



## EARLY DESIGN GUIDANCE STREAMLINED DESIGN REVIEW

SDCI NO. 3041601-EG  
952 24th St  
Seattle, WA 98144

APPLICANT  
Green Canopy NODE  
27 S Hanford St  
Seattle, WA 98134  
Contact: Agata Fisiak

DEVELOPER / ARCHITECT  
Green Canopy NODE  
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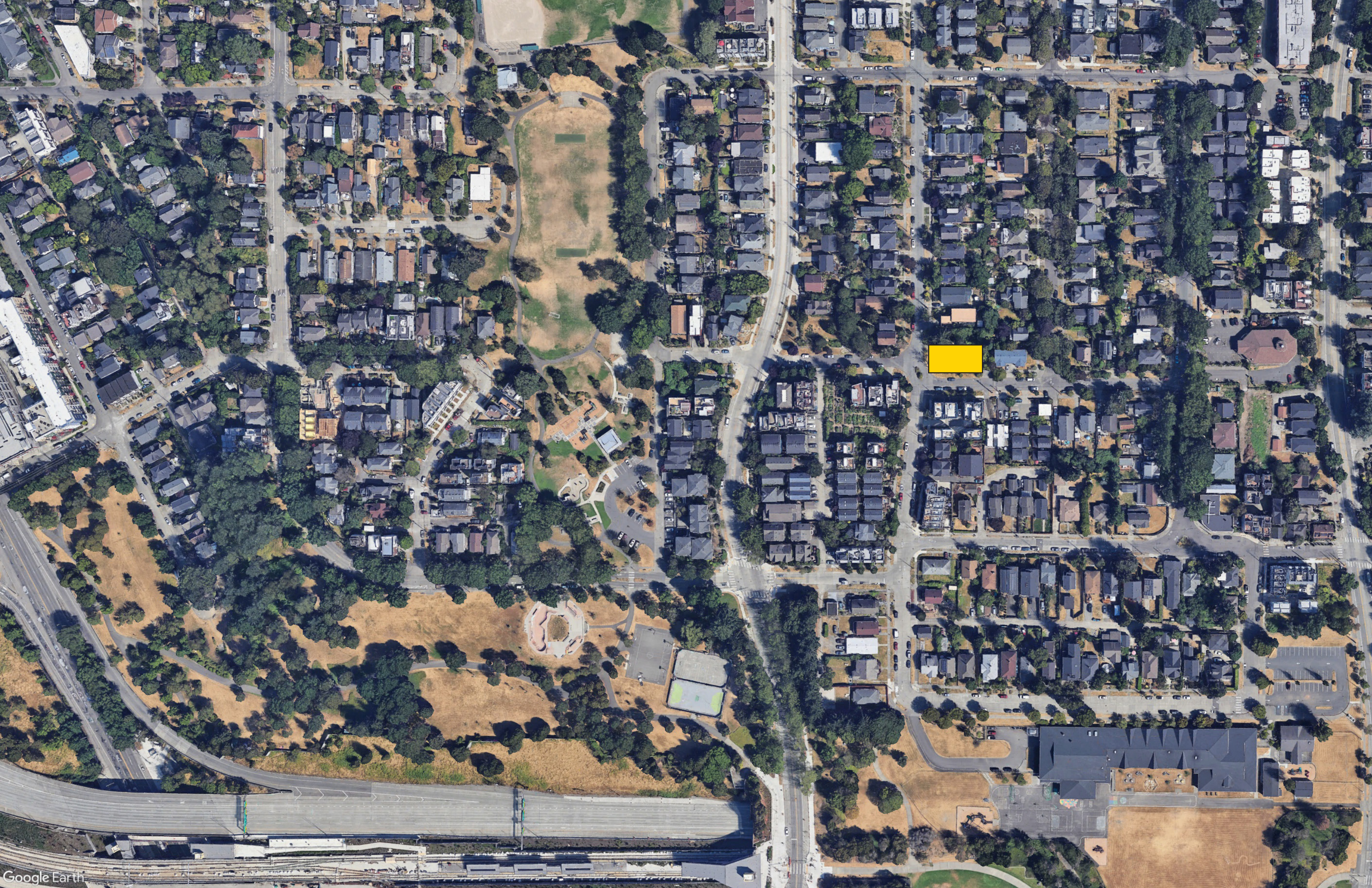
SDCI PLANNER  
Carly Guillory

EDG PRE-SUB MEETING  
9:30am  
02/21/2024

PACKET SUBMITTAL DATE  
03/28/2024











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# PROJECT INFORMATION

The proposed project involves building three new 3-story townhomes and four new 3-story townhouses with a basement. The project includes surface parking for seven cars with access to the site from 24th Ave S.





## PROPOSED PROGRAM

LOT AREA:	8000 sf
PROPOSED RESIDENTIAL UNITS:	7 townhomes
NUMBER OF PARKING SPACES:	7
PROPOSED FAR:	9,758 sf

## SDCI PERMIT NUMBERS:

EARLY DESIGN GUIDANCE:	3041601-EG
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## LEGEND

	Development Site
	Public Open Space
	Residential Urban Village
	Hub Urban Village





# SUMMARY OF PUBLIC OUTREACH

APPROXIMATE DISTRIBUTION OF OUTREACH FLYER



## PRINTED OUTREACH MAILER

A printed mailer (below) was sent out to homes, apartments and businesses within a 500 ft radius of the development site on 02/28/24. 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 01/26/24 to 02/22/24.

### SUMMARY OF RESPONSES:

Survey respondents expressed concerns regarding potential construction noise, increased difficulty in driving and parking, the need for thoughtful landscaping, the number of units, the scale of the building, and building with respect to the existing trees.

## IN-PERSON EVENT

### PUBLIC MEETING

A community meeting was held on 02/22/24 from 6:00pm - 7:00pm at the Douglass-Truth Public Library (2300 E Yesler Way, Seattle, WA 98122). 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.

No attendees were present at the public meeting.

OUTREACH FLYER





# POINTS OF INTEREST

LEGEND

1

Development Site

2

Public Open Space

3

Point of Interest

4

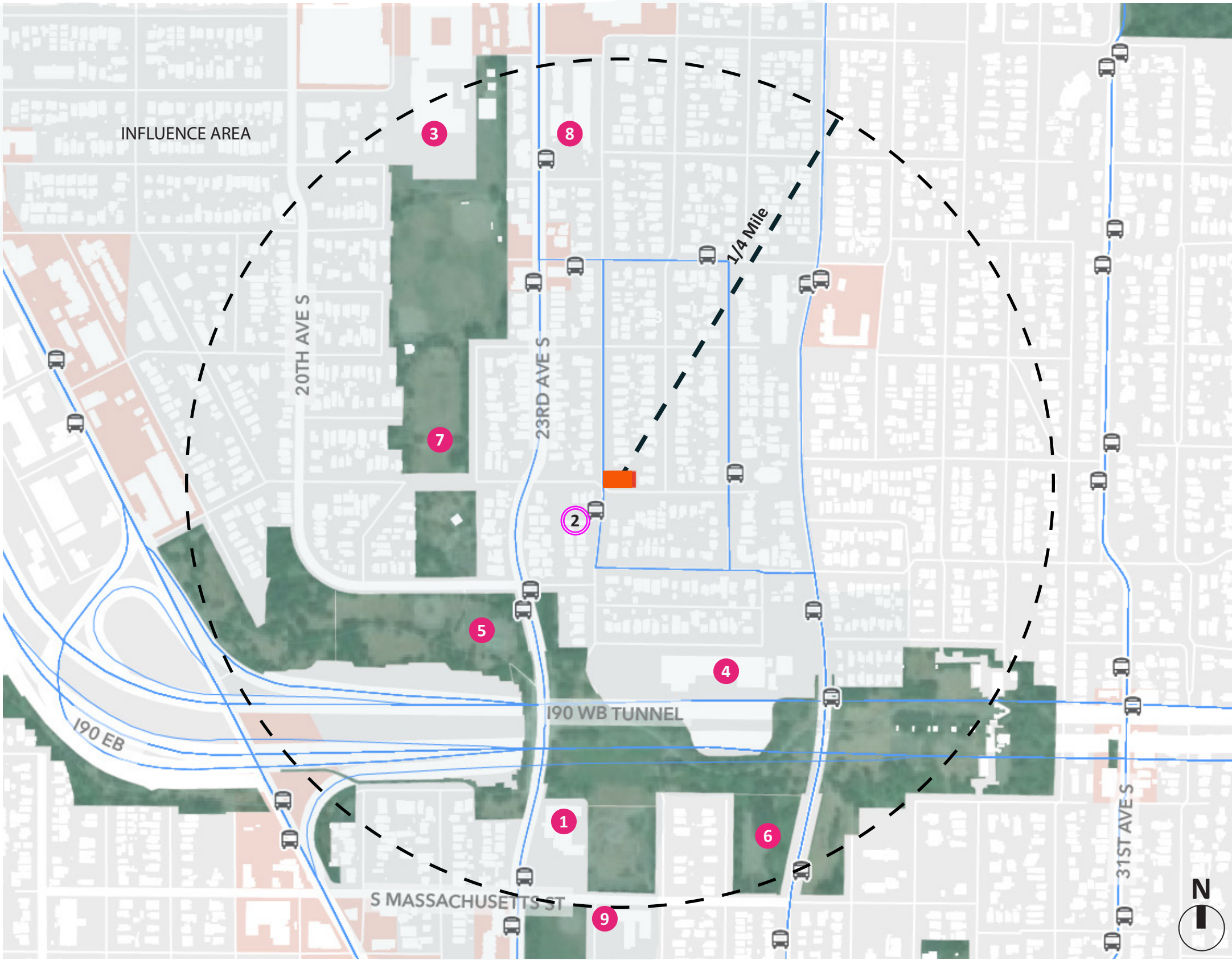
Community Node

5

Bus Stop

6

Bus Route





POINTS OF INTEREST



1 Northwest African American Museum



2 Judkins P-Patch Community Gardens



3 Washington Middle School



4 Thurgood Marshall Elementary



5 Judkins Park Bike Polo / Futsal / Street Hockey Courts



6 Blue Dog Pond



7 Judkins Park and Playfield



8 Wood Technology Center



9 Seattle Girls School





# HISTORICAL CONTEXT



William Grose

## 1800-1900

Seattle's Central District (also called the Central Area, or CD) has been a hub for Black business and culture since the 1960s. The neighborhood spans four square miles, bound to the north by East Madison Street, to the West by 12th Avenue, to the south by South Jackson Street, and to the east by Martin Luther King Jr. Way. Home to the oldest residential area in the city, many single-family homes in the Central District were built prior to 1900. William Grose, a successful Black business owner, purchased a 12-acre ranch bordering the north end of the Central District in 1882. As more Black families arrived in Seattle in the late 1880s and early 1890s, Grose helped many of them secure homes by selling them lots from his parcel.



Streetcar at Hunter Boulevard

## 1930-1945

By this time, the population of the Mount Baker area had reached about 25,000. The most controversial issue at this time was the proposed bridge across Lake Washington. In the 1920s, the Mount Baker streetcar line ended at Hunter Boulevard, although there was some pressure to extend the line along the boulevard, which aroused considerable opposition. By the late 1920s, double-decker busses began to take the place of streetcars. A new highway connecting Empire Way through Dunlap Canyon to Marginal Way was proposed.



