RECOMMENDATION
ADMINISTRATIVE DESIGN REVIEW

SDCI # 3034278-EG, 3024235-LU
119 22nd Ave E
Seattle, WA 98116

Applicant:
Cone Architecture
2226 3rd Ave, Suite 100
Seattle, WA 98121
Contact: Summer McEneny

Owner:
Coombes Development
4701 SW Admiral Way
Seattle, WA 98116
Contact: Jon Coombes

SDCI Contact:
Ellen Aebischer
ellen.aebischer@seattle.gov
206-386-1981





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VICINITY MAP

EXISTING SITE

This project site consists of two parcels (APN 949770-0110, 949770-0105) on the western side of 22nd Ave E. Immediately adjacent to the site are multi-family homes to the north and west, across the alley; single family homes to the south; and a 6-story apartment building to the east across 22nd Ave E. The subject parcels total 8,002 sf and measure approximately 80 feet in the north-south direction and 100 feet in the east-west direction. The site slopes from northwest to southeast approximately 3'-6". The parcel is currently vacant.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR3(M), indicating that the structure may go up to 50'-0" plus additional applicable height bonuses. The LR zoning continues west and east along E John St for at least a half mile in either direction. NC zoning begins to the south surrounding E Madison St. The subject parcel is within the Madison-Miller Urban Village, and is confirmed to be in a Frequent Transit area. No vehicle parking is required.

DEVELOPMENT OBJECTIVES

The owner proposes the construction a new residential apartment building with 43 apartment units. The objective of these apartments is to provide upscale and attainable housing that is centrally located to the amenities of the Miller Park and Capitol Hill neighborhoods. The project parcels, located within the Madison-Miller Urban Village and in close proximity to public transportation, are prime for denser development with a focus on a pedestrian oriented lifestyle.

NEIGHBORHOOD DEVELOPMENT

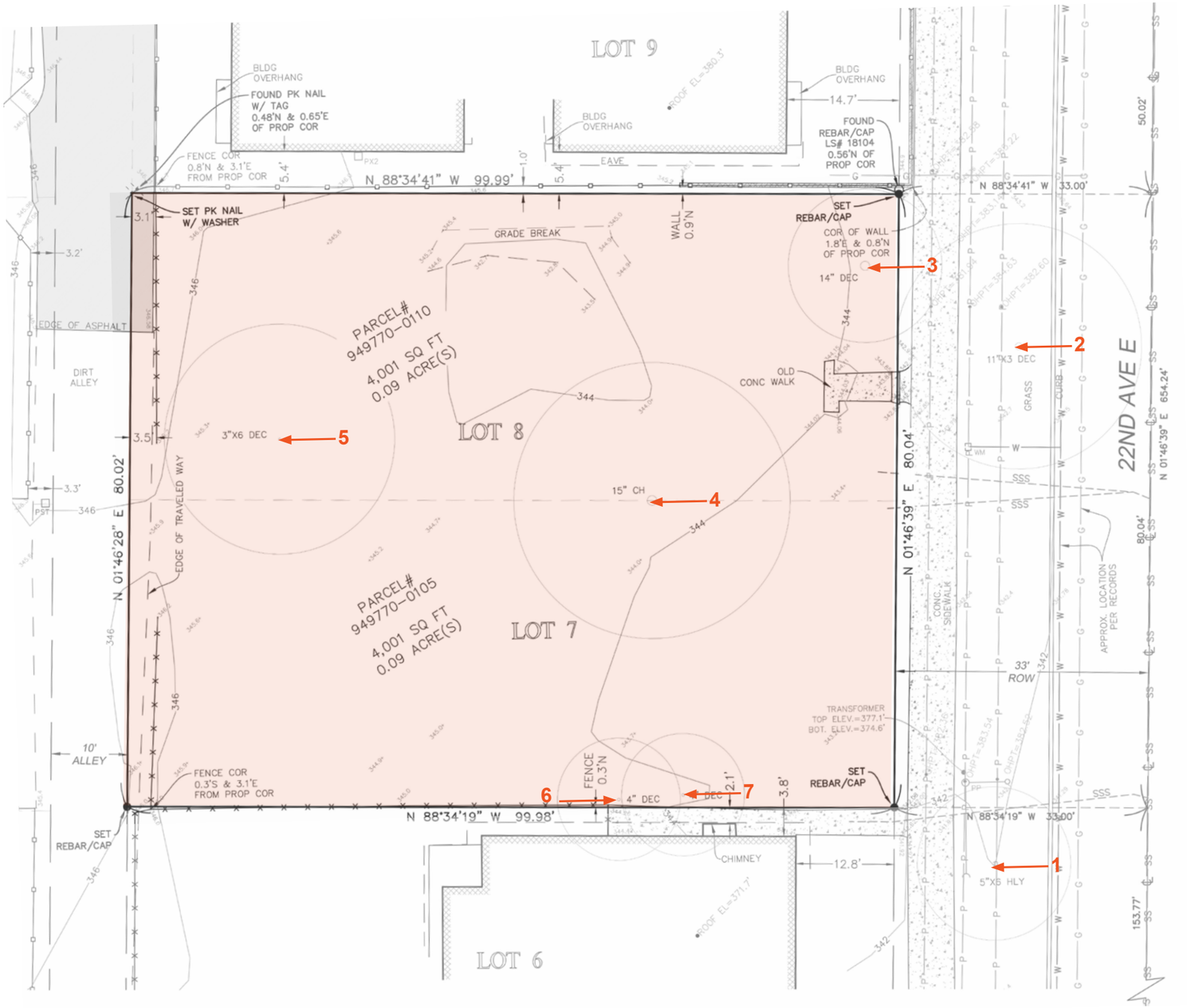
The immediate blocks are a mix of multi-family townhomes, apartment buildings, vibrant commercial businesses, and single-family homes. There are a variety of commercial buildings along E Madison St, which includes several bakeries, coffee shops, local businesses, and a grocery store within walking distance. Homer Harris Park and Plum Tree Park, both small neighborhood green spaces, are 2 blocks and 4 blocks to the east, respectively. Miller Community Center is just a block to the north and west. The Capitol Hill lightrail station is 1 mile to the west, providing access north to the University of Washington and south to SeaTac Airport.



SITE LOCATION
119 22nd Ave E
Seattle, WA 98116

ZONING SUMMARY
Zone: LR3(M)
Overlay: Madison - Miller Urban Village

PROJECT PROGRAM
Site Area: 8,002 SF
Number of Residential Units: 43
Number of Parking Stalls: None
Total Area: Approx 18,400 SF
Allowable FAR: 2.3
Proposed FAR: 2.3



EXISTING SITE

- Two parcels located on the west side of 22nd Ave E.
- Site Area = 8,002 SF, rectangular in shape, measures roughly 80' wide by 100' deep.

TOPOGRAPHY

- Approximately 3’-6” slope down across site from west side to the east side
- 2'-0” slope down across site from north side to the south side

ADJACENT BUILDINGS AND USES

- Existing 2-story single family building immediately south of site (LR3-M)
- Existing 6-story mixed use apartment building across 22nd Ave E (NC3P-75M)
- Existing 3-story multi-family buildings immediately north of site (LR3-M)
- Existing 3-story multi-family buildings immediately west of site across alley (LR3-M)

LEGAL DESCRIPTION

LOT 7 AND 8, BLOCK 3, WITT'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.

APN: 949770-0110; 949770-0105

TABLE OF TREES:
Per Steep Slope Tree Consulting, LLC. Arborist Report (06/05/2019)

TREE #	SPECIES	SIZE INCHES	EXCEPTIONAL	COMMENTS
1	English Holly, Ilex aquifolium	3, 3, 2, 2	On city property, privately maintained	
2	Hawthorn, Cratagegus spp	12	On city property, privately maintained	
3	English Holly, Ilex aquifolium	14	No exceptional at 30"	
4	Flowering cherry, prunus serrula	17.1	No exceptional at 23"	Old wound 15'. unbalanced crown.
5	Black walnut, Juglans nigra	3.5, 3.5, 3, 4, 4.5, 3.8 = 9.1	No exceptional at 30"	Growing in multi stem clump
6	Flowering cherry, prunus serrula	3.5	No exceptional at 23"	
7	Flowering cherry, prunus serrula	4	No exceptional at 23"	



PROPOSED SITE

The site strategy organizes units around a central courtyard, to provide a visual and physical connection to 22nd Ave E. The courtyard spills out into a porch in the south-east corner of the site towards Madison, creating a public-private connection with the pedestrian realm and the larger community. Units at the first floor and upper levels are primarily oriented towards 22nd Ave E and the alley. Service uses are adjacent to the alley, facilitating easy trash collection. Building access occurs in the center of the site from the east, and at side doors from the north and south.

LANDSCAPE APPROACH

Native plant species will be utilized throughout the site. Generally light grasses, shrubs, and small-to-medium sized trees will be used in the site to create small, distinct areas for the residents' use.

SETBACK REQUIREMENTS

Front Setback:	5'-0" min.
Rear Setback:	10'-0" min. (with alley) *
Side Setback (facades < 40'):	5'-0" min.
Side Setback (facades > 40'):	5'-0" min., 7'-0" avg.
Upper Level Setback, Front:	12'-0" above a height of 54'-0" *

* Departures have been requested for these items. See departure diagrams at the end of this reccomendation packet.

Additionally, a high voltage line along 22nd Ave E will require a 14' radial clearance.

SOLAR ACCESS & VIEWS

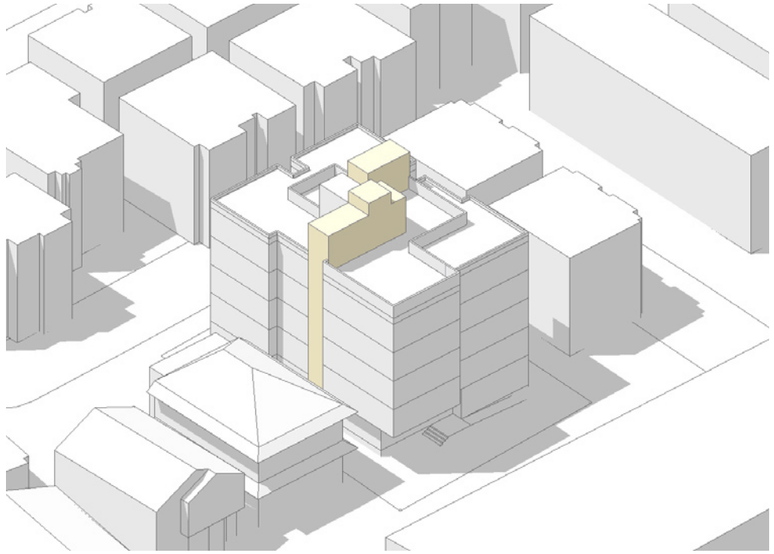
- The existing six-story apartment building to the east will provide some shade throughout the day.
- Territorial views will be available from the roof deck level.

TRAFFIC CIRCULATION

- E Madison and 23rd Ave E are designated as principal arterials in the area.
- E John St is designated as a minor arterial.
- 19th Ave E is designated as a collector arterial.
- There is unrestricted street parking available on both sides of 22nd Ave E on this block and for several blocks north.
- A bus stop is located immediately to the north at 22nd Ave E and E John St, as well as 23rd Ave and E Madison.

STREETSCAPE

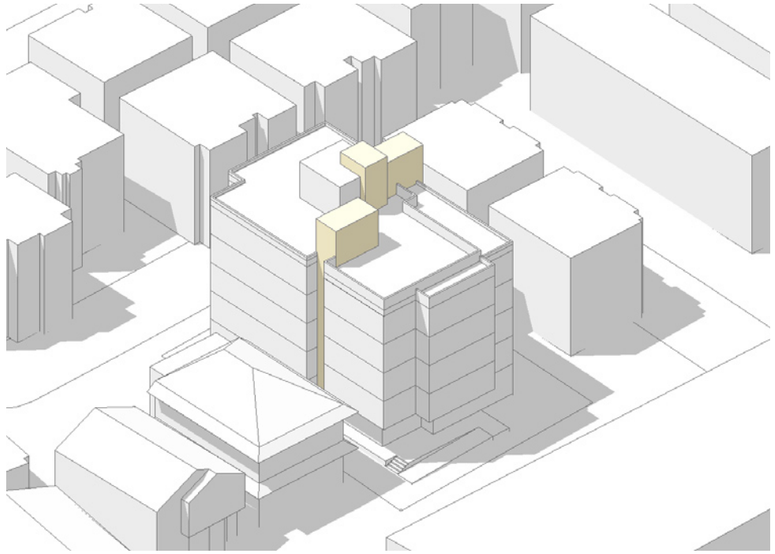
- 22nd Ave E has a 6'-0" wide sidewalk with a 12.2' planting strip east of the proposed site.
- Overhead power lines run north to south adjacent to the site on the west side of 22nd Ave E.
- The existing street tree along 22nd Ave E will remain, with another added along the street frontage as appropriate. A deep planting strip will allow for lush plantings in the ROW, continuing the pattern already established by Aegis across the street.



OPTION ONE (CODE COMPLIANT)

Option One proposes 52 units. Units are primarily oriented to the north and south (away from the street). This results in a building expanding north and south to the required setbacks, but with a larger than required front yard to the east. The residential entry is centrally located and recessed for weather protection. A bike storage room is located on the street facing facade, adjacent to the lobby and residential entrance. Trash and recycling will be picked up from an enclosed refuse room in the northwest corner of the building, located immediately adjacent to the alley. The vertical circulation is centrally consolidated, reducing bulk at the building edges and providing access to street-facing roof deck space.

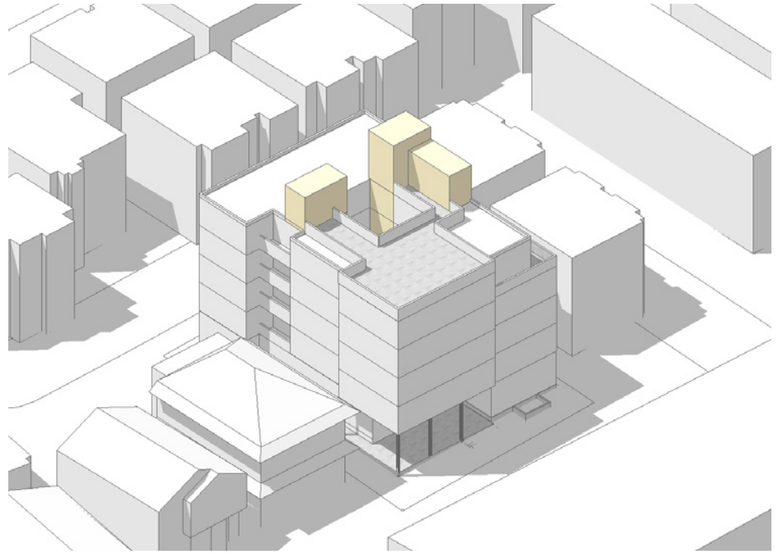
Option One is fully code compliant and seeks no departures.



OPTION TWO

Option Two proposes 53 units. Units are primarily oriented to the east and west, providing better connections with the adjacent right-of-ways (22nd Ave E and Alley). This results in a building expanding to the east and west, and seeks a setback departure from the required rear setback at the alley. The residential entry is centrally located. Bike storage is located in the basement, away from the street-facing facade. Facing the street at level 1 is the entry, lobby, and one residential unit. Trash and recycling are located in an exterior enclosure in the south-west corner of the site, and will be collected via the alley. Vertical circulation is again located centrally, providing access to a street-facing roof deck.

Option Two seeks one departure to the required rear (alley) setback: a reduction of 38.33% (from 10'-0" to 6'-2").



OPTION THREE (PREFERRED)

Option Three proposes 50 units. This option is oriented around a central courtyard, which is visible from 22nd Ave E. This courtyard also connects to a communal front porch in the south-east corner of the building, opening up toward E Madison St to the south. Units are still primarily oriented to the east and west, providing connections with the adjacent right-of-ways. Bike parking is fully exterior (but weather protected) and located in the north and south side yards, in order to create an active use in these yards. This also pulls bike parking away from the street, making room for more engaging / community oriented uses at the street level - front porch, lobby, and two residential units. The residential entry is centrally located, providing access and views to the front porch and internal courtyard. Trash and recycling are located in an enclosed refuse room in the northwest corner of the building and will be picked up from the alley. Vertical circulation is centrally located but pulled further west, creating a larger street-facing roof deck.

Option Three seeks one departure to the required rear (alley) setback: a reduction of 30% (from 10'-0" to 7'-0").

At EDG, SDCI staff chose Option 3 as the basis for further refinement.

EDG RECAP

OPTION THREE - PREFERRED

DISTINGUISHING FEATURES
- 5-story building = 21,199 GSF
- 50 apartments

OPPORTUNITIES
- Oriented around a central courtyard to create ground level opportunities for interaction
- Front porch facing 22nd Ave E
- Views through building into courtyard create transparency at pedestrian level
- Units oriented east /west (to 22nd Ave E and the alley)
- Trash/refuse is internalized and immediately adjacent to the alley for pick-up
- Bike parking located on exterior to north and south of building to engage side yards

CONSTRAINTS
- Building expands further west to accommodate central courtyard space in center

DEPARTURE REQUESTED:
- 30% reduction to rear (alley) setback (from 10' to 7')

FAR CALCULATIONS

BASEMENT	
LEVEL 1	3,106 SF
LEVEL 2	3,782 SF
LEVEL 3	3,782 SF
LEVEL 4	3,782 SF
LEVEL 5	3,542 SF
ROOF	403 SF
TOTAL	18,397 SF

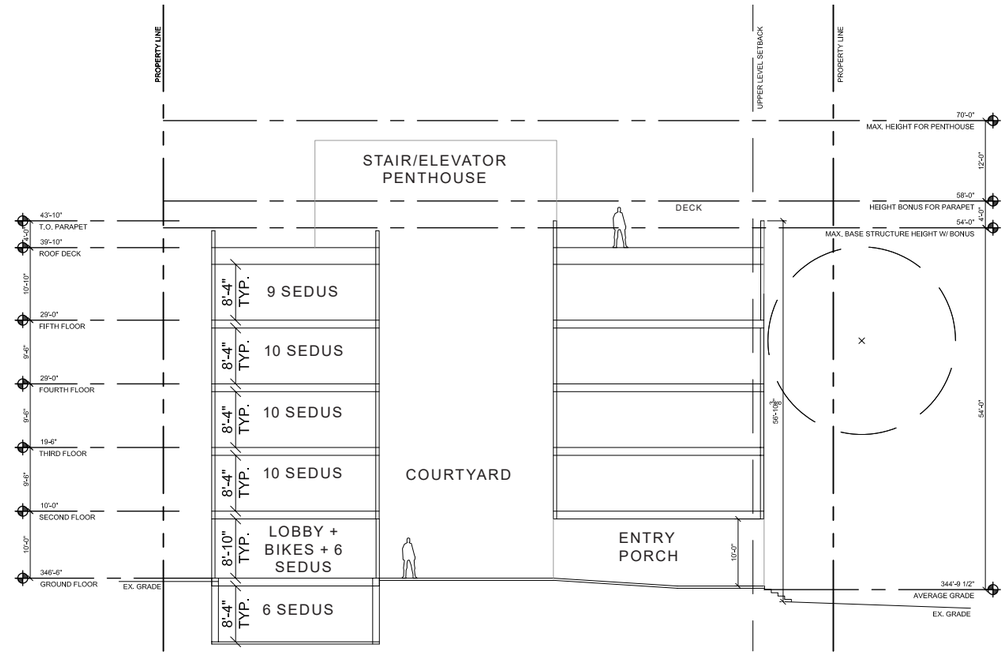
*MAX ALLOWABLE AREA = 18,402 SQ. FT.
UNDER BY 5 SQ. FT.

