

EARLY DESIGN GUIDANCE BROADWAY & JEFFERSON APARTMENTS



4 1 2 B R O A D W A Y | S e a t t l e , W a s h i n g t o n

BROADWAY-JEFFERSON ACQUISITION I, L.P. | LORIG ASSOCIATES | ANKROM MOISAN ASSOCIATED ARCHITECTS

DPD Project No.: 3010211
July 15, 2009

PROJECT GOALS

1 ADDRESS NEIGHBORHOOD POPULATION

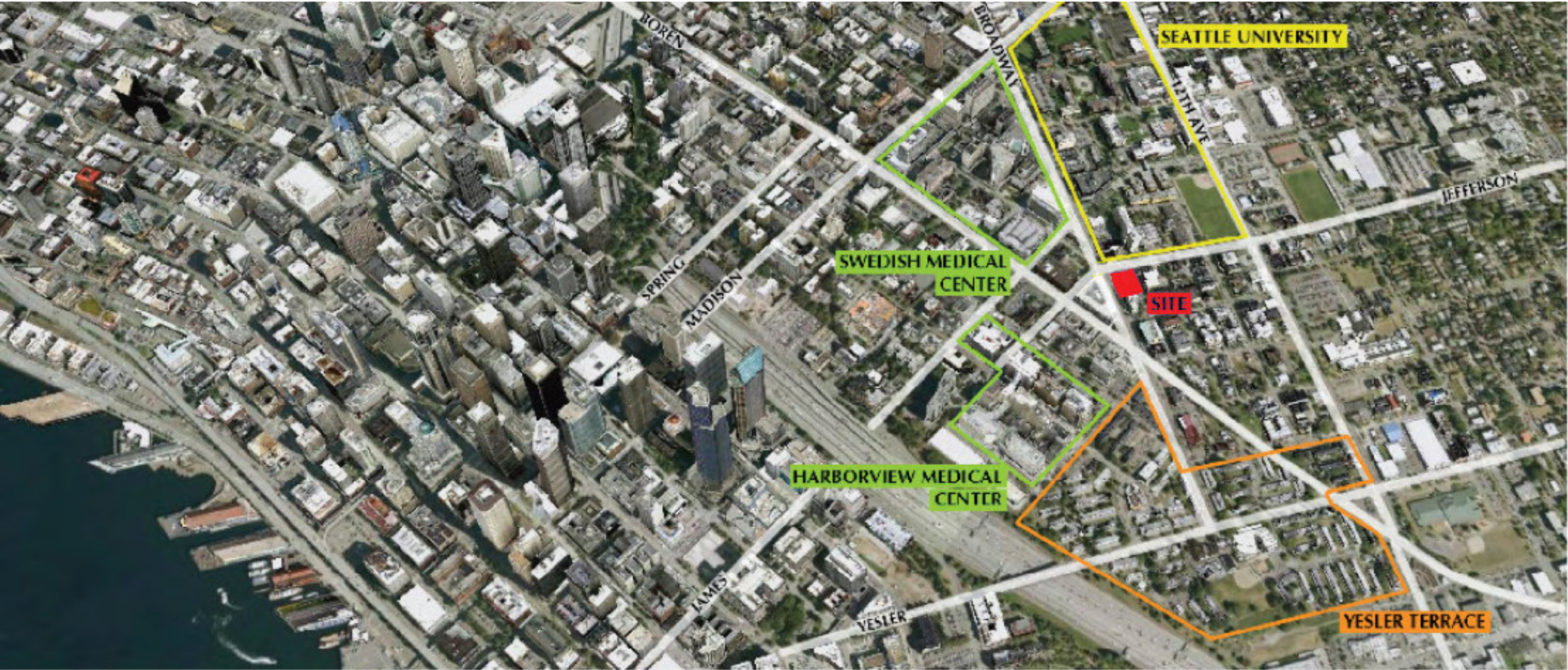
Create a successful mixed-use building that serves the housing and shopping/service needs of the large “captive” population associated with major medical institutions surrounding the proposed development, which double the daytime population of the area. Market rate apartments shall be designed to appeal to medical workers, academic staff and students wanting to live nearby their work. Street front retail shall address the current lack of neighborhood services at this location.

2 CATALYST FOR FUTURE DEVELOPMENT

Anticipate future development patterns about the south end of Broadway and realize the potential of this location. Redevelopment of Yesler Terrace as a mixed-income community and in-filling of numerous surface parking lots in close proximity to the site will, over time, increase the number of people staying in the area after working hours with attendant needs for shopping and recreation. Understand that the street is part of the social infrastructure defining a neighborhood. Design spaces that engage the street and contribute to the urban experience that make people want to stay. Indeed, this development may be the catalyst for a successful transformation of this end of Broadway following the precedent of the 12th Ave commercial corridor.

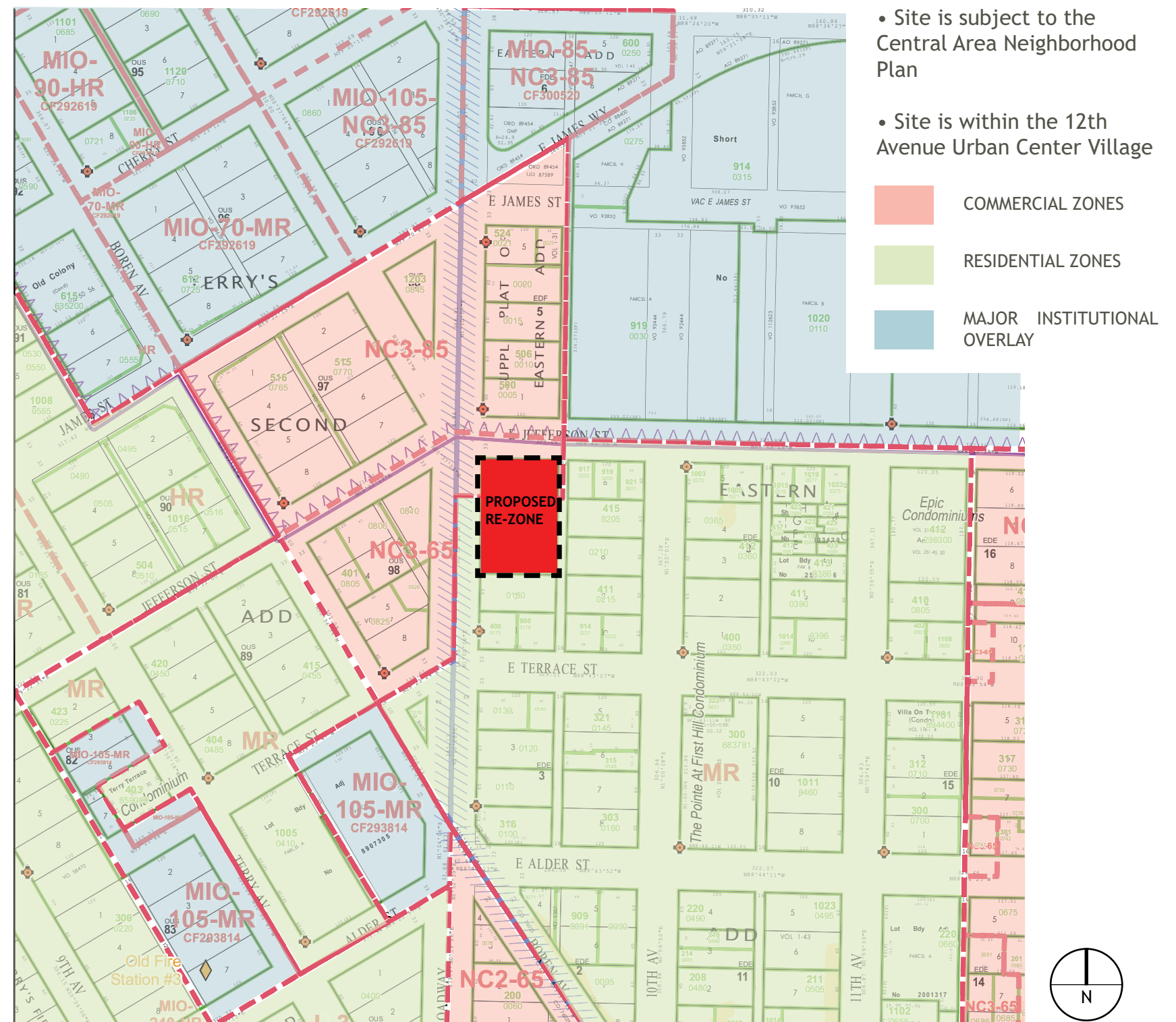
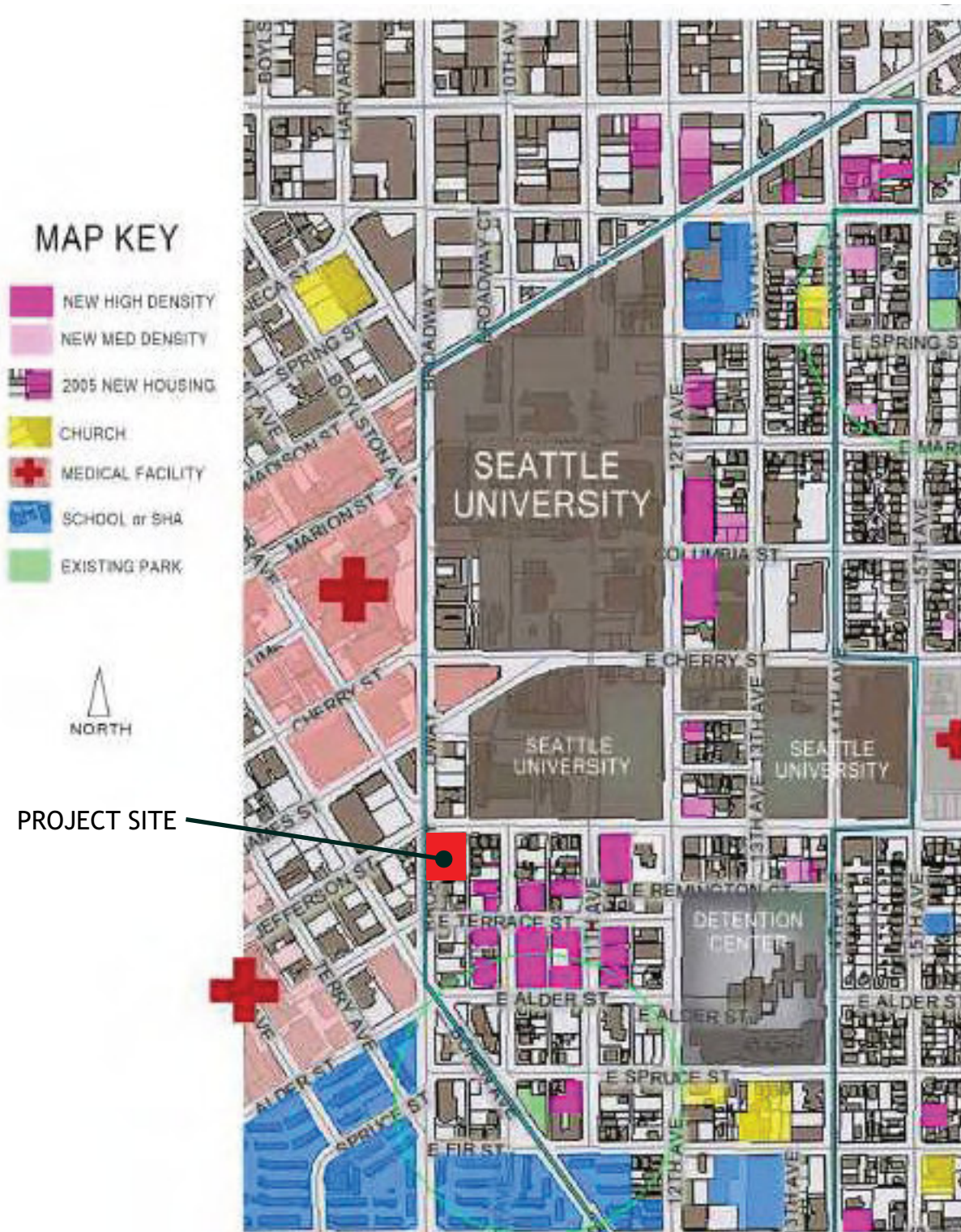
3 REINFORCE A TRANSPORTATION HUB

As the proposed development sits on the seam between two neighborhoods, First Hill and the Central District, the corner location takes on some importance as a prominent intersection. It is also a point of arrival and departure as bus riders offload and disperse in all directions to their places of employment. Pedestrian traffic is heavy, if intermittent. The design should accommodate and celebrate the pedestrian commuter. The site is adjacent to the proposed street car route along Broadway. The building should “hold” the corner at an urban scale.



