EARLY DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

SDCI NO. 3040351-EG
1627 14th Ave
Seattle, WA 98122

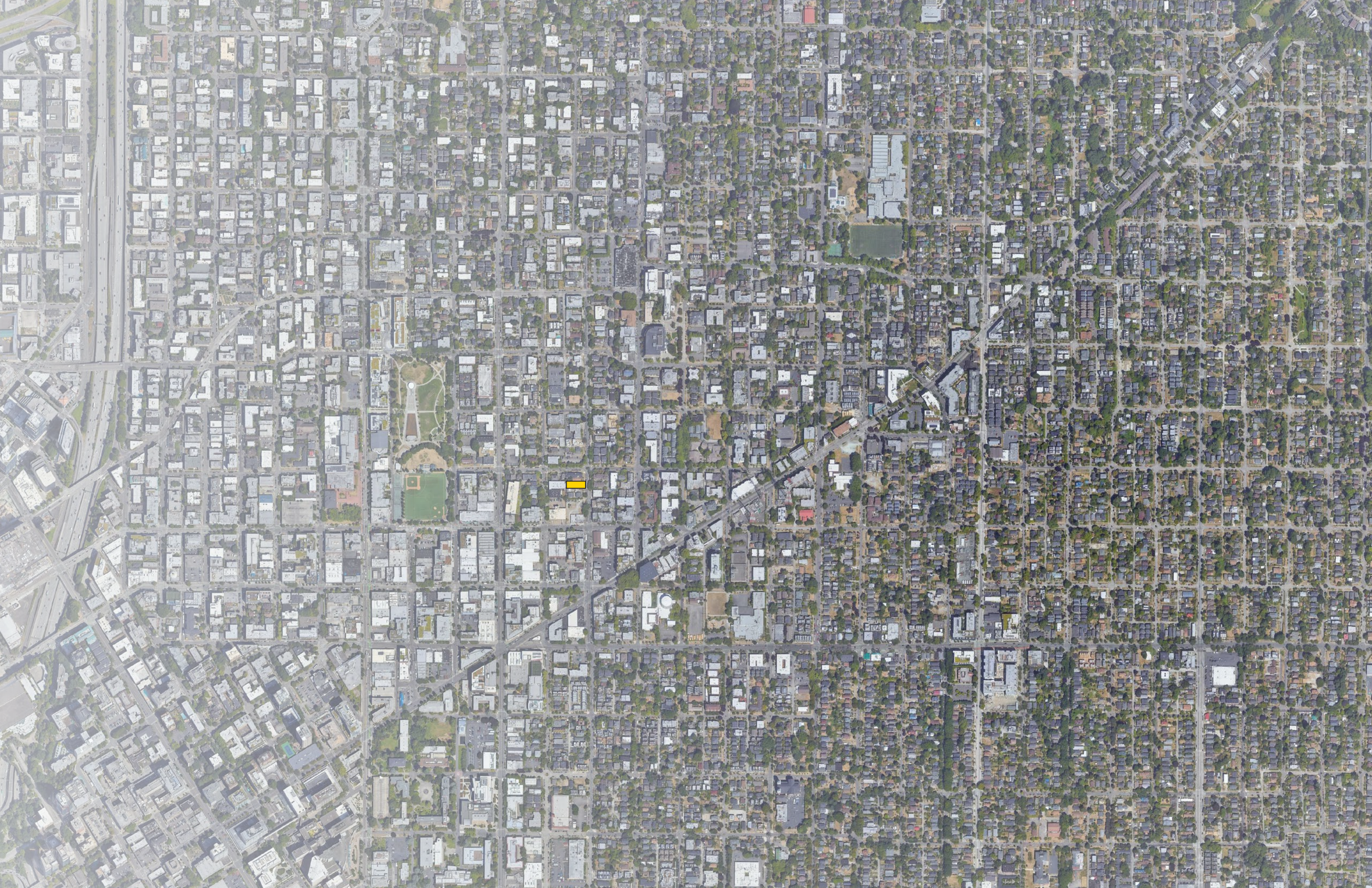
APPLICANT
Green Canopy NODE
27 S Hanford St
Seattle, WA 98134
Contact: Jessica Tranquada

DEVELOPER / ARCHITECT
Green Canopy NODE
27 S Hanford St
Seattle, WA 98134

SDCI PLANNER
Greg Johnson

EDG PRE-SUB MEETING
9:30am 11/30/2022

PACKET SUBMITTAL DATE
1/27/2023





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PROJECT INFORMATION

Construct a new 4-story structure containing 17 affordable condominium units in partnership with Habitat for Humanity

SUSTAINABILITY GOALS

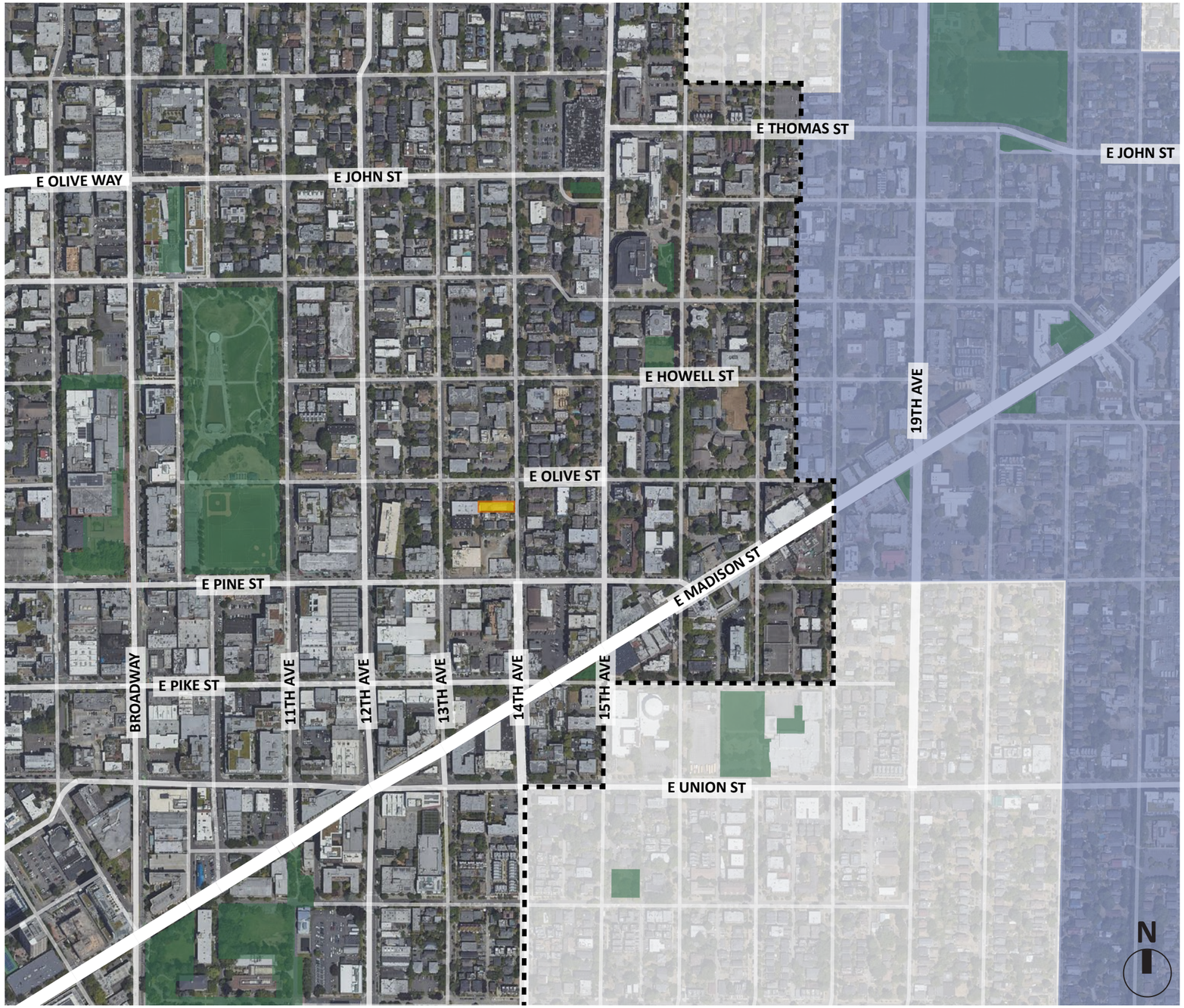
The project will be designed and built to meet a minimum 4-star Built-Green certification. The building will be insulated and air-sealed above current Seattle Energy Code requirements. Sustainable materials will be used in the construction, such as low-to-no VOC interior finishes, FSC certified lumber and reclaimed wood. Building massing and roof orientation is designed to optimize solar exposure for future installation of solar panels. Drought tolerant and low maintenance plantings will help to reduce water usage while providing natural beauty to the owners and public.

PROPOSED PROGRAM

LOT AREA:	**4,482 sf**
PROPOSED RESIDENTIAL UNITS:	**17 affordable condo units**
NUMBER OF PARKING SPACES:	**0**
PROPOSED FAR:	**8,931 sf**

SDCI PERMIT NUMBERS:

EARLY DESIGN GUIDANCE:	**3040351-EG**
CONSTRUCTION PERMIT:	**6830095-CN**

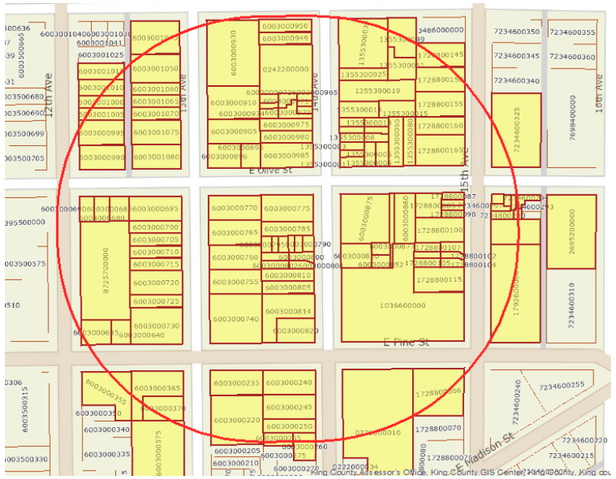


LEGEND

- Development Site
- Public Open Space
- First Hill/Capitol Hill Urban Center
- Residential Urban Village

SUMMARY OF PUBLIC OUTREACH

APPROXIMATE DISTRIBUTION OF OUTREACH FLYER



PRINTED OUTREACH

MAILER

A printed mailer (below) was sent out to over 900 homes, apartments and businesses within a 500 ft radius of the development site on 11/04/22. It provided a brief description of the proposed development, applicant contact information and invited interested parties to attend the public presentation or provide feedback through the online survey.

ADDITIONAL OUTREACH:

Emails were sent to community organizations, introducing the project and inviting their members to attend the public meeting and/or complete the online survey.

