Early Design Guidance • DPD Project # 3010798

20TH JACKSON

Owner:
LIHI Development
2407 1st Avenue
Seattle, WA 98121-1311

Contact:
Karen Anderson-Bittenbender
karenab@lihi.org

Architect:
Runberg Architecture Group, PLLC
One Yesler Way, Suite 200
Seattle, WA 98104

Contact:
Michele Wang
michelew@runberg.com

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Application for Early Design Guidance
ATTACHMENT A

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

The site is located in the Central Area neighborhood at the intersection of 20th Ave S and S Jackson Street. The site occupies the southwest portion of the block northeast from the intersection of 20th and Jackson. There is a an alleyway servicing the site from the northern most edge, as well as a walkway/small alleyway to the east of the site called the Yelser-Atlantic pedestrian walkway which continues north to S Washington Street.

The site slopes gently approximately 18-20 feet downward from west to east. There are no existing structures on the site. A small restaurant occupies the southwest most potion of the site block that will remain.

2. Please indicate the site's zoning and other overlay designations, including applicable neighborhood-specific guidelines.

The zoning of the site is C1-65' and is designated part of the 23rd & Union-Jackson Residential Urban Village Overlay. The site fronts approximately 300' feet along S Jackson and approminately 30 feet along 20th Ave S. The site abuts L-3 zoning across the alleyway to the north with alley setbacks.

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

This site is oriented primarily toward a moderately busy portion of S Jackson Street. The property sits just east of the intersection of S Jackson Street and 20th Ave S, with a small park and walkway at the east most terminus of the site area. The surrounding area is composed of highly mixed uses such as the the Franz bakery and Washington Middle School across the street, the Seattle Vocational School to the east as well as retail spilling up from the International District. Between the project site and the Seattle Vocational School to the east, there is a path that leads up to a small park and civic space, and then continues to S Washington Street. Nearby is also Judkins Park, Edwin T Pratt Park, the Douglas Truth branch of the SPL, and the Caroline Downs Family Medical Center.

The site area is zoned C1-65', with surrounding designations being L-3 directly to the north and across the alley, NC3-40' kitty-corner to the project block, and NC3-65' across the street and to the southeast. Reflecting the diversity of activity of use near this site, other nearby zoning designations are: LDT, L-1, 2, and 3, NC1-40'. The site is served well with public transportation (M14 bus route) along S Jackson Street. Existing crosswalks help negotiate the traffic flow of Jackson and allow greater mobility through the neighborhood.

There are several views that can be seen at street level such as Mount Ranier to the south and Elliot Bay and the shipping docks to the west.

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

The applicant's development objective is to provide the highest and best use for the site, a mixed-use development with ground floor parking and amenity space with residential apartments above. The proposed project is a five-story structure that will provide approximately 5000 sf of ground floor amenity space and approximately 60 apartment units, 75% of which will be for formerly homeless seniors. Approximately 10 parking stalls are anticipated on the ground floor. Immediately to the east of the project site there will be a future LIHI development for approximately 50 units of workforce housing for families.

Potential departure requests:

1. departure from commercial use @ street level
2. departure from residential amenity area
3. departure from street-level standards on 20th Avenue S
4. departure from alley setback

20th & Jackson

Project Data **WEST PORTION - LOW INC SENIOR - 60 UNITS**

1.0 PROJECT DATA

1.1 Location:

1.2 Site Area: 14,498 sf — includes panhandle — **150 FT FRONTAGE** — 27,160 sf COMBINED LOT AREA

1.3 Zone: C1-65' — 23rd & Union-Jackson Residential Urban Village

abuts L-3 across alley to the north

1.4 Building Code: Seattle Amendments to the 2006 International Bldg. Code (IBC)

1.5 Proposed Use: Mixed Use

1.7 Occupancy Classification / Separations

		M	R-2	S-2
Commercial	M		1	1
Residential	R-2	1		2
Parking	S-2	1	2	

1.8 Gross Floor Area:

Flr. Lev.	PKG (gsf)	VERT CIRC	CORRIDOR/ MECH/CORE	common amenity	RESID. (gsf)	TOTAL (gsf)	roof ctyds	compliant open spc
Level 1	2094	566	2855	4912		10,427		400
Level 2		566	1008		6685	8,259		
Level 3		566	1008		6685	8,259		
Level 4		566	1008		6685	8,259		
Level 5		566	1008		6685	8,259		
Roof		566					3,205	3,205
Subtotal	2,094	3,396	6,887	4,912	26,740	43,463	3,205	3,605

REQ'D 2,173

OK

average 26,740 / 60 = **446** **gsf per unit average**

1.9 Unit Distribution

Unit Distribution per floor ****at feasibility/SD phase****

	Studio	1 BR	2 BR	total
				0
L2	11	4		15
L3	11	4		15
L4	11	4		15
L5	11	4		15
				0
				0
				0
	44	16	0	60

Required Parking:		50 apts
low inc eld dis.	0.16	10 required
~~30% AMI~~	~~0.33~~	~~17 required~~
~~50% AMI~~	~~0.75~~	~~37.5 required~~

*** Notice of Income Restrictions Required for parking reductions**

Unit Mix

Unit Type	# Units	%	Target
Studio	44	73.3%	20%
1 BR	16	26.7%	80%
2 BR	0	0.0%	0%
Totals	60	100%	100%

Average Unit Size

Res	# of Units	Avg. GSF
26,740	60	**446**

1.10 Project Metrics

Residential Area Efficiency	res. area	/	total floor area (at res. levels)		
	26,740	/	33,036	=	80.9%
Heated Area Efficiency	heated area	/	total floor area		
	37,973	/	43,463	=	87.4%
Parking Efficiency	parking area	/	number of stalls		
	2,094	/	11	=	190.4 sf / stall
Total gross rentable area (gsf)	residential	+	commercial		
	26,740	+	0	=	26,740 gsf
FAR	43,463	/	14,498	=	**3.00**

2.0 ZONING DATA

2.1 Use: *SMC 23.47A.004*

Residential — Permitted

2.2 Street Level Uses: *SMC 23.47A.005.C.1*

Residential Uses generally permitted anywhere (permitted at street level)

2.2 Street Development Standards:

SMC 23.47A.008.A.2

Blank facades permitted: no segment longer than 20 ft — Provided: _____

total blank facade < 40% — Provided: _____

SMC 23.47A.008.A.3

Setbacks: Street-level facades must be within 10 ft of lot line unless wider sidewalks, plazas, or other approved landscaping or open space is provided.

