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PROJECT INFORMATION

SITE ADDRESS	1014 E JOHN ST, SEATTLE WA 98102
PARCEL NUMBER	6003501460
PROJECT NUMBER	3037495-EG

PROJECT TEAM

ARCHITECT	Atelier Drome Architecture 112 Prefontaine PI S Seattle, WA 98104
CONTACT	Michelle Linden michelle@atelierdrome.com
BUILDER	STS Construction

PROJECT CRITERIA

ZONING	NC2-75 (M1)
OVERLAYS	Capitol Hill Station Overlay
ABUTTING ZONES	none
CURRENT USE	Low-rise 5 unit apartment building
LOT AREA	2,400 sf TOTAL

ALLOWABLE FAR	2 min 6 max per 23.47a.013.b
ECAs	None
VEHICULAR PARKING	None required (Urban Center)

PROJECT PROPOSAL

GROSS BUILDING FLOOR AREA	13,475 sf
PROPOSED RESIDENTIAL AREA	13,475 sf
PROPOSED RESIDENTIAL UNITS	22 units
PROPOSED NO. OF STORIES	6 stories of residential
DEMOLITION	Existing 5-unit apartment building to be demolished

CONTEXT + SITE

This project is located in the Capitol Hill neighborhood. It is densely populated with great walkability and retail areas. There has been a significant push for development in the past fifteen years which has led to rapid growth, alongside the Link light rail which began in 2016. Now, future development is guided with priority to reinforce the existing neighborhood fabric by enhancing the pedestrian realm, providing design for all ages and abilities, and reinforcing building character.

At present, the site is encompassed in the NC2-75, up-zoned from LR3 in 2019. To the north and south is MR, with the light rail station a block west. sited on Broadway in the pedestrian zone. Cal Anderson park is one block sound and provides a wealth of outdoor amenities with a fountain, wading pool, sports field, and children’s’ play area. The 2020 Cal Anderson Park Project is underway and is looking at how to create a park that is inclusive and reflects community needs and values,

DEVELOPMENT PROPOSAL

The project proposes a 6-story residential apartment building with 22 dwelling units. There is no parking provided and no basement level. The existing 5-unit apartment building on the site will be demolished.

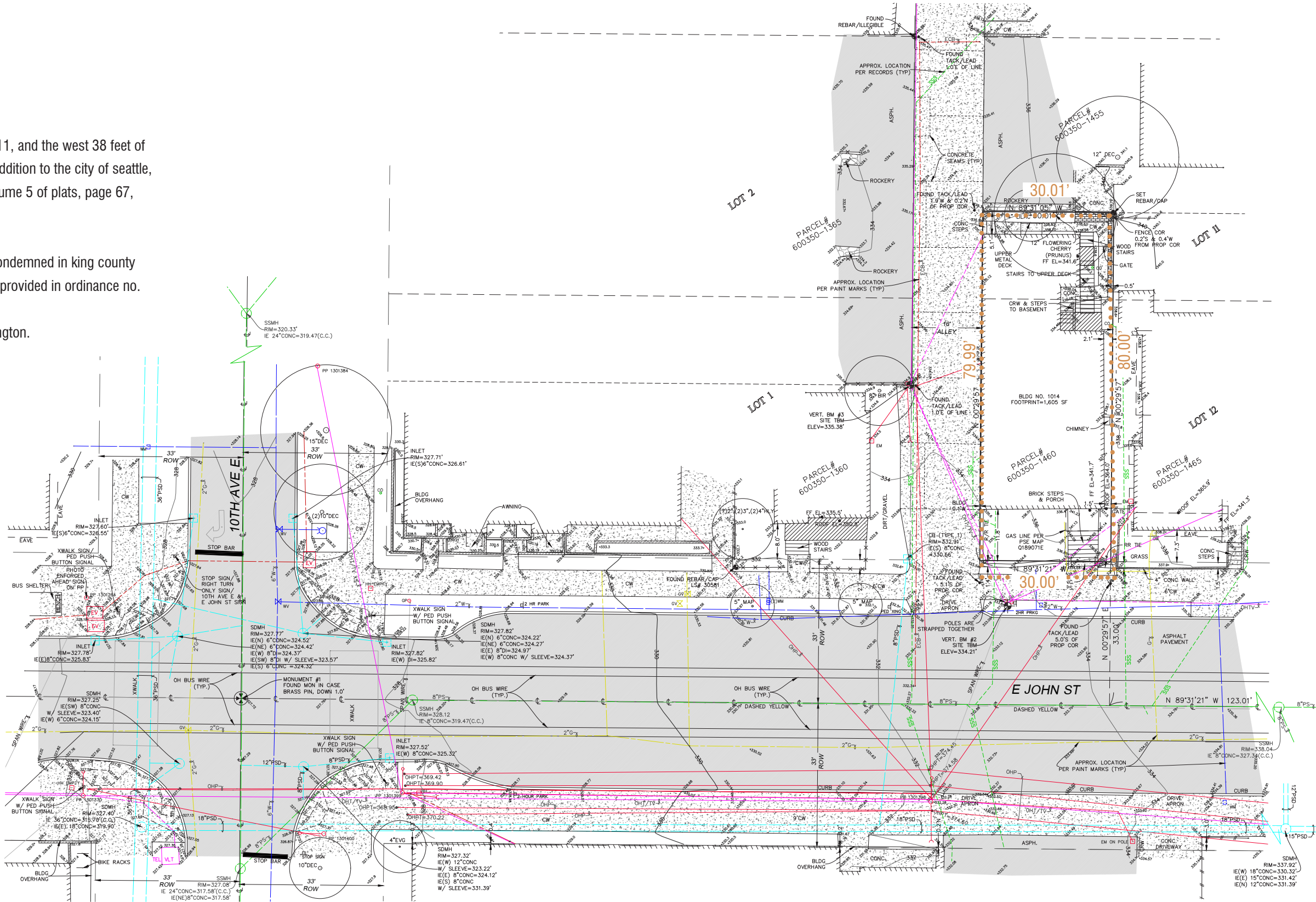
DEVELOPMENT OBJECTIVES

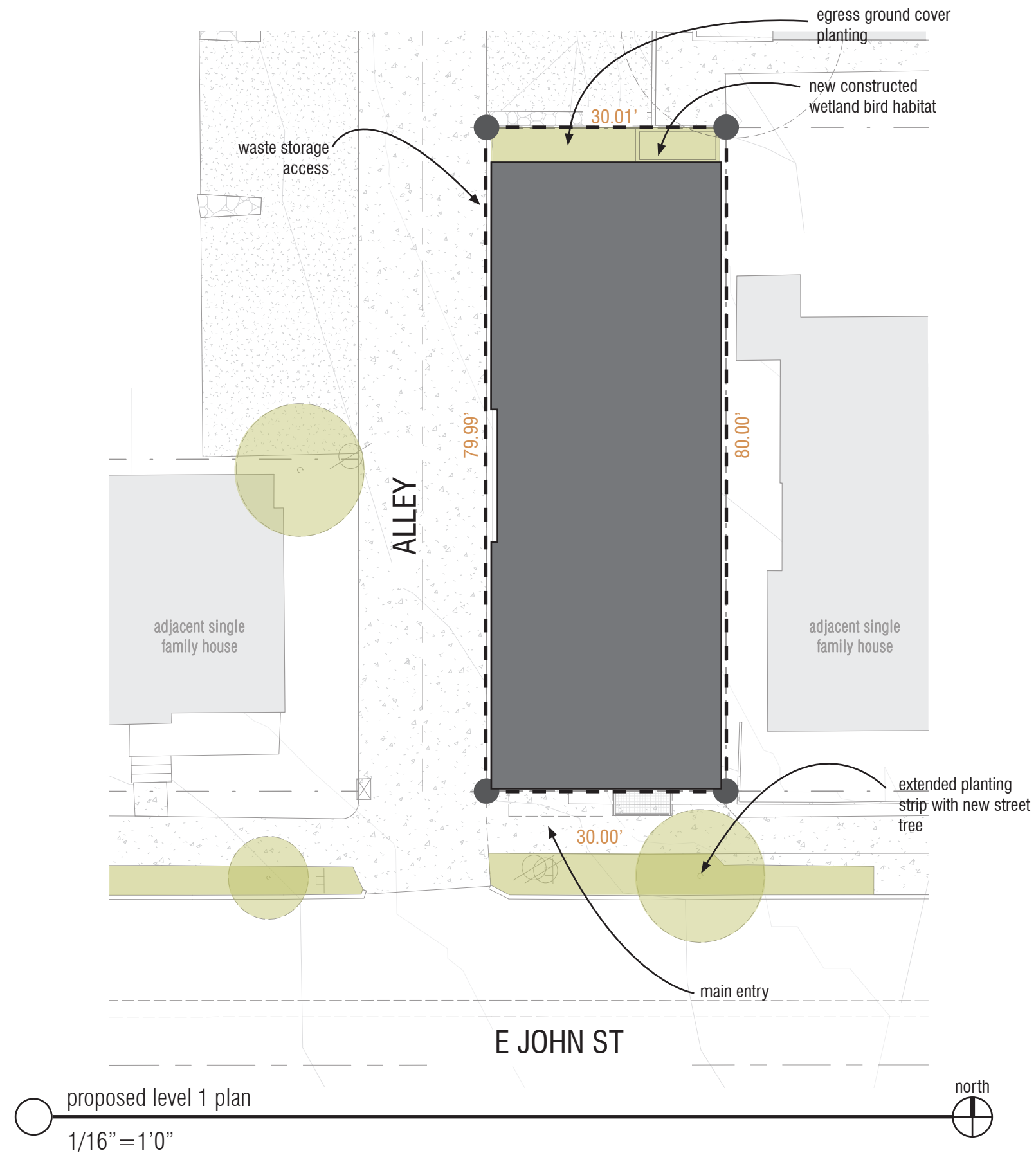
- Objective 1: provide clarity in massing which responds to the building’s role as a structure along a “principal pedestrian street.”
- Objective 2: design a building that responds to its unique site at the intersection of an arterial road and an alley.
- Objective 3: provide comfortable and economic housing for a continually growing neighborhood within a growing city.

LEGAL DESCRIPTION

Parcel 4365700370
The south 20 feet of the west 38 feet of lot 11, and the west 38 feet of lot 12, block 52, plat of h. Nagle's second addition to the city of seattle, according to the plat thereof recorded in volume 5 of plats, page 67, records of king county, washington.