UNIT COUNT

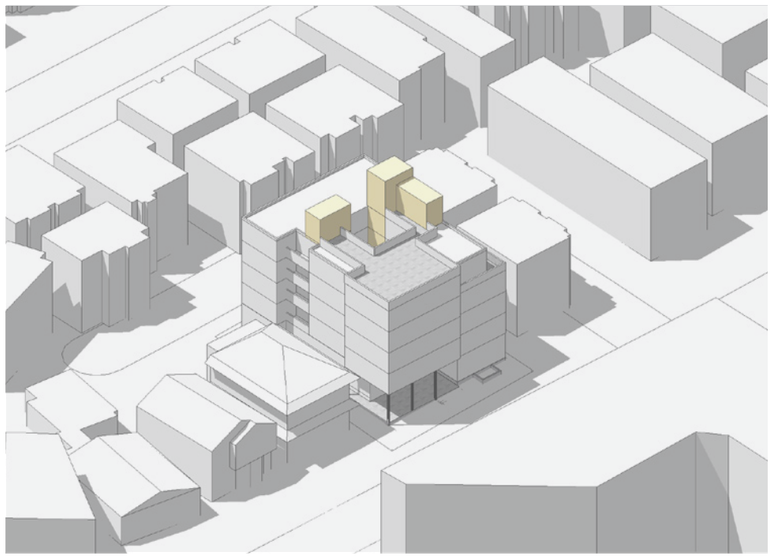
	SEDU
BASEMENT	6
LEVEL 1	5
LEVEL 2	10
LEVEL 3	10
LEVEL 4	10
LEVEL 5	9
TOTAL	50 UNITS

BIKES 50 LONG TERM, 4 SHORT TERM = 54 TOTAL

(**99.9%** of allowable FAR used)



