



# EAST JUDKINS

3038159-EG

EDG // Southeast Review Board

January 10, 2023



# Table of Contents

3

Development Objectives

4

Site Information

6

Urban Design Analysis

16

Zoning data

17

Neighborhood Context

19

Court Configuration

20

Design Guidelines

22

Architectural Massing Concepts

Alternative A // center

Alternative B // north | south

Alternative C // west (preferred)

42

Landscape Concept

43

Design Direction

44

Departures

46

Shadow Studies

50

Architect | Developer Projects

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Project Summary

Address:	1910 21st Ave S Seattle WA 98144
SDCI Project Number	3038159-EG
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, 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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’sstore and JP Parts and Supplies, respectively.

The proposed project is a seven-story mixed-use apartment building with 204 diverse dwelling units that consist of studios, open and traditional 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

Public Outreach Summary



The primary phase of Community Outreach occurred between August 17th, 2022, and October 27th, 2022. During this time, printed and electronic/digital materials were created to inform the community of the proposal. Posters with QR links to the project website and online survey were translated into diverse languages and mailed to residences and businesses within an approximately 500-foot radius of the proposed site. The posters were also shared with neighborhood community groups and ethnic media outlets. Through these methods, the design team described preliminary design considerations and solicited feedback on design issues, community priorities, and key aspects of the neighborhood that should inform the project design.

Community comments via website comment form, project email, and survey:

- use “attractive” materials
- create an interesting and unique design
- lighting and safety features are important considerations
- provide public seating options and places to congregate
- provide bike parking
- create commercial spaces for local and/or small businesses i.e. retail/shopping, coffee & breakfast, bars & restaurants
- create bustling and energetic spaces and streets
- design for safety

# Site Information

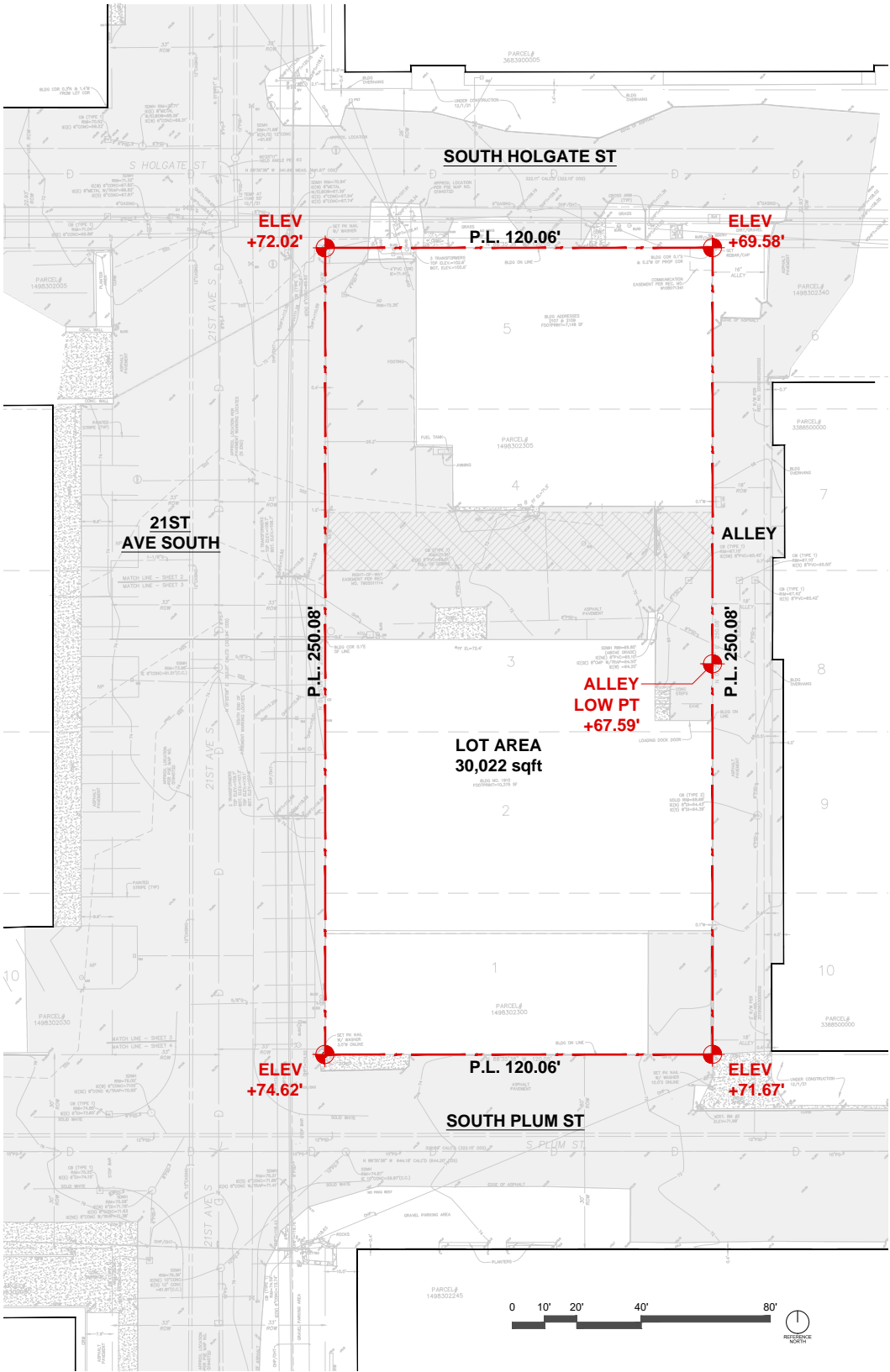
## topographical survey

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



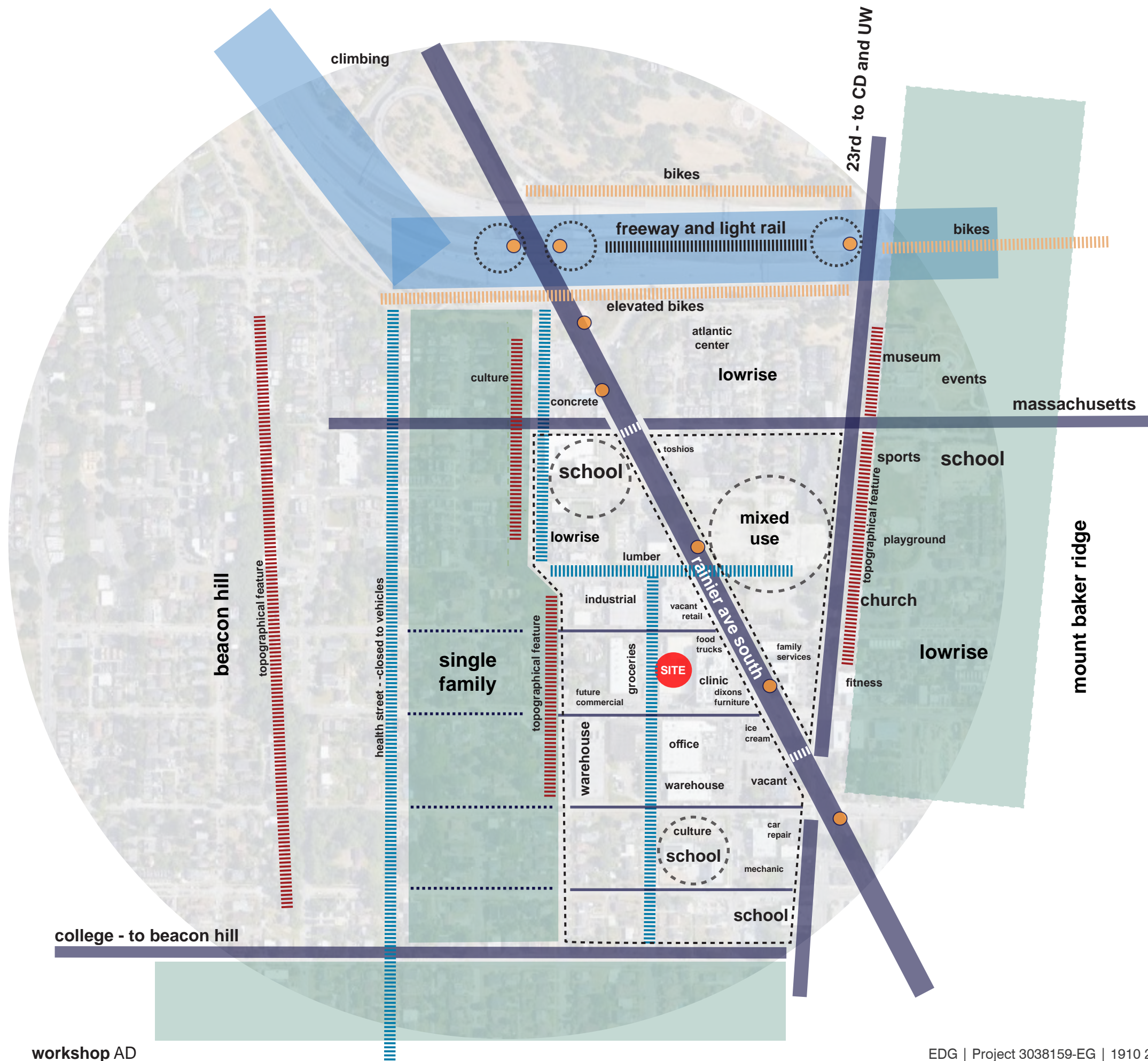
## Urban Design Analysis

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.

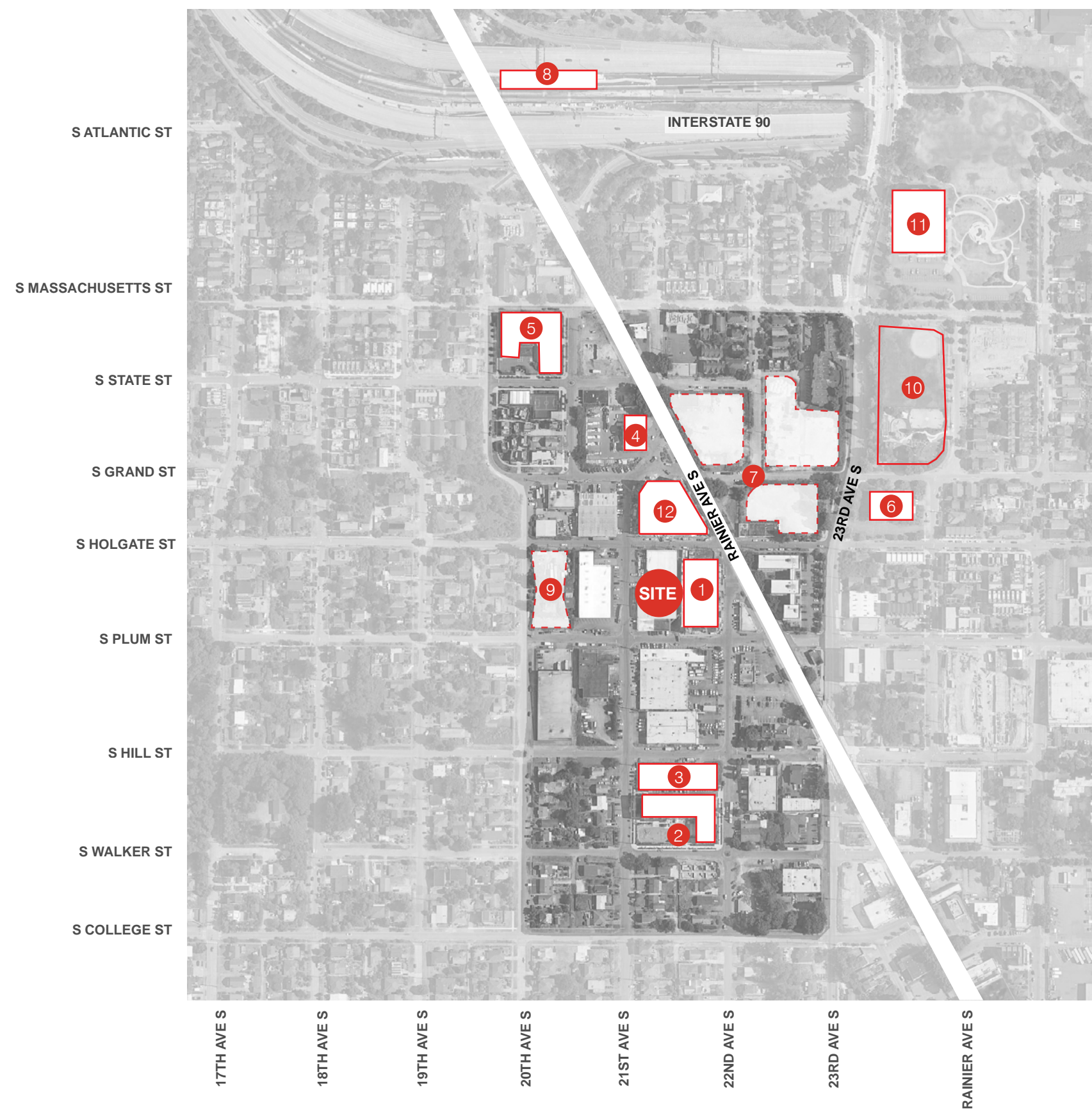
Today, the neighborhood is experiencing another transformation. Convenient freeway access, light rail, regular bus service, and the Sound to Mountains bike route provide strong local and regional connections. These connections are evident through the siting of several independent schools and larger scale 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



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

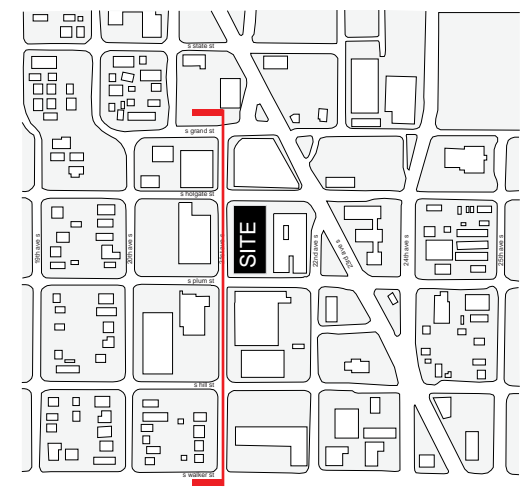
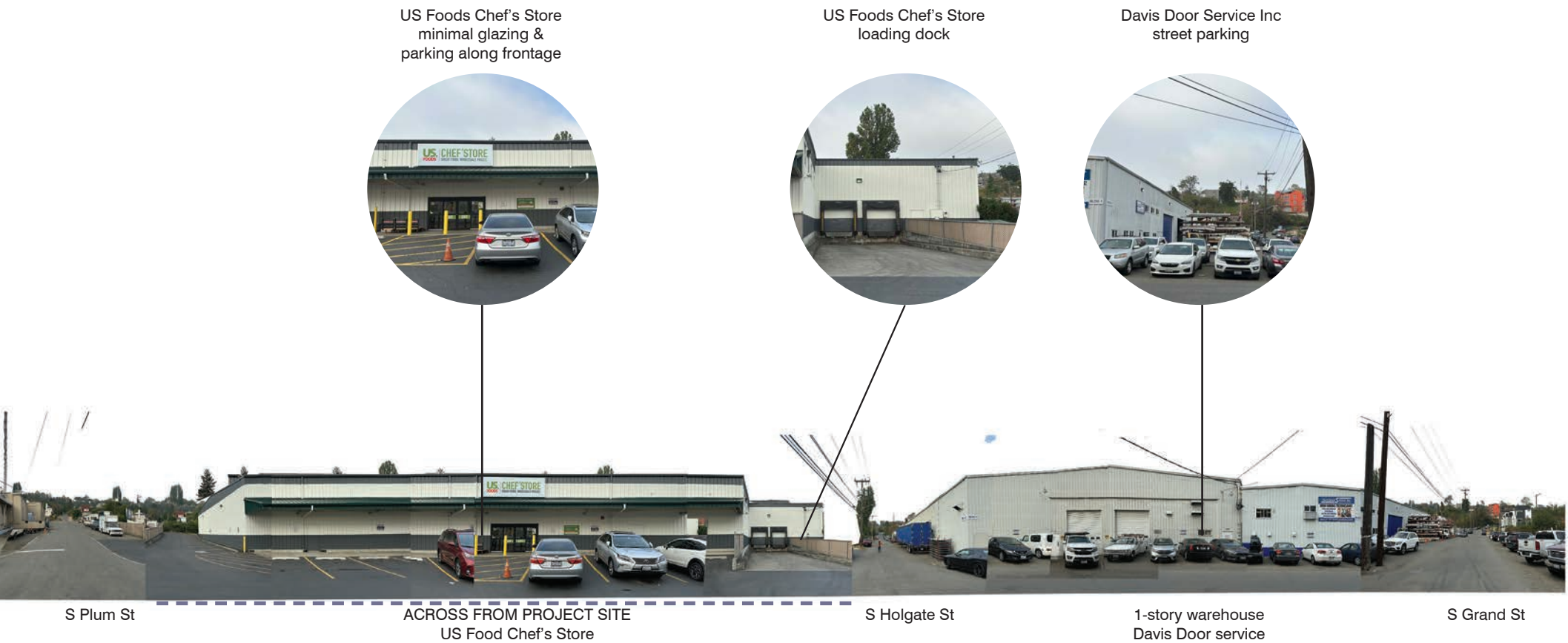
6-story apartments  
Melody Jabooda Apartments

S Holgate St

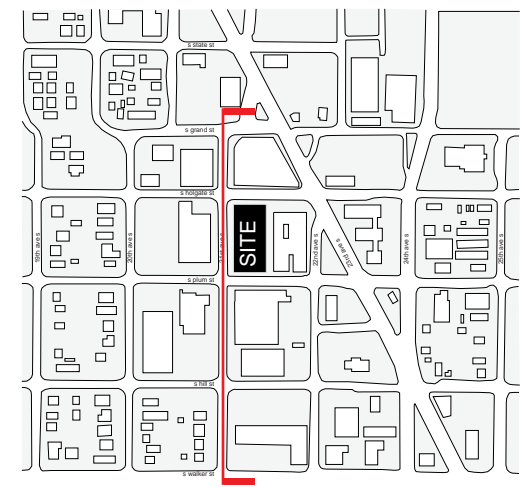
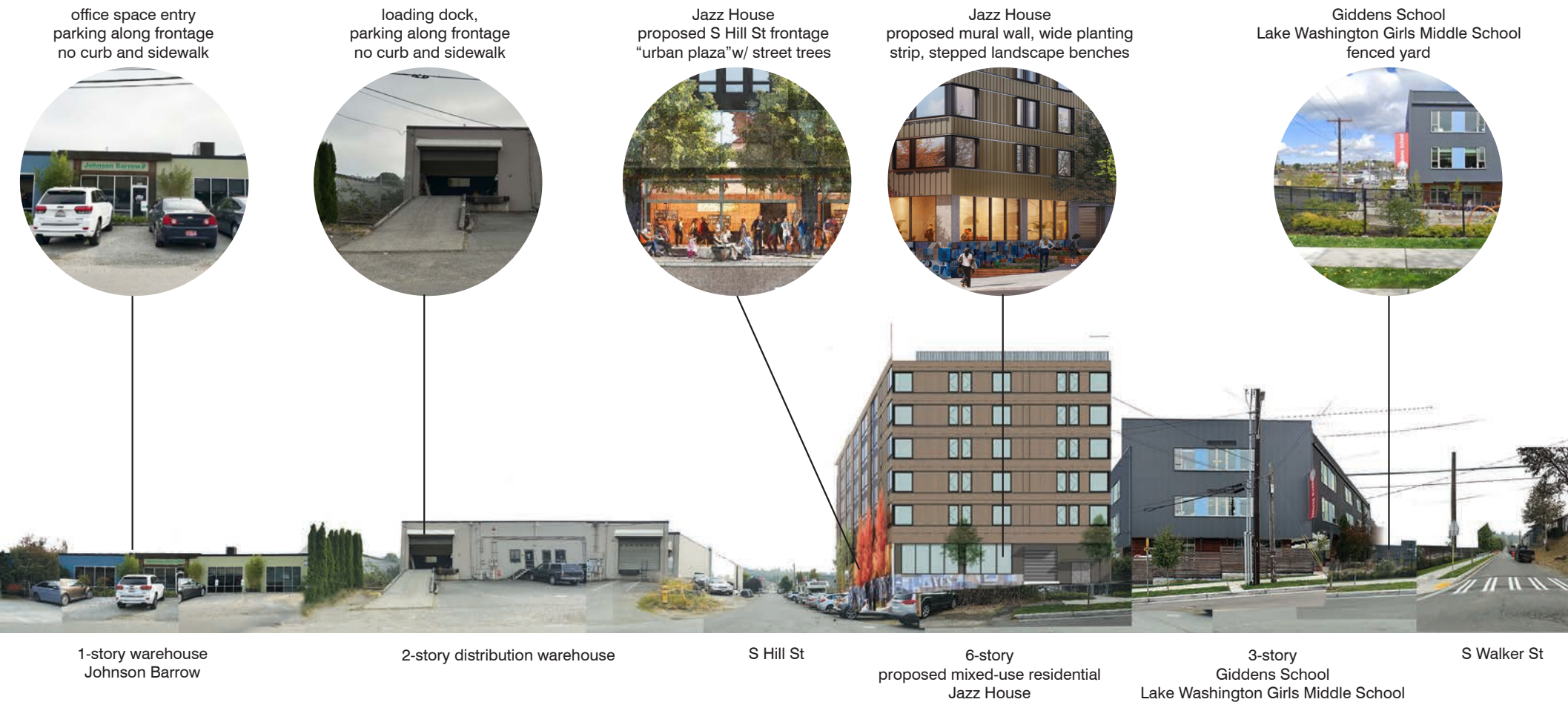
PROJECT SITE