SMC 23.47A.008.B.2

Transparency required: 60% — Provided: _____

SMC 23.47A.008.B.3

Depth of nonres.: average 30 ft, minimum 15 ft — Provided: _____

Height of nonres.: 13 ft floor-to-floor — Provided: _____

SMC 23.47A.008.D.2.c

Residential use at street: **not permitted> 20% on Arterial** — Provided: 100% DEPARTURE REQUESTED

2.3 Outdoor Activities: *SMC 23.47A.011.D, E*

Outdoor storage prohibited

Outdoor sales/service of food or beverages prohibited within 50 ft of residentially-zoned lot

2.4 Structure Height:

Max. Allowed: *SMC 23.47A.012 A* — **65'** height of underlying zone

Slope Bonus: *SMC 23.47A.012 B* — 0' (no slope bonus)

Projections allowed above height limit: clerestories, guardrails, elevator/stairs overruns

2.5 Floor Area Ratio *SMC 23.47A.013.B* *no density limit for mixed-use per 23.47.009.A*

Allowed: **4.75** for all uses in mixed use structure (4.5 for any single use within mixed-use structure)

Lot Area: 14,498 SF

Floor Area (excluding below grade): 43,463 SF

FAR provided: **3.00**

2.6 Setbacks *SMC 23.47A.014.B.3*

Below 13 feet: none

North property line: 15 ft setback for portions of bldg above 13 ft above 40 ft: 1:2 slope one-half the alley may be included in setback

East property line:

Projections permitted into setback: exterior balconies, decks

2.7 Required Landscaping: *SMC 23.47A.016.A*

Required: Seattle Green Factor **0.30** — Provided: Refer to Landscape Plans

Required: street trees — Provided: Refer to Landscape Plans

SMC 23.47A.016.D.1

Required: ~~surface parking - landscaped areas~~ — no requirement for < 20 spaces (10 spaces provided)

Required: ~~surface parking - trees~~ ~~1 tree for every 10 spaces~~ — Provided: N/A

Required: ~~surface parking abutting residential lot 5' buffer and 6' fence~~ — Provided: N/A

2.8 Noise Generators:

When noise generators located outdoors (heat exchangers, refrigeration, etc.) acoustic report shall be provided describing measures to be taken so that noise complies with standards

2.9 Residential Amenity Area: *SMC 23.47A.024.A*

Required: 5% gross bldg. in resid. use: 5% of 41,369 = **2,068 sf**

Provided:

at interior amenity area (DEPARTURE REQ) — 1,540 sf

at grade

LANDSCAPE BUFFER AT ALLEY — 500 sf DEPARTURE REQUESTED

2,040 sf

4.9%

SMC 23.47A.024.B

Required: minimum dimension 10 ft, no area less than 250 ft

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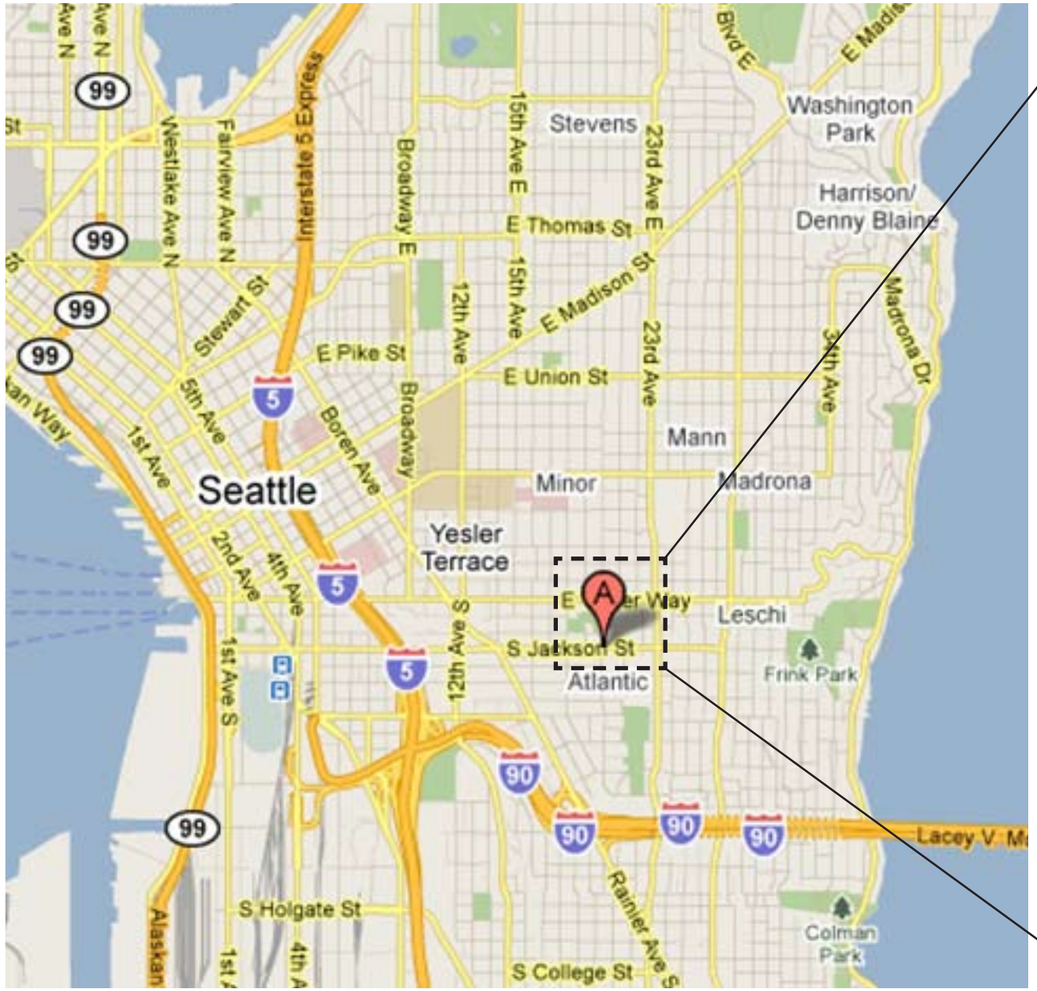
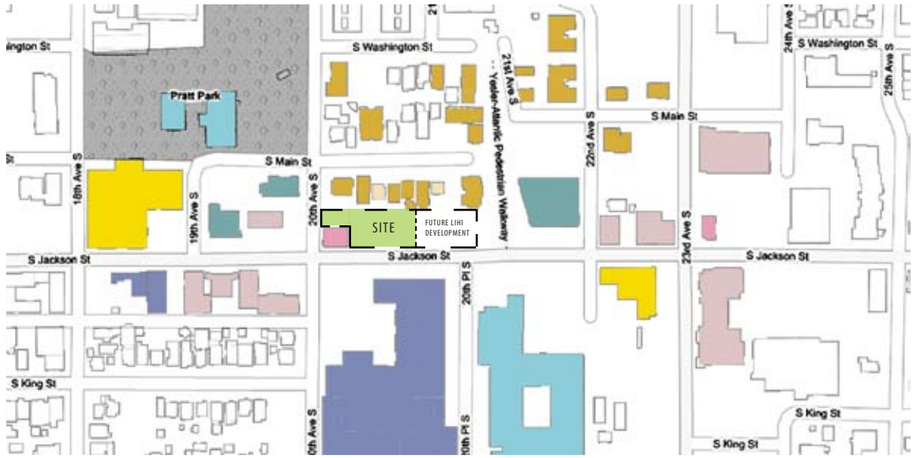
Vicinity Map



Aerial Map

Existing Land Use Diagram

- Single Family
- Multi-Family
- Other Housing
- Agriculture
- Office
- Retail/Service
- Church
- Recreation/Entertainment
- Mixed Use
- Parking
- Industrial
- Terminal/Warehouse
- Utility
- Government Service
- Public Facilities
- School/Daycare
- Open Space
- Vacant
- Park/Playground
- Unknown/Unavailable
- Other
- Waterbody



