

# EARLY DESIGN GUIDANCE



## Bryant Manor Redevelopment

1801 E Yesler Way | SDCI Project #: 3032053-EG | August 13, 2019





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Existing Site

Early Design Guidance (EDG) Submittal – August 13, 2019  
Administrative Design Review – SDCI Project #: **3032053-EG**  
Owner: First A.M.E. Housing Association  
Development Consultant: Catholic Housing Services  
Architect: Environmental Works Community Design Center  
Landscape Architect: Environmental Works Community Design Center

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# Development Objectives

## Development Objectives

- Enhance and constructively contribute to the neighborhood with a high-quality development that provides much needed family-sized affordable housing units to current and former Central District residents.
- Limit displacement of current residents by phasing the project; 30 out of 58 existing units will remain occupied during construction of Phase I of the redevelopment. Upon completion of Phase I, existing tenants will move across the courtyard into the new building.
- Respond sensitively to nearby development patterns and architectural context with the understanding that Pratt Park and Bryant Manor are a culturally significant site and gateway into the Central District.
- Provide high quality, space-efficient affordable housing units, with a focus on family-sized units.
- Provide outdoor space for the housing residents that visually connects to the adjacent Pratt Park.
- Provide high quality, small-scale ground floor retail for existing neighborhood businesses
- Implementation of energy and resource efficient design principles, including meeting the Evergreen Sustainable Development Standards (ESDS) of Washington State Dept. of Commerce

## Phase I Building (Along E Yesler Way)

The primary development objective is to provide affordable housing serving residents earning 60% or less of median income to address Seattle’s housing affordability crisis and economic displacement in the Central District. The existing (58) Two, Three, and Four-bedroom units will be replaced in kind, with an additional (35) One-bedroom units in Phase I of the redevelopment. Phase II will add (90) Two-bedroom, and (59) Three-bedroom units to increase capacity.

The existing space for property management and administrative offices will be replaced on the first floor, and approximately 1,000 S.F. of Ground-level retail space for local community businesses will be added along E Yesler Way. Additionally, approximately 500 S.F. of resident common space is provided on the ground floor opening onto the north courtyard.

- 1st Floor – Approx. 14,411 S.F. (+ Approx. 1,200 S.F. Corner Plaza) : Vestibule, Housing Lobby, Multi-Use Common Space, Property Management Offices, Retail space, (8) 1-bedroom units, (1) 3-bedroom unit, and (2) 4-bedroom units.
- 2nd Floor – Approx. 14,139 S.F.: (4) 2-bedroom units, (6) 3-bedroom units, and (2) 4-bedroom units.
- 3rd -7th Floors – 14,507 S.F.: (6) 1-bedroom units, (4) 2-bedroom units, (3) 3-bedroom units, and (2) 4-bedroom units
- Floors 1 -7 – Approx. 101,085 S.F. : (98) Affordable Housing Units
- Max. Building Height: 80’ (7-Stories)

## Phase II Building (Along 18th Ave E and in the Southern portion of the site)

- 1st Floor – Approx. 21,626 S.F. : (29) 3-bedroom townhouses, Housing Lobby, Approx. 2,668 S.F. of residential common space.
- 2nd Floor – Upper level of 3-bedroom townhouses, mezzanine level of common spaces, mechanical mezzanines.
- 3rd -7th Floors – Approx. 24,842 S.F. : (20) 2-Bedroom Apartment Units, (4) 3-Bedroom Apartment Units
- Floors 1-7 – Approx. 167,000 S.F. : approximately (149) Affordable Housing Apartment Units
- Max. Building Height: 80’ (7-stories)

## Basement (Exempt from FAR Calculation)

- Approx. 28,600 S.F. : Residential Parking, Long-Term Bicycle Parking, Storage, Mechanical and Electrical Rooms

## Total Square Footage – (Not Including FAR exempt Basement)

Square Footage Phase I & Phase II: 268,334 S.F.





# Photos of Existing Site



\*PHOTOS KEYED TO SITE PLAN ON NEXT PAGE



# Existing Site Plan: Existing Conditions

## EXISTING SITE AND DEVELOPMENT INFORMATION

The proposed project is a two-phase development that will be comprised of two separate affordable housing buildings that replace five existing affordable housing buildings. To minimize temporary displacement and disruption to the existing tenants, existing buildings A, B, and C will remain occupied during construction of Phase I of the project.

### Bryant Manor Apartments - Existing Structures & Uses (Built 1972)

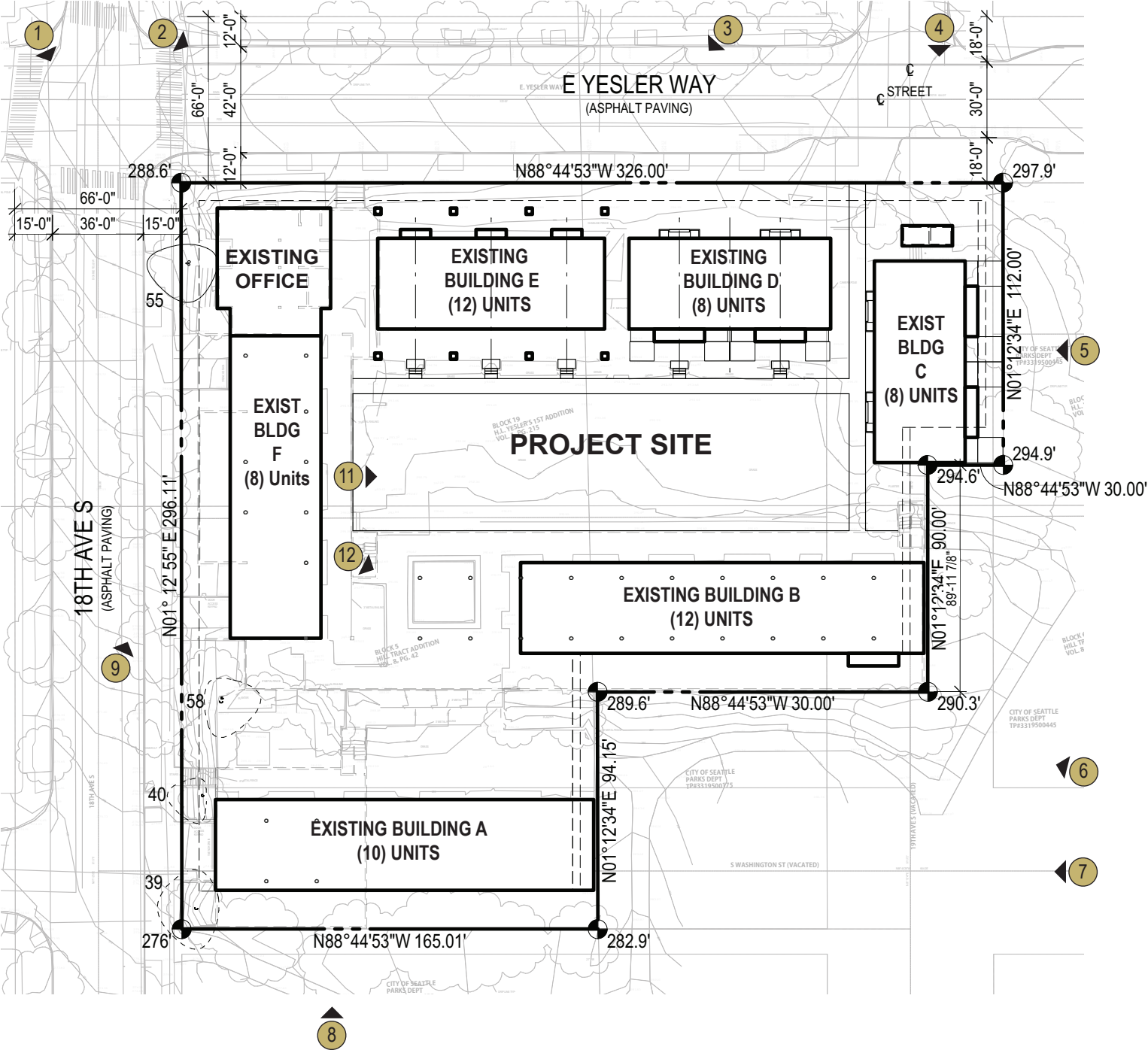
- (5) 3-story and 4-story concrete, steel and composite panel construction buildings
- Underground Parking Lot - Parking for 66 Vehicles accessed from 18th Ave S
- Landscaping - (25) trees on site; four have been identified as "Exceptional Trees"; See Appendix A

### Overall Topography

- Along E Yesler Way, from east to west: Grade drops approx. 9.3'
- Along 18th Ave S., from north to south: Grade drops 11.7'
- Along east side of proposed development, from north to south: Grade drops approx. 15.1'
- Along south side of proposed development, from west to east: Grade rises approx. 6'

### Adjacent Sidewalks in Right-Of-Way

- From Property Line to Face-of-Curb at gutter along E Yesler Way: 17'-6" @ northeast property corner, existing sidewalk 11'-6" @ northwest property corner, existing sidewalk
- From Property Line to Face-of-Curb at gutter along 18th Ave S.: 14'-6" with 6'-6" wide planting strip and 5' wide existing sidewalk, 3' wide planting strip

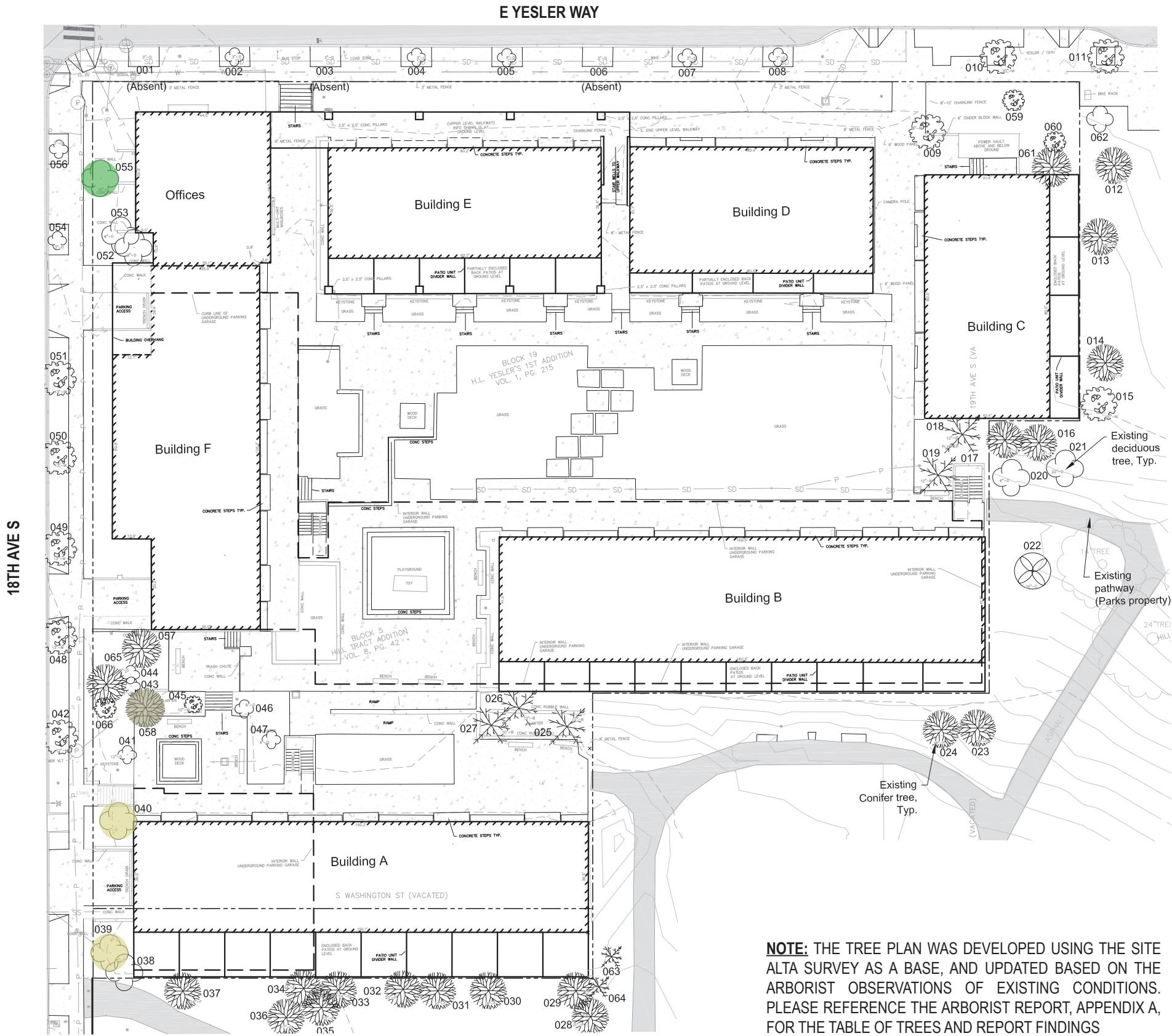


**LEGAL DESCRIPTION:**  
YESLER H 1ST ADD & HILL TRACT ADD & PORS VAC S WASHINGTON ST & VAC 19TH AVE S DAF: BEG NW COR BL 19H L YESLER 1ST ADD; TH S 88-45-26 E 326 FT; TH S 01-12-01 W 112FT; TH N 88-45-26 W 30FT TH S 01-12-01 W 90FT; TH N 88-44-51 W 131FT TH S 01-21-01 W 94.12 FT TO S LN OF N 56 FT VAC S WASHINGTON ST; TH N 88-44-51 W ALG SD S LN 165.01 FT TO E MGN 18TH AVE S; TH N 01-12-09 E ALG SD E MGN 296.09FT TO BEG PORTION TAXABLE. PLAT BLOCK: 19 &. PLAT LOT: POR





Tree Plan



Arborist Report Summary

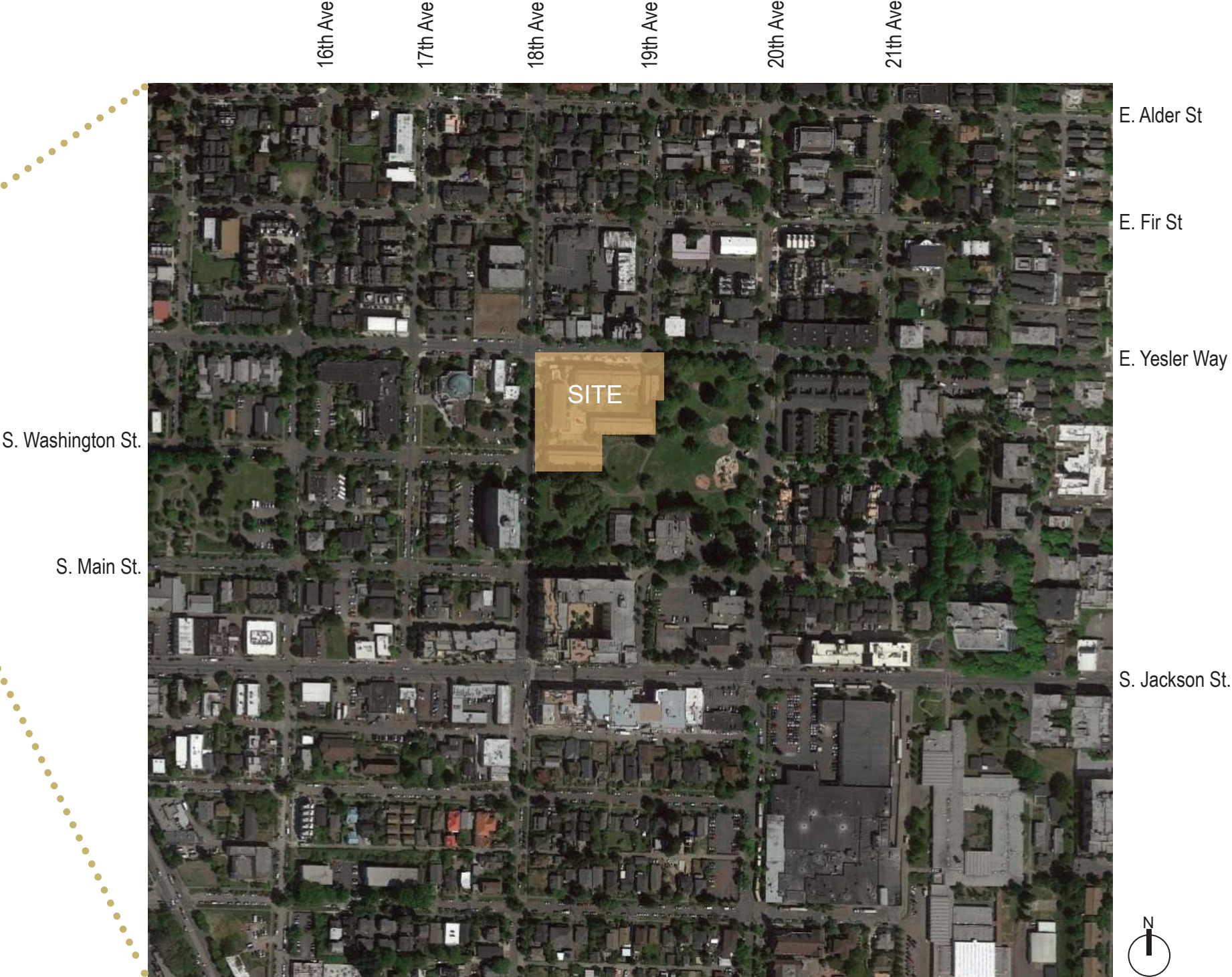
- (25) trees have been identified on the project site
- (4) trees identified as Exceptional based on size threshold, Trees 39, 40, 55, 58
- Tree 39 is in poor health and has a very limited life expectancy. Not a good candidate for long term retention.
- Tree 40 is dying
- Tree 55 is in excellent condition and is indisputably exceptional
- Tree 58 is in fair condition, but suffers from decline, and south leader in poor health and poses a future risk. Arborist recommends removal of the south leader, at which time the tree would no longer meet the threshold for exceptional status. Also not a good candidate for long term retention.
- Street trees in the Right-of-way have been documented. (3) Trees from original Alta survey are now absent, noted in arborist report table of trees.
- Trees on the adjacent Pratt Park (Seattle Parks & Recreation) property have been documented; none qualify for exceptional status.



# Urban Desgin Analysis: Project location



Seattle



## Adjacent Existing Structures Across the Streets (E Yesler Way & 18th Ave S)

Across E Yesler Way (to the north):

- (1) four-story Mixed-Use Building - 3 floors of residential over retail;
- (2) two-story commercial office buildings; Two single-story retail buildings.

