Draft Design Proposal Packet for 3040579-EG

04.10.23

Project Team

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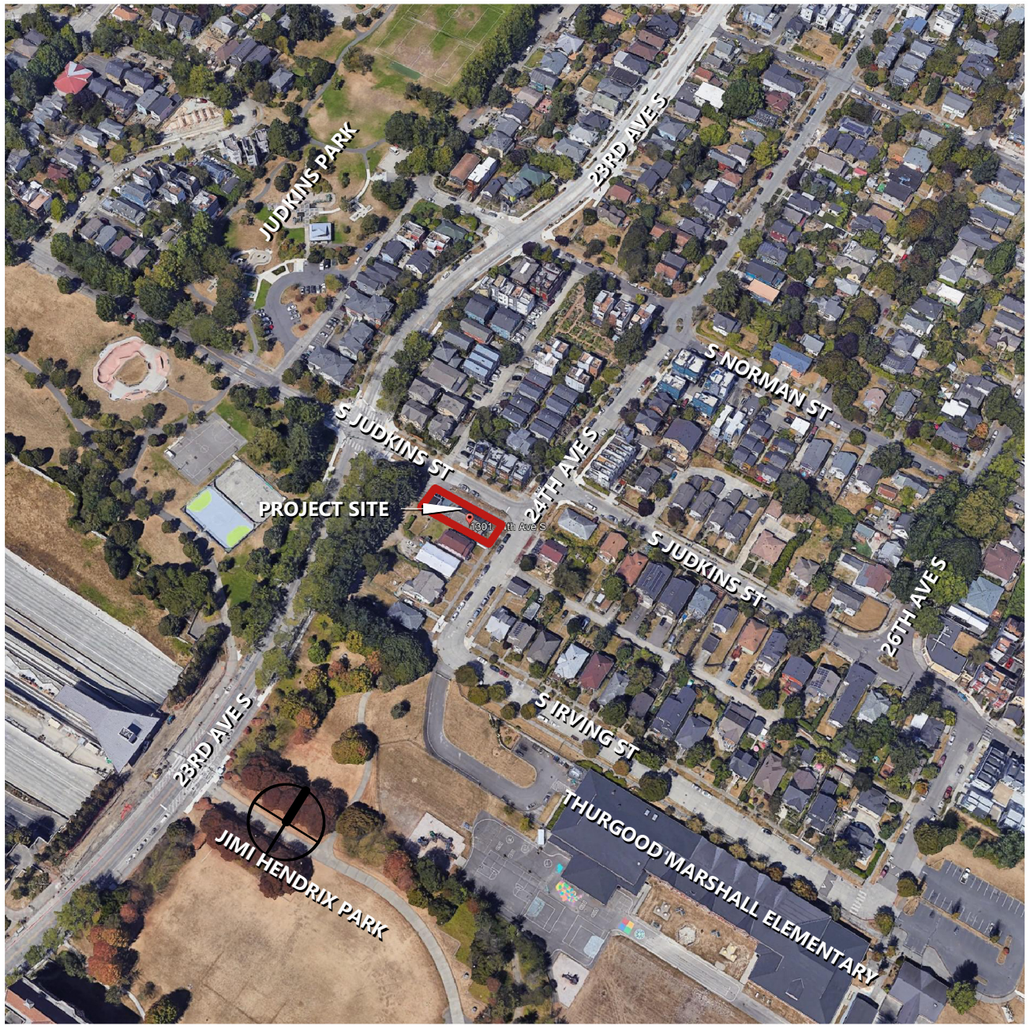
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PARCEL #	912610-0780
PROJECT ADDRESS	1301 24TH AVE S
PROJECT #	.
OWNER	1301 Seattle LLC 1245 S Winchester Blvd. Ste 207 San Jose CA 95128
ZONING	LR1 (M1)
OVERLAY	23RD & UNIION-JACKSON RUV
FREQUENT TRANSIT	YES
ECA	NA
PARCEL AREA	4800
PROPOSED USE	ROWHOUSE
LEGAL DESRIP.	SEATTLE HOMESTEAD ASSN 1ST ADD LESS S 20 FT, BLOCK 4, LOT 7

RESIDENTIAL UNITS:	6 rowhouse style units in 2 buildings
COMMERCIAL SPACE:	none
PARKING:	none
GROSS FLOOR AREA:	6240 S.F. (FAR max)

DEVELOPMENT OBJECTIVES: The project will consist of the following:

- 6 new rowhouse dwelling units of approximately 1000 s.f., 3 bedrooms.
- All units will face Judkins and will be accessed from that street.
- All units will have roof decks.



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Early Community Outreach Plan

The early community outreach for this project included the following:

DIGITAL OUTREACH – HI IMPACT

- Interactive project website with comment function. (See attached image.)
- On-line survey. (See attached survey results.)
- The website and survey were on-line and available from Monday, February 13th through Thursday, March 16th; 32 days total.

PRINTED OUTREACH – HI IMPACT

- Project flyers were sent to all addresses within 500 ft via US mail. (See attached flyer.)
- Pdf copies of the flyer were sent to the list of individuals and ethnic media outlets that you provided.
- Flyers were mailed out on Friday, February 10th.

Project surveys, web pages, and mailers provided all information in traditional Chinese and Spanish as well as English. Early Community Outreach for this project is complete and included the following:

Summary of Comments

5 people sent email comments through the web page. Copies of those emails are attached. Several of the responses were concerns about parking. There were also concerns about the small size of the units, and about maintain the integrity of the neighborhood and about the lack of affordable housing.

12 people responded to the English version of the survey. There were no responses to the Chinese or Spanish versions. A complete copy of the response statistics is attached. In summary:

- Nearly all of the respondents live very close to the site.
- Respondents identified the most important issue as parking
- Attractiveness, sustainability, affordability and construction noise impacts were also of concern for some.
- Regarding street level design, screening of parking (if any) was of greatest concern with quality building materials and finishes also rating high.
- Neighborhood concerns were pretty evenly split between the options: Aesthetics, Crime, Affordability, Traffic and Walkability
- Among the individual comments (see the complete survey attached), responses were mostly about parking, but there also comments related to affordability, aesthetics, and to the history of the property. The prior owner was a "neighborhood institution" who loved gardening and well known to the community.

Project Flyer

24TH & JUDKINS TOWNHOMES

DESIGN REVIEW

This project is subject to Streamlined Design Review through the Seattle Department of Construction and Inspections (SDCI). Links to the SDCI web page for design review, and for the Department of Neighborhoods Early Community Outreach web page can be found on the project webpage.

PROPOSED PROJECT

The project is to construct 6 new 3-story townhouse units of approximately 1040 square feet each.

