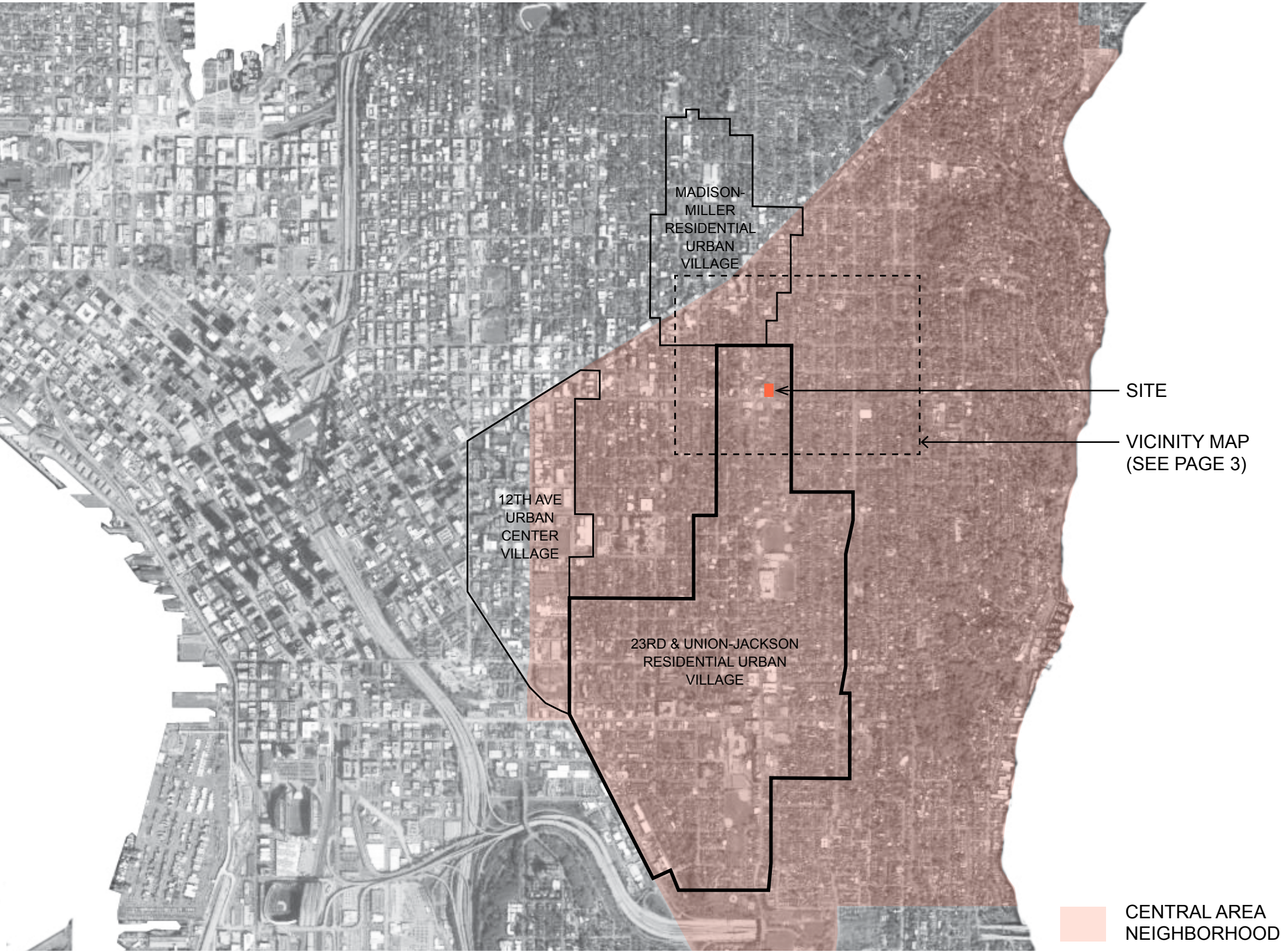




# Contents

Project Information	3
Development Objectives	4
Urban Design Analysis	5
Site Analysis	16
Summary of EDG	23
Response To Design Guidelines	24
Response To EDG	28
Design Proposals	58
Development Departures	66



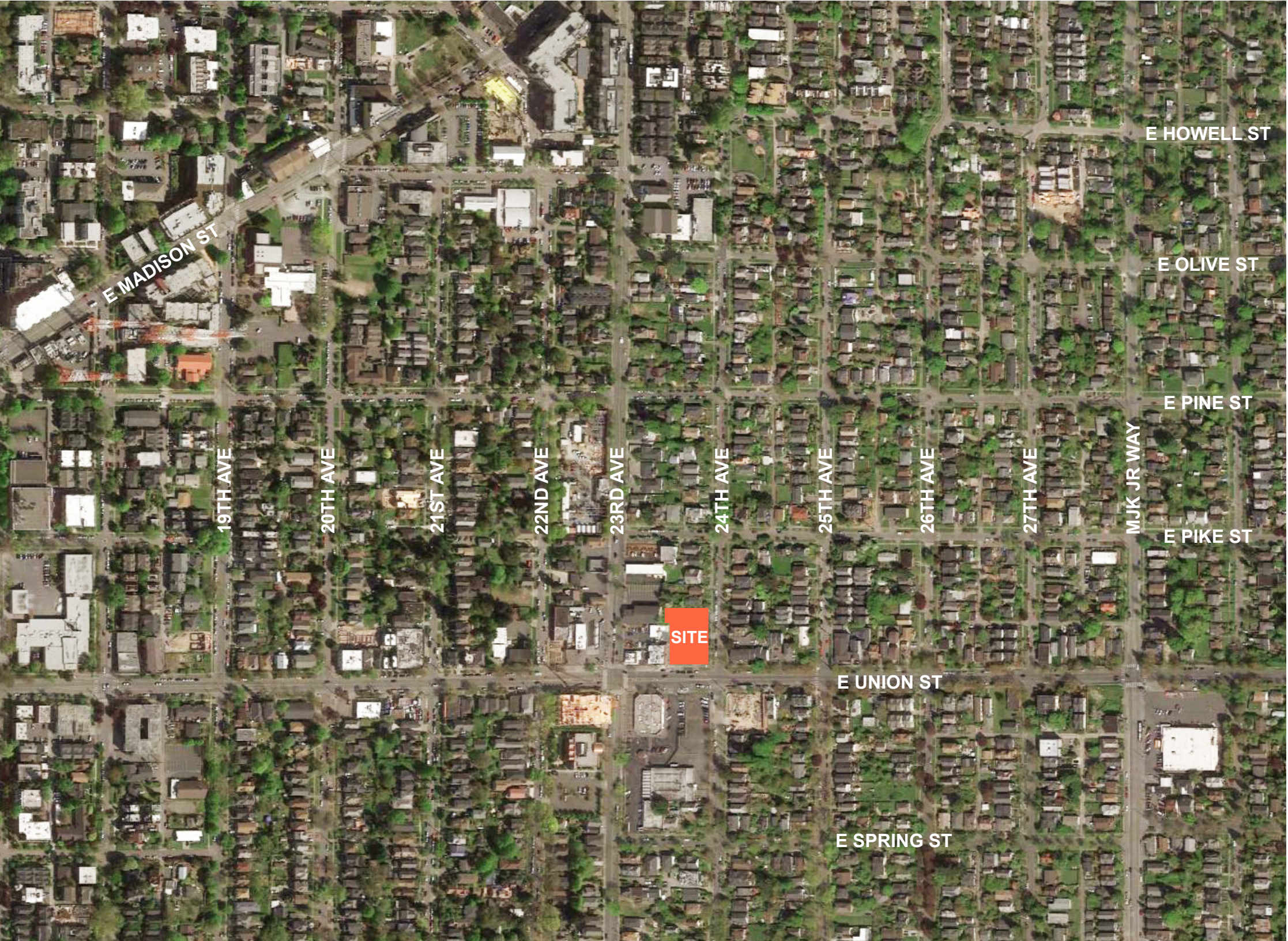
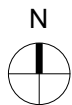


# Project Information

Address: 2320 E Union, Seattle, WA  
Owner: Capitol Hill Housing  
Architect: Mithun

The proposed project will be a six-story mixed-use building with five stories of residential floors above a one-story podium. The building will be 60-feet in height and approximately 100,000 gsf in total building area. The building will provide approximately 115 affordable housing units (A mix of two-bedroom, one-bedroom and studio units), residential lobby and interior amenity spaces, an outdoor at-grade landscaped courtyard and roof terrace, on-site building manager office, approximately 3,400 gsf of street-level commercial space, and street-level parking garage accommodating approximately 18 vehicles.

A legislative rezoning that includes the project site is currently being considered based on the recommendation of the 23rd Avenue Action Plan Urban Design Framework (23rd Avenue UDF). Due to the timeline of the legislative process, the proposed project is seeking a Contract Rezone that is consistent with the recommendation of the 23rd Avenue UDF. The project site is proposed to be rezoned from its current NC2P-40 & NC2-40 zoning to NC2P-65 zoning.





# Development Objectives



- Support Capitol Hill Housing's mission to provide safe and affordable housing to low- and moderate-income individuals and families
- Honor the site history of Liberty Bank
- Create a strong activated urban street experience
- Contribute to the commercial activity of E Union Street
- Maximize amount and quality of affordable housing
- Enhance the pedestrian experience along E Union Street and 24th Avenue
- Meet Evergreen Sustainable Development Standard



# Urban Design Analysis

23rd Avenue Action Plan Urban Design Framework

(shown for reference only)

- Priority

A

A DESTINATION WITH A UNIQUE IDENTITY
- Priority

B

CONNECTED PEOPLE AND COMMUNITY
- Priority

C

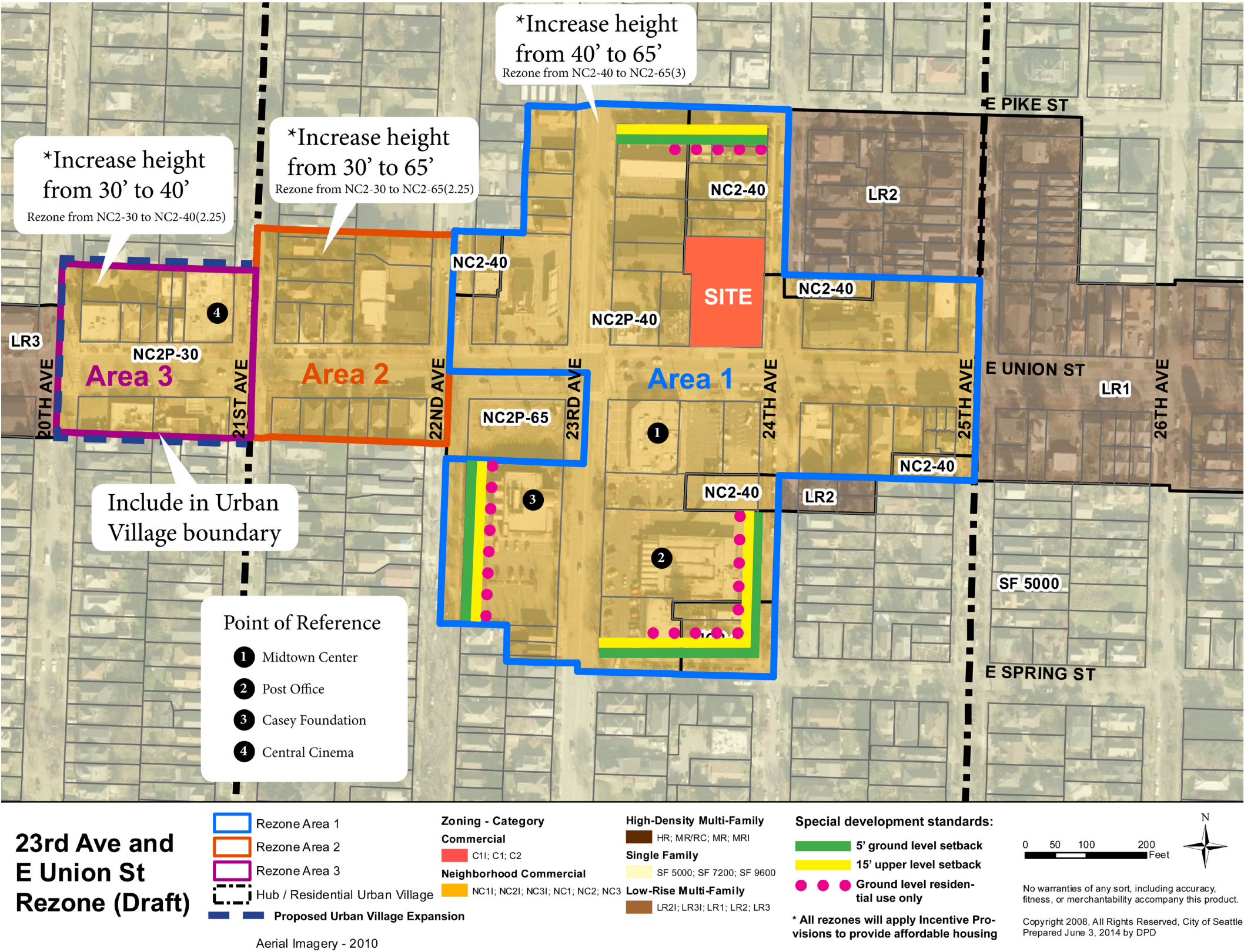
A GREAT BUSINESS COMMUNITY
- Priority

D

LIVABLE STREETS FOR ALL
- Priority

E

A PLACE THAT SUPPORTS HEALTHY AND STABLE COMMUNITY





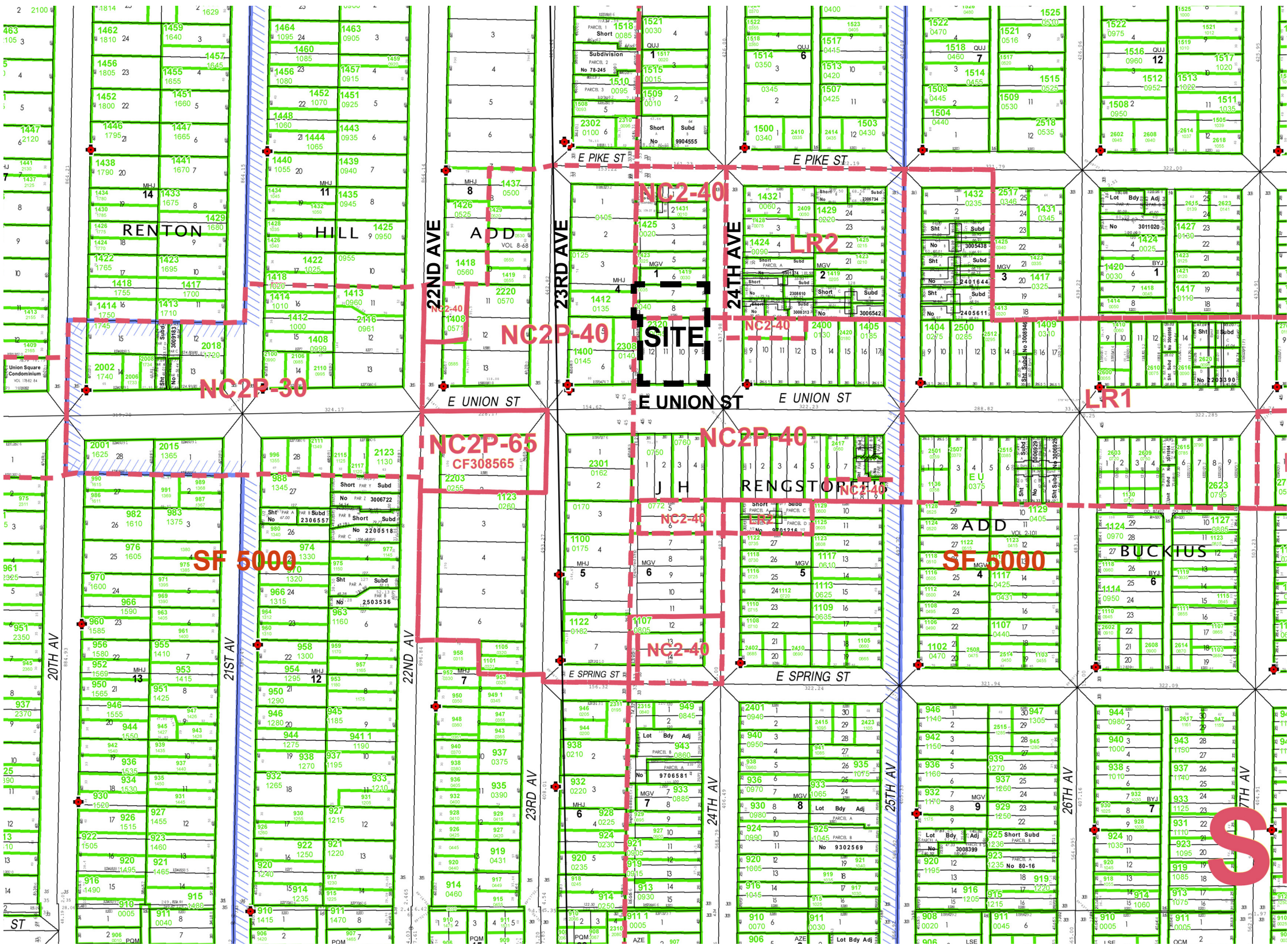
# Urban Design Analysis

## Current Zoning

Current Site Zone:  
NC2P-40 & NC2-40

### Current Nearby Zones:

- North: NC2-40
- South: NC2P-40
- East: NC2P-40, NC2-40, LR2
- West: NC2P-40





# Urban Design Analysis

## UDF Recommended Zoning Map

A legislative rezone that includes the project site is currently being considered based on the recommendation of the 23rd Avenue Action Plan Urban Design Framework (23rd Avenue UDF). Due to the timeline of the legislative process, the proposed project is seeking a Contract Rezone that is consistent with the recommendation of the 23rd Avenue UDF. The project site is proposed to be rezoned from its current NC2P-40 & NC2-40 zoning to NC2P-65 zoning.

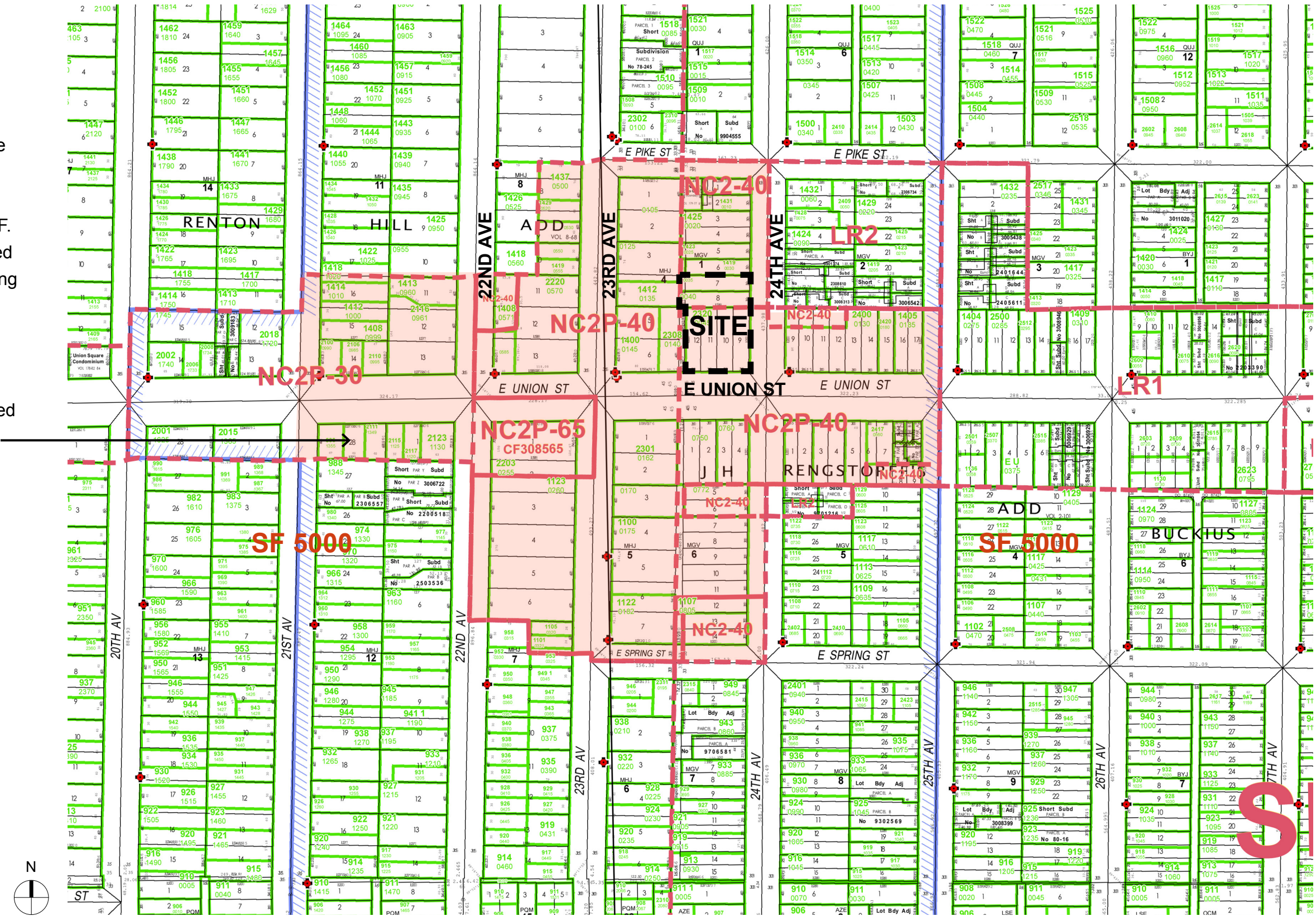
Shaded area indicates area to be upzoned to NC2P-65 (shown for reference only).