12th AVENUE URBAN VILLAGE CURRENT USES

CURRENT ZONING

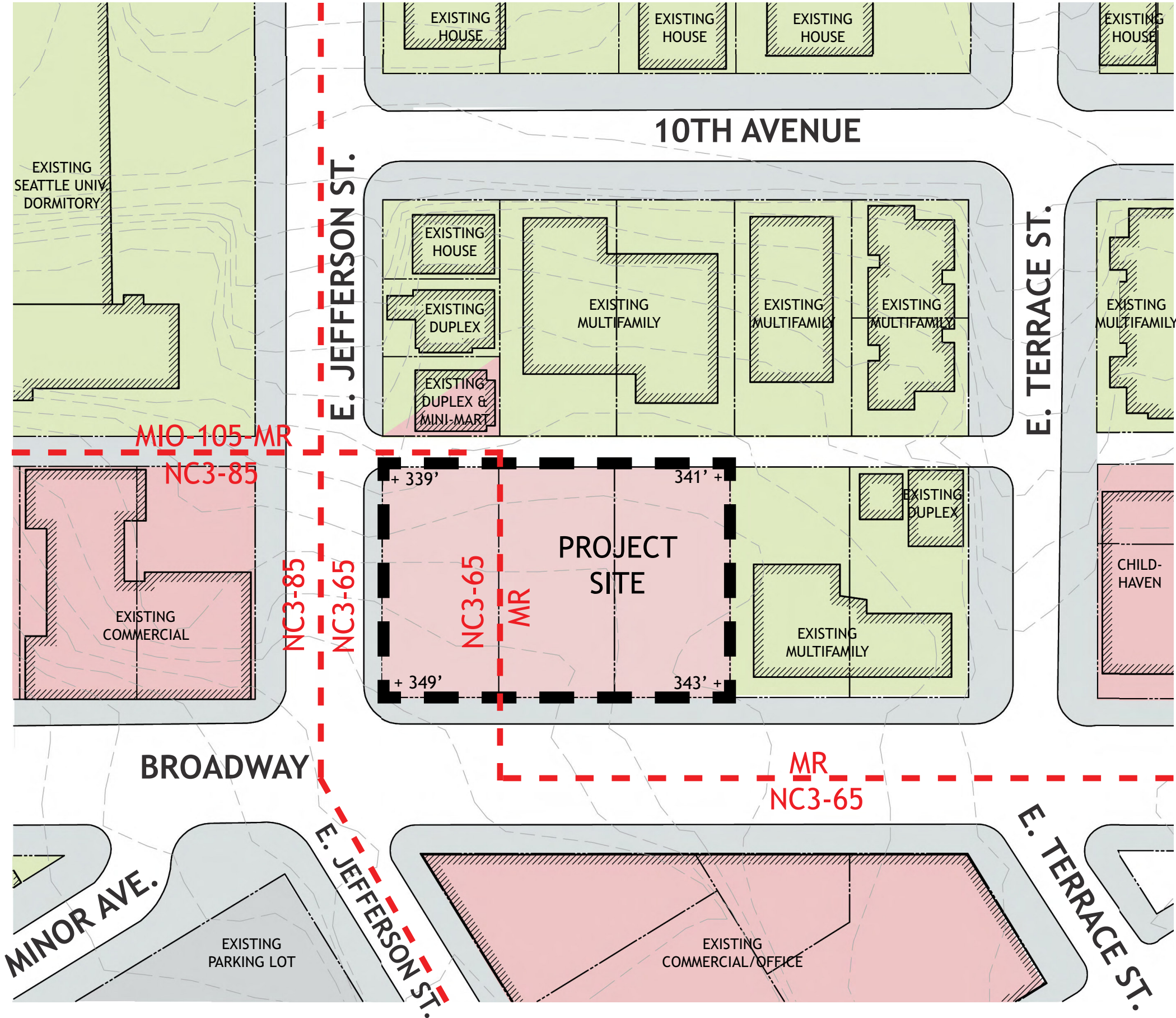


CURRENT ZONING AND STREET-LEVEL USES

- Site is currently in two zones, NC3-65' and MR.
- Project is pursuing a contract rezone to NC.

MULTIFAMILY USE

COMMERCIAL USE





RETAIL AND APARTMENT BUILDING



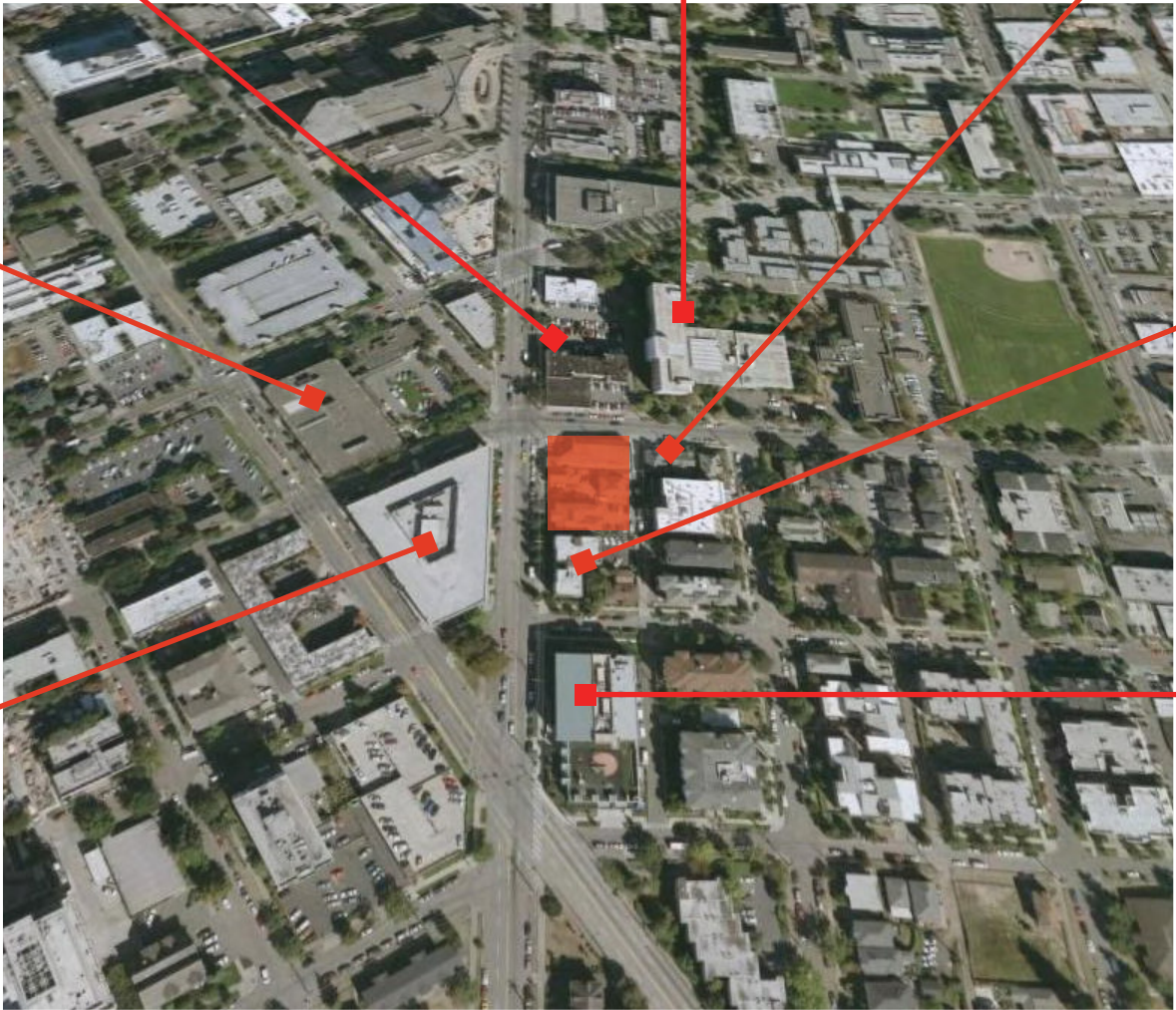
SEATTLE UNIVERSITY CAMPION DORM



EVANS HOUSE & RALEIGH RIDGE APARTMENTS



MINOR & JAMES MEDICAL BUILDING



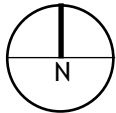
CAL ANDERSON HOUSE



HARBORVIEW MEDICAL CENTER BUILDING



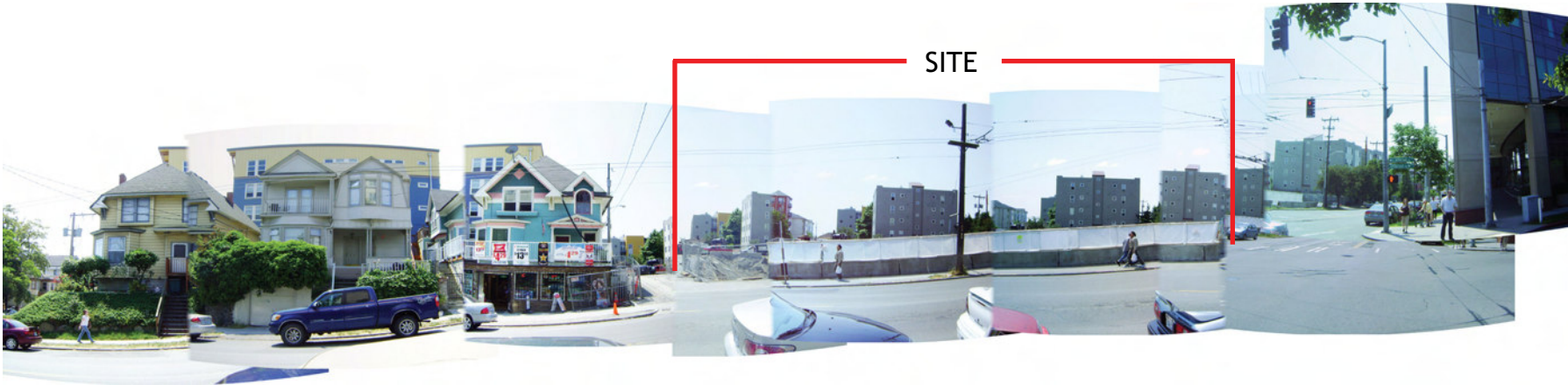
CHILDHAVEN



EXISTING SITE CONDITIONS



1 WEST ELEVATION FROM BROADWAY



2 NORTH ELEVATION FROM EAST JEFFERSON STREET



3 LOOKING AT NORTHWEST CORNER OF SITE - INTERSECTION OF BROADWAY & JEFFERSON



KEY MAP

Existing Condition

- Auto garage and 3 single-family structures previously on site have been demolished.
- Environmental remediation resulted in a large excavation, approx. 60' deep, in the northwest corner of the site.

