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**2.0 TABLE OF CONTENT** 

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ARCHITECT: ROLLUDA ARCHITECTS, INC.

LANDSCAPE ARCHITECT: J.A. BRENNAN

CIVIL: DECKER CONSULTING ENGINEERS

SPONSOR ORGANIZATION: MT. ZION HOUSING DEVE

SPONSOR ORGANIZATION: MT. ZION HOUSING DEVELOPMENT DEVELOPMENT CONSULTANT: CENTERRA ALLIANCE

Woodland Park Zoo Q

MT. ZION HOUSING @ 19TH AVE

ADDRESS: 1722 19TH AVE SEATTLE, WA 98122 SDCI PROJECT # 3034818-ED

PARCEL ID: 3325049011 CURRENT ZONE: NC2-75 (M1) (ADOPTED 2019)

#### **DEVELOPMENT OBJECTIVES**

COMMERCIAL/RETAIL: 872 SF (FLEXIBLE)
NUMBER OF RESIDENTIAL UNITS: 62 UNITS
NUMBER OF PARKING STALLS: PARKING NOT REQUIRED,
PROVIDING 7 PARKING STALLS
TOTAL AREA: 50,634 SF





#### **COMMUNITY OUTREACH REPORT**

#### EARLY COMMUNITY OUTREACH PLAN FOR DESIGN REVIEW

PROJECT NAME: MOUNT ZION @19™

PROJECT ADDRESS: 1722 19TH AVENUE

SDCI NUMBER: 3034818-EG

## **SUMMARY OF OUTREACH**

**JANUARY 6, 2020** 

MOUNT ZION DEVELOPMENT ALONG WITH CENTERRA, ALLIANCE, LLC CONDUCTED THE FOLLOWING OUT-REACH ACTIVITIES AS PART OF THE EARLY DESIGN **REVIEW GUIDANCE PROCESS:** 

DEPARTMENT OF NEIGHBORHOODS BLOG POST AND CALENDAR: WE SUBMITTED PROJECT INFORMATION TO DEPARTMENT OF NEIGHBORHOODS (DON) FOR THE NEIGHBORHOOD BLOG ON NOVEMBER 19, 2019. THE BLOG ITEM APPEARED IN THE DECEMBER BLOG.

NEIGHBORHOOD MAILINGS: (NOVEMBER 25, 2019) WE DID DIRECT FLYER MAILINGS TO HOMES AND BUSI-NESSES WITHIN A 500 FT RADIUS OF THE PROJECT SITE AT LEAST 14 DAYS IN ADVANCE OF THE SCHED-ULED SITE WALK EVENT (DEC 14, 2019). THE FLYER IN-CLUDED INFORMATION ABOUT THE PROJECT AS WELL AS INFORMATION ABOUT THE TIME AND DATE OF THE SITE WALK.

DIGITAL OUTREACH: (DECEMBER 6, 2019) WE PROVIDED INFORMATION ABOUT THE PROJECT AS WELL AS IN-FORMATION ABOUT THE SITE WALK ON THE MOUNTZI-ONHOUSING.ORG WEB PAGE. THE WEB PAGE PUBLI-CIZING THE SITE WALK EVENT PROVIDED A FORM TO FILL OUT AND LEAVE COMMENTS AND/OR ASK QUES-TIONS. NO COMMENTS OR QUESTIONS WERE ASKED PRIOR TO THE SITE WALK. THIS WAS DONE AT LEAST 7 DAYS PRIOR TO THE ACTUAL SITE WALK.

GUIDED SITE WALK EVENT: (DECEMBER 14, 2019) WE CONDUCTED A PUBLIC SITE WALK ON DECEMBER 14, 2019 FROM 2 TO 4 P.M. AT THE SITE LOCATION 1722 19TH AVENUE. WE CONVENE AT 1916 EAST MADISON STREET WHERE INFORMATION ABOUT THE PROJECT WAS DISSEMINATED AND LIGHT REFRESHMENTS WERE SERVED BEFORE WALKING OVER TO THE SITE. 4 PEO-PLE PROVIDED SIGNATURES TO OUR SIGN-IN SHEET. WE RECEIVED SEVERAL COMMENTS REGARDING THE NUMBER OF PARKING STALLS THAT WOULD BE PROVID-ED AND A REQUEST TO HAVE RETAIL SERVICES AT THE BASE OF THE BUILDING. WE ALSO RECEIVED VERBAL COMMENTS REGARDING SAVING EXISTING ESTAB-LISHED STREET TREES IN FRONT OF THE SITE.

#### **DEVELOPMENT OBJECTIVES**

#### Mount Zion Housing At 19<sup>th</sup> Ave

ADDRESS: 1722 19TH AVE

SEATTLE, WA 98122

#### AFFORDABLE HOUSING PROJECT FOR SENIORS **AGE 55 YEARS AND OLDER**

- PERMANENT HOUSING WITH SUPPORTIVE SER-VICES
- AFFORDABLE HOUSING FOR SENIORS WHO HAVE BEEN DISPLACED OR WHO ARE AT RISK OF BEING DISPLACED DUE TO GENTRIFICATION IN THE SEATTLE CENTRAL DISTRICT AREA.
- STABLE HOUSING WHERE AN ACTIVE, HEALTHY LIVING ENVIRONMENT WILL BE CREATED FOR LOW-INCOME INDIVIDUALS TO THRIVE WITH **CULTURALLY RELEVANT AND LINGUISTICALLY** COMPETENT SERVICES AND HAVE ACCESS TO EMPLOYMENT, AFFORDABLE TRANSPORTATION, AND OTHER OPPORTUNITIES AND AMENITIES
- 62 UNITS STUDIO AND 1-BR UNITS
- COMMON AREA SPACE FOR SENIOR ACTIVITIES AND SERVICES

MT ZION HOUSING AT 19TH AVE LOCATION IS DIRECTLY ADJACENT TO MT. ZION'S HOUSING 'S FIRST SUCCESS-FUL PROJECT, MCKINNEY MANOR. A SENIOR 55+ COM-MUNITY WHERE LINKAGES AND SYNERGIES WILL BE CREATED.

RESIDENTS OF THIS PROJECT WILL HAVE DIRECT AC-CESS TO MADISON STREET BUS RAPID TRANSIT (BRT), WHICH WILL BE COMPLETED IN 2021. BRT WILL PRO-VIDE FREQUENT, RELIABLE, AND SAFE BUS SERVICES.

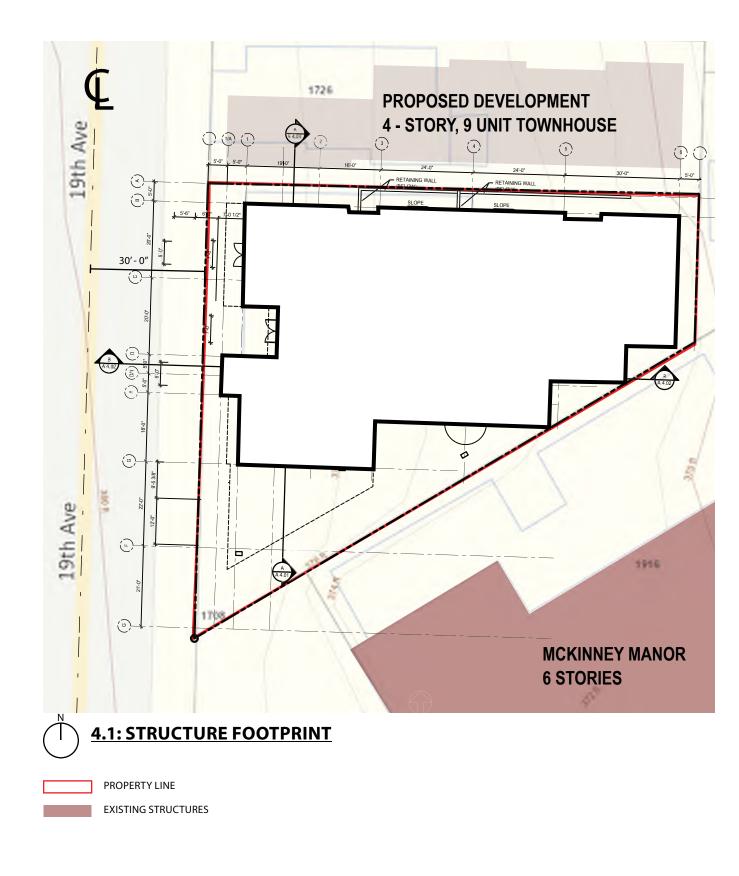
#### ACCESS:

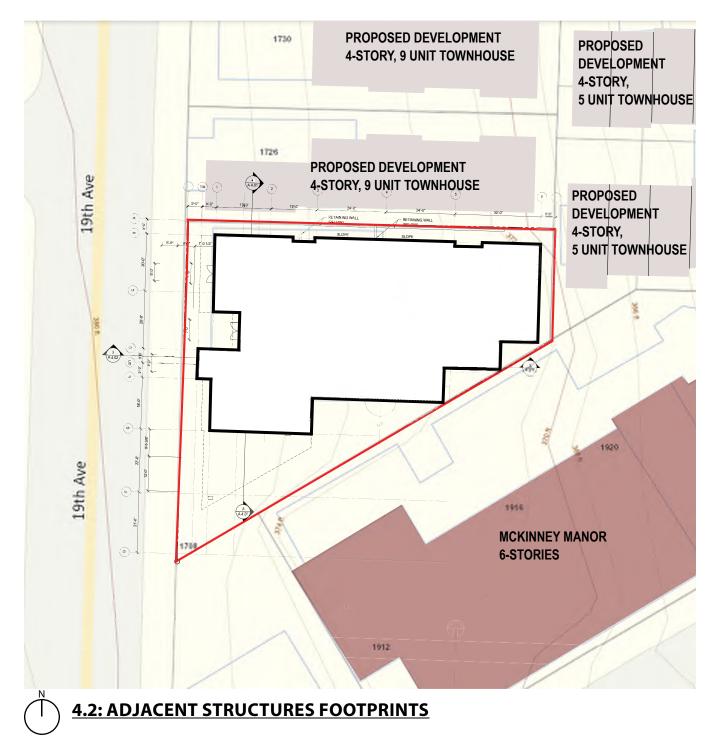
Metro bus routes provide immediate access to the site. The existing bus route 12 runs from Downtown Seattle to Interlaken Park making two stops giving immediate access to the site. One is located at E Madison St & 18th Ave and the second is on the site; each one within one city block of the site and imminently walkable.

Currently the closest light rail stop is Capitol Hill Station, which, is 0.8 miles away from the site. First Hill Streetcar makes a stop at Broadway & E Pine St, however, it is a 0.7 mile walk from the site. Both stops are too far away from the site to serve the residents on a regular basis. However, the Madison St Bus Rapid Transit route will begin construction in the summer of 2020 and expected to be completed by the Fall of 2022.







