DANNY AND SANDY

2305 E. ALDER ST, SEATTLE, WA

3033660-EG

STREAMLINED DESIGN REVIEW

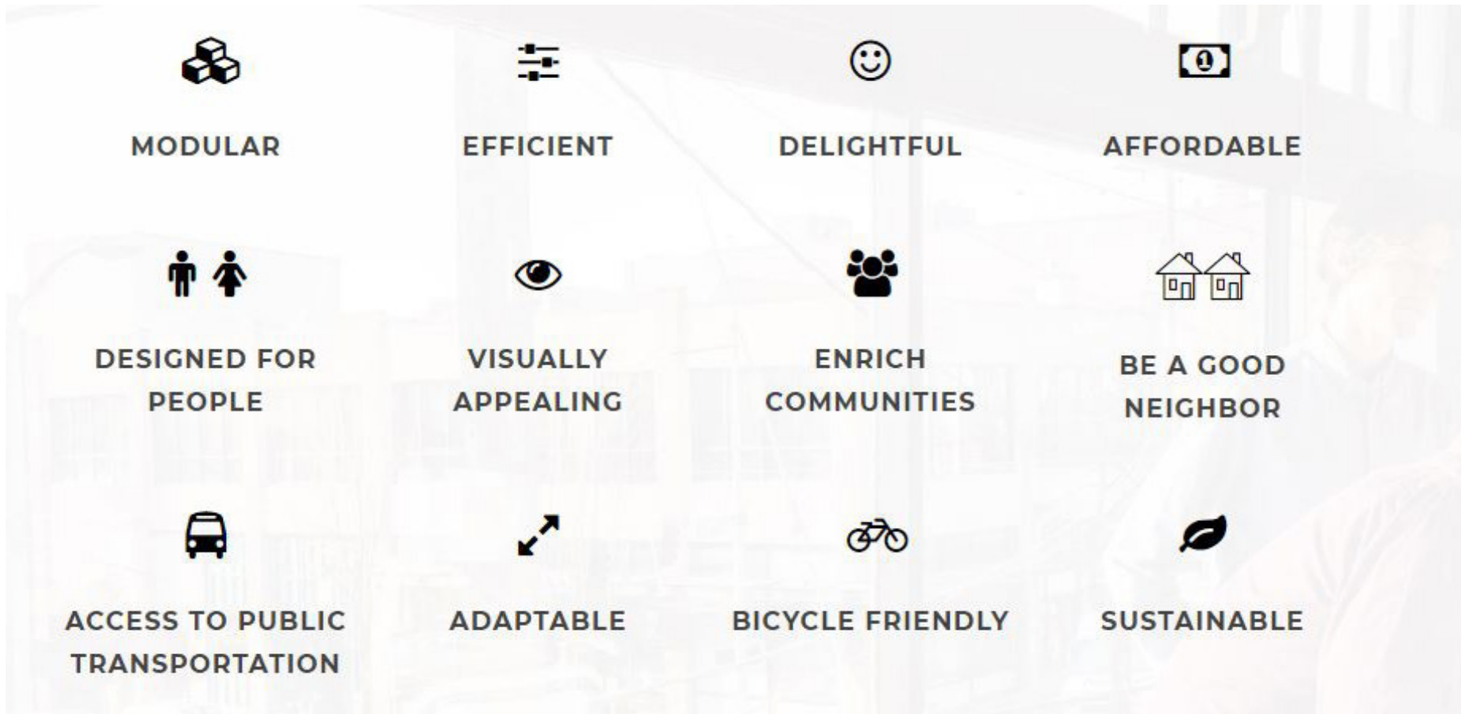
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p: 206.267.9277
w: www.hybridarc.com

Our Hybrid Livability Manifesto

We believe many factors impact the livability of architecture – from economical, social, environmental, & cultural. Our Hybrid 'Livability' Manifesto is a series of concepts we apply to Hybrid Designs. It constantly improves as our understanding of modern living evolves through Research, Competition Work, & Professional Experience gained from the front lines of Building the Livable City.



Let Us Introduce Ourselves

Rob Humble
Architect
Design Lead



Scott Goodner
Project Manager
Designer



Mike Ennen
Intern
Architect



Barrett Eastwood
Project Manager
Partner



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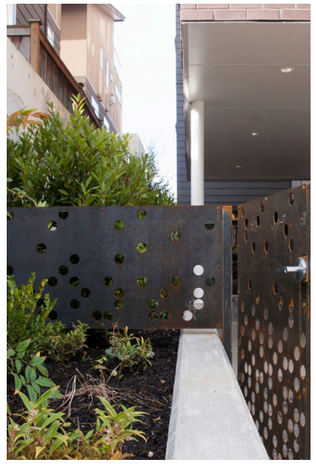
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Project Experience

Previous Projects Designed by Hybrid Architecture



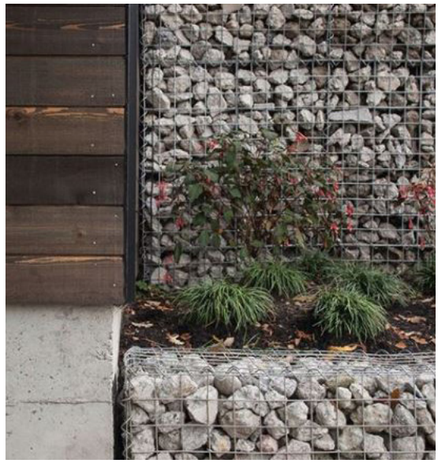
Clover Lofts



741 Harvard Entry Gate & Planter



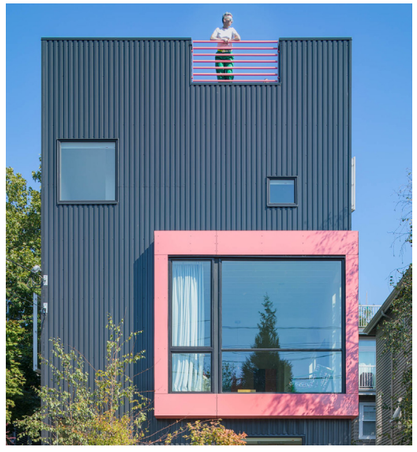
Betula Apartments



Integration of Gabion walls, concrete,



Redwood Apartments



BigMouth Townhouse



Bellevue Avenue Mid-rise



Remington Court Townhouses



Harvard Avenue Apartments

Project Team

Architect:

Hybrid Architecture
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Project Owner:

Hybrid Development
1205 E Pike St #2D, Seattle, WA 98122
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Thank You



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Neighborhood Objectives

- Provide an **cohesive streetscape** for the community that blends the new development with the surrounding context
- **Design respectfully** and mindful of neighboring properties
- Provide an architecturally **complimentary design** that enhances the streetscape and provides eyes on the street

Design Objectives

- Design **affordable, buildable, livable** dwelling units that foster a sense of community
- Provide connections to **natural planted features** and dense landscaping that enhances the sidewalk edge
- **Elevate the public living** space to take advantage of views, light and air

