



# EL CENTRO COLUMBIA CITY

## EL CENTRO DE LA RAZA

3818 S ANGELINE ST  
SEATTLE, WA 98118  
DESIGN REVIEW  
SDCI PROJECT #3038450-LU



### APPLICANT TEAM

OWNER | El Centro de la Raza  
DEVELOPER | Beacon Development Group  
ARCHITECT | SMR Architects  
LANDSCAPE ARCHITECT | Nakano Associates  
CULTURAL DESIGN CONSULTANT | 7 Directions Architects & Planners





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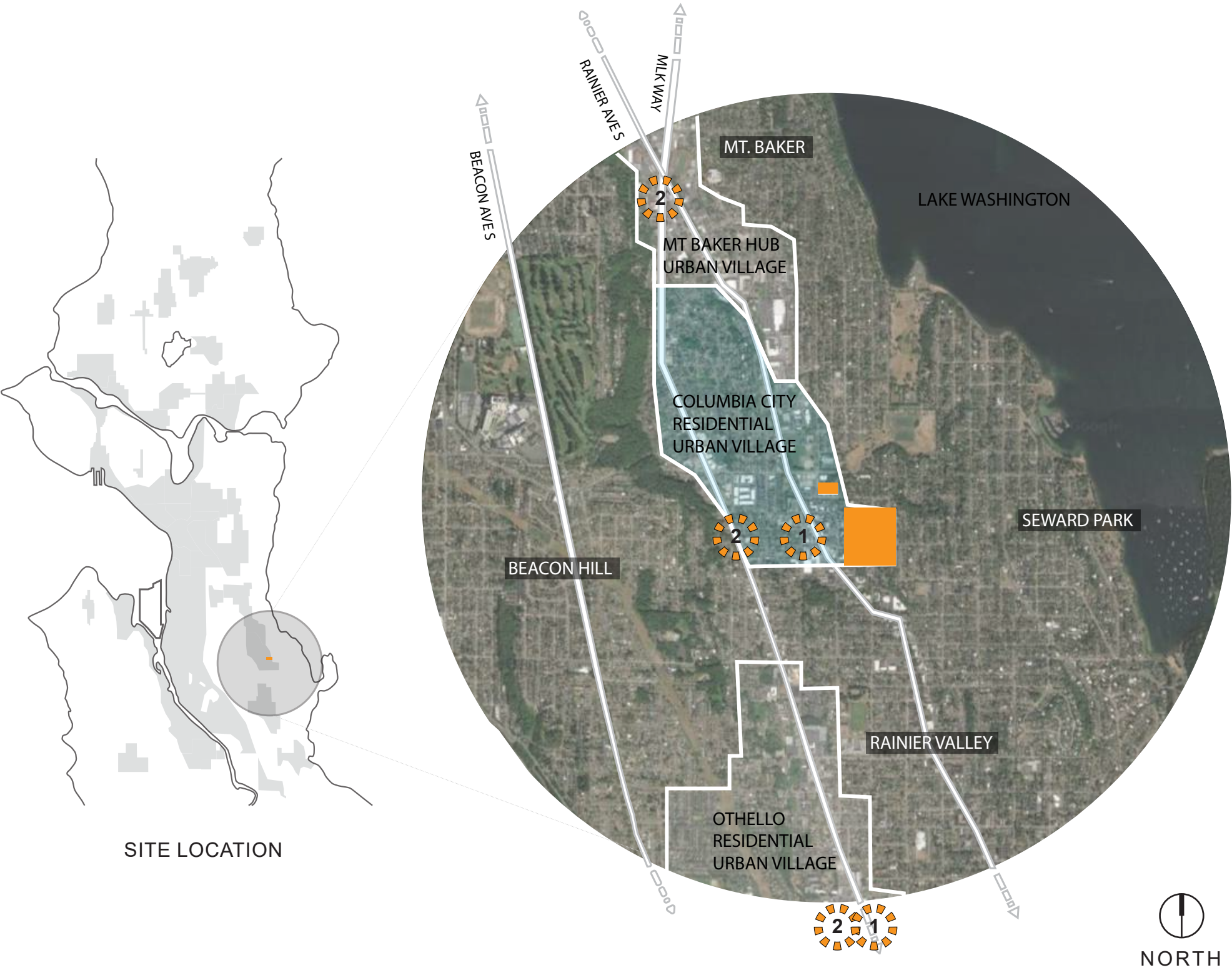
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## SMR ARCHITECTS

SMR Architects is a 39-person, full-service architecture firm established in Seattle in 1977 as Stickney & Murphy Architects. We pride ourselves on employing the best in our profession who are passionate about community design, historic preservation, and social and environmental sustainability.

Over our 45-year history, SMR Architects has emerged as a leader in the fields of affordable housing, historic preservation, and sustainable design in Washington State. Our team's collaborative and creative approach to problem solving, experience with neighborhood outreach and engagement, and sustainable philosophy help us serve both our clients and the community, always putting the interests of others first. Our staff and associates are engaged in the community and regularly volunteer for non-profit, historic, and service-based organizations.

We have been the architect of record on over 11,100 low-income units throughout Washington (both new construction and rehabilitation projects), and we are fortunate to maintain ongoing partnerships with nationally recognized affordable housing providers.



## LEGEND: SMR PROJECTS

1. **Hoa Mai Gardens** | Seattle Housing Authority | Seattle, WA
2. **Plaza Roberto Maestas** | El Centro de la Raza | Seattle, WA
3. **YWCA Family Village** | YWCA | Issaquah, WA



EL CENTRO DE LA RAZA

The mission of El Centro de la Raza (The Center for People of All Races) is:

- to build the Beloved Community through unifying all racial and economic sectors;
- to organize, empower, and defend the basic human rights of our most vulnerable and marginalized populations;
- to bring critical consciousness, justice, dignity, and equity to all the peoples of the world.

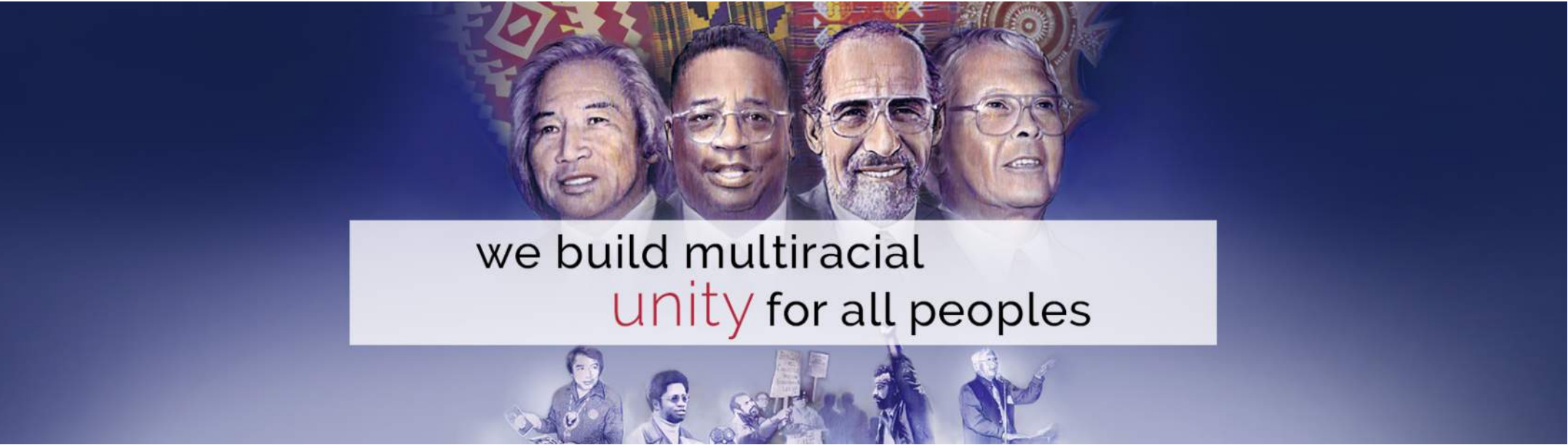
We envision a world free of oppression based on poverty, racism, sexism, sexual orientation, and discrimination of any kind that limits equal access to the resources that ensure a healthy and productive life in peace, love and harmony for all peoples and our future generations.

JOSE MARTI CHILD DEVELOPMENT CENTER

- The José Martí Child Development Center is community-based program that serves children ages 15 months to 5 years old.
- Our bilingual, bicultural curriculum emphasizes cultural diversity, social justice and family involvement in order to develop children’s self-awareness, cultural pride, and self-esteem.
- age-appropriate developmental activities to adequately prepare children for kindergarten.
- JMCDC was founded in 1972 with the inception of El Centro de la Raza.
- The José Martí Child Development Center has two locations: on Beacon Hill inside our historic schoolhouse building, and in the International District on the ground floor of Hirabayashi Place.

BEACON DEVELOPMENT GROUP

- Beacon Development Group is an affordable housing consulting firm that works with nonprofits and housing authorities.
- We facilitate the funding, design, and construction of affordable housing developments for our clients, managing the entire development process from financing to construction to handing off the keys.
- Since 1999, Beacon has served thousands of people through the development of over 5,600 units in 92 projects, with a combined value of over \$1 billion dollars.







**CONSEJO COUNSELING & REFERRAL SERVICE**  
**ANTICIPATED BUSINESS T.I. OCCUPANT**

- Consejo Counseling and Referral Service is an award-winning agency that has provided behavioral health services to the Latino community in the state of Washington for near four decades.
- Most of Consejo's clients are immigrants from Latin America who speak Spanish who represent the largest growing community in the United States today.
- Consejo has a national reputation for providing culturally competent services designed to address the diverse needs of adults, children, adolescents and families in the Latino community.



**COLUMBIA CITY CHURCH OF HOPE**  
**ANTICIPATED ASSEMBLY T.I. OCCUPANT**

- Columbia City Church of Hope is a progressive faith community rooted in God's grace and acceptance where we work together toward justice, love, and wholeness.
- We are a progressive new church in the Lutheran tradition (ELCA) forming in the Columbia City neighborhood of southeast Seattle.
- Committed to justice and the inclusivity of God's love, we are a Reconciling in Christ (RIC) congregation affirming our LGBTQ sisters and brothers.
- Grounded in the hope of living in a world infused by God, we seek to reach out to connect with our neighbors and take part in God's life-giving work in our community.



**7 DIRECTIONS ARCHITECTS | PLANNERS**

- Our firm focuses on the intertwined aspects of sustainability and culture.
- Our designs attempt to create contemporary buildings which use less energy, renewable materials, and which are highly responsive to the local climate.
- Our firm incorporates the fundamental elements of the culture of our clients through cultural research and an interactive design process that involves community members directly in the design.



3.0 PROPOSAL | ABOUT  
PROJECT VISION

- Expand upon the successes at El Centro de la Raza’s Plaza Roberto Maestas in Beacon Hill.
- Provide affordable housing in rapidly gentrifying neighborhood.
- Maximize the number of units on this site.
- Maximize the number of family units on this project – make majority of units 2- or 3-bedroom.
- Maximize the efficiency of public funding for the project.
- Realize a goal for Columbia City Church of Hope who, since acquiring the property in 2011, has intended to develop affordable housing at this location.
- Provide assets to the greater community & neighborhood.
- Act as a connector, between the residential functions of the church and child care, with the density of the center of Columbia City.
- Activate entire street front with 4 distinct uses.
- Reflect El Centro de la Raza's mission and values – place, latino culture, child education & investment in the future.



LEGEND: SMR PROJECTS

- 1. Mount Baker Artspace | Artspace | Seattle, WA
- 2. Plaza Roberto Maestas | El Centro de la Raza | Seattle, WA
- 3. The Pontedera | HomeSight | Seattle, WA



## PROJECT DATA

- 87 Residential Units; (40) 1-bedroom, (29) 2-bedroom, (18) 3-bedroom.
- 750 sf Business T.I. (Consejo Counseling & Referral Services)
- 6,700 sf Educational (Jose Marti Child Development Center)
- 3,300 sf Educational/Community Amenity (JM CDC play space)
- 2,600 sf Assembly T.I. (Columbia City Church of Hope)
- 1350 sf Residential Support Services (El Centro de la Raza)
- 99,000 sf Gross Floor Area
- 35 Car Parking Spaces; (17) structured for residential, (18) surface for Nonresidential Use (No parking required: project is located within Frequent Transit Area)



### LEGEND:

- 1. Harbor View Manor** | ABHOW/Beacon Communities | Tacoma, WA
- 2. Church of Hope** | Seattle, WA
- 3. Jose Marti Child Development Center at Plaza Roberto Maestas** | El Centro de la Raza | Seattle, WA
- 4. Consejo Counseling & Referral Services** | Seattle, WA



3.0 PROPOSAL

**BUILDING FOOTPRINT**  
22,652 SF

**TOTAL BUILDING AREA**  
98,681 SF

**RESIDENTIAL UNIT COUNT**  
87 UNITS

**HEIGHT**  
49' - 10" ABOVE AVERAGE GRADE

**FAR**  
NC 55 (M) - 3.29  
LR 3 (M) - 2.26

**SITE AREA**  
33,540 SF

**TOTAL RESIDENTIAL SQUARE FEET**  
57,375 SF

**TOTAL COMMERCIAL SQUARE FEET**  
7,402 SF (BUSINESS T.I. & CHILDCARE)  
2,600 SF (ASSEMBLY T.I.) [ADMINISTRATIVE  
CONDITIONAL USE]

**VEHICLE PARKING**  
17 STALL STRUCTURED PARKING  
18 STALL SURFACE PARKING

**BIKE PARKING**  
SHORT TERM: 14 SPACES  
LONG TERM: 83 SPACES

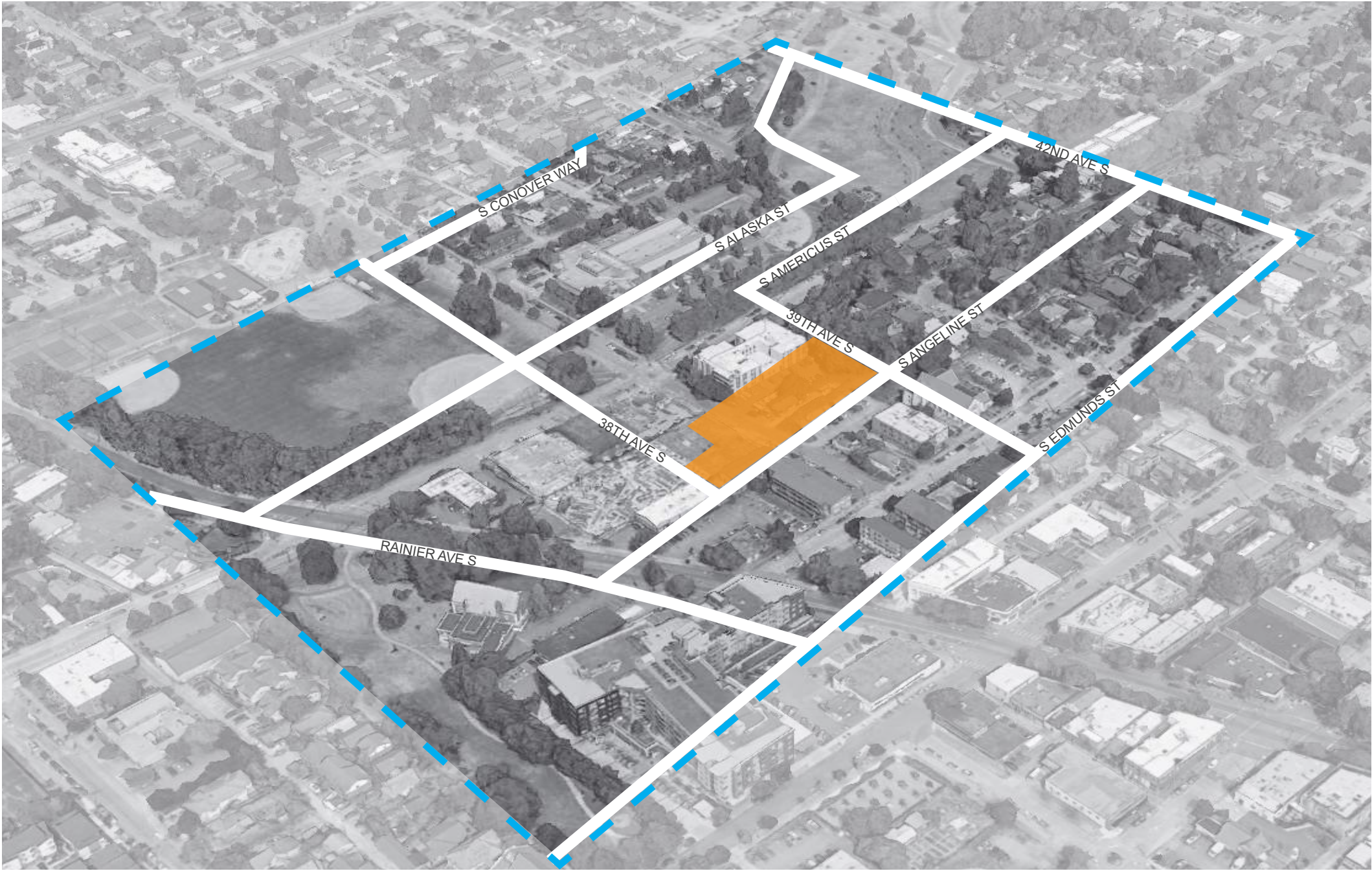
**TOTAL AREA TOWARDS AMENITY**  
7,678 SF (WITH DEPARTURES), 6,840 SF  
REQUIRED

**REQUESTED DEPARTURES**

- 1. 23.47A.008A.3
- 2. 23.47A.024
- 3. 23.47A.024B.1
- 4. 23.47A.024.B.2
- 5. 23.47A.008.B.2.a
- 6. 23.45.518
- 7. 23.45.522.D.2.a
- 8. 23.45.527
- 9. 23.45.536.B.2.a
- 10. 23.45.518.H.1

**ADMINISTRATIVE  
CONDITIONAL USE  
REQUEST:**

Institution Uses, Other Than  
Public Schools, Not Meeting  
Development Standards in  
Multifamily Zones  
(Table A 23.45.504;  
23.45.506)



AERIAL PHOTO OF 9-BLOCK AREA

**LEGEND**

- 9-BLOCK BOUNDARY
- SITE





- This site is within the Columbia City Urban Village, and at boundary between the developed center of the district and the low-rise neighborhood that flanks it.
- The development site itself is a “split zone” parcel, with the western half zoned NC-55 (M), and the eastern half zoned LR3 (M).
- This “split zone” condition means that the project will help ease the transition from dense to less dense in a respectful way.

**ZONING**

<div></div>	SF 5000
<div></div>	RSL
<div></div>	LR2
<div></div>	LR3 (M)
<div></div>	LR3
<div></div>	NC2-40
<div></div>	NC3P-40
<div></div>	NC2-55(M)
<div></div>	NC2P-55(M)
<div></div>	NC3P-65
<div></div>	NC2-75(M)

**LEGEND**

<div></div>	9-BLOCK BOUNDARY
<div></div>	STREET
<div></div>	SITE



EXISTING ZONING IN 9-BLOCK RADIUS



PUBLIC AND PRIVATE COMMUNITY FACILITIES

- 1. RAINIER COMMUNITY CENTER
- 2. SEATTLE PUBLIC LIBRARY - COLUMBIA BRANCH
- 3. COLUMBIA CITY FARMERS MARKET
- 4. RAINIER VISTA BOYS & GIRLS CLUB
- 5. ORCA K-8 SCHOOL
- 6. HAWTHORNE ELEMENTARY SCHOOL
- 7. SEED OF LIFE CENTER-EARLY LEARNING
- 8. MONTESSORI SCHOOL COLUMBIA CITY

COMMERCIAL AMENITIES

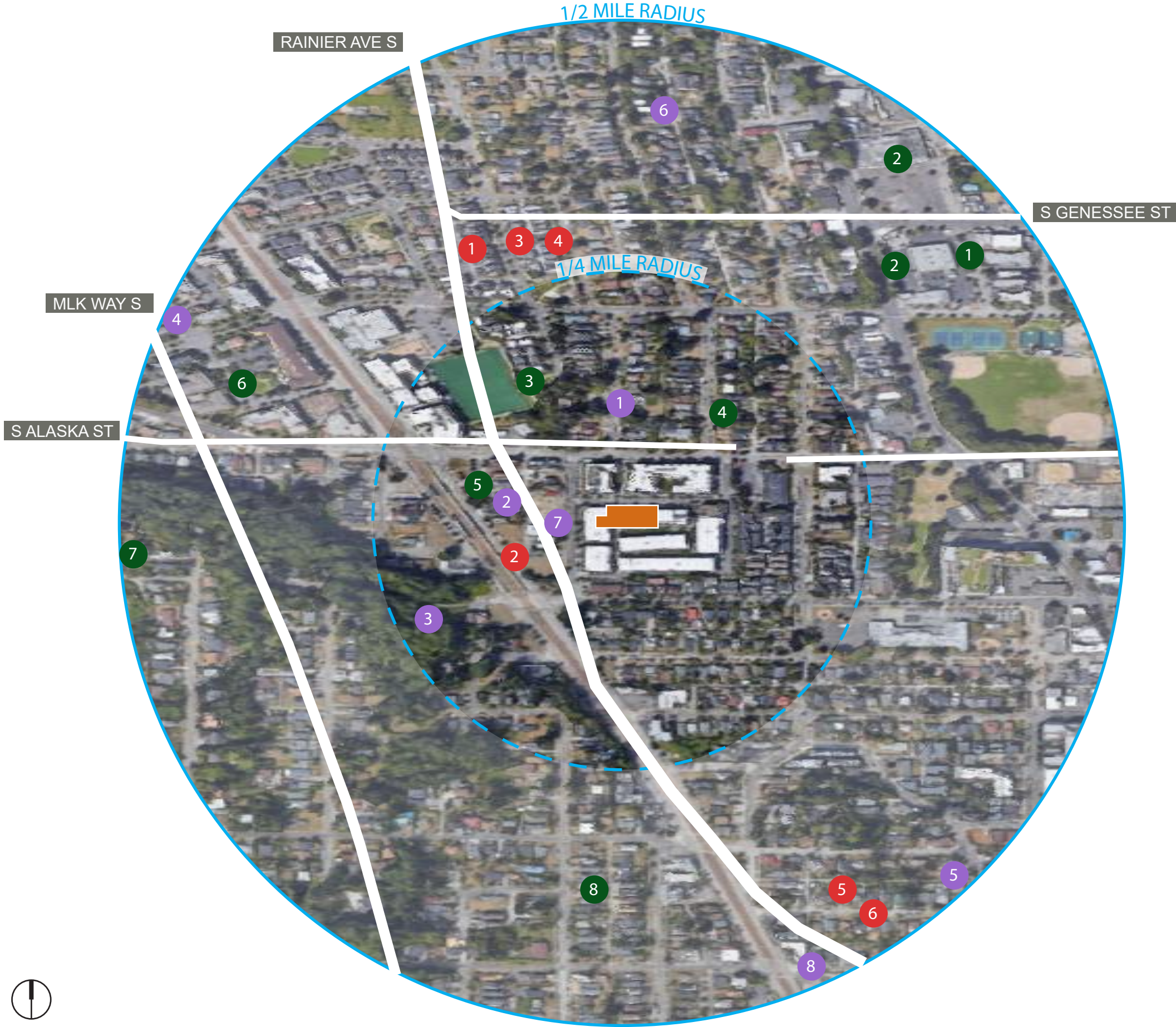
- 1. WALGREENS
- 2. PCC
- 3. SHELL
- 4. NEIGHBORHOOD CARE
- 5. KAISER PERMANENTE
- 6. KIN ON HEALTH CARE CENTER

NATURAL FEATURES

- 1. GENESSEE DOG PARK
- 2. GENESSEE PARK AND PLAYFIELD
- 3. RAINIER PLAYFIELD
- 4. RAINIER COMMUNITY CENTER GARDEN
- 5. COLUMBIA PARK
- 6. MYRTLE EDWARDS PARK
- 7. CHEASTY GREENSPACE AT MT. VIEW
- 8. HITT’S HILL PARK

LEGEND

- STREET
- SITE







1. RAINIER COMMUNITY CENTER



2. SEATTLE PUBLIC LIBRARY - COLUMBIA



3. COLUMBIA CITY FARMERS MARKET



4. RAINIER VISTA BOYS & GIRLS CLUB



5. ORCA K-8 SCHOOL



6. HAWTHORNE ELEMENTARY SCHOOL



2. PCC



5. KAISER PERMANENTE



6. KIN ON HEALTH CARE CENTER



3. RAINIER PLAYFIELD



7. CHEASTY GREENSPACE AT MT.VIEW



8. HITT'S HILL PARK



- Changing face of this neighborhood means increased density & height, the challenge is to do so well.
- Carving out community open space will be important as density increases.
- New developments (of which there are many) follow very similar patterns: 3-7 story construction, fiber cement siding, subdued colors, limited at-grade open space available to the public.

LEGEND:

- 1. ANGELINE APARTMENTS
- 2. GREENHOUSE APARTMENTS
- 3. ALTA ARLO APARTMENTS
- 4. 3710 S ANGELINE APARTMENTS
- 5. 5256 RAINIER AVE S
- 6. 5201 RAINIER AVE S
- 7. SONATA AT COLUMBIA STATION
- 8. CITYLINE
- 9. ENCORE AT COLUMBIA STATION
- 10. 4221 37TH AVE
- 11. VALE STUDIOS

LEGEND

- STREET
- SITE







1. ANGELINE APARTMENTS



2. GREENHOUSE APARTMENTS



3. ALTA ARLO APARTMENTS



4. 3710 S ANGELINE APARTMENTS



5. 5256 RAINIER AVE S



6. 5201 RAINIER AVE S



7. SONATA AT COLUMBIA STATION



8. CITYLINE



9. ENCORE AT COLUMBIA STATION



10. 4221 37TH AVE



11. VALE STUDIOS



- Site is well served by transit, being ½ mile from the light rail line, and only 1 block from multiple bus lines on Rainier Avenue.
- The site is within Seattle Directors Rule 15-2018 “Frequent Transit Area.”
- The site is in an urban village and frequent transit area. No vehicle parking is required.
- With future development of the rapid ride bus line, transit access for this location will only become stronger, and reduce dependence on automobile travel.

THIS SITE IS IN A FREQUENT TRANSIT AREA

BUS ROUTES:

CURRENT: 7, 50, 106

FUTURE: RapidRide R Line







LIGHT RAIL:

Light rail to Northgate and Angle Lake

PARKING:

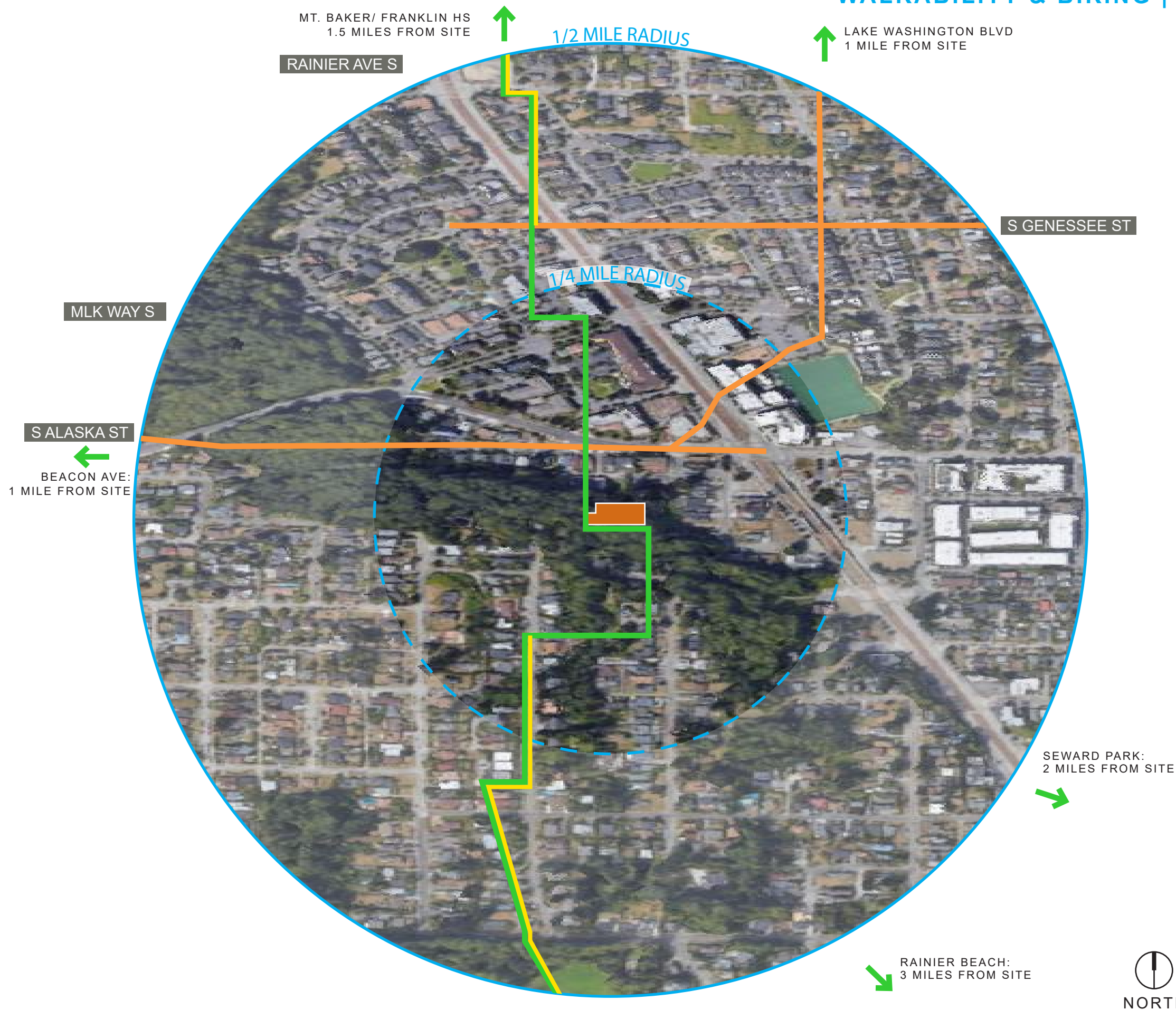
Parking not required per SMC.

LEGEND

-  METRO BUS STOP
-  METRO BUS ROUTE
-  FUTURE RAPID RIDE R LINE ROUTE
-  LIGHT RAIL STOP
-  LIGHT RAIL LINE
-  SITE





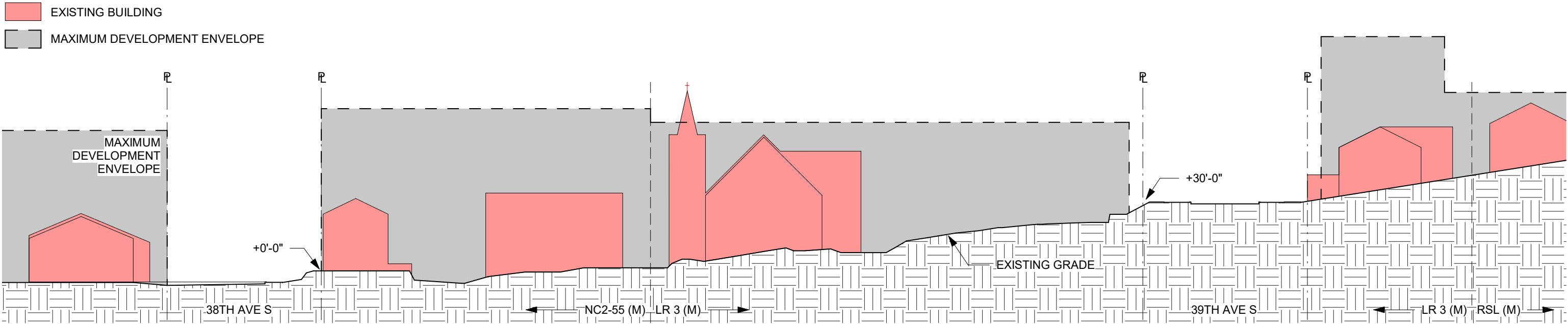


- Project site is situated in an urban village, offering much in the way of walking and biking opportunities.
- The heart of Columbia City is only a few blocks walk away, as is Genessee Park & Rainier Community Center.
- While limited bike infrastructure exists in South Seattle, the project site sits adjacent to one of the primary bike routes and more is planned in the near future.
- On a bicycle, residents of this project have vast amenities available within 15 minute ride, with Beacon Ave and Lake Washington 1 mile away, Mount Baker and Franklin High School 1.5 miles away, Seward Park 2 miles away, and Rainier Beach 3 miles away.
- “Stay Healthy Streets” are neighborhood streets closed to through traffic, but open for people walking, rolling, biking, and playing. The goal is to open up more space for people rather than cars as a way to improve community and individual health.

## LEGEND

- BIKE LANE
- NEIGHBORHOOD GREENWAY
- STAY HEALTHY STREET
- SITE





SITE SECTION: E-W SECTION LOOKING NORTH

LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS 21, 22, 23, 24, 25, 26, 27, 28 AND 29, BLOCK 2, KRAMER HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 66, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 65 FEET OF LOT 30, BLOCK 2, KRAMER HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 66, IN KING COUNTY, WASHINGTON.

GRADE CHANGE

- ~30' Up from west to east
- ~10' Up from north to south



- Characteristic of an Urban Village condition, there are a wide variety of uses and building types in just the immediate 9-block region around this project.
- Of the blocks surrounding this site, 3 are under development of large apartment buildings
- Dense residential housing, spread-out single-family homes, park space and community centers, as well as commercial.
- This project will combine many of these functions within one site.

**STRUCTURE TYPE**

1. RAINIER PLAYFIELD
2. RAINIER COMMUNITY CENTER
3. SEATTLE PUBLIC LIBRARY
4. ANGELINE APARTMENTS
5. BANK OF AMERICA
6. ARK LODGE CINEMAS, OTHER RETAIL
7. SELAH COUNSELING SEATTLE
8. WAFD BANK
9. SEED OF LIFE CENTER-EARLY LEARNING
10. ALTA ARLO APARTMENTS
11. GENESEE PARK APARTMENTS
12. SPARTAN HOUSE APARTMENTS
13. RAINIER COMMUNITY CENTER GARDEN

**STRUCTURE USE**

- SINGLE FAMILY HOME
- TOWNHOME/DUPLEX
- APARTMENTS
- RETAIL/COMMERCIAL
- HEALTH
- COMMUNITY/OPEN SPACE

**LEGEND**

- 9-BLOCK BOUNDARY
- SITE
- STREET



EXISTING SURROUNDING USES AND STRUCTURES IN 9-BLOCK BOUNDARY  
\* SEE PAGE 15 FOR ZONING INFORMATION





**SITE ADDRESSES:** 3728, 3808, 3818/3740 S Angeline Street

**PARCEL NO(S):** 3728: 3929400056, 3808: 3929400040, 3818: 3929400005

**ZONING:**  
3728: Neighborhood Commercial 2 - 55(M)  
3808: Neighborhood Commercial 2 - 55(M)  
3818/3740: Low Rise 3(M)

**OVERLAY:** Columbia City (Residential Urban Village)

**LOT AREA:**  
3728 Lot Size NC2 – 55(M): 1,950 SF  
3808 Lot Size NC2 – 55(M): 11,160 SF  
3818/3740 Lot Size LR3(M):: 20,051 SF  
Combined Lots: 33,161 SF

**BUILDING FOOTPRINT:** 22,659 SF  
**BUILDING AREA:** 98,681 SF

**FAR:**  
NC2-55(M) = 3.75 Max.  
LR3(M) = 2.30 Max.

**ALLOWABLE FLOOR AREA:**  
13,100 \* 3.75 = 49,162.5 SF  
20,051 \* 2.3 = 46,117.3 SF

**PROPOSED UNIT COUNT/DISTRIBUTION:**  
1-Bed = 40  
2-Bed = 29  
3-Bed = 18  
Total units = 87

**AMENITY AREA REQUIRED:**  
NC2(M) R area on NC \* 5% = 1588 SF  
LR3(M) Lot Area \* 25% = 5264.92 SF

**SEPA:** REQUIRED  
**ECA:** EXEMPTION REQUESTED

**ADMINISTRATIVE CONDITIONAL USE REQUEST:**  
Institution Uses, Other Than Public Schools, Not Meeting  
Development Standards in Multifamily Zones (Table A 23.45.504;  
23.45.506)

LAND USE CODE SUMMARY			SEATTLE MUNICIPAL CODE TITLE 23
CHAPTER 23.47A COMMERICAL - NC2 55(M)			
23.47A.004	TABLE A PERMITTED AND PROHIBITED USES NC2 - PERMITTED C.8. OFFICES = LIMITED TO 25,000 SQUARE FEET E.3. CHILD CARE CENTERS J.1. RESIDENTIAL USES NOT LISTED BELOW	COMPLIES	
23.47A.005	STREET-LEVEL USES NO RESTRICTIONS	COMPLIES	
23.47A.008	STREET-LEVEL DEVELOPMENT STANDARDS A.2. BLANK FACADES b. BLANK SEGMENTS OF THE STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCCED 20 FEET IN WIDTH. c. THE TOTAL OF ALL BLANK FAÇADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET. A.3 STREET-LEVEL, STREET-FACING FACADE SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE UNLESS WIDER SIDEWALKS, PLAZAS OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED. B. NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS 2. TRANSPARENCY a. 60% OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWLAK SHALL BE TRANSPARENT. FOR PURPOSES OF CALCULATING THE 60% OF A STRUCTURE'S STREET-FACING FACADE, THE WIDTH OF A DRIVEWAY AT STREET LEVEL, NOT TO EXCEED 22 FEET, MAY BE SUBTRACTED FROM THE WIDTH OF THE STREET-FACING FACADE IF THE ACCESS CANNOT BE PROVIDED FROM AN ALLEY OR FROM A STREET THAT IS NOT A DESIGNATED PRINCIPAL PEDESTRIAN STREET. 4. HEIGHT PROVISIONS FOR NEW STRUCTURES. NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR TO FLOOR HEIGHT OF AT LEAST 13 FEET.	COMPLIES	
23.47A.012	STRUCTURE HEIGHT - 55' AS MAPPED C.2. ...PARAPETS...MAY EXTEND...4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT. C.4. FOLLOWING ROOFTOP FEATURES MAY EXTEND UP TO 15 FEET ABOVE THE APPLICABLE HEIGHT LIMIT, AS LONG AS THE COMBINED TOTAL COVERAGE OF ALL FEATURES GAINING ADDITIONAL HEIGHT LISTED IN THIS SUBSECTION 23.47A.012.C.4, INCLUDING WEATHER PROTECTION SUCH AS EAVES OR CANOPIES EXTENDING FROM ROOFTOP FEATURES, DOES NOT EXCEED 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT: A. SOLAR COLLECTORS; B. MECHANICAL EQUIPMENT; F. STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET. C.6. THE ROOFTOP FEATURES LISTED IN THIS SUBSECTION 23.47A.012.C.6 SHALL BE LOCATED AT LEAST 10 FEET FROM THE NORTH LOT LINE UNLESS A SHADOW DIAGRAM IS PROVIDED THAT DEMONSTRATES THAT LOCATING SUCH FEATURES WITHIN 10 FEET OF THE NORTH LOT LINE WOULD NOT SHADE PROPERTY TO THE NORTH ON JANUARY 21 AT NOON MORE THAN WOULD A STRUCTURE BUILT TO MAXIMUM PERMITTED HEIGHT AND FAR: A. SOLAR COLLECTORS; F. NON-FIREWALL PARAPETS.	COMPLIES	

23.47A.013	FLOOR AREA RATIO TABLE A FOR 23.47A.013 FLOOR AREA RATIO (FAR) LIMIT OUTSIDE OF THE STATION AREA OVERLAY DISTRICT HEIGHT LIMIT (IN FEET) FAR 55 3.75  B. THE FOLLOWING GROSS FLOOR AREA IS NOT COUNTED TOWARD FAR: 1. ALL STORIES, OR PORTIONS OF STORIES, THAT ARE UNDERGROUND; 2. ALL PORTIONS OF A STORY THAT EXTEND NO MORE THAN 4 FEET ABOVE EXISTING OR FINISHED GRADE, 8. ALL GROSS FLOOR AREA IN CHILD CARE CENTERS.	COMPLIES
23.47A.014	SETBACK REQUIREMENTS B. SETBACK REQUIREMENTS FOR LOTS ABUTTING OR ACROSS THE ALLEY FROM RESIDENTIAL ZONES 2. AN UPPER-LEVEL SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A LOT IN AN LR, MR, OR HR ZONE OR THAT ABUTS A LOT THAT IS ZONED BOTH COMMERCIAL AND LR, MR, OR HR IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50 PERCENT OF THE WIDTH OR DEPTH OF THE LOT, AS FOLLOWS: A. TEN FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 65 FEET; AND B. FOR EACH PORTION OF A STRUCTURE ABOVE 65 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 1 FOOT OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 65 FEET, UP TO A MAXIMUM SETBACK OF 20 FEET. 3. AN UPPER-LEVEL SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A LOT IN A SINGLE-FAMILY ZONE, THAT IS ACROSS AN ALLEY FROM A LOT IN A SINGLE-FAMILY ZONE, OR THAT ABUTS A LOT THAT IS ZONED BOTH COMMERCIAL AND SINGLE-FAMILY IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50 PERCENT OF THE WIDTH OR DEPTH OF THE LOT AS FOLLOWS: A. FIFTEEN FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND B. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 3 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET. D. FACADE MODULATION. FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, AT LEAST ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE. FOR STRUCTURES WITH A WIDTH OF MORE THAN 500 FEET, AT LEAST TWO PORTIONS OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH AND SEPARATED BY AT LEAST 100 FEET MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE. G. STRUCTURES AND PROJECTIONS IN REQUIRED SETBACKS  5. FENCES, BULKHEADS, FREESTANDING WALLS, AND OTHER SIMILAR STRUCTURES A. FENCES, FREESTANDING WALLS, AND OTHER SIMILAR STRUCTURES 6 FEET OR LESS IN HEIGHT ABOVE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, ARE PERMITTED IN REQUIRED SETBACKS. THE 6-FOOT HEIGHT MAY BE AVERAGED ALONG SLOPING GRADE FOR EACH 6-FOOT-LONG SEGMENT OF THE FENCE, BUT IN NO CASE MAY ANY PORTION OF THE FENCE EXCEED 8 FEET. B. BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN ANY REQUIRED SETBACK WHEN LIMITED TO 6 FEET IN HEIGHT. MEASURED ABOVE EXISTING GRADE. A GUARDRAIL NO HIGHER THAN 42	COMPLIES



