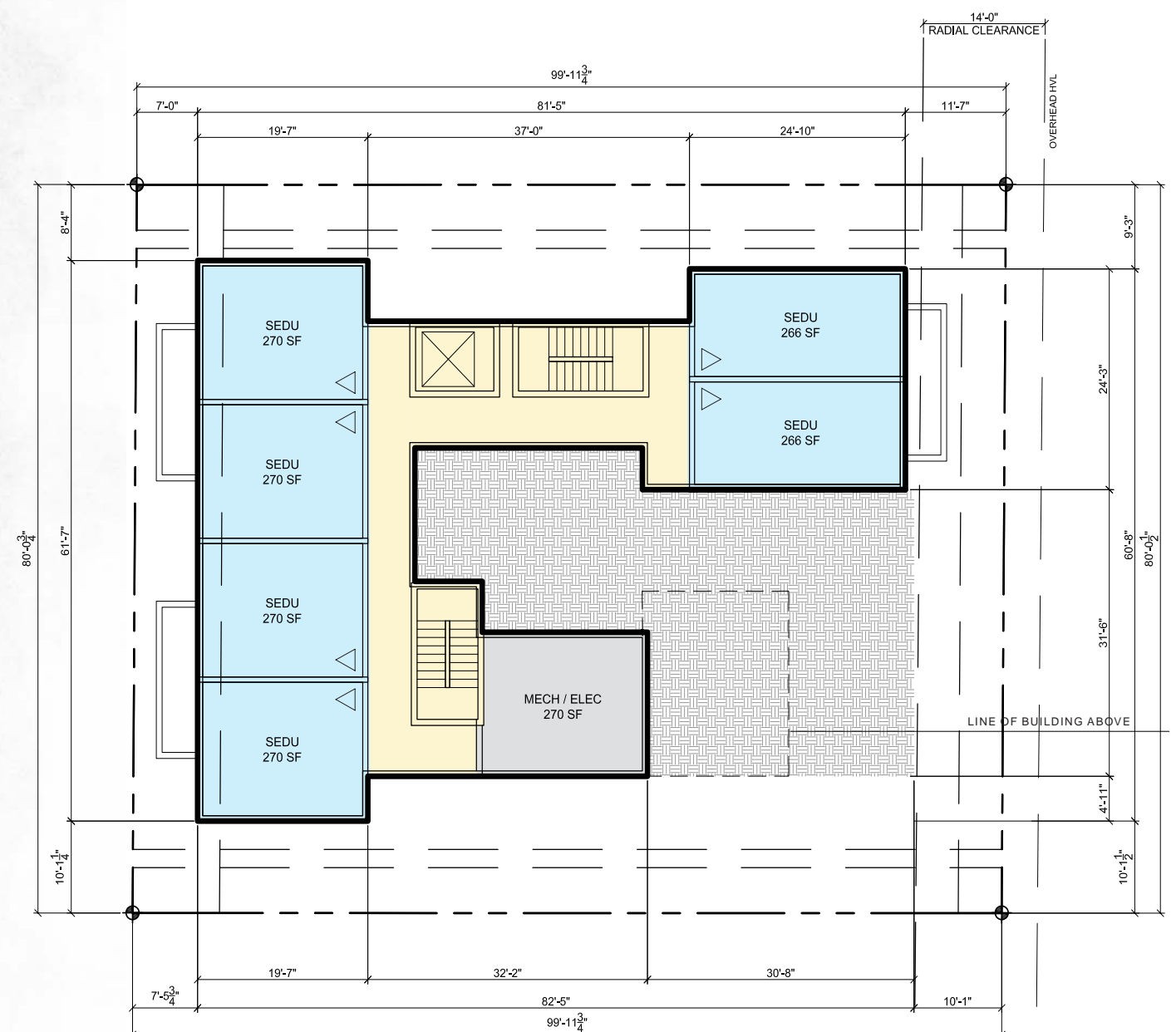
BIRDS EYE VIEW FROM SOUTH WEST



VIEW FROM 22ND AVE E

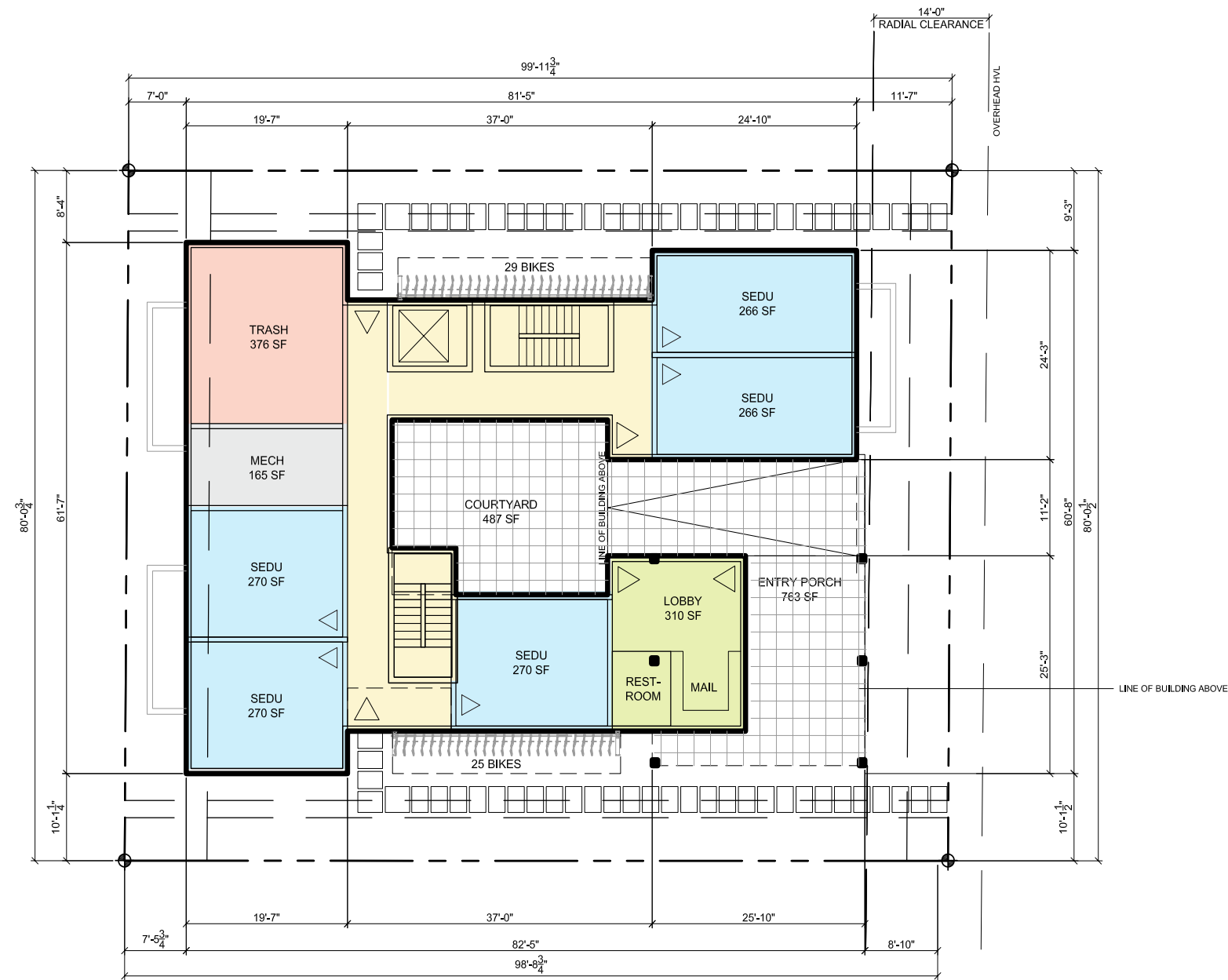


**SITE PLAN**

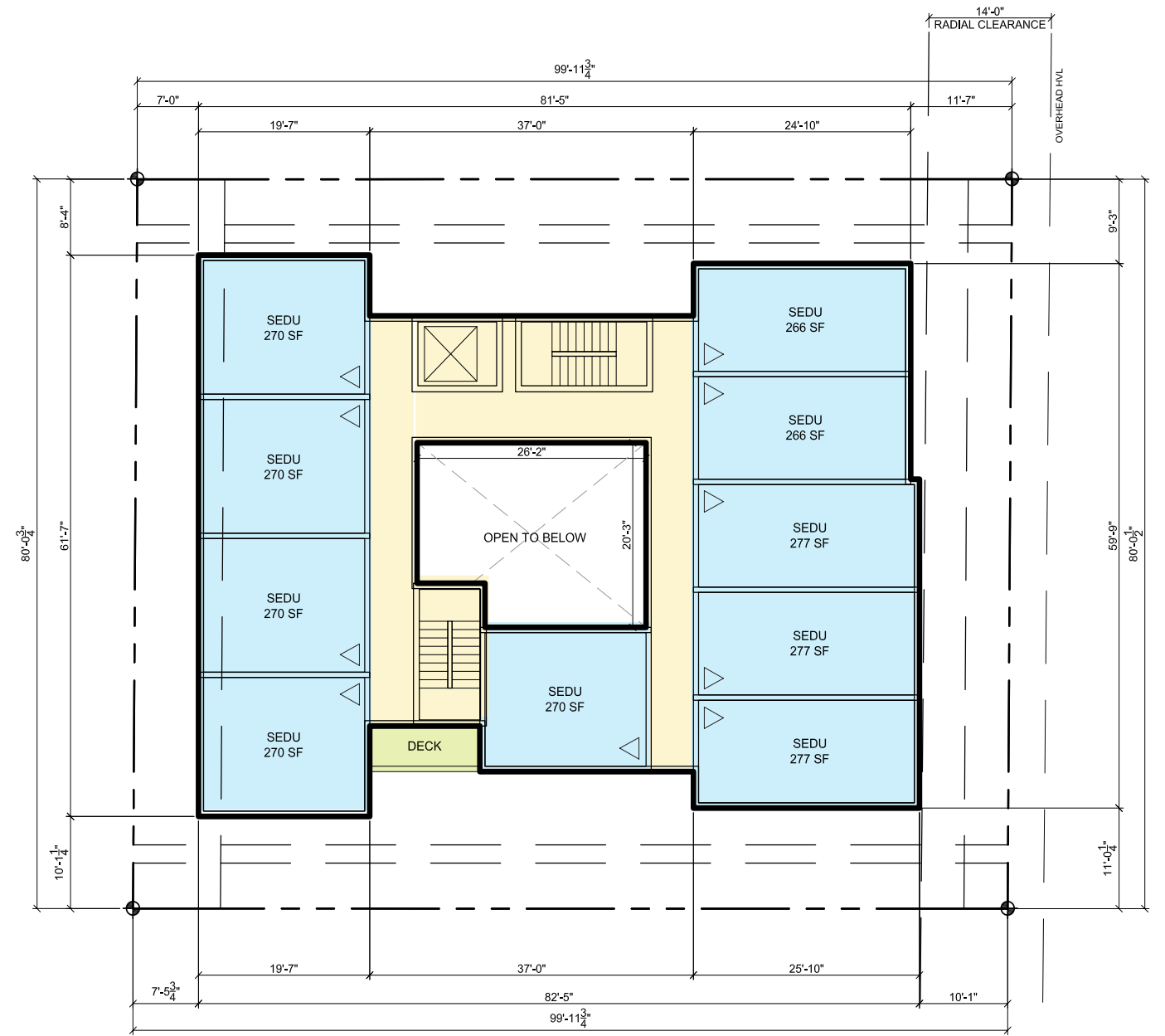


**BASEMENT PLAN**

DWELLING AREA	<span style="display:inline-block; width:15px; height:10px; background-color:lightblue;"></span>
TRASH STORAGE	<span style="display:inline-block; width:15px; height:10px; background-color:lightcoral;"></span>
AUXILLARY	<span style="display:inline-block; width:15px; height:10px; background-color:lightgrey;"></span>
CIRCULATION	<span style="display:inline-block; width:15px; height:10px; background-color:lightyellow;"></span>
AMENITY	<span style="display:inline-block; width:15px; height:10px; background-color:lightgreen;"></span>