PROJECT DATA

Owner: 1301 Seattle LLC
Zoning: LR1 (M1)
Urban Village: 23rd & Jackson-Union RUV
Frequent Transit: Yes
ECA: None
Lot Area: 4800 s.f.
Type of building: Rowhouse
Neighborhood: 23rd, Jackson & Union
In Equity area: Yes
SDCI Project #: 6875631-CN

Contact Person: Dan Umbach
Contact email: info@umbacharchitect.com

Privacy Statement
Please note that comments/information provided through the web page or the survey may be made public.

PROJECT SITE



PROJECT WEB PAGE

Please provide opinions/comments regarding design priorities for this site at :

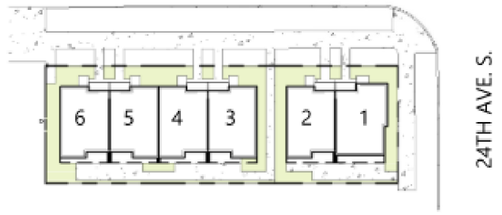
http://umbacharchitect.com/outreach-2/24th-s-outreach/

OUTREACH SURVEY

Please complete a survey regarding design priorities for this project at:

http://umbacharchitect.com/outreach-2/24th-s-survey-english/

S. JUDKINS ST.



1301 Seattle LLC

daniel UMBACH architect

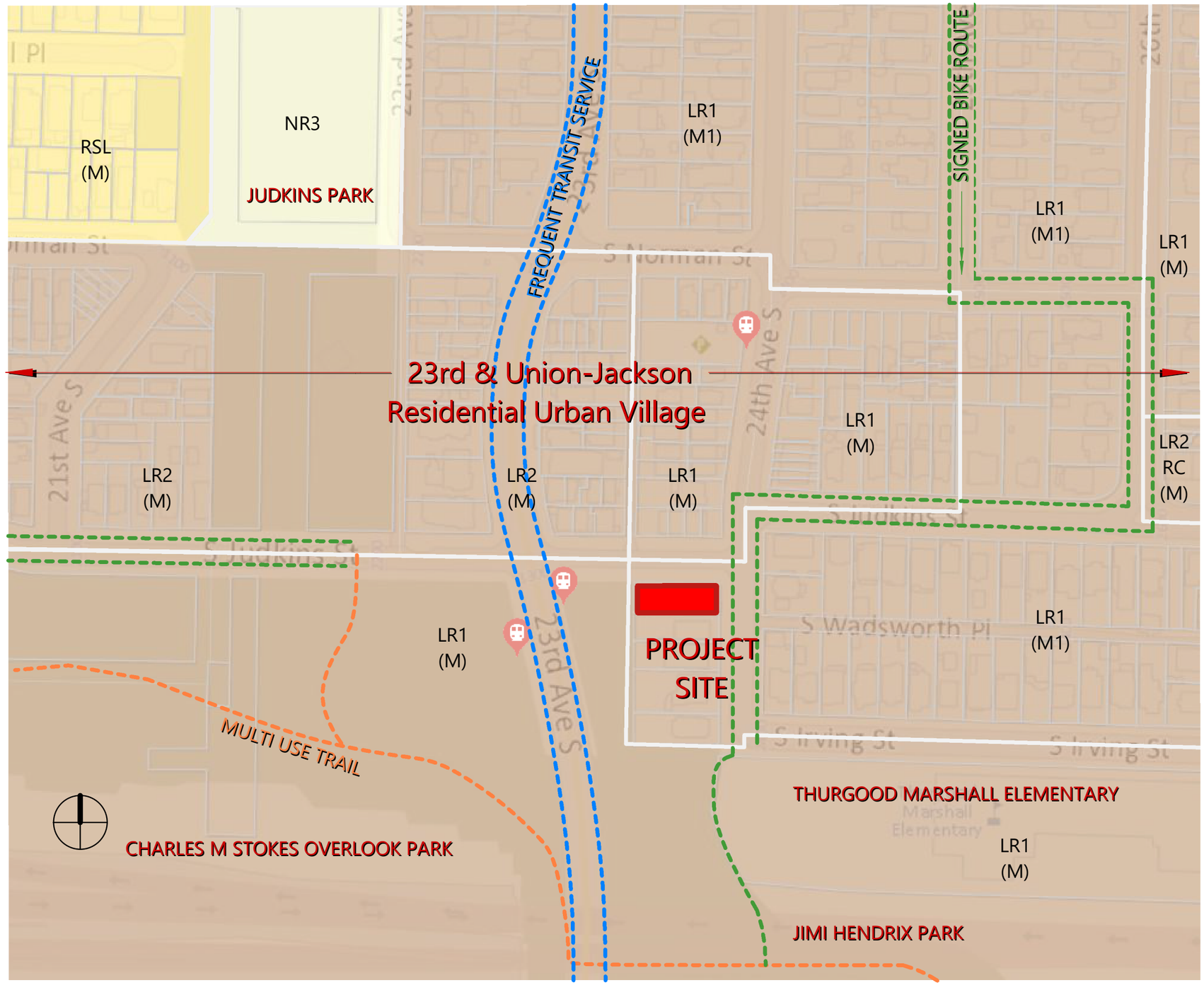
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Zoning and Uses

This parcel sits in the midst of a large area of lowrise zoning. The neighborhood incudes Judkins Park just 2 blocks north and west, and the large Charles Stokes park just to the west, as well as JIMI HENDRIX park which covers the I90 lid to the south. 23rd Ave south is a major arterial just a block to the west, and MLK Way lies a few blocks east.

The neighborhood includes nearby frequent transit and on 23rd. There are signed bike routes, as well as the multi use Mountain to Sound trail through JIMI HENDRIX Park which connects to the I90 bike path and to various other area bike routes.

