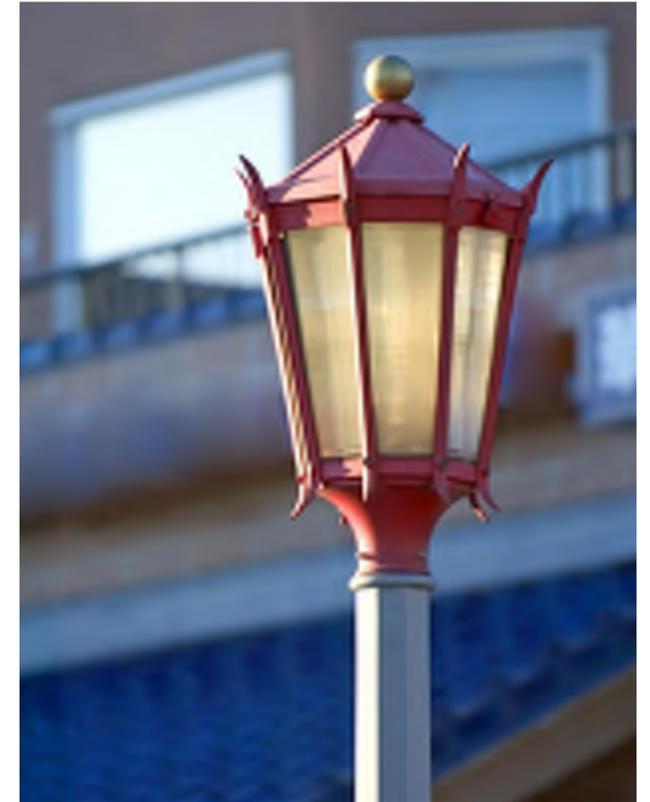


# Seventh & South Jackson<sup>st.</sup>



INTERNATIONAL SPECIAL REVIEW DISTRICT  
CERTIFICATE OF APPROVAL CYCLE 1  
701 S JACKSON ST BRIEFING PACKET  
DONH-COA-00278

AUGUST 28, 2021

*SEE FULL BRIEFING PACKET DATED AUGUST 5, 2021 FOR COMPLETE PROJECT INFORMATION*

 **NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST

1435 34TH AVENUE  
SEATTLE, WA 98122  
(206) 760-5550  
[WWW.NEIMANTABER.COM](http://WWW.NEIMANTABER.COM)

## PROJECT GUIDING PRINCIPLES

1. Engage with community stakeholders, businesses, and civic organizations to learn what is important through design, art, and public spaces to celebrate the District's place as the center of Asian culture in Seattle past, present, and future.
2. Contribute to a just and inclusive community that serves all incomes and all ages with a mix of rental rates that promote economic diversity and are attainable for current C-ID residents.
3. Provide financially attainable new housing that is affordable for existing members of the community.
4. Design housing that appeals to seniors, professionals, and students who want to live at the center of Asian community and culture in Seattle.
5. Develop a project that serves as a public gateway to easily connect pedestrians along South Jackson Street to the neighborhood.
6. Work with the CIDBIA and SCIDpda to identify community-desired ground-floor retail tenants.
7. Play a role in maintaining a neighborhood where residents and visitors feel at home speaking many different languages.
8. Provide safe, accessible, and welcoming public spaces that invite visitors to linger and are designed for families, especially grandparents and grandchildren.
9. Provide long-term support for C-ID initiatives by participating on community boards and being involved with neighborhood groups.

## PROPOSAL

### Changes to Building or Site

The existing buildings on site will be demolished. The proposed building will require excavation of the entire lot, and the existing contamination associated with past on-site vehicular uses will be removed in coordination with the Washington State Department of Ecology.

### Effect on Public Right-Of-Way

Existing sidewalk will be replaced, and numerous curb cuts associated with on-site vehicular uses will be removed. A new, smaller curb cut will be added along 7th Avenue for waste removal access. Existing street trees and street lamps will be preserved.

### New Construction

The proposed project is a 9-story (approximately 100,000 SF) mixed use building with small-scale efficiency residential units (congregate dwellings and SEDUs) throughout and 3,000 SF of commercial tenant spaces at street level. The building will be constructed as 5 stories of Type IIIA wood construction on top of 4 stories of Type IA concrete construction with one basement story below. No parking is provided.

### Proposed Use & Change of Use

Existing use on site has historically been automotive related, but the garage and service station are longer in use. There is an existing retail use on site located in the tenant space on 7th Avenue. The site use will change from light industrial automotive to residential and commercial uses.

## PROJECT INFORMATION

SITE ADDRESS	701 S Jackson St Seattle, WA 98104
PARCEL NUMBER	524780-2725
APPLICANT	Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	IDM-75-85
LOT SIZE	13,439 SF
ALLOWABLE FAR	3.0
PROPOSED UNITS	245 units 76 Congregate Dwellings 169 SEDUs
ALLOWABLE HEIGHT	75' commercial / 85' residential
<b>DESIGN TEAM</b>	
OWNER	OZ Navigator 159 S Jackson St, Suite 300 Seattle, WA 98104 (206) 889-5949
ARCHITECT	Neiman Taber Architects 1435 34th Ave Seattle, WA 98122 (206) 760-5550
LANDSCAPE	Murase Associates 210 E Boston St Seattle, WA 98102 (206) 322-4937

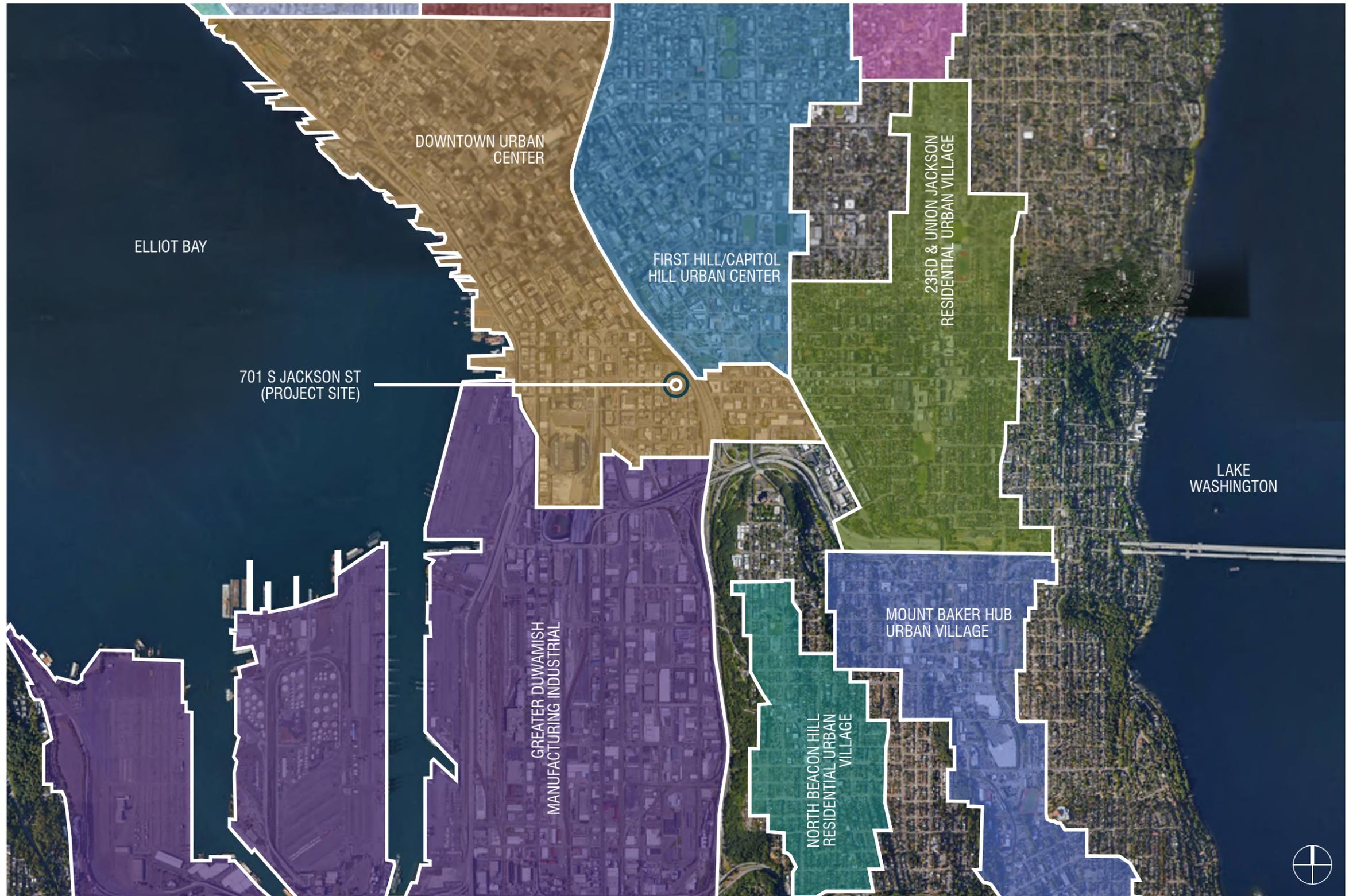
**EXISTING CONDITIONS**

# URBAN DESIGN ANALYSIS

## URBAN VILLAGES

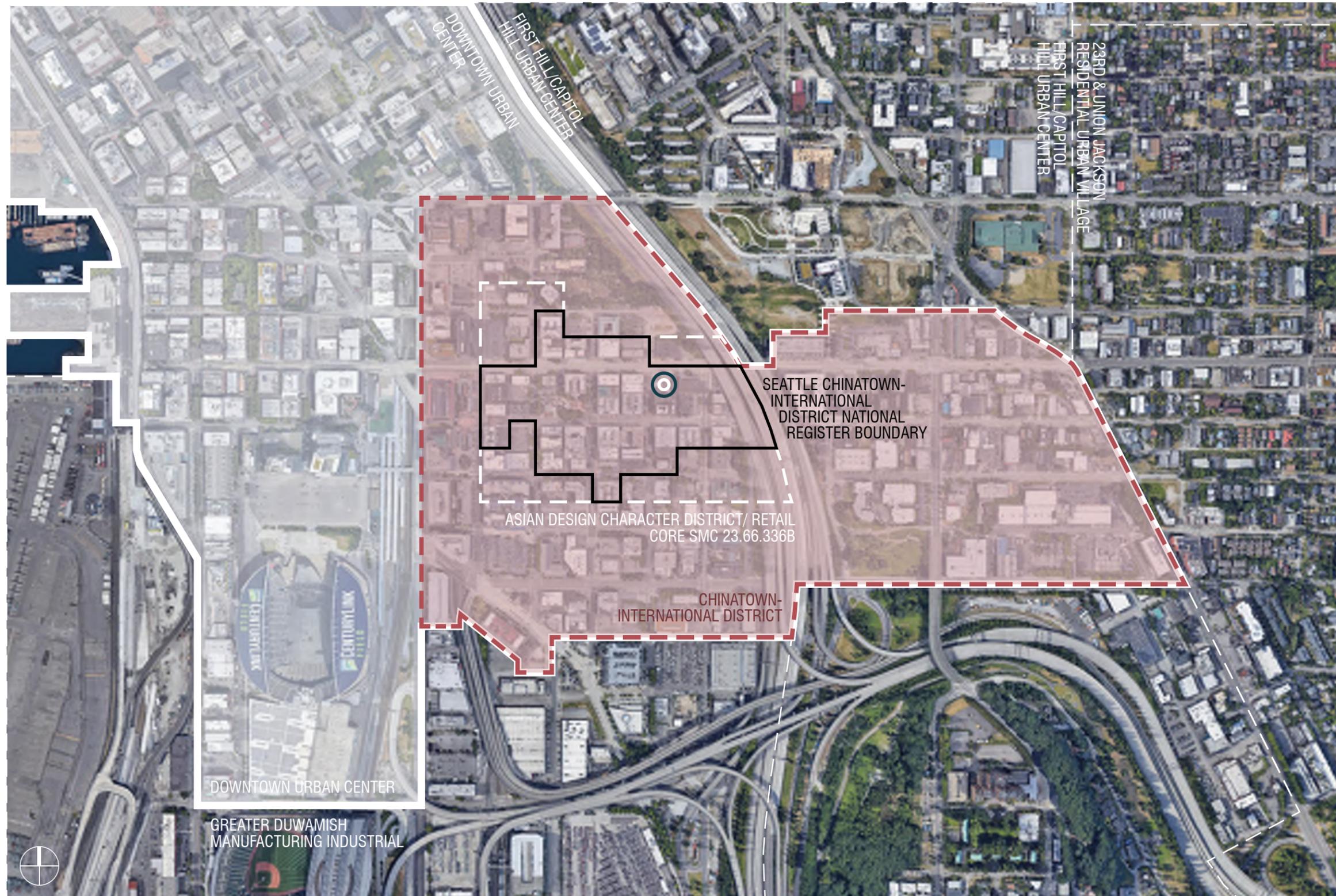
### DOWNTOWN URBAN CENTER

Downtown Seattle is home to 12 different neighborhoods and forms the dense urban core of the rapidly growing Seattle Metropolitan Area. Downtown Seattle is a major tourist destination and is poised to become even more so with the completion of the waterfront and convention center redevelopment projects. Downtown Seattle is a strong retail shopping magnet as well as the center of many cultural and entertainment activities. It is also home to an expanding technology industry that has spurred widespread redevelopment of more northern downtown neighborhoods like Belltown, Denny Triangle, and South Lake Union. Neighborhoods at the southern end of the Downtown Urban Center – Pioneer Square, SODO, and the C-ID – have also seen an increase in development activity in recent years.



# URBAN DESIGN ANALYSIS

## INTERNATIONAL SPECIAL REVIEW DISTRICT



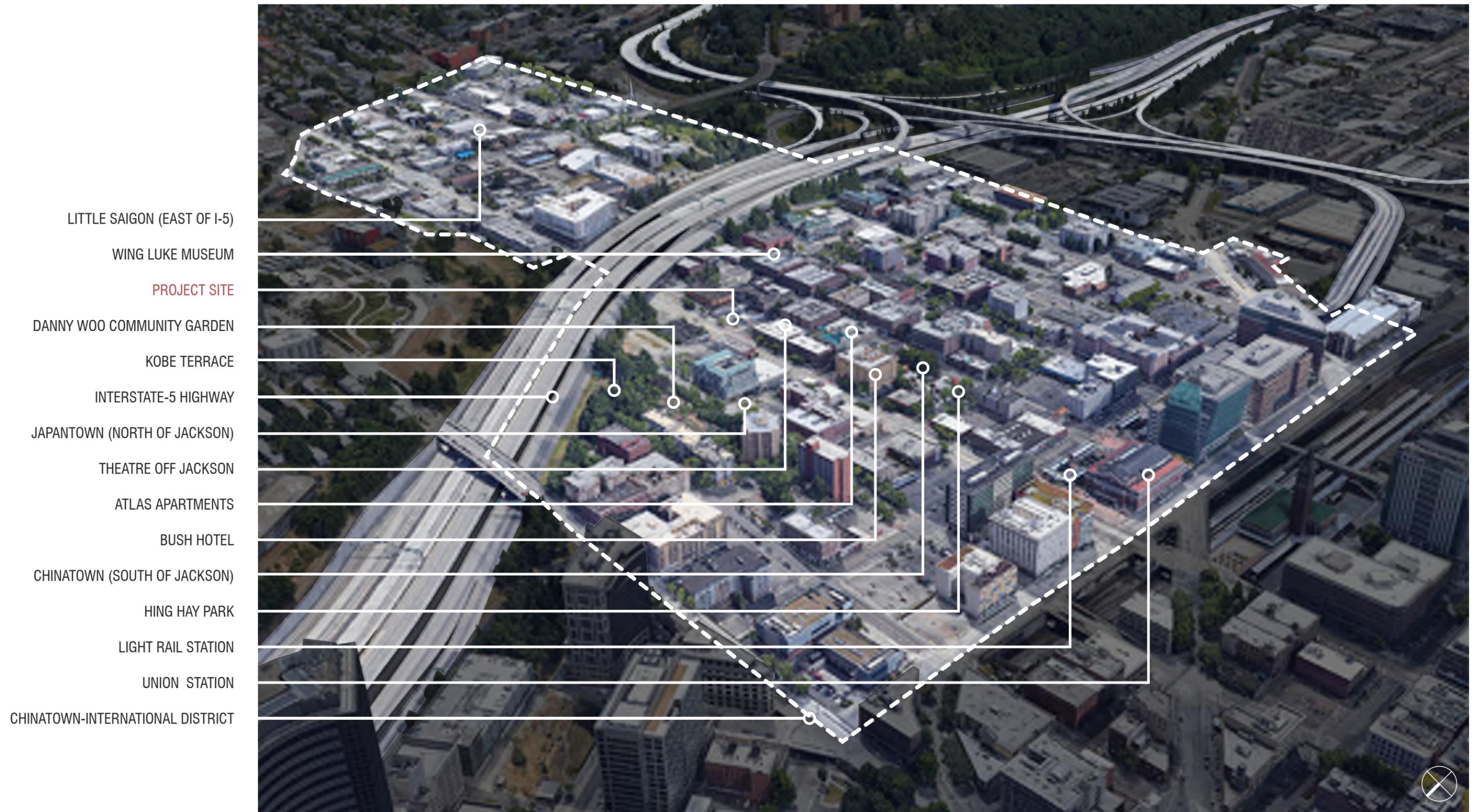
### CHINATOWN-INTERNATIONAL DISTRICT

The Chinatown-International District (C-ID) spans from Pioneer Square to the west to the Central Area to the east, and is comprised of a number of smaller cultural nodes such as Japantown and Chinatown west of I-5 and Little Saigon east of I-5. The cultural heritage of the C-ID is both wide and deep, and throughout its history the neighborhood has also been a community hub for African Americans, Filipinos, and immigrants from countries such as Thailand, Korea, Vietnam, and more.

The rich history of the C-ID was formally acknowledged in 1973 when the Seattle Chinatown Historic District was nominated to the National Register of Historic Places (NRHP) with the goal of promoting and preserving the cultural, economic, and historical features of the neighborhood, particularly those features derived from its Asian American heritage. The proposed project located at 701 South Jackson Street falls within the NRHP boundary.

# URBAN DESIGN ANALYSIS

## NEIGHBORHOOD FEATURES

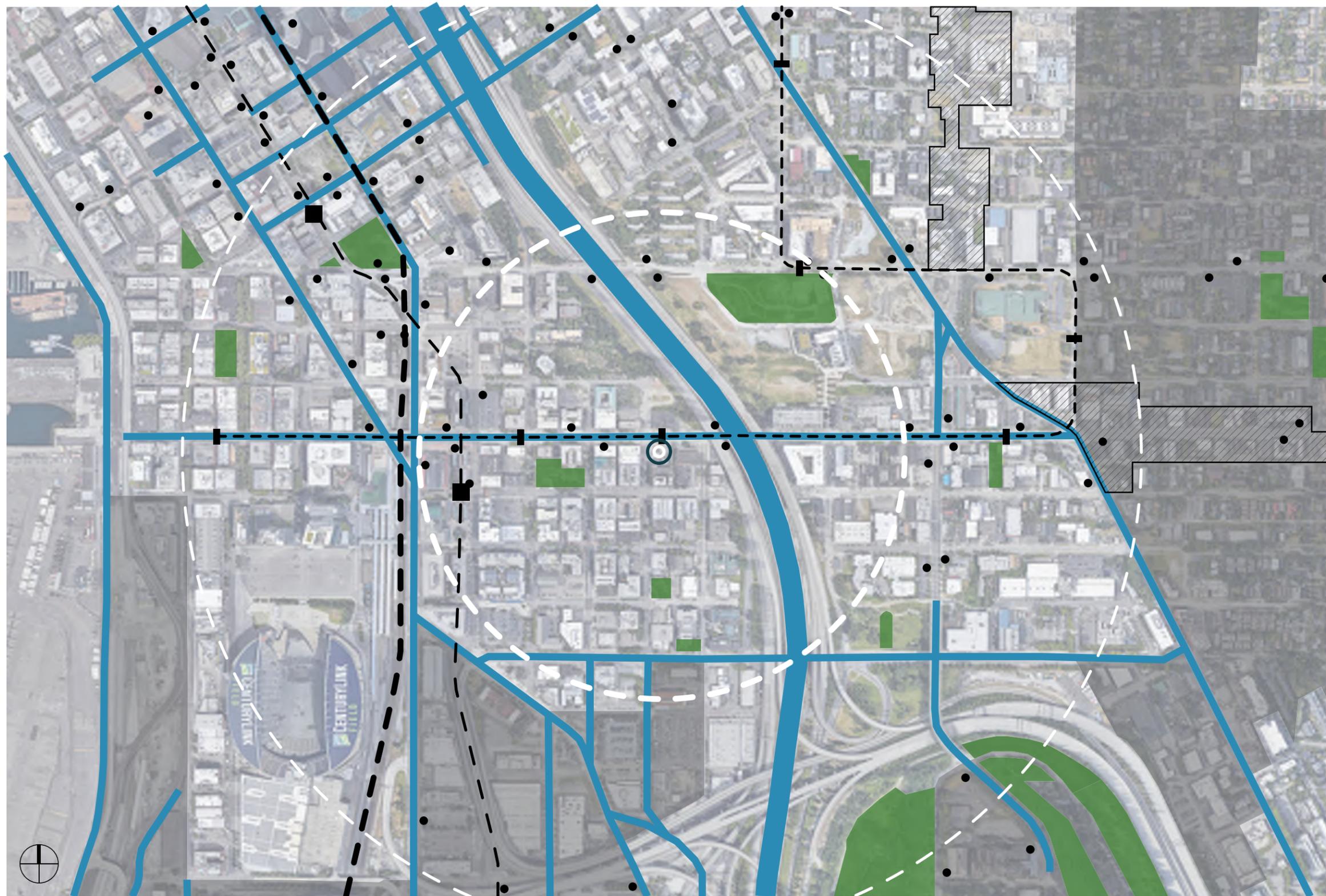


# URBAN DESIGN ANALYSIS

## NEIGHBORHOOD ACCESS + SERVICES

### CONTEXT MAP

The project site is located within walking distance from multiple frequent transit routes, such as the light-rail, the tram, express and regular busses. It is about four blocks from the Union Station; 10 minutes to the downtown core area, and 1 block from the highway I-5. Jackson Street is a principal arterial road on which there are many bus routes in addition to the tram.