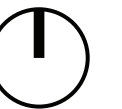


STREET LEVEL PLAN

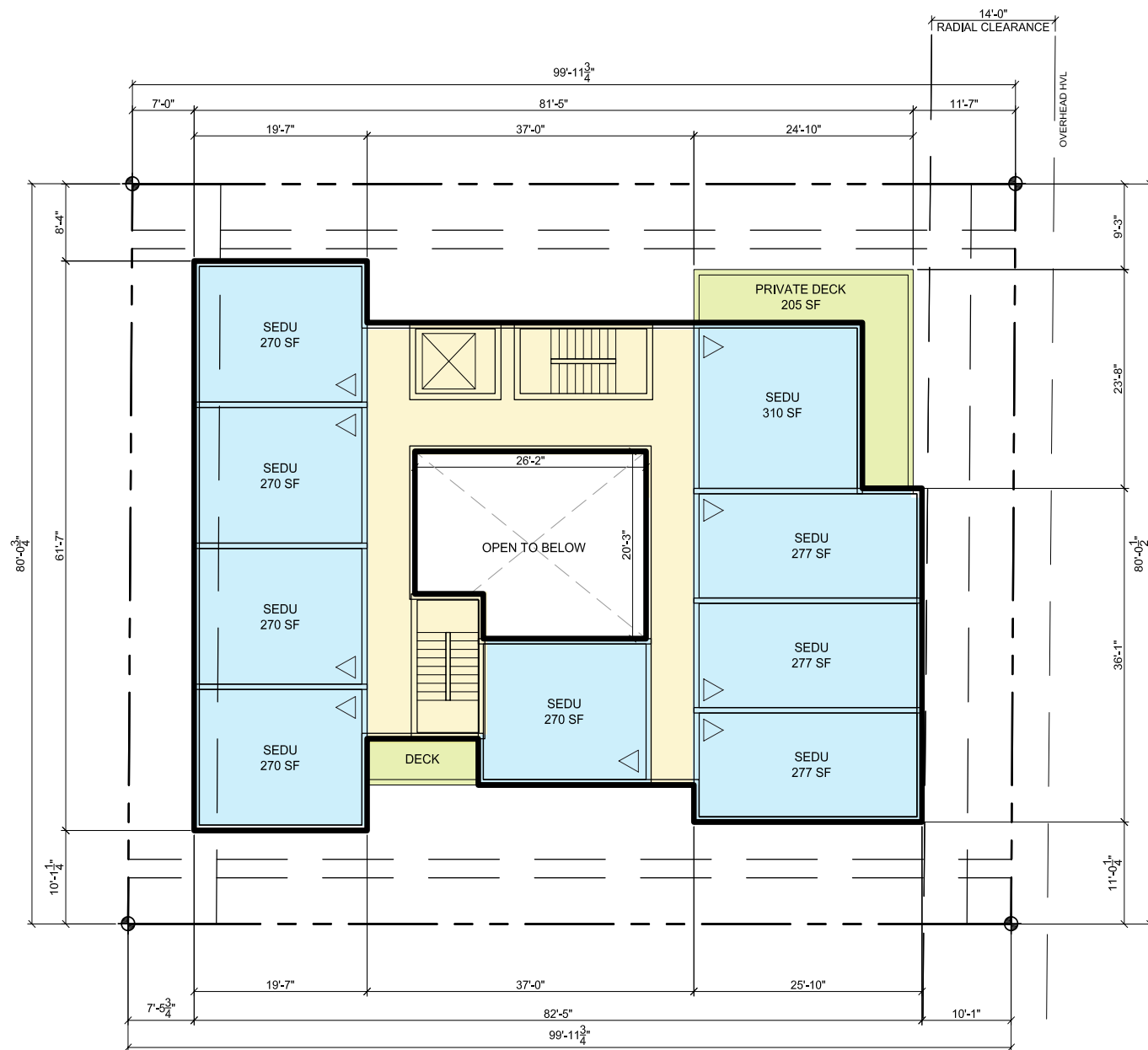


LEVEL 2-4 PLAN

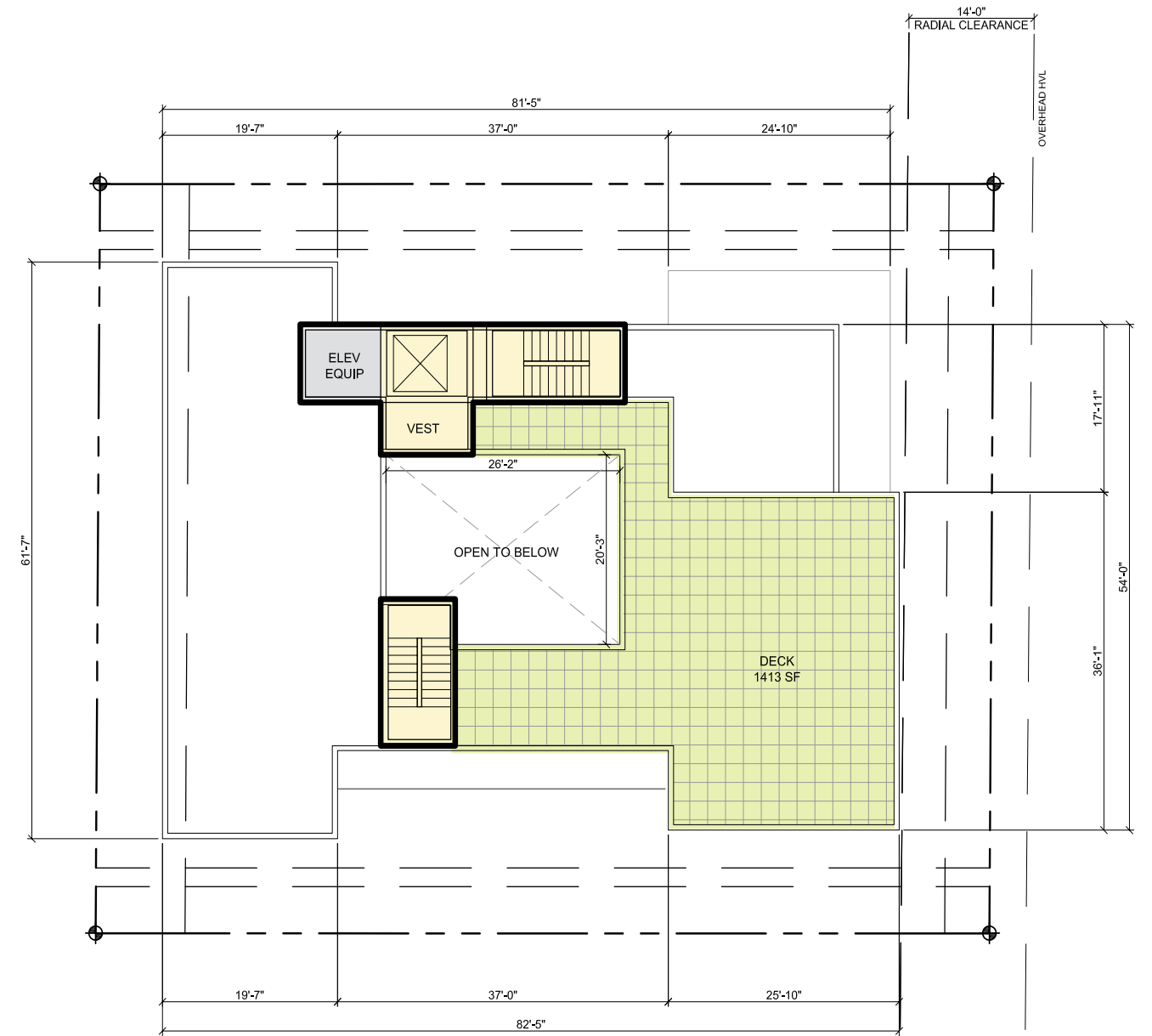
- DWELLING AREA
- TRASH STORAGE
- AUXILLARY
- CIRCULATION
- AMENITY





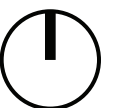


**LEVEL 5 PLAN**



**ROOF PLAN**

- DWELLING AREA
- TRASH STORAGE
- AUXILLARY
- CIRCULATION
- AMENITY



**OPTION 3 DEPARTURE**

**SETBACK REQUIREMENTS**

SMC 23.45.518

**REAR (ALLEY) SETBACK**

10'-0" Minimum

**DEPARTURE REQUEST:**

To allow 30% reduction to rear (alley) setback (from 10' to 7')

**RATIONALE FOR DEPARTURE:**

Similar to option 2, option 3 also orients as many units to the street and alley as possible. As mentioned previously, opening up to the right-of-ways creates more opportunity for light and air, and for visual connections to the neighborhood. In order to get units oriented to the street and alley (east and west), the building must expand further east and west.