Across 18th Ave S (to the west):

- (1) two-story commercial building; (1) single-story commercial office building; large surface parking lot; intersection of S Washington St; (1) Ten-story housing building (diagonally, to the southwest).

Across Pratt Park (to the south):

- (1) six-story mixed-use building - 5 floors of residential over retail on S Jackson St.; covered outdoor basketball court (within the park); (1) one-story educational building (diagonally, to the southeast).

Across Pratt Park (to the east):

- (2) two- and three- story residential buildings; intersection of S. Washington St.



# Urban Design Analysis: VicinityMap & Surrounding Uses

The Central District community has undergone rapid and significant transformation as existing commercial and residential buildings are replaced by much larger-scaled and more dense mixed-use structures. While the Bryant Manor Redevelopment site is just outside of the 23rd& Jackson Community Node, the project team acknowledges and respects that the project site and adjacent Pratt Park constitute a culturally significant space within the Central District. The community has expressed great concern about the loss of existing neighborhood character, small business enterprises and affordable housing, as well as the vibrant, welcoming culture that has long contributed to the neighborhood's unique identity.

According to the 23rd Avenue Action Plan, the community desires:

- Residential Housing for a broad mix of cultural and economic backgrounds
- A vibrant mixed-use commercial district that provides opportunities for small and large business
- Pedestrian friendly storefronts and street frontage
- More safe welcoming gathering and public spaces with less crime
- More activity at the street level with more people living and using local businesses

The project aims to contribute to several of the 23rd Avenue Action Plan goals:

- Creating affordable and diverse housing – all residential units will be available to those earning 60% of median income or less, with emphasis on providing housing for the existing residents of the Bryant Manor, and current and former Central District residents.
- Contributing to the creation of livable streets for all through a mix of ground-related residential units, generously glazed active residential common areas, and appropriately scaled retail space fronting a corner plaza at E Yesler and 18th Ave S. Significant effort is being made to locate local, long-standing businesses in the proposed retail spaces.
- Reimagining the Bryant Manor Apartment's relationship to Pratt Park with ten or more ground-related townhouse units having thier front entry directly facing park space and many more units with views into the park to encourage engagement, enjoyment, and shared ownership.



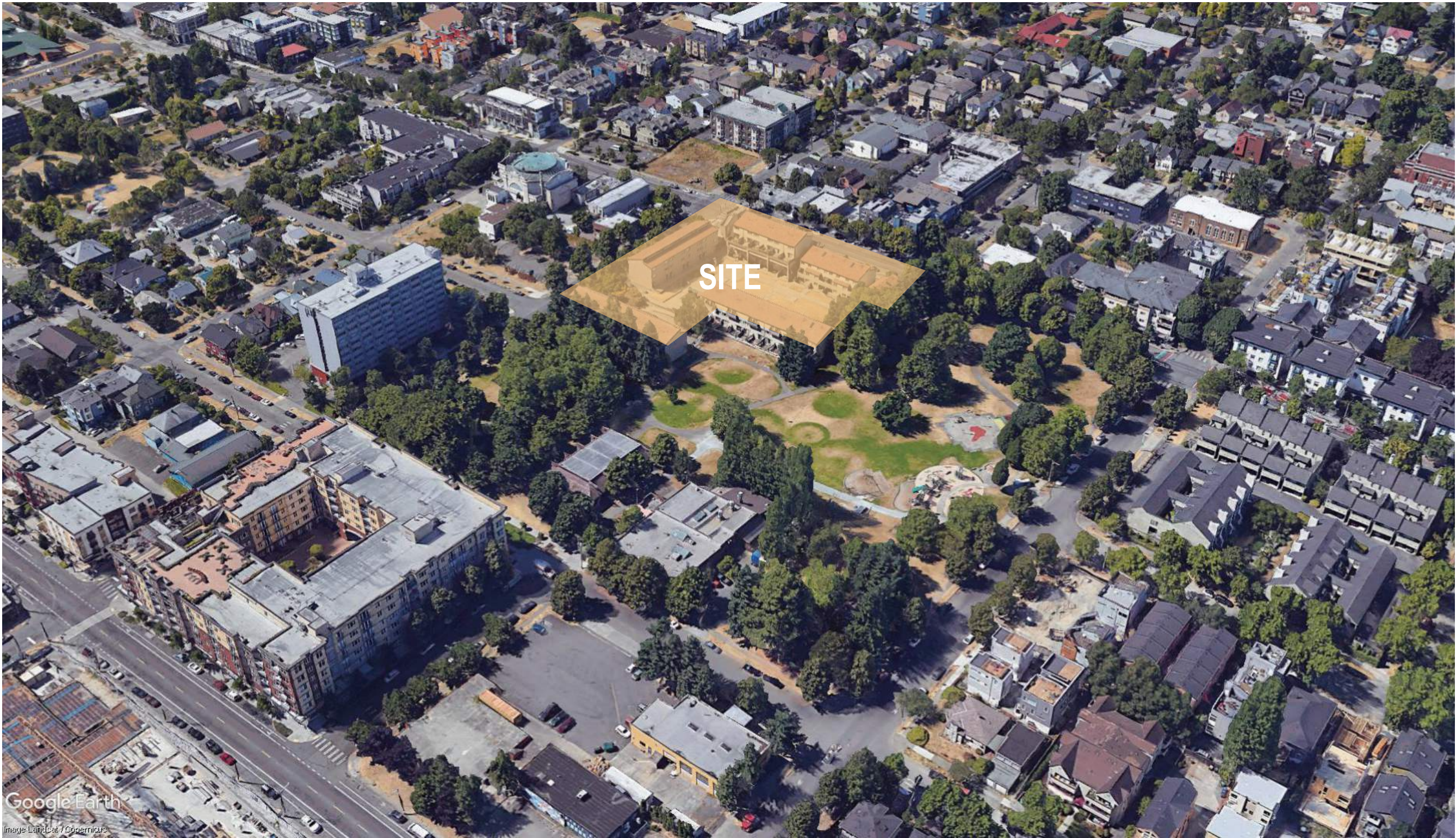
**LEGEND**

- 1 Pratt Fine Arts Center
- 2 Pratt Park
- 3 Legacy at Pratt Park Mixed Use/Multifamily Housing
- 4 Multifamily Housing
- 5 Kawabe Memorial House Affordable Senior Housing
- 6 Konko Church
- 7 Langston Hughes Performing Arts Center
- 8 Bryant Manor (Project Site)
- 9 Faith Bible Church
- 10 Seattle Neighbor Hood Group - Social Services
- 11 Tiny Homes Village
- 12 Seattle Vocational Institute - Institutional
- 13 Single Family Houses
- 14 Washington Community Action Network
- 15 R & L BBQ
- 16 Good2Go Groceries
- 17 Frang Bakery
- 18 Yesler Grocery
- 19 Lead Pencil Studio
- 20 Squire Park Plaza Mixed Use/Multifamily Housing
- 21 Mill Street Condominium/Broadcast Coffee Roasters
- 22 Clairemont Apartments





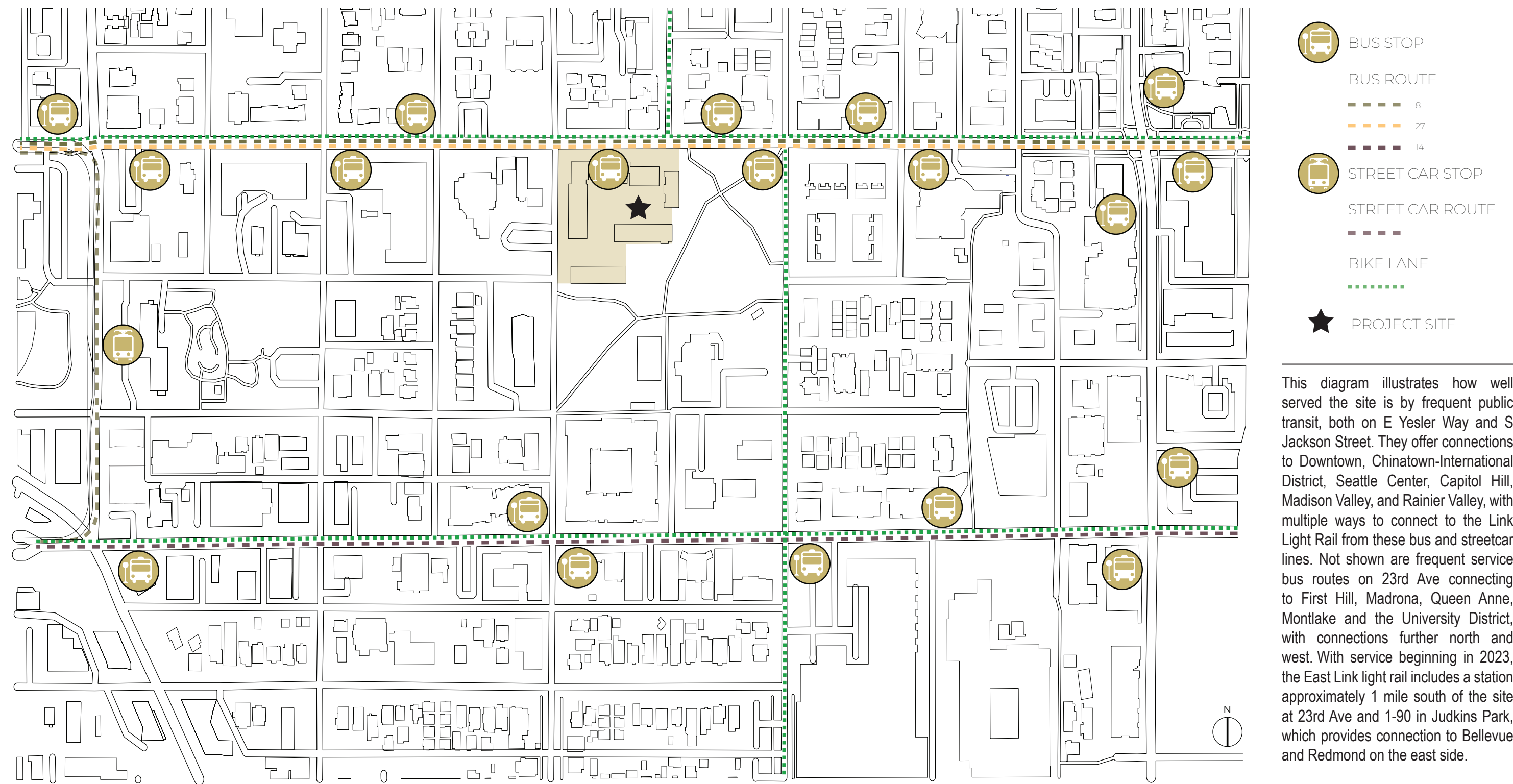
# Urban Desgin Analysis: 3D Aerial Photograph



AERIAL VIEW FROM SOUTHEAST



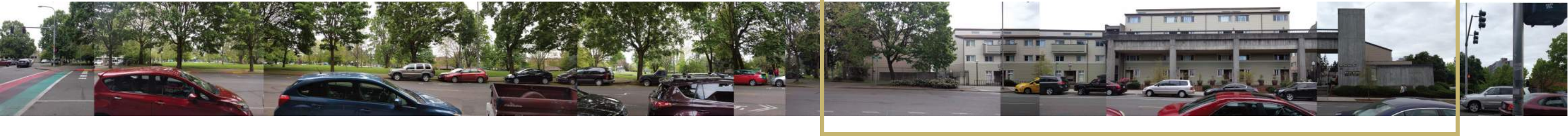
# Urban Design Analysis: Transportation Analysis





