

RECOMMENDATION

2100 E. DENNY WAY
SEATTLE, WA 98112



HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY
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3036655-LU **TAXUS HOUSE APARTMENTS**
ADMINISTRATIVE DESIGN REVIEW

LET US INTRODUCE OURSELVES

Our Story

Hybrid was founded in 2003 as a collaboration of top Seattle professionals in the fields of art, landscape architecture, urban ecology, master planning, and history. With humble beginnings as a competition team, Hybrid has since evolved into an accomplished architecture team, recognized as leaders in high density design, prefabrication, social engagement, & urban redevelopment.

We've grown with our city. As the needs of our city change, we've adapted to the needs of our shifting city. Originally founded by Robert Humble & Joel Egan, our nimble competition team has grown into a robust team of multi-disciplinary designers. With over 14 years of dedicated service to Idea-centered design, we have dedicated our craft to building the livable city.

'Livability' is the Urbanist Attitude of investing in Architecture that can evolve with the city.

MEET THE TEAM

Rob Humble
Architect
Design Principal



Barrett Eastwood
Project Architect
Partner



Scott Goodner
Design Project
Manager



Gina Gage
Project Architect
Project Manager



Bill Nicholson
Architectural
Designer

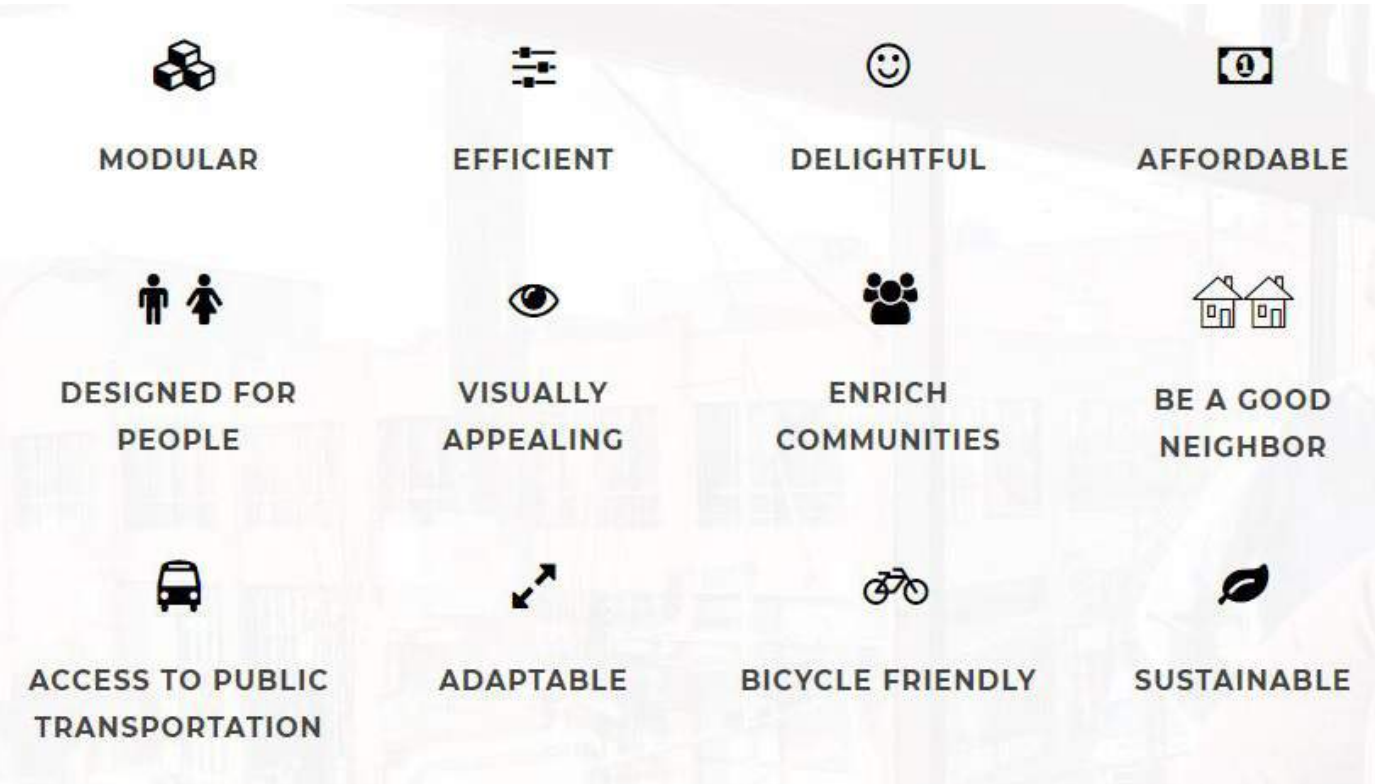


Alyssa DeLaFrance
Project Support +
Drafting



OUR HYBRID LIVABILITY MANIFESTO

We believe many factors impact the livability of architecture – from economical, social, environmental, & cultural. Our Hybrid 'Livability' Manifesto is a series of concepts we apply to Hybrid Designs. It constantly improves as our understanding of modern living evolves through Research, Competition Work, & Professional Experience gained from the front lines of Building the Livable City.



Project Team

ARCHITECT

Hybrid Architecture
1205 E Pike St #2D, Seattle, WA 98122
www.hybridarc.com | 206.267.9277

PROJECT OWNER

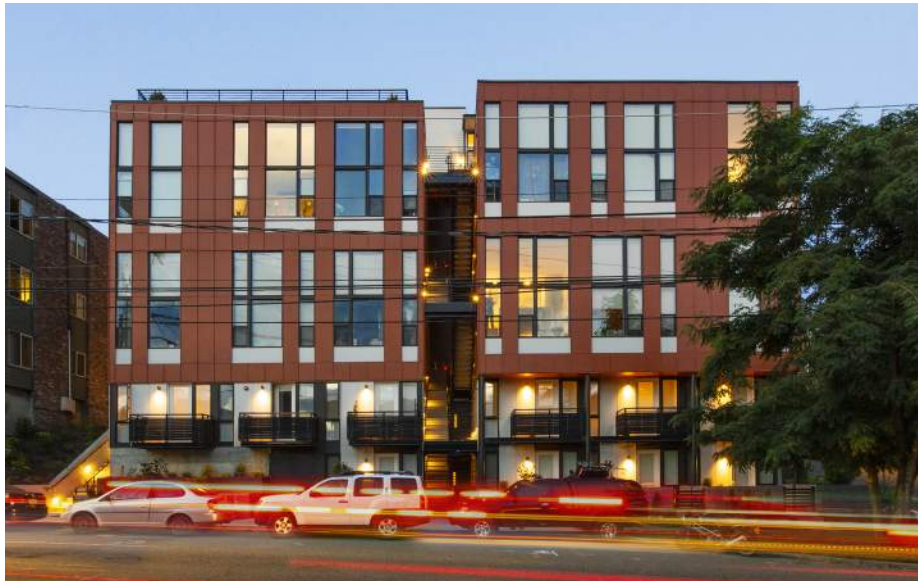
Taxus House, LLC
1112 Federal Ave E
Seattle, WA 98102
www.grtexp.co | 206.565.6455

LANDSCAPE ARCHITECT

Karen Kiest | Landscape Architects
111 W John Street
Seattle, WA 98119
http://kk-la.com/ | 206.323.6032

Project Experience

Previous Projects Designed by Hybrid Architecture



Clover Lofts



Belmont Commons



The Gibson



The Uptown in Queen Anne



Killebrew Apartments



Betula Apartments



Bellevue Avenue Midrise



Aurora Avenue Apartments

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PROJECT INFO

Address: 102 21ST AVE E, Seattle, WA 98112 (Formerly)
2100 E. Denny Way, Seattle, WA 98112 (New Address)

Owner: Taxus House, LLC

SDCI #: 3036778-EG / 3036655-LU

Parcels: 9497700140

Site Area: 7,881 SF

Zoning: LR3 (M)

Overlays: Madison-Miller (residential Urban Village)
Parking Flexibility Area

Legal Description:
WITTS ADD
PLat Block: 3, Plat Lot: 14-15

Building Type: Multi-Family Apartment Building

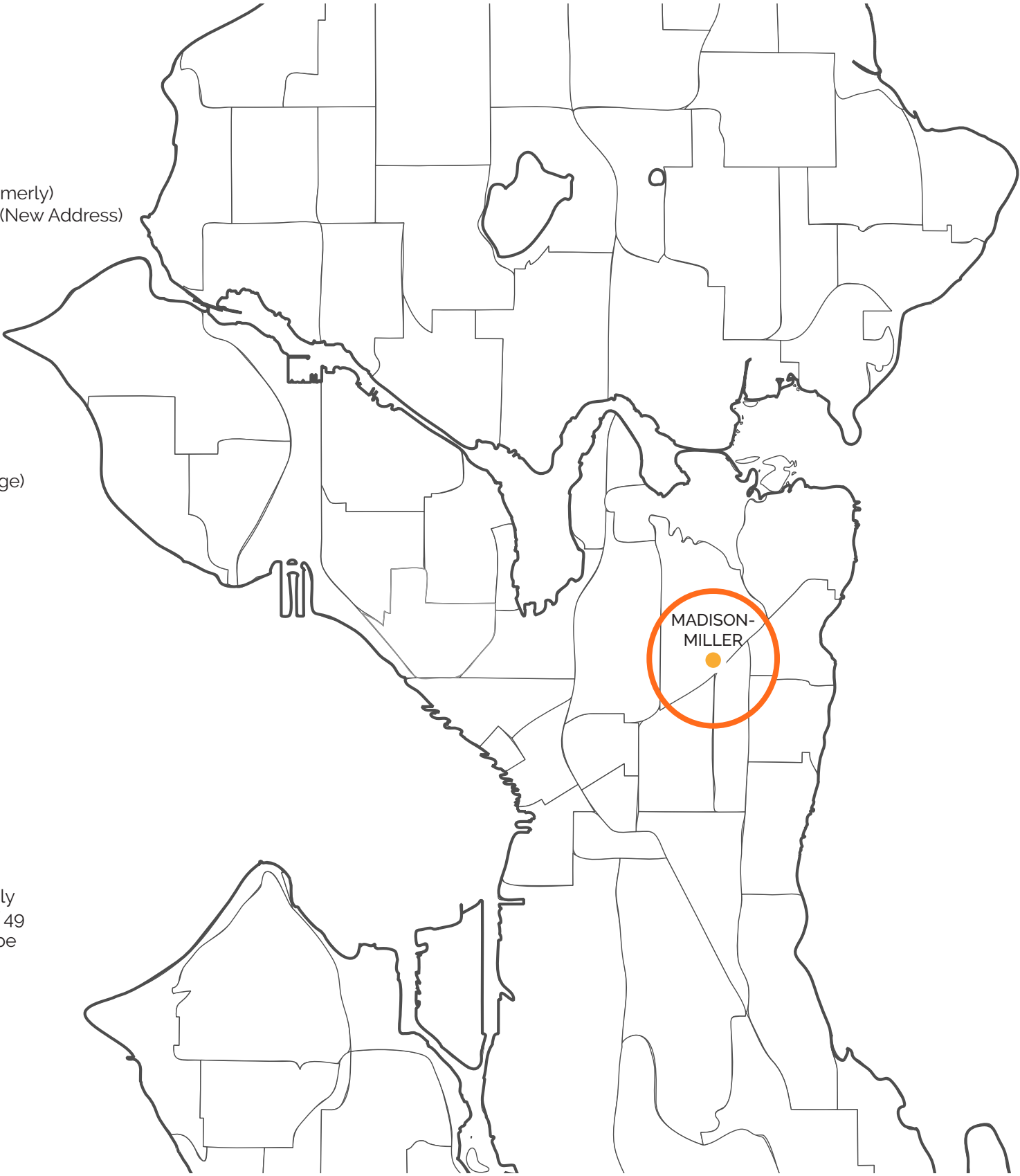
Parking: No Parking Proposed

Date of Presub Conference: July 30TH, 2020

Date of ADR Guidance: January 11th, 2021

PROJECT DESCRIPTION

Proposed project to construct a new 5-story multifamily residential building with basement containing a mix of 49 residential dwelling units. Existing structure on site to be demolished. No parking proposed.



TAXUS HOUSE APARTMENTS

Development Objectives

Provide urban apartment dwelling units for residents to live in an efficient but communal setting within an active community. The thoughtfully planned environment will emphasize functionality and user comfort through access to light, air and a proposed northern amenity space, serving as a landscaped buffer from the adjacent neighboring property.

- 49 dwelling units (mix unit types)
- 49 bicycle parking stalls (as req)
- 0 vehicular parking stalls (none are req)

Neighborhood Objectives

The site is along a more pedestrian oriented residential street (21st Avenue E) one block north of E Madison Street with a dense, multi-family network of neighbors comprised mostly of townhouses, apartment buildings and condominiums.

The site is located less than a block from community amenities which will provide future residents of this building with a variety of civic, commercial and recreational activities. The site is also relatively close to several neighborhood parks including Cal Anderson Park to the west, Miller Playfield on the north and the Seattle Japanese Garden to the northeast.

This project will activate a site that is currently occupied by one outdated office building and provide additional density desired in the Madison-Miller residential urban village.

Design Objectives

- 1 Create welcoming a welcoming entry sequence and front porch
 - a place for residents and guests to have maximize access to light and air
- 2 Provide efficient / functional units
 - maximize height and light / warm materials and tall ceilings
- 3 Design a mid-block building that successfully turns the corner
- 4 Provide Ecological & Sustainable Architecture
 - passive cooling and courtyard design, harness rainwater in bio-planters, use efficient and durable materials that relate to the culture of the neighborhood, drought resistance landscape design



URBAN CONTEXT ANALYSIS

2

GREATER CONTEXT AND
NEIGHBORHOOD
LANDMARKS

Aerial Map

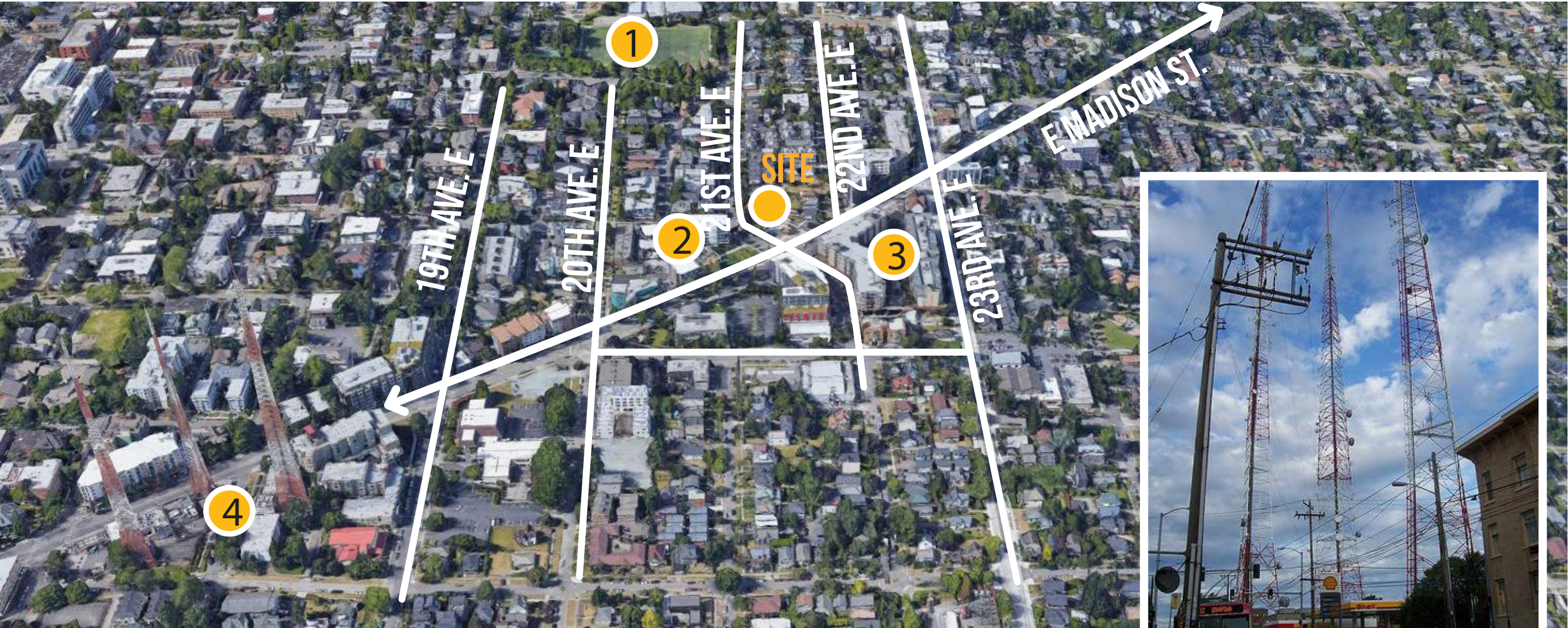
Miller Play Field



Twenty20 Mad Apartments



The Summit in Madison Park & Safeway



Radio Towers



SITE AND PROJECT OVERVIEW



PROJECT DESCRIPTION

Proposed project to construct a new 5-story multifamily residential building with basement containing a mix of 49 residential dwelling units. Existing structure on site to be demolished. No parking proposed.

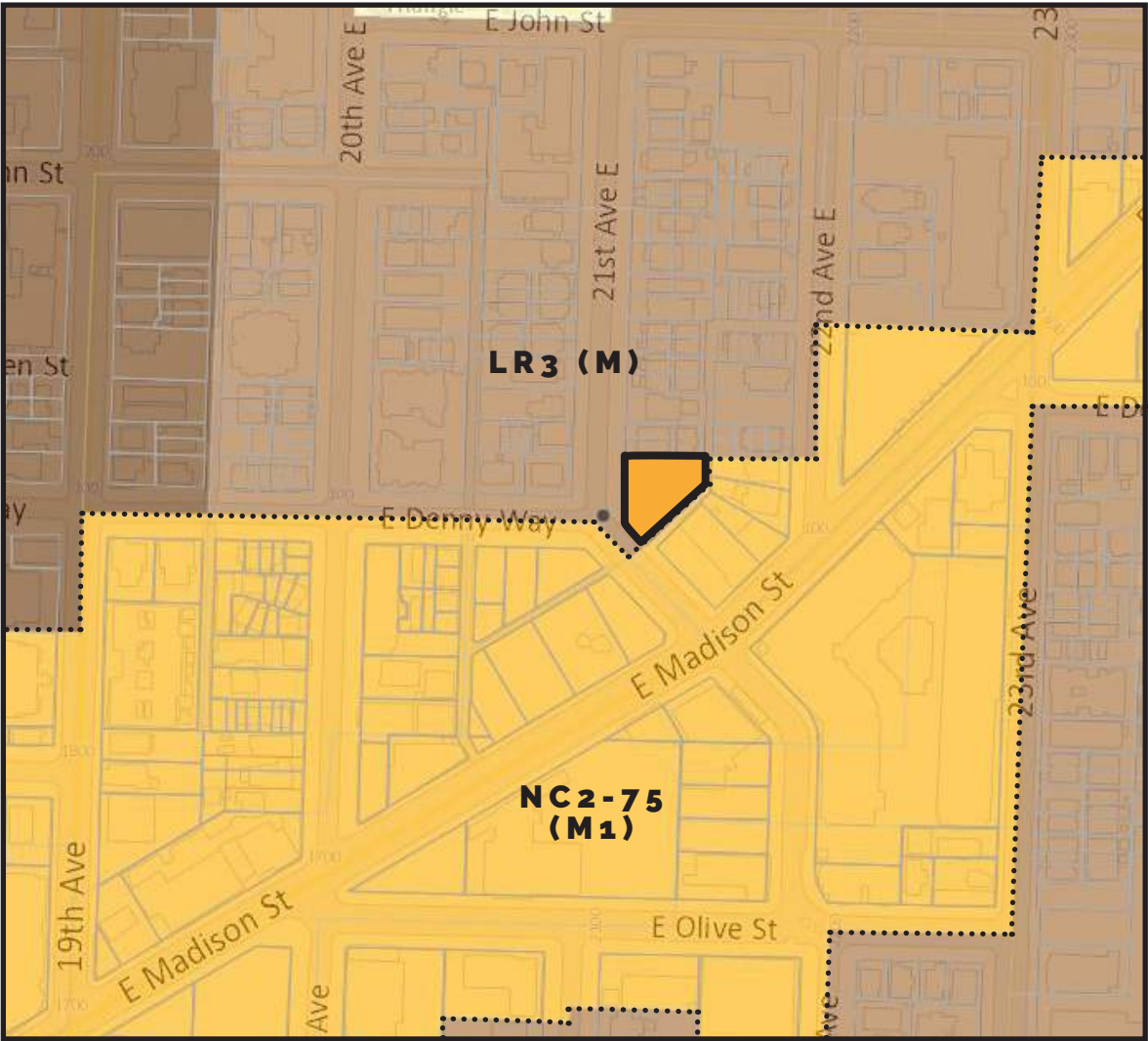
ZONING AND PROJECT INFORMATION

SITE LOCATION:	102 21ST AVE E, Seattle, WA 98112 (Formerly) 2100 E. Denny Way, Seattle, WA 98112 (New Address)
OWNER:	Taxus House, LLC
LEGAL PARCEL #	9497700140
LOT SQ FT:	7,881 SF
LEGAL DESCRIPTION:	WITTS ADD PLat Block: 3, Plat Lot: 14-15
SITE ZONING:	LR3 (M) - MHA APPLIES
OVERLAY:	Madison-Miller (residential Urban Village) Parking Flexibility Area
ECA:	NONE
EXISTING SITE USE:	Rehabilitation Center
BUILDING TYPE PROPOSED:	Multifamily Apartment Building
PARKING:	No Parking Proposed (Project is within Urban Village and within a Parking Flexibility area)
GROSS SQ FT PROPOSED:	21,367 gsf

EARLY DESIGN GUIDANCE MEETINGS

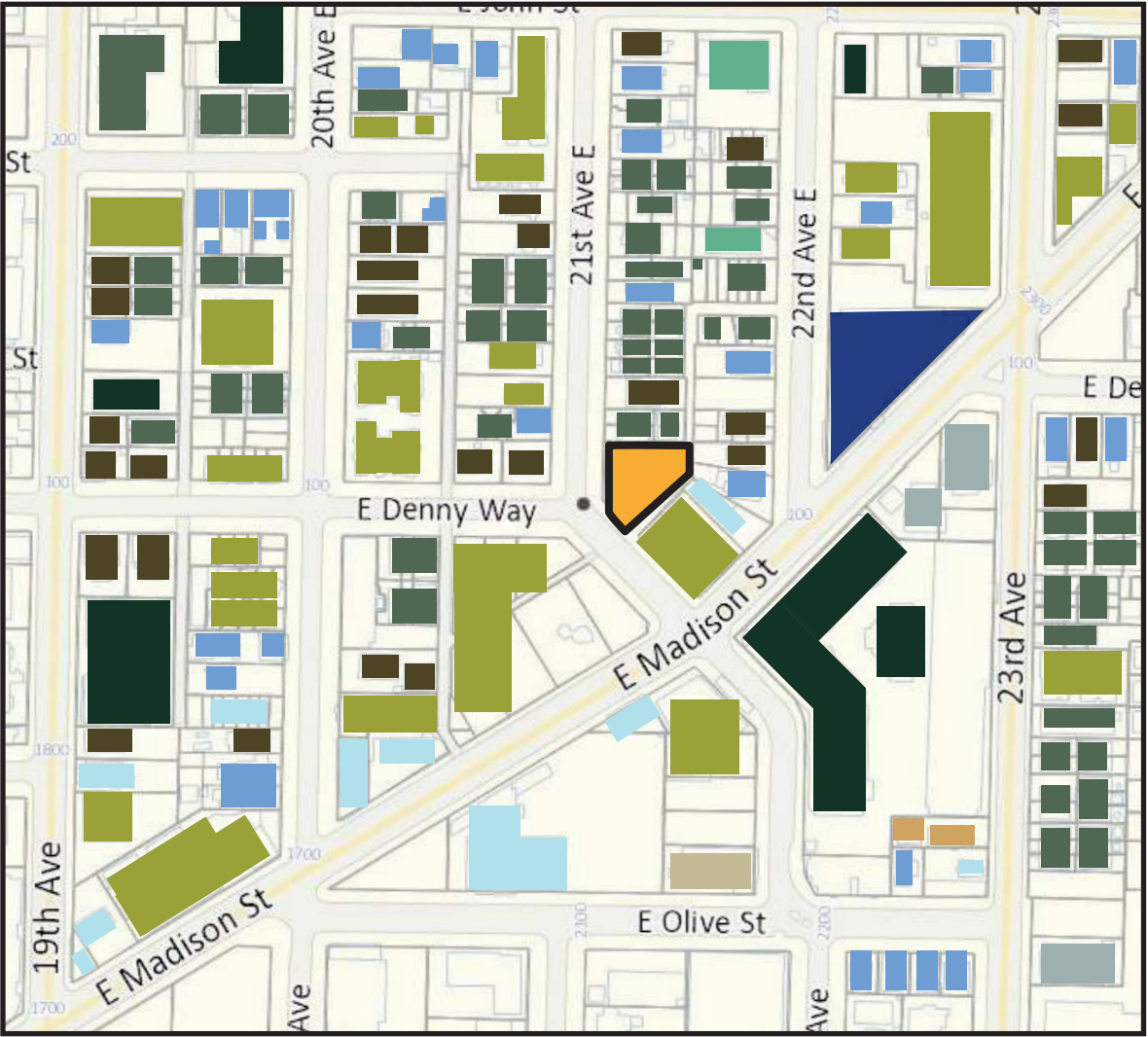
DATE OF PRESUB CONFERENCE: JULY 30TH, 2020
DATE OF APPROVED MEETING MINUTES: AUGUST 10TH, 2020
PLANNER: ABBY WEBER / DAVID SACHS

ZONING AND USE



🕒 ZONING MAP

The proposed project is comprised of one parcel zoned LR3 (M) within a mostly multi-family oriented neighborhood. Immediately adjacent and across E Denny Way and the alley surrounding the project on the east, is a NC2-75 (M) zone with larger, multi-family apartment buildings up to 75 feet in height. Parcels to the west and north remain predominately LR3(M) zones, marking our parcel as a transition building from the taller NC2-75 zone on the south and the more residential and lower scale LR3 zone on the north.



🕒 TYPOLOGIES / USAGES

The neighborhood surrounding the site is predominately comprised of residential uses, including mostly apartments, condominiums and townhouse multifamily projects. To the south, the mixed use and commercial uses are along E Madison St.



NEIGHBORHOOD ARCHITECTURAL CHARACTER

This neighborhood of the Madison-Miller neighborhood hosts a variety of architectural styles and mix of older commercial and residential buildings along with newer Mixed Use developments clad in cement board, metal, wood and other contemporary materials. Pictures below are from the neighborhood area and share qualities the project desires to achieve.



Avant Apartment- Adjacent Apartment Building (Covered Balconies)



Hamilton Apartment - Playful Angle Form Shaped by the Site



Hazel Apartment - Use of Colors



Redwood Apartment - Entrance and Front Porch



Cedar Speedster - Green Space, Street Activation, Eyes on Street



Views at Madison Apartment Homes - Massing Modulation, Materials



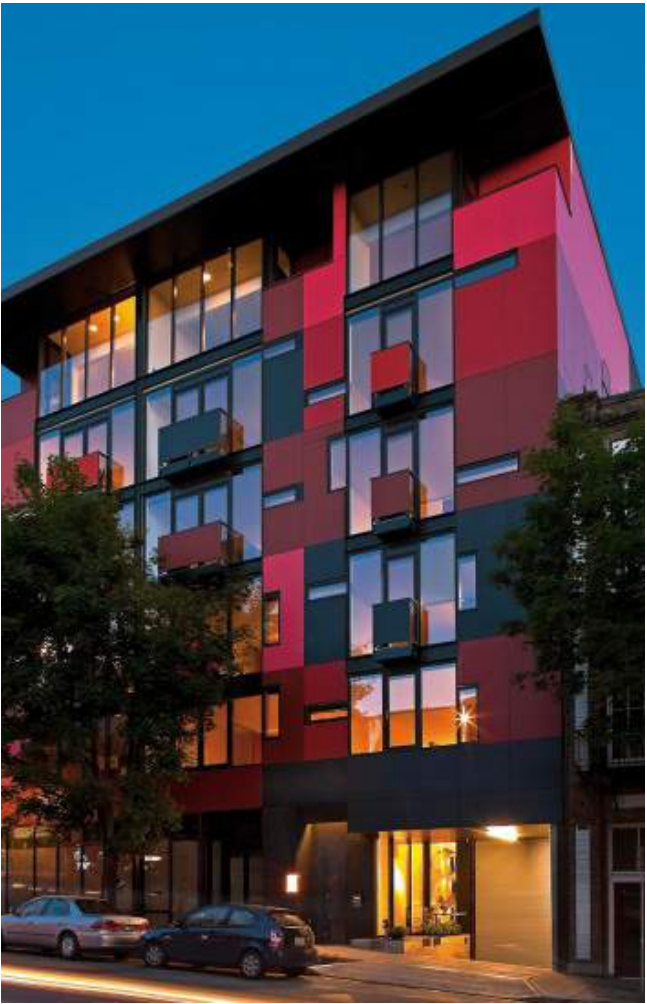
Chophouse Row - Life in Between Buildings (Small out door space)



Redwood Apartment - Courtyard Circulation



The Central - Simple Massing Split into Two and the Emphasis on the Balconies, Modulated Facade



Pike Street Apartment Building - Balconies and Lofted Units, Color

SITE ANALYSIS

3

SURVEY + SITE ANALYSIS

ADDRESS:
102 21ST AVE E
SEATTLE, WA 98112 (Formerly)

2100 E. Denny Way, Seattle, WA 98112 (New Address)

PARCEL NO:
9497700140

DESCRIPTION:
WITTS ADD
PLat Block: 3, Plat Lot: 14-15

SITE AREA:
7,881 SF

ZONING:
LR3 (M)

