

523 22nd Ave

Administrative Design Review (ADR) Packet | Project 3034227-LU | October 30, 2020

b9 architects

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TABLE OF CONTENTS

OBJECTIVES **04**
EDG APPLICATION 05

CONTEXT ANALYSIS **06**
ZONING SUMMARY 06
NEIGHBORHOOD CONTEXT 08
SITE SURVEY 09
ARCHITECTURAL CONTEXT 10
ADJACENT USES 12
ARBORIST REPORT 14
EXISTING CONDITIONS 16

RESPONSE TO GUIDANCE **18**
URBAN PATTERN AND FORM 20
ARCHITECTURAL CONCEPT 22
ARCHITECTURAL CONCEPT 24
OPEN SPACE 26
OPEN SPACE 28
MATERIAL & COLOR PALETTE 30

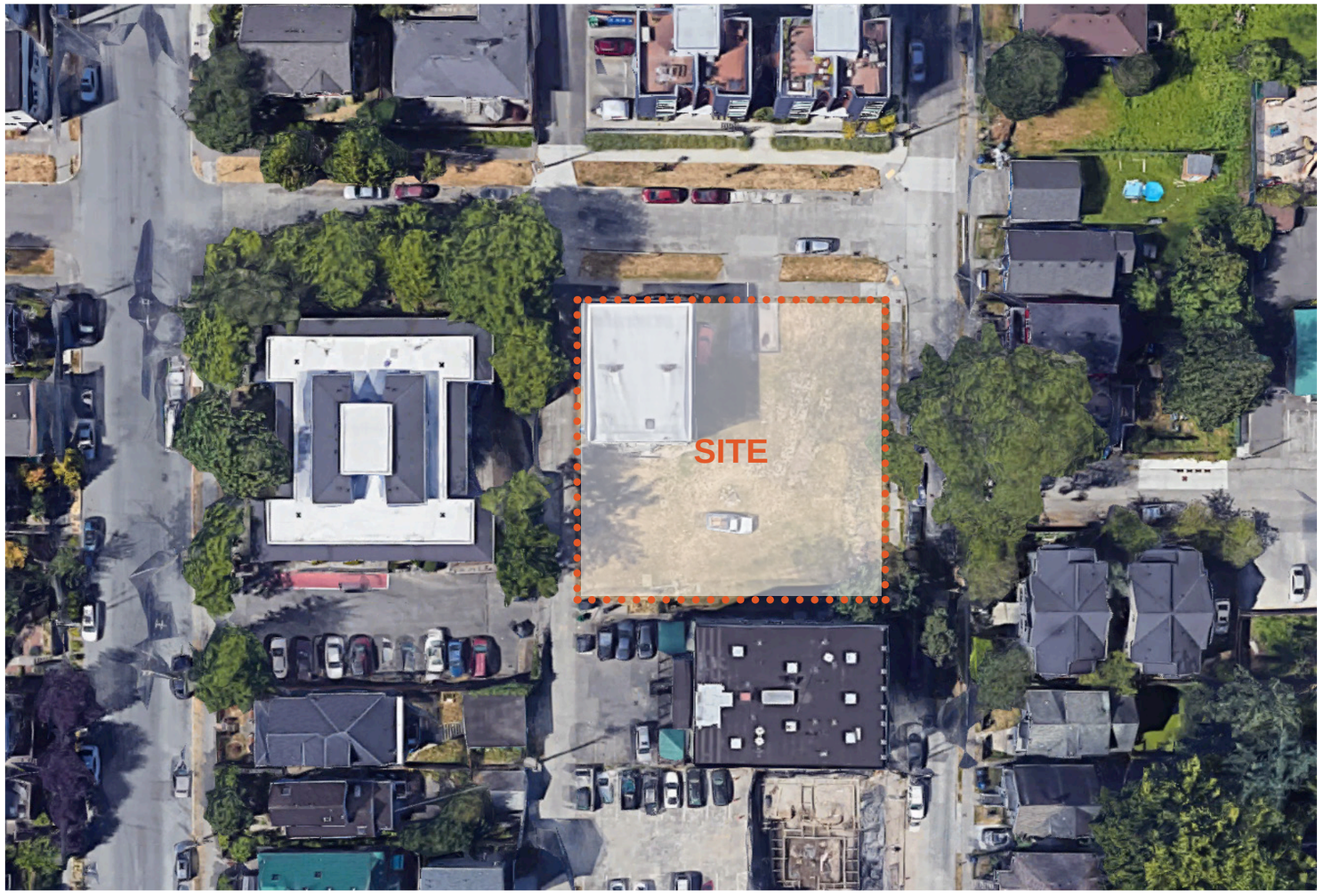
PROPOSAL **32**
PROPOSED PLANS 32

PROPOSAL **34**
PROPOSED PLANS 34
BUILDING SECTIONS 36
RENDERED ELEVATIONS 38
LANDSCAPE PLAN 40
LIGHT AND GLARE PLAN 41

SUPPLEMENTAL INFORMATION **42**
DEPARTURE MATRIX 43

COMPLETED WORK **44**





OBJECTIVES

The existing site is comprised of three parcels located on the southwest corner of E James Street and 22nd Avenue in the Central District. The site's topography slopes up approximately 5 feet from 22nd Avenue west to the alley at the rear of the site. The alley connects E James Street with E Jefferson Street to the south. One existing 4-plex apartment structure is located at the northwest corner of the site. The structure fronts E James Street to the north and abuts the alley to the west. The majority of the site is open and currently covered in grass. A Bigleaf Maple tree currently exists at the southeast corner of the site. No parking is to be provided and the existing curb cut along E James Street is to be restored per SDOT standards.

Approximate Gross Floor Area for Design Review Threshold Purposes	19,400 sf
Approximate Number of Units	29
Approximate Number of Parking Spaces	0
Approximate of Bike Parking Spaces	30

Sustainability
Preserve existing structure and design and construct new structure to achieve a 4-Star Built Green certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Dunning Properties, LLC
STRUCTURAL	TBD
GEOTECHNICAL	TBD
LANDSCAPE	ROOT OF DESIGN

EDG APPLICATION

PART I: Contact Information

1. Property address — 2123 E James Street
2. Project number — #3033918-EG
3. Additional related project number(s)
4. Owner Name — Kymi Ingram-Baun
5. Contact Person Name — Bradley Khouri

Firm	b9 architects
Mailing Address	610 2nd Avenue
City, State Zip	Seattle, WA 98104
Phone	206.297.1284
Email Address	office@b9architects.com

6. Applicant's Name — Bradley Khouri

Relationship to Project	Architect

7. Design Professional's Name — Bradley Khouri

Email Address	bgk@b9architects.com
Address	610 2nd Avenue
Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The existing site is comprised of three parcels located on the southwest corner of E James Street and 22nd Avenue in the Central District. The site's topography slopes up approximately 5 feet from 22nd Avenue west to the alley at the rear of the site. The alley connects E James Street with E Jefferson Street to the south. One existing 4-plex structure is located at the northwest corner of the site. The structure fronts E James Street to the north and abuts the alley to the west. Two existing parking spaces are provided at the north of the site, just east of the existing structure and are accessed by a curb cut off of E James Street. The majority of the site is open and currently covered in grass. A Bigleaf Maple tree currently exists at the southeast corner of the site.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

The lot is zoned LR2 and is located within the 23rd and Union-Jackson Residential Urban Village. The site is subject to the Citywide Design Guidelines and the Central Area Design Guidelines.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The immediate neighborhood primarily consists of residential uses including single family, townhouses, apartments and condominiums. Additional nearby uses include cultural, institutional, and commercial structures primarily located along 23rd Avenue to the east. These uses include churches, businesses, community/educational centers, highlighted by Garfield High School, Garfield Community Center and Medgar Evers Pool. Immediately to the south of the site is a three-story apartment building built in 1909 containing 22 one-bedroom and 2 two-bedroom units. The pattern of structures across 22nd Avenue consists of older, tightly-spaced single family and newer townhouse structures for the block from E Cherry Street to E Jefferson Street. Development across E James Street to the north is also a mix of townhouse and single family structures. Across the alley to the west is the Union/James Apartment built in 1982 which provides 16 affordable units. Older single family structures are located to the south of the Union/James Apartment structure with parking accessed from the alley. Recent development in the immediate vicinity includes the townhouses directly to the north of the site as well as a new apartment building to its south at 507 22nd Avenue with 9 units. Additionally, a 5-unit townhouse to the northwest of the site has been permitted at 2108 E James Street.

Notable commercial development in the immediate vicinity includes Ezell's Famous Chicken located at the northwest corner of E Jefferson Street and 23rd Avenue. The Garfield Community Center, Medgar Evers Pool, and Garfield High School and playing fields are located to the east along 23rd Avenue. Churches located near the site include the Trinity Faith Temple at the northwest corner of 21st Avenue and E James Street and the Zion United House of Prayer on the southwest corner of 21st Avenue and E Jefferson Street.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The development proposal consists of a residential apartment structure with three stories above grade and one story partially below-grade. The structure will have approximately 29 apartment units, with sizes mixed between studio and one-bedroom units. The primary building access is proposed to be located off of E James Street. The existing, 3,930 square-foot 4-plex apartment structure will remain on site. The proposed structure's approximate height is 34 feet, allowed per SMC 23.45.514.F, and the building gross area for determining design review thresholds is approximately 19,400 square feet. No parking is required per SMC 23.54.015. Table B, item L since the proposed residential use is located within an Urban Center. No parking is to be provided and the existing curb cut along E James Street is to be restored per SDOT standards. The existing tree at the southeast corner of the site is to remain and ample tree protection area is to be provided per the arborist's recommendations.

A departure is requested from the 90 foot requirement for apartment structure width in LR2, per SMC 23.45.527, Table A, for the structure width provided along 22nd Avenue.

ZONING SUMMARY

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS:
- 1.1
- 1.3 if the project meets the standards of subsection 23.45.510.C.
- The floor area is exempt from FAR limits for portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access in apartments in LR zones that qualify for the higher FAR limit shown in Table A for 23.45.510;

23.45.512 - DENSITY LIMITS—LR ZONES:
- 1/1,200
- No Limit for apartment developments that meet the standards of subsection 23.45.510.C, located in LR2 and LR3 zones

23.45.514 - STRUCTURE HEIGHT:
- 30 Feet base height
- For apartments in LR2 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.518 - SETBACKS AND SEPARATIONS:
- Front- 5 feet minimum
- Rear- 10 feet minimum with alley
- Side less than 40 feet- 5 feet minimum
- Side more than 40 feet- 7 feet average; 5 feet minimum

23.45.522 - AMENITY AREA:
- The required amenity area in LR2 zones for apartments is equal to 25 percent of the lot area.
- A minimum of 50% of the required amenity area shall be provided at ground level.
- For apartments, amenity area at ground level shall be provided as common space and shall be accessible to all apartment units.
- All units shall have access to a common or private amenity area.