Topography

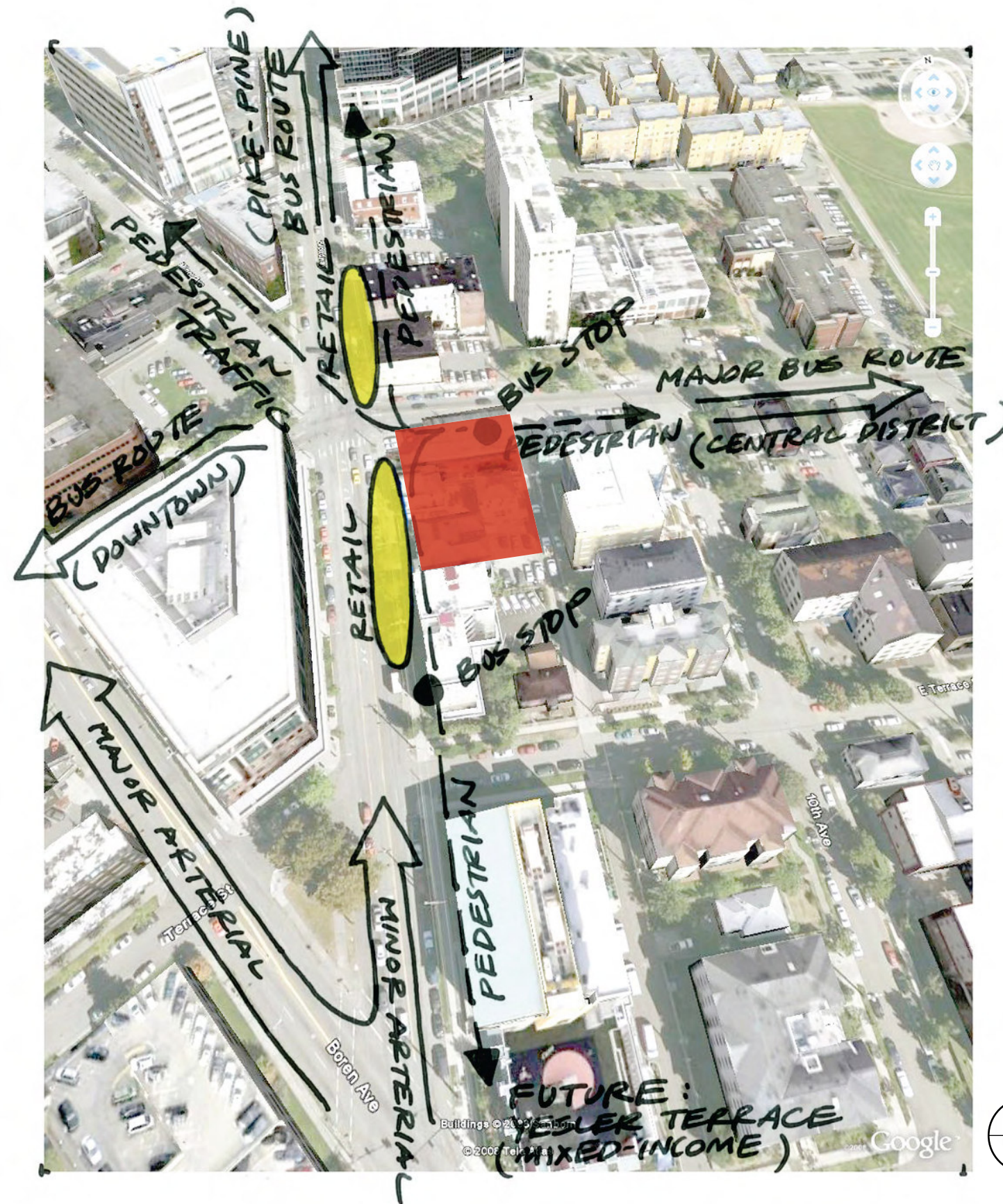
- At Broadway frontage, site descends 6' from north to south.
- At Jefferson frontage, site descends 10' from west to east.
- Cross-slope from high point at Broadway & Jefferson to southeast property corner is approx. 8'.

Views

- Territorial views, enhanced by topography, are available toward Squire Park and Central District to the east, northeast.
- Minor Avenue alignment to northwest centers on site but has an anonymous "back of house" character.
- Puget Sound views to west are obscured by block-sized office building across Broadway and the shift in the street grid.

Bus Stops

- One located on East Jefferson Street
- Overhead bus power lines and poles
- Connects to hospitals, downtown Seattle, and residential neighborhoods to the South and East.



Neighborhood Context

- Proposed development marks northwest tip of 12-block “bedroom quarter” surrounded by large institutional properties. (Please see map “Current Use”, page 3). Most of these buildings to the east and south are mid-rise, wood-frame, single-purpose apartments constructed recently.
- Boren Ave., a major arterial with heavy traffic volumes, cuts across Broadway 2 blocks to the south.
- South boundary of this residential quadrant is further defined by public agency land at Yesler Terrace. The Housing Authority is currently undertaking a new master plan to convert low-income housing to a new mixed-income community. However no details are available to the public at this time.
- Site lies at boundary between two neighborhoods (First Hill and Central District) and lacks identity. Connections to flanking neighborhoods are a priority. At the same time, proposed development should be self-sufficient and define its own context.
- Street life defined by surrounding institutions. Neighborhood population doubles during working hours but leaves the streets largely unpopulated after hours.

Broadway

- Minor arterial with relatively low traffic volumes.
- Wide ROW supports parallel parking on both sides
- Major influence on proposed development with 180’ of frontage. Great potential for development of street-oriented retail has not been exploited. This is not supported by existing MR zoning. Pedestrian traffic is very light to the south. No life after working hours.
- Broadway terminates at new Yesler Community Center to the south. This community link is important.
- Broadway connects site to Capitol Hill, to the north.
- A 5-story office building occupies the entire block across Broadway.

E. Jefferson Street

- Minor Arterial with relatively low traffic volumes.
- Major transit corridor supporting 2 bus routes. Bus stops fronting site generate heavy but intermittent foot traffic as commuters load / unload.
- Important east-west pedestrian connector as commuters disperse to places of employment such as Harborview Medical Center, Swedish Medical Center, and Seattle University.
- Connects to vibrant 12th Avenue commercial corridor, Squire Park and Central district beyond.
- Slope is steep at subject property. Complicates connections at building base.
- A single row of historic houses continues down Jefferson east of the Alley.
- A dilapidated 2-story apartment and corner store occupies the opposite corner at Broadway followed by a 12-story slab tower student dorm.

Minor Avenue

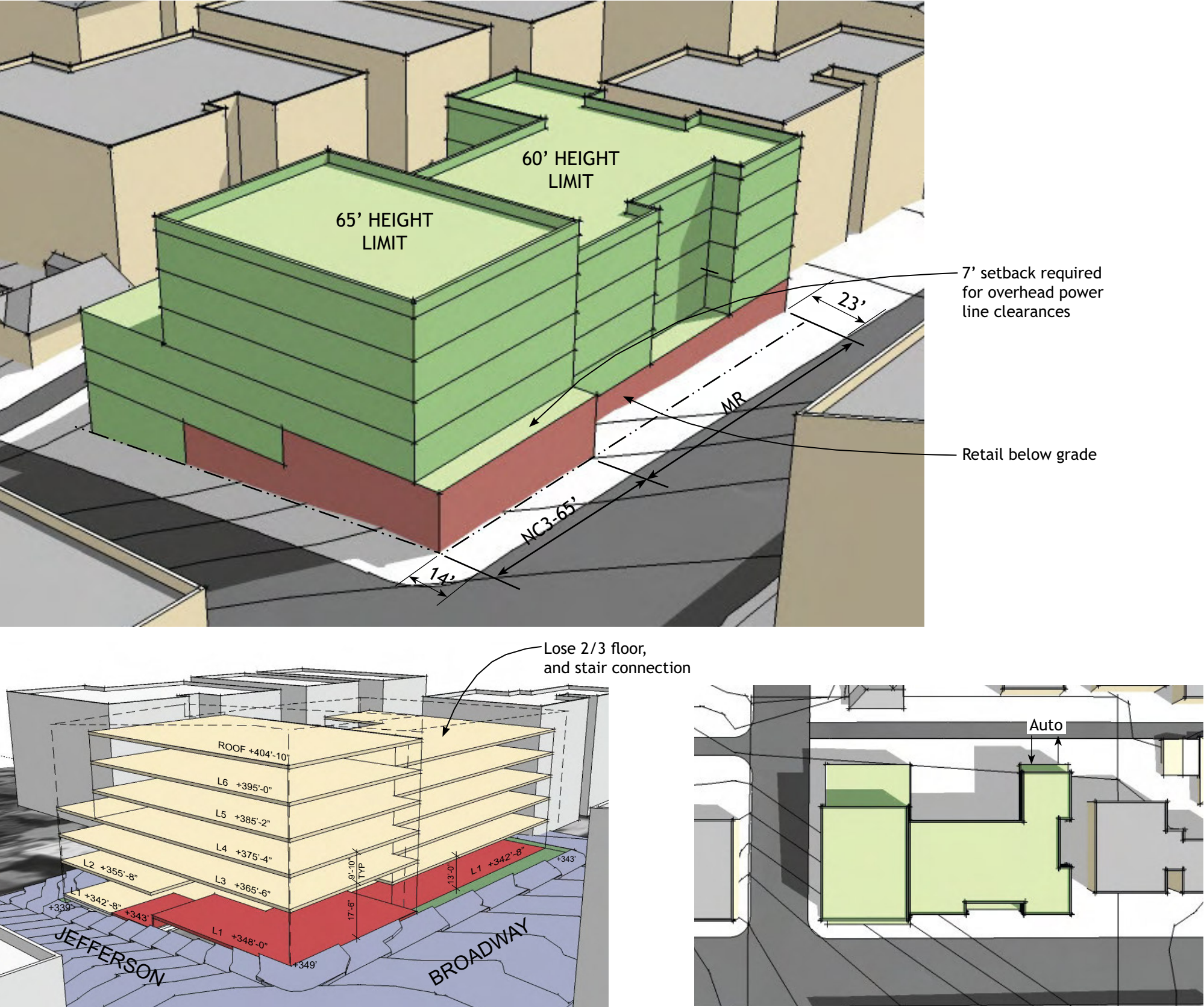
- Creates 5-way intersection
- Proposed development is the visual terminus of this corridor. Very strong geometry but Minor Ave appears to function as a service corridor for the medical institutions flanking it. Also marked by many surface parking lots.
- Can be direct pedestrian connection to heart of First Hill at Madison St.

Alley

- An historic house with a convenience store operating out of a day-lit basement lies opposite the first 60’ of alley.
- Remainder is occupied by new 6-story special needs housing facility.

MASSING ALTERNATIVE 1

SPLIT ZONE (EXISTING)



Pros

- Avoid lengthy rezone process
- Less inherent risk
- If ground floor residential is goal of design, front setback provides useful buffer from public ROW in MR zone.

Cons

- Allowable 60' height envelope is designed for residential at ground floor rather than retail. E.g. nominal 10' floor-to-floor height provides 8' clear space at grade only. Not suitable for street-front retail.
- Prescriptive massing (i.e. modulation) is outdated and not appropriate to this urban site.
- Lose units on level 6 due to height restrictions.
- Internal zoning transition is very awkward with arbitrary setback requirements that make little sense at assumed interior lot line.