-  5 MINUTE WALKING RADIUS
-  10 MINUTE WALKING RADIUS
-  PRINCIPLE ARTERIALS
-  FREQUENT TRANSIT CORRIDOR
-  BUS STOPS
-  PEDESTRIAN ZONES
-  PARKS
-  PROJECT SITE
-  TRAM ROUTE
-  LIGHT RAIL ROUTE
-  HEAVY RAIL ROUTE

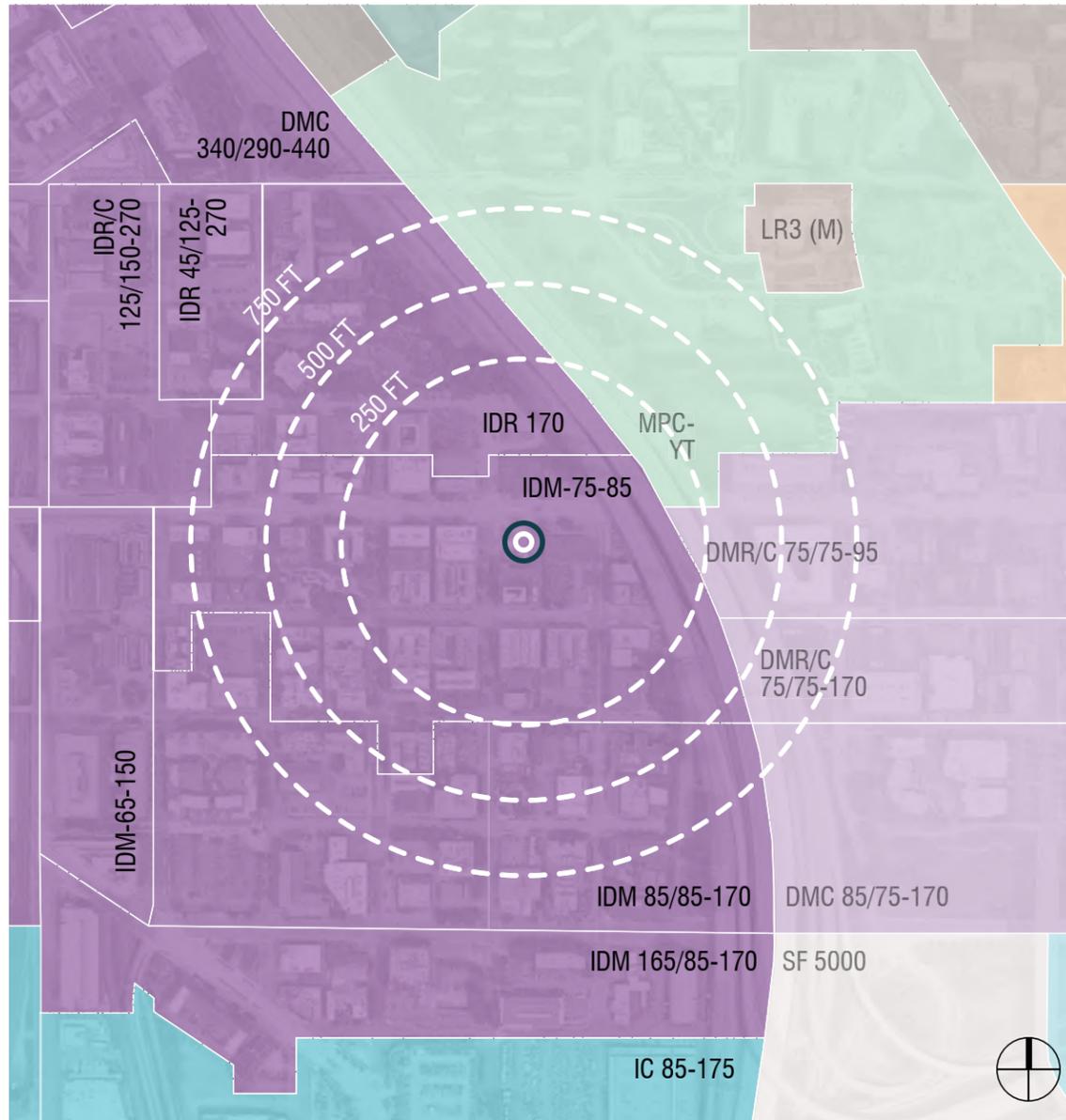
# URBAN DESIGN ANALYSIS

## ZONING + LAND USE

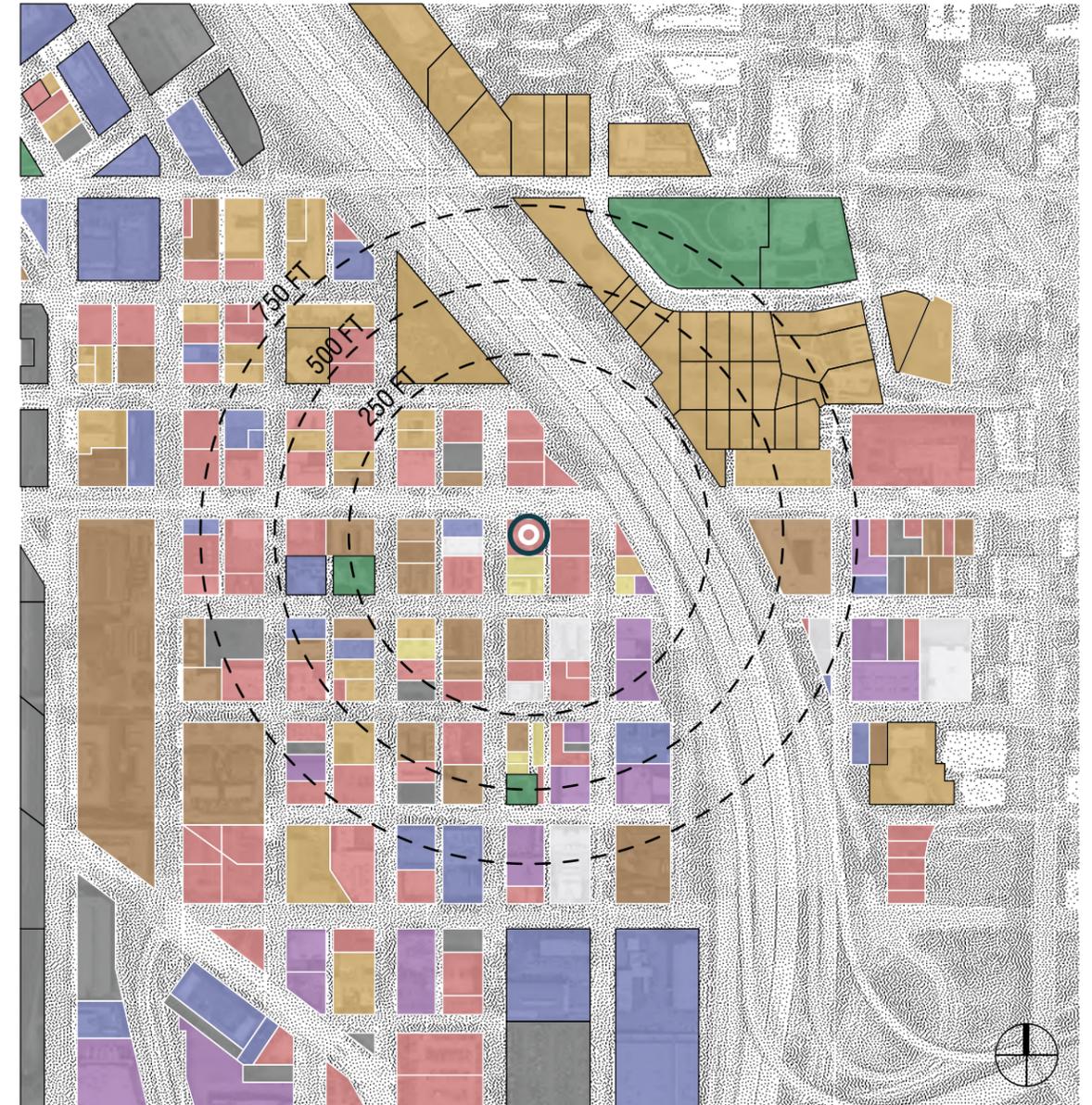
### CONNECTED NEIGHBORHOOD

The Chinatown-International District is one of Seattle's most connected neighborhoods. It ties together Chinatown, Japantown, Little Saigon, Pioneer Square, SODO, and Downtown. The prevalence and proximity of food, shopping, entertainment, and parks put many of amenities within walking distance—and for those who need to travel further, the neighborhood has ready access to a number of forms of transportation: commuter rail, light rail, street car, commuter busses, and metro busses. With high levels of pedestrians and transit riders sharing the streets and sidewalks, there is a need within the C-ID for increased attention to walkability and safety, especially for projects on major arterials with many overlapping modes of transportation.

The project site at 701 South Jackson Street is centrally located within the C-ID, putting nearly the entire neighborhood within a 15 minute walking distance. South Jackson is a major arterial connecting parts of the city both east and west of I-5. The project site is directly adjacent to a street car station in the middle of the arterial.



ZONING MAP



LAND USE MAP

<span style="background-color: #800080; color: white; padding: 2px;">IDM</span> INTERNATIONAL DISTRICT MIXED	<span style="background-color: #00CED1; color: white; padding: 2px;">IC</span> INDUSTRIAL COMMERCIAL
<span style="background-color: #800080; color: white; padding: 2px;">IDR</span> INTERNATIONAL DISTRICT RESIDENTIAL	<span style="background-color: #90EE90; color: white; padding: 2px;">MPC</span> MASTER PLANNED COMMUNITIES
<span style="background-color: #800080; color: white; padding: 2px;">DMC</span> DOWNTOWN MIXED COMMERCIAL	<span style="background-color: #D2B48C; color: white; padding: 2px;">LR</span> LOW-RISE
<span style="background-color: #800080; color: white; padding: 2px;">DMR</span> DOWNTOWN MIXED RESIDENTIAL	<span style="background-color: #F5DEB3; color: white; padding: 2px;">SF</span> SINGLE-FAMILY

<span style="background-color: #FFFF00; color: white; padding: 2px;">RESIDENTIAL - LOW-RISE</span>	<span style="background-color: #6A5ACD; color: white; padding: 2px;">INSTITUTIONAL</span>
<span style="background-color: #D2691E; color: white; padding: 2px;">RESIDENTIAL - HIGH-RISE</span>	<span style="background-color: #800080; color: white; padding: 2px;">INDUSTRIAL</span>
<span style="background-color: #A0522D; color: white; padding: 2px;">MIXED-USE</span>	<span style="background-color: #696969; color: white; padding: 2px;">PARKING</span>
<span style="background-color: #DC143C; color: white; padding: 2px;">COMMERCIAL</span>	<span style="border: 1px solid black; padding: 2px;">PUBLICLY-OWNED PROPERTY</span>

**EXISTING CONDITIONS  
SITE PHOTOS**



# EXISTING CONDITIONS DEMOLITION PLAN

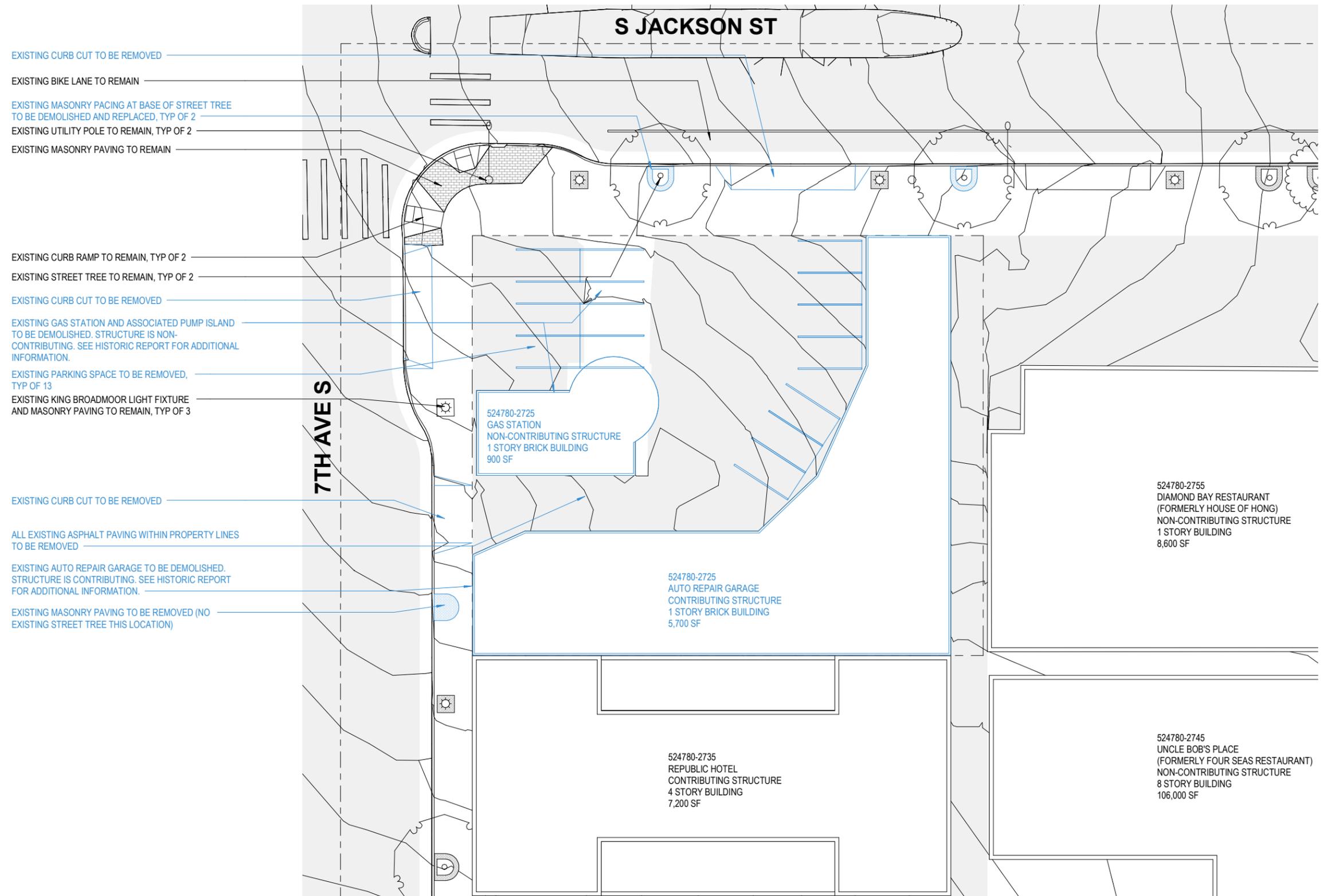
## REASON FOR DEMOLITION

The two existing structures on site have exceeded their useful lifespans and have for many years been in a state of disuse and disrepair. Both structures will be demolished and the associated below grade contamination will be remediated as part of the proposed redevelopment.

The historic report that accompanies this document — prepared by Susan Boyle of BOLA Architecture + Planning — provides more detailed descriptions of the existing structures' current conditions and concluded the architectural integrity of the auto repair garage: "In its current condition the building reveals little of the original early 20th century structural framing or brick masonry construction techniques."

The historic report also notes that the other two existing historic garages in the C-ID "appear to be in better condition than the subject garage, and as such they are more expressive character of their original construction and use."

The historic report should be referred to for a more detailed and complete accounting of the history and significance of the existing structures.





ONGOING OUTREACH EFFORTS

To ensure that the development of this project reflects the unique history and relevance of the Chinatown-ID neighborhood, the development team has contracted with David Della, Eco-Ready, LLC to assist in conducting comprehensive community outreach/engagement of all stakeholders including, non-profit organizations, businesses, community associations, property owners and residents prior to and during the design review process of the International Special Review District.

Thus far, we have held preliminary development briefings with thirteen groups/individuals and are planning to meet with more in the immediate future.

KEY COMMENTS / TAKEAWAYS

- Accessible to people who live in the community i.e., mixed income levels, diverse ages, business owners and employees of neighborhood businesses and agencies,
- Affordable retail spaces that cater to small local businesses that serve community needs and desires,
- Spaces for community benefit – use for meetings, gatherings for non-profit organizations and community groups.

OUTREACH/ENGAGEMENT MEETINGS HELD

- |  |                                   |
|--|-----------------------------------|
| 1. Kin On Healthcare Solutions for Asian Elders                                    | 11. Together for Health (APICAT)  |
| 2. Northwest Asian Weekly/Seattle Chinese Post                                     | 12. North American Post Newspaper |
| 3. Chinatown-ID Business Improvement Association (CIDBIA)                          | 13. Uwajimaya, Inc.               |
| 4. Interim Community Development Association (CDA)                                 | 13. CIDBIA Board                  |
| 5. Edge Developers/Marpac  |                                   |
| 6. Chinese Information & Service Center (CISC)                                     |                                   |
| 7. Denise Louie Education Center (DLEC)  |                                   |
| 8. Seattle International District Preservation and Development Authority (SCIDpda) |                                   |
| 9. International Community Health Services (ICHS)                                  |                                   |
| 10. Asian Pacific Islander Coalition Advocating                                    |                                   |

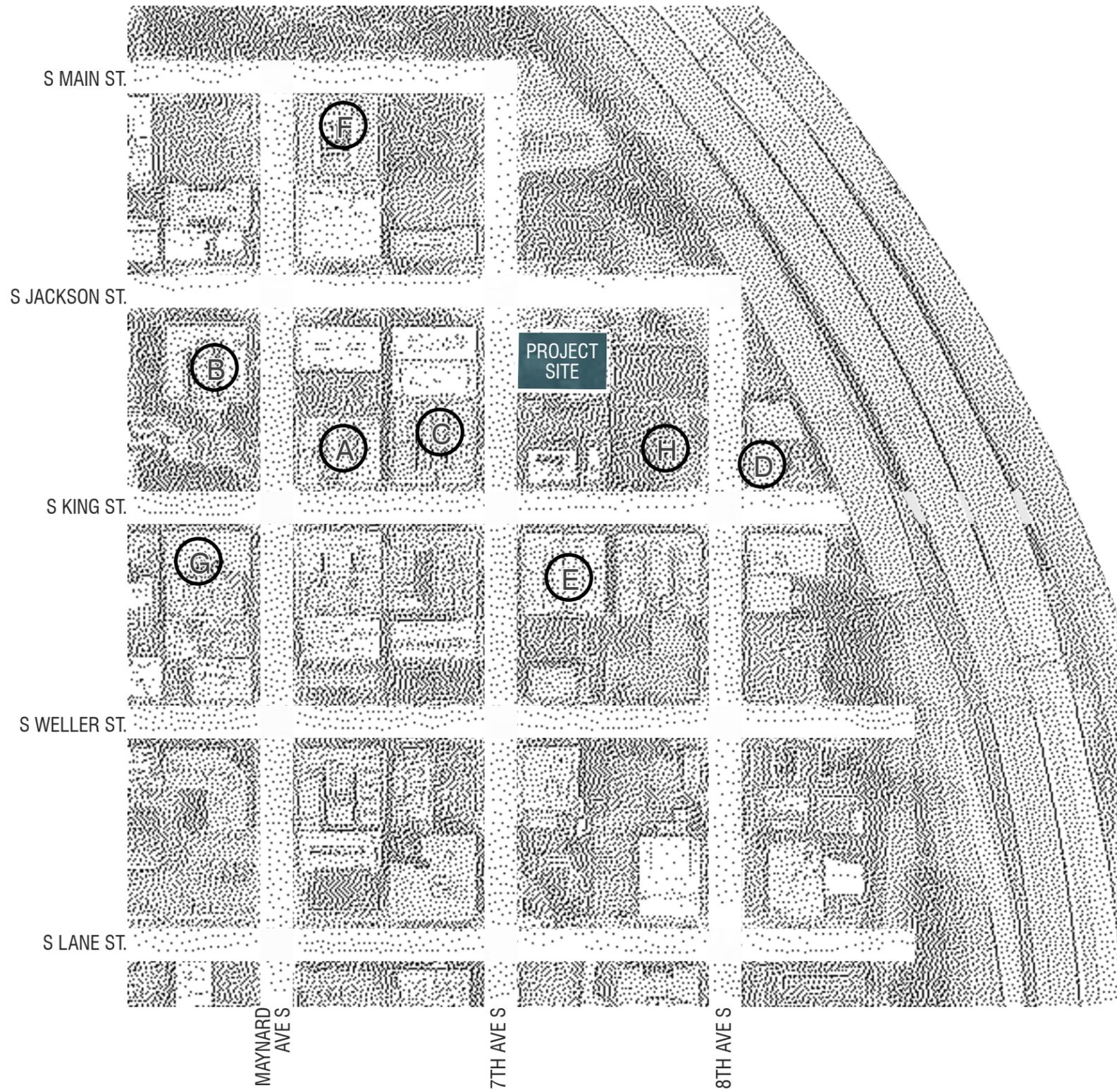
FUTURE OUTREACH/ENGAGEMENT

- Friends of Little Saigon
- Family and Community Associations
- Friends of Japan Town
- Businesses & property owners within area near project development.
- Community advocacy groups – CID Coalition, public safety groups.

