



treble

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DESIGN RECOMMENDATION PROPOSAL // Southeast Review Board

March 12, 2024

workshop AD **KAMIAK** HEWITT

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Development Objectives

Project Proposal

Address:	1910 21st Ave S Seattle WA 98144
Developer Applicant	Kamiak Real Estate Workshop AD



The site is a 30,000 sqft half-block lot just off Ranier Ave South that fronts South Plum St. to the south, 21st Ave S. to the west, and S. Holgate St. to the north. Rainier Ave S is a principal arterial with frequent transit that extends from Rainier Beach to downtown Seattle (via Boren Ave). Plum, Holgate and 21st Ave S are quieter, lightly trafficked neighborhood streets.

The neighborhood is in transition, and there are several new and pending large-scale projects. The existing development pattern is diverse and consists of light industry, multi-family residential, retail and local service businesses.

The lot is zoned NC3-75(M) with a zone transition to C1-75(M) west of 21st Ave S. and south of S. Plum St. To the north is a six-story, 186-unit mixed-used apartment building; across the alley to east is the six-story mixed-use Hobson Place, with 154 permanent supportive housing units. To the west and south are US Foods Chef'store and JP Parts and Supplies, respectively.

The proposed project is a seven-story mixed-use apartment building with 212 diverse dwelling units that consist of studios, one-bedroom, and two-bedroom units. The project will pursue LEED Gold certification.

The first story includes residential entry & lobby, amenity areas, bicycle parking, solid waste storage, and commercial. An outdoor amenity area, vegetated roof, and solar is proposed for the roof.

The design proposal responds to five primary considerations:

- 1. Support vibrant ground level programming
- 2. Encourage active public connections with expanded frontage, courts, and open space
- 3. Provide a diverse mix of responsive housing options
- 4. Respond appropriately to the transitioning scales of the neighborhood
- 5. Cohesively integrate building systems, secondary elements, and high quality materials

There are no departures requested.

Site Information

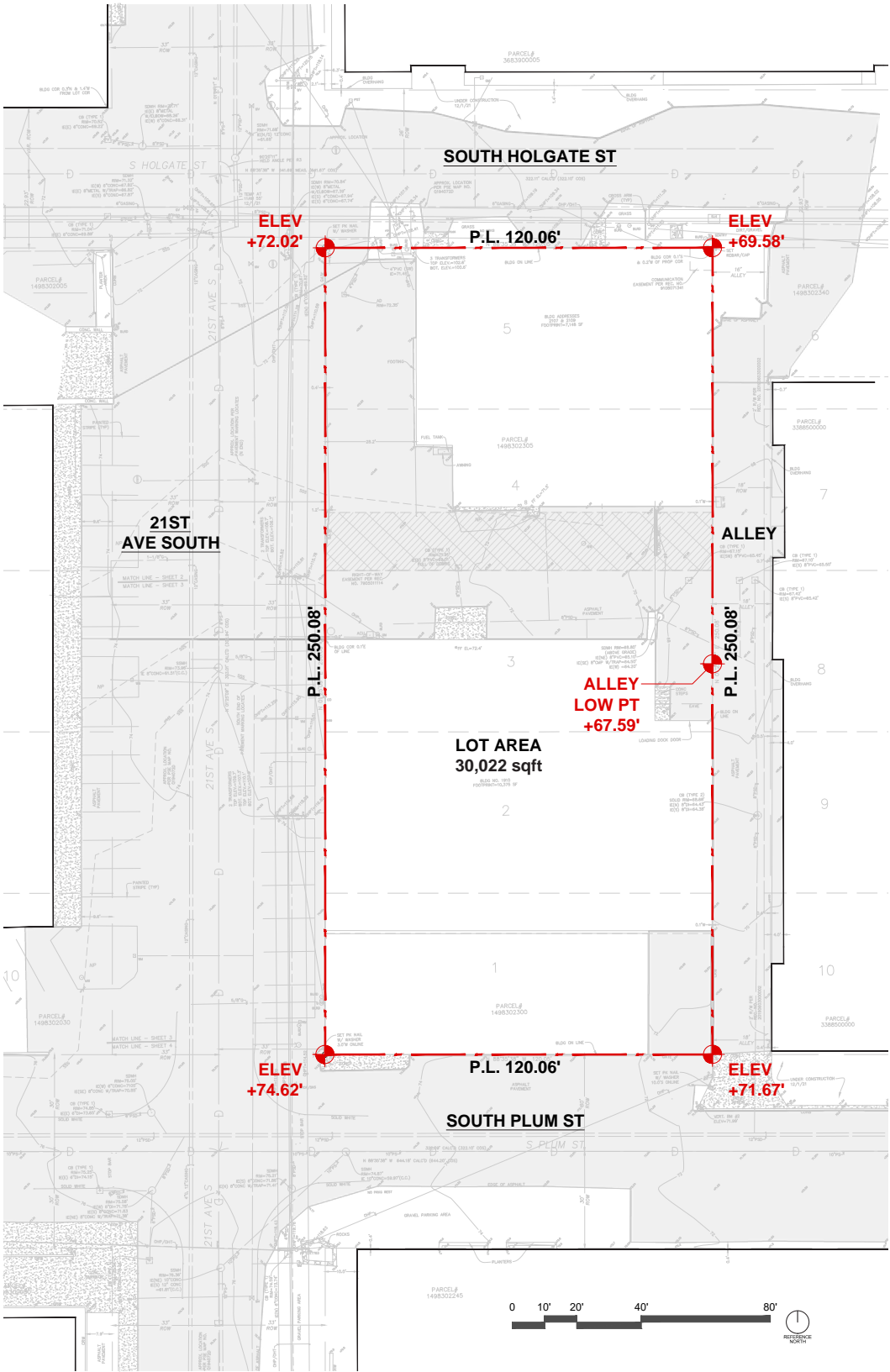
topographical survey

The site is generally flat with approximately 5 feet of topographic change across the site, falling from the southwest corner to the northeast. There are no exceptional trees on the site.

2103-2109 S Holgate St + 1910 21st Ave S
(APN 1498302305)
2104 S Plum St
(APN 1498302300)

Total Lot Area = 30,022 sf

Legal Description -
Lots 1 through 5, Block 39, Central Seattle,
According to the Plat Thereof, Recorded in
Volume 1 of Plats, Page 57, Records of King
County, Washington.



existing site conditions



1 S Holgate St & 21st Ave S



2 S Plum St & 21st Ave S



3 21st Ave S - sidewalk looking north



4 21st Ave S - sidewalk at project to north



5 Alley - looking north



6 Alley - looking south



7 S Plum St - sidewalk looking west



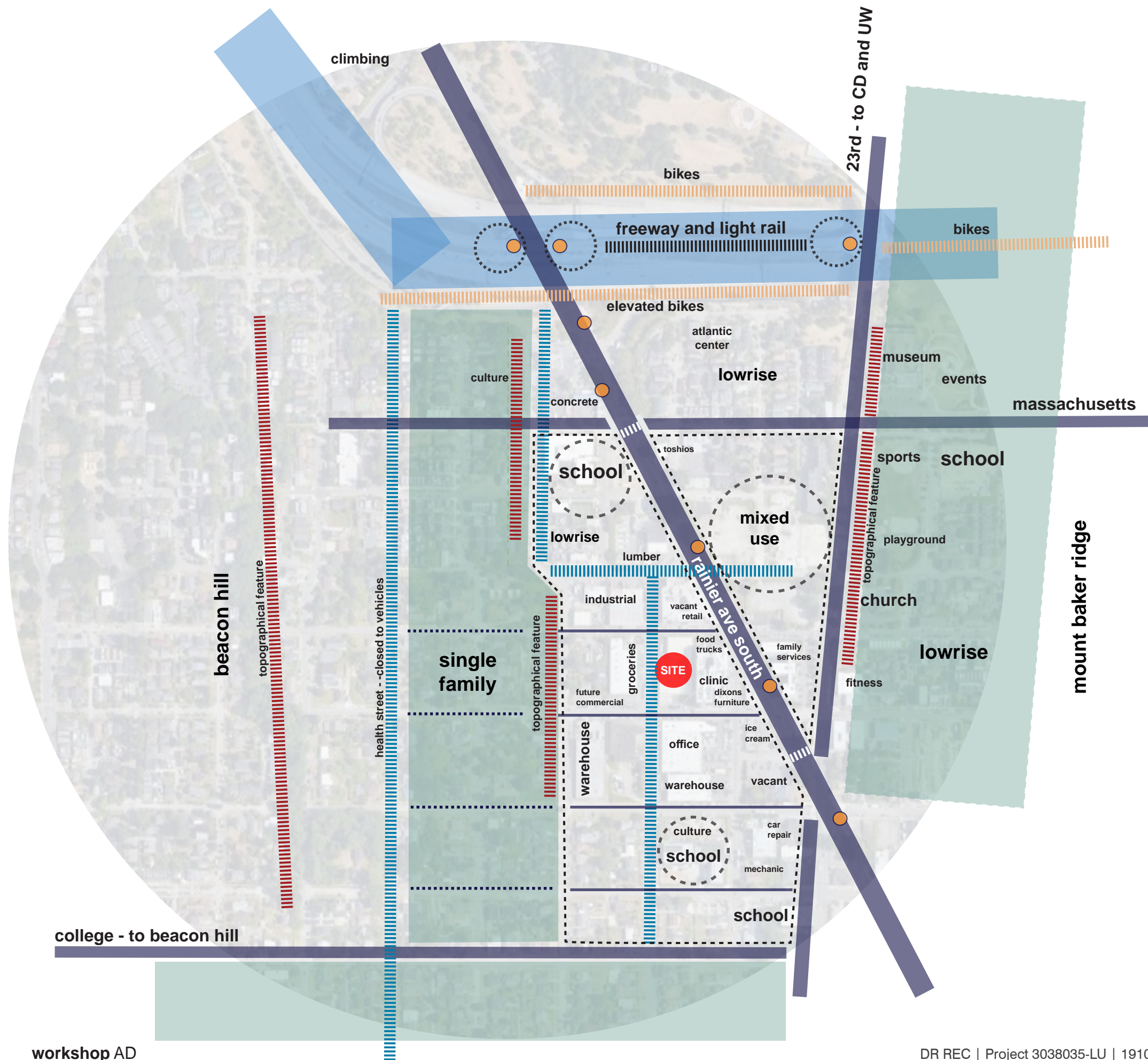
8 S Holgate St - sidewalk at project to north

Urban Design Analysis

Located at the confluence of the north ends of Beacon Hill and the Rainier Valley, the site is in a neighborhood that has been enriched through various waves of immigration over the years. Historically, the neighborhood was largely Italian and the site is just southwest of what was known as Garlic Gulch. In the early part of the twentieth century, the area was lightly settled with homes and family farms. Italian immigrants, like Antonio Ditore who lived at the current location of the Davis Door Company, were some of the original vendors at the then new Pike Place Market. Two of the last remaining Italian businesses in the Valley are now gone. Oberto's Rainier Avenue factory story was recently replaced by a new building for the Hamlin Robinson School and Remo Borracchini's Bakery had closed by the time the structure was destroyed by fire earlier this year.

As with many neighborhoods in Seattle the local topography and its transformation encouraged patterns of development that underly the resultant urban conditions today. The valley as a depression between Beacon Hill and Mount Baker Ridge was opened for development by the Rainier Avenue Electric Railway and the Dearborn regrade in 1910. The regrade provided a more direct connection from the south end of downtown. By 1923 the area was zoned for industry and development included wood storage, ornamental iron and wire works, Stewart Lumber Company, and Davidson's Planing Mill on 21st Avenue South. Today, little is left of early development.





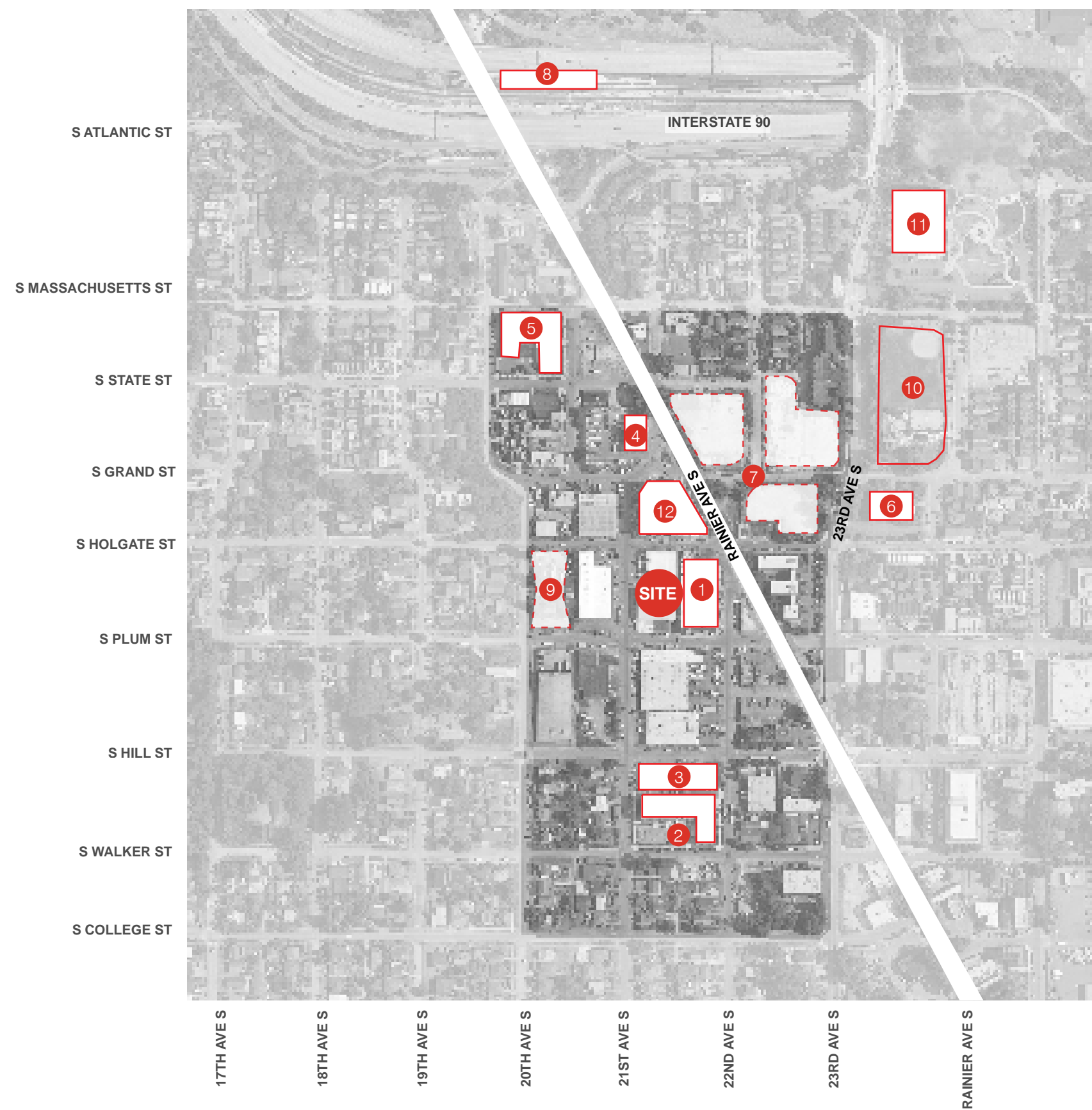
Dramatic physical changes came with the construction of the approach to the Lacey V. Murrow Bridge in the 1940s and the construction of the I-90 freeway in the 1970s and 1980s. The second half of the twentieth century also saw demographic changes in the nearby residential areas as they became more culturally diverse with an increasing percentage of African American, Filipino, Southeast Asian, and Hispanic populations.

Today, the neighborhood is experiencing another transformation. Convenient freeway access, light rail, regular bus service, and the Sound to Mountains bike route provide strong local and regional connections. These connections are evident through the siting of several independent schools and larger scale multifamily and mixed-use projects planned and under construction. Despite this new investment the neighborhood still lacks an urban center or commercial core. Rainier Avenue South, because of its geometry and industrial roots, has never been a cohesive neighborhood center. Instead, it bisects the north part of the Rainier Valley. There are few pedestrian crossings and non-vehicle related businesses. In anticipation of the changes ahead many existing businesses have closed and new commercial and retail spaces sit vacant.

Without a comprehensive rethinking of Rainier Avenue South, the neighborhood will likely continue to develop into two nodes situated between the arterial and the topographical and zoning transitions that happen at 23rd and 20th Avenues South. Within each node, interior streets will likely become the primary pedestrian routes as new schools and mixed-use projects gradually replace the light industrial context. Within the western node a natural north south connection is likely to develop on 21st Avenue South between the cluster of schools at the south end and the light rail station at the north.

Neighborhood Context

Nearby uses reflect a neighborhood in transition due to the anticipated light rail and recent zoning changes. Areas east of 23rd Avenue South include existing cultural buildings, parks and open spaces, and the rapid replacement of single-family structures with townhome typologies. The commercially zoned area between 23rd Avenue South and 19th Avenue South is transitioning from commercial, light industrial and warehouse to mixed use and institutional projects like Grand Street Commons, Hobson Place, Melody Jabooda and the recently constructed independent schools. Given recent real estate activity, even long-standing businesses and structures, like Stewart Lumber, may be replaced by new mixed use projects.





1 DESC Hobson Place



2 Giddens Lake Washington Girls Middle School



3 Jazz House



4 Stewart Lumber & Hardware Co.



5 Hamlin Robinson School



6 Japanese Presbyterian Church



7 Grand Street Commons (future)



8 Judkins Park Link Station (future)



9 The Fir (future)



10 Colman Park & Playground



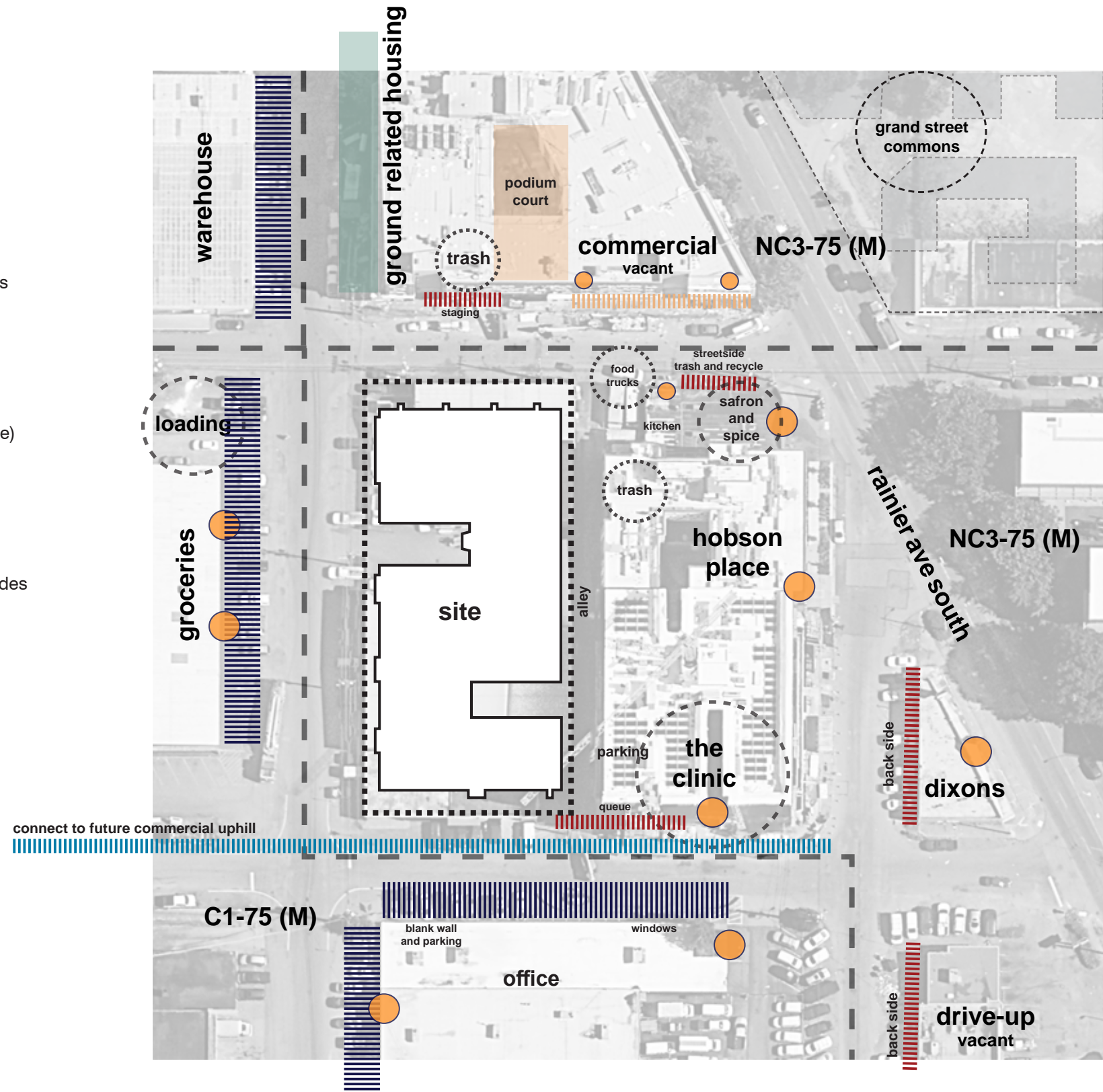
11 Northwest African American Museum



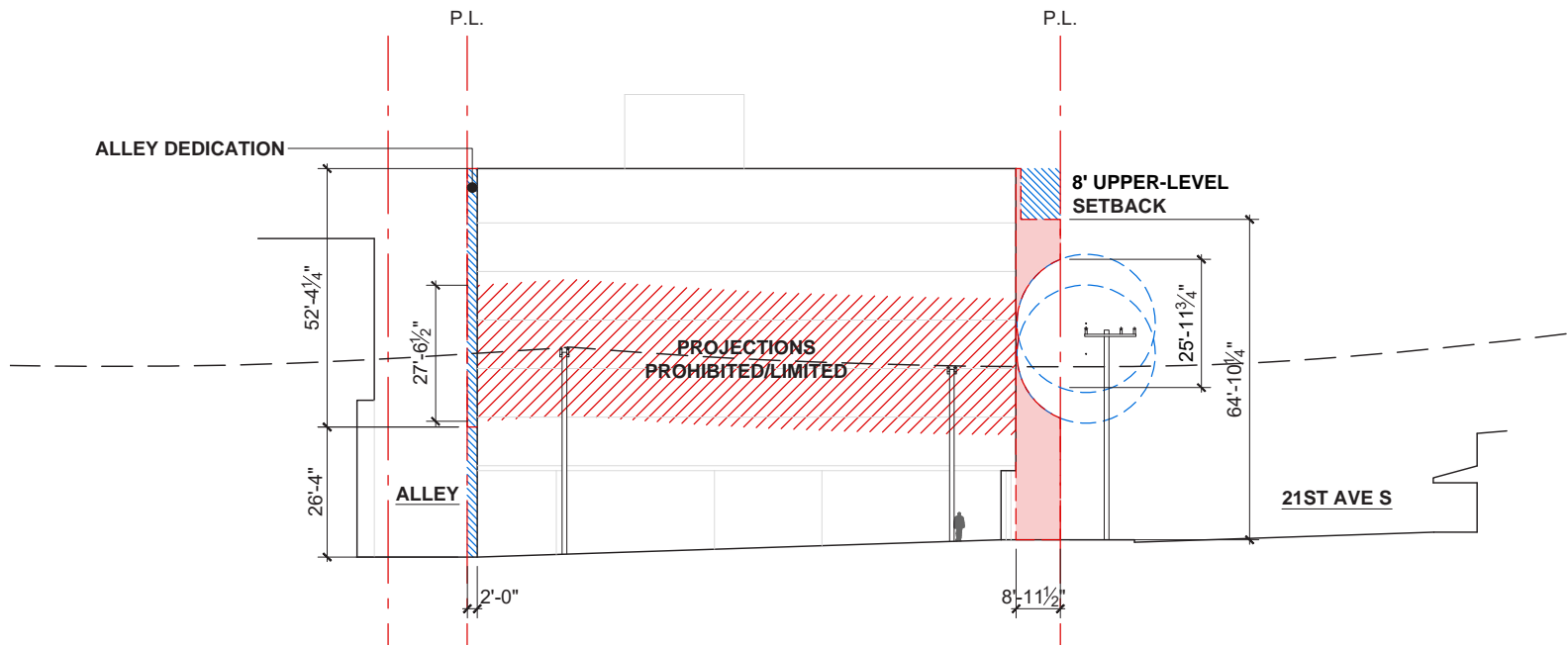
12 Melody Jabooda Apartments

Zoning Data

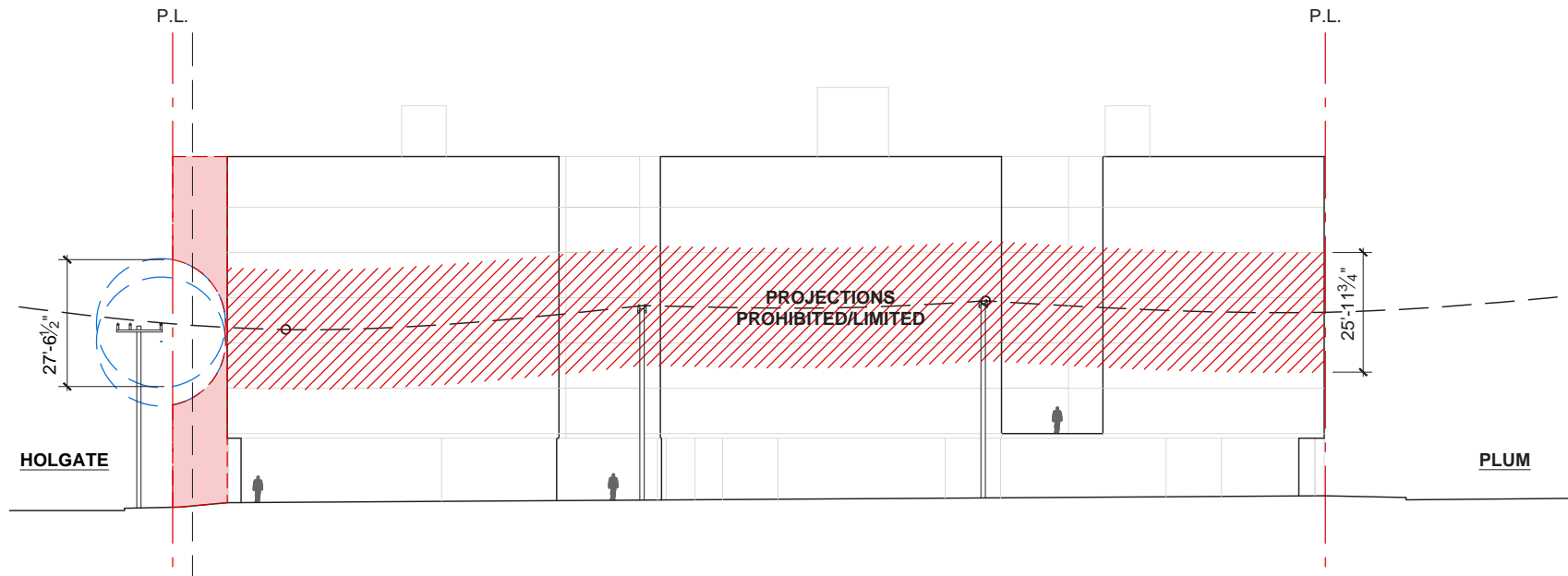
Zoning	NC3-75 (M)
Overlays	Mt. Baker Hub Urban Village
Lot Size	30,022 sf
FAR	5.5
GFA	165,121 sf
Base Height Limit	75 feet roof top features: +2 feet for rooftop decks + min required per code for guards +4 feet for planters, skylights, parapets, and greenhouse +7 feet for solar collectors +16 feet for stair and elevator penthouses
Amenity Area	5% of GFA = 8,256 sf
Vehicle Parking	no minimum requirement (frequent transit within urban village)
Solid Waste	896 sf required
Bicycle Parking	169 long-term 16 short-term required
Street-level Blank Facades	blank segments between 2 and 8 feet no more than 20 feet total blank facade no more than 40% of the width of the facades