STACKING DIAGRAM



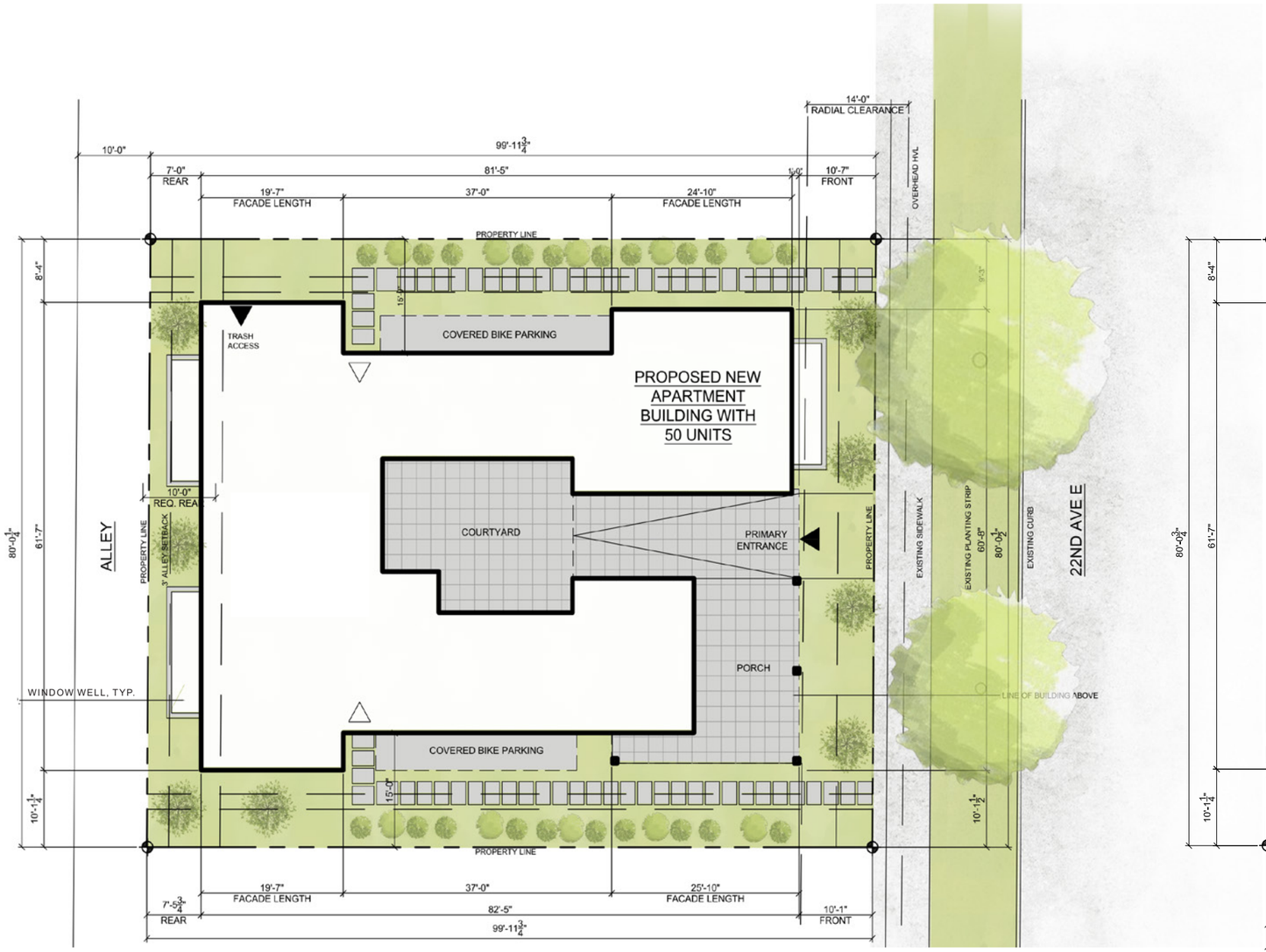
BIRDS EYE VIEW FROM SOUTH EAST



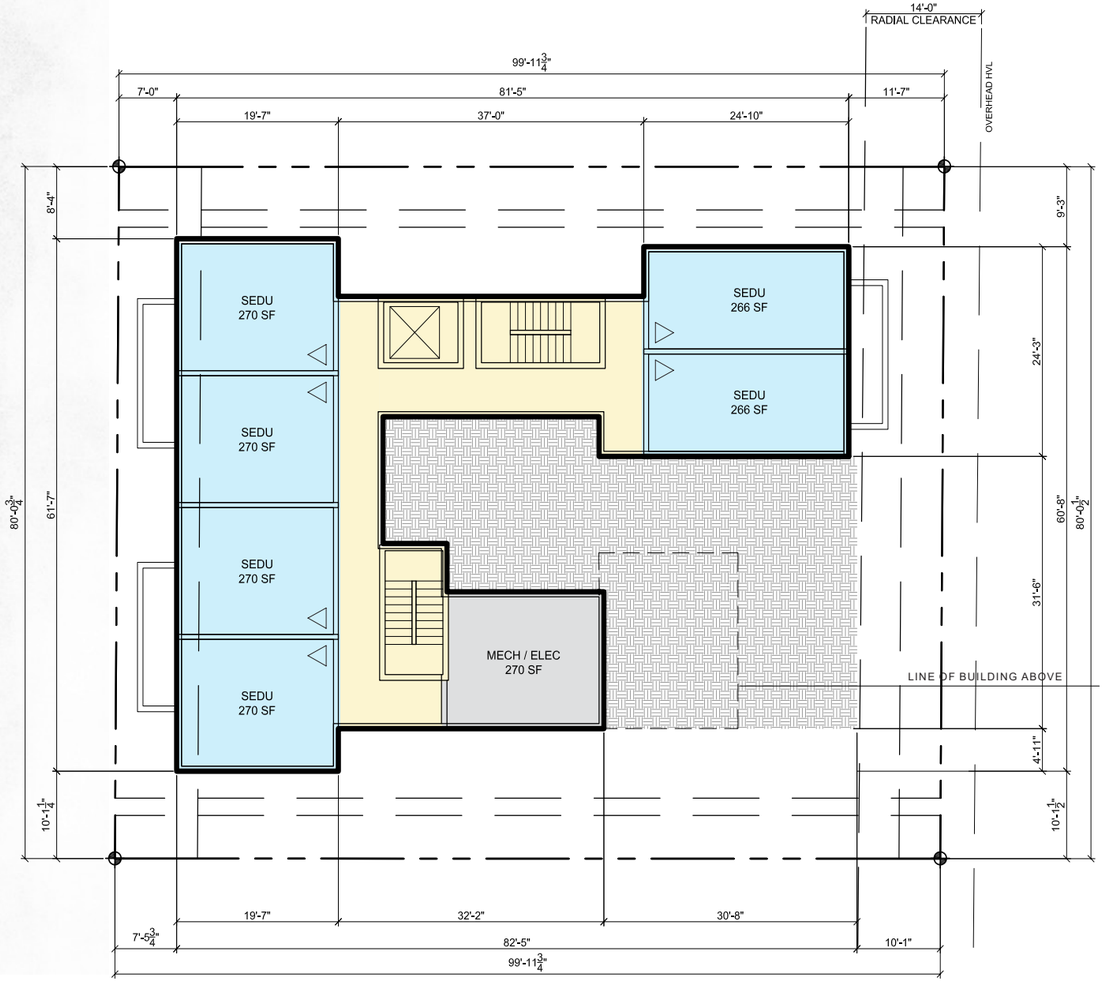
BIRDS EYE VIEW FROM SOUTH WEST



VIEW FROM 22ND AVE E

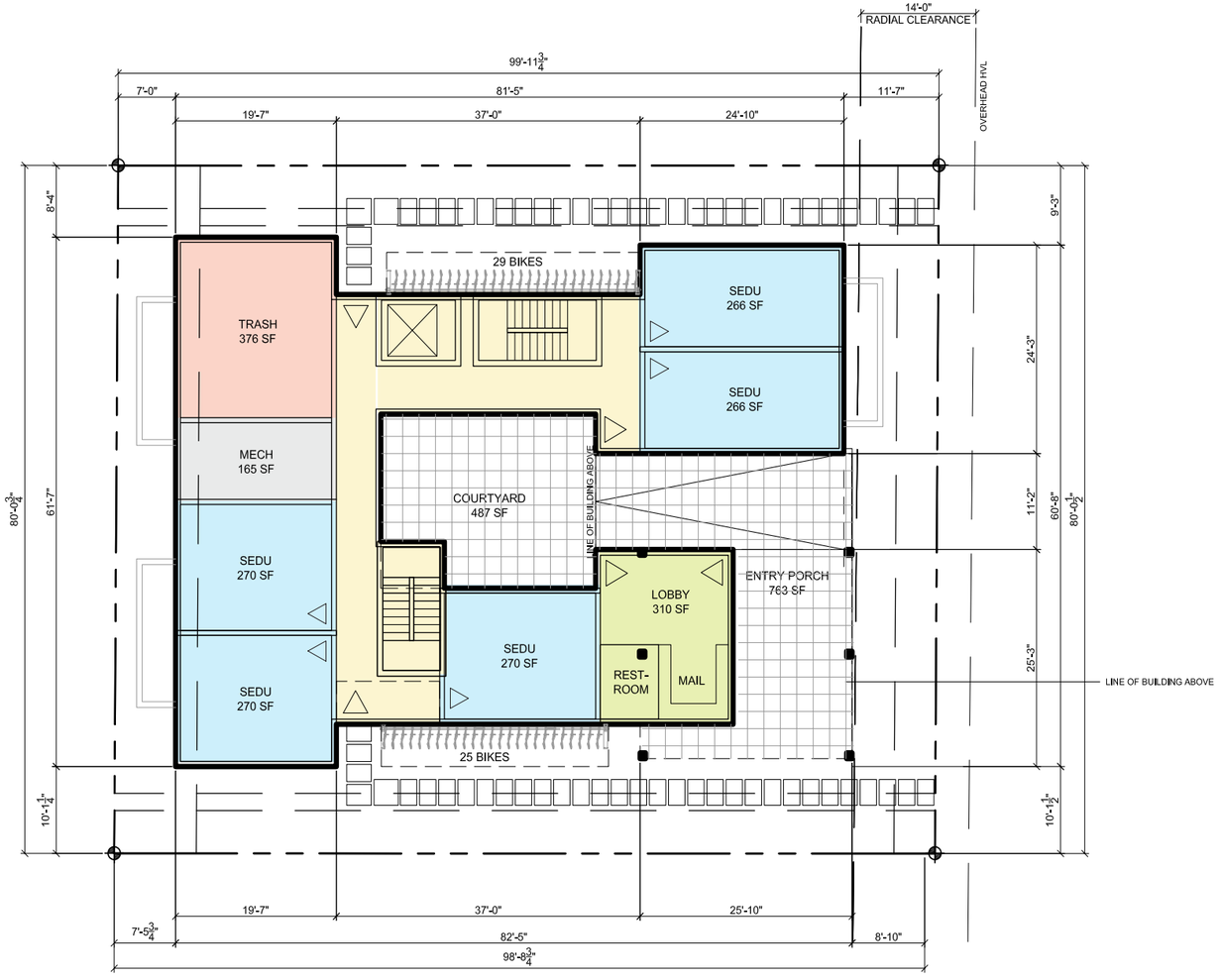


SITE PLAN

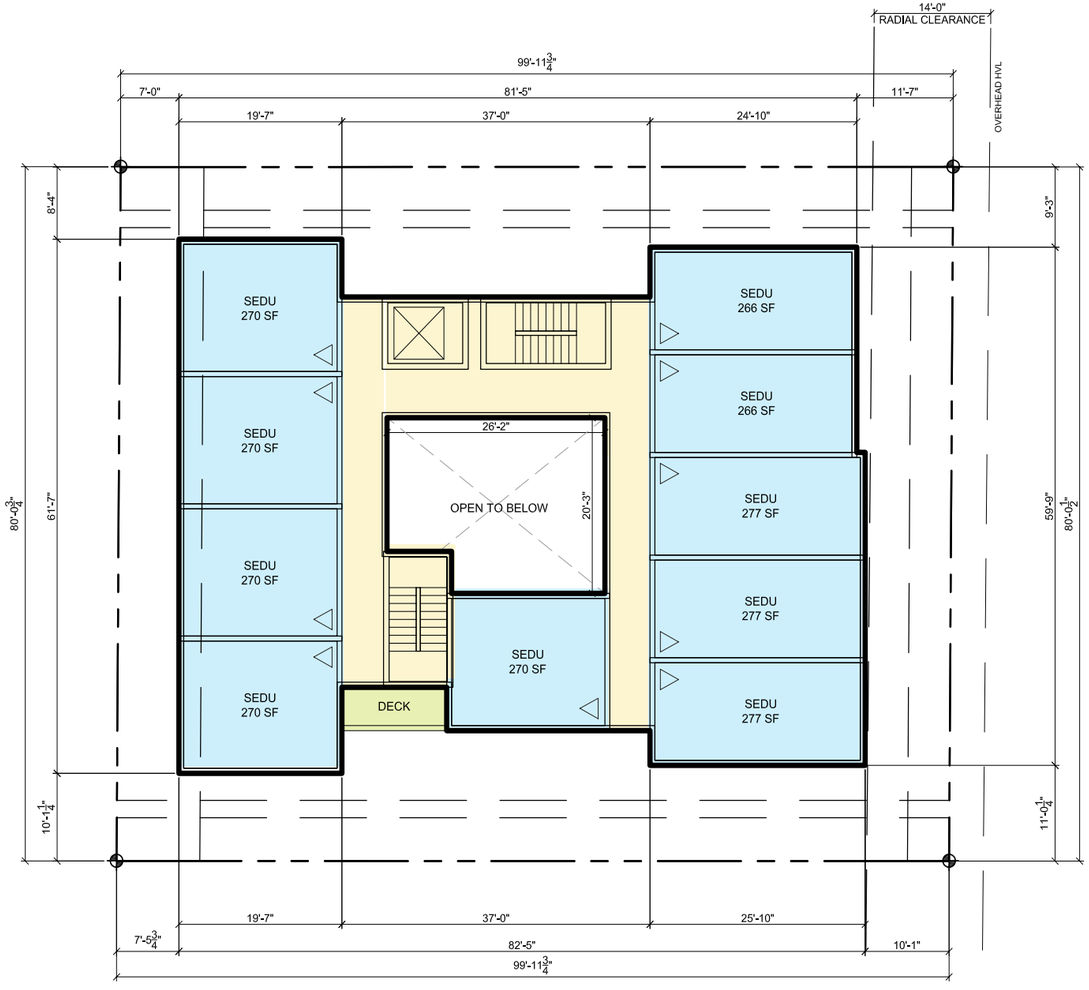


BASEMENT PLAN

DWELLING AREA
TRASH STORAGE
AUXILLARY
CIRCULATION
AMENITY

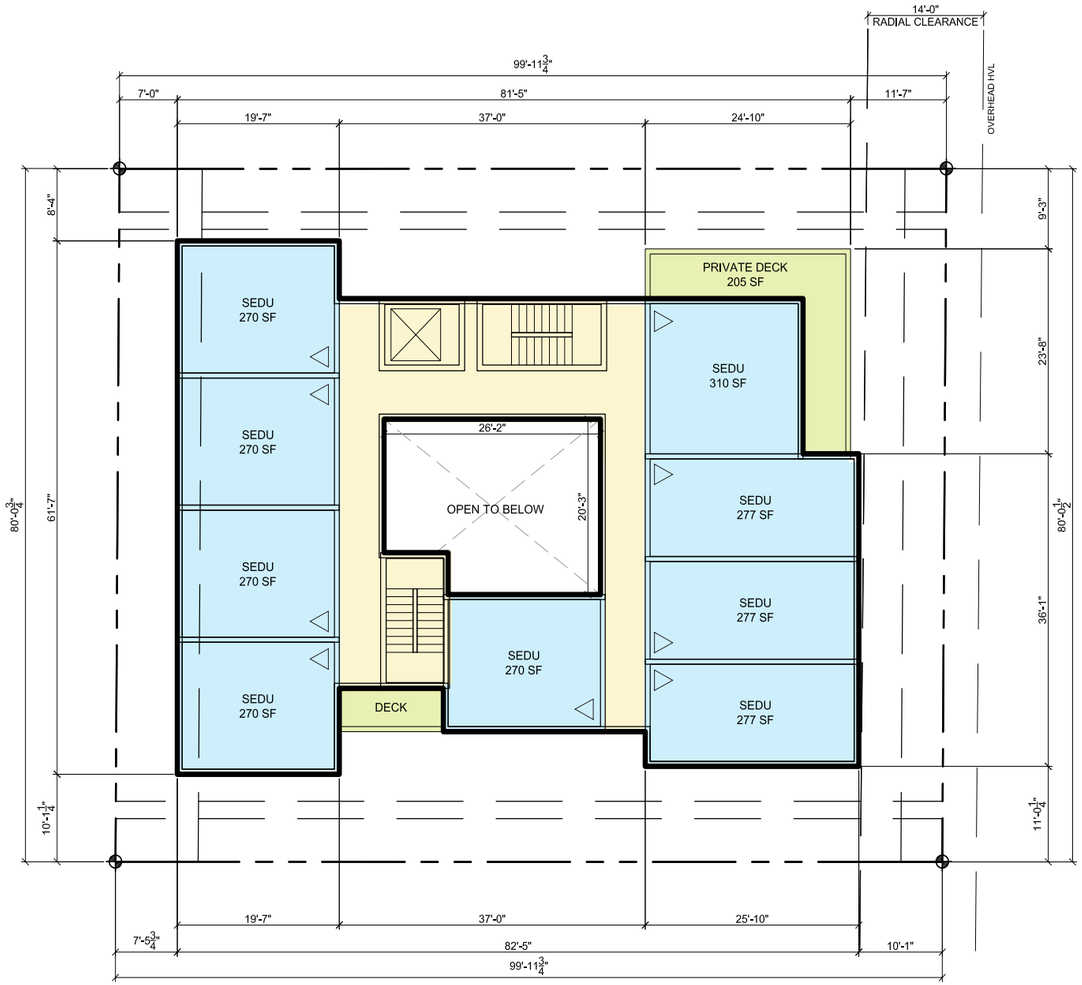


STREET LEVEL PLAN

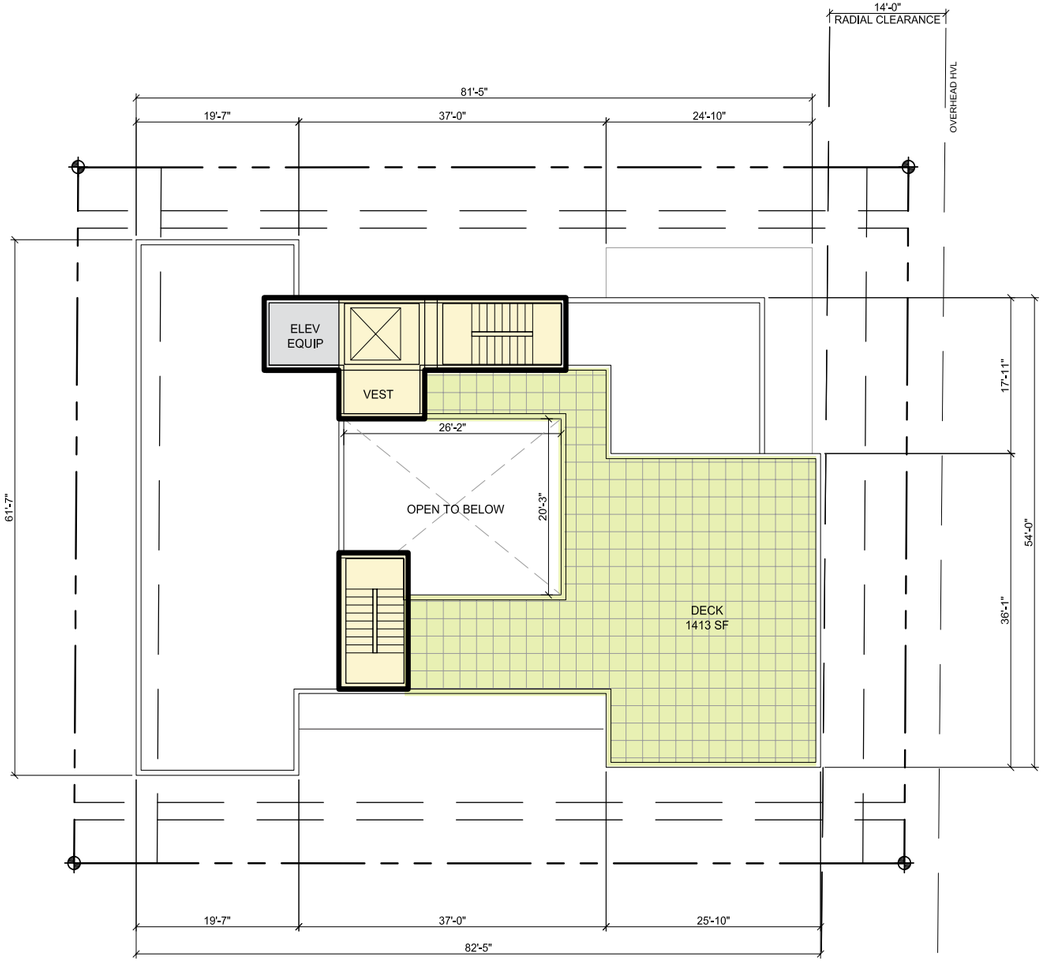


LEVEL 2-4 PLAN

DWELLING AREA
TRASH STORAGE
AUXILLARY
CIRCULATION
AMENITY

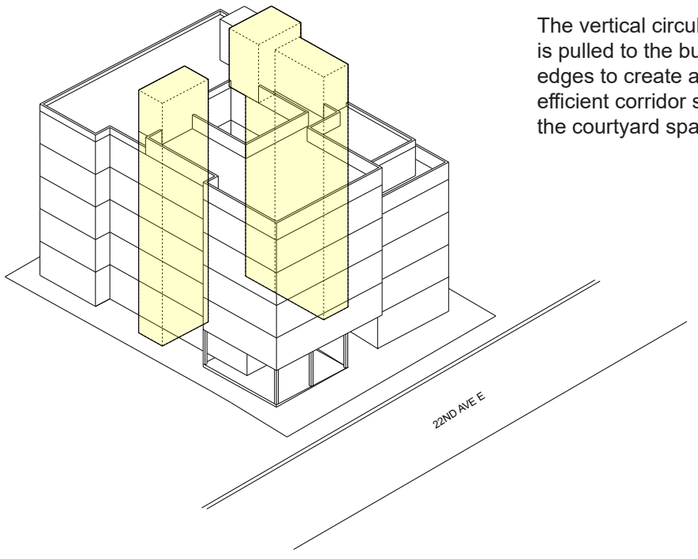


LEVEL 5 PLAN



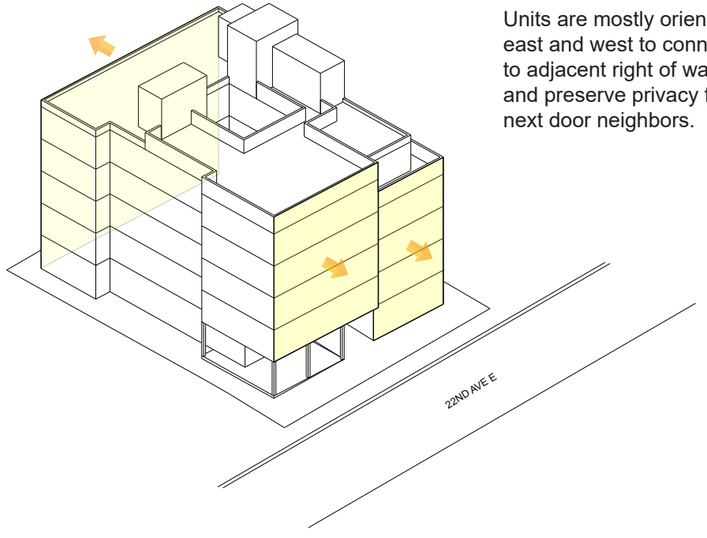
ROOF PLAN

DWELLING AREA
TRASH STORAGE
AUXILLARY
CIRCULATION
AMENITY



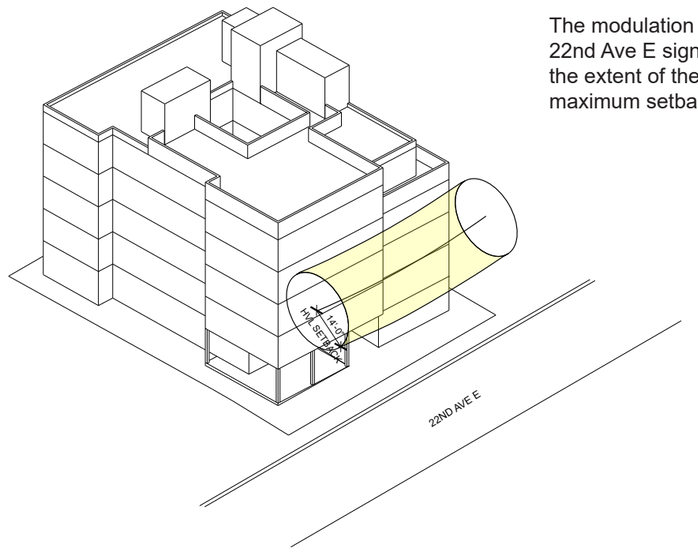
CIRCULATION

The vertical circulation is pulled to the building edges to create a simple, efficient corridor shaping the courtyard space.



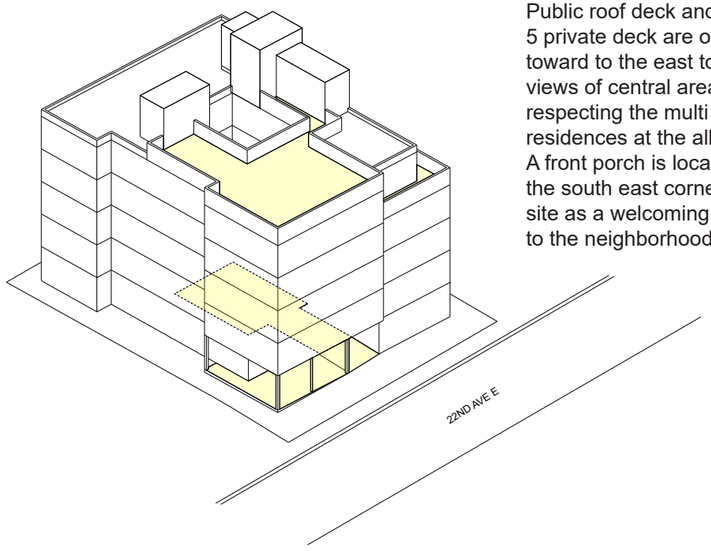
WINDOW ORIENTATION

Units are mostly oriented east and west to connect to adjacent right of ways and preserve privacy for next door neighbors.



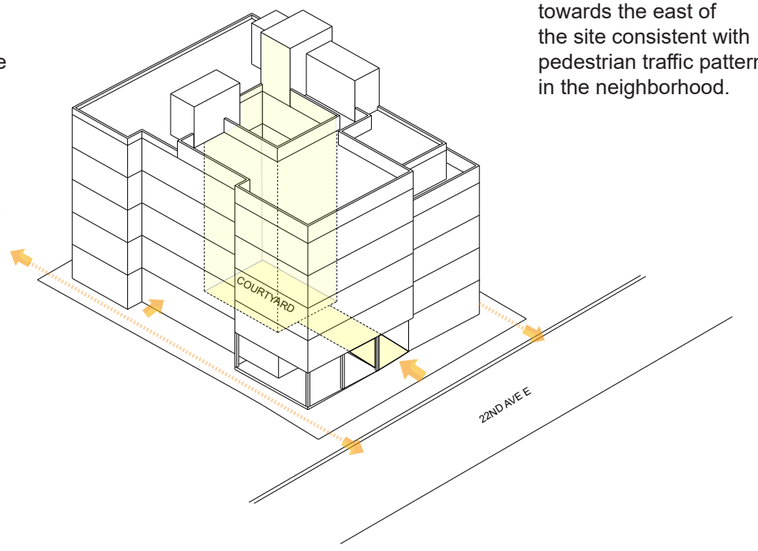
HVL SETBACK

The modulation along 22nd Ave E signifies the extent of the 14' maximum setback.



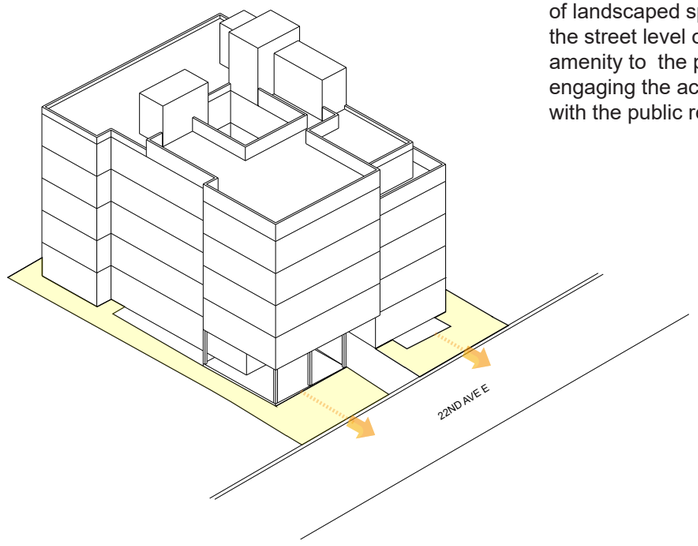
ROOF AMENITY AND GROUND LEVEL PORCH

Public roof deck and level 5 private deck are oriented toward to the east to capture views of central area. Also respecting the multi family residences at the alley side. A front porch is located at the south east corner of the site as a welcoming gesture to the neighborhood.



ENTRY

The main entry is located towards the east of the site consistent with pedestrian traffic patterns in the neighborhood.



LANDSCAPE

A very generous amount of landscaped space at the street level offers amenity to the public and engaging the activities with the public realm.

EARLY DESIGN GUIDANCE SUMMARY RESPONSE

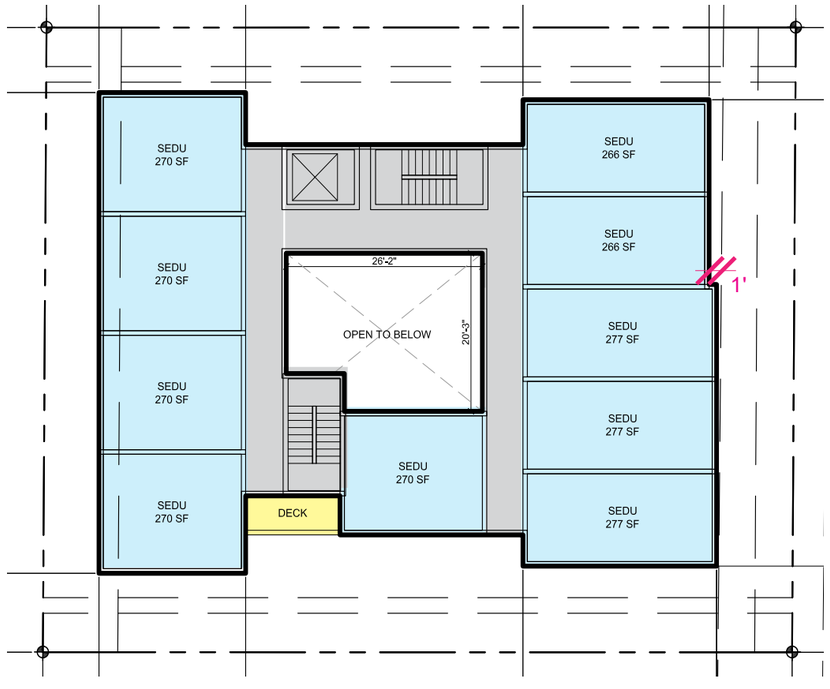
1. Massing & Street Facing Façade

A. Staff prefers the east and west orientation of units that allow for lines of sight to the alley and 22nd Ave E. Staff also sees the opportunity and benefit of an open entry that faces the street and provides areas for community interaction. SDCI supports option 3, the applicant's preferred massing option. (PL2-B-1, PL3-2-I of Central Area Design Guidelines)

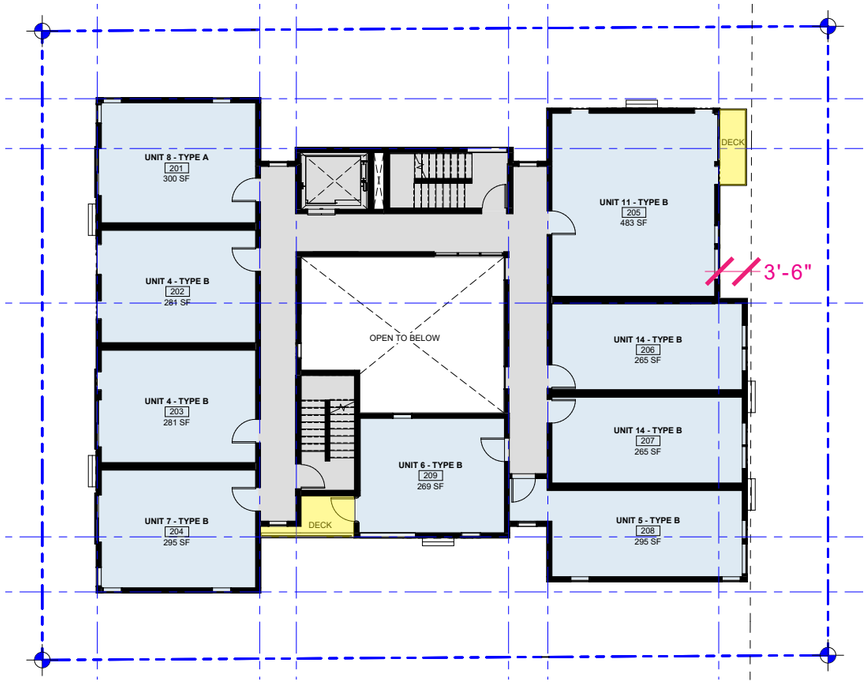
Applicant Response:
Thank you for supporting our preferred massing option.

B. The plane change between the two vertical masses along 22nd Ave E is negligible or non-existent. Provide a greater change in plane between the two masses that is legible from a distance. Furthermore, staff does not feel the color change between the same material on the two masses is enough to break down height, bulk, and scale of the building. The two masses, with a change in plane, should also present a change in material. (DC2-A-2)

Applicant Response:
At EDG, the plane change was only 1'-0" deep. Through the process of dialing in unit plans and incorporating several 1-bedroom units into the project, we were able to increase the plane change to 3'-6". Additionally, balconies have been added to the recessed mass to further provide modulation, texture, and visual interest on the street facing facade.
(see next page for response to material change)



TYPICAL UPPER LEVEL PLANS AT EDG



TYPICAL UPPER LEVEL PLANS AT REC

B. (continued) The plane change between the two vertical masses along 22nd Ave E is negligible or non-existent. Provide a greater change in plane between the two masses that is legible from a distance. Furthermore, staff does not feel the color change between the same material on the two masses is enough to break down height, bulk, and scale of the building. The two masses, with a change in plane, should also present a change in material. (DC2-A-2)

Applicant Response (continued):
Regarding the request to have the two volumes clad in different materials, after further review, the applicant respectfully disagrees. There are a lot of elements occurring on the street facing facade- including modulated masses of different heights, balconies, entry breezeway, lobby, and porch. The applicant feels as though cladding the two volumes in different materials would produce a composition that is too busy and would detract from the individual impact of each of the above elements listed. At EDG, the character rendering illustrated the materials cladding both street facing volumes as a cementitious panel product. As a compromise, while we are not proposing to clad the two volumes in different materials, we have proposed to clad both in a high-quaity standing seam metal siding rather than hardie.



STREET FACING FACADE AT EDG



STREET FACING FACADE AT REC

C. Staff appreciates that the material on the northern mass is carried to the ground as it distinguishes the volumes from one another. Keep this element in the design concept moving forward. (DC2-A-2)

Applicant Response:
The material on the stair towers will be carried from the ground to the top of the structure. In addition, the ends of the north-south corridors in the building have been recessed with a change in material color in order to provide modulation adjacent to the stair towers, further distinguishing the volumes from one another.



D. The juliet balconies, shown in the character rendering on page 41 of the EDG packet, provide relief to the façade. Explore ways to make the balconies more functional and a means of reducing the perceived mass of the structure. A new building at 3314 NE 65th St accomplishes this well. (DC2-A-2)

Applicant Response:
Juliet balconies have been incorporated on the east and west facades of the building. In addition, true balconies (3'-6" deep) have been provided on several units facing 22nd, thanks to the deeper plane change mentioned in 1B. Small juliet balconies have also been incorporated in the courtyard, which will be elaborated on further in item #4.



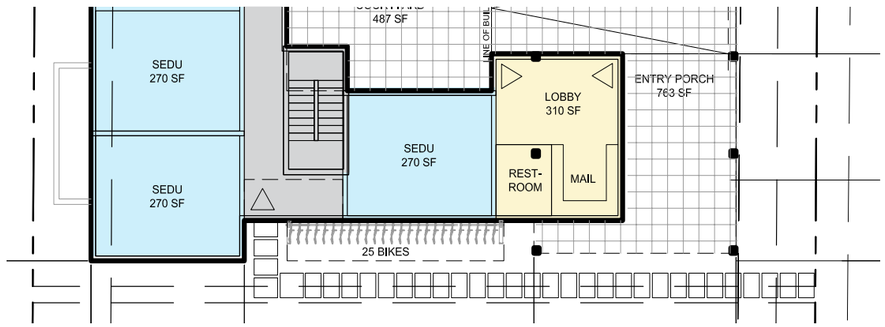




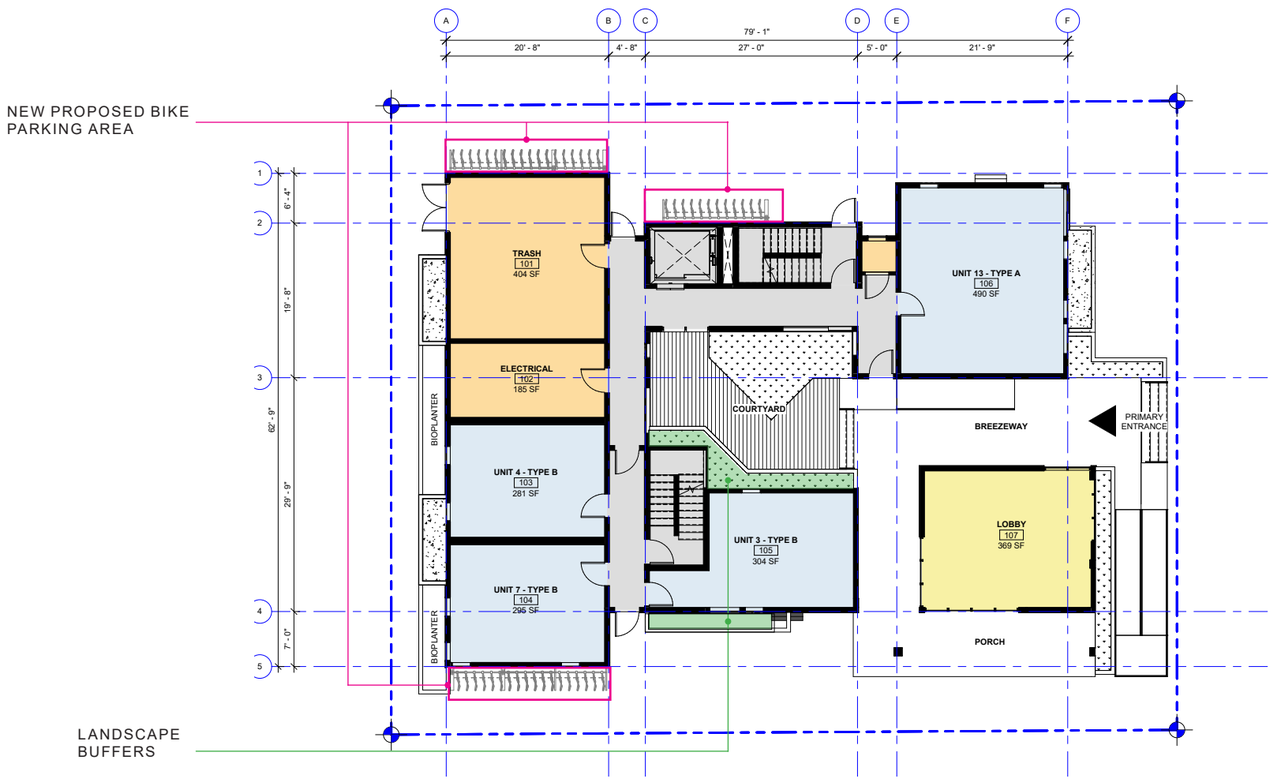
2. Building Program

A. The ground level SEDU unit located on the south side of the building west of the lobby is problematic. The unit receives little privacy or access to natural light with the adjacent uses of the courtyard, lobby, and exterior bike rack. Swap the location of this unit with the mechanical room or trash room or eliminate the unit and expand the lobby / amenity area. (CS1-B-2)

Applicant Response:
We understand that the unit, as shown in the EDG packet, would have privacy and light concerns. We have revised our bike locations so that no bikes are on the south wall of this unit. This would allow the primary window grouping to be on the south side of the unit, as well as a smaller window facing the courtyard, allowing a peek of a connection into a green space while maintaining privacy, and providing light from two directions. We felt that swapping this unit with the mechanical or trash room would have a negative repercussion, as this would put the trash room next to the courtyard (if the unit was swapped with trash) or would put this unit right next to the trash room (if swapped with mechanical). Keeping a unit here allows a visual / community connection to occur with the courtyard, which mechanical or trash would not. Additionally, planters have been placed on the north and south walls of this unit to provide a landscape buffer between the unit and common areas.