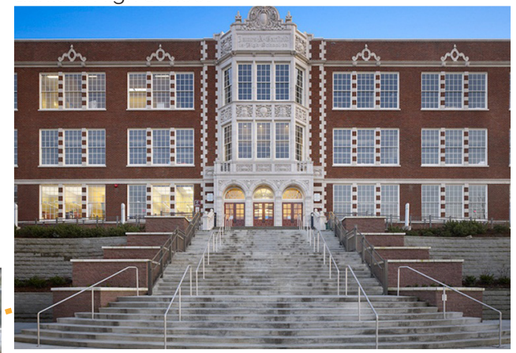


Greater Context and Neighborhood Landmarks

Nova / Mann School

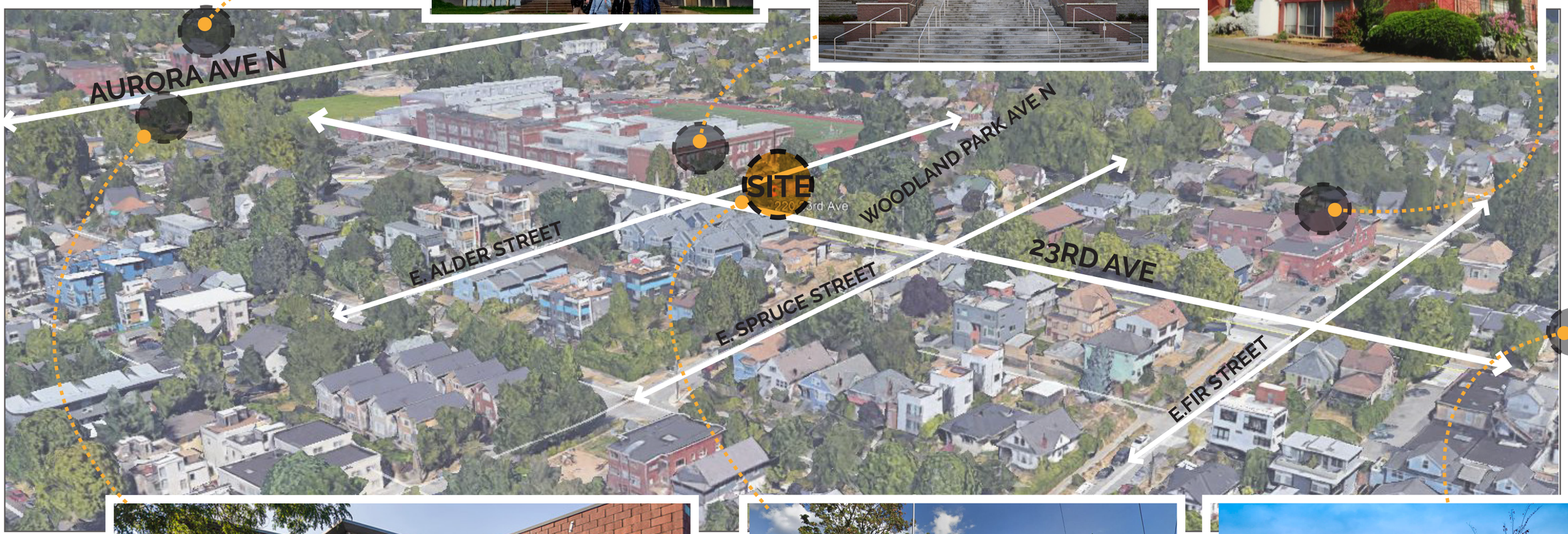


Garfield High School

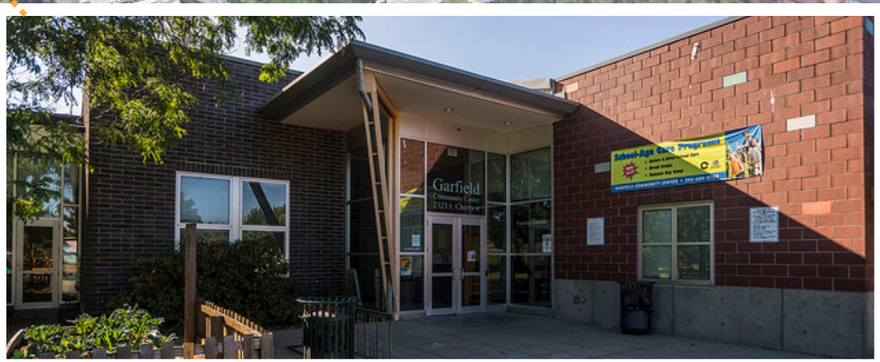


Peoples Institutional Baptist Church

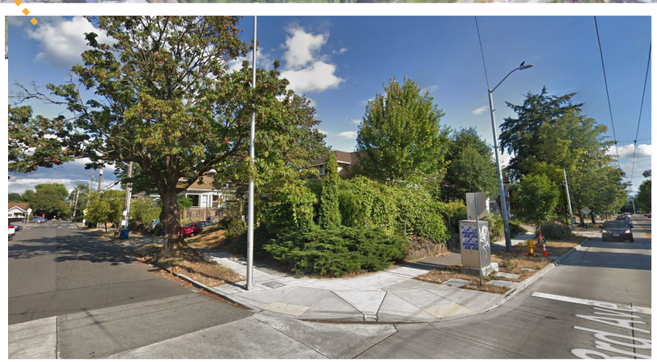




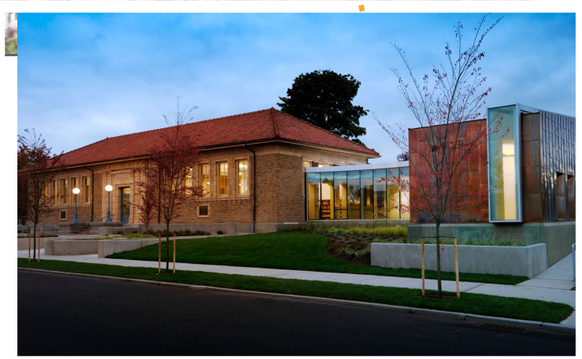
Aerial Map



Aurora Bridge



Project Site Location



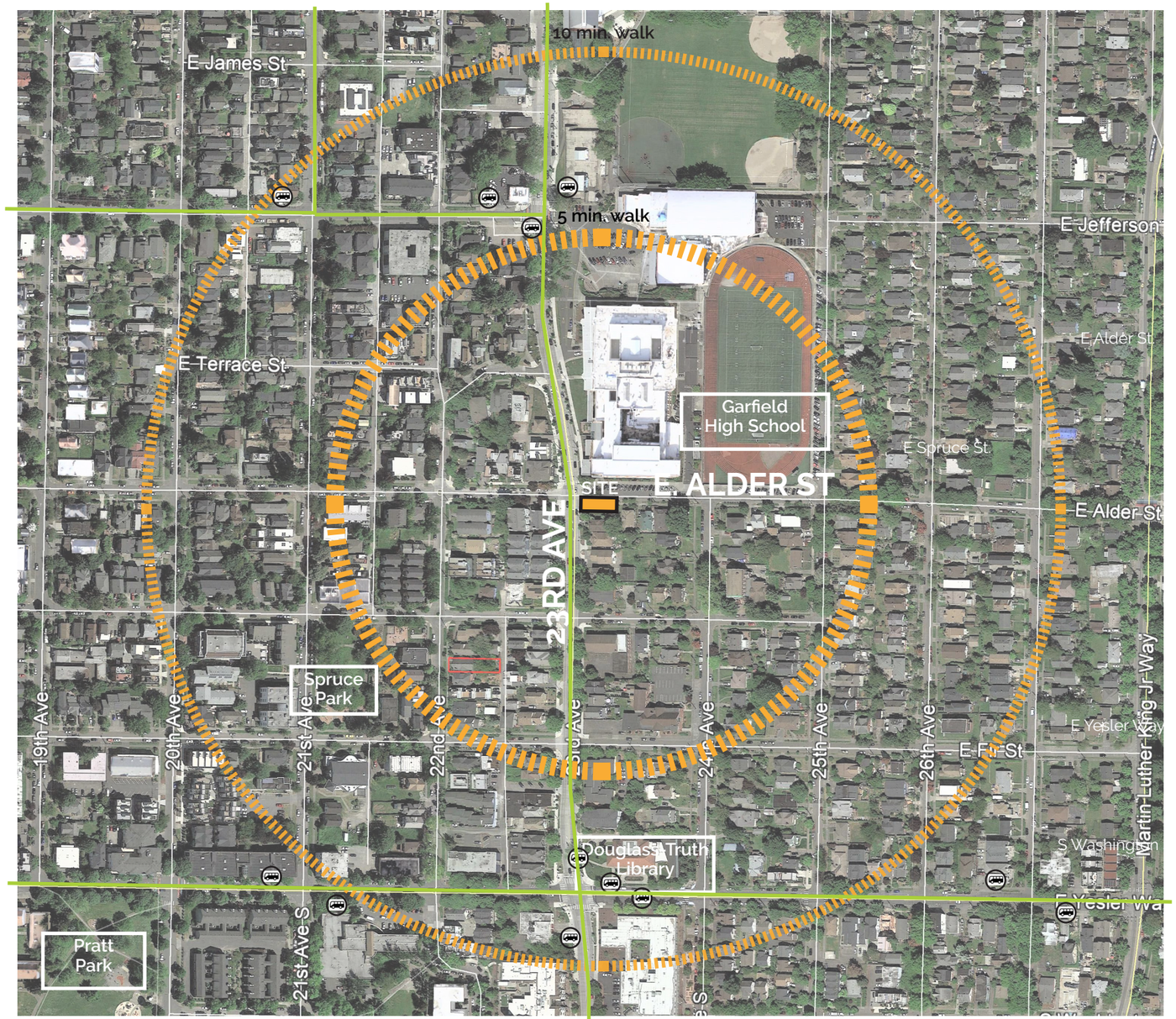
Douglas - Truth Branch, Seattle Public Library

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Site and Project Overview



Area Map

PROJECT DESCRIPTION

Project to develop and construct (two) 3-story, attached residential rowhouses on a lot established through a short plat. Project includes parking for both rowhouses on site. Streamlined Design Review.

ZONING INFORMATION

SITE LOCATION	2305 E. Alder Street, Seattle, WA 98122
LEGAL PARCEL #	0007600044
LEGAL DESCRIPTION	YESLERS H L 1ST ADD S 28 FT OF 2 & N 7 FT OF 3 LESS ALLEY
SITE ZONING	LR2 (Lowrise 2)
OVERLAY	PARKING FLEXIBILITY AREA
NEIGHBORHOOD	23RD, JACKSON + UNION
ECA	NONE
SEPA REVIEW 25.05.800 - TAB A/B	SEPA REVIEW NOT REQUIRED - EXEMPT PER TABLE A: 6 EXEMPT DWELLING UNITS 4 UNITS PROVIDED < 6 UNITS EXEMPT
PARKING REQUIRED	PER SMC 23.54.015, 1 SPACE FOR EACH DWELLING UNIT,

TRANSIT LEGEND

- Bus Lines
- Bus Stop



Zoning

- Downtown
- Major Institutions
- Manufacturing/Industrial
- Master Planned Community
- Multi-Family
- Neighborhood/Commercial
- Residential/Commercial
- Single Family

ZONING MAP

Site is zoned LR2 (Low Rise 2) within the Central Area, Seattle, Washington.

While the site is near a SF 5000 zone to the east, it does not border that zone and all parcels immediately adjacent to the site are within the same LR2 zone, forming a mostly multi-family dense neighborhood near Garfield High School.



USE LEGEND

- Office
- School/Education
- Apartment
- Fourplex / Triplex / Duplex
- Condominium
- Townhouse / Rowhouse
- Church / Religious Service
- Single Family
- Commercial
- Community
- Green Space
- Site

TYPOLOGIES / USAGES

Neighboring area uses include residential single family homes, apartment buildings, condominiums and townhouse / rowhouse structures. There are also a few community amenity uses including churches, Garfield High School and adjacent green space.

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Survey and Site Analysis

ADDRESS:
2305 E. Alder Street (Pending short plat)
Seattle, WA 98122

PARCEL NO:
0007600044

DESCRIPTION:
YESLER H L-D C # 42 & 47 N 60 FT OF S 120 FT OF W 79 FT OF TR 41 SARAH B YESLER TRACTS AND STRIP ADJ ON W

SITE AREA:
PARCEL B PER SHORT PLAT
2,024 SF

ZONING:
LR2

STREET:
23RD AVE
EVEN GRADE N>S
33'-0" TO C/L OF STREET
6" CONC. CURB
CONC. SIDEWALK

E. ALDER ST
SLOPES UPHILL W>E
30'-0" TO CL OF STREET
6" CONCRETE CURB
CONCRETE SIDEWALK

ALLEY:
NO ALLEY

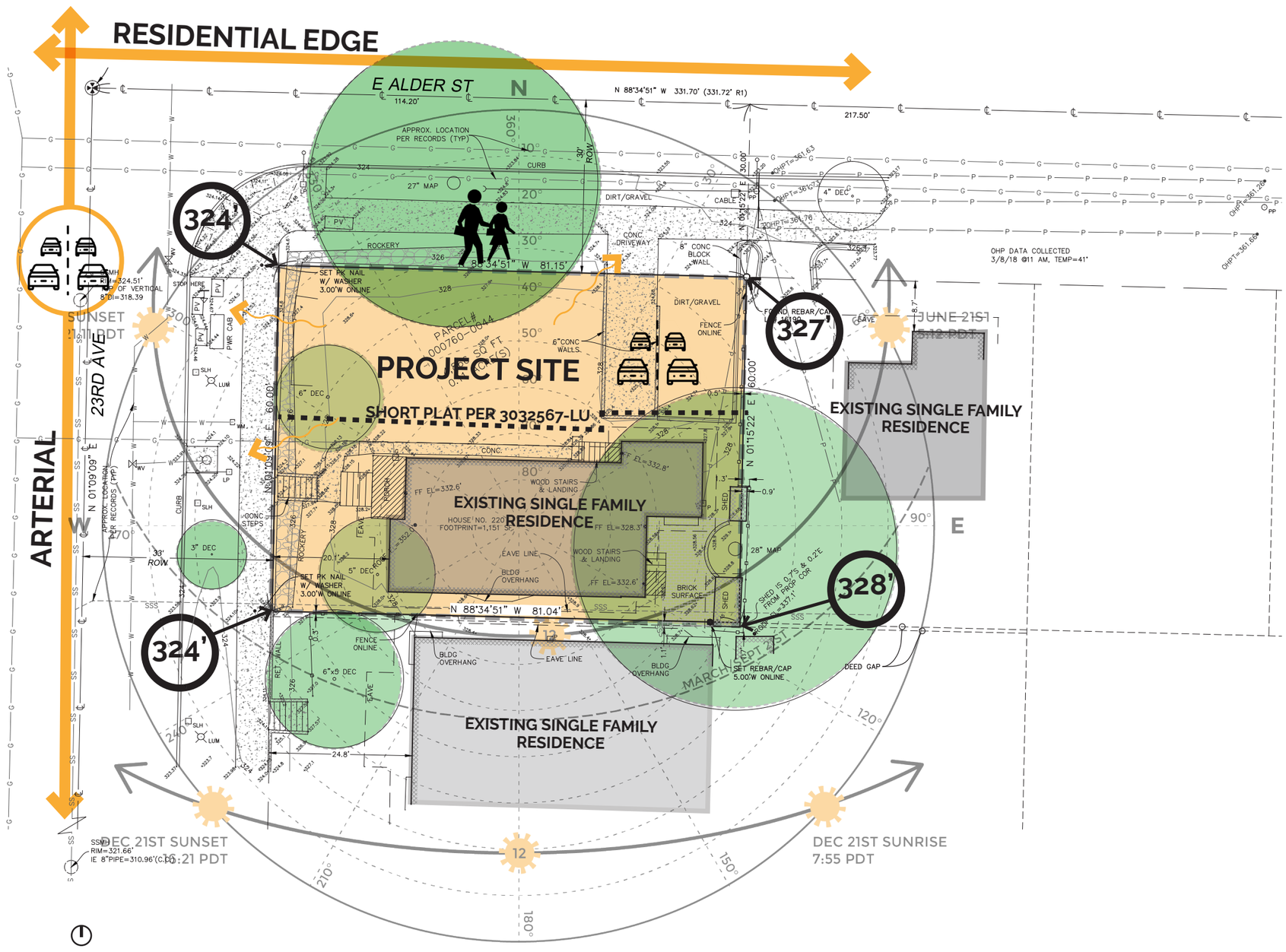
UTILITIES:
ALL UTILITIES SERVICED FROM STREET

ADJACENT BUILDINGS:
NORTH- 400 23rd Ave
3-STORY, MASONRY PUBLIC SCHOOL

EAST - 2311 E. ALDER ST
2-STORY WD FRAMED SF RESIDENCE

SOUTH - 214 23RD AVE
1-STORY, WD FRAMED SF RESIDENCE

WEST- 221 23RD AVE
2-STORY, WD FRAMED TOWNHOUSE



Neighborhood Architectural Precedent

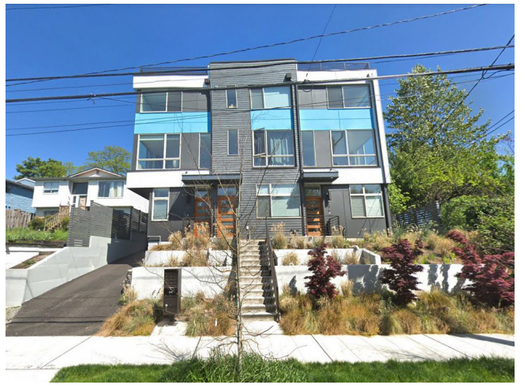
This Central Area hosts a variety of architectural styles and a mix of older brick buildings along with newer Mixed Use developments and multi-family structures clad in cement board, metal and other contemporary materials. Pictures below are from the Central area and demonstrate the community context our project resides within.