Site Zone After Rezone:  
NC2P-65

Nearby Zones After Rezone:

North:	NC2P-65
South:	NC2P-65
East:	NC2P-65, LR2
West:	NC2P-65

(shown for reference only)





# Urban Design Analysis

Aerial View - Current Zoning

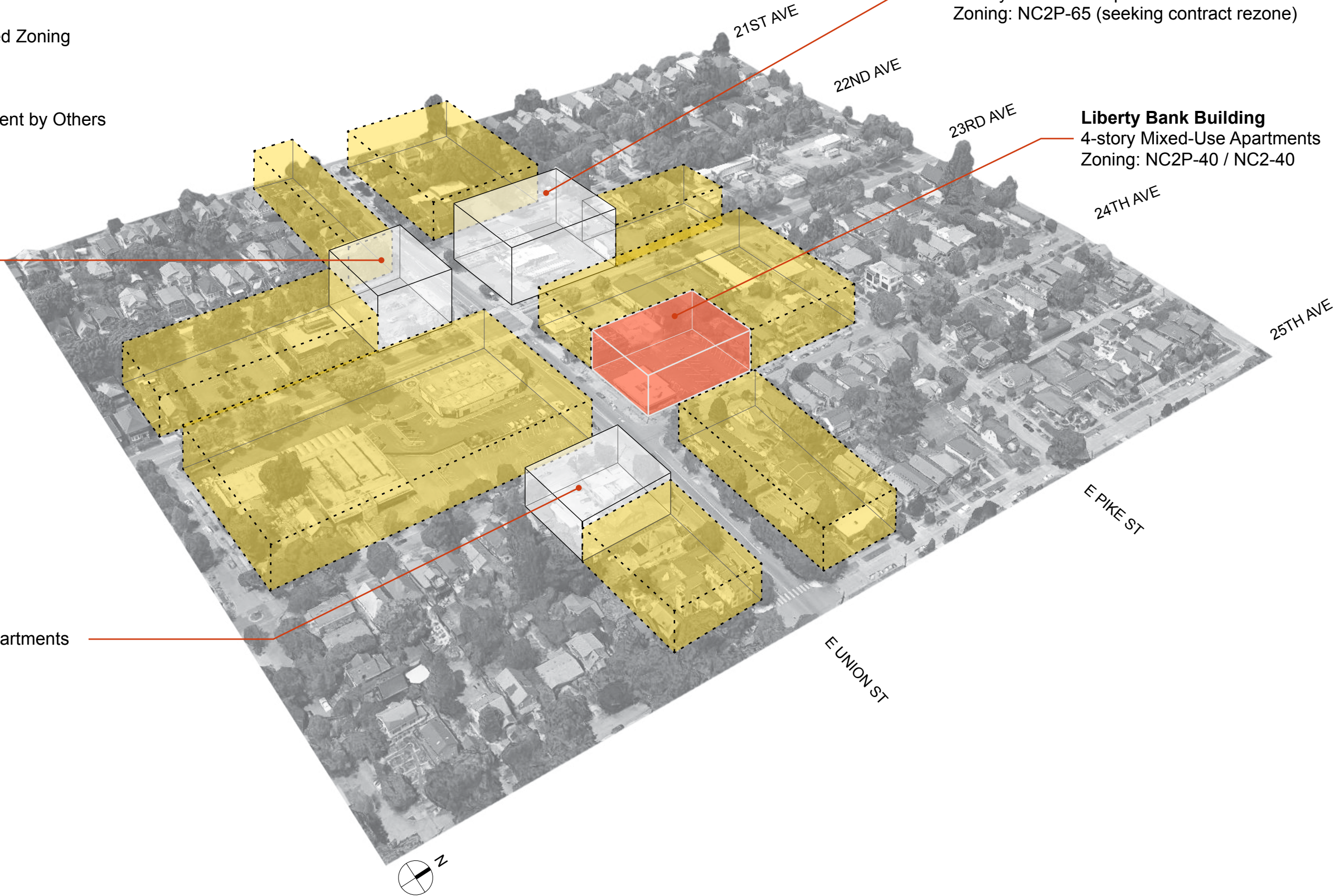
- Project Site with Proposed Zoning
- Current Zoning
- Neighborhood Development by Others

**The Central**  
6-story Mixed-Use Apartments  
Zoning: NC2P-65

**The Stencil**  
4-story Mixed-Use Apartments  
Zoning: NC2P-40

**East Union**  
6-story Mixed-Use Apartments  
Zoning: NC2P-65 (seeking contract rezone)

**Liberty Bank Building**  
4-story Mixed-Use Apartments  
Zoning: NC2P-40 / NC2-40

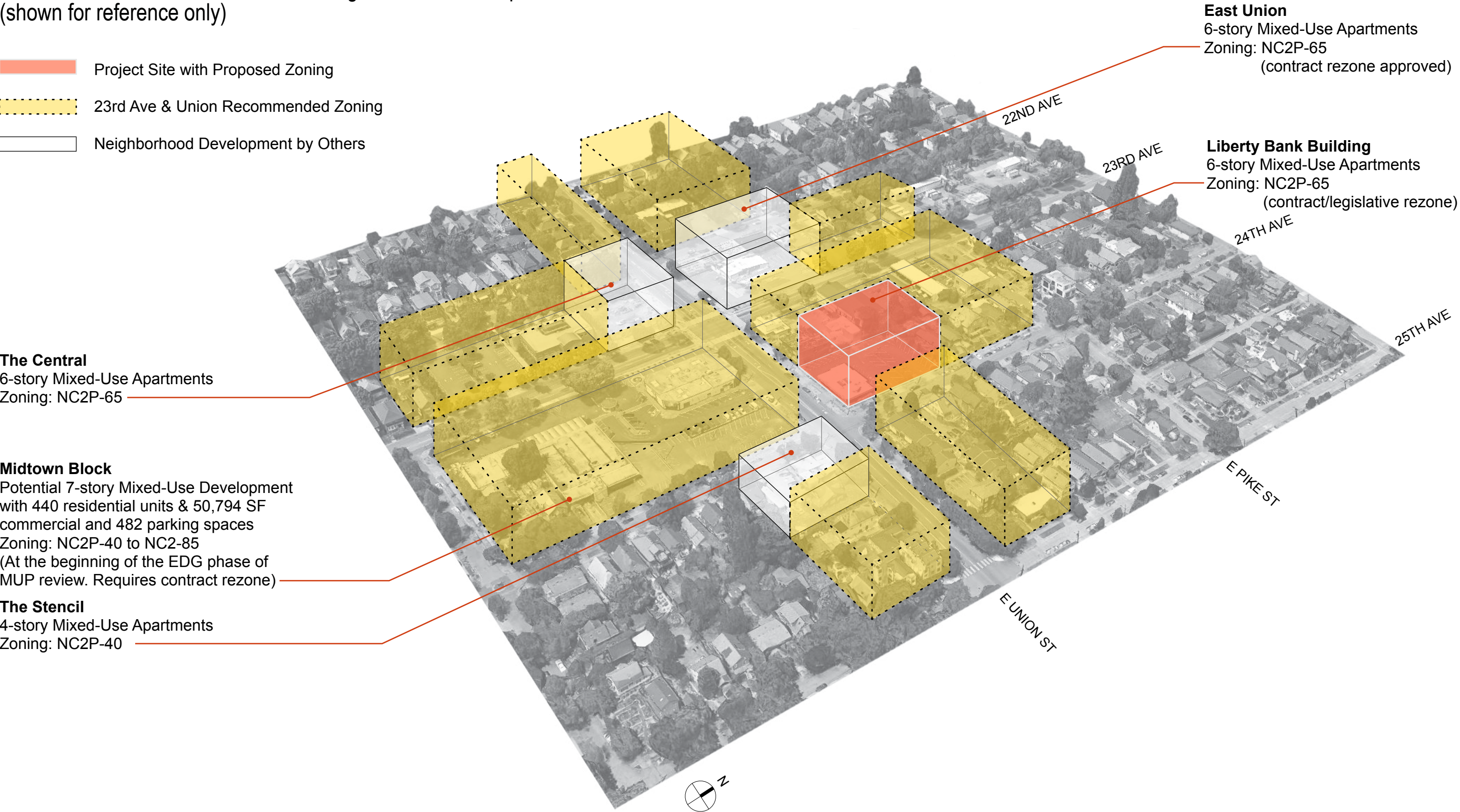




# Urban Design Analysis

Aerial View - UDF Recommended Zoning NC2P-65 Envelope  
(shown for reference only)

- Project Site with Proposed Zoning
- 23rd Ave & Union Recommended Zoning
- Neighborhood Development by Others

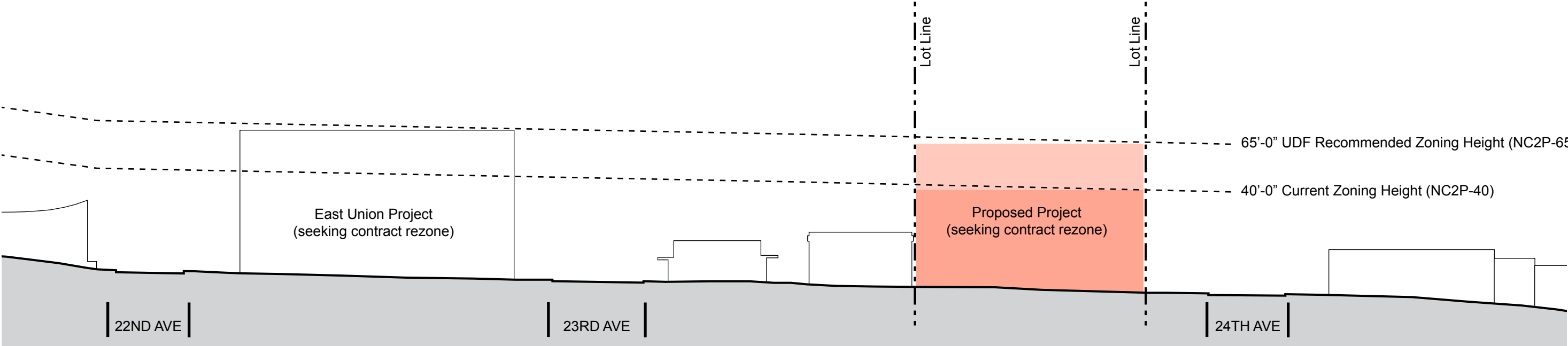


TO BE UPDATED

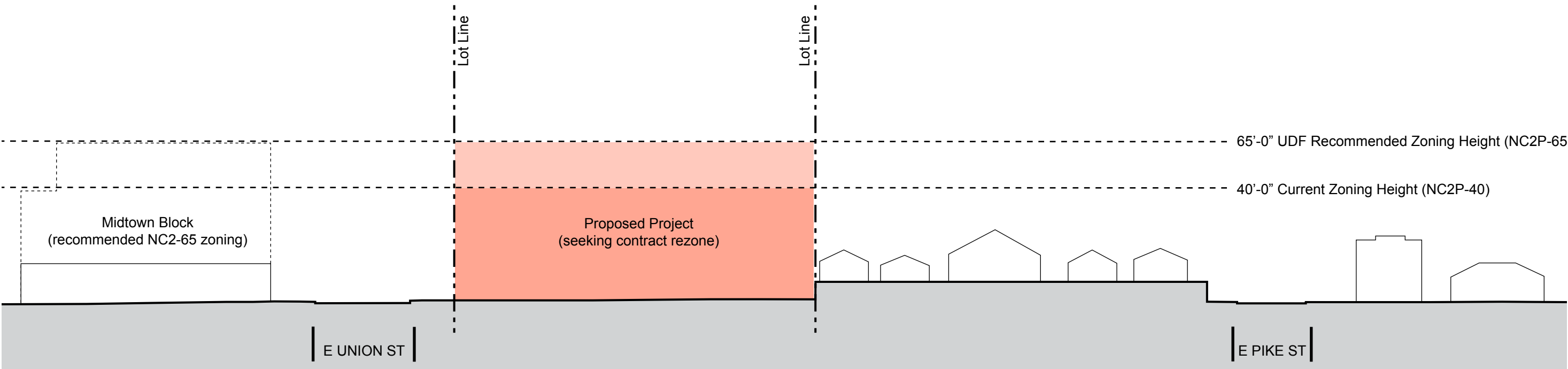


# Urban Design Analysis

## Zoning Envelope



E Union Street Elevation - Looking North



24th Avenue Elevation - Looking West

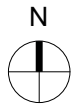


# Urban Design Analysis

## Surrounding Uses and Structures

**\* Midtown Block**  
Potential 7-story Mixed-Use Development  
with 440 residential units & 50,794 SF  
commercial and 482 parking spaces

- Commercial
- Mixed Use
- Residential
- Community Facilities
- Public Open Space





# Urban Design Analysis

## Streetscape



23RD AVE

PROJECT SITE

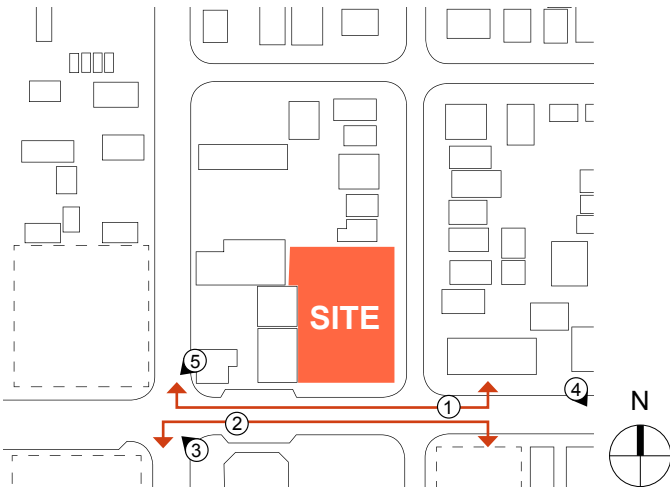
24TH AVE



24TH AVE

OPPOSITE PROJECT SITE

23RD AVE





# Urban Design Analysis

## Streetscape



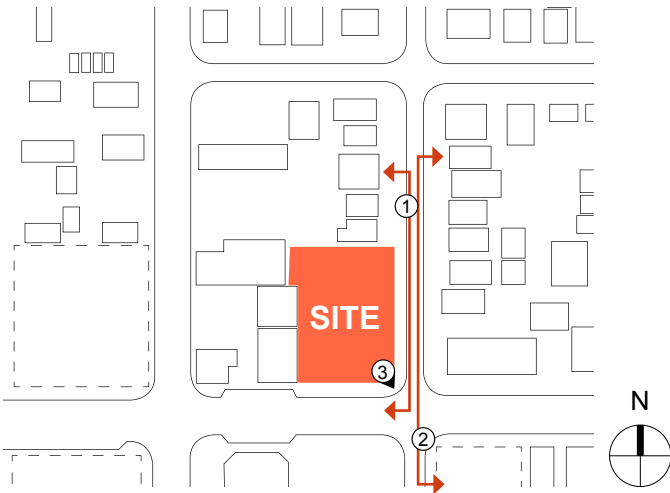
E UNION ST

PROJECT SITE



OPPOSITE PROJECT SITE

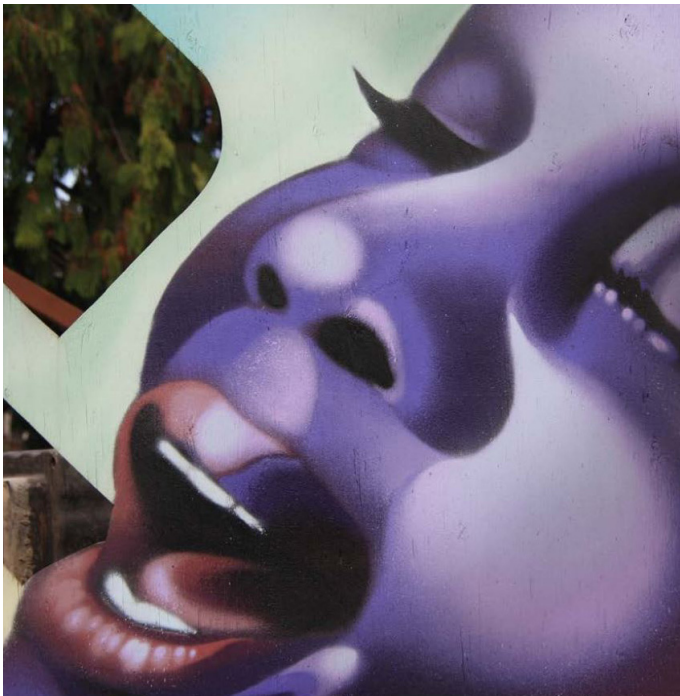
E UNION ST





# Urban Design Analysis

## Neighborhood Character



A PLACE OF ART, HISTORY, & MUSIC



SMALL & LOCAL



ENTREPRENEURIAL IN SPIRIT



HISTORIC CENTER OF AFRICAN AMERICAN COMMUNITY



CELEBRATORY & NEIGHBORLY - CENTRAL AREA BLOCK PARTY



A PLACE OF GATHERING - HOPSCOTCH CD



YOUTH FOCUSED



# Urban Design Analysis

## Design Cues from Neighborhood



**E Union Street & 21st Avenue** - example of streetscape to enhance the pedestrian experience.



**Stencil (Under Construction)** - located diagonally opposite corner of Liberty Bank Building site with commercial space at the corner. Opportunity to wrap commercial space around the corner of E Union Street and 24th Avenue to respond to the Stencil corner.



**Parklet along E Union Street** - example of site seating to provide gathering space for residents.



**Library box along E Union Street** - example of interactive site features.



# Site Analysis

**23rd Avenue:**  
roadway to change from 4-lane to  
3-lanes with widened sidewalks



**E Union Street:**  
SDOT to create 1-way protected bikelanes  
along Union - proposed location is TBD

- Pedestrian Connection
- Bus Route (#2, #48)
- Bus Stop
- Bicycle Route



# Site Analysis

**Location:**  
The site is located on the northwest corner of the intersection of E Union Street and 24th Avenue

**Lot Size:** 22,177 sf, 0.5091 acres

**Legal Description:**

**Parcel A:**  
Lots 9, 10, 11 and 12, block 1, J. H. Rengstorff's addition to the City of Seattle, according to the plat thereof recorded in volume 2 of plats, page 101, in King County, Washington.

**Parcel B:**  
Lot 7, block 1, J. H. Rengstorff's addition to the City of Seattle, according to the plat thereof recorded in volume 2 of plats, page 101, in King County, Washington.

Together with unplatted strip adjoining on the west.

**Parcel C:**  
Lot 8, block 1, J. H. Rengstorff's addition to the City of Seattle, according to the plat thereof recorded in volume 2 of plats, page 101, in King County, Washington.

Together with unplatted strip adjoining on the west.

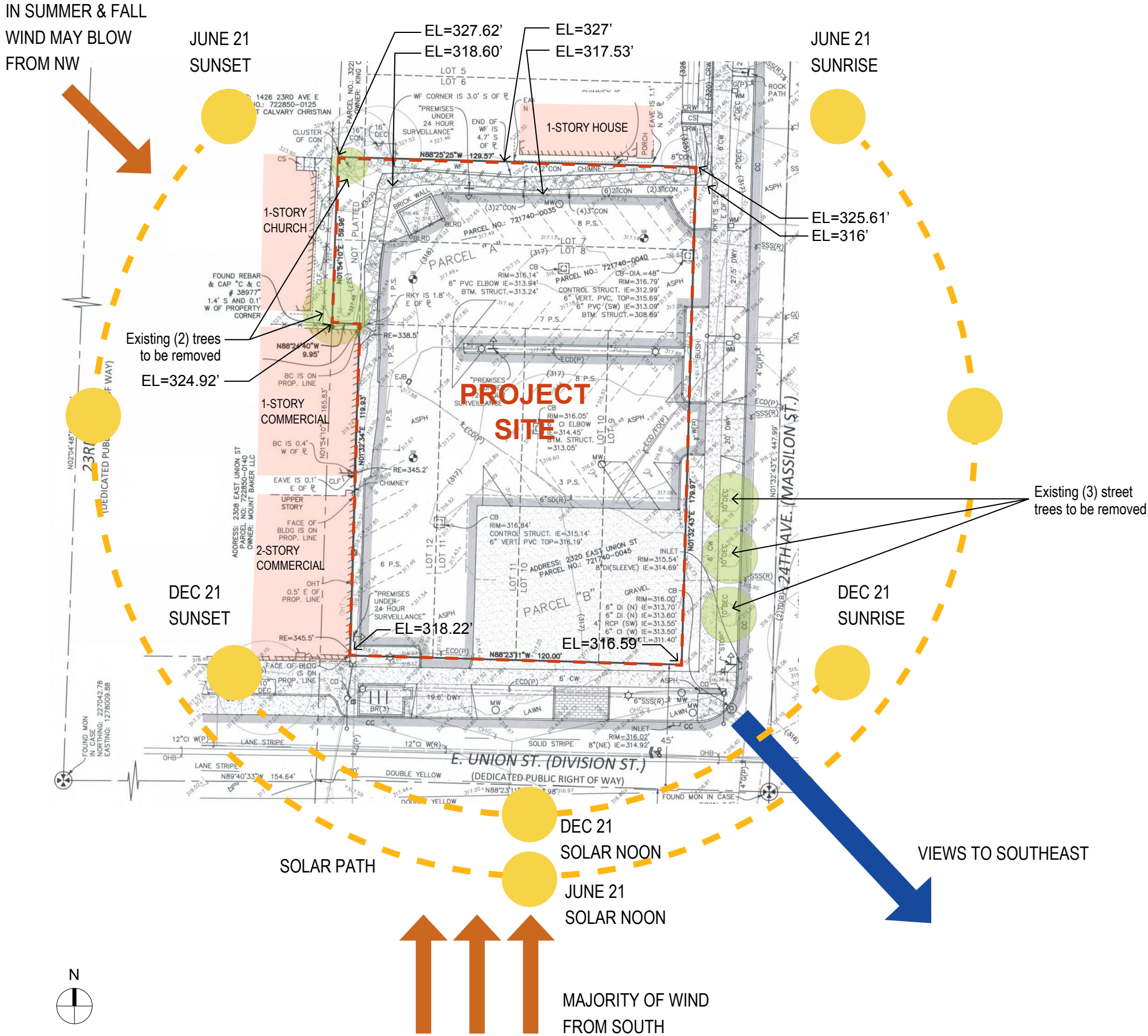
**Existing Uses & Structures:**  
Vacant lot

**Topography:**  
Gently sloping down east-to-west with a change of approximately 2'.  
Relatively flat north-to-south with approximately 6" change in elevation  
Rockery retaining walls along the north lot line and the north portion of the west lot line. Top of the retaining wall is approximately 10' higher than the bottom.

**Existing Trees:**  
There are two existing trees on the site, a multi-trunk 4" to 10" caliper Douglas Fir - Pseudotsuga Mezesii, and a multi-trunk 4" to 10" caliper Big Leaf Maple - Acer Macrophyllum. They are not exceptional trees and will be removed.

All three existing street trees along 24th Avenue are proposed to be removed and replaced per Seattle Urban Forestry. They are all 10" caliper Flowering Japanese Cherry - Prunus Serrulata.

Per Ben Roberts, SDOT Arboriculturalist:  
"They are in poor structural form, and show advanced signs of Brown Rot with minor Cherry Bark Tortrix. SDOT UF recommends removal and replacement at project completion."