# Urban Desgin Analysis: Streetscape Photos

PROJECT SITE



1 E. YESLER WAY LOOKING SOUTH

OPPOSITE OFPROJECT SITE



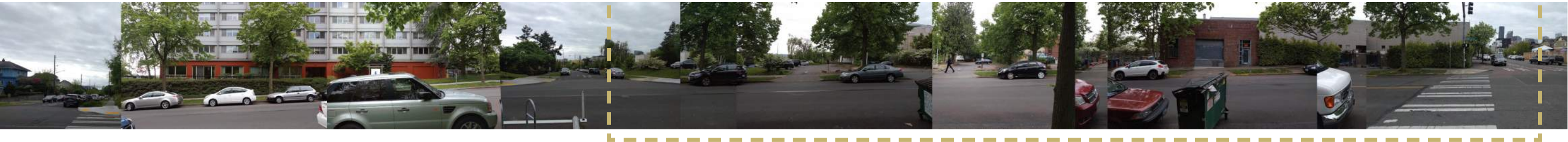
2 E. YESLER WAY LOOKING NORTH

PROJECT SITE



3 18TH AVE AVE S. LOOKING EAST

OPPOSITE OF PROJECT SITE



4 18TH AVE S. LOOKING WEST



# Urban Design Analysis: Streetscape Photos



5 IN PRATT PARK LOOKING SOUTH

OPPOSITE OF PROJECT SITE

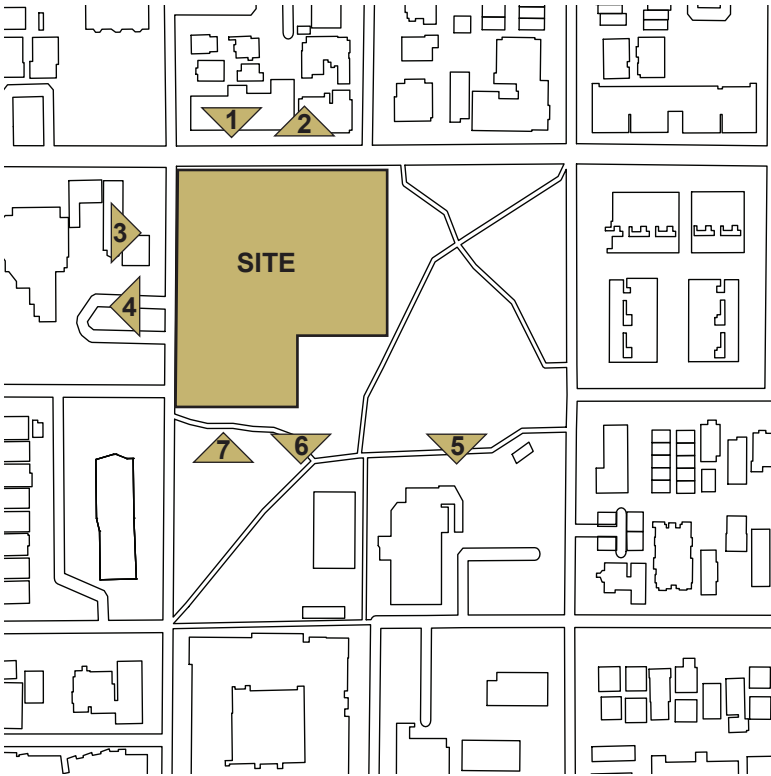


6 IN PRATT PARK LOOKING SOUTH

PROJECT SITE

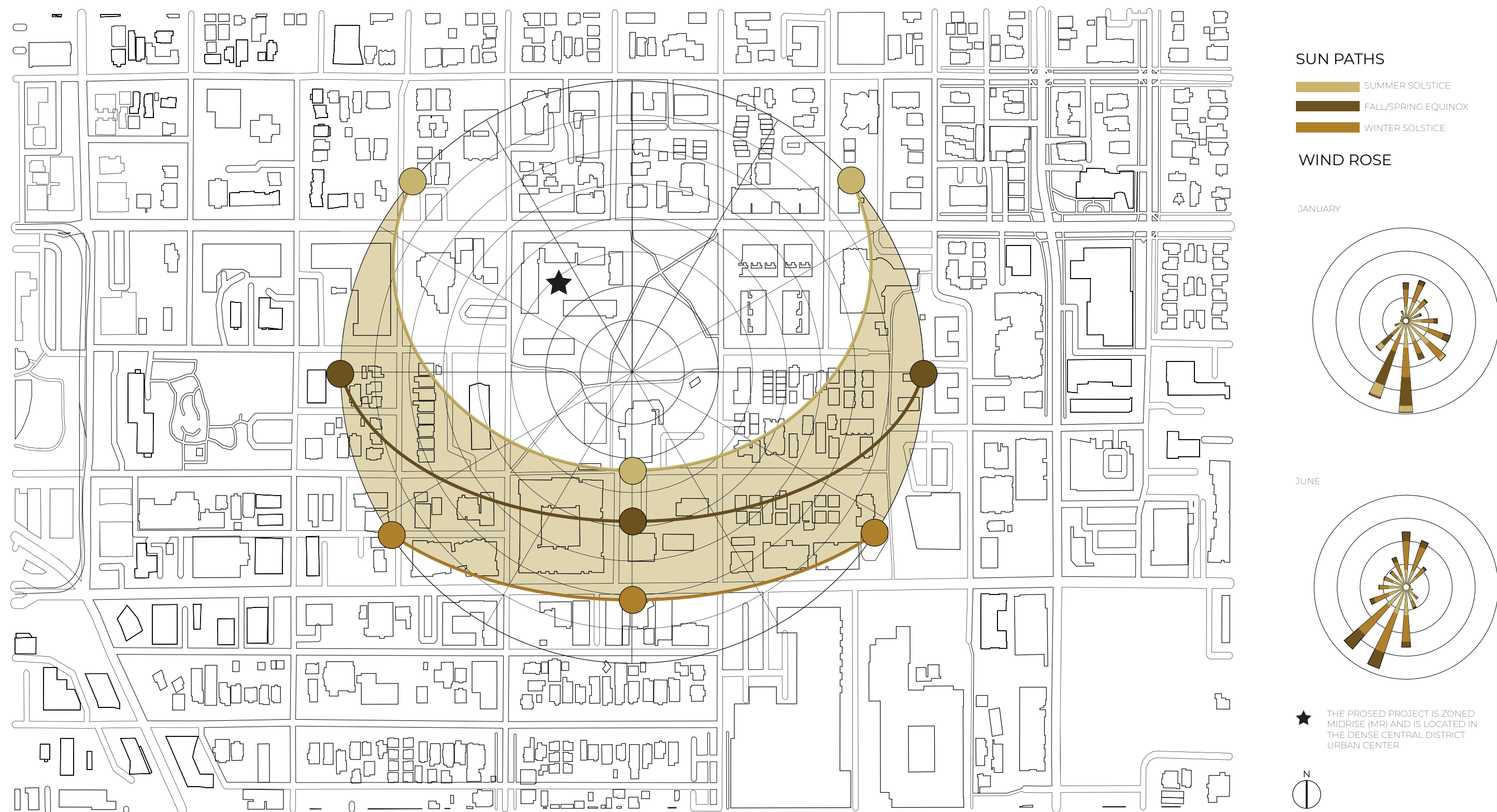


7 IN PRATT PARK LOOKING NORTH



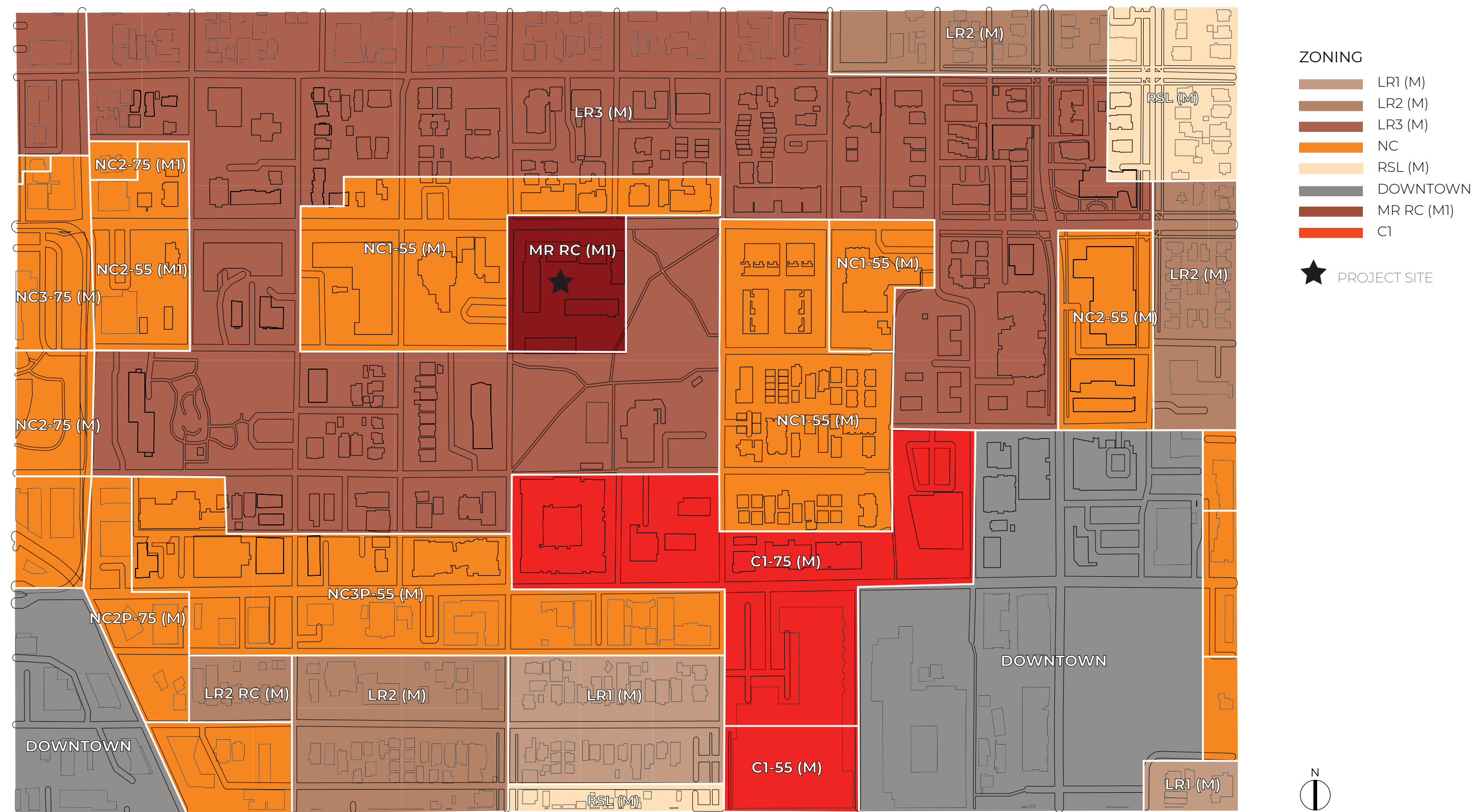


# Urban Design Analysis: Environmental Conditions



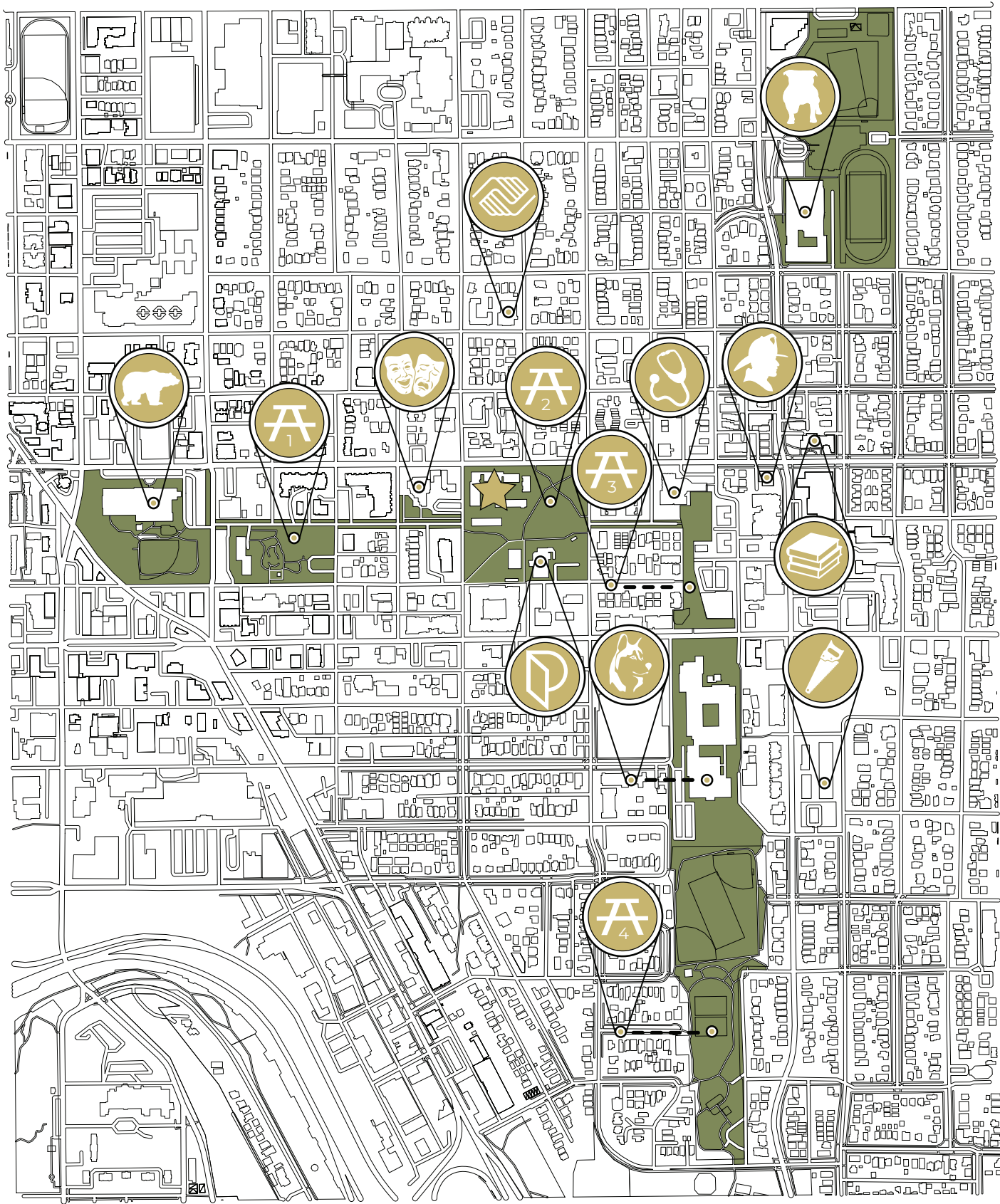













# Urban Design Analysis: Zoning Map





# Urban Design Analysis: Public Institutions & Green Space Connections



- |   |  |   |                                  |
|---|--|---|----------------------------------|
|  | GARFIELD HIGH SCHOOL                   |  | BAILEY GATZERT ELEMENTARY SCHOOL |
|  | DOUGLAS - TRUTH BRANCH                 |  | EDWIN T. PRATT PARK              |
|  | FIRE STATION NO. 6                     |  | DR. BLANCHE LAVIZZO PARK         |
|  | ODESSA BROWN CHILDREN'S CLINIC         |  | Pratt Fine Arts Center           |
|  | WISTERIA PARK                          |  | WASHINGTON MIDDLE SCHOOL         |
|  | ROTARY BOYS & GIRLS CLUB               |  | WOOD TECHNOLOGY CENTER           |
|  | LANGSTON HUGHES PERFORMING ARTS CENTER |  | JUDKINS PARK AND PLAYFIELD       |

Given that the focus of the Bryant Manor Redevelopment is providing affordable family housing, its central location is ideal for families and children. Bryant Manor is located adjacent to Pratt Park, a wonderful public green space amenity that includes play spaces, a covered open-air basketball court, Pratt Fine Arts Center, a community garden, and also hosts community celebrations, public art, both permanent and temporary installations, as well as theatrical and musical performances. This diagram illustrates how the site is well connected to other public green spaces and public institutions through a network of parks, green streets, and pedestrian friendly thoroughfares. Of particular benefit to families and children, the site is walking distance to Bailey Gatzert Elementary School, Washington Middle School, the Rotary Boys & Girls Club, Garfield High School, the Odessa Brown Children's Clinic and the Douglas Truth Library.





# Urban Design Analysis: Surrounding Street-Level Usage

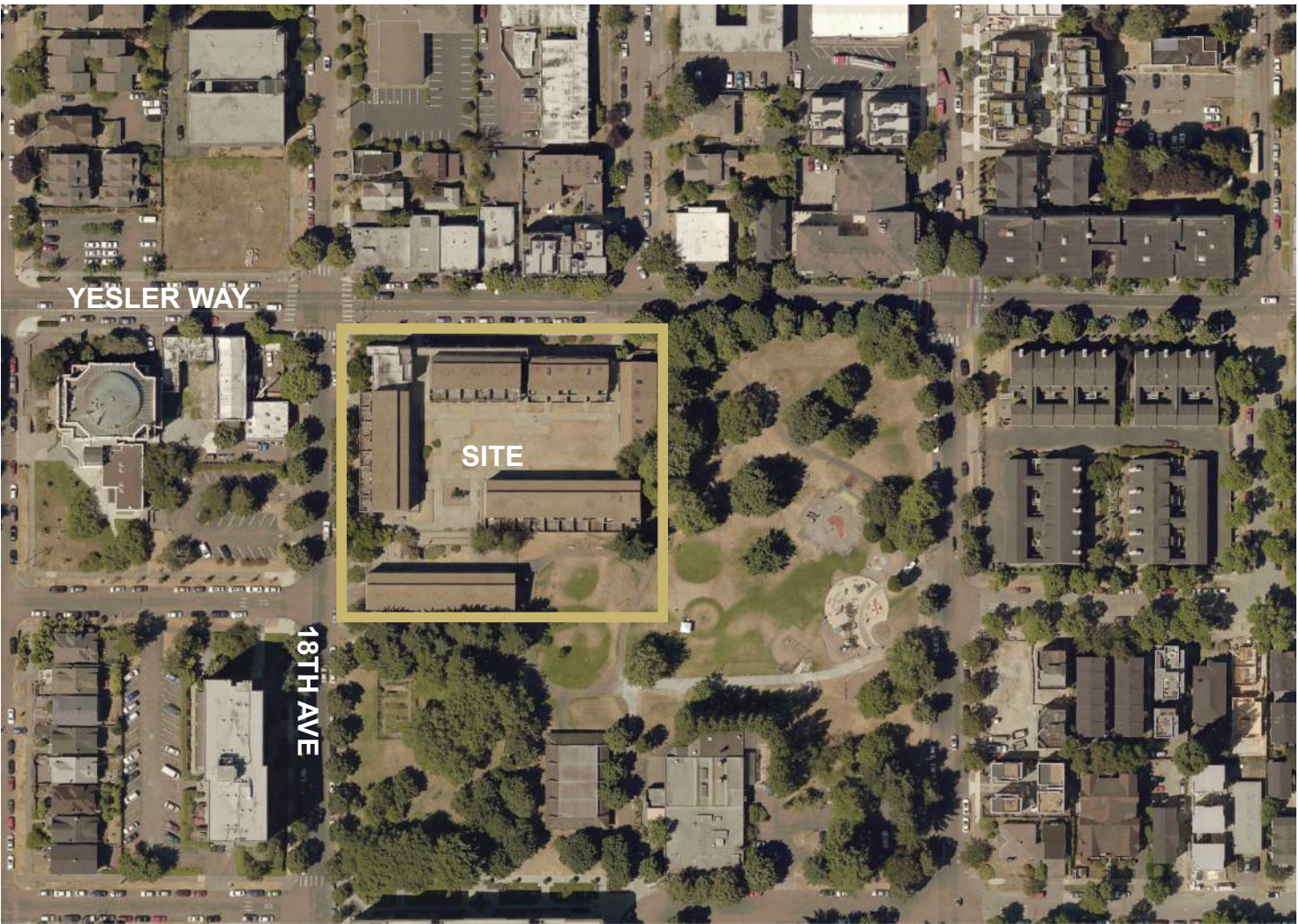




# Urban Design Analysis: History & Site Morphology



Prior to the construction of the Bryant Manor Apartments in 1972 and Pratt Park in 1972-79, the street grid was continuous through the site. Presumably, some of the large older trees along the east property line furthest north were originally street trees along 19th Ave. The original Washington Middle School building was to the south of the project site in what is now the southwest corner of Pratt Park. Many other older buildings in and around the site in 1936 have been demolished over time to make way for the existing development we see today.





# Urban Design Analysis: History & Background

## Bryant Manor Apartments & First A.M.E. Housing Association

In 1969, The First African Methodist Episcopal Church of Seattle established First A.M.E. Church Housing Corporation (a nonprofit corporation later renamed First A.M.E. Housing Association) to provide low- and moderate-income housing to people in need of such housing and to provide for the development and well-being of such persons, among other powers to contract and manage its properties and employees. Since 1969, First A.M.E. Church Housing Corporation has been a separate corporation from The First African Methodist Episcopal Church of Seattle (est. 1890). In 2014, First A.M.E Church Housing Corporation amended its articles of incorporation to change its name to First A.M.E. Housing Association.

First A.M.E. Housing Association owns and operates the Bryant Manor, Imperial, and Texada apartments in Seattle, Washington. For the last 50 years First A.M.E. Housing Association has provided housing for 98 families and households and more than 600 people.

The existing Bryant Manor Apartments were constructed through HUD's Operation Breakthrough program in the late 1960's and early 1970's as part of Phase II: Prototype Construction and Demonstration. The existing buildings incorporate brutalist forms of board-formed concrete with experimental factory-produced panelized construction manufactured by Boeing. In the spring of 1972, First A.M.E. Housing Association was selected by HUD as site sponsor, with ownership transferred to them later that year. In a ceremony on December 10, 1972, the site was formally dedicated as Bryant Manor, named after Harrison J. Bryant, a bishop in the African Methodist Episcopal Church.



VIEW OF EXISTING BRYANT MANOR FROM NW CORNER OF EAST YESLER WAY/18TH AVE SOUTH INTERSECTION



SITE SITE AERIAL IN 1936



F.A.M.E. CHURCH



EDWIN T. PRATT



CHEVRA BIKU CHOLIM SYNAGOGUE





# Urban Design Analysis: Community Collaboration

## BRYANT MANOR VISIONING WORKSHOP: 3/02/19

### FOCUS:

To collect ideas for redeveloping the Bryant Manor Building site, specifically amenities to compliment family housing and Identify common goals and visions, as well as specific programming information for the spaces.

### KEY THEMES & CONSIDERATIONS:

- Creating a safe and secure, but vibrant living environment is a top priority
- Consider providing community service oriented spaces in program
- Consider creating spaces dedicated to job training and opportunities
- Desire to see program created for gathering spaces
- Enable public spaces to encourage information sharing
- Spaces to be designed to serve and support all residents
- Provide spaces for recreation for all ages (Diversity)
- Design program to support intergenerational living accessibility

### ADDITIONAL COMMENTS/DISCUSSION

- A number of community participants expressed their concern over equity in the assignment of affordable housing and how the current waitlist for Bryant Manor will be applied to project.
- Creating awareness of existing resources in the neighborhood will be important as project continues to develop.

## LURC OPEN COMMUNITY MEETING: 5/20/19

## LURC BOARD MEETING: 7/22/19

### FOCUS:

To present current project schemes for feed back from the LURC Board as well as other local community members.

### KEY THEMES & CONSIDERATIONS:

#### COMMERCIAL/RETAIL FRONTAGE:

- Desire to see small (1000 sqft) commercial/retail community/family owned retail spaces fronting Yesler to address the diminishing availability of similar sized affordable spaces in the neighborhood.
- Consider neighborhood's historical Jewish/Japanese store frontages for precedents.
- Commercial/retail street frontages provided a point of connection and vibrancy for the community as well as an attraction for those outside of the community.
- Consider implementing non-profit/community oriented spaces on Yesler street frontage.

#### SAFETY AND SECURITY:

- Existing park topography and shape creates security challenges. Will need to employ sustainable methods to keep residents, most importantly children, safe.
- Consider using architecture (form) to create private secure areas and public areas. Find a balance between porosity and security.
- Explore amiable security measures (ex. Art fence)
- Consider strategically placing cameras and lighting around site to deter criminal activities.

#### SITE INTEGRATION:

- Soften site edges to allow for a more seamless integration of project and surroundings.
- Monitor effects/opportunities of elevation changes on Yesler with or without retail.
- Explore implementing frontages for units adjacent to 18th ave.
- Communicate with Seattle Parks Department to explore ways to integrate project site with Pratt Park. Furthermore, speak with city arborist to determine future of row trees on east site border.
- Engage Landscape architects to assist with project integration with surroundings.
- Explore locations on project to break down building mass into finer human-scale elements.
- Explore opportunities of northwest corner (18th & Yesler) threshold.





# Urban Design Analysis: Community Collaboration

## AFRICATOWN DESIGN CIPHER: 07/14/18

**FOCUS:**

Hosted by Africatown, The Cipher brought together designers, planners, developers, and community members of all ages for a landmark one-day workshop where we dreamed, imagined, and projected the future of Africatown. At the end of the Cipher, teams presented their proposals to a broad audience—including City officials and civic leaders—which generated feedback and furthered the conversation. The goal was a rich dialogue and implementable design options for four key sites that will form the backbone for a thriving Africatown, with Pratt Park and The Bryant Manor being one of the significant sites that were the focus of the cipher.

