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12th + East Jefferson

Early Design Guidance

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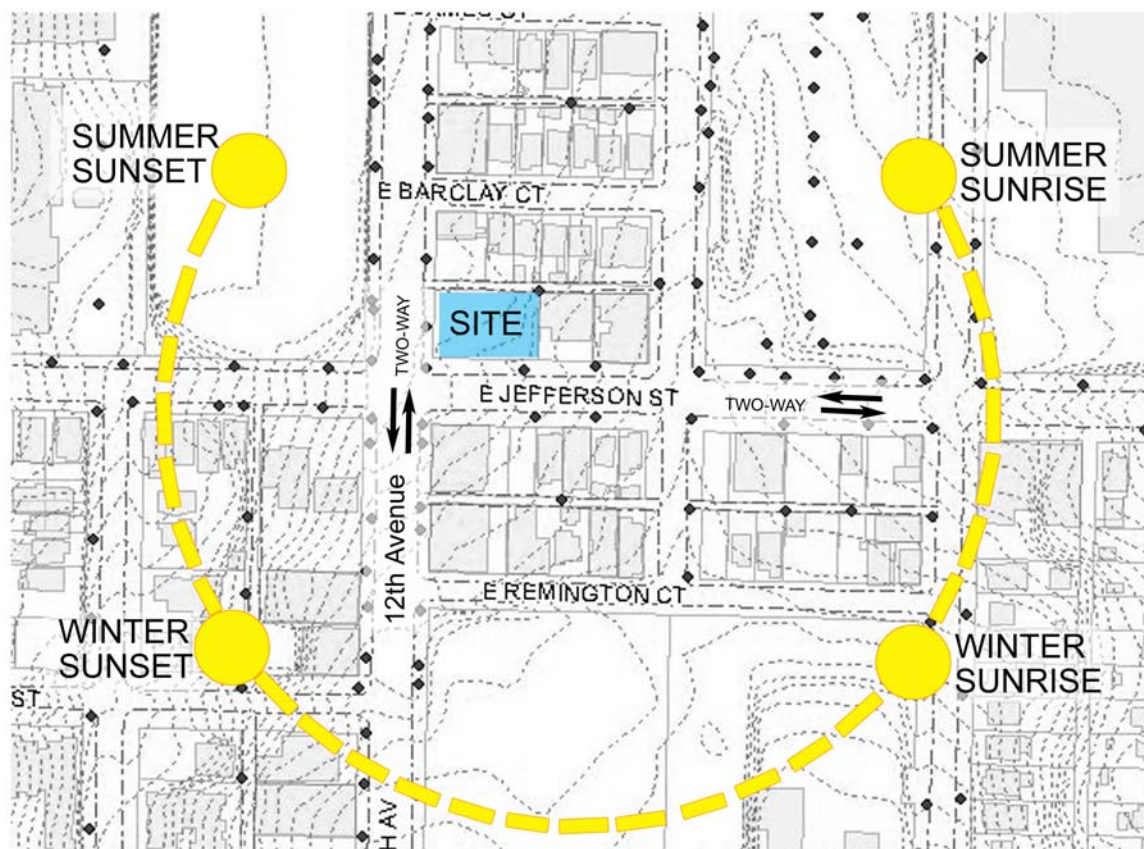
Aerial Photo
from South

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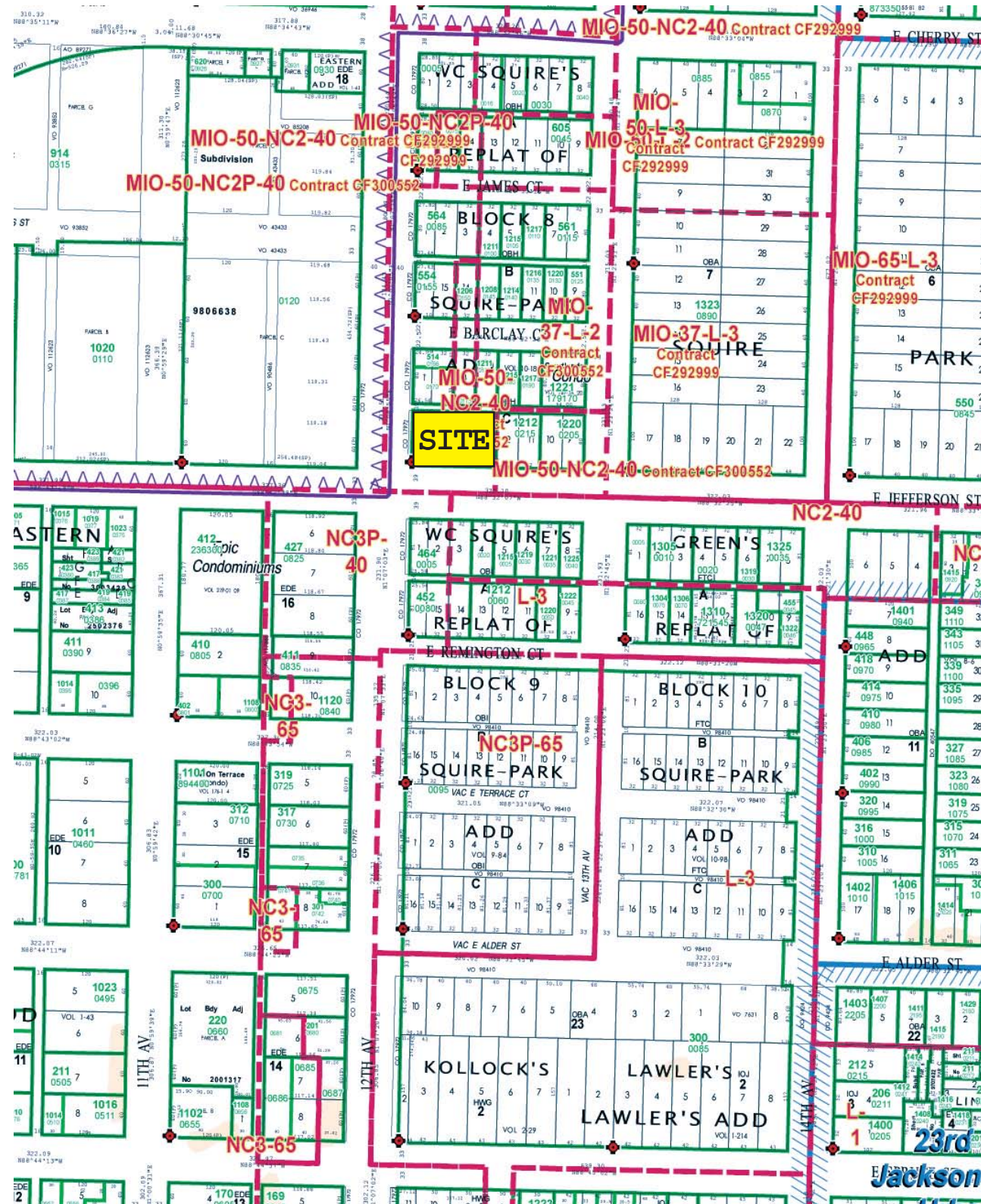
Neighboring Landmarks

- 1. Building Site
- 2. Seattle University - Athletic Field
- 3. Seattle University - Athletic Field





Site Analysis Diagram



Zoning Map



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Zoning Map
& Site Analysis
Diagram

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LAND USE CODE ANALYSIS (assuming Contract Rezone to NC2-65)

Address: 500 12th Avenue

Tax Parcel #: 7948300165

Legal Description: Parcel A & B, SP# 80-148, per recording # 8202030663 SD SP DAF – Lots 13 through 16, Block C less RD

Zone: **Current:** NC2 - 40 with MIO 50 overlay – seeking **Contract Rezone** to NC2- 65

Urban Village: 12th Avenue Urban Center Village

Street Designation: Pedestrian

Lot Area: 9,799 s.f.
(1' alley dedication reduces lot width to 79 feet)
Net Lot Area: 9,677 s.f.

Floor Area Ratio (FAR): **Current:** 3.25 (per 23.47A.013, Chart A)
Rezone: 4.75 (per 23.47A.013, Chart A)

Allowable Floor Area: **Under NC2 - 40:** 3.25 % x 9,799 s.f. = 31,847 s.f.
Under NC2 - 65: 4.75 % x 9,658 s.f. = 46,545 s.f.

Actual Proposed Floor Area: **Under NC-2 65**
First Floor: 6,300 s.f.
Upper Floors: 5 floors x 7,400 s.f. = 37,000 s.f.

Height Requirements: **Under NC-2 40**
40 foot limit – plus 4 feet parapet and 4 feet for mixed use. Base height limit is 48 feet. Under the MIO 50 it is assumed the base height limit will be 58 feet.

Height Requirements: **Under NC-2 65**
65 foot limit.

Roof Top Height Requirements: (Section 23.47A.012)
Roof top features may extend up to (15) feet above the height limit, so long as the combined total coverage of all features listed in this subsection does not exceed 20 or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment...