Apartment Building - Front porch addressing street



Garfield - Simple Massing, Fenestration. Materiality



Townhouses - Layered landscape and buffer



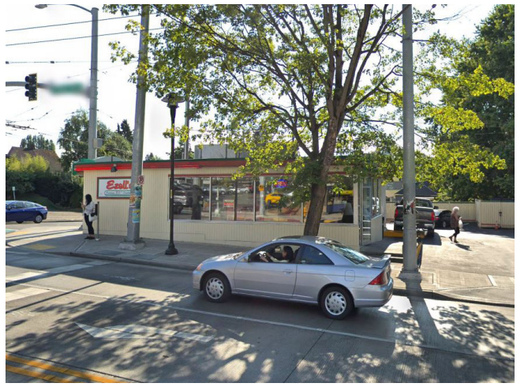
Community Oriented - Garfield Community Center



2-Story Single Family - Raised Entry and Parking



Neighborhood Single Family House



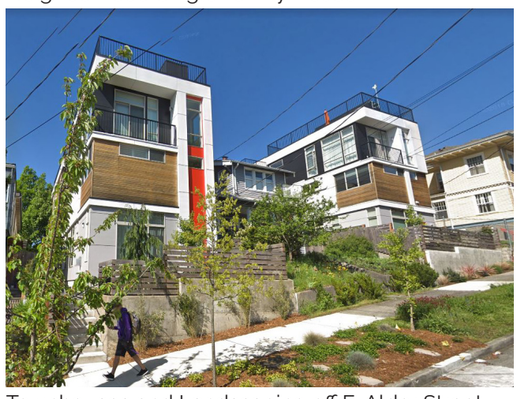
Ezell's - Neighborhood Classic



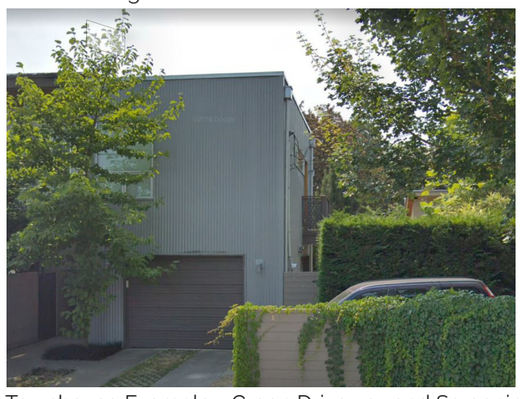
Adjacent Single Family Properties to the East



People's Institutional Baptist Church - Red Brick



Townhouses and Landscaping off E. Alder Street



Townhouse Example - Green Driveway and Screening



Simple Forms and Massing - Curry Temple

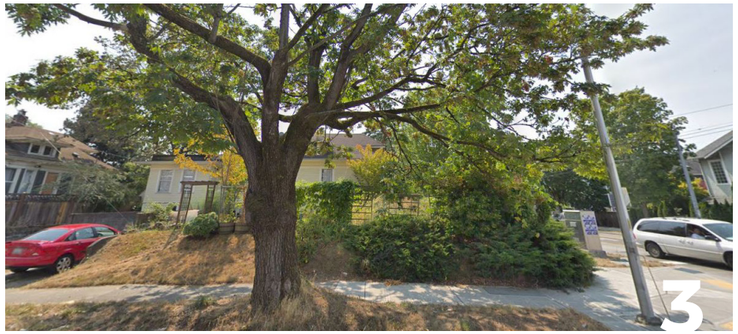
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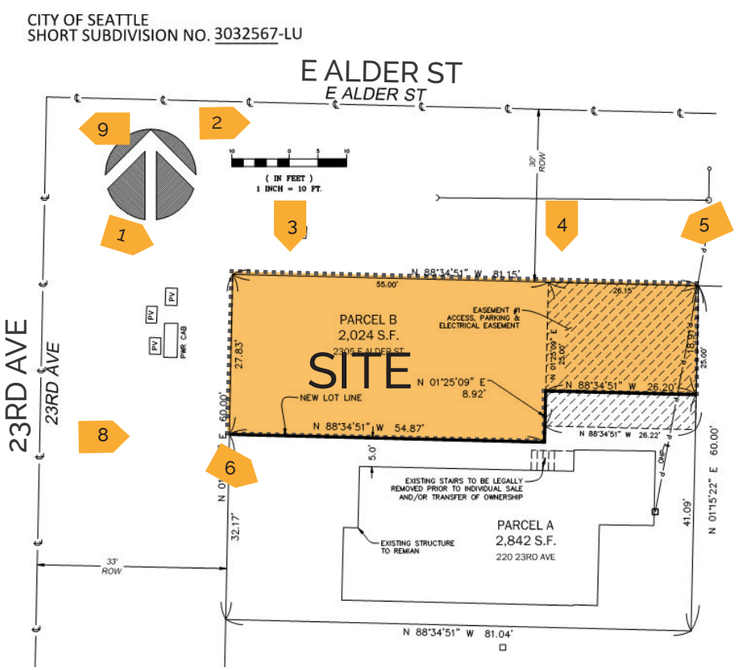
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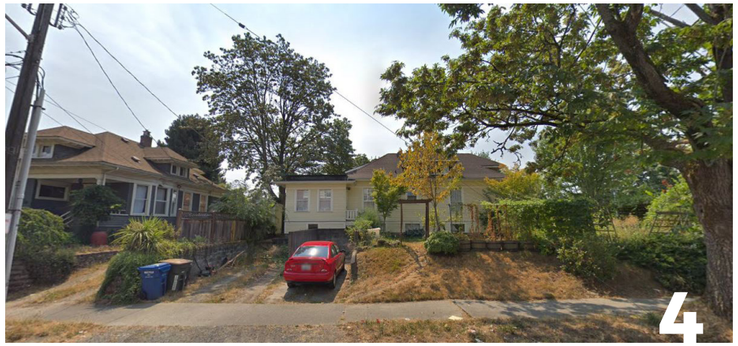


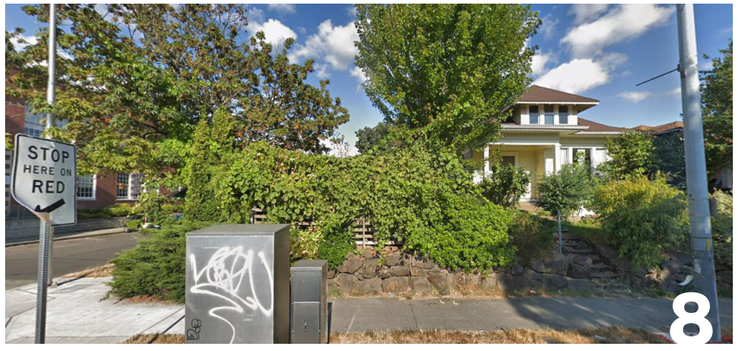




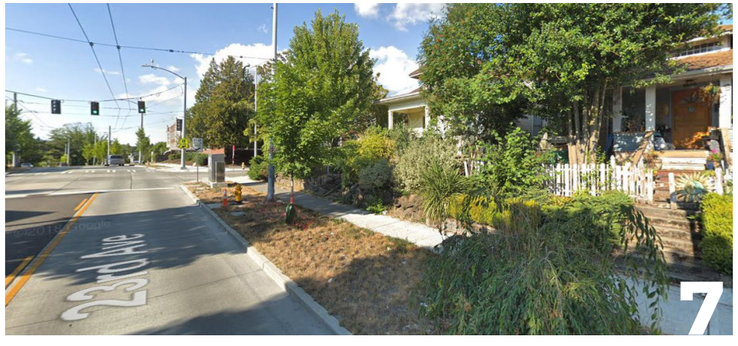


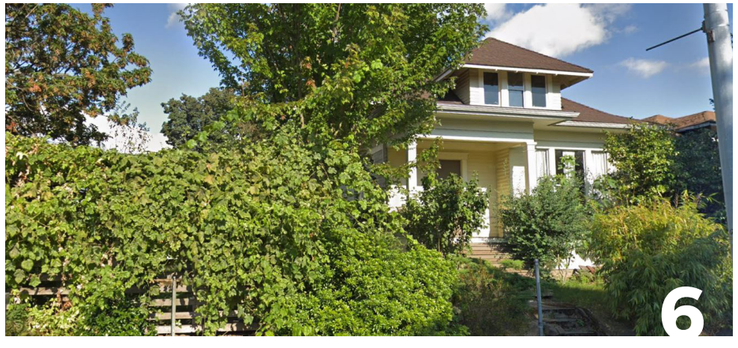








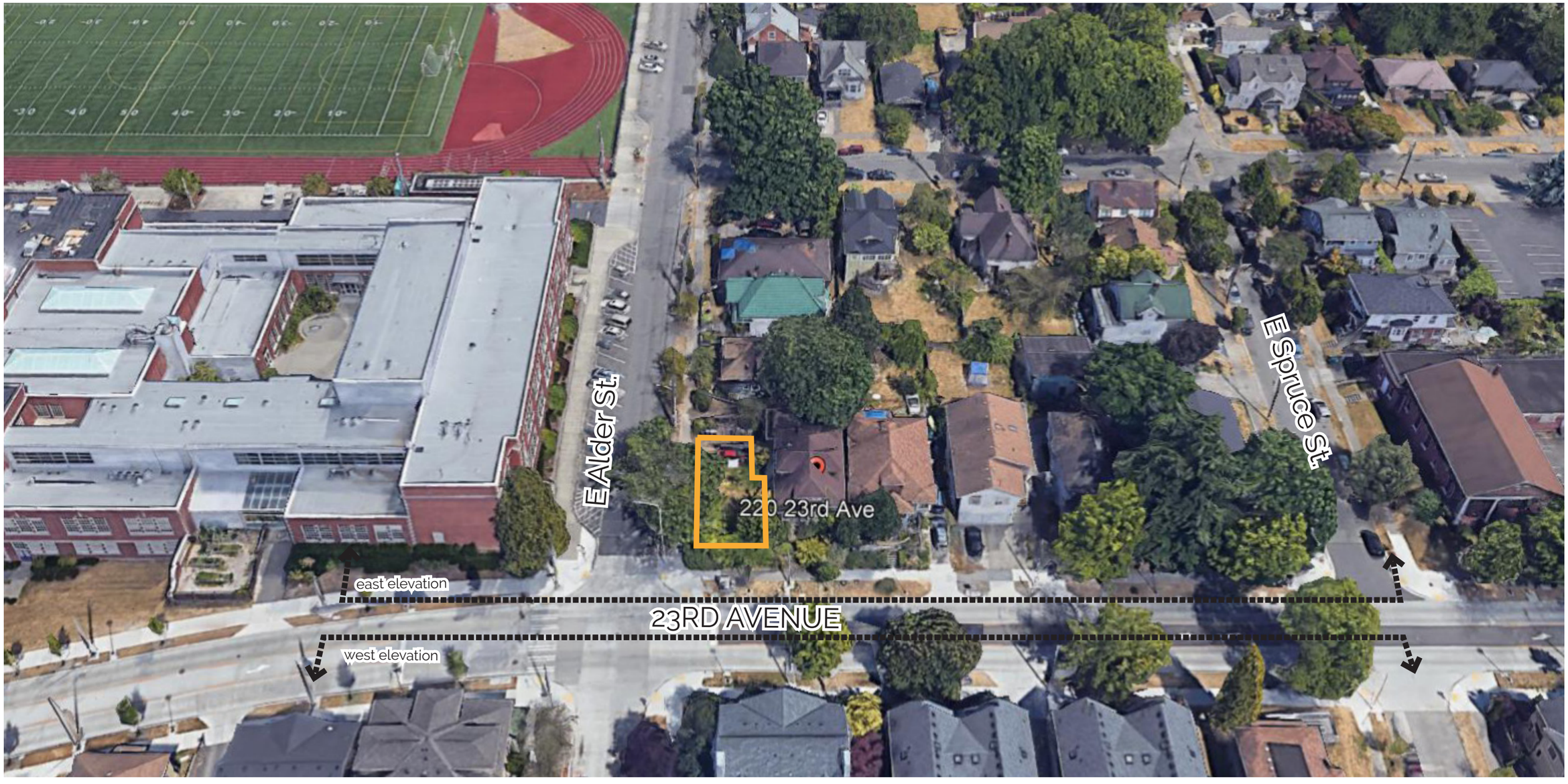




Site Photos

The collection of images continue to explore the immediate block context and investigate views into and out of our project development.

BIRD'S EYE VIEW - 23RD AVENUE



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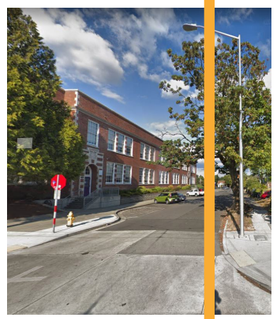
p: 206.267.9277
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STREET MONTAGE - 23RD AVENUE