Except the west 8 feet thereof hereto-fore condemned in king county superior court cause no. 206328, For alley, provided in ordinance no. 52255 Of the city of seattle;
Situate in the county of king, state of washington.







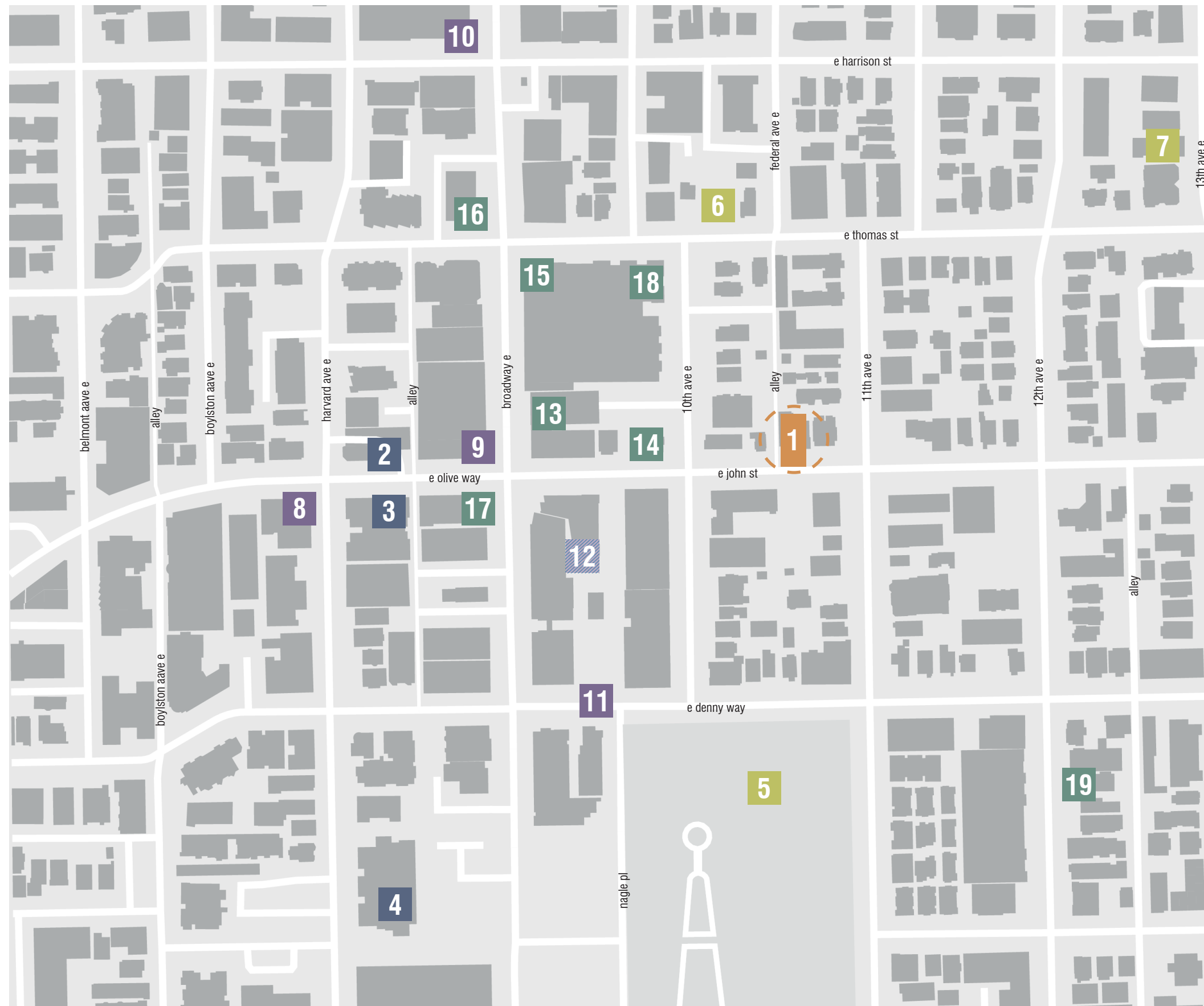
neighborhood circulation

The site is served by a wealth of public transit. Light rail provides rapid connection to the University of Washington, downtown, and the Sea-Tac airport. Buses provide local service to the Lower Queen Anne, U-District, Eastlake, SLU, and First Hill.

Bicycle routes are north-south on Broadway and 12th Ave E, with dedicated east-west routes on Pine, Pike, and Mercer St.

legend

- arterials
- bus stop
- light rail/street car stop
- separated bikeway
- trails
- sharrow
- green space
- project site



LOCAL AMENITIES

- | | |
|--|--|
| 1 Project Site | 14 Broadway Lock Smith |
| 2 Harvard Avenue Preschool | 15 Bank Of America |
| 3 International Montessori Academy | 16 Chase Bank |
| 4 Seattle Central Math & Science Building | 17 U.s. Bank |
| 5 Cal Anderson Park | 18 Urban Animal Veterinary |
| 6 Thomas Street Garden | 19 Broadway Veterinary Hospital |
| 7 Pepe's Garden | |
| 8 King Of The Hill | |
| 9 Rite-Aid | |
| 10 QFC | |
| 11 Farmer's Market Plaza Location | |
| 12 Proposed Grocery Store Location | |
| 13 United States Postal Service | |



PRINTED OUTREACH:

ELECTRONIC/DIGITAL OUTREACH:**ELECTRONIC/DIGITAL OUTREACH:**

Due to the impact of COVID-19, Seattle City Council passed emergency legislation on April 27 which addressed the need for alternatives to in-person meetings. For the Early Outreach process, the temporary rule states that developers need to substitute an additional high impact digital method in lieu of in-person outreach. This project selected the high-impact method of electronic/digital outreach, “2a.Interactive Project website with Public Commenting Function,” to satisfy this requirement per the emergency legislation. Visitors to the website could select their preferred language from English, Spanish, or Vietnamese. The posters hung publicized this website.

COMMUNITY FEEDBACK

We received two comments through the outreach methods. One was phrased as questions, inquiring about the details of the project, such as whether it would be a mixed-use building or offer low-income housing.

The second comment expressed concern over the design taking the historic Capitol Hill context in mind in its features.



Xin ý kiến của quý vị về dự án hủy bỏ một tòa nhà ở địa chỉ **9038 21st Ave SW** để thay vào đó là một chung cư 3 tầng.

Liên lạc với chúng tôi trên trang mạng hay qua đường dây nóng để chia sẻ những mối quan tâm, và đóng góp ý kiến về chung cư mới và vùng phụ cận của nó.

Địa Chỉ Dự Án:
9038 21st Ave SW Seattle, WA 98106

Liên Lạc:
Michelle Linden

Trang mạng: atelierdrome.com/9038-21st

Đường Dây Nóng: 253.234.7476

Xin lưu ý: Tất cả những điện đàm và điện thư của quý vị có thể sẽ được công bố theo luật của thành phố Seattle.

Trang mạng trên sẽ có hiệu lực cho đến hết ngày 19 tháng 11 năm 2020 (21 ngày thông báo công khai).

Địa Chỉ Dự Án:
9038 21st Ave SW Seattle, WA 98106

Liên Lạc:
Michelle Linden

Người Đơn:
Atelier Drome Kiến Trúc & Thiết Kế Nội
Thất

Thông tin bổ túc dự án 9038 21st Ave. SW có thể được tìm thấy trên mạng dịch vụ Seattle (<https://cosaccela.seattle.gov/Portal>).



Comparte tus pensamientos sobre el
9038 21st Ave SW Proyecto.

Este proyecto propone la demolición de un edificio existente y la construcción de un edificio de apartamentos de tres pisos.

Haganos saber lo que piensas! Conectese con nosotros en linea o a traves de nuestra linea telefonica de proyectos para compartir sus prioridades, preocupaciones, y aportaciones sobre este nuevo edificio y vecindario en general.

Direccion del Proyecto:
9038 21st Ave SW Seattle, WA 98106

Contacte con:
Michelle Lindor

preocupaciones, y aportaciones sobre este nuevo edificio y vecindario en general.

Pagina web: atelierdrome.com/9038-21st

Línea telefónica de Ayuda: 253.234.7476

Por favor, tenga en cuenta que la información que comparta podría hacerse pública.

Por favor, tenga en cuenta que la información que comparta podría hacerse pública.
 Los llamados y los correos electrónicos están sujetos a las leyes de divulgación de la ciudad de Seattle.

Este sitio web esta activo hasta el 6 de noviembre de 2020 (21 dias de aviso publico)

Dirección del Proyecto:
9038 21st Ave SW Seattle, WA 98106

Contact con:

Solicitante:
Atelier Drome Architecture & Interior
Design

La información adicional del proyecto se puede encontrar buscando la dirección del proyecto **9038 21st Ave SW** en el portal de servicios de Seattle (<https://cosaccela.seattle.gov/Portal>).



Share your thoughts about the
9038 21st Ave SW Project.

This project proposes the demolition of an existing building and the construction of a three-story apartment building

Let us know what you think! Connect with us online or through our project hotline to share your priorities, concerns, and input on this new building and neighborhood overall.

Website: atelierdrome.com\9038-21st

Outreach Hotline: 253.234.7476

Please note information you share could be made public. Calls and emails are subject to City of Seattle public disclosure laws.

This website is active until November 19, 2020 (21 days of public notice).

Project Address:
9038 21st Ave SW Seattle, WA 98106

Contact:
Michelle Linden

Applicant:
Atelier Drome Architecture & Interior
Design

Additional Project Information can be found by searching for the project address (**9038 21st Ave SW**) on the Seattle Services Portal (<https://cosaccella.seattle.gov/Portal>).