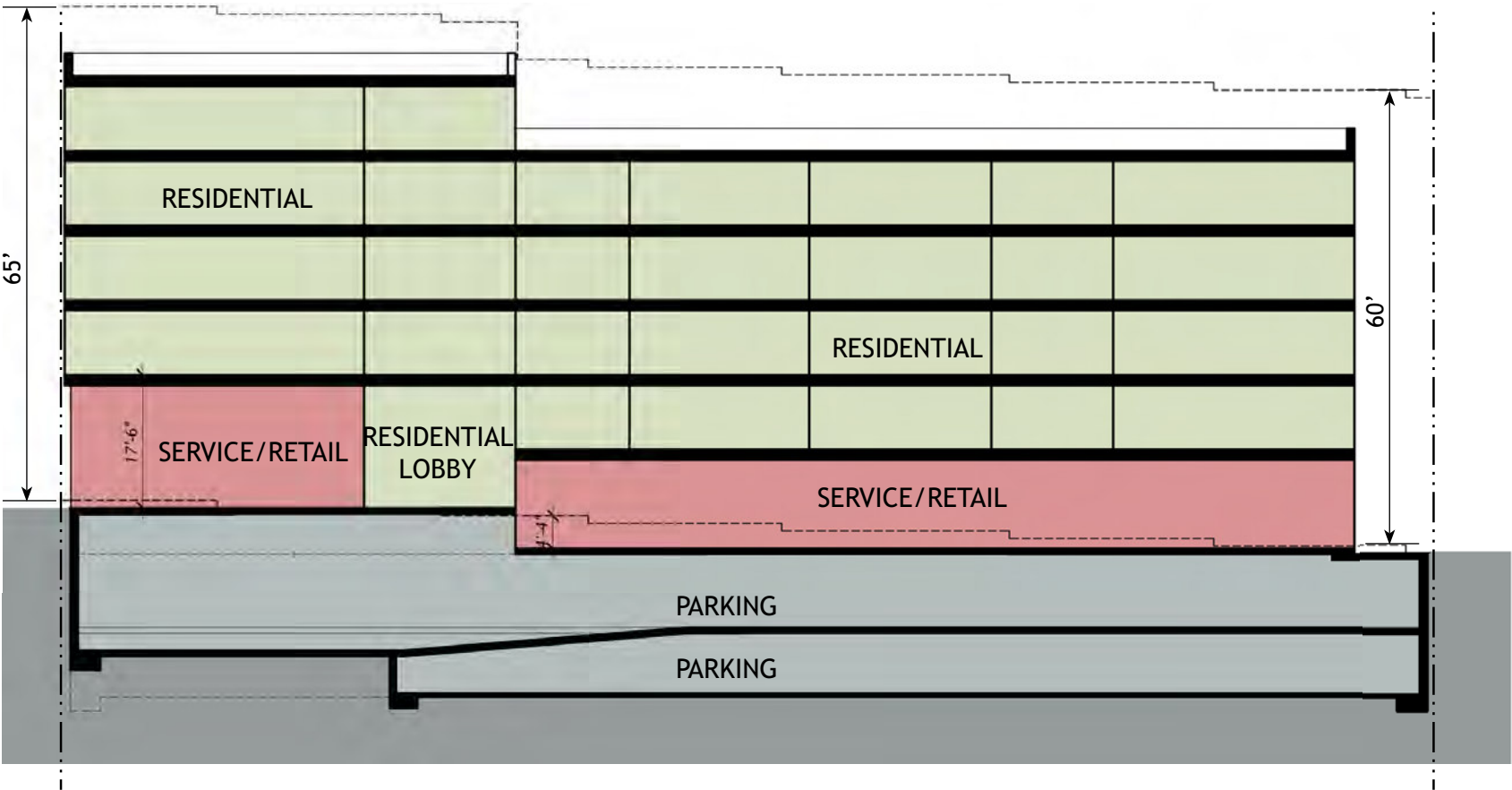
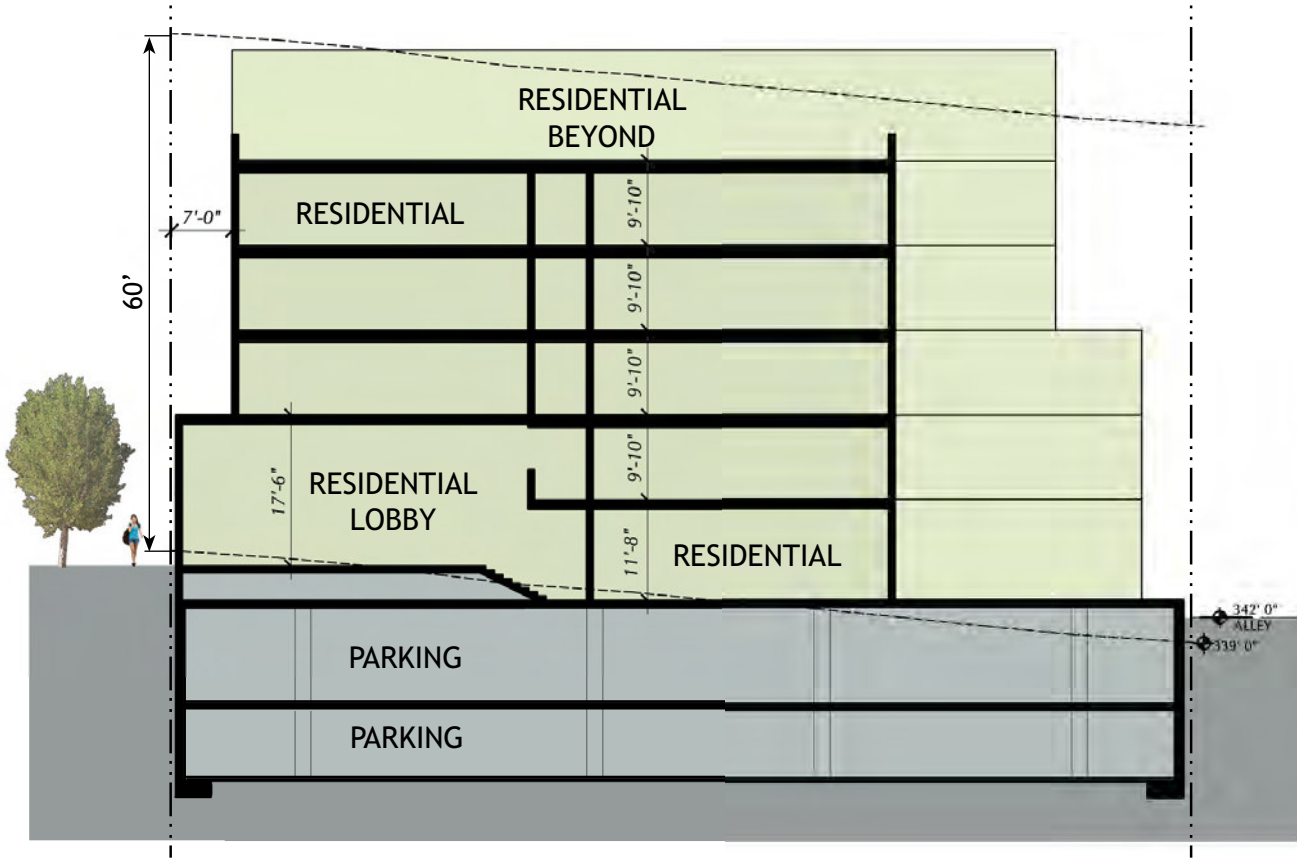
FAR Allowed: 34,352 SF

FAR Utilized: 34,090 SF



BUILDING PROGRAM

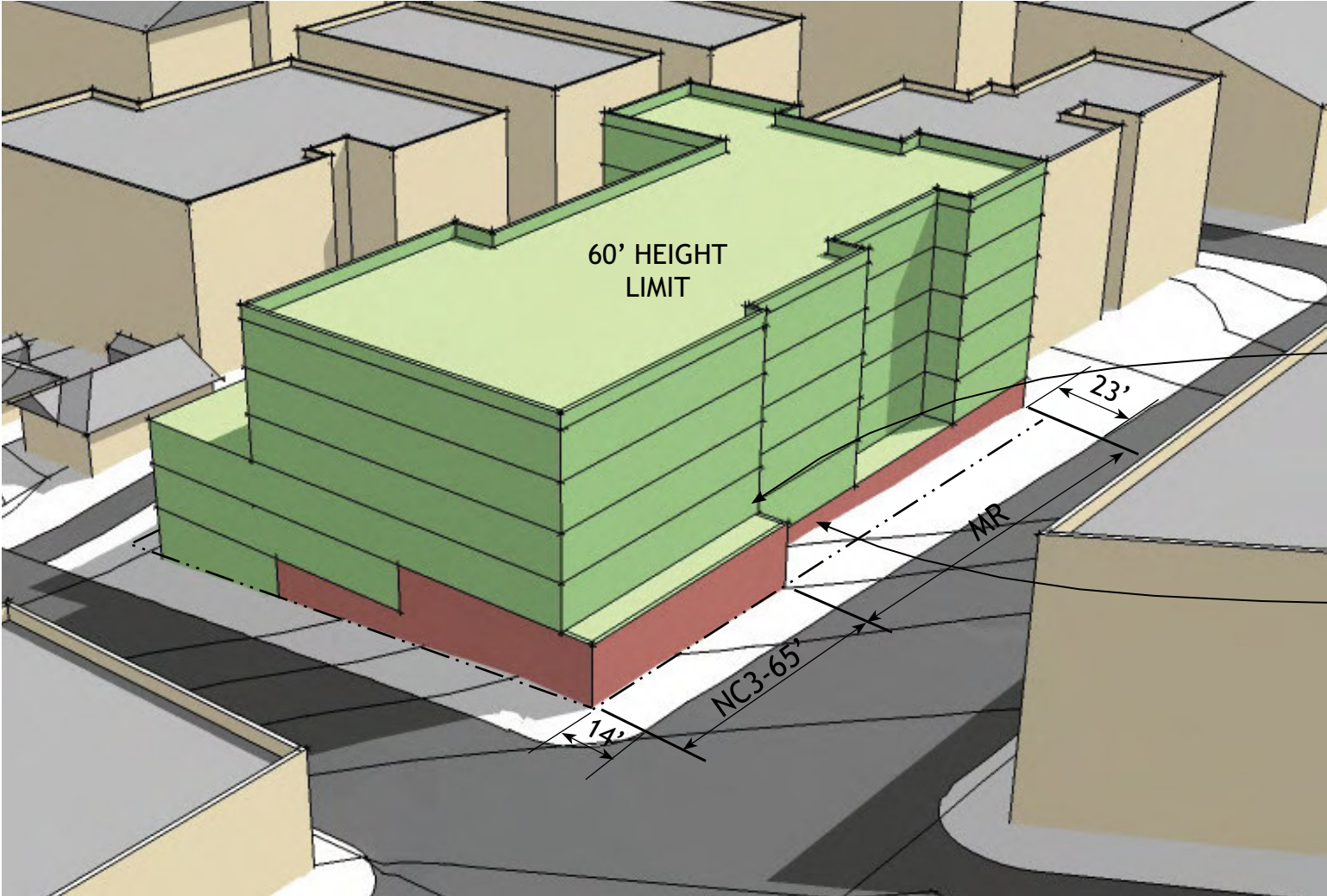
- Approximately 75 residential units
- Approximately 7,000 sf of commercial area
- No commercial loading required when under 16,000 sf
- Approximately 119 total parking stalls
- 0 required residential parking stalls
 - 0 required commercial parking stalls



MASSING ALTERNATIVE 2

SPLIT ZONE (EXISTING)

ASSUMED 60' HEIGHT LIMIT ACROSS SITE



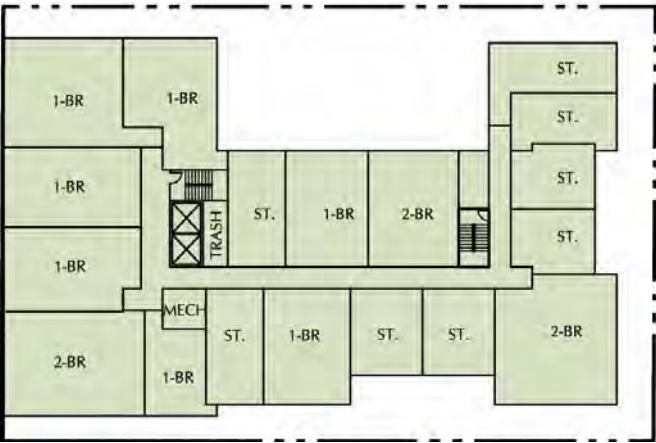
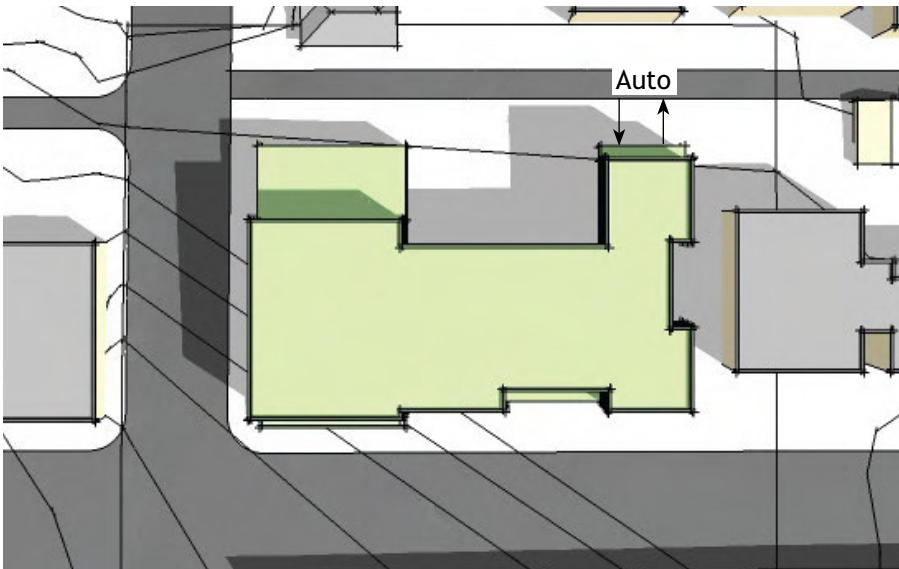
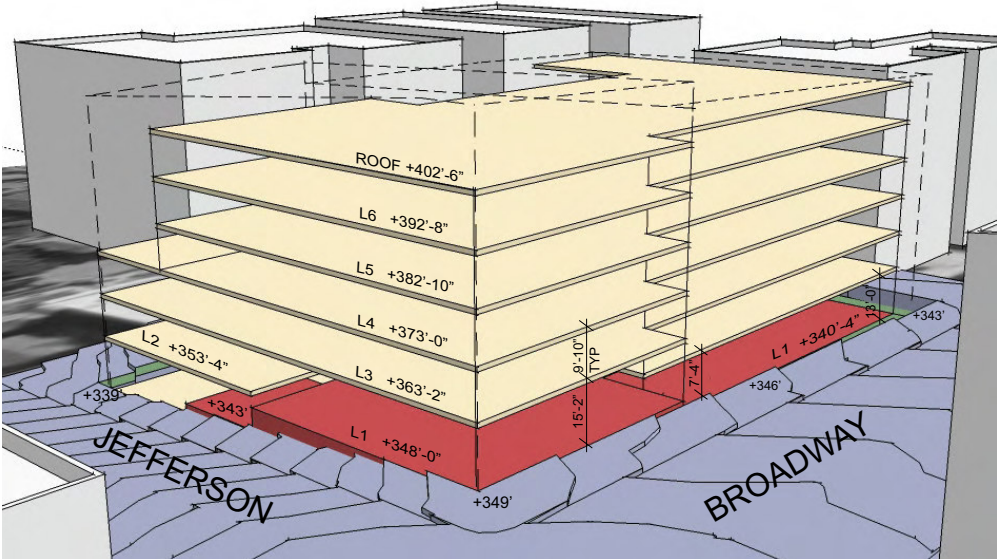
- Pros

 - Avoid lengthy rezone process
 - Less inherent risk
- Cons

 - Retail on Broadway is pushed down 3' to 6'-10" below sidewalk grade. This is undesirable from both a retail and urban design standpoint.
 - Allowable 60' height envelope is designed for residential at ground floor rather than retail. E.g. nominal 10' floor-to-floor height provides 8' clear space at grade only. Not suitable for street-front retail.
 - Prescriptive massing (i.e. modulation) is outdated and not appropriate to this urban site.