Opening of the floating bridge

## 1946-1970

The building boom of the 1920s ended with the Depression, but some new construction occurred in Central District area during the early 1930s. The Mount Baker streetcar line was discontinued about the same time and replaced by trolley buses. Several major paving projects took place in the 1930s, including the paving of York Road, and repaving of Empire Way. In 1934, the city started a project to repave the east side of Empire Way from the city limits north to Rainier Avenue.





HISTORY CONTEXT



1970-1980

Following the failure of the effort to save Sick's Stadium and its demolition in 1979, a CX Corporation electronics plant was developed on the former stadium site (South District Journal, 8/23/1978). Another long-term tenant at the site was the Pepsi Bottling Company. More recently, this site has housed Eagle Hardware and is now Lowe's Home Improvement Warehouse. In 1982, eight-mile-long Empire Way was renamed Martin Luther King, Jr. Way South to honor the late African-American leader.



2009-2013

The long-awaited light rail station, which Mt. Baker had been anticipating for a decade, was finally completed and opened. It returned rail, the original method of travel to Mt. Baker, to the area after decades away. A lot of urban development has happened during this time. Mt Baker area is considered an industrial hub.



2023

As the light rail continues to expand, the first train tracks in the world that are being constructed on the floating I-90 bridge to connect Mt Baker to Bellevue and Redmond. The lightrail is planned to be running by June 2024.




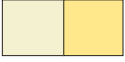





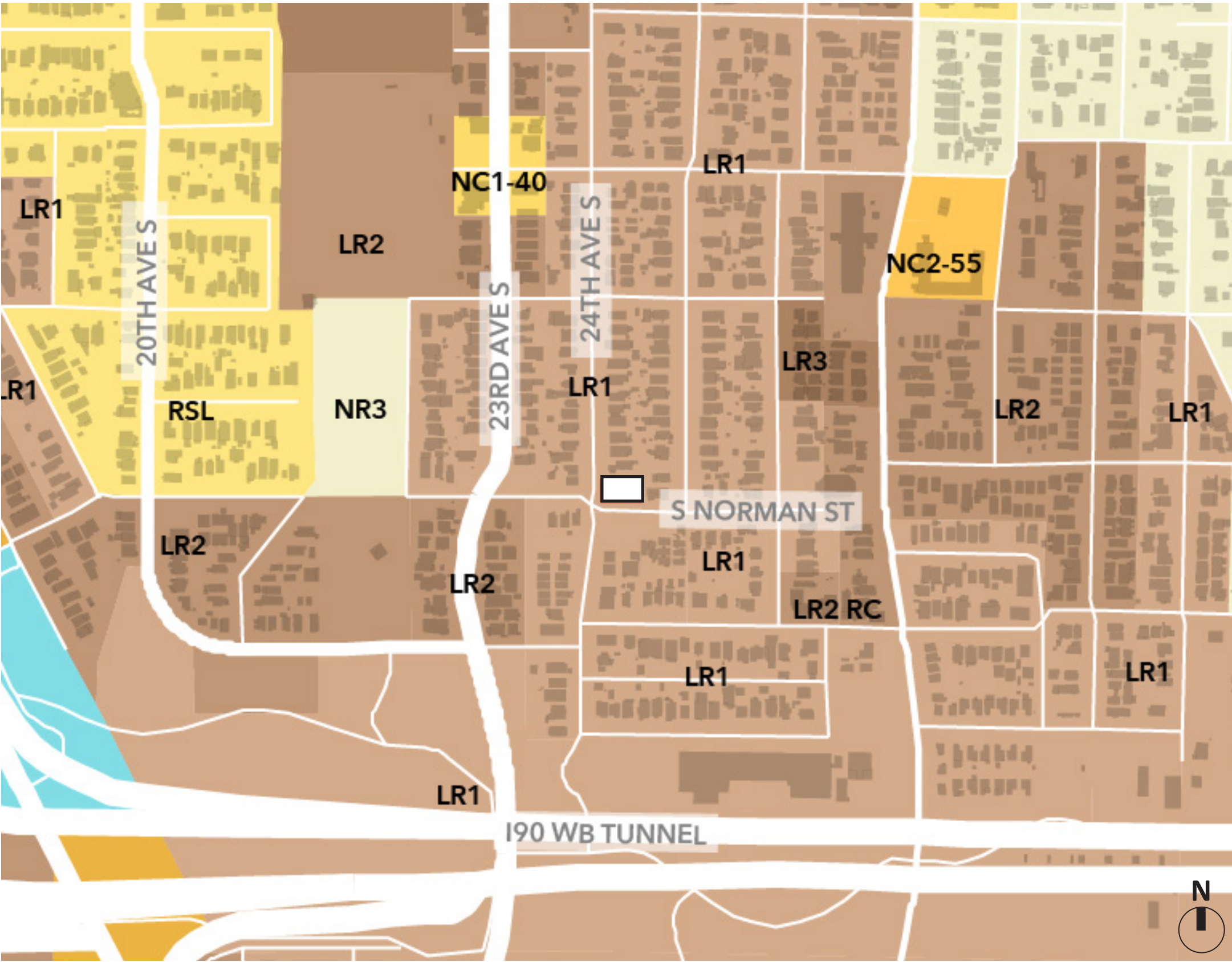


# ADJACENT ZONING MAP

The development site is surrounded by a diverse mix of apartments, condominiums, townhomes, neighborhood commercial and single-family homes.

## LEGEND

-  Development Site
-  High-Density Multi-Family
-  Lowrise Multi-Family
-  Neighborhood Residential
-  Neighborhood Commercial
-  Commercial
-  Seattle Mixed





3D SITE VIEW





# SITE PLAN - EXISTING

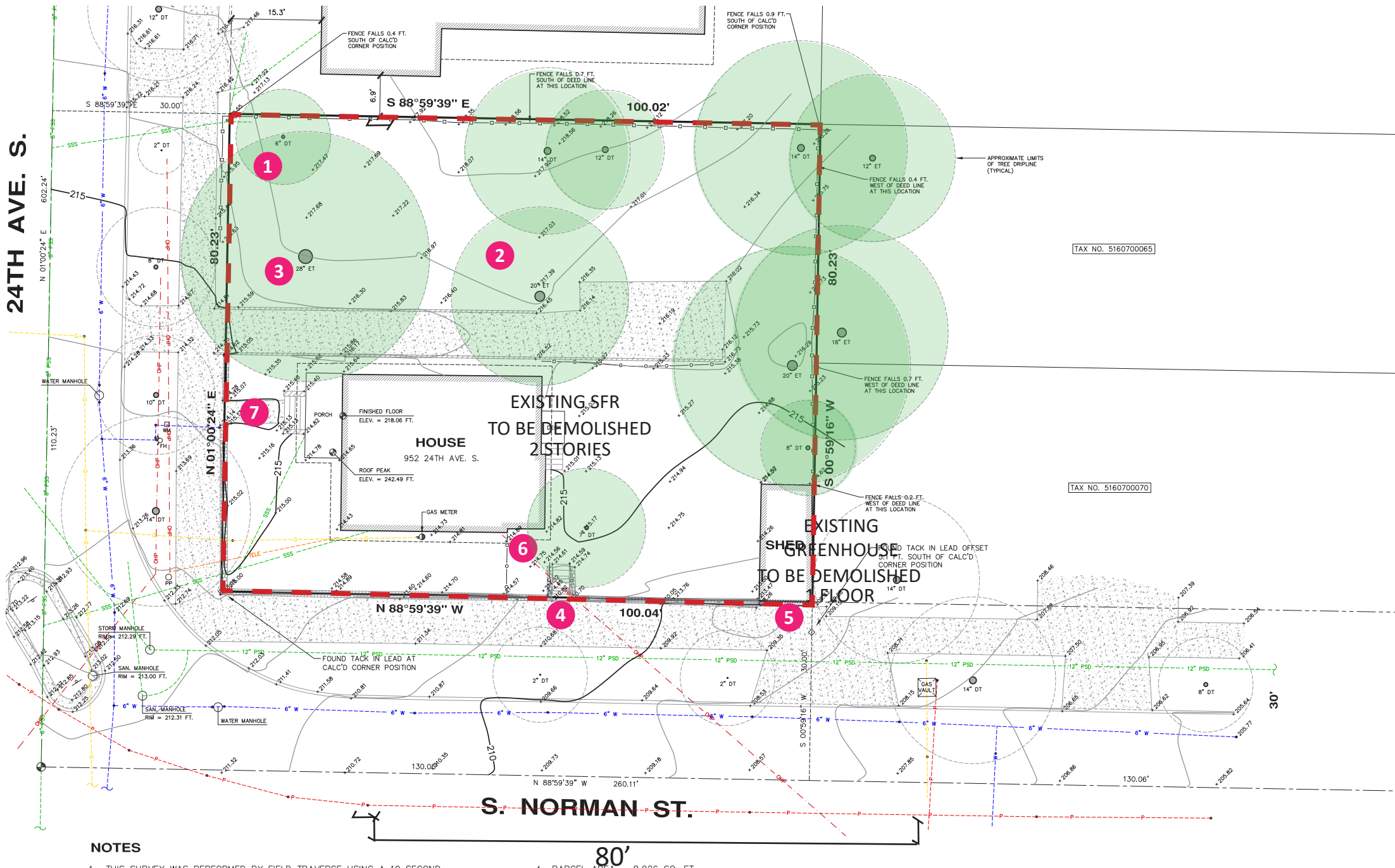
LEGAL DESCRIPTION:  
LOTS 1-2, BLOCK 1, MARKET STREET  
ADD

PARCEL NUMBER:  
516070-0005

ADJACENT BUILDING & USES  
To the North: Single-family house  
To the East: On one parcel, a duplex,  
and on the other, a single-family house  
To the South (across S Norman St.):  
3-story townhouse structure  
To the West (across 24th Ave S.):  
3-story townhouse and single-family  
house.

EXISTING LOT CONDITION:  
The lot is situated at the corner of 24th  
Avenue South and South Norman  
Street. It measures approximately  
8,000 square feet, with dimensions of  
100 feet in length and 80 feet in width.  
On the site, there is a 2-story single-  
family house and a shed in poor  
condition.

TREES:  
There are six trees situated within  
the public right-of-way, positioned  
between the sidewalk and the  
crossing streets. Additionally, there are  
eight regulated trees present on the  
subject parcel.



NOTES

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.

2. CONTOUR INTERVAL = 1 FT.

3. ELEVATION DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JANUARY 6, 2024.

HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010), AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON JANUARY 6, 2024.
4. PARCEL AREA = 8,026 SQ. FT.

5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

6. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON CITY OF SEATTLE GIS, TIES TO ABOVE GROUND STRUCTURES, AND TIES TO UTILITY PAINT MARKS BY OTHERS.