PROJECT LOCATION KEY



multi-family



1. casa verde apartments



3. tod apartments



2. station house apartments



4. office of david patricia - attorney
proposed future multifamily development

single-family

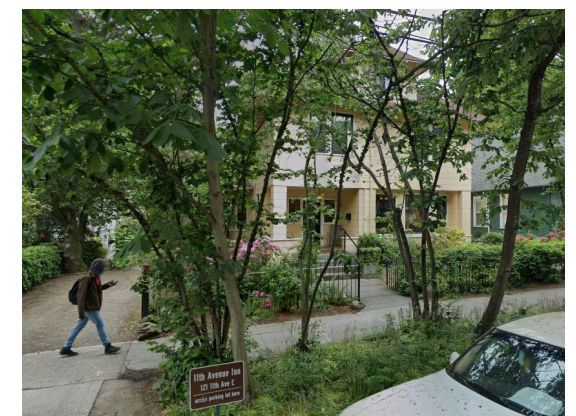


5. 1008 e john st

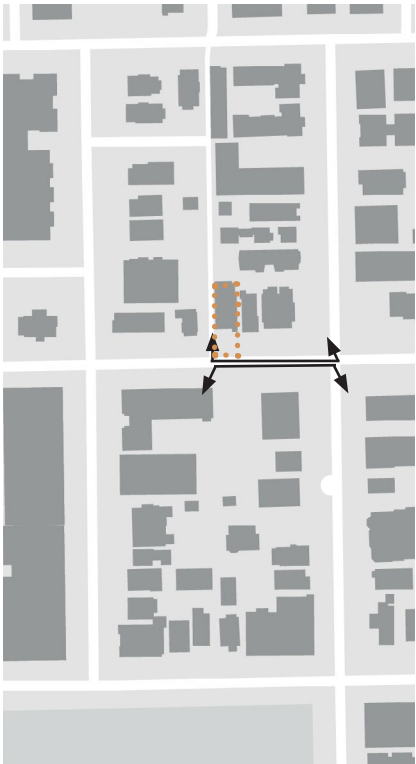
small scale commercial



6. broadway locksmith



7. 11 avenue inn



E JOHN ST - NORTH VIEW

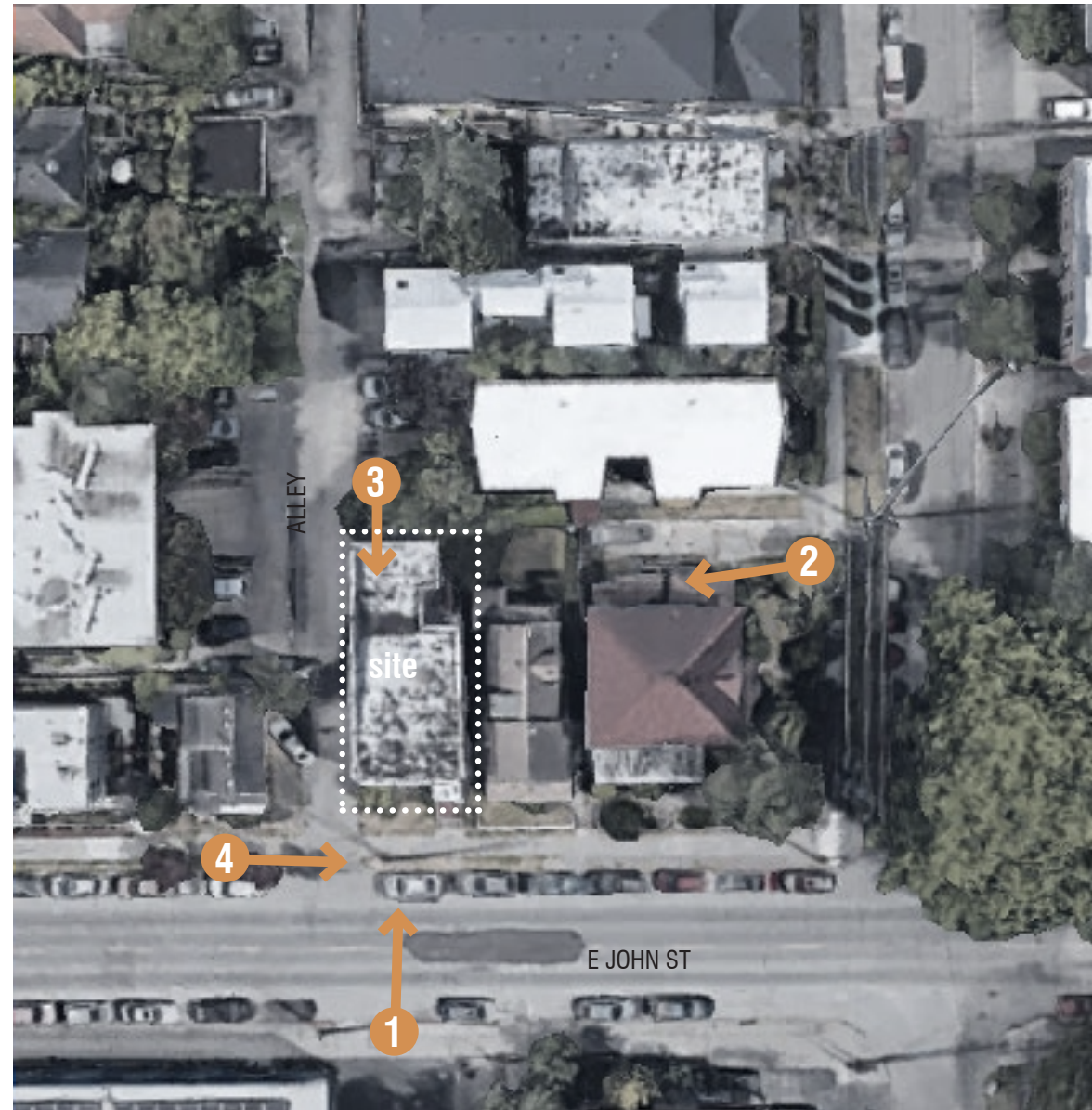


E JOHN ST - SOUTH VIEW



Not all existing housing takes advantage of the zoning potential and may be further developed in the future.





1 view north from e john st



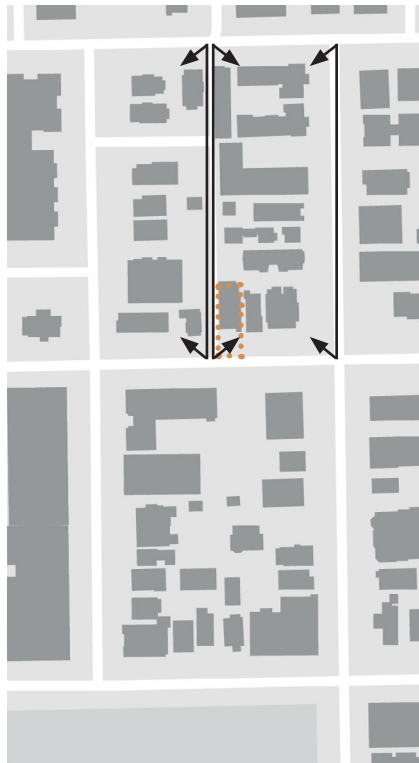
2 view east from 11th ave e



3 view south from alley



4 view west from alley



11TH AVE E - WEST VIEW



ALLEY - EAST VIEW








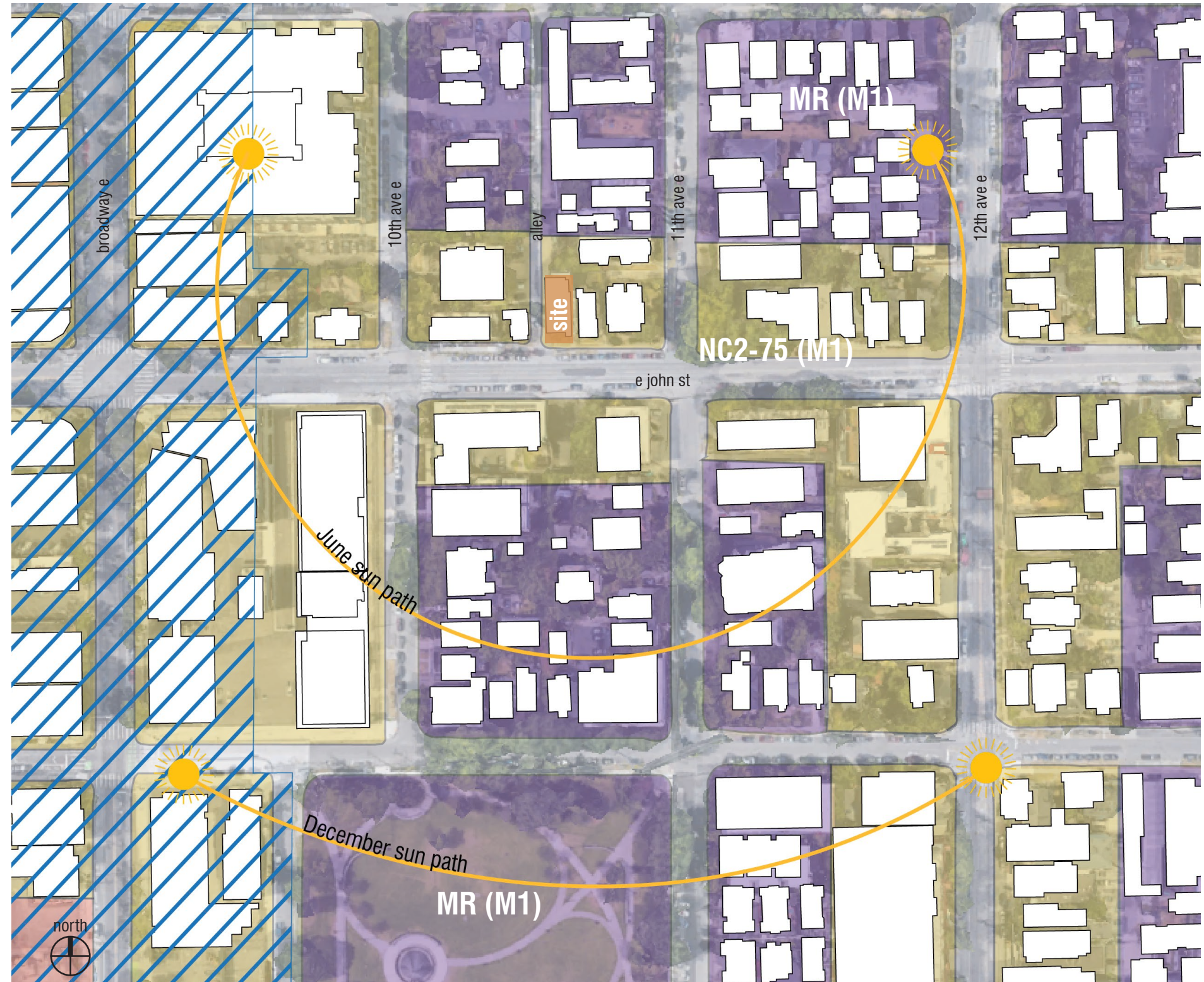
ALLEY - WEST VIEW



SITE ZONING

The site is located in a strip of a mixed use zone NC2-75 (M1), bordered by multifamily residential zones MR (M1) to the south and north and major instituion I lot zoning MIO-105-NC3-75 (M) to the southwest.