**KEY TAKE AWAYS:**

For all of the sites explored during the event, common themes were spaces for community gathering, affordable housing, local neighborhood scale retail spaces, and vocational uses. Design concepts for the Bryant Manor included making pedestrian connections through the site to Pratt Park, the concept of a corner plaza as a community social amenity, the use of Africentric design elements and engaging with local artists to incorporate culturally sensitive and responsive artwork into the project at various scales.



## SEATTLE PARKS & RECREATION PROVIEW: 08/13/19

**FOCUS:**

To begin dialogue with SPR about the south east edges of the project site; specifically existing significant trees on Parks property that overhang the project site and could be impacted by the proposed redevelopment construction. Also opportunities presented by enhancing pedestrian connections between the park and the project, possible thinning of existing tree rows along the south and east property lines to provide more visual connections and oversight onto park property.

Prior to this SPR coordination session, the project team coordinated several site visits and phone and email correspondence with SPR property managers, maintenance staff, and arborists.

**KEY TAKE AWAYS:**

- Building design should anticipate and accommodate future building maintenance solely from the project property
- Graffiti - existing condition along southwest retaining wall; how will project design mitigate and reduce unfavorable activity
- Consider the messaging to residents, park visitors in design of pedestrian entrances to park from within development
- Visually transparent fencing - recommendation for black “cyclone” security fencing, visually disappears
- Potential for pre-treatment of Parks trees that could be impacted by redevelopment along south and east property lines prior to construction; plan to do this work in winter when trees are dormant and can respond with new growth in spring
- Look at Yesler Terrace as precedent for pedestrian experience and parks interface
- Review connection to Langston Hughes Performing Arts Center and Central Area Greenway
- Reviewed the minimal impact of overshadowing on well established parks trees at the northeast corner
- More activation and less barriers!
- Discussion about the crowded row of existing Douglas Firs along the southwest south property line, recommended that we continue the conversation with SPR about thinning to improve space on parks and the project properties
- The potential impact to parks trees would not be realized until Phase II of the redevelopment, when buildings A, B, and C will be demolished prior to construction of the new south building; recommend coordinating demo work at that time, 3-4 years out





# Urban Design Analysis: Positive Neighborhood Design Cues



Affordable housing



Proposed fabric building allows local landmark buildings to stand out



Regularized windows



Incorporate landscaping at street level



Highly regularized fenestration pattern



Facade modulation with human scale at street level; Selective use of bold colors; protection and transparency at street level.

## Neighborhood Context

The surrounding neighborhood offers a variety of building types of various ages and architectural styles, with no one prevailing, or dominant, architectural expression. The area is in a state of transition – within two blocks of the site uses and scales vary from single family and newer low-rise, low density residential structures to multi-story mixed use structures and a 10-story residential tower. There is no prevailing architectural style, and instead an eclectic collection of architectural styles due to the range of years development has taken place in the area. This project intends to create a unique aesthetic identity to communicate its important cultural place within the central district and to compliment and have a dialogue with various nearby landmark-type institutional structures serving as neighborhood points of focus.

Nearby mixed-use and low-rise residential structures offer the following features taken as design cues:

- Bay window façade modulation and modulation created through recesses in facades
- Series of expressed columns at ground floor commercial spaces
- Buildings set back from the street with landscaped and hardscaped pedestrian spaces between the right-of-way and building
- Active pedestrian focused businesses, including several restaurants, a coffee shop, retail businesses and professional services
- Entryways that are expressed by breaks or recesses in the overall building massing.

Unifying features of nearby buildings include rhythms of smaller scale volumes and expressed business or housing unit entries along the street and in the building massing above street level, extension of the public space into courtyards and plazas at street level fronted by spaces providing transparency and encouraging pedestrian activity and interaction with building residents, tenants, and programming. The proposed Bryant Manor redevelopment intends to continue these established elements of urban fabric.

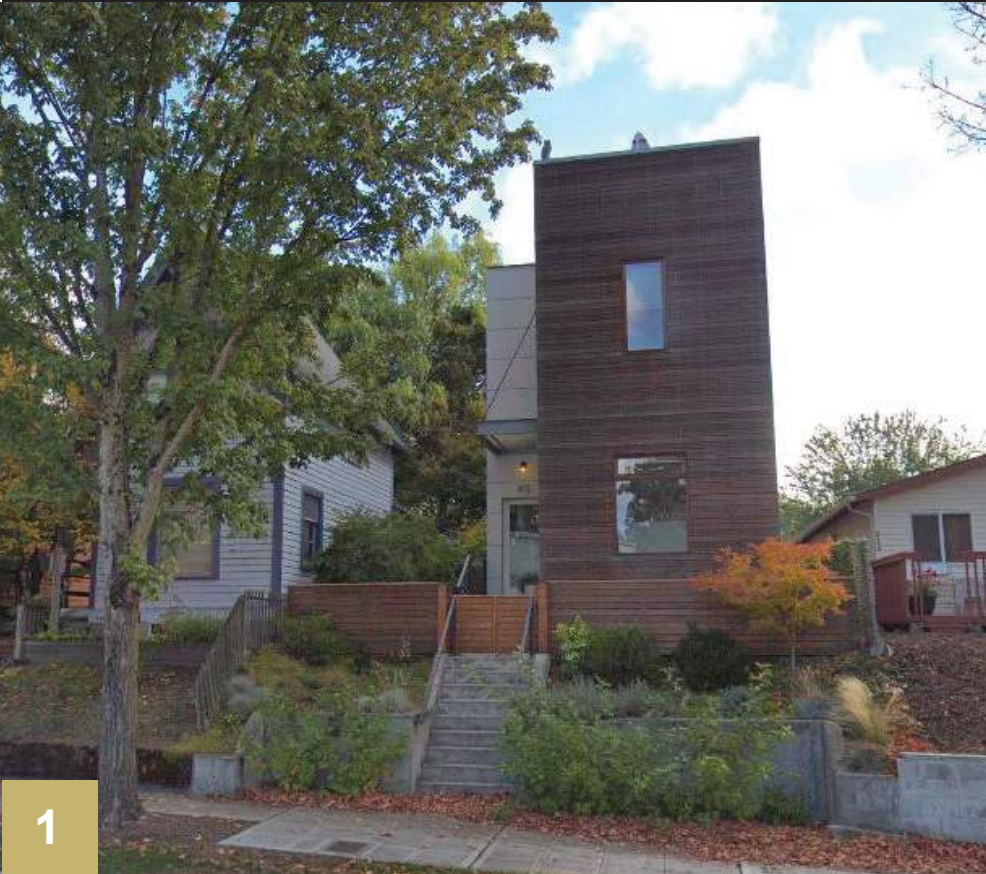
Other local cues found inspiring and appropriate include:

- Regularized fenestration treatment of local landmark-type buildings
- Recessed entries and wood soffits

E Yesler Way. is a relatively level street in front of the project site with active pedestrian presence, bicycle lanes, easy access to transit and vehicular connections to surrounding neighborhoods.



# Urban Design Analysis: Neighborhood Design Cues



- 1 CONTEMPORARY ROW HOUSE ON 23TH AVE**
- Modern Interpretation of historical Seattle row house
  - Clear articulation of forms, geometry, and proportions
  - Asymmetrical massing and modern materiality
- 2 YESLER HOUSES HISTORICAL LANDMARK ON 23RD AVE & YESLER WAY**
- Representation of the historic architectural aesthetic of the Central District
  - Human scale expressed through smaller architectural elements such as porch roofs, bays, dormers
  - Regularized rhythm of building width and entry porches
- 3 MOUNT ZION BAPTIST CHURCH 19TH AVE & PINE ST**
- Contemporary example of Afrocentric Design in the Central District
  - Oversized roof volumes abstracting vernacular African architectural forms
  - Colorful patterning expressed in the architecture
- 4 LEGACY AT PRATT PARK JACKSON ST & 18TH AVE**
- Reference for scale, both in height and width
  - Creates connection to Pratt Park with gated portal
  - Use of contemporary bays and recesses help to reduce perceived scale
- 5 CLAIREMONT APARTMENTS – E YESLER WAY & 20TH AVE**
- Grounded base relates to the sloping ground plane
  - Modulation in massing provides relief for full-block long facade
  - Bays provide finer grain modulation and accent color to reduce bulk & scale





# Urban Design Analysis: Culturally Relevant Afrocentric Design Concepts + Precedents



**1 BUILDING OF 73 APARTMENTS - MUNOZ MIRANDA**  
MALAGA, SPAIN 2018

- Subtracted voids create negative space from geometric form
- Patterning of horizontal & vertical siding
- Rhythm and variation of fenestration and void spaces



**2 GHANIAN KENTE CLOTH**

- Composition of rhythm, color, and juxtaposition

**3 TUDOR APARTMENTS - URKO SANCHEZ**  
MOMBASSA, KENYA 2017

- Organic pattern created from geometric shapes
- Simple forms and expression of structure

**4 BARNOTO HALL - 26' 10 SOUTH**  
JOHANNESBURG, SOUTH AFRICA 2019

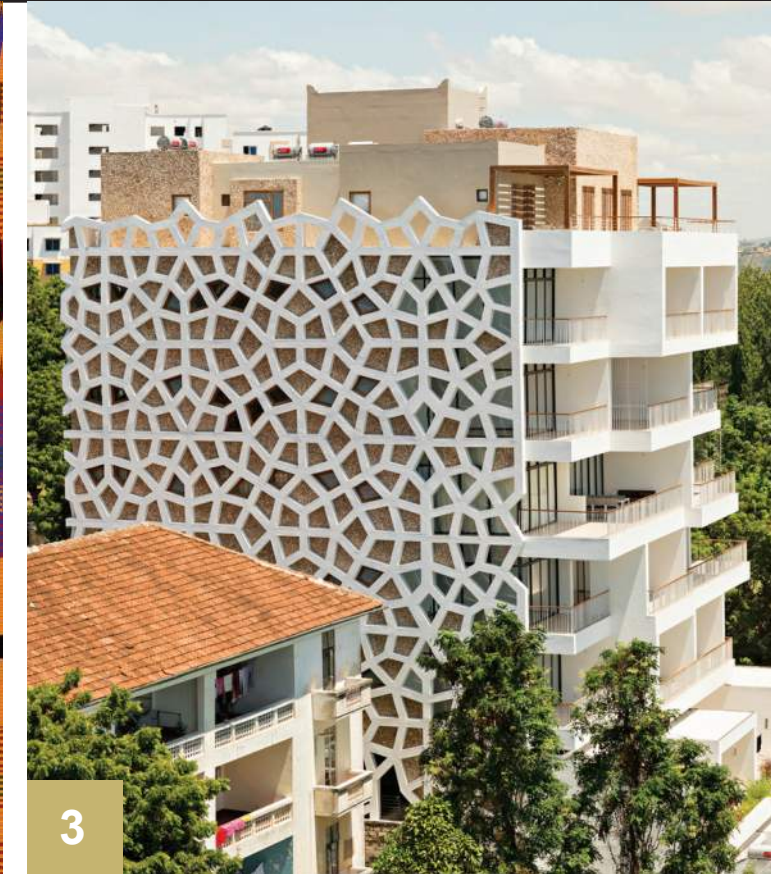
- Rational frame and expression of structure
- Facade as textile, vertical and horizontal oriented infill
- Human scale of materiality, fenestration, and integrated seating

**5 NDEBELE HOUSES**  
LOOPSPRUIT, GAUTENG, SOUTH AFRICA

- Facade as textile, vibrant colors

**6 WAYAIR FOUNDATION JEJU.STUDIO**  
ULYANKULU, TANZANIA 2018

- Rational frame and expression of structure
- Facade as textile





# Zoning Code Analysis

Address: 1801 E Yesler Way, Seattle, WA 98144

Lot Area: 77,365 S.F.

Zone: MR-RC Midrise-Residential Commercial  
23rd & Jackson (Residential Urban Village)

Permitted Outright: SMC 23.45.504 Table A and SMC 23.46.004.B.  
Residential  
Ground floor commercial uses (in RC zones)  
Parking,flexible use (in garages)

Proposed Uses: Commercial – 1st Floor  
Residential – 1st floor - 7th Floor

Pedestrian  
Designated Zone: Yes

Principle Pedestrian  
Street: E Yesler Way

Frequent Transit  
Service: Yes

Floor Area  
Ratio (FAR): SMC 23.45.510 Table A  
4.5 Max. FAR for MR zones  
77,365 S.F. x 4.5= 348,142 S.F. total FAR Allowed  
SMC 23.45.510.D.1 - All Underground Stories Are Not Counted Toward Max. FAR

Height Limit: 80'

Setbacks: SMC 23.45.518 Table B  
Front and Side Setback from Street lot lines: 7' average; 5' minimum  
No setback required if a courtyard is provided that is at grade and abuts the street and min. width of 30% of the width of the abutting street frontage; and a minimum depth of 20' measured from the abutting street lot line. See diagram on the left for compliance with zero setback allowance along E Yesler Way.  
Rear Setback: 15' from rear lot line that does not abut an alley  
Side Setback from interior lot line: 42' or less in height: 7' average; 5' minimum  
Above 42' in height: 10' average; 7' minimum

Amenity Area: SMC 23.45.522.C.  
5% of Total Gross Residential Floor Area Required to be Amenity Areas  
No more than 50% of required Amenity area can be enclosed

Landscaping: SMC 23.45.524.A.2.b. - Required Green Factor Score of 0.50 or Greater for MR zone  
SMC 23.45.524.B.1. - Street Trees are Required but Existing.

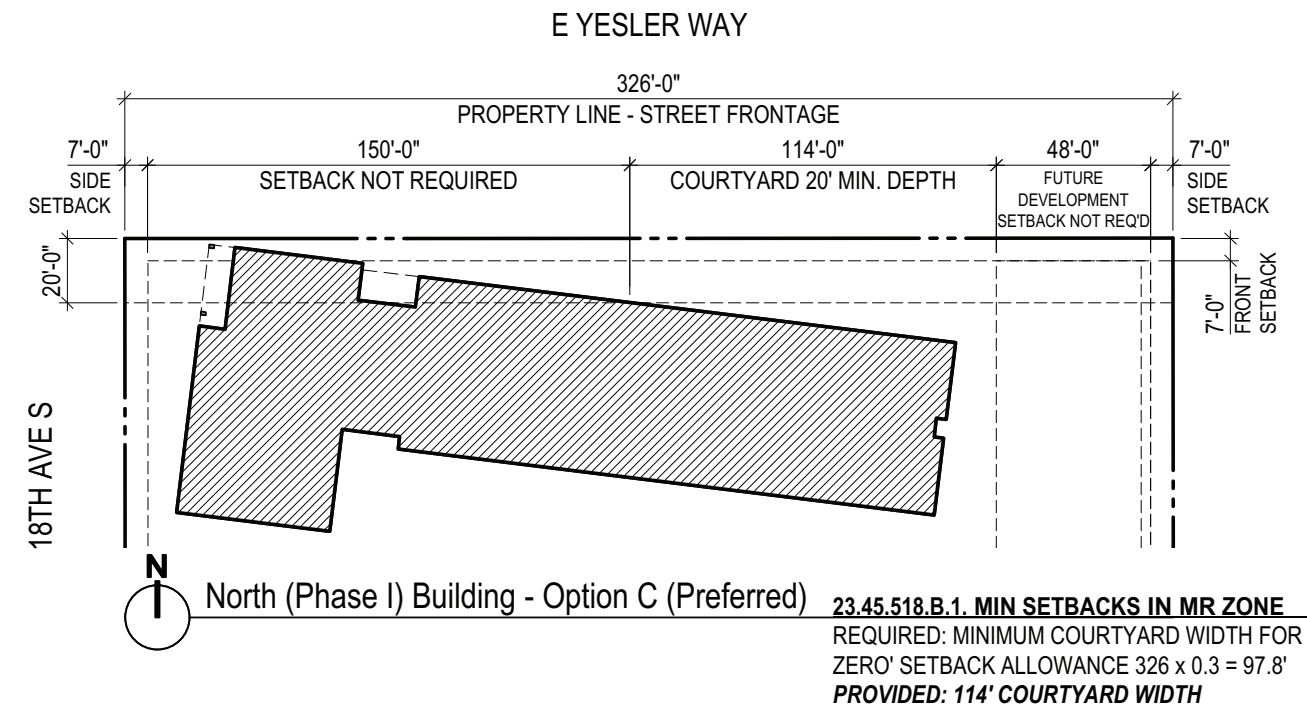
Structure Width and  
depth limits in MR  
zones: SMC 23.45.528  
A. Width of principal structures should not exceed 150 feet  
B. Structure depth shall not exceed 80% of depth of lot

Ground Floor  
Commercial Use: SMC 23.45.532.A.1.  
Structures with ground floor commercial uses in zones tht include an RC designation shall comply with Chapter 23.46.

SMC 23.54.015. Table B II.M.  
Vehicle Parking: No Parking is required in multifamily zones within Urban Villages;  
Existing below grade parking is planned to be reused in the redevelopment.