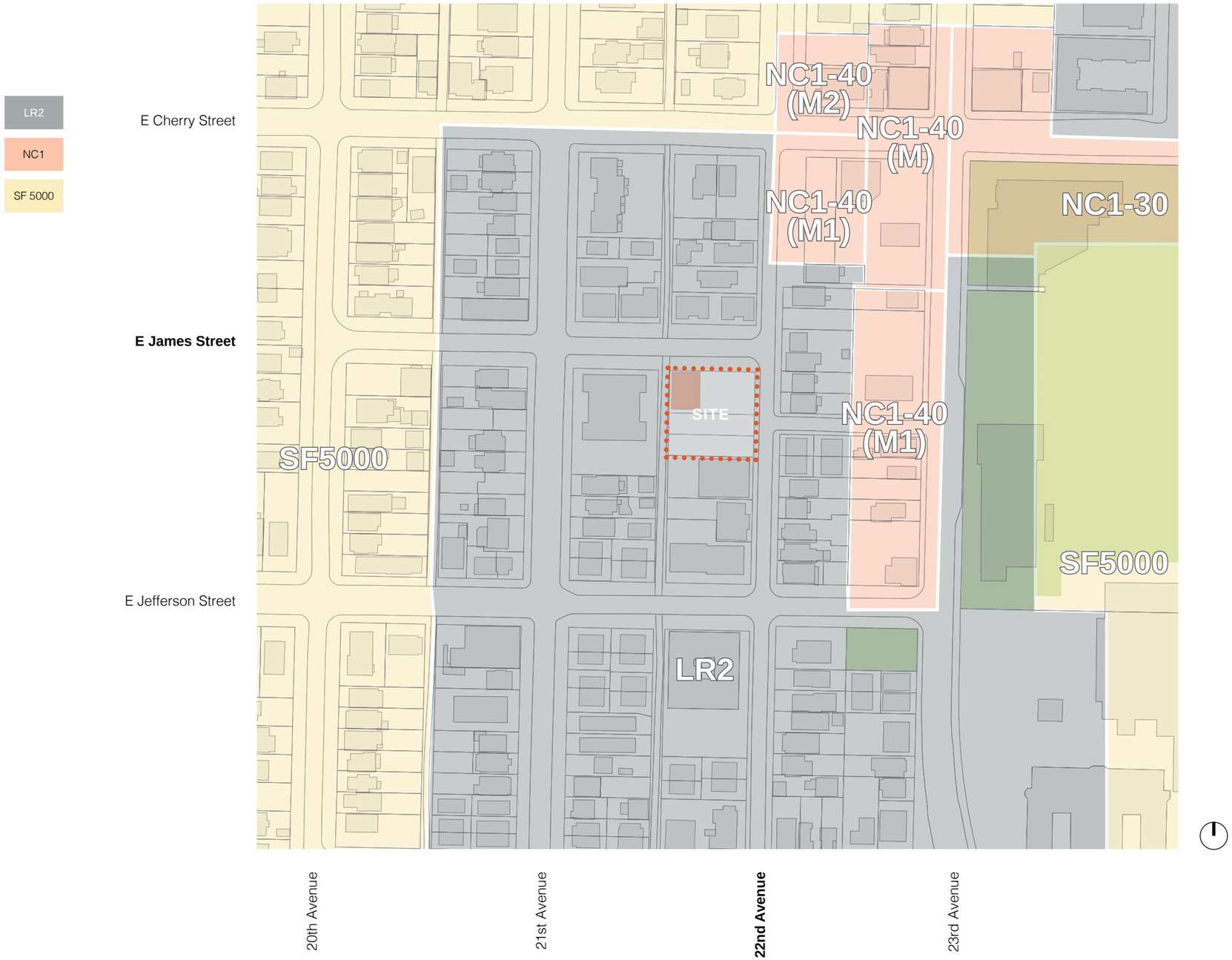
23.45.524 - LANDSCAPING STANDARDS:
- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES:
- Maximum Structure Width: 90 feet for apartment developments in LR2 lots.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 - LIGHT AND GLARE STANDARDS:
- Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.040 TRASH AND RECYCLING STORAGE:
- Residential units: 26-50 units = 375 square feet of storage area

23.54.015.K BICYCLE PARKING:
- LONG TERM PARKING REQUIREMENT : 1 Per dwelling unit
- SHORT TERM PARKING REQUIREMENT : 1 Per 20 dwelling units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.



ADDRESS

2123 E James Street, 523 22nd Avenue, 521 22nd Avenue

PARCEL #

912610-1040, 912610-1035, 912610-1030

LEGAL DESCRIPTION

LOTS 17, 18, 19, AND 20, BLOCK 10, WALLA WALLA ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 81 RECORDS OF KING COUNTY, WASHINGTON.

LOT SIZE

14,400 SF

ZONE

LR2

URBAN VILLAGE OVERLAY

23rd and Union-Jackson Residential Urban Village

NEIGHBORHOOD CONTEXT



LEGEND:

SITE

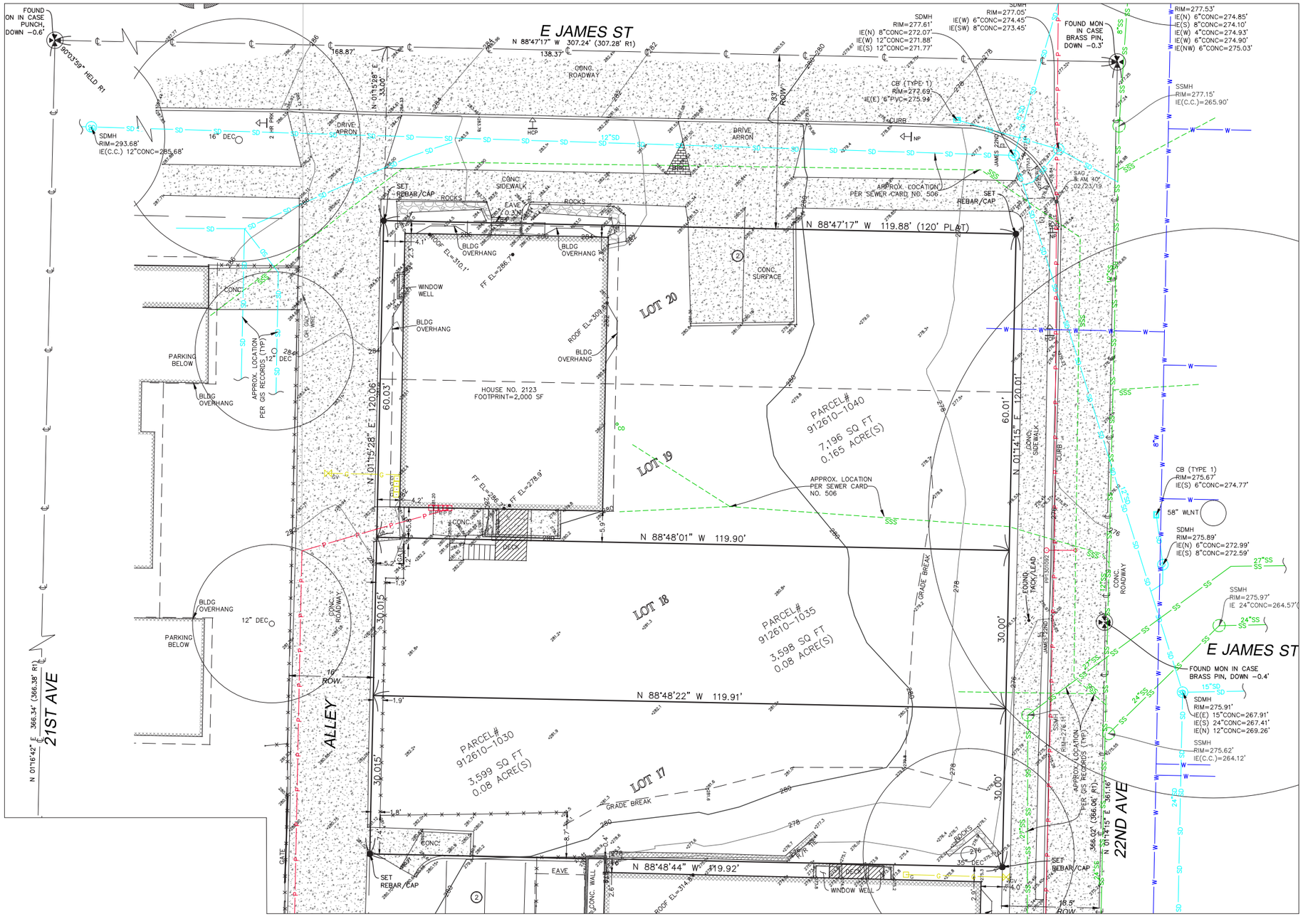
NEW DEVELOPMENT

1 Construction Permit under Project #6628274-CN to establish use as rowhouse and construct a 5 unit townhouse building, per plan.

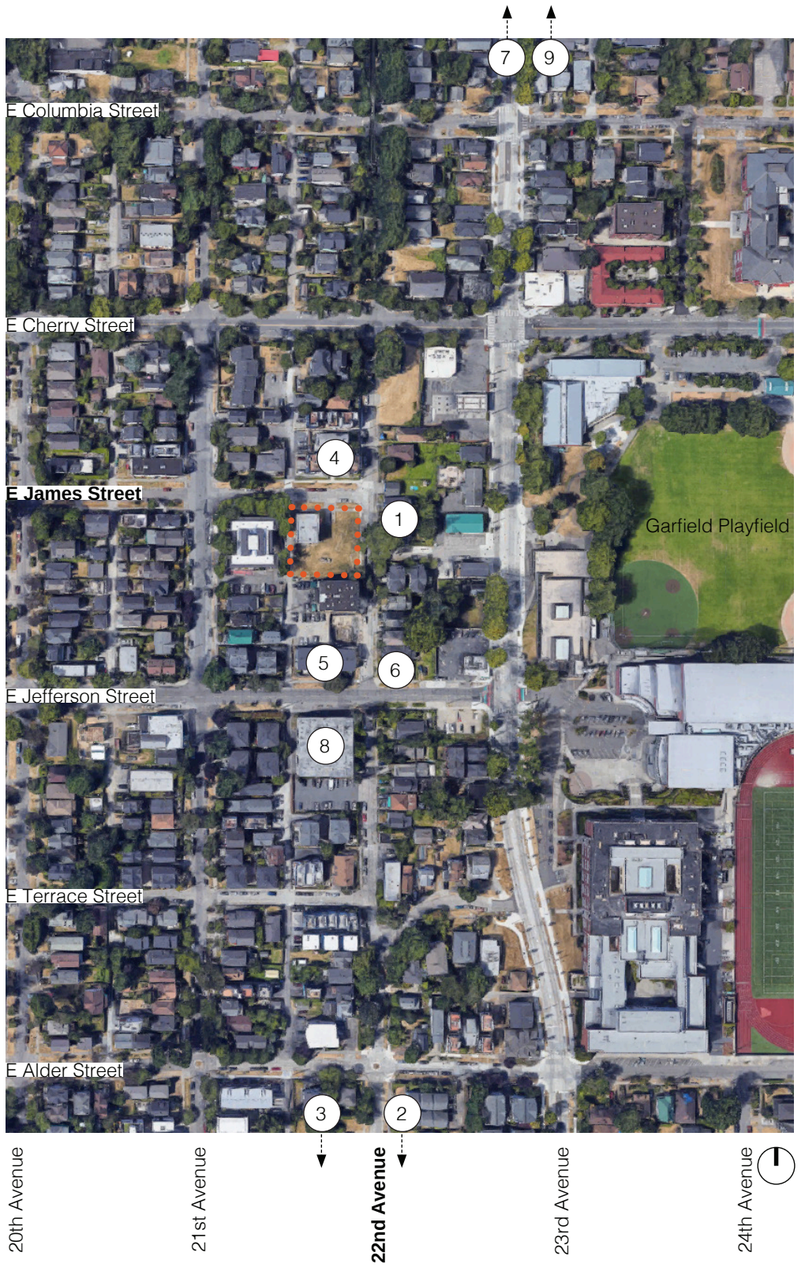
SITE SURVEY

LEGEND

	BENCHMARK	BLDG	BUILDING
	BRICK SURFACE	C.C.	CENTER CHANNEL
	BUILDING	CALC'D	CALCULATED
℄	CENTERLINE ROW	CB	CATCH BASIN
CO	CLEANOUT	COS	CITY OF SEATTLE
	CONCRETE SURFACE	CONC	CONCRETE
	RETAINING WALL	COR	CORNER
	DECK	DEC	DECIDUOUS
	FENCE LINE (CHAIN LINK)	ELEV	ELEVATION
	FIRE HYDRANT	EVG	EVERGREEN
G	GAS LINE	FF	FINISH FLOOR
G	GAS METER	G	GAS
G	GAS VALVE	HCP	HANDICAP PARKING
	INLET (TYPE 1)	LS#	LAND SURVEYOR NUMBER
	NAIL AS NOTED	MEAS	MEASURED
	MONUMENT IN CASE (FOUND)	MON	MONUMENT
	MONUMENT CASE EMPTY	NP	NO PARKING
P	POWER METER	OHP	OVERHEAD POWER
P	POWER (OVERHEAD)	OHT	OVERHEAD TELEPHONE
PP	POWER POLE	PROP	PROPERTY
	POWER POLE W/ LIGHT	(R)	RECORD DATA
	REBAR AS NOTED (FOUND)	ROS	RECORD OF SURVEY
	REBAR & CAP (SET)	SD	SERVICE DRAIN
	ROCKERY	SSMH	SANITARY SEWER MANHOLE
SS	SEWER LINE	SSS	SANITARY SIDE SEWER
	SEWER MANHOLE	SF	SQUARE FEET
	SIGN (AS NOTED)		
SD	STORM MANHOLE		
SD	STORM DRAIN LINE		
W	WATER LINE		
WM	WATER METER		
7	PARKING SPACES		



