

# 1419 24TH AVENUE

**Project #:** #3032295-EG, 3035044-LU

**Meeting Type:** Recommendation Packet

**Meeting Date:** September 24th, 2020

**Applicant Team:** 1419 24th LLC  
*Developer / Owner*

b9 architects  
*Architect*

Root of Design  
*Landscape Architect*

Cascade Built  
*General Contractor*

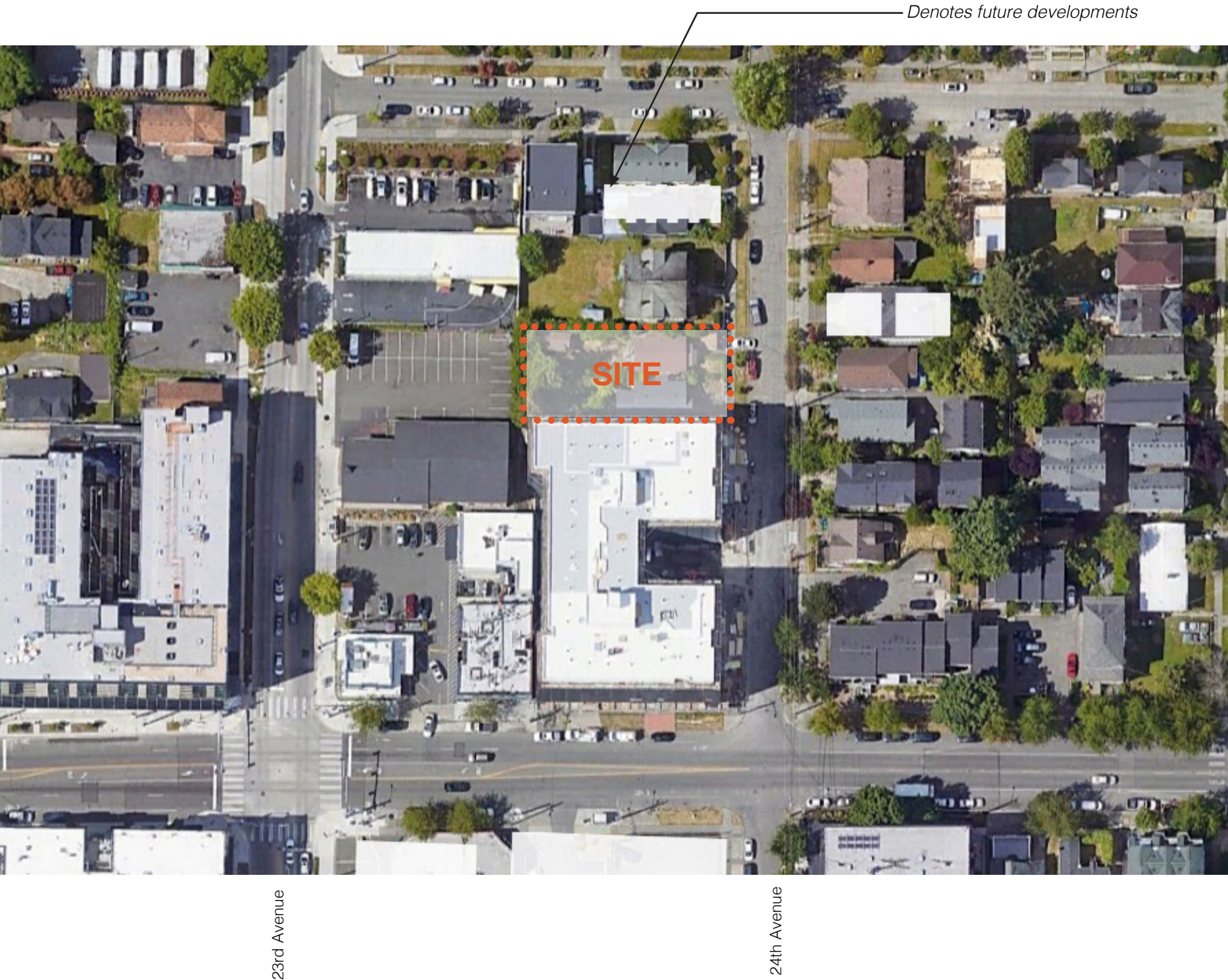


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# TABLE OF CONTENTS

<b>OBJECTIVES</b>	<b>04</b>
EARLY PUBLIC OUTREACH SUMMARY	05
<b>URBAN DESIGN ANALYSIS</b>	<b>06</b>
ZONING MAP	06
ZONING SUMMARY	07
ARCHITECTURAL CONTEXT	08
SITE CONDITIONS & CONSTRAINTS	10
SITE SURVEY	11
EXISTING CONDITIONS	12
<b>MASSING ALTERNATIVES</b>	<b>16</b>
DESIGN MASSING EVOLUTION	16
<b>MASSING DESIGN</b>	<b>18</b>
<b>ARCHITECTURAL CONCEPT DESIGN</b>	<b>20</b>
<b>STREETSCAPE DESIGN</b>	<b>22</b>
<b>STREETSCAPE - PUBLIC ART</b>	<b>24</b>
<b>COURTYARD/OPEN SPACE DESIGN</b>	<b>26</b>
<b>LIVE-WORK UNIT STUDY</b>	<b>30</b>
<b>FACADE AND MATERIALS DESIGN</b>	<b>34</b>
<b>SITE PLAN</b>	<b>38</b>
<b>BUILDING PLANS</b>	<b>39</b>
<b>BUILDING SECTIONS</b>	<b>44</b>
<b>RENDERED ELEVATIONS</b>	<b>46</b>
<b>LANDSCAPE</b>	<b>48</b>
<b>COMPLETED WORK</b>	<b>50</b>



OBJECTIVES

The development project seeks to enhance an evolving neighborhood fabric with an eight-story apartment building mid-block on 24th Avenue. The team will achieve a high sustainability metric and provide new housing units in a culturally rich community.

Gross Floor Area	45,149 sf
Number of Units	107 units
Total Commercial Area	0 sf
Number of Parking Spaces	0
Number of Long-term Bike Parking Spaces	48 spaces
Number of Short-term Bike Parking Spaces	6 spaces

Sustainability  
The project team aspires to create a highly sustainable building, designed to Passive House standards. Passive House is a rigorous, voluntary standard for energy efficiency in a building, which reduces the building’s ecological footprint. It results in ultra-low energy buildings that require little energy for space heating or cooling.



# EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 1419 24th Avenue, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included the posting of 10 posters in neighborhood landmarks, community and utility poles, an interactive project website and a site tour/walk. Members of the community provided input on the proposed development at the site tour/walk.

The comments and questions centered primarily on the streetscape, with comments about safety, lighting and street-level uses. There were comments about general safety in the neighborhood and parking.

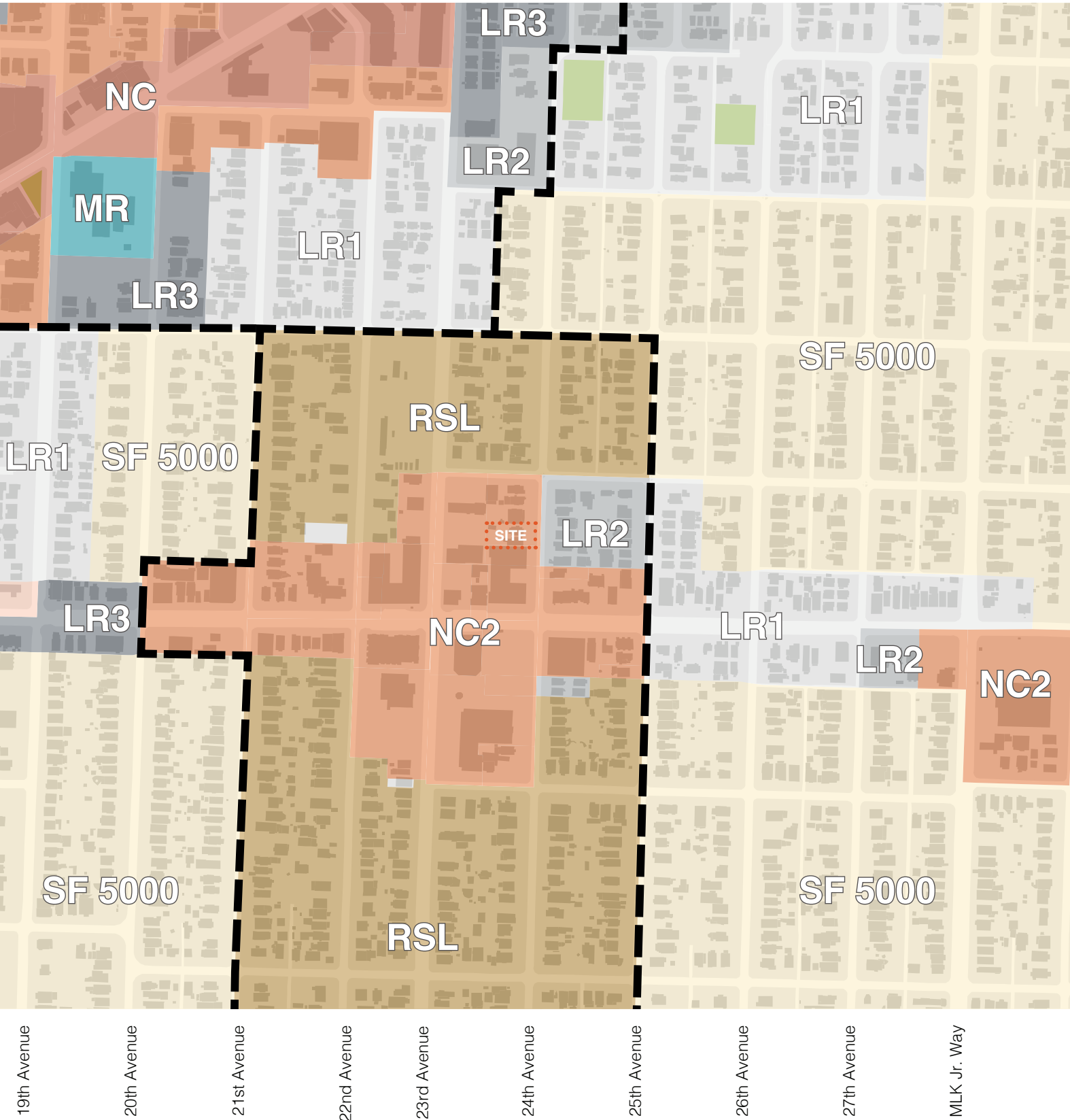
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018

VI.E.- Documentation: Early Design Guidance

*Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS	APPLICANT RESPONSE
① Printed Outreach Posters hung in minimum of 10 local businesses, community centers, or other publicly-accessible venues, located within approximately a half mile from the proposed site. At least half of the posters must be visible from the sidewalk	July 31, 2019	None received	N/A
② Digital Outreach Interactive project webpage	July 23, 2019	None received	N/A
③ In-Person Outreach Hosted 1-hour community on-site walk	August 15, 2019	<ul style="list-style-type: none"><li>Neighbor supported a strategy that provided continued maintenance of the planting in the right of way.</li><li>Neighbor has concerns about the lack of parking in the neighborhood, especially during construction.</li><li>Safety was also raised as a concern with respect to the pedestrian crossing at 24th and Union.</li><li>Neighbor strongly encouraged a safe and secure street frontage that is well lit, especially at night.</li><li>Neighbor supported the residential use on the street and indicated that a commercial use at this location is not viable.</li></ul>	<ul style="list-style-type: none"><li>The design team proposes a robust and well-maintained landscape design in the right of way and the front setback to the sidewalk</li><li>Construction team is coordinating parking agreements with parking lot owners in the neighborhood to minimize the street parking use during construction. Negotiations are ongoing.</li><li>The pedestrian crossing at 24th Avenue and E Union Street is not part of the project scope.</li><li>The design provides appropriate lighting along its street frontage on 24th Avenue to encourage a safe and secure environment.</li><li>The design provides residential uses at the entire street frontage. The ground floor residential units are designed for possible future conversion to live-work units.</li></ul>

ZONING MAP



E Howell Street  
E Olive Street  
E Pine Street  
E Pike Street  
E Union Street  
E Spring Street  
E Marion Street

- LR1
- LR2
- LR3
- NC1
- NC2
- NC3
- SF 5000
- SF 7200
- SF 9600
- RSL
- C1
- C2
- IG1
- IG2
- IB
- IC
- SM/D
- MIO
- MR

**ADDRESS**  
1419 24th Avenue

**LOT SIZES**  
7,766 SF (3,600 + 286 + 3,880)

**ZONE**  
NC2-75 (M1)

**URBAN VILLAGE OVERLAY**  
23rd & Union-Jackson Residential Urban Village



# ZONING SUMMARY

**23.47A.004 PERMITTED USES:**

- Residential use permitted outright

**23.47A.008 STREET-LEVEL DEVELOPMENT STANDARDS:**

- 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 spaces are provided
- Street-facing facades containing a residential use shall have a visually prominent pedestrian entry
- The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
- The maximum width and depth of a structure is 250 feet.

**23.47A.012 STRUCTURE HEIGHT:**

- 75 Feet base height
- Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets, and firewalls may extend 4 feet above the maximum height limit
- Insulation material, rooftop decks and other similar features, or soil for landscaping located above the structural roof surface may exceed the maximum height limit by up to 2 feet if enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2
- Solar collectors may extend up to 7 feet above the otherwise applicable height limit, with unlimited rooftop coverage
- Solar collectors, mechanical equipment, play equipment and open mesh fencing at least 15 feet from the roof edge, wind-driven power generators, and minor communication utilities may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height including weather protection does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment
- Stair and elevator penthouses may extend up to 16 feet above the applicable height limit

**23.47A.013 FLOOR AREA RATIO:**

- 5.5 if the project meets the standards of subsection 23.47A.013.
- The following floor area is exempt from FAR limits: All stories or portions of stories that are underground, all portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, the floor area of required bicycle parking for small efficiency dwelling units

**23.47A.014 SETBACKS AND SEPARATIONS:**

- Rooftop features are not allowed in setbacks, except that for upper-level setbacks
- Open railings may extend up to 4 feet above the height at which the setback begins.
- Parapets may extend up to 2 feet above the height at which the setback begins.
- For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet
- Decks with open railings may extend into the required setback

**23.47A.024 AMENITY AREA:**

- Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use. Gross floor area, for the purposes of this subsection 23.47A.024.A, excludes areas used for mechanical equipment and accessory parking. For the purposes of this subsection 23.47A.024.A, bioretention facilities qualify as amenity areas.
- 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.
- Private balconies and decks shall have a minimum area of 60 square feet, and no horizontal dimension shall be less than 6 feet
- All residents shall have access to a common or private amenity area.

**23.47A.016 LANDSCAPING AND SCREENING STANDARDS:**

- A Green Factor Score of 0.3 or greater is required for any lot with development containing more than four new dwelling units.
- Street trees are required when any type of development is proposed.

**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 Chapters 23.58B and 23.58C.

**23.47A.022 LIGHT AND GLARE STANDARDS:**

- Exterior lighting shall be shielded and directed away from adjacent properties
- Interior lighting in parking garages must be shielded to minimize nighttime glare affecting nearby uses.
- Driveways and parking areas for more than two (2) vehicles shall be screened from adjacent properties by a fence or wall between five (5) feet and six (6) feet in height, or solid evergreen hedge or landscaped berm at least five (5) feet in height.
- In zones with a forty (40) foot or greater height limit, exterior lighting on poles is permitted up to a height of forty (40) feet from finished grade, provided that the ratio of watts to area is at least twenty (20) percent below the maximum exterior lighting level permitted by the Energy Code.

**23.54.015.A VEHICLE PARKING**

- No minimum requirement for vehicular parking in an NC zone if located within urban villages if the residential use is located within a frequent transit service area

**23.54.015.K BICYCLE PARKING:**

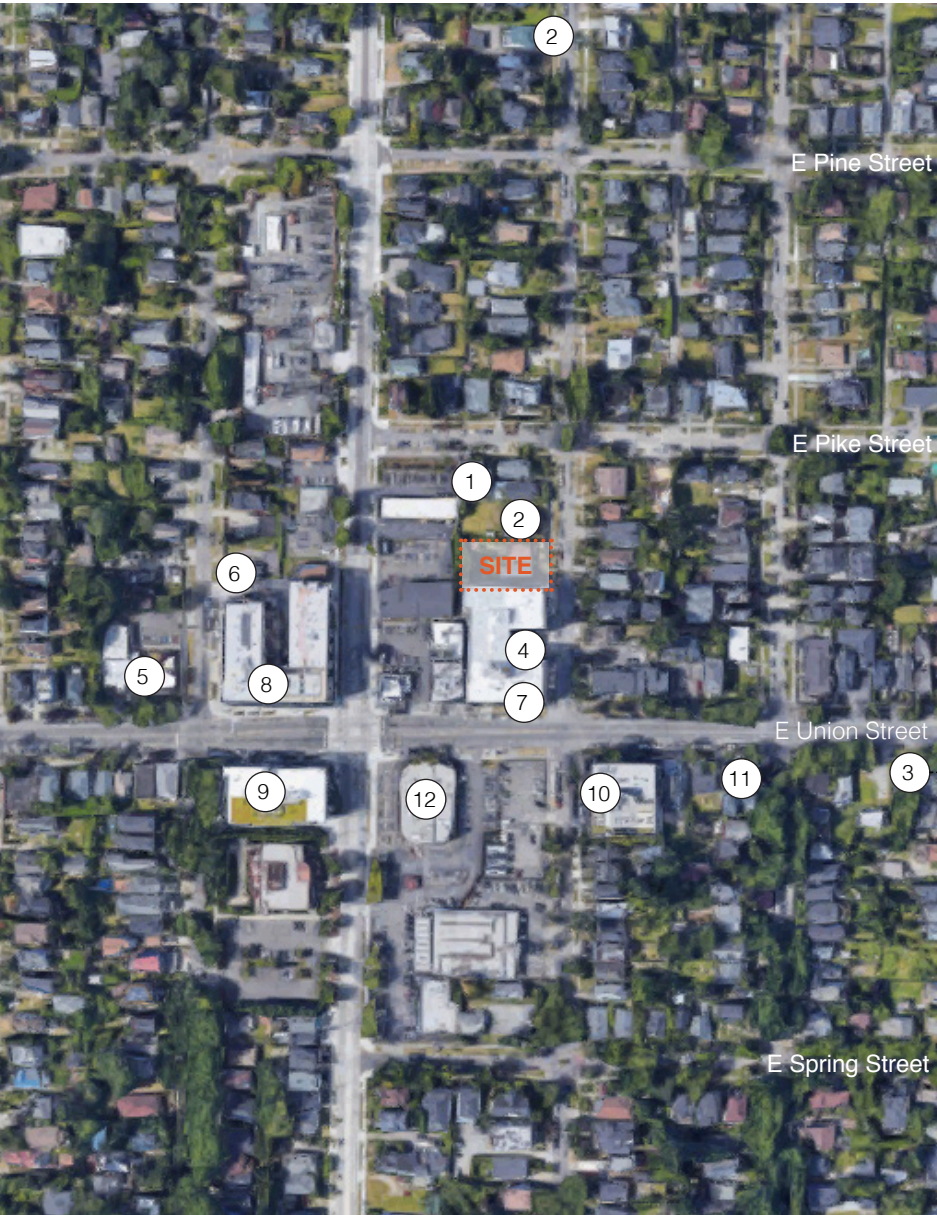
- Long Term parking requirement: 1 per dwelling unit and 1 per small efficiency dwelling unit
- Short Term parking requirement: 1 per 20 dwelling units
- Bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for full weather protection.

**23.54.040 TRASH AND RECYCLING STORAGE:**

- Residential units: 26-50 units = 375 square feet of storage area



ARCHITECTURAL CONTEXT



① Office / Condominium  
2315 E Pike Street  
Built: 2000  
Relevance: Modern Material Palette



② Duplex  
1425-27 24th Avenue  
Built: 1904  
Relevance: Immediate Neighbor to North, Duplex Structure



③ Rowhouses  
1401 Martin Luther King Jr. Way  
Built: 2019, 4 units  
Relevance: Articulated Massing, Materials



④ Entry frame at Liberty Bank Apartments  
2320 E Union Street  
Built: 2019, 115 units  
Relevance: Colorful Art and Courtyard



⑤ 2116 E Union Street  
Church of the Lutheran  
Built: 1900  
Relevance: Modern Architecture



⑥ Single-family Residence  
1418 22nd Avenue  
Built: 1904



- Although much of the architectural context in the neighborhood around this site is well-established, the immediate neighborhood is undergoing significant change currently. A number of larger development projects have been completed recently, including the Liberty Bank Building, neighboring the site to the south. The immediate neighborhood is dense with multifamily residential buildings of varying architectural character.
- There is a concentration of commercial and multifamily buildings located along E Union Street, to the east and west of the site, including multiple new developments. Some commercial and institutional structures extend along 23rd Avenue as well.
- Single family structures (see #6), have contributed to the neighborhood since the early 20th century.
- Mixed-use and Apartment buildings also define the neighborhood, although embody a wider range of age and character.
- Buildings at this larger scale vary. More recent apartment and townhome buildings that mimic classical details (gables, trim, lap siding, symmetry) are also a part of this landscape (11).
- The site has good access to nearby neighborhood parks. Homer Harris Park, T. T. Minor Playground, Plum Tree Park, and Cayton Corner Park are all located within a half mile.
- Lastly, there is significant contemporary development in the neighborhood, both recently finished and in process (2, 3, 4). These buildings are often a composition of rectilinear volumes, sided with wood, colorful panel, or brick. All of the above creates a context that is deeply layered, and continuing to evolve.