DIGITAL OUTREACH

ONLINE SURVEY

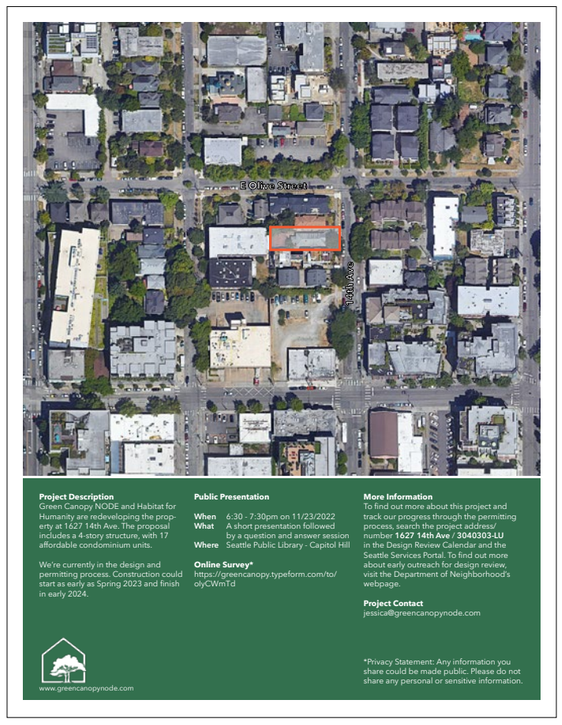
Both the mailer and additional emails directed interested parties to an online survey based on the City of Seattle guidelines for Early Community Outreach. The survey was made available from 11/14/22 to 12/07/22.

SUMMARY OF RESPONSES:

The four survey respondants were concerned with affordability, environmental sustainability, building aesthetic, displacement of current residents, building scale with respect to adjacent homes and the new development's impact on parking in the neighborhood.

OUTREACH FLYER



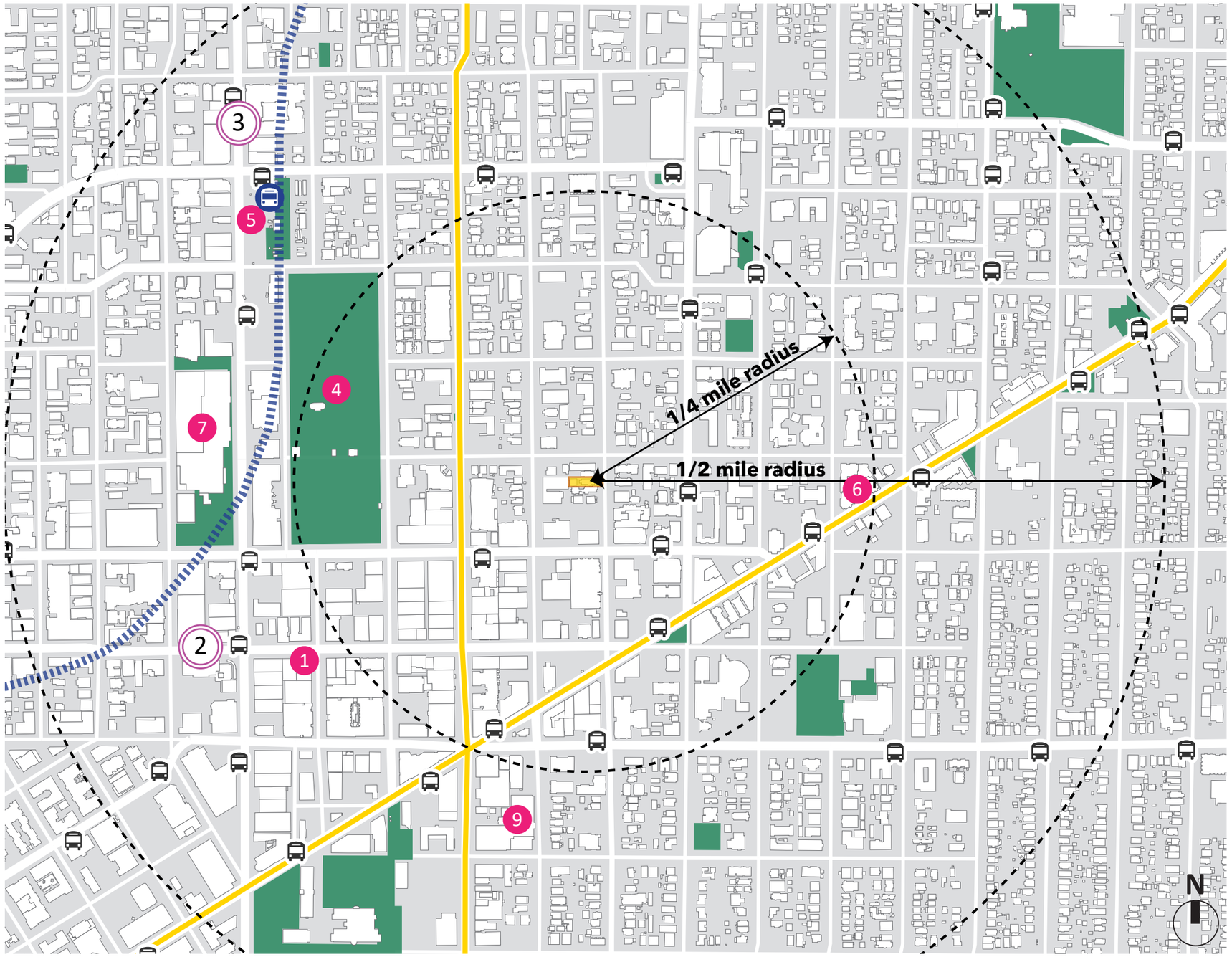


IN-PERSON EVENT

PUBLIC MEETING

A community meeting was held on 11/23/22 from 6:30pm - 7:30pm at the Seattle Public Library - Capitol Hill Branch. The meeting included an introduction to Green Canopy NODE's mission of sustainability and social responsibility, a presentation of the proposed development and a question and answer session. Zero residents of neighboring properties attended the meeting.

VICINITY MAP



LEGEND

- Development Site
- Public Open Space
- 1 Point of interest
- 2 Community Node
- Light Rail Stop
- Bus Stop
- Light Rail Route
- Connectors

POINTS OF INTEREST



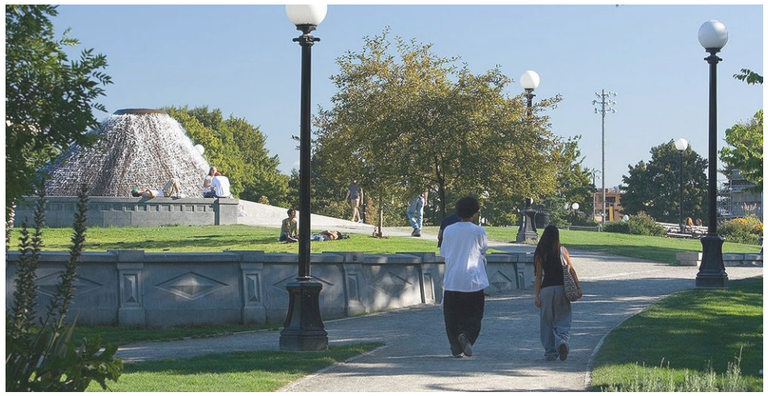
1 Neumos



2 Neighborhood Commercial Corridor



3 Neighborhood Commercial Corridor



4 Cal Anderson Park



5 M2M Mart



6 Trader Joe's



7 Seattle Central College

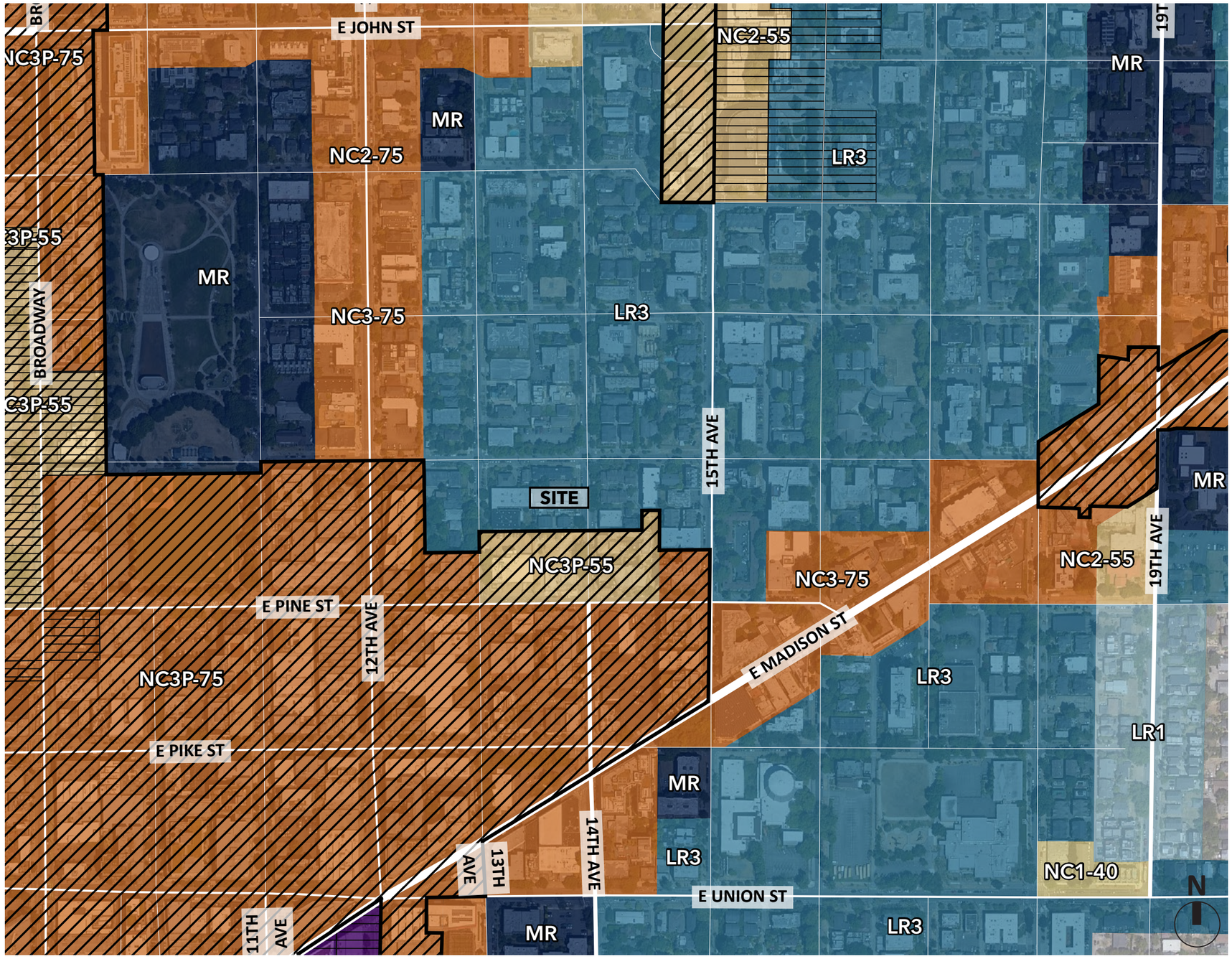


8 The Northwest School



9 Seattle Academy of Arts and Science

ADJACENT ZONING MAP



LEGEND

- **SITE** — Development Site
- Midrise Residential
- Lowrise Residential
- Neighborhood Commercial
- Pedestrian Zone
- Major Institution Overlay Zone

3D SITE VIEW



SITE OPPORTUNITIES & CONSTRAINTS

LEGAL DESCRIPTION

THE SOUTH 25 FEET OF THE NORTH 40 FEET OF LOT 8, BLOCK 23. NAGLES ADDITION, ACCORDING TO THE PLAT THEROF RECORDED IN VOLUME 1 OF PLATS, PAGE 153, IN KING COUNTY, WASHINGTON.