# Site Analysis

## Zoning Data

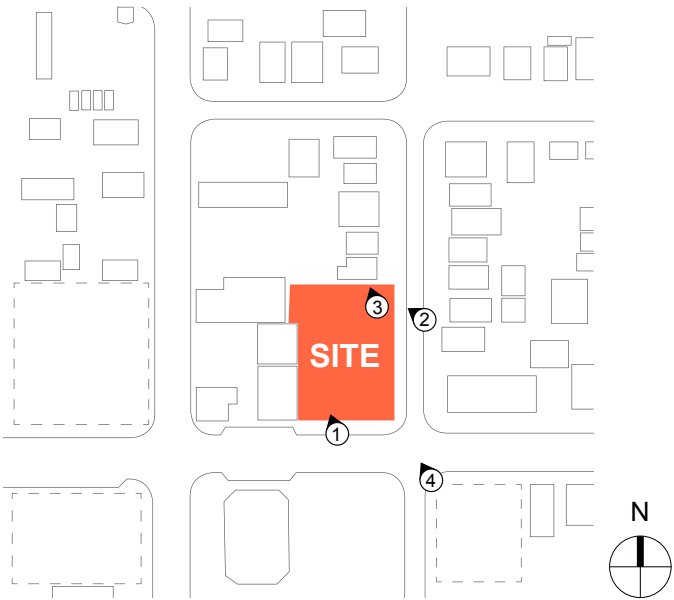
	REQUIREMENT / ALLOWED	PROPOSED
APPLICABLE CODE	SEATTLE MUNICIPAL CODE TITLE 23	
ZONING / LAND USE CLASSIFICATION	CURRENT: NC2P-40 & NC2-40 CONTRACT REZONE: NC2P-65	
SPECIAL REVIEW DISTRICT / OVERLAY DISTRICT	23RD & UNION-JACKSON RESIDENTIAL URBAN VILLAGE	
PERMITTED USES 23.47A.004	SUPERMARKETS, RESTAURANTS, OFFICES, HOTELS, CLOTHING SHOPS, BUSINESS SUPPORT SERVICES, AND RESIDENCES THAT ARE COMPATIBLE WITH THE AREA'S MIXED-USE CHARACTER.	MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND PARKING PROPOSED

	REQUIREMENT / ALLOWED	PROPOSED
STREET-LEVEL USES 23.47A.005	C.2 RESIDENTIAL USE MAY NOT OCCUPY, IN THE AGGREGATE, MORE THAT 20% OF STREET-LEVEL STREET-FACING FACADE IN A PEDESTRIAN-DESIGNATED ZONE, FACING A DESIGNATED PEDESTRIAN STREET.	
	D.2 E UNION STREET IS A DESIGNATED PEDESTRIAN STREET IN A PEDESTRIAN-DESIGNATED ZONE.	
	D.1 A MINIMUM OF 80 PERCENT OF THE WIDTH OF A STRUCTURE'S STREET-LEVEL STREET FACING FACADE THAT FACES A PRINCIPAL PEDESTRIAN STREET SHALL BE OCCUPIED BY USES LISTED IN 23.47A.005.D.1. THE REMAINING 20 PERCENT OF THE STREET FRONTAGE MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN ENTRANCES.	100 PERCENT OF THE FACADE FACING E UNION STREET - A PRINCIPAL PEDESTRIAN STREET IS FOR COMMERCIAL USE, SEE SHEET G2.04 AND G3.05
STREET-LEVEL DEVELOPMENT STANDARDS 23.47A.008	A.2.B BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 & 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.	BLANK STREET-FACING FACADE IS LESS THAN 20 FEET IN WIDTH, SEE SHEET G2.06
	A2.C THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 % OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.	ALL STREET FACING FACADES COMPLY, SEE SHEET G2.06
	B.2 TRANSPARENCY: A MINIMUM OF 60% TRANSPARENCY BETWEEN 2 AND 8 FEET ABOVE THE SIDEWALK IS REQUIRED.	ALL STREET FACING FACADES COMPLY, SEE SHEET G2.06
	B.3 NON-RESIDENTIAL USE SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEET FROM THE STREET-LEVEL STREET-FACING FAÇADE.	ALL NON-RESIDENTIAL USE COMPLY. SEE SHEET G2.04
	B.4 NON-RESIDENTIAL USE AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.	14 FEET. SEE SHEET A3.01
	C.1 A MINIMUM OF 80 PERCENT OF THE WIDTH OF A STRUCTURE'S STREET-LEVEL STREET FACING FACADE THAT FACES A PRINCIPAL PEDESTRIAN STREET SHALL BE OCCUPIED BY USES LISTED IN 23.47A.005.D.1. THE REMAINING 20 PERCENT OF THE STREET FRONTAGE MAY CONTAIN OTHER PERMITTED USES AND/OR PEDESTRIAN ENTRANCES.	100 PERCENT OF THE FACADE FACING E. UNION STREET - A PRINCIPAL PEDESTRIAN STREET IS FOR COMMERCIAL USE, SEE SHEET G2.04 AND G3.05
	D.1 AT LEAST ONE OF THE STREET-LEVEL STREET-FACING FACADES CONTAINING A RESIDENTIAL USE SHALL HAVE A VISUALLY PROMINENT PEDESTRIAN ENTRY.	SEE EAST BUILDING ELEVATION ON SHEET A3.01
	A NC2P-65 = 65 FT. MAX.	59'-1 3/4", SEE SHEET A3.01.
	C.2 ROOFTOP FEATURES: OPEN RAILINGS, PLANTER, SKYLIGHTS, CLERESTORIES, GREENHOUSES, SOLARIUMS, PARAPETS AND FIREWALLS MAY EXTEND UP TO 4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT.	OPEN RAILINGS, PLANTERS, AND PARAPETS WILL EXTEND NO MORE THAN 4 FEET ABOVE THE APPLICABLE HEIGHT OF 65 FT. REFER TO BUILDING PLANS AND ELEVATIONS.
	C.4 ROOFTOP FEATURES: THE 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 DOES NOT EXCEED 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT.	781 SF (ALL FEATURES) / 16,025 SF (ROOF AREA) = 4.87% < 25%; AREA IS COMPLIANT. SEE BUILDING PLANS AND ELEVATIONS AND SHEET
STRUCTURE HEIGHT 23.47A.012	C4.F STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET.	THE HEIGHT OF STAIR AND ELEVATOR PENTHOUSE IS COMPLIANT. SEE ELEVATIONS.
	FLOOR AREA RATIO 23.47A.013	4.75 INCLUDING ALL USES. 4.25 FOR ANY SINGLE USE WITHIN THE MIXED-USE BUILDING.
	SETBACK REQUIREMENTS 23.47A.014	NONE
SCREENING AND LANDSCAPING 23.47A.016	A.2 A GREEN AREA FACTOR OF 0.30 OR GREATER WILL NEED TO BE MET FOR THIS PROJECT.	GREEN AREA FACTOR OF 0.312 IS BEING PROVIDED; REFER TO SHEET L1.04 FOR SUMMARY OF AREAS

	REQUIREMENT / ALLOWED	PROPOSED
AMENITY AREA 23.47A.024	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, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING.	SEE AMENITY AREA DIAGRAM ON SHEET L1.01 AND L1.02  COMMON AMENITY SPACE ON ROOF: 3,696 SF COMMON AMENITY SPACE AT GRADE: 2,194 SF  5,890 SF / 88,108 SF (TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE) = 6.6%
PARKING LOCATION AND ACCESS 23.47A.032	A.2.a IF ACCESS IS NOT PROVIDED FROM AN ALLEY AND THE LOT ABUTS TWO OR MORE STREETS, ACCESS TO PARKING SHALL BE FROM A STREET THAT IS NOT A PRINCIPAL PEDESTRIAN STREET.	PARKING ACCESS IS FROM 24TH AVENUE THAT IS NOT A PRINCIPAL PEDESTRIAN STREET.
REQUIRED PARKING 23.54.015	TABLE A & D PARKING FOR NON-RESIDENTIAL USES: GENERAL SALES AND SERVICES - 1/500 SF (EXCLUDING FIRST 5,000 SQ.FT. IN PEDESTRIAN ZONE)	COMMERCIAL SPACE 2,3 AND 4 ARE LESS THAN 5000 SF. 0 REQUIRED. 0 PROVIDED.
	EATING AND DRINKING ESTABLISHMENTS - 1/250 SF (EXCLUDING FIRST 5,000 SQ.FT. IN PEDESTRIAN ZONE)	COMMERCIAL SPACE 1 ARE LESS THAN 5000 SF. 0 REQUIRED. 0 PROVIDED.
	TABLE B PARKING FOR RESIDENTIAL USES ALL RESIDENTIAL USES WITHIN URBAN CENTERS OR WITHIN THE STATION AREA OVERLAY DISTRICT - NO MINIMUM REQUIREMENT	19 RESIDENTIAL PARKING SPACES PROVIDED.
	TABLE E PARKING FOR BICYCLES	
	A.1 EATING AND DRINKING ESTABLISHMENTS: COMMERCIAL SPACE 1 AREA = 1,264 SF LONG TERM: 1 PER 12,000 SF = (.10) SPACE SHORT TERM: 1 PER 2,000 SF = (.63) SPACE	LONG TERM: 2 SPACES PROVIDED. SHORT TERM: 1 SPACE PROVIDED.
	A.6 SALES AND SERVICES, GENERAL COMMERCIAL SPACE 2,3 & 4 = 1,559 SF LONG TERM: 1 PER 12,000 SF = (.13) SPACE SHORT TERM: 1 PER 2,000 SF = (.78) SPACE	LONG TERM: 2 SPACES PROVIDED. SHORT TERM: 1 SPACE PROVIDED.
	D.2 MULTI-FAMILY STRUCTURES: 115 RESIDENTIAL UNITS LONG TERM: 1 PER 4 UNIT = (28.75) SPACES SHORT TERM: NONE	LONG TERM: 66 SPACES PROVIDED. SHORT TERM: 6 SPACES PROVIDED.
	TOTAL REQUIRED PARKING FOR BICYCLES: LONG TERM = 31 SPACES SHORT TERM = 2 SPACES	TOTAL PROPOSED PARKING FOR BICYCLES: LONG TERM = 70 SPACES PROVIDED. SHORT TERM = 8 SPACES PROVIDED.
	PARKING SPACE STANDARDS 23.54.030	B.1.B PARKING SPACE DIMENSION AND SPACE REQUIREMENTS NOT REQUIRED SINCE PARKING IS NOT REQUIRED IN URBAN VILLAGE DISTRICT.
	LOADING BERTH REQUIREMENTS AND SPACE STANDARDS 23.54.035	TABLE A MEDIUM DEMAND: EATING AND DRINKING ESTABLISHMENTS LESS THAN 10,000 SF - NONE LISTED ON TABLE.
SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS 23.54.040	TABLE A RESIDENTIAL DEVELOPMENT: MORE THAN 100 DWELLING UNITS: 575 SF PLUS 4 SF FOR EACH ADDITIONAL UNIT ABOVE 100, EXCEPT AS PERMITTED IN SUBSECTION 23.54.040.C.	SEE TABLE - SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS. SEE SHEET G2.01
	B MIXED USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NONRESIDENTIAL 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 NONRESIDENTIAL DEVELOPMENT. IN MIXED USE DEVELOPMENTS, STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NONRESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING SHALL BE PROVIDED.	SEE TABLE - SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS. SEE SHEET G2.01
	C FOR DEVELOPMENT WITH MORE THAN 100 DWELLING UNITS, THE REQUIRED MINIMUM AREA FOR STORAGE SPACE MAY BE REDUCED BY 15 PERCENT, IF THE AREA PROVIDED AS STORAGE SPACE HAS A MINIMUM HORIZONTAL DIMENSION OF 20 FEET	MINIMUM 20 FEET HORIZONTAL DIMENSION PROVIDED IN STORAGE SPACE (TRASH ROOM). SEE SHEET A2.01



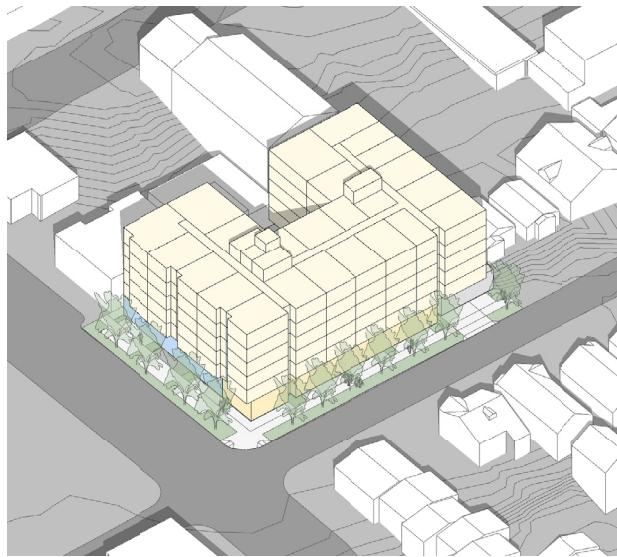
# Site Analysis





# Design Proposal

## Comparison of Design Options



Option 1

- commercial street-level uses along E Union Street
- residential units around podium-level
- courtyard opens to the west.

**Pros:**

- commercial space is located along 80% of E Union Street facade (approx. 90')
- 3' setback from lot line to enhance pedestrian experience
- reinforces urban edge along 24th Ave & E Union Street

**Cons:**

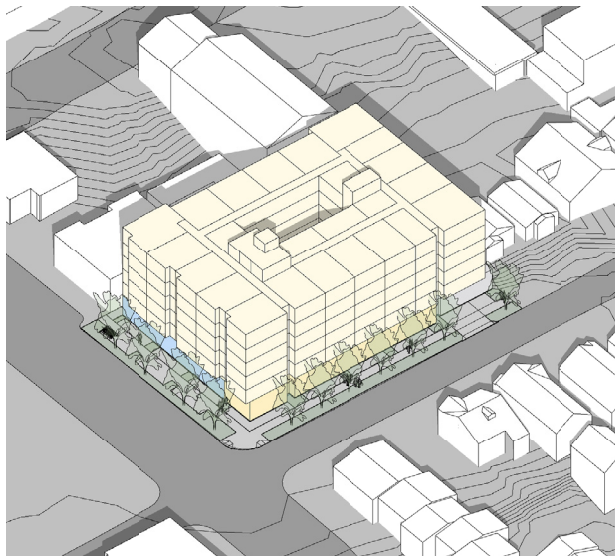
- Incompatible use at the adjacent property to the west a podium-level courtyard
- views of blank walls from courtyard toward existing buildings
- lack of daylight & views out for residential units at courtyard when the property to the west fully develops

**Code Complying option - no departures**

**Unit Count: 115**

**Parking Stall Count: 18**

**Commercial Area: 2,800 sq. ft**



Option 2

- commercial street-level uses along E Union Street
- residential units around enclosed podium-level courtyard
- internal courtyard

**Pros:**

- commercial space is located along 80% of E Union Street facade (approx. 90')
- 3' setback from lot line along E Union Street to enhance pedestrian experience
- reinforces urban edge along 24th Ave & E Union Street

**Cons:**

- lack of daylight & views out for the residential units facing the enclosed courtyard

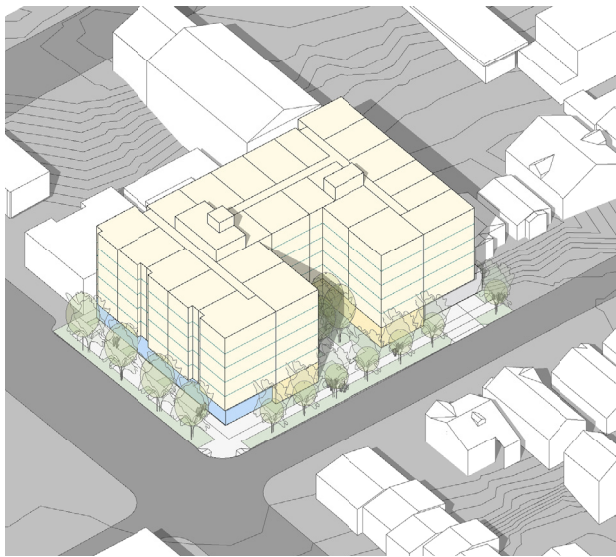
**Potential Departures:**

- sight triangle

**Unit Count: 115**

**Parking Stall Count: 18**

**Commercial Area: 2,800 sq. ft**



Option 3 (preferred)

- commercial street-level uses along E Union Street & at the corner of E Union Street & 24th Ave
- residential units surround an at-grade entry courtyard facing east onto 24th Ave

**Pros:**

- commercial space is maximized along full length of E Union Street facade (approx. 110')
- 3' setback from lot line along E Union Street to enhance the pedestrian experience
- commercial space wraps corner to respond to the same commercial use diagonally across E Union Street & 24th Ave
- courtyard opens to 24th Ave to break-up the massing & responds to lower density zone opposite the site along 24th Ave
- at-grade courtyard is activated with residential entry and outdoor landscaped amenity space. It is connected to the street sidewalk, helping to activate 24th Ave and keep a consistent residential character along 24th Ave
- courtyard opens to 24th Ave to maximize daylight & views for residential units

**Cons:**

- less building area at street level due to at-grade courtyard

**Potential Departures:**

- Courtyard at street level
- Residential entry at street level
- Sight triangle

**Unit Count: 115**

**Parking Stall Count: 18**

**Commercial Area: 3400 sq. ft**



# Approved EDG Concept

## Option 3 - Preferred Option

Option 3 arranges commercial street-level uses along E Union Street and at the corner of E Union Street & 24th Avenue. Residential units surround an at-grade entry courtyard facing east onto 24th Avenue.

**Unit Count: 115 units**

**Parking Count: 18 stalls**

**Commercial Space: Approx. 3,400 gsf**

### Pros:

Commercial space is maximized along the full length of E Union Street facade (Approx. 110', 3,400 sf), with continuous 3' setback from lot line along E Union Street to enhance the pedestrian experience.

Commercial space wraps around the corner to respond to the same commercial use at diagonally opposite corner of E Union Street & 24th Avenue (at street level of The Stencil).

The courtyard opens to 24th Avenue to break-up the massing & respond to the lower density zone opposite the site along 24th Avenue.

The at-grade courtyard is activated with residential entry and outdoor landscaped amenity space. It is connected to the street sidewalk, helping to activate 24th Avenue and keep a consistent residential character along 24th Avenue.

The courtyard opens to 24th Avenue to maximize daylight & views to residential units.

### Cons:

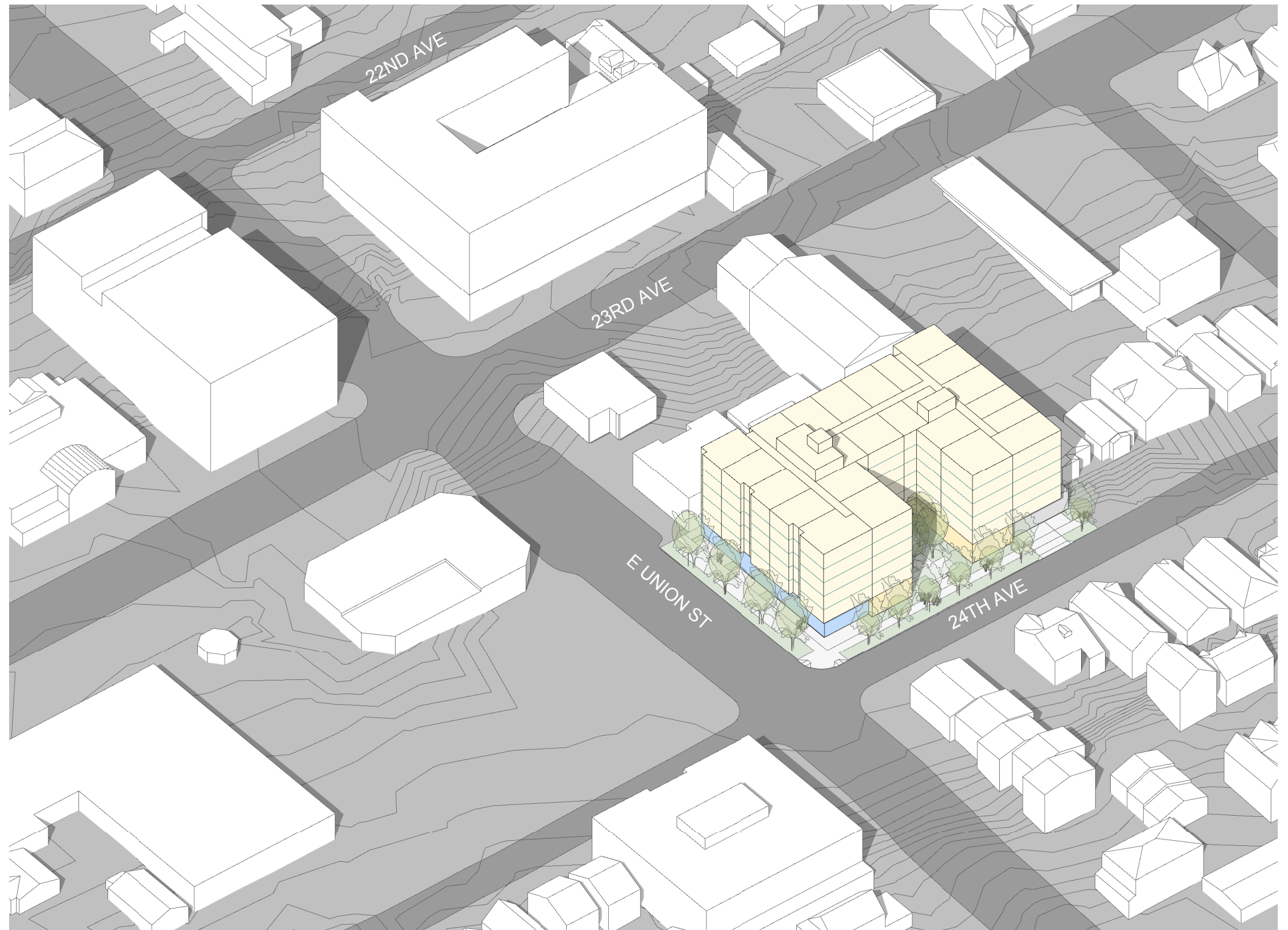
Less building area at street level due to at-grade courtyard.

### Potential Departures:

Courtyard at street level

Residential entry at street level

Sight triangle



Aerial View from Southeast



# Approved EDG Concept

## Option 3 - Preferred Option



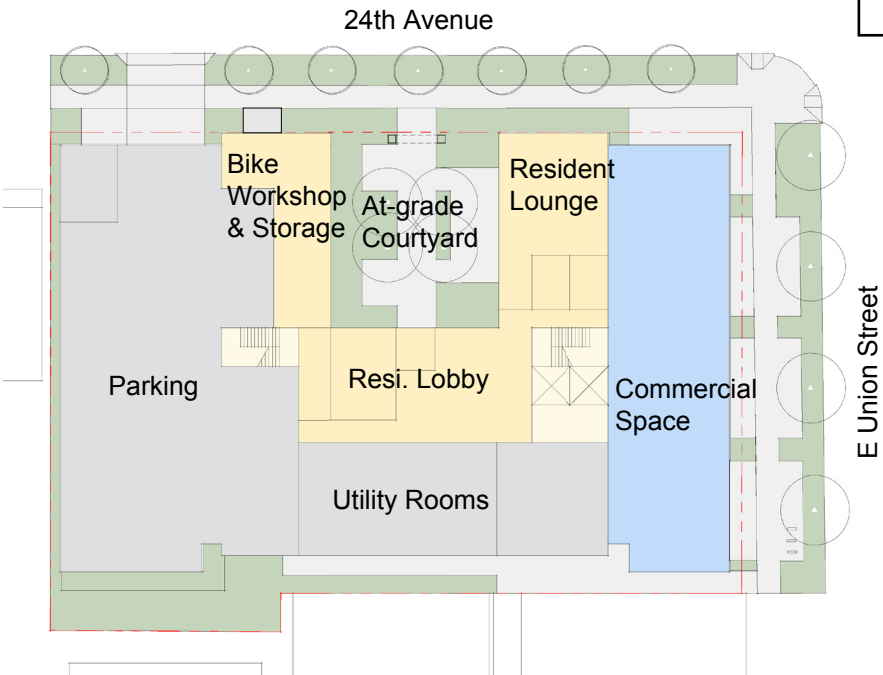
Street Level View 1 from Southeast

The commercial space is located along the full length of E Union Street (Approx. 110', 3,400 sf), with continuous 3' setback to enhance the pedestrian experience, and provide opportunities for sidewalk cafe, outdoor vendor displays and other activities.