ARCHITECTURAL CONTEXT





1 Single Family Residence
528 22nd Avenue
Built: 1908



2 Townhouse
158 22nd Avenue
Built: 2012, 3 units



3 Single Family Residences
201-205 22nd Avenue
Built: 2002



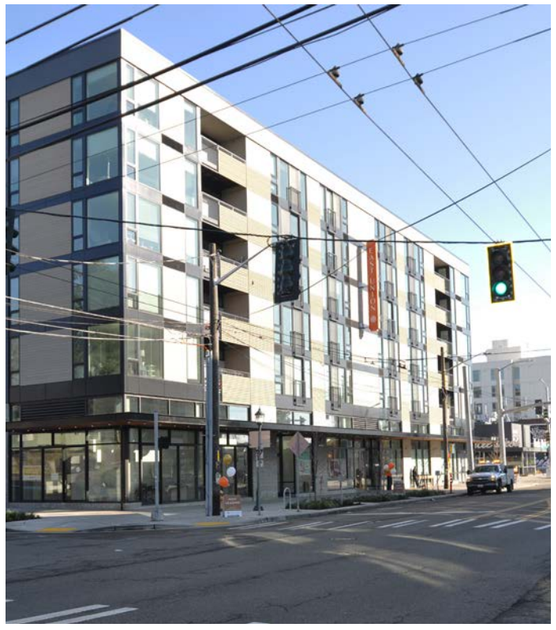
4 2112-2118 E James Street
Townhouse
Built: 2014, 4 units



5 Elena Condominium
2122 E Jefferson Street
Built: 1980, 12 units



6 Single Family Residence
500 22nd Avenue
Built: 1908



7 East Union Apartments
2220 E Union Street
Built: 2017, 145 units



8 Eagle Court Apartments
2121 E Jefferson Street
Built: 1968, 27 units



9 Single Family Residences
812-818 23rd Avenue
Built: 2008, 1900

The architectural context around the project site is defined by a mix of residential, institutional, religious, and commercial structures of varying age and architectural styles. Residential buildings include older, craftsman-style single family houses, newer townhouse developments and apartment buildings with a wide range of ages. The context also includes a number of churches close by and commercial areas to the east along 23rd Avenue, north along E Cherry Street and to the south along E Yesler Way. Garfield High School's campus with the Quincy Jones Performance Center, Garfield Community Center and Playfield and Medgar Evers Pool have a large impact on the character and uses of the surrounding context.

The single family homes are predominantly traditional craftsman-style with defined gable roofs, entry porches and include painted, accented trim details. The homes are generally spaced tightly together and the lots often include secondary structures serving as garages or storage areas. Large yards and open space are not common on these existing single family lots.

Common features in the contemporary developments include three to four-story apartment and townhouse structures, often with simple massing that employ a range of materials from horizontal lap to panel siding. These structures also provide larger glazing patterns than the older structures in the vicinity and often provide outdoor spaces such as rooftop decks or balconies.

The institutional buildings provide the most varied character styles within the neighborhood with a mix of classical (Garfield High School, Douglas Truth Library), contemporary (Quincy Jones Performance Center, Douglas Truth Library addition) and Art Deco (Fire Station No. 6) in a variety of materials and finishes.

ADJACENT USES





1 Garfield High School along 23rd Avenue
PHOTO CREDIT GOOGLE MAPS



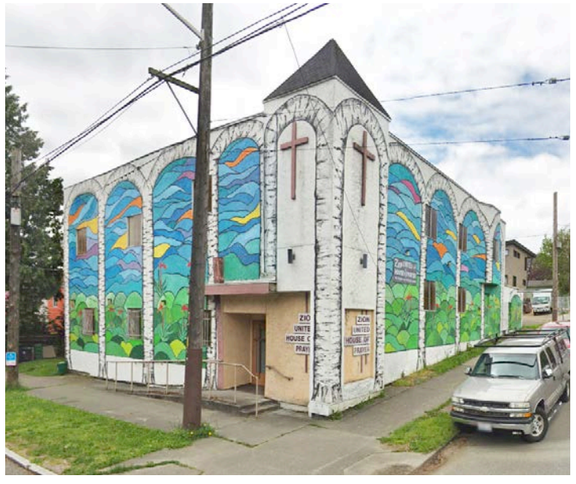
2 Commercial storefront along 23rd Avenue



3 Commercial storefront along 23rd Avenue



4 Commercial storefront and mixed-use development along 23rd Avenue



5 Zion House of Prayer
PHOTO CREDIT GOOGLE MAPS



6 Youth Arts Organization storefront along 23rd Avenue



7 Garfield Community Center
PHOTO CREDIT SEATTLE.GOV



8 Single Family homes and Duplex along 22nd Avenue

ARBORIST REPORT

Andrew Lyon
ISA certified arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way
Ste C227
Edmonds WA 98020
206-734-0705

3/13/2019

Arborist Inventory Report for:

2123 E James St

Seattle WA 98122

This report is on the only significant trees on or overhanging this lot. The DBH measurement was made by taking the circumference of the trunk and dividing by 3.14. There are no other trees on or overhanging this lot.

1. Bigleaf Maple *Acer macrophyllum* DBH 36", 30' tall with a 17' average drip line. This tree is exceptional in Seattle due to its DBH being over 30". It is also a beautiful specimen tree. The tree is in good health and fair condition having some 4"-6" dead limbs and some decay pockets. This tree may be retained and protected with a protection area created by fencing the area on the lot that is within 17' of this tree with 4' tall orange construction fence. There shall be no site disturbance, traffic, storage of materials or washing of materials within the fenced area during the time the lot is under development.

The tree is located at the south east corner of the lot and is growing a few feet north of a large apartment building. The tree has primarily branched out to the east in order to obtain enough light. Since its branches overhang a public sidewalk and there are dead branches in the tree I recommend that some pruning occur within the next 30 days to proactively remove the potential risk of a branch falling onto the sidewalk and also to probe the decay pockets and confirm that the tree is maintaining greater than 30% green wood shell wall thickness and adequate scaffold branch stability. Dead limbs should be reduced by 80-90% with angled cuts designed to retain a natural appearance and to protect the wound wood that the tree has produced from any damage. The longest limb growing over the street should be left alone but shorter limbs with obvious defects should be shortened to an aesthetic point of stability rather than removed at the branch collars in order to maintain scaffold structure.

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

Andrew Lyon

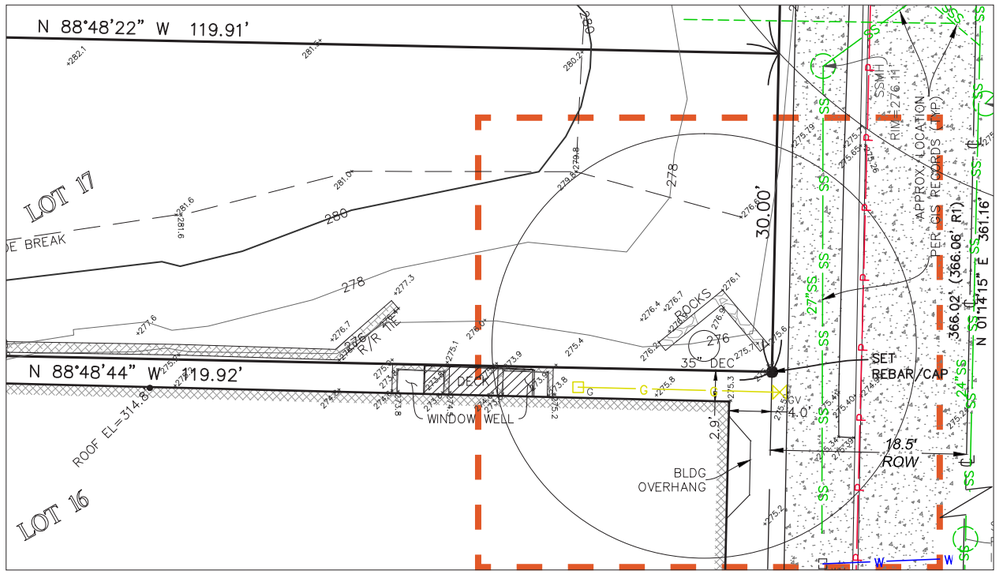
Andrew Lyon

ISA PN-6446A

Tree Risk Assessment Qualified CTRA #512

Trees teach us that it's important to have roots, grow where you're planted, and be flexible. If you really believe in something, don't be afraid to go out on a limb ☺





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EXISTING CONDITIONS

The site is located at the southwest corner of the intersection of E James Street and 22nd Avenue. The site dimensions are approximately 120 feet north-south by 120 feet east-west. A 4-plex apartment structure, to remain, is currently located on the site in the northwest corner which fronts onto E James Street to the north and abuts the alley to the west. Two surface parking spaces are located at the north of the site with access provided by a curb cut along E James Street. The existing parking spaces are to be removed and the curb cut is to be restored per SDOT standards. The rest of the site is undeveloped and is well-maintained.

Single-family, townhouse, and apartment structures make up the uses immediately surrounding the site. South of the site is a 24-unit apartment building built in 1909 with a non-compliant setback along its north facade at the shared property line. To the north and east of the site are a mix of single family and townhouse structures ranging in age. Across the alley to the west is a 16-unit apartment building built in 1982. The site's topography gently slopes up the west from 22nd Avenue and then flattens out after gaining roughly 5 feet in elevation.





7 View of site looking Southwest on 22nd Avenue and E James Street



8 View of site looking Southwest on 22nd Avenue and E James Street



9 View of site looking Southeast on E James Street



10 View of site and alley looking South on E James Street



1 View of site looking Northeast from Alley



2 View of site looking Northwest on 22nd Avenue



3 View of site looking West on 22nd Avenue



4 View of site looking Northwest on 22nd Avenue



5 View of adjacent sites to the east looking Northeast on 22nd Avenue



6 View of site looking West on E James Street

SUMMARY OF GUIDANCE

URBAN PATTERN AND FORM

a. Staff supports further development of Alternative 3, which consists of an L-shaped building surrounding a generous ground level amenity area. The recess that marks the entry and aligns with the street grid is a thoughtful and responsive design move which also helps to break up the long 22nd Avenue façade. (CS2-A-1, CS2-B-1)

b. A strong pattern of raised entries is present within the neighborhood, including the existing building on the project site. A sunken entry, as proposed, is not appropriate for the context. A raised entry is staff's strong preference, however, an at-grade entry may be appropriate if ADA ramps to the raised entry significantly compromise the street-level experience. If an at-grade entry is pursued, please be prepared to show a raised entry with required ADA ramps for comparison. (CS3-A-3, PL3-A)

c. The basement-level window wells create a street-level condition that is not found elsewhere in the neighborhood and that creates a feeling of separation that runs counter to the spirit of the Central Area guidelines which focus heavily on stitching new developments into the existing community and culture. Residential buildings in the Central Area should greet the street, not separate themselves from the public realm with a trench, fence, or other visual barrier. Revise the project to eliminate the need for window wells or relocate window wells to the interior of the site, providing sufficient light and air access to basement-level units while making a stronger connection to the surrounding community at street-facing facades. (PL3-2-d, PL3-2-l)

a. The design proposal further develops Alternative 3. The recessed aligned with E James Street is maintained although the entry has been relocated to provide universal entry condition at the north end of the building. By relocating the entry and it's associated retaining wall, the proposal is responsive to the Central Area Neighborhood Design Guidelines PL3-2.f which encourages landscape buffers instead of blank walls at the sidewalk.

b. The design has been revised to propose a slightly raised entry with required ADA ramps at the north end of the building. This solution aligns the shared entry with the shared courtyard at the center of the project. The solution also supports the Central Area Neighborhood Design guidelines that encourage prioritizing common, accessible, ground level open space at the building street frontage (PL1.2.d) that are layered, publicly visible and accessible (DC3.1.a).

c. In response to the guidance above, the window wells have been redesigned to accommodate a generous landscape buffer to the adjacent sidewalk and street. This strategy preserves the garden-style basement units and creates a landscape design that includes street trees and benches that engage the streetscape. This supports a strong connection between the proposal and the surrounding community.