APN NO. 6003000785

ADJACENT BUILDING & USES

To the North: 1.5-story multifamily structure constructed in 1908
To the South: Recent 3-story townhome structure with primary unit entries facing the development site
To the West: 3-story apartment building constructed in 190

EXISTING LOT CONDITIONS

One parcel, approximately 4,482 sf, 35' wide x 128' long, located on 14th Ave, one lot south of E Olive St. The lot is relatively flat with two existing multifamily structures to be removed.

VIEWS

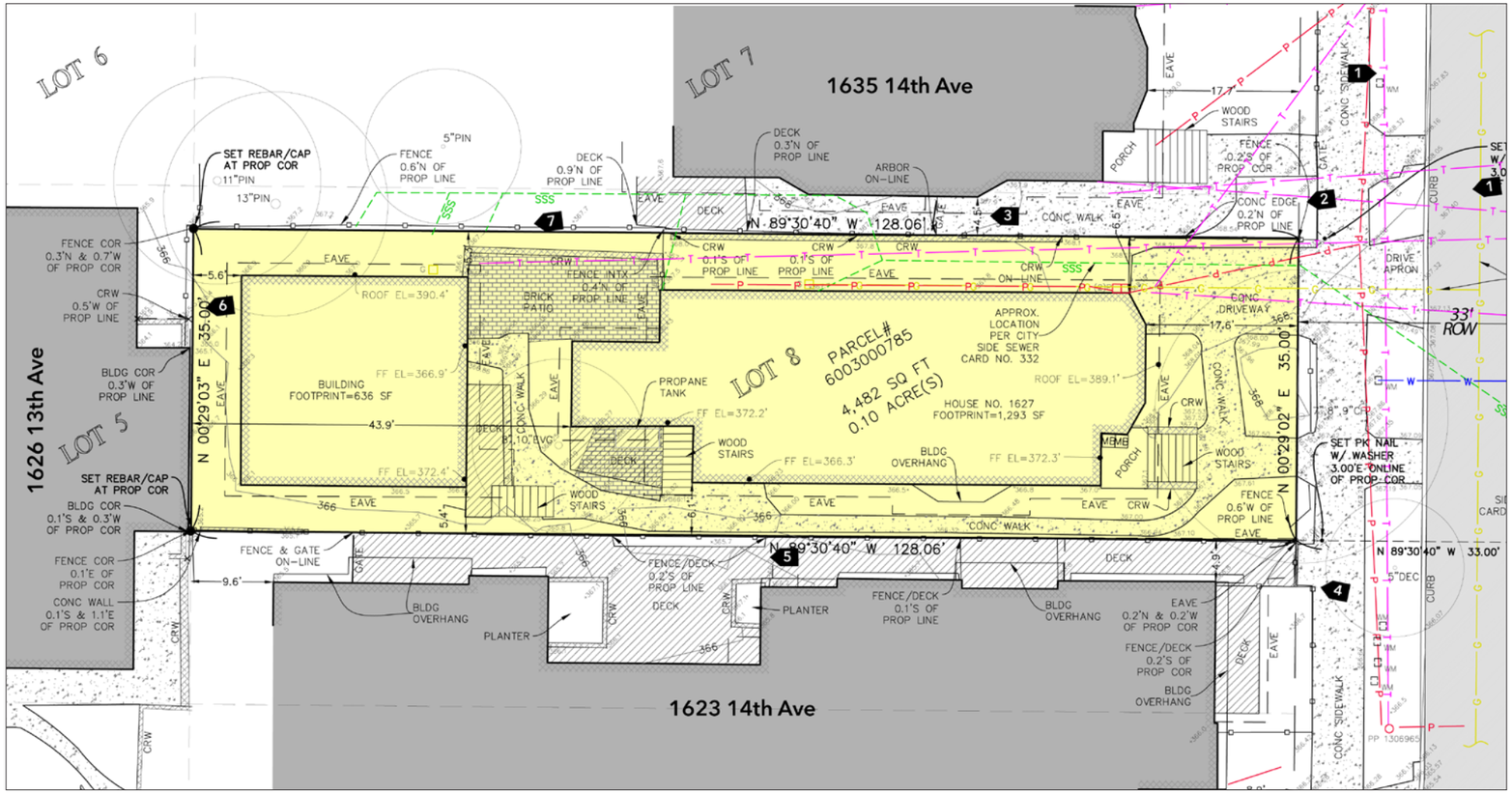
The upper floors will have territorial views above the adjacent structures.

TREES

There is an existing tree in the ROW that straddles the front property line - SDOT has requested that the tree be removed and replaced with a new street tree located in the planting strip. The existing tree on site will be removed.

SOLAR ACCESS

The structure will be taller than the existing townhome development to the south so it should have unrestricted solar access.

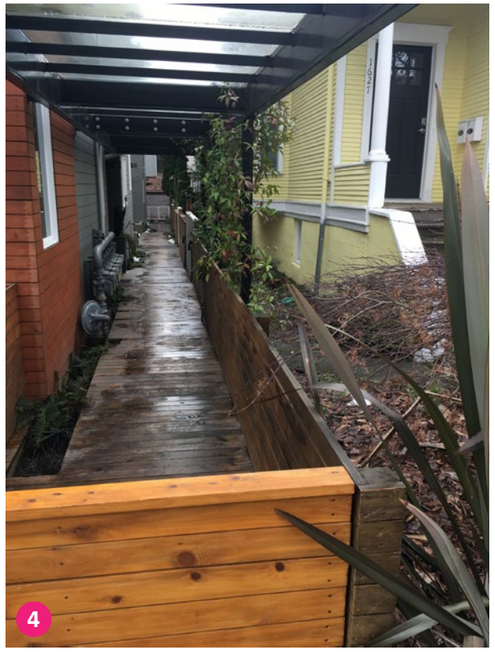


EXISTING SITE PHOTOS


1


2


3


4


5


6


7

STREETSCAPES

1320 E PINE
CURRENTLY UNDER CONSTRUCTION

PROJECT SITE



14TH AVE LOOKING WEST

PROJECT SITE
OPPOSITE



14TH AVE LOOKING EAST

LAND USE CODE SUMMARY

ZONE: LR3 (M) **OVERLAYS:** First Hill/Capitol Hill Urban Center, Frequent Transit Zone **LOT AREA:** 4482 sf

23.45.510 FLOOR AREA RATIO
B ALLOWED: *2.3 (apartments in LR3-M, inside urban centers and urban villages)*
2.3 x 4482 sf = 10,308.6 sf max
D.1 *All stories, or portions of stories, that are entirely below grade are exempt from FAR limits*
PROPOSED: **8930.8 sf**

23.45.512 DENSITY LIMITS
ALLOWED: *no limit*
PROPOSED: **17 Units**

23.45.514 STRUCTURE HEIGHT
A ALLOWED: *50'-0" above Average Existing Grade*
3'-0" shed roof bonus
PROPOSED: **50'-7" max above average existing grade at highest point**

23.45.517 MANDATORY HOUSING AFFORDABILITY
REQUIRED: *LR zones with an MHA suffix are subject to provisions of 23.58C*
PROPOSED: **This project is complying with the performance option**

23.45.518 SETBACKS
Table A FRONT ALLOWED: *5'-0" min*
PROPOSED: 10'-0"
SIDE ALLOWED: *7'-0" avg, 5.0' min (for facades > 40.0')*
PROPOSED: 7'-0" avg (North), 7'-2" avg (South)
REAR ALLOWED: *15'-0" min (if no alley)*
PROPOSED: 15'-0"

23.45.522 AMENITY AREA
A REQUIRED: *25% lot area*
25% x 4482 sf = 1120.5 sf total
50% required at grade = 560.25 sf min (must be common amenity)
D.5.b. *1) at least 50% of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities ans/or trees.*
PROVIDED: Common (ground-related) = 569.8 sf
Private (ground-related) = 552.5 sf
Total = 1122.3 sf

23.45.524 LANDSCAPING STANDARDS
A REQUIRED: *min Green Factor score of 0.6 for any development proposing construction of more than one dwelling unit*
PROVIDED: 0.6 min

23.45.527 STRUCTURE WIDTH
A ALLOWED: *120'-0"*
PROVIDED: 25'-0"

23.45.527 FACADE LENGTH
B2 ALLOWED: *The maximum combined length of all portions of facades within 15 ft of a lot line that is neither a rear or street lot line shall not exceed 65% of the length of that lot line.*
65% x 128'-0" = 83'-2" max
PROVIDED: 83'-2" within 15' of side property lines

23.45.534 LIGHT AND GLARE
A Exterior lighting shall be shielded and directed away from adjacent properties

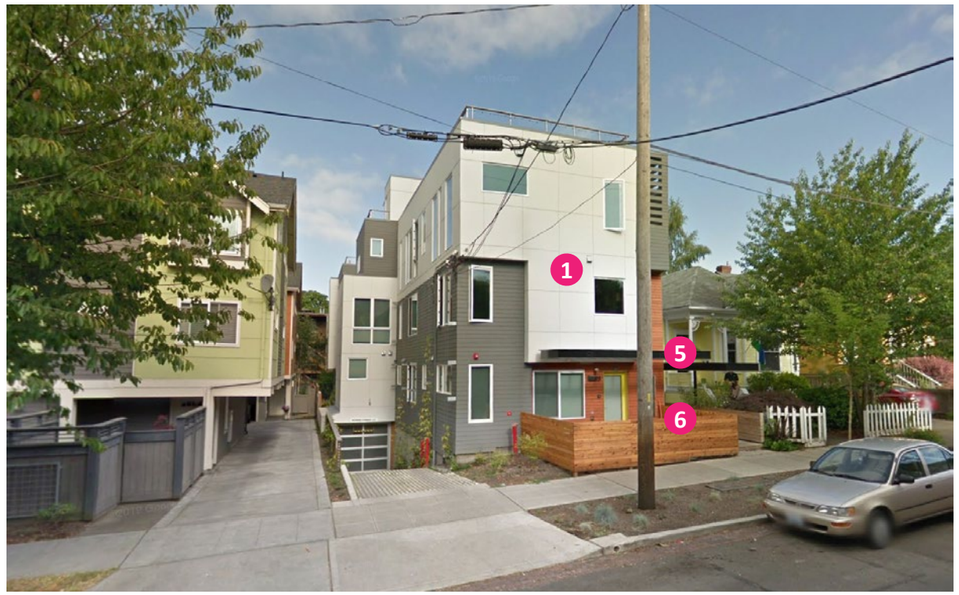
23.54.015 VEHICLE PARKING
Table B REQUIRED: *0*
PROVIDED: 0

23.54.015 BICYCLE PARKING
K REQUIRED: *(1) long term space per dwelling unit & (2) short term parking spaces = 17 dwelling units*
PROVIDED: Bicycle storage room to accommodate 17 bicycles & short term rack for 2 bicycles in ROW