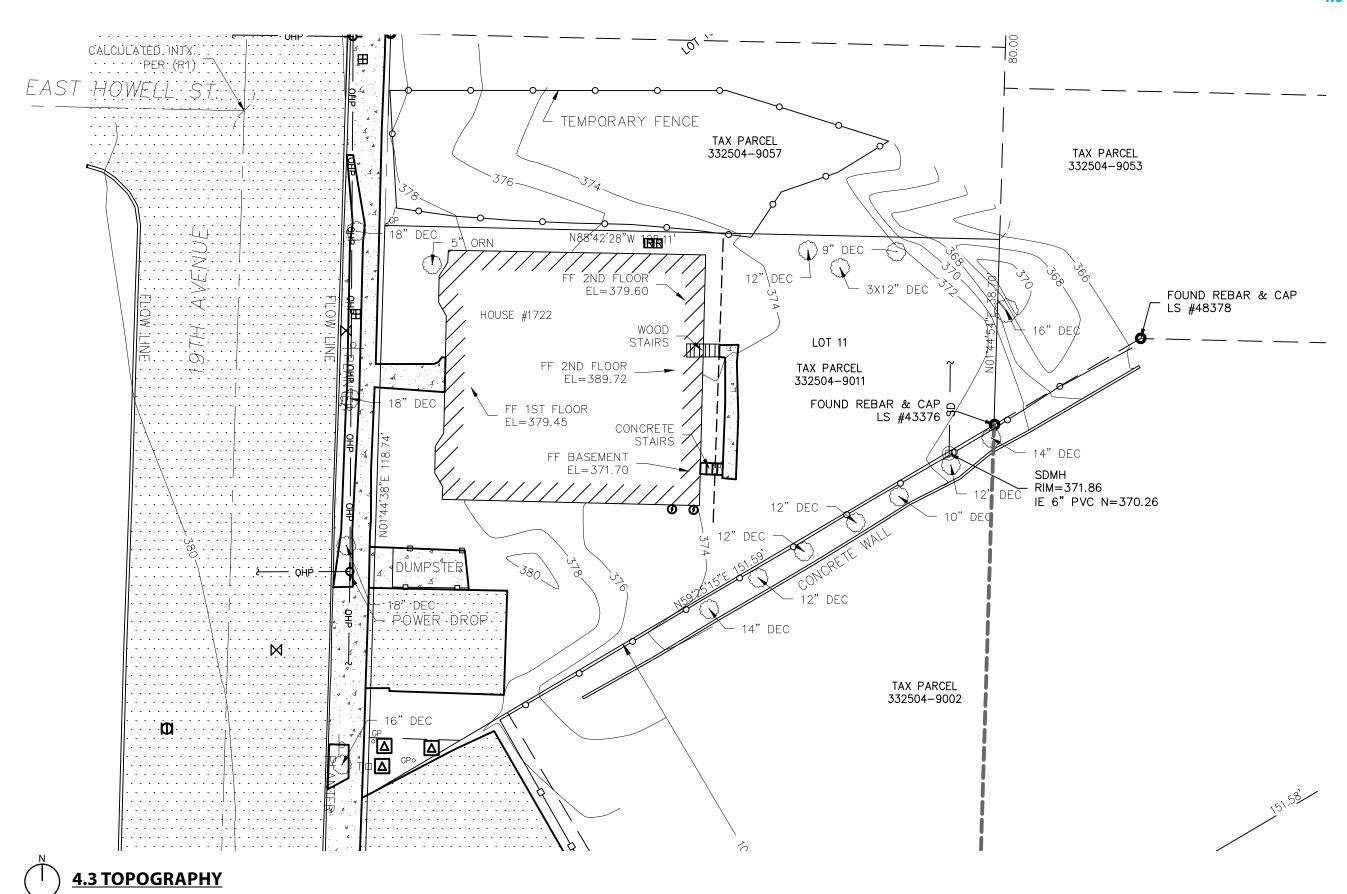




**EXISTING STRUCTURES** 

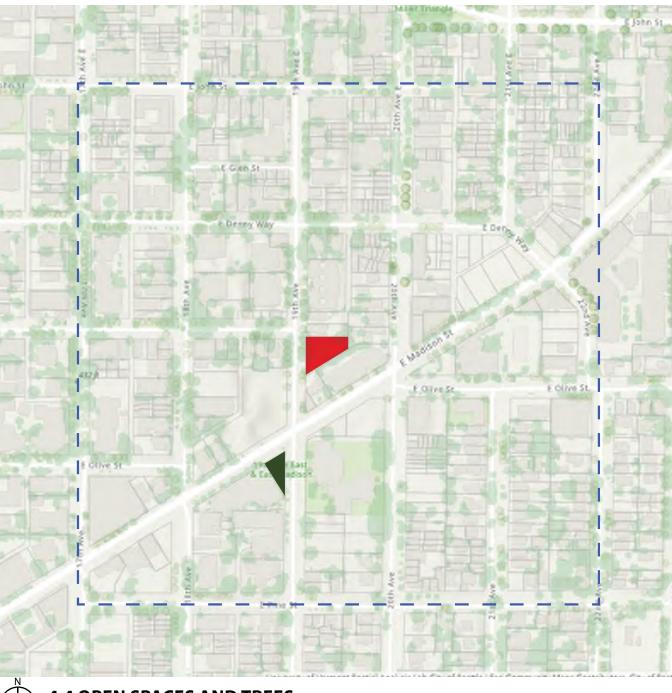












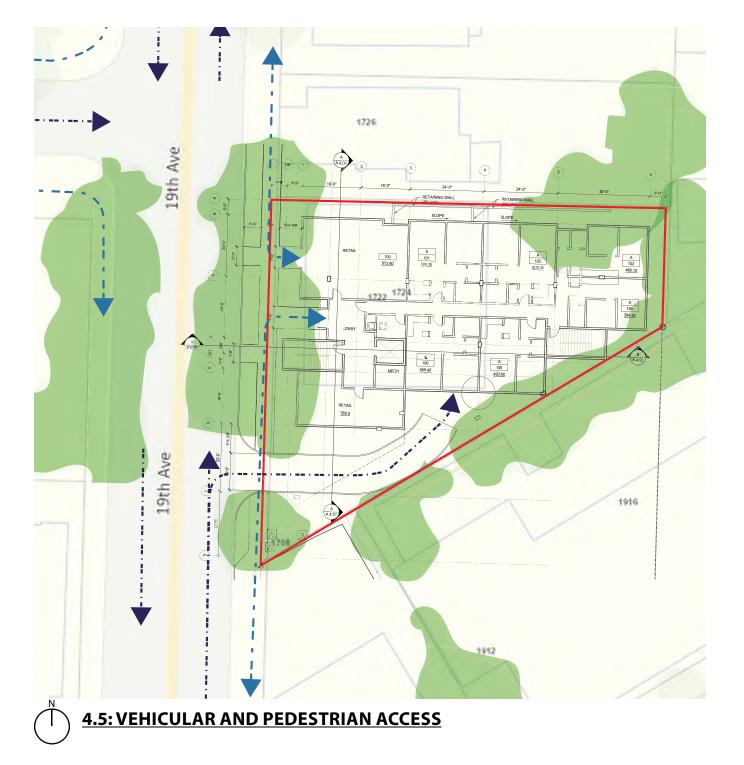
4.4 OPEN SPACES AND TREES

3 BLOCK X 3 BLOCK AREA

POCKET PARK

STREET TREES

SUBJECT PROPERTY







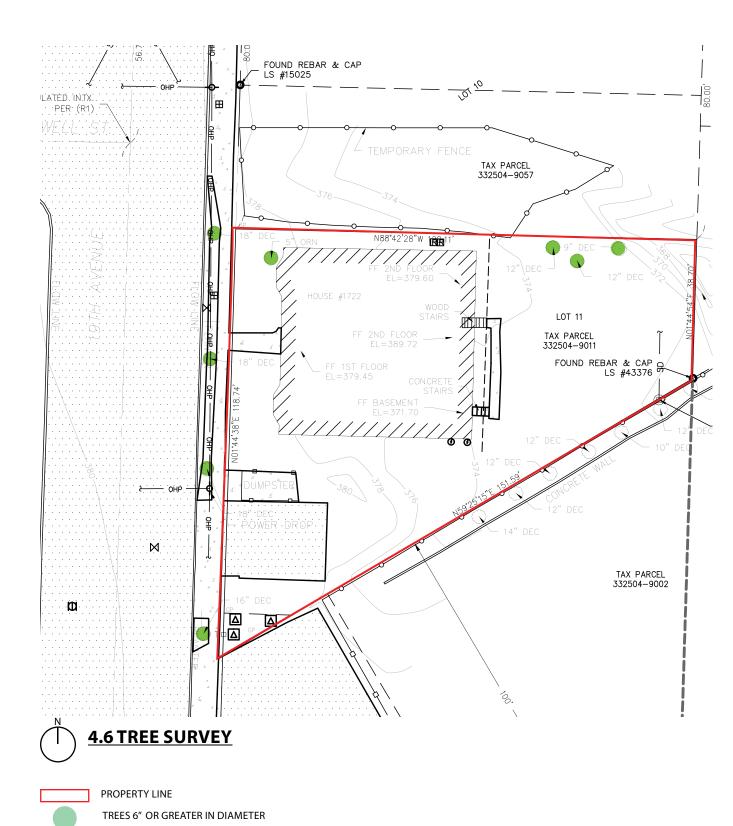


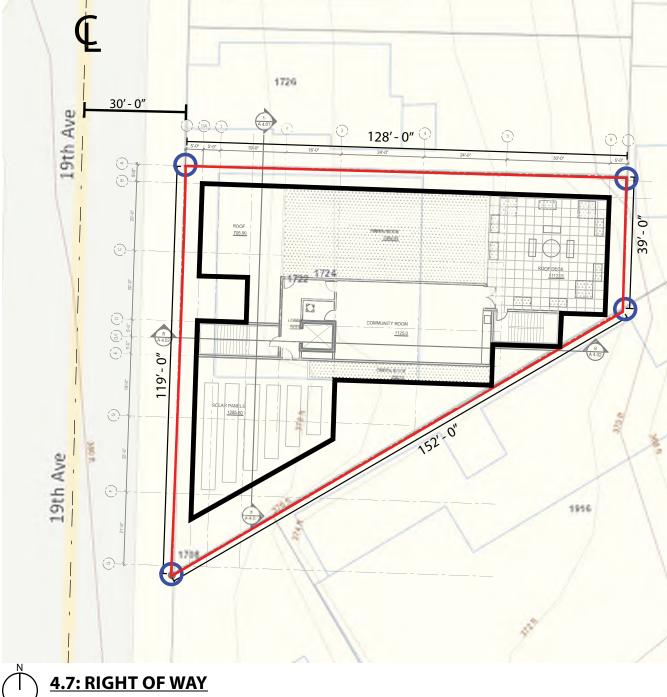












PROPERTY LINE

STRUCTURE FOOTPRINT PROPOSED DEVELOPMENT

# **4.8: LEGAL DESCRIPTION**

TRACT 11 OF STEWARD ESTATE TRACTS LESS POR FOR ST LOT SIZE: 10,100 SF PARCEL NUMBER: 332504-9011









#### **5.2 URBAN DESIGN ANALYSIS**









2 MADISON 2.0 APARTMENTS



3 1819 E DENNY WAY



4 SEATTLE'S UNION GOSPEL MISSION



5 MADISON PLACE APARTMENTS



6 DE LUXE APARTMENTS



7 POLISH CULTURAL CENTER





9 MCKINNEY MANOR APARTMENTS



10 MADISON APARTMENT HOMES





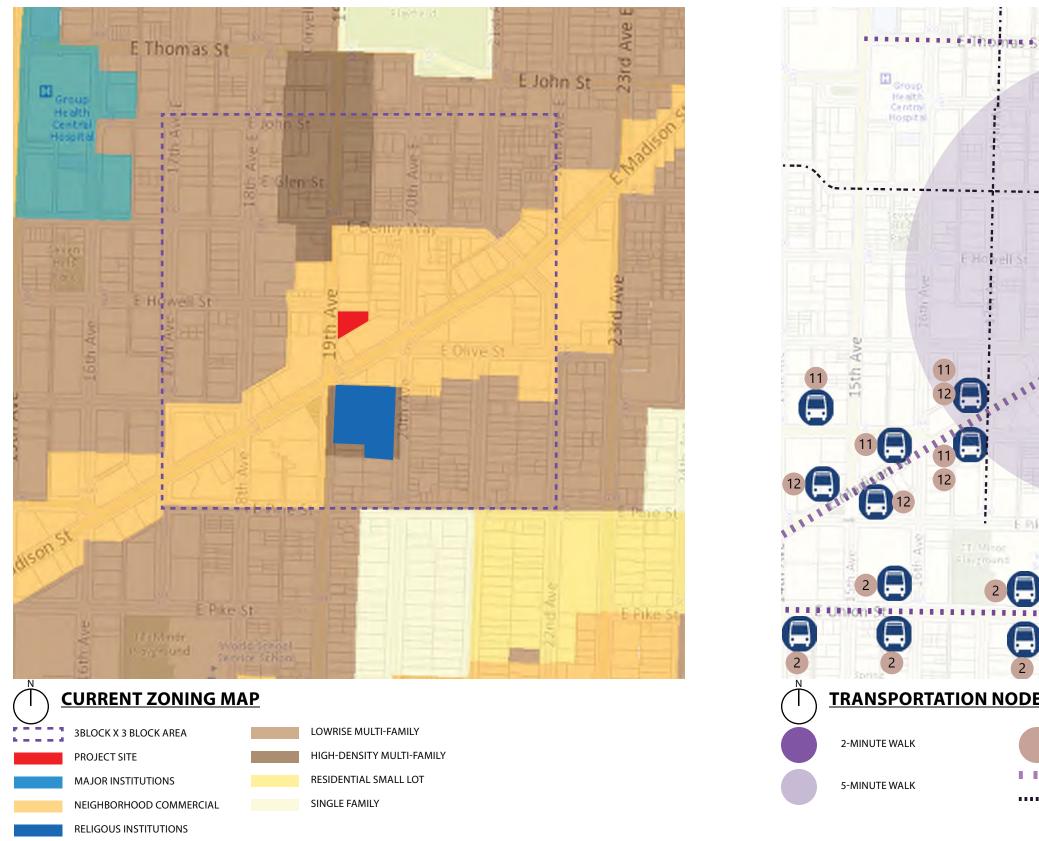


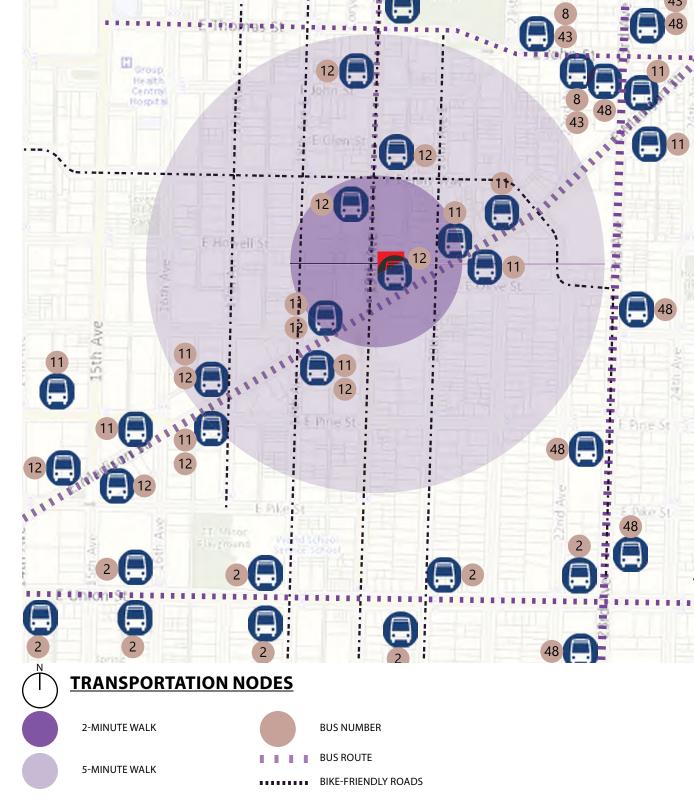
PROJECT SITE

STREETS



#### **5.3 URBAN DESIGN ANALYSIS**

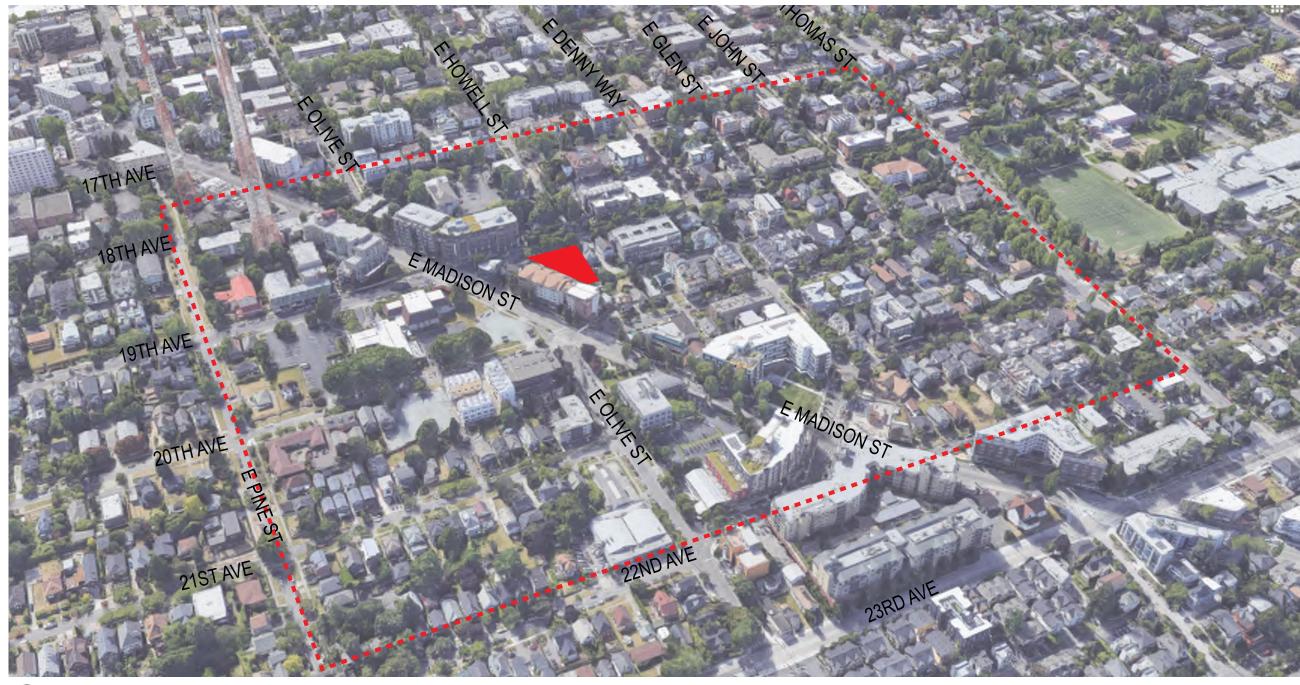








#### **5. 4 URBAN DESIGN ANALYSIS**





### **AXONOMETRIC OF NEIGHBORHOOD SURROUNDING**







### **5.5 URBAN DESIGN ANALYSIS**

18TH AVE 20TH AVE 19TH AVE













**E MADISON ST LOOKING SOUTH** 

19TH AVE 20TH AVE













**E MADISON ST LOOKING NORTH** 









### **5.5 URBAN DESIGN ANALYSIS**

#### E DENNY WAY









PROJECT SITE





19TH AVE LOOKING EAST



E MADISON ST











19TH AVE LOOKING WEST



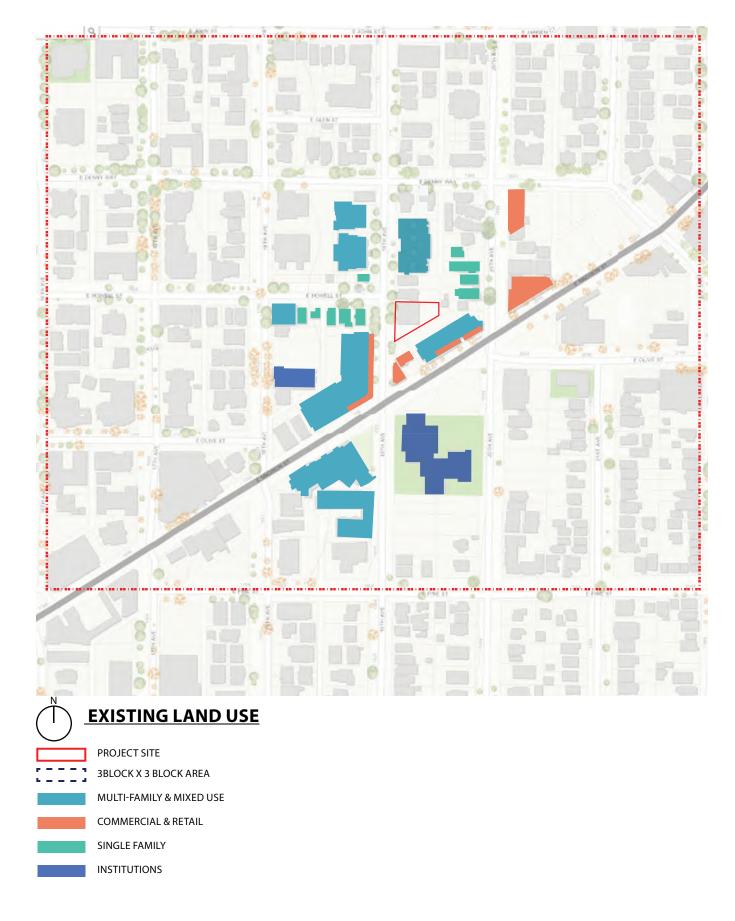








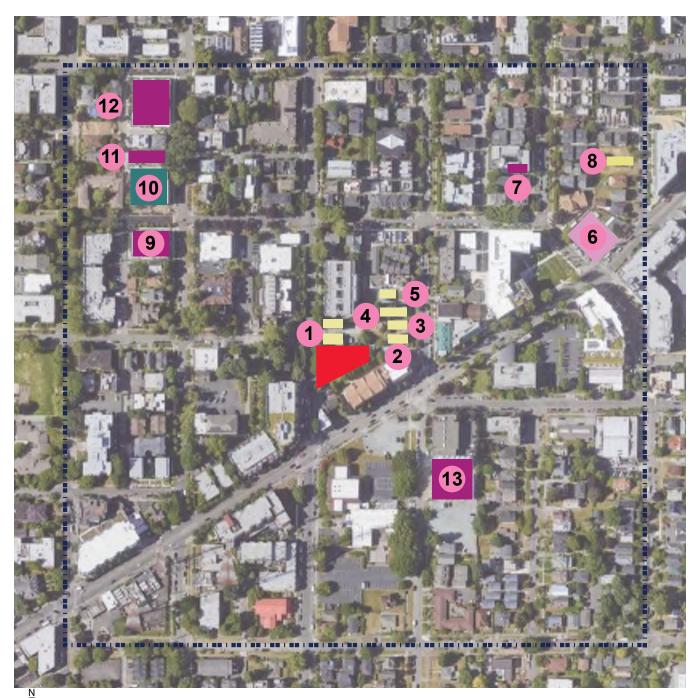
#### **5.6 URBAN DESIGN ANALYSIS**







#### **5.7 URBAN DESIGN ANALYSIS**



### **NEW DEVELOPMENT MAP**

PROJECT SITE

**rolluda**architects

3BLOCK X 3 BLOCK AREA

COMPLETED PROJECTS

UNDER CONTRUCTION

PROPOSED PROJECTS

PROPOSED ADDITIONS



















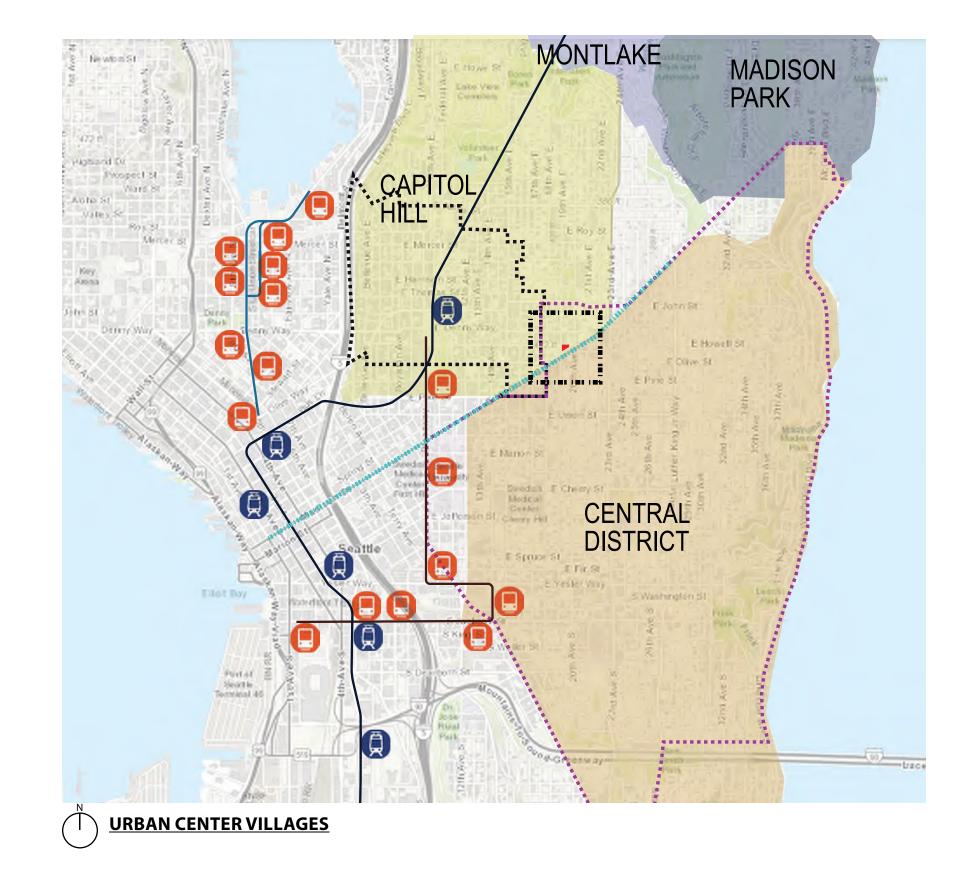


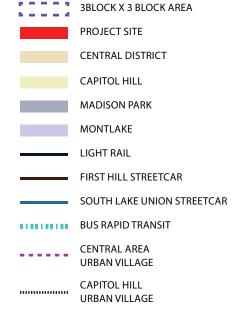
















#### 23.47A.004 - PERMITTED AND PROHIBITED USES

A. ALL USES ARE PERMITTED OUTRIGHT

#### 23.47A.008 - STREET-LEVEL DEVELOPMENT STANDARDS

A. BASIC STREET-LEVEL REQUIREMENT

- 3. STREET-LEVEL, STREET-FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACE ARE PROVIDED.
- B. NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS
- 2. TRANSPARENCY
- a. SIXTY PERCENT OF THE STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT
- b. TRANSPARENT AREAS OF FACADES SHALL BE DESIGNED AND MAINTAINED TO PROVIDE VIEWS INTO AND OUT OF THE STRUCTURE.
- 4. HEIGHT PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES. NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.

#### 23.47A.012 - STRUCTURE HEIGHT

- C. ROOFTOP FEATURES
- 3. SOLAR COLLECTORS
- b. IN ZONES WITH HEIGHT LIMITS OF 65 FEET OR MORE, SOLAR COLLECTORS MAY EXTEND UP TO 7 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT, WITH UNLIMITED ROOFTOP COVERAGE.

#### 23.47A.013 - FLOOR AREA RATIO

A. FLOOR AREA RATIO (FAR) LIMITS.

TABLE A FOR 23.47A.013		
FLOOR AREA RATIO (FAR) LIMIT OUTSIDE OF THE STATION AREA OVERLAY DISTRICT		
HEIGHT LIMIT (IN FEET)	FAR	
75	5.5	

#### E. MINIMUM FAR

TABLE C FOR 23.47A.013	