# URBAN DESIGN ANALYSIS

# URBAN DESIGN ANALYSIS

## NEARBY RESIDENTIAL BUILDINGS - BULK AND SCALE



ATLAS APARTMENTS: 420 MAYNARD AVENUE S



KONG YICK BUILDING: 510 7TH AVENUE S

**URBAN DESIGN ANALYSIS**  
**NEARBY RESIDENTIAL BUILDINGS - BULK AND SCALE**



BUSH HOTEL: 621 S JACKSON STREET



MILWAUKEE APARTMENTS: 668 S KING STREET



BING KUNG ASSOCIATION. APARTMENTS: 708 S KING STREET



NIHONMACHI TERRACE APARTMENTS: 651 S MAIN STREET



ALPS APARTMENTS: 621 S KING STREET



UNCLE BOB'S PLACE: 714 S KING STREET

# URBAN DESIGN ANALYSIS

## CULTURAL RESOURCES

### PUBLIC ART

There is great opportunity for public art to enhance the project's presence within the community. On this page are some examples of artwork in the C-ID, including murals that were recently installed. These are just some examples of artwork in the neighborhood. The team will be seeking community input and conducting outreach with local artists to understand how best to incorporate artwork on the project.



DRAGON SCULPTURES



TAI TUNG / JOSEPH AND SHARA LEE, AND PATRICK NGUYEN AKA DOZFY



WOODBURN COMPANY / TORI KIRIHARA



WING LUKE MUSEUM / MOSES SUN

ARTS & CULTURE



WING LUKE MUSEUM



CANTON ALLEY



SEATTLE PUBLIC LIBRARY C-ID BRANCH



THEATRE OFF JACKSON

PARKS & RECREATION



KOBE TERRACE



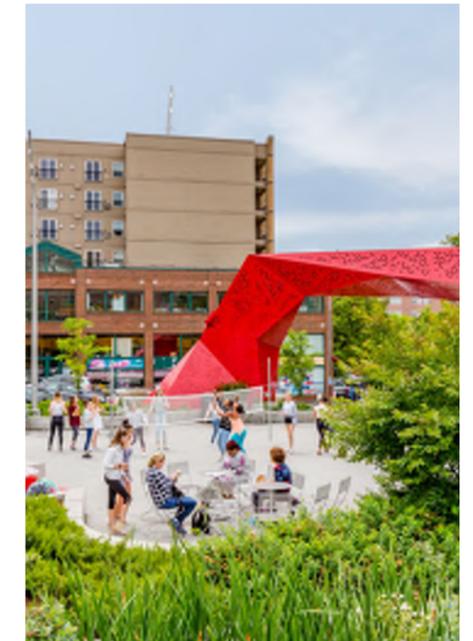
DONNIE CHIN CHILDREN'S PARK



DANNY WOO COMMUNITY GARDEN



C-ID COMMUNITY CENTER



HING HAY PARK

**DESIGN CONTEXT**

# DESIGN CONTEXT

## PRIORITY ISRD DESIGN GUIDELINES

### 1. CONTEXT AND SITE

#### A. RESPOND TO CONTEXT

1. Consider the neighborhood context, characteristics of the site, adjacent buildings plus open space, streets, alleys and proposed uses of the building.

2. Respond to datum lines, street edge relationships and proportions created by existing buildings.

#### B. PUBLIC REALM

1. Activate sidewalks and open spaces with pedestrian-oriented features that encourage walking, sitting and other activities. Consider activation strategies for various times of day and year.

#### C. BUILDING ORIENTATION

3. Activate vestibule and recessed entries to promote public safety. Examples of activation include lighting, plantings, artwork and seating.

#### D. PARKING AND SUPPORT SERVICES

3. Locate loading docks and other service entries along alleys or non-primary facades whenever possible.

#### GOALS FOR DEVELOPMENT WEST OF I-5

1. Use existing design features, materials and landscaping to create a consistent streetscape experience.

#### A NOTE ON THE DESIGN GUIDELINES

The ISRD guidelines (adopted 9/13/88, 10/9/90, 11/24/93) and the Secretary of the Interior's guidelines for rehabilitation (adopted 2/8/00) are currently in effect, but new draft ISRD design guidelines dated April 29, 2019 will likely soon be adopted. The proposed development will be designed in accordance with the new, more rigorous comprehensive standards with the understanding that these new standards build upon and in some cases exceed the requirements of the current guidelines that they will supercede.



LAKEFRONT BLOCKS - SOUTH LAKE UNION  
Sidewalk activated with pedestrian-oriented features.



CHOPHOUSE ROW - CAPITOL HILL  
Appropriately scaled retail bays with large transparent storefront windows.

### 2. PUBLIC LIFE

#### A. OPEN SPACE

1. Opportunities for creating vibrant, pedestrian-oriented open spaces to enliven the area and attract interest and interaction with the site and building should be prioritized. Consider including spaces that cater to the multigenerational population of the community.

3. Include pedestrian amenities such as seating, and other site furniture, lighting, year-round landscaping in addition to seasonal plantings, pedestrian-scale signage, art work, awnings, large storefront windows, and engaging retail displays.

#### B. STOREFRONT DESIGN

1. The size of retail bays should be appropriately scaled to support small and/or anchor businesses.

2. Desirable storefront design features include large transparent storefront windows, entrances onto the street, pedestrian-level signs, architectural detailing, and pedestrian lighting to engage passerby.

#### D. AWNINGS AND CANOPIES

1. Provide practical coverings, such as fabric awnings or metal canopies, for weather protection and screening from the sun.

2. Use awnings and canopies as decorative visual elements for a facade or storefront.

#### GOALS FOR DEVELOPMENT WEST OF I-5

1. Consider the neighborhood's historic and cultural heritage and include meaningful, authentic and culturally relevant art, signage, or ornamentation.

3. Screen and separate garbage/waste storage spaces from retail and residential uses.



**ARBOR BLOCKS - SOUTH LAKE UNION**  
 Creating vibrant, pedestrian-oriented open spaces.



**70 HENRY STREET - BROOKLYN HEIGHTS HISTORIC DISTRICT**  
 Use of materials and finishes that are compatible with adjacent contributing buildings

**3. BUILDING DESIGN**

**C. NEW BUILDINGS**

1. Where appropriate, make connections to neighboring buildings by using compatible materials, proportions, modulation, articulation, fenestration, color, landscaping, detailing, texture and relief.
2. When designing the massing (height, bulk, scale) of the building, consider the massing of surrounding buildings, characteristics of the site and nearby open spaces.
5. Building exteriors should be constructed of durable, high-quality and environmentally-sustainable materials that are compatible in color, texture and proportion with buildings in the immediate area.
6. Incorporate welcoming and human-scaled design elements, especially at the lower stories, to engage pedestrians and create a vibrant street frontage.
11. Consider visibility of the building from multiple key perspectives in the District.

**GOALS FOR DEVELOPMENT WEST OF I-5**

1. Consider existing design features, materials, and landscaping to create a consistent streetscape experience.
3. Modulate and scale street-level storefronts to be compatible with storefronts in adjacent contributing buildings.
4. Use durable, high-quality materials and finishes that are compatible with adjacent contributing buildings. Whenever possible, use brick to create texture, pattern and detail.
5. Design windows and window openings to respond to the depth, alignment, details and proportions of windows from nearby contributing buildings. Consider using similar materials such as wood, or materials with similar frame profiles, depth, and relationships to the exterior cladding.



**LUCILLE APARTMENTS - ROOSEVELT**  
 Welcoming human-scaled design elements at lower story to engage pedestrians.



**FISH ISLAND VILLAGE - LONDON**  
 Windows and window openings with appropriate depth and proportion.

**DESIGN CONTEXT**  
WINDOW DEPTH AND STACKING / HISTORIC



GOON DIP BUILDING / MILWAUKEE HOTEL (1911)



KONG YICK APARTMENTS (1910)



ALPS HOTEL (1910)



ATLAS HOTEL (1920)



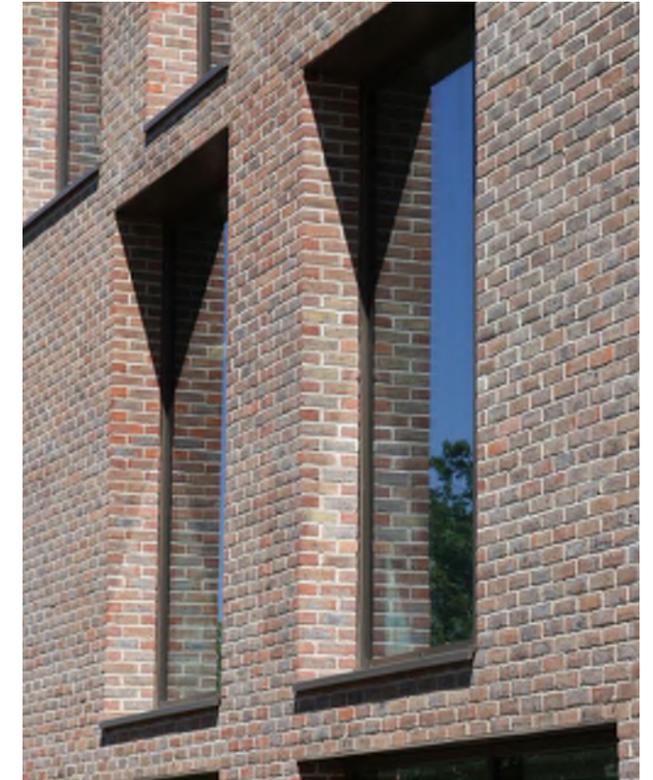
COLLEGE OF FASHION AND DESIGN / FCB STUDIOS



HANOVER APARTMENTS / KSW ARCHITEKTEN



ELWOOD APARTMENTS / GBD ARCHITECTS



DRAPER ACADEMY / FCB STUDIOS

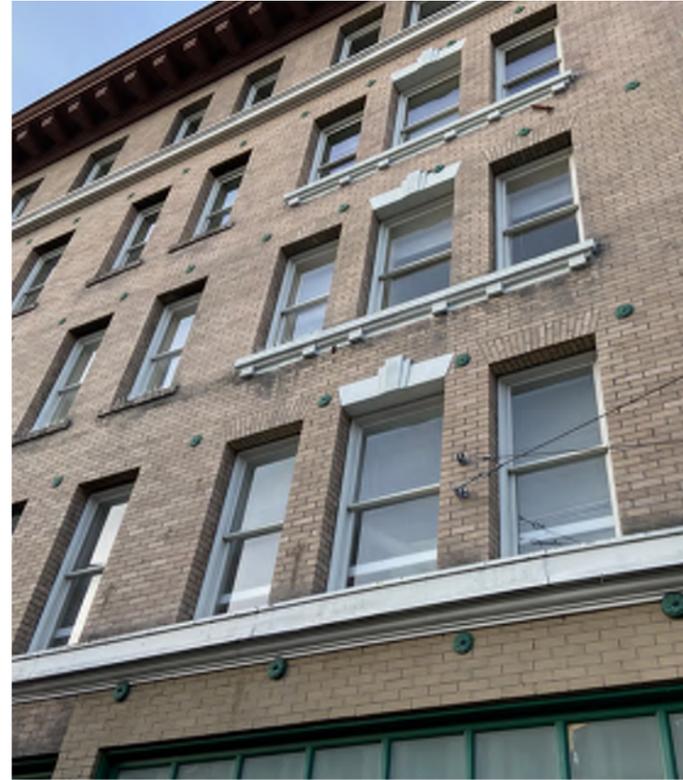
**TAKEAWAYS**

- Stacking of windows creates quiet repetition that acts as a foil to the activity at street level.
- Deep set windows create texture and relief.

**DESIGN CONTEXT**  
GROUPING + BREAKING THE PATTERN / HISTORIC



WING LUKE MUSEUM / FREEMAN HOTEL (1910)



GOON DIP BUILDING / MILWAUKEE HOTEL (1911)



LOUISA HOTEL (1909)

## DESIGN CONTEXT

### MODERN / GROUPING + BREAKING THE PATTERN



LL HAWKINS / GBD ARCHITECTS



390 STATE TOWNHOMES / BRH ARCHITECT



MIXED USE BUILDING / HAUSCHILD ARCHITEKTEN

#### TAKEAWAYS

- Interest and complexity can be created by grouping like elements together.
- Repetitive window layout provides opportunities for breaking the pattern or subtly altering the element that is repeated.

**DESIGN CONTEXT**  
HORIZONTAL BANDS / HISTORIC



WING LUKE MUSEUM / FREEMAN HOTEL (1910)



GOON DIP BUILDING / MILWAUKEE HOTEL (1911)



GEE HOW OAK TIN HOTEL (1907)



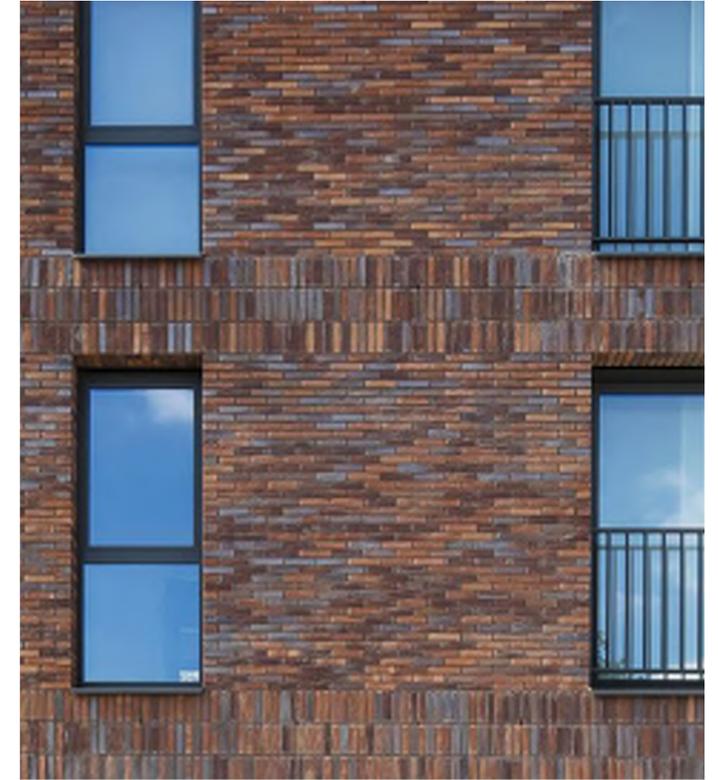
T & C BUILDING (1915)



ARCHITEKCI PIOTR CZARNECKI



NOXX APARTMENT / CM MIMARLIK



SAINT-CAMILLUS / STRAMIEN

**TAKEAWAYS**

- Horizontal banding adds rhythm, depth and order to facade.
- Banding can be achieved by changing orientation of material, using a different material, or creating relief.

**DESIGN CONTEXT**  
STOREFRONTS / HISTORIC



KONG YICK APARTMENTS (1910)



LOUISA HOTEL (1909)



CHOP HOUSE ROW / GRAHAM BABA ARCHITECTS



FUMI / ALBERTO CAIOLA DESIGN



19TH & MERCER / WEINSTEIN A+U

**TAKEAWAYS**

- Storefront openings to activate public realm.
- Full height glazing with clerestory windows providing natural daylight into commercial spaces.
- Vibrant colors and tactile materials where building sees most traffic.

**DESIGN CONTEXT**  
RELEVANT PROJECTS: UNCLE BOB'S PLACE





# MASSING DEVELOPMENT OVERVIEW

## MASSING DESCRIPTION

The allowable structure height in the IDR-75/85 zone is 85' for residential uses. While setbacks are not required, the building mass will be offset from the east property line by 10' to allow for increased window area on that side of the building and to set back from potential future development. An upper level setback is also provided on the west side of the building to reduce the structure height along 7th Avenue.

A central courtyard provides access to light and air for the building's interior-facing residential units. The massing takes the form of a U-shape in plan with the courtyard opening up to the south in order to maximize daylight during winter months when the sun is low in the sky and traces a more southern arc.

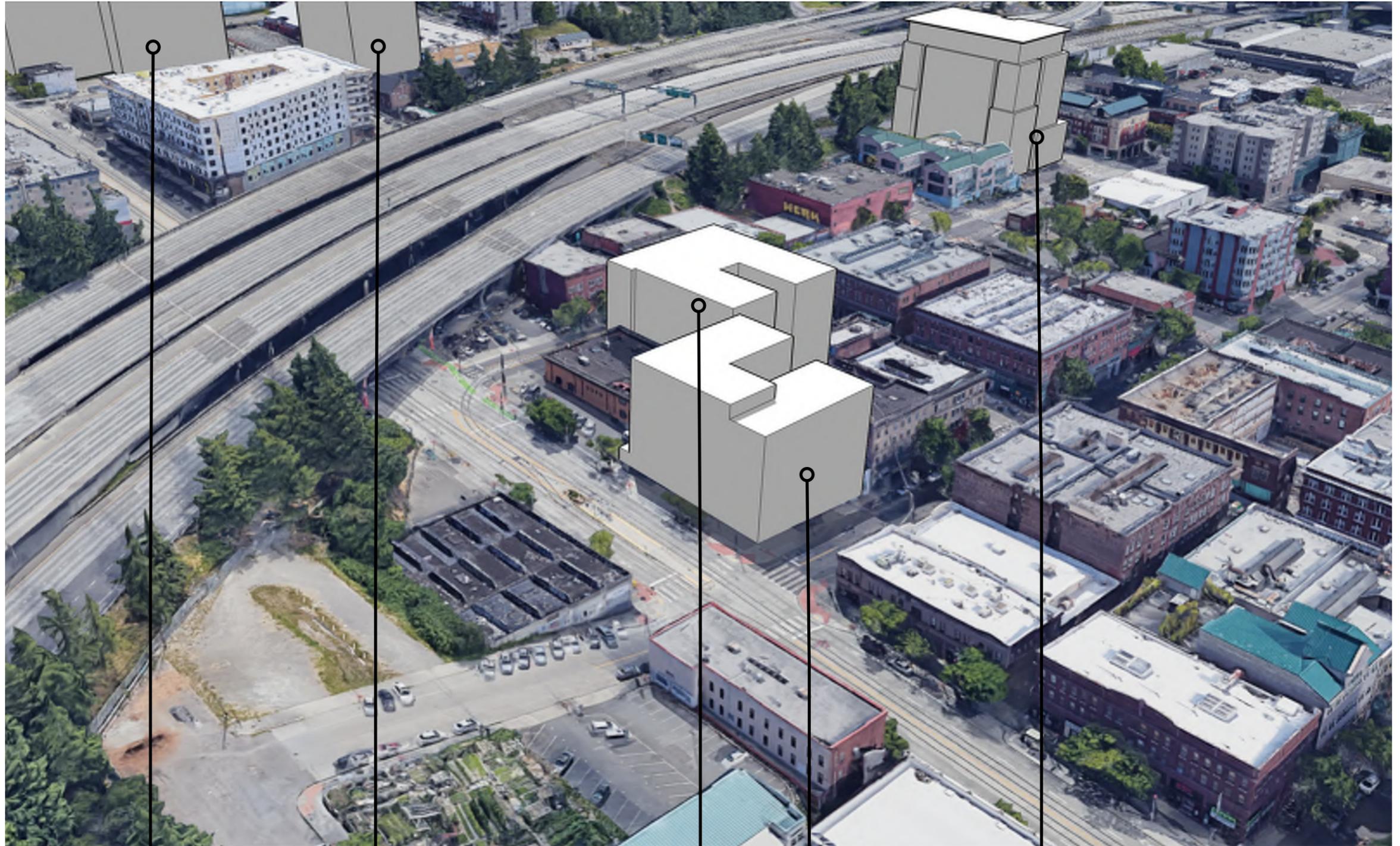
## OPPORTUNITIES

The upper level setback results in a building with a stepped roof line and creates an opportunity for breaking down the mass of the building.

