The Center for People of All Races

EL CENTRO COLUMBIA CITY

EL CENTRO DE LA RAZA

3818 S ANGELINE ST
SEATTLE, WA 98118
EARLY DESIGN GUIDANCE
SDCI PROJECT #3039140-EG



APPLICANT TEAM
OWNER | El Centro de la Raza
DEVELOPER | Beacon Development Group
ARCHITECT | SMR Architects
LANDSCAPE ARCHITECT | Nakano Associates
CULTURAL DESIGN CONSULTANT | 7 Directions Architects & Planners

SMR ARCHITECTS

TABLE OF CONTENTS

3 ABOUT: SMR ARCHITECTS
4-5 ABOUT: EL CENTRO COLUMBIA CITY APPLICANT TEAM

3.0 DEVELOPMENT OBJECTIVES
6 PROJECT VISION
7 DEVELOPMENT OBJECTIVES
8-9 COMMUNITY OUTREACH

4.0 SITE PLAN
10 SITE SURVEY PLAN
11 SITE PHOTOS
12 SITE SECTION
13 STREETSCAPES

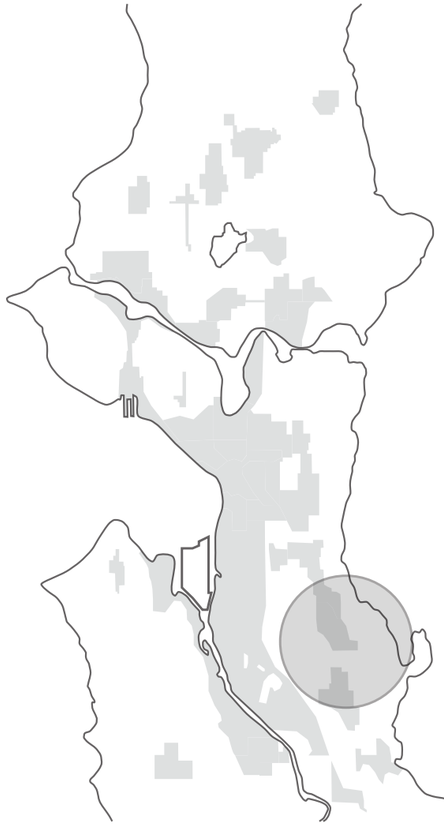
5.0 URBAN DESIGN ANALYSIS
14-15 9-BLOCK ZONING & SURROUNDING USES
16-17 CONTEXT ANALYSIS: SURROUNDING USES & NATURAL FEATURES
18-19 CONTEXT ANALYSIS: NOTABLE ARCHITECTURE & SITING PATTERNS
20 CONTEXT ANALYSIS: TRANSIT OPPORTUNITIES
21 CONTEXT ANALYSIS: WALKABILITY & BIKING
22 CONTEXT ANALYSIS: SITE ACCESS

6.0 ZONING DATA
23-25 SEATTLE LAND USE CODE ANALYSIS

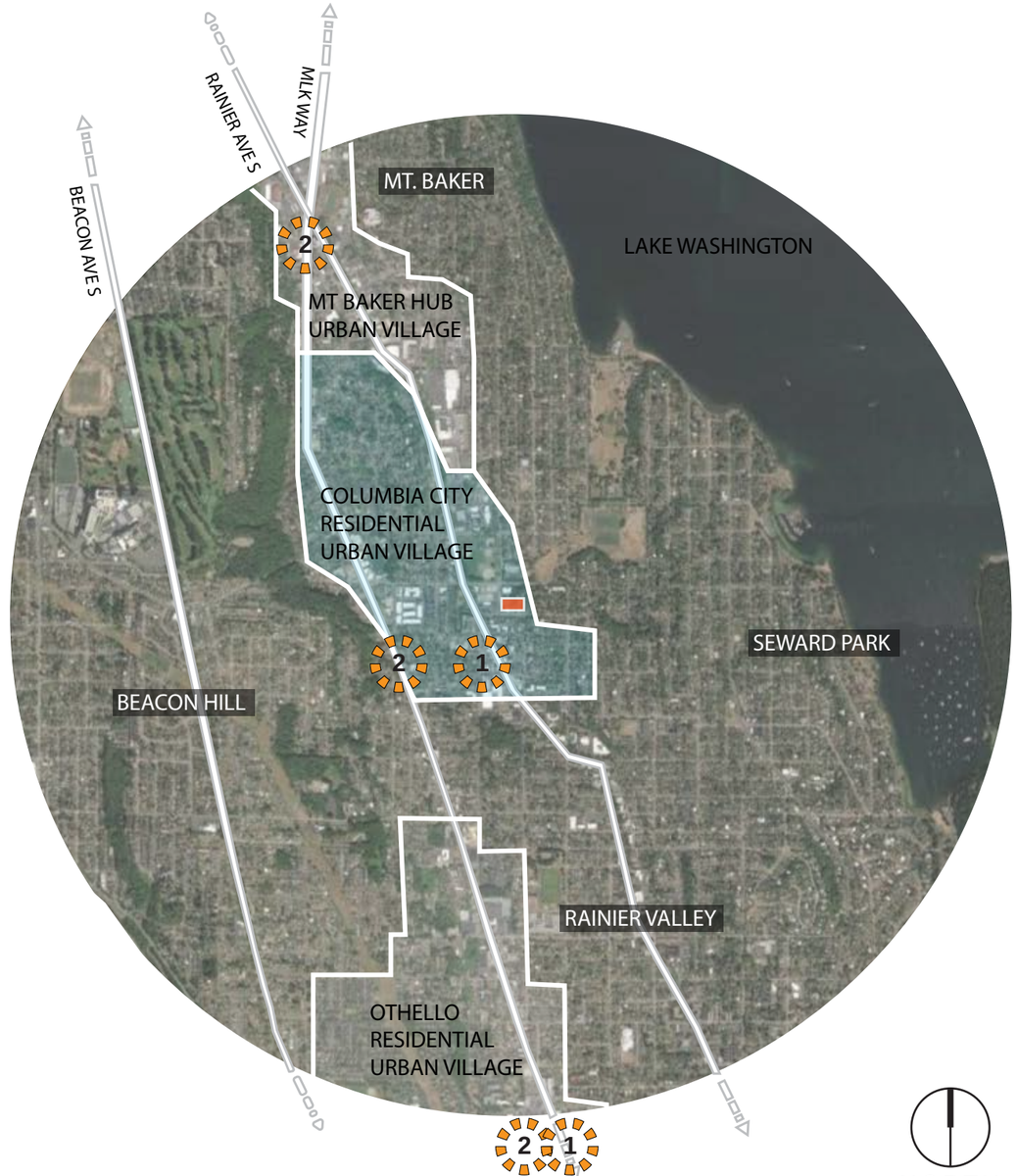
7.0 DESIGN GUIDELINES
26-28 SEATTLE DESIGN GUIDELINES PROJECT ANALYSIS
29 MASSING STRATEGY EXPLORATIONS
30 SMR ARCHITECTS ART INTEGRATION PRECEDENTS
31 MATERIALS & COLOR EXPLORATIONS

8.0 ARCHITECTURAL MASSING CONCEPTS
33 DESIGN ALTERNATIVES OVERVIEW
34-37 DESIGN ALTERNATIVE 1 - PREFERRED
38-41 DESIGN ALTERNATIVE 2 - CODE COMPLIANT
42-45 DESIGN ALTERNATIVE 3
46 DEPARTURE REQUESTS
47-49 DEPARTURE REQUEST DIAGRAMS

APPENDICES
51-52 ARBORIST REPORT
53-54 PREFERRED SCHEME - CULTURAL DESIGN & ART INTEGRATION
55-56 PREFERRED SCHEME - LANDSCAPE DESIGN
55 BACK COVER



SITE LOCATION



LEGEND

- COLUMBIA CITY URBAN VILLAGE
- SURROUNDING URBAN VILLAGES
- STREET
- SITE
- NEIGHBORHOOD NODES
  1. AMENITIES (RETAIL, FOOD, BANK)
  2. TRANSIT



3



1



2

ABOUT:

SMR ARCHITECTS

• SMR Architects is a 37-person, full-service architecture firm established in Seattle in 1977
• Our work focuses on the people who ultimately use the building and enrich the neighborhoods in which they are a part.
• Our team's collaborative approach, experience and sustainable philosophy helps us serve both our clients and the community, always putting people first.

LEGEND: SMR PROJECTS

1. Hoa Mai Gardens | Seattle Housing Authority| Seattle, WA

2. Plaza Roberto Maestas | El Centro de la Raza | Seattle, WA

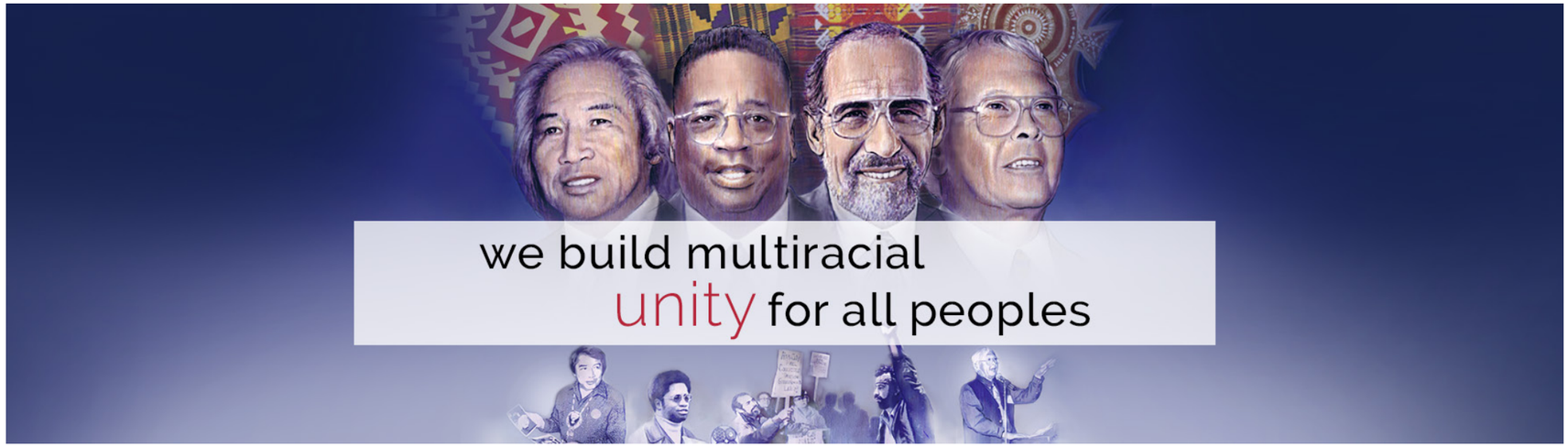
3. YWCA Family Village | YWCA | Issaquah, WA

ABOUT:

EL CENTRO DE LA RAZA
The mission of El Centro de la Raza (The Center for People of All Races) is:
• to build the Beloved Community through unifying all racial and economic sectors;
• to organize, empower, and defend the basic human rights of our most vulnerable and marginalized populations;
• to bring critical consciousness, justice, dignity, and equity to all the peoples of the world.
We envision a world free of oppression based on poverty, racism, sexism, sexual orientation, and discrimination of any kind that limits equal access to the resources that ensure a healthy and productive life in peace, love and harmony for all peoples and our future generations.

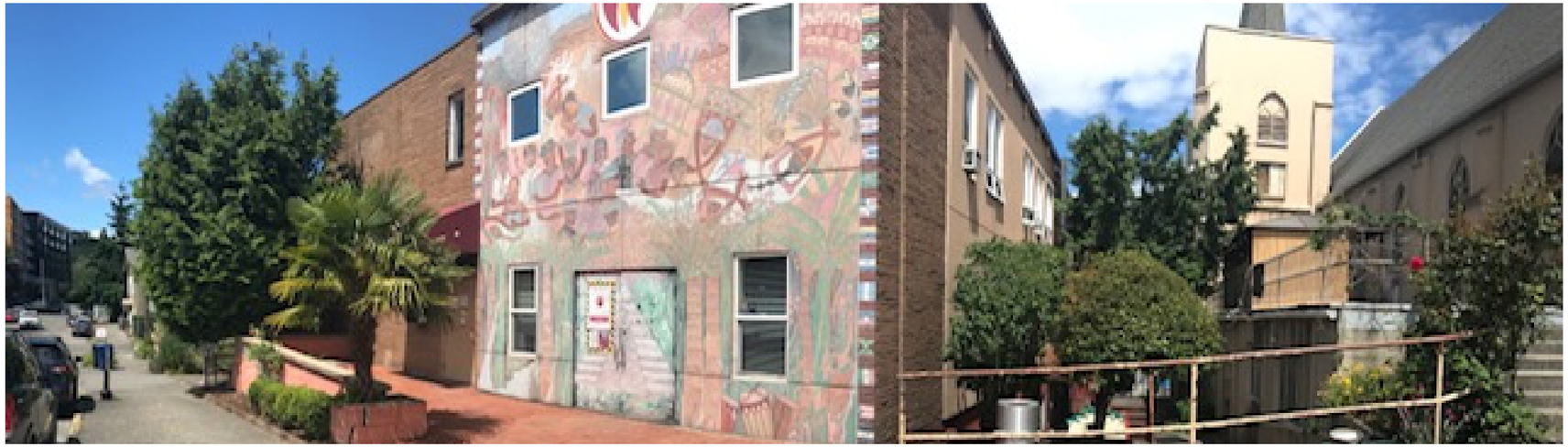
JOSE MARTI CHILD DEVELOPMENT CENTER
• The José Martí Child Development Center is community-based program that serves children ages 15 months to 5 years old.
• Our bilingual, bicultural curriculum emphasizes cultural diversity, social justice and family involvement in order to develop children's self-awareness, cultural pride, and self-esteem.
• age-appropriate developmental activities to adequately prepare children for kindergarten.
• JMCDC was founded in 1972 with the inception of El Centro de la Raza.
• The José Martí Child Development Center has two locations: on Beacon Hill inside our historic schoolhouse building, and in the International District on the ground floor of Hirabayashi Place.

BEACON DEVELOPMENT GROUP
• Beacon Development Group is an affordable housing consulting firm that works with nonprofits and housing authorities.
• We facilitate the funding, design, and construction of affordable housing developments for our clients, managing the entire development process from financing to construction to handing off the keys.
• Since 1999, Beacon has served thousands of people through the development of over 5,600 units in 92 projects, with a combined value of over $1 billion dollars.













ABOUT:

CONSEJO COUNSELING & REFERRAL SERVICE

- Consejo Counseling and Referral Service is an award-winning agency that has provided behavioral health services to the Latino community in the state of Washington for near four decades.
- Most of Consejo's clients are immigrants from Latin America who speak Spanish who represent the largest growing community in the United States today.
- Consejo has a national reputation for providing culturally competent services designed to address the diverse needs of adults, children, adolescents and families in the Latino community.

COLUMBIA CITY CHURCH OF HOPE

- Columbia City Church of Hope is a progressive faith community rooted in God's grace and acceptance where we work together toward justice, love, and wholeness.
- We are a progressive new church in the Lutheran tradition (ELCA) forming in the Columbia City neighborhood of southeast Seattle.
- Committed to justice and the inclusivity of God's love, we are a Reconciling in Christ (RIC) congregation affirming our LGBTQ sisters and brothers.
- Grounded in the hope of living in a world infused by God, we seek to reach out to connect with our neighbors and take part in God's life-giving work in our community.

7 DIRECTIONS ARCHITECTS | PLANNERS

- Our firm focuses on the intertwined aspects of sustainability and culture.
- Our designs attempt to create contemporary buildings which use less energy, renewable materials, and which are highly responsive to the local climate.
- Our firm incorporates the fundamental elements of the culture of our clients through cultural research and an interactive design process that involves community members directly in the design.

PROJECT VISION

- Expand upon the successes at El Centro de la Raza's Plaza Roberto Maestas in Beacon Hill.
- Provide affordable housing in rapidly gentrifying neighborhood.
- Maximize the number of units on this site.
- Maximize the number of family units on this project – make majority of units 2- or 3-bedroom.
- Maximize the efficiency of public funding for the project.
- Realize a goal for Columbia City Church of Hope who, since acquiring the property in 2011, has intended to develop affordable housing at this location.
- Provide assets to the greater community & neighborhood.
- Act as a connector, between the residential functions of the church and child care, with the density of the center of Columbia City.
- Activate entire street front with 4 distinct uses.
- Reflect El Centro de la Raza's mission and values – place, latino culture, child education & investment in the future.

LEGEND: SMR PROJECTS

1. Mount Baker Artspace | Artspace | Seattle, WA

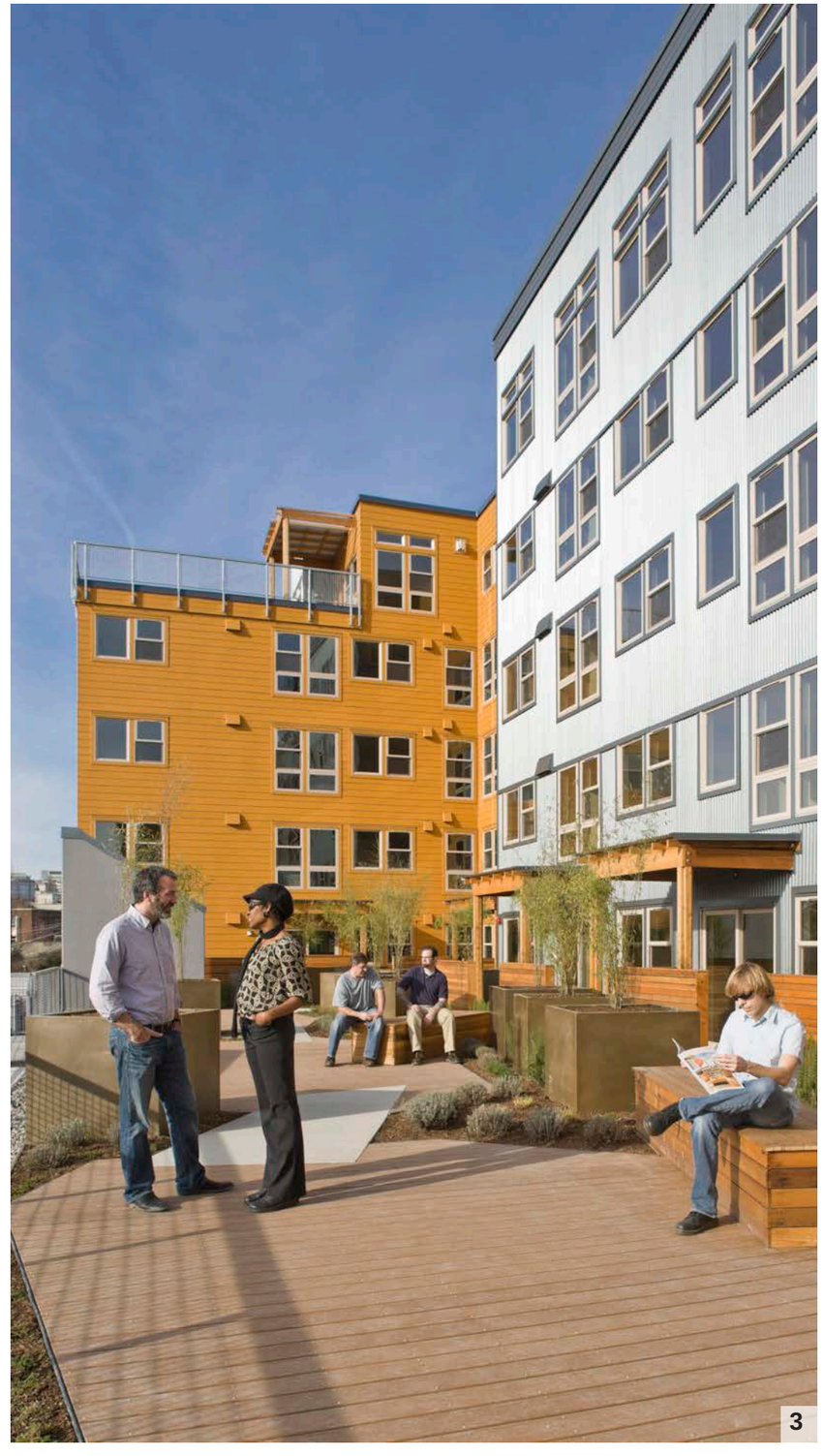
2. Plaza Roberto Maestas | El Centro de la Raza | Seattle, WA

3. Pontedera| HomeSight | Seattle, WA



1


2


3





DEVELOPMENT OBJECTIVES

- 87 Residential Units; (38) 1-bedroom, (32) 2-bedroom, (17) 3-bedroom.
- 700 sf Commercial (Consejo Counseling)
- 6,700 sf Educational (Jose Marti Child Development Center)
- 3,000 sf Educational/Community Amenity (JM CDC play space)
- 2,500 sf Religious (Columbia City Church of Hope)
- 950 sf residential Support Services (El Centro de la Raza)
- 99,000 sf Gross Floor Area
- 35 Car Parking Spaces; (17) structured for residential, (18) surface for CDC & COH (No parking required: project is located within Frequent Transit Area)





COMMUNITY OUTREACH

Community outreach and engagement is essential to the mission and culture of ECDLR. Over the past three months, ECDLR has engaged the community to inform them of the ECCC development, as well as provide a space for feedback. Valuing the diverse community, ECDLR has and will continue to engage in culturally appropriate ways, offering interpretation and translation when requested. ECDLR conducted the below, outreach activities as part of the Early Design Guidance process:

Big Day of Play; 8/21/2021
ECDLR purchased a booth at the Rainer Community Center's Big Day of Play. The event was attended by representatives from both ECDLR and BDG. A flyer with details of the proposed ECCC development and contact information for questions and comments was circulated to interested parties.

Project Webpage; Launched 9/3/2021
The webpage provides project details including renderings, updates on community meetings, and an email address and phone number for feedback. Going forward, the webpage will be an essential tool to help keep the community informed of progress made through the funding and development process. Additionally, the webpage includes a translation widget that ECDLR subscribes to. This widget enables viewers to translate the site into the DON recommended languages of Spanish, Amharic, Traditional Chinese, Somali and Vietnamese.

Direct Mailing; 9/10/2021
A Mailer was sent to residents within a 500 ft. radius of the project with details of the project and date of the first, community meeting. The mailer included translation in the DON recommended languages directing individuals to the website for details, and a DON recommended QR code linking to the website.

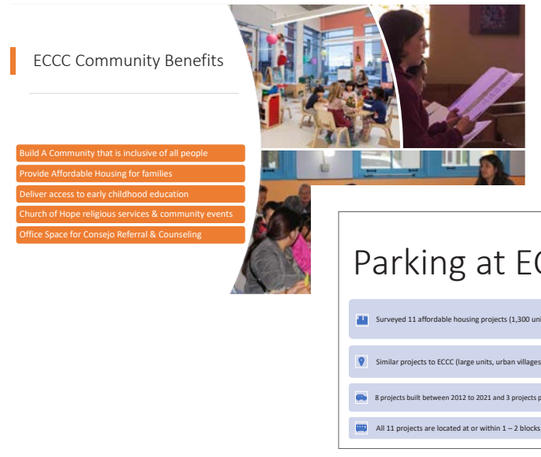
Columbia City Business Association Meeting; 9/21/2021
A representative from BDG attended the Columbia City Business Association meeting to share details of the proposed development. The project was well received. A flyer with details of the proposed development and contact information for questions and comments was circulated. It also included translation in the DON recommended languages directing individuals to the website for details

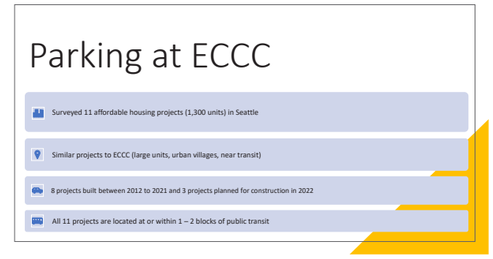
First Virtual Community Meeting; 9/23/2021 at 7:00
- The project webpage provided project details and steps on how to register for the meeting.
- A mailer notifying the neighborhood of the proposed development and the community meeting was sent to addresses within a 500 ft. radius of the project site.
- An email was sent to a DON identified stakeholder distribution list on 9/13/2021 announcing project details and the date of the meeting. A reminder email was sent on 9/21/2021.
- The slide presentation was translated in the DON recommended languages and available to community members upon request.

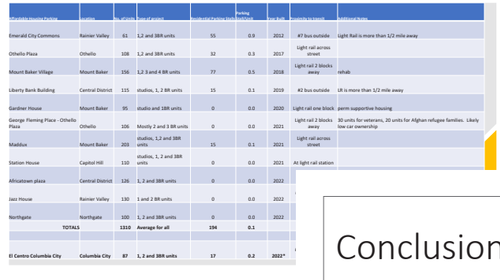
Project Banner; Placed 10/26/2021
A 36" high x 72" wide banner was hung on the Church of Hope building. The banner is visible from the street and highlights details of the proposed development and contact information for questions. The QR code was also included on the banner. The banner is still on the building.

Second Virtual Community Meeting; 11/10/2021 at 6:30
- The project webpage provided an agenda and registration information via EventBrite.
- An ad was placed in the South Seattle Emerald. The ad will run from 11/2/2021 – 11/10/2021.
- A Facebook posting announcing the project details, meeting date and time, and registration information was created by Church of Hope on 11/2/2021. Posting is still up.
- An email was sent to a DON identified stakeholder distribution list on 11/2/2021 announcing the agenda and date of the community meeting.









Affordable Housing Centers	Location	No. of Units	Type of Units	Nearest Parking Ratio (spots/unit)	Parking Ratio (spots/unit)	Year Built	Proximity to Transit	Additional Notes
Emerald City Commons	Rainier Valley	61	1,2 and 3BR units	55	0.9	2012	#7 bus outside	Light Rail is more than 1/2 mile away
Othello Plaza	Othello	108	1,2 and 3BR units	32	0.3	2017	Light rail across street	
Mount Baker Village	Mount Baker	156	1,2 3 and 4 BR units	77	0.5	2018	Light rail 2 blocks away	rehab
Liberty Bank Building	Central District	115	studios, 1, 2 BR units	15	0.1	2019	#2 bus outside	LR is more than 1/2 mile away
Gardner House	Mount Baker	95	studio and 1BR units	0	0.0	2020	Light rail one block	perm supportive housing
George Fleming Place - Othello Plaza	Othello	106	Mostly 2 and 3 BR units	0	0.0	2021	Light rail 2 blocks away	30 units for veterans, 20 units for Afghan refugee families. Likely low car ownership
Maddux	Mount Baker	203	studios, 1,2 and 3BR units	15	0.1	2021	Light rail across street	
Station House	Capitol Hill	110	studios, 1, 2 and 3BR units	0	0.0	2021	At light rail station	
Africatown plaza	Central District	126	1, 2 and 3BR units	0	0.0	2022		
Jazz House	Rainier Valley	130	1 and 2 BR units	0	0.0	2022		
Northgate	Northgate	100	1, 2 and 3BR units	0	0.0	2022		
TOTALS		1310	Average for all	194	0.1			
El Centro Columbia City	Columbia City	87	1, 2 and 3BR units	17	0.2	2022*		



COMMUNITY FEEDBACK HIGHLIGHTS

September 23, 2021, Meeting:

• About a dozen neighbors and community members showed up for the first community meeting. The feedback was positive, and the neighbors were generally very supportive of the development.

• There were some concerns around parking and traffic in the neighborhood. A few neighbors stated that traffic issues are already prevalent on Rainier and requested more information on the impacts of ECCC to existing traffic. Another concern was around the size of the building

• A few neighbors asked for more information regarding design elements that will be incorporated.

• SMR Architects, BDG and ECDLR have been gathering information that should address these common concerns. They will be presented at the next community meeting on 11/10/2021.

November 10, 2021, Meeting:

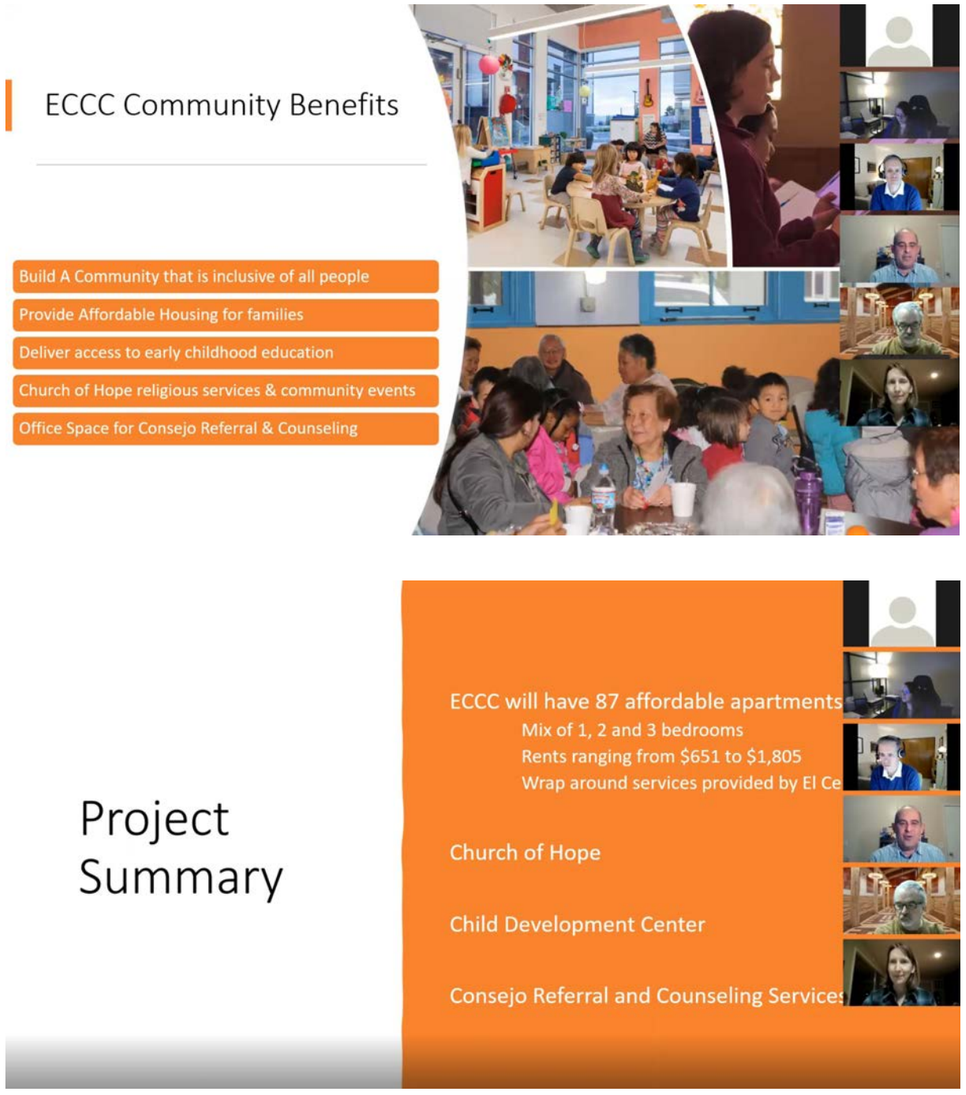
• Approximately 60 community members joined the second community meeting. Simultaneous, Spanish interpretation was provided at the request of 12 participants. No other language interpretation was requested. Overall, the feedback was positive and supportive regarding the development of affordable housing, a new church for Church of Hope, and childcare.

