



119 19th Avenue Seattle, WA 98122
SDCI Number:TBD
12th February, 2019

CADENCE **GGLO** DESIGN

Vision



GGLO DESIGN

Design Professional:

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CADENCE

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SDCI

City of Seattle:

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Inspection
P.O. Box 34019
Seattle, WA 98124

Team

Cadence: Cadence Real Estate is recognized as one of the premiere value-add property managers and real estate investors in the Northwest. We seek to create a high standard of living for our residents.

GGLO: We seek to bring the essence of community alive in each of our projects - believing that the fundamental desire to interact and feel a part of something can be evoked through design. This perspective runs deep through our practice, helping ensure our solutions have the most positive impact in any context and place. We believe it's both the opportunity and responsibility of design to inspire the best aspects of community. To create belonging, improve lives, spark opportunity, foster relationships and create unforgettable personal moments.

Objectives

- Reinforcing the network of open space in the neighborhood by providing distinctive common areas and multi-use open areas
- Respond to and support the ever increasing multi-modal lifestyle of current and future residents in the community

Address:

119 19th Ave, Seattle, WA 98122

Parcel:

982670-0940

Base Zone:

LR3 - Lowrise 3

Overlay Zones:

Frequent Transit
Detached Accessory Dwelling Units
23rd & Union-Jackson (Residential Urban Village)

Residential Units:

Approximately 80 Efficiency Dwelling Units

Residential Amenity:

Approximately 919 sf of Residential Leasing Space

Parking Stalls:

Approximately 16 on Site Parking Stalls

Project Timeline

- Permitting/Entitlement: Now - 2020
- Construction: 2021
- Completion: 2022

Vicinity Map



Vicinity Map

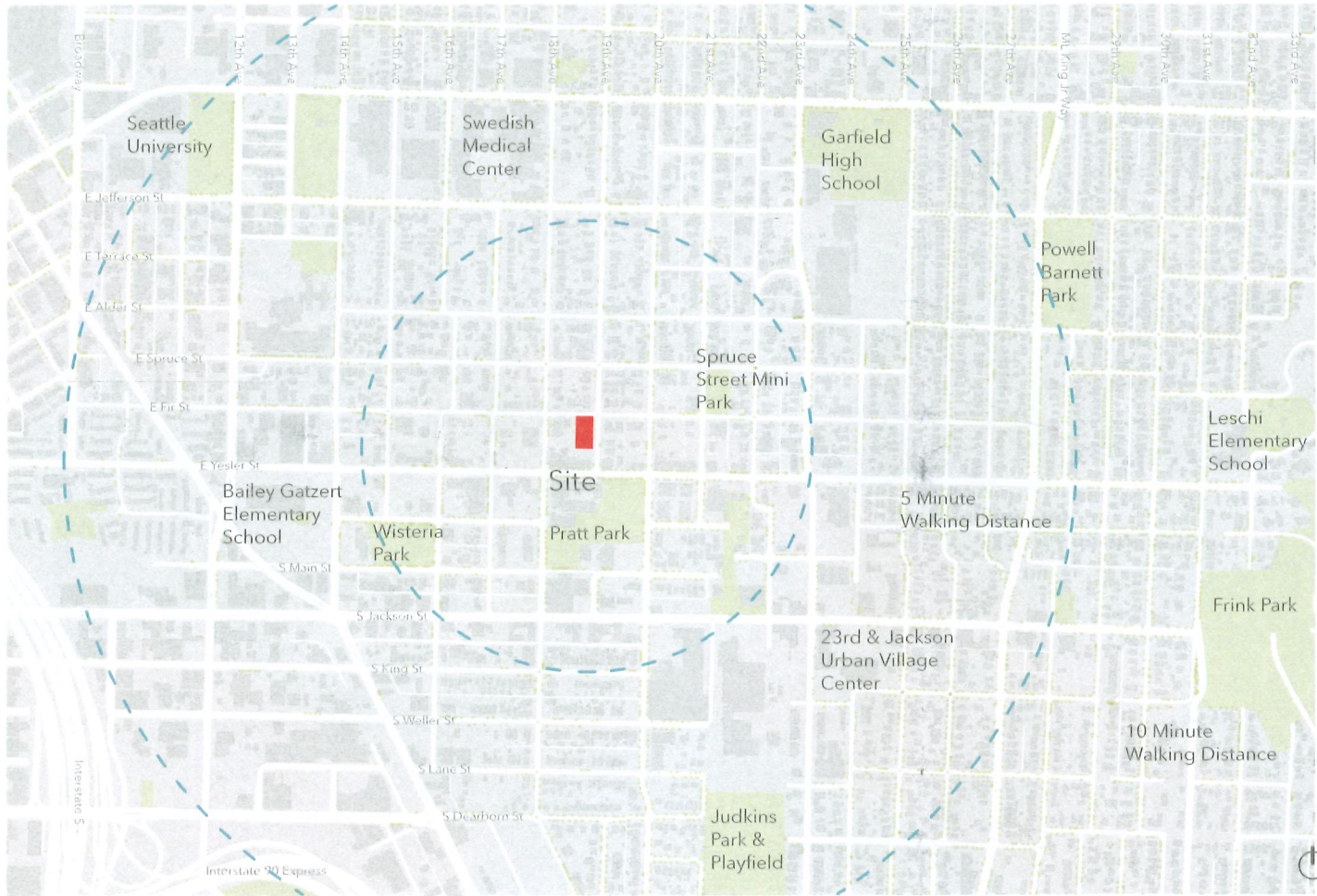


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Neighborhood Zoning



Site Zoning Axonometric



Major Arterial & Bus Line

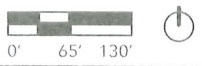


Existing Path Providing Access to Site



Access & Entrances to Neighboring Buildings

Architectural Context:





1. Jesus Christ Apostolic Church



2. R & L Bar-B-Q



3. Good Neighborhood Grocery



4. Broadcast Coffee Roasters



5. God's Pentecostal Church



6. Spruce Street Mini Park



7. Pratt Park



8. Yesler Grocery



9. New Hope Missionary Baptist Church



10. Langston Hughes Performing Arts Inst.



11. Tolliver Temple Church of God



12. Seattle Classic Christian School



13. Faith Bible Church

Neighborhood Context

Open Space Context

Street Views: 19th Avenue



Looking East Towards the Site



Looking South Towards the Site

Site Orientation:



Site View Looking West From 18th and Fir



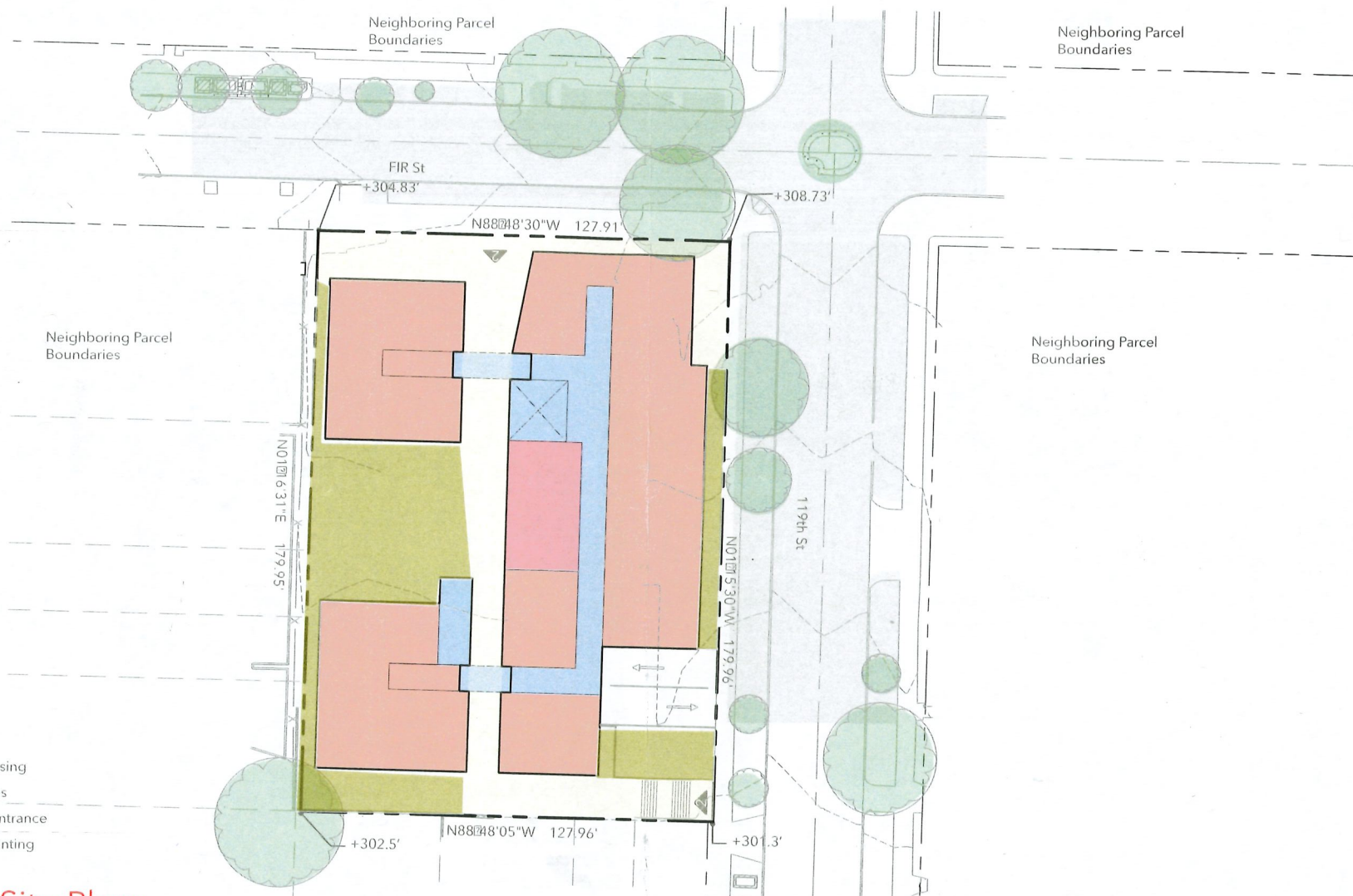
Site View Looking East From 19th and Fir



Site View Looking North from Yesler Way and 19th



Site View Looking South Between Faith Bible Church and Proposed Site



- Residential
- Circulation
- Amenity Area/ Leasing
- Vehicular Entrances
- Primary Building Entrance
- Open Space or Planting

Proposed Site Plan: Legal Description: LOTS 8, 9 AND 10 IN BLOCK 20 OF H.L. YESLER'S 1ST ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 215, RECORDS OF KING COUNTY, WASHINGTON;



Questions?

Email: 119NineteenthAve@gmail.com