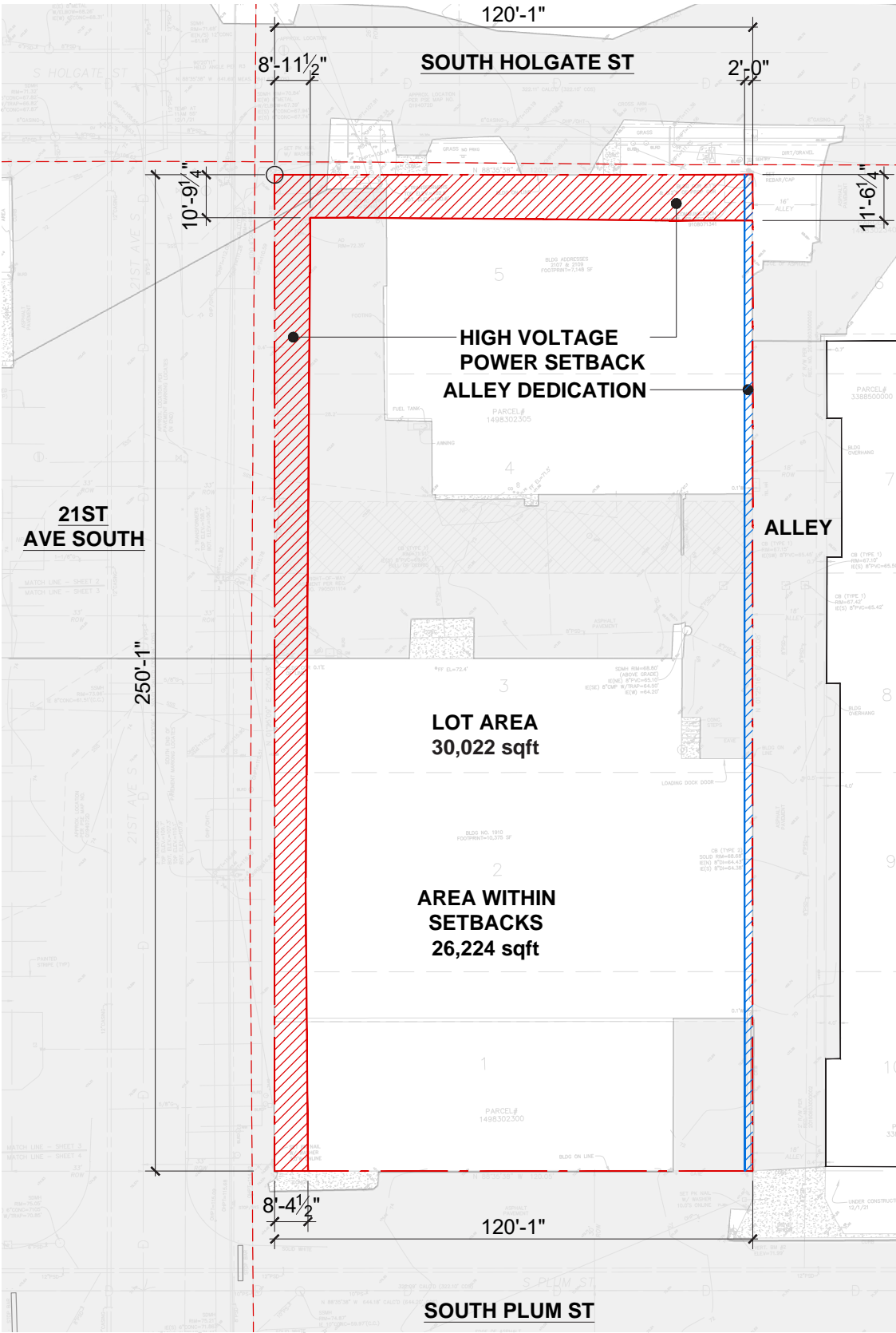
Setbacks and Overhead Power Clearance



North Elevation | High Voltage Power + Alley Dedication Setbacks

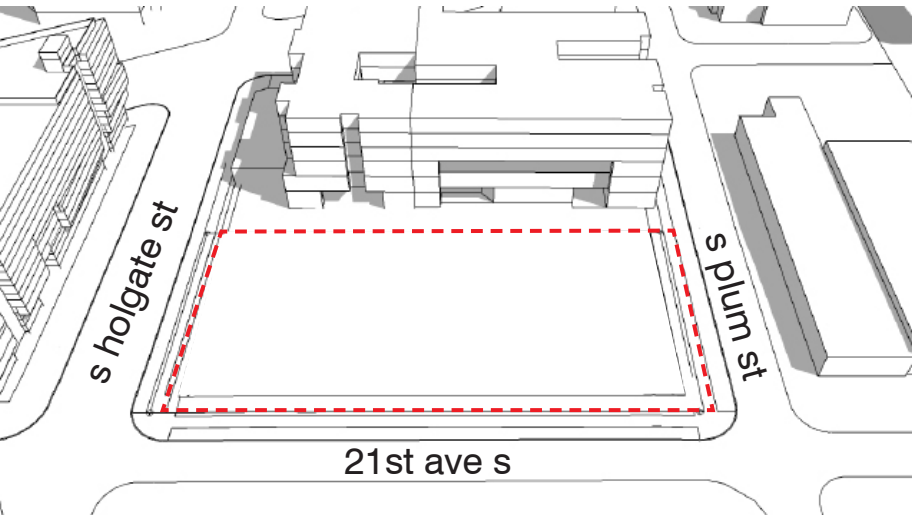


West Elevation | High Voltage Power Setback



Site Plan | High Voltage Power + Alley Dedication Setbacks

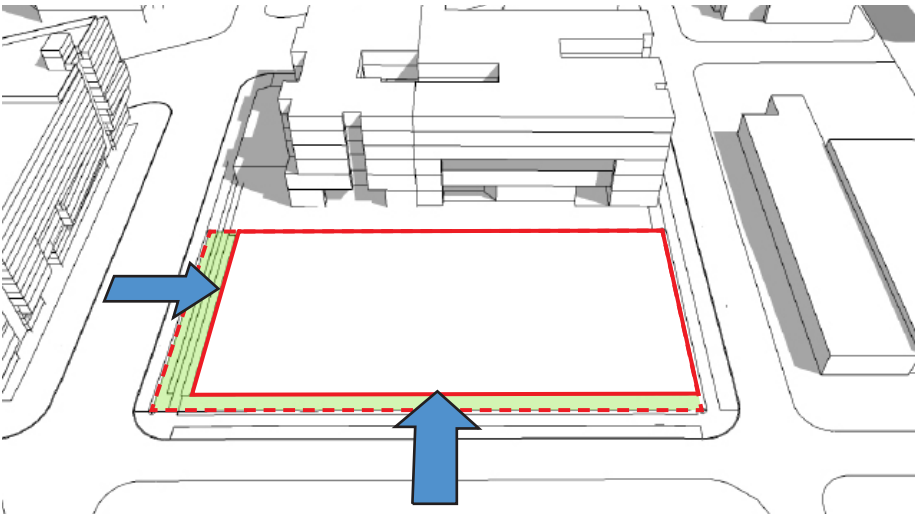
Design Guidelines



three streets

With frontage on three separate streets, the project provides an opportunity to create varied streetscapes that encourage pedestrian connections to nearby blocks. Plum Street is south facing and ideally suited for a more urban edge that will encourage smaller scale commercial uses and bridge activity toward the planned Fir Building one block west. Holgate Street is north facing and an expanded public realm will buffer new uses from the parking and trash access directly across the street. 21st Avenue South is west facing and its expanded public realm will provide outdoor spaces for corner businesses, stormwater management, landscaping, and connection to an active residential entry court.

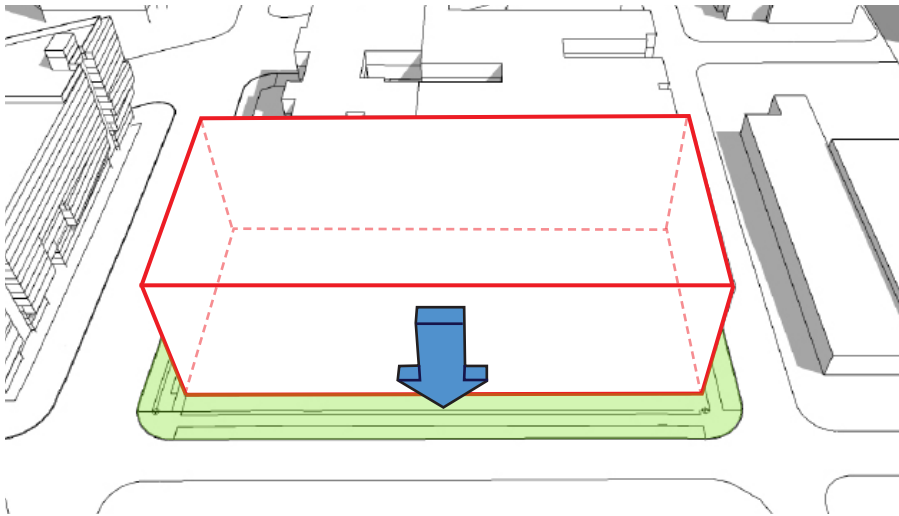
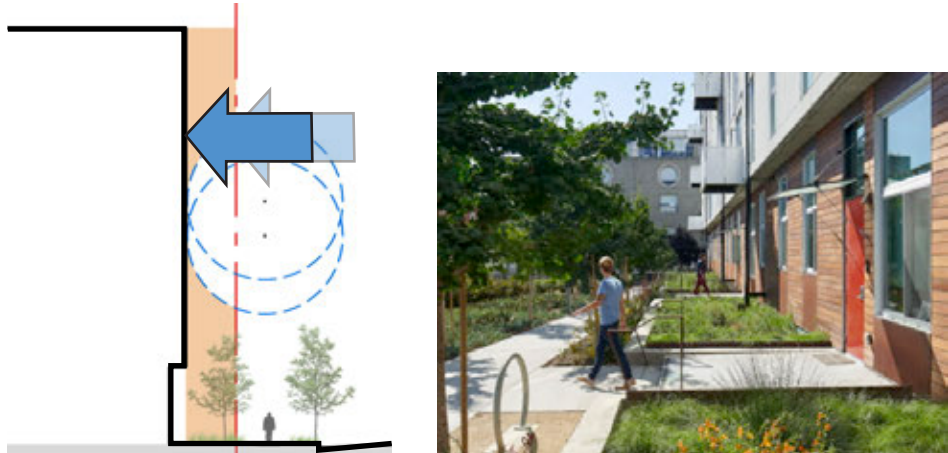
- CS2.C.3 full block sites
- CS3.A.4 evolving neighborhoods
- PL1.A.2 adding to public life
- PL1.B.1 pedestrian infrastructure
- PL2.B safety and security
- PL3.A entries
- PL3.C retail edges
- DC4.D trees, landscape and hardscape material



expanded public space

By locating the entire façade beyond the overhead power clearance setback, the project provides for expanded public spaces on the north and west frontages. These spaces create opportunities for an enhanced landscape and habitat, stormwater management, gathering, strong connections or buffers between interior activities and the public realm. At the south side, a recessed ground story provides cover and a transition zone between commercial activity and the sidewalk. A west facing residential entry court creates an active transition space for occupants and provides additional exposure for common area activities.

- CS2.B.2. connection to the street
- PL1.A.2 adding to public life
- PL1.B.1 pedestrian infrastructure
- PL1.B.3 pedestrian amenities
- PL3.A entries
- DC4.D trees, landscape and hardscape material

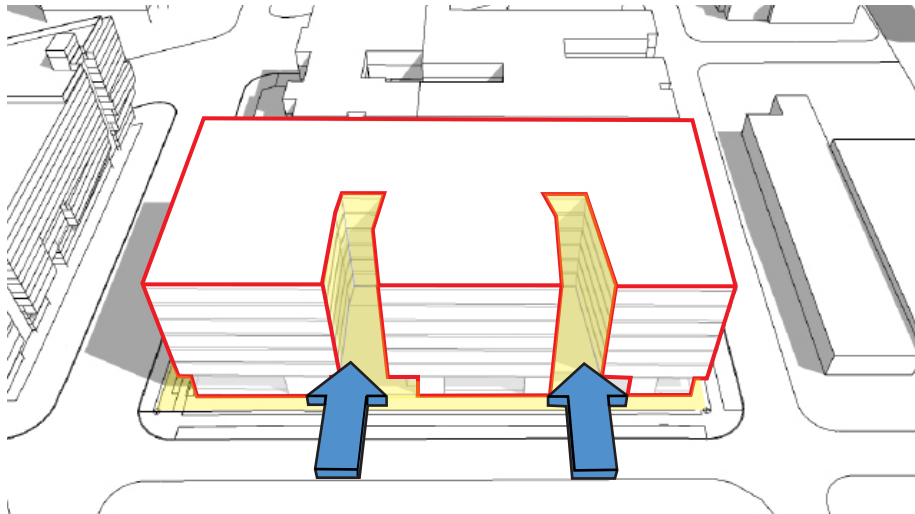


rooted in site

The landscape and hardscape of the expanded public realm define not just a streetscape, but an urban terrain. This terrain creates a context where a building “base” is not experienced as a single, linear condition between sidewalk and building. Rather than being “adjacent” the building is “within.” Here, transitions can vary, and the building and its activities can move between being close or distant. Horizontal variations and dialog between building, landscape, and sidewalk can take the place of more traditional vertical definition of building form.

- CS2.A.2. architectural presence
- CS2.B.2. connection to the street
- CS2.C.3 full block sites





light & air

On full block sites residential typologies require management of unit depth with area and increased exposure to light and air, using outdoor volumes such as courts. These courts can take many forms. While an interior court may provide a centrally organized plan, it results in fewer units with street exposure and limited scaling of the building form. Courts that push into the massing strengthen connections to the public realm, provide greater light and environmental exposure, and build scale to the overall form. Two west facing courts establish the most successful building scale, the least amount of court depth, and the greatest unit connection to light and air.

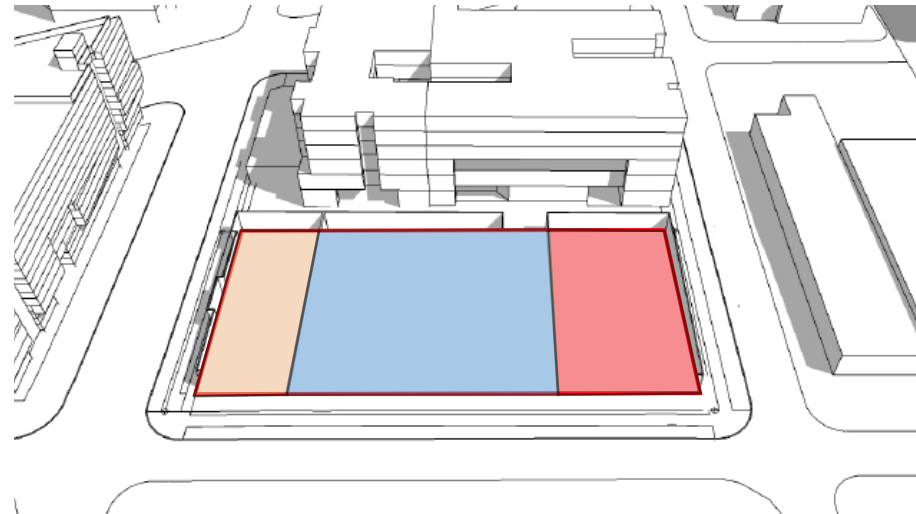
CS1.B.2 daylight and shading

CS2.C.3 full block sites

PL3.A entries

DC2.A.2 reducing perceived mass

DC3.A.1 interior/exterior fit



program & use

The varied street frontages provide an opportunity for the project to present different faces to the neighborhood. Interior uses and program, spatial and visual connections, outdoor spaces, privacy, environmental control, and relationships to our adjacent blocks will encourage specific programmatic and design responses for each side.

CS2.B.2. connection to the street

CS3.A.4 evolving neighborhoods

PL1.A.2 adding to public life

PL1.C.1 selecting activity areas

PL.3.A entries

PL.3.C retail edges

DC3.A.1 interior/exterior fit



material & secondary elements

Through a synthesis of contextually responsive massing, secondary architectural elements, and environmental systems and controls, the project has an opportunity to present an integrated approach to design elements. Driven by the full block scale, a strong architectural form, and an evolving context, the project will creatively develop strategies for secondary elements to serve multiple purposes. These elements will provide a thoughtful scaling of the project's relationship to the context and neighbors, the resident's quality of life, connections to the environment, and the integration of building systems.

CS2.A.2. architectural presence

CS2.B.2. connection to the street

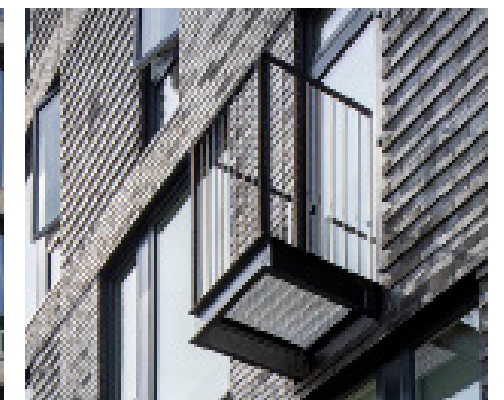
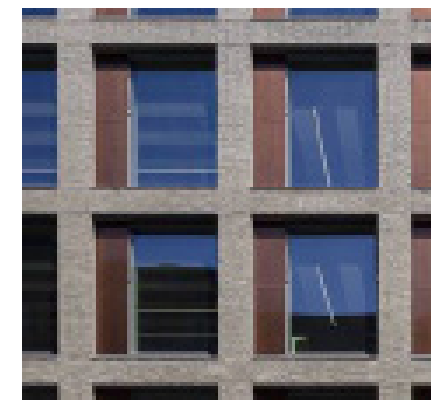
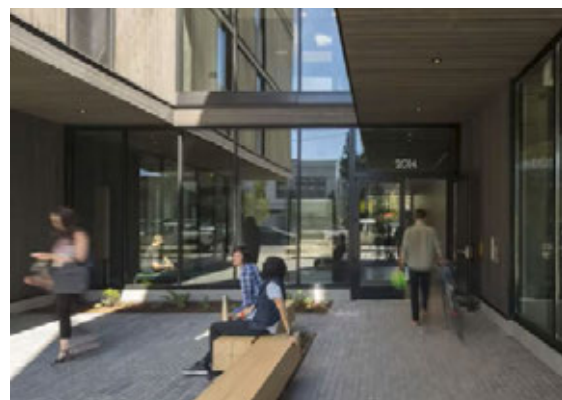
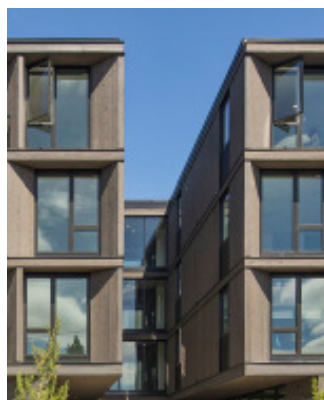
CS2.C.3 full block sites

CS3.A.2 contemporary design

DC.2.A.2 reducing perceived mass

DC2.B.1 façade composition

DC4.4A.1 exterior finish materials



EDG Architectural Massing Concepts

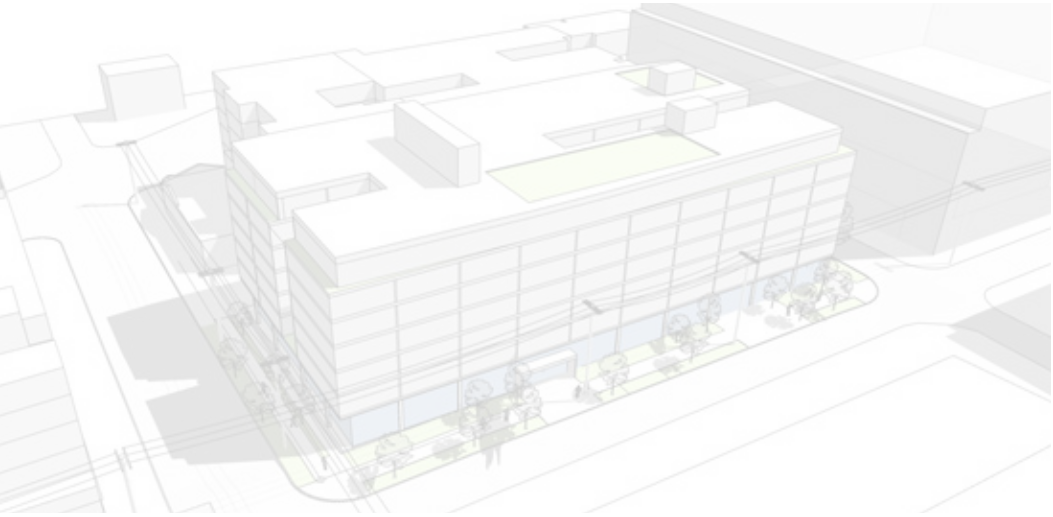
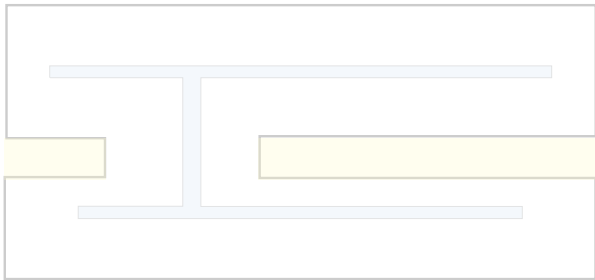
Alternative A // Center

Alternative A is organized around an interior court that provides light and air to nine dwelling units per floor. All of the available open space is dedicated to either the overhead power setback or this interior court. As a result, the four frontages extend to the development limits of the site and the building mass is expressed as a singular form with eighteen street and eight alley fronting units per floor. This form is then scaled through subtraction to reduce the perception of mass, provide outdoor space, and create a street level connection to the interior courtyard.



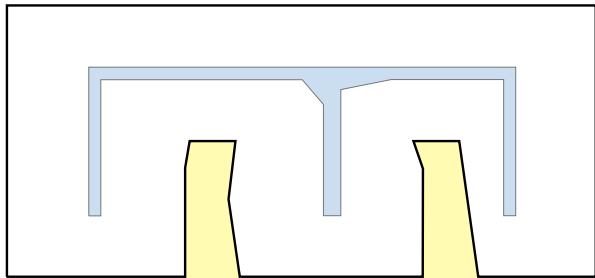
Alternative B // North | South

Alternative B is organized around two courtyards that provide light and air to eleven dwelling units per floor. A deep courtyard pushes into the site from Plum Street and a shallower one from Holgate Street. As a result, the building mass is expressed as two bars with their long edges along 21st and the alley. This provides fourteen street and eight alley fronting units per floor. The two adjacent building forms present a short and long side and are articulated in elevation through vertical differentiation and setback to express a base, middle, and top.



Alternative C // West (Board Supported Alternative)

Alternative C is organized around two west facing courtyards that provide light and air to ten dwelling units per floor. These courtyards push into the site from 21st Ave S. As an extension of the public realm the north courtyard reaches to street level as an active residential entry space. The south stops one story above street level to allow for continuity of street level uses. These landscaped courtyards differentiate the building mass into three forms of similar proportion and provide sixteen street and eight alley fronting units per floor. The elements create horizontal variations in the massing that take the place of a more traditional vertical definition of building form.



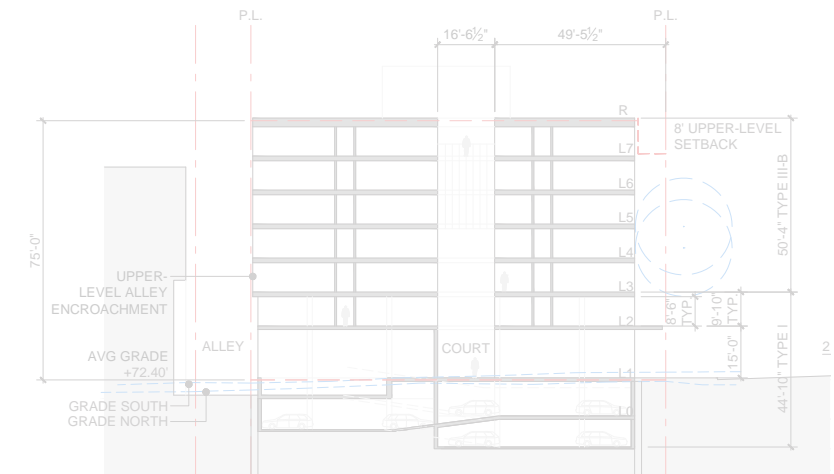
Alternative A // Center

Advantages

- max number of units along street/alley perimeter
- versatile street level covered outdoor space
- largest contiguous commercial space area

Disadvantages

- court facing units have no exposure to the street
- cross court privacy concerns
- largest perceived massing
- no south facing commercial spaces
- limited flexibility to subdivide commercial spaces
- lack of unit diversity



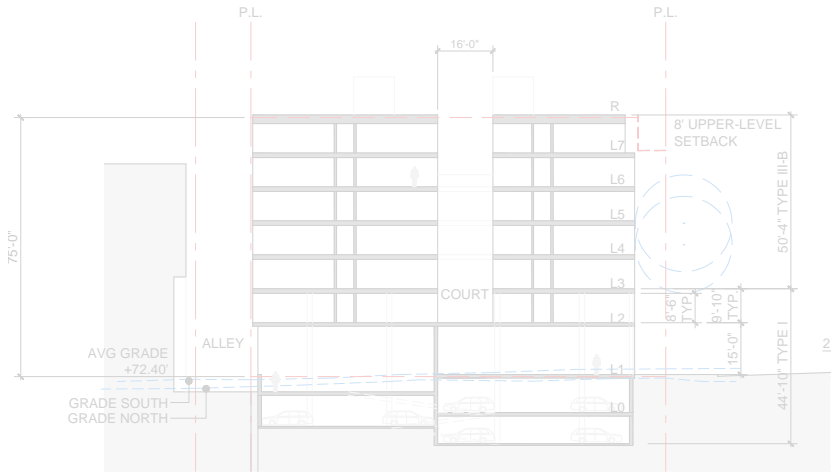
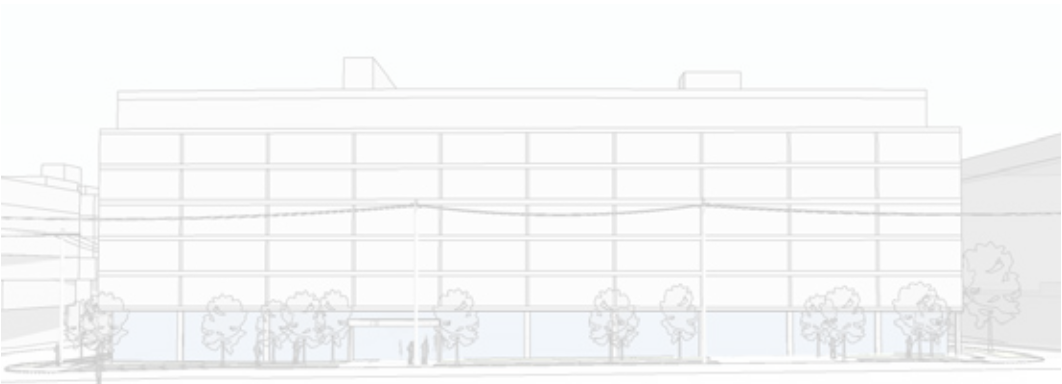
Alternative B // North | South

Advantages

- south facing court provides light & air
- courts connect to the street
- street level south facing open space
- upper level setback mitigates bulk & scale
- flexibility to adjust street level program

Disadvantages

- court facing units have no exposure to the street
- cross court privacy concerns
- largest perceived massing
- no south facing commercial spaces
- limited flexibility to subdivide commercial spaces
- lack of unit diversity



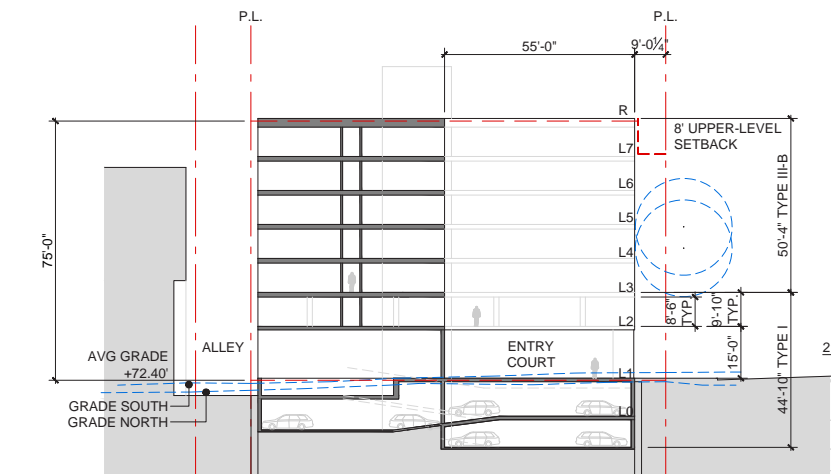
Alternative C // West
(Board Supported Alternative)

Advantages

- maximum number of units with exposure to street/alley
- landscaped courtyards strongly relate to programmatic spaces and the public realm
- long west facade is contextually scaled
- west facing courts provide light & air
- ideal diverse unit mix for type + size + exposure
- unit mix will lead to façade variation
- flexibility to adjust street level program

Disadvantages

- with unit diversity some inefficiencies
- cross court privacy concerns



EDG Summary

What we heard at EDG:

Contextual Response & Scale

Within this evolving mixed-use neighborhood there are three distinct street characteristics and scales, therefore each requires a tailored response. Mitigate the scale of the long west exposure using landscaped courtyards, as proposed in the preferred design concept. The north and south sides are appropriately scaled as full site width massing forms.