STREET:
PHINNEY AVE N
SLOPES DOWNHILL FROM NORTH TO SOUTH
33'-0" TO C/L OF STREET FROM PL
6" CONC. CURB
CONC. SIDEWALK

ALLEY:
YES

UTILITIES:
E DENNY WAY / 21ST AVE E - SS, WATER, ELECTRICAL

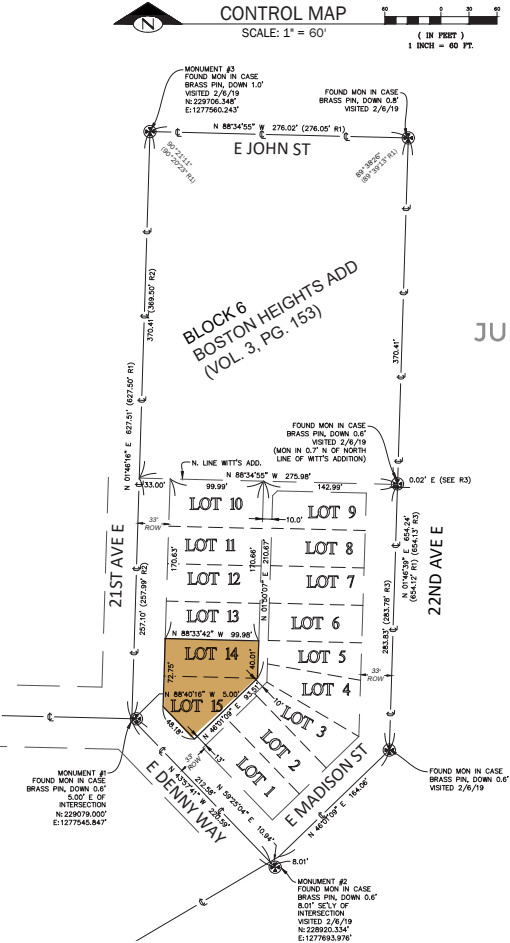
ADJACENT BUILDINGS:
NORTH- 108A 21ST AVE E
3-STORY, WD FRAMED TOWNHOUSE BLDG

106 21ST AVE E
3-STORY, WD FRAMED TOWNHOUSE BLDG

EAST - 107 22ND AVE E
2-STORY, WD FRAMED DUPLEX
2 DWELLING UNITS

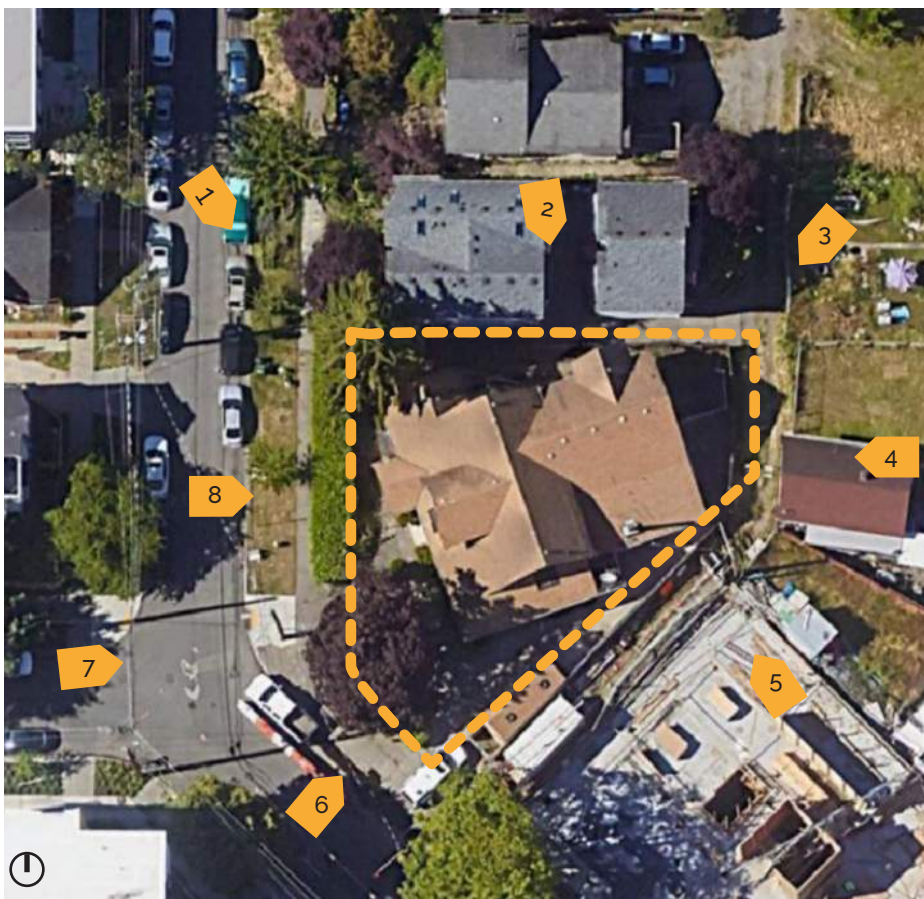
105 22ND AVE E
2-STORY SINGLE FAMILY

SOUTH EAST - 2112 E DENNY WAY
6-STORY, WD FRAMED APARTMENT BLDG



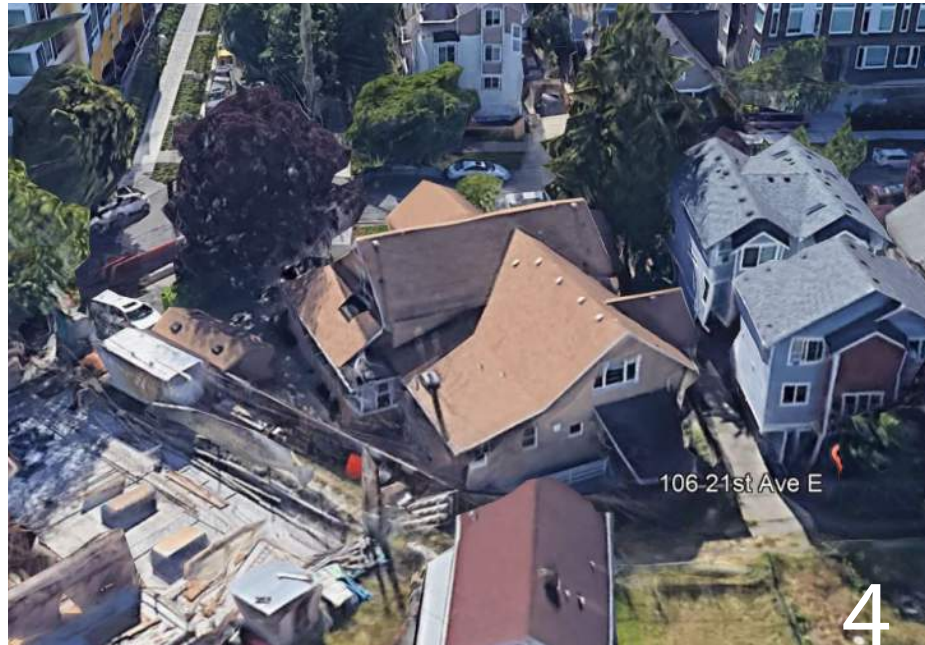
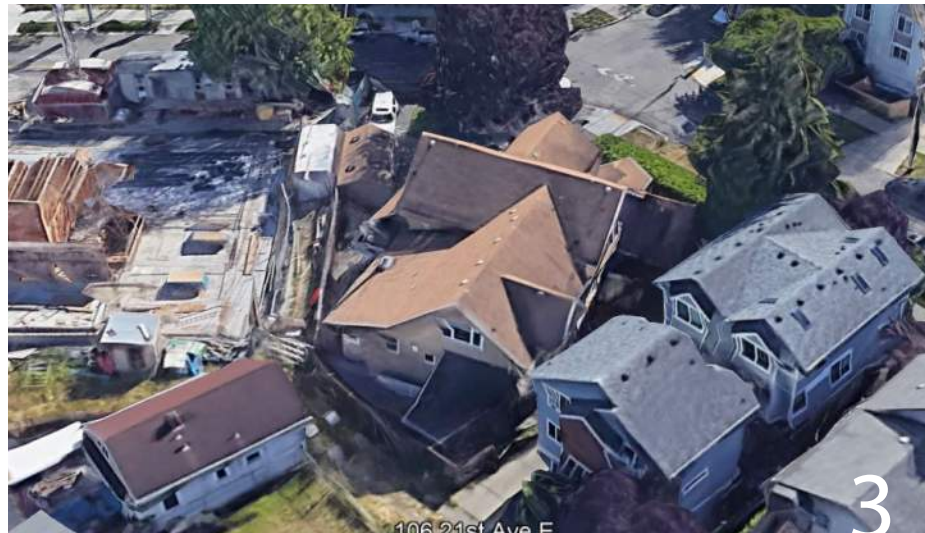
existing tree to be retained





SITE PHOTOS

The collection of images continues to explore the immediate block context and investigate views into and surrounding our project development.



EDG MASSING SOLUTIONS

4

MASSING DESIGN SCHEME SUMMARY

1 | MASSING OPTION 1

ZZ TOP



45 Residential Units, Mix of Unit Types
310 sf average (gross)

Proposed FAR: 18,126 sf
Max FAR: 18,126 sf max
Parking: no parking proposed
bike parking, as required
Amenity Area: front entry porch, light well
and bike room

Positive

- Small, center light well allows light and air to pour through building
- The top two floors propose loft units to provide additional height and livability
- Units are aligned on exterior walls

Negative

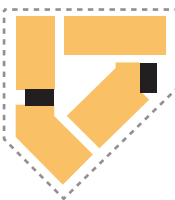
- Smallest interior courtyard doesn't allow much light
- More bulk and mass along front elevation (height)
- Imposing north and south mass along adjacent property lines could impede light
- No room on front street facing facade for balconies
- Mass doesn't turn the corner as successfully with stair placement on front facade
- Mass encroaches on existing tree in NW corner

Departures

- No Departures, Code Compliant Option

2 | MASSING OPTION 2

THE WHO



45 Residential Units, Mix of Unit Types
330 sf average (gross)

Proposed FAR: 17,800 sf
Max FAR: 18,126 sf max
Parking: no parking proposed
bike parking, as required
Amenity Area: roof deck, green roof, bike
room

Positive

- Mass optimizes max volume with clear circulation around a center courtyard allowing air and light
- Mass provides a generous front landscaped area at front and street facing property lines
- Circulation is clearly expressed in recesses in mass

Negative

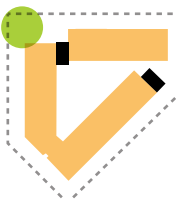
- The center courtyard is small compared to preferred option as circulation seems to encroach, interior courtyard units, one per floor
- Most units are organized off the north and south, impacting privacy to existing, neighboring buildings
- Mass encroaches on existing tree in NW corner and doesn't allow the tree to be saved
- No balconies proposed for this scheme

Departures

- Departure from north side setback requirements
- Departure for max facade length (north side)
- Departure for amenity space requirements

3 | MASSING OPTION 3

ZEPELIN - PREFERRED SCHEME



47 Residential Units, Mix of Unit Types
340 sf average (gross)

Proposed FAR: 18,118 sf
Max FAR: 18,126 sf max
Parking: no parking proposed
bike parking, as required
Amenity Area: landscaped entry, lush courtyard,
private balconies, bike room

Positive

- Large front and street facing setback allows for generous private balconies, lowest mass in height
- Mass has been pushed in at street level to provide overhead weather protection for guests and residents and activate street scape along sidewalk
- Massing at northwest corner is pulled back and eroded to maintain and preserve existing tree
- Most generous center courtyard space allows more light and passive ventilation for dwelling units
- Center circulation promotes interaction and community

Negative

- More bulk along north property line to preserve tree

Departures

- Departure from rear yard setback requirements
- Departure for max facade length (north side)
- Departure for common amenity dimensional standards

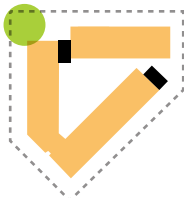
PREFERRED SCHEME FROM EDG

MASSING OPTION 3



3 | MASSING OPTION 3

ZEPPELIN - PREFERRED SCHEME



47 Residential Units, Mix of Unit Types
340 sf average (gross)

Proposed FAR: 18,118 sf
Max FAR: 18,126 sf max
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Negative

- More bulk along north property line to preserve tree

Departures

- Departure from rear yard setback requirements
- Departure for max facade length (north side)
- Departure for common amenity dimensional standards



ENTRY LEVEL PLAN
SCALE 20' = 1" ⓘ

Use Diagram Legend

- | | |
|----------------------|----------|
| common space | units |
| utility / mechanical | corridor |
| building amenity | |

Design option three builds on the success of option two but further erodes the northwest corner to save and preserve the tree and landscaping buffer between the proposed project and the adjacent property. This further recess in the mass helps to break down bulk and scale. Additionally, this concept proposes the largest center courtyard allowing all units to more light, air and passive ventilation, with exterior circulation aligned off this courtyard. A generous recessed lower southwest corner and entry portal allow for additional gathering space on the project's front porch and open space.

MASSING VIEWS



^ front elevation view



^ pedestrian view looking northeast



^ pedestrian view looking southeast

v entrance view



v northeast aerial view



v northwest aerial view



PLANS



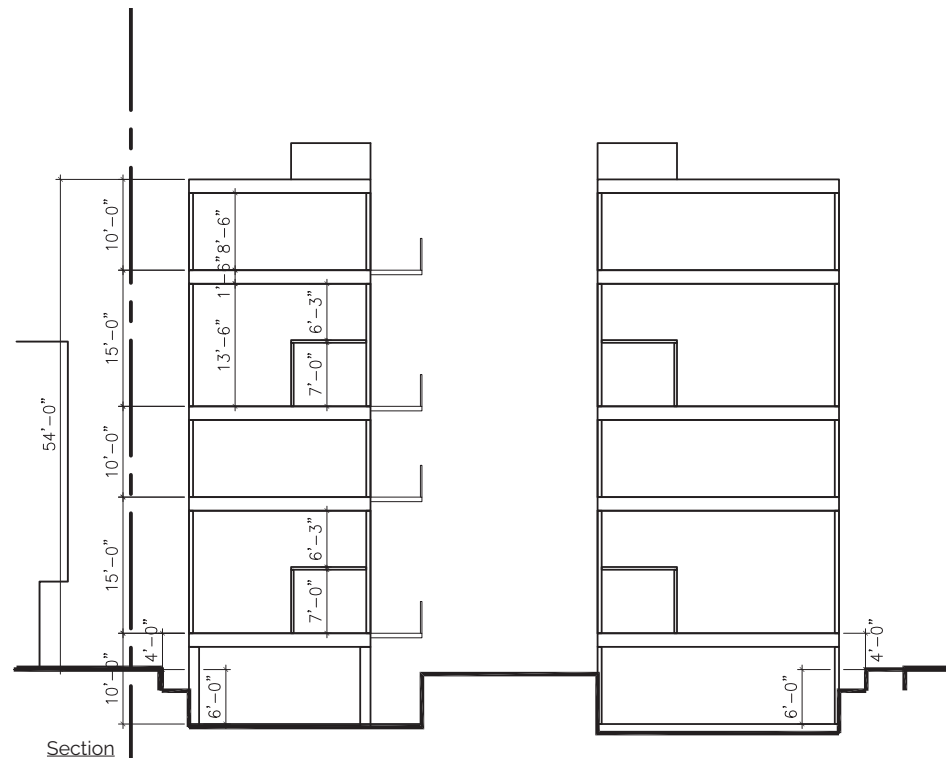
Entry Level Plan



Typical Level Plan



Basement Level Plan



11 units
11 loft units
11 units
6 loft units (accessible level)
8 basement units
47 TOTAL units

Use Diagram Legend

common space	units
utility / mechanical	corridor
building amenity	

SHADOW STUDY



9:00 AM



12:00 PM



3:00 PM

SUMMER



9:00 AM



12:00 PM



3:00 PM

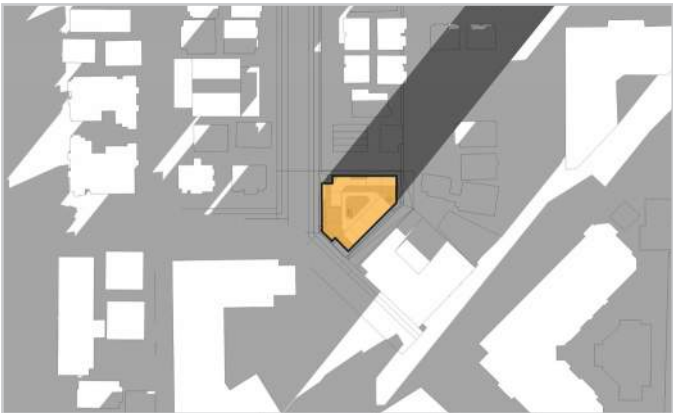
EQUINOX



9:00 AM



12:00 PM



3:00 PM

WINTER

DESIGN GUIDANCE AND DESIGN RESPONSE

5

The Board expressed support for the preferred massing option, as it is highly responsive to the present and future context and neighboring structures.

PUBLIC COMMENT

The following public comments were offered at this meeting:

- Recommended increasing the height of the proposed development by 1-2 stories to provide more housing, in keeping with the existing context of residential apartment development.

The following comments from Seattle Department of Transportation (SDOT) were received in writing prior to the meeting:

- SDOT received non-design related comments concerning parking and housing affordability.

EDG GUIDANCE:

PRIORITIES & BOARD RECOMMENDATIONS

1. Massing & Architectural Concept:

- a. Staff supports Option 3, the applicant's preferred massing option, as it employs a clear architectural concept and takes advantage of the unique characteristics of the site to create a distinctive architectural form. (CS2, CS2-B-2, DC2, DC2-1-a)
- b. Staff notes that the uniquely configured, corner site will be highly visible from the west as it sits at the visual terminus of E Denny Way. In Option 2, the open stair tower and eroded entry portal serve as a focal point that punctuates this visual terminus. Consider how this effect could be achieved through a special façade treatment, massing modulation, or a break in the external framework at the corner of massing Option 3. Staff specifically prioritizes Design Guidelines CS2-A-2, Architectural Presence, and CS2-C-1, Corner Sites. (CS2, CS2-A-2, CS2-B1, CS2-C-1)
- c. Staff supports the intent to carve out a "front porch", which the Central Area Design Guidelines pronounce as the "life of the street." Staff, however, notes that the entry portal in Option 2 is more open and spacious, and emphasizes the corner and unique configuration of the site. Further develop the entry portal in Option 3 to achieve these qualities. Minimize the presence of planters and other obstructions. Design the space to promote social interaction. Staff specifically prioritizes Citywide Design Guideline PL3 Street-Level Interaction, and Central Area Design Guideline PL3-2-i, Porches and Stoops. (PL3, PL3-2-i)
- d. Staff notes that the retention of the existing mature tree in the northwest corner contributes to a sensitive massing transition between the more intensive commercial zoning to the south and the less intensive low-rise zoning to the north. (CS1-D-1, CS1-2-d, CS2-D-2)

2. Façade Treatment & Secondary Architectural Features:

- a. Staff strongly supports the strong, simple, and well-proportioned composition of secondary architectural features on the street and alley facades. Specifically, the integrated system of balconies and weather protection within an external framework as it creates visual interest through depth, texture, and scaling elements. For these reasons, staff supports the requested departures from front and side setback requirements. Staff specifically prioritizes Central Area Design Guideline DC4-3, Building Details and Elements. (DC2-B-1, DC2-C, DC2-D, DC4-3)
- b. Demonstrate how the secondary architectural elements of the street-facing facades inform the treatment of the north façade in a manner that creates texture, promotes a residential character, and contributes to a unified architectural expression. (DC2-B-1, DC2-C, DC2-D, DC4-3)
- c. Staff notes that the deep central courtyard will frequently be in shade/shadow. Explore how the structure of the external corridors and materiality can be used to lighten the space. To maximize daylight, consider eliminating the continuous overhead weather protection at the top level. Staff specifically prioritizes Design Guideline CS1-B-2, Daylight and Shading. (CS1-B-2, DC2-A-1, DC3-B-2, DC4-A)
- d. Staff supports the intent to use richly textured, high quality materials, and generally supports the character described on page 23 and conveyed by the aspirational images on page 44 of the EDG packet. Staff specifically prioritizes Central Area Design Guideline DC4-2, Building Materials. (DC2, DC4, DC4-A, DC4-2)
- e. Staff appreciates the privacy studies provided on page 53 of the EDG packet. Minimize privacy impacts as the design evolves and provide an updated privacy study in the Recommendation packet. Consider the noise and lighting impacts of the north stairwell on the adjacent site. (CS2-D-5)f. The Board specifically prioritized PL3-A, Entries, and PL3-B, Residential Edges. (PL3A,PL3-B)

3. Access, Circulation & Open Space:

- a. Staff generally supports the direction of the well-integrated and complementary open space and building design, and encourages continued development in response to Design Guideline DC3, Open Space Concept. (DC3)
- b. Staff supports the proposed open circulation organized around a central courtyard, and notes that the open stairwells help bring light into the interior while also introducing massing breaks. (DC2, DC2-A-1)
- c. Staff acknowledges that the central courtyard has the potential to be an attractive and unique feature, but questions the success of the elevated catwalks over an inaccessible landscape. If this condition is maintained, a stronger design rationale is required. Explore an alternative that designs the central courtyard as a usable space, perhaps an extension of the "front porch." Staff specifically prioritizes Citywide Design Guidelines DC3-B, Open Space Uses and Activities, and DC3-C-2, Amenities/Features; and Central Area Design Guideline DC3-1, Common Open Spaces. (DC3, DC3-A-1, DC3-B, DC3-C-2, DC3-1)
- d. Staff directs further study of the relationship between interior and exterior common spaces, and specifically prioritizes Design Guideline DC3-A-1, Interior/Exterior. Consider how the lobby relates to the "front porch," central courtyard, and public realm. (DC3-A-1)
- e. Staff notes the location and design of the eastern stairwell may encourage pedestrian use of the alley and specifically prioritizes Central Area Design Guideline PL1-3-c, Preserve Alleys for Access and Use. To ensure active usage, provide adequate lighting and a well-designed entry, and reduce the visual impacts of service uses. Provide more information on the adjacent uses, across the alley, in the Recommendation packet. (PL1-3-c, DC1-C-4)

4. Landscape:

- a. Staff specifically prioritizes Design Guideline DC4-D, Trees, Landscape, and Hardscape Materials, and Central Area Design Guidelines CS1-2-b, Provide Vegetation, to be applied to the development of a unified landscape plan. (DC4-D, CS1-2-b)
- b. Staff strongly supports the retention of the existing mature tree in the northwest corner of the site as it contributes to a unified "green" street frontage, which is beneficial to the public realm. For these reasons, staff supports the requested departure from rear setback requirements.(CS1-D-1, CS1-2-d)
- c. Staff recommends designing an attractive and purposeful pedestrian realm that takes advantage of the wide planting strip along 21st Ave E and the unique configuration of the site. Staff specifically prioritizes Central Area Design Guidelines CS1-2-d; Unify with Landscaping; CS1-2-e, Protect Sidewalks; PL3-2-e, Activate the Planter Zone; and PL3-2-f, Limit Solid Barriers and Blank Walls. Minimize the visual impact of retaining and planter walls on the pedestrian realm. Consider how the pedestrian realm transitions to the "front porch." (CS1-2-d, CS1-2-e, PL3-2-e, PL3-2-f)
- d. To minimize visual impacts on the pedestrian realm, buffer residential uses, and maximize privacy for the residents of the basement level unit in the northwest corner, staff directs further study of relocating the window well from the west side to the north side away from the sidewalk edge. (PL3-B-1, PL3-B-2)
- e. Staff is concerned about the impact of alley traffic/use on residents of basement level units. Explore design solutions, such as landscape buffers or material screening, that promote privacy for the residents of the basement level units and buffer alley activity. (PL3-B-1, PL3-B-2, DC1)

PROJECT DESIGN DEVELOPMENT - Site Plan

Recommendation

Angles in the mass respond directly to the context of the site; referencing street angles to the north, helping the mass turn the corner and become a gateway terminus for E Denny Street. Balconies and a metal armature animate the street facade, adding visual interest and architectural detail.



49 Residential Units (Mixed Unit Types)
380 sf average (gross)

Proposed FAR: 18,126 sf proposed
Max FAR: 18,126 sf max
Gross Sf: 21,367 sf
Parking: No Parking proposed

Positive

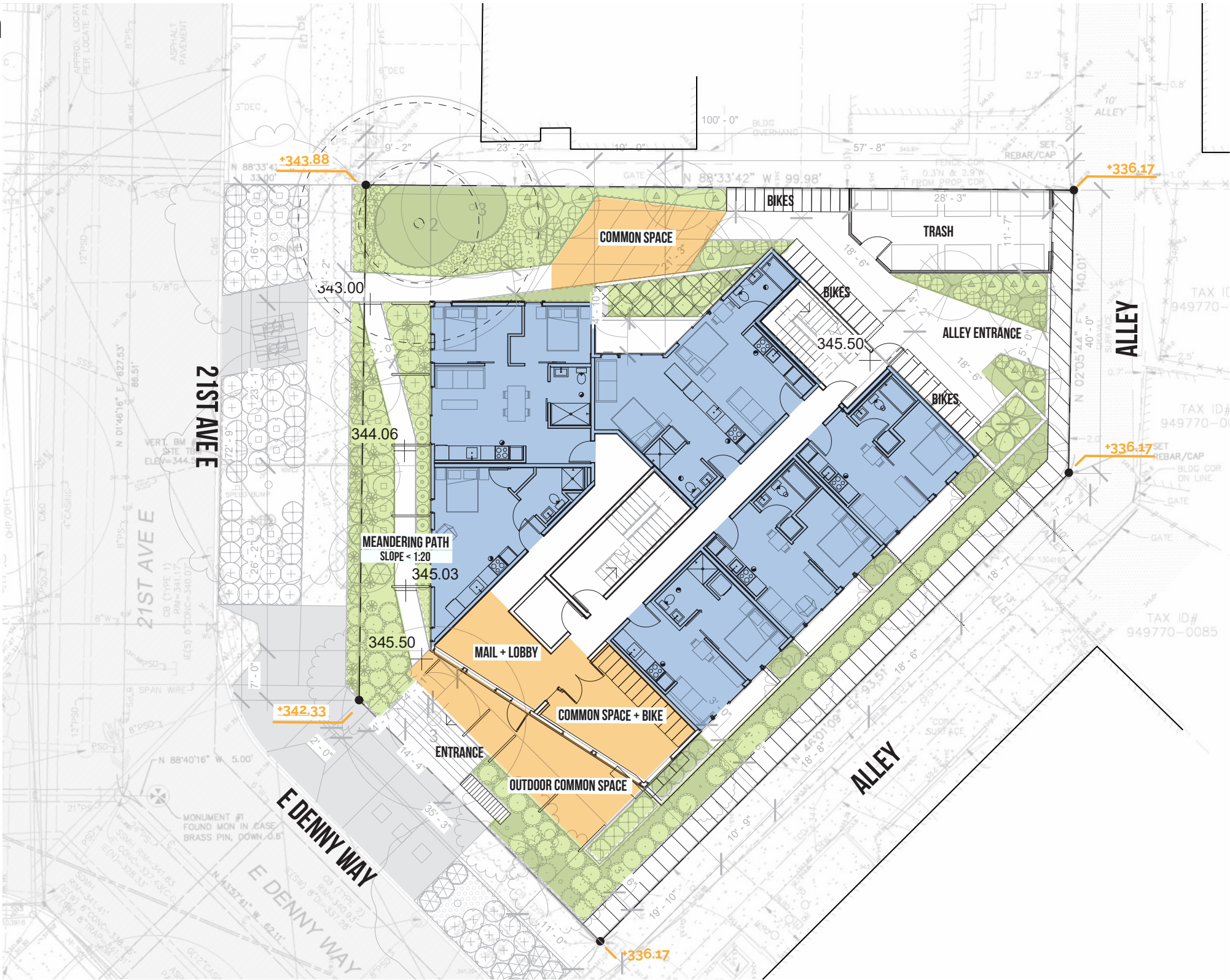
- Angle of mass relates to the context of the site and street angles and helps mass turn the corner
- Front porch and entry have been expanded
- Mass is carved out on the north to eliminate bulk and scale at the northern edge, provide privacy
- Balconies respond to each street edge uniquely

Negative

- Trash and bicycle staging is at the alley edge
- Interior courtyard removed in favor of more amenity and green space at north edge (buffer)

Departures

- Balconies Within Front Setback (SMC 23.45.518.H.7)
- Minimum Trash Area Size (SMC 23.54.040.Table A)



Use Diagram Legend

- Common Space
- Units
- Green Space

Entry Level Floor Plan
Scale: 1 : 200

SEE LARGER PLAN WITH DIMENSION AND SPOT ELEVATIONS ON PAGE 50

MASSING AND ARCHITECTURAL CONCEPT

Response to Guidance

1

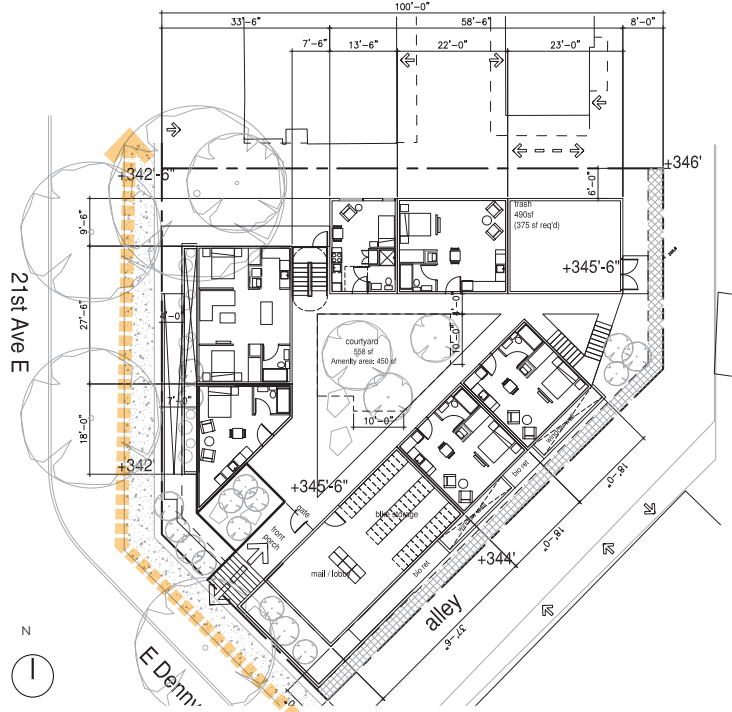


The Board supports Massing Option#3 as it employs a clear concept and takes advantage of the unique characteristics of the site.

EDG GUIDANCE

1. Massing & Architectural Concept:

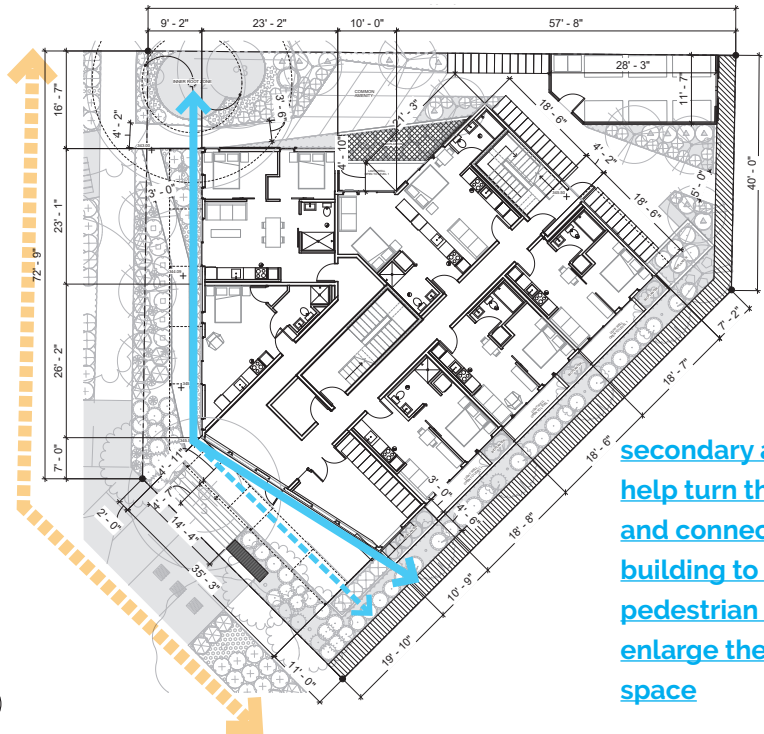
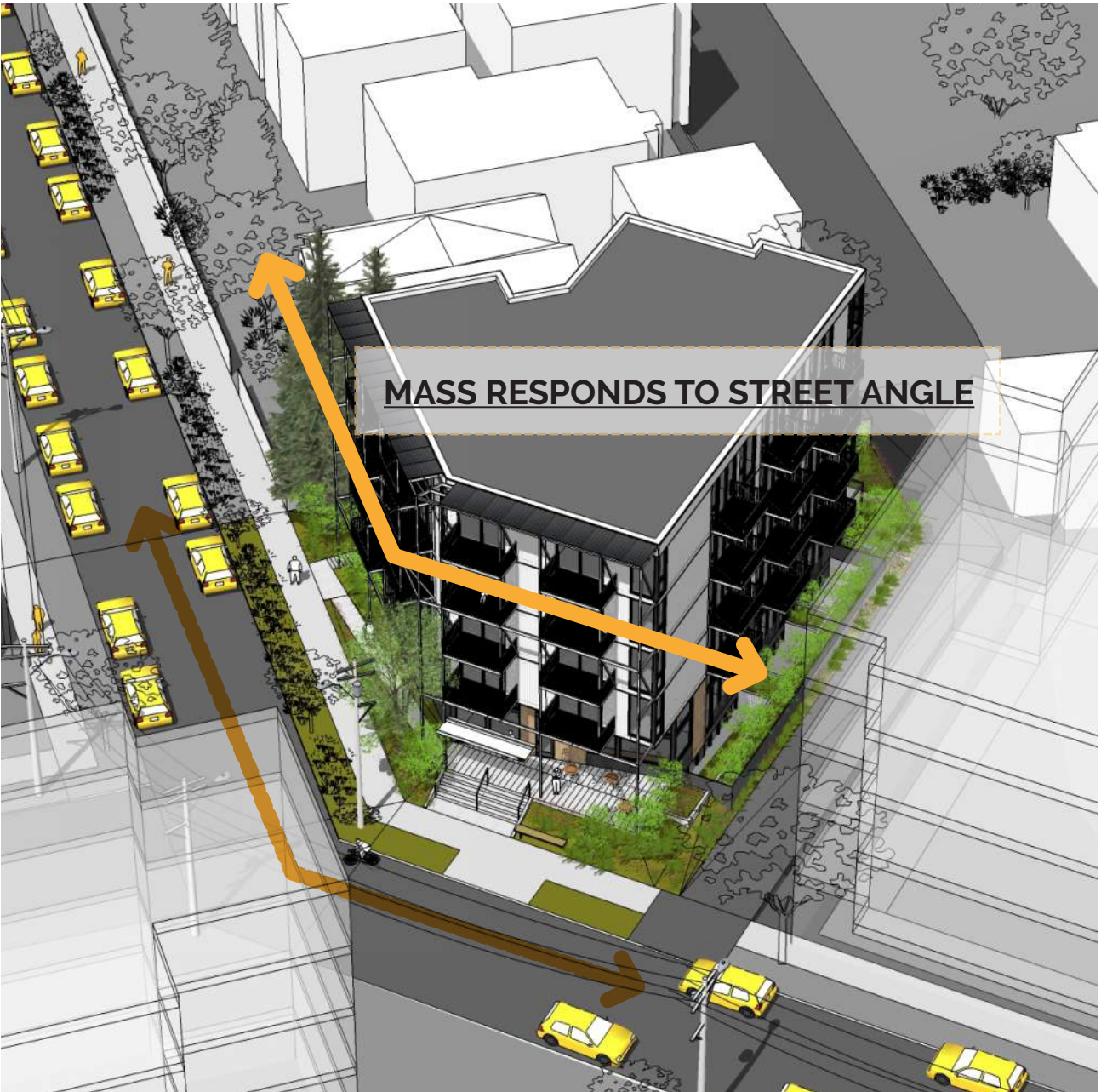
a. Staff supports Option 3, the applicant's preferred massing option, as it employs a clear architectural concept and takes advantage of the unique characteristics of the site to create a distinctive architectural form. (CS2, CS2-B-2, DC2, DC2-1-a)



RESPONSE

1. Massing & Architectural Concept:

The design of the proposed building has been developed to maintain a clear and articulate massing concept that responds to the angular condition of the corner site. The street-facing mass specifically along E Denny Way and 21st Avenue East successfully navigates the bend in the street and provides a terminus to the view corridor looking east from E. Denny Way. This simple and angular move, turns the corner while being a distinctive architectural form that helps connect to the street. This is how the building is interacting with the physical features and public realm at the sidewalk through its massing and architectural concept.