	<p>INCHES MAY BE PLACED ON TOP OF A BULKHEAD OR RETAINING WALL EXISTING AS OF SEPTEMBER 30, 1994. IF A FENCE IS PLACED ON TOP OF A NEW BULKHEAD OR RETAINING WALL, THE MAXIMUM COMBINED HEIGHT IS LIMITED TO 9.5 FEET.</p> <p>8. DUMPSTERS AND OTHER TRASH RECEPTACLES, EXCEPT FOR TRASH COMPACTORS, LOCATED OUTSIDE OF STRUCTURES ARE NOT PERMITTED WITHIN 10 FEET OF ANY LOT LINE THAT ABUTS A RESIDENTIAL ZONE AND MUST BE SCREENED PER THE PROVISIONS OF SECTION 23.47A.016.</p> <p>9. GREEN STORMWATER INFRASTRUCTURE (GSI) FEATURES ARE ALLOWED WITHOUT SETBACK RESTRICTIONS IF:</p> <p>A. EACH ABOVE-GRADE GSI FEATURE IS LESS THAN 4.5 FEET TALL, EXCLUDING PIPING;</p> <p>B. EACH ABOVE-GRADE GSI FEATURE IS LESS THAN 4 FEET WIDE; AND</p> <p>C. THE TOTAL STORAGE CAPACITY OF ALL ABOVE-GRADE GSI FEATURES IS NO GREATER THAN 600 GALLONS.</p> <p>10. ABOVE-GRADE GSI FEATURES LARGER THAN WHAT IS ALLOWED IN SUBSECTION 23.47A.014.G.9 ARE ALLOWED WITHIN A REQUIRED SETBACK IF:</p> <p>A. ABOVE-GRADE GSI FEATURES DO NOT EXCEED TEN PERCENT COVERAGE OF ANY ONE SETBACK AREA;</p> <p>B. NO PORTION OF AN ABOVE-GRADE GSI FEATURE IS LOCATED CLOSER THAN 2.5 FEET FROM A SIDE LOT LINE;</p> <p>C. NO PORTION OF AN ABOVE-GRADE GSI FEATURE PROJECTS MORE THAN 5 FEET INTO A FRONT OR REAR SETBACK AREA; AND</p> <p>D. ABOVE-GRADE GSI FEATURES MEET ALL APPLICABLE BUILDING CODE AND PLUMBING CODE REQUIREMENTS.</p>	
23.47A.016	<p>LANDSCAPING AND SCREENING STANDARDS</p> <p>A. LANDSCAPING REQUIREMENTS</p> <p>2. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER, PURSUANT TO SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITH:</p> <p>A. DEVELOPMENT CONTAINING MORE THAN FOUR NEW DWELLING UNITS OR A CONGREGATE RESIDENCE</p> <p>B. STREET TREE REQUIREMENTS</p> <p>1. STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED</p>	COMPLIES
23.47A.017	<p>MANDATORY HOUSING AFFORDABILITY IN C AND NC ZONES</p> <p>C AND NC ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX ARE SUBJECT TO THE PROVISIONS OF CHAPTERS 23.58B AND 23.58C.</p>	
23.47A.020	<p>ODOR STANDARDS</p> <p>A. THE VENTING OF ODORS, VAPORS, SMOKE, CINDERS, DUST, GAS, AND FUMES SHALL BE AT LEAST 10 FEET ABOVE FINISHED SIDEWALK GRADE, AND DIRECTED AWAY TO THE EXTENT POSSIBLE FROM USES WITHIN 50 FEET OF THE VENT.</p>	
23.47A.022	<p>LIGHT AND GLARE STANDARDS</p> <p>A. EXTERIOR LIGHTING MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT USES.</p> <p>C. TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO (2) VEHICLES SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN FIVE (5) FEET AND SIX (6) FEET IN HEIGHT, OR SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST FIVE (5) FEET IN HEIGHT. IF THE ELEVATION OF THE LOT LINE IS DIFFERENT FROM THE FINISHED ELEVATION OF THE DRIVEWAYS OR PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY SUBSTITUTE FOR A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN SO LONG AS THE SCREEN ITSELF IS A MINIMUM OF THREE (3) FEET IN HEIGHT. THE DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE SCREENING IF IT IS NOT NEEDED DUE TO CHANGES IN TOPOGRAPHY, AGREEMENTS TO MAINTAIN AN EXISTING FENCE, OR THE NATURE AND LOCATION OF ADJACENT USES.</p>	COMPLIES
23.47A.024	<p>AMENITY AREA</p> <p>A. AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS CHAPTER 23.47A. GROSS FLOOR AREA, FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING. FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, BIORETENTION FACILITIES QUALIFY AS AMENITY AREAS.</p> <p>B. REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING STANDARDS, AS APPLICABLE:</p> <p>1. ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA.</p> <p>2. AMENITY AREAS SHALL NOT BE ENCLOSED.</p> <p>3. PARKING AREAS, VEHICULAR ACCESS EASEMENTS, AND DRIVEWAYS DO NOT QUALIFY AS AMENITY AREAS, EXCEPT THAT A WOONERF MAY PROVIDE A MAXIMUM OF 50 PERCENT OF THE AMENITY AREA IF THE DESIGN OF THE WOONERF IS APPROVED THROUGH A DESIGN REVIEW PROCESS PURSUANT TO CHAPTER 23.41.</p> <p>4. COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET, AND NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN SIZE.</p>	DEPARTURE REQUESTED
23.47A.032	<p>PARKING LOCATION AND ACCESS</p> <p>A. ACCESS TO PARKING</p> <p>1. NC ZONES. THE FOLLOWING RULES APPLY IN NC ZONES, EXCEPT AS PROVIDED UNDER SUBSECTIONS 23.47A.032.A.2 AND 23.47A.032.D:</p> <p>C. IF ACCESS IS NOT PROVIDED FROM AN ALLEY AND THE LOT ABUTS TWO OR MORE STREETS, ACCESS IS PERMITTED ACROSS ONE OF THE SIDE STREET LOT LINES PURSUANT TO SUBSECTION 23.47A.032.C, AND CURB CUTS ARE PERMITTED PURSUANT TO SUBSECTION 23.54.030.F.2.A.1.</p>	COMPLIES

LAND USE CODE SUMMARY			SEATTLE MUNICIPAL CODE TITLE 23
CHAPTER 23.45 MULTIFAMILY - LR 3(M)			
23.45.504	TABLE A PERMITTED AND PROHIBITED USES LR3 - PERMITTED A. RESIDENTIAL USES NOT LISTED BELOW B. INSTITUTIONS		COMPLIES
23.45.510	FLOOR AREA TABLE A FOR 23.45.510 FLOOR AREA RATIO (FAR) LIMIT WITH AN MHA SUFFIX LR3 INSIDE URBAN CNETERS AND URBAN VILLAGES = 2.3 FAR D. THE FOLLOWING FLOOR AREA IS EXEMPT FROM FAR LIMITS: 1. ALL STORIES, OR PORTIONS OF STORIES, THAT ARE UNDERGROUND.		COMPLIES
23.45.512	DENSITY LIMITS AND FAMILY-SIZE UNIT REQUIREMENTS-LR ZONES A. DENSITY LIMITS 4. DENSITY EXCEPTION FOR CERTAIN TYPES OF LOW-INCOME MULTIFAMILY RESIDENTIAL USES A. THE EXCEPTION IN THIS SUBSECTION 23.45.512.A.4 APPLIES TO LOW-INCOME RESIDENTIAL USES OPERATED BY A PUBLIC AGENCY OR A PRIVATE NONPROFIT CORPORATION. B. THE USES LISTED IN SUBSECTION 23.45.512.A.4.A SHALL HAVE A MAXIMUM DENSITY OF ONE DWELLING UNIT PER 400 SQUARE FEET OF LOT AREA IF A MAJORITY OF THE DWELLING UNITS ARE DESIGNED FOR AND DEDICATED TO TENANCIES OF AT LEAST THREE MONTHS, AND THE DWELLING UNITS REMAIN IN LOW-INCOME RESIDENTIAL USES FOR THE LIFE OF THE STRUCTURE.		COMPLIES
23.45.514	STRUCTURE HEIGHT TABLE A FOR 23.45.514 STRUCTURE HEIGHT FOR LR ZONES (IN FEET) HOUSING TYPE LR3 IN URBAN CENTERS, URBAN VILLAGES, AND STATION AREA OVERLAY DISTRICTS APARTMENTS 50  I. ROOFTOP FEATURES 4. IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND 23.45.514.F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES IN SUBSECTIONS 23.45.514.J.4.A THROUGH 23.45.514.J.4.F DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA (OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT): A. STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.I.6; B. MECHANICAL EQUIPMENT; 8. IN ORDER TO PROTECT SOLAR ACCESS FOR PROPERTY TO THE NORTH, THE APPLICANT SHALL EITHER LOCATE THE ROOFTOP FEATURES LISTED IN THIS SUBSECTION 23.45.514.I.8 AT LEAST 15 FEET FROM THE NORTH LOT LINE, OR PROVIDE SHADOW DIAGRAMS TO DEMONSTRATE THAT THE PROPOSED LOCATION OF SUCH ROOFTOP FEATURES WOULD SHADE PROPERTY TO THE NORTH ON JANUARY 21 AT NOON NO MORE THAN WOULD A STRUCTURE BUILT TO MAXIMUM PERMITTED BULK: A. SOLAR COLLECTORS;		COMPLIES
23.45.517	MANDATORY HOUSING AFFORDABILITY (MHA) IN MULTIFAMILY ZONES LR, MR, AND HR ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX ARE SUBJECT TO THE PROVISIONS OF CHAPTERS 23.58B AND 23.58C.		
23.45.518	SETBACK REQUIREMENTS TABLE A FOR 23.45.518 REQUIRED SETBACKS IN LR ZONES MEASURED IN FEET		DEPARTURE REQUESTED
	SETBACK	APARTMENTS	
	FRONT	5 MINIMUM	
	REAR	15 MINIMUM IF NO ALLEY	
	SIDE SETBACK FOR FACADES 40 FEET OIR LESS IN LENGTH	5	
	SIDE SETBACK FOR FACADES GREATER THAN 40 FEET IN LENGTH	7 AVERAGE; 5 MINIMUM	



	<p>A. LR ZONES</p> <p>2. UPPER-LEVEL SETBACKS IN LR2 AND LR3 ZONES</p> <p>A. AN UPPER-LEVEL SETBACK OF 12 FEET FROM THE FRONT LOT LINE IS REQUIRED FOR ALL PORTIONS OF A STRUCTURE ABOVE THE FOLLOWING HEIGHT:</p> <p>2) FIFTY-FOUR FEET FOR ZONES WITH A HEIGHT LIMIT OF 50 FEET.</p> <p>B. AN UPPER-LEVEL SETBACK OF 12 FEET FROM EACH SIDE OR REAR LOT LINE THAT ABUTS A LOT ZONED SINGLE-FAMILY IS REQUIRED FOR ALL PORTIONS OF THE STRUCTURE ABOVE 34 FEET IN HEIGHT.</p> <p>D. THROUGH LOTS. IN THE CASE OF A THROUGH LOT, EACH SETBACK, ABUTTING A STREET EXCEPT A SIDE SETBACK SHALL BE A FRONT SETBACK. REAR SETBACK REQUIREMENTS SHALL NOT APPLY TO THE LOT.</p> <p>7. FENCES</p> <p>A. FENCES NO GREATER THAN 6 FEET IN HEIGHT ARE PERMITTED IN ANY REQUIRED SETBACK OR SEPARATION, EXCEPT THAT FENCES IN THE REQUIRED FRONT SETBACK EXTENDED TO SIDE LOT LINES OR IN STREET SIDE SETBACKS EXTENDED TO THE FRONT AND REAR LOT LINES MAY NOT EXCEED 4 FEET IN HEIGHT. FENCES LOCATED ON TOP OF A BULKHEAD OR RETAINING WALL ARE ALSO LIMITED TO 4 FEET. IF A FENCE IS PLACED ON TOP OF A NEW BULKHEAD OR RETAINING WALL USED TO RAISE GRADE, THE MAXIMUM COMBINED HEIGHT IS LIMITED TO 9.5 FEET.</p> <p>8. BULKHEADS AND RETAINING WALLS</p> <p>A. BULKHEADS AND RETAINING WALLS USED TO RAISE GRADE MAY BE PLACED IN EACH REQUIRED SETBACK IF THEY ARE LIMITED TO 6 FEET IN HEIGHT, MEASURED ABOVE EXISTING GRADE. A GUARDRAIL NO HIGHER THAN 42 INCHES MAY BE PLACED ON TOP OF A BULKHEAD OR RETAINING WALL EXISTING AS OF JANUARY 3, 1997.</p> <p>B. BULKHEADS AND RETAINING WALLS USED TO PROTECT A CUT INTO EXISTING GRADE MAY NOT EXCEED THE MINIMUM HEIGHT NECESSARY TO SUPPORT THE CUT OR 6 FEET MEASURED FROM THE FINISHED GRADE ON THE LOW SIDE, WHICHEVER IS GREATER. IF THE BULKHEAD IS MEASURED FROM THE LOW SIDE AND IT EXCEEDS 6 FEET, AN OPEN GUARDRAIL OF NO MORE THAN 42 INCHES MEETING SEATTLE RESIDENTIAL CODE OR SEATTLE BUILDING CODE REQUIREMENTS MAY BE PLACED ON TOP OF THE BULKHEAD OR RETAINING WALL. ANY FENCE SHALL BE SET BACK A MINIMUM OF 3 FEET FROM SUCH A BULKHEAD OR RETAINING WALL.</p> <p>10. ABOVE-GRADE GREEN STORMWATER INFRASTRUCTURE (GSI) FEATURES ARE ALLOWED WITHOUT SETBACK OR SEPARATION RESTRICTIONS IF:</p> <p>A. EACH ABOVE-GRADE GSI FEATURE IS NO MORE THAN 4.5 FEET TALL, EXCLUDING PIPING;</p> <p>B. EACH ABOVE-GRADE GSI FEATURE IS NO MORE THAN 4 FEET WIDE; AND</p> <p>C. THE TOTAL STORAGE CAPACITY OF ALL ABOVE-GRADE GSI FEATURES IS NO GREATER THAN 600 GALLONS.</p> <p>11. ABOVE-GRADE GSI FEATURES LARGER THAN WHAT IS ALLOWED IN SUBSECTION 23.45.518.1.10 ARE ALLOWED WITHIN A REQUIRED SETBACK OR SEPARATION IF:</p> <p>A. ABOVE-GRADE GSI FEATURES DO NOT EXCEED TEN PERCENT COVERAGE OF ANY ONE SETBACK OR SEPARATION AREA;</p> <p>B. NO PORTION OF AN ABOVE-GRADE GSI FEATURE IS LOCATED CLOSER THAN 2.5 FEET FROM A SIDE LOT LINE; AND</p> <p>C. NO PORTION OF AN ABOVE-GRADE GSI FEATURE PROJECTS MORE THAN 5 FEET INTO A FRONT OR REAR SETBACK AREA.</p>	
23.45.522	<p>AMENITY AREA</p> <p>A.1. APARTMENTS IN LR ZONES IS EQUAL TO 25 PERCENT OF THE LOT AREA.</p> <p>A. 4. FOR APARTMENTS, AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE.</p> <p>D.2.A. IN LR ZONES, AN AMENITY AREA SHALL NOT BE ENCLOSED WITHIN A STRUCTURE.</p> <p>D. 5. COMMON AMENITY AREAS FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS SHALL MEET THE FOLLOWING CONDITIONS:</p> <p>A. NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN AREA, AND COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET.</p> <p>B. COMMON AMENITY AREAS SHALL BE IMPROVED AS FOLLOWS:</p> <p>1) AT LEAST 50 PERCENT OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES.</p> <p>2) ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART, OR OTHER SIMILAR FEATURES, SHALL BE PROVIDED.</p> <p>C. THE COMMON AMENITY AREA REQUIRED AT GROUND LEVEL FOR APARTMENTS SHALL BE ACCESSIBLE TO ALL APARTMENT UNITS.</p>	COMPLIES
23.45.524	<p>LANDSCAPING STANDARDS</p> <p>A.2.A LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER.</p> <p>B. STREET TREE REQUIREMENTS</p> <p>1. STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED</p>	COMPLIES
23.45.527	<p>STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES</p> <p>TABLE A: MAXIMUM STRUCTURE WIDTH WIDTH IN LR ZONES IN FEET</p> <p>LR3 INSIDE URBAN VILLAGES = 150 FOR APARTMENTS</p> <p>B. MAXIMUM FAÇADE LENGTH IN LOWRISE ZONES.</p> <p>1. THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE.</p>	DEPARTURE REQUESTED

23.45.534	<p>LIGHT AND GLARE STANDARDS</p> <p>A. EXTERIOR LIGHTING MUST BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES.</p> <p>C. TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO (2) VEHICLES SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN FIVE (5) FEET AND SIX (6) FEET IN HEIGHT, OR SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST FIVE (5) FEET IN HEIGHT. IF THE ELEVATION OF THE LOT LINE IS DIFFERENT FROM THE FINISHED ELEVATION OF THE DRIVEWAYS OR PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY SUBSTITUTE FOR A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN SO LONG AS THE SCREEN ITSELF IS A MINIMUM OF THREE (3) FEET IN HEIGHT. THE DIRECTOR MAY WAIVE THE REQUIREMENT FOR THE SCREENING IF IT IS NOT NEEDED DUE TO CHANGES IN TOPOGRAPHY, AGREEMENTS TO MAINTAIN AN EXISTING FENCE, OR THE NATURE AND LOCATION OF ADJACENT USES.</p>	COMPLIES
23.45.536	<p>PARKING LOCATION AND ACCESS</p> <p>B. 2. SURFACE PARKING</p> <p>A. EXCEPT AS OTHERWISE PROVIDED IN THIS SUBSECTION 23.45.536.B, SURFACE PARKING MAY BE LOCATED ANYWHERE ON A LOT EXCEPT:</p> <p>1) BETWEEN A PRINCIPAL STRUCTURE AND A STREET LOT LINE;</p> <p>2) IN THE REQUIRED FRONT SETBACK OR SIDE STREET SIDE SETBACK; AND</p> <p>3) WITHIN 20 FEET OF ANY STREET LOT LINE.</p> <p>C. ACCESS TO PARKING</p> <p>2. STREET ACCESS REQUIRED. ACCESS TO PARKING SHALL BE FROM THE STREET IF:</p> <p>A. THE LOT DOES NOT ABUT AN ALLEY.</p> <p>D. SCREENING OF PARKING</p> <p>1. PARKING SHALL BE SCREENED FROM DIRECT STREET VIEW BY:</p> <p>A. THE STREET-FACING FACADE OF A STRUCTURE;</p> <p>C. A FENCE OR WALL; OR</p> <p>D. LANDSCAPED AREAS, INCLUDING BIORETENTION FACILITIES OR LANDSCAPED BERMS.</p> <p>2. SCREENING PROVIDED BY A FENCE, WALL, OR VEGETATION IN A LANDSCAPED AREA SHALL NOT BE LOCATED WITHIN ANY REQUIRED SIGHT TRIANGLE AND SHALL MEET THE FOLLOWING CONDITIONS:</p> <p>A. THE FENCE, WALL, OR VEGETATION IN THE LANDSCAPED AREA SHALL BE AT LEAST 3 FEET TALL MEASURED FROM THE ELEVATION OF THE CURB, OR FROM THE ELEVATION OF THE STREET IF NO CURB IS PRESENT. IF THE ELEVATION OF THE GROUND AT THE BASE OF THE FENCE, WALL, OR LANDSCAPED AREA IS HIGHER THAN THE FINISHED ELEVATION OF THE PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY BE MEASURED AS A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN, SO LONG AS THE FENCE, WALL, OR VEGETATION IN THE LANDSCAPED AREA IS AT LEAST 3 FEET IN HEIGHT. IF LOCATED IN A SETBACK, THE FENCE OR WALL SHALL MEET THE REQUIREMENTS OF SUBSECTION 23.45.518.1.7.</p> <p>B. THE FENCE, WALL, OR VEGETATION IN THE LANDSCAPED AREA SHALL BE SET BACK AT LEAST 3 FEET FROM THE LOT LINE.</p>	DEPARTURE REQUESTED
23.45.545	<p>C. SOLAR COLLECTORS</p> <p>3. SOLAR COLLECTORS ON ROOFS. SOLAR COLLECTORS THAT ARE LOCATED ON A ROOF ARE PERMITTED AS FOLLOWS:</p> <p>A. IN LR ZONES UP TO 4 FEET ABOVE THE MAXIMUM HEIGHT LIMIT OR 4 FEET ABOVE THE HEIGHT OF STAIR OR ELEVATOR PENTHOUSE(S), WHICHEVER IS HIGHER;</p>	



LAND USE CODE SUMMARY			SEATTLE MUNICIPAL CODE TITLE 23
CHAPTER 23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE			
23.54.015	TABLE A REQUIRED PARKING FOR NON-RESIDENTIAL USES OTHER THAN INSTITUTIONS K. NON-RESIDENTIAL USES IN URBAN VILLAGES THAT ARE NOT WITHIN AN URBAN CENTER OR THE STATION AREA OVERLAY DISTRICT, IF THE NON-RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA = NO MINIMUM REQUIREMENT.		
23.54.015	TABLE B REQUIRED PARKING FOR RESIDENTIAL USES M. ALL RESIDENTIAL USES IN COMMERCIAL, RSL AND MULTIFAMILY ZONES WITHIN URBAN VILLAGES THAT ARE NOT WITHIN URBAN CENTER OR THE STATION AREA OVERLAY DISTRICT, IF THE RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA = NO MINIMUM REQUIREMENT. AND/OR P. FOR EACH DWELLING UNIT RENT AND INCOME-RESTRICTED AT OR BELOW 80 PERCENT OF THE MEDIAN INCOME = NO MINIMUM REQUIREMENT.		
23.54.015	TABLE C REQUIRED PARKING FOR PUBLIC USES AND INSTITUTIONS Q. GENERAL PUBLIC USES AND INSTITUTIONS, EXCEPT HOSPITALS, INCLUDING INSTITUTES FOR ADVANCED STUDY IN SINGLE-FAMILY ZONES, WITHIN URBAN VILLAGES THAT ARE NOT WITHIN THE STATION AREA OVERLAY DISTRICT, IF THE USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA = NO MINIMUM REQUIREMENT.		
23.54.015	TABLE D PARKING FOR BICYCLES B.2. CHILD CARE CENTERS      LONG TERM = 1/4,000 SF      SHORT TERM = 1/20 CHILDREN/2 SPACES MIN. B.8. RELIGIOUS FACILITIES      LONG TERM = 1/4,000 SF      SHORT TERM = 1/2,000 SF D.2. MULTI-FAMILY STRUCTURES <sup>5</sup> LONG TERM = 1/ UNIT      SHORT TERM = 1/20 UNITS <sup>5</sup> FOR EACH DWELLING RENT AND INCOME-RESTRICTED AT 60 PERCENT TO 31 PERCENT OF THE MEDIAN INCOME, LONG-TERM BICYCLE PARKING REQUIREMENTS MAY BE WHOLLY OR PARTIALLY WAIVED BY THE DIRECTOR AS A TYPE I DECISION IF THE WAIVER WOULD RESULT IN ADDITIONAL RENT AND INCOME RESTRICTED UNITS MEETING THE REQUIREMENTS OF THIS FOOTNOTE TO TABLE D FOR 23.54.015 AND WHEN A REASONABLE ALTERNATIVE SUCH AS, IN-UNIT VERTICAL BICYCLE STORAGE SPACE IS PROVIDED. THE DIRECTORS OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS AND SEATTLE DEPARTMENT OF TRANSPORTATION ARE AUTHORIZED TO PROMULGATE A JOINT DIRECTORS' RULE DEFINING REASONABLE ALTERNATIVES FOR LONG-TERM BICYCLE PARKING THAT MEETS THE STANDARDS OF THIS FOOTNOTE TO TABLE D FOR 23.54.015. DWELLING UNITS QUALIFYING FOR THIS PROVISION SHALL BE SUBJECT TO A HOUSING COVENANT, REGULATORY AGREEMENT, OR OTHER LEGAL INSTRUMENT RECORDED ON THE PROPERTY TITLE AND ENFORCEABLE BY THE CITY OF SEATTLE OR OTHER SIMILAR ENTITY, WHICH RESTRICTS RESIDENTIAL UNIT OCCUPANCY TO HOUSEHOLDS AT OR BELOW 60 PERCENT OF MEDIAN INCOME, WITHOUT A MINIMUM HOUSEHOLD INCOME REQUIREMENT. THE HOUSING COVENANT OR REGULATORY AGREEMENT INCLUDING RENT AND INCOME RESTRICTIONS SHALL BE FOR A TERM OF AT LEAST 40 YEARS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND SHALL BE RECORDED WITH THE KING COUNTY RECORDER, SIGNED AND ACKNOWLEDGED BY THE OWNER(S), IN A FORM PRESCRIBED BY THE DIRECTOR OF HOUSING OR THE WASHINGTON STATE HOUSING FINANCE COMMISSION. IF THESE PROVISIONS ARE APPLIED TO A DEVELOPMENT FOR HOUSING FOR PERSONS 55 OR MORE YEARS OF AGE, SUCH HOUSING SHALL HAVE QUALIFIED FOR EXEMPTIONS FROM PROHIBITIONS AGAINST DISCRIMINATION AGAINST FAMILIES WITH CHILDREN AND AGAINST AGE DISCRIMINATION UNDER ALL APPLICABLE FAIR HOUSING LAWS AND ORDINANCES.	COMPLIES	
23.54.030	PARKING SPACE AND ACCESS STANDARDS A. PARKING SPACE DIMENSIONS 1. "LARGE VEHICLE" MEANS THE MINIMUM SIZE OF A LARGE VEHICLE PARKING SPACE SHALL BE 8.5 FEET IN WIDTH AND 19 FEET IN LENGTH. 2. "MEDIUM VEHICLE" MEANS THE MINIMUM SIZE OF A MEDIUM VEHICLE PARKING SPACE SHALL BE 8 FEET IN WIDTH AND 16 FEET IN LENGTH. 3. "SMALL VEHICLE" MEANS THE MINIMUM SIZE OF A SMALL VEHICLE PARKING SPACE SHALL BE 7.5 FEET IN WIDTH AND 15 FEET IN LENGTH. 4. "BARRIER-FREE PARKING" MEANS A PARKING SPACE MEETING THE FOLLOWING STANDARDS: A. PARKING SPACES SHALL NOT BE LESS THAN 8 FEET IN WIDTH AND SHALL HAVE AN ADJACENT ACCESS AISLE NOT LESS THAN 5 FEET IN WIDTH. VAN-ACCESSIBLE PARKING SPACES SHALL HAVE AN ADJACENT ACCESS AISLE NOT LESS THAN 8 FEET IN WIDTH. WHERE TWO ADJACENT SPACES ARE PROVIDED, THE ACCESS AISLE MAY BE SHARED BETWEEN THE TWO SPACES. BOUNDARIES OF ACCESS AISLES SHALL BE MARKED SO THAT AISLES WILL NOT BE USED AS PARKING SPACE. B. A MINIMUM LENGTH OF 19 FEET OR WHEN MORE THAN ONE BARRIER-FREE PARKING SPACE IS PROVIDED, AT LEAST ONE SHALL HAVE A MINIMUM LENGTH OF 19 FEET, AND OTHER SPACES MAY BE THE LENGTHS OF SMALL, MEDIUM, OR LARGE SPACES IN APPROXIMATE PROPORTION TO THE NUMBER OF EACH SIZE SPACE PROVIDED ON THE LOT. 6. COLUMNS OR OTHER STRUCTURAL ELEMENTS MAY ENCROACH INTO THE PARKING SPACE A MAXIMUM OF 6 INCHES ON A SIDE, EXCEPT IN THE AREA FOR CAR DOOR OPENING, 5 FEET FROM THE LONGITUDINAL CENTERLINE OR 4 FEET FROM THE TRANSVERSE CENTERLINE OF A PARKING SPACE (SEE EXHIBIT A FOR 23.54.030). NO WALL, POST, GUARDRAIL, OR OTHER OBSTRUCTION, OR LOT LINE, IS PERMITTED WITHIN THE AREA FOR CAR DOOR OPENING. 7. IF THE PARKING SPACE IS NEXT TO A LOT LINE AND THE PARKING SPACE IS PARALLEL TO THE LOT LINE, THE MINIMUM WIDTH OF THE SPACE IS 9 FEET.	COMPLIES	
	B. 1. RESIDENTIAL USES B. WHEN MORE THAN FIVE PARKING SPACES ARE PROVIDED, A MINIMUM OF 60 PERCENT OF THE PARKING SPACES SHALL BE STRIPED FOR MEDIUM VEHICLES. THE MINIMUM SIZE FOR A MEDIUM PARKING SPACE SHALL ALSO BE THE MAXIMUM SIZE. FORTY PERCENT OF THE PARKING SPACES MAY BE STRIPED FOR ANY SIZE CATEGORY IN SUBSECTION 23.54.030.A, PROVIDED THAT WHEN PARKING SPACES ARE STRIPED FOR LARGE VEHICLES, THE MINIMUM REQUIRED AISLE WIDTH SHALL BE AS SHOWN FOR MEDIUM VEHICLES.	COMPLIES	

	B.2. NONRESIDENTIAL USES B. WHEN BETWEEN 11 AND 19 PARKING SPACES ARE PROVIDED, A MINIMUM OF 25 PERCENT OF THE PARKING SPACES SHALL BE STRIPED FOR SMALL VEHICLES. THE MINIMUM REQUIRED SIZE FOR THESE SMALL PARKING SPACES SHALL ALSO BE THE MAXIMUM SIZE. A MAXIMUM OF 65 PERCENT OF THE PARKING SPACES MAY BE STRIPED FOR SMALL VEHICLES. A MINIMUM OF 35 PERCENT OF THE SPACES SHALL BE STRIPED FOR LARGE VEHICLES. D.1. RESIDENTIAL USES. A. DRIVEWAY WIDTH. DRIVEWAYS LESS THAN 100 FEET IN LENGTH THAT SERVE 30 OR FEWER PARKING SPACES SHALL BE A MINIMUM OF 10 FEET IN WIDTH FOR ONE-WAY OR TWO-WAY TRAFFIC. D.2. NONRESIDENTIAL USES. A. DRIVEWAY WIDTHS. 2) THE MINIMUM WIDTH OF DRIVEWAYS FOR TWO WAY TRAFFIC SHALL BE 22 FEET AND THE MAXIMUM WIDTH SHALL BE 25 FEET. D.3. DRIVEWAY SLOPE FOR ALL USES. NO PORTION OF A DRIVEWAY, WHETHER LOCATED ON A LOT OR ON A RIGHT-OF- WAY, SHALL EXCEED A SLOPE OF 15 PERCENT, EXCEPT AS PROVIDED IN THIS SUBSECTION 23.54.030.D.3. THE MAXIMUM 15 PERCENT SLOPE SHALL APPLY IN RELATION TO BOTH THE CURRENT GRADE OF THE RIGHT-OF-WAY TO WHICH THE DRIVEWAY CONNECTS, AND TO THE PROPOSED FINISHED GRADE OF THE RIGHT-OF-WAY IF IT IS DIFFERENT FROM THE CURRENT GRADE. THE ENDS OF A DRIVEWAY SHALL BE ADJUSTED TO ACCOMMODATE AN APPROPRIATE CREST AND SAG. E. PARKING AISLES = 22' FOR MEDIUM STALLS & 24' FOR LARGE STALLS AT 90 DEGREE PARKING ANGLES.  G. SIGHT TRIANGLE 1. TWO WAY DRIVEWAYS AND EASEMENTS LESS THAN 22 FEET WIDE, A SIGHT TRIANGLE ON BOTH SIDES OF THE DRIVEWAY OR EASEMENT SHALL BE PROVIDED, AND SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FOR A DISTANCE OF 10 FEET FROM THE INTERSECTION OF THE DRIVEWAY OR EASEMENT WITH A DRIVEWAY, EASEMENT, SIDEWALK. 2. For two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified. 3. THE SIGHT TRIANGLE SHALL ALSO BE KEPT CLEAR OF OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32 INCHES AND 82 INCHES FROM THE GROUND. L. ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE. 1. RESIDENTIAL USES C. PARKING GARAGES FOR MULTIPLE RESIDENCES. WHEN PARKING FOR MULTIFAMILY RESIDENTIAL USES IS PROVIDED IN A PARKING GARAGE SERVING MULTIPLE RESIDENCES, A MINIMUM OF 20 PERCENT OF THOSE PARKING SPACES SHALL BE EV-READY. 2. NONRESIDENTIAL USES. WHEN PARKING IS PROVIDED FOR NONRESIDENTIAL USES, A MINIMUM OF TEN PERCENT OF THOSE SPACES SHALL BE EV-READY. 6. ACCESSIBLE PARKING, WHERE NEW EV-READY PARKING SPACES AND NEW ACCESSIBLE PARKING ARE	COMPLIES
23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS TABLE A SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS 51-100 DWELLING UNITS = 375 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 50. NON-RESIDENTIAL 0-5,000 SF = 82 SQUARE FEET NON-RESIDENTIAL 5,001-15,000 SF = 125 SQUARE FEET B. MIXED USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NON-RESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS SHOWN IN TABLE A FOR 23.54.040 FOR RESIDENTIAL DEVELOPMENT, PLUS 50 PERCENT OF THE REQUIREMENT FOR NON-RESIDENTIAL DEVELOPMENT. IN MIXED USE DEVELOPMENTS, STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING SHALL BE PROVIDED. D. THE STORAGE SPACE REQUIRED BY TABLE A FOR 23.54.040 SHALL MEET THE FOLLOWING REQUIREMENTS: 1. FOR DEVELOPMENTS WITH NINE DWELLING UNITS OR MORE, THE MINIMUM HORIZONTAL DIMENSION OF REQUIRED STORAGE SPACE IS 12 FEET; 2. THE FLOOR OF THE STORAGE SPACE SHALL BE LEVEL AND HARD-SURFACED, AND THE FLOOR BENEATH GARBAGE OR RECYCLING COMPACTORS SHALL BE MADE OF CONCRETE; AND 3. IF LOCATED OUTDOORS, THE STORAGE SPACE SHALL BE SCREENED FROM PUBLIC VIEW AND DESIGNED TO MINIMIZE LIGHT AND GLARE IMPACTS.	
	F. ACCESS FOR SERVICE PROVIDERS TO THE STORAGE SPACE FROM THE COLLECTION LOCATION SHALL MEET THE FOLLOWING REQUIREMENTS: 1. FOR CONTAINERS 2 CUBIC YARDS OR SMALLER: A. CONTAINERS TO BE MANUALLY PULLED SHALL BE PLACED NO MORE THAN 50 FEET FROM A CURB CUT OR COLLECTION LOCATION; B. COLLECTION LOCATION SHALL NOT BE WITHIN A BUS STOP OR WITHIN THE RIGHT-OF-WAY AREA ABUTTING A VEHICULAR LANE DESIGNATED AS A SOLE TRAVEL LANE FOR A BUS; C. ACCESS RAMPS TO THE STORAGE SPACE AND COLLECTION LOCATION SHALL NOT EXCEED A GRADE OF SIX PERCENT; AND D. ANY GATES OR ACCESS ROUTES FOR TRUCKS SHALL BE A MINIMUM OF 10 FEET WIDE. 2. FOR CONTAINERS LARGER THAN 2 CUBIC YARDS AND ALL COMPACTED REFUSE CONTAINERS: A. DIRECT ACCESS SHALL BE PROVIDED FROM THE ALLEY OR STREET TO THE CONTAINERS; B. ANY GATES OR ACCESS ROUTES FOR TRUCKS SHALL BE A MINIMUM OF 10 FEET WIDE; C. COLLECTION LOCATION SHALL NOT BE WITHIN A BUS STOP OR WITHIN THE STREET RIGHT-OF-WAY AREA ABUTTING A VEHICULAR LANE DESIGNATED AS A SOLE TRAVEL LANE FOR A BUS; D. IF ACCESSED DIRECTLY BY A COLLECTION VEHICLE, WHETHER INTO A STRUCTURE OR OTHERWISE, A 24-FOOT OVERHEAD CLEARANCE SHALL BE PROVIDED. G. ACCESS FOR OCCUPANTS TO THE STORAGE SPACE FROM THE COLLECTION LOCATION SHALL MEET THE FOLLOWING REQUIREMENTS: 1. DIRECT ACCESS SHALL BE PROVIDED FROM THE ALLEY OR STREET TO THE CONTAINERS; 2. A PICK-UP LOCATION WITHIN 50 FEET OF A CURB CUT OR COLLECTION LOCATION SHALL BE DESIGNATED THAT MINIMIZES ANY BLOCKAGE OF PEDESTRIAN MOVEMENT ALONG A SIDEWALK OR OTHER RIGHT-OF-WAY; 3. IF A PLANTING STRIP IS DESIGNATED AS A PICK-UP LOCATION, ANY REQUIRED LANDSCAPING SHALL BE DESIGNED TO ACCOMMODATE THE SOLID WASTE AND RECYCLABLE CONTAINERS WITHIN THIS AREA.	COMPLIES



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8.0 ITEMIZED RESPONSE TO EDG

1. MASSING

STAFF DIRECTION:

1.a. Staff supports the continued exploration of the preferred massing option, Alternative 3 –which targets placing the Child Development Center and Community Space to the center of the building mass and access to surface parking at northeast corner of the structure adjacent to 39th Ave S. (CS2-D2, CS2-D1, CS3-A4, CS3-B1PL2-A1, DC1-B1, DC2-A2, DC2-B1, DC2-D1)

RESPONSE:

- Staff supported preferred massing (Alternative 3), and the concept has been refined to use art and color to break down the massing.

STAFF DIRECTION:

1.b. Echoing public comment, Staff is concerned with how the proposed building transitions from the proposed height of 61'-4" to the adjacent RSL zone and the single-family residences located to the north. The design team shall provide additional information graphics depicting the relationship of the proposed building to the adjacent residential buildings. (CS2-A-2, CS2-B CS2-C-2, CS2-D), DC2-A, DC2-E)

RESPONSE:

- Where the building shares a property line with the single-family home in the RSL zone to the north, it sits back over 57' south from the property line, while also being the lowest height at this location (23'-9"). [Figure 1.1]
- On the west end of the building, where the lowest grade results in the greatest building height (60'-0"), it is within and adjacent to NC2-55 Zoning. [Figure 1.2]
- At the eastern and north eastern end of the building, where the highest grade and adjacent to LR and single-family zones, the massing is reduced. [Figure 1.3]

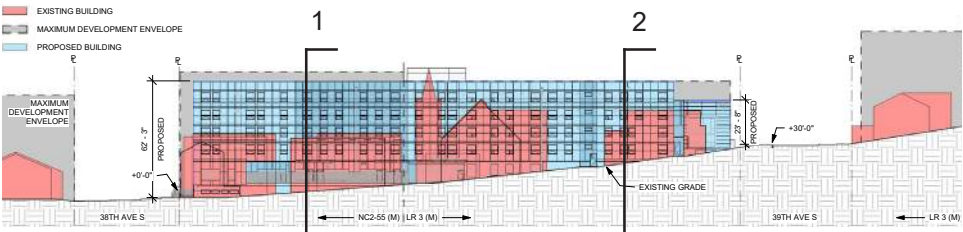


Figure 1.1: Elevation showing existing structures, maximum development envelope and proposed building mass.

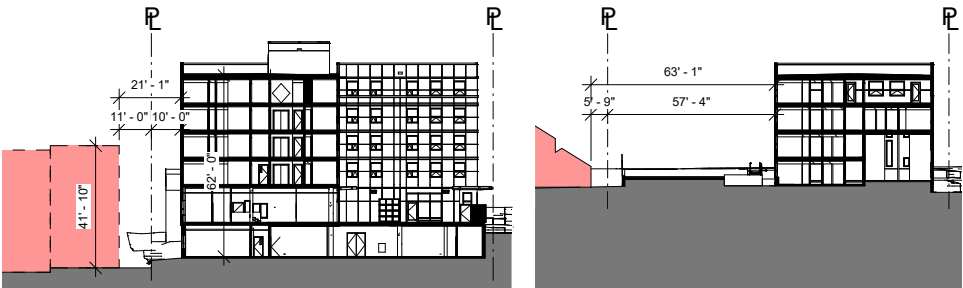


Figure 1.2: Section showing relationship to northwest property.

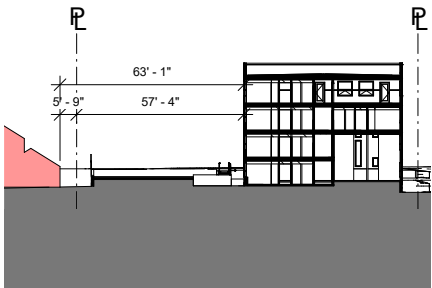


Figure 1.3: Section showing relationship to north property.

STAFF DIRECTION:

1.c. Staff generally supports the individual points of entry for the different building uses that includes Childcare and development, Residences, and Church directly from S. Angeline Street. (CS1-C-1, CS1-C-2, CS2-A, CS2-B, CS2-D)

RESPONSE:

- Unique and separate entries have been refined at all principal locations (Business T.I., Child Development Center, Residential, & Church). Signage for each entry as well as wayfinding signage will be provided.

STAFF DIRECTION:

1.d. Staff is concerned with the placement of the Child Development Center Play Area in relationship to the residential entry and recommends the project team clarify how the space will be designed for the different user groups, monitored where necessary, and how spaces will be secured during activities with children. (PL2-B1, PL2-B3, PL3-A1, PL3-A2, PL3-A4, PL3-A2)

RESPONSE:

- Residential and Child Development Center entries have been refined to include a deep entry court adjacent to the building manager office, which will help separate and define the two entrances, while also allowing for close supervision of this area by building staff.
- The play area will also be secured with a 6' tall fence and access-controlled gate during program hours. During off hours, the play area will be accessible through the exterior gate and the common room through the residential entry.

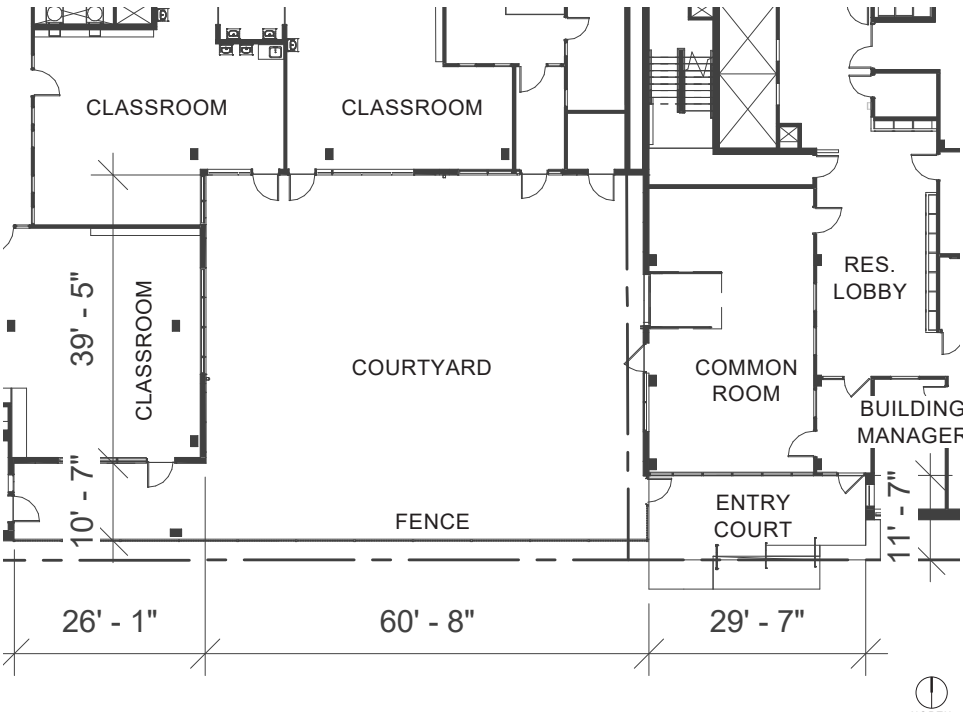


Figure 1.4: Plan showing entry court, building manager's office, courtyard, and surrounding spaces providing supervision.