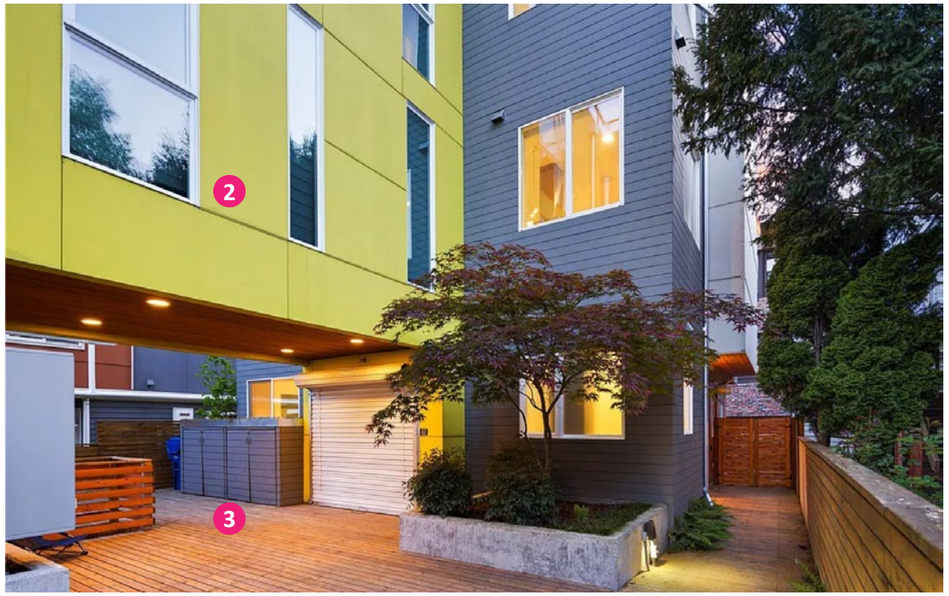
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE
A.1 REQUIRED: *3 cy for recycle, 2 cy garbage, 96 gal bin for yard waste*
D *Minimum horizontal dimension: 7 ft (8 units or fewer); 12 ft (9 units or greater)*
E *The storage space shall not be located in any required driveways, parking aisles or parking spaces and shall not block any fire exits, or pedestrian or vehicular access*
PROPOSED: Waste storage room to accommodate shared carts: (1) 2 cy recycle bins, (1) 2 cy garbage, (1) 96 gal yard waste

ARCHITECTURAL CONTEXT & CUES

1. facade massing broken down with vertical modulations that define individual units
2. exterior siding defines and highlights the courtyard space
3. central opening allows for exterior circulation through the building
4. alternating panels along the long facade to break up the perceived depth
5. weather protection, facade modulation and/or materiality help distinguish unit entries
6. landscaping and outdoor furnishing provides transition from ROW to apartment entrance
7. strong horizontal roof line is reinforced with secondary horizontal elements
8. facade massing broken down with exterior siding that changes the perceived height of the building
9. simplified massing is accented with high quality materials

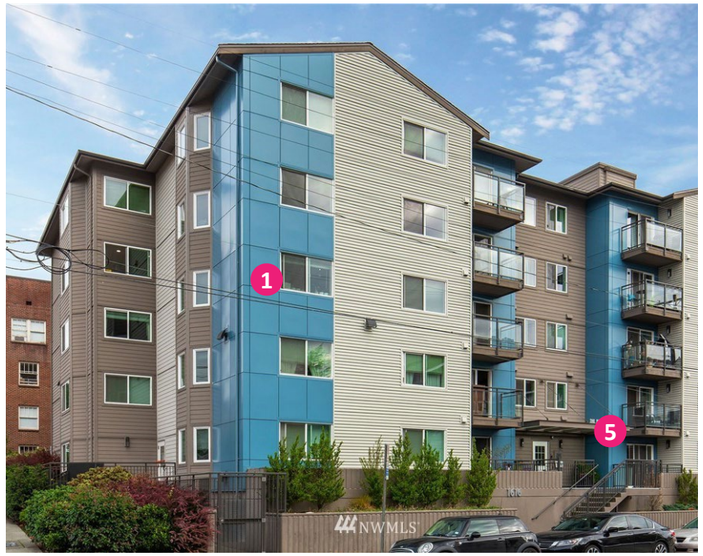


1623 4th Ave





LIV, 1113 E John St



1616 Summit Ave

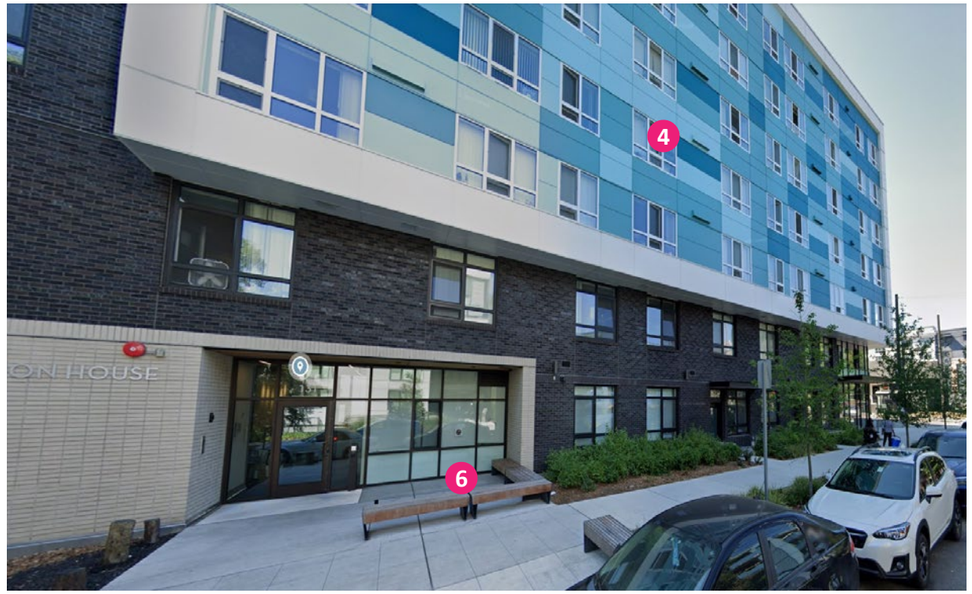


1637 15th Ave

ARCHITECTURAL CONTEXT & CUES



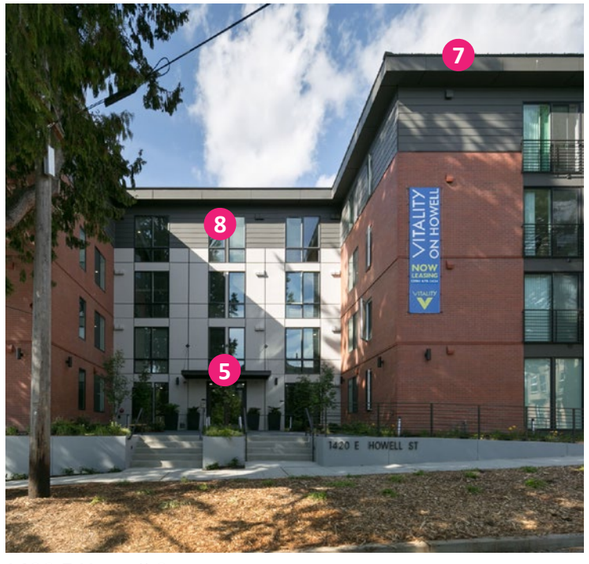
1814 E John St



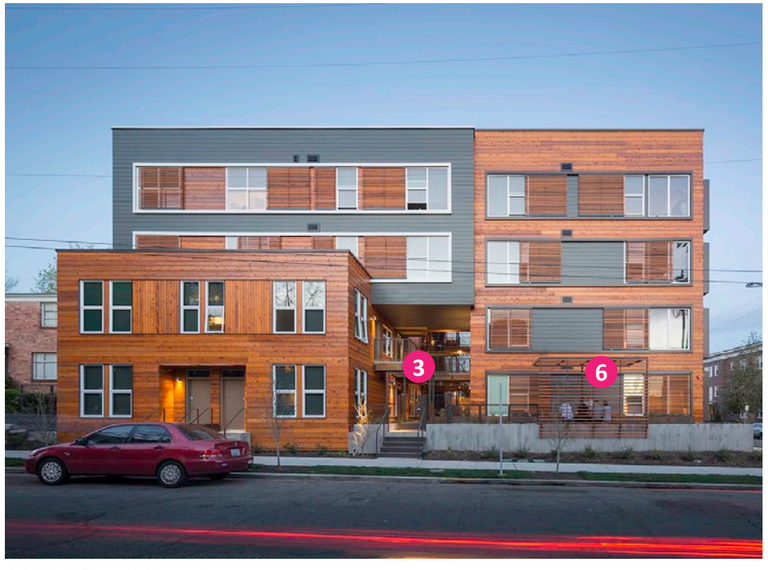
131 10th Ave E



527 12th Ave E



1420 E Howell St



1406 E Republican St

1. facade massing broken down with vertical modulations that define individual units
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DESIGN GUIDELINE PRIORITIES

CONTEXT & SITE

CS2 Urban Pattern & Form

Pike/Pine Supplemental Guidance
II.ii.e. Connection to the Street: *Design any setbacks from the street as pedestrian-oriented spaces enhanced with landscaping, street-furnishings, and high quality, well-detailed pavements between the sidewalk and the building*

Response: The building layout incorporates a large front setback from the street to allow for a patio space that welcomes pedestrians to the site and provides a transition from the public ROW. Raised planters, fencing and landscaping are designed to provide some screening of the space without fully blocking the visual connection to the street. Benches are provided to help activate the space as not just an entrance but a communal area for residents.

Pike/Pine Supplemental Guidance
IV.i.d. Scale and Form: *For new development that is taller than the nearby context, design upper stories to reduce the appearance of bulk, including upper-level setbacks.*
Consider the character of the existing block face when determining the appearance of the upper story elements. On a block face with a consistent height, new, taller development may require upper-level step backs or special treatment of the upper floors. On a block face with varied heights, an uninterrupted street facade for the full height of the structure may be appropriate.

Response: The overall building massing is relatively narrow and tall due to existing site constraints. The width is consistent with the massing of existing structures, but this is the first building developed under the new height limits, so it is taller than the adjacent context.

Horizontal bands of trim are incorporated into the façade design to subdivide the structure and reduce the perceived height. The horizontal trim is reinforced with a transition in siding from lap to smooth fiber cement panel at the upper floor. The lower band of trim is an extension of the framed canopy over the bike room entry and relates to the prominent canopy design of the adjacent townhome project. The first floor of the building is a much darker color to help ground the structure and further reduce the perceived height.

PUBLIC LIFE

PL1 Connectivity

C1. Selecting Activity Areas: *Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.*

Response: The front patio is located east of the proposed structure so it will have great access to morning and afternoon sunlight. The patio is not only a space for residents to hang out, but it also provides access to the shared bicycle storage room and mailboxes, keeping them close to the primary pedestrian routes. The bike storage location at the front of the building makes it easily accessible for daily commuters, helping to promote alternative modes of transportation.

PL2 Walkability

Pike/Pine Supplemental Guidance
I.ii. Personal Safety and Security: *Design for public safety but minimize the visual impact of security features such as gates and barriers. Design these features to complement the design concept of the project and enhance the pedestrian environment. Shield light fixtures and direct lighting to emphasize pedestrian areas and entrances.*

Response: Exterior lighting along the common walkways will be designed to provide safe pedestrian circulation and clear wayfinding on site while respecting adjacent properties. Secondary landscape spot lights are employed in the front patio space to increase visibility and allow exterior spaces to be used throughout the day and into the evening.