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



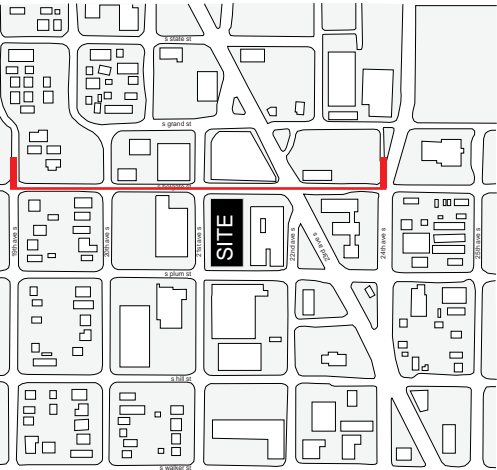
Dere Auto Parts  
garage door frontage



Rainier Ave S

1-story Dere Auto Parts

7-story mixed use  
Grand Street Commons South Building



S Holgate St streetscape looking north

The Fir primary residential entry  
sheltered under building cantilever,  
wide planting strips along sidewalk



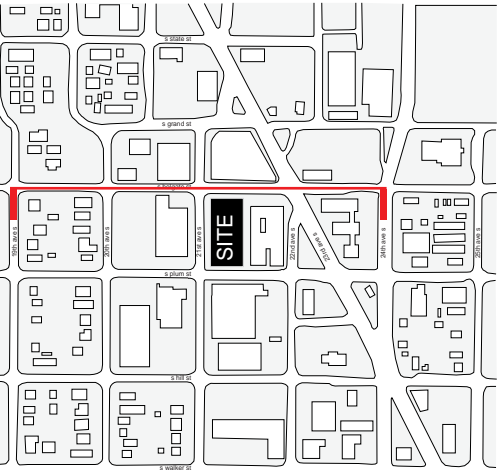
The Fir 20th Ave S plaza & sidewalk  
wide planting strips, landscaped pathways  
around exceptional tree



1-story warehouse  
US Food Chef's Store

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

20th Ave  
South



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

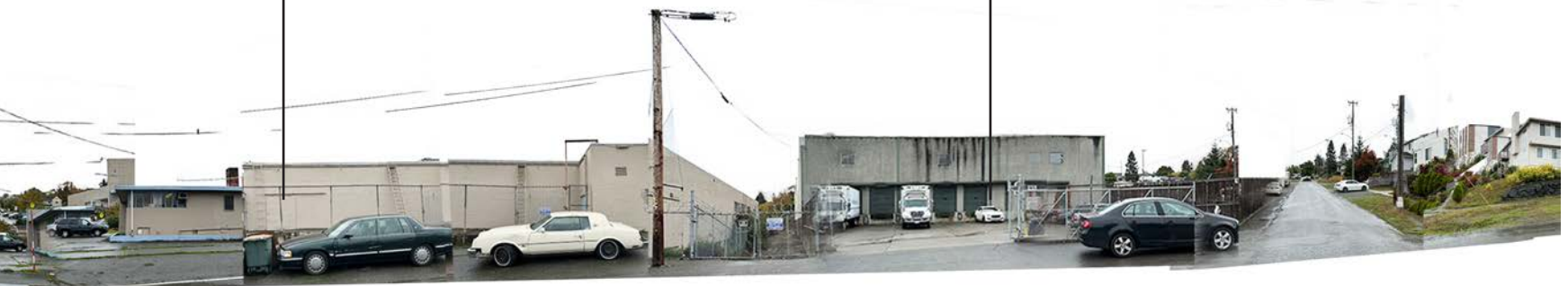
22nd Ave S



warehouse loading dock  
no curb and sidewalk



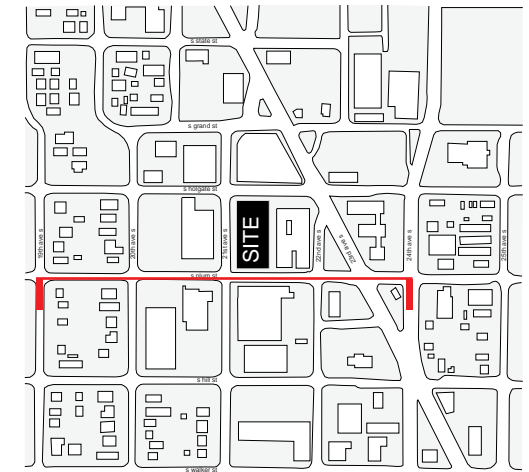
Borrachini Foods  
loading dock



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

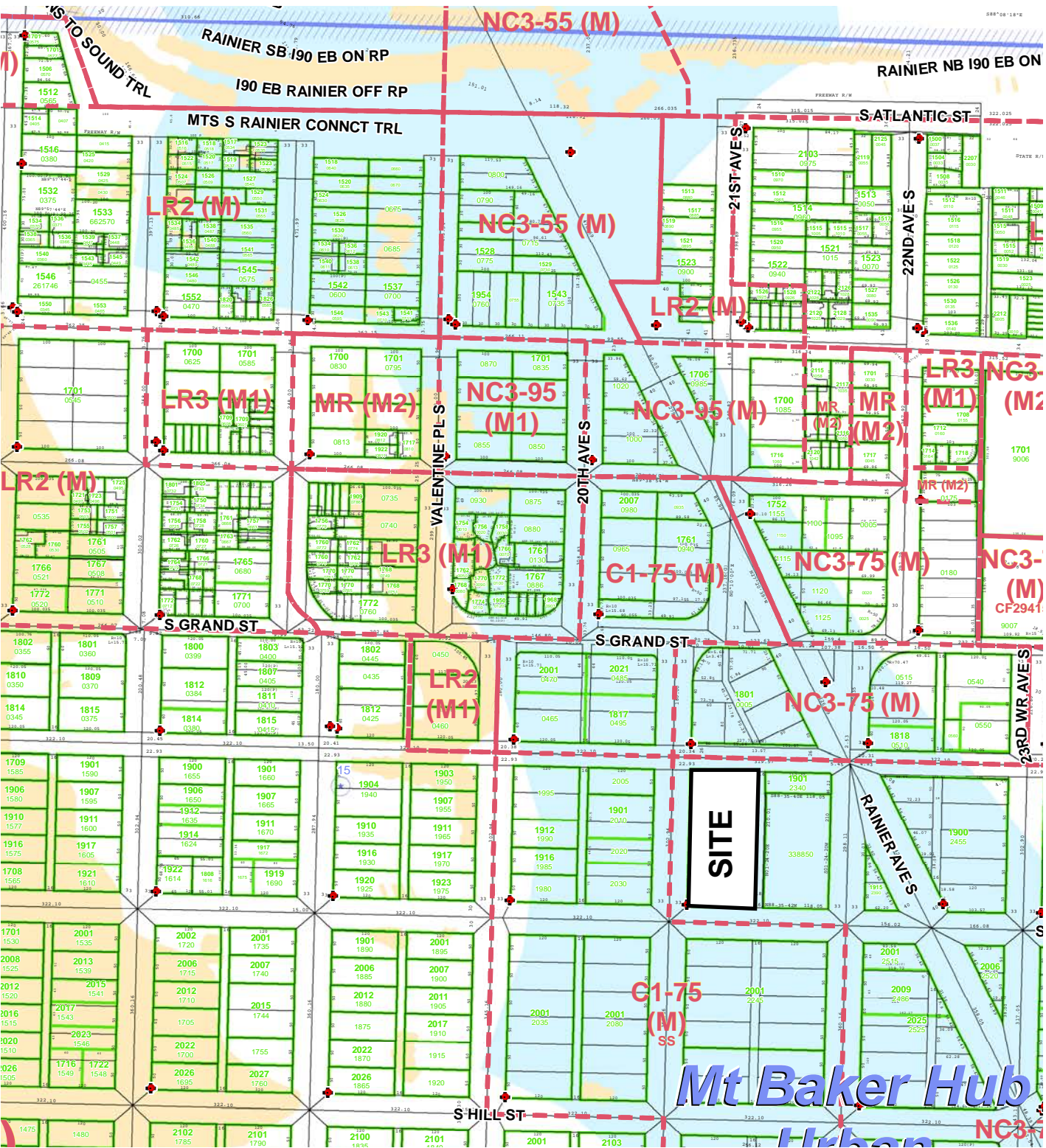


**S Plum St streetscape looking north**

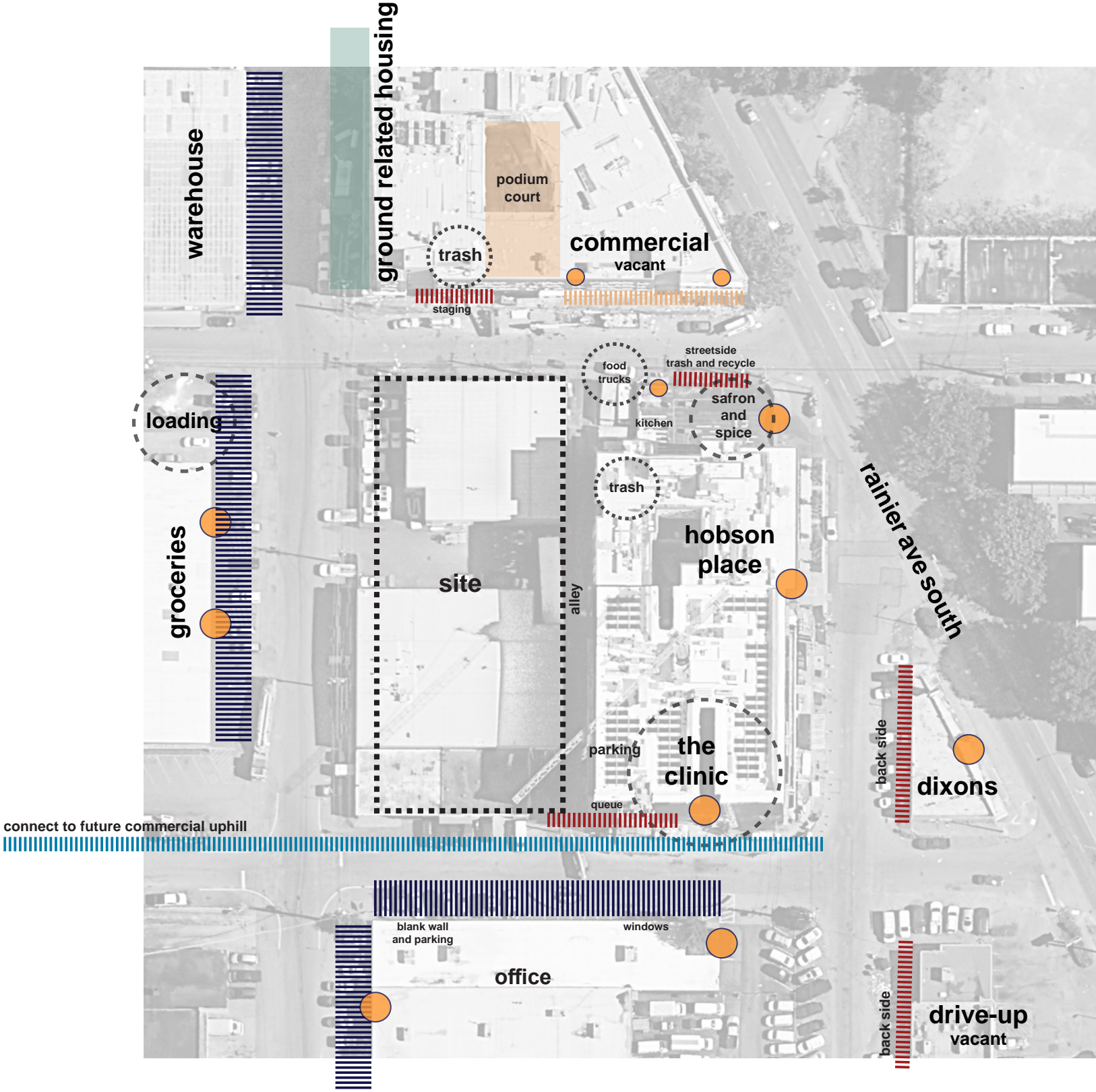


Zoning Data

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

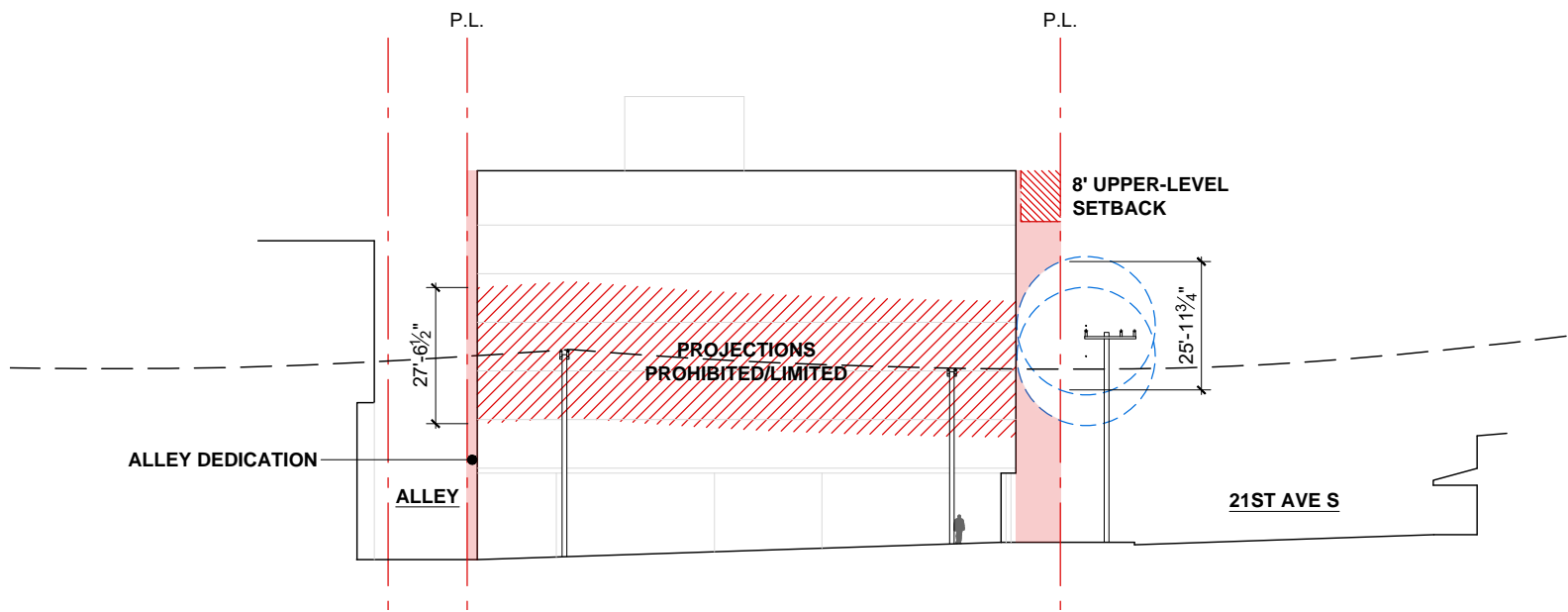




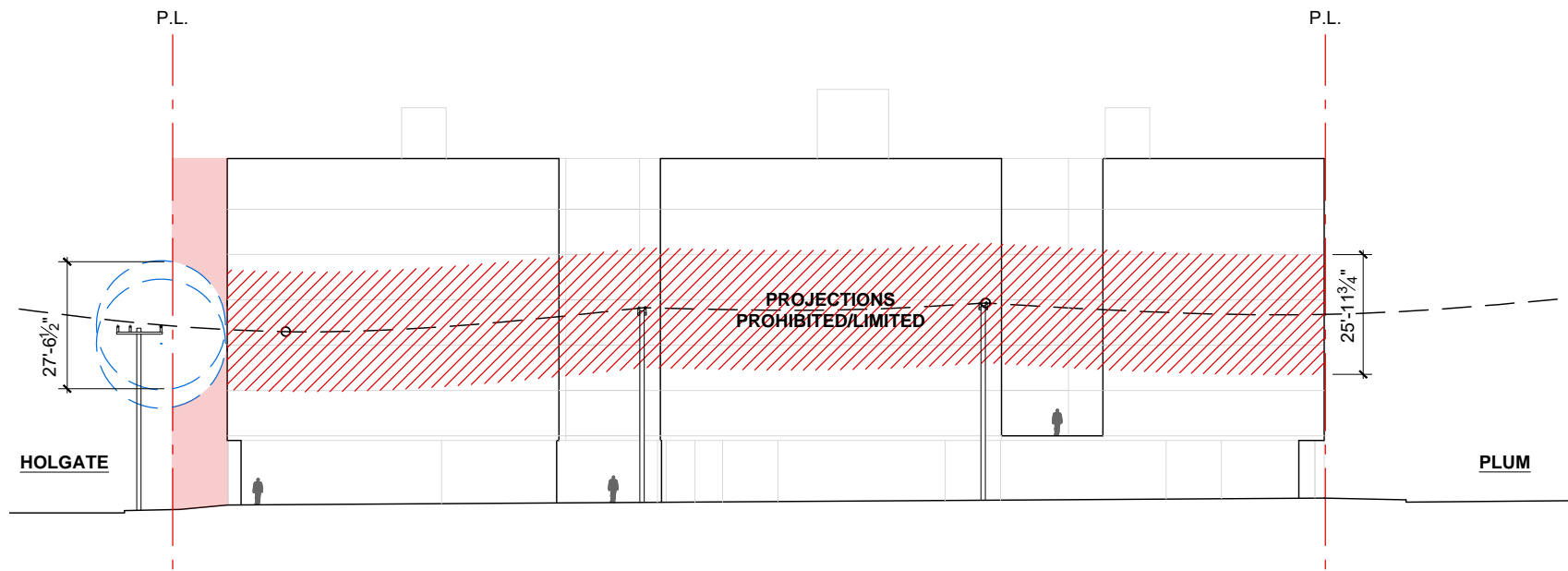




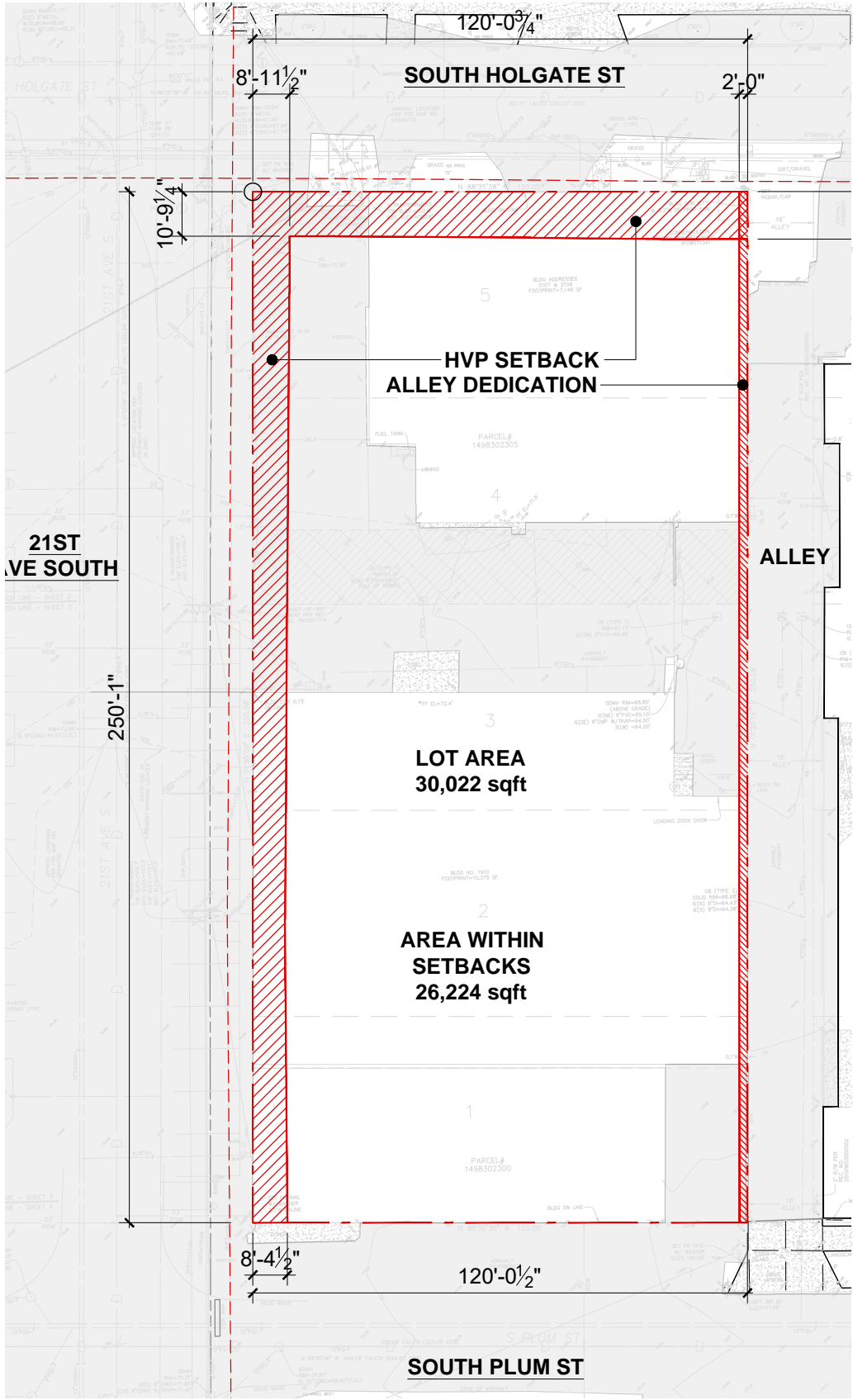
Zoning Data



North Elevation | High Voltage Power + Alley Dedication Setbacks



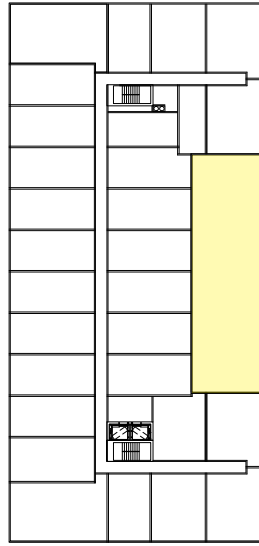
West Elevation | High Voltage Power Setback