Public Realm

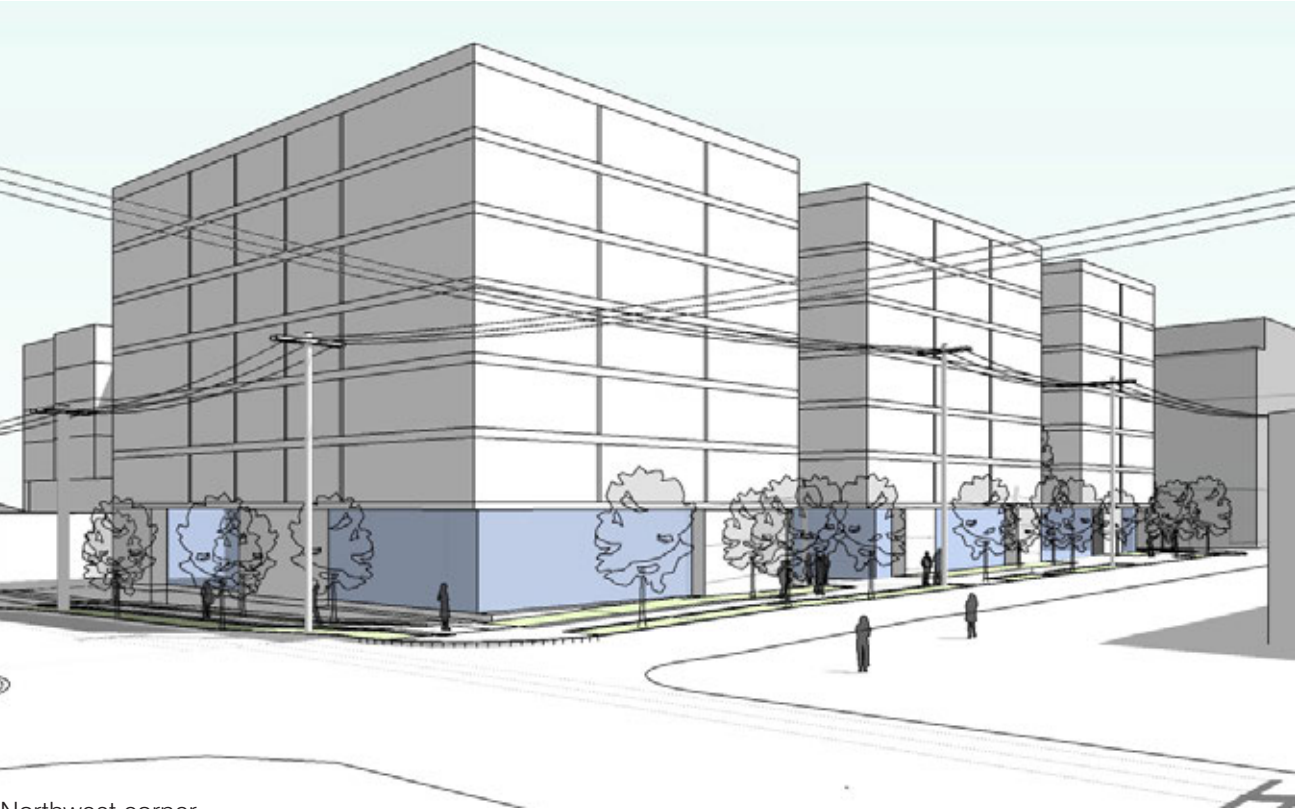
The power line setbacks create the opportunity to expand the landscaped public realm around the project. Further develop the landscape terrain and continuity into the entry courtyard to positively contribute to the pedestrian environment. Create active and engaging building edges, particularly along the street level retail space frontages. Develop the north street level edge to promote a sense of residential character.

Cohesiveness & Consistency

The project should consistently apply opening systems and material to all four sides of the building. Incorporate opening depth and texture into the monolithically stacked façade, while maintaining a building form that is rooted in the site. Maintain the subtle angle inflections of the courtyard walls.

Articulation

The project should incorporate overhead weather protection at street level and secondary architectural features and detailing such as projecting balconies to scale and activate the façade. Venting strategies should be integrated into the façade system with careful attention to the fenestration patterning and façade composition. The landscape planting palette and hardscaping combined with the importance of lighting are critical to the success of the pedestrian realm.



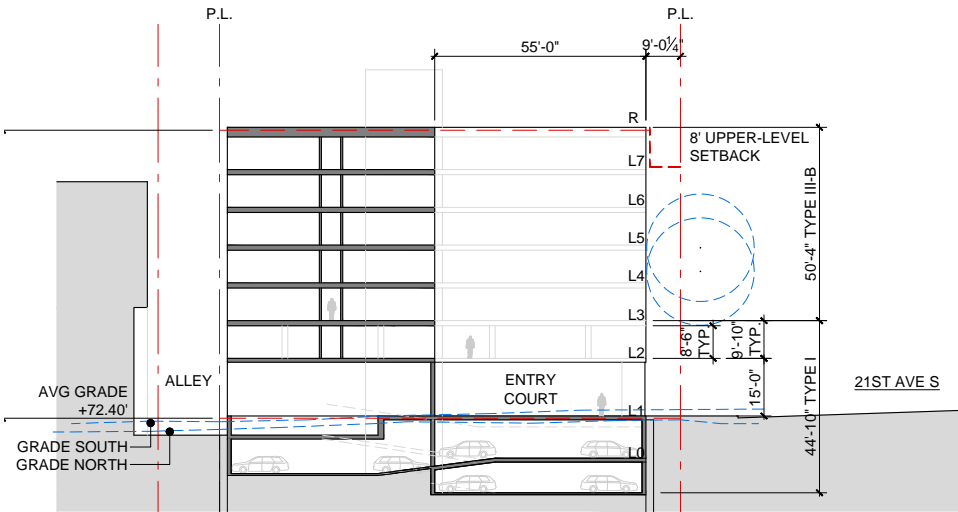
Northwest corner



Aerial view



Entry court from 21st Ave S



Building Section // Entry Court

Development since EDG

north & west overhead power setback creates expanded public space

entry court creates an active transition space from the public to private realm

expanded landscaping and seating at sidewalk and street edge

integration of accessible site elements and routes

cohesive form organized with systematic framework

integrated venting

projecting balconies animate the facade

court reduces massing scale and connects the units to light and air

storefront transparency and building setback for outdoor activities



21st Ave S frontage

bays along east edge to scale long facade and allow residents to look down alley

loft units recessed to provide larger transition space and weather protection



Holgate frontage

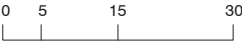
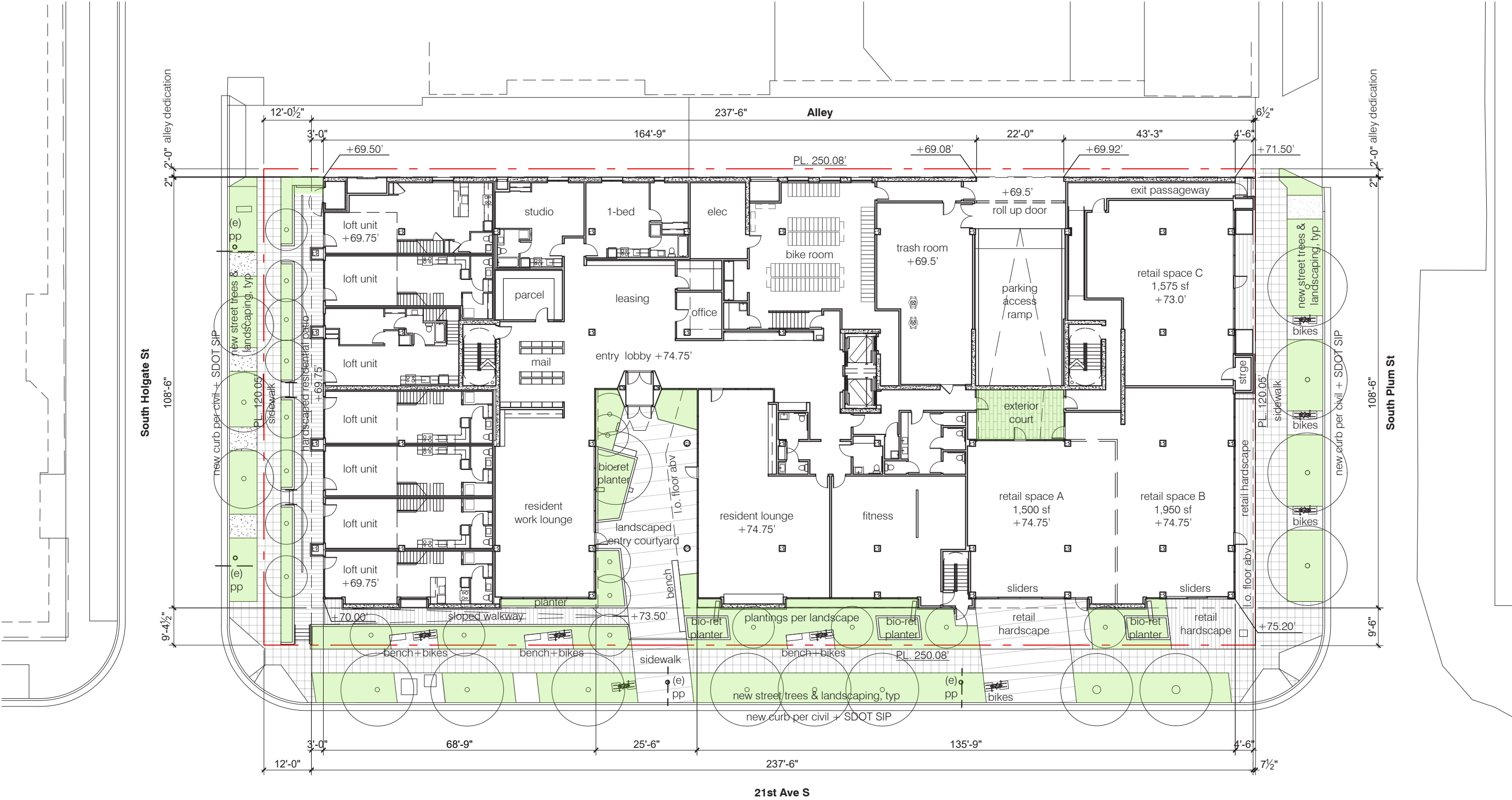
variation in size of openings with windows turning the corner

commercial spaces activate the pedestrian realm



Plum frontage

Site Plan



intentionally blank

Context

1. Context Analysis:

a. The Board applauded the applicant’s thoughtful diagrams and Design Guideline responses provided on pages 20-21 of the EDG packet. The Board noted that the clear and concise information related to the three street frontages, impacts to the right-of-way, benefits of an expanded public realm and multiple courtyards, ground level use, and implied material application and secondary elements helped the Board easily understand how the design moves respond to the Design Guidelines. CS2.C, CS3-A-4, PL3-A, PL3-B, DC2-A-2

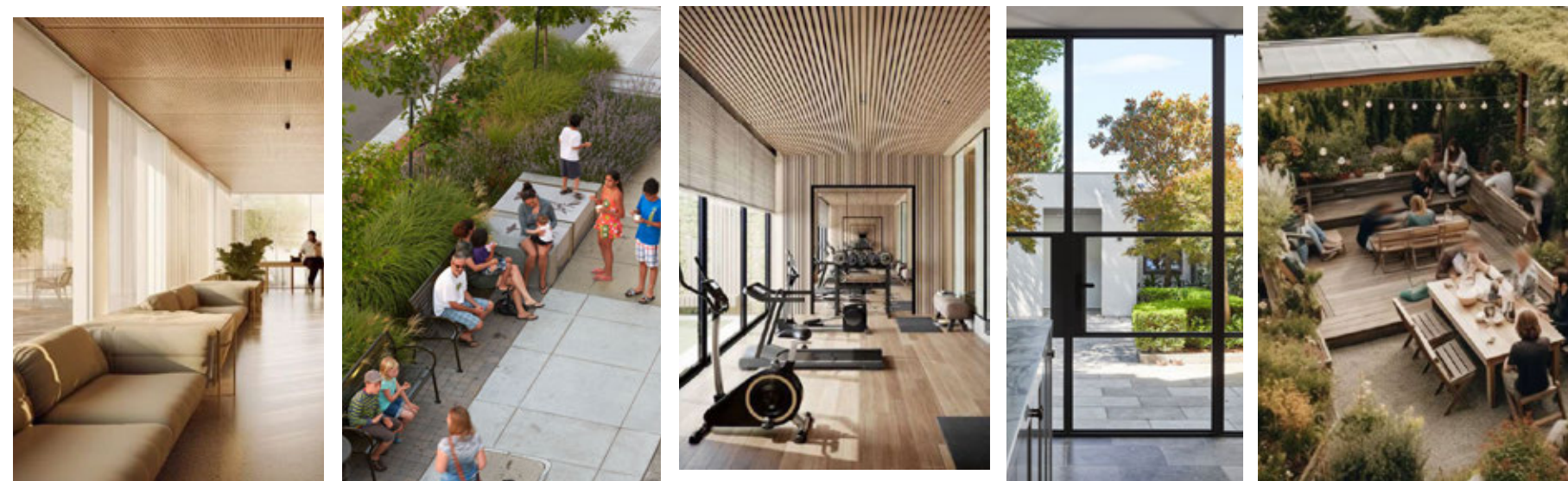
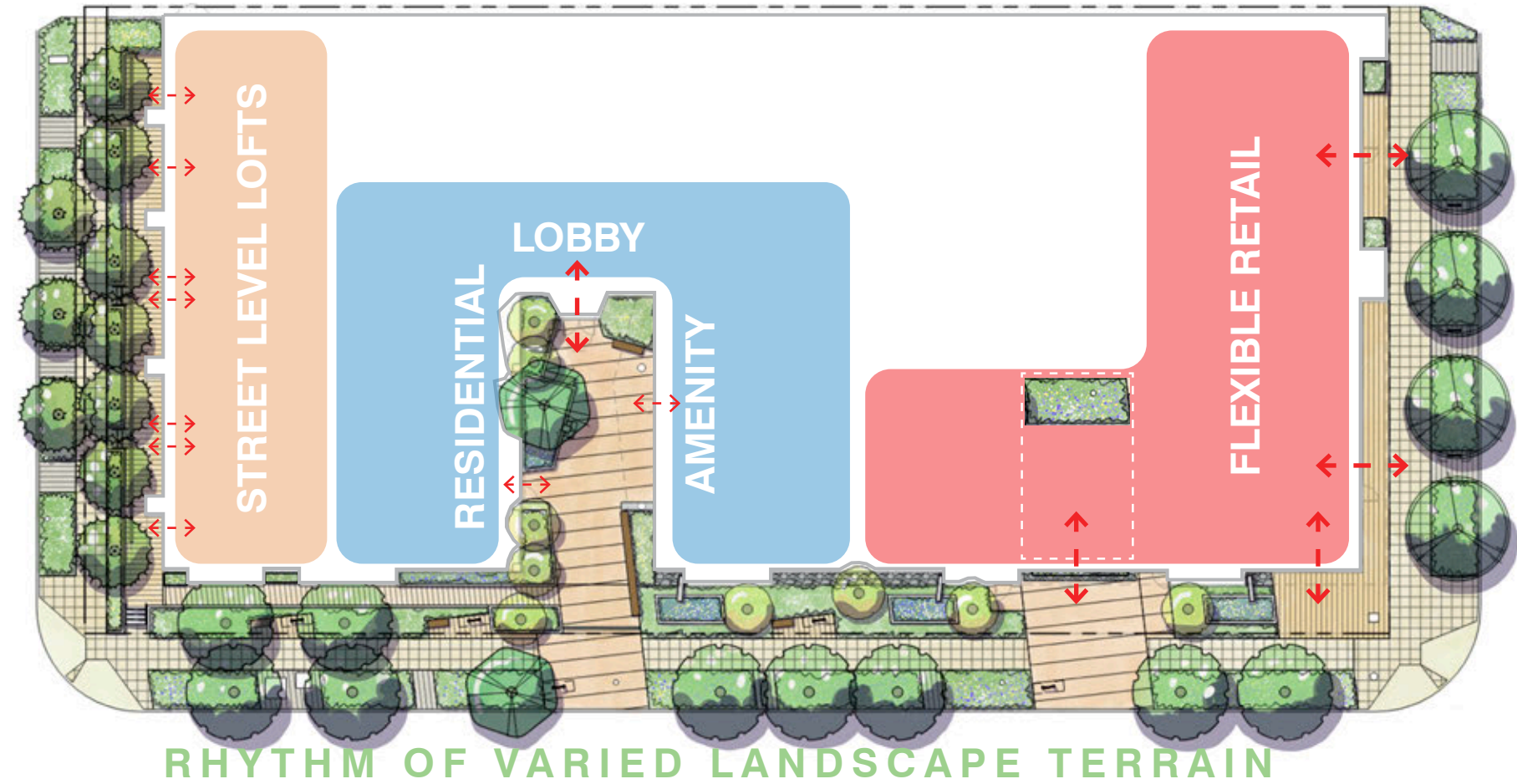
Response
The street frontages and expanded public realm have been further developed to include integrated landscape design corresponding to active building uses with strategically placed and clearly identified points of entry. A rhythm of transparency and textural material application, along with projecting balconies animate the facades.

b. The Board specifically appreciated the inclusion of the realistic representation of the high-voltage power lines on page 18 and in the three-dimensional views in the EDG packet, noting that it made it easy to understand the impact on the proposed options. CS2-D-2, DC2-A

Response
The power line setbacks along the north and west edges create an opportunity to expand the public realm with a landscaped terrain that integrates usable hardscape and storm water management systems. The zone supports pedestrian movement and acts as a transition from public to more private realms. Design imagery continues to include accurate representation of the power lines.

c. The Board appreciated the applicant’s thorough analysis of the overall neighborhood, the immediate context, and demonstration of how that analysis impacted the site planning and massing of three distinctly different alternative approaches. CS2.C, CS3-A-4, PL3-A, PL3-B, DC2-A-2

Response
The project’s architectural integration into the neighborhood has evolved through creative branding, interior design, and building programming development. In response to the varying conditions of the immediate context the building edges encourage activation of the pedestrian environment. Neighborhood focused retail spaces anchoring the south edge and southwest corner are curated for flexibility, shared resources, and expanded interior to exterior connections to concentrate activity and enhance the public realm. The rhythm of residential common spaces fronting the west entry courtyard and the varied landscape terrain along 21st Ave South are shaped for individual and group activities that can be both active and quiet. Through layers of landscape and site sectional change, the northwest corner and north facing street level loft units are set away from the working conditions of neighboring building services across the street. This filtering and slight change in grade helps to mitigate privacy concerns between the pedestrian sidewalk environment and the dwelling units.



Treble Positioning Statement: an apartment community for people who want or need to live at arms-length from the action. A place that offers a respite from the hustle and bustle of downtown, but with the quality, thoughtfulness and worldiness of a city home. An environment that prioritizes peace of mind."



Southwest corner // S Plum St

workshop AD

2. Massing Options:

a. The Board discussed all massing options provided by the applicant, considered the responsiveness to the changing context, and agreed with the applicant's preferred approach in Alternative C. The Board supported Alternative C because of the response to the existing lower-scaled commercial uses around the site and the future projects under development that will rapidly increase the overall height, bulk, and scale of the neighborhood. The Board also noted the two courtyards with intentionally angled facades proposed in Alternative C were more successful in breaking down the full block along 21st Ave S into three appropriately scaled masses, as opposed to the top floor setback strategies employed in Alternatives 1 and 2. The Board also noted that the proportions of the massing on the north and south ends did not warrant any major modulation in response to the narrower street frontage and adjacent context. CS2-C-3, CS2-D, DC2-B-1, DC2-C-1

Response

The design team has continued to develop Alternative C, maintaining the west facing courtyards that scale the facade and provide light and air to the residential units. The entry courtyard expands the street level pedestrian realm into the heart of the project with active resident amenity spaces and opportunities for interior to exterior connections. The south courtyard begins at level 2 and further reduces the mass of the west facade. The landscaped outdoor space is accessed directly from four level 2 dwelling units and upper units enjoy large windows with connection to the street. A hole allows the court to extend down to street level behind the retail spaces and provides daylight and open space deep into the building. The massing articulation defines a primary entry point for the street level retail space and active extension of the sidewalk edge into the building edge landscape territory. Connection to the South Plum St frontage includes recessed entry points with building cover and an expanded public realm wrapping the corner to promote vibrant ground level programming.



West entry courtyard // 21st Ave S

Massing

2. Massing Options:

c. After considering the impact of the high-voltage power lines along South Holgate St and 21st Ave S on the massing in Alternative C, the Board agreed with the applicant’s proposed monolithic vertically stacked massing with a consistent setback from ground to sky, instead of a stepped volume that more closely followed the required power line clearances with a reduced setback at grade and a larger upper-level setback. The Board observed that the stacked massing allowed for a more cohesive modern design and wider setback at grade that would greatly improve the quality of the pedestrian realm along the 21st Ave S frontage. The Board gave guidance, however, for the applicant to study incorporating smaller intentional modulation of the ground level and building overhang to potentially help differentiate between various retail spaces, provide pockets of activity, and create visual interest. CS2-B-2, CS2-3-C, PL1-B-3, PL3

Response

Ground level scale studies led to a strategy of piers and recesses to differentiate between retail spaces, provide pockets of activity, create visual interest, and support the cohesive design presented through the vertically stacked massing. Piers create a connection between the vertically stacked upper levels and the ground plane. With variation in width and spacing they create differentiation on each frontage while maintaining a massing that is rooted in the site.

Along Plum, two piers emphasize the recessed storefront transparency and clearly define the frontage of different retail spaces with stepped floor slabs to create a transition, or buffer, at the alley corner.

Along 21st, wider piers emphasize the building’s connection with the landscaped terrain while revealing the variations of program along that frontage. Near the southwest corner, a wider pier separates two retail spaces and allows each to have a strong inside/outside connection for active use within the wider landscaped frontage. Similarly scaled piers, in concert with the rhythm of trees and bio-retention drainage planters, provide differentiation of activities associated with the residential program as street level.

Along Holgate, multiple narrow piers reinforce the height of the lofted dwelling units. The scale of the composition ties the upper framework to the ground and accentuates the landscape rhythm of trees and low walls within the setback.

The storefront facade is recessed 4.5 ft (south), 2.5 ft (west), and 3.5 ft (north) between the piers to scale the ground level, enhance differentiation, provide weather protection, create transitions, and integrate building lighting and signage. Material variation at the soffit and walls of the recesses further emphasizes the carving of the building form while maintaining a cohesive modern design.



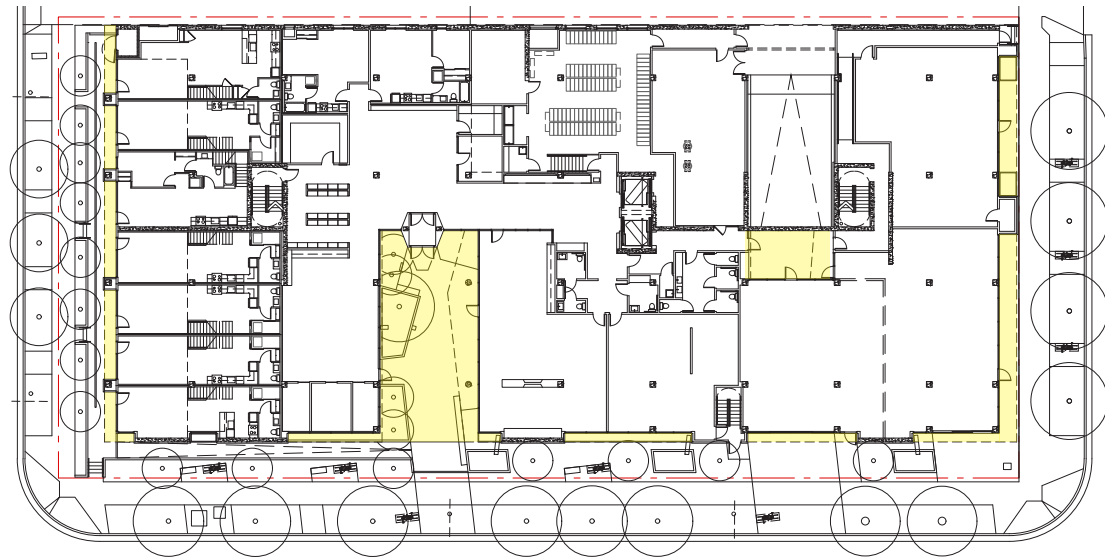
West facade // 21st Ave S



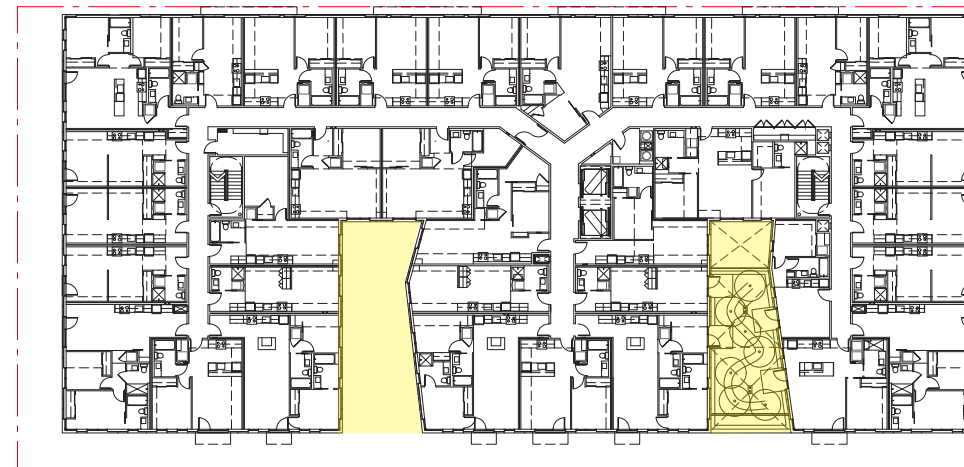
Northeast corner // S Holgate St



Southwest corner // S Plum St



Ground level plan



Level 2 plan

2. Massing Options:

b. The Board specifically noted that the angled non-orthogonal facades of the courtyards along 21st Ave subtly add to the quality of the massing. The Board gave guidance to retain and refine the relationship of the angles to the overall architectural massing concept and ground-level interaction. DC2-A-1, DC2-B-1, DC2-C-1, DC2-D

Response

The subtle angled inflections of the courtyard walls have been refined to mitigate unit exposure and maintain a sculptural quality. The shaping balances functional unit organization with privacy concerns between units and maintains a strong connection to the courtyards, the street and western exposure.



Entry courtyard // from 21st Ave S



Level 2 landscaped court over ground level retail + jewel court // connection to west streetscape

Street Level Activation

3a. The Board supported the overall street level approach in Alternative C to activate the street frontages and enhance the pedestrian experience along S Holgate St, 21st Ave S, and S Plum St. The Board approved of this option's clearly identifiable residential entry and street tree grove, north facing live/work units, and the implied variety of retail entrances along 21st Ave S and S Plum St, including the massing setbacks that provide space for an activated retail street frontage and mid-block plaza space, if executed as illustrated in the landscape plan and inspirational images provided on page 42 of the EDG packet. The Board supported the proposed street level concept and had the following guidance moving forward.

The Board supported the location for the residential lobby shown on Alternative C because of its relationship to the wider setback on 21st Ave S and street tree grove, and its connection to the northern courtyard with its implied seating area, landscaping, and overhead weather protection. The Board encouraged the applicant to continue to develop a safe and engaging street frontage and courtyard experience using the overall composition of elements implied in the EDG packet. CS2-B-2, PL1-A-2, PL1-C-1, PL2-B-1, PL2-C, PL3-A, DC4-D-4

Response

The north entry courtyard is the heart of the project and has been further developed with adjacent resident amenity programing. Continuous storefront glazing provides strong connections between spaces. The entry vestibule is a clearly identifiable sculptural form with overhead weather protection. It is accessed via a textured hardscape pathway with integrated seating and landscaped edges that extend the 21st Ave S street tree groove and R.O.W. plantings into the courtyard. The building's stormwater drainage system threads through the courtyard bio-retention planter to the west edge planters, which activates the space and celebrates the integration of water and the landscape terrain. The planters provide a sense of threshold and shape movement through the outdoor room with subtle inflections that respond to the building geometry.