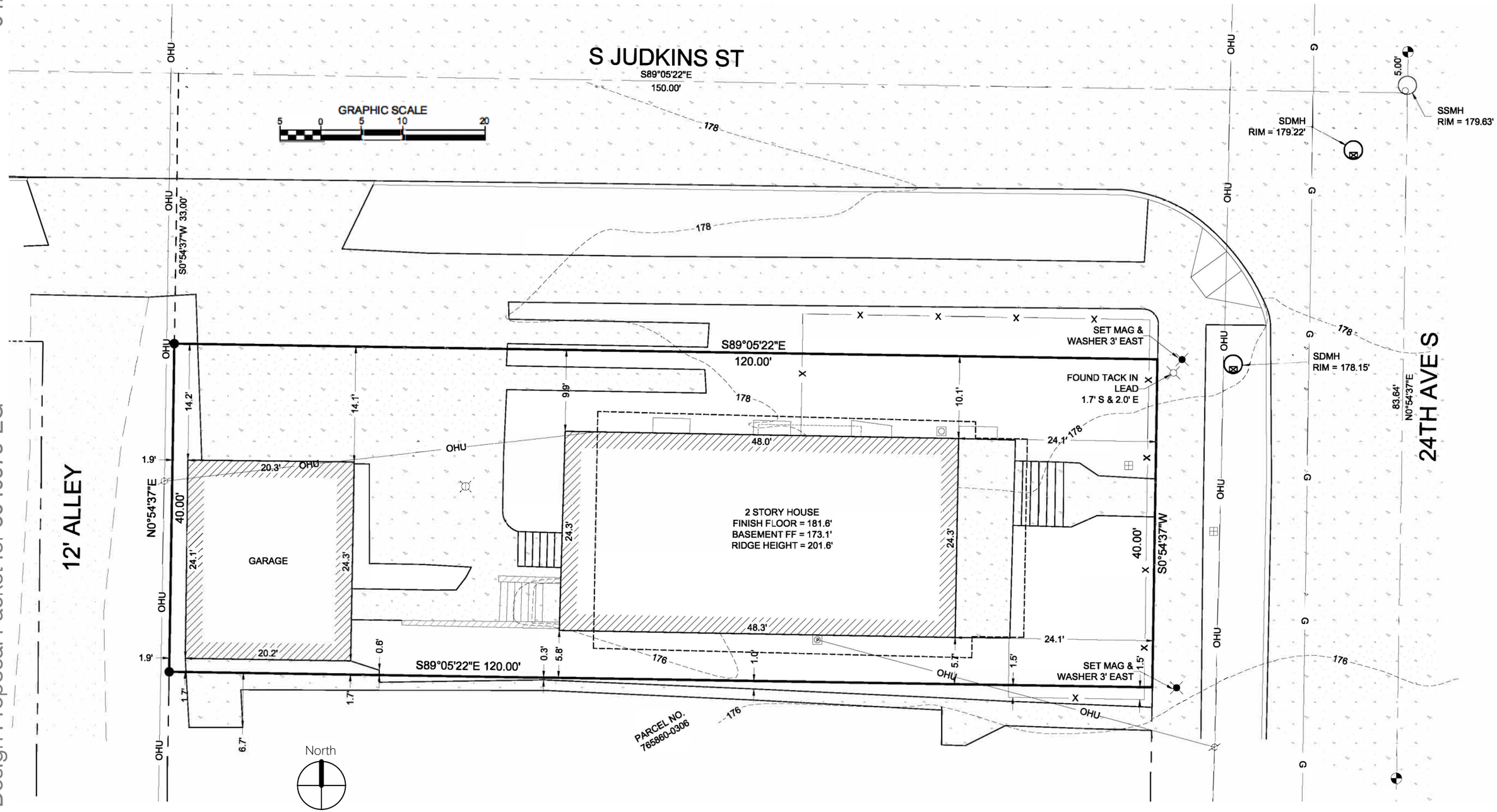
Although the neighbothood is well served by transit, bicycle and outdoor recreational oportunities, there are almost no commercial areas within easy walking distance. The nearest would be on 32nd Ave S to the east or on Rainier to the south, about a 1/2 mile in either direction.