Site Plan | High Voltage Power + Alley Dedication Setbacks

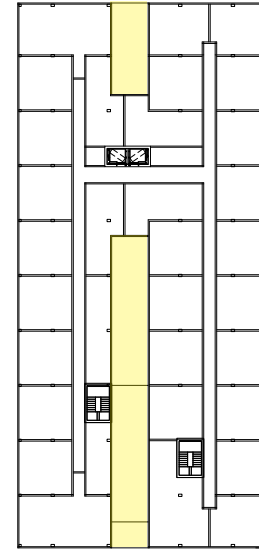


## Court Configuration



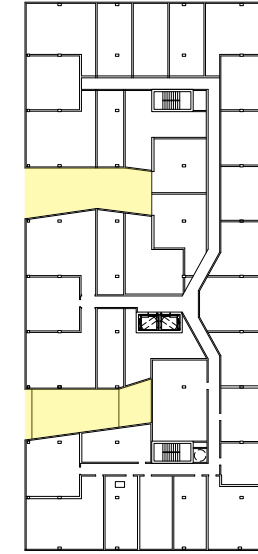
**edge**

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



**courts**

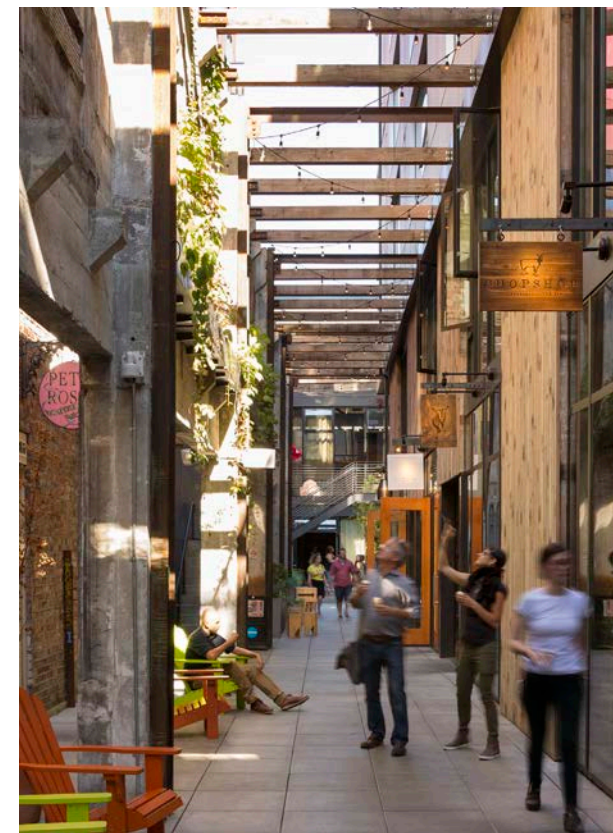
courts allow more functional units, more frontage, and better sized units



Coallia - 16 feet



Pioneer Square Alley - 16 feet



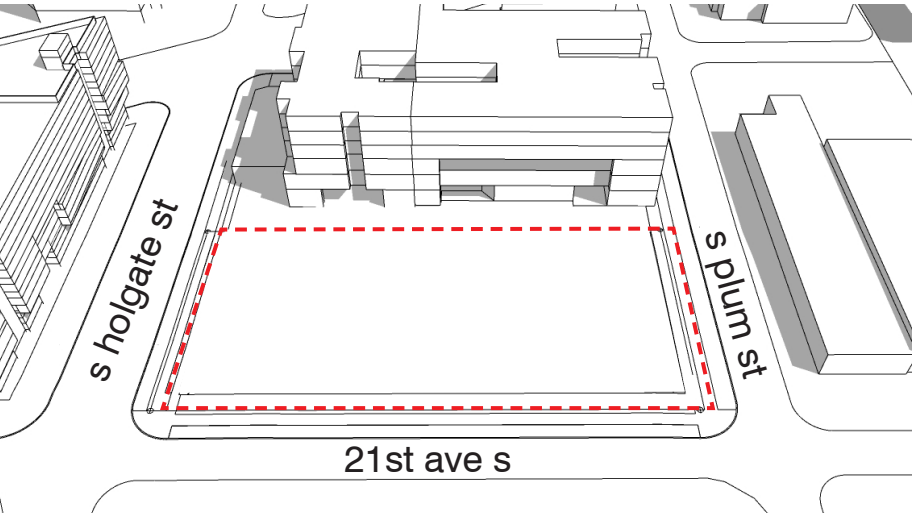
Chophouse Row- 10-16 feet



Henry Apartments- 22 feet



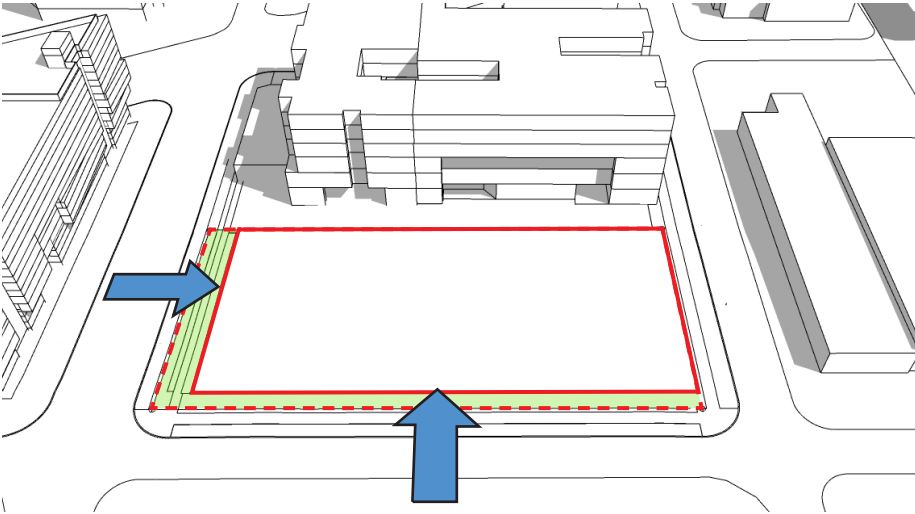
Design Guidelines



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.

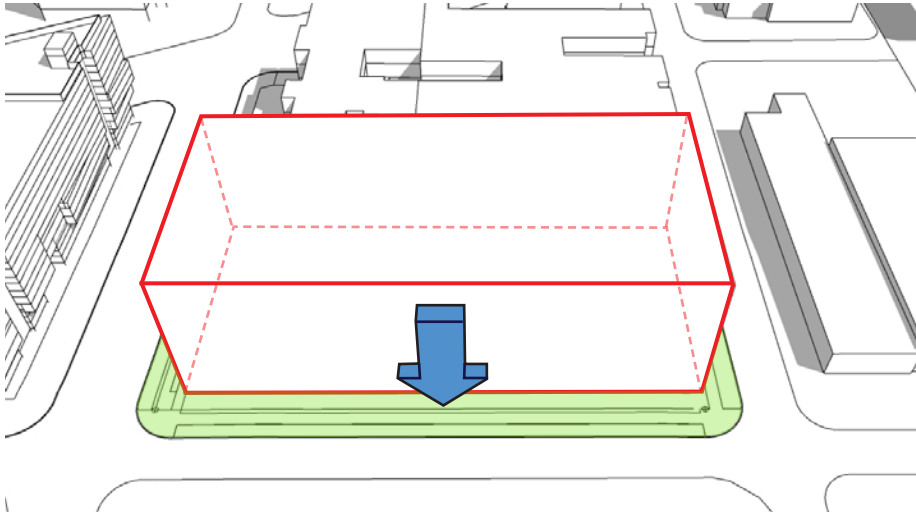
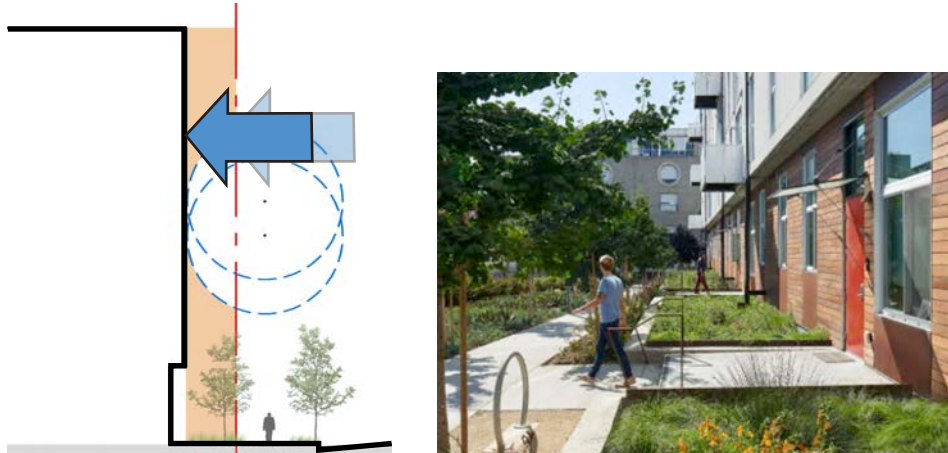
- CS2.C.3 full block sites
- CS3.A.4 evolving neighborhoods
- PL1.A.2 adding to public life
- PL1.B.1 pedestrian infrastructure
- PL2.B safety and security
- PL3.A entries
- PL3.C retail edges
- DC4.D trees, landscape and hardscape material



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



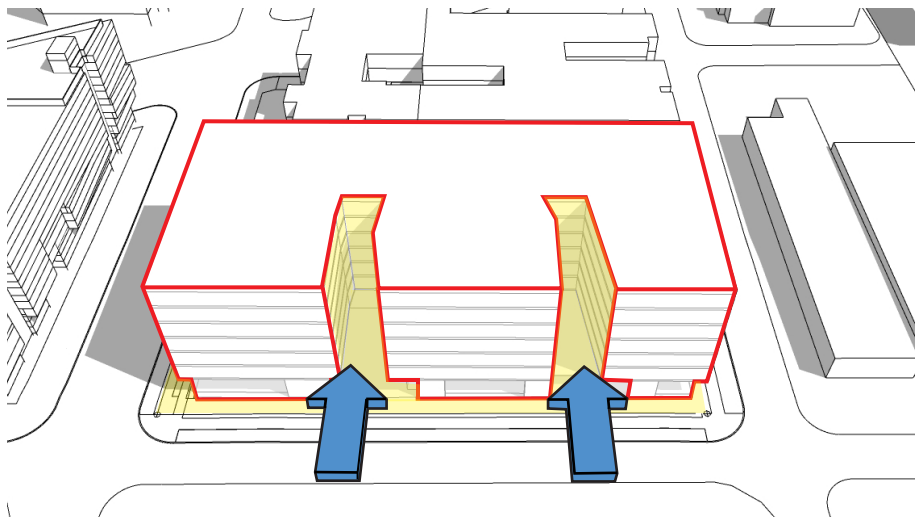
rooted in site

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.

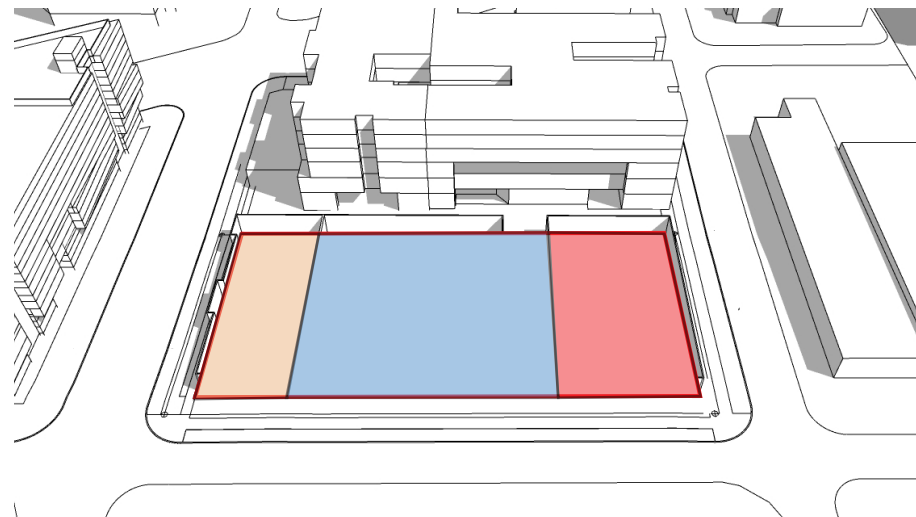
**CS1.B.2 daylight and shading**

**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**

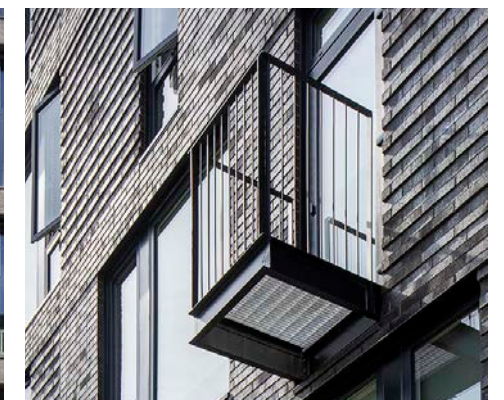
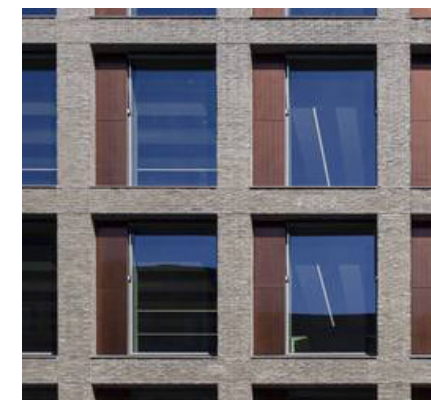
**CS2.C.3 full block sites**

**CS3.A.2 contemporary design**

**DC.2.A.2 reducing perceived mass**

**DC2.B.1 façade composition**

**DC4.4A.1 exterior finish materials**

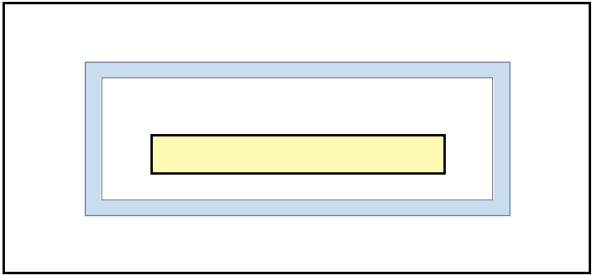




# Architectural Massing Concepts

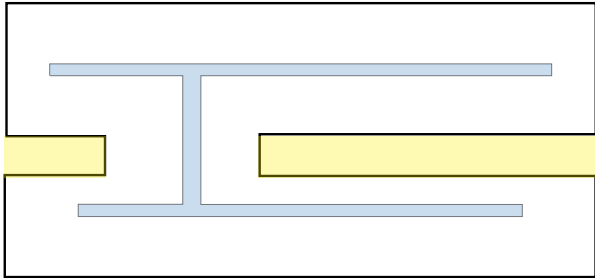
## Alternative A // center

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.



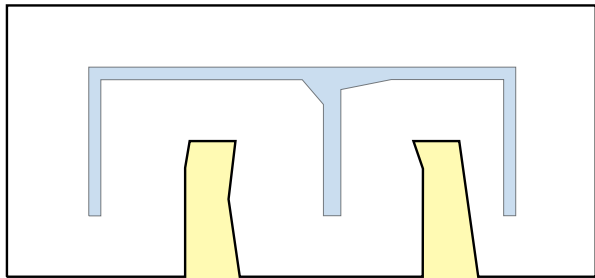
## Alternative B // north | south

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 (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. 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.





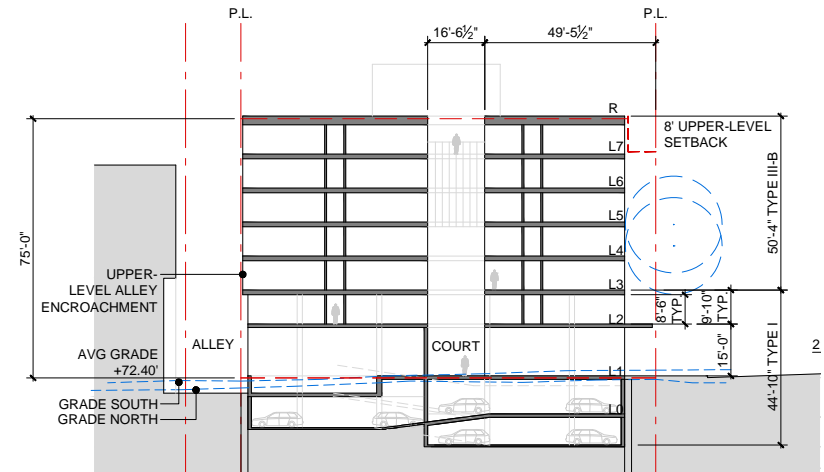
Alternative A // center

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



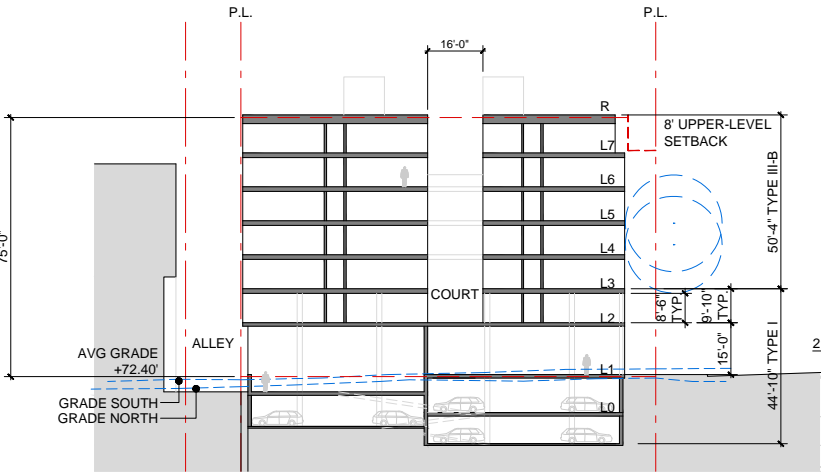
Alternative B // north | south

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



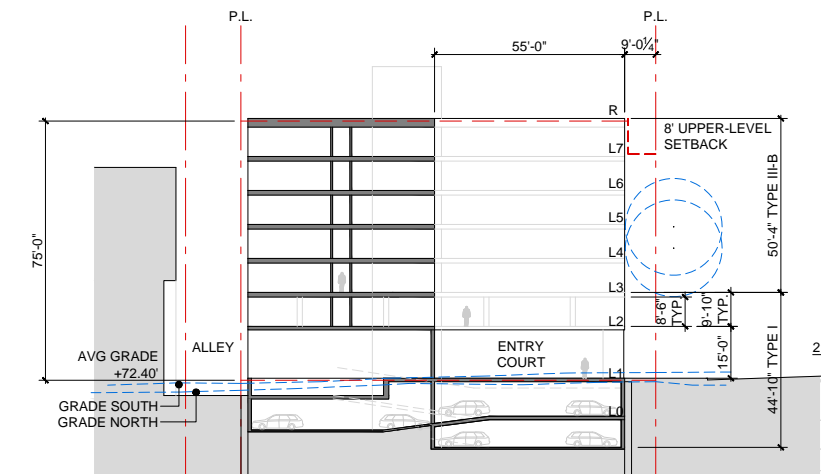
Alternative C // west (preferred)

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
- south facing court provides 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





# 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 scaled through subtraction to reduce the perception of mass, provide outdoor space, and create a street level connection to the interior courtyard.

