

1315 EAST JEFFERSON

DRB RECOMMENDATION MEETING

DPD #3014830 DECEMBER 4, 2013

revolve

DEVELOPMENT INVESTMENTS CONSULTING

schackad

architecture+design

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PROJECT DETAILS

EXISTING SITE

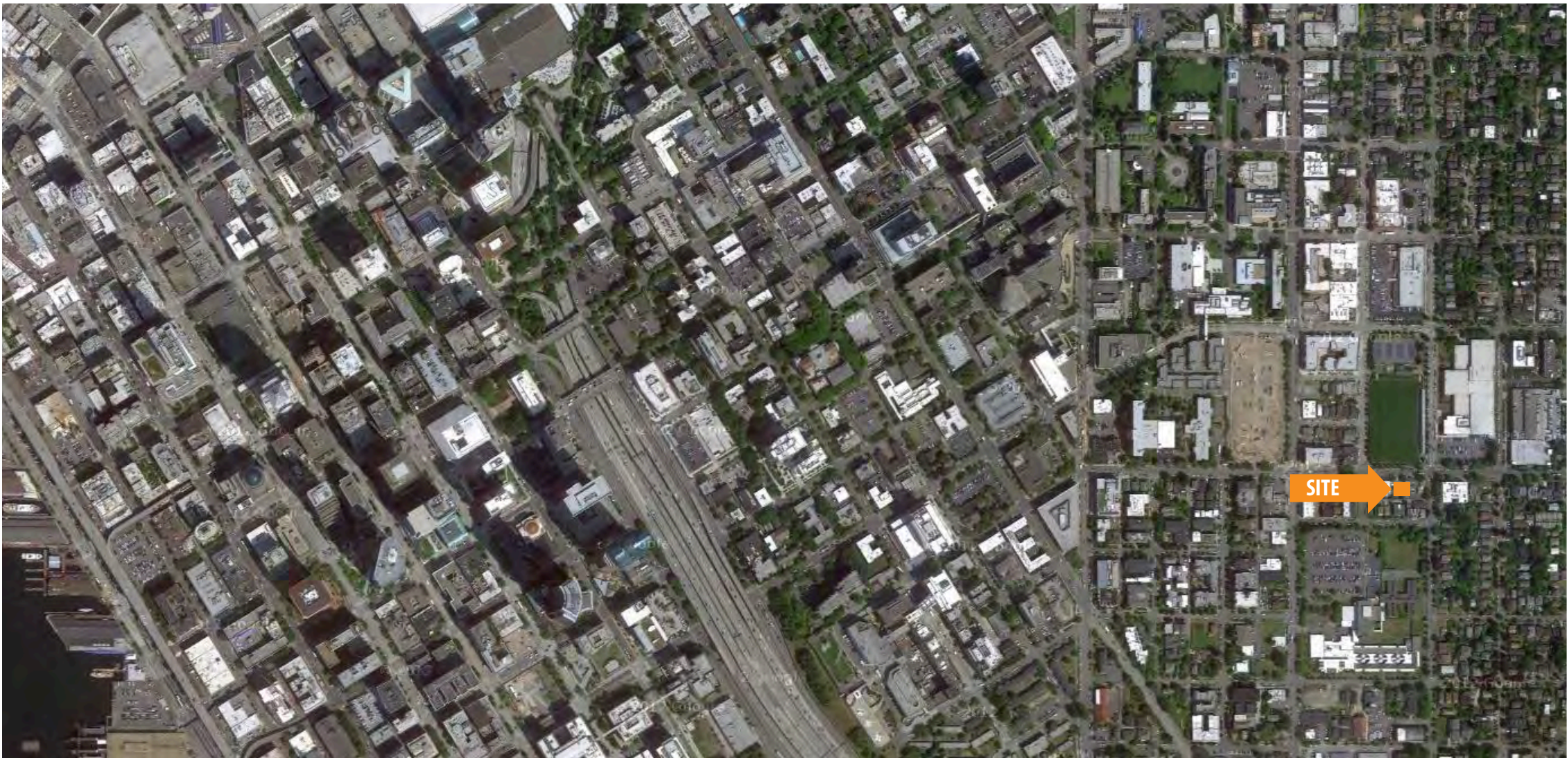
The site is located in the First Hill neighborhood of Seattle. The site is made up of two parcels located mid-block between 13th and 14th and measures 96' x 81'. The property is fronted by Jefferson Street at the north end of the property and has an alley along the rear. The site has a slight slope from the northeast corner of the site down to the southwest corner. One parcel currently has a pay parking lot operated by Diamond parking. A vacant one-story commercial building is on the other parcel. The 1,104 square foot building was constructed in 1937 will be demolished..

The site is zoned NC2-40 and is located in the within the 12th Avenue Urban Center Village. The adjacent properties to the west and east are zoned the same. The properties across the alley to the south are zoned LR3 (Lowrise 3).

The property is located at the midblock between 13th and 14th Avenue along East Jefferson in the First Hill neighborhood. The site is located across the street from the Seattle University soccer field and will afford attractive views of downtown Seattle and Mt. Rainier from a rooftop deck. The site is located just two blocks east of 12th Avenue East, a growing neighborhood retail avenue featuring a variety of local restaurants, bars and other amenities. The surrounding neighborhood is an eclectic mix of office, institutional, retail and residential uses. The primary uses adjacent to the site are Seattle University to the north and Swedish First Hill and Cherry Hill campus to the west and east, respectively.

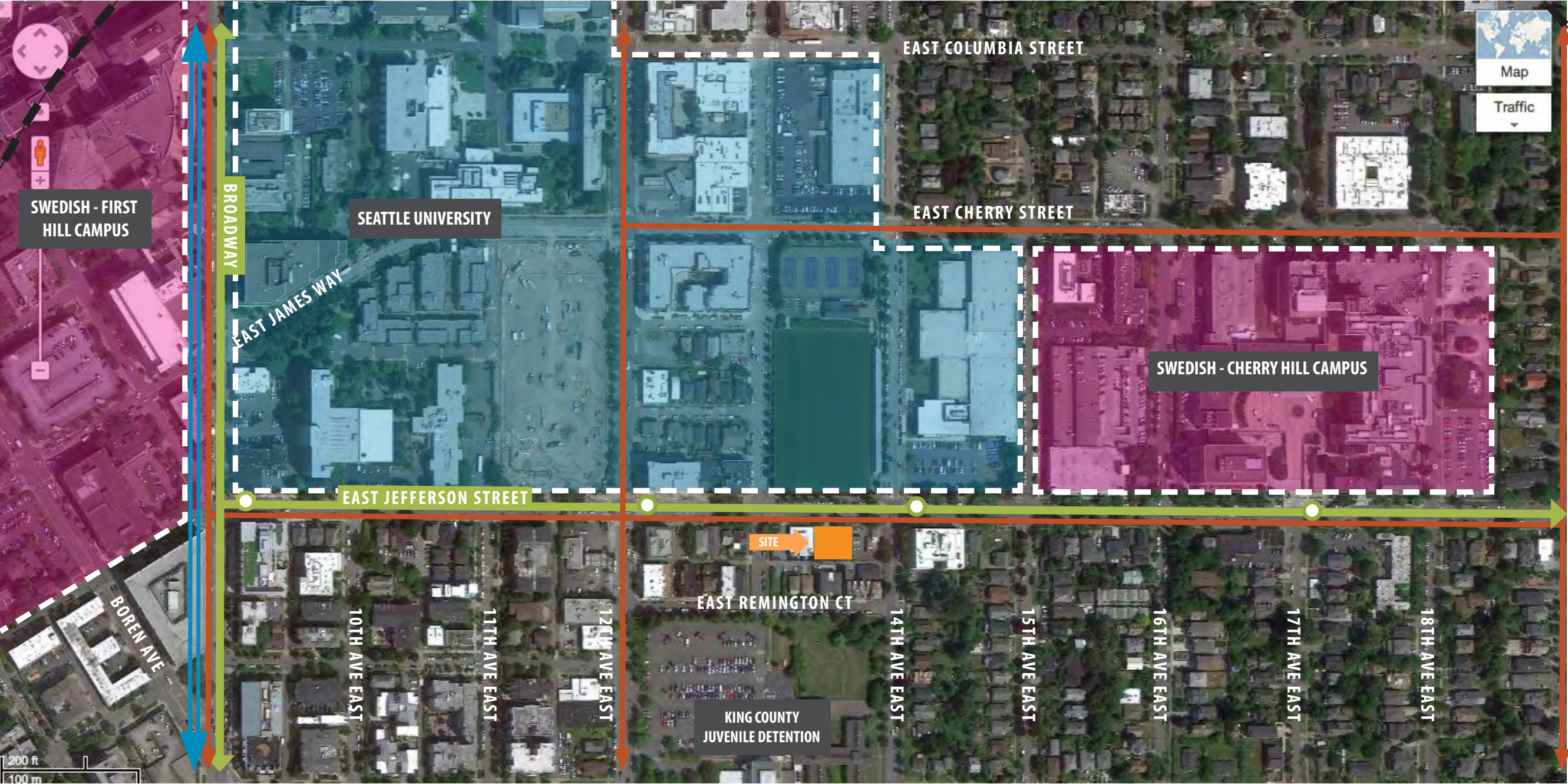
The location provides convenient access to both regional and local transit as well as major employment centers. The site is located just 6-blocks from the future street car line along Broadway and is just a 20-minute walk to the future Sound Transit Light Rail station, which will provide service to Sea-Tac International Airport, downtown Seattle, and the University of Washington campus. Metro has several routes that run along Jefferson providing service to several locations and providing service about every 10 minutes.

The architecture surrounding the site is a vibrant mix of architectural styles. They range from the modern (Seattle University Athletic Center, 6-story concrete office building, townhouses across the alley) to the more traditional (smaller multifamily buildings, single family houses).



DEVELOPMENT OBJECTIVE

The applicant's development objective is to provide the highest and best use for the site by creating a high-density mixed-use development. The proposed project is a four-story building consisting of 32 residential units and 2,900 square feet of retail above a below-grade parking structure that will house 16 stalls. Pedestrian access to the retail and apartments will be from East Jefferson street while the below grade parking will be access from the alley. The proposed structure height is within the required 44'-0" height limit which includes the 4' bonus for having a min floor-to-floor height of 13'-0" for ground level retail.



FUTURE FIRST HILL STREETCAR LINE

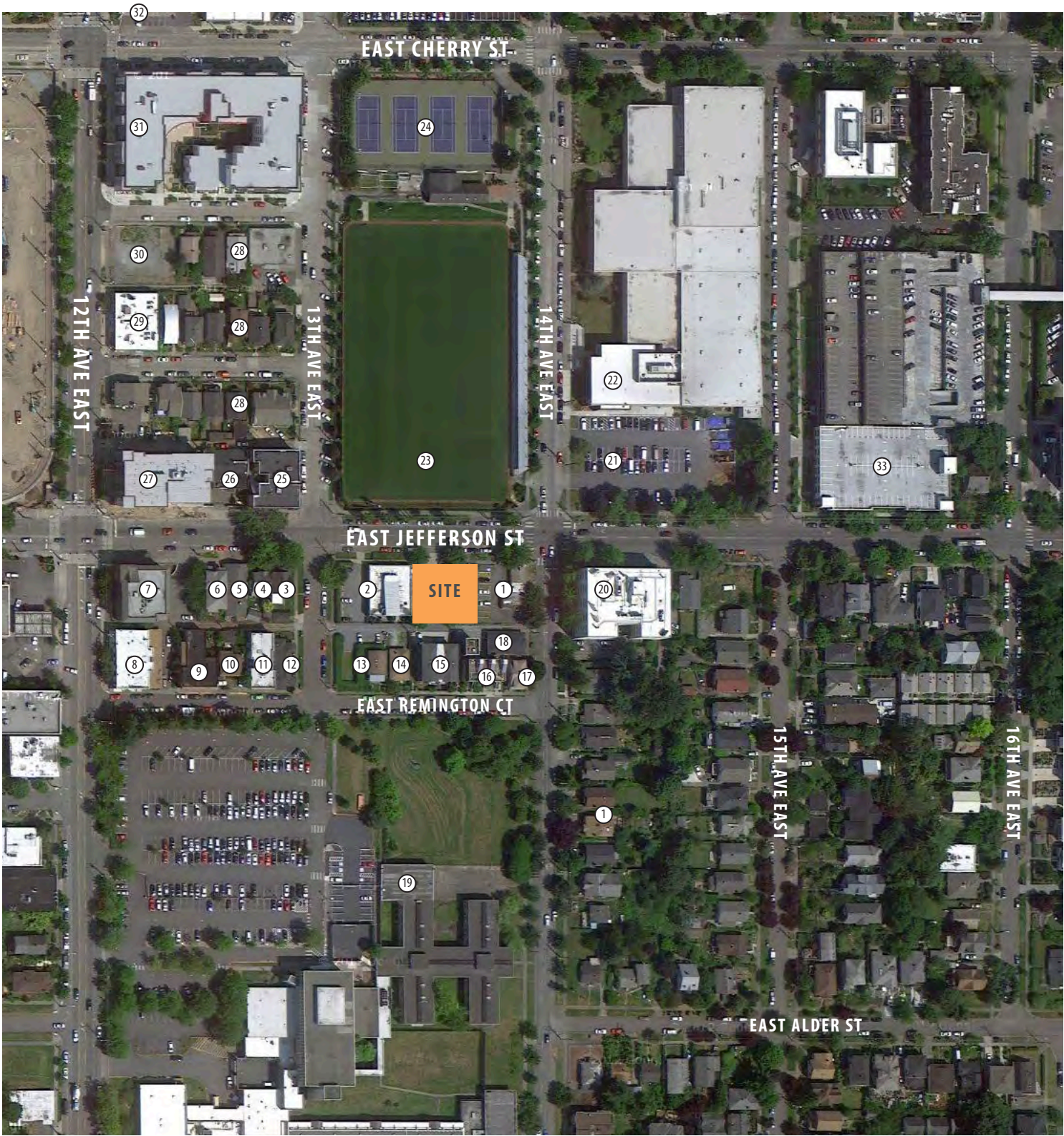
METRO TRANSIT SERVICE

BIKE LANES

STOP

OPPORTUNITIES	CONSTRAINTS
+ 12th Avenue Corridor	- Infill Site (access to light, air, view)
+ Seattle University	- Retaining Wall Across the Street
+ Swedish First Hill/Cherry Hill	- Utility Access
+ Transit	- Parking
+ Bike Lane	
+ Rooftop Views	
+ Eclectic Neighborhood	
+ 12th Avenue Square Park	

VICINITY MAP



- EXISTING USES
- * Project Site
 - 1. Restaurant (Proposed Townhome Development)
 - 2. Conard Romano Architects
 - 3. Residence
 - 4. Residence
 - 5. Restaurant
 - 6. Residence
 - 7. Recovery Center of King County
 - Solid Ground
 - Alhadeff Foundation
 - 8. Mixed-Use
 - Blue Nile Restaurant
 - Convenience Market
 - Barber Shop
 - Apartments
 - 9. Apartments
 - 10. Residence
 - 11. Apartments
 - 12. Apartments
 - 13. Apartments
 - 14. Residence
 - 15. Condominiums
 - 16. Townhomes
 - 17. Residence
 - 18. Residence
 - 19. King County Youth Services Center
 - 20. Office Building
 - 21. Parking Lot (Seattle University)
 - 22. Fitness Center (Seattle University)
 - 23. Championship Soccer Field (Seattle University)
 - 24. Tennis Courts (Seattle University)
 - 25. Mixed-Use
 - 26. Restaurant
 - 27. Mixed-Use
 - The Jefferson Apartments
 - 28. Residence(s)
 - 29. Ba Bar Restaurant
 - 30. Future Park
 - 31. Mixed-Use
 - The Douglas Apartments
 - 32. Mixed-Use
 - 33. Parking Garage (Swedish Cherry Hill)