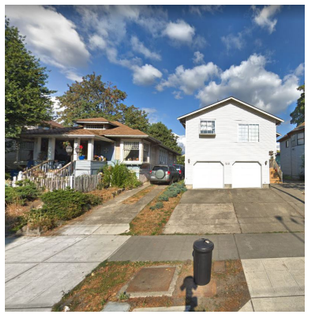
East Elevation

Project Site

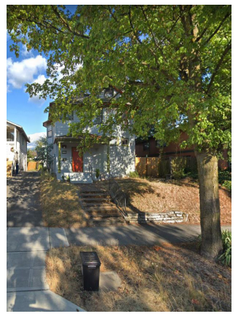

Garfield High School

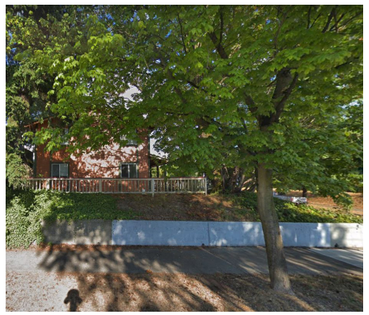

E Alder Street


Single Family


Single Family

Single Family


Single Family


Condominium

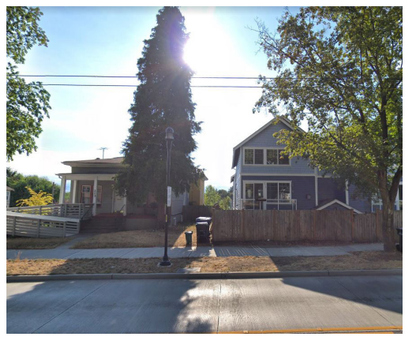


E. Spruce Street

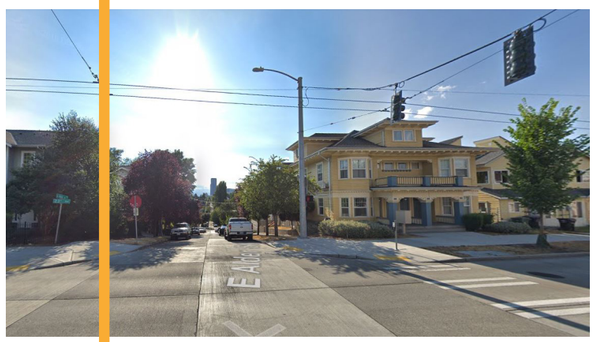
West Elevation

Across From Project Site


E Spruce Street

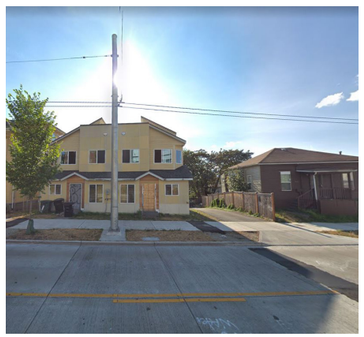

Fourplex


Townhouse

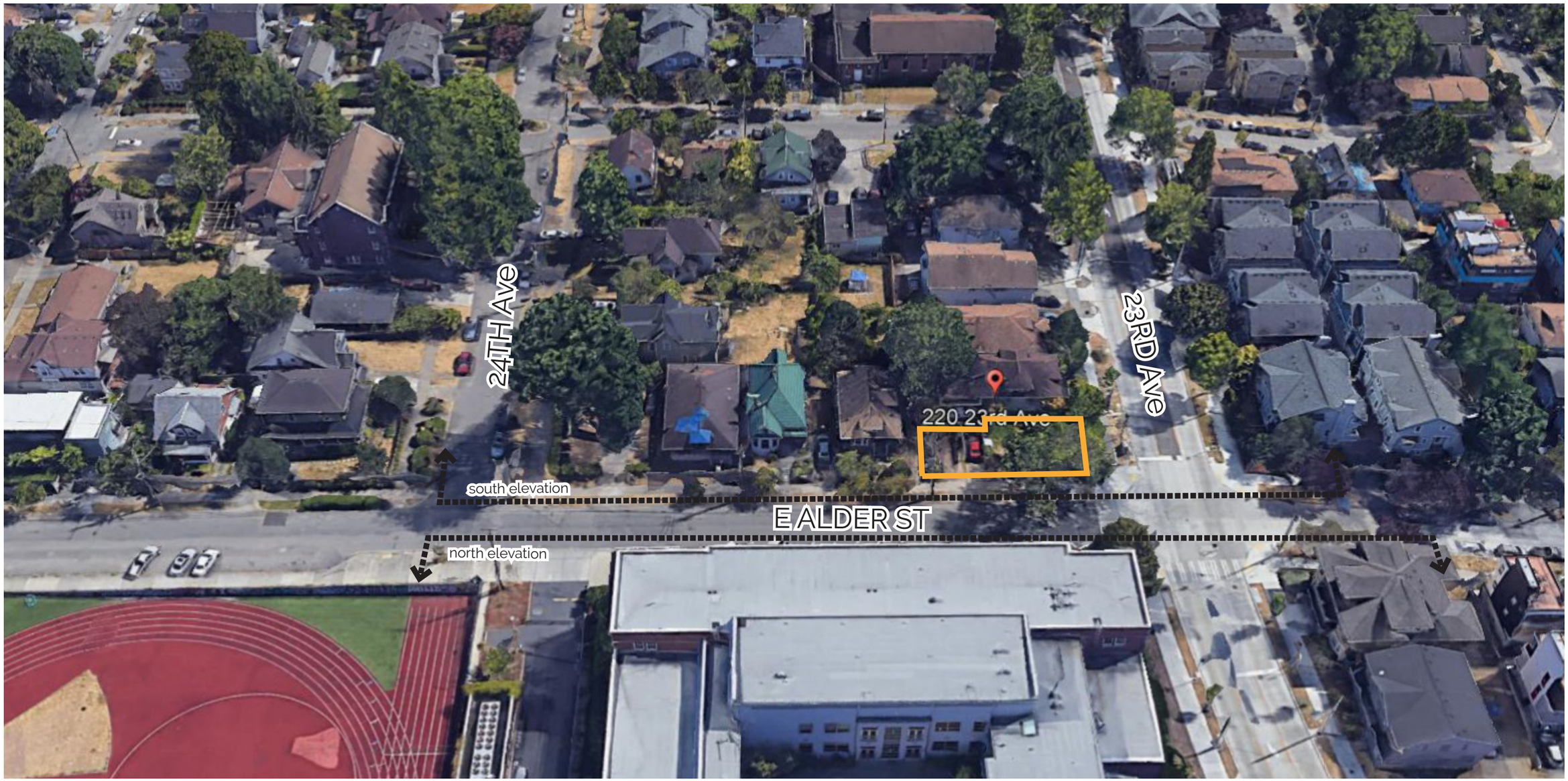


E Alder Street

Apartments


Townhouse

BIRD'S EYE VIEW - E ALDER STREET



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STREET MONTAGE - E ALDER STREET

South Elevation

Project Site

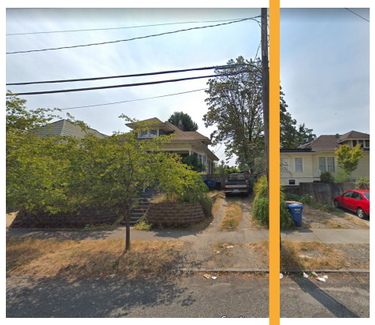


24TH Avenue


Vacant Lot


Single Family


Single Family


Single Family





23RD Avenue

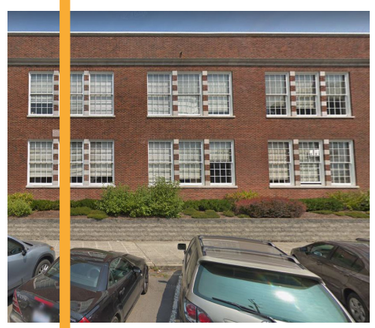
North Elevation

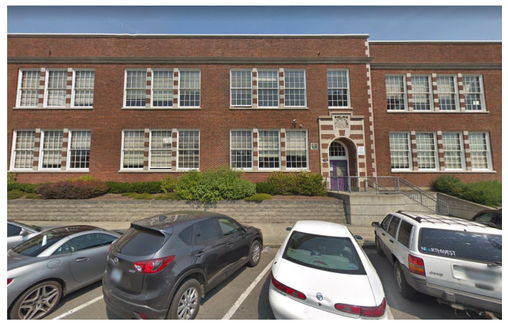
Across From Project Site



23RD Avenue






Garfield High School




Garfield Track

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Design Guidelines

DESIGN GUIDELINE

CS3 Architectural Context and Character
C.1. Neighborhood Context:

Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

DESIGN TEAM RESPONSE

To contribute more meaningfully within the context of the local neighborhood, the design for the two new rowhouses will continue the street edge retaining wall feature to traverse the grade, raising the entry stoops off the sidewalk. The corten metal material was chosen to match the rich color of the brick on the adjacent Garfield High school and roof forms were aligned with the more traditional pitched roofs of the craftsmen style homes surround the project site.



DESIGN GUIDELINE

PL3 Street Level Interaction
1.g. Frontages:

At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryway. Provide generous porches at these entries to encourage sitting and watching the street.

DESIGN TEAM RESPONSE

The project fosters a sense of community by orienting the residential entries off the quieter, more residential street - E Alder street. The generous raised entry stoop is almost 6'-6" deep, allowing for sitting and watching the neighborhood. The material is changed at the paired residential entry and inset to visual articulate it within the overall mass of the structure along the "buckle" of the project that divides the two rowhouses. Additionally, concrete pavers continue to signal the change towards the entry itself.



DESIGN GUIDELINE

PL3 Urban Pattern and Form
2.f. Strreetscape Treatment:

Limit the placement of solid barriers or blank walls next to the sidewalk. Consider using landscape buffers instead.

DESIGN TEAM RESPONSE

A landscape buffer has been incorporated between the sidewalk and the retaining wall that manages the grade change of approximately 4'-0". A layered landscape approach will be incorporated to break up the visual weight of the concrete retaining wall and additional landscaping will be designed in the planting area on top of the grade in order to provide a visual rich design that contrasts the corten material of the residential structure.



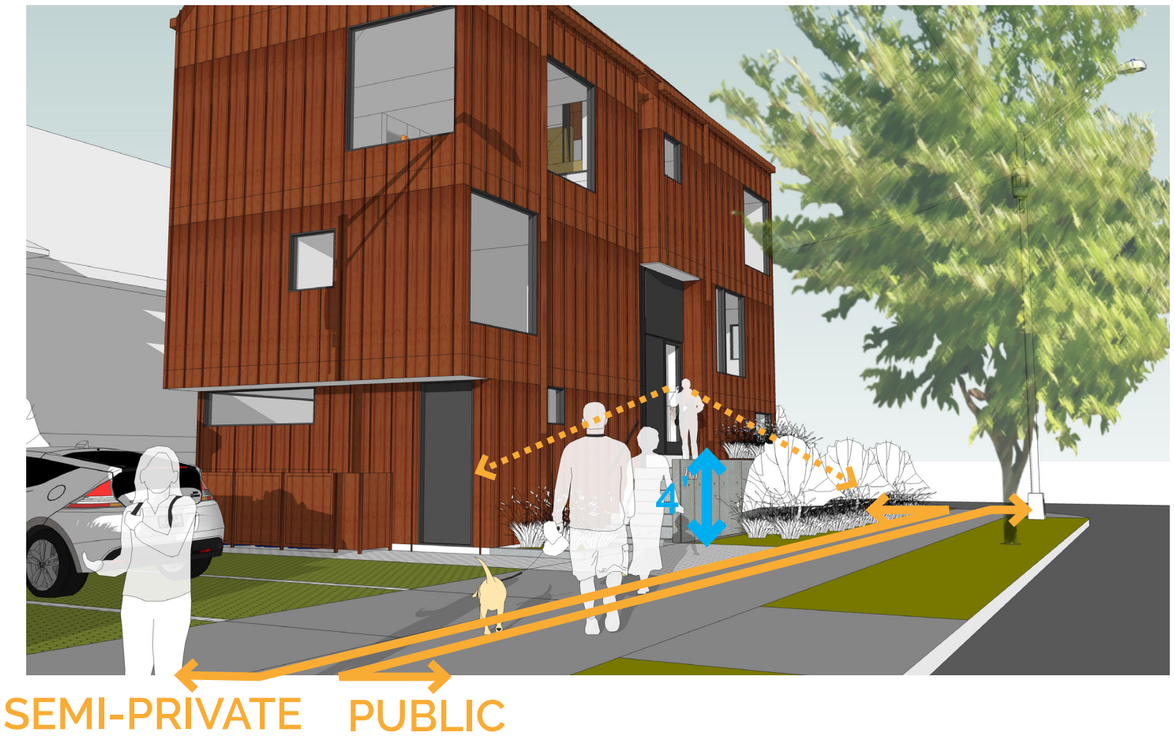
DESIGN GUIDELINE

PL3 Street Level Interaction
2.j. Streetscape Treatment:

To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.

DESIGN TEAM RESPONSE

The proposed rowhouse units have been design so that you enter the units on a split-level on a raised 4' entry stoop that defines a more semi-private area buffered from the public sidewalk by a layered landscape plan. The raised stoops help provide eyes on the street, barrier free (no fences).



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DESIGN GUIDELINE

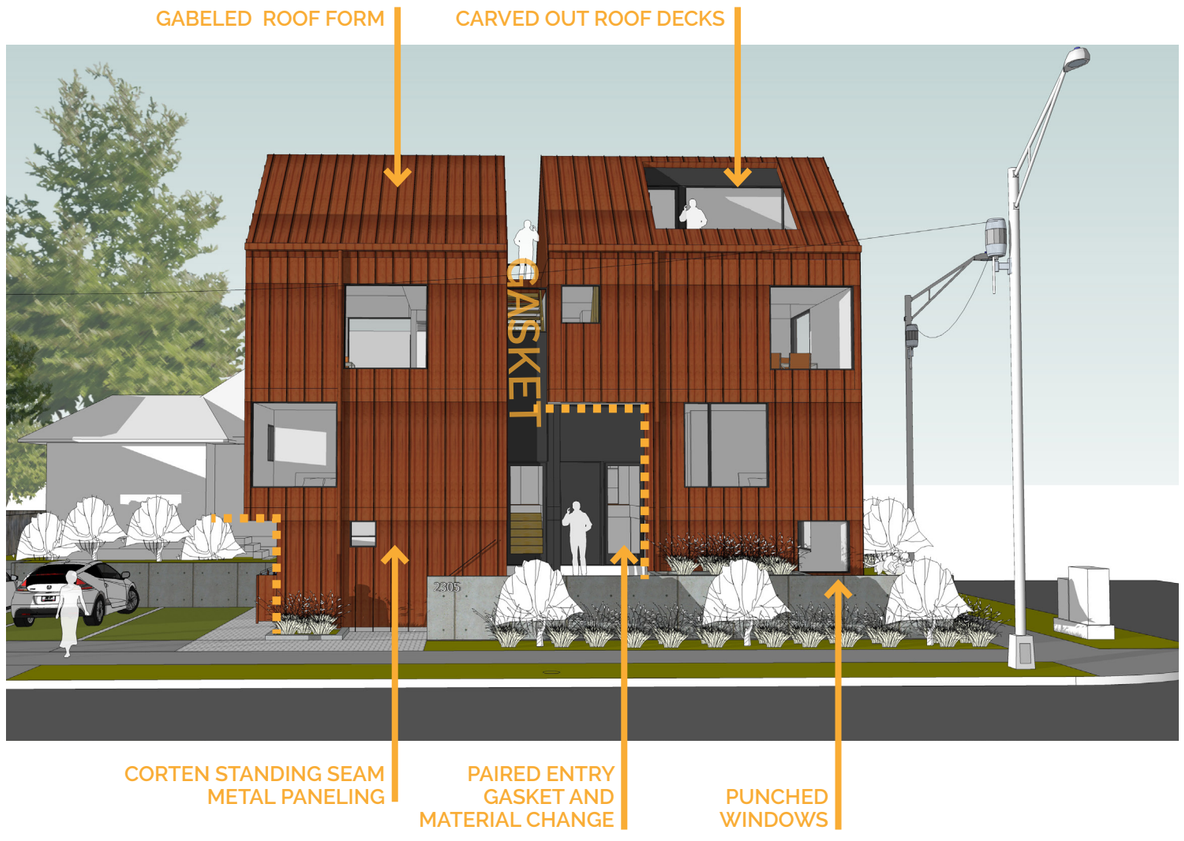
DC2 Architectural Concept
1.a. Building Layout and Massing:

Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.