7

Liberty Bank Building Mixed-Use Apartments  
 2320 E Union St  
 Built: 2019, 115 units  
 Relevance: Six-story New Modern Affordable Housing Apartment



10

The Stencil Mixed-Use Apartments  
 2407 E Union Street  
 Built: 2015, 41 units  
 Relevance: Four-story New Modern Apartment, High Quality exterior materials



8

East Union Mixed-Use Apartments  
 2220 E Union Street  
 Built: 2017, 144 units  
 Relevance: Six-story New Modern Apartment, Simple Palette, High Quality Execution



11

Live-Work Townhouses  
 2423 E Union Street  
 Built: 2008, 5 units  
 Relevance: Material Expression as Scaling Element



9

The Central Mixed-Use Apartments  
 2203 E Union Street  
 Built: 2015, 93 units  
 Relevance: Six-story New Modern Apartment, with successful New Retail



12

Midtown Commons  
 2301 E Union Street  
 Under Construction: 429 units  
 Relevance: Modern, Large-scale Mixed-Use Development, simple material palette



# SITE CONDITIONS & CONSTRAINTS



## CONSTRAINTS

- 24th Avenue is a residential street that connects the site north and south to the Central District neighborhood. 23rd Avenue is a principal arterial that connects the area south to Beacon Hill, Mt. Baker and Jefferson Park. It also connects north to Montlake, the University District, Ravenna and Wedgewood. E Union Street is a minor arterial street that connects east to Madrona and west to downtown Seattle.
- The site is an infill lot, located mid-block between E Pike Street and E Union Street.
- The site currently consists of two adjacent parcels, at 1419 and 1423 24th Avenue, each containing an existing 1-story, single-family houses. Respectively, the houses are approximately 770 and 900 square feet.
- Access to the site is from 24th Avenue.
- Context is low-rise to mid-rise multifamily residential structures as well as single family residences.
- The site is bordered by the recently completed Liberty Bank Building, a six-story 115-unit mixed-use affordable housing apartment structure to the south and a two-story, 3,600 square-foot duplex to the north. To the west is a parking lot, owned by Mount Calvary Christian Center, across the street on 23rd Avenue. This will create opportunities for a visual connection to the proposed development visible from 23rd Avenue.
- The site has good exposure to the east and west, with limited southern exposure due to the Liberty Bank Building to the south, which provided a setback for its north-facing units. Site strategies will respond to these conditions.

Immediate  
neighborhood

22nd Avenue

23rd Avenue

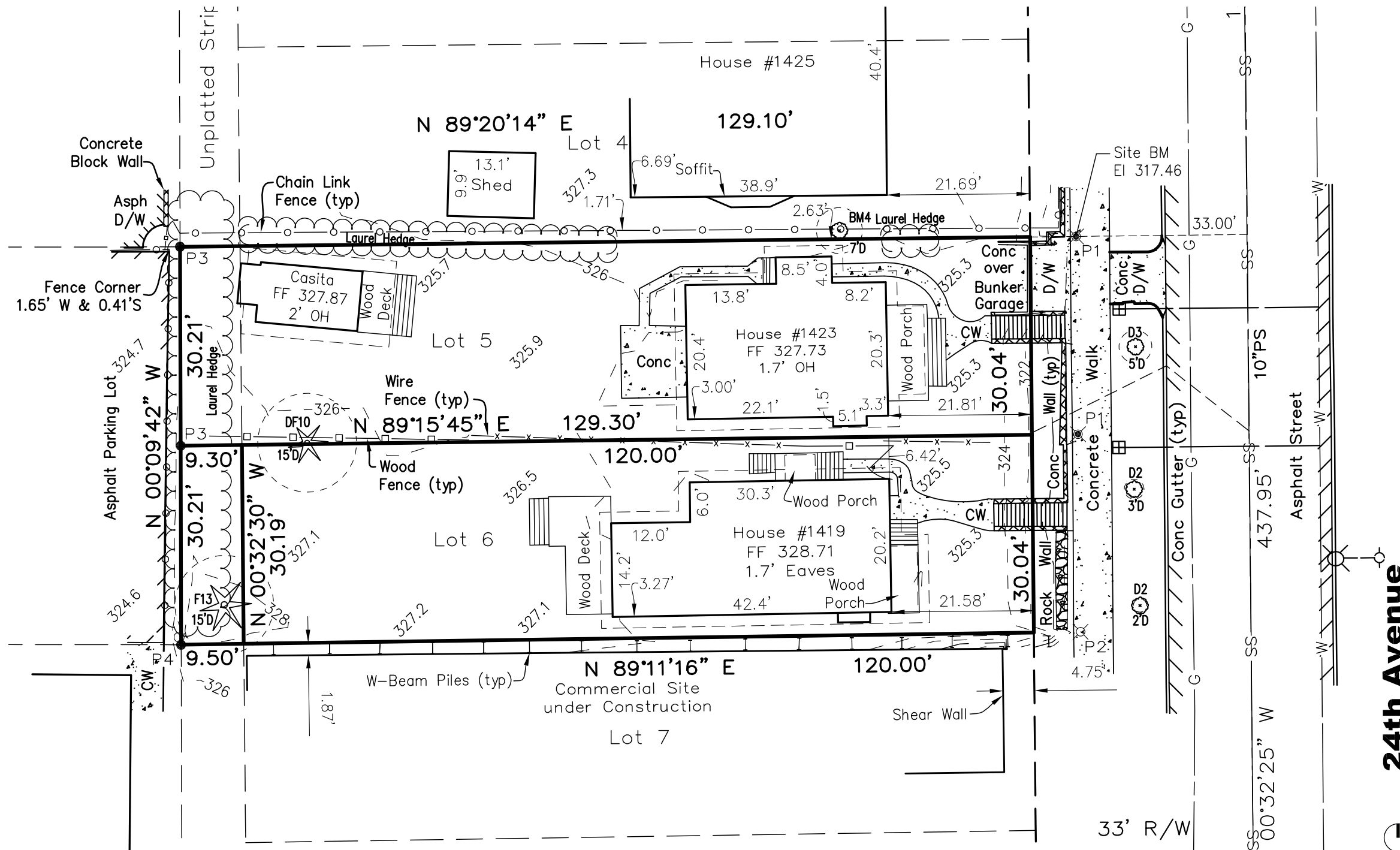
24th Avenue

25th Avenue





# SITE SURVEY



**PARCEL #**  
721740-0030

## LEGAL DESCRIPTION

Lot 6, Block 1, Rengstorf's addition to the city of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 101, records of King County, Washington.

**LOT SIZE**  
3,600 SF

**PARCEL #**  
721740-0025

## LEGAL DESCRIPTION

Lot 5, Block 1, Rengstorf's addition to the city of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 101, records of King County, Washington. together with the unplatted strip lying west of said lot 5 thereof.

**LOT SIZE**  
3,880 SF

**PARCEL #**  
332504-9058

## LEGAL DESCRIPTION

The unplatted strip in the northeast quarter of section 33, township 25 north, range 4 east, W.M., in King County, Washington, lying west of Lot 6, Block 1, Rengstorf's addition to the city of Seattle, according to the plat thereof, recorded in volume 2 of plats, page 101, records of King County, Washington.

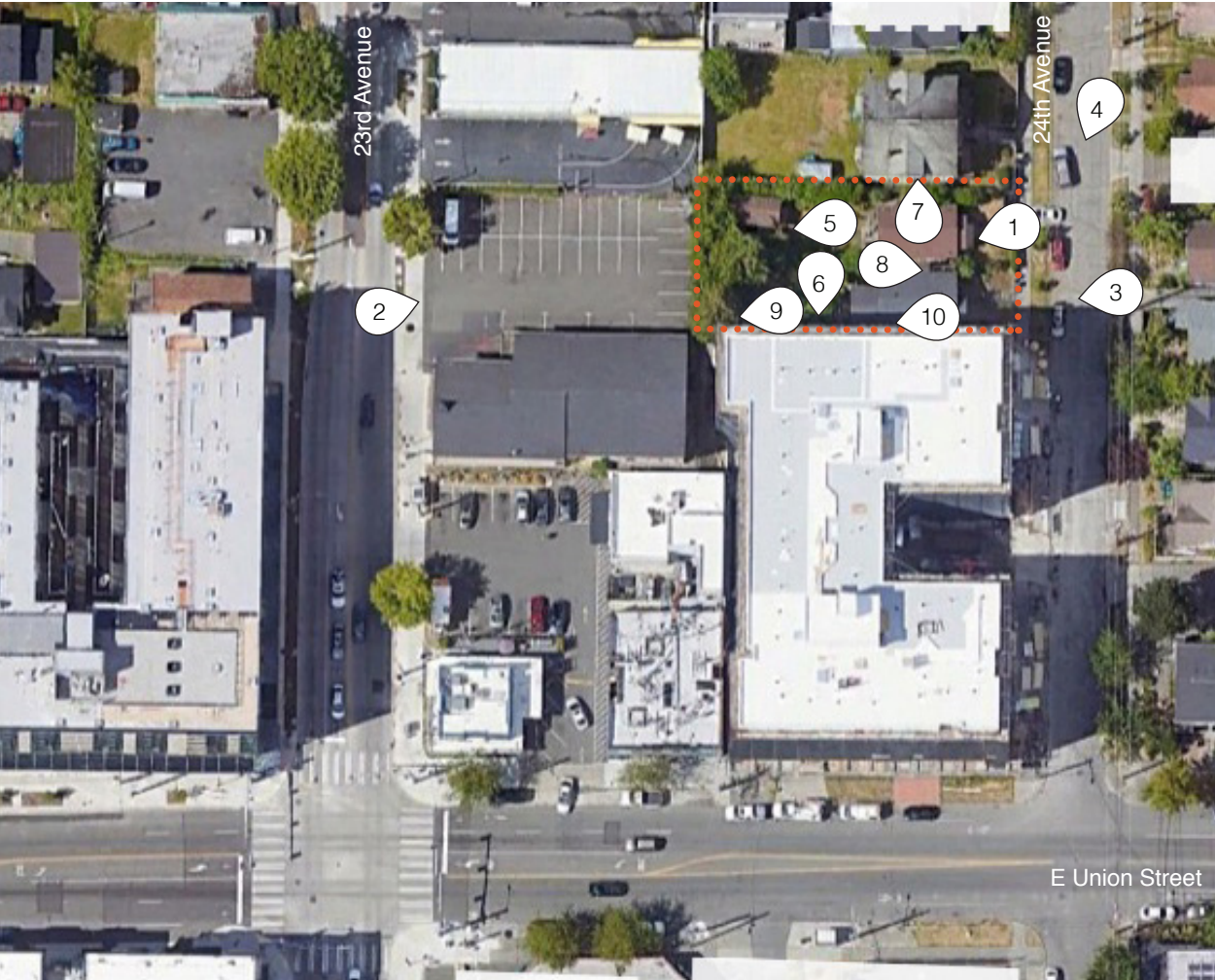
**LOT SIZE**  
286 SF

**24th Avenue**



# EXISTING CONDITIONS

- The site, approximately 60 feet wide by 130 feet deep, currently contains a three structures: two one-story single-family structures and a detached one-story accessory structure. The development proposes the demolition of these three structures and the construction of a new multi-family building.
- Multi-family structures bound the site to the north and south. To the south is a new six-story residential mixed-use affordable housing apartment building, completed in 2019. To the north is a two-story residential structure built in 1904. To the west, the site is bounded by a parking lot that serves the Mt. Calvary Christian Center. The site directly abuts 24th Avenue to the east.
- The site is located on the east side of 24th Avenue, mid-block between E Union Street and E Pike Street. The site's topography slopes up from the street adjacent to the sidewalk approximately one-story, and is relatively flat for the remainder of the site.
- All access to the site is from 24th Avenue to the east.
- There is development occurring and proposed in the immediate surroundings.



1 View of site looking south from 24th Avenue



2 View of site looking east from adjacent parking lot.



3 View of site looking west from 24th Avenue



4 View of site looking southwest from 24th Avenue





5 View from rear of site to 23rd Avenue



6 View from rear of site to south



7 View of neighboring structure to the north



8 View from the middle of the site looking east to 24th Avenue



9 View of rear of site looking west



10 View at south property line looking west



# SUMMARY OF GUIDANCE

## THEME - MASSING, ARCHITECTURAL CONCEPT, COURTYARD

a. The Board was unanimous that option 3 would best meet the guidelines if their other guidance was followed. (DC2 and DC3)

**RESPONSE:** The proposal has developed Alternative 3, responding to the guidance provided. (DC2 and DC3)

b. The height of the proposal was a cause for concern. They suggested that the applicant step the front volume back on the top story as a way to better fit with the lower scale surrounding the proposal. (DC2-A-2 and DC-1-G)

**RESPONSE:** The proposal has responded to this guidance by providing an upper level setback that aligns with the setback along the north side of the structure above the third floor. (DC2-A-2 and DC-1-G)

c. The Board expressed enthusiasm for the Passive House goals of the applicant. They suggested that the sustainability features of the building type be visible at recommendation. (CS1 and DC-2-E-1)

**RESPONSE:** The proposal has maintained its commitment to Passive House certification. Since EDG, the project team has engaged multiple consultants engaged in the Passivhaus design process to support the project goals. This process includes an analysis of the project massing, wall, floor and roof assemblies, window design and ventilation strategies. As a result, the massing of the proposal remains relatively simple, deliberate modulation and material variation. Pattern and texture contribute to the facade design, creating a holistic solution on all sides of the proposal. (CS1 and DC-2-E-1)

**The proposal has evolved to address the MUP Corrections:**

- The upper level setback has been increased to 4 feet from the front property line and 10 feet from the back of the sidewalk. In order to maintain the massing and material clarity, the recessed wall at the north side of the east facade (also previously 3 feet), has been increased to 4 feet to be flush with the upper level setback. This provides the visual continuation of that “plane” in the front facade with the same material cladding. In addition, the awnings have been minimized. In total, the setback is more legible.
- The design of gangway bridges have evolved since the MUP submission. They will be precast concrete at all floors with glass railings with minimal attachments. An example of the railing is included in the Recommendation packet.





## GROUND FLOOR - STREETScape, PEDESTRIAN EXPERIENCE, LIVE-WORK DETAILS - FACADE, MATERIALS

a. The North wall was a point of concern for the Board. They requested that the applicant explore some kind of special treatment here to mitigate its monotony. While they did not wish to explicitly direct the applicant how to mitigate this condition, they suggested it could be tied to the art proposed on site. (DC2-B-2 and DC-2-E-1)

**RESPONSE:** The proposal treats all facades consistently. Material variation expresses massing elements in the east and west-facing facades. These materials/colors wrap on to the north and south facing facades. The design team is still coordinating with the artist, Paul Rucker, on the specific location of the public art on the structure. (DC2-B-2 and DC-2-E-1)

b. The Board made a friendly request that the applicant continue their outreach efforts specifically citing the Office of Economic Development as a potential source of inspiration for inspiration and commercial uses that will complement the existing neighborhood. (CS3)

**RESPONSE:** The design team has continued meeting with stakeholders, having met with Capitol Hill Housing, the owner of the adjacent Liberty Bank Building. Since the project does not currently include commercial uses, the design team is focusing its other outreach efforts with project artist, Paul Rucker, through his creative process. (CS3)

c. Much of the conversation was about the ground floor. Board members expressed a desire to see a commercial use at this space as this would best activate the area. At the very least they requested (CS2-d-5, CS-3-1-C, PL1-C, PL A-2)

i. A taller ground floor on the front of the building

ii. Work to open up the lobby and connect it to the street with glazing and size

iii. A study of live work options on the site

**RESPONSE:** The design team has accommodated these requests in the current proposal elaborated below:

- i. The ground floor height has been increased by 2 feet, to a clear ceiling height of 10'-9". All upper floors have been reduced by 3 inches each.
- ii. The lobby, now with a 10'-9" ceiling, is treated similar to a storefront and includes

taller glass and increased transparency. The second floor is recessed to the same plane as the lobby in order to make it more pronounced at the street.

iii. The two units facing the street on the first floor adjacent to the lobby now include the taller ceiling as noted above. These units are proposed to be residential in use, noting that the adjacent properties to the north are all residential in nature. In addition, the commercial presence in the Liberty Bank Building is located at the corner of 24th Avenue and E Union Street with its community room, courtyard and lobby, bike room, parking entry and trash storage room composing the remainder of its facade along 24th Avenue. Acknowledging these adjacent uses results in our proposal that the units at street level remain residential in nature. However, if a commercial use may in fact be desirable in the future, these two units can be converted into one more viable commercial space. As such the party wall between the units will be designed to not be structural. (CS2-d-5, CS-3-1-C, PL1-C, PL A-2)

### The proposal has evolved to address the MUP Corrections:

- The ground floor wall for the two units has been further updated to provide the code required 10-foot minimum setback at the street-level street-facing facade. Renderings have been included in the Recommendation packet proposal along with a study of a nearby small scale live-work units.
- The north and south facades have been redesigned. The dark panels have been removed and are replaced with larger areas of siding that are more consistent with the treatment of the front and rear facades. These tones turn the corner to the side facades from the front and rear and are legible as massing elements. They also turn into the courtyard. The north and south facades have been treated consistently per the comments above. These design elements create smaller volumes on the blank walls. The preferred massing alternative provided two "smaller" building walls in response to the adjacency to the neighboring structures at both sides.
- The first two floors at the street facade have been recessed a bit further at the building entry. In addition, more landscaping is proposed in front of the units to screen the units from the street and building entry.
- Natural wood has been added at the undersides of the canopies at the ground floor and at the eighth floor to create a subtle accent in the areas where they will be easily experienced.
- The black frames have been removed. See response above under "More Critical" for relationship between the facades and larger massing expressions consistent with the street facade on all facades.

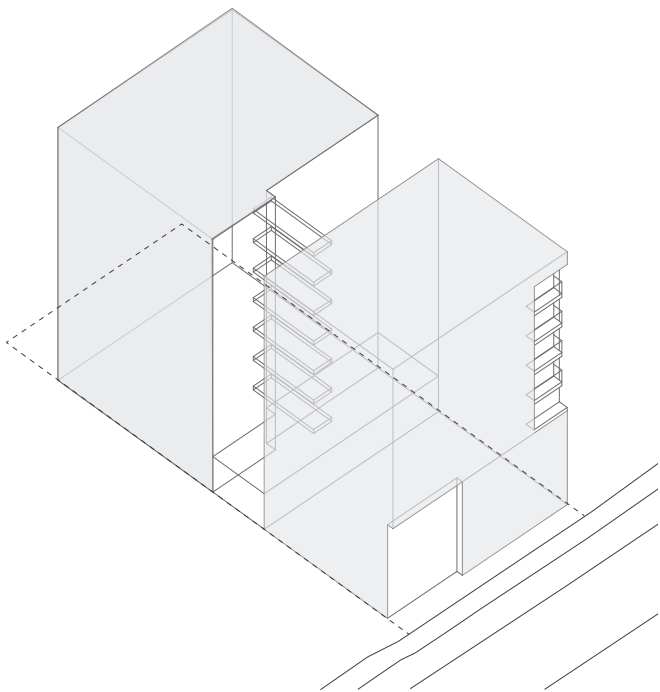




MASSING EVOLUTION

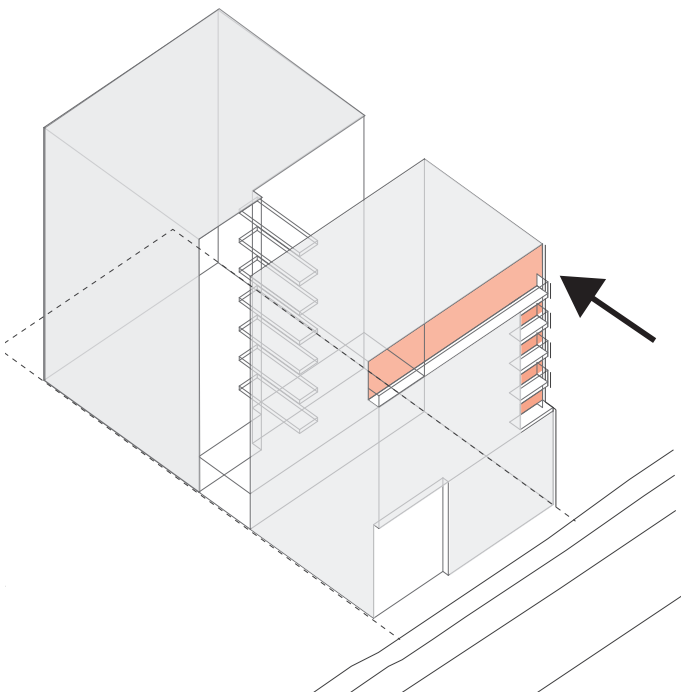
PROPOSAL AT EDG

- Alternative 3 - Preferred Alternative



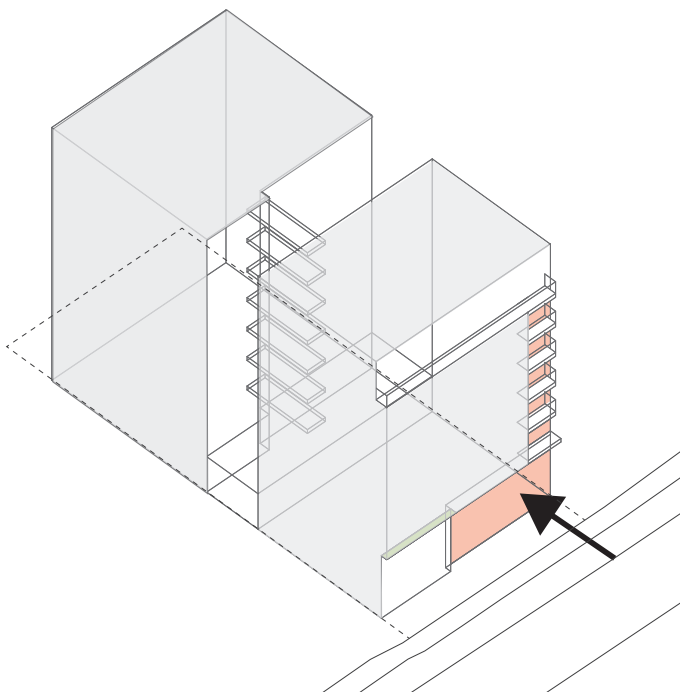
UPPER LEVEL SETBACK

- Upper level setback and recess at north side of the street facing facade increased



SETBACK AT LOWER FLOORS

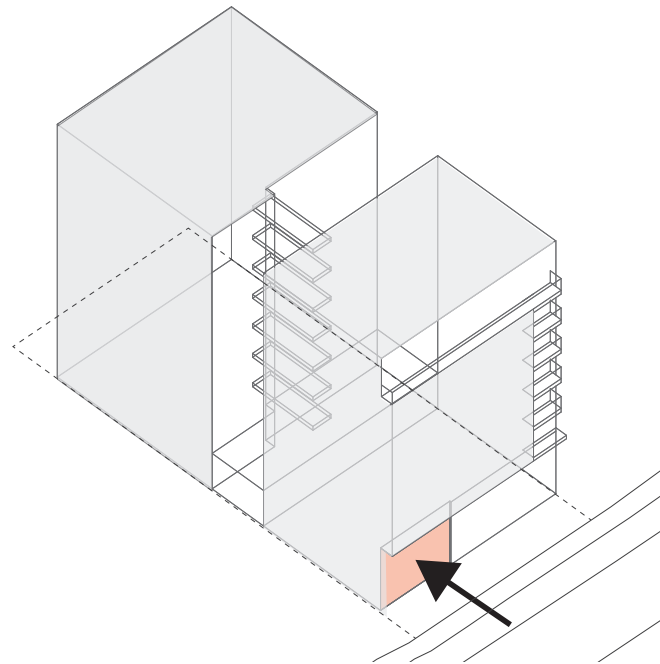
- Setback added at the lower two floors, aligned in depth with the upper level setback for the two street-facing residential units.