SMC 23.54.015. Table D D.2  
Bicycle Parking: Multi-family structures - Long-Term Parking: 1 per dwelling unit for the first 50 units;  
additional parking at 0.75 ratio  
Short-Term Parking: 1 per 20 dwelling units

SMC 23.54.040. Table A  
Solid Waste: 51-100 dwelling units: 375 SF plus 4 SF for each additional unit above 50  
>100 dwelling units: 575 SF plus 4 SF for each additional unit above 100





# Applicable Design Guidelines: Central Area Neighborhood Design Guidelines

CS3 – ARCHITECTURAL CONTEXT & CHARACTER: Contribute to the architectural character of the neighborhood.		
CS3-1.a.	Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.	Ground-related townhouses currently exist on the site. Townhouses and narrow row houses, both of which create a smaller scale rhythm at street level, are a local vernacular in the central district. The north building (Phase I) has ground-related units facing E Yesler Way on the north and larger family size units facing the north courtyard. In the south building (Phase II), ground-related townhouses face 18 <sup>th</sup> Ave S, the interior courtyard spaces, and Pratt Park to the south and east.
PL1 – CONNECTIVITY: Complement and contribute to the network of open spaces around the site and the connections among them.		
PL1-1.b.	Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining streets. Projects along dense business corridors should maintain a continuous street wall definition contributing to the area's urban feel.	While the intersection of E Yesler Way and 18 <sup>th</sup> Ave S is not one of the nodes identified in the Cultural Placemaker map, Bryant Manor / Pratt Park function as a gateway into the Central District from the west. The project team participated in the Imagine Africatown Design Cipher, held on July 14, 2018, in which Bryant Manor / Pratt Park was one of 4 significant sites chosen for a public design exercise. The concept of a corner plaza was a recurring theme for all of the sites developed with participation from community members. The building fronting E Yesler Way is skewed off of the street grid to open a public plaza at the corner fronted by ground floor retail.
PL1-2.a.	Provide cultural space and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.	The project includes large courtyards that will accommodate outdoor gathering, programmed areas such as food growing and children's play areas, and quieter contemplative landscaped areas. Interior common areas are adjacent to and open onto covered outdoor porches that flank the open courtyard spaces. The publicly accessible corner plaza provides a culturally responsive open space that can be used for informal social interaction, gatherings, celebrations, mobile retail vendors, etc.
PL1-3.a.	Provide safe areas for children to play where they can be watched. Incorporate seating areas nearby for parents, guardians, and other community members to congregate.	A children's play area in the north courtyard is surrounded by ground-related unit entry stoops that incorporate landscaped seat walls and is visible from common covered porch space and interior common areas including a common laundry.
PL1-3.d.	Provide multi-generational community gathering spaces for young and old to recreate and converse together.	The project is a majority family-sized units and intended for multi-generational living. The common spaces, both interior and exterior, are a variety of sizes intended to accommodate a variety of programming for use by all age groups.
PL3 – STREET-LEVEL INTERACTION: Encourage human interaction and activity at the street-level with clear connections to building entries and edges		
PL3-1.d.	Avoid grade separations at retail. Storefronts should step along with the grade with a focus on accessibility.	The corner facing retail space will be at sidewalk grade along E Yesler Way; to accomplish this, the floor slab is dropped to a lower floor elevation than the residential and office portion of the ground floor.
PL3-1.g.	At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.	At the east wing of the north building, coupled residential unit entries are accessed by shared walkways from the sidewalk along E Yesler way. At the west wing of the south building, coupled townhouse entries are accessed by shared stoops, stairways and porches. Partially covered porches allow for year-round porch sitting.
PL3-2.g.	Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize (ex: cafes, produce markets, street markets, fish vendors, buskers, pop-up shops, etc.)	The voluntary corner plaza space is intended to be used by businesses including the corner retail space as well as other more transient type of businesses and functions.
DC2 – ARCHITECTURAL CONCEPT: Develop a unified, functional architectural concept that fits well on the site and its surroundings.		
DC2-1.h.	Where compatible with the surrounding streetscape, family sized, ground related apartment units (2 and 3 bedrooms) with usable adjacent open spaces are encouraged.	Ground related 3 bedroom townhouses in the South building(s) front 18 <sup>th</sup> Ave S, Pratt Park to the south and east, and along with 3- and 4-bedroom apartments in the north building, open onto the internal courtyards of the project; all of which are considered usable open space.
DC3 – OPEN SPACE CONCEPT: Integrate building and open space design so that each complements the other.		
DC3-1.c.	Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.	The project provides two large, distinct, yet connected common courtyards that serve as extensions of the public realm, including the adjacent Pratt Park. Additionally, the generous corner plaza serves as an extension of the streetscape.
DC4 – EXTERIOR ELEMENTS & FINISHES		
DC4-3.a.	Provide operable windows in a way that promotes natural ventilation.	All unit living spaces and bedrooms will have at least one operable window. Where possible, two or more operable windows will be installed to promote natural ventilation, especially at corner units that have windows on two sides of a space.
DC4-3.d.	Facades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.	The building facades will have both horizontal and vertical rhythms of fenestration and solid wall that express the functions of the interior spaces: living space vs. bedrooms, circulation and common space, to the exterior.
A.1 – CHARACTER AREAS: Contribute to architectural and placemaking character with local history and cultural references.		
<i>While the project site is located just outside of the 23<sup>rd</sup> and Jackson character area, it is a culturally significant site in the Central District and as such the project aims to incorporate this supplemental guidance.</i>		
A.1.e.	Encourage the building design to reflect the racial, economical, and multi-generational character of the community.	The building is designed first and foremost to provide affordable family housing, with a majority 2- and 3-bedroom units, responding to larger, multi-generational, families that the project will serve.



# Option A (Code Compliant)

Option A proposes five distinct buildings that are limited to 150 feet maximum in width with minimum 30 feet wide courts between buildings. This option essentially replaces the existing buildings of the Bryant Manor Apartments with taller, denser buildings.

The northwest building places holds the street corner of E. Yesler Way and 18th Ave S and creates a sense of prominence. Recesses occur at building entries, stairs, and corridors to create instances of articulation of the overall building mass. Retail and common spaces flank building corners at the ground floor adjacent to the right-of-way.

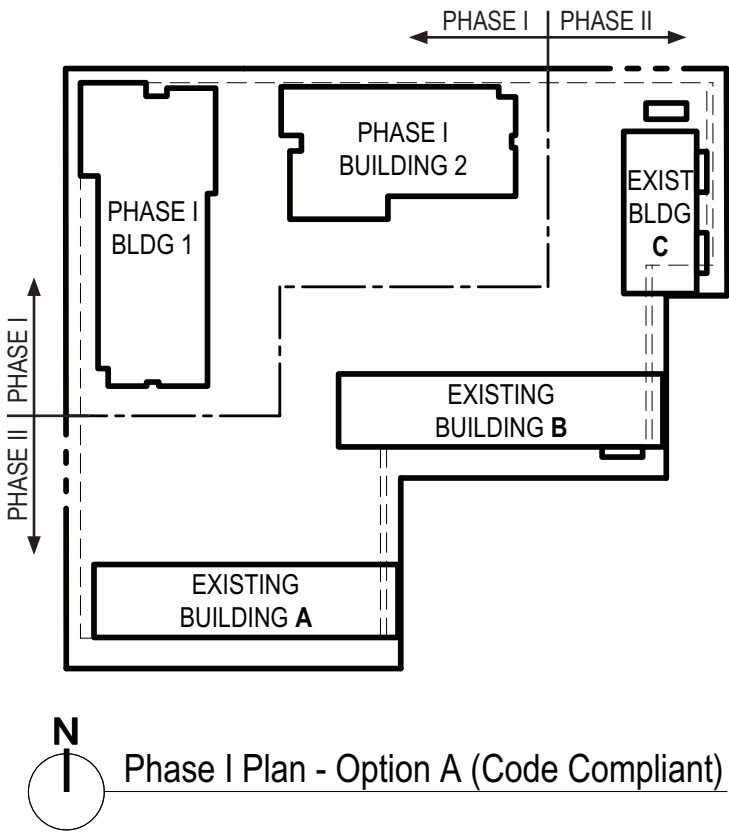
Opportunities:

- Creates retail and common spaces that directly front E Yesler Way
- Many possible circulation paths through the site
- Creates more varied sizes of courtyard spaces between buildings
- Proposed option is code compliant, except for removal of Exceptional Trees

Constraints:

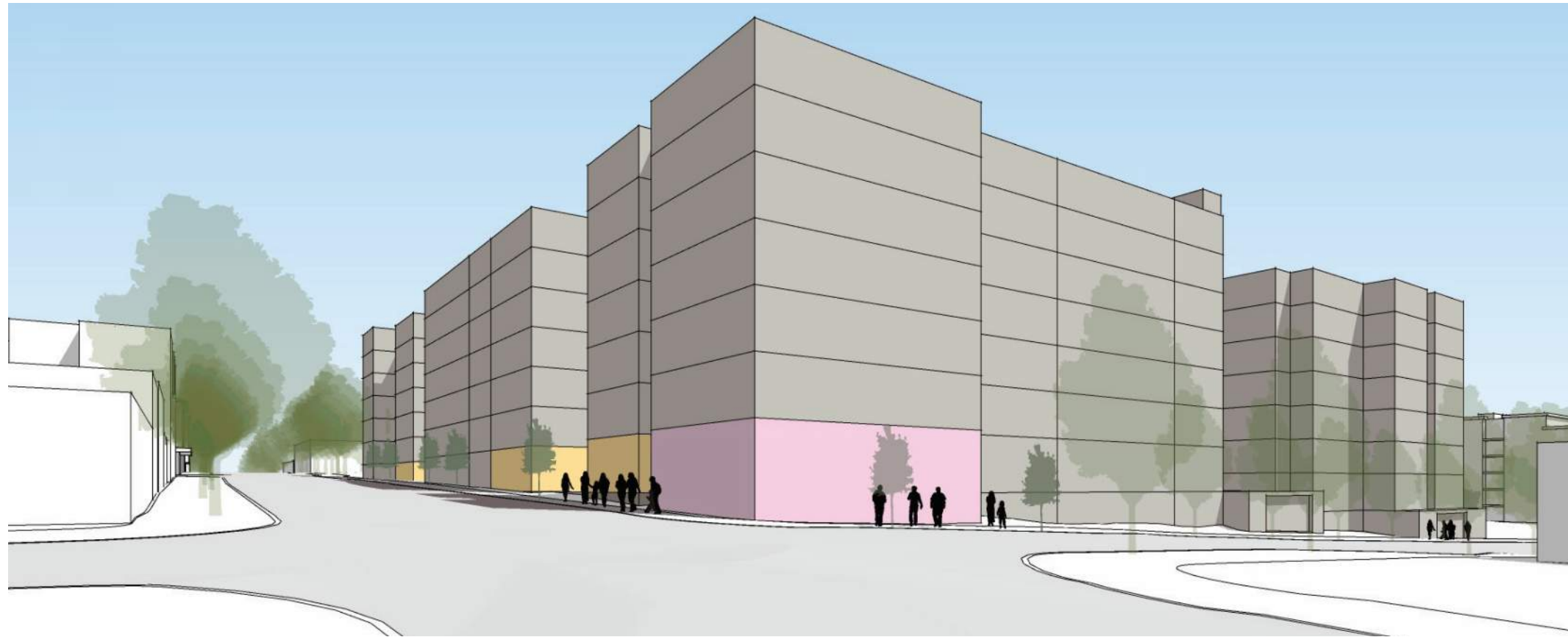
- Cost-prohibitive due to the need for each separate building to have its own elevators and two egress stairways, as well as additional foundation, corridor floor area, exterior wall area and roof area when compared to Options B & C
- Building tight to north property line impacts the south facing windows of neighboring building to the north
- Courtyards between buildings are narrower than in Options B & C
- Does not retain / protect any of the exceptional trees, including Tree 55
- Does not retain opportunity for future development option for childcare and/or retail in the northeast corner of site

Total FAR Development Size Proposed: Approx. 265,600 S.F.





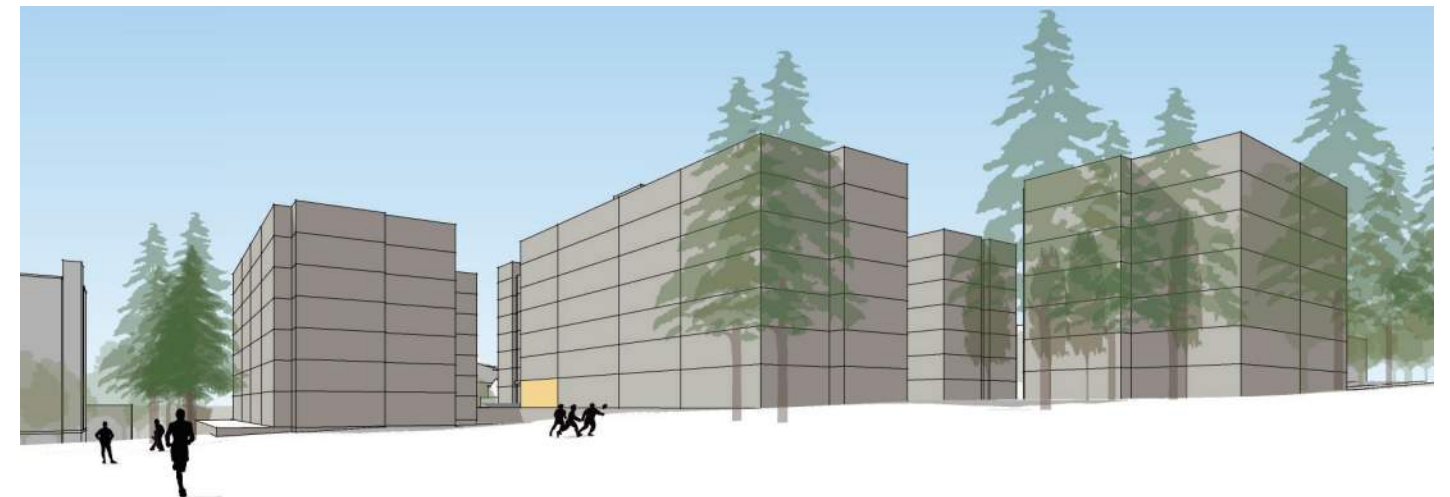
# Option A (Code Compliant)



STREET LEVEL VIEW FROM NORTHWEST - PHASES I & II



STREET LEVEL VIEW FROM WEST - PHASES I & II



SOUTHEAST VIEW FROM PRATT PARK - PHASES I & II



# Option B

Option B proposes two buildings, the first to be built in Phase I along E Yesler Way and the second to be built in Phase II on the southern portion of the site. The Phase I building is parallel and maintains a consistent setback from the street. The south building includes two-story portals through the building massing that contain vertical circulation and common spaces, and connect courtyards and public space.

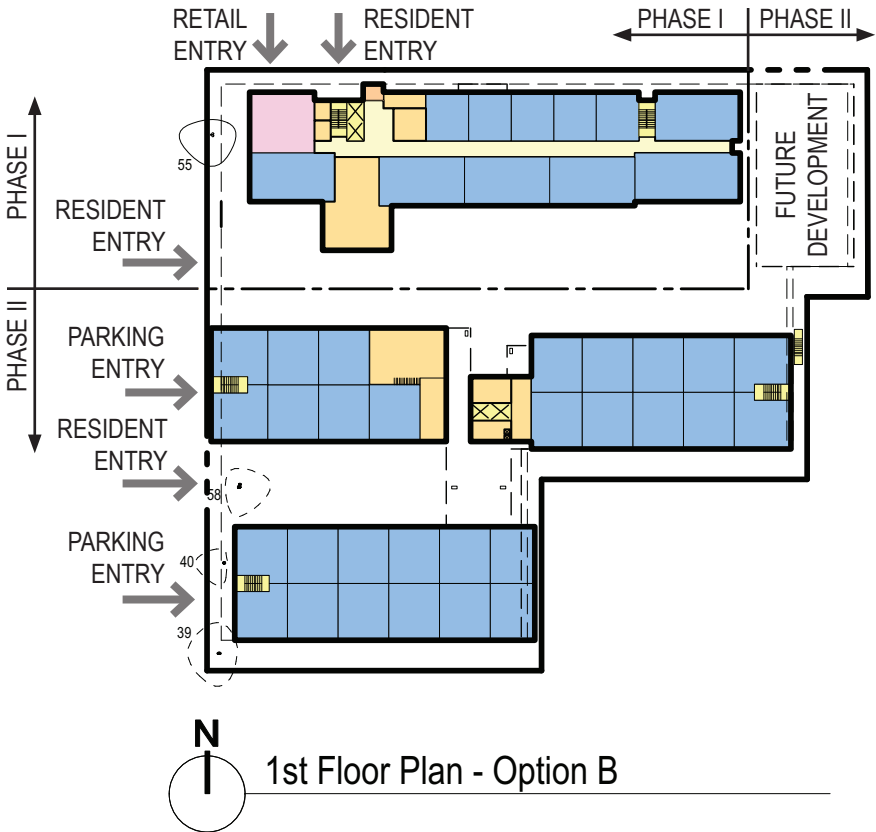
Opportunities:

- Ground-related family townhouse units in the south building.
- Maximizes usable existing basement space under the north building
- Minimizes scale of development looking from the east portion of the park
- Visual connection from 18th Ave S through circulation portal at south building to the park
- Commercial Space directly fronts the street at the corner
- Retains all on-site exceptional trees
- Retains future development option for childcare and/or retail space at Northeast corner of property

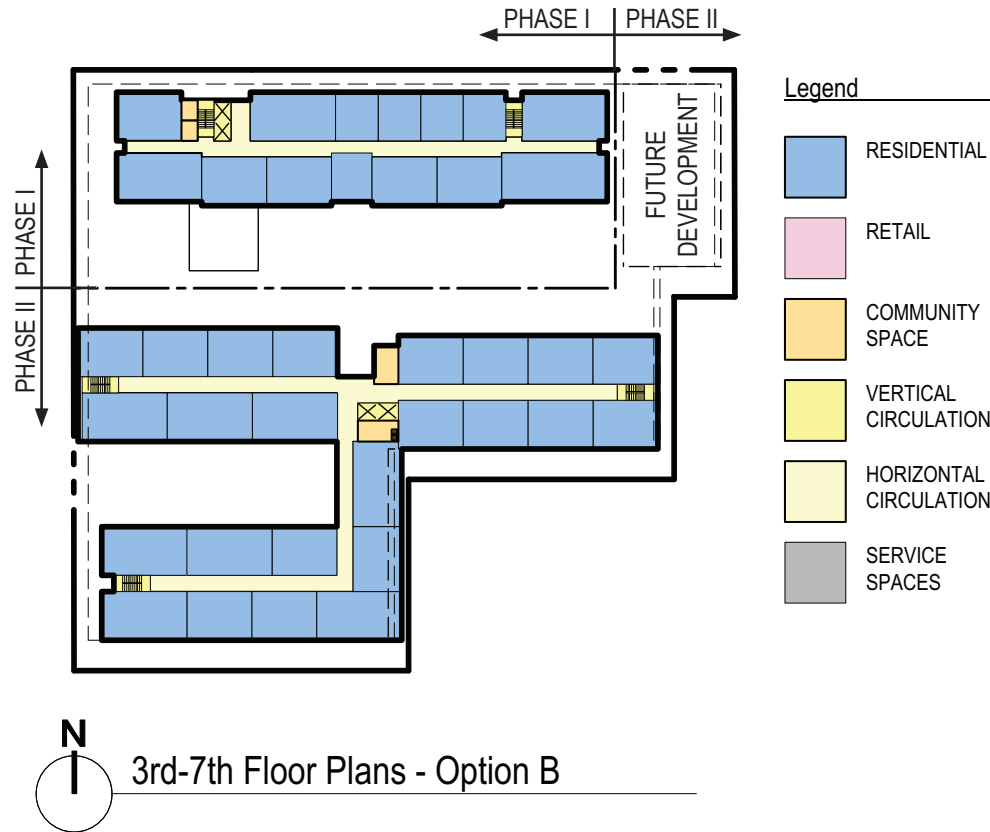
Constraints:

- Limits solar access for sidewalk along E Yesler Way
- Limits connection between north and south courtyards
- South courtyard has reduced solar access due to smaller width
- One Design Departure requested to allow building width to exceed 150 feet
- Longer massing/scale of development from the south portion of the park

Total FAR Development Size Proposed: Approx. 263,300 S.F.