Option 3 takes the investigation one step further as it relates to the Central Area Design Guidelines. Analysis of the guidelines, which emphasize the value of communal ground level outdoor space and interaction with the public realm, lead us to create a building with more inherent openness to the neighborhood. The creation of a building centered around a courtyard provides a vertical outdoor connection in the center of the site, as well as an pedestrian level eye-sight connection from the right-of-way through to the center of the building (see Step 3 diagram, next page). Visual depth into a structure, or the transparency of a building from the pedestrian realm, was shared with us as a priority during our community outreach meeting.

**SUPPORTING DESIGN GUIDELINES:**

**Central Area**

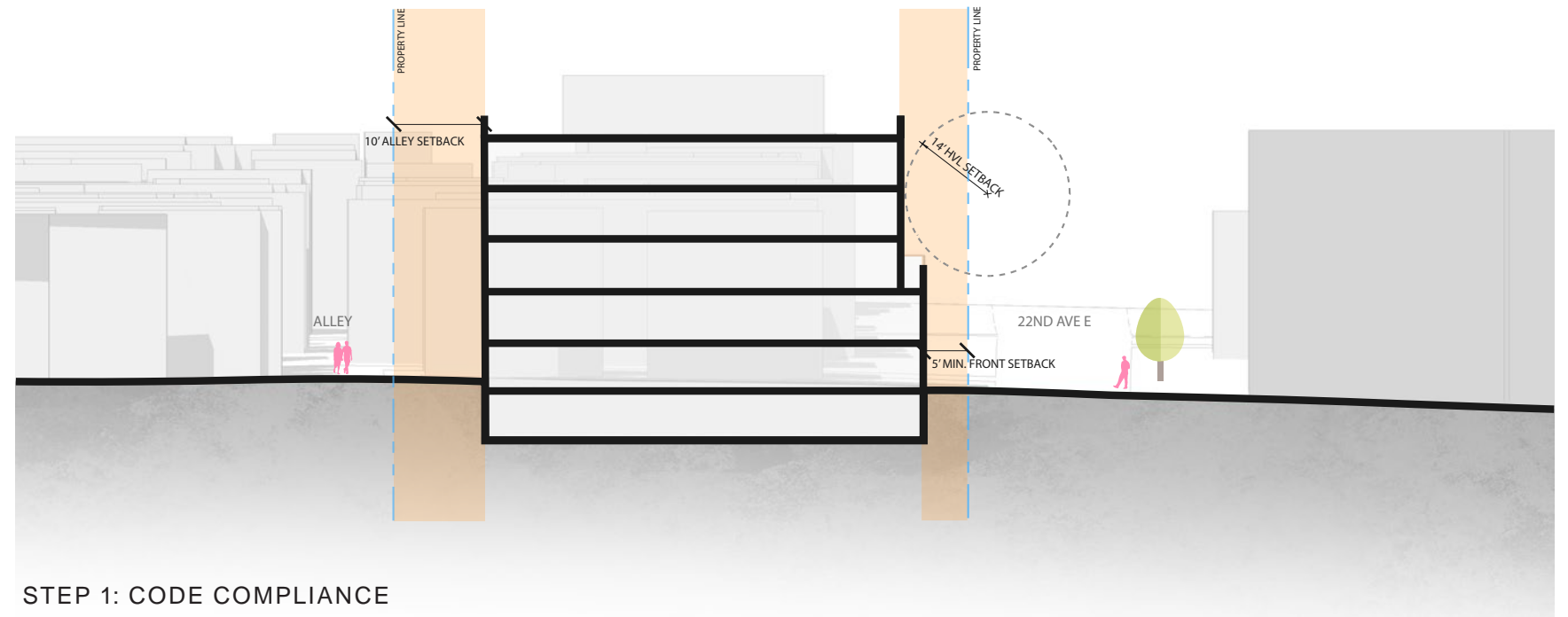
PL1-1-a: Provide safe and well-connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, shared space, and public spaces such as streets.

PL1-2-d: Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.