Site	
NC2-75 (M1)	
MR (M1)	
MIO-105-NC3-75 (M)	
Pedestrian Zone	



7.0 zoning data

ZONE	ABUTS	RESTRICTIONS	OVERLAY	SITE AREA	USES PERMITTED OUTRIGHT
NC2-75(M1)	None	None	First Hill/Capitol Hill Urban Center, Station	2,400 Sf	Residential Uses

LAND USE CODE

DESIGN TEAM RESPONSE

USES PERMITTED OUTRIGHT 23.47A.004 TABLE A		
<ul style="list-style-type: none">Residential usesCommercial uses (retail sales, office, eating/drinking establishments)	<ul style="list-style-type: none">The project proposes 22 residential units, which is permitted outright.	COMPLIES

STREET-LEVEL DEVELOPMENT STANDARDS 23.47A.008		
<ul style="list-style-type: none">Blank segments of street-facing facades between 2 - 8 feet above the sidewalk may not exceed 20 feet in width. Facades with screening or landscaping are not considered blank.The total of all blank facade segments may not exceed 40% of the facade width of the structure along the street.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.At least one of the street-level, street-facing facades containing a residential use shall have a visually prominent pedestrian entry.The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	<ul style="list-style-type: none">The proposed building street facade is 28'-10". We are proposing aproximately 20'-0" of glazing along the street facade.There is a dwelling unit at the street level, street facing facade. We are proposing to set set back the street facing facade 10', which complies per 23.47A.008.	COMPLIES

PARKING LOCATION & ACCESS 23.54.015 TABLE B & TABLE D		
<ul style="list-style-type: none">No minimum requirement for all residential and non-residential uses in commercial zones within Urban Center or within The Station Overlay District.Residential uses = 1 long term bicycle space per the first dwelling unit, 1 short term bicycle space per 20 dwelling units.	<ul style="list-style-type: none">The project proposes zero automobile parking (as permitted by code).	COMPLIES

MAXIMUM STRUCTURE HEIGHT 23.47A.012		
<ul style="list-style-type: none">Maximum structure height = 75 feetCertain rooftop features may also extend beyond the height limit (in particular, a stair or elevator penthouse may extend an additional 16 feet), however, some of these features must be located at least 10 feet from the north edge of the roof	<ul style="list-style-type: none">The project proposes to meet the structure height limit requirement for its zone.	COMPLIES

MAXIMUM FAR 23.47A.013 TABLE B		
<ul style="list-style-type: none">6 max. 2 min on a lot in the Station Overlay District lot area: 2,400 sf max. FAR: 14,400 ; min. FAR: 4,800 sfArea exempt from FAR: underground stories, portions of a story that extend no more than 4 feet above grade, rooftop greenhouse area	<ul style="list-style-type: none">The proposed project utilizes the 6 FAR limit as allowed by code and will meet the conditions of 47A.013.	COMPLIES

ZONE	ABUTS	RESTRICTIONS	OVERLAY	SITE AREA	USES PERMITTED OUTRIGHT
NC2-75(M1)	None	None	First Hill/Capitol Hill Urban Center, Station	2,400 Sf	Residential Uses

LAND USE CODE

DESIGN TEAM RESPONSE

STREET-LEVEL DEVELOPMENT STANDARDS 23.47A.008

- | | | |
|--|--|----------|
| <ul style="list-style-type: none">For 75’ height limit zones, portions of structures about 65’ must be set back by an average of 8’. | <ul style="list-style-type: none">8’ setback proposed above 65’. | COMPLIES |
|--|--|----------|

LANDSCAPING & SCREENING STANDARDS 23.47A.016

- | | | |
|---|--|--|
| <ul style="list-style-type: none">A greenfactor score of 0.3 or greater is required (functionally equivalent to landscaping 30% of lot)
<i>*Note: Credit is awarded for green roofs, planters, green walls. Landscaping, and plantings in the adjacent right-of-way.</i>
<i>*Note: Street trees are required and are counted towards the greenfactor requirement.</i> | <ul style="list-style-type: none">The project proposes a greenfactor score of 0.31. A street tree is proposed along both Harbor Ave SW and 30th Ave SW, per 23.47A.016 | |
|---|--|--|

REQUIRED AMENITY AREA 23.47A.024

- | | | |
|---|--|----------|
| <ul style="list-style-type: none">5% of the total gross floor area in residential use required (area excludes mech equipment and parking)bioretention facilities qualify as amenity areasall residents shall have access to at least one common or private amenity areaamenity areas shall not be enclosedno amenity area shall be less than 250sf and shall have a minimum horizontal dim of 10 feetprivate balconies and decks shall have a minimum area of 60sf and no horizontal dimension shall be less than 6 feet | <ul style="list-style-type: none">The project proposes 672 sf of amenity area using a combination of a common patio, private patios and balconies, and bio-retention planters. | COMPLIES |
|---|--|----------|

LIGHT & GLARE STANDARDS 23.47A.022

- | | | |
|--|--|----------|
| <ul style="list-style-type: none">exterior lighting must be shielded and directed away from adjacent uses. | <ul style="list-style-type: none">The project will propose exterior lighting to be directed away and shielded as per 23.47A.022. | COMPLIES |
|--|--|----------|

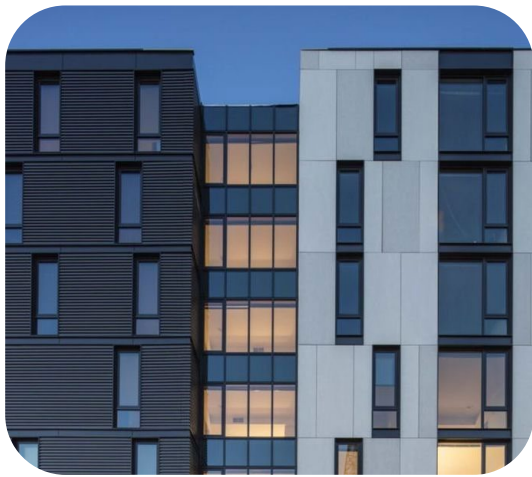
DESIGN GUIDELINES - CAPITOL HILL



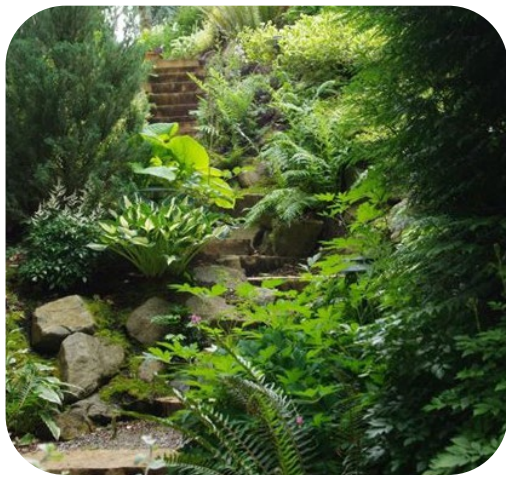
modulated massing



activated courtyard



facade patterns



terraced landscape



zone reflective scale



corner residential entry

CS2 URBAN PATTERN & FORM

1D SENSE OF PLACE; DISTINCTIVE STREETS

Sense of Place; Distinctive Streets
New buildings should support and enhance distinct corridors, nodes, open spaces, and places as they continue to grow. Buildings along distinct corridors should reinforce and activate the street edge. Buildings should also incorporate pedestrian scale materials, modulation, and façade detailing at the street level. The following design guidelines apply to all buildings along the respective street: E John Street/E Olive Way is a major east/west link between CHUCV, downtown and South Lake Union. The sloping, curving corridor is dotted with older buildings housing eclectic small-scale retail and restaurants, as well as newer, taller mixed-use buildings. The topography of the corridor offers views from the public right-of-way of downtown, Puget Sound, and the Olympic Mountains. • Encourage better east/west connections for pedestrians traveling to and from the Capitol Hill light rail station between Broadway and 15th Ave E.

The landscaping between the amenity space and sidewalk will provide a buffer between the public and private zones and offer visual interest for pedestrians passing by. The proposed increased width of the sidewalk will offer better access for pedestrians along East John.

PL2 WALKABILITY

3C WEATHER PROTECTION

Where narrow sidewalks create conflict between providing weather protection and tree canopy, indent canopy portions at trees. Prioritize tree canopy retention and new large tree plantings over full width weather protection that could impact or eliminate trees.

The proposed canopy extends over the sidewalk at the entry and minimizes how far it extends east to allow space for a new street tree to be planted at the eastern portion of the planting strip.

PL4 ACTIVE TRANSPORTATION

1 CONNECTION TO ALL MODES

For buildings along corridors that provide direct pedestrian access to light rail station entries and other key transit access points locate primary entries to conveniently access transit and consider that secondary entries may also be required to maximize pedestrian access to transit.

The project proposes a main entry at the south west side of the building this will provide easier access for future tenants to the light rail station.

DC2 EXTERIOR ELEMENTS & FINISHES

3A&B SECONDARY ARCHITECTURAL FEATURES

a. visual depth and interest: projecting balconies, recessed decks, and legibly-recessed, well-detailed windows are desirable. b. Fit with neighborhood buildings: selectively include design elements or proportions that reflect Capitol Hill's historic character such as streetscape rhythm, historic parcel widths, fenestration patterns, and/or material treatments.

- a. The project proposes to recess the windows within the wall assembly to give depth to the wall. The recessed segment of the south façade offers visual depth to the building and provides an increased area for the projecting balconies.
- b. The street level façade is finished with board form concrete to provide durability at the alley and offer variable texture and a human scale element at the street level. The metal flatlock colored panel at the stair and penthouse wraps down the east façade to break up the blank façade. Oko Skin a fiber cement panel will be installed using a concealed fastener system to avoid large number of exposed fasteners.