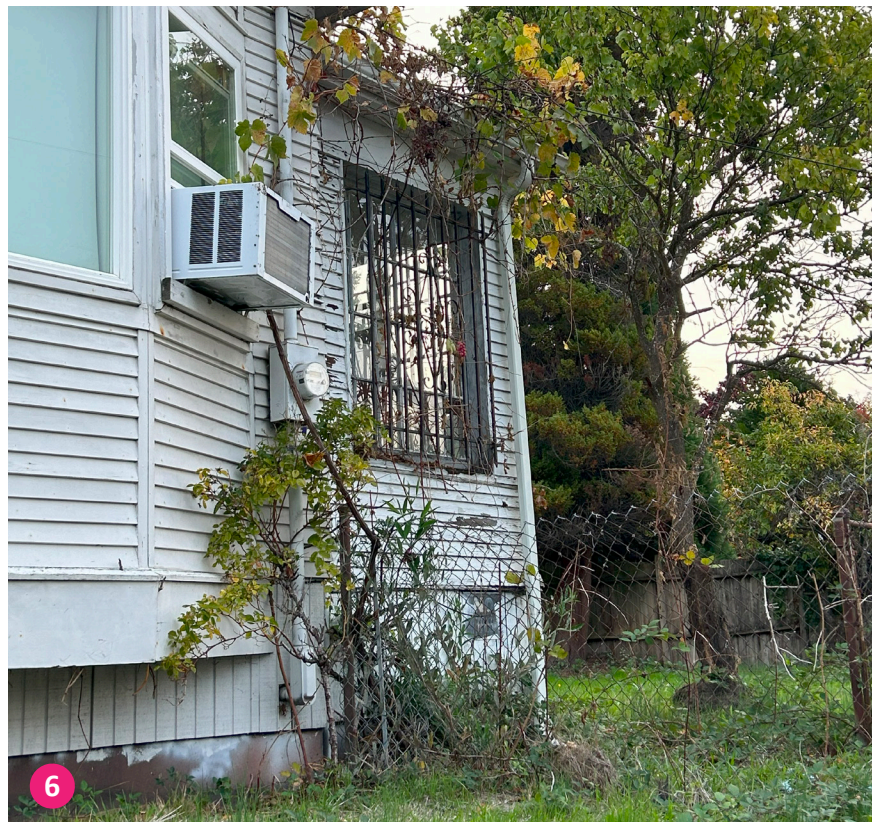
7. TAX PARCEL NO. 5160700005
8. TREES AS SHOWN HEREON HAVE BEEN MAPPED TO THE BEST OF OUR ABILITY DURING THE COURSE OF THIS SURVEY. HOWEVER, ALL ON-SITE TREES THAT COULD AFFECT PROJECT DEVELOPMENT MAY NOT BE SHOWN. THEREFORE, PRIOR TO DESIGN, A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY THE SPECIFIC GENUS, TRUNK DIAMETER, DRIPLINE, LOCATION AND NUMBER OF QUALIFYING TREES UPON THIS SITE.

9. WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWERLINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.





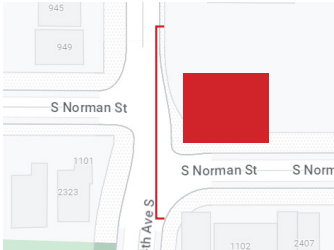
EXISTING SITE PHOTOS



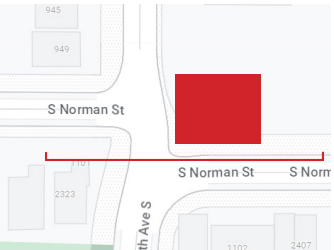


STREETSCAPES

PROJECT SITE



PROJECT SITE





LAND USE CODE SUMMARY

TOWNHOUSE DEVELOPMENT

ZONE: LR1 (M1)  
OVERLAYS: North Rainier Hub  
LOT AREA: 8000 sf

23.45.510	FLOOR AREA RATIO	
B	ALLOWED:	1.3 1.3 x 8000 sf = 10,400 sf max
D.1		All stories, or portions of stories, that are entirely below grade are exempt from FAR limits
D.5.a-d		For rowhouse and townhouse developments and apartments, floor area within a story, or portion of a story, that is partially above grade if all of the following conditions are met: a. The story, or portion of the story, that is partially above grade is used for parking or other accessory uses and has no additional stories above. b. The average height of the exterior walls enclosing the floor area does not exceed one story, measured from existing or finished grade, whichever is lower. c. The roof area above the exempt floor area is predominantly flat, is used as amenity area, and meets the standards for amenity area at ground level per section 23.45.522 d. At least 25% of the perimeter of the amenity area on the roof above the floor area is not enclosed by the walls of the structure.
	PROPOSED:	9758 sf
23.45.512	DENSITY LIMITS	
	ALLOWED:	LOT AREA / 1050 8,000 SF / 1050 = 7.619
	PROPOSED:	7 Units
23.45.514	STRUCTURE HEIGHT	
A	ALLOWED:	30'-0" max
D.1		5'-0" pitched roofs with min. 3:12 slope
	PROPOSED:	30'-0"
23.45.518	SETBACKS	
	FRONT	REQUIRED: 5'-0" min, 7'-0" avg PROPOSED: 5'-0"
	SIDE	REQUIRED: 5'-0" min (for facades < 40.0') 5'-0" min, 7'-0" avg (for facades > 40.0')
		PROPOSED: 5'-0"
	REAR	REQUIRED: 5'-0" min, 7'-0" avg PROPOSED: 5'-0" min, 7'-0" avg Development standard adjustments are necessary for both the front and rear average setbacks. Please refer to pages 16 and 17 for details regarding this request.

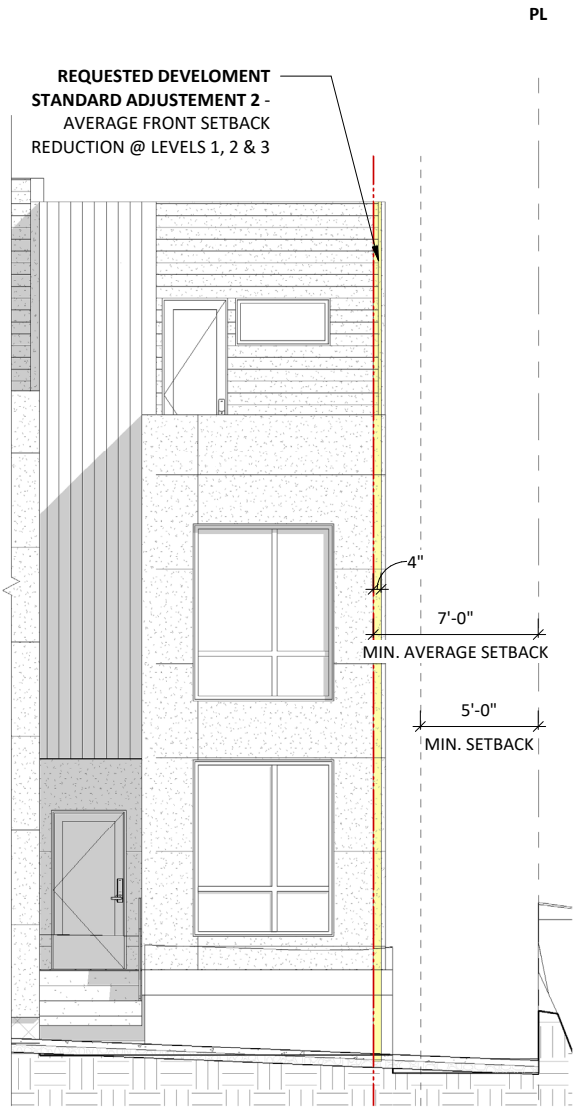
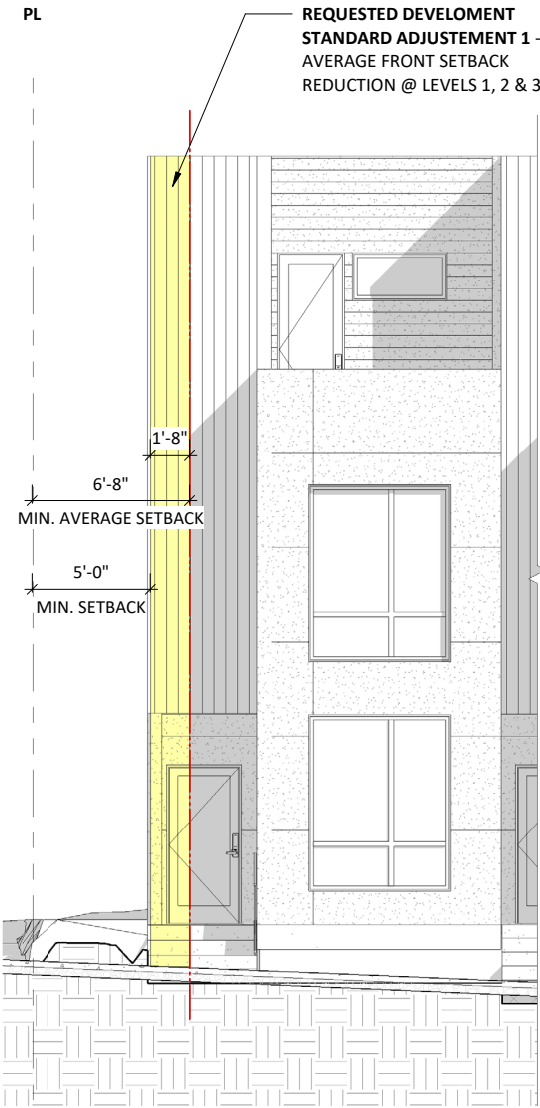
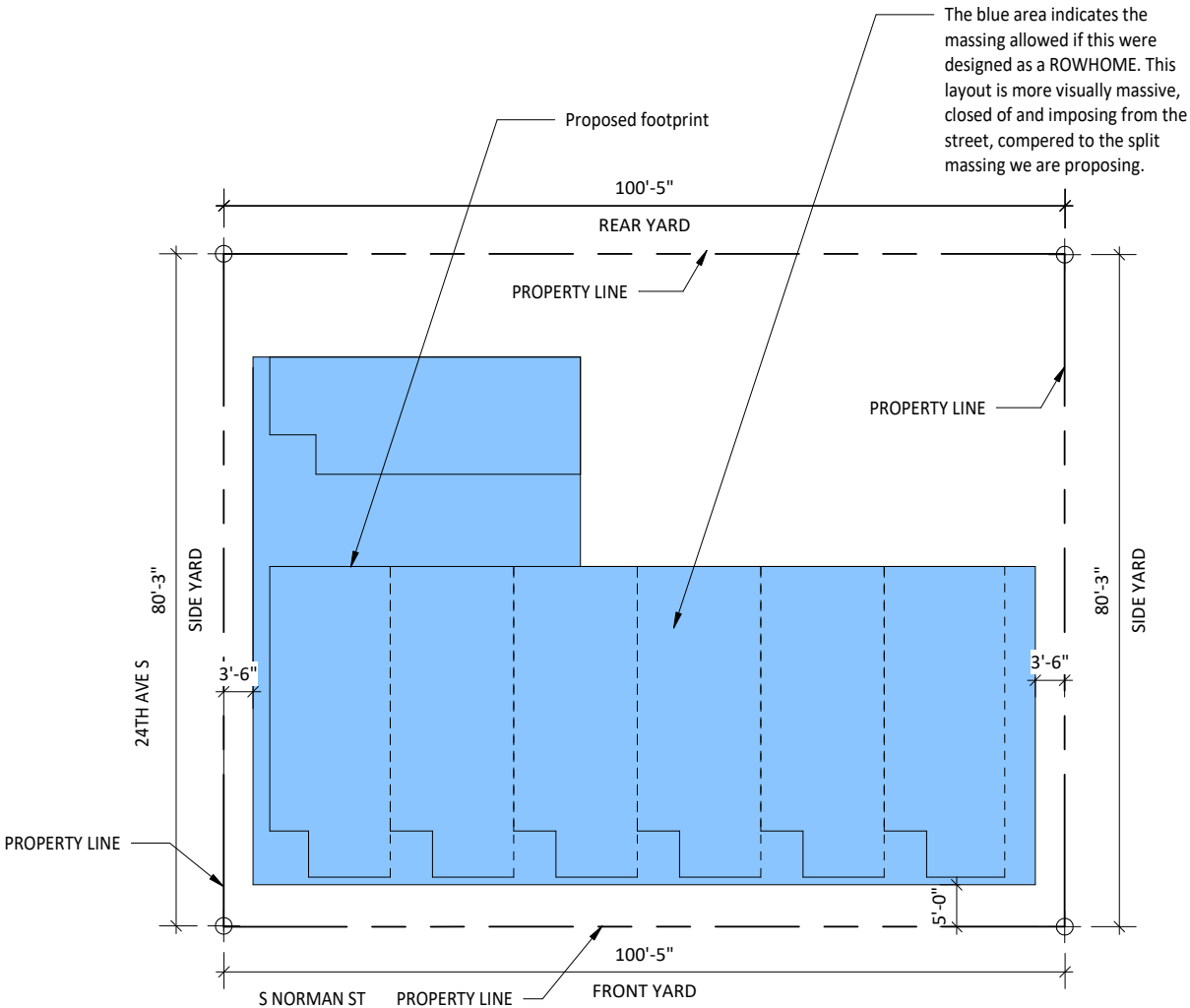
23.45.518	BUILDING SEPARATION	
	REQUIRED:	10'-0" min
	PROPOSED:	10'-0" min
F.1.		In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.
23.45.527	STRUCTURE WIDTH	
A	ALLOWED:	60'-0" max
	PROVIDED:	53'-0"
B.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, except as specified in subsection 23.45.527.B.2.
23.54.015	VEHICLE PARKING	
Table B	REQUIRED:	No minimum requirement (for urban village of frequent transit)
	PROVIDED:	7 parking stalls
23.54.015	BICYCLE PARKING	
K	REQUIRED:	(1) long term space per dwelling unit & (1) short term parking spaces per 20 dwelling units
	PROVIDED:	7 long term & 1 short term spaces
23.54.040	SOLID WASTE & RECYCLABLE MATERIALS STORAGE	
A.1	REQUIRED:	7 waste storage areas
	PROPOSED:	7 waste storage areas Residential uses proposed to be located on separate platted lots for which each dwelling unit will be billed separately for utilities, shall provide 1 storage area per dwelling unit with minimum 2'-0" x 6'-0"