STAFF DIRECTION:

1.e. While parking is not required for this project, Staff generally supports the single point of entry for the surface parking lot of 39th Ave S. However, Staff does not support the placement of parking stall immediately adjacent to 39th Ave S without an intervening use and suggests that the design team develop an alternative design that does not place parking within 20 feet of the street lot line. (CS2-B, CS2-C, DC2-A, DC2-E)

RESPONSE:

- Many design alternatives were explored, though the design team maintains that any scheme which eliminates parking stalls within 20' of 39th Ave S property line result in less parking for the project, which was of primary concern to the neighborhood.
- Landscaping, fencing and signage have been integrated to minimize this impact to the residential neighborhood. It also greatly improves the current condition of the existing surface parking lot.
- See Departure Request 9.

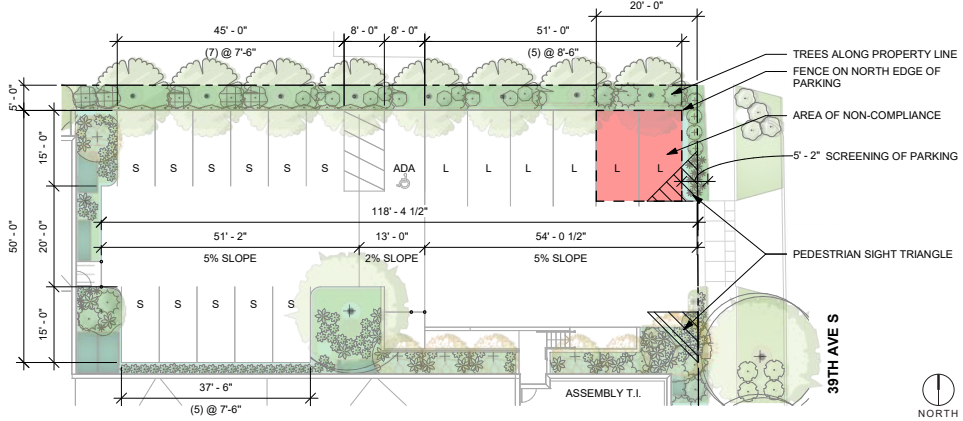


Figure 1.5: Plan showing detailing of parking lot

2. ARCHITECTURAL CONCEPT

STAFF DIRECTION:

2.a. Staff generally supports the location and layout of the building footprint depicted in the preferred alternative but does not necessarily recognize a unifying architectural concept outside of the provision of specific programming needs. The development shall communicate a clear and concise architectural concept that is based on building typology, physical features, historical precedence, area context or other elements. (CS2-D-5, DC1-A-2, DC3-A, DC3-B, DC3-C-2, DC4-C, DC4-D-2)

RESPONSE:

- The organizing concept behind this structure is the south-facing courtyard/plaza playspace which builds from the plaza design element commonly found in many Latin American architectural forms and is also a derivative of the existing topography and southern exposure. Organizing the structure around a play space centers El Centro de la Raza's mission to provide quality early childhood education.
- It was also important to create a specific identity for the Assembly T.I.. The massing breaks both vertically and horizontally to separate the use from the residential units. [Figure 3.2, 3.8]



## STAFF DIRECTION:

2.b. The design team shall provide additional graphic details demonstrating how the Child Development Center Play Area and Community Space, a joint use space, will function, physically; including how the space will be accessed, potentially segregated, and monitored, when necessary, as there appears to be a number of uses and/or user groups that will need to be segregated during different times of the day. (CS2-B, CS2-C-1, PL3-A-2, DC2-C DC2-D-1, DC4-D-1, DC4-D-2, DC4-D-4)

## RESPONSE:

- Access to the Child Development Center play area will be controlled by building staff. During hours of operation, the Child Development Center will have exclusive use of the space, while after hours, the space will be available to building residents and the public.
- The Level 2 Common Room has been revised to allow for more flexibility & diverse programming, including doors to control access directly from the vestibule/street, the courtyard, or the residential lobby. [Figure 2.1]
- See Departure Request 1 for additional information regarding access.

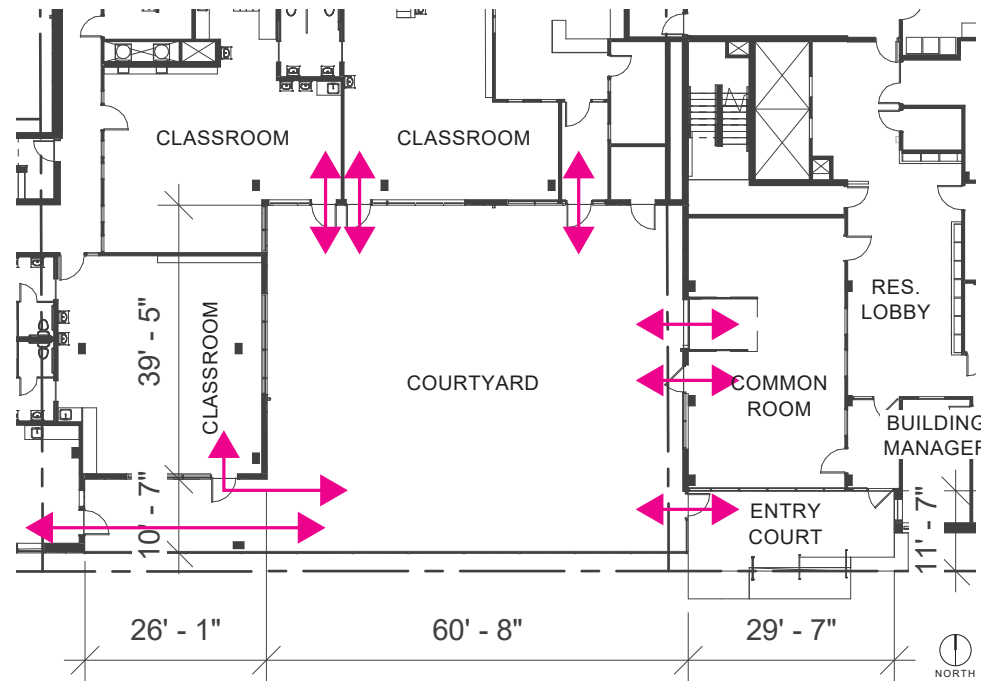


Figure 2.1: Plan showing courtyard space and points of ingress, all individually controlled for access by building staff.

## STAFF DIRECTION:

2.c. The design team shall demonstrate how the indoor Pre School -children's activities will spill out into the adjacent joint use Child Development Center Play Area and Community Space 'plaza area'. (CS2-B-2, CS2-C-1, CS3-A2, PL3-A-1, DC2-E)

## RESPONSE:

- Access to the play area will be controlled by Child Development Center staff during hours of Center operations. In addition to the main entry, each classroom has independent access to the play space to allow for maximum flexibility of play space access. [Figure 2.1]

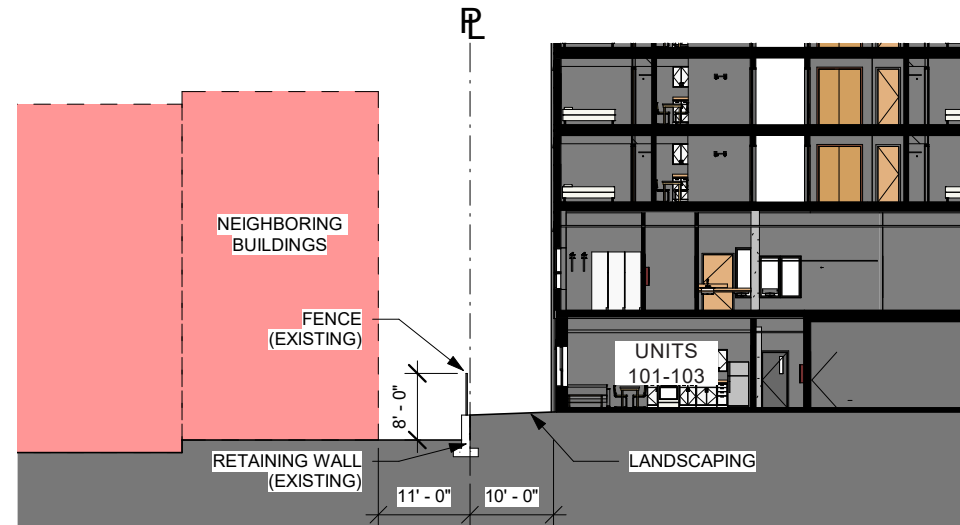


Figure 2.2: N-S section showing relationship of residential units to north property line.

## STAFF DIRECTION:

2.d. Staff is concerned with the living units located on Level 1, and their proximity to the solid waste storage and possible noise impacts related to the parking garage. Staff is also concerned that the living units will have limited access to light and air and emergency egress due to their location. The design team shall provide additional graphic details depicting the level one living units and how they have been equitably designed for the intended users. (CS1-B-2; DC3-B)

## RESPONSE:

- The project design team includes an acoustic consultant which has helped ensure acoustic separation between living units & trash room & parking areas. Owing to the construction type, window emergency egress is not required for these units. Light and air will be similar to other north-facing units above, given that these units are sitting above grade, have the same setback as above, and the site slopes down to the north. Additionally, native and shade-loving landscaping will enhance views from these rooms and increase privacy. [Figures 2.2-2.3]

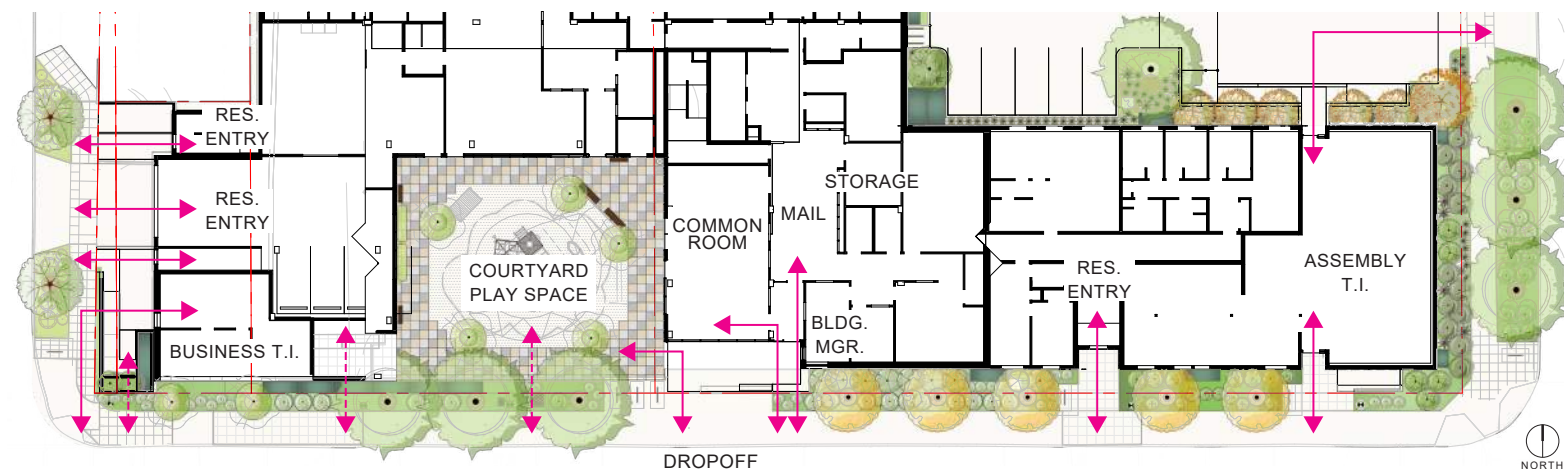


Figure 3.1: Site plan showing activity throughout site and eyes on the street. Dropoff and mail accommodations are also highlighted

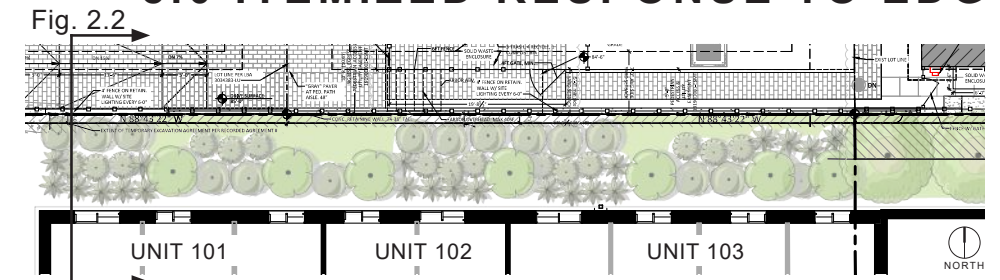


Figure 2.3: Landscape plan at north property line, showing planting and existing fence which will improve security for residential units.

## 3. ENTRIES, ACCESS & SECURITY STAFF DIRECTION:

3.a. The design team shall provide an analysis of how the 'common space' is programmed and how residents move from living units, and how children and childcare staff move from 'classrooms' through the common area and out to the street. (PL3-A, PL3-B, DC1-A, DC2-A-1, DC3-A)

## RESPONSE:

- See responses to 2b & 2c. Ingress to the Child Development Center is through the courtyard.

## STAFF DIRECTION:

3.b. Staff requests clarification on how residents and non-residents enter the building, the daycare centers and Church via their respective front entries and how security measures, eyes on the street or building monitoring will be implemented. (PL2-B, DC1-A, DC3-C, DC3-A, DC4-C)

## RESPONSE:

- See response to 1d, 2b, & 2c. The residential and Child Development Center entry area has been revised as a covered court which helps identify points of ingress with the addition of wayfinding signage. The location of the building manager adjacent to this space will help ensure security and eyes on the street at this location.
- The Assembly and Business T.I.s are on opposite ends of the building. The entrances throughout the entire site create activity and presence which will give a higher level of safety. Exterior lighting will also enhance safety. [Figure 3.1]



8.0 ITEMIZED RESPONSE TO EDG



Figure 3.2: Perspective views of building entries. From L-R: Child Development Center, Residential, Assembly T.I., and Business T.I.

STAFF DIRECTION:

3.c. The design team shall provide additional information on how the childcare and learn facilities, residential, and church entries will be designed to create individual architectural statements and visual cues that announce their location. The individual entries shall be designed as a collection of coordinated elements including doors, overhead features, ground surface materials, landscaping, lighting, and other features. (PL2-A, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)

RESPONSE:

- Entries to the Business T.I., Child Development Center, Residential, & Assembly have all been refined to include greater detail and unique identity. Signage for each use as well as accompanying wayfinding signage will maintain clarify for the entrances.
- The Business T.I. features a unique and separate entry court, with planting & gathering space, adjacent to the prominent Southwest corner, highlighted with tile murals above. [Figure 3.2]
- The Child Development Center and Residential entries will both be from an entry court which provides weather protection and staff supervision. Tile mural will also adorn this space, and help guide pedestrians coming from the east into the space. [Figure 3.2]
- The Assembly T.I. entry will be highlighted with siding treatment unique from the rest of the building, switching at a recess west of the Assembly T.I. A hardscaped “porch” element and unique door and canopy tied into a window "shadow box" further signify the switch from residential. [Figure 3.2]

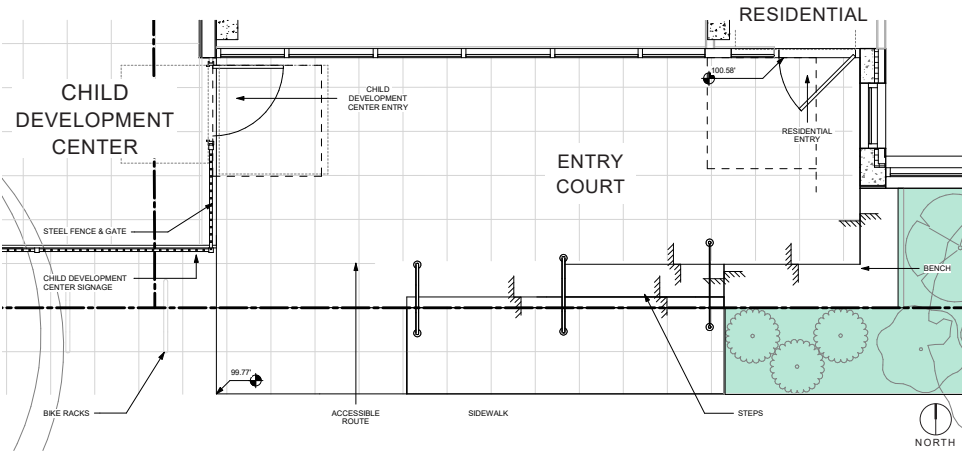


Figure 3.2: Plan showing child development center and residential entry court.

STAFF DIRECTION:

3.d. The design team shall demonstrate how and where packages and other deliveries occur as well as the locations for resident, children and staff, and parishioner drop off and pick-ups areas are located as there is currently no designated location or related information about the transition from curb to building or how the entries announce themselves for the respective users. (CS2-A-1, DC1-B)

RESPONSE:

- Mail & deliveries will be delivered to mail area and adjacent Storage room. Drop-off will occur on South Angeline adjacent to main entrance. This will be coordinated with SDOT. [Figure 3.1]

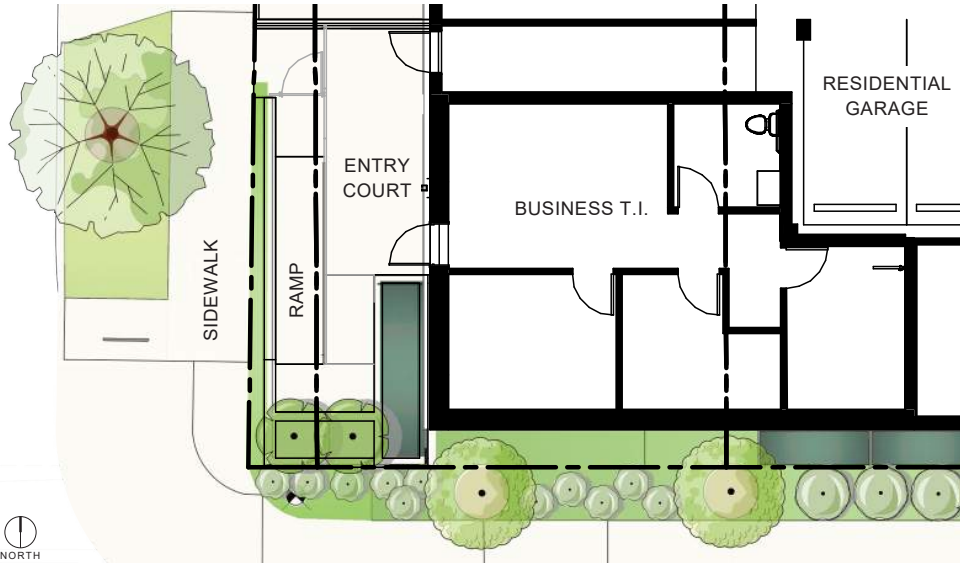


Figure 3.3: Plan showing business T.I. entry court.

STAFF DIRECTION:

3.e. Staff does not understand the relationship between the space identified as the Consejo Office located on level one to the rest of the building. The space appears to be isolated, with limited light exposure and no physical connection with the upper stories. It appears that users might be forced to walk outside or across the parking garage driveway isle to reach a stairway to the upper floors. The design team shall provide design details on how the office space is accessed, featured design elements, and its relationship to the garage parking a. Staff request additional studies on alternative designs for either connecting the Consejo office with the upper floors of the building or placing the office in an alternative location. (PL1-A-1, PL1-B-3, PL1-C, PL2-B, PL2-D-1, PL3-A-4, PL3-A-1, PL3-C-2, PL4-A)

RESPONSE:

- The space previously identified as Consejo Office has been re-identified as Assembly T.I. and will be leased to a separate entity from the building owner. This will be a fully independent office, open to the public, and intentionally does not connect with upper stories or residential areas. The entry court adjacent to this space will ensure that the office has adequate light and is identifiable as a separate building element.

STAFF DIRECTION:

3.f. The design team shall provide detailed designs for the below grade parking entry located off 38th Avenue S., including gate details, security checkpoints, traffic controls or warning or devices and signage. (PL4-B-2, CS2-A-1, DC1-B2)

RESPONSE:

- The partially below-grade parking entry located off 38th Ave. S will be controlled with an overhead garage door, and will include signage and transparent site elements to maintain necessary sight triangles. [Figure 3.4]

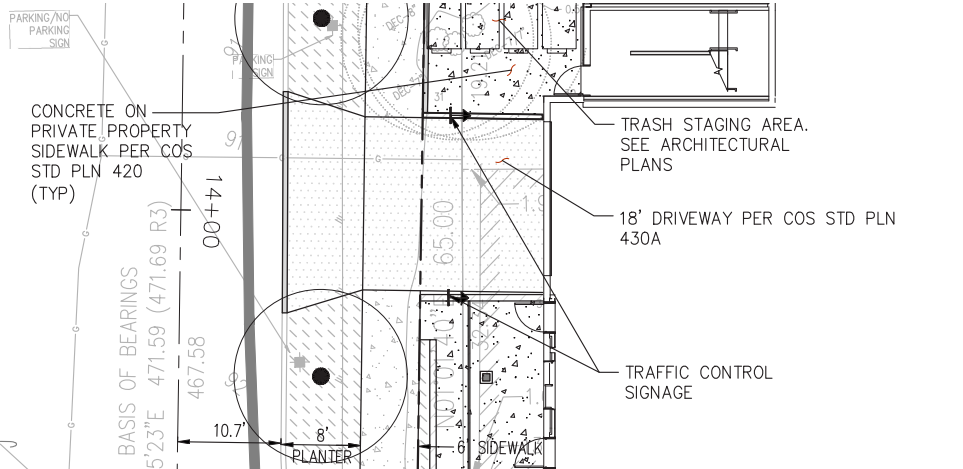


Figure 3.4: Civil site plan showing below grade parking entry.

STAFF DIRECTION:

3.g. The design team shall clearly demonstrate where short term bicycle storage is located. (PL4-B-2, DC1-B2)

RESPONSE:

- Short-term bicycle parking will be located across the entire project site, adjacent to each primary building entrance.

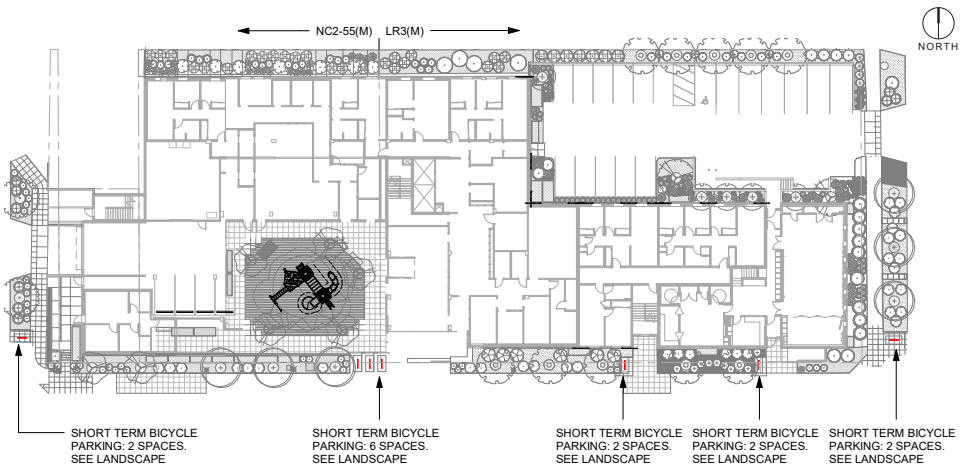


Figure 3.5: Site plan showing locations of short-term bike parking



**STAFF DIRECTION:**

3.h. Signage will be critical for wayfinding, particularly as it relates to navigating through community amenity daycare areas, residential access points and other spaces. Signage should add visual interest to the streetscape, relate to the design concept, and have a degree of cultural relevancy. The design team shall provide a conceptual signage plan at the Recommendation phase of the project. (PL2-D, DC4-B)

**RESPONSE:**

- A signage plan is being developed in collaboration with the owner. Signage will be provided for each use, and wayfinding information for building visitors will be located at the SW, SE and Residential entry locations.

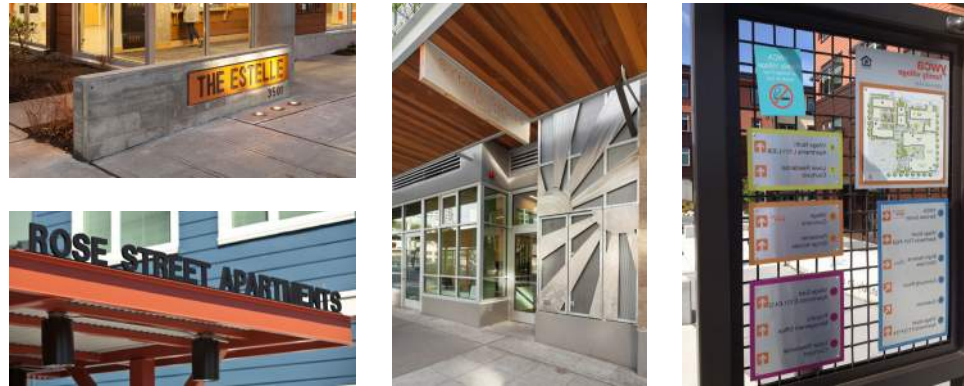


Figure 3.6: Signage examples for building, canopy, and wayfinding signage

**STAFF DIRECTION:**

3.i. The design team shall provide design details for the fencing along the northern property and its relationship with the level one living units, and between the south facing sidewalk and the outdoor children's play space. The design shall include information related to the degree of porosity, or accompanying landscaping elements, as well as other details (PL2-B, DC3-A, DC3-B, DC4-C, DC4-D.2)

**RESPONSE:**

- The project will be graded to meet the existing grades & fence lines of all adjacent projects. Specifically, the level one living units, grade will slope down towards the existing retaining walls and fencing along the adjacent property.

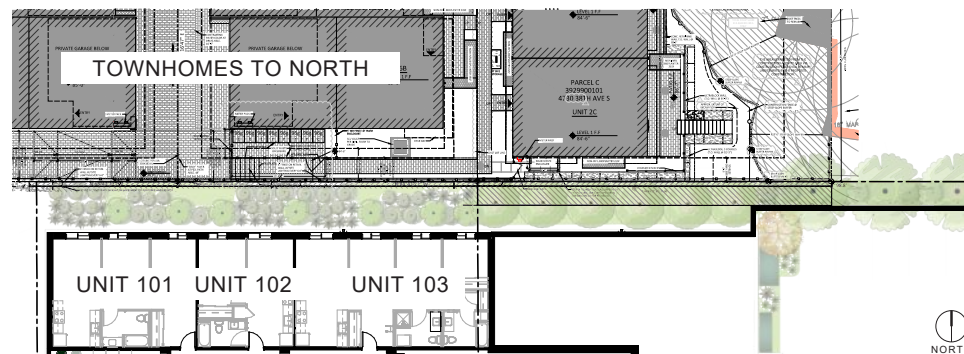


Figure 3.7: Plan showing condition at north property line, including landscaping and neighboring buildings' relationship with the proposed.



Figure 3.8: South elevation showing locations of art integration. Primary elements are the building cladding pattern and the integration of tile murals on Level 2.

**4. MATERIALS****STAFF DIRECTION:**

4.a. Staff generally supports using cultural iconography and art elements along exterior building facades. However, staff does not support the use of randomly placed colors that do not accompany plane changes, reveals, or other techniques designed to break down the building's visual mass. Staff requests further exploration and application of some of the design techniques depicted in your 'massing strategy exploration' study seen on page 29 of the EDG packet. The plane changes, window placement and materials depicted on page 29 show variations in location and styles, shifting planes, changes in colors and material which are not seen in your cover page imagery of the EDG packet. Materials and façade treatments are critical to the success of the massing alluded to in the depiction of your precedent imagery seen in the EDG packet. As such the design team shall explore alternative materials and textures that create greater visual interest along all building facades. (DC4-A-1, DC4-C, DC4-D-2)

**RESPONSE:**

- See elevations for revised art integration. Building façade treatment is more deliberate, and will align with building massing elements. Art will be focused on South and West elevations of Level 2, to provide pedestrian interest, while a pyramid pattern developed in collaboration between artists and El Centro de la Raza will provide greater visual interest along the larger masses of the building façade. [Figure 4.1]
- See "12: Material & Color Palette" for greater detail.

**STAFF DIRECTION:**

4.b. Staff does not support the use of the large out of scale sculptural element hanging off the south facing building facade, as depicted on page 53 of the EDG packet. For the next packet submission, the design team shall create a finer grain material and color pallet that uses more educational elements and cultural iconography. This may include interesting tiles, stamped or textured concrete, ground plane sundials, sculptural and educational elements, rounded corners for overhead protection, portal window, windows at corners for 'light from two sides, shifting windows, and other culturally relevant building ornamentation that goes beyond the very large painted murals depicted in the EDG packet. (PL2-B1, DC2-B-1, DC2-C, DC2-D-1)

**RESPONSE:**

- See "12: Material & Color Palette" for revised art integration. Sculptural elements have been removed, and art integration will focus on tile murals on Level 2 & artist-inspired siding pattern on levels 3-6. [Figure 4.1]

**STAFF DIRECTION:**

4.c. For the next packet submission, the design team shall include fully rendered elevations showing the proposed materials that clearly depict the character of the building from a variety of viewpoints and from a pedestrian experience or viewpoint. (DC2-B-1, DC2-C, DC2-D-1)

**RESPONSE:**

- Materials, colors, and proposed art locations have been added to elevations. Building color & siding pattern has been designed to highlight and break down principal building masses, art has been concentrated at pedestrian height. [Figure 4.1]



CONTEXT & SITE

CS1 Natural Systems and Site Features:

CS1-B Sunlight and Natural Ventilation

CS1-B-2\* - Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-C Topography

CS1-C-1\*- Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2\* - Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

RESPONSE:

- The proposed massing uses the slope of the site to reduce overall building height as the structure abuts the primarily single-family zoning to the north (zoned RSL) and east (zoned LR3). The building massing jogs south to minimize structure impact to the RSL to the north. Daylight is prioritized by maximizing southern exposure to the child development center and units by carving out a south facing courtyard. [Figure CS1.1, CS2.1, CS2.3]



Figure CS1.1: Elevation showing how building responds to site elevation changes and locates pronounced masses and entries accordingly.



Figure CS1.2: Perspective from SW, highlighting slope of site.

CS2 Urban Pattern and Form:

CS2-A Location in the City and Neighborhood\*

CS2-A-1\*\* - Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2\* - Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

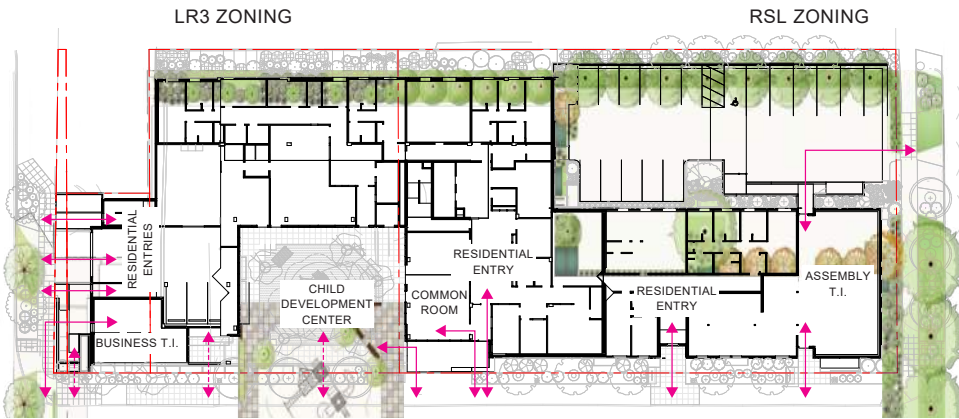


Figure CS2.1: Plan showing locations of entries and strong visual connections. General layout of building massing is also apparent.

RESPONSE:

- Sitting at the edge of the densifying heart of Columbia City, the prominent southwest corner of the building, with the landscaped Business T.I. Entry, 80 linear feet of tile mural, and striking siding pattern will provide a strong edge to the heart of Columbia City.
- In addition to the most visible corner, art, culturally-informed planting and the recessed courtyard contribute further to creating a unique landmark of a structure which helps tell the story of the diversity of the Americas and the region.
- Finally, and most importantly, the 80-student child development center, the south-facing courtyard open to the public after hours, and the public-facing community room (with not just resident but occasional neighborhood programming) will create a place brimming with activity. El Centro de la Raza operations, combined with those of the Assembly T.I. and office against the backdrop of such a unique building, will completely activate the block into a destination. [Figure CS2.1]

CS2-B Adjacent Sites, Streets, and Open Spaces\*\*\*

CS2-B-2\* - Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

(CS2-B-3) - Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

RESPONSE:

- The presence at the street is variable as the site and program changes. The southwest corner is tall, reflecting the zoning and proportion of the denser portions of Columbia City. The midblock features a welcoming entry and courtyard playspace, opening up the center of the block across from densely-built townhomes. The eastern end is much shorter, reflecting the transition to primarily single-family neighborhood. Various entries, multiple different gathering spaces, planting and art throughout, and changing siding patterns mean a pedestrian experience of great variety walking up the hill. [Figures CS1, CS1.2]

CS2-C Relationship to the Block\*

CS2-C-1\*\* - Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2\* - Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

(CS2-C-3) - Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

RESPONSE:

- While earlier schemes explored use of an efficient double-loaded corridor to the south of the site, the preferred scheme modulates the double-loaded corridor to provide open space and primary pedestrian entrance at the mid-block which breaks up the mass. The modulation of the building's primary mass mimics an assemblage of smaller buildings. [Figure CS1]
- Vertically, differentiation occurs primarily at the tall southwest corner, with retail on the ground floor, a wide band of vibrant tile murals on the second, and a colorful siding pattern up above. [Figure CS2.2]
- Horizontally, the functions vary between entries, planting, and gathering spaces, and the siding varies between art and siding materials (scaled particularly for a pedestrian). These tactics make the entire block variable, while consistent elements like siding pattern and art elements tie the building together. [Figure CS2.2]



Figure CS2.2: Elevation showing building massing, entries, and functions articulated through use of material and artwork.

CS2-D Height, Bulk, and Scale\*\*

CS2-D-2\* - Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

RESPONSE:

- Existing Site Features: The predominant feature of this existing site is the significant slope across it. This site feature is used across all schemes to help distinguish and give autonomous and accessible entry to each of four program elements. [Figure CS1]
- At the west end of the building, where the lowest grade and adjacent NC zone are located, the building mass is the greatest. At the eastern and north eastern end of the building, where the highest grade and adjacent to LR and single-family zones, the massing is reduced. [Figure CS2.3]



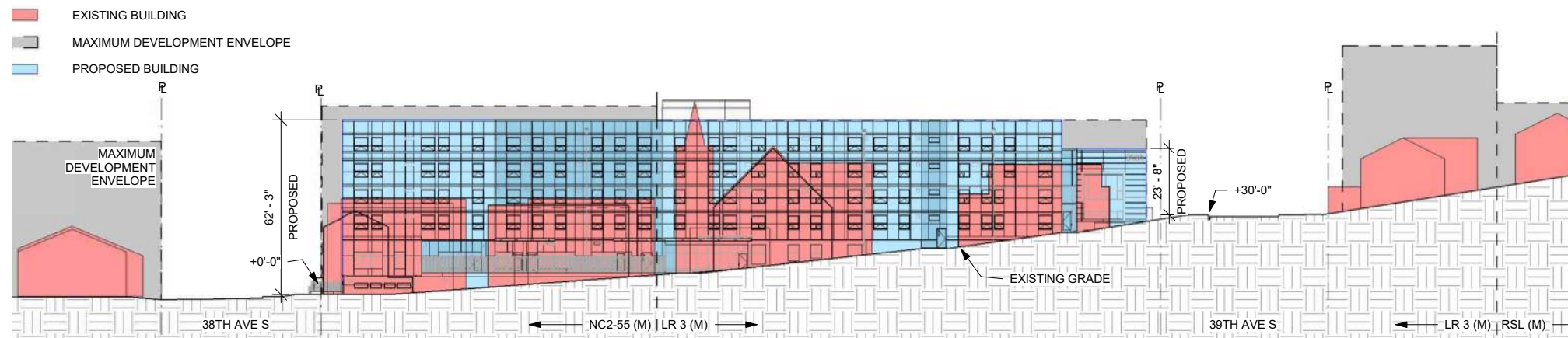


Figure CS2.3: Elevation showing existing buildings, existing slope, proposed building massing, maximum development envelope, and forfeited building mass

**CS2-D-1\* - Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**(CS2-D-3) - Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development.

**(CS2-D-4) - Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5\* - Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

## RESPONSE:

- Existing Development & Zoning: While existing and neighboring structures are currently a maximum of 3-stories to the south and directly west, there are many new and currently under construction buildings in the immediate vicinity to the north and west responding to the rezone of MHA. This project serves to stitch together the neighborhood as it will be as the zones transition from NC to LR and single-family. There are currently a number of large projects under development, which are being built out to full zoning potential, and the apparent “stepping down” of this project as it moves up the hill and pushing the massing to the south helps blend the higher development potential of the west with the residential scale to the east and north. [Figure CS2.3]
- Respect for Adjacent Sites: Three frontages of this project are public streets, which provides separation from the buildings across them. Locating the surface parking lot for the Assembly T.I. (Church of Hope) in the northeast corner of the site gives significant separation between this project and the single-family home to the north. Where the building comes closest to the north property line, it abuts a dense new development of townhomes. The outdoor play area for children and gathering for the neighborhood facing S Angeline engaging the public rather than facing the LR and single-family zones. [Figure CS2.3]

## CS3 Architectural Context and Character:

**CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-2\* - Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

## RESPONSE:

- This building takes classic forms and applied to the modern context, particularly in the courtyard organizational scheme, the application of artwork at the building scale, and deep integration of mixed uses. [Figure CS2.1]
- The courtyard extends the public realm into the property. The artwork is not simply hung on the walls, but integral with the building facade. Non-residential uses are similarly integral into the shape and mass of the building, not a disjointed adjacency.

**CS3-A-4\* - Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

## RESPONSE:

- There is no denying that the face of Columbia City is changing significantly. While many projects are capitalizing on the amenity-rich neighborhood and increasing development capacity to build small one-bedroom apartments costing high rents, this project is an attempt to preserve neighborhood character and culture by keeping low-income residents in their neighborhood, and keeping families in the neighborhood with family-sized units.
- The project is also integrating art on the façade and exterior elements that speak to communities and cultures within Columbia City; and building publicly-accessible neighborhood amenities like play space and worship/gathering space. [Figure CS2.1]

**CS3-B Local History and Culture**

**CS3-B-1\* - Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

## RESPONSE:

- Placemaking is part of El Centro de la Raza’s mission, evidenced in their building Plaza Roberto Maestas, which is the primary inspiration for this project. [Figure CS3]
- Whether it’s centering (literally, in the case of the play space) child education, or incorporating culturally appropriate color, art, and design cues (developed through partnership with 7-Directions Architects/Planners) this building will continue to serve as a neighborhood amenity.
- Further demonstrating El Centro de La Raza’s interest in maintaining historical and cultural significance, the two current occupants of the building site (The Church of Hope and Consejo Counseling & Referral Services) will be located in the new building’s T.I. spaces.



Figure CS3: Examples of similar and successful placemaking at El Centro de la Raza's Plaza Roberto Maestas, the primary inspiration for this project.

## PUBLIC LIFE

### PL1 Connectivity:

**PL1-A Network of Open Spaces**

**PL1-A-1\* - Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

## RESPONSE:

- Each of the primary functions of this project will positively affect the open space of the neighborhood. The greatest open space asset will be the play space, which will be available to the neighborhood after 3pm and on weekends. The landscaping and hardscape around primary entries will also reflect both the Pacific Northwest native plantings, but also bring in the culture through color and patterns. [Figure CS2.1]
- Along with the pedestrian facing play space, art and cultural elements will be incorporated at the pedestrian scale to create engagement and interest. Each program component to the building will engage the pedestrian at the sidewalk level with gathering spaces both inside and out. Awning and large storefront windows will also highlight the uses on the interior of the building for the pedestrian. [Figure CS2.1]



8.0 ITEMIZED RESPONSE TO EDG | PRIORITY DESIGN GUIDELINES

PL1-B Walkways and Connections

PL1-B-3\* - Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered

RESPONSE:

- The project will feature widened sidewalks enhanced with new street trees and plantings that are both native and culturally reflective. The provision of community gathering space and play area for children will be assets to the community. The entry will feature an open, covered, and seated residential entry for gathering with neighbors. Tile murals will adorn the Business T.I., Child Development Center, and residential entries. The Assembly T.I. will also feature unique style, and gathering space adjacent to the entry.

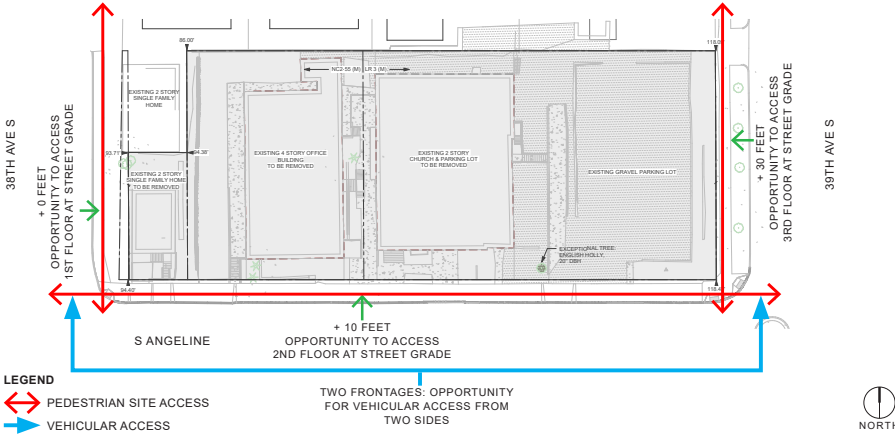


Figure PL1: Site plan showing existing access opportunities which are captured in proposed design.

PL1-C Outdoor Uses and Activities\*

(PL1-C-1) - Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

(PL1-C-2) - Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

(PL1-C-3) - Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

RESPONSE:

- In contrast to other more efficient schemes explored, the proposed scheme concentrates all outdoor uses on southern portions of the site and building. The primary feature here is of course the Jose Marti Child Development Center play space. The adjacency of pedestrian entry to the childcare play space will ensure a strong emphasis on families and children on the southern, central, focus of the space. [Figure PL2.1]
- Additionally, the Level 2 Common Room is designed to facilitate resident and neighborhood use, with the option of expanding such programming out into the adjacent courtyard.

PL2 Walkability:

PL2-A Accessibility\*

PL2-A-1\* - Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

(PL2-A-2) - Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

RESPONSE:

- This project will use the grade of the street to make all entrances accessible. Every entrance will be accessible, whether the front pedestrian entrance, or vehicular access – no separate accessible entrances. The building will accomplish this with a variety of floor heights (three separate floor slabs for Level 2 alone) to match the grades along S Angeline. [Figure PL2.1, PL2.2, PL2.3]



Figure PL2.1: Project site plan showing grades, variety of entries. See PL2.2 for entries highlighted in perspective.

PL2-B Safety and Security\*\*\*\*

PL2-B-1\* - Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

(PL2-B-2) - Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, and entry lighting, and/or security lights.

RESPONSE:

- By locating 4 different entries along the primary and secondary frontages, it ensures that there will be activity throughout the entire length of the building and at all times of day and night.
- As part of making this project accessible during a range of times, from morning drop-off at the Jose Marti Child Development Center, to after-hours programming in the evenings in the Assembly T.I., site lighting will be critical to program, and will therefore also lend safety to the surrounding public right-of-way.
- The main activity spaces for the different programs are all facing the street, with management offices having direct windows onto the sidewalk.



Figure PL2.2: Perspective from SW, highlighting primary building entries.