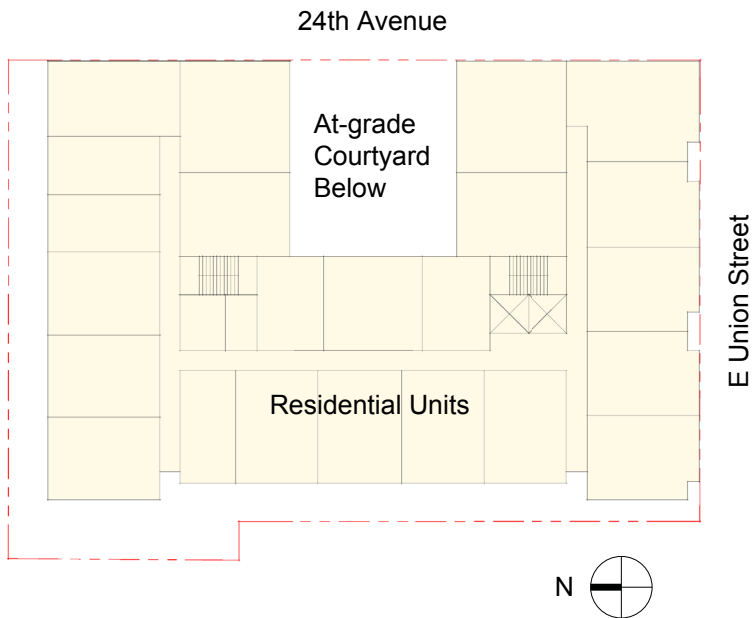
The commercial space wraps around the corner to respond to the same commercial use at diagonally opposite corner of E Union Street & 24th Avenue (at street level of The Stencil).

The building corner will be articulated with greater level of openness and transparency for the units at the corner.

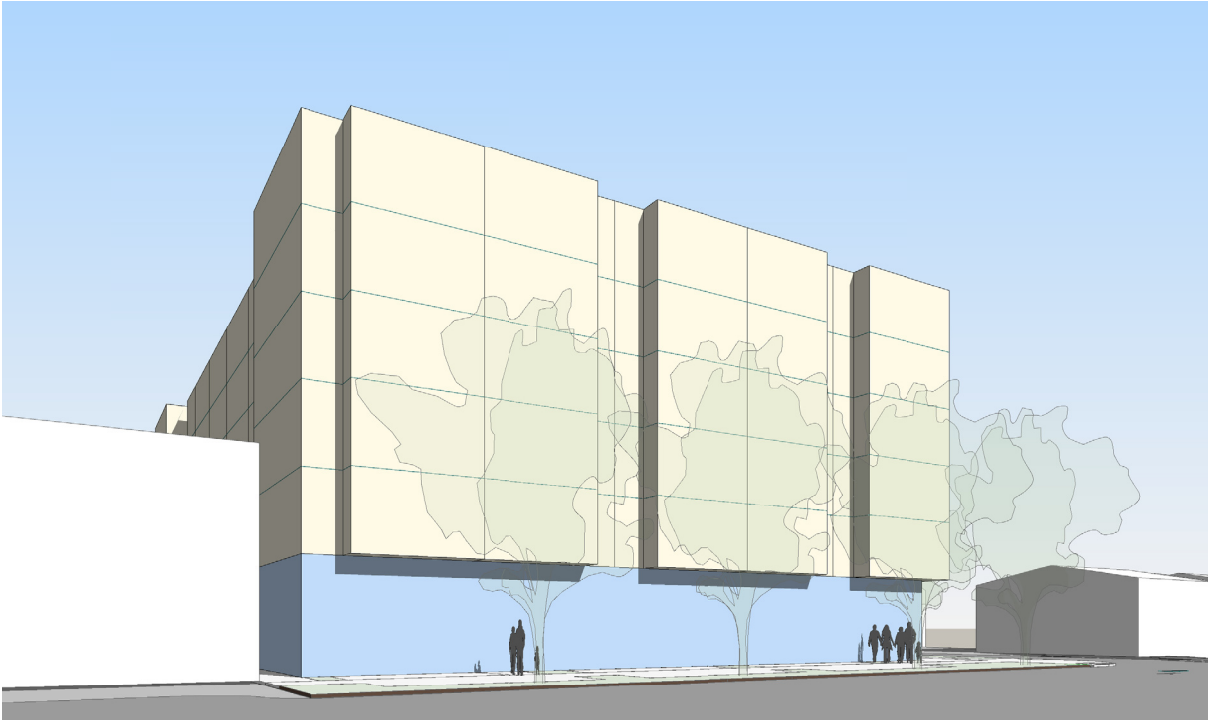
NC2-40 height



Street Level Plan Diagram



Typical Level Plan Diagram

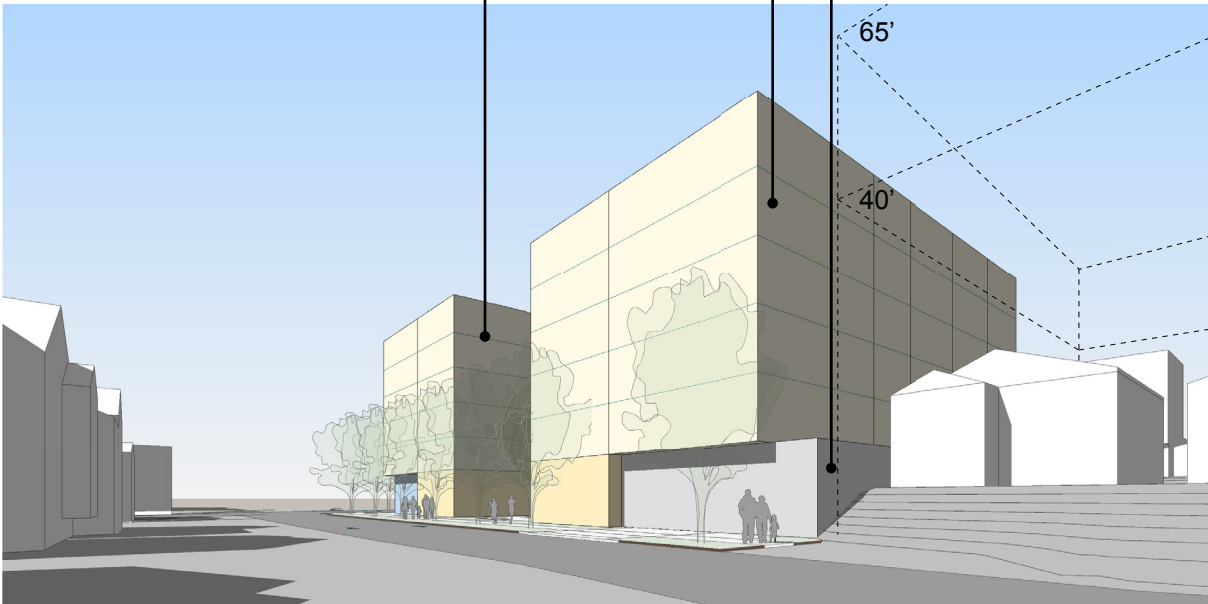


Street Level View 2 from Southwest

The upper 5 levels are set back by 10' along the north lot line to allow daylight for units and the existing house north of the site.

The courtyard opens to 24th Avenue, and helps make the massing of the building more compatible with the residential character along 24th Avenue.

The podium blank wall along north lot line is minimized by the higher grade (approx. 10' higher) north of the site.



Street Level View 3 from Northeast



# Summary of Early Design Guidance

## **1. Design Concept, Architectural Character and Massing**

- a. General Support for preferred option, a U-shaped building with an at-grade courtyard opening to 24th Avenue.
  - i. Board appreciated the 10' upper-level massing set back from north property line, and requested more information related to north facade and podium space.
  - ii. Board expects to review a design diagram with facades inclusive of reveals and modulation.
  - iii. Board noted that southeast corner massing needs further study, and material quality, historical reference and form should be considered to make the corner prominent.
- b. Board was excited about incorporating LBAB's recommendations into the project design, and stated that the artifacts should have integrity in the way that they are placed and should be expressed in both the public realm and the structure.
- c. In acknowledgement of the proposed residential typology and budget, Board emphasized the importance of durable, high quality, attractive and maintainable exterior materials. Board encouraged the usage of as much of the salvaged brick as possible and recommended matching any new brick to the salvaged brick.

## **2. East Union Street Streetscape**

- a. Board appreciated the flexibility of the commercial spaces, and liked that the commercial use continued around the southeast corner.
- b. Board requested specific information regarding waste storage, location, access and feedback from SPU.

## **3. 24th Avenue Streetscape, Design Concept, Architectural Character and massing**

- a. Board requested that dedicated play area, either internal or in the courtyard, be explored and considered.
- b. Board supported the courtyard space concept, but questioned the courtyard's relationship to resident lounge and residential entry, and how the courtyard will be secured at the street. Board expects to review details related to the courtyard and its relationship to surrounding spaces.
- c. Board supported the residential entry being set back from the street but emphasized the main residential entry should be visually prominent from the street.

## **4. Vehicular / Bicycle Parking and Access**

- a. Board supported the location of onsite vehicular parking and access via 24th Avenue.
- b. Board was unconvinced that the bike workshop and storage abutting 24th Avenue would be utilized as such. Board expressed concern about visual impacts of bike parking to pedestrian at the street and occupants of the courtyard space, lighting impacts, bike storage security and access. Board encouraged a design that provides access to the bike workshop and storage from courtyard and minimizes views into this space from public spaces.



# Response To Design Guidelines

## List of Priority Design Guidelines

In addition to the citywide Seattle Design Guidelines, the 23rd Avenue UDF identifies specific design recommendations for the site that should be taken into consideration. The Design Review Board identified Priority Design Guidelines for the project at the Early Design Guidance meeting and are shown below. Alignment with the recommendations expressed in the 23rd Avenue UDF are underlined.

### Context and Site

#### CS2 Urban Pattern and Form

##### CS2-A Location in the City and Neighborhood

CS2-A-1 Sense of Place: Emphasize attributes that give Seattle, the neighborhood, and/or the site its 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.

**Proposed Design: The building is placed along E Union Street to create a continuous street frontage to respond to the character of E Union Street with increasing commercial development. The building facade articulation will clearly reflect building program of upper 5 residential floors over the mix-used base with greater level of openness and transparency for the units at the southeast corner.**

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.  
**Proposed Design: As the most active use, the commercial space is placed along the full frontage of E Union Street. Commercial space wraps around the corner where visibility is key, as well as to respond to the same commercial use at diagonally opposite corner of E Union Street & 24th Avenue (at street level of The Stencil).**

##### CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**Proposed Design: As a busy arterial with public transportation services, E Union Street is a logical location for commercial activity. The corner of E Union Street and 24th Avenue is reserved for commercial use because of its prominent exposure. 24th Avenue is a quieter and narrower residential street. The at-grade courtyard along the 24th Avenue is activated with residential entry and outdoor landscaped amenity space. It is connected to the street sidewalk, helping to activate 24th Avenue and keep a consistent residential character along 24th Avenue.**

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

**Proposed Design: The commercial space along E Union Street provides a high percentage of transparency to animate the street and allow passersby to interact with the activities inside. The proposed design sets the facade back continuously by 3’ at the street level to provide opportunities for sidewalk cafe and outdoor vendor stalls to enliven the streetscape.**

#### CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as a gateway 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.

**Proposed Design: The proposed design is to build out to the southeast corner for the upper 5 residential floors to provide a strong urban edge to anchor the block. The building corner at E Union Street and 24th Avenue is articulated with greater level of openness and transparency for the units at the corner.**

#### CS2-D Height, Bulk, and Scale

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.

**Proposed Design: Please see the design response to CS2-B-1 above.**

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).

**Proposed Design: The east-facing open courtyard helps break up the building mass to respond to the less intense zone(LR2 zone) across the 24th Avenue.**

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

**Proposed Design: Please see the design response to CS2-D-3 above.**

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.

**Proposed Design: To respect adjacent building to the north, the upper-level massing is set back by 10’ from the property line, and a screen wall is proposed to minimize disrupting the privacy of residents in the adjacent house.**

#### CS3 Architectural Context and Character

##### CS3-A Emphasizing Positive Neighborhood Attributes

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.

**Proposed Design: The building is designed to have a strong identity, while fitting into the neighborhood.**

##### 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.

**Proposed Design: The design is inspired by the site history of the original Liberty Bank which served African American community. The key design concept is to honor the Liberty Bank and celebrate the African-American culture heritage.**

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

**Proposed Design: The design integrates the salvaged bricks from the original Liberty Bank along street facing facades and the courtyard portal.**

### Public Life

#### PL1 Connectivity

##### PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby support pedestrian connections within and outside of the project.

**Proposed Design: The design of commercial space and at-grade courtyard space along E Union Street and 24th Avenue help reinforce the pedestrian connections within and outside of the project.**

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is exposed to add or attract pedestrians to the area.

**Proposed Design: The continuous 3’ set back for the entire commercial frontage along E Union Street and the corner of E Union Street and 24th Avenue provide ample space for pedestrian circulation.**

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

**Proposed Design: The relatively wide streetscape along each of the street frontage provides opportunities to create an inviting and pedestrian friendly environment that will be explored in-depth in the next phase of 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.

**Proposed Design: The courtyard space facing 24th Avenue provides a cohesive entrance to the building, while extending the amenity space into the public realm. The amenity space is visually connected to a paved outdoor area, to allow for users to spill out of interior spaces, and for that space to be programmed for play and events.**

#### PL2 Walkability

##### 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.

**Proposed Design: The placement of commercial space along E Union Street and 24th Avenue, and Resident Lounge, Resident Workshop facing 24th Avenue and courtyard space help create a safe environment by providing direct sight lines and natural surveillance.**



# Response To Design Guidelines

## List of Priority Design Guidelines

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales.  
**Proposed Design: Sufficient lighting are provided for safety.**

PL2-B-3. Street-level Transparency: Ensure transparency of street-level uses.  
**Proposed Design: The continuous commercial space along E Union Street and around the southeast corner will provide a high level of transparency to encourage pedestrian activity and create a safe environment.**

### PL3 Street-Level Interaction

#### PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable and distinctive with clear line of sight and lobbies visually connected to the street.  
**Proposed Design: The courtyard space provides a cohesive entrance from street to the building. The central axis east west of the courtyard is accented by the prominent entry portal, and the bridge that provides direct access through to the main building entry. The linearity of this space from the portal, allee of columnar trees, and bridge allows for quick legibility of the main entry to the building, as well as offering a layered experience topographically and to secondary spaces.**

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.  
**Proposed Design: The courtyard space provides a welcoming and safe entrance for residents and visitors. At the edge of the courtyard, an entry portal, planting and benches are designed to clearly mark the transition between street and courtyard. The goal is to provide secure space through planting and views, while promoting openness to and from public spaces. The planting and benches provide ample density to deter cutting through from right-of-way, directing users into the portal. The configuration is set up to allow for future fence/gate if warranted by usage.**

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the doors, overhead features, ground surface, landscaping, lighting, and other features.  
**Proposed Design: The design of the entries for commercial space and residential use are coordinated among multiple elements including canopy, the doors, lighting, signage, landscaping and ground surface.**

#### PL3-C Retail Edges

PL3-C-1. Porous Edges: Engage passersby with opportunities to interact visually with the building interior.  
**Proposed Design: The commercial space is designed to be flexible to allow different size of spaces. Four at-grade entries are provided as direct physical connection between people on the sidewalk and commercial activities in the building.**

PL3-C-2. Visibility: Maximize visibility into the building interior.  
**Proposed Design: Higher percent of glazing is provided than the code requirement**

**along E Union Street to maximize visibility into the commercial space at street level.**

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur.  
**Proposed Design: Please see the design response to CS2-B-2 above.**

### PL4 Active Transportation

#### PL4-B Planning Ahead for Bicyclists

PL4-B-2. Bike Facilities: Facilities such as a bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.  
**Proposed Design: The Bike Storage is located next to courtyard space with convenience access points from courtyard through the Resident Workshop space and lobby. No bicycle storage is visible from the street and courtyard for security.**

### Design Concept

#### DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Minimize conflict between vehicles and non-motorists.  
**Proposed Design: The parking garage entry is located away from the intersection of E Union Street and 24th Avenue as much as possible. Special scoring at sidewalk crossing drive entrance is provided to alert pedestrians.**

#### DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.  
**Proposed Design: To reduce the visual impact, the parking garage off 24th Avenue is set back by 4’ from the lot line and 10’ from the sidewalk, and the 14’ wide garage entry door is less than the typical garage door width of multi-family buildings.**

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.  
**Proposed Design: All service entries with the exception of the SCL transformer vault are located and accessed off of public ways on the west side of the building. The SCL vault doors are screened from the public way and the location provides an appropriate quiet buffer on the north east corner of the project.**

### 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.  
**Proposed Design: The U shape building massing creates an at-grade courtyard that opens to 24th Avenue to break-up the massing & respond to the lower density zone**

**opposite the site along 24th Avenue.**

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.  
**Proposed Design: The recess bays with accent color at upper levels are integrated into the street-facing facades to create a strong identity and reduce the perceived mass.**

### DC2-B Architectural and Facade Composition

DC2-B-1. Facade Composition: Design all facades considering composition and architectural expression of the building as a whole.  
**Proposed Design: The facade design reflects the organization of individual units.**

DC2-B-2. Blank Walls: Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.  
**Proposed Design: The only blank wall is required to satisfy the requirements of the SCL vault. The wall is treated with brick, screened from the street and balances the grade transition to the north.**

### DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, desks, or other secondary element into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encouraging active street life.  
**Proposed Design: Recesses in the façade at upper levels are used as a primary compositional element supported by texture and color. At the street level the incorporation of LBAB recommended salvaged brick and its detailing creates interest and connects with the history of the site and community. The modulation of the storefront in conjunction with the site improvements in the setback extending onto the public sidewalk encourage the tenant and public use of the space activating street life.**

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose.  
**Proposed Design: There are several elements that serve dual purposes. The canopy is modulated to highlight columns, it provides scale at the street level and protection from elements. Benches provide a place to sit, define space, direct circulation and support the LBAB mission. The stormwater planter satisfies the green factor, enhances the entry sequence and improves the courtyard environment.**

### DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate elements that are of human scale into the design.



# Response To Design Guidelines

## List of Priority Design Guidelines

**Proposed Design:** Multiple elements and details including windows, storefronts, canopies, brick details, lighting fixtures, signage and landscape elements are incorporated consistently into the building design, to help provide human scale.

DC2-D-2. Texture: Strive for a fine-grained scale/texture.

**Proposed Design:** The use of salvaged bricks from the original Liberty Bank and new bricks provide unique scale and texture at the street level.

### DC3 Open Space Concept

#### DC3-A Building-Open Space Relationship

DC3-A-1. 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.

**Proposed Design:** The Courtyard space is designed to extend into the public realm with a clearly identified entry. The entry path is defined by the portal, a bridge over the stormwater planter and the covered main entry door. Benches are located at a variety of spaces providing opportunities for residents to enjoy the outside privately, meet guests or gather in groups. An outside space is provided in the Courtyard for Resident Lounge activities to spill outside. Bike racks are located outside of Bike Storage space along the entry route with good visibility for security.

DC3-B-2. Matching Uses to Conditions: Place outdoor gathering area where there is sunny exposure.

**Proposed Design:** The configuration of spaces provides opportunities to enjoy or shelter residents during all of our seasonal weather patterns. The variety of plantings in the Courtyard will enhance the visual and sensory seasonal changes. The downspout water feature directing water collected on the roof to the stormwater planter will activate the space with sound and movement when it rains.

DC3-B-4. Multifamily Open Space: Design common open spaces to encourage physical activity and social interaction.

**Proposed Design:** The Courtyard design provides for private and social interactions through its variety of spatial configurations. The Courtyard design provides a secure and pleasant entry to promote a walkable neighborhood. The resident only roof level deck will provide for a flexibility in use that supports healthy resident activities for all ages. Plantings on the roof are designed to provide shade and screening to expand the seasonal use and desirability of the roof top space encouraging residents to be active and social.

### DC4 Exterior Elements and Finishes

#### DC4-A Building Materials

DC4-A-1. Exterior Finish Materials: Building exterior should be constructed 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.

**Proposed Design:** The building base utilizes a rich and durable blend of brick, steel, anodized aluminum storefront with clear glass and wood on the soffit overhanging the sidewalk outside the commercial spaces. The thoughtful composition and detailing of the materials and incorporation of the LBAB recommendations will provide the community with a new landmark to embrace.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

**Proposed Design:** The building base materials chosen were selected for their richness, longevity and durability. The upper building fiber cement cladding and vinyl window building systems and detailing have been developed to provide the longest service life and reduce maintenance costs to support the affordable housing mission of the Community Partners.

#### 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.

**Proposed Design:** Individual tenant signage will have a consistency in scale and type with the ability for each tenant to express their identity and promote their unique business adding vitality and vigor to the public realm.

DC4-B-2. Coordinate with Project Design: Develop a signage plan within the context of architectural and open concepts.

**Proposed Design:** The building signage will celebrate the heritage of the Liberty Bank through its name and identification within the community. A hierarchy of signage that provides identification, neighborhood character and that is integrated into the building architecture is proposed. Signage material quality, detailing and lighting will be consistent with the building architecture.

#### 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.

**Proposed Design:** Lighting has been designed to accomplish the objectives of DC4-C-1.

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.

**Proposed Design:** Lighting has been designed to accomplish the objectives of DC4-C-2.

#### 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.

**Proposed Design:** Landscape design will articulate spaces and provide transitions, as well as buffering adjacent streetscapes and defining spatial edges. Plantings will reinforce building articulation by the use of accents and banding that connects architectural elements into the site, such as the rhythm of beds along Union street frontage, and the layered plantings in the courtyard and bridge over bioretention zones defining amenity and seating zones. The use of texture and mix of evergreen and deciduous with flowering accents provide a connection to season variations while contributing color and fragrance to the experience.

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.

**Proposed Design:** There are relatively small areas of paving on site, so simple palette of paving is used to ensure legibility and durability. The sidewalk zones are a consistent linear bands of 2x2 scored concrete to ensure a clear path, with minor texture variations defining smaller seating areas and entries. The courtyard spaces take a similar scale of scored concrete, inserting a wood bridge (stained hardwood) element for contrast to define the transition over the bioretention and connect site to building materials, with benches adding wood and artistic elements to provide color and visual interest.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

**Proposed Design:** The plantings are associated into three distinct types, Low: including low-growing groundcovers and small shrubs, Medium: textural grasses, shrubs and ferns that define space and ground built elements, and Canopy: the trees providing shade and scale. This zone-approach yields a feeling of openness at the pedestrian scale, while accenting the building massing and ensures plantings will be appropriately scaled for the size of beds long-term, and that critical visual connections and buffers will be maintained long-term for safety, security, and enjoyment.

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

**Proposed Design:** Plantings will be utilized to create distinct edges and boundaries, with bands of texture and color variations that are consistent formally but change species due to microclimatic variations from sun to shade. Trees along Union are selected to be compatible with the commercial frontage, and allow for people to linger outside of main paths. Larger trees along 24th will buffer the adjacent neighborhood edges, transitioning to the courtyard trees, which extend from the right-of-way to into amenity spaces with a distinct color and texture variation to mark the plaza zone, portal, and courtyard as special places.



## Site Plan & Street Level Floor Plan



Specific uses being contemplated for these four commercial spaces include: restaurant or retail food business; a drop-in financial services business, a clothing shop, barber shop.