ARCHITECTURAL CONCEPT

a. The retention of the existing apartment building is a positive for the community, particularly as existing housing stock is generally more affordable than new construction. As materials, fenestration, and other architectural details are developed, seek to integrate the proposal with this existing on-site structure. References can be subtle, but should show some relationship between the two structures. (CS3-A-1, CS3-B-2, CS3-1-b)

b. As the building is further developed, special attention is needed at the corner of 22nd Avenue and E James Street. Elevate the degree of architectural presence at the corner and design the E James Street façade to relate well to the shared amenity space and the existing on-site apartment building. (CS2-C-1, CS2-A-2)

c. Show any proposed gates or fences on your MUP plan set. Gates and fences are discouraged and if needed, should be of minimal height and maximum transparency. (PL3-2-j)

d. The Central Area design guidelines specifically encourage the use of bold, vibrant colors. As the design is further developed, integrate vibrant colors in a thoughtful, intentional manner. Consider consulting with neighboring property owners and tenants regarding color choices that are appropriate for the local culture. (DC4-2-a)

a. The existing structure has been integrated with the new proposed development through materiality as well as a shared courtyard entry between the two buildings.. As demonstrated in the EDG packet, the north facade of the proposed development and the north facade of the existing fourplex are similar in dimension and, together, frame the large community oriented courtyard between them. The specific integration has been developed and and utilizes a combination of landscape, planting and paving materials as well as coordinating exterior colors and textures between the cladding of the two structures. The entry to the common courtyard provides a generous, shared open space between the new and the existing structure that is an extension of the public realm as encouraged by the Central Area Neighborhood Design Guidelines (DC3.1.c).

b. The design has evolved to address this guidance. In particular, the entry to the building now aligns with the entry to the shared courtyard and is closer to the entry of the existing apartment building. This is encouraged by the Central Area Neighborhood Design Guidelines (PL3.1.g). A generous porch and decks have also been added to this facade, with its material expression consistent to the east and west. The corner is designed to relate to the central courtyard and the existing on-site fourplex through materiality and architectural expression. The presence of the building is much more elevated at the corner with repositioning of the common entry.

c. As of now, no gates are intended to either E James Street or 22nd Avenue. If they are provided they will be minimal and transparent and will be represented in the Recommendation packet. The alley will be gated to provide security and minimize its impact on the shared courtyard between the structures.

d. The design proposal has evolved to incorporate color in a thoughtful and intentional manner, consistent with the original design concept. Color is specifically used to highlight the entry / lobby volume to the apartment building. Steel planters are also proposed to provide a degree of color in the landscaped areas.

OPEN SPACE

a. The proposal retains an exceptional tree located in the southeast corner of the lot. Staff supports retention of the tree and the proposed modulation at this corner. Fenestration and open spaces should be thoughtfully placed at this location to integrate the tree into the proposal. Provide opportunities for engagement with the tree rather than simply building around it. (CS1-D-1, DC4-D-4)

b. The Central Area design guidelines identify semi-private outdoor spaces, such as stoops and porches, as an important community building tool. While the proposal provides numerous private semi-private spaces (balconies and [presumed] patio space within the basement-level window wells), these spaces all exist well above or below the ground plane, limiting their ability to engage with the public realm. Similarly, while the proposed central amenity area is visible from the public right-of-way, the programming pulls activity deep into the site, creating a significant spatial buffer that cuts off engagement with the public realm. Introduce semi-private spaces within the first ten feet of building height above street grade and adjust other amenity areas to facilitate a stronger connection to public life. (PL3-B-4, PL3-2-i, PL3-2-l)

a. Per the arborist report, a tree protection area does not allow excavation adjacent to this tree. As such, the proposed encroachment is outside of the tree protection area. The amenity area (open space) has been designed to include walkable ground cover and benches to encourage use by residents and visitors.Fenestration has been designed to take full advantage of the proximity to the tree.

b. Multiple opportunities have been provided that facilitate a strong connection with the streetscape and associated public life. The raised entry fronting E James St provides a stoop and porch for residents and visitors to engage with the public. In addition, the sunken patios have been redesigned with a landscape buffer that wraps the corner and extends into the courtyard. These provide a public edge that bounds the structure and courtyard in a distinct manner that is consistent with the design guidelines. Also, as noted above, the exceptional tree features an amenity space that provides a consistent treatment along the 22nd Avenue frontage.

URBAN PATTERN AND FORM

RESPONSE TO GUIDANCE

- The design proposal further develops Alternative 3. The recessed entry aligned with E James Street is maintained.

- As reviewed with the planner in sketch format, the design proposes a raised entry from 22nd Avenue. The applicant demonstrated to the planner in sketches that an accessible entry from 22nd Avenue, featuring the required ADA ramps, to the raised entry significantly compromises the street-level experience. As a result the raised entry from 22nd Avenue to the lobby on the first floor above grade, is accessed by ramps from the courtyard. This strategy engages both sides of the proposed development and results in an entry condition that is consistent with the surrounding context.

- In response to the guidance above, the window wells have been redesigned to accommodate a generous landscape buffer to the adjacent sidewalk and street. This strategy preserves the garden-style basement units and creates a landscape design that includes street trees and benches that engage the streetscape. This supports a strong connection between the proposal and the surrounding community.

SUPPORTED GUIDELINES

CS2-A-1: LOCATION IN THE CITY AND NEIGHBORHOOD - Sense of Place, CS2-B-1: ADJACENT SITES, STREETS, AND OPEN SPACES - Site Characteristics, CS3-A-3: EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES - Established Neighborhoods, PL3-A: ENTRIES, PL3-2-d: Streetscape Treatment, PL3-2-l: Streetscape Treatment



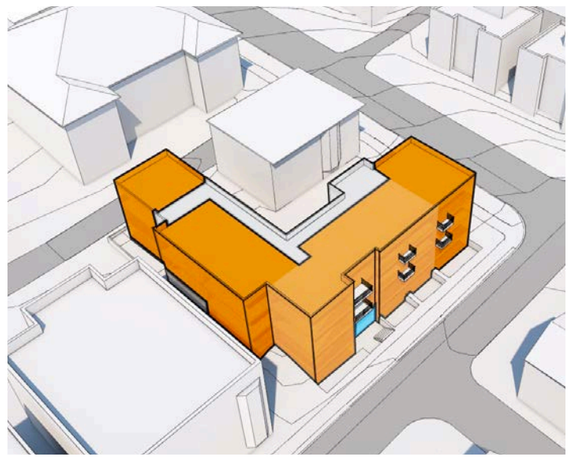
Street view looking north at EDG



Street view looking northwest



Aerial view looking northwest



Aerial view looking northwest at EDG

ARCHITECTURAL CONCEPT

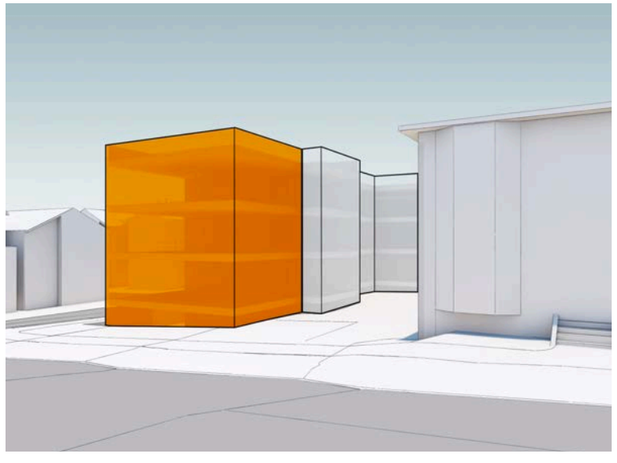
RESPONSE TO GUIDANCE

- The existing structure will be integrated with the new proposed development. As demonstrated in the EDG packet, the north facade of the proposed development and the north facade of the existing fourplex are similar in dimension and, together, frame the large community oriented courtyard between them. The specific integration will be developed and explored in the Design Review Recommendation packet. We will utilize a combination of landscape, planting and paving materials as well as coordinating exterior colors and textures between the cladding of the two structures.

- The design has evolved to address this guidance. In particular, decks have been added to this facade, with its material expression consistent to the east and west. The corner is designed to relate to the central courtyard and the existing on-site fourplex as well as the frontage along 22nd Avenue.

SUPPORTED GUIDELINES

(CS3-A-1: EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES - Fitting Old and New Together, CS3-B-2: LOCAL HISTORY AND CULTURE - Historical/Cultural References, CS3-1-b: Neighborhood Context, CS2-C-1: RELATIONSHIP TO THE BLOCK - Corner Sites, CS2-A-2: LOCATION IN THE CITY AND NEIGHBORHOOD - Architectural Presence



Street view along E James St looking southeast at EDG



Street view along E James St looking southeast



Aerial view looking southwest



Aerial view of entry ramps

ARCHITECTURAL CONCEPT

RESPONSE TO GUIDANCE

- As of now, no gates are intended to either E James Street or 22nd Avenue. If they are provided they will be minimal and transparent and will be represented in the Recommendation packet. The alley will be gated to provide security and minimize its impact on the shared courtyard between the structures.

- The design proposal has evolved to incorporate color in a thoughtful and intentional manner, consistent with the original design concept. Color is specifically used to highlight the entry / lobby volume to the apartment building. This occurs on the east side facing 22nd Avenue and on the west side, internal to the courtyard, to assist in wayfinding and articulation.

SUPPORTED GUIDELINES

PL3-2-i: Streetscape Treatment, DC4-2-a: Building Materials



Alley view looking southeast showing potential fence



Aerial view looking northwest showing entrance

OPEN SPACE

RESPONSE TO GUIDANCE

- Per the arborist report, a tree protection area does not allow excavation adjacent to this tree. As such, the proposed encroachment is outside of the tree protection area. The amenity area (open space) has been designed to include walkable ground cover and benches to encourage use by residents and visitors. Fenestration has been designed to take full advantage of the proximity to the tree.

- Multiple opportunities have been provided that facilitate a strong connection with the streetscape and associated public life. The raised entry fronting 22nd Avenue provides a stoop and porch for residents and visitors to engage with the public. In addition, the sunken patios have been redesigned with a landscape buffer that wraps the corner and extends into the courtyard. These provide a public edge that bounds the structure and courtyard in a distinct manner that is consistent with the design guidelines. Also, as noted above, the exceptional tree features an amenity space that provides a consistent treatment along the 22nd Avenue frontage.