• Several attendees have preschool aged children who attend Columbia City Preschool and Wildflowers Preschool; both operate out of the church. Concerns surrounded what will happen to these schools once construction commences. Darla DeFrance (Pastor of Church of Hope) responded that plans for these schools are to be determined. ECDLR also responded that they will look into how they can potentially help support the two preschool programs that are moving during construction.

• Traffic issues were raised once again by neighbors. BDG and SMR responded that they will continue to look into this; a traffic study is not completely off the table.

• Due to the slope of the project site, a community member asked whether all components of the development, child development center, Consejo office space, housing, and church, will be ADA accessible. The answer is yes.

• A community member asked about heating and cooling of the building. SMR answered that currently, the plans for heating and cooling the building are going beyond the code minimum and will balance both energy efficiency and affordability.



COMMUNITY OUTREACH

OUTREACH METHODS

Print Outreach

High Impact Methods

• Mailers to residents within a 500 ft. radius of the site. Mailer included QR code and DON requested translations directing community members to the ECDLR website.

Multi-Pronged Methods

• Article in Daily Journal of Commerce (published 8/12/2021).

• Community meeting announcement in South Seattle Emerald.

• Community meeting announcement in La Raza del Noroeste.

• Banner describing project with website address and QR code hung at project site.

Digital Outreach

Multi-Pronged Methods

• Project Webpage hosted on El Centro de la Raza's website. Webpage includes a rendering of the proposed development, email and phone contact information for questions, and announcements regarding community meetings.

• Email to Stakeholders distribution list announcing the proposed project details and invitation to the first community meeting. Stakeholders included individuals and groups identified by DON (Exhibit A and Exhibit B of Community Outreach Plan).

• Facebook Post announcing the proposed project and details for the 11/10 community meeting.

Virtual & In-Person Outreach

High Impact Methods

• First, virtual community meeting held via Zoom on 9/23/2021 from 7:00 – 8:30.

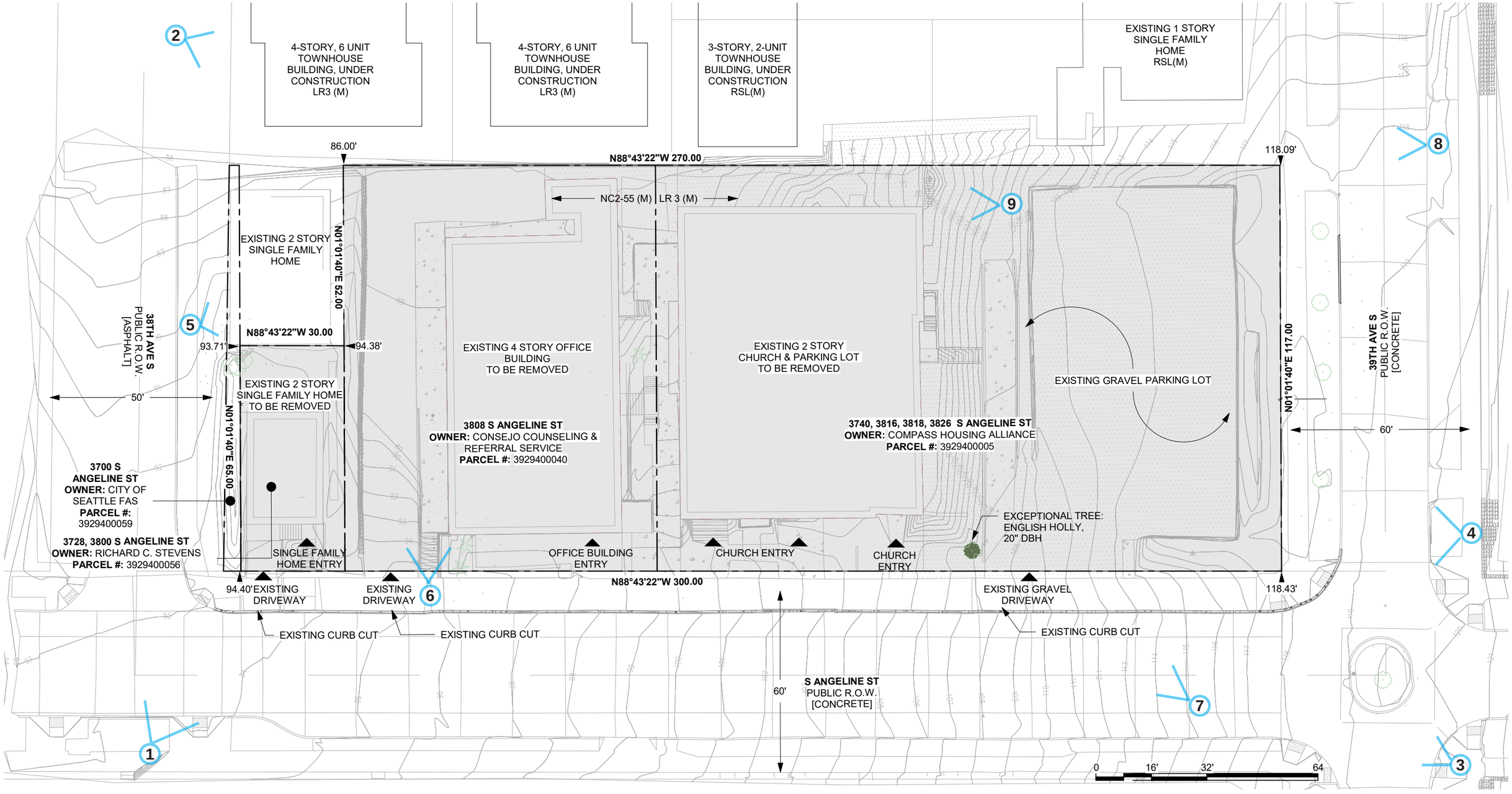
• Second, virtual community meeting to be held via Zoom on 11/10/2021 from 6:30 – 8:00.

Multi-Pronged Methods

• Hosted a table at the 'Big Day of Play' at the Rainier Community Center.

• Attended the Columbia City Business Association meeting to announce the project.

SITE SURVEY PLAN



NORTH



1 Intersection at 38th Ave S & S Angeline St



2 Neighbors to the north



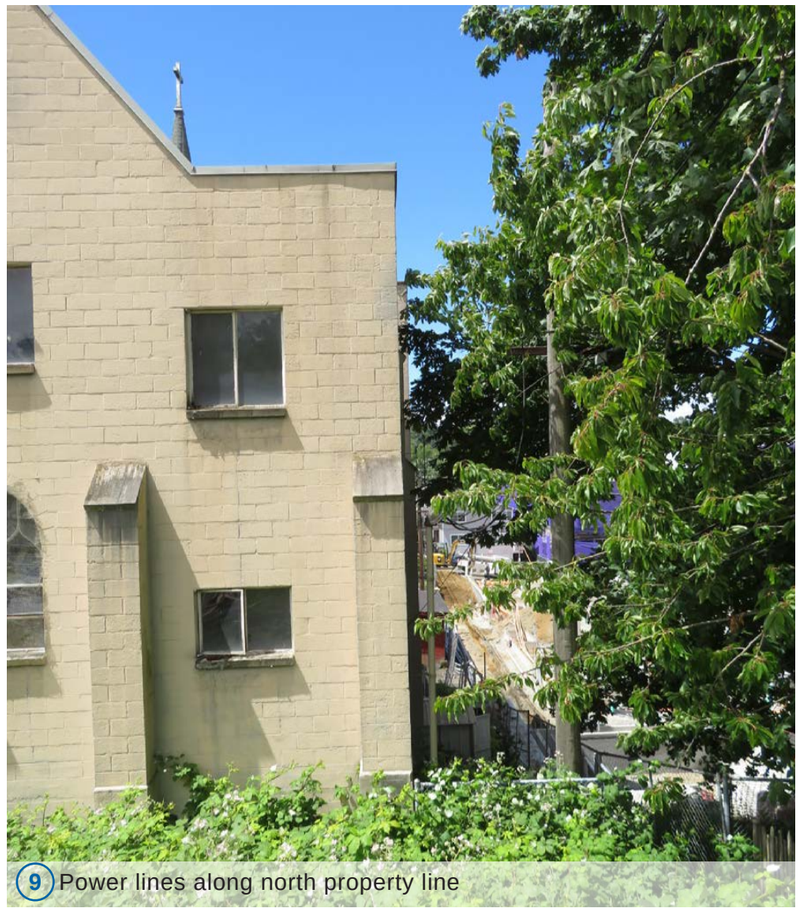
3 Intersection at 39th Ave S & S Angeline St, site slope westward



4 Street tree at 39th Ave S



5 Existing single family house northwest of site



9 Power lines along north property line



6 Existing right of way

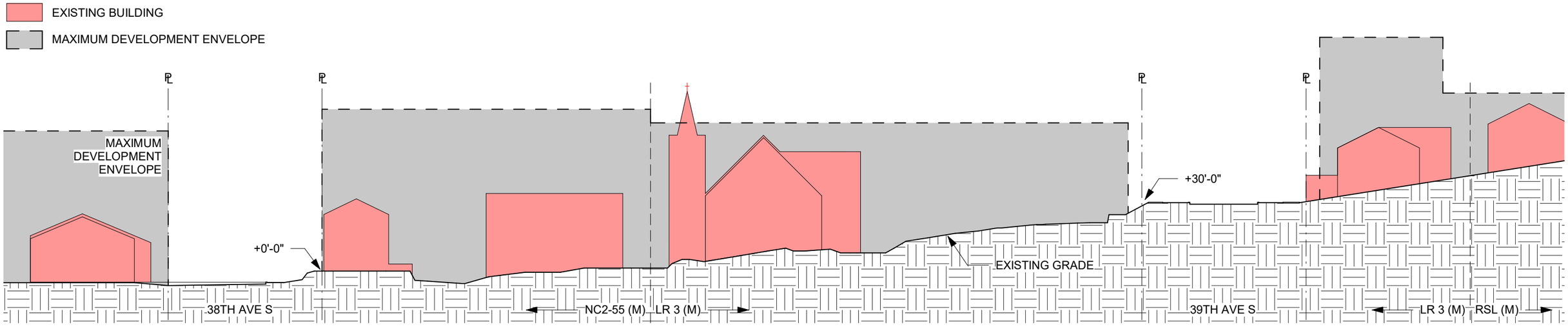


7 Exceptional tree at site



8 Proximity to northwest neighboring property

SITE SECTION



SITE SECTION: E-W SECTION LOOKING NORTH

LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOTS 21, 22, 23, 24, 25, 26, 27, 28 AND 29, BLOCK 2, KRAMER HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 66, IN KING COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 65 FEET OF LOT 30, BLOCK 2, KRAMER HEIGHTS ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 66, IN KING COUNTY, WASHINGTON.

GRADE CHANGE

~30' Up from west to east
~10' Up from north to south



3728 S ANGELINE ST



3808 S ANGELINE ST



3818 S ANGELINE ST



NORTH

PLAN LEGEND

EXISTING SINGLE FAMILY

EXISTING OFFICE BUILDING

EXISTING CHURCH

EXISTING PARKING



SITE LOCATION - NORTH SIDE OF S ANGELINE ST

1 S ANGELINE LOOKING NORTH

EXISTING SINGLE FAMILY

EXISTING TOWNHOMES

EXISTING TOWNHOMES

EXISTING APARTMENTS

EXISTING APARTMENTS

EXISTING TOWNHOMES

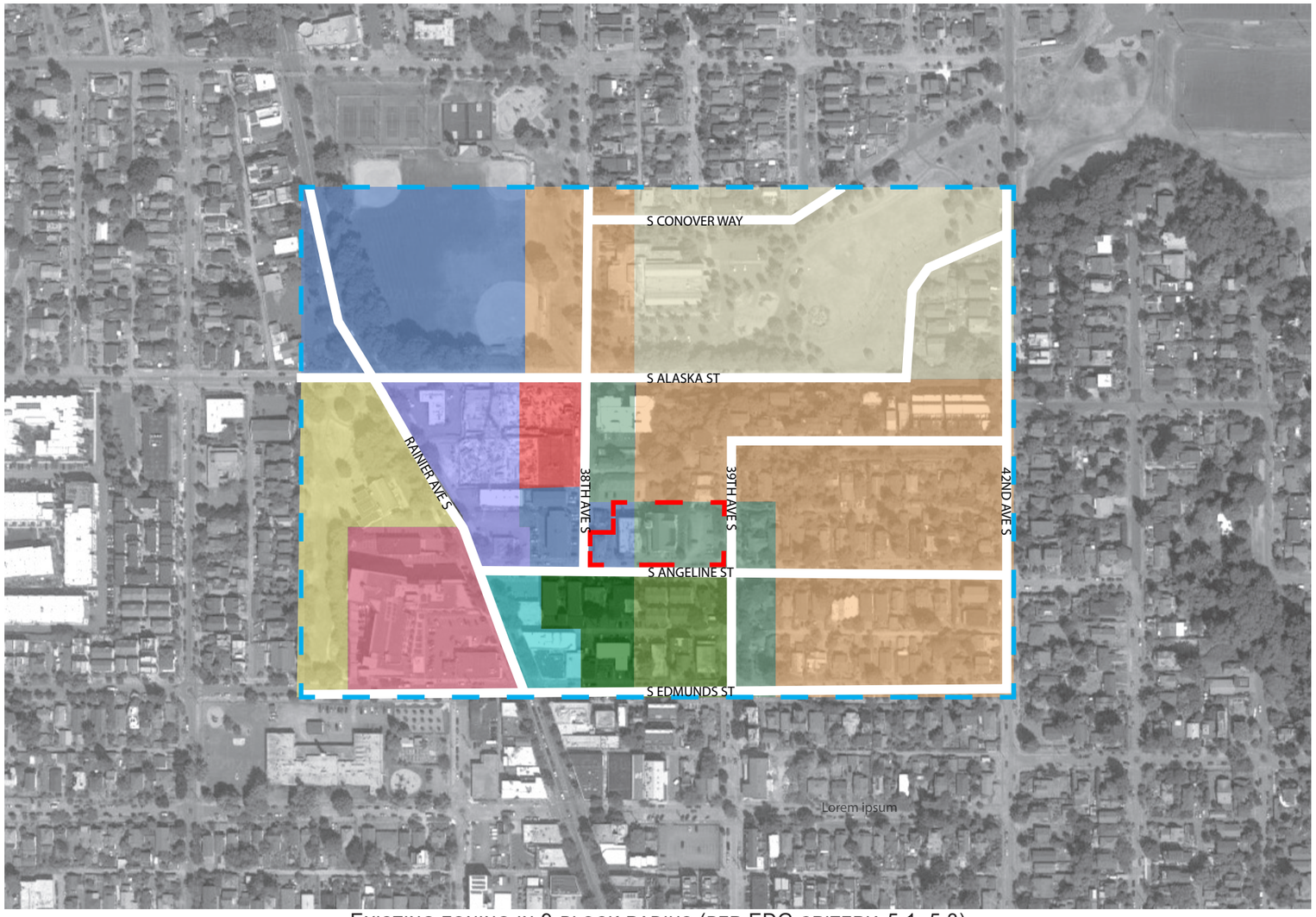


SITE LOCATION - SOUTH SIDE OF S ANGELINE ST

2 S ANGELINE LOOKING SOUTH

9-BLOCK ZONING

• This site is within the Columbia City Urban Village, and at boundary between the developed center of the district and the low-rise neighborhood that flanks it.
• The development site itself is a “split zone” parcel, with the western half zoned NC-55 (M), and the eastern half zoned LR3 (M).
• This “split zone” condition means that the project will help ease the transition from dense to less dense in a respectful way.



EXISTING ZONING IN 9-BLOCK RADIUS (PER EDG CRITERIA 5.1, 5.3)

ZONING
- SF 5000
- RSL
- LR2
- LR3 (M)
- LR3
- NC2-40
- NC3P-40
- NC2-55(M)
- NC2P-55(M)
- NC3P-65
- NC2-75(M)

LEGEND
- 9-BLOCK BOUNDARY
- STREET
- SITE

NORTH



EXISTING SURROUNDING USES & STRUCTURES IN 9-BLOCK RADIUS (PER EDG CRITERIA 5.1, 5.3)

9-BLOCK SURROUNDING USES & STRUCTURES

- Characteristic of an Urban Village condition, there are a wide variety of uses and building types in just the immediate 9-block region around this project.
- Of the blocks surrounding this site, 3 are under development of large apartment buildings
- Dense residential housing, spread-out single-family homes, park space and community centers, as well as commercial.
- This project will combine many of these functions within one site.

STRUCTURE TYPE

1. RAINIER PLAYFIELD
2. RAINIER COMMUNITY CENTER
3. SEATTLE PUBLIC LIBRARY
4. ANGELINE APARTMENTS
5. BANK OF AMERICA
6. ARK LODGE CINEMAS, OTHER RETAIL
7. SELAH COUNSELING SEATTLE
8. WAFD BANK
9. SEED OF LIFE CENTER-EARLY LEARNING
10. ALTA ARLO APARTMENTS
11. GENESEE PARK APARTMENTS
12. SPARTAN HOUSE APARTMENTS
13. RAINIER COMMUNITY CENTER GARDEN

STRUCTURE USE

- SINGLE FAMILY HOME
- TOWNHOME/DUPLEX
- APARTMENTS
- RETAIL/COMMERCIAL
- HEALTH
- COMMUNITY/OPEN SPACE

LEGEND

- 9-BLOCK BOUNDARY
- SITE

NORTH

CONTEXT ANALYSIS:

SURROUNDING USES & NATURAL FEATURES

PUBLIC AND PRIVATE COMMUNITY FACILITIES

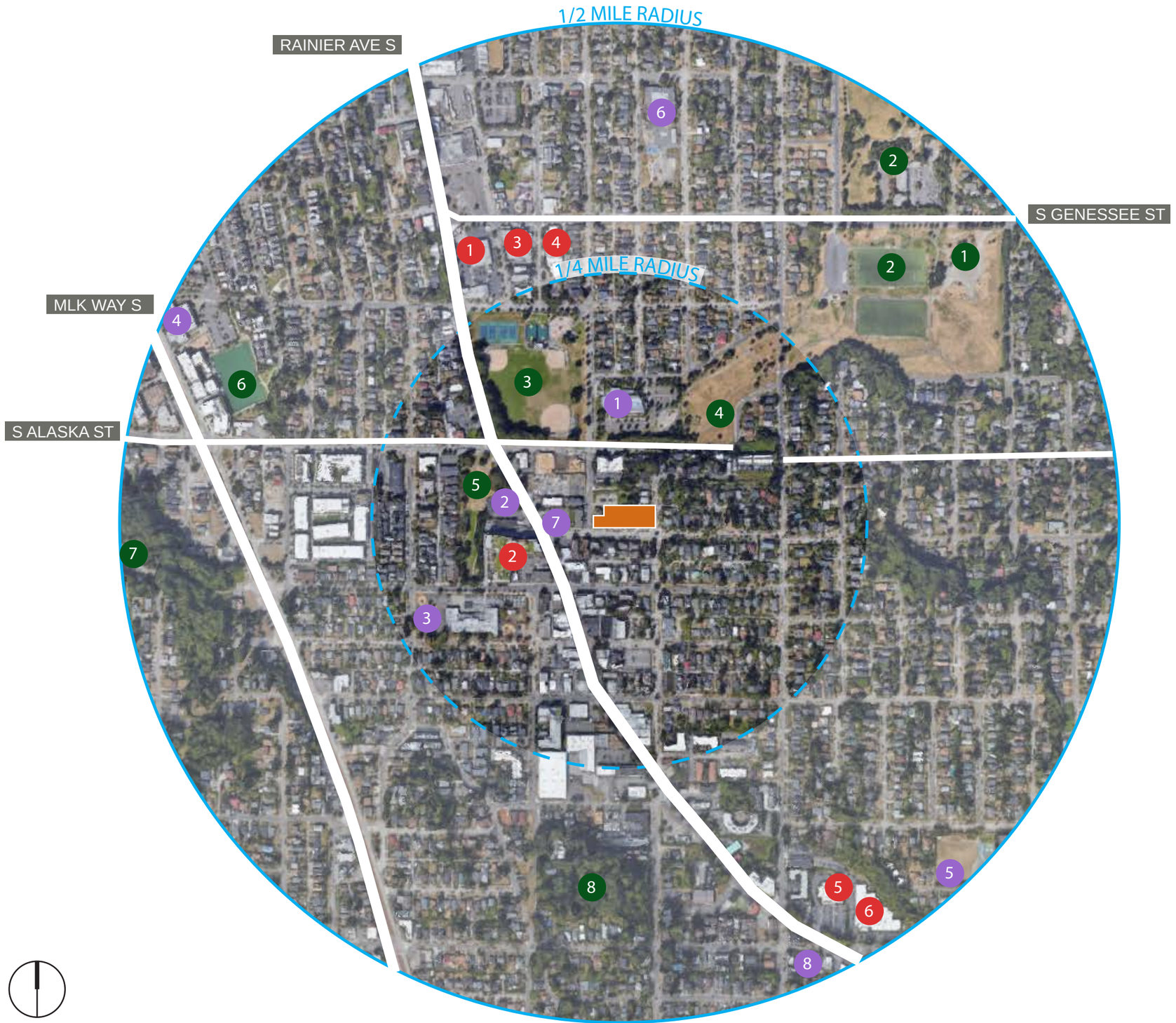
1. RAINIER COMMUNITY CENTER
2. SEATTLE PUBLIC LIBRARY - COLUMBIA BRANCH
3. COLUMBIA CITY FARMERS MARKET
4. RAINIER VISTA BOYS & GIRLS CLUB
5. ORCA K-8 SCHOOL
6. HAWTHORNE ELEMENTARY SCHOOL
7. SEED OF LIFE CENTER-EARLY LEARNING
8. MONTESSORI SCHOOL COLUMBIA CITY

COMMERCIAL AMENITIES

1. WALGREENS
2. PCC
3. SHELL
4. NEIGHBORHOOD CARE
5. KAISER PERMANENTE
6. KIN ON HEALTH CARE CENTER

NATURAL FEATURES

1. GENESSEE DOG PARK
2. GENESSEE PARK AND PLAYFIELD
3. RAINIER PLAYFIELD
4. RAINIER COMMUNITY CENTER GARDEN
5. COLUMBIA PARK
6. MYRTLE EDWARDS PARK
7. CHEASTY GREENSPACE AT MT. VIEW
8. HITT'S HILL PARK



LEGEND

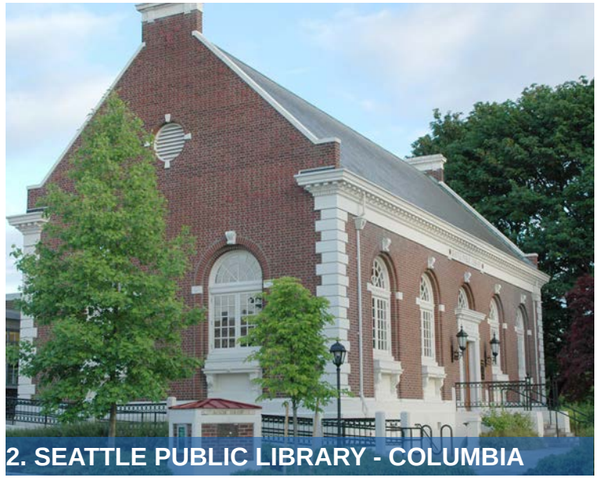
STREET

SITE

NORTH



1. RAINIER COMMUNITY CENTER



2. SEATTLE PUBLIC LIBRARY - COLUMBIA



3. COLUMBIA CITY FARMERS MARKET



4. RAINIER VISTA BOYS & GIRLS CLUB



5. ORCA K-8 SCHOOL



6. HAWTHORNE ELEMENTARY SCHOOL



2. PCC



5. KAISER PERMANENTE



6. KIN ON HEALTH CARE CENTER



3. RAINIER PLAYFIELD



7. CHEASTY GREENSPACE AT MT.VIEW



8. HITTS HILL PARK

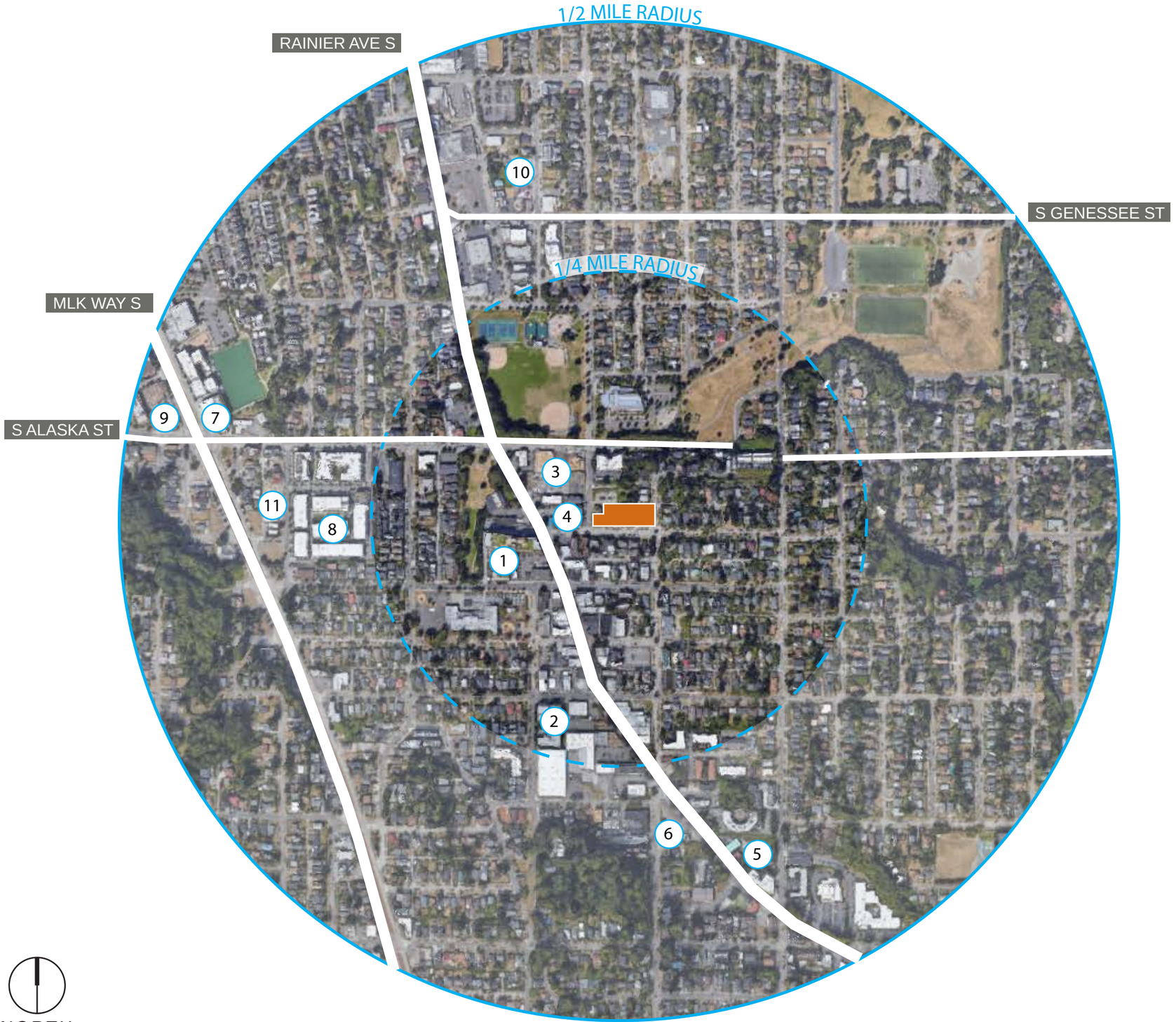
CONTEXT ANALYSIS:

NOTABLE ARCHITECTURE AND SITING PATTERNS

• Changing face of this neighborhood means increased density & height, the challenge is to do so well.
• Carving out community open space will be important as density increases.
• New developments (of which there are many) follow very similar patterns: 3-7 story construction, fiber cement siding, subdued colors, limited at-grade open space available to the public.