PARTIAL LEVEL 1 PLAN AT EDG



PARTIAL LEVEL 1 PLAN AT REC

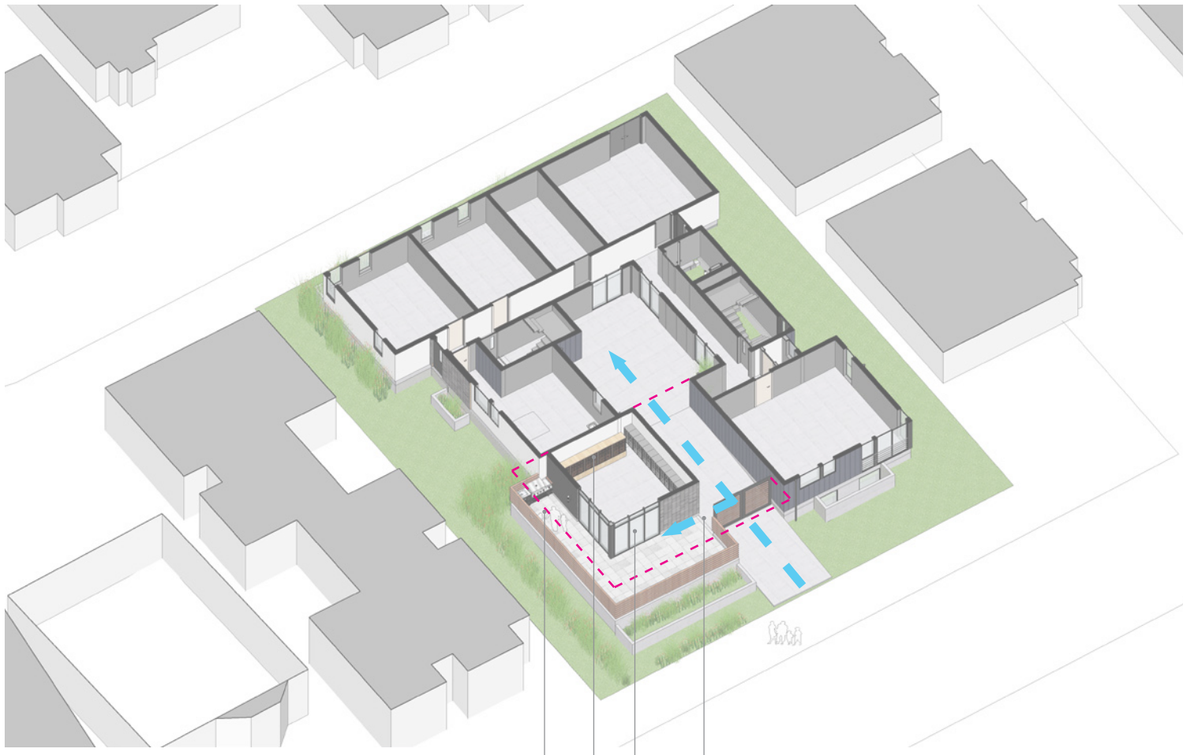
3. Front Porch & Entry Sequence

A. Staff supports the generous, welcoming porch separated from the street along 22nd Ave E. Ensure the porch expands fully to one story as shown at EDG. The opening of the porch and space into the courtyard should be eye-catching, dramatic, and appealing to draw residents into the space. (DC2-A-2, PL3-2-I of Central Area Design Guidelines)

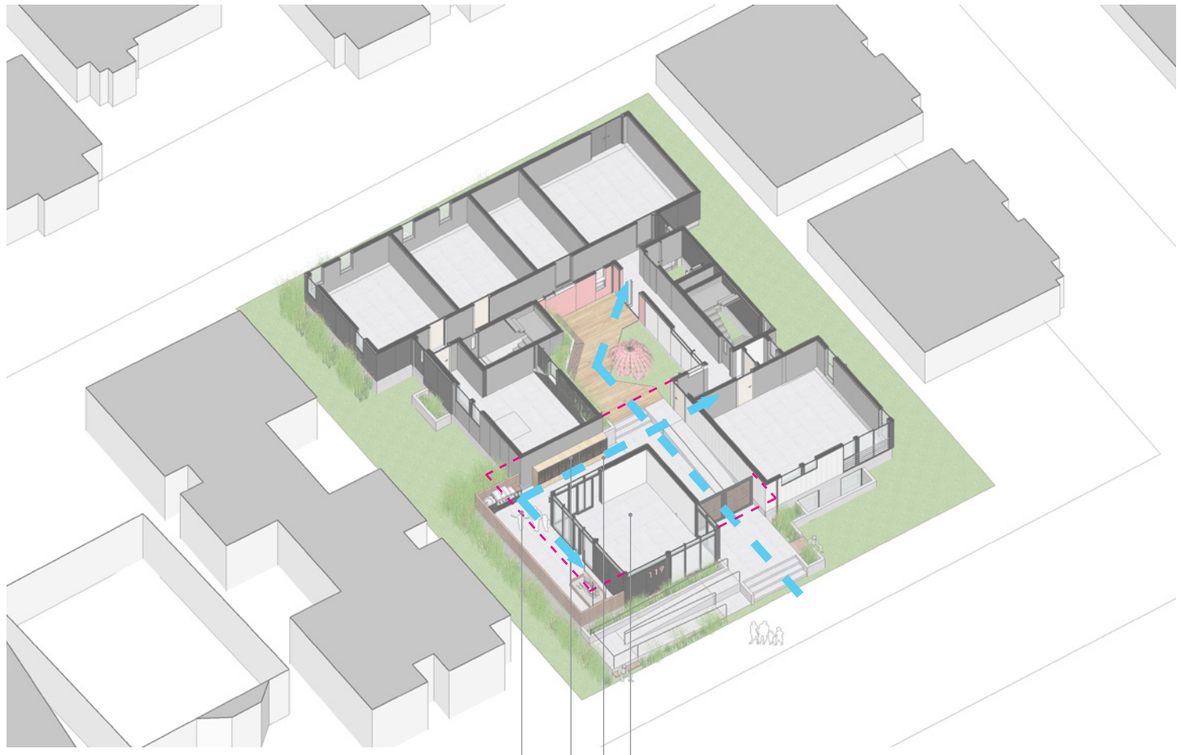
Applicant Response:
The porch has maintained its generous floor to ceiling height as requested (approx. 10'-0") but has changed in configuration since EDG. As the design team further developed the courtyard and porch concepts, the idea that we were creating two separate spaces that had no connection to each other became troublesome. It felt that these two spaces would compete for residents' use, and the circulation didn't flow well. The security gate, which will be present both due to the owner's security concerns and to address security issues as outlined in the Design Guidelines, had an odd relationship with the porch and made it feel more closed off than was the design's intent. The lobby was recessed under a deep overhang and wouldn't receive much light, even with generous glazing in the space.

The solution was to push the lobby forward to the front of the building, creating a new N-S breezeway behind that would connect the courtyard with the porch. The porch has remained the same size but is now south-facing. Programming this new breezeway with mailboxes provides a weather protected location for residents to get their mail, and also pulls this program out of the lobby. This lobby space can now fuction more as an amenity room that can spill out into the porch and courtyard, and with generous street facing glazing, has more of a street presence and access to light. The building entry maintains a generous entry stoop, with an integrated accessible ramp, bioretention planters, and benches providing opportunities for seating along the street. All of these combine to create a series of layered elements that transition from the public to the semi-private realm in a way that feels both open to the neighborhood as well as secure.

FRONT PORCH DESIGN - EDG



FRONT PORCH DESIGN - REC



B. Activate the front porch by providing built in seating, greenery, and opportunities for residents and neighbors to connect. (PL3-2-I of Central Area Design Guidelines)

Applicant Response:
The two images to the right illustrate the proposed seating and greenery opportunities both along the street edge and on the porch. At the street, a couple of built-in benches as well as a wide, sittable entry stoop will provide informal opportunities to sit and engage with the public realm. Bioretention planters are integrated into the entry sequence (forming the right edge of the stair, for instance) to both mitigate stormwater and provide plant life as an integral part of the entry.

On the porch, a porch swing at the south-east corner overlooking 22nd provides a place for sitting and engaging with passers by.



BIRD'S EYE VIEW OF PORCH

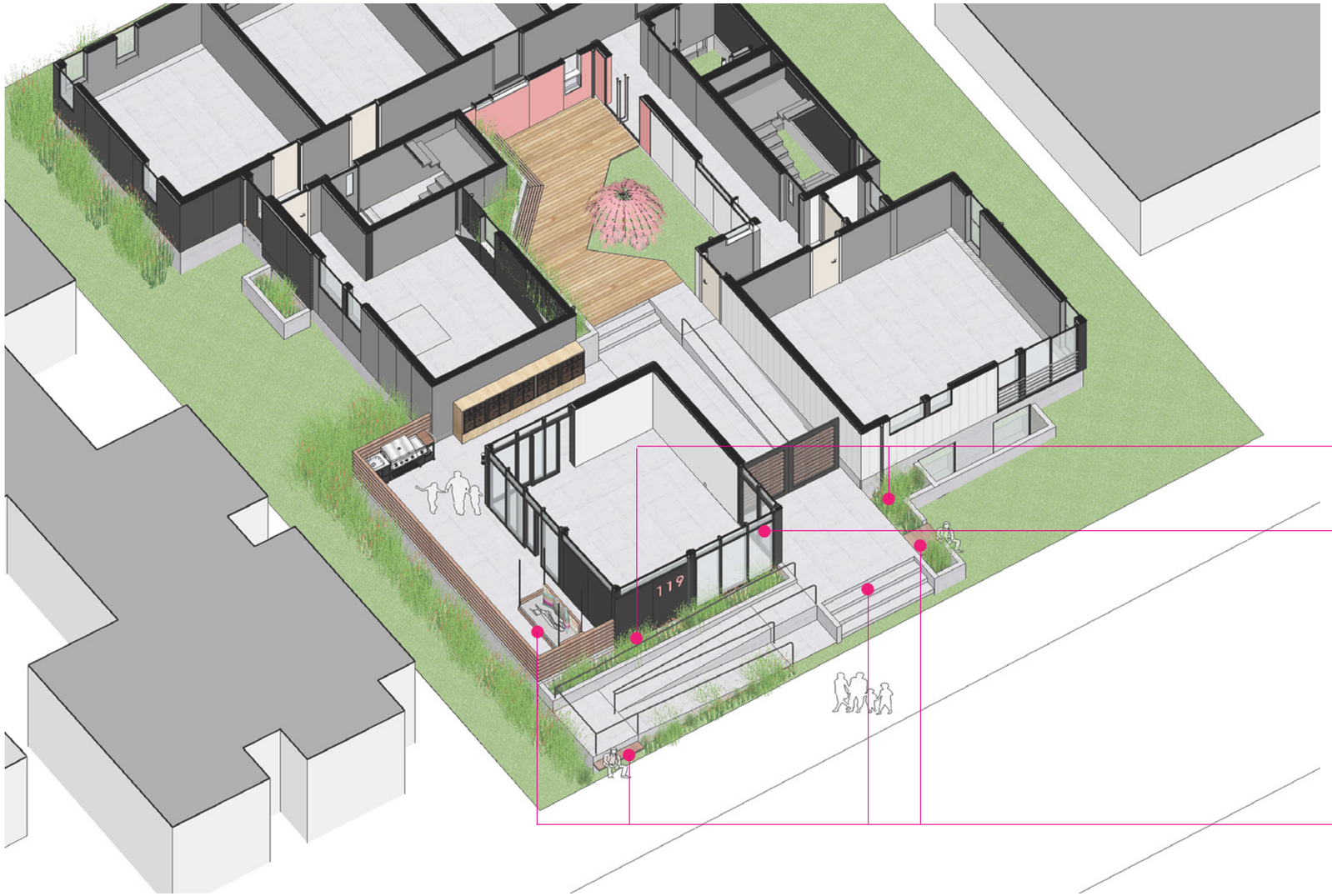


VIEW OF PORCH AND LOBBY FROM 22ND AVE E

C. SDCI supports the public's desire, expressed through public comment, for transparency at the pedestrian level. Carry the glazing of the lobby to the ground and wrap it around each corner. The windows should wrap to the courtyard along the entry passage.
(PL3-1-C of Central Area Design Guidelines)

Applicant Response:
As mentioned previously, the old design with the lobby recessed under the cantilever would have little to no connection with the street. The new arrangement pushes the lobby forward and provides large, floor to ceiling glazing facing the street and wrapping the corner into the entry breezeway. The other corner along the entry passage is kept solid to allow for a place for furniture to be placed within the room, since the opposite corner opens up to the porch.

The below diagram also points out in plan the seating and landscaping mentioned on the previous page.



4. Courtyard

A. Staff supports the intention of the courtyard space but recognizes that it resembles and functions like a light well rather than an activated courtyard in which residents will want to spend time in. Explore ways to largen the space to further the courtyard design concept. (DC3-1 of Central Area Design Guidelines)

Applicant Response:
The courtyard design has been enhanced both at the ground level and upper levels to create engagement both vertically and horizontally. While we were not able to enlargen the space or open up the corridors (see response to 4 E and F on next page), a number of moves have been made to ensure engagement from upper levels. First, an accent color is used at the rear of the courtyard, to both facilitate wayfinding from the breezeway to the building entry, and to provide an element of surprise upon entering the courtyard. This color is intentionally placed on the back wall of the courtyard so that one can get a peek of it from the street. Second, within this accent color the window "rules" change and a series of windows placed at varying head heights are provided. This provides peeks into the courtyard at many heights and from many places, but avoids a "fishbowl" effect where residents feel as though they are on display when walking down the hallway. On the other side of the courtyard, a larger opening with a juliet balcony is provided, allowing occupants to open it up and connect down to the courtyard below.

B. As with the front porch expression, provide ways to activate the space through seating and greenery. Avoid too much hardscape. (DC3-1 of Central Area Design Guidelines)

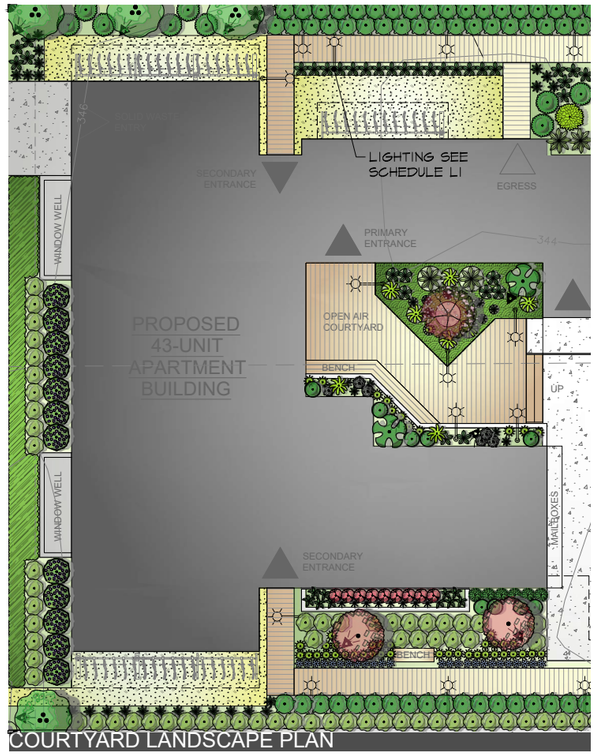
Applicant Response:
The design of the courtyard actually includes no paving. The intention is for it to be primarily filled with landscaping, with the path to the front door being created with a boardwalk surface. This avoids using paving and generates warmth by using wood. A long bench is incorporated on the side of a raised planter bed against the building, and a japanese maple sits as a focal point at the center, a species selected for its beauty in the warm months and for its nice branch structure in the winter. The idea for the courtyard is to feel like a peaceful "zen garden" element that can be enjoyed in solitude, in groups, or looking down from above.



SECTION PERSPECTIVE - TRANSVERSE



SECTION PERSPECTIVE - LONGITUDINAL



COURTYARD LANDSCAPE PLAN

C. In addition to providing light materials within the courtyard for reflectivity, ensure the courtyard space receives ample natural light to avoid a dark cave like setting. Provide lighting within the space to ensure safety and security in the evening hours. (PL2-B-2)

Applicant Response:
The materials in the courtyard will be white and coral red (accent color on the west side of the courtyard). The lack of dark colors ensures light will enter and bounce around the courtyard as much as possible. For nighttime use, string lights are proposed above the space to create ambiance and warmth, and will loosely define the "ceiling" of the space, helping create a smaller, more comfortable scale.

D. Explore how the space will be used throughout the year and include features for activities beyond daylight hours and in the summer. (PL1-C-3)

Applicant Response:
Now that the courtyard, porch, and amenity room (previously lobby) are all linked, the idea is that they all form one interconnected amenity for residents. While the courtyard will be open air, the porch and its connection to the amenity room is covered by the building above and will be usable year round. All areas will have adequate lighting for nighttime use.

E. Circulation areas particularly at levels two through five should be open, unconditioned space without north and south walls to allow greater amounts of natural light into the courtyard and the stairs. (PL1-A-2)

Applicant Response:
While we love the idea of open corridors, this project also aims to meet Built Green standards, which per Director's Rule 20-2017 requires the building to perform 20% better than Washington State Energy Code. We understand that opening up the corridors increases the heat load on the units and makes this energy goal impossible to meet with this project. The design team is aiming to balance energy efficiency with design aesthetic, and this is a key factor playing a role in the decision making. We have made use of many other design elements (mentioned above) to create visual interest and interaction in the courtyard space without creating open air corridors.

F. Furthering that concept, at the street level of the courtyard, posts rather than walls could define the courtyard to expand the space. (PL1-A-2)

Applicant Response:
While we appreciate this idea from SDCI staff, we will not be pursuing this at idea at this time (per response above).


SECTION PERSPECTIVE - TRANSVERSE


SECTION PERSPECTIVE - LONGITUDINAL


COURTYARD VIEW FROM THE ROOF LEVEL

5. Landscape & Lighting

A. Create a safe environment by providing sufficient lighting along the front porch, pathways, courtyard space, and alley. (PL2-B-2)

Applicant Response:
The proposed lighting plan is illustrated below. All of the spaces listed above will be well lit, as well as bike parking locations. Lighting will be directed away from neighboring structures to avoid glare.

B. The Aegis living building across 22nd Ave E has created a pleasant streetscape in the right of way with street trees, planter boxes with built in benches, lush landscaping, and street art. The streetscape along this project's street frontage should complement that of Aegis. Provide ample landscaping offering seasonal interest, activation in the planter zone, and plants that will thrive in an urban setting. (DC4-D-1, PL3-2 of the Central Area Design Guidelines)

Applicant Response:
Please see the landscape plans for the proposed landscaping concept in the ROW. Aegis is a great precedent to draw from and our intent is to complement that on the opposite side of the street.

C. If there is to be a security gate, this should be shown on the plans and designed to match the building aesthetic. (DC4-D-2)

Applicant Response:
There will be a security gate that will maintain as much visual transparency as possible between the pedestrian realm and the courtyard. It has been recessed further and sits further back than the lobby (previously it sat forward of the lobby). There will be slats still allowing visibility into the courtyard. The top of the gate stops to align with the upper windows of the lobby beside it, allowing full transparency above that point. The intention is to be able to see the pop of color and the focal tree from the ROW in order to pique interest, and to provide security for the residents (not shut the community out).



FRONT PORCH GATE DESIGN

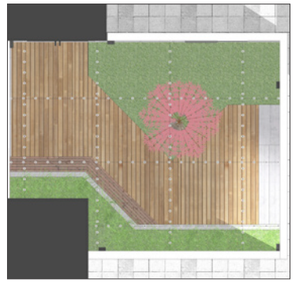


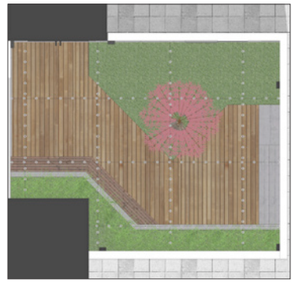
FRONT PORCH LIGHTING PLAN

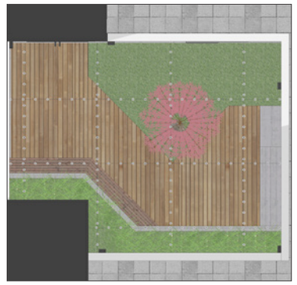
LAND USE MUP CY1 (RESPONSES TO SELECT ITEMS)

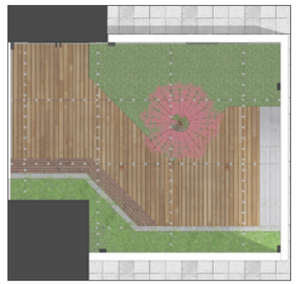
8. At recommendation, provide a shadow study of the courtyard. (DC3-B-1)

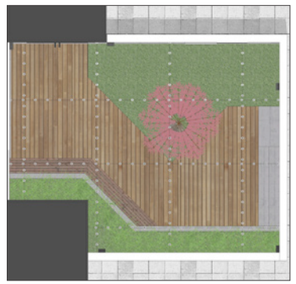
Applicant Response:
Please see a shadow study below.
In plan, it doesn't appear that much light enters the courtyard - but when studied in section, you get a clearer picture of how light will affect the overall space. By keeping the materials light and bright, we are aiming to capture as much reflection as possible.