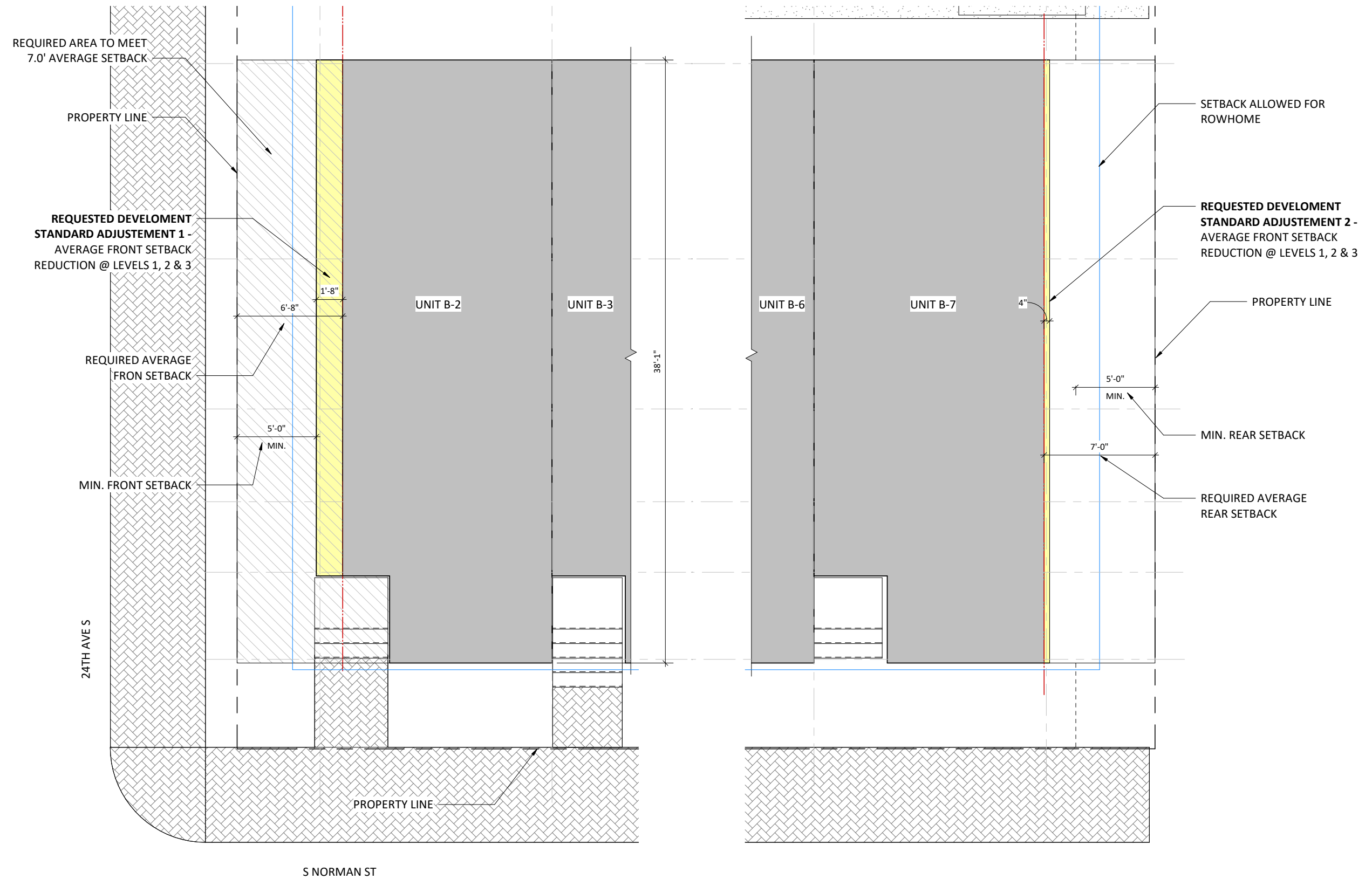
# DEVELOPMENT STANDARD ADJUTEMENTS

DEVELOPMENT STANDARD ADJUSTEMENTS					
ITEM	APPLICABLE DEVELOPMENT STANDARD	PROVIDED	AMOUNT OF ADJUSTEMENTS	RATIONAL FOR ADJUSTEMENTS	SUPPORTING GUIDELINES
1	<b>23.45.518.A.1 - SETBACKS</b> Front Setback (Townhomes): 7.0' avg; 5.0' min.	WEST Required: 7.0' avg; 5.0' min Provided: 5.6' avg; 5.0' min @ levels 1, 2 & 3	1.4' decrease in average setback @ levels 1, 2 & 3  1.4' < 50% reduction	The proposed setback aligns with the regulations for rowhomes, which don't necessitate an average setback but do require all units on the site to be attached. Consequently, we would have a substantial corner building unit in this scenario. However, to prevent the development from appearing overly imposing and massive in this context, we propose designing an open corner for the site. This design approach aims to enhance aesthetics and promote community engagement by providing a 10-foot-wide common green space between the units. This space not only offers residents a place to socialize and enjoy the outdoors but also facilitates a more appealing overall design. To achieve this, we intend to identify our buildings as townhouses, which would require a reduction in the average setback.  Please review the site plan diagram with the blue-colored layout for a more vivid depiction of the approach in the scenario where we would need to design the rowhouses.	PL3.2.iv, v, vi, viii. Streetscape Treatment PL1.2.ii. Connection Back to the Community DC4.3.ii and iv. Building Details & Element CS1.1.i. Local Topography DC2.1.iii. Building Layout & Massing
2	<b>23.45.518.A.1 - SETBACKS</b> Rear Setback (Townhomes): 7.0' avg; 5.0' min.	EAST Required: 7.0' avg; 5.0' min Provided: 5.7' avg; 5.0' min @ levels 1, 2 & 3	0.3' decrease in average setback @ levels 1, 2 & 3  0.3' < 50% reduction		





# DEVELOPMENT STANDARD ADJUTEMENTS



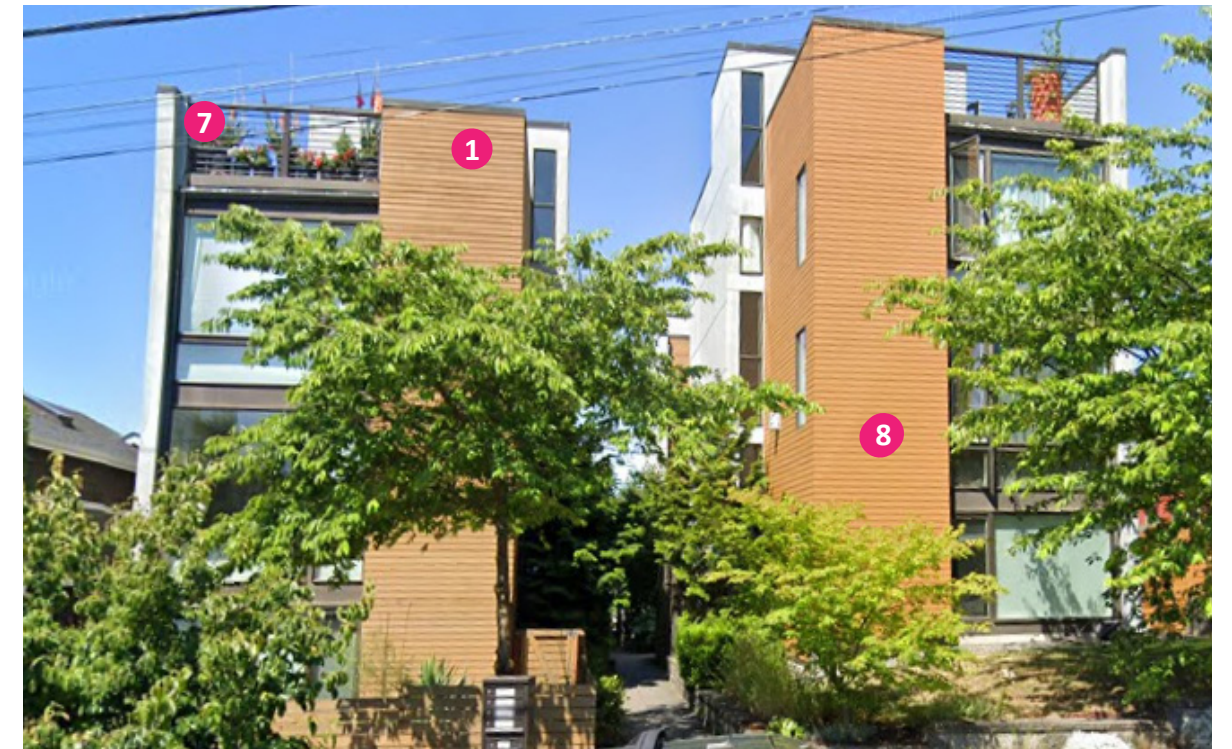


# ARCHITECTURAL CONTEXT & CUES

- 1 facade massing broken down with vertical modulations that define individual units
- 2 Two-story bay used to create modulation and reduce perceived mass of building
- 3 solid parapets at roof decks increase privacy for residents
- 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 raised stoops and landscaping provide transition from ROW to unit entries
- 7 strong roof line is reinforced with secondary horizontal elements
- 8 simplified massing is accented with high quality materials