FAR Allowed: 34,352 SF

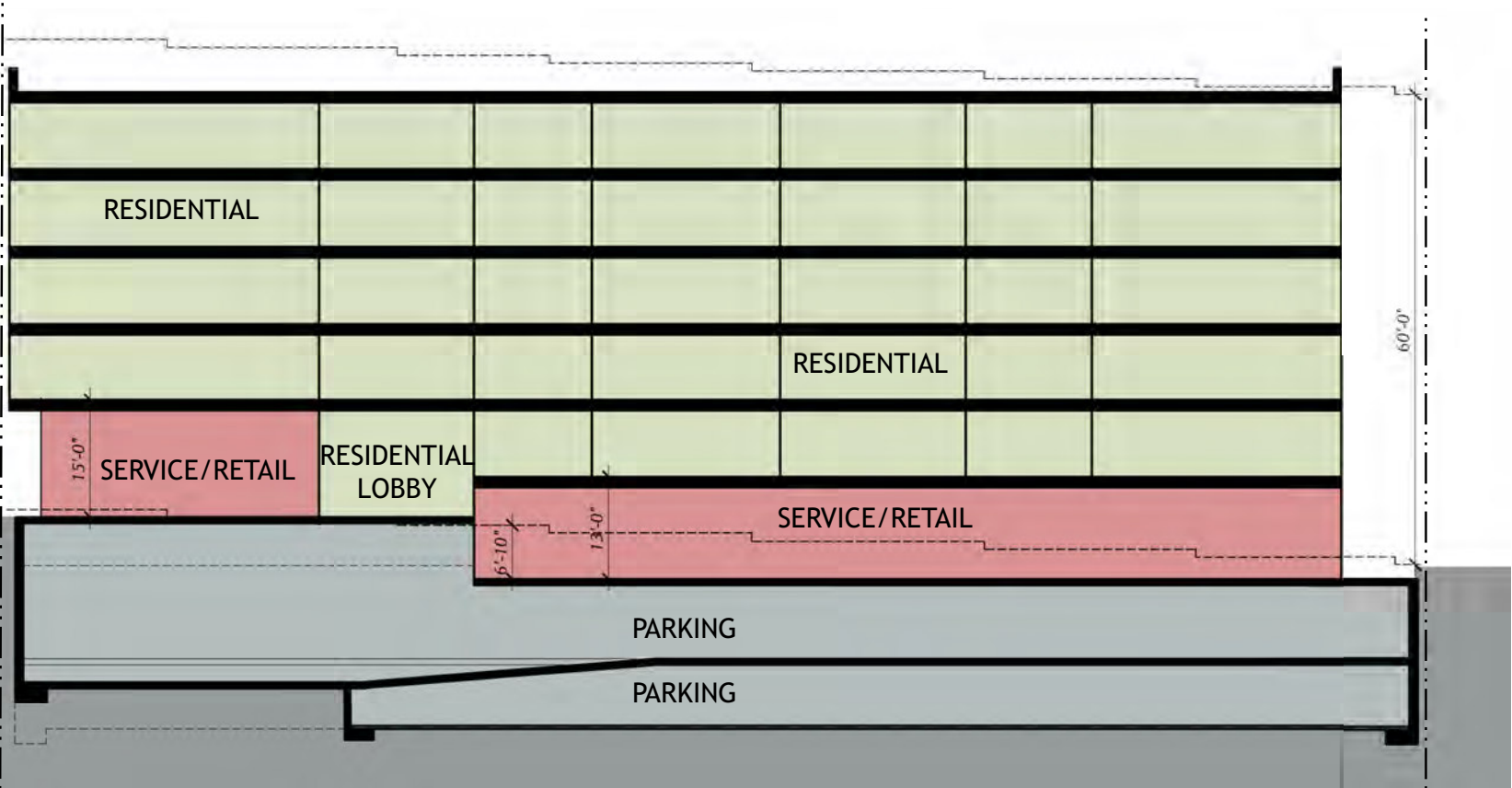
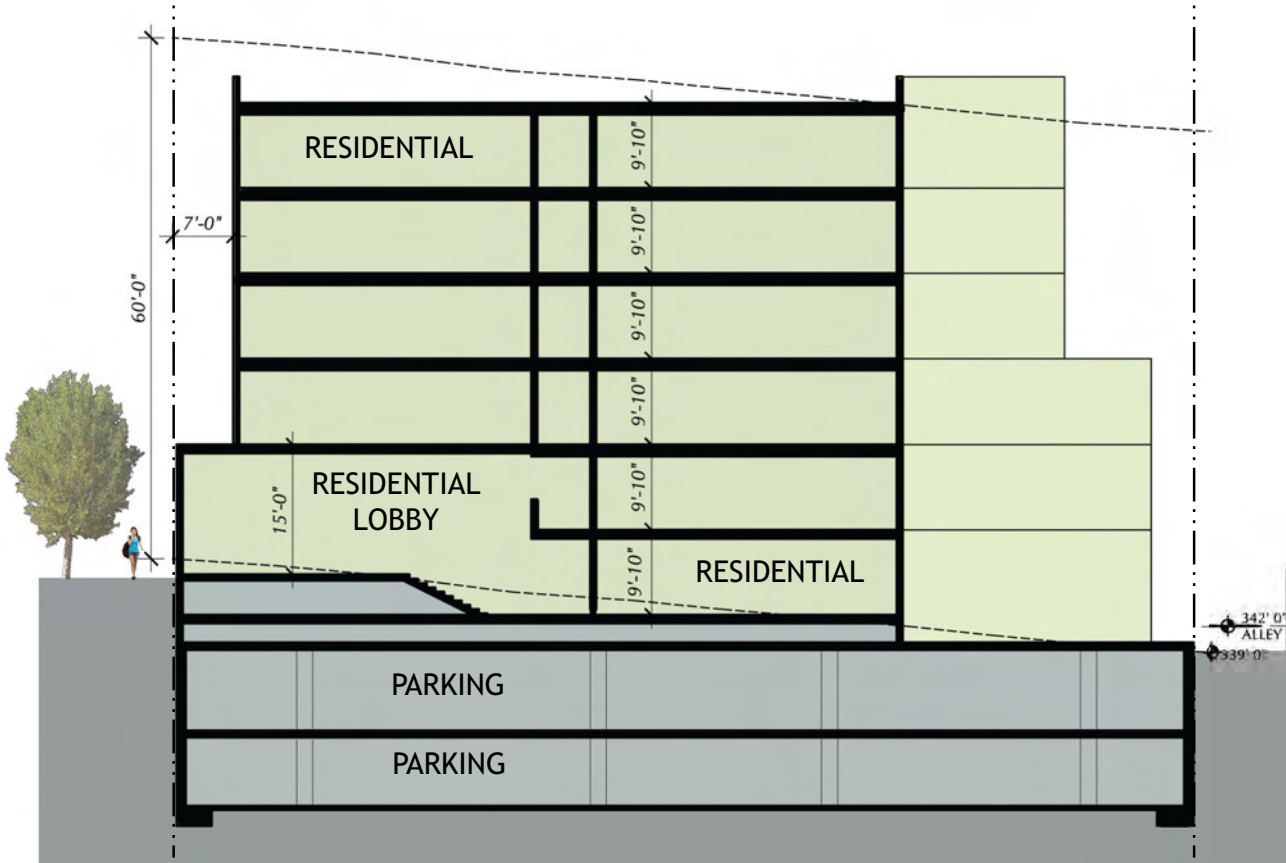
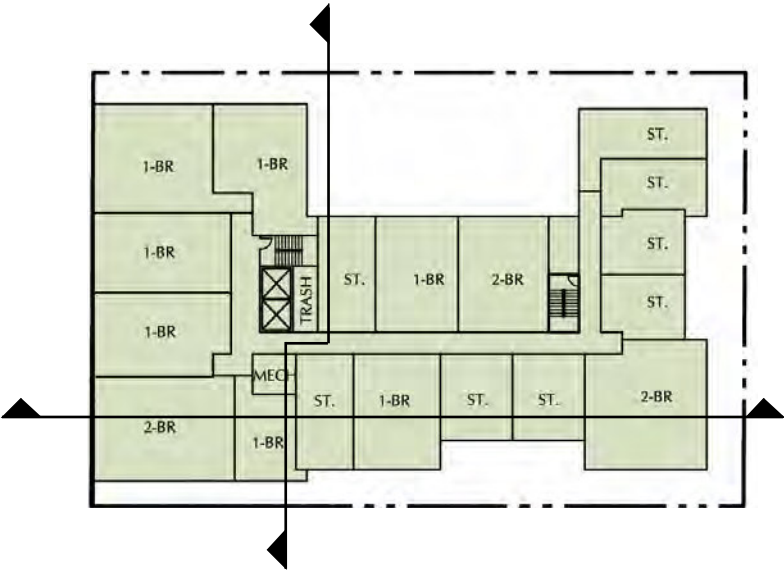
FAR Utilized: 34,090 SF