Zoning Map

- Commercial 65′
- Neighborhood Commercial 65′
- Multifamily

SITE: C1 - 65′

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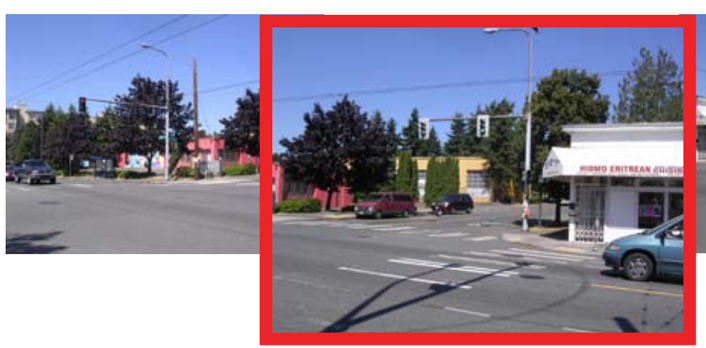

View from Jackson St looking at west end of site from across the street

View from Jackson St looking at east end of site from across the street

South Elevation looking north - A

S Jackson St between 20th Ave S and 21St.

View from Jackson St looking at east end of site from across 20th Ave S

View from across 20th Ave S looking southeast at site block

West Elevation looking east - B

Intersection of S Jackson St and 20th Ave S to S Main St.

Key Plan

View entering east walkway from Jackson St

View of crossroads in central area of east walkway park

East Walkway Photos - A

S Jackson St up to E Yesler Way

View looking east down alleyway

View looking west up alleyway

Alley Photos - B

Starting from 20 Ave S and heading east

Key Plan

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View looking from S Jackson St looking south west

View looking south across Jackson from site

South Elevation looking south - A

S Jackson St between 20th Ave S and 21St.

View looking from S Jackson St looking north west @ 20th

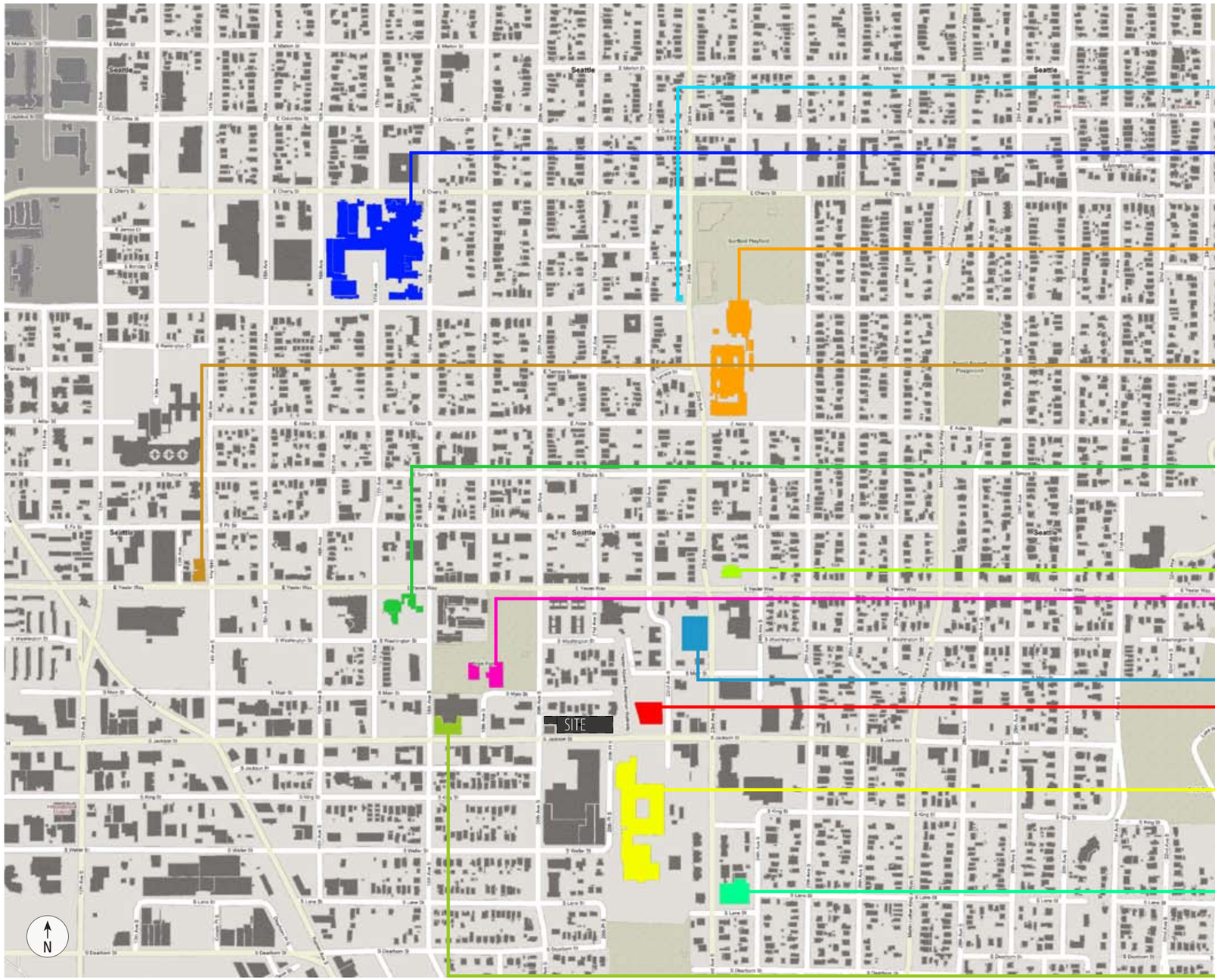
View looking into Pratt park

West Elevation looking west - B

Intersection of S Jackson St and 20th Ave S to S Main St.

Key Plan

SITE ANALYSIS: S JACKSON STREET AND CENTRAL AREA FEATURES



Ezell's Famous Chicken, est. 1984

Swedish Medical Center, Cherry Hill, est. 1877. Previously known as James Tower

Garfield High School, est. 1920

Urban League

Langston Hughes Performing Arts Center

Douglas Truth Library

Pratt Fine Arts Center, est. 1976

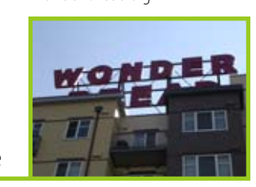
Cannon House Senior Living

Seattle Vocational Institute, est. 1987

Washington Middle School

Seattle Central Community College

Wonder Bread sign



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CITY DESIGN GUIDELINES

A-2 Streetscape Compatibility

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

Capitol Hill/Central District-specific supplemental guidance:

- Retain or increase the width of sidewalks
- Provide street trees with tree grates or in planter strips, using appropriate species to provide summer shade, winter light, and year-round visual interest
- Vehicle entrances to buildings should not dominate the streetscape.
- Orient townhouse structures to provide pedestrian entrances to the sidewalk
- For buildings that span a block and "front" on two streets, each street frontage should receive individual and detailed site planning and architectural design treatments to complement the established streetscape character.
- New development in commercial zones should be sensitive to neighboring residential zones. While a design with a commercial character is appropriate along Broadway, compatibility with residential character should be emphasized along the other streets.