Section | West frontage



Entry courtyard



Entry lobby + lounge connection to courtyard



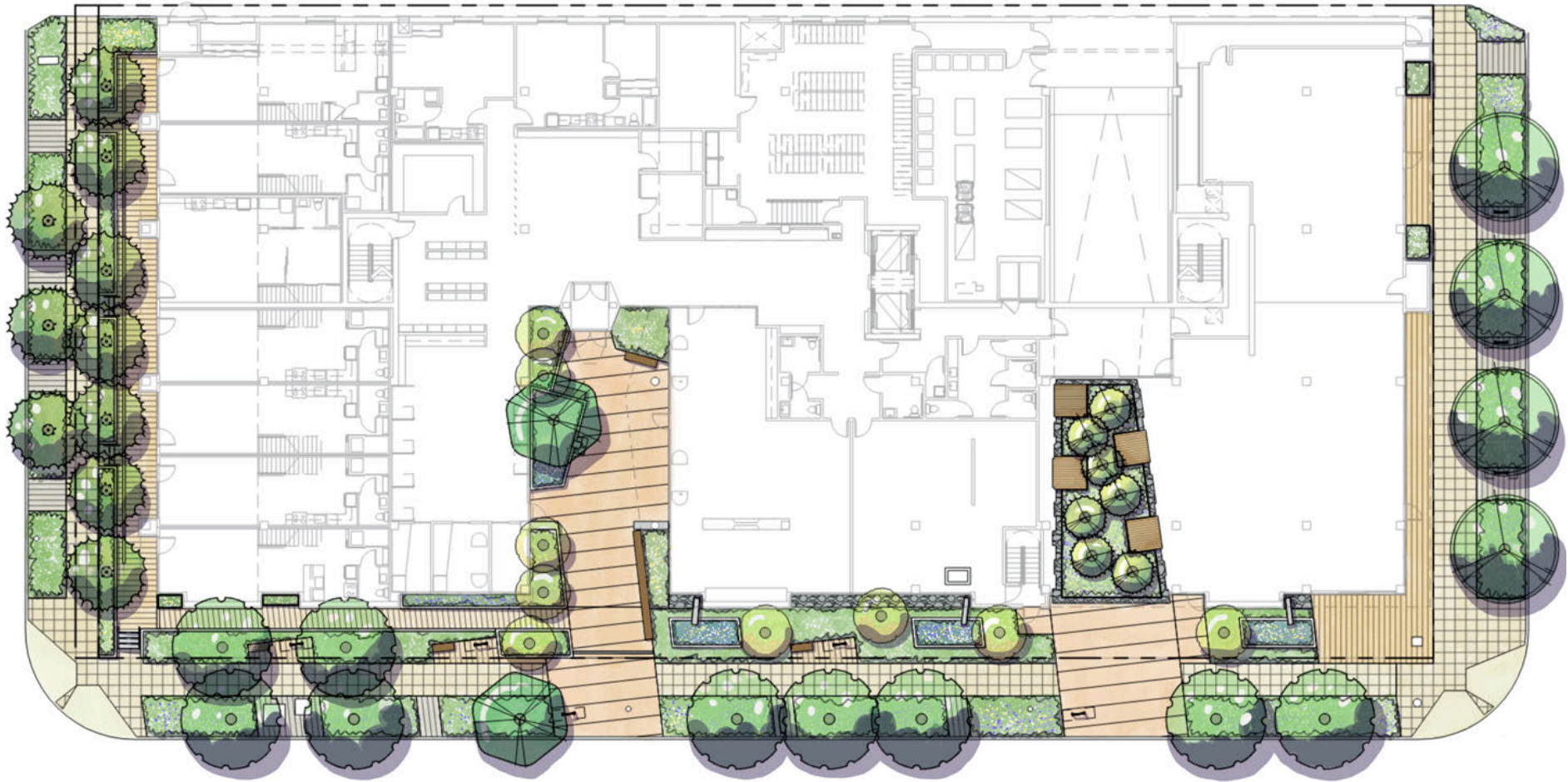
Landscaped sidewalk // 21st Ave S

Pedestrian Environment

3b. 21st Ave S and specifically gave guidance for the applicant to consider varying the type and size of tree in this area to ensure that this portion of the frontage is clearly differentiated. (SDCI note: Street trees are subject to approval by SDOT. The applicant should reach out to SDOT to discuss street tree species and locations). DC4-D-4

Response

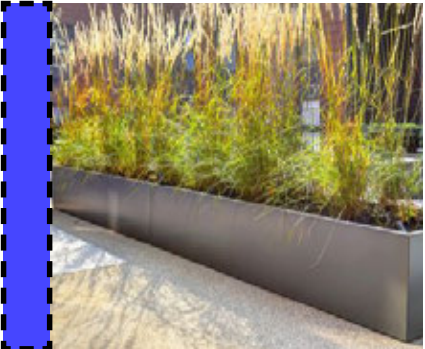
Street trees along all frontages have been coordinated with SDOT Urban Forestry. Given the overhead power lines along the north and west edges, the selected species correspond to the varying height and spacing constraints. Within the landscaped terrain setback additional smaller trees are proposed that relate to the spacing of storm water planters and building piers. Larger scaled street trees are proposed along the S.Plum Street frontage, establishing a rhythm and shading for the south commercial edge. Secondary R.O.W. elements such as bench seating, walk-off strips, and bike racks have also been integrated.



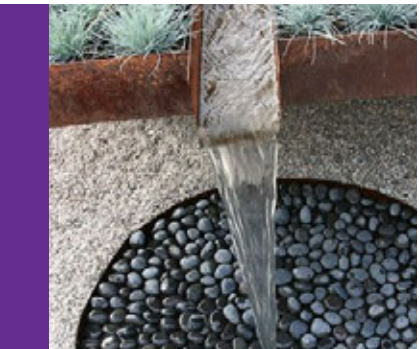
Landscape plan at street level



Landscaped sidewalk // 21st Ave S



METAL PLANTER WALLS



SPLASH PAD AND WEIR



WOOD SEATING



BIKE PARKING

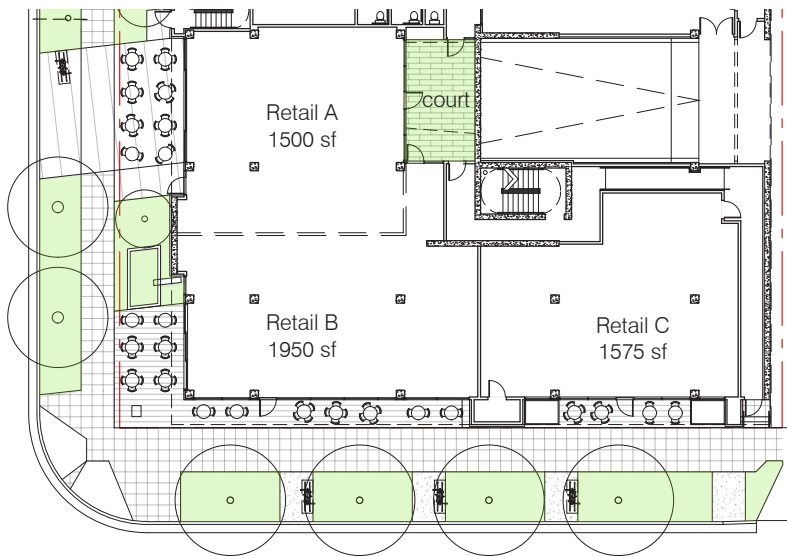
Landscape elements

Commercial Streetscape

3c. The Board gave guidance to continue to study the exterior spaces between the retail and the sidewalk to ensure that they are well integrated into the overall pedestrian experience and complement the design of the retail facades. The Board specifically noted the importance of a well-designed and generous streetscape along the retail space at the corner of 21st Ave S and the more commercially oriented S Plum St. The Board also noted that the design of the retail space and its façades should allow for flexibility in size over time. Moving forward, the Board would like to see diagrams showing the various configurations of the space and how the facades and exterior spaces relate to each other. PL1-B-3, PL3-C, DC1-A-3, DC2-B-1, DC2-E, DC3-A-1

Response

Along the south side the retail storefront is set back 4.5 feet from the property line creating a covered expanded sidewalk environment that establishes opportunities for active use. Along the west side the storefront is set back 2.5 feet plus 10 feet of landscaped terrain to the sidewalk edge. With retail wrapping the southwest corner and integration of operable storefront sections, the hardscaped and softscaped terrain expands the use opportunities and activates the generous streetscape. The building floor slab steps to accommodate on grade access points and flexible planning for at least three distinct retail tenants, each with sidewalk expanded space.



Retail designed for adaptability and exterior activity



Retail A active frontage



Retail B covered corner for exterior activity

Residential Streetscape



S Holgate St // landscaped sidewalk & entry patios



Northwest corner // lofted residential units

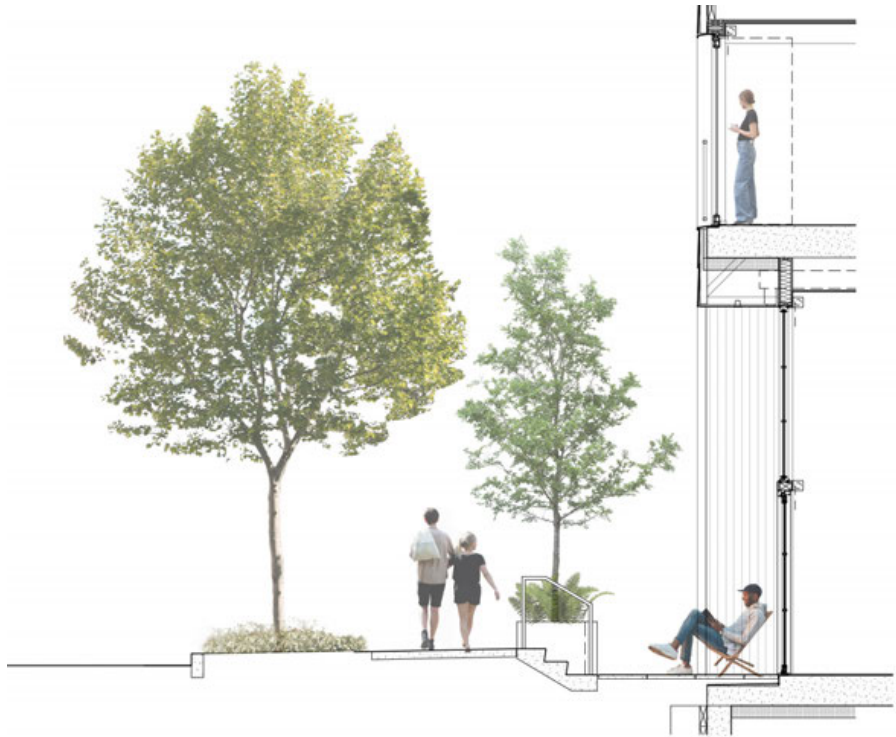


Unit entry patio view

3d. The Board agreed with the location of live/work units along S Holgate St and appreciated the generous setback which has the potential to create a sense of separation between the sidewalk and the individual units while maintaining enough space for patios or stoops that add more residential character. The Board noted that the EDG packet include limited information on how the live/work spaces on the north side engaged with the sidewalk. They gave guidance to continue to develop this area to enhance the more neighborhood pedestrian feel along S Holgate St. The Board specifically mentioned a positive context example is the streetscape design for the Melody Jabooda Apartments, currently under development on the north side of S Holgate. PL3-A-3, PL3-B, DC1-A-1

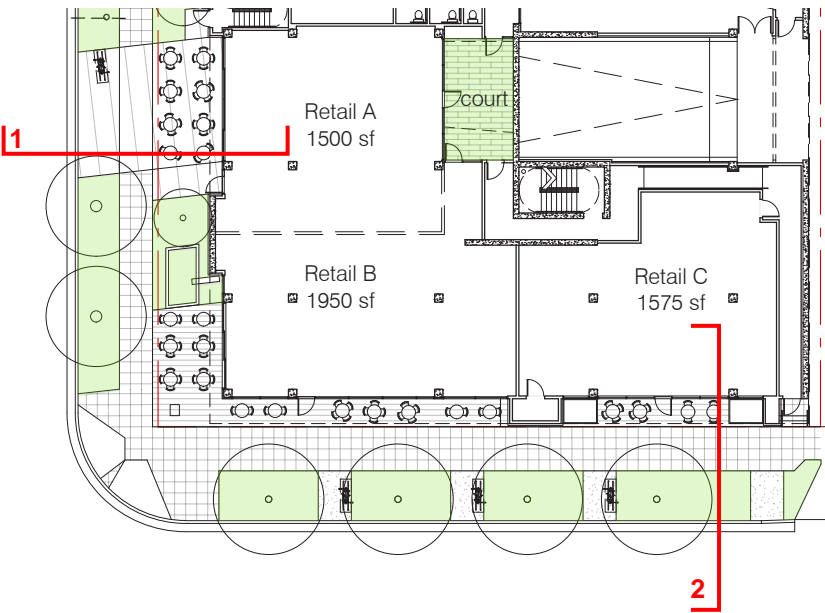
Response

The north edge integrates landscape elements, entry patios, and recessed cover for seven loft style residential units. In order to meet the required vertical clearance inside the unit, the main floor level is at +69.75' – flush with sidewalk grade near the northeast corner. At the northwest corner sidewalk grade is higher, close to +72.0', so a change in grade is required to meet the accessible entry points which creates a sense of separation from the sidewalk. Turning the northwest corner on-site accessible circulation via a shallow sloped walkway along the west edge links to the main entry courtyard. Stepped pathways are cut through the low landscape walls, set inside the right of way dedication area to allow plantings adjacent to the sidewalk. These low walls are at patio sitting height and integrate pathway lighting. Direct access from the sidewalk through each unit patio to the recessed window wall and solid entry door sheltered by a metal canopy creates a strong residential character. Trees are strategically planted with surrounding landscaped ground cover to help create a sense of separation and filter direct view between the sidewalk and unit interiors.



Section | North frontage

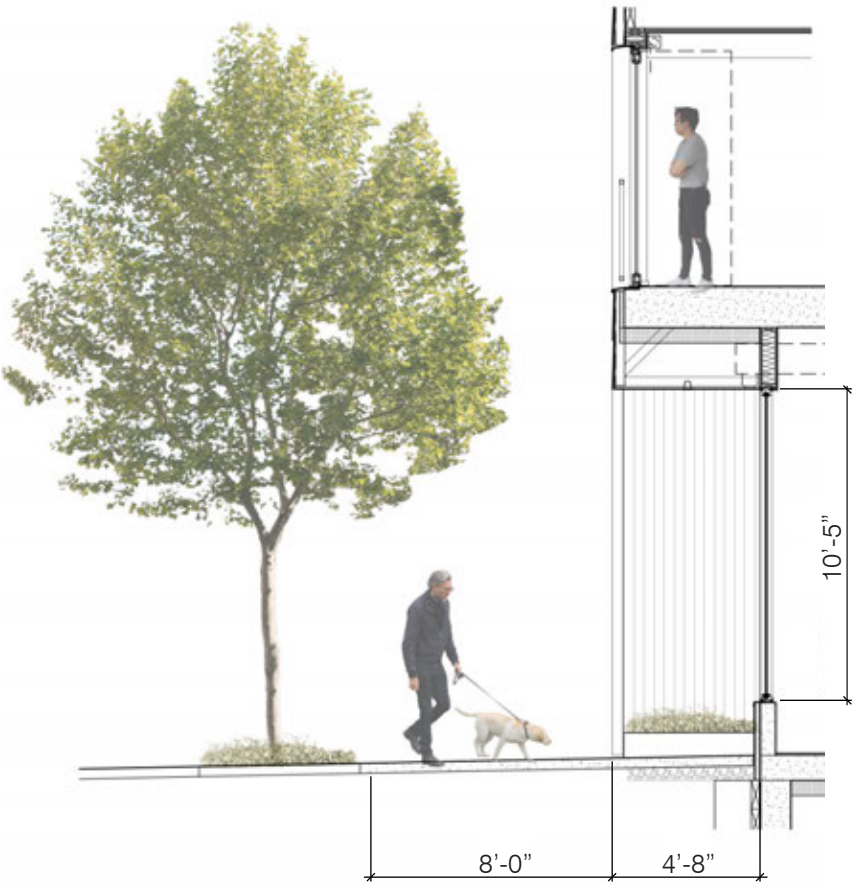
Streetscape Sections



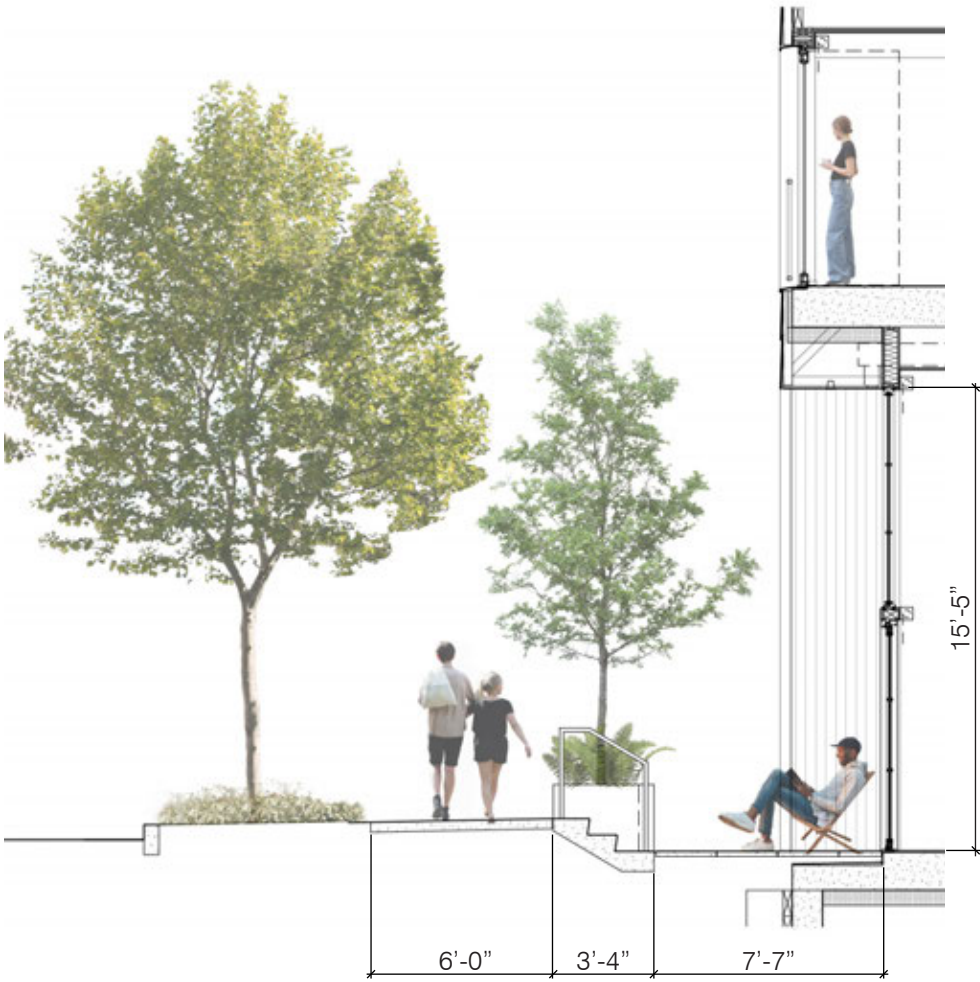
Retail designed for adaptability and exterior activity



Section 1 // Retail A



Section 2 // Retail C



Section 3 // Residential Unit

intentionally blank

Materials & Modulation

2d. The Board appreciated the proposed clear architectural massing and modulation but stressed that its success relies on a strong and cohesive architectural concept for how the various parts of the form will be dynamically composed. This includes using the rhythm and depth of fenestration and push and pull of the window line, textured materials, balconies, lighting, and other secondary architectural elements to provide the necessary façade relief to help break down the perceived height, bulk, and scale of the overall massing. CS3-A-2, DC2-B-1, DC2-C, DC2-D, DC4-A, DC4-C

Response

The project proposes a primary building form texturally clad with integral color high-density fiber cement lap panels fixed with color matched fasteners to metal furring channels. The 19.5 inch exposure of the lap panels is determined by the floor to floor datums, efficient use of material, and the ‘frame’ or ‘body’ exposure in relation to window and door openings. Black framed windows and doors are set back to accentuate facade depth and black venting panels are used to vary the material and surface proportions while integrating mechanical venting slots. Along the north, west, and south street facing facades the storefront window and door system is recessed and refines the scale of openings with applied muntin trim. Strategically placed sliding doors at the west retail edge expands the connection to the pedestrian environment. At upper floors, projecting metal balconies above and below the power line setbacks, flush railings at openings adjacent to power lines, and integrated soffit lighting create a strong and cohesive architectural concept deployed across all facades. The east alley facing facade extends the legibility and consistency of the system with large projecting portions above the 2 foot alley dedication to help scale the long facade. Corner windows at the living spaces of dwelling units re-orient the interiors to obliquely connect north and south down the alley. This brings more light into the units and helps mitigate typical privacy concerns across the alley to the adjacent mixed-use building.



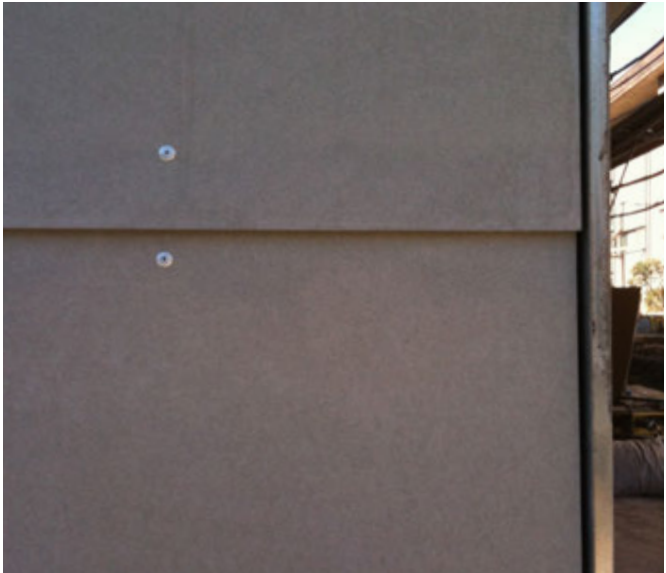
NE Corner



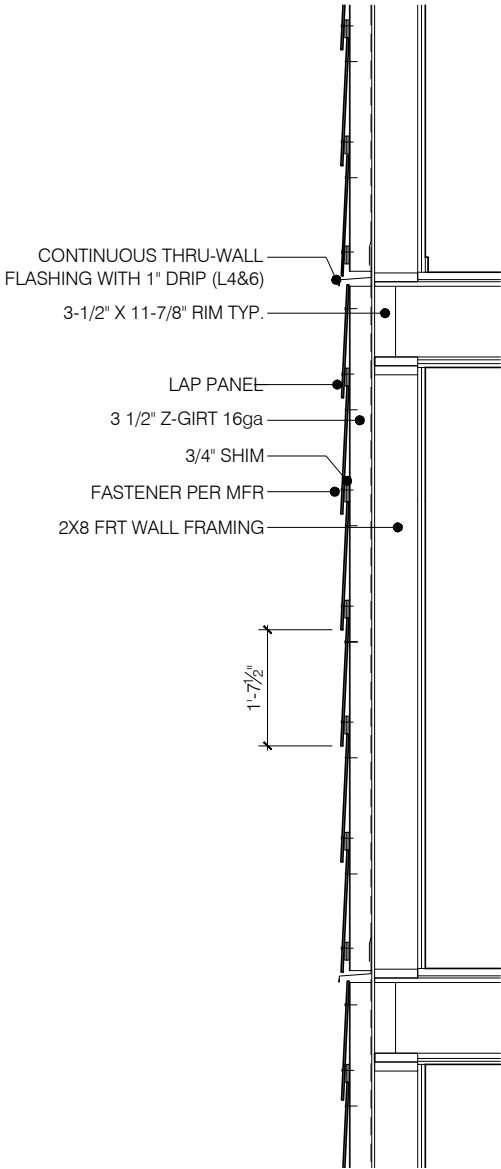
West



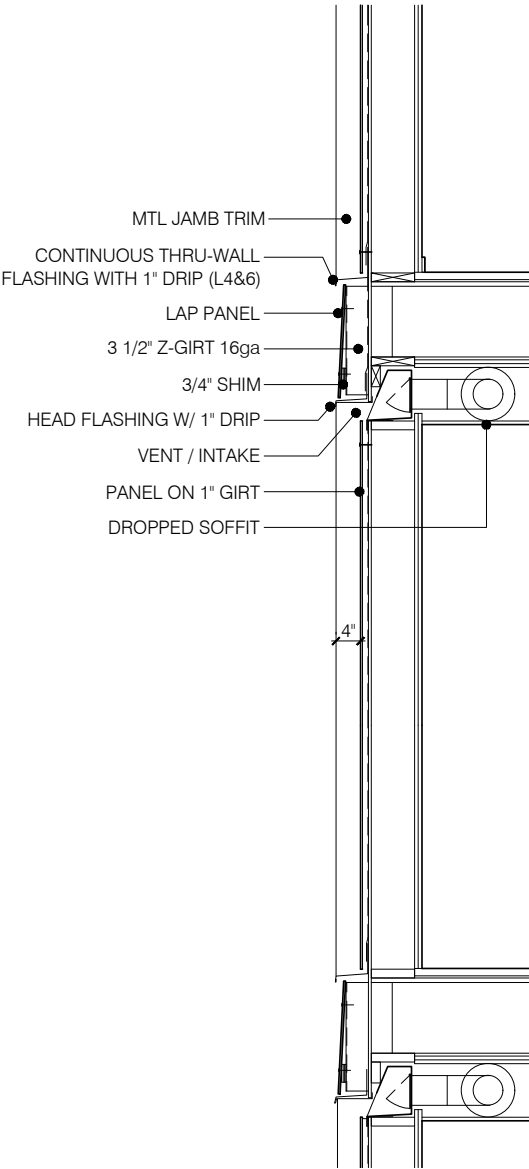
SW Corner



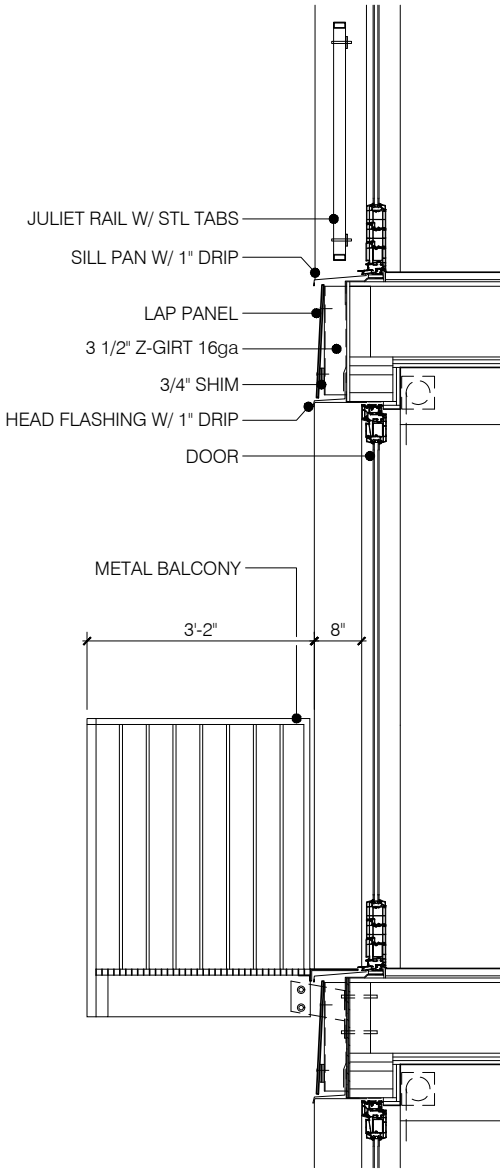
panel lap siding with color match fasteners // recessed regular openings // neutral tones