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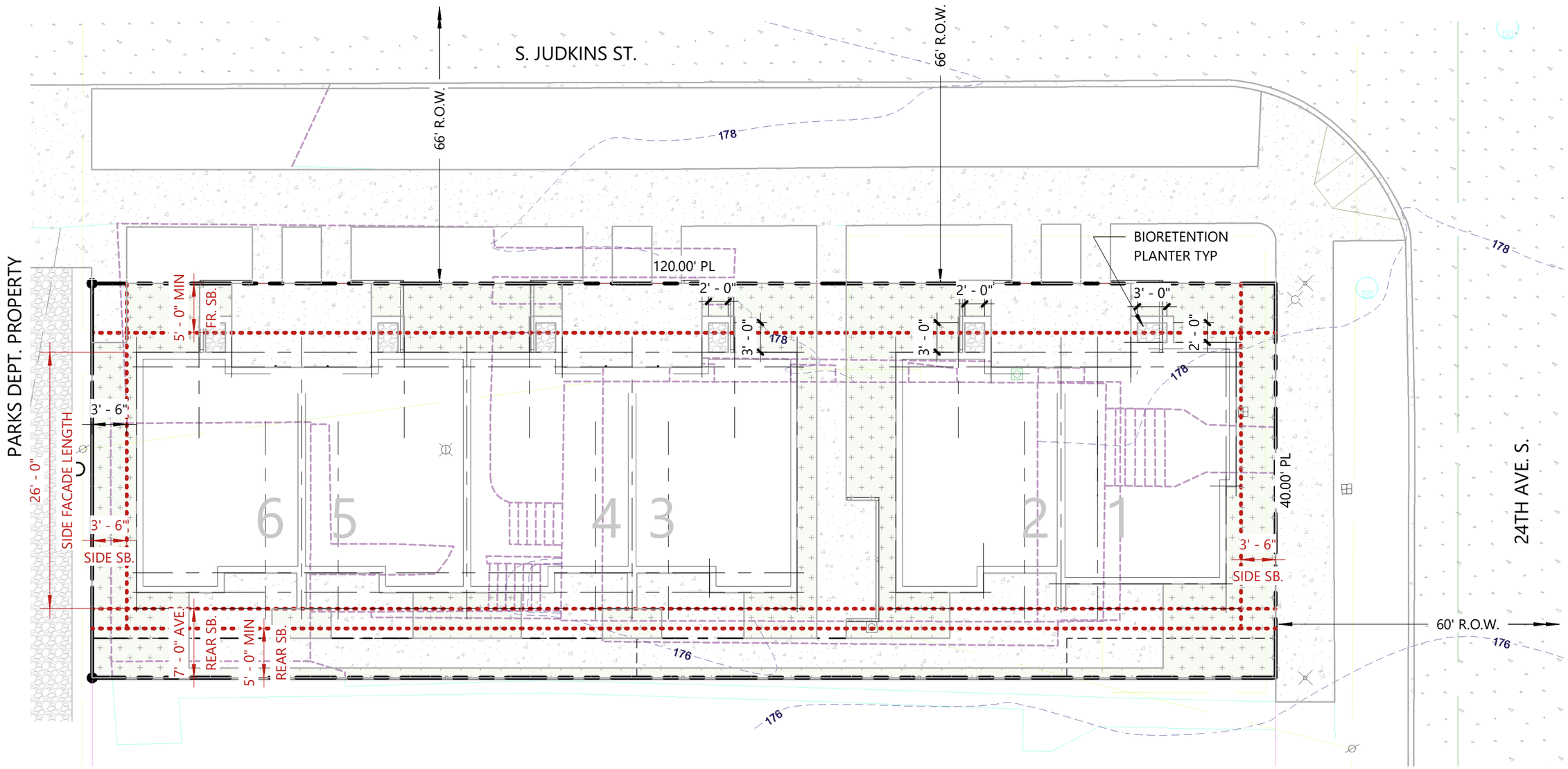
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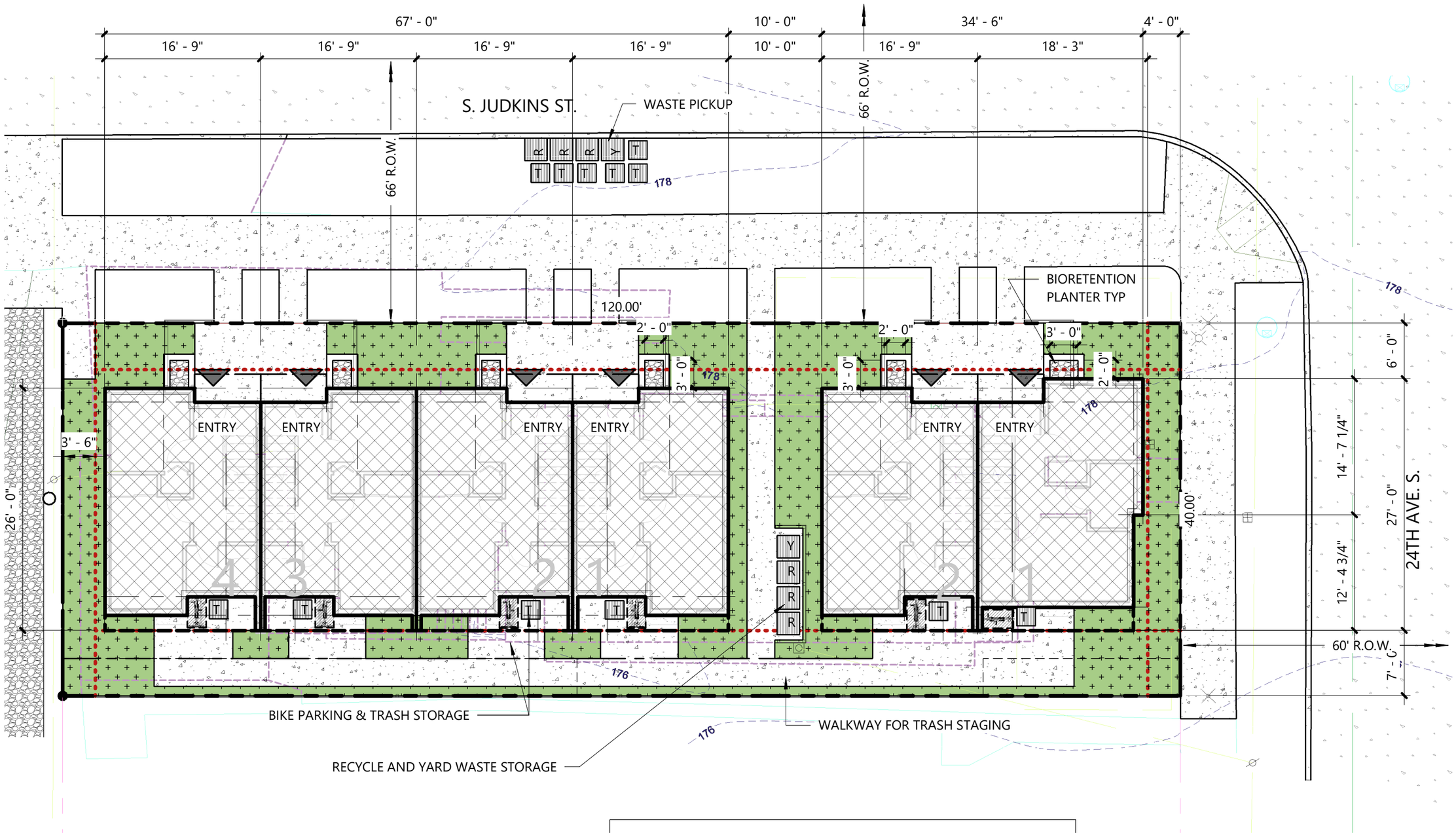
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ZONING	LR1(M)
23.45.510 FAR	1.3 MAX ALLOWED/PROPOSED: 4800 X 1.3 = 6240 S.F. MAX
23.45.512 DENSITY	NO LIMIT (ROWHOUSE ON CORNER LOT)
23.45.514 HEIGHT	30' BASE HEIGHT LIMIT PLUS TYPICAL EXCEPTIONS
23.45.518 SETBACKS	ROWHOUSE FRONT 5' MIN REAR 7' AVE SIDE 3.5'
23.45.522 AMENITY AREA	25% OF LOT AREA, 50% OF THAT AT GRADE REQUIRED: .25 X 4800 = 1200 S.F. 600 S.F. @ GRADE
23.45.527 FACADE WIDTH **SIDE FACADE LENGTH**	ROWHOUSE - NA 65% OF 40' @ INTERIOR LOT LINE = 26' MAX
23.45.536 PARKING LOC.	NA
23.54.015 REQ'D PARK'G	NONE REQUIRED FOR URBAN VILLAGE WITH FREQUENT TRANSIT
BICYCLE PARKING	ONE BICYCLE LONG TERM SPACE PER UNIT, 2 LONG TERM, 2 SHORT TERM