Site Response:

- Locate vehicle entrances away from pedestrian zones in alleyway to the north of the site area.
- Create pedestrain friendly sidewalk area along S Jackson st.
- Take advantage of site's eastern proximity to pedestrain walkway by [illegible] linkages.

A-4 Human Activity

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

Capitol Hill/Central District-specific supplemental guidance:

- Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and displaying goods to the pedestrian
- Provide for outdoor eating and drinking opportunities on the sidewalk by allowing for opening the restaurant or cafe windows to the sidewalk and installing outdoor seating while maintaining pedestrian flow
- Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside; Do not block views into the interior spaces with the backs of shelving units or with posters

Site Response:

- Design storefront for ground level communal uses such as craft space, computer resources, and media rooms.
- Provide spatious sidewalk and pedestrian areas along S Jackson st.

B-1 Height, Bulk and Scale

Projects should be...sited and designed to provide a sensitive transition to nearby, less-intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

Capitol Hill/Central District-specific supplemental guidance:

- Break up building mass by incorporating different facade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern
- Consider existing views to downtown Seattle, the Space Needle, Elliott Bay and the Olympic Mountains, and incorporate site and building design features that may help to preserve those views from public rights-of-way
- Design new buildings to maximize the amount of sunshine on adjacent sidewalks throughout the year

Site Response:

- Develop building massing that creates a mulit-layered and permeable facade with elements that create a visual and spatial variety along S Jackson st.

C-3 Human Scale

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

Capitol Hill/Central District-specific supplemental guidance:

- Incorporate building entry treatments that are arched or framed in a manner that welcomes people and protects them from the elements and emphasizes the building's architecture
- Improve and support pedestrian-orientation by using components such as: non-reflective storefront windows and transoms; pedestrian-scaled awnings; architectural detailing on the first floor; and detailing on the roof line

Site Response:

- Use human scale materials to relate to the pedestrian environment
- Apply design elements consistent with the existing neighborhood character

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern or lend themselves to a high quality of detailing are encouraged.

Capitol Hill/Central District-specific supplemental guidance:

- Use wood shingles or board and batten siding on residential structures
- Avoid wood or metal siding materials on commercial structures
- Provide operable windows, especially on storefronts. Use materials that are consistent with the existing or intended neighborhood character, including brick, cast stone, architectural stone, terra cotta details, and concrete that incorporates texture and color.
- Consider each building as a high-quality, long-term addition to the neighborhood; exterior design and materials should exhibit permanence and quality appropriate to the Capitol Hill neighborhood.
- The use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) is discouraged, especially on ground level locations.

Site Response:

- Use materials that exhibit both a quality and character appropriate to the Central Distric Area.

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 protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.

Capitol Hill/Central District-specific supplemental guidance:

- Provide entryways that link the building to the surrounding landscape
- Create open spaces at street level that link to the open space of the sidewalk
- Building entrances should emphasize pedestrian ingress and egress as opposed to accommodating vehicles
- Minimize the number of residential entrances on commercial streets where non-residential uses are required. Where residential entries and lobbies on commercial streets are unavoidable, minimize their impact to the retail vitality of commercial streetscape.

Site Response:

- Provide main residential entry with exterior gathering steps on S Jackson st.
- Provide overhead weather protection along S Jackson st.

D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

Capitol Hill/Central District-specific supplemental guidance:

- Pedestrian-scale lighting, but prevent light spillover onto adjacent properties.
- Architectural lighting to compliment the architecture of the structure.
- Transparent windows allowing view into and out of the structure-thus encorporating the "eyes on the street" design approach.

Site Response:

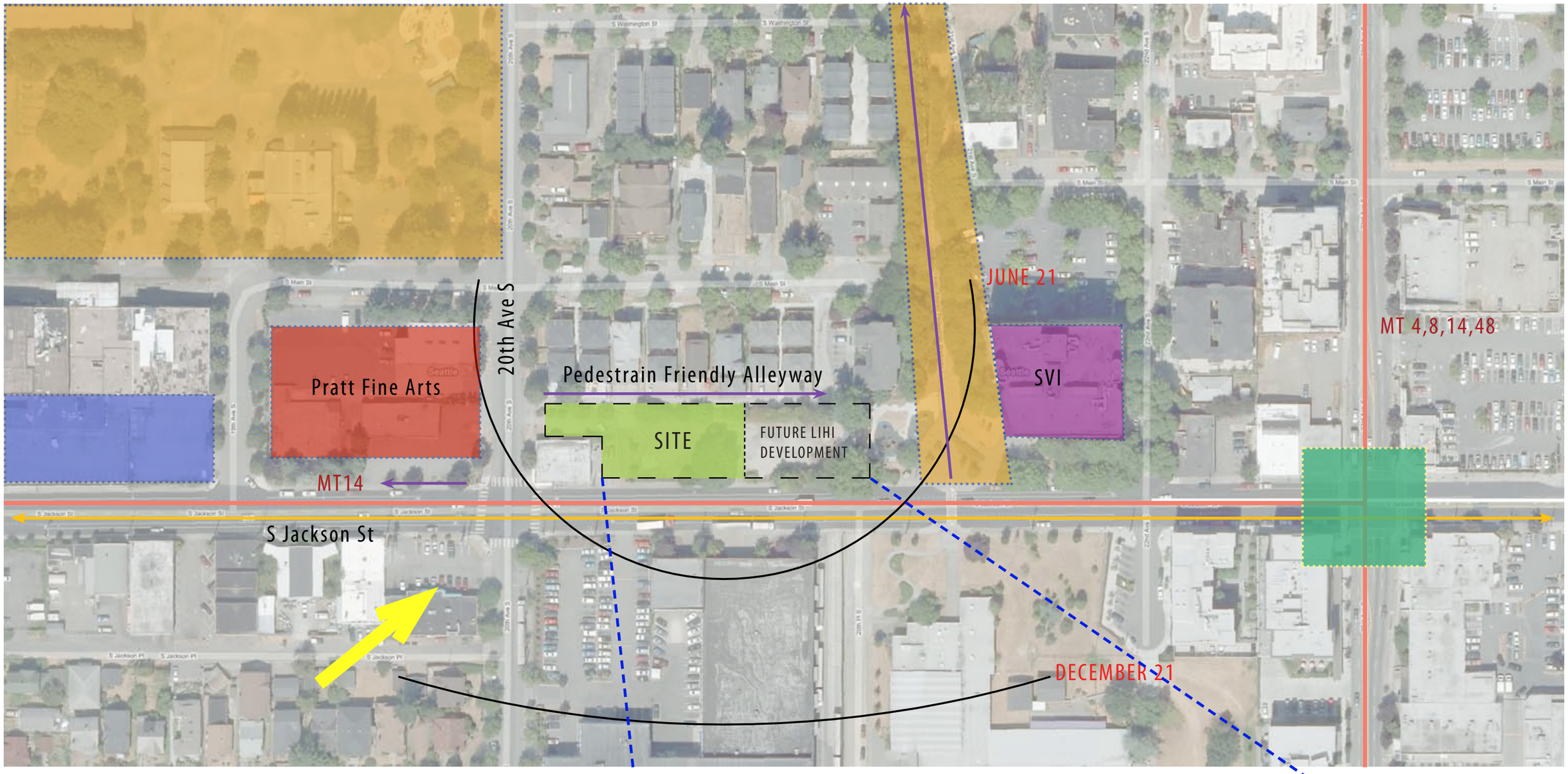
- Provide lighting along S Jackson st and near the alleyway entrance directly to the north.