Street Level Development
(Section 23.47A.008.)

Blank Facades:
Setbacks:
Transparency:

None proposed
Maximum 10 feet – none proposed.
60% between 2 feet and 8 feet.

Height and Depth of
Non -Residential:

30 depth minimum (exceeded) and 13 feet floor to floor.

Other:

No street level residential space (except the residential lobby)

Setbacks:

Rear and side setbacks required for lots adjacent to residential zones. L-2 residential zone is across the alley from the eastern 32 feet of the site (section 23.47A.014). 10 foot setback (above 13 feet to maximum 65 feet) is required.

Residential Amenity Area:
(Section 23.47A.024)

Minimum of 5% of Gross floor area in residential use, 5 Residential Floors = 37,000 S.F. x 0.05 = 1,850 S.F. 370 s.f. per floor.

Landscaping requirements:

Street trees required. Green factor landscaping to be determined.

Parking Requirements:
(Section 23.54.015)

No parking is required for commercial or residential uses in commercial zones within an Urban Center. 6 parking spaces are proposed for commercial uses. The commercial uses are still to be determined. Parking is screened with the building façade on both 12th and Jefferson and is accessed off the existing alley.

Parking Access/ Alley:
(Section 23.53.030.F)

Alley will be improved to City Standards for the length of the property.

Bicycle Parking:

To be provided to more than code minimum.

Trash and recycling:

To be provided to at least code minimum (and screened from the street and adjacent properties.)



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Zoning

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Design Cues

Neighborhood Context:

This corner site is at the confluence of several neighborhoods with multiple histories and identities: the Central District, Capitol Hill, the International District and First Hill. It is also located within the "12th Avenue Urban Center Village" and the Seattle University business district. This area has been acknowledged as a significant intersection for development in the 12th Avenue Neighborhood Plan, published in 1992.

Currently the neighborhood is a mix of large institutional buildings, apartment and condo buildings, small retail establishments, older single-family houses and Seattle University athletic fields. The area to the west, towards Broadway and south of East Jefferson is primarily residential, where there are many older homes mixed in with more recently built five and six story multi-family buildings. North along 12th Avenue there are also a number of recently built mixed-use buildings in the heart of the SU campus.

There are several large institutions in this area including Seattle University, along with Swedish, Providence and Harborview Hospitals. Seattle University has the largest presence along this portion of 12th Avenue. The property across 12th Avenue to the west (the athletic field) is currently zoned MIO 105 – MR, which would allow the University to construct a 10 story building on that site. SU is also currently considering a rezone of its Major Institution Overlay from 50 feet to 65 feet, which this site currently falls within.

South of the site along 12th Avenue, the street is lined with small to mid-size retail and office buildings. This area is zoned NC3P-65 on both the west and east sides of 12th Avenue with a few lots zoned NC2-40. Further south is the 8.5 acre King County Youth Service Center site, which is slated for comprehensive redevelopment within the next five years.

The architectural style of this area varies widely. The older buildings often use brick and are modest in design and detail. Many of the existing buildings appear run down or shabby. The newer buildings use a combination of materials. This is currently a neighborhood in transition and in search of a community identity.

Neighborhood Context and Use



Neighboring Properties

- | | |
|--|-----------------------------|
| 1. Restaurant / Bar | 11. Residential Complex |
| 2. Mixed-Use Residential Building | 12. Residential Complex |
| 3. Restaurant | 13. Gas Station |
| 4. Single Family Houses | 14. Prosthetic Center |
| 5. Seattle University - Athletic Field | 15. Parking |
| 6. Seattle University | 16. Mixed Use Residential |
| 7. Seattle University - Athletic Field | 17. Recovery Center |
| 8. Seattle University - Housing | 18. Single Family w. Retail |
| 9. Seattle University | 19. Residential Complex |
| 10. Seattle University | |



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Neighborhood
Context Aerial

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St. James Street

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⑦

12th Avenue



500 12th Avenue - Project Site

①

②

⑤

13th Avenue

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Existing
Streetscape
E Jefferson

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East Jefferson looking North  From St. James Street to 13th Avenue



13th Avenue

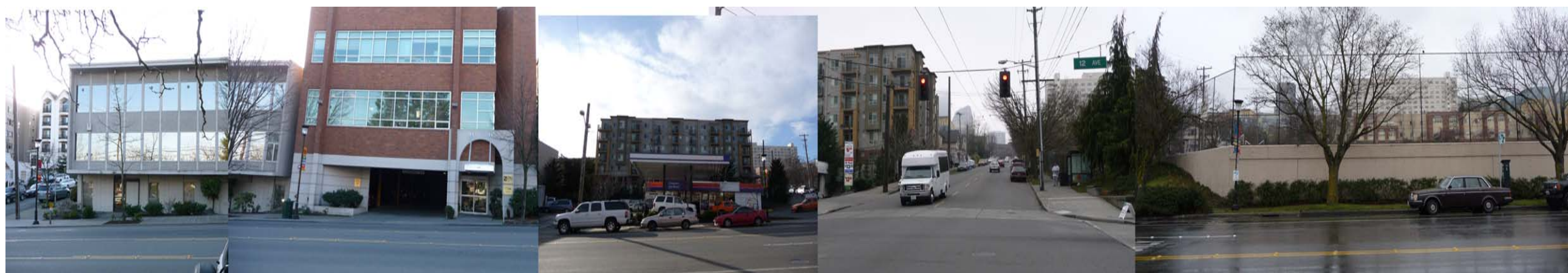
East Jefferson Street looking South



500 12th Avenue - Project Site

East Jefferson

12th Avenue looking East



12th Avenue looking West

East Jefferson



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Existing
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E Jefferson/
12th Avenue
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Apartments along E. Jefferson Street,
West of Project Site



Newer Mixed use building, North on 12th Avenue



'Old' Mixed use building, East of Project site on
the corner of E. Jefferson St. and 13th Ave S.



New Apartments near E. Jefferson St., West of Project site



Seattle University campus housing on E. Cherry St.



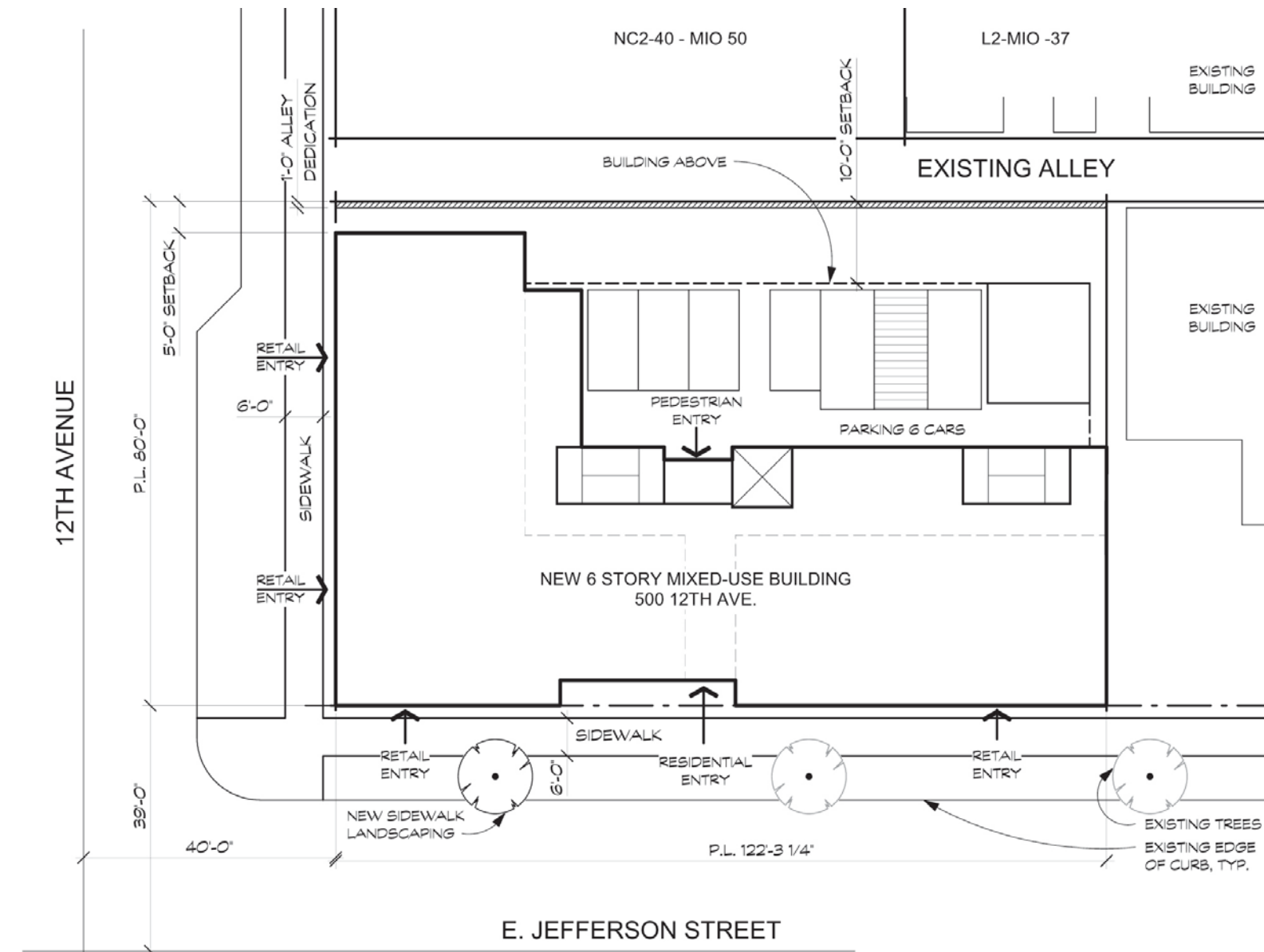
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Project Types in the
Neighborhood