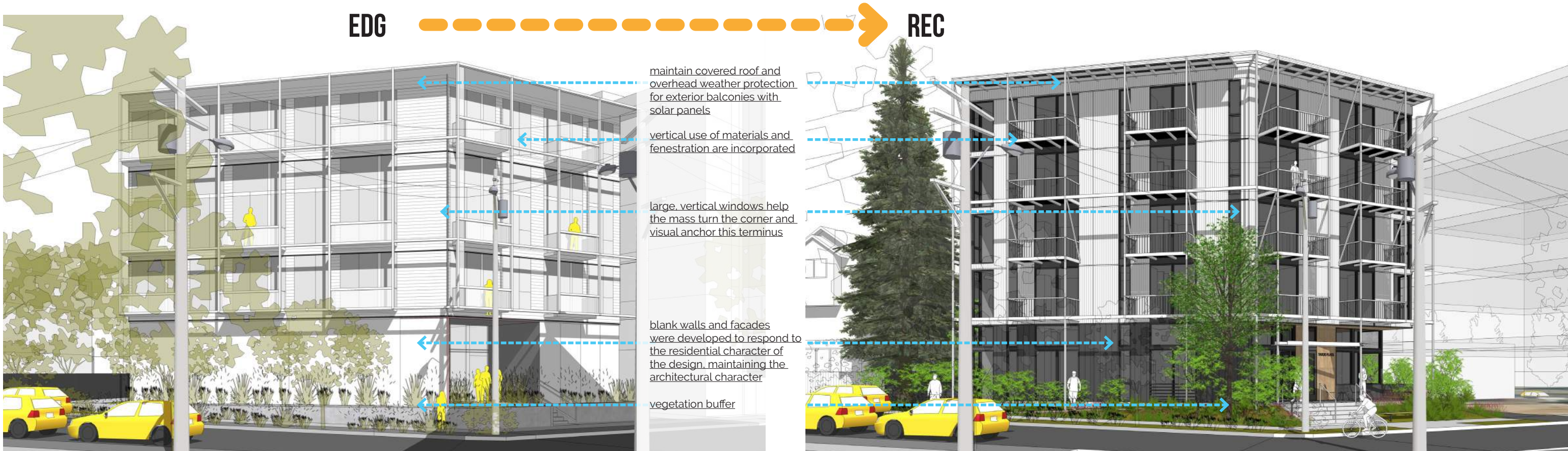
Massing & Architectural Concept:

Further, articulation of the angular distinctions provided by the street condition can be seen in the site plan development. To open up the front of the building, more to the public realm and to enhance the front porch of the design, another angle is introduced to further enhance and welcome visitors and residents.

The building mass itself has been set back from the street to allow room to connect the front door of the building to the public sidewalk and to allow semi-public space at the front porch. Generous ramps and landscaping further provide pleasant opportunities for public amenity and visual delight.

^ Updated Architectural Site Plan
< Recommendation View of Massing

The Board suggested facade treatment at the front corner of the site (21st Ave E. and E. Denny Way) as it will be highly visible from the west as it sits at the visual terminus of E. Denny Way.



EDG GUIDANCE

1. Massing & Architectural Concept:

b. Staff notes that the uniquely configured, corner site will be highly visible from the west as it sits at the visual terminus of E Denny Way. In Option 2, the open stair tower and eroded entry portal serve as a focal point that punctuates this visual terminus. Consider how this effect could be achieved through a special façade treatment, massing modulation, or a break in the external framework at the corner of massing Option 3. Staff specifically prioritizes Design Guidelines CS2-A-2, Architectural Presence, and CS2-C-1, Corner Sites. (CS2, CS2-A-2, CS2-B1, CS2-C-1)

CS2-A-2: Architectural Presence
Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend itself to a "high-profile" design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

CS2-C-1: Corner Site
Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

RESPONSE

1. Massing & Architectural Concept:

b. The project team agrees that the corner site will be highly visible from the west, serving as the terminus of E Denny Way and helping turn the corner towards 21st Avenue East. Through study and development, the design team noted the blank wall from EDG guidance at this terminus and has such developed the fenestration to respond more specifically to this site condition. The blank facade has been mitigated through the window pattern and the balcony details. Additionally, the building's height was reconsidered in order to obtain additional units and be a bridge between zones (commercial and lowrise). The windows and facade help to punctuate and define the mass while emphasizing this vertical visual quality of the materials.

Each of the units along this street facing facade ave large windows, allowing for vast amount of natural light and air, as well as balconies in order to extend the living space of the units, while providing visual interest and animation along the street.

The harsh concrete planters have been removed in favor of a more gentle ramp up to the front porch and landscape now slopes to meet grade with plantings provided by the landscape architect that are native and drought tolerant. This sloped landscape berm is more inviting and opens up a visual connection to the front porch and the stairs / ramp up to the front door.

The front porch and entry are placed on the southeast, maintaining a connection to the bus routes, sidewalk and parks one block from the site.

^ Rendering at Visual Terminus of E Denny Way

The Board supported the idea of the carved out entryway; however, noted that the entry portal in Option 2 is more open and spacious. The board suggested further development of the entry portal in Option 3.

EDG GUIDANCE

1. Massing & Architectural Concept:

b. Staff supports the intent to carve out a "front porch", which the Central Area Design Guidelines pronounce as the "life of the street." Staff, however, notes that the entry portal in Option 2 is more open and spacious, and emphasizes the corner and unique configuration of the site. Further develop the entry portal in Option 3 to achieve these qualities. Minimize the presence of planters and other obstructions. Design the space to promote social interaction. Staff specifically prioritizes Citywide Design Guideline PL3 Street-Level Interaction, and Central Area Design Guideline PL3-2-i, Porches and Stoops. (PL3, PL3-2-i)

EDG Option 2 Entry



EDG Option 3 Entry



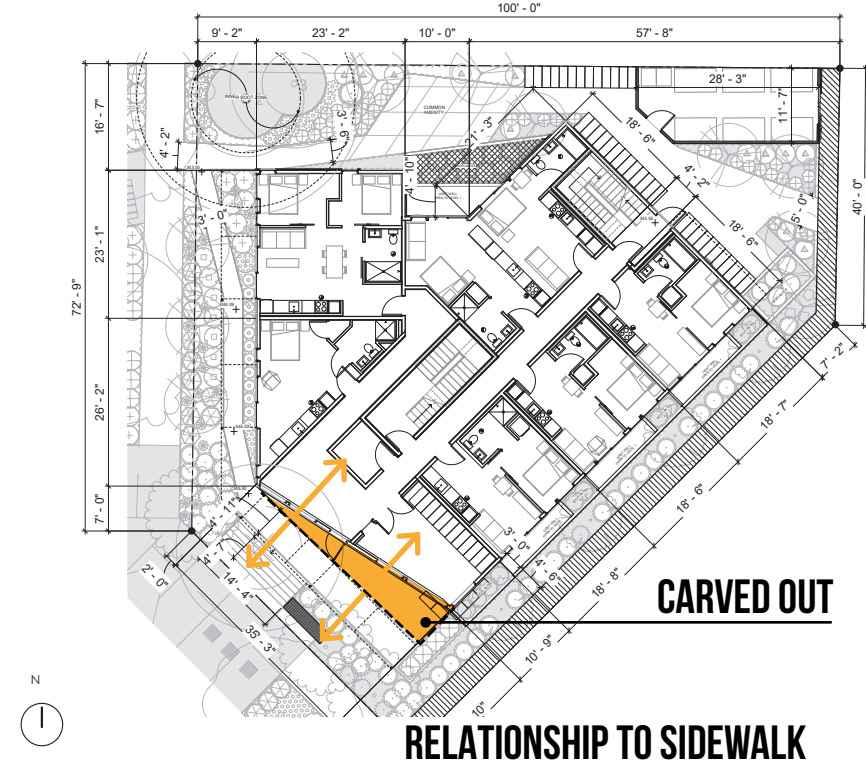
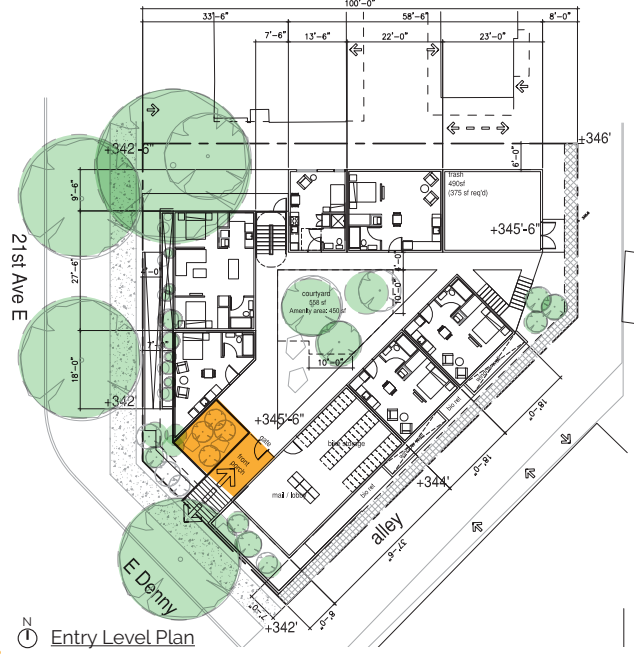
EDG ENTRY



WARMER MATERIALS UTILIZED AROUND ENTRY
DOOR + SOFFIT



Increased width and transparency of common lobby and front porch



RESPONSE

1. Massing & Architectural Concept:

The developed recommendation design continues to build upon the concept of carved our mass along the lower level to create an entry portal that is inspired by the angular quality of the streetscape. While previously in EDG the mass seemed more like a recess or "bite" out of the mass, the revised design recesses the porch through the use of an angle, creating a larger front porch and portal to the new building.

Additionally the wider front porch and adjacent common room also will promote more street level activity and visual interest through the covered entry, seating on the porch area and a direct connection to the sidewalk through the use of a long, landscaped ramp on the west facade and new entry stairs at the southwest corner of the site. Adjacent to these new stairs is additional seating for residents and guests to use to wait for a ride share or delivery.

Citywide Design Guideline PL3 Street-Level Interaction, and Central Area Design Guideline PL3-2-i, Porches and Stoops. (PL3, PL3-2-i)

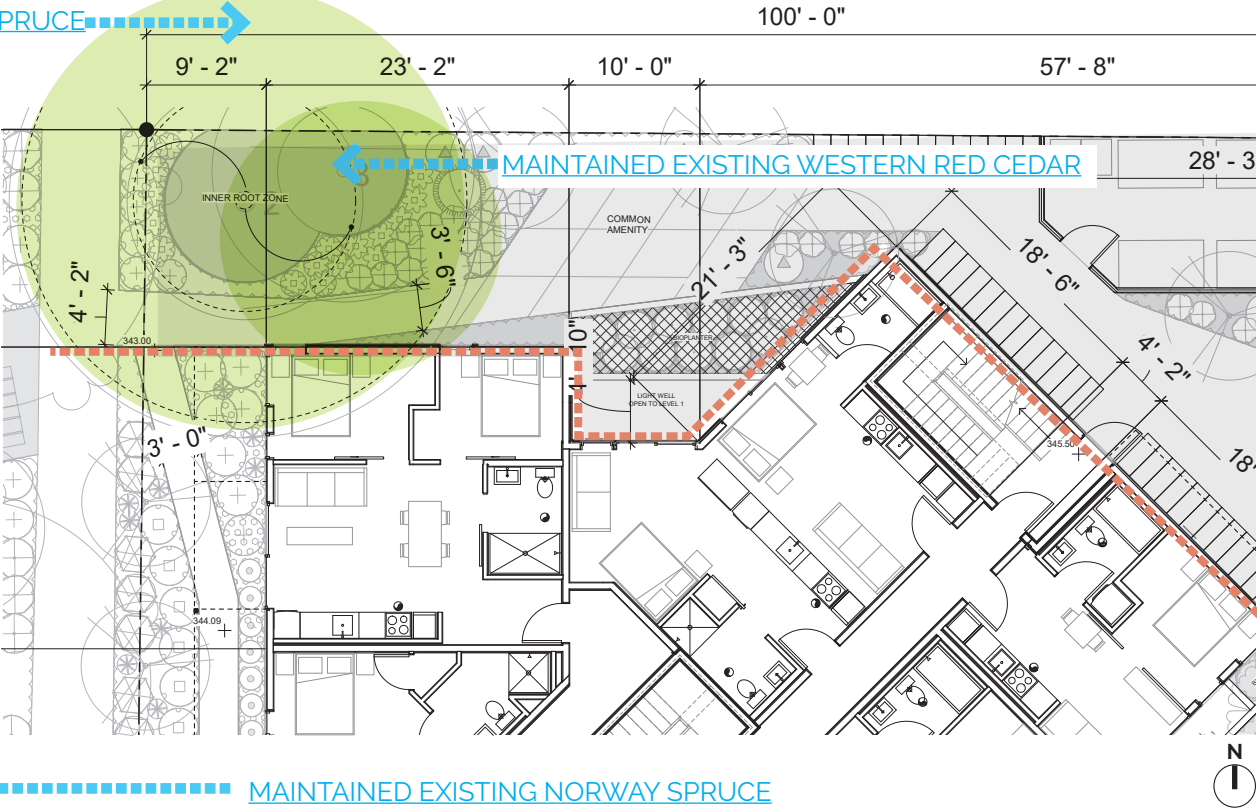
^ Rendering: Entry at E Denny Way
< Updated Architectural Site Plan

The Board supported the intention to save the existing tree in the northwest corner as it contributes to a sensitive massing transition between the intense commercial zone and the low-rise zone.

EDG GUIDANCE

1. Massing & Architectural Concept:

d. Staff notes that the retention of the existing mature tree in the northwest corner contributes to a sensitive massing transition between the more intensive commercial zoning to the south and the less intensive low-rise zoning to the north. (CS1-D-1, CS1-2-d, CS2-D-2)



RESPONSE

1. Massing & Architectural Concept:

d. The existing and mature Norway Spruce tree along the northwest corner of the site has been maintained through the design recommendation phase of the project. Additionally, since the project has eliminated the central courtyard in lieu of a larger green space and amenity area along the north, an additional mature Western Red Cedar tree has been saved and maintained for the site, creating a larger buffer to the lowrise residential zone on the north.

the project team acknowledges that retaining these mature trees will help provide a landscaped screen and additional privacy / buffer to the existing neighboring residences. The landscaped buffer will also plant additional trees, per the landscape plan to create an environment that is welcoming and inviting along this edge of the project.

Citywide Design Guideline PL3 Street-Level Interaction, and Central Area Design Guideline PL3-2-i, Porches and Stoops. (PL3, PL3-2-i)

< Rendering Looking South at Sidewalk Level

FACADE TREATMENT & SECONDARY ARCHITECTURAL FEATURES

Response to Guidance

2



The Board supported the secondary architectural features on the street and alley facades. The integration of balconies and weather protection creates visual interest through depth, texture, and scaling elements.

EDG GUIDANCE

2. Facade Treatment & Secondary Architectural Features:

a. Staff strongly supports the strong, simple, and well-proportioned composition of secondary architectural features on the street and alley facades. Specifically, the integrated system of balconies and weather protection within an external framework as it creates visual interest through depth, texture, and scaling elements. For these reasons, staff supports the requested departures from front and side setback requirements. Staff specifically prioritizes Central Area Design Guideline DC4-3, Building Details and Elements. (DC2-B-1, DC2-C, DC2-D, DC4-3)



EDG View of Architectural Features : Balconies, Framework, Weather Protection



Precedent Imagery

RESPONSE

2. Facade Treatment & Secondary Architectural Features:

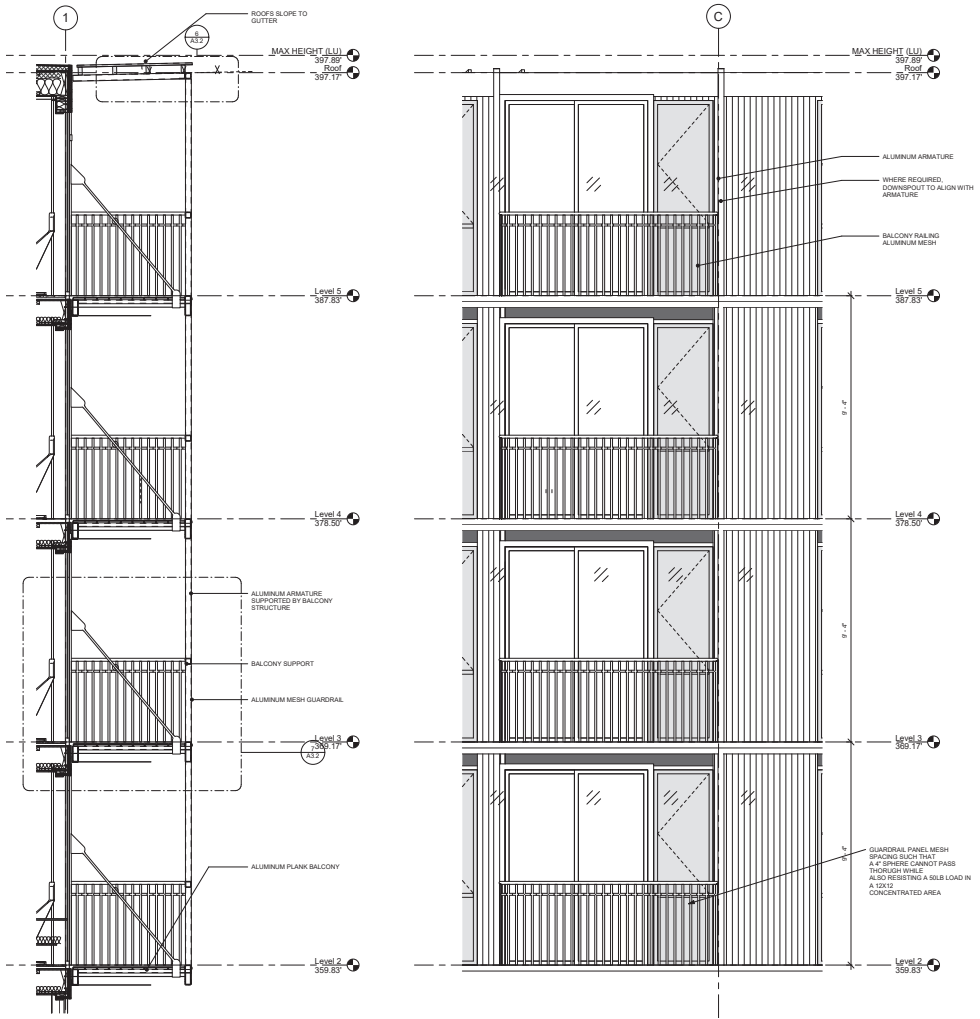
a. The proposed recommendation design maintains the strong, simple and well proportioned characteristics of the facade including the external metal balconies and the associated metal armature - each helping to animate the street facing facades, while allowing additional livability and access to light and air for these units. The armature is specific along the street facing facade with the alley taking on a quieter expression, the facade punctuated by fenestration and balconies. The overhead weather protection at the roof line has also been preserved with the use of solar panels to provide additional depth and texture (shade and shadow through the day).



Street and Alley have unique expressions of architectural features.



External Framework and Balconies Maintained on the facade.



Section Through Private Balconies Enlarged Elevation at Private Balconies

The Board directs demonstration of how the secondary architectural elements could help inform the treatment of the North facade to create texture, promote residential character and to create a unified architectural expression.

EDG GUIDANCE

2. Facade Treatment & Secondary Architectural Features:

b. Demonstrate how the secondary architectural elements of the street-facing facades inform the treatment of the north facade in a manner that creates texture, promotes a residential character, and contributes to a unified architectural expression. (DC2-B-1, DC2-C, DC2-D, DC4-3)



EDG Views of North Facade / Architectural Elevation

At EDG the design focused on minimizing privacy impacts to the north by not including balcony elements along this facade. The design specifically let each facade react and respect the neighboring conditions present but let the fenestration and materiality convey a unified architectural character.

The developed proposal eliminates the center courtyard to further respond to design guidance by respecting the adjacent site to the north by pulling back the bulk, mass and scale of the proposed building at this edge.

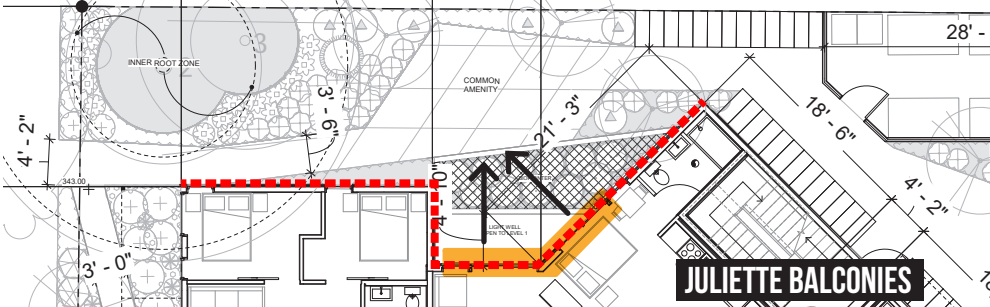
With the amenity that was in the center of the courtyard now replaced at the northern edge of the site, an even greater landscaped and amenity buffer protects the privacy, light and air of the site to the north.

RESPONSE

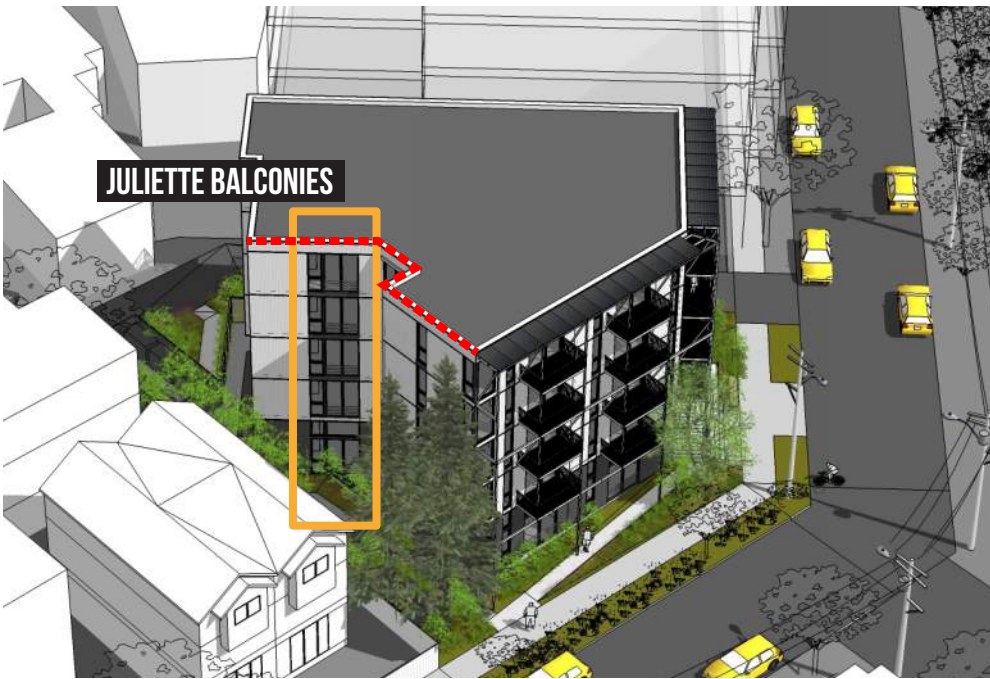
2. Facade Treatment & Secondary Architectural Features:

b. In addition to the strategic massing moves along the street and alley edge, secondary architecture features have been utilized on all facades to promote a residential character for the proposed building. While larger, exterior balconies and armature are utilized are the street facing edge, the design allows each facade to respond respectively and uniquely to the surrounding conditions. The alley facade incorporates exterior balconies as well, but an approach on the north facade maintains a similar fenestration and material character with greater respect for the adjacent townhouse site on the north.

The Juliette balconies proposed on this facade, maintain a similar access to light, air and open space, while adding visual interest /texture to the facade in keeping with the architectural aesthetic expressed.



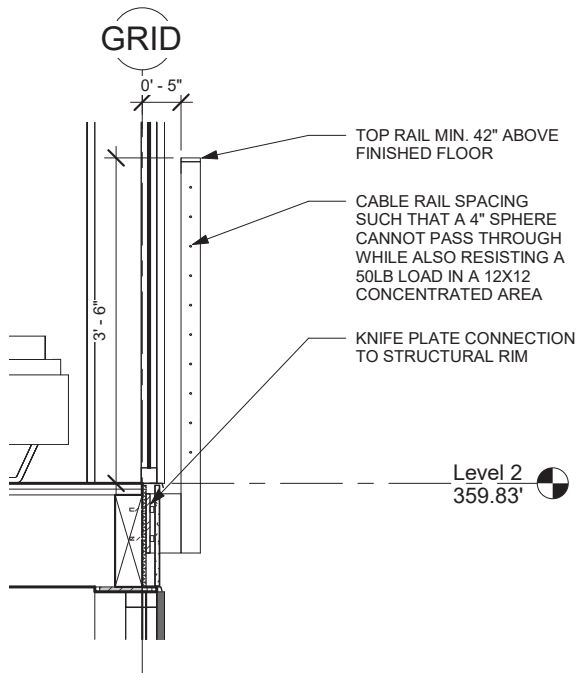
Plan view showing the location of the Juliette balcony



View looking at North facade massing



Precedent image



Juliette balcony detail



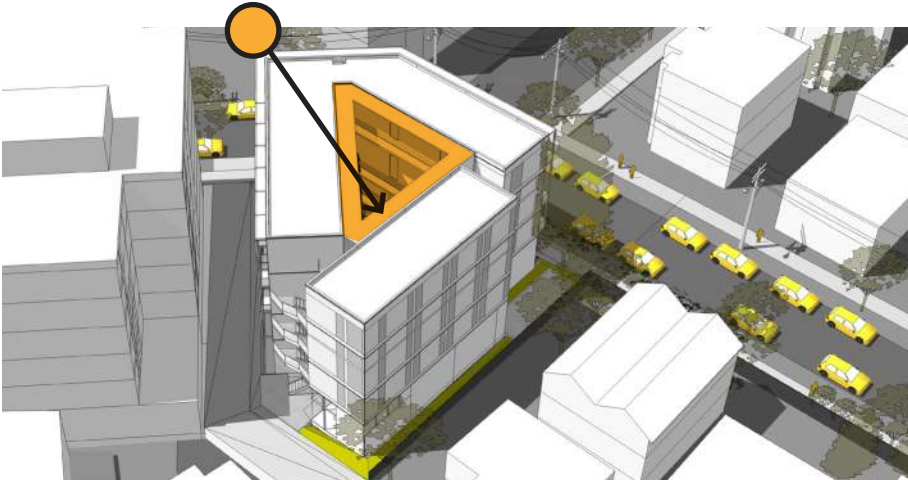
North elevation showing the Juliette balcony

The Board expressed concerns regarding the access of natural light in the deep central courtyard and further suggested exploration.

EDG GUIDANCE

2. Facade Treatment & Secondary Architectural Features:

c. Staff notes that the deep central courtyard will frequently be in shade/shadow. Explore how the structure of the external corridors and materiality can be used to lighten the space. To maximize daylight, consider eliminating the continuous overhead weather protection at the top level. Staff specifically prioritizes Design Guideline CS1-B-2, Daylight and Shading. (CS1-B-2, DC2-A-1, DC3-B-2, DC4-A)



EDG



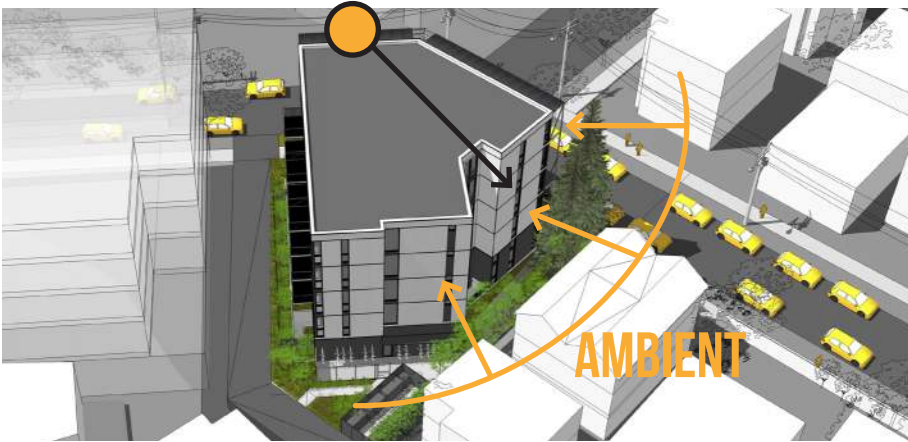
Interior Courtyard - Rendering



RESPONSE

2. Facade Treatment & Secondary Architectural Features:

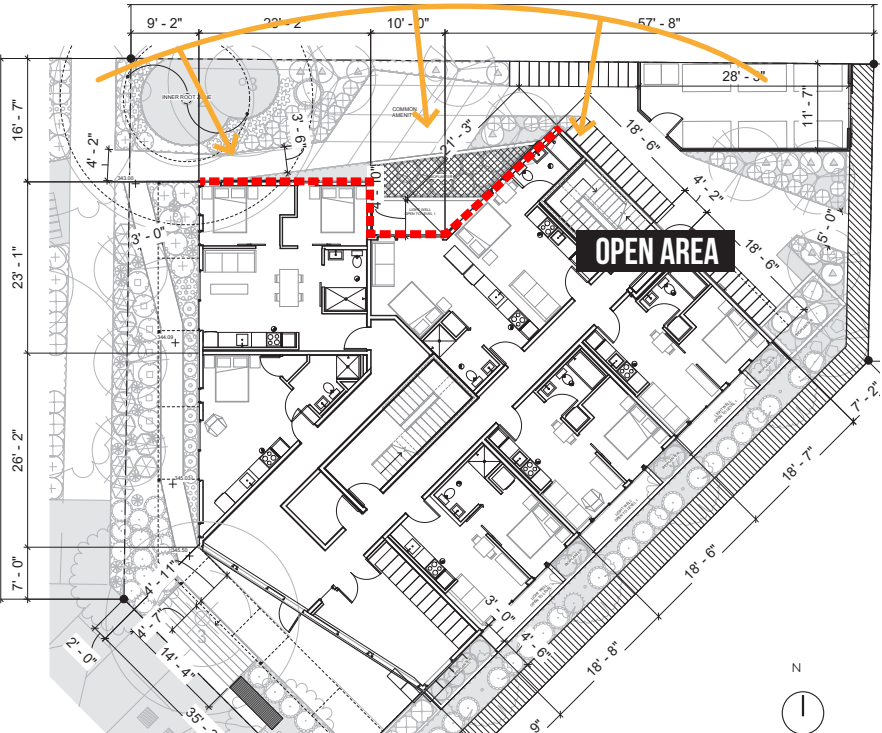
c. The design has been developed to respond to staff guidance by eliminating the central courtyard, which provided limited daylight and excessive exterior circulation. By collapsing the massing and redefining the amenity area as a buffer that could be articulated on the north side of the project, the new design aspires to provide sunnier and more practical / usable amenity area for the residents of the new design. This amenity and circulation path also allows visitors and guests to access the trash and bike storage / alley the the other edge of the site.