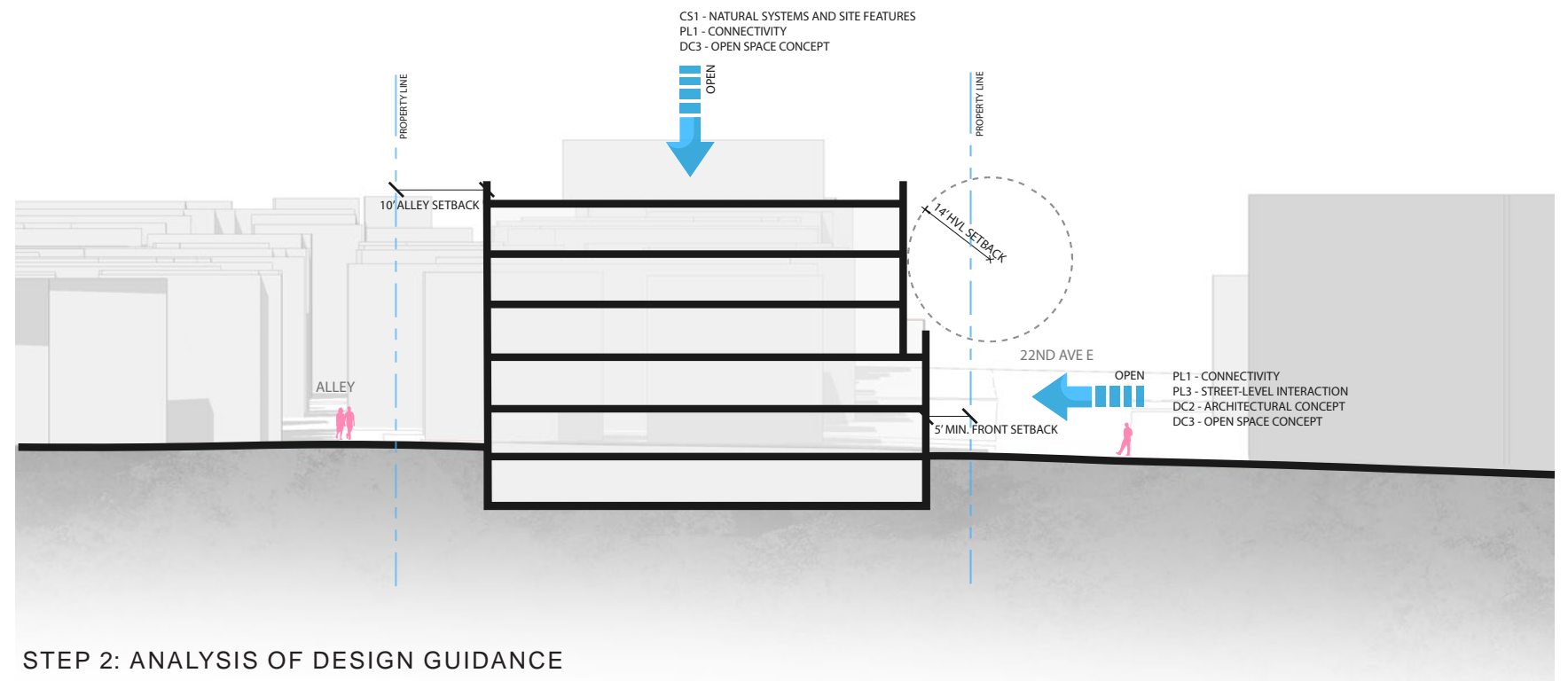
DC3-1-a: Where possible, provide common courtyards and yards that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space to the fully shared realm.

**Citywide**

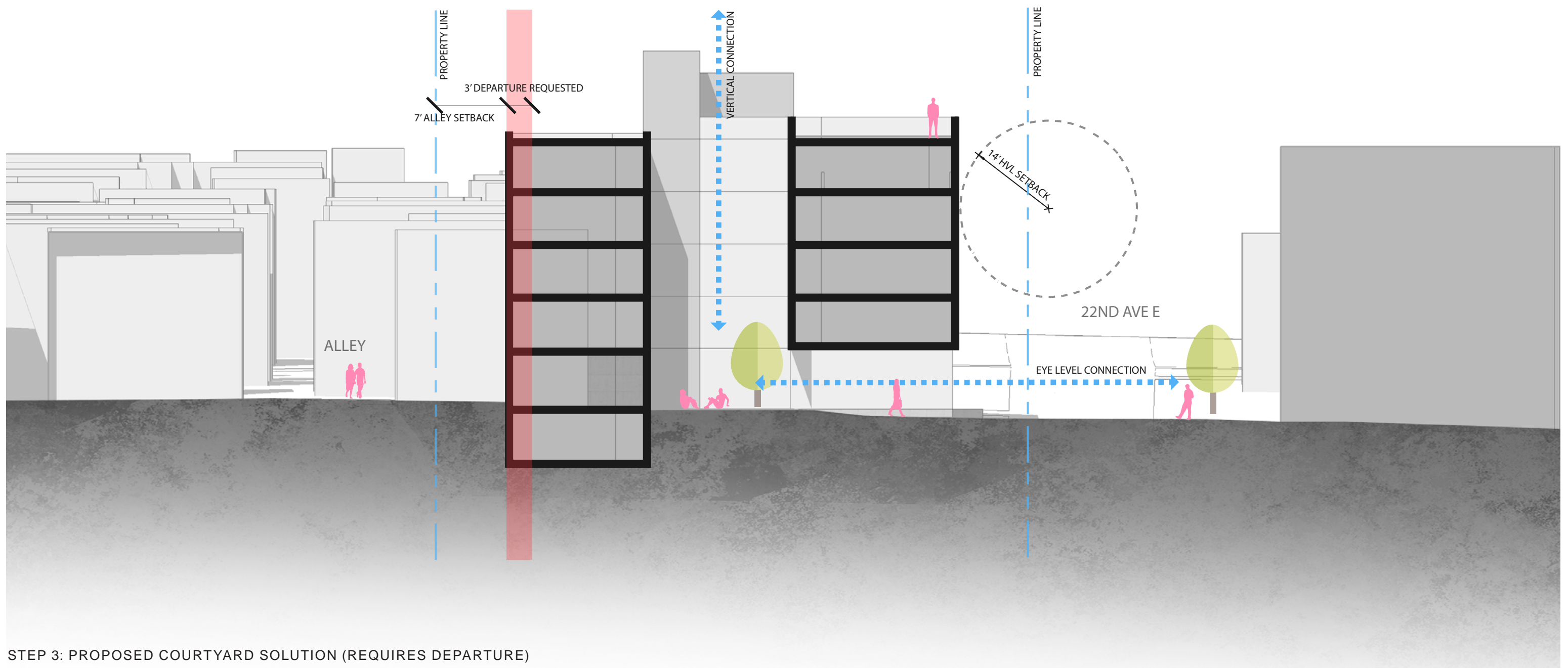
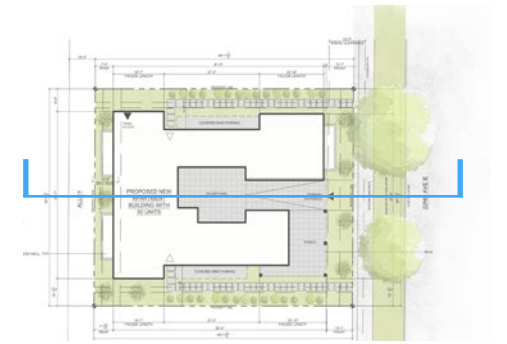
PL2-B-1: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies, and street-level uses.



STEP 1: CODE COMPLIANCE



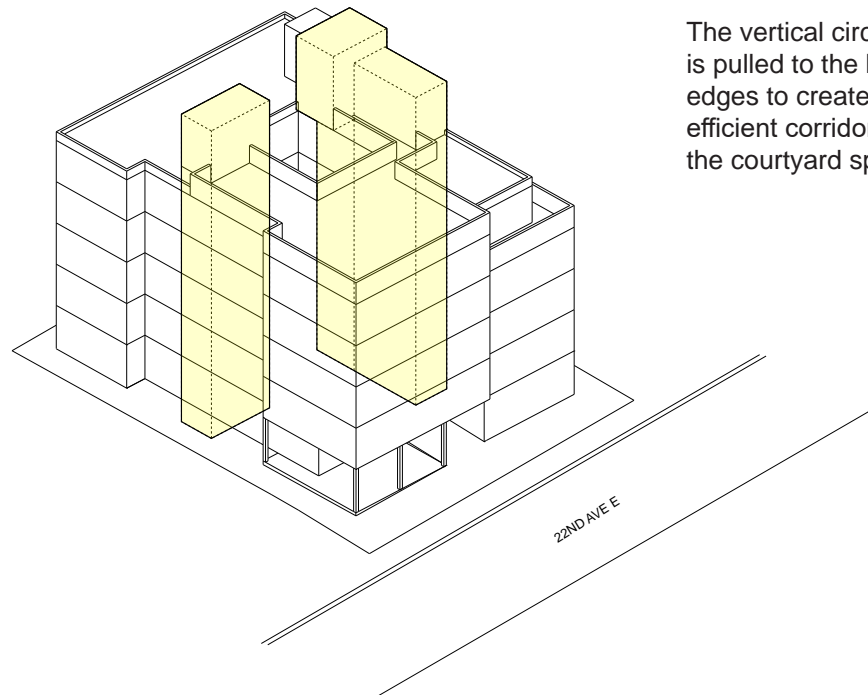
STEP 2: ANALYSIS OF DESIGN GUIDANCE



STEP 3: PROPOSED COURTYARD SOLUTION (REQUIRES DEPARTURE)

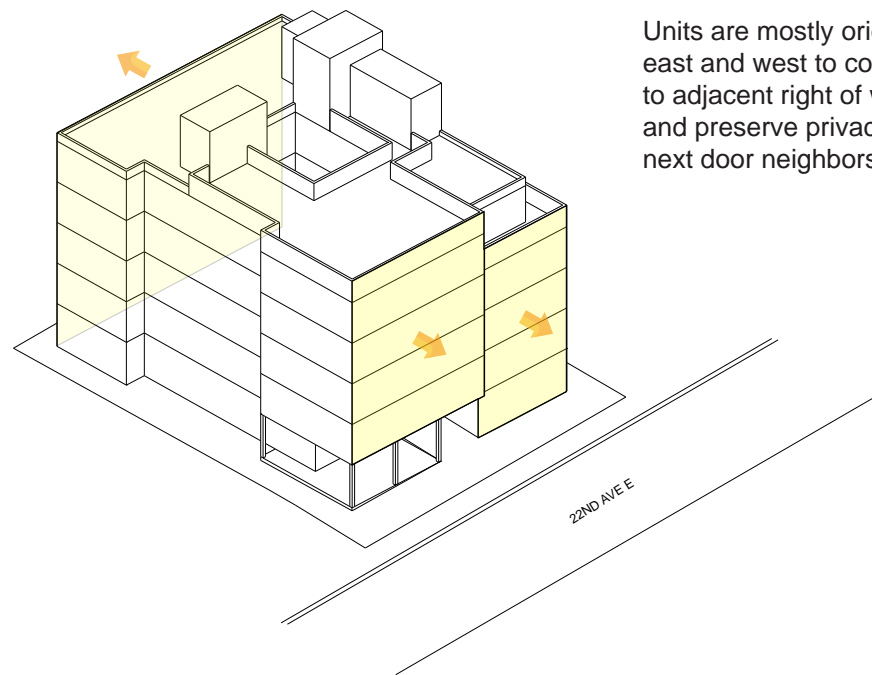
**CIRCULATION**

The vertical circulation is pulled to the building edges to create a simple, efficient corridor shaping the courtyard space.