SUPPORTED GUIDELINES

CS1-D-1: PLANTS AND HABITAT - On-Site Features, DC4-D-4: TREES, LANDSCAPE AND HARDSCAPE MATERIALS - Place Making, PL3-B-4: RESIDENTIAL EDGES - Interaction, PL3-2-i, PL3-2-l



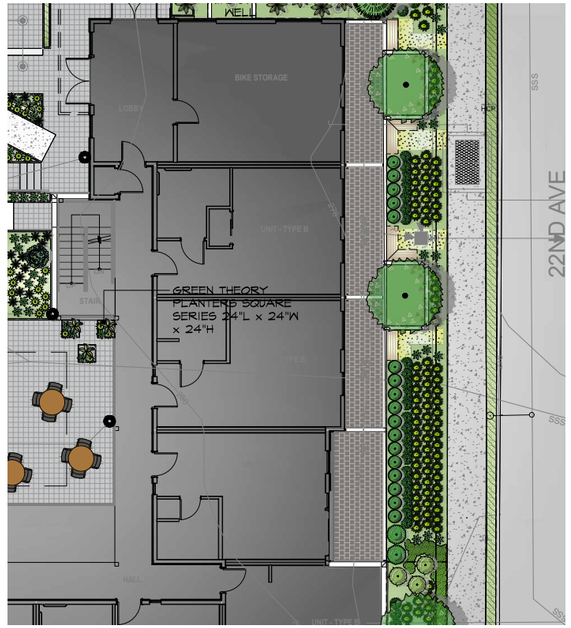
Landscape plan of exceptional tree area



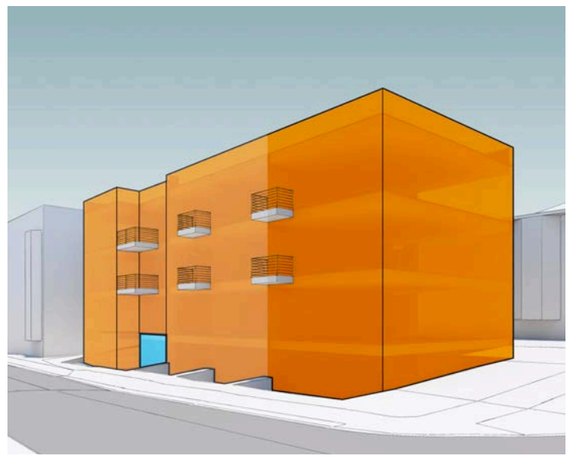
Street view of exceptional tree area looking west



Street view looking southwest



Landscape plan of setback along 22nd Ave



Street view looking southwest at EDG

OPEN SPACE

RESPONSE TO GUIDANCE

- Per the arborist report, a tree protection area does not allow excavation adjacent to this tree. As such, the proposed encroachment is outside of the tree protection area. The amenity area (open space) has been designed to include walkable ground cover and benches to encourage use by residents and visitors. Fenestration has been designed to take full advantage of the proximity to the tree.

- Multiple opportunities have been provided that facilitate a strong connection with the streetscape and associated public life. The raised entry fronting 22nd Avenue provides a stoop and porch for residents and visitors to engage with the public. In addition, the sunken patios have been redesigned with a landscape buffer that wraps the corner and extends into the courtyard. These provide a public edge that bounds the structure and courtyard in a distinct manner that is consistent with the design guidelines. Also, as noted above, the exceptional tree features an amenity space that provides a consistent treatment along the 22nd Avenue frontage.

SUPPORTED GUIDELINES

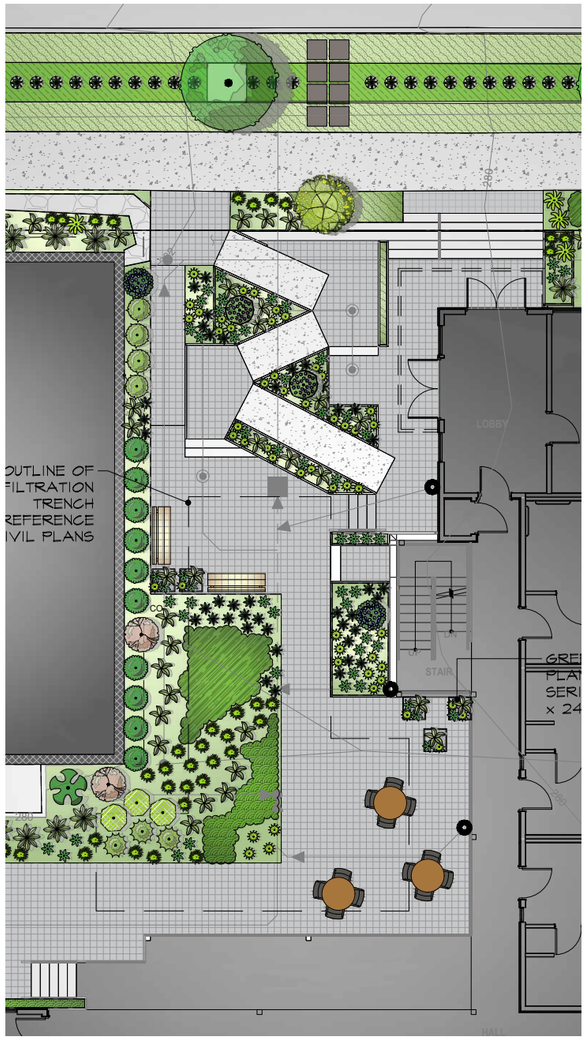
CS1-D-1: PLANTS AND HABITAT - On-Site Features, DC4-D-4: TREES, LANDSCAPE AND HARDSCAPE MATERIALS - Place Making, PL3-B-4: RESIDENTIAL EDGES - Interaction, PL3-2-i, PL3-2-I