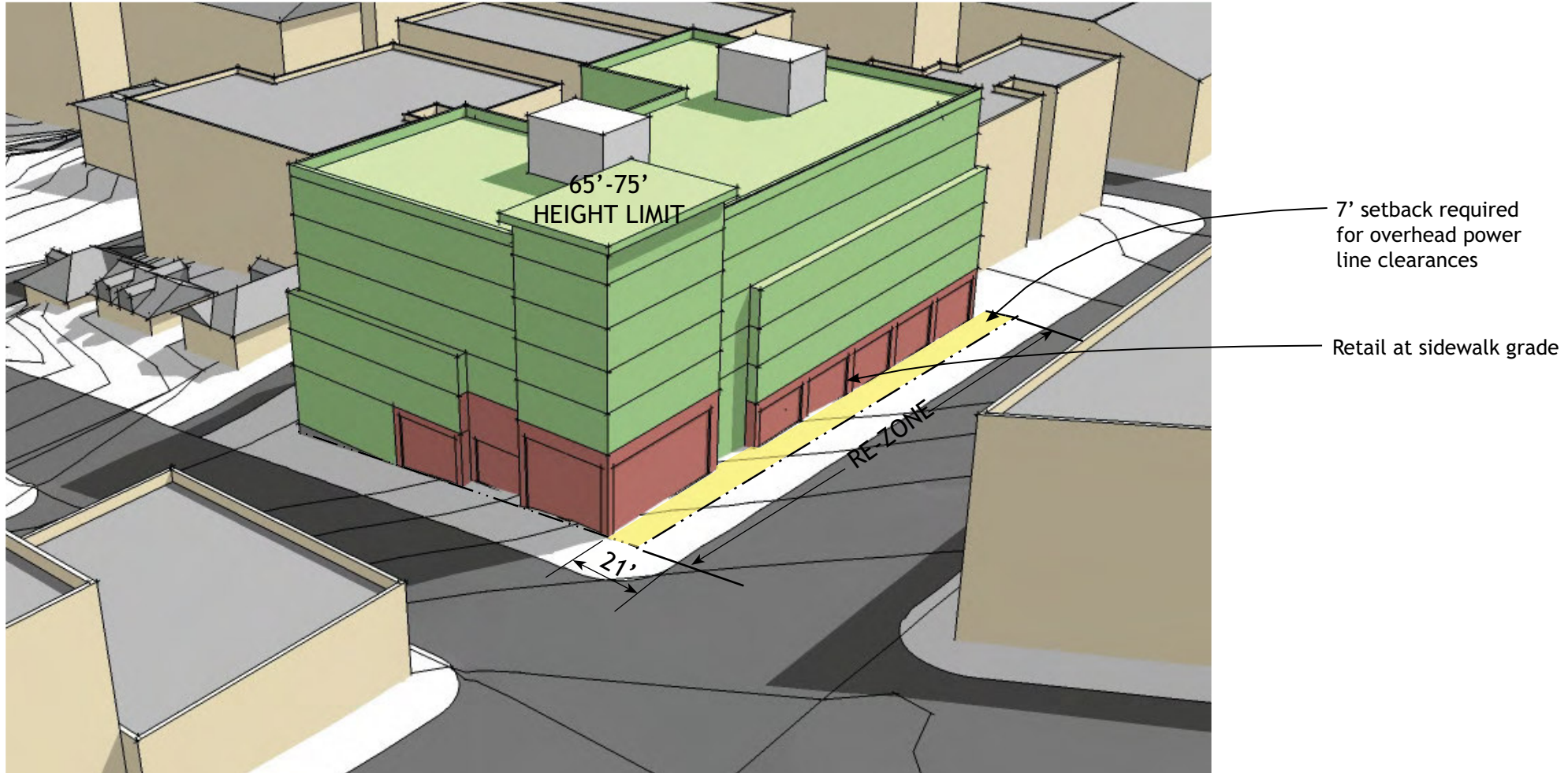
MASSING ALTERNATIVE 2
SPLIT ZONE (EXISTING)
ASSUMED 60' HEIGHT LIMIT ACROSS SITE

BUILDING PROGRAM

- Approximately 98 residential units
- Approximately 7,000 sf of commercial area
- No commercial loading required when under 16,000 sf
- Approximately 119 total parking stalls
- 0 required residential parking stalls
 - 0 required commercial parking stalls



REZONE ENTIRE SITE



Pros

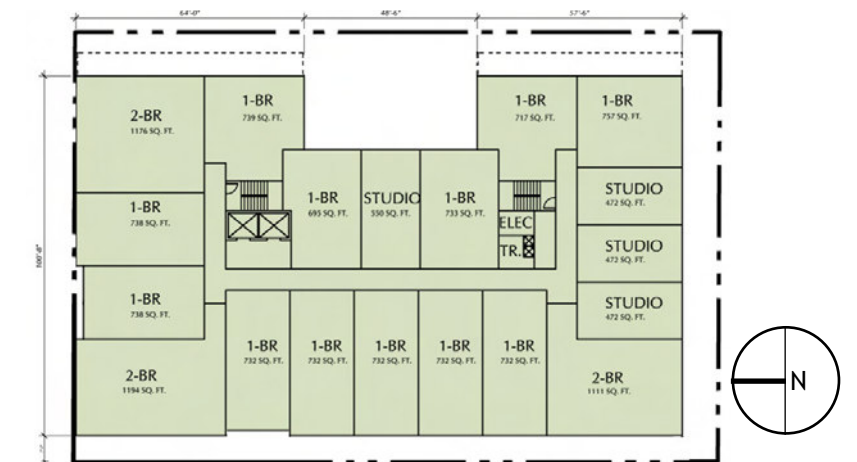
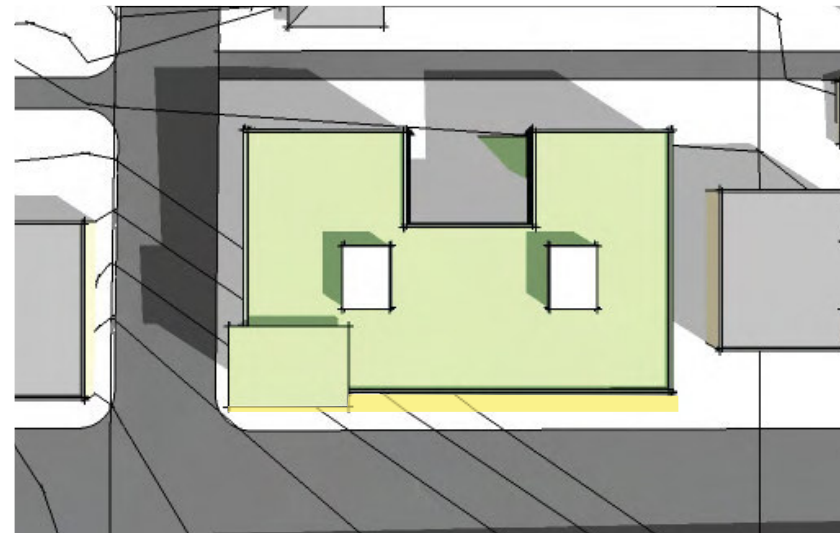
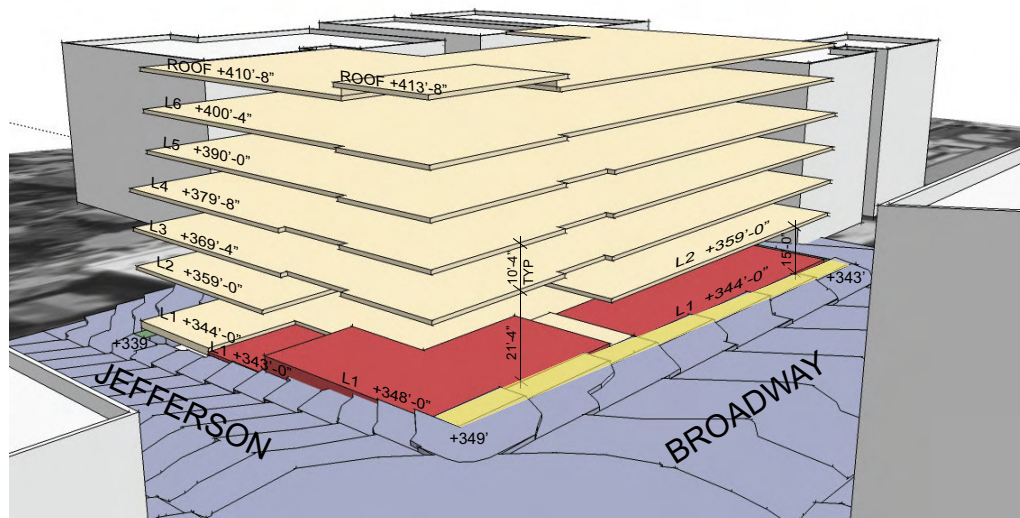
- Uniform height envelope and zoning is more rational and eliminates arbitrary setbacks about internal lot lines.
- Extra height allowance allows more options to adjust internal floor plates to sidewalk grade with existing grade that slopes in 2 directions.
- 2nd floor slab voluntarily cut back at prime corner of Broadway & Jefferson to provide double height retail space.
- Additional height envelope aligns better with critical development objective to provide engaging commercial/retail space at grade along all street frontage. E.g. At Broadway, minimum of 13' floor to floor at grade provides 11'-12' clear retail space.
- Continuous retail at Broadway frontage is possible without sacrificing 2/3 residential floor. Project is feasible.
- Eliminating front-yard setbacks preserves continuity of the street wall.
- Constant datum at parapet can be a desirable design element.

Cons

- Requires rezone.
- Larger building mass requires careful design to avoid monotony and unbroken facades that are out of scale.