DESIGN TEAM RESPONSE

The design is intelligibly architectural clear by:

- Recessing the unit entries along the north facade
- Carving away the mass between each rowhouse to clearly define each unique dwelling unit
- Establishing a gabled roof line in lieu of the modern box
- Carving out roof decks within the gabled roof line
- Changing the material in the gasket to further enhance the clarity of each dwelling unit
- Raising the entry to create a front porch stoop
- Corten standing seam metal material takes cues from the rich color of the red brick buildings found throughout the neighborhood
- Punched window size relates to use within



DESIGN GUIDELINE

DC4 Exterior Elements and Finishes
2.a,b. Building Materials:

a. Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.

b. Encourage variation in building materials and employ high quality materials.

DESIGN TEAM RESPONSE

High-quality corten metal, standing seam paneling (22 gauge) will be used throughout the majority of the structure's mass, paying homage to the rich texture and color of the red brick buildings found throughout the neighborhood, including Garfield High School. The gasket between the rowhouses will be differentiated through a dark charcoal fiber cement board paneling.









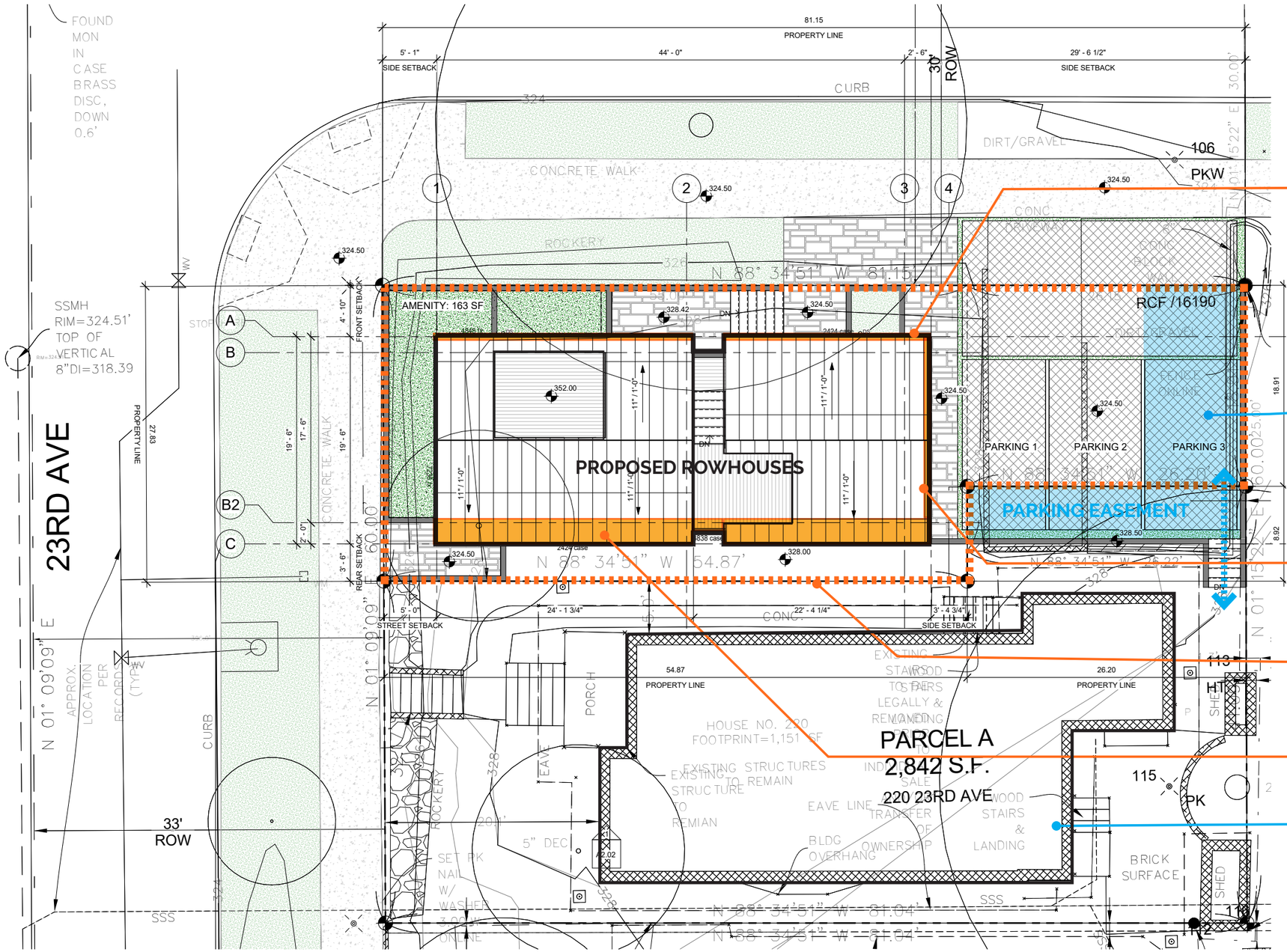
SMC ZONING ANALYSIS

Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in LR2 zone.	Residential use permitted outright.
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for rowhouse developments in a LR2 zone is 1.1 or **1.3** if the project meets the standards of 23.45.510.C	Lot Area: 2,024 Sf Proposed total area: 2,219 sf Proposed FAR: 2,219/2,024 sf site = **1.1 Complies**
23.45.510.C: Standards for Higher FAR Green building performance standards	Green building performance standards are not required because project is complying with base FAR.
23.45.512: Density Limits - Lowrise Zones Per table 23.45.512 the unit to lot area ratio for LR2 rowhouse development is no limit.	Design will comply with these standards.
23.45.514: Structure Height Per table 23.45.514 the allowable height for rowhouse developments within LR2 zones is 30 feet.	Proposed structure base height will not exceed: 30'-0".
23.45.518: Setbacks and Separations Per table A 23.45.518 for rowhouse developments in LR2 zones the setbacks are: Front: 5' minimum Rear: 7' Average, 5' min (no alley) Side setbacks > 40' length: 3'-6"	**Adjustment #1 - Front Setback Reduction** Reduce Front Setback from 5' Minimum to 4'-10" minimum, a 3.4% adjustment **Adjustment #2- Rear Setback Reduction** Reduce Side Setback from 7'-0" Average to 3'-6" Average, a 50% adjustment Proposed Side Setbacks of 5'-0" (west) Proposed Side Setback of 3'-4 3/4" (east) **Adjustment #3- Side Setback Reduction** Reduce Side Setback from 3'-6" to 3'-4.75", a 3% adjustment
23.45.522: Amenity Area Rowhouse developments in LR zones having the following amenity area requirements: A.1: The required amount of amenity area for rowhouse and townhouse developments in LR zones is equal to 25 percent of the lot area. A.2: A minimum of 50 percent of the required amenity area shall be provided at ground. 3. For townhouse development, amenity area required at ground level may be provided as either private or common space.	Required total: 2,024 sf site area x 25% = 506 sf Required ground floor: 506 sf x 50% = 253 sf **Total proposed: 533sf** **532 sf proposed > 506 sf required, *Complies*** Private amenity at ground level= 367 sf Private amenity at roof level= 165 sf

Zoning Standard	Design Team Response
23.45.527: Structure Width and Facade Length Per Table A, Maximum Structure width for a rowhouse development in a LR2 zone = no limit Facade length in Lowrise zones: 1) The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.	Proposed Structure Width is 46'-6" **Project Complies.** Code Compliant Facade Length at east property line= 8'-11"' (existing side lot line) x .65= 5.8 ft **Proposed Facade Length** Proposed side facade length is 5'-5" < 5.8' **Complies.**
23.45.534: Light and Glare A. Exterior lighting shall be shielded and directed away from adjacent properties. B. Interior lighting in parking garages shall be shielded to minimize nighttime glare on adjacent properties. C. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height.	Proposed design will comply with all light and glare requirements.
23.45.536: Parking Location, Access and Screening B. Location of parking 1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B. 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: a. Between a principal structure and a street lot line; b. In the required front setback or side street side setback; and c. Within 7 feet of any street lot line. 2. Street access required. Access to parking shall be from the street if: a. The lot does not abut an alley.	Three (3) parking spaces are proposed off of E Alder Street at the north property line. Parking shall conform to all SMC requirements and provisions. No alley abutting site. Project is within a parking flexibility area. 1 Parking Spaces Required **3 Parking Spaces Provided (One for each rowhouse and an additional parking spot provide for the adjacent house for off-site parking)** Parking Easement Required.

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REQUESTED ADJUSTMENTS DIAGRAM



REQUESTED ADJUSTMENTS - SUMMARY AND RATIONALE

1 3.4%

Adjustment #1 - Front Setback Reduction

Reduce Front Setback from 5' Minimum to 4'-10" minimum, a 3.4% adjustment
Allowed, per Streamline Design Review (50%)

Adjustment Rationale

The proposed design development requests a 3.4% adjustment to reduce the front setback from 5'-0" to 4'-10", allowing the structure to take advantage of the narrow site with a livable, material rich new structure.

While relatively minor, the granted adjustment would meaningfully allow the existing adjacent residence to remain while retaining the raised grade datum and landscape buffer along the sidewalk edge, which would align around the corner and connect to the adjacent neighboring sites.

Cited Design Guidelines
PL3 Urban Pattern and Form
2.f. Strreetscape Treatment:

Limit the placement of solid barriers or blank walls next to the sidewalk. Consider using landscape buffers instead.

PL3 Street Level Interaction
2.j. Streetscape Treatment:

To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.

2 50%

Adjustment #2- Rear Setback Reduction

Reduce Side Setback from 7'-0" Average to 3'-6" Average, a 50% adjustment
Allowed, per Streamline Design Review (50%)

Adjustment Rationale

The proposed design reduces perceived mass by breaking down the scale of the dwelling units, with the use of the recessed buckle, allowing additional light, air and views through rooftop opportunities. Additionally, raised porches foster a sense of community and create a more pedestrian friendly space between the entry doors to the units and the sidewalk on the north.

Tall privacy walls and fences have been eliminated in support of a more open and landscaped buffer between adjacent sites.

Cited Design Guidelines
PL3 Street Level Interaction
1.g. Frontages:

At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entry ways. Provide generous porches at these entries to encourage sitting and watching the street.

PL3 Street Level Interaction
2.j. Streetscape Treatment:

To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall 'privacy walls' or fences are not acceptable.

3 3%

Adjustment #3- Side Setback Reduction

Reduce Side Setback from 3'-6" to 3'-4.75", a 3% adjustment
Allowed, per Streamline Design Review (50%)

Adjustment Rationale

While relatively minor, the granted adjustment would meaningfully allow the existing adjacent residence to remain while retaining the raised grade datum and landscape buffer along the sidewalk edge, which would align around the corner and connect to the adjacent neighboring sites.

Please note, the 3'-4.75" setback exists only on levels 2 and levels 3 because of the overhang that shelters the trash and waste management area from the elements. The side setback at the ground level is 5'-4.75", exceeding the minimum requirement.