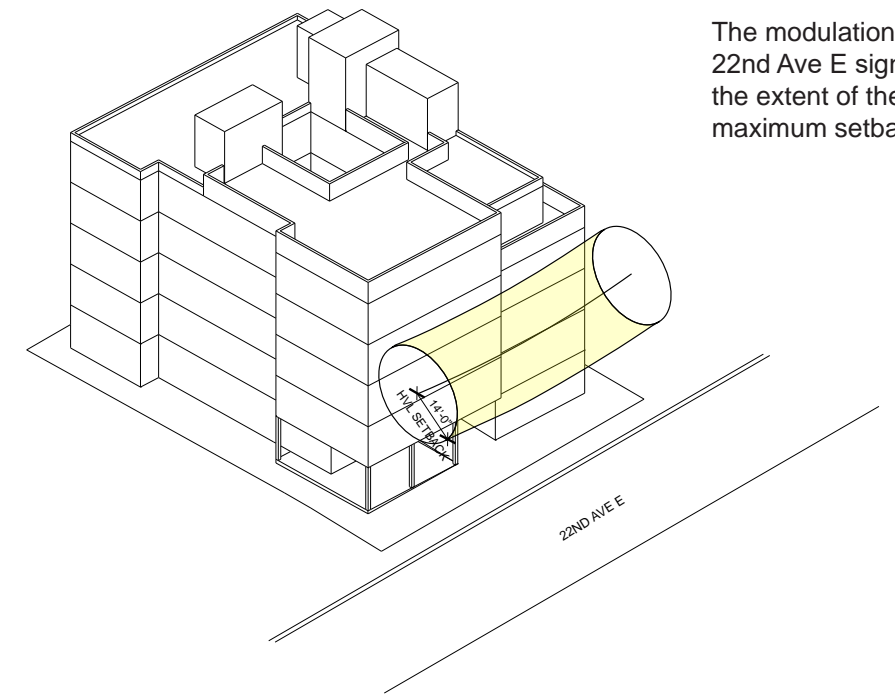
**WINDOW ORIENTATION**

Units are mostly oriented east and west to connect to adjacent right of ways and preserve privacy for next door neighbors.



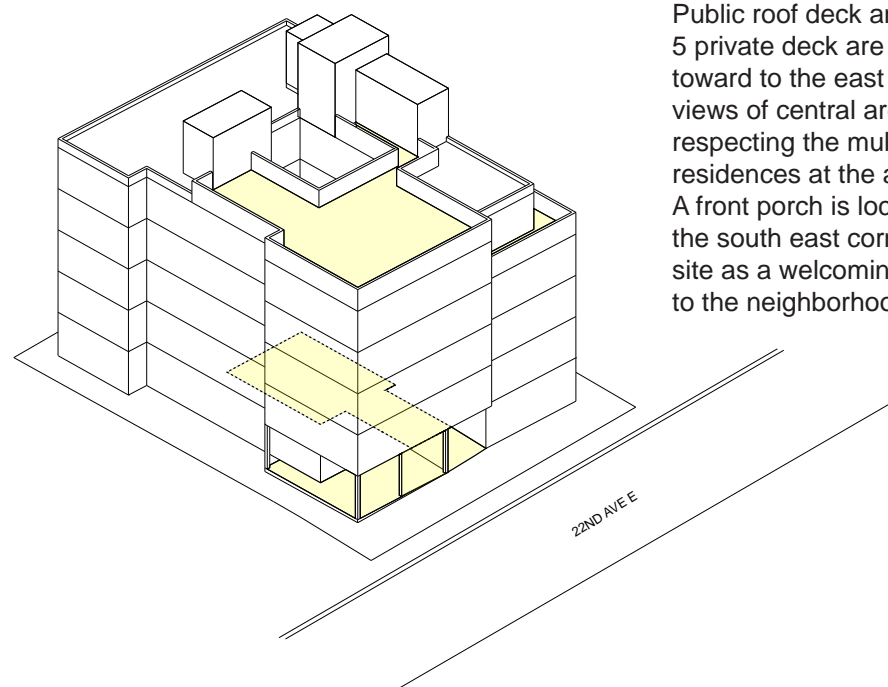
**HVL SETBACK**

The modulation along 22nd Ave E signifies the extent of the 14' maximum setback.



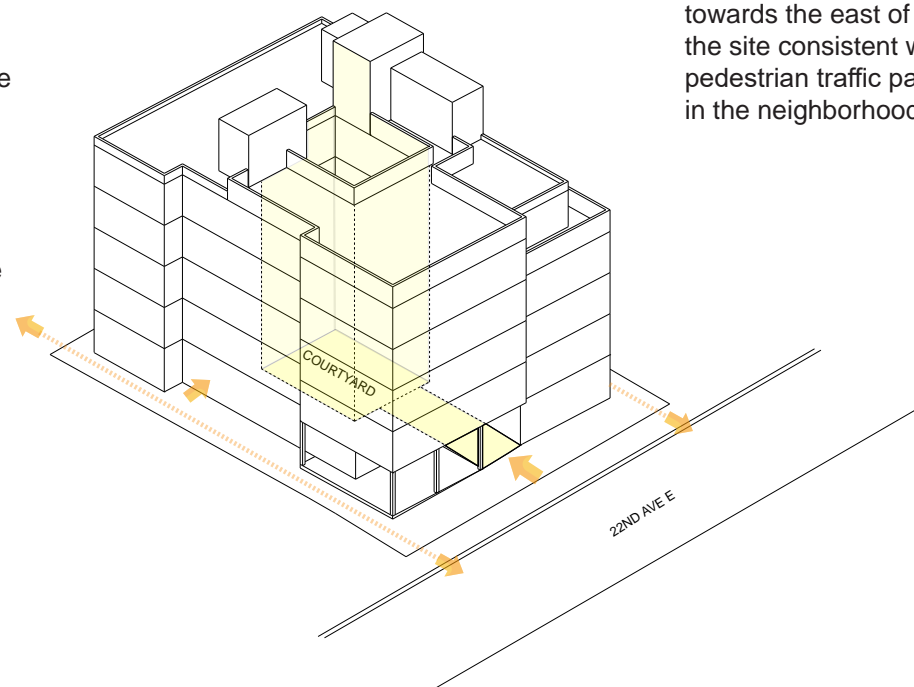
**ROOF AMENITY AND GROUND LEVEL PORCH**

Public roof deck and level 5 private deck are oriented toward to the east to capture views of central area. Also respecting the multi family residences at the alley side. A front porch is located at the south east corner of the site as a welcoming gesture to the neighborhood.



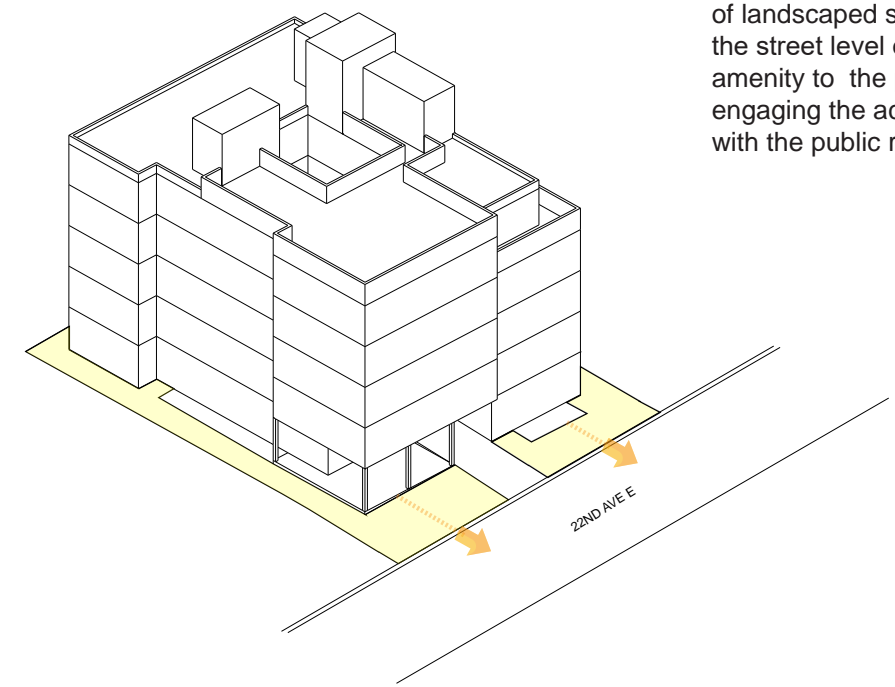
**ENTRY**

The main entry is located towards the east of the site consistent with pedestrian traffic patterns in the neighborhood.