E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites

Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

Site Response:

- Encorporate tree and shrub plantings both at the street and inward of property line to reflect existing character of neighborhood.
- Design landscape screening for residential character along alleyway to the north.



- Brisk traffic along S Jackson St
- View of Mt Ranier
- Park Areas
- Retail Core
- Pedestrian Friendly
- Education/training opportunities
- Good solar access over 40' zone
- Recreational opportunity
- Recent multi-family development

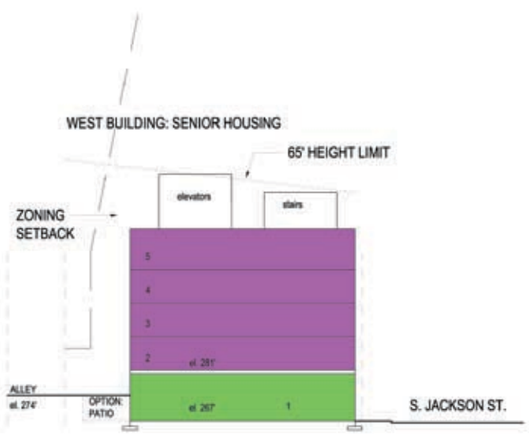
Clockwise from bottom left: Yesler-Atlantic Pedestrian Walkway, Starbucks at 23rd Ave, Wonder bread Sign, Nearby development, Promenade retail area, mural to the west.

ARCHITECTURAL CONCEPTS: OPTION A

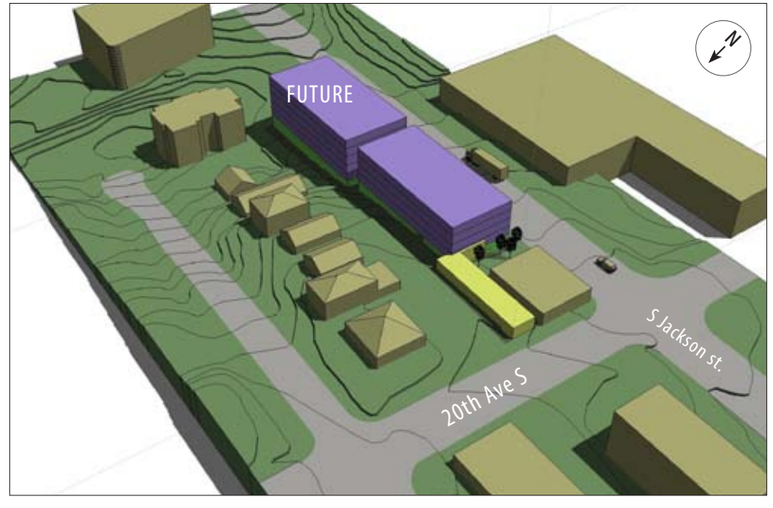
- STREET FRONTAGE SCHEME - primary building mass along S Jackson st. with open space facing alley on the north end of the property.

PROS:
- Links ground floor program activities with street and provides strong visual presence along S Jackson st.
- Creates buffer of program between S Jackson st and residences and open space along alley.
- Strong street facade and presence.

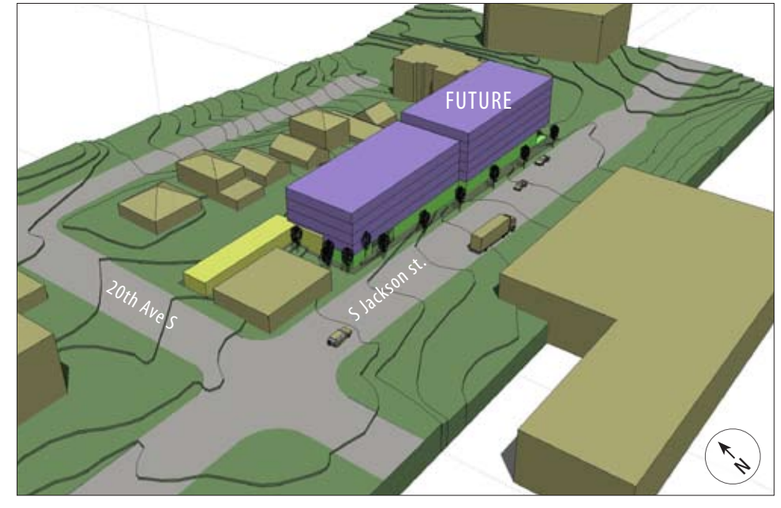
CONS:
- Possibly less used north outdoor area with little usable light for gardening.
- Little pedestrian relief from S Jackson st. traffic.



View from NW

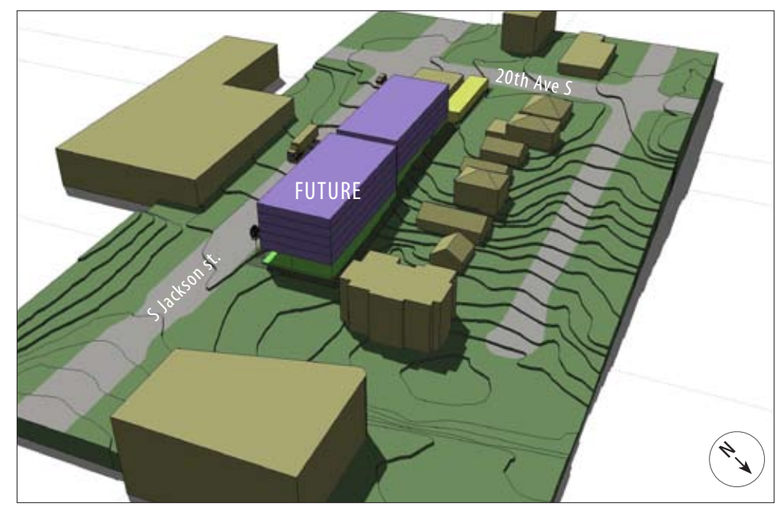


View from SW



View from SE

View From NE



Option A: Floor Plans - Upper Levels

Service
Outdoor Area
Utility
Community Spaces
Parking
Residences

Option A: Floor Plans - Ground Level

Street View From SE

Street View From NE

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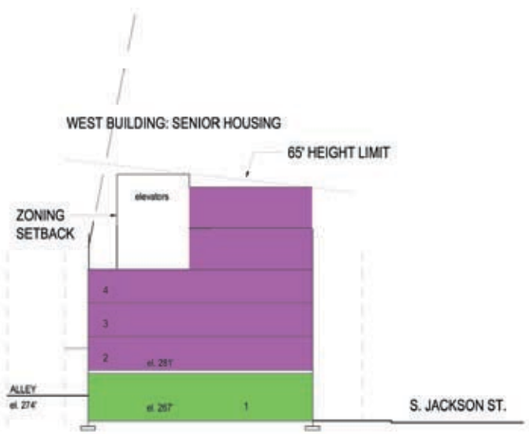
ARCHITECTURAL CONCEPTS: OPTION B