MINIMUM FLOOR AREA RATIO (FAR)	
HEIGHT LIMIT (IN FEET)	MINIMUM FAR
75	2

#### 23.47A.014 – SETBACK REQUIREMENTS

- 2. AN UPPER-LEVEL SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A LOT IN AN LR, MR, OR HR ZONE OR THAT ABUTS A LOT LINE THAT IS ZONED BOTH COMMERCIAL AND LR,MR, OR HR IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50 PERCENT OF THE WIDTH OR DEPTH OF THE LOT. AS FOLLOWS:
- a. TEN FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 65 FEET: AND
- b. FOR EACH PORTION OF A STRUCTURE ABOVE 65 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 1 FOOT OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 65 FEET, UP TO A MAXIMUM SETBACK OF 20 FEET.

#### 23.47A.016 - LANDSCAPING AND SCREENING STANDARDS

- A. LANDSCAPING REQUIREMENTS
- 2. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER, PURSUANT TO SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITH:
- a. DEVELOPMENT CONTAINING MORE THAN FOUR NEW DWELLING UNITS OR A CONGREGATE RESIDENCE: OR
- **B. STREET TREE REQUIREMENTS**
- 1. STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED, EXCEPT AS PROVIDED IN SUBSECTION 23.47A.016.B.2 AND SECTION 23.53.015. EXISTING STREET TREES SHALL BE RETAINED UNLESS THE DIRECTOR OF TRANSPORTATION APPROVES THEIR REMOVAL.

#### 23.47A.017 - MANDATORY HOUSING AFFORDABILITY IN C AND NC ZONES

C AND NC ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX ARE SUBJECT TO THE PROVISIONS OF CHAPTER 23.58B AND 23.58C.

#### 23.47A.022 - LIGHT AND GLARE STANDARDS

A. EXTERIOR LIGHTING MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.

#### 23.47A.024 - AMENITY AREA

A. AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS CHAPTER 23.47A.

- B. REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING STANDARDS, AS APPLICABLE;
- 1. ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA.
- 4. COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET, AND NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN SIZE.





#### CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES

THE CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES RECOGNIZE AND ENCOURAGE SEATTLE'S GOALS OF CREATING STRONG COMMUNITIES AND PEOPLE, AS WELL AS GREAT PLACES WITH EQUITA-BLE ACCESS.

#### **CONTEXT AND SITE**

CS1 - NATURAL SYSTEMS & SITE FEATURES: USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN

#### 2. CONNECTION TO NATURE

c. INCORPORATE EDIBLE GARDENS AND URBAN FARMING OPPORTUNITIES WITHIN THE DESIGN, BOTH AT GRADE, AND ON THE ROOF FOR LARGER BUILDINGS.

ARCHITECT'S RESPONSE: THE PROJECT WILL PROVIDE LANDSCAPIING ON THE NORTH SIDE OF THE SITE, INTRODUCING DROUGHT RESISTANCE VEGETATION ON 19<sup>TH</sup> AVE AND PROVIDING A GARDENING SPACE AT THE ROOF LEVEL. WE ARE SETTING THE BASE OF THE BUILDING BACK 10 FEET FROM THE PROPERTY LINE IN ORDER TO PROMOTE MORE VEGE-TATION AT THE GROUND LEVEL.

#### **PUBLIC LIFE**

PL1 - CONNECTIVITY: COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