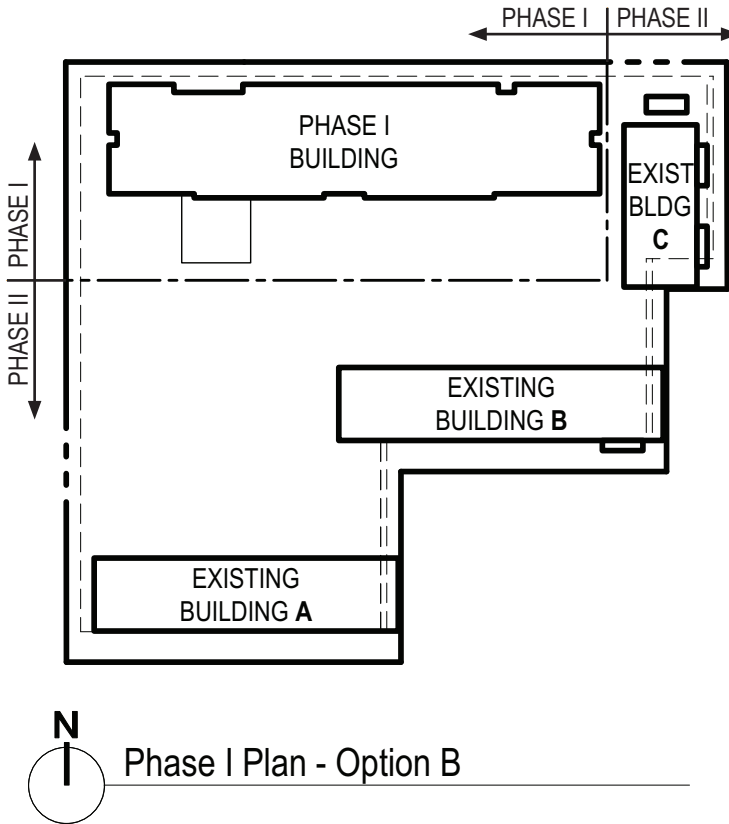
1st Floor Plan - Option B



3rd-7th Floor Plans - Option B



AERIAL VIEW FROM NW - PHASES I & II



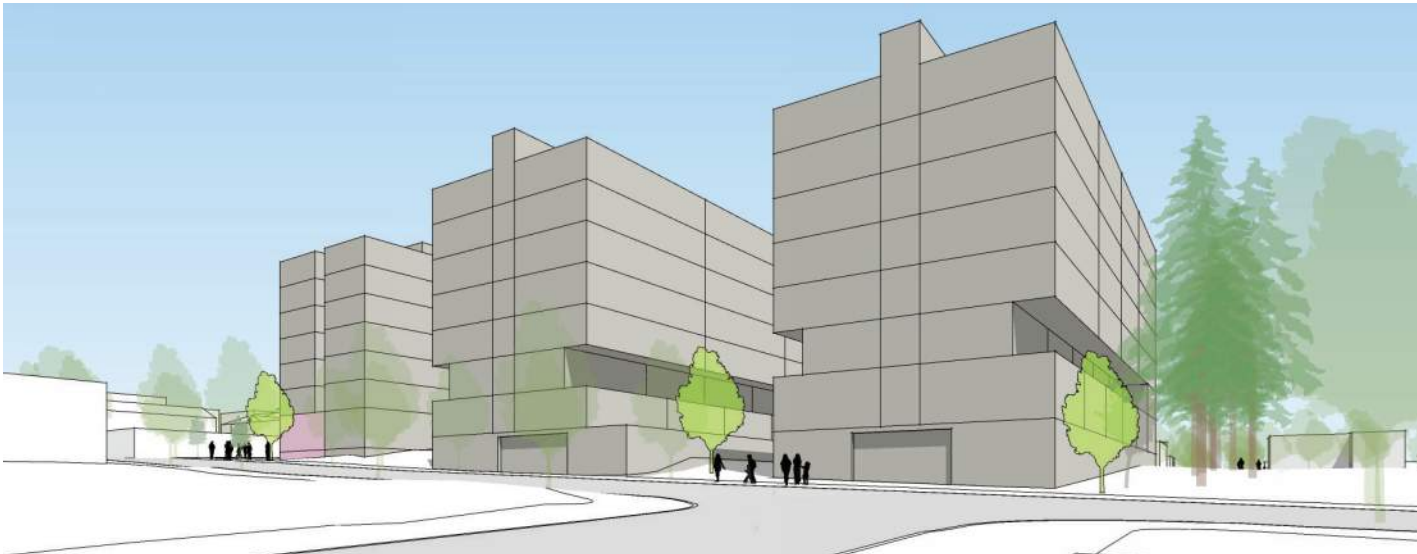
Phase I Plan - Option B



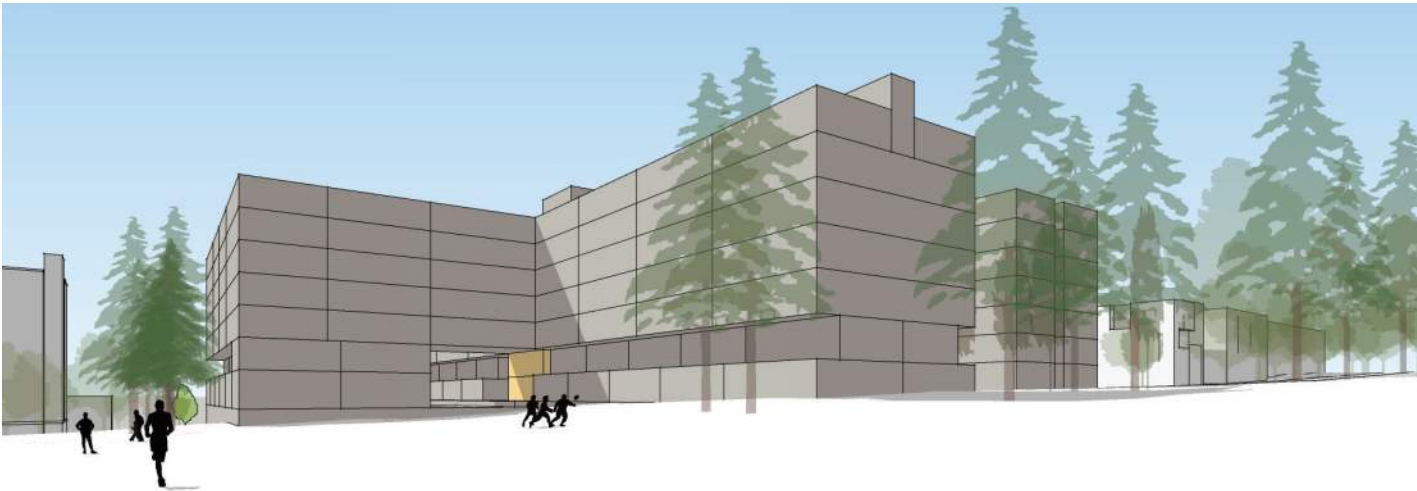
Option B



STREET LEVEL VIEW FROM NORTHWEST - PHASES I & II



STREET LEVEL VIEW FROM WEST - PHASES I & II



SOUTHEAST VIEW FROM PRATT PARK - PHASES I & II



# Option C (Preferred Option)

Option C (Preferred) also proposes two buildings, the first to be built in Phase I along E Yesler Way and the second to be built in Phase II on the southern portion of the site. This option aims to prioritize and enhance the pedestrian experience at the street level, especially along E Yesler Way, through reduced massing by angling the wings of the north building which allows more light and the presence of the sky to reach the sidewalk level Recessed decks and projecting guardrails at open decks and sliding glass doors create modulation, depth and texture to a long building face.

Existing underground parking entry occurs along 18th Ave; there are no significant changes proposed to the existing access points.

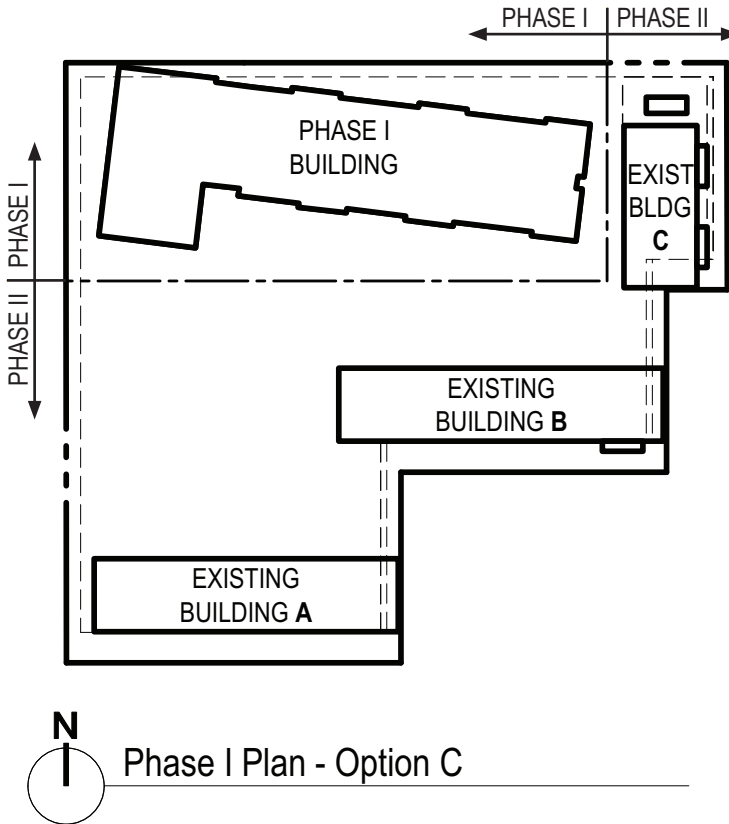
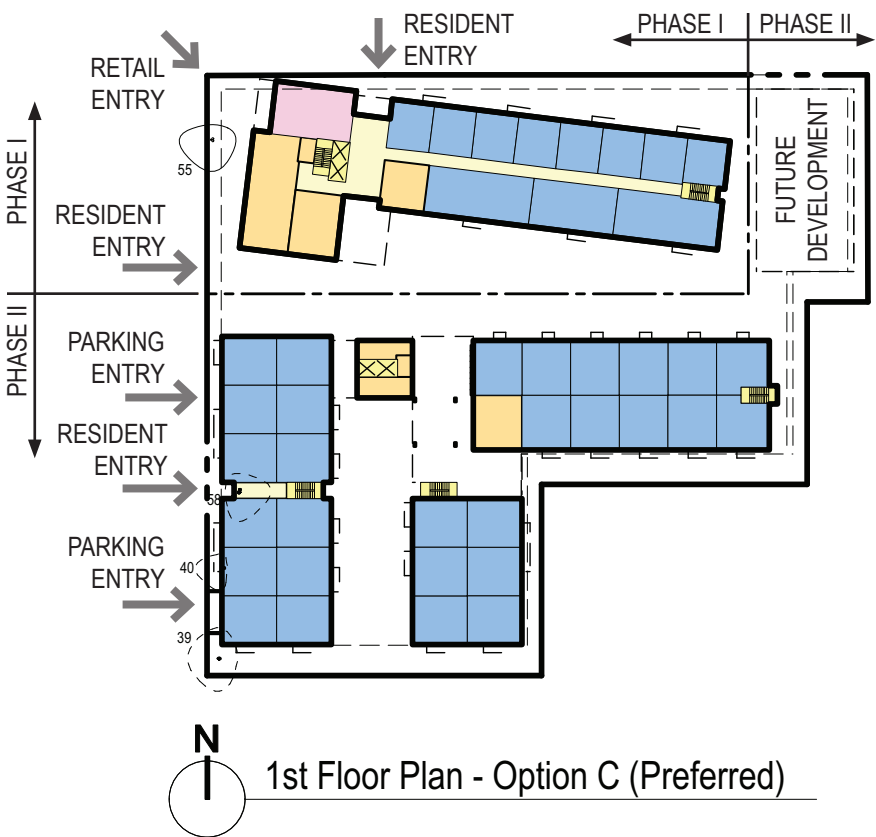
Opportunities:

- Provides a public corner plaza fronting the small retail space at the corner of E Yesler Way and 18th Ave S. for community gathering and outdoor retail.
- Angled building massing creates setbacks along E Yesler Way and a large courtyard along 18th Ave S. which provides relief from the bulk of a long façade, increased daylight for the street level experience, and expanding view corridors as compared to Options A and B
- Large common space and/or property management offices at northwest corner provide visual connection to corner plaza, and physical and visual connection to the north courtyard and common spaces across the courtyard to the south
- Ground-related family townhouse units in the south building
- Angled building massing creates a more dynamic north courtyard space and opportunities for more varied outdoor spaces for resident enjoyment
- South courtyard is south facing to maximize solar access
- Retains Exceptional Tree 55
- Retains future development option for childcare and/or retail space at Northeast corner of property

Constraints:

- Design Departures requested to allow building width to exceed 150 feet, and to allow steps and porches, and wider bay widths in the setback.

Total FAR Development Size, Proposed: Approx. 268,300 S.F.

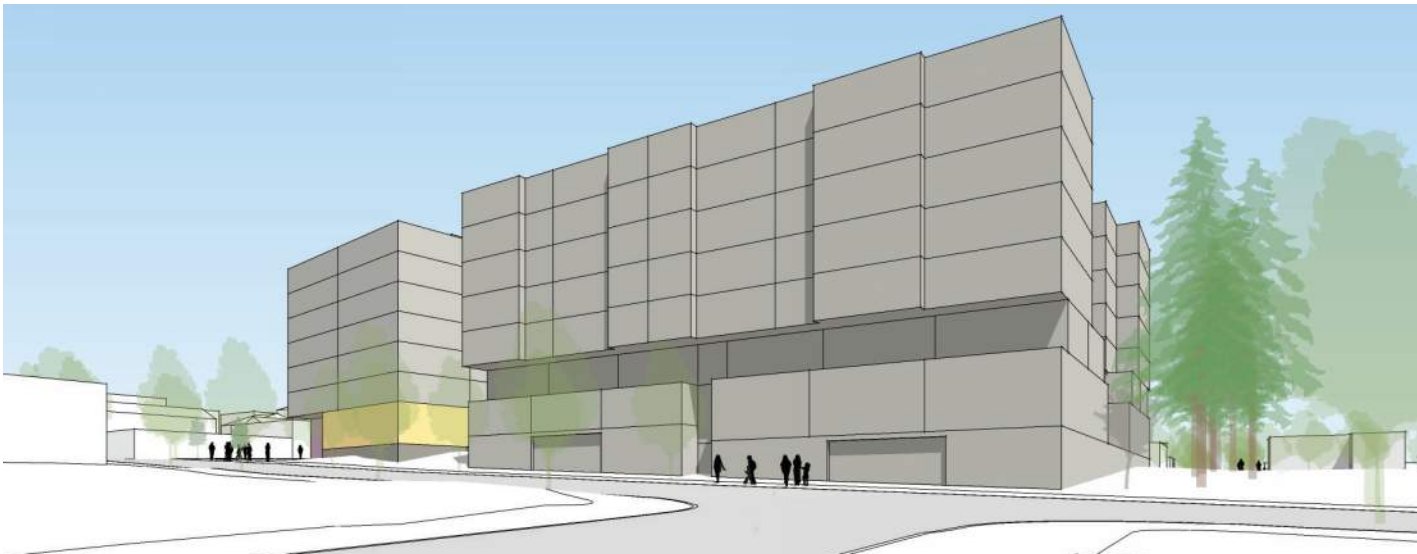




# Option C (Preferred Option)



STREET LEVEL VIEW FROM NORTHWEST - PHASES I & II



STREET LEVEL VIEW FROM WEST - PHASES I & II



SOUTHEAST VIEW FROM PRATT PARK - PHASES I & II



# Comparison of Options

## OPTION A (CODE COMPLIANT)

Opportunities:

- Creates retail and common spaces that directly front E Yesler Way
- Many possible circulation paths through the site
- Creates more varied sizes of courtyard spaces between buildings
- Proposed option is fully code compliant except for removal of exceptional trees

Constraints:

- Cost-prohibitive due to the need for each separate building to have its own elevator(s) and two egress stairways, as well as additional foundation, corridor floor area, exterior wall area and roof area when compared to Options B & C
- Building tight to north property line impacts the south facing windows of neighboring buildings to the north
- Courtyards are narrower between buildings
- Requires removal of all on-site exceptional trees
- Does not retain future development option at northeast corner of site



## OPTION B

Opportunities:

- Retains future development option for childcare and/or retail at NE corner of property
- Maximizes usable existing basement space under the north building
- Minimizes scale of development looking from the east portion of the park
- Visual connection from 18th Ave S through circulation portal to the park
- Commercial Space directly fronts the street at the corner
- Retains all on-site exceptional trees

Constraints:

- Limited solar access for sidewalk along E Yesler Way
- Limited connections between north and south courtyards
- South courtyard has reduced solar access due to smaller width and orientation
- One Design Departure required to allow building width to exceed 150 feet
- Longer massing/scale of development from the south portion of the park



## OPTION C (PREFERRED)

Opportunities:

- Retains future development option for childcare and/or retail at NE corner of property
- Provides a public corner plaza fronting the small retail space at the corner of E Yesler Way and 18th Ave S. for community gathering and outdoor retail
- Angled building massing creates setbacks along E Yesler Way and a large courtyard along 18th Ave S., provides relief from the bulk of a long façade, increases daylight for the street level experience, and expands view corridors looking east and west
- Angled building massing creates a more dynamic north courtyard space and opportunities for more varied outdoor spaces for resident amenities
- South courtyard is south facing to maximize solar access
- Retains / protects exceptional tree 55 at the northwest corner, adjacent to corner plaza

Constraints:

- (4) Design Departures requested to allow building width to exceed 150 feet, remove exceptional trees in decline or dying, porches, stairs, and bay widths to exceed allowable widths in setback.