Courtyard view looking northeast



Courtyard view looking southeast



Landscape plan of central courtyard

MATERIAL & COLOR PALETTE



CEMENT PANEL
2’-0” X 8’-0” VERTICAL
SW 7065 ARGOS



CEMENT PANEL
4’-0” X 8’-0” HORIZONTAL
SW 7069 IRON ORE



CAST IN PLACE CONCRETE



CEMENT PANEL
INFILL - VARYING WIDTHS
SW 7063 NEBULOUS WHITE



CEMENT PANEL
4’-0” X 8’-0” HORIZONTAL
SW 6335 FIRED BRICK



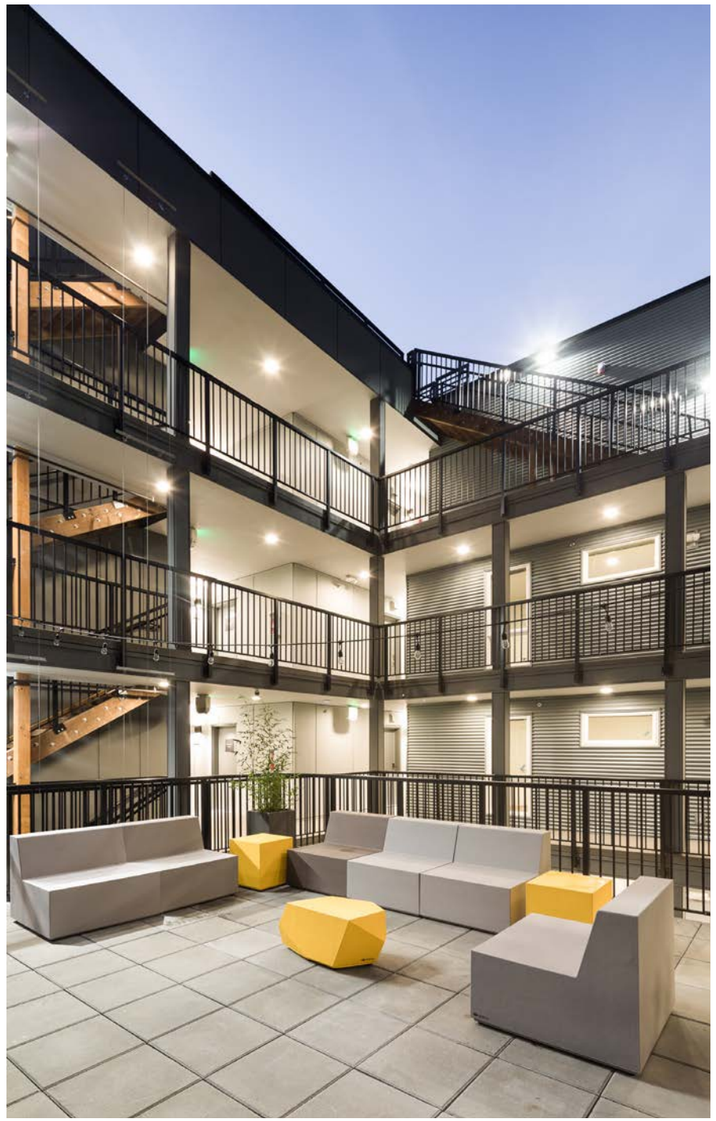
BLACK-PAINTED STEEL



EXTERIOR STEEL STAIRS

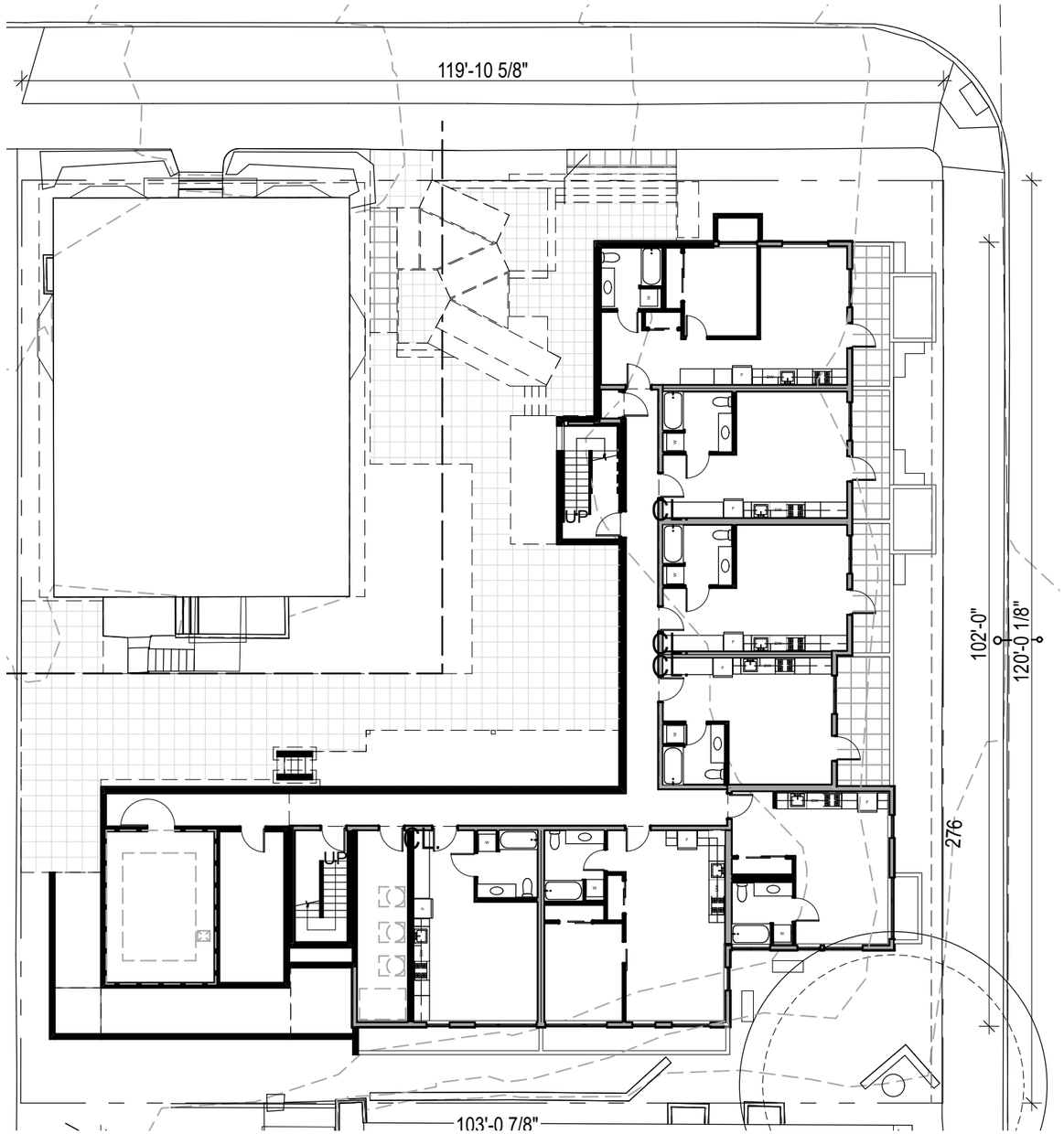


BOLT-ON STEEL BALCONIES



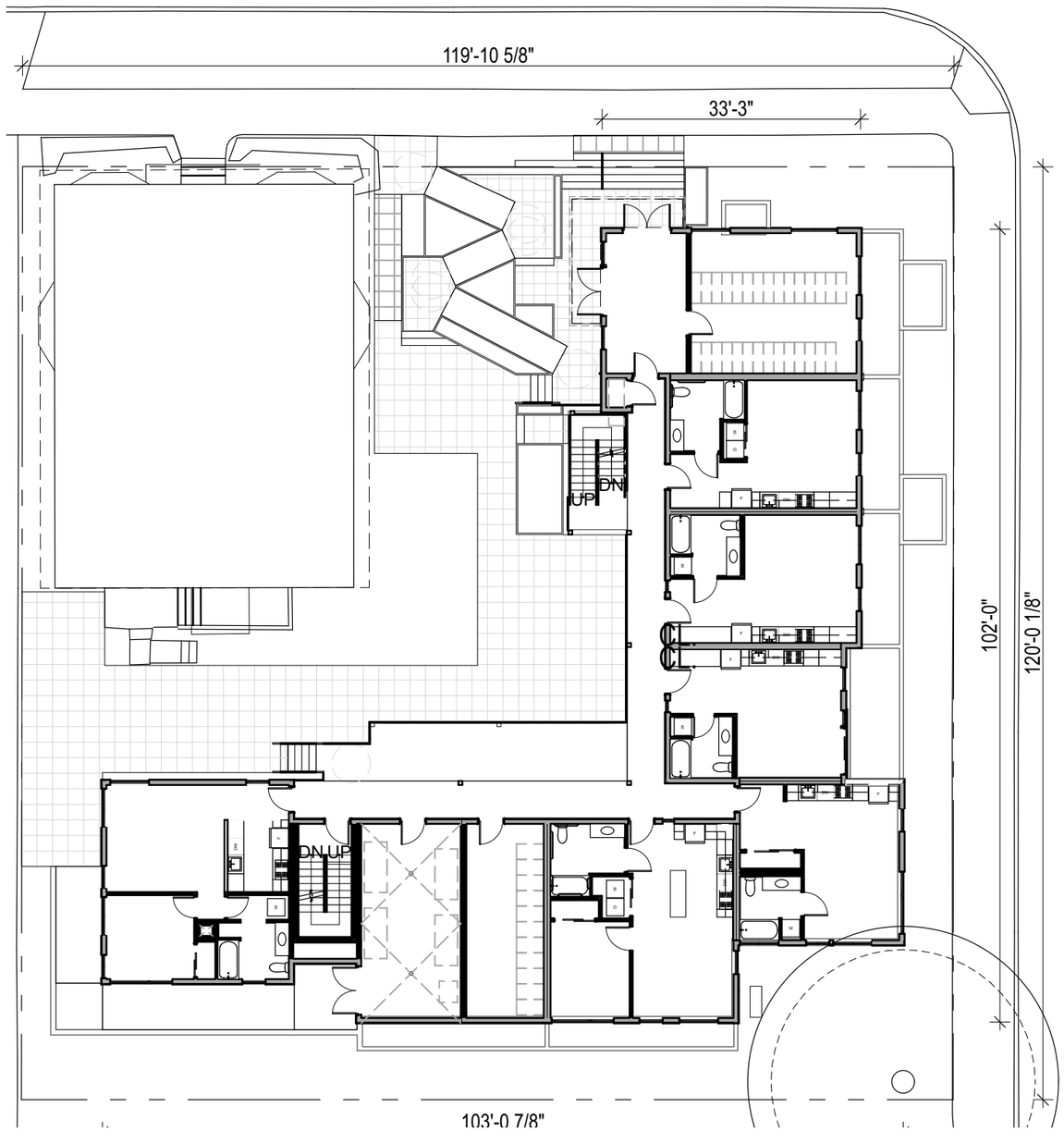
EXTERIOR WALKWAYS AND GUARDS

PROPOSED PLANS



BASEMENT FLOOR PLAN

0 10' 20' 40'



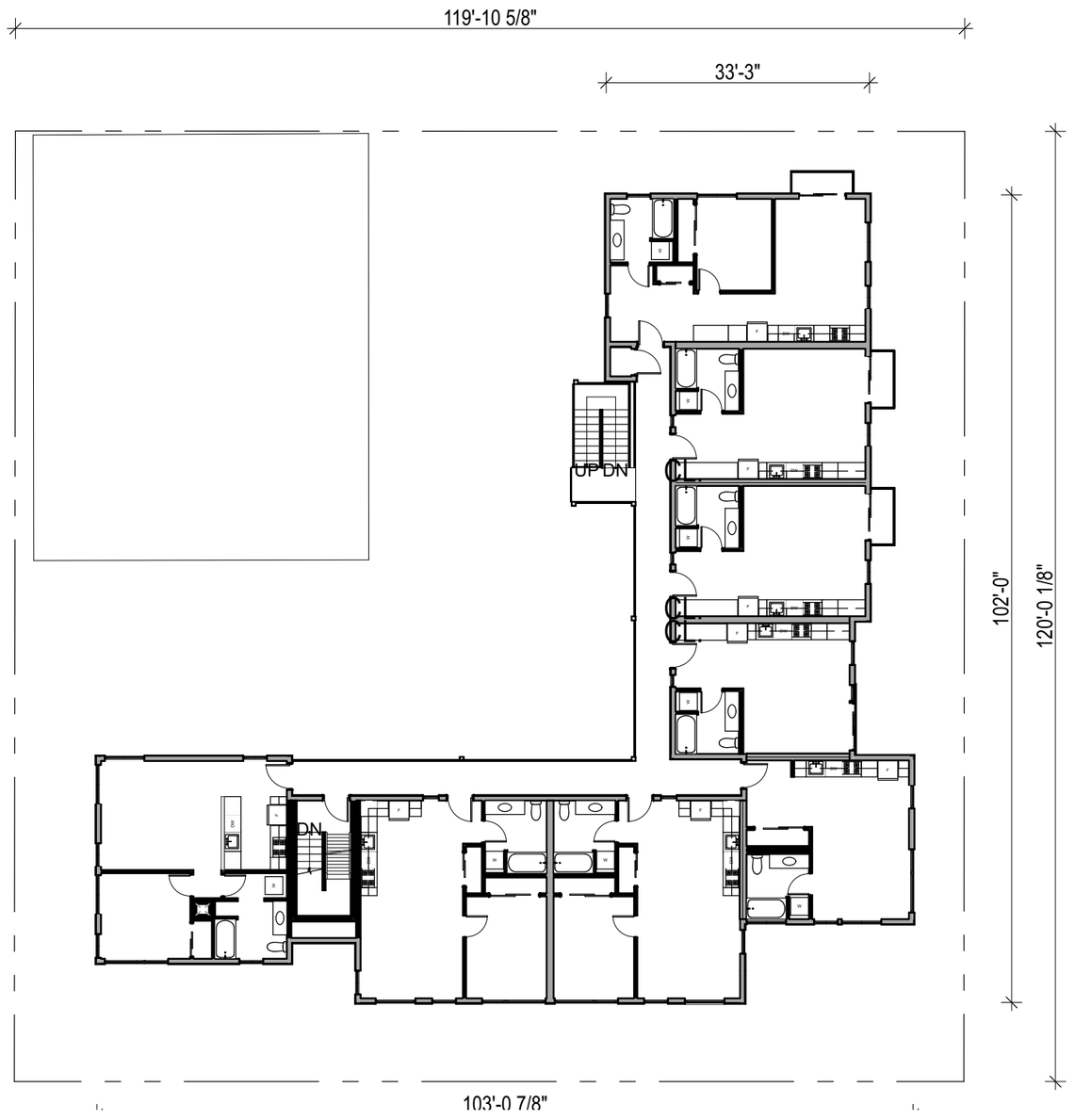
FIRST FLOOR PLAN

PROPOSED PLANS



SECOND FLOOR PLAN

0 10' 20' 40'



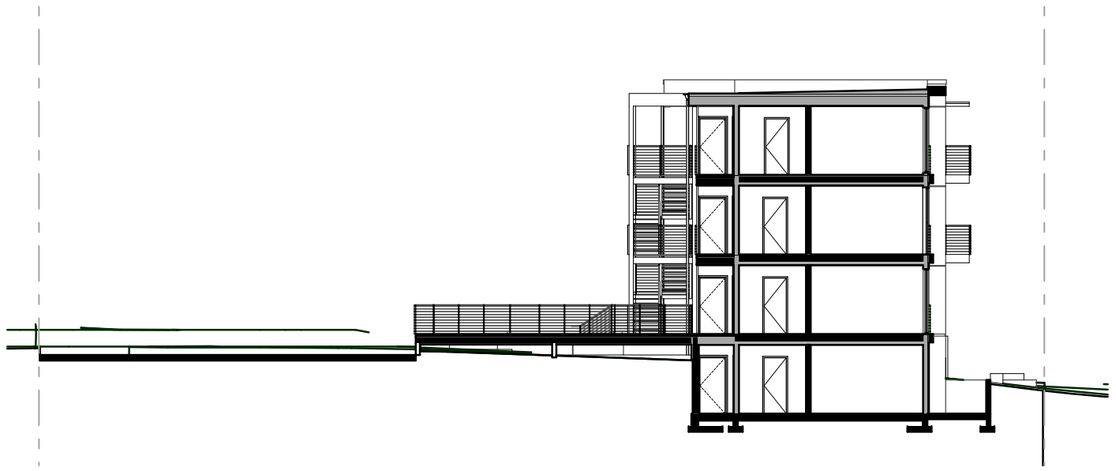
THIRD FLOOR PLAN

0 10' 20' 40'

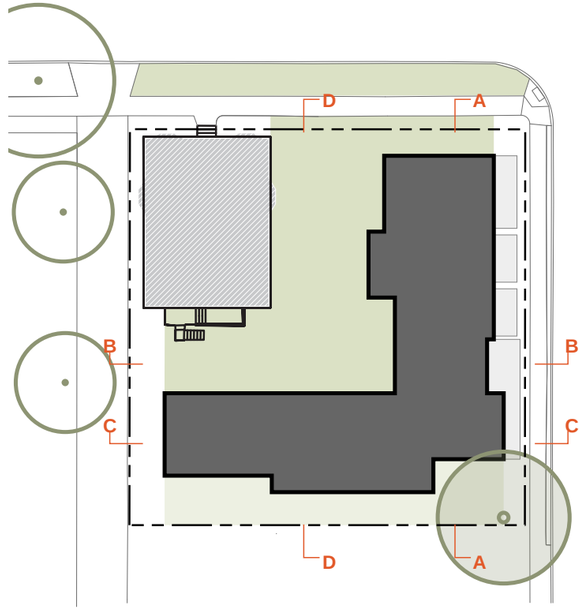
BUILDING SECTIONS



SECTION A



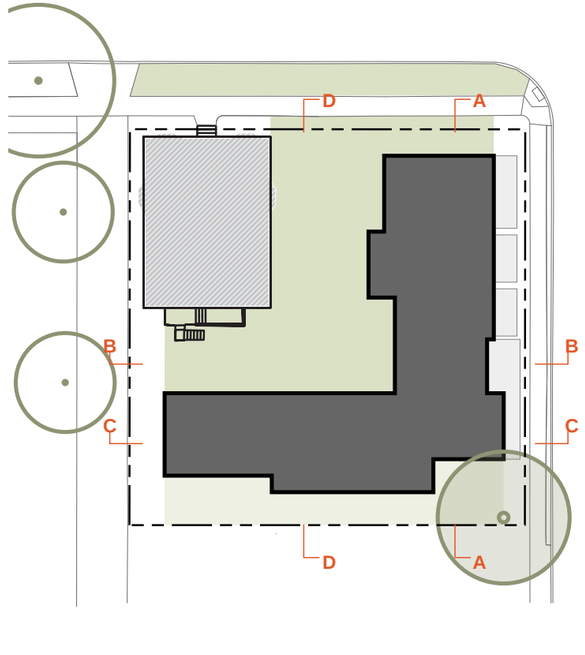
SECTION B

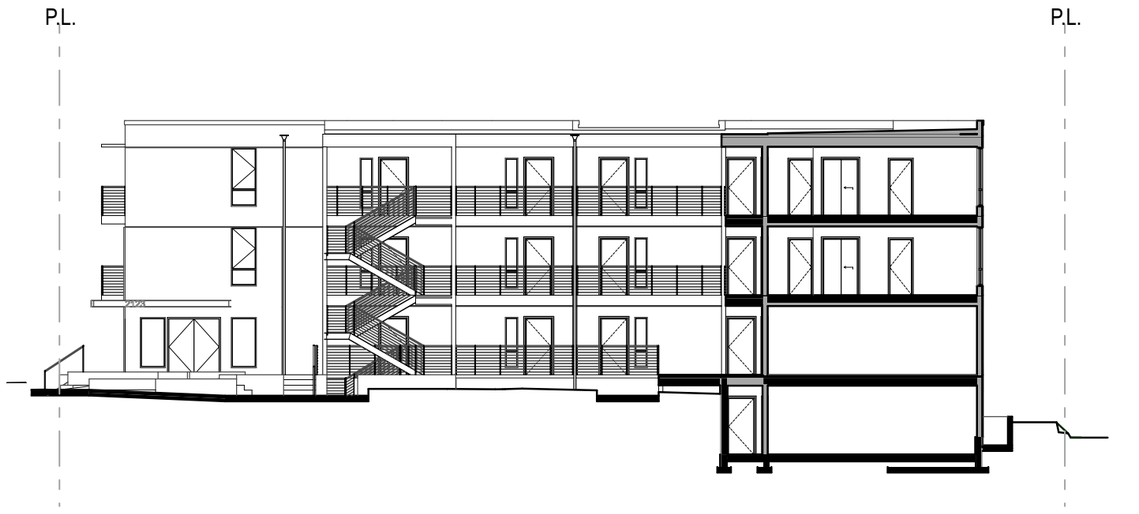


0 10' 20' 40'