LEGEND:

1. ANGELINE APARTMENTS
2. GREENHOUSE APARTMENTS
3. ALTA ARLO APARTMENTS
4. 3710 S ANGELINE APARTMENTS
5. 5256 RAINIER AVE S
6. 5201 RAINIER AVE S
7. SONATA AT COLUMBIA STATION
8. CITYLINE
9. ENCORE AT COLUMBIA STATION
10. 4221 37TH AVE
11. VALE STUDIOS



LEGEND

STREET
SITE

NORTH



1. ANGELINE APARTMENTS



2. GREENHOUSE APARTMENTS



3. ALTA ARLO APARTMENTS



4. 3710 S ANGELINE APARTMENTS



5. 5256 RAINIER AVE S



6. 5201 RAINIER AVE S



7. SONATA AT COLUMBIA STATION



8. CITYLINE



9. ENCORE AT COLUMBIA STATION



10. 4221 37TH AVE



11. VALE STUDIOS

CONTEXT ANALYSIS:

TRANSIT OPPORTUNITIES

• Site is well served by transit, being ½ mile from the light rail line, and only 1 block from multiple bus lines on Rainier Avenue.
• The site is within Seattle Directors Rule 15-2018 “Frequent Transit Area.”
• The site is in an urban village and frequent transit area. No vehicle parking is required.
• With future development of the rapid ride bus line, transit access for this location will only become stronger, and reduce dependence on automobile travel.

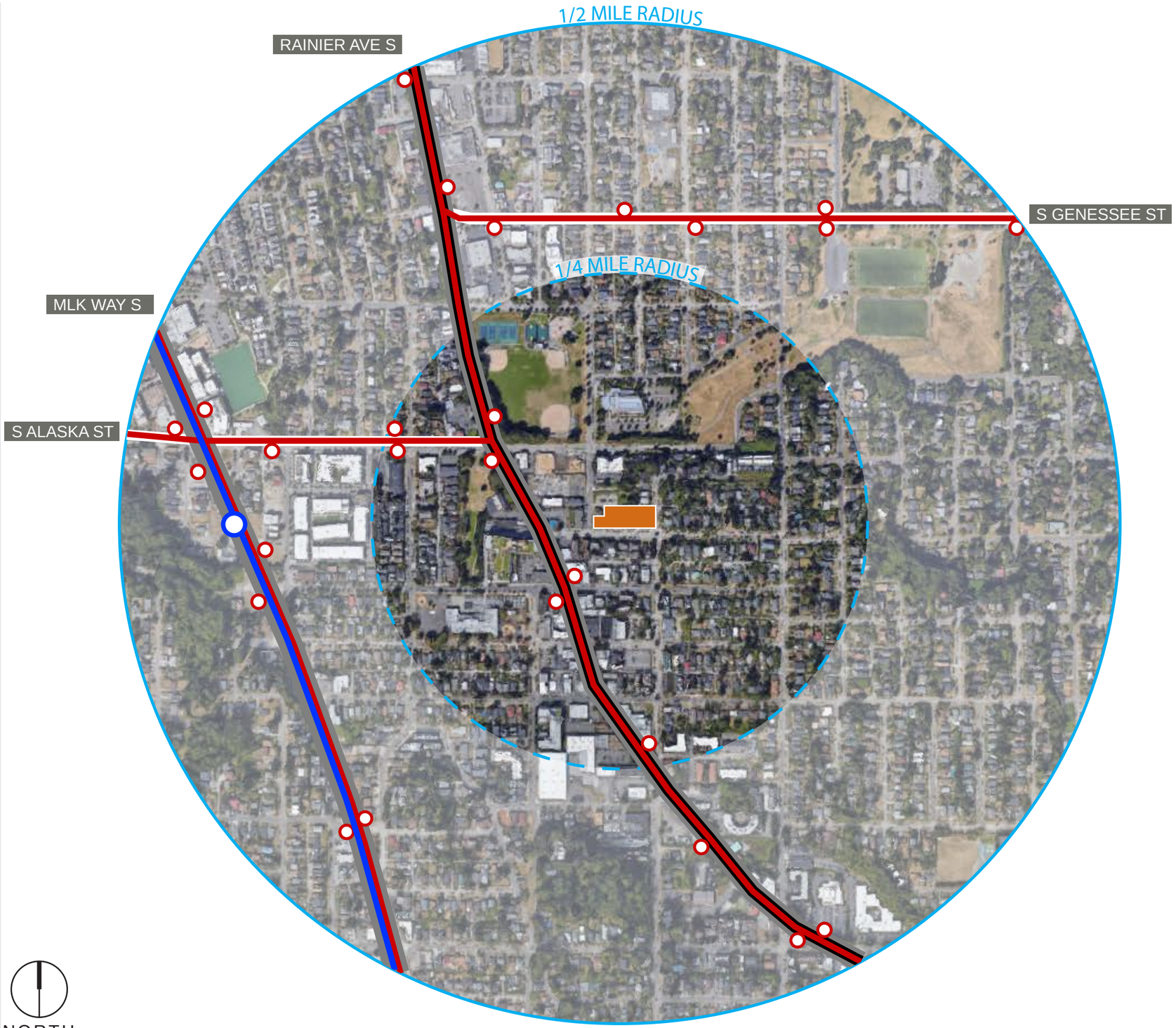
THIS SITE IS IN A FREQUENT TRANSIT AREA

BUS ROUTES:
CURRENT: 7, 50, 106

FUTURE: RapidRide R Line

LIGHT RAIL:
Light rail to Northgate and Angle Lake

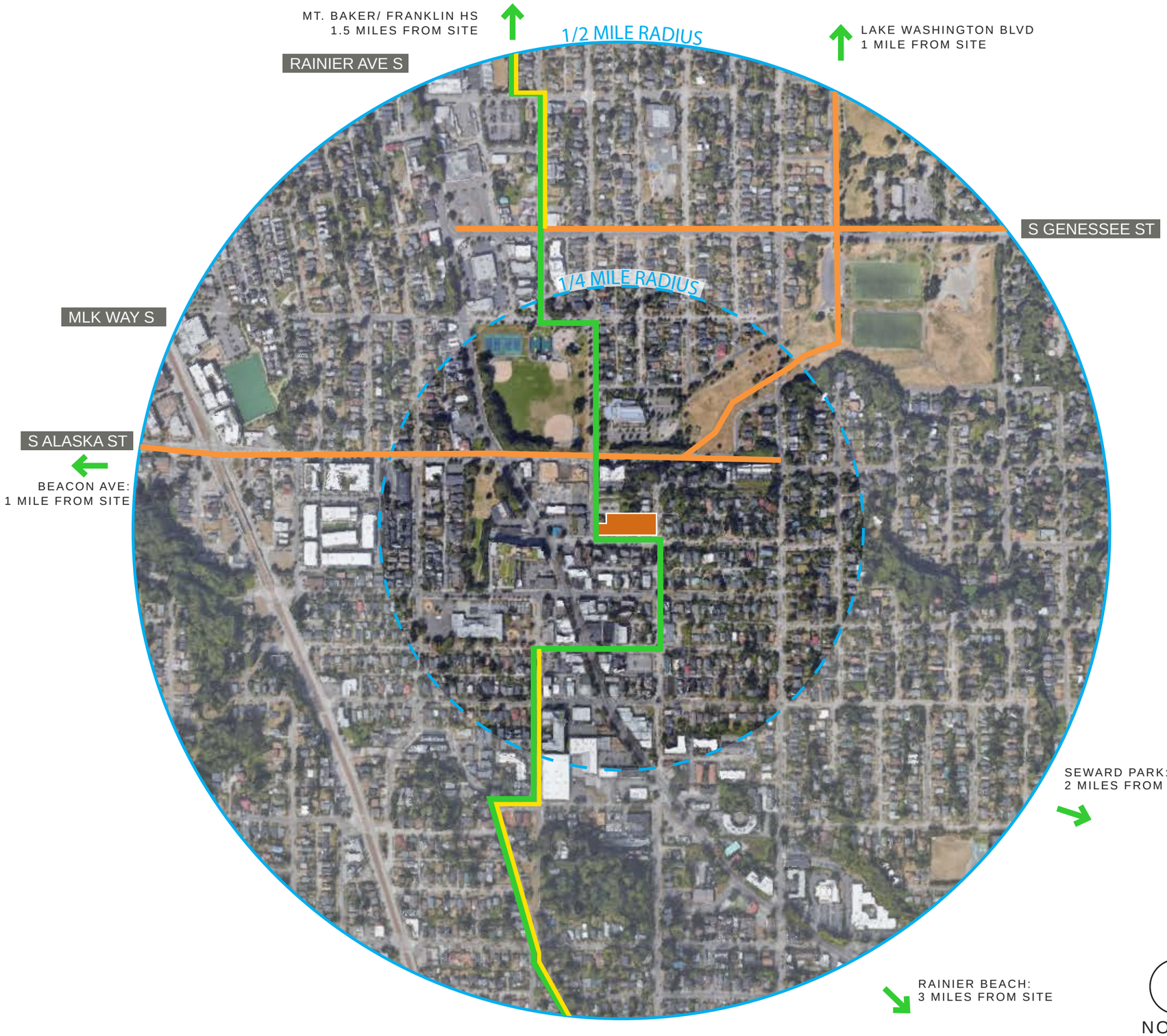
PARKING:
Parking not required per SMC.



LEGEND

- METRO BUS STOP
- METRO BUS ROUTE
- FUTURE RAPID RIDE R LINE ROUTE
- LIGHT RAIL STOP
- LIGHT RAIL LINE
- MODERATE VEHICLE TRAFFIC
- HEAVY VEHICLE TRAFFIC
- SITE

NORTH



CONTEXT ANALYSIS:

WALKABILITY & BIKING

- Project site is situated in an urban village, offering much in the way of walking and biking opportunities.
- The heart of Columbia City is only a few blocks walk away, as is Genesee Park & Rainier Community Center.
- While limited bike infrastructure exists in South Seattle, the project site sits adjacent to one of the primary bike routes and more is planned in the near future.
- On a bicycle, residents of this project have vast amenities available within 15 minute ride, with Beacon Ave and Lake Washington 1 mile away, Mount Baker and Franklin High School 1.5 miles away, Seward Park 2 miles away, and Rainier Beach 3 miles away.
- “Stay Healthy Streets” are neighborhood streets closed to through traffic, but open for people walking, rolling, biking, and playing. The goal is to open up more space for people rather than cars as a way to improve community and individual health.

LEGEND

- BIKE LANE
- NEIGHBORHOOD GREENWAY
- STAY HEALTHY STREET
- SITE

CONTEXT ANALYSIS:

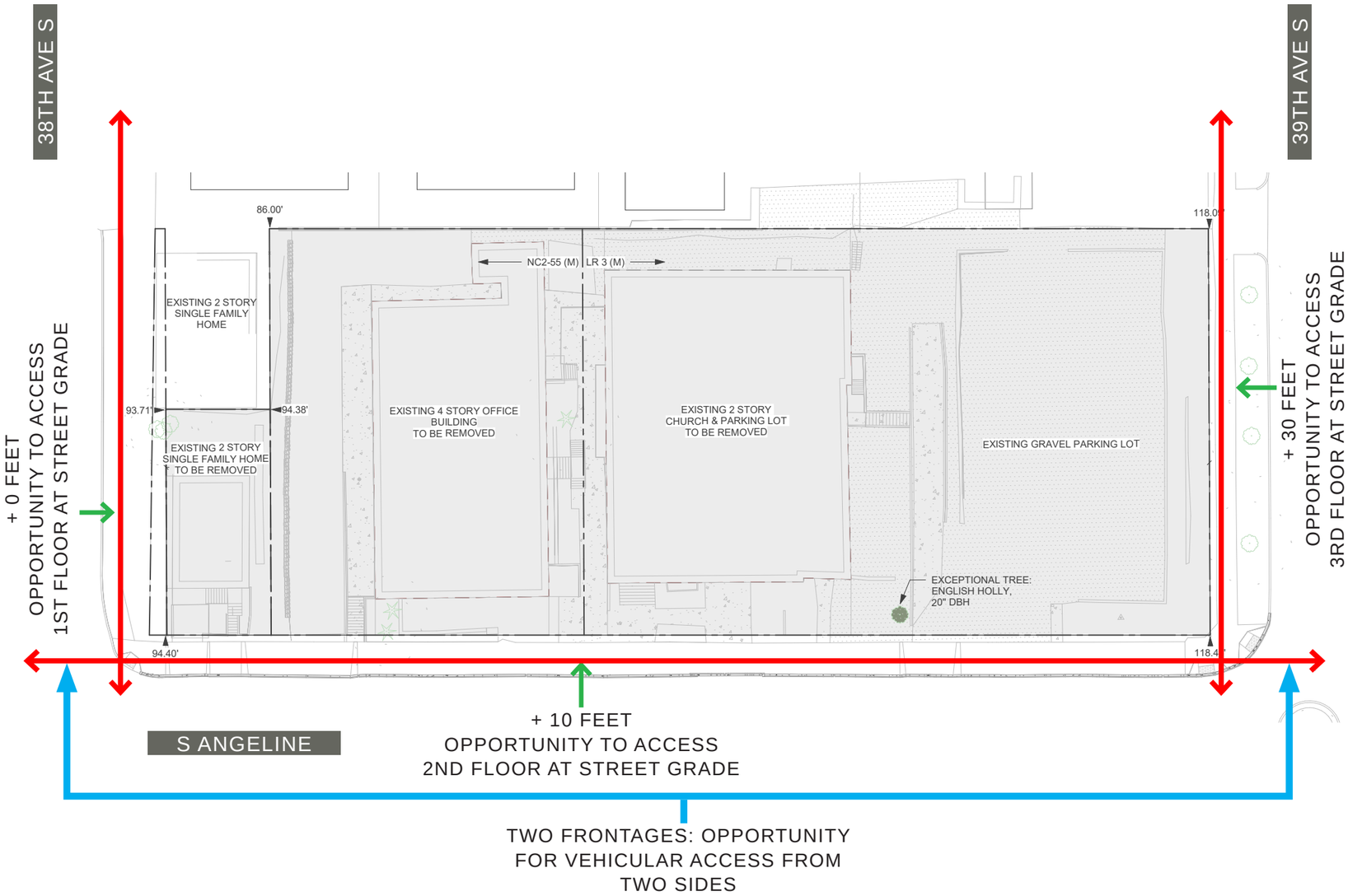
SITE ACCESS DIAGRAM

SITE CONSTRAINTS

• This site presents some challenges being located on a steep hill and with 30 feet of grade change across it.
• The proximity to RSL zoning presents challenges to respectfully fit into the neighborhood, and the split zone on this development comes with it's own challenges.

SITE OPPORTUNITIES

• The significant grade change also presents some opportunities for programmatic access for all schemes, allowing at-grade entrance to a variety of program spread across four different floor levels.
• The split zones and proximity to RSL gives the project an opportunity to help the dense heart of Columbia City meet the less dense neighborhood that surrounds it.
• The three street frontages gives an opportunity to spread functions and access across the building, activating more of the Urban Village block and separating uses.



LEGEND

PEDESTRIAN SITE ACCESS
VEHICULAR ACCESS

NORTH

SEATTLE LAND USE CODE ANALYSIS

SITE ADDRESSES: 3728, 3808, 3818/3740 S Angeline Street

PARCEL NO(S).: 3728: 3929400056, 3808: 3929400040, 3818: 3929400005

ZONING:
3728: Neighborhood Commercial 2 - 55(M)
3808: Neighborhood Commercial 2 - 55(M)
3818/3740: Low Rise 3(M)

OVERLAY: Columbia City (Residential Urban Village)

LOT AREA:
3728 Lot Size NC2 – 55(M): 1,950 SF
3808 Lot Size NC2 – 55(M): 11,160 SF
3818/3740 Lot Size LR3(M):: 20,051 SF
Combined Lots: 33,161 SF

BUILDING FOOTPRINT: 19,812 SF
BUILDING AREA: 99,196 SF

FAR:
NC2-55(M) = 3.75 Max. 13,100*3.75 = 49,162.5 SF
LR3(M) = 2.30 Max. 20,051*2.3 = 46,117.3 SF

PROPOSED UNIT COUNT/DISTRIBUTION:
1-Bed = 38
2-Bed = 32
3-Bed = 17
Total units = 87

AMENITY AREA REQUIRED:
NC2(M) R area on NC * 5% = 1588 SF
LR3(M) Lot Area * 25% = 5264.92 SF

SEPA: Required
ECA: EXEMPTION WILL BE REQUESTED.

LAND USE CODE SUMMARY

SEATTLE MUNICIPAL CODE TITLE 23

CHAPTER 23.47A COMMERICAL - NC2 55(M)		
23.47A.004	*TABLE A PERMITTED AND PROHIBITED USES* NC2 - PERMITTED C.8. OFFICES = LIMITED TO 25,000 SQUARE FEET E.3. CHILD CARE CENTERS J.1. RESIDENTIAL USES NOT LISTED BELOW	COMPLIES - SEE G03X
23.47A.008	*STREET-LEVEL DEVELOPMENT STANDARDS* A.2. BLANK FACADES b. BLANK SEGMENTS OF THE STREET-FACING FAÇADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCCED 20 FEET IN WIDTH. c. THE TOTAL OF ALL BLANK FAÇADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET. A.3 STREET-LEVEL, STREET-FACING FACADE SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE UNLESS WIDER SIDEWALKS, PLAZAS OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED. B. NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS 2. TRANSPARENCY a. 60% OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWLAK SHALL BE TRANSPARENT. FOR PURPOSES OF CALCULATING THE 60% OF A STRUCTURE'S STREET-FACING FACADE, THE WIDTH OF A DRIVEWAY AT STREET LEVEL, NOT TO EXCEED 22 FEET, MAY BE SUBTRACTED FROM THE WIDTH OF THE STREET-FACING FACADE IF THE ACCESS CANNOT BE PROVIDED FROM AN ALLEY OR FROM A STREET THAT IS NOT A DESIGNATED PRINCIPAL PEDESTRIAN STREET. 4. HEIGHT PROVISIONS FOR NEW STRUCTURES. NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR TO FLOOR HEIGHT OF AT LEAST 13 FEET.	
23.47A.012	*STRUCTURE HEIGHT - 55' AS MAPPED* C.2. ...PARAPETS...MAY EXTEND...4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT. C.4. FOLLOWING ROOFTOP FEATURES MAY EXTEND UP TO 15 FEET ABOVE THE APPLICABLE HEIGHT LIMIT, AS LONG AS THE COMBINED TOTAL COVERAGE OF ALL FEATURES GAINING ADDITIONAL HEIGHT LISTED IN THIS SUBSECTION 23.47A.012.C.4, INCLUDING WEATHER PROTECTION SUCH AS EAVES OR CANOPIES EXTENDING FROM ROOFTOP FEATURES, DOES NOT EXCEED 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT: A. SOLAR COLLECTORS; B. MECHANICAL EQUIPMENT; F. STAIR AND ELEVATOR PENTHOUSES MAY EXTEND ABOVE THE APPLICABLE HEIGHT LIMIT UP TO 16 FEET. C.6. THE ROOFTOP FEATURES LISTED IN THIS SUBSECTION 23.47A.012.C.6 SHALL BE LOCATED AT LEAST 10 FEET FROM THE NORTH LOT LINE UNLESS A SHADOW DIAGRAM IS PROVIDED THAT DEMONSTRATES THAT LOCATING SUCH FEATURES WITHIN 10 FEET OF THE NORTH LOT LINE WOULD NOT SHADE PROPERTY TO THE NORTH ON JANUARY 21 AT NOON MORE THAN WOULD A STRUCTURE BUILT TO MAXIMUM PERMITTED HEIGHT AND FAR: A. SOLAR COLLECTORS; F. NON-FIREWALL PARAPETS.	COMPLIES - SEE G03X
23.47A.014	*SETBACK REQUIREMENTS* B. SETBACK REQUIREMENTS FOR LOTS ABUTTING OR ACROSS THE ALLEY FROM RESIDENTIAL ZONES 2. AN UPPER-LEVEL SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A LOT IN AN LR, MR, OR HR ZONE OR THAT ABUTS A LOT THAT IS ZONED BOTH COMMERCIAL AND LR, MR, OR HR IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50 PERCENT OF THE WIDTH OR DEPTH OF THE LOT, AS FOLLOWS: A. TEN FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 65 FEET; AND B. FOR EACH PORTION OF A STRUCTURE ABOVE 65 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 1 FOOT OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 65 FEET, UP TO A MAXIMUM SETBACK OF 20 FEET. 3. AN UPPER-LEVEL SETBACK IS REQUIRED ALONG ANY REAR OR SIDE LOT LINE THAT ABUTS A LOT IN A SINGLE-FAMILY ZONE, THAT IS ACROSS AN ALLEY FROM A LOT IN A SINGLE-FAMILY ZONE, OR THAT ABUTS A LOT THAT IS ZONED BOTH COMMERCIAL AND SINGLE-FAMILY IF THE COMMERCIAL ZONED PORTION OF THE ABUTTING LOT IS LESS THAN 50 PERCENT OF THE WIDTH OR DEPTH OF THE LOT AS FOLLOWS: A. FIFTEEN FEET FOR PORTIONS OF STRUCTURES ABOVE 13 FEET IN HEIGHT TO A MAXIMUM OF 40 FEET; AND B. FOR EACH PORTION OF A STRUCTURE ABOVE 40 FEET IN HEIGHT, ADDITIONAL SETBACK AT THE RATE OF 3 FEET OF SETBACK FOR EVERY 10 FEET BY WHICH THE HEIGHT OF SUCH PORTION EXCEEDS 40 FEET. D. FACADE MODULATION. FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, AT LEAST ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE. FOR STRUCTURES WITH A WIDTH OF MORE THAN 500 FEET, AT LEAST TWO PORTIONS OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH AND SEPARATED BY AT LEAST 100 FEET MUST BE SET BACK A MINIMUM OF 15 FEET FROM THE FRONT PROPERTY LINE. G. STRUCTURES AND PROJECTIONS IN REQUIRED SETBACKS	COMPLIES - SEE G03X
23.47A.016	LANDSCAPING AND SCREENING STANDARDS A. LANDSCAPING REQUIREMENTS 2. LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER, PURSUANT TO SECTION 23.86.019, IS REQUIRED FOR ANY LOT WITH: A. DEVELOPMENT CONTAINING MORE THAN FOUR NEW DWELLING UNITS OR A CONGREGATE RESIDENCE B. STREET TREE REQUIREMENTS 1. STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED	
23.47A.024	*AMENITY AREA* A. AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS CHAPTER 23.47A. GROSS FLOOR AREA, FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING. FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, BIORETENTION FACILITIES QUALIFY AS AMENITY AREAS. B. REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING STANDARDS, AS APPLICABLE: 1. ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA. 2. AMENITY AREAS SHALL NOT BE ENCLOSED. 3. PARKING AREAS, VEHICULAR ACCESS EASEMENTS, AND DRIVEWAYS DO NOT QUALIFY AS AMENITY AREAS, EXCEPT THAT A WOONERF MAY PROVIDE A MAXIMUM OF 50 PERCENT OF THE AMENITY AREA IF THE DESIGN OF THE WOONERF IS APPROVED THROUGH A DESIGN REVIEW PROCESS PURSUANT TO CHAPTER 23.41. 4. COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET, AND NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN SIZE.	
23.47A.032	*PARKING LOCATION AND ACCESS* A. ACCESS TO PARKING 1. NC ZONES. THE FOLLOWING RULES APPLY IN NC ZONES, EXCEPT AS PROVIDED UNDER SUBSECTIONS 23.47A.032.A.2 AND 23.47A.032.D: C. IF ACCESS IS NOT PROVIDED FROM AN ALLEY AND THE LOT ABUTS TWO OR MORE STREETS, ACCESS IS PERMITTED ACROSS ONE OF THE SIDE STREET LOT LINES PURSUANT TO SUBSECTION 23.47A.032.C, AND CURB CUTS ARE PERMITTED PURSUANT TO SUBSECTION 23.54.030.F.2.A.1.	

SEATTLE LAND USE CODE ANALYSIS , CONTINUED

LAND USE CODE SUMMARY

SEATTLE MUNICIPAL CODE TITLE 23

CHAPTER 23.45 MULTIFAMILY - LR 3(M)

23.45.504	*TABLE A PERMITTED AND PROHIBITED USES* LR3 - PERMITTED A. RESIDENTIAL USES NOT LISTED BELOW B. INSTITUTIONS	COMPLIES - SEE G03X
23.45.512	*DENSITY LIMITS AND FAMILY-SIZE UNIT REQUIREMENTS-LR ZONES* A. DENSITY LIMITS 4. DENSITY EXCEPTION FOR CERTAIN TYPES OF LOW-INCOME MULTIFAMILY RESIDENTIAL USES A. THE EXCEPTION IN THIS SUBSECTION 23.45.512.A.4 APPLIES TO LOW-INCOME RESIDENTIAL USES OPERATED BY A PUBLIC AGENCY OR A PRIVATE NONPROFIT CORPORATION. B. THE USES LISTED IN SUBSECTION 23.45.512.A.4.A SHALL HAVE A MAXIMUM DENSITY OF ONE DWELLING UNIT PER 400 SQUARE FEET OF LOT AREA IF A MAJORITY OF THE DWELLING UNITS ARE DESIGNED FOR AND DEDICATED TO TENANCIES OF AT LEAST THREE MONTHS, AND THE DWELLING UNITS REMAIN IN LOW-INCOME RESIDENTIAL USES FOR THE LIFE OF THE STRUCTURE.	
23.45.514	*STRUCTURE HEIGHT* TABLE A FOR 23.45.514 STRUCTURE HEIGHT FOR LR ZONES (IN FEET) HOUSING TYPE LR3 IN URBAN CENTERS, URBAN VILLAGES, AND STATION AREA OVERLAY DISTRICTS APARTMENTS 50 I. ROOFTOP FEATURES 4. IN LR ZONES, THE FOLLOWING ROOFTOP FEATURES MAY EXTEND 10 FEET ABOVE THE HEIGHT LIMIT SET IN SUBSECTIONS 23.45.514.A AND 23.45.514.F, IF THE COMBINED TOTAL COVERAGE OF ALL FEATURES IN SUBSECTIONS 23.45.514.J.4.A THROUGH 23.45.514.J.4.F DOES NOT EXCEED 15 PERCENT OF THE ROOF AREA (OR 20 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDES SCREENED MECHANICAL EQUIPMENT): A. STAIR PENTHOUSES, EXCEPT AS PROVIDED IN SUBSECTION 23.45.514.I.6; B. MECHANICAL EQUIPMENT; 8. IN ORDER TO PROTECT SOLAR ACCESS FOR PROPERTY TO THE NORTH, THE APPLICANT SHALL EITHER LOCATE THE ROOFTOP FEATURES LISTED IN THIS SUBSECTION 23.45.514.I.8 AT LEAST 15 FEET FROM THE NORTH LOT LINE, OR PROVIDE SHADOW DIAGRAMS TO DEMONSTRATE THAT THE PROPOSED LOCATION OF SUCH ROOFTOP FEATURES WOULD SHADE PROPERTY TO THE NORTH ON JANUARY 21 AT NOON NO MORE THAN WOULD A STRUCTURE BUILT TO MAXIMUM PERMITTED BULK: A. SOLAR COLLECTORS;	COMPLIES - SEE G03X
23.45.518	*SETBACK REQUIREMENTS* TABLE A FOR 23.45.518 REQUIRED SETBACKS IN LR ZONES MEASURED IN FEET	COMPLIES - SEE G03X

SETBACK	APARTMENTS
FRONT	5 MINIMUM
REAR	15 MINIMUM IF NO ALLEY
SIDE SETBACK FOR FACADES 40 FEET OIR LESS IN LENGTH	5
SIDE SETBACK FOR FACADES GREATER THAN 40 FEET IN LENGTH	7 AVERAGE; 5 MINIMUM

23.45.522	*AMENITY AREA* A.1. APARTMENTS IN LR ZONES IS EQUAL TO 25 PERCENT OF THE LOT AREA. A. 4. FOR APARTMENTS, AMENITY AREA REQUIRED AT GROUND LEVEL SHALL BE PROVIDED AS COMMON SPACE. D.2.A. IN LR ZONES, AN AMENITY AREA SHALL NOT BE ENCLOSED WITHIN A STRUCTURE. D. 5. COMMON AMENITY AREAS FOR ROWHOUSE AND TOWNHOUSE DEVELOPMENTS AND APARTMENTS SHALL MEET THE FOLLOWING CONDITIONS: A. NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN AREA, AND COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET. B. COMMON AMENITY AREAS SHALL BE IMPROVED AS FOLLOWS: 1) AT LEAST 50 PERCENT OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES. 2) ELEMENTS THAT ENHANCE THE USABILITY AND LIVABILITY OF THE SPACE FOR RESIDENTS, SUCH AS SEATING, OUTDOOR LIGHTING, WEATHER PROTECTION, ART, OR OTHER SIMILAR FEATURES, SHALL BE PROVIDED. C. THE COMMON AMENITY AREA REQUIRED AT GROUND LEVEL FOR APARTMENTS SHALL BE ACCESSIBLE TO ALL APARTMENT UNITS.	
23.45.524	*LANDSCAPING STANDARDS* A.2.A LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.6 OR GREATER. B. STREET TREE REQUIREMENTS 1. STREET TREES ARE REQUIRED WHEN ANY DEVELOPMENT IS PROPOSED	COMPLIES - SEE G03X
23.45.527	*STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES* TABLE A: MAXIMUM STRUCTURE WIDTH WIDTH IN LR ZONES IN FEET LR3 INSIDE URBAN VILLAGES = 150 FOR APARTMENTS B. MAXIMUM FAÇADE LENGTH IN LOWRISE ZONES. 1. THE MAXIMUM COMBINED LENGTH OF ALL PORTIONS OF FAÇADES WITHIN 15 FEET OF A LOT LINE THAT IS NEITHER A REAR LOT LINE NOR A STREET OR ALLEY LOT LINE SHALL NOT EXCEED 65 PERCENT OF THE LENGTH OF THAT LOT LINE.	
23.45.536	*PARKING LOCATION, ACCESS, AND SCREENING* A. AMENITY AREAS ARE REQUIRED IN AN AMOUNT EQUAL TO 5 PERCENT OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE, EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED IN THIS CHAPTER 23.47A. GROSS FLOOR AREA, FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING. FOR THE PURPOSES OF THIS SUBSECTION 23.47A.024.A, BIORETENTION FACILITIES QUALIFY AS AMENITY AREAS. B. REQUIRED AMENITY AREAS SHALL MEET THE FOLLOWING STANDARDS, AS APPLICABLE: 1. ALL RESIDENTS SHALL HAVE ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA. 2. AMENITY AREAS SHALL NOT BE ENCLOSED. 3. PARKING AREAS, VEHICULAR ACCESS EASEMENTS, AND DRIVEWAYS DO NOT QUALIFY AS AMENITY AREAS, EXCEPT THAT A WOONERF MAY PROVIDE A MAXIMUM OF 50 PERCENT OF THE AMENITY AREA IF THE DESIGN OF THE WOONERF IS APPROVED THROUGH A DESIGN REVIEW PROCESS PURSUANT TO CHAPTER 23.41. 4. COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET, AND NO COMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN SIZE.	
23.47A.032	*PARKING LOCATION AND ACCESS* B. 2. SURFACE PARKING A. EXCEPT AS OTHERWISE PROVIDED IN THIS SUBSECTION 23.45.536.B, SURFACE PARKING MAY BE LOCATED ANYWHERE ON A LOT EXCEPT: 1) BETWEEN A PRINCIPAL STRUCTURE AND A STREET LOT LINE; 2) IN THE REQUIRED FRONT SETBACK OR SIDE STREET SIDE SETBACK; AND 3) WITHIN 20 FEET OF ANY STREET LOT LINE. C. ACCESS TO PARKING 2. STREET ACCESS REQUIRED. ACCESS TO PARKING SHALL BE FROM THE STREET IF: A. THE LOT DOES NOT ABUT AN ALLEY. D. SCREENING OF PARKING 1. PARKING SHALL BE SCREENED FROM DIRECT STREET VIEW BY: A. THE STREET-FACING FACADE OF A STRUCTURE; C. A FENCE OR WALL; OR D. LANDSCAPED AREAS, INCLUDING BIORETENTION FACILITIES OR LANDSCAPED BERMS. 2. SCREENING PROVIDED BY A FENCE, WALL, OR VEGETATION IN A LANDSCAPED AREA SHALL NOT BE LOCATED WITHIN ANY REQUIRED SIGHT TRIANGLE AND SHALL MEET THE FOLLOWING CONDITIONS: A. THE FENCE, WALL, OR VEGETATION IN THE LANDSCAPED AREA SHALL BE AT LEAST 3 FEET TALL MEASURED FROM THE ELEVATION OF THE CURB, OR FROM THE ELEVATION OF THE STREET IF NO CURB IS PRESENT. IF THE ELEVATION OF THE GROUND AT THE BASE OF THE FENCE, WALL, OR LANDSCAPED AREA IS HIGHER THAN THE FINISHED ELEVATION OF THE PARKING SURFACE, THE DIFFERENCE IN ELEVATION MAY BE MEASURED AS A PORTION OF THE REQUIRED HEIGHT OF THE SCREEN, SO LONG AS THE FENCE, WALL, OR VEGETATION IN THE LANDSCAPED AREA IS AT LEAST 3 FEET IN HEIGHT. IF LOCATED IN A SETBACK, THE FENCE OR WALL SHALL MEET THE REQUIREMENTS OF SUBSECTION 23.45.518.I.7. B. THE FENCE, WALL, OR VEGETATION IN THE LANDSCAPED AREA SHALL BE SET BACK AT LEAST 3 FEET FROM THE LOT LINE.	