The courtyard in the middle of the building creates an opportunity for bioretention planters and lush landscaping for interior-facing units to look onto.

## CONSTRAINTS

The lot size and need for a south-facing light well constrain alternative options for the building massing.



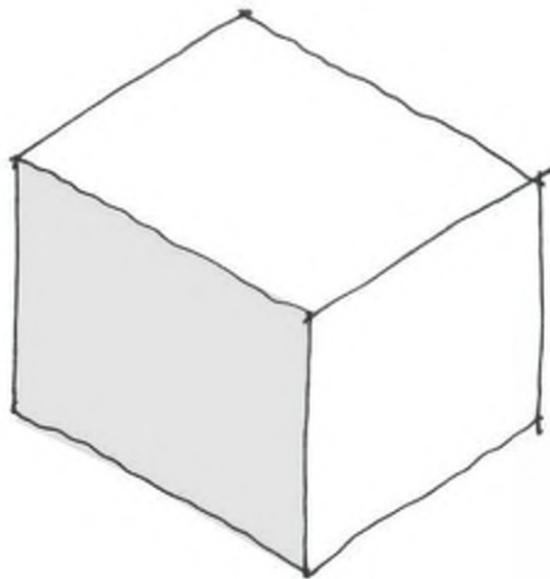
BEAM APARTMENTS  
1029 S JACKSON ST  
APPROVED BY BOARD

HÀ TIÊN  
1005 S KING ST  
UNDER BOARD REVIEW

UNCLE BOB'S PLACE  
714 S KING ST  
APPROVED BY BOARD

PROPOSED PROJECT

616 8TH AVE S  
8TH & LANE  
UNDER BOARD REVIEW



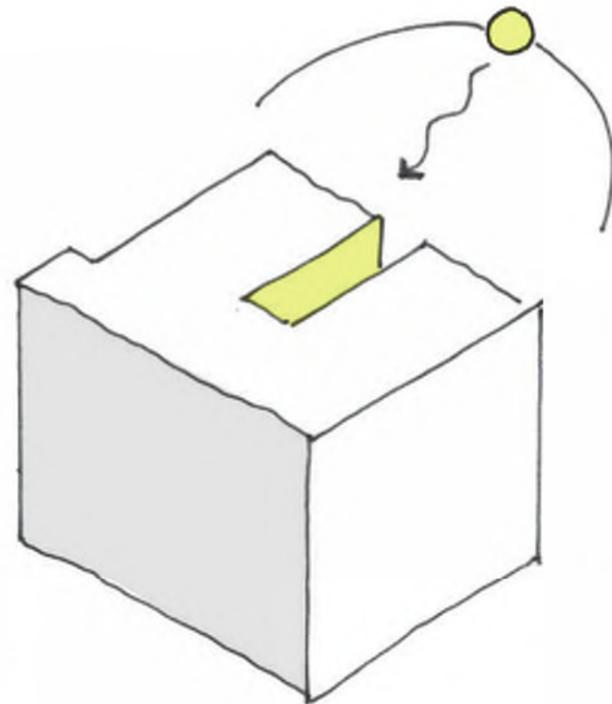
### MAXIMIZE SITE POTENTIAL

Starting with a maximized building envelope advances the project’s mission of providing abundant, attainable housing.

SMC 23.66.304.D  
Specific objectives [of the International District Mixed (IDM) Zone] include the following: To encourage development of housing above street level

The simple massing and unmodulated urban frontage along both Jackson and 7th are in keeping with the historic fabric of nearby SRO apartments which (as noted on page 37 of the ISRD Design Guidelines) “are built right up to the property line and create a very strong urban street fronts.”

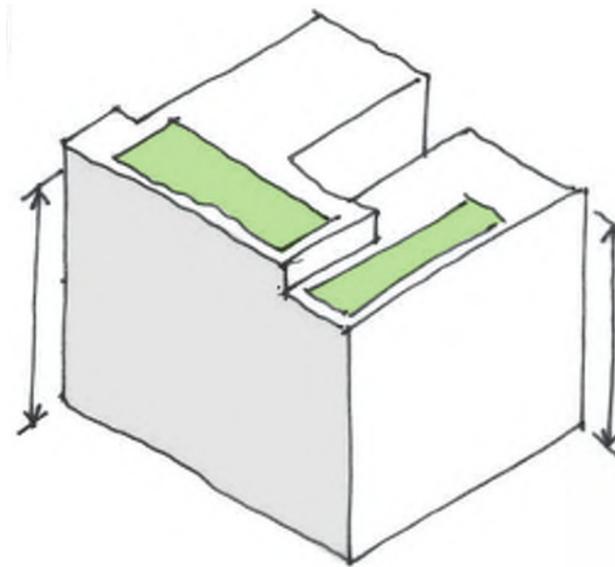
ISRD Design Guidelines 5.A.2  
Assure new development is compatible in scale and character with existing buildings



### PROVIDE FOR LIGHT AND AIR

Residential units are concentrated on the north and west sides of the building where access to light and air is greatest. The rectangular form is then carved away on the east and south to increase access to light and air for residential units that don’t front on Jackson or 7th. These setbacks from existing (and future) buildings help to modulate the massing.

ISRD Design Guidelines 3.C.2  
When designing the massing (height, bulk, scale) of the building, consider the massing of adjacent buildings, characteristics of the site and nearby open spaces.



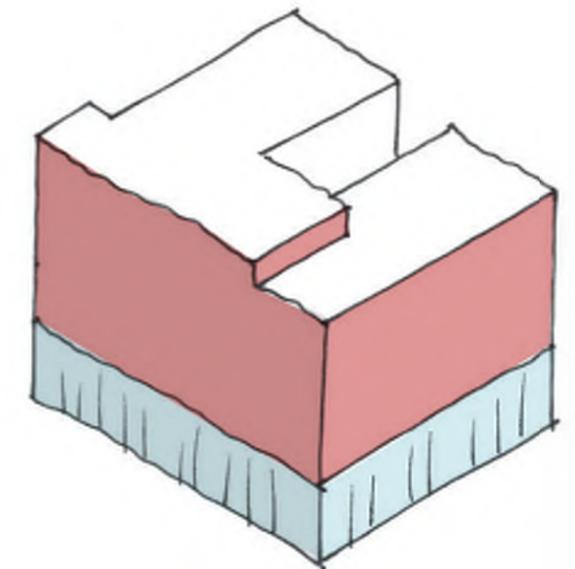
### SET BACK FROM WEST FRONTAGE

In order to stay within the Seattle Building Code’s maximum height constraints for non-highrise buildings, the upper level of the building is setback from the west property line. The resulting stepped building form puts the taller mass on Jackson, an arterial, where appropriate and the lower mass on 7th, a smaller street that connects Jackson to the core of Chinatown on King St.

ISRD Design Guidelines 5.A.2  
Assure new development is compatible in scale and character with existing buildings and positively contribute to the District’s sense of place.

The reduction in height along 7th allows the project to increase the amount of rooftop amenity area.

ISRD Design Guidelines 3.D.8  
Integrate all rooftop elements and uses into the overall design.



### RESPOND TO CONTEXT

The building is split vertically into two volumes that correspond to the two primary uses on site: residential and commercial.

ISRD Design Guidelines 3.C.6  
Incorporate welcoming and human-scaled design elements, especially at the lower stories, to engage pedestrians and create a vibrant street frontage.

The lower level retail spaces will be glazed with lots of transparency along the street.

ISRD Design Guidelines  
Desirable storefront design features include large transparent storefront windows, entrances onto the street [...]

The upper residential levels will be clad in brick and have deep set windows that pick up on the character of the existing historic fabric.

ISRD Design Guidelines 5.D.4 & 5.D.5

# EXISTING CONDITIONS SITE PLAN

## SUMMARY OF DEVELOPMENT OBJECTIVES

The proposed project is an eight story mixed-use structure with efficiency dwelling units and congregate dwellings located on the upper levels with commercial spaces located at grade.

## PRIMARY PROJECT DESIGN GOALS

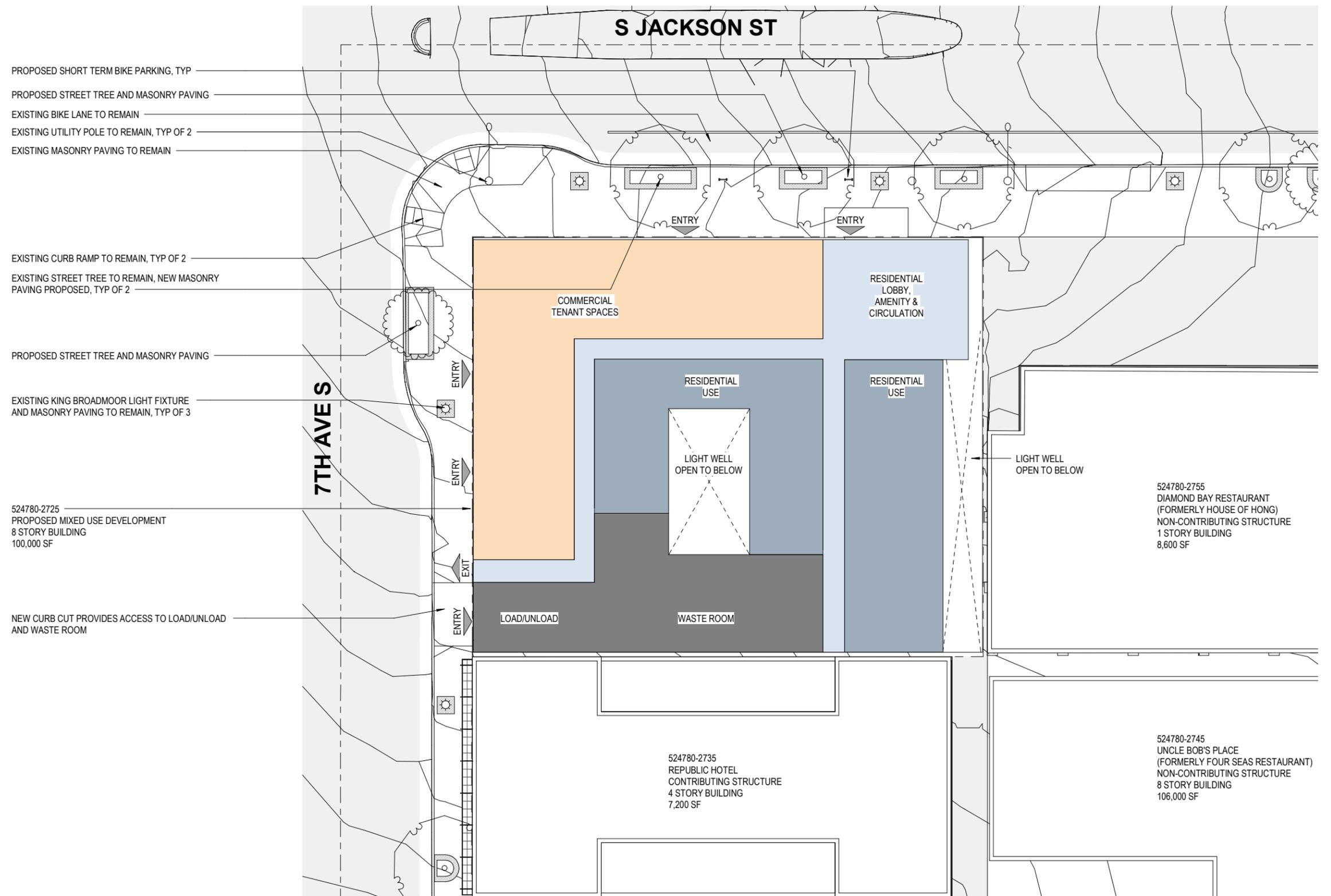
- Vibrant streetscape that is consistent with the neighborhood, prioritizing pedestrians and contributing to the C-ID's rich public realm.
- Quiet, understated upper level massing with material selection and fenestration layout that compliment the historic brick apartment buildings of the immediate neighborhood.
- Affordable, environmentally sustainable, walkable apartments where people can find community in addition to a place to live.

## KEY PROGRAM ELEMENTS

The ground level of the building will contain small commercial spaces, sized for the kind of businesses that have made the C-ID a popular destination. The upper level residences form a U-shape, creating a central courtyard that will be lushly planted.

## PARKING

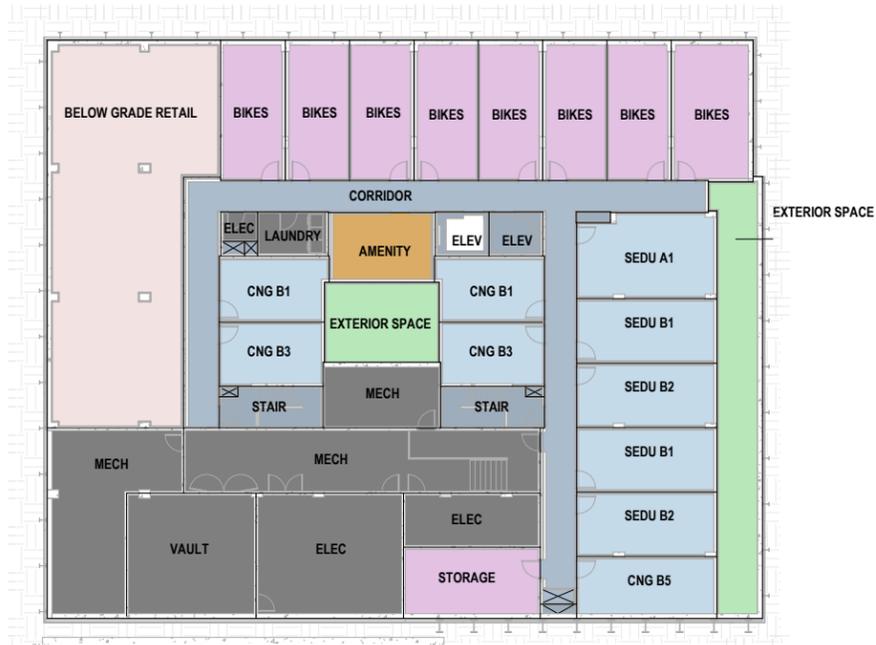
In keeping with ISRD goals of enhancing the pedestrian character of the neighborhood and protecting the area from automobile-oriented uses (as noted in 23.66.302) off-street parking will not be provided within the proposed building.



# MASSING OPTIONS FLOOR PLANS

## PLAN LEGEND

- CIRCULATION
- UTILITY
- UNIT
- RETAIL
- AMENITY
- EXTERIOR AMENITY



LEVEL B



LEVEL 1



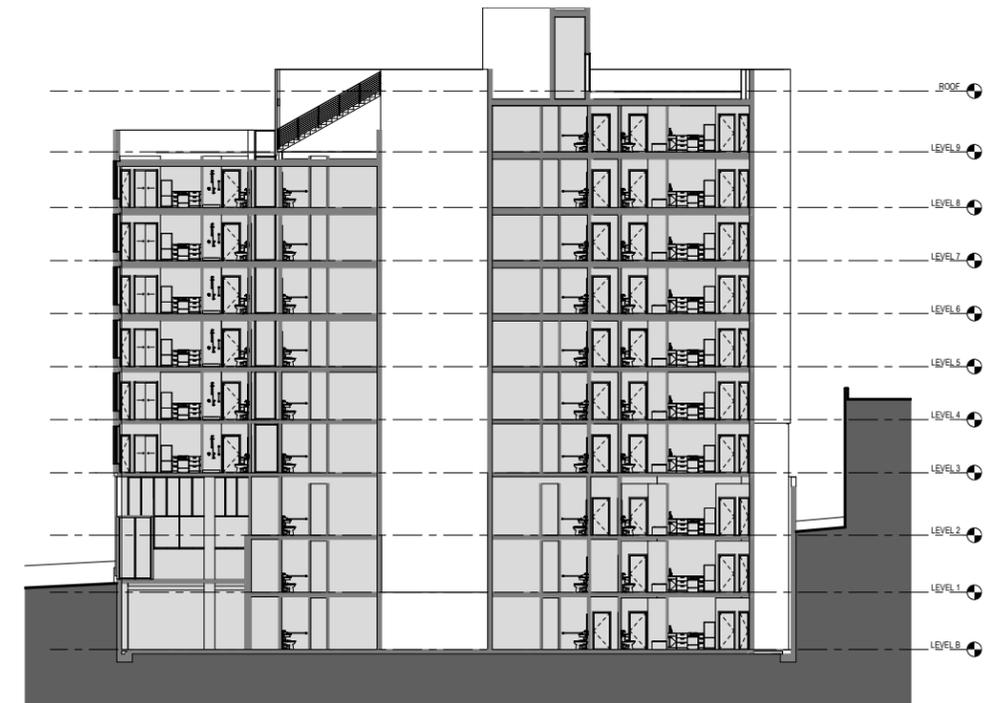
LEVEL 2

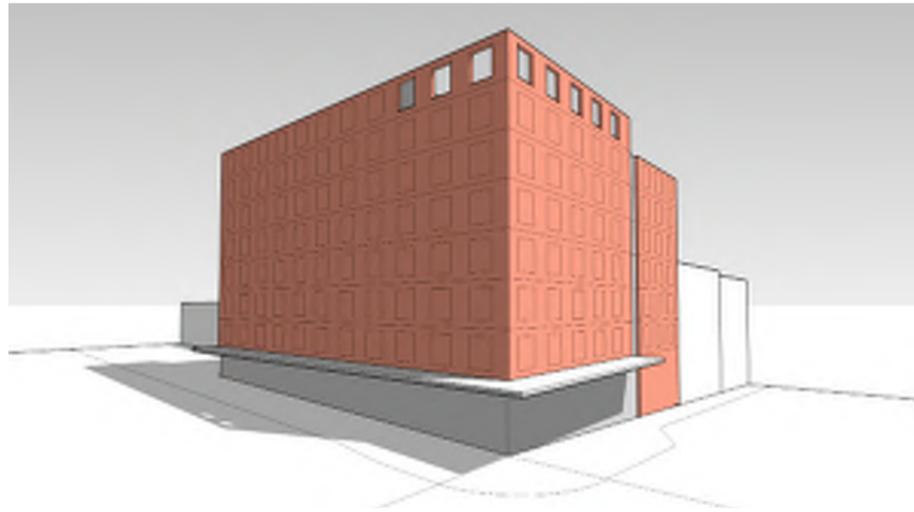


LEVELS 3 THROUGH 8



LEVEL 9





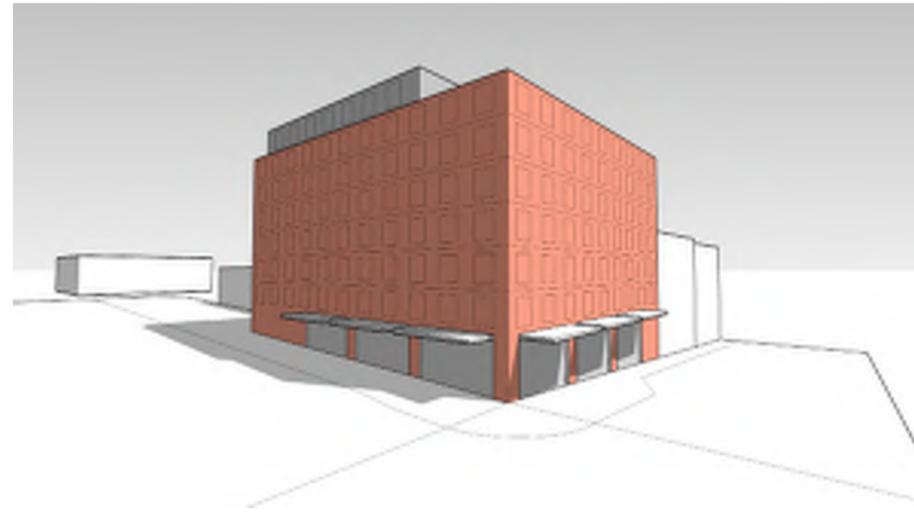
**SCHEME A (CODE COMPLIANT)**

**DESCRIPTION**

The building form is “split” along 7th Avenue. This creates a consistent roof line along Jackson Street, the building’s more prominent facade. The floor plan for the partial upper level remains the same as the other schemes, and the additional wall height in the northwest corner would create a more defined roof deck space.