**LANDSCAPE**

A very generous amount of landscaped space at the street level offers amenity to the public and engaging the activities with the public realm.





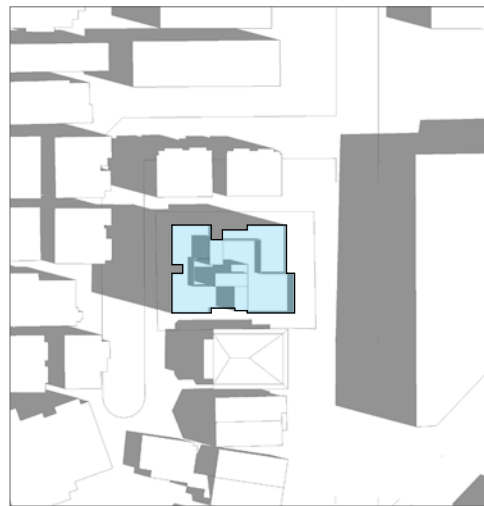
MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



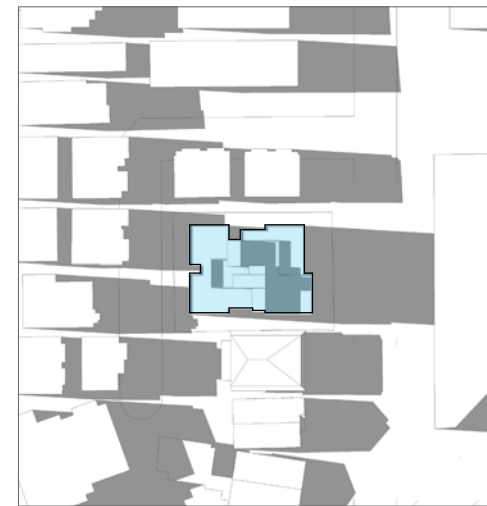
MARCH / SEPTEMBER 21, 5 PM



JUNE 21, 9 AM



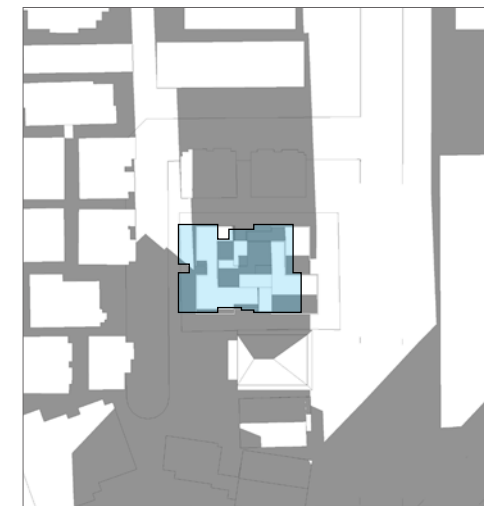
JUNE 21, 12 PM



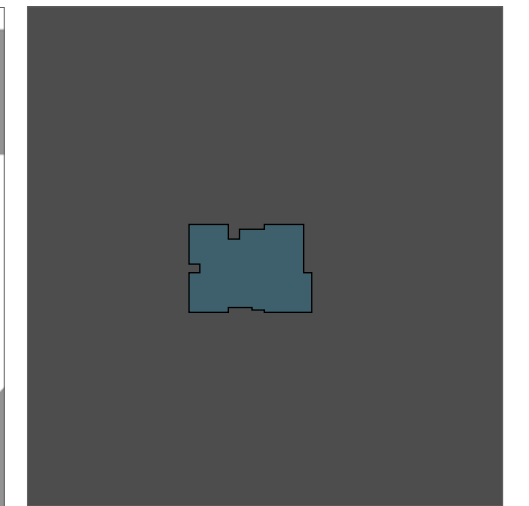
JUNE 21, 5 PM



DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



DECEMBER 21, 5 PM



MARCH / SEPTEMBER 21, 9 AM



MARCH / SEPTEMBER 21, 12 PM



MARCH / SEPTEMBER 21, 5 PM



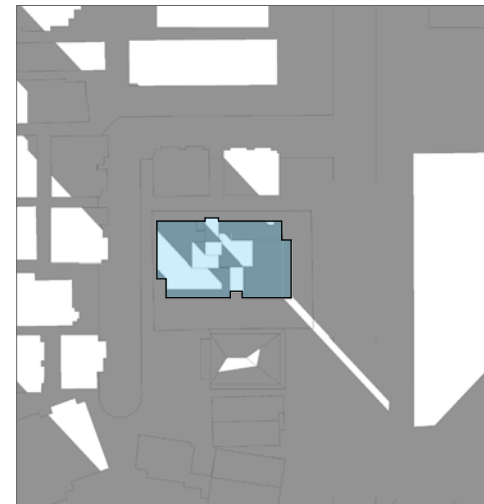
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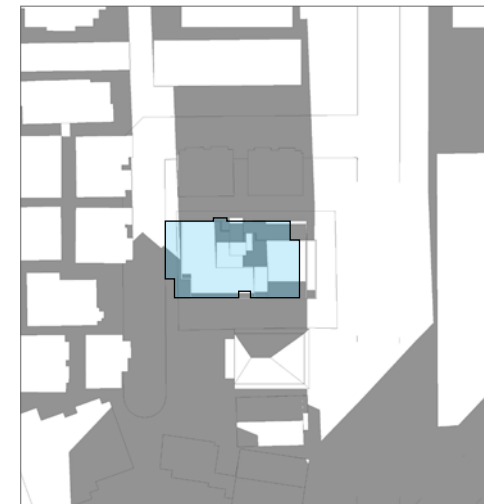
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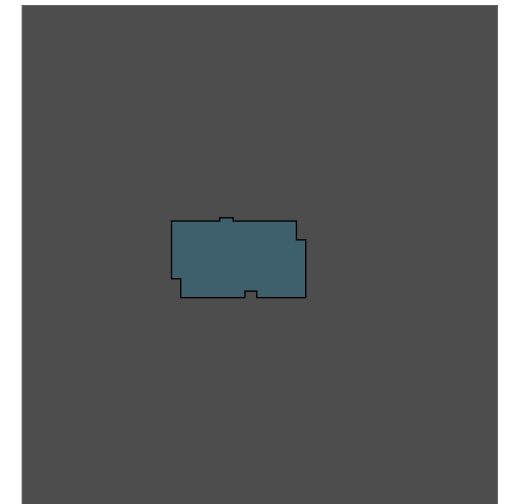
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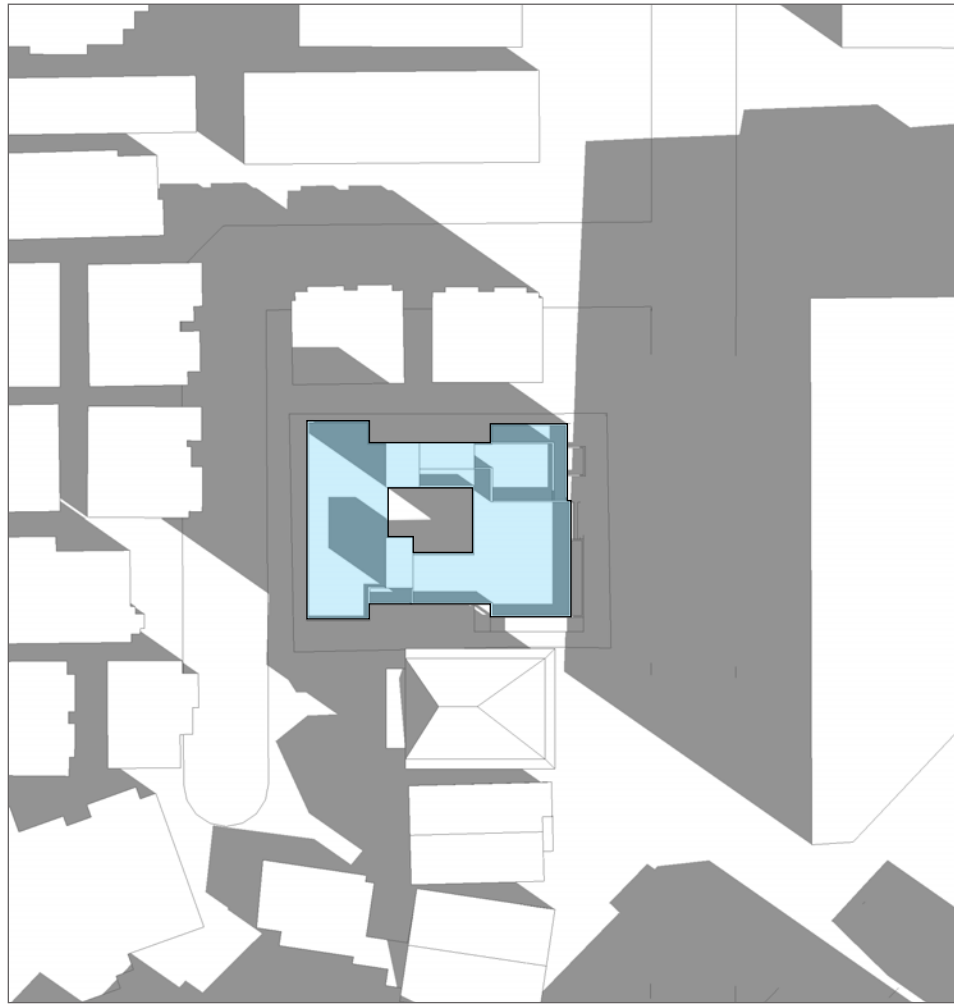
DECEMBER 21, 9 AM