#### 1. ACCESSIBLE OPEN SPACE

c. INCORPORATE TRANSPARENT AND OPEN INDOOR COMMUNITY MEETING SPACES AT THE GROUND LEVEL OF LARGER PROJECTS. AVOID HAVING ANY WINDOW COVERINGS OR WIN-DOW FILM THAT PERMANENTLY OBSCURE VIEWS INTO THE SPACE.

ARCHITECT'S RESPONSE: AT GROUND LEVEL WE ARE PROPOSING RETAIL SPACES THAT TAKE UP MOST OF THE BUILDING FAÇADE FACING 19™ AVE. EACH RETAIL SPACE WILL HAVE A SEPARATE ENTRANCE WITH STOREFRONT WINDOWS TO ALLOW TRANPARENCY, NATURAL LIGHT AND A VISUAL CONNECTION TO THE STREET.

#### 2. CONNECTION BACK TO THE COMMUNITY

c. ENHANCE GATHERING PLACES WITH LIGHTING. ART AND FEATURES. SO THAT THE SCALE OF THE ART AND SPECIAL FEATURES ARE COMMENSURATE WITH THE SCALE OF THE NEW DEVELOPMENT.

ARCHITEC'S RESPONSE: CURRENTLY THERE ARE PLANS TO HAVE A ROOF TOP MULTI-PUR-POSE SPACE THAT CAN BE USED AS A GATHERING SPACE FOR RESIDENTS AND THE COM-MUNITY. IF BUDGET ALLOWS, THIS SPACE WILL BE ENHANCED WITH SPECIAL LIGHTING AND ARTWORK. IN ADDITION, THE PROJECT WILL SEEK SPECIAL FUNIDNG FOR AN AFROCEN-TRIC MURAL THAT WILL BE PLACED ON THE EXTERIOR OF THE STAIRWELL WALL.

f. WHEN PROVIDING VEGETATION AT THE ROOF LEVEL, CONSIDER URBAN AGRICULTURE INSTEAD OF A PASSIVE GREEN ROOF TO PROVIDE RESIDENTS ACCESS TO FRESH PRO-DUCE.

ARCHITECT'S RESPONSE: AT THE ROOF LEVEL. WE WILL ENCOURAGE THE INCORPORA-TION OF RAISED BEDS TO ALLOW RESIDENTS TO GROW THEIR OWN PRODUCE. CURRENTLY WE ARE PROPOSING A GREEN ROOF AND OUTDOOR GATHERING SPACES AT THE ROOF LEVEL. IN ADDITION TO REDUCING THE RATE OF STORM WATER RUNOFF, IT IS THE INTENT OF THE GREEN ROOF TO PROVIDE YEAR-ROUND COLOR AND GREENERY TO THE RESI-DENTS OF THE BUILDING.

#### 3. LIVABILITY FOR FAMILIES AND ELDERLY

b. CONSIDER UTILIZING BUILDING ROOFTOPS AS AN OPPORTUNITY FOR FAMILY GATHER-ING AND GARDENING.

ARCHITECT'S RESPONSE: TO ENCOURAGE INTERACTION AND GATHERING AMONG THE RESIDENTS AND FAMILIES, WE ARE INCORPORATING: OUTDOOR SEATING, PLANTERS, A COMMUNITY SPACE TO HOST PARTIES. COMMUNITY EVENTS AND SOCIAL GATHERINGS. THE GREEN ROOF HAS THE POTENTIAL TO PROVIDE GARDENING OPPORTUNITIES AT A SMALLER SCALE.

d. PROVIDE MULTI-GENERATIONAL COMMUNITY GATHERING SPACES FOR YOUNG AND OLD TO RECREATE AND CONVERSE TOGETHER.

ARCHITECT'S RESPONSE: TO FOSTER A SENSE OF COMMUNITY FOR ALL THE RESIDENTS. WE ARE PROVIDING A ROOF DECK THAT CAN BE USED BY BOTH SMALL GROUPS AND LARGE GROUPS. IN ADDITION, WE ARE PROPOSING A LARGE ROOF TOP COMMUNITY ROOM THAT CAN SERVE MULTIPLE SOCIAL FUNCTIONS. IT IS THE INTENT THAT THIS COMMUNITY ROOM WILL BE EQUIPPED WITH A KITCHEN AND BATHROOMS.

PL3 - STREET-LEVEL INTERACTION: ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

#### 1. FRONTAGES

c. PROMOTE TRANSPARENCY AND "EYES ON THE STREETS." NO REFLECTIVE OR OB-SCURE GLASS SHOULD BE USED.

ARCHITECT'S RESPONSE: ALL OF THE SPACES FACING 19TH AVENUE WILL HAVE TRANS-PARENT FACADES. THIS INCLUDES THE BUILDING ENTRY. THE INTENT OF THE DESIGN IS TO HAVE A WELL-LIT TRANSPARENT FAÇADE WITH VISUAL ACCESS INTO THE BUILDING. RESIDENTS AND COMMERCIAL TENANTS WILL ALL ENTER THE BUILDING VIA 19™ AVENUE. HAVING ALL ENTRANCES OFF 19<sup>TH</sup> AVENUE WILL HELP TO ACTIVATE THE FAÇADE AND MAKE IT A SAFER PLACE TO BE.





