

162 19th Ave

RECOMMENDATION PACKET

02/06/2019

Project # 3033733-LU

SDCI # 3033733-LU
162 19TH AVE
SEATTLE, WA 98122

APPLICANT | ARCHITECT:
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DEVELOPER | OWNER:
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PROJECT LOCATION

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Project Location
Central Area Seattle, WA
98112-98144

PROJECT INTRODUCTION

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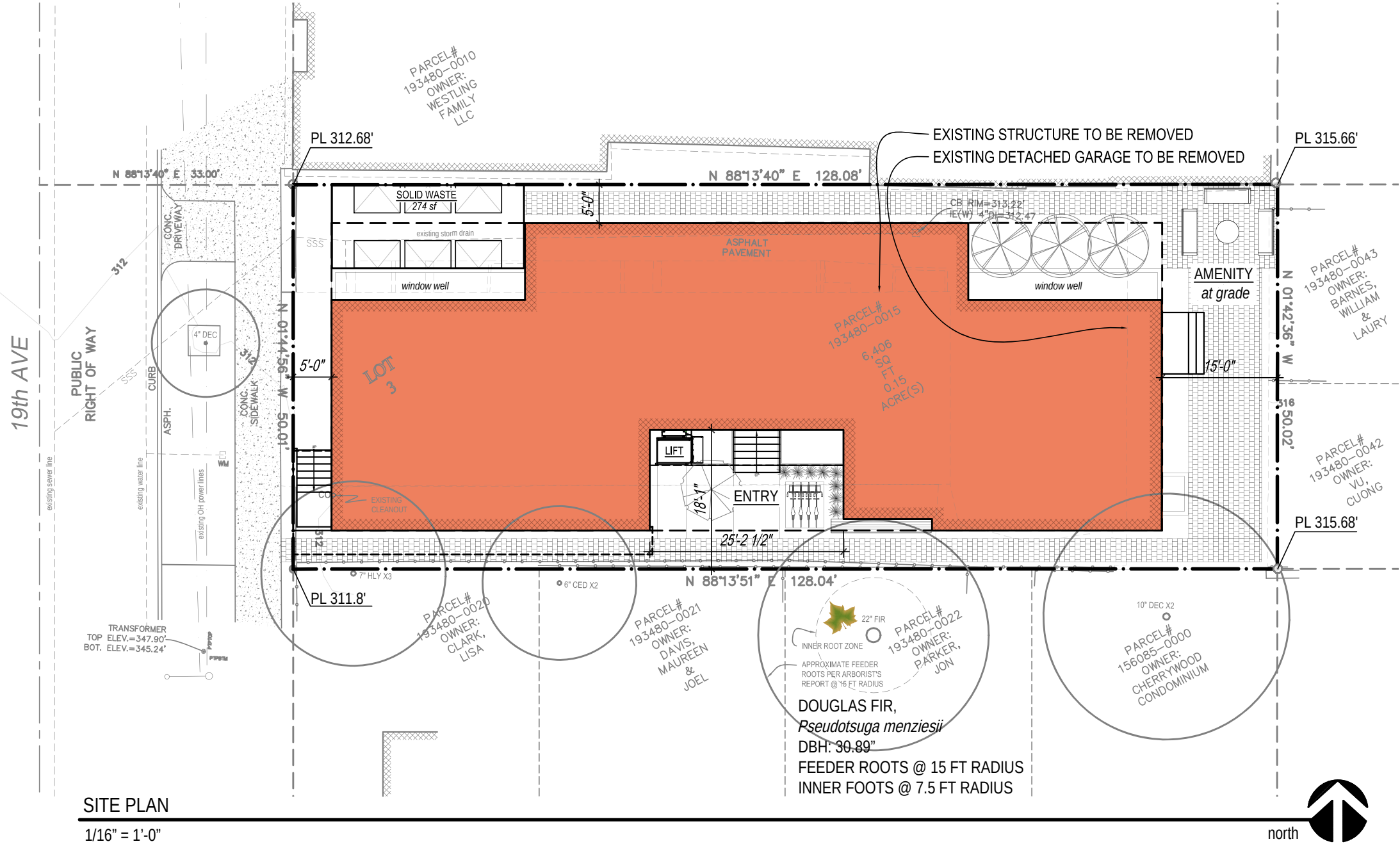


162 19TH AVE PROJECT INFO:

Project #	3033733-LU
Parcel #	193480-0015
Scope:	Demolish existing structure, construct new four story (plus basment) apartment structure with 25 small efficiency dwelling untis, 10 one bed units and 3 two bed units. Total 38 units.
Legal Description:	LOT 3 IN BLOCK 1 OF DEANS ADDITION, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, ON PAGE 206, RECORDS OF KING COUNTY, WASHINGTON.

ZONING SUMMARY:

Address:	162 19th Ave Seattle, WA 98122
Base Zone:	LR3
Lot Area:	6,406 sf (0.15 acres)
FAR:	6,406 sf (2.0 per Table 'A' 23.45.510) = 12,812 sf allowable / 4 floors above grade + basement (basement partially below grade = FAR exempt) = 3,203 sf per flr (avg)
Density:	No Limit
Parking Flexibility Area:	Yes
Parking (AUTO):	Table 'B' of 23.54.015.II.M None Required
Parking (BIKE):	Table 'D' of 23.54.015.D.2 Long-term at 1 space per SEDU (1:1) 38 Units : 38 Spaces provided Short-term at 1:20 38 Units : 2 Spaces provided
Building Height:	Table 'A' of 23.45.514 40'-0" from average grade (with provisions)
Setbacks:	Per Table 'A' of 23.45.518 Front - 5' Minimum Rear - 15' Minimum - no alley Side: Facade > 40'-0" in length = 7' avg/5' min.



SITE PLAN

1/16" = 1'-0"

DESIGN OBJECTIVES:

- MAXIMIZE CODE-ALLOWED FAR & LOT COVERAGE
- TAKE ADVANTAGE OF POTENTIAL VIEWS OF DOWNTOWN SEATTLE AT UPPER FLOORS (BUILDING IS TO BE 4 STORIES ABOVE PARTIALLY-BELOW GRADE BASEMENT.)
- NEIGHBORHOOD HAS A STRONG HISTORICAL SENSE OF COMMUNITY.
 - To honor this, we propose gathering spaces for residents by pushing/pulling the building's mass.
 - Gathering spaces should have a strong relationship to nature/the outdoors at the dedicated amenity space at grade.
 - We want to explore the idea of communal living within an apartment building. Individual bedrooms will share communal features such as kitchens and common living spaces in some schemes. This also helps the neighborhood economically; the apartment building will have a higher dwelling unit to floor area ratio.
- PROJECT IS TO ACHIEVE BUILT GREEN OR LEED CERTIFICATION
 - Explore reusing the existing brick veneer from existing building at project site-- this will connect project back to strong historical significance of the neighborhood.

-  PREFERRED MASSING OPTION 3 FOOTPRINT (used for reference here to show design objectives)
-  Exceptional Tree

1 PROJECT INFORMATION

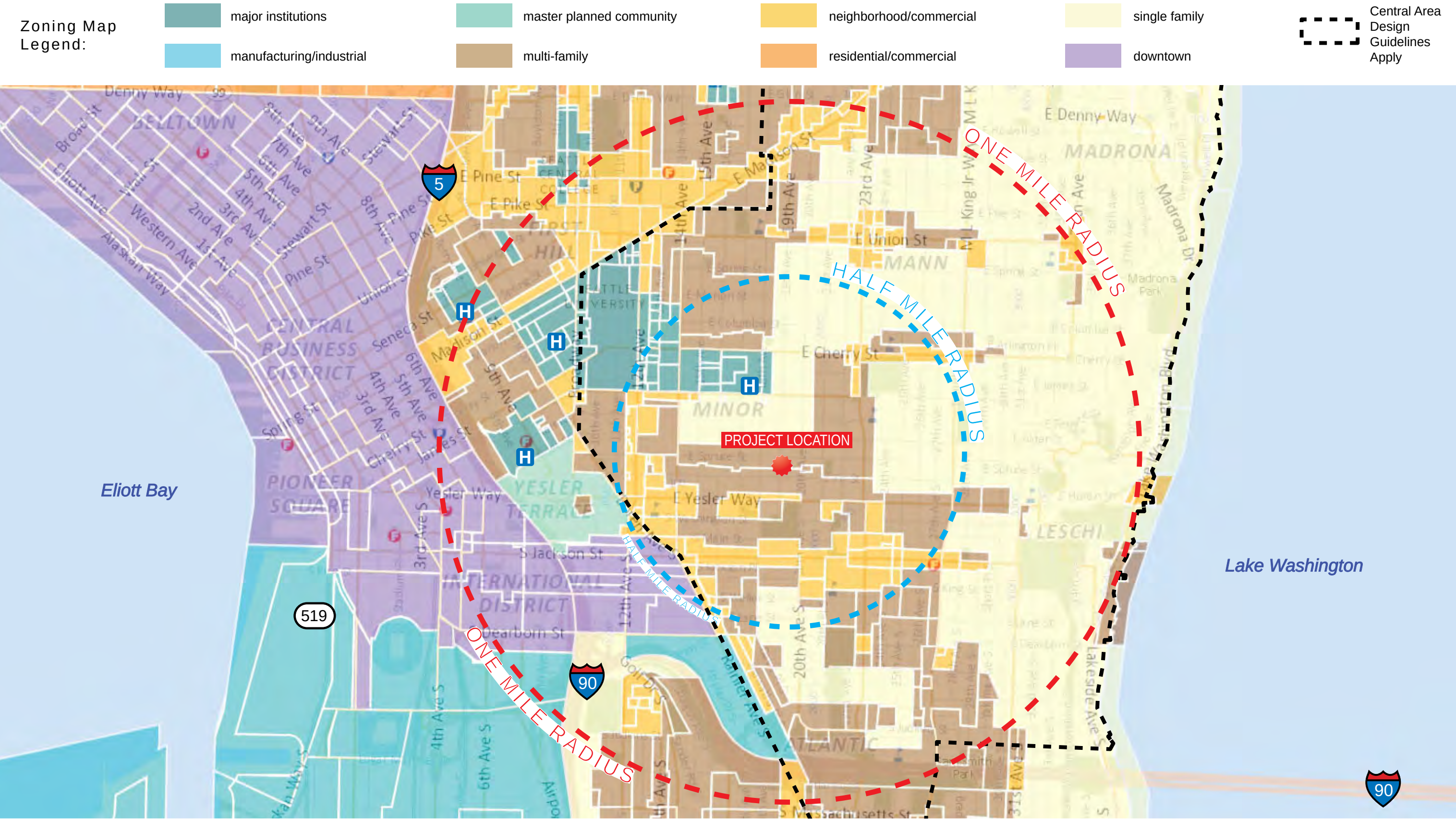
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PROJECT LOCATION MAPS (NTS)