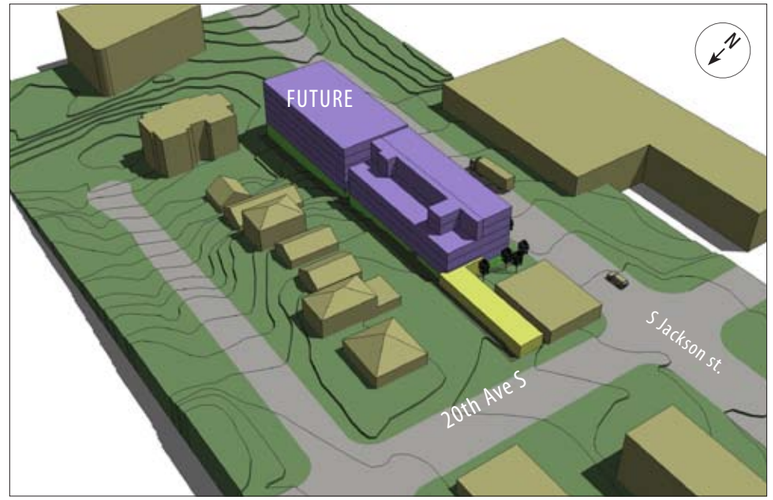
- S JACKSON ST SETBACK SCHEME - provides setback of entire building massing from S Jackson St., 6-story scheme to avoid building protruding into alley setback.

PROS:
- Provides entry court and garden/stoop areas at and around the building entrance
- Links ground floor program activities with street and provides strong visual presence along S Jackson st.

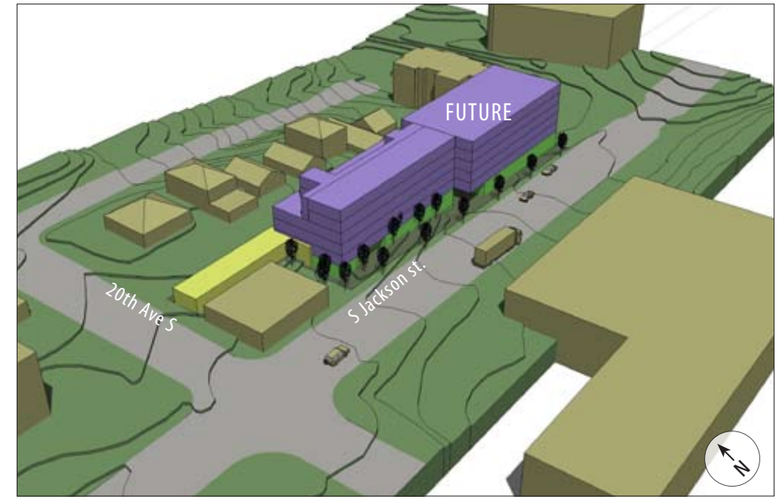
CONS:
- Taller massing on the street.
- Form is overly complicated and costly.



View from NW

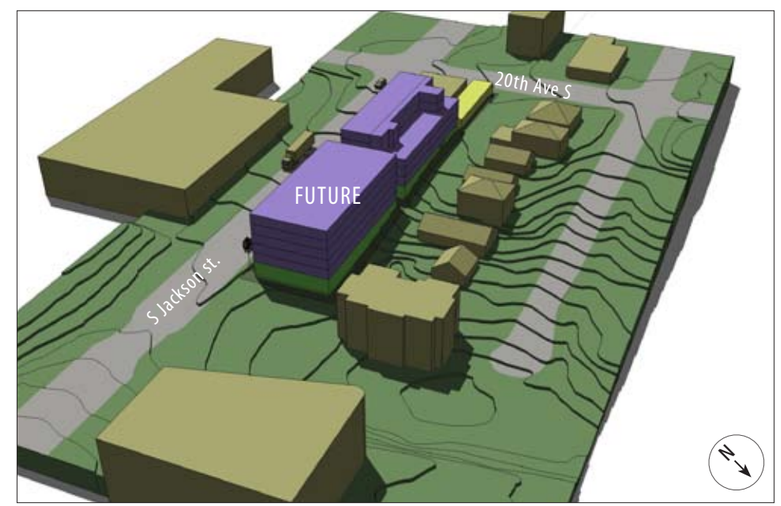


View from SW

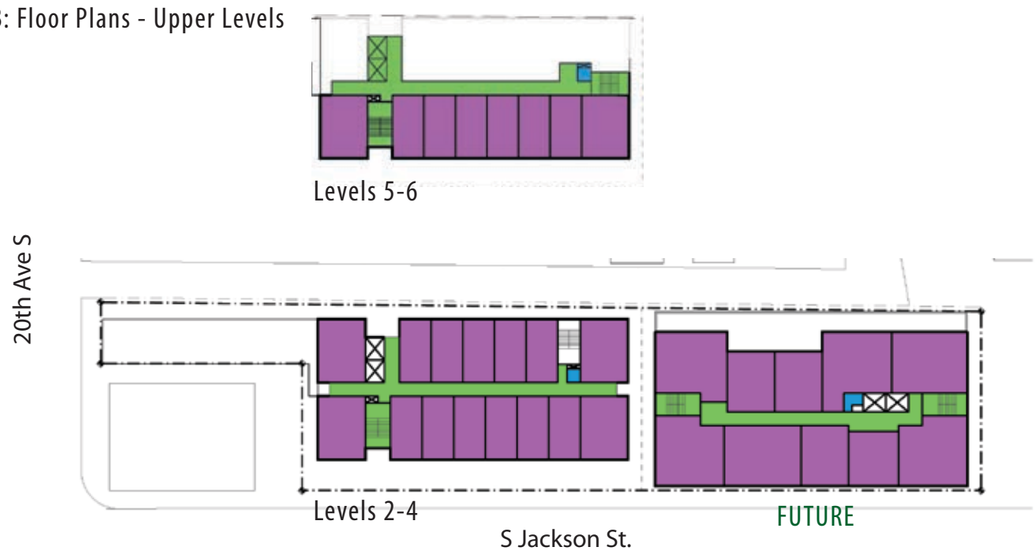


View from SE

View From NE



Option B: Floor Plans - Upper Levels



Service
Outdoor Area
Utility
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Residences