PL3 Street-Level Interaction

A1.c. Common entries to multi-story residential buildings *need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.*

A1.d. Individual entries to ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry. The design should contribute to a sense of identity, opportunity for personalization, offer privacy, and emphasize personal safety and security for building occupants.

Pike/Pine Supplemental Guidance
II. Residential Edges - *Street level residences should be designed with physical and visual transitions for resident livability and privacy.*

Response: The front patio space and trellis above the primary entry point provide a visual and physical transition from the public ROW to the private walkways on site. The two common entry points to the building are near the center of the site where the building is cut back to create a small courtyard space. The central stair tower and south-facing corridor wall that form the center courtyard are painted in an accent color that works to highlight the space and references the bright yellow accent paint on the adjacent townhome project. That accent color carries over to the two common entry doors and bike room doors as a way to help identify and differentiate common from private entries.

The private unit entries on the first floor are recessed from the common areas and landscaping is used to provide a buffer from common areas. The paving pattern and color are also used to define the transition between the semi-private common walkways and the private unit entries at grade. Full-light doors and adjacent windows at the ground-floor unit entries provide transparency and a clear connection to the outdoors and are recessed from the common walkways to allow for some privacy. A change in paver color/pattern in addition to landscaping define the private entry spaces and allow for personalization by residents.

DESIGN CONCEPT

DC2 Architectural Concept

A2. Reducing Perceived Mass: *Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.*

B1. Façade Composition: *Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building.*

Response: The verticality of the proposed structure is broken down with the use of horizontal bands of trim at the first and fourth floors. Changes in siding material and paint color reinforce these horizontal datums and help to reduce the perceived height of the structure. The lower band of trim is an extension of the framed canopy over the bike room entry and relates to the prominent canopy design of the adjacent townhome project.

Along the north façade, infill panels painted with the exterior accent color are used to break up the contiguous façade plane and extend the visual appearance of the windows. The central stair mass is highlighted in the accent color to create an interesting focal point as resi-

DESIGN GUIDELINE PRIORITIES

dents enter the site and complements the bold yellow accent color of the adjacent townhome development.

C2. Dual Purpose Elements: *Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather protection. Where these elements are prominent design features, the quality of the materials is critical.*

Response: The first-floor canopy provides weather protection at the bike room entry and mailboxes while also adding depth to the façade and reinforcing the horizontal datum. The trellis is used to create a prominent entry point and physical transition from the public ROW but it is also necessary to support a channel for stormwater runoff from the building roof to reach the bio planters in the front patio area. Weathering steel bio planters are used to mitigate stormwater runoff but have also been designed to frame exterior spaces and provide screening around the patio.

D1. Human Scale: *Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.*

D2. Texture: *Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.*

Response: The first level of the structure is differentiated from the upper floors through the use of continuous horizontal trim that is reinforced by the aligning roof projections on the front façade. The ground floor is painted a darker color to help ground the structure visually and better relate to the pedestrian scale.
All walkways on site are permeable pavers with a change in pattern/ color defining transitions between spaces. The pavers, weathering steel bioplanters and cedar slat fence add a finer-grained texture to the pedestrian zone that is highlighted against the simplicity of the smooth lap siding.

DC3 Open Space Concept

B4. Multifamily Open Space: *Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction. Some examples include areas for gardening, children's play (covered and uncovered), barbeques, resident meetings, and crafts or hobbies.*

Response: The front patio space provides access to the shared bicycle storage room and mailboxes, keeping them close to the primary pedestrian routes. Benches are included in the front patio space to encourage use of the space as not just an entrance but a communal area for residents. Landscape spot lights are employed around the patio to increase visibility and allow exterior spaces to be used throughout the day and into the evening.

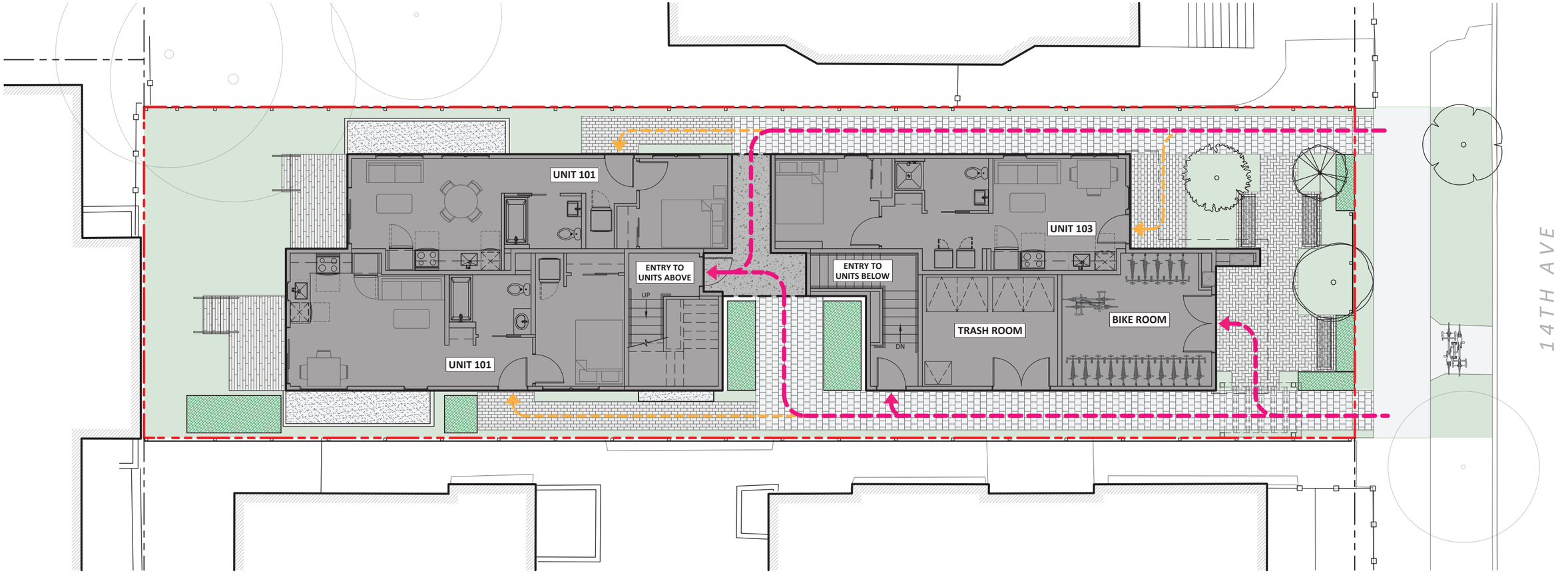
DC4 Exterior Elements & Finishes

A1. Exterior Finish Materials: *Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.*
A2. Climate Appropriateness: *Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions. Highly visible features, such as balconies, grilles and railings should be especially attractive, well crafted and easy to maintain. Pay particular attention to environments that create harsh conditions that may require special materials and details, such as marine areas or open or exposed sites.*

Response: Permeable pavers are proposed for site walkways in a variety of colors and patterns to differentiate common areas from private unit entries. Weathering steel planters and cedar plank fencing will provide a high-quality texture along the pedestrian zones. The primary siding material is fiber cement plank which is highly durable in the Seattle climate.
Drought tolerant plants and trees will be used throughout the site.

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SITE PLAN

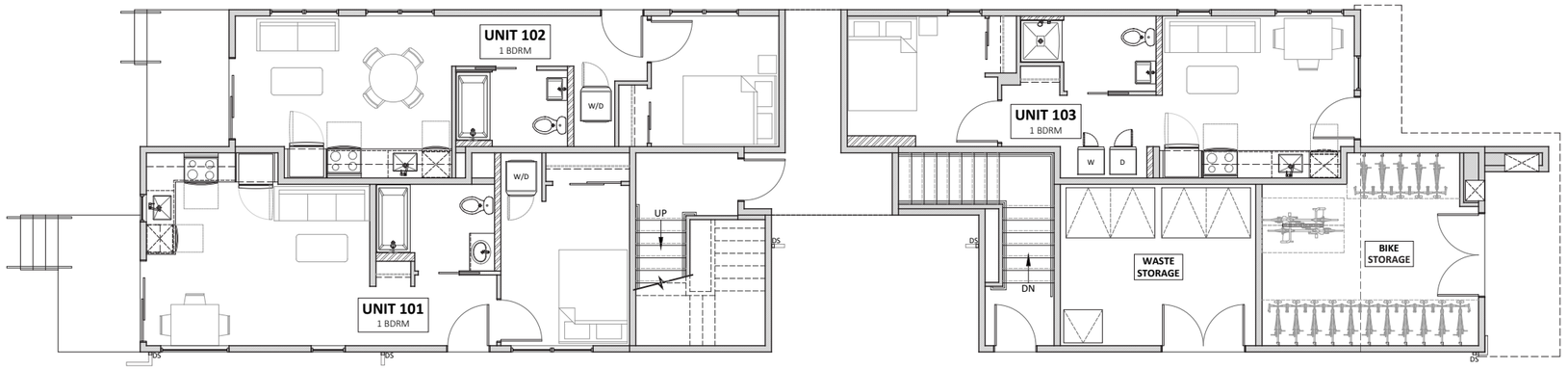


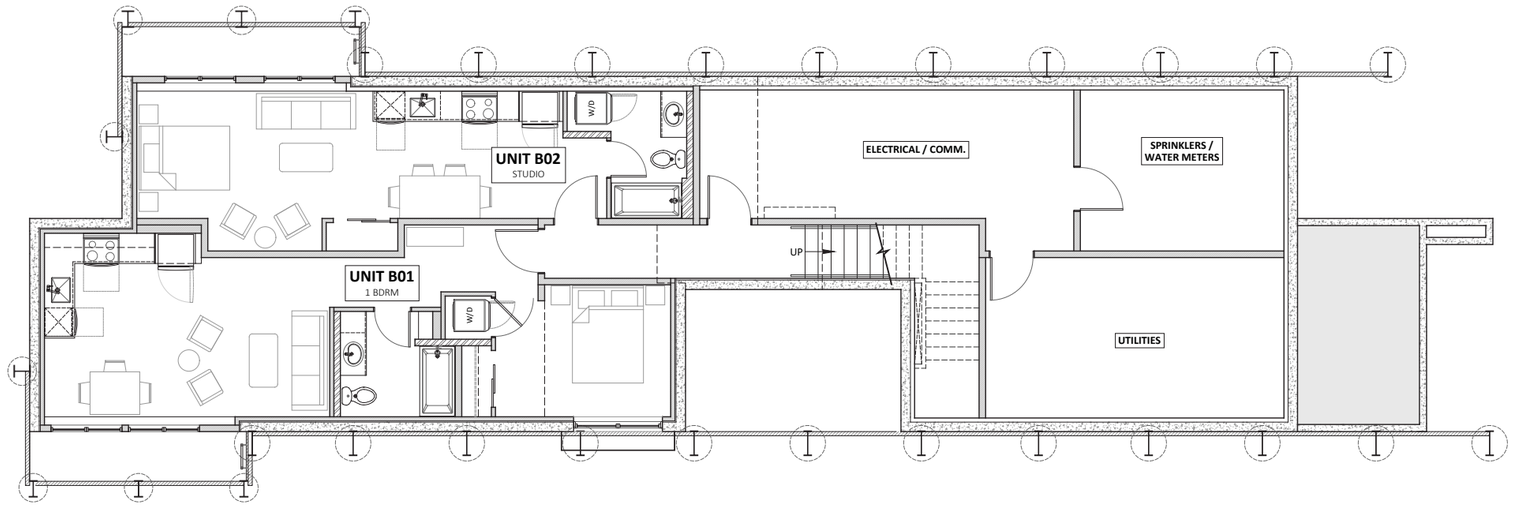
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PLAN LEGEND:

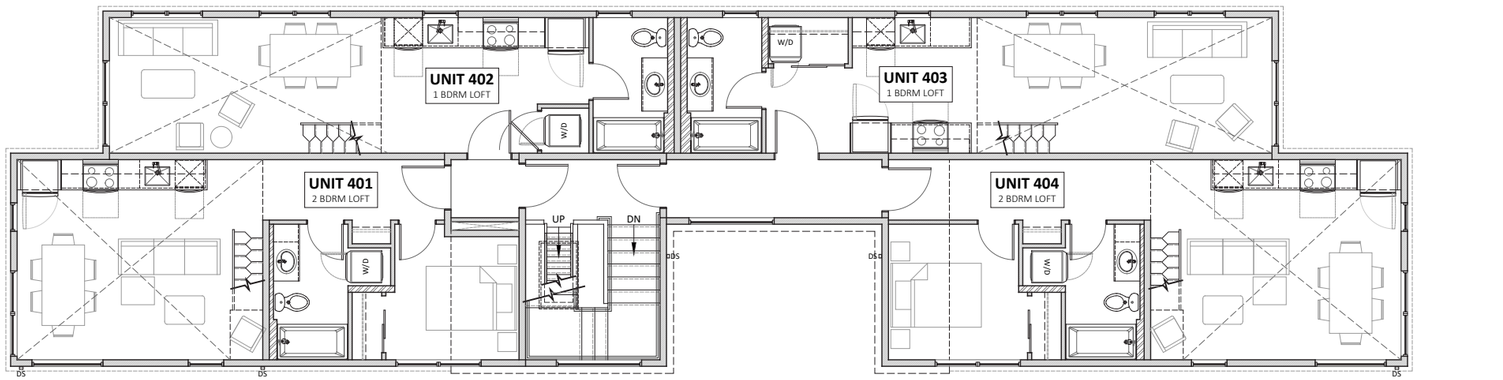
- BUILDING FOOTPRINT
- EXTENT OF BUILDING ABOVE
- LANDSCAPE PLANTINGS
- COMMON ENTRY POINTS
- PRIVATE UNIT ENTRIES

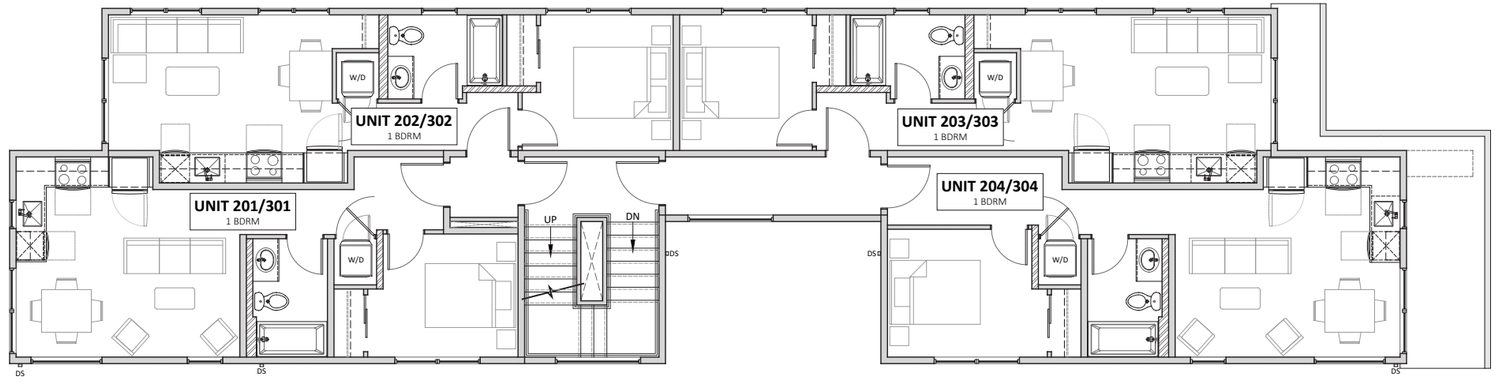
FLOOR PLANS BASEMENT & FIRST FLOOR



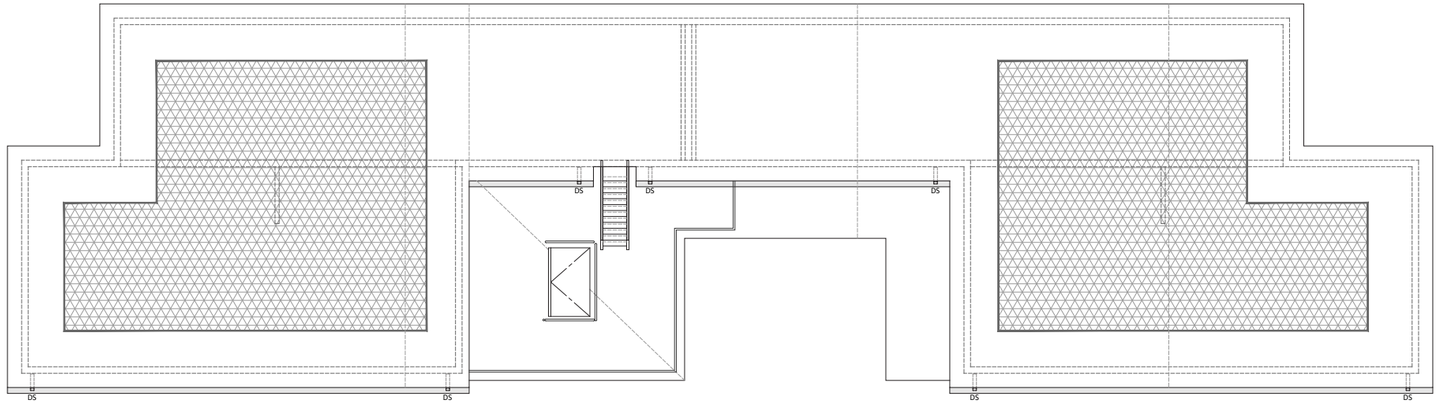


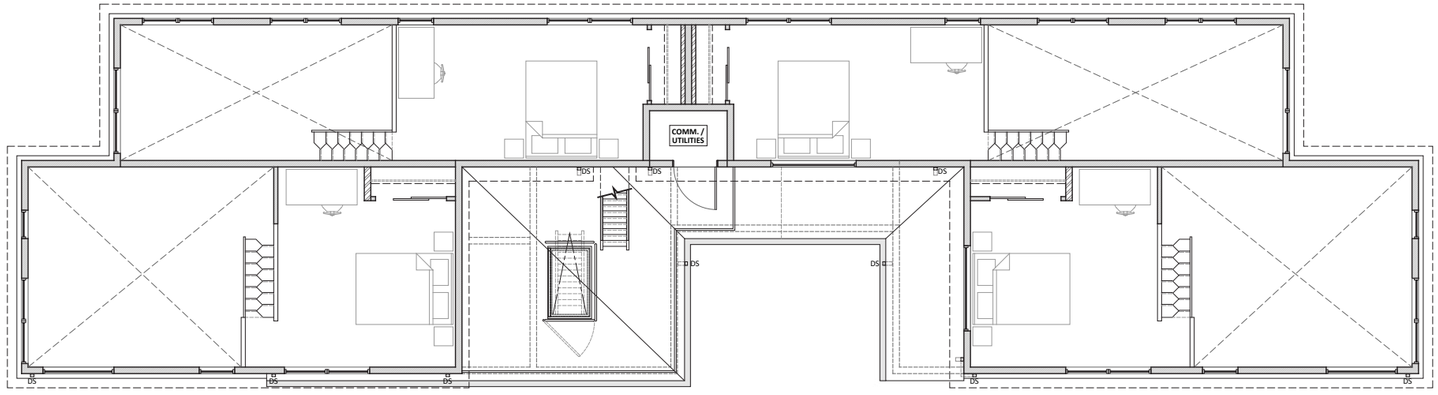
FLOOR PLANS SECOND & THIRD FLOOR



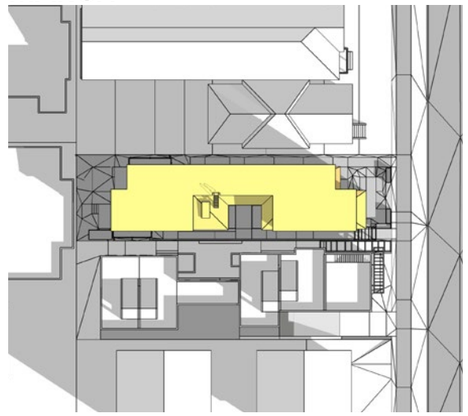
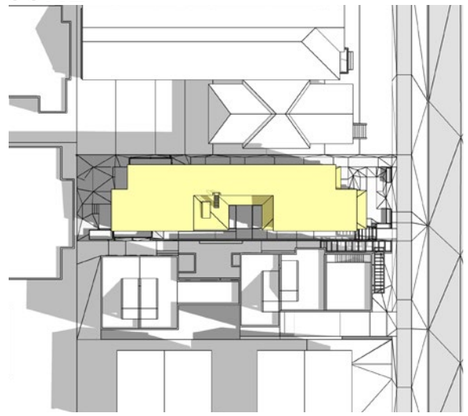
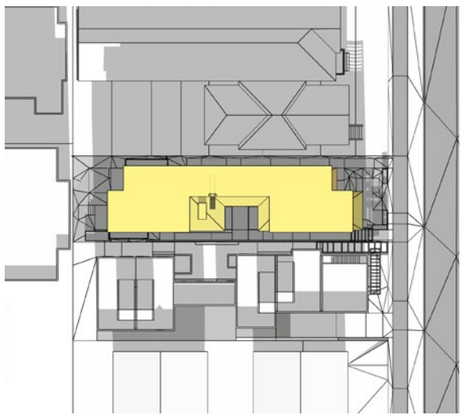
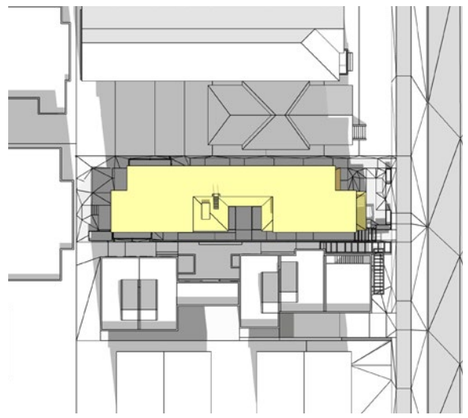
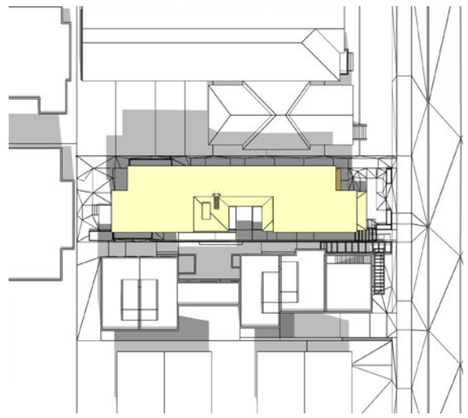
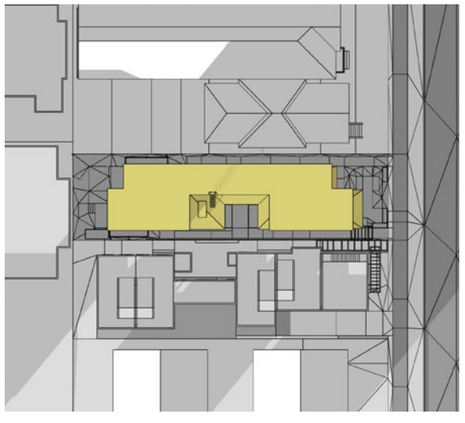
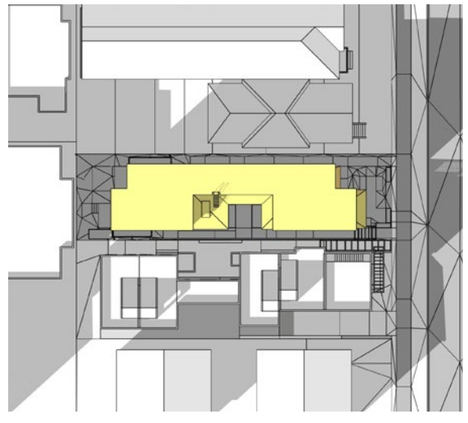
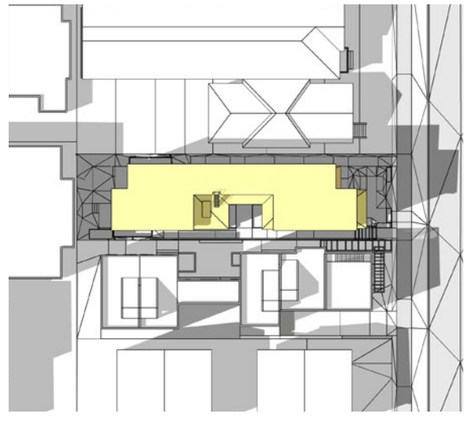