SITE PERSPECTIVE



ZONING DETAILS

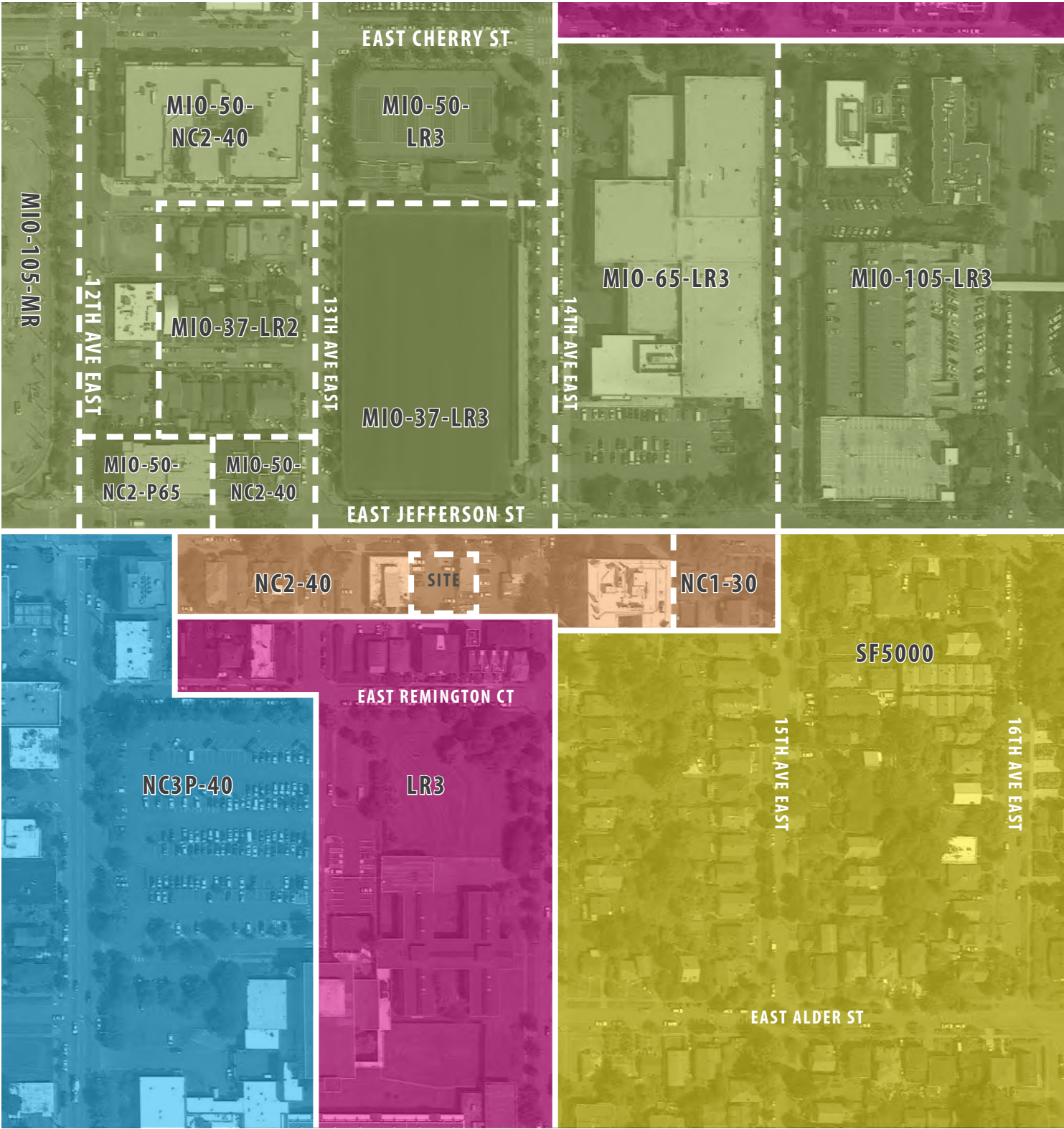
SITE DETAILS

ADDRESS:	1315 East Jefferson Street Seattle, WA 98122
DPD PROJECT NUMBER:	3014830
NUMBER OF RESIDENTIAL UNITS:	32
NUMBER OF PARKING STALLS:	19 (16 Below Grade; 3 Surface)
RESIDENTIAL AREA:	19,160 SF
COMMERCIAL AREA:	3,200 SF (includes exterior patio)
PARKING/BIKE/STORAGE AREA:	4,655 SF
TOTAL AREA:	24,941 SF
FAR:	3.2
OWNER:	1315 East Jefferson LLC
APPLICANT:	Jodi Patterson-O'Hare
CONTACT:	Jodi Patterson-O'Hare Permit Consultants Northwest 26456 Marine View Drive South Des Moines, WA 98198

ZONING DETAILS

PARCEL #'s:	2908700020, 2908700030
ZONING:	NC2-40
OVERLAYS:	12th Avenue Urban Center Village
LOT AREA:	7782 SF

ZONING DIAGRAM



DEVELOPMENT STANDARDS

ZONE: NC2-40
12TH AVENUE URBAN CENTER VILLAGE OVERLAY

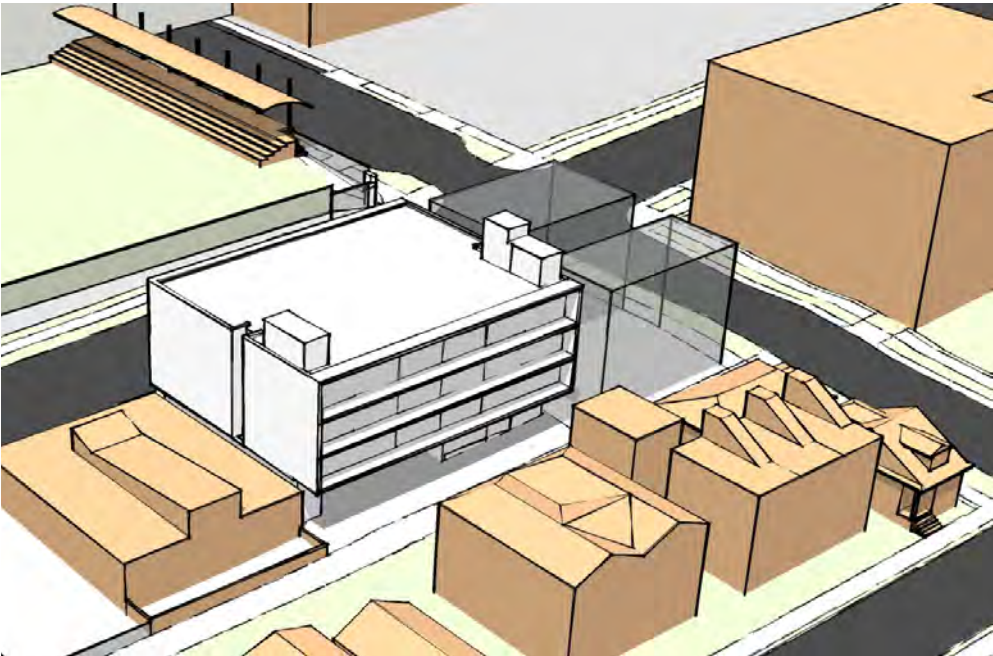
Category	Section	Required	Provided
Permitted Uses:	SMC 23.47A.004		
	.A	Residential & Commercial - Permitted	Residential & Commercial Use
Street-Level Development Standards:	SMC 23.24A.008		
	.A.2.b	Blank segements of the street-facing between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width.	No blank segments exceed 20 feet.
	.A.2.c	The total of all blank façade segments may not exceed 40 percent width of the façade of the structure along the street.	Total blank façade = 27% < 40% allowed
	.B.2.a	Sixty percent of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent.	Street level trasparency = 63% > 60% required
	.B.3	Nonresidential uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level street facing façade.	Average depth = 48'-7 1/2"; Minimum depth = 30'-11 1/2"
	.B.3.a	Nonresidential uses at street level shall have a floor-to-floor height of at least 13 feet.	Nonresidential uses at the street level have a 13' floor-to-floor height.
Outdoor activities	SMC 23.24A.011		
	Table A	Size Limit for Outdoor Sales in an NC2 zone 40% of lot area or 10,000 SF, whichever is less.	40% of lot area = 3112 SF. Outdoor Sales along Jefferson = 220 SF; no outdoor activites along the the alley. See G-003 diagram.
	Table B / Table C	Size Limit for Outdoor Display of Rental equipment 15% of lot area or 1,000 sf; Outdoor Storage is prohibited.	There will be no outdoor display of rental equipment or outdoor storage.
	E.1.	Outdoor Sales an/or food or beverages shall be located 50 feet from a lot in a residential zone.	All outdoor sales are located greater than 50 feet from the nearest residential lot.
Structure Height	SMC 23.47A.012		
	A.	Base height limit = 40'-0"	
	.A.1.a	The height of a structure may exceed the otherwise applicable limit by up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met: 1) A floor-to-floor height of 13 feet or more is provided for nonresidential uses at street level	Nonresidential use at street level floor-to-floor height is 13 ft. Building height limit: 40' + 4' = 44'-0" above average grade level.
	.B.2	Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend as high as the highest ridge of a pitched roof permitted by subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever is higher.	Railings, planters, and parapets are at or below 4 ft above height limit.
	.C.4	Except as provided below, the following rooftop features may extend up to 15 feet above the applicable height limit, as long as the combined total coverage of all features gaining additional height listed in this subsection 23.47A.012.C.4 does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: f. Stair and elevator penthouses may extend above the applicable height limit up to 16 feet.	Stair and elevator penthouses are below 16 ft above height limit and less than 25% of roof area.

Category	Section	Required	Provided
Floor Area Ratio:	SMC 23.47A.013		
	.A.3	Above-grade parking within or covered by a structure or portion of a structure must be included in gross floor area calculations, except as provided in subsection 23.47A.013.D.6.	Above-grade parking off alley is included in FAR calculations.
	Table A	3. Total permitted for all uses within a mixed- use structure containing residential and non-residential uses. Maximum FAR limit for 40' height limit = 3.25	Site area (7,782 sf) X FAR (3.25) = Allowable SF (25,292 sf). See "FAR Building Area Calculation" on G-002.
	.D	The following gross floor area is not counted toward FAR: 1. Gross floor area below grade	Below grade garage is not included in FAR calcuations.
Setback Requirements	SMC 23.47A.014		
	.B.3	For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows: a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet (Exhibit C for 23.47A.014).	Building satifies requirement. Project has proposed a design departure for ecroaching 2 ft into 17 ft setback from building height 40 ft to 44 ft. See "Design Departures" on sheet G-002.
	.B.4	One-half of the width of an abutting alley may be counted as part of the required setback.	One-half of the alley was used for measuring the setback.
	.E	Structures in Required Setbacks. a. Decks with open railings may extend into the required setback, but are not permitted within five (5) feet of a lot in a residential zone, except as provided in subsection E1b.	The south decks extends into required setback and maintains a 15'-0" separation from the nearest residential lot.
Landscaping and screen standards:	SMC 23.47A.016		
	.A.2	Landscaping that achieves a Green Factor score of .30 or greater, pursuant to Section 23.86.019, is required for any lot with: a. development containing more than four new dwelling units.	Development will achieve a .30 minimum Green Factor. See Landscape sheets.
	.B.1	Street trees are required when any develoment is proposed. Existing street trees shall be retained unless Director of Transportation approves their removal.	The project has received preliminary approval from Bill Ames to remove the existing trees and replace them with a sturdier species. The project is subject to the Street Improvement Permit process where the street trees will be reviewed for conformance.

APPROVED EDG DESIGN



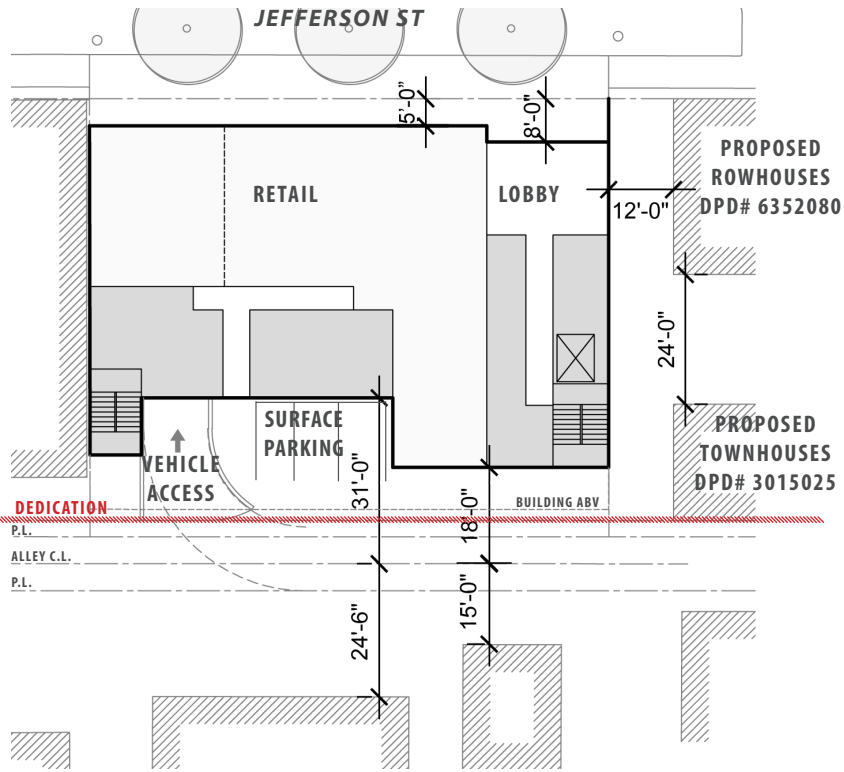
Early Concept Sketch



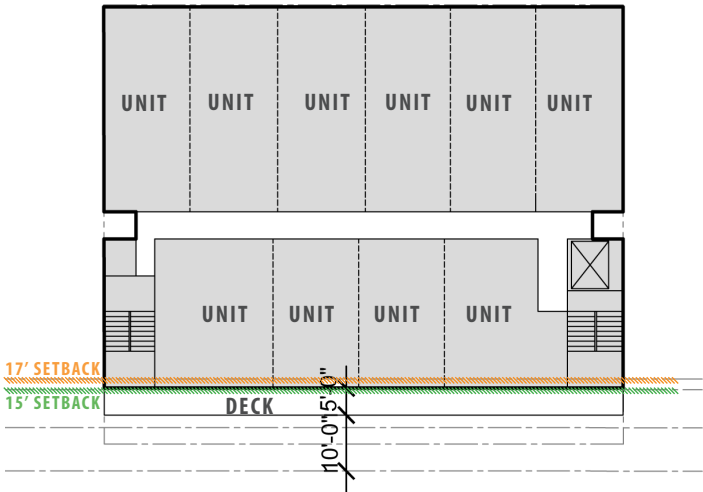
Approved EDG Massing Study (looking North)



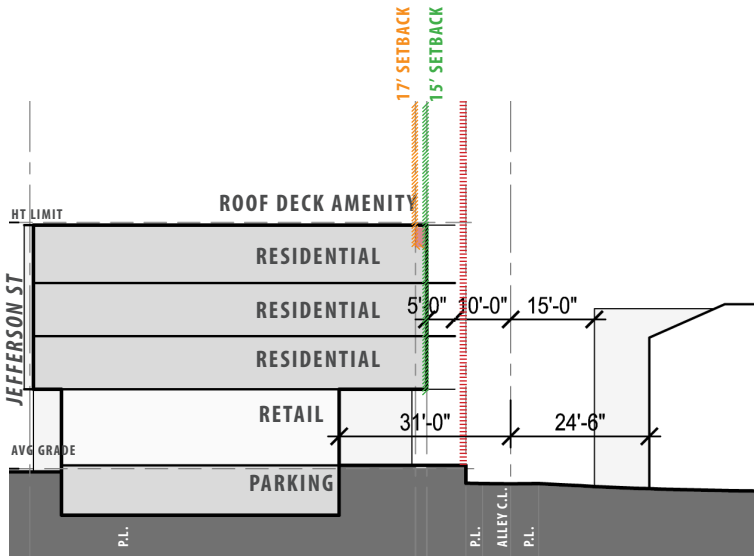
Approved EDG Massing Study (looking South)