# Design Proposal: Response to EDG

Facade Articulation

## Design Concept / Community Recommendations

Honor Liberty Bank

Reflect African American cultural heritage

## Design Inspiration

Principles of Afrocentric Design  
(from Dr. Sharon Sutton)

A unified collective expression

A balanced asymmetry

A continuous back and forth rhythm

Non hierarchical

Express individual stories

Grounded on the earth

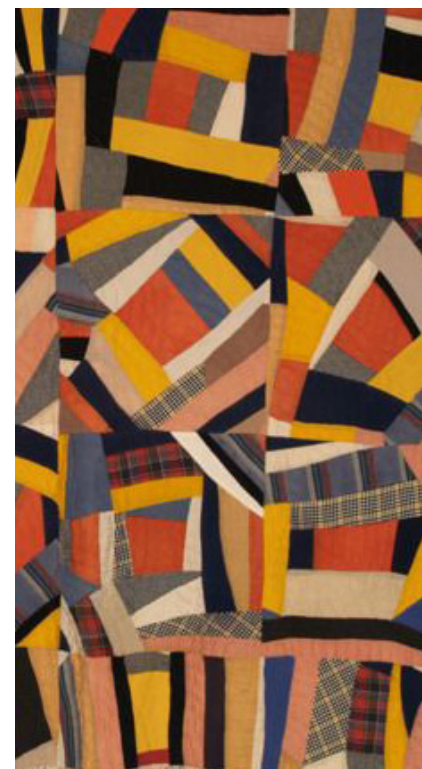
### African American quilt

Bright color, asymmetry

pattern breaks, multiple patterning



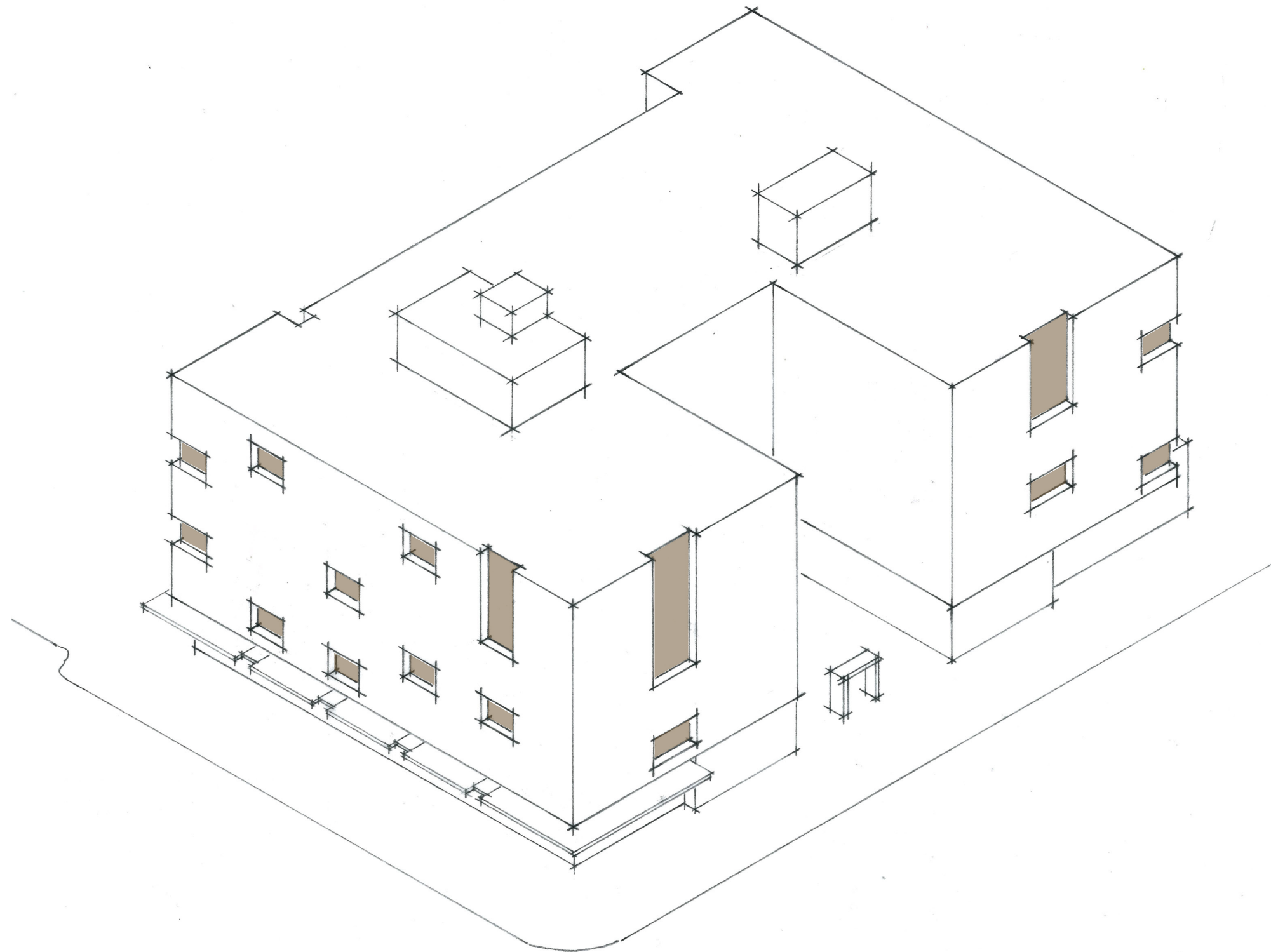
The project site has a rich history with the former Liberty Bank. From 1968 to 1988, the site housed Liberty Bank, a multicultural institution and the first bank west of the Mississippi River to focus on serving the African American community.





# Design Proposal: Response to EDG

Facade Articulation



Massing Diagram

## Massing strategies

A unified collective expression

A balanced asymmetry

A continuous back and forth rhythm

Non hierarchical

Recessed bays at street-facing facades along E Union Street & 24th Avenue

Recessed bays (with 2' deep recess) provide massing modulation, shadow and dynamic pattern.

The vertically proportioned recessed bays at the corner of E Union Street and 24th Avenue accentuate the prominent corner.



# Design Proposal: Response to EDG

## Facade Articulation



South Building Elevation

### Integrate comments from community

Inspired by Afrocentric design  
strong color, use of texture

### Facade design strategies

Multi-layer articulation - shadow, pattern, rhythm, texture & color  
Express individual unit,  
Dynamic, non hierarchical & bold

Multi-layer articulation for upper level facade includes recessed bays in playful pattern at street-facing facades, window placement variation, accent color panels, horizontal fiber cement siding for residential scale and texture, as well as use of multiple colors.

Use of brick veneer at street level along street and courtyard facing facades to refer to the historical character of the original Liberty Bank.

Integrate salvaged brick from the original Liberty Bank along street facing facades and the courtyard portal.

The brick on the original Liberty Bank is no longer manufactured; incorporate new brick that is compatible but distinct from salvaged original brick.



# Design Proposal: Response to EDG

## Facade Articulation



East Building Elevation



# Design Proposal: Response to EDG

Pedestrian Level Perspective View From Southeast





# Design Proposal: Response to EDG

Pedestrian Level Perspective View From 24th Avenue





# Design Proposal: Response to EDG

Pedestrian Level Perspective View From Northeast





# Design Proposal: Response to EDG

Pedestrian Level Perspective View From Southwest





# Design Proposal: Response to EDG

Pedestrian Level Perspective View To Commercial Space





# Design Proposal: Response to EDG

## Facade Articulation



North Building Elevation



# Design Proposal: Response to EDG

## Facade Articulation



West Building Elevation



# Design Proposal: Elevations

## South Courtyard Elevation & Section





# Design Proposal: Elevations

## North Courtyard Elevation & Section





# Design Proposal: Elevations

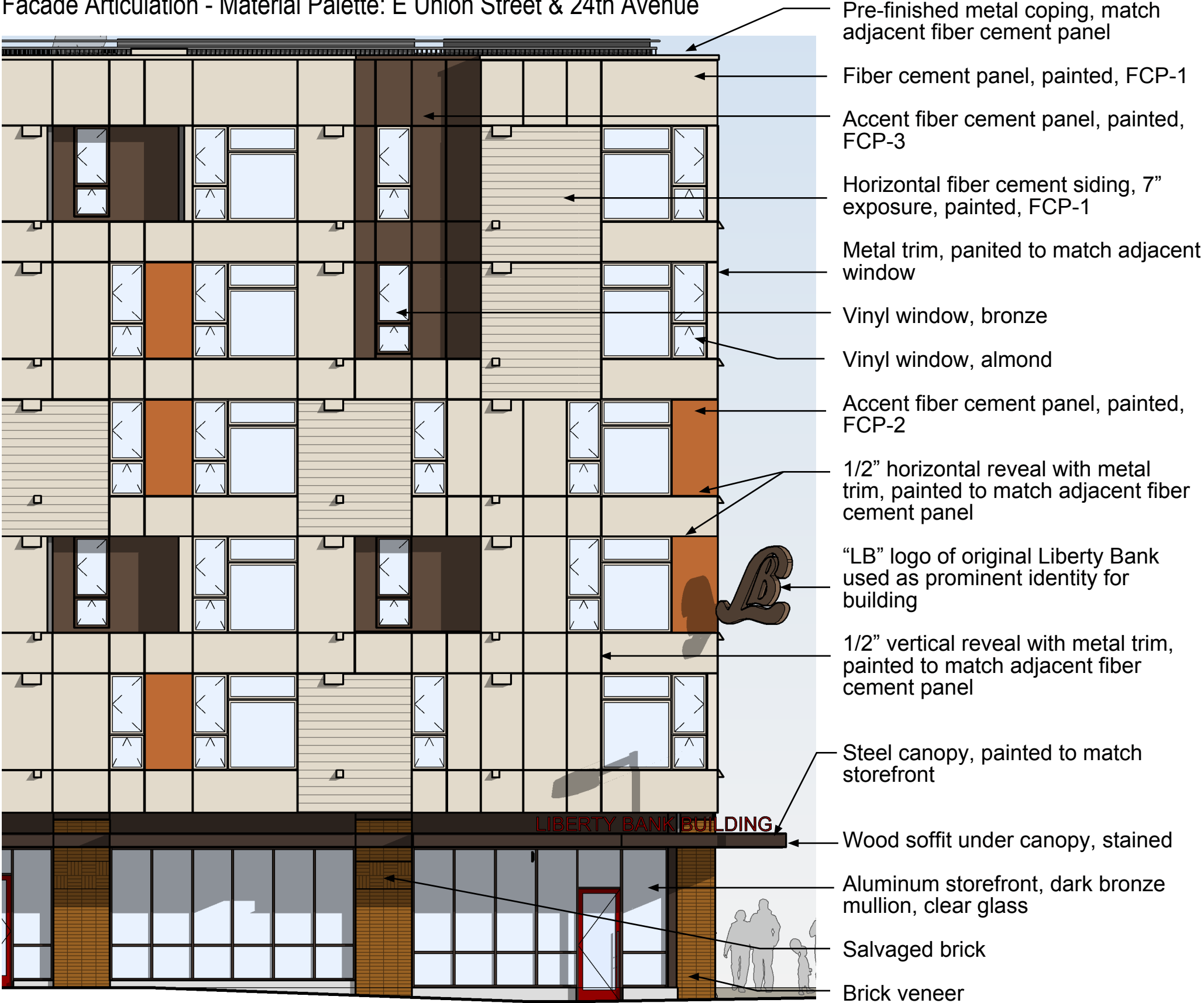
## East Courtyard Elevation & Section





# Design Proposal: Response to EDG

Facade Articulation - Material Palette: E Union Street & 24th Avenue



Use of brick veneer at street level along street and courtyard facing facades to refer to the original Liberty Bank.

Integrate salvaged brick from the original Liberty Bank along street facing facades and the courtyard portal.

The brick on the original Liberty Bank is no loner manufactured; incorporate new brick that is compatible but distinct from salvaged original brick.



# Design Proposal: Response to EDG

Southeast Corner of E Union Street and 24th Avenue



Pedestrian Level Perspective View from Southeast

**Massing & modulation**

Upper levels to build out to the corner to provide a strong urban edge to anchor the block

Street-level commercial space is set back to create outdoor space and enhance pedestrian environment

Vertical recessed bays positioned to accentuate the prominent corner at upper levels

**Transparency**

Fully transparent commercial corner space at the street level highlight the corner with outdoor space and activities

Higher level of transparency and windows wrapping around the corner at upper levels

**Fenestration**

Window pattern variation at upper levels

**Texture**

Smooth fiber cement panels and horizontal fiber cement siding at upper levels

**Color**

Strong accent colors at upper levels

**Historical reference**

Large “LB” logo with historical Liberty Bank logo design (incorporate LBAB’s recommendation, see Page 47)

**Canopy**

A continuous canopy wrapping around the corner to further articulate the base



Pedestrian Level Perspective View from 24th Avenue



# Design Proposal: Response to EDG

Response to Adjacent Property to the North



Perspective View From Northeast

**Zoning**

Proposed site: NC2  
Property to the north: NC2

**Set back**

10' upper-level massing set back from north property line to provide buffer to neighboring house

**Outdoor activities**

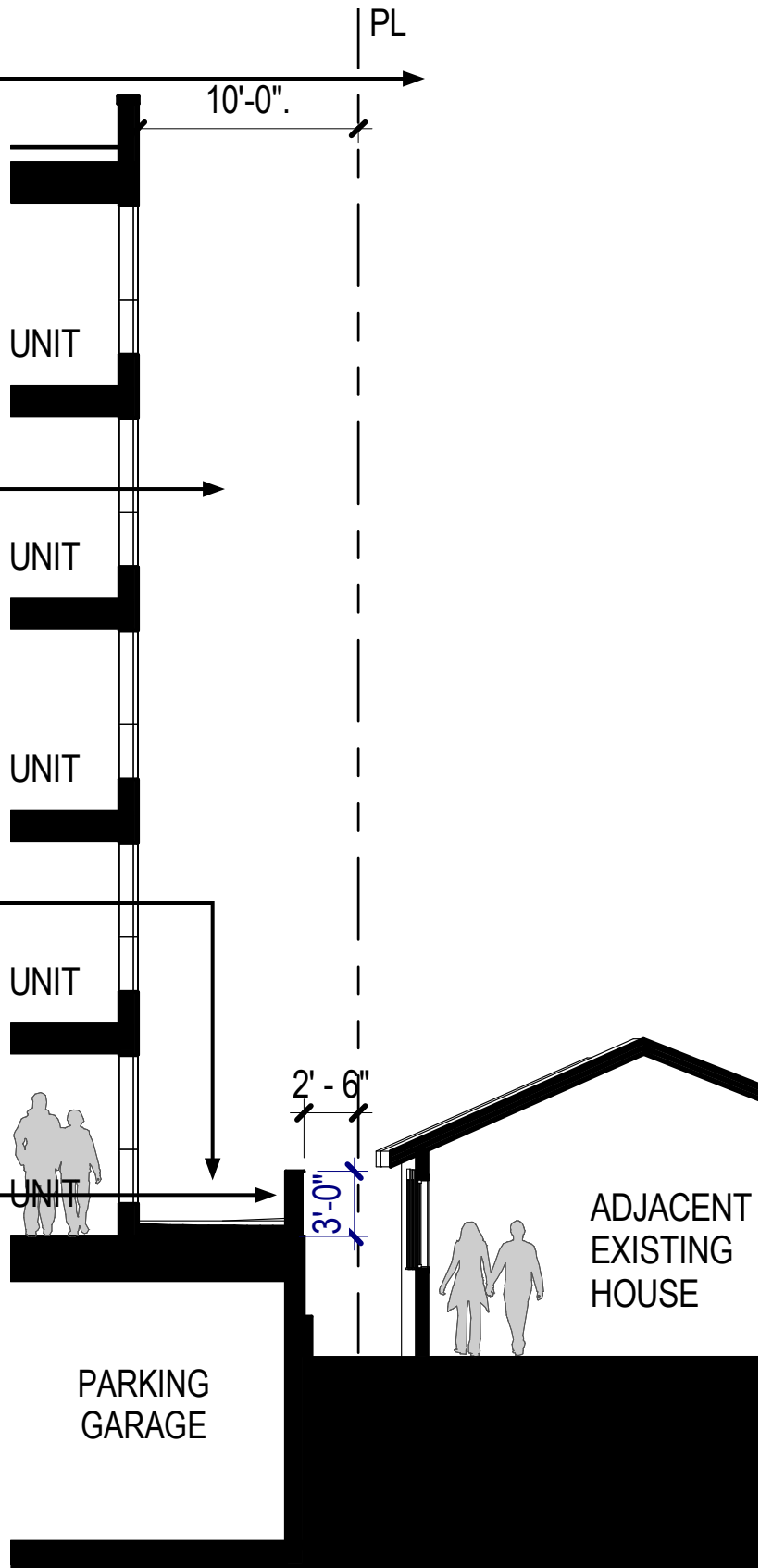
The podium space above the parking roof area will not be used as a deck space for residents.  
No outdoor activity along north property line

**Lighting**

No exterior lighting at north facade

**Screening**

3' high continuous concrete wall along north property line at podium level to provide more privacy for neighboring house

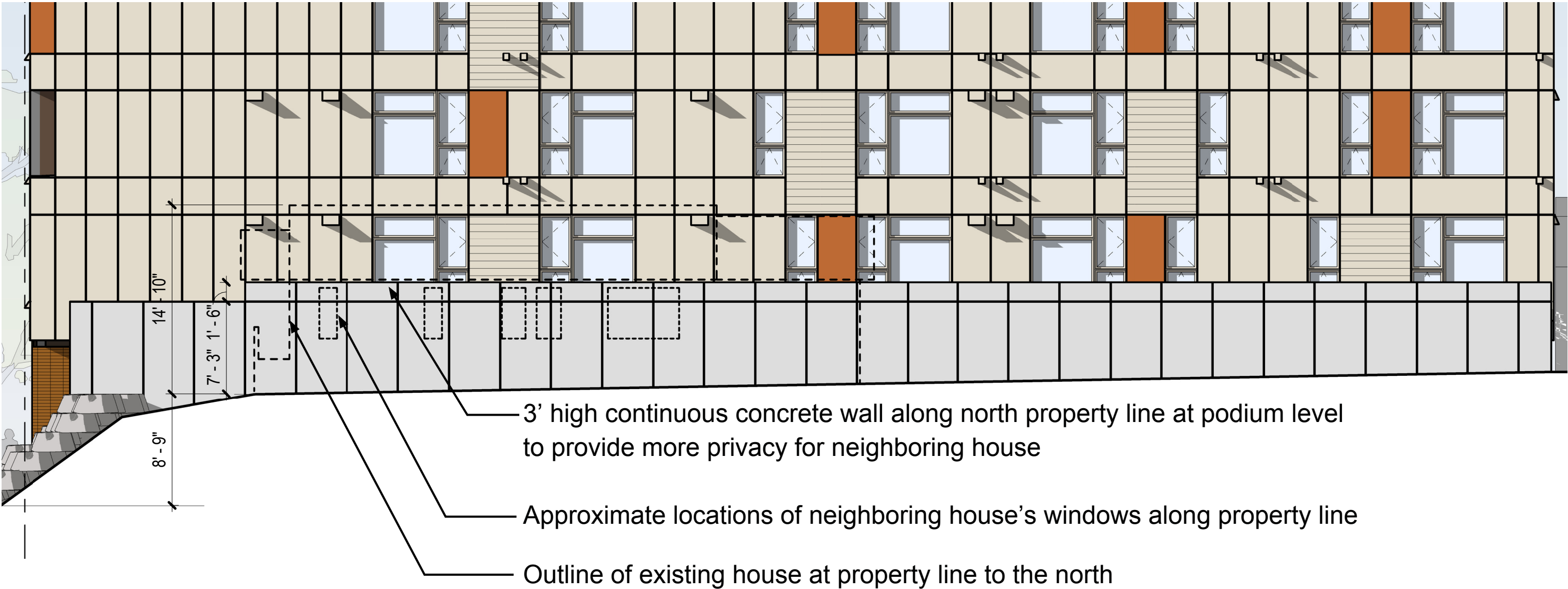


Building Section



# Design Proposal: Response to EDG

Response to Adjacent Property to the North

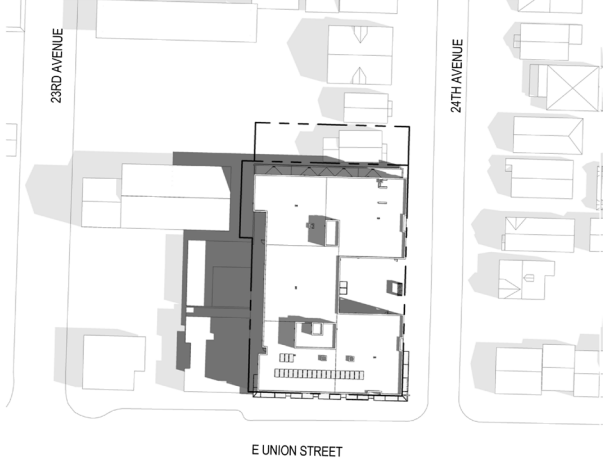


Enlarged North Building Elevation & Window Study

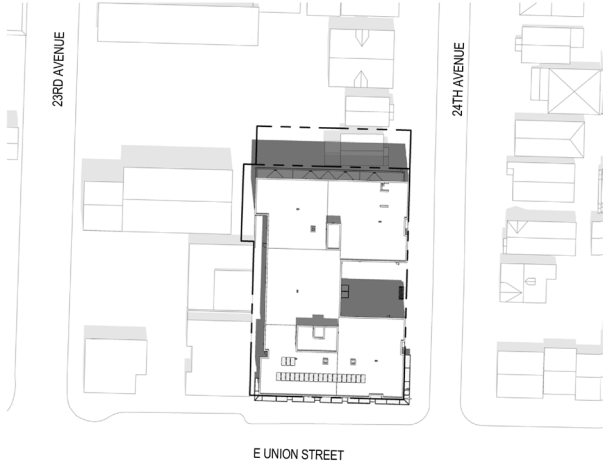


# Shadow Studies

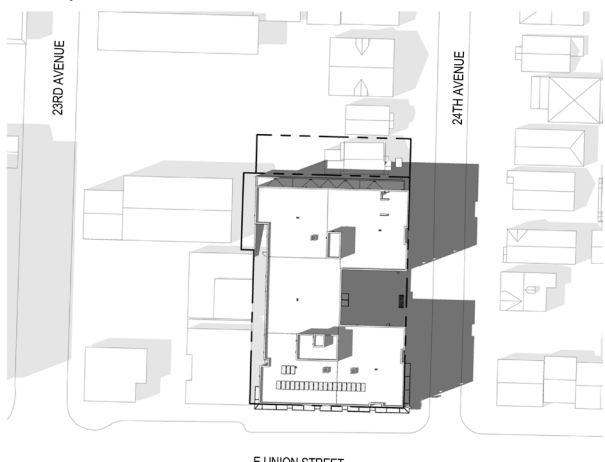
June 21st



9:00am



12:00pm

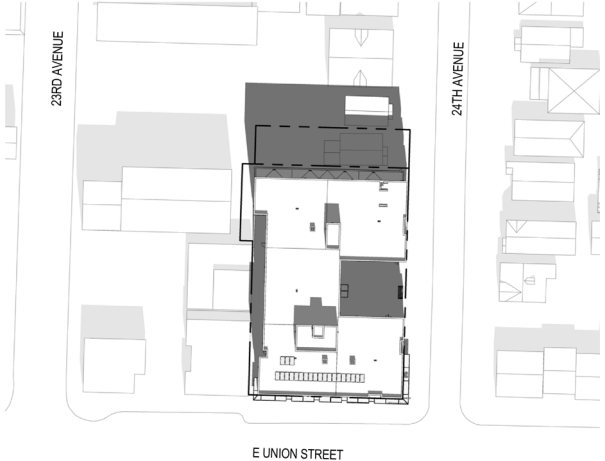


3:00pm

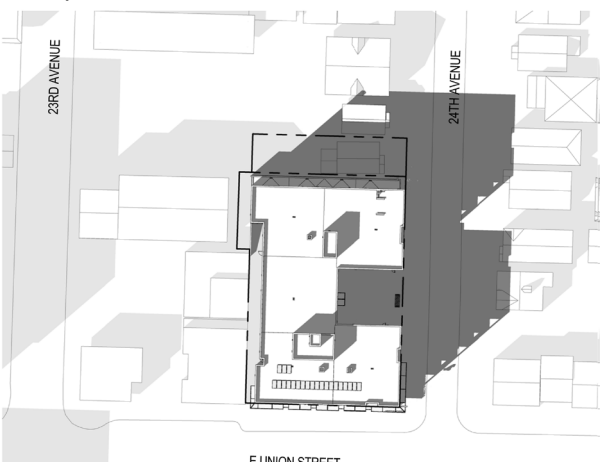
March/September 21st



9:00am



12:00pm

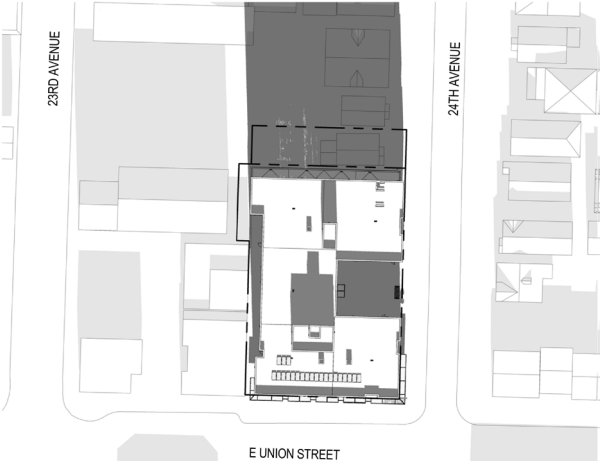


3:00pm

December 21st



9:00am

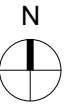


12:00pm



3:00pm

A study was performed to illustrate the shadows created by the proposed building during the equinox and solstices. The sun angle was simulated from the latitude of 47.6 degrees, reflecting the site location here in Seattle at the times 9:00am, 12:00pm, and 3:00pm. The darker shades graphically show the shadow of the proposed building and the lighter shadows indicate the existing neighborhood buildings.