Option B: Floor Plans - Ground Level

Street View From SE

Street View From NE

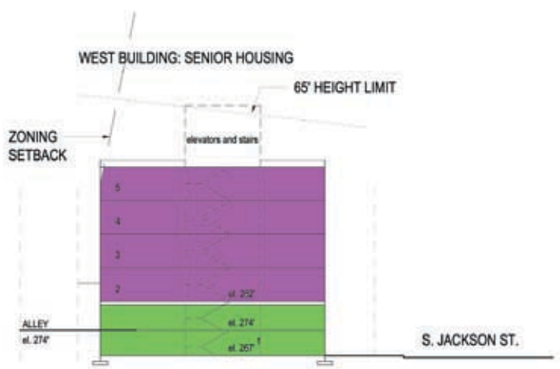
20THJACKSON

ARCHITECTURAL CONCEPTS: OPTION C - PREFERRED

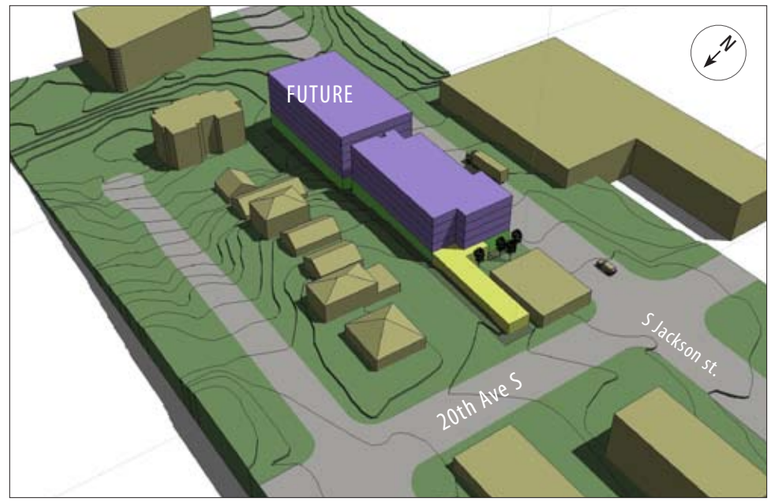
- COURTYARD SCHEME - provides a courtyard along S Jackson st. and creates a space with maximum daylighting and strong visual connections to and from the pedestrian realm.

PROS:
- Provides a clear and articulated formal connection to the massing on possible development to the east.
- Links ground floor program activities with street to provide strong visual presence along S Jackson st.
- Provides overall strong cohesive urban form, with potential to draw in visitors and create a sense of communal space on the site.

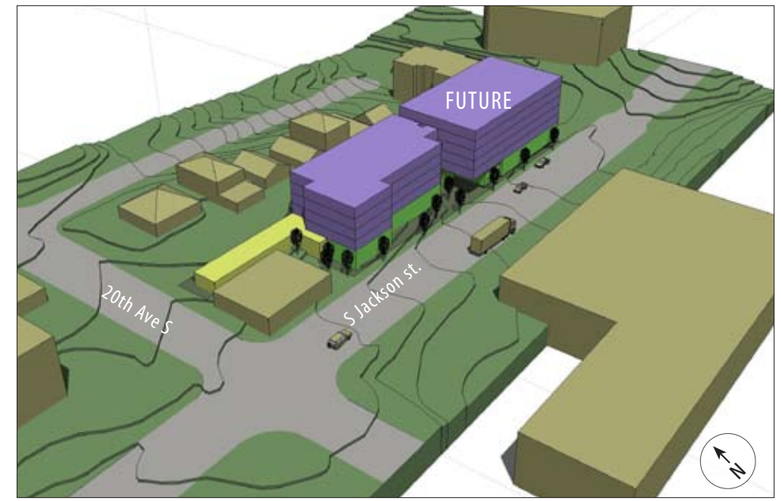
CONS:
- Would require departure from Alley Setback requirement.