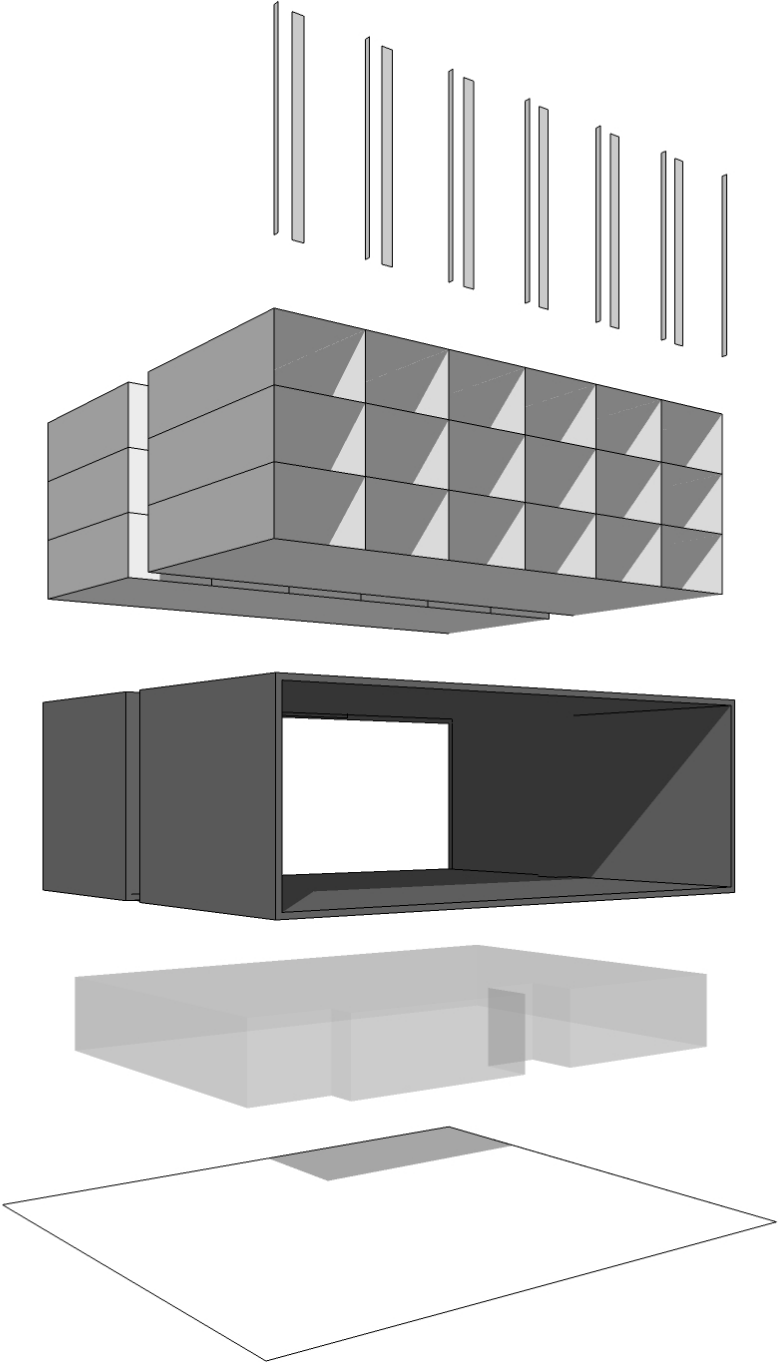
Approved EDG Level 1 Plan



Approved EDG Level 2-4 Plan



Approved EDG Building Section



PRIVACY/SUN
SCREENS

RESIDENTIAL
BLOCKS

BOXED
RIM

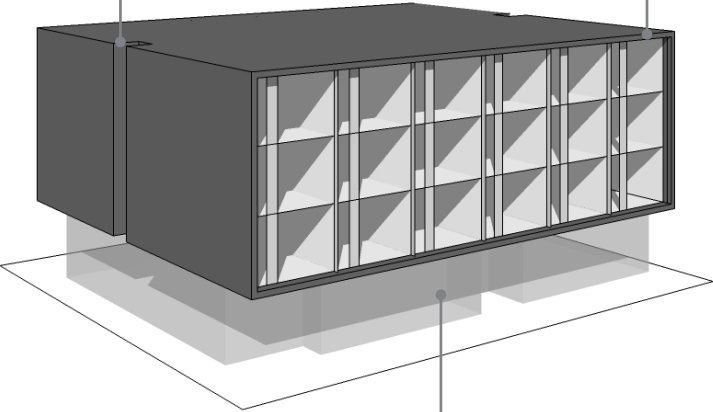
TRANSPARENT
BASE

SITE



Articulation at
Light Wells

Defined
Rim



Inside/Outside Spaces

DESIGN REVISIONS OVERVIEW:

MAIN DESIGN GUIDANCE THEMES

EAST JEFFERSON STREET RETAIL

- To support active retail spaces, two outdoor patios on either side of the main retail entry have been added.
- The retail component has been developed with a special emphasize on transparency, activity, proper signage and way finding.
- Both interior and exterior lighting will help to achieve a 'glow' that will be highly visible from the pedestrian avenue.

(Refer to Pages 32-37)

MATERIALS

- The building design features high-quality materials at every building facade.
- Perforated metal screening elements will help activate the north and south facade by adding subtle color variation and texture to the fenestration.

(Refer to Page 44)



DESIGN REVISIONS OVERVIEW:
MAIN DESIGN GUIDANCE THEMES



ALLEY TREATMENT

- A reorganization of the utility functions along the alley so they are concentrated together at the west end of the alley adjacent to the parking. This provides a significant area of landscaping and retail at the west end, softening the alley experience.

(Refer to Pages 39-40)

PRIVACY AND RESPECT FOR ADJACENT SITES

- Areas of glazing along the alley have been carefully placed, maximizing light for tenants while responding to privacy concerns of adjacent structures.
- A combination of perforated screens have been placed to control views and create areas of privacy between tenants and the neighboring buildings.
- Designated areas of activity on the roof deck have been focused towards Jefferson Ave and away from the residential uses across the alley.

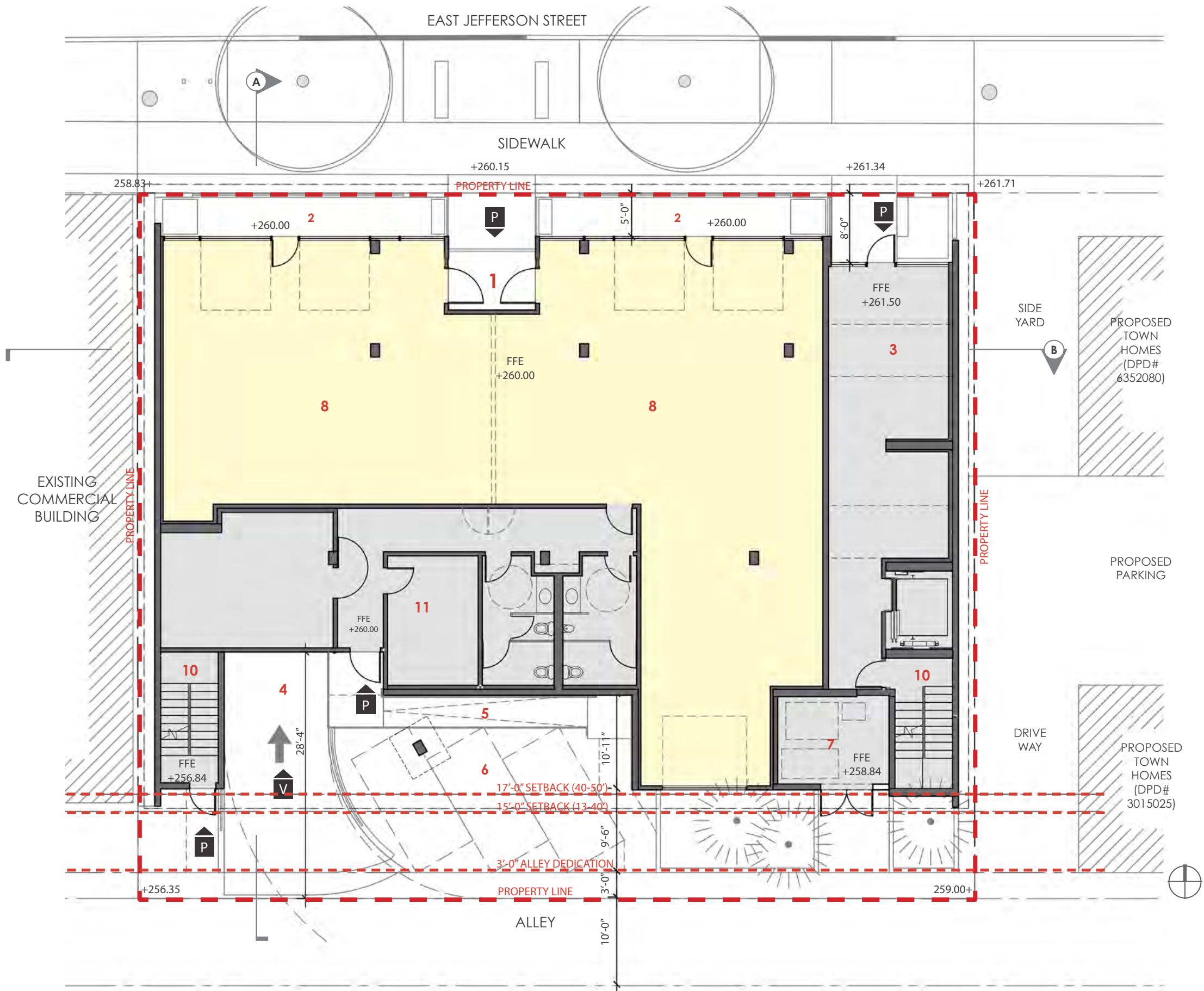
(Refer to Pages 41-43)

COMPOSITE SITE PLAN



- 1 COMMERCIAL ENTRY
 - 2 COMMERCIAL PATIO
 - 3 RESIDENTIAL LOBBY
 - 4 GARAGE ACCESS
 - 5 SERVICE ENTRY
 - 6 SURFACE PARKING
 - 7 TRASH ACCESS
 - 8 COMMERCIAL
 - 9 BACK OF HOUSE
- P PEDESTRIAN ACCESS
V VEHICULAR ACCESS

LEVEL 1 FLOOR PLAN

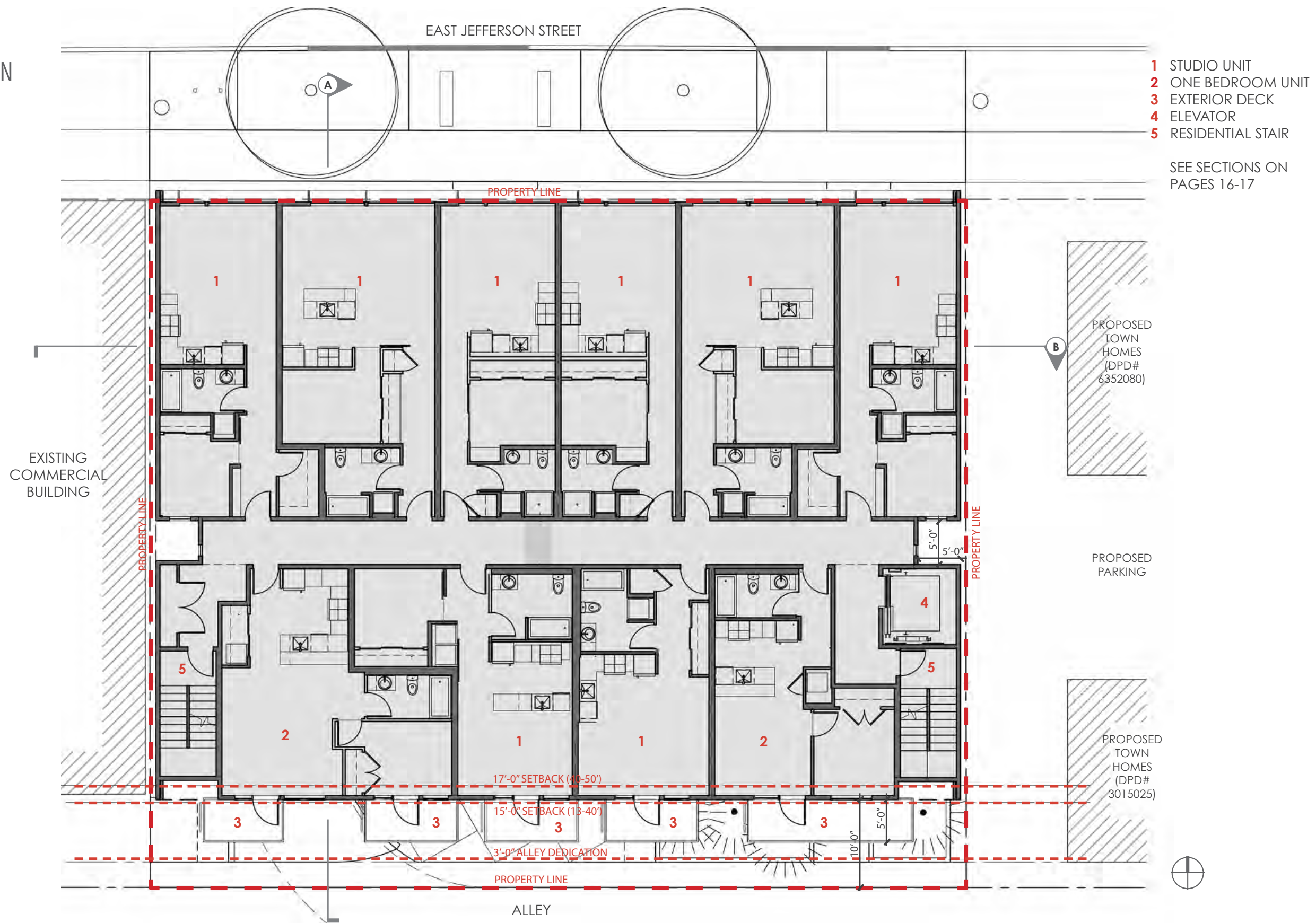


- 1 COMMERCIAL ENTRY
- 2 COMMERCIAL PATIO
- 3 RESIDENTIAL LOBBY
- 4 GARAGE ACCESS
- 5 SERVICE ENTRY
- 6 SURFACE PARKING
- 7 COMMERCIAL TRASH
- 8 COMMERCIAL
- 9 ELEVATOR
- 10 RESIDENTIAL STAIR
- 11 BACK OF HOUSE