At street level, residential uses are concentrated on the south side of the project with commercial spaces on the north. The residential entry and amenity spaces front Plum St, 21st Ave and the courtyard. Commercial spaces front Holgate St, 21st Ave, and the courtyard. An open passage separates the residential and commercial uses and connects the courtyard to the street. This passage provides covered outdoor commercial space and street access to the residential amenity areas, like fitness and bike storage. Service spaces like waste storage, the SCL vault, and below grade parking are all accessed from the alley.

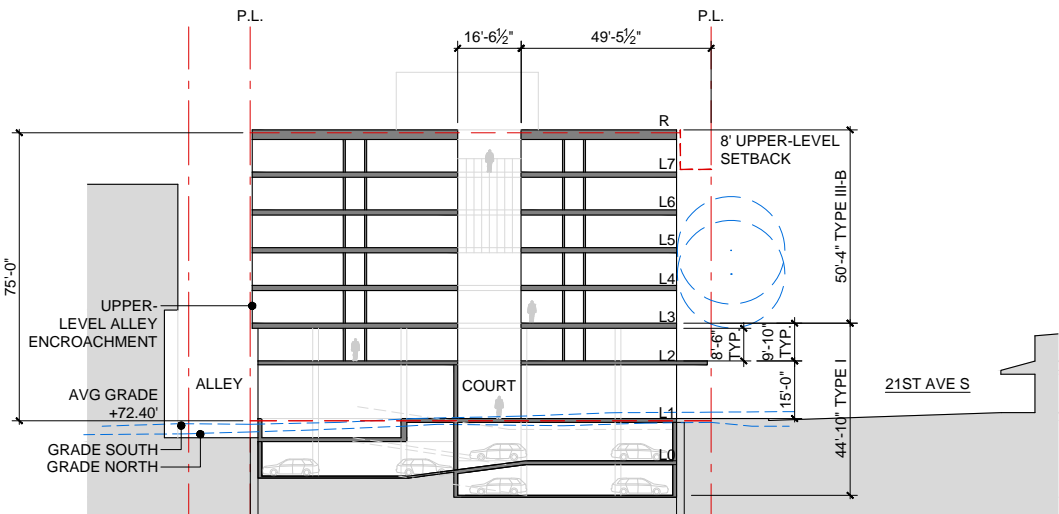
Further subtraction is used at the upper levels of the building mass. These notches within the building form are generally a unit in width and along the west side a full unit deep to provide common outdoor spaces. In other locations, the notches are five feet deep and create meaningful façade scaling while maintaining a functional dwelling unit depth. Secondary architectural features including projecting and flush juliet balconies scale the facade and support the modular composition.

With a circulation ring and straightforward organization the plan and resulting unit depths leads to four basic unit types with a general over representation of one-bed units. Stair and elevator cores are centrally located on the north and south ends. The rooftop will include a common south facing roof deck and centralized mechanical equipment with solar pv.

Number of Units	210
Number of Bedrooms	240
Unit Sizes	515 to 840 sq ft

Ground Floor	
Commercial	6,460 sq ft
Residential Common	10,970 sq ft

Vehicle Parking	83 Stalls
GFA	162,192 sq ft

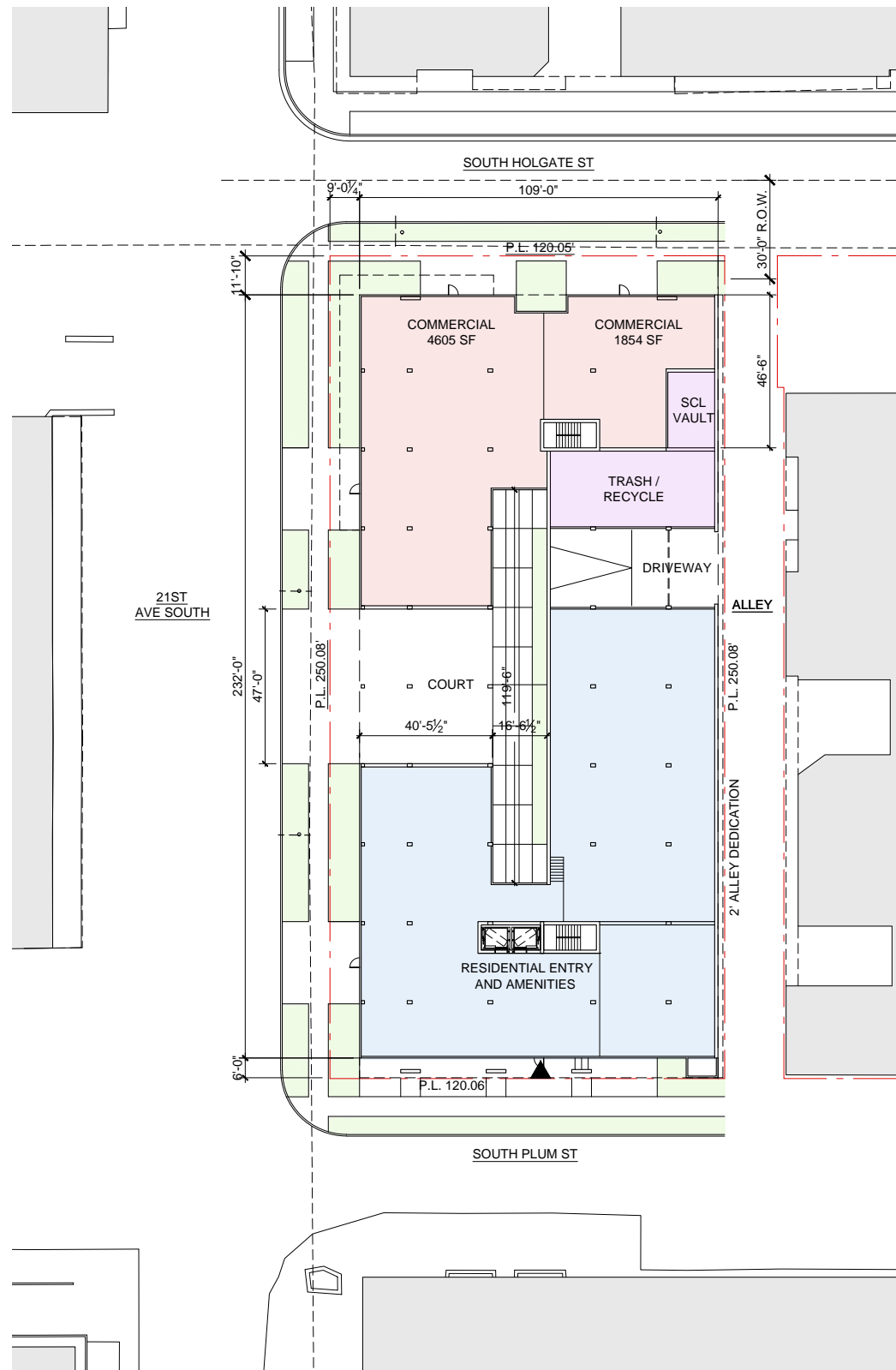


cross section

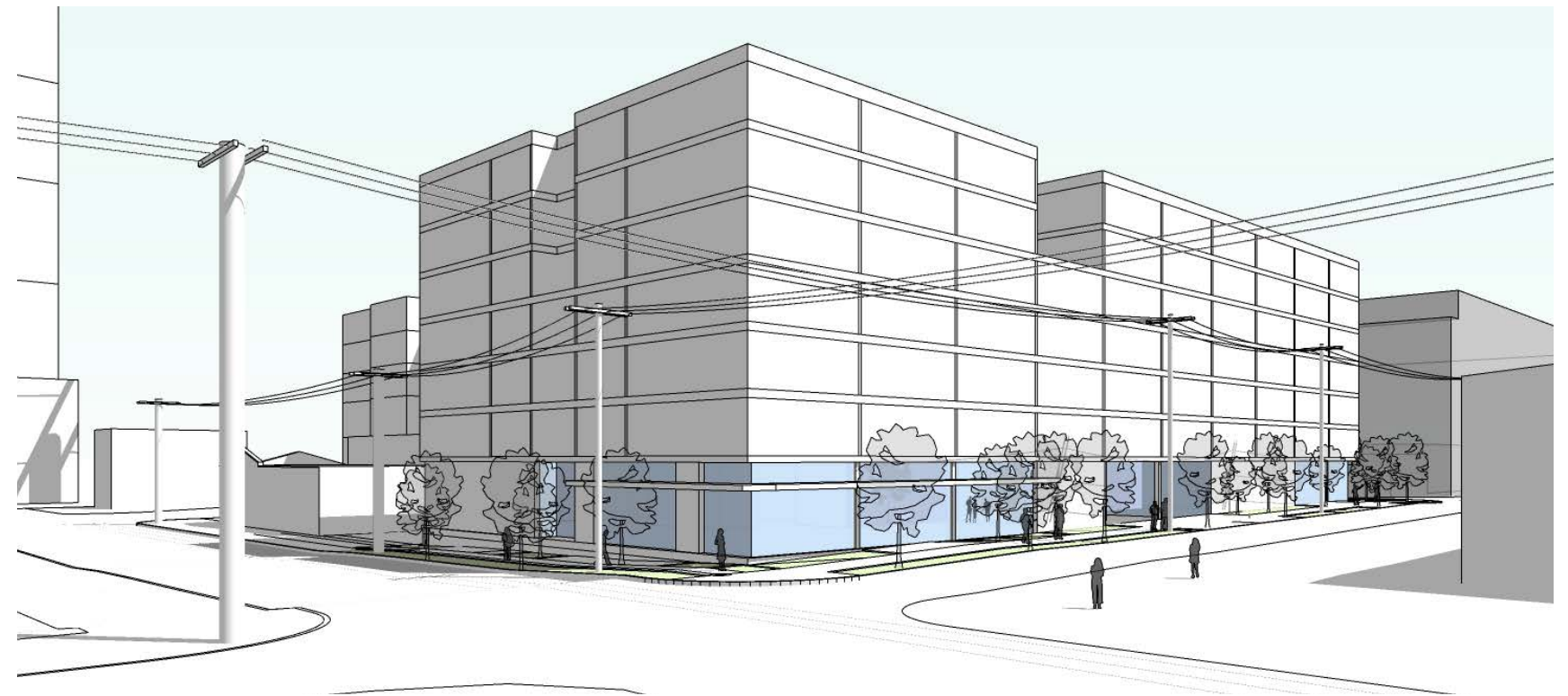


aerial view

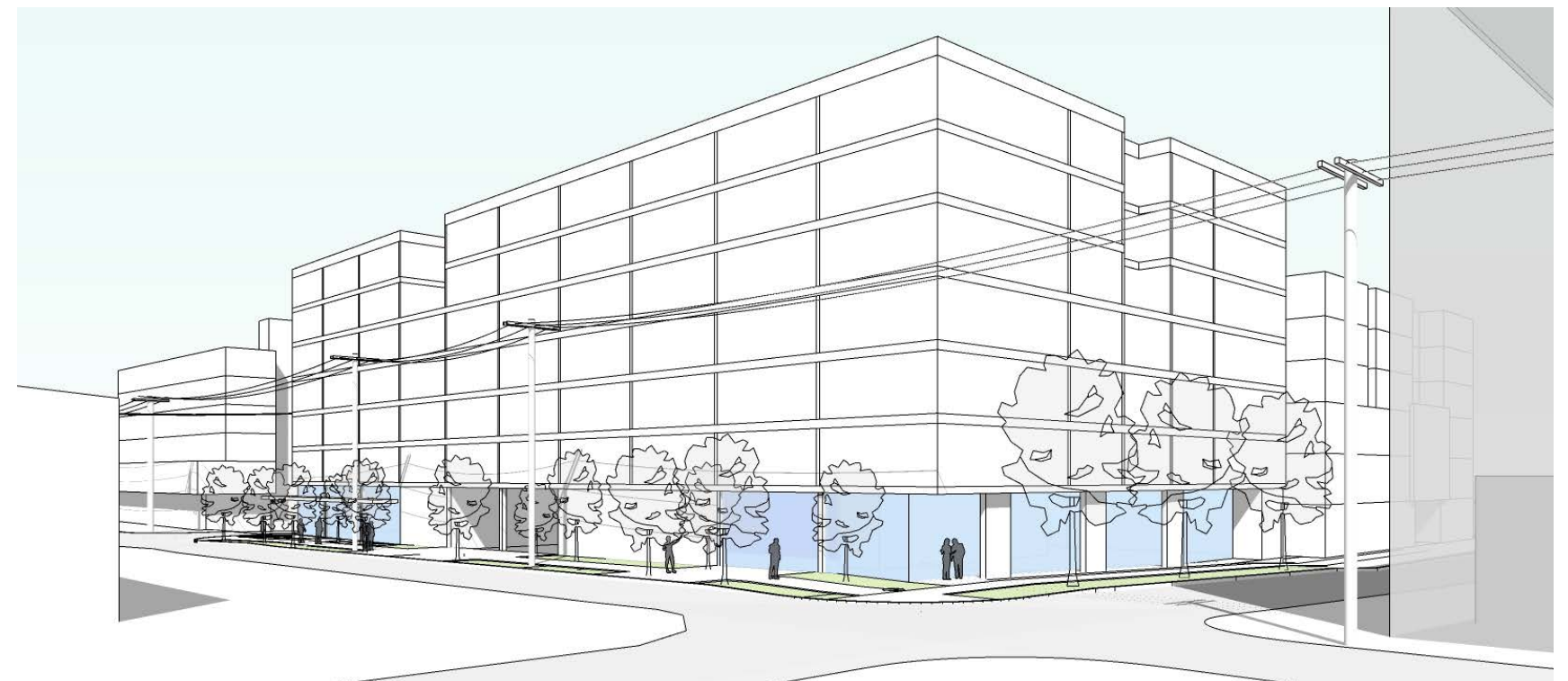




street level plan



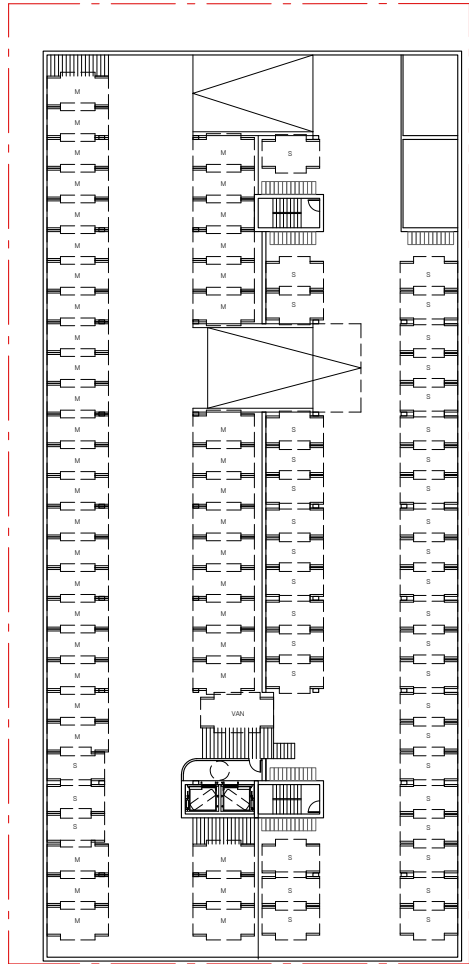
street view // from northwest



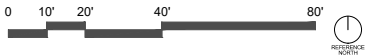
street view // from southwest



Alternative A // center



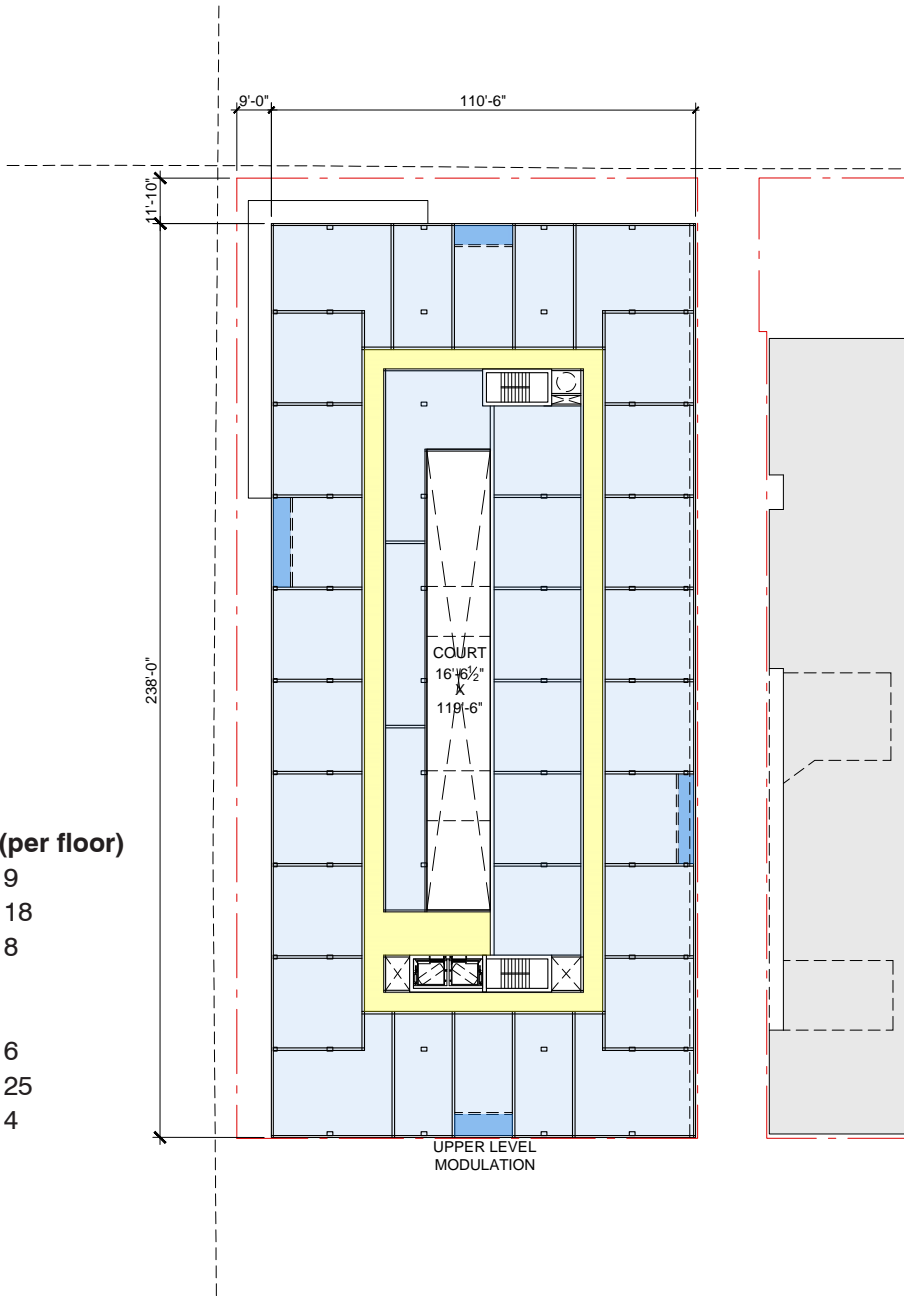
parking level plan



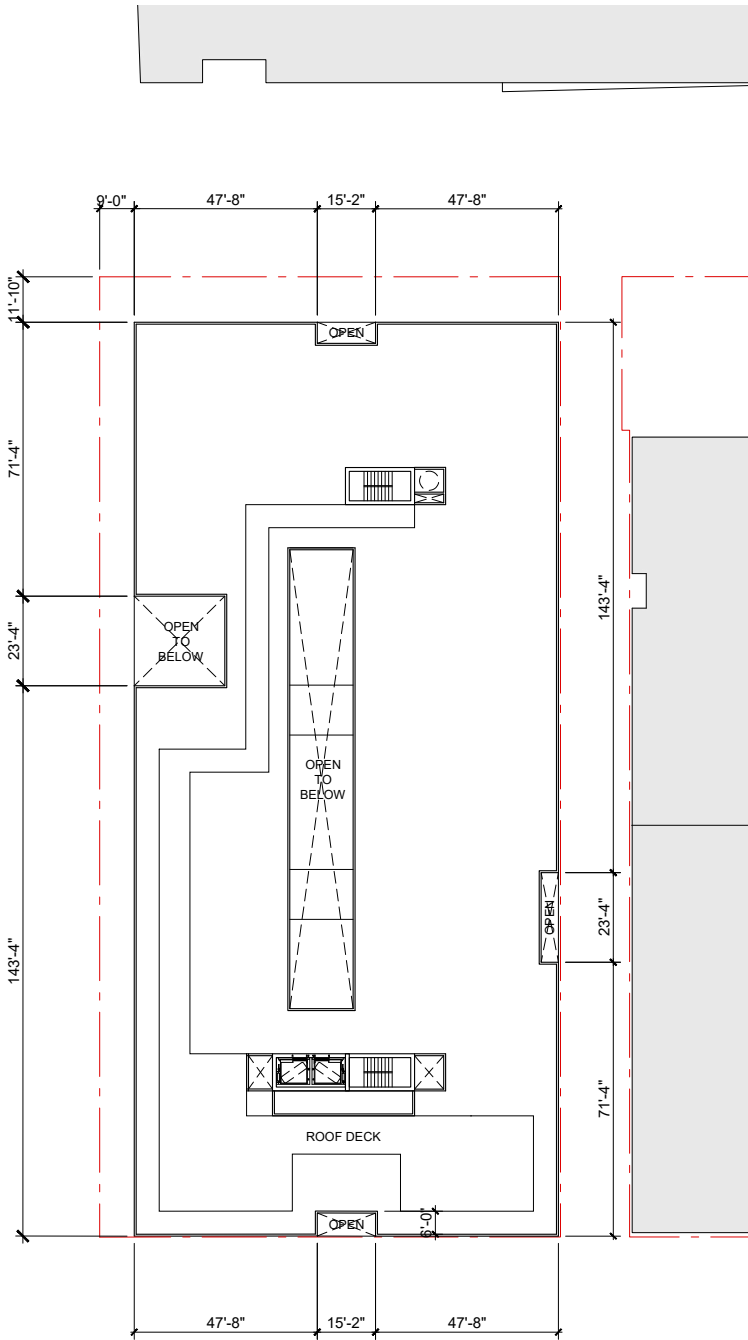
Unit Summary (per floor)