EDG .....► MUP EVOLUTION .....

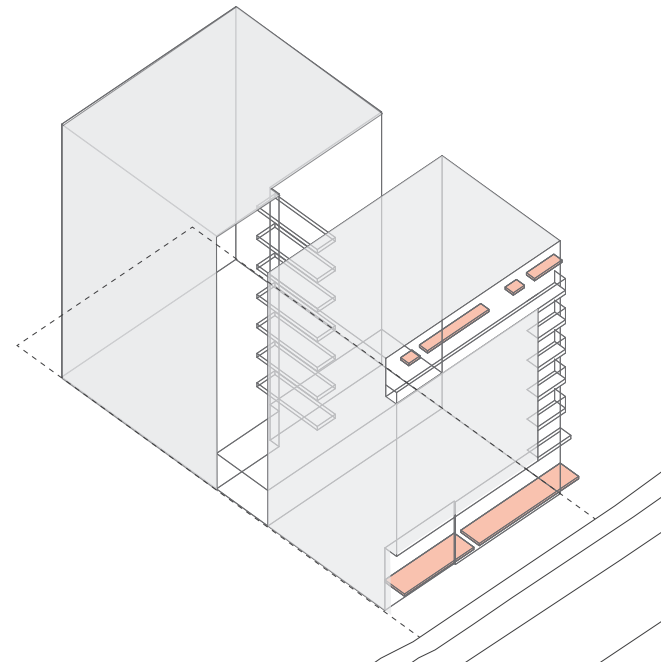
## BUILDING ENTRY

- Recess increased at the building entry to distinguish it from the ground floor residential units.



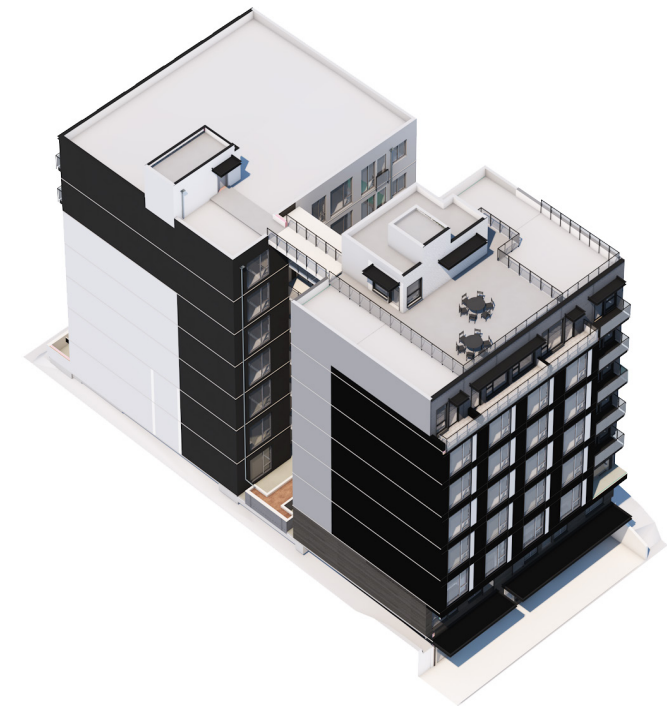
## CANOPY ARTICULATION

- Canopies added at ground floor at building entry and residential street facing units.
- Canopies added at the upper level setback at unit decks and internal amenity room deck.



## MUP RECOMMENDATION

- Proposed design incorporates massing elements and material expression consistently on all facades.





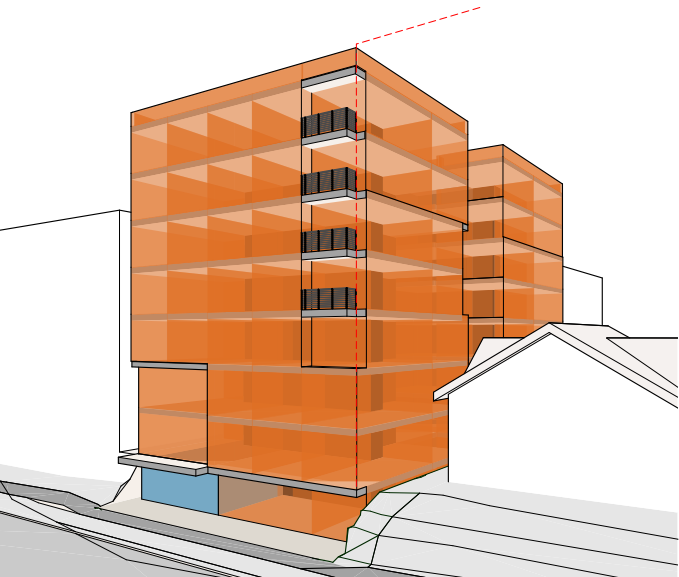
MASSING

RESPONSE TO GUIDANCE

- The proposal has provided an upper level setback that aligns with the setback along the north side of the structure above the third floor, increased to 4 feet following the MUP Submission. In order to maintain the massing and material clarity, the recessed wall at the north side of the east facade (also previously 3 feet), has been increased to 4 feet to be flush with the upper level setback. This provides the visual continuation of that “plane” in the front facade with the same material cladding. In addition, the awnings have been minimized. In total, the setback is more legible.
- The ground floor wall for the two units has been further updated to provide the code required 10-foot minimum setback at the street-level street-facing facade.
- Stair and Elevator Penthouses are located away from the north property line.

SUPPORTED GUIDELINES

DC2-A-2  
DC-1-G



Street View looking Southwest at EDG

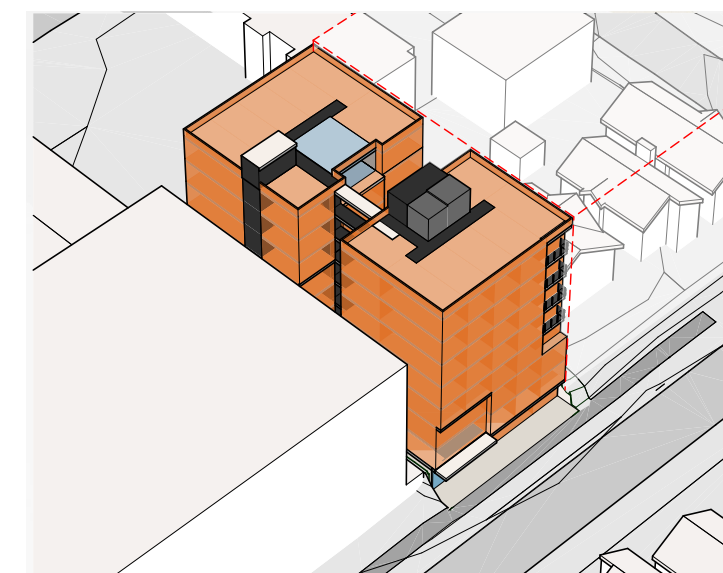
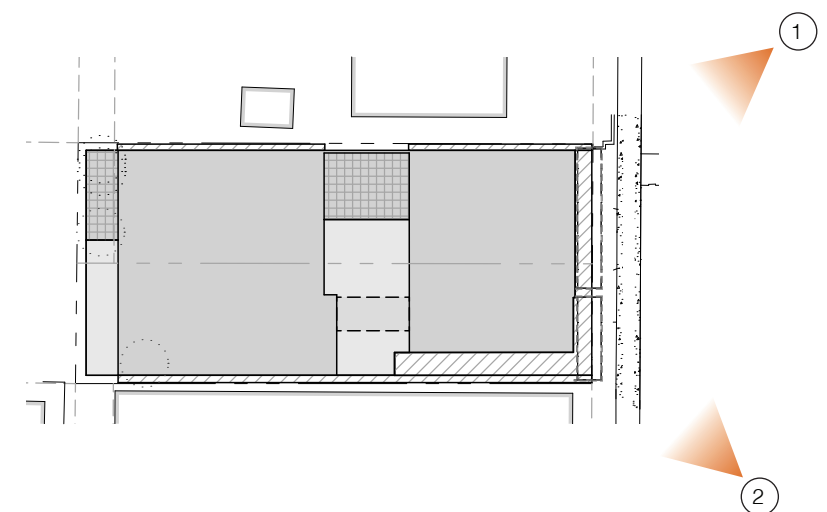


1 Street View looking Southwest





2 Aerial View Looking Northwest



Aerial View looking Northwest at EDG



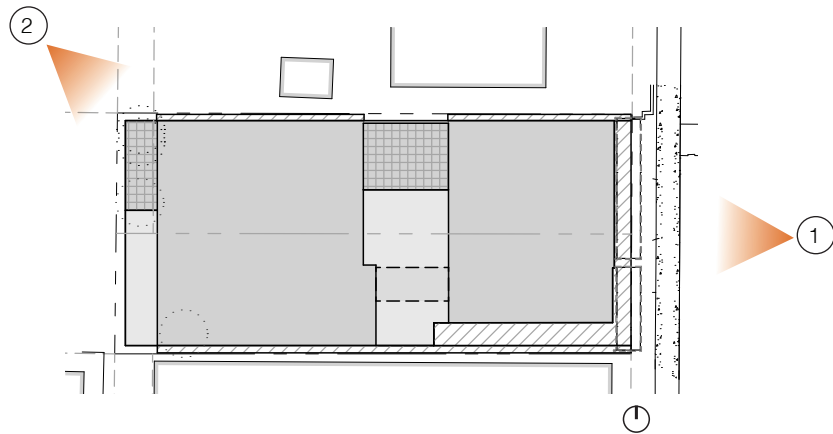
# ARCHITECTURAL CONCEPT

## RESPONSE TO GUIDANCE

- The proposal has maintained its commitment to Passivhaus certification. Since EDG, the project team has engaged multiple consultants engaged in the Passivhaus design process to support the project goals. This process includes an analysis of the project massing, wall, floor and roof assemblies, window design and ventilation strategies. As a result, the massing of the proposal remains relatively simple, deliberate modulation and material variation. Pattern and texture contribute to the facade design, creating a holistic solution on all sides of the proposal.
- Natural wood has been added at the undersides of the canopies at the ground floor and at the eighth floor to create a subtle accent in the areas where they will be easily experienced.
- The design of gangway bridges have evolved since the MUP submission. They will be precast concrete at all floors with glass railings with minimal attachments. An example of the railing is included in the Recommendation packet.

## SUPPORTED GUIDELINES

CS1  
DC2-E-1



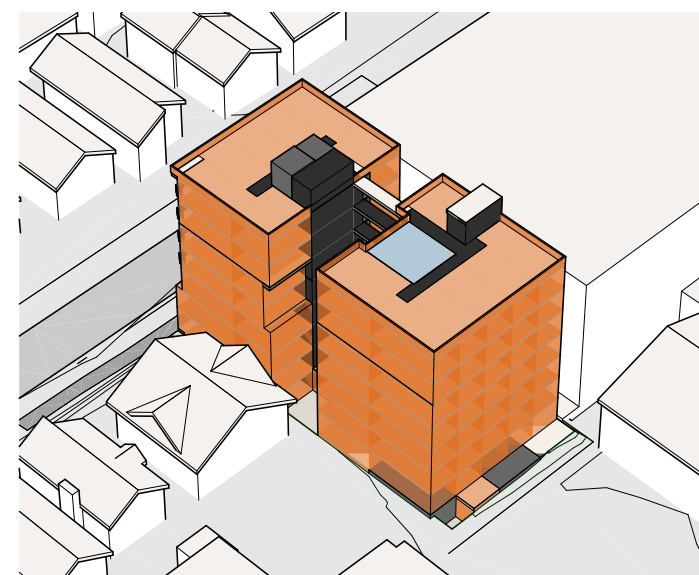
1 Street View looking West





2 Aerial View Looking Southeast

ZONING ENVELOPE 75'



Aerial View looking Southeast at EDG

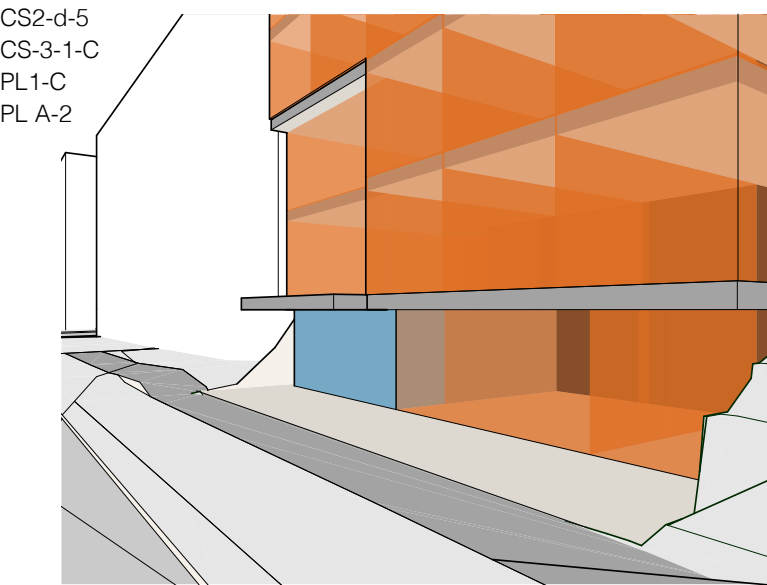


# STREETSCAPE

RESPONSE TO GUIDANCE

- The ground floor height has been increased by 2 feet, to a clear ceiling height of 10'-9".
- The lobby is treated similar to a storefront and includes taller glass and increased transparency. The second floor is recessed to the same plane as the lobby in order to make it more pronounced at the street. Landscaping is proposed in front of the units to screen the units from the street and building entry.
- The two units facing the street on the first floor adjacent to the lobby now include the taller ceiling as well. These units are proposed to be residential in use, noting that the adjacent properties to the north are all residential in nature. In addition, the commercial presence in the Liberty Bank Building is located at the corner of 24th Avenue and E Union Street with its community room, courtyard and lobby, bike room, parking entry and trash storage room composing the remainder of its facade along 24th Avenue. Acknowledging these adjacent uses results in our proposal that the units at street level remain residential in nature. However, if a commercial use may in fact be desirable in the future, these two units can be converted into one more viable commercial spaces.

SUPPORTED GUIDELINES



Street View looking South on 24th Avenue at EDG

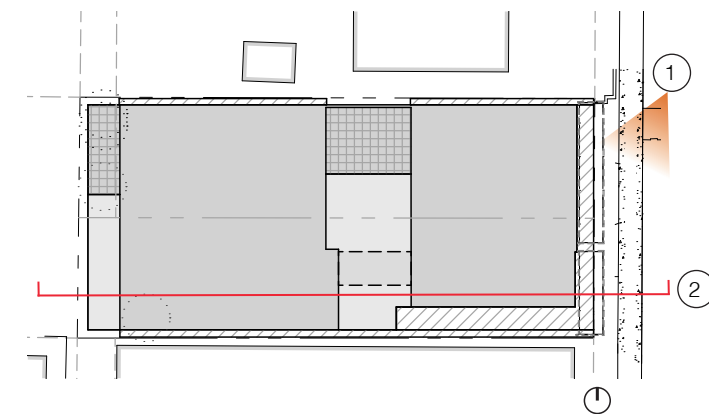


1 Street View Looking South on 24th Avenue





② Street View Looking North on 24th Avenue



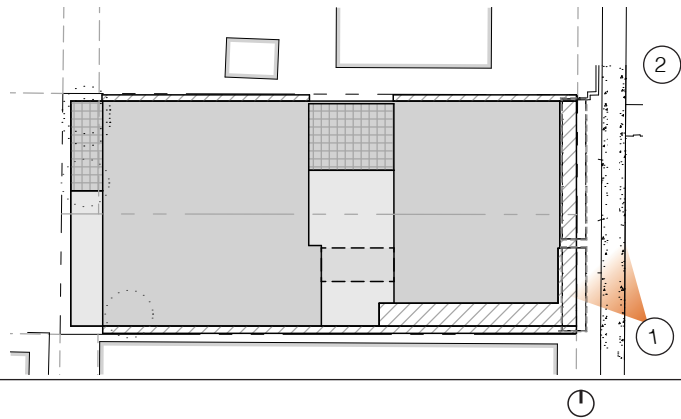


STREETSCAPE - PUBLIC ART

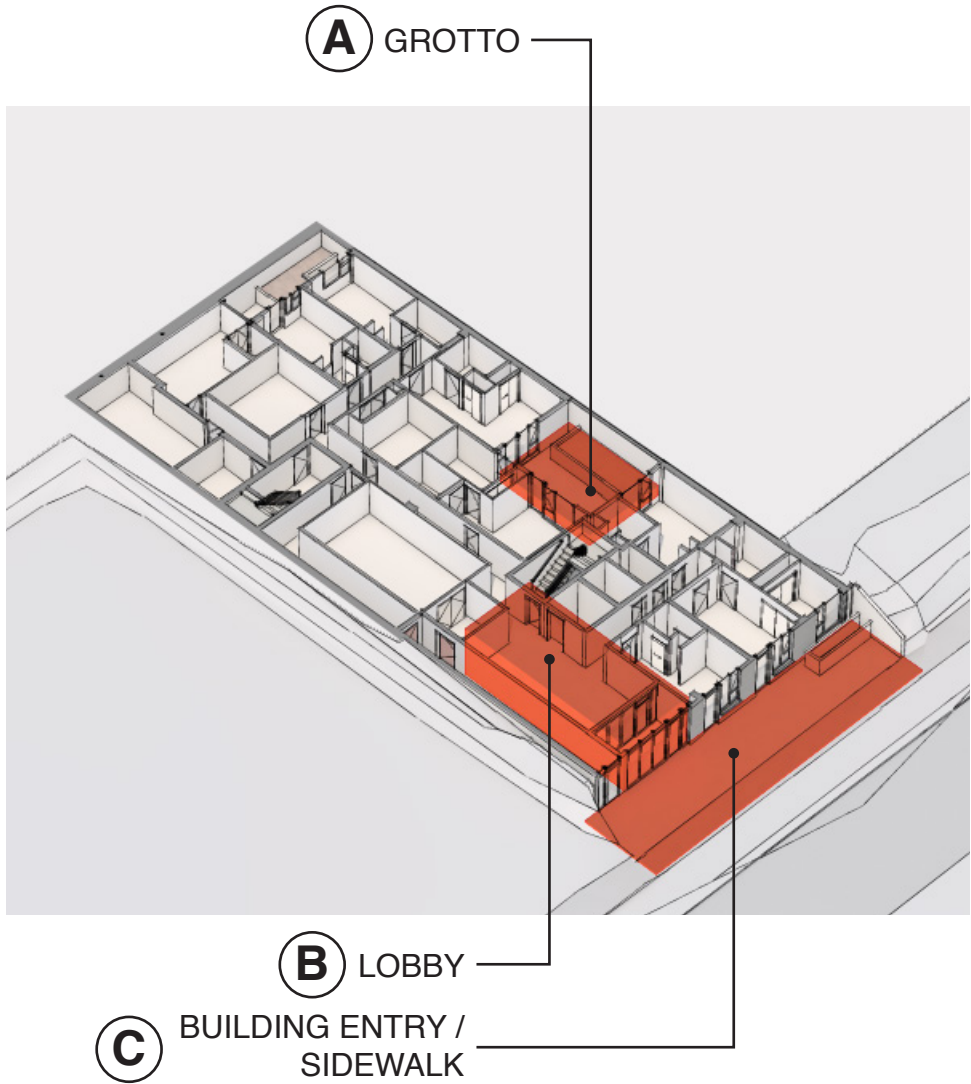
ART AND DESIGN BACKGROUND - PAUL RUCKER ARTIST

- The design team is still coordinating with the artist, Paul Rucker, on the specific location of the public art on the structure.
- *The art and designs for the 1419 24th street project are deeply influenced by the deep history of music that took place in Seattle long before the grunge period of the early 90s. With this opportunity, I'm interested in highlighting the entertainment community that's lesser known to most residents of the neighborhood, or Seattle in general. Although the main hub of the Jazz/entertainment scene was on Jackson Street, a secondary location for much of the activity took place around Madison and 23rd. The project at 1419 24th is located in between those bustling areas. Between those areas are also where many of those jazz musicians lived. Because of redlining and other discriminatory policies, Black musicians and entertainers once resided throughout the Central District.*
- *My process involves historic research and the community. I intend to create designs that will acknowledge the legacy and history of the area.*
- *My connection with the Central District goes back to 1998 when I first moved to 14th and Jackson. I began to notice telltale signs of what the neighborhood once was. I spoke with elders in the neighborhood who shared stories about W.E.B. duBois and Jimi Hendrix's appearances at Washington Hall. I knew this was a historically Black neighborhood but even I, a jazz musician, was not aware that there was once a vibrant jazz club scene here; in fact, the leading jazz club, The Black and Tan, was at one time just a block away from where I was living. One day I happened upon Paul de Barro's book, Jackson Street After Hours in the cat-filled used bookstore, Twice Sold Tales. This book, and the author himself has been my guide to the history of music in the Central District and the creation of the art work for 1419 24th. The era that the art will highlight focuses on is 1900s- 1960s. - Paul Rucker*