REC



North Courtyard and Amenity Area - Rendering

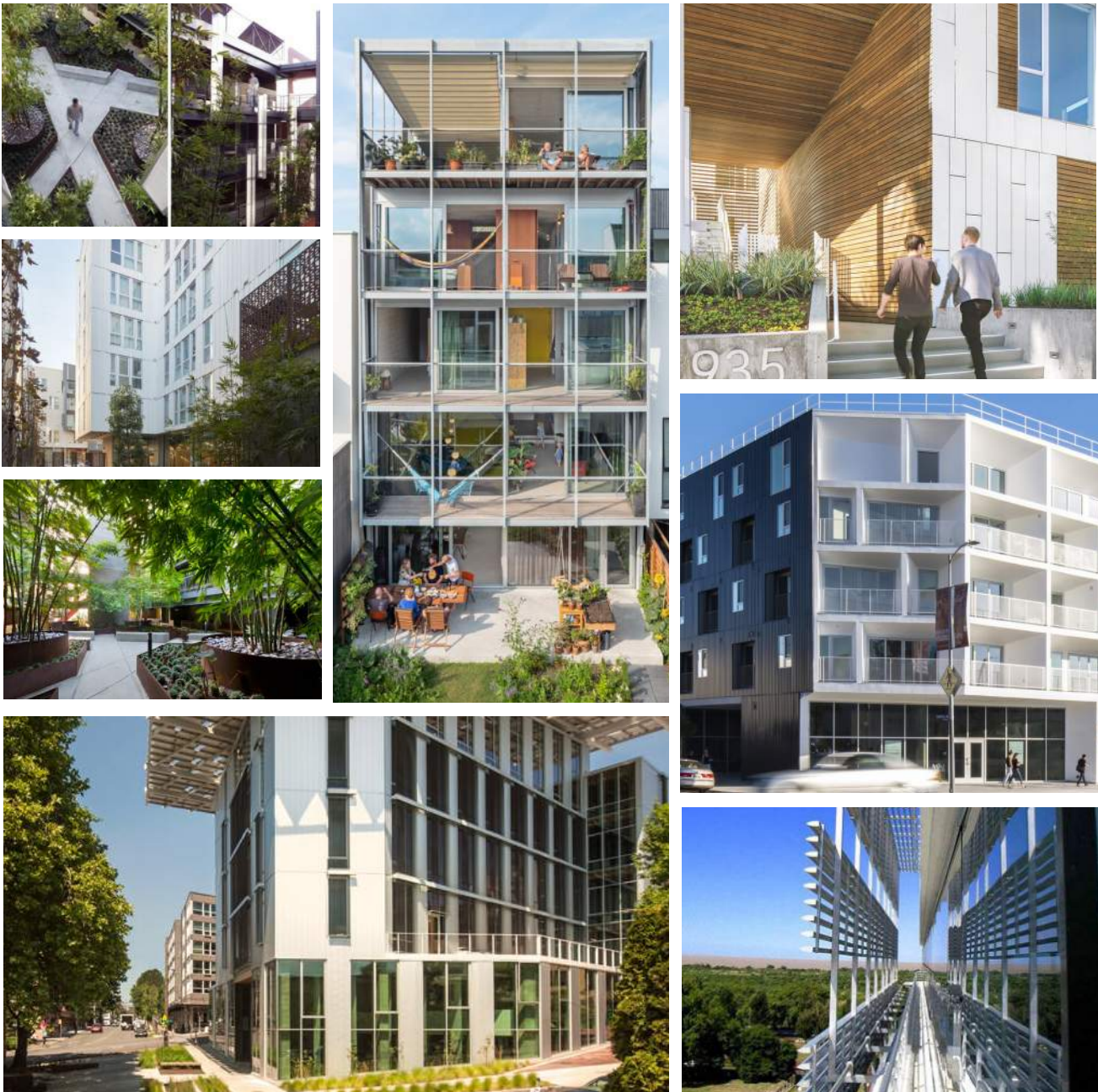


The Board supported the use of high quality materials and the overall characteristics of the design intent shown by the aspirational images.

EDG GUIDANCE

2. Facade Treatment & Secondary Architectural Features:

d. Staff supports the intent to use richly textured, high quality materials, and generally supports the character described on page 23 and conveyed by the aspirational images on page 44 of the EDG packet. Staff specifically prioritizes Central Area Design Guideline DC4-2, Building Materials. (DC2, DC4, DC4-A, DC4-2)



RESPONSE

2. Facade Treatment & Secondary Architectural Features:

d. The design has maintained the intent to use richly textured and high quality materials on the building. As precedent images described, the use of durable and visually articulate materials have been incorporated on the facade - the richness of shadows and light will playfully add visual interest and architectural detail on the proposed white box rib metal siding. In more pedestrian oriented areas such as canopies, a cedar wood soffit will add additional warmth.

The monolithic material palette helps to maintain a unified architectural character that is aspirational and expressive. The use of black windows helps to add additional contrast and interest along all facades. The vertical expression of the architecture is carried through the armature, the box rib material as well as the guardrails on the balconies proposed.

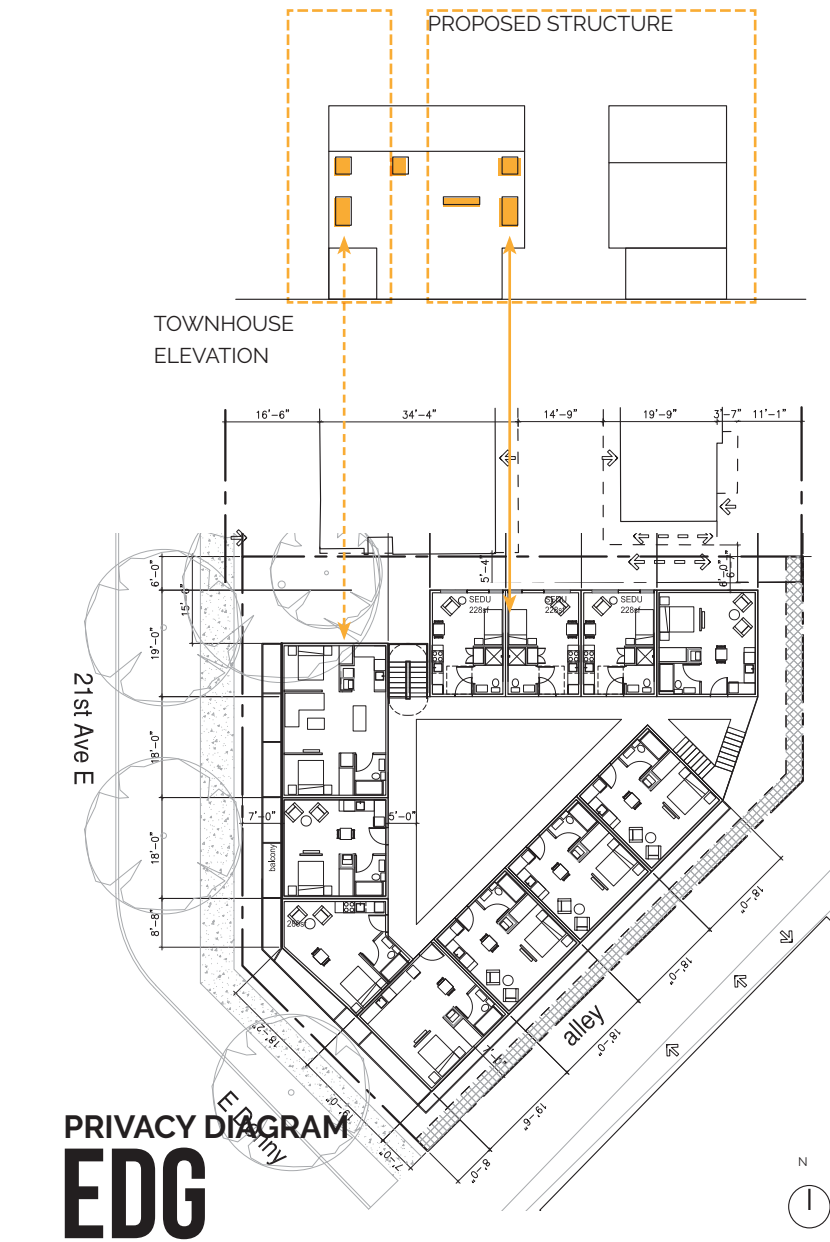


The Board appreciates the privacy studies applicant provided in the EDG packet and requested an updated privacy study in the REC packet with the consideration of noise and lighting impacts to the adjacent site to the north.

EDG GUIDANCE

2. Facade Treatment & Secondary Architectural Features:

e. Staff appreciates the privacy studies provided on page 53 of the EDG packet. Minimize privacy impacts as the design evolves and provide an updated privacy study in the Recommendation packet. Consider the noise and lighting impacts of the north stairwell on the adjacent site. (CS2-D-5)f. The Board specifically prioritized PL3-A, Entries, and PL3-B, Residential Edges. (PL3A,PL3-B)



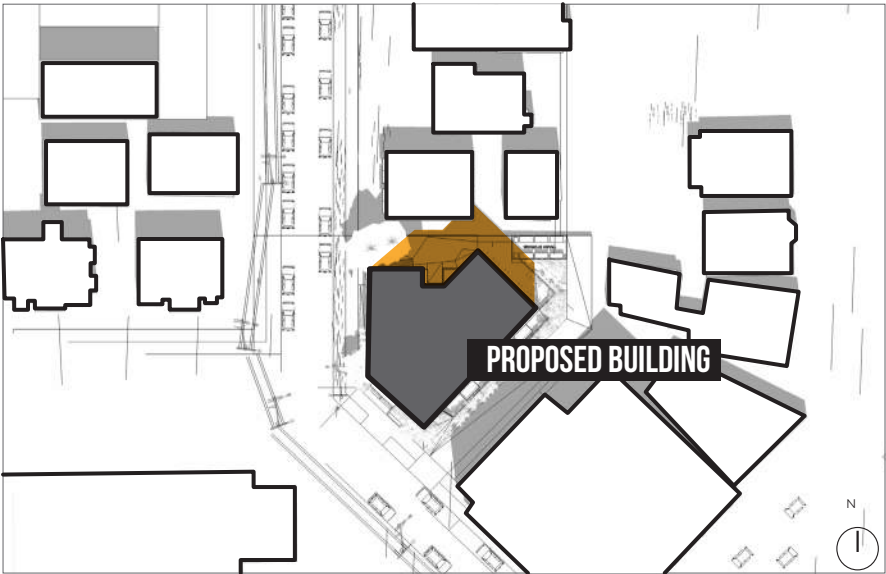
RESPONSE

2. Facade Treatment & Secondary Architectural Features:

e. The design team has noted the privacy studies requested by the staff. The developed design endeavors to further provide a greater respect and landscaped buffer for the adjacent townhouses on the north edge of the building site. By removing the courtyard as proposed during EDG, the design relocated all the open space to the edge of the project, furthering respecting adjacent sites. Through this design move, the existing matures trees are preserved on the northeast corner of the site. See the updated privacy and solar studies below. The additional green space is utilized to transition new development from existing construction.



Shadow Studies: June, 9 A.M.



Shadow Studies: June, 12 P.M.

ACCESS, CIRCULATION & OPEN SPACE

Response to Guidance

3



The Board supports the well-integrated and complementary open space and building design. The board suggested further development in response to Design Guideline DC3.

EDG GUIDANCE

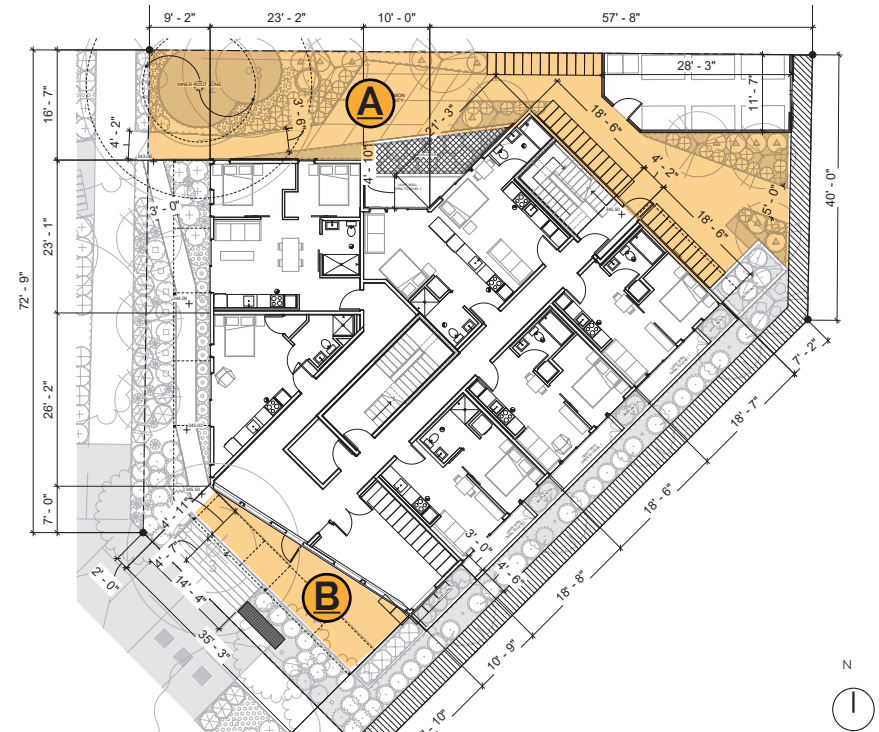
3. Access, Circulation, and Open Space:

a. Staff generally supports the direction of the well-integrated and complementary open space and building design, and encourages continued development in response to Design Guideline DC3, Open Space Concept. (DC3)

RESPONSE

3. Access, Circulation, and Open Space:

The proposed recommendation design proposes an enlarged open space along the street and a common amenity area along the northern edge, per the renderings below. These revisions allow the common amenity to be more useable with the residents, with areas for seating and outdoor dining provided.



Response to DC3: Open Space Concept

DC3-A : Building - open Space relationship

Interior/Exterior Fit: **A B**
The common spaces are designed to be integrated with the massing of the building - along the edges of the building and where it's carved out.

DC3-B : Open space uses and activities

Meeting User Needs: **A B**
Both of the common areas are designed to be the amenity areas for the tenants while, at the same time, serving as circulation path and bike storages.

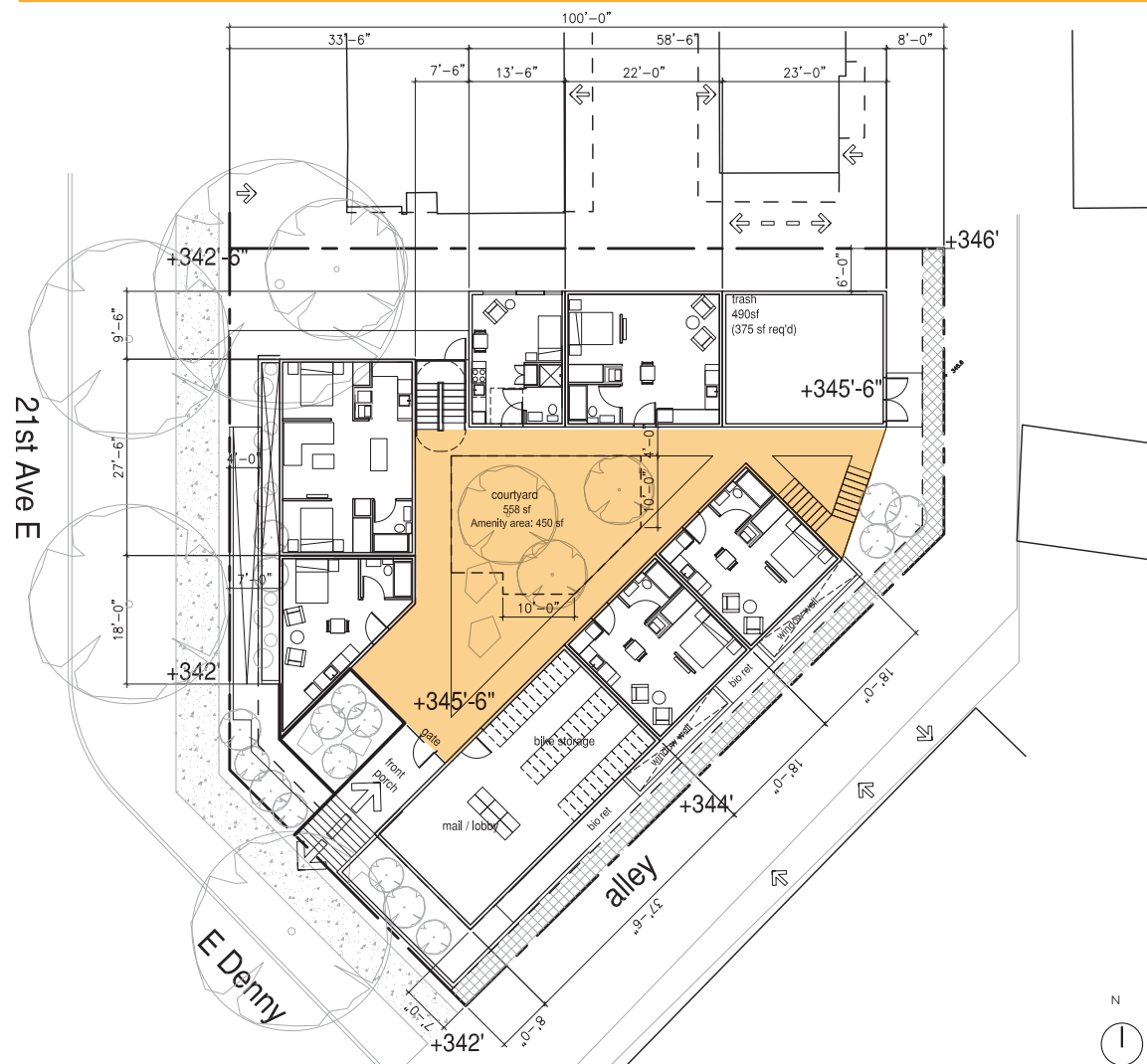
Multifamily Open Space: **B**
Bike bar is proposed with in the covered common space to allow more social interactions.

DC3-C : Design

Amenities and Features: **A B**
Combination of hardscape and plantings to shape the spaces.

Support Natural Areas: **A B**

The Board supported the idea of the central courtyard + open circulation and acknowledges that they have the potential to be an attractive and unique feature.



EDG GUIDANCE

3. Access, Circulation, and Open Space:

b. Staff supports the proposed open circulation organized around a central courtyard, and notes that the open stairwells help bring light into the interior while also introducing massing breaks. (DC2, DC2-A-1)

c. Staff acknowledges that the central courtyard has the potential to be an attractive and unique feature, but questions the success of the elevated catwalks ADMINISTRATIVE EARLY DESIGN GUIDANCE #3036778-EG Page 5 of 23 over an inaccessible landscape. If this condition is maintained, a stronger design rationale is required. Explore an alternative that designs the central courtyard as a usable space, perhaps an extension of the “front porch.” Staff specifically prioritizes Citywide Design Guidelines DC3-B, Open Space Uses and Activities, and DC3-C-2, Amenities/Features; and Central Area Design Guideline DC3-1, Common Open Spaces. (DC3, DC3-A-1, DC3-B, DC3-C-2, DC3-1)

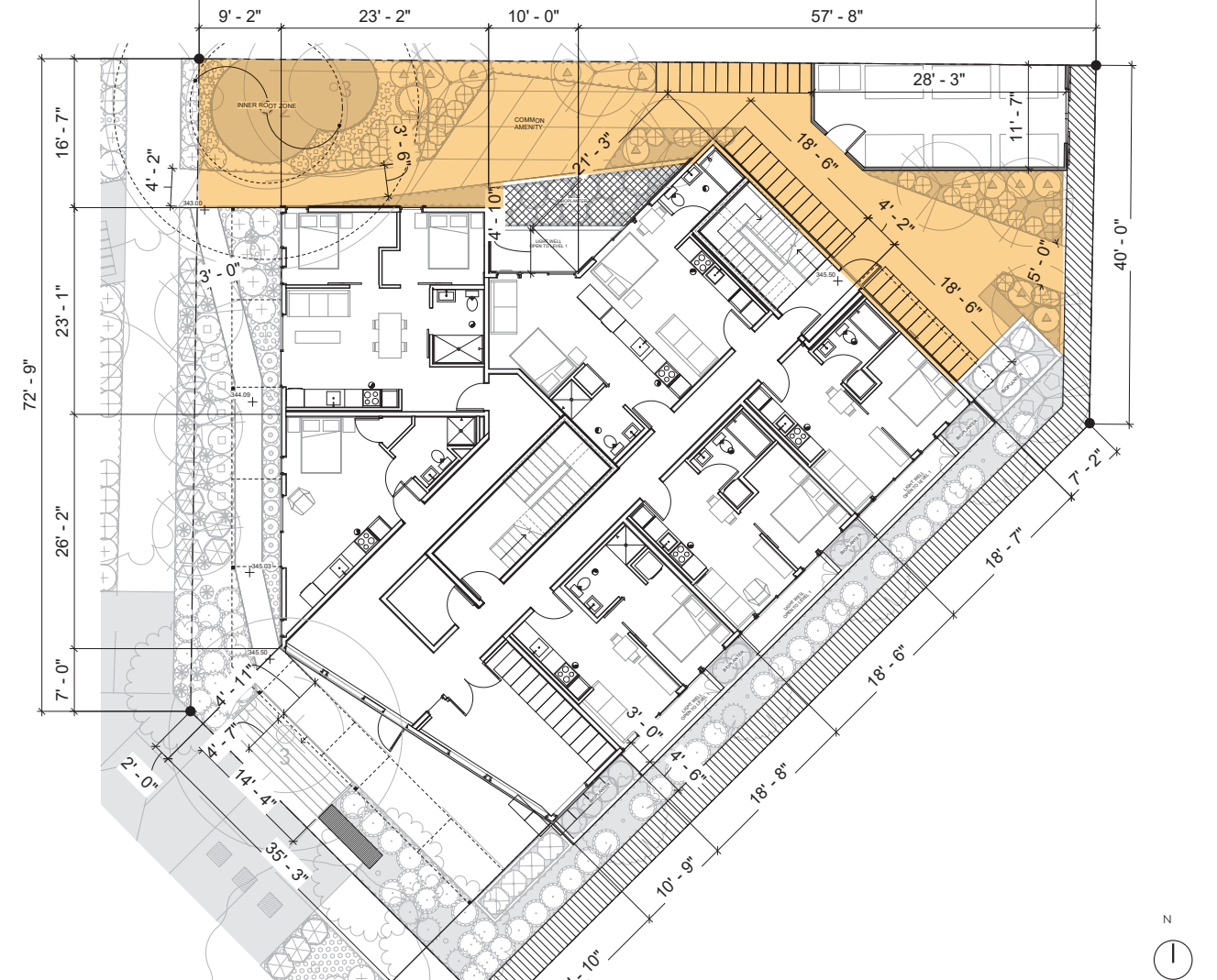


RESPONSE

3. Access, Circulation, and Open Space:

b.c. Through the project design revisions, the design removes the central courtyard but maintains a massing break along the northern facade where a stair was previously proposed. To encourage light and air to the north edge of the project, a recess in the mass has been maintained to create an enhanced amenity area on the north edge of the project.

The relocation of this common amenity area to the northern property line will allow for the entire space to be usable common amenity. In EDG much of the courtyard space was primarily used for circulation. The new green space will be landscaped and designed for seating / gathering space for residents. It is the hope that this space will be a unique and attractive feature of the project, allowing more light and air to the proposal and to the existing property on the north,

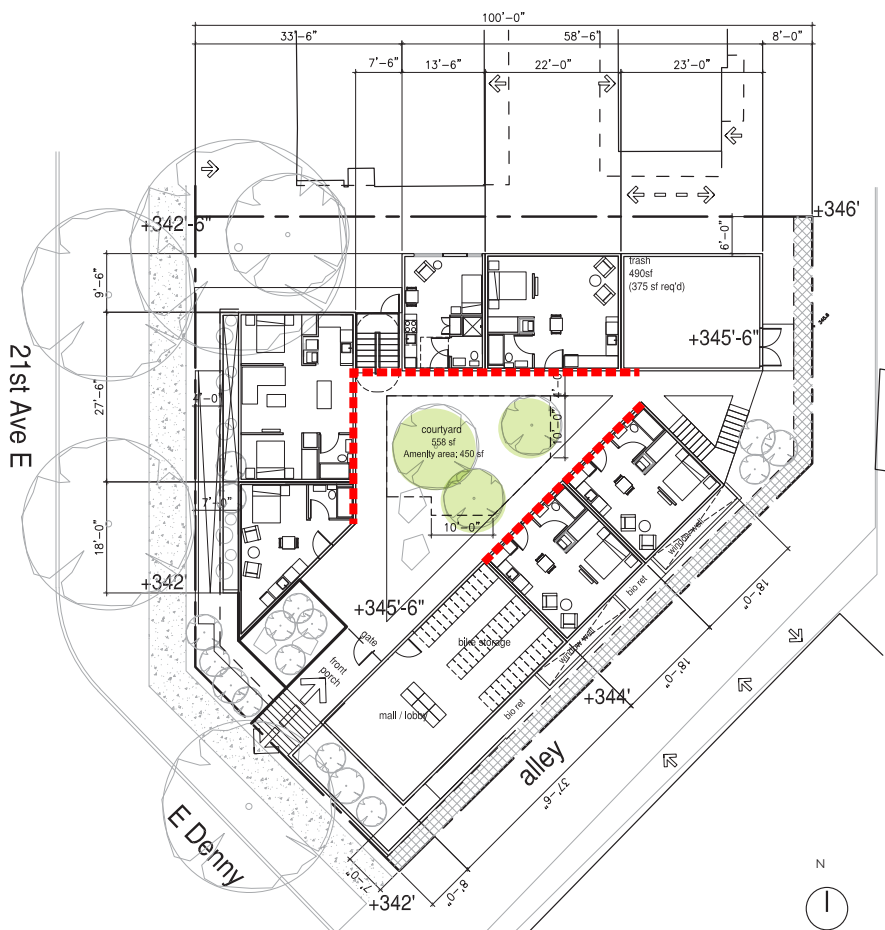


The Board suggested further study of the relationship between interior and the common spaces. Consider how the lobby relates to the front porch, central courtyard and the public realm.

EDG GUIDANCE

3. Access, Circulation, and Open Space:

d. Staff directs further study of the relationship between interior and exterior common spaces, and specifically prioritizes Design Guideline DC3-A-1, Interior/Exterior. Consider how the lobby relates to the “front porch,” central courtyard, and public realm. (DC3-A-1)



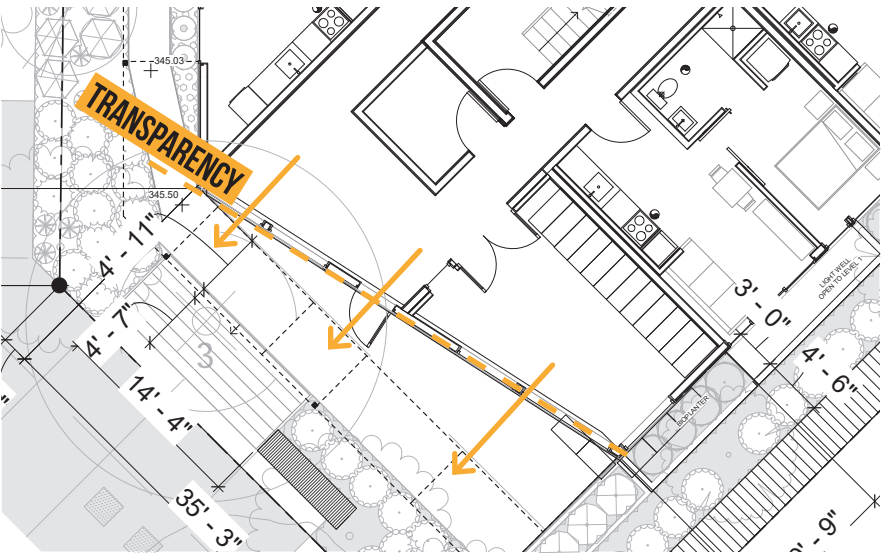
EDG

The common space was used a part of the open corridor and there were no visual relationship between the units to the common spaces in order to provide privacy to the tenants as it was part of the main circulation.

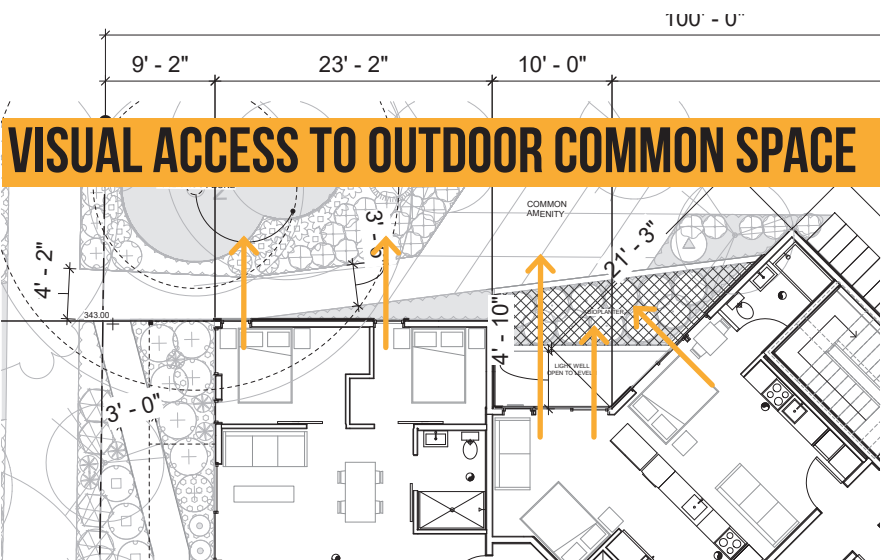
RESPONSE

3. Access, Circulation, and Open Space:

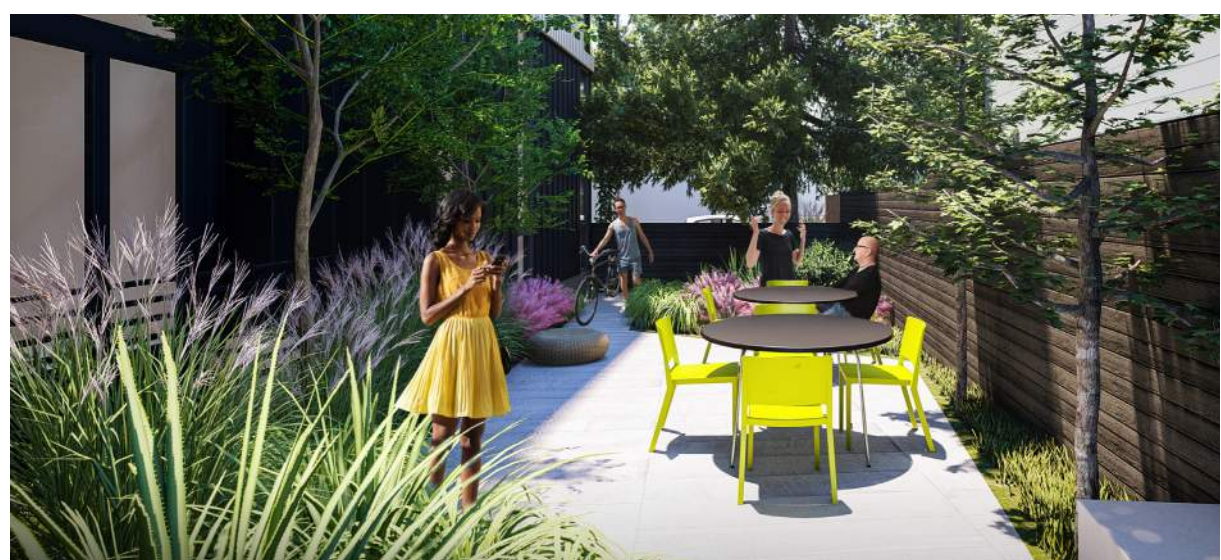
d. The developed design further considers the existing the relationship between the interior common spaces and the exterior entry to the project development. The lobby room has been expanded and a seating area is now proposed directly facing the front porch. This area is visually connected to the pedestrian realm of the adjacent sidewalk and acts as a semi-public arena for interaction, gathering and entry into the building. Seating areas, adjacent to the main entry stairs have also been provided to further provide amenity to the public realm of the project.



The lobby and the covered common spaces are bleached out into the front stoop through the use of transparent materials .



Along the North, the units have visual connections to the main outdoor common spaces (floor 1-5). To further allow more engagement, Juliette balconies are proposed.

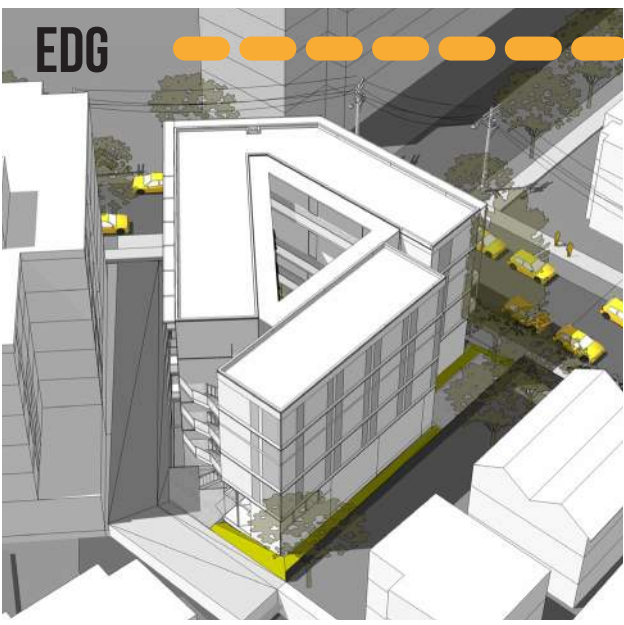
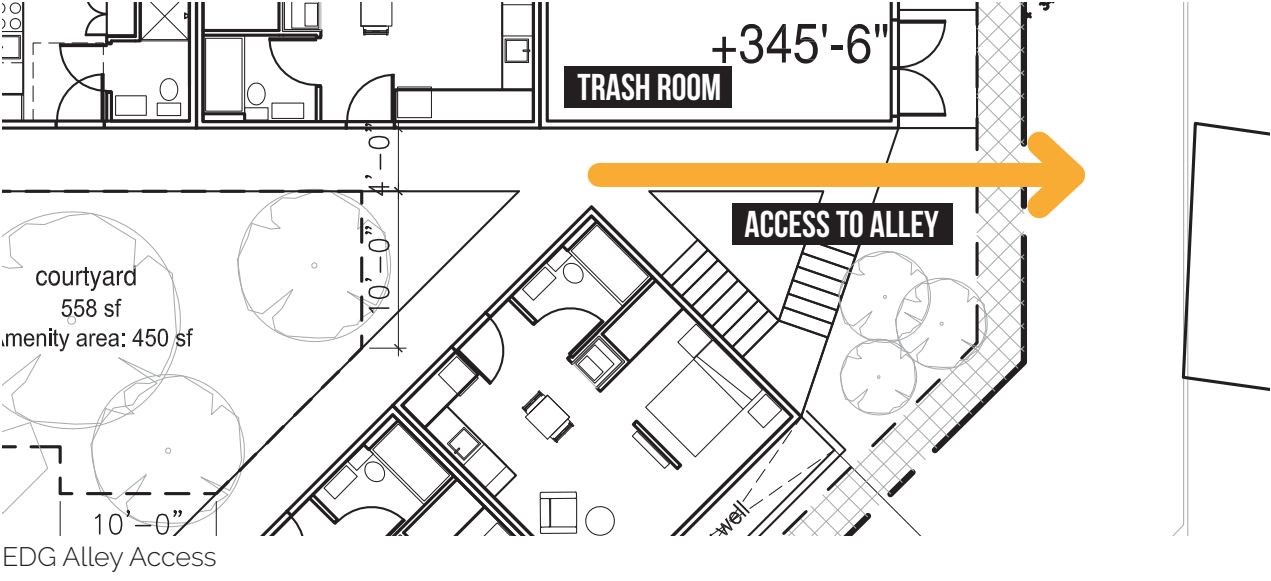


The **Board directs further development of the alley access.** The board suggested on providing **adequate lighting and a well-designed entry,** and reduce the visual impacts of the service uses.