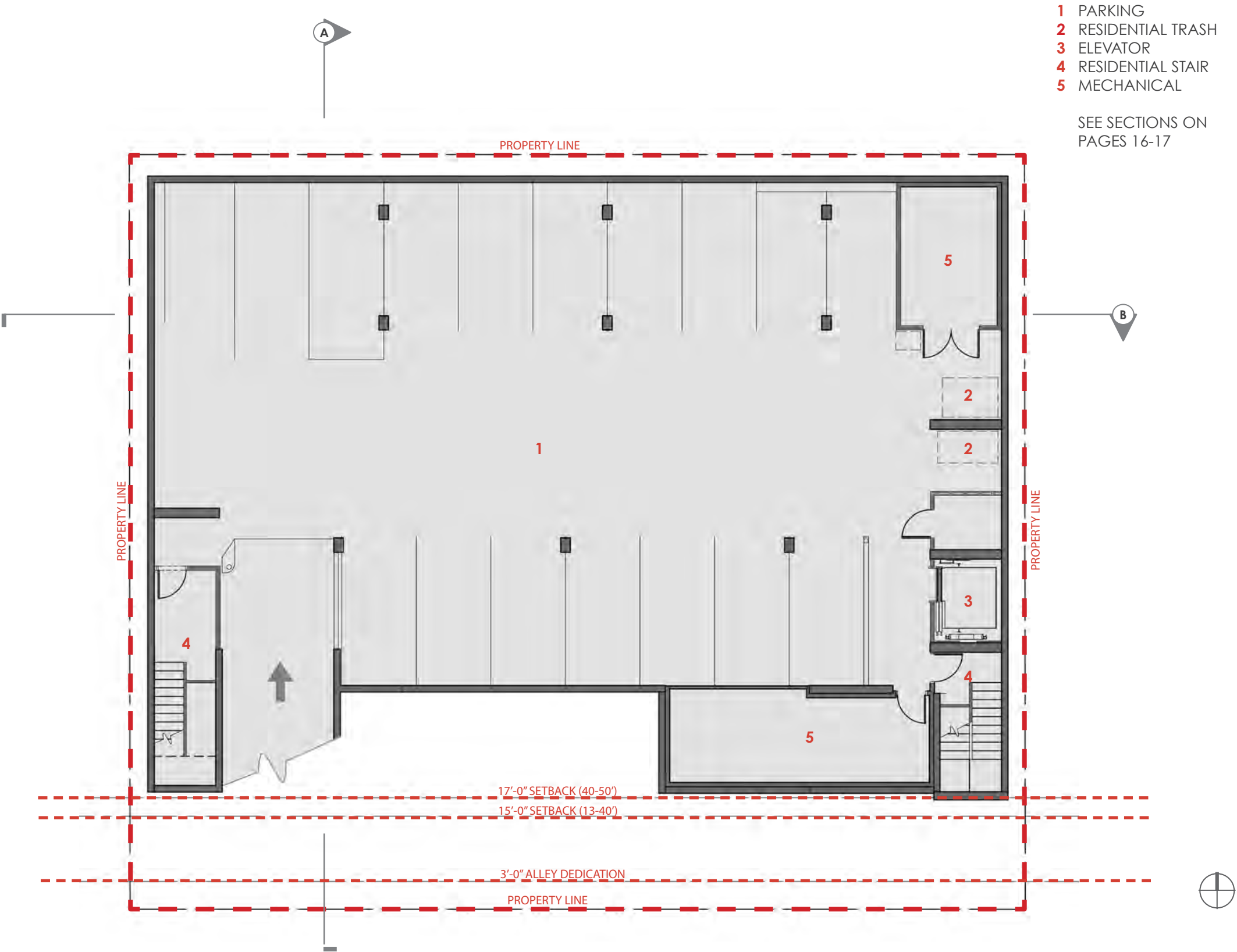
SEE SECTIONS ON
PAGES 16-17

- P PEDESTRIAN ACCESS
- V VEHICULAR ACCESS

RESIDENTIAL FLOOR PLAN

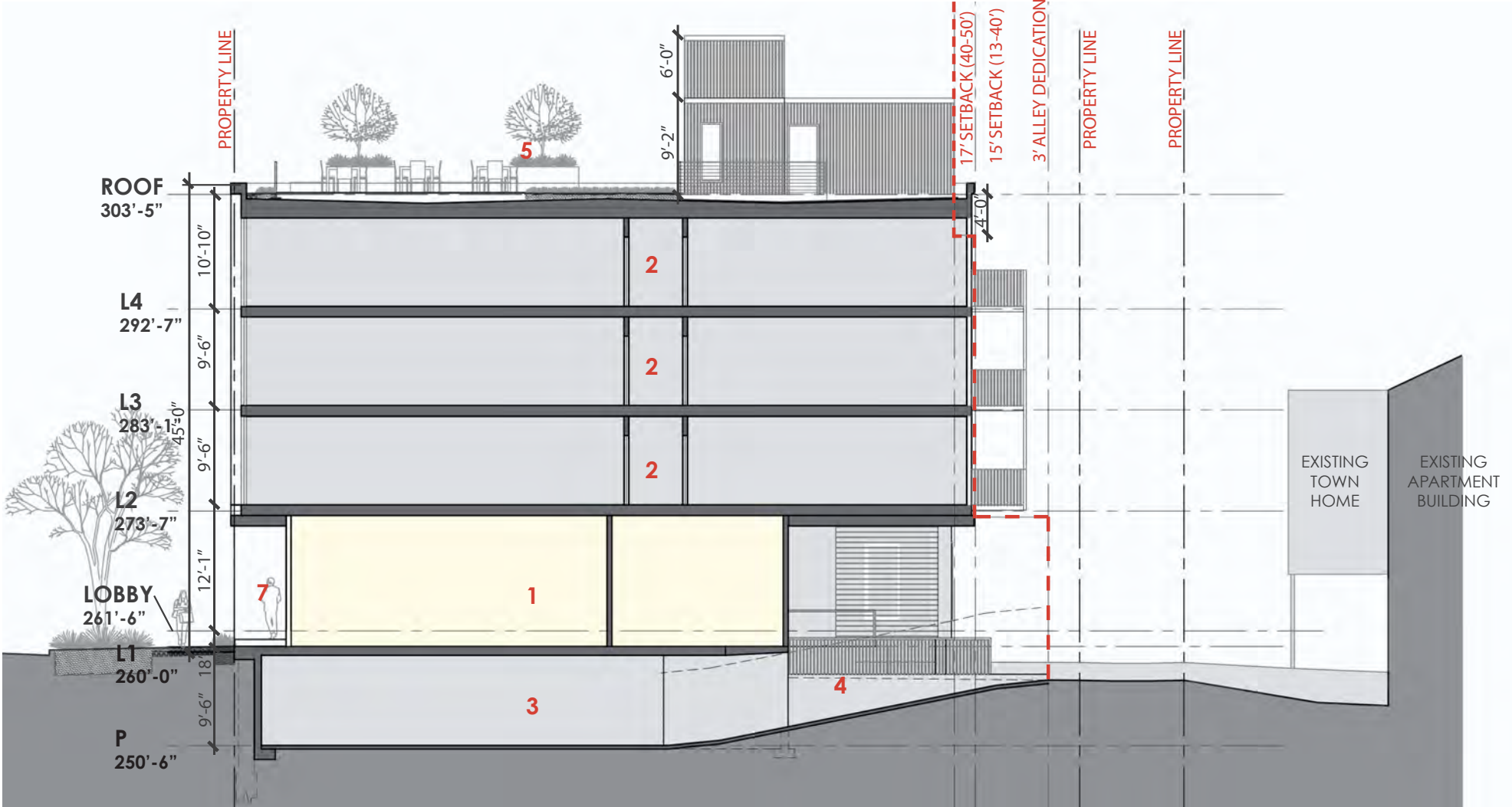


PARKING LEVEL FLOOR PLAN



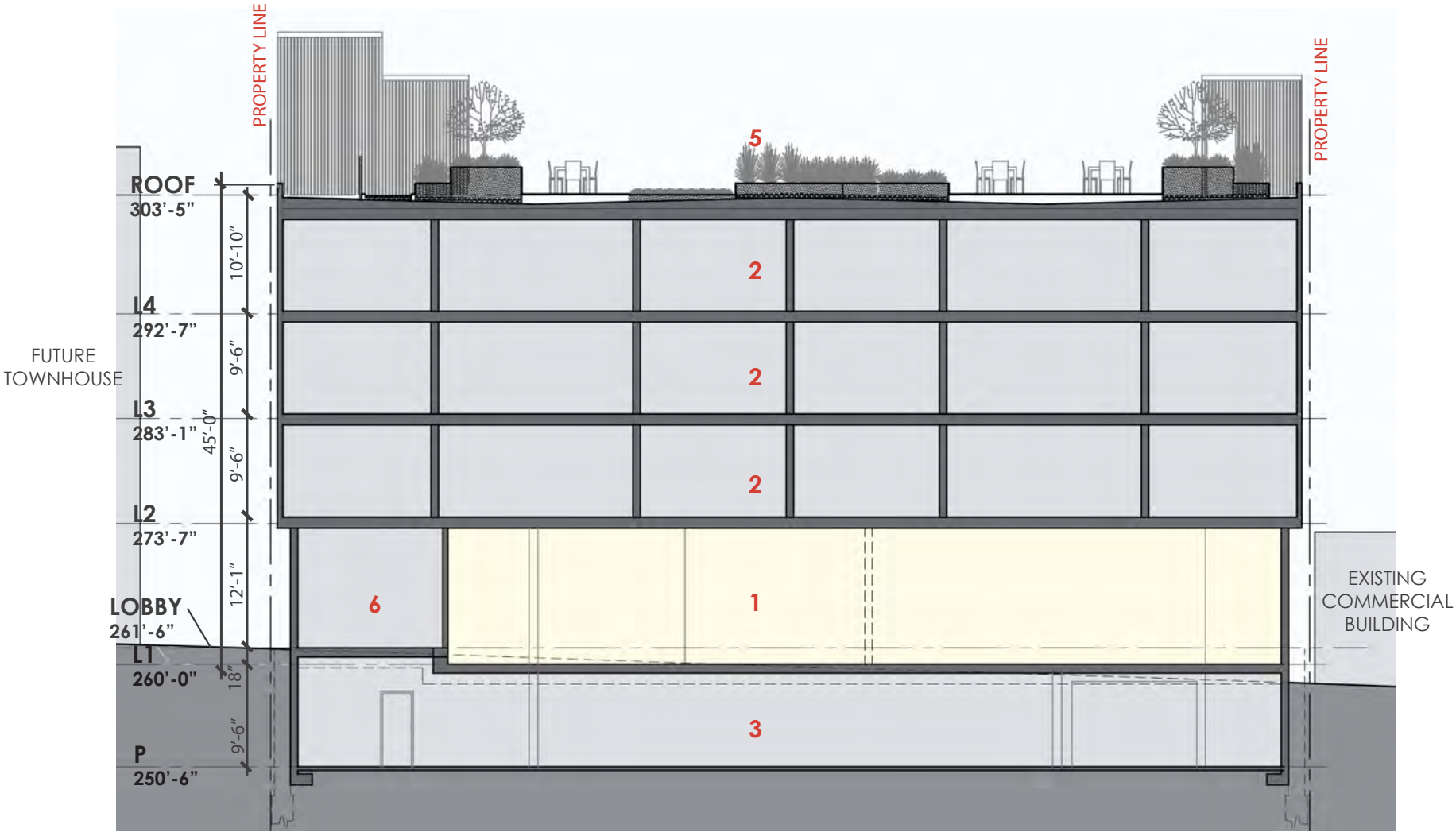
A. NORTH/SOUTH SITE SECTION

- 1 COMMERCIAL
- 2 RESIDENTIAL
- 3 GARAGE
- 4 GARAGE RAMP
- 5 ROOF
- 6 LOBBY
- 7 COMMERCIAL PATIO

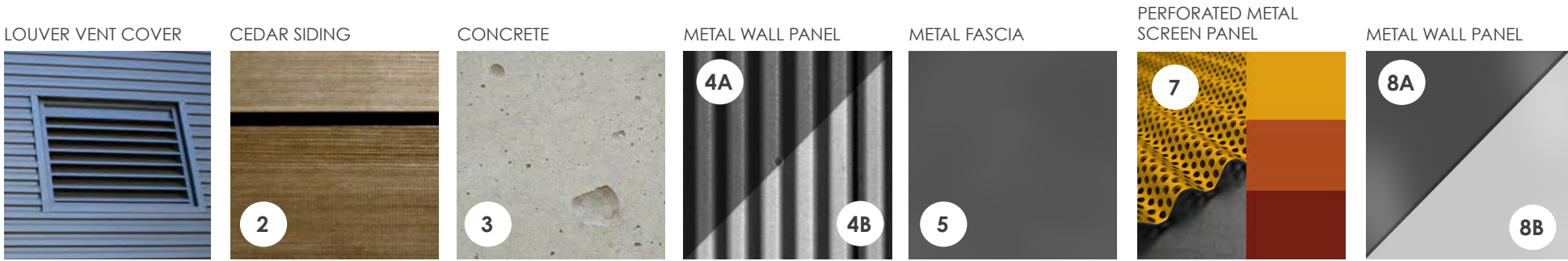


B. EAST/WEST SITE SECTION

- 1 COMMERCIAL
- 2 RESIDENTIAL
- 3 GARAGE
- 4 GARAGE RAMP
- 5 ROOF
- 6 LOBBY
- 7 COMMERCIAL PATIO



NORTH ELEVATION



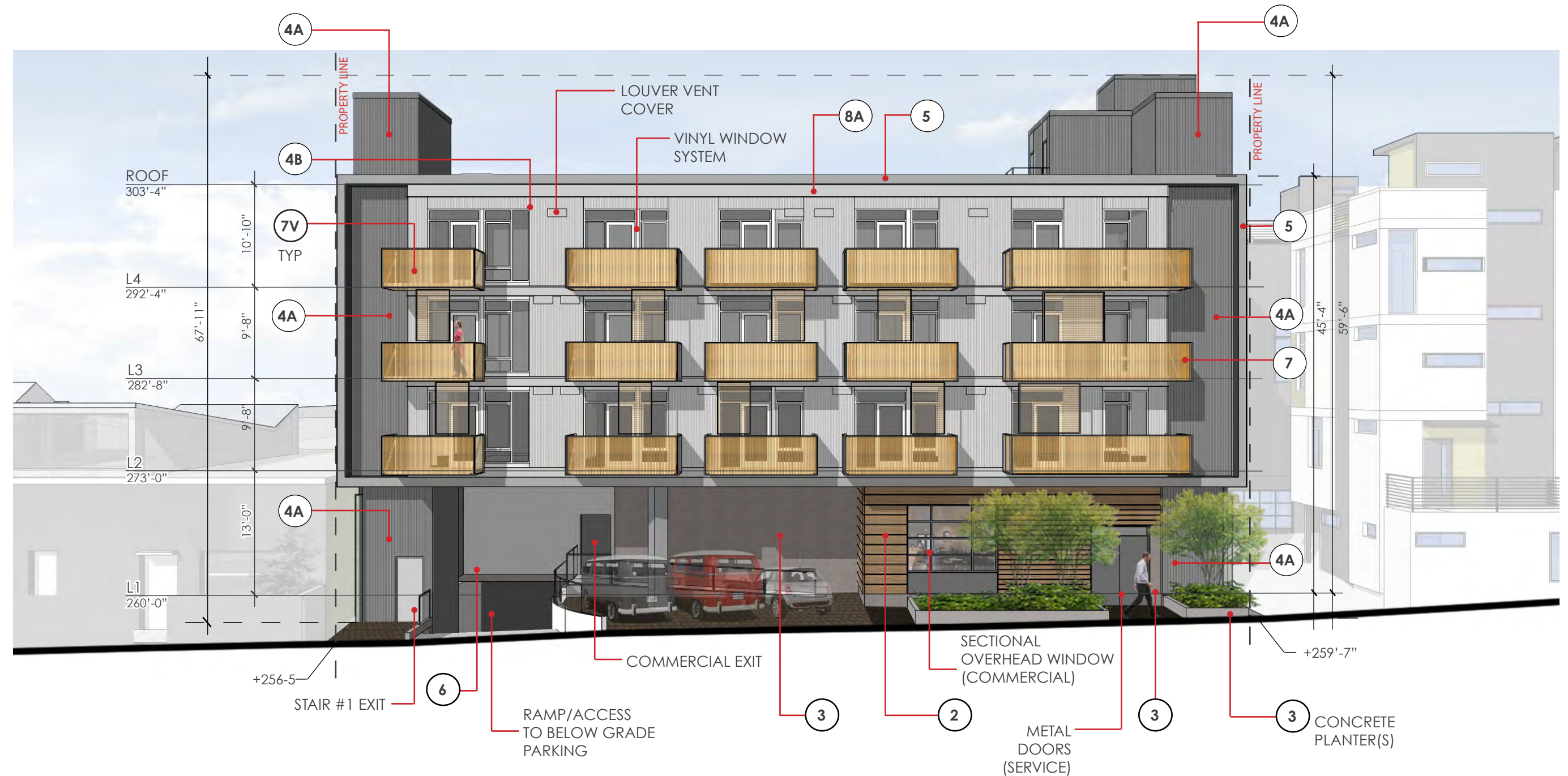
(See Pages 22-23 for Material Key)