SUPPORTED GUIDELINES

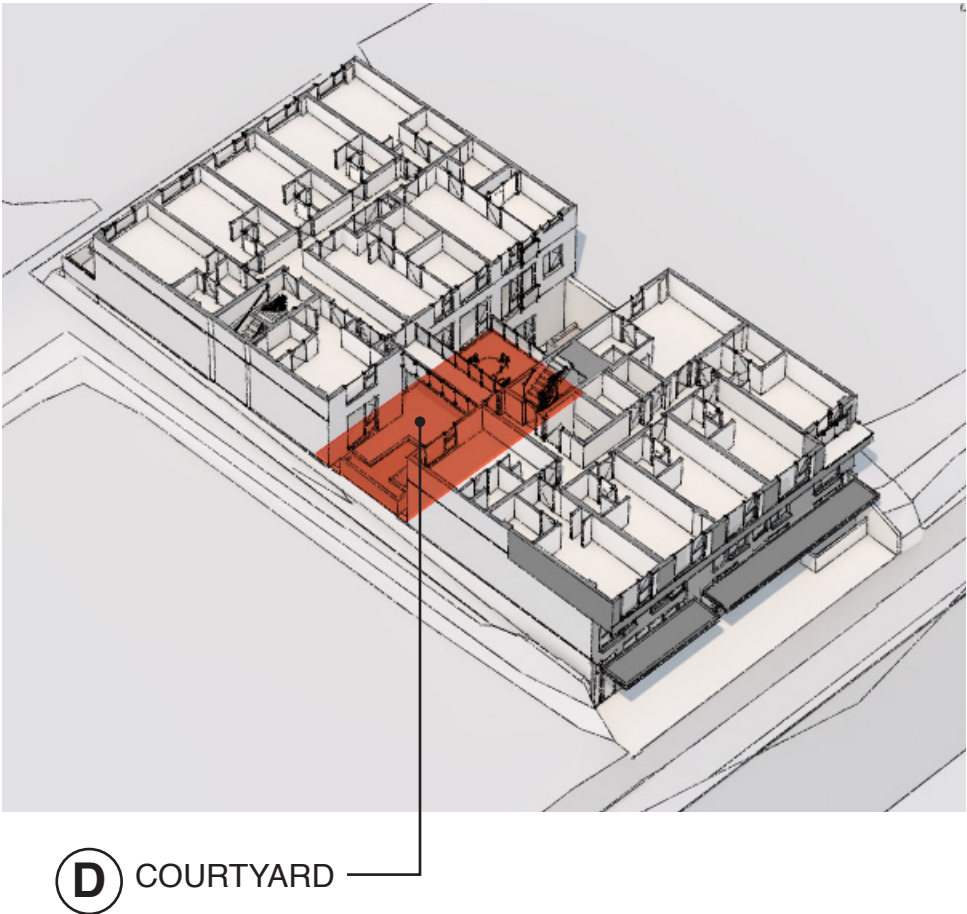


FIRST FLOOR



1 Diagram for Potential Locations for Public Art in Proposal

SECOND FLOOR







**Lobby Graphics** - Graphics related to the artist's concept are brought to the interior of the project as well.

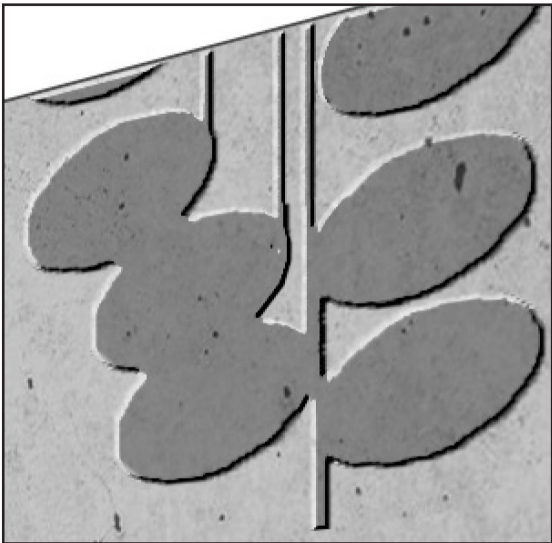
**Public Seating** - provided as bench seating located on either side of the sidewalk.

**Concrete Texture** - Concrete sidewalk and walkways are embossed with a graphic relief inspired by musical notation.

© Ground Floor Plan at Entry Terrace



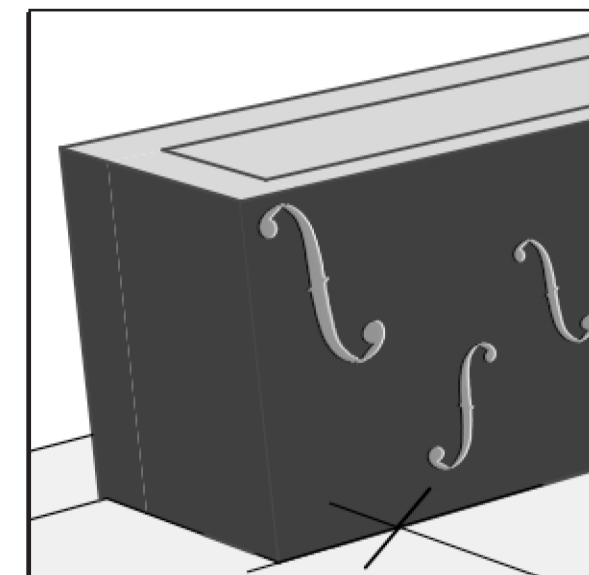
STREETSCAPE - PUBLIC ART



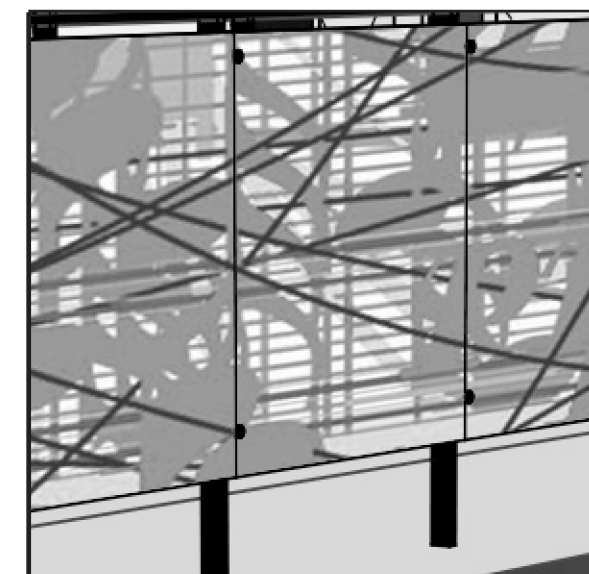
Detail of graphic cast into concrete wall.

A Grotto View





*Detail of graphic cast into concrete planter.*



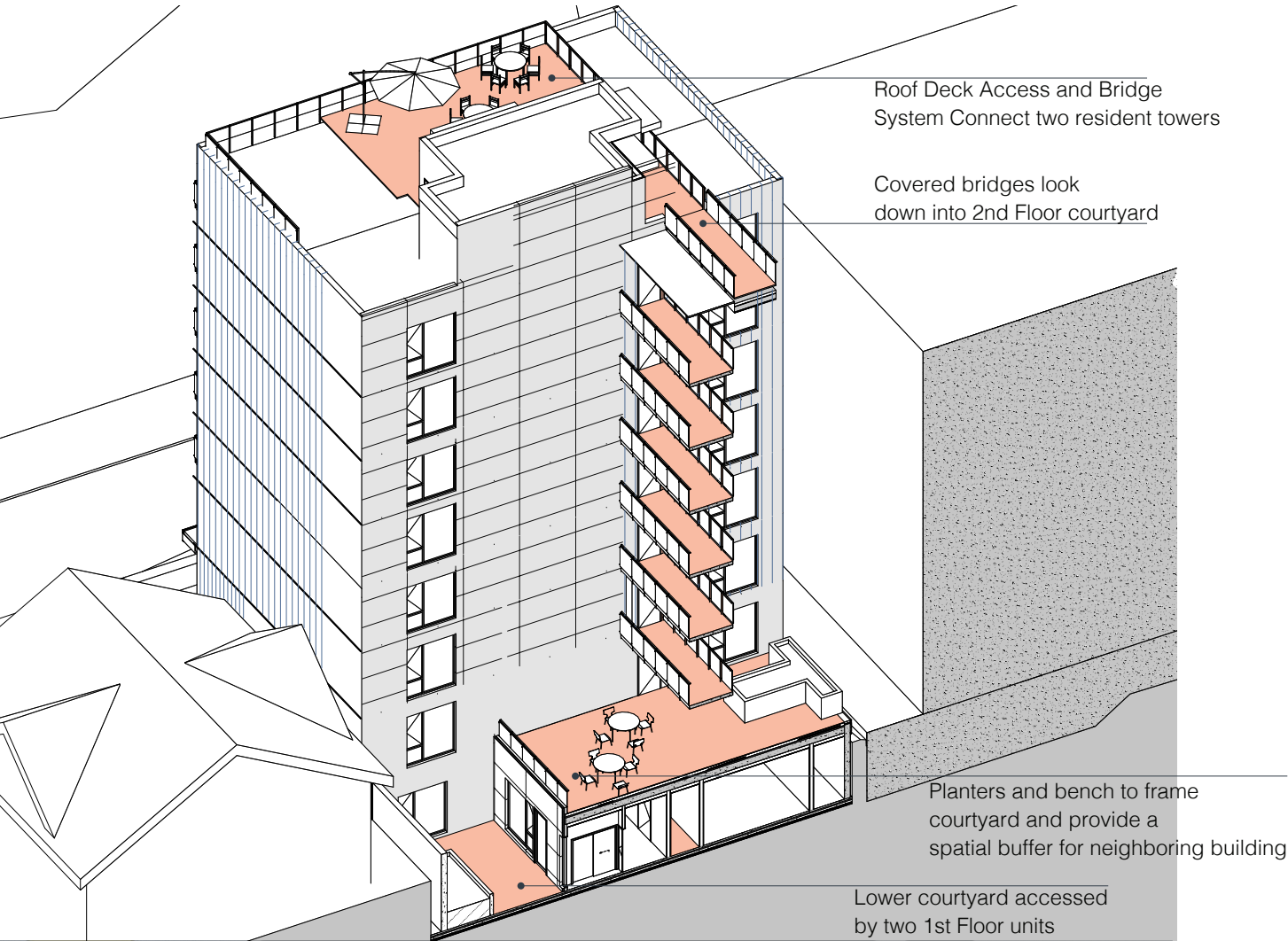
*Detail of graphic laminated between glass at guardrail.*

**D** Courtyard View

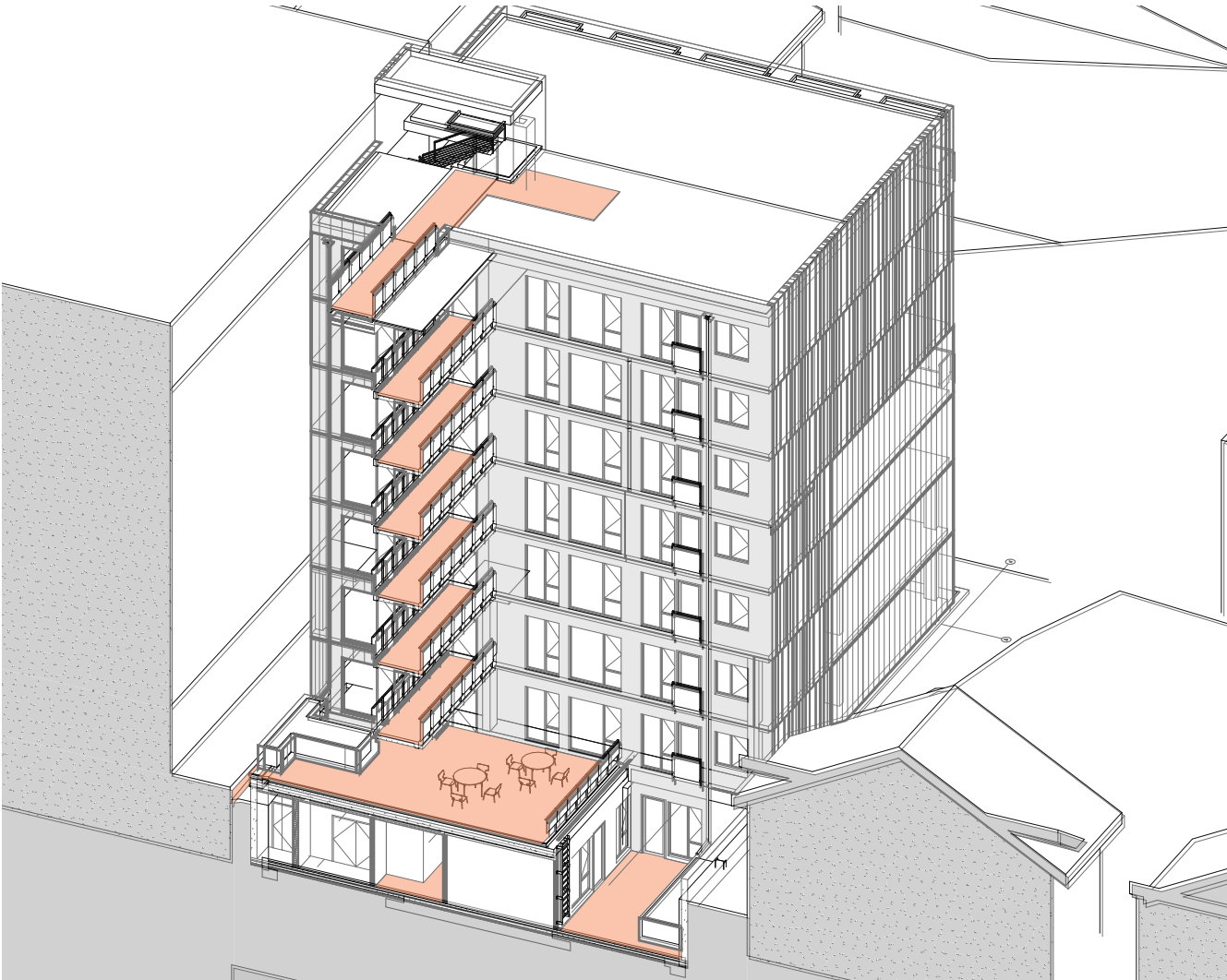


COURTYARD/OPEN SPACE

The courtyard is a really critical component of the project, and it is one of your team’s great strengths. Be sure to include many perspectives inside the Courtyard in the Rec proposal.



1 Axonometric view of Central Courtyard and Pedestrian Bridge Connectors



2 Axonometric view of Central Courtyard and Pedestrian Bridge Connectors





② View of Open Courtyard looking North

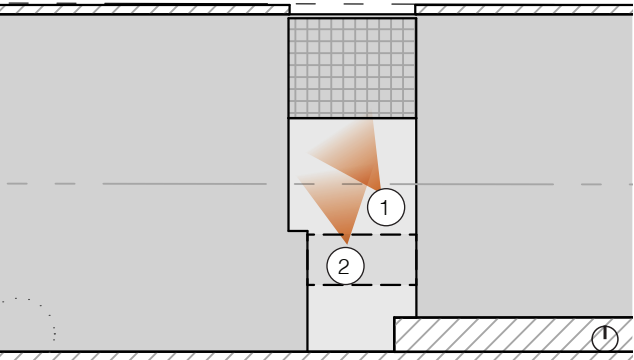


# COURTYARD/OPEN SPACE

RESPONSE TO GUIDANCE

- The massing of the proposed scheme has been developed. The courtyard is a really critical component of the project, and it is one of your team's great strengths. Be sure to include many perspectives inside the Courtyard in the Rec proposal

SUPPORTED GUIDELINES



1 View of Open Courtyard looking Northwest





2 View of Open Courtyard looking North



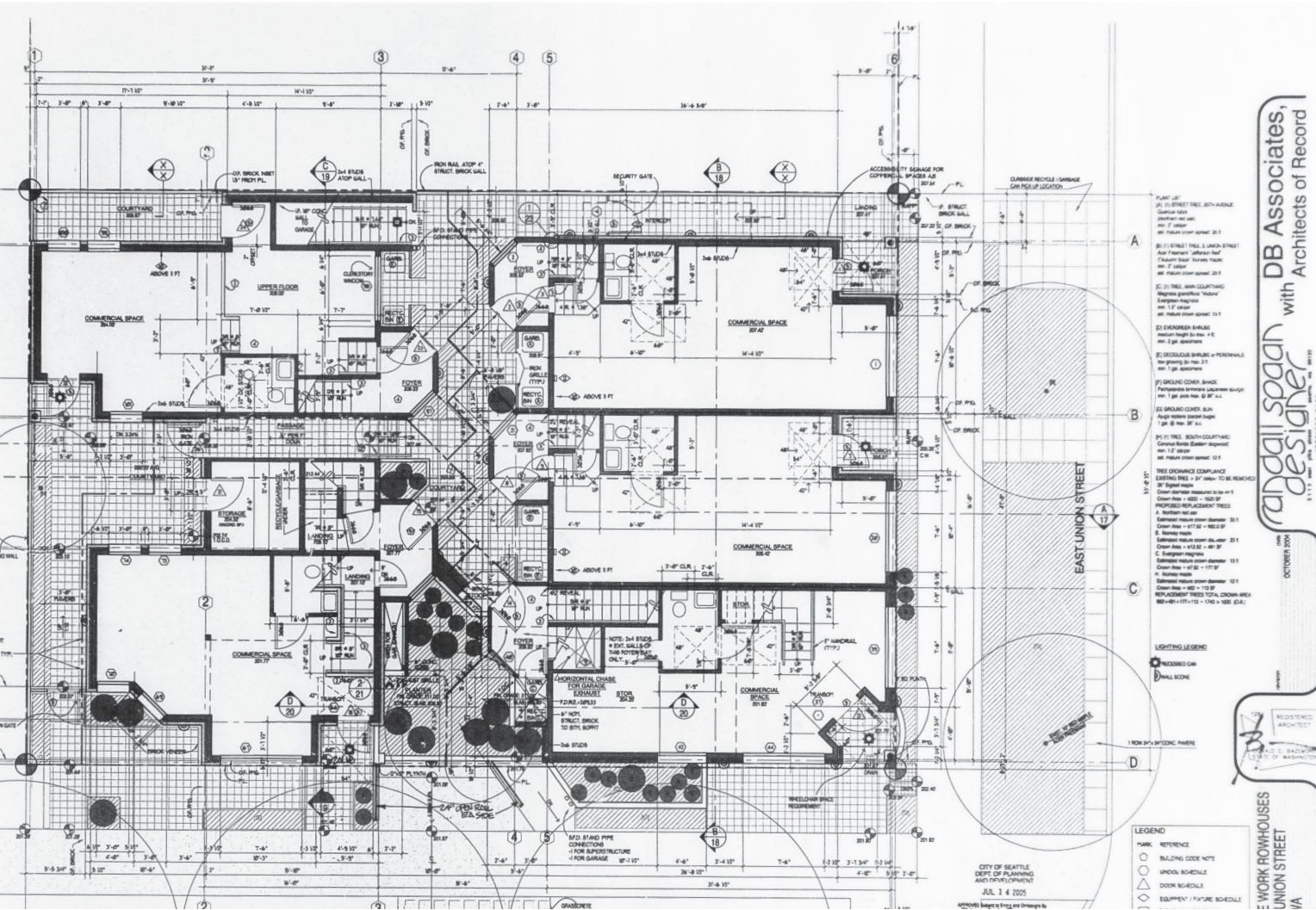
# LIVE-WORK UNIT STUDY

Study of precedent at nearby 25th Avenue and E Union Street where live-work units exist. Shown are existing street view and plans from the City of Seattle.