**FEATURES**

- Split massing on west facade creates relief and interest along 7th Avenue.
- Tall parapet in northwest corner creates opportunities to enhance roof deck and create relief using punched “window” openings in facade.
- Continuous canopy provides additional weather protection.



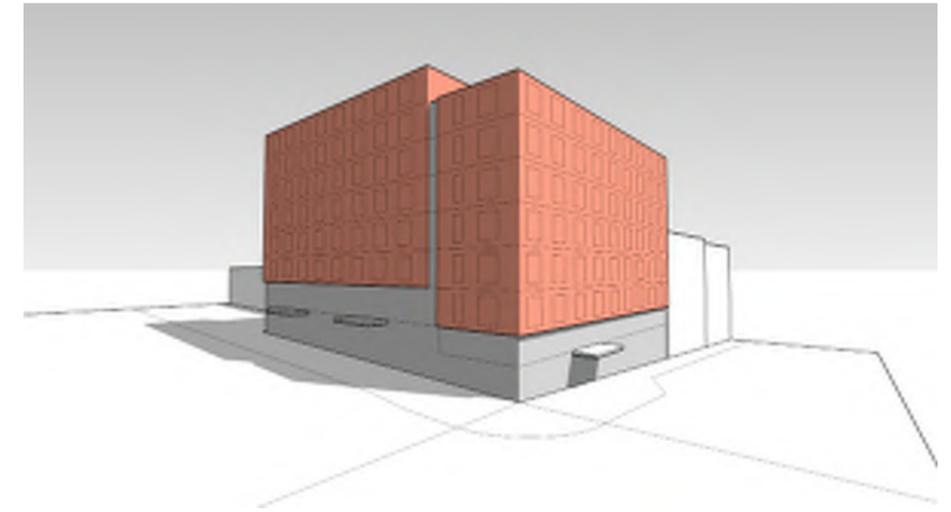
**SCHEME B (CODE COMPLIANT)**

**DESCRIPTION**

The partial upper level is clad in a different material and is set back slightly from the north facade, reducing the apparent height of the brick volume along Jackson Street. The brick mass of the building “touches the ground” and the pedestrian canopies are split to create more clearly defined retail storefronts.

**FEATURES**

- Reduced height along 7th Avenue and reduced apparent height along Jackson Street.
- Continuous brick “cornice line” around perimeter of building is consistent with historic precedents.
- Brick cladding extends down to storefront level breaking up length of canopy and emphasizing individual retail spaces.



**SCHEME C (CODE COMPLIANT) PREFERRED OPTION**

**DESCRIPTION**

The building form is “split” along Jackson street at the location of the partial upper level. This reduces the apparent height of the building on 7th Avenue and creates interest along Jackson Street. The break in the massing along Jackson allows for the glazed lower levels of the building to be raised at the building’s northeast corner.

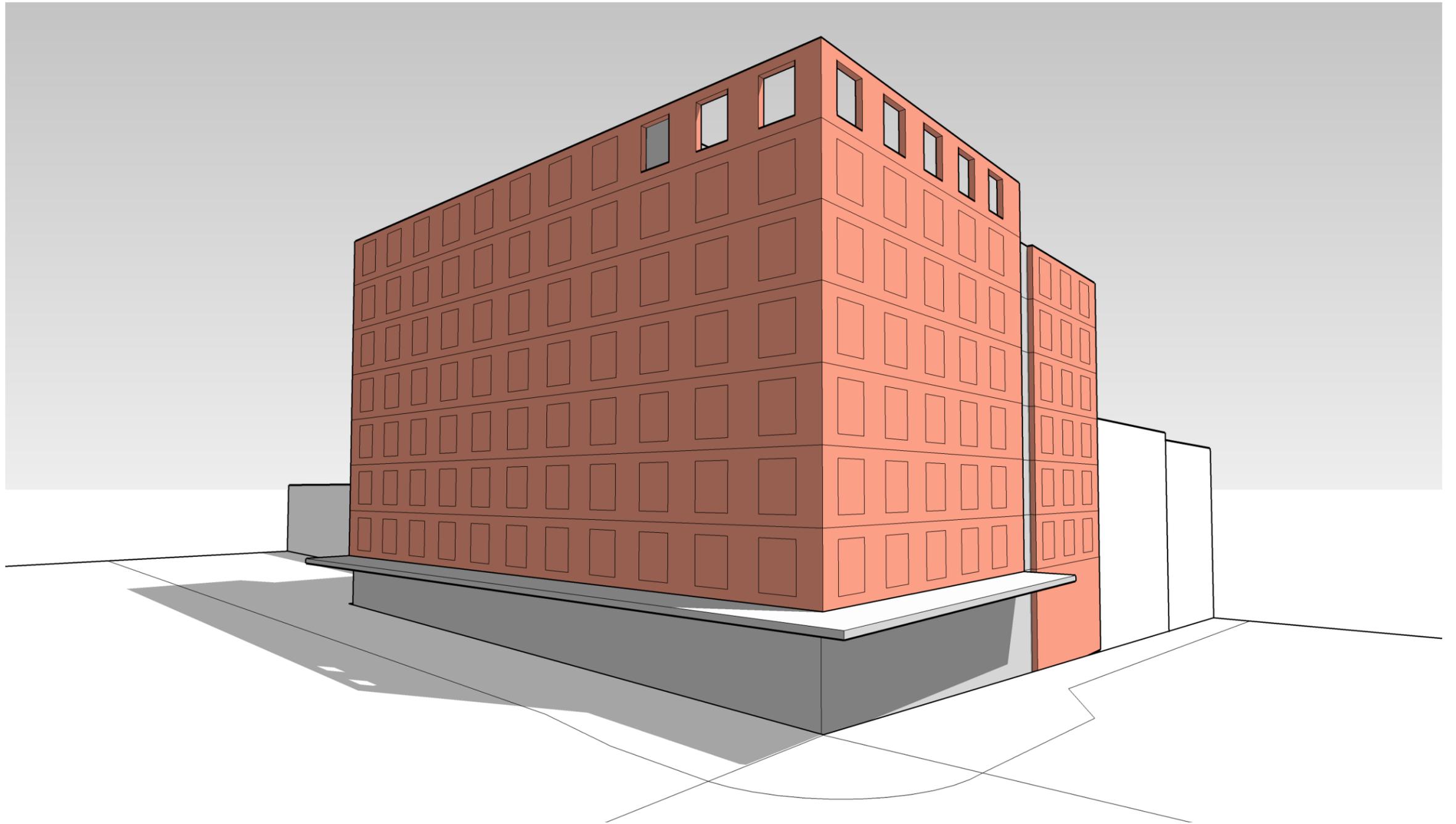
**FEATURES**

- Reduced height along 7th Avenue.
- Split massing on north facade creates relief and interest along Jackson Street.
- Increased glazing height at east end of Jackson Street frontage.
- Pedestrian canopies protect retail and residential entries.

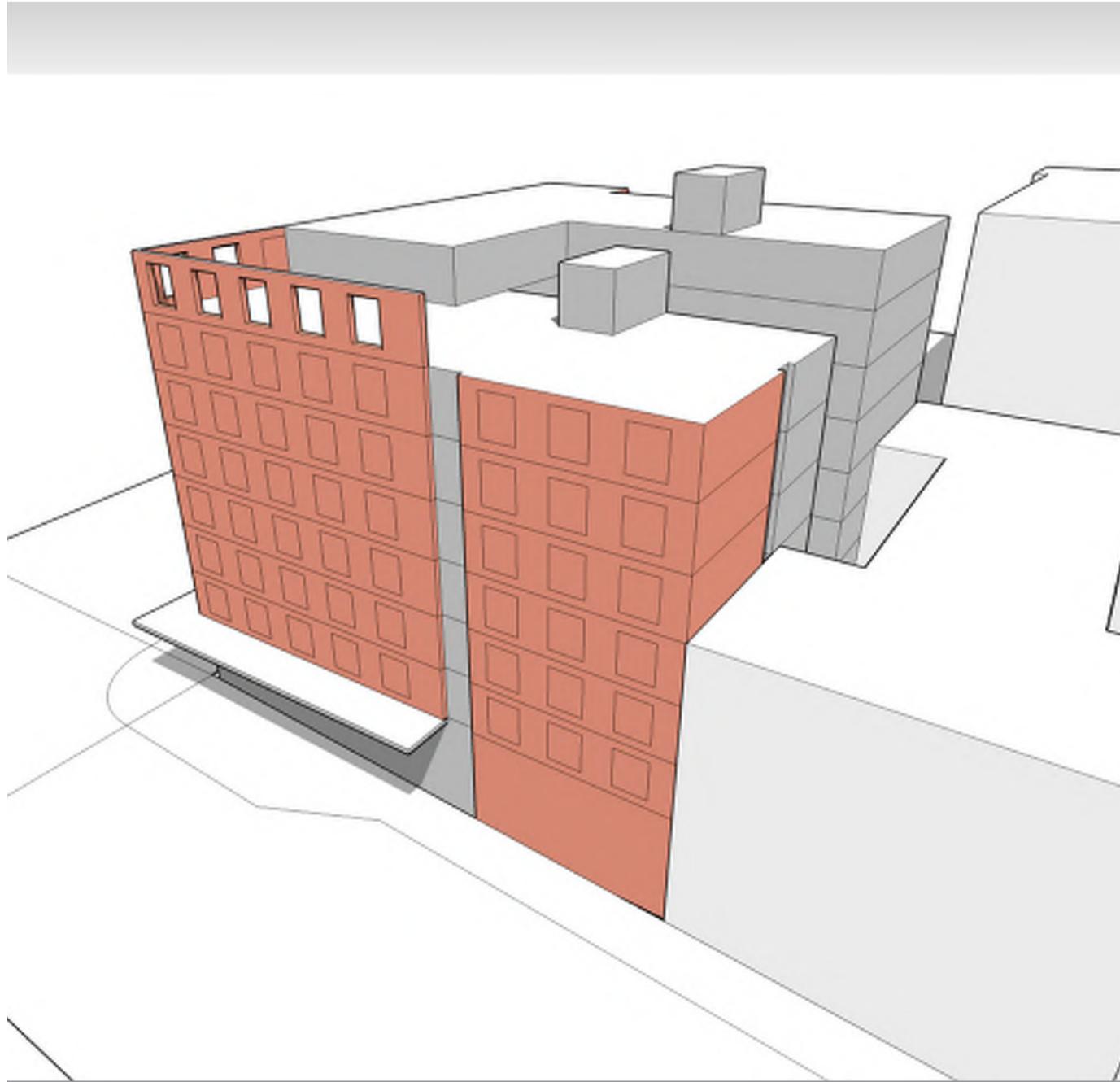
# BUILDING MASSING SCHEME A

## DESCRIPTION

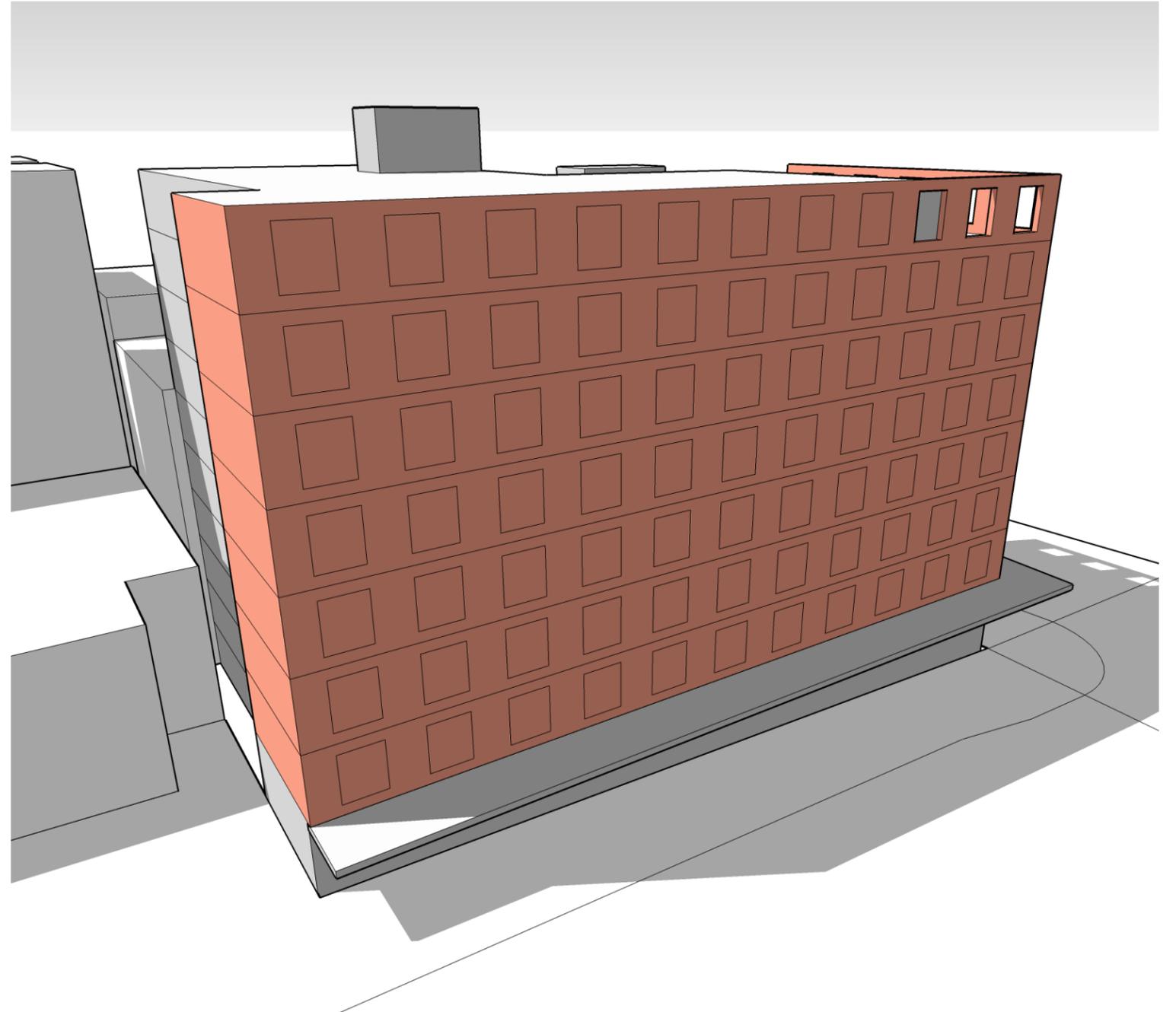
The building form is “split” along 7th Avenue. This creates a consistent roof line along Jackson Street, the building’s more prominent facade. The floor plan for the partial upper level remains the same as the other schemes, and the additional wall height in the northwest corner would create a more defined roof deck space.



VIEW FROM 7TH AND JACKSON LOOKING SOUTHEAST



VIEW FROM 7TH LOOKING NORTHEAST



VIEW FROM JACKSON LOOKING SOUTHWEST

# BUILDING MASSING SCHEME A

## FEATURES

- Split massing on west facade creates relief and interest along 7th Avenue.

ISRD Design Guidelines 3.C.3  
Break up large expanses of blank facade.

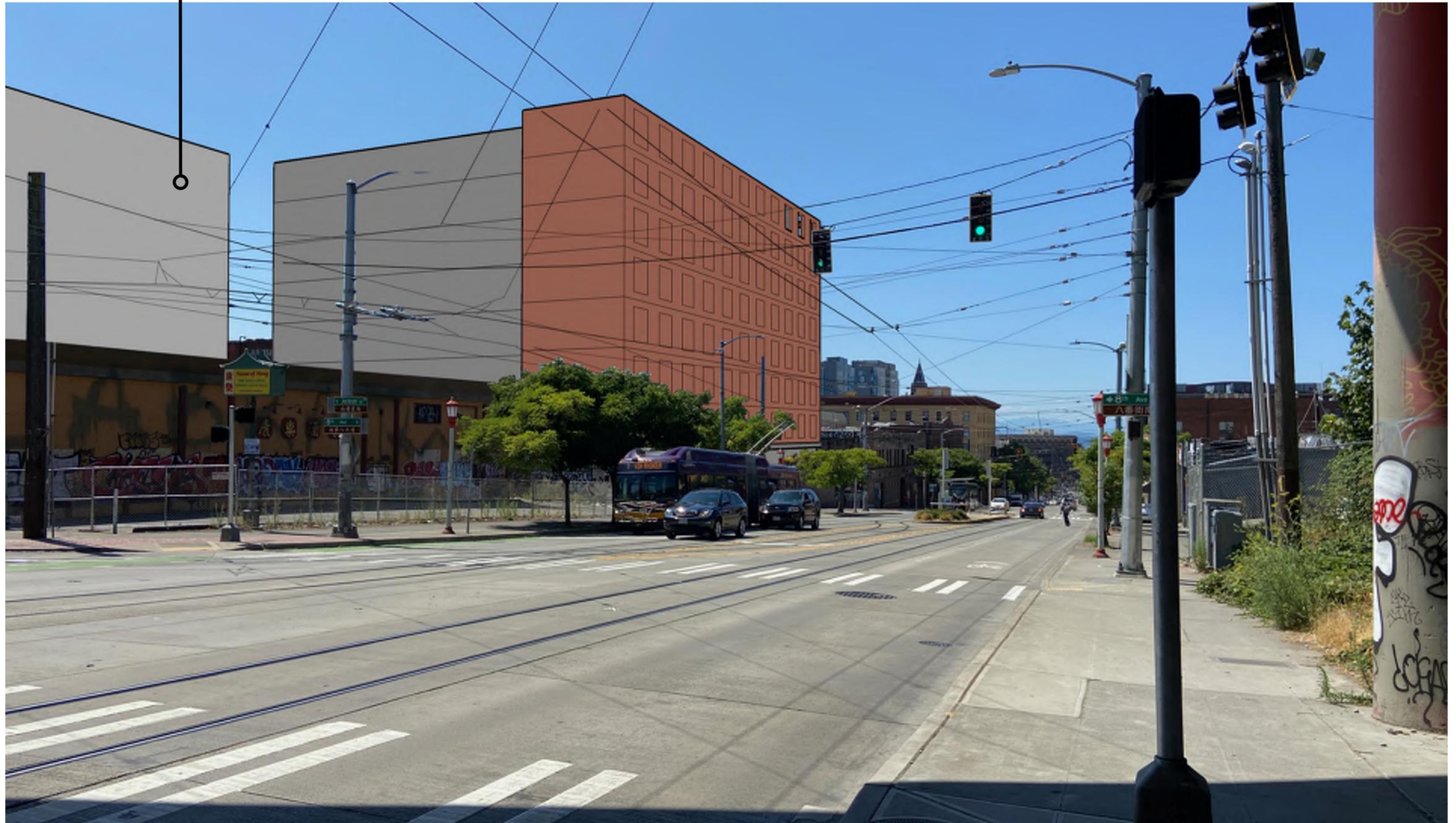
- Tall parapet in northwest corner creates opportunities to enhance roof deck and create relief using punched “window” openings in facade.

ISRD Design Guidelines 4.D.2  
Incorporate culturally-appropriate design elements and architectural concepts [such as] upper story recessed balconies

- Continuous canopy provides additional weather protection.