DECEMBER 21, 12 PM



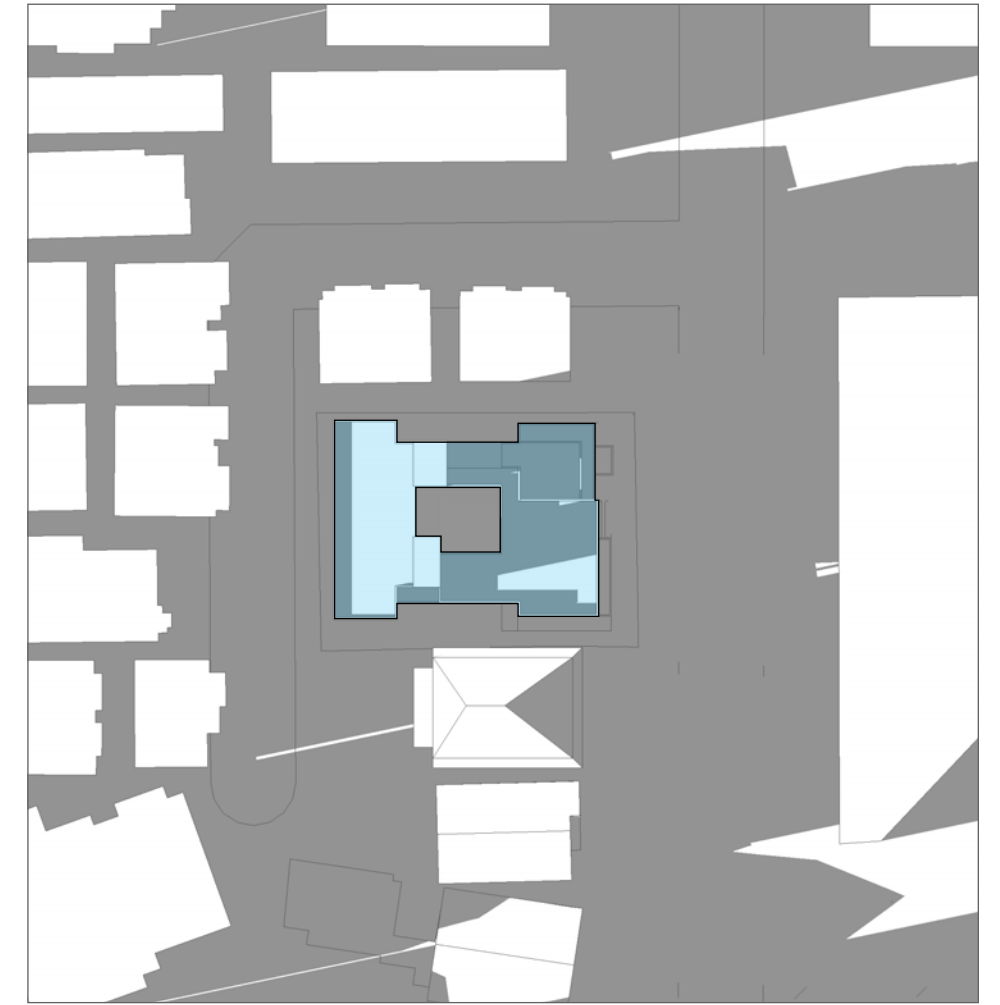
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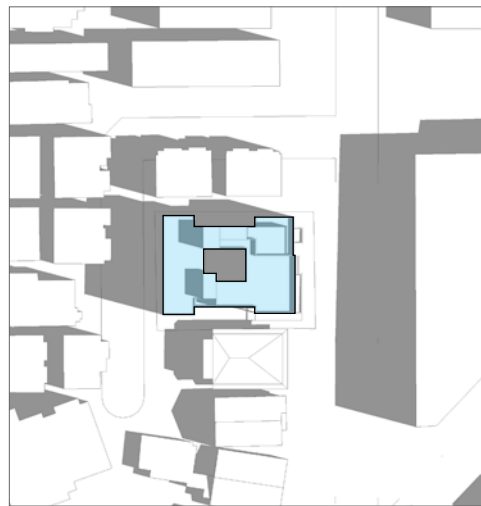
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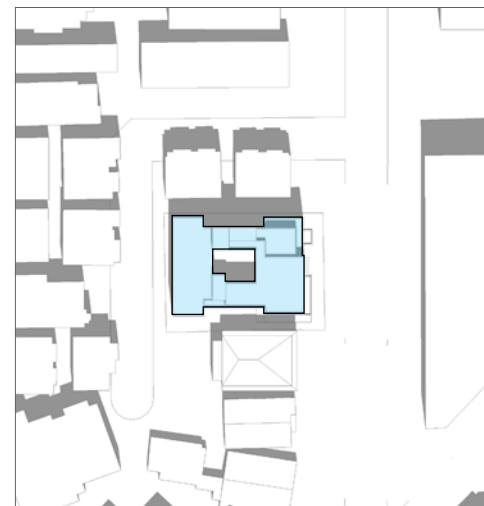
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MARCH / SEPTEMBER 21, 5 PM



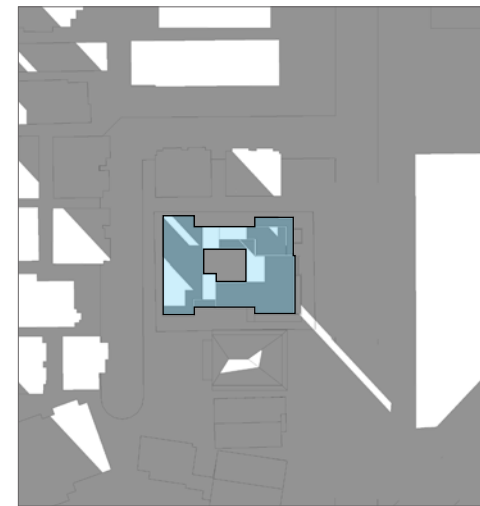
JUNE 21, 9 AM



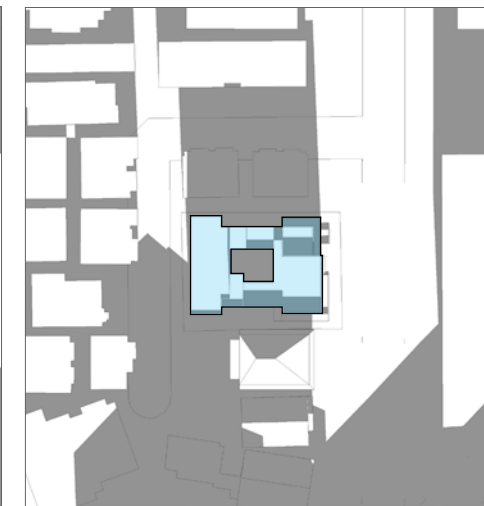
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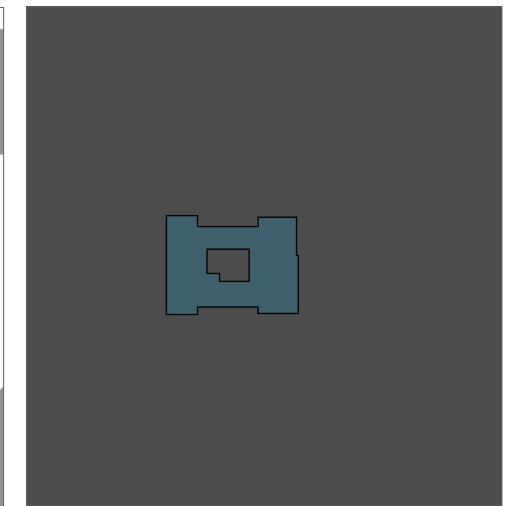
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DECEMBER 21, 9 AM