The design proposal features two residential units at street level that may be in the future be converted to live-work units. This study shows comparable units in the immediate neighborhood.



1 Street View Looking at Corner of 25th and Union



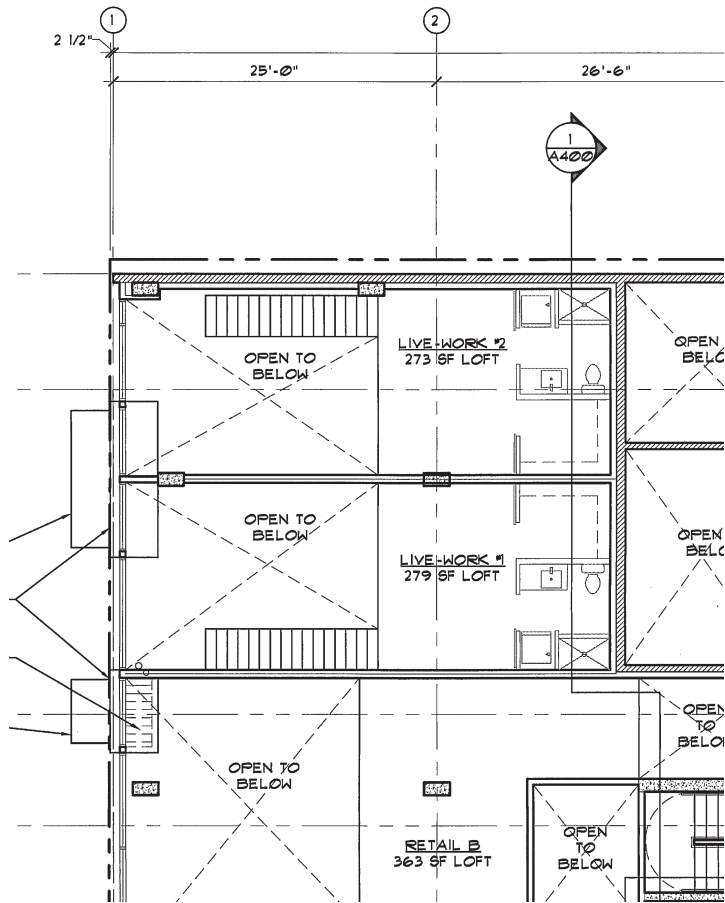
2 Plan of Live-Work Units at Street Level



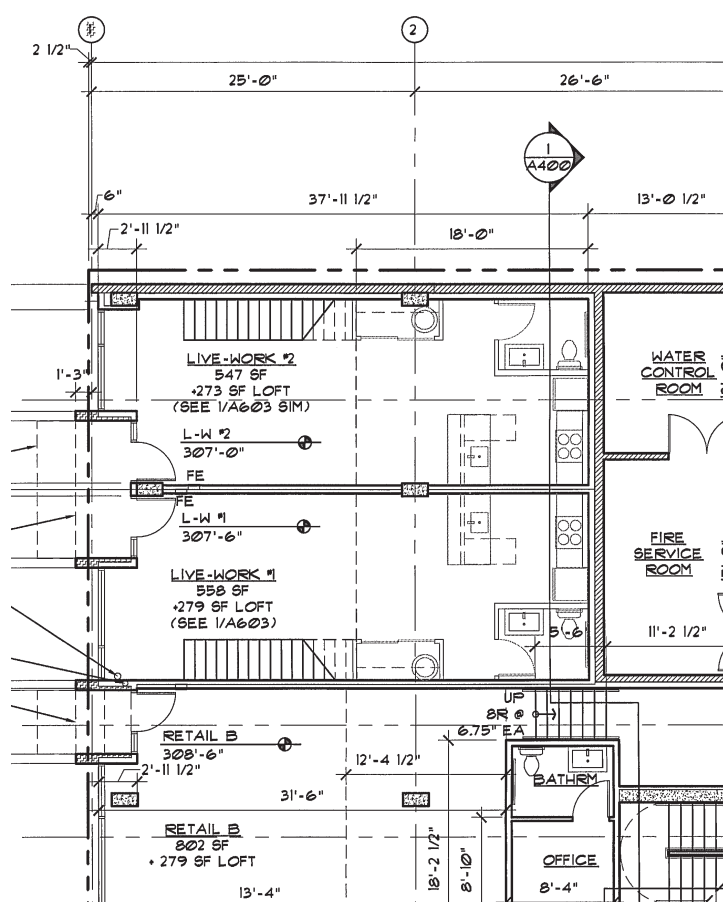
Study of precedent at nearby 24th Avenue and E Union Street where live-work units exist. Shown are existing street view and plans from the City of Seattle.



1 Aerial View of 24th and Union



2 Plans of Live-Work Units at Street Level and Mezzanine Level





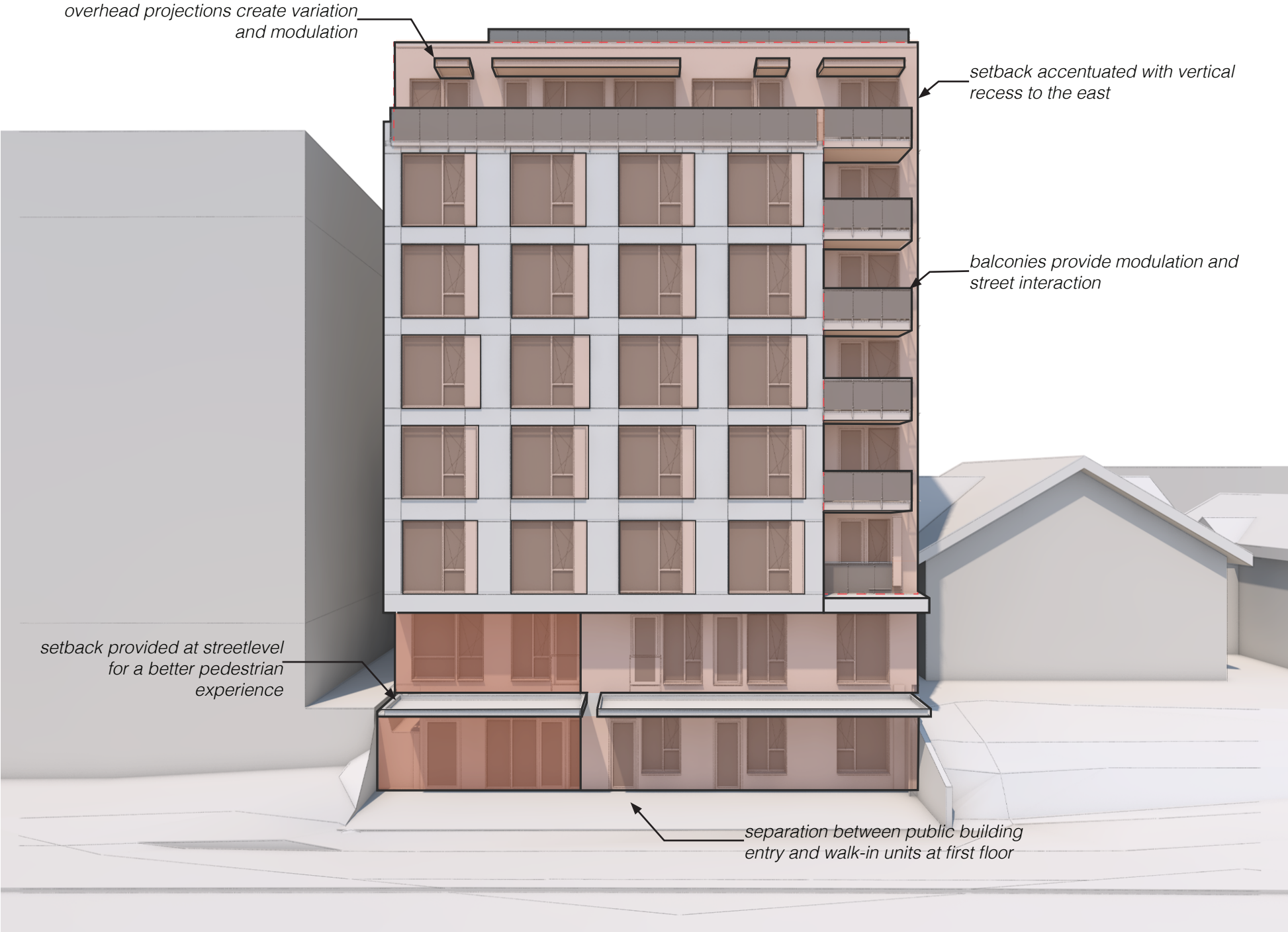
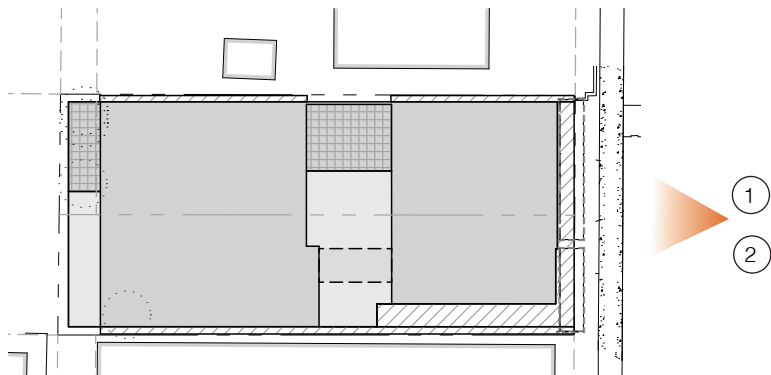
# FACADE AND MATERIALS

RESPONSE TO GUIDANCE

- The proposal treats all facades consistently. Material variation expresses massing elements in the east and west-facing facades. These materials/colors wrap on to the north and south facing facades.

SUPPORTED GUIDELINES

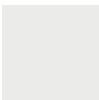
DC2-B-2  
DC-2-E-1



1 East Elevation with Facade Modulation Diagrammed





- ①  FIBER CEMENT PANEL  
NATURAL COLOR, HIGH-  
DENSITY
- ②  FIBER CEMENT PANEL  
THROUGH COLOR, HIGH-  
DENSITY
- ③  WINDOW PANEL  
INFILL - VARYING WIDTHS  
COLOR: WHITE
- ④  NATURAL FIBER COMPACT  
LAMINATE COLOR: SLATE  
EBONY OR SIM.
- ⑤  METAL CANOPY
- ⑥  CLEAR CEDAR AT UNDERSIDE  
OF CANOPY





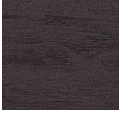



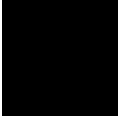



② East Elevation

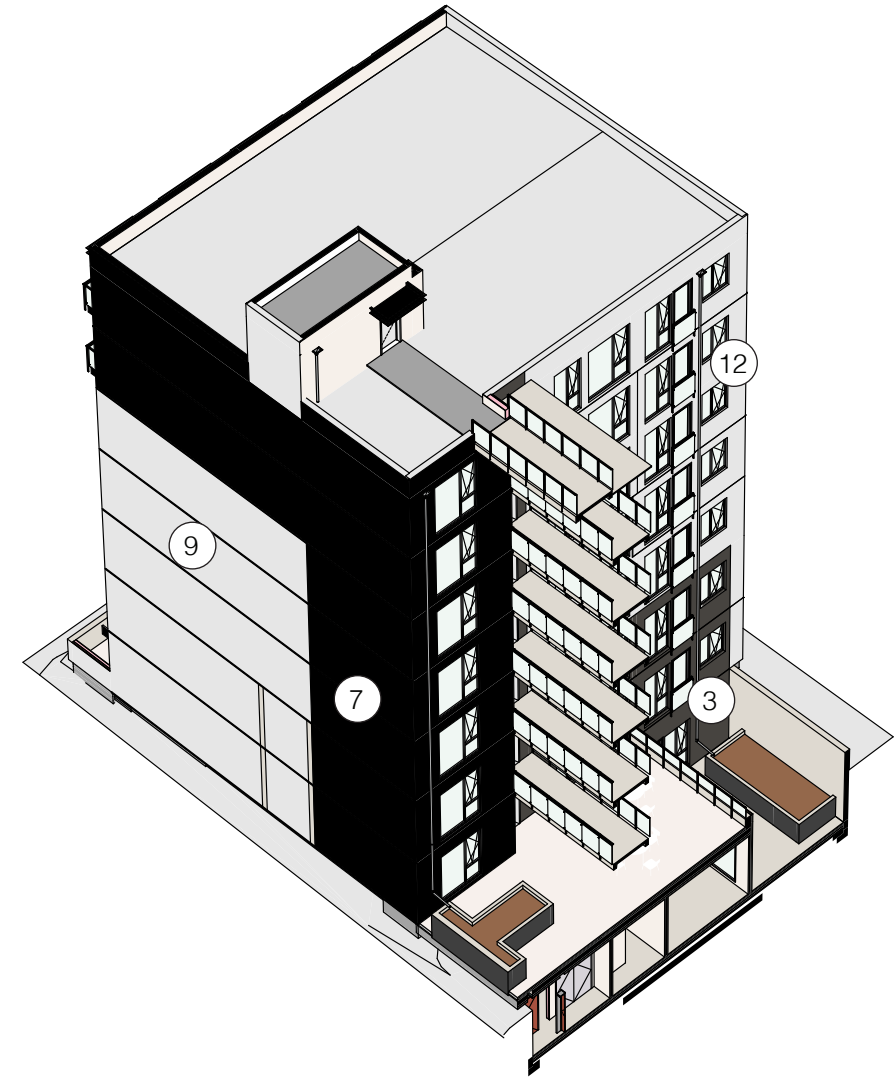


# FACADE AND MATERIALS

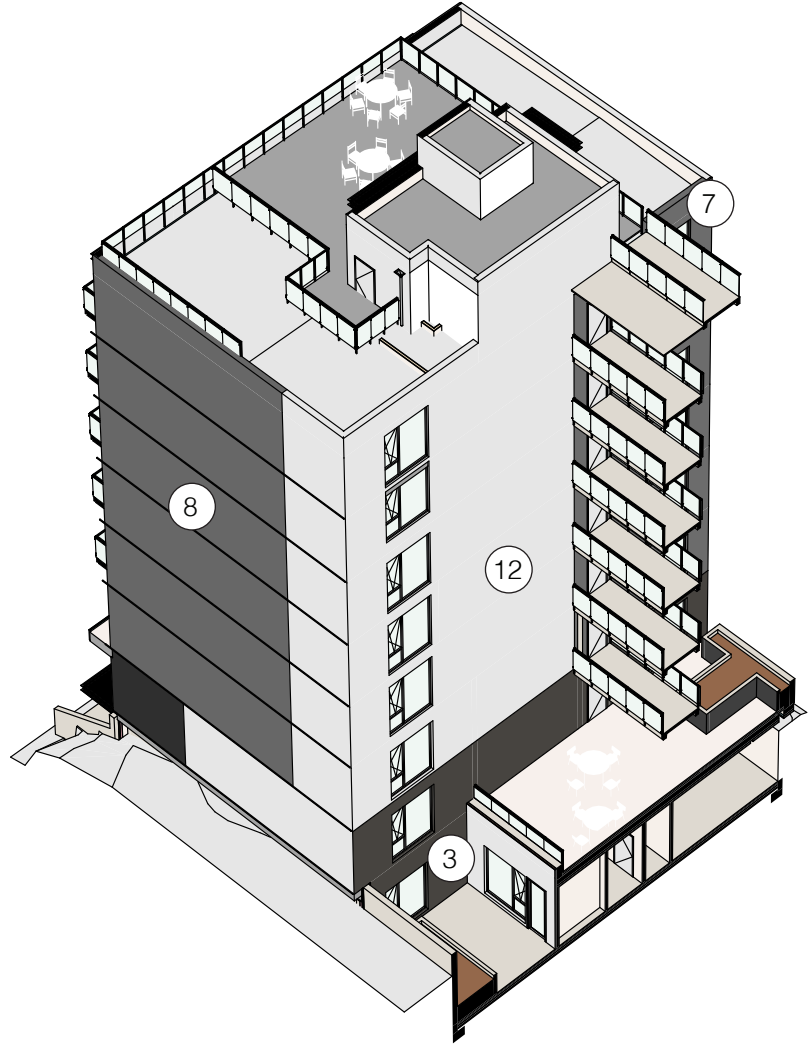
## RESPONSE TO GUIDANCE

- The north and south facades have been redesigned. The dark panels have been removed and are replaced with larger areas of siding that are more consistent with the treatment of the front and rear facades. These tones turn the corner to the side facades from the front and rear and are legible as massing elements. They also turn into the courtyard.
- The north and south facades have been treated consistently per the comments above. These design elements create smaller volumes on the blank walls. The preferred massing alternative provided two “smaller” building walls in response to the adjacency to the neighboring structures at both sides.
- The black frames have been removed. See response above under “More Critical” for relationship between the facades and larger massing expressions consistent with the street facade on all facades.

①		FIBER CEMENT PANEL NATURAL COLOR, HIGH DENSITY	⑦		SIDING PANEL, 18" DARK GRAY
②		FIBER CEMENT PANEL THROUGH COLOR, HIGH DENSITY	⑧		SIDING PANEL, 18" LIGHT GRAY
③		NATURAL FIBER COMPACT LAMINATE COLOR: SLATE EBONY OR SIM.	⑨		METAL AEP SPAN PANEL, LIGHT GRAY
④		BALCONY - PAINTED BLACK	⑩		METAL AEP SPAN PANEL, BLACK
⑤		FIBER CEMENT PANEL, COLOR: TBD	⑪		SIDING PANEL, 12" DARK GRAY
⑥		CLEAR CEDAR AT UNDERSIDE OF CANOPY	⑫		FIBER CEMENT PANEL, 4' X 8', TBD