Cited Design Guidelines
CS3 Architectural Context and Character
C.1. Neighborhood Context:

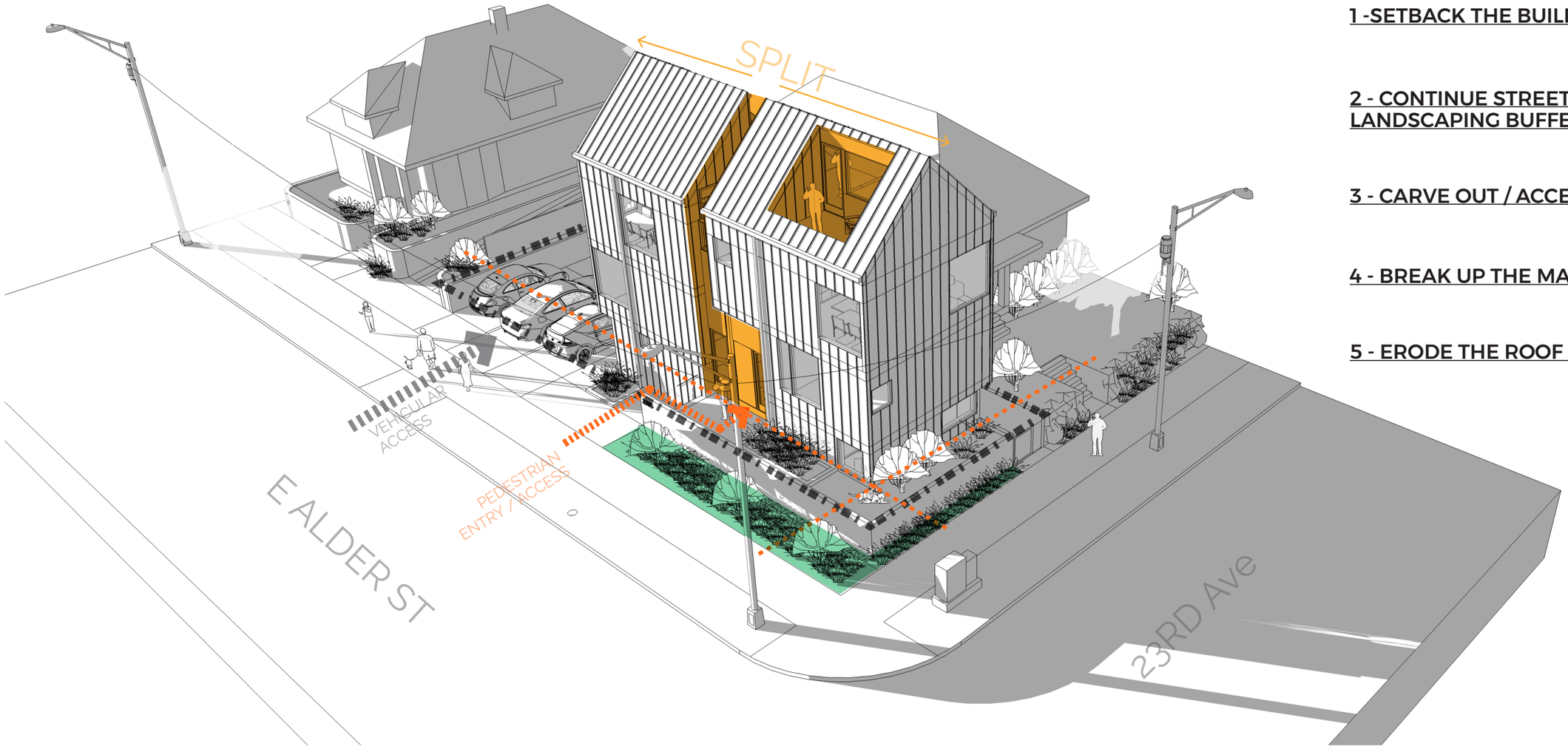
Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character

DC2 Architectural Concept
1.e. Building Layout and Massing

Consider all sides of a building and the impacts each facade has on its immediate neighboring context. If a building is on a slope, consider the project's roofscape as well.

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Design Priorities



1 -SETBACK THE BUILDING

2 - CONTINUE STREET EDGE AND LANDSCAPING BUFFER

3 - CARVE OUT / ACCENTUATE ENTRY

4 - BREAK UP THE MASS

5 - ERODE THE ROOF LINE

Design Aspirations

1 Concept - Simple Massing with Gabled Roof Line
2 Punched opening size relating to use within
3 Windows and secondary features break up the scale of the mass
4 Random window pattern adds to variety and scale
5 Modern, industrial exterior material that relates to context
6 Carved out mass for openings and entries
7 Distinct transition from building to landscape

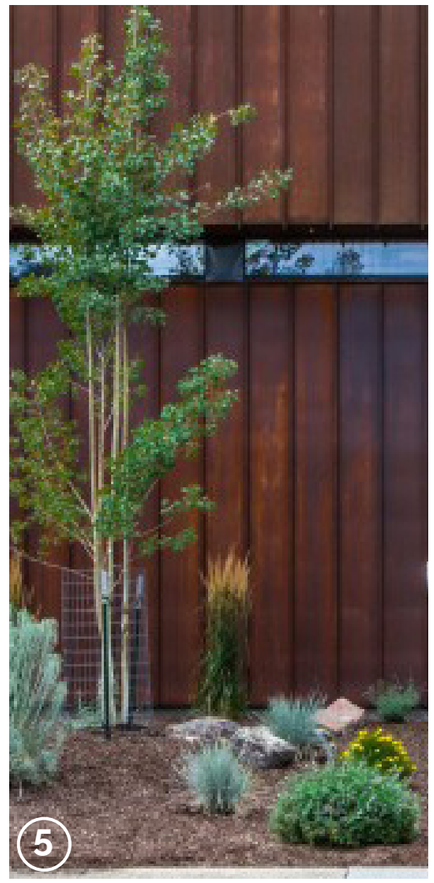
MATERIAL
corten industrial metal paneling related to historic red brick in buildings around central area, ample glazing facing the street with punched opening to break up the scale of the structure

FORM
simple mass and form relate to the neighborhood vernacular through gabled roof lines and raised entry stoop





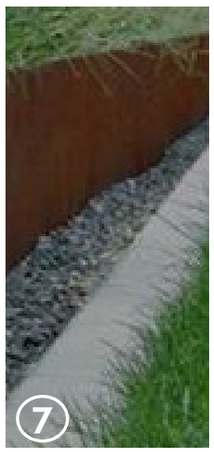












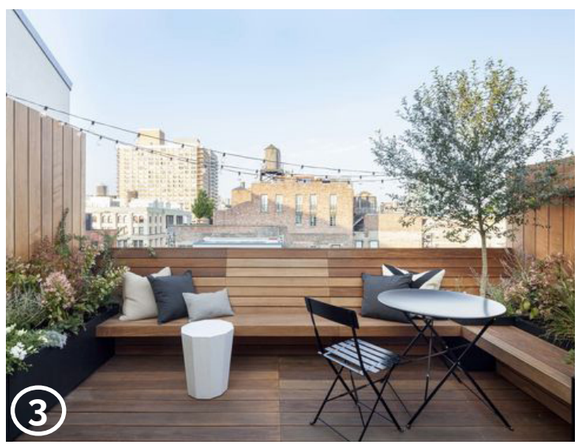
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Landscape Development
Entry Courtyard & Roof Deck

1 Native, drought tolerant plants throughout (layered)
2 Raised entry stoop with concrete retaining wall (planted)
3 Carved out roof top decks within roof line
4 Ambient landscape lighting to enhance security and avoid light pollution
5 Raised planting areas with a variety of plants / shrubs
6 Differentiate vehicular parking through hardscape / grasscrete
7 Paver pedestrian pathway w / bioretention planters - horsetail

















ROOF DECK AMENITY
carved out areas in the roof mass allow for protected roof deck amenity spaces for each townhouse unit, one facing the south and one facing the north (both taking advantage of solar ready areas on the south facade)

MATERIAL
Parking and vehicular areas are differentiated from pedestrian oriented walkways through the use of hardscape material change. Grasscrete would be used to provide additional green space at the parking while concrete pavers would signal a transition to more walkable surfaces for residences and guests



PROPOSED DESIGN

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Project Perspective



Corner of 23rd Avenue and E Alder Street

Please Note: E Alder St - Street Tree Omitted for graphic clarity.

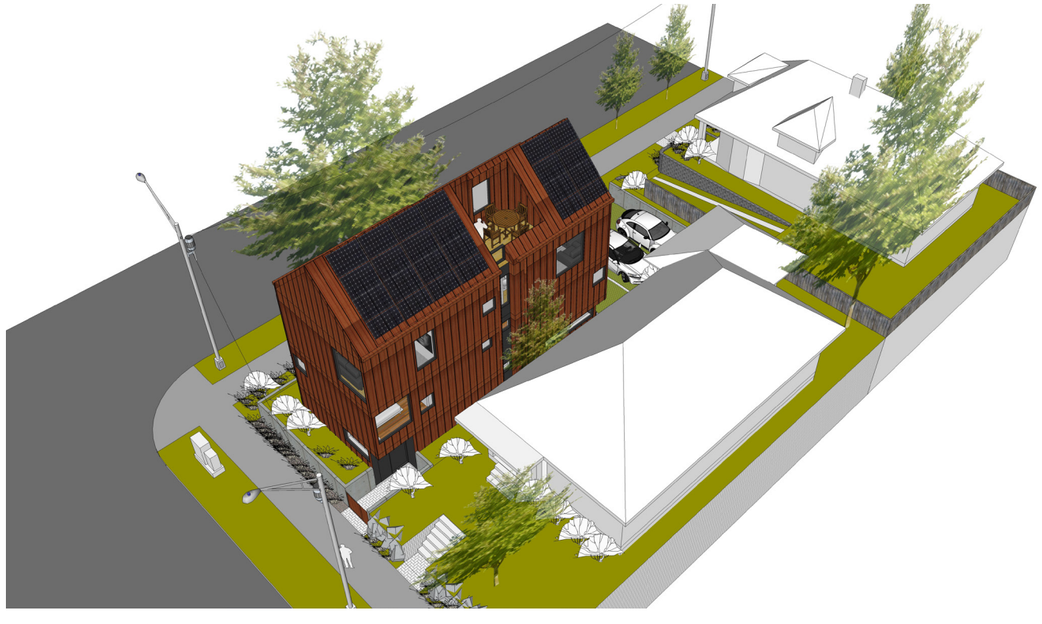


Entry Perspective - Looking Southeast

Please Note: E Alder St - Street Tree Omitted for graphic clarity.