Wall Profile



Vent Slot Panel

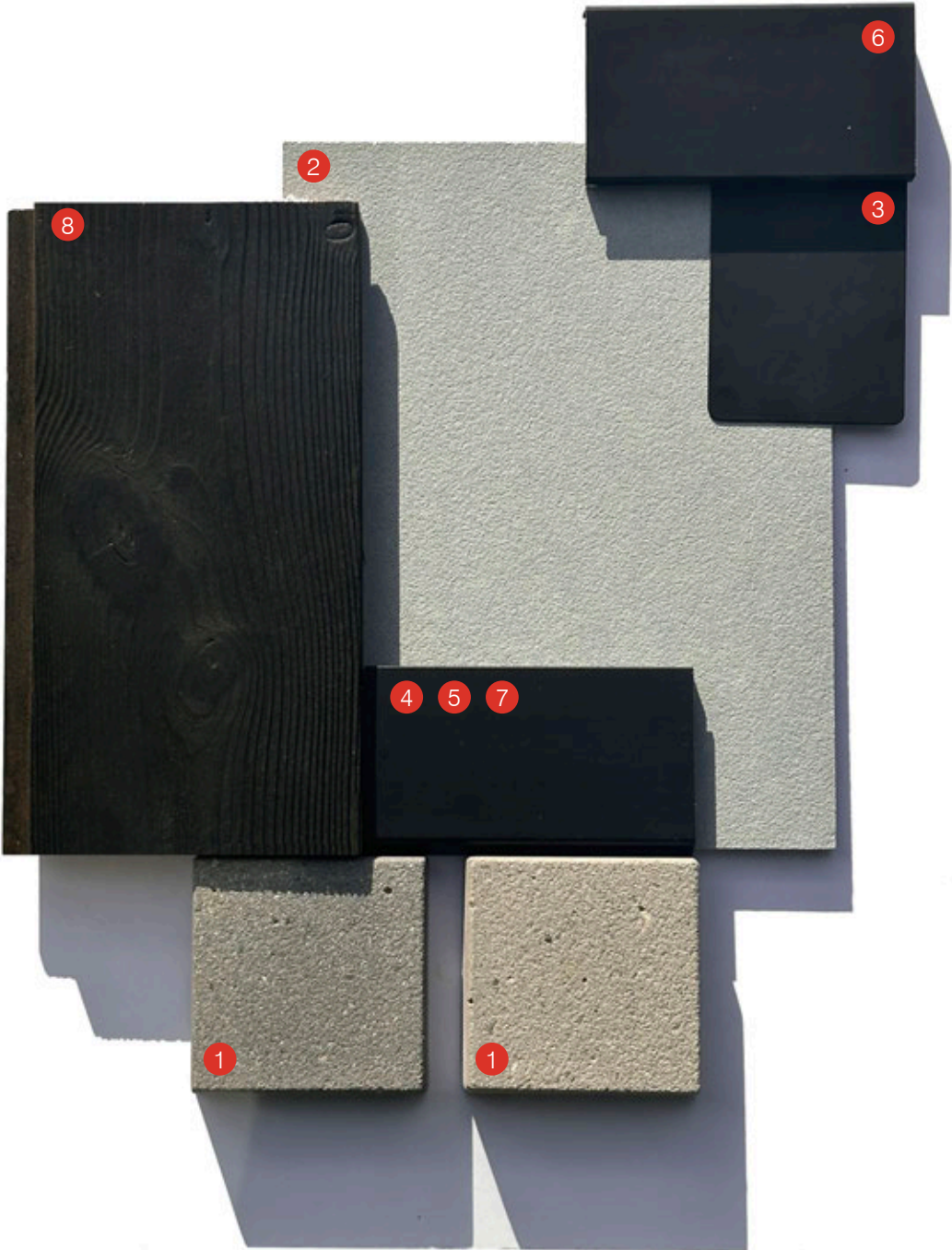


Balcony

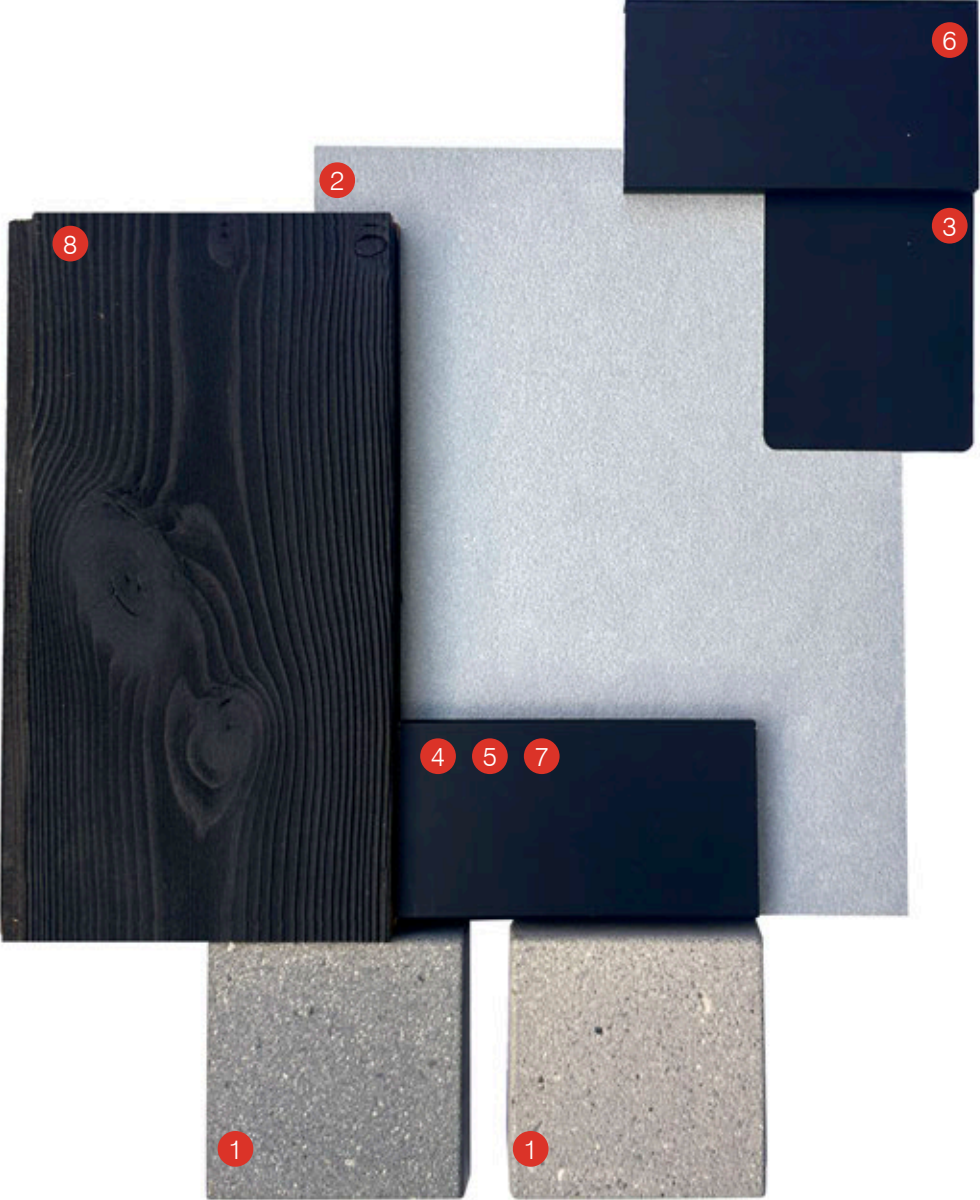


Model Detail

Material Board



Material Board // Sunny



Material Board // Overcast

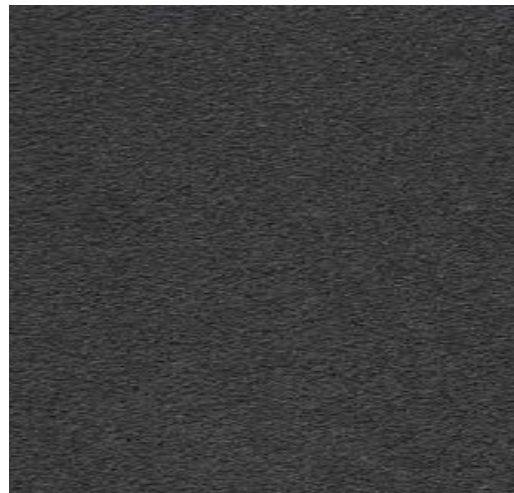
Materials



1 Cast-in-place concrete, clear sealer



2 20" Integral Color Fiber Cement Lap Panel // Silver



3 Fiber Cement Flat Panel // Painted Black to match windows & metals



4 Metal Balcony // Black



5 Metal Juliet Rail // Black



6 Vinyl Door & Window // Black



7 Aluminum Storefront w/ applied muntins // Black



8 T&G Wood Soffit, Benches + Walls Ebony Solid-Stain



9 Solid Entry Doors // Ebony



Southwest corner



North facade

Lighting & Pedestrian Safety

3e. Moving forward, the Board gave specific guidance for the applicant to consider how the design of the active ground floor can increase pedestrian safety through eyes on the street and adequate lighting of the ground plane.
PL2-B

Response

Active ground level uses with window and door transparency establishes eyes on the street along all building edges. The recessed storefront enclosure line creates a soffit condition to integrate perimeter downlighting and mechanical grills. The courtyard and broader landscaped areas expand the sidewalk realm into the project site, integrate stormwater management systems, and utilize low-level landscape lighting that will illuminate the building edge ground plane and support pedestrian safety.



Active ground level uses



L-1
Linear landscape light



L-2
Landscape light



L-3
Landscape path light



R-1
Recessed down light



R-2
Recessed down light



S-1
Surface downlight



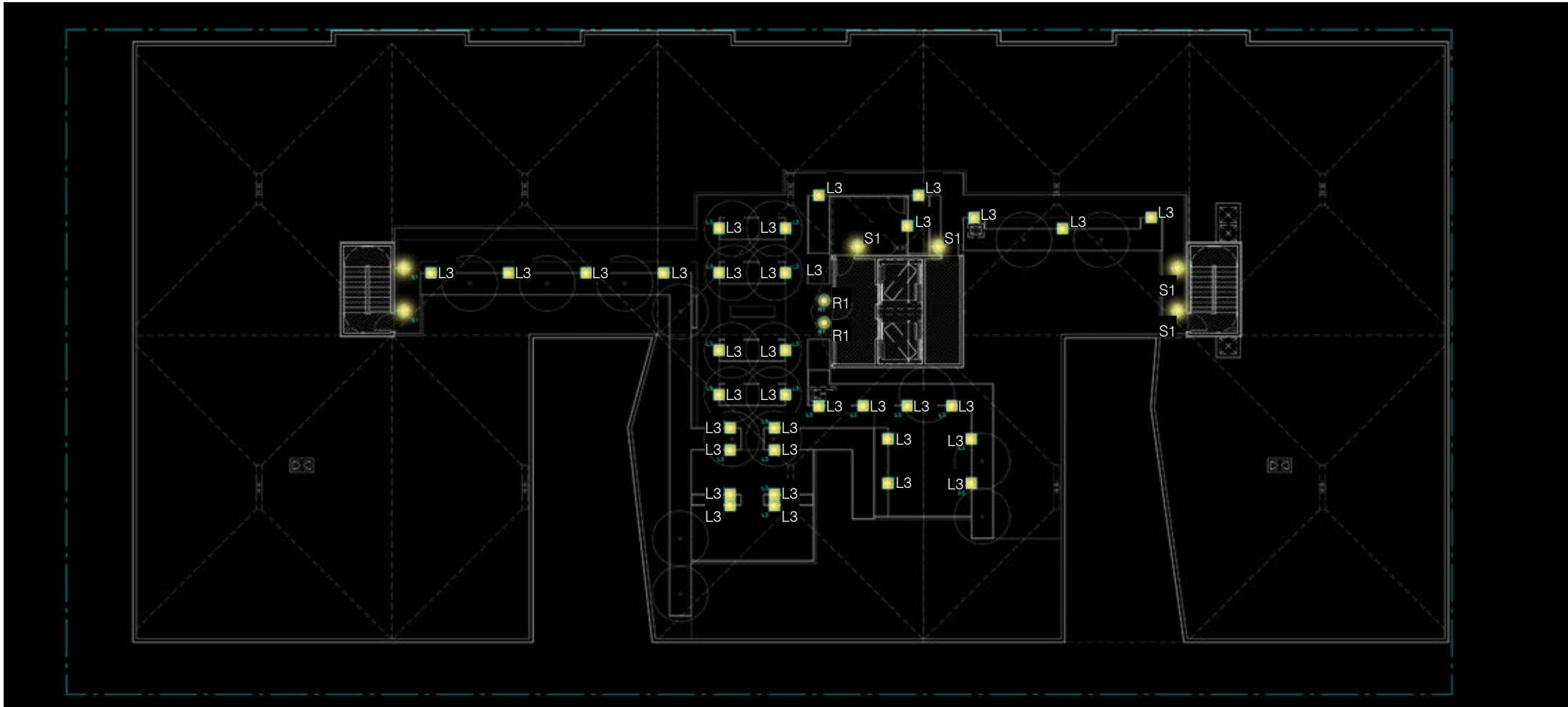
Street Level Lighting Plan



Perimeter downlighting integrated within soffits



Level 2 Courtyard Lighting Plan



Roof Level Lighting Plan

Signage



A Retail signage
Soffit hung blade sign



B Retail signage
Wall-mount lettering // symbol



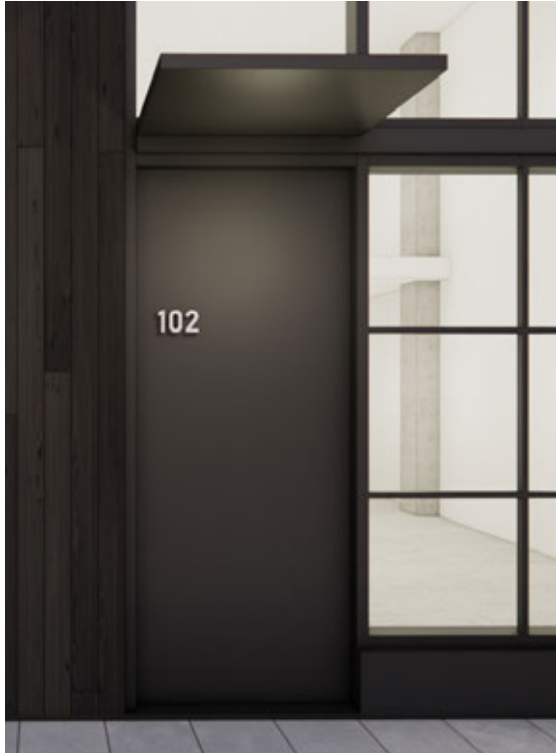
C Retail signage
Vinyl lettering & logo on storefront glass



Signage locations



D Building name and address
Raised metal lettering



E Residential entry signage /
4" lettering



Signage locations

intentionally blank

Elevations



West Elevation

- 1 Cast-in-place concrete, clear sealer
2 20" Integral Color Fiber Cement // Silver

3 Fiber Cement Flat Panel // Black to match windows
4 Metal Balcony // Black

5 Metal Juliet Rail // Black
6 Vinyl Door & Window // Black

7 Aluminum storefront w/ applied muntins // Black
8 T&G Wood // Ebony Solid Stain

9 Solid Entry Doors // Ebony



East Elevation

- 1 Cast-in-place concrete, clear sealer
- 2 20" Integral Color Fiber Cement // Silver
- 3 Fiber Cement Flat Panel // Black to match windows
- 4 Metal Balcony // Black
- 5 Metal Juliet Rail // Black
- 6 Vinyl Door & Window // Black
- 7 Aluminum storefront w/ applied muntins // Black
- 8 T&G Wood // Ebony Solid Stain
- 9 Solid Entry Doors // Ebony

Elevations



North Elevation



South Elevation

- 1

Cast-in-place concrete, clear sealer
- 2

20" Integral Color Fiber Cement // Silver
- 3

Fiber Cement Flat Panel // Black to match windows
- 4

Metal Balcony // Black
- 5

Metal Juliet Rail // Black
- 6

Vinyl Door & Window // Black
- 7

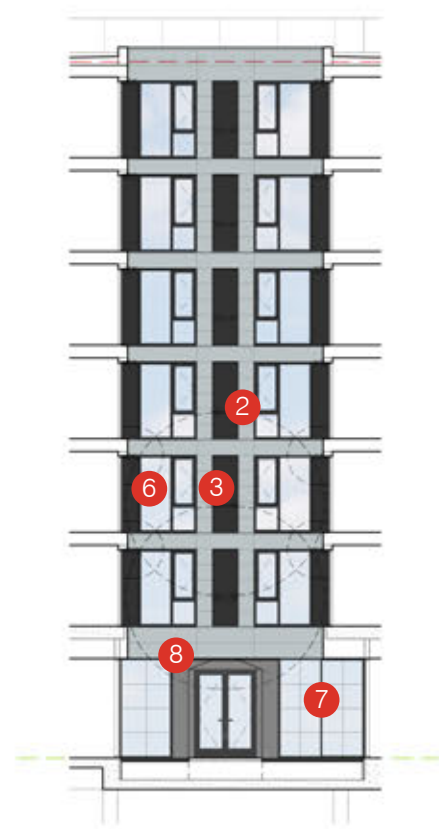
Aluminum storefront w/ applied muntins // Black
- 8

T&G Wood // Ebony Solid Stain
- 9

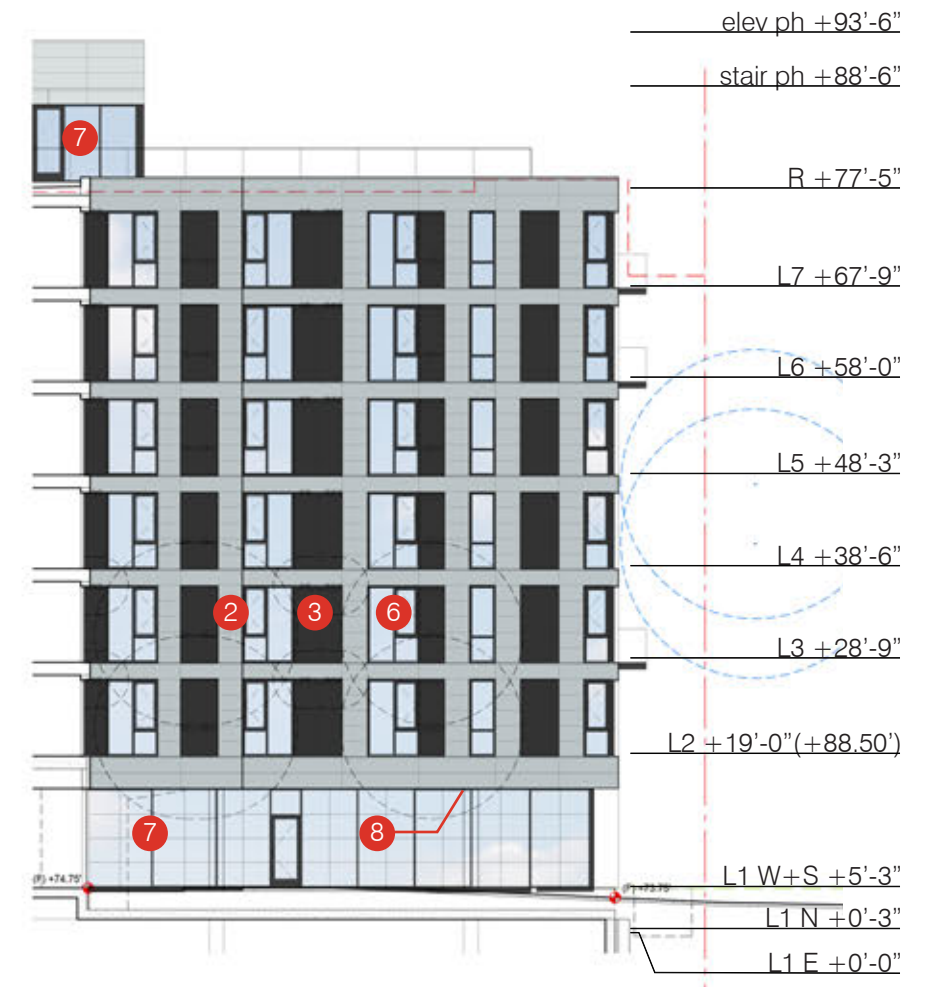
Solid Entry Doors // Ebony



North courtyard | South Elevation



North courtyard | East Elevation



North courtyard | South Elevation

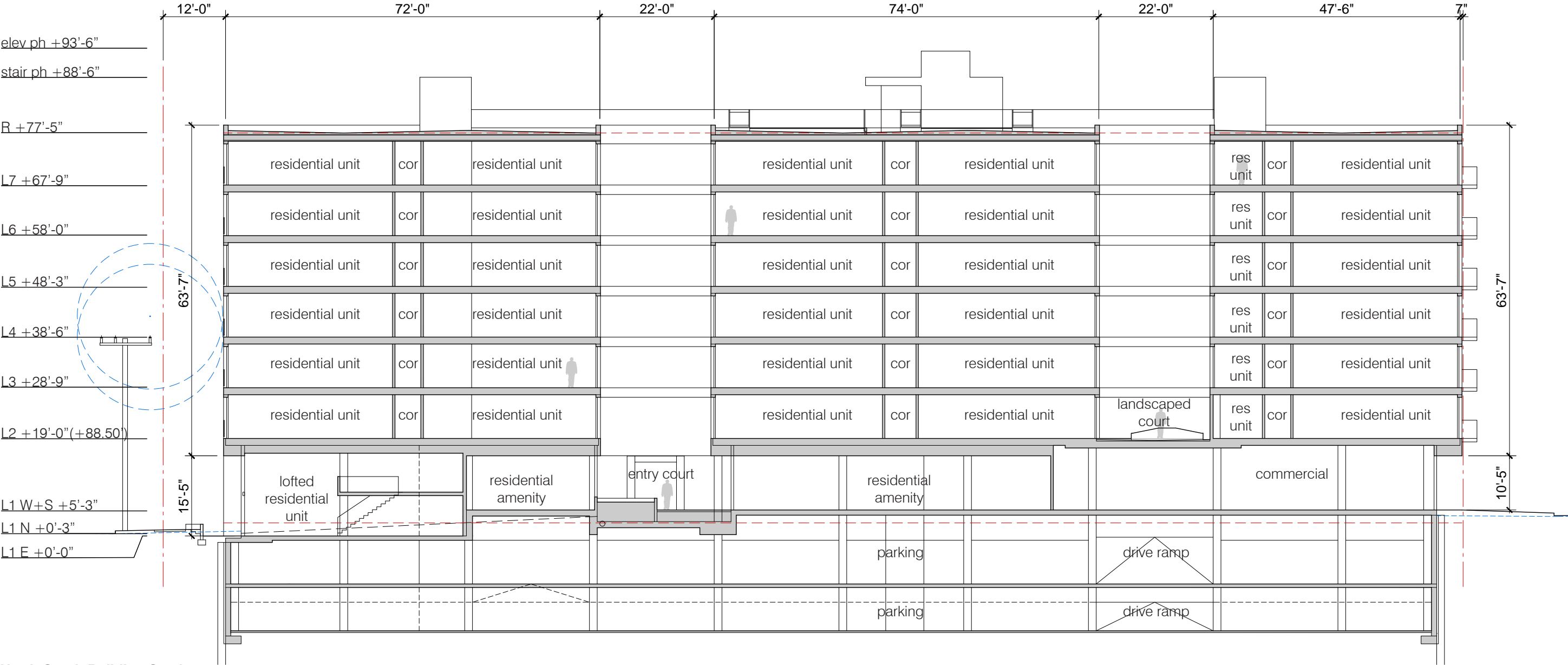
- 1 Cast-in-place concrete, clear sealer
- 2 20" Integral Color Fiber Cement // Silver
- 3 Fiber Cement Flat Panel // Black to match windows
- 4 Metal Balcony // Black

- 5 Metal Juliet Rail // Black
- 6 Vinyl Door & Window // Black

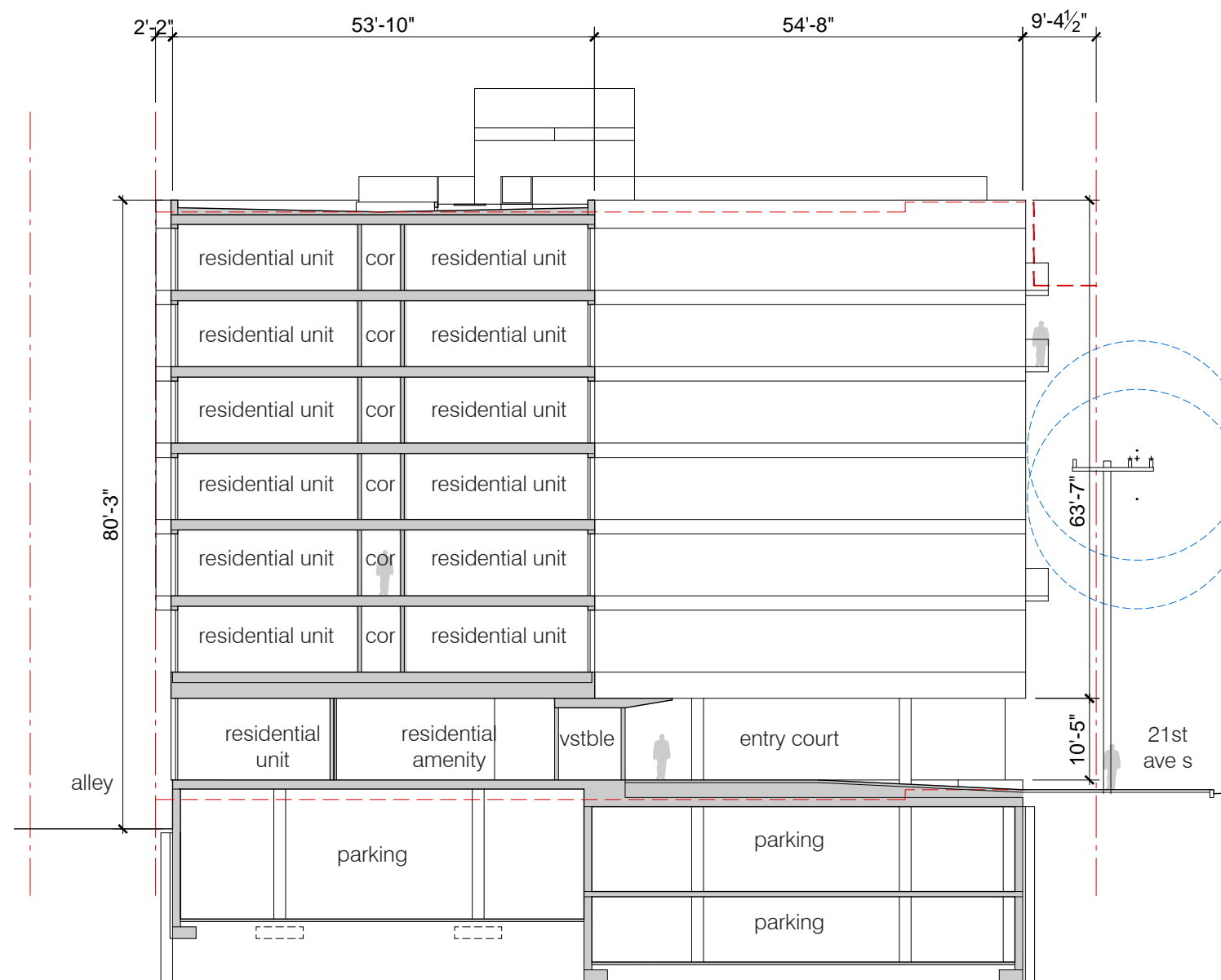
- 7 Aluminum storefront w/ applied muntins // Black
- 8 T&G Wood // Ebony Solid Stain