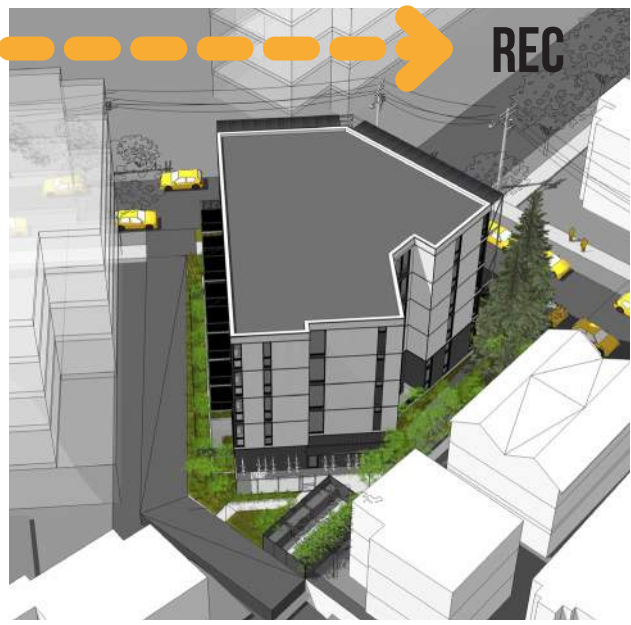
EDG GUIDANCE

3. Access, Circulation, and Open Space:

e. Staff notes the location and design of the eastern stairwell may encourage pedestrian use of the alley and specifically prioritizes Central Area Design Guideline PL1-3-c, Preserve Alleys for Access and Use. To ensure active usage, provide adequate lighting and a well-designed entry, and reduce the visual impacts of service uses. Provide more information on the adjacent uses, across the alley, in the Recommendation packet. (PL1-3-c, DC1-C-4)



EDG - NE Aerial View

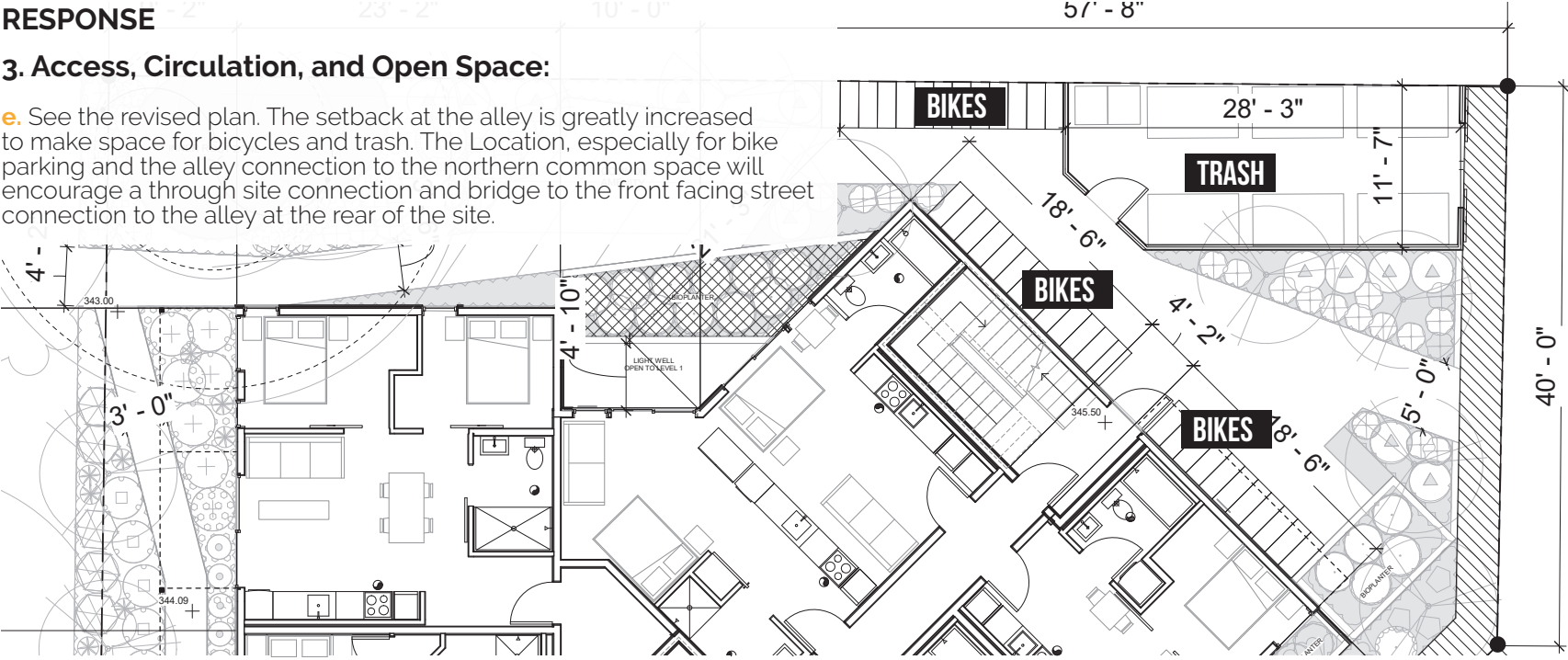


REC - NE Aerial View

RESPONSE

3. Access, Circulation, and Open Space:

e. See the revised plan. The setback at the alley is greatly increased to make space for bicycles and trash. The Location, especially for bike parking and the alley connection to the northern common space will encourage a through site connection and bridge to the front facing street connection to the alley at the rear of the site.



SECURED BIKE STORAGES

CEDAR FENCE/SCREENING TRASH AREA

LANDSCAPE

Response to Guidance

4



The Board suggested further development of the landscape plan prioritizing Design Guideline DC4-D

EDG GUIDANCE

4. Landscape:

a. Staff specifically prioritizes Design Guideline DC4-D, Trees, Landscape, and Hardscape Materials, and Central Area Design Guidelines CS1-2-b, Provide Vegetation, to be applied to the development of a unified landscape plan. (DC4-D, CS1-2-b)



RESPONSE

4. Landscape:

a. The landscape design has been developed in such a way as to encourage a sense of entry and place making with defined spaces for seating, planting, hardscape patterns that define circulation routes and for community amenity along the north edge of the building. This north amenity area is defined through a change in hardscape pattern to reinforce the angular character of the building facade, reflected in the ground pattern. Seating will be incorporated in the ROW along E Denny and under the two existing trees which will be retained as part of the project and development of the landscape concept. Drought tolerant plants and trees were picked as well and all public edges have a landscaped buffer. Since the project is named Taxus, taxus yews were also incorporated.

street landscape plan



community seat cubes



seat cubes



room for bikes



streetside floral garden



birches and yew frame entry



gentle ramp, generous landscape



courtyard amenity space



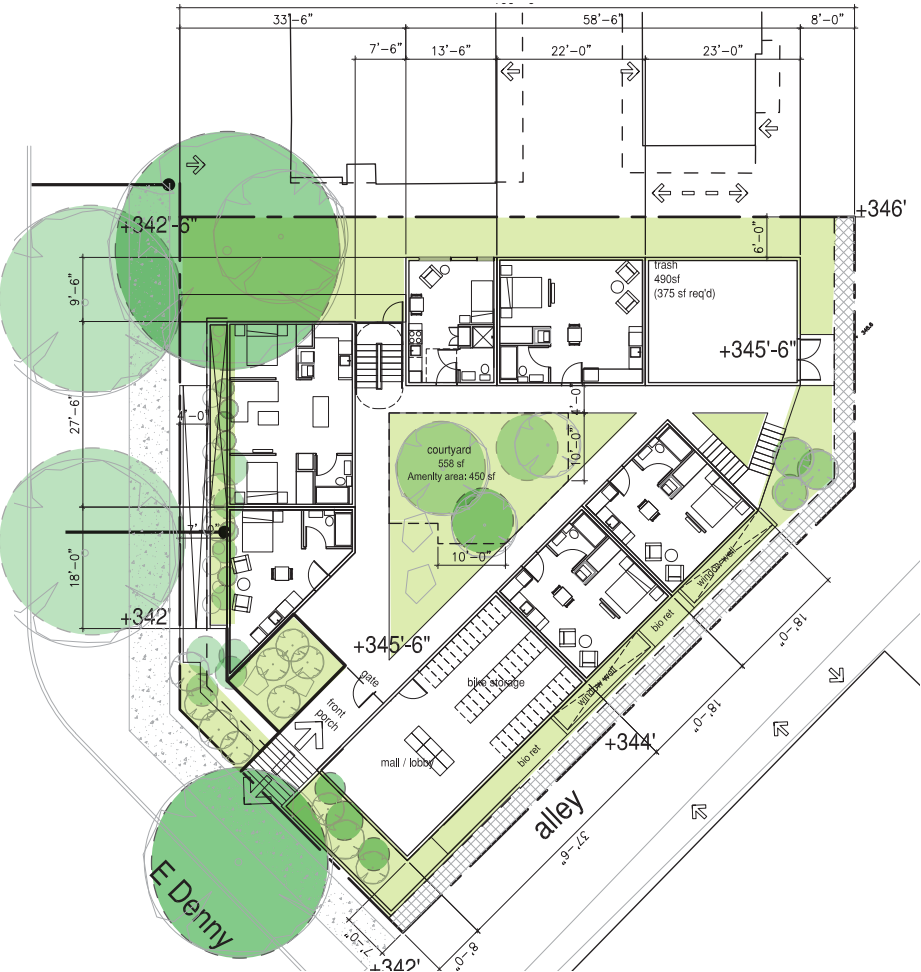
small trees for screening

The Board strongly supports the retention of the existing mature trees and recommends designing pedestrian realm that relates to the planting strip along 21st AVE E.

EDG GUIDANCE

4. Landscape:

- b.** Staff strongly supports the retention of the existing mature tree in the northwest corner of the site as it contributes to a unified "green" street frontage, which is beneficial to the public realm. For these reasons, staff supports the requested departure from rear setback requirements. (CS1-D-1, CS1-2-d)
- c.** Staff recommends designing an attractive and purposeful pedestrian realm that takes advantage of the wide planting strip along 21st Ave E and the unique configuration of the site. Staff specifically prioritizes Central Area Design Guidelines CS1-2-d; Unify with Landscaping; CS1-2-e, Protect Sidewalks; PL3-2-e, Activate the Planter Zone; and PL3-2-f, Limit Solid Barriers and Blank Walls. Minimize the visual impact of retaining and planter walls on the pedestrian realm. Consider how the pedestrian realm transitions to the "front porch." (CS1-2-d, CS1-2-e, PL3-2-e, PL3-2-f)



^ Proposed conceptual landscape plan at EDG.

RESPONSE

4. Landscape:

- b.** The landscape plan and design of the building proposed, has been carefully considered in a manner that will retain the existing mature trees at the northwest corner of the site. This is a central contributor in the redesign of the project, which eliminates the central courtyard in lieu of consideration of the existing conditions along the northern border of development. Through maintaining these trees, a more purposeful and considerate amenity and open space plan is proposed which activates this area with landscaping and seating as seen in the renderings below. **c.** Additionally, the pedestrian public sidewalk has been developed with short term bicycle parking, additional street trees, stone seating elements in the ROW and a street side flower garden, adding to the visual and sensory experience of visitors walking along the sidewalk or visiting the site.



^ Recommendation Landscape Plan Activating project edges



North courtyard amenity with existing trees in the northwest part of the site preserved.



Rendering view of North Courtyard - Looking East



Streetscape along E Denny Way

The Board suggested further study of relocating the window well on the northwest corner to provide more privacy. The board further suggested a design solution to provide a buffer between the alley and the units.

EDG GUIDANCE

4. Landscape:

d. To minimize visual impacts on the pedestrian realm, buffer residential uses, and maximize privacy for the residents of the basement level unit in the northwest corner, staff directs further study of relocating the window well from the west side to the north side away from the sidewalk edge. (PL3-B-1, PL3-B-2)

e. Staff is concerned about the impact of alley traffic/use on residents of basement level units. Explore design solutions, such as landscape buffers or material screening, that promote privacy for the residents of the basement level units and buffer alley activity. (PL3-B-1, PL3-B-2, DC1)

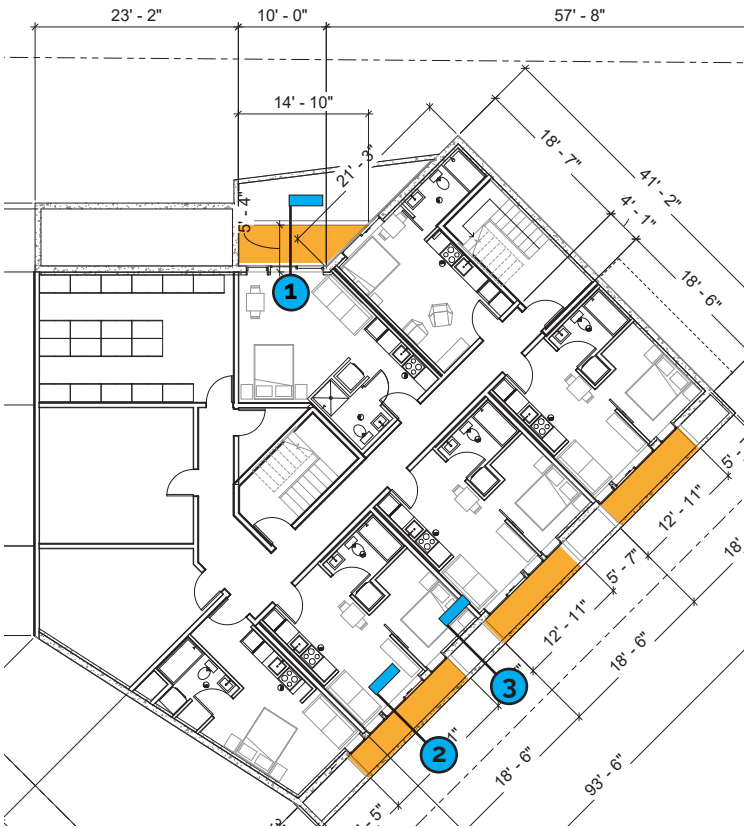


RESPONSE

4. Landscape:

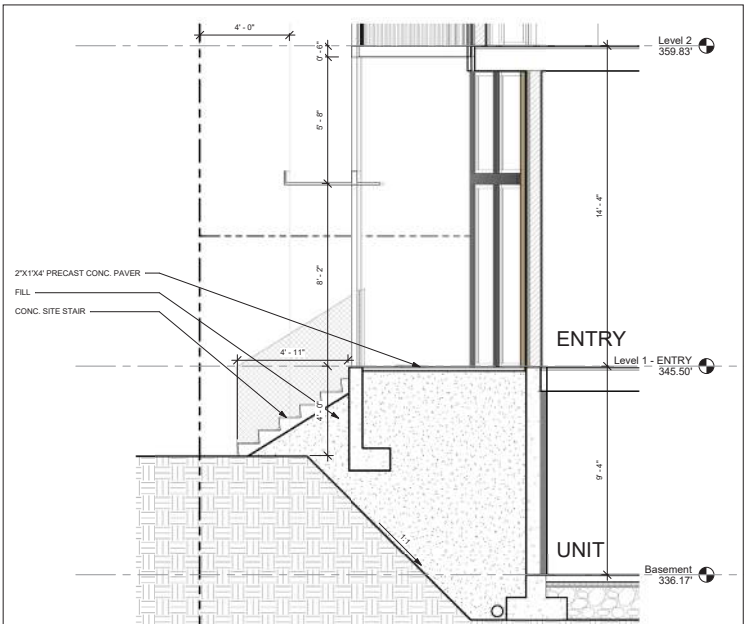
d. The units at the North West corner on the basement level have been eliminated and got replaced with a storage room, in this case, the proposed design is no longer having light well at the North West corner.

e. The design team has taken the impact of the alley traffic to the basement level units into consideration and proposed a vegetation buffer between the units and the alley along with cedar fence.



Light-well locations

REC PLAN



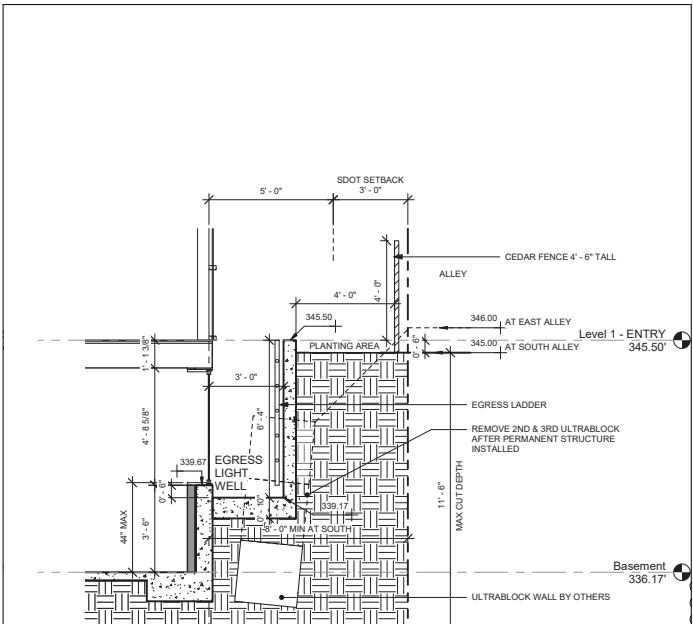
Section at front porch



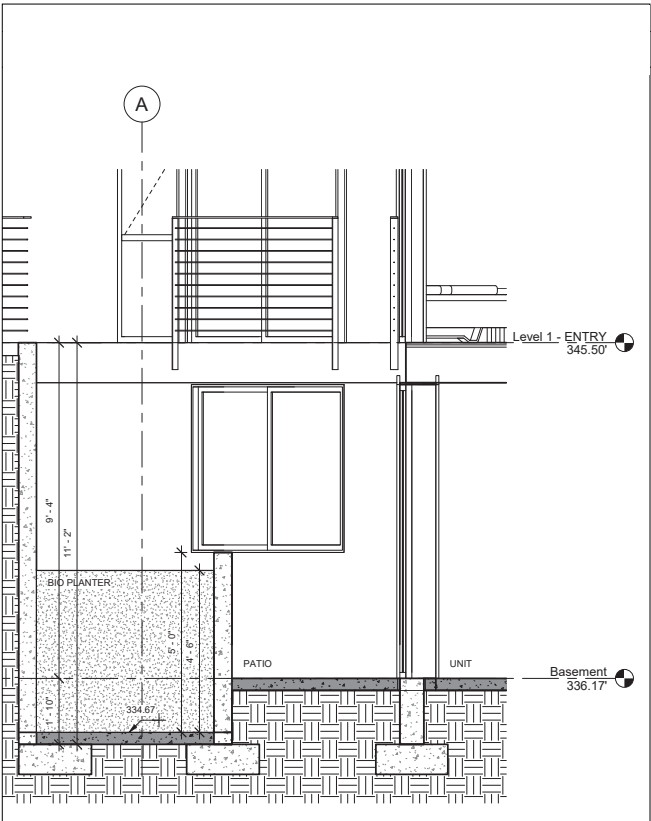
Perspective view looking at street corner



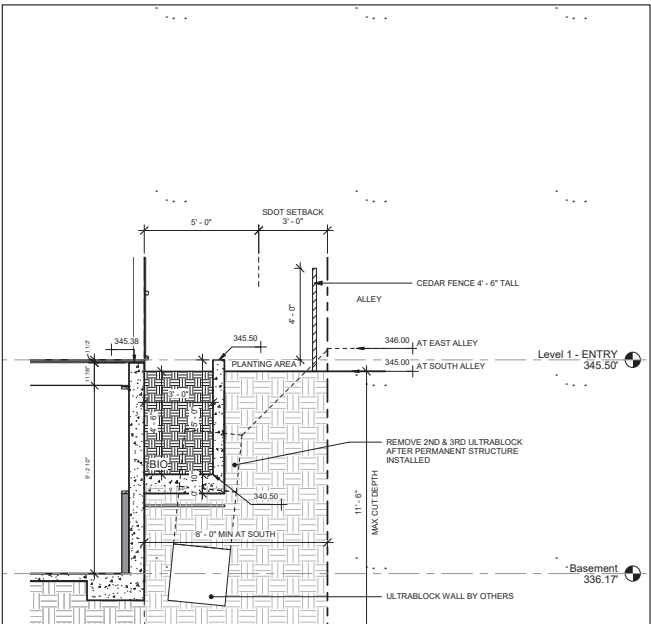
Planting strip along the light well



2. Light well section at alley



1. Light well section at North



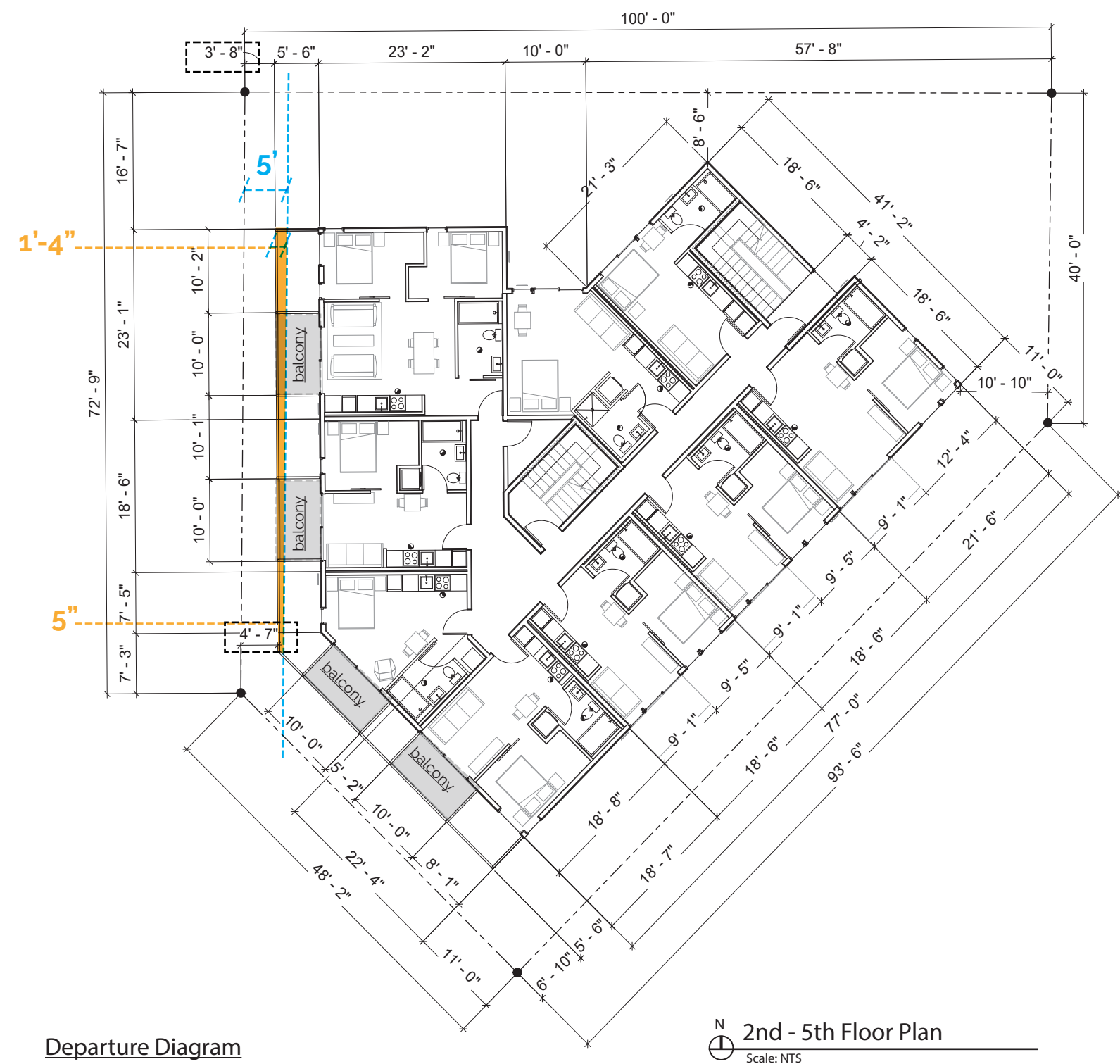
3. Bio planter section at alley

Project Departures

DEPARTURE	CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
1. <i>Balconies / Armature in Front Setback, Within 5' of Lot Line (23.45.518.H.7)</i>	(SMC 23.45.518.H.7) For apartment developments a 5' front setback is required. Unenclosed decks and balconies may project a maximum of 4' into required setbacks if each one is no closer than 5' to any lot line, no more than 20' wide and separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 of the width of the projection.	While the proposed project exceeds the minimum front building setback, a portion of the west front facade's balconies and associated structural armature encroach into the front setback a max distance of 1'-6". The balconies / armature are also located 3'-8" from the front lot line. A departure is required to include balconies in the design.	Central Area Guidelines: CS2 - 2.b&e (Connection to Nature), CS2.1.C (Transition of Zones) PL3.2.e + f (Streetscape Treatment) DC2.1.a + f (Building Layout and Massing) Seattle Citywide Guideline: Dc2.D.1 - Human Scale PL3.A.2 - Ensemble of Elements	<p>The building setback from the front lot line off exceeds the minimum required building setback with a distance from lot line of 9'-2". In an effort to maintain an architectural expression on the pedestrian face of the building, the project proposes front facing balconies 5'-6" deep with a structural armatures that provides additional texture on the building's facade, helping to break down the mass and scale of the front of the building in the pedestrian realm.</p> <p>The balconies not only provide weather protection for each unit, the balconies and armature further activate the street while providing for solar panels at the top edge. Furthermore, the developed design maintains the mature trees along the northwest edge, and an enlarged amenity space and landscape buffer between the project and the north neighbors.</p>
2. <i>Shared Storage Space for Solid Waste Reduction (23.54.040- Table A)</i>	(SMC 23.54.040-Table A) For apartment developments with 26-50 dwelling units, a minimum area of 375 sq ft is required for Shared Storage Space / solid waste containers.	The proposed solid waste storage area is an exterior, screened area accessed from the alley, exactly 331 sq ft in size and accommodating the required SPU solid waste storage materials. A 44 sq ft (11.7%) reduction in required solid waste storage space is requested.	Central Area Guidelines: DC3.1.a (Common Open Spaces) DC4.1.a (Screening) Seattle Citywide Guideline: DC1.C.4 (Service Uses) PL1.B.1 (Pedestrian Infrastructure)	<p>The solid waste storage area has been reduced to minimize visual noise and impact to the neighbors on the north, along the alley lot line. The solid waste staging area still accommodates the required solid waste requirements noted by SPU in previous reviews. SPU Trash Approval is in process but the design team would like to minimize this area in an effort to provide more landscaped amenity and seating area along the north property line.</p> <p>Additionally, a stained cedar fence will add additional warmth to the pedestrian connection through the site and further screen the solid waste enclosure as a service use.</p>