zoning information from City of Seattle ArcGIS map



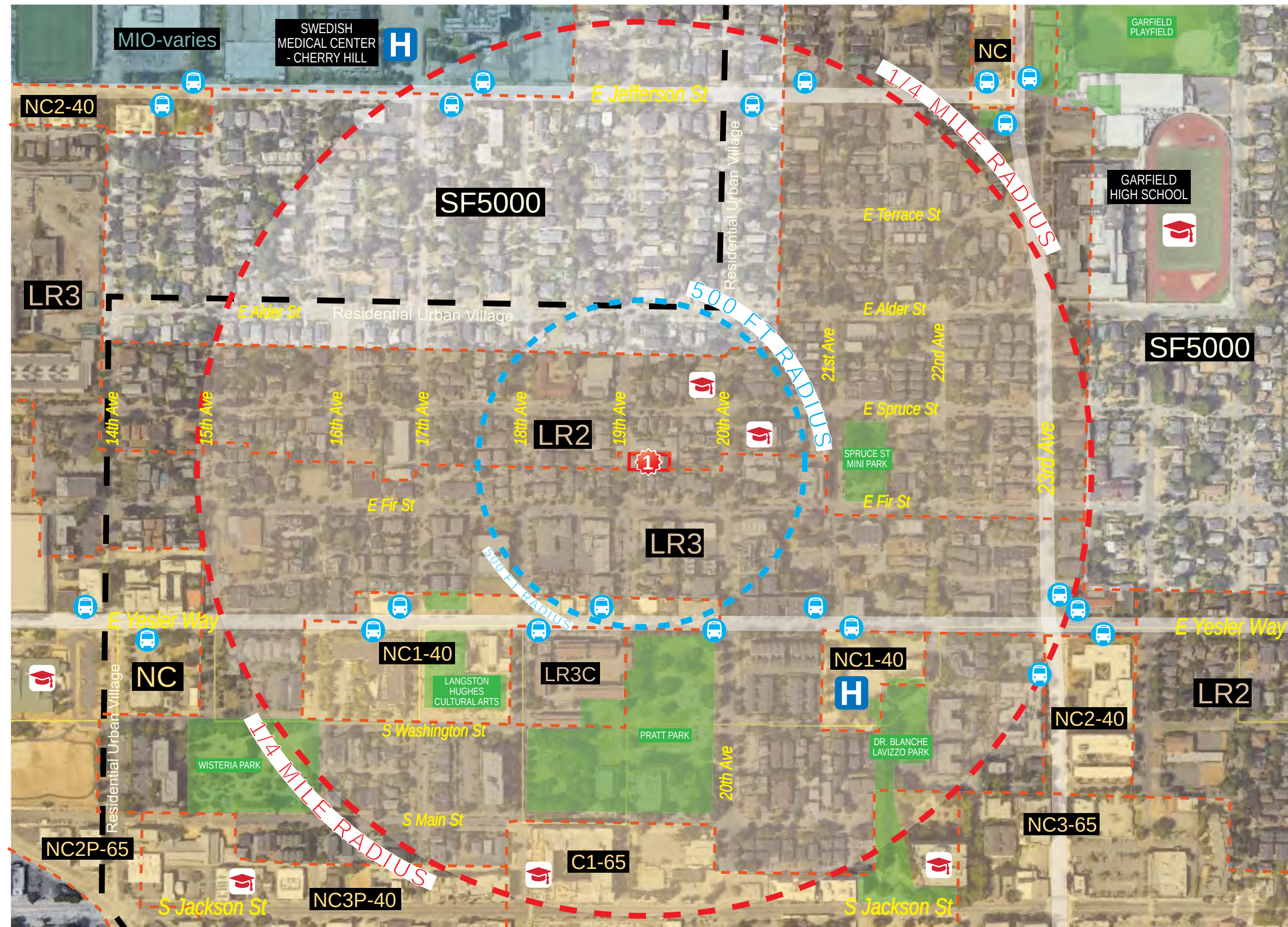
2 VICINITY MAP
one mile radius | half mile radius



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zoning information from City of Seattle ArcGIS map
residential urban village overlay data from Seattle OPCD - Mayor's Plan- Neighborhood Plans

LEGEND:

- 1 Project Location
- MIO - major institution overlay
- NC - neighborhood commercial
- LR - lowrise/multifamily
- SF - single family
- parks/designated open space
- 🚌 bus stops
- H hospitals/clinics
- 🎓 schools/educational institutions
- zone boundaries
- 23rd & Union-Jackson Residential Urban Village Overlay

One can see from this diagram that the project site falls within the Residential Urban Village of 23rd & Union-Jackson. The areas within this urban overlay are comprised of mixed use developments. There are many small businesses, schools, cultural arts centers, open spaces/parks, community centers, and ethnic restaurants within walking distance from the site. The residential lots are small, creating a very dense neighborhood.

Public transportation is less than a minute's walk away with direct routes to Downtown Seattle. (For reference, the average person can walk a 1/4 mile in about 2-1/2 to 3 minutes. A 500 ft radius is about a one minute walk.)

The project site falls right on the zoning line between LR2 and LR3. There's not much difference to these two zones except that LR3 allows a greater density and larger building width exceptions. Both are aimed to accommodate residential growth within Growth Areas such as the Residential Urban Village of 23rd and Union-Jackson, for example.

3 VICINITY MAP

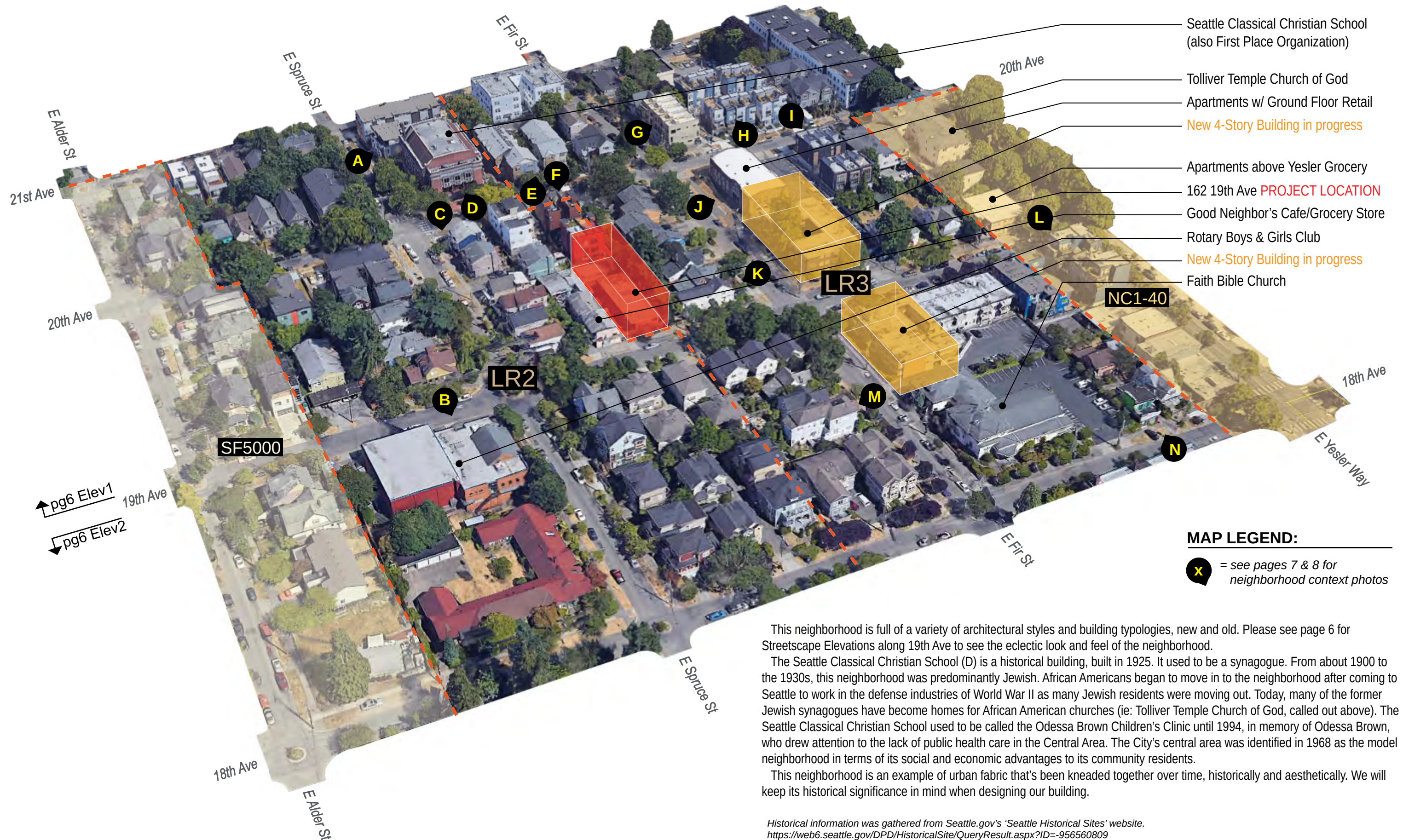
quarter mile radius | 500 ft radius



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4 VICINITY REFERENCE MAP

aerial view of existing surroundings



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EXISTING SITE CONDITIONS:

PROPOSED PROJECT SITE

- LOT AREA: 6,406 sf
- One 6-unit apartment building and one detached garage exist on site. Both are to be removed.