DC4 EXTERIOR ELEMENTS & FINISHES

1 EXTERIOR FINISH MATERIALS

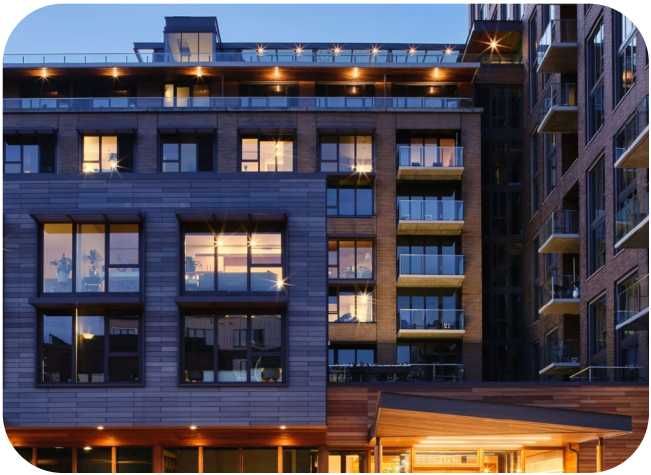
Exterior Finish Materials Consider each building as a high-quality, long-term addition to the neighborhood. Exterior finish materials should exhibit permanence and quality appropriate to Capitol Hill. a. Integrate exterior detailing and materials into the building concept by relating to the structural expression of the building, and/or intentionally expressing the joints and transitions of the building materials and components. b. Quality: Choose traditional or modern materials that are durable, proven, high quality, maintainable, that employ or complement more traditional materials such as brick, cast stone, architectural stone, terracotta details c. Texture: Materials that have texture, pattern, or color and are attractive even when viewed up close or lend themselves to a high quality of detailing are encouraged. d. Panels: If panels (cement, metal, etc.) are used, they should be carefully-detailed, well-designed and combined with other materials to provide patterns, scale, and visual interest, particularly on lower levels. If used, panels should be of sufficient thickness to prevent warping or deformations.

The horizontal metal banding breaks up the verticality of the building and accentuates the changing floor levels. Oko Skin, one of the selected materials, is a through color panel with slight variations in shade between each panel and will require limited maintenance as it is not a painted panel.

DESIGN GUIDELINES - CITY WIDE



neighborhood typology



residential scale massing



secondary facade elements



identify entry



corner statement

CS2 URBAN PATTERN & FORM

B2 ADJACENT SITES, STREETS, & OPEN SPACES

Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building

The building has multiple strategies for connection to the street. Bike storage is easily visible from the street. Increased width of sidewalk allows for easier pedestrian access. Landscaping at the amenity space to provide screening between public and private zone. These strategies work together to create a transition and strong connection between the street and the building.

PL3 STREET-LEVEL INTERACTION

A1C ENTRIES

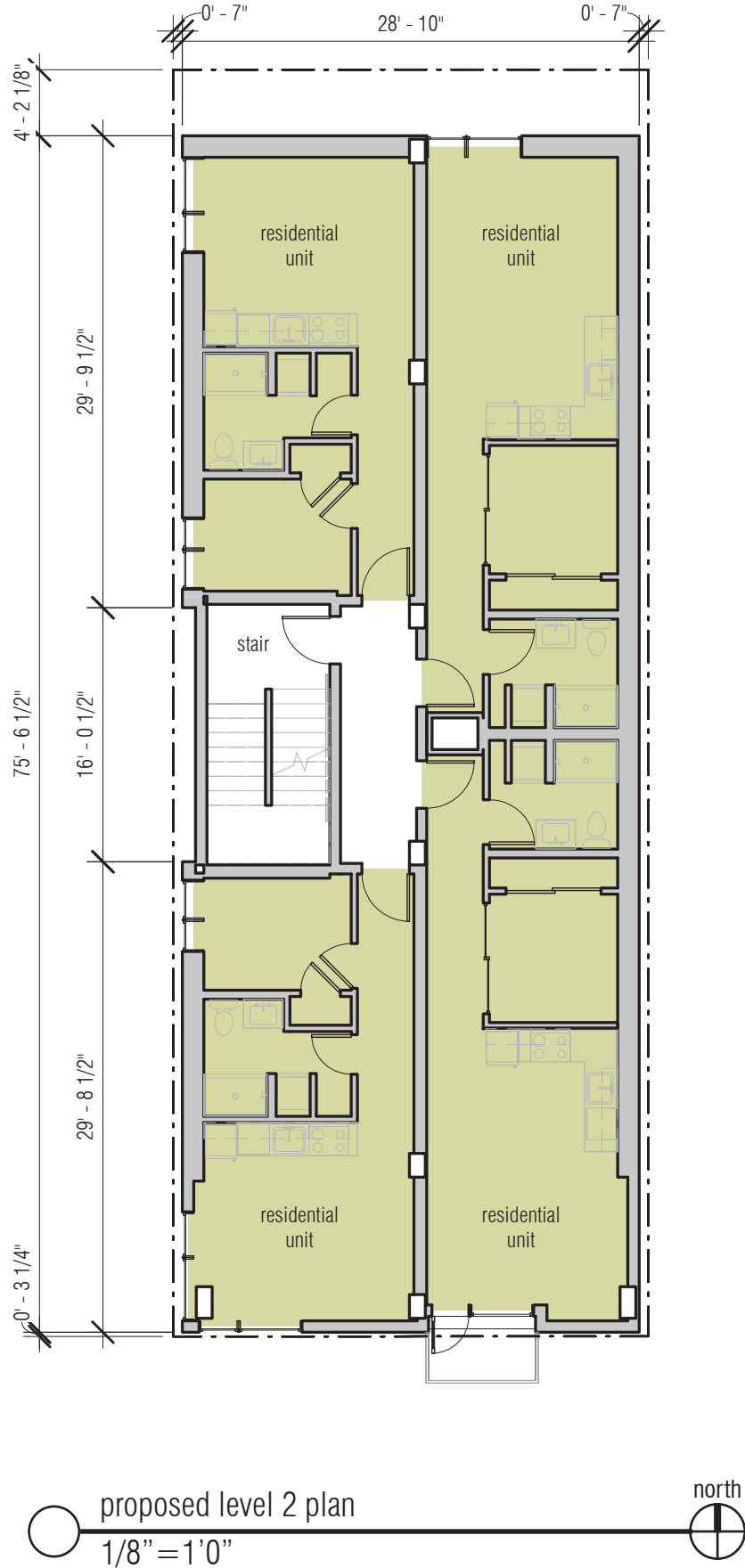
Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

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.

The projecting canopy is finished with the same accent color from the flatlock metal panels to provide a visual cue to passersby. The covered entry is raised above the sidewalk to provide a visible break between the public and private domains.

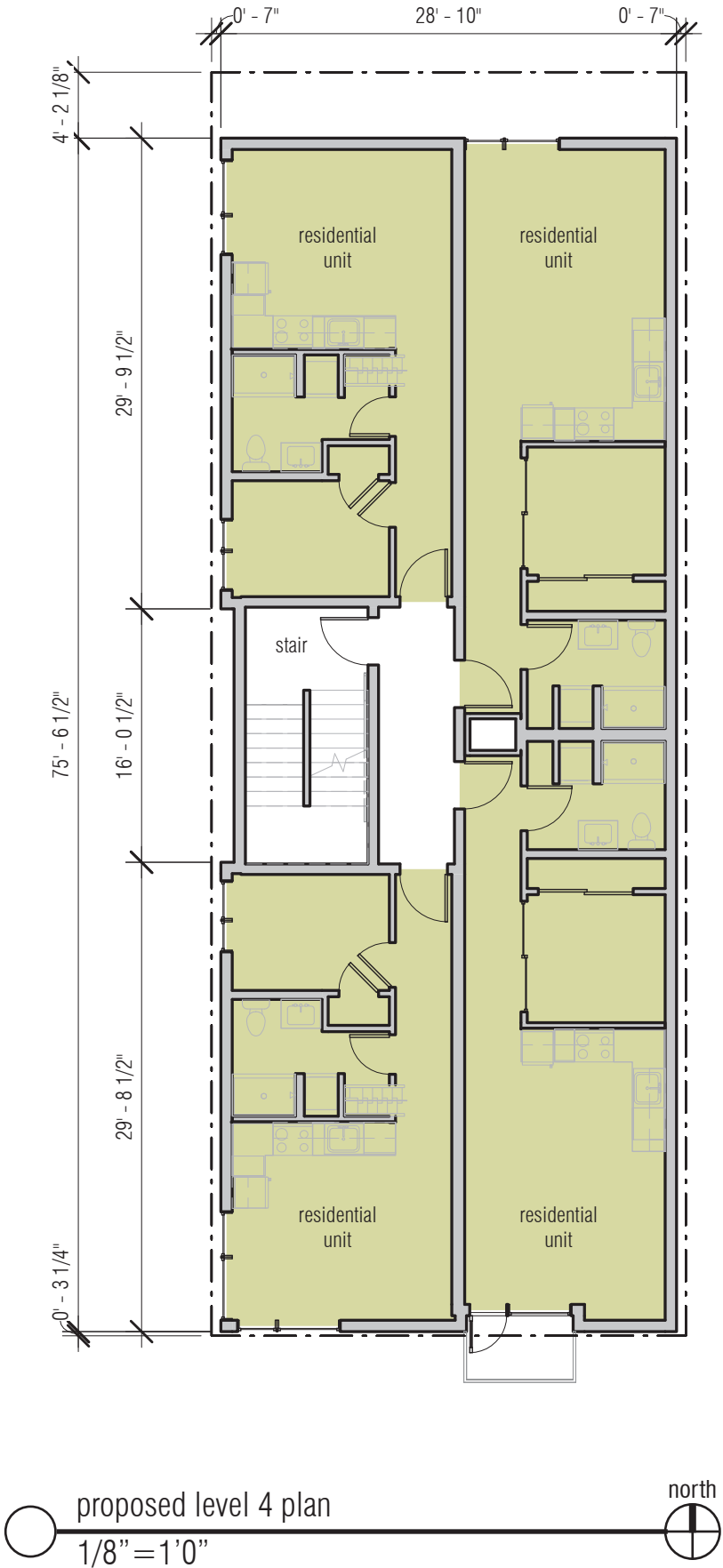
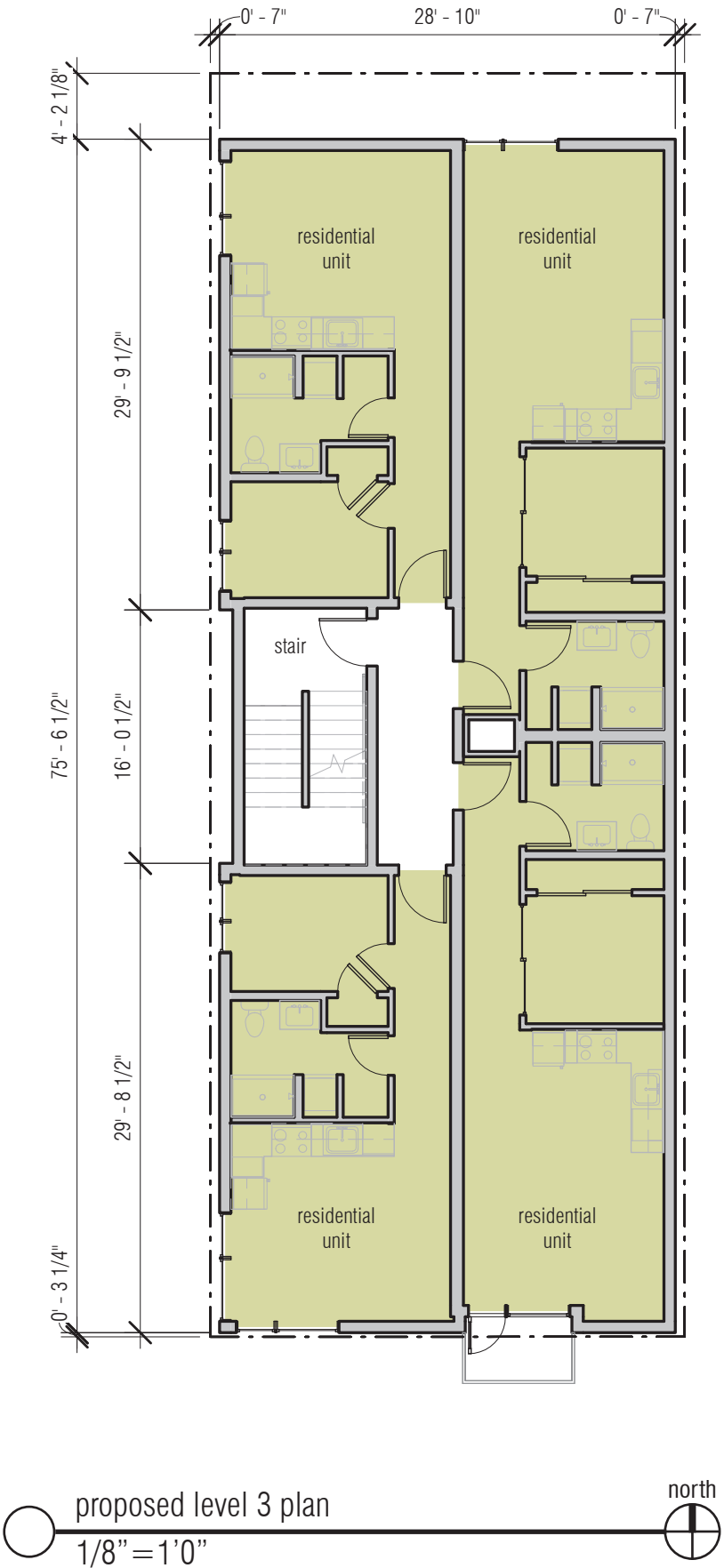
design guideline key