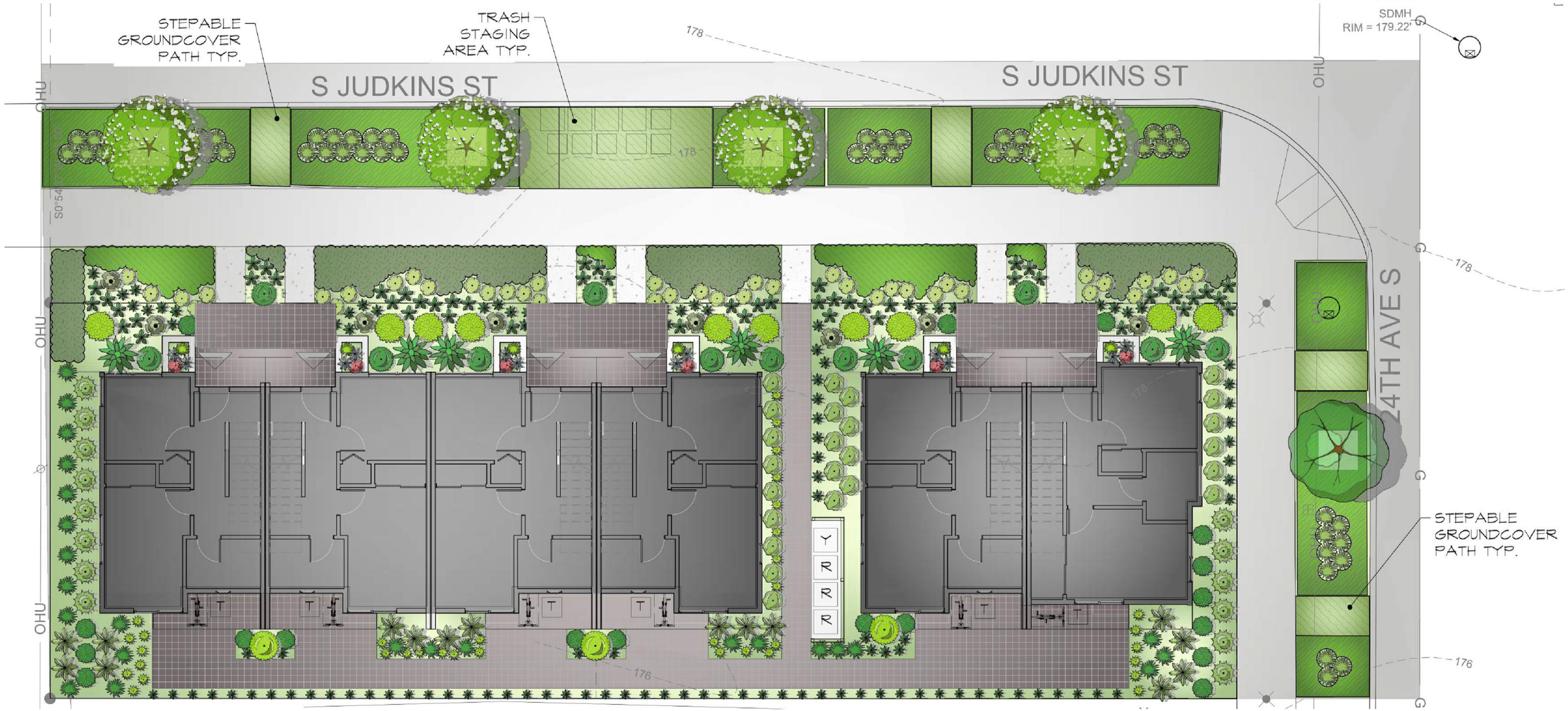


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LANDSCAPING PLAN



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KEY



JUDKINS LOOKING NORTH A



JUDKINS LOOKING SOUTH B

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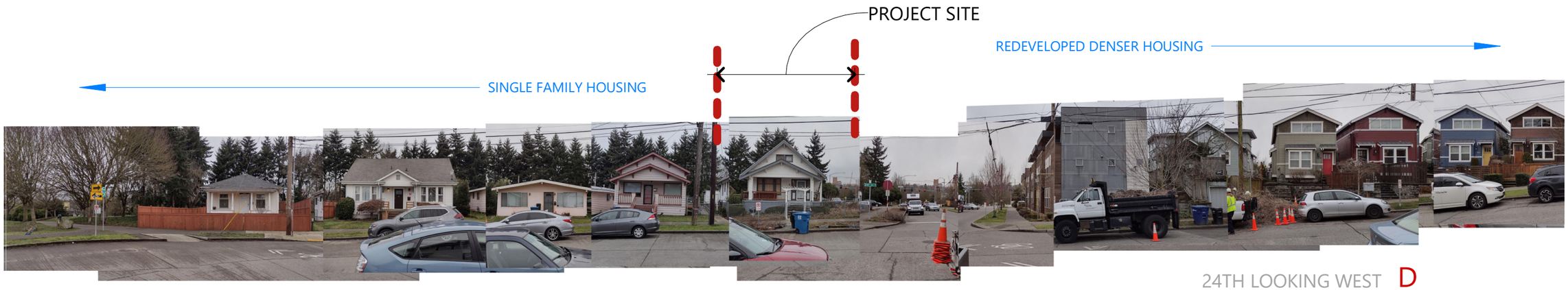
The streetscape near the project site currently consists of a mixture of older 1-story single family homes and newer 2~3 story townhomes. Style and era varies. There is no single architectural language. The lots across Judkins and to the north tend to be newer 3 story buildings while the lots on the same block and to the east tend to be smaller older homes.



KEY



24TH LOOKING EAST C



24TH LOOKING WEST D

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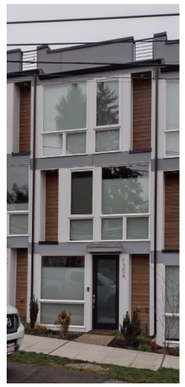






Existing buildings represent a wide variety of size, age and style in the neighborhood and no single architectual flavor. Most, though not all, of newer buildings tend to be flat roof townhomes. Details like window trim and roof overhangs can be found on the older homes and on some of the newer buildings. Siding materials also vary throughout the neighborhood.





















A JUDKINS PARK



B JUDKINS P-PATCH



C PROJECT SITE



D THURGOOD MARSHALL ELEMENTARY



KEY



E JIMI HENDRIX PARK

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CS2 Urban Pattern and Form
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

D. Height Bulk & Scale
1. Existing Development & Zoning
Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transi-tion. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.

- The site was re-zoned to LR from SF5000 and is in a larger neighborhood of all LR zoning. The neighborhood appears to be transitioning to higher density, but there are still many 1 and 2 story older homes as well as newer 3-story townhomes.

- The building at street frontage will be layered to provide a distinct 2-story base with the upper level set back to reduce the scale of the building and to help it fit better with the older 1 and 2 story homes.

CS3 Architectural Context and Character
Contribute to the architectural character of the neighborhood.

A. Emphasizing Positive Neighborhood Attributes
1. Fitting Old and New Together
Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

***CS3** (Cont)*

(Central Area supplement)

1. Neighborhood Context
a. Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

- The existing neighborhood includes a wide variety of styles and details. The project will have a modern design, but with lap siding and roof edge trim details the will help it relate to the older homes on the block.

DC2 Architectural Concept
Develop an architectural concept that will result in a unified and func-tional design that fits well on the site and within its surroundings.

A. Massing
2. 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.

- The layering of the facades on the street frontage separates the lower stories and demphasizes the 3rd floor to reduce the scale of the building and help it fit into the neighborhood of smaller homes. The effect is aided by a pronounced trim line and balconies at the 3rd. The balconies provide access to the roof decks which are accessed via exterior stairs to help reduce the building mass.