# Sun/Shadow Graphical Analysis (Preferred Option)

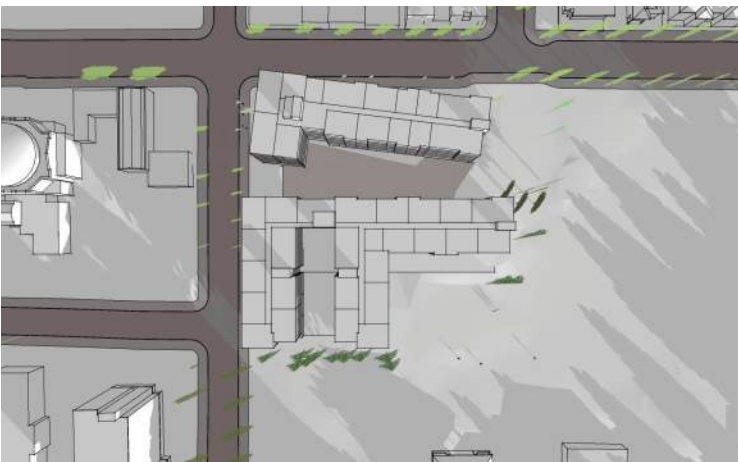
MARCH/SEPTEMBER 21ST - EQUINOX

DECEMBER 21ST

JUNE 21ST



NOON  
NOON



9AM



NOON



9AM



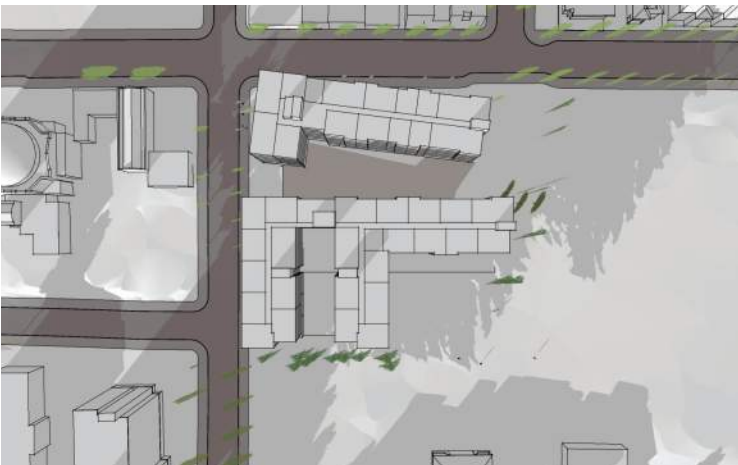
NOON



9AM



3PM



3PM

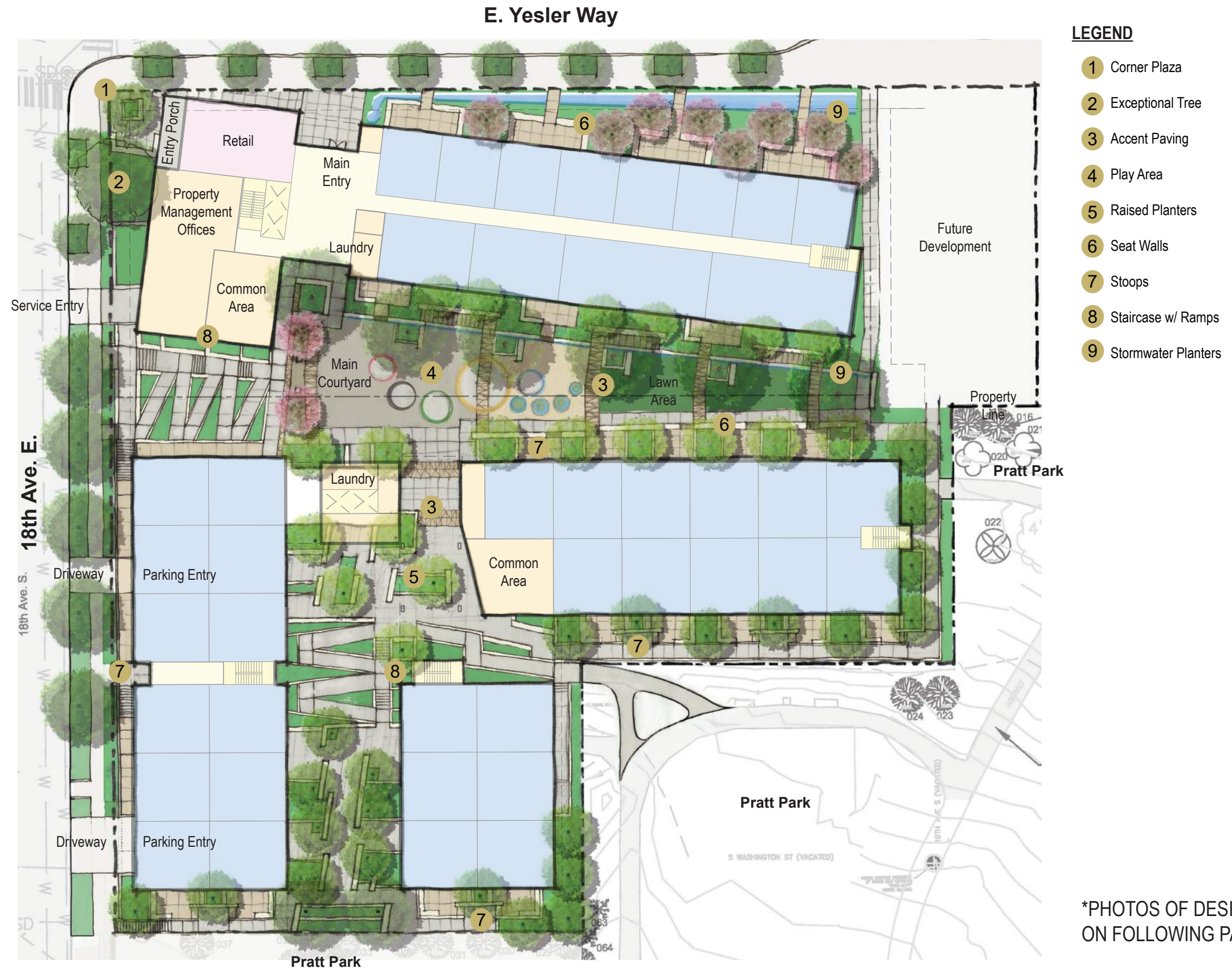


3PM





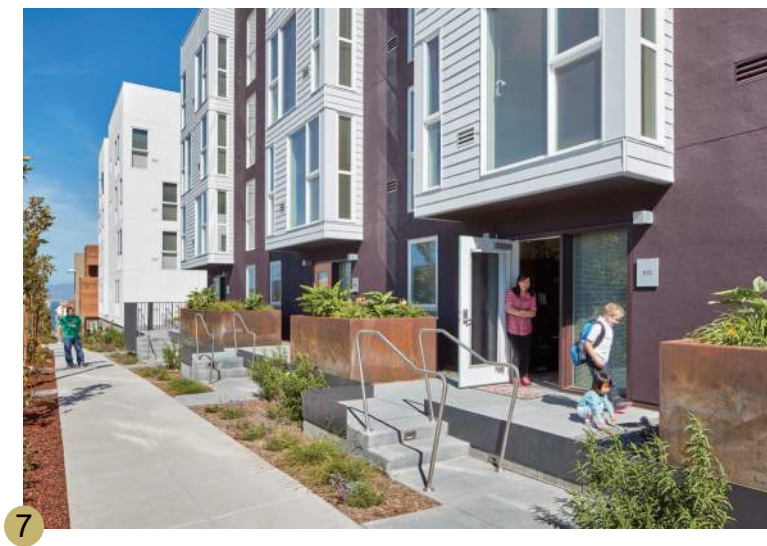
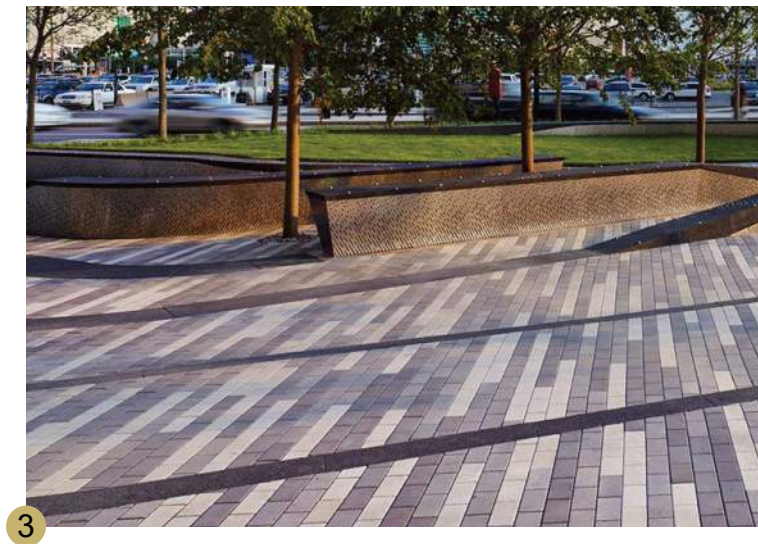
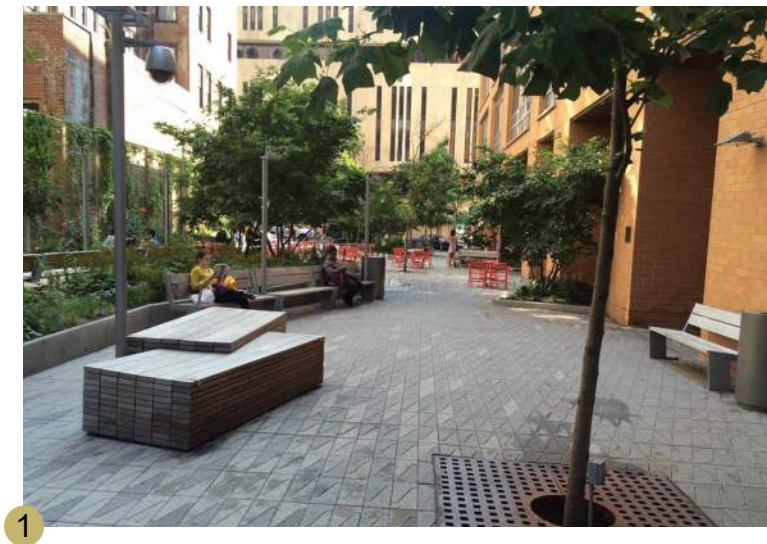
## Conceptual Landscape Site Plan (Preferred Option)



\*PHOTOS OF DESIGN ELEMENTS  
ON FOLLOWING PAGE



# Conceptual Landscape Plan: Experiential Site Perspectives



## LEGEND

- 1 Corner Plaza
- 2 Exceptional Tree
- 3 Accent Paving
- 4 Play Area
- 5 Raised Planters
- 6 Seat Walls
- 7 Stoops
- 8 Terraced Staircase w/ Ramps
- 9 Stormwater Planters

\*PHOTOS KEYED TO SITE PLAN  
ON PREVIOUS PAGE



# Departure Summary

## Development Standard

### SMC 23.45.528.A.

The width of principal structures shall not exceed 150 feet.

### Request:

Allow a principal structure wider than 150 feet.

### Justification:

This departure is requested to maximize the quantity of affordable family housing units that can be constructed at the least cost. Massing Option A, the code compliant scheme, looks at constructing 5 separate buildings with maximum widths of 150 feet, each with their own elevator and two stairs. This is the most expensive option to construct resulting in a cost-per-unit metric that exceeds the allowable total development costs parameters set by the funders from the Washington State Housing Finance Commission (WSHFC).

The preferred design option is an ‘L’-shaped north building along E Yesler Way that is angled off of the street grid to create a corner plaza and preserve exceptional tree 55 to the northwest and accomodate a landscaped buffer between the street and ground-related housing units to the northeast. The angled siting also reduces the perceived bulk and scale of the structure. Additionally, the longer façade of the east wing is modulated into sections approximately 40 foot wide divided by 22 foot wide bays at the upper levels, and has smaller-scale, 24 foot wide ground-related housing units with residentially scaled elements to enhance the texture and rhythm and provide human scale at sidewalk level. The south building in the preferred design option presents façade lengths less than 150 feet facing 18th Ave S and Pratt Park to the south and east. The north façade, facing the north courtyard, is 274 feet long at the upper levels, but again is modulated into sections from 40-72 feet wide by 22 foot wide bays, and at the first and second floor townhouse and common space levels, th length is divided by a large portal and vertical circulation core that connects the north and south courtyards. The long north facade is never fully visible from E Yesler Way or Pratt Park because the view is obscured by the large existing trees in the park and the skewed siting of the north building.

Below is a select survey of existing precedent structures within a two block distance of the site whose facades exceed 150 feet in width. Widths are approximate and based on measurements taken from the SDCI GIS. The project parcel is a stand-alone MR zoned parcel surrounded by LR3 & NC1-55 zoning, but the maximum width requirement applies to both LR3 and MR zoning. However, existing multifamily and institutional buildings exceeding 150 feet in width are in both LR3, NC1, and nearby C1-75 zones, and were built at various times in history as noted in the survey.

The Existing Bryant Manor Apartments – 1801 E Yesler Way: Width is **244’** along E Yesler Way and **170’**along 18th Ave S. Built in 1972.

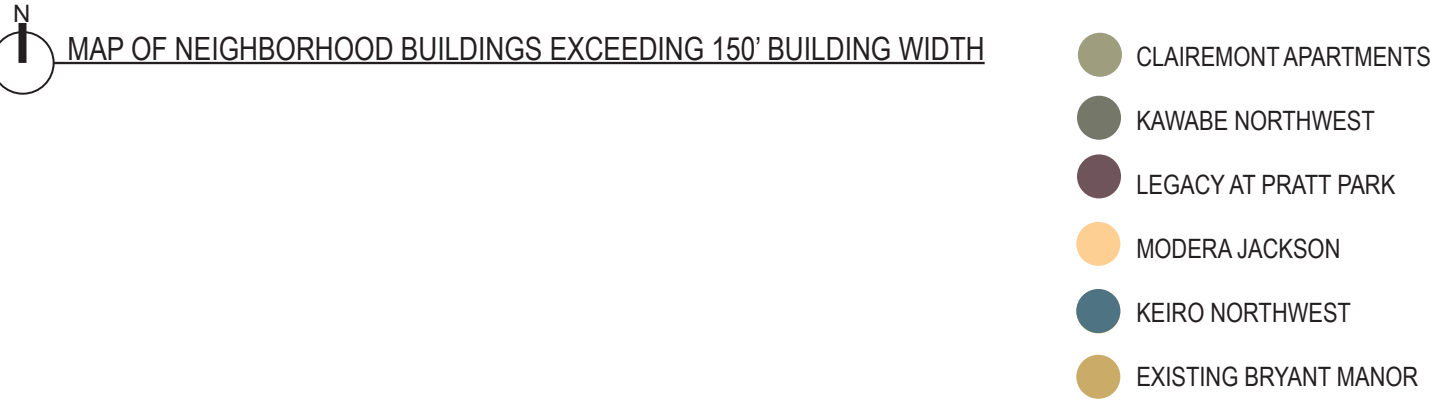
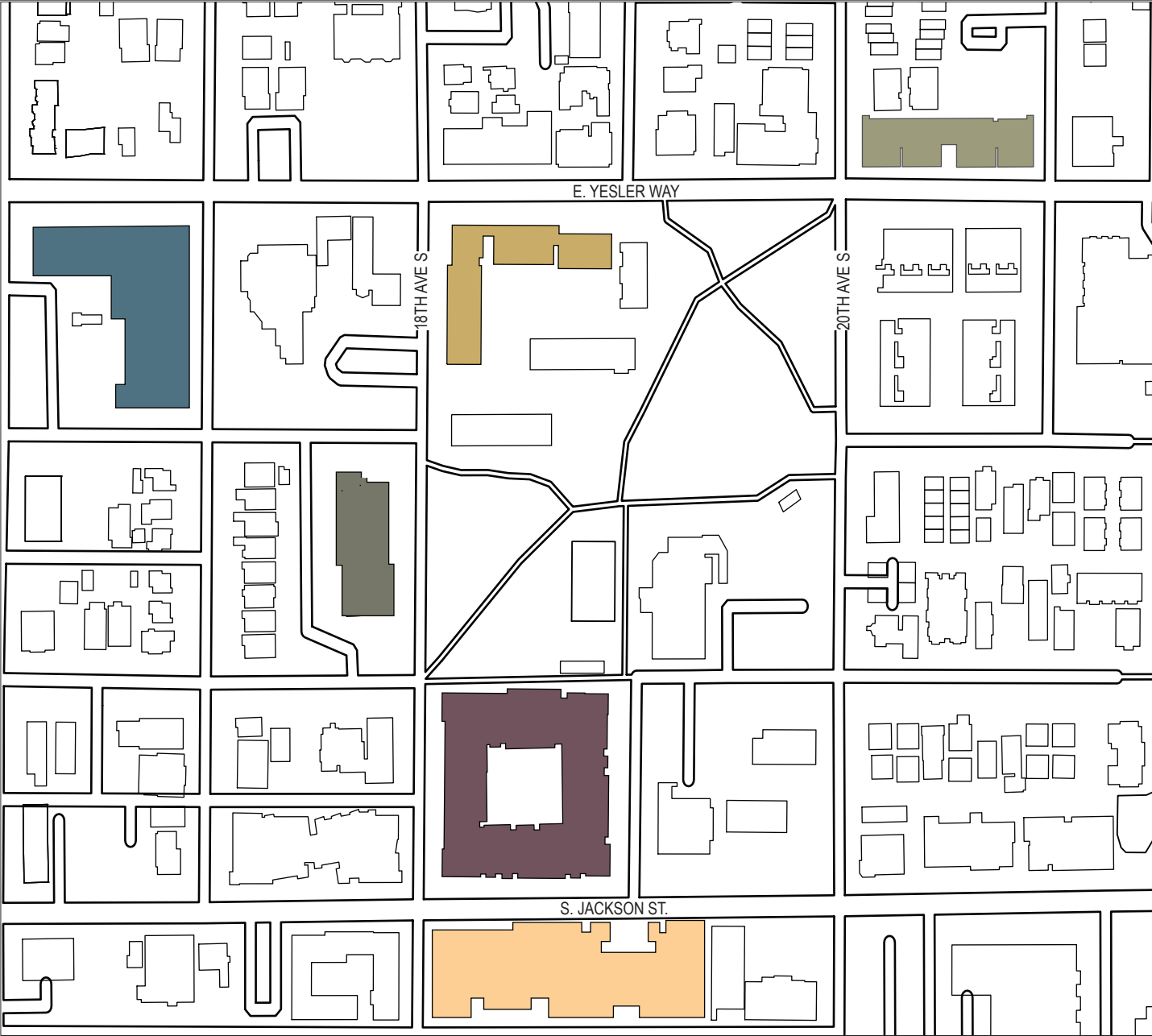
Clairemont Apartments – 2012 E Yesler Way: Width is **250’** with an approximately 20’ wide by 30’ deep courtyard centered along the length of the building. Built in 1909.