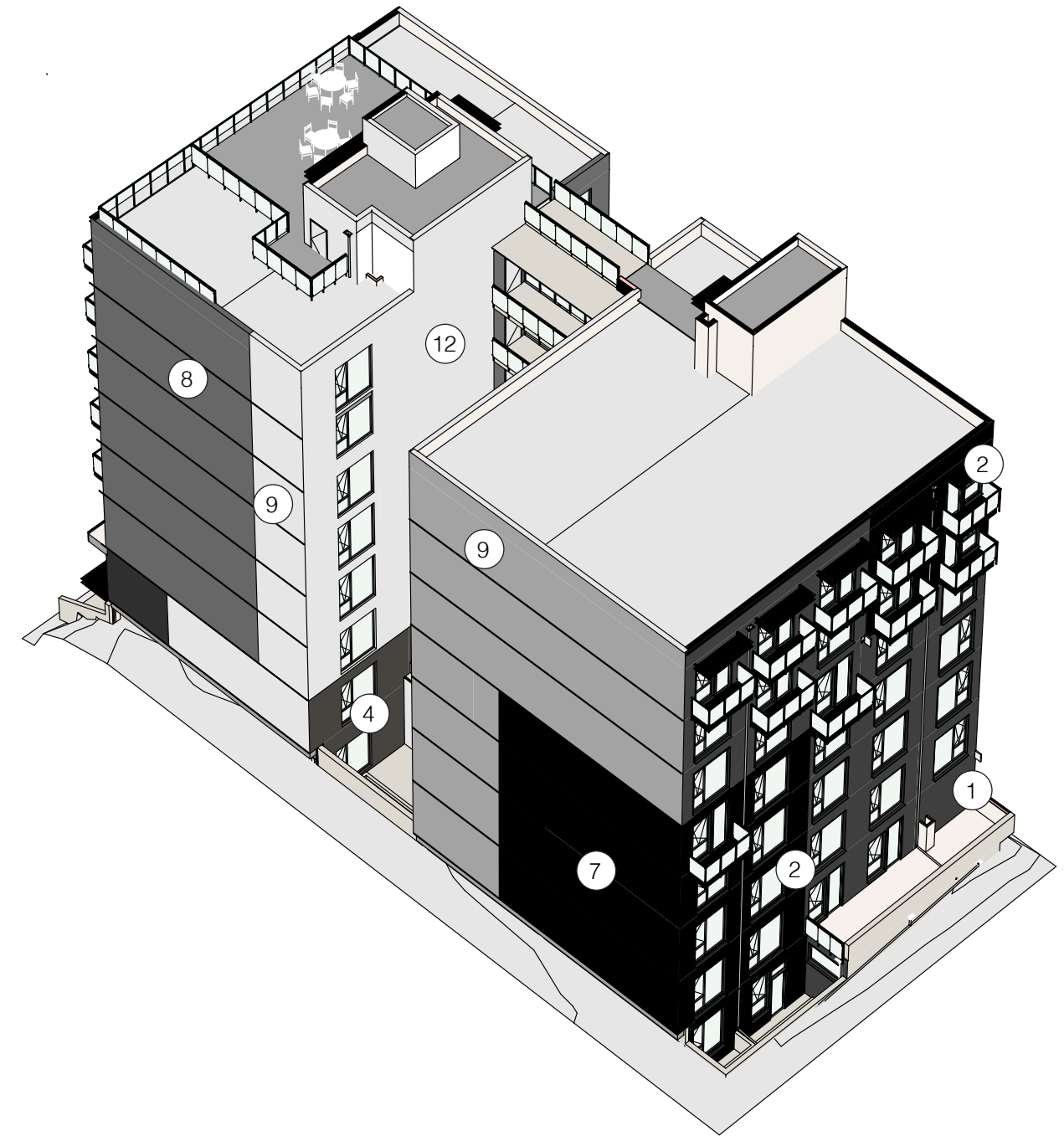
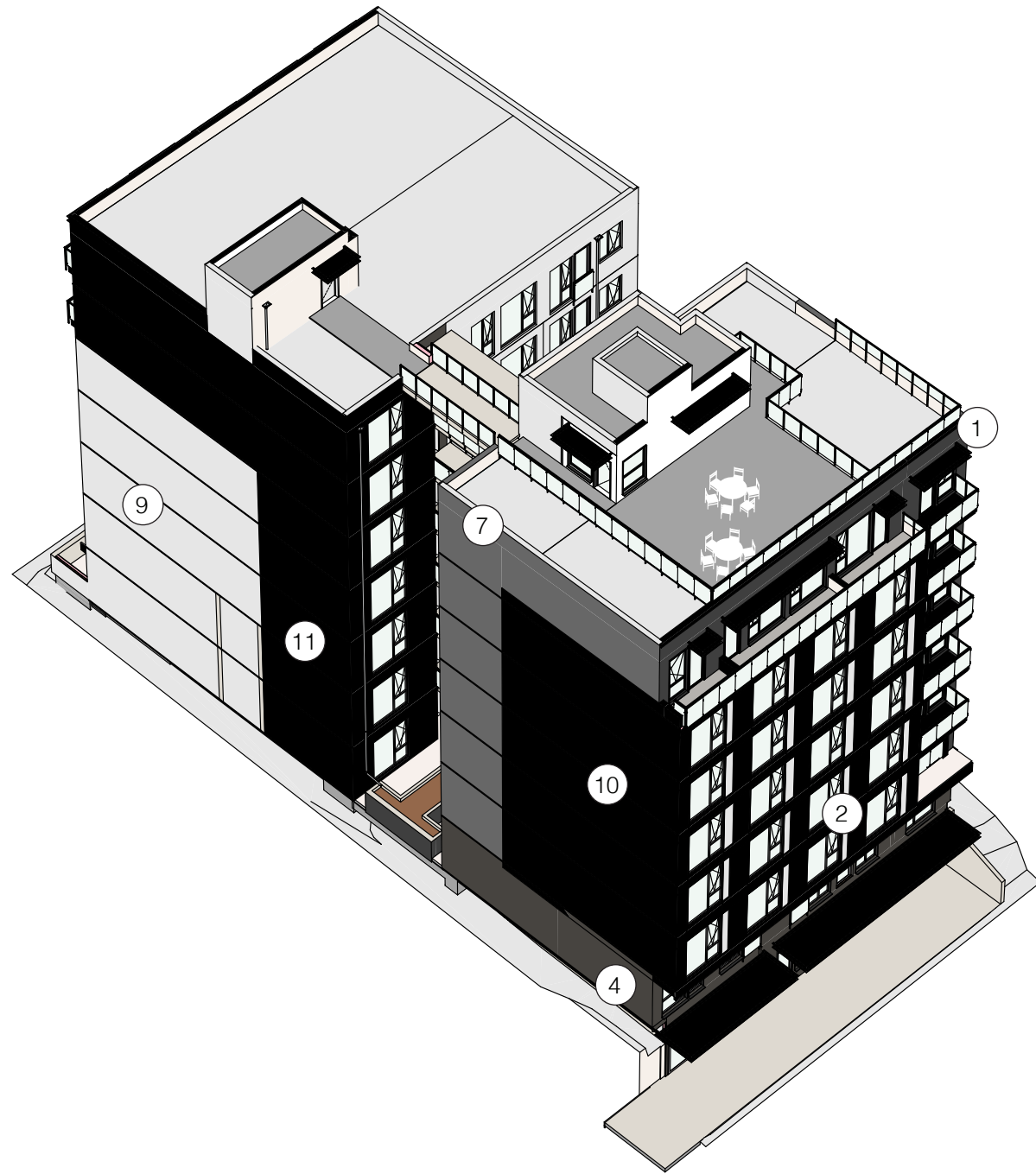


① Axonometric View of East Building Volume with Courtyard and Circulation Bridges



② Axonometric View of West Building Volume with Courtyard and Circulation Bridges



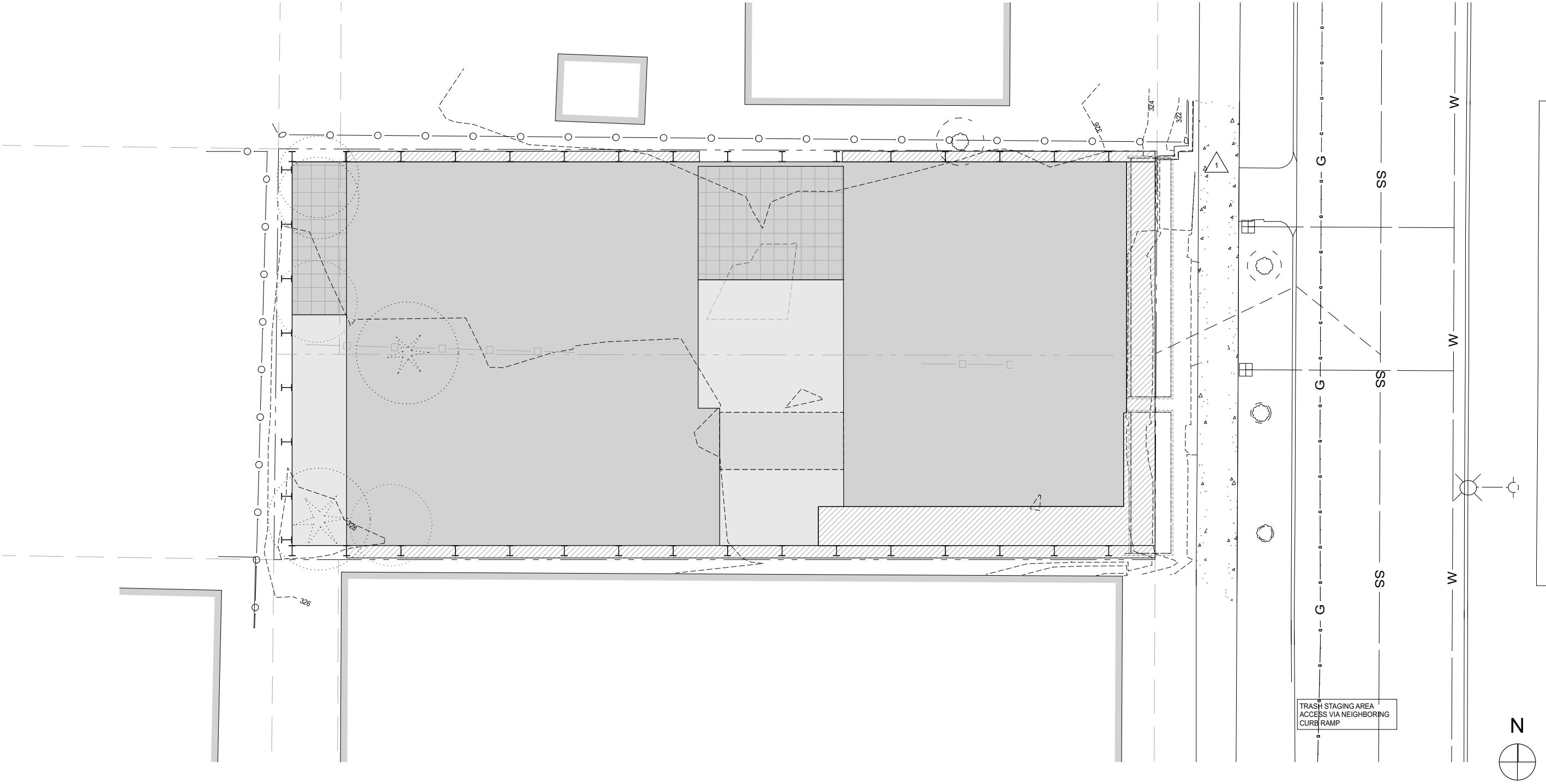


③ Axonometric View of Proposed Structure from Street Looking Northwest

④ Axonometric View of Proposed Structure from Rear Looking Southeast



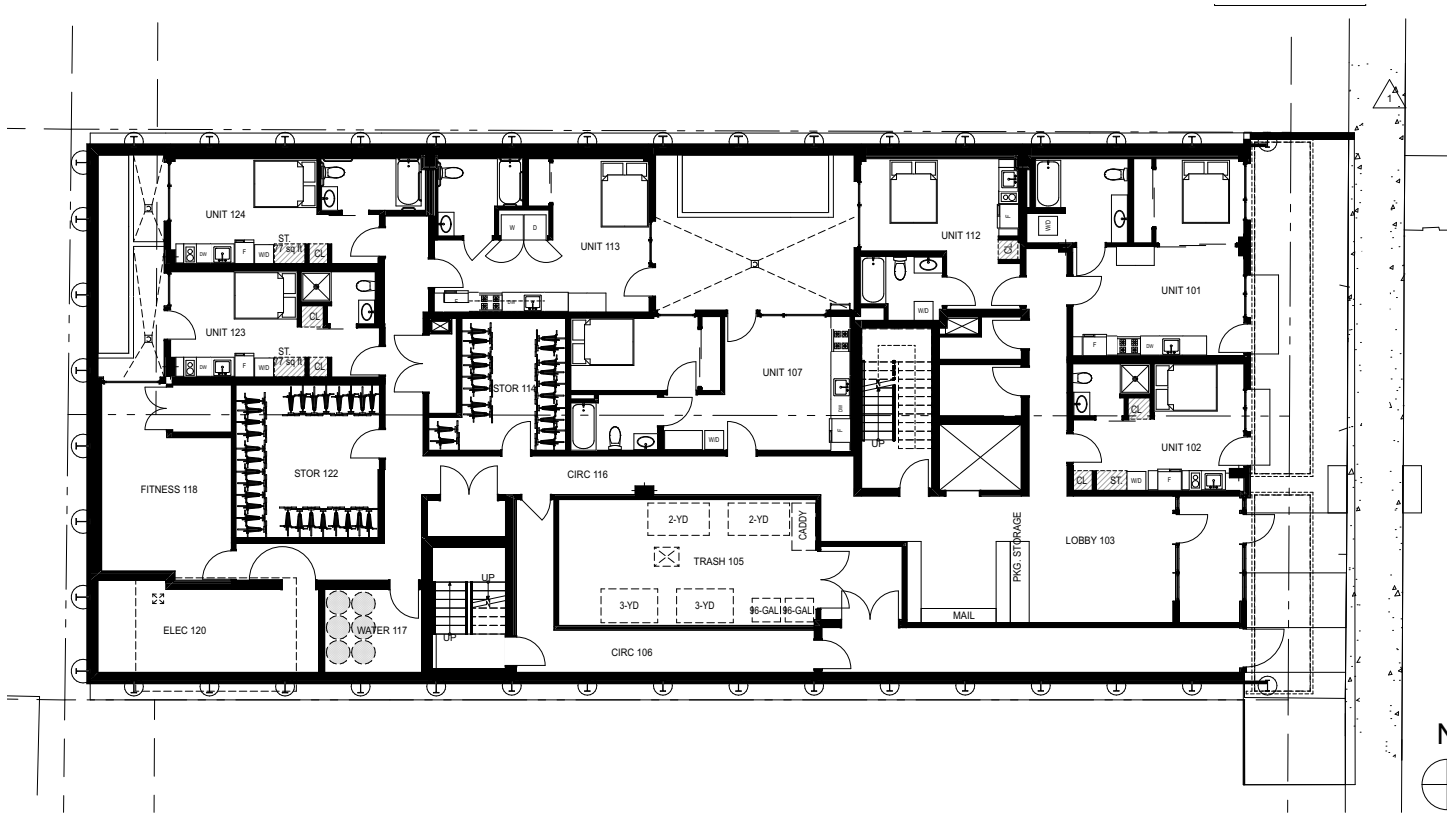
SITE PLAN



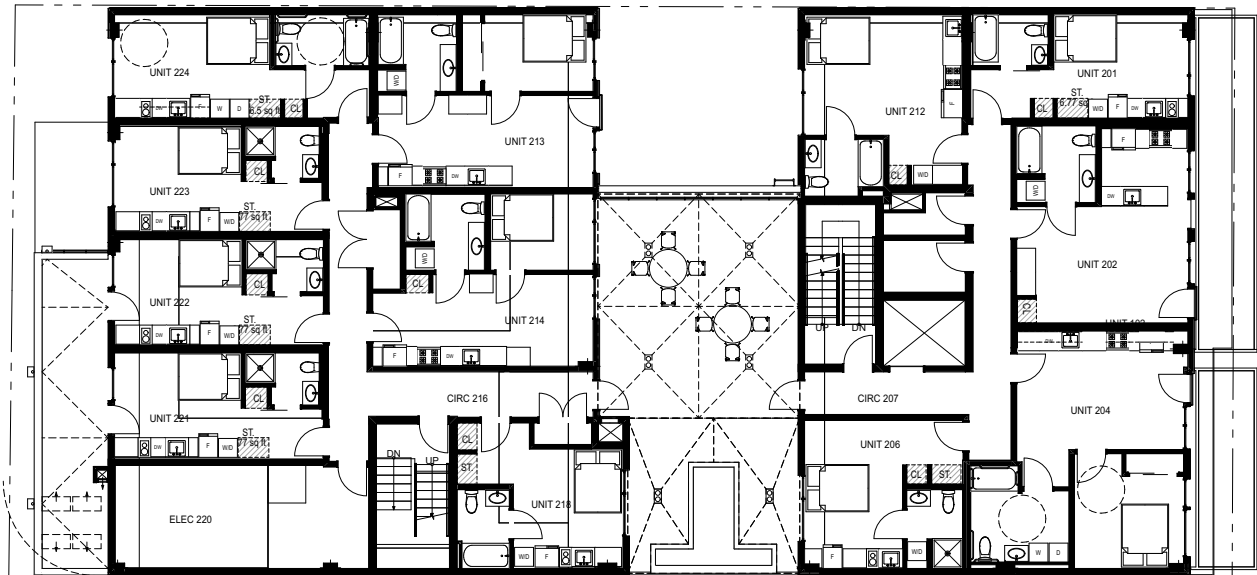
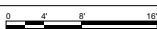
1 PLOT PLAN



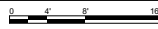
# PROPOSED PLANS



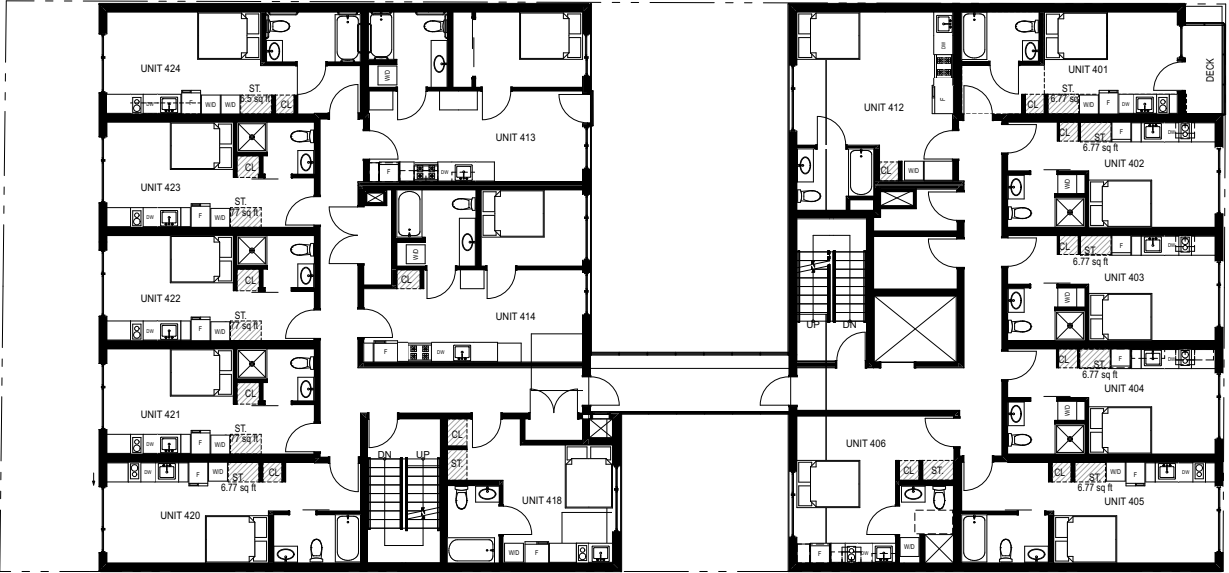
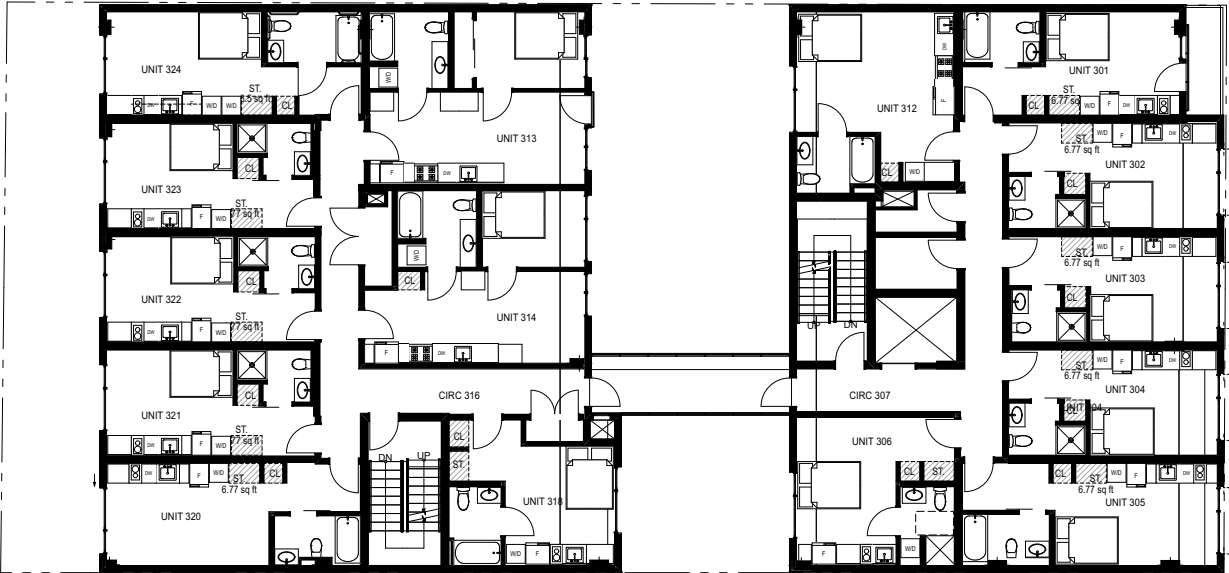
1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