PL3 Street Level Interaction
Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

A. Entries
1.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.

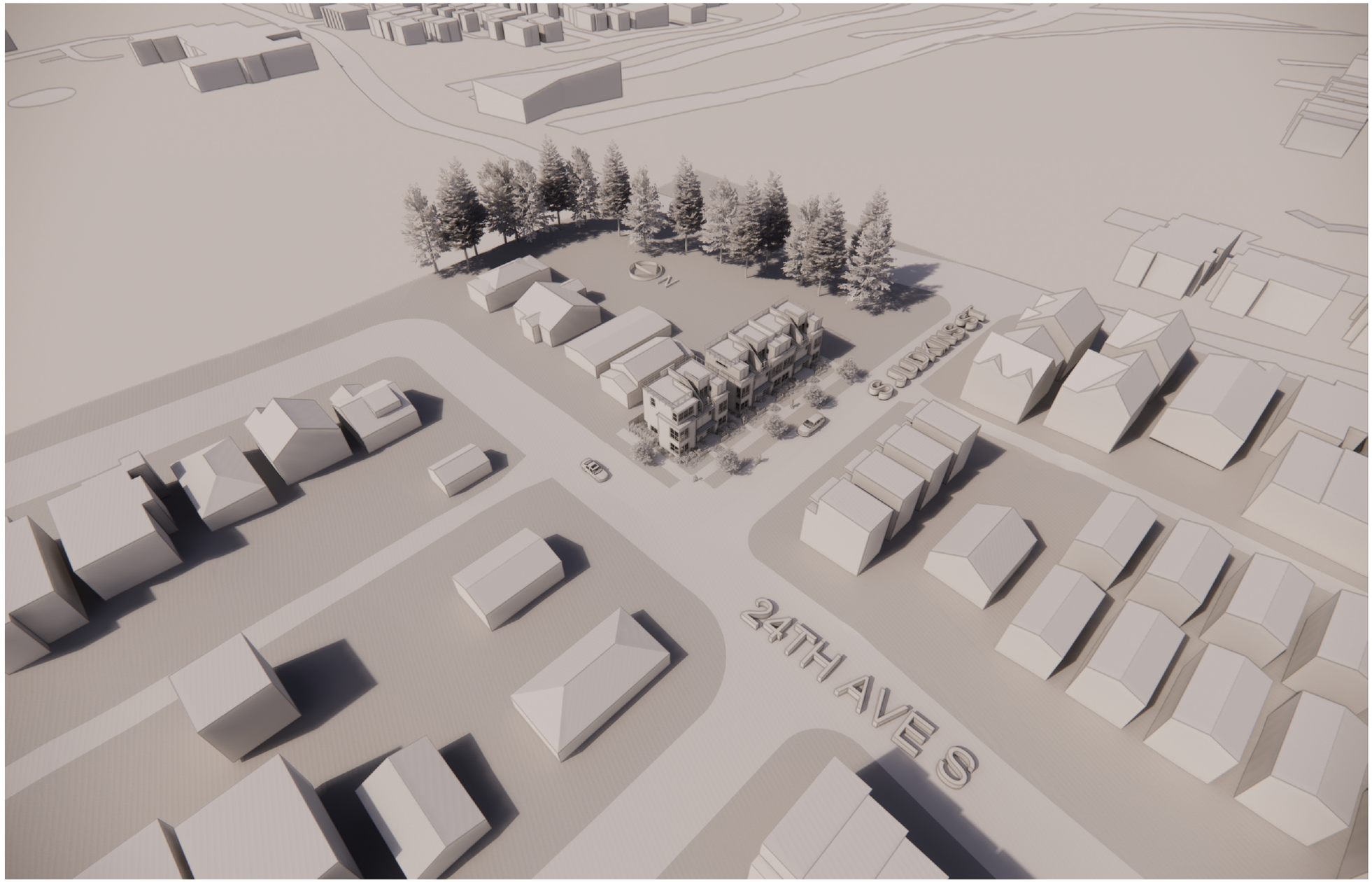
- Entry design will include appropriate scaling, modulation, canopies, landscaping, etc. All entries are recessed with canopy above. Address signage and lighting will also be used to add texture and emphasize the entries.

(Central Area Supplement)
1. Frontages
g. At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.

1. Streetscape Treatment
j. To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations.

- The entries of adjacent units are coupled and provided with generous paving at the entry to allow for interaction and allow enough space for a chair or planters. Short fences are placed around the patios to provide some separation from the sidewalk while allowing communication with passersby.