TOPOGRAPHY

- Relatively flat site
- Existing curb cut is at 19th Ave.

EXISTING TREES

- There are no exceptional trees on this site; there are no trees on this site. We plan to add street trees along 19th Ave to accentuate the building entry and site.

ADJACENT BUILDINGS AND THEIR USES

- The parcel abutting our site to the north is in the LR2 zone. Currently, the building there is being used as a small grocery store and cafe called Good Neighbor's Cafe.
- The property abutting our site to the south has been subdivided into 4 parcels. Parcels 0020-0022 are all single family residences. Parcel 156085-0000, directly to the south of the existing garage on our property, is being used for residential condominiums.
- The property abutting our site to the east has been subdivided into townhomes.

SOLAR ACCESS & VIEWS

- Our site has moderate solar access at the west due to the width of 19th Ave. Our primary entries will face due West. This area is very dense. There are not many views to be had in any direction except for maybe our proposed street-facing facade along 19th Ave.
- The neighboring buildings at our southern property line are set back by at least 20 feet and none are more than two stories and an attic tall, but there are trees located in each of their rear setbacks. The trees may obscure views (not that there are any major views to be had from this property) and direct sunlight from the sun slightly along our South facade.
- The townhomes to the east are slightly taller than the SFR to the south. However, they are set back from our eastern property line by at least 20 feet. Direct sunlight will not be an issue because of their height.

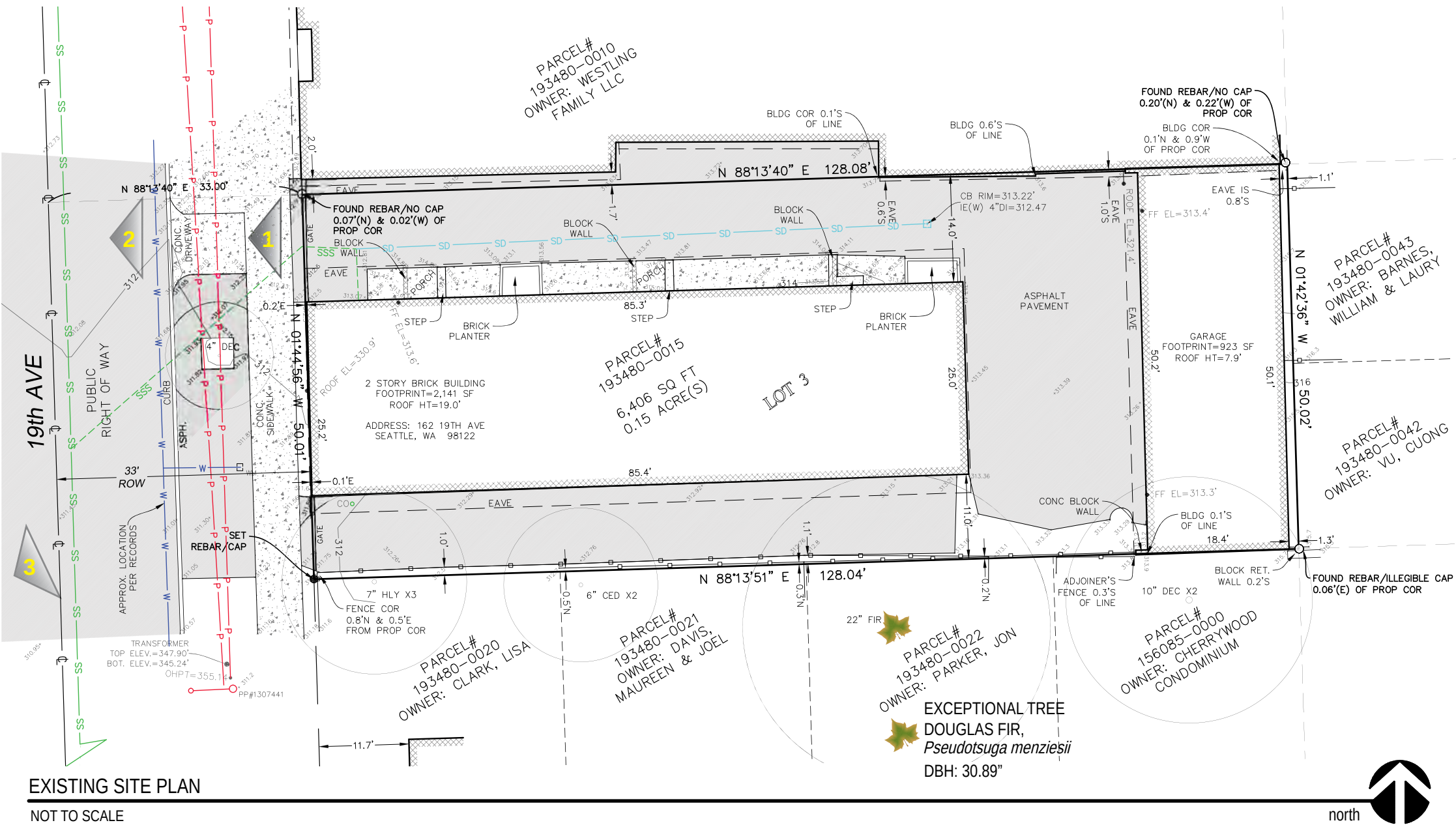
TRAFFIC CIRCULATION

- 19th Ave is not frequently traveled except by the residents. The nearest arterial street is E Yesler Way, about a block south of our site past E Fir St. There are many bus stops located along E Yesler Way within less than a five minute walk from our site.

STREETSCAPE

- 19TH AVE:
 - 33 ft Right-of-Way from CL 19th Ave
 - Hardscape Strip: Approx. 9'-6" wide
 - Sidewalk: Approx. 5'-0" wide
 - Street Trees: One
 - Parking: On Street (free / not zoned)
 - Pedestrian Friendly: Yes

***We are proposing to replace the hardscape strip with a planting strip and to add more street trees.



EXISTING SITE PLAN

NOT TO SCALE

Good Neighbor's Cafe/Grocery Store
North Abutter to Project Site

Note the proximity of the north
neighboring building to the north property line.

Hardscape to be replaced with planting
strip. Street trees to be added.

Looking East at project site. Note the
trees from south abutting property.



5 EXISTING SITE PLAN
topographic boundary survey

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1 STREET ELEVATION- looking east along 19th Ave
(NTS)



2 STREET ELEVATION- looking west along 19th Ave
(NTS)



A Example of new townhome construction. Built in 2015.



B Example of community involvement within the neighborhood. Boys and Girls Club located half a block away from project site.



C Retaining wall art mural. Example of art, culture, and heritage within the neighborhood.



D Present Use: Christian School. Educators and social workers on site. Building built in 1925. Beaux-arts / Neoclassical style. Registered as a National Historic Place. Was once a synagogue.



E Example of low income apartments in the neighborhood. Built in 2012. First Place Housing Program (D) provides on-site housing at Imani Village (shown above).



F Townhouses located due east of project site. Built in 2014. Upper floors have view of Downtown.



G Example of new rowhouse construction.

7 NEIGHBORHOOD CONTEXT

neighborhood context photos

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H Example of new townhome construction. Built in 2015.



I Example of new townhome construction. Built in 2015. Upper floors have view of Downtown.



J Tolliver Temple Church of God. Historical synagogue now used as a pentecostal church. Example of religious diversity over time.



K Single family residence due south of project site. Trees act as a visual buffer between the lots.



L Commercial use on ground floor (facing E. Yesler Way) with residential units above. Extremely eclectic style/material choices. Example of mixed use in the neighborhood within the NC1-40 zone.



M Examples of early 20th century Victorian architecture at two single family residences. (The one on left is currently a duplex.)



N Example of two very distinct looking single family residences.



CS1: Carefully designed **landscaping/hardscaping** and plantings will help to create a strong sense of **community gathering** at amenity spaces.



CS1: Edible herb gardens are an aesthetically pleasing addition to communal spaces and are functional as privacy screenings.



PL1/DC4: Well-lit pathways with interesting paving patterns will enhance our public spaces. We may also explore reusing the existing brick veneer from the existing structure in our landscaping.



PL3: Large fenestration patterns allow for “eyes on the street.” A designated main entry to one of the units adjacent to the street encourages social interaction amongst the residents and the neighborhood.



PL3/DC2: Example of 4-story apartment building nearby at 15th and E Yesler Way showing desired/proposed scale comparison and large, street facing fenestration patterns. Having a stoop at street-facing unit encourages social interaction between residents and neighborhood. Acts as a resting place from which one can experience his surroundings.



DC3: **Durable materials** with strong **connections** to **exterior** within our open, communal gathering spaces. Retractable walls allow an abundance of natural light to the interior as well as wide views to the exterior. The concept of our project is “family-style living.” Social gathering spaces will be desirable with the use of high-end finishes and nice amenity features. **Design for Flexibility.** Activity areas are artfully arranged/designed to accommodate resident's needs for working, relaxing, gathering, group dining, etc.



DC4: Project of similar scale, height, and bulk. **Window bays** and operable windows allow for exterior architectural interest and an abundance of natural ventilation. Floor-to-ceiling windows help to accenuate the building's ‘positive vs negative’ space from the exterior, as well as to make the spaces feel more open at the interior.