View from NW

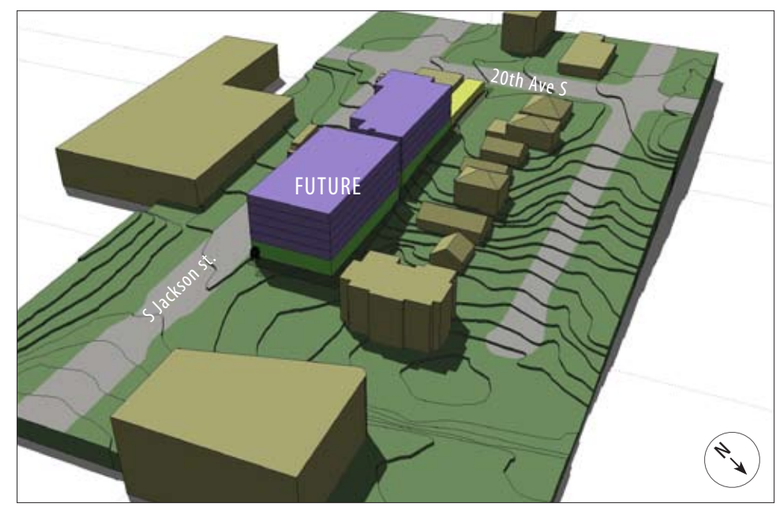


View from SW



View from SE

View From NE



Option C: Floor Plans - Upper Levels

Service
Outdoor Area
Utility
Community Spaces
Parking
Residences

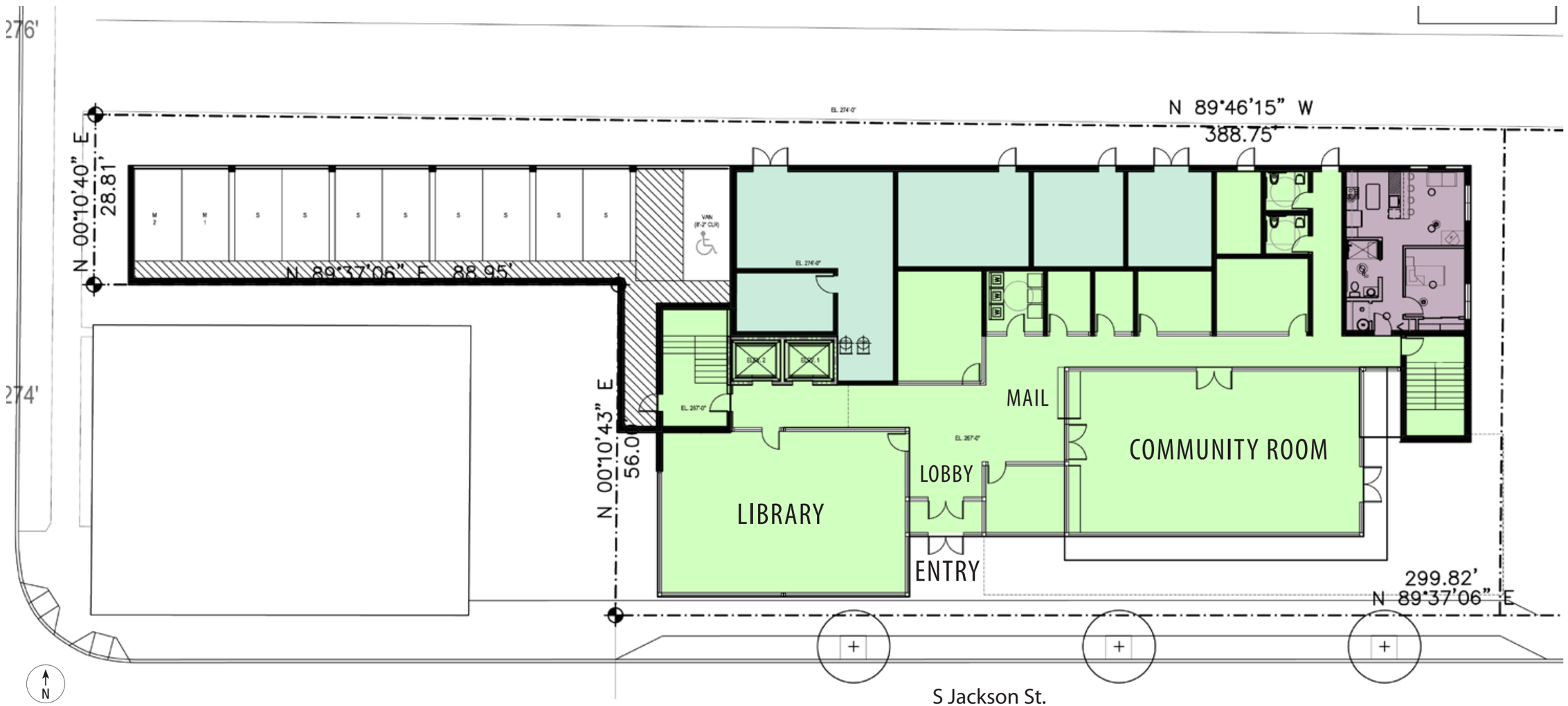
Option C: Floor Plans - Ground Level

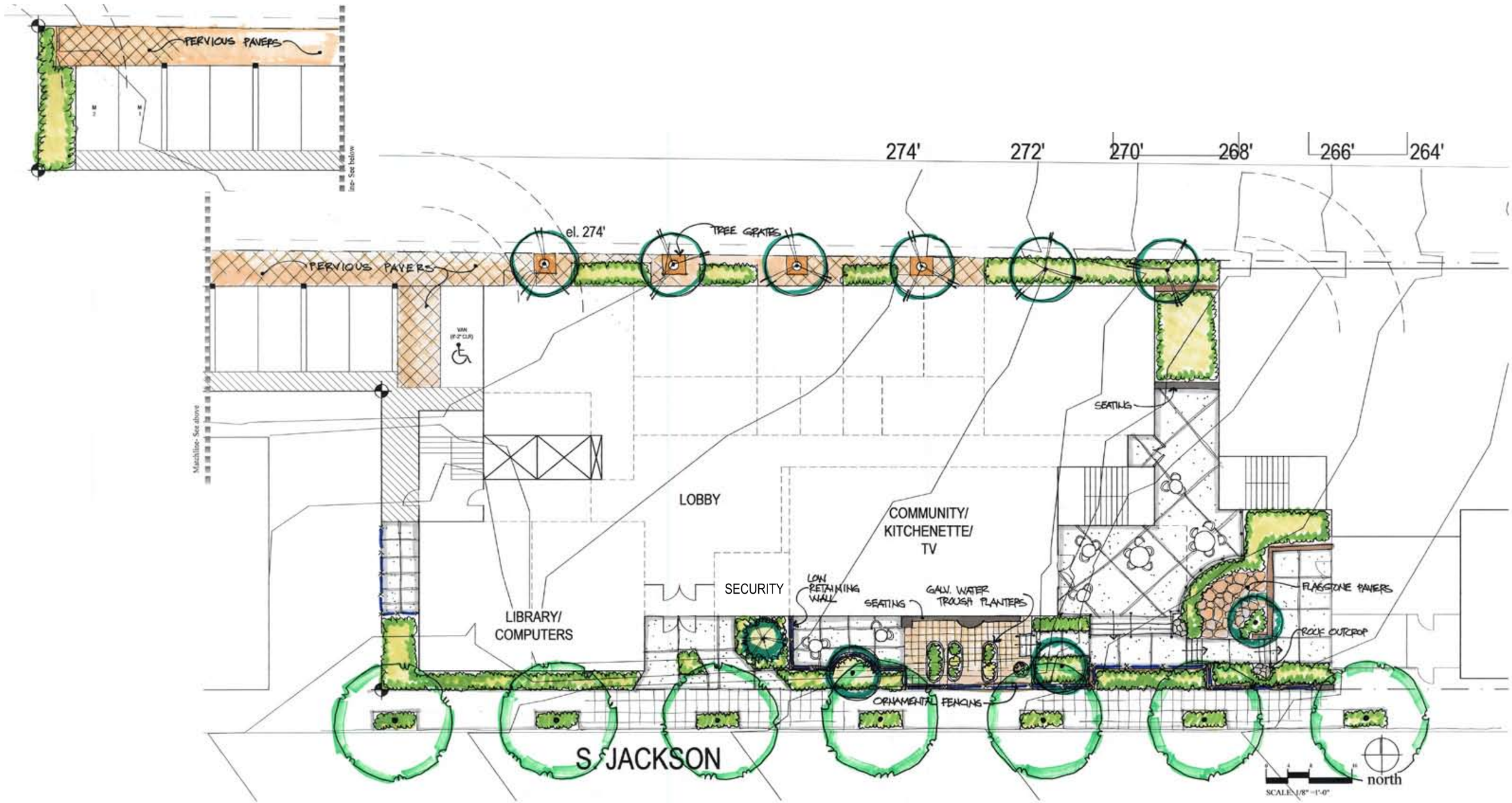
Street View From SE

Street View From NE

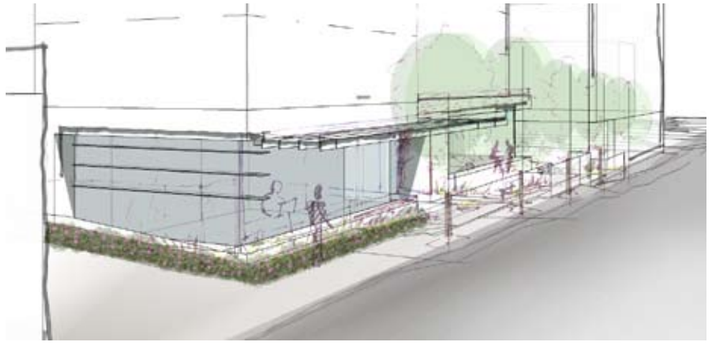
20THJACKSON

ENLARGED GROUND FLOOR PLAN





20THJACKSON



Southwest view looking east

Southeast view looking west

Bart Harvey - 50 units of senior housing, LIHI Development

McDermot Place - 75 units of homeless housing, LIHI Development

Breaking down massing

Cladding

Edible Gardens

Screening & fences

POTENTIAL DEPARTURES

Potential Departures:

1. Residential uses along an arterial are limited to 20% of facade. Departure request to allow 100% (common amenity area).

Justification:
For this type of building, the common amenity area will provide as much if not more human activity on the street as a commercial use would. Retail uses on this block thin out towards the east (park, SVI).

2. Residential amenity area requirement 5%.
Departure request to allow approx. 4.5%.

Justification:
Project will provide additional greening on alley that does not meet the minimum dimension of 10 ft. If this additional landscape area were included in the totals, no departure would be required. Over 4500 sf of interior amenity area is also provided on this project.

3. Transparency at street level. - Interpretation from Zoning Reviewer needed.
Possible departure request to allow blank wall 20 ft long with screening in front of it for parking uses along 20th Ave S.

Justification:
Lot is only 28 ft wide at this point and most functional for the project for parking use. Parking in this neighborhood must be safe and secure; a transparency at this location would needlessly complicate security. Landscape screening will be provided in front of the blank wall.

4. Alley setback
Departure unknown but may be required for very small portion of upper NE corner of top floor.

Justification:
Preferred massing provides useable south-facing open space at street and additional greening along alley. Sloping site and accessibility issues will require a careful balance of floor levels and consequently building height.