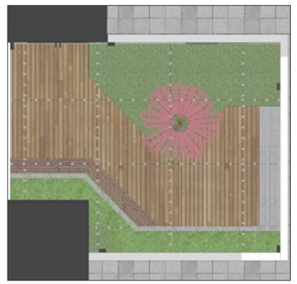

MARCH / SEPT 21, 9 AM


MARCH / SEPT 21, 12 PM


MARCH / SEPT 21, 5 AM


JUNE 21, 9 AM


JUNE 21, 12 PM


JUNE 21, 5 PM


DECEMBER 21, 9 AM


DECEMBER 21, 12 PM

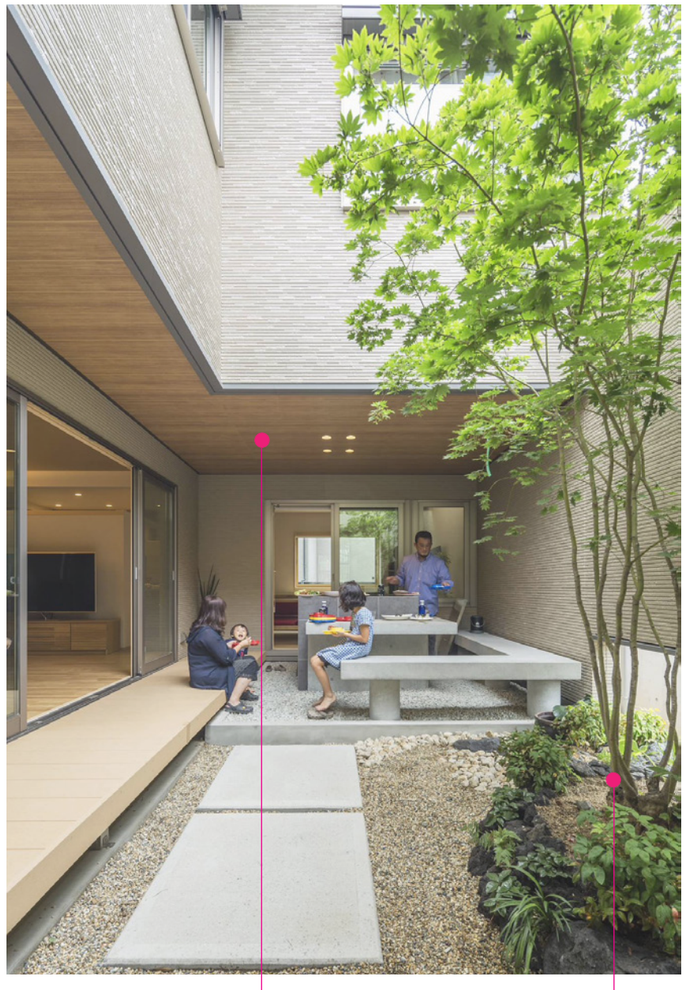

DECEMBER 21, 5 PM


SECTION AT COURTYARD

9. At recommendation, provide images of courtyards similar in size with buildings of similar height to what is proposed. (DC3-B-1)

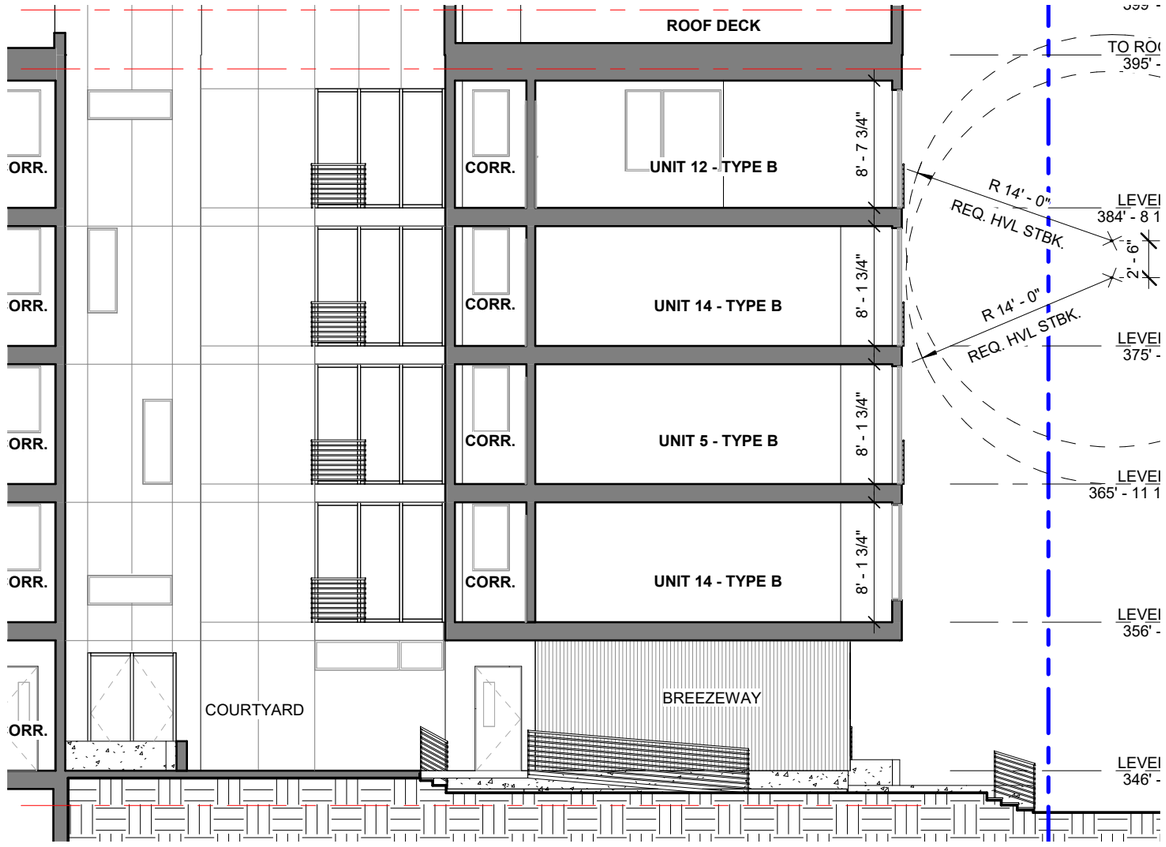
Applicant Response:
Please see reference project images below.





10. At recommendation, provide a section of the outdoor hallway that shows the grade change and includes the courtyard and 22nd Avenue E. Provide perspectives of the courtyard, porch, and outdoor hallway at the ground level between unit 13 and the lobby.

Applicant Response:
Please see requested images below.



BUILDING SECTION AT OUTDOOR HALLWAY


PERSPECTIVE AT OUTDOOR HALLWAY

11. The guidance at EDG expressed concern for privacy and natural light to the ground level SEDU unit located on the south side of the building west of the lobby. Re-locating the bike rack has mitigated some of the issue. In order for the unit to receive additional natural light, make the window on the unit's south wall larger. (CS1-B-2)

Applicant Response:
This unit's south window has been expanded. Please see side by side comparison of south elevations between initial MUP submittal and MUP CY1.



SOUTH ELEVATION - ORIGINAL MUP



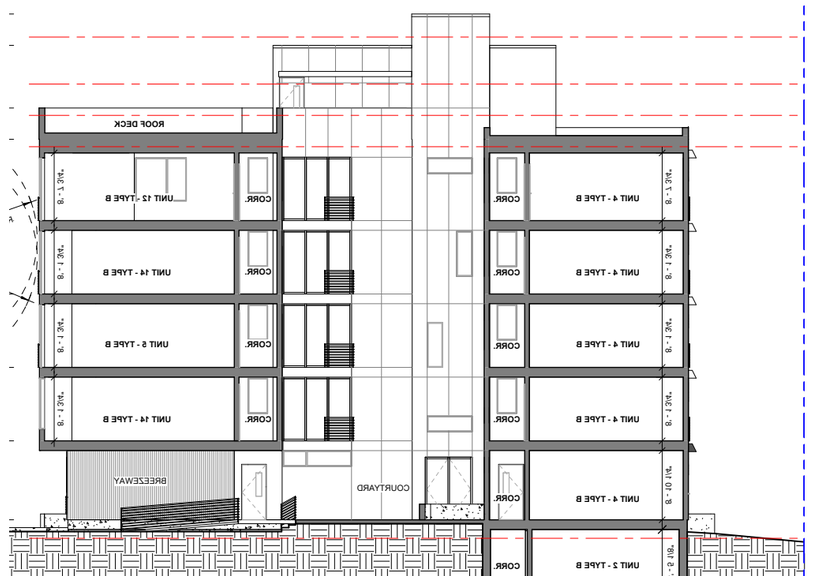
SOUTH ELEVATION - MUP CY1



EAST ELEVATION - ORIGINAL MUP



EAST ELEVATION - MUP CY1



SECTION - MUP CY1

12. Staff does not see the logic behind the window staggering, window types, and juliet balcony placement on the SE white mass facing 22nd Avenue E. Provide clarity to this, why three window schemes necessary, and why juliet balconies are not provided on the 2nd floor.
Punched windows along the street facing façade would add visual interest and depth to the façade. (DC2-A-2, DC2-C)

Applicant Response:
Thank you for the guidance. We have cleaned up the window types and aligned them on the street-facing upper volume - please see side by side elevation comparisons. The groupings have more strength when tied together vertically with dark infill panels to match the dark windows.

Corner windows are provided at the NE and SE corner of the building to better open up these units - these have a different treatment than the rest of the windows on the facade. The 2nd floor units' windows don't go all the way to the floor because the proportion of the massing would feel off - A mass that large wants to have some weight / definition to it at the bottom that can be close in proportion to the parapet wall above.