Departure Diagrams

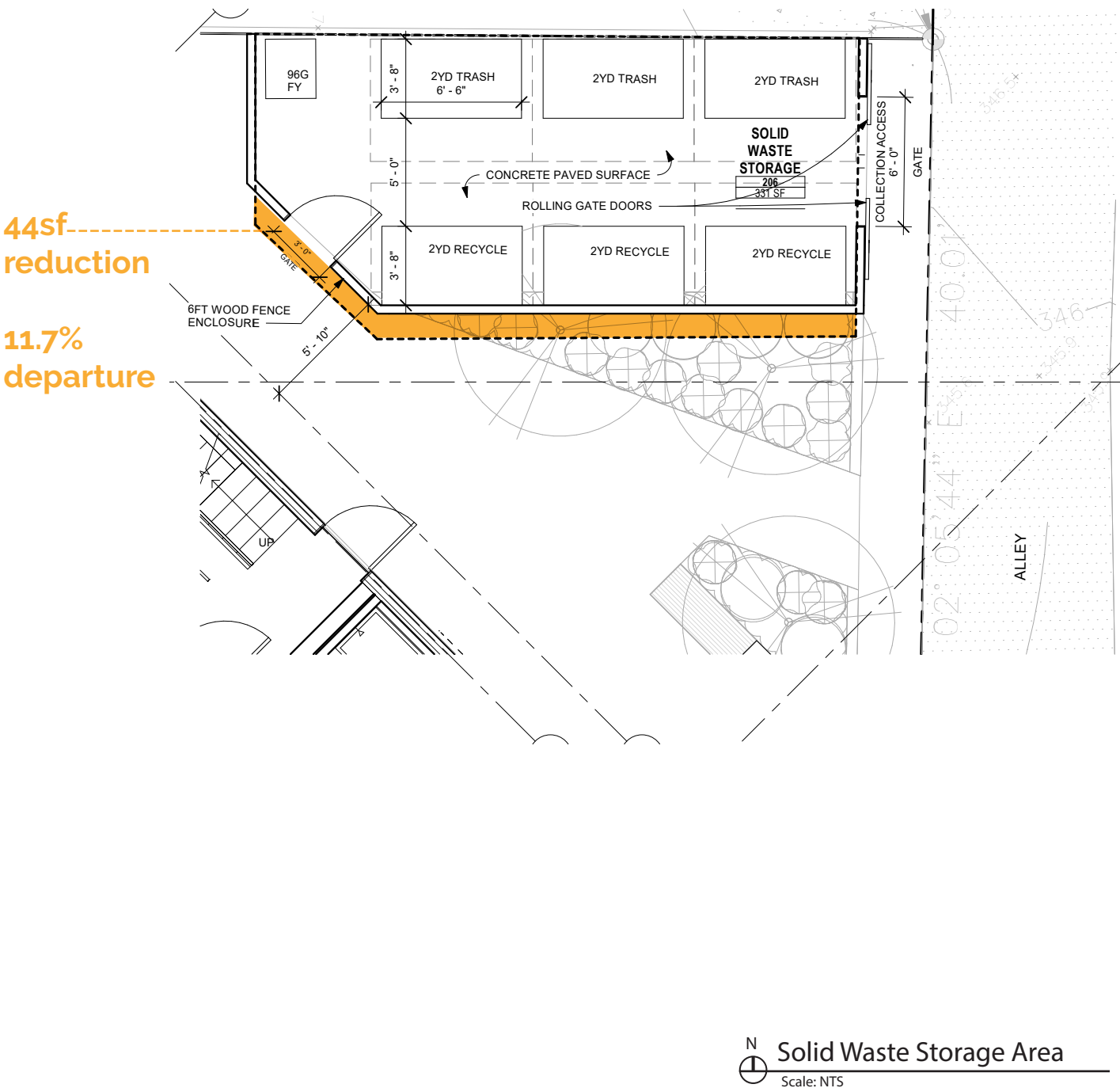
DEPARTURE ONE



Departure Diagram

area of departure requested

DEPARTURE TWO

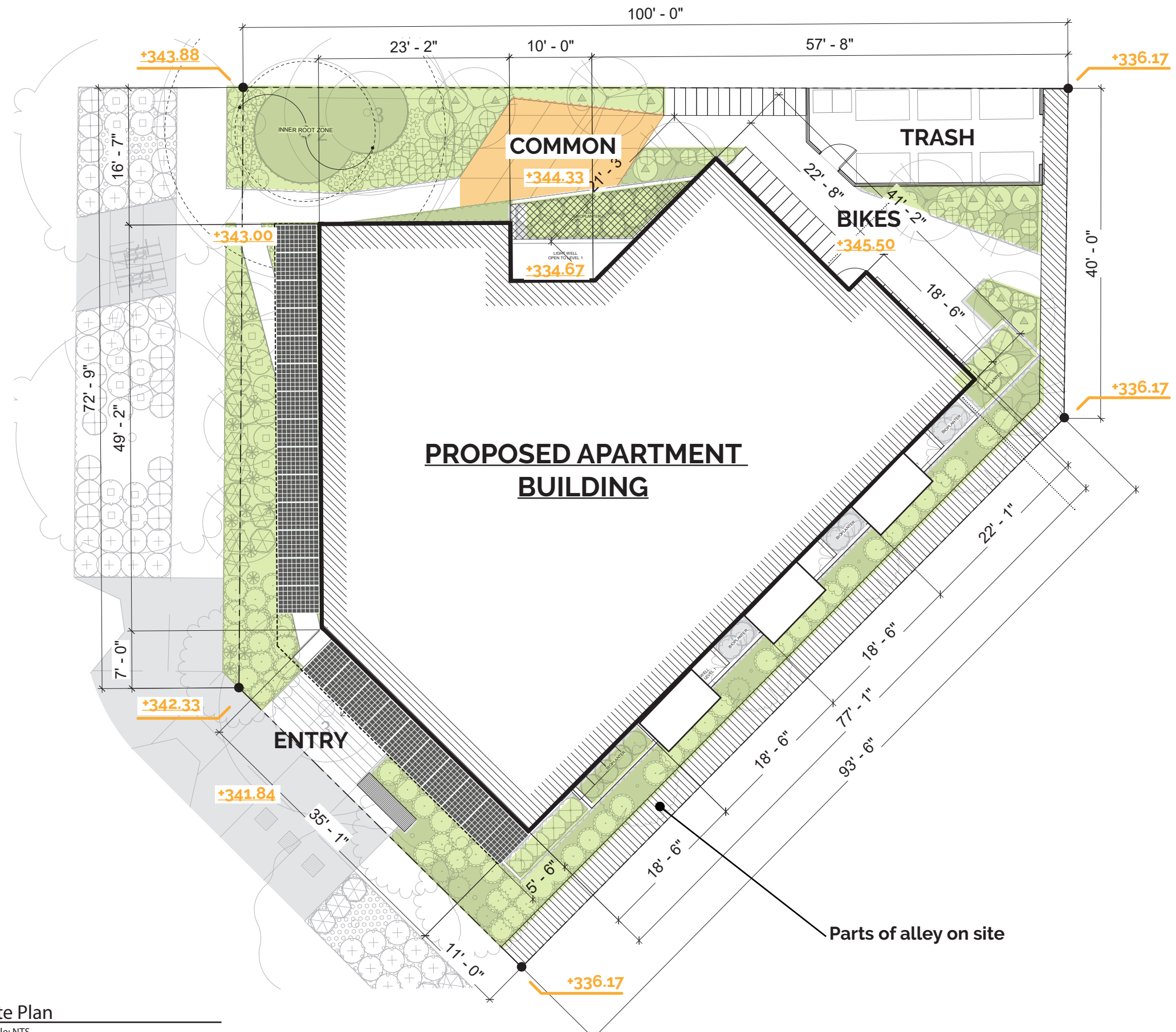


44sf
reduction
11.7%
departure

ARCHITECTURAL DRAWINGS 5



SITE PLAN



Use Diagram Legend

- common space
- units
- green space /balcony
- solar panels

 **Site Plan**
Scale: NTS

ENTRY PLAN

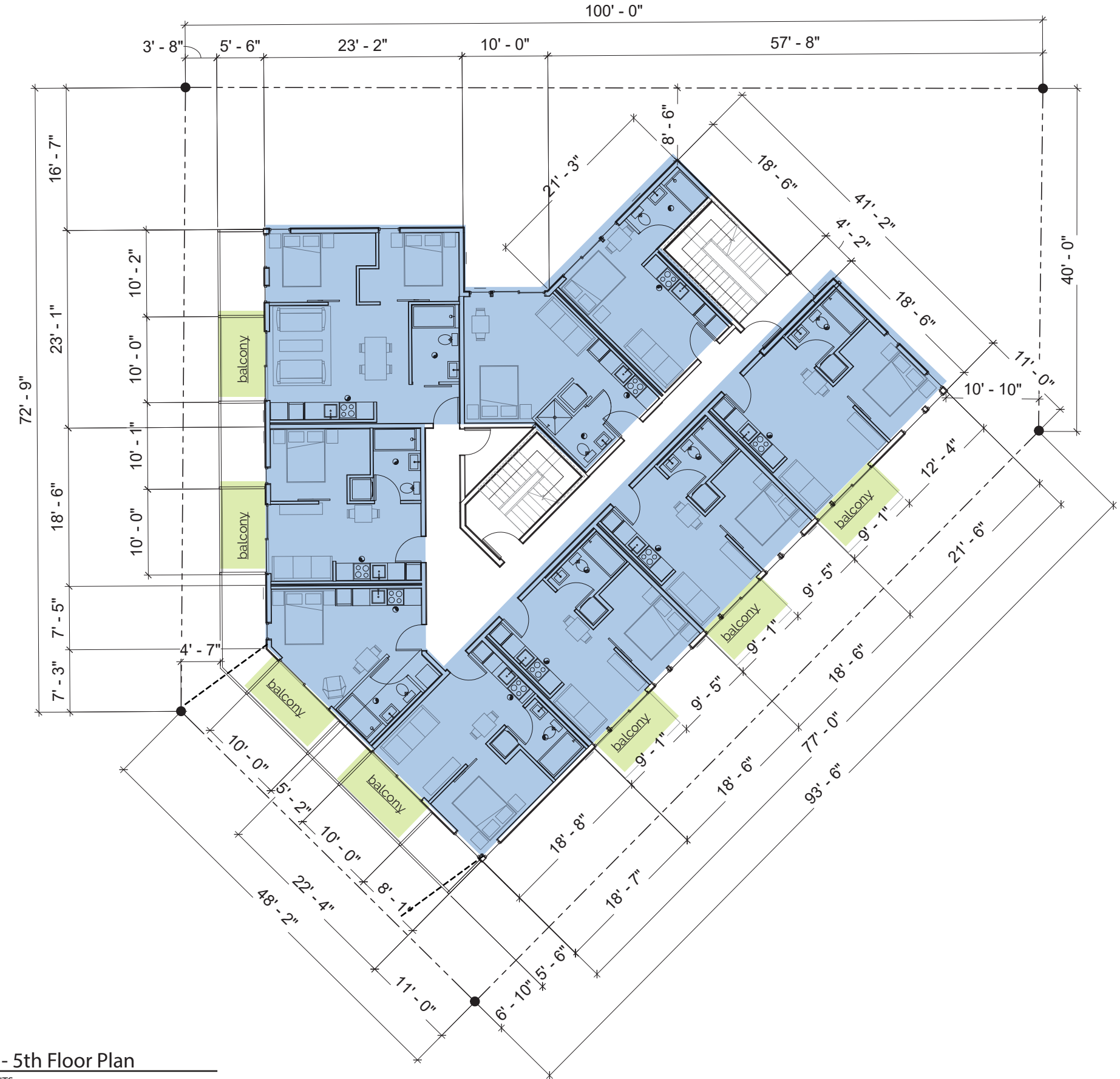


Use Diagram Legend

- common space
- units
- green space /balcony

Entry Level Floor Plan
Scale: NTS

TYP PLAN FLOOR 2-5

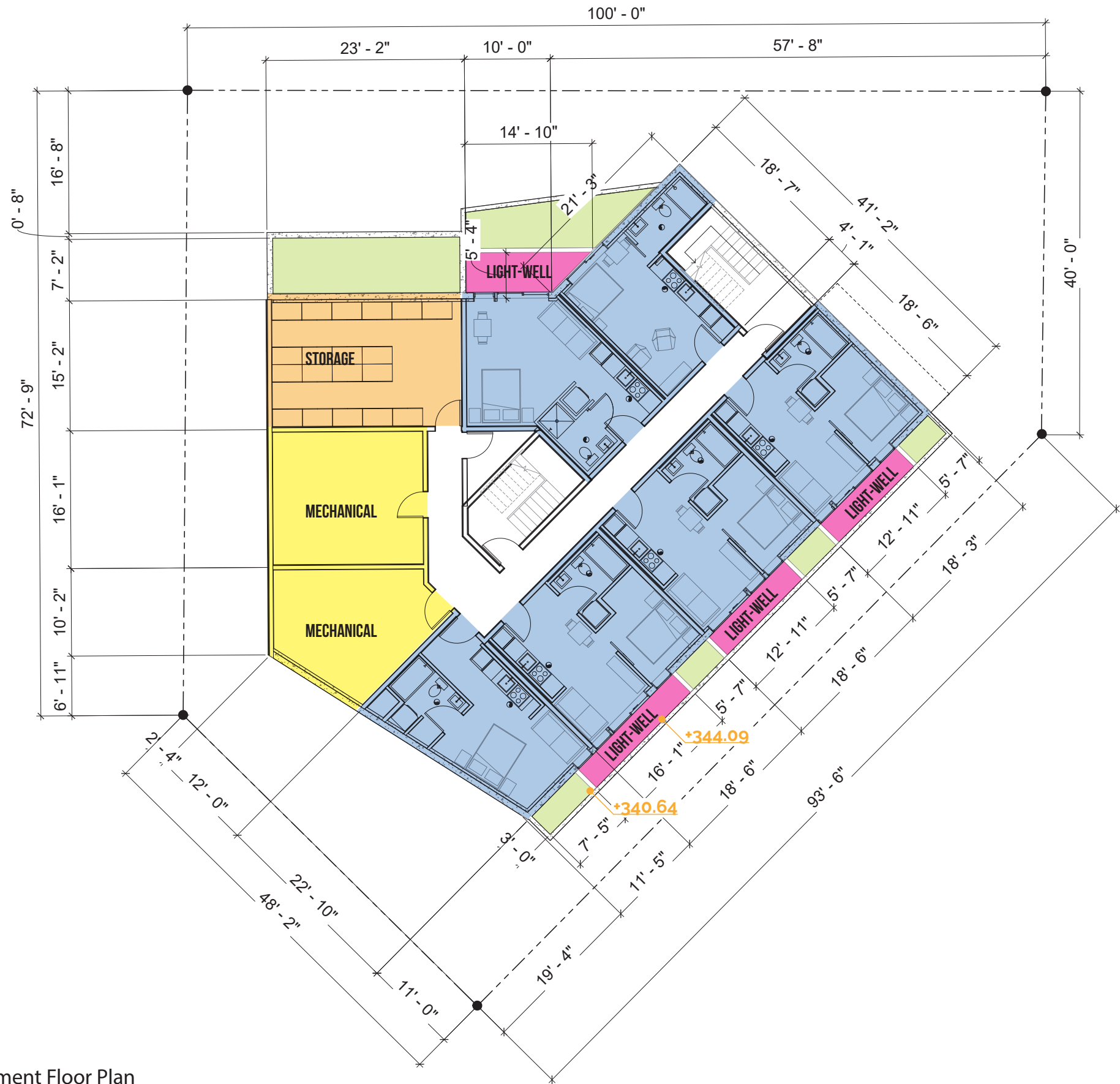


Use Diagram Legend

- common space
- units
- green space /balcony

2nd - 5th Floor Plan
Scale: NTS

BASEMENT PLAN



Use Diagram Legend

- common space (storage)
- units
- light-well
- bioretention
- mechanical

 **Basement Floor Plan**
Scale: NTS

BUILDING ELEVATIONS



North East Elevation

Scale: NTS



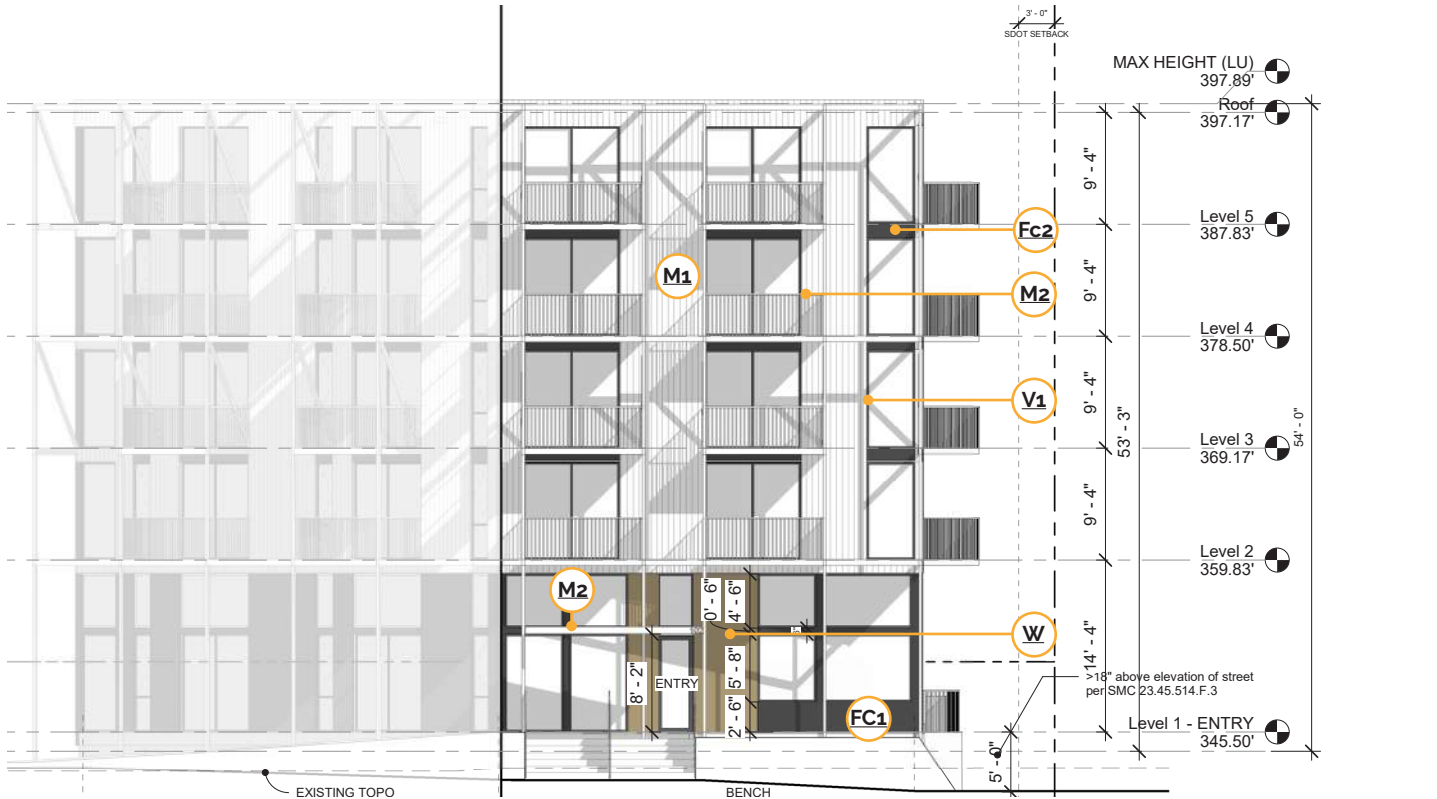
West Elevation

Scale: NTS



North Elevation

Scale: NTS



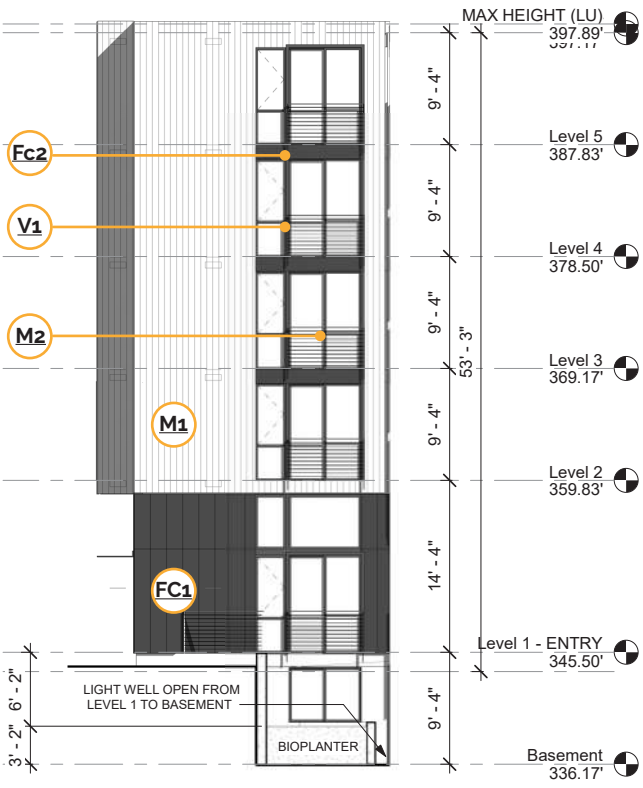
South West Elevation

Scale: NTS



South East Elevation

Scale: NTS



North West Elevation

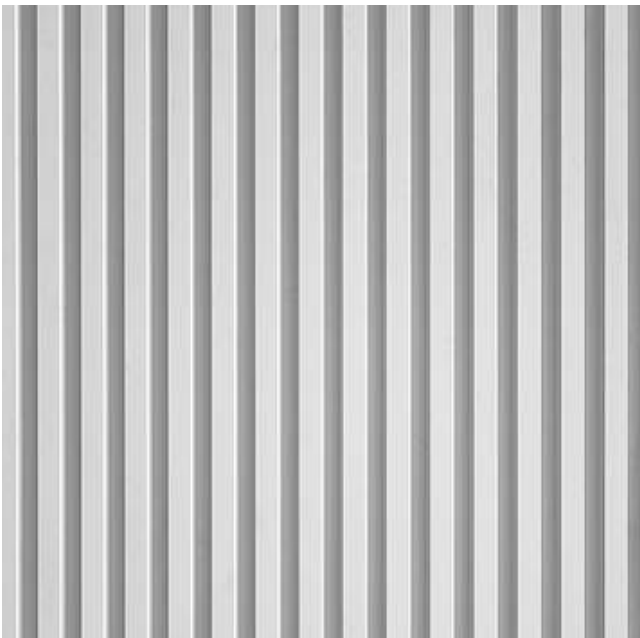
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Material Legend

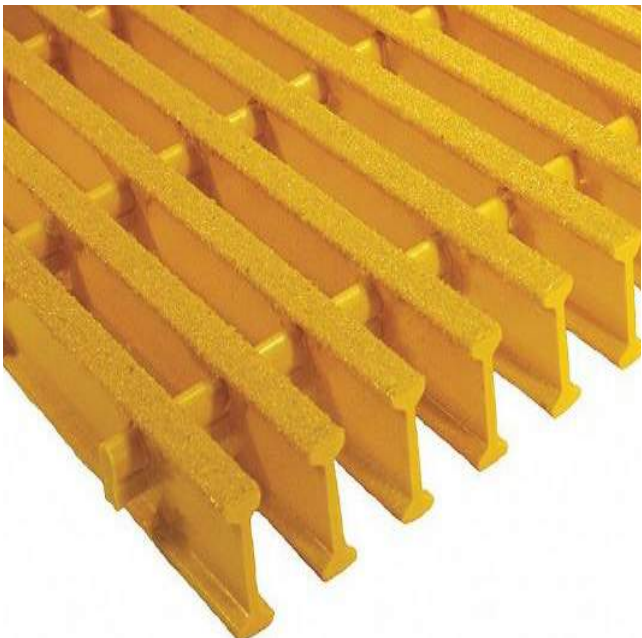
	Material	Description	Manuf. / Color
M1	Metal	Box Rib metal siding (C5)	White
M2	Metal	Columns + top rail + armature	White
Fc1	Cement Board	Board and batten	Black
Fc2	Cement Board	Cement board	Black
V1	Vinyl Windows	Vinyl frame	White
W1	Wood	Cedar clear	



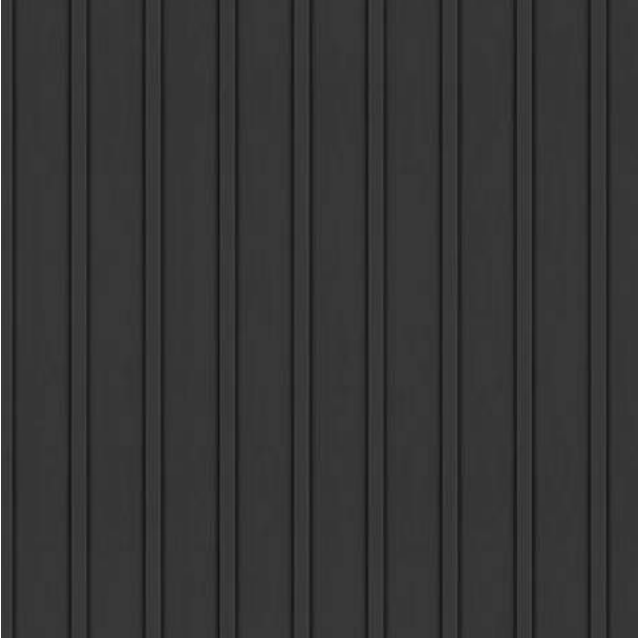
Clear Cedar Wood



Box Rib Metal Siding



Fiberglass Grate - Yellow



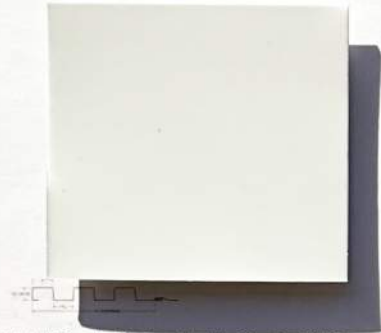
Cement Board - Black

TAXUS HOUSE APARTMENTS 2100 E. DENNY WAY

3036655-LU



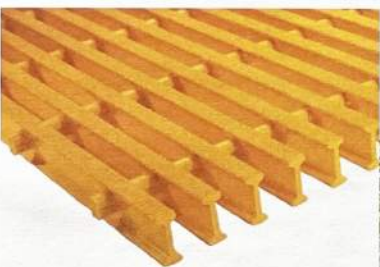
View from E. Denny Way & 21st Ave. E. intersection.



Metal Panel - Taylor Metal: Glacier White
Metal panel on the exterior wall of the upper mass
Vertical box ribbed C-5
<https://taylormetal.com/commercial/4-0-rib/>



Vinyl - Black Vinyl Windows
Black vinyl frames windows and sliding glass door
Example image: Thomas Street Loft designed by Hybrid Architecture



Fiberglass Grating - Safe-T-Span: Yellow
Balconies decking
<https://www.fiberglate.com/products/pultruded-grating/safe-t-span/C2/AE-pultruded-gratings/>



Wood - Cedar Planks Clear Finish
Wood soffits and siding at entrance



Paint - Sherwin Williams: Snowbounds SW7004
Metal armature framings, railings, fences, and balconies
<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW7004-snowbound>



Paint - Sherwin Williams: Black Magic SW6991
Black cement board siding reverse board & batten, cedar stained fences
<https://www.sherwin-williams.com/webapp/wcs/stores/servlet/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW6991-black-magic>



Concrete - Cast in Place Concrete: Clear Finish
Foundation, Planters + Landscape features, and Stair cases

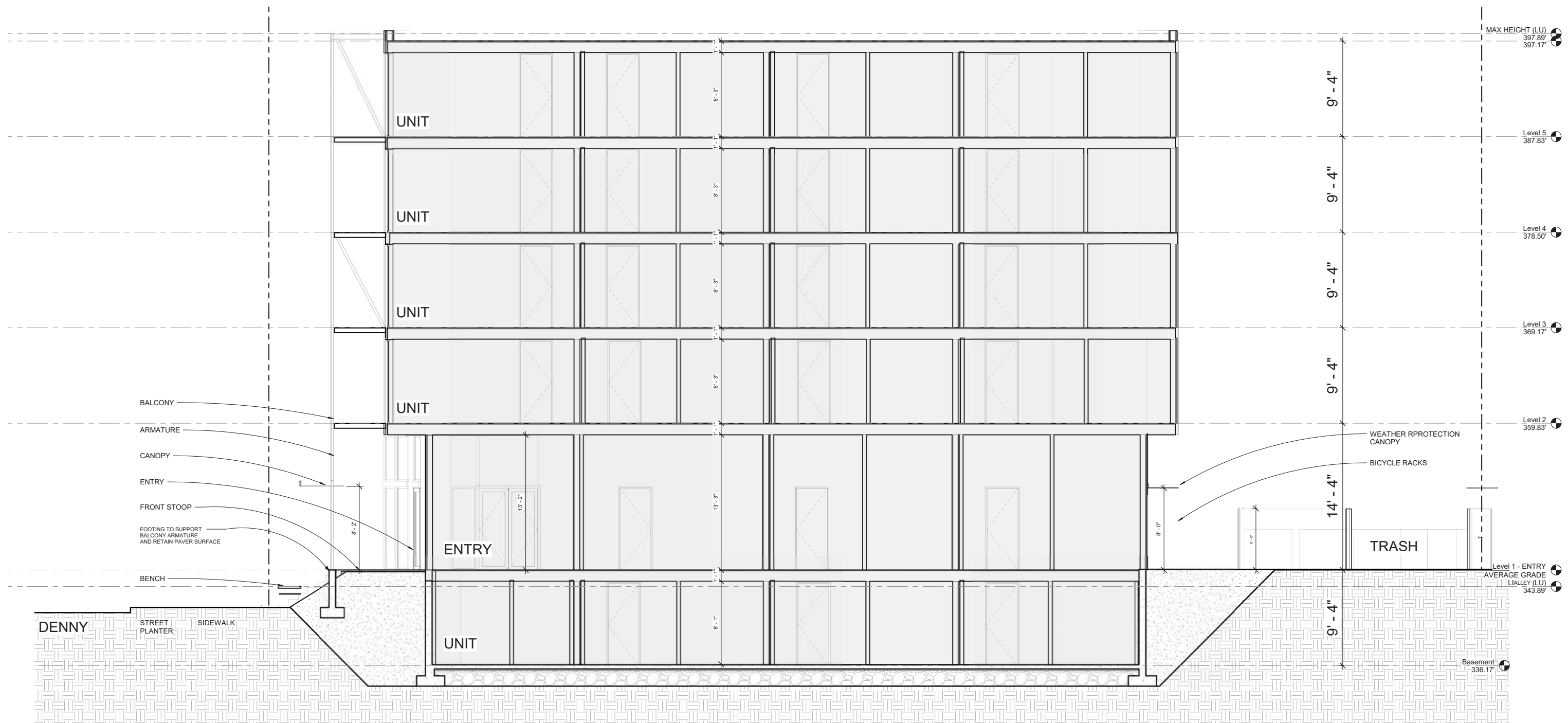
HYBRID

© HYBRID ARCHITECTURE AND ASSEMBLY
1205 E PIKE STREET, SUITE 2D, SEATTLE, WA 98122

p: 206.267.9277
w: www.hybridarc.com

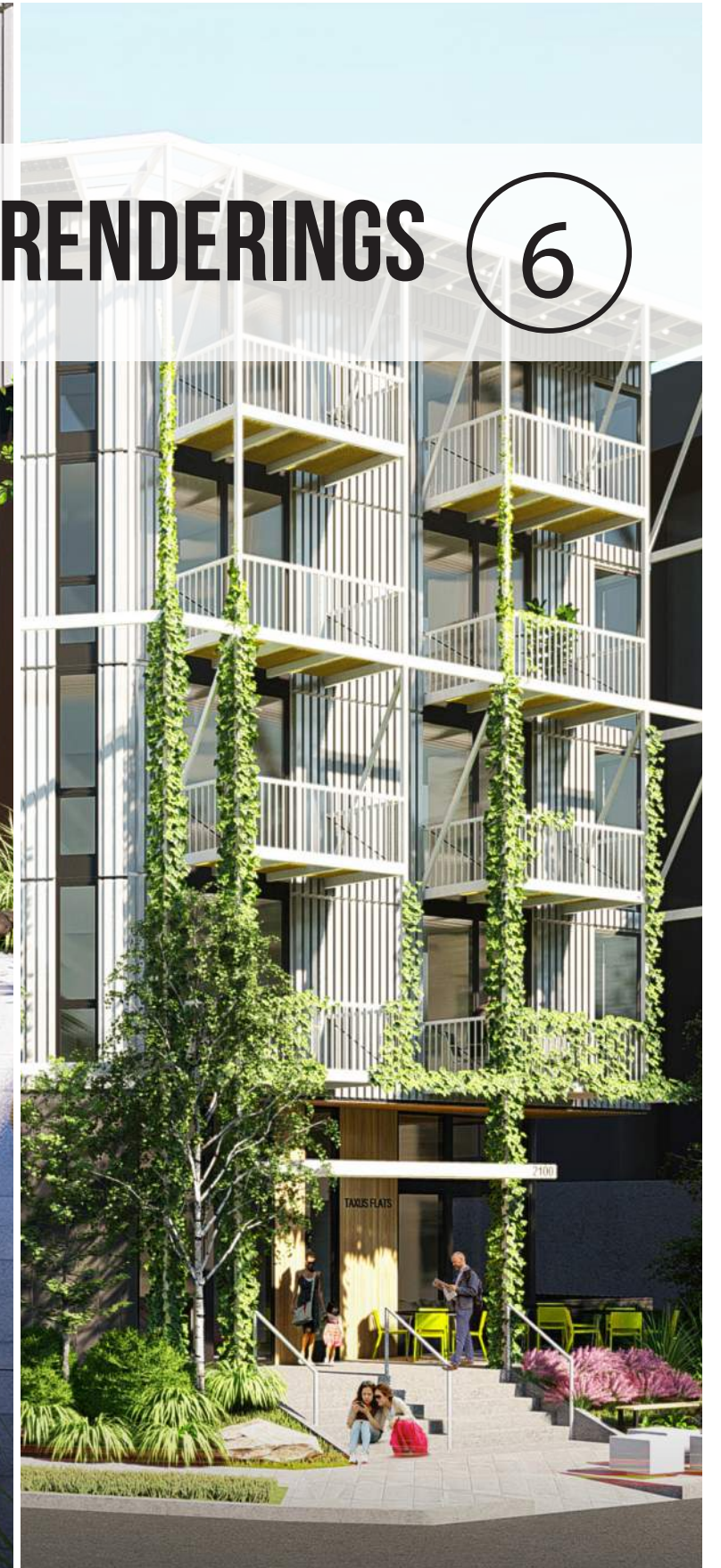
MATERIAL BOARD
3036655-LU

2100 E. DENNY WAY



BUILDING SECTION

Scale: NTS



RENDERINGS 6



EXTERIOR STREET VIEW ALONG E DENNY WAY AND 21ST AVE E



FRONT RESIDENTIAL ENTRY AND PEDESTRIAN LEVEL VIEW



NORTH COURTYARD AND AMENITY AREA



NORTH COURTYARD AND AMENITY SPACE



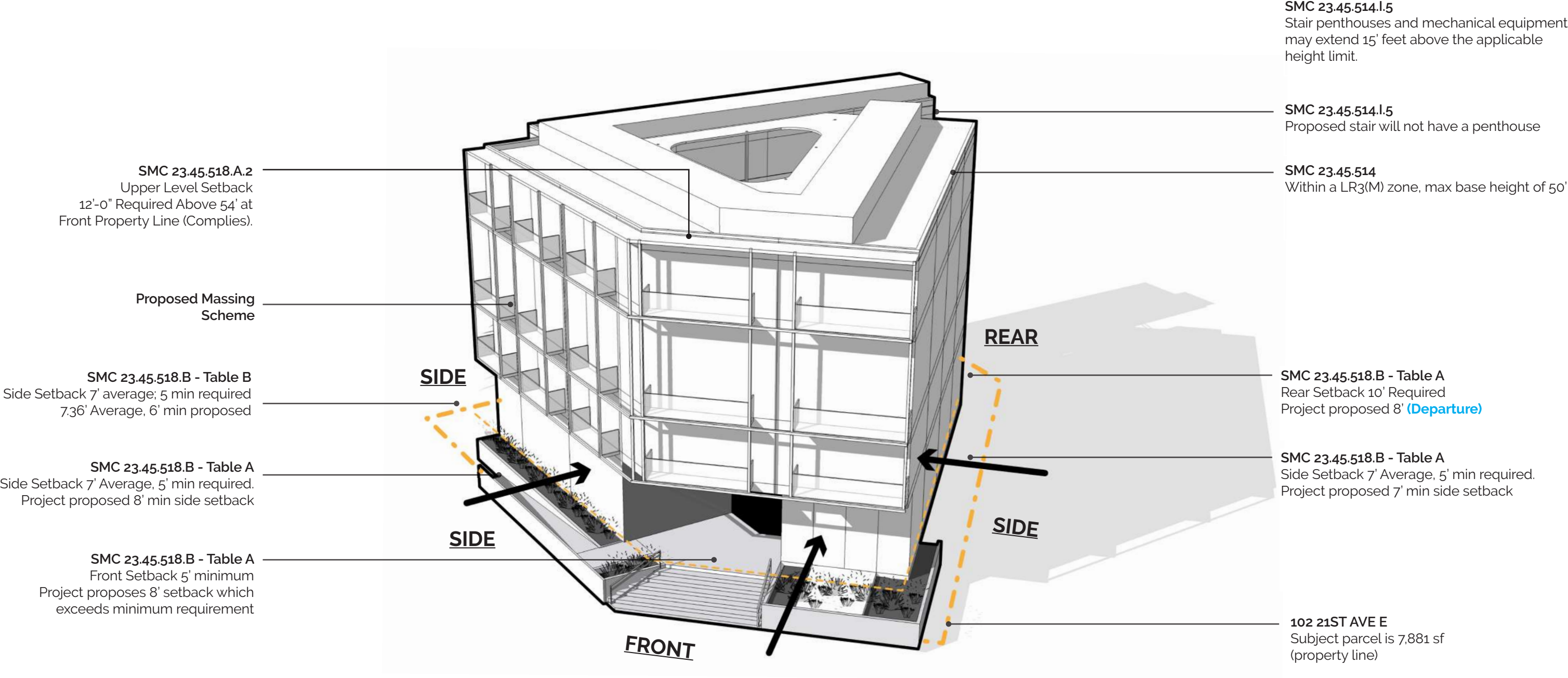
ALLEY VIEW - LANDSCAPE AND BIKE STORAGE AREA