1



2 1127 24th Ave S



3 1126 24th Ave S



4 2401 S Norman St

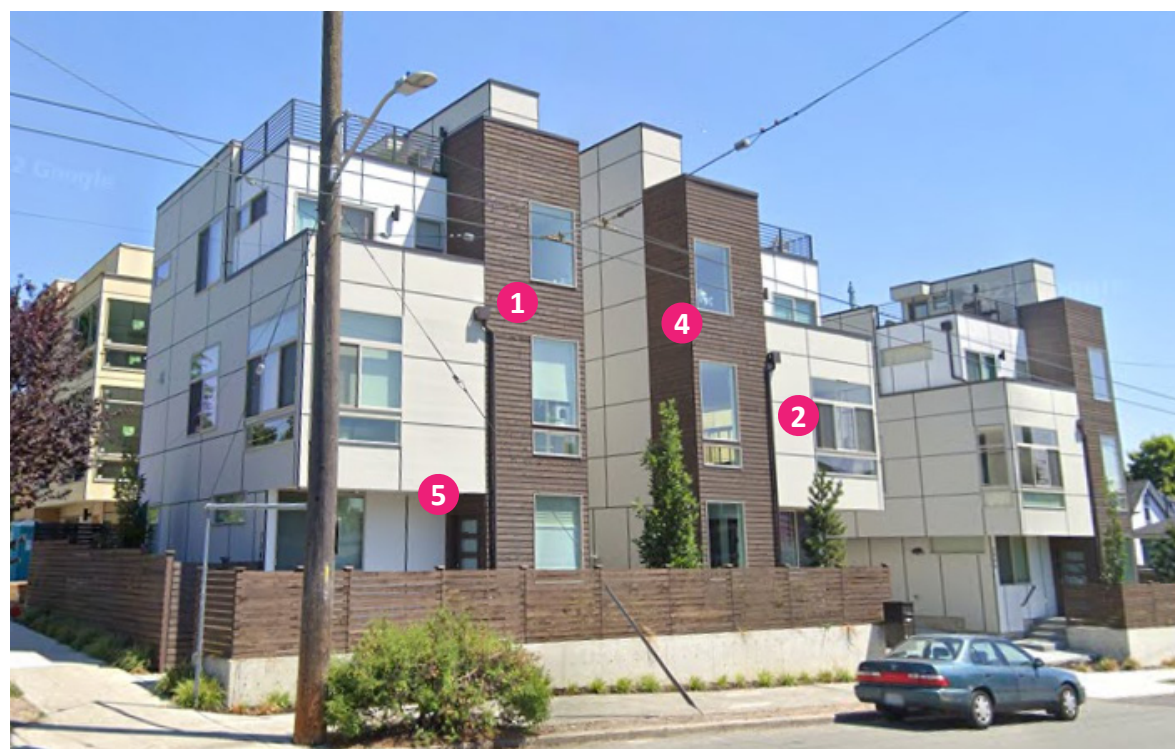


5 718 23d Ave S





# ARCHITECTURAL CONTEXT & CUES



6 2402 S Dearborn St



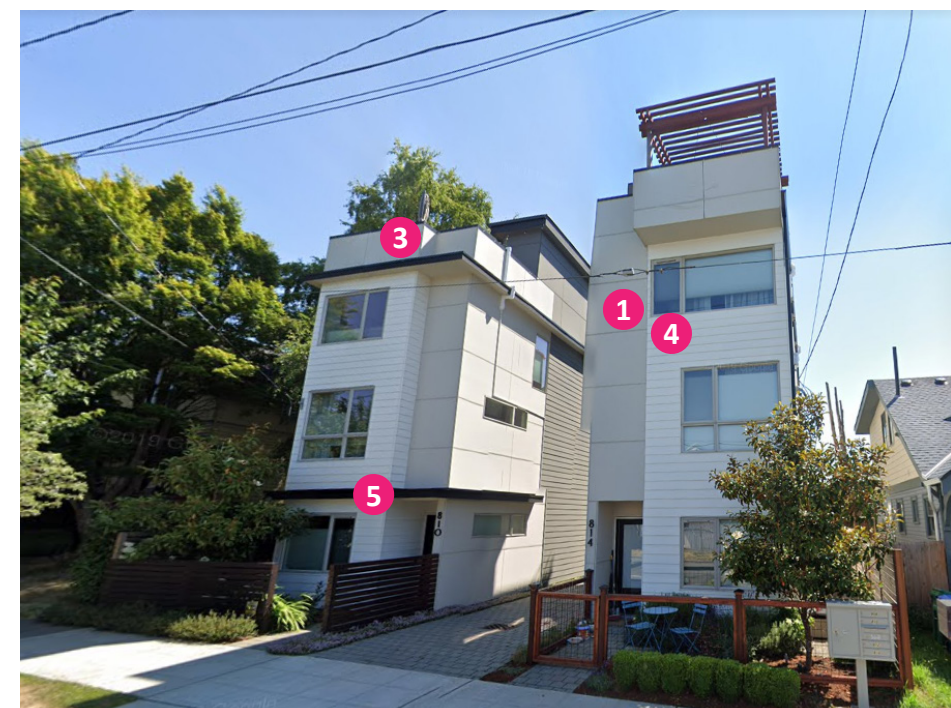
7 817 24th Ave S



8 1107 23d ave S



9 2323 S Norman St




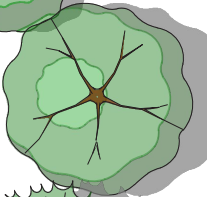
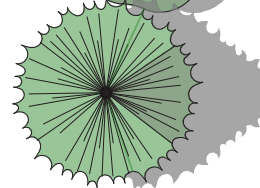














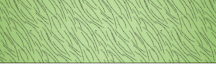
10 812 24th Ave S

- 1 facade massing broken down with vertical modulations that define individual units
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PLANT SCHEDULE

PLANT SCHEDULE	
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer circinatum / Vine Maple
	Cornus x elwinortonii 'KN4-43' / Starlight® Dogwood Street Tree - Single leader
	Pseudotsuga menziesii / Douglas Fir
SHRUBS	
	Berberis thunbergii 'Orange Rocket' / Orange Rocket Barberry
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Epimedium x rubrum / Red Barrenwort
	Hakonechloa macra 'Aureola' / Golden Variegated Hakonechloa
	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Lonicera pileata 'Moss Green' / Moss Green Honeysuckle
	Pennisetum orientale / Oriental Fountain Grass
	Phormium tenax / New Zealand Flax
	Polystichum munitum / Western Sword Fern
	Sarcococca ruscifolia / Fragrant Sarcococca
SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	Ajuga reptans / Bugleweed
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Sagina subulata / Irish Moss
	Thymus praecox 'Purple Carpet' / Mother of Thyme



Berberis t. 'Orange Rocket'



Calamagrostis x a. 'Karl Foerster'



Epimedium x rubrum



Hakonechloa macra 'Aureola'



Liriope muscari 'Big Blue'



Lonicera p. 'Moss Green'



Pennisetum orientale



Phormium tenax



Polystichum munitum





LANDSCAPE PLAN





# DESIGN GUIDELINE PRIORITIES

## CONTEXT & SITE

**CS1 Natural Systems and Site Features**  
Use natural systems and features of the site and its surroundings as a starting point for design.

**CS2 Urban Pattern and Form**  
Strengthen the most desirable forms, characteristics and patterns of the surrounding area.

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

**Response:** The proposal embraces the existing neighborhood as a guiding influ-ence, incorporating elements such as massing, building volumes, and materiality to harmonize with the surroundings. Prioritizing the natural systems and site features ensures a design that not only respects but elevates the urban pattern and form of the area, enhancing the architectural character of the neighborhood. By strategically carving out basement levels and optimizing space between units along the 24th Ave S, we aim to maximize interior space while minimizing the perceived mass of the structures, promoting ample light penetration and enhancing the sense of spacious-ness in private yard areas.

## PUBLIC LIFE

**PL1 Connectivity**  
Complement, connect and contribute to the network of open spaces around the site.

**PL3 Street-Level Interaction**  
Encourage human interaction and activity at the street-level, including entries and edges.

**Response:** The approach to the design of the townhomes closely aligns with the pro-vided guidelines. Emphasis is placed on complementing, connect-ing, and contributing to the existing network of open spaces surrounding the site to ensure seamless integration with the community. Additionally, priority is given to street-level interaction through the design of welcom-ing entries and engaging edges that foster human activity and interaction, thereby enriching the vibrancy of the neighborhood streetscape.

## DESIGN CONCEPT

**DC2 Architectural Concept**  
Develop a unified, functional architectural concept that fts well on the site and its surroundings.

**DC3 Open Space Concept**  
Integrate building and open space design so that each complements the other.

**DC4 Exterior Elements and Finishes**  
Use appropriate and high-quality elements and finishes for the build-ing and open spaces.

**Response:** The guidelines are addressed by developing a unified, functional architectural concept that fits well on the site and its sur-roundings. Integration of building and open space design is em-phased to ensure mutual complementarity. Additionally, the use of appropriate and high-quality elements and finishes for both the buildings and open spaces is prioritized to maintain consistency and enhance overall aesthetics.

**PL3.1 Frontages**  
i. Encourage color, material, and signage variation in storefront design  
viii. Provide exterior access to ground floor residential units.  
This interior/exterior connection should occur frequently with entrances placed at a regular interval.

**Response:** The project elevations have undergone meticulous con-sideration, ensuring consistent treatment with material variation that corresponds to volumetric expression. Access to the units is facilitat-ed by a few steps, elevating them above sidewalk level to establish a sense of privacy between the exterior and interior spaces. Surround-ing the entries are ample landscape features, plantings, and green spaces, enhancing the pedestrian experience while passing the units. Entrances are strategically placed at regular intervals, contributing to the overall visual coherence of the massing.