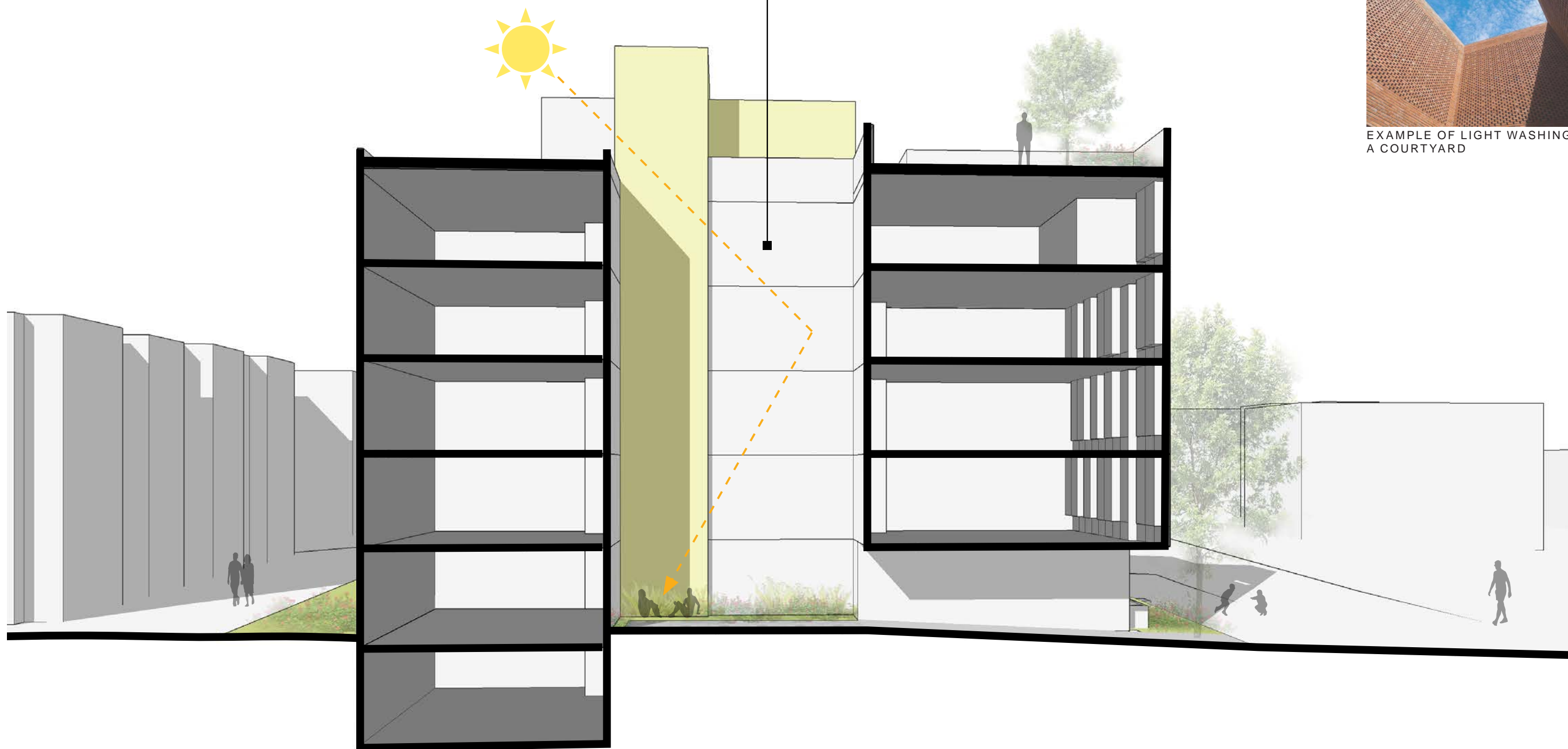


DECEMBER 21, 12 PM



DECEMBER 21, 5 PM

LIGHT WASHES THE NORTH WALL MOST TIME OF THE YEAR;  
WITH THE RIGHT MATERIALITY WE BELIEVE THE REFLECTION  
CAN FILL THE COURTYARD WITH LIGHT ALL YEAR AROUND;  
AT THE SAME TIME WE SEE THIS AS A CHANCE TO CREATE  
AN ARCHITECTURAL MOMENT FOR THIS BUILDING.



EXAMPLE OF LIGHT WASHING  
A COURTYARD





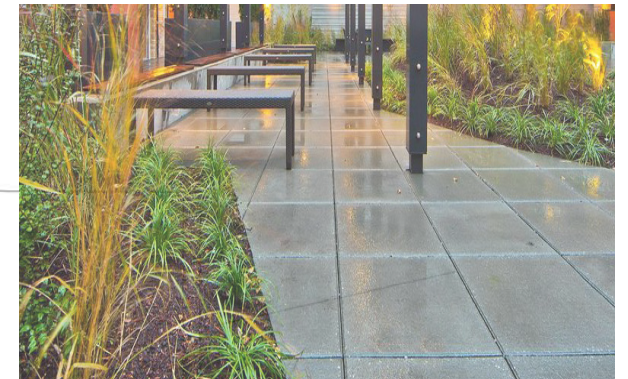
WELCOMING ENTRY AND FRONT PORCH

LANDSCAPE AND HARDSCAPE INTERACTION

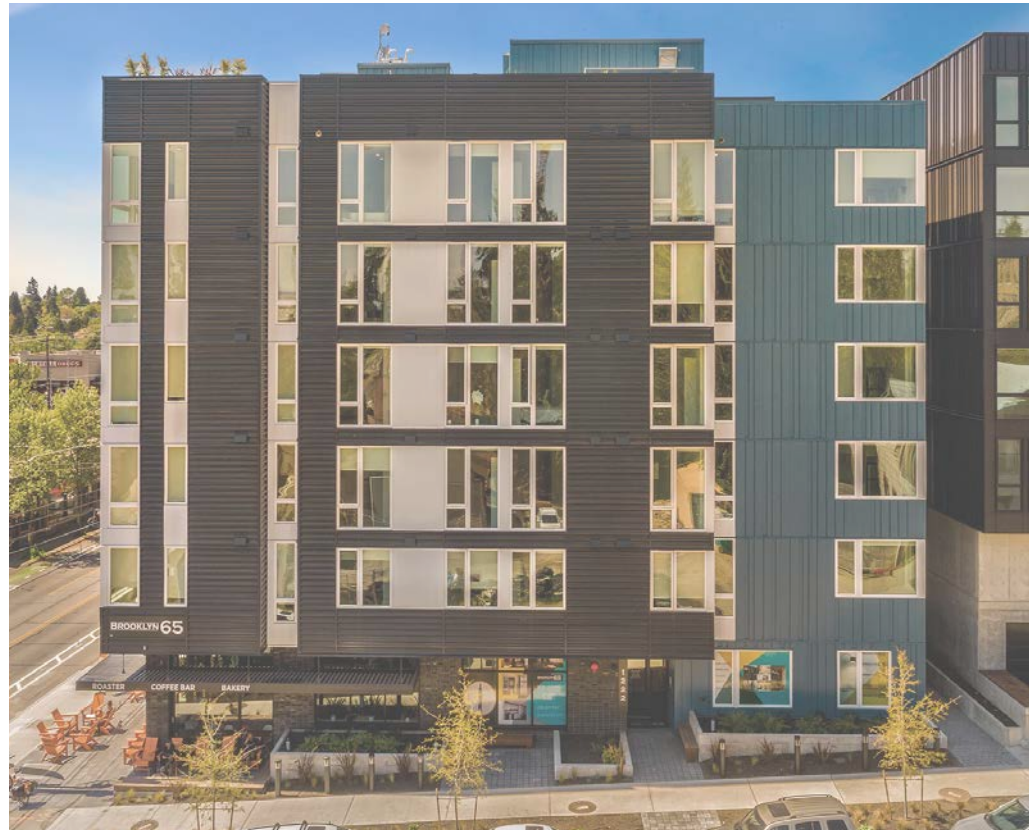
SIMPLE MATERIALS AND MASSING

SEATING AND PLANTINGS IN COURTYARD

INSPIRATION



BROOKLYN 65 APARTMENTS



1222 NE 65TH, SEATTLE, WA

VEGA APARTMENTS



4528 44TH AVE SW, SEATTLE, WA

MONTISI APARTMENTS



4122 36TH AVE SW, SEATTLE, WA

TRACK 66 APARTMENTS



838 NE 66TH ST, SEATTLE, WA