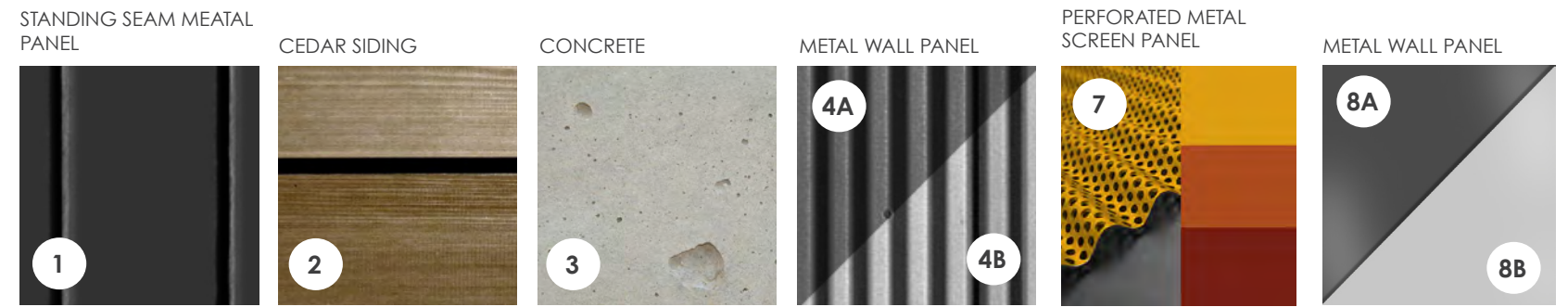
SOUTH ELEVATION



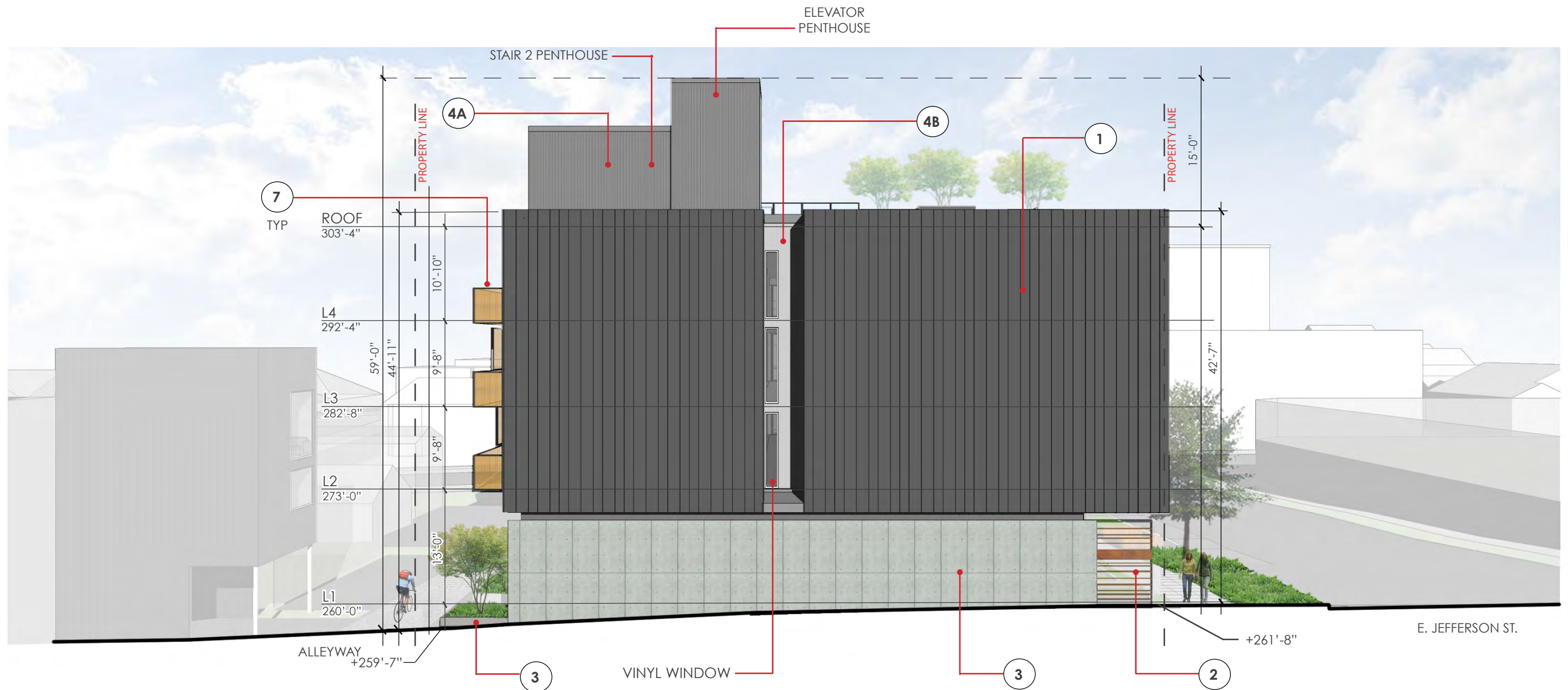
(See Pages 22-23 for Material Key)

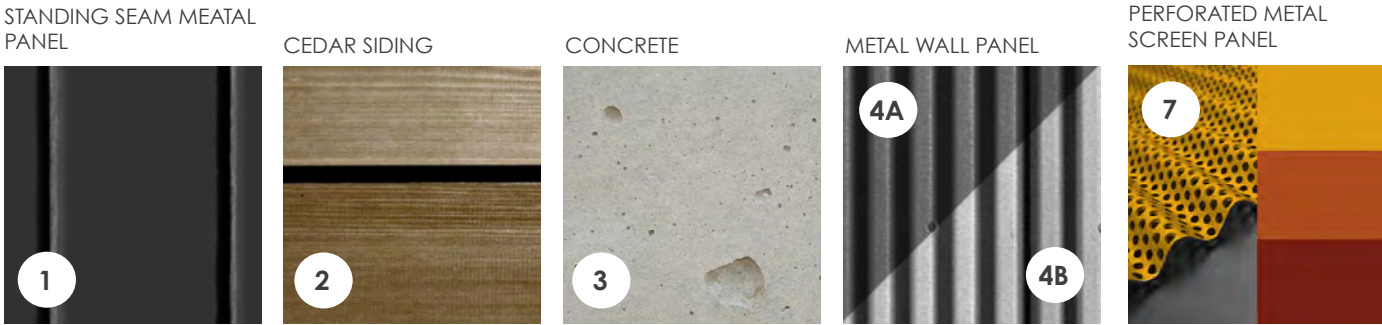


EAST ELEVATION

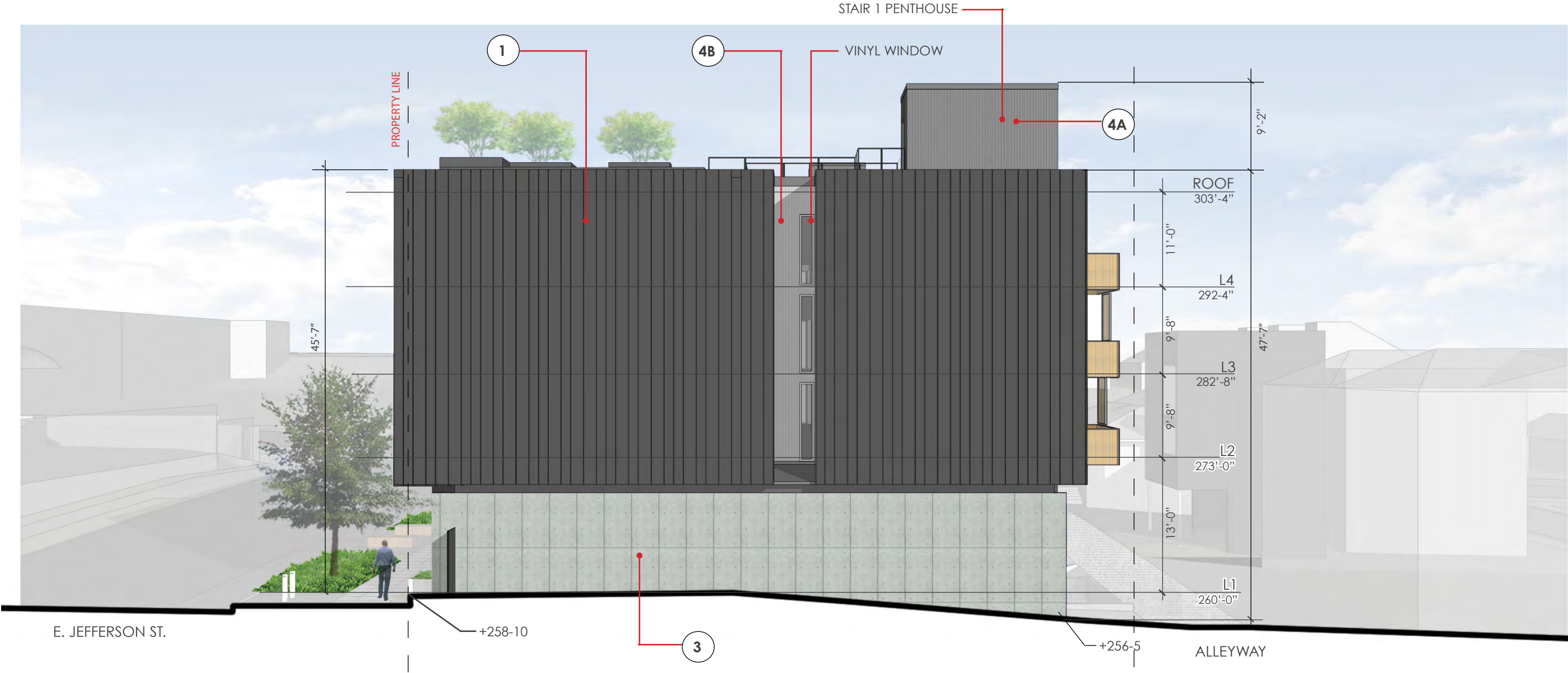


(See Pages 22-23 for Material Key)

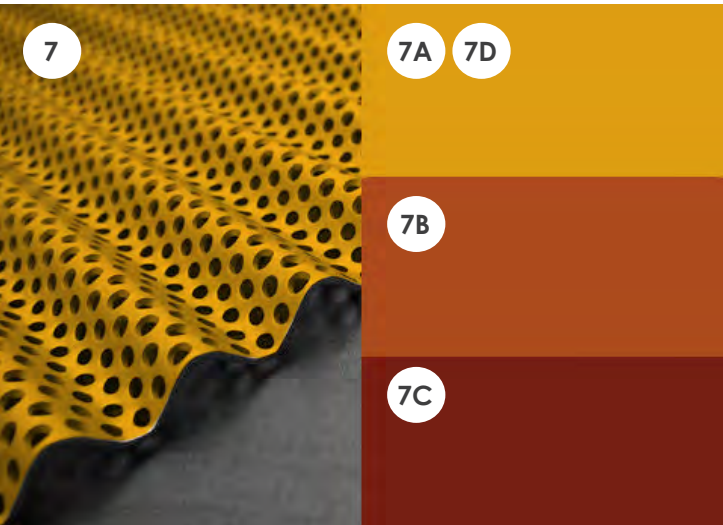




(See Pages 22-23 for Material Key)



MATERIALS PALETTE



* PERFORATED PANELS (50% OPAQUE); PANEL D (75% OPAQUE)

- 1. Standing seam metal panel
- 2. Clear finished cedar plank
- 3. Exposed concrete
- 4. Corrugated metal panel
- 5. Metal Fascia
- 6. CMU
- 7. Perforated metal panel (50% Opaque)
 - A. Saucy Gold (SW 6370)
 - B. Pennywise (SW 6349)
 - C. Rustic Red (SW 7593)
- 8. Painted metal panel
 - A. Dark Grey
 - B. Silver



VIEW FROM JEFFERSON





STREET LEVEL LANDSCAPE PLAN



STREET LEVEL LANDSCAPE MATERIALS

MATERIALS



Concrete Paving



Concrete Paving (Exposed Aggregate Finish)



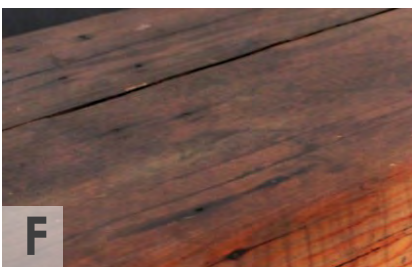
Unit Paving



Concrete Walls



Steel Planters



Timber Benches



Built-in Seating @ Lobby



Screen Element @ Lobby

TREES



Acer rubrum 'Scarsen'
Scarlet Sentinel Maple



Acer circinatum 'Monroe'
Cutleaf Vine Maple



Rhus aromatica 'Gro-Low'
Gro-Low Sumac



Symphoricarpos albus
Snowberry



Sarcococca h. 'Humulis'
Sweet Box



Achillea millefolium
Yarrow



Echinacea p. 'Fragrant Angel'
Coneflower

SHRUBS



Hosta 'August Moon'
August Moon Hosta



Polystichum munitum
Western Swordfern



Rudbeckia fulgida 'Goldstrum'
Black-eyed Susan



Asarum caudatum
Wild Ginger



Carex elata 'Aurea'
Bowle's Golden Sedge



Carex stipata
Beaked Sedge



Liriope muscari 'Big Blue'
Lilyturf

PERENNIALS, GRASSES, + FERNS



Synthetic Lawn

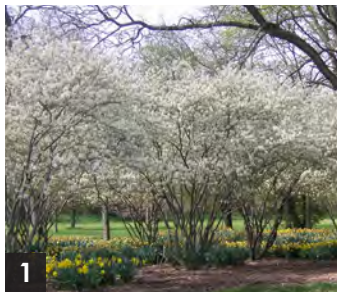


Steel Planters



Decking

TREES



Amelanchier x Grandiflora
'Autumn Brilliance'
Hybrid Serviceberry

SHRUBS



Cornus sericea 'Isanti'
Re-Dosier Dogwood



Lavandula a. 'Munstead'
Munstead Lavender



Symphoricarpos albus
Snowberry

PERENNIALS, GRASSES, + FERNS



Sedum x 'Autumn Joy'
Autumn Joy Sedum



Sedum rupestre 'Angelina'
Angelina Sedum

GREEN ROOF



Sedum var.
Green Roof Mix



FIXTURE SCHEDULE

- A** RECESSED DOWNLIGHT (ACCENT)
- B** RECESS DOWNLIGHT (ENTRY)
- C** RECESSED DOWNLIGHT (EGRESS)
- D** STEP/WALL LIGHT (PATH)
- E** AREA OF ACTIVE LIGHTING (FINAL LAYOUT BASED ON TENANT TI)





THEME: EAST JEFFERSON STREET RETAIL

The Board felt the preferred Massing Option 3 should move forward to MUP submittal with the following guidance. (See Pages 32-43)

BOARD GUIDANCE:

The Board encouraged the applicant to further study treatment of the building cantilever, soffit, ground level transparency and lighting. The Board noted the retail signage should be located in a visually accessible location. Each element of the ground plane should work in concert to achieve a successful active retail space (D-1, D-9, D-10, D-11).