PL2-B-3\* - Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

RESPONSE:

- With a variety of functions there will be a variety of transparencies. This means that rather than blocks of transparent and opaque façade, there will be a mix depending on the functions within the building.
- The Business T.I. will be a welcoming, but private space behind a landscaped courtyard, the courtyard will feature much activity behind a transparent fence, the Community Room will be behind a fully-glazed wall adjacent to the vestibule, residential services will have large windows facing the street, and the Business T.I. will feature a variety of fenestration.

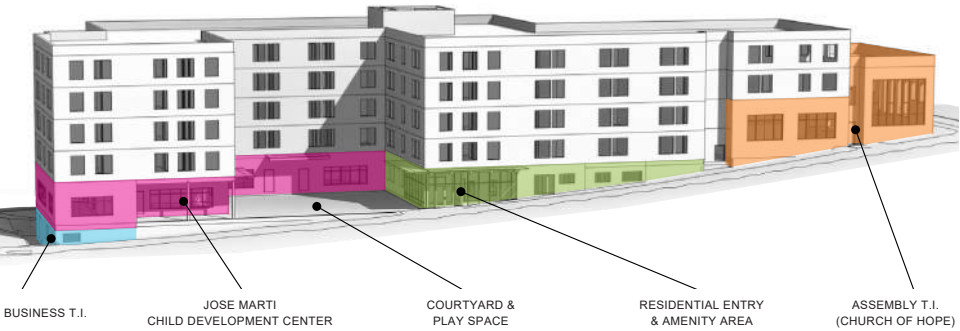


Figure PL2.3: Diagrammatic perspective view, showing spread of principal functions across street frontage and elevation.

PL2-D Wayfinding

PL2-D-1\*\*\* - Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

RESPONSE:

- The building will use massing and materials to differentiate between functions to assist residents and other building occupants in locating the variety of programs. The playground will clearly show the location of the Jose Marti Child Development Center. The pedestrian entry will be defined by a transparent façade looking in to a community space adjacent to the vestibule. The Business T.I. will have a unique and inviting entry court. The Assembly T.I. will have completely different siding treatment and read as an almost separate building.



## PL3 Street-Level Interaction:

### PL3-A Entries\*

PL3-A-1\*\*\*\* - Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

## RESPONSE:

- Program functions, and clarity of entrances will be designed from the scale of massing & materiality, down to the level of detailing. From west to East: the Business T.I. will have a unique entry court off of the sidewalk integrated into the adjacent landscaping, The Jose Marti Child Development Center will have an fence in front of the courtyard leading to the entrance, the residential entrance will feature prominent weather protection and storefront glazing, and the Assembly T.I. will have an entirely distinct design including different siding/color, a custom door, and different weather protection. [Figure 3.2, DC2.2]

PL3-A-2\*\*\* - Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

(PL3-A-3) - Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4\*\*\* - Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

## RESPONSE:

- The main residential entry is located approximately mid-block with a wide extension of the sidewalk into a covered building recess. Canopy and building overhang have been provided for sun & rain protection. Seating has been integrated at the entry to allow for gathering. Tile murals wrap into the residential entry recess to enhance the area and give human scale. Overhead lighting on the canopy and common room, through a storefront wall continues the open feeling of the recessed entry into the less public portions of the building. [Figure PL3.1]



Figure PL3.1: Perspective view of residential entry from south.

### PL3-B Residential Edges\*

(PL3-B-4) - Interaction: Provide opportunities for interaction among residents and neighbors.

## RESPONSE:

- Community building is a large priority for El Centro de la Raza, and, similar to their previous location, intend for this building to become a community hub which helps residents and neighbors alike. Part of that goal is achieved by locating commercial and worship space on the same property as residential.
- The largest contributions to neighbor/resident interaction will be the courtyard play space which is to be available to the public after hours of childcare operation and weekends. Additionally, the community room located on Level 2 is designed to be made open to the public for various types of programming also offered to their residents. [Figure PL3.2]

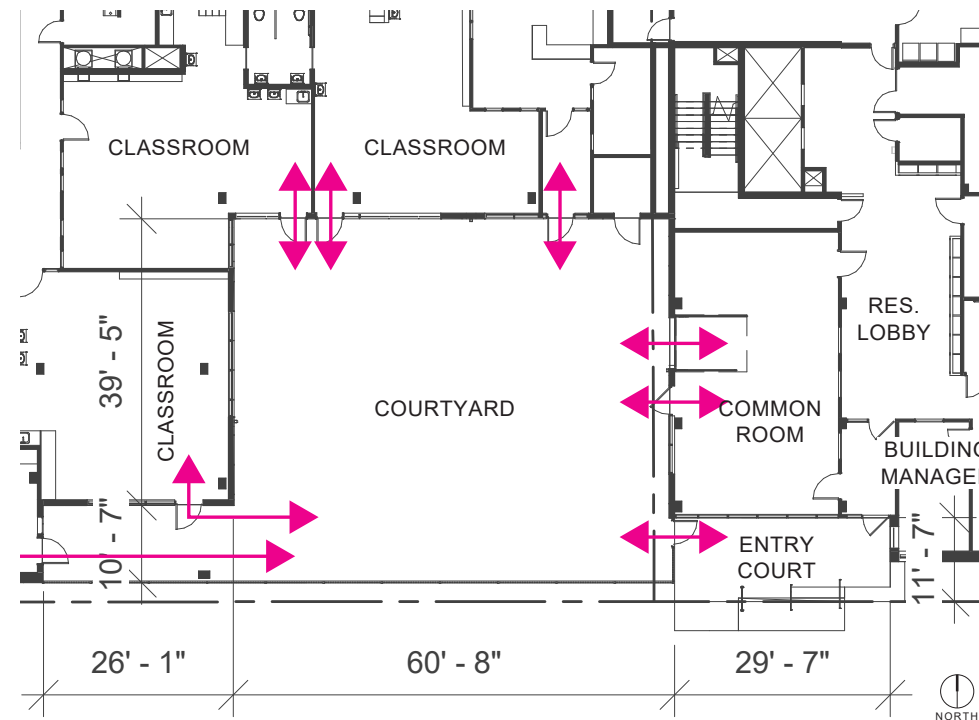


Figure PL3.2: Plan showing courtyard space and points of ingress, all individually controlled for access by building staff.

PL3-C-2\*\* - Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

### RESPONSE:

- The building residential entry is recessed and covered, and immediately adjacent to the community room, separated by a fully glazed wall. There will be wayfinding and murals in this area as well. The interiors of the courtyard and common room are both visible from this entry, and can be directly accessible when staff allow. [Figure PL3.1, PL3.2]

## PL4 Active Transportation:

### PL4-A Entry Locations and Relationships\*\*

(PL4-A-1) - Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

(PL4-A-2) - Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

## RESPONSE:

- Vehicular circulation has been pushed to the west and east, avoiding conflicts with residents, neighbors, and visitors along S Angeline. The primary residential entrance is at the center of the building and most adjacent to all building amenities. Signage, lighting and art identify the points for access and travel in and around the building. [Figure PL4.1]

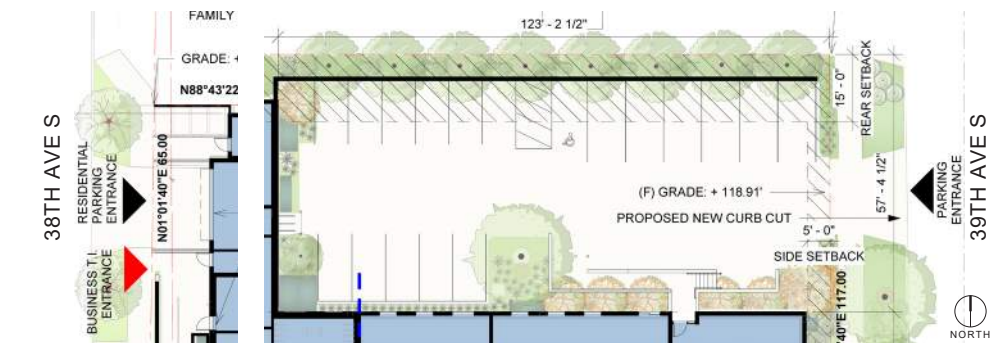


Figure PL4.1: Site plan enlarged to show locations of vehicle entry.

### PL4-B Planning Ahead for Bicyclists

PL4-B-2\*\* - Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

## RESPONSE:

- The bike storage is located off of the residential lobby to the east. The access is out of the main path of travel to the mail boxes and elevator to avoid conflicts and minimize travel within the building to the storage room.

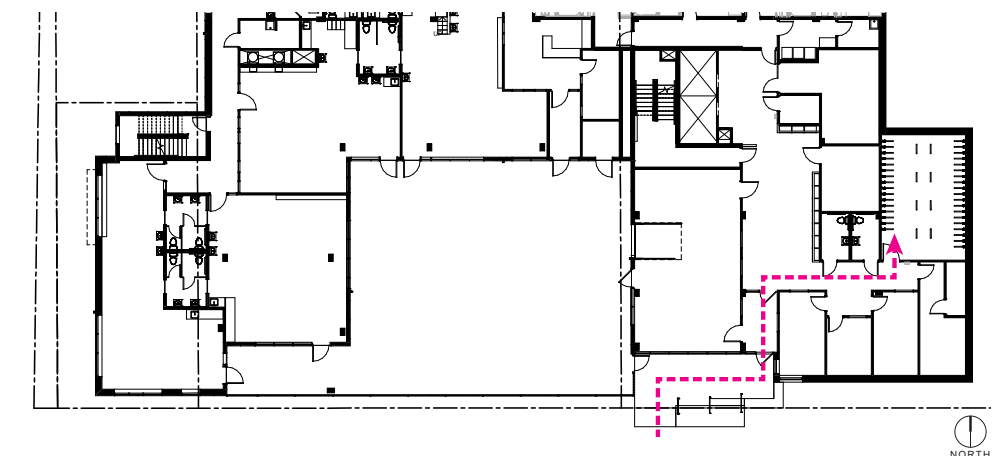


Figure PL4.2: Level 2 Plan showing path of cyclists into residential bike room. short-term bike parking is located adjacent to entries, see Figure 3.5 p28.



8.0 ITEMIZED RESPONSE TO EDG | PRIORITY DESIGN GUIDELINES

DESIGN CONCEPT

DC1 Project Uses and Activities:

DC1-A Arrangement of Interior Uses\*\*

(DC1-A-1) - Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2\*\* - Gathering Places: Maximize the use of any interior or exterior gathering spaces.

(DC1-A-3) - Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

(DC1-A-4) - Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

RESPONSE:

- The main activity areas for the residents, neighbors and visitors are located proximate to the main residential entry. A large gathering area off of the sidewalk provides covered space along with seating. The common room is visible and directly accessed through the vestibule. The common room has direct access to the play area, and is visible but secure from the sidewalk. The nexus of these spaces and flexible access control allows for maximization of their use, including when the childcare is not in session. [Figure DC1.1, DC2.2]
- Most living units have views with southern exposure or open space views and sufficient light. The Business T.I. is located on the prominent southwest corner with their own entry sequence and landscaped entry court. The Assembly T.I. is located on the SE corner with south-facing entry “porch” and landscaped setback. [Figure DC2.2]



Figure DC1.1: Perspective view of courtyard and residential entry, showing proximity of common spaces and key program elements to right of way.

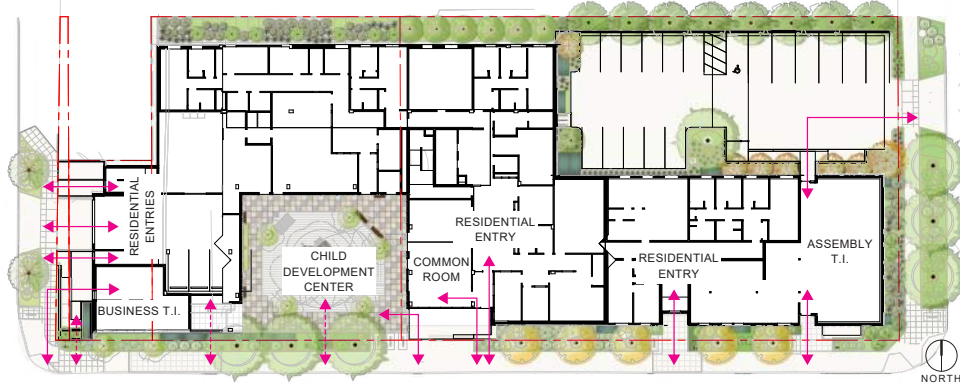


Figure DC1.2: Plan showing locations of entries and strong visual connections. General layout of building massing is also apparent.

DC1-B Vehicular Access and Circulation\*

DC1-B-1\* - Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

RESPONSE:

- The two vehicular entries are at opposite sides of the site, close to the separate program elements which require parking. They are located on the two minor elevations of the site, and minimally visible from the primary pedestrian access to the program.

DC1-B-2\*\* - Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

RESPONSE:

- The bike storage is located off of the residential lobby to the east. The access is out of the main path of travel to the mail boxes and elevator to avoid conflicts and minimize travel within the building to the storage room.

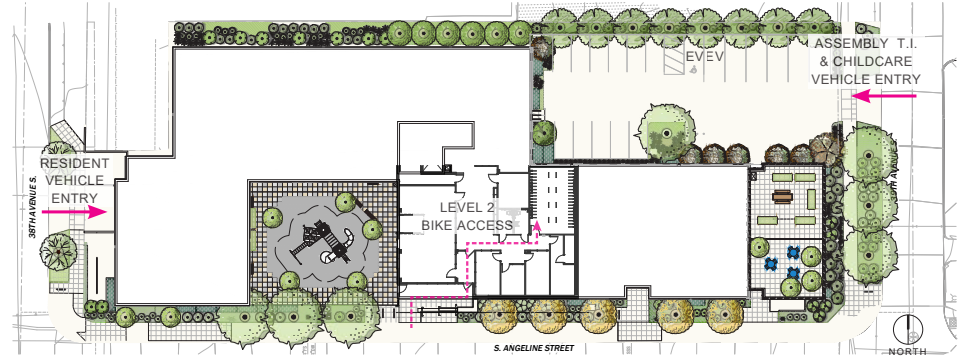


Figure DC1.3: Site plan showing vehicular & bike points of entry.

DC2 Architectural Concept:

DC2-A Massing\*\*

DC2-A-1\* - Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

RESPONSE:

- Refer to response provided for CS2.D2: Existing Site Features.



Figure DC2.1: Elevation showing building mass split into distinct parts.

DC2-A-2\* - Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

RESPONSE:

- Horizontally, the building massing is broken down into four distinct components because of the courtyard and recesses. The courtyard and recesses relate to the topography of the sidewalk along Angeline as well as the program inside the building. As the sidewalk slopes up to the east, the building steps down creating an illusion of the massing both disappearing into the sidewalk and lowering its roof line. [Figure DC2.1]
- Vertically, siding variation, artwork, and canopies reduce the scale of the larger massing, giving pedestrians a variety of human-scaled elements to relate to from the sidewalk and ingress locations. [Figure DC2.2]



Figure DC2.2: Elevation showing secondary elements of art, material variety and siding design which provide finer-grain detail and unify building.

DC2-B Architectural and Facade Composition

DC2-B-1\*\*\* - Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

RESPONSE:

- It was the intention of the owner to make this building a unique destination, designed in total (not just isolated areas) in collaboration with artists. The artist partners explored ways of integrating color, art, and other design elements to the interior and exterior of the design to celebrate Latinx history and culture.
- While the most celebrated and visually striking elements for pedestrians will be the colorful and intricate tile mural cladding on the most visible portions of Level 2, the entire façade is tied together with a repeating pyramid pattern which is informed by ancient and contemporary forms within Latin American Culture. [Figure DC2.2, DC2.4]



Figure DC2.3: Perspective view of some finer-grain facade elements.



### DC2-C Secondary Architectural Features\*\*\*

(DC2-C-1) - *Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).*

(DC2-C-2) - *Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.*

### RESPONSE:

- The principal elevation of this building is the southern elevation, and the modulation, scale, and depth of this façade has been carefully considered. The principal variation in street frontage occurs at the courtyard, which provides a centrally located play space, residential surveillance of that play space, greater light access into more units, and open amenity area immediately adjacent to residential common areas.
- The primary residential entry is another recess which invites pedestrians into the building at an obvious break in the massing, extending the perceived public realm of the sidewalk into the property. The Assembly T.I. entrance is also highlighted by color changes and a complete vertical break in plane. [Figure DC2.4]
- The east and west elevations contain great degrees of depth and variation from the street. Artwork along the principal pedestrian frontages creates interest around building entrances and important architectural spaces.



Figure DC2.4: Elevation detail, highlighting some specific elements repeated throughout the building facade.

### DC2-D Scale and Texture

DC2-D-1\*\*\*\* - *Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.*

### RESPONSE:

- Similar to the response to DC2-B-1, the intention is for art to stitch this building together, from the exterior to the interior, from the large to the small. While the largest expression of this is the siding pattern, the tile mural allows that art to be experienced at the human scale. The tile murals tell a story about Latino and Latin American experience, and will be highly visible to pedestrians on 38th and S Angeline. Other details, including planting, proportions of entries, and transition spaces like the Business T.I. entry court are all extensions of the overall architectural concept designed to facilitate human interaction. [Figure DC2.3, DC2.5]

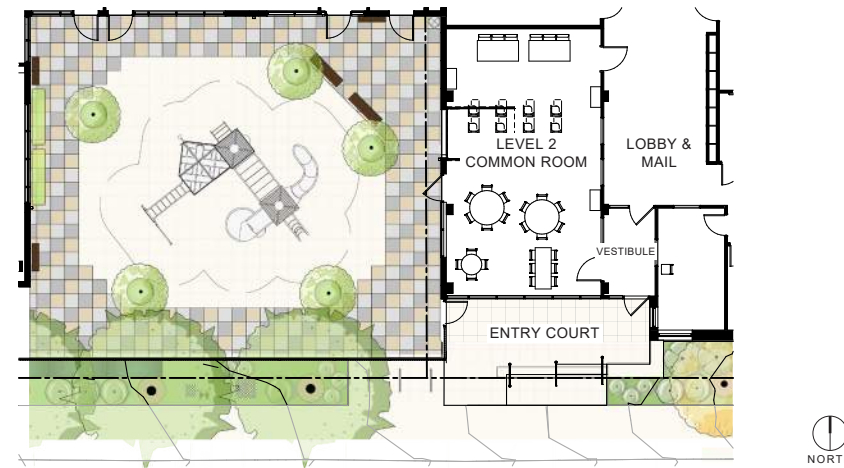


Figure DC3.1: Level 2 Common Room & Courtyard Plan

### DC2-E Form and Function

DC2-E\*\*\* - *Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.*

### RESPONSE:

- With the intention of being a timeless community resource, long-term flexibility is a goal for El Centro de la Raza. One expression of this is the positioning of the community room and child development center play space – south and central to the whole project. This location, and the flexible access control for these spaces will allow El Centro to program these spaces as needed over the years. [Figure DC2.5]
- Direct community room access from the street could accommodate classes, markets, or other presentation for the wider public. Access to the play space from the community room means children's birthday parties, family events, or even weddings could occur easily and without much modification. [Figure DC2.5, DC3.1]
- Supporting very long-term flexibility, the design of the project with PT concrete above the 2nd floor means that any part of the common areas and child development center could be easily renovated or modified to accommodate unanticipated design changes, without unreasonable expense to the owner.



Figure DC2.5: Perspective view highlighting detail and texture of facade.

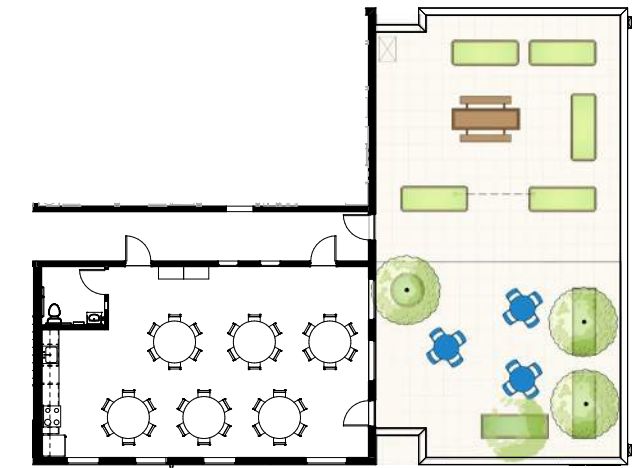


Figure DC3.2: Level 2 Common Room & Courtyard Plan

### DC3 Open Space Concept:

DC3-A Building-Open Space Relationship\*\*\*\* - *Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.*

DC3-B Open Space Uses and Activities\*\*\* -

(DC3-B-1) - *Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.*

(DC3-B-2) - *Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.*

(DC3-B-3) - *Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.*

(DC3-B-4) - *Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.*

### RESPONSE:

- The proposed site and open space design is fully featured with very little unprogrammed space. Along the south façade, A narrow setback is intended to merge with Public Right of Way planting strip to provide robust planting space which will include trees, entry hardscape, and bioretention planters. On the east face, the setback will include entry & occupiable space for the Business T.I. as well as minimal ingress/egress paths for cars from the parking garage, and residents from Stair 1. The West façade will include planting in front of the Assembly T.I. and along the entire right of way frontage except for the parking lot. The space to the north will include parking for the Assembly T.I., and stormwater retention planters.
- Outdoor spaces have been designed to facilitate any range of activities by residents, as families will have diverse needs. Weather protection, interior community rooms adjacent to outdoor amenity areas (on both Level 2 and Level 6) allow for flexibility of activities, as well as separate but proximate spaces for children and parents to spend time.





Figure DC3.3: Plan view of landscaping elements and principal outdoor spaces

**DC3-C Design\***  
(DC3-C-1) - Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers, or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.  
(DC3-C-2\*) - Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.  
(DC3-C-3) - Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

RESPONSE:

- While the site currently doesn't provide many of the amenities listed above, the new landscaping and open space plans will better facilitate pedestrian, cyclist, and wildlife connection to the outside world. Robust planting across the site will buffer solid portions of the building, and make room for social interaction at entries. [Figure DC3.3]
- Height changes from west to east reinforce existing neighborhood development patterns, and carving out a courtyard and entry court opens up the center of the block in the transition zone.
- Child's play is the principle outdoor use envisioned for this project, thus the focus on the playground in the courtyard, however adult recreation will be accommodated through the provision of gardening space on the Level 6 roof terrace, giving a rare opportunity for apartment dwellers to grow food or flowers of their own choosing. [Figure DC3.3]

DC4 Exterior Elements and Finishes:

**DC4-A Exterior Elements and Finishes**  
DC4-A-1\* - Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

RESPONSE:

- Similarly to the response to DC2-B1, making this building a unique destination that is both timeless and durable was a primary goal of the owner. This goal is achieved through both the layout and function of the spaces, the holistic approach to the integration of artist and culture, and prioritizing high-value materials at the pedestrian level. [Figure DC4.1]
- From the pedestrian experience, the close-up and tactile aspects are the tile art and planting – both of which reflect the experience and history of Latin American culture.
- At the building scale, the project has taken the simple and ubiquitous fiber cement panel and transformed it into a massive art piece reminiscent of textiles and architecture in Latin America.



Figure DC4.1: Perspective view of interacting planting and building elements at pedestrian level

**DC4-B Signage\***  
(DC4-B-1) - Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.  
(DC4-B-2) - Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

RESPONSE:

- Signage will be included for each of the four principal uses (Business T.I., Child Development Center, El Centro de la Raza residential entry, and Assembly T.I.), and wayfinding signage will be included at the southwest and southeast corners, and the residential entry.
- Business T.I. and El Centro de la Raza residential entry signage will be more subtle, as neither are highly public or advertising.
- The Assembly T.I. will have larger building signage, and the Child Development Center will have highly-visible signage on their fence – commensurate with both being higher-profile public-facing institutions.

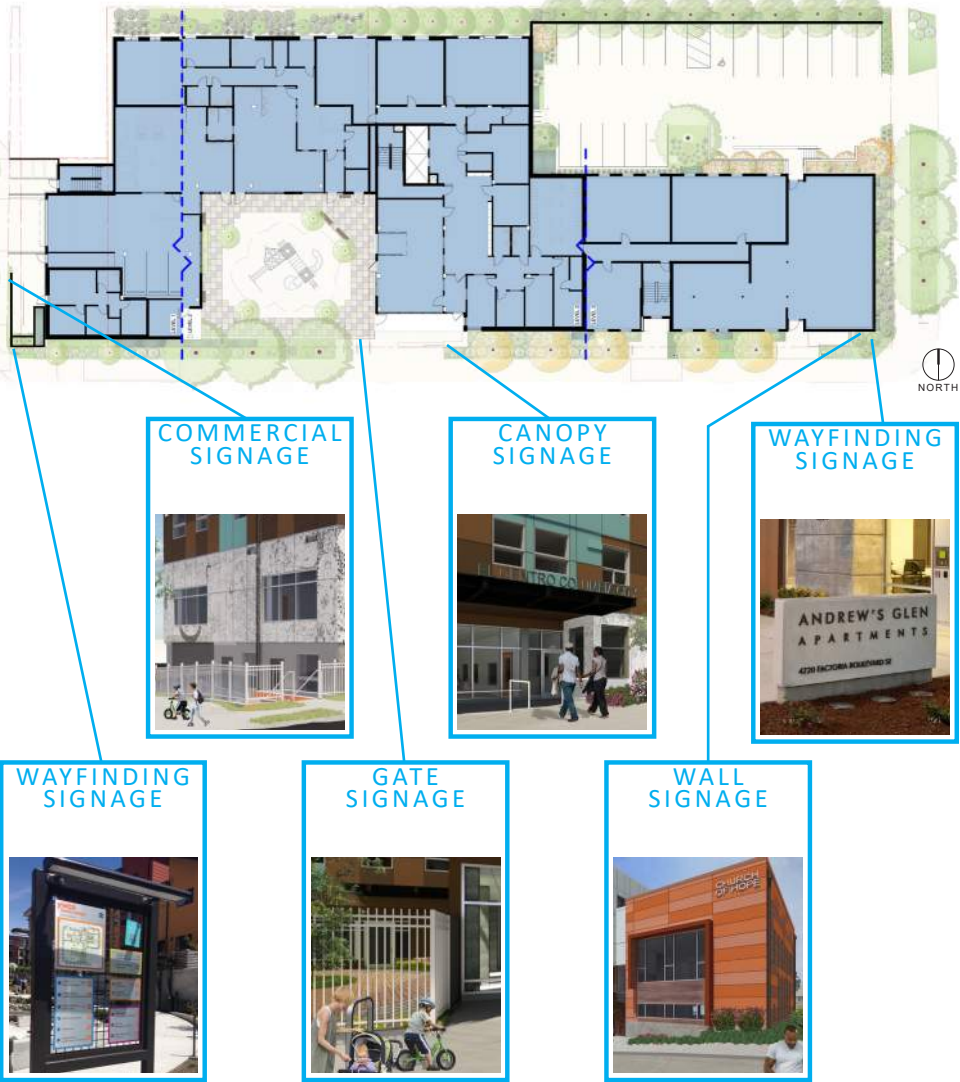


Figure DC4.2: Site Plan with signage locations and examples





Figure DC4.3: Site Plan with night lighting

#### DC4-C Lighting\*\*\*\*

- (DC4-C-1) - Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
- (DC4-C-2) - Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

#### RESPONSE:

- Safety is the number one goal for the project. Because the diverse program of this building requires will be accessed during a range of times, from morning drop-off to after-hours programming, site lighting is critical to program, and is designed with the safety of residents and other users in mind. [Figure DC4.3]
- Lighting will surround the site while protecting adjacent properties from glare and light pollution. Besides lighting used to highlight landscaping and the play area courtyard, site lighting will focus on bollard and other forms of down lighting which prioritize pedestrian safety.



Figure DC4.4: Flowering shrubs

#### DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1\* - Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

#### RESPONSE:

- Plant material will be a combination of northwest native plant material and plants with Latin American heritage to celebrate and distinguish this new location for El Centro de la Raza in Columbia City. [Figures DC4.4, DC4.6]



Kid's bench at entrance to daycare, final design TBD

Crape Myrtle

Fiberglass planters

Galvanized steel planter for gardening



Figure DC4.6: Plan showing child development center and residential entry court.

#### DC4-D-2\*\*\*\*

Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

#### RESPONSE:

- Building and courtyard entries will be highlighted for pedestrians, and use scoring patterns to differentiate entries from the standard city sidewalk. The shared childcare/ community courtyard will include a mix of play tiles and concrete paver tiles which subtly reference the square pattern in the building above and which delineate and enliven gathering areas. [Figures DC4.6, DC4.7]



Figure DC4.6: Street trees



Play structure, 2-4 yrs. Final design TBD

Bench at Community Space entrance, final design

Pedestal Pavers in striped pattern

DC4-D-4\* - Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

#### RESPONSE:

- Pedestrian entries are highlighted with more flowering plants and the courtyard is highlighted by the planting of adjacent larger trees that will provide shade as well as flowering trees providing seasonal interest. [Figure DC4.4, DC4.6]

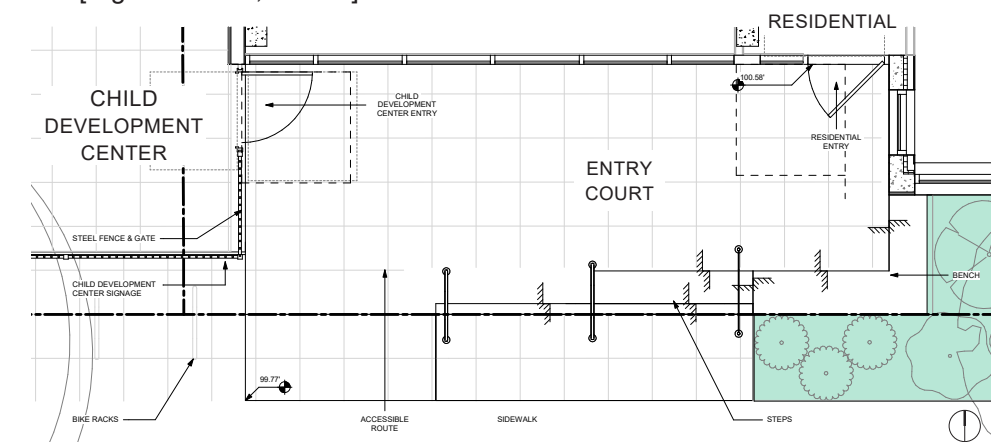
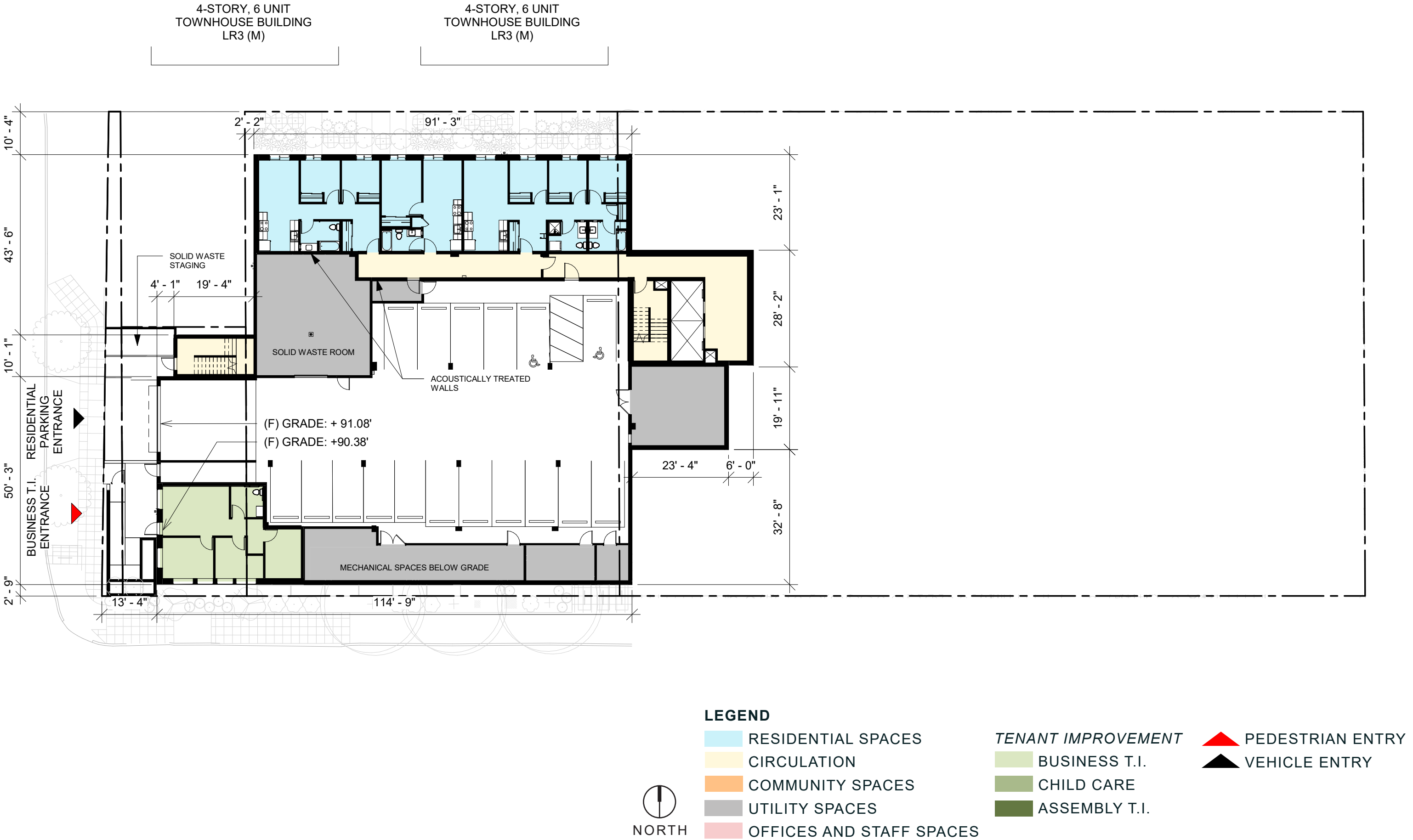


Figure DC4.7: Plan showing courtyard and residential entry court.













**LEGEND**

NORTH

RESIDENTIAL SPACES

CIRCULATION

COMMUNITY SPACES

UTILITY SPACES

OFFICES AND STAFF SPACES

**TENANT IMPROVEMENT**

BUSINESS T.I.

CHILD CARE

ASSEMBLY T.I.

PEDESTRIAN ENTRY

VEHICLE ENTRY





**LEGEND**

NORTH

RESIDENTIAL SPACES

CIRCULATION

COMMUNITY SPACES

UTILITY SPACES

OFFICES AND STAFF SPACES

**TENANT IMPROVEMENT**

BUSINESS T.I.

CHILD CARE

ASSEMBLY T.I.


PEDESTRIAN ENTRY

VEHICLE ENTRY





**LEGEND**



NORTH

RESIDENTIAL SPACES

CIRCULATION

COMMUNITY SPACES

UTILITY SPACES


OFFICES AND STAFF SPACES


**TENANT IMPROVEMENT**

BUSINESS T.I.

CHILD CARE

ASSEMBLY T.I.

 PEDESTRIAN ENTRY

 VEHICLE ENTRY





**LEGEND**

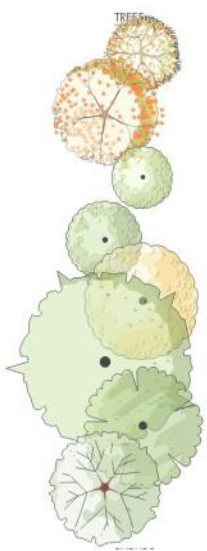
NORTH

RESIDENTIAL SPACES	BUSINESS T.I.	PEDESTRIAN ENTRY
CIRCULATION	CHILD CARE	VEHICLE ENTRY
COMMUNITY SPACES	ASSEMBLY T.I.	
UTILITY SPACES		
OFFICES AND STAFF SPACES		





PLANT SCHEDULE



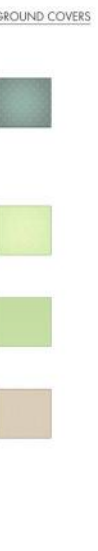
BOTANICAL / COMMON NAME
ACER CIRCINATUM 'PACIFIC FIRE' / PACIFIC FIRE VINE MAPLE
ACER GRISEUM 'FIREBURST' / FIREBURST PAPERBARK MAPLE
LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAWPE MYRTLE
LIRODENDRON TULIPIFERA 'FASTIGIATA' / COLUMNAR TULIP POPLAR
MALUS TSCHONOSKII / TSCHONOSKI CRABAPPLE
NOTHOFAGUS ANTARCTICA / ANTARCTIC BEECH
QUERCUS X 'CRIMSCHMIDT' TM / CRIMSON SPIRE OAK
ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA



BOTANICAL / COMMON NAME
CAMELLIA SASANGUA 'YULETIDE' / YULETIDE CAMELLIA
CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI FALSE CYPRESS
CISTUS CRISPATUS 'WARLEY ROSE' / ROCKROSE
CISTUS X HYBRIDUS / WHITE ROCKROSE
GREVILLEA X 'NOELII' / NOEL GREVILLEA
LONICERA PILEATA / PRIVET HONEYSUCKLE *
MAHONIA NERVOSA / OREGON GRAPE
MORELLA CALIFORNICA / CALIFORNIA WAX MYRTLE
NANDINA DOMESTICA 'MOON BAY' / MOON BAY HEAVENLY BAMBOO



BOTANICAL / COMMON NAME
PHYSOCARPUS OPULIFOLIUS 'NANUS' / DWARF NINEBARK
RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT
ROSA X 'MEIDRIFORA' TM / CORAL DRIFT GROUNDCOVER ROSE
VACCINIUM OVATUM 'THUNDERBIRD' / EVERGREEN HUCKLEBERRY
BOTANICAL / COMMON NAME
BLECHNIUM SPICANT / DEER FERN *
POLYSTICHUM MUNITUM / WESTERN SWORD FERN *
POLYSTICHUM POLYBLEPHARUM / JAPANESE TASSEL FERN
BOTANICAL / COMMON NAME
HYDRANGAEA ANOMALA PETIOLARIS / CLIMBING HYDRANGAEA



BOTANICAL / COMMON NAME
BIORETENTION MIX
JUNCUS EFFUSUS PACIFICUS / COMMON RUSH
JUNCUS PATENS / CALIFORNIA GRAY RUSH
JUNCUS TENUIUS / POVERTY RUSH
URBAN AGRICULTURE
GROUNDCOVER, VARIOUS
ARBORIST WOODCHIP MULCH



NAKANO ASSOCIATES  
DESIGN FOR HEALTHY COMMUNITIES™

LEGEND

CIP CONCRETE PAVEMENT PER C.O.S STANDARD 420, TOOLED 2'X2' SCORE LINES	FIBERGLASS PLANTERS (SIZE VARIES)
CIP CONCRETE PAVEMENT	48" DEPTH, MODULAR BIORETENTION PLANTERS (SIZE VARIES)
ARCHITECTURAL SLAB PEDESTAL PAVERS	BIKE RACK
PLAYGROUND RUBBER TILES	TRASH RECEPTACLE
	BOLLARD LIGHT
	4' KIDS BENCH
	6' BENCH





Kid's bench at entrance to daycare, final design TBD



Crape Mytle



Fiberglass planters



Galvanized steel planter for gardening



Play structure, 2-4 yrs. Final design TBD



Bench at Commuity Space entrance, final design



Pedestal Pavers in striped pattern





Crape Myrtle



Fiberglass planters



Terrace Seating, final design TBD



Dining Table, final design TBD



Galvanized Steel Planters



Garden Trellis





Tschonoski Crabapple



Fireburst Paperbark Maple



Tuscarora Crape Myrtle



Sawleaf Zelkova



Antarctic Beech

Street Trees



Chocolate Vine



White Rockrose



Rockrose



Yuletide Camillea



Noel Grevillea

Flowering Shrubs



Red Flowering Currant



Osoberry



Vine Maple



Western Sword Fern



Evergreen Huckleberry

Shade Plantings



Tuscarora Crape Myrtle



Big Blue Lilyturf



Urban Agriculture Plant-



Orange Coneflower



Baja Burgundy Coneflower

Planting on Structure



Pedestal Pavers



Rubber Tiles



Concrete Pavers



Fiberglass Planters



Bioretention Planters

Hardscape Material

Planters



Bench



Level 6 Terrace Seating



Level 6 Dining Table



Trash Receptacle



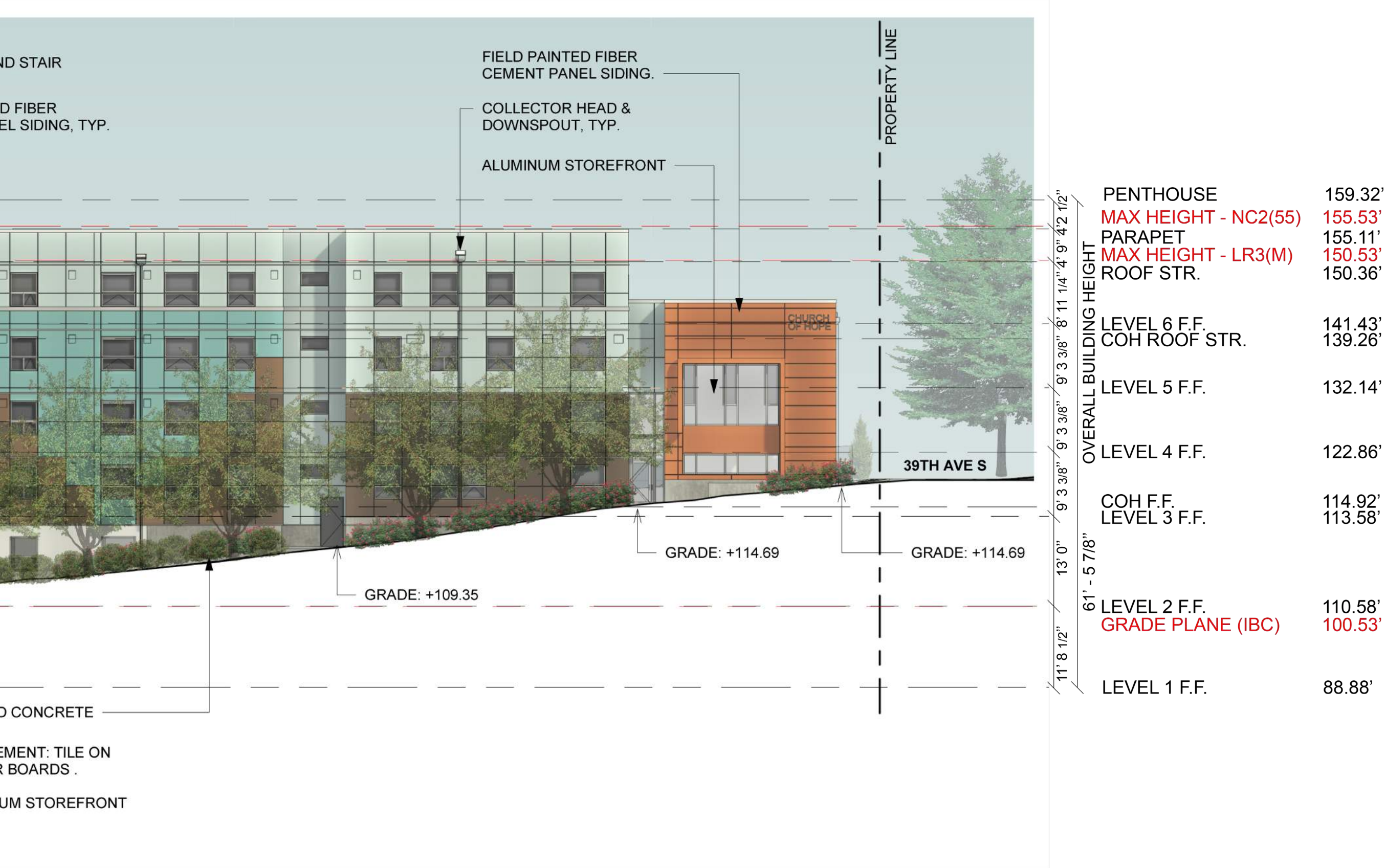
Bike Rack

Site Furnishings (final design TBD)