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Preliminary Site Plan - Commercial Level

Potential Design Departures:

We do not anticipate required design departures for this project. The Contract Rezone would allow for NC2-65 zoning (in lieu of existing NC2-40). This increase in height would allow for two additional floors of 8 residential units. With the Contract Rezone there would be a total of 5 floors of residential units totaling 40 units.

Program Objectives:

In collaboration with Capitol Hill Housing (CHH), a non-profit developer, 40 units of affordable workforce housing (up to 60% of area median income) will be provided in a mixed-use building. Five floors of residential units are proposed above the first floor commercial. The residential units will be a mix of one and two bedroom apartments. After fifteen years, the units will be available for homeownership.

Site and Building Objectives:

Our intent with this building is to engage the street and urban environment, set a high standard of design and construction, and increase the amount of built-green affordable housing:

- Provides diverse and affordable retail space
- Contributes to and strengthens the "12th Avenue Initiative" by encouraging a vibrant, healthy and affordable business district
- Creates and encourages pedestrian activity along 12th Avenue (as part of the 12th Avenue Urban Center Village) by improvements to the streetscape through retail opportunities, addition of trees and landscaping, bicycle parking, and street furniture
- Creates a sustainable, energy efficient building that provides a healthy environment to all its residents and occupants
- Takes advantage of the opportunities presented from an urban corner lot with south and west exposures for natural daylight and views
- Creates a recognizable "gateway" for 12th Avenue that responds to its unique location at the confluence of many neighborhoods

Approximate Structure Size:

With the current NC2-40 zoning, the overall allowable base height is 48'. Under the proposed Contract Rezone to NC2-65, the allowable base height is 65'. The design intent is for a six-story building that uses the full height allowable for five floors of residential units above first floor retail. The project will cover 90% of the site.

Program Requirements for Each Floor:

1st Floor (6,300 s.f.): There is approximately 5,000 s.f. of retail space on the ground floor. Retail will front 12th Avenue, wrap the corner and continue along East Jefferson Street. The Entry Lobby for the residential units is accessed off East Jefferson Street. Limited commercial parking will be from the existing alley to the north of the property.

2nd thru 6th Floors (7,400 s.f. each): 8 units of one and two bedroom apartments including 600 s.f. of Residential Amenity Areas per floor.



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Design Objectives
& Site Plan

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Key Design Review Guidelines:

A-1 Responding to Site Characteristics

The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

A-9 Location of Parking on Commercial Street Fronts

Parking on a commercial street front should be minimized and where possible should be located behind a building.

C-1 Architectural Context

New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

In some cases, the existing context is not so well-defined, or may be undesirable. In such cases, a well-designed, new project can become a pioneer with the opportunity to establish a pattern or identity from which future development can take its cues.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather.

D-8 Treatment of Alleys



"Green" Residential Open Space



Siding (textured lap siding)



Siding and Balconies



Siding/Windows



Street Landscaping/Canopy



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Examples of Work

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Environmental Works - Examples of Work

Alternative 1:

Commercial space is located the full length of 12th Avenue and wraps the corner, continuing along East Jefferson Street. The residential entry lobby is located on a more residential street, East Jefferson Street. The building has a clear commercial base with a residential body. Parking is accessed off the alley at the nw corner of the property. The alternates vary in their location of the common residential outdoor space and how it affects the organization of the units on the floors above.

Building Massing - Assuming NC2-40:

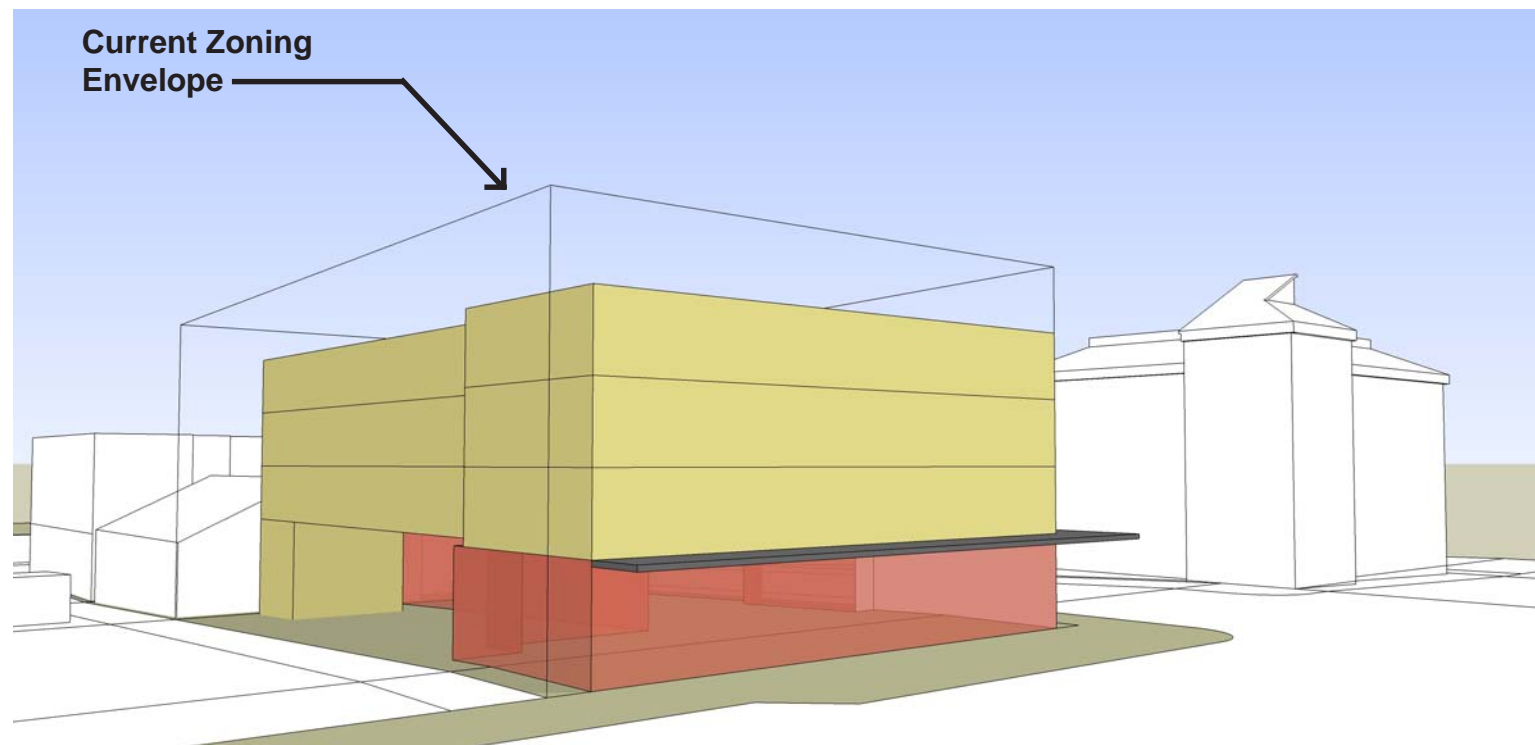
This massing diagram illustrates a code conforming scheme under the current NC2-40 zoning. It is a four story building with three floors of residential over first floor commercial. The scheme centrally locates the common outdoor space on the south side of the building, along East Jefferson. This location opens up the building, allowing natural light and sunshine to penetrate into the central circulation core. The southern exposure also encourages three stories of landscaped open space that provides a physical and visual connection down to the ground floor, highlighting the entry lobby. The units have been arranged to receive as much daylight as possible, minimizing the number of land locked units.

Advantages:

- Does not require a contract rezone
- Commercial has good frontage on both 12th and Jefferson
- The central location of the common outdoor space allows natural light, natural ventilation and views into the circulation core
- The central location of the common outdoor spaces are adjacent to the elevator and a common sitting area at each level, making it a potentially active social space
- There is a strong connection between the common outdoor space with the residential entry lobby – marking the entry on East Jefferson

Disadvantages:

- The project is not financially viable at this scale. The project would not go forward without a contract rezone that allows additional height
- The project has lower density in a neighborhood close to the commercial core of the City.