#### **DESIGN CONCEPT**

**DC4 – EXTERIOR ELEMENTS & FINISHES:** USE APPROPIATE AND HIGH-QUALITY ELEMENTS AND FINISHES FOR THE BUILDING AND OPEN SPACES.

#### 2. BUILDING MATERIALS

a. CONSIDER VIBRANT AND BOLD USES OF COLOR, MATERIALS, TEXTURE, AND LIGHT TO REINFORCE LOCAL CULTURAL REFERENCES.

ARCHITECT'S RESPONSE: IT IS THE INTENT OF OUR DESIGN TO INCORPORATE VIBRANT AND RICH COLORS FROM ACROSS THE AFRICAN DIASPORA TO REFLECT THE HERITAGE OF THIS HISTORICALLY AFRICAN AMERICAN COMMUNITY. WE WILL SEEK HIGH QUALITY MATERIALS SUCH AS BRICK, CONCRETE, WOOD, FIBER BOARD AND STEEL TO USE IN CREATIVE WAYS TO REINFORCE CULTURAL REFERENCES.

**A.1 CHARACTER AREAS:** CONTRIBUTE TO ARCHITECTURAL AND PLACEMAKING CHARACTER WITH LOCAL HISTORY AND CULTURAL REFERENCES.

#### 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.

ARCHITECT'S RESPONSE: WE WILL BE SEEKING SPE-CIAL FUNDING FOR AN AFRO-CENTRIC MURAL TO BE USED ON THE FRONT STAIRWELL WALL.

THIS ELEMENT WILL INCREASE THE VISUAL INTEREST OF OUR PROJECT AND LESSEN THE EFFECT OF BLANK WALLS. THE MURAL WILL BE AN INTEGRAL DESIGN FEATURE THAT WILL AID IN REFERENCING THE LOCAL HISTORY AND CULTURE. e. ENCOURAGE THE BUILDING DESIGN TO REFLECT THE RACIAL, ECONOMICAL, AND MULTI-GENERATIONAL CHARACTER OF THE COMMUNITY.

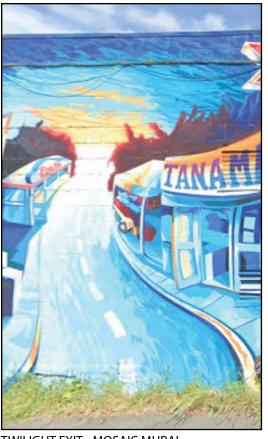
ARCHITECT'S RESPONSE: REFERENCING THE CULTURE AND HISTORY OF THE CENTRAL DISTRICT/NORTH CAPITOL HILL COMMUNITY IN OUR DESIGN IS A TOP PRIORITY. NOT ONLY WILL BE EXPLORING DIFFERENT FAÇADE TREATMENTS, WE WILL BE LOOKING A DIFFERENT WAYS TO REFLECT AFROCENTRIC DESIGN AND MULTI-GENERATIONAL CHARACTER INSIDE THE BUILDING. THIS WILL BE DONE IN A VARIETY OF WAYS INCLUDING ART, SPECIAL LIGHTING, COLORS, SHAPES AND TEXTURES. WE WILL SEEK TO DRAW INSPIRATION FROM DESIGNS, BOTH OLD AND NEW, FOUND IN THE COMMUNITY IN WHICH THIS BUILDING WILL BE LOCATED.





#### **INSPIRATIONAL IMAGES**

### PRECEDENT IMAGES











TWILIGHT EXIT - MOSAIC MURAL



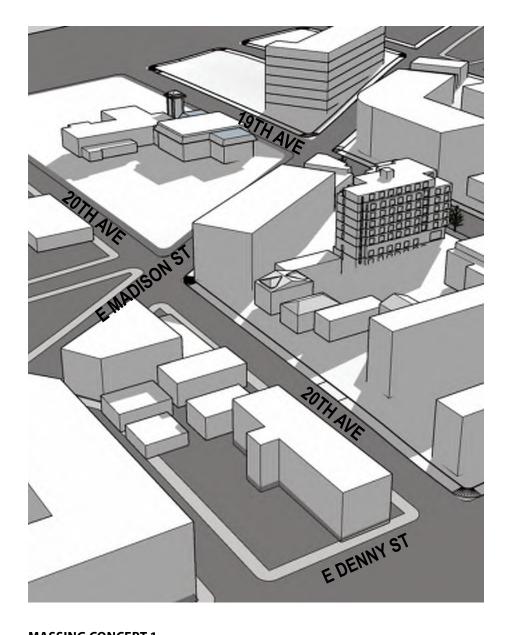
MT ZION BAPTIST CHURCH - AFRO-CENTRIC DESIGN

MADISION CONDOS - FULL SCALE MURAL



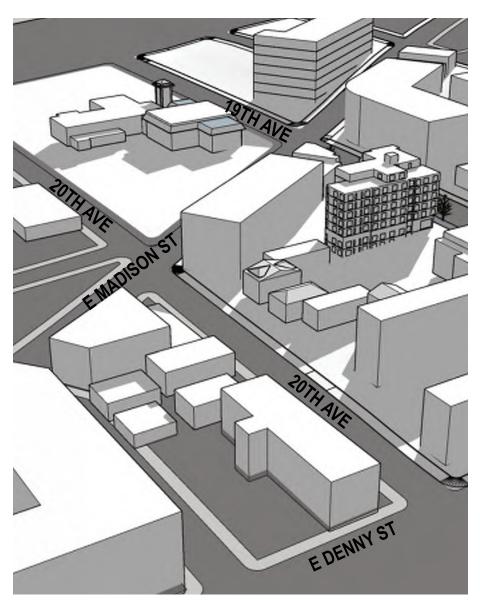


#### **8.0 ARCHITECTURAL MASSING CONCEPTS**



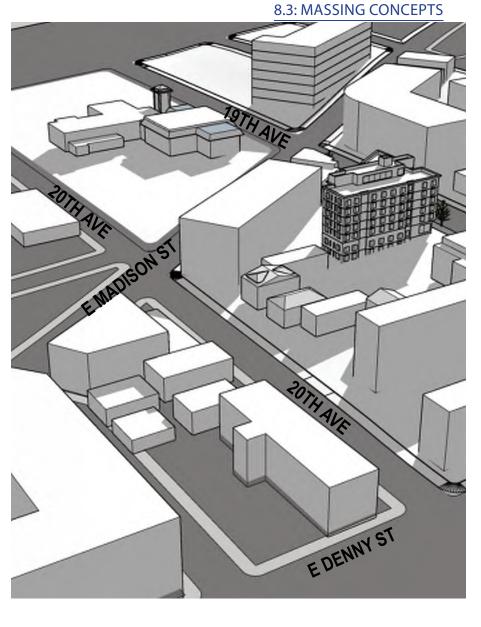
### MASSING CONCEPT 1

7 STORIES
65 UNITS & 3 RETAIL SPACES
0 PARKING STALLS
NO DEPARTURE



#### **MASSING CONCEPT 2**

6 STORIES
62 UNITS & 1 RETAIL SPACES
3 PARKING STALLS
NO DEPARTURE



#### **MASSING CONCEPT 3 - PREFERRED**

6 STORIES
62 UNITS & 2 RETAIL SPACES
7 PARKING STALLS
NO DEPARTURE





#### **CONCEPT 1 OVERVIEW**

#### **MAXIMIZED**

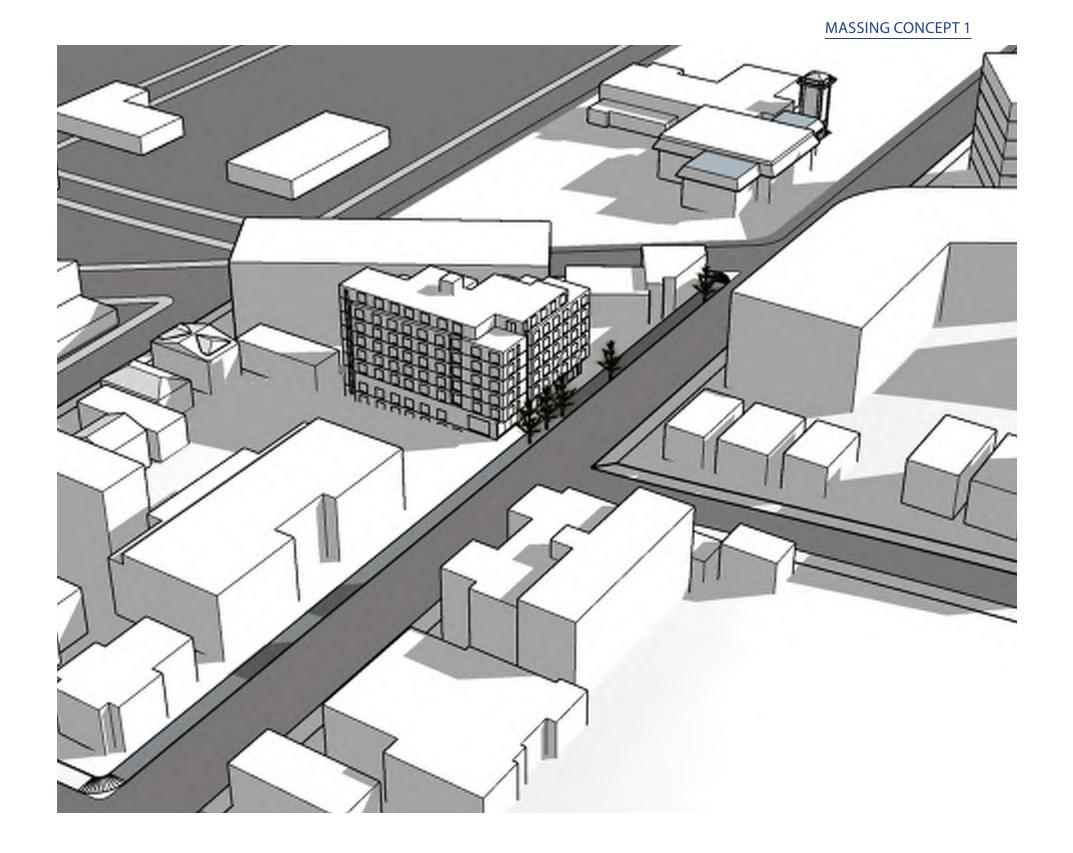
#### **BUILDING SPECIFICATION:**

- 7-STORIES
- 74 UNITS & 2 RETAIL SPACES
- 0 PARKING STALLS
- NO DEPARTURES

#### **DESCRIPTION:**

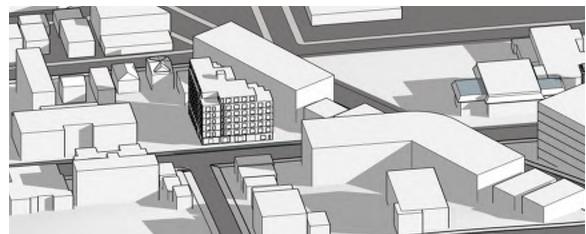
THIS CONCEPT SEEKS TO MAXIMIZE AMOUNT OF FOOTAGE ON THE SITE, WITH LESS PUBLIC GATHERING SPACES. THERE ARE TWO RETAIL SPACES AND A RESIDENTIAL UNIT ALONG  $19^{\rm TH}$  AVE. THE UNITS ARE ARRANGED ALONG A DOUBLE LOADED CORRIDOR.