SMC 23.49.018  
Continuous overhead weather protection shall be required for new development along the entire street frontage

UNCLE BOB'S PLACE  
APPROVED BY BOARD



VIEW FROM NORTHEAST CORNER OF JACKSON AND 8TH AVE S

UNCLE BOB'S PLACE  
APPROVED BY BOARD



VIEW FROM 7TH JUST SOUTH OF S MAIN ST



NORWAY HOTEL / NEW AMERICAN /  
BING KUNG ASSOCIATION APARTMENTS  
(1916)

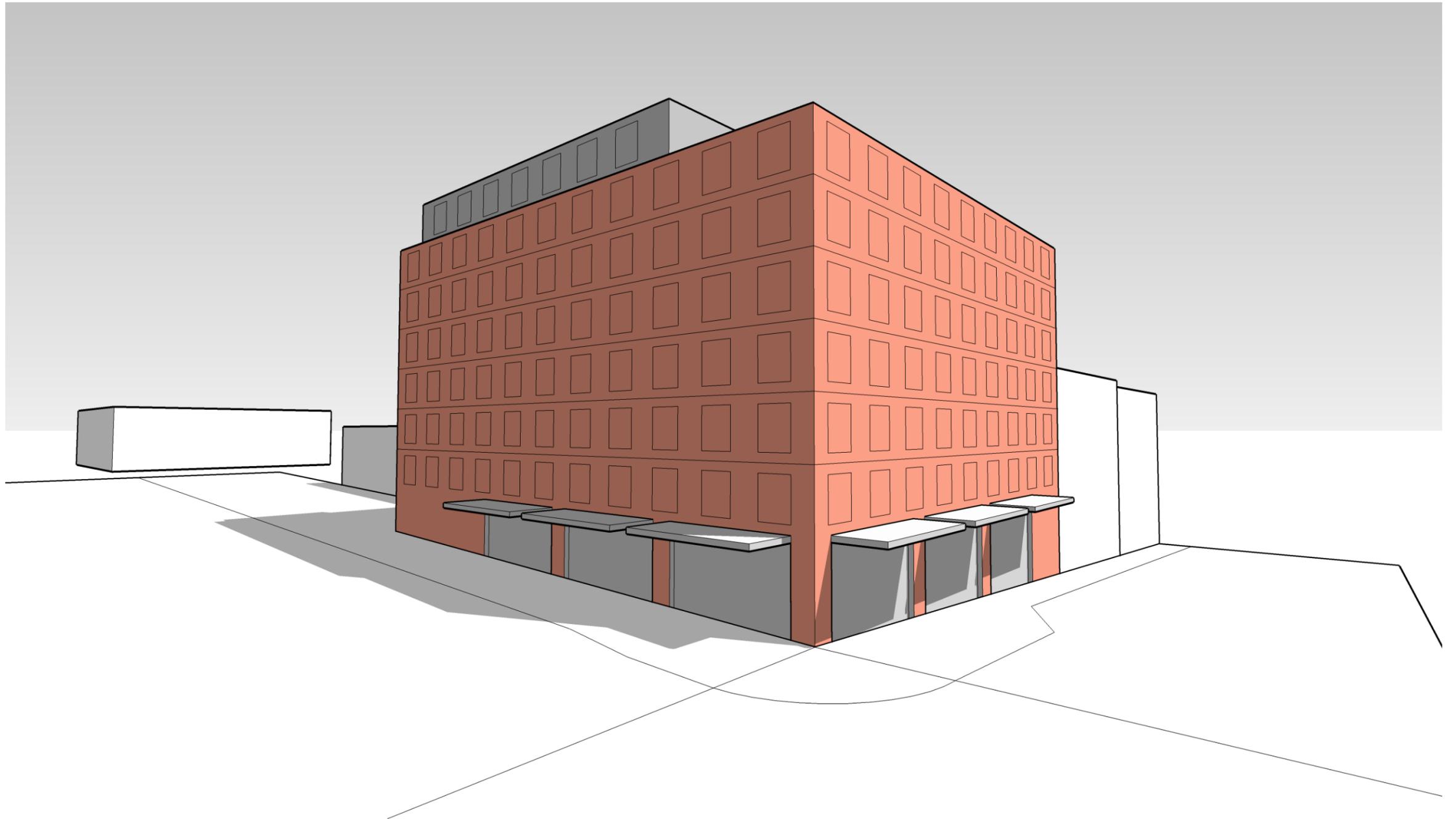


BUILDING WITH ROOF DECK AND  
PUNCHED WINDOW OPENINGS

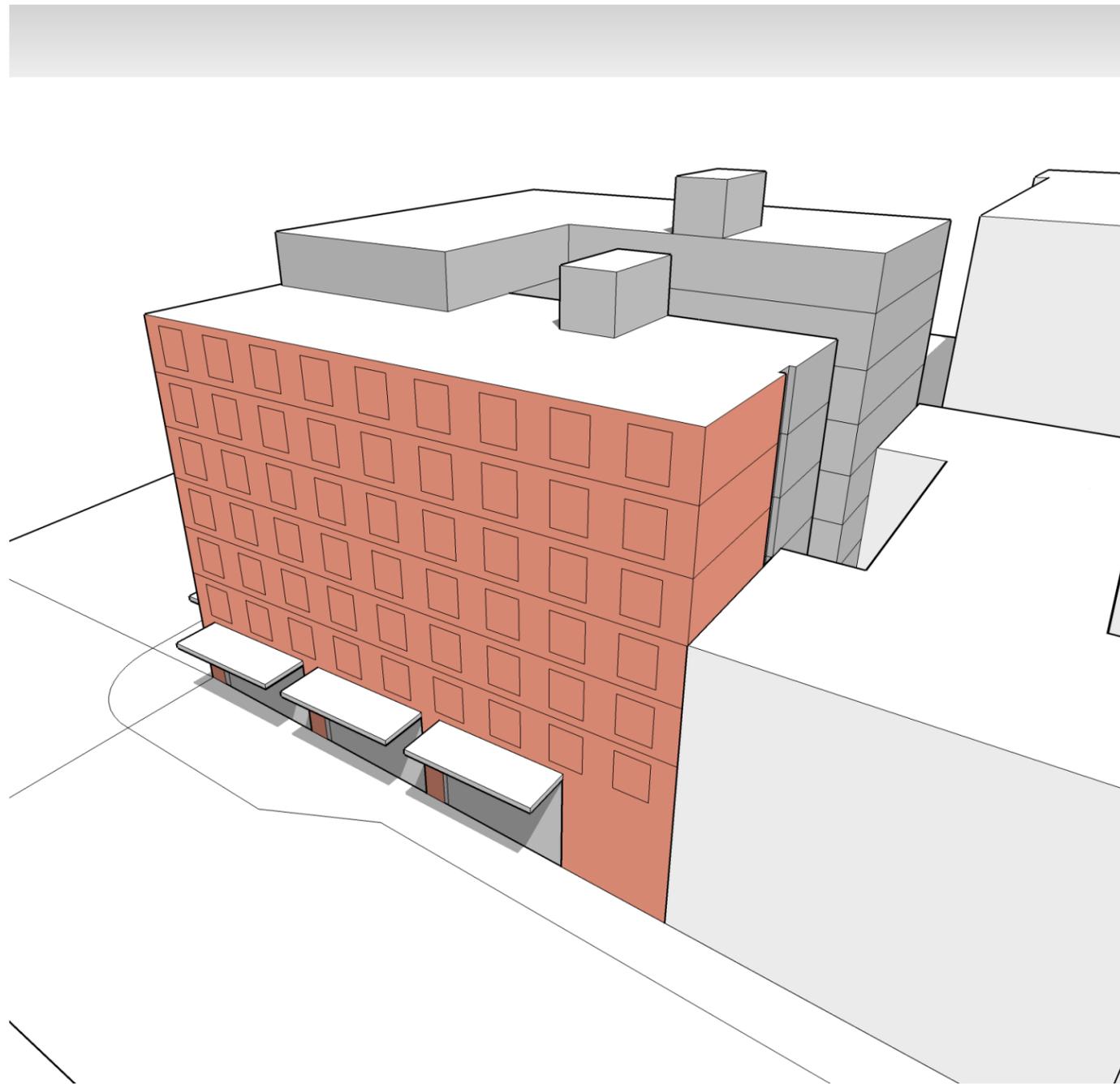
## BUILDING MASSING SCHEME B

### DESCRIPTION

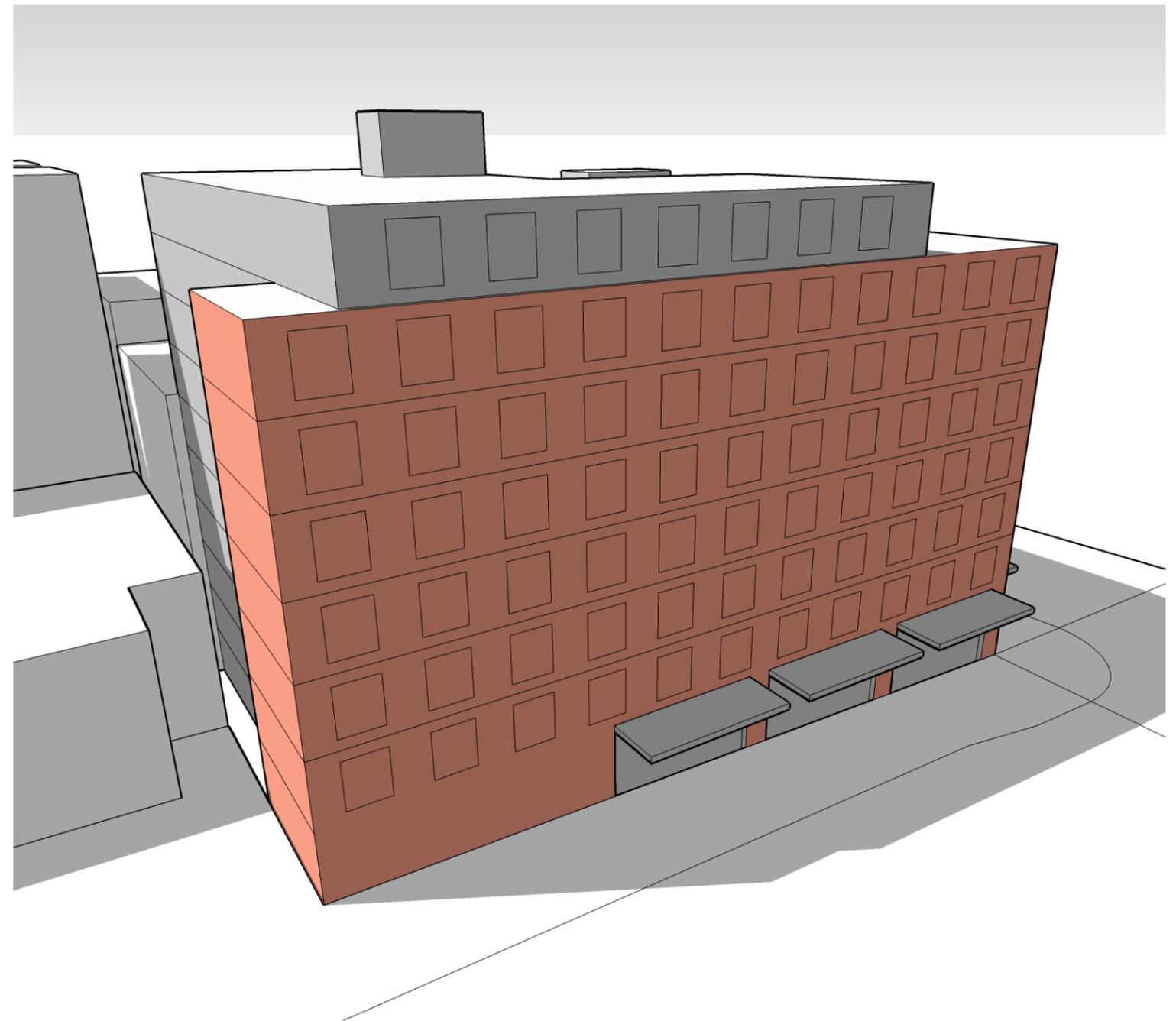
The partial upper level is clad in a different material and is set back slightly from the north facade, reducing the apparent height of the brick volume along Jackson Street. The brick mass of the building “touches the ground” and the pedestrian canopies are split to create more clearly defined retail storefronts.



VIEW FROM 7TH AND JACKSON LOOKING SOUTHEAST



VIEW FROM 7TH LOOKING NORTHEAST



VIEW FROM JACKSON LOOKING SOUTHWEST

# BUILDING MASSING SCHEME B

## FEATURES

- Reduced height along 7th Avenue and reduced apparent height along Jackson Street.

ISRD Design Guidelines 1.A.2  
Respond to datum lines, street edge relationships and proportions created by existing buildings.

- Continuous brick “cornice line” around perimeter of building is consistent with historic precedents.

ISRD Design Guidelines C.3.2  
When designing the massing (height, bulk, scale) of the building, consider the massing of adjacent buildings

- Brick cladding extends down to storefront level breaking up length of canopy and emphasizing individual retail spaces.

ISRD Design Guidelines 2.B.1  
The size of retail bays should be appropriately scaled to support small and/or anchor businesses.

UNCLE BOB'S PLACE  
APPROVED BY BOARD



VIEW FROM NORTHEAST CORNER OF JACKSON AND 8TH AVE S

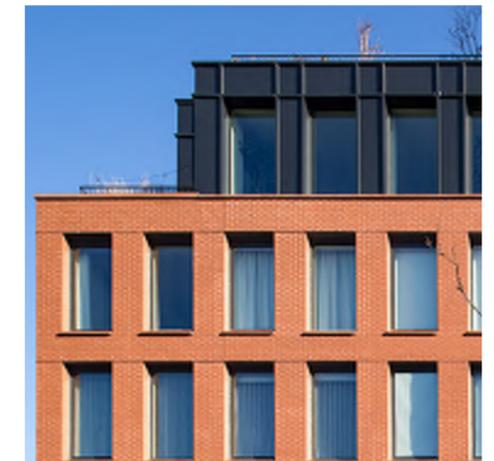
UNCLE BOB'S PLACE  
APPROVED BY BOARD



VIEW FROM 7TH JUST SOUTH OF S MAIN ST



ALPS HOTEL (1910)

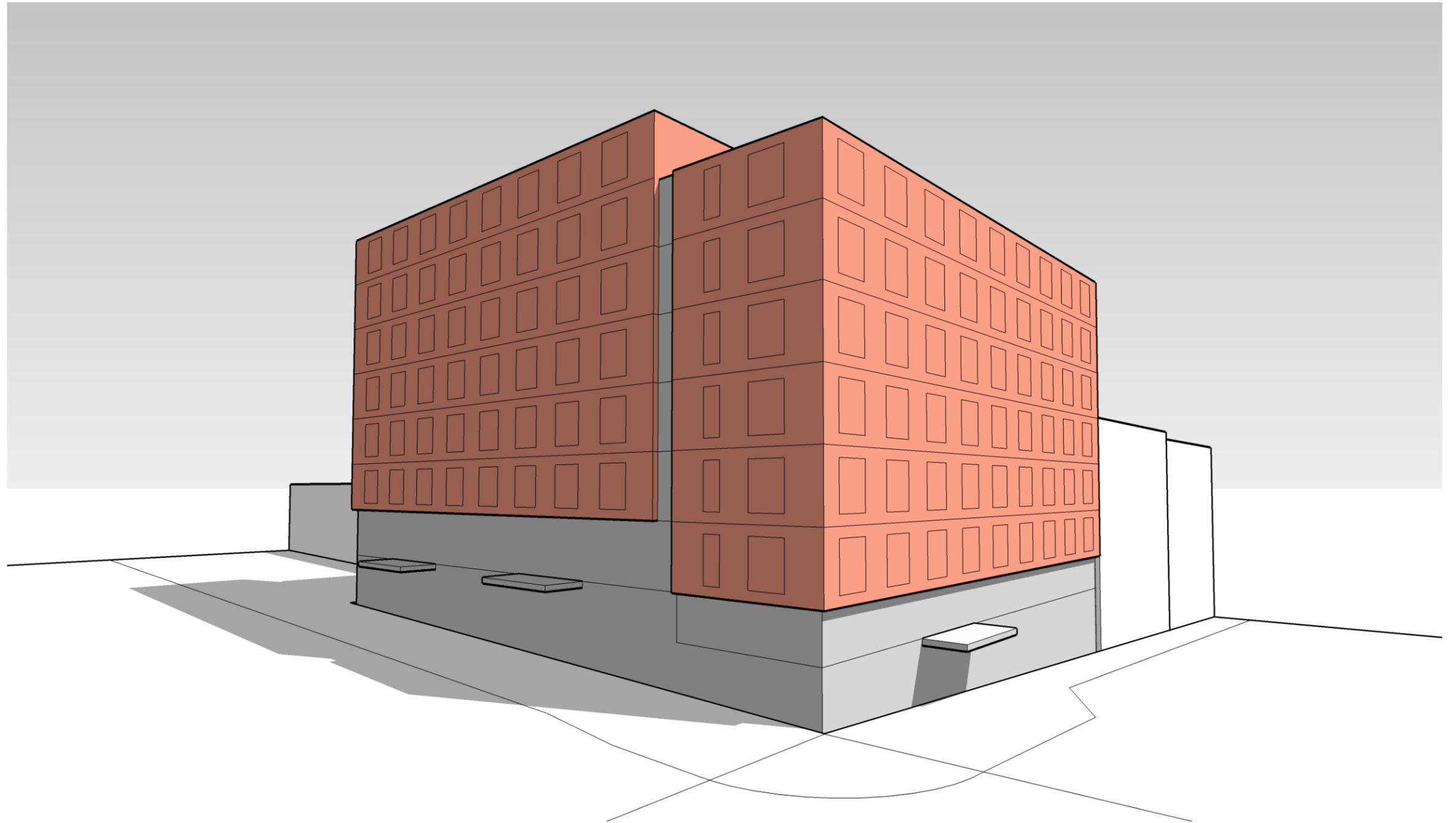


BUILDING WITH RECESSED UPPER LEVEL

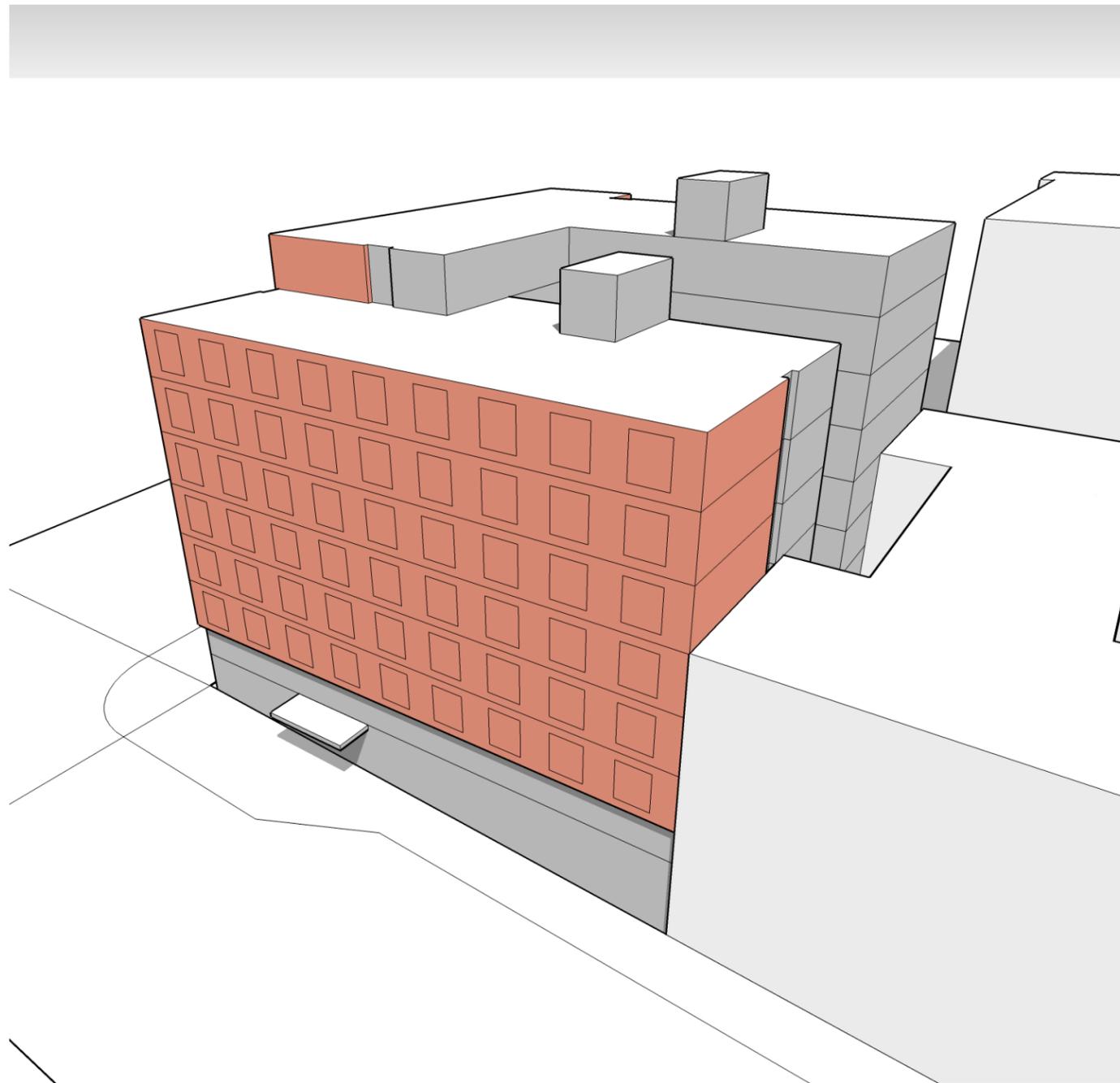
## BUILDING MASSING SCHEME C (PREFERRED OPTION)