View from Southwest

Alternative #1 - Massing Studies

Legend

- Housing**
- Commercial Space**
- Residential Open Space**
- Added Floors with Re-zone**



View from Northwest



View from Southeast

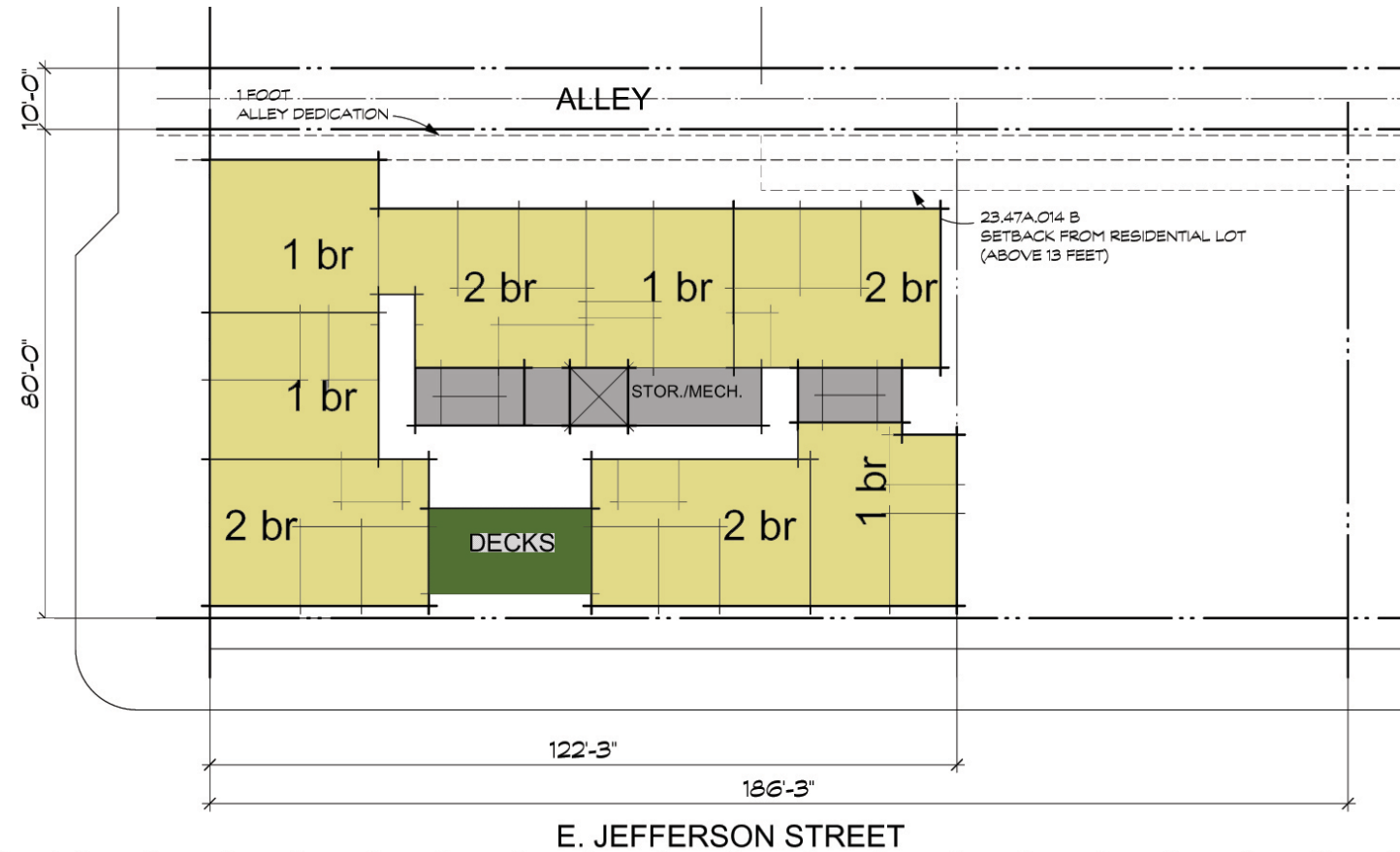
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Jefferson
500 12th Avenue
Seattle, Washington
Massing
Alternate #1

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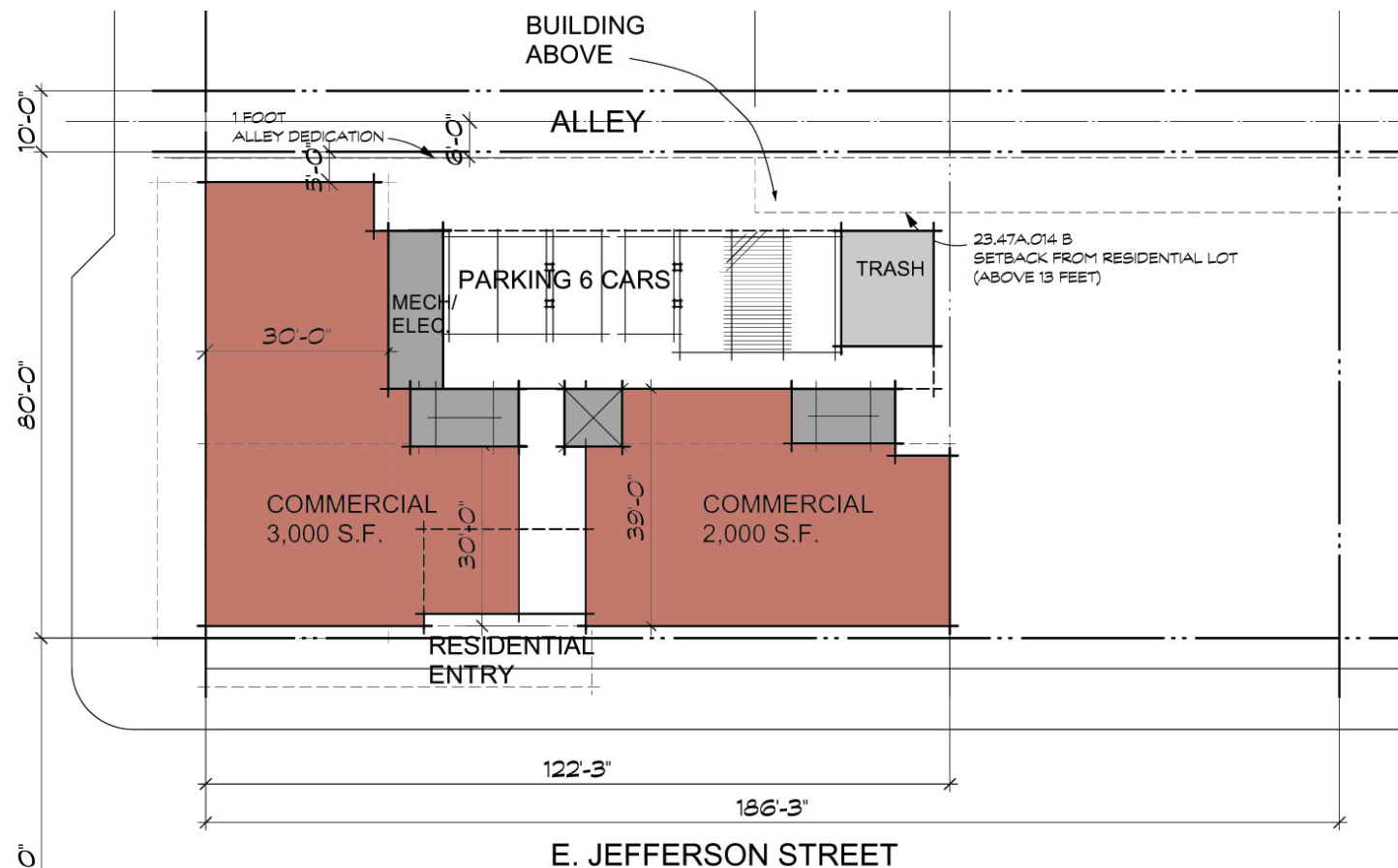
Legend

- Housing
- Commercial Space
- Residential Open Space
- Added Floors with Re-zone

Residential Floors



Commercial Floor



Alternative #1 - Floor Plans



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Floor Plans
Alternate #1

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Alternative 2:

Commercial space is located the full length of 12th Avenue and wraps the corner, continuing along East Jefferson Street. The residential entry lobby is located on a more residential street, East Jefferson Street. The building has a clear commercial base with a residential body. Parking is accessed off the alley at the nw corner of the property.