RESPONSE:

We have developed each component of the retail to emphasize transparency, activity, proper signage and way finding. The façade has a high level of transparency, which provides ample views into and out of the retail space to the adjacent sidewalk and street. To complement the transparency of the retail frontage, we have clad the main retail entries in a warm wood material. This small opaque central entry area along the facade provides both an opportunity for signage and clarifies the way finding from the public realm into the largely transparent activity areas of the retail spaces (see FIG 02). The recessed retail facade and continuous soffit provides sheltered entries and protected outdoor spaces increasing its usefulness throughout the year (see FIG 01).



FIG 01: View of Building Cantilever - Looking West



FIG 02: View of Commercial Entrance along Jefferson Ave.

THEME: EAST JEFFERSON STREET RETAIL

BOARD GUIDANCE:
The Board encouraged interior lighting along the ground level that would light the building from the inside-out, achieving a 'glow' at all times (D-10).

RESPONSE:
The level of interior glow will largely depend on the type of retail, but the activity occurring inside will always be on full display. The central retail entry area will always have a warm 'glow' that will be highly visible from the street and sidewalk. (Refer to Lighting Plan and Nighttime Rendering on Pages 30-31)



FIG 03: View of Residential Entry along Jefferson Ave.



FIG 04: View of Commercial Entrance and Patios

THEME: EAST JEFFERSON STREET RETAIL



FIG 05: View of Commercial Patios - Restaurant Use



FIG 06: View of Commercial Patios - Retail Use



FIG 07: View of Commercial Patios - Mercantile Use

BOARD RESPONSE:

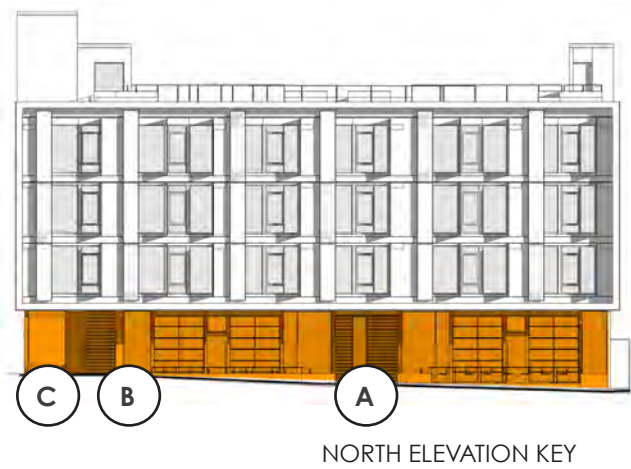
The Board was concerned about the viability of the ground level retail spaces setback from the E Jefferson Street sidewalk. The Board noted the street level setback should be designed to support active retail spaces that engage with the sidewalk. The Board requested street level vignettes demonstrating treatment of the ground level at the Recommendation Meeting (D-1, D-9, D-10, D-11).

RESPONSE: To support active retail spaces, we have included two outdoor patios on either side of the main retail entry area that will support the retail tenants. These spaces will provide opportunities for retail activity to engage and activate the streetscape. In addition, the majority of the retail façade has operable doors, creating a permeable barrier that brings indoor activity to the sidewalk and street.

(See **FIG 05,06,07** for an illustration of the patio use, as adapted to a variety of potential tenants.)

THEME: SIGNAGE

Building signage is incorporated into the ground floor facade as a series of sliding, folding or overlapping planes. Two art pieces give visual texture and identity for the two uses.



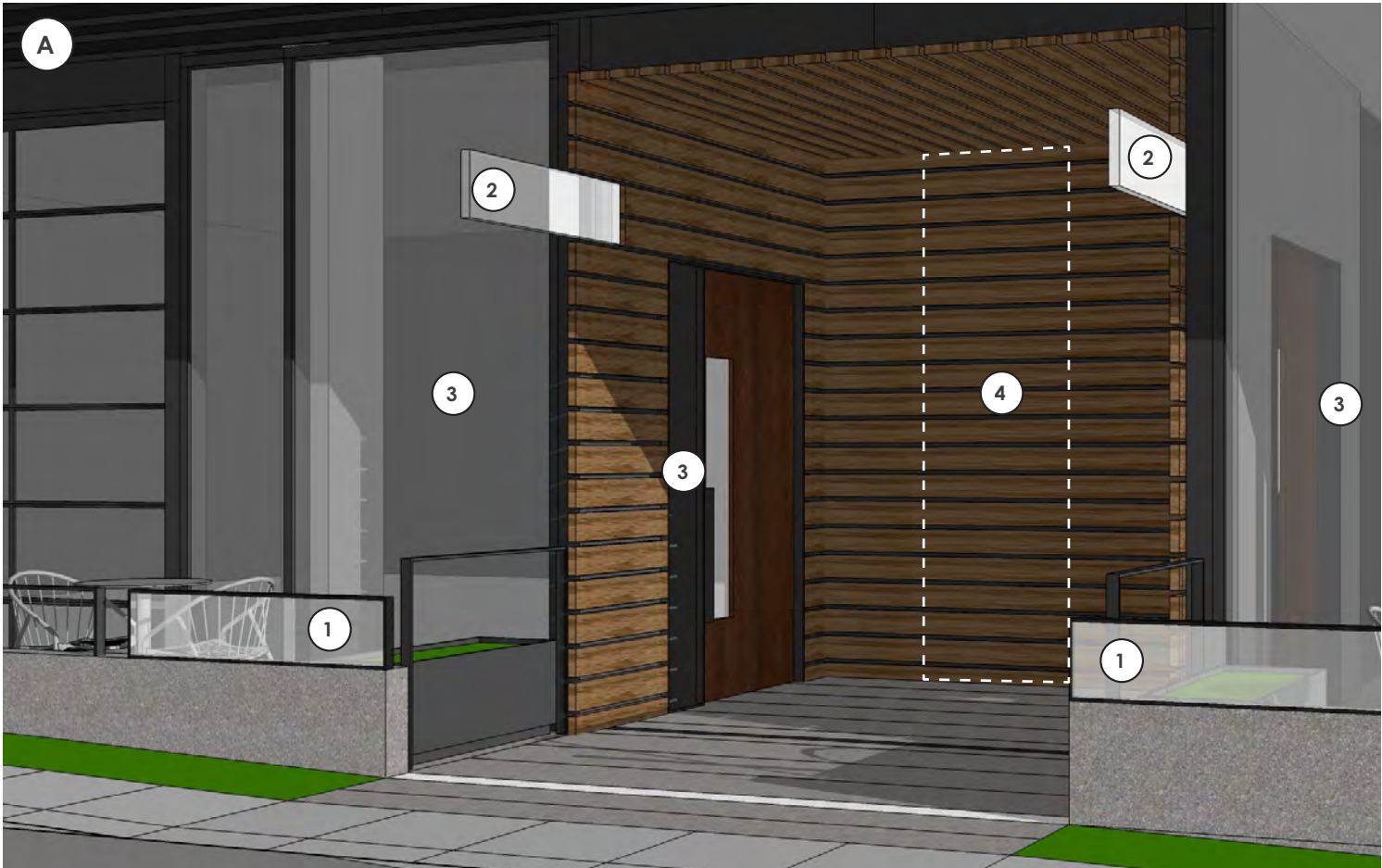
COMMERCIAL SIGNAGE

Signs shall be well crafted and composed of materials and colors that reference and enhance the buildings material palette.

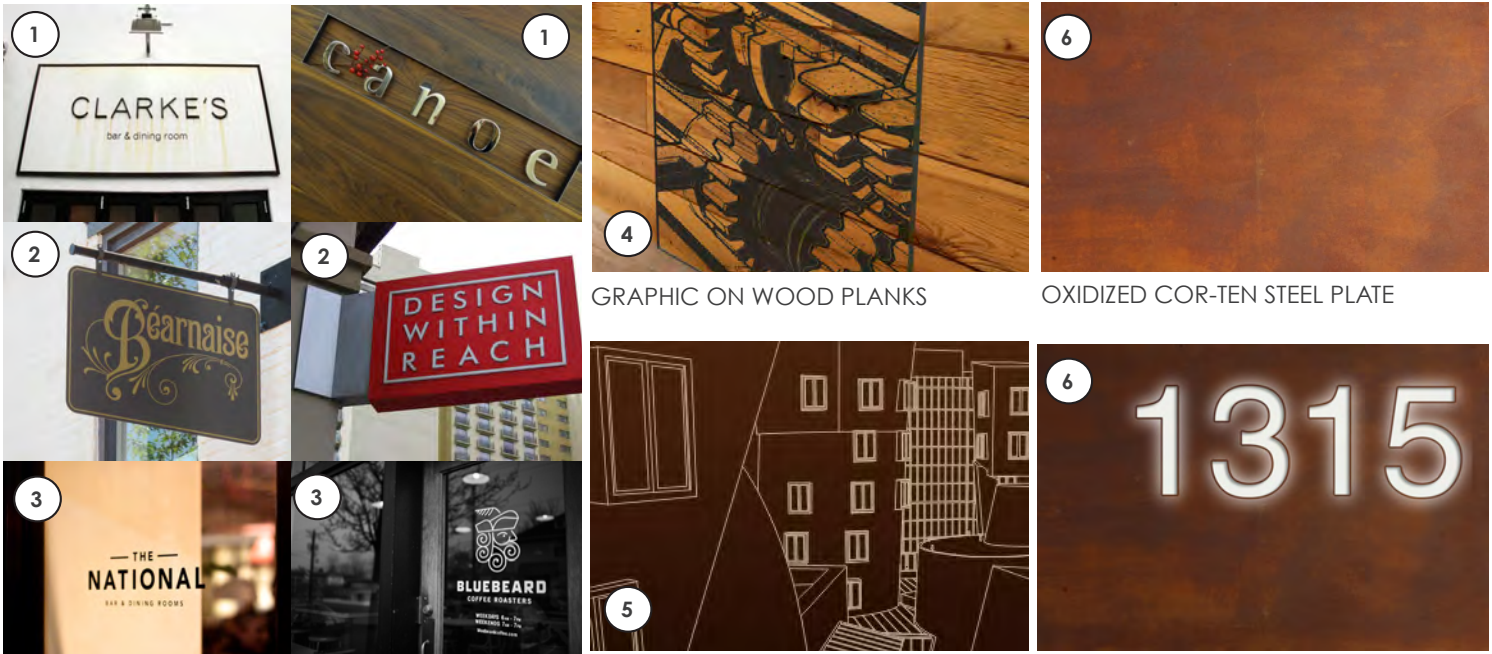
- 1. Plank - single-sided sign bound by a steel band mounted to a permanent concrete curb
- 2. Blade - double-sided sign mounted to the inside face of the retail entry; these signs are illuminated by recessed fixtures in the alcove
- 3. Window decals - approved window decals of 2sf or less may be installed on the glazed door lite or the storefront glazing adjacent to the retail entry

ARTWORK

- 4. Commercial Artwork - internally illuminated plane that wraps from he rear entry wall onto the soffit above
- 5. Painted or screen printed metal plate wraps from jamb of the lobby entry door onto the adjacent wall



COMMERCIAL SIGNAGE



SIGNAGE REFERENCES

ART PANEL - EXAMPLE

ILLUMINATED BUILDING NUMBERS



LOBBY SIGNAGE - WEST



LOBBY SIGNAGE - EAST

RESIDENTIAL SIGNAGE

- 6. Residential lobby signage - plate steel frame, in filled with horizontal reclaimed wood slats that replicate the patterning of the buildings party walls. Two offset planes of cor-ten steel display the building address to both the East and West along Jefferson. Building numbers are cut from the steel and backlit in the evening.

THEME: ALLEY TREATMENT

The alley along the south property line separates the subject lot from the lower density residential zone to the south. The Board felt the first floor level should be treated to maintain and enhance the existing residential character of the alley.

BOARD GUIDANCE:

The Board encouraged the applicant to maintain lush landscaping in an uninterrupted, continuous space along the alley as represented in the EDG packet (D-8, E-1 and E-2).

RESPONSE:

We have been able to maintain the majority of the planter as it was shown in the EDG packet. In the EDG packet, the commercial trash was stored in a screened enclosure (with landscaped trellis above) outboard of the building along the alley. With the reorganization and concentration of utility functions, this enclosure has been eliminated and replaced by the commercial trash room in the building. This reorganization has allowed for a larger planter with more trees at alley level. There is a small break in the planter for commercial trash room access, however, the ground level will be treated with high quality paving to strengthen the continuity of the landscape design and de-emphasize the service aspect of its use.



FIG 08: View of Alley Retail Space

THEME: ALLEY TREATMENT

BOARD GUIDANCE:

The Board was supportive of the landscaping proposed along the alley, which contributes to the alley's residential character. At Recommendation, the Board requested a landscape plan demonstrating the viability of the proposed plants under the shaded building cantilever (D-8, E-1 and E-2).

RESPONSE:

As indicated in the building and landscape plans, the cantilever is very shallow over the planted area. This combined with the 13'-6" high clearance ensures that the plants will receive ample light (see FIG 09).

BOARD GUIDANCE:

The Board expressed concern about the dispersed utility functions (i.e. surface parking, solid waste and recycling access and utility room access) along the alley façade. The Board noted that the dispersed utility functions detract from the integrity of the shared space. The Board would like to see a reorganization of the space to concentrate the utility functions of the development into the area of surface parking (D-8).

RESPONSE:

The current design represents a reorganization and concentration of the utility functions to the west end of the alley in order to combine retail and landscaping at the east end. The exception is the commercial trash area that is located between the retail space and the east stair as it requires direct access to the alley. We have, however, worked to make the service aspect "disappear" in the following ways: 1) By treating the ground plane in kind with the adjacent landscape design, 2) composing it in such a way as to appear a component of the retail facade, and 3) flanking the entry with landscaping. We think this treatment meets with the spirit of the guidance and achieves the concentration of utility functions into the area of the surface parking.

BOARD GUIDANCE:

The Board requested more information about the location of trash and recycling space entrance at the Recommendation meeting (D-6 and D-8).

RESPONSE:

The commercial trash access is located between the South retail space and the east stair. The residential trash is located in the garage and will be brought up on trash collection day. The residential trash staging is at the southwest corner of the building to maintain separation from the retail/landscaping. The containers will be placed back in the garage once the collection has been made, maintaining a clean alley façade free of odors. (see FIG 10,11)

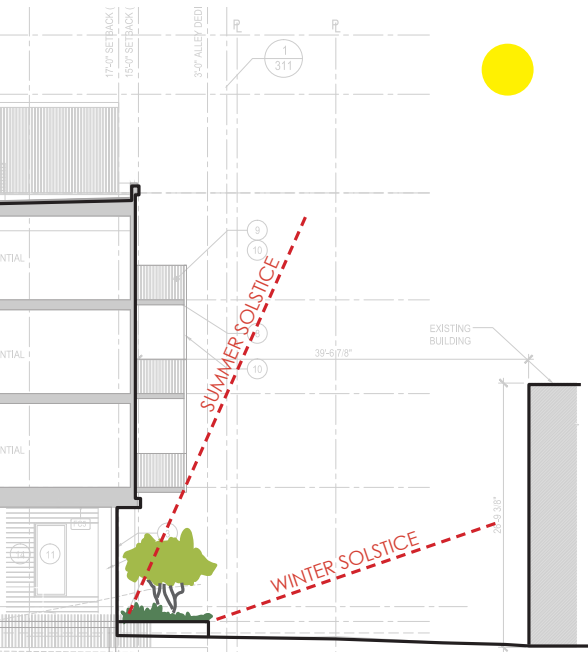


FIG 09: Planting Sun Access Diagram



FIG 10: Alley Elevation

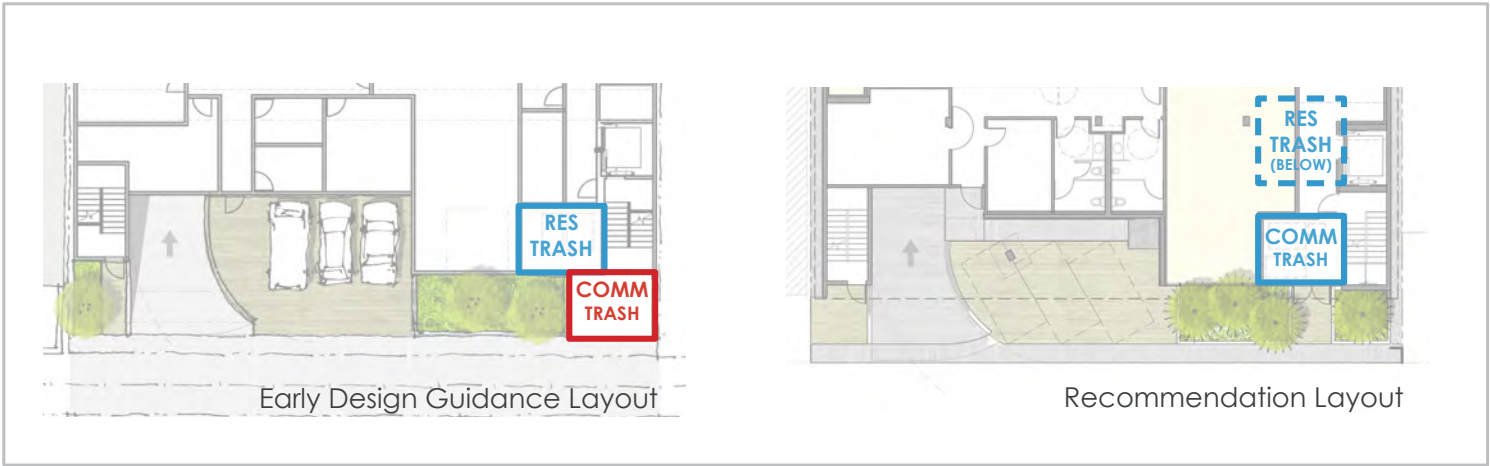


FIG 11: Alley Utilities Diagram

THEME: PRIVACY AND RESPECT FOR ADJACENT SITES

The Board noted the south façade treatment should consider and mitigate privacy impacts for the existing residential units directly south.