### DESCRIPTION

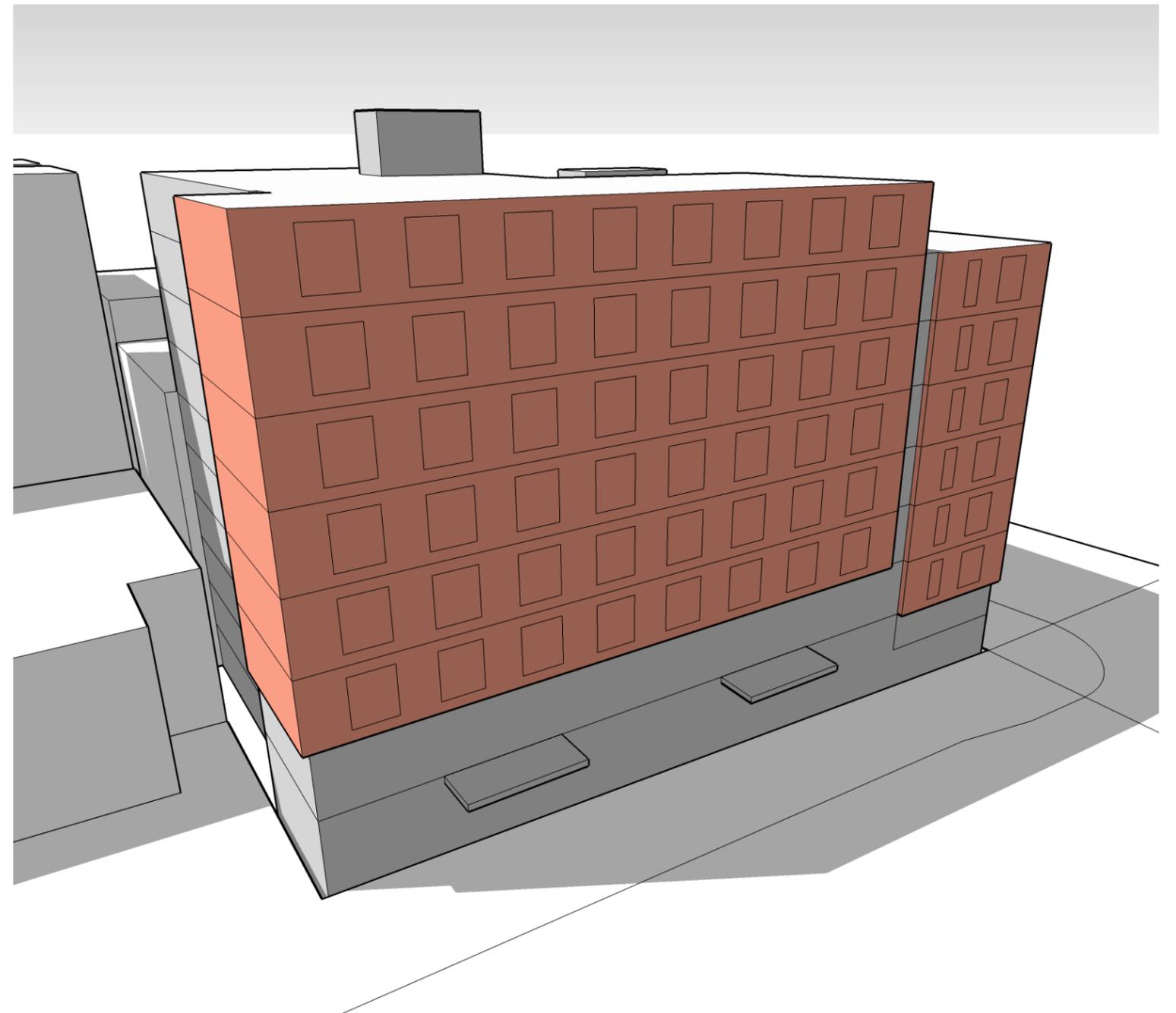
The building form is “split” along Jackson street at the location of the partial upper level. This reduces the apparent height of the building on 7th Avenue and creates interest along Jackson Street. The break in the massing along Jackson allows for the glazed lower levels of the building to be raised at the building’s northeast corner.



VIEW FROM 7TH AND JACKSON LOOKING SOUTHEAST



VIEW FROM 7TH LOOKING NORTHEAST



VIEW FROM JACKSON LOOKING SOUTHWEST

# BUILDING MASSING SCHEME C (PREFERRED OPTION)

## FEATURES

- Reduced height along 7th Avenue.

ISRD Design Guidelines 1.A.2  
Respond to datum lines, street edge relationships and proportions created by existing buildings.

- Split massing on north facade creates relief and interest along Jackson Street.

ISRD Design Guidelines 3.C.3  
Break up large expanses of blank facade.

- Increased glazing height at east end of Jackson Street frontage.

ISRD Design Guidelines 3.C.6  
Incorporate welcoming and human-scaled design elements, especially at the lower stories.

- Pedestrian canopies protect retail and residential entries.

ISRD Design Guidelines 2.D.1  
Provide practical coverings, such as fabric awnings or metal canopies, for weather protection and screening from the sun.

UNCLE BOB'S PLACE  
APPROVED BY BOARD

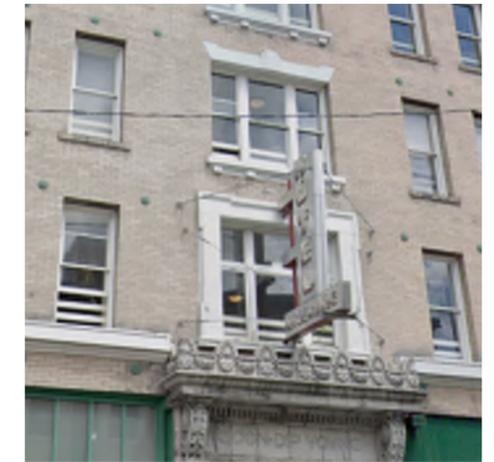


VIEW FROM NORTHEAST CORNER OF JACKSON AND 8TH AVE S

UNCLE BOB'S PLACE  
APPROVED BY BOARD



VIEW FROM 7TH JUST SOUTH OF S MAIN ST



GOON DIP BUILDING / MILWAUKEE HOTEL  
(1911)



BUILDING WITH CURTAIN WALL  
SPLITTING TWO BRICK MASSES

**SKETCH RENDERINGS**  
GROUND LEVEL CHARACTER STUDY



VIEW FROM JACKSON LOOKING TOWARD ENTRY



VIEW FROM CORNER OF JACKSON AND 7TH

THANK YOU

# CONTENTS

PROJECT BACKGROUND + OBJECTIVES 03

EXISTING CONDITIONS 05

- Site Photos
- Building Photos
- Site + Demolition Plans

URBAN DESIGN ANALYSIS 13

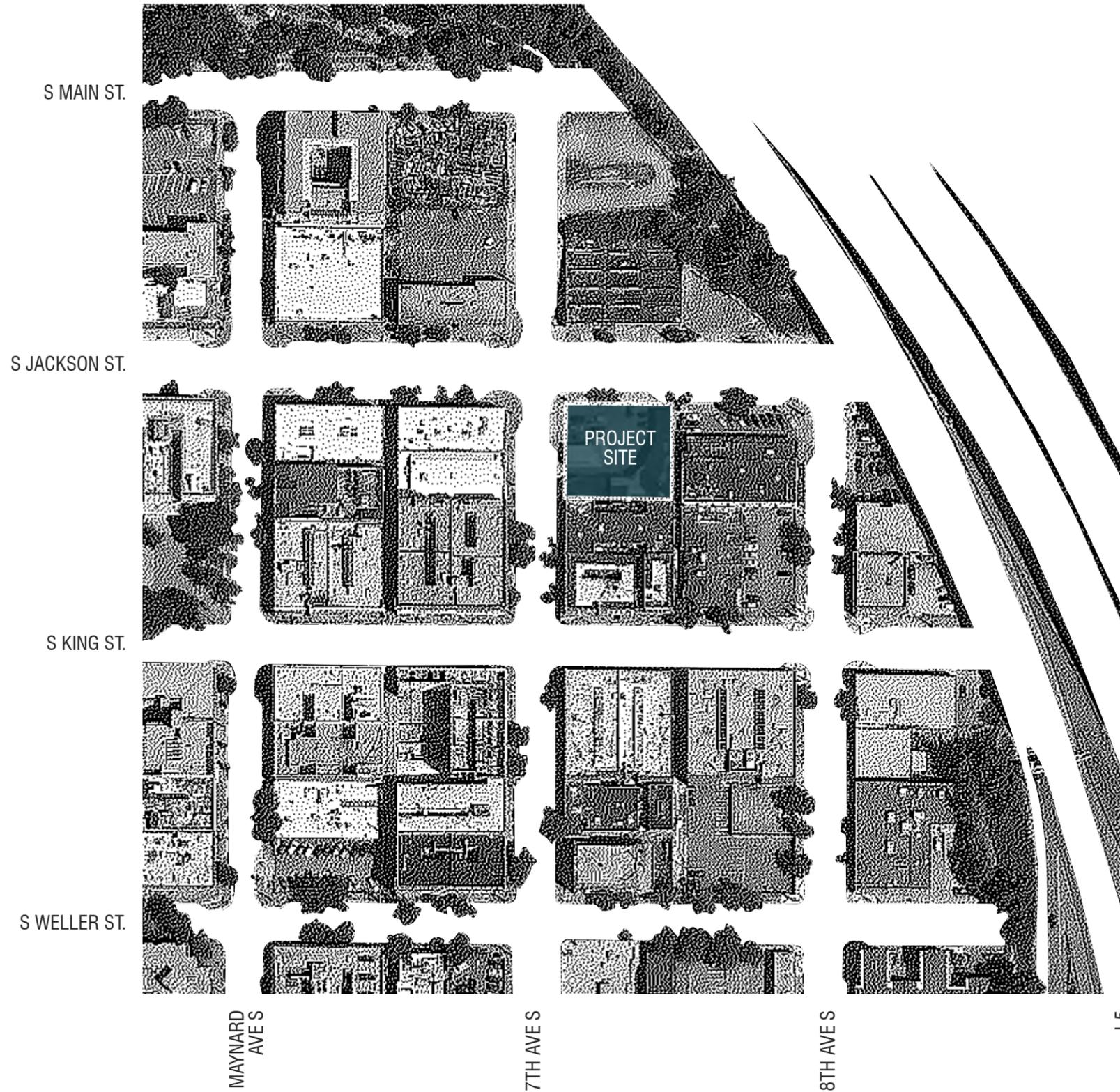
- Urban Villages + ISRD
- Neighborhood Features + Access
- Zoning + Land Use
- Development Standards
- Built Environment Survey

DESIGN CONTEXT 29

- ISRD Design Guidelines
- Historic/Modern Precedents
- Landscape Architecture
- Relevant Projects
- Relevant Work

DESIGN OPTIONS 49

- Overview
- Floor Plans
- Massing Schemes
- Sketch Renderings



# EXISTING CONDITIONS SITE PHOTOS

## LEGAL DESCRIPTION

LOT 1 & 2, BLOCK 55, TOWN OF SEATTLE, AS LAID OUT BY D.S. MAYNARD, COMMONLY KNOWN AS D. S. MAYNARD'S PLAT OF SEATTLE, TOGETHER WITH A PORTION OF VACATED ALLEY ADJOINING, LESS STREET, AS RECORDED IN VOLUME 1 OF PLATS, PAGES 23, RECORDS OF KING COUNTY, WASHINGTON.

## LOCATION

701 S Jackson St, Seattle, WA 98104

Located on the southwest corner of S Jackson St and 7th Ave S. The lot is bordered by S Jackson St to the north; 7th Ave S to the west; a vacated alley and an adjoining parcel (Diamond Bay Restaurant) to the east; and an adjoining parcel (Republic Hotel) to the south.

## LOT SIZE

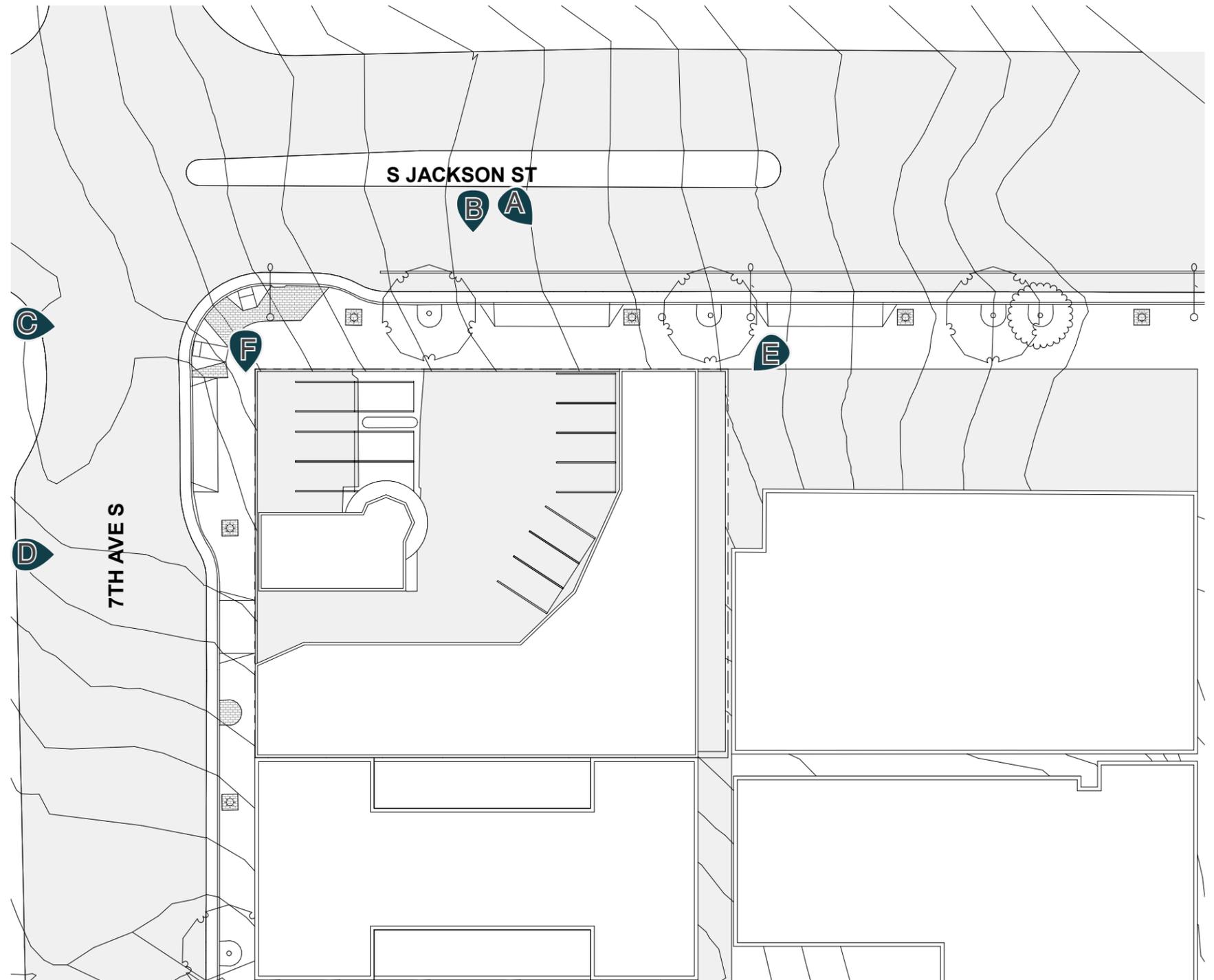
13,439 SF

## USES

The single story gas station at the northwest corner of the site is no longer in use. The single story auto repair garage occupying the south and east edges of the site is mostly vacant as well, with the exception of a tenant space in the southwest corner that is currently being used as an annex for New Century Tea Gallery whose primary location is at 416 Maynard Ave S. A large portion of the lot is paved and is currently being used for surface parking.

## TOPOGRAPHY

Grade slopes upward as you head north on 7th Ave S. From the southwest corner of the site to the northwest corner of the site there is approximately 5' of vertical elevation gain along the 105' western frontage. Grade continues to slope upward as you head east on S Jackson St. From the northwest corner of the site to the northeast corner of the site there is approximately 7' of vertical elevation gain along the 128' northern frontage. The total elevation gain for the whole site is approximately 12'.



## EXISTING CONDITIONS BUILDING PHOTOS

### EXISTING AUTO REPAIR GARAGE

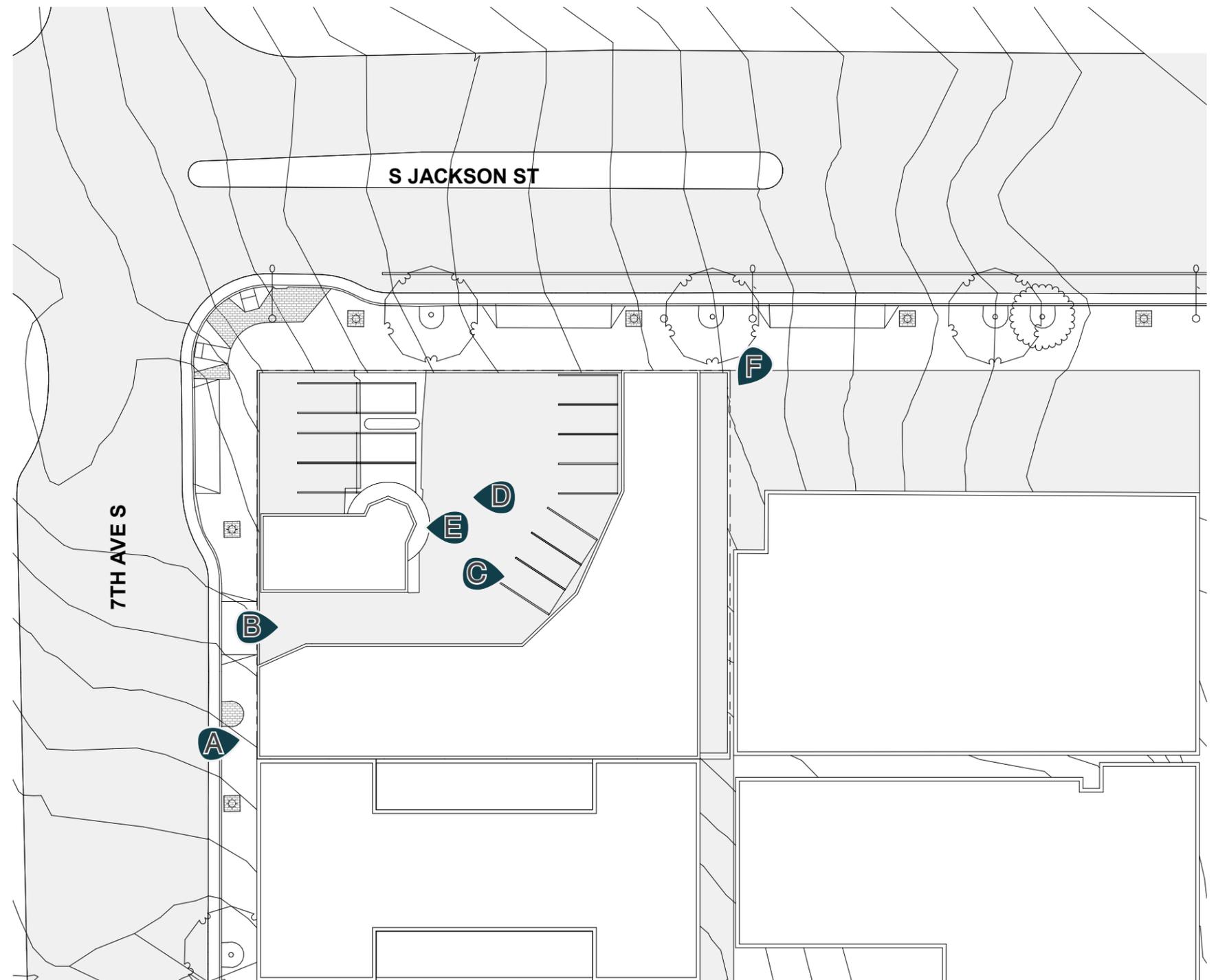
The City's permit record indicates the garage building was constructed in 1927. The garage is a one story, wood and heavy timber frame structure with unreinforced brick bearing walls with a total footprint area of approximately 5,700 square feet. The building is placed along the east and south property lines and its plan is generally L-shaped. BOLA Historic Report discusses the historic and architectural details of the building and concluded: "In its current condition the building reveals little of the original early 20th century structural framing or brick masonry construction techniques."