Building Massing - Assuming NC2-65:

This massing diagram describes a six story building with five floors of residential over first floor commercial. The scheme centrally locates the common outdoor space on the south side of the building, along East Jefferson. This location opens up the building, allowing natural light and sunshine to penetrate into the central circulation core. The southern exposure also encourages stories of landscaped open space that provides a physical and visual connection down to the ground floor, highlighting the residential entry. The units have been arranged to receive as much daylight as possible, minimizing the number of land locked units.

Advantages:

- Commercial has good frontage on both 12th and Jefferson
- The central location of the common outdoor space allows natural light, natural ventilation and views into the circulation core
- The central location of the common outdoor spaces adjacent to the elevator and a common sitting area at each level making it a potentially active social space
- There is a strong connection between the common outdoor space with the residential entry lobby – marking the entry on East Jefferson

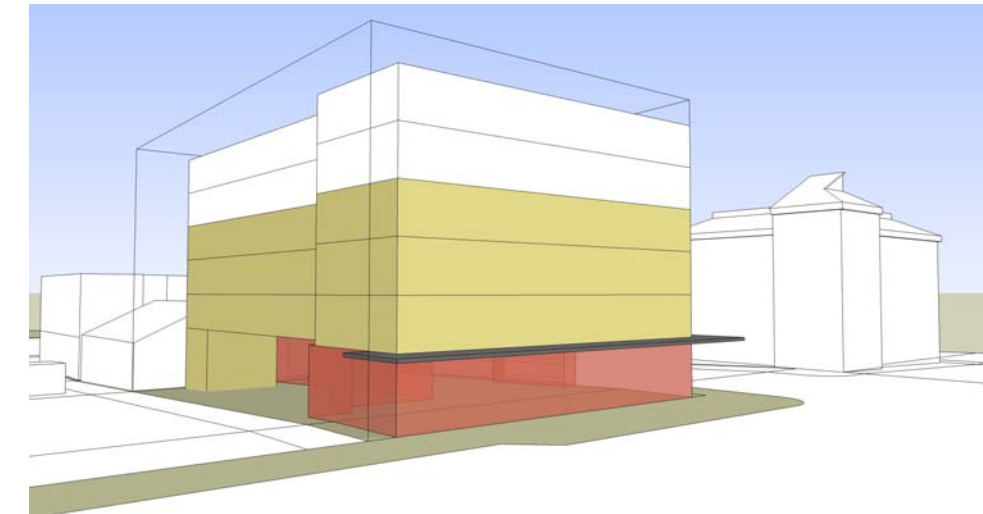
Disadvantages:

- The common outdoor space receives limited hours of direct daylight, especially in the late afternoon
- The commercial space is split into two separate areas, making it less flexible
- There is less emphasis on the corner than in Option 3



Legend

- Housing**
- Commercial Space**
- Residential Open Space**
- Added Floors with Rezone**



View from Northwest



View from Southeast

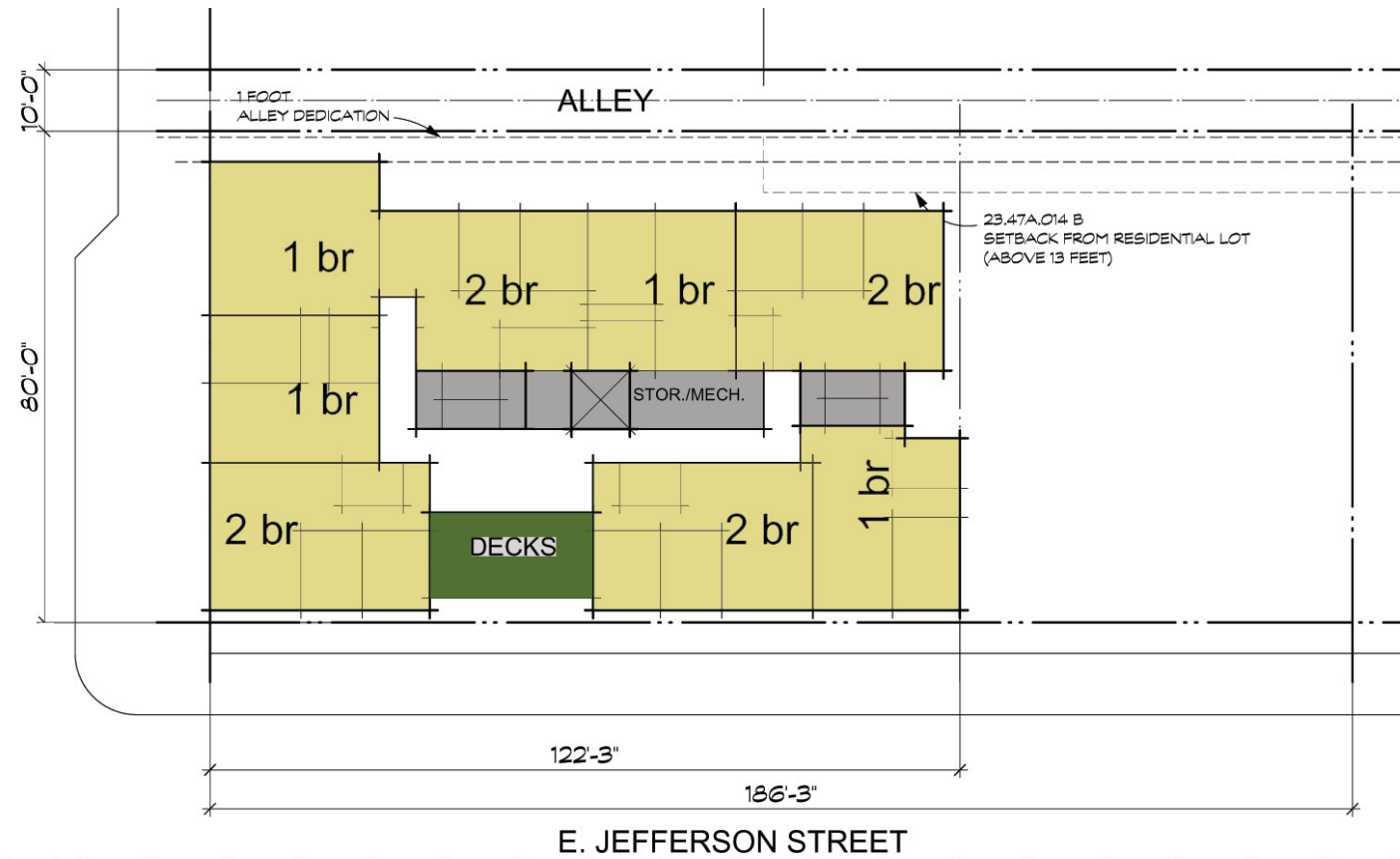
12th + East Jefferson
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 Massing Alternate #2
 Preferred Alternative

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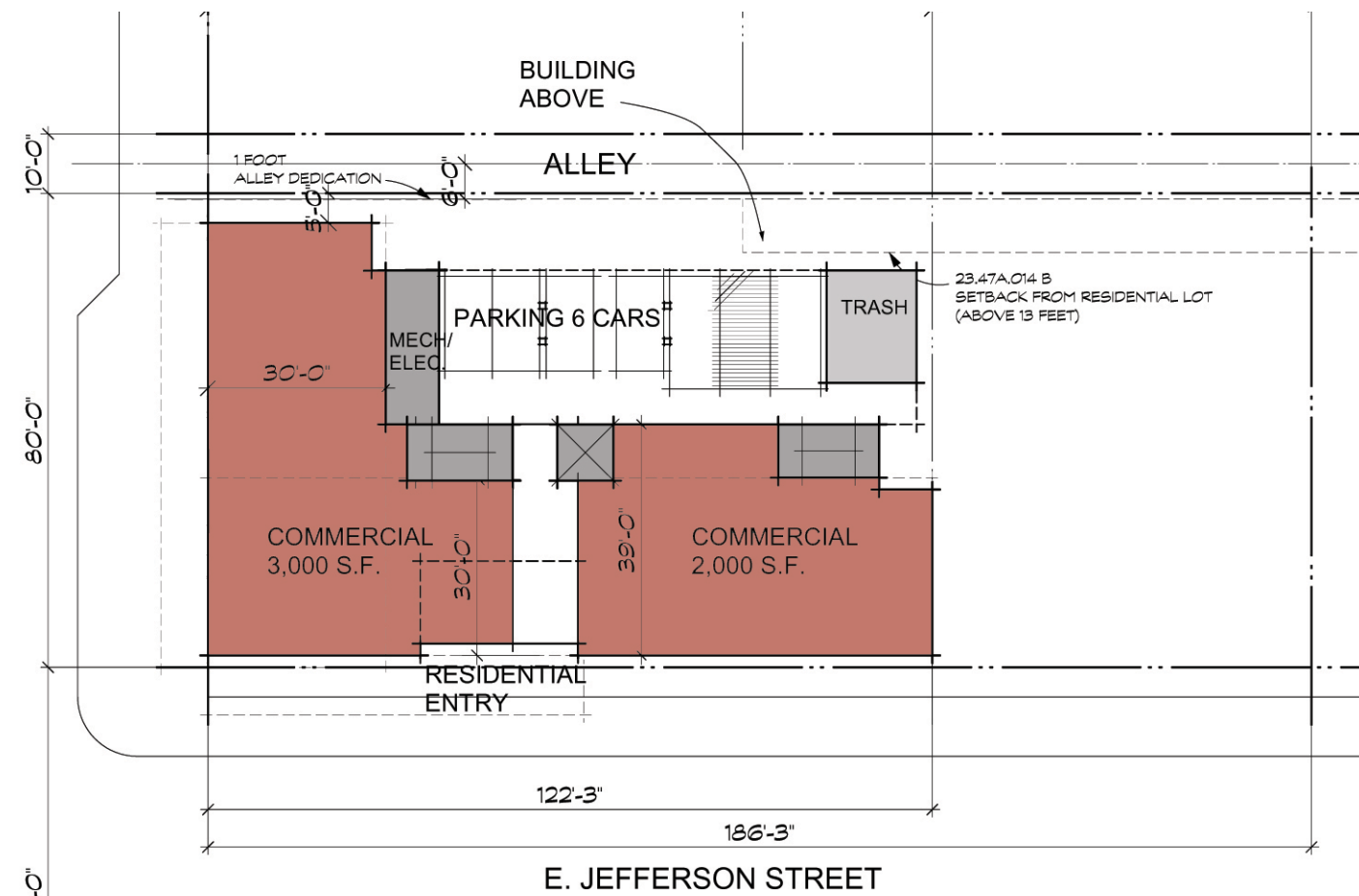
Legend