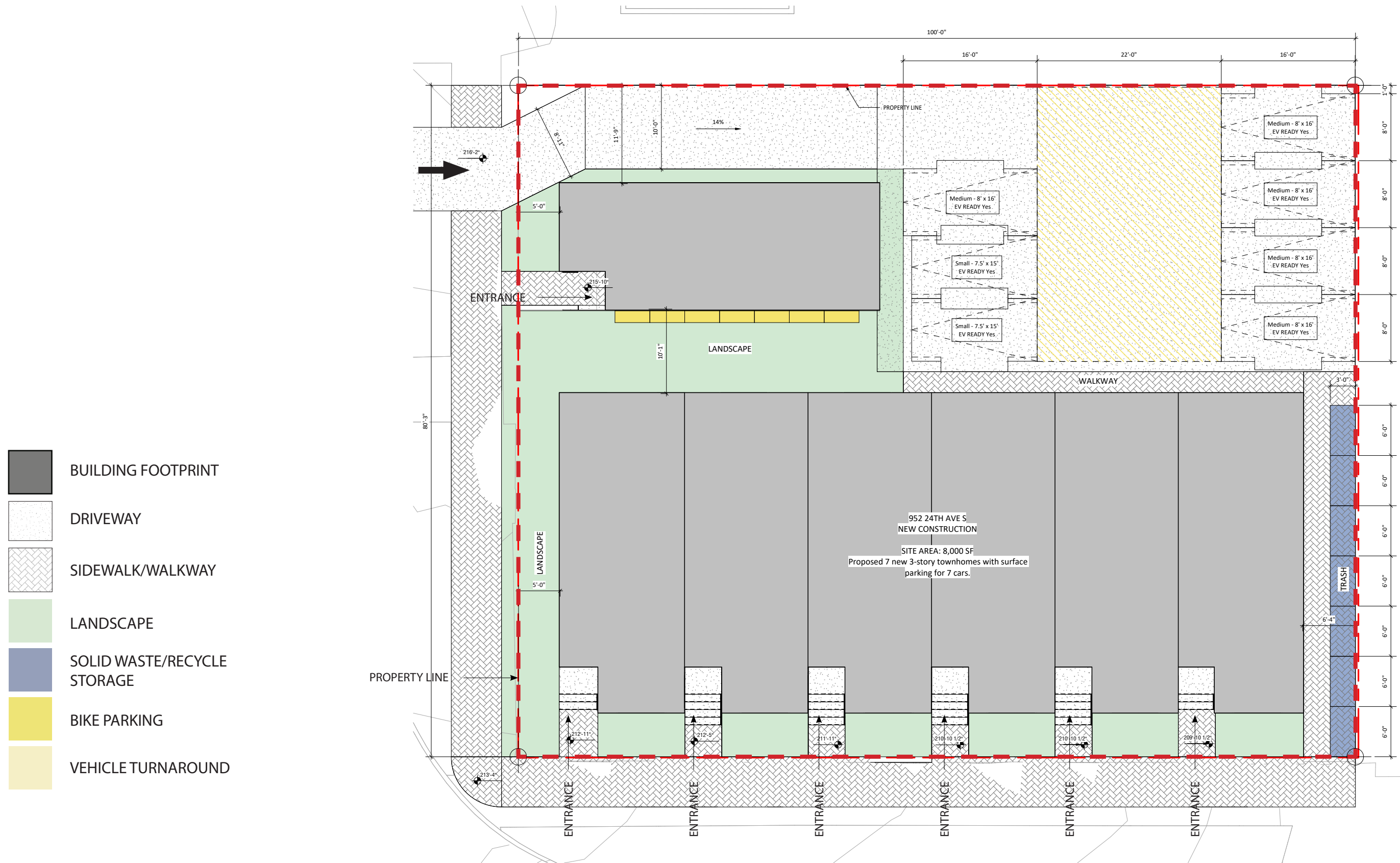


Street facing entrances, and stairs to connect to the sidewalk and pro-  
vide a semi-public transition zone between the street and residences.