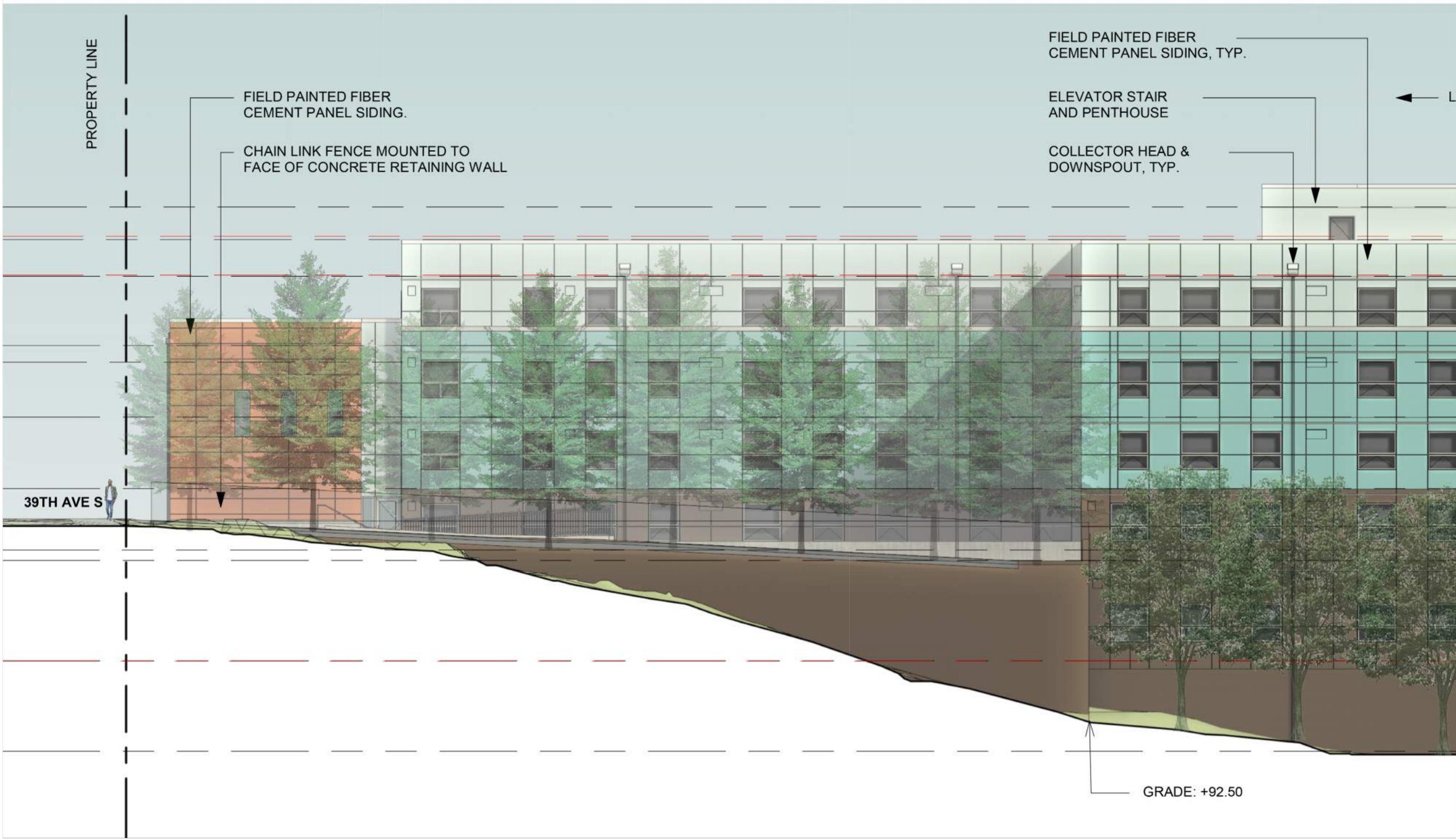




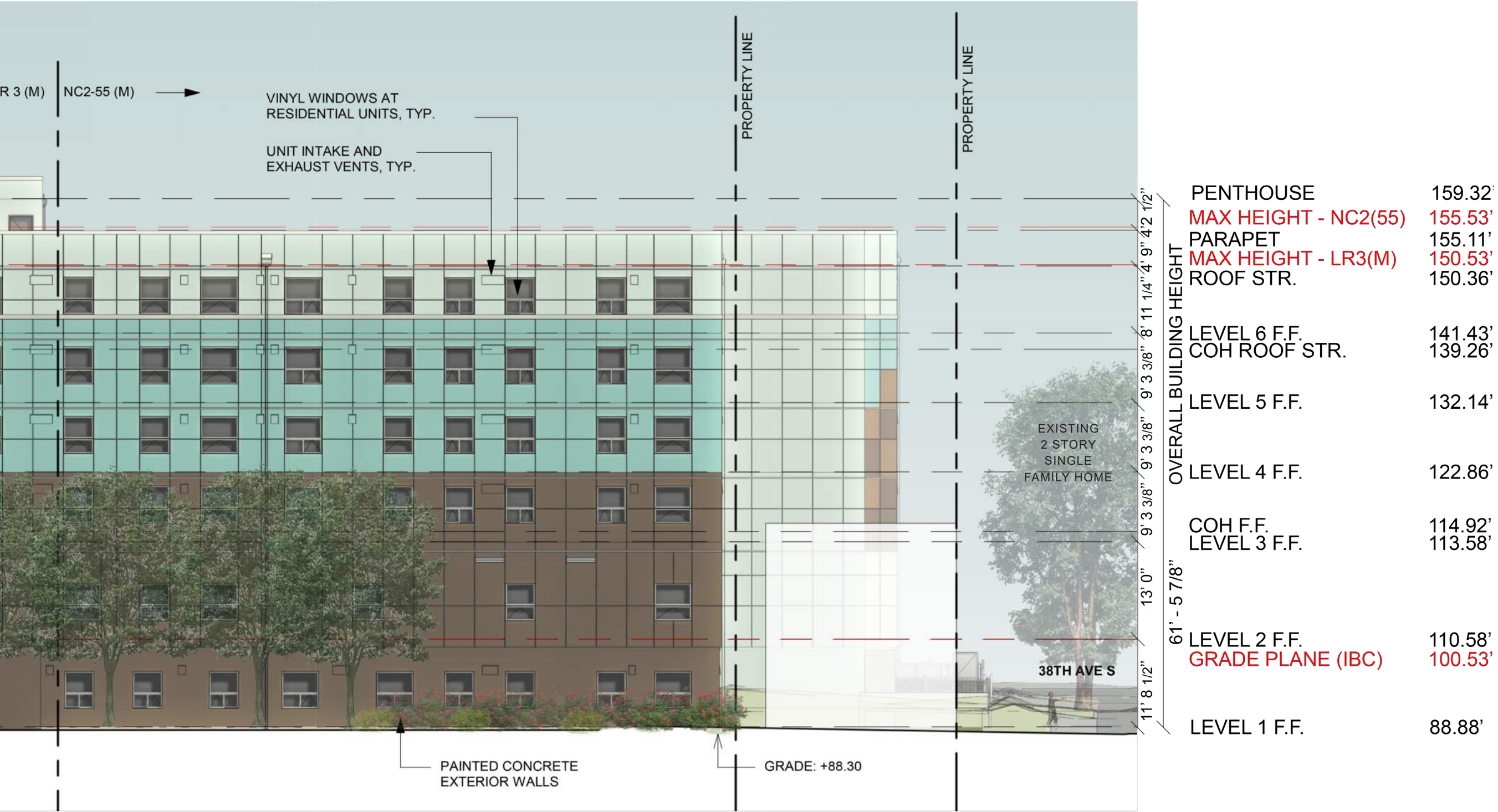




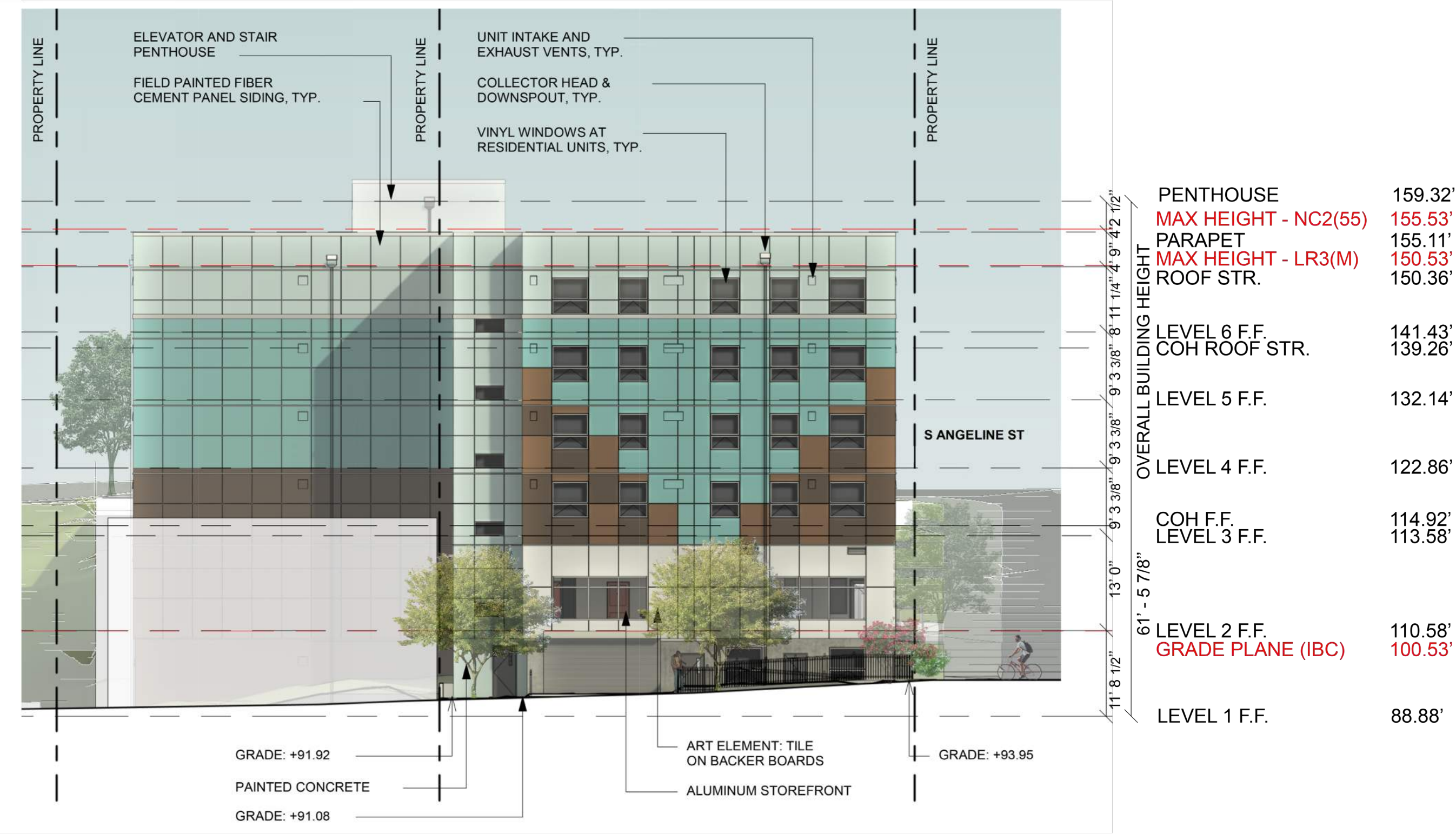




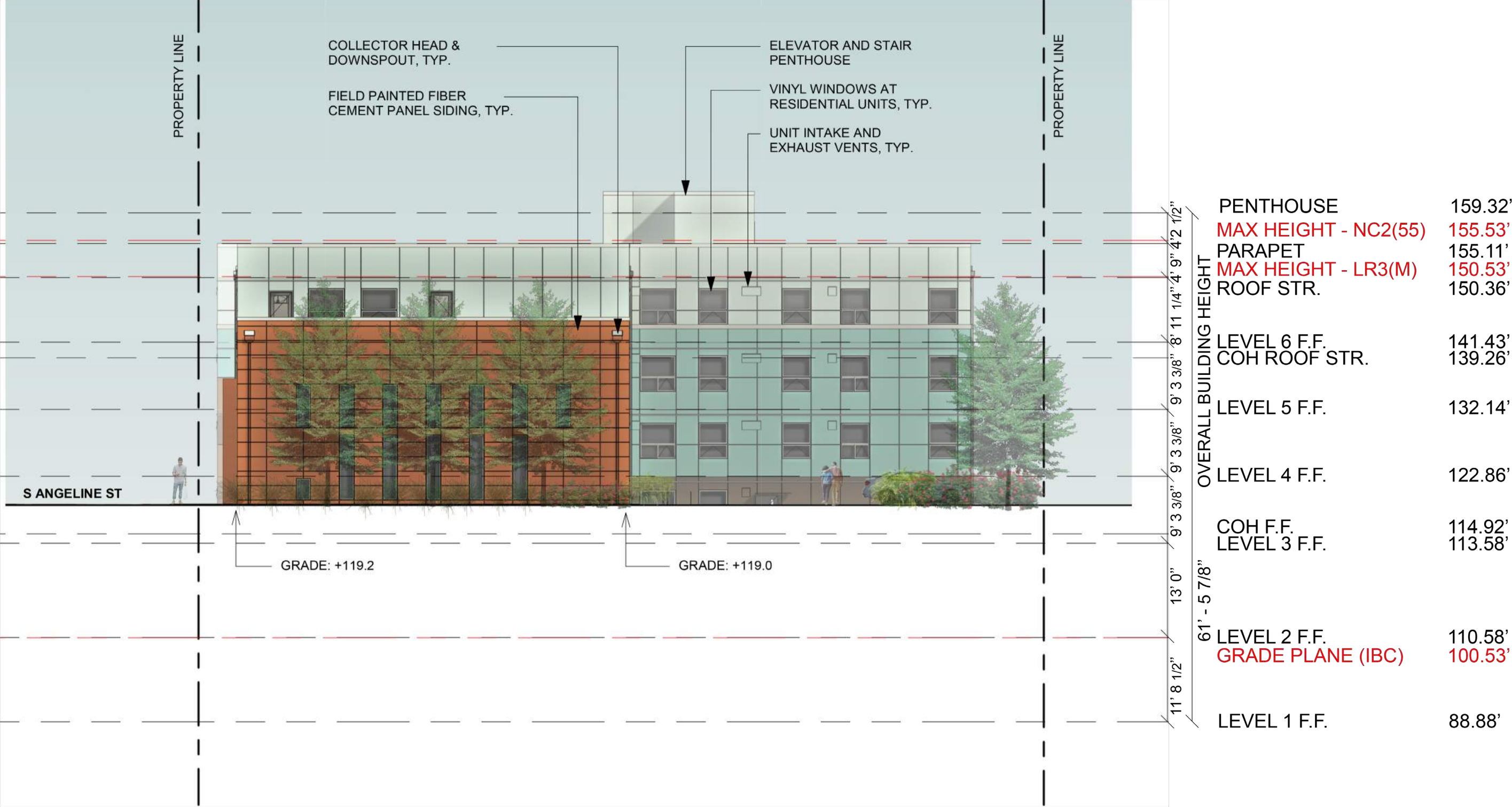






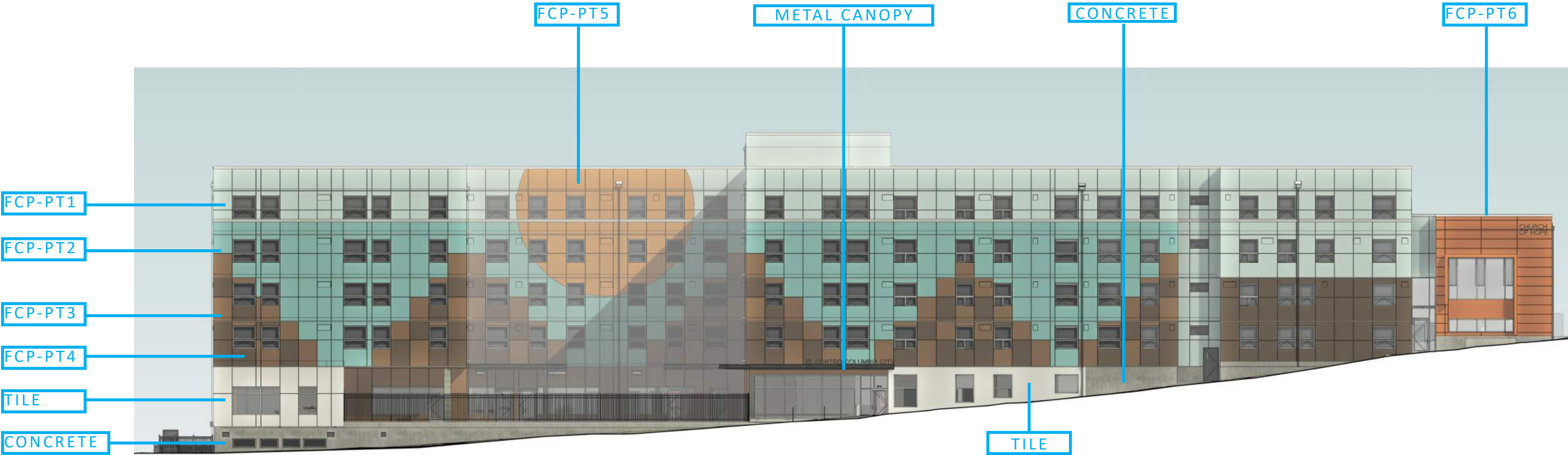







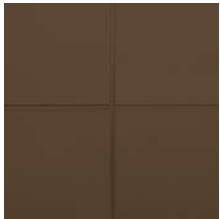




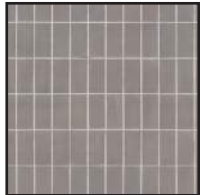




12.0 MATERIAL AND COLOR PALETTE | ARCHITECTURE



SOUTH ELEVATION

<b>FCP-PT1</b>	<b>FCP-PT2</b>	<b>FCP-PT3</b>	<b>FCP-PT4</b>	<b>FCP-PT5</b>	<b>FCP-PT6</b>
					
FIBER CEMENT PANEL (PAINTED LIGHT TEAL)	FIBER CEMENT PANEL (PAINTED TEAL)	FIBER CEMENT PANEL (PAINTED LIGHT BROWN)	FIBER CEMENT PANEL (PAINTED LIGHT BROWN)	FIBER CEMENT PANEL (PAINTED YELLOW)	FIBER CEMENT PANEL (PAINTED ORANGE)
					
		CONCRETE (PAINTED TO COMPLEMENT TILE MURAL)	METAL CANOPY (PAINTED BLACK)	TILE MURAL (ON BACKER BOARD)	





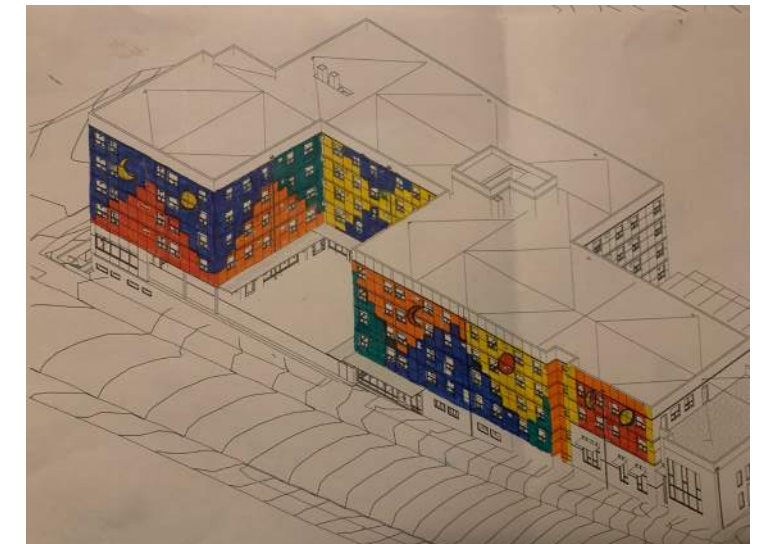
### Fulgencio Lazo

Fulgencio Lazo is an artist, working predominantly with acrylics on canvas at his studios in Seattle and in his hometown of Oaxaca, Mexico. Over the last three decades he has had more than 50 solo shows. He is most known for his tireless work to create programs and spaces that are inclusive and reflect diverse audiences. He has cofounded some of Seattle's most iconic traditions within the Latino community, including Seattle's annual Oaxacan celebration known as Guelaguetza, International Children's Day, and the Day of the Dead celebrations at many venues, including the Seattle Art Museum. Fulgencio is represented by Seattle's ArtXchange Gallery.



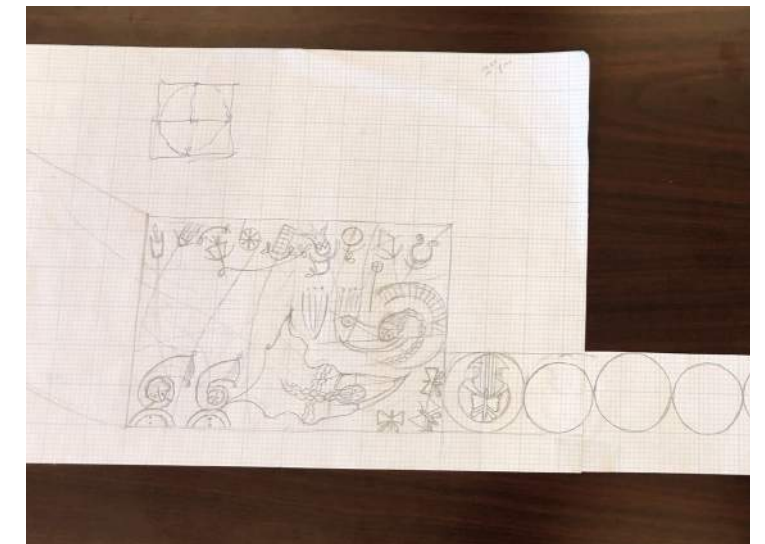
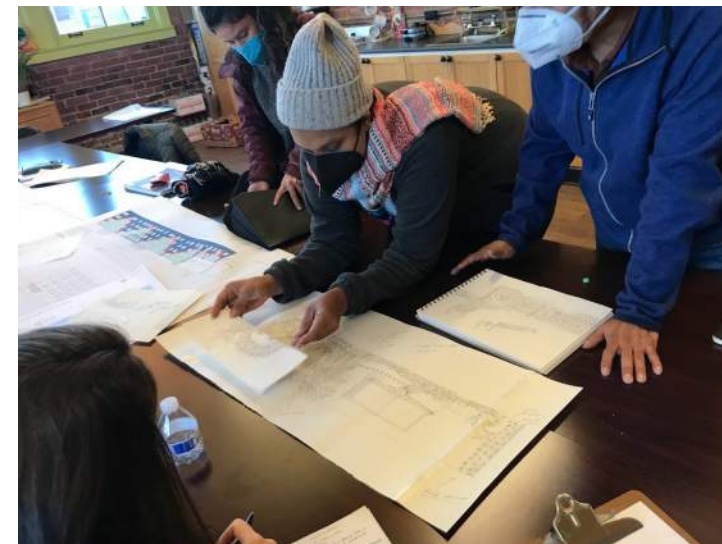
### Maria L. Guillen Valdovinos

Maria Luisa Guillen Valdovinos (Poesia Mariarte) was born in Zihuatanejo, Guerrero Mexico and grew up in the Pacific Northwest. Poesia Mariarte is (a) visual creative thinker/artist, illustrator, graphic designer, writer, educator/art therapist and Indigenous Rights Observer in environmental, food, and social justice movements. Art ingrained in cultural experience, she graduated in 2010 from the University of Washington in Bio-Cultural Anthropology with a minor in Women, Gender & Sexuality Studies. While studying abroad in Lima, Peru; Maria Luisa learned about graffiti and muralism in Latin America and its impact on social movements from Jorge Miyagui and after years of drawing flowers in biology projects begun building creatively in cultural political movements in 2009. Maria Luisa art is inspired by Afro-Indigenous cultures and the Zapatistas vision of art in building autonomy and freedom.



### Milvia Berenice Pacheco Salvatierra

I am an Afrolatina artist born in Caracas, Venezuela, where I began my career as a dancer combining dance and theater training. Experiences with trauma at an early age fueled in me a pressing drive toward movement. I went on to devote my life to reaching liberation through art and movement. In this Journey, I have become a contemporary dancer, choreographer, performer, bodyworker, mother and Community Organizer. MÁS (Movimiento Afrolatino Seattle) has become the platform where I continue serving as a conduit for empowerment and beyond.



### ARTIST COLLABORATION SESSIONS



SIDING PATTERN ON PRINCIPAL ELEVATIONS

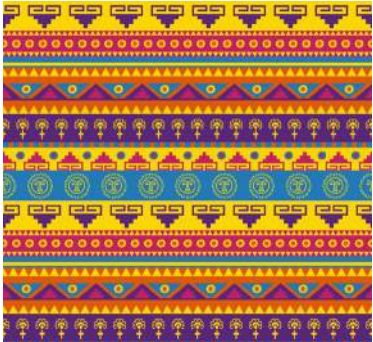


ABOUT SIDING PATTERN



The facade design concept is centered on Mesoamerican and South American (referred by Indigenous Peoples as Abya Yala) ancient and present day Mayan symbolism of the sun, moon, and Mayan Pyramid color scheme representing creation (earth), center of public life, and the staircase to the heavens.

Etnab Mayan symbol: Flint. This duality is represented in the symbol of Etnab itself which features an “X” depicting a Maya pyramid as seen from above, symbolizing the threshold line between material and immaterial, real and unreal, true and false.

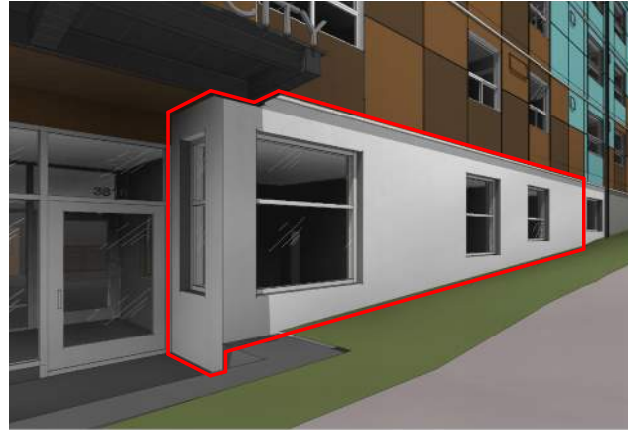


ARTISTS COLLABORATING WITH ARCHITECT ON FACADE DESIGN

FACADE DESIGN INSPIRATION



## TILE MURAL AT RESIDENTIAL ENTRY



Perspective view of residential entry



## TILE MURAL AT SW CORNER



Perspective view of southwest building corner



## ABOUT TILE MURALS



ARTISTS DESIGNING TILE MURAL

The principal artistic effort on this project will be the design and fabrication of "tile murals," a fired ceramic cladding material which will be extremely durable, and last the lifetime of the building. The tile murals are currently in the design process by a collaborative team of artists, and when design is complete, it will be hand painted on custom tiles, and fired in Mexico.

The design of the tile mural will highlight important Afrolatino, Indigenous and Latino historical figures, while celebrating musical and folkloric themes of Central and South America. Symbolism is used to represent the richness and diversity of the culture and people. The artists wove female figures throughout the mural to illustrate and celebrate women empowerment.

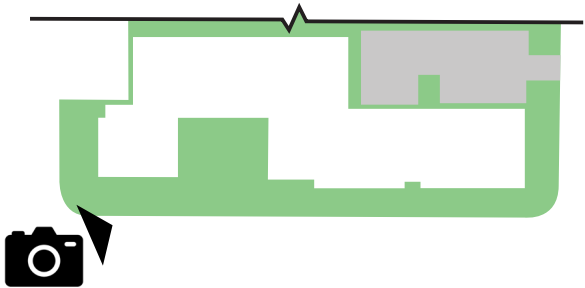


EXAMPLES OF TILE MURAL





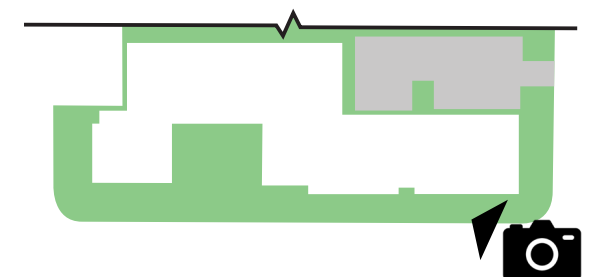
LOOKING NORTHEAST FROM INTERSECTION OF 38TH AND S ANGELINE







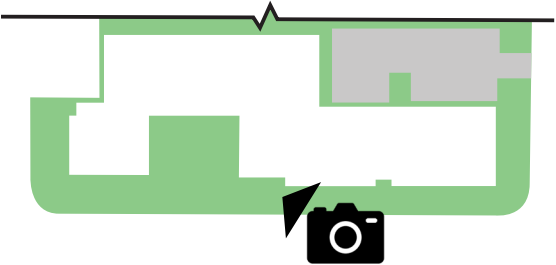
LOOKING NORTHWEST FROM INTERSECTION OF 39TH AND S ANGELINE







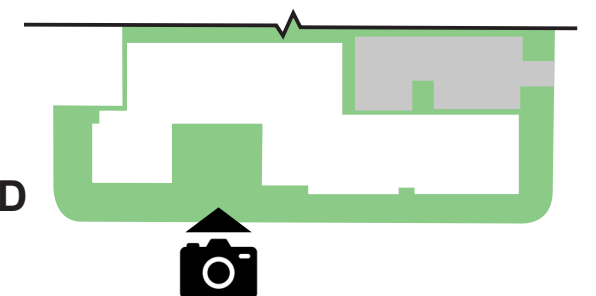
LOOKING WEST ON S ANGELINE - CHILD DEVELOPMENT CENTER AND RESIDENTIAL ENTRIES







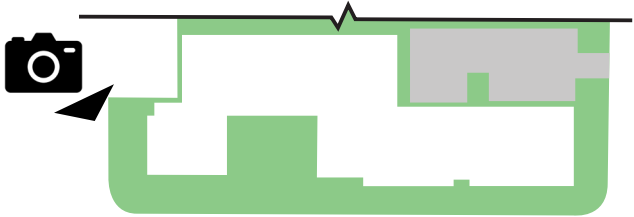
LOOKING NORTH ON S ANGELINE - CHILD DEVELOPMENT CENTER AND RESIDENTIAL COURTYARD







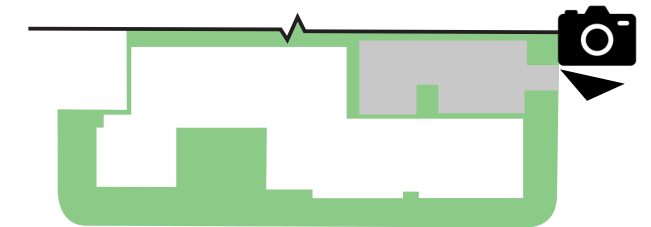
LOOKING SOUTHEAST ON 38TH - BUSINESS T.I. ENTRY







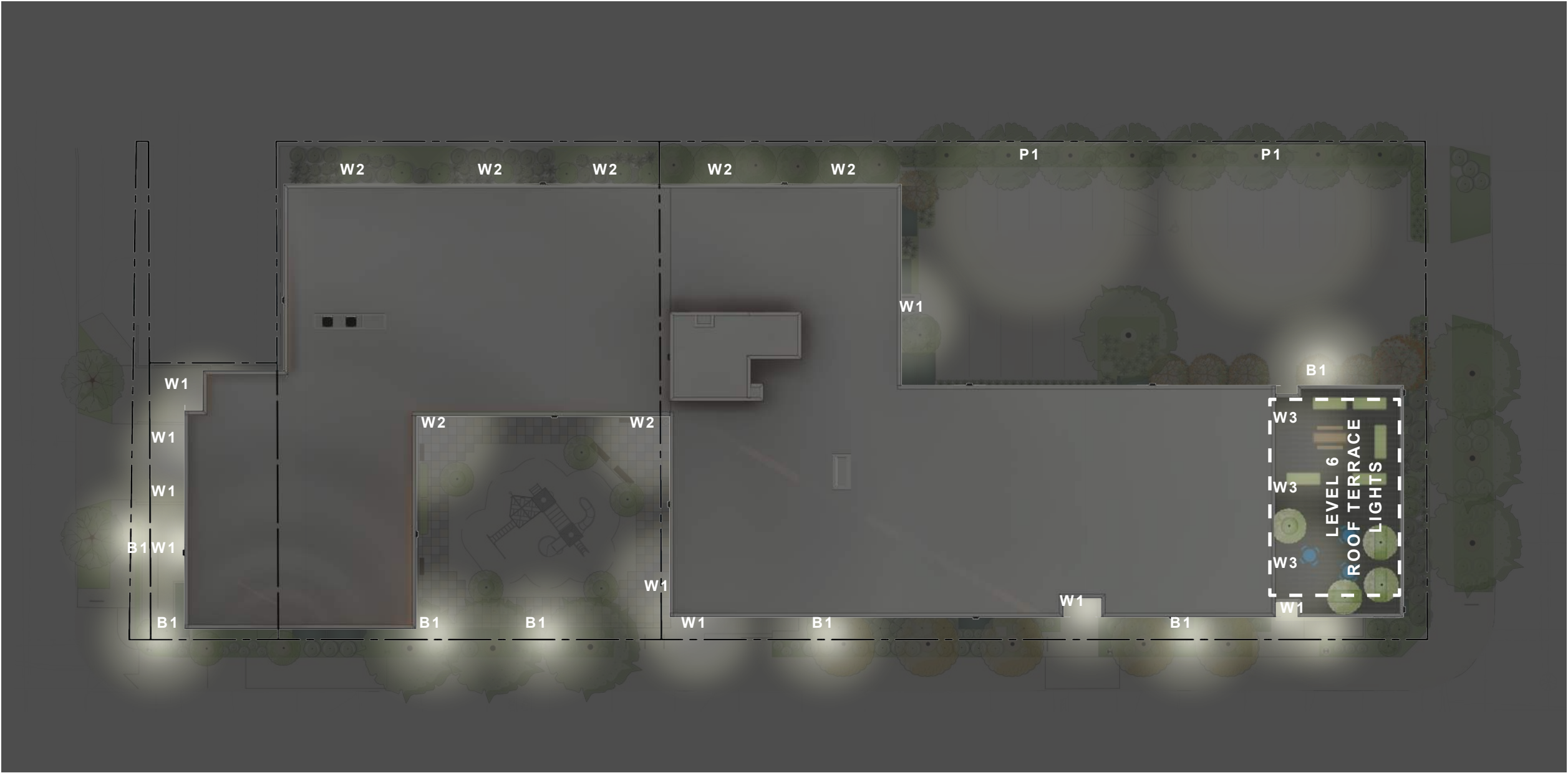
LOOKING SOUTHWEST ON 39TH - COMMERCIAL PARKING FOR ASSEMBLY T.I.





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P1



W1



W2



B1



W3

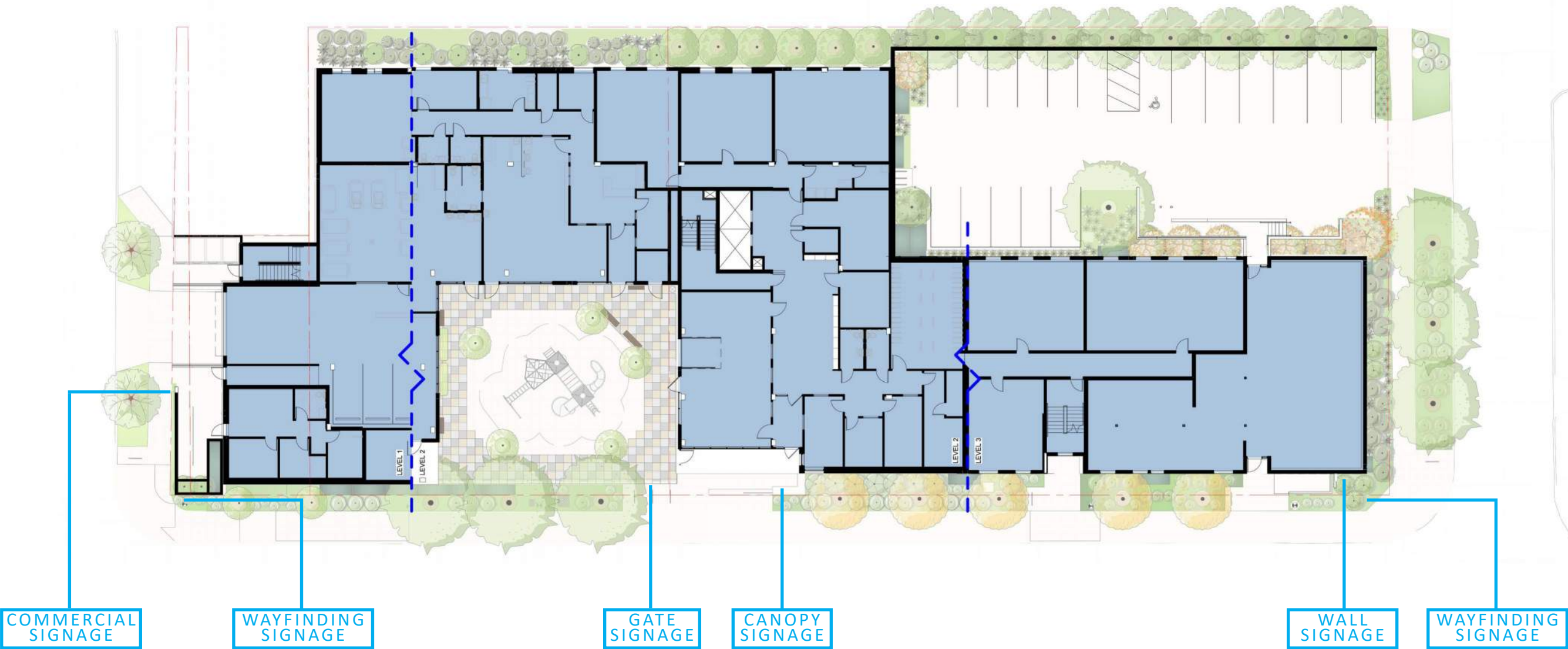


LEVEL 6 TERRACE ROOF LIGHTS



NORTH







## CANOPY SIGNAGE



Located at Level 2 Residential Entry

## CANOPY SIGNAGE EXAMPLES



## COMMERCIAL SIGNAGE



Located at Business T.I.

## COMMERCIAL SIGNAGE EXAMPLES



## GATE/ WAYFINDING SIGNAGE



Located at Childcare Entry & Site Corners

## GATE/ WAYFINDING SIGNAGE EXAMPLES



## WALL SIGNAGE



Located at Assembly T.I.

## WALL SIGNAGE EXAMPLES





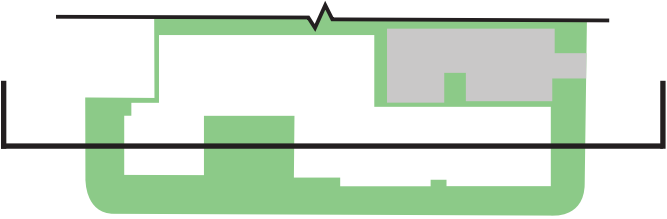
16.0 BUILDING SECTIONS



LEGEND

- RESIDENTIAL SPACES
- CIRCULATION
- COMMUNITY SPACES
- UTILITY SPACES
- OFFICES AND STAFF SPACES

- TENANT IMPROVEMENT
- BUSINESS T.I.
  - CHILD CARE
  - ASSEMBLY T.I.





SECTION A-A



SECTION B-B



PENTHOUSE	159.32'
MAX HEIGHT - NC2(55)	155.53'
PARAPET	155.11'
MAX HEIGHT - LR3(M)	150.53'
ROOF STR.	150.36'
LEVEL 6 F.F.	141.43'
COH ROOF STR.	139.26'
LEVEL 5 F.F.	132.14'
LEVEL 4 F.F.	122.86'
COH F.F.	114.92'
LEVEL 3 F.F.	113.58'
LEVEL 2 F.F.	110.58'
GRADE PLANE (IBC)	100.53'
LEVEL 1 F.F.	88.88'

SECTION C-C



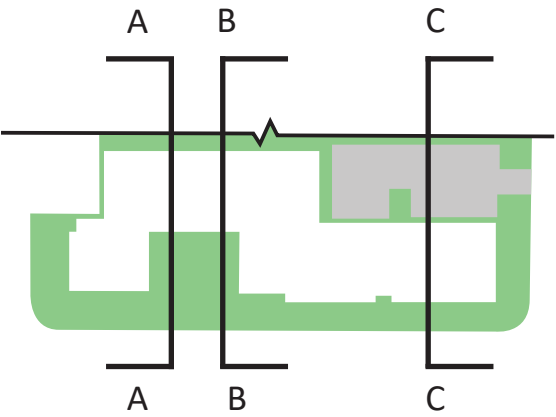
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LEGEND

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<b><u>3728 &amp; 3808 S Angeline: Neighborhood Commercial 2-55 (M) – Chapter 23.47A - Commercial</u></b>			
<b><u>No.</u></b>	<b><u>Code Citation</u></b>	<b><u>Code Requirement</u></b>	<b><u>Proposed Design Departure</u></b>
<b>1</b>	23.47A.008.A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Grant that the Jose Marti Child Development Center playground may be located within the 10' setback
<b>2</b>	23.47A.024	Per SDCI Pre Application Meeting 10/6/21 notes: "portions of the building on the NC portion of the site will need to meet SMC 23.47A.0 and portions of the building on the LR portion of the site need to meet SMC 23.45.524"	Grant that total amenity area be located on either parcel within the contiguous project site/building. Total Amenity Area required will be calculated separately for each parcel (NC-2 per SMC 23.47A.0 & LR3 per SMC 23.45.524).
<b>3</b>	23.47A.024.B.1	All residents shall have access to at least one common or private amenity area.	Grant that Child Development Center playground may be counted towards Amenity Area.
<b>4</b>	23.47A.024.B.2	Amenity areas shall not be enclosed.	Grant that some portion of interior common rooms & spaces may count towards Amenity Area.
<b>5</b>	23.47A.008.B.2.a	Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.	Grant a minimum transparency percentage of 20%.
<b><u>3818 S Angeline: Low Rise 3 (M) – Chapter 23.45 - Multifamily</u></b>			
<b><u>No.</u></b>	<b><u>Code Citation</u></b>	<b><u>Code Requirement</u></b>	<b><u>Proposed Design Departure</u></b>
<b>6</b>	Table A for 23.45.518	Required rear setback for apartments is 10' minimum, 15' if no alley.	Grant 5' encroachment into 15' setback for a length of 55'
<b>7</b>	23.45.522.D.2.a	In LR zones, an amenity area shall not be enclosed within a structure.	Grant that some portion of interior common rooms & spaces may count towards Amenity Area.
<b>8</b>	Table A for 23.45.527	Maximum Structure Width for Apartments in LR3 inside Urban Villages, Urban Centers or Station Area Overlay Districts: 150'	Grant Maximum structure width of 180'
<b>9</b>	23.45.536.B.2.a	Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: 3) Within 20 feet of any street lot line.	Allow parking spaces to be built within 5' of street lot line
<b>10</b>	SMC 23.45.518.H.1	Cornices, eaves, gutters, roofs, and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.	Allow weather protection in LR3 zone to encroach into setback up to the property line for a length of up to 35'.