PARTIAL LEVEL 2-3 FLOOR PLAN - MUP CY1



SOUTH ELEVATION - MUP CY1


119



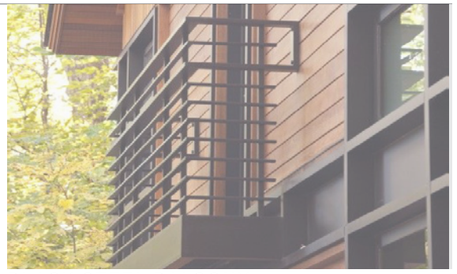
FLUSH METAL PANEL



HIGH TRANSPARENCY AT STREET LEVEL



NATURAL WOOD BENCH



BLACK STEEL BALCONY





HIGH QUALITY PAVERS



WOOD AT CANOPY



LANDSCAPE WITH LOCAL PLANTS



NATURAL WOOD BENCH



VIEW FROM RESIDENTIAL ENTRY LOOK AT THE PORCH



SECTION PERSPECTIVE - EAST WEST DIRECTION



BIRDS EYE VIEW OF COURTYARD



GROUND LEVEL AMENITY



CONCRETE BIO - PLANTER



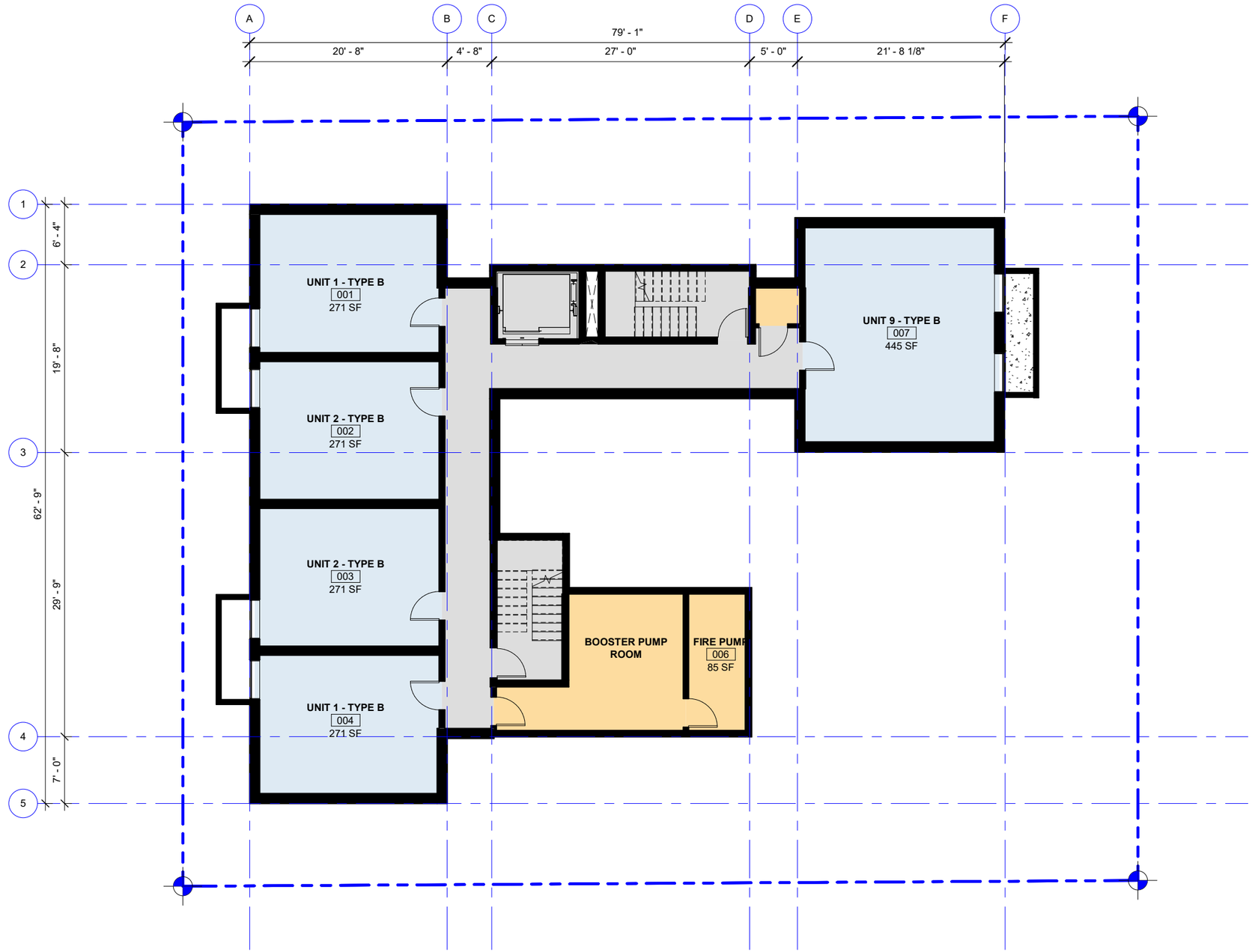
NATURE WOOD BENCH



BISTRO TABLE & CHAIRS

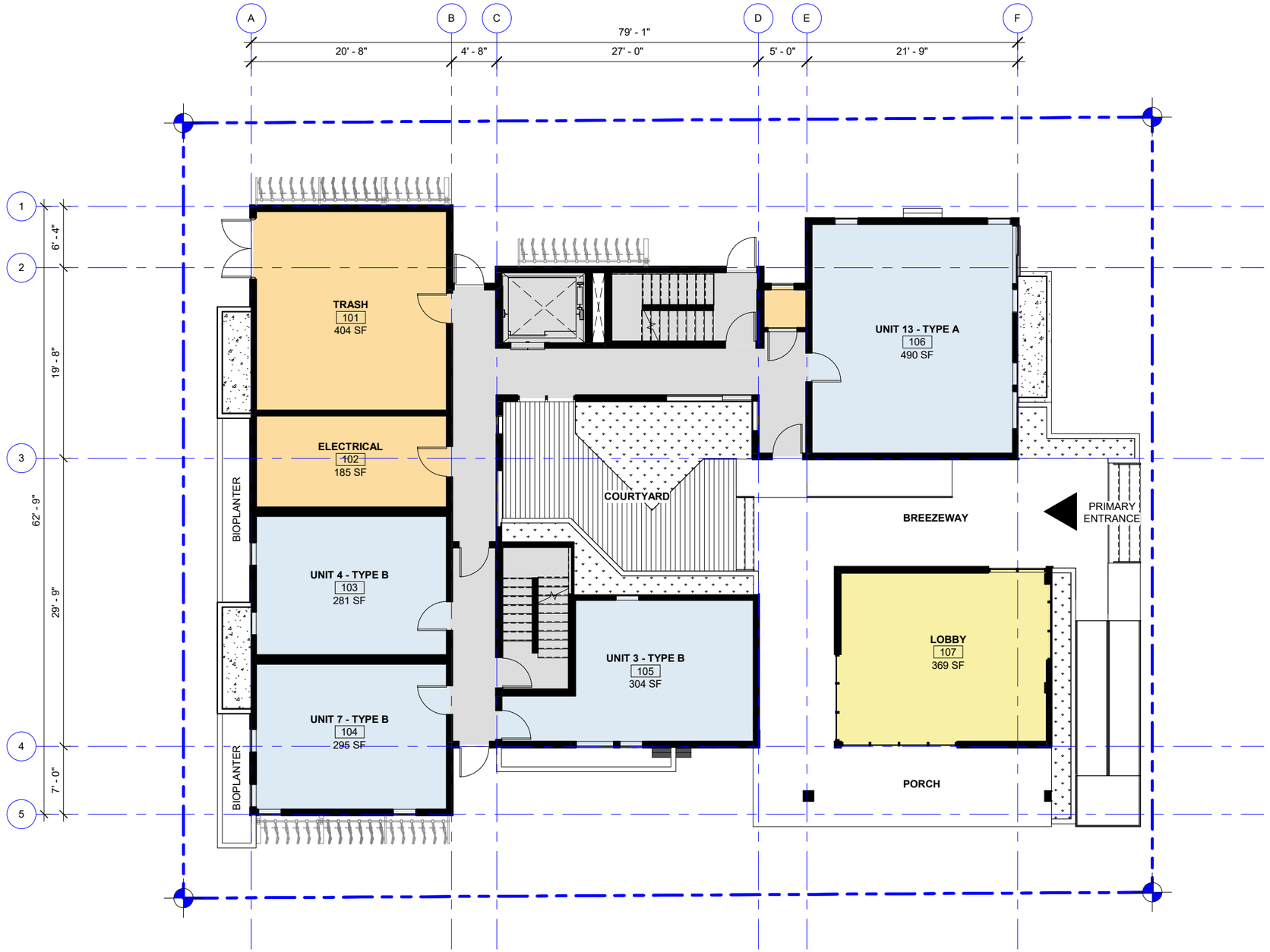


VIEW LOOKING NORTH ALONG ALLEY



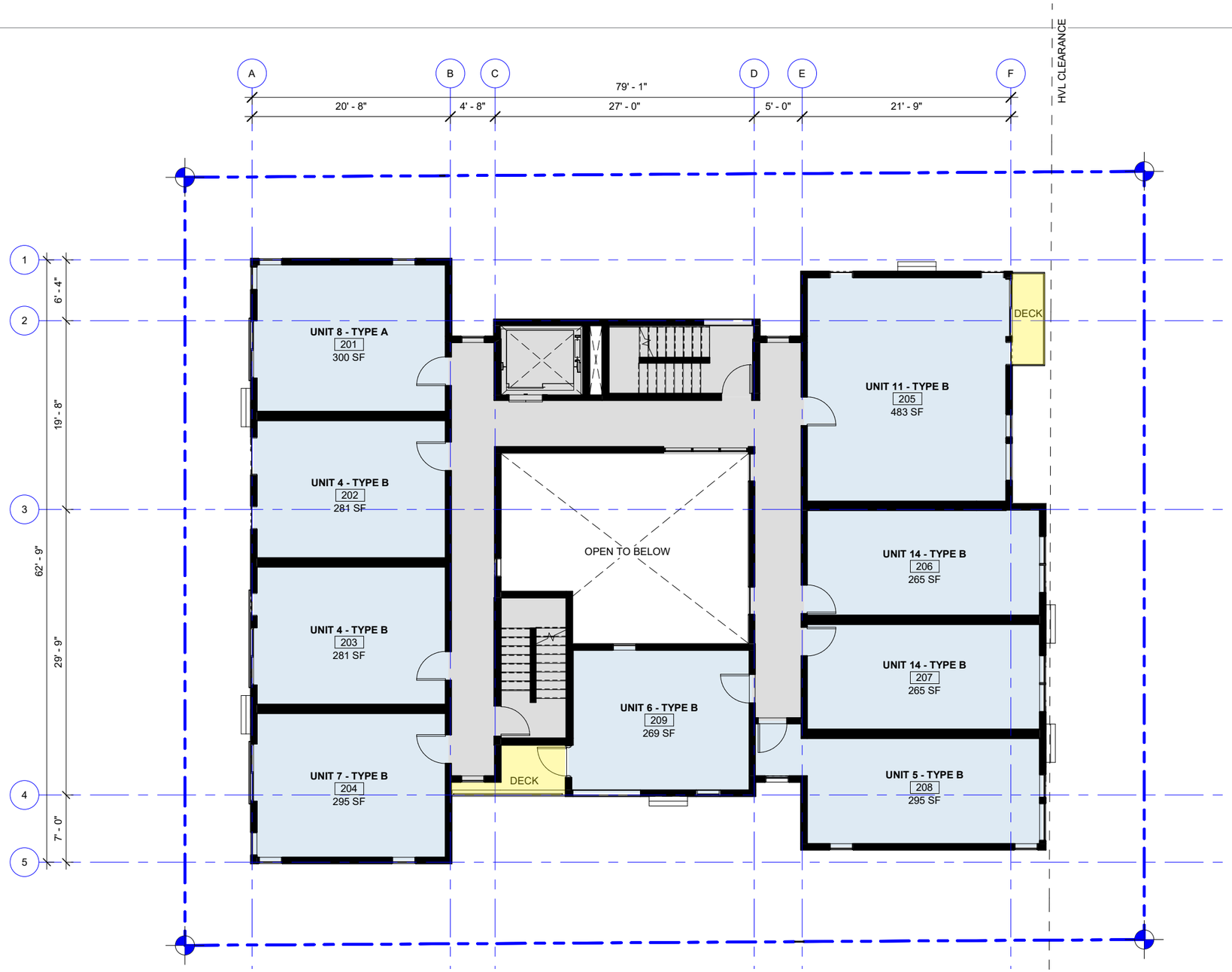
RESIDENTIAL UNITS
AMENITY SPACE
CIRCULATION SPACE
SERVICE AREA

BASEMENT FLOOR PLAN



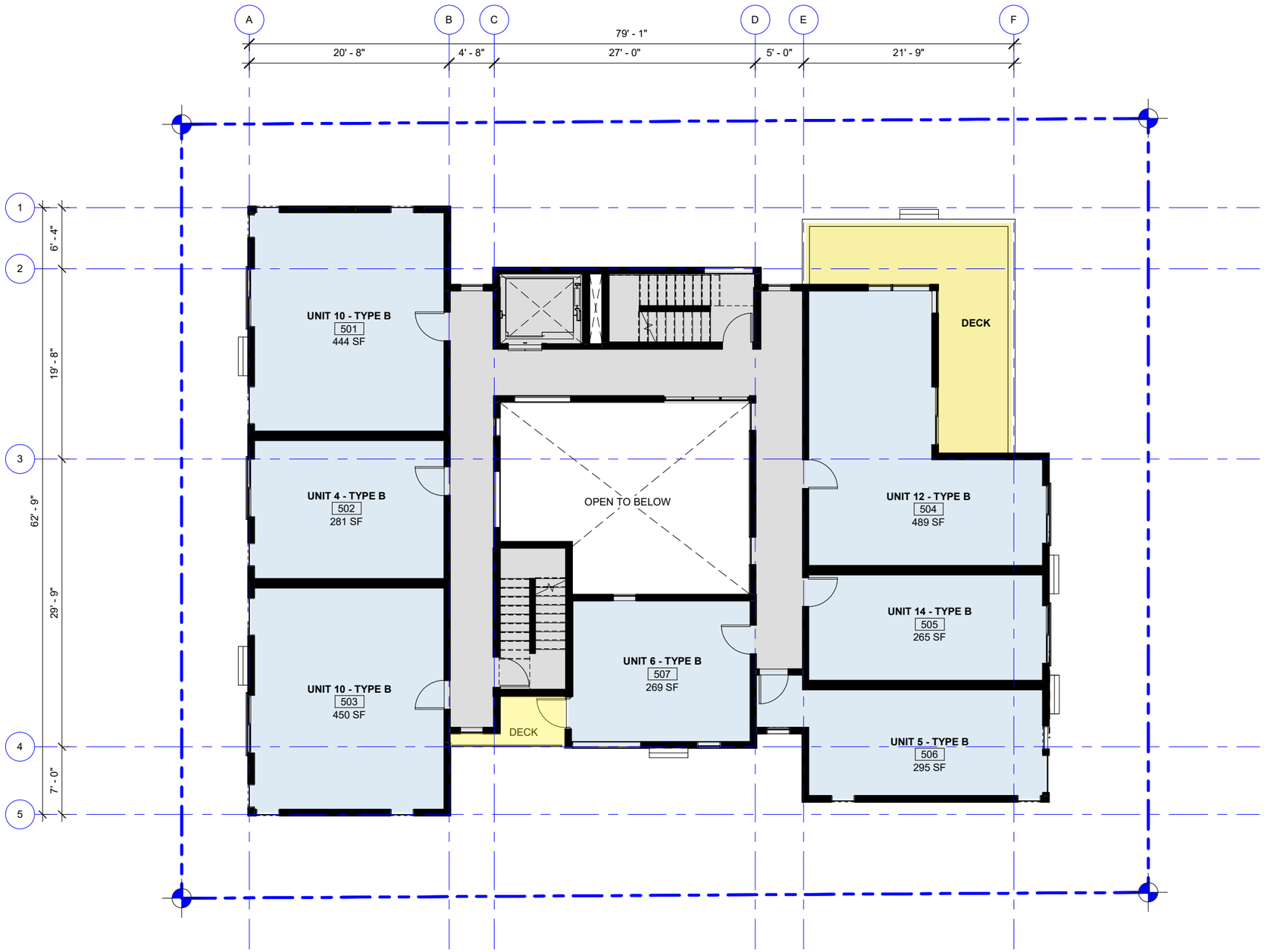
RESIDENTIAL UNITS
AMENITY SPACE
CIRCULATION SPACE
SERVICE AREA

LEVEL 1 FLOOR PLAN



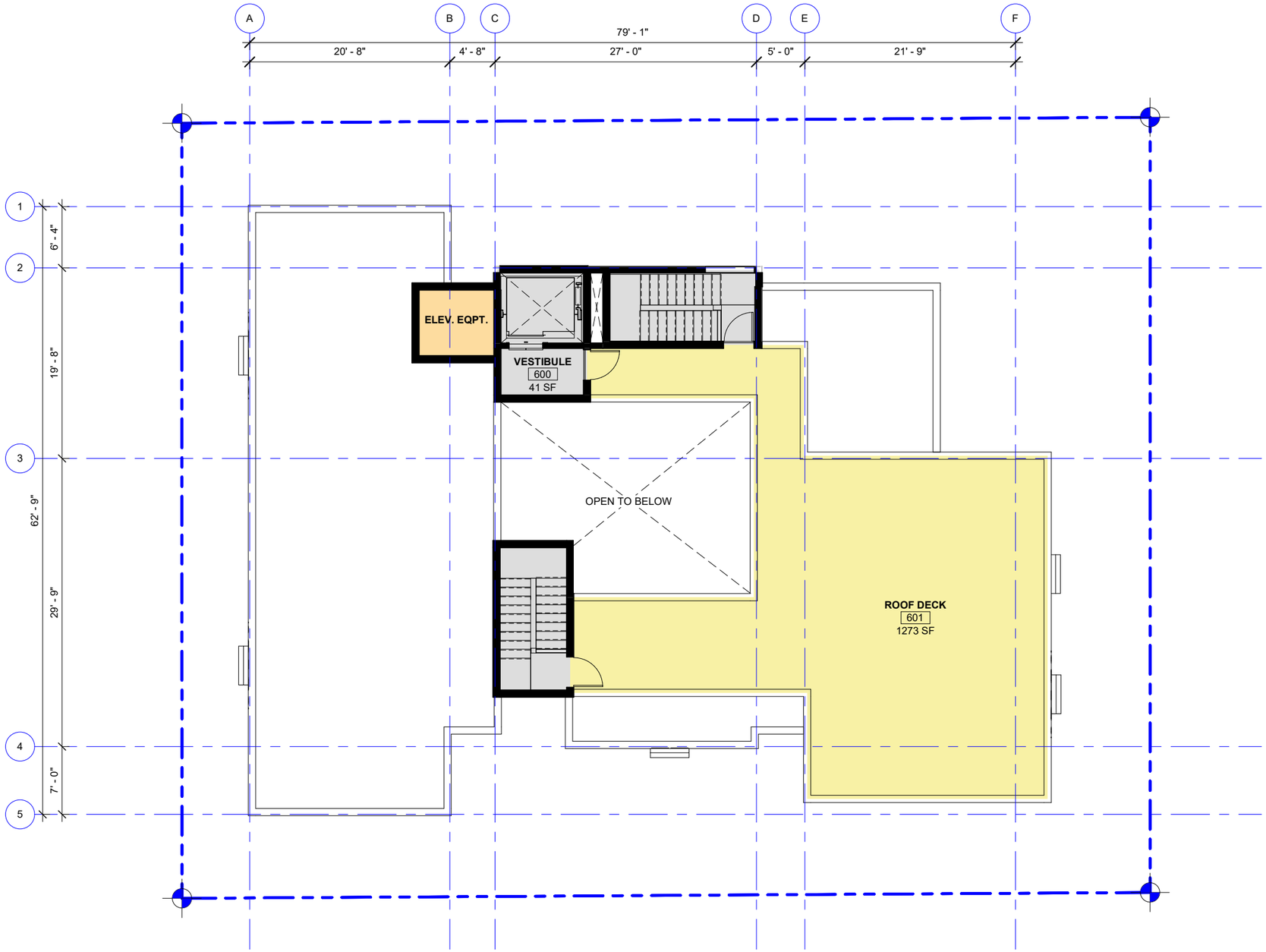
RESIDENTIAL UNITS
AMENITY SPACE
CIRCULATION SPACE
SERVICE AREA

LEVEL 2-4 FLOOR PLAN



RESIDENTIAL UNITS
AMENITY SPACE
CIRCULATION SPACE
SERVICE AREA

LEVEL 5 FLOOR PLAN



RESIDENTIAL UNITS
AMENITY SPACE
CIRCULATION SPACE
SERVICE AREA

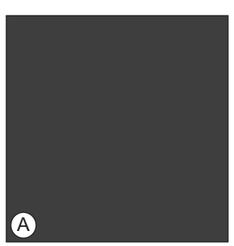
ROOF PLAN



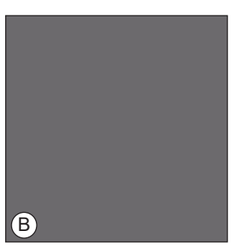


SOUTH ELEVATION

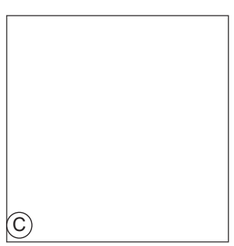
EAST ELEVATION



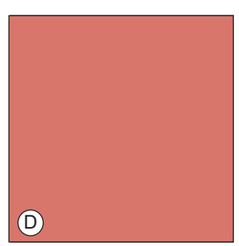
FIBER CEMENT PANEL (BLACK MAGIC) SW 6991



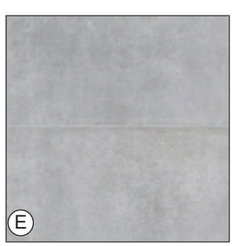
FIBER CEMENT PANEL (PEPPERCORN) SW 7674



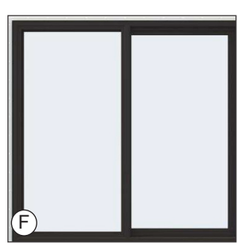
FIBER CEMENT PANEL (HIGH REFLECTIVE WHITE) SW 7757



FIBER CEMENT PANEL (CORAL REEF) SW 6606



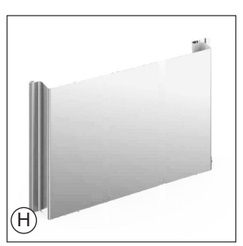
EXPOSED CONCRETE



VINYL WINDOW (BLACK)



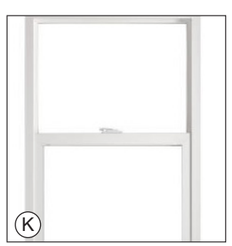
ALUMINUM STOREFRONT (BLACK)



AEP SPAN - FLUSH PANEL (WHITE, 22GA)



JULIET BALCONY (BLACK STEEL)

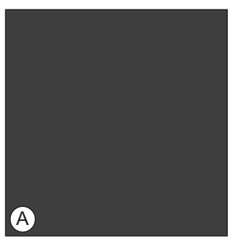


VINYL WINDOW (WHITE)

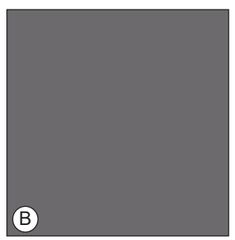


NORTH ELEVATION

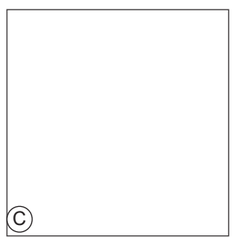
WEST ELEVATION



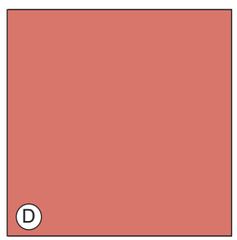
FIBER CEMENT PANEL (BLACK MAGIC) SW 6991



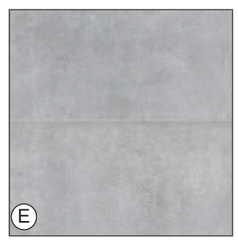
FIBER CEMENT PANEL (PEPPERCORN) SW 7674



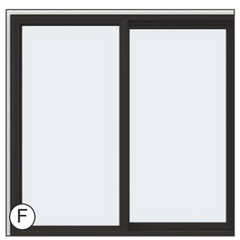
FIBER CEMENT PANEL (HIGH REFLECTIVE WHITE) SW 7757



FIBER CEMENT PANEL (CORAL REEF) SW 6606



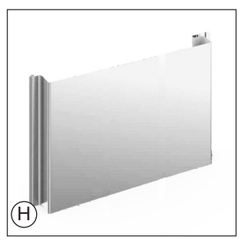
EXPOSED CONCRETE



VINYL WINDOW (BLACK)



ALUMINUM STOREFRONT (BLACK)



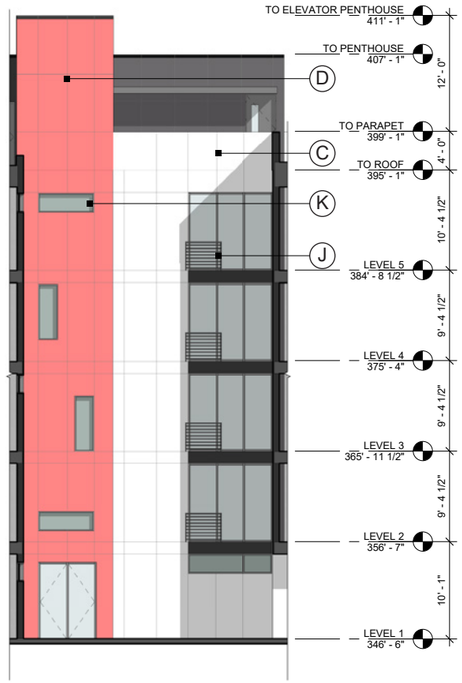
AEP SPAN - FLUSH PANEL (WHITE, 22GA)



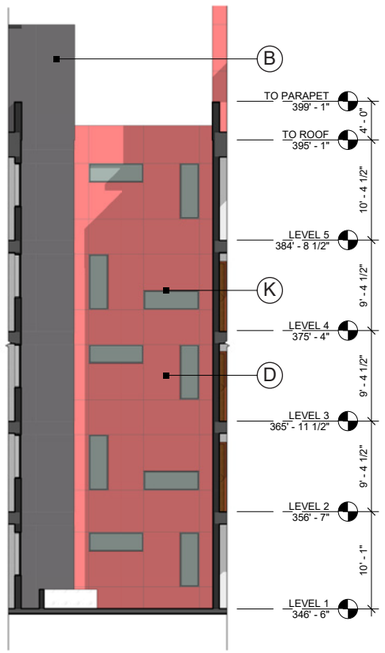
JULIET BALCONY (BLACK STEEL)



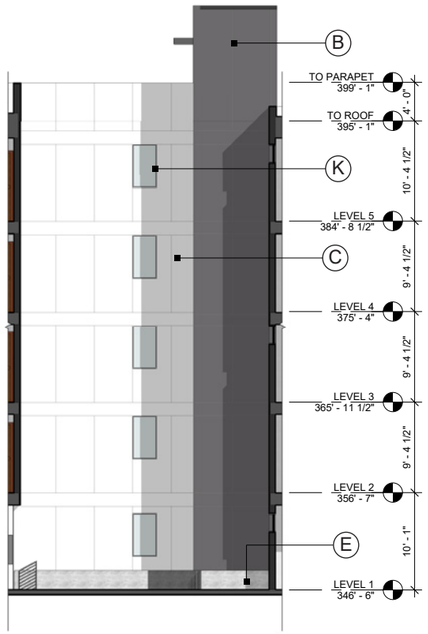
VINYL WINDOW (WHITE)



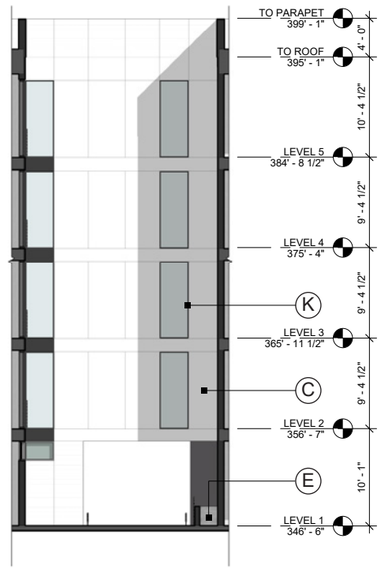
COURTYARD NORTH ELEVATION



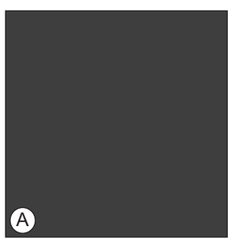
COURTYARD WEST ELEVATION



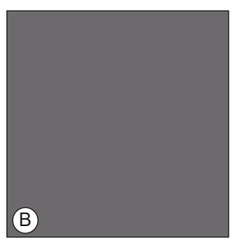
COURTYARD SOUTH ELEVATION



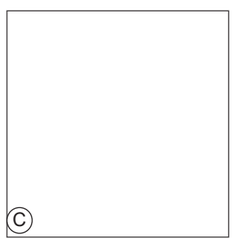
COURTYARD EAST ELEVATION



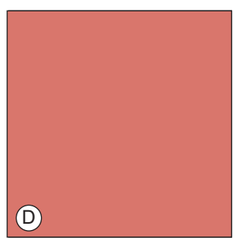
FIBER CEMENT PANEL (BLACK MAGIC) SW 6991



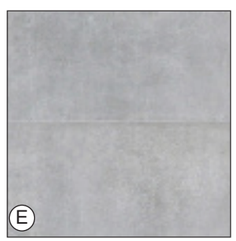
FIBER CEMENT PANEL (PEPPERCORN) SW 7674



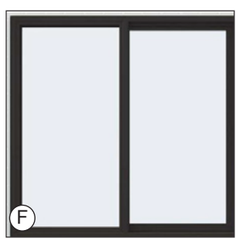
FIBER CEMENT PANEL (HIGH REFLECTIVE WHITE) SW 7757



FIBER CEMENT PANEL (CORAL REEF) SW 6606



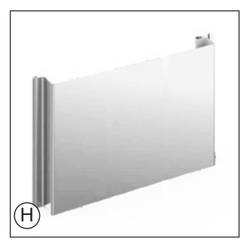
EXPOSED CONCRETE



VINYL WINDOW (BLACK)



ALUMINUM STOREFRONT (BLACK)



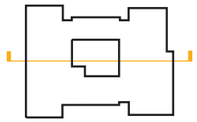
AEP SPAN - FLUSH PANEL (WHITE, 22GA)