FLOOR PLANS FOURTH FLOOR & ROOF

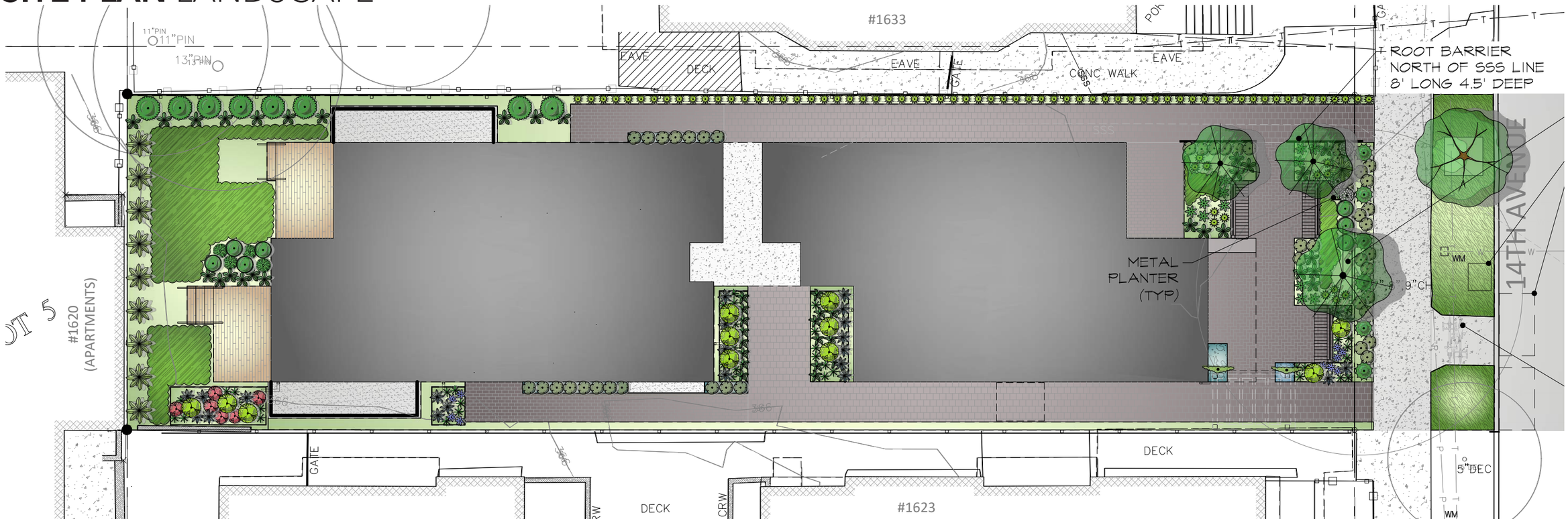




SHADOW STUDIES

	DECEMBER	MARCH	JUNE
9 AM			
12 PM			
3 PM			

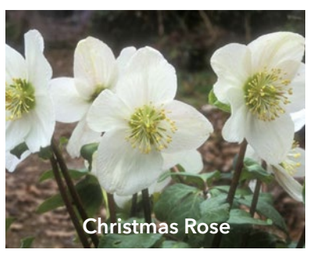
SITE PLAN LANDSCAPE




Feather Reed Grass


Everest Japanese Sedge


Western Sword Fern


Christmas Rose


Pacific Coast Iris


Solomon's Seal


Heavenly Bamboo


Fragrant Sarcococca


Elfin Creeping Thyme


Evergreen Clematis

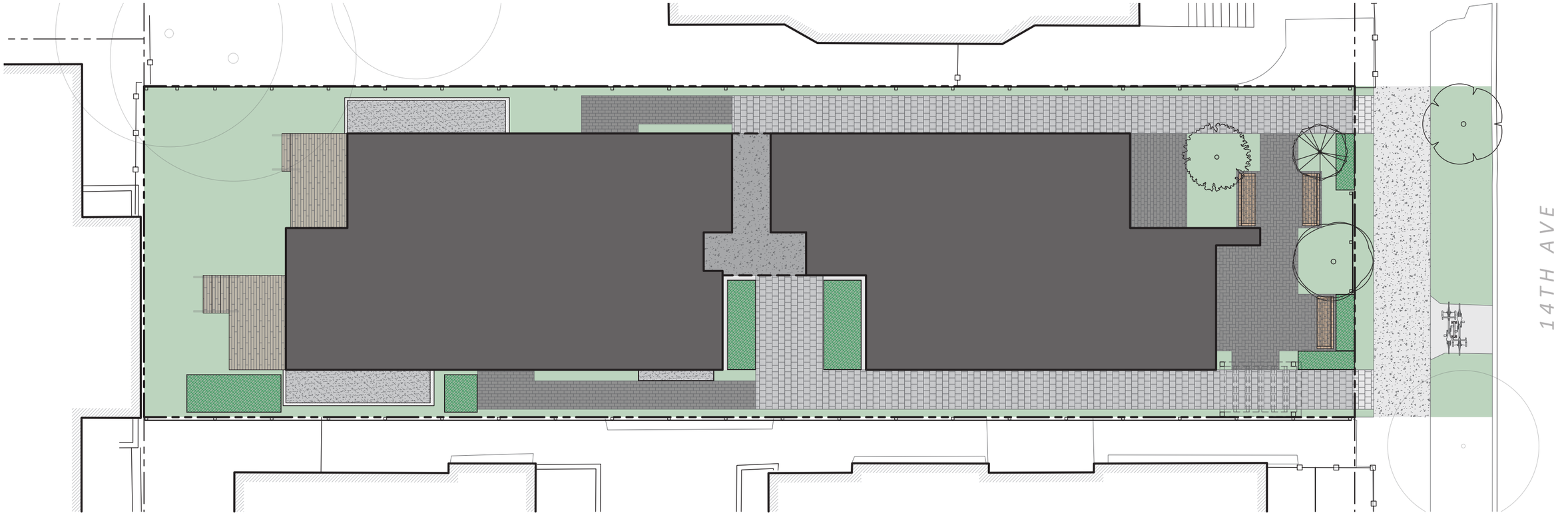

Eddie's White
Wonder Dogwood


Sky Pencil Japanese Holly


Victoria Evergreen Magnolia


Wada's Memory Magnolia

SITE PLAN HARDSCAPE

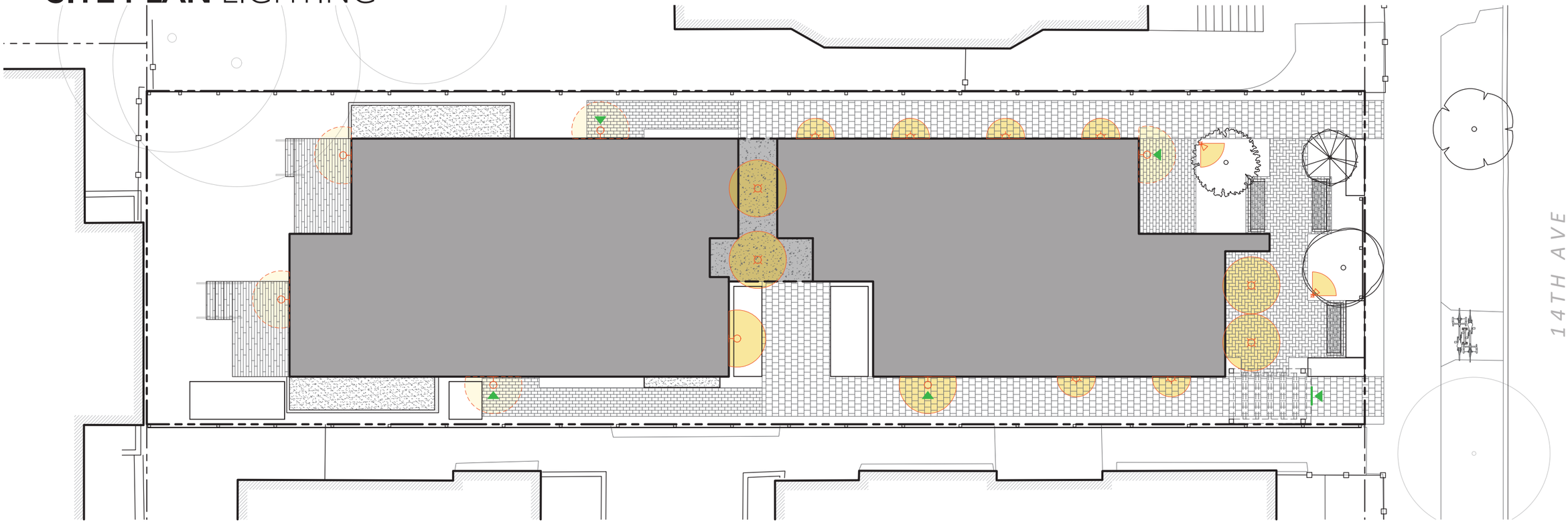


N

HARDSCAPE LEGEND:

- PERMEABLE PAVERS
  COLOR: CHARCOAL; 4x8 HERRINGBONE PATTERN
- PERMEABLE PAVERS
  COLOR: GRAY; 8x8 RUNNING BOND PATTERN
- PERMEABLE PAVERS
  COLOR: CHARCOAL; 4x8 RUNNING BOND PATTERN
- CONCRETE WALKWAY
- FRAMED WOOD DECK
- LANDSCAPE PLANTINGS
- RAISED PLANTERS
- BUILDING FOOTPRINT
- EXTENT OF BUILDING ABOVE

SITE PLAN LIGHTING











N

LIGHT FIXTURE LEGEND:

- WALL SCONCE ON PHOTOCELL
- WALL SCONCE W/ INTERIOR SWITCH
- SEMI-FLUSH CEILING LIGHT ON PHOTOCELL
- WALL-MOUNTED PATH LIGHT ON PHOTOCELL
- LANDSCAPE SPOT LIGHT ON PHOTOCELL
- WAYFINDING SIGNAGE

MATERIAL PALETTE EXTERIOR FINISHES & PAINT



MATERIAL **Horizontal Cedar Fence**
SIZE **Height Per Plan**
COLOR **Natural Finish**
LOCATION **Property Boundary**



MATERIAL **Corten Steel Planters**
SIZE **Dimensions Per Plan**
COLOR **Red-Brown Patina**
LOCATION **Bioplanters per Plan**



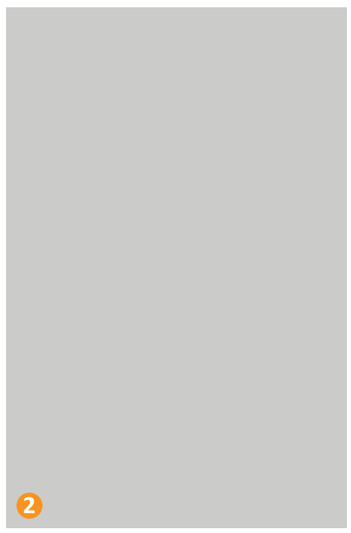
PRODUCT **Fiber Cement Panel Siding**
SIZE **48” x 120” (max)**
FINISH **Smooth, Painted**
LOCATION **Siding & Soffit per Elevations**



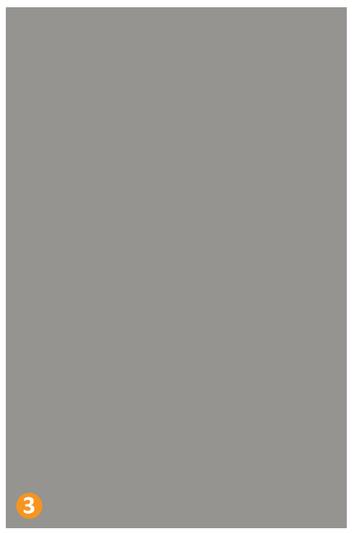
PRODUCT **Fiber Cement Lap Siding**
SIZE **6” or 10.75” Reveal per Elevations**
FINISH **Smooth, Painted**
LOCATION **Primary Body Siding per Elevations**



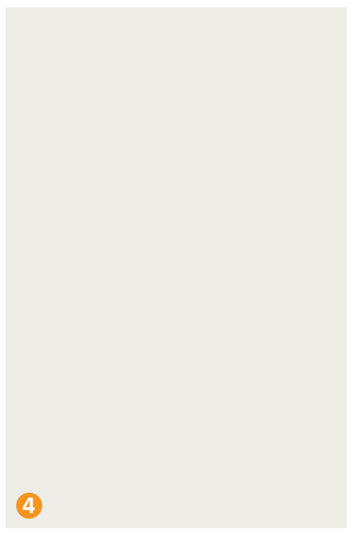
SW 7069 IRON ORE BODY COLOR



SW 7064 PASSIVE BODY COLOR



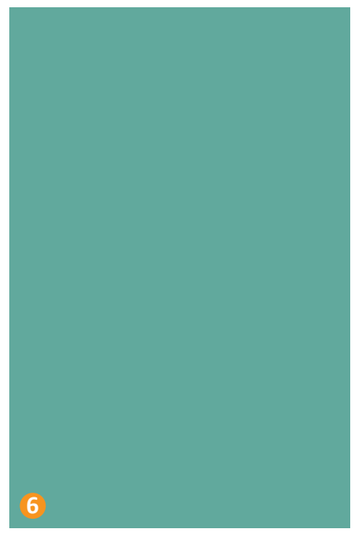
SW 7669 SUMMIT GRAY TRIM COLOR



SW 7005 PURE WHITE BODY COLOR



SW 6258 TRICORN BLACK TRIM COLOR



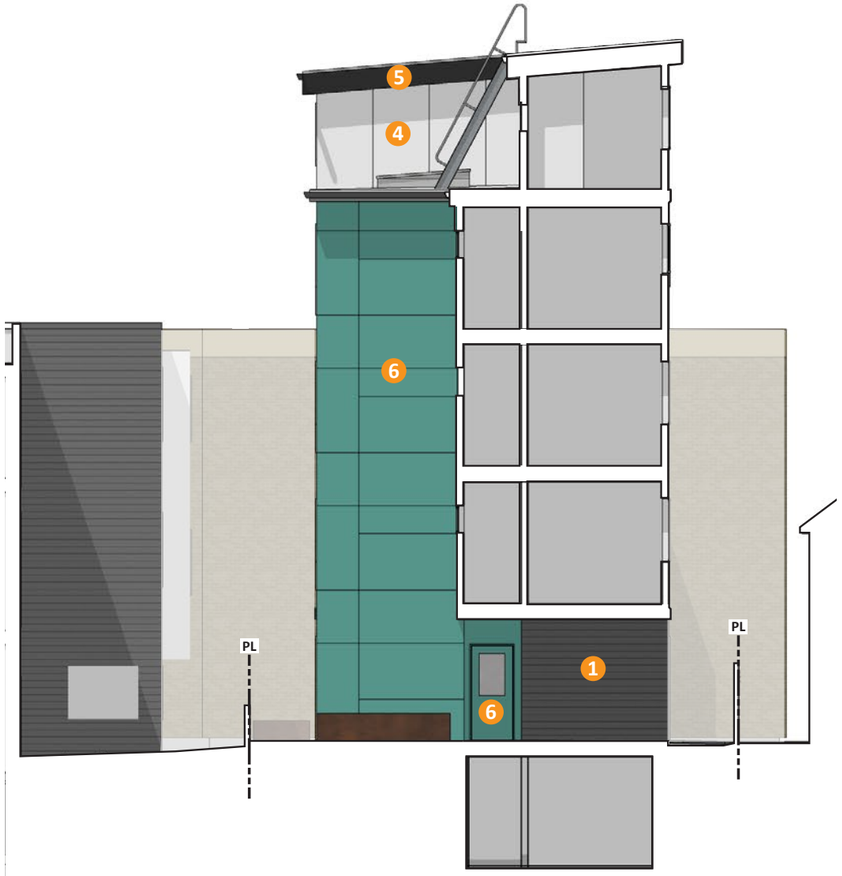
SW 6760 RIVULET ACCENT COLOR

ELEVATIONS SOUTH



ELEVATIONS EAST & EAST INTERIOR



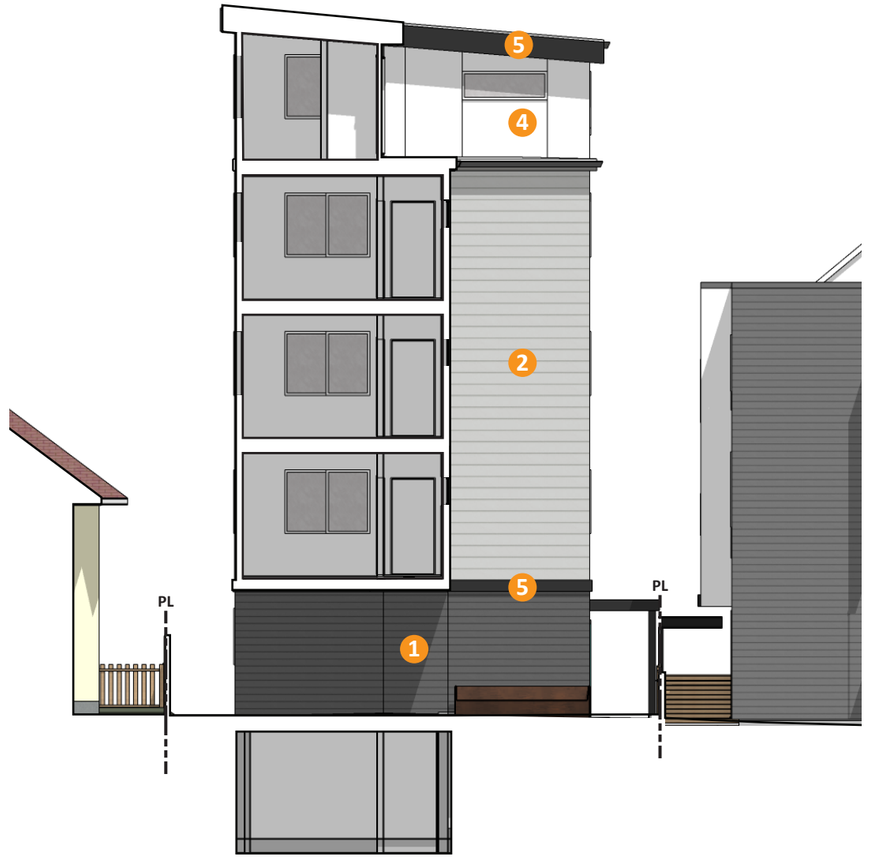


ELEVATIONS NORTH



ELEVATIONS WEST & WEST INTERIOR



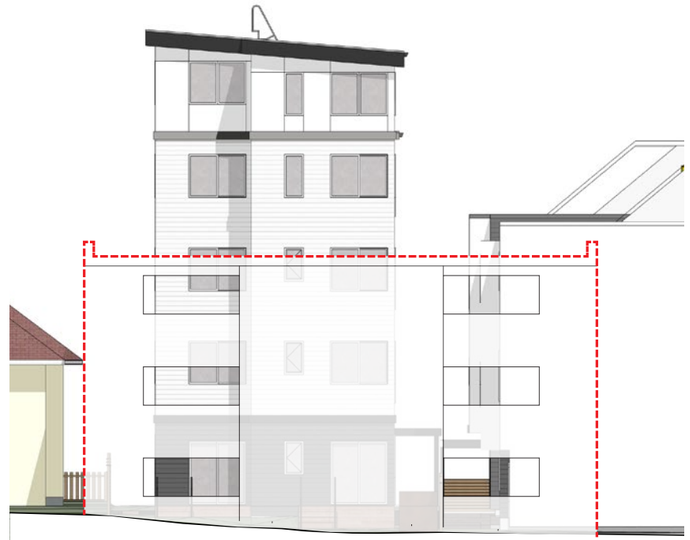


PRIVACY STUDY SOUTH



PRIVACY STUDY WEST & NORTH





RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



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4418 Dayton Ave N



3033 Beacon Ave S



4332 SE Madison St (Portland OR)

COMPLETED WORK FROM GREEN CANOPY HOMES



126 W Florentia



5544 15th Ave S



2116 13th Ave S



1004 26th Ave E