LAND USE CODE SUMMARY

SEATTLE MUNICIPAL CODE TITLE 23

CHAPTER 23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE

23.54.015	*TABLE A REQUIRED PARKING FOR NON-RESIDENTIAL USES OTHER THAN INSTITUTIONS* K. NON-RESIDENTIAL USES IN URBAN VILLAGES THAT ARE NOT WITHIN AN URBAN CENTER OR THE STATION AREA OVERLAY DISTRICT, IF THE NON-RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE	
23.54.015	*TABLE B REQUIRED PARKING FOR RESIDENTIAL USES* M. ALL RESIDENTIAL USES IN COMMERCIAL, RSL AND MULTIFAMILY ZONES WITHIN URBAN VILLAGES THAT ARE NOT WITHIN URBAN CENTER OR THE STATION AREA OVERLAY DISTRICT, IF THE RESIDENTIAL USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA = NO MINIMUM REQUIREMENT. AND/OR P. FOR EACH DWELLING UNIT RENT AND INCOME-RESTRICTED AT OR BELOW 80 PERCENT OF THE MEDIAN INCOME = NO MINIMUM REQUIREMENT	
23.54.015	*TABLE C REQUIRED PARKING FOR PUBLIC USES AND INSTITUTIONS* Q. GENERAL PUBLIC USES AND INSTITUTIONS, EXCEPT HOSPITALS, INCLUDING INSTITUTES FOR ADVANCED STUDY IN SINGLE-FAMILY ZONES, WITHIN URBAN VILLAGES THAT ARE NOT WITHIN THE STATION AREA OVERLAY DISTRICT, IF THE USE IS LOCATED WITHIN A FREQUENT TRANSIT SERVICE AREA = NO MINIMUM	
23.54.015	*TABLE D PARKING FOR BICYCLES* B.2. CHILD CARE CENTERS LONG TERM = 1/4,000 SF SHORT TERM = 1/20 CHILDREN/2 SPACES MIN. B.8. RELIGIOUS FACILITIES LONG TERM = 1/4,000 SF SHORT TERM = 1/2,000 SF D.2. MULTI-FAMILY STRUCTURES[5] LONG TERM = 1/ UNIT SHORT TERM = 1/20 UNITS [5] FOR EACH DWELLING RENT AND INCOME-RESTRICTED AT 60 PERCENT TO 31 PERCENT OF THE MEDIAN INCOME, LONG-TERM BICYCLE PARKING REQUIREMENTS MAY BE WHOLLY OR PARTIALLY WAIVED BY THE DIRECTOR AS A TYPE I DECISION IF THE WAIVER WOULD RESULT IN ADDITIONAL RENT AND INCOME RESTRICTED UNITS MEETING THE REQUIREMENTS OF THIS FOOTNOTE TO TABLE D FOR 23.54.015 AND WHEN A REASONABLE ALTERNATIVE SUCH AS, IN-UNIT VERTICAL BICYCLE STORAGE SPACE IS PROVIDED. THE DIRECTORS OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS AND SEATTLE DEPARTMENT OF TRANSPORTATION ARE AUTHORIZED TO PROMULGATE A JOINT DIRECTORS' RULE DEFINING REASONABLE ALTERNATIVES FOR LONG-TERM BICYCLE PARKING THAT MEETS THE STANDARDS OF THIS FOOTNOTE TO TABLE D FOR 23.54.015. DWELLING UNITS QUALIFYING FOR THIS PROVISION SHALL BE SUBJECT TO A HOUSING COVENANT, REGULATORY AGREEMENT, OR OTHER LEGAL INSTRUMENT RECORDED ON THE PROPERTY TITLE AND ENFORCEABLE BY THE CITY OF SEATTLE OR OTHER SIMILAR ENTITY, WHICH RESTRICTS RESIDENTIAL UNIT OCCUPANCY TO HOUSEHOLDS AT OR BELOW 60 PERCENT OF MEDIAN INCOME, WITHOUT A MINIMUM HOUSEHOLD INCOME REQUIREMENT. THE HOUSING COVENANT OR REGULATORY AGREEMENT INCLUDING RENT AND INCOME RESTRICTIONS SHALL BE FOR A TERM OF AT LEAST 40 YEARS FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND SHALL BE RECORDED WITH THE KING COUNTY RECORDER, SIGNED AND ACKNOWLEDGED BY THE OWNER(S), IN A FORM PRESCRIBED BY THE DIRECTOR OF HOUSING OR THE WASHINGTON STATE HOUSING FINANCE COMMISSION. IF THESE PROVISIONS ARE APPLIED TO A DEVELOPMENT FOR HOUSING FOR PERSONS 55 OR MORE YEARS OF AGE, SUCH HOUSING SHALL HAVE	
23.54.030	*PARKING SPACE AND ACCESS STANDARDS* A. PARKING SPACE DIMENSIONS 1. "LARGE VEHICLE" MEANS THE MINIMUM SIZE OF A LARGE VEHICLE PARKING SPACE SHALL BE 8.5 FEET IN WIDTH AND 19 FEET IN LENGTH. 2. "MEDIUM VEHICLE" MEANS THE MINIMUM SIZE OF A MEDIUM VEHICLE PARKING SPACE SHALL BE 8 FEET IN WIDTH AND 16 FEET IN LENGTH. 3. "SMALL VEHICLE" MEANS THE MINIMUM SIZE OF A SMALL VEHICLE PARKING SPACE SHALL BE 7.5 FEET IN WIDTH AND 15 FEET IN LENGTH. 4. "BARRIER-FREE PARKING" MEANS A PARKING SPACE MEETING THE FOLLOWING STANDARDS: A. PARKING SPACES SHALL NOT BE LESS THAN 8 FEET IN WIDTH AND SHALL HAVE AN ADJACENT ACCESS AISLE NOT LESS THAN 5 FEET IN WIDTH. VAN-ACCESSIBLE PARKING SPACES SHALL HAVE AN ADJACENT ACCESS AISLE NOT LESS THAN 8 FEET IN WIDTH. WHERE TWO ADJACENT SPACES ARE PROVIDED, THE ACCESS AISLE MAY BE SHARED BETWEEN THE TWO SPACES. BOUNDARIES OF ACCESS AISLES SHALL BE MARKED SO THAT AISLES WILL NOT BE USED AS PARKING SPACE. B. A MINIMUM LENGTH OF 19 FEET OR WHEN MORE THAN ONE BARRIER-FREE PARKING SPACE IS PROVIDED, AT LEAST ONE SHALL HAVE A MINIMUM LENGTH OF 19 FEET, AND OTHER SPACES MAY BE THE LENGTHS OF SMALL, MEDIUM, OR LARGE SPACES IN APPROXIMATE PROPORTION TO THE NUMBER OF EACH SIZE SPACE PROVIDED ON THE LOT. 6. COLUMNS OR OTHER STRUCTURAL ELEMENTS MAY ENCROACH INTO THE PARKING SPACE A MAXIMUM OF 6 INCHES ON A SIDE, EXCEPT IN THE AREA FOR CAR DOOR OPENING, 5 FEET FROM THE LONGITUDINAL CENTERLINE OR 4 FEET FROM THE TRANSVERSE CENTERLINE OF A PARKING SPACE (SEE EXHIBIT A FOR 23.54.030). NO WALL, POST, GUARDRAIL, OR OTHER OBSTRUCTION, OR LOT LINE, IS PERMITTED WITHIN THE AREA FOR CAR DOOR OPENING. 7. IF THE PARKING SPACE IS NEXT TO A LOT LINE AND THE PARKING SPACE IS PARALLEL TO THE LOT LINE, THE MINIMUM WIDTH OF THE SPACE IS 9 FEET.	

	B. 1. RESIDENTIAL USES B. WHEN MORE THAN FIVE PARKING SPACES ARE PROVIDED, A MINIMUM OF 60 PERCENT OF THE PARKING SPACES SHALL BE STRIPED FOR MEDIUM VEHICLES. THE MINIMUM SIZE FOR A MEDIUM PARKING SPACE SHALL ALSO BE THE MAXIMUM SIZE. FORTY PERCENT OF THE PARKING SPACES MAY BE STRIPED FOR ANY SIZE CATEGORY IN SUBSECTION 23.54.030.A, PROVIDED THAT WHEN PARKING SPACES ARE STRIPED FOR LARGE VEHICLES, THE MINIMUM REQUIRED AISLE WIDTH SHALL BE AS SHOWN FOR MEDIUM VEHICLES. B.2. NONRESIDENTIAL USES B. WHEN BETWEEN 11 AND 19 PARKING SPACES ARE PROVIDED, A MINIMUM OF 25 PERCENT OF THE PARKING SPACES SHALL BE STRIPED FOR SMALL VEHICLES. THE MINIMUM REQUIRED SIZE FOR THESE SMALL PARKING SPACES SHALL ALSO BE THE MAXIMUM SIZE. A MAXIMUM OF 65 PERCENT OF THE PARKING SPACES MAY BE STRIPED FOR SMALL VEHICLES. A MINIMUM OF 35 PERCENT OF THE SPACES SHALL BE STRIPED FOR LARGE VEHICLES. D.1. RESIDENTIAL USES. A. DRIVEWAY WIDTH. DRIVEWAYS LESS THAN 100 FEET IN LENGTH THAT SERVE 30 OR FEWER PARKING SPACES SHALL BE A MINIMUM OF 10 FEET IN WIDTH FOR ONE-WAY OR TWO-WAY TRAFFIC. D.2. NONRESIDENTIAL USES. A. DRIVEWAY WIDTHS. 2) THE MINIMUM WIDTH OF DRIVEWAYS FOR TWO WAY TRAFFIC SHALL BE 22 FEET AND THE MAXIMUM WIDTH SHALL BE 25 FEET. D.3. DRIVEWAY SLOPE FOR ALL USES. NO PORTION OF A DRIVEWAY, WHETHER LOCATED ON A LOT OR ON A RIGHT-OF- WAY, SHALL EXCEED A SLOPE OF 15 PERCENT, EXCEPT AS PROVIDED IN THIS SUBSECTION 23.54.030.D.3. THE MAXIMUM 15 PERCENT SLOPE SHALL APPLY IN RELATION TO BOTH THE CURRENT GRADE OF THE RIGHT-OF-WAY TO WHICH THE DRIVEWAY CONNECTS, AND TO THE PROPOSED FINISHED GRADE OF THE RIGHT-OF-WAY IF IT IS DIFFERENT FROM THE CURRENT GRADE. THE ENDS OF A DRIVEWAY SHALL BE ADJUSTED TO ACCOMMODATE AN APPROPRIATE CREST AND SAG. E. PARKING AISLES = 22' FOR MEDIUM STALLS & 24' FOR LARGE STALLS AT 90 DEGREE PARKING ANGLES. G. SIGHT TRIANGLE 1. TWO WAY DRIVEWAYS AND EASEMENTS LESS THAN 22 FEET WIDE, A SIGHT TRIANGLE ON BOTH SIDES OF THE DRIVEWAY OR EASEMENT SHALL BE PROVIDED, AND SHALL BE KEPT CLEAR OF ANY OBSTRUCTION FOR A DISTANCE OF 10 FEET FROM THE INTERSECTION OF THE DRIVEWAY OR EASEMENT WITH A DRIVEWAY, EASEMENT, SIDEWALK. 3. THE SIGHT TRIANGLE SHALL ALSO BE KEPT CLEAR OF OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32 INCHES AND 82 INCHES FROM THE GROUND. L. ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE. 1. RESIDENTIAL USES C. PARKING GARAGES FOR MULTIPLE RESIDENCES. WHEN PARKING FOR MULTIFAMILY RESIDENTIAL USES IS PROVIDED IN A PARKING GARAGE SERVING MULTIPLE RESIDENCES, A MINIMUM OF 20 PERCENT OF THOSE PARKING SPACES SHALL BE EV-READY. 2. NONRESIDENTIAL USES. WHEN PARKING IS PROVIDED FOR NONRESIDENTIAL USES, A MINIMUM OF TEN PERCENT OF THOSE SPACES SHALL BE EV-READY. 6. ACCESSIBLE PARKING. WHERE NEW EV-READY PARKING SPACES AND NEW ACCESSIBLE PARKING ARE BOTH PROVIDED, PARKING FACILITIES SHALL BE DESIGNED SO THAT AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE EV-READY.	
23.54.040	SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS TABLE A SHARED STORAGE SPACE FOR SOLID WASTE CONTAINERS 51-100 DWELLING UNITS = 375 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 50. NON-RESIDENTIAL 0-5,000 SF = 82 SQUARE FEET NON-RESIDENTIAL 5,001-15,000 SF = 125 SQUARE FEET B. MIXED USE DEVELOPMENT THAT CONTAINS BOTH RESIDENTIAL AND NON-RESIDENTIAL USES SHALL MEET THE STORAGE SPACE REQUIREMENTS SHOWN IN TABLE A FOR 23.54.040 FOR RESIDENTIAL DEVELOPMENT, PLUS 50 PERCENT OF THE REQUIREMENT FOR NON-RESIDENTIAL DEVELOPMENT. IN MIXED USE DEVELOPMENTS, STORAGE SPACE FOR GARBAGE MAY BE SHARED BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES, BUT SEPARATE SPACES FOR RECYCLING SHALL BE PROVIDED. D. THE STORAGE SPACE REQUIRED BY TABLE A FOR 23.54.040 SHALL MEET THE FOLLOWING REQUIREMENTS: 1. FOR DEVELOPMENTS WITH NINE DWELLING UNITS OR MORE, THE MINIMUM HORIZONTAL DIMENSION OF REQUIRED STORAGE SPACE IS 12 FEET; 2. THE FLOOR OF THE STORAGE SPACE SHALL BE LEVEL AND HARD-SURFACED, AND THE FLOOR BENEATH GARBAGE OR RECYCLING COMPACTORS SHALL BE MADE OF CONCRETE; AND 3. IF LOCATED OUTDOORS, THE STORAGE SPACE SHALL BE SCREENED FROM PUBLIC VIEW AND DESIGNED	

SEATTLE DESIGN GUIDELINES ANALYSIS

CS2 URBAN PATTERN AND FORM

CS2 - C-3: FULL BLOCK SITES
• Use modulation applied to the double-loaded corridor form to provide open space and primary pedestrian entrance at the mid-block to break up the mass.
• Modulation of the massing creates the appearance of an assemblage of buildings to break up the long building.



CS2- D-1: EXISTING DEVELOPMENT & ZONING
• Many new and currently under construction buildings in the immediate vicinity to the north and west.
• This project will stitch together the neighborhood as the zones transition from NC to LR and single-family.
• “Stepping down” this project as it moves up the hill helps blend the higher development potential of the west with the residential scale to the east.



CS2 URBAN PATTERN AND FORM

CS2 - D-2: EXISTING SITE FEATURES
• The predominant feature of this existing site is the significant slope across it.
• Slope is used across all schemes to help distinguish and give autonomous and accessible entry to each of four program elements.
• At west end of the building, where the lowest grade and adjacent NC zone are located, the building mass is the greatest.
• At eastern end of the building, where the highest grade and adjacent to LR and single-family zones, massing is reduced.

CS2 - D-5: RESPECT FOR ADJACENT SITES
• Three frontages of this project are public streets, which provides separation from the buildings across them.
• Locating the Church of Hope parking lot in northeast corner of the site gives significant separation between this project and the single-family home to the north.
• Where the building comes closest to the north property line, it abuts a dense new development.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

CS3 - A-4: EVOLVING NEIGHBORHOODS
This project is an attempt to preserve neighborhood character and culture through:
• Integration of art on the façade and exterior elements,
• Keeping low-income residents in their neighborhood,
• Keeping families in the neighborhood,
• Building publicly-accessible neighborhood amenities like play space and worship/gathering space.

CS3 - B-1: PLACEMAKING
• Placemaking is part of El Centro de la Raza’s mission, and evident in their project Plaza Roberto Maestas
• This building will continue to serve as a neighborhood amenity though centering child education, incorporating culturally appropriate color, art, and design.
• Current occupants The Church of Hope and Consejo Consulting will both continue to have space in the new development.

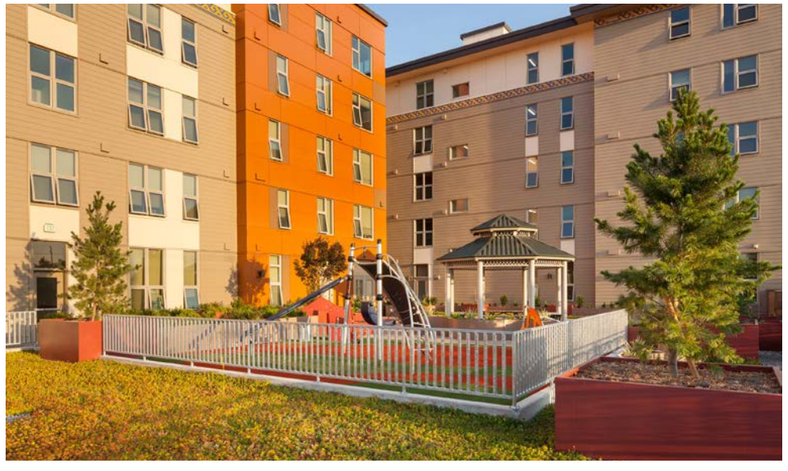
CS3 - B-2: HISTORICAL/CULTURAL REFERENCES
• El Centro de la Raza is partnering with 7-Directions Architects/ Planners to provide cultural design consultation for this project.
• Their process will explore ways of integrating color, art, and other design elements to the interior and exterior of the design to celebrate Latinx history and culture.

PL1 CONNECTIVITY

PL1 - A-1: ENHANCING OPEN SPACE
• Each of the primary functions of this project will positively affect the open space of the neighborhood.
• The greatest open space asset will be the play space, which will be available to the neighborhood after 3pm and on weekends.
• Landscaping and hardscape will reflect both the Pacific Northwest native plantings and culture through color and patterns.

PL1 - A-2: ADDING TO PUBLIC LIFE
• Public play space.
• Art and cultural elements incorporated at pedestrian level.
• Program components will engage pedestrians with gathering spaces both inside and out.
• Awning and large storefront windows will highlight uses.

PL1 - C-1: SELECTING ACTIVITY AREAS
• Attempt to locate outdoor uses on southern portion of the site and building.
• Connect pedestrian entry with childcare play space to ensure strong emphasis on families and children within and from exterior of building.



PL2 WALKABILITY

PL2 - A-1: ACCESS FOR ALL
• Use the grade of the street to make all entrance's accessible.
• No separate accessible entrances for front pedestrian entrance, or vehicular access.
• Use a variety of floor heights (three separate floor slabs for Level 2 alone) to match the grades along S Angeline.



PL2 - B-1: EYES ON THE STREET
• Locate 4 different entries along the primary and secondary frontages
• Ensures activity throughout the entire length of the project, at all times of the day and night.
• Main activity spaces & management offices for different programs face the street.

PL2 - B-2: LIGHTING FOR SAFETY
• Make project accessible during a range of times, from morning drop-off at the Jose Marti Child Development Center, to after-hours programming in the evenings at the Church of Hope
• Use site lighting to facilitate these programs and lend safety to the surrounding public right-of-way.

PL2 - B-3: STREET LEVEL TRANSPARENCY
• With a variety of functions there will be a variety of transparencies.
• Mix transparency depending on the functions within the building.

PL2 - D-1: DESIGN AS WAYFINDING
• Use massing and materials to differentiate the different functions
• Play area will act as direct signage to show the location of the Jose Marti Child Development Center.
• Main pedestrian entry will be defined by a transparent façade looking in to a community space
• Church of Hope and Consejo Counseling offices will each be identifiable as separate elements.

PL3 STREET-LEVEL INTERACTION

PL3 - A-1: DESIGN OBJECTIVES
While details are still in process, program functions and clarity of entrances will be designed at the scale of massing & materiality, down to the level of detailing:
• Consejo Counseling will have a unique entry court off of the sidewalk with opportunities for integration into the adjacent landscaping.
• Jose Marti Child Development Center will have an artistic and culturally expressive fence along the courtyard leading to the entrance.
• Residential entrance will feature prominent weather protection and storefront glazing
• The Church of Hope will have an entirely distinct design including different siding/color, a custom door, and different weather protection.



DC1 PROJECT USES AND ACTIVITIES

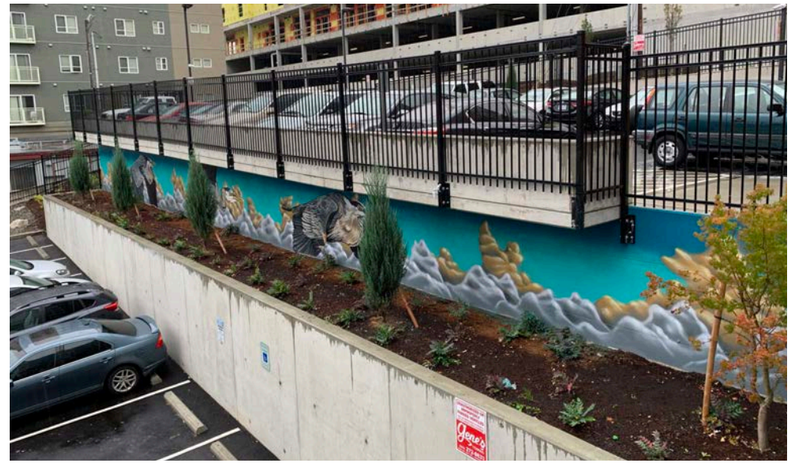
DC1 - B-1: ACCESS LOCATION AND DESIGN
• Vehicular entries are located on sides of the site, close to the separate program elements which require parking.
• Located on the minor elevations of the site, and minimally visible from the primary pedestrian access to the program.

DC2 ARCHITECTURAL CONCEPT

DC2 - A-2: REDUCING PERCEIVED MASS
• The building massing is broken down into distinct components using the outdoor program and recesses.
• The outdoor program and recesses relate to the topography of the sidewalk along Angeline as well as the program inside the building.
• As the sidewalk slopes east, the building steps down, creating an illusion of the massing both disappearing into the sidewalk and lowering its roof line.
• Canopies and siding also reduces the scale of the larger massing at the pedestrian level.

DC2 - B-1: FACADE COMPOSITION
• Different façade composition concepts are being explored to reduce the perceived massing.
• Façade composition will be a focus moving forward to create identity for the different programs.
• Façade composition will present opportunities to integrate art and culture.

DC2 - B-2: BLANK WALLS
• Few opportunities exist for blank walls with the amount of program spaced across the three facades.
• Some potential for blank wall exists as the grade makes ground-level floor area unusable.
• Any blank walls are an opportunity for art to be integrated across both walls and fences.



DC2 - D-1: HUMAN SCALE
• Color and interest via art and culture integration will enhance the pedestrian experience creating active spaces and entry points to the various program elements.

DC2 - D-2: TEXTURE
• Texture will be incorporated into the façade materials as well as through art and cultural elements. Texture will be applied to horizontal and vertical surfaces for a dynamic experience.



DC3 OPEN SPACE CONCEPT

DC3 - B-1: MEETING USER NEEDS
The proposed site and open space design is fully featured with very little unprogrammed space.
• Along the south façade, A narrow setback is intended to merge with Public Right of Way planting strip to provide robust planting space which will include trees, entry hardscape, and retention planters.
• On the West face, the setback will include entry & occupiable space for program spaces, whether for Consejo Counseling or the Jose Marti Child development Center.
• The East façade will include planting in front of the church and along the frontage where there is not required auto access.
• The space to the north will include parking for the Church of Hope, and stormwater retention planters.

DC4 EXTERIOR ELEMENTS AND FINISHES

DC4 - A-1: EXTERIOR FINISH MATERIALS
• While still in process, it is a primary goal of this project to include high-quality materials, finishes, art, and cultural elements wherever possible, particularly at the pedestrian level of engagement.
• The primary precedent for this project is El Centro de la Raza's only other new construction project, where art and high-quality materials were concentrated around the entries & courtyard.

DC4 - D-1: CHOICE OF PLANT MATERIALS
• Plant material will be a combination of northwest native plant material and plants with Latin American heritage to celebrate and distinguish this new location for El Centro de la Raza in Columbia City.





DC4 - C2-: HARDSCAPE MATERIALS
• Building and courtyard entries will be highlighted for pedestrians through the use of colored concrete pavers, this will differentiate entries from the standard city sidewalk.
• Shared childcare/community play space will include playground grass surfacing and concrete with potential areas of color that will enliven gathering areas.