- NO DESIGN REVIEW DEPARTURES REQUESTED.
- PROVIDES SAFETY AND SECURITY
- WELL DEFINED PUBLIC, SEMI-PUBLIC AND PRIVATE ZONES
- DEFENSIVEABLE SPACES WITH "EYES ON THE STREET"
- PROVIDES A GOOD MIX OF COMMERCIAL SPACES WITH RESIDENTIAL HOUSING
- PROVIDES OPPORTUNITY FOR PUBLIC SPACES AND LANDSCAPED AREAS
- LARGE MASSING FRONTS THE ADJACENT NEIGH-BORHOOD









E. HOWELL ST LOOKING WEST



E. HOWELL ST LOOKING EAST

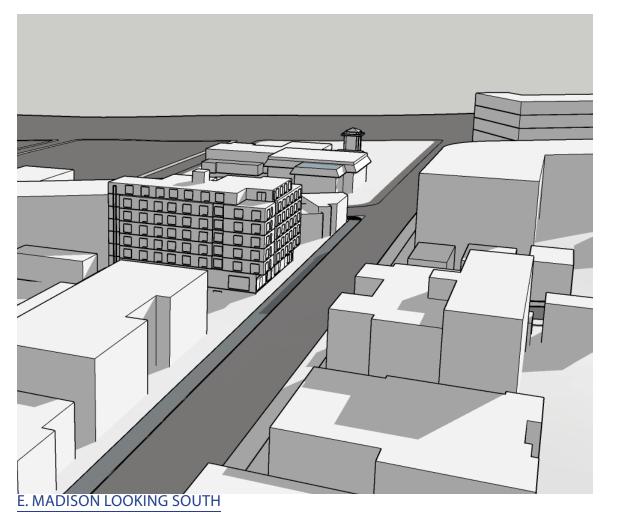




RESIDENTIAL AND RETAIL ENTRIES





















PROPERTY LINE
RETAIL SPACE

**RESIDENTIAL UNITS** 

CORRIDOR

CIRCULATION

MECH. / OTHER



:::::::



PROPERTY LINE

RESIDENTIAL UNITS

CORRIDOR

CIRCULATION

MECH. / OTHER









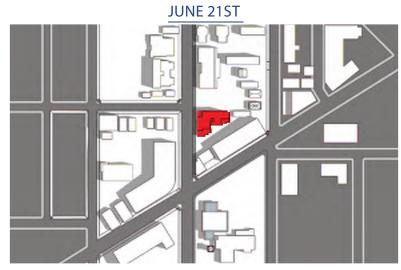




### **SHADOW ANALYSIS**

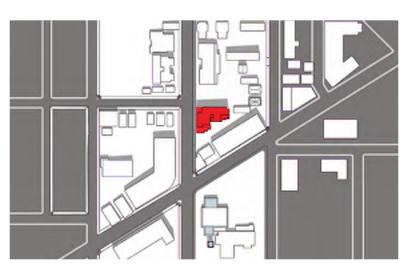
**DECEMBER 21ST** 

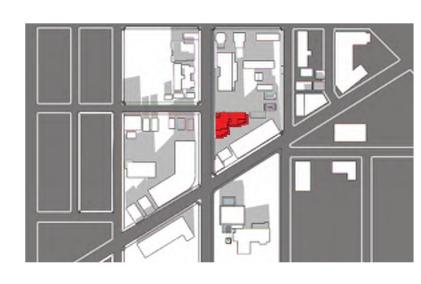


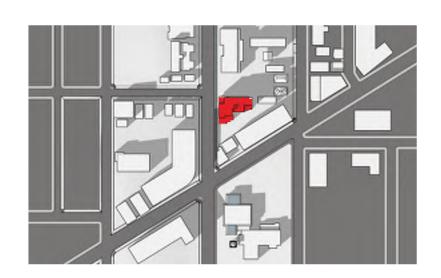


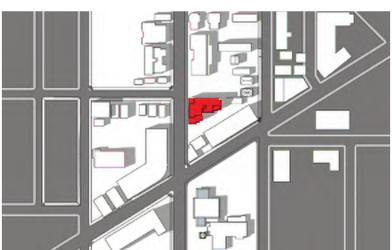














3PM

9AM

12PM



#### **CONCEPT 2 OVERVIEW**

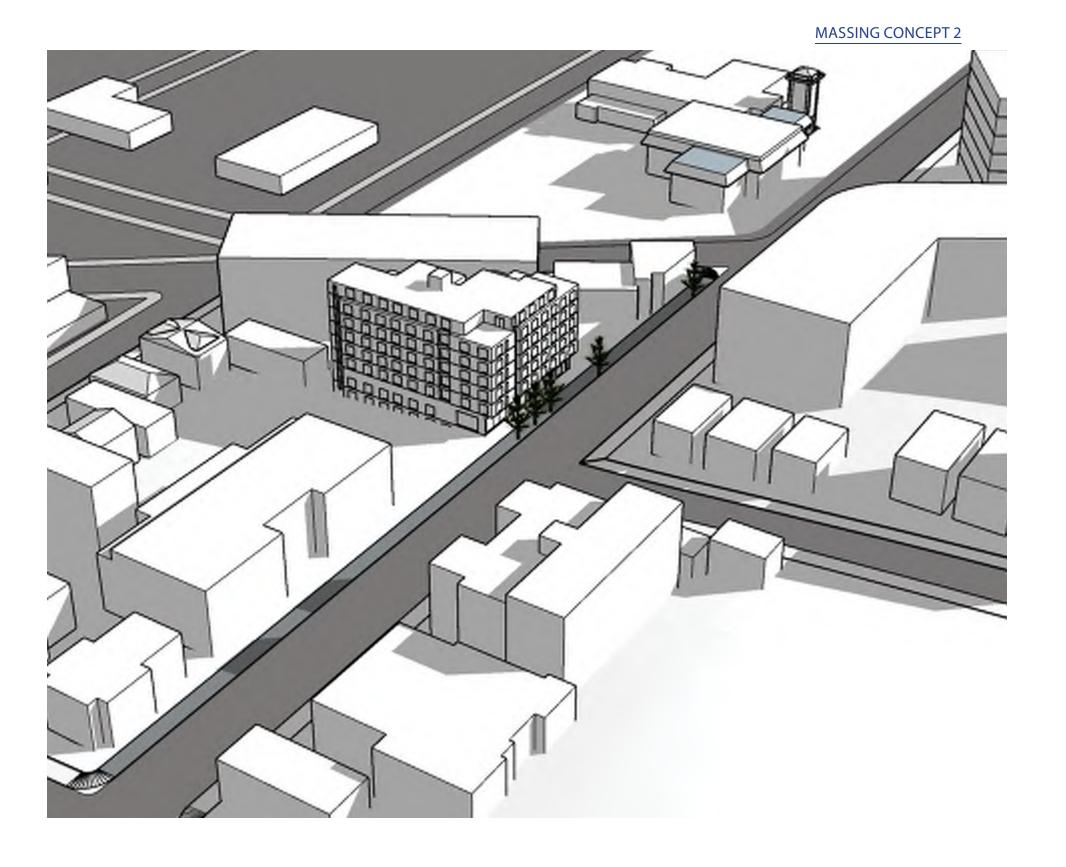
#### **BUILDING SPECIFICATION:**

- 7-STORIES PLUS PENTHOUSE
- 68 UNITS & 2 RETAIL SPACES
- 3 PARKING STALLS
- NO DEPARTURES

#### **DESCRIPTION:**

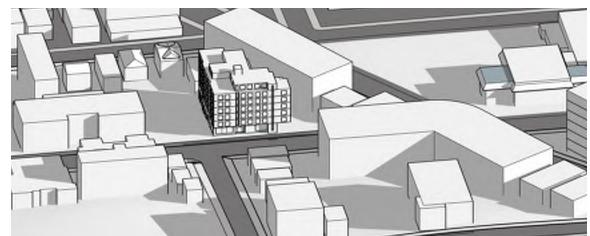
THIS CONCEPT PLACES THE RESIDENT'S ENTRANCE ADJACENT TO THE RETAIL SPACES TO FOSTER INTERACTION AND SAFETY. BY PLACING THE MAIN LOBBY IN BETWEEN THE RETAIL SPACES, WE SEEK TO ENLIVEN BY ATTRACTING FOOT TRAFFIC FROM E MADISON ST TO  $19^{TH}$  AVE.

- NO DESIGN REVIEW DEPARTURES REQUESTED.
- PROVIDES SAFETY AND SECURITY
- WELL DEFINED PUBLIC, SEMI-PUBLIC AND PRIVATE ZONES
- DEFENSIVEABLE SPACES WITH "EYES ON THE STREET"
- PROVIDES A GOOD MIX OF COMMERCIAL SPACES WITH RESIDENTIAL HOUSING
- PROVIDES OPPORTUNITY FOR PUBLIC SPACES AND LANDSCAPED AREAS
- ATTRACTS FOOT TRAFFIC TO THE SITE BY PLAC-ING PUBLIC SPACES ALONG 19<sup>TH</sup> AVE.
- PROVIDES A ROOF DECK FOR BOTH SMALL AND LARGE GROUPS
- IMPLEMENTS A FLEXIBLE COMMUNITY ROOM
- SEEKING FUNDING FOR AN AFROCENTRIC MURAL TO BE LOACTED ON THE FRONT OF THE STAIR-WELL WALL ALONG 19<sup>TH</sup> AVE.