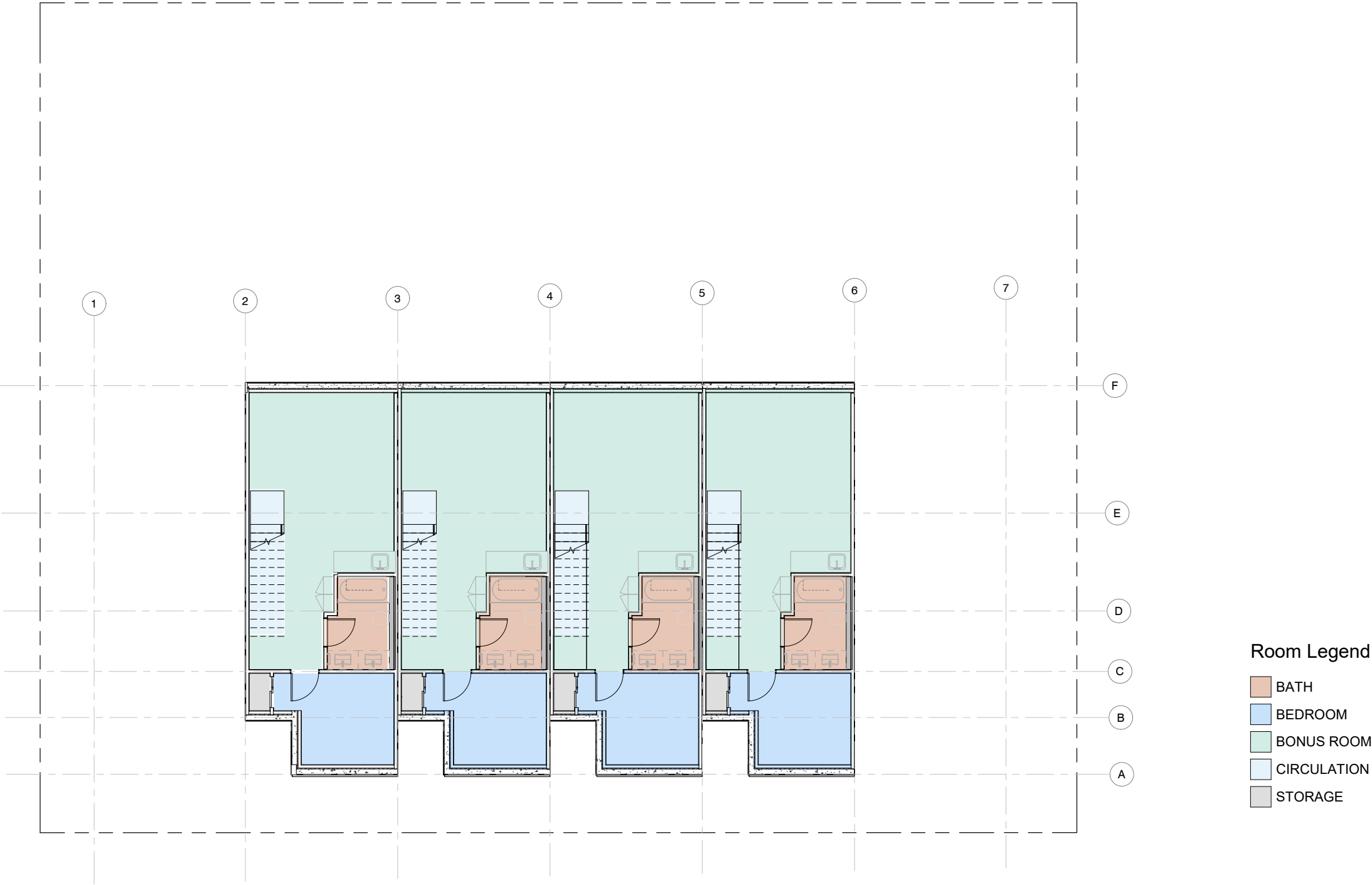


# SITE PLAN



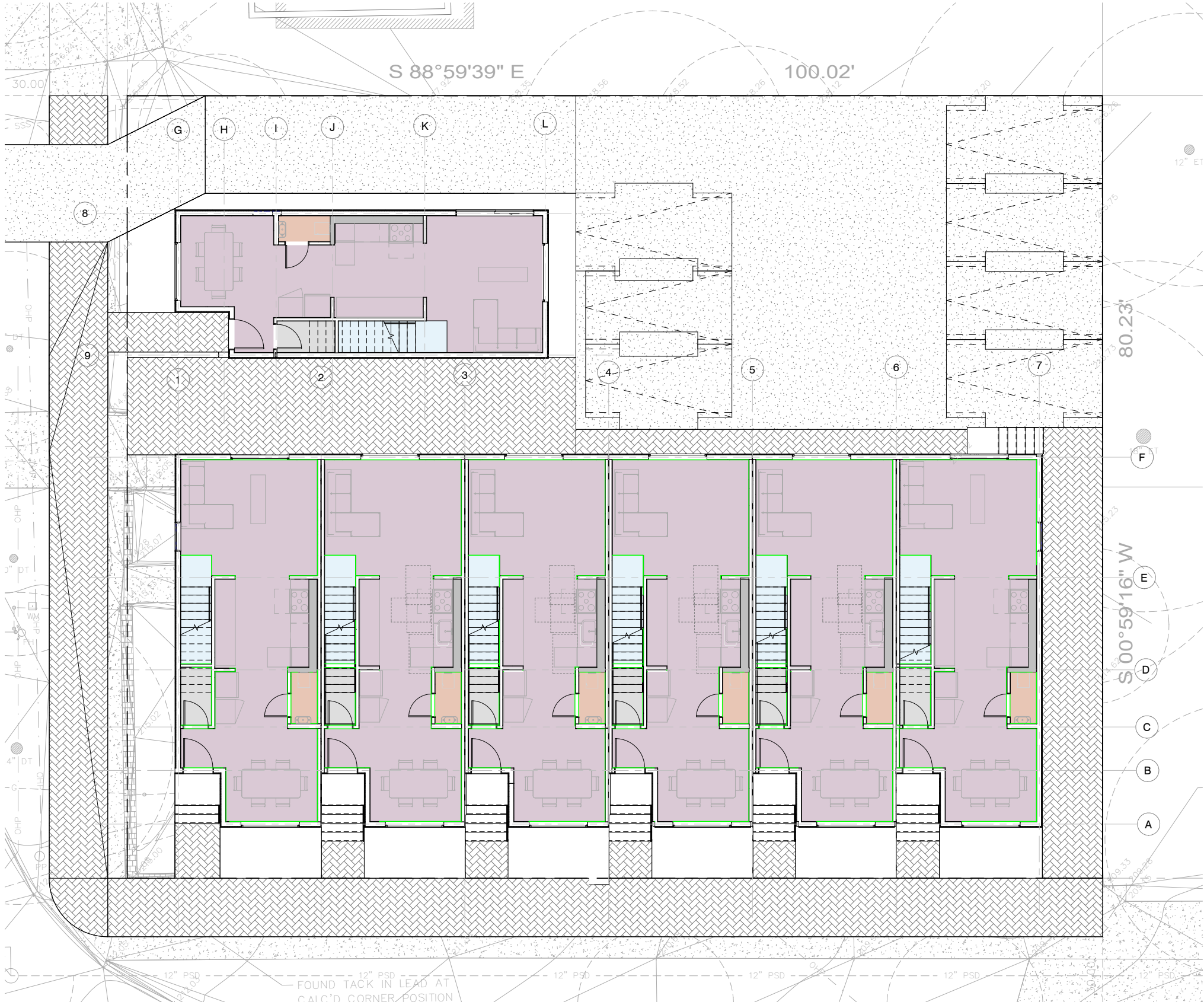


# FLOOR PLAN BASEMENT





FLOOR PLAN LEVEL 1



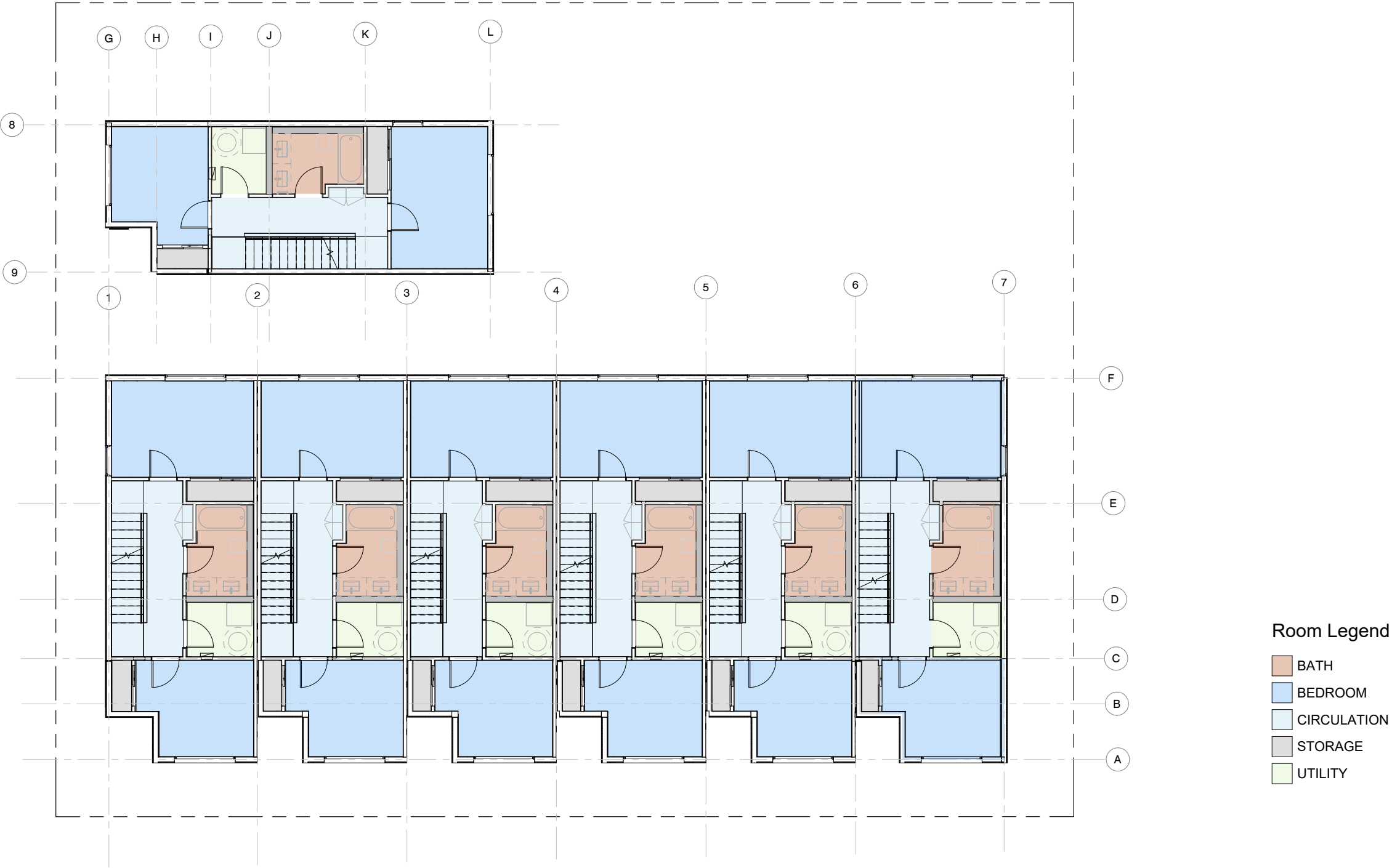
Room Legend

- BATH
- CIRCULATION
- LIVING / KITCHEN
- STORAGE





# FLOOR PLAN LEVEL 2





FLOOR PLAN LEVEL 3



Room Legend

- BATH
- BEDROOM
- BONUS ROOM
- CIRCULATION
- DECK
- STORAGE





PRIVACY STUDY





MATERIAL PALETTE EXTERIOR FINISHES & PAINT



MATERIAL **Interlocking Dek Tiles**  
SIZE **12" x 12"**  
COLOR **Charcoal**  
LOCATION **Roof Decks**



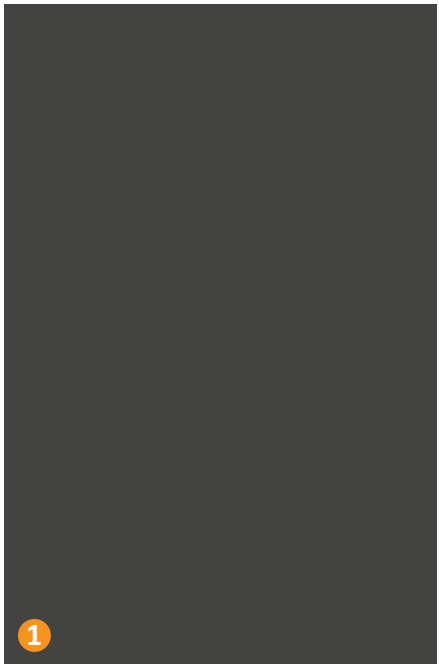
PRODUCT **T&G Cedar**  
SIZE **1" x 6" (nom.)**  
COLOR **Smooth, Satin Finish**  
LOCATION **Siding & Soffit per Elevation**



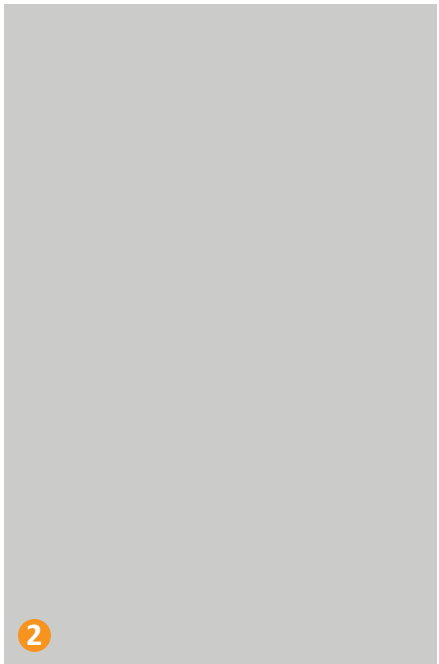
PRODUCT **Fiber Cement Panel Siding**  
SIZE **48" x 120" (max)**  
FINISH **Smooth, Painted**  
LOCATION **Siding & Soffit per Elevations**



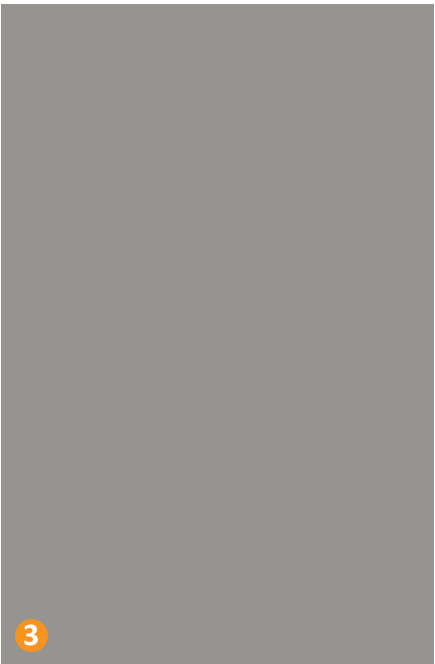
PRODUCT **Fiber Cement Lap Siding**  
SIZE **6" or 10.75" Reveal per Elevations**  
FINISH **Smooth, Painted**  
LOCATION **Primary Body Siding per Elevations**