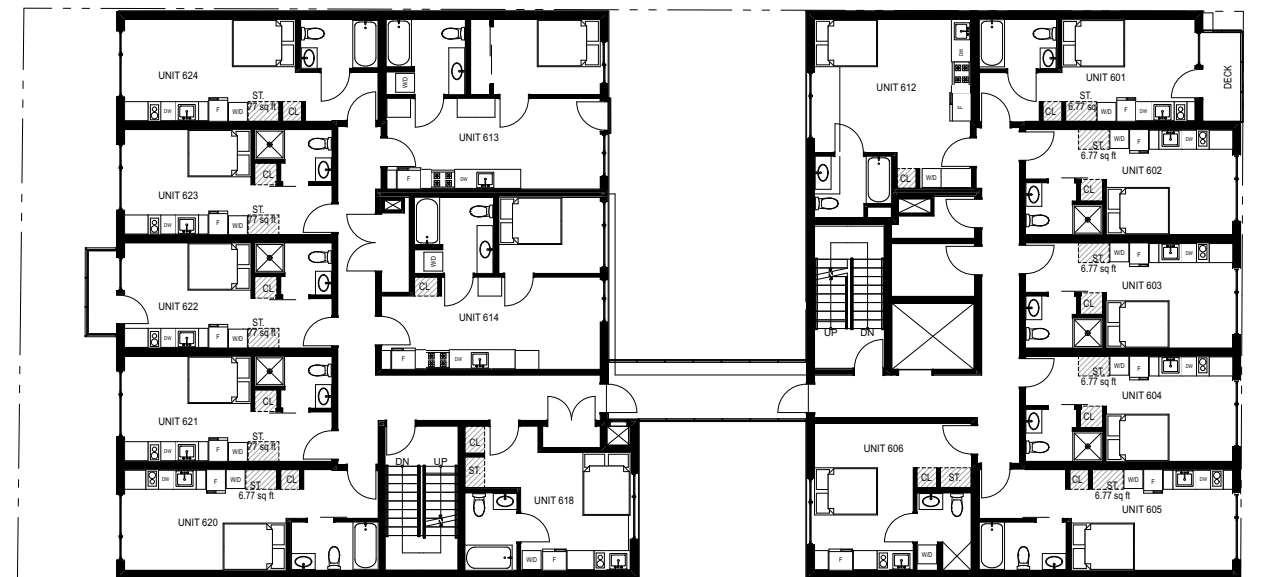
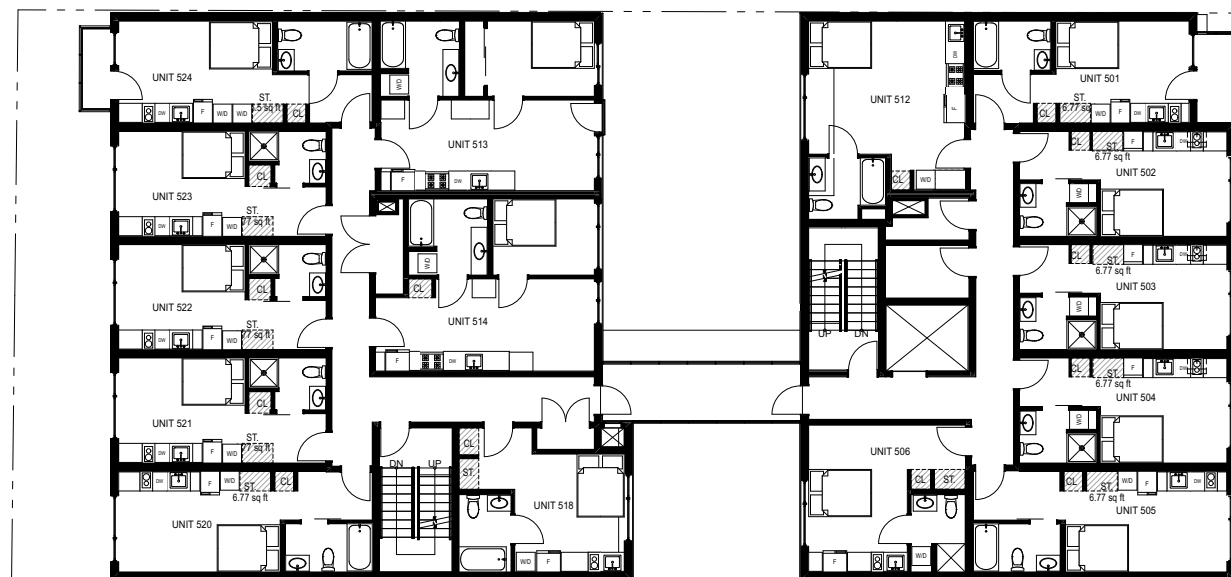




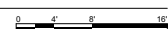
3 THIRD FLOOR PLAN

4 FOURTH FLOOR PLAN

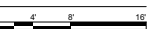




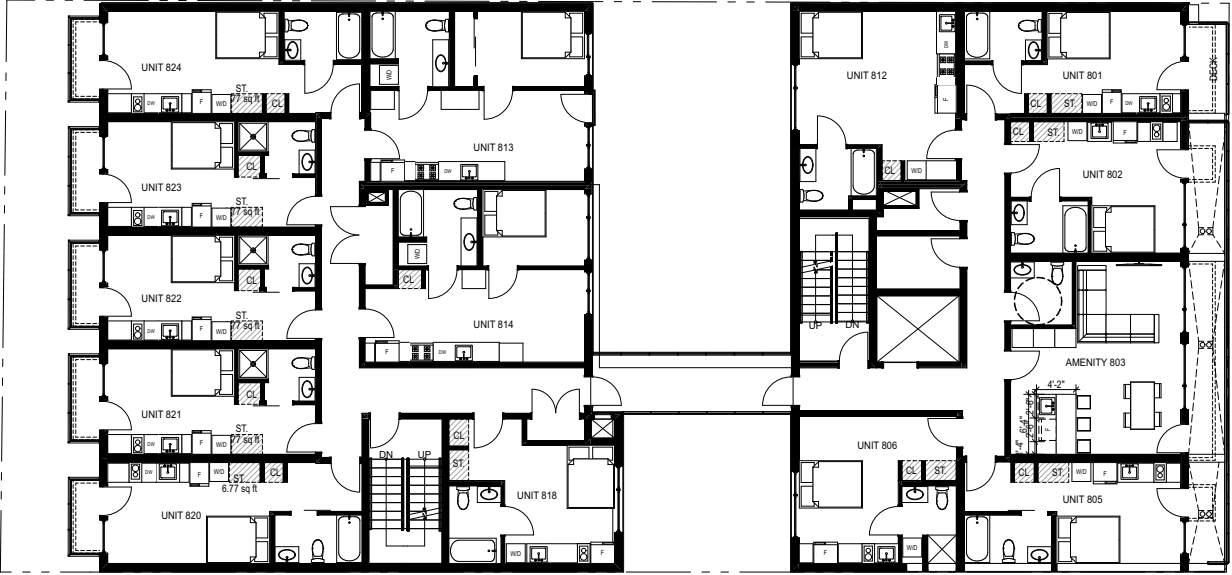
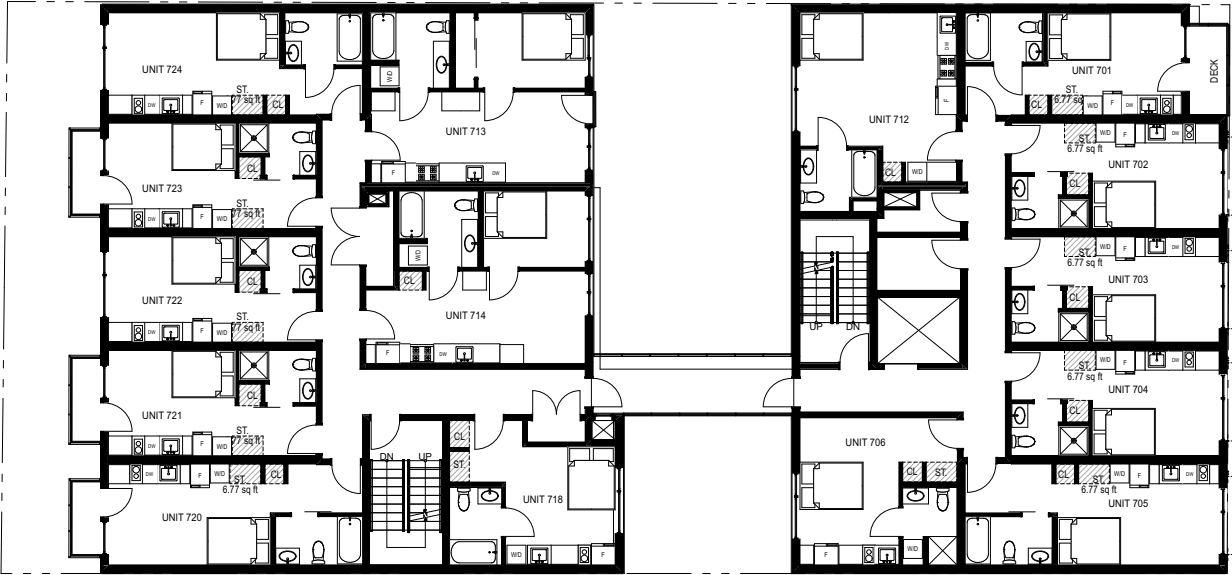
5 FIFTH FLOOR PLAN



6 SIXTH FLOOR PLAN



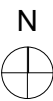
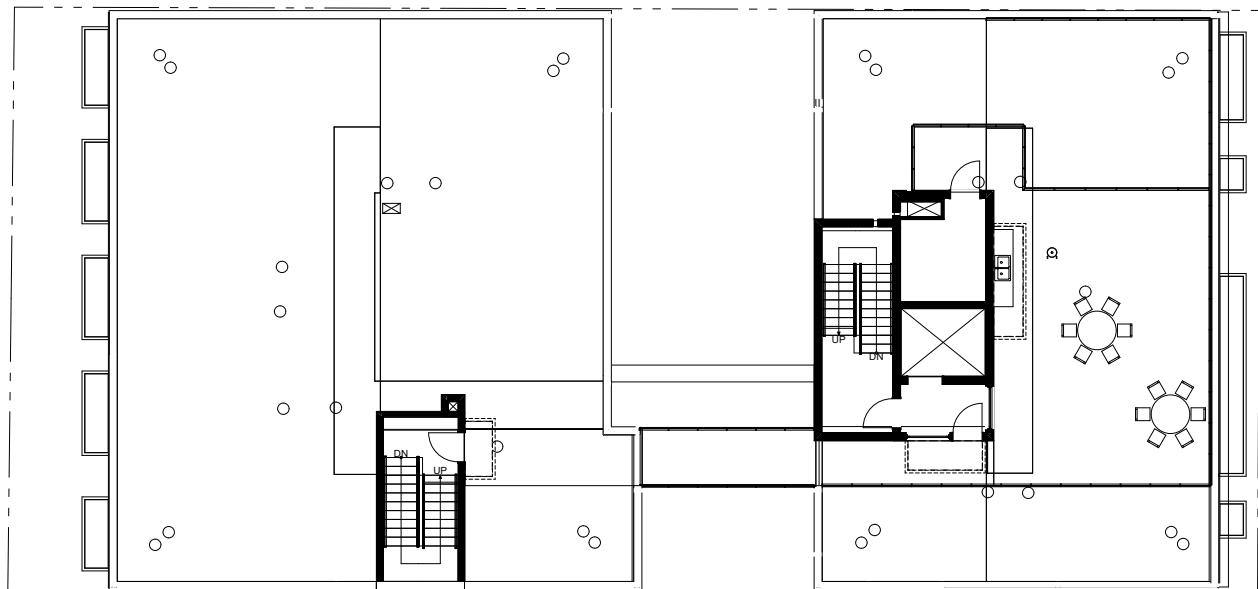




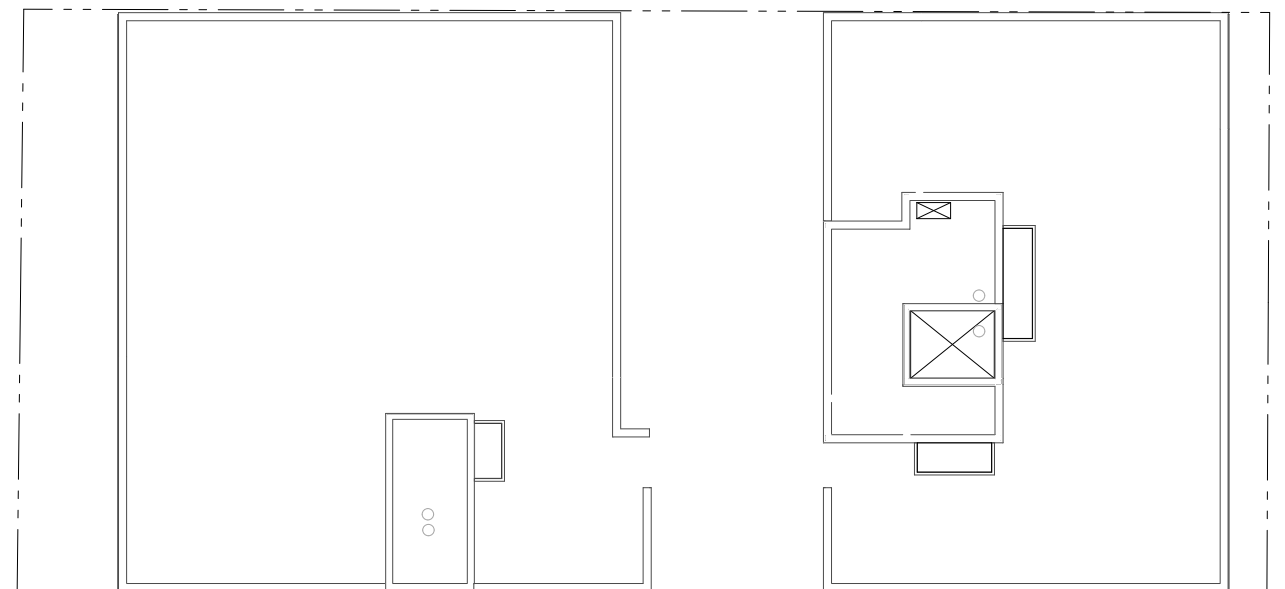
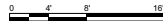
7 SEVENTH FLOOR PLAN

8 EIGHTH FLOOR PLAN

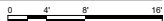




9 ROOF PLAN

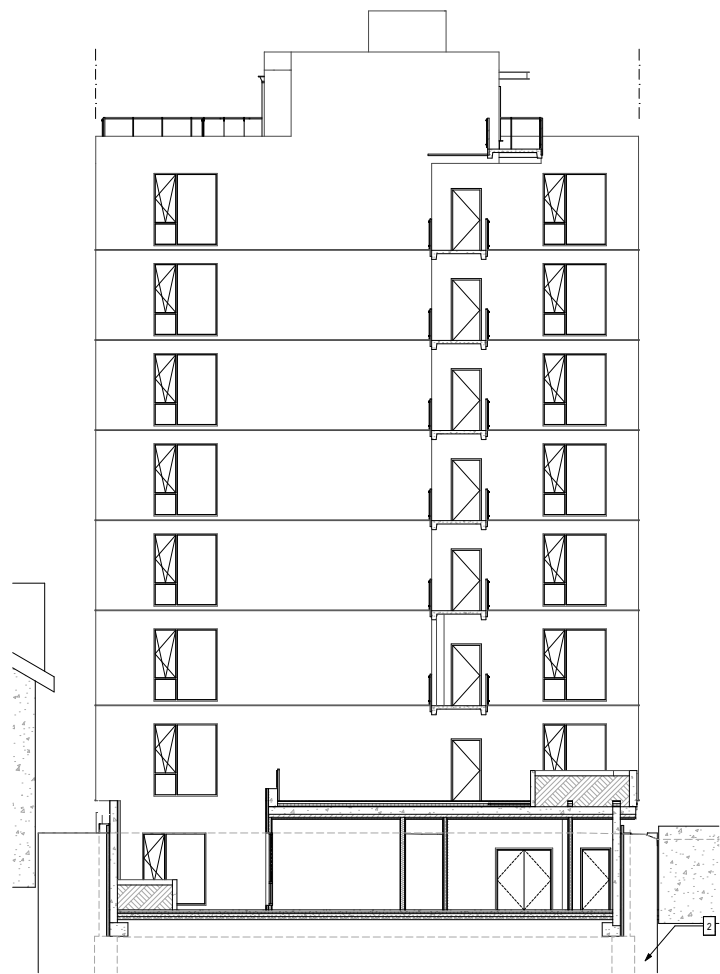


10 PENTHOUSE ROOF PLAN

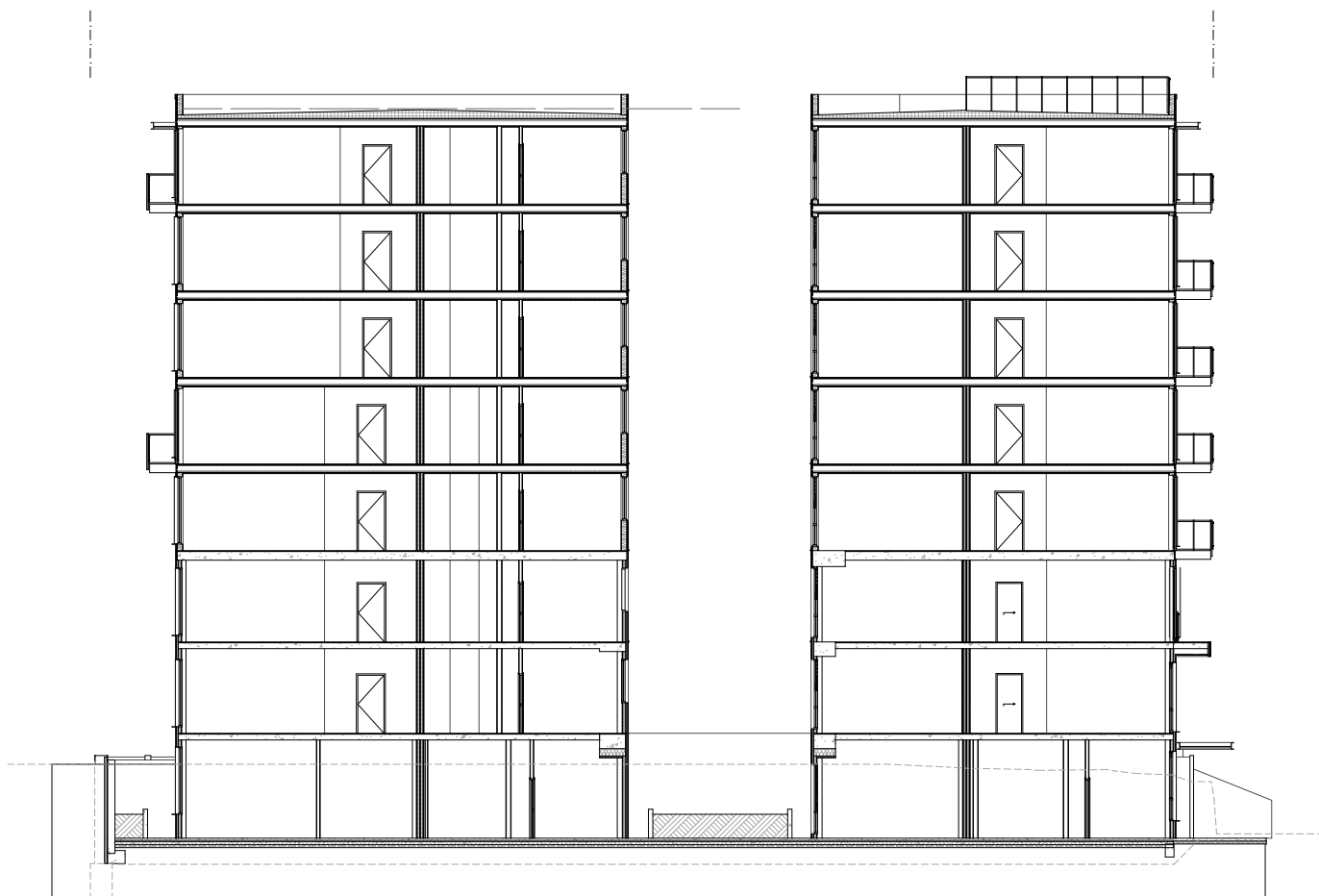




BUILDING SECTIONS



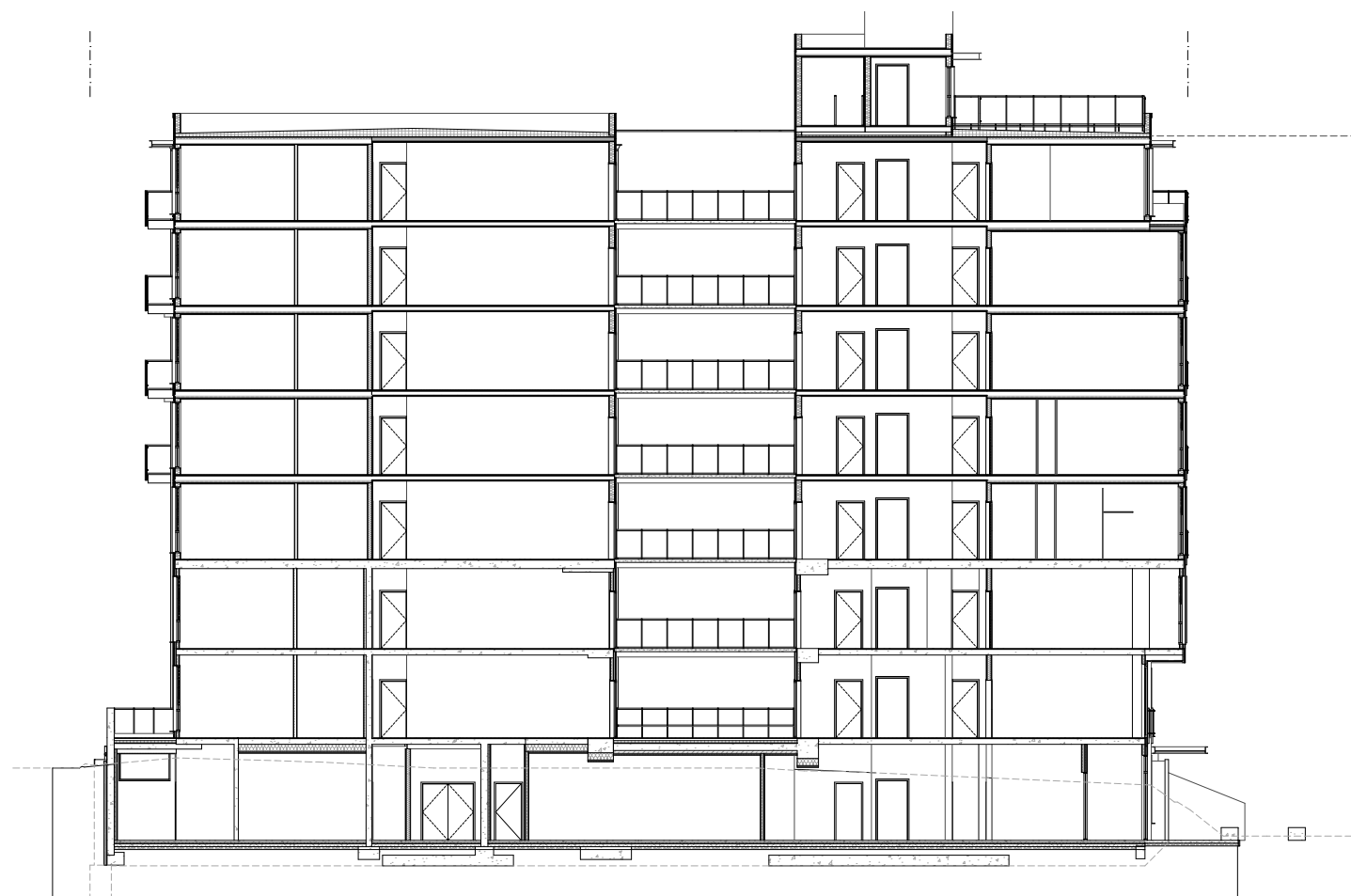
1 SECTION AT COURTYARD



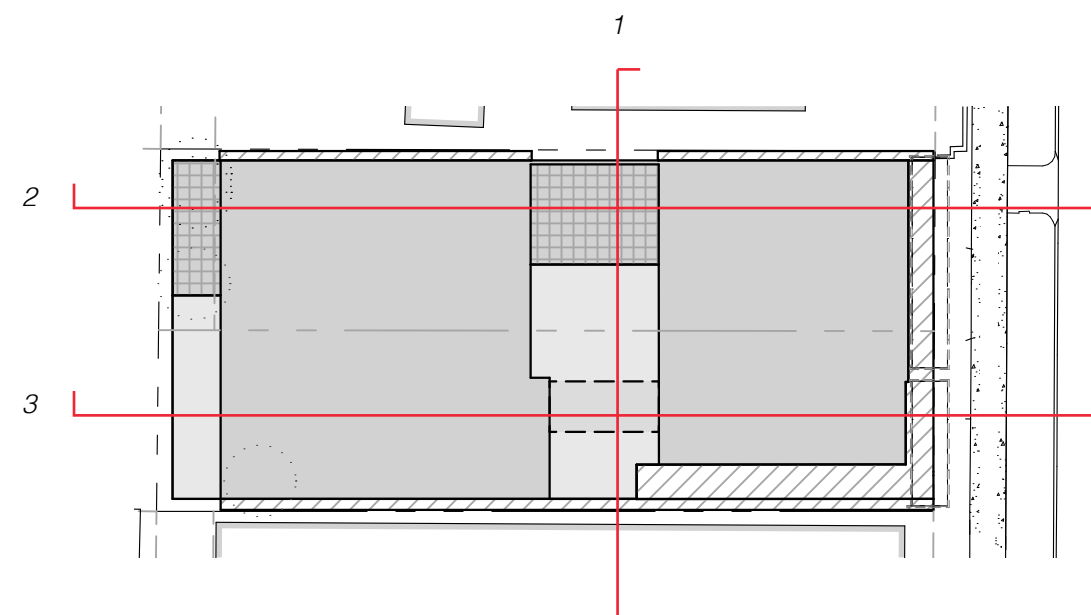
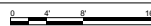
2 SECTION AT LOWER PATIO