- CS2-1D Sense Of Place; Distinctive Streets
- PL2-3C Weather Protection
- PL4-1 Connection To All Modes
- DC2-3A&B Secondary Architectural Features
- DC4-1 Exterior Finish Materials
- CS2-B2 Adjacent Sites, Streets, & Open Spaces
- PL3-A1C Entries

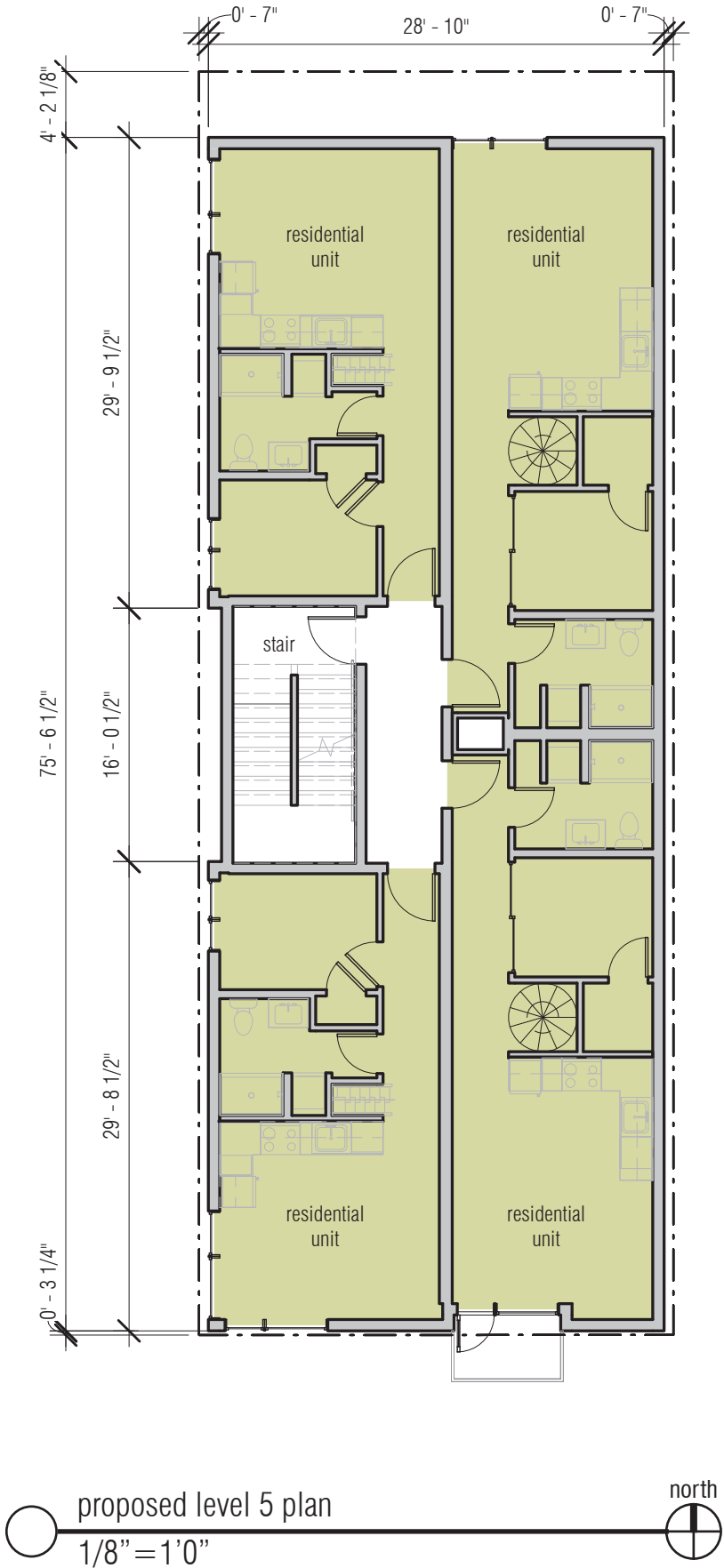
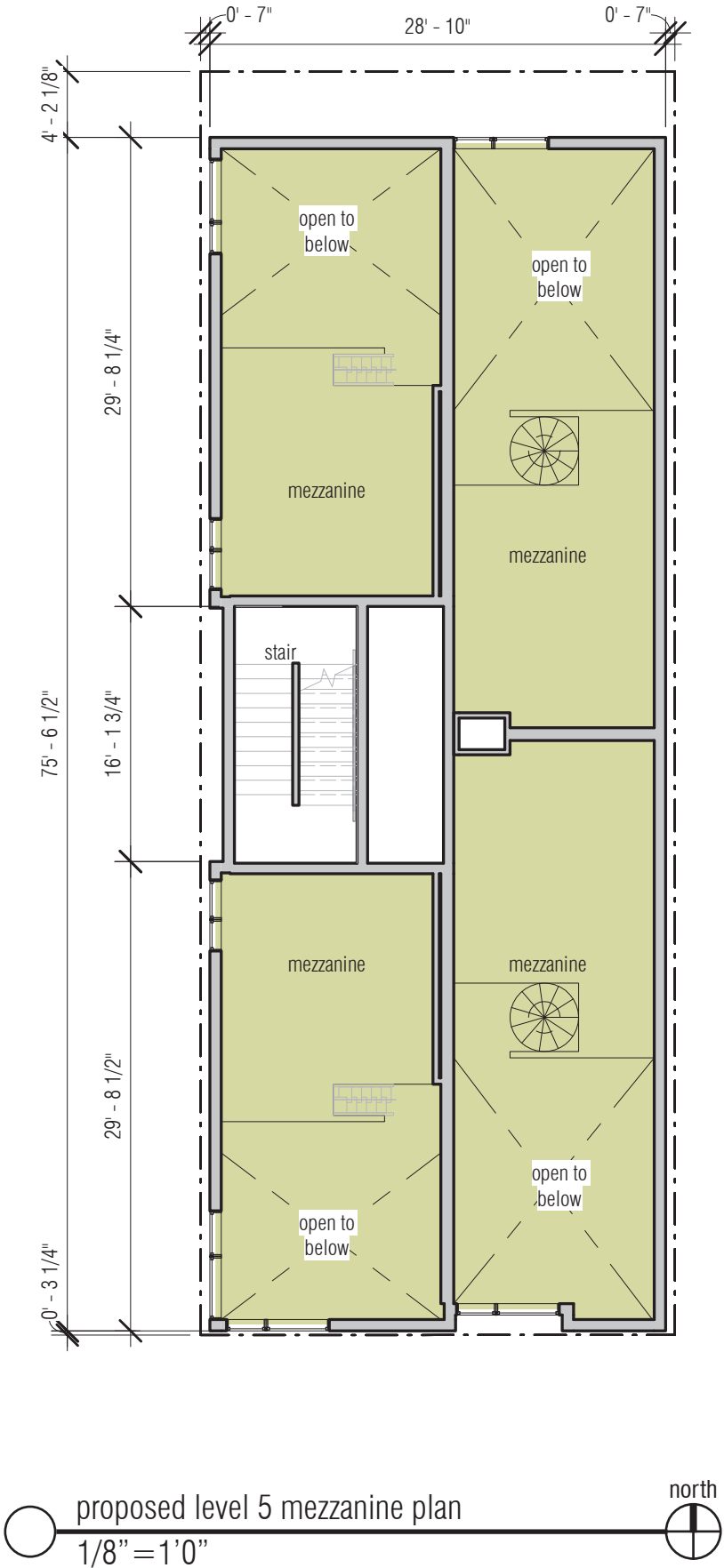


design guideline key

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- DC4-1 Exterior Finish Materials
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- PL3-A1C Entries