CONTEXT AND SITE

- CS1: NATURAL SYSTEMS AND SITE FEATURES
 - A. ENERGY USE
- CS2: URBAN PATTERN AND FORM
 - C. RELATIONSHIP TO THE BLOCK
 - D. HEIGHT, BULK, AND SCALE
- CS3: ARCHITECTURAL CONTEXT AND CHARACTER
 - A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
 - B. LOCAL HISTORY AND CULTURE

PUBLIC LIFE

- PL1: OPEN SPACE CONNECTIVITY
 - B. WALKWAYS AND CONNECTIONS
- PL2: WALKABILITY
 - D. WAYFINDING
- PL3: STREET LEVEL INTERACTION
 - A. ENTRIES

DESIGN CONCEPT

- DC2: ARCHITECTURAL CONCEPT
 - A. MASSING
 - B. ARCHITECTURAL AND FACADE COMPOSITION
 - D. SCALE AND TEXTURE
- DC3: OPEN SPACE CONCEPT
 - B. OPEN SPACES USES AND ACTIVITIES
- DC4: EXTERIOR ELEMENTS AND MATERIALS
 - A. EXTERIOR ELEMENTS AND FINISHES
 - C. LIGHTING

SITE RECONNAISSANCE

- 1. ROW IMPROVEMENTS -- Design right-of-way between property line and sidewalk to enhance public right of way and transition.
- 2. TREES (LARGE&SIGNIFICANT TREES, GROVE) -- For all trees on site, identify tree genus, species and size (DBH).

DESIGN CONCEPT BASED ON SITE ANALYSIS, CITYWIDE DESIGN & CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINES:

Located within the dense neighborhood of the Central Area, we plan to use these design guidelines to help integrate our apartment building into its local history, culture, and continuously growing mixed urban fabric. The neighborhood context photos on pages 7 and 8 show a variety of architectural styles and massings as well as community used buildings such as the Boys and Girls Club (B), the First Place School/Community Center (D), and the Tolliver Temple Church (J). This neighborhood is comprised of many older Victorian style single family residences, older looking apartment buildings, and many newer, more modern looking multi-family structures. It is our goal to design a building that fits within the neighborhood in terms of its height, bulk, and scale as well as to help improve the neighborhood economically and aesthetically. Many of the newer townhouses highlighted on the Neighborhood Context photo pages are 3 stories above grade. Pg 4, Vicinity Map, highlights two new projects that will also be 4 stories above grade. The neighborhood is changing. However, it is important that our building doesn't appear to overpower its existing abutters. By pushing some of the building's mass away from the street, we will achieve this goal, as shown in Option 3, pg 18.

The neighborhood has a strong historical sense of community. One example of this is the old Odessa Brown Children's Clinic building at the corner of E Spruce St. and 20th Ave (D). First Place Organization is now located here. This community driven, non-profit organization helps the neighborhood by providing a daycare center and an elementary school to the local residents. It also provides low-income housing and financial aid to community members for housing and education. To honor this strong sense of community in our design, we propose to provide gathering spaces for residents by pushing/pulling the building's mass. These gathering spaces shall have a strong relationship to the outdoors, open space, and the existing site context. We also want to explore the idea of communal living within the apartment building. Individual bedrooms will share communal features such as kitchens and common living spaces. This modified building typology will improve the neighborhood economically because our building will have a higher dwelling unit to floor area ratio. The concept of community or "communal living" is a large factor of our design objective.

The entry to our building is proposed to be off of 19th Ave, closer to the existing south abutter where there is a row of trees, essentially an existing canopy of privacy and shade. Our goal is to create a well lit, well vegetated, architecturally pleasing entrance for the residents to experience social interaction with others who live there, but also to create a sense of safety and ownership. Because the entrance is off the side of the building, this allows us to treat the street-facing facade with an abundance of floor to ceiling glazing to improve the aesthetics of the neighborhood. The trees on the property south of the site act as a visual barrier between the single family residence and the project site. The trees are to remain, hence why we feel it is one of the best locations for some of our amenity space at grade and main entrance. No trees are located on our site except for one adjacent to the West Property Line. We plan to replace the existing hardscape with a planting strip and will add at least 3 more street trees in place of the one. To historically tie back in with the neighborhood, pops of bright colors with accent panels or in the use of materials within our amenity spaces will be explored. The juxtaposition of newer materials and pops of color will help tie the building in with the existing urban fabric of what is a constantly changing and evolving mixture of styles, colors, and typologies, similar to the art mural shown on pg 7 (C).



DC4/A.1.1B: Colorful expression through signage and facade features. Bright pops of color and interesting public art.



DC4/A.1.1B: Colorful expression through facade features such as these colored panels can be used as accent features or to highlight our wayfinding signage.



DC4/A.1.1C: Colorful expression through facade features such as doors and soffits of awnings.



DC3/A.1.1B: Carefully designed open spaces providing useable space as well as connectivity. Well vegetated and well lit spaces to amp up the security and safety of the residents. Interesting paving patterns. Permeable pavers mixed with brick pavers will make for a colorful and attractive gathering space.



A.1.1H
A.2.1A: Example of how colorful bike racks can become public art.



A.1 CHARACTER AREAS

- 1. HISTORY AND HERITAGE
- A.1.1B: VISUAL ARTS AS AN INTEGRAL PART OF DESIGN CONCEPT ALONG MAIN STREET BUILDING FACADES
- A.1.1C: USE ANY RESULTING BLANK WALLS FOR VISIBLE EXPRESSION OF ART THAT REFERENCES HISTORY, HERITAGE OF THE NEIGHBORHOOD.
- A.1.1H: BICYCLE USE AND PARKING TO ENCOURAGE/PROMOTE HEALTHY AND ACTIVE NEIGHBORHOOD

A.2 CULTURAL PLACEMAKERS

- 1. CULTURAL PLACEMAKERS
- A.2.1A1: PROVIDE STREET FURNITURE, PUBLIC ART, LANDSCAPE ELEMENTS, PEDESTRIAN LIGHTING, VARIED PAVING
- A.2.1A2 CREATE FACADE ENHANCEMENTS AT PROMINENT BUILDING CORNERS (ie: our fences, corner windows, bays)

BUILDING GREEN:

- Incorporate an abundance of natural light.
- Mitigate the solar gain via mechanical means. (Orientation of building is bound by site constraints.)
- Thermally broken, continuous building envelopes.
- High-performance windows and doors.
- Maximize HVAC efficiency.





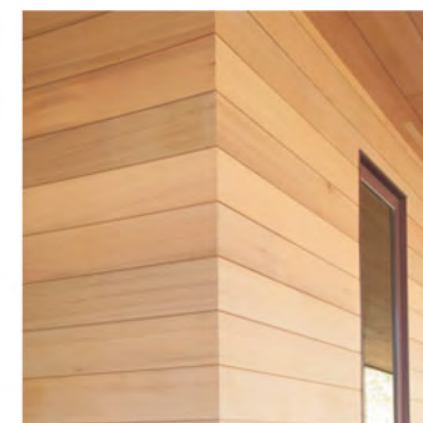
- A Fenestration groups create facade interest in terms of 'solid vs void'
- B Community gathering areas
- C Thoughtfully planted intimate exterior common areas
- D Well-lit, high end common spaces
- E Warm woods and creative landscaping to enhance communal gathering spaces.



LIGHT PAINTED, TEXTURED WOOD OR HARDIE-PANEL LAP SIDING



EXAMPLE OF COLORED PANELS TO HELP ACCENT THE BUILDING

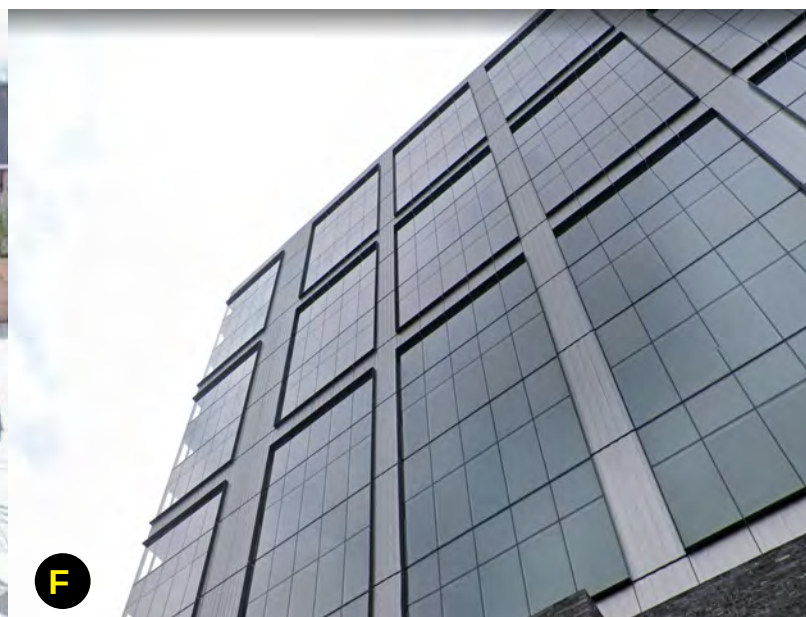


CLEAR CEDAR ACCENT PANELS CEDAR SOFFITS



SMOOTH ARCHITECTURAL CONCRETE

- F Metal window fins.
- G Project of similar scale, height, and bulk. Window bays help to articulate the street-facing facade. Corner windows help to accenuate the building's 'positive vs negative' space from the exterior, as well as to make the space feel more open at the interior.



Early Design Guidance Responses

1. Massing

a. Staff appreciates that all three massing options are distinctly different and that the applicant revised one massing option, per SDCI's request, to include a main entry that faces the street and provides opportunity for community interaction. SDCI ultimately supports Option 3, the applicant's preferred massing option. (PL3-2-a, PL3-2-i, CS3-1-a, PL1-2-b of Central Area Design Guidelines)

Each massing option was the start of different concepts. Engaging the street and creating direct linear access to activate the rear yard was our preferred option.

b. Staff appreciates that a portion of the building is setback from the street in order to reduce the perceived mass and that this notch carries vertically to all four stories. (DC2-A-2, DC2-1-c of Central Area Design Guidelines)

We agree that setting the NE corner of the building reduces the perceived mass, as well as allowing greater street front separation from the adjacent community market, which encroaches beyond typical side yard setbacks (and in some places even the property line).

c. Embrace the intended typology and continue to design the building to resemble an apartment building. (DC2-E-1)

Rhythmic fenestration and articulation create a predictable and comfortable sense of place typical of apartments.