- 9 Solid Entry Doors // Ebony

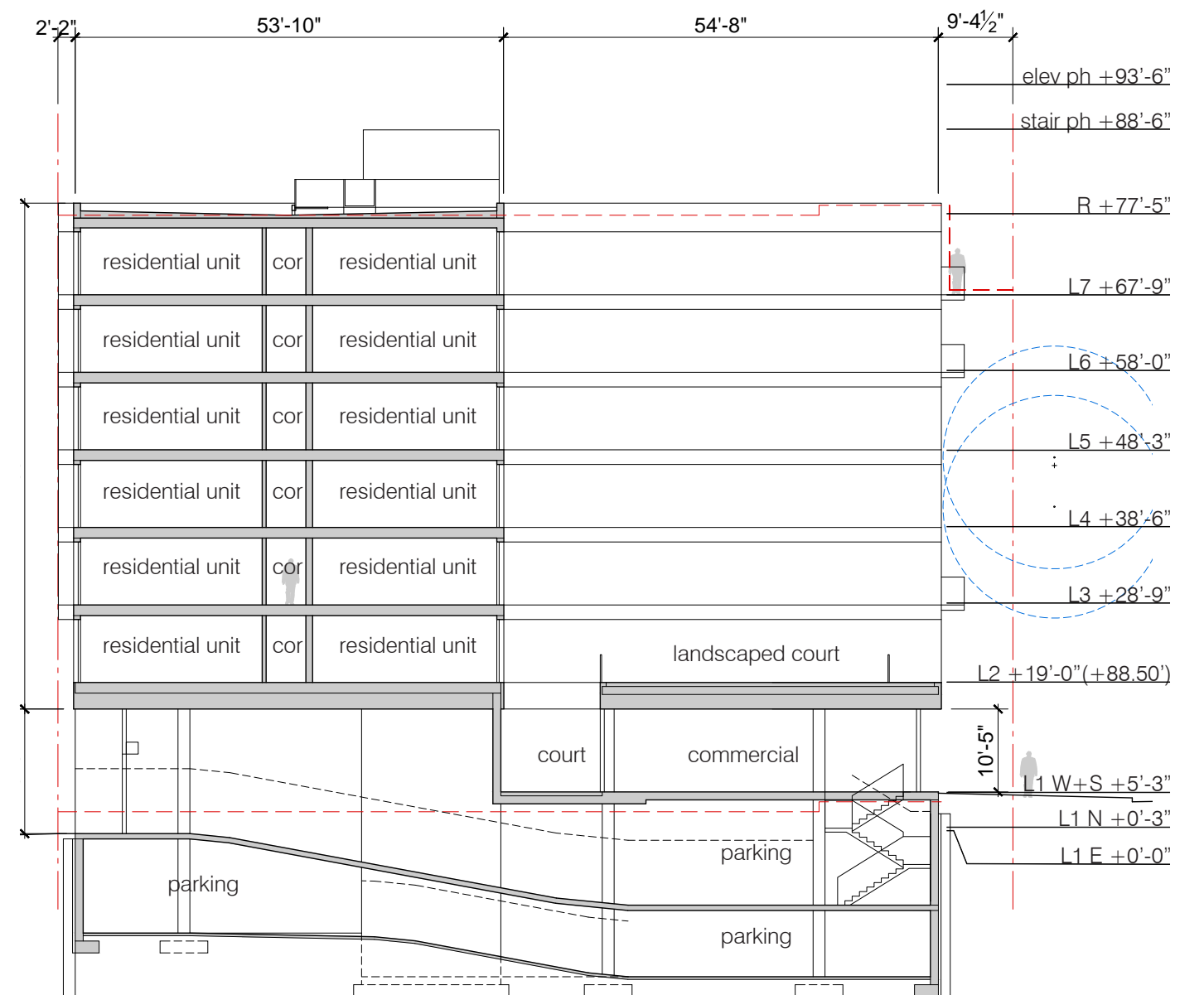
Building Sections



North-South Building Section

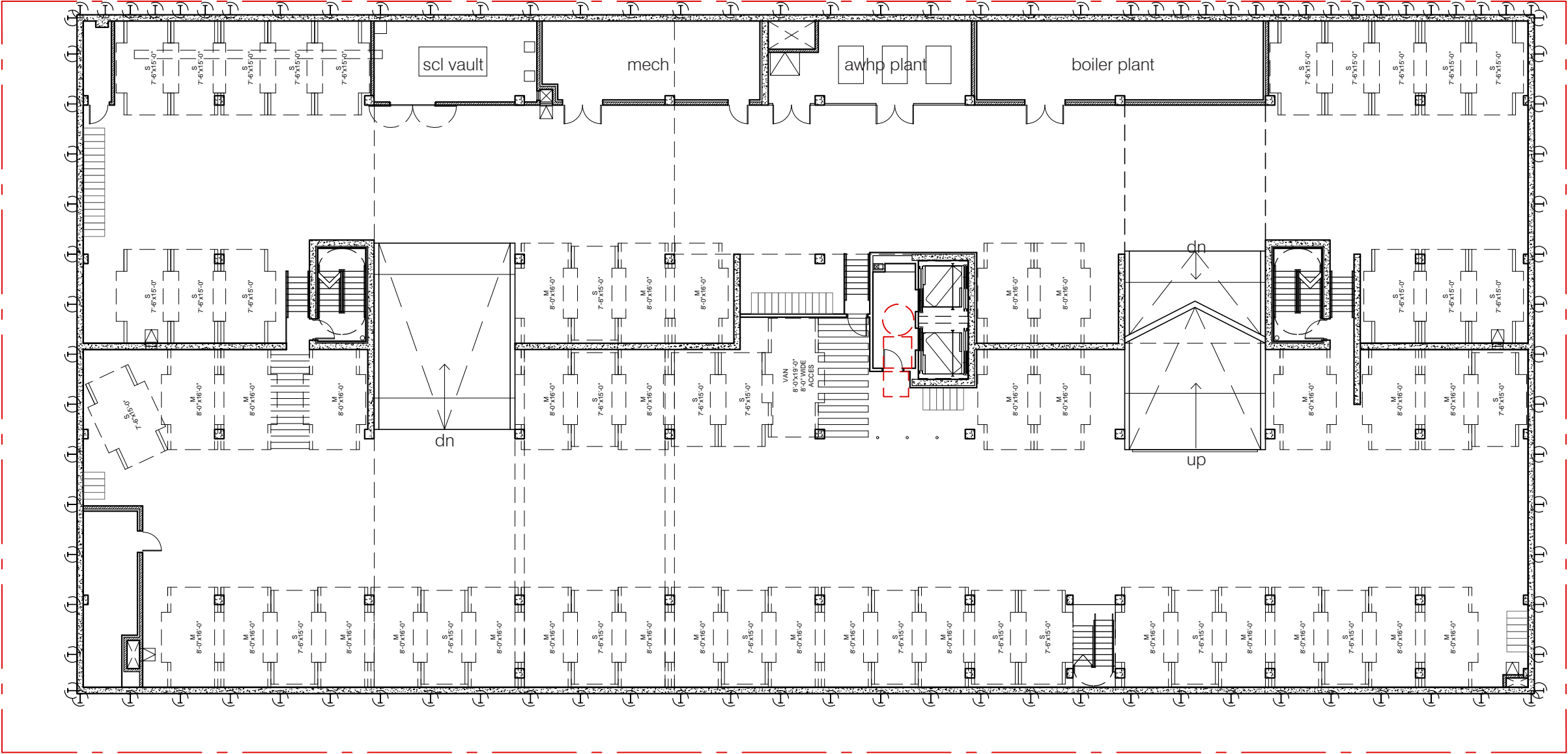


East-West Building Section | Entry court

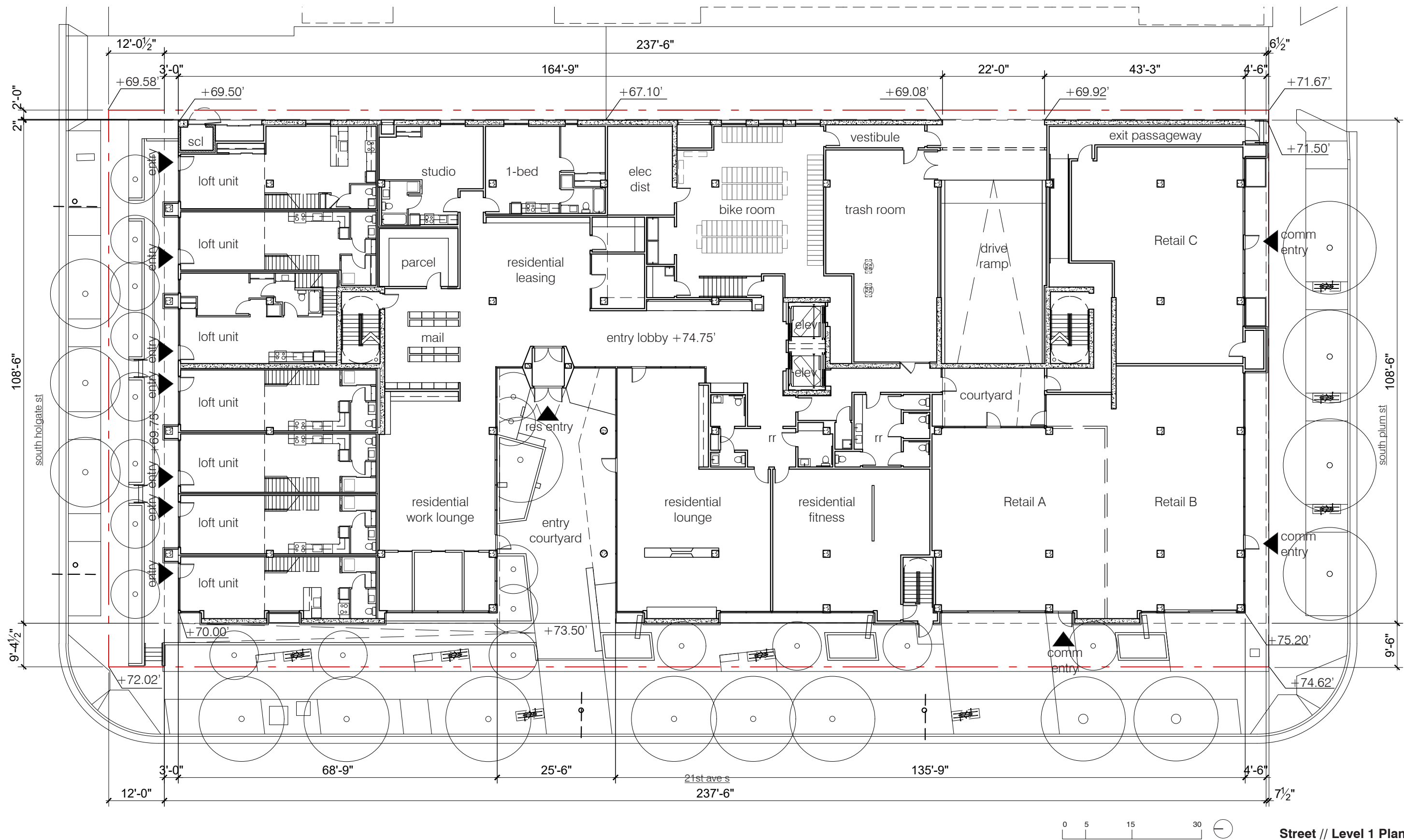


East-West Building Section | Landscaped court

Floor Plans



Parking level plan



Street // Level 1 Plan

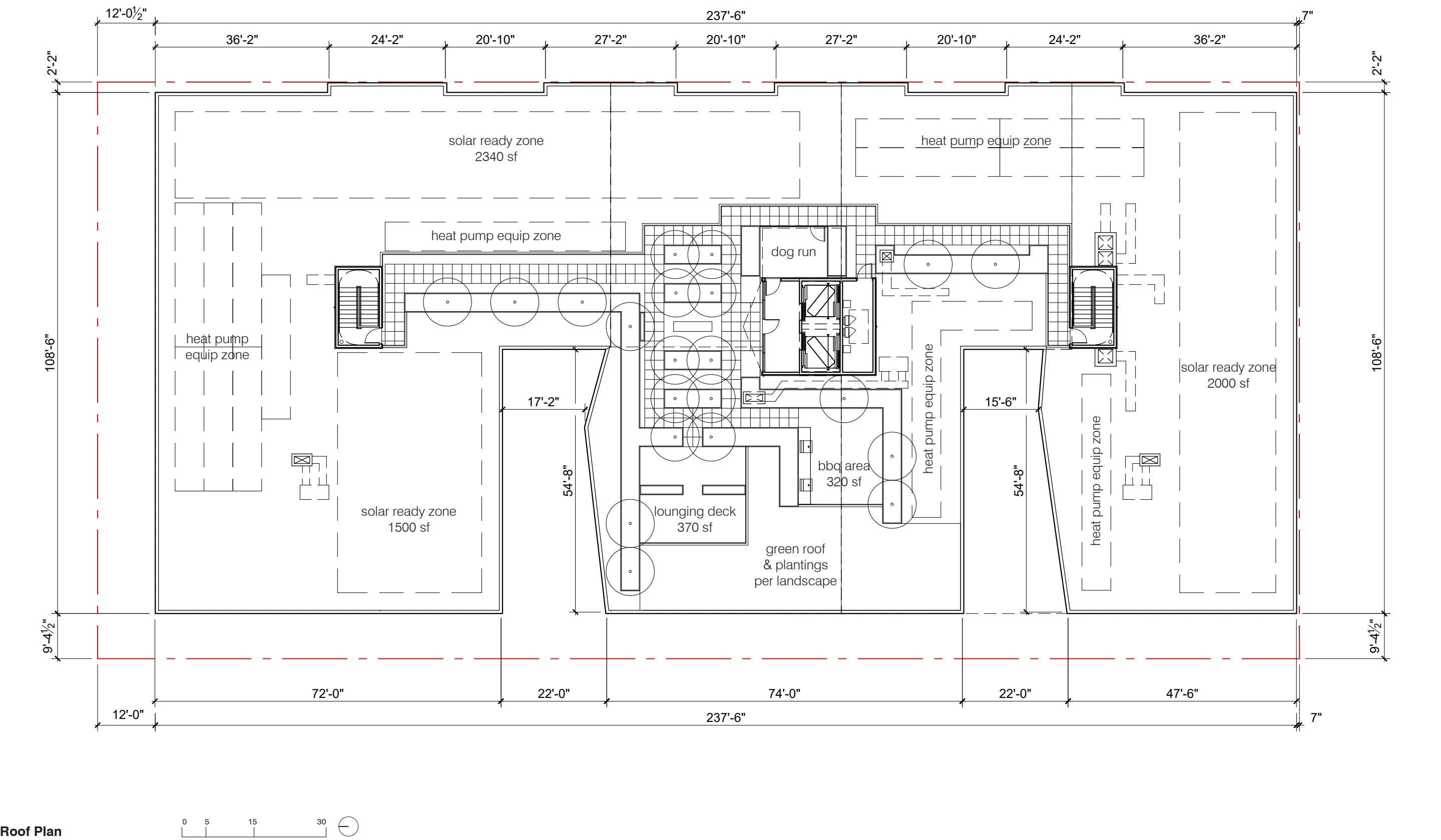
Floor Plans





Level 3-7 Plan

Floor Plans



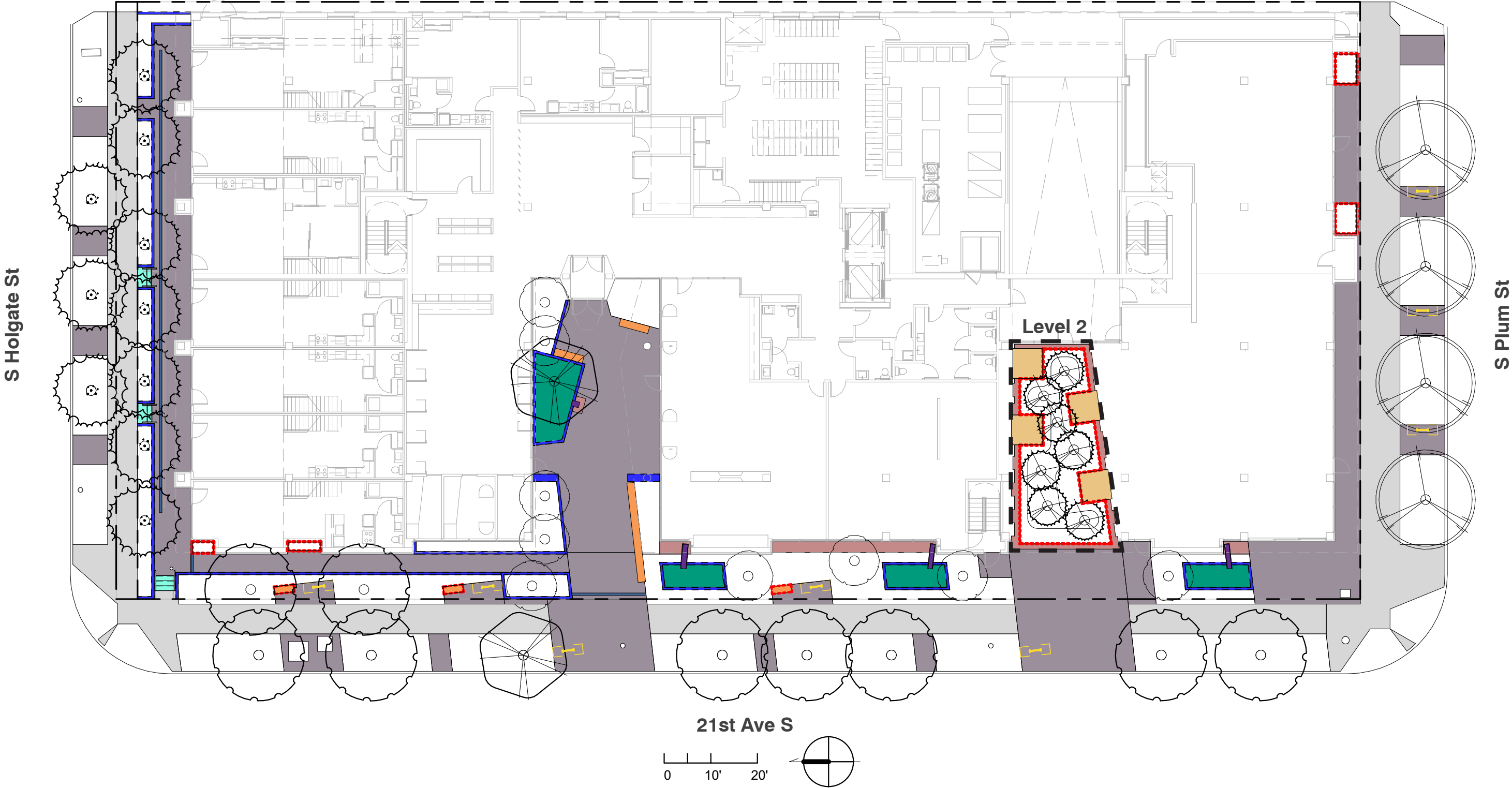
Landscape Concept

At-Grade and Level 2 Landscape - Site Plan



Landscape Concept

At-Grade and Level 2 Landscape - Materials Diagram



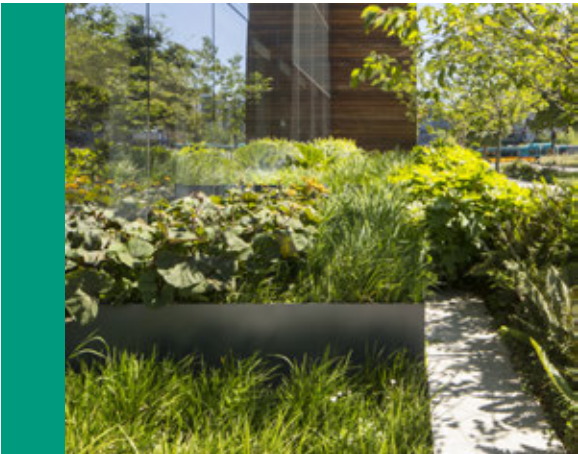
At-Grade and Level 2 Landscape - Materials Palette



CITY OF SEATTLE STANDARD CIP CONCRETE – 2X2 JOINTING



INTEGRAL COLORED CONCRETE - EXPOSED AGGREGATE FINISH - 12” AND 42” BANDS



BIORETENTION PLANTER



STONE AGGREGATE



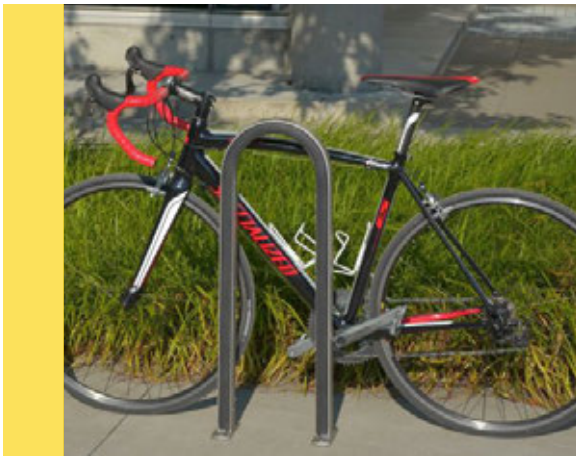
TRENCH DRAIN



CAST IN PLACE CONCRETE WALLS



WOOD SEATING



BIKE PARKING



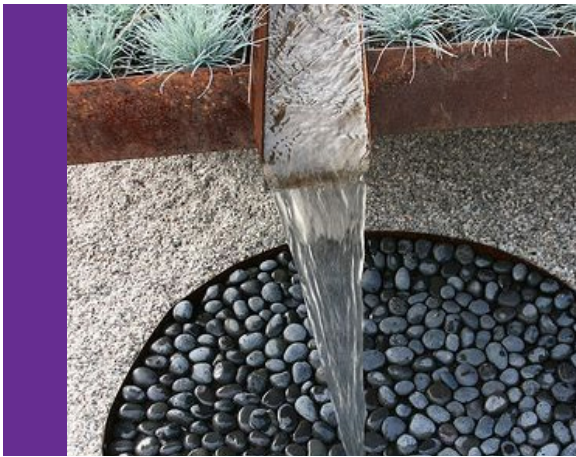
METAL PLANTER WALLS



WOOD DECKING



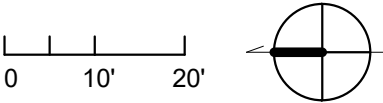
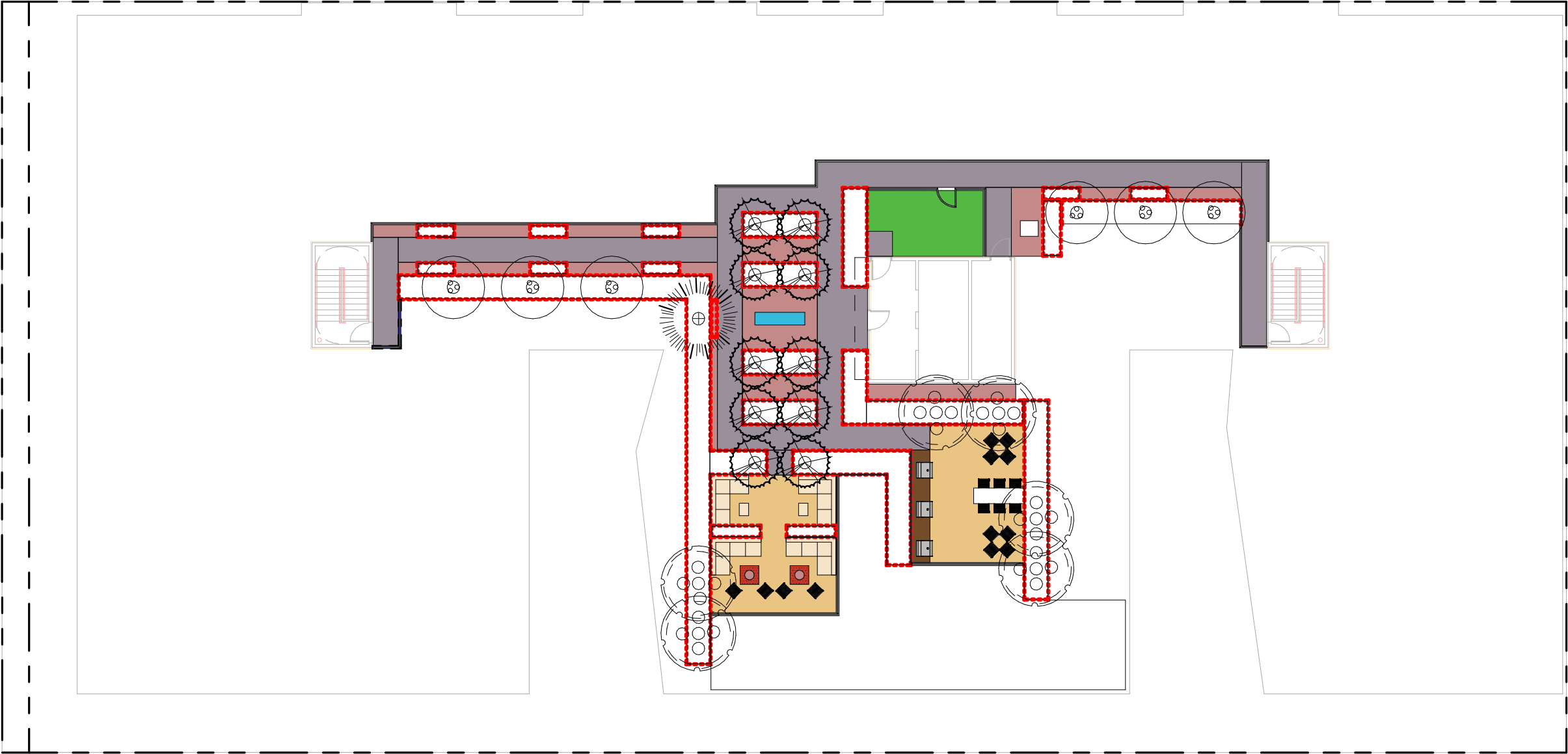
CIP CONCRETE STAIRS WITH METAL RAILING



SPLASH PAD AND WEIR

Landscape Concept

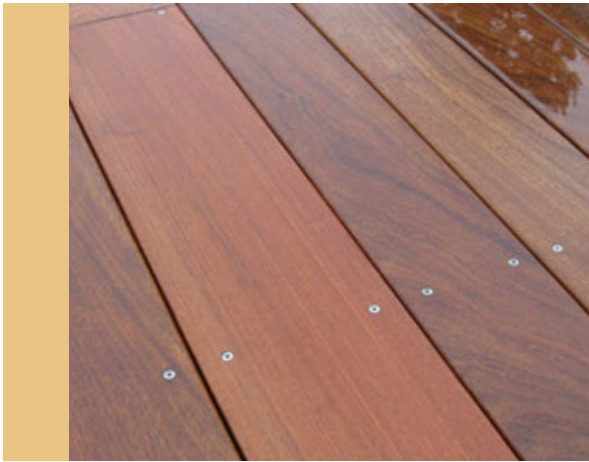
Roof Level Landscape - Materials Diagram