- Housing
- Commercial Space
- Residential Open Space
- Added Floors with Re-zone

Residential Floors



Commercial Floor



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Floor Plans
Alternate #2
Preferred Alternative

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Alternative 3:

Commercial space is located along 12th Avenue and along East Jefferson Street. The residential entry lobby is located on the corner. The building has a clear commercial base with a residential body. Parking is accessed off the alley at the nw corner of the property.

Building Massing - Assuming NC2-65:

This massing diagram describes a six story building with five floors of residential over first floor retail. The scheme locates the residential outdoor space at the sw corner of the project site, at 12th Avenue and East Jefferson Street. This location receives south and west exposure, natural light, sunshine and urban views. It has visual prominence from the street and promotes the opportunity for 5 stories of landscaped open space.

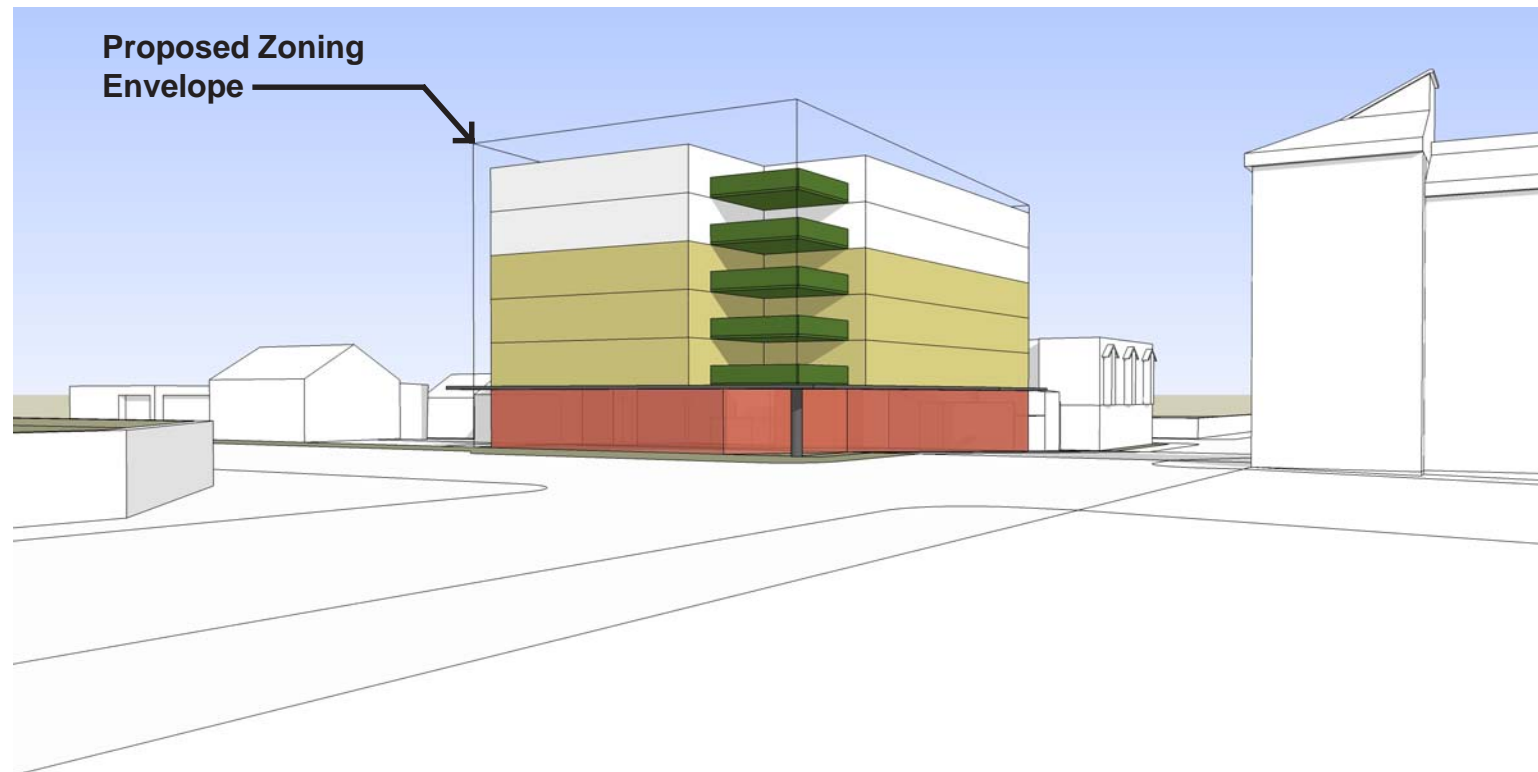
The residential units on the 2nd thru 6th floors are organized along a double loaded corridor. The units have been arranged to receive as much daylight as possible, minimizing the number of land locked units.

Advantages:

- The corner location of the decks and residential entry provide a strong corner at this important intersection
- Two units per floor (flanking the common decks) have opportunities for the SW light and views
- The location of the common outdoor space acknowledges its urban context by allowing all the tenants to occupy the corner location and connect to the sidewalk and retail streetscape

Disadvantages:

- The commercial space along 12th Avenue is compromised by the residential entry.
- The common outdoor decks are located at a noisy corner
- The opportunities for natural light in the corridors is more limited than in Alternative 2, making them less attractive places to congregate