Early Design Guidance Responses

2. Fenestration & Materials

a. Staff supports the fenestration patterns shown in the precedent imagery, specifically the floor to ceiling glazing. Large windows are encouraged to add visual interest, provide ample light to interior spaces, and allow for natural surveillance to the street below. (CS1-B-2, PL2-B-1, DC2-C-1)

Reducing opaque walls and allowing the user a greater breadth of the observable world (immediate surroundings) reinforces the predictable and comfortable sense of place typical of apartments.

b. The SEDU directly behind (north of) the amenity lobby would look directly out into the solid waste storage area. The canopy over the storage area would block what little light would reach the unit. Noise, odor and visual unsightliness warrant a redesign of this unit. In addition, the location of the window well suggests that a basement unit might have the same issues.

This corner and associated units have been reassessed.

c. The use of durable, high quality materials such as stained cedar, landscaping pavers creating interesting patterns, and colored panels as shown in the EDG packet is supported. If feasible, reuse the brick from the existing structure to reduce waste and better fit the building into the surrounding context and neighborhood character. (DC4-A-1, DC4-2-c of the Central Area Design Guidelines)

Our intent is to create an interesting, welcoming and thought provoking building, and material selection will play a huge part in that. We are currently exploring ways to reuse the existing brick, but demolition is unpredictable and as such quantities cannot be guaranteed.

d. The EDG packet shows precedent imagery of colorful secondary architectural elements such as doors, canopy soffits, façade accent panels, and bike racks. The Central Area Design Guidelines encourage the use of vibrant and bold colors, texture, materials, and light to reinforce local cultural references. If the development team moves forward with the use of color, be thoughtful to its placement and meaning. Provide reasoning to its order and context within the neighborhood. (DC4-2-a of the Central Area Design Guidelines)

Drawing from color theory and a concept that the community is many diverse groups overlapping to make a whole, we were inspired by the Boys and Girls club located directly across E Spruce Street. Orange, red, yellow and blue are strong in the palette, and we felt that the orange would work best as a bold secondary color, combining the red and yellow and being mostly associated with enthusiasm, happiness and stimulation.



Early Design Guidance Responses

3. Entry

a. As previously mentioned, staff supports the proposed street facing main entry. The addition of bench-step seating is a thoughtful way to encourage sitting and community interaction that gives the entry a porch like feel. The overhead weather protection allows the space to be utilized year-round and adds a positive visual feature to the façade. (PL1-2-b, PL3-2-i of the Central Area Design Guidelines)
Physically engaging the community by providing welcoming spaces and niches of respite are a great way to bring the community and residents together.

b. Continue to finesse the entry to create an active space and lines of sight. Remove the solid wall shown between the stairs and south side entry and replace it with a porous railing. (PL3-2-f of the Central Design Guidelines)
The concept of an open corner, or void, to express entry requires the removal of opaque elements. An open railing will help to create a lighter, more open entry portal.

c. Looks for ways to make the entry sequencing more equitable for those with mobility issues. For folks who are unable to use stairs, the side entrance seems like a slightly daunting route to access a unit entry. Does a resident or visitor, who can utilize the stairs, have to walk up the main entry into the entry lobby through the amenity lobby then back downstairs to enter a hallway to eventually access a unit? Please clarify accessibility routes by providing cross sections of the building at recommendation. (PL2-A-1)

Building sections have been provided.

The side entry ramp is not just for people with mobility issues, residents (or visitors) with bicycles or large packages will certainly prefer this route, as well as individuals seeking to better understand their built environment.



Early Design Guidance Responses

4. Amenity Space and Landscaping

a. Look for additional ways to make the rear amenity area a useable, welcoming space to residents. Provide additional direct access points to the space, as the only access shown requires a resident to walk on the south path and around the corner of the building. (PL1-1-a of the Central Area Design Guidelines)

Ample site lighting, benches and lush planting will create a welcoming and intimate gathering area. Access will be visible and in-line with controlled building access.

b. Thoughtfully design the ground level rear amenity to define spaces with plantings and hardscape to reinforce the overall architectural concept. (DC4-D-1)

The rear yard will have ample site lighting, benches and lush plantings.

c. Provide lush, native landscaping that fills spaces and covers the ground. The rear amenity area is an opportunity to provide edible agriculture to residents, as encouraged in the Central Area Design Guidelines. (CS1-2-b, CS1-2-c of the Central Area Design Guidelines)

We are working with our landscape architect to specify plantings that are able to meet the cities green standards, our local environmental conditions and still be hearty enough to withstand constant harvesting.

d. The pavers shown for circulation should be permeable and form an attractive pattern. (DC4-D-2)

On-site infiltration has been classified as infeasible.



Early Design Guidance Responses

5. Waste Storage

a. The proposed ground level waste storage in the northwest corner is problematic. Due to its visual appearance, relation to the street, and odor. Address these concerns and ensure it is well screened and disguised from public view. This is an opportunity to have a beautifully designed gate and fence that recalls the historic and cultural attributes of the neighborhood. Alternatively, consider moving the waste storage further from the street to better address these concerns. (CS2-B-2)

We have coordinated with SPU to ensure these issues are addressed.
Additionally we are working with a Historian and local Artist for inspiration on a number of planned art installations, including the waste storage area gate.



Lawrence Pitre

Lawrence's current series "We Are One" depicts life in the Seattle's Central Area which was historically been one of the most diverse neighborhoods from the year 1851 to present day. The collection began in January 2016 and contains 28 original acrylic paintings. Lawrence created this series as a tribute to the memories related to our past, present and contemporary life. As a artist Lawrence constructs images as a vehicle for questioning concepts about the role of current traditions, the nature of family and our spiritual connection to the earth. Just as Jacob Lawrence brought an enormous amount of dignity to his work, Lawrence mirrors this dignity and creates visual art which compels us to stop and think: "Is visual art met to be decorative or a symbol of the culture which we live in".



23rd and Jackson Project

On the corner of 23rd and Jackson in Seattle stood a Central Area staple, the Red apple Promenade. Having grown up in the area, Lawrence was very familiar with the history and significance of one of the only supermarkets in the area. Though saddened at seeing the supermarket go, Lawrence was very honored to be included in Vulcan's project to encapsulate the history of the area and present togetherness throughout the community. The art project that will be displayed around the construction site will be 22 panels representing the displacement and gentrification of the area. The pieces were created through Lawrence and four schools in the area (Washington Middle School, Seattle Girls School, Thurgood Marshall Elementary, and Leschi Elementary). The students created their pieces based off of the question

"what does culture and the central area mean to you and your family?"





Central Area Family

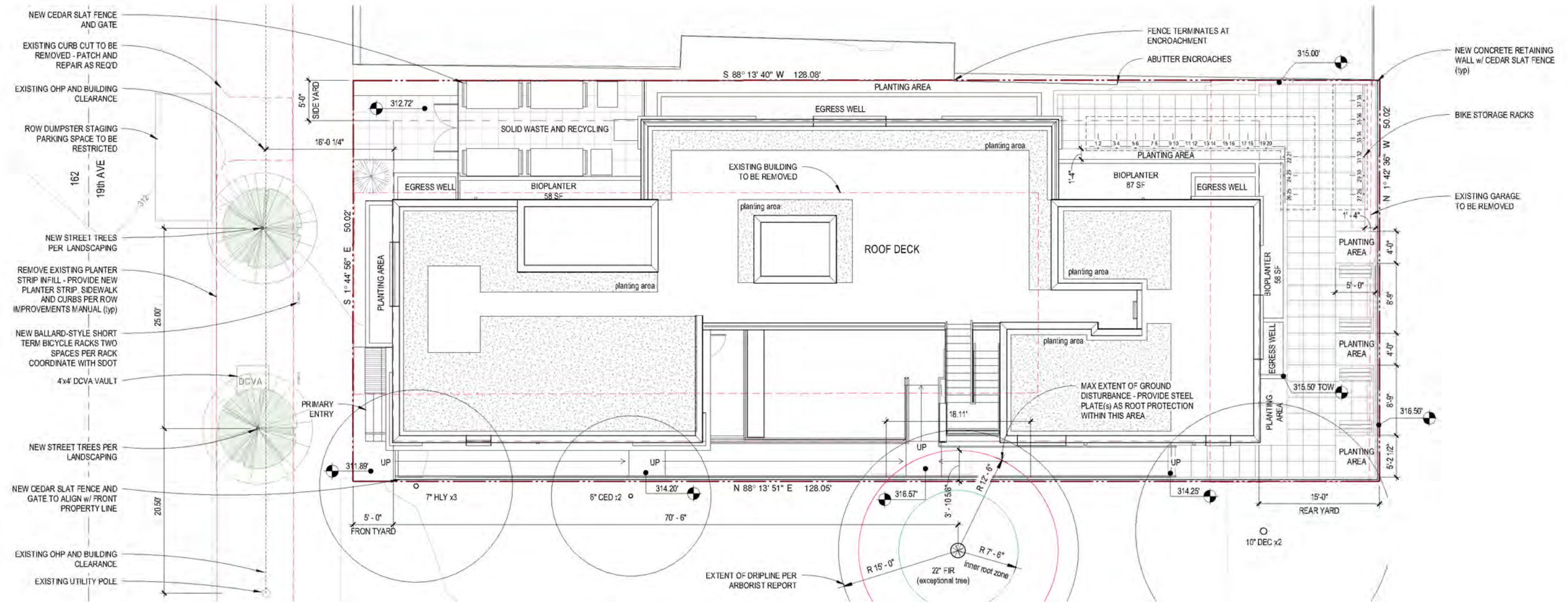
Central Area Family on 20th & Yesler-1978, in the 1970's the Central Area became largely an African American neighborhood and the center of the civil rights movement in Seattle. This particular painting is a perspective of visual intensity which refers to the strength of a people denied inclusiveness. The green, blue and orange back ground represents the warmth of a community. The red dot's in the background identifies the blood shed of a nation still grappling with identity. The family sitting on the porch is a typical American family spending family time bonding as their children learn the meaning of life, however the faces are a symbol of a primitive relationship combined with the colors used for the buildings, fence and stair rails which captures a community forced to live in unpleasable surroundings.