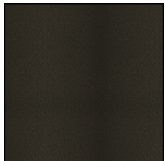
3 SECTION AT BRIDGE



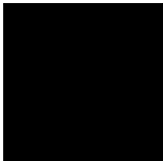
# RENDERED ELEVATIONS



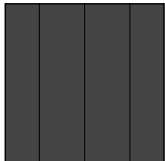
SIDING 1



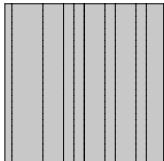
SIDING 2



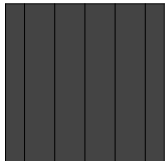
SIDING 5



SIDING 7



SIDING 9



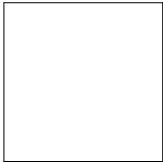
SIDING 11



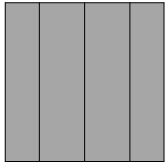
SIDING 3



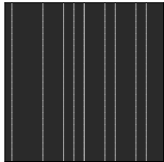
SIDING 4



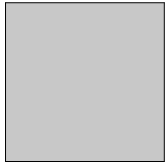
SIDING 6



SIDING 8



SIDING 10



SIDING 12

- RENDERED ELEVATION
1. FIBER CEMENT PANEL  
NATURAL COLOR, HIGH-DENSITY

9. METAL PANEL, LIGHT GRAY

2. FIBER CEMENT PANEL  
THROUGH COLOR, HIGH-DENSITY

10. METAL PANEL, BLACK

3. NATURAL FIBER COMPACT LAMINATE  
COLOR: SLATE EBONY OR SIM.

11. SIDING PANEL, 12" DARK GRAY

4. METAL WALL PANEL

12. FIBER CEMENT PANEL, 4' X 8',  
COLOR TBD

5. BALCONY - PAINTED BLACK

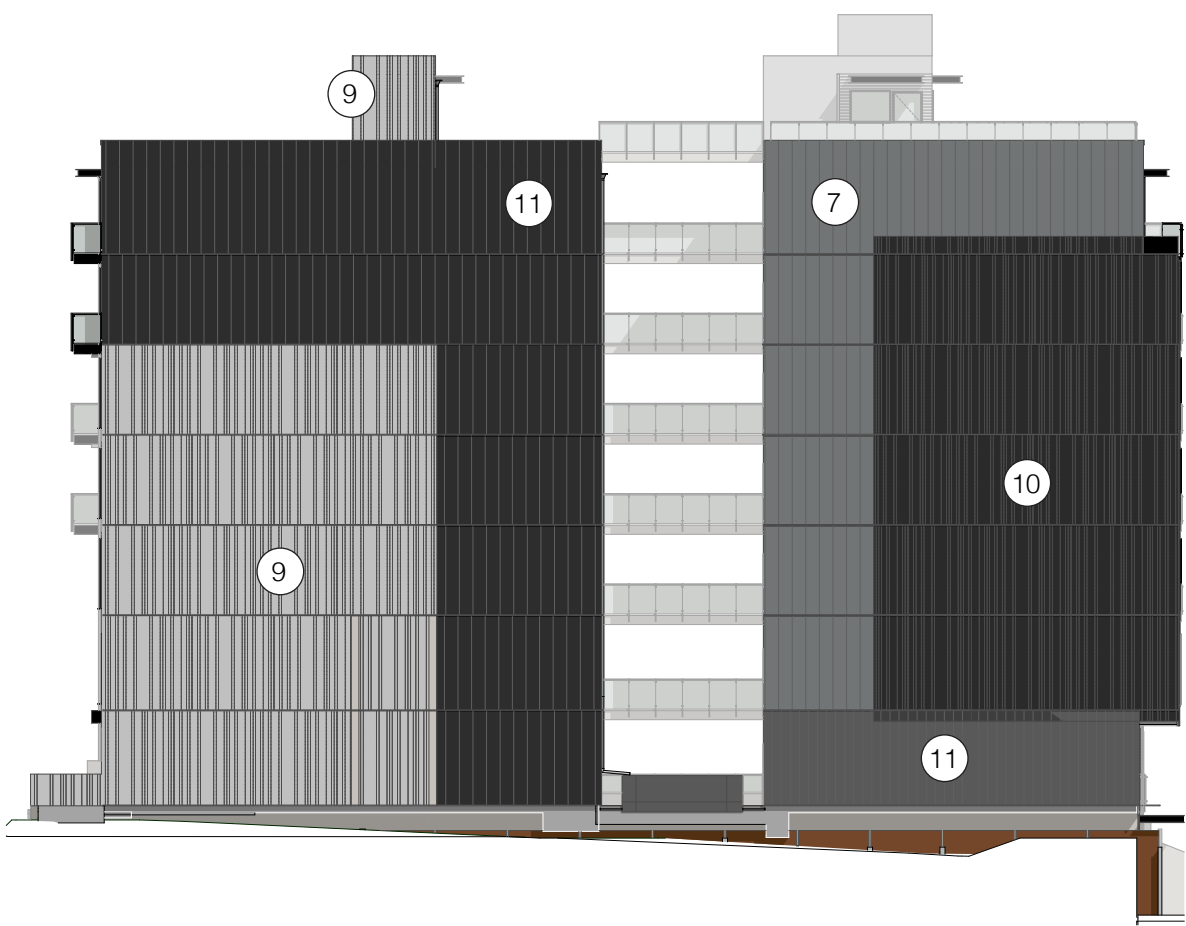
6. FIBER CEMENT PANEL, COLOR: TBD

7. SIDING PANEL, COLOR: TBD

8. SIDING PANEL, 18" LIGHT GRAY



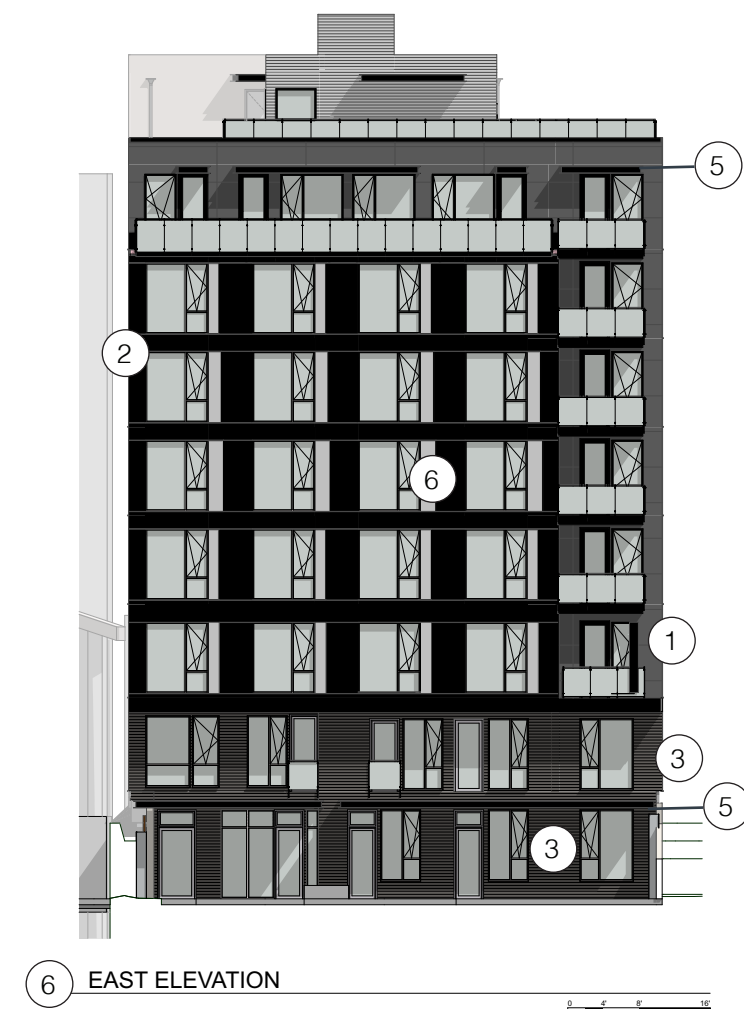
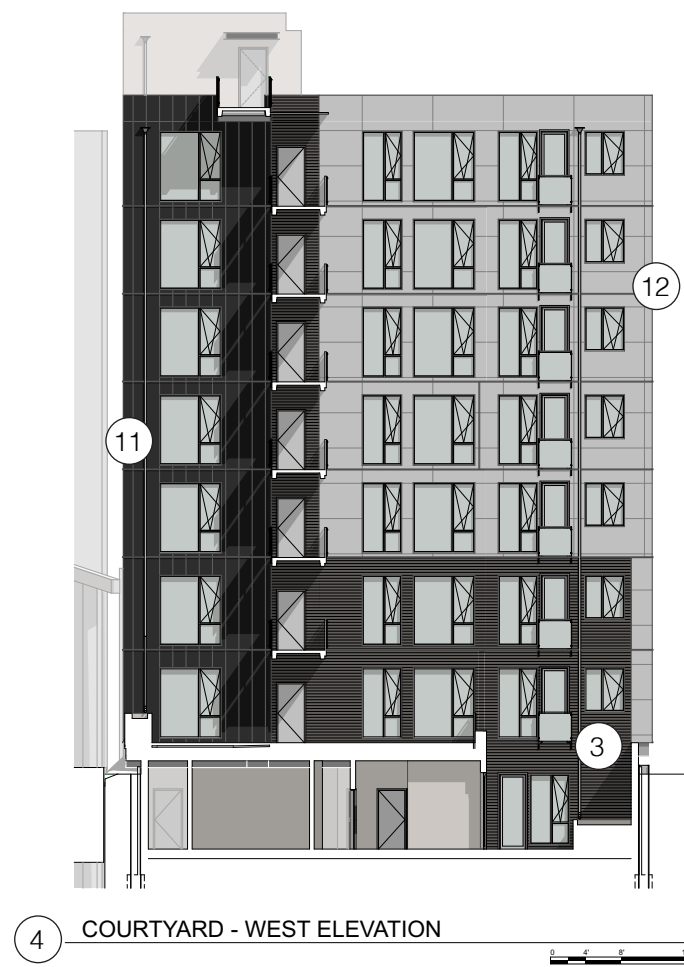
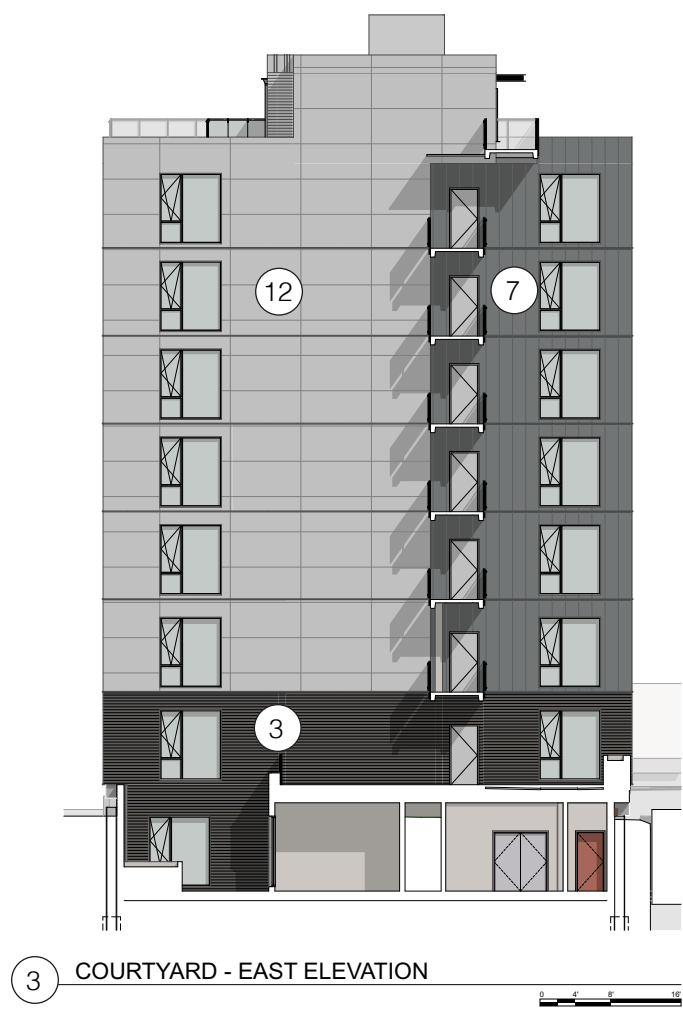
1 NORTH ELEVATION



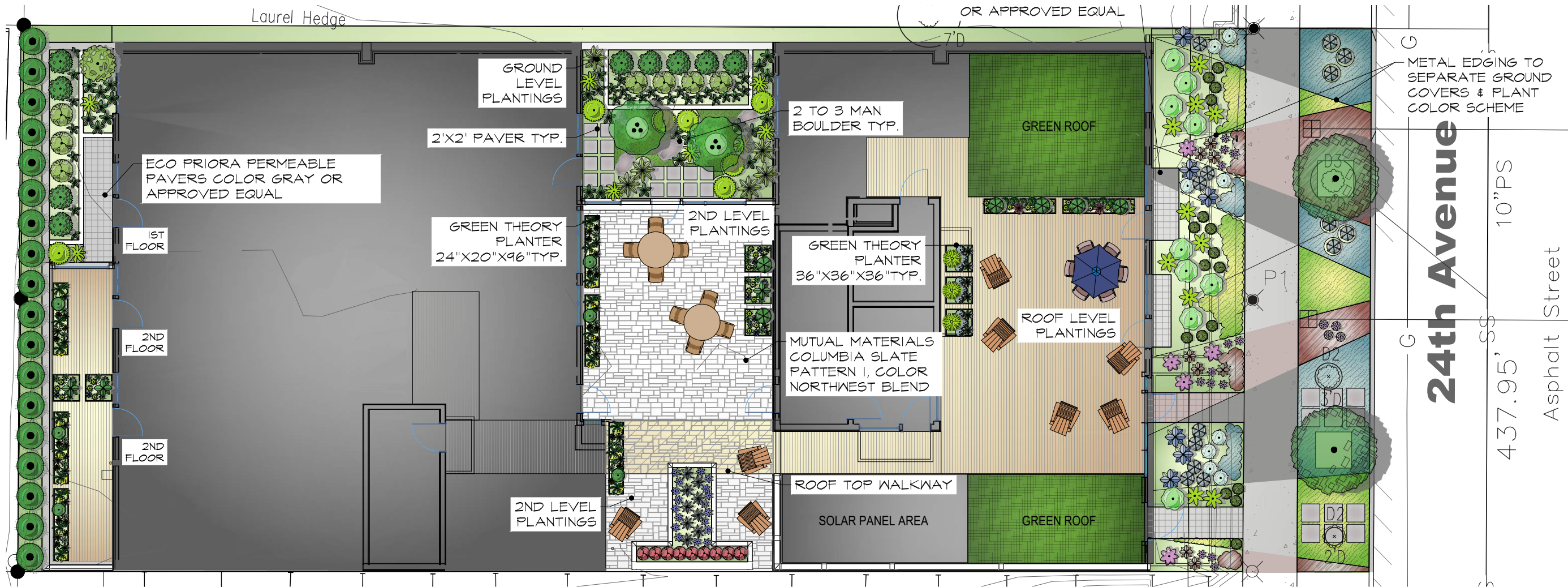
2 SOUTH ELEVATION








LANDSCAPE






LANDSCAPE

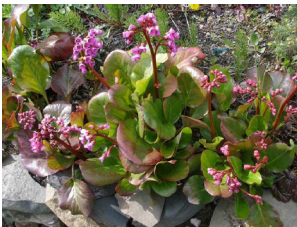
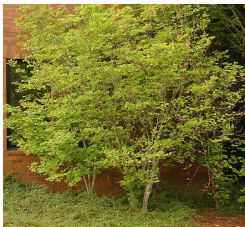
PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME
	Aucuba japonica 'Gold Dust' / Gold Dust Aucuba
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Polystichum munitum / Western Sword Fern
	Sarcococca ruscifolia / Fragrant Sarcococca
	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae
BIORETENTION	BOTANICAL / COMMON NAME
	Cornus alba / Tatarian Dogwood
	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood
	Cornus sericea 'Kelsey' / Kelsey Dogwood
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass
	Polygonatum odoratum / Solomon's Seal
BRIGHT GREENS	BOTANICAL / COMMON NAME
	Agapanthus africanus / Lily of the Nile
	Daphne odora 'Maejima' / Winter Daphne
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells
COOL BLUES	BOTANICAL / COMMON NAME
	Hosta x 'Hadsen Blue' / Plantain Lily
	Juniperus squamata 'Blue Star' / Blue Star Juniper
	Stachys byzantina 'Big Ears' / Lamb's Ear

DARK BURGUNDY	BOTANICAL / COMMON NAME
	Athyrium nipponicum 'Regal Red' / Regal Red Painted Fern
	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass
	Sedum x 'Postman's Pride' / Postman's Pride Stonecrop
PLANTERS	BOTANICAL / COMMON NAME
	Athyrium filix-femina / Lady Fern
	Bergenia purpurascens / Purple Bergenia
	Brunnera macrophylla 'Silver Heart' / Siberian Bugloss
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Cupressus macrocarpa 'Wilma Goldcrest' / Wilma Goldcrest Cypress
	Dryopteris crassirhizoma / Thick Wood Fern
	Hebe x 'Red Edge' / Hebe
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Mahonia x media 'Charity' / Mahonia
	Phormium tenax 'Amazing Red' / 'Amazing Red' New Zealand Flax
	Sarcococca ruscifolia / Fragrant Sarcococca
	Taxus x media 'H.M. Eddie' / H.M Eddie Yew
	Taxus x media 'H.M. Eddie' / H.M Eddie Yew

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Fagus sylvatica / Green Beech Street Tree
GROUND COVERS	BOTANICAL / COMMON NAME
	Ajuga reptans 'Burgundy Glow' / Burgundy Glow Bugleweed
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Sagina subulata / Irish Moss
	Thymus pseudolanuginosus / Woolly Thyme
GREEN ROOF	BOTANICAL / COMMON NAME
	Etera Tile / Sun & Shade Mix Available at <a href="http://www.etera.com">www.etera.com</a>





COMPLETED WORK b9 ARCHITECTS



121-123 12th Avenue E Apartments



748 11th Avenue E Apartments





1601 N 45th Street Apartments



1427 NW 65th Street Apartments



6501 Roosevelt Way NE, Design Proposal