Court Facing	9
Street Facing	18
Alley Facing	8

Studio	
Open One Bed	6
One Bed	25
Two Bed	4



typical level plan

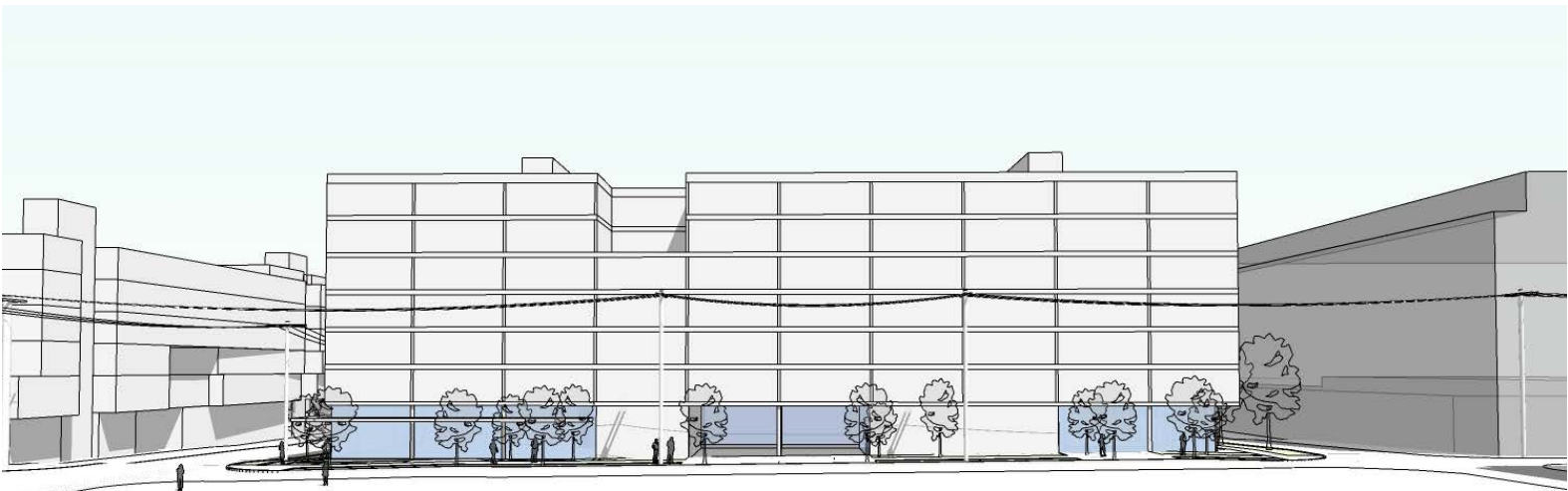


roof plan

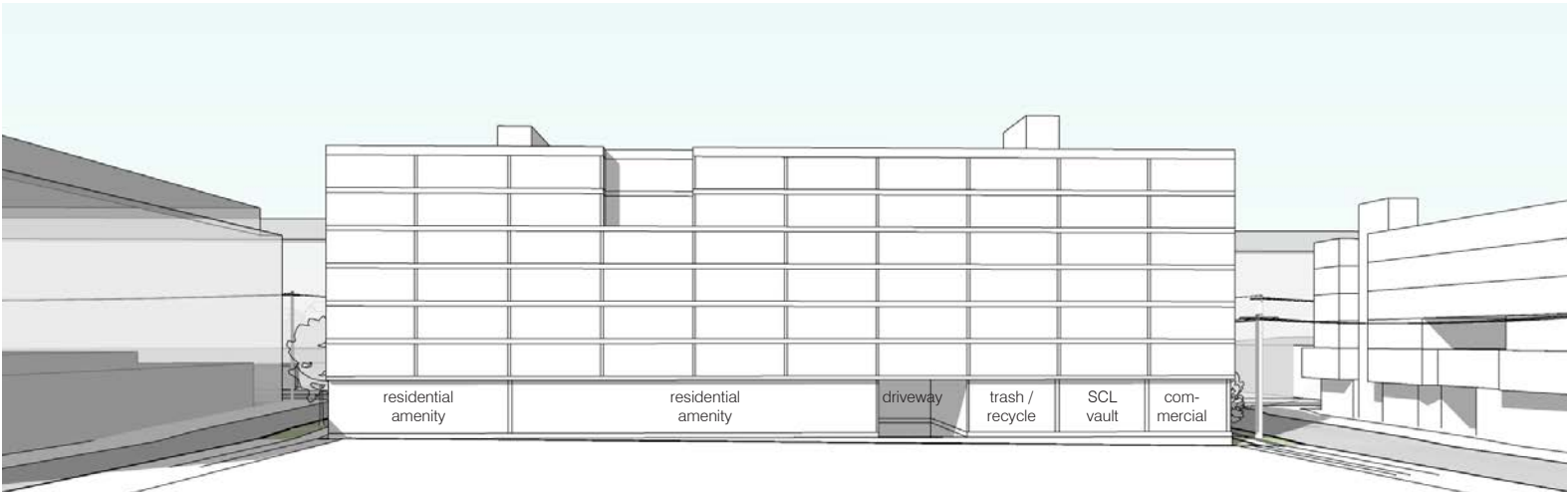




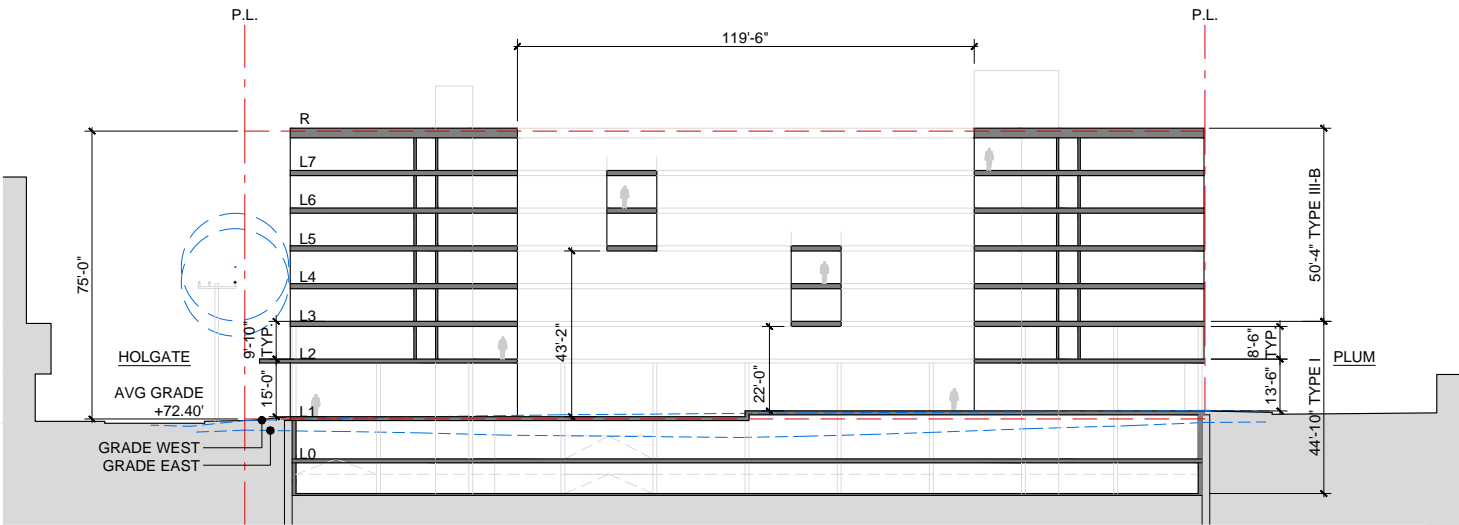
south edge // residential entry



21st Ave S elevation



alley elevation



longitudinal section



Alternative A // center



street view // S Holgate St looking west



street view // S Plum St looking west



intentionally blank



# 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 St and a shallower one from Holgate St. As a result the building mass is expressed as two bars with their long edges along 21st Ave and the alley providing 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.

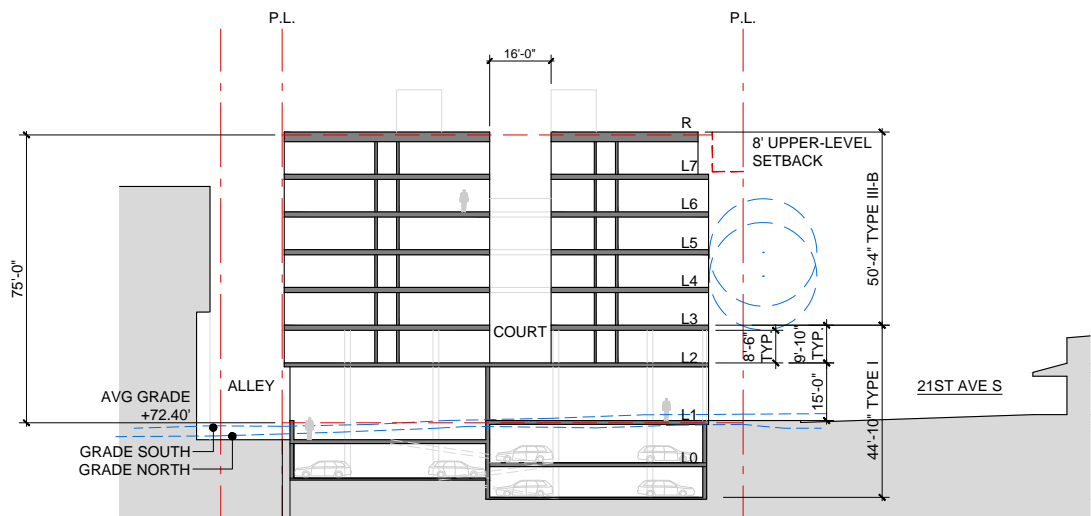
At street level the commercial uses front the north and south streets. The south facing courtyard extends to street level and provides a private outdoor space between two commercial spaces and a connection to the residential amenity area. The residential entry, lobby and lounge-like spaces front 21st Ave S. Other amenities, like fitness and bike storage, will be located on the alley side. Service spaces including waste storage, the SCL vault, and below grade parking are all accessed from the alley.

The street level articulation creates a cohesive transparency across all street frontages and provides a clearly defined base to the project. To reduce the perceived scale, the top level is articulated on the 21st Ave frontage and set back on the north and south sides. Combinations of projecting and juliet balconies will provide secondary elements within the overall façade composition. With a parallel circulation and straightforward organization, the plan and resulting unit depths leads to four basic unit types and a general over representation of one-bedroom units. The stair and elevator cores are dispersed in three locations. The rooftop will include a common roof deck on the west edge along with solar pv and mechanical equipment.

Number of Units	198
Number of Bedrooms	216
Unit Sizes	530 to 995 sq ft

Ground Floor	
Commercial	5,020 sq ft
Live/Work - Residential	4,750 sq ft
Residential Common	11,345 sq ft