BOARD GUIDANCE:

The Board noted that the inspirational photographs for the architectural concept presented at EDG include a significant amount of residential glazing. The Board requested the applicant to develop the architectural concept so it is informed by the site’s relationship and sensitivity to adjacent residential structures (A-5, C-2).

RESPONSE:

We have carefully placed areas of glazing to maximize light for tenants while responding to the privacy concerns of adjacent structures. We are using a combination of perforated screening elements to control light and views into the units and place them in such a way as to create areas of privacy between tenants and neighboring buildings. Since a higher level of privacy is required along the alley given the adjacencies of other residential buildings, the south facade has a higher concentration of screens placed at the face of balconies, providing both indoor and outdoor areas of privacy. (see FIG 01)

BOARD GUIDANCE:

The Board requested the applicant provide a privacy study including the location of windows and outdoor space for adjacent residential structures across the alley. The applicant will need to demonstrate how the architectural concept, window glazing and deck location mitigate privacy concerns for adjacent residential structures (A-5 and C-2).

RESPONSE:

We have one particular privacy concern along the alley in regards to the townhouse adjacent to the east end of our building. We have been in contact with the residents and were provided access to their home to study the existing conditions. We used this information to place our screens along the alley in such a manner as to address their privacy concerns while still maintaining access to light for the tenants in the adjacent units. The area of the adjacent townhouse glazing is illustrated on our south elevation. (see FIG 12 & Page 42)



1. **Guardrail:** Corrugated Perforated Metal Panel Supported By Welded Steel Frame

Steel Substructure Provides Stability And Durability; Perforated Metal Extends To Bottom Edge Of Balcony Frame To Create A Unified Volume At Each Floor

2. **Privacy Screen:** Corrugated Perforated Metal Panel Within Welded Steel Frame

Perforated Metal Provides A Durable Screening Element That Provides Privacy To Building Occupants And Neighboring Residents; Screen Edges are aligned with the edges of openings in the facade beyond to create a visual connection through the system.

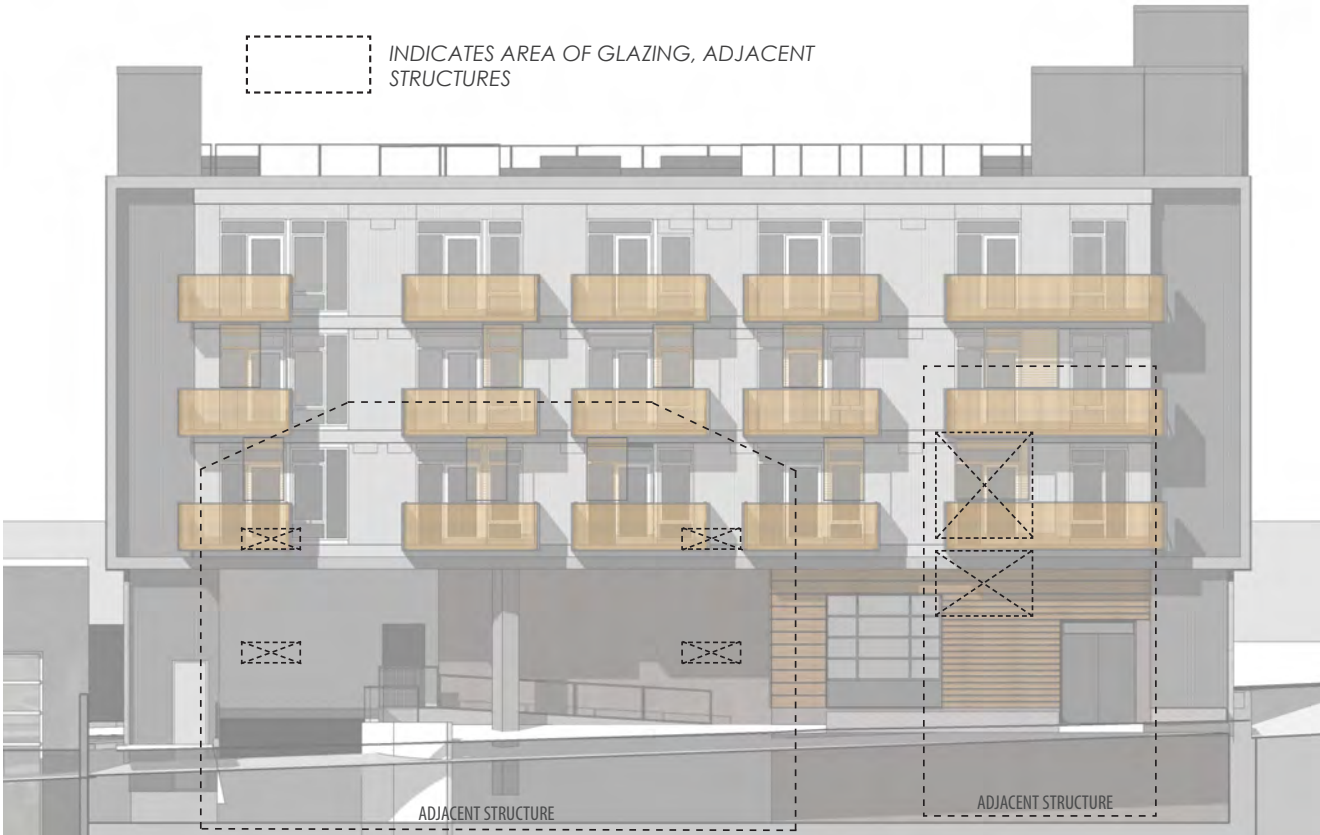


FIG 12: Fenestration Overlay

PRIVACY - ADJACENT STRUCTURES

Integrated and balanced privacy is a primary concern for both the buildings occupants and neighbors adjacent to the project site. At present, to the south sits a 5-unit apartment building and a single family townhome. The south facade is a composition of tall openings layered with planes of perforated metal panels, carefully aligned and scaled to balance light and views available to occupants, while providing adequate privacy for all.

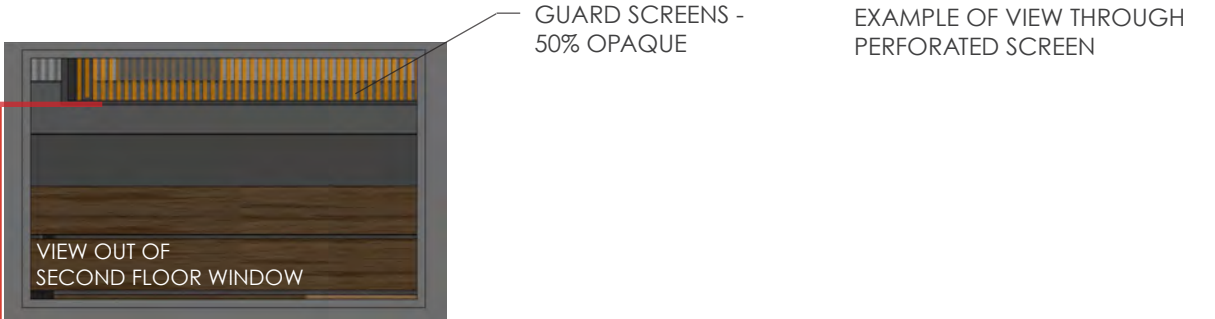
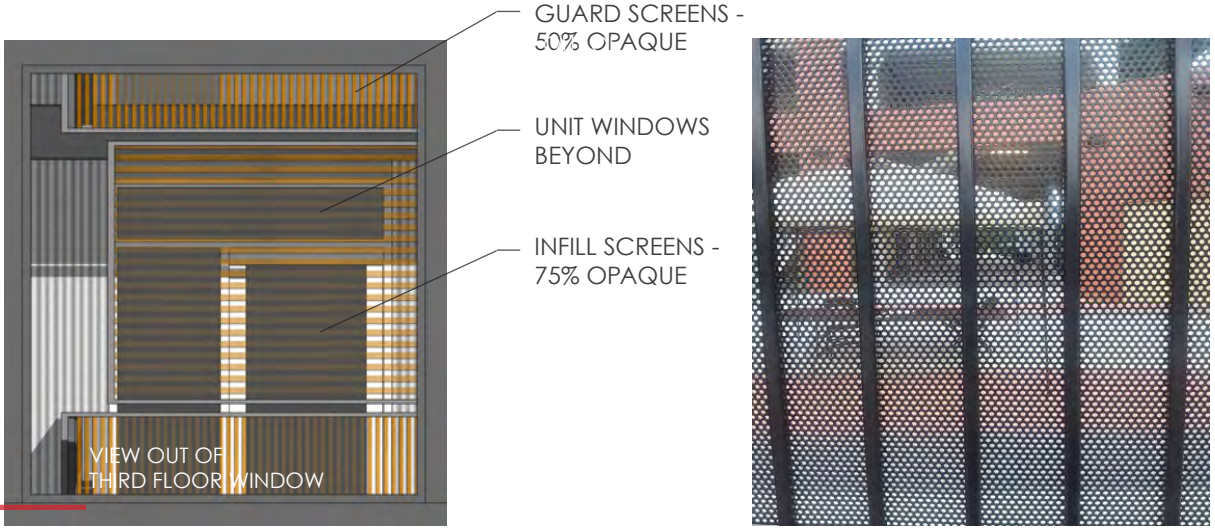
1. Unit Glazing - tall windows deliver daylight deep into the units, while grouped windows simplify the facade and allows control of views and sight lines.

2. Perforated Screening - (see page 41 for detailed explanation) Balcony guards are composed of metal frames in filled with perforated, corrugated metal panels. The moderated 'opacity' allows the viewer to experience general shapes, colors, and lighting conditions, while obscuring details that could compromise privacy. In addition to the guards, intermittent privacy screens span between balconies to offer selected additional privacy.

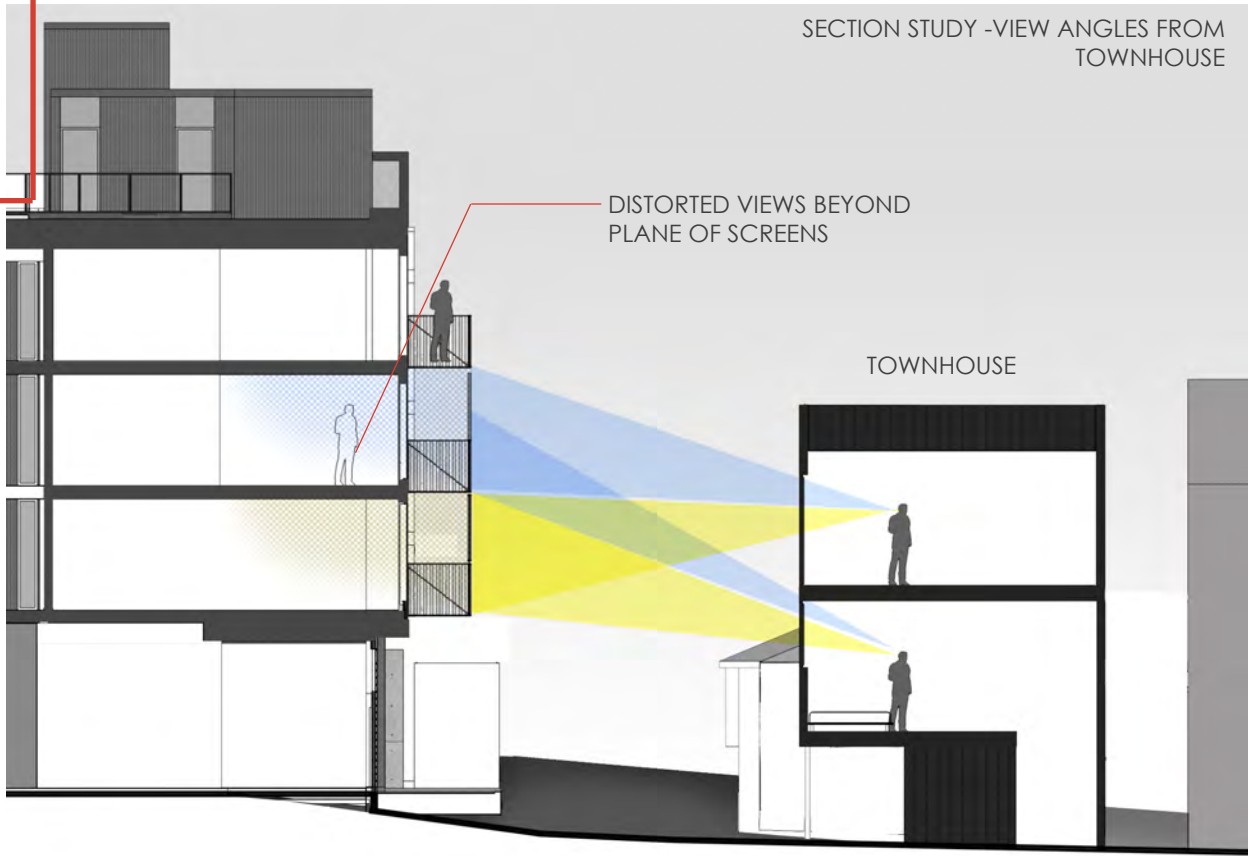
3. Screen Layout and Sizing - Balcony guard screens wrap three sides of each balcony and extent to 3'-6" above the floor surface; as most view angles into units are from below, these screens offer the majority privacy protection.

Townhome - Of primary concern is the adjacent townhome. To screen for windows directly adjacent two screens have been placed on levels 2-3. The screens are aligned to window openings in the building facade.

Apartment - The windows of the apartment are high bathroom windows infilled with textured glass that obscures vision. Screens have been installed directly across from them.



EXAMPLE OF VIEW THROUGH PERFORATED SCREEN



THEME: PRIVACY AND RESPECT FOR ADJACENT SITES

BOARD GUIDANCE:
The Board encouraged the applicant to concentrate active roof deck area toward the street façade to mitigate privacy impacts to residential units across the alley (A-5 and A-7).