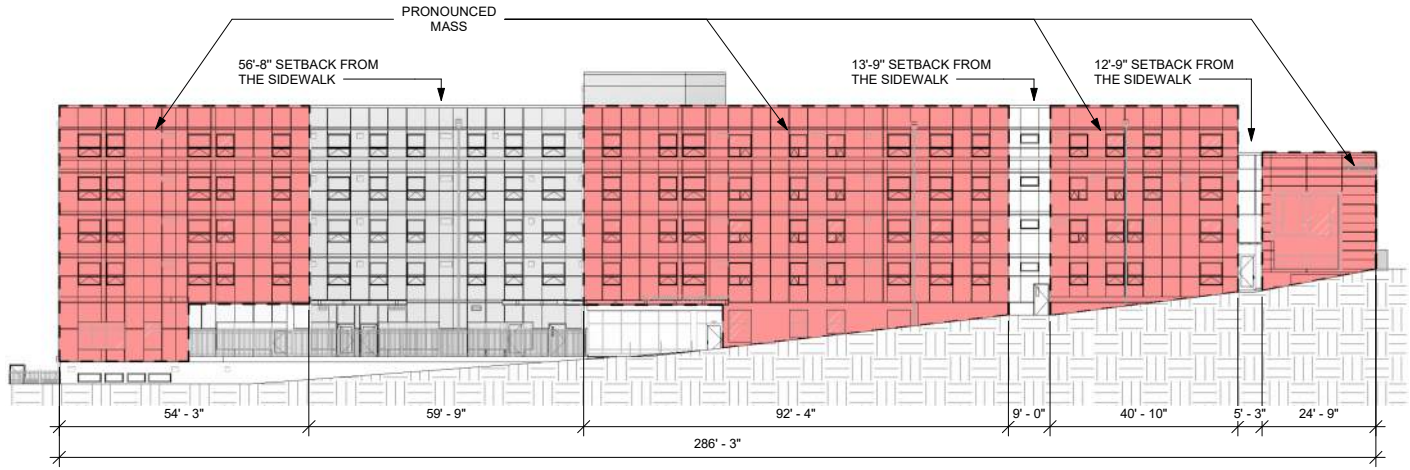


Figure 2: Elevation view of principal building massing highlighted to show how location of courtyard recess helps break up building.



Figure 3: Perspective from SW, showing variety of depth, materials, functions, and transparency. Street edge is retained with planting strip and fence along S Angeline.

Urban Form:

- Variety in depth: Opens up mid-block in otherwise lengthy building, increasing access to air and light along this changing street, which contributes to the character and proportion of surrounding open spaces. (CS2-B-3) [Figure 2]
- Variety in material: With the addition of the courtyard up against the street edge, it will allow hardscape materials to vary more on the exterior. Color, texture, and pattern of the tile courtyard will be unique in this space as compared with the rest of the site hardscape. (DC4-D-2) [Figure 3]
- Variety in function: Allows a very visible variation of function from the perspective of a pedestrian walking along South Angeline: interior functions, entries, gathering spaces, play space. This will be accentuated by the variations in siding material, art, and planting. (PL1-B-3) [Figure 3]

Reduced Building Mass:

- Granting this departure allows for a deep recess in the building frontage, breaking the horizontal mass into four distinct components, resembling the massing of an assemblage of smaller structures and avoiding a monolithic presence. This is only possible with the courtyard located in the setback. (CS2-C-3) [Figures 2, 4a-4d]
- The courtyard and recesses relate logically to the topography of the sidewalk, as well as to the program inside the building. (DC2-A-2) [Figure 4a]

Maintain Strong Urban Street Edge:

- Over 6' of landscaping will be provided in the setback between the sidewalk and the courtyard structure which will maintain continuity of the urban street edge. [Figure 3]
- A portion of the Level 1 building wall will maintain the line of the adjacent building masses within 10' of the property line, with a 6' fence on top. [Figure 3]
- Because this building is in a split-zone, granting this departure will help ease the transition into the LR3 zone. [Figure 4c]



Figure 4a: Perspective from SW, proposed



Figure 4b: Perspective from SW, no departure.



Figure 4c: Perspective from SE, proposed.



Figure 4d: Perspective from SE, no departure.

FIGURE 3a-3d: Perspective views of proposed building massing, with and without departure showing breaking up of mass.

Logistics of Joint Use:

- During Jose Marti Child Development Center open hours (typically 7am-4pm, M-F) the courtyard will be accessed exclusively by the Center.
- During all other hours, building residents and the general public will be invited to use the courtyard for child's play.
- This will be controlled by building staff, by locking and unlocking the gate to the sidewalk, and the door to the residential common room on Level 2.
- Access control will be achieved through low-voltage hardware programming – digitally locking and unlocking access points depending on which users
- This same system has worked, to great success, at El Centro de la Raza's other building, Plaza Roberto Maestas. Staff have experience managing any challenges that come with this operation.



SMC REQUIREMENT:

Per SDCI Pre Application Meeting 10/6/21 notes: “portions of the building on the NC portion of the site will need to meet SMC 23.47A.0 and portions of the building on the LR portion of the site need to meet SMC 23.45.524”

DEPARTURE REQUEST:

Grant that total amenity area be located on either parcel within the contiguous project site/building. Total Amenity Area required will be calculated separately for each parcel (NC-2 per SMC 23.47A.0 & LR3 per SMC 23.45.524).

Amenity Area	Area	Features
Level 2 Courtyard	3288 SF	Public, exterior, play structure, fall-safe play tiles, weather protection, raised planters, benches, pedestal pavers, 6' non-climbable fence connecting to street, access control, southern exposure, lighting.
Level 2 Common Room	1342 SF	Private, interior, supervision, weather protection, connection to interior/exterior, lighting, access control, Audio/Visual capability, internal flexibility, multi-function seating, connection to the street.
Level 2 Entry Court	388 SF	Public, exterior, fixed seating, waiting area, lighting, connection to other common spaces & street, supervision, weather protection.
Level 6 Roof Terrace	1598 SF	Private, exterior, raised planters with perennial planting, raised beds for resident gardening, permanent furniture, dining table, trellis, southern exposure, access control, lighting, privacy from the street,
Level 6 Common Room	964 SF	Private, interior, full kitchen, bathroom, access control, souther exposure, weather protection.

Table 1: Detailing features of each of the amenity areas within the project

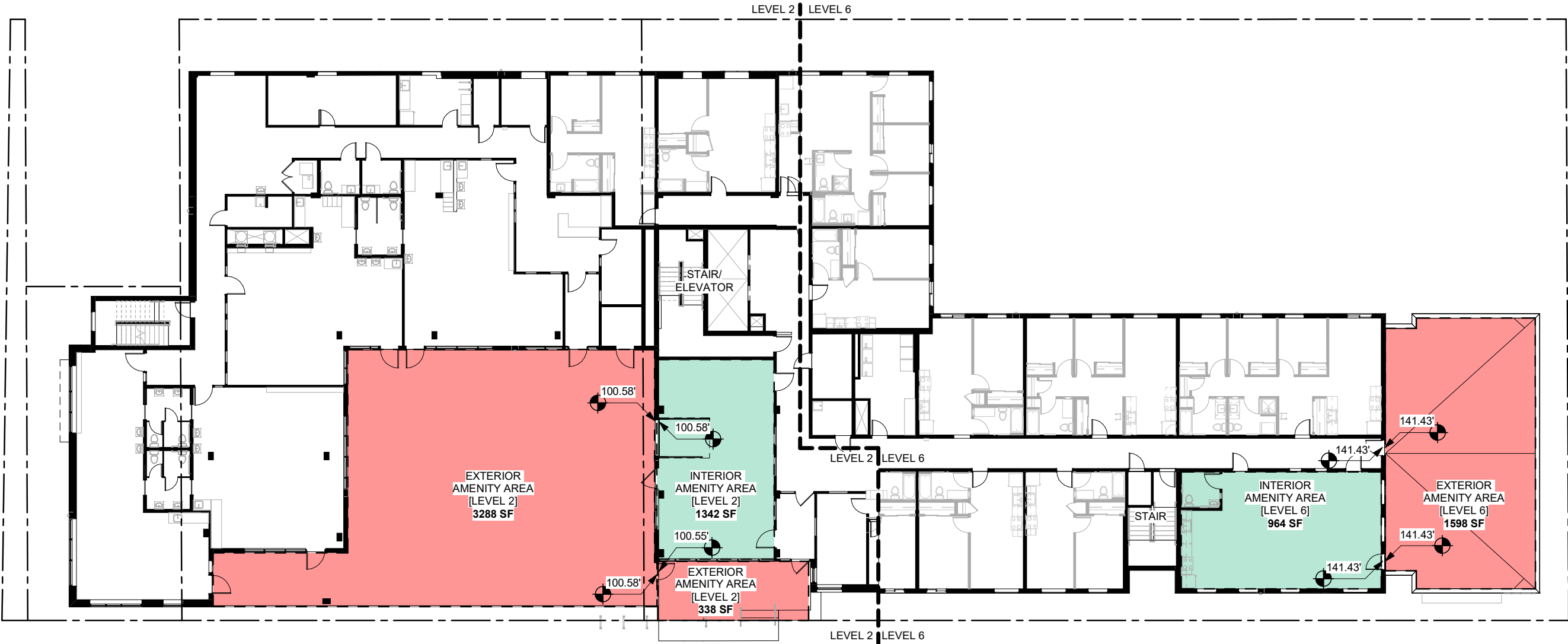


Figure 1: Plan of both Level 2 and Level 6 amenity areas. Showing their location, size, accessibility, and indoor/outdoor functions.



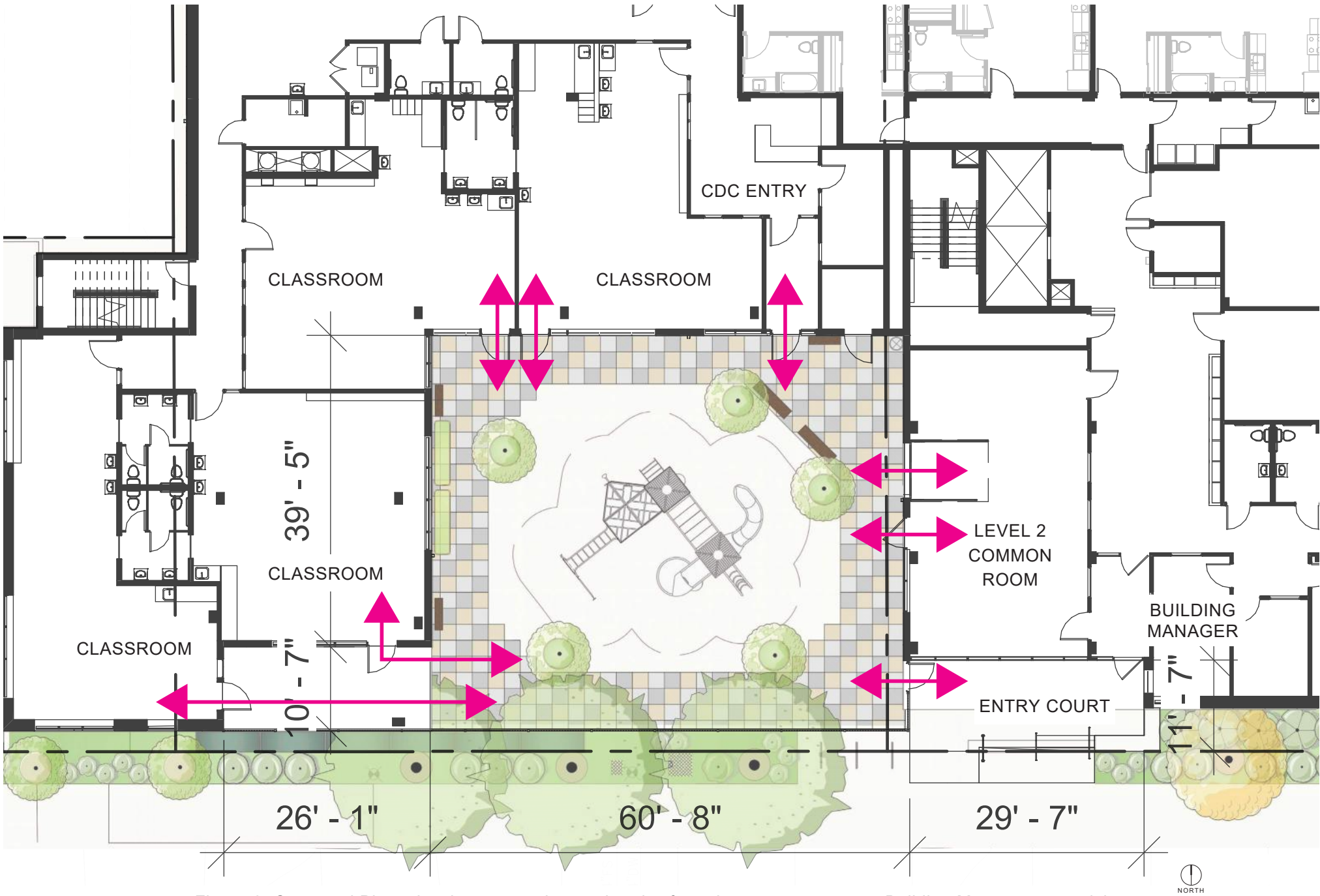


Figure 2: Courtyard Plan, showing connections to interior & exterior program spaces, Building Manager supervision

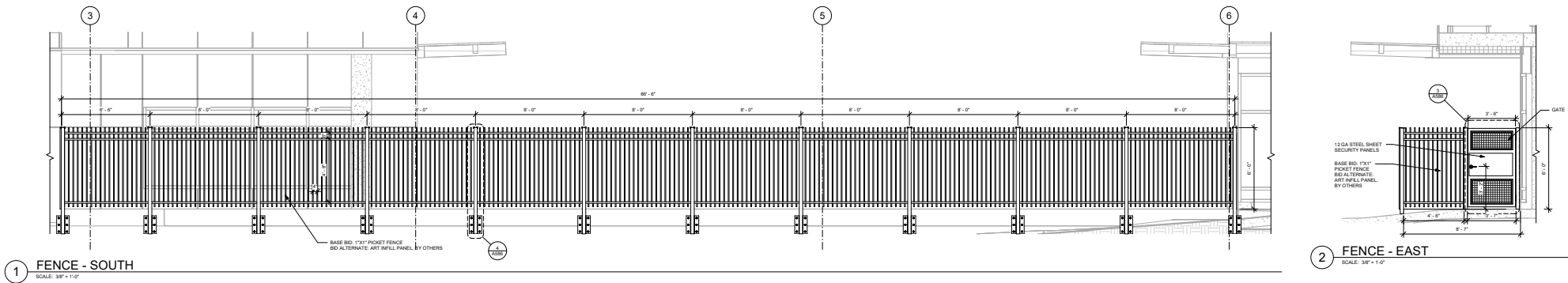


Figure 3: Fence & gate elevations

### DEPARTURE RATIONALE:

While this project occupies two different zones, it is one building serving 87 residential units. As one building, all residents will use all amenity areas equally, regardless of which zone their unit happens to be located on.

### Quality of Amenity Space:

- Combining required amenity areas will allow spaces to be larger, of higher quality, and therefore maximize the utility of these spaces. (DC1-A-2) [Figure 1, Table 1]
- Outdoor spaces have been designed to facilitate any range of activities, as families will have diverse needs. The large size of combined amenity spaces (in addition to weather protection and proximity of interior and exterior community spaces on both Level 2 and Level 6) allow for flexibility of activities, and will better encourage physical activity and social interaction. (DC3-B-4) [Figure 1, Table 1]
- Combining amenity areas allows for greater investment in elements that are accessible to all needs and abilities (including play structures, A/V equipment, and furniture). [Table 1]
- The building has been painstakingly designed to match existing grades on a steep site to provide level access to all spaces, and doors, hardware, lighting, FF&E and other elements can all be of a higher quality when combined. (PL2-A-1)

### Amenity Area Street Frontage:

- Throughout the project, street frontage is maximized for the uses which need public access, and providing combined amenity areas allows these uses and services frequently used by the public to be in visible or prominent areas (DC1-A-1) [Figure 2]

### Focus Activity:

- The 68-student child development center, the south-facing courtyard open to the public after hours, and the public-facing community room (with both resident and neighborhood programming) will create a place brimming with activity, children, learning, and community. It would less effectively create place and identity to dilute this common heart of the project by arbitrarily splitting it up throughout the building. (CS2-A-1)
- Combining residential amenity areas allows for greater supervision of these spaces, most of which are secure from public use. While the courtyard is a publicly-accessible amenity space, the entrance to it is under surveillance by the Building Manager's office, and is generally located at the center of much program area, allowing for many eyes onto the space. It will also be secured behind a fence along the south property line. (PL3-B-1) [Figures 2-3]

### Logistics of Joint Use:

- See response to Departure Request 1.



17.0 DEPARTURES | DEPARTURE 3 - 23.47A.024.B.1

SMC REQUIREMENT:

All residents shall have access to at least one common or private amenity area.

DEPARTURE REQUEST:

Grant that Child Development Center playground may be counted towards Amenity Area.

PROVIDED AMENITY AREA (NC 55)				
1578 SF REQUIRED				
	INTERIOR	EXTERIOR	BIORETENTION	DEPARTURE REQUEST CODE CITATION
LEVEL 1:			150	
LEVEL 2:		3175		23.47A.024.B.1
LEVEL 3:				
LEVEL 4:				
LEVEL 5:				
LEVEL 6:				
ROOF:				
SUBTOTAL:	0	3175	150	3325
COMPLIES, WITH DEPARTURES				
PROVIDED AMENITY AREA (LR3)				
[5265 REQUIRED]				
	INTERIOR	EXTERIOR	TOTAL	DEPARTURE REQUEST CODE CITATION
LEVEL 1:				
LEVEL 2:	1342	451	1793	23.47A.024.B.1, 23.45.522.D.2.a
LEVEL 3:				
LEVEL 4:				
LEVEL 5:				
LEVEL 6:	962	1598	2560	23.45.522.D.2.a
ROOF:				
SUBTOTAL:	2304	2049	4353	
COMPLIES, WITH DEPARTURES				
PROVIDED AMENITY AREA (COMBINED)				
[6843 REQUIRED]				
TOTAL			7678	23.45.524, PRESUBMITTAL NOTES
COMPLIES, WITH DEPARTURES				

Table 1: Required and provided amenity areas, and required departures.

DEPARTURE RATIONALE:

Residents will have access to the Child Development Center & Community play space at all times the CDC is not in operation (typically 7am-4pm), and for at least an hour during that operation (typically 1-2pm). During the times which the Child Development Center needs access to the play space, residents will have full access to three additional amenity areas: a roof deck on Level 5, a common room on Level 5, and a Common Room on Level 2.

Higher-Quality Amenity Areas:

- Doors, hardware, lighting, play equipment, FF&E and other elements can all be of a higher quality when combined, particularly since the courtyard play space will be actively maintained and invested in by the childcare provider. (PL1-C-1) [Figure 1]
- Combining amenity areas allows for greater investment in elements that are accessible to all needs and abilities, including the needs of children. (PL2-A-1) [Figure 1]
- Adding additional outdoor amenity area would not serve children as effectively as sharing the dedicated play space in the courtyard. (PL2-A-1) [Figure 2]



Figure 1: Plan of courtyard amenity area, showing high-level of design and quality of shared elements.



Figure 2: Perspective view of courtyard, demonstrating focus on families, community, and early-child education.



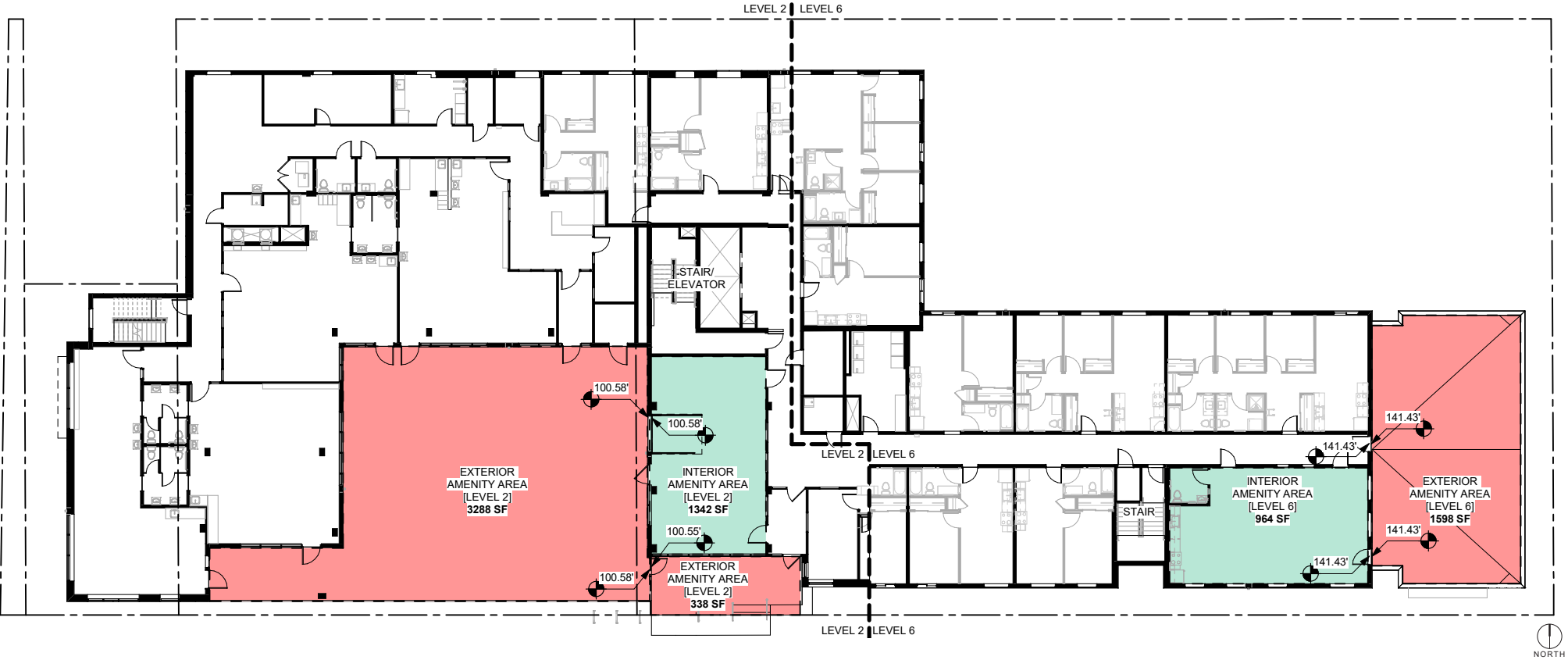


Figure 3: Plan showing locations of amenity areas. Level 2 Common Room and Entry Court, Level 6 Common Room and Roof Terrace will all be available to residents throughout the day.



Figure 5: Interior play space at Plaza Roberto Maestas.

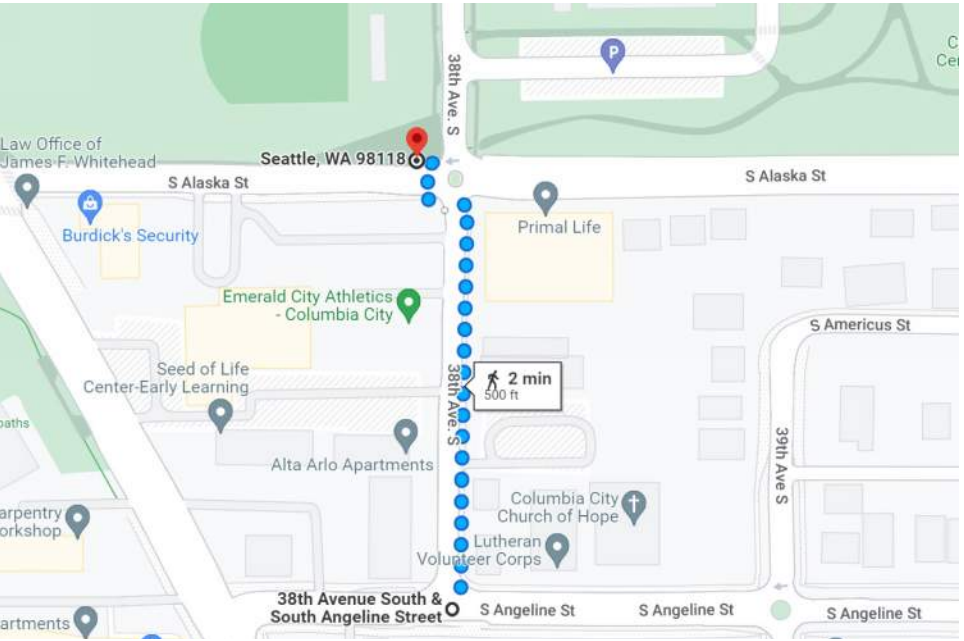


Figure 4: Map showing proximity to Rainier Playfield.

### Connecting to the Neighborhood:

- Chief among the amenities of this project site is the multitude of neighborhood resources in close proximity to it. Rainier Playfield sits only 500 feet from the site and features basketball courts, baseball/softball fields, football fields, play areas, tennis courts, grills, and bathrooms.
- If residents with children need access to a playfield during the hours that the courtyard is in use by the child development center, it is a one-block walk to Rainier Playfield. (PL3-B-4) [Figure 4]
- While staff are understandably is skeptical of children crossing a busy thoroughfare, Rainier Playfield is across a dead-end street and neighborhood greenway. [Figure 4]
- Just as this project is attempting to provide a resource to the neighborhood, the neighborhood can be a resource for this project. (DC3-B-3)

### Logistics of Joint Use:

- See response to Departure Request 1.

### Improving Interior Amenity Spaces:

- During inclement weather, parents of children who may have otherwise used the courtyard play space might prefer the adjacent interior Common Room.
- With this area programmed to accept occasional child's play during hours of Child Development Center operation, it will better serve everyone during times when weather prevents outdoor play. (PL-1-C-3)
- The Common Room on Level 2 has been revised since EDG to improve programming and flexibility. (DC3-B-2)

### Minimal Negative Impacts:

- When the Child Development Center is using the courtyard, residents will retain access to amenity spaces on Level 2 and 5, which include both indoor and outdoor spaces. [Figure 3]
- The front of the building has also been expanded into an informal amenity space that is covered, south-facing, and adjacent to the public realm. (PL1-C-2, PL1-B-3)
- El Centro de la Raza have managed similar programmatic arrangements at other buildings to great success. [Figure 5]



SMC REQUIREMENT (DEPARTURE 4):

Amenity areas shall not be enclosed.

DEPARTURE REQUEST:

Grant that some portion of interior common rooms & spaces may count towards Amenity Area.

SMC REQUIREMENT (DEPARTURE 7):

In LR zones, an amenity area shall not be enclosed within a structure.

DEPARTURE REQUEST:

Grant that some portion of interior common rooms & spaces may count towards Amenity Area.

DEPARTURE RATIONALE:

Dual Purpose & Flexibility:

- Outdoor/Indoor amenity combinations, at both Level 6 and Level 2 allows for children and parents to co-occupy space and allows for spill-out space during events which are too large for the interior spaces. (PL3-B-4) [Figures 1-2]
- Having indoor and outdoor common areas adjacent to one another acknowledges that the weather in the northwest often needs the flexibility of moving inside, even if only momentarily. (DC2-C-2) [Figure 3]

Improved Interior Space

- The project features a balance of exterior and interior amenity areas adjacent to each other which provides a better balance of year-round amenity space (DC3-B-1).
- Interior amenity areas will have additional features such as seating for learning, audio/visual infrastructure, acoustic privacy, writing and art supplies, and other features which allows for flexibility in terms of opening or closing of the space depending on programming and accommodates functions which cannot occur outside. (DC1-A-3) [Figures 1-2]

Sense of Place:

- The interior amenity areas will be designed to accommodate anything from adult programming, to teenagers’ homework and birthday parties, and young child’s play, adding depth, texture, and scale as well as serving multiple project functions. (CS2-A-1) [Figures 1-2]

Connection to Street:

- While the interior common spaces are not always public, the Level 2 common room will have a strong visual connection to the exterior, and controlled access in case of special events. (DC1-A-4) [Figure 2]
- Building an interior amenity area space also gives the opportunity for that amenity space to be used by the community when El Centro hosts community events and programming. (S2-B-2)

Shared Public/Private Space:

- This project attempts to preserve neighborhood character and culture by keeping low-income residents in their neighborhood, and keeping families in the neighborhood with family-sized units. (CS3-A-4)
- Allowing this amenity area to be enclosed will give more opportunities than an exterior amenity for various neighborhood functions to occur inside. (PL1-C-2) [Figure 2]

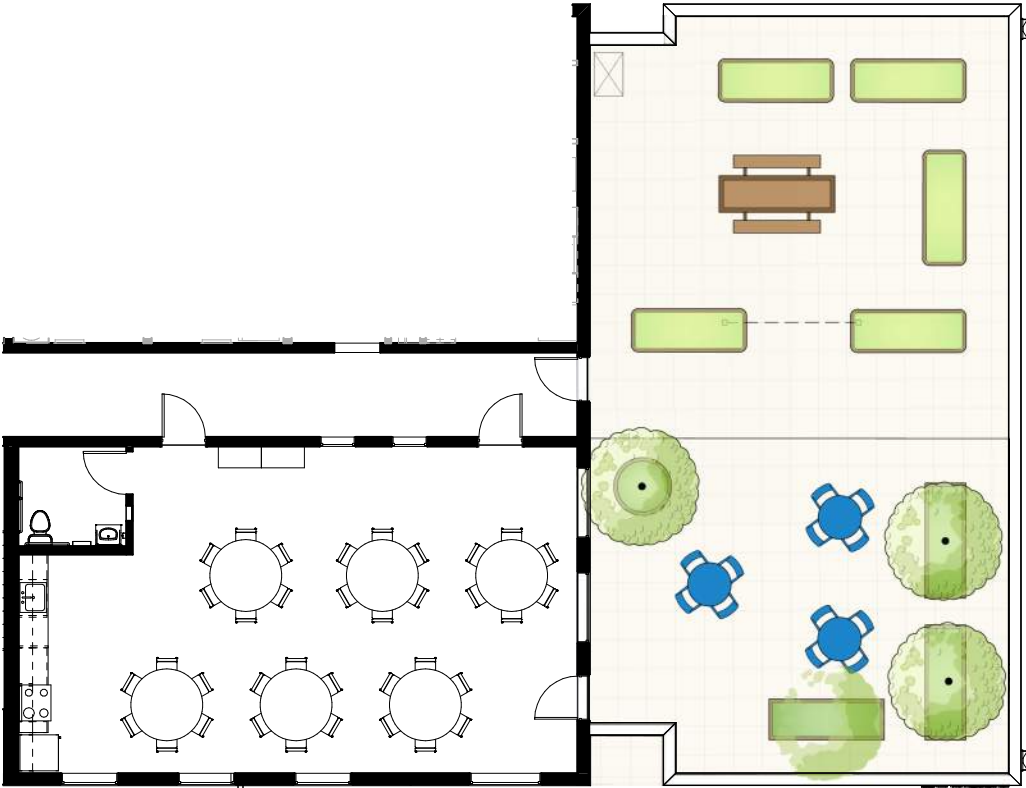


Figure 1a: Level 6 Common Room & Roof Terrace Plan



Figure 1b: Level 6 Common Room Perspective

Figure 1: Level 6 Common Room, showing a variety of possible interior & exterior furnishings to accommodate a range of activities. Perspective shows visual connection between the spaces





Figure 3: Interior play space at Plaza Roberto Maestas

### Social Interaction:

- Outdoor spaces have been designed to facilitate any range of activities by residents, as families will have diverse needs. (PL2-A-1)
- Interior community rooms adjacent to outdoor amenity areas (on both Level 2 and Level 6) allow for flexibility of activities, as well as separate but proximate spaces for both children and parents to spend time. (DC3-B-4)

### Resident Needs:

- Based on a survey of existing residents of the Plaza Roberto Maestas building (owned & operated by the same owner), residents are more likely to use interior amenity areas than exterior. While staff is understandably skeptical of what the opinions of residents of a different building might say about the preferences of future residents for this building, El Centro de la Raza intends to use similar marketing and lease-up procedures for this building, and as such, this survey is the best possible indication of the preferences of future residents. (DC1-A-2)
- The common room adjacent to the courtyard and roof deck spaces allows for more users by providing indoor and outdoor opportunities. Exterior furniture is being considered which has permanent weather protection to allow for year-round use of the Level 6 Roof Terrace. (PL-1-C-3) [Figure 1]

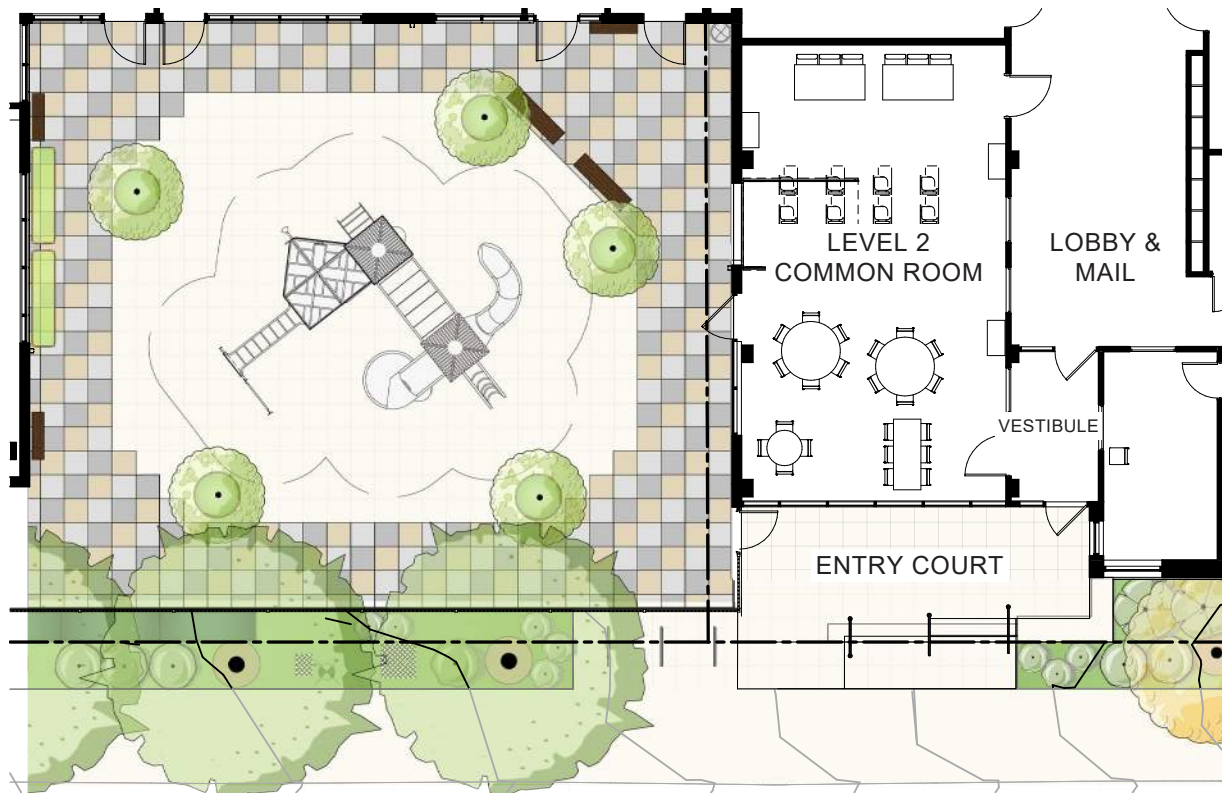


Figure 2a: Level 2 Common Room & Courtyard Plan



Figure 2b: Level 2 Common Room Perspective

Figure 2: Level 2 Common Room, showing a variety of possible interior & exterior furnishings to accommodate a range of activities. Perspective shows visual connection between the spaces



**SMC REQUIREMENT:**  
Sixty percent of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

**DEPARTURE REQUEST:**  
Grant a minimum transparency percentage of 20%.

**EDG GUIDANCE:**  
(none – not included in EDG)

**DEPARTURE RATIONALE:**  
This requirement is technically infeasible at the non-residential portions of 38th Avenue South and South Angeline Street because of the relationship between grade and the Level 2 building floor-ceiling assembly. Even if the walls at Level 1 and Level 2 were entirely transparent, 60% transparency could not be achieved because of the floor-ceiling assembly. [Figures 1-2]

This departure will allow for a greater balance of art, siding, and landscaping at the most prominent corner of the project, and will have no adverse effect on building design concept, urban form, or building function.

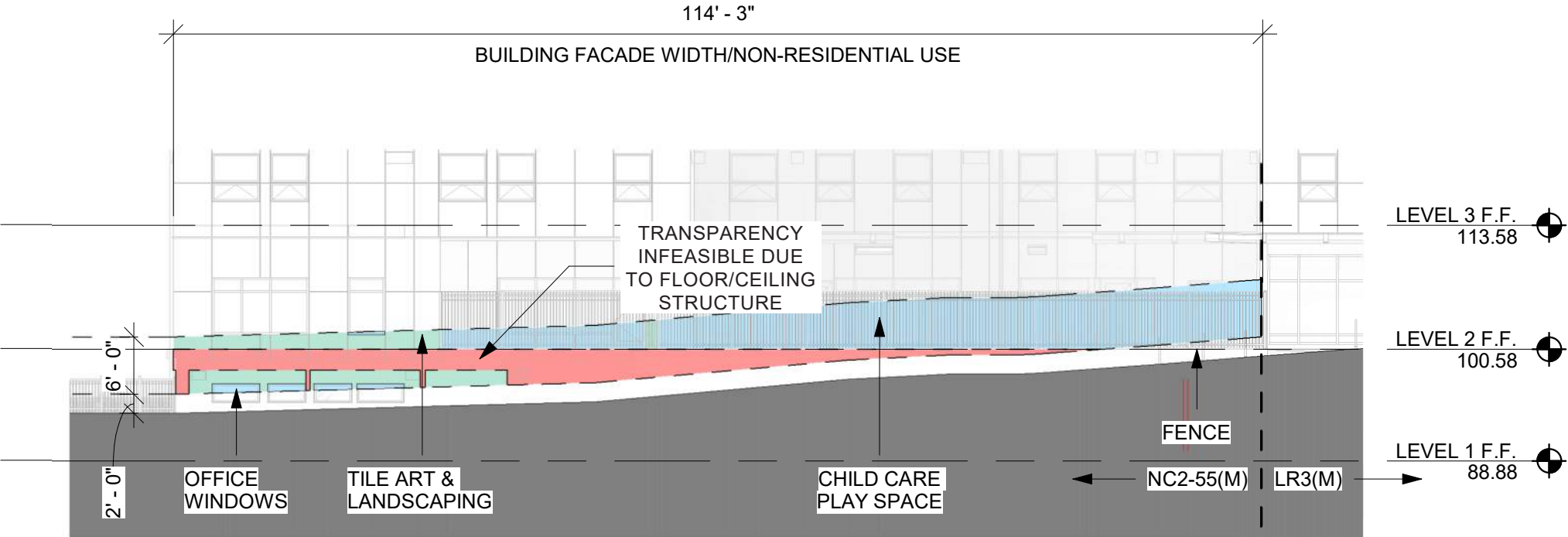
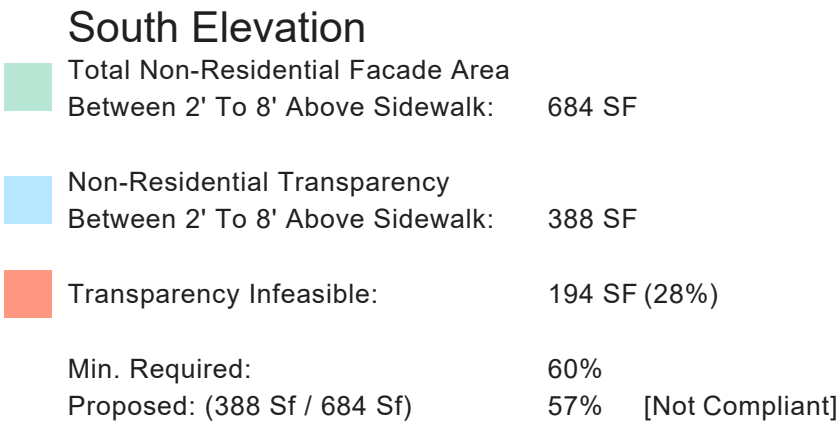
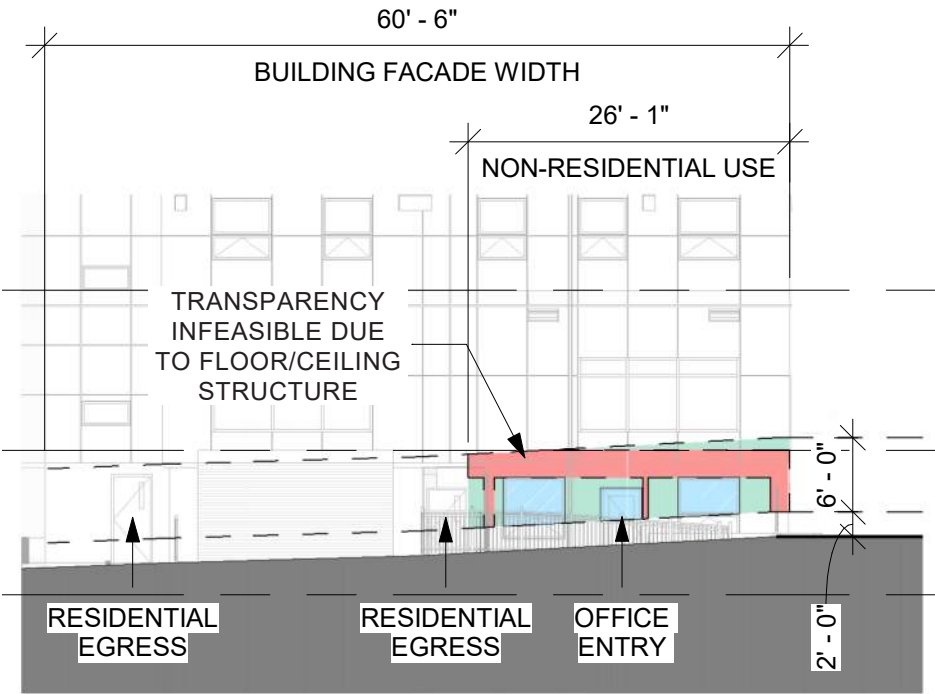
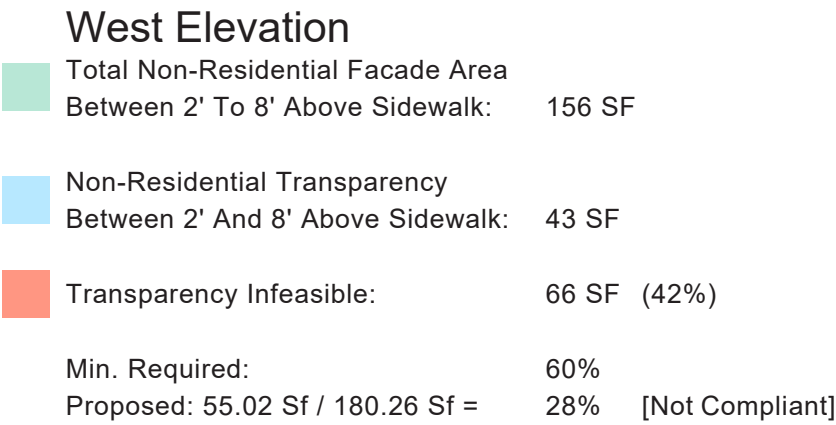


Figure 1: West Elevation highlighting non-residential transparent and non-transparent portions of facade between 2'-8'

Figure 2: South Elevation highlighting non-residential transparent and non-transparent portions of facade between 2'-8'





Figure 3: Perspective of southwest building corner from southwest



Figure 4: Perspective of southwest building corner from northwest

CHILD DEVELOPMENT CENTER  
FENESTRATION (STOREFRONT)

TILE MURAL

CONCRETE PAINTED TO  
COMPLEMENT TILE MURAL

BUSINESS T.I.  
FENESTRATION (STOREFRONT)

BUSINESS T.I. ENTRY COURT,  
LANDSCAPED & EXTERIOR  
PROGRAMMING

### Southwest Corner at Level 2:

- In addition to already large fenestration for the child development center classroom above, wall space not required to be glazed will showcase the principal art effort of this project – an immense tile mural which connects S Angeline and 38th Avenue South frontages. (DC4-A-1) [Figure 3]
- At this most prominent corner, a thorough variety of siding materials and treatments will be celebrated, all within close view of the pedestrian, including greenery, art, transparent glazing with childcare inside, patterned siding – all of which is captured on this corner. (DC2-B-1) [Figure 3]

### Design Concept:

- Granting this departure will help this building achieve prominence on this highly visible corner. Vertically, the tall southwest corner is greatly varied, with retail on the ground floor, a wide band of vibrant tile mural on the second floor, and a colorful siding pattern up above. (CS2-C-1) [Figure 3]
- By allowing the southwest corner to have less than total fenestration, it brings focus to the areas which do – the residential and Child Development Center entries further up the block. These spaces are much more likely to be visited, and demand greater prominence than the small office on the southwest corner. (PL3-A-2, DC1-A-1)
- Vertically, siding variation and artwork reduce the scale of the larger massing, giving pedestrians a variety of human-scaled elements to relate to from the sidewalk and ingress locations. (DC2-A-2) [Figure 4]

### No Adverse Effect:

- Horizontally the façade is still varied enough to break up the length of the building, and transparent enough to meet the intentions of transparency requirements. (CS-2-C-3) [Figures 1-2]
- Transparency is varied on this building, creating pedestrian intrigue and visually stimulating patterns between entries, planting, and gathering spaces. The siding material varies between concrete, art, fiber cement, fencing, and storefront. These tactics make the entire block variable, while consistent elements like siding pattern and art elements tie the building together. (DC2-C-1) [Figures 1-4]



17.0 DEPARTURES | DEPARTURE 6 - Table A for 23.45.518

SMC REQUIREMENT:  
Required rear setback for apartments is 10' minimum, 15' if no alley.