Vehicle Parking	83 Stalls
GFA	160,125 sq ft

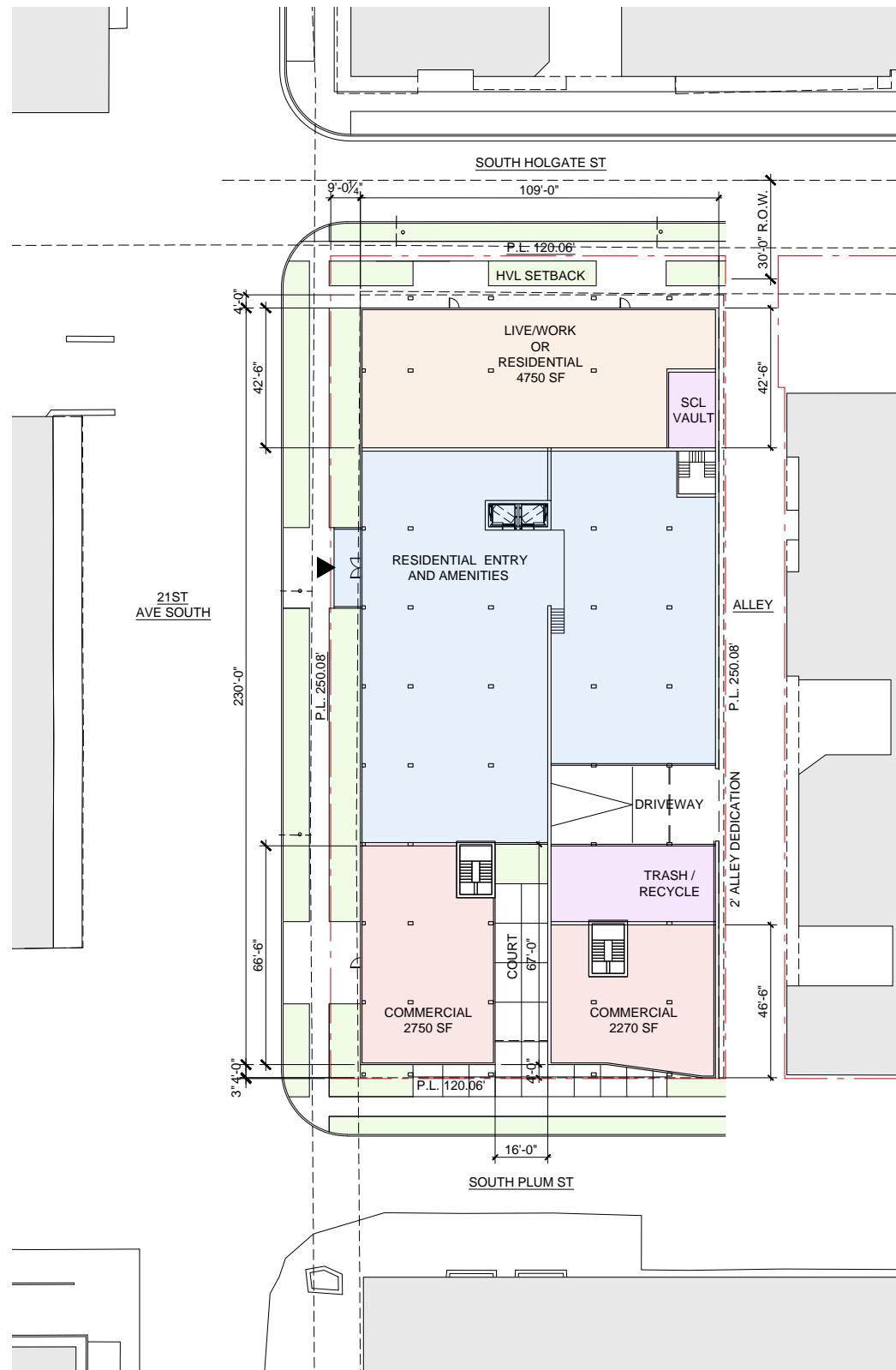


cross section

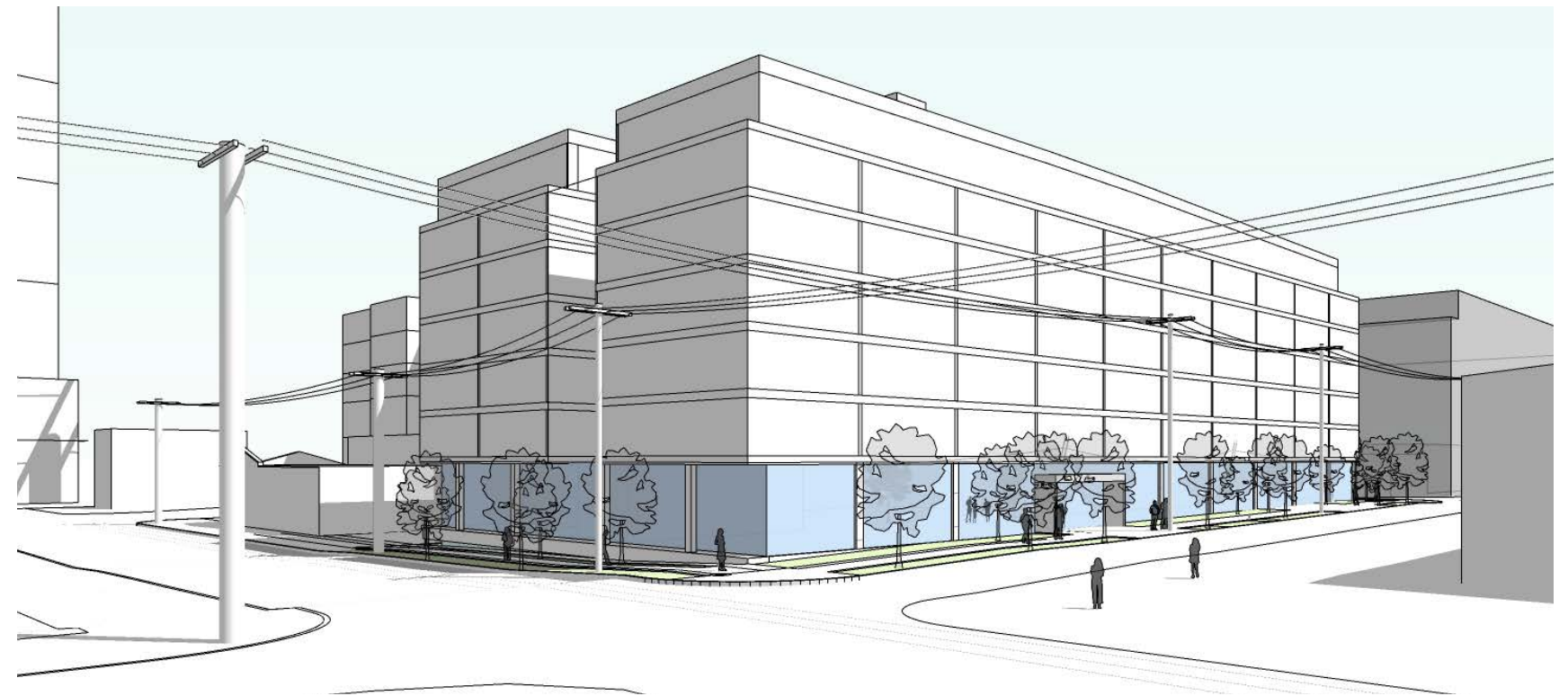


aerial view

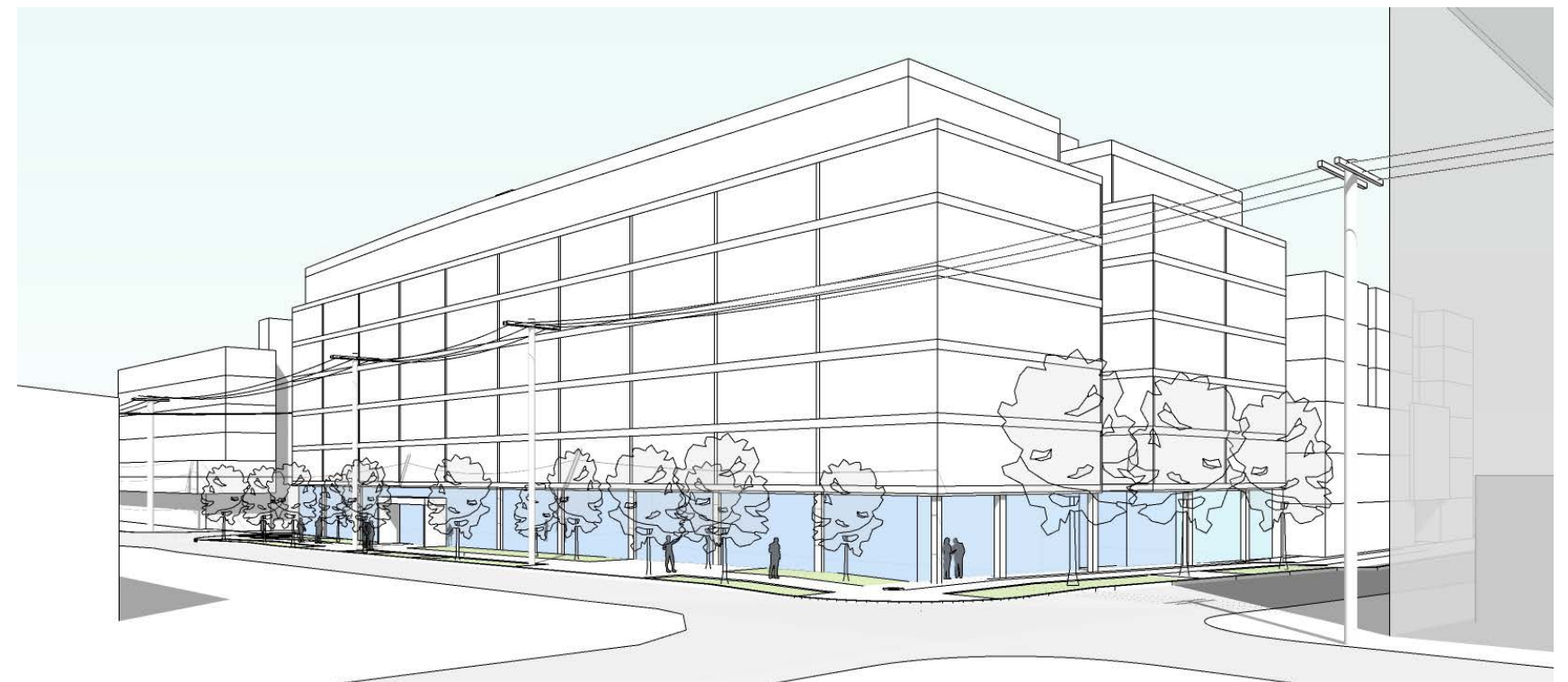




street level plan



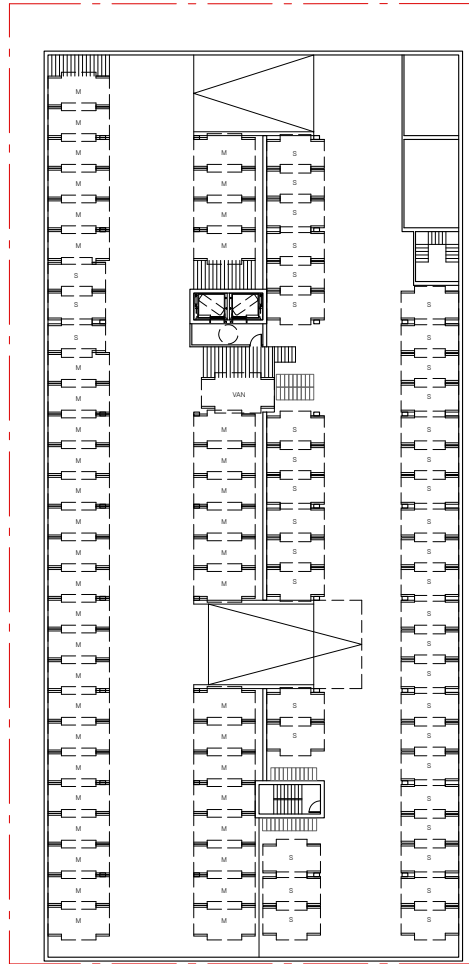
street view // from northwest



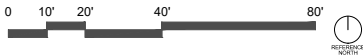
street view // from southwest



Alternative B // north | south

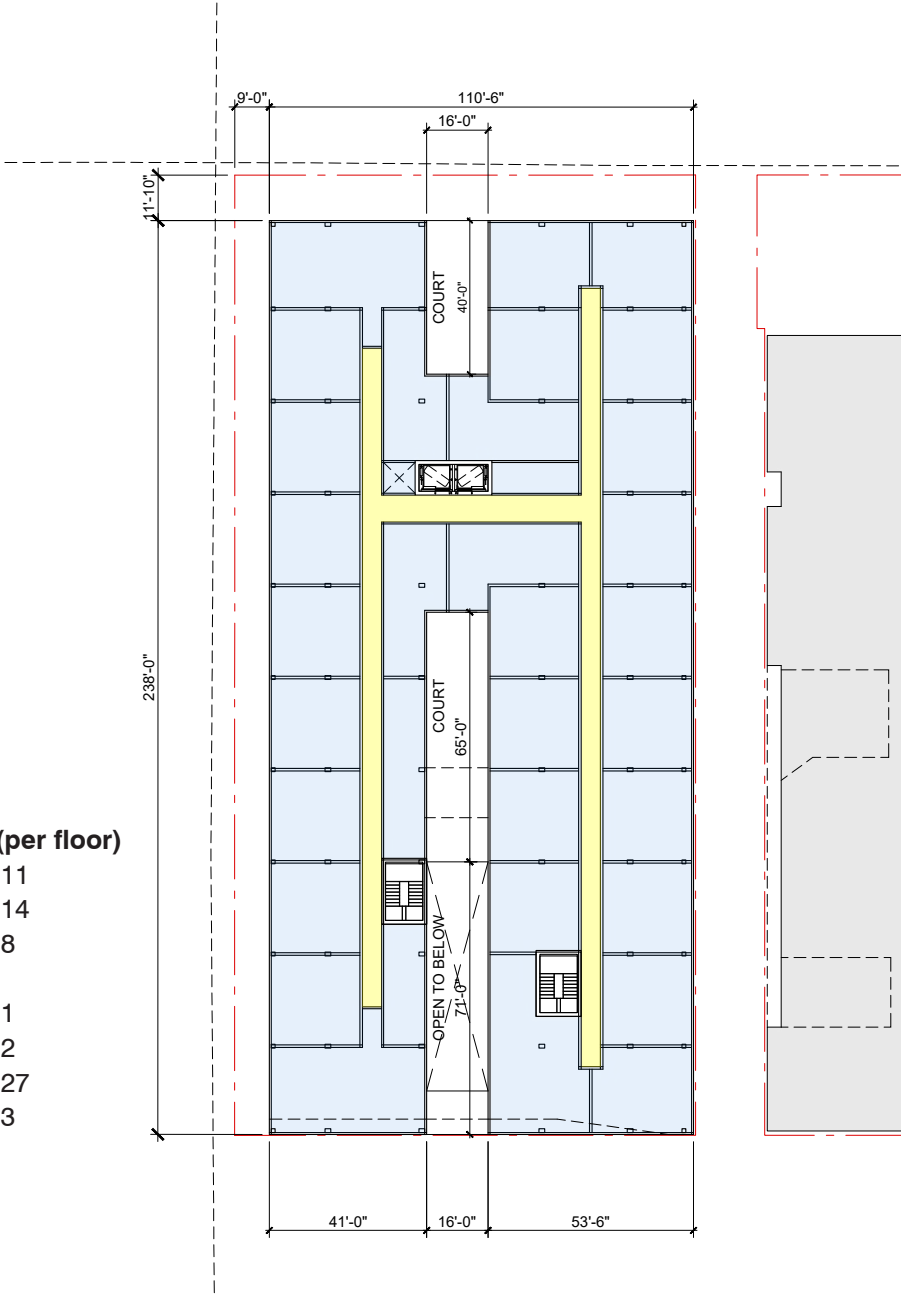


parking level plan

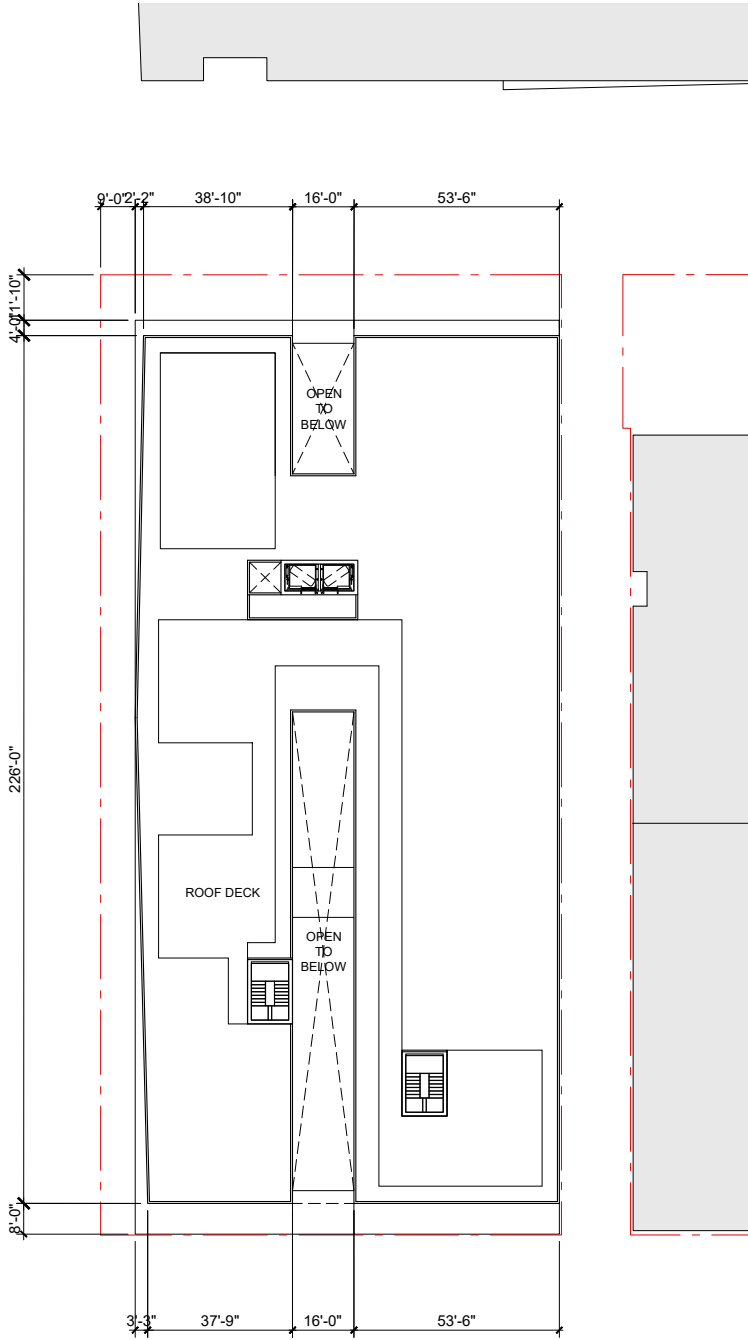


Unit Summary (per floor)

Court Facing	11
Street Facing	14
Alley Facing	8
Studio	1
Open One Bed	2
One Bed	27
Two Bed	3