SW 7069 IRON ORE BODY COLOR



SW 7064 PASSIVE BODY COLOR



SW 7669 SUMMIT GRAY TRIM COLOR





ELEVATIONS - SOUTH



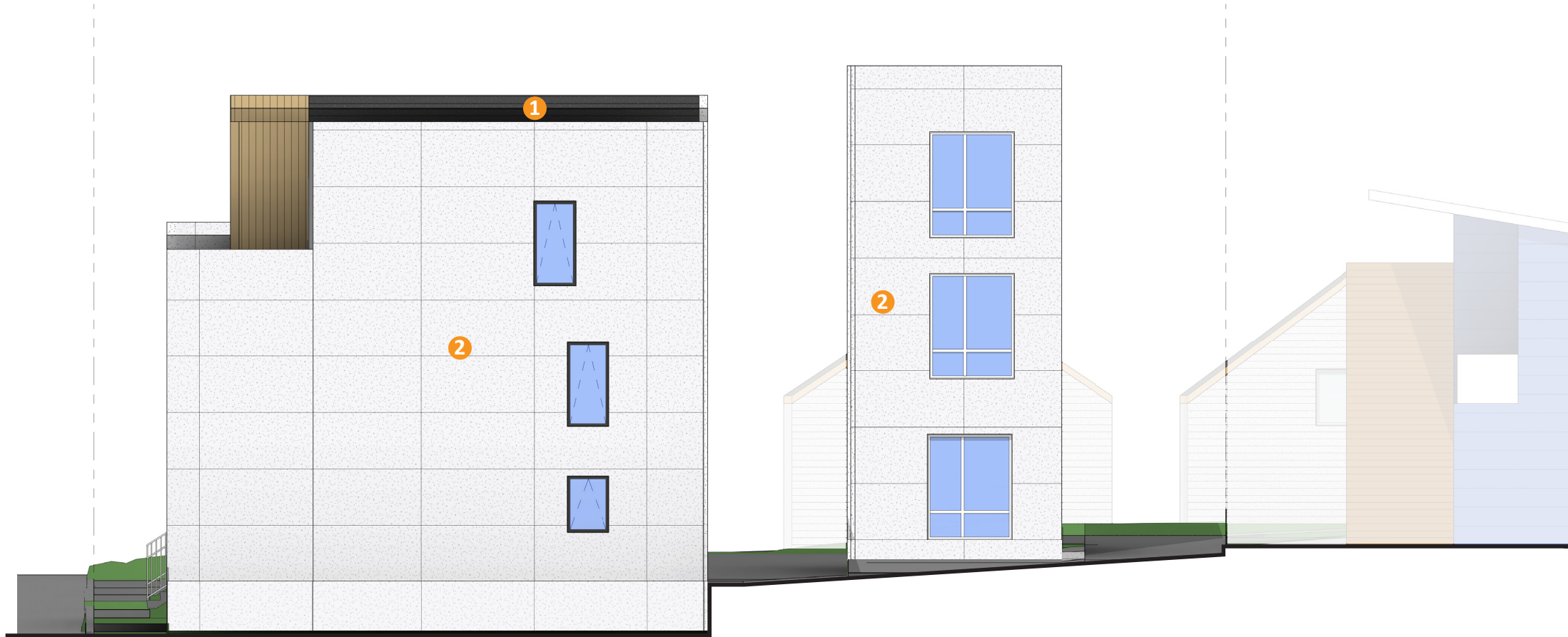


# ELEVATIONS - WEST



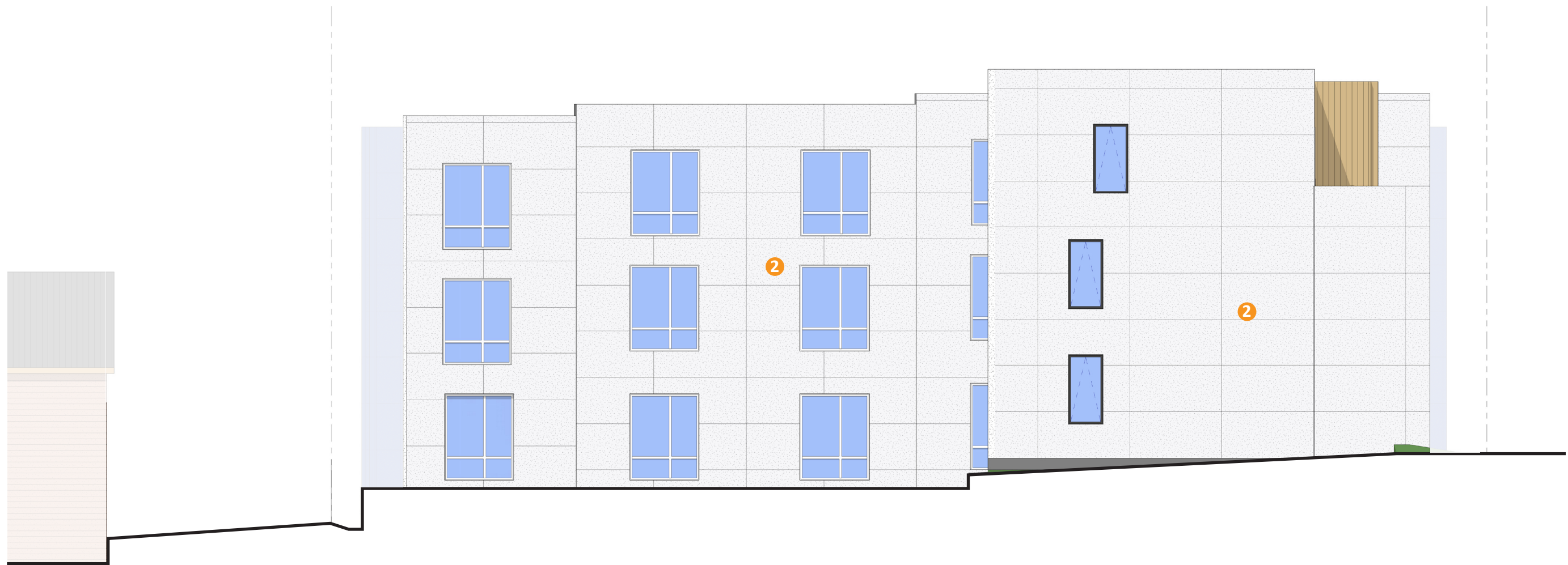


ELEVATIONS - EAST





# ELEVATIONS - NORTH





RENDERING - SW VIEW





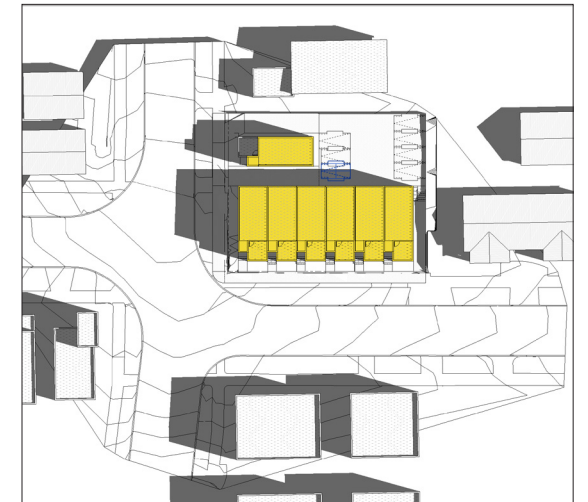
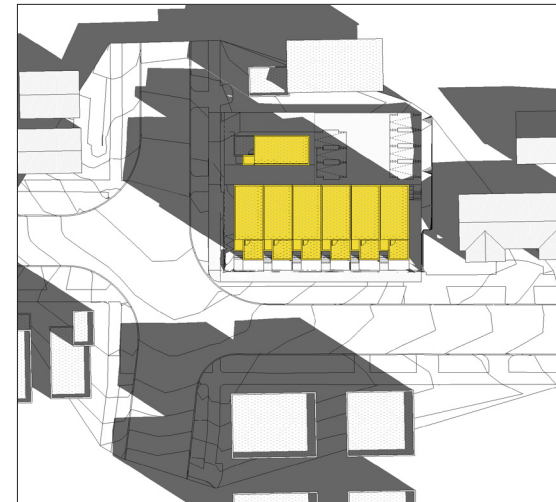
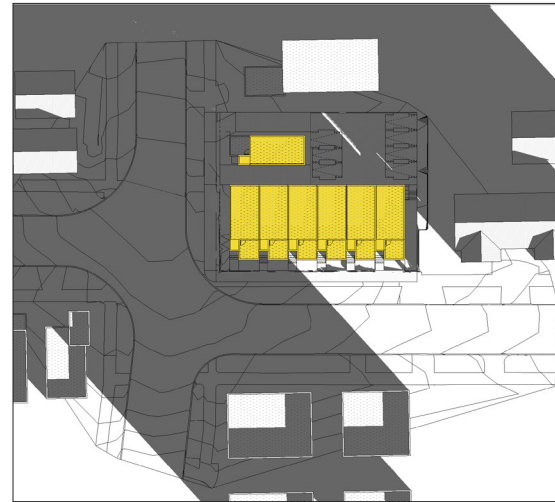
# SHADOW STUDY

DECEMBER

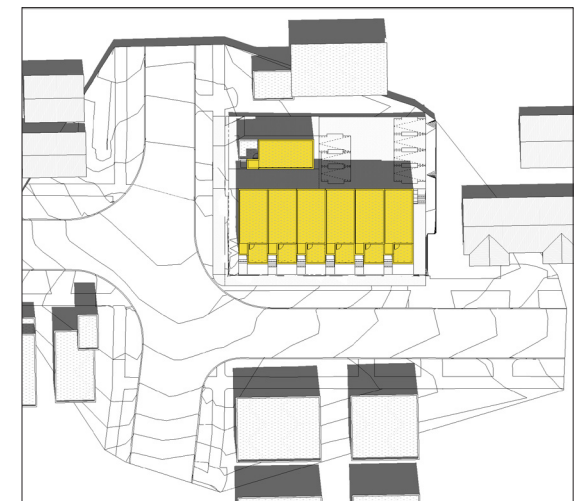
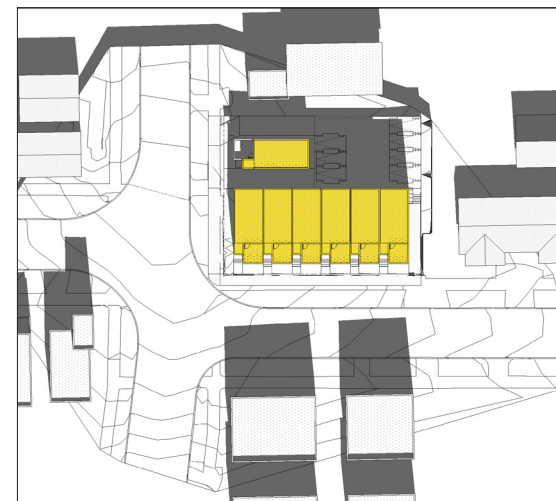
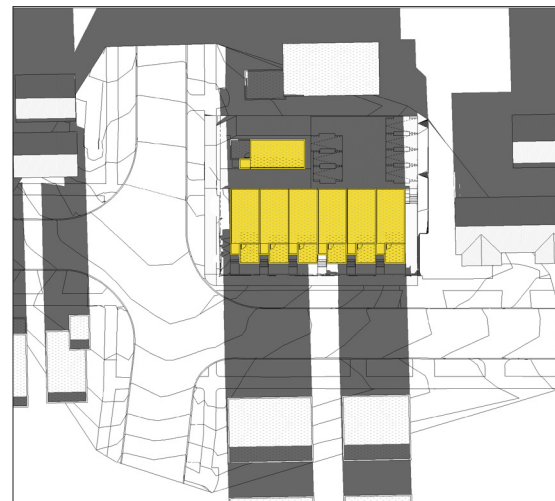
MARCH

JUNE

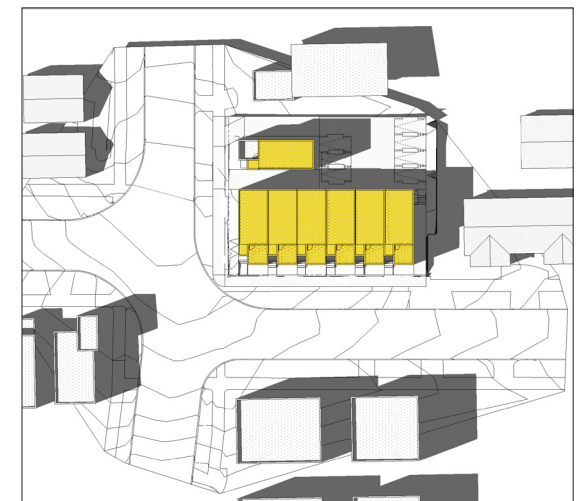
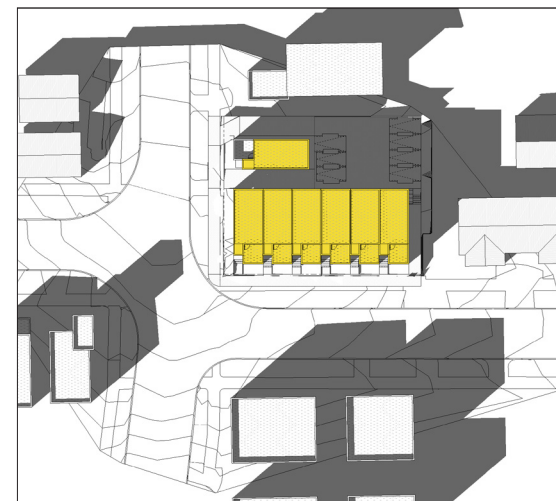
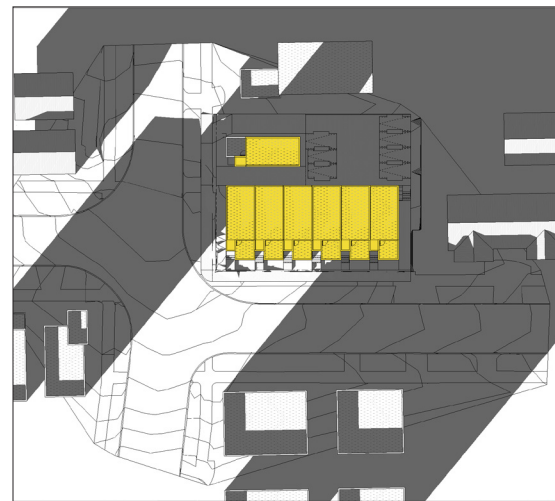
9 AM



12 PM



3 PM





# COMPLETED WORK FROM GREEN CANOPY HOMES



3251 W Commodore Way



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