Kiero Northwest – 1601 E Yesler Way: Width along E Yesler is **230’** and along 17th Ave S is **200’**. Built in 1987.

Kawabe Memorial House – 221 18th Ave S: Width along 18th Ave S is **170’**; tower width along 18th Ave S is **160’**. Built in 1972.

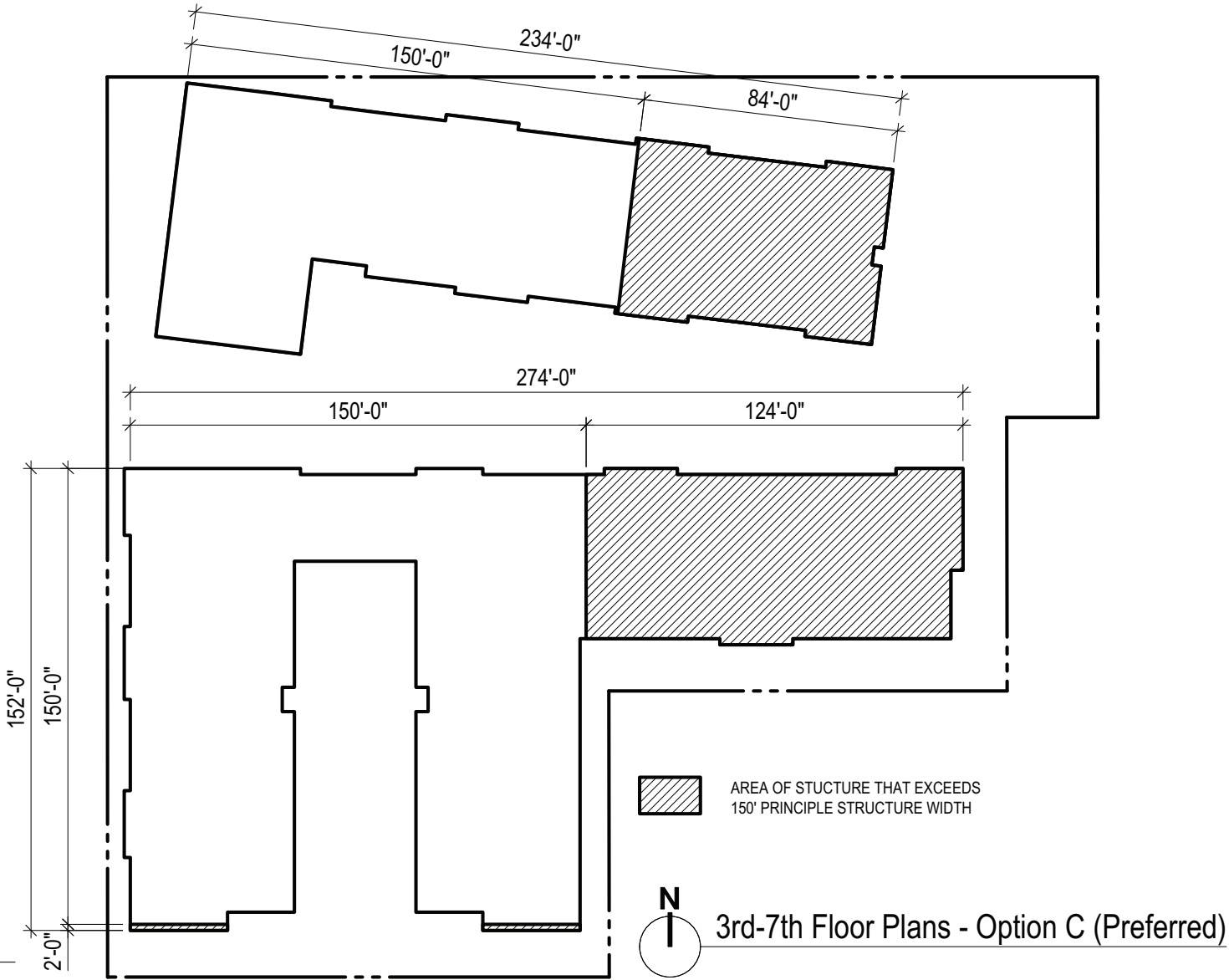
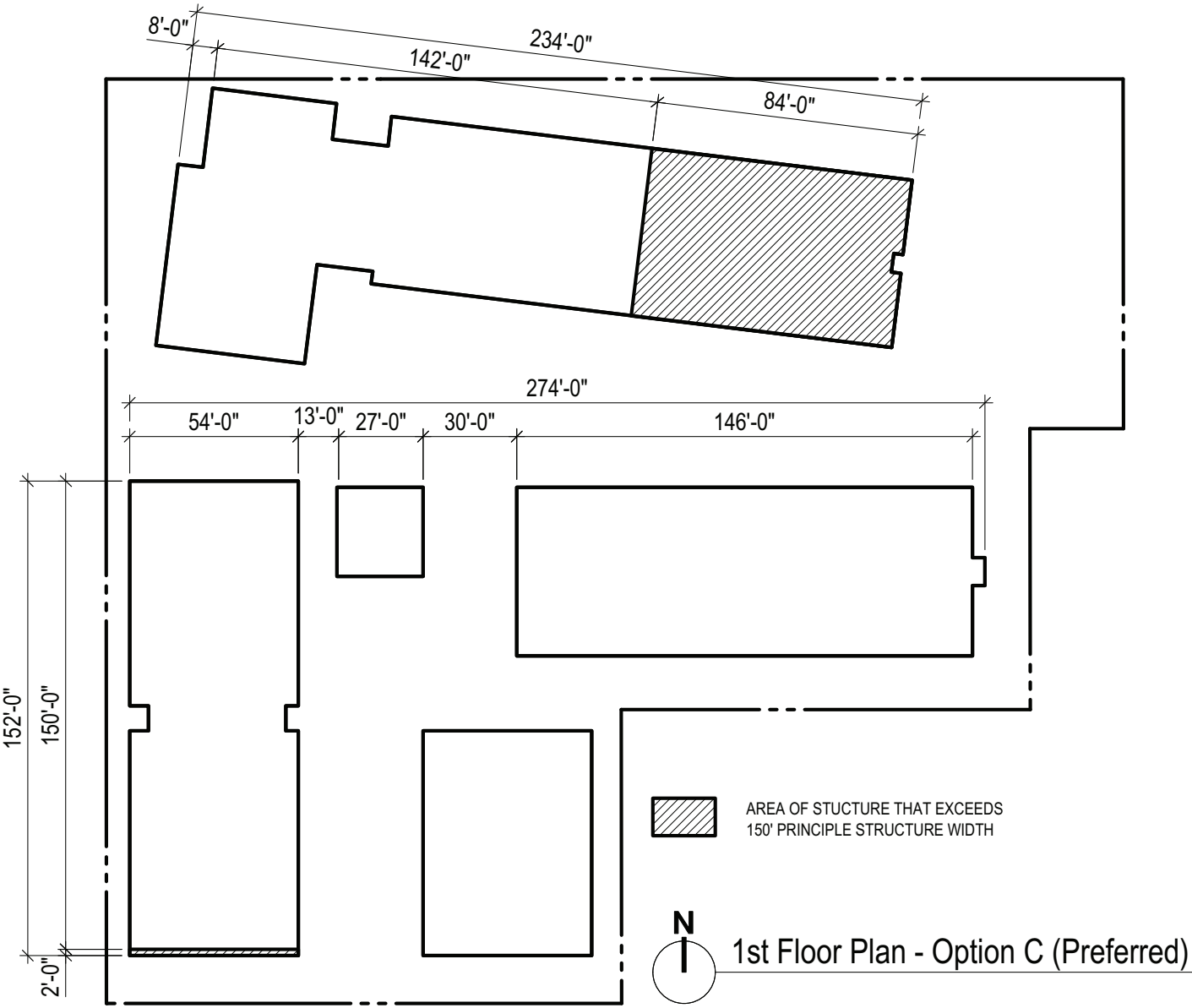
Legacy at Pratt Park – 1800 S Jackson St: Width east/west along S Jackson St and Pratt Park is **260’**, width north/south along 18th Ave S and 19th Ave S is **240’**. Built in 2008.

Modera Jackson – 1801 S Jackson St: Width along S Jackson St is **380’** with an approximately 60’ wide by 35’ deep courtyard where 19th Ave S dead ends into Jackson. Built in 2017-18.





# Departure Summary





# Departure Summary

## Development Standards

### SMC 25.11.040.A.

Tree removal or topping is prohibited in the following cases, except ... where the tree removal is required for the construction of a new structure... that is approved as part of an issued building permit.

- 3. Exceptional Trees on lots in Lowrise, Midrise, commercial, and single-family zones.

### SMC 25.11.090.B.

No tree replacement is required if the [Exceptional] tree is hazardous, dead, diseased, injured or in a declining condition with no reasonable assurance of regaining vigor as determined by a tree care professional.

## Request:

Allow removal of three trees, 39, 40 & 58, which meet the threshold for exceptional status based on size.

## Justification:

The arborist report, Appendix A, identifies four (4) trees on site that qualify as exceptional on the basis of size. Of the four exceptional trees, Tree 40 was evaluated as dead/dying, Tree 39 is in poor condition, and Tree 58 is in fair condition. Tree 55 is in excellent health and is “indisputably Exceptional in size, condition, form and placement”. The project design of the preferred scheme preserves, protects, and celebrates Tree 55 adjacent to the proposed corner plaza and retail space in the northwest corner of the site.

Please review Appendix A, Arborist Report and Report Supplement for complete findings and justification for the removal of trees 39, 40, and 58. The Report Supplement as it relates to Trees 39, 40, and 58 is summarized below.

Regarding Tree 39, the arborist’s rationale is that its retention does not make sense based on observations of decline and limited life expectancy. If it loses just one more stem, it’s DBH equivalency would fall below the threshold for Exceptional designation. Tree 40 is an *Acer circinatum* in severe decline and terminal condition. Two of its three stems have less than 40% live wood, the third is standing dead and a fourth is on the ground, recently fallen as the result of basal decay. Tree 40 is dying and should be removed. Regarding Tree 58, the arborist recommends proactive removal of its south leader for public safety consideration due to severe defects and dieback. Once the south leader is removed, with a single trunk, Tree 58 will no longer meet the threshold for Exceptional designation. Additionally, the tree has numerous wounds with decay, dead canopy, and general decline that render it in sub-optimal condition.

The threshold for exceptional status is defined by Director’s Rule 16-2008. Since the species in question, *Arbutus unedo*, is a non-native species and is not included in Table 1: Size Thresholds for Common and Native Seattle Trees to be considered for exceptional status, the exceptional status was determined via an alternative method provided in DR 16-2008. The rule states that the threshold diameter is 30” or 75% of the largest documented diameter for a tree of that species in Seattle, whichever is less, as noted in Trees of Seattle, 2nd edition by Arthur Lee Jacobson.

The *Arbutus unedo* specimen documented in Jacobson’s book, measured at 14.1” DBH, (photo on far right) has not grown (in girth) in the 16 years since original publication, as verified with on-site measurements by the project team. This could be attributed to its constrained location adjacent to a building wall on one side and hemmed in with impervious surface concrete on the other three sides. While this tree is still a relatively balanced specimen with a full canopy, this document questions its status as the largest documented tree of this species in Seattle.

The arborist report notes that “*Arbutus unedo* is a common species in Seattle, and specimens are maturing throughout the city that better fulfill the intent of the Exceptional designation” and that in the years since the book was published, “many specimens cited will have grown considerably larger than the book documents. It is up against updated measurements that individual trees of a species should logically be compared in determining whether their stature is in fact Exceptional”.



Tree 55, an *Arbutus unedo*, at the northwest corner of the Bryant Manor site.



Present day photo of the *Arbutus unedo* specimen documented in Trees of Seattle, 2nd edition by Arthur Lee Jacobson.





# Departure Summary

**Development Standard**

SMC 23.45.518.H.3.

Bay windows and other features that provide floor area may project a maximum of 2 feet into required setbacks and separations if they:

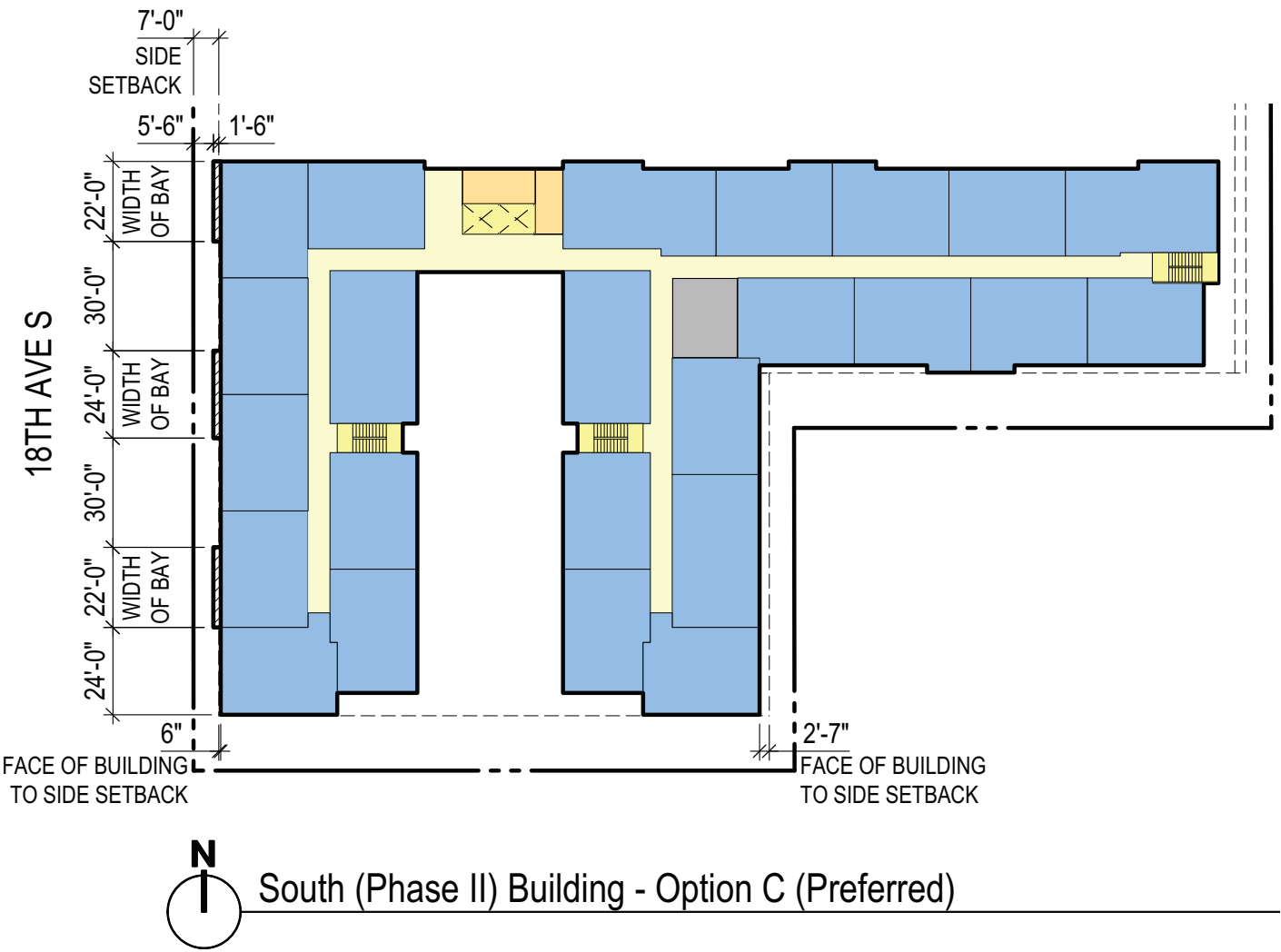
- a. Are no closer than 5 feet to any lot line;
- b. Are no more than 10 feet in width; and
- c. Combined with garden windows and other features included in subsection 23.45.518.H.2. , make up no more than 30 percent of the area of the façade.

**Request:**

Allow bays that project into the setback and provide floor area wider than 10 feet.

**Justification:**

The preferred design proposes building modulations (bays) that are between 22 and 24 feet in width, grouping the back-to-back living areas of adjacent units at interior conditions and within single units at corners, creating a rhythm of bays along the length of the building. The proportion of the proposed wider bays within the overall building massing is more compatible with the existing neighborhood character compared to bays that conform to the 10 feet width maximum. Additionally, ten feet wide bays that are 5-6 stories high would inherently emphasize the verticality of the buildings, which is counterproductive to the design’s intention of introducing bays and other façade modulation with a goal of reducing perceived building bulk, scale and height.





# Departure Summary

## Development Standard

SMC 23.45.518.H.5.

Unenclosed porches of steps

- a. Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 feet of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, excluding guard rails or hand rails, may extend to a street lot line. See Exhibit C for 23.45.518.
- b. Unenclosed porches or steps no higher than 4 feet above existing grade may project into the required rear setback or required separation between structures a maximum of 4 feet provided they are a minimum of 5 feet from a rear lot line.
- c. Unenclosed porches or steps permitted in required setbacks and separations shall be limited to a combined maximum width of 20 feet

### Request:

Allow unenclosed porches and steps higher than 4 feet above existing grade to project into the required setback, and allow width of these structures to exceed 20 feet.

### Justification:

This combined departure is requested in order to provide access and porches to ground related townhouse units along 18th Ave S to the west, and those facing Pratt Park to the south and East, while preserving valuable existing underground parking and associated garage entries, while navigating connection to existing grade that slopes significantly from north to south.

The ground floor level of the south (Phase II) building is stepped. The north bar of units, including the three northernmost townhouses facing 18th Ave S, is at approximately the same elevation as the north (Phase I) building and north courtyard, preserving a functional height in the larger north underground parking garage. At the north end of these townhouses finished floor elevation is approximately 10 feet above existing grade at the sidewalk and 13 feet above grade at the south end.

The south portion of the two legs of the south (Phase II) building are set at an elevation seven feet below the north bar, again preserving a functional height in the smaller south garage and bringing these units closer to street level. At the north end of these townhouses finished floor elevation is approximately 6 feet above existing grade at the sidewalk and 9 feet above grade at the south end.

Additionally, this departure will allow the design team to better implement the concept and intention of design guidelines PL3-1.g; providing coupled entries to foster a sense of community and visual interest at bulding entries and generous porches at these entries to encourage sitting and watching the street. Overhead protection at portions of these porches will allow for year-round use.

The diagram to the left illustrates zones where the requested departure would occur. The intention is not to completely fill these areas with porches and stairs but rather understanding that the design of these access and entry spaces is still preliminary and could occur within these zones as the design develops.