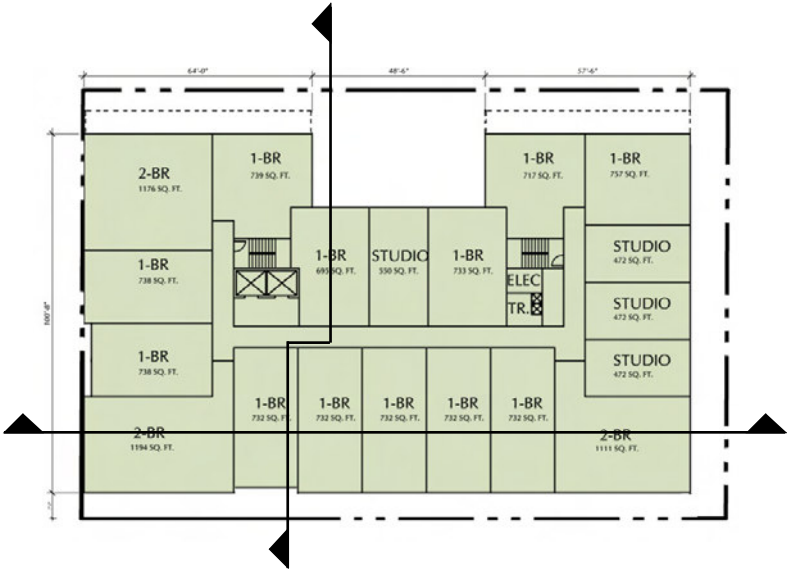
FAR Allowed: 103,047 SF

FAR Utilized: 102,597 SF

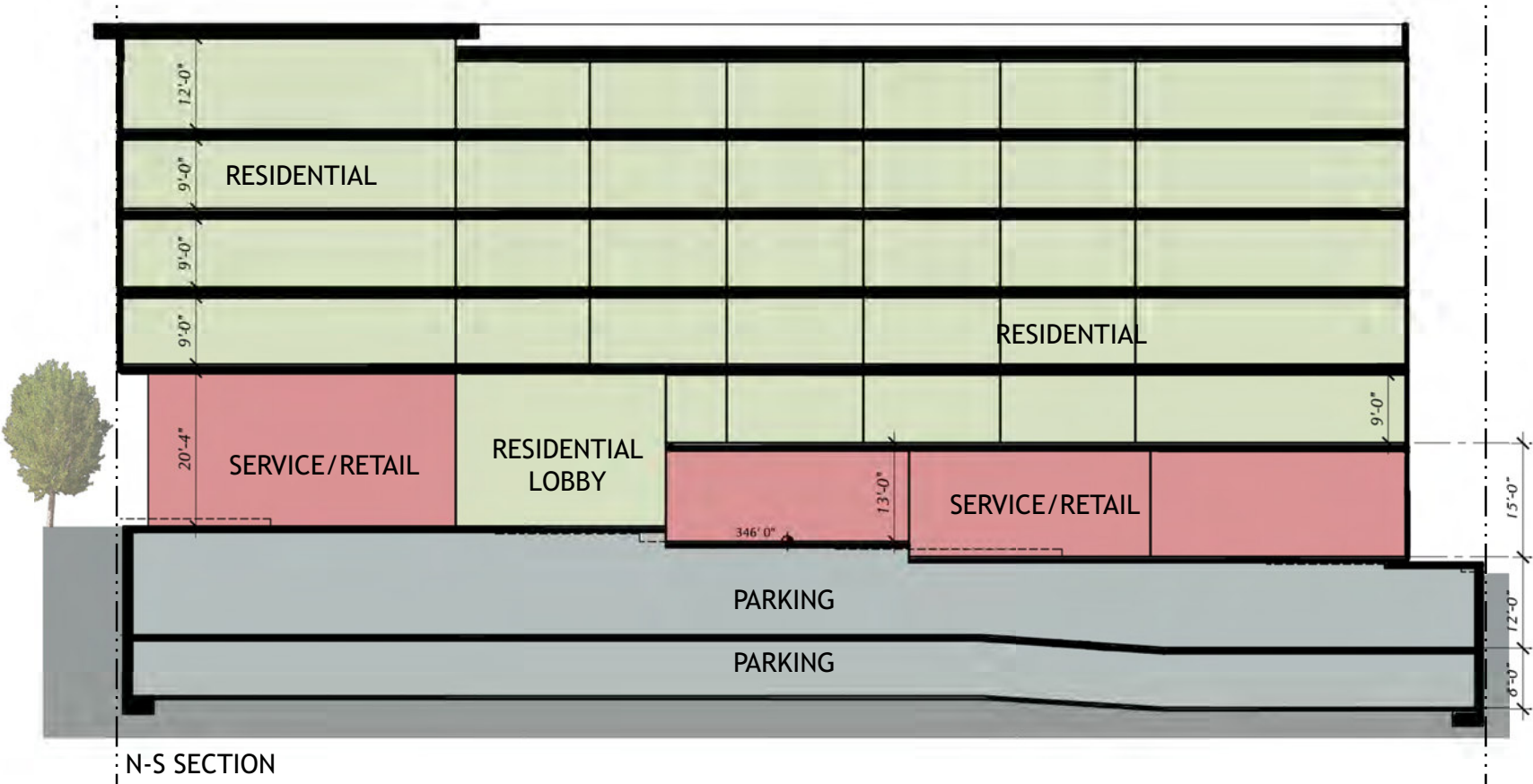
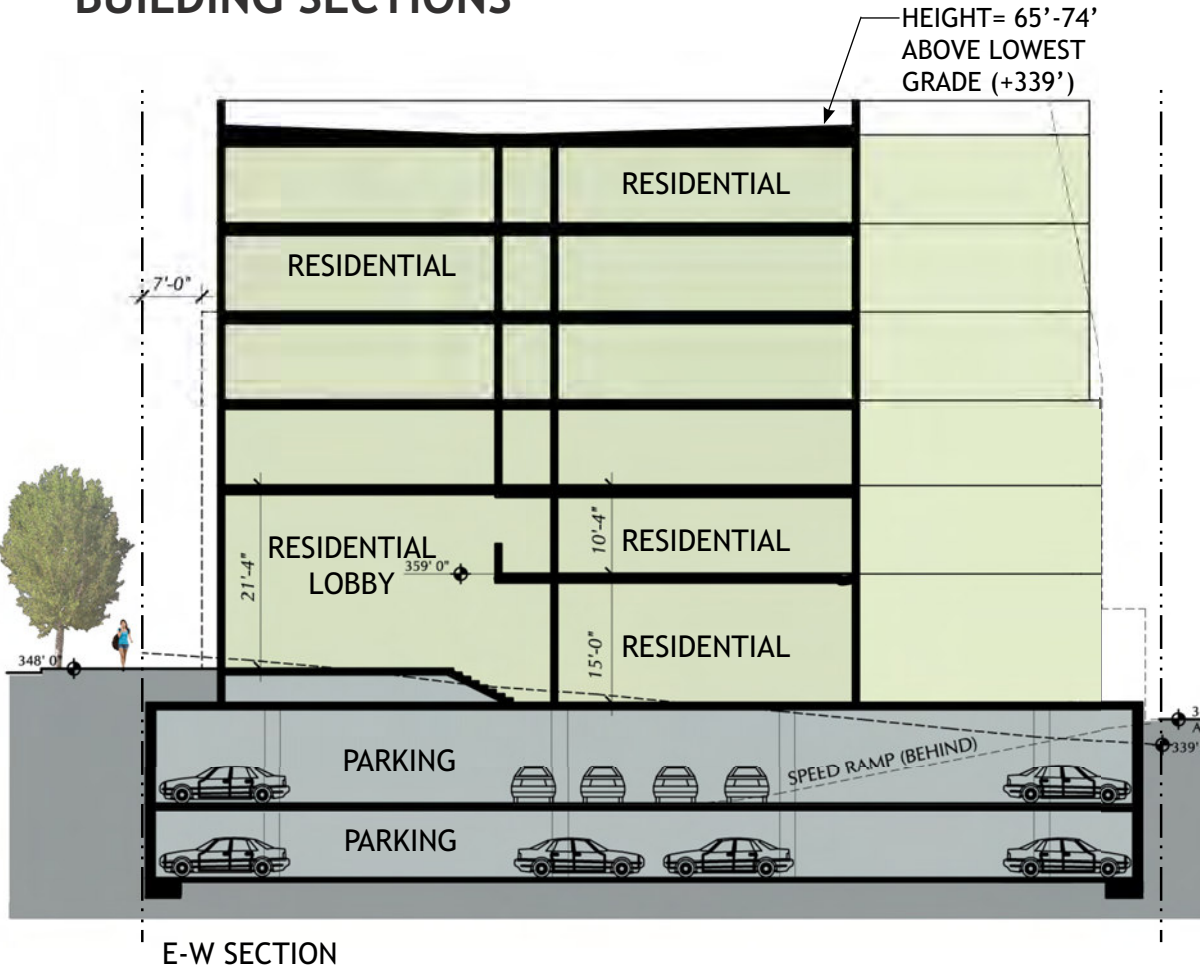


BUILDING PROGRAM

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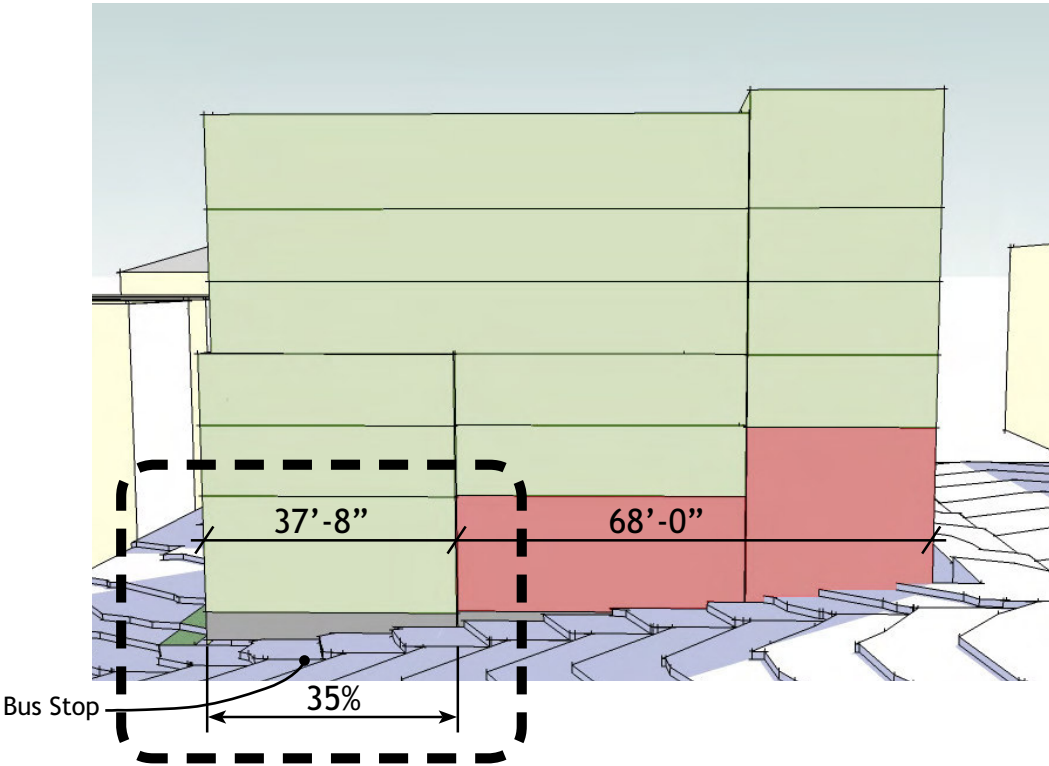
BUILDING SECTIONS



SITE PLAN

- Continuous retail frontage at Broadway
- Retail wraps corner with double height (16'+) retail at Broadway & Jefferson
- Main building address off Broadway with double height lobby.
- Elevated courtyard with attached residential amenity space
- Parking entry from alley
- Recessed corner retail





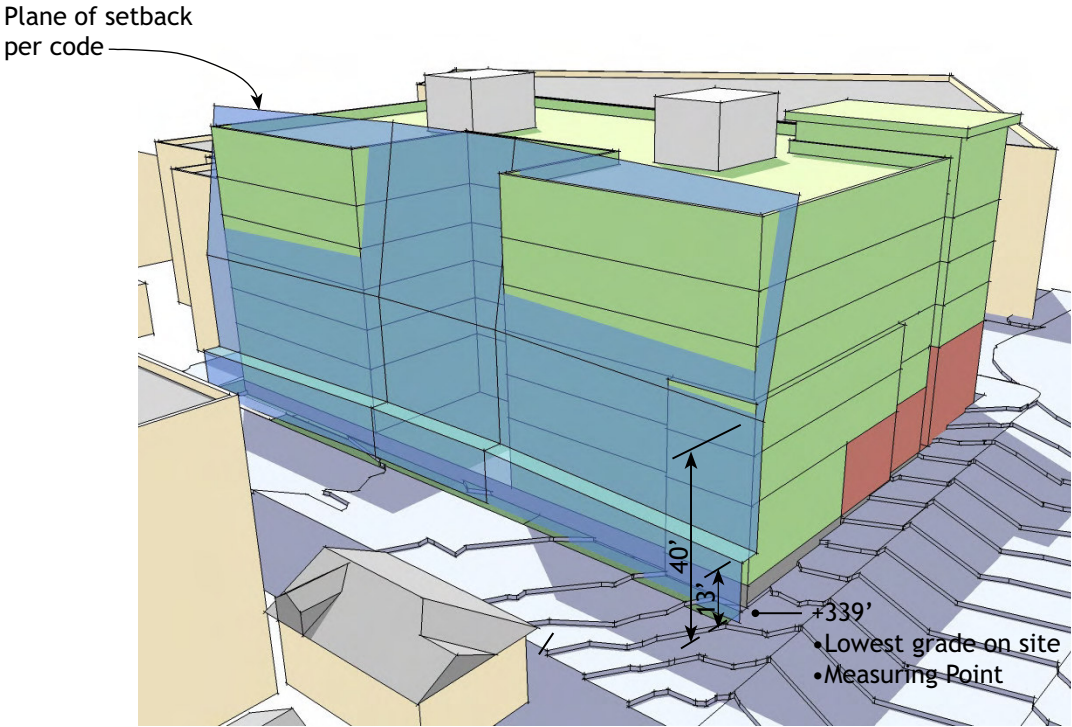
1. SMC 23.47A.005.C.3

Residential uses may not exceed, in the aggregate, 20% of the street-level street-facing facade (level 1) when facing an arterial. East Jefferson is a collector arterial.

Proposal:
Allow the residential use along East Jefferson Street to be approximately 35.5% of the facade length, to maintain the desired elevation and massing along the north facade. This is 16'-6" over the length allowable by code.

Justification:
Continuity of the facade massing elements to read as a cohesive unit. An arbitrary jog in the massing would be a departure from the overall building concept and form.

The existing bus stop is adjacent to the residential use. The massing and facade treatments help distinguish the bus stop zone from the retail zone, keeping the congregation of bus riders in one area and the storefronts accessible.



2. SMC 23.47A.014.B.3

For a structure containing a residential use, a setback is required along any rear lot line that...is across an alley from a lot in a residential zone, as follows: 15' for portions of structures above 13' in height to a max of 40'. And then, additional setback at the rate of 2' for every 10' of height exceeding 40'. One half of the width of the unimproved alley may be counted as part of the required setback.

Proposal:
Maintain a larger than required setback on the lower levels, and allow the upper levels to overstep the setback.

Justification:
Structural efficiency of wood construction with stacking residential units. Allows for better residential units at all levels.

RESPONSE TO DESIGN 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.

The building will respond architecturally to both the prominent corner of the site, at the intersection of Broadway and E. Jefferson, as well as accommodating the significant grade change on site. The floor heights of the retail at sidewalk level shift in height with the topography. To provide the best retail, a portion of level 2 is removed at the main corner.



A-3: Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

Retail entrances will be easily visible and transparent. The main residential entry should also be easily identifiable and separate from the retail entries with a two story lobby volume.



A-4: Human Activity

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

C-3: Human Scale

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

A main goal of this project is to develop a streetscape identity that can act as a catalyst for future adjacent developments. To this end, the design should encourage walkability, accommodate and improve the existing bus stop, and incorporate human scale building elements to help achieve this.



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.

Parking will be provided underground, and access is in the alley, about 150 south of E. Jefferson St. This improves the pedestrian environment and also provides ample room for the transit busses on E. Jefferson St.



A-10: Corner Lots

Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

The building design is oriented to the main intersection, and emphasis is placed on the street level, street facing facades. Parking and garage access is from the alley.



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. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

The building massing reflects the internal uses, with a more transparent ground floor oriented towards retail and services, and more solid upper residential stories. Masses of a heavier material, most likely brick, will anchor the corners and respond to the site's sloping topography with varying heights. Roof planes will be prominent and distinguished from the facades.