DEPARTURE REQUEST:  
Grant 5' encroachment into 15' setback for a length of 55'

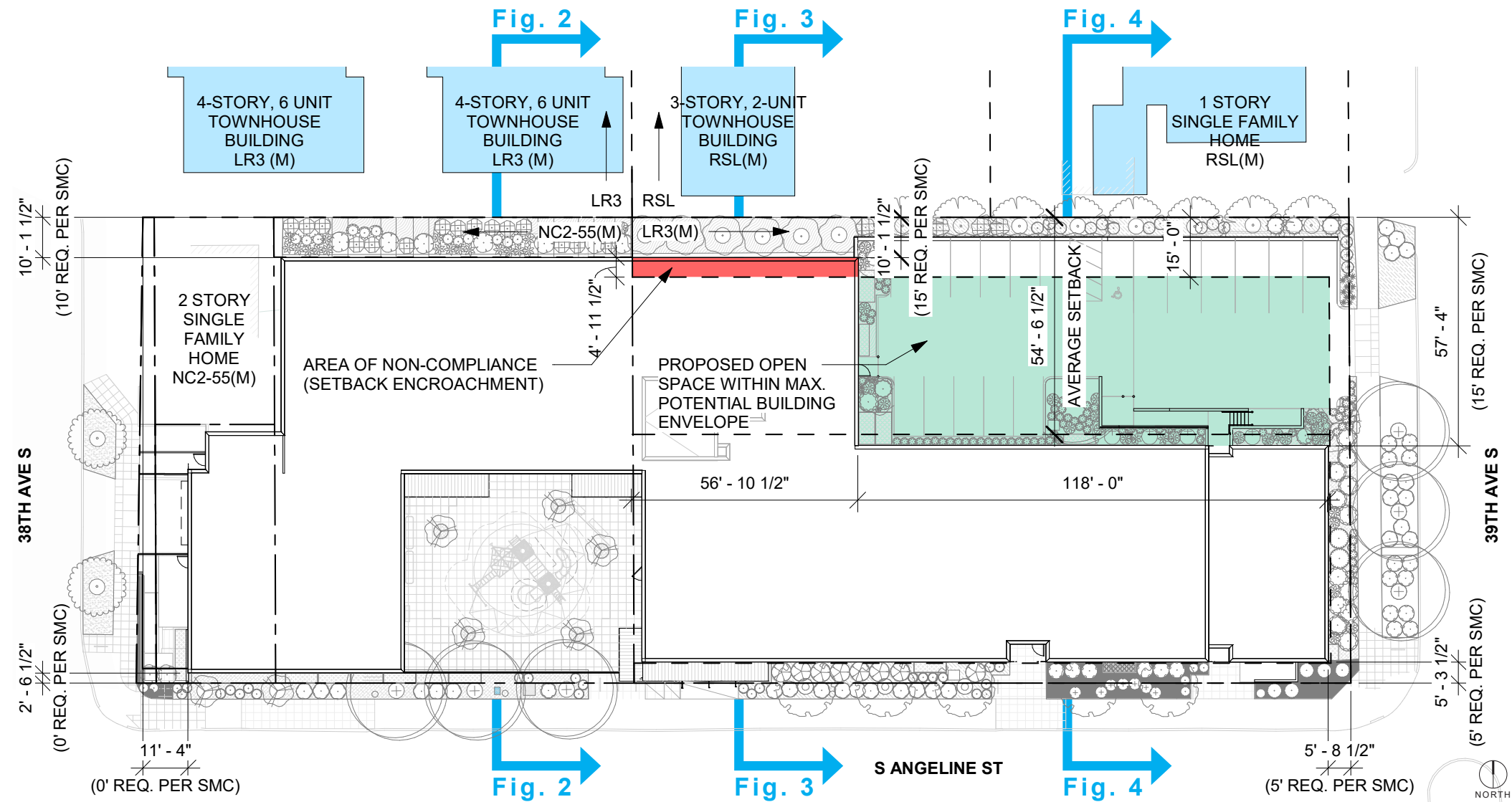


Figure 1: Site Plan showing area of setback encroachment, neighboring buildings, open space, and shape of building allowed by departure.



Figure 2: Perspective of courtyard, showing size and quality of open space achievable by locating mass of building against north property line.



Figure 3: Perspective of north property edge, showing consideration to site conditions & types of program best suited for shady portions of site.

DEPARTURE RATIONALE:  
Granting this departure allows for the building to be shaped in a way that it creates a courtyard on the southern portion of the site, which benefits the neighborhood, building functions, and minimally affects neighboring properties.



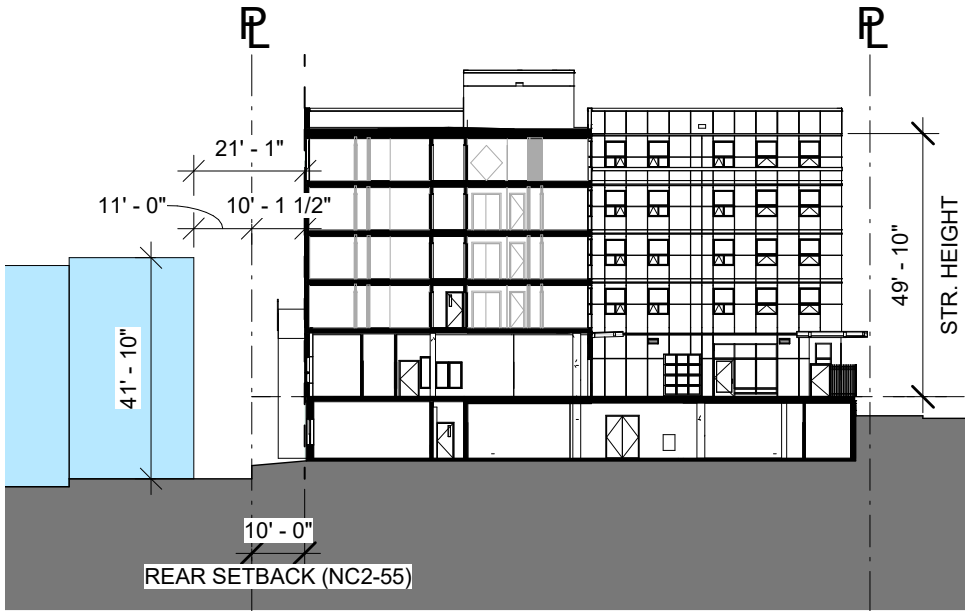


Figure 4: Section showing condition at western portion of site.

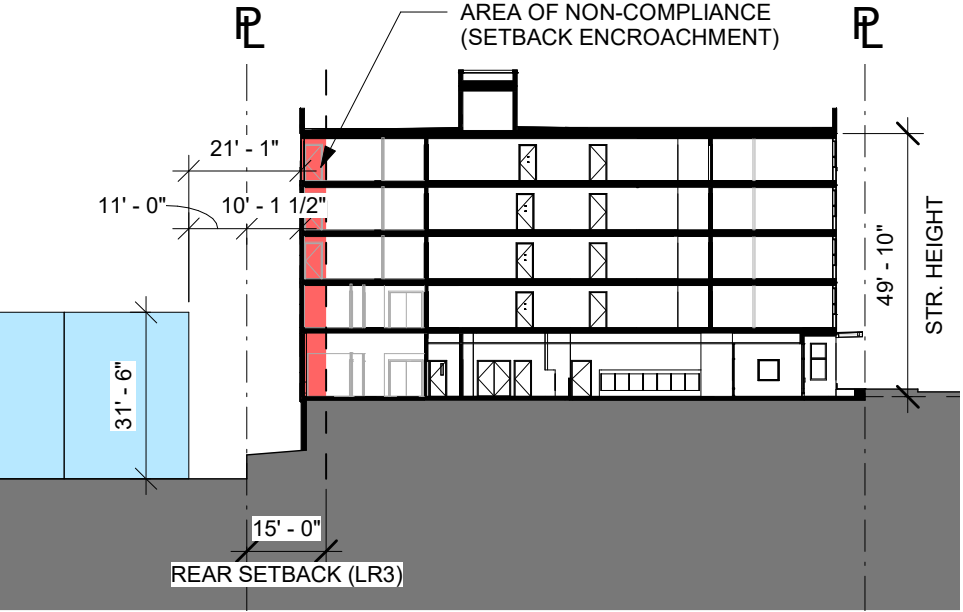


Figure 5: Section showing condition at area of departure request.

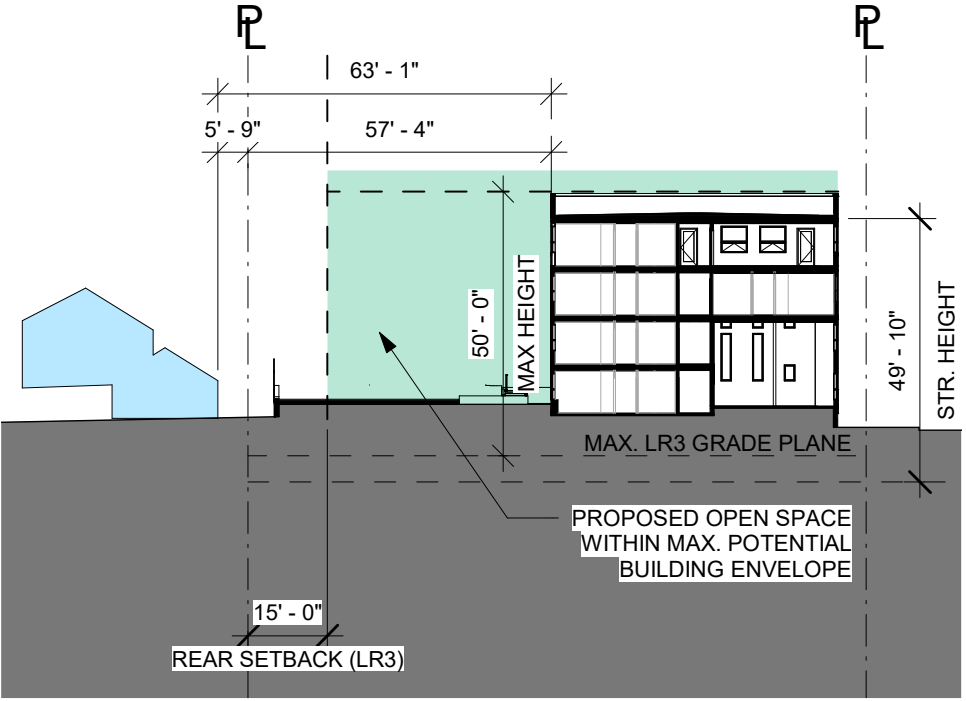


Figure 6: Section showing condition at eastern portion of site.

### Quality of Open Space:

- Encroachment into the setback allows the building to be modulated to provide open space and primary pedestrian entrance at the mid-block which breaks up the mass. The modulation of the building's primary mass mimics an assemblage of smaller buildings. (CS2-C-3)
- Locating a courtyard on the south side of the building more evenly divides open space between the south of the site and the northeast corner of the site. (PL1-A-1) [Figure 1]
- Locating open space along the southern property line provides more solar exposure, pedestrian access, and views than if it were located at the interior. (PL1-C-1) [Figure 2]

### Human Interaction:

- Encroaching into the north setback directly benefits the size and use of southern open space, which is a more interactive use of open space than maintaining a full 15' setback against the north property line at the interior of the block (PL1-A-2, DC1-A-2). [Figures 2-3]
- Locating the courtyard on the south side of the site will foster greater human interaction by placing recreation spaces adjacent to the public right of way. (PL1-A-2) [Figure 2]
- The largest contributions to neighbor/resident interaction will be the courtyard play space (available to the public after hours of childcare operation and on weekends) and the Level 2 community room (open to the public for various types of programming). Both spaces are larger as a result of encroachment into setback. (PL3-B-4)
- The main activity areas for residents, children, neighbors, and visitors are all located proximate to the main residential entry which abuts the sidewalk. This departure will increase the benefits of this colocation more than locating any additional common space against the north property line. (DC1-A-4) [Figure 2]

### Minimal Impact:

- This encroachment will be consistent with the intent of tapering development when adjacent to lower-density housing. (CS2-D-3) [Figures 4-6]
- The portion of the RSL lot immediately adjacent to the encroaching portion of the proposed building has been developed as part of the townhouse project to the north of the NC-55 portion of this building site, and so the effect on this development will be uniform across both compliant and non-compliant portions of the north facade. (CS2-D-1) [Figures 4-5]
- The portion of this building which actually neighbors a single-family home on the RSL lot is set back over 50' from the property line. (CS2-D-5) [Figure 6]



17.0 DEPARTURES | DEPARTURE 8 - Table A for 23.45.527

SMC REQUIREMENT:

Maximum Structure Width for Apartments in LR3 inside Urban Villages,  
Urban Centers or Station Area Overlay Districts: 150'

DEPARTURE REQUEST:

Grant Maximum structure width of 180'

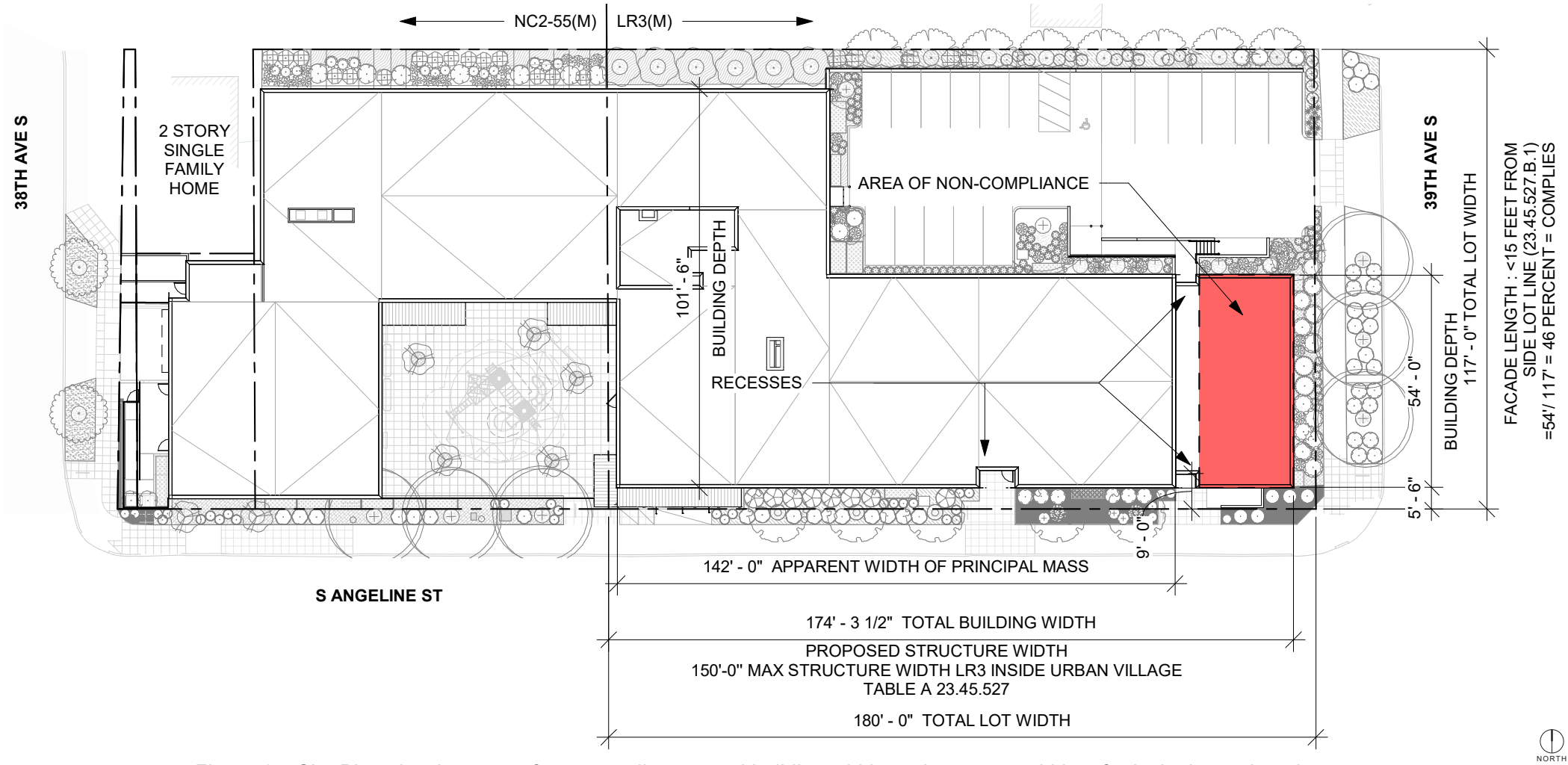


Figure 1a: Site Plan showing area of non-compliance, total building width, and apparent widths of principal massing elements.

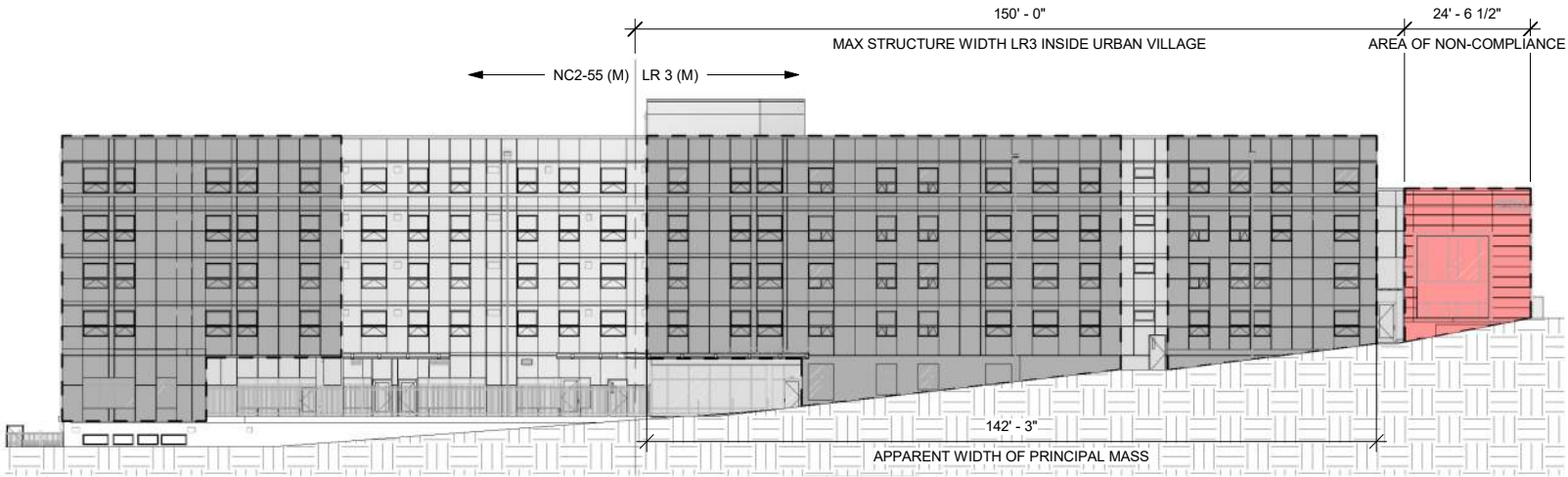


Figure 1b: Elevation showing area of non-compliance, total building width, and apparent widths of principal massing elements.





Figure 2: Perspective showing unique and separate appearance of Assembly T.I. massing from the northeast.



Figure 3: Perspective showing unique and separate appearance of Assembly T.I. massing from the southeast.

DEPARTURE RATIONALE

Granting this departure would allow the building to maximize development of affordable housing, as shortening the building by 30’ would result in the loss of approximately 8 family units.

Urban Form

- Granting this departure allows the Assembly T.I. (anticipated to be the Church of Hope, the current occupant of the project site) to activate and occupy a prominent corner. (CS3-A-4) [Figure 3]
- Reducing the building width would result in the Assembly T.I. space sitting far back on the site. (DC1-A-1)
- Locating the Assembly T.I. space so close to the property line keeps more eyes on the street. (PL2-B-1) [Figures 2-3]
- Locating the Assembly T.I. on the corner increases visibility of the primary mass and program entrance. (PL3-A-1) [Figure 3]

Breaking Down Massing

- Effort has been made in breaking down the massing, and will continue in detailing, to present the Church of Hope as a distinct building, even though it is connected. (DC2-B-1) [Figures 1b, 3]
- The full-height residential portion of the building is only 141’ wide and recess between that portion and the primary mass of the Assembly T.I. will be designed to give the illusion of building separation. The structure width visible from 39th St is even smaller still. (DC2-A-2) [Figure 1a]
- Recesses and material changes along S Angeline will reduce the perceived width of any single massing element. (D2-C-1) Figure 3]



17.0 DEPARTURES | DEPARTURE 9 - 23.45.536.B.2.a

SMC REQUIREMENT:

Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except within 20 feet of any street lot line.

DEPARTURE REQUEST:

Allow parking spaces to be built within 3' of street lot line.

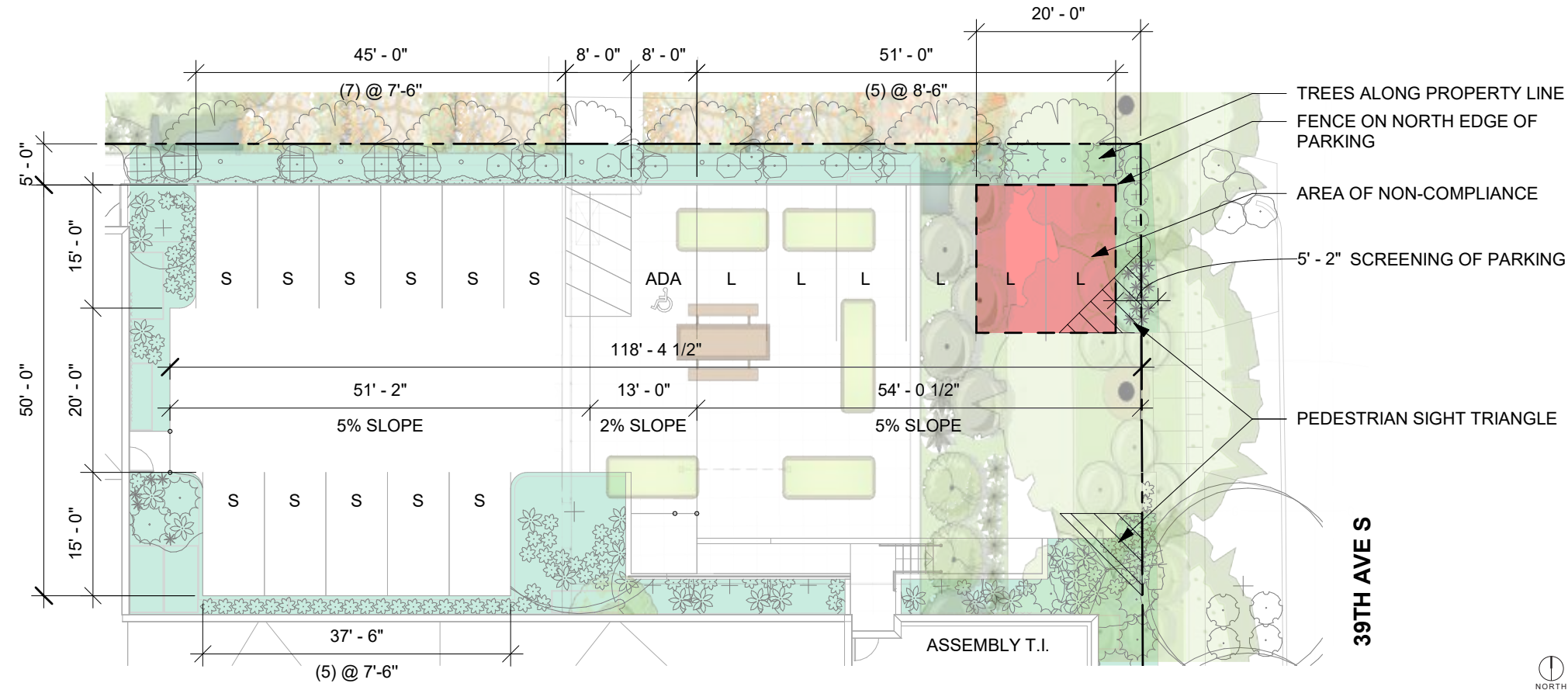


Figure 1: Site Plan showing area of non-compliance, program adjacencies, and landscaping which helps mitigate effects of the departure



Figure 2: Site Section showing area of non-compliance, slope of the parking lot, layers of landscaping at the street frontage, and the site fence to the north of the parking lot.





Figure 3a: Proposed



Figure 3b: Existing

Figures 3: Comparison of existing and proposed - presence of cars adjacent to the public realm will be greatly reduced as compared with existing condition.



Figure 4: Perspective of proposed condition - looking SW from NE corner of the site

## DEPARTURE RATIONALE

### Quality of Life:

- Based on feedback from the community during Community Meetings in October & November of 2021, the principal concern voiced was the limited parking provided on this site. While there is no parking required for this project, the owner is committed to providing as much as is feasible. Allowing this departure would help ensure that the neighborhood's principal concerns are best addressed. (CS3-A-4)
- The proposed design is an improvement of the current condition, which features a large and highly visible parking lot on a prominent corner. The location of this surface lot has been considered, in conjunction with landscaping to minimize disrupting privacy of or encroaching visually on residents in adjacent buildings. (CS2-D-5) [Figure 3]
- Not granting this departure would result in the loss of 3 spaces (or 17%) provided in this parking lot, which is allotted to the non-residential users of this building (the Assembly T.I. and Jose Marti Child Development Center). (CS2-D-5) [Figure 1]

### Visual Impact & Safety:

- The site will be graded in such a way that the parking lot will slope down, away from the street, reducing the perceived presence of cars from the street. (CS2-D-2) [Figure 2]
- Within the 5' planting strip between cars and the right of way, priority will be given to screening elements like tall and dense plantings. Landscaping and a fence along the north property line will minimize the impact of vehicles in this space. (DC1-C-2) [Figures 1, 4]
- The parking lot will be used for permitted parking by the Child Development Center and Assembly T.I.. Outside of events and services, the lot is not intended to be fully utilized.
- Landscaping will be kept short in the areas of required sight triangle. Generally, a reduced landscape buffer granted by this departure will minimize obstruction within the sight triangle and provide better pedestrian-vehicle visibility. Signage will be located on private property to alert pedestrians to vehicles entering and exiting. (DC1-B-1) [Figures 1, 4]



SMC REQUIREMENT:

SMC 23.45.518.H.1: Cornices, eaves, gutters, roofs, and other forms of weather protection may project into required setbacks and separations a maximum of 4 feet if they are no closer than 3 feet to any lot line.

DEPARTURE REQUEST:

Allow weather protection in LR3 zone to encroach into setback up to the property line for a length of up to 35'



Figure 1: Deeper canopy helps identify primary entry of long building from other entries throughout the block.



Figure 2: Prominence and weather protection achieved by deep entry canopy

DESIGN RATIONALE

Granting this departure will enhance the function of the primary building entry as a gathering space, increase the visibility of the primary building entry, support a consistent building design concept, and provide for a better zoning transition.

Zoning Transition:

- There is no setback required within the NC55 zone on the west half of the site, which a portion of the canopy does occupy. Granting this departure allows the canopy itself to be part of the blending and transition of zoning from the dense zero-setback heart of Columbia City and the less-dense neighborhoods with front setbacks. (CS2-D-3, CS2-D-4) [Figure 4]



Figure 3: Continuity of canopies throughout courtyard brings design continuity throughout the project.



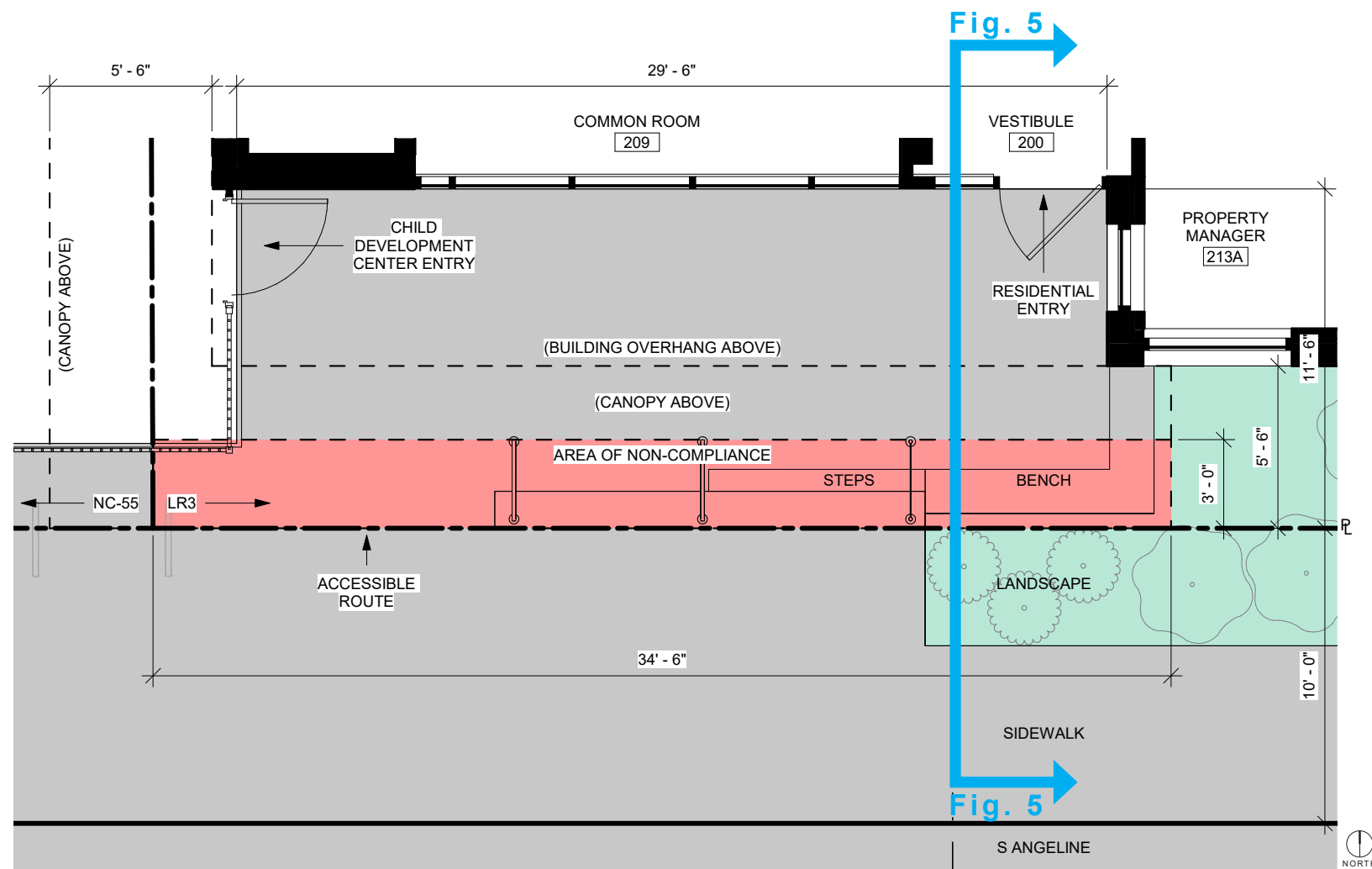


Figure 4: Plan of entry court, showing proposed canopy coverage, and important features which would be exposed to rain without a deeper canopy.

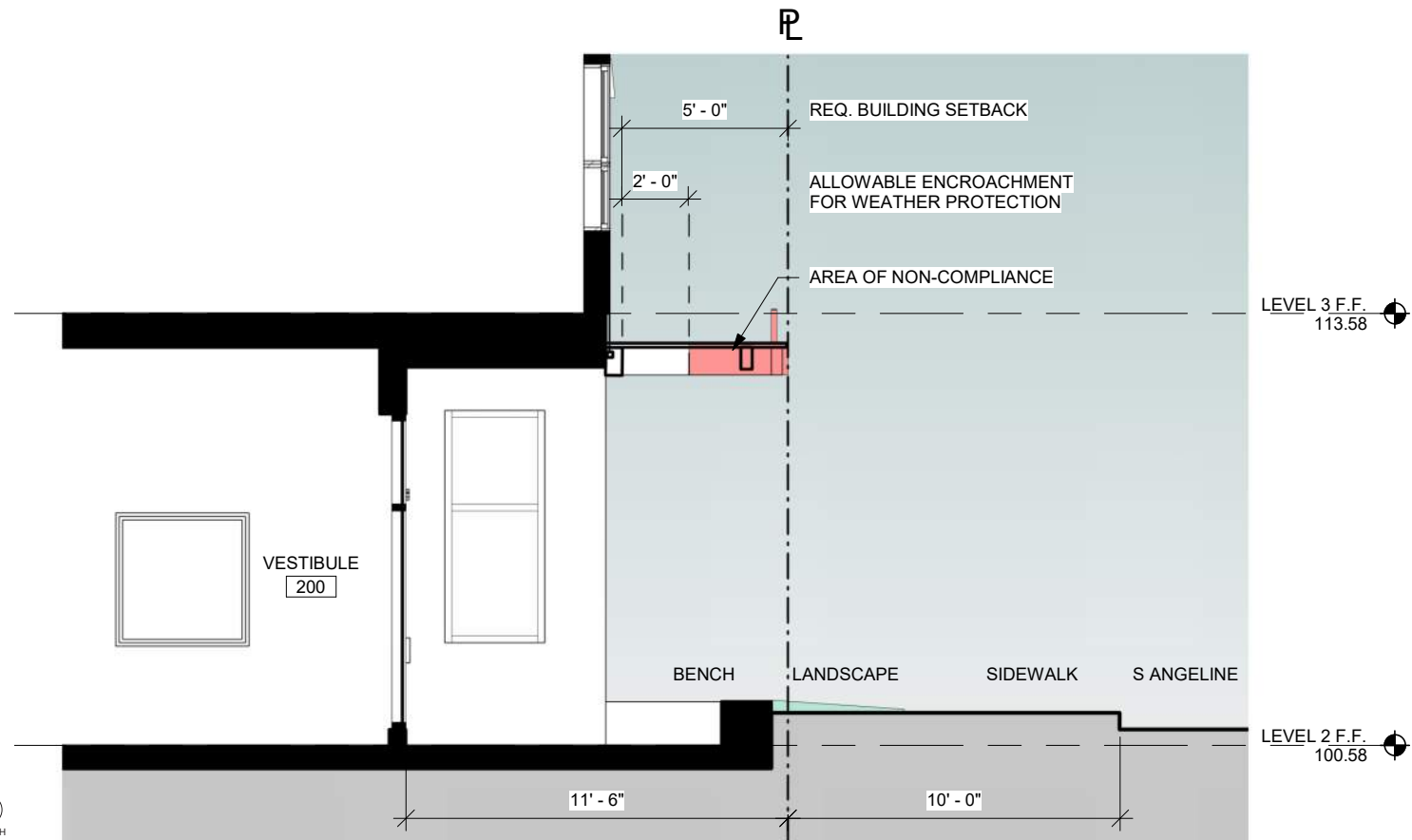


Figure 5: Section showing proposed extent of canopy above entry court.

Enhance Function and Quality of Entry:

- Primarily, allowing the entry canopy to be deeper will allow for greater weather protection in this large entry court with multiple functions. Activities in this large entry court include residential and Child Development Center entries, community gathering, car pick-up waiting space, and other informal uses. (PL2-C-1, DC3-B-1, DC1-A-2, DC3-B-2) [Figure 5]
- Allowing this “outdoor room” to be fully weather protected will support many types of formal and informal interaction between the public and building residents and add variety to the public streetscape. (PL3-B-4, PL1-A-1) [Figure 2]
- Greater weather protection will allow this outdoor space to be functional throughout the year. (PL1-C-3) [Figure 5]
- This entry court is an intermediate space between the public right-of-way, semi-public spaces like the Courtyard and Common Room, and the private residential areas. A high-quality and more weather protected entry court will increase the success of this space as a transition zone, strengthening the entire building’s connection to the street and the public. (CS2-B-2, DC3-A-1) [Figures 2, 4]

Visibility of Entry:

- Not granting this departure would result in a less significant and insufficiently prominent entry sequence for the primary entrance to such a large building. (CS2-A-2) [Figures 4,5]
- Projecting the canopy to the property line allows for a much deeper covered entry of 9'-6". In addition to the increased rain cover, this combined projection and recess announces the main entry by locating it at the greatest deviation in an otherwise regular massing. A limited 2' projection would not give this degree of visual depth. (DC2-C-1) [Figures 4,5]
- A deeper canopy will help differentiate this entry from others on the building. Clarity of entries between the projects’ multiple uses was a concern from SDCI Staff at EDG. The Assembly T.I. entrance also has weather protection on the south facade, but a larger canopy, tied into those in the courtyard will help highlight the primary residential entry. (PL3-A-2) [Figure 1]
- As this building spans an entire block, legibility of the main entrance will be important for visitors and others less familiar with the building. A more pronounced canopy projecting beyond any other single building element will help make the midblock entrance more visible from other places along block. (DC2-E-1) [Figures 1, 2]

Coherent Design Concept:

- A deeper canopy is used in the courtyard in order to provide greater weather protection for staff and parents. Maintaining a consistent depth of canopy from the entry, throughout the courtyard will help integrate common features and design language through multiple project elements. (PL2-C-2) [Figure 3]
- Canopy continuity is wayfinding tool, inviting people in to public/private space as it turns the corner into the courtyard. This would be less apparent with shortened length. (PL2-D-1) [Figure 3]
- The extents of the canopy create a sense of place just at the entry - an public/private outdoor room for residents and the community to gather. This is in essence a smaller version of what the project attempts at a larger scale with the building massing in the courtyard. (CS2-A-1, DC3-C-2) [Figures 2, 3]



18.0 OTHER | ADMINISTRATIVE CONDITIONAL USE

Application Form for Administrative Conditional Use in Residential Zones

1. What type of conditional use are you requesting?

Institution Uses, Other Than Public Schools, Not Meeting Development Standards in Multifamily Zones (Table A 23.45.504; 23.45.506)

2. Is the proposal a new use?

No

If this is a new use, what is the existing use of the site or structure?

N/A

3. Describe the proposed project including square footage of the structure, height (1, 2, 3 stories, etc.) and other specific details that, with the plans explains the nature of the proposed development.

The overall proposed project is located on several existing lots with two different zones: LR3(M) on the east lots and NC2-55(M).

On the west lots, NC2-55(M) is a 100385 SF mixed-use residential structure including a 9776 SF child development center, and a 711 SF tenant improvement office space. The total structure height is 49'-2 3/4"FT, and the total building footprint is approximately 19670 SF.

The portion of the mixed-use residential structure on the LR3(M) zoned portion of the lots containing the institution is 2658 SF, with a total site area (not contained within the residential portion of the building) of 1605 SF. The institution is a tenant improvement space within the overall structure. The institution will be completed as a Tenant Improvement, so the current building permit is only for the shell of the space. The height of the institution portion of the structure is 38'-8 1/2" FT.

The proposed Church space is a replacement to an existing 6288 SF Church which is on the same site/zoned LR3(M) lot and will be demolished under associated permit 6854555-DM. The institution will also have a dedicated 18-stall surface parking lot of approximately 5068 SF.

4. If the proposed development is an institution, how many clients, students, employees or residents will be using the facility? What hours of operation, types of programs, etc. are planned for the proposed development?

The Church (institution) has a designed capacity of 76 people, with hours of operation including Sunday worship, and miscellaneous community programming at other weekend times and weekday evenings.