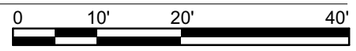


SECTION C





SECTION D



RENDERED ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

1 CEMENT PANEL
4'-0" X 8'-0" HORIZONTAL
SW 7069 IRON ORE

2 CEMENT PANEL
2'-0" X 8'-0" VERTICAL
SW 7065 ARGOS

3 CEMENT PANEL
INFILL - VARYING WIDTHS
SW 7063 NEBULOUS WHITE

4 CEMENT PANEL
4'-0" X 8'-0" HORIZONTAL
SW 6335 FIRED BRICK

0 10' 20' 40'



EAST SECTION



WEST SECTION

1 CEMENT PANEL
4'-0" X 8'-0" HORIZONTAL
SW 7069 IRON ORE

2 CEMENT PANEL
2'-0" X 8'-0" VERTICAL
SW 7065 ARGOS

3 CEMENT PANEL
INFILL - VARYING WIDTHS
SW 7063 NEBULOUS WHITE

4 CEMENT PANEL
4'-0" X 8'-0" HORIZONTAL
SW 6335 FIRED BRICK

0 10' 20' 40'

LANDSCAPE PLAN


Vine Maple


Autumn Moon Maple


Eastern Redbud


Slender Hinoki Cypress


Magyar Ginkgo


Scarlet Oak


Skyrocket Oak


Bugleweed


Red Barrenwort


Japanese Spurge


Wolly Thyme


Dwarf Periwinkle


Golden Variegated Sweetflag


Winterglow Bergenla


Feather Reed Grass


Everillo Japanese Sedge


Autumn Fern


Japanese Fatsia


Golden Variegated Hakonechloa


Nikko Blue Hydrangea

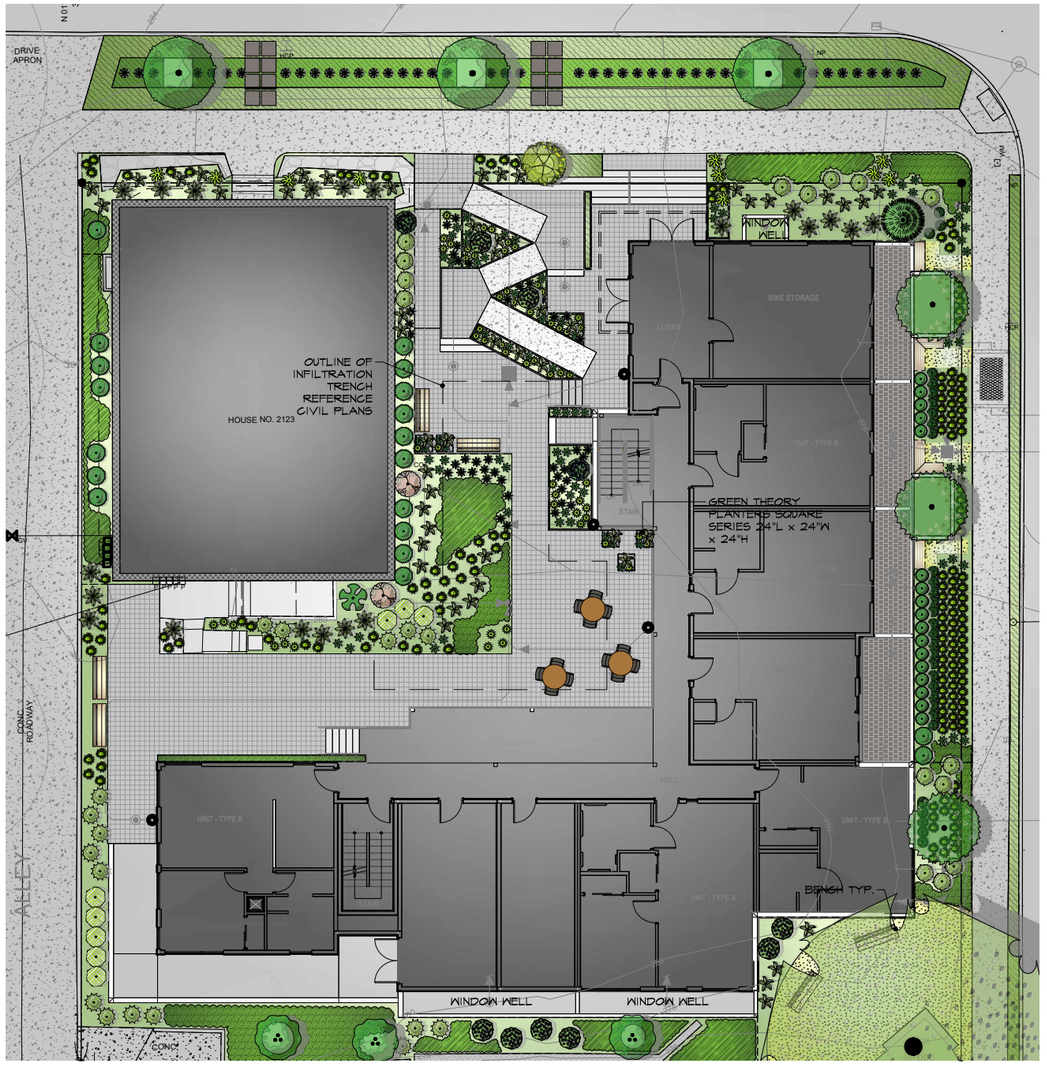

Sky Pencil Japanese Holly


Rainbow Leucothoe


Porcupine Grass


Heavenly Bamboo


Ramapo Rhododendron



NORTH

RENDERED LANDSCAPE PLAN

0 8 16 24 feet

SCALE: 1/8" = 1'-0"

LIGHT AND GLARE PLAN

PLANT SCHEDULE

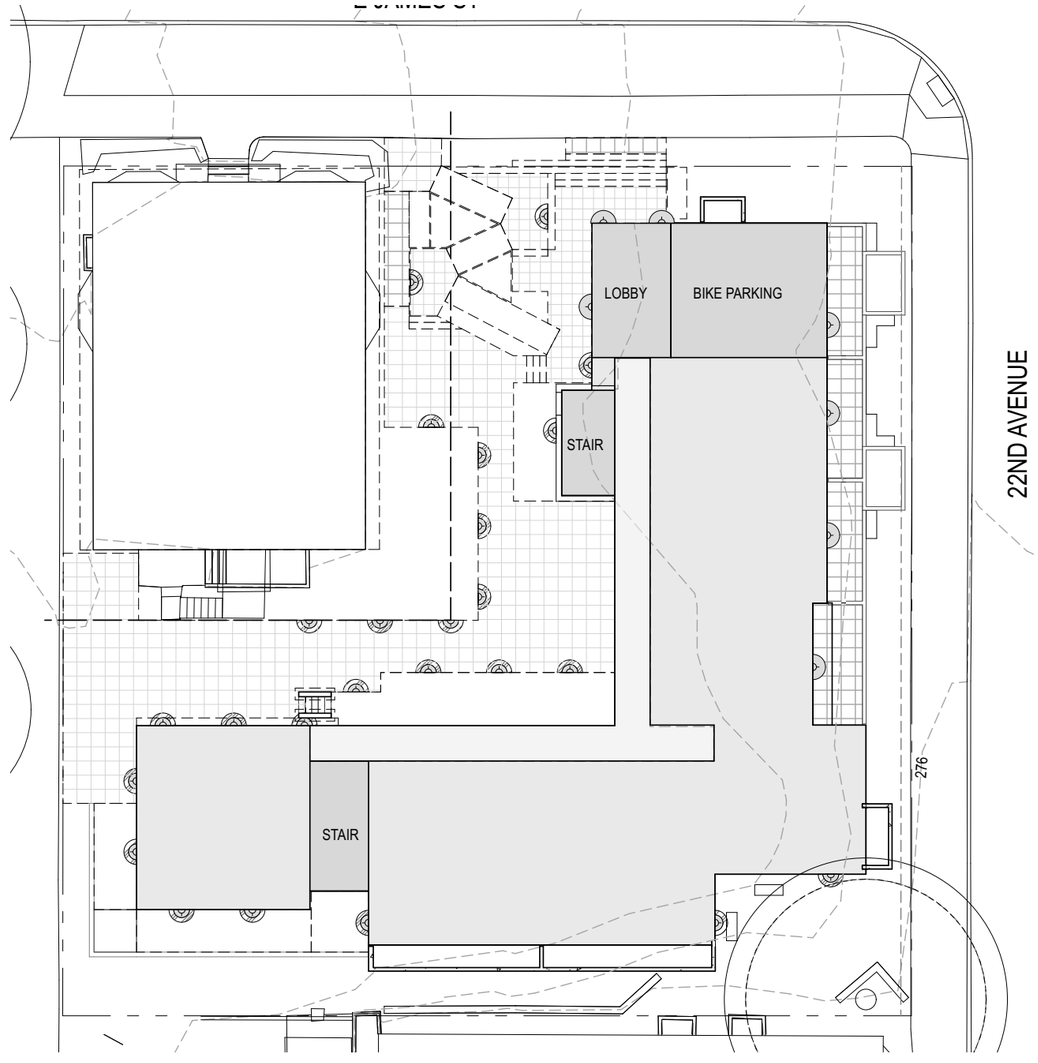
TREES	BOTANICAL NAME / COMMON NAME
	Acer circinatum / Vine Maple
	Acer japonicum 'Autumn Moon' / Autumn Moon Maple
	Cercis canadensis / Eastern Redbud
	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki Cypress
	Ginkgo biloba 'Magyar' / Magyar Ginkgo Street Tree
	Quercus coccinea / Scarlet Oak Street Tree
	Quercus robur 'Fastigiata' / Skyrocket Oak

GROUND COVERS	BOTANICAL NAME / COMMON NAME
	Ajuga reptans / Bugleweed
	Epimedium x rubrum / Red Barrenwort
	Pachysandra terminalis / Japanese Spurge
	Thymus pseudolanuginosus / Woolly Thyme
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