D-6: Screening of Dumpsters, Utilities, and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

Service elements are located inside the building, and in the underground garage. However, this site has a large number of overhead power lines, Metro bus lines, and communication cables that interrupt the significant view at the main intersection of Broadway and E. Jefferson. The building design has taken this view obstruction into consideration, even moving the west facing facade back from the property line to respect the clearance requirements of power lines.



D-11: Commercial Transparency

Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

With a rezone, the retail/commercial spaces at sidewalk level will maintain a floor level that allows glazing and transparency appropriate for that use. In keeping with the project goal to create a vibrant commercial/service/retail neighborhood node, commercial transparency along Broadway, and the main corner, is a key aspect of design.

ZONING SUMMARY

Currently MR and NC3-65’. Undergoing an application for a Contract Rezone.

MR ZONE

Site Size

- 14,400 sf

Permitted Uses

- Multi-family use is permitted outright
- Retail/sales/service ground floor business and commercial uses are permitted outright per section 23.45.110

Development Standards

- More than one principal structure is permitted on a lot

Solid Waste and Recyclable Materials Storage

- 200 SF plus 25F for each additional unit over 100 units-Front Loading Containers.
- No horizontal dimension less than 6’.

Structure Height

- Maximum height shall be sixty (60) feet.
- On sloped lots, additional height is permitted on the lower elevation of a structure footprint at the rate of 1 foot for each 6% of slope, up to 5 additional feet.
- The ridge of pitched roofs on principal structures may extend up to sixty-five (65) feet. All parts of the roof above sixty (60) feet must be pitched at a rate of not less than three to twelve (3:12). No portion of a shed roof shall be permitted to extend beyond the sixty (60) foot height limit under this provision.
- Railings, planters, skylights, parapets may extend up to 4’ above the height limit.
- Solar collectors may extend up to 7’ above the height limit. (23.45.146)
- Stair and Elevator Penthouses, and Screened Mechanical Equipment may extend up to ten (10) feet above the otherwise applicable height limit, so long as the combined total coverage of all features listed in this subsection does not exceed fifteen (15) percent of the roof area or twenty (20) percent of the roof area if the total includes screened mechanical equipment
- Solar collectors, planters, greenhouses, parapets, penthouse pavilions shall be located at least ten (10) feet from north edge of roof, or provide shadow diagram to show impact to property to the north.

Structure Width and Depth

- Non-modulated max. width is 40’
- Modulated (23.45.054,C) max. width is 150’.
- Max. depth is 65% of lot (Apartments and ground-related housing).
- Structure depth can exceed 65% when:
- The total lot coverage shall not be greater than that which would have been possible by meeting standard development requirements for maximum width, depth and setbacks.
- When the lot is greater than 7000 sf, required usable open area is increased to 30% of lot area. Not more than 1/3 of which may be provided above ground in the form of decks and balconies
- Structure depth shall in no case exceed 150 feet
- Side setbacks shall be modulated per 23.45.054,C.

Modulation

- Min. depth of modulation shall be 8 feet.
- When balconies are part of the modulation and are a min. of 6 feet deep, the modulation shall be min. 6 feet.
- Min. width of modulation shall be 10 feet.
- Max. width of modulation shall be 40 feet.
- Exception: When depth of modulation exceeds 8 feet, then for every additional fully foot of modulation depth, the width of modulation may be increased by 2-1/2 feet to max of 50 feet.
- Exception: Max. width of modulation may be increased when facades are set back from the lot line further than the required setback. Width shall be increased by 1 foot for every foot of façade setback beyond the required setback, not to exceed 50 feet. Cannot be combined with exception above.
- Modulation may start a max of 10 feet above grade and shall be continued up to roof.

Setbacks

- Front setback shall be the average of the setbacks of the structures on either side, but no more than 5 feet greater than the setback of either structure, and not greater than 15 feet. (Potential Departure Request)
- Portions of the structure may project into the setback, as long as the average distance from property line to façade satisfies the setback requirement.
- Façade up to 8 feet high shall be no closer than 5 feet to the property line.
- Side setbacks per table 23.45.056 A
- Side setback may be averaged, as long as the setback for decks and balconies is not less than 3 feet.
- Rear setback is min. 10’, with modulation, or an average of 15 feet but no part less than 10 feet.

Screening and Landscape

- Min. landscaped area shall be equal in SF to 3 times the perimeter length of all property lines. (Approx. 1800 SF for this project)
- 3 feet deep landscaping is required along street property lines. (Potential Departure Request)
- Street trees required

Open Space Requirement

- 25% of lot area shall be provided as usable open space at ground level except:
- 1/3 of required open space shall be above ground as balconies or decks if total is increased to 30%. Decks shall be at least 60 SF and no horiz. dimension less than 6 feet.
- No horiz. dimension on ground level open space shall be less than 10 feet.
- Parking areas, driveways do not count as open space. Pedestrian access meeting SBC Ch. 11 accessibility requirements do count.

Parking Access

- Parking requirement is per chapter 23.54.
- Parking shall be from alley unless topography makes it infeasible.
- Alley must be improved per 23.53.030,C, 16’ wide.

Ground Floor Business and Commercial Use

- The use may be located only with a one block radius of a commercial zone.
- The commercial use may be located only on the ground floor.
- General sales and service, restaurants, offices, retail sales are permitted outright.
- Each business enterprise shall be no more than 4000 SF.

NC ZONE

Site Size

- 7,200 sf

Permitted Uses

- All residential and retail uses are permitted outright (23.47A.004.A)
- Live Work Units are also permitted outright (23.47A.004.G)
- Parking may not abut a street-level street-facing facade (23.47A.032.B.1.b)
- Residential uses may not occupy more than 20% of a street-level street-facing facade on an arterial, both Broadway and E. Jefferson Street are designated as arterials (23.47A.005.D)

Mixed Use Development

- Street-level street-facing facades must be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open space are provided. (23.47A.008.A)
- Non-residential uses must extend an average of at least 30 feet and a minimum of 15 feet from street level. Non-residential uses must have a floor-to-floor height of 13 feet and meet transparency requirements (23.47A.008.B)
- Residential Units at the first floor of the structure shall be 4 feet above or below the sidewalk or set back 10 feet from sidewalk (23.47A.008.D)

Additional Height

- On sloped lots, additional height shall be permitted along the lower elevation of the structure (23.47A.012.B)

Height Rooftop Features

- The ridge of pitched roofs with a minimum slope of 3:12 may extend up to 5 feet above the maximum height limit (23.47A.012.C)
- Open railing, planters, skylights, parapets, and firewalls may extend as high as the highest ridge or up to 4 feet above the height limit. Planters must be located 10 feet from the north ridge of the roof (23.47A.012.D)

FAR

- Above grade parking must be included in FAR (23.47A.013.A)
- Maximum FAR (23.47A.013.B) = 4.75 Total
4.25 Single Use

Green Area Factor Requirement

- Landscaping that achieves a green factor score of .30 or greater is required (23.86.019)

Setbacks

- A 10’ setback abutting a side lot line of a residential zone
- Rear setback: 15’ for portions of structure height from 13’ up to 40’. Additional setback at the rate of 2’ for every additional 10’ of height over 40’. One half of the, unimproved, alley width may be counted as part of required setback.
- Decks with open railings are permitted within a setback but are not permitted within 5 feet of a residential zone.
- Decks no more than 18” above grade are permitted within 5’ of a residential zone.

Open Space/Residential Amenity

- Residential amenity areas, including decks, balconies, terraces, roof gardens, plazas, and courtyards are required in an amount equal to 5% of the total gross floor area in residential use
- Residential units must have access to at least 1 amenity area.
- Private balconies and decks must have a minimum area of 60 sf and no horizontal dimension shall be less than 6 feet (23.47A.024)

Structural Building Overhangs

- Vertical clearance shall be a minimum of eight feet from the sidewalk (23.53.035.A1)
- The maximum horizontal projection shall be three (3) feet (23.53.035.A4a)

Parking and Access

- Parking special exception, max waiver of 5,000 sf for eating and drinking establishments (23.54.015.D1.a1)
- No parking required for the first 1,500 sf of each business establishment (23.54.015.D2)
- Sales and Services general, 1 parking space for each 500 sf (23.54.015.Chart A.B.10) Multifamily and Live/Work, 1 parking space per dwelling unit
- No minimum parking requirement for residential use when lot is within an urban village. (23.54.015)
- Access to parking must be from an alley if the lot abuts an alley (23.47A.032.A.1.a)
- Street Level parking may not be located inside a structure adjacent to a street-level street-facing facade (23.47A.032.B.1.b)

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The subject site assembles 3 lots at the south-east corner of E Jefferson Street and Broadway. It is currently marked by a deep excavation (up to 60’) made necessary by environmental remediation work. The source of contamination is an auto garage that previously occupied the north parcel. Single-family structures formerly occupied the 2 remaining lots to the south. This combination yields a rectangular site with 180’ of frontage on Broadway and 120’ on E Jefferson Street. The rear of the property abuts an alley to the east, while the southern boundary is shared with a 6-story apartment house.

The site slopes in 2 directions from its high point at the intersection of Broadway and Jefferson, falling approximately 10’ from Broadway to the alley and 6’ from Jefferson to the south property line.

The city street grid breaks 32 degrees to the south at Broadway.

2. Please indicate the site’s zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The northern third of the site is zoned NC3-65’ (Neighborhood Commercial) while the remaining 2 lots to the south are zoned MR (Multi-family Residential, Midrise) with a maximum height of 60’. The site is at the western boundary (Broadway) of the 12th Avenue Urban Center Village

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is characterized by the confluence of 4 different zoning districts: MR (Multi-family Residential, Midrise) to the south; NC3-65’ (Neighborhood Commercial) to the west; NC3-85’ (Neighborhood Commercial) to the north and MIO-105’ (Major Institution Overlay District) to the northeast. Existing land use, adjacent to the site, reflects the zoning above. The site also lies exactly at the boundary between 2 neighborhoods: First Hill to the west and 12th Avenue / Squire Park to the east. In addition, The Yesler Terrace / Little Saigon neighborhood begins only 1 block to the south on the other side of Boren Avenue.

In general, large institutional users dominate the area. Seattle University, Harborview Medical Center and Swedish Medical Center are all well within walking range. At this scale, the site can be understood as marking the northwest tip of a roughly 12-block sub-area of mid-rise housing developments, surrounded by institutional use.

Land uses directly adjacent to the site include:

- To the west: a newer 4-story administrative/ office building clad in brick and curtain wall.
- To the north: a dilapidated 2-3 story wood-frame mixed-use apartment building with a corner store and at Broadway followed by a 10-story slab tower student dorm.
- To the west: A newly converted house, also containing a neighborhood grocery store in a day-lit basement, lies across the mouth of the alley. A new 6-story apartment house clad in painted cement board continues the alley frontage facing the subject site. This project serves a special needs population.
- To the south: A 6-story apartment house also developed by a non-profit.

While not a major arterial, Jefferson is an important transit route. The bus-stop in front of the site on Jefferson provides intermittent bursts of foot traffic all day long.

The topography affords good territorial views toward 12th Avenue and the Central district beyond.

4. Please describe the applicant’s development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The development objective for this site, as described in the Preferred Alternative design, is a 6-story mixed-use building containing:

- 100+/- apartments (average size 739 GSF)
- 7,000 GSF street-oriented retail at the building base.
- 119 grade parking stalls accommodated on 2 below-grade parking levels and entered from the alley.

The development team hopes to achieve this under a contract rezone which is more suitable to street-level commercial development. A rezoning application shall be submitted concurrent to Design Review.

“The commercial district will be built around educational and institutional shopping needs, and future improvements will be built on an improved relationship between the neighborhood Seattle University, and other...institutions”. (Central Area Action Plan II, 1995-98)

This vision, from a decade ago, for the 12th Avenue commercial corridor abutting Seattle University informs the subject proposal. The recent success of this effort in revitalizing 12th Avenue inspires the development team to think that a parallel effort at the south end of Broadway can also be fruitful. We hope the proposed mixed-use building at Broadway and Jefferson, while marking this key corner, might also provide the catalyst for a new urban node emerging from the seam between 2 neighborhoods - exactly as the case above. We observe the area currently lacks high-quality neighborhood services and the building itself shall be designed to serve the housing and shopping needs of the large population associated with adjacent institutions. The future mixed-income redevelopment of Yesler Terrace reinforces this objective.