E. HOWELL ST LOOKING WEST

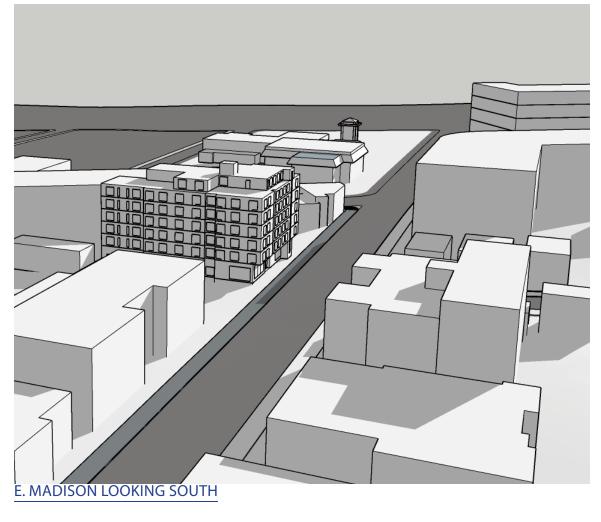


E. HOWELL ST LOOKING EAST













#### MASSING CONCEPT 2 - FLOOR PLANS

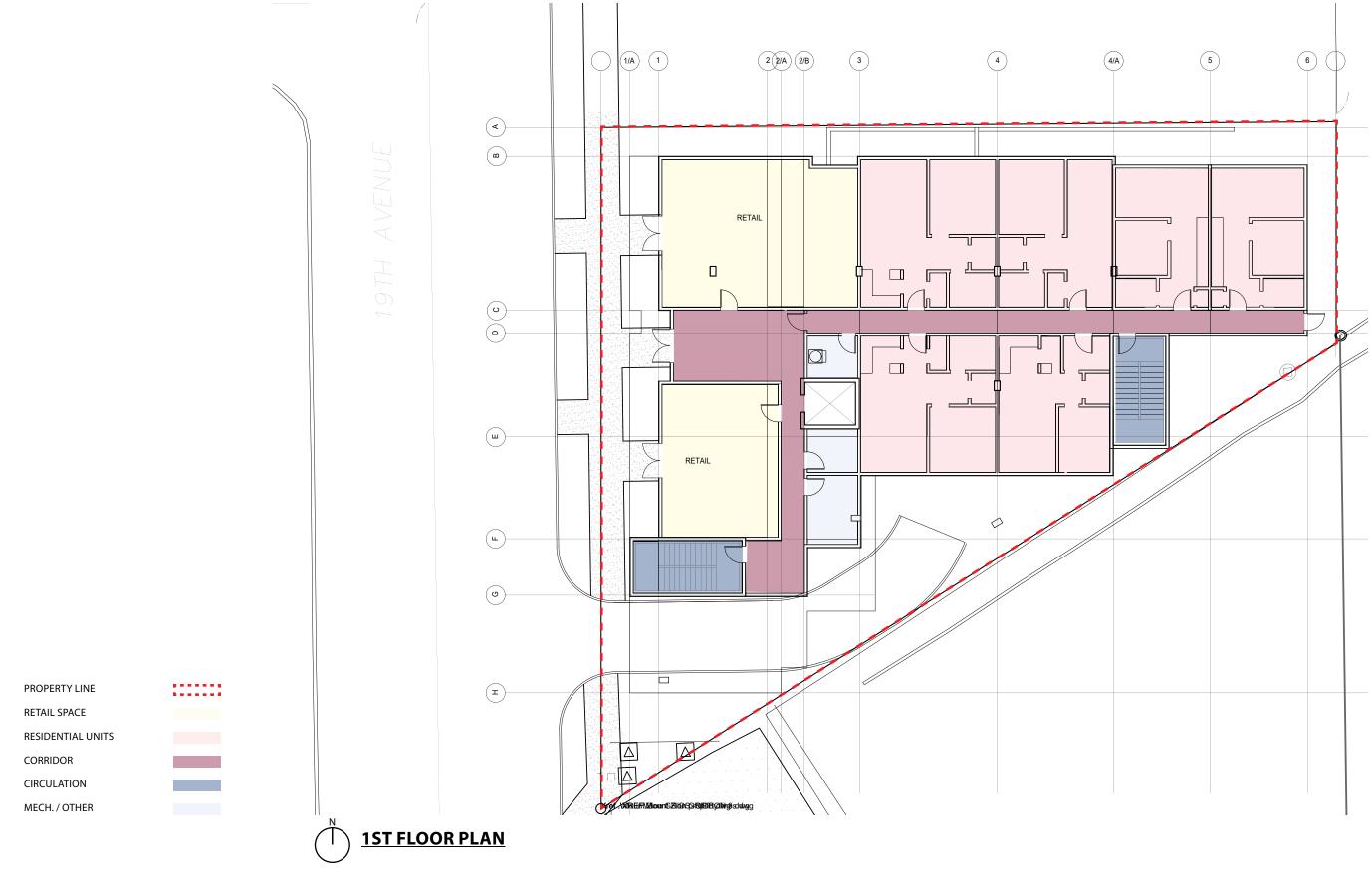














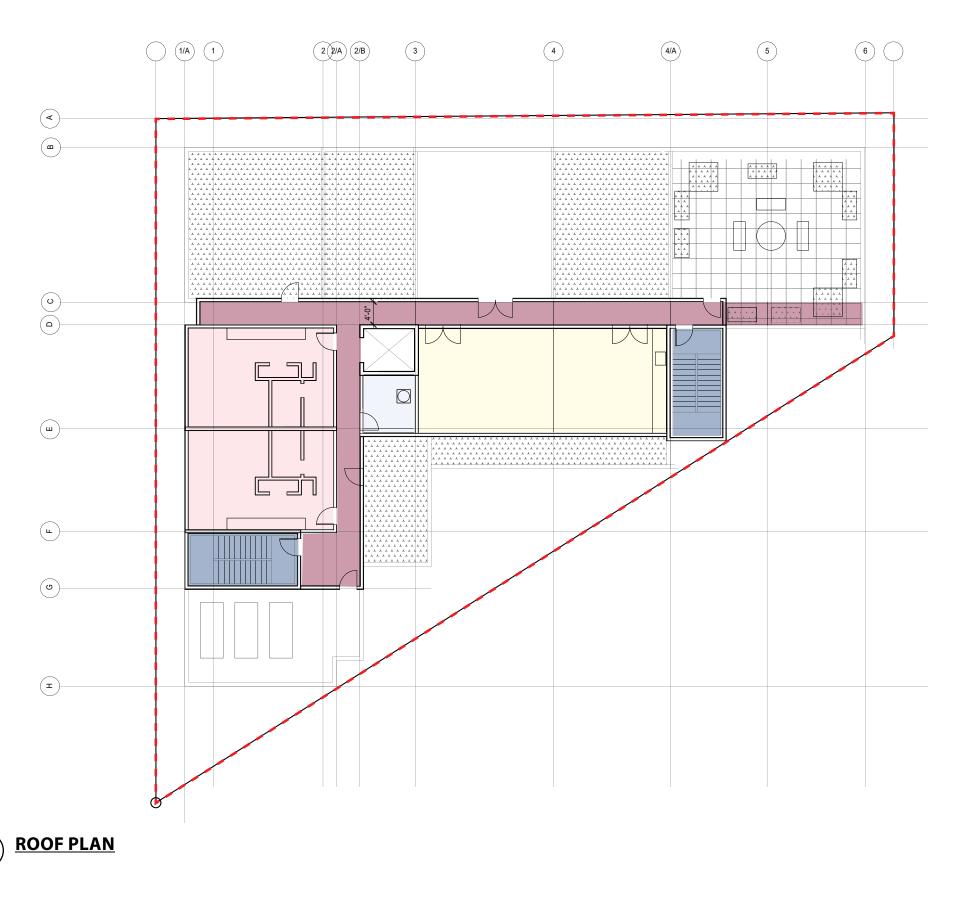


















### **SHADOW ANALYSIS**

JUNE 21ST **DECEMBER 21ST** MARCH / SEPTEMBER 21 9AM 12PM 3PM





#### **CONCEPT 3 OVERVIEW**

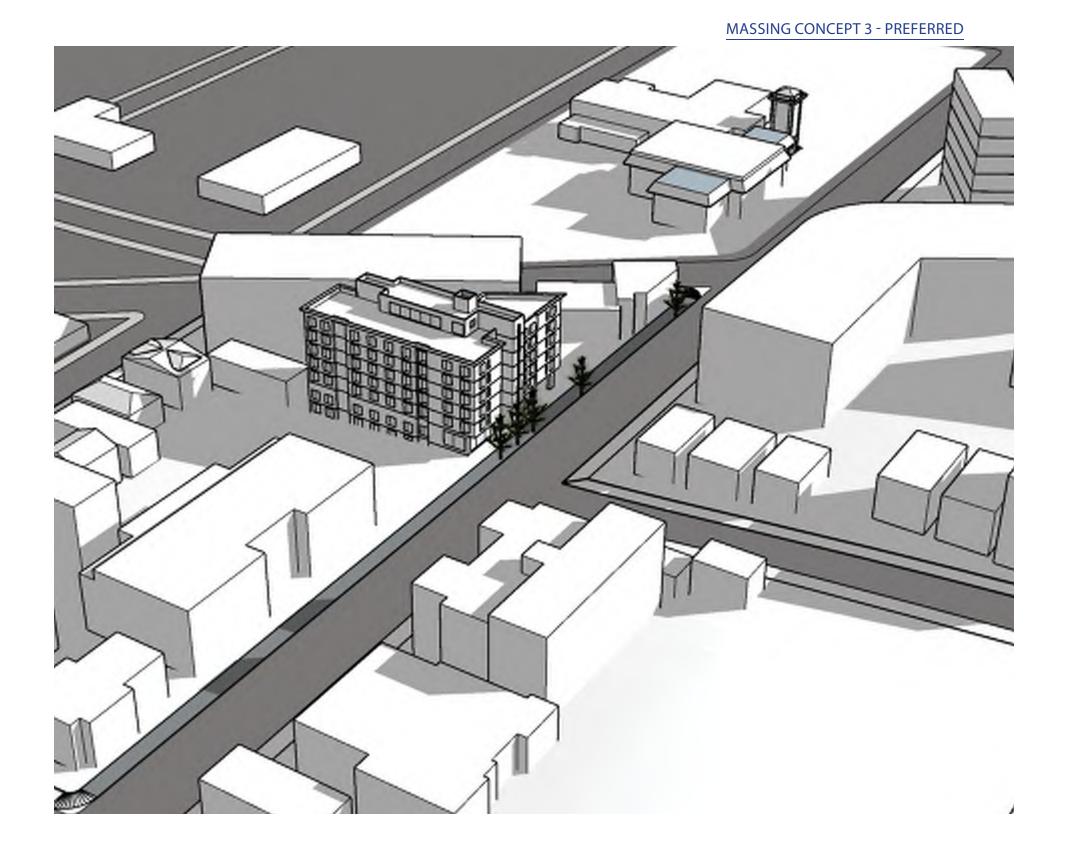
#### **BUILDING SPECIFICATION:**

- 7-STORIES PLUS PENTHOUSE
- 62 UNITS & 2 RETAIL SPACES
- 7 PARKING STALLS
- NO DEPARTURES

#### **DESCRIPTION:**

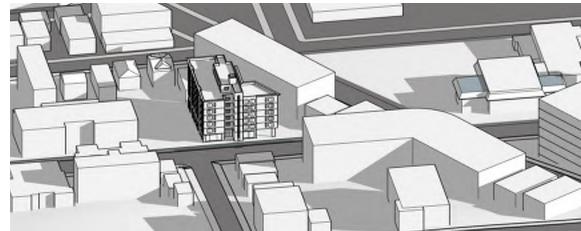
THIS CONCEPT PROPOSES RETAIL SPACES TO TAKE MOST OF THE BUILDING FAÇADE FACING 19<sup>TH</sup> AVE. EACH RETAIL SPACE WILL HAVE A SEPARATE ENTRANCE WITH STORE-FRONT WINDOWS TO ALLOW TRANSPARENCY, NATURAL LIGHT AND A VISUAL CONNECTION TO THE STREET. IT ALSO INCORPORATES VIBRANT AND RICH COLORS FROM ACROSS THE AFRICAN DIAPORA TO REFLECT THE HERITAGE OF THIS HISTORICALLY AFRICAN AMERICAN COMMUNITY.

- NO DESIGN REVIEW DEPARTURES REQUESTED.
- PROVIDES SAFETY AND SECURITY
- WELL DEFINED PUBLIC, SEMI-PUBLIC AND PRIVATE ZONES
- DEFENSIVEABLE SPACES WITH "EYES ON THE STREET"
- PROVIDES A GOOD MIX OF COMMERCIAL SPACES WITH RESIDENTIAL HOUSING
- PROVIDES OPPORTUNITY FOR PUBLIC SPACES AND LANDSCAPED AREAS
- COMMON AREA SPACES FOR SENIOR ACTIVITIES AND SERVICES
- CREATES A STRONG LINK BETWEEN THAE NEW DEVELOPMENT AND ITS SURROUNDING CONTEXT
- REFERENCES THE CULTURE AND HISTORY OF THE CENTRAL DISTRICT/ CAPITOL HILL COMMUNITY
- LOOKS AT WAYS TO REFLECT AFROCENTRIC DE-SIGN