SINGLE COHESIVE MASS






IDENTIFYING PRIMARY MASSES




CELEBRATING INDIVIDUALITY





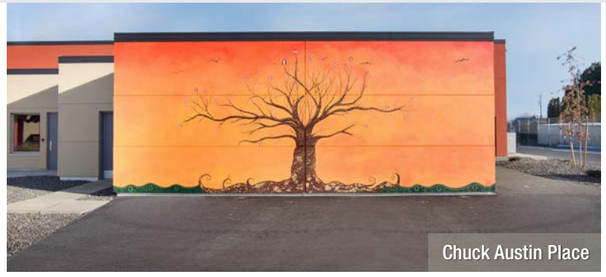
ORGANIZING VERTICALLY







SMR ARCHITECTS ART INTEGRATION PRECEDENTS

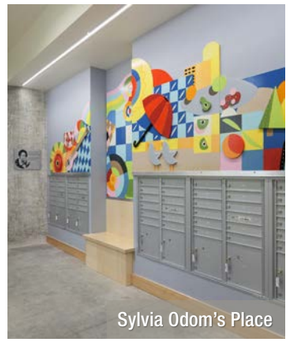

Chuck Austin Place


Kristin Benson Place




Pat Williams Apartments




Sylvia Odom's Place


Artspace Mt. Baker Station


Valhalla Court



Plaza Roberto Maestas


Plaza Roberto Maestas


Dorothy Height Apartments


Artspace Hiawatha


Aspen Terrace


Dorothy Height Apartments

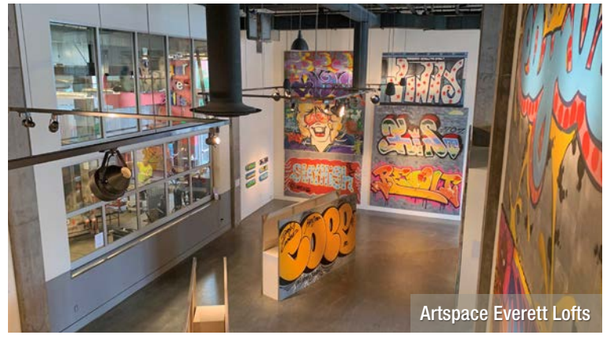

Artspace Hiawatha



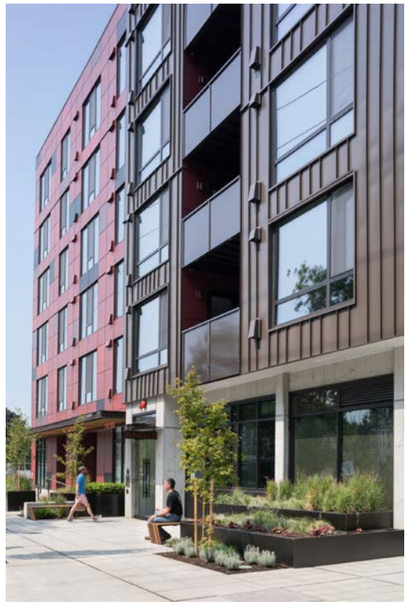
YWCA Family Village Issaquah




The Rise at 19th


Artspace Everett Lofts

MATERIALS & COLOR EXPLORATIONS



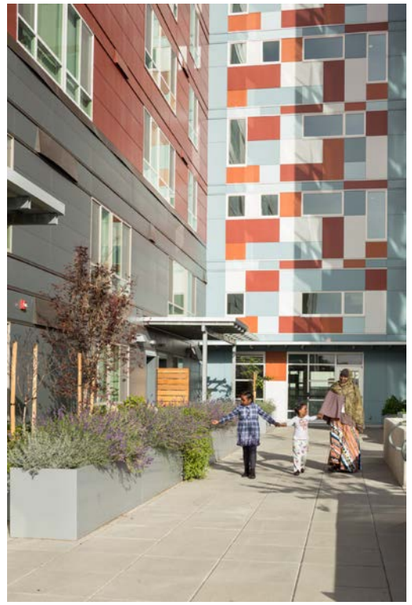
METAL



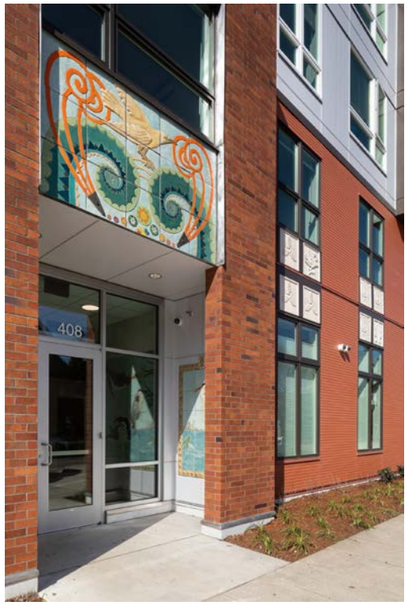
FIBER CEMENT



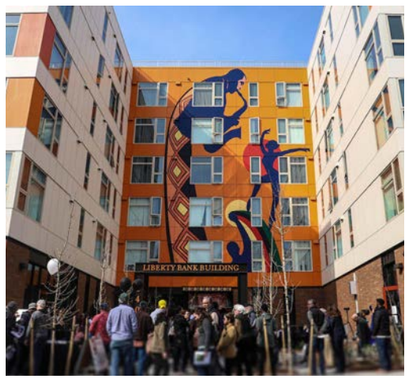
MASONRY



DECORATIVE PANEL



MASONRY ACCENT



MURALS





MOSAIC & ART





ACCENT



HIGHLIGHT

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DESIGN ALTERNATIVE 1 - PREFERRED



GROSS BUILDING AREA: 98,449 SF

TOTAL BUILDING FOOTPRINT: 22,551 SF

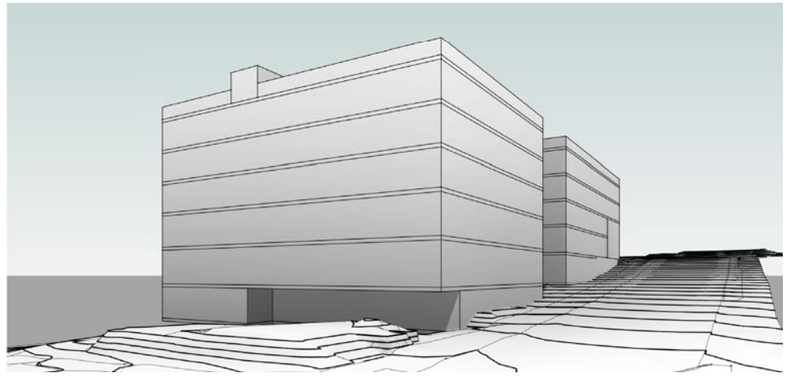
HEIGHT: 61'-4"

FAR: NC-55: 3.28 (3.75 ALLOWABLE)
LR-3: 2.24 (2.30 ALLOWABLE)

NUMBER OF UNITS: 87

DEPARTURES REQUIRED: (8)

DESIGN ALTERNATIVE 2 - CODE COMPLIANT



GROSS BUILDING AREA: 74,540R SF

TOTAL BUILDING FOOTPRINT: 13,777 SF

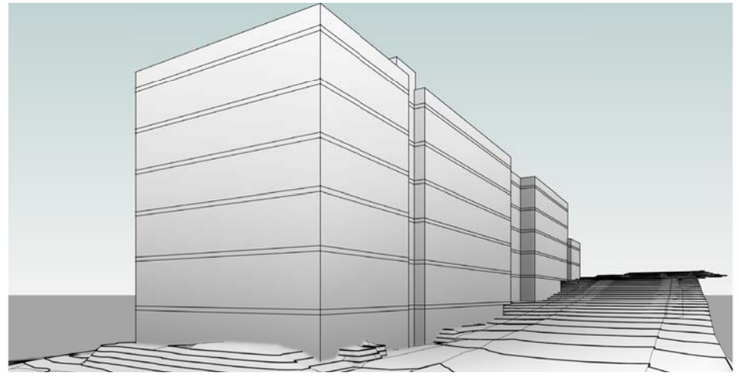
HEIGHT: 61'-4"

FAR: NC-55: 3.20 (3.75 ALLOWABLE)
LR-3: 1.60 (2.30 ALLOWABLE)

NUMBER OF UNITS: 62

DEPARTURES REQUIRED: (0)

DESIGN ALTERNATIVE 3



GROSS BUILDING AREA: 86,900 SF

TOTAL BUILDING FOOTPRINT: 18,051 SF

HEIGHT: 61'-4"

FAR: NC-55: 3.00 (3.75 ALLOWABLE)
LR-3: 2.30 (2.30 ALLOWABLE)

NUMBER OF UNITS: 85

DEPARTURES REQUIRED: (3)

*SEE FOLLOWING PAGES FOR ELABORATION

DESIGN GUIDELINE	OPPORTUNITY*	CONSTRAINT*
CS2.C3: Full Block Sites:	X	
CS2.D1: Existing Development & Zoning:	X	
CS2.D2: Existing Site Features:	X	
CS2.D5: Respect for Adjacent Sites:	X	
CS3.A4: Evolving Neighborhoods:	X	
CS3.B1. Placemaking:	X	
CS3.B2: Historical/Cultural References:	X	
PL1.A1: Enhancing Open Space:	X	
PL1.A2: Adding to Public Life:	X	
PL1.C1: Selecting Activity Areas:	X	
PL2.A1: Access for All:	X	
PL2.B1: Eyes on the Street:	X	
PL2.B2: Lighting for Safety:	X	
PL2.B3: Street-Level Transparency:	X	
PL2.D1: Design as Wayfinding:	X	
PL3.A1: Design Objectives:	X	
DC1.B1: Access Location and Design:	X	
DC2.A1: Site Characteristics and Uses:	X	
DC2.A2: Reducing Perceived Mass:	X	
DC2.B1: Façade Composition:	X	
DC2.B2: Blank Walls	X	
DC2.D1: Human Scale	X	
DC2.D2: Texture:	X	
DC3.B1: Meeting User Needs:	X	
DC4.A1: Exterior Finish Materials:	X	
DC4.D1: Choice of Plant Materials:	X	
DC4.C2: Hardscape Materials:	X	

DESIGN GUIDELINE	OPPORTUNITY*	CONSTRAINT*
CS2.C3: Full Block Sites:		X
CS2.D1: Existing Development & Zoning:	X	
CS2.D2: Existing Site Features:	X	
CS2.D5: Respect for Adjacent Sites:		X
CS3.A4: Evolving Neighborhoods:	X	
CS3.B1. Placemaking:		X
CS3.B2: Historical/Cultural References:	X	
PL1.A1: Enhancing Open Space:		X
PL1.A2: Adding to Public Life:		X
PL1.C1: Selecting Activity Areas:		X
PL2.A1: Access for All:	X	
PL2.B1: Eyes on the Street:		X
PL2.B2: Lighting for Safety:	X	
PL2.B3: Street-Level Transparency:		X
PL2.D1: Design as Wayfinding:		X
PL3.A1: Design Objectives:		X
DC1.B1: Access Location and Design:	X	
DC2.A1: Site Characteristics and Uses:		X
DC2.A2: Reducing Perceived Mass:		X
DC2.B1: Façade Composition:		X
DC2.B2: Blank Walls		X
DC2.D1: Human Scale		X
DC2.D2: Texture:	X	
DC3.B1: Meeting User Needs:		X
DC4.A1: Exterior Finish Materials:	X	
DC4.D1: Choice of Plant Materials:	X	
DC4.C2: Hardscape Materials:	X	

DESIGN GUIDELINE	OPPORTUNITY*	CONSTRAINT*
CS2.C3: Full Block Sites:	X	
CS2.D1: Existing Development & Zoning:	X	
CS2.D2: Existing Site Features:	X	
CS2.D5: Respect for Adjacent Sites:		X
CS3.A4: Evolving Neighborhoods:	X	X
CS3.B1. Placemaking:	X	
CS3.B2: Historical/Cultural References:	X	
PL1.A1: Enhancing Open Space:		X
PL1.A2: Adding to Public Life:	X	
PL1.C1: Selecting Activity Areas:		X
PL2.A1: Access for All:	X	
PL2.B1: Eyes on the Street:	X	
PL2.B2: Lighting for Safety:	X	
PL2.B3: Street-Level Transparency:		X
PL2.D1: Design as Wayfinding:	X	
PL3.A1: Design Objectives:		X
DC1.B1: Access Location and Design:	X	
DC2.A1: Site Characteristics and Uses:		X
DC2.A2: Reducing Perceived Mass:		X
DC2.B1: Façade Composition:	X	
DC2.B2: Blank Walls		X
DC2.D1: Human Scale		X
DC2.D2: Texture:	X	
DC3.B1: Meeting User Needs:		X
DC4.A1: Exterior Finish Materials:	X	
DC4.D1: Choice of Plant Materials:	X	
DC4.C2: Hardscape Materials:	X	

DESIGN ALTERNATIVE 1
PREFERRED

OPPORTUNITIES

• Presents excellent opportunity for a variety of urban design moves to be celebrated across this long site. (CS2.C3, PL1.A1, DC2.A1, DC2.D2)
• Clarity of purpose is presented with the primary massing strategy of organization around a courtyard. (CS3.B1, PL1.A2, PL1.C1, PL2.D1, PL3.A1)
• Entrances are clearly communicated though the varied mass, with obvious points of interaction at both block corners, and block center. (CS2.D2, PL2.A1, DC1.B1, DC2.B1, DC2.D1)
• The Columbia City Church of Hope features prominently on the southeast corner, and has space to read almost as a separate entity. (CS3.A4, CS3.B2)
• “Back yard” parking area gives room to the single-family home while other lot lines abutting denser zoning capacity reduces unnecessary setback. (CS2.D1, DC2.A2)
• Little wasted exterior space, and the spread of functions across the site allows for a fullness of development character not available in other schemes. (PL2.B1, PL2.B2, PL2.B3, DC2. B2, DC3.B1)

CONSTRAINTS

• Building is large, and will need to be designed carefully to avoid appearing out of place in this transitional portion of Columbia City. (CS2.D5)
• The location of a subterranean parking garage will mean some blank walls on a pedestrian street, though this will also be an opportunity for use by the cultural design consultant on this team to integrate art along the southern edge of the Child Development Center play space. (DC2.B2)





PERSPECTIVE

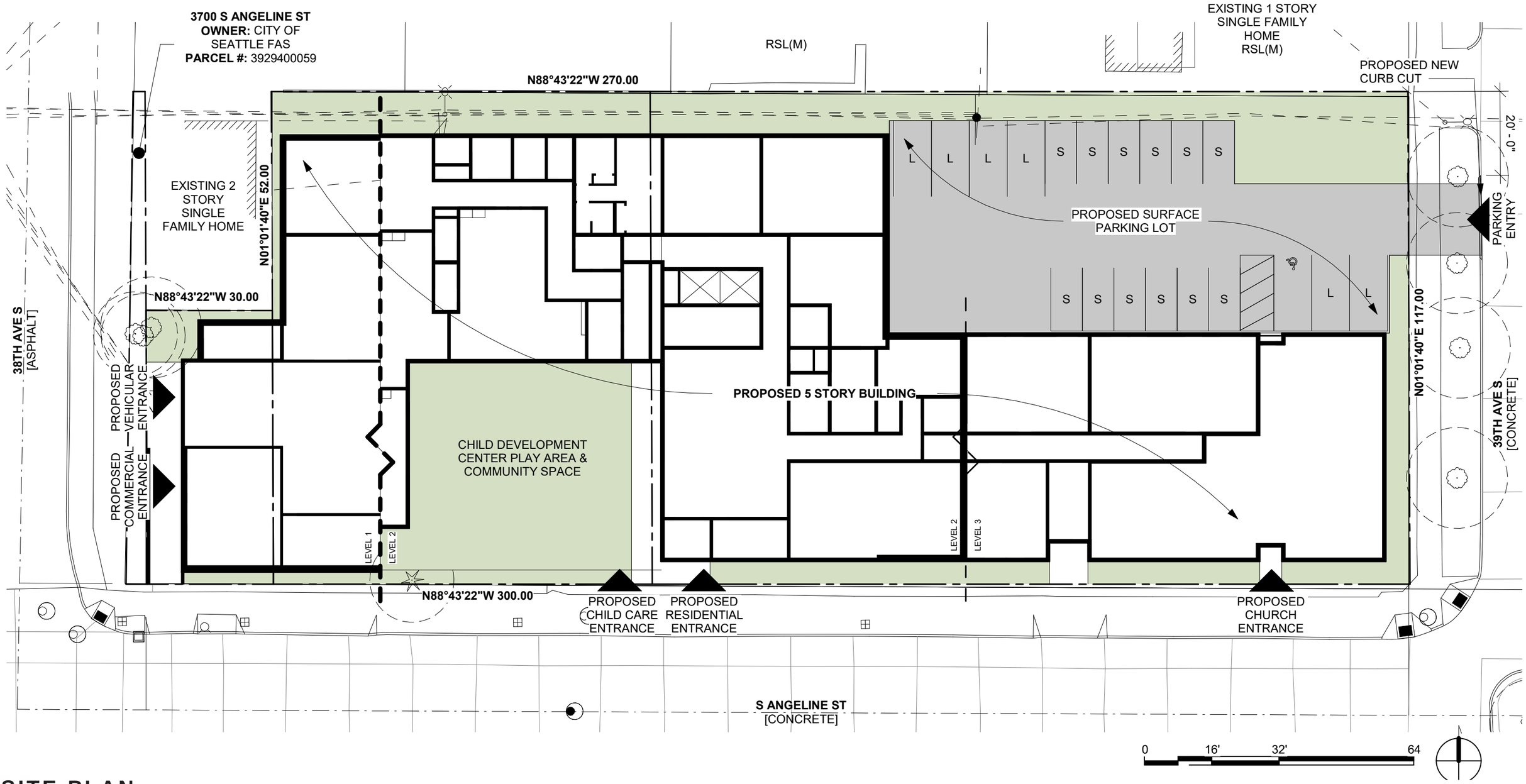
MASSING CONCEPT

• Put front-and center what matters most to El Centro de la Raza: their community of families and children.
• The building is organized around a central courtyard, with all other building functions branching off of that.
• This gives students of the Child Development Center southern exposure for their play area, and helps neighbors connect with the project through this accessible shared amenity.

GROSS BUILDING AREA: 98,449 SF
TOTAL BUILDING FOOTPRINT: 22,551 SF
HEIGHT: 61'-4"
FAR: NC-55: 3.28 (3.75 ALLOWABLE)
LR-3: 2.24 (2.30 ALLOWABLE)
NUMBER OF UNITS: 87
DEPARTURES REQUIRED: (8)

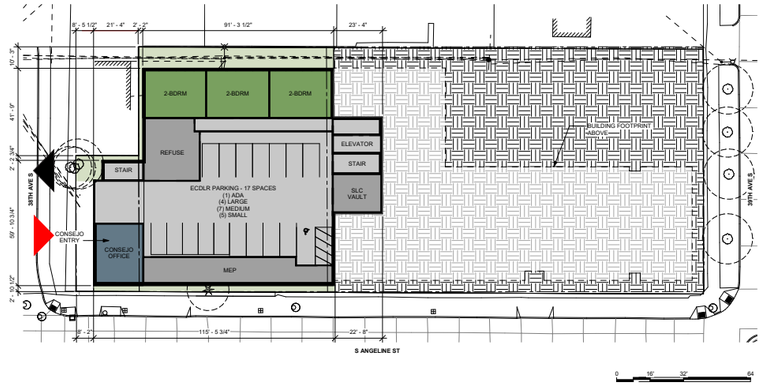
DEPARTURES
(8) 23.47A.008.A.3, 23.47A.024, 23.47A.024.B.1, 23.47A.024.B.2, Table A for 23.45.518, 23.45.522.D.2.a, Table A for 23.45.527, 23.45.536.B.2.a.

SITE PLAN - DESIGN ALTERNATIVE 1

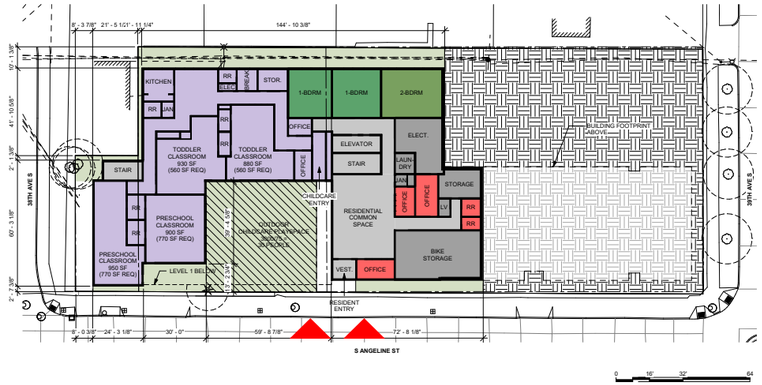


SITE PLAN

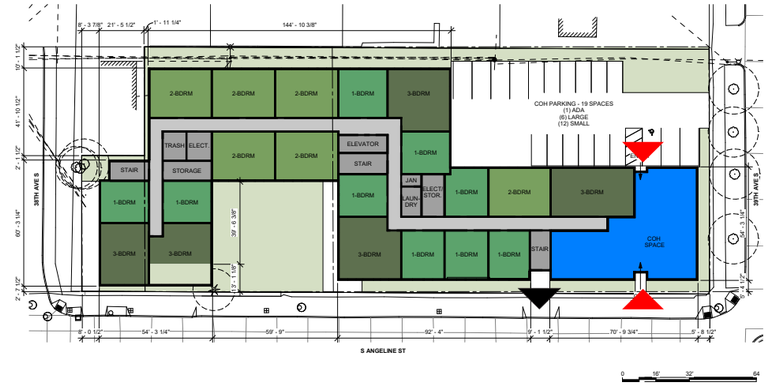
DESIGN ALTERNATIVE 1 - PLANS



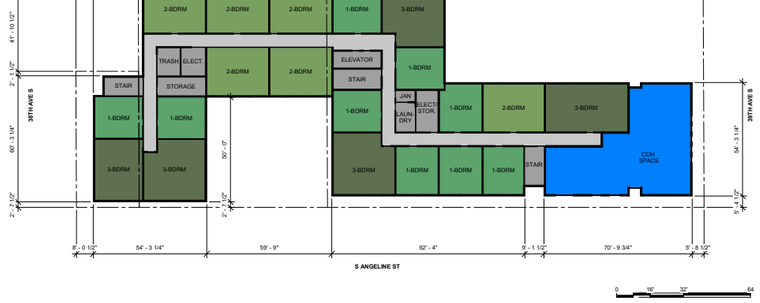
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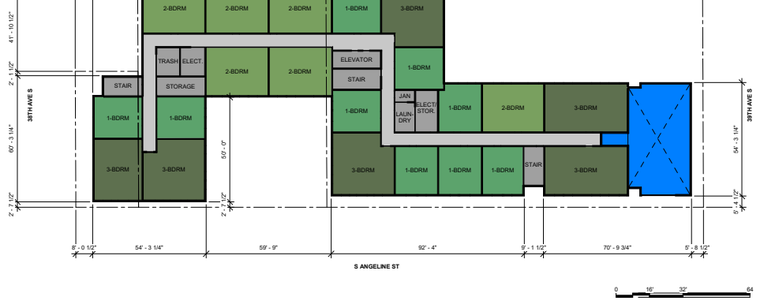
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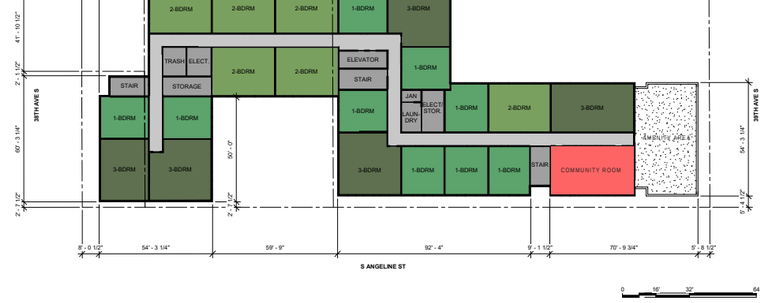
LEVEL 3



LEVEL 4



LEVEL 5

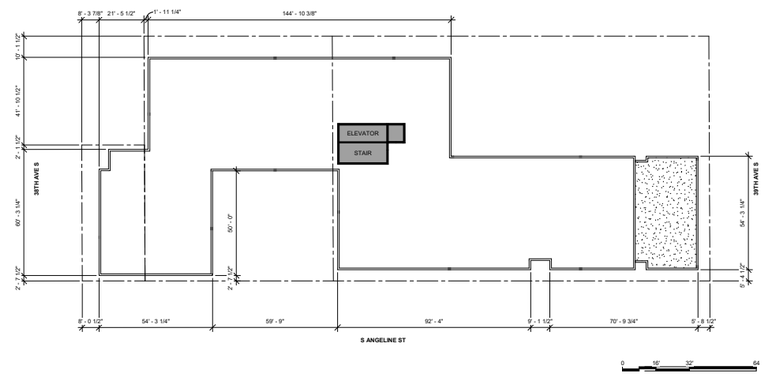


LEVEL 6

LEGEND

- RESIDENTIAL
- OFFICE
- COMMUNITY/COMMON
- MEP/STORAGE
- CIRCULATION
- PEDESTRIAN ENTRY
- PEDESTRIAN EXIT

NORTH



ROOF

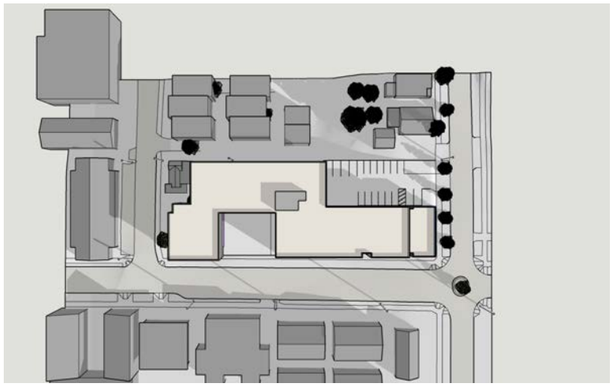
SOLAR DIAGRAMS - DESIGN ALTERNATIVE 1

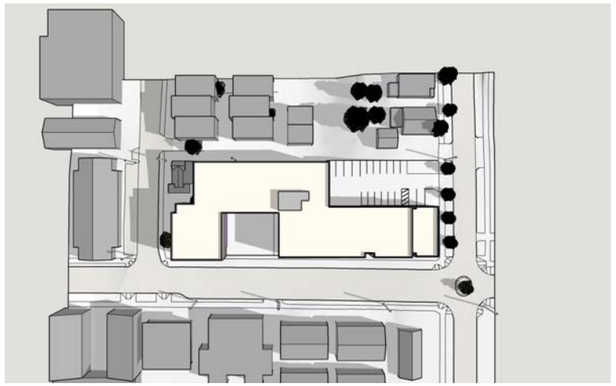
MARCH/SEPTEMBER 21

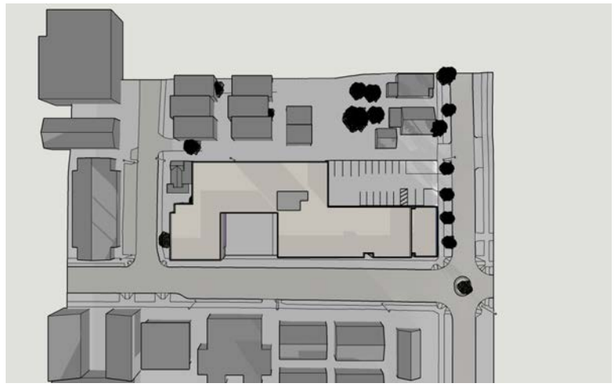
JUNE 21

DECEMBER 21

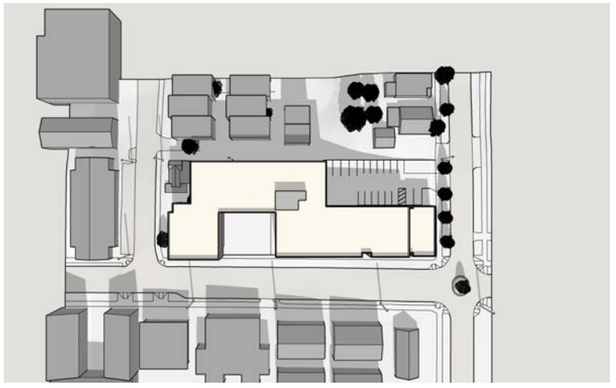
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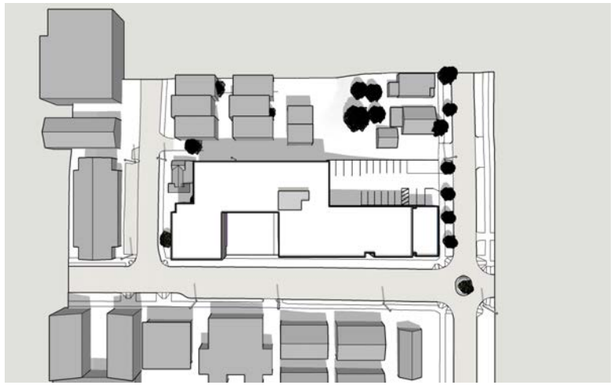


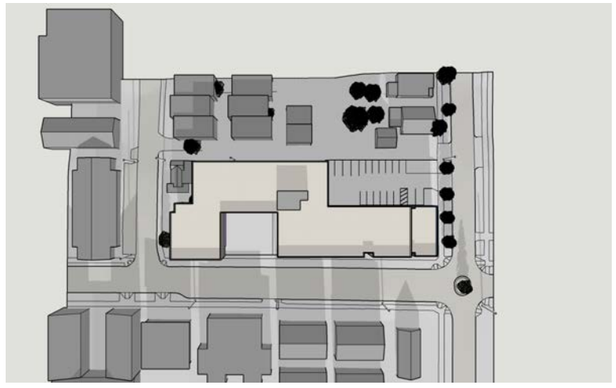




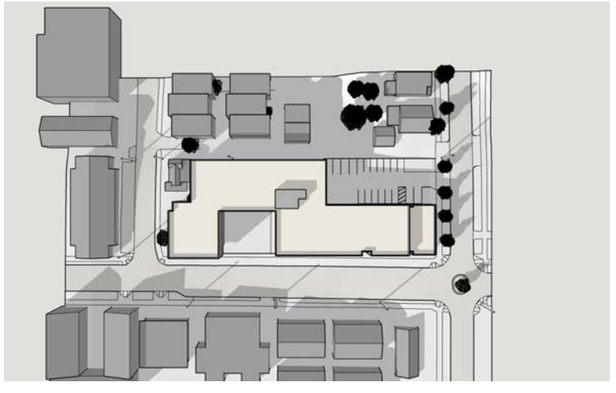
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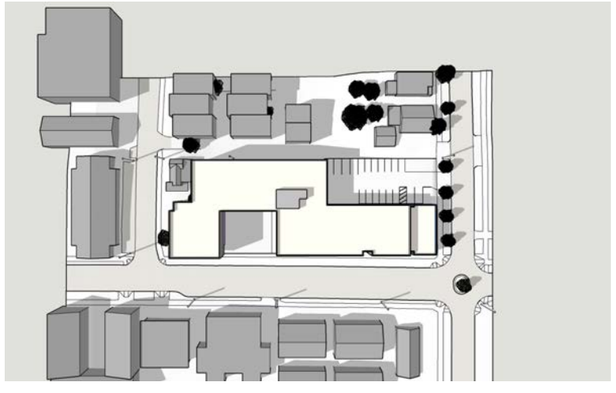