Roof Level Landscape - Materials Palette



PEDESTAL PAVERS



DECKING



ZEN GARDEN FEATURE



STONE AGGREGATE



METAL PLANTER WALLS



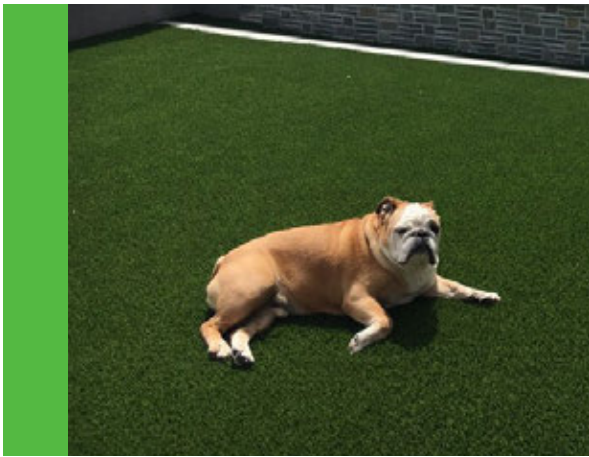
OUTDOOR KITCHEN



OUTDOOR SEATING




FIRE PIT




ARTIFICIAL TURF AT PET AREA

Landscape Concept

At-Grade and Level 2 Planting Palette - Trees




Stewartia monodelpha
Tall Stewartia




Ulmus propinqua 'JFS-Bieberich'
Emerald Sunshine Elm







Acer circinatum
Vine Maple



Robinia pseudoacacia 'Frisia'
Golden Locust



Populus tremuloides
Quaking Aspen



Gymnocladus dioicus
Kentucky Coffeetree

At-Grade Planting Palette - R.O.W. and Pedestrian-oriented



Carex divulsa
European grey sedge



Carex oshimensis 'Everlime'
Everlime sedge



Mahonia eurybracteata
Soft Caress Mahonia



Hydrangea quercifolia 'Snow Queen'
Snow Queen oakleaf hydrangea



Astilbe 'Bridal Veil'
False Spirea Bridal Veil



Schizostylis coccinea 'Alba'
White Kaffir lily



Prunus laurocerasus 'Mount Vernon'
Mount Vernon English Laurel



Liriope muscari 'Royal Purple'
Royal Purple lilyturf



Lonicera pileata "Moss Green"
Moss Green privet honeysuckle



Viburnum davidii
David Viburnum



Viburnum plicatum tomentosum 'Mariesii'
Doublefile Viburnum



Hemerocallis x 'Little Grapette'
Little Grapette dwarf daylily



Anemone sylvestris
Snowdrop Anemone



Carex divulsa
European grey sedge



Carex testacea
New Zealand hair sedge



Rosa x 'Noaschnee'
Flower Carpet White Rose



Rhampholepis umbellata 'Minor'
Dwarf India hawthorn



Helleborus niger 'Double Fantasy'
Double Fantasy Hellebore



Salvia x sylvestris 'May Light'
May Night sage



Liatris spicata 'Kobold'
Blazing star

Landscape Concept

At-Grade and Level 2 Planting Palette - Courtyard and Bioretention



Polystichum munitum
Sword fern



Ribes sanguineum 'White Icicle'
White Icicle flowering currant



Mahonia nervosa
Cascade mahonia



Astilbe 'Bridal Veil'
False Spirea Bridal Veil



Juncus patens 'Elk's Blue'
Elk's Blue rush



Mahonia nervosa
Cascade mahonia



Camassia leichtlinii Caerulea
Camass



Iris sibirica 'Gull's Wing'
Gull's Wing Siberian iris



Iris sibirica 'Caesar's Brother'
Siberian Iris



Liriope muscari 'Royal Purple'
Royal Purple lilyturf



Viburnum davidii
David Viburnum



Mahonia nervosa
Cascade mahonia



Schizostylis coccinea 'Alba'
White Kaffir lily



Anemone sylvestris
Snowdrop Anemone



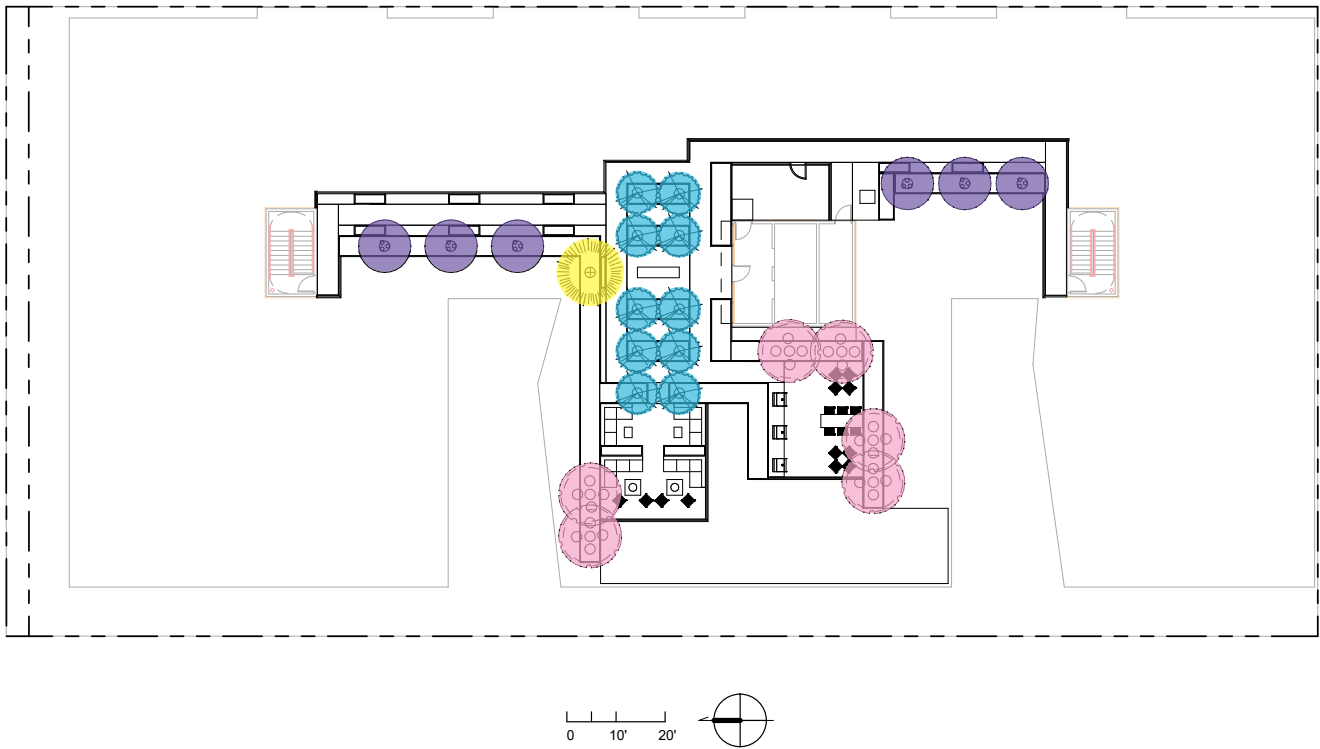
Helleborus niger 'Double Fantasy'
Double Fantasy Hellebore



Astilbe 'Bridal Veil'
False Spirea Bridal Veil



Roof Level Planting Palette - Trees



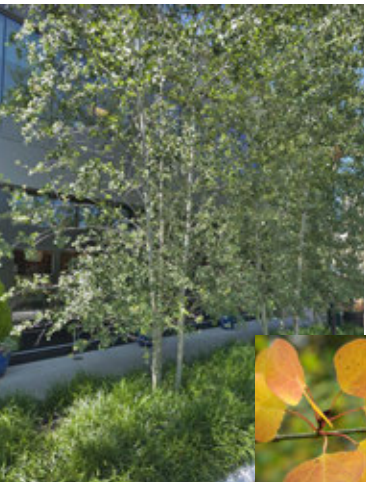
Rhus typhina
Staghorn Sumac



Pinus contorta var. contorta
Shore Pine



Lagerstroemia indica x fauriei 'Natchez'
Natchez Crepe Myrtle

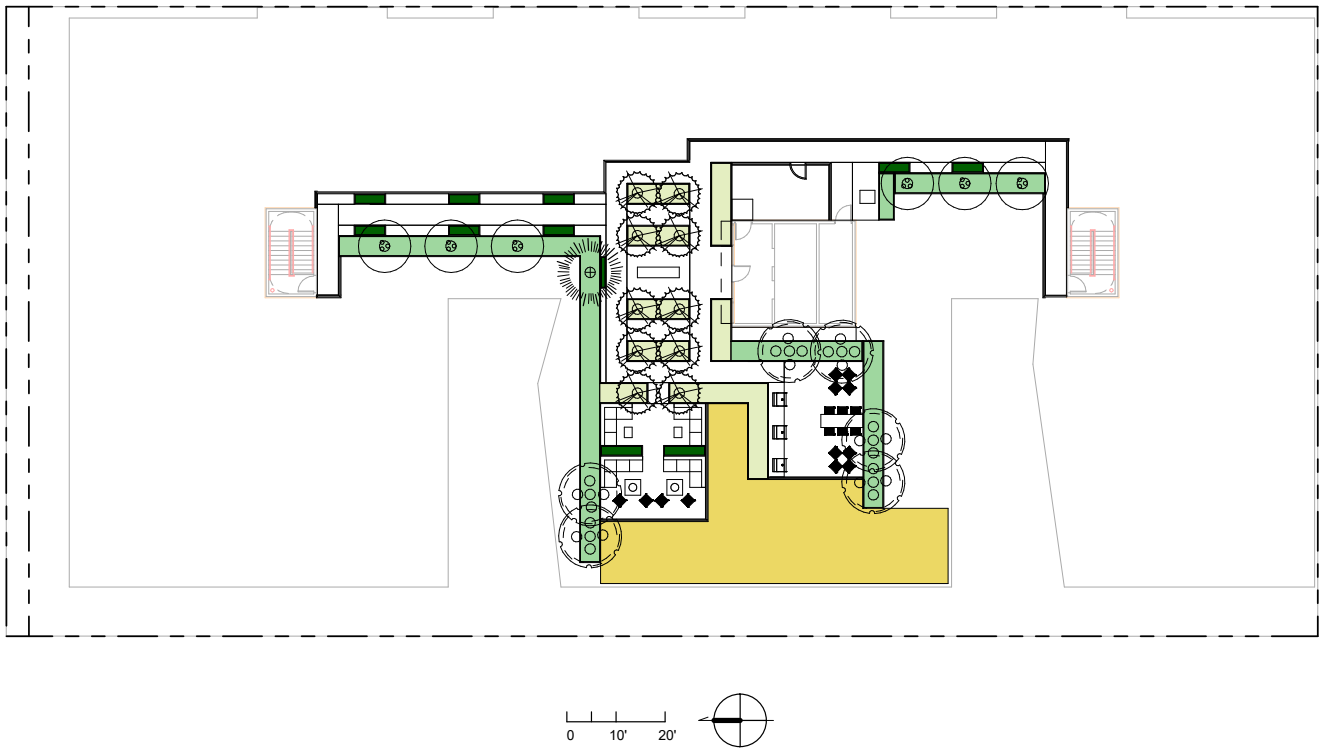


Populus tremuloides
Quaking Aspen



Landscape Concept

Roof Level Planting Palette



Cistus corbariensis
White Rockrose



Carex divulsa
European grey sedge



Rosa x 'Noaschnee'
Flower Carpet White Rose



Achillea millefolium 'Rosa Maria'
Rosa Maria yarrow



Carex testacea
New Zealand hair sedge



Gaultheria shallon
Salal



Ribes sanguineum 'White Icicle'
White Icicle flowering currant



Mahonia nervosa
Cascade mahonia



Aquilegia vulgaris 'Clementine Purple'
Columbine Clementine Purple



Echinacea purpurea 'Magnus'
Purple coneflower



Salvia x sylvestris 'May Light'
May Night sage



Arctostaphylos uva-ursi
Common bearberry



Carex divulsa
European grey sedge



Rosa x 'Noaschnee'
Flower Carpet White Rose



Anemone x hybrida 'Honorine Jobert'
Windflower



Liatris spicata 'Kobold'
Blazing star



Achillea millefolium 'Rosa Maria'
Rosa Maria yarrow



Pregrown Sedum Mat



Thank you!

appendix: EDG supporting documents



Workshop AD | Stadium 302 Condominiums | Tacoma



Workshop AD + Kamiak | Anker Ballard | Seattle



Kamiak | The Fir | Seattle



Workshop AD | Project 339 Townhouses | Seattle



Workshop AD + Kamiak | Sound Apartments | Seattle



Workshop AD + Kamiak | 800 E Denny Way mixed-used | Seattle

Alternative C // west (preferred)

Alternative C is organized around two west facing courtyards that provide light and air to ten dwelling units per floor. These courtyards push into the site from 21st Ave S. The north courtyard extends to street level to become an active residential entry space. The south stops one story above street level to allow for continuity of street level uses. These landscaped courtyards differentiate the building mass into three forms of similar proportion and provide sixteen street and eight alley fronting units per floor. The elements create horizontal variations in the massing that take the place of a more traditional vertical definition of building form.

At street level, the commercial uses front the north and south side streets and are continuous across each frontage. This provides the greatest flexibility as they can be easily subdivided to fit a variety of uses over time. The north courtyard extends to street level and is wrapped by the residential entry, lobby and lounge-like spaces. Amenity fitness and bike storage spaces, while located closer to the alley, maintain a connection through the entry to the courtyard and street. Service spaces including waste storage, the SCL vault, and below grade parking are all accessed from the alley.

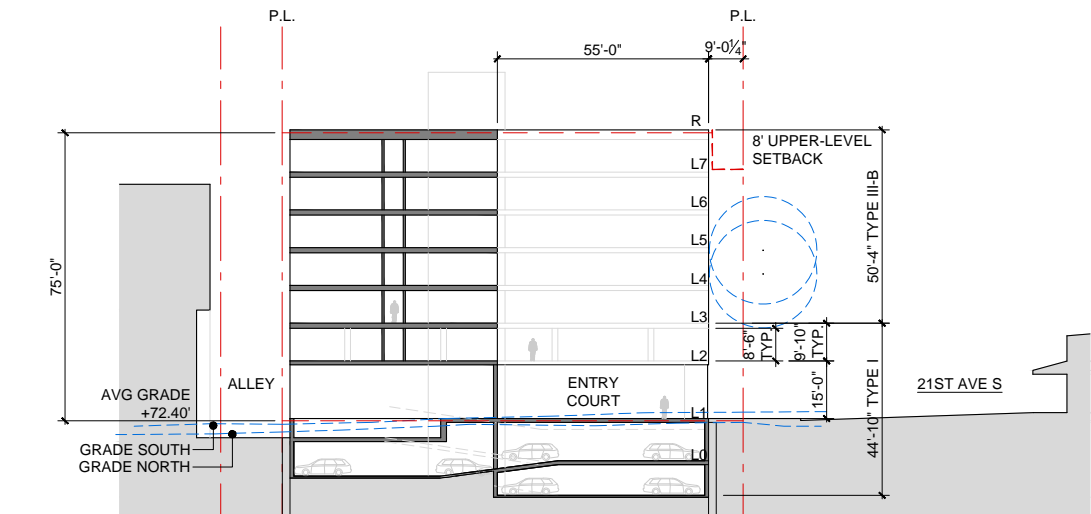
The E-shaped circulation and variation in massing width leads to more diverse unit types where the percentage of one-bedroom units is balanced by an increase in larger two-bedroom units and studios. This diversity in unit type will naturally lead to greater façade variation as patterns of living and private spaces wrap across the street frontages and courtyards. Combinations of projecting and juliet balconies will provide secondary elements within the overall façade composition.

The stair and elevator cores are dispersed in three locations. The rooftop will include common roof decks on the west and south edges along with solar pv and mechanical equipment.

Number of Units	204
Number of Bedrooms	252
Unit Sizes	405 to 890 sq ft

Ground Floor	
Commercial	5,117 sq ft
Live/Work - Residential	4,065 sq ft
Residential Common	9,217 sq ft

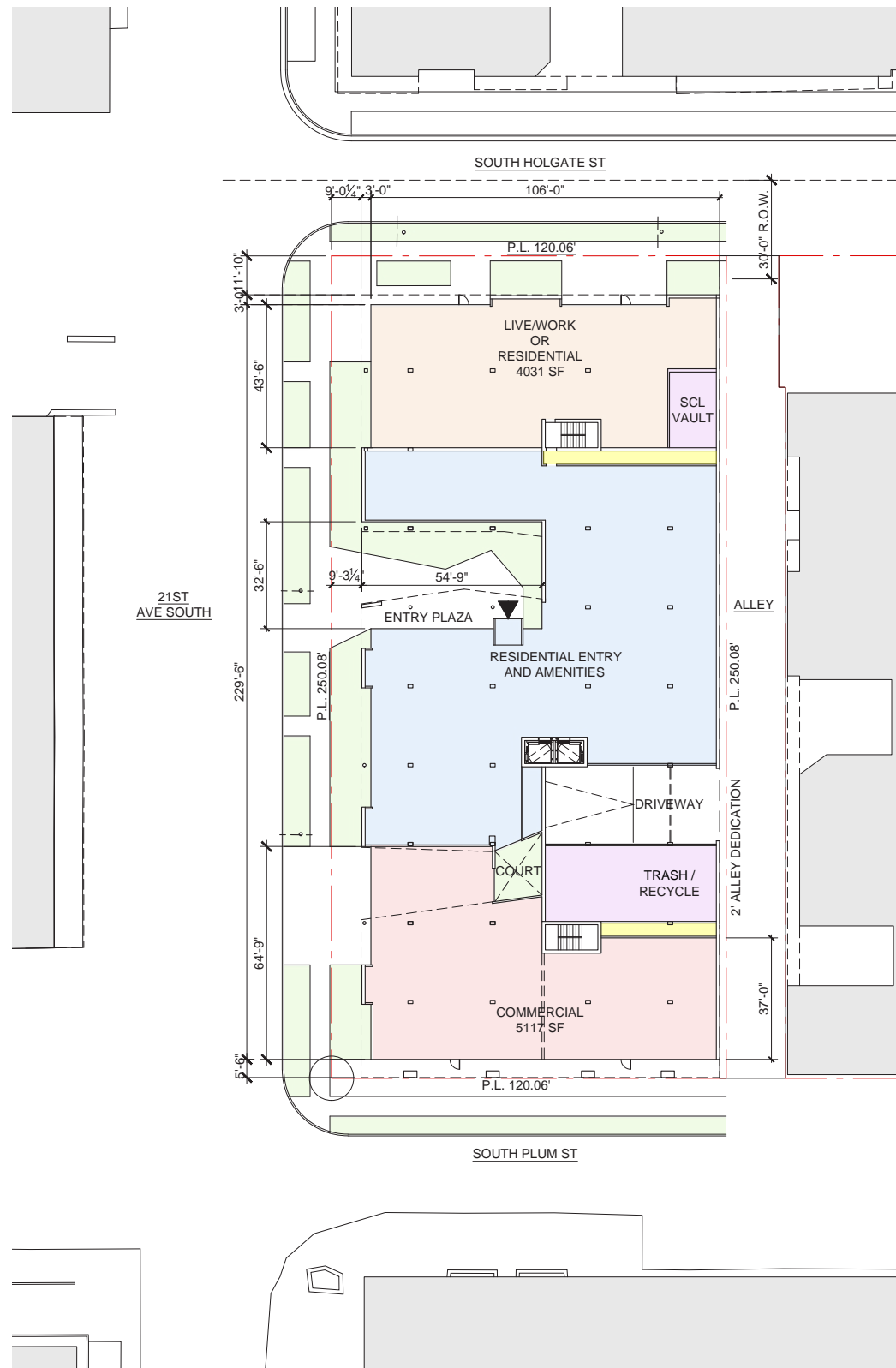
Vehicle Parking	81 Stalls
GFA	162,910 sq ft



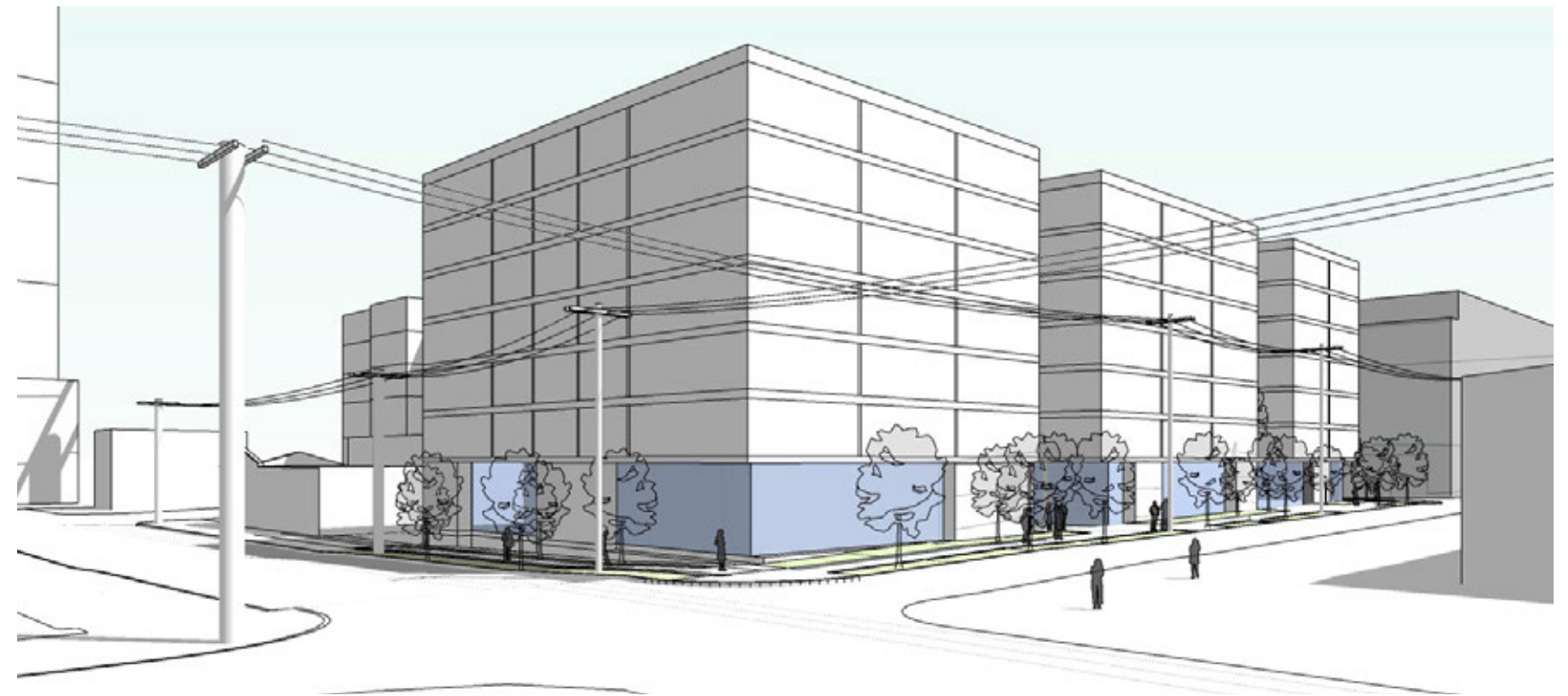
cross section



aerial view



street level plan

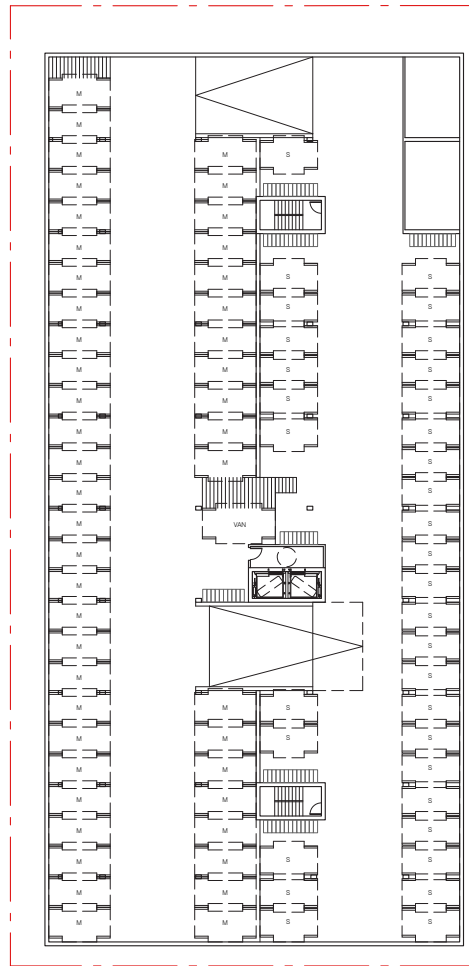


street view // from northwest

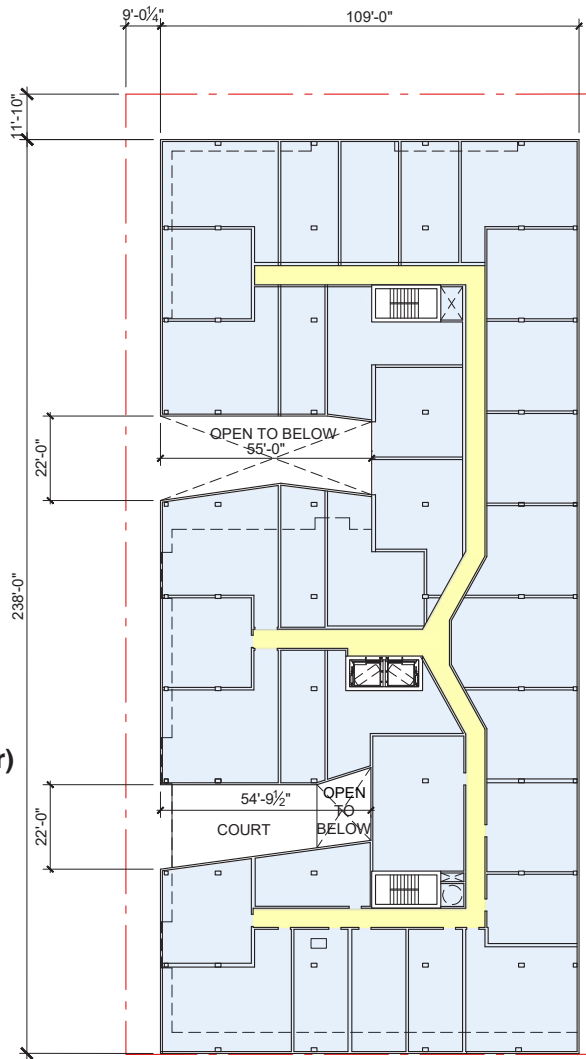
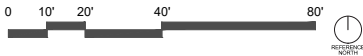


street view // from southwest

Alternative C // west (preferred)



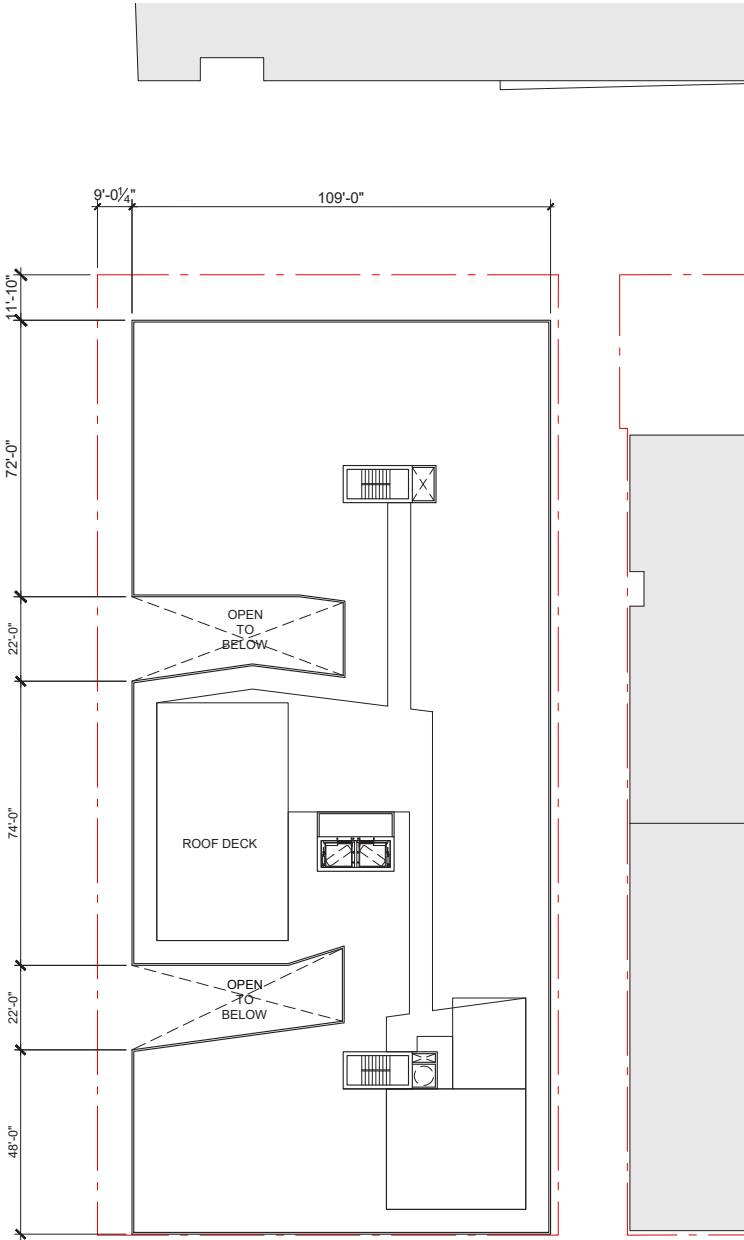
parking level plan



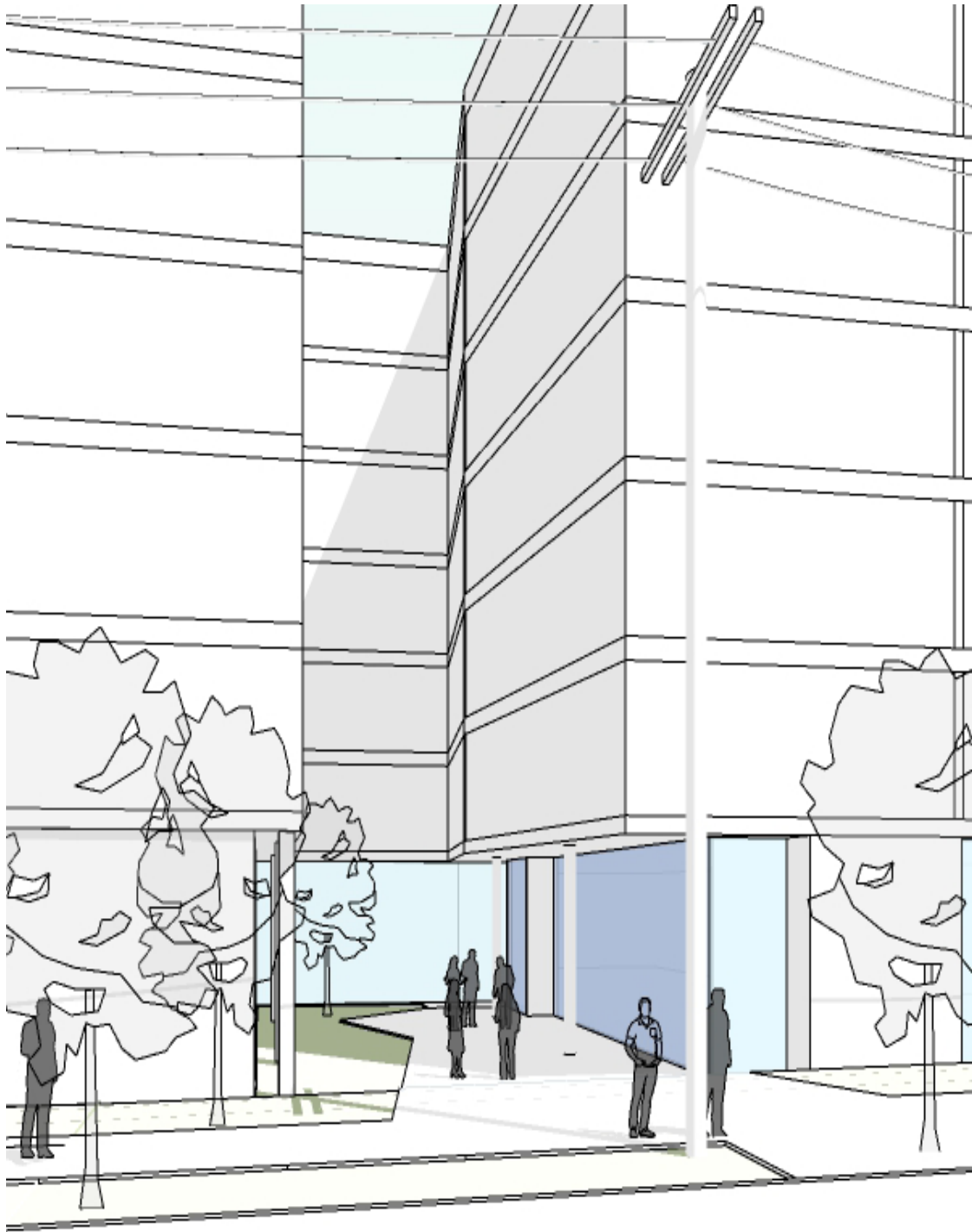
typical level plan

Unit Summary (per floor)