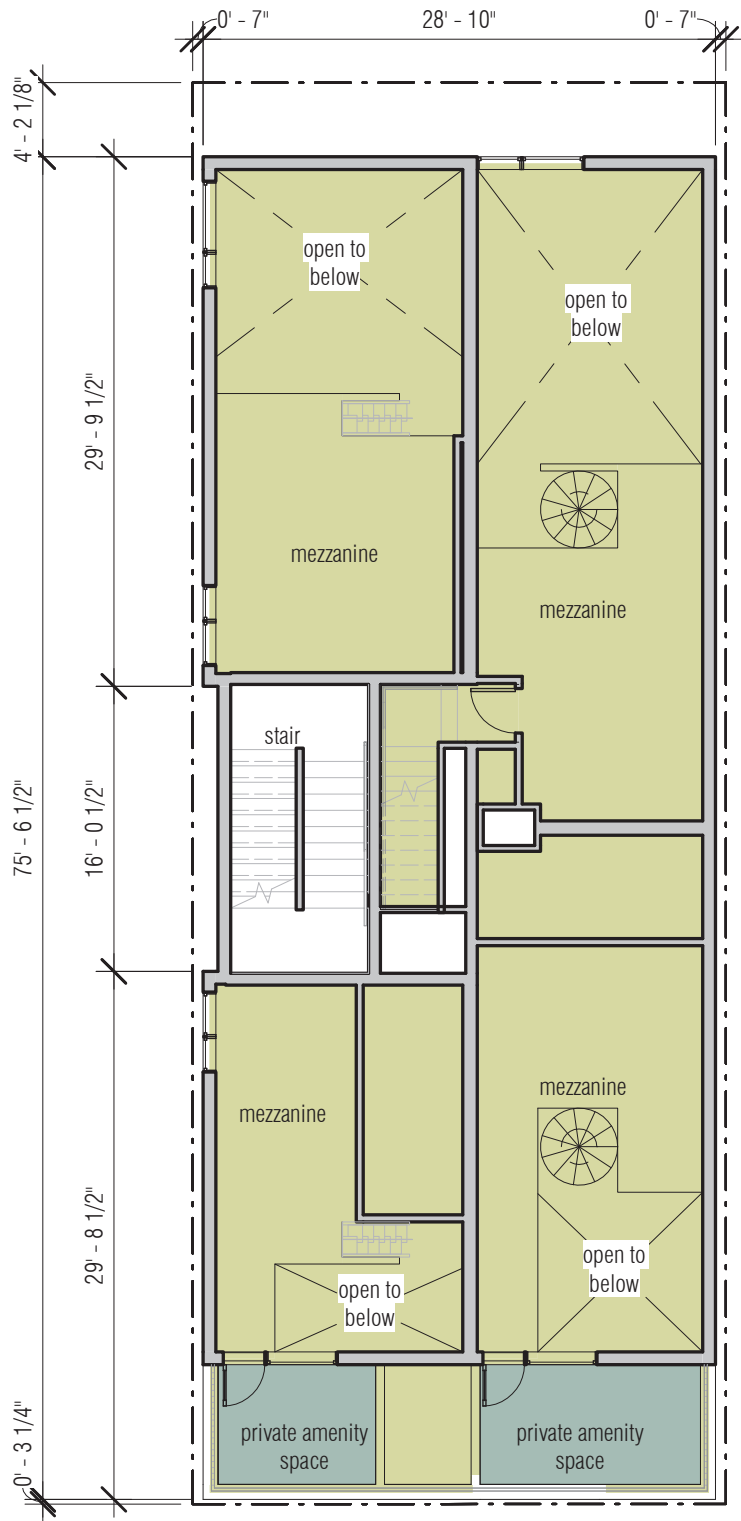


- design guideline key**
- CS2-1D Sense Of Place; Distinctive Streets
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 - DC4-1 Exterior Finish Materials
 - CS2-B2 Adjacent Sites, Streets, & Open Spaces
 - PL3-A1C Entries



design guideline key

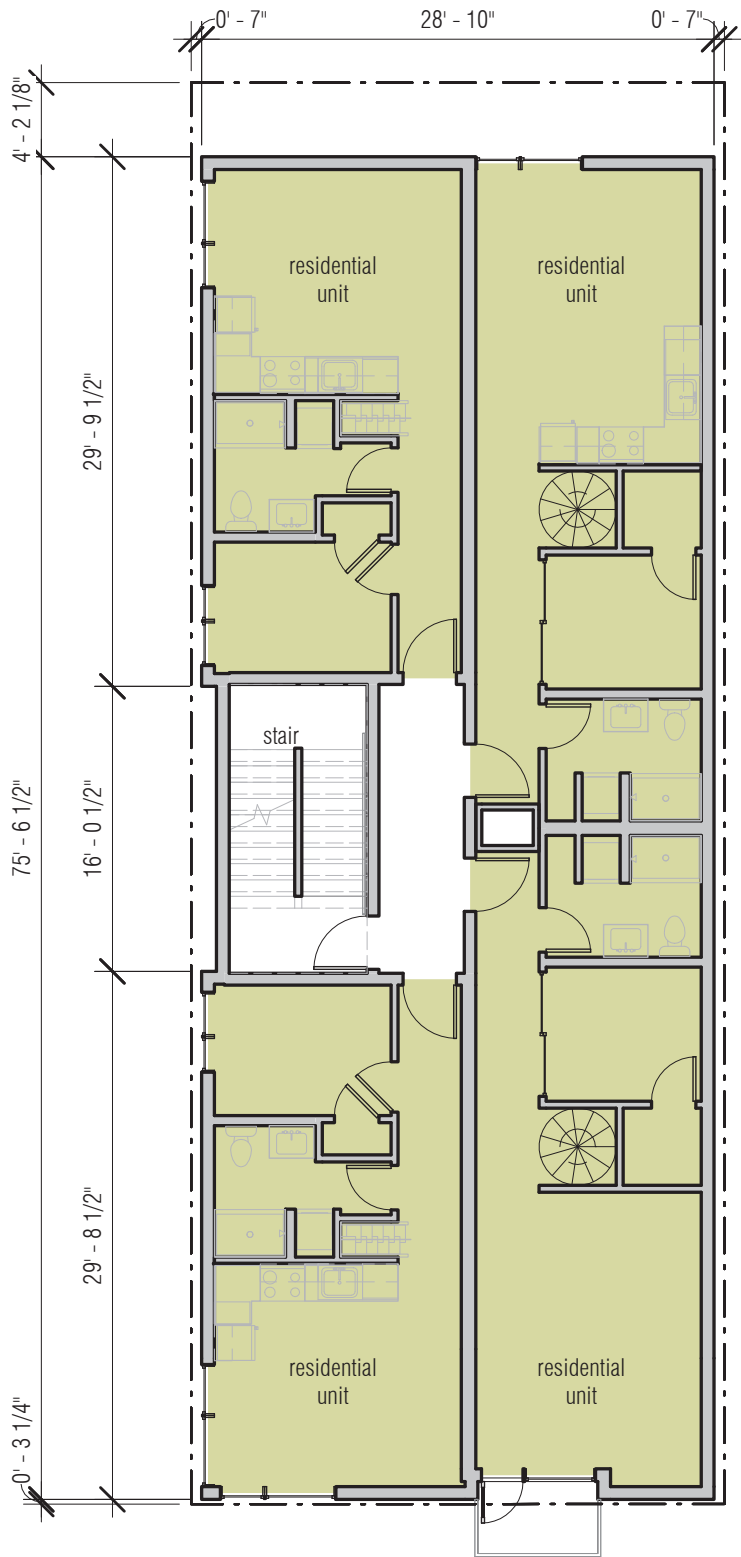
CS2-1D Sense Of Place; Distinctive Streets
PL2-3C Weather Protection
PL4-1 Connection To All Modes
DC2-3A&B Secondary Architectural Features
DC4-1 Exterior Finish Materials
CS2-B2 Adjacent Sites, Streets, & Open Spaces
PL3-A1C Entries



proposed level 6 mezzanine plan

north

1/8"=1'0"



proposed level 6 plan

north

1/8"=1'0"