# Community Outreach

## Community Partnership

Africatown Preservation and Development Association (Africatown), The Black Community Impact Alliance (BCIA), CHH, and Centerstone, collectively “the Project Partners”, agree to work cooperatively in the development of the former Liberty Bank site in a manner that reflects the equitable development goals designed to address the displacement of historic African American community from Seattle’s Central Area.

## Commitment Of The Project Partners

- 1)Partnership with Centerstone
- 2)Affordable Commercial Space
- 3)Help Build Black-Owned Business
- 4)Design a Building that Connects with the History of the Community
- 5)Hire Local and Minority Firms
- 6)Help to Rebuild the Central District as a Hub of the pan-African Community
- 7)Change Policies

## Community Meetings

- 2 Community Open Houses
- 1 Community Design Workshop

Public Art, Africatown Community Workshop

WMBE/Subcontractor, Africatown Community Workshop



BLACK  
COMMUNITY  
IMPACT  
ALLIANCE



Capitol Hill  
Housing



centerstone



# Design Proposal: Response to EDG

Incorporate LBAB's Recommendations



— THE LEGACY OF LIBERTY BANK —

*Project Report and Architectural  
Program Recommendations*

PRODUCED BY THE LIBERTY BANK  
ADVISORY BOARD  
MAY 12, 2015



The project site has a rich history with the former Liberty Bank. From 1968 to 1988, the site housed Liberty Bank, a multicultural institution and the first bank west of the Mississippi River to focus on serving the African American community.

In 2015, CHH convened The Liberty Bank Advisory Board to determine how best to honor the bank and its founders' story through art, historic documents, and architecture. This effort culminated in a set of recommendations varying in complexity & character.

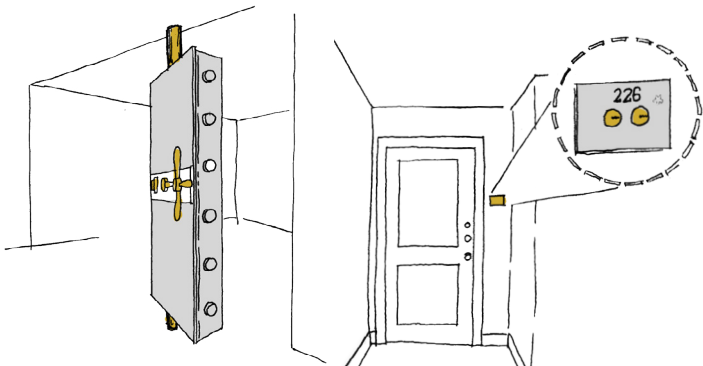
By adding architectural and site elements that celebrate the bank's efforts, CHH will not only inform future generations of the Liberty Bank story, it will also demonstrate what local initiative & collaborative effort can accomplish.

Celebrating the legacy of Liberty Bank will be one of our development objectives. The project team will ensure that the board's recommendations are integrated well into the project design and carried out successfully in detail.



### LIBERTY BANK BUILDING BRANDING

- Incorporation of building signage with the name "Liberty Bank Building" at corner of Union St & 24th Ave
- Artful incorporation of historic "LB" logo of Liberty Bank at corner of Union St & 24th Ave



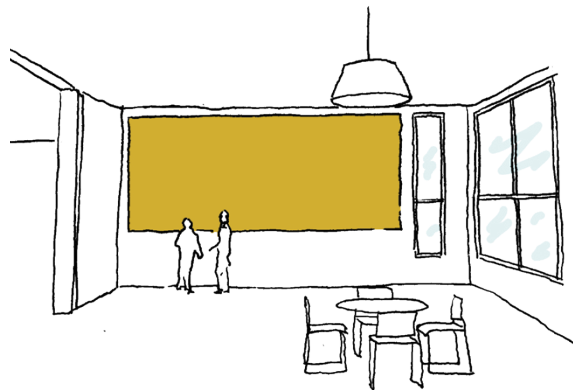
### VAULT & SAFETY DEPOST BOX DOORS

- Repurposing of bank vault door into a common area as a major conceptual art piece



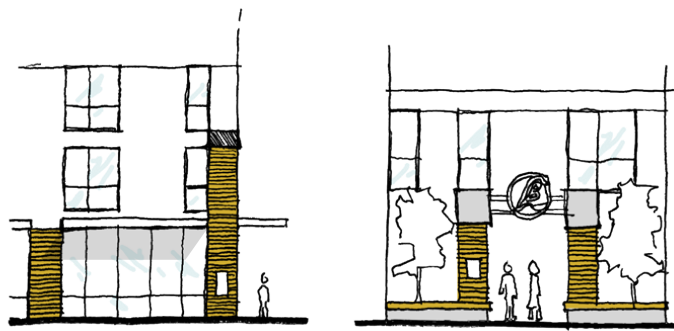
### CORNER PLAQUE

- Incorporation of a plaque describing the importance of Liberty Bank and its story:
- "The story of Liberty Bank and how a multi-cultural group came together to do something that has never been done before west of Mississippi provided economic opportunities to their community that had been historically



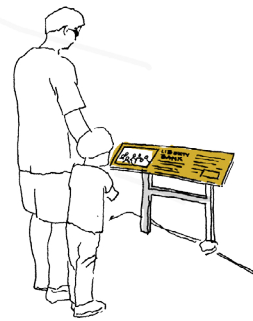
### INTERIOR MURAL

- Commission a local artist to paint a mural in the lobby and ideally visible from exterior



### REUSE BRICK

- Repurposing of original honey-colored brick into visible locations such as corner of Union St & 24th Ave and courtyard



### INTERPRETIVE COURTYARD SIGNAGE

- Create an opportunity to learn and read about the story of Liberty Bank through in interpretive display at courtyard



# Design Proposal: Response to EDG

Incorporate LBAB's Recommendations



## LBAB Incorporated Recommendations

- 1) Reuse salvaged brick at brick wall along E Union Street, 24th Avenue and at courtyard entry portal
- 2) Integrate story plaques at brick wall along E Union St. & 24th Ave. as an art project
- 3) Incorporate historic “LB” logo of Liberty Bank at corner of E Union St. & 24th Ave.
- 4) Incorporate building signage “Liberty Bank Building” above canopy at corner of E Union St. & 24th Ave.
- 5) Interpretive signage at courtyard portal
- 6) Wall mural art project
- 7) Vault door in residential lobby

## Additional Art Projects

- 8) Art at canopy frame along E Union St.
- 9) Art at glass canopy along E Union St.
- 10) Art at benches in courtyard
- 11) Art at water feature in courtyard
- 12) Art to honor Liberty Bank founders
- 13) Art about Central District & LB history

## Contributing Artists

Al Doggett  
L. Brown  
Troy Miles  
L. Myers Bullmash  
Aramis Hamer  
Esther Ervin  
Minnie Collins  
Inye Wokoma



# Design Proposal: Response to EDG

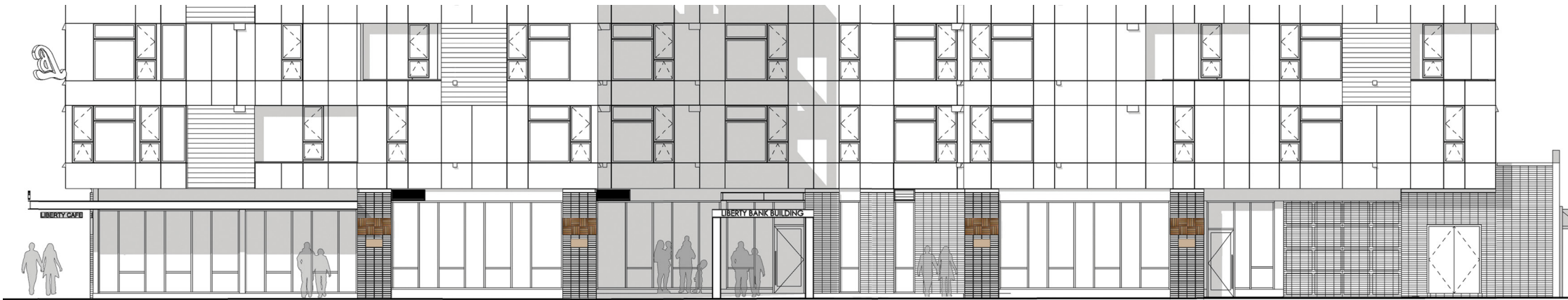
Incorporate LBAB's Recommendations

## Salvaged Bricks from original Liberty Bank

- To be integrated into brick wall design at street level
- To be located at E. Union Street & 24th Avenue facades that are visible to public
- To be highlighted in an unique pattern - Basket weave Pattern - to reference African American culture



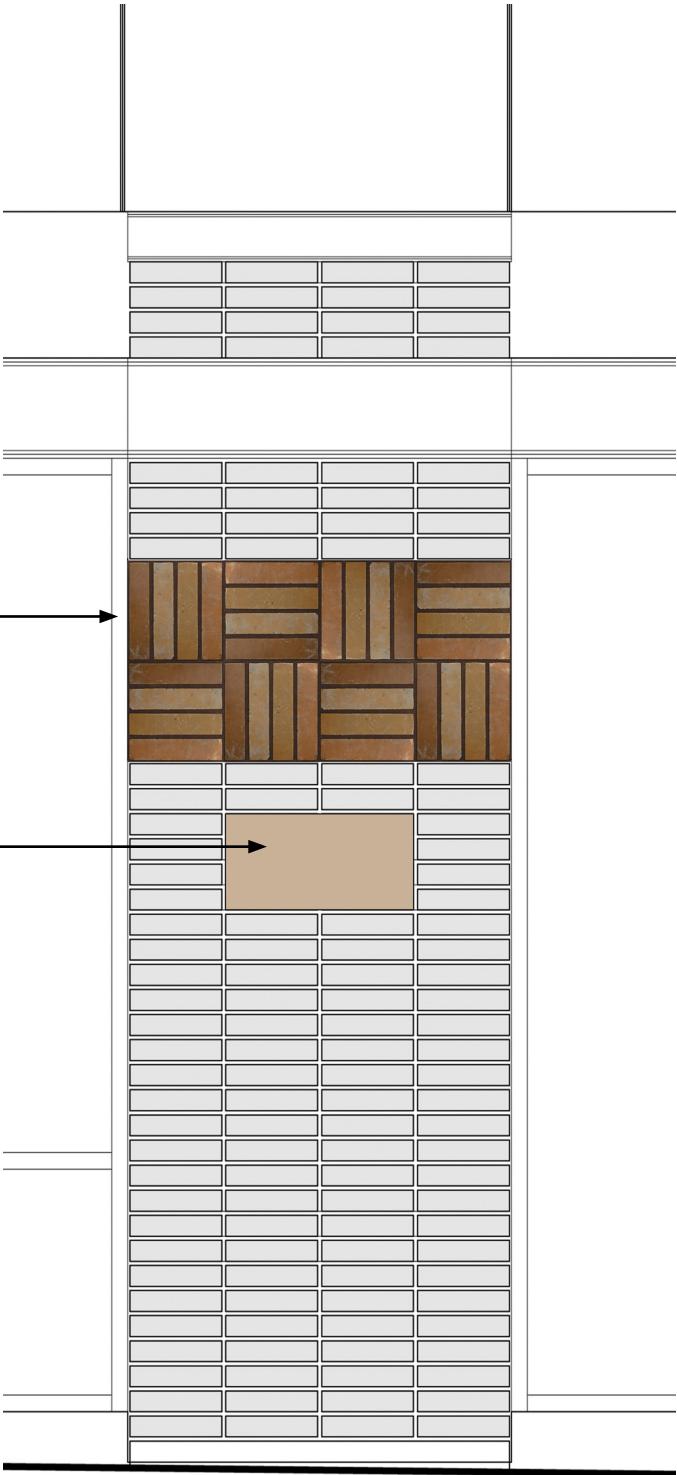
Enlarged Partial South Building Elevation



Enlarged Partial East Building Elevation

Salvaged brick -  
Basket weave Pattern

Story plaque,  
2' wide by 1'high -  
art project





# Design Proposal: Response to EDG

Incorporate LBAB's Recommendations



Incorporate historic “LB” logo of original Liberty Bank at corner of E Union Street and 24th Avenue



Incorporate building signage with the name “Liberty Bank Building” above canopy at corner of E Union Street and 24th Avenue

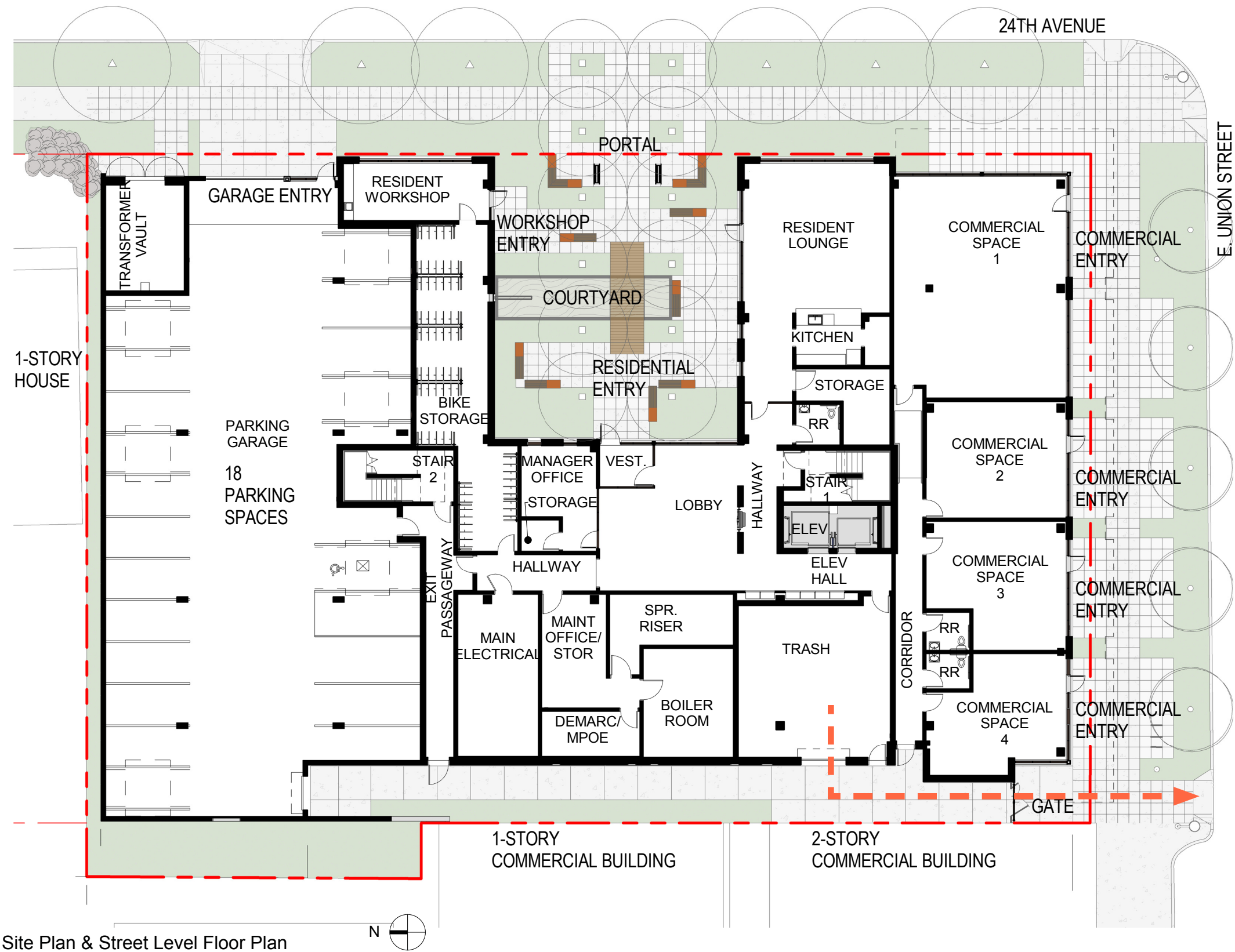


Reuse salvaged brick at brick wall along 24th Ave.  
Mural in Resident Workshop



# Design Proposal: Response to EDG

## East Union Street Streetscape - Waste Storage & Access

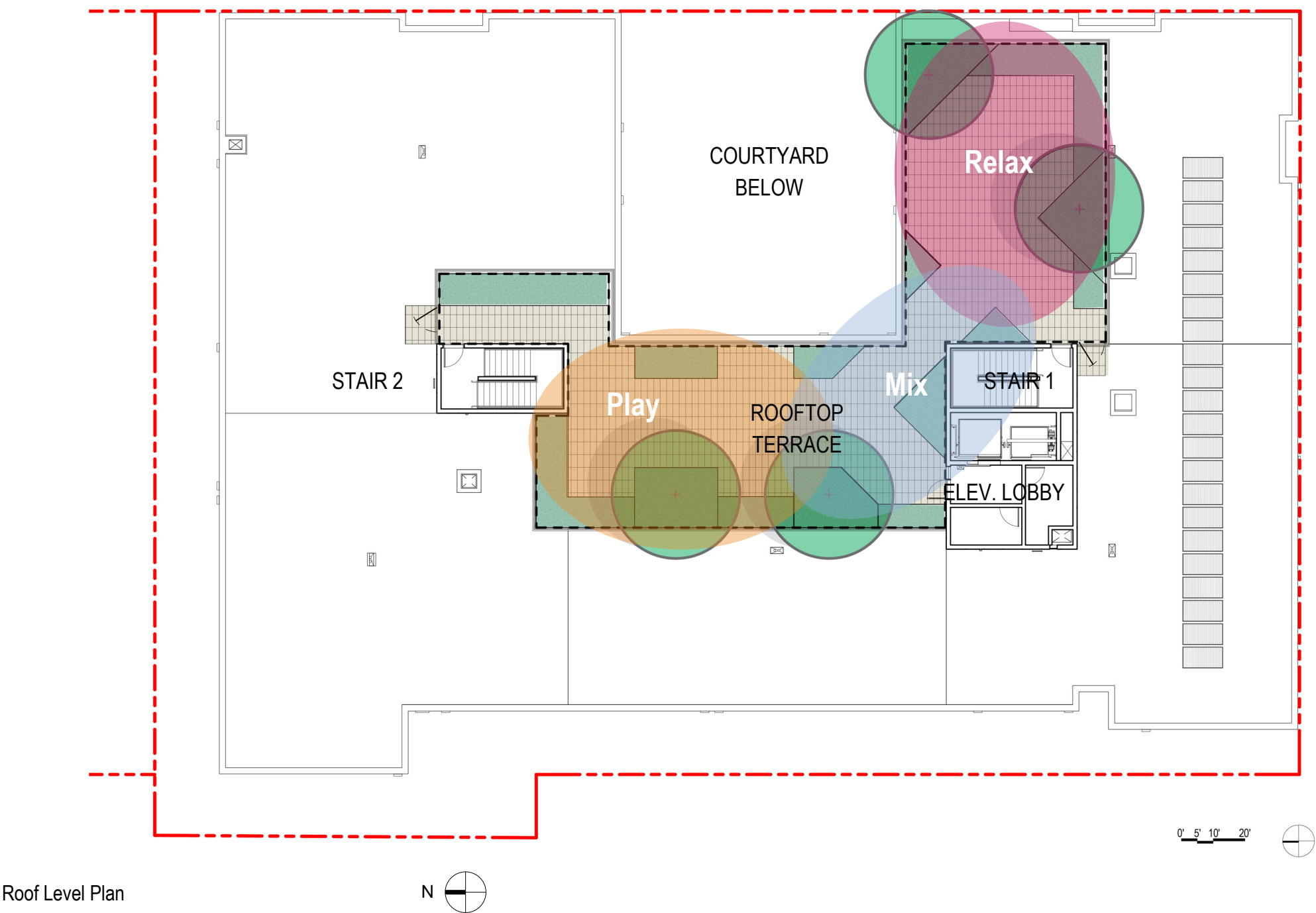


Waste storage remains on the south west side of the building. Coordination between SDOT, SPU and Recology CleanScapes has been ongoing. SDOT requested a 5' wide ramp with pad for pickup on E Union Street as shown. Recology CleanScapes has agreed to pick up on E Union Street at the location shown. CHH will contract with Recology CleanScapes to retrieve the containers from the Trash room at pickup and return them to the Trash room so they will not be stored at the sidewalk curb ramp. Access through the gate and into the trash room for pickup will be controlled with an access control system.



# Design Proposal: Response to EDG

## Play Area



The roof level deck will provide residents with flexible play space for children and adults. The Liberty Bank Building resident population composition will vary including the number and age of children. This will create a varying demand for play area types and sizes that a flexible programming approach will support. The roof deck will provide for a secure and flexible area that children and their adult supervisors can adapt for age, activity and seasonal play. Furnishings located on the roof deck will be moveable to allow for dedication of larger or smaller areas focused on play at any time or duration.