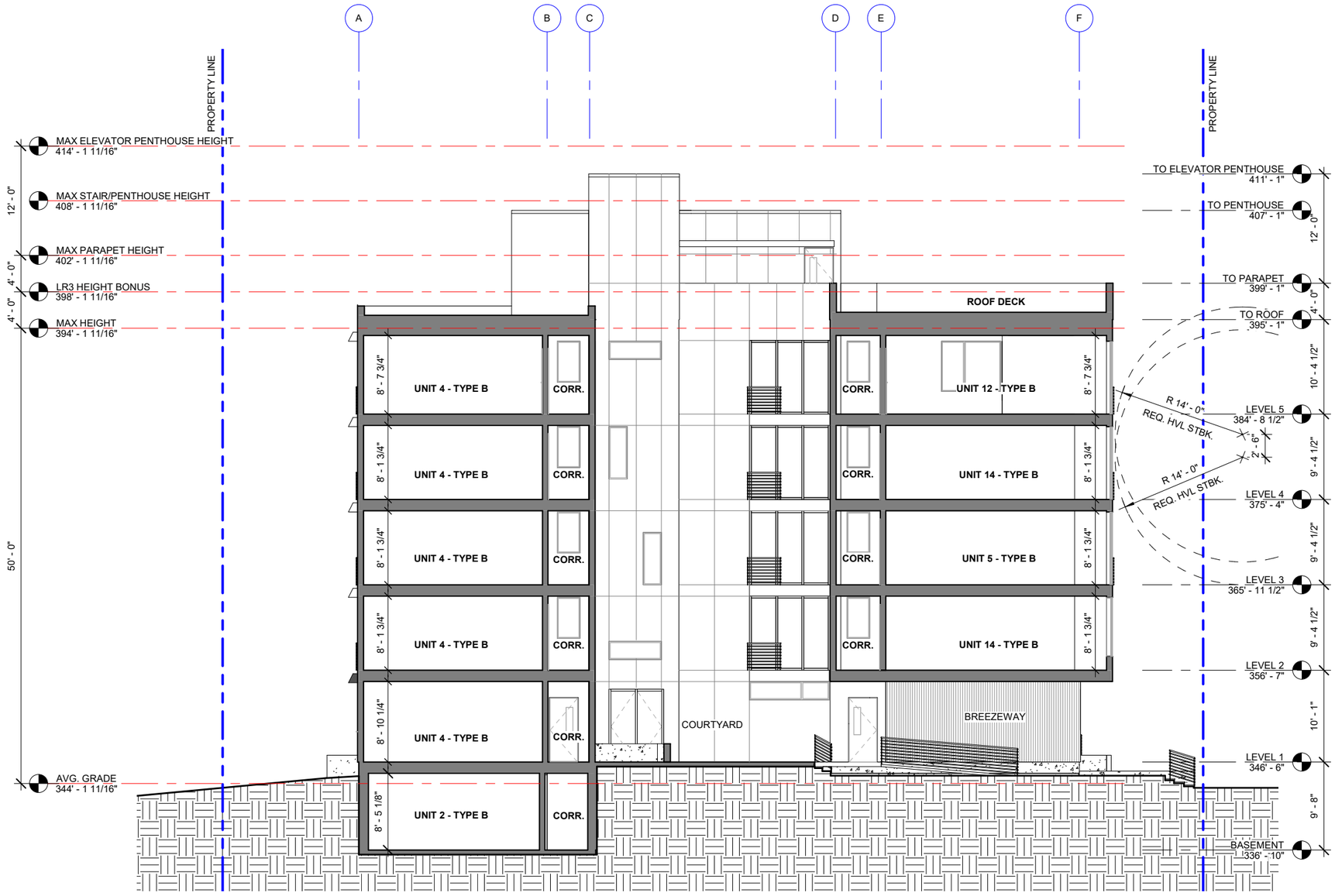


JULIET BALCONY (BLACK STEEL)

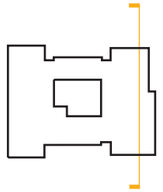


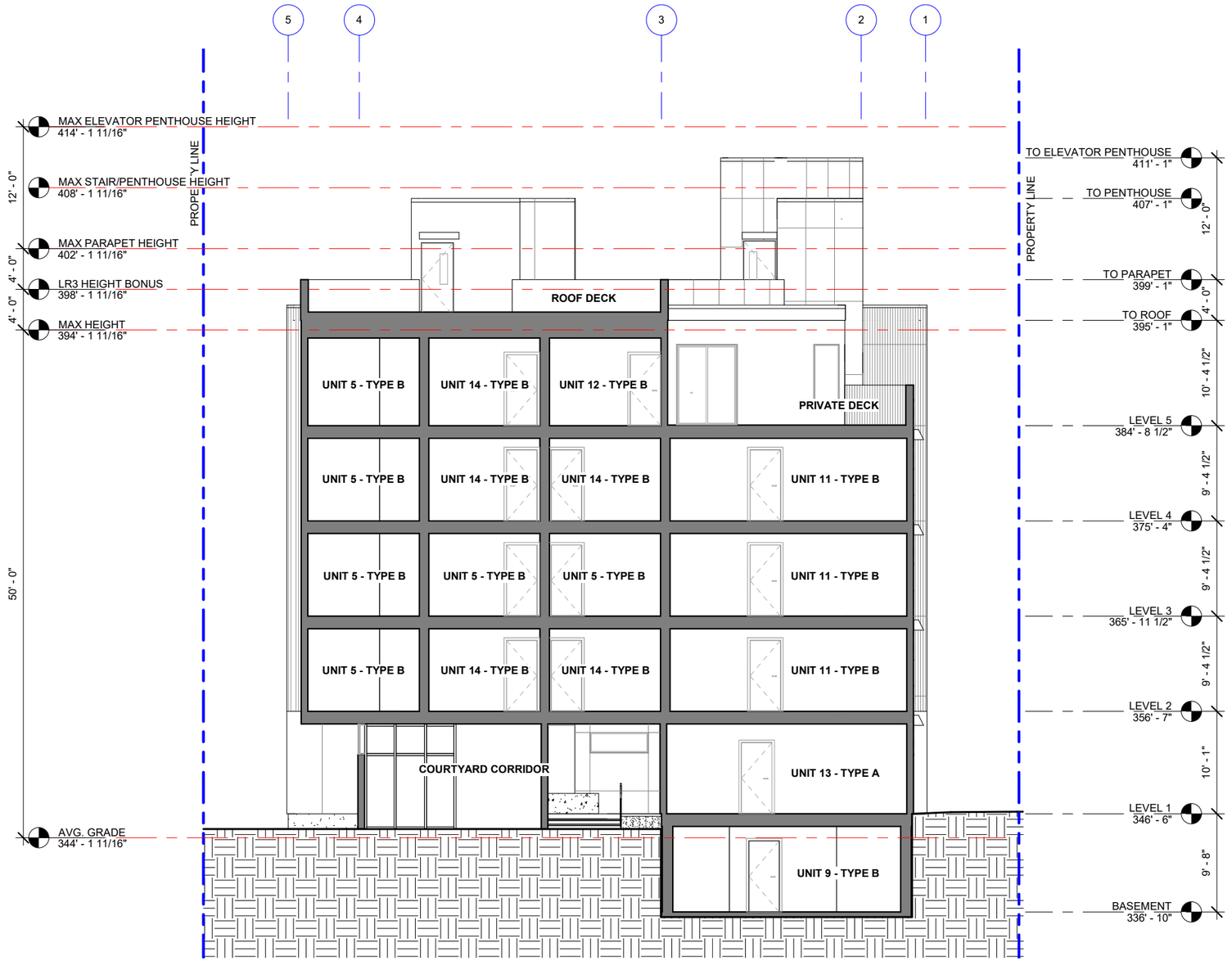
VINYL WINDOW (WHITE)



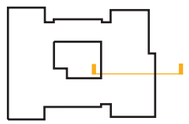


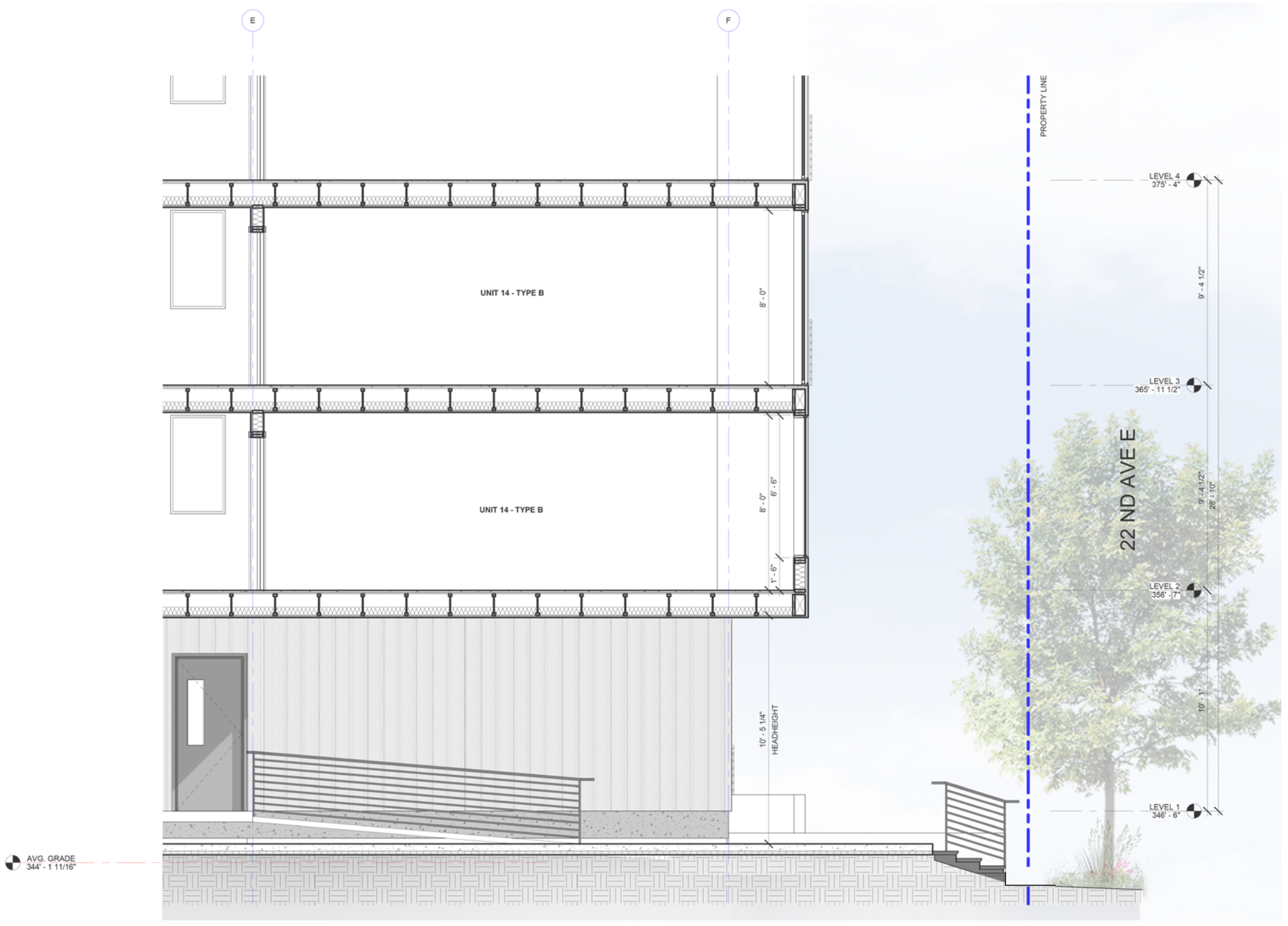
LONGITUDINAL BUILDING SECTION





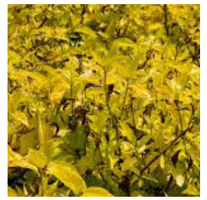
TRANSVERSE BUILDING SECTION





RESIDENTIAL ENTRY (SECTION A)







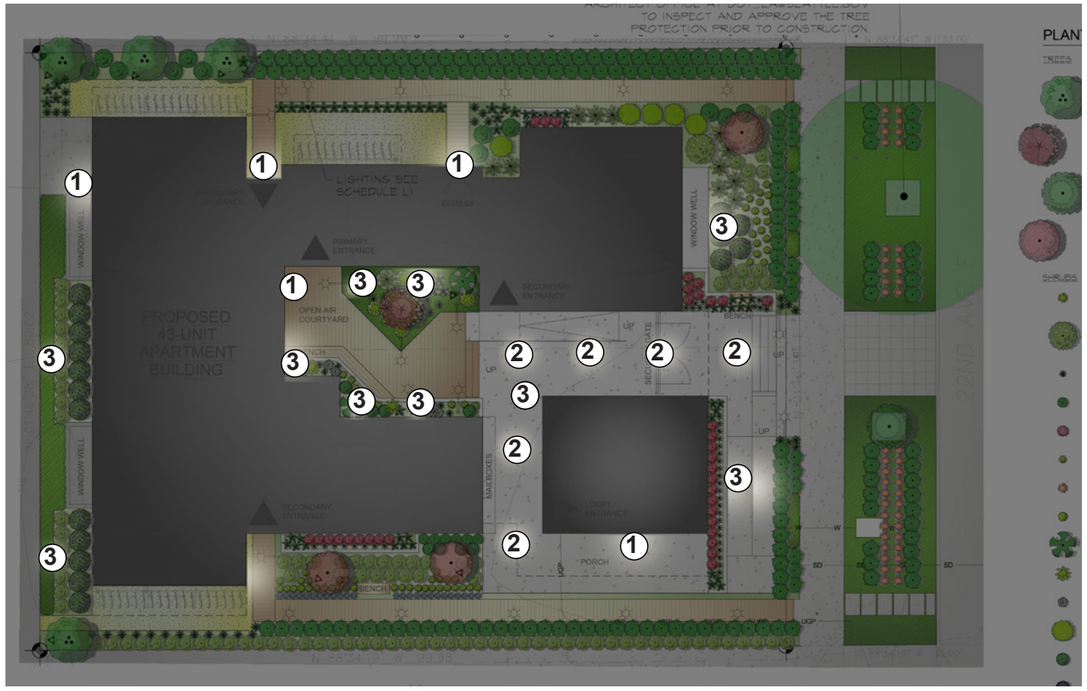


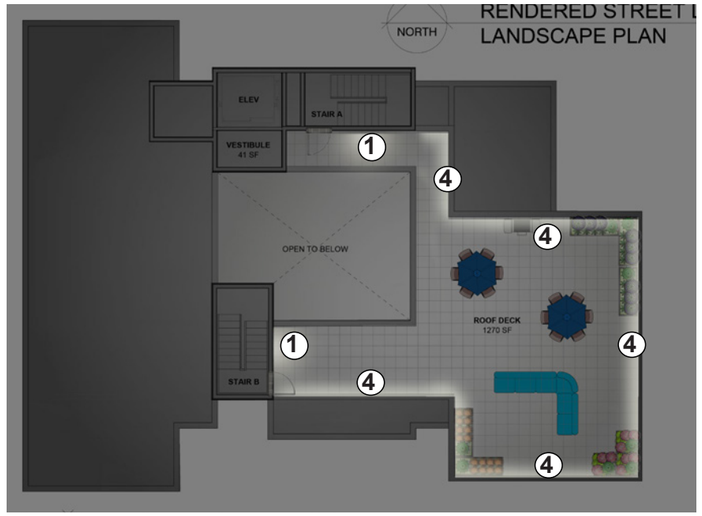





PROPOSED PLANTINGS

RENDERED STREET LEVEL LANDSCAPE PLAN







STREET LEVEL RENDERED LIGHTING PLAN

ROOF LEVEL RENDERED LIGHTING PLAN

SIGNAGE DESIGN



① WALL SCONCES



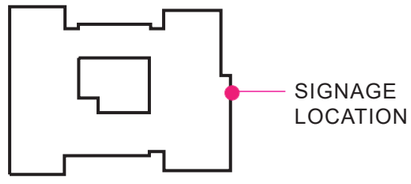
② RECESSED DOWNLIGHTS

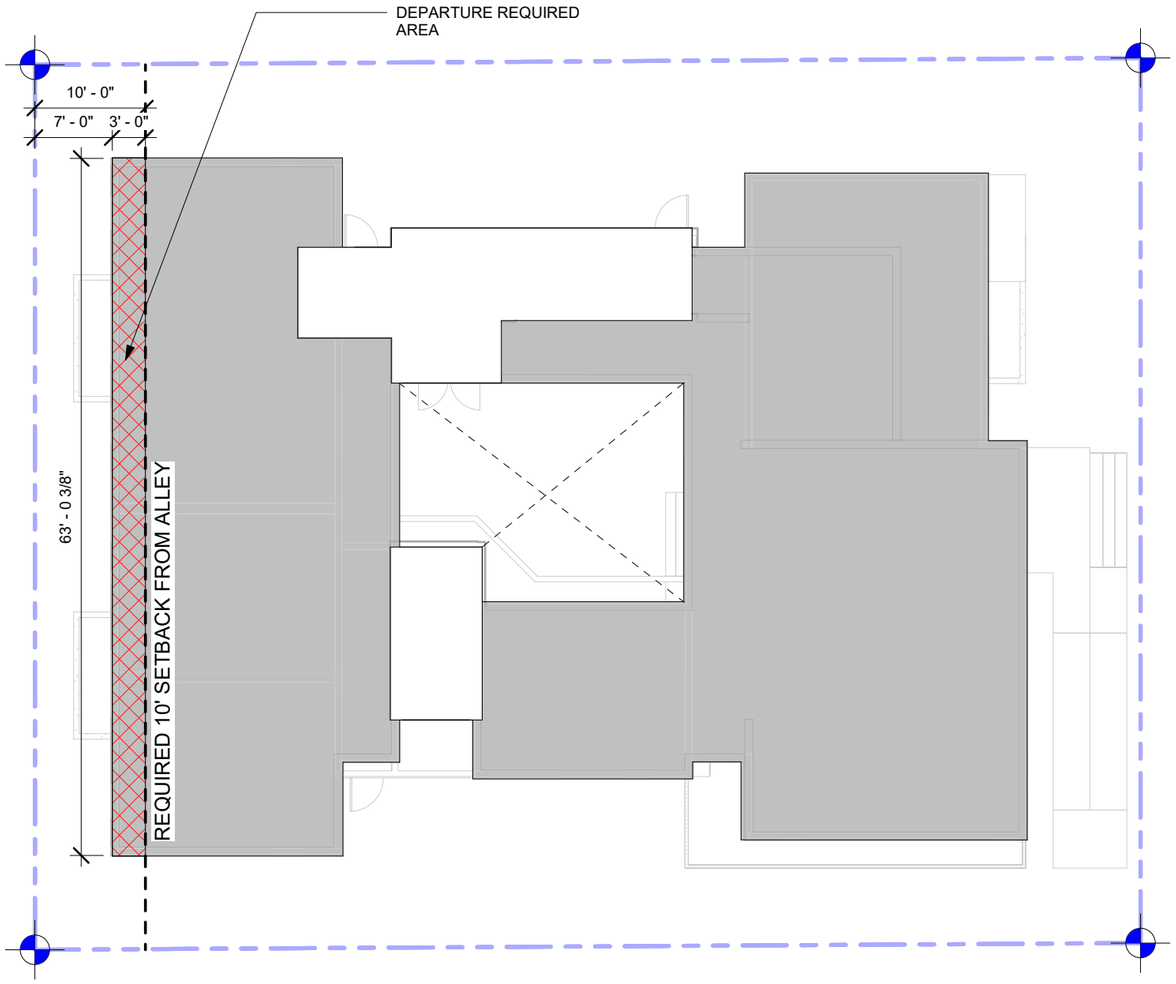


③ LANDSCAPE SPOTLIGHTS



④ LED ROPE LIGHTS





DEPARTURE #1
INITIALLY SUPPORTED IN EDG REPORT

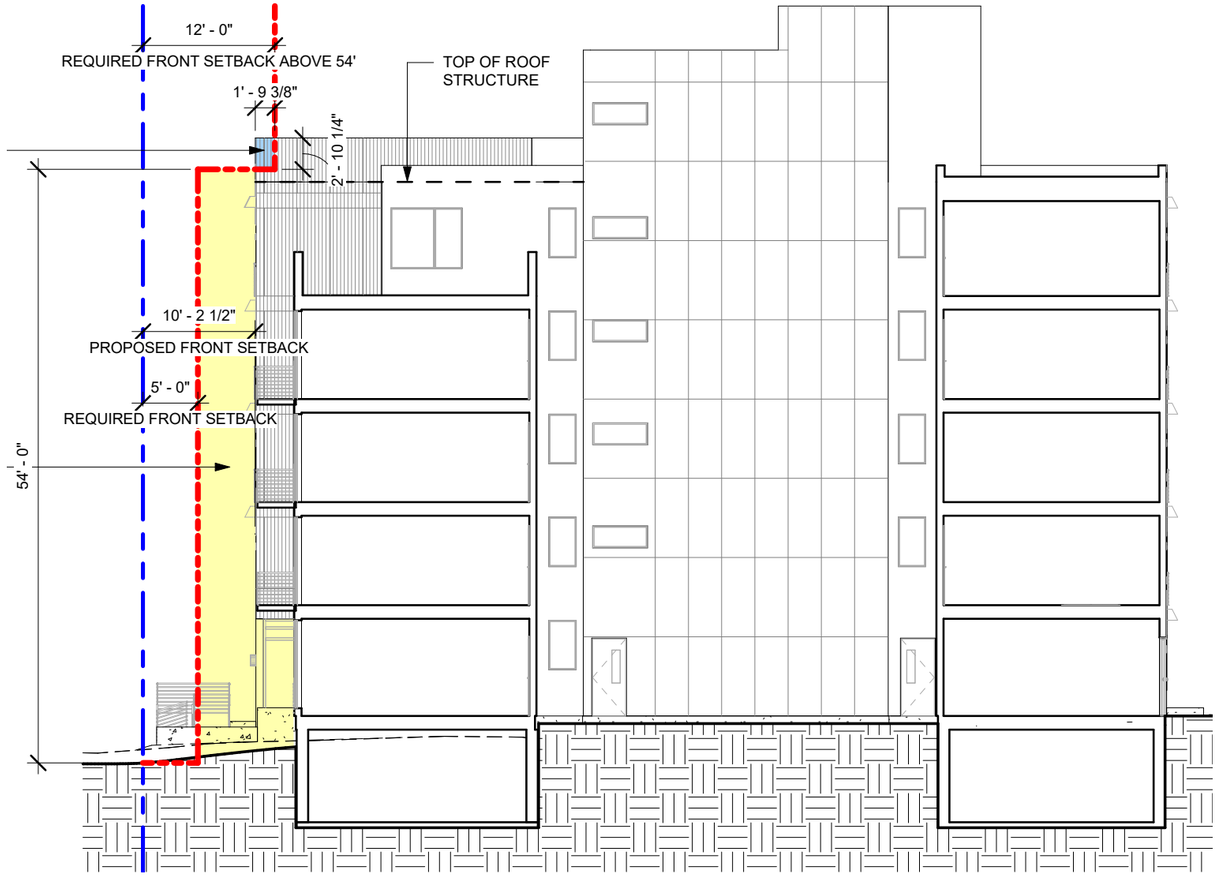
SETBACK AND SEPARATIONS
SMC 23.45.518

REQUIREMENT:
Rear (alley) setback 10'-0" minimum

REQUEST:
To allow 30% reduction to rear (alley) setback (from 10' to 7')

RATIONALE FOR DEPARTURE:
As mentioned previously, opening up to the right-of-ways creates more opportunity for light and air, and for visual connections to the neighborhood. In order to get units oriented to the street and alley (east and west), the building must expand further east and west.