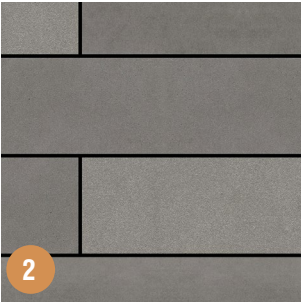
materials



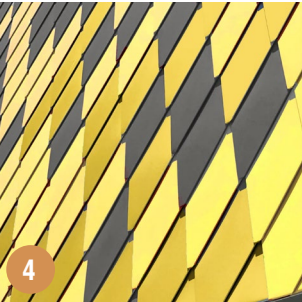
1
Board form concrete



3
Black vinyl windows



2
Oko Skin - silver grey
5 3/4" x 70 7/8"



4
Custom metal flat lock
12" x 12"



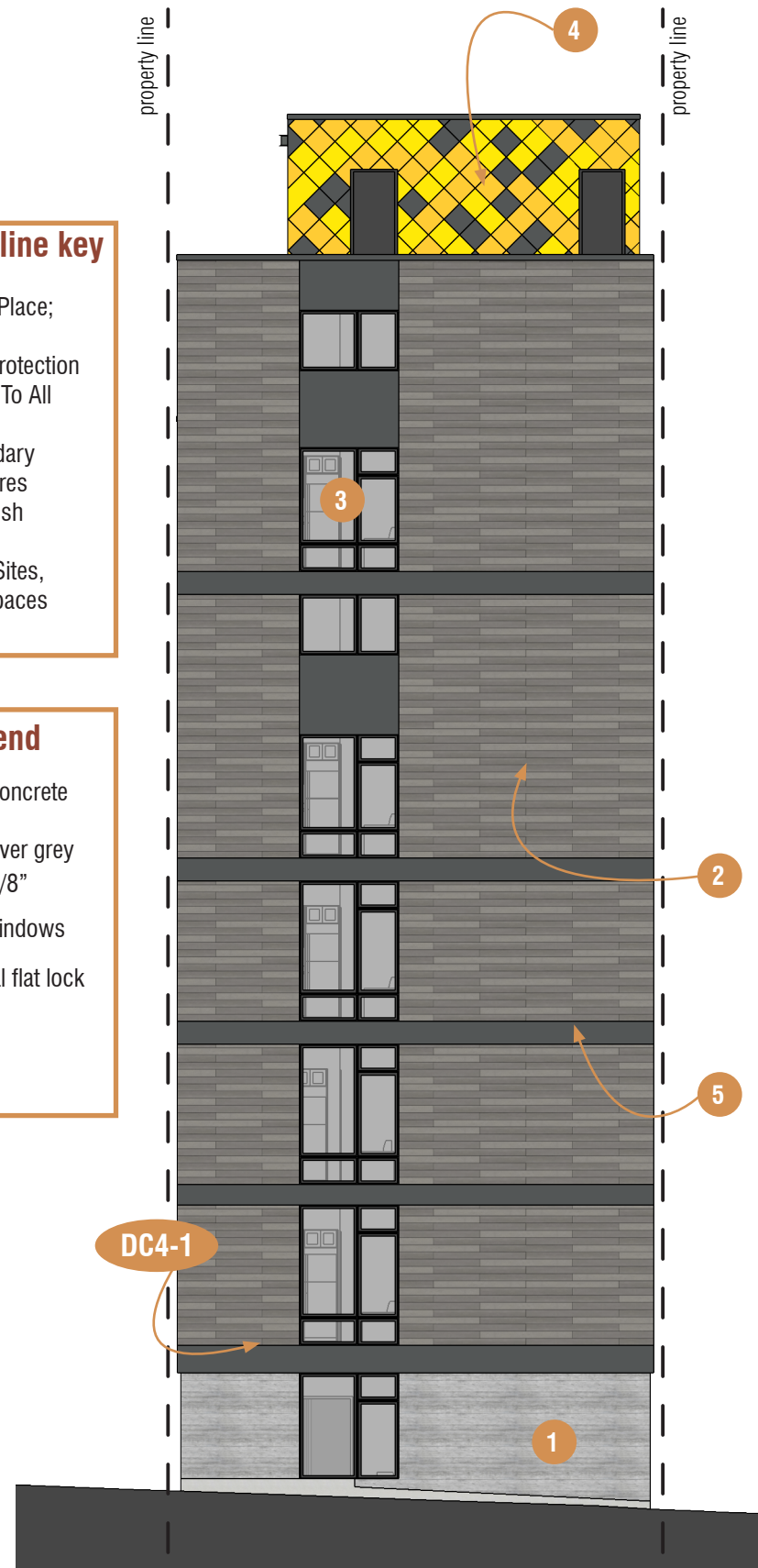
5
Metal panel

design guideline key

CS2-1D Sense Of Place;
Distinctive Streets
PL2-3C Weather Protection
PL4-1 Connection To All
Modes
DC2-3A&B Secondary
Architectural Features
DC4-1 Exterior Finish
Materials
CS2-B2 Adjacent Sites,
Streets, & Open Spaces
PL3-A1C Entries

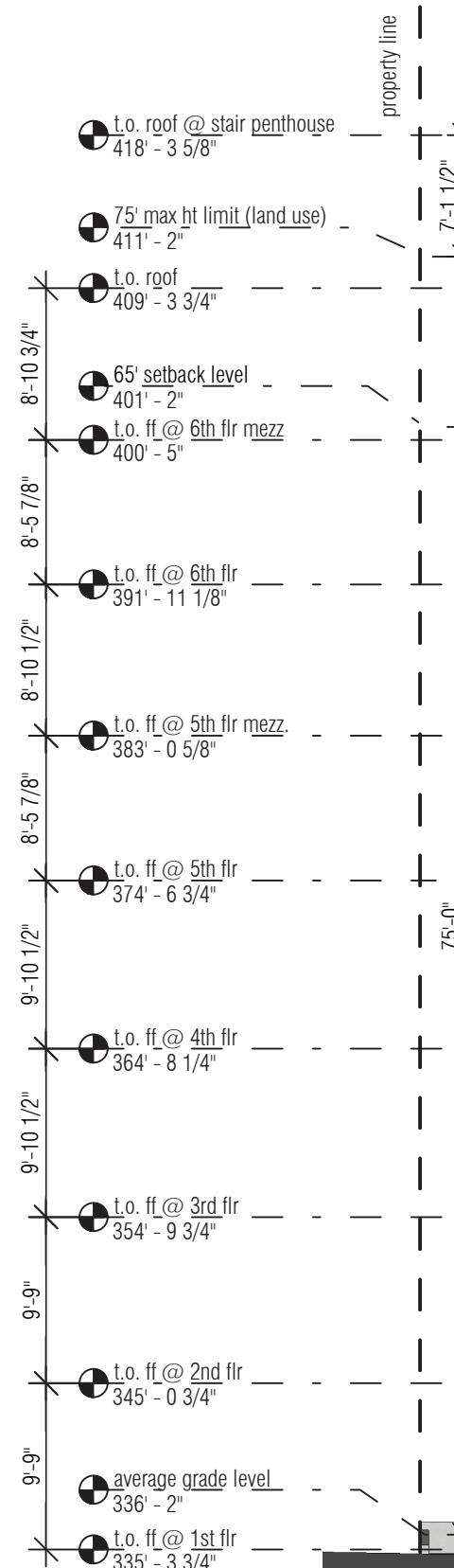
material legend

- 1 Board form concrete
- 2 Oko Skin - sliver grey
5 3/4" x 70 7/8"
- 3 Black vinyl windows
- 4 Custom metal flat lock
12" x 12"
- 5 Metal panel



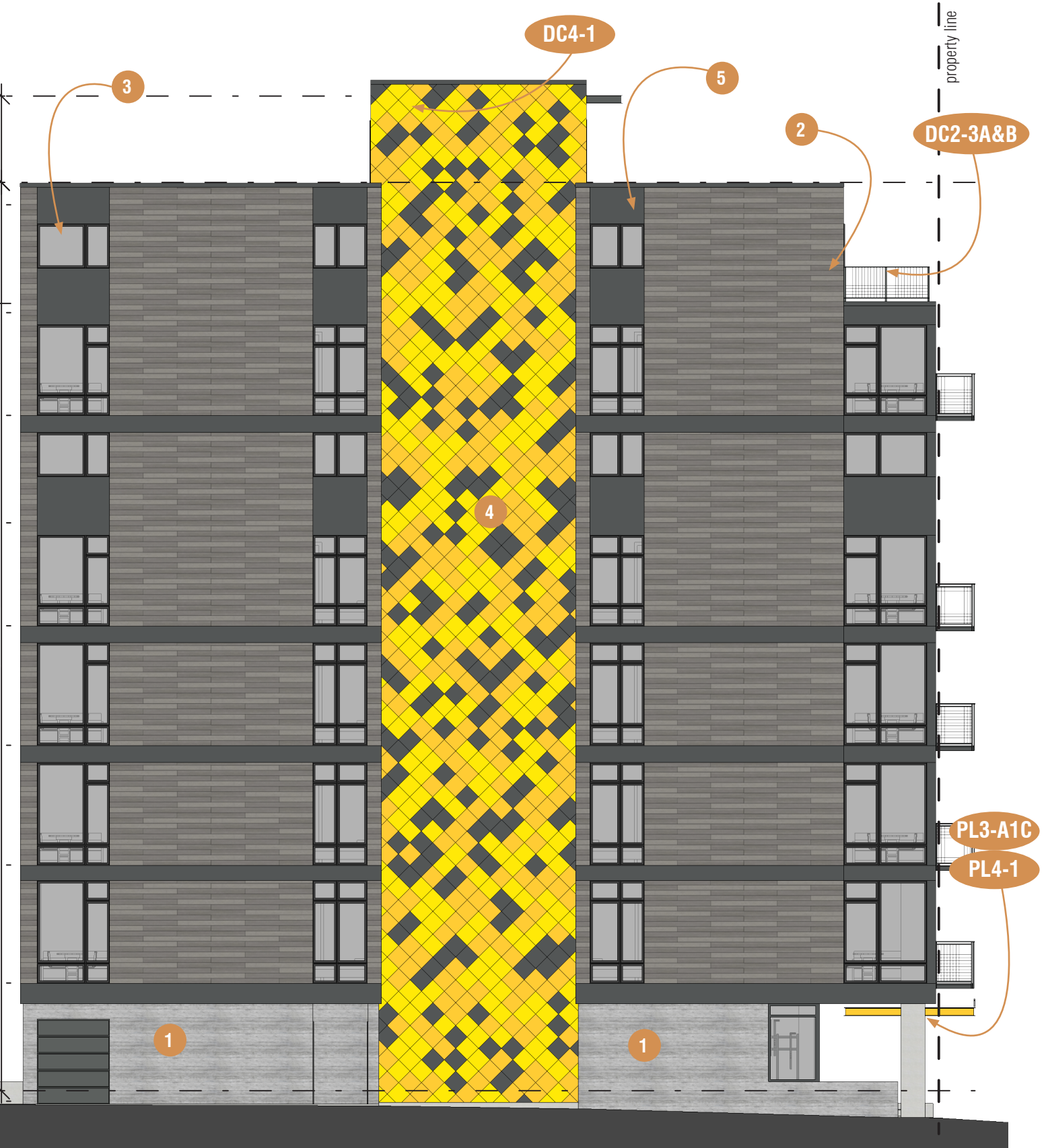
north elevation

3/32" = 1'0"



west elevation

3/32" = 1'0"



8.0 architectural concept | elevations

design guideline key

- CS2-1D Sense Of Place; Distinctive Streets
- PL2-3C Weather Protection
- PL4-1 Connection To All Modes
- DC2-3A&B Secondary Architectural Features
- DC4-1 Exterior Finish Materials
- CS2-B2 Adjacent Sites, Streets, & Open Spaces
- PL3-A1C Entries

material legend

- 1 Board form concrete
- 2 Oko Skin - sliver grey 5 3/4" x 70 7/8"
- 3 Black vinyl windows
- 4 Custom metal flat lock 12" x 12"
- 5 Metal panel



south elevation

3/32" = 1'0"



east elevation

3/32" = 1'0"