APPENDIX

SMC ZONING ANALYSIS - EDG

Zoning Standard	Design Team Response	Zoning Standard	Design Team Response
23.45.504: Permitted and Prohibited Uses Residential use permitted in LR3 (M) zone.	Residential use permitted outright.	23.45.522: Amenity Area Apartment developments in LR3 zones having the following amenity area requirements:	Required amenity area: 7,881 sf lot x 25% = 1,970 sf 50% of amenity area should be provided at ground level: 1,970 sqft x .50 = 985 sqft amenity required at ground level.
23.45.510: Floor Area Ratio (FAR) Limits Per table A for 23.45.510 the FAR for apartment developments in a LR3 (M) zone is 2.3 if the project is within a MHA suffix zone and an urban village.	Lot Area: 7,881 Sf Max FAR: 7,881 Sf x 2.3 = 18,126 sf Proposed total area: 18,118 sf Proposed FAR: 18,118 /7,881 sf site = <u>2.3</u> <i>Complies</i>	A.Amount of amenity area required for rowhouse and townhouse developments and apartments in LR zones1.The required amount of amenity area for rowhouse and townhouse developments and apartments in LR zones is equal to 25 percent of the lot area.2.A minimum of 50 percent of the required amenity area shall be provided at ground level.	Proposed amenity at ground level: 450 sf 55% Reduction in Ground Level Common Amenity Requested.
23.45.512: Density Limits - Multifamily Zones Per table 23.45.512	Not Applicable to LR3 Zoning.		Required private amenity: 985 sq ft. Proposed amenity on private balconies: 588 sf 60% Reduction in Ground Level Common Amenity Requested.
23.45.514: Structure Height Per table A in SMC 23.45.514 the allowable height for apartment developments within LR3 zones is 50 feet.	Proposed structure base height will not exceed: 50'-0". (Project within a MHA Suffix Zone and Urban Village)		
23.45.517: Mandatory Housing Affordability (MHA) LR, MR, and HR zones with a mandatory housing affordability suffix are subject to the provisions of Chapters 23.58B and 23.58C.	Project will comply will all requirements for MHA and MHA fees.	23.45.527: Structure Width and Facade Length B.Maximum façade length in Lowrise zones.1.The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.	Facade Length= 100' x .65 = 65' Maximum facade length allowable. Proposed facade length within 15'-0" of property line is 72'-0". Departure Requested for the additional 7'-0"
23.45.518: Setbacks and Separations Per table A 23.45.518 for apartment developments in LR3 zones the setbacks are: Front: 5'-0" minimum Rear: 10'-0" (alley) Side: 7'-0" average, 5'-0" minimum 2.Upper-level setbacks in LR3 zones. An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above the following height: 2)Fifty-four feet for zones with a height limit of 50 feet. Per SMC 23.45.518.H.7, projections permitted in required setbacks or separations: 7.Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is: a.No closer than 5 feet to any lot line; b.No more than 20 feet wide; and c.Separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection.	Proposed front setback is 8'-0"; <i>complies.</i> Required rear setback is 10'-0"; Proposed rear setback is 8'-0"; Departure of 2'-0" is requested. <i>Note: SDOT has requested 3' easement to comply with SDOT Alley standards along the alley</i> Proposed north side setback: 7.36' average, 6'-0" min - <i>complies.</i> Proposed west side setback (21st Ave E): 8' average, 8 min - <i>complies.</i> <i>Balconies will comply with SMC requirements.</i> Proposed southeast side setback (alley): 7' average, 7' min - <i>complies.</i> <i>Note: SDOT has requested 3' easement to comply with SDOT Alley standards along the alley</i> Upper level setback required of 12'-0" from front lot line. Proposal will comply with requirement.	23.45.530: Green Building Standards For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D. 23.45.536: Parking Location, Access and Screening B. Location of parking 1. If parking is required, it shall be located on the same lot as the use requiring the parking, except as otherwise provided in this subsection 23.45.536.B. 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking may be located anywhere on a lot except: a. Between a principal structure and a street lot line; b. In the required front setback or side street side setback; and c. Within 7 feet of any street lot line. Table D for 23.54.015 outlines the bicycle requirements as 1 per dwelling unit for long term parking and 1 per 20 dwelling units for short-term guest parking.	Proposed design will comply with all green building standards and certification. Project proposed to utilize Priority Green expedited through project permitting. Alley abutts the site on two facades. No parking required per L. of Table B for 23.54.015 regarding all residential uses in an urban center. Project is within the Miller - Madison Urban Village No vehicular parking proposed. Long Term Bicycle Parking: 1 per dwelling unit and 1 per small efficiency dwelling unit Short Term Bicycle Parking: 1 per 20 dwelling units

ZONING DIAGRAMS



SITE PANORAMA SE DENNY WAY (WEST)



SECTION D-D'



TWENTY20 MAD APARTMENT:
An existing six-story across from the site opens up the intersection corner with landscaping.



E Madison St

Open Space & Apartment Building

Apartment Building

E Denny Way

SITE PANORAMA S21st ave (EAST)



SECTION A-A'



TOWNHOUSE COMPLEXES:
The east side of 21st avenue E is lined with several 2-3 story townhouse buildings.



NORTH NEIGHBOR:
A three-story townhouse building resides directly to the north of the project site. Careful consideration will be given to the light, air and privacy impacts imposed by the development.



SUBJECT PROPERTY:
An existing rehabilitation center building currently occupy the site where the proposed development will occupy. The structures will be demolished in order to develop the site.



SITE PANORAMA S21stavee(WEsT)



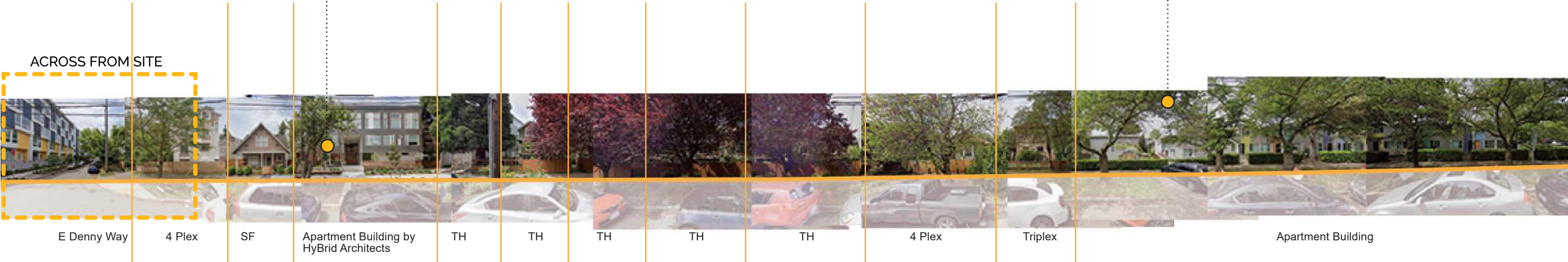
SECTION B-B'



REDWOOD APARTMENT:
A three-story apartment building resides West of the project site. The similar architectural language, such as double volume entrance and the middle courtyard circulation, is applied to the project development.



HAZEL PLAZA :
A two-story apartment complex created a sense of community to the neighborhood.



SITE PANORAMA SE DENNY WAY (EAST)



SECTION C-C'



SUBJECT PROPERTY:
An existing rehabilitation center building currently occupy the site where the proposed development will occupy. The structures will be demolished in order to develop the site.

SITE



Adjacent Apartment Building:
A large scale multi-family apartment building at the South East corner. The emphasis of the balconies breaks up the massing visually and erodes the bulk and scale of the building.



21st Ave E

EXISTING PROPERTY

Multifamily Apartment Building

East Madison Street

Multifamily Apartment Building

DESIGN GUIDELINES, PRIORITIES AND RESPONSES FROM EDG/ADR



CS1: NATURAL SYSTEMS AND SITE FEATURES

Use natural systems and features of the site and its surroundings as a starting point for project design.

2. CONNECTION TO NATURE

- b. Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds.
- e. Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a "room" between the street and the building.

Response:

The overall design of the site includes careful attention to open space, both within the proposed structure and surrounding the building. A generous front setback will allow hardscape, planters and circulation, generous lush planting strips and a large front porch that will serve as a semi-public elevated "room" above the sidewalk allowing for eyes on the street, and happenstance community interactions. The preferred design will save an existing large tree on the northwest corner, and massing has been pulled away at this corner to allow breathing room for the tree and the neighbors to the north. Additionally, a central courtyard will be the green heart of the project with all units and circulation extending from this open space in the center of the project. Vertical green walls will be encouraged in this area.



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.

1. TRANSITION AND DELINEATION OF ZONES

- c. The use of appropriately scaled residential elements, such as bay windows and balconies, on larger buildings next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories and lower.
- d. Along with smaller building massing, the use of breezeways, portals, and through-block connections help to lessen the mass of the overall building, and add to the existing network of pedestrian pathways.

Response:

This particular site will serve as a transition from the larger neighborhood commercial zone across the alley and the lowrise zone to the north. Residential elements that are characteristic of the neighborhood will be incorporated into the design including, a generous front entry portal and porch, covered balconies, planters and high quality residential finishes.

These features help reduce the bulk and scale of the mass, help the building turn the corner and give the building a more residential feel, activating the building facade and therefore contributing to the street context through a visual richness and variety.



PL1: CONNECTIVITY

Complement and contribute to the network of open spaces around the site and the connections among them.

2. CONNECTION BACK TO THE COMMUNITY

- b. When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.
- c. Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.

Response:

A primary goal of the project will be to extend the public space of the project from the sidewalk to the front entry of the building through a front porch transition space. This area will include built-in seating, planters, lush landscaping and short-term bike parking spaces that are easily accessed for guests coming to the property. Warmer materials, rich in texture, will be used to bring texture and warmth at the pedestrian scale.

The lower level will be as transparent as possible around common amenity and lobby spaces to promote visibility and activation at the entry. Lighting, art and material details will enhance gathering spaces at the entry porch and within the central open courtyard. Additionally weather protection is offered at the recessed front portal and overhanging balconies above.



PL3: STREET-LEVEL INTERACTION

Encourage human interaction and activity at the street level with clear connections to building entries and edges

2. STREETScape TREATMENT

- h. Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops, and outdoor seating).
- 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. Tall 'privacy walls' or fences are not acceptable.

Response:

The elevated porch and front entry portal of the preferred design scheme will encourage pedestrian to resident interaction but also buffer residents and allow for a semi-public area at the front of the building. Lush landscaping will buffer this area from the more public sidewalk and sidewalks and flow will be maintained. Safety will be improved through the additional of new curb ramps and opportunities to incorporate useable seating within the planters and porch area will be explored.

All tall privacy walls will be avoided to maintain a residential and community feel for both residents and guests.



DC2: ARCHITECTURAL CONCEPT

Develop a unified, functional architectural concept that fits well on the site and its surroundings.

1. BUILDING LAYOUT AND MASSING

- a. Project concepts should be intelligible and clear. Clarity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design process.
- b. Building design should relate to the earth, using building forms and massing that engage the ground plane, rather than 'float above'. Ground level transparency should still occur on major pedestrian and commercial streets.

Response:

The mass of the building is inspired from the shape of the site and was heavily influenced by the desire to save the tree on the northwest corner - a significant norway spruce tree. Additionally, project goals including access to as much natural light, air and exterior space as possible due to the changing landscape of post-pandemic design. A center courtyard has been incorporated and all circulation will be open air. The front building mass along 21st ave e, will meet the ground plane in one plane, with durable materials and well detailed flashing joints. A recess at the front entry door will highlight the entrance and windows have been placed strategically and in proportion to the function of the space they serve, ie. the lobby and bike room near the front entrance have floor to ceiling windows for additional transparency.



DC4: EXTERIOR ELEMENTS & FINISHES

Use appropriate and high-quality elements and finishes for the building and open spaces.

2. BUILDING MATERIALS

- a. Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.
- b. Encourage variation in building materials and employ high quality materials.

3. BUILDING DETAILS AND ELEMENTS

- a. Provide operable windows in a way that promotes natural ventilation

Response:

Durable and high quality exterior materials will be used including metal paneling and steel guardrails. Additionally, a steel framework will be used on the exterior of the main mass of the building to provide additional visual texture (like the precedent image above). Uses of color will be explored within the courtyard space and metalwork of the proposal.

Operable windows will be utilized both on the exterior of the unit as well as the courtyard-facing interior facade of the unit to encourage passive cooling and natural ventilation.



DC3: OPEN SPACE CONCEPT

Integrate open space design with the design of the building so that each complements the other.

C. DESIGN

- 2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

Response:

Generous open space and landscaped areas are proposed per the preferred design scheme. Plants that are native to the area, assist with local pollinators, and that are drought-tolerant will be considered that complement the surrounding hardscape while providing a rich and textural buffer between neighboring sites.

Window wells will be tiered and incorporate additional opportunities for bio-retention or planters to encourage additional green space. The design will also consider a lush courtyard green space with vertical oriented landscape features.



DC4: EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

- 1. 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.

Response:

High-quality and durable materials will be specified that relate to the local pattern of the neighborhood and street. Materials that provide rich, visual patterns and break down the scale of the main mass will be encouraged.

Warmer materials, such as wood will be utilized along more pedestrian oriented spaces or where the building mass is recessed to architecturally articulate changes in the building facade plane. Details will be provided during the recommendation phase for the project.



DC4: EXTERIOR ELEMENTS AND FINISHES

Use appropriate and high quality elements and finishes for the building and its open spaces.

D. TREES, LANDSCAPING AND HARDSCAPE MATERIALS

- 1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring green spaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

Response:

The design team will work with a local landscape architect in order to provide a code-compliant landscape plan that relates cohesively with the design language of the building and that thrives particularly on the west-facing entry facade. Planters and street trees will be incorporated that further enhance the pedestrian experience along the sidewalk and public edge. Changes in the hardscape pattern and a break in slope of the site, will signal the building entry as steps and an accessible ramp lead you towards the front door and entry portal.

MASSING OPTION 1



1 | MASSING OPTION 1

ZZ TOP



45 Residential Units, Mix of Unit Types
310 sf average (gross)

Proposed FAR: 18,126 sf
Max FAR: 18,126 sf max
Parking: no parking proposed
bike parking, as required
Amenity Area: front entry porch, light well and bike room

Positive

- Small, center light well allows light and air to pour through building
- The top two floors propose loft units to provide additional height and livability
- Units are aligned on exterior walls

Negative

- Smallest interior courtyard doesn't allow much light
- More bulk and mass along front elevation (height)
- Imposing north and south mass along adjacent property lines could impede light
- No room on front street facing facade for balconies
- Mass doesn't turn the corner as successfully with stair placement on front facade
- Mass encroaches on existing tree in NW corner

Departures

- No Departures, Code Compliant Option



Use Diagram Legend

- | | |
|----------------------|----------|
| common space | units |
| utility / mechanical | corridor |
| building amenity | |

Design option one is an SDCl code compliant scheme which studies the relationship of the proposed structure to the maximum development potential. The proposed dwelling units are designed to maximize frontage on all sides, allowing for a center light well internal to the structure. Trash and service functions are placed near the rear alley.

ENTRY LEVEL PLAN
SCALE 20' = 1" ⓘ

MASSING VIEWS



^ front elevation view



^ pedestrian view looking northeast



^ pedestrian view looking southeast

v entrance view



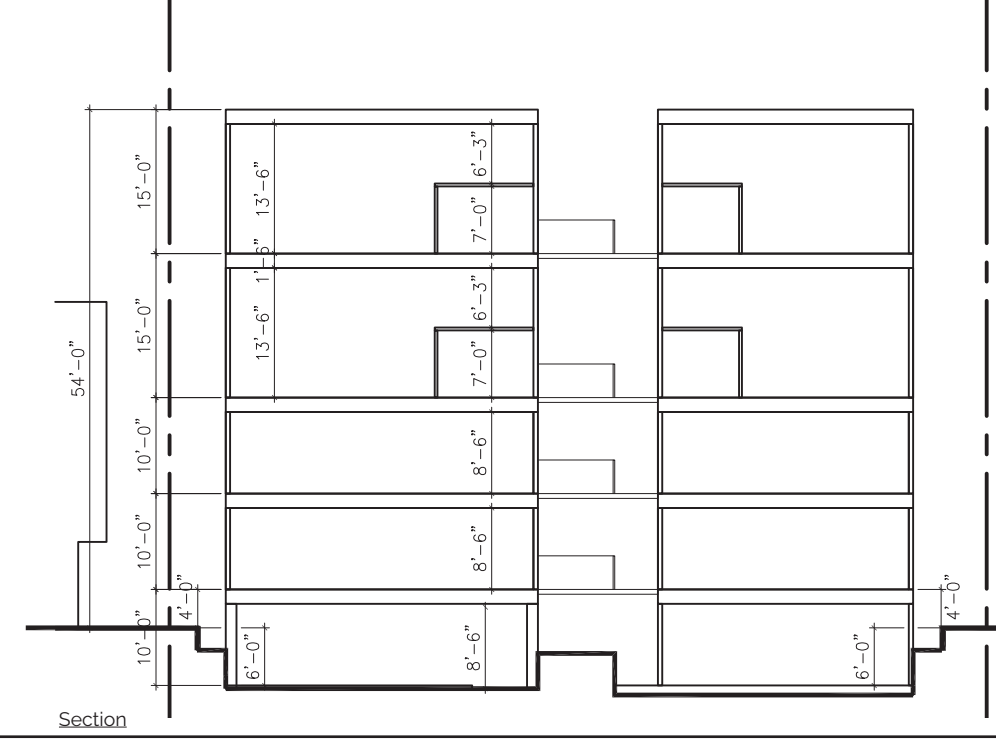
v northeast aerial view



v northwest aerial view



PLANS



10 loft units

10 loft units

10 units

7 units (accessible level)

8 basement units

45 TOTAL UNITS

Use Diagram Legend

common space	units
utility / mechanical	corridor
building amenity	

SHADOW STUDY



9:00 AM



12:00 PM



3:00 PM

SUMMER



9:00 AM



12:00 PM



3:00 PM

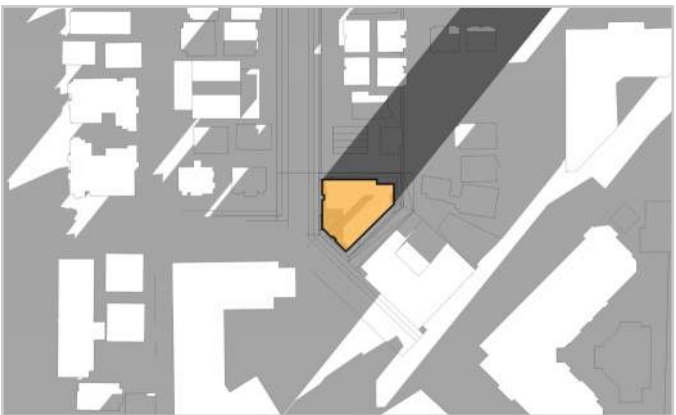
EQUINOX



9:00 AM



12:00 PM



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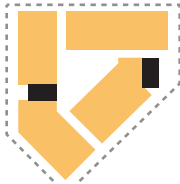
WINTER

MASSING OPTION 2



2 | MASSING OPTION 2

THE WHO



45 Residential Units, Mix of Unit Types
330 sf average (gross)

Proposed FAR: 17,800 sf
Max FAR: 18,126 sf max
Parking: no parking proposed
bike parking, as required
Amenity Area: roof deck, green roof, bike room

Positive

- Mass optimizes max volume with clear circulation around a center courtyard allowing air and light
- Mass provides a generous front landscaped area at front and street facing property lines
- Circulation is clearly expressed in recesses in mass

Negative

- The center courtyard is small compared to preferred option as circulation seems to encroach, interior courtyard units, one per floor
- Most units are organized off the north and south, impacting privacy to existing, neighboring buildings
- Mass encroaches on existing tree in NW corner and doesn't allow the tree to be saved
- No balconies proposed for this scheme

Departures

- Departure from north side setback requirements
- Departure for max facade length (north side)
- Departure for amenity space requirements



ENTRY LEVEL PLAN
SCALE 20' = 1" ①

Use Diagram Legend

	common space		units
	utility / mechanical		corridor
	building amenity		

Design option two is a scheme devised to be strategically monolithic and stout, investigating a center circulation courtyard with units flanked mostly on all street facing and alley sides. To break down the mass further, the southwest lower corner and entry portal have been recessed to allow weather protection and provide an architectural gesture of entry through a new front porch. Unfortunately, this brings the north units closer to the property line and neighbors, limiting access to unit privacy, light and air and eliminating all trees on site.

MASSING VIEWS



^ front elevation view



^ pedestrian view looking northeast



^ pedestrian view looking southeast

v entrance view



v northeast aerial view



v northwest aerial view



PLANS



10 units

10 loft units

10 units

7 units (accessible level)

8 basement units

45 TOTAL UNITS

Use Diagram Legend

common space
 utility / mechanical
 building amenity
 units
 corridor

SHADOW STUDY



9:00 AM



12:00 PM



3:00 PM

SUMMER



9:00 AM



12:00 PM



3:00 PM

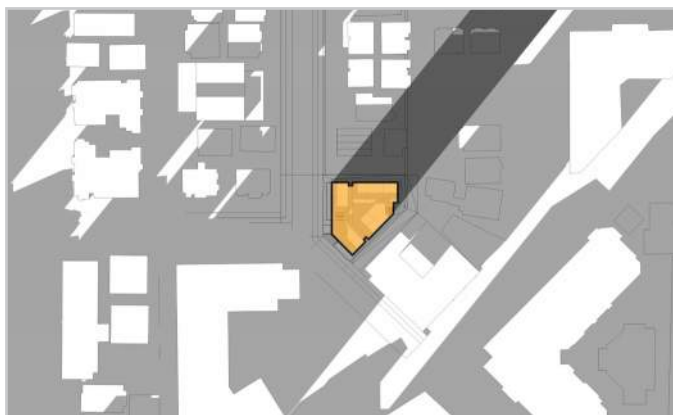
EQUINOX



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WINTER

PREFERRED SCHEME DEVELOPMENT

6

DESIGN CONCEPT AND PRIORITIES

The design is best articulated as a series of site-specific responses that respect adjacencies and contribute to an active streetscape.

1. ALIGN

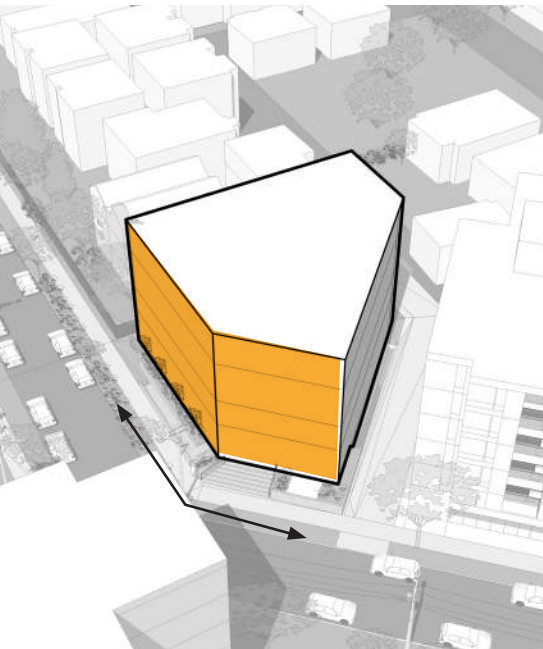
The shape of the mass aligns to the angular and bending street frontage. This strong street presence relates to the neighboring commercial-zone apartment building to the East, but is provided an additional setback to relate to the residential uses to the west. The street alignment also allows the building to maximize the number of street-facing units.

2. OPEN

The interior of the building is a courtyard, used for circulation and to bring additional light, air and passive ventilation. Each unit is accessed off the courtyard, and where possible will have windows to allow cross ventilation through the courtyard.

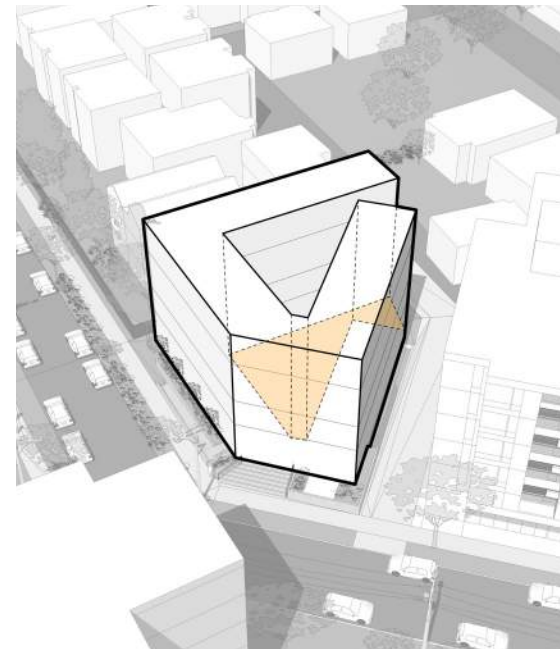
3. CONNECT:

The entryway connects the sidewalk to the internal courtyard through a wide recessed entry portal. The materials will be designed to be inviting and exciting but textures should be a residential scale. Planting will soften the entry and suggest the interior landscaping and overhead protection allows the front porch to be used throughout the year.



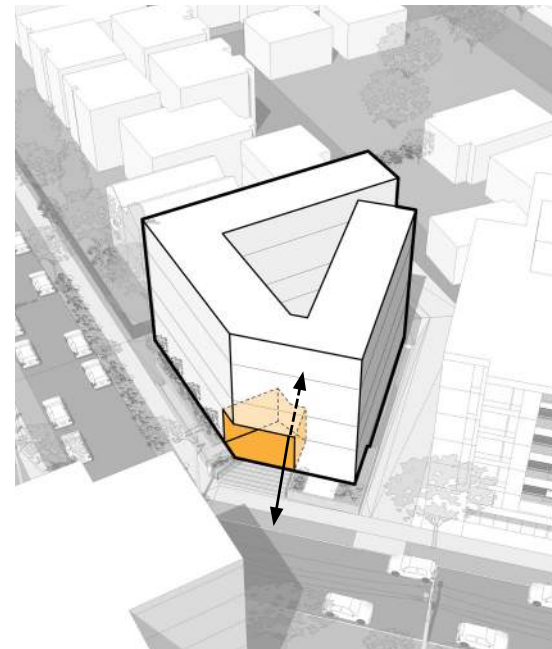
1: ALIGN

Mass and site geometry



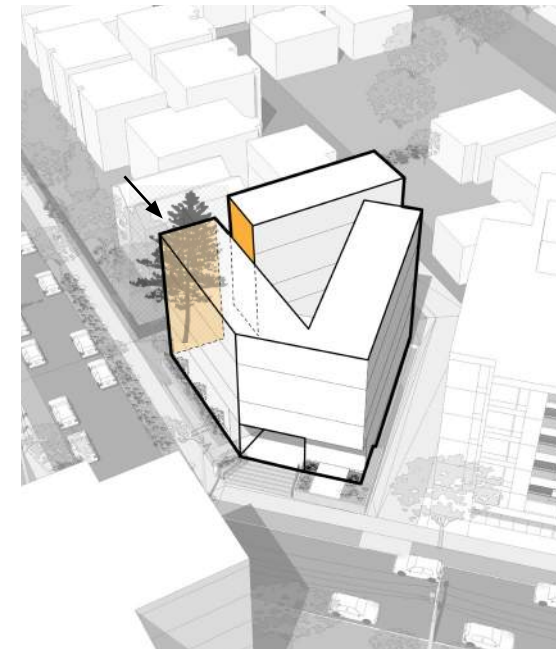
2: OPEN

Courtyards for light and air



3: CONNECT

Public to private



4: PROTECT

Existing trees



5: ACTIVATE

Balconies and solar shading

Design Aspirations

- 1 Concept - High-quality materials with minimal profiles and rich texture
- 2 Simple window pattern to emphasize the use of material and massing form
- 3 Open Front porch welcomes residents and guests and provides weather protection
- 4 Open stairways provide additional activation and community interaction
- 5 Framed outdoor balconies on street facing facades
- 6 Angular mass with recessed entrance and accessible street facing balconies
- 7 integrated solar shading

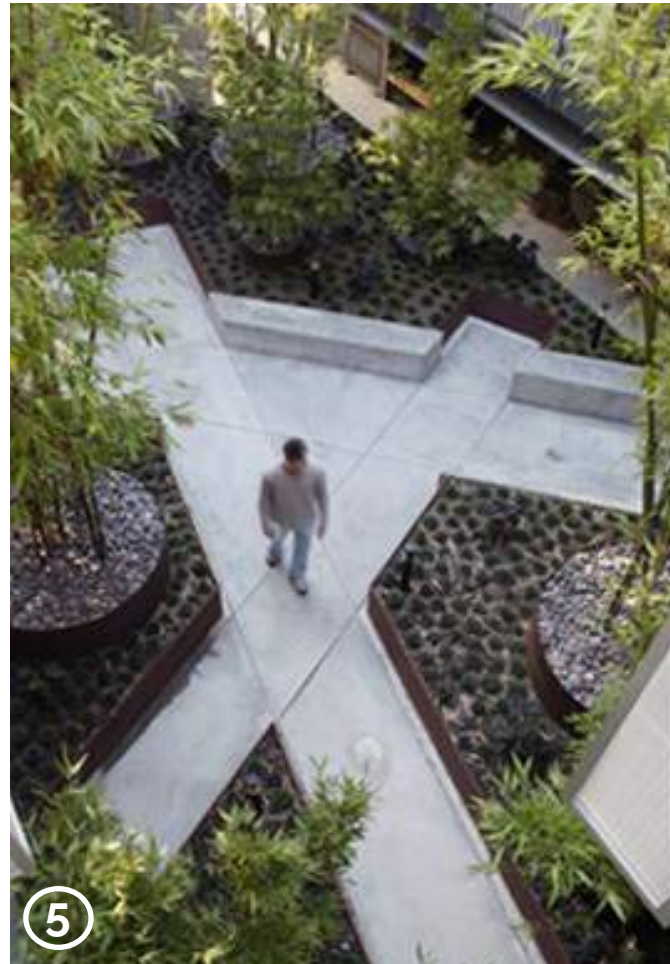
MATERIAL

Vision: High-quality and textural rich materials will be chosen that relate to residential scale of the neighborhood. Materials will be durable, long-lasting and composed to add visual interest to the building facade. Additionally, a steel framed skeleton will support balconies on all street-facing facades.

FORM

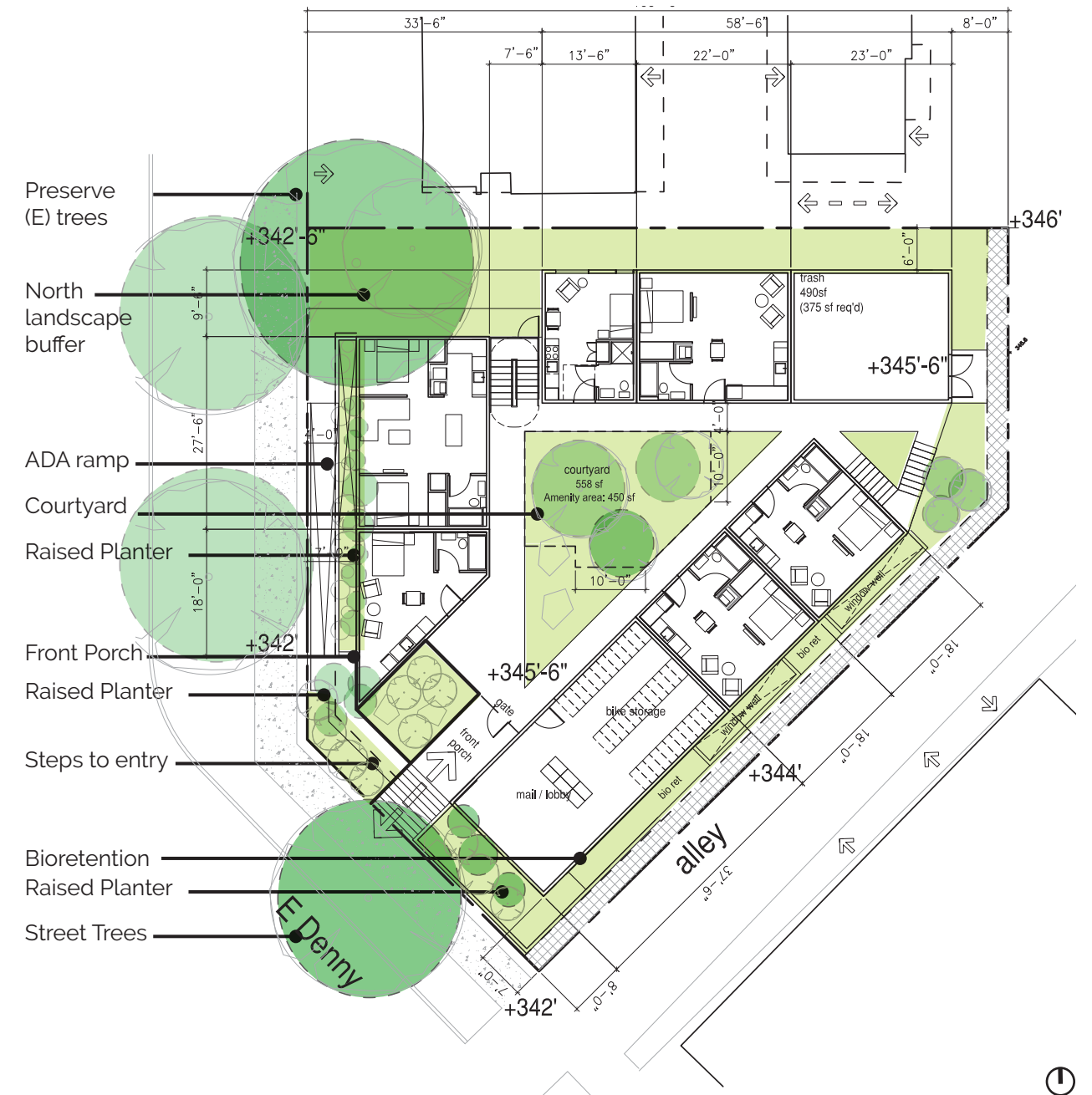
The angular shape of the mass is derived first from the site itself and secondarily from the change in street pattern and grid to form a mass that helps turn the corner and provides an attractive presence along the street scape.