Analysis of the guidelines, which emphasize the value of communal ground level outdoor space and interaction with the public realm, lead us to create a building with more inherent openness to the neighborhood. The creation of a building centered around a courtyard provides a vertical outdoor connection in the center of the site, as well as an pedestrian level eye-sight connection from the right-of-way through to the center of the building (see step 3 diagram, next page). Visual depth into a structure, or the transparency of a building from the pedestrian realm, was shared with us as a priority during our community outreach meeting.



DEPARTURE #2
TO BE DECIDED

STREET-FACING FAÇADE UPPER LEVEL SETBACKS
SMC 23.45.518.A.2

REQUIREMENT:
An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above fifty-four feet for zones with a height limit of 50 feet

REQUEST:
To allow a 2'-10 3/4" tall portion of the south-east volume to extend into the required upper level setback area.

RATIONALE FOR DEPARTURE:
A setback at this location would only apply to the parapet wall - the roof structure itself is below the 54'-0" limit where the upper level setback is required to begin. Setting back the parapet wall would detract from the concept of two strong complimentary masses at the street facing facade. In addition, as illustrated in the diagram on sheet g0.05, the required front setback is 5'-0" and the whole building is set back a minimum of 10'-0" (almost 14'-0" in some areas). Therefore, while we are asking for a departure for a small portion of the upper level parapet wall, the entire building is exceeding the code minimum front setback and is twice as far from the street as it is required to be.

APPENDIX

ADDRESSES: 119 22nd Ave E
PARCEL #: 949770-0110 & 949770-0105
ZONING: LR-3(M)
OVERLAYS: Madison-Miller Urban Village
SITE AREA: 8,002 SF

23.45.504 PERMITTED USES
Permitted outright:
- Residential

23.45.514 STRUCTURE HEIGHT

	LR-3(M)
Allowed Maximum Base Height - Apartments	50'-0"
4’ additional allowed for rooftop features (parapets, clerestories, etc.)	54'-0"
10' additional allowed for stair penthouses:	60'-0"
16’ additional allowed for elevator penthouses:	66'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT
The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level (“average grade level” means the average of the elevation of existing lot grades at the midpoint, measured horizontally, of each exterior wall of the structure, or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure.)

23.45.510 FLOOR AREA RATIO

	LR-3(M)
Maximum FAR:	2.3 (18,404 SF)

23.45.518 SETBACK REQUIREMENTS

Front Setback:	5'-0" min.
Rear Setback:	10'-0" min. (with alley)
Side Setback (facades < 40'):	5'-0" min.
Side Setback (facades > 40'):	5'-0" min., 7'-0" avg.
Upper Level Setback, Front:	12'-0" above a height of 54'-0"

23.45.524 LANDSCAPING AND SCREENING STANDARDS
- Green Factor score of .60 or greater is required for any lot within an LR zone if construction of more than one new dwelling unit or a congregate residence is proposed on the site.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 AMENITY AREA
Required: 25% of lot area; a mininum of 50 percent of the required amenity shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.E.5 may be counted as amenity area provided at ground level.
For apartments, amenity area required at ground level shall be provided as common space.
25% x 8,002 SF = 2,000.5 sf (min. 1,000.25 sf at ground level)

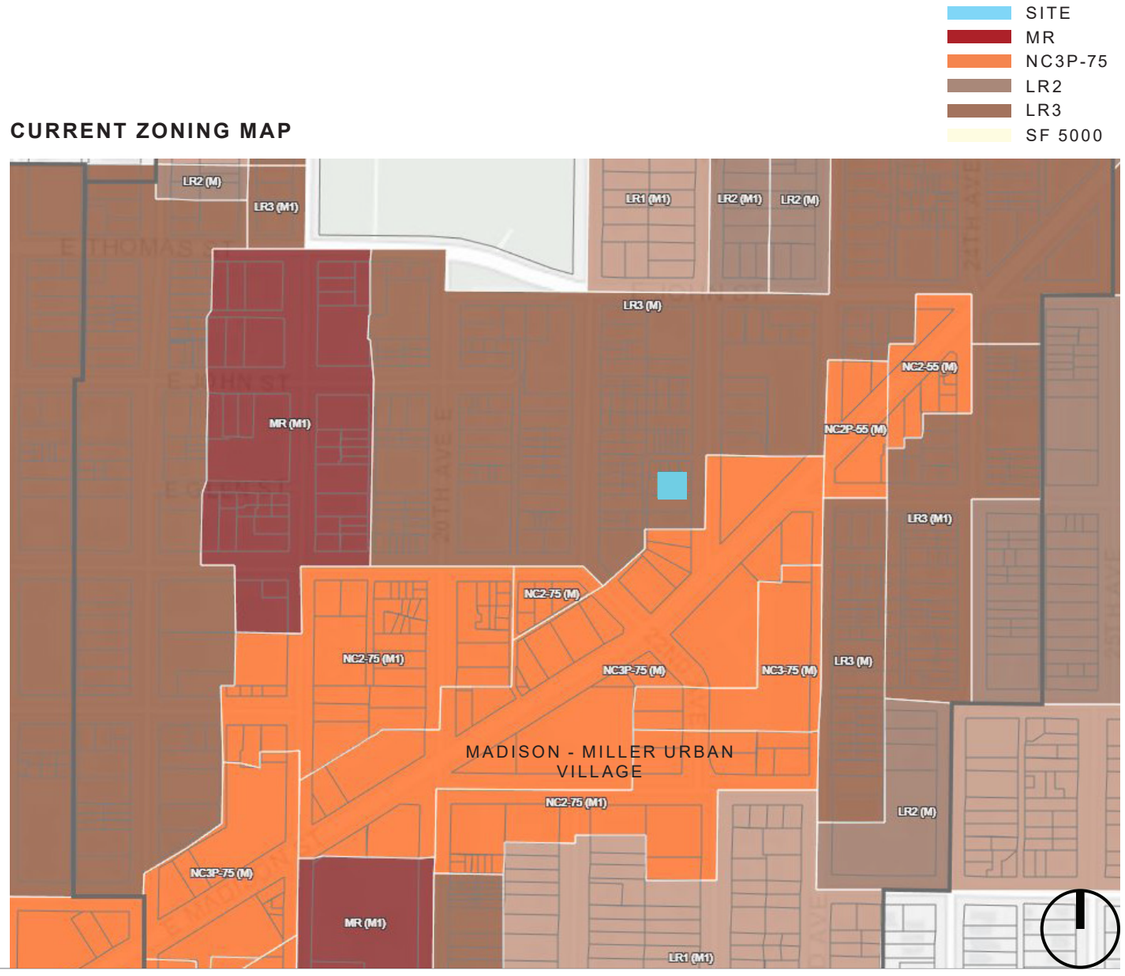
23.54.015 REQUIRED PARKING
All residential uses in multifamily zones within urban villages if the residential use is located within a frequent transit service area - No minimum parking required

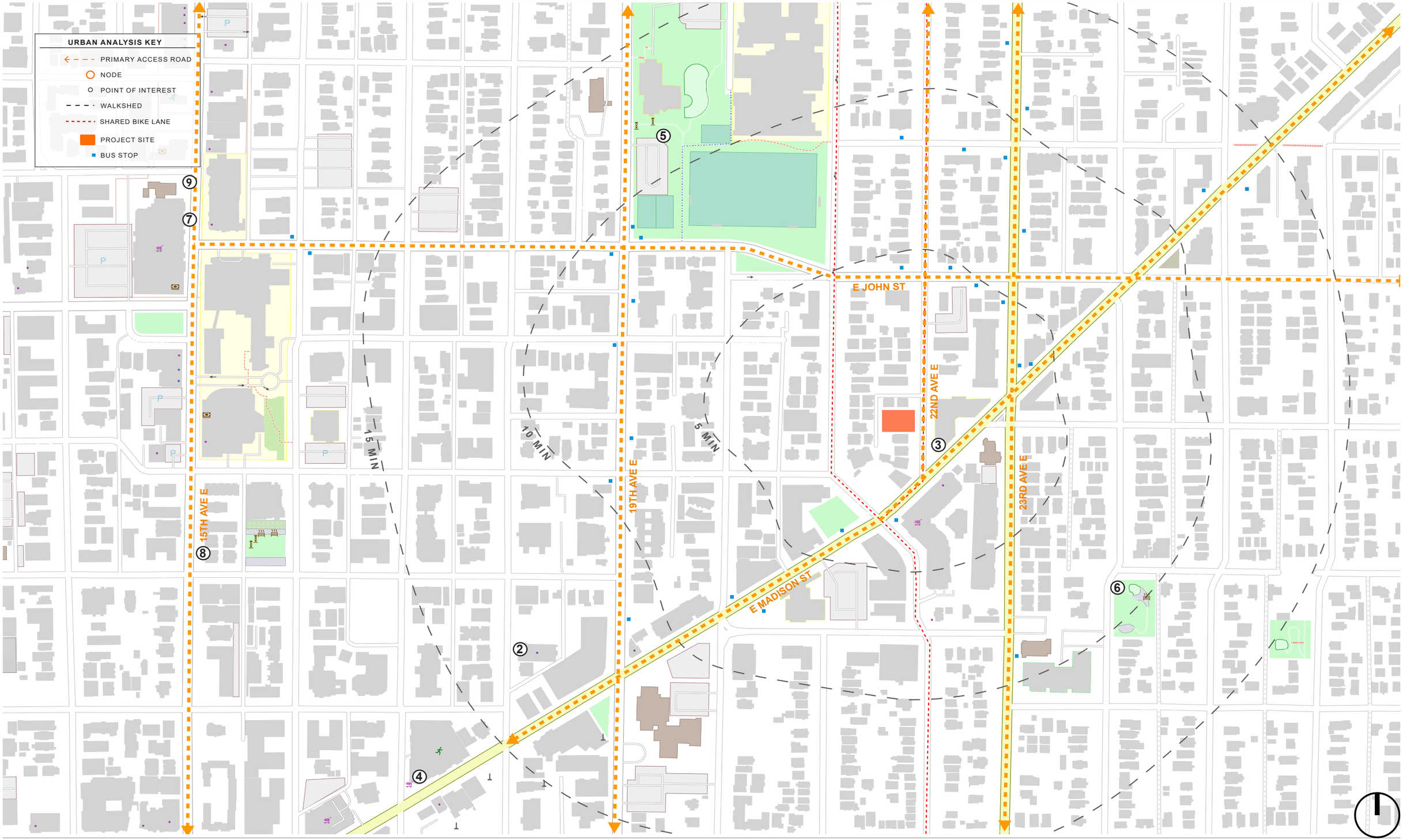
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

Residential, 50 dwelling units: 375 SF
(If greater than 50, add 4 sf for each additional unit over 50)

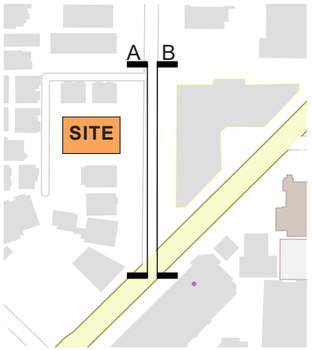
The minimum horizontal dimension of required storage space is 12 feet.

CURRENT ZONING MAP




URBAN ANALYSIS KEY
PRIMARY ACCESS ROAD
NODE
POINT OF INTEREST
WALKSHED
SHARED BIKE LANE
PROJECT SITE
BUS STOP
E JOHN ST
22ND AVE E
23RD AVE E
19TH AVE E
15TH AVE E
E MADISON ST
10 MIN
15 MIN
5 MIN
5 MIN
1
2
3
4
5
6
7
8
9


E MADISON ST
E DENNY WAY
E JOHN ST
E THOMAS ST
PENDLETON MILLER PLAYFILED
21ST AVE E
22ND AVE E
23RD AVE E
24TH AVE E
MR(M1)
LR-3(M)
NC3P-65
21ST AVE E
22ND AVE E
22ND AVE
E MADISON ST
PROJECT SITE
COMMERCIAL ZONING
LOWRISE ZONING
MIDRISE ZONING



CONTEXT ANALYSIS

Analyzing our surroundings, many single family homes in the neighborhood contain front porches. This is a part of the history of the neighborhood - it is mentioned several times in the Central Area Design Guidelines as a way to retain and define character (CS3-1), foster a sense of community (PL3-1-g), and transition from lower density to higher density (CS2-1-a).

In addition, many newer developments in the neighborhood have incorporated porches (see neighborhood multi-family context on pages 10-11). Seen along 22nd Ave E below, a porch in the southwest corner would follow the pattern of the two neighboring homes to the south as well as the new multi-family pattern of incorporating porches as an element to connect with the larger community.



22ND AVE E LOOKING WEST (A)

ACROSS FROM SITE



22ND AVE E LOOKING EAST (B)

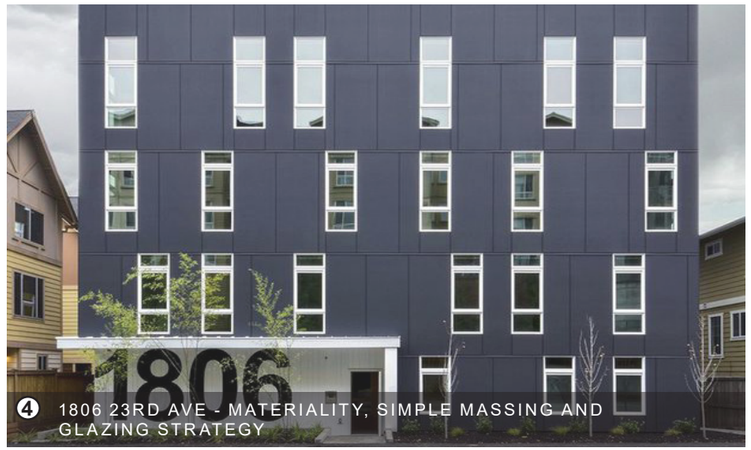


1 2020 E MADISON ST - MASSING RELATIONSHIP, LANDSCAPE



2 1717 22ND AVE - MATERIALITY AND GLAZING TREATMENT


3 1819 23RD AVE - STRONG BASE, RESTRAINED MATERIAL PALETTE



4 1806 23RD AVE - MATERIALITY, SIMPLE MASSING AND GLAZING STRATEGY

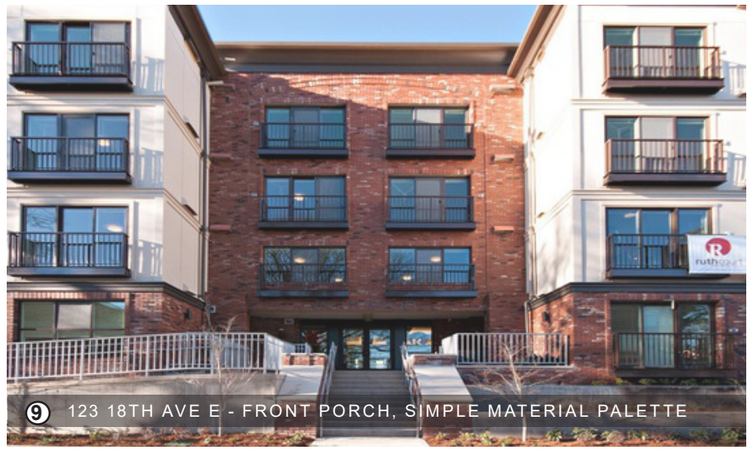


5 2302 E DENNY WAY - GLAZING TREATMENT


6 111 21ST AVE E - COURTYARD CONCEPT, ATTRACTIVE FRONT PORCH DESIGN, SIMPLE ELEGANT LANDSCAPE DESIGN


7 1818 E MADISON ST - USE OF BALCONIES TO ACTIVATE FACADE


8 1823 18TH AVE - UPPER LEVEL DECKS


9 123 18TH AVE E - FRONT PORCH, SIMPLE MATERIAL PALETTE



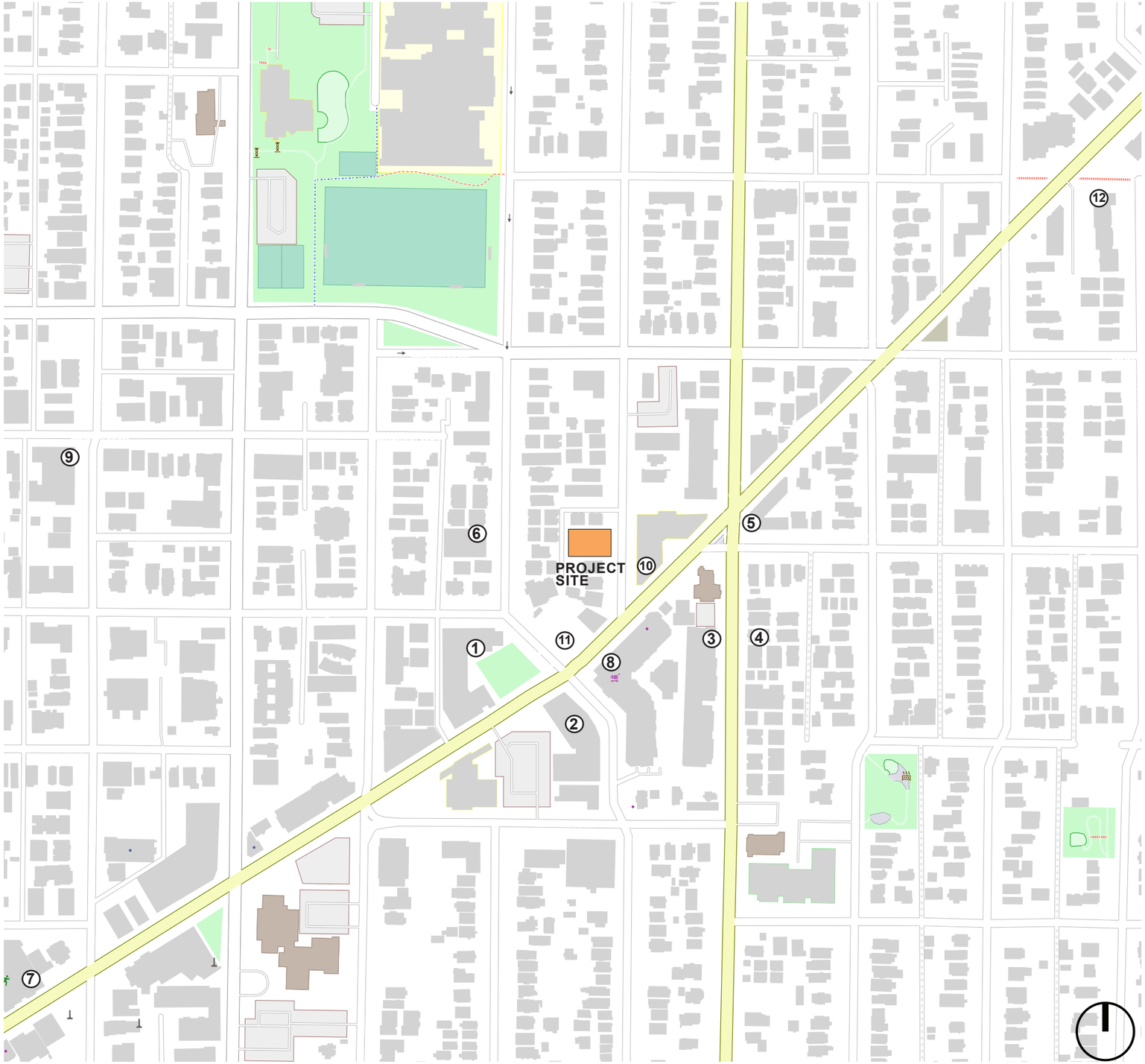
⑩ 2200 E MADISON ST - GLAZING TREATMENT, SIMPLE MATERIAL PALETTE

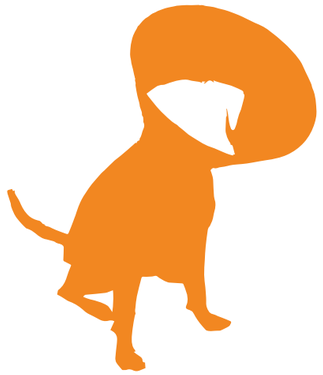


⑪ 2100 EAST MADISON, CLEAN MATERIAL PALETTE, JULIETTE BALCONIES CREATE FACADE PATTERN



⑫ E THOMAS ST & 26TH AVE E - CLEAN MATERIAL PALETTE, PATTERN & RHYTHM ON STREET FACADE





THANK YOU