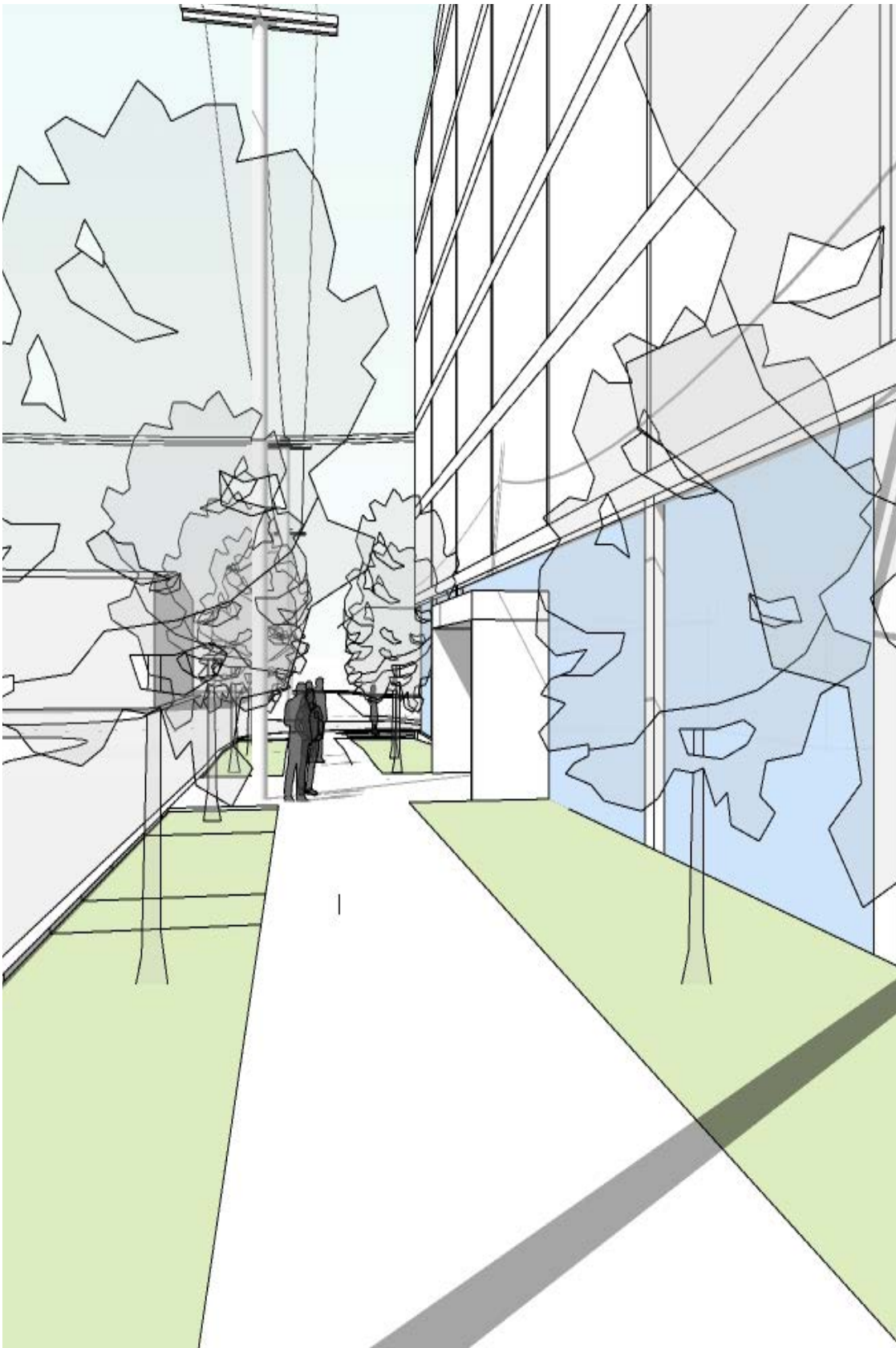


typical level plan

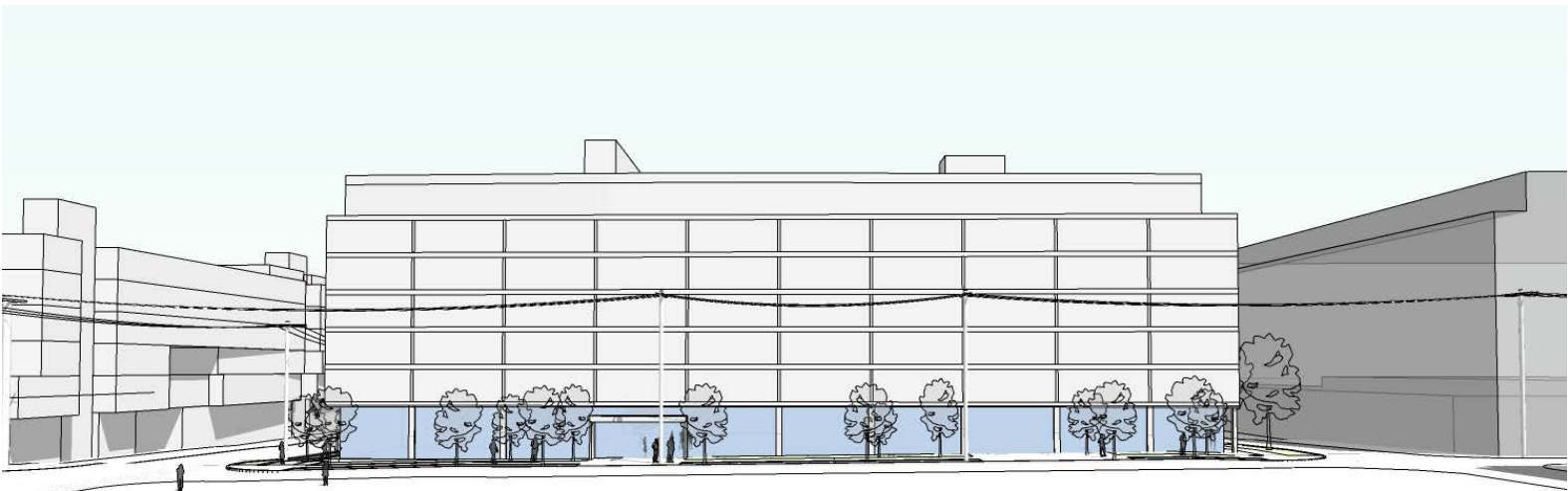


roof plan

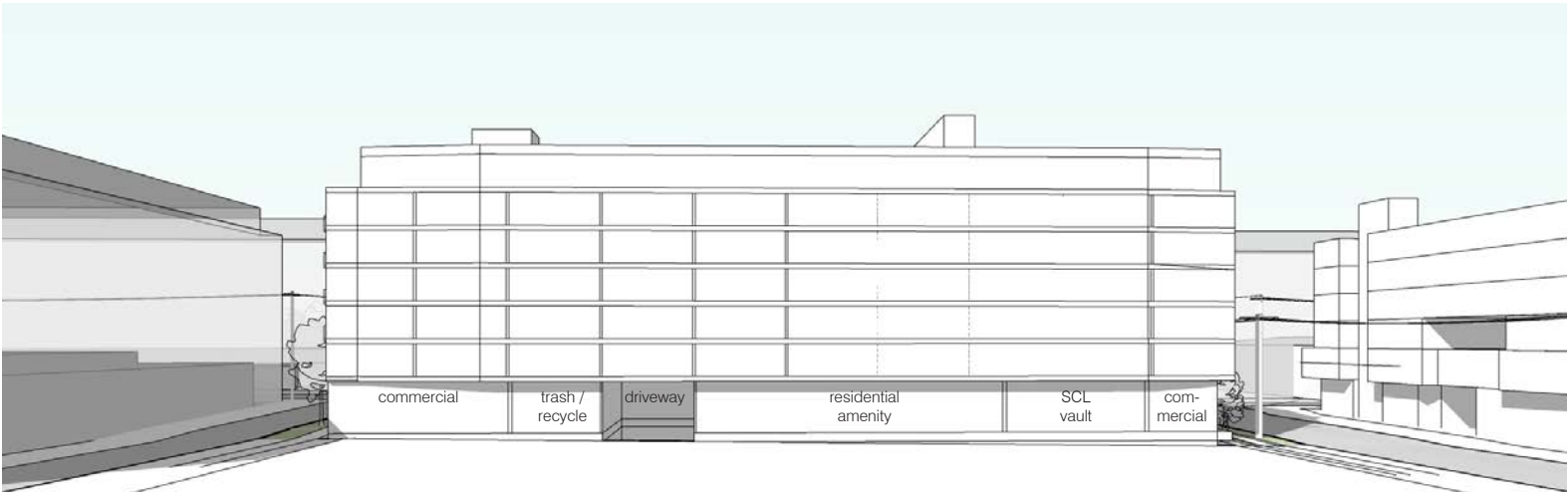




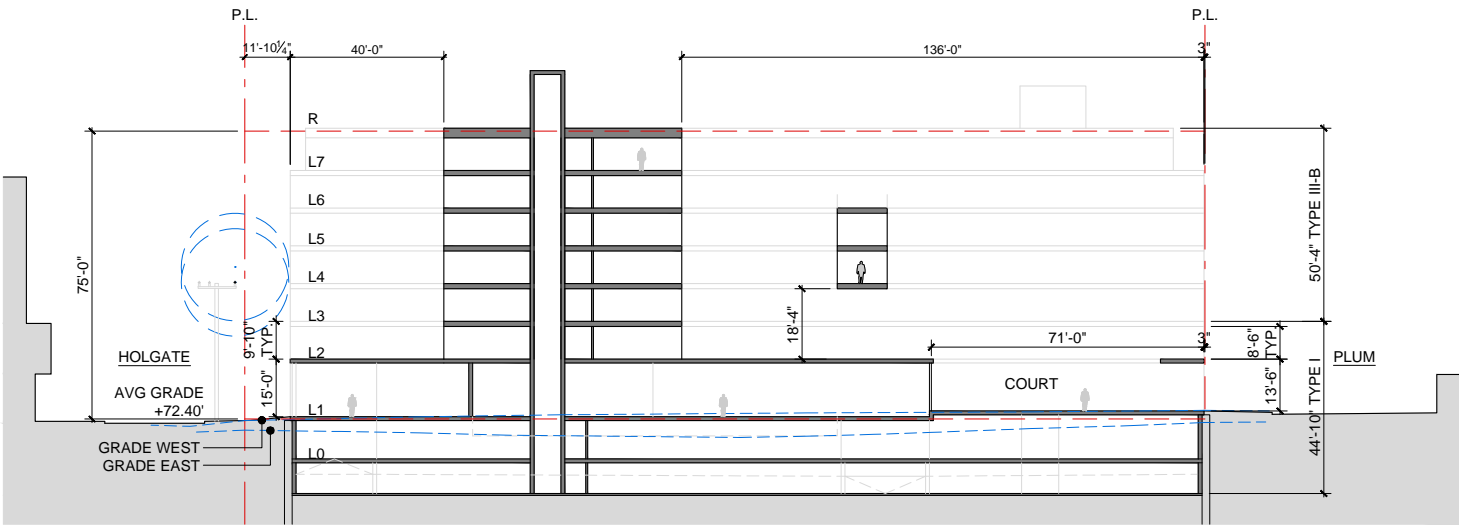
21st ave sidewalk to residential entry



street view elevation



alley elevation



longitudinal section



## Alternative B // north | south



street view // S Holgate St looking west



street view // S Plum St looking west



intentionally blank



# 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.

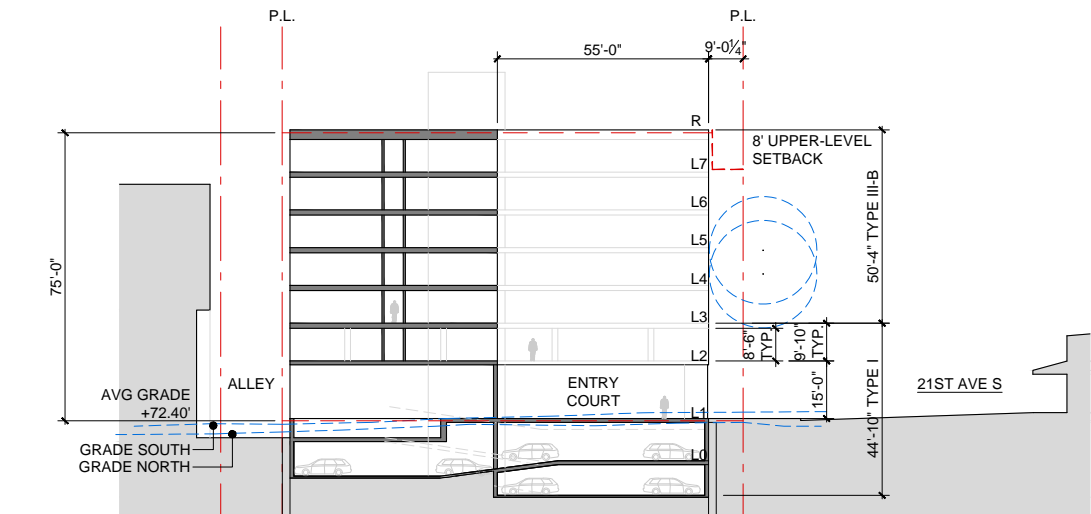
The E-shaped circulation and variation in massing width leads to more diverse unit types where the percentage of one-bedroom units is balanced by an increase in larger two-bedroom units and studios. This diversity in unit type will naturally lead to greater façade variation as patterns of living and 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

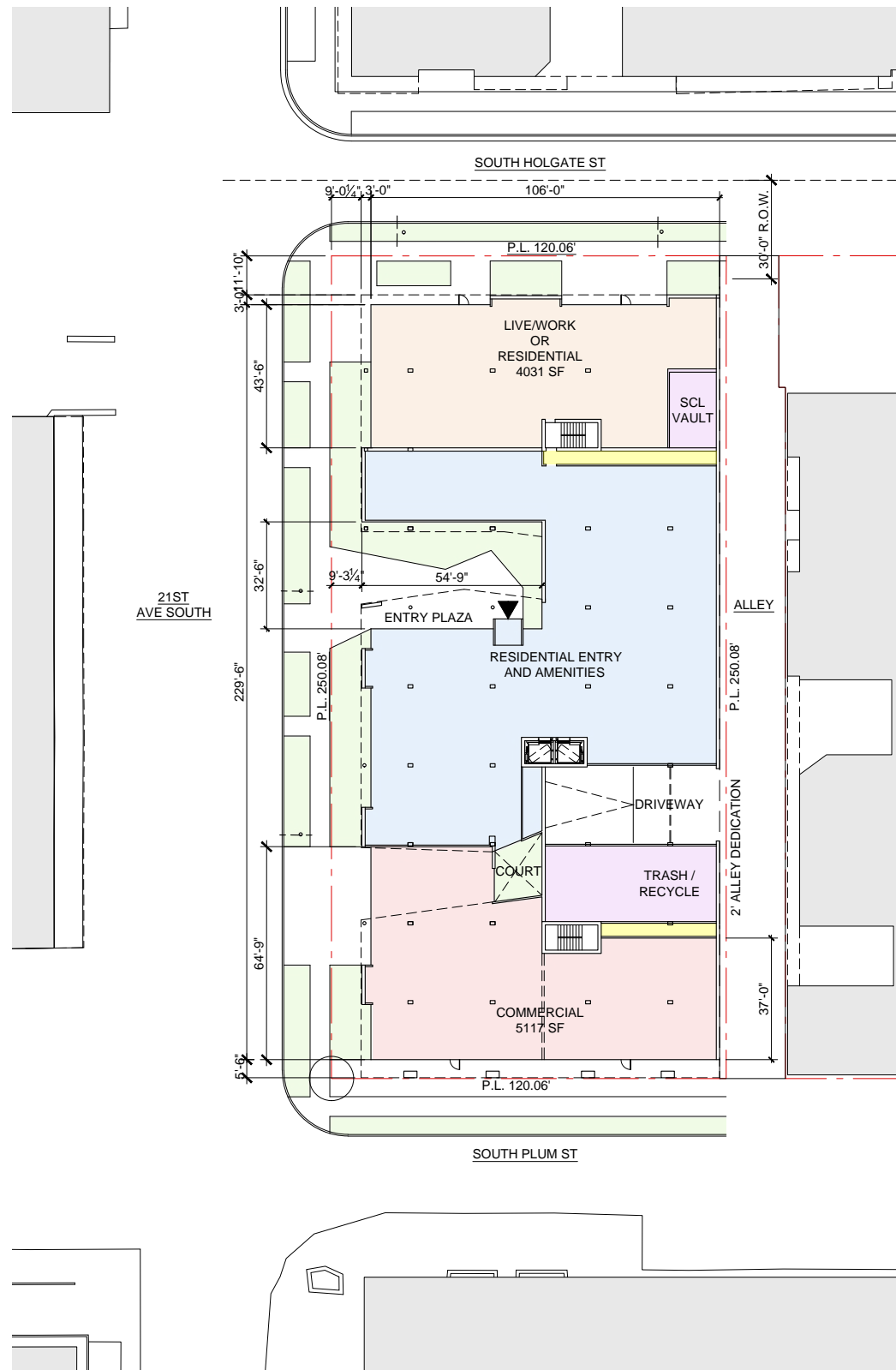


cross section

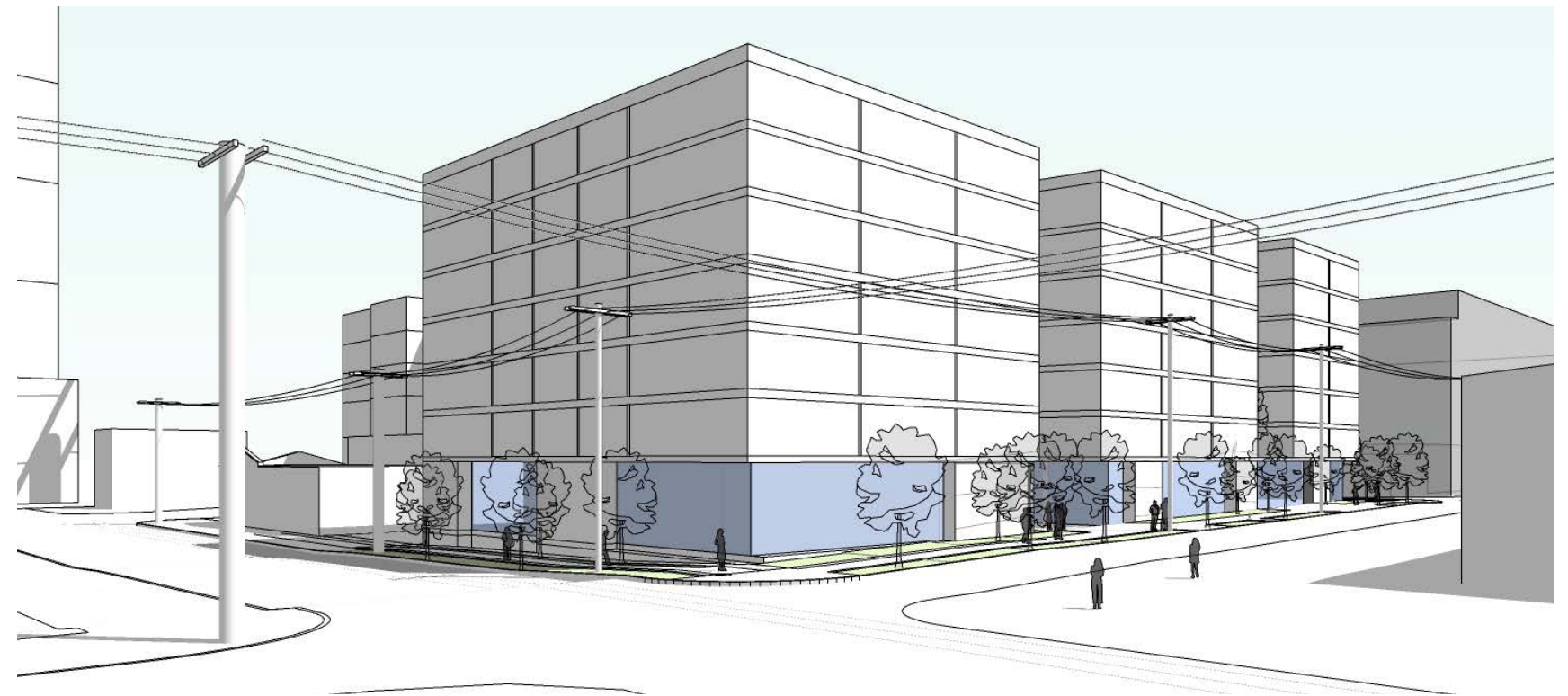


aerial view

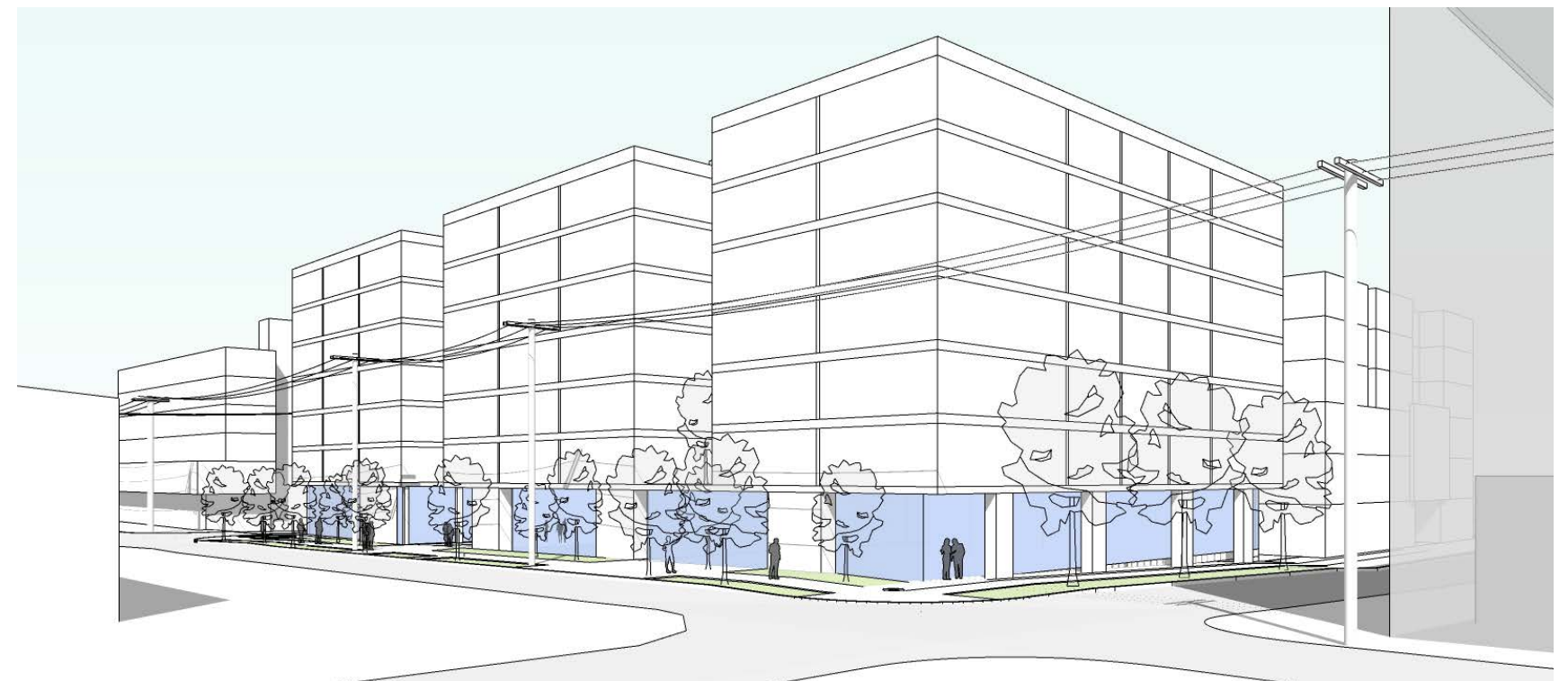




street level plan



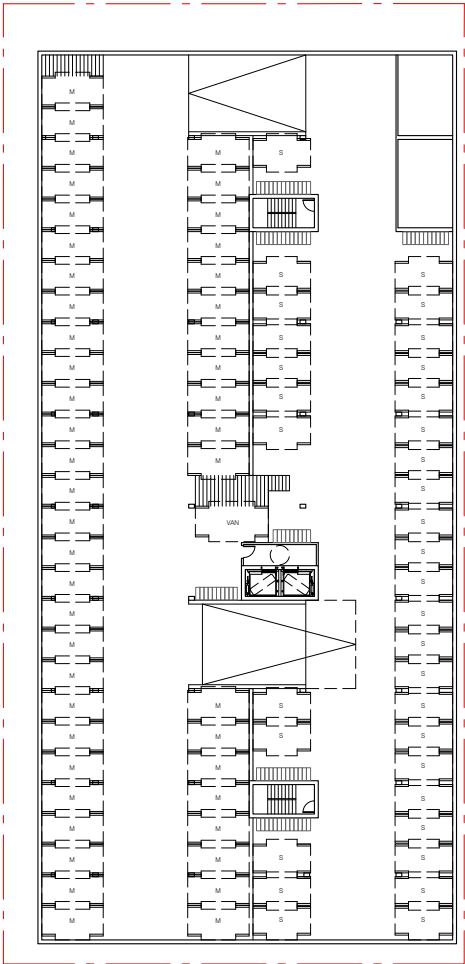
street view // from northwest



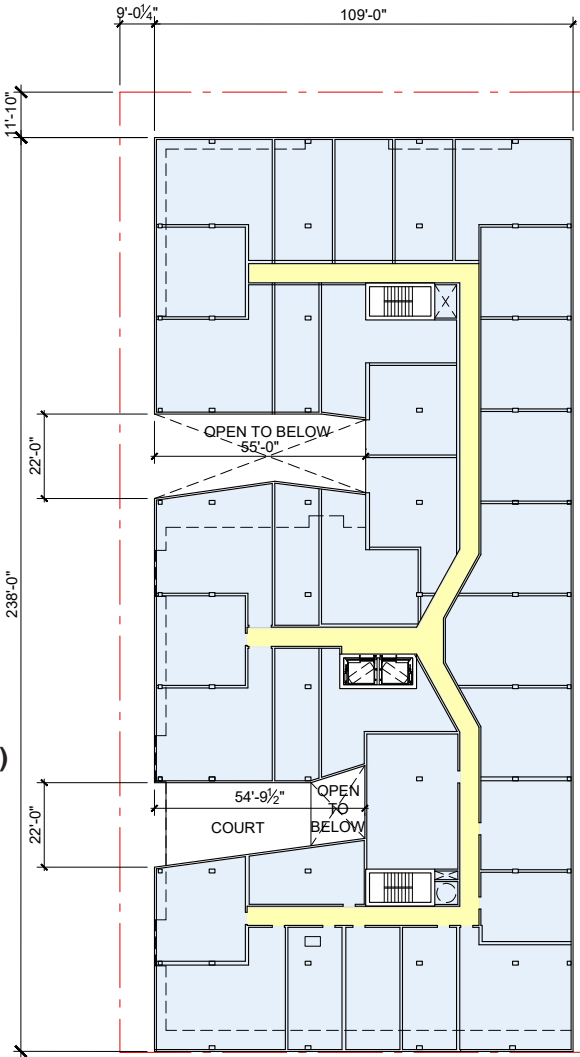
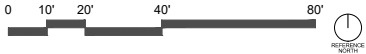
street view // from southwest



Alternative C // west (preferred)