Court Facing	10
Street Facing	16
Alley Facing	8
Studio	4
Open One Bed	11
One Bed	11
Two Bed	8



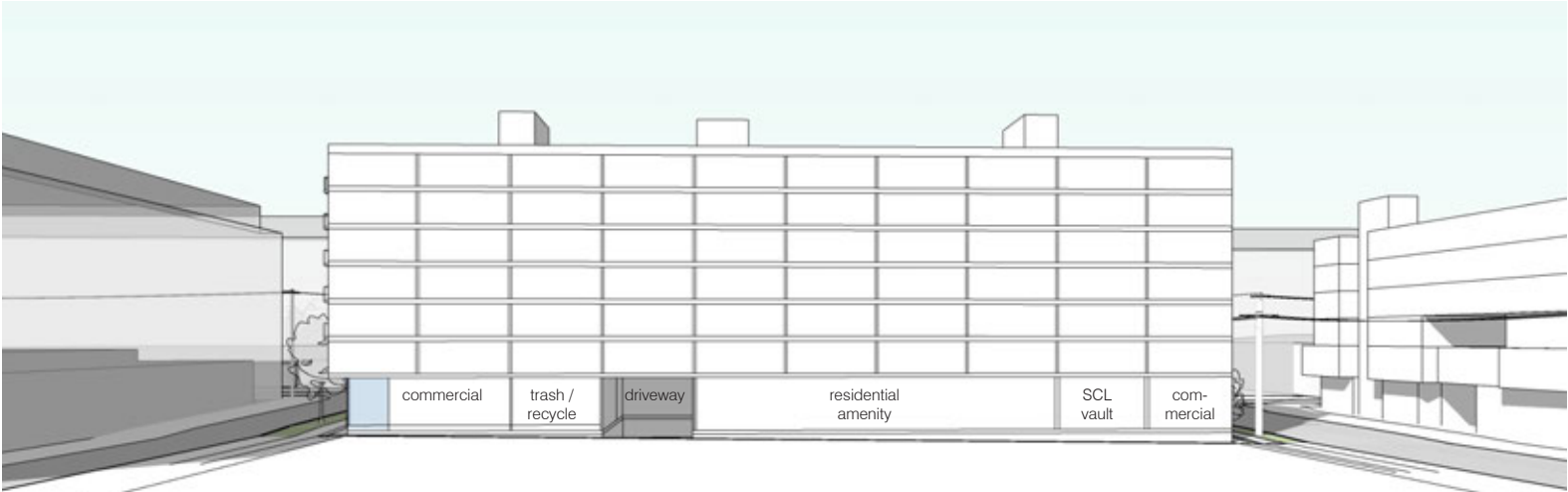
roof plan



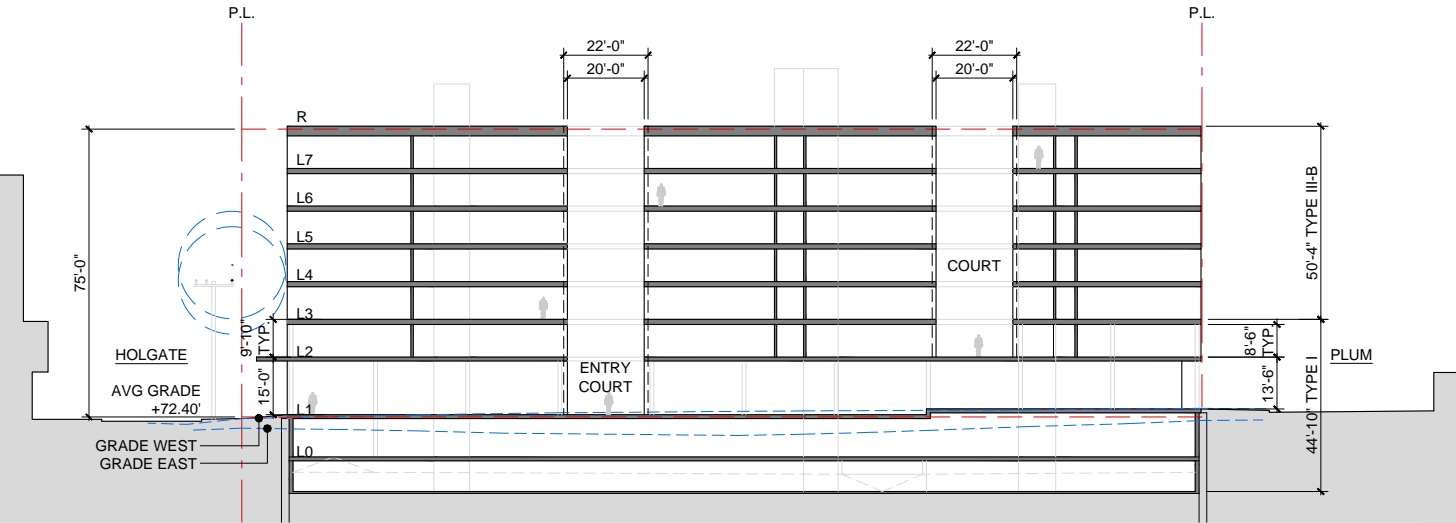
entry court from 21st ave



street view elevation



alley view elevation



longitudinal section

Alternative C // west (preferred)



street view // S Holgate St looking west



street view // S Plum St looking west

concept C (preferred) // two west courts

equinox



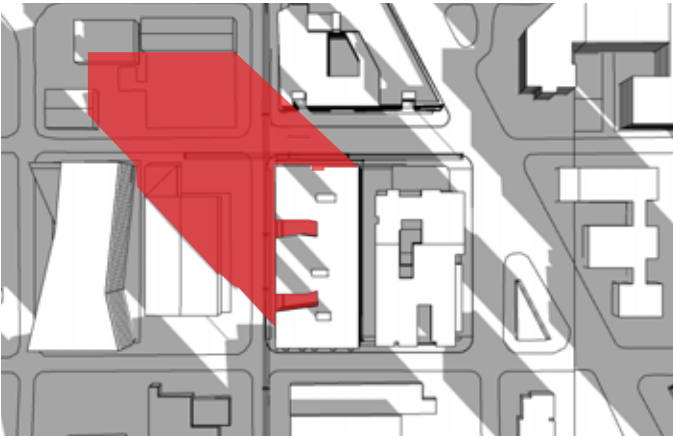
march/september 21
9 am

summer

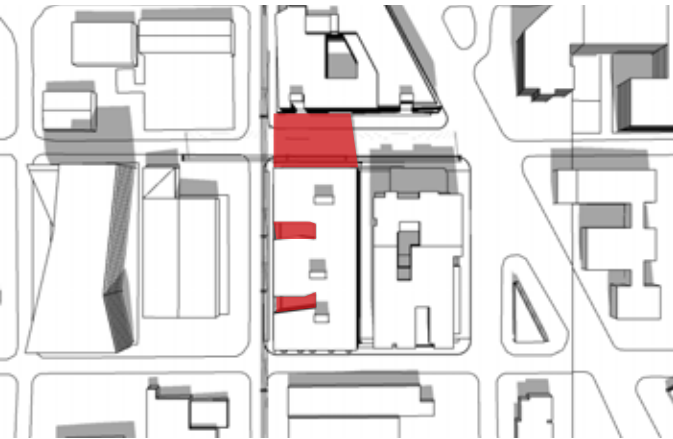


june 21
9 am

winter



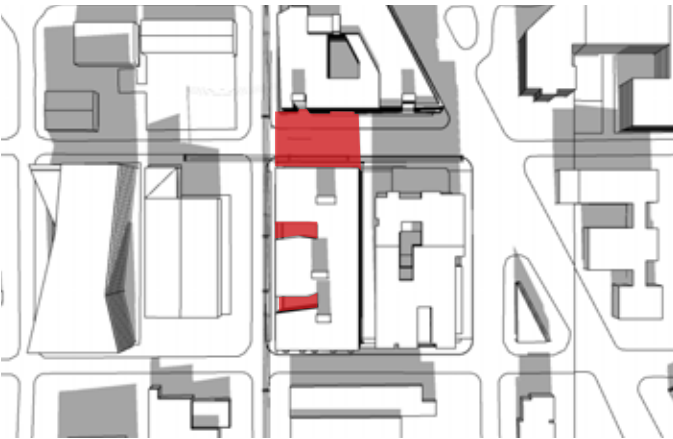
december 21
9 am



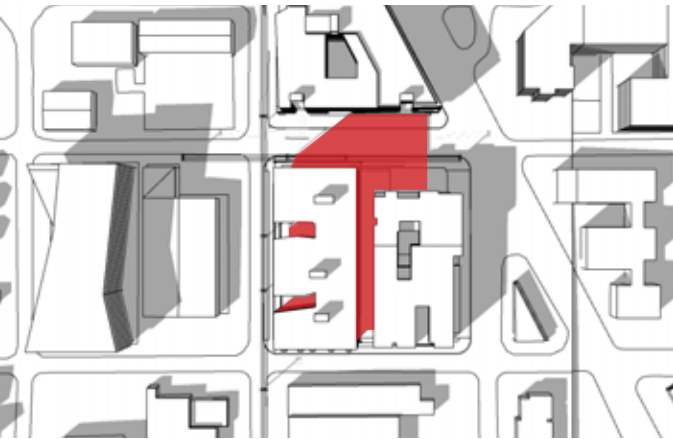
march/september 21
12 pm



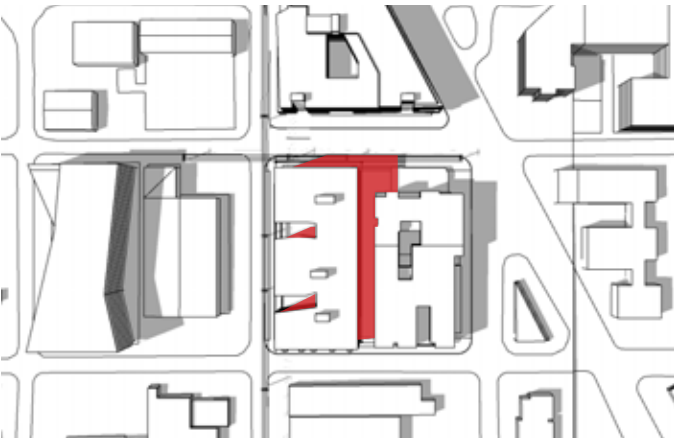
june 21
12 pm



december 21
12 pm



march/september 21
3 pm



june 21
3 pm

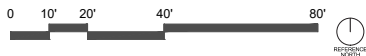


december 21
3 pm

8.0 Landscape Concept



landscape plan - street level



landscape plan - level 2



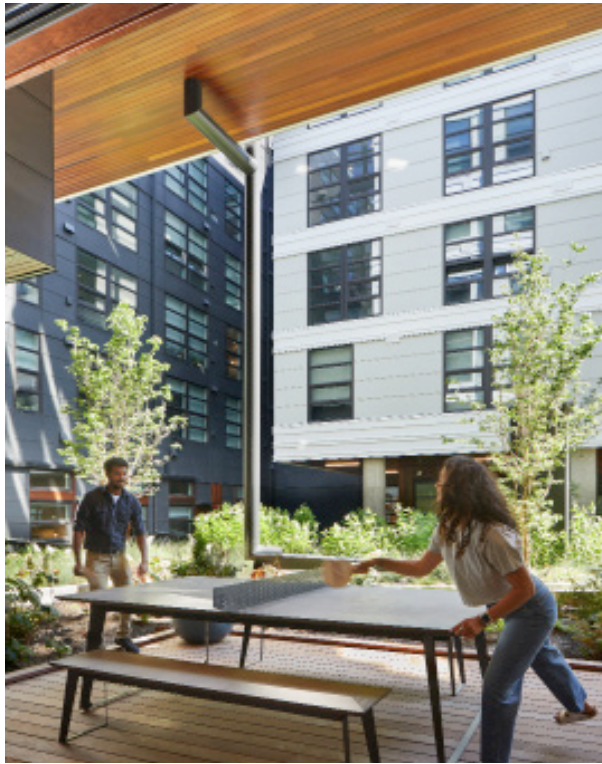
Landscape & Building Integration



Landscaped Court Connections



Street Tree Grove Effect

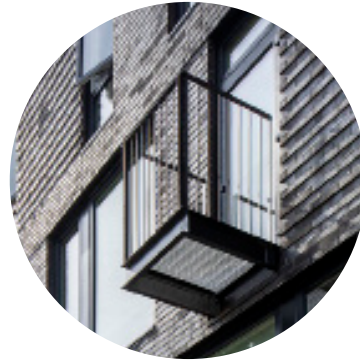


Active Entry Court w/ Landscape

integrate
systems



provide secondary
elements



organize with a cohesive
and systematic
framework



maintain legibility of
form through material
and surface



Design Direction

The upcoming design efforts will be directed towards encouraging active public connections, a varied urban terrain, and vibrant ground level programming. The architectural expression will seek to balance an expression of massing with the cohesive lightness of an architectural framework. This framework will maintain a legibility of form through material and surface, provide detail and secondary elements, and integrate systems within a straightforward pallet of materials.



encourage active
public connections



develop a varied urban terrain



support vibrant ground level
programming

Streetscape Photos

21st Ave South

Single family homes fronting 21st Ave S
no curb and sidewalk
gravel / concrete paved driveways



S Hill St view
looking west



warehouse loading dock
no curb and sidewalk



S Walker St

1.5-story
SFR

1-story
SFR

1-story
SFR

1-story
SFR

S Hill St

1-story warehouse

Melody Jabooda Apartments
raised unit entries along sidewalk, metal fence &
landscape screen, wide planting strip



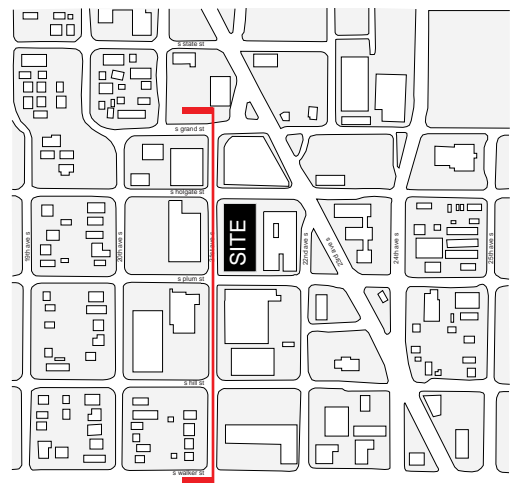
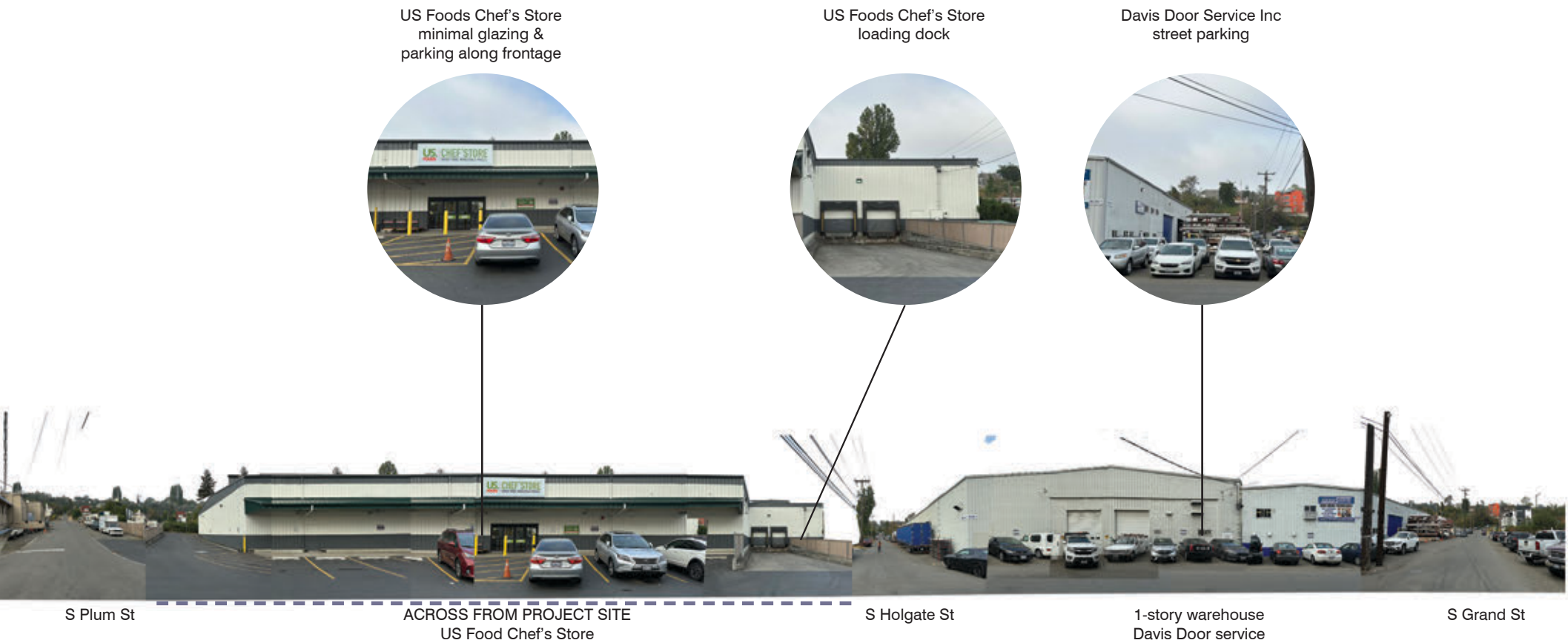
S Grand St

6-story apartments
Melody Jabooda Apartments

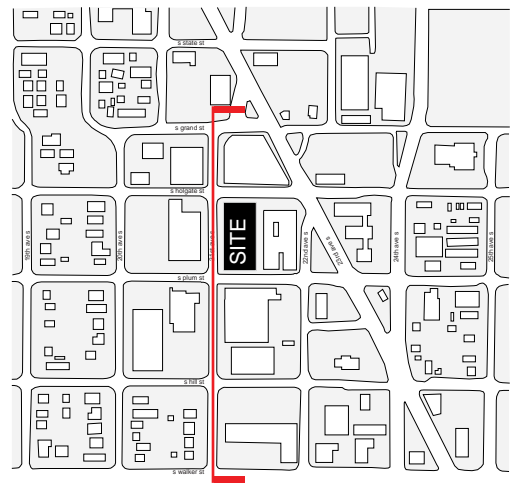
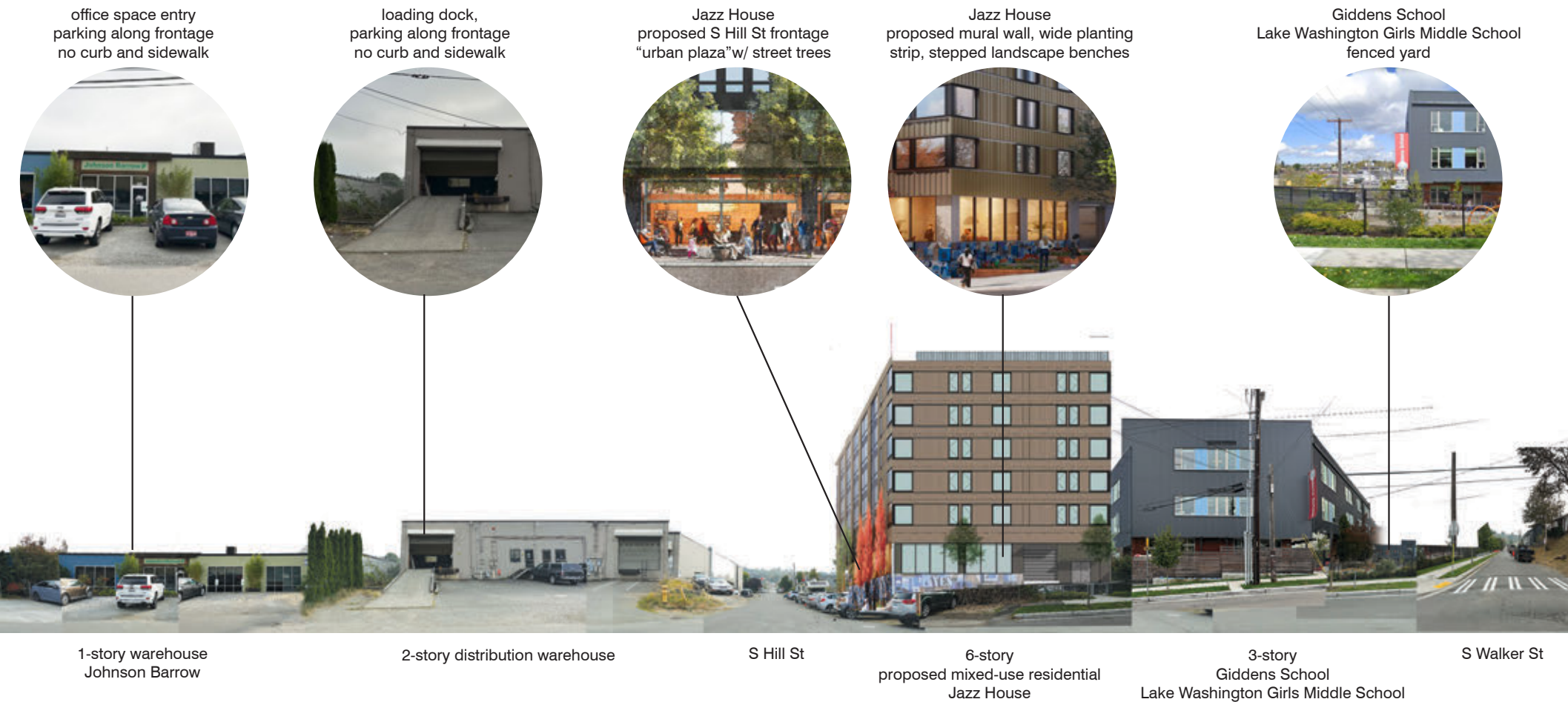
S Holgate St

PROJECT SITE

S Plum St



21st Ave S streetscape looking west



21st Ave S streetscape looking east

South Holgate St

Davis Door Service
blank south wall
no curb & sidewalk

Melody Jabooda Apartments
parking garage entry
utility & trash staging
two-story opening to courtyard



20th Ave S

1-story warehouse

1-story warehouse
Davis Door Service

21st Ave S

ACROSS FROM PROJECT SITE
Melody Jabooda Apartments

Rainier Ave S
tree-lined sidewalk

Saffron Spice
1-story restaurant
commissary kitchen, food trucks

alley
gravel from ROW to alley
parked food trucks



23rd Ave S

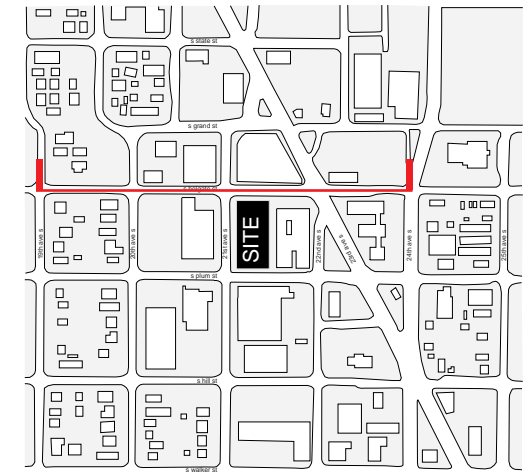
3-story office building
Wellspring Family Services

Rainier Ave S

1-story commercial
Saffron Spice

PROJECT SITE

21st Ave S



S Holgate St streetscape looking north



S Holgate St streetscape looking south

South Plum St

Baskin Robbins
parking along frontage
no curb & sidewalk

Johnson Barrow
parking along frontage
no curb & sidewalk



Rainier Ave S

1-story commercial
Baskin Robbins

22nd Ave S

ACROSS FROM PROJECT SITE
1-story warehouse Johnson Barrow

21st Ave S

abrupt transition to single family
strong topographic grade change

The Fir commercial uses,
sidewalk with wide planting strip & street trees,
projecting balconies on upper levels

US Chef Store
fenced parking lot
no curb & sidewalk

existing alley condition
Hobson Place parking access
trash / recycle staging & pickup

Hobson Place sidewalk
planting along the building edge
wide planting strip w/ street trees



20th Ave S

8-story mixed-use multifamily
The Fir (future)

1-story warehouse
US Food Chef's Store

21st Ave S

PROJECT SITE

7-story supportive housing
DESC Hobson Place

22nd Ave S

warehouse loading dock
no curb and sidewalk



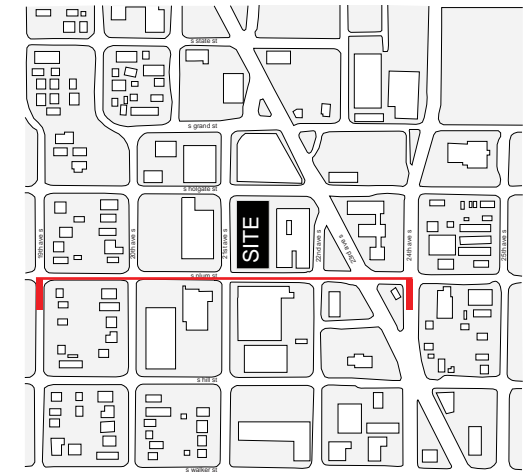
Borrachini Foods
loading dock



1-story warehouse

Borrachini Foods
1-story warehouse

20th Ave S



S Plum St streetscape looking south

Wellspring Family Services
wide landscaping in front of building
sidewalk w/ street trees, entry to parking lot



1-story commercial
Dixon's Furniture

Rainier Ave S

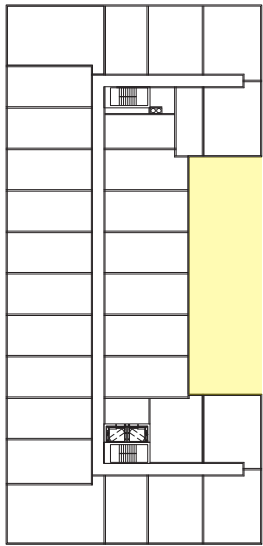
3-story office building
Wellspring Family Services

23rd Ave S



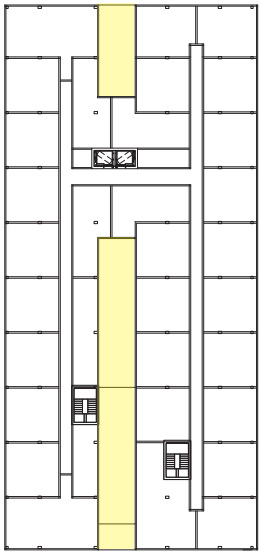
S Plum St streetscape looking north

Court Configuration



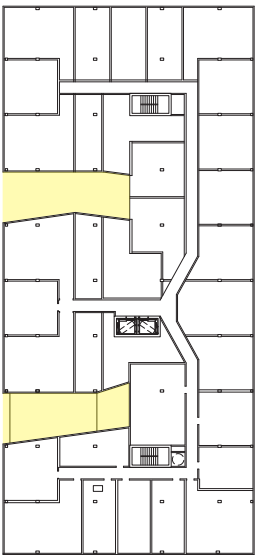
edge

open space at edge limits frontage and creates exceptionally deep and oversized units



courts

courts allow more functional units, more frontage, and better sized units



Coallia - 16 feet



Pioneer Square Alley - 16 feet



Chophouse Row- 10-16 feet



Henry Apartments- 22 feet