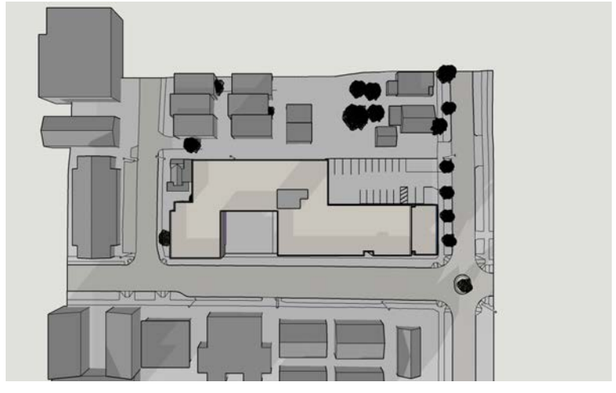




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NORTH

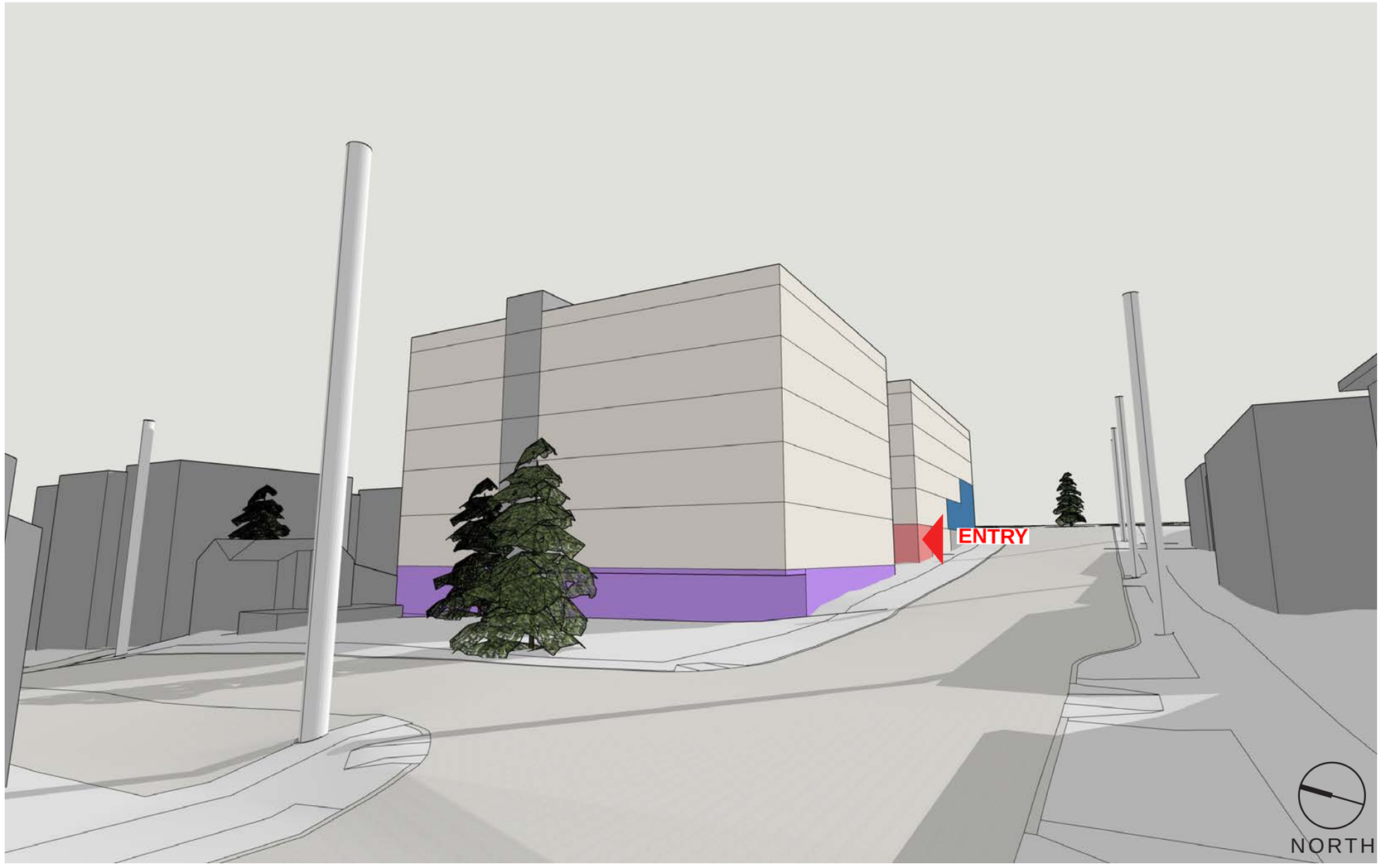
DESIGN ALTERNATIVE 2
CODE COMPLIANT

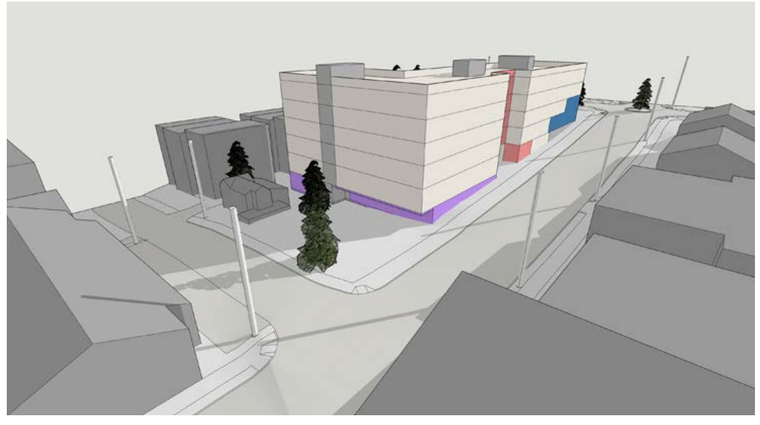
OPPORTUNITIES

• Efficient layout which would reduce the total mass of the building on site. (CS2.D1)
• Volumetrically smaller than other schemes, which might make the development feel less impactful to neighbors. (CS3.A4)
• Entrances are distributed across site and accessible (PL2.A1, DC1.B1)
• Play space at grade, which presents landscaping and learning opportunities for the children. A setback church presents opportunities for landscaped front yard. (CS2.D2, CS3.B2, PL2.B2, DC4.D1, DC4.C2)

CONSTRAINTS

• Almost all residential amenity space would need to occur on the roof, as the limited building footprint reduces efficiencies that come with stacking playspace and parking.
• Inefficient layout and site utilization that comes from limiting structure width results in residual landscape space which can be landscaped but will be difficult to program.
• The Church of Hope space would be drastically compromised, with residential units built above – reducing perceived separation and autonomy as in the preferred scheme.
• Far fewer units of affordable family housing.





PERSPECTIVE

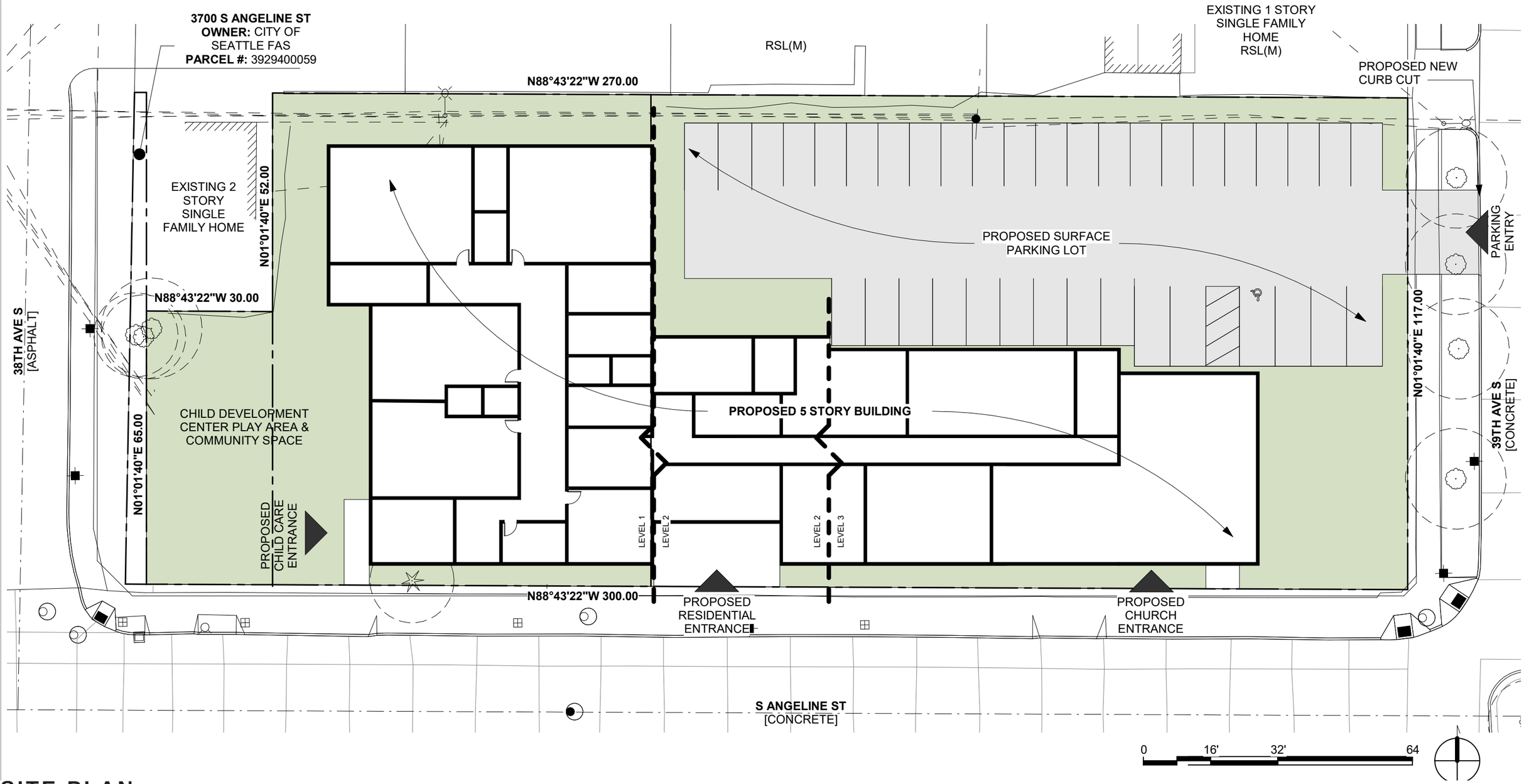
MASSING CONCEPT

• Organized around providing an efficient layout of units,
• Locating the Child Development Center playspace at the prominent southwestern corner of the site,
• Attempting to hide parking behind the bulk of the structure.

DEPARTURES
• (none)

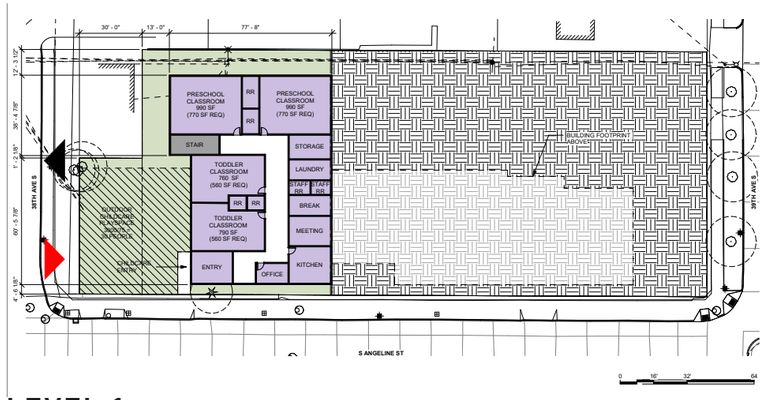
GROSS BUILDING AREA: 74,540R SF
TOTAL BUILDING FOOTPRINT: 13,777 SF
HEIGHT: 61'-4"
FAR: NC-55: 3.20 (3.75 ALLOWABLE)
LR-3: 1.60 (2.30 ALLOWABLE)
NUMBER OF UNITS: 62
DEPARTURES REQUIRED: (0)

SITE PLAN - ALTERNATIVE 2

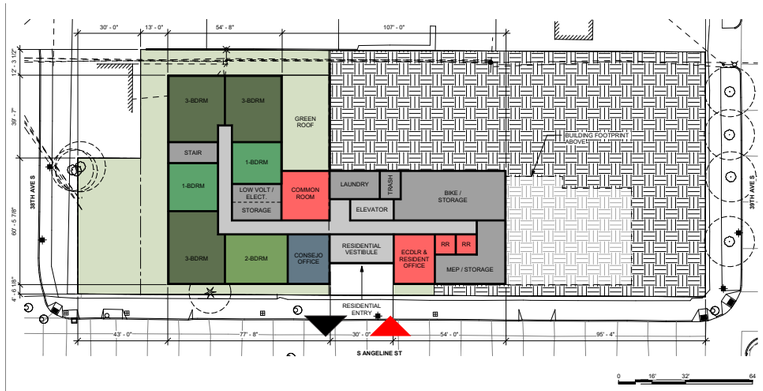


SITE PLAN

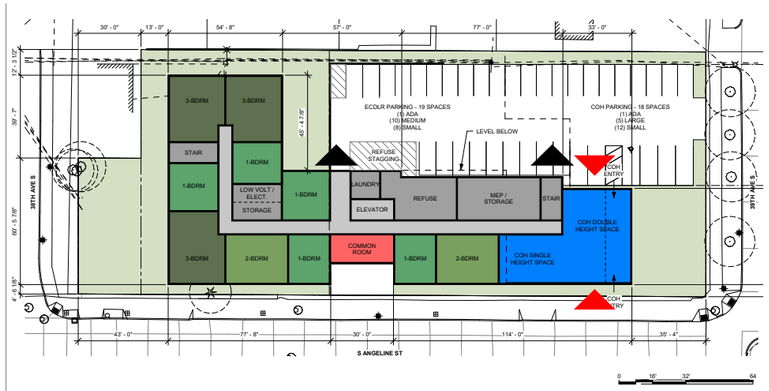
DESIGN ALTERNATIVE 2 - PLANS



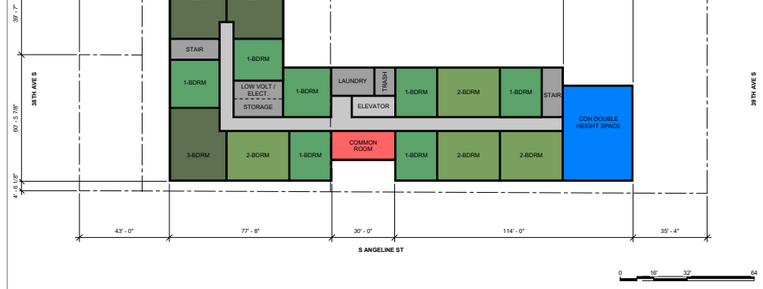
LEVEL 1



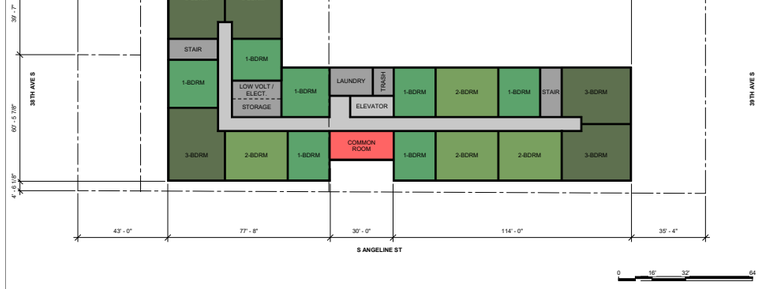
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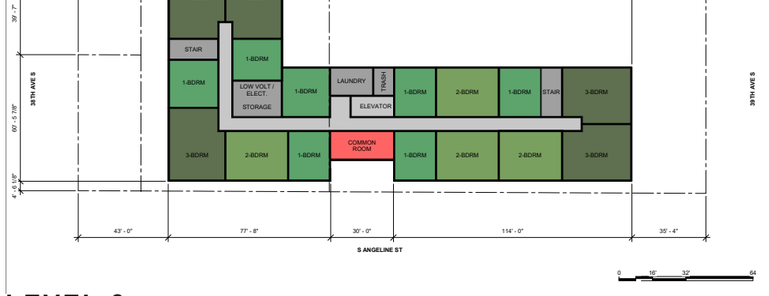
LEVEL 3



LEVEL 4



LEVEL 5

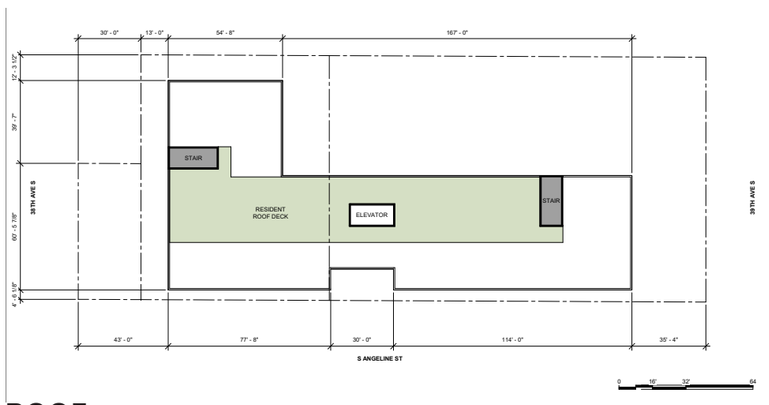


LEVEL 6

LEGEND

- RESIDENTIAL
- OFFICE
- COMMUNITY/COMMON
- MEP/STORAGE
- CIRCULATION
- PEDESTRIAN ENTRY
- PEDESTRIAN EXIT

NORTH



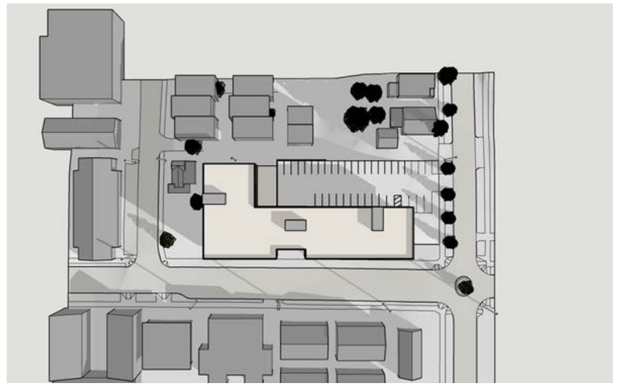
ROOF

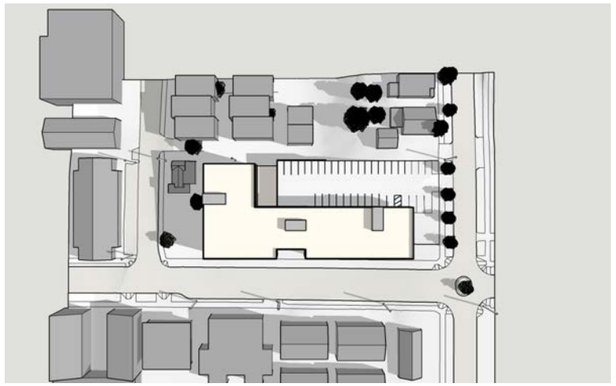
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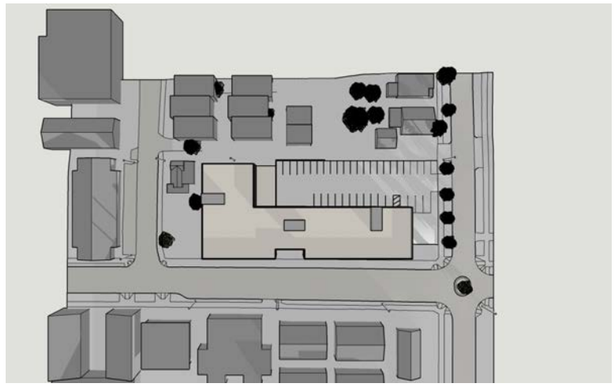
JUNE 21

DECEMBER 21

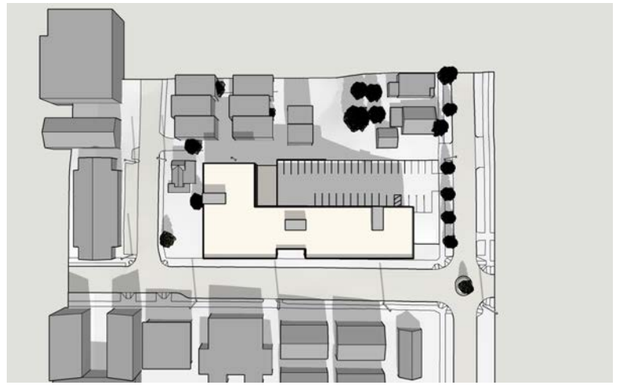
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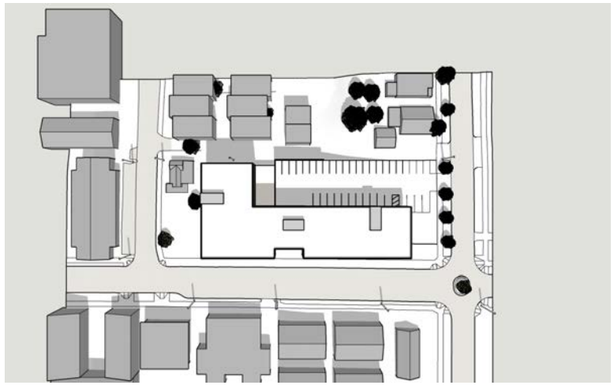


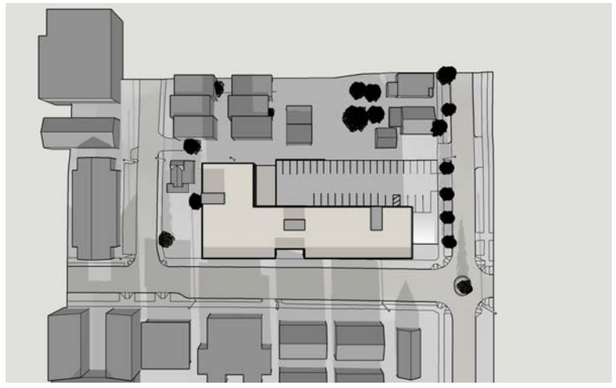




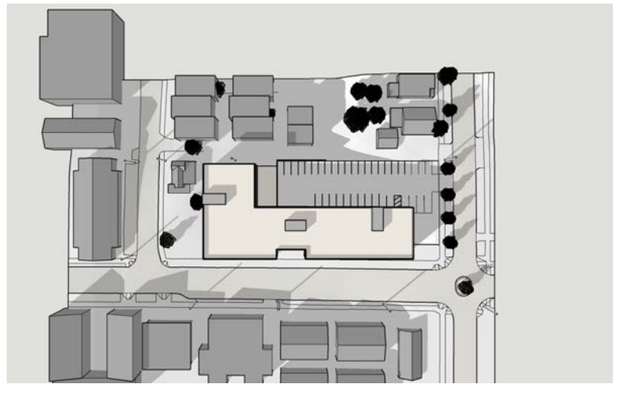
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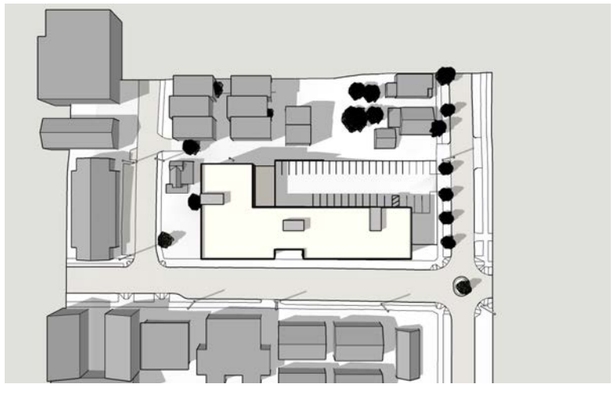


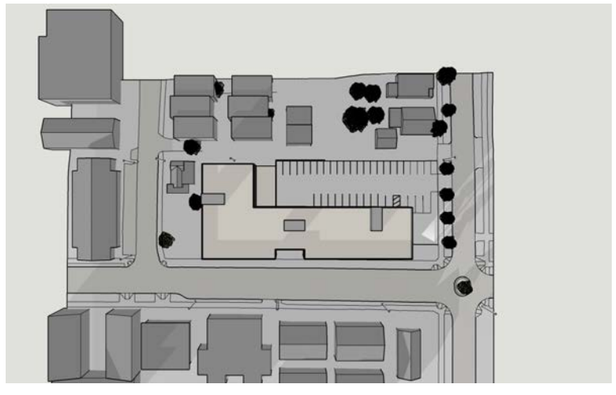




03:00 PM







NORTH

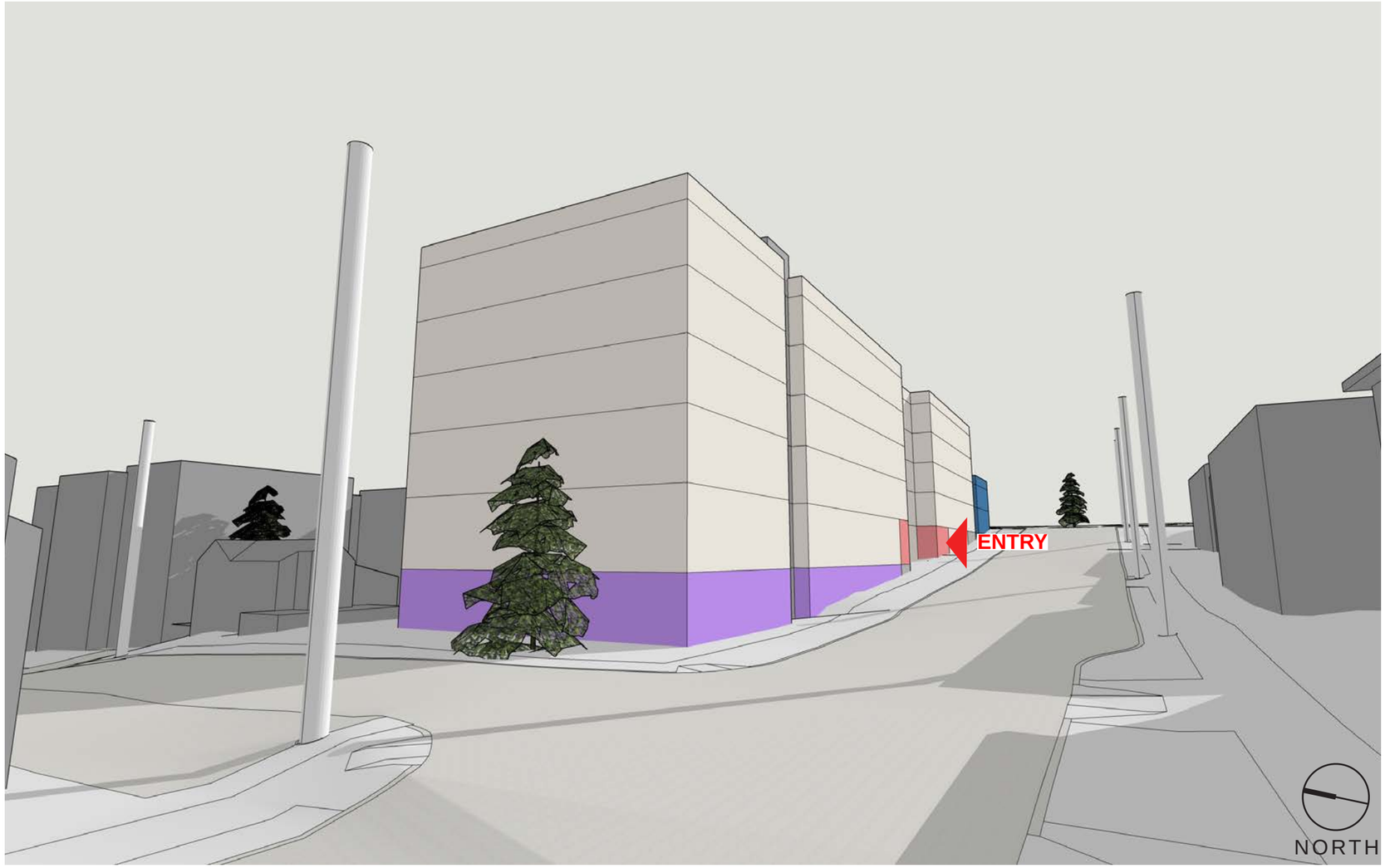
DESIGN ALTERNATIVE 3

OPPORTUNITIES

• Excellent opportunity to play with the near symmetry of this scheme, and make pronounced design gestures at the prominently recessed entrance. (CS2.C3, CS2.D1, CS3.A4, CS3.B2, PL1.A2, PL2.B1, PL2.B2, DC2.B1,
• Entrances are distributed across site and accessible (PL2.A1, DC1.B1)
• Entrance to the Child Development Center occupies the southwest corner and celebrate education as the first element many visitors would see coming from Rainier Avenue. (CS2.D2, CS3.B1, PL2.D1, DC4.C2)

CONSTRAINTS

• The center of this building does not center the multiple focuses of El Centro de la Raza, which includes celebrating and accommodating the experience of children.
• The primary constraint with this and similar schemes that pull the majority of building mass to the street is the resulting north-facing play space, which is not the ideal location for child's play in the Pacific Northwest.
• In spite of any symmetrical elegance, the massing could be an overbearing presence against the street and feel out of place in this neighborhood.