SITE	BOTANICAL NAME / COMMON NAME
	Arborist Chips 3" Depth

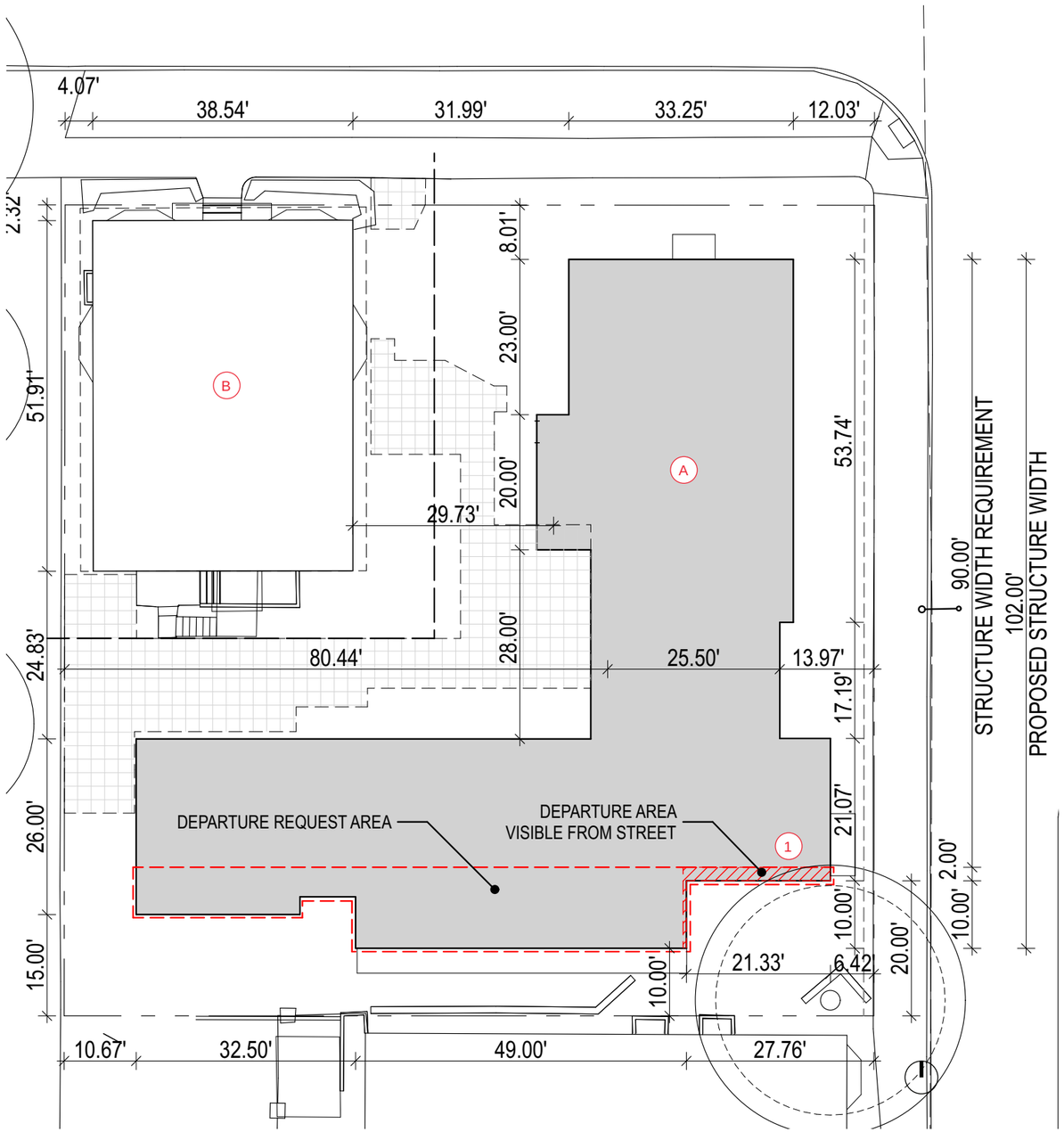
PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME
	Acorus gramineus 'Ogon' / Golden Variegated Sweetflag
	Bergenia cordifolia 'Winterglut' / Winterglow Bergenia
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex oshimensis 'Everillo' / Everillo Japanese Sedge
	Dryopteris erythrosora / Autumn Fern
	Fatsia japonica / Japanese Fatsia
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Leucothoe fontanesiana 'Rainbow' / Rainbow Leucothoe
	Mahonia eurybracteata 'Soft Caress' / Mahonia Soft Caress
	Miscanthus sinensis 'Strictus' / Porcupine Grass
	Nandina domestica 'Sienna Sunrise' / Heavenly Bamboo
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Sarcococca ruscifolia / Fragrant Sarcococca



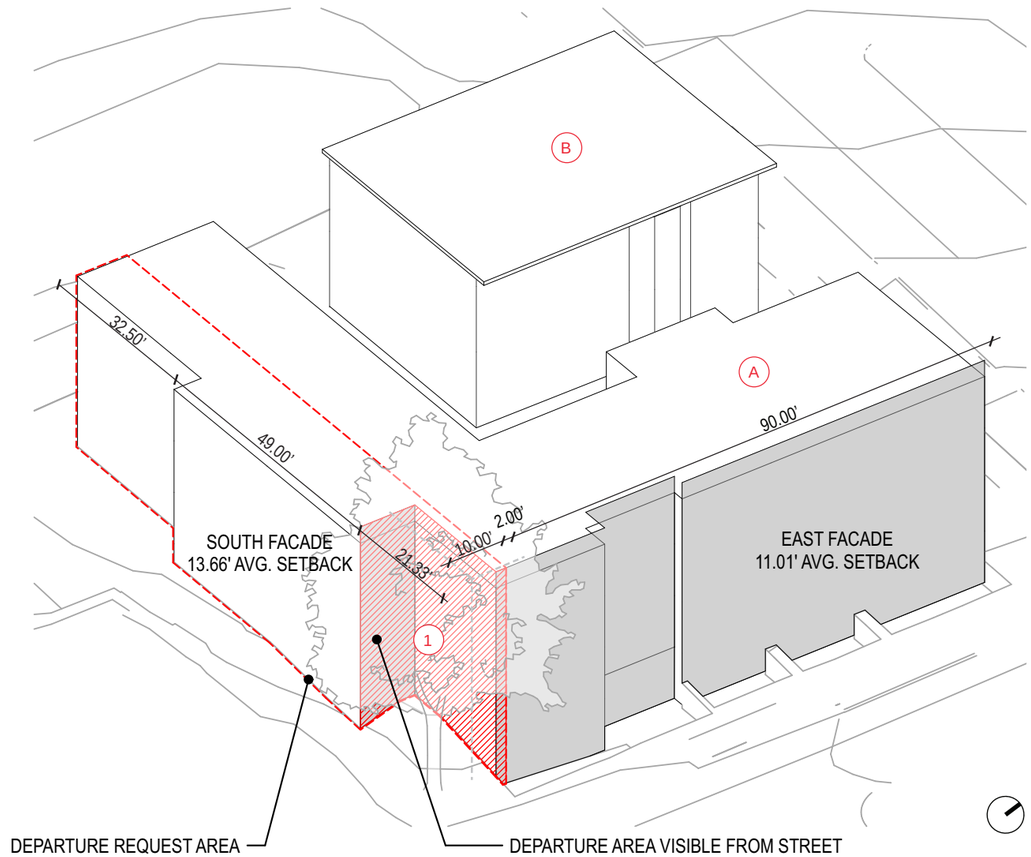
LIGHT AND GLARE PLAN

0 8' 16' 32'



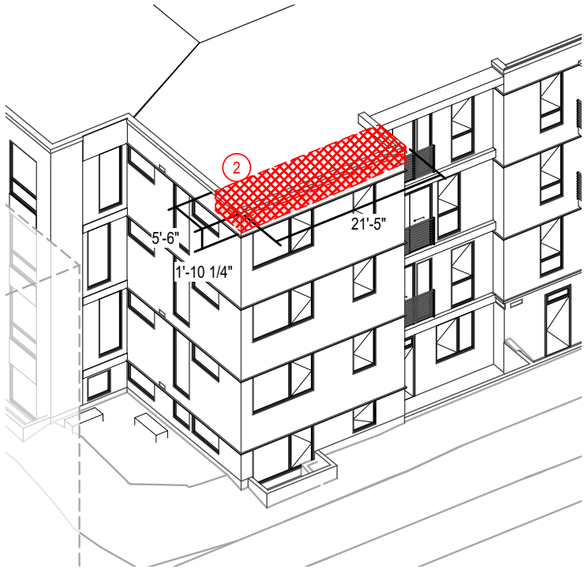
A PROPOSED 3-STORY, 28-UNIT APARTMENT STRUCTURE

B EXISTING 4-PLEX APARTMENT STRUCTURE TO REMAIN



DEPARTURE MATRIX

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF DEPARTURE	JUSTIFICATION	SUPPORTING DESIGN GUIDANCE
1	**FACADE WIDTH** SMC 23.45.527 TABLE A	90'-0" MAXIMUM	102'-0"	12'-0"	The design proposal responds to multiple site characteristics and constraints. It preserves the existing 4-plex apartment structure in the northwest corner of the site, provides ample space per the arborist report recommendation to the exceptional Bigleaf Maple tree in the southeast corner and creates a large central courtyard between the structures that directly engages E James Street. These design moves, paired with a strong presence at the street corner, results in the proposed L-shaped structure of Alternative 3. The total structure width along 22nd Avenue is 112 feet. The perceived structure width is 92 feet with a setback that varies from 6.5 feet to 11.5 feet from the street lot line. The remaining 10 feet of structure width located in the southeast corner is shifted back 27.75 feet from the street lot line, resulting in an average front setback of 11 feet. This shift creates modulation adjacent to the existing non-compliant apartment structure to the south and provides ample space for the tree preservation area required for the exceptional tree on site. It also creates a larger and significantly more usable common amenity area for the project at the center of the site, visible from E James Street to the north. In summary, the structure width departure supports the intent of the Design Guidelines and is mitigated through modulation consistent with the massing and setback pattern that exists along the west side of 22nd Avenue, generous setbacks at all sides of the structure and screening provided by the existing tree and landscape buffers.	CS2.B.2 : CONNECTION TO THE STREET CS2.D.2 : EXISTING SITE FEATURES CS2.D.5 : RESPECT FOR ADJACENT SITES CS2.C.1 : CORNER SITES PL1.A.1 : ENHANCING OPEN SPACE DC2.C.1 : SITE CHARACTERISTICS DC3.B.4 : MULTIFAMILY OPEN SPACE
2	**UPPER LEVEL SETBACK** SMC 23.45.518.A.2.B	34'-0" MAXIMUM WITHIN 12' OF PROPERTY LINE	35'-11 1/4"	1'-10 1/4"	The design proposal uses height and massing to differentiate building volumes along 22nd Avenue and identify the building entrance located in the recess. The extension of the massing towards 22nd Avenue is consistent with the existing apartment building to the south and reinforces the overall massing and material strategy presented at EDG and further developed in the MUP submittal. Additionally, the extension of the massing also facilities the retention of the exceptional tree and permits a generous setback at the south lot line.	CS2.A.1 : ARCHITECTURAL PRESENCE CS2.C.2 : MID-BLOCK SITES DC2.E.1 : LEGIBILITY AND FLEXIBILITY CS1.D.1 : ON SITE FEATURES DC4.D.4 : PLACE MAKING



Upper level setback departure area

COMPLETED WORK b9 ARCHITECTS



1601 N 45th Street Apartments



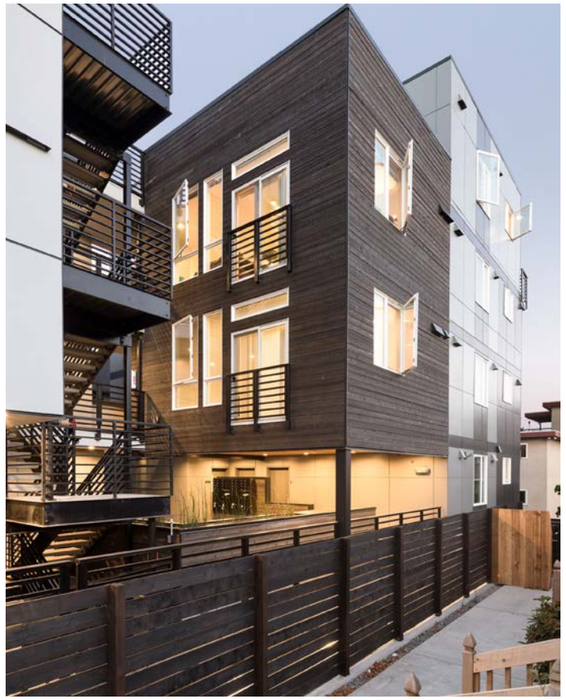
748 11th Avenue E Apartments



121-123 12th Avenue E Apartments



1427 NW 65th Street Apartments



1427 NW 65th Street Apartments