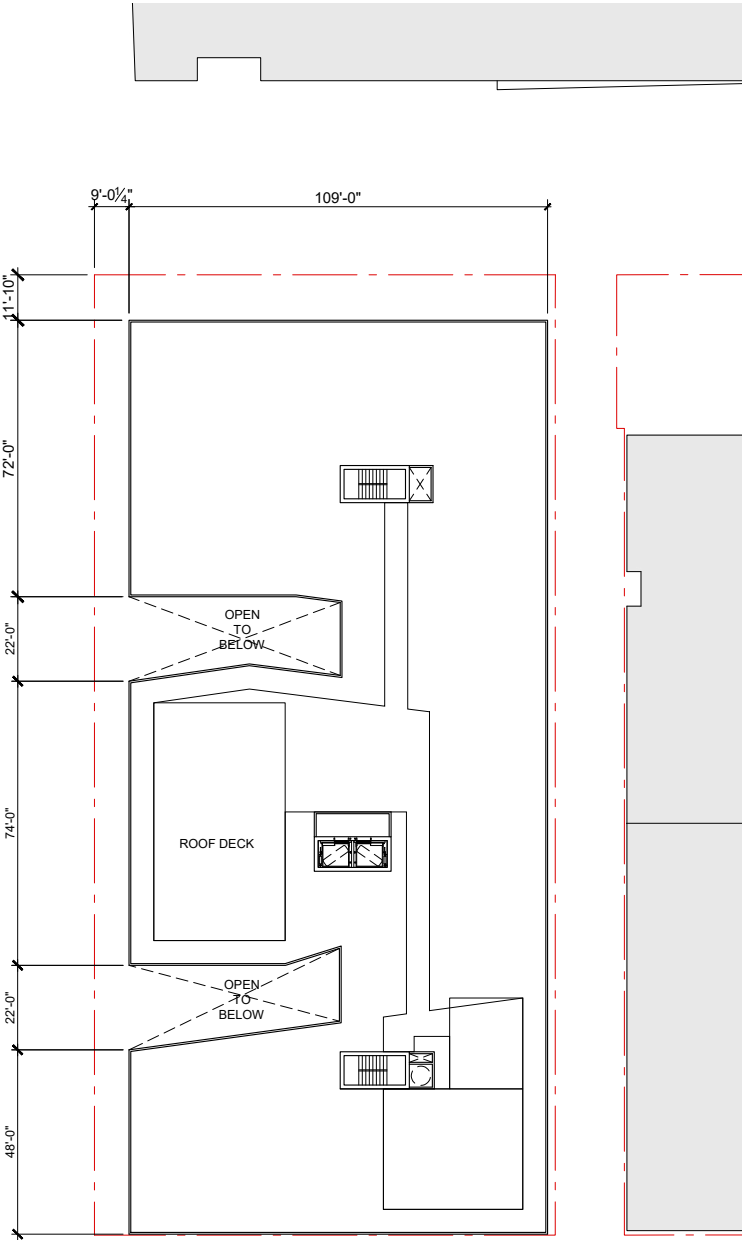
parking level plan



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

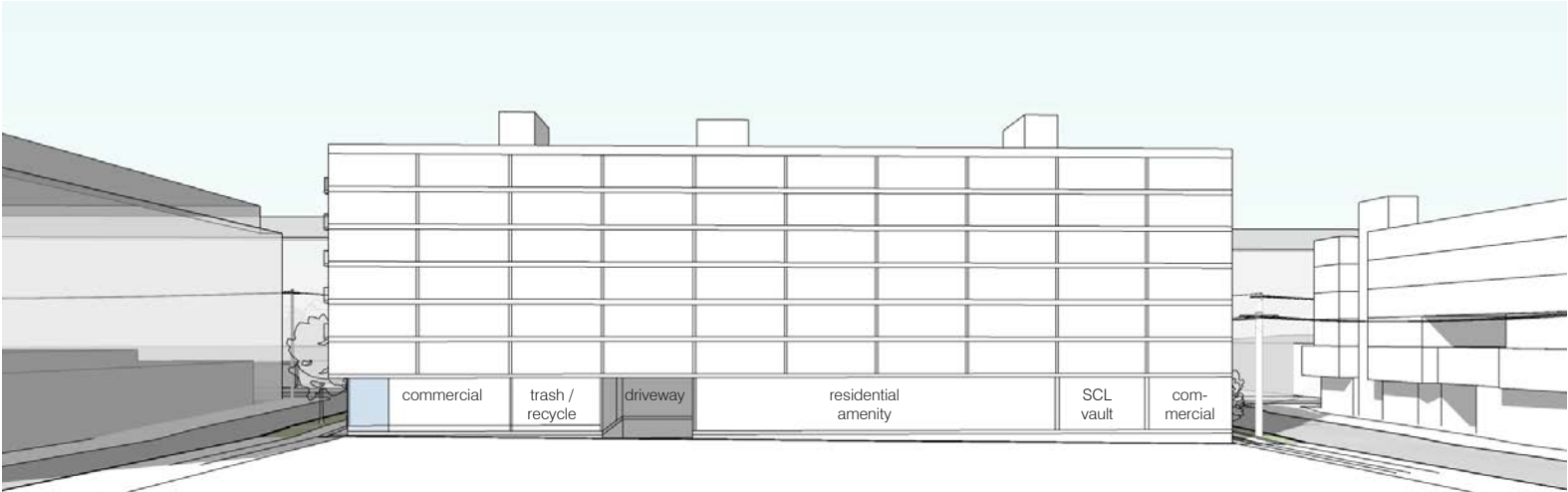




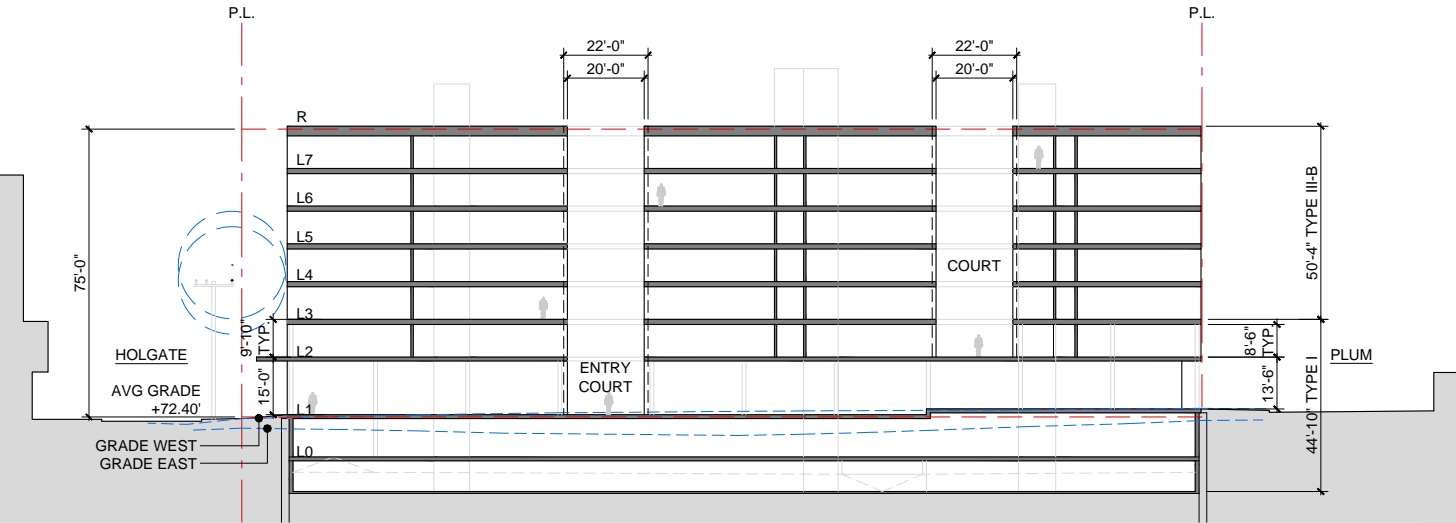
entry court from 21st ave



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

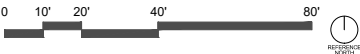


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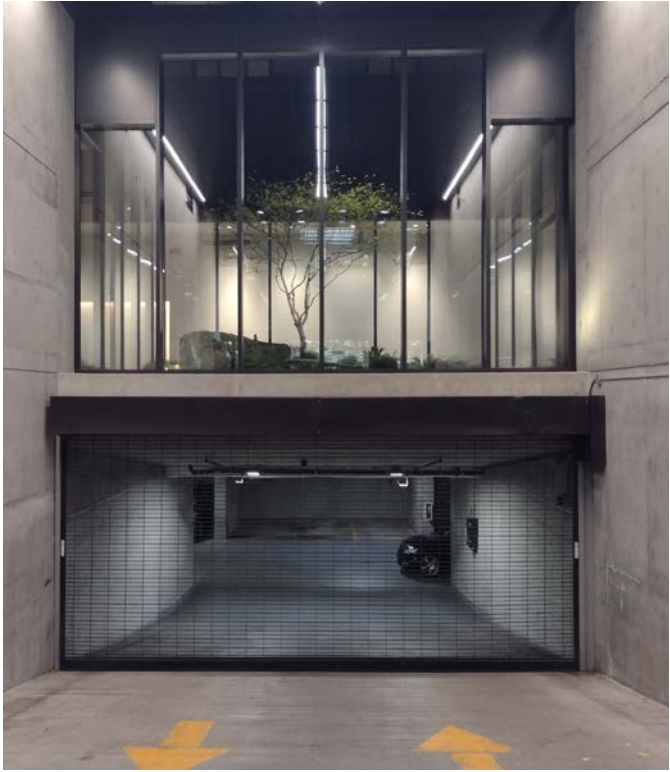
8.0 Landscape Concept



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

## 9.0 Departures

None requested.



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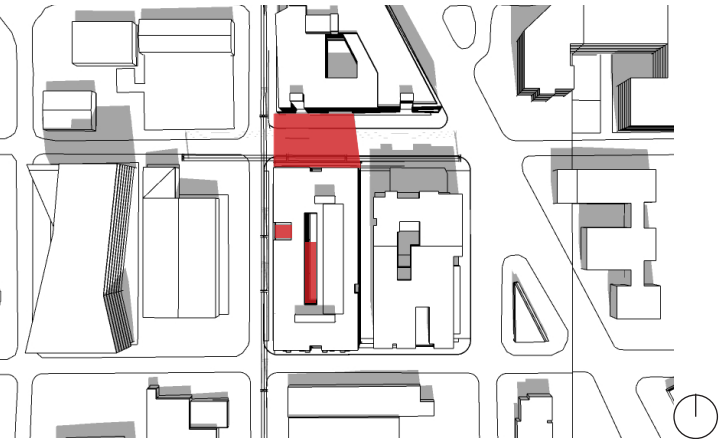
Shadow Study

concept A // central court

equinox



march/september 21  
9 am

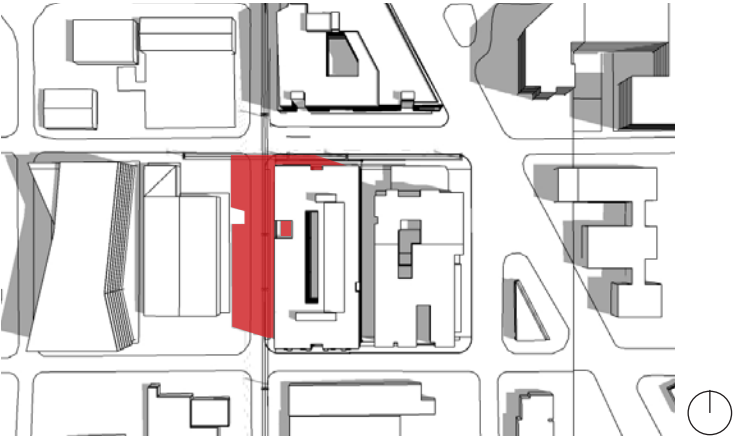


march/september 21  
12 pm

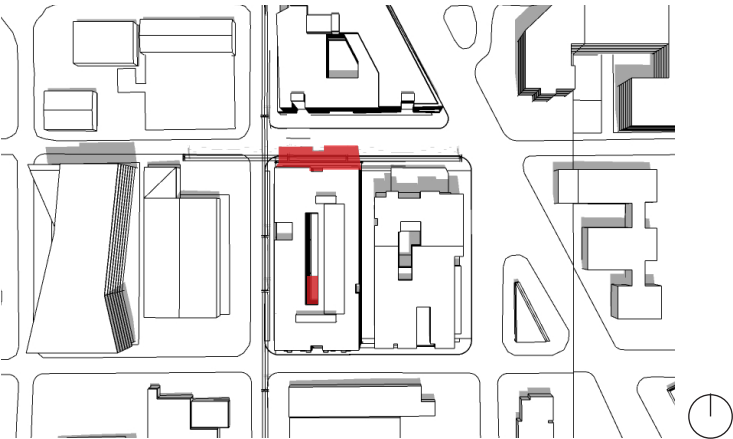


march/september 21  
3 pm

summer



june 21  
9 am

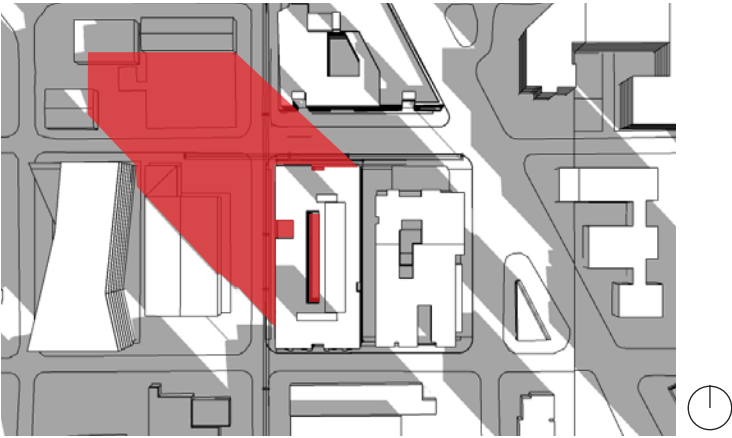


june 21  
12 pm

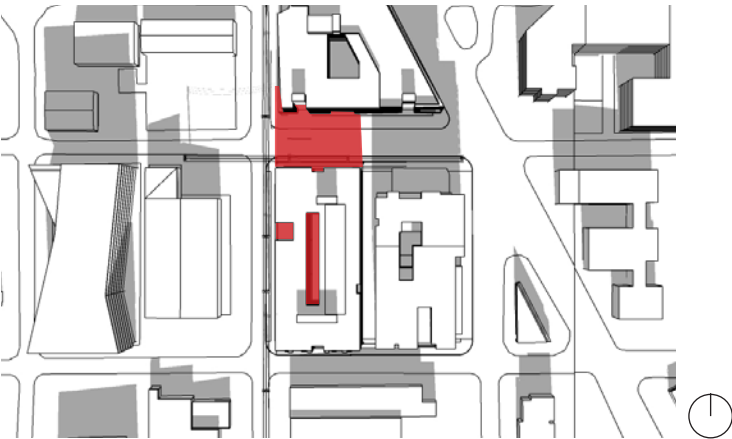


june 21  
3 pm

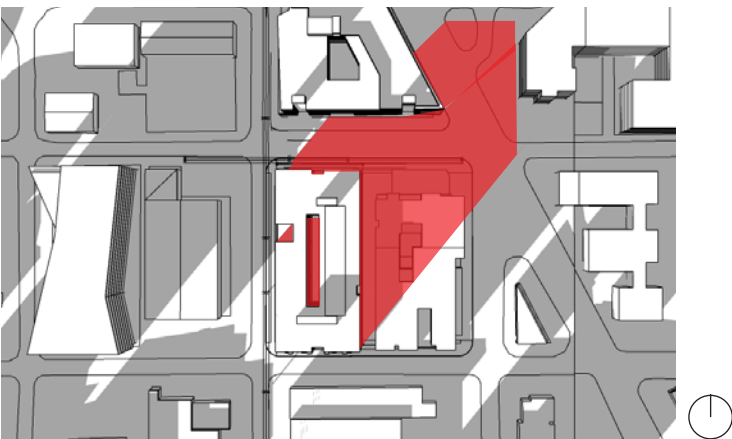
winter



december 21  
9 am



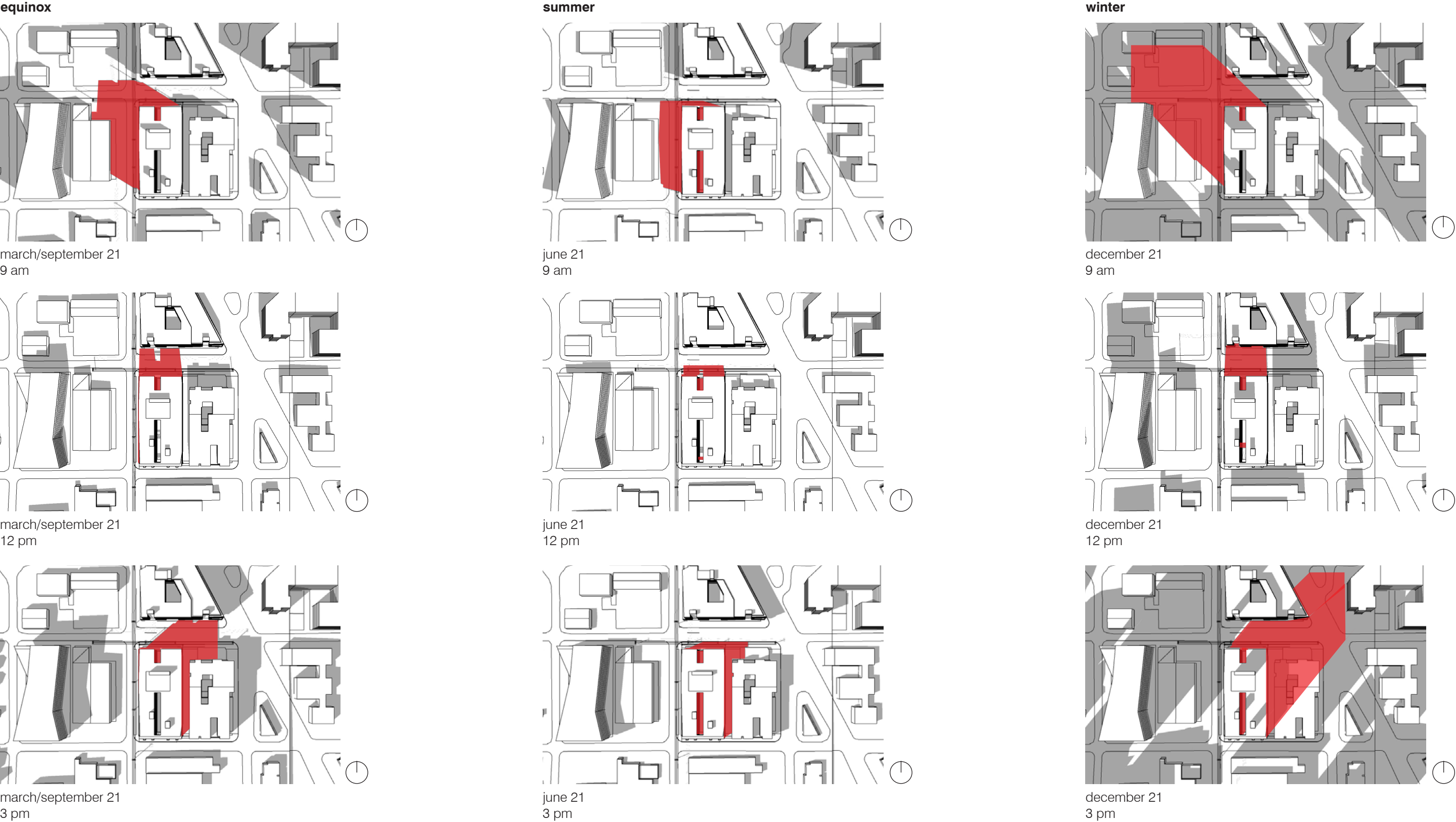
december 21  
12 pm



december 21  
3 pm



**concept B // north and south courts**

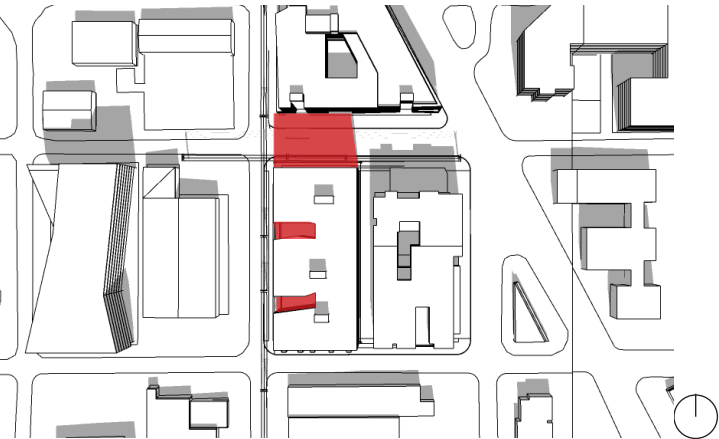


concept C (preferred) // two west courts

equinox



march/september 21  
9 am



march/september 21  
12 pm

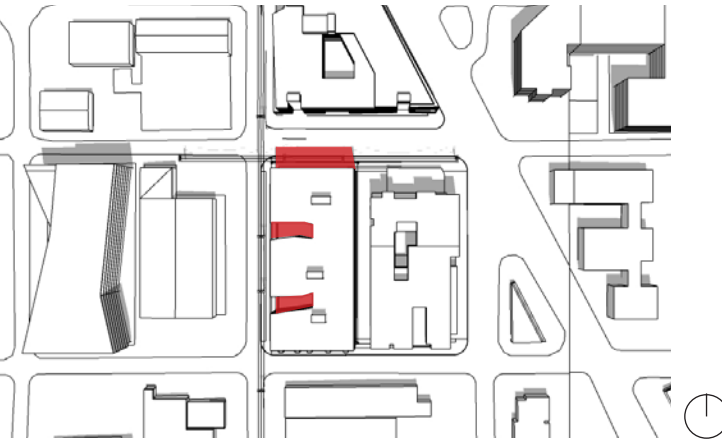


march/september 21  
3 pm

summer



june 21  
9 am

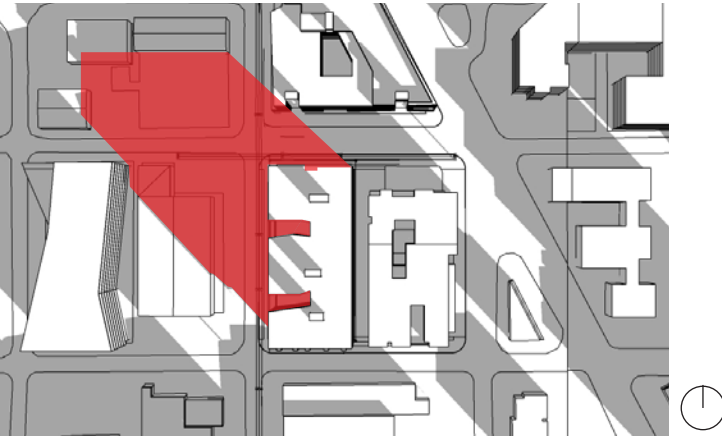


june 21  
12 pm

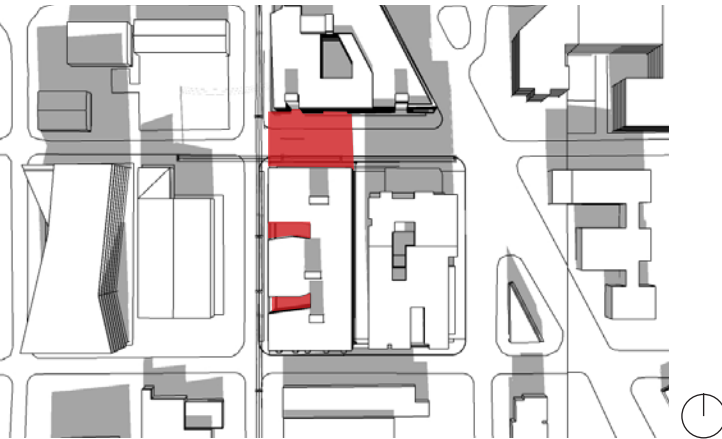


june 21  
3 pm

winter



december 21  
9 am



december 21  
12 pm



december 21  
3 pm



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Architect | Developer Housing Projects



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



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