PERSPECTIVE

MASSING CONCEPT

• Designed around a modified efficient double-loaded corridor spanning the length of the site.
• European-street style fullness to this concept which brings the primary building mass to the street, centers the entrance, and lets private program and residential functions occur in the interior of the block.

DEPARTURES

23.45.518, 23.45.527, 23.45.536.B.2.a

GROSS BUILDING AREA: 86,900 SF

TOTAL BUILDING FOOTPRINT: 18,051 SF

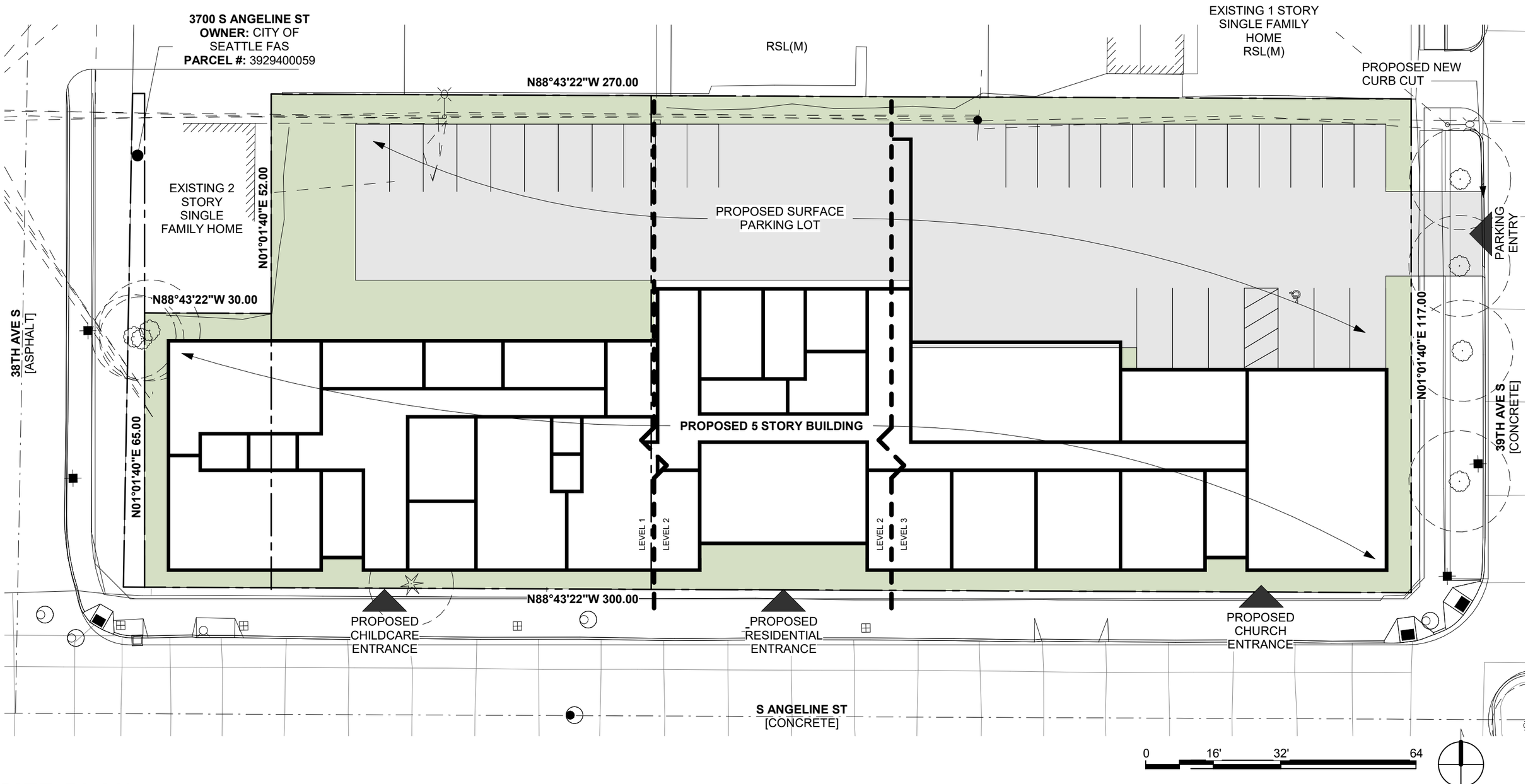
HEIGHT: 61'-4"

FAR: NC-55: 3.00 (3.75 ALLOWABLE)
LR-3: 2.30 (2.30 ALLOWABLE)

NUMBER OF UNITS: 85

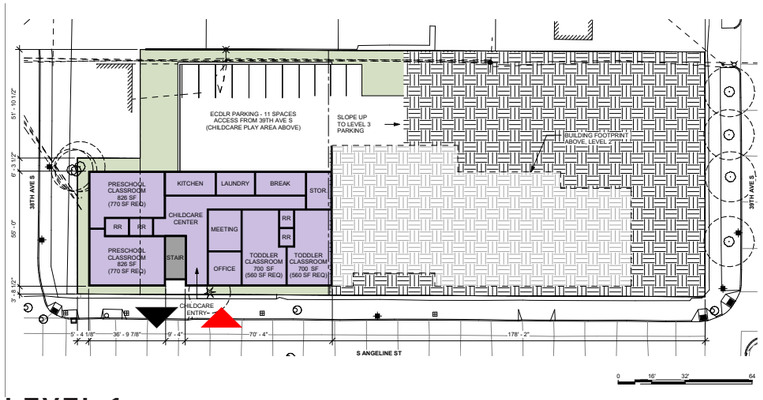
DEPARTURES REQUIRED: (3)

SITE PLAN - ALTERNATIVE 3

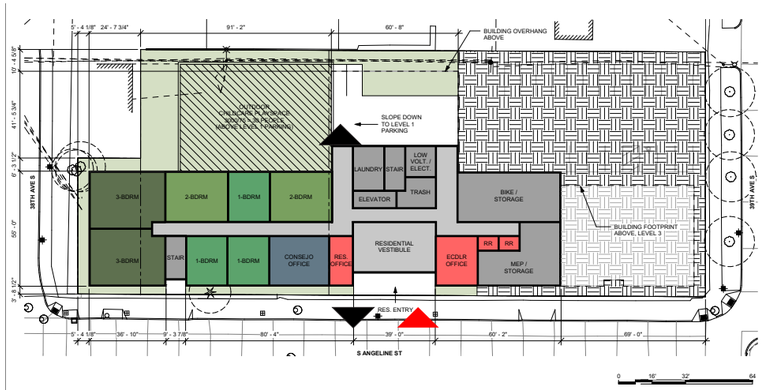


SITE PLAN

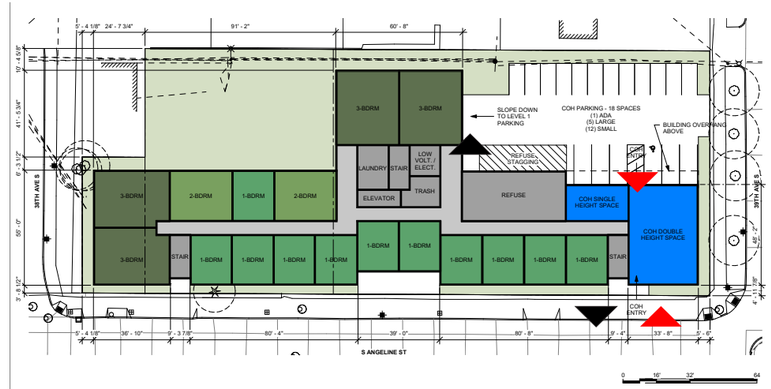
DESIGN ALTERNATIVE 3 - PLANS



LEVEL 1



LEVEL 2



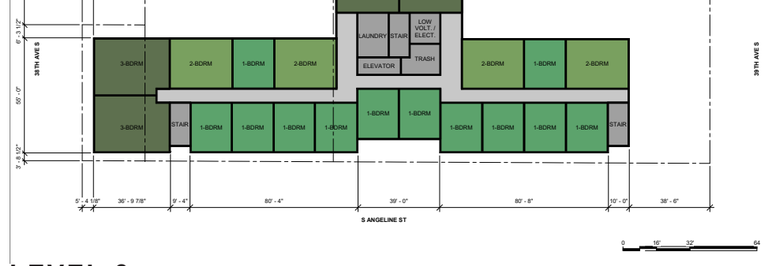
LEVEL 3



LEVEL 4



LEVEL 5

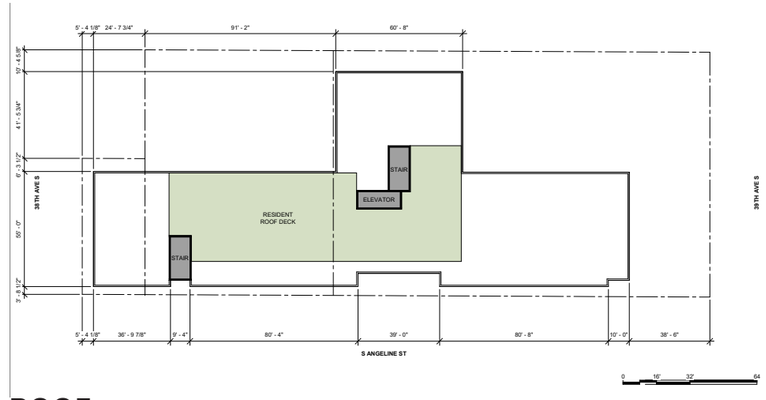


LEVEL 6

LEGEND

- RESIDENTIAL
- OFFICE
- COMMUNITY/COMMON
- MEP/STORAGE
- CIRCULATION
- PEDESTRIAN ENTRY
- PEDESTRIAN EXIT

NORTH



ROOF

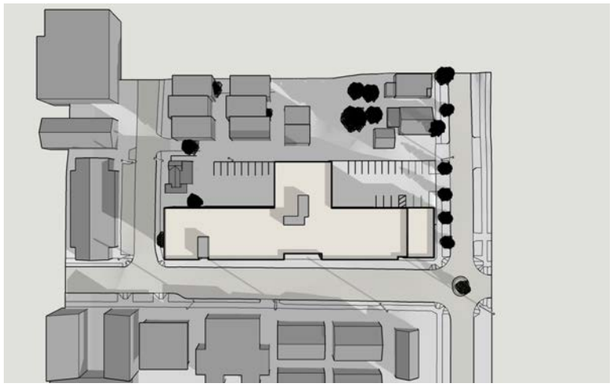
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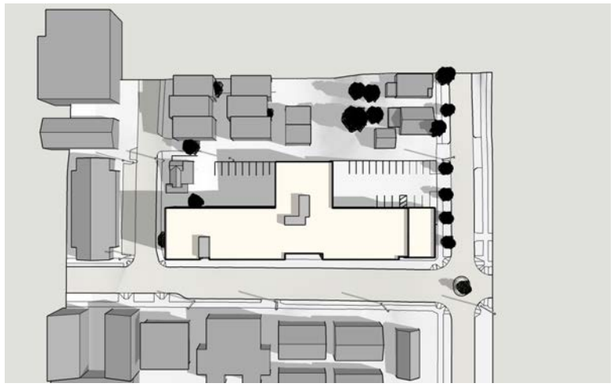
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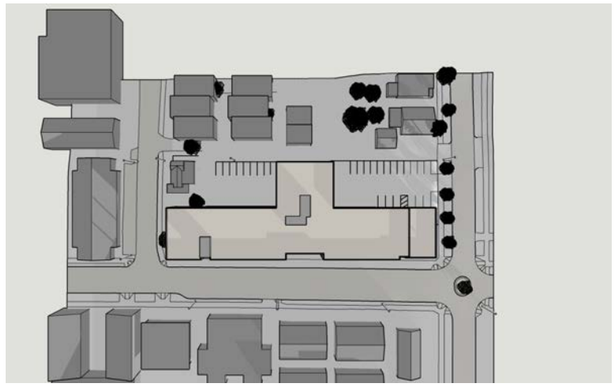
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DECEMBER 21

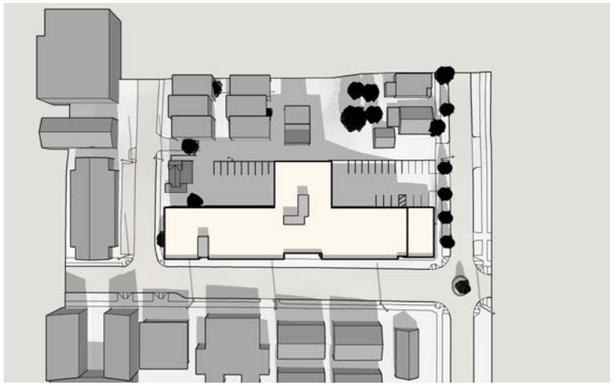
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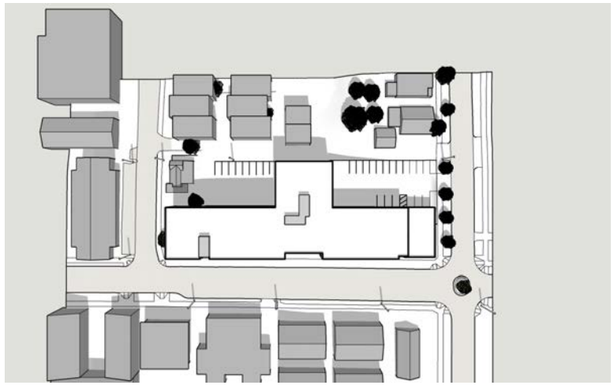


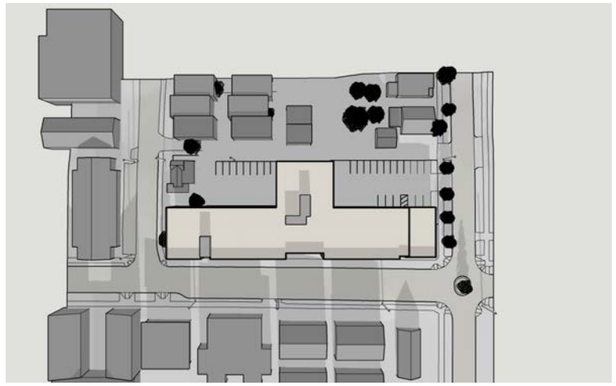




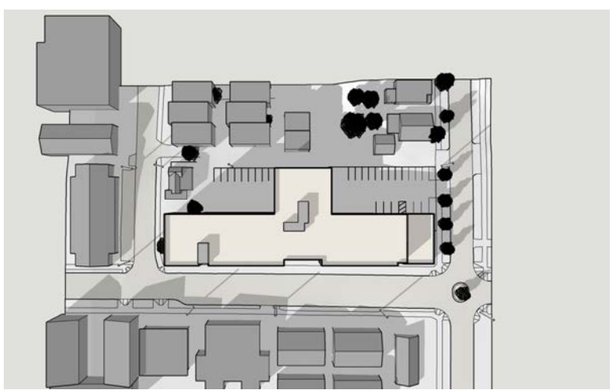
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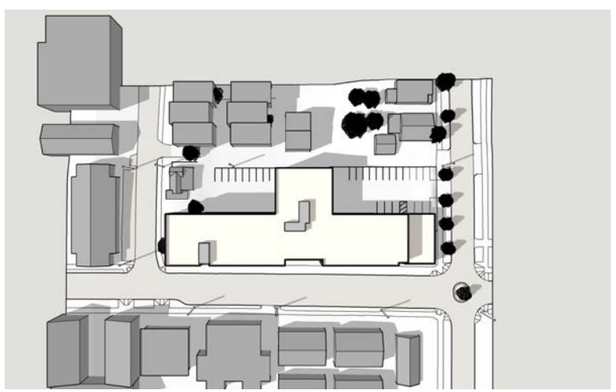


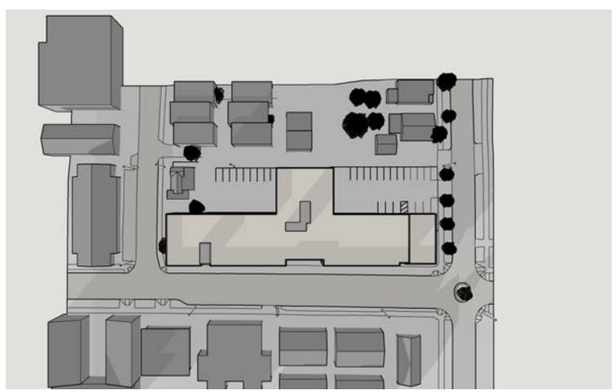




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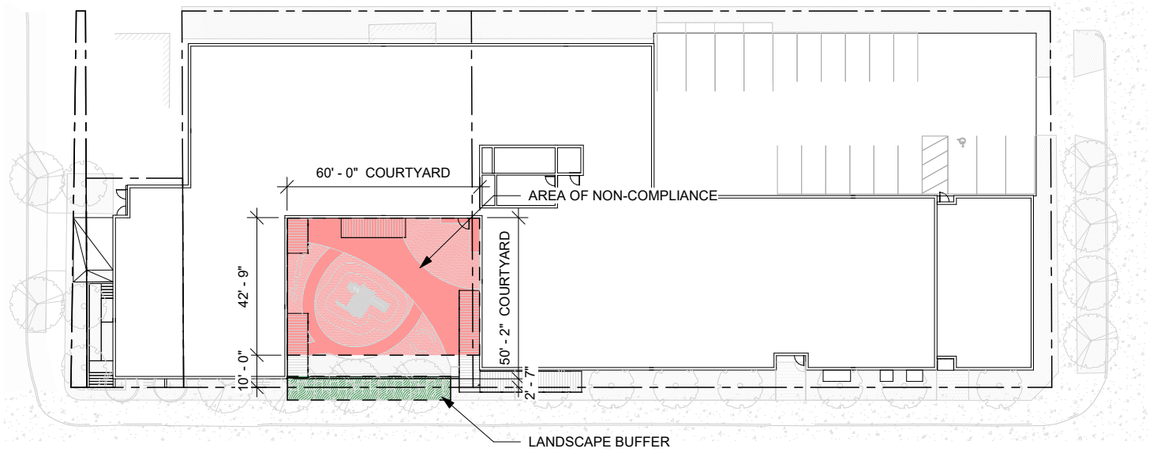


NORTH

	3728 & 3808 S Angeline: Neighborhood Commercial 2-55 (M) – Chapter 23.47A - Commercial			
	Code Citation	*Code Requirement*	*Proposed Design Departure*	*Rationale (Design Guideline)*
1	23.47A.008.A.3	Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	Grant that the Jose Marti Child Development Center playground may be located within the 10' setback	- Granting this departure will contribute to the public space and public life of this project (CS3.B1, PL1.A2, PL1.C1). While this is a private play space, this space will be available to the public outside of Jose Marti Child Development Center open hours. Direct access from the residential lobby and common space will be provided (CS3.B2). - Landscaping and culturally inspired artist fencing will be located between the sidewalk and the playground. - This departure helps break down the mass of this large and long building - by recessing the central portion of this courtyard by 50', it will reduce the building mass against the street (CS2.C3).
2	23.47A.024	Per SDCI Pre Application Meeting 10/6/21 notes: "portions of the building on the NC portion of the site will need to meet SMC 23.47A.0 and portions of the building on the LR portion of the site need to meet SMC 23.45.524"	Grant that total amenity area be located on either parcel within the contiguous project site/building. Total Amenity Area required will be calculated separately for each parcel (NC-2 per SMC 23.47A.0 & LR3 per SMC 23.45.524).	While this project occupies two different zones, it is one building serving 87 residential units. As one building, the residents will use amenity areas equally, regardless of which zone their unit happens to be located on. Combining required amenity areas would allow spaces to be larger, of higher quality, and therefore maximize the utility of these spaces to residents.
3	23.47A.024.B.1	All residents shall have access to at least one common or private amenity area.	Grant that Child Development Center playground may be counted towards Amenity Area.	- Residents will have access to the Child Development Center play space at all times the CDC is not in operation (typically 7am-4pm), and for at least an hour during that operation (typically 1-2pm) - During the times which the Child Development Center needs access to the play space, residents will have full access to three additional amenity areas: a roof deck on Level 5, a common room on Level 5, and a Common Room on Level 2. - If not granted, this will necessitate adding 3000sf of roof deck.
4	23.47A.024.B.2	Amenity areas shall not be enclosed.	Grant that some portion of interior common rooms & spaces may count towards Amenity Area.	- Based on a survey of existing residents of the Plaza Roberto Maestas project by the same owner, residents are more likely to use interior amenity areas than exterior. - The project features a balance of exterior and interior amenity areas adjacent to each other which provides a better balance of year-round amenity space (DC3.B1).
	3818 S Angeline: Low Rise 3 (M) – Chapter 23.45 - Multifamily			
	Code Citation	*Code Requirement*	*Proposed Design Departure*	*Rationale (with design guidelines)*
5	Table A for 23.45.518	Required rear setback for apartments is 10' minimum, 15' if no alley.	Grant 5' encroachment into 15' setback for a length of 55'	- Granting this 5' encroachment into the 15' setback for a length of 55' bounding the neighboring RSL lot will have minimal impact on the single-family house on the RSL lot, and be consistent with the intent of tapering development when adjacent to lower-density housing. The portion of the RSL lot immediately adjacent to the encroaching portion of the building was developed as part of the lot to the north of the NC-55 portion of this building site, and so the effect on the development will be the uniform across both the compliant and non-compliant portions. The portion of this building which actually neighbors a single-family home on the RSL lot is set back over 50' (CS2.D5). - Granting this departure allows for the building to be shaped in a way that it creates a courtyard on the southern portion of the site (CS2.C3, CS3.B1, PL1.A2, PL1.C1).
6	23.45.522.D.2.a	In LR zones, an amenity area shall not be enclosed within a structure.	Grant that some portion of interior common rooms & spaces may count towards Amenity Area.	See rationale for 23.47A.024.B.2.
7	Table A for 23.45.527	Maximum Structure Width for Apartments in LR3 inside Urban Villages, Urban Centers or Station Area Overlay Districts: 150'	Grant Maximum structure width of 180'	- Granting this departure would allow the building to maximize development of affordable housing, as shortening the building by 30' would result in loss of 8 family units. - Granting this departure allows the Church of Hope to activate and occupy a prominent corner, whereas reducing building width would result in the church sitting far back on the site (CS3.A4, PL1.A2, PL2.B1, PL3.A1). - Effort has been made in breaking down the massing, and will continue in detailing, to present the Church of Hope as a distinct building, even though it is connected. The full-height residential portion of the building is only 141' wide and recess between that portion and the primary mass of church will be designed to give illusion of building separation. - In terms of overall perceived width, recesses and material changes along S Angeline will reduce the perceived width of any one massing element. Structure width from 39th St is much smaller still.
8	23.45.536.B.2.a	Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: 3) Within 20 feet of any street lot line.	Allow parking spaces to be built within 5' of street lot line	- Based on feedback from the community during Community Meetings on 10/xx, 11/xx, the principal concern voiced was the limited parking provided on this site. While there is zero parking required for this project, the owner is committed to providing as much as is feasible (CS2.D5, CS3.A4). Not granting this departure would result in the loss of 3 spaces (or 17%) provided in this parking lot, which is allotted to the Church of Hope and Jose Marti Child Development Center. - Every effort will be made to reduce the visual impact of this parking lot to the street. The parking lot will slope down, away from the street (CS2.D2), and priority will be given to screening elements as part of the 5' planting strip (DC.B1).

DEPARTURE REQUEST DIAGRAMS

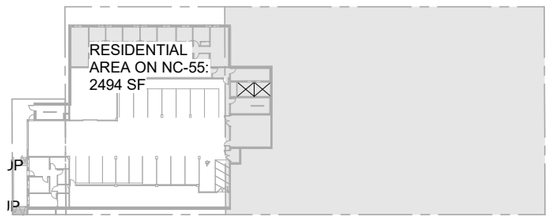
DEPARTURE REQUEST 1: 23.47A.008.A.3



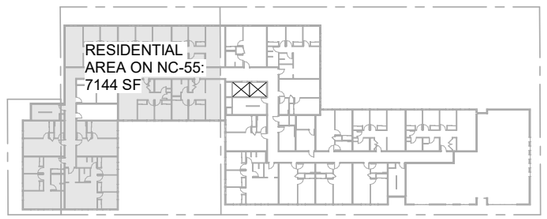
23.47A.008.A.3:

- Granting this departure will contribute to the public space and public life of this project (CS3.B1, PL1.A2, PL1.C1). While this is a private play space, this space will be available to the public outside of Jose Marti Child Development Center open hours. Direct access from the residential lobby and common space will be provided (CS3. B2).
- Landscaping and culturally inspired artist fencing will be located between the sidewalk and the playground.
- This departure helps break down the mass of this large and long building - by recessing the central portion of this court-yard by 50', it will reduce the building mass against the street (CS2.C3).

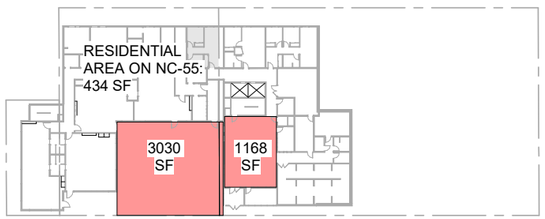
DEPARTURE REQUESTS 2, 3, 4, 6: 23.47A.024, 23.47A.024.B.1, 23.47A.024.B.2, 23.45.522.D.2.a



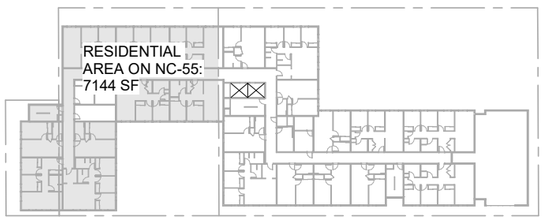
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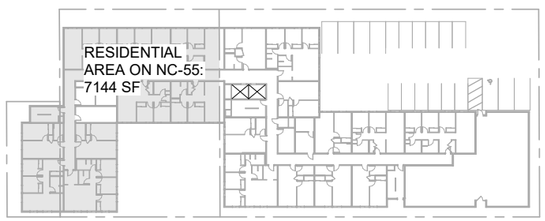
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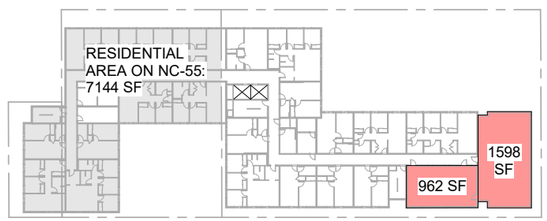
LEVEL 2



LEVEL 5



LEVEL 3



LEVEL 6

23.47A.024:
While this project occupies two different zones, it is one building serving 87 residential units. As one building, the residents will use amenity areas equally, regardless of which zone their unit happens to be located on. Combining required amenity areas would allow spaces to be larger, of higher quality, and therefore maximize the utility of these spaces to residents.

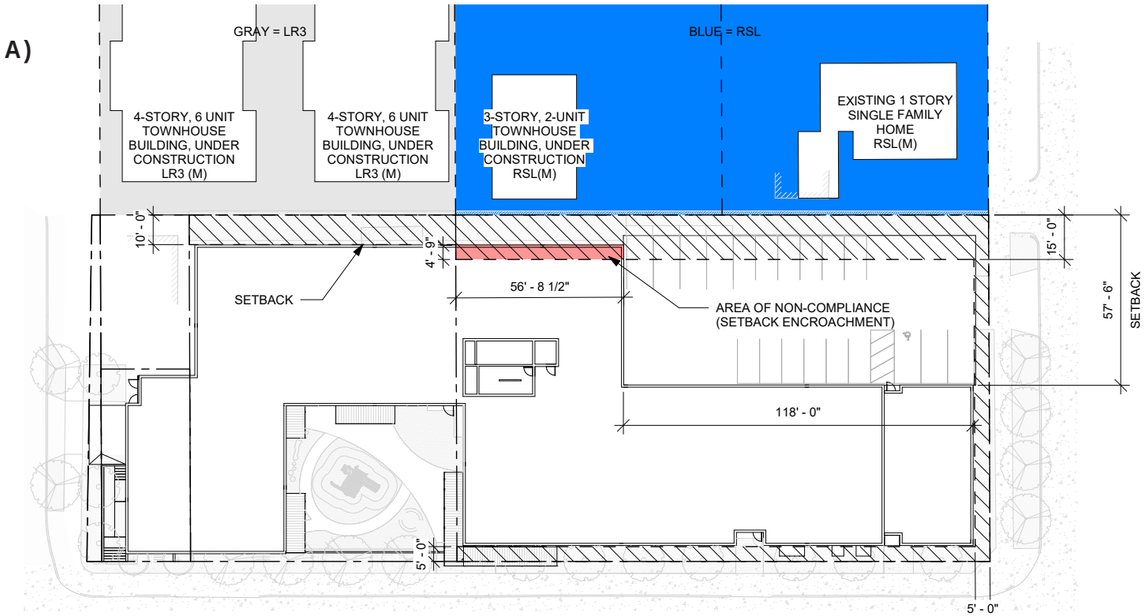
23.47A.024.B.1:
- Residents will have access to the Child Development Center play space at all times the CDC is not in operation (typically 7am-4pm), and for at least an hour during that operation (typically 1-2pm)
- During the times which the Child Development Center needs access to the play space, residents will have full access to three additional amenity areas: a roof deck on Level 5, a common room on Level 5, and a Common Room on Level 2.
- If not granted, this will necessitate adding 3000sf of roof deck.