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NEIGHBORHOOD MASSING

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JUDKINS & 24TH



EAST FACADE - 24TH

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NORTH FACADE - JUDKINS



FROM SOUTHEAST



AERIAL VIEW



UNIT ENTRIES



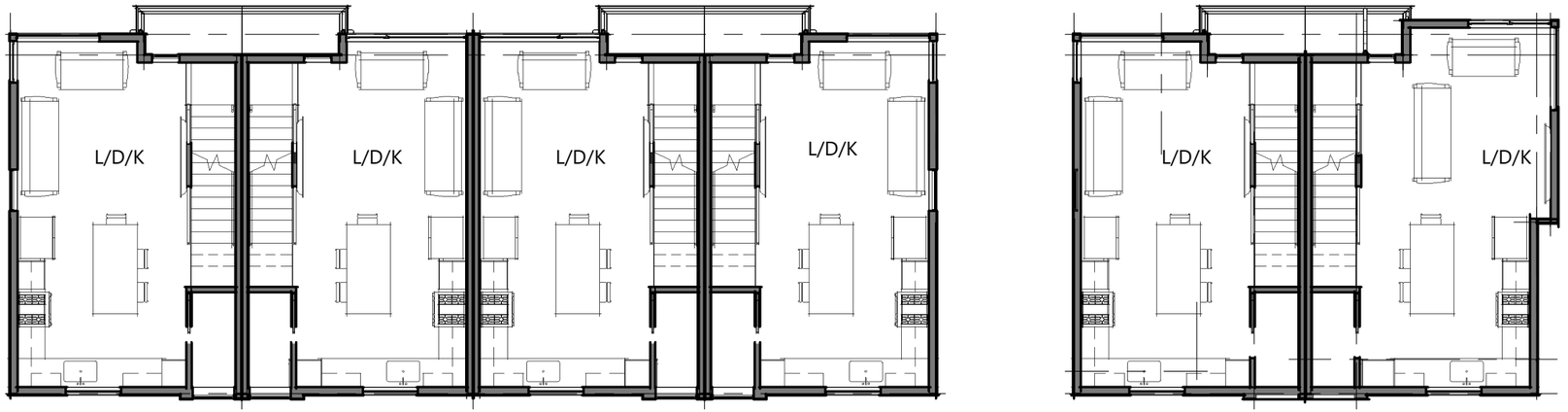
ENTRY FACADE



REAR WALKWAY

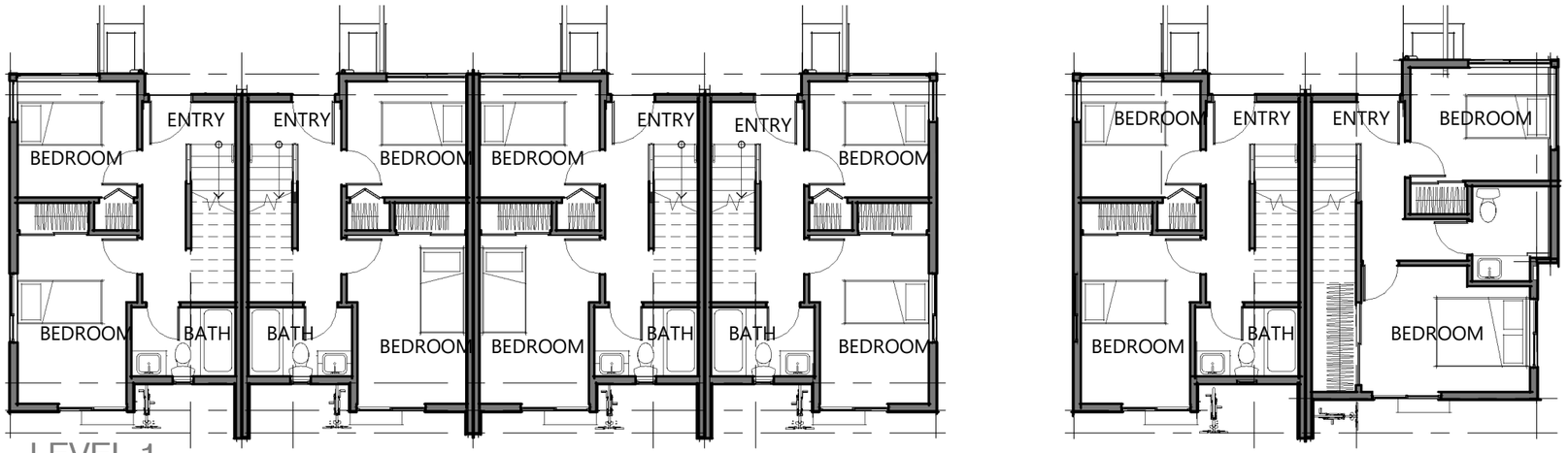


WALKWAY TO REAR



LEVEL 2

3/32" = 1'-0"



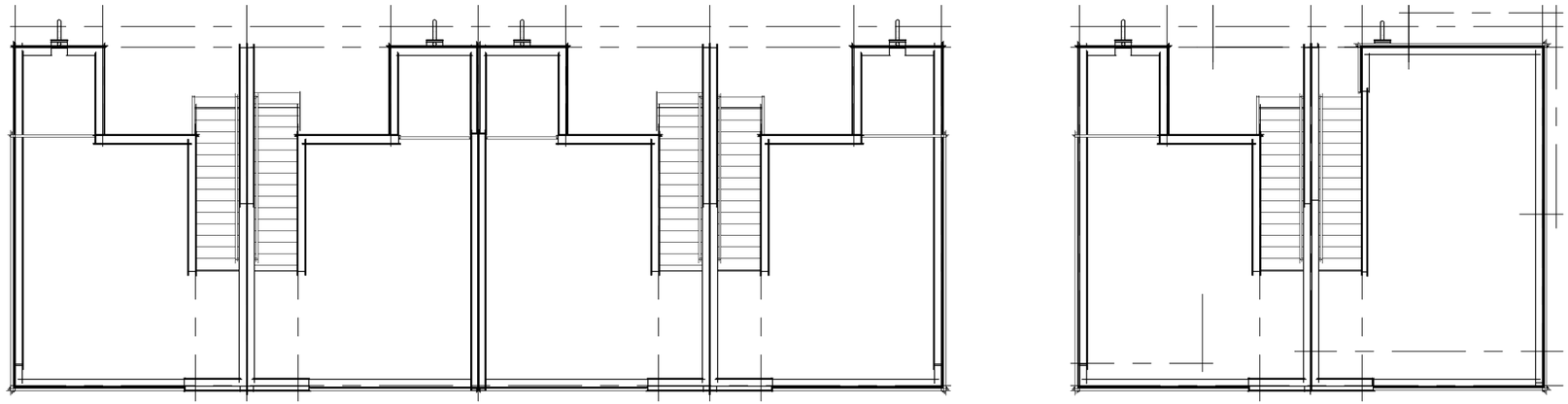
LEVEL 1

3/32" = 1'-0"

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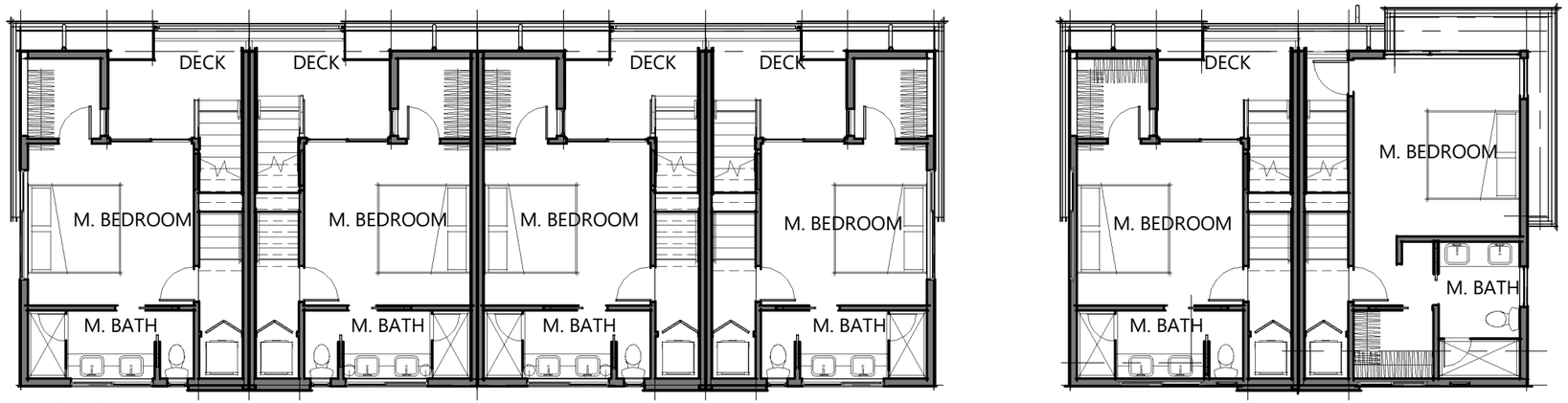
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ROOF DECK