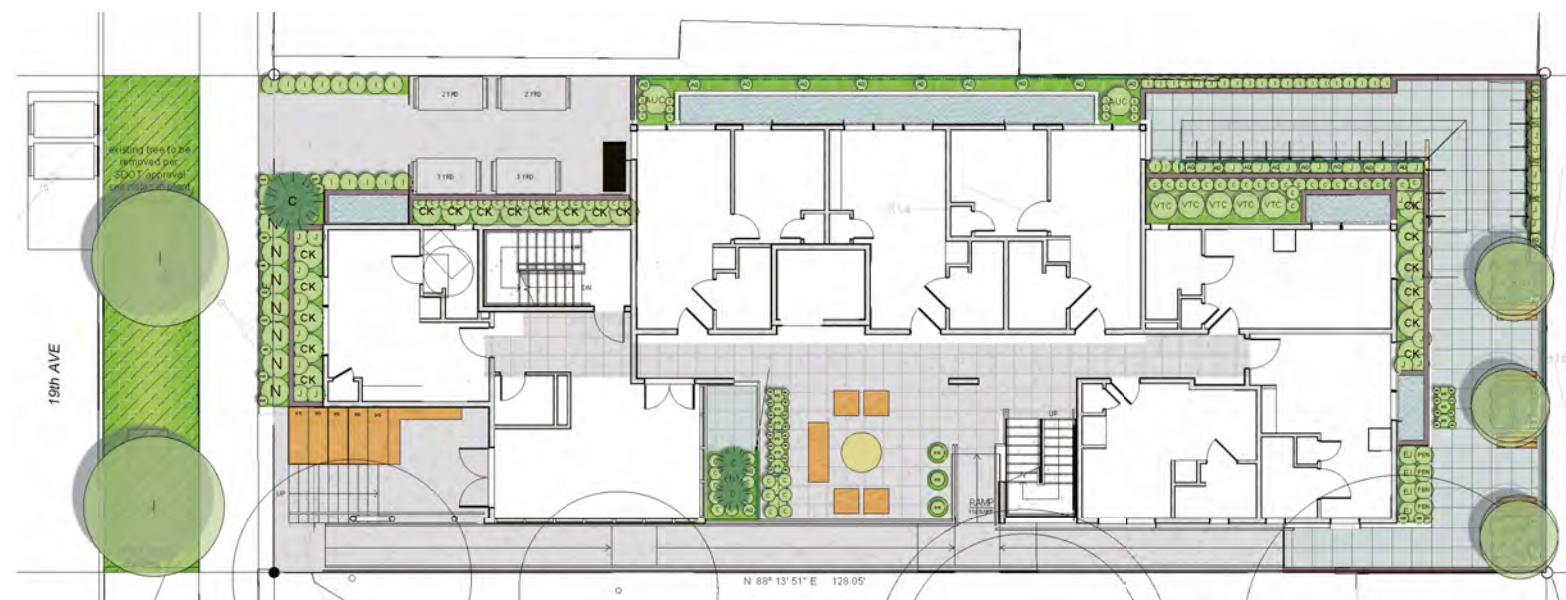
24th Street Market

24th Street Market-1945 is a depiction of a Jews owned supermarket in the heart of the Central Area of Seattle. The color orange is used in the background is a secondary color which gives a feeling of warmth and is associated with healthy food. The overall composition uses basic under tones of tan, white and brown colors used during the War. The splatters of black and red are used to portray wealth and pride in a community. Each figure used in this composition was given a startled look of surprise as the Central underwent demographical changes. The color yellow, blue and purple where used for food items to represent happiness and other light playful feelings which conveyed trust and stability related to a minimum shortage of items. However the overall mood of the composition represents an expressionistic approach displaying a time of uncertainty.

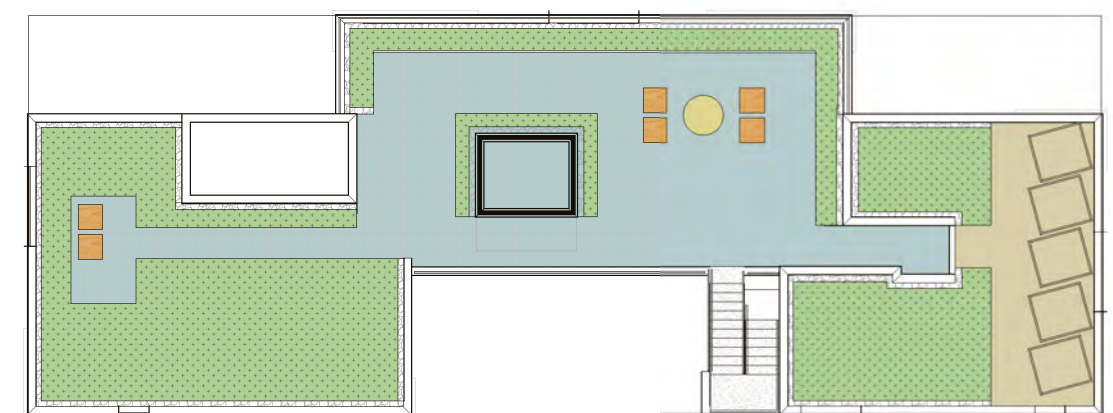




Site Plan



Site Planting

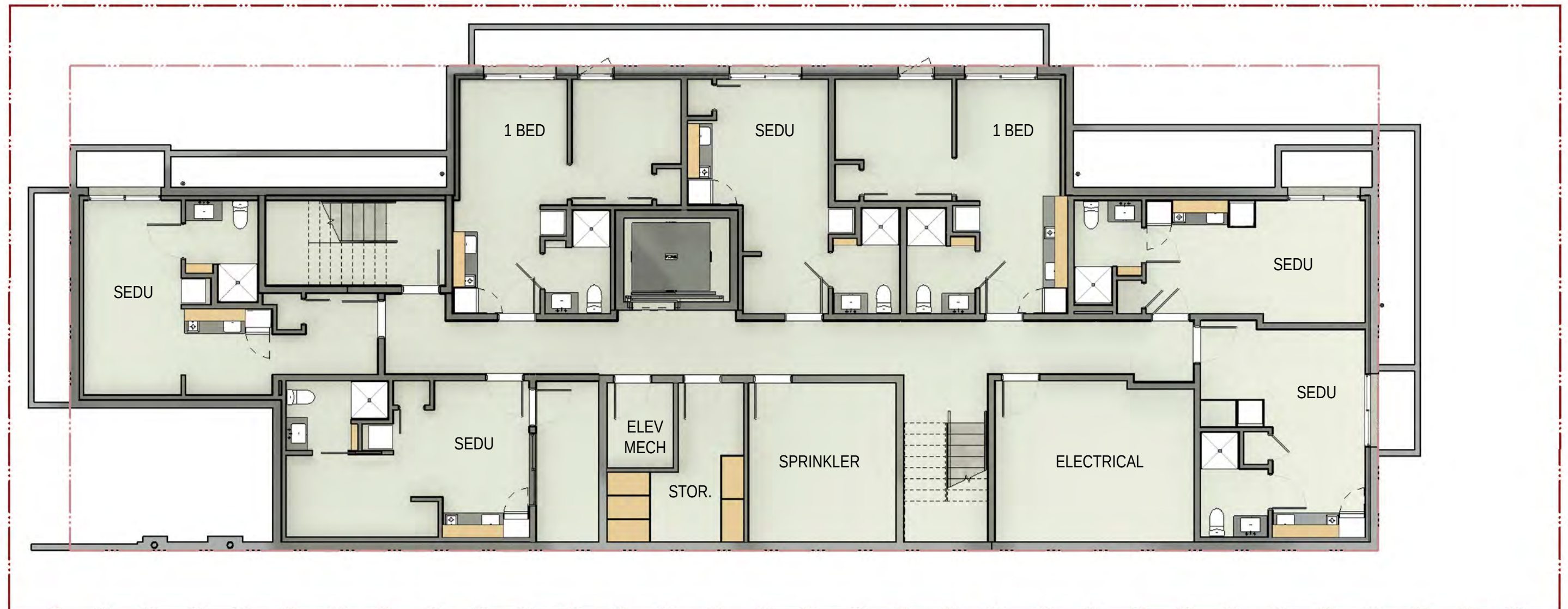


Roof Planting

Lighting Fixture Schedule				
Mark	Count	Manufacturer	Model #	Description
A	13	WAC Lighting	WL-LED140-C-BZ	Step Light
B	10	WAC Lighting	WS-W9201-BK	Up / Dn Wall Light
C	16	Kuzco Lighting	EC34509-BK	LED Ceiling Light
D	2	Kichler	15388BK	Directional Site Light

- ALL EXTERIOR EQUIPMENT TO BE EXTERIOR RATED
- EXTERIOR LIGHTING TO BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES





21 LOWER LEVEL FLOOR PLAN

Recommendation Packet
162 19th Ave
DCI Project # 3033733-LU

303 Nickerson St.
Seattle, WA 98109
206.632.1818
www.ryanrhodesdesigns.com



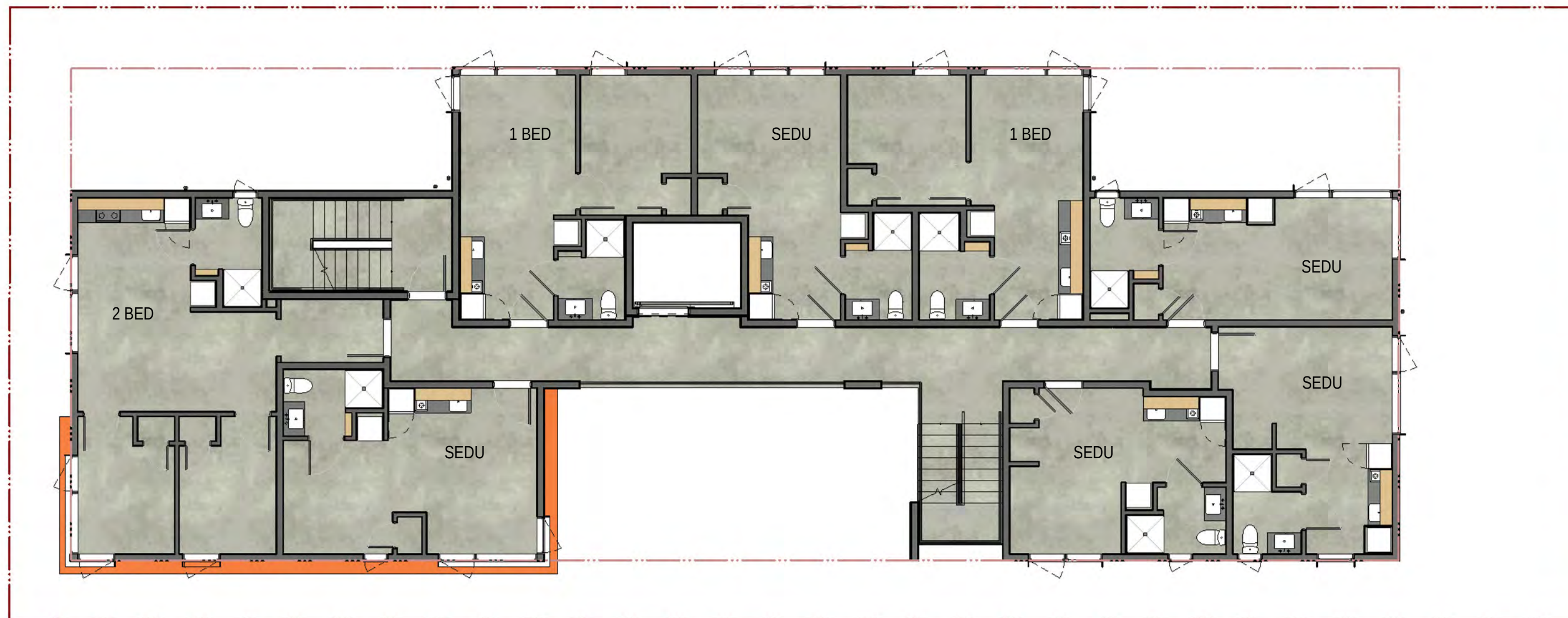


22 ENTRY LEVEL FLOOR PLAN

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23 SECOND & THRID LEVEL PLAN

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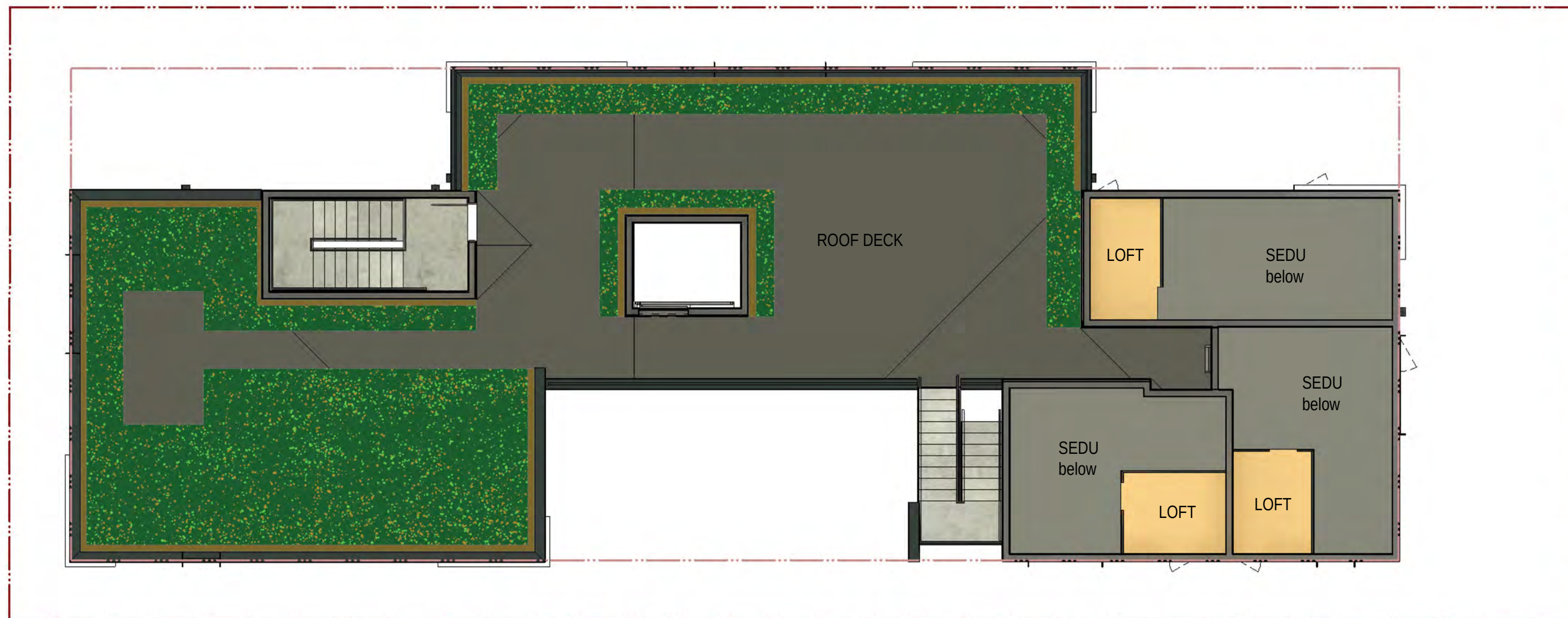


24 FOURTH LEVEL PLAN

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25 LOWER ROOF PLAN

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26 UPPER ROOF PLAN

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MATERIAL AND COLOR LEGEND			
Mark	Color	Material	Comments
A	2134-30 IRON MOUNTAIN (gray)	CEMENTITIOUS LAP SIDING	6" EXPOSURE
B	2118-50 EXCALIBUR GRAY	CEMENTITIOUS PANELS	SMOOTH
C	2143-70 SIMPLY WHITE	CEMENTITIOUS PANELS, METAL WINDOW FIN	TO MATCH WINDOWS
D	2014-10 FESTIVE ORANGE	METAL FIN, EXTERIOR DOORS, STOREFRONT WINDOWS, ENTRY COLUMNS	
E	2% BLACK	ARCHITECTURAL CONCRETE	
F	2133-10 ONYX	SCUPPERS, DOWNSPOUTS, PARAPET CAPS, GUARDRAILS, HANDRAILS & FASCIA	
G	CULTURAL ART MURAL	MURAL MEDIUM TBD	Artist - Lawrence Pitre
H	WHITE	PLY-GEM WINDOWS	



A | 2134-30 IRON MOUNTAIN (gray)



B | 2118-50 EXCALIBUR GRAY



C | 2143-70 SIMPLY WHITE



D | 2014-10 FESTIVE ORANGE



E | 2% BLACK



F | 2133-10 ONYX

TOP OF ELEVATOR PENTHOUSE
62' - 7 1/4"

TOP OF PENTHOUSE
56' - 8 3/4"

ROOF LEVEL
46' - 4 1/2"

FOURTH LEVEL
37' - 2 1/4"

THIRD LEVEL
27' - 10 3/4"

SECOND LEVEL
18' - 7 1/4"

ENTRY LEVEL
9' - 3 3/4"

LOWER LEVEL
1/4"



UPPER LEVEL
52' - 8"

ROOF LEVEL
46' - 4 1/2"

FOURTH LEVEL
37' - 2 1/4"

THIRD LEVEL
27' - 10 3/4"

SECOND LEVEL
18' - 7 1/4"

ENTRY LEVEL
9' - 3 3/4"

LOWER LEVEL
1/4"



28 WEST ELEVATIONS

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29 ENTRY SIGNAGE

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LOWER LEVEL
1/4"



30

SOUTH ELEVATION

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TOP OF PENTHOUSE
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ROOF LEVEL
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THIRD LEVEL
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SECOND LEVEL
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ENTRY LEVEL
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LOWER LEVEL
1/4"



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LOWER LEVEL
1/4"



31 EAST ELEVATIONS

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ENTRY LEVEL
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LOWER LEVEL
1/4"