### EXISTING GAS STATION

The gas station was constructed originally at another location in the late 1940s and was moved to the present site circa 1956. Its date of construction and relocation place it outside of the period of historic significance for the Chinatown-International District, which is set by the National Register of Historic Places Nomination. The gas station has been cited in the NRHP nomination as a non-contributing building.

### CONDITION OF STRUCTURES

Both the auto repair garage and the gas station are in poor condition, exhibiting signs of deterioration: crumbling and spalling masonry; rusting metal cladding; broken parapets; leaking roofs causing water damage; broken and boarded up windows. The extent of changes and the existing conditions of the two structures raise considerable questions of architectural and physical integrity. The garage in particular, no longer retains some of its original character-defining features due to changes through time and general deterioration of the brick masonry.

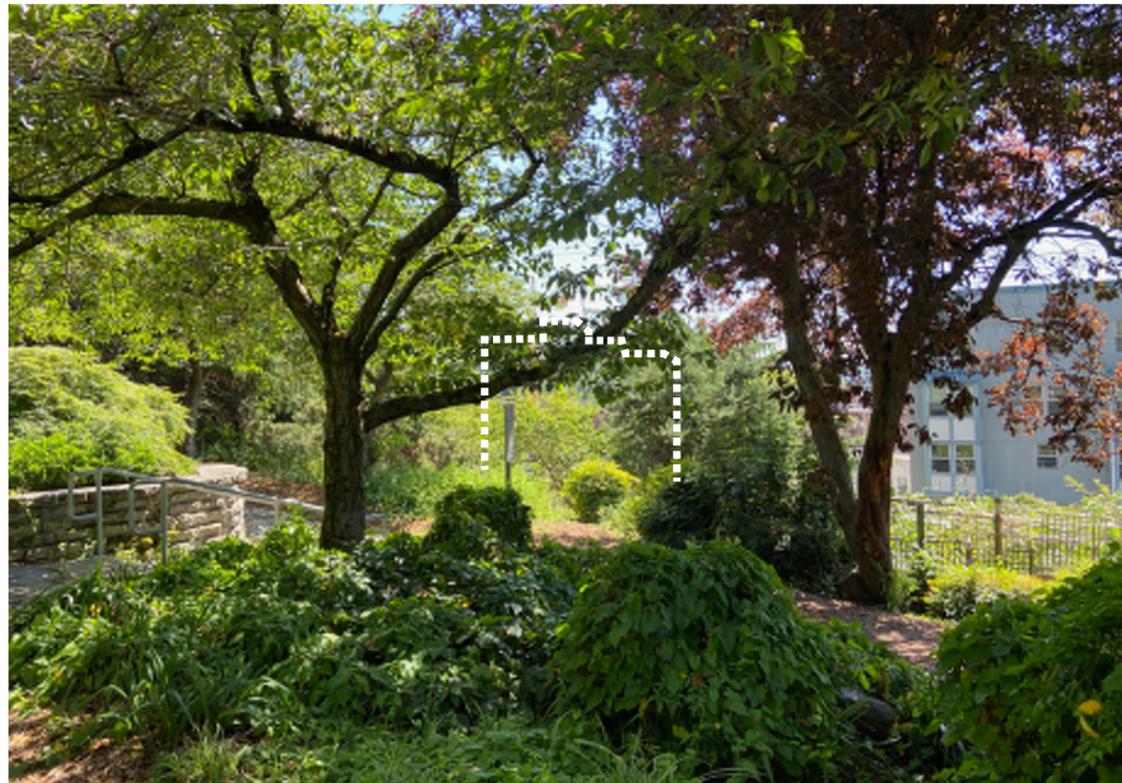


**EXISTING CONDITIONS**  
**BUILDING PHOTOS**





# URBAN DESIGN ANALYSIS VIEWS FROM KOBE TERRACE PARK



## ROOFTOP FEATURES (SMC 23.66.332.B)

The Special Review Board and the Director of Neighborhoods shall review rooftop features to preserve views from Kobe Terrace Park.

The outline of the proposed building is shown in the photos to the left in order to evaluate the impact of the building's rooftop features on views from Kobe Terrace Park. Views to the project site are largely obscured by trees and plantings during the summer (when the photos shown here were taken), but the proposed building will likely be partially visible through gaps in the foliage in winter months when vegetation is less dense. As one climbs to the park's higher elevations, to the extent that the building can be seen it will appear lower and further away with diminishing impact to views of Beacon Hill beyond.



A. VIEW FROM LOWER KOBE TERRACE

The top photo was taken from one of the terraces located toward the bottom of the park. The view to the proposed building is likely not visible from this location or from nearby terraces. Only when one reaches the far southern edge of the park (along S Main St) would more of the building become visible.



B. VIEW FROM UPPER KOBE TERRACE

This photo was taken from an upper terrace just north of the Danny Woo Community Garden. The location is a raised overlook platform with a wood bench. Views of the proposed building will likely be obscured by trees, although portions of the roof line may be visible in winter months when vegetation is less dense.



# URBAN DESIGN ANALYSIS

## SEATTLE MUNICIPAL CODE (SMC) DEVELOPMENT STANDARDS

CITATION	TOPIC	SEATTLE MUNICIPAL CODE STATEMENT	NOTES
23.49.008	STRUCTURE HEIGHT	HEIGHT LIMIT IS 75' FOR COMMERCIAL, 85' FOR RESIDENTIAL.	
23.49.009	STREET LEVEL USE	SPECIFIC USES ARE PERMITTED	STREET LEVEL FACADE MUST BE OCCUPIED BY STREET LEVEL USES LISTED IN 23.49.009.A. NORTH: 75%; WEST: 50%.
23.49.010.B	RECREATION USE REQUIRED	YES	15' MINIMUM DIM; 10' IF AT GRADE. NO MORE THAN 50% ENCLOSED. 5% OF GROSS FLOOR AREA RESIDENTIAL USE. AREA COUNTS DOUBLE IF AT GRADE.
23.49.011	FAR	3.0; 6.0 FOR HOTELS	RESIDENTIAL USE IS FAR EXEMPT IN DOWNTOWN ZONES
23.49.018	OVERHEAD WEATHER PROTECTION	REQUIRED. 8' DEEP, 10-15' ABOVE SIDEWALK	REQUIRED FOR ENTIRE LENGTH OF FACADE EXCEPT FOR GARAGE RAMPS
23.49.019	PARKING	VEHICLE PARKING REQUIRED ONLY AS NOTED IN 23.66.342 (SEE BELOW); BIKE PARKING PER 23.54.015 TABLE D (SEE BELOW); OFF-STREET LOADING BERTHS NOT REQUIRED PER 23.49.019.G	RESIDENTIAL NOT LISTED AS USE IN 23.54.035 TABLE A
23.49.031	GREEN FACTOR	0.30	
23.49.208	STRUCTURE HEIGHT	IN THE IDM 75-85 ZONE, STRUCTURES IN EXCESS OF 75 FEET IN HEIGHT, TO A MAXIMUM OF 85 FEET, ARE PERMITTED ONLY IF 50 PERCENT OR MORE OF THE GROSS FLOOR AREA ON THE LOT, EXCLUDING PARKING AND STREET-LEVEL RETAIL USES MEETING THE STANDARDS OF SECTION 23.66.326, IS IN RESIDENTIAL USE.	MORE THAN 50 PERCENT OF THE GROSS FLOOR AREA IS PROPOSED FOR RESIDENTIAL USE.
23.49.210	STREET FAÇADE REQUIREMENTS	ABUTTING STREETS ARE NOT CLASS I, CLASS II, OR GREEN STREETS PER MAP B FOR 23.66.326	
23.66.302	INTERNATIONAL SPECIAL REVIEW DISTRICT GOALS AND OBJECTIVES	THE ISRD IS ESTABLISHED TO PROMOTE, PRESERVE AND PERPETUATE THE CULTURE, HISTORICAL AND OTHERWISE BENEFICIAL QUALITIES OF THE AREA BY: PROMOTING A MIXTURE OF HOUSING TYPES ENCOURAGING STREET-LEVEL, PEDESTRIAN-ORIENTED RETAIL SPECIALTY SHOPS W/ INTERESTING DISPLAYS DISCOURAGING THE ADDITION OF PARKING LOTS AND AUTOMOBILE-ORIENTED USES IMPROVING THE RELATIONSHIPS BETWEEN EXISTING AND FUTURE BUILDINGS	PROPOSING SMALL EFFICIENCY DWELLING AND CONGREGATE UNITS SCIDPDA HAS BEEN ASSISTING WITH PROGRAMMING FOR APPRIIATE RETAIL NO PROPOSED PARKING TO BE LOCATED ON SITE SEE FOLLOWING DESIGN CONTEXT SHEETS
23.66.306	INTERNATIONAL DISCRITCT RESIDENTIAL ZONE GOALS AND OBECTIVES	THE IDR SHALL BE PREDOMINANTLY A RESIDENTIAL NEIGHBORHOOD WHICH MAY INCLUDE OTHER USES THAT REINFORCE AND NOT DETRACT FROM THE PRIMARY USE OF THE AREA. SPECIAL OBJECTIVES: MINIMIZE VIEW BLOCKAGE FROM KOBE TERRACE PARK AND EXISTING STRUCTURES ALLOW FOR REASONABLE SOLAR EXPOSURE AND AIR CIRCULATION TO ADJACENT PROPERTIES DESIGN, SITING AND CONSTRUCTION TO BE COMPATIBLE WITH THE AREA'S STEEP TOPOGRAPHY	SEE URBAN DESIGN ANALYSIS: VIEWS FROM KOBE TERRACE PARK SHEET SEE MASSING DESIGNS ON MASSING OPTIONS SHEETS
23.66.318	DEMOLITION APPROVAL	DISCOURAGE THE UNNECESSARY DEMOLITION OF USEFUL EXISTING STRUCTURES THAT CONTRIBUTE TO THE DISTRICT'S CULTURAL AND SOCIL CHARACTER	SEE EXISTING CONDITIONS: DEMOLITION PLAN SHEET

**URBAN DESIGN ANALYSIS**  
**SEATTLE MUNICIPAL CODE (SMC) DEVELOPMENT STANDARDS**

CITATION	TOPIC	SEATTLE MUNICIPAL CODE STATEMENT	NOTES
23.66.326	STREET-LEVEL USES	STREET LEVEL USES LIMITED TO 50', 145' IF ON CORNER; NON-PEDESTRIAN USES LIMITED TO 25', 145' IF ON CORNER. PREFERENCE SHALL BE GIVEN TO PEDESTRIAN-ORIENTED RETAIL SHOPPING AND SERVICES THAT ARE HIGHLY VISABLE OR PROMINENTLY DISPLAY MERCHANDISE IN A MANNER THAT CONTRIBUTE COLOR AND ACTIVITY TO THE STREETScape	THE MAJORITY OF STREET LEVEL USE WILL CONSIST OF RETAIL SHOPPING, SCIDPDA HAS BEEN ASSISTING WITH PROGRAMMING FOR APPRIIATE RETAIL
23.66.332	HEIGHT	PARAPETS, CLERESTORIES, SKYLIGHTS LIMITED TO 4' ABOVE HEIGHT LIMIT; MECHANICAL EQUIPMENT, STAIRS, ELEVATOR PENTHOUSES MAY EXTEND 15' ABOVE HEIGHT, MUST NOT EXCEED 15% OF ROOF AREA; MECH EQUIPMENT MUST BE 15' FROM ROOF EDGE; RECOMMENDED TO SCREEN ROOFTOP FEATURES.	SEE MASSING DESIGNS ON MASSING OPTIONS SHEETS
23.66.336	EXTERIOR BUILDING FINISHES	EXTERIOR BUILDING FACADES SHALL BE OF A SCALE COMPATIBLE WITH THE SURROUNDING STRUCTURES. WINDOW PROPORTIONS, FLOOR HEIGHT, CORNICE LINE, STREET ELEVATIONS AND OTHER ELEMENTS SHALL RELATE TO THE SCALE OF THE EXISTING BUILDINGS IN THE IMMEDIATE AREA. FINISHES SHALL STRENGTHEN AND PRESERVE THE EXISTING ASIAN ARCHITECTURAL CHARACTER OF THE ASIAN DESIGN CHARACTER DISTRICT: PREFER TILED AWNINGS, RECESSED BALCONIES, HEAVY TIMBER CONSTRUCTION; TEXTURE, DEPTH AND RELIEF; FACADES LIMITED TO EARTHEN MATERIALS SUCH AS BRICK, CONCRETE, STUCCO AND WOOD; TRANSPARENT FACADE MIN. 50% OF EXPOSED STREET-FACING FACADE (FROM SIDEWALK TO 10' SECOND FLOOR LEVEL, WHICHEVER IS LESS); AVERAGE HEIGHT OF WINDOW SILLS NO GREATER THAN 3 FEET ABOVE THE SIDEWALK; AWNINGS MUST OVERHANG SIDEWALK 5' MINIMUM	SEE MASSING OPTIONS WITHIN SURROUNDING CONTEXT ON BUILDING MASSING SHEETS
23.66.342	PARKING	REQUIRED (BUT CAN BE WAVED) FOR ENTERTAINMENT, RESTAURANT, AND THEATER USES AS FOLLOWS: "PROVIDE ONE SPACE PER 500 SQUARE FEET FOR ALL GROSS FLOOR AREA IN EXCESS OF 2,500 SQUARE FEET; MOTION PICTURE THEATERS SHALL BE REQUIRED TO PROVIDE ONE SPACE PER 15 SEATS FOR ALL SEATS IN EXCESS OF 150; AND OTHER ENTERTAINMENT USES SHALL BE REQUIRED TO PROVIDE ONE SPACE PER 400 SQUARE FEET FOR ALL GROSS FLOOR AREA IN EXCESS OF 2,500 SQUARE FEET."	NO PROPOSED PARKING TO BE LOCATED ON SITE
23.54.015	BIKE PARKING (TABLE D)	1 LONG TERM PER UNIT, 1 SHORT TERM PER 20 UNITS, REDUCED TO 75% AFTER 50 SPACES.	SUFFICIENT BIKE PARKING TO BE PROVIDED

# URBAN DESIGN ANALYSIS STREET ELEVATIONS

SOUTH JACKSON STREET  
FACING NORTH

OPPOSITE FROM PROJECT SITE



SOUTH JACKSON STREET  
FACING SOUTH

PROJECT SITE



SEVENTH AVENUE SOUTH  
FACING EAST

PROJECT SITE



SEVENTH AVENUE SOUTH  
FACING WEST

OPPOSITE FROM PROJECT SITE



**DESIGN CONTEXT**  
LANDSCAPE ARCHITECTURE / COURTYARD



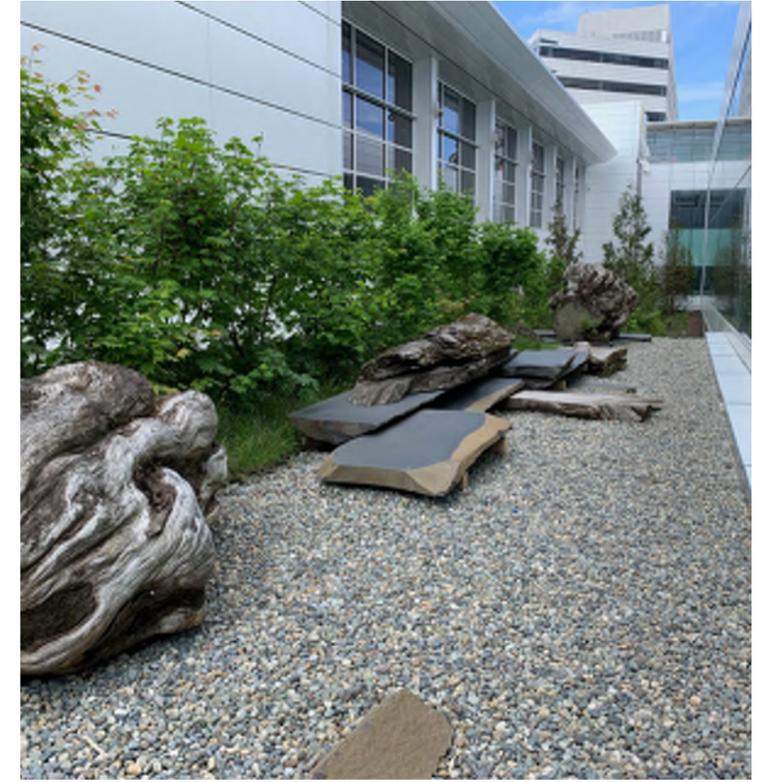
ST. ANDREWS / TOWNSHEND LANDSCAPE ARCHITECTS



WEST EDGE APARTMENTS / SITE WORKSHOP



GORBEA ATRIUM / URQUIJO KASTNER



SEATAC AIRPORT EXPANSION COURTYARD / SOM

**DESIGN CONTEXT**  
LANDSCAPE ARCHITECTURE / STREETScape & ROOF DECK



GOOGLE HEADQUARTERS / HEWITT



BELL STREET / MIG SVR



DENNING APARTMENTS / MURASE ASSOCIATES



ALLEY 24 / MURASE ASSOCIATES

**TAKEAWAYS**

- Densely vegetated courtyard area to enliven space and provide privacy for lower units.
- Plantings and seating to create pedestrian scale sidewalk experience.
- Creating buffer to improve pedestrian safety.

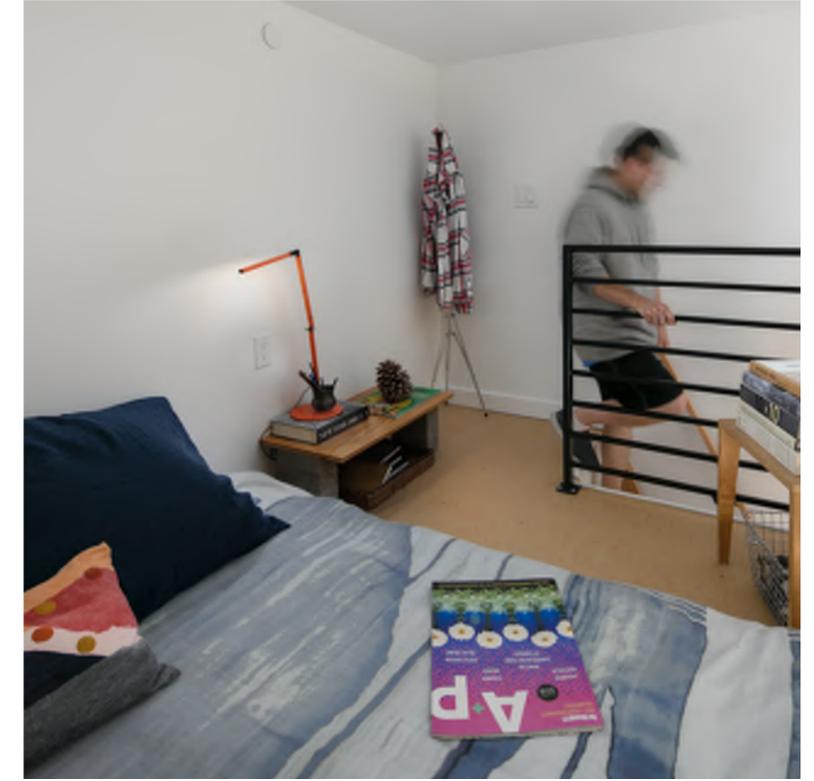
**DESIGN CONTEXT**  
PREVIOUS WORK: UNITS



THE ROOST



THE ROOST



THE ROOST



423 TERRY



1722 SUMMIT



423 TERRY

DESIGN CONTEXT  
PREVIOUS WORK: CONGREGATE HOUSING COMMON AREAS - LIVING ROOMS



THE FREYA



1722 SUMMIT



THE ROOST

**DESIGN CONTEXT**  
PREVIOUS WORK: CONGREGATE HOUSING COMMON AREAS - KITCHENS



THE FREYA



1722 SUMMIT



THE ROOST



THE FREYA



423 TERRY



1722 SUMMIT