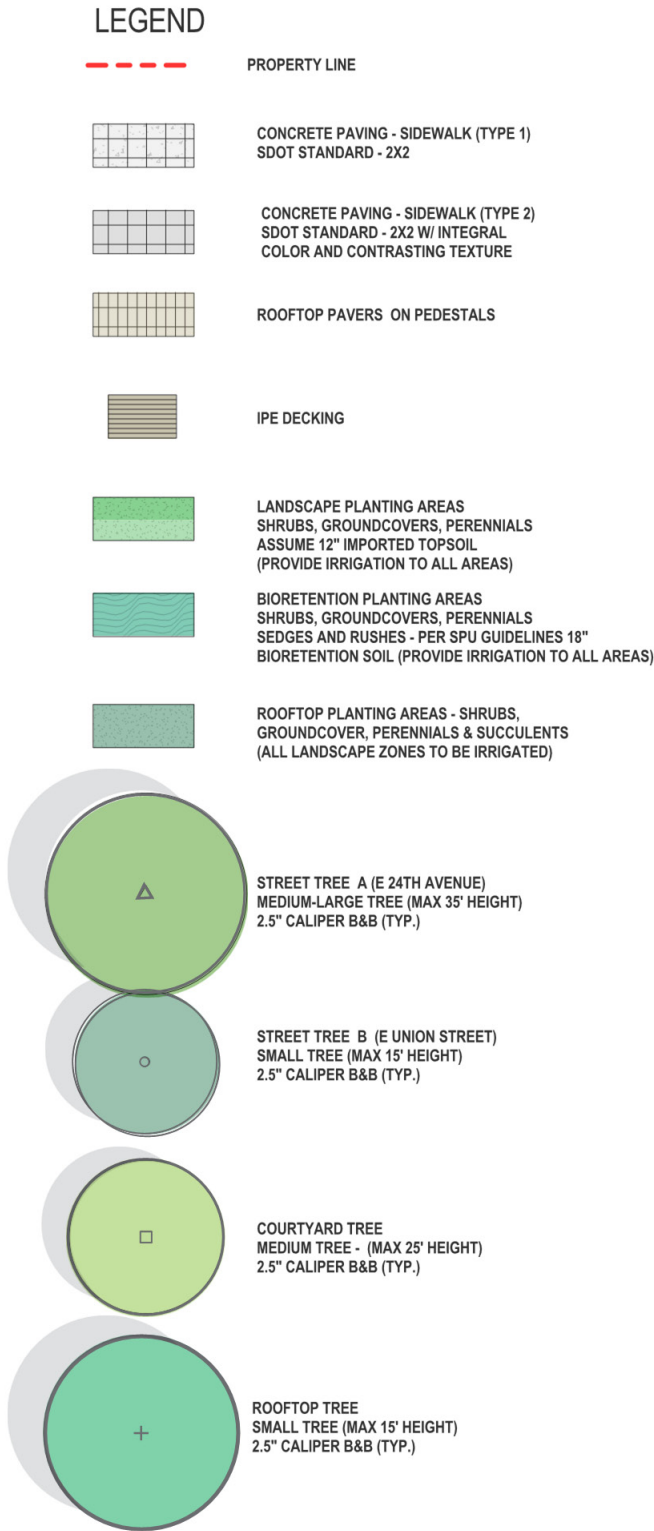
In addition to the roof deck the Courtyard on the ground level will provide opportunities for residents and their children to spend time outside and engage in a variety of playful activities.

A variety of neighborhood schools, parks and open spaces will provide additional opportunities for children and residents to recreate and play.

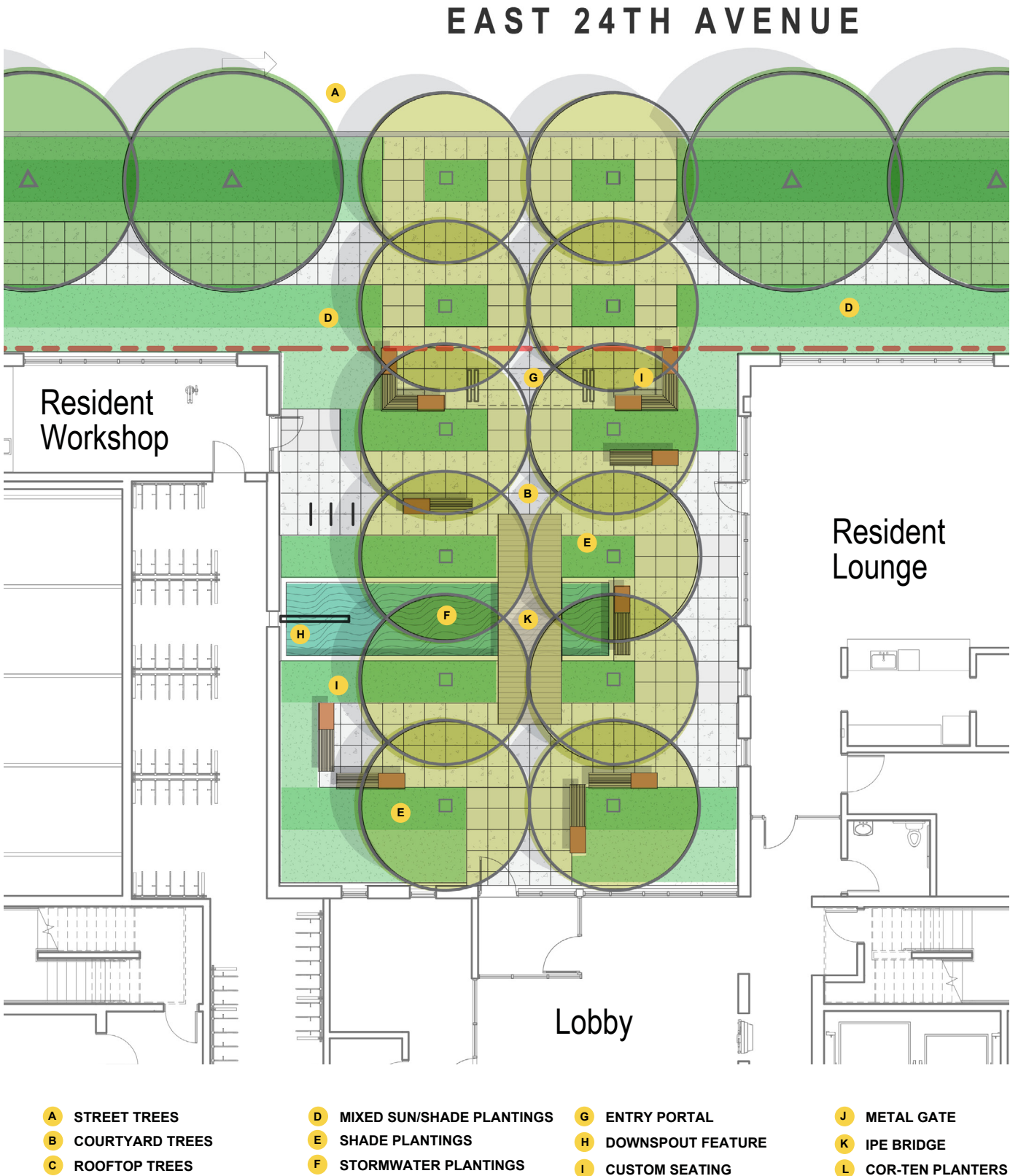


# Design Proposal: Response to EDG

## Courtyard



Enlarged Partial Street Level Landscape Plan



The courtyard space provides a cohesive entrance to the building, while extending the amenity space into the public realm. The amenity space is visually connected to a paved outdoor area, to allow for users to spill out of interior spaces, and for that space to be programmed for play and events. Access to the resident workshop and bike storage is more secondary access.

There is no planned entry gate or fencing at the edge. The goal is to provide secure space through plantings and views, while promoting openness to and from public spaces. The main entry plantings and benches provide ample density to deter cutting through from right-of-way, directing users into the portal. The configuration is set up to allow for future fence/gate if warranted by usage.

The central axis east west is accented by the entry portal, and the bridge that provides direct access through to the main entry. The linearity of this space from the portal, allee of columnar trees, and bridge allows for quick legibility of main entry to the building, as well as offering a layered experience topographically and to secondary spaces. The north south axis and views are focused on the sculptural stormwater downspout, which carries runoff from roof to the bioretention feature that slices through the courtyard space, connecting users with the natural systems at place within the buildings.

The custom benches provide multiple seating arrangements, and these are planned to accommodate interpretive art elements for the 9 Liberty Bank founders. Areas are oriented for social interaction, as well as allowing for private space. Plantings will be shade tolerant, and define spaces while maintaining sight lines through the space, accentuated by accent lighting for security and safety without impacting adjacent living spaces.



# Design Proposal: Response to EDG

Courtyard

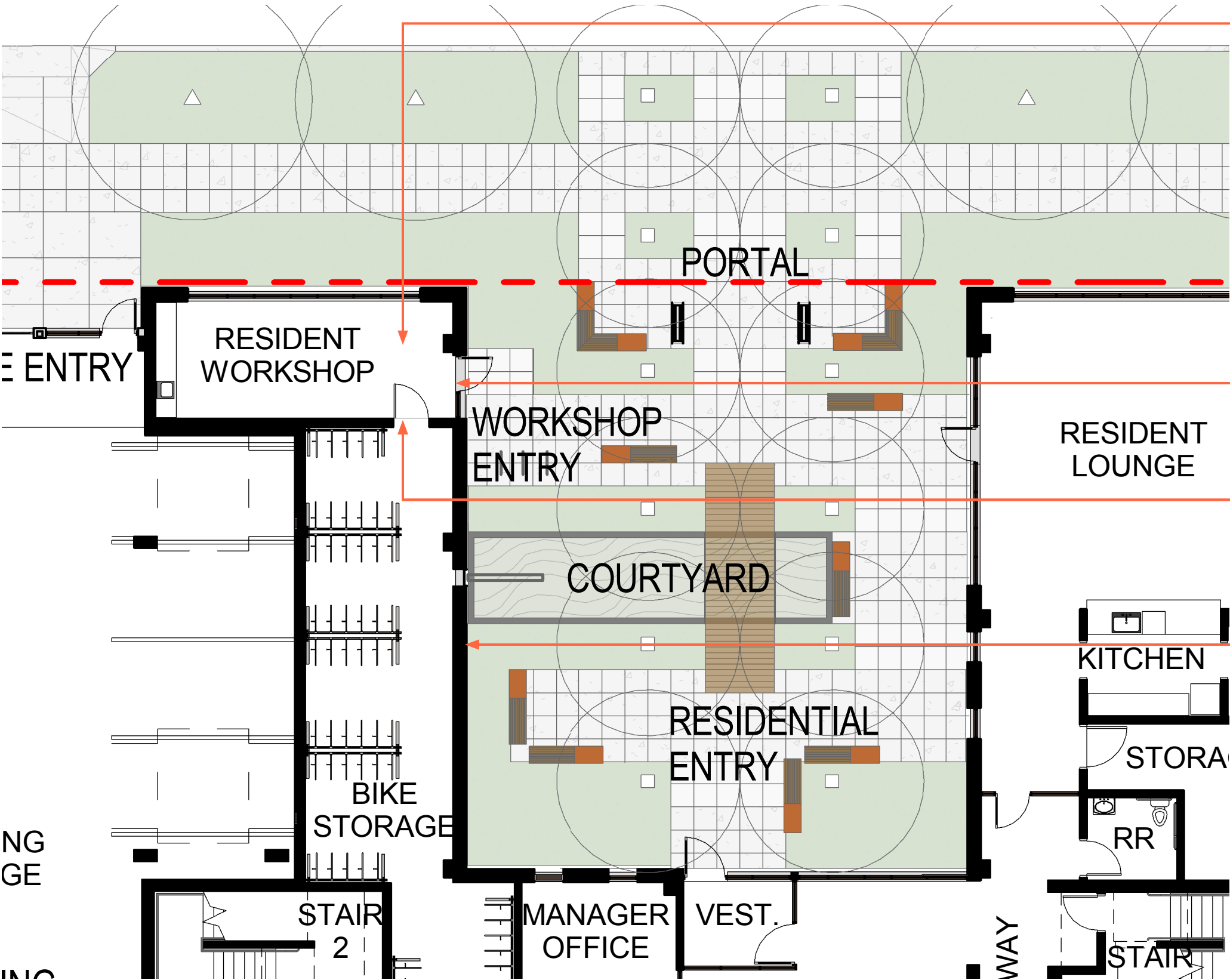


Pedestrian Level Perspective View



# Design Proposal: Response to EDG

## Resident Workshop and Bike Storage



Enlarged Site Plan & Street Level Floor Plan

The programming for the Bike Lounge has been changed to a Resident Workshop. The use will provide the residents with a flexible space that can be used for a wide range of creative activities and interests. Interior materials and finishes will be selected that can withstand craft, hobby, art and bicycle maintenance activities. The color palette and lighting will create a lively, casual and creative environment. The back wall will be available for a mural or display of Liberty Bank Building history with appropriate lighting. Amenities to be provided to support the workshop activities are a work sink, counter, shelving, bike repair station, chairs, tables and power outlets.

Access to the Workshop is provided from the Courtyard (per Board’s recommendation) and from Bike Storage.

A solid visual separation is provided between the Workshop and the Bike Storage so that no bicycle storage is visible from the street.

Minimize views into bike storage from 24th Avenue & courtyard per Board’s comment.



# Design Proposal: Response to EDG

Resident Workshop and Bike Storage

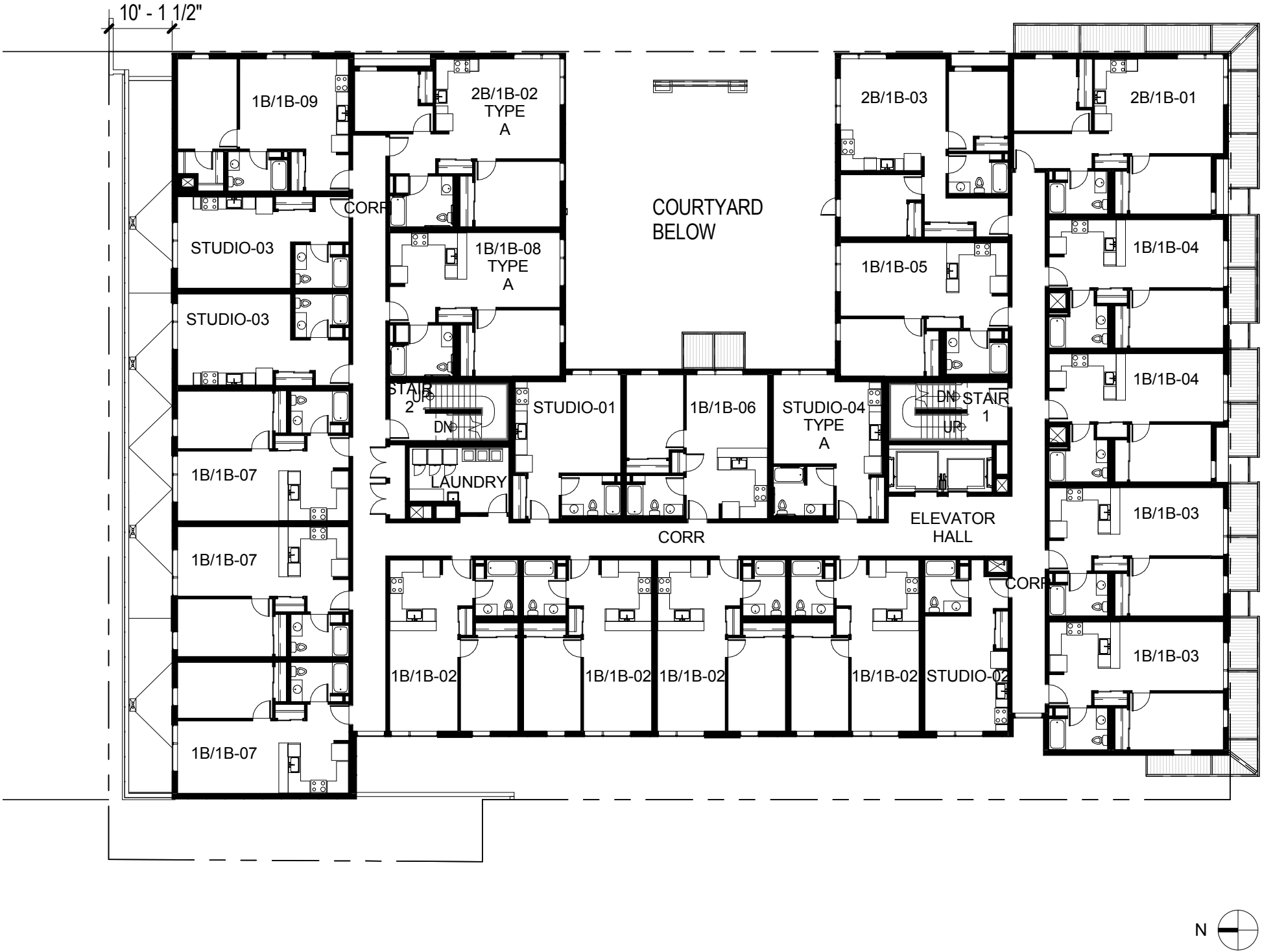


Pedestrian Level Perspective View



# Design Proposal: Plans

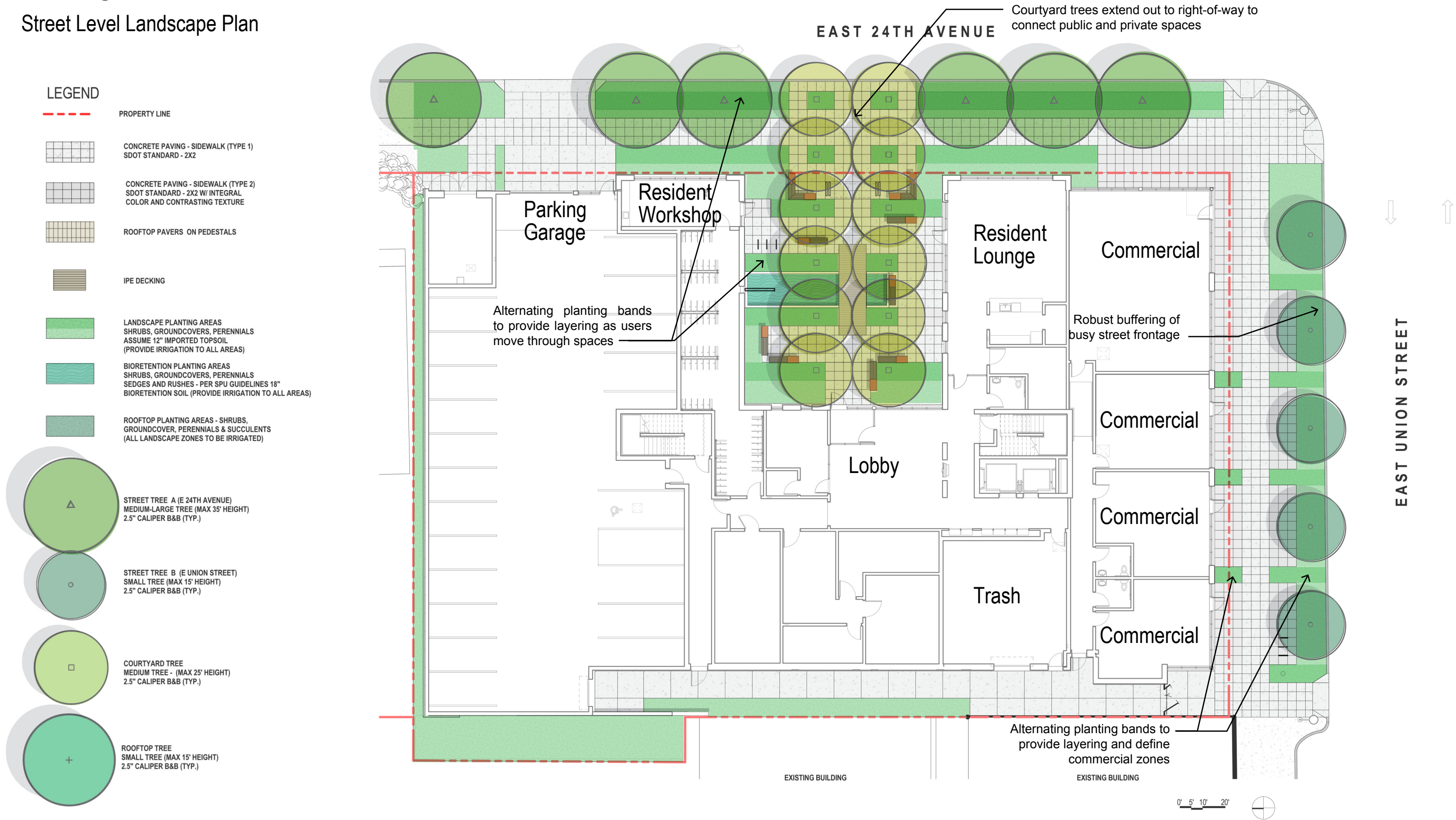
Typical Upper Level Floor Plan





# Design Proposal: Composite Landscape Plans

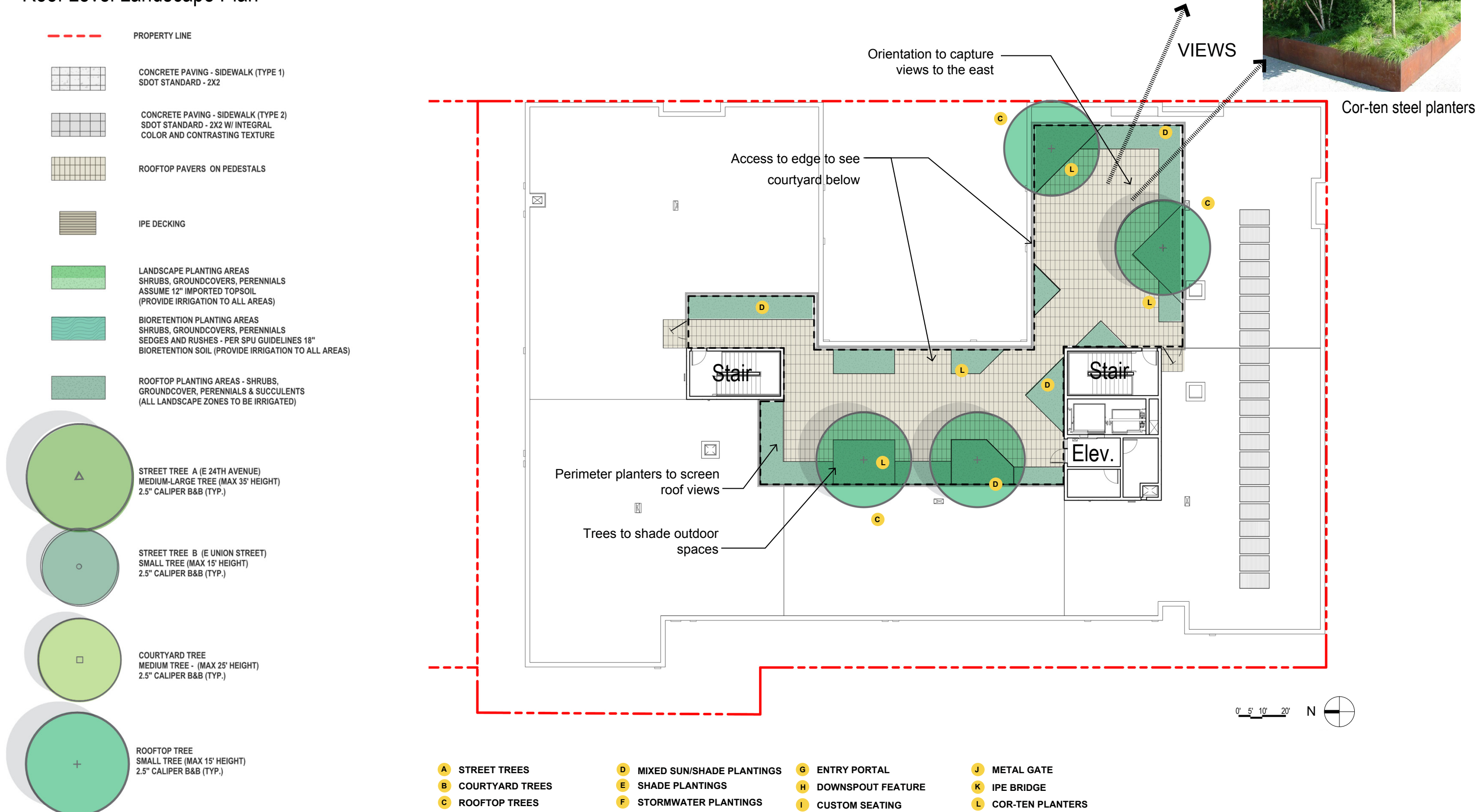
## Street Level Landscape Plan





# Design Proposal: Composite Landscape Plans

## Roof Level Landscape Plan





# Design Proposal: Response to EDG

## Planting Palette



- A** STREET TREES
- B** COURTYARD TREES
- C** ROOFTOP TREES
- D** MIXED SUN/SHADE PLANTINGS
- E** SHADE PLANTINGS
- F** STORMWATER PLANTINGS