RESPONSE:
Designated areas of activity on the roof deck have been focused towards Jefferson Ave. At no point will an occupant of the roof deck be able to look over the structures in the alley, ensuring privacy for our neighbors. (see FIG 13)

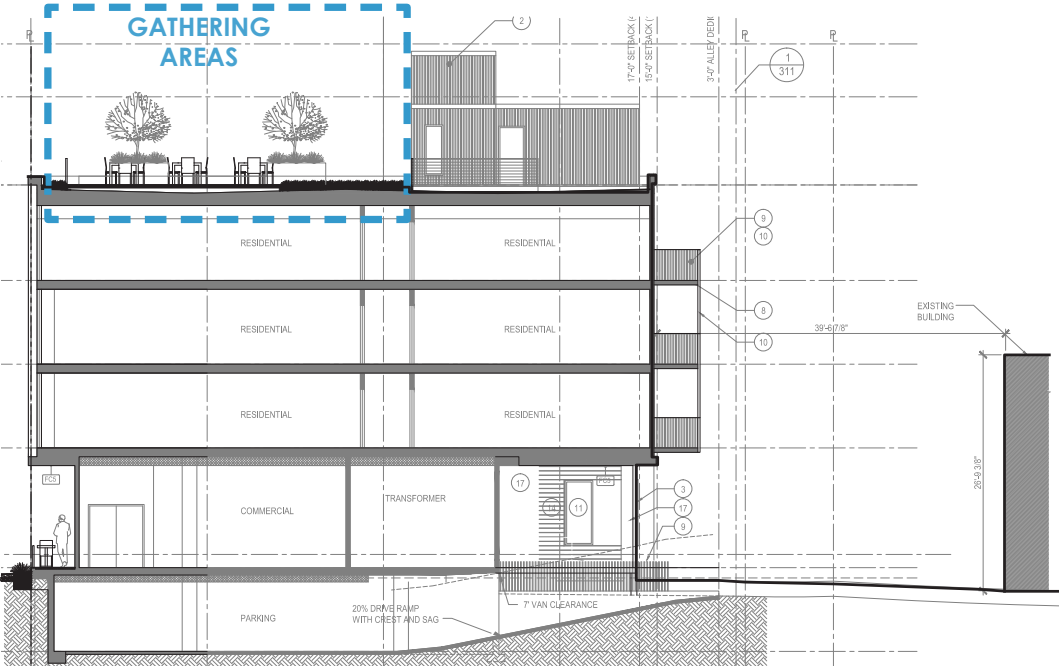


FIG 13: Alley Section



FIG 14: Roofdeck Functions

THEME: MATERIALS

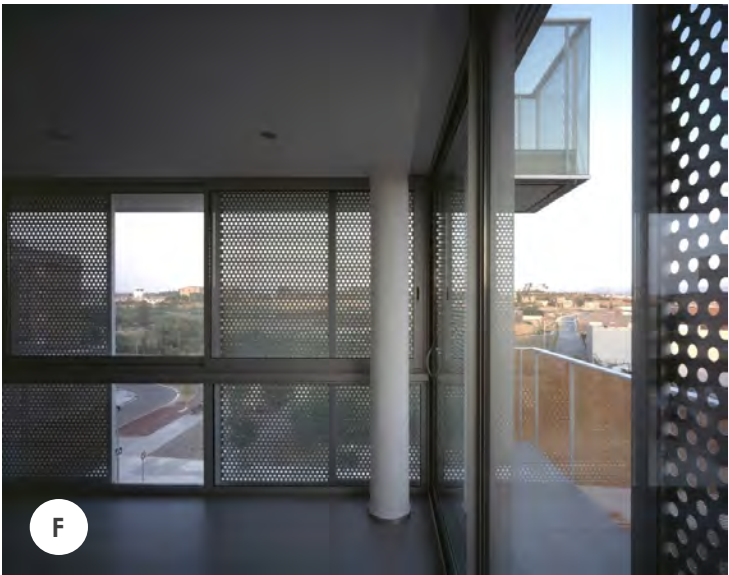
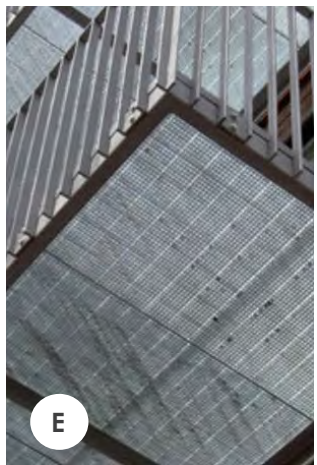
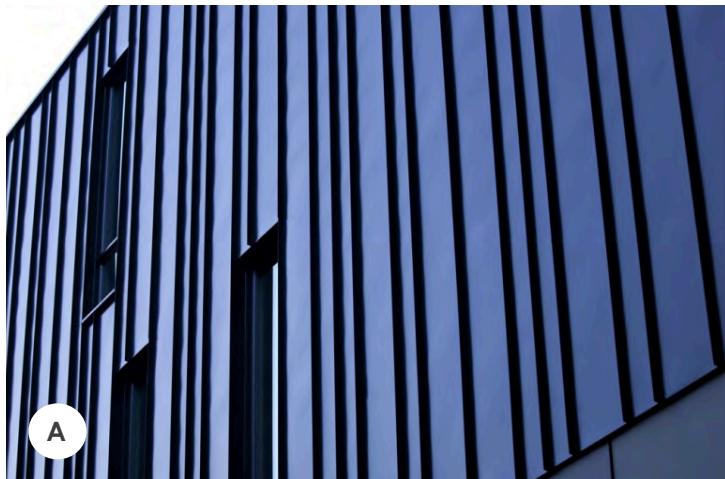
The Board noted building exterior should be constructed of durable and maintainable materials.

BOARD GUIDANCE:

The Board noted that the proposed material application concept presented by the applicant in the EDG presentation includes wrapping high quality materials used on the front of the building onto each side and rear façades. The Board noted that quality material application, fenestration, texture and/ or color may be used to mitigate large blank walls on the visually prominent east and west facades (C-2 and C-4).

RESPONSE:

The design team continues its commitment to the use of high-quality materials at every building facade. The party walls will be standing seam metal of varying widths to provide a varied texture that will create visual activity while maintaining a cohesive and sophisticated expression. Perforated metal screening elements will be used on both the north and south facades adding subtle color variation and texture to the fenestration.



PRECEDENT IMAGES:

- A. Standing seam metal wall panel
- B. Linear window openings
- C. Commercial storefront
- D. Wood plank wall
- E. Steel fabricated balconies
- F. Perforated metal panel

DEPARTURE REQUEST

1. SETBACK REQUIREMENTS
(SMC 23.47A.014 B3)

Requirements:
For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, as follows:
a. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
b. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet

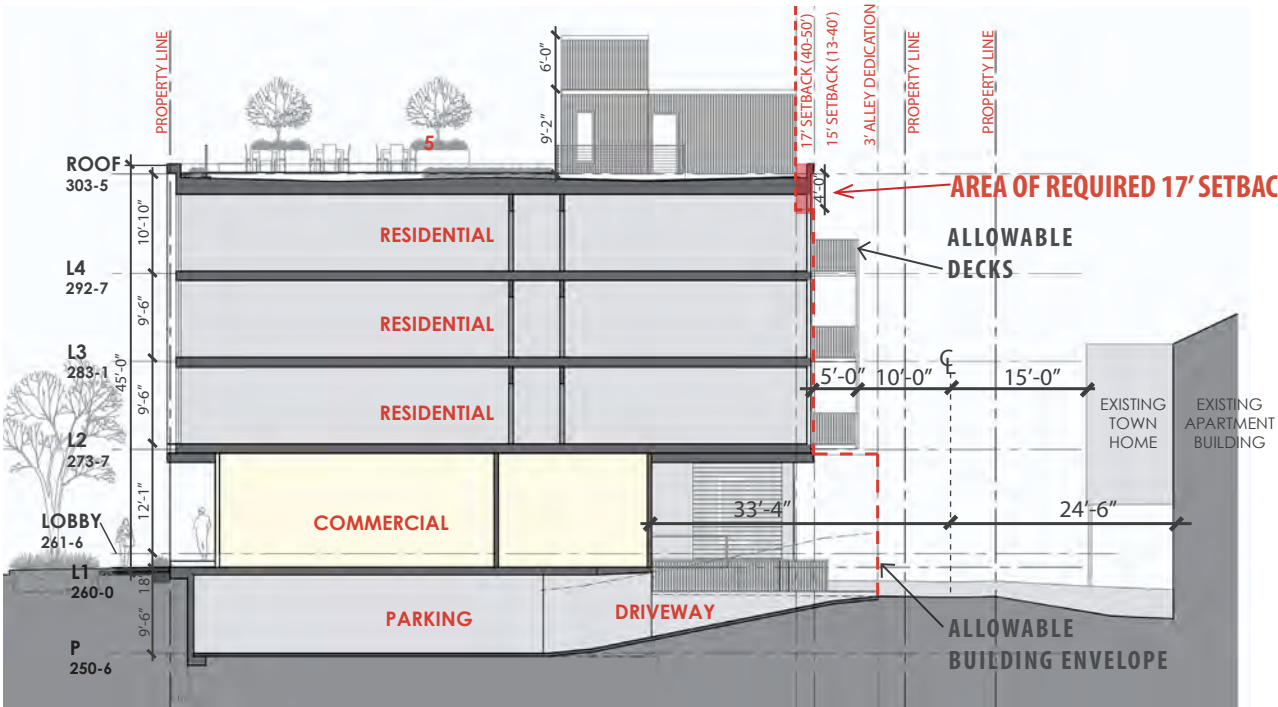
Request:
Allow the upper portion of the alley facade between 40’ and 44’ (for 4’ vertical feet) to continue at the 15’ setback.

Rationale:
The departure allows us to maintain a consistent facade plane along the alley rather than stepping the 4th floor back 2’. This allows the upper residential portion of the south facade to maintain a clean, simple massing consistent with the adjacent building facades along the alley and in our neighborhood.

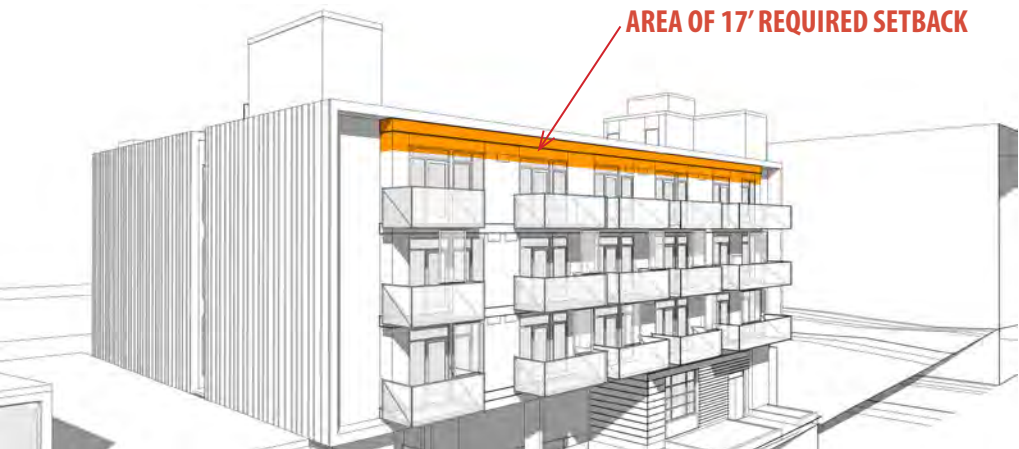
The Board was inclined to support this departure at the EDG meeting.

Design Guidelines Supporting Rationale:

- C-1 Architectural Context
- C-2 Architectural Concept and Consistency



BUILDING SECTION



PERSPECTIVE AT ALLEY

2. PARKING SCREENING
(SMC 23.47A.032 G)

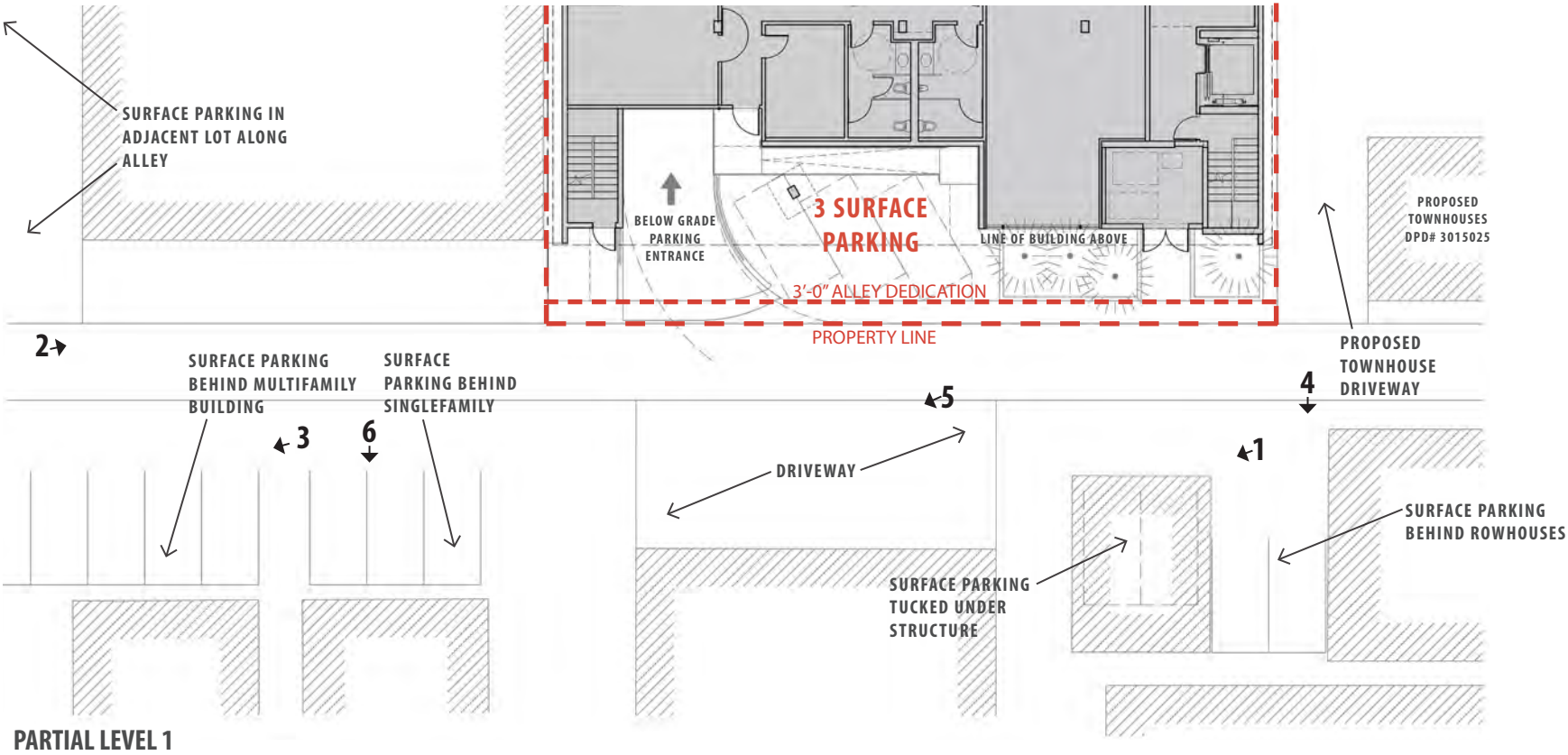
Requirements:
Surface parking abutting or across an alley from a lot in a residential zone must have 6-foot-high screening along the abutting lot line and a 5-foot-deep landscaped area inside the screening.

Request:
Allow for no landscape buffer for alley parking.

Rationale:
Considering the established precedent of surface parking along both sides of the alley adjacent to our site and in an effort to help alleviate the parking demand in the neighborhood, we are requesting a departure to allow 3 parking spaces accessed directly from the alley.