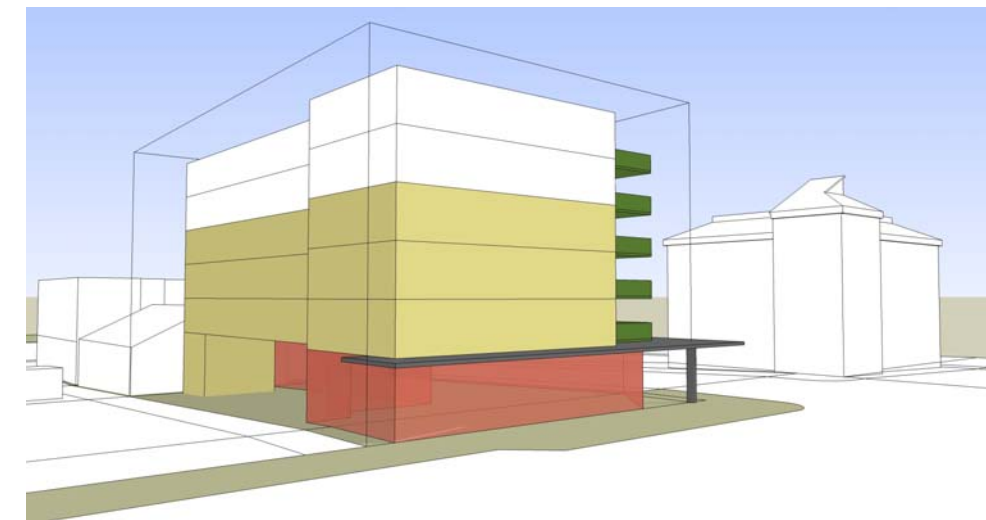


View from Southwest

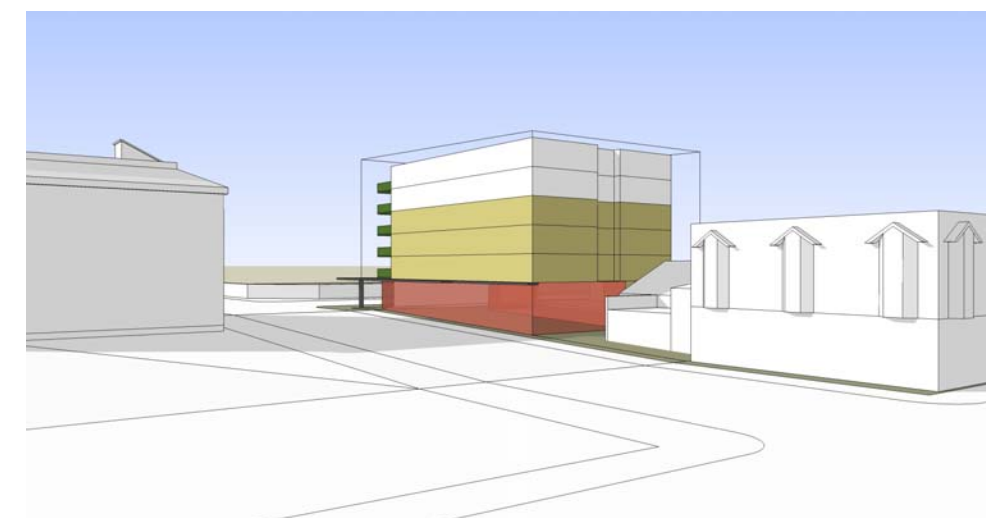
Alternative #3 - Massing Studies

Legend

- Housing**
- Commercial Space**
- Residential Open Space**
- Added Floors with Re-zone**



View from Northwest



View from Southeast

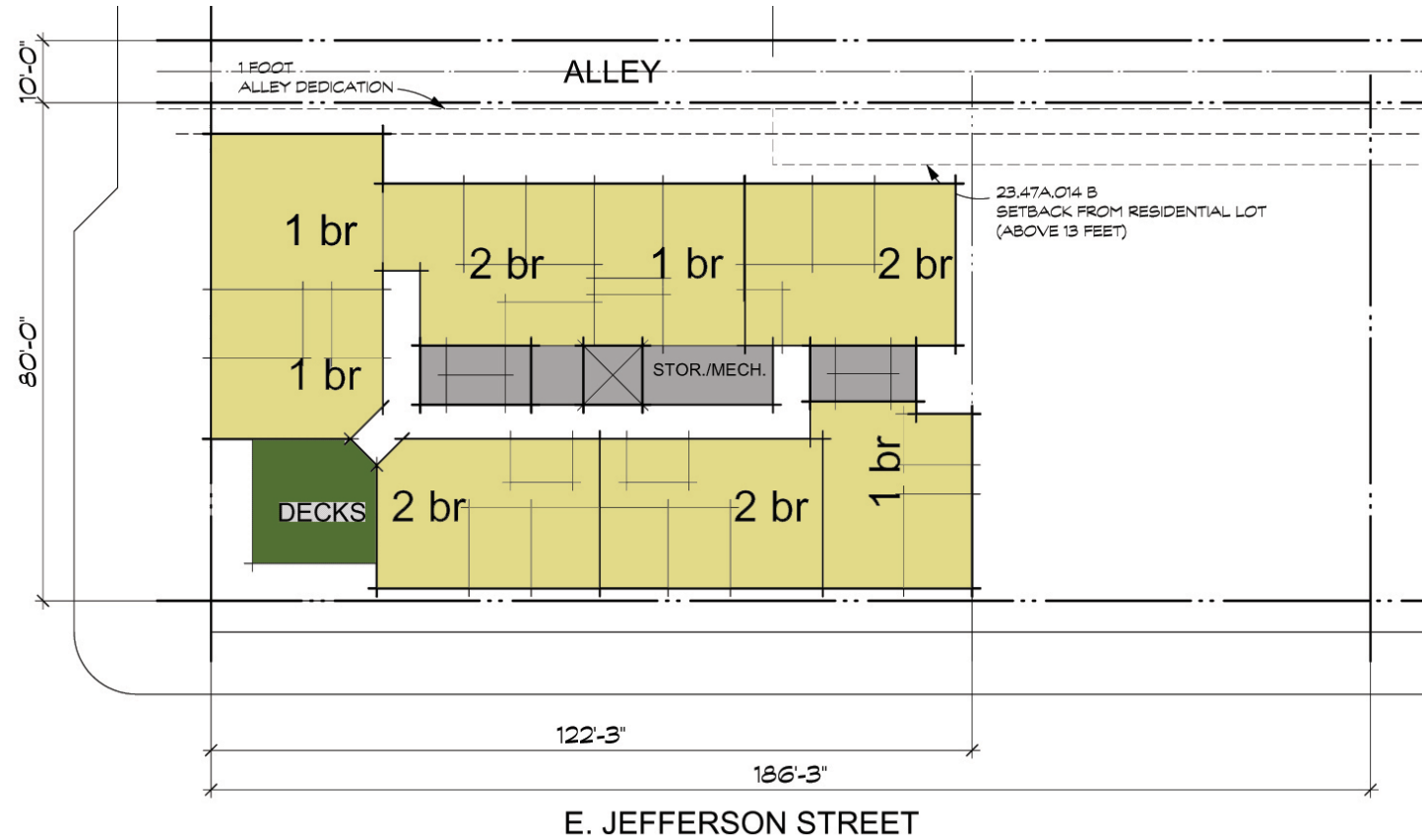
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Massing
Alternate #3

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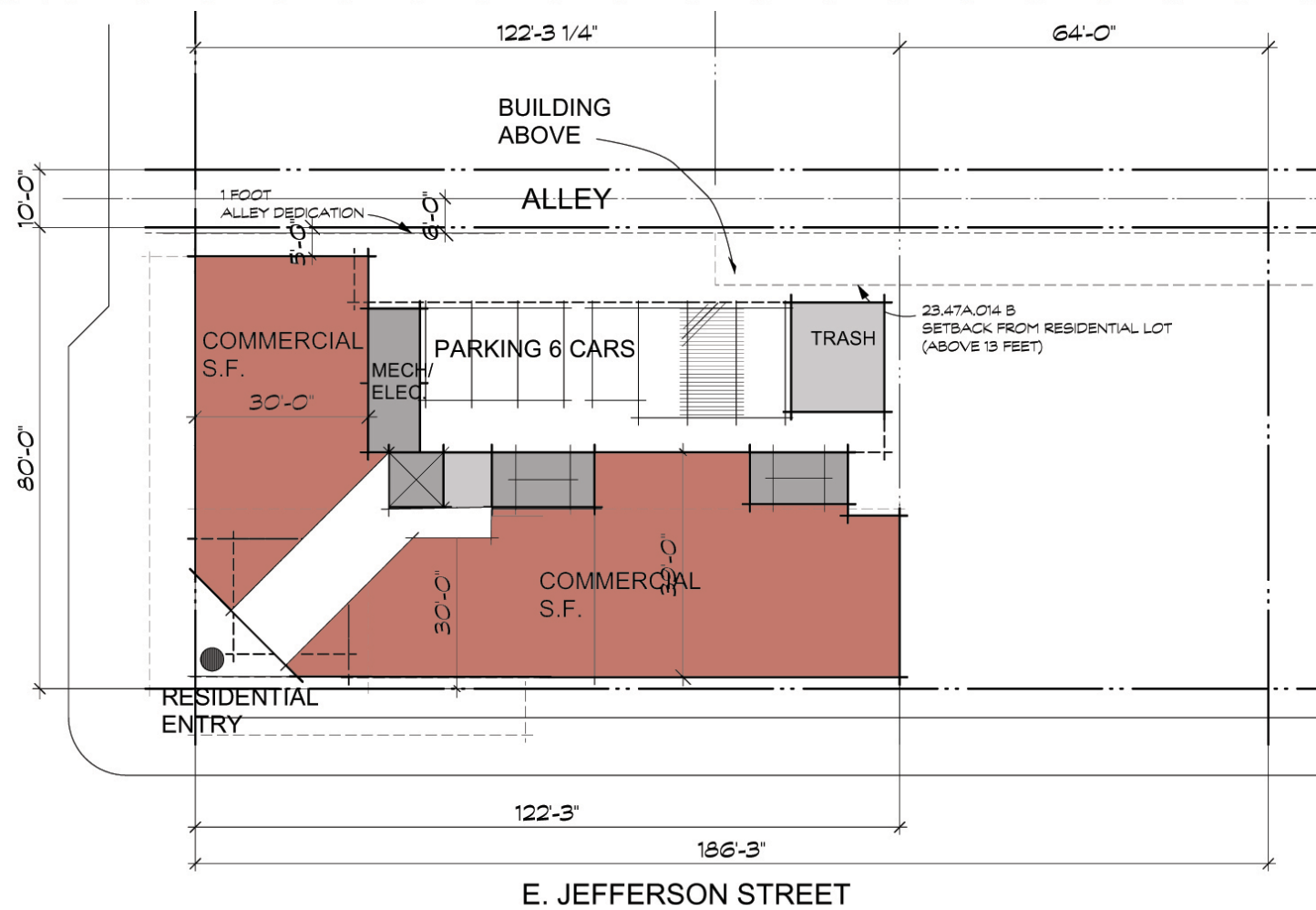
Legend

- Housing
- Commercial Space
- Residential Open Space
- Added Floors with Re-zone

Residential Floors



Commercial Floor



Alternative 4:

Commercial space is located the full length of 12th Avenue and wraps the corner, continuing along East Jefferson Street. The residential entry lobby is located on a more residential street, East Jefferson Street. The building has a clear commercial base with a residential body. Parking is accessed off the alley at the nw corner of the property.