3/32" = 1'-0"



LEVEL 3

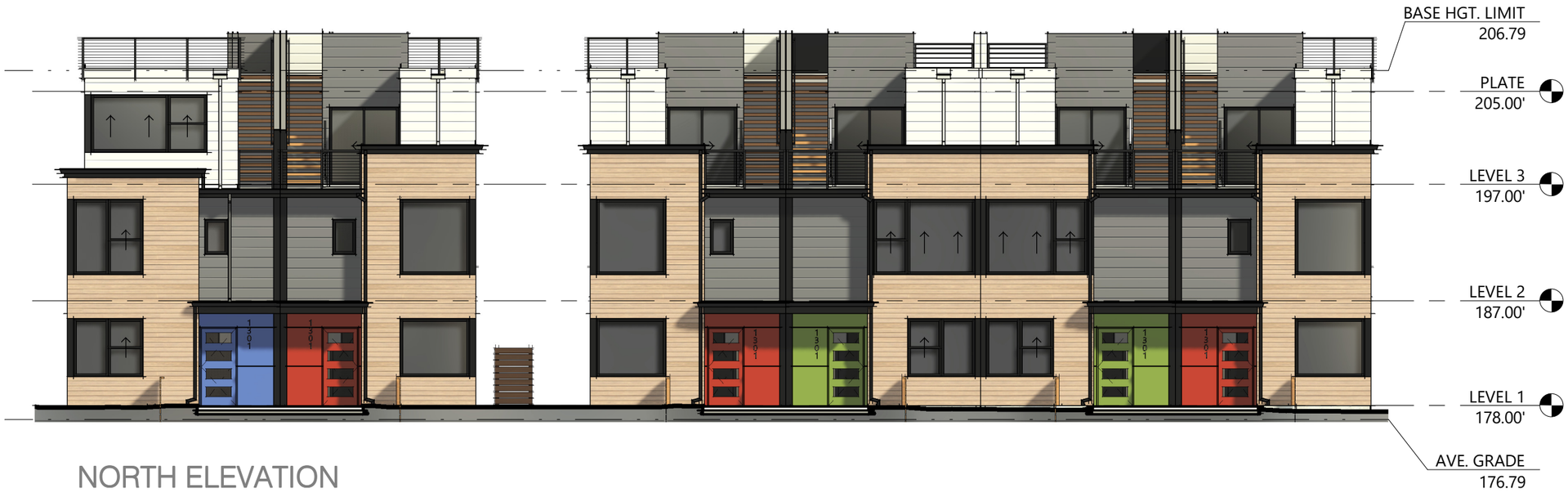
3/32" = 1'-0"

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SOUTH ELEVATION

3/32" = 1'-0"



NORTH ELEVATION

3/32" = 1'-0"

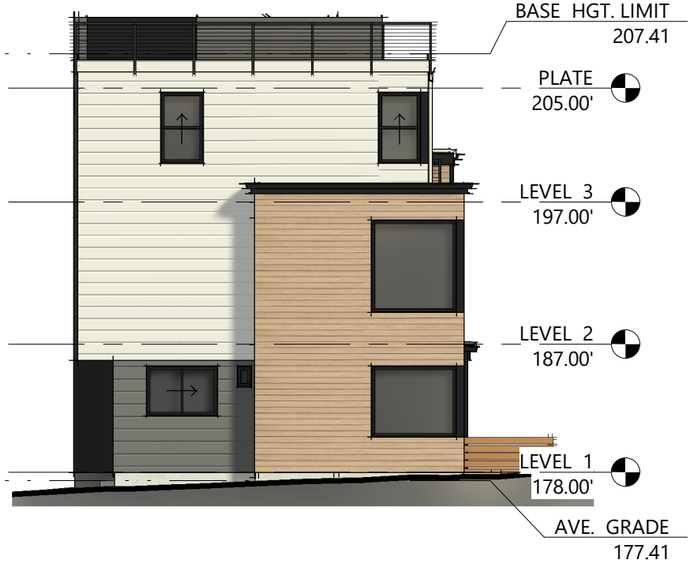
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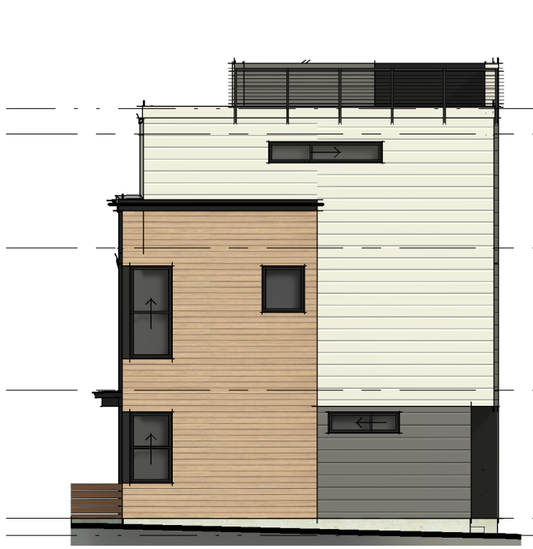
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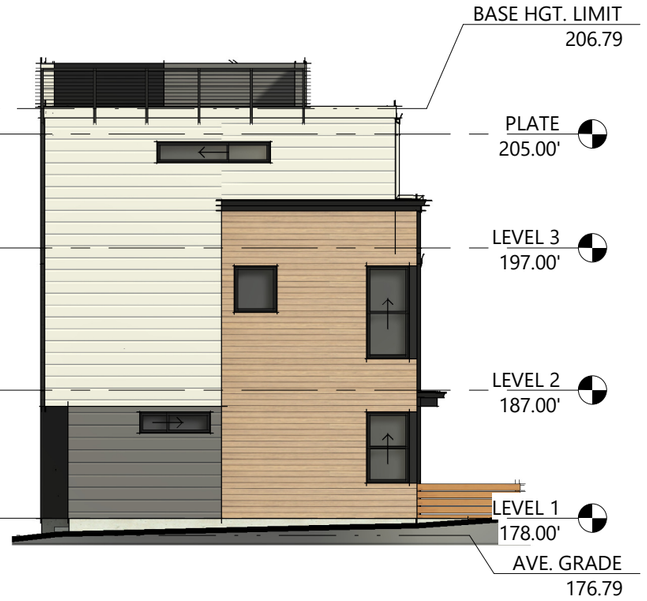
WEST ELEVATION - DUPLEX
3/32" = 1'-0"



EAST ELEVATION - DUPLEX
3/32" = 1'-0"



WEST ELEVATION - ROWHOUSE
3/32" = 1'-0"



EAST ELEVATION - ROWHOUSE
3/32" = 1'-0"

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