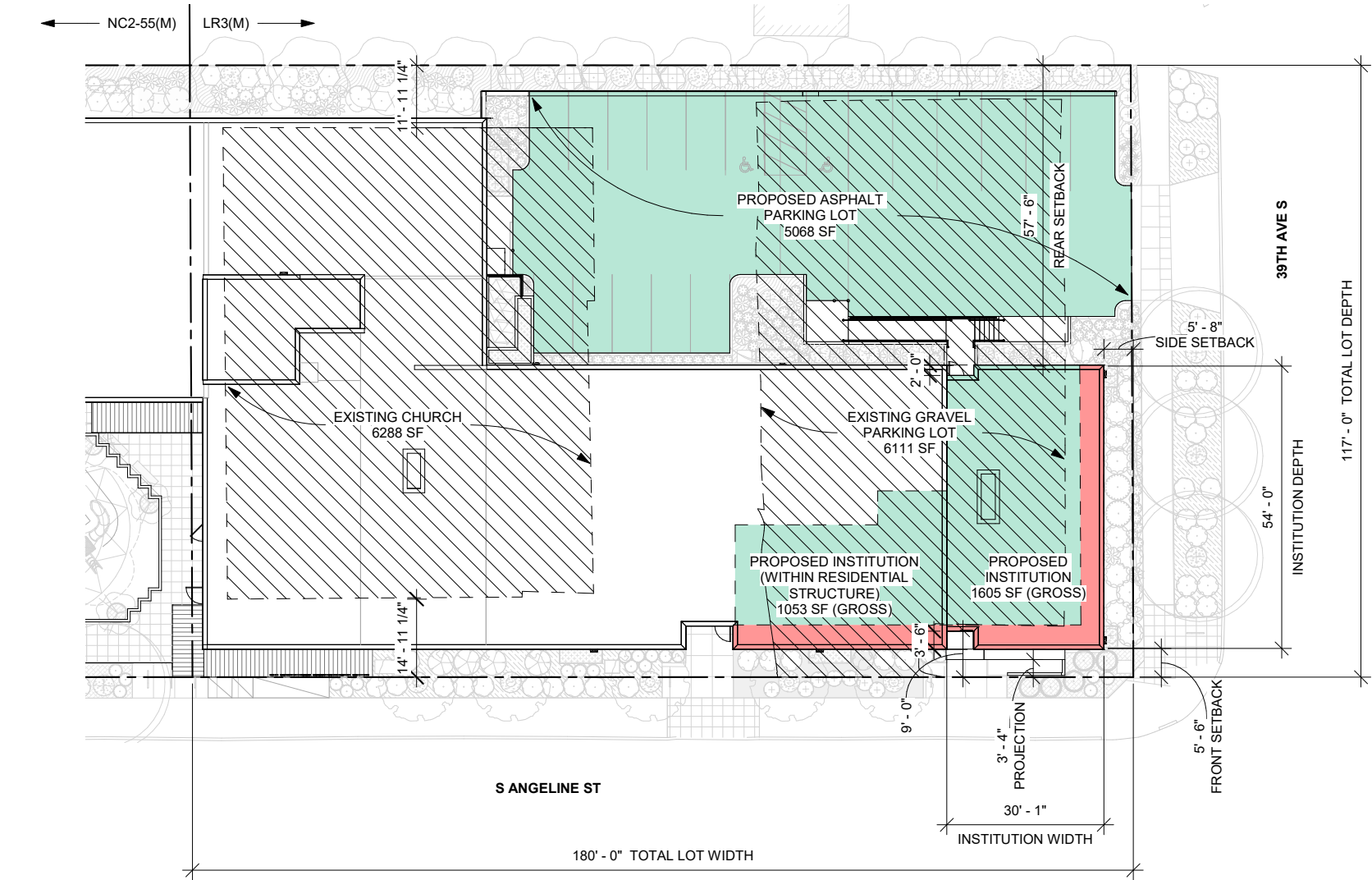


Figure 1: Plan. Institution location, proposed setbacks & widths

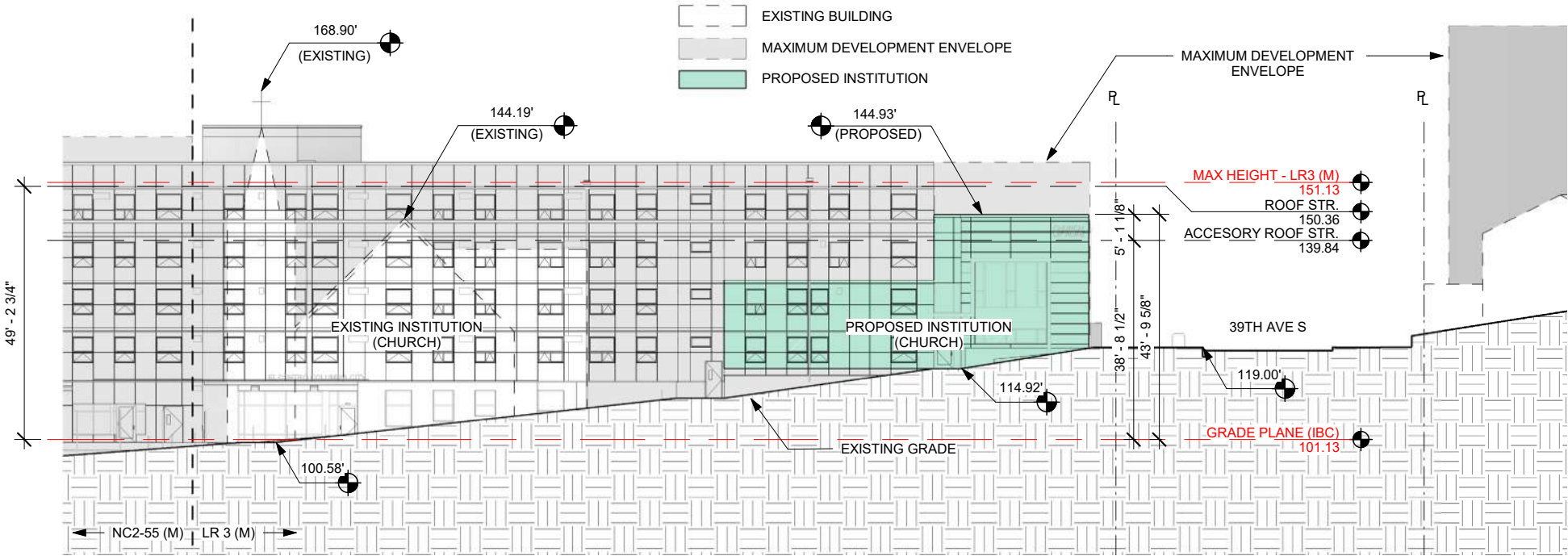


Figure 2: Elevation. Proposed institution location, height, and maximum development envelope.



Institution Uses, Other Than Public Schools, Not Meeting Development Standards in Multifamily Zones

Land Use Code Section: 23.45.506

1. Bulk and Siting

1.a. Describe the special needs of the proposed facility and how the proposed location of the facility is compatible to its surroundings.

The proposed Church and parking lot replace an existing church and parking lot on the same site, which have been at that location since 1948. The existing building height is approximately 40’ at the primary building ridge, and 60’ to the steeple, as measured from the adjacent street grade (see Survey). The existing church is approximately 6288 SF, and the existing gravel parking lot is approximately 6111 SF.

The proposed church will be 2658 SF, meaning that the institutional square footage will reduce 57% on the site as a response to their membership and attendance. As 1053 SF of the proposed church is contained within the residential structure, the apparent bulk of the Church square footage on site is only 1605 SF, resulting in a 74% reduction in apparent institutional square footage on site. The proposed surface parking lot is 5068 SF – a reduction of 1220 SF from existing parking lot square footage.

The proposed church will be a height of 38’-8 ½” FT, which is a reduction from that of the existing church. While the highest apparent portion of the structure (top of parapet) is approximately equal to the highest portion of the existing primary church structure, it’s relocation to the eastern portion of the site means that apparent height relative to adjacent grade is vastly reduced. (Figure 2)

Front and side setbacks of the proposed structure will be to 5’-6” and 5’-8” respectively. This is a reduction from the front and side setbacks of the existing church. However, these front and side setbacks abut 60 FT public rights-of-way and thus the impacts are minimal. Where the site does abut other buildings, to the north/rear, the setback will be increased from approximately 11’-11” to 57’-6”. Additionally, existing rose bushes on-site will be salvaged and replanted between the building and the right-of-way. (Figure 1)

The above comparison between the existing and proposed church structures demonstrate that the proposed structure will have a reduced impact on adjacent buildings and neighborhood and compliment the proposed mixed-use residential building.

1.b. Which of the development standards below are requested to be modified under this proposal to accommodate the special needs and location of the proposed institution? Please explain.

The project is requesting a modification of front and side setbacks to 5-foot front and side setbacks. This would be consistent with the prevailing setbacks required for all other uses in the LR3 zone.

**REQUIREMENTS:**  
**23.45.570.F.1: Front setback.** The minimum depth of the required front setback is determined by the average of the setbacks of structures on adjoining lots, but is not required to exceed 20 feet. The setback shall not be reduced below an average of 10 feet, and no portion of the structure may be closer than 5 feet to a front lot line.

**23.45.570.F.3: Side setback.** The minimum side setback is 10 feet from a side lot line that abuts any other residentially-zoned lot. A 5-foot setback is required in all other cases, except that the minimum side street side setback is 10 feet.

**RATIONALE:**  
Maintenance of a consistent setback within the entire proposed development would result in a consistent street edge and coherence with residential structure. The building facade has mimicking hierarchy with the other proposed building use entrances and modulation. While requested front and side setbacks are reduced as compared to the existing church structure, these are at locations with 60’-0” rights of way. Where the site does abut other buildings, to the north/rear, the setback will be increased from approximately 11’-11” to 57’-6”.

The requested modification is consistent with bulk and setbacks requirements of other allowed uses on the site. Encroaching into the front and side setback also allows the institution tenant improvement space to have greatest separation from adjacent RSL(M) zones. (Figure 1)

2. Criteria for Dispersion

2.a. Does the proposed institution meet dispersion criteria (more than 600 feet to the lot line of any other institution)?

Yes.

2.b. Describe how the proposed new or expanding institution which does not meet development standards for dispersion would not substantially aggravate parking shortages, traffic safety hazards and noise in the surrounding residential area.

N/A

3. Noise

3.a. Describe potential noise impacts from the proposed use and any measures that will mitigate (lessen) the potential noise problems of this institutional use.

Building is designed to mitigate acoustic impacts to the residential units located adjacent to the institution tenant improvement space through consultation with an acoustical engineer. Additionally, the exterior envelope has been designed with above energy code required insulation which will also serve as an acoustical barrier. Locating the institution tenant improvement on the south east corner of the LR3(M) lots moves the space further away from the RSL(M) lots to the north by almost 60’ reducing the acoustical impact.

4. Transportation Plan

4.a. A transportation plan will be required for new institutions or institutional additions of more than 4,000 square feet or 20 or more parking spaces.

N/A





TO: Estela Ortega  
El Centro Columbia City  
2524 16<sup>th</sup> Ave. S.  
Seattle, WA 9814

REFERENCE: Regulated Tree Inventory Report

SITE ADDRESS: South Angeline St, 38<sup>th</sup> – 39<sup>th</sup> Avenues, Seattle WA

DATE: October 14, 2021

PREPARED BY: Favero Greenforest, ISA Certified Arborist # PN -0143A  
ISA Tree Risk Assessment Qualified  
ASCA Registered Consulting Arborist\* #379

Matthew Flickinger of Beacon Development Group contacted me on your behalf, and you subsequently contracted my services as a consulting arborist. My assignment is to identify, inventory and assess the regulated trees at the above referenced site. The purpose of this report is to establish the condition of the regulated onsite trees to satisfy City of Seattle permit submittal requirements.

I visited the site 10/13/2021 and visually inspected all regulated trees associated with this site, which are the subject of this report. The totals are summarized in the table below.

Summary:		Onsite	Offsite
	Significant	5	3
	Exceptional	1	0
	Grove	0	0
	ROW/Street Tree	5	0

Attributes for the subject trees are summarized in attachment 3.

greenforestinc@mindspring.com Tel. 206-723-0656

Estela Ortega, El Centro Columbia City  
RE: Regulated Tree Inventory Report, South Angeline St, 38<sup>th</sup> – 39<sup>th</sup> Aves, Seattle WA  
October 14, 2021  
Page 2 of 10

LIMITATIONS AND USE OF THIS REPORT  
This tree report establishes, via the most practical means available, the existing conditions of the tree on the subject property. This report is based solely on what is readily visible and observable, without any invasive means.

There are several conditions that can affect a tree’s condition that may be pre-existing and unable to be ascertained with a visual-only analysis. No attempt was made to determine the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. Additionally, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree’s condition.

TREE INSPECTION METHOD – TREE HEALTH, CONDITION AND VIABILITY  
I visually inspected this tree from the ground. I performed a Level 1 risk assessment.<sup>1</sup> This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory. This is a limited visual assessment focuses on identifying trees with imminent and/or probable likelihood of failure, and/or other visible conditions that will affect tree retention.

High-risk trees can appear healthy in that they can have a dense, green canopy. This may occur when there is sufficient sapwood or adventitious roots present to maintain tree health, but inadequate strength for structural support.

Conversely, trees in poor health may or may not be structurally stable. For example, tree decline due to root disease is likely to cause the tree to be structurally unstable, while decline due to drought or insect attack may not.

One way that tree health and structure are linked is that healthy trees are more capable of compensating for structural defects. A healthy tree can develop adaptive growth that adds strength to parts weakened by decay, cracks, and wounds. This report identifies unhealthy trees based on existing health conditions and tree structure, and specifies which trees are most suitable for preservation.<sup>2</sup>

No invasive procedures were performed on any trees. The results of this inspection are based on what was visible at the time of the inspection.

<sup>1</sup> Companion publication to the ANSI A300 Part 9: Tree Shrub and Other woody Plant Management – Standard Practices, Tree Risk Assessment. 2011. ISA.  
<sup>2</sup> Companion publication to the ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction. 2008. ISA.

Greenforest Registered Consulting Arborist

Estela Ortega, El Centro Columbia City  
RE: Regulated Tree Inventory Report, South Angeline St, 38<sup>th</sup> – 39<sup>th</sup> Aves, Seattle WA  
October 14, 2021  
Page 3 of 10

The attached inventory summarizes my inspection results and provides the following information for each tree:

**Significant, Exceptional (based on size), Exceptional (based on grove)** as defined by municipal code.<sup>3</sup>

**Tree number** as shown on attached exhibit.

**DBH** stem diameter in inches measured 4.5 feet from the ground.

**(QMD)** quadratic mean diameter for multiple stemmed trees.<sup>4</sup>

**Tree Species** common name and Latin binomial.

**Threshold** trunk DBH for exceptional category.

**Dripline** average branch extension from the trunk as radius in feet.

**Health and Structure ratings** ‘1’ indicates good to excellent condition; no visible health-related problems or structural defects, ‘2’ indicates fair condition; minor visible problems or defects that may require attention if the tree is retained, and ‘3’ indicates poor condition; significant visible problems or defects, the tree is not viable for retention and removal is recommended.

**Comments on Condition** obvious structural defects or diseases visible at time of inspection.

**Viable Tree?** viability is determined by the arborist, regardless of municipal code or requirements. The *condition* and *viability* ratings in this report are not a substitute for municipal-required assessments and reporting, which are outside the scope of this report. This report alone does not guarantee SDCI authorizing removal of any tree. SDCI requires a higher level of assessment and scrutiny for the removal of exceptional trees based on their risk.

This *viability* rating is provided only as a guide for selecting trees to retain and does not guarantee tree removal.

<sup>3</sup> Director’s Rule 16-2008. Seattle DCI.  
<sup>4</sup> Ibid.

Greenforest Registered Consulting Arborist

Estela Ortega, El Centro Columbia City  
RE: Regulated Tree Inventory Report, South Angeline St, 38<sup>th</sup> – 39<sup>th</sup> Aves, Seattle WA  
October 14, 2021  
Page 4 of 10

ONSITE TREES  
There are 6 SDCI-regulated trees on site. Three are native Western red-cedars and they each have been topped and stand close the existing structures. When their foundations are demolished, the trees will likely fall over from lack of rootplate support.

Two onsite trees are Naturalized Italian prunes. Both have been topped, are diseased and have double trunks.

An English holly also grows on the site and is exceptional based on trunk diameter. Its dripline ranges from 10 to 13 feet radius from center of trunk.

The holly is viable for retention.

Four flowing pears grow in the right-of-way parking strip along 39<sup>th</sup> Ave S. These trees are ragged: diseased, visible branch dieback and the leaves are blighted with trellis fungus.

At the intersection of 39<sup>th</sup> and Angeline is a hornbeam in good condition.

OFFSITE TREES  
Three offsite trees stand across an existing fence near the NE portion of the site: they include a native Bigleaf maple, a bird cherry and a Tulip magnolia. All three trees are significant. Their branch overhang is listed in the attached inventory, and none have rootplates that will be impacted by excavation on the subject site.

Those trees listed in the attached inventory represent all regulated trees associated with this parcel.

HOLLY TREE INNER AND OUTER ROOT ZONES  
Soil disturbance and encroachment inside the dripline of an exceptional tree is restricted by city code. An exceptional tree’s outer root zone (ORZ, defined by the dripline), inner root zone (IRZ, or one-half the dripline radius), and feeder root zone (2 times the dripline) are defined by municipal code. SMC §21.11.050.

*The basic tree protection area shall be the area within the drip line of the tree. The tree protection area may be reduced if approved by the Director according to a plan prepared by a tree care professional. Such reduction shall be limited to one-third of the area within the outer half of the area within the drip line. In no case shall the reduction occur within the inner root zone. In addition, the Director may establish conditions for protecting the tree during construction within the feeder root zone. (See Exhibit SMC §21.11.050.B.)*

Greenforest Registered Consulting Arborist

Estela Ortega, El Centro Columbia City  
RE: Regulated Tree Inventory Report, South Angeline St, 38<sup>th</sup> – 39<sup>th</sup> Aves, Seattle WA  
October 14, 2021  
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These defined root zones will have implications for future site redevelopment. SDCI typically requires factual evidence AND compliance with industry best practices for any proposed disturbance within the ORZ of an exceptional tree, either on or off site. Industry best practices sometimes may not allow any disturbance within a tree’s ORZ. Every tree scenario is different.

ATTACHMENTS:  
1. Assumptions and Limiting Conditions  
2. Certification of Performance  
3. Regulated Tree Inventory  
4. Tree Number Exhibit

Estela Ortega, El Centro Columbia City  
RE: Regulated Tree Inventory Report, South Angeline St, 38<sup>th</sup> – 39<sup>th</sup> Aves, Seattle WA  
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Attachment No. 1 - Assumptions & Limiting Conditions

- A field examination of the site was made 10/13/2021. My observations and conclusions are as of that date.
- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
- I am not a qualified land surveyor. Reasonable care was used to match the trees indicated on the sheets with those growing in the field.
- Construction activities can significantly affect the condition of retained trees. All retained trees should be inspected after construction is completed, and then inspected regularly as part of routine maintenance.
- Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject tree may not arise in the future.
- All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. A complete evaluation of the potential for this (a) tree to fail requires excavation and examination of the base of the subject tree. Permission of the current property owner must be obtained before this work can be undertaken and the hazard evaluation completed.
- The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.

Greenforest Registered Consulting Arborist

Estela Ortega, El Centro Columbia City  
RE: Regulated Tree Inventory Report, South Angeline St, 38<sup>th</sup> – 39<sup>th</sup> Aves, Seattle WA  
October 14, 2021  
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Attachment No. 2 - Certification of Performance

I, Favero Greenforest, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client of any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-0143A) and am Tree Risk Assessment Qualified, and am a Registered Consulting Arborist\* (#379) with American Society of Consulting Arborists. I have worked as an independent consulting arborist since 1989.

Signed:  
  
GREENFOREST, Inc.  
By Favero Greenforest, M. S.  
Favero  
Greenforest  
Date: October 14, 2021

Digitally signed by Favero Greenforest  
DN: cn=Favero Greenforest, o, ou,  
email=greenforestinc@mindspring.co  
m, c=US  
Date: 2021.10.14 16:44:50 -0700


Greenforest Registered Consulting Arborist



Estela Ortega, El Centro Columbia City  
RE: Regulated Tree Inventory Report, South Angeline St, 38<sup>th</sup> – 39<sup>th</sup> Aves, Seattle WA  
October 14, 2021  
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QMD – quadratic mean diameter for multiple stemmed trees  
Dripline radius from center of tree (also outer root zone radius, or ORZ)  
Condition ratings '1' good to excellent, '2' fair, '3' poor  
For offsite trees, driplines are reported as branch length overhanging the subject property as measured from an existing fence. DBH is estimated.  
Attachment No. 3 – Regulated Tree Inventory


Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH (QMD)	Species Common Name and Latin Binomial	Threshold (inches)	Dripline (ft)	Health	Structure/Form	Comments on Condition	Viable Tree
✓		✓	No	1	15.8"	Western red-cedar, Thuja plicata	30"	15'	1	3	Topped, asymmetric canopy, rootplate growth obstruction (foundation). Tree will fall over when existing building is removed.	No
✓				2	6.5"	Western red-cedar, Thuja plicata	30"	8'	1	3	Topped, asymmetric canopy, rootplate growth obstruction (foundation). Tree will fall over when existing building is removed.	No
✓				3	6.2, 6.9" (9.3")	Italian prune, Prunus domestica	22.9"	5'	3	3	Diseased, topped, double leaders	No
✓				4	6.9, 7.5" (10.2")	Italian prune, Prunus domestica	22.9"	8'	3	3	Diseased, topped, double leaders	No
✓		✓	No	5	24.2"	Western red-cedar, Thuja plicata	30"	15'	1	3	Topped, asymmetric canopy, rootplate growth obstruction (foundation). Tree will fall over when existing building is removed.	No
	✓	✓	No	6	20"	English holly, Ilex aquifolium	18.8"	10-13"	2	2	Multiple leaders, burl growth at rootcrown	Yes
ROW TREES												
				7	12"	Flowering pear, Pyrus sp.	N/A	15'	3	2	Diseased, topped, deadwood	No
				8	8.5"	Flowering pear, Pyrus sp.	N/A	12'	3	2	Diseased, topped, deadwood	No

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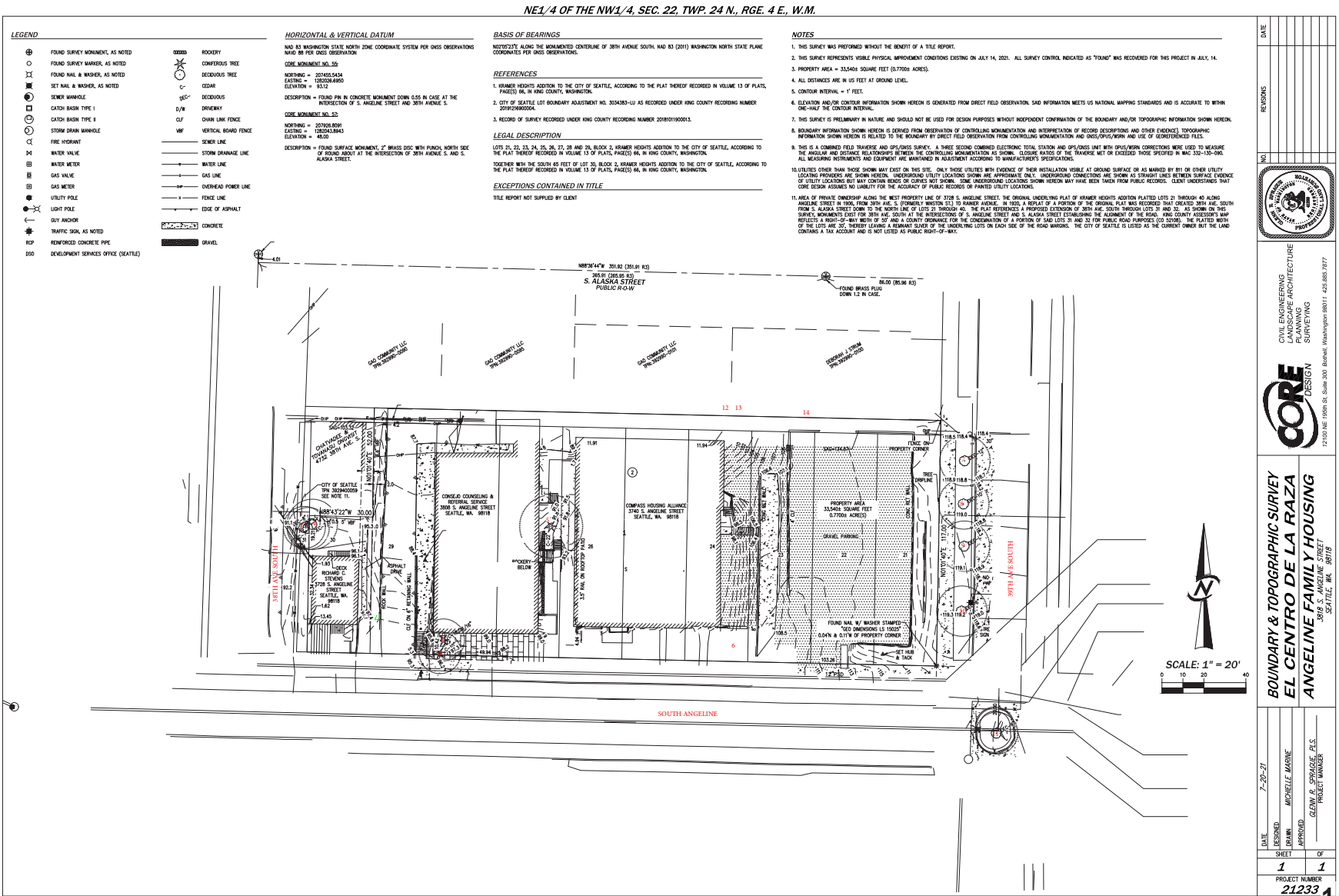
Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH (QMD)	Species Common Name and Latin Binomial	Threshold (inches)	Dripline (ft)	Health	Structure/Form	Comments on Condition	Viable Tree
				9	8"	Flowering pear, Pyrus sp.	N/A	11'	3	2	Diseased, topped, deadwood	No
				10	7"	Flowering pear, Pyrus sp.	N/A	10'	3	2	Diseased, topped, deadwood	No
				11	7.8"	Hornbeam, Carpinus caroliniana	N/A	9'	1	1		Yes
OFFSITE TREES												
✓		✓	No	12	18"	Bigleaf maple, Acer macrophyllum	30"	12'*			Approx. 10 feet north of existing fence.	
✓		✓	No	13	12"	Bitter cherry, Prunus emarginata	Grove	12'*			Approx. 10 feet north of existing fence.	
✓				14	7"	Saucer magnolia, Magnolia soulangeana	16"	5'*			Approx. 3 feet north of existing fence.	

\*Branch length overhanging the subject property as measured from an existing fence.  
\*\* Holly tree dripline radius: N 12', E 10', S 12', W 13'.

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8

9





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DESIGN ALTERNATIVE 1 - RECOMMENDED



GROSS BUILDING AREA: 98,449 SF

TOTAL BUILDING FOOTPRINT: 22,551 SF

HEIGHT: 61'-4"

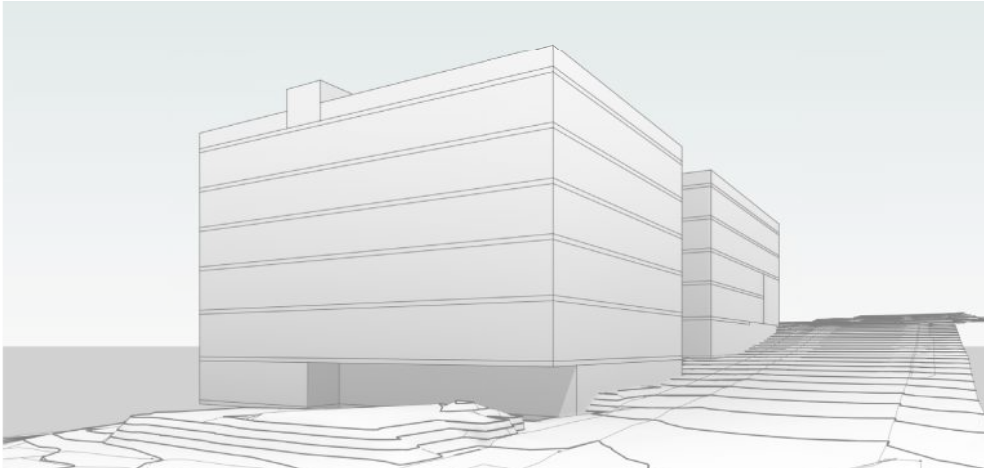
FAR: NC-55: 3.28 (3.75 ALLOWABLE)  
LR-3: 2.24 (2.30 ALLOWABLE)

NUMBER OF UNITS: 87

DEPARTURES REQUIRED: (8)

DESIGN GUIDELINE	OPPORTUNITY*	CONSTRAINT*
CS2.C3: Full Block Sites:	X	
CS2.D1: Existing Development & Zoning:	X	
CS2.D2: Existing Site Features:	X	
CS2.D5: Respect for Adjacent Sites:	X	
CS3.A4: Evolving Neighborhoods:	X	
CS3.B1: Placemaking:	X	
CS3.B2: Historical/Cultural References:	X	
PL1.A1: Enhancing Open Space:	X	
PL1.A2: Adding to Public Life:	X	
PL1.C1: Selecting Activity Areas:	X	
PL2.A1: Access for All:	X	
PL2.B1: Eyes on the Street:	X	
PL2.B2: Lighting for Safety:	X	
PL2.B3: Street-Level Transparency:	X	
PL2.D1: Design as Wayfinding:	X	
PL3.A1: Design Objectives:	X	
DC1.B1: Access Location and Design:	X	
DC2.A1: Site Characteristics and Uses:	X	
DC2.A2: Reducing Perceived Mass:	X	
DC2.B1: Façade Composition:	X	
DC2.B2: Blank Walls	X	
DC2.D1: Human Scale	X	
DC2.D2: Texture:	X	
DC3.B1: Meeting User Needs:	X	
DC4.A1: Exterior Finish Materials:	X	
DC4.D1: Choice of Plant Materials:	X	
DC4.C2: Hardscape Materials:	X	

DESIGN ALTERNATIVE 2 - CODE COMPLIANT



GROSS BUILDING AREA: 74,540R SF

TOTAL BUILDING FOOTPRINT: 13,777 SF

HEIGHT: 61'-4"

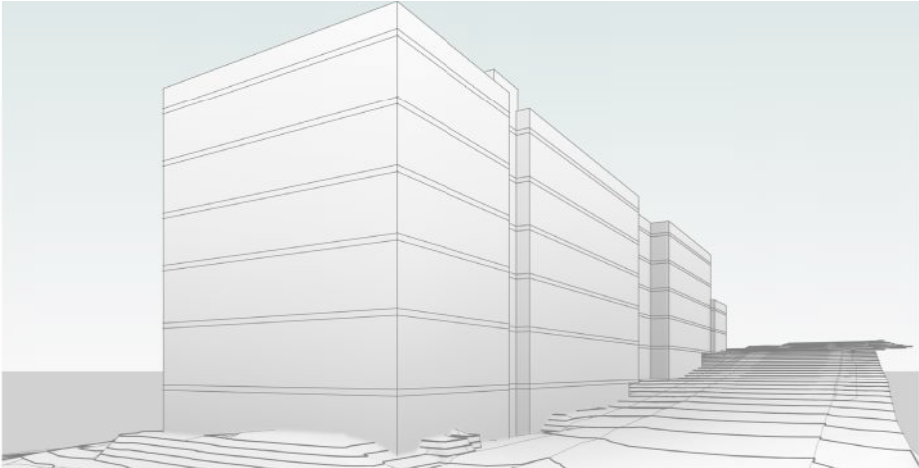
FAR: NC-55: 3.20 (3.75 ALLOWABLE)  
LR-3: 1.60 (2.30 ALLOWABLE)

NUMBER OF UNITS: 62

DEPARTURES REQUIRED: (0)

DESIGN GUIDELINE	OPPORTUNITY*	CONSTRAINT*
CS2.C3: Full Block Sites:		X
CS2.D1: Existing Development & Zoning:	X	
CS2.D2: Existing Site Features:	X	
CS2.D5: Respect for Adjacent Sites:		X
CS3.A4: Evolving Neighborhoods:	X	
CS3.B1: Placemaking:		X
CS3.B2: Historical/Cultural References:	X	
PL1.A1: Enhancing Open Space:		X
PL1.A2: Adding to Public Life:		X
PL1.C1: Selecting Activity Areas:		X
PL2.A1: Access for All:	X	
PL2.B1: Eyes on the Street:		X
PL2.B2: Lighting for Safety:	X	
PL2.B3: Street-Level Transparency:		X
PL2.D1: Design as Wayfinding:		X
PL3.A1: Design Objectives:		X
DC1.B1: Access Location and Design:	X	
DC2.A1: Site Characteristics and Uses:		X
DC2.A2: Reducing Perceived Mass:		X
DC2.B1: Façade Composition:		X
DC2.B2: Blank Walls		X
DC2.D1: Human Scale		X
DC2.D2: Texture:	X	
DC3.B1: Meeting User Needs:		X
DC4.A1: Exterior Finish Materials:	X	
DC4.D1: Choice of Plant Materials:	X	
DC4.C2: Hardscape Materials:	X	

DESIGN ALTERNATIVE 3



GROSS BUILDING AREA: 86,900 SF

TOTAL BUILDING FOOTPRINT: 18,051 SF

HEIGHT: 61'-4"

FAR: NC-55: 3.00 (3.75 ALLOWABLE)  
LR-3: 2.30 (2.30 ALLOWABLE)

NUMBER OF UNITS: 85

DEPARTURES REQUIRED: (3)

*SEE FOLLOWING PAGES FOR ELABORATION		
DESIGN GUIDELINE	OPPORTUNITY*	CONSTRAINT*
CS2.C3: Full Block Sites:	X	
CS2.D1: Existing Development & Zoning:	X	
CS2.D2: Existing Site Features:	X	
CS2.D5: Respect for Adjacent Sites:		X
CS3.A4: Evolving Neighborhoods:	X	X
CS3.B1: Placemaking:	X	
CS3.B2: Historical/Cultural References:	X	
PL1.A1: Enhancing Open Space:		X
PL1.A2: Adding to Public Life:	X	
PL1.C1: Selecting Activity Areas:		X
PL2.A1: Access for All:	X	
PL2.B1: Eyes on the Street:	X	
PL2.B2: Lighting for Safety:	X	
PL2.B3: Street-Level Transparency:		X
PL2.D1: Design as Wayfinding:	X	
PL3.A1: Design Objectives:		X
DC1.B1: Access Location and Design:	X	
DC2.A1: Site Characteristics and Uses:		X
DC2.A2: Reducing Perceived Mass:		X
DC2.B1: Façade Composition:	X	
DC2.B2: Blank Walls		X
DC2.D1: Human Scale		X
DC2.D2: Texture:	X	
DC3.B1: Meeting User Needs:		X
DC4.A1: Exterior Finish Materials:	X	
DC4.D1: Choice of Plant Materials:	X	
DC4.C2: Hardscape Materials:	X	



18. OTHER | COMMUNITY OUTREACH

Community outreach and engagement is essential to the mission and culture of ECDLR. Over the past three months, ECDLR has engaged the community to inform them of the ECCC development, as well as provide a space for feedback. Valuing the diverse community, ECDLR has and will continue to engage in culturally appropriate ways, offering interpretation and translation when requested. ECDLR conducted the below, outreach activities as part of the Early Design Guidance process:

Big Day of Play; 8/21/2021

ECDLR purchased a booth at the Rainer Community Center’s Big Day of Play. The event was attended by representatives from both ECDLR and BDG. A flyer with details of the proposed ECCC development and contact information for questions and comments was circulated to interested parties.

Project Webpage; Launched 9/3/2021

The webpage provides project details including renderings, updates on community meetings, and an email address and phone number for feedback. Going forward, the webpage will be an essential tool to help keep the community informed of progress made through the funding and development process. Additionally, the webpage includes a translation widget that ECDLR subscribes to. This widget enables viewers to translate the site into the DON recommended languages of Spanish, Amharic, Traditional Chinese, Somali and Vietnamese.

Direct Mailing; 9/10/2021

A Mailer was sent to residents within a 500 ft. radius of the project with details of the project and date of the first, community meeting. The mailer included translation in the DON recommended languages directing individuals to the website for details, and a DON recommended QR code linking to the website.

Columbia City Business Association Meeting; 9/21/2021

A representative from BDG attended the Columbia City Business Association meeting to share details of the proposed development. The project was well received. A flyer with details of the proposed development and contact information for questions and comments was circulated. It also included translation in the DON recommended languages directing individuals to the website for details

First Virtual Community Meeting; 9/23/2021 at 7:00

- The project webpage provided project details and steps on how to register for the meeting.
- A mailer notifying the neighborhood of the proposed development and the community meeting was sent to addresses within a 500 ft. radius of the project site.
- An email was sent to a DON identified stakeholder distribution list on 9/13/2021 announcing project details and the date of the meeting. A reminder email was sent on 9/21/2021.
- The slide presentation was translated in the DON recommended languages and available to community members upon request.

Project Banner; Placed 10/26/2021

A 36” high x 72” wide banner was hung on the Church of Hope building. The banner is visible from the street and highlights details of the proposed development and contact information for questions. The QR code was also included on the banner. The banner is still on the building.

Second Virtual Community Meeting; 11/10/2021 at 6:30

- The project webpage provided an agenda and registration information via EventBrite.
- An ad was placed in the South Seattle Emerald. The ad will run from 11/2/2021 – 11/10/2021.
- A Facebook posting announcing the project details, meeting date and time, and registration information was created by Church of Hope on 11/2/2021. Posting is still up.
- An email was sent to a DON identified stakeholder distribution list on 11/2/2021 announcing the agenda and date of the community meeting.

Presenters

- SMR Architects  
Overall Project Design, Including Scale, Facade and Materials
- Church of Hope & Wilkerson Design Lab  
Church of Hope Design Update
- Beacon Development Group  
General Timing and Development Concerns
- 7 Directions Architects/Planners  
Implementation of Art and Culture



Project Summary

ECCC will have 87 affordable apartments  
Mix of 1, 2 and 3 bedrooms  
Rents ranging from \$651 to \$1,805  
Wrap around services provided by El Centro

Church of Hope

Child Development Center

Consejo Referral and Counseling Services

ECCC Community Benefits

- Build A Community that is inclusive of all people
- Provide Affordable Housing for families
- Deliver access to early childhood education
- Church of Hope religious services & community events
- Office Space for Consejo Referral & Counseling



Parking at ECCC

- Surveyed 11 affordable housing projects (1,300 units) in Seattle
- Similar projects to ECCC (large units, urban villages, near transit)
- 8 projects built between 2012 to 2021 and 3 projects planned for construction in 2022
- All 11 projects are located at or within 1–2 blocks of public transit

Project/Community	Address	Units	Design phase	Neighborhood	Phase	Year	Notes/Comments	Notes/Comments
Emerald City Commons	Rainier Valley	61	1, 2 and 3BR units	55	0.9	2012	#7 bus outside	Light Rail is more than 1/2 mile away
Othello Plaza	Othello	108	1, 2 and 3BR units	52	0.3	2017	Light rail across street	
Mount Baker Village	Mount Baker	156	1, 2, 3 and 4 BR units	77	0.5	2018	Light rail 2 blocks away	rehab
Liberty Bank Building	Central District	110	studios, 1, 2 BR units	15	0.1	2019	#2 bus outside	LR is more than 1/2 mile away
Gardner House	Mount Baker	95	studio and 3BR units	0	0.0	2020	Light rail one block	perms supportive housing
George Fleming Place - Othello Plaza	Othello	108	Mostly 2 and 3 BR units	0	0.0	2021	Light rail 2 blocks away	30 units for veterans, 20 units for Afghan-refugee families, likely low-car ownership
Stadium	Mount Baker	200	studios, 1, 2 and 3BR units	15	0.1	2021	Light rail across street	
Station House	Capitol Hill	110	studios, 1, 2 and 3BR units	0	0.0	2021	All light rail station	
AlkiTown plaza	Central District	120	1, 2 and 3BR units	0	0.0	2022		
Jazz House	Rainier Valley	130	1 and 2 BR units	0	0.0	2022		
Northgate	Northgate	100	1, 2 and 3BR units	0	0.0	2022		
TOTALS		1310	Average for all	194	0.1			
El Centro Columbia City	Columbia City	87	1, 2 and 3BR units	17	0.2	2022*		

Conclusions

- Of the eleven projects surveyed, six have no residential parking
- The average parking ratio is 10% (parking spots/unit)
- ECCC, with 17 planned residential parking spots will have a parking ratio of 20%
- Additional note: Residential parking at ECCC is in addition to parking for the child development center and Church of Hope



COMMUNITY FEEDBACK HIGHLIGHTS

September 23, 2021, Meeting:

- About a dozen neighbors and community members showed up for the first community meeting. The feedback was positive, and the neighbors were generally very supportive of the development.
- There were some concerns around parking and traffic in the neighborhood. A few neighbors stated that traffic issues are already prevalent on Rainier and requested more information on the impacts of ECCC to existing traffic. Another concern was around the size of the building
- A few neighbors asked for more information regarding design elements that will be incorporated.
- SMR Architects, BDG and ECDLR have been gathering information that should address these common concerns. They will be presented at the next community meeting on 11/10/2021.

November 10, 2021, Meeting:

- Approximately 60 community members joined the second community meeting. Simultaneous, Spanish interpretation was provided at the request of 12 participants. No other language interpretation was requested. Overall, the feedback was positive and supportive regarding the development of affordable housing, a new church for Church of Hope, and childcare.
- Several attendees have preschool aged children who attend Columbia City Preschool and Wildflowers Preschool; both operate out of the church. Concerns surrounded what will happen to these schools once construction commences. Darla DeFrance (Pastor of Church of Hope) responded that plans for these schools are to be determined. ECDLR also responded that they will look into how they can potentially help support the two preschool programs that are moving during construction.
- Traffic issues were raised once again by neighbors. BDG and SMR responded that they will continue to look into this; a traffic study is not completely off the table.
- Due to the slope of the project site, a community member asked whether all components of the development, child development center, Consejo office space, housing, and church, will be ADA accessible. The answer is yes.
- A community member asked about heating and cooling of the building. SMR answered that currently, the plans for heating and cooling the building are going beyond the code minimum and will balance both energy efficiency and affordability.

ECCC Community Benefits

- Build A Community that is inclusive of all people
- Provide Affordable Housing for families
- Deliver access to early childhood education
- Church of Hope religious services & community events
- Office Space for Consejo Referral & Counseling

Project Summary



ECCC will have 87 affordable apartments

Mix of 1, 2 and 3 bedrooms

Rents ranging from \$651 to \$1,805

Wrap around services provided by El Ce

Church of Hope

Child Development Center

Consejo Referral and Counseling Services

OUTREACH METHODS

Print Outreach

High Impact Methods

- Mailers to residents within a 500 ft. radius of the site. Mailer included QR code and DON requested translations directing community members to the ECDLR website.

Multi-Pronged Methods

- Article in Daily Journal of Commerce (published 8/12/2021).
- Community meeting announcement in South Seattle Emerald.
- Community meeting announcement in La Raza del Noroeste.
- Banner describing project with website address and QR code hung at project site.

Digital Outreach

Multi-Pronged Methods

- Project Webpage hosted on El Centro de la Raza's website. Webpage includes a rendering of the proposed development, email and phone contact information for questions, and announcements regarding community meetings.
- Email to Stakeholders distribution list announcing the proposed project details and invitation to the first community meeting. Stakeholders included individuals and groups identified by DON (Exhibit A and Exhibit B of Community Outreach Plan).
- Facebook Post announcing the proposed project and details for the 11/10 community meeting.

Virtual & In-Person Outreach

High Impact Methods

- First, virtual community meeting held via Zoom on 9/23/2021 from 7:00 – 8:30.
- Second, virtual community meeting to be held via Zoom on 11/10/2021 from 6:30 – 8:00.

Multi-Pronged Methods

- Hosted a table at the 'Big Day of Play' at the Rainier Community Center.
- Attended the Columbia City Business Association meeting to announce the project.



**EL CENTRO COLUMBIA CITY**

**EL CENTRO DE LA RAZA**

**3818 S ANGELINE ST  
SEATTLE, WA 98118  
DESIGN REVIEW  
SDCI PROJECT #3038450-LU**