Building Massing - Assuming NC2-65:

The massing diagram describes a six story building with five floors of residential over first floor commercial. The scheme locates the common outdoor space on the west side of the building, along 12th Avenue. This location allows natural light into the central circulation core. It has visual prominence from 12th Avenue. The residential units on the 2nd through 6th floors are organized along a double loaded corridor.

Advantages:

- The 12th Avenue location of the decks provides two connections to the pedestrian street.
- Commercial has good frontage on both 12th and Jefferson.
- Four residential units per floor have southern exposure.

Disadvantages:

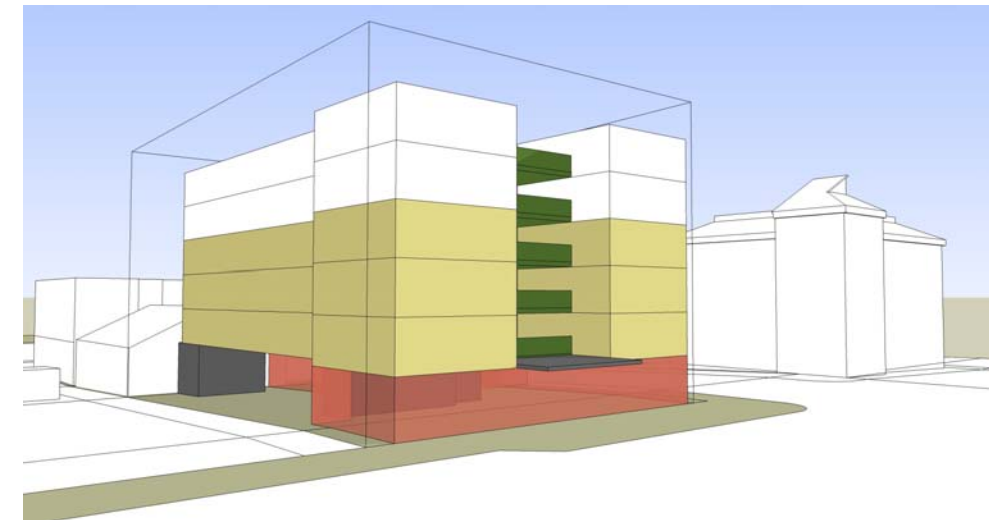
- The outdoor space is located on the busier street.
- The common outdoor space has limited hours of direct daylight.
- There is no connection between the outdoor space and residential entry.



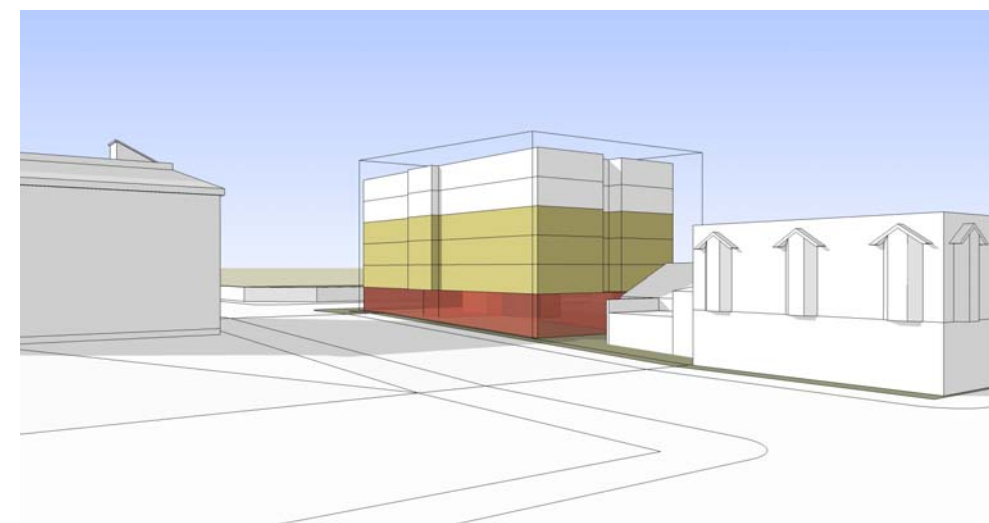
View from Southwest

Legend

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View from Northwest



View from Southeast



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Massing
Alternate #4

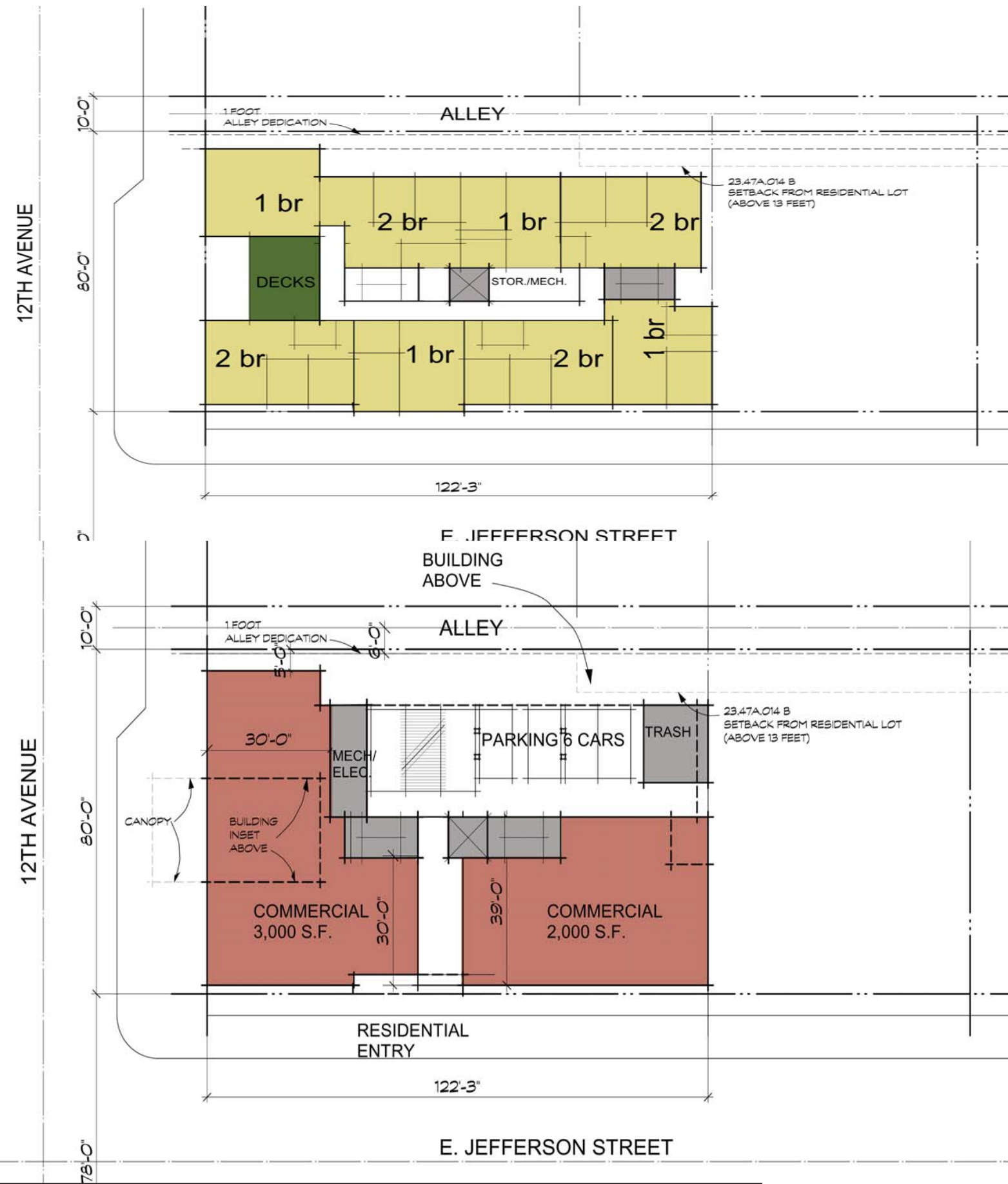
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Legend

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- Commercial Space
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Residential Floors

Commercial Floor






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 Examples of Work

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Capitol Hill Housing - Examples of Work