32 NORTH ELEVATION

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TOP OF ELEVATOR PENTHOUSE
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ROOF LEVEL
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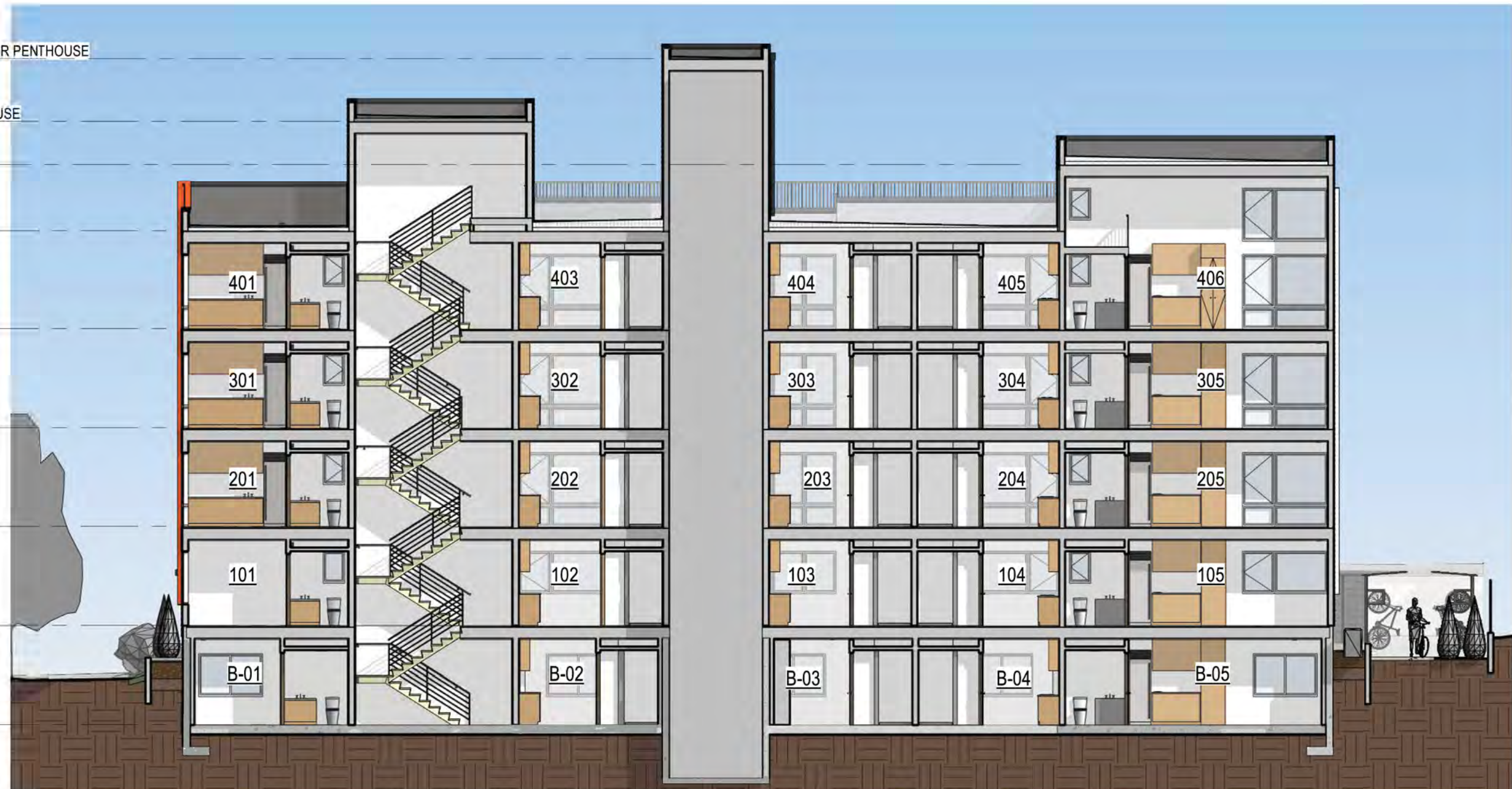
FOURTH LEVEL
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LOWER LEVEL
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33 BUILDING SECTION

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OUTREACH PLAN:

IN PERSON OUTREACH:

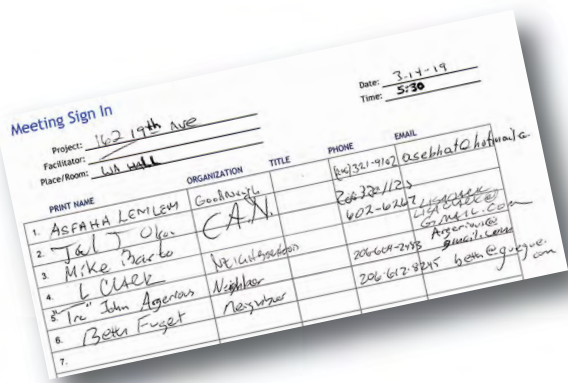
- (High Impact): Guided tour or site walk
- A community meeting open to the public was held at Washington Hall near the project site on the evening of March 14th 2019. The meeting was advertised via mailed flyers and was posted on the Seattle.gov Event's Calendar as well as the DON Event's calendar.

PRINTED OUTREACH:

- (High Impact): Direct mailings to residences and businesses within approximately 500 ft radius of the proposed site
- 8.5x11 printed flyers were mailed to all business and residential addresses within a 500 ft radius of the project location.

DIGITAL OUTREACH:

- (Multi-pronged method): Email to distribution list that includes community organizations identified by DON
- (Multi-pronged method): Post on local blog or in digital newsletter that includes information on how to submit comments directly to the project applicant
- All of the organizations listed on the 23rd, Jackson & Union Neighborhood snapchat were specifically invited to the meeting via email.
- Central Area Land Use Review Committee and the Squire Park Community Council were invited to the community meeting at Washington Hall.
- DON also recommended we post our project information on NW Facts or the Capitol Hill blog.



OUTREACH FEEDBACK:

Our March 14th Community Meeting lasted almost an hour and a half. All in all, the outcome of the community meeting was really positive. We had printed (5) 11x17 copies of our presentation packet showing photos of the existing neighborhood, existing site conditions, and our preferred massing option. At the end of the meeting, the neighbors asked if they could take these packets with them to show other neighbors who could not make the meeting. Everyone participated and asked good questions as well as stated their concerns. We left the meeting with the verbal agreement of communicating further via email, and possibly even holding another meeting as our design process continues.

- Joel Davis (southern abutter) Parcel No. 193480-0021 & Lisa Clark (southern abutter) Parcel No. 193480-0020 were concerned about his and her fences abutting their northern property lines. We informed them that their fences would be left intact during and after construction or the parties would collaborate on a new fence. Both also expressed concern about the rats that may or may not live on the site. We informed them of the city's new Rat Abatement program that is to be completed before demolition.

- Lisa Clark expressed concerns about the building's height. However, most neighbors seemed receptive to the fact that the LR3 zoning allows for this. Two neighboring upcoming projects were also mentioned/validated at the intersections of 19th and E Fir St.

- Issue of no parking being required was mentioned. We reinforced the fact we are not doing an "apodment" complex. We sympathized with the no parking issue. "The city doesn't want people to drive in the city," was stated.

- Neighboring sewer lines were expressed as a concern. Ryan Rhodes pulled up Lisa Clark's sewer card online and showed her the construction of our project would have no effect on her sewer lines.

- Rent Values were questioned. Beth Fuget asked a lot of sensible questions about the typology of the building, the audience we were targeting to have live there, rent values for each unit vs. rent values for each bedroom, etc. Scott Lien explained to the neighbors that this was going to be an apartment building, but the units would be more like "family-style living" or "co-living" rather than the ambiguous SEDU-style apartment building. Each unit was to have 3-5 bedrooms. Some bedrooms have attached bathrooms; others don't. Scott Lien explained that each unit was to come fully furnished and that he really wanted to focus on making the public living spaces especially comfortable and desirable to spend time in for the residents with the use of high-end finishes and abundant sources of natural light.

- "Community" vs "anonymity" was mentioned. Our goal for the project is to create a pro-community enhanced apartment building. The concept starts within the units themselves as well as for the building as a whole through well designed communal spaces, interior and exterior. Scott Lien explained how SEDUs produce anonymity and that was why he was opposed to building them. He mentioned Common (www.common.com) as a precedent for what he was trying to achieve.

- 5 ft setback was questioned. "Tre" John Argerious asked if this would be an issue if there were to be a fire. Ryan Rhodes explained that it is a 5 foot, city-code mandated fire separation, and that the exterior walls would be rated.

- The question of low-income housing was mentioned. Were we going to be including any in this project? Scott Lien informed the neighbors that he would not be including low-income housing. The neighbors mentioned the Imani Village (E) on page 7 of our ADR packet and that they supported the idea of that complex. However, it was also noted that First Place Housing is a non-profit organization who funds this complex. This will not be that type of project.

Conclusion:

Again, we feel this meeting with the members of the neighborhood went extremely well. Many people participated and expressed their questions, comments, and concerns. We encouraged everyone to take the packets home, share with their loved ones, friends, and family, and to please, reach out to one of us with any other questions they had or features they'd like to see proposed in our design at 162 19th Ave.

- The entry being on the south side of the building was questioned by Lisa Clark. Lisa expressed that she was opposed to having the entry where we are proposing to have it (at our southern property line, mid-way through the lot) because she worried about the social activity adjacent to her property—she said she'd prefer to see the trash there because she was concerned about the noise of having people coming and going so close to her property. Ryan Rhodes explained the 5'-0" setback leading to the proposed entry would be well vegetated. Trash area vs. well vegetated buffer at Lisa's north property line is to be determined.

- The existing curb cut was inquired in the context of talking about where the best place would be to put the trash area. We explained to the neighbors that the city was going to make us remove the existing curb cut.

- Basement use. What would be in the basement? Scott Lien said, "Mechanical space and storage and some day-lit units depending on egress accessibility.

- Jon Parker's tree was mentioned. Turns out this tree is an exceptional tree. Scott Lien had it looked at on Friday, March 15, by Neal the Arborist. The Douglas Fir tree in question has a DBH of 30.89". We will take this into consideration with our design(s) before submitting our ADR packet to Ellen Aebischer and the city. Jon did not believe the tree was in good condition.

- General aesthetics. The neighbors asked what we envisioned this building would look like. Scott Lien said, "We are not at that point in the process yet, but please feel free to let us know what you want to see. That is important to us." Beth Fuget mentioned she really liked the look of the new blue and white townhomes (H) on page 8 of ADR packet, at the corner of 20th Ave and E. Fir St. She also mentioned that she did not like the look of the "blank gray façade" off the street (west elevation) (G) on page 7 of the ADR packet. We encouraged the neighbors to give us more feedback like this over the next few months—that we'd definitely take their opinions in to consideration, and that this was what the point of the meeting was really about. [Summary: they like the modern aesthetic.] "Natural colors fit better within the neighborhood," said Beth.

- The proposed rear yard (our proposed common amenity space at grade) abuts the townhouses to the east that Tre and Beth currently live in. They both seemed extremely pleased that this would become a nice, well vegetated, carefully lit space. Currently they are looking at the back of the existing non-forming garage.

- The entire property at 162 19th Ave will be fenced. Scott Lien encouraged the neighbors to send him examples of what they'd like the fence to look like. Iron work in the fences? Or wood?

- Timeline. The timeline for this whole process was discussed. We explained how the Administrative Design Review works between the architect and developer and the city. We mentioned we are to come up with three viable massing models, distinct from one another, and submit those to the city. If any departures from the code were needed, this is when we'd ask for them. The city then reviews our ADR presentation and ultimately helps us to decide their preferred massing option for our design. We will have to resubmit a second part of the EDG, further expounding on that decided preferred massing option. After that gets approved, we can go in for a building permit. The timeline of construction would be about a year, but the whole process would most likely take up to two years. While the city reviews this first part of our ADR, the public is welcomed to leave comments to the city about the project.



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END OF DESIGN REVIEW PROPOSAL