E. HOWELL ST LOOKING WEST



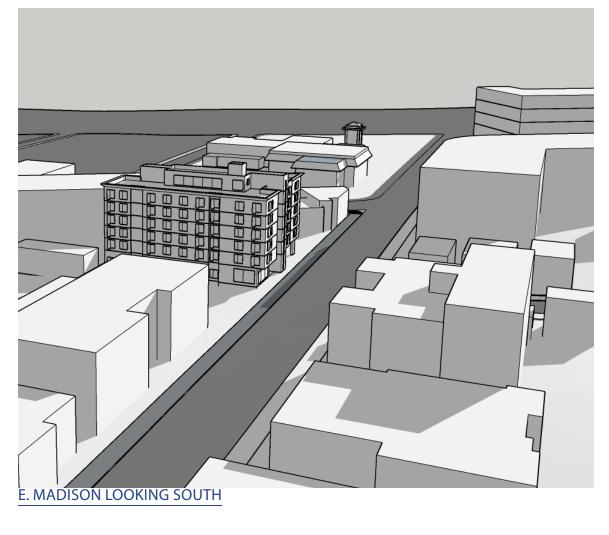


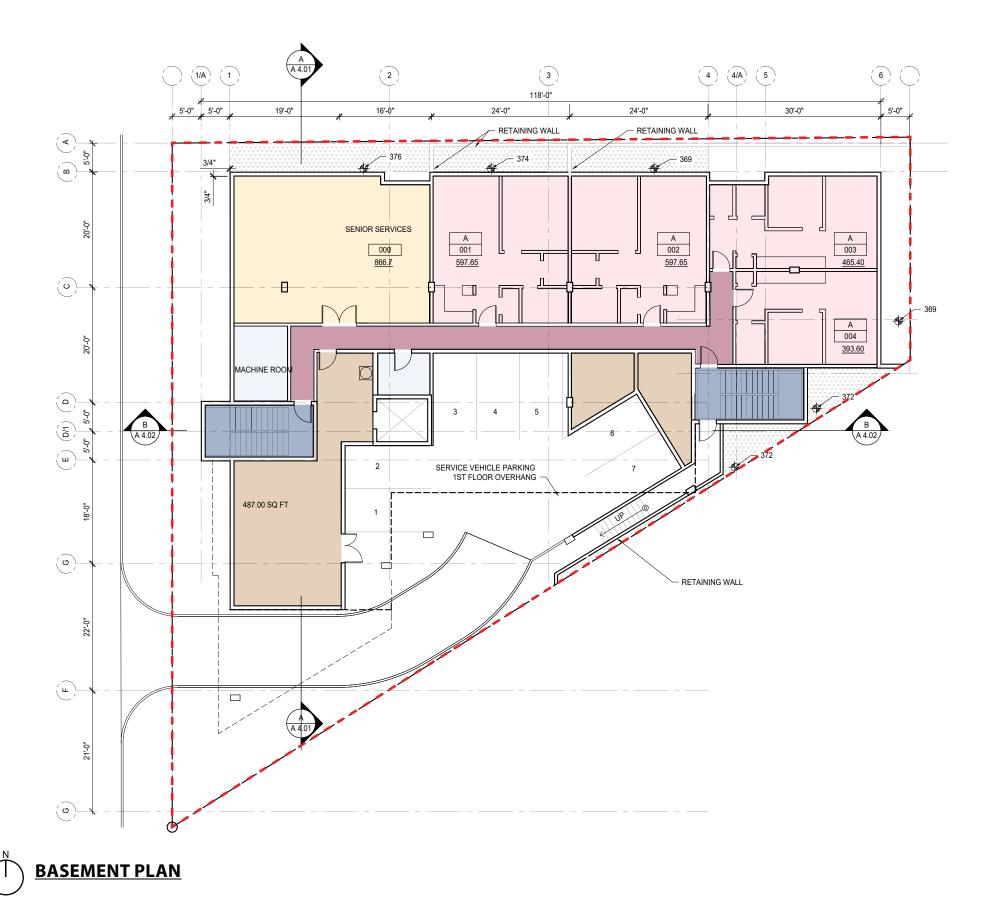


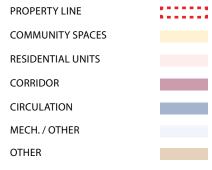


RESIDENTIAL AND RETAIL ENTRIES



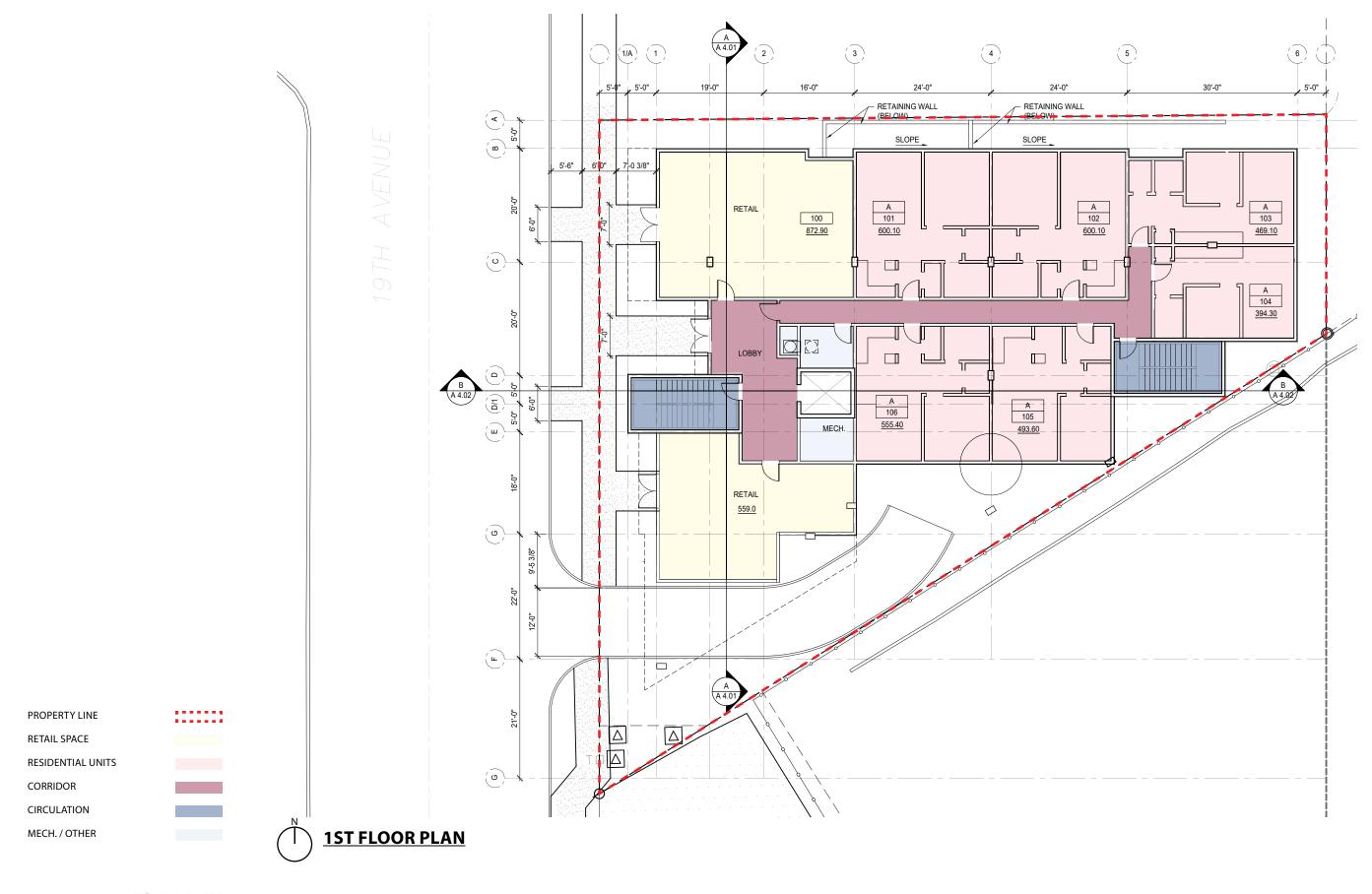












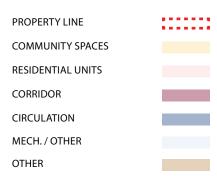






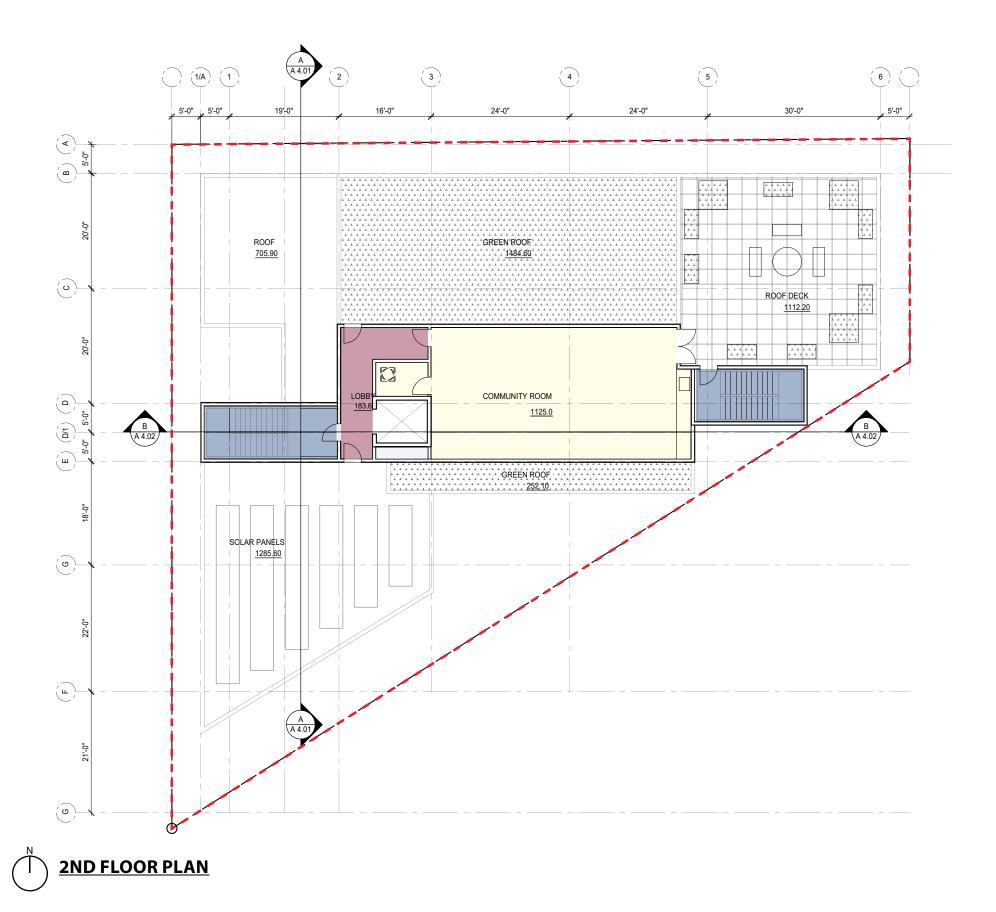


## 2ND -6TH FLOOR PLAN









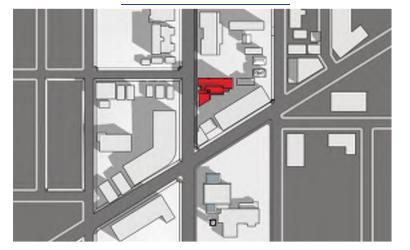






### **SHADOW ANALYSIS**

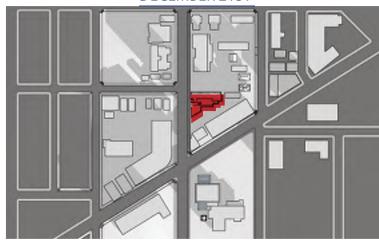
MARCH / SEPTEMBER 21



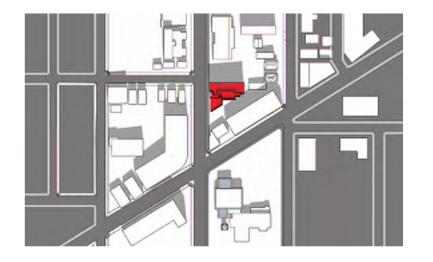
JUNE 21ST

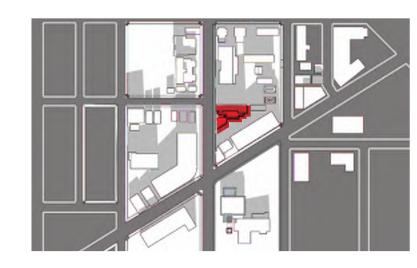


**DECEMBER 21ST** 



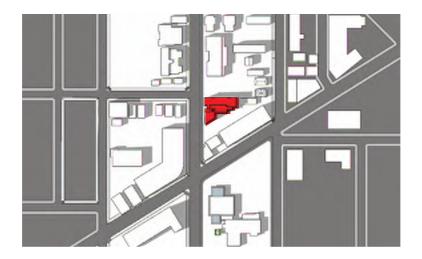
9AM

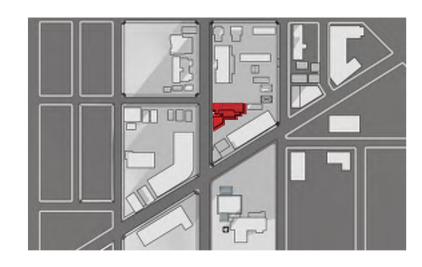




12PM







3PM