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Aerial Views



Looking Northeast



Looking Southeast

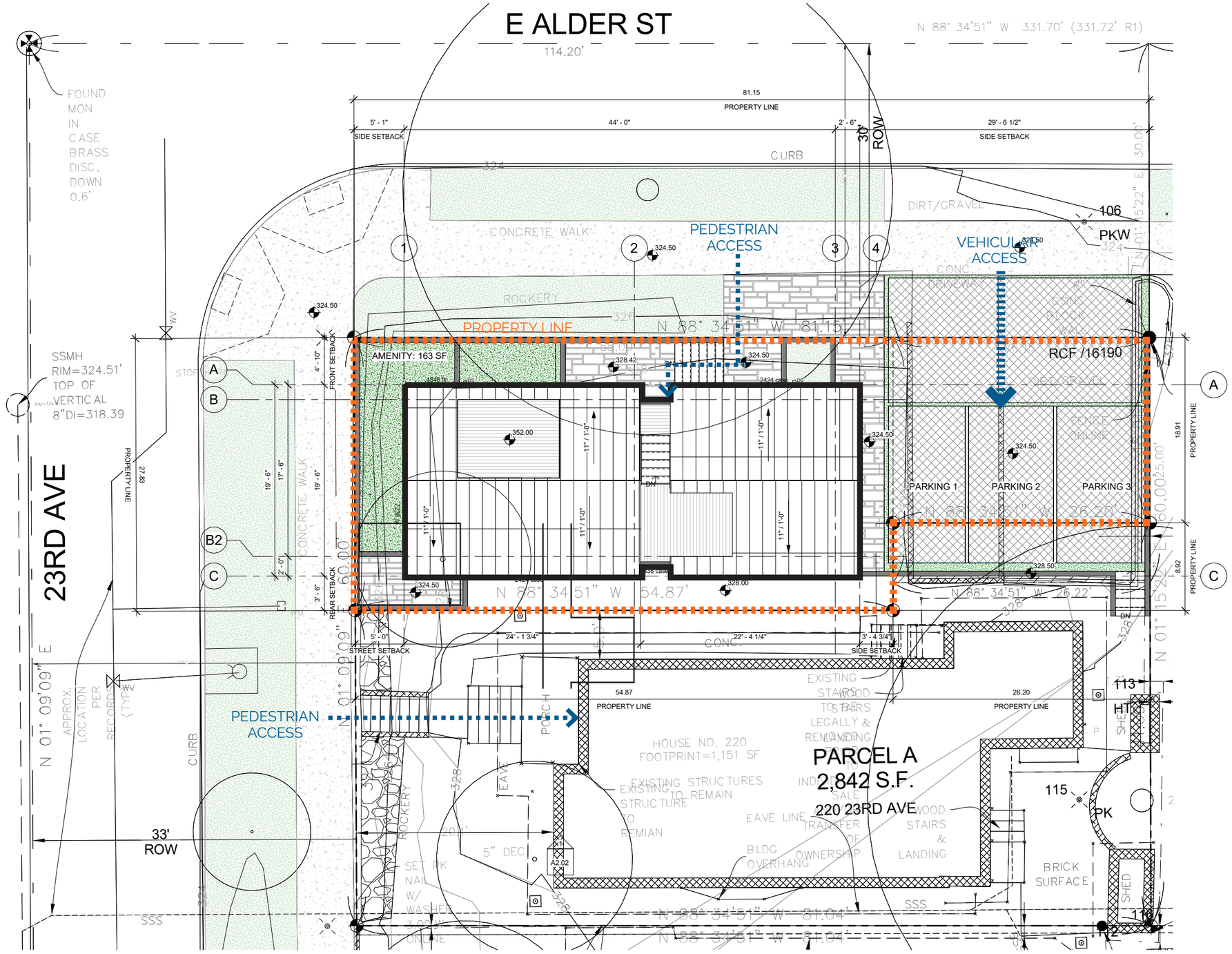


Looking Southwest



Looking Northwest

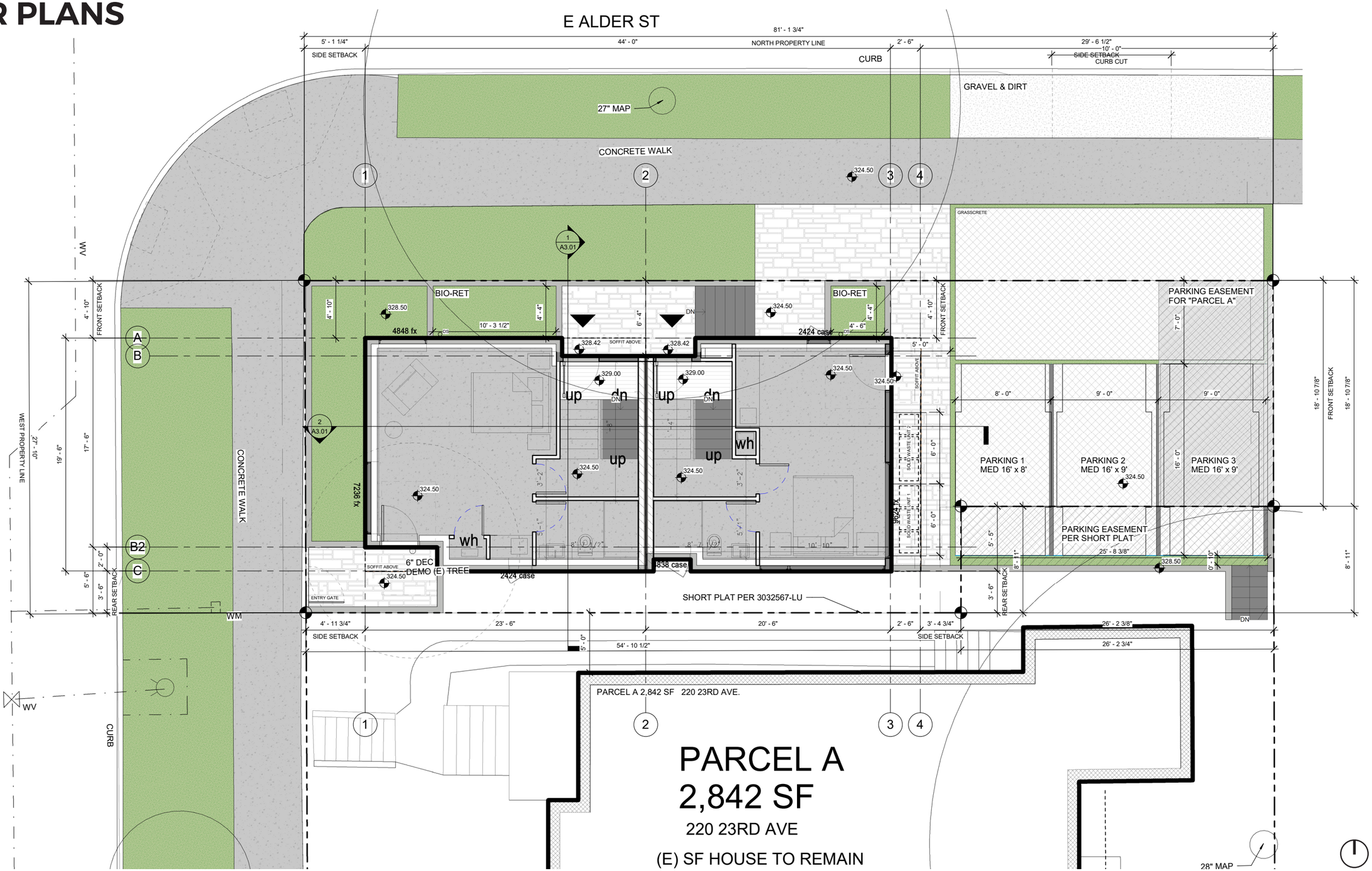
Site Plan



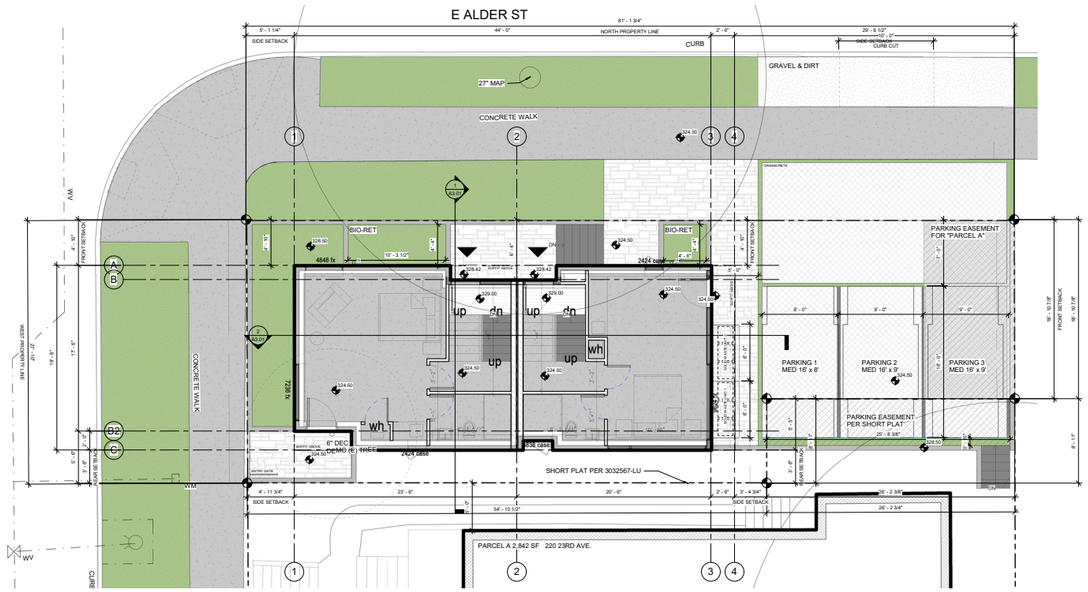
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FLOOR PLANS

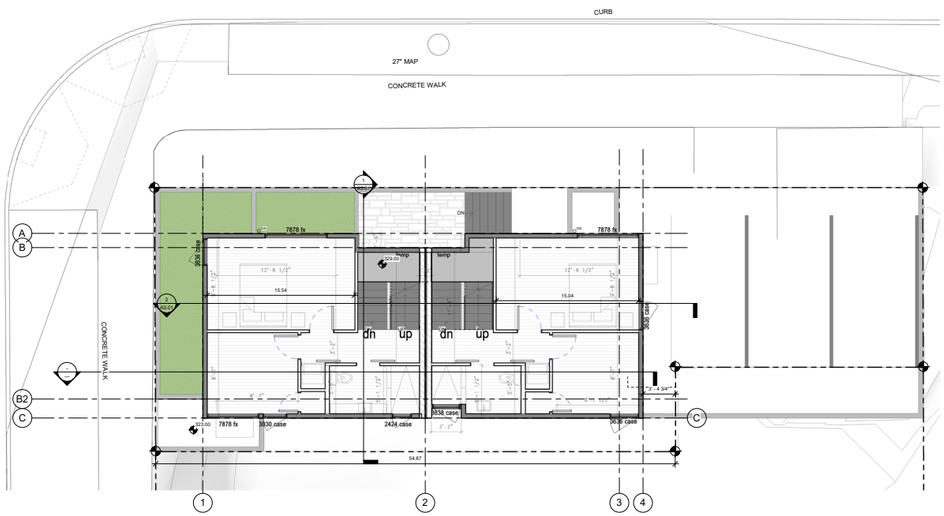
LEVEL ONE



FLOOR PLANS

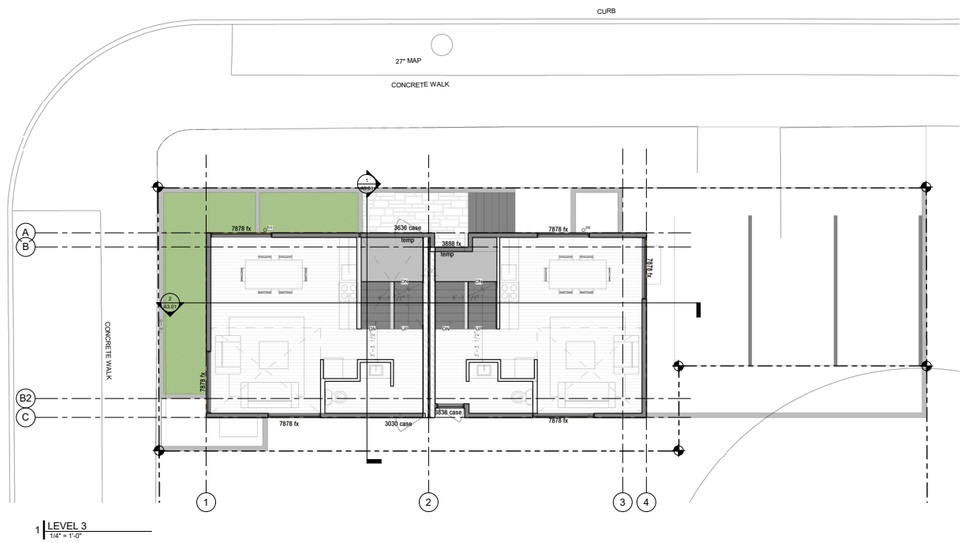


LEVEL ONE



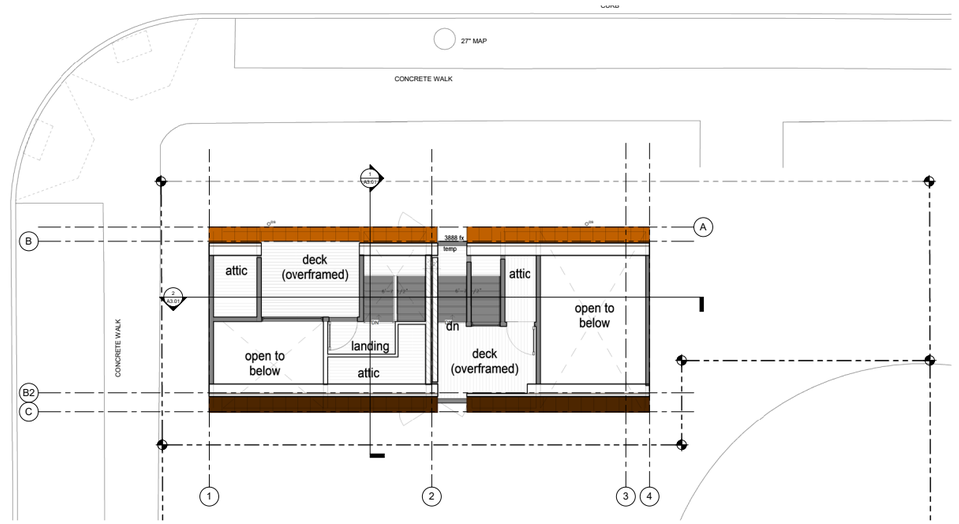
1 LEVEL 2
1/4" = 1'-0"

LEVEL TWO



1 LEVEL 3
1/4" = 1'-0"

LEVEL THREE



1 LEVEL DECK
1/4" = 1'-0"

ROOF DECK

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EXTERIOR ELEVATIONS

DC4 Exterior Elements and Finishes
2.a,b. Building Materials:

a. Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.

b. Encourage variation in building materials and employ high quality materials.