23.47A.024.B.2:
- Based on a survey of existing residents of the Plaza Roberto Maestas project by the same owner, residents are more likely to use interior amenity areas than exterior.
- The project features a balance of exterior and interior amenity areas adjacent to each other which provides a better balance of year-round amenity space (DC3.B1).

23.45.522.D.2.a:
See rationale for 23.47A.024.B.2.

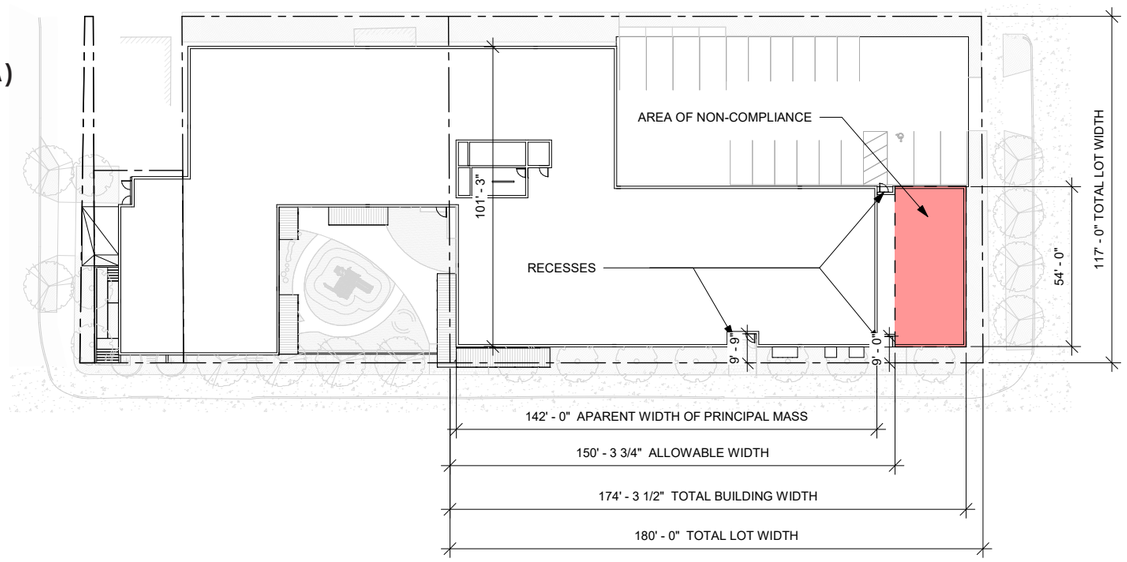
DEPARTURE REQUEST DIAGRAMS

DEPARTURE REQUEST 5: 23.45.518 (Table A)



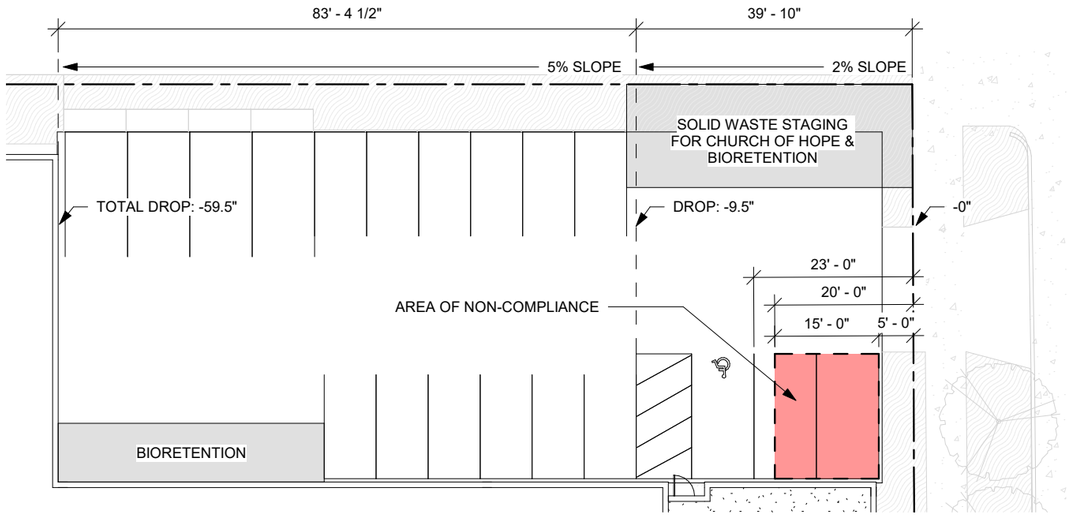
23.45.518 (Table A):
- Granting this 5’ encroachment into the 15’ setback for a length of 55’ bounding the neighboring RSL lot will have minimal impact on the single-family house on the RSL lot, and be consistent with the intent of tapering development when adja-cent to lower-density housing. The portion of the RSL lot immediately adjacent to the encroaching portion of the building was developed as part of the lot to the north of the NC-55 portion of this building site, and so the effect on the develop-ment will be the uniform across both the compliant and non-compliant portions. The portion of this building which actually neighbors a single-family home on the RSL lot is set back over 50’ (CS2.D5).
- Granting this departure allows for the building to be shaped in a way that it creates a courtyard on the southern portion of the site (CS2.C3, CS3.B1, PL1.A2, PL1.C1).

DEPARTURE REQUEST 7: 23.45.527 (Table A)



23.45.527 (Table A):
- Granting this departure would allow the building to maximize development of affordable housing, as shortening the building by 30’ would result in loss of 8 family units.
- Granting this departure allows the Church of Hope to activate and occupy a prominent corner, whereas reducing build-ing width would result in the church sitting far back on the site (CS3.A4, PL1.A2, PL2.B1, PL3.A1).
- Effort has been made in breaking down the massing, and will continue in detailing, to present the Church of Hope as a distinct building, even though it is connected. The full-height residential portion of the building is only 141’ wide and re-cess between that portion and the primary mass of church will be designed to give illusion of building separation.
- In terms of overall perceived width, recesses and material changes along S Angeline will reduce the perceived width of any one massing element. Structure width from 39th St is much smaller still.

DEPARTURE REQUEST 8: 23.45.536.B.2.a



23.45.536.B.2.a:

- Based on feedback from the community during Community Meetings in October and November of 2021, the principal concern voiced was the limited parking provided on this site. While there is zero parking required for this project, the owner is committed to providing as much as is feasible (CS2.D5, CS3.A4). Not granting this departure would result in the loss of 3 spaces (or 17%) provided in this parking lot, which is allotted to the Church of Hope and Jose Marti Child Development Center.
- Every effort will be made to reduce the visual impact of this parking lot to the street. The parking lot will slope down, away from the street (CS2.D2), and priority will be given to screening elements as part of the 5’ planting strip (DC.B1).

APPENDIX | ARBORIST REPORT

Greenforest Incorporated
Consulting Arborist

TO: Estela Ortega
El Centro Columbia City
2524 16th Ave. S.
Seattle, WA 9814

REFERENCE: Regulated Tree Inventory Report

SITE ADDRESS: South Angeline St, 38th – 39th Avenues, Seattle WA

DATE: October 14, 2021

PREPARED BY: Favero Greenforest, ISA Certified Arborist # PN -0143A
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist® #379

Matthew Flickinger of Beacon Development Group contacted me on your behalf, and you subsequently contracted my services as a consulting arborist. My assignment is to identify, inventory and assess the regulated trees at the above referenced site. The purpose of this report is to establish the condition of the regulated onsite trees to satisfy City of Seattle permit submittal requirements.

I visited the site 10/13/2021 and visually inspected all regulated trees associated with this site, which are the subject of this report. The totals are summarized in the table below.

Summary:

	Onsite	*Offsite*
Significant	*5*	*3*
Exceptional	*1*	*0*
Grove	*0*	*0*
ROW/Street Tree	*5*	*0*

Attributes for the subject trees are summarized in attachment 3.

LIMITATIONS AND USE OF THIS REPORT
This tree report establishes, via the most practical means available, the existing conditions of the tree on the subject property. This report is based solely on what is readily visible and observable, without any invasive means.

There are several conditions that can affect a tree's condition that may be pre-existing and unable to be ascertained with a visual-only analysis. No attempt was made to determine the presence of hidden or concealed conditions which may contribute to the risk or failure potential of trees on the site. These conditions include root and stem (trunk) rot, internal cracks, structural defects or construction damage to roots, which may be hidden beneath the soil. Additionally, construction and post-construction circumstances can cause a relatively rapid deterioration of a tree's condition.

TREE INSPECTION METHOD – TREE HEALTH, CONDITION AND VIABILITY
I visually inspected this tree from the ground. I performed a Level 1 risk assessment.[1] This is the standard assessment for populations of trees near specified targets, conducted in order to identify obvious defects or specified conditions such as a pre-development inventory. This is a limited visual assessment focuses on identifying trees with imminent and/or probable likelihood of failure, and/or other visible conditions that will affect tree retention.

High-risk trees can appear healthy in that they can have a dense, green canopy. This may occur when there is sufficient sapwood or adventitious roots present to maintain tree health, but inadequate strength for structural support.

Conversely, trees in poor health may or may not be structurally stable. For example, tree decline due to root disease is likely to cause the tree to be structurally unstable, while decline due to drought or insect attack may not.

One way that tree health and structure are linked is that healthy trees are more capable of compensating for structural defects. A healthy tree can develop adaptive growth that adds strength to parts weakened by decay, cracks, and wounds. This report identifies unhealthy trees based on existing health conditions and tree structure, and specifies which trees are most suitable for preservation.[2]

No invasive procedures were performed on any trees. The results of this inspection are based on what was visible at the time of the inspection.

[1] Companion publication to the *ANSI A300 Part 9: Tree Shrub and Other woody Plant Management – Standard Practices, Tree Risk Assessment.* 2011. ISA.
[2] Companion publication to the *ANSI A300 Part 5: Tree Shrub and Other woody Plant Maintenance – Standard Practices, Managing Trees During Construction.* 2008. ISA.

The attached inventory summarizes my inspection results and provides the following information for each tree:

Significant, Exceptional (based on size), Exceptional (based on grove) as defined by municipal code.[3]
Tree number as shown on attached exhibit.
DBH stem diameter in inches measured 4.5 feet from the ground.
(QMD) quadratic mean diameter for multiple stemmed trees.[4]
Tree Species common name and Latin binomial.
Threshold trunk DBH for exceptional category.
Dripline average branch extension from the trunk as radius in feet.
Health and Structure ratings '1' indicates good to excellent condition; no visible health-related problems or structural defects, '2' indicates fair condition; minor visible problems or defects that may require attention if the tree is retained, and '3' indicates poor condition; significant visible problems or defects, the tree is not viable for retention and removal is recommended.
Comments on Condition obvious structural defects or diseases visible at time of inspection.
Viable Tree? viability is determined by the arborist, regardless of municipal code or requirements. The *condition* and *viability* ratings in this report are not a substitute for municipal-required assessments and reporting, which are outside the scope of this report. This report alone does not guarantee SDCI authorizing removal of any tree. SDCI requires a higher level of assessment and scrutiny for the removal of exceptional trees based on their risk.

This *viability* rating is provided only as a guide for selecting trees to retain and does not guarantee tree removal.

[3] Director's Rule 16-2008. Seattle DCI.
[4] Ibid.

ONSITE TREES
There are 6 SDCI-regulated trees on site. Three are native Western red-cedars and they each have been topped and stand close the existing structures. When their foundations are demolished, the trees will likely fall over from lack of rootplate support.

Two onsite trees are Naturalized Italian prunes. Both have been topped, are diseased and have double trunks.

An English holly also grows on the site and is exceptional based on trunk diameter. Its dripline ranges from 10 to 13 feet radius from center of trunk.

The holly is viable for retention.

Four flowing pears grow in the right-of-way parking strip along 39th Ave S. These trees are ragged: diseased, visible branch dieback and the leaves are blighted with trellis fungus.

At the intersection of 39th and Angeline is a hornbeam in good condition.

OFFSITE TREES
Three offsite trees stand across an existing fence near the NE portion of the site: they include a native Bigleaf maple, a bird cherry and a Tulip magnolia. All three trees are significant. Their branch overhang is listed in the attached inventory, and none have rootplates that will be impacted by excavation on the subject site.

Those trees listed in the attached inventory represent all regulated trees associated with this parcel.

HOLLY TREE INNER AND OUTER ROOT ZONES
Soil disturbance and encroachment inside the dripline of an exceptional tree is restricted by city code. An exceptional tree's outer root zone (ORZ, defined by the dripline), inner root zone (IRZ, or one-half the dripline radius), and feeder root zone (2 times the dripline) are defined by municipal code. SMC §21.11.050

> *The basic tree protection area shall be the area within the drip line of the tree. The tree protection area may be reduced if approved by the Director according to a plan prepared by a tree care professional. Such reduction shall be limited to one-third of the area within the outer half of the area within the drip line. In no case shall the reduction occur within the inner root zone. In addition, the Director may establish conditions for protecting the tree during construction within the feeder root zone.* (See Exhibit SMC §21.11.050.B.)

These defined root zones will have implications for future site redevelopment. SDCI typically requires factual evidence AND compliance with industry best practices for any proposed disturbance within the ORZ of an exceptional tree, either on or off site. Industry best practices sometimes may not allow any disturbance within a tree's ORZ. Every tree scenario is different.

ATTACHMENTS:
1. Assumptions and Limiting Conditions
2. Certification of Performance
3. Regulated Tree Inventory
4. Tree Number Exhibit

Attachment No. 1 - Assumptions & Limiting Conditions

1. A field examination of the site was made 10/13/2021. My observations and conclusions are as of that date.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
3. I am not a qualified land surveyor. Reasonable care was used to match the trees indicated on the sheets with those growing in the field.
4. Construction activities can significantly affect the condition of retained trees. All retained trees should be inspected after construction is completed, and then inspected regularly as part of routine maintenance.
5. Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject tree may not arise in the future.
6. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. A complete evaluation of the potential for this (a) tree to fail requires excavation and examination of the base of the subject tree. Permission of the current property owner must be obtained before this work can be undertaken and the hazard evaluation completed.
7. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.

Attachment No. 2 - Certification of Performance

I, Favero Greenforest, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinion, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinion, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client of any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of International Society of Arboriculture (ISA), and the ISA PNW Chapter, I am an ISA Certified Arborist (#PN-0143A) and am Tree Risk Assessment Qualified, and am a Registered Consulting Arborist® (#379) with American Society of Consulting Arborists. I have worked as an independent consulting arborist since 1989.

Signed:
GREENFOREST, Inc.
By Favero Greenforest, M. S.
Favero Greenforest
Digitally signed by Favero Greenforest
DN: cn=Favero Greenforest, o, ou, email=greenforestinc@mindspring.com, c=US
Date: 2021.10.14 16:44:50 -07'00'
Date: October 14, 2021

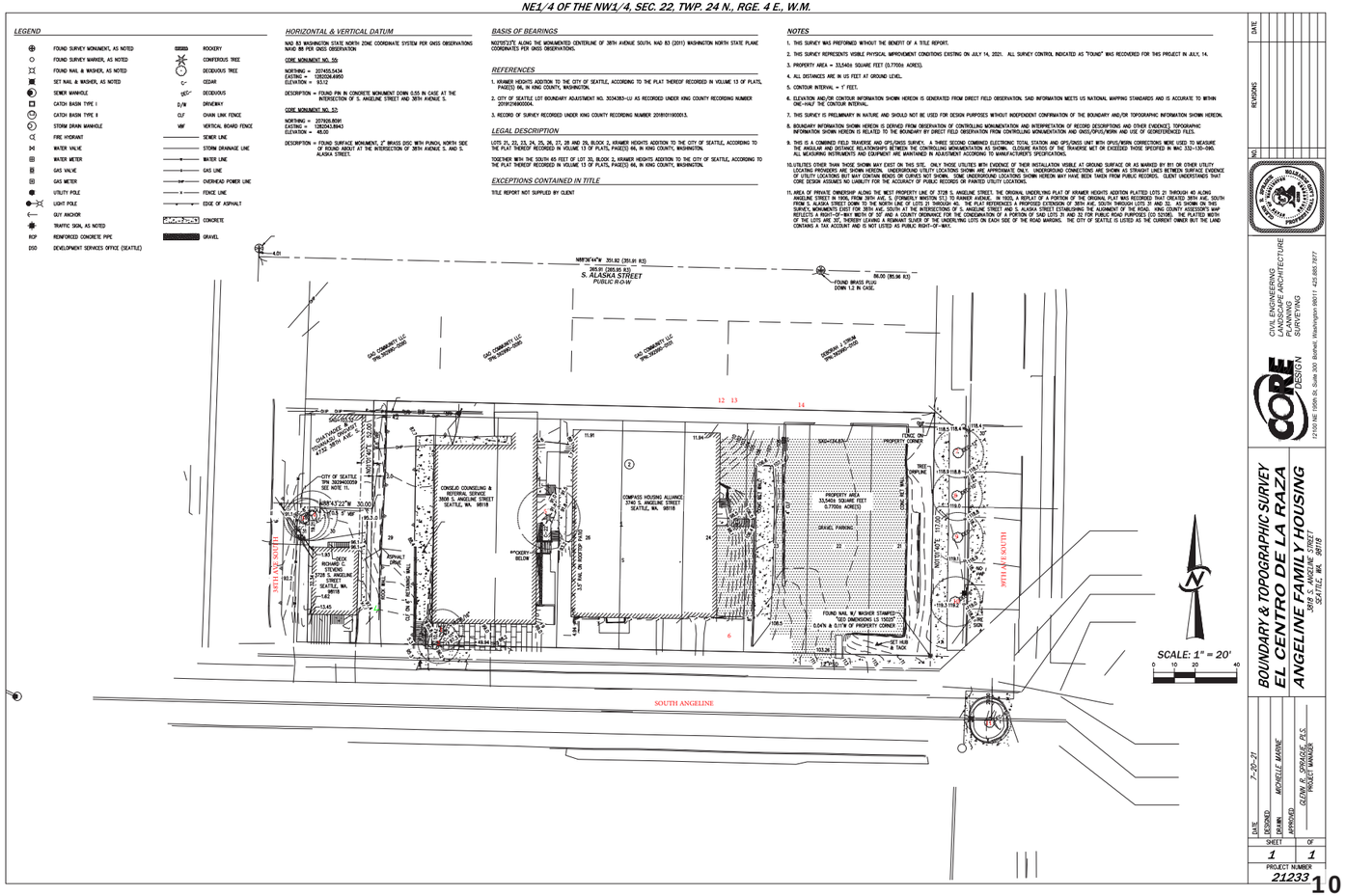
QMD – quadratic mean diameter for multiple stemmed trees
Dripline radius from center of tree (also outer root zone radius, or ORZ)
Condition ratings '1' good to excellent, '2' fair, '3' poor
For offsite trees, driplines are reported as branch length overhanging the subject property as measured from an existing fence. DBH is estimated.

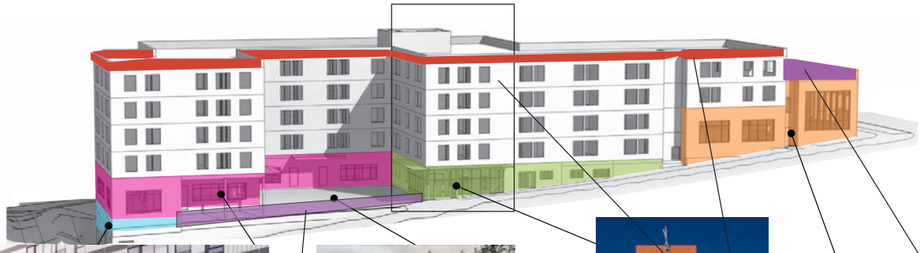
Attachment No. 3 – Regulated Tree Inventory

Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH (QMD)	Species Common Name and Latin Binomial	Threshold (inches)	Dripline (R')	Health	Structure/Form	Comments on Condition	Viable Tree
✓		✓	No	1	15.8"	Western red-cedar, Thuja plicata	30"	15'	1	3	Topped, asymmetric canopy, rootplate growth obstruction (foundation). Tree will fall over when existing building is removed.	No
✓				2	6.5"	Western red-cedar, Thuja plicata	30"	8'	1	3	Topped, asymmetric canopy, rootplate growth obstruction (foundation). Tree will fall over when existing building is removed.	No
✓				3	6.2,6.9" (9.3")	Italian prune, Prunus domestica	22.9"	5'	3	3	Diseased, topped, double leaders	No
✓				4	6.9,7.5" (10.2")	Italian prune, Prunus domestica	22.9"	8'	3	3	Diseased, topped, double leaders	No
✓		✓	No	5	24.2"	Western red-cedar, Thuja plicata	30"	15'	1	3	Topped, asymmetric canopy, rootplate growth obstruction (foundation). Tree will fall over when existing building is removed.	No
	✓	✓	No	6	20"	English holly, Ilex aquifolium	18.8"	10-13'**	2	2	Multiple leaders, burl growth at rootcrown	Yes
ROW TREES												
				7	12"	Flowering pear, Pyrus sp.	N/A	15'	3	2	Diseased, topped, deadwood	No
				8	8.5"	Flowering pear, Pyrus sp.	N/A	12'	3	2	Diseased, topped, deadwood	No

Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH (QMD)	Species Common Name and Latin Binomial	Threshold (inches)	Dripline (R')	Health	Structure/Form	Comments on Condition	Viable Tree
				9	8"	Flowering pear, Pyrus sp.	N/A	11'	3	2	Diseased, topped, deadwood	No
				10	7"	Flowering pear, Pyrus sp.	N/A	10'	3	2	Diseased, topped, deadwood	No
				11	7.8"	Hornbeam, Carpinus caroliniana	N/A	9'	1	1		Yes
OFFSITE TREES												
✓		✓	No	12	18"	Bigleaf maple, Acer macrophyllum	30"	12'*	Approx. 10 feet north of existing fence.			
✓		✓	No	13	12"	Bitter cherry, Prunus emarginata	Grove	12'*	Approx. 10 feet north of existing fence.			
✓				14	7"	Saucer magnolia, Magnolia soulangeana	16"	5'*	Approx. 3 feet north of existing fence.			

*Branch length overhanging the subject property as measured from an existing fence.
** Holly tree dripline radius: N 12', E 10', S 12', W 13'.



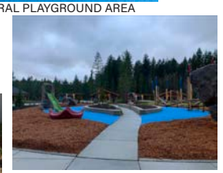




GROUND EYE-LEVEL MURALS

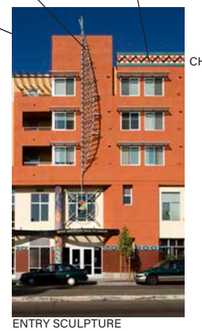


CULTURAL PLAYGROUND AREA





DECORATIVE FENCE



CHURCH OF HOPE

ENTRY SCULPTURE



DECORATIVE RAILING



MASSING ART ZONES - MURAL EXAMPLES



ARTISTIC MURAL



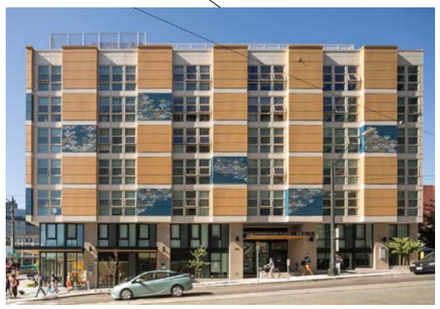
CULTURAL/HISTORICAL MURAL

PROPOSED ART/CULTURAL ZONES - BUILDING FACADE OPTIONS

7 DIRECTIONS
architects / planners



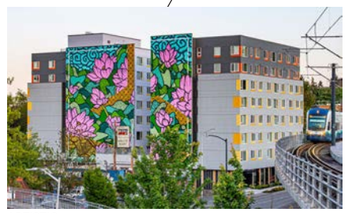
INDIVIDUALITY EXAMPLE



JAPANESE CULTURAL EXPRESSION



VERTICAL MURALS EXAMPLES



ARTISTIC



CULTURAL/HISTORICAL



EXTERIOR PERSPECTIVE - MURAL ART OPTION



EXTERIOR PERSPECTIVE - MURAL ART OPTION



EXTERIOR PERSPECTIVE - COURTYARD ART OPTION



SLIDE WITH STAIRS



TRICYCLE PATH

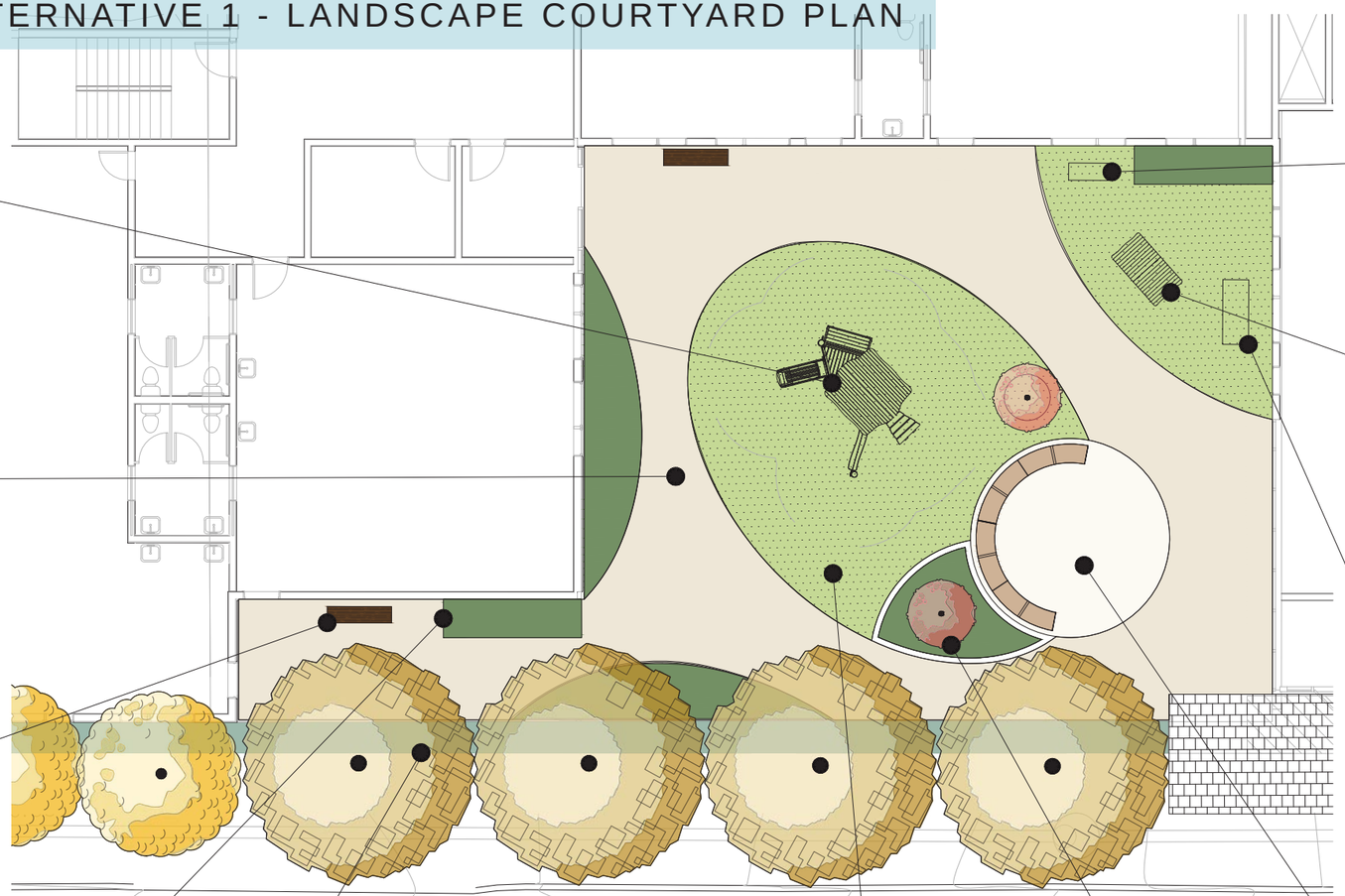




BENCHES



RAISED WOOD PLANTERS



1 CHILD CARE PLAY AREA

SCALE: 1" = 10'-0"

5 2.5 0 5 10

SCALE IN FEET

N





FENCE PANEL ALONG SOUTH ANGELINE STREET- OPTIONS



MUD KITCHEN



PLAY HOUSE



WATER PLAY

GATHERING AREA



PLAY GRASS AND MOUNDS



CREPE MYRTLE TREES

NAKANO ASSOCIATES
DESIGN FOR HEALTHY COMMUNITIES™



1 LANDSCAPE PLAN - AT GRADE
SCALE: 1" = 10'-0""

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EL CENTRO COLUMBIA CITY

EL CENTRO DE LA RAZA

3818 S ANGELINE ST
SEATTLE, WA 98118
EARLY DESIGN GUIDANCE
SDCI PROJECT #3039140-EG