Landscape Development Entry + Courtyard

- 1 Vegetation experience along ADA ramp and circulation
- 2 Vertical vegetation within the courtyard space
- 3 Incorporation of hanging vegetation within the courtyard area
- 4 Activate sidewalk edges and create opportunities for seating
- 5 Courtyard space that allows sunlight to access the circulation
- 6 Integration of planters and seatings along the sidewalk



COMMUNITY OUTREACH

SUMMARY OF APPROVED OUTREACH METHOD

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI Director's Rule 4-2018 and DON Director's Rule 1-2018.

Project Website Page:
<https://grtexp.co/taxus-house/>

Link to Online Survey:
<https://grtexp.co/taxus-house-survey/>

Summary of Public Comment:

- + 7 people total responded to the survey (5 of whom live very close to the project and 2 others who live in the general area)
- + Characteristics that are important in the new building to everyone seemed to be that the building is designed with sustainability in mind and that there are thoughtful approaches to landscape and open space
- + Two comments were received that the building should be family friendly
- + Comments received from the public regarding improvements at sidewalk and street level / public area include:
 - The project should be design good for pedestrians including enough space to walk, lighting and safety considerations and landscape buffer between units and sidewalk
 - Lots of plants and landscape are encouraged through public comment
 - Attractive building materials at street level should be used
 - Eyes on the street and public safety should be addressed
- + Concerns expressed by public comment include:
 - Construction noise and impacts
 - That the project may feel out of scale with other buildings nearby
 - That the project will make driving and parking in the neighborhood more challenging
 - That the project will contribute to gentrification and displacement
 - That the existing structure is being demolished
 - More two bedroom units are supported
 - Minimize impact to north adjacent property
- +Specific and Unique Items about the existing property and neighborhood include:
 - Parking challenges
 - Project site has been vacant for years and overgrown.
- +Support for project:
 - Support for added density was seen in two public comments
 - Public support for rear setback departure

Response to Public Comment

- Landscape efforts have focused on saving the NW tree, and finding meaningful open spaces at the ground level, including a large covered entry space and interior courtyard.
- The project does provide a true mixture of unit sizes, including (5) family friendly, 2-bedroom units.
- The project aims to balance the transition from NC3P-75 (M) Apartment building across the alley to LR3 townhouses immediately to the North. Looking at the adjacent townhouse elevations, the project will minimize large windows facing opening on the adjacent townhouse. A privacy study is included in the appendix.
- The project team acknowledges parking challenges. To best reduce vehicular traffic, bicycle parking is located at the entrance, where it will be easily accessible to residents.

> Copy of mailed flyer

NOTICE OF COMMUNITY OUTREACH TAXUS HOUSE - 102 21ST AVE E, SEATTLE, WA 98112

Great Expectations LLC and HyBrid Architecture are collaborating on a new and exciting project located at 102 21st Ave E. The project proposes a new residential structure containing 47 apartments, most of which are 1 bedroom units. Parking is not required in this zone per the Seattle Municipal Code, nor will it be provided.

The project team is just getting started on the planning now but construction could take place as early as Fall 2021. As part of Seattle's design review process, the project team is gathering community input that will assist in the planning and development of the project site. Please note, that all information and comments submitted may become part of the public record. This survey will be open from August 31, 2020 through Sept 30th, 2020. After that, we'll get starting on the Design Review Process and other permitting steps. SDCI project number is 3036778-EG.

For additional information, input and project contact information please reference the following links:

PROJECT WEBSITE

<https://grtexp.co/taxus-house/>

PROJECT SURVEY

<https://grtexp.co/taxus-house-survey/>

PROJECT CONTACT

permit@hybridarc.com

Units	47 units
Parking	No parking
Architect	Hybrid Architecture
Developer	Great Expectations LLC
Timeline	TBD, construction expected in late 2021, completion in late 2022
SDCI Project Number	3036778-EG



OPTION 2 DEPARTURE MATRIX

DEPARTURE	CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
1. Max Facade Length Reduction (23.45.527.B.1)	(SMC 23.45.527.B.1) Maximum Facade length in Lowrise Zones: 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.	The north side lot line is a lot line that is neither a rear lot line nor a street or alley line. The project proposes a facade length within 15'-0" of 72'-0" wide. This width requires a departure of 7'-0" .	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature) DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass)	A longer north facing facade, allows circulation to be located at the street facade, where it can contribute to street activation. To mitigate a longer facade, and lessen the mass of the overall building, the facade is broken by a breezeway (CS2.1 Transition and Delineation of Zones).
2. Average Side Setback Reduction (23.45.518.-	(SMC 23.45.518.A.1) For apartment developments with alley, there is a 7'-0" required average side setback per Seattle Land Use Code.	While the proposed project exceeds the front and side setback requirements, a 2'-0" rear setback departure is requested to adjust the rear setback from the required 10'-0" to a 8'-0" rear setback.	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature) DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass)	The side setback reduction, allows circulation to be located at the street facade, where it can contribute to street activation, while maintaining a functional interior courtyard space. To break up the mass , the facade is broken by a breezeway (CS2.1 Transition and Delineation of Zones). An additional privacy study is provided to demonstrate the location of windows, planting and window wells in respect to the existing adjacent townhouses. Few windows will be directly impacted by this departure.
3. Amenity Area Reduction (23.45.522)	(SMC 23.45.522.A.1) Amount of amenity area required for apartments in LR Zones is equal to 25% of the lot area. A minimum of 50% of the required amenity area shall be provided at ground level. For apartments, amenity area required at ground level shall be provided as common space.	The proposal, as designed, requests a 22% reduction in common space amenity and a 60% reduction in private amenity areas , provided in the preferred design as private balconies along the street-facing facade.	Central Area Guidelines: Cs1 - 2.b.e. (Connection to Nature) PL3 - 2.h.j. (Streetscape Treatment) Seattle Design Guidelines: DC3.C.2 (Amenities and Features)	The project contributes significant covered common area at grade that is beyond the area required by code, however, because the area is covered, it may not be included in a common amenity calculation. Covered common area is supported by Central Area Guideline - PL1 .2 - Connection back to the community: when providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long. Additionally, lush landscaping at the entry portal will help to to create a natural room between the street and the building. (CS1 2. Connection to Nature) If not granted, balconies will be removed to provide uncovered common area at the street.

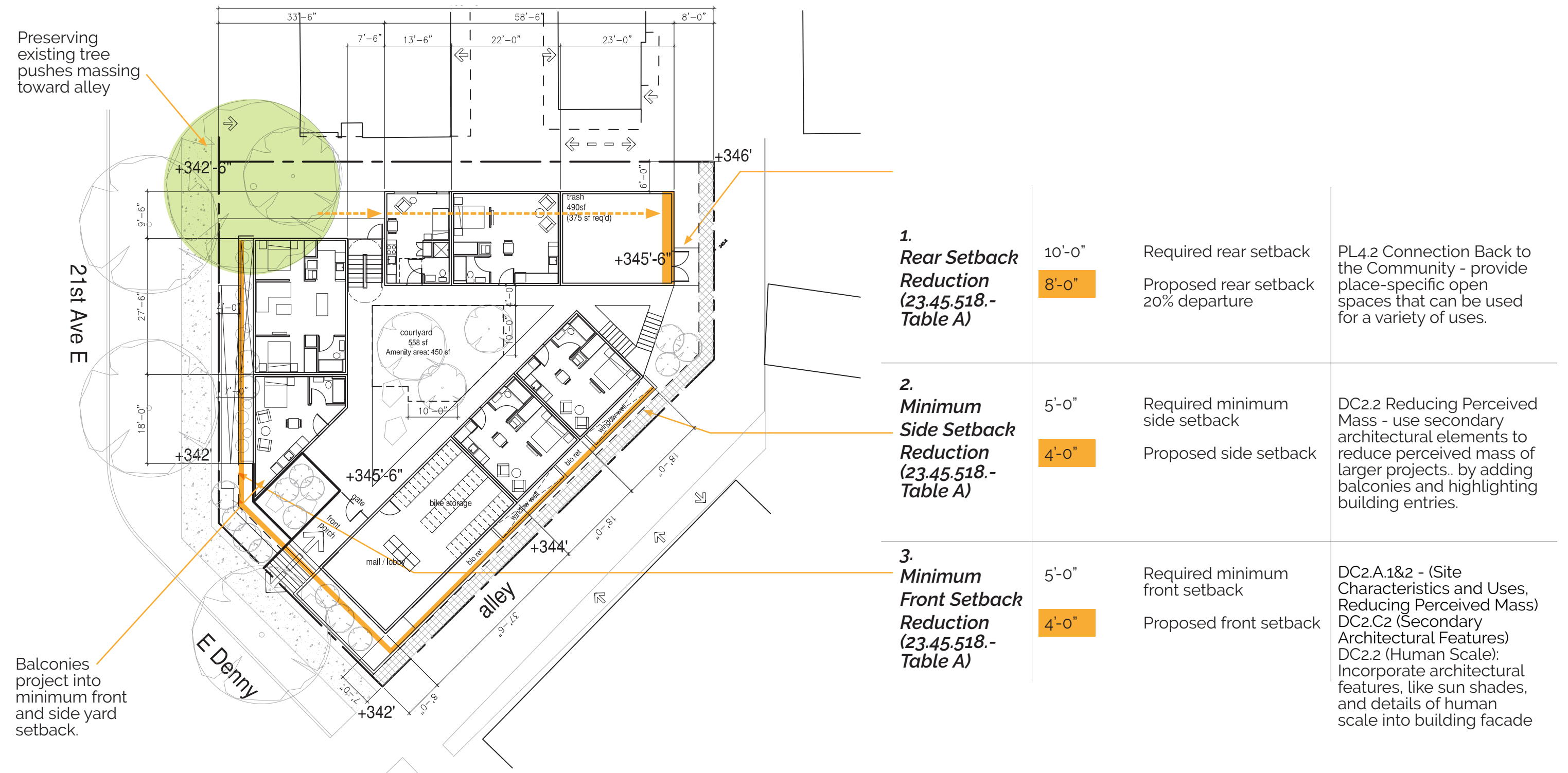
OPTION 2 DEPARTURE MATRIX



OPTION 3 DEPARTURE MATRIX

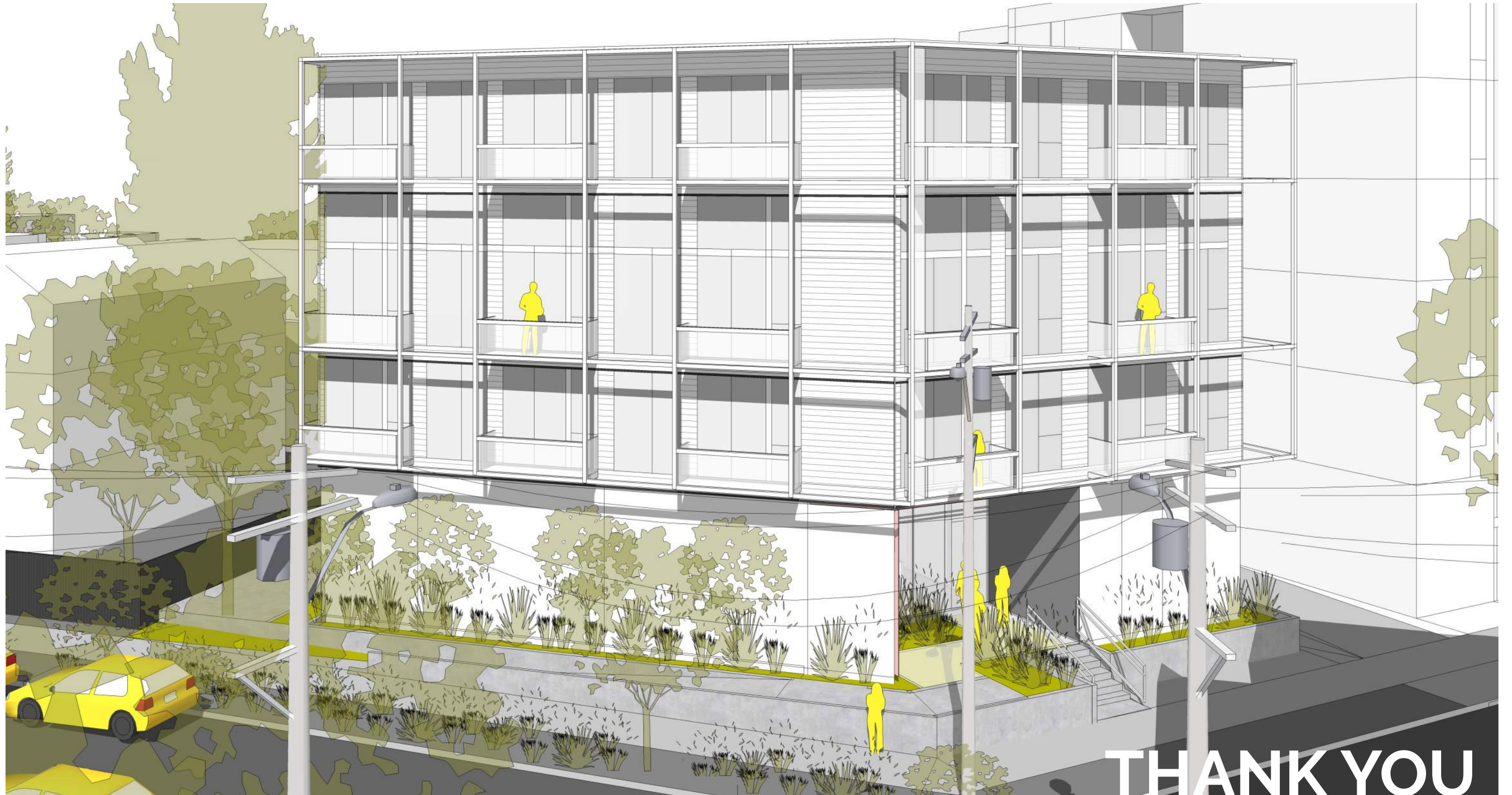
DEPARTURE	CODE REQUIRED	REQUEST	DESIGN GUIDELINES	RATIONALE
1. Rear Setback Reduction (23.45.518.- Table A)	(SMC 23.45.518.A.1) For apartment developments with alley, there is a 10'-0" required rear setback per Seattle Land Use Code.	While the proposed project exceeds the front and side setback requirements, a 2'-0" rear setback departure is requested to adjust the rear setback from the required 10'-0" to a 8'-0" rear setback.	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature), DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass), CS2.3 (Zone Transitions)	<p>The proposed setback reduction has been requested in order to preserve an existing Norwegian spruce tree located at the NW corner of the site. The rear setback reduction in is appropriate considering the context. The NC3P-75(M) zoned parcels across the alley, where a zero setback condition will be allowed.</p> <p>Reduced planting will help to transition to the LR zones. By maintaining an 8 ft rear setback, including an 3'-0" SDOT setback, the project will maintain a 5ft planted area, breaking only to provide a 6 ft trash access door. (CS2.3 Zone Transitions)</p>
2. Side Setback Reduction (23.45.518.- Table A)	(SMC 23.45.518-Table A) For apartment developments a 5'-0" side setback is required.	The proposed balconies along the alley are 4'-0" from the property line and project 1'-0" into the setback. A 1'-0" side setback is requested , to adjust the side setback from the required 5'-0" to 4'-0" on the south side setback.	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature) DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass) DC2.C2 (Secondary Architectural Features)	To break up the long SE facade, the project proposes 3 ft deep balconies be allowed to project 1'-0" into the required side setback. Balconies not only break up the massing along the facade (DC2.A2), but project toward the property line in response to the the zero-setback condition across the alley. (CS2. B1) Solar shading is a dual purpose element that will also provide visual interest and depth (DC2.C2). The building mass provides a 7-ft minimum (also average) setback across the full length of the alley. The balconies only project at upper stories.
3. Minimum Front Setback Reduction (23.45.518.- Table A)	(SMC 23.45.518.A) For apartment developments a minimum 5 ft front setback is required per Seattle Land Use Code.	The proposed balconies along the front setback are 4'-0" from the property line and project 1'-0" into the setback. A 1'-0" front setback is requested , to adjust the front setback from the required 5'-0" to 4'-0".	Central Area Guidelines: CS1 - 2.b&e (Connection to Nature) DC2 - 1.a&b (Building Layout and Massing) Seattle Design Guidelines: DC2.A.1&2 - (Site Characteristics and Uses, Reducing Perceived Mass) DC2.C2 (Secondary Architectural Features)	The project proposes 3 ft deep balconies be allowed to project 1'-0" into the required side setback. Because of the corner site condition, building out to the corner helps to create a strong urban edge to the block (CS2.C2). Balconies visually reduce the massing (DC2.A2) and provide outdoor opportunities for residents. Solar shading is a dual purpose element that will also provide visual interest and depth (DC2.C2). The walls of the building mass provide a 7-ft minimum setback across the street edge and the balconies will only project at the upper stories.

OPTION 3 DEPARTURE MATRIX

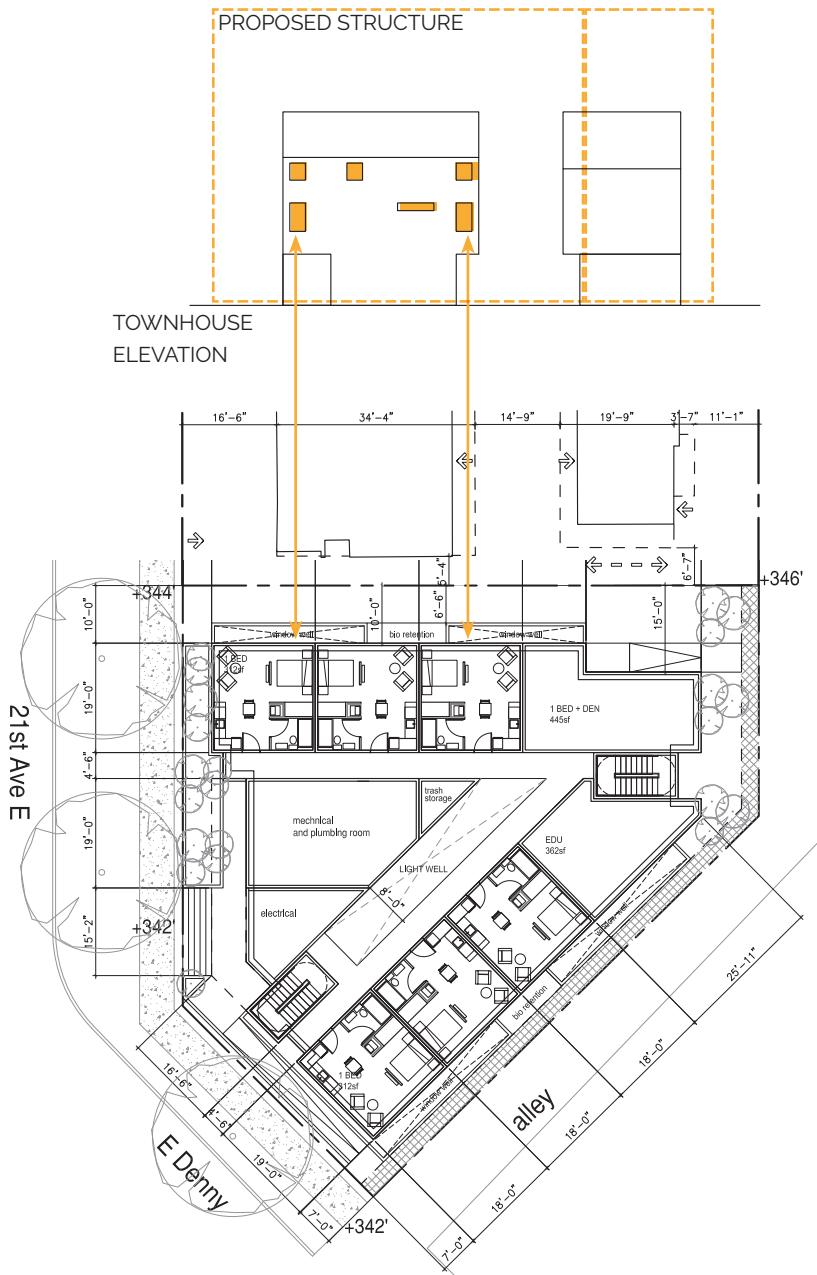


RENDERING VIEW - STREET FACING FACADE

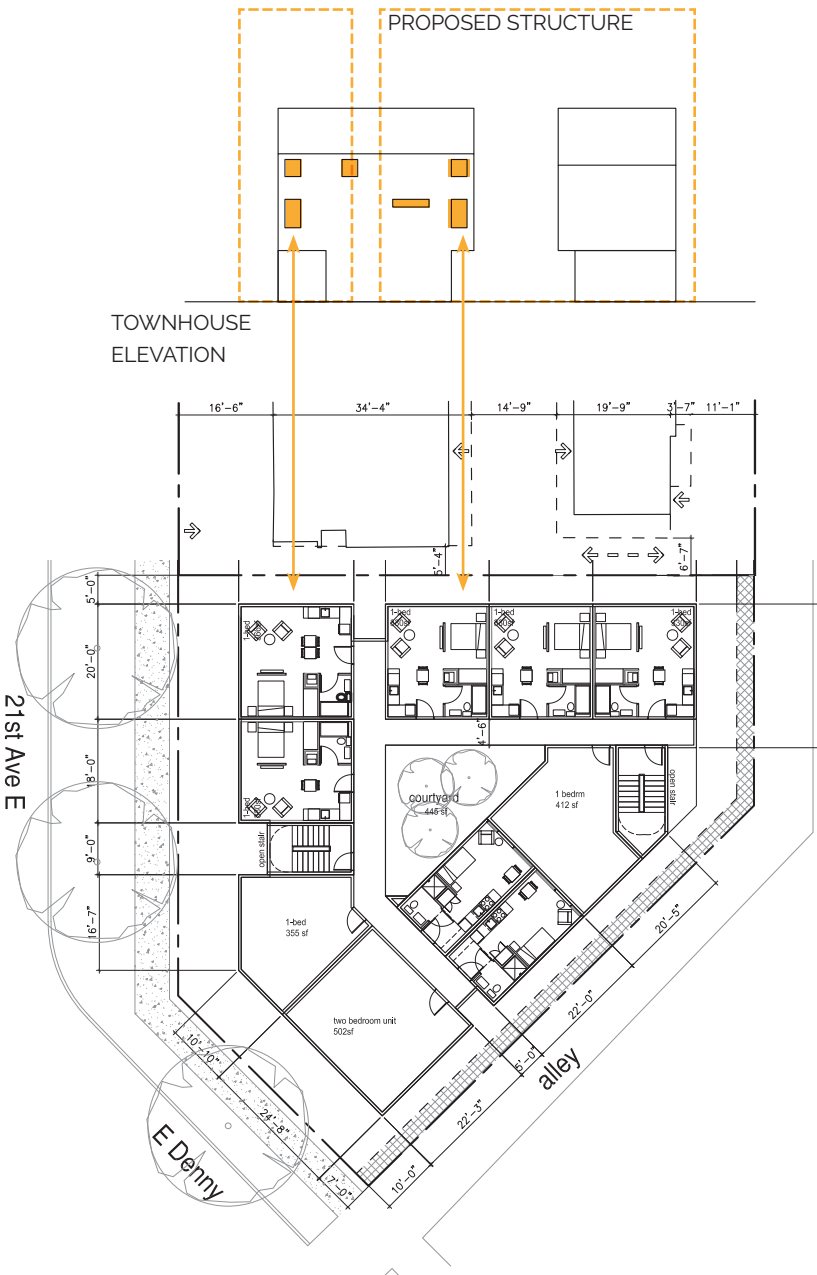




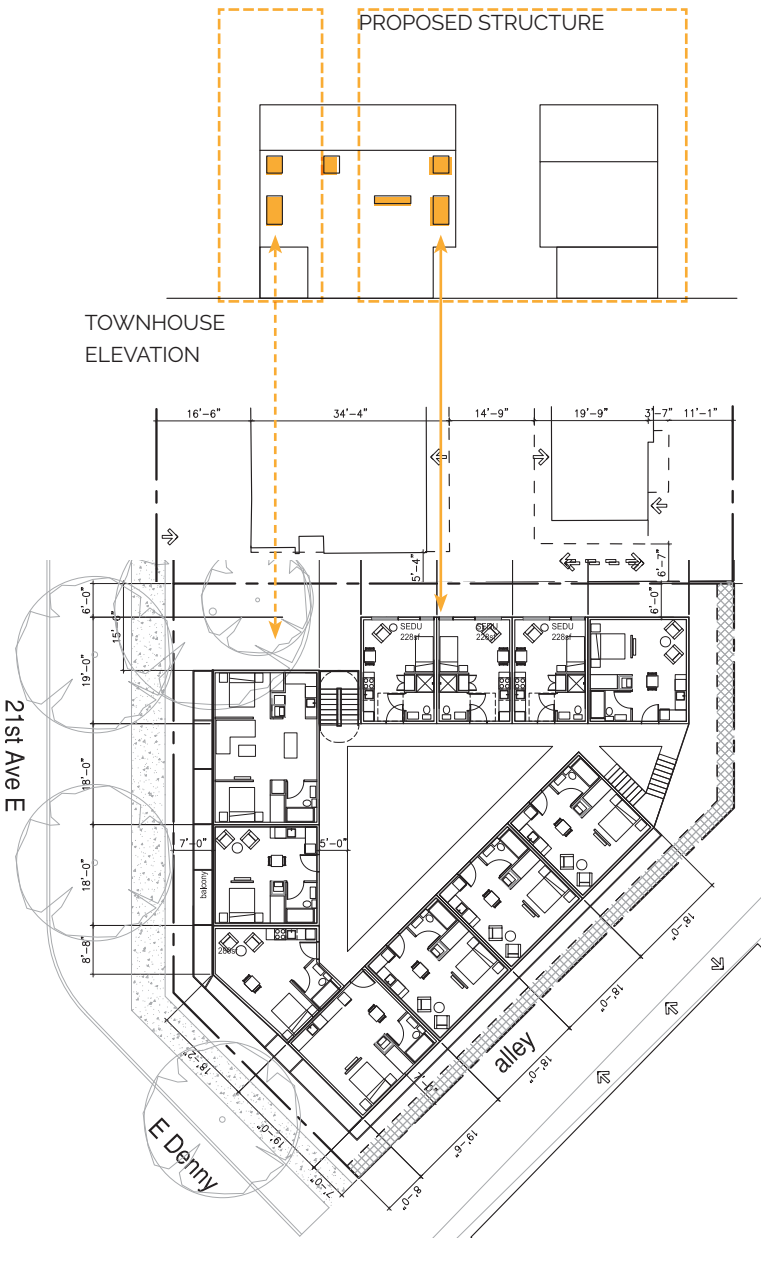
PRIVACY STUDY



1 | MASSING OPTION 1



2 | MASSING OPTION 2

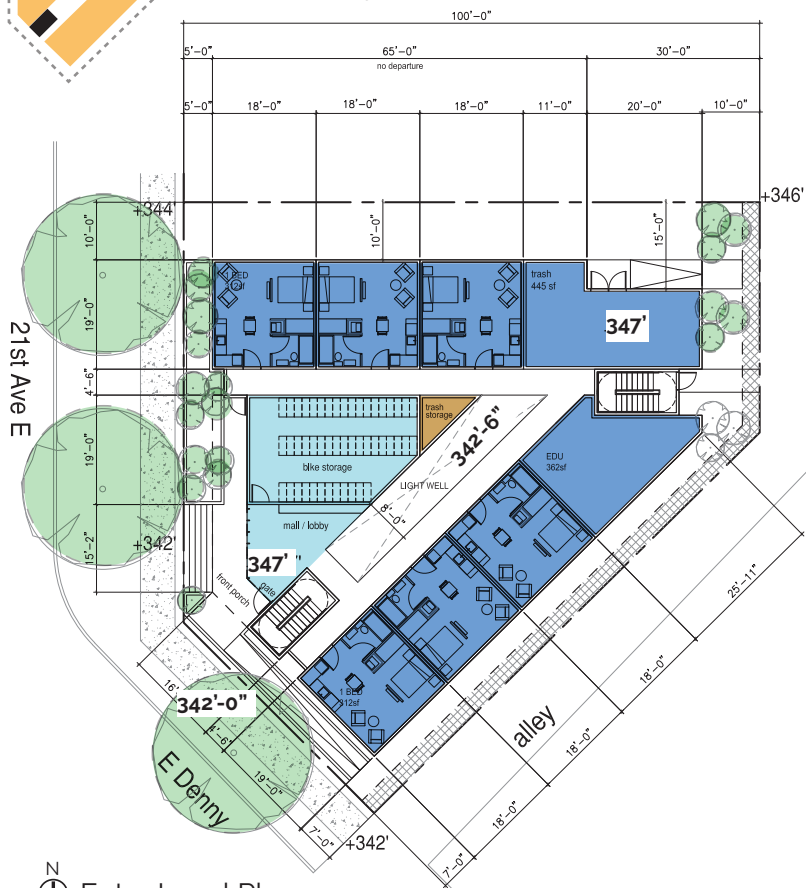


3 | MASSING OPTION 3

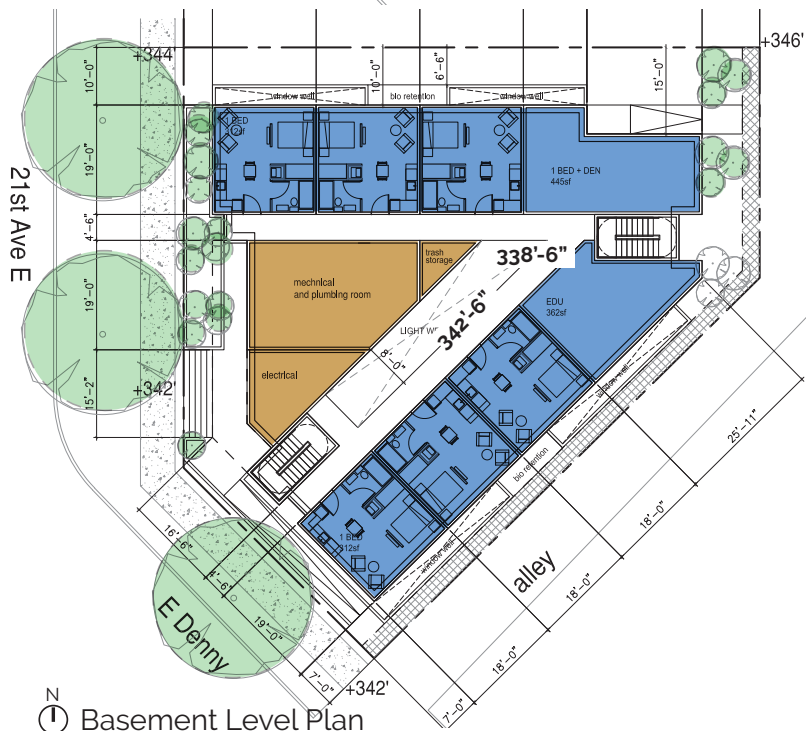


1|MASSINGOPTION1

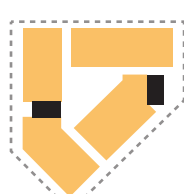
ZZ TOP



Entry Level Plan



Basement Level Plan



2|MASSINGOPTION2

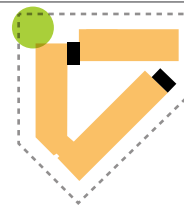
THE WHO



Entry Level Plan



Basement Level Plan



3|MASSINGOPTION3

ZEPELIN - PREFERRED SCHEME



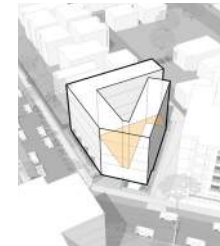
Entry Level Plan



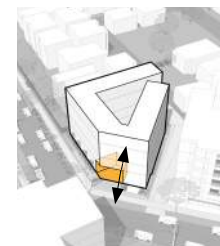
Basement Level Plan



1: ALIGN
Mass and site geometry



2: OPEN
Courtyards for light and air



3: CONNECT
Public to private



4: PROTECT
Existing trees



5: ACTIVATE
Balconies and solar shading