# Design Proposal: Building Material & Color

Material Board 1





# Design Proposal: Building Material & Color

Material Board 2



BRICK VENEER, COLOR: 65% RED VARITONE, 35% CHESTNUT  
SIZE: NORMAN 11 1/2" x 2 1/2" x 3 1/2", TEXTURE: SLIMBRICK

HORIZONTAL FIBER CEMENT SIDING,  
7" EXPOSURE, PAINTED FCP-1



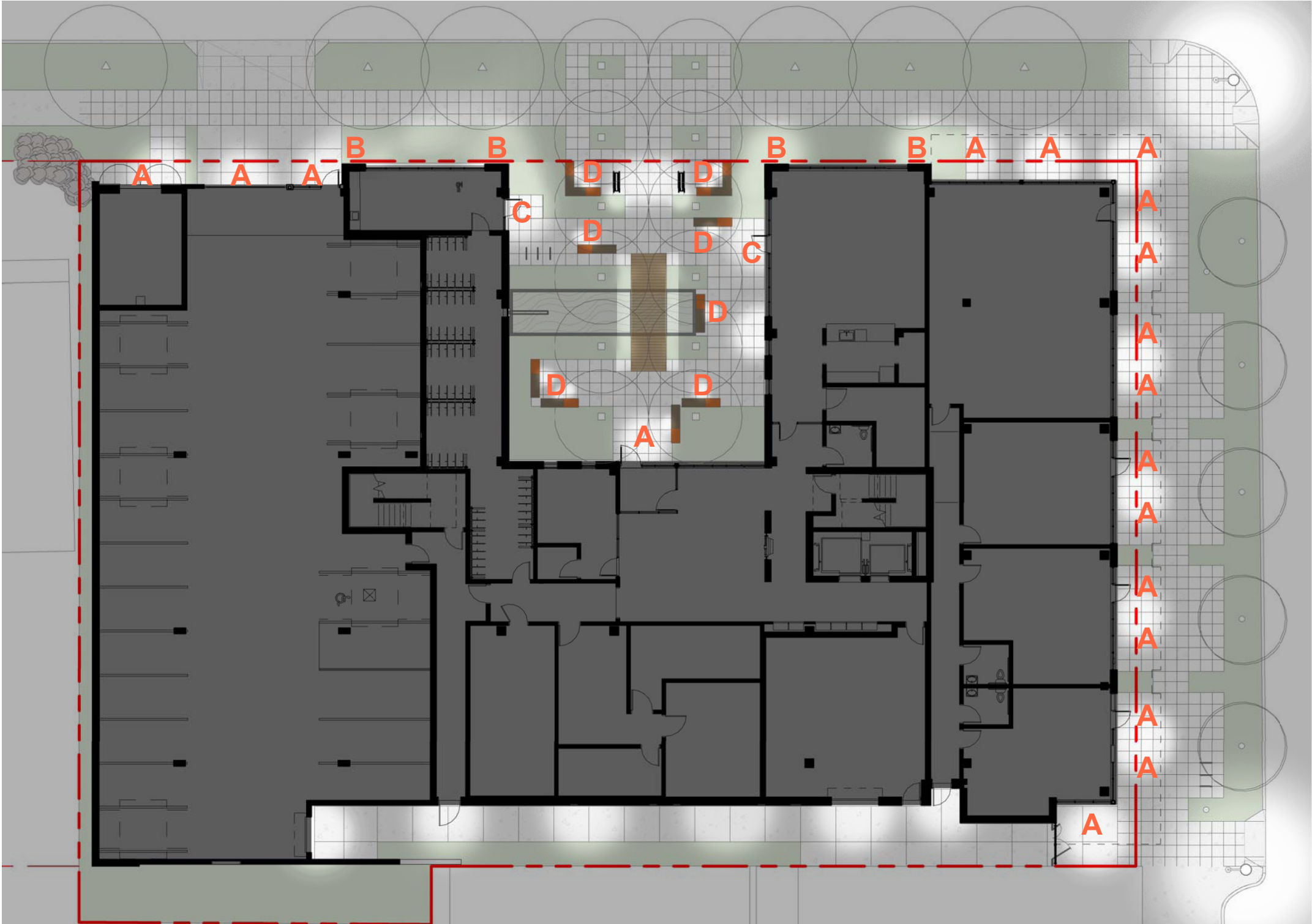
## Street Level Conceptual Signage Plan



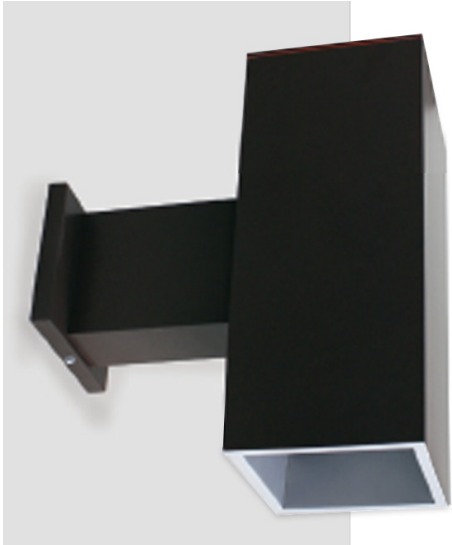


# Design Proposal: Conceptual Lighting Plan

## Street Level Conceptual Lighting Plan



**A** Down light recessed into canopy and building soffit



**B** Wall sconce at brick wall along 24th Avenue



**C** Down light above exterior doors in courtyard



**D** Step light recessed into concrete bench base



# Potential Development Departures

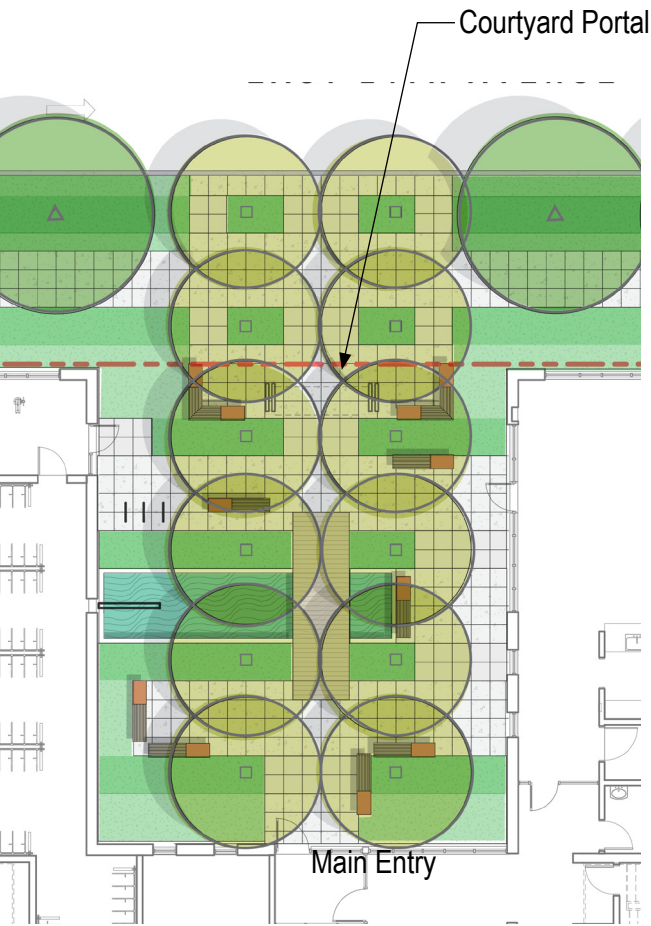
## Departure 1

### Courtyard at Street Level

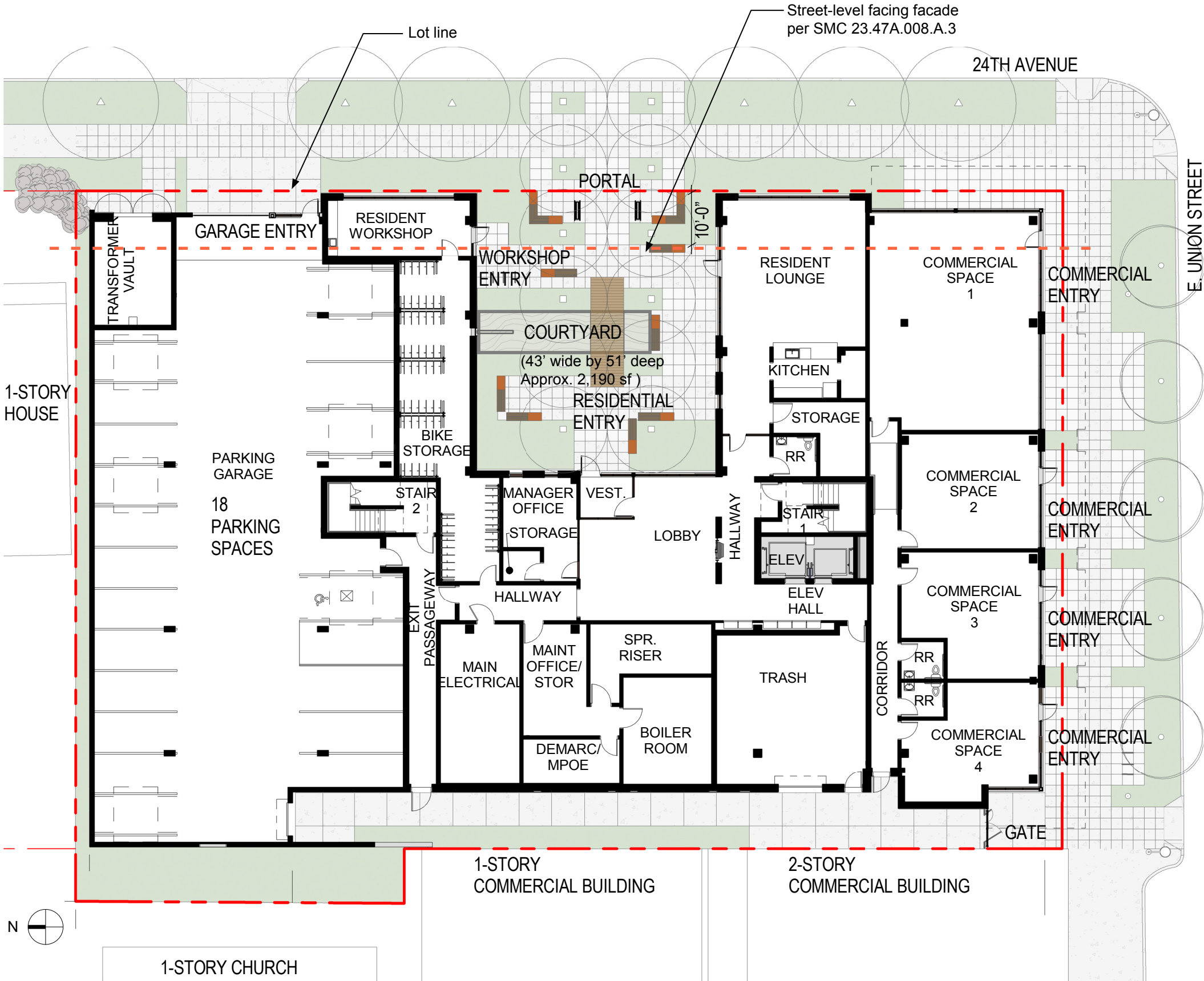
**Code Standard** SMC 23.47A.008.A.3. “Street-level street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.”

**Departure Request** To provide at-grade courtyard facing 24th Avenue.

**Rationale for Requested Departure** The at-grade courtyard meets the intent of the code by providing an attractive and active landscaped open space that serves as the residential entry. It is connected to the street sidewalk to help activate 24th Avenue. In addition, the courtyard helps make the massing of the building more compatible with the residential character along 24th Avenue.



Courtyard Landscape Plan





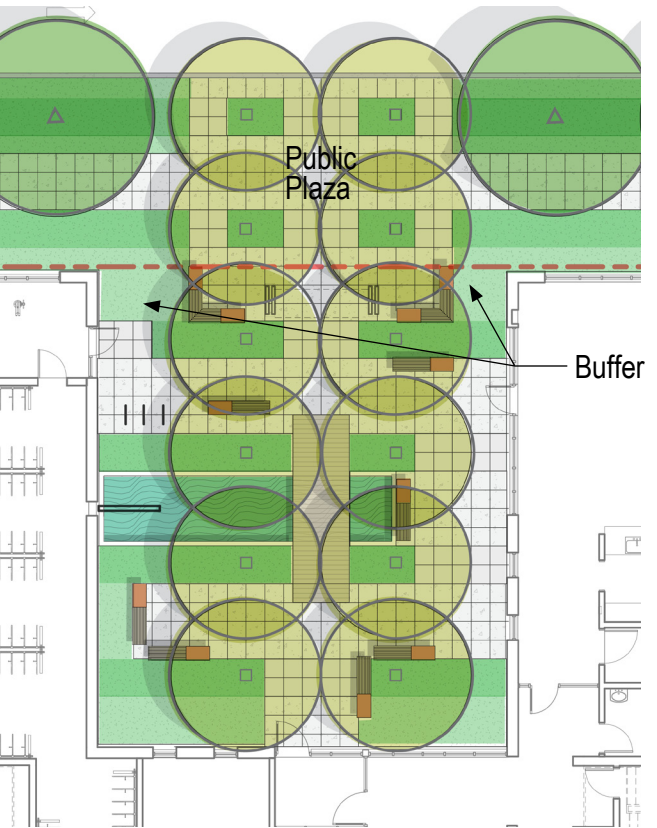
# Potential Development Departures

## Departure 1

**Courtyard Edge** The courtyard edge and entry portal are critical to define the identity and access to the site from the public realm. Shared materials, and a row of columnar trees extend out into the right-of-way to connect the space to the public zone, with the portland clearly addressing the transition to the private.

**Securing the Site** There are low dense plantings and benches that provide clear delineation of public and private spaces along the courtyard edge. These allow clear views into and out of the space and adjacent amenity spaces, while directing people towards the portal, in alignment with the front door. Open sight lines allow for many eyes on the space will ensure safety and security without feeling defensive.

**Benefit to the Public Realm** There are 9 benches throughout the courtyard that will celebrate the original founders of the Liberty Bank. Two of these benches are L-shaped social seating and are located fronting on to 24th Avenue. Along with plantings, interpretive signage, and seating, this area provides a welcome mat to the Liberty Bank building while activating the adjacent street.



Pedestrian Level Perspective View To Courtyard



# Potential Development Departures

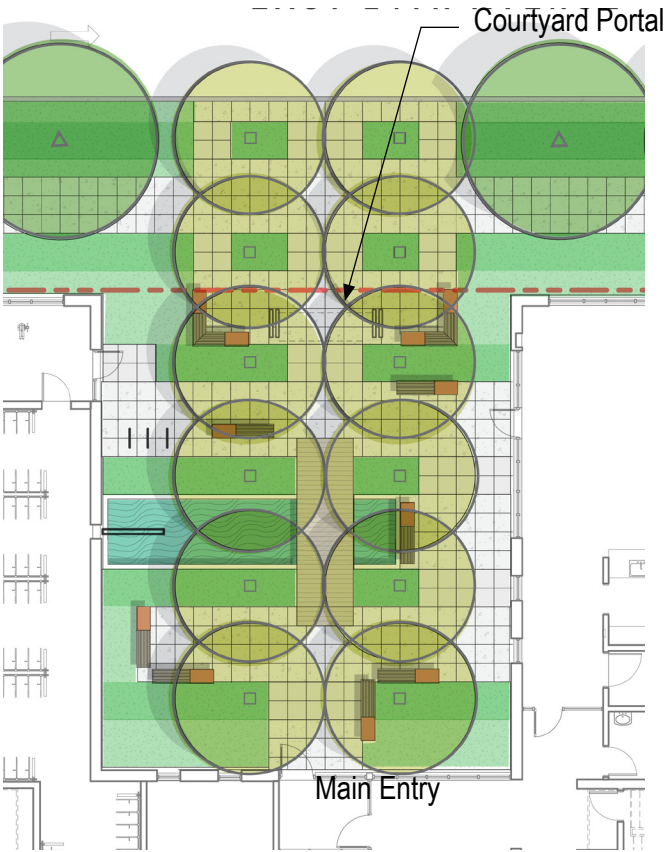
## Departure 2

### Residential Entry at Street Level

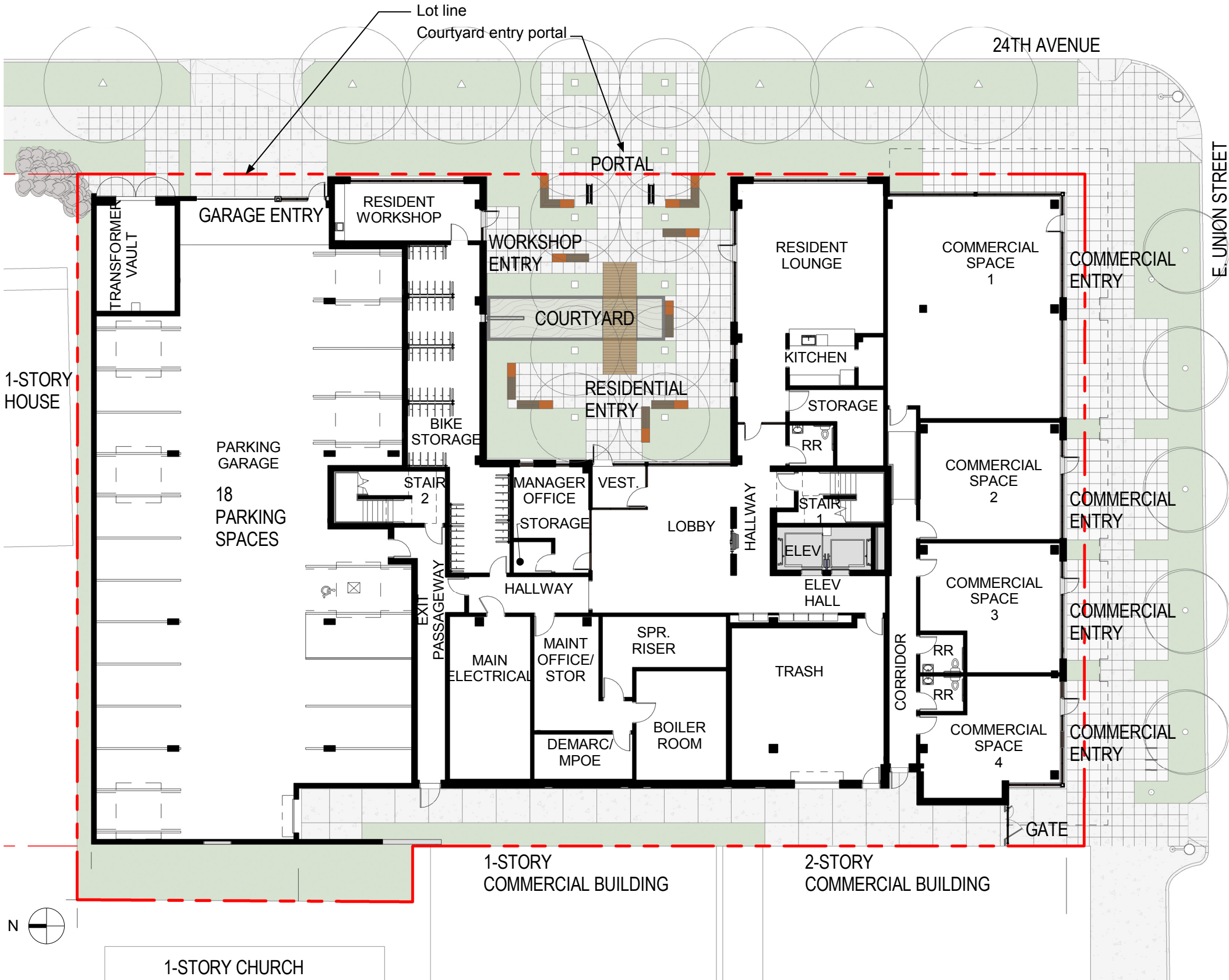
**Code Standard** SMC 23.47A.008.D.1. “At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.”

**Departure Request** To consider the courtyard entry as the residential entry. The courtyard entry will be visually prominent and activate the streetscape.

**Rationale for Requested Departure** The proposed design meets the intent of the code. The courtyard entry portal is designed to be visually prominent from 24th Avenue. The scale, use of brick and steel, building name signage and lighting of the entry portal as well as adjacent landscape elements make it very visible from the street. The courtyard space is designed to be welcoming and active, and the entry portal will be actively used by residents everyday.



Courtyard Landscape Plan





# Potential Development Departures

Departure 2

## Entry portal

Active and visually prominent

Seating area for public

Landscape - trees, plants

Welcoming & active courtyard space

Scale & mass

Use of brick and steel

Building name signage

Salvage brick detail

Art integrated into benches

Lighting



Pedestrian Level Perspective View To Courtyard



# Potential Development Departures

## Departure 3

### Sight Triangle

**Code Standard** SMC 23.54.030.G. 10' sight triangle required on exit side of driveways.

**Departure Request** The code is unclear about where the sight triangle is located between the driveway and the sidewalk(code language) or entirely within the property line (diagram)

**Rationale for Requested Departure** The proposed 10' sight triangle is located between the building and the sidewalk. A departure is required if the sight triangle is required to be located entirely within the property line. If a departure is required, we propose to use special scoring patterns at the sidewalk to alert pedestrians.