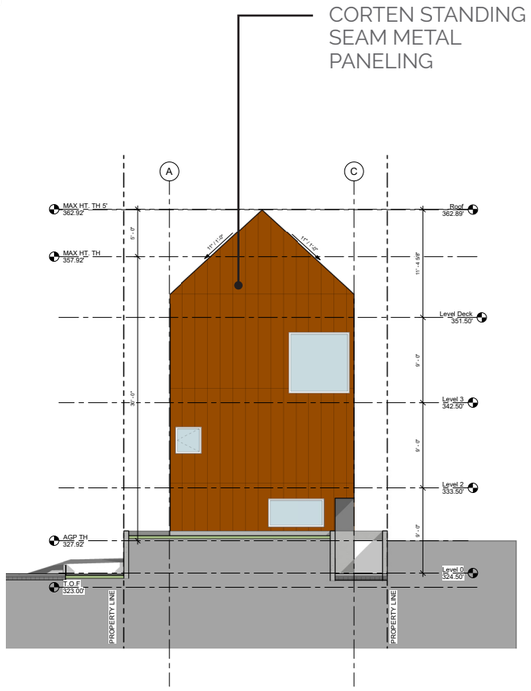
Corten Standing Metal Panel
22 gauge, 16" panels



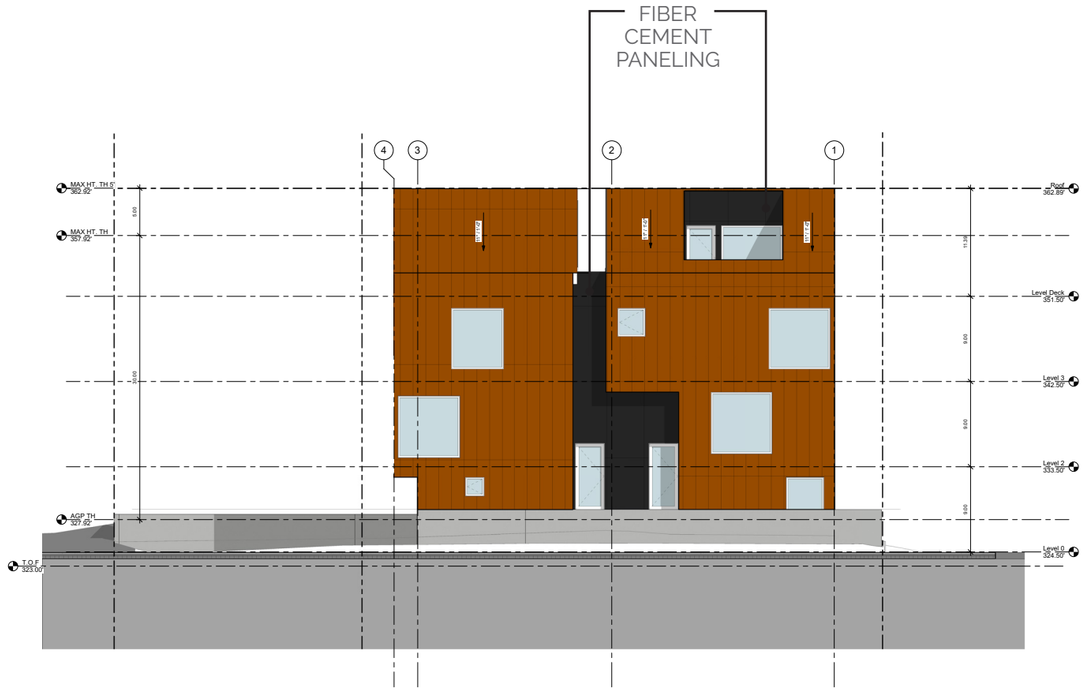
Fiber Cement Panels
Painted SW - 7675 "Sealskin"



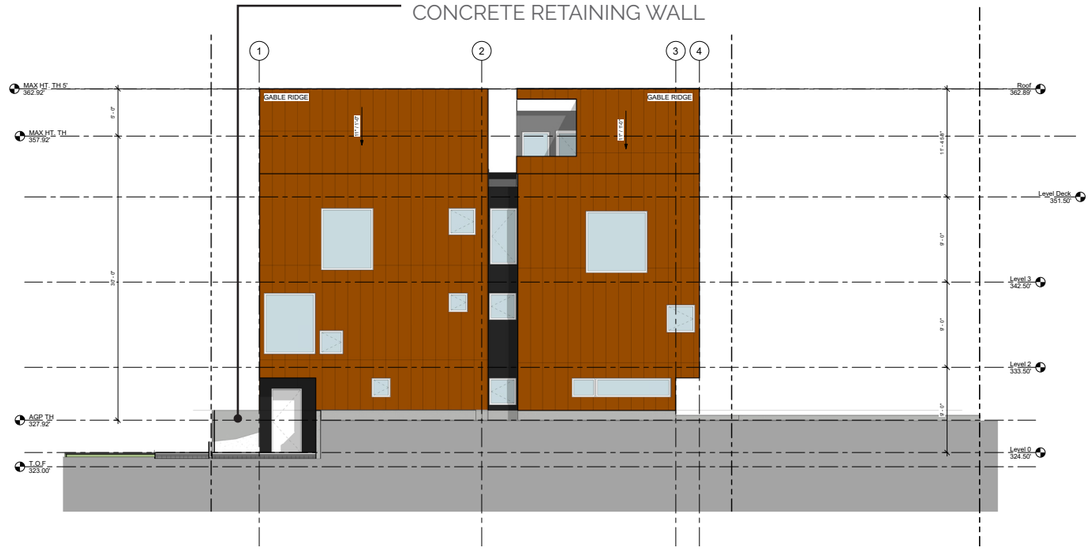
Poured In Place Retaining Walls
6" Concrete



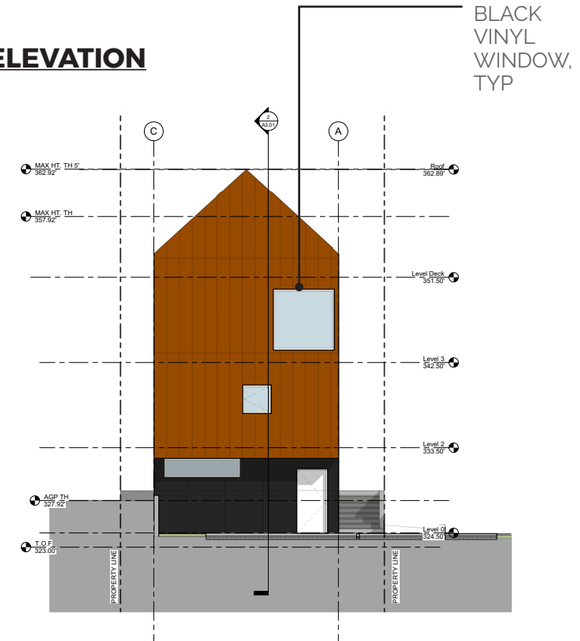
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COMMUNITY OUTREACH SUMMARY

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director's Rule 4-2018 and DON Director's Rule 1-2018.

PRINTED OUTREACH (HIGH IMPACT)

A flyer advertising the guided site walk was hand delivered to all addresses within 500' of the site, at least 14 days ahead of the planned site walk, scheduled for Saturday, February 16th at 11:00am-12:00pm at the site.

Community Response:

ELECTRONIC & DIGITAL OUTREACH (MULTI-PRONGED)

An email was distributed to local community organizations and included:

Squire Park Community Council
Central Area Community Festival Association
Central Area Senior Center / Sound Generations
Yesler Community Collaborative
Urban League of Metropolitan Seattle
Central Area Development Association
Byrd Barr Place

Additional notifications about the project were made to the following groups either through facebook or through their website.

Facebook notified: Central Area Land Use Review Committee
Notified Africatown of the site walk (including flyer information) through their website

Announcements about the guided site walk and additional project information was hosted on our website located at: http://www.hybridarc.com/portfolio/22023rdave/

Please note that none of the groups responded to the notifications and our team received no questions or comments from any of the groups. The emails and notifications were sent out on Monday, Jan 28th, 2019 (19 calendar days from when the site walk took place).

IN-PERSON OUTREACH (HIGH-IMPACT METHOD)

On Saturday morning, February 16th, from 11:00am-11:45am, a guided site tour took place on the development site located at 220 23rd Avenue. The guided site tour took place 19 days after the digital outreach and 14 days after the printed outreach method. During the site visit, no neighbors or community members showed up to discuss the project. Our team remained on site to document the conditions during the above time frame and below are a few images of the condition.

COMMUNITY RESPONSE

No responses from physical, digital or in-person outreach were received.

EARLY COMMUNITY OUTREACH

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Notice of Development: Project to develop and construct (two) 3-story, attached residential rowhouses on a lot established through a short plat. Project includes parking for both rowhouses on site. Streamlined Design Review.

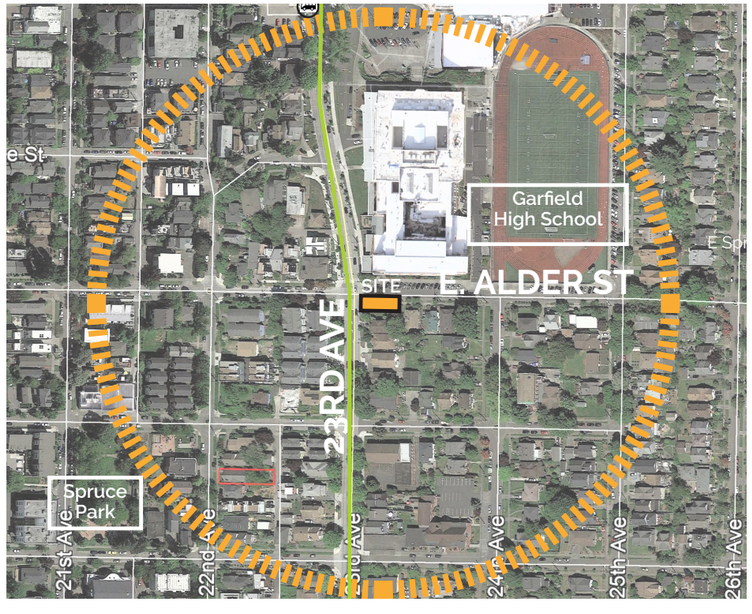
Project Website:
http://www.hybridarc.com/portfolio/22023rdave/

Guided Site Tour Available: Join the architects of the project for a guided site tour at the project location. During this time, the design team will explain more about the project, answer any questions that you might have and address project concerns. *Note that any information collected may be made public.*

Saturday, February 16th
11:00am
220 23rd Avenue
Seattle, WA

Project Contact:
Scott@hybridarc.com
SDCI Project #:
3033660-EG





^ Copy of flyer distributed within 500'

< Distribution Area

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SHADOW STUDY

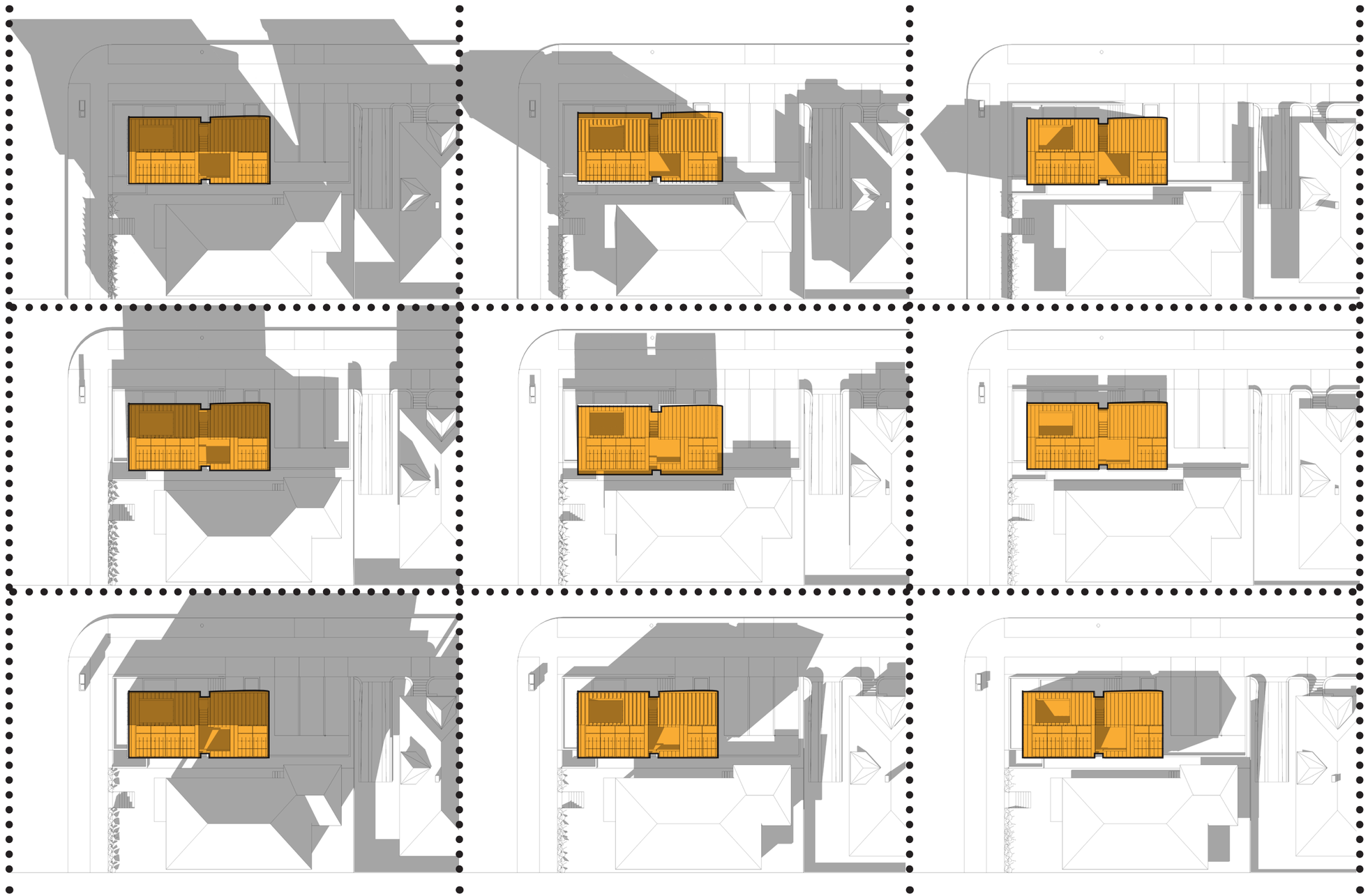
December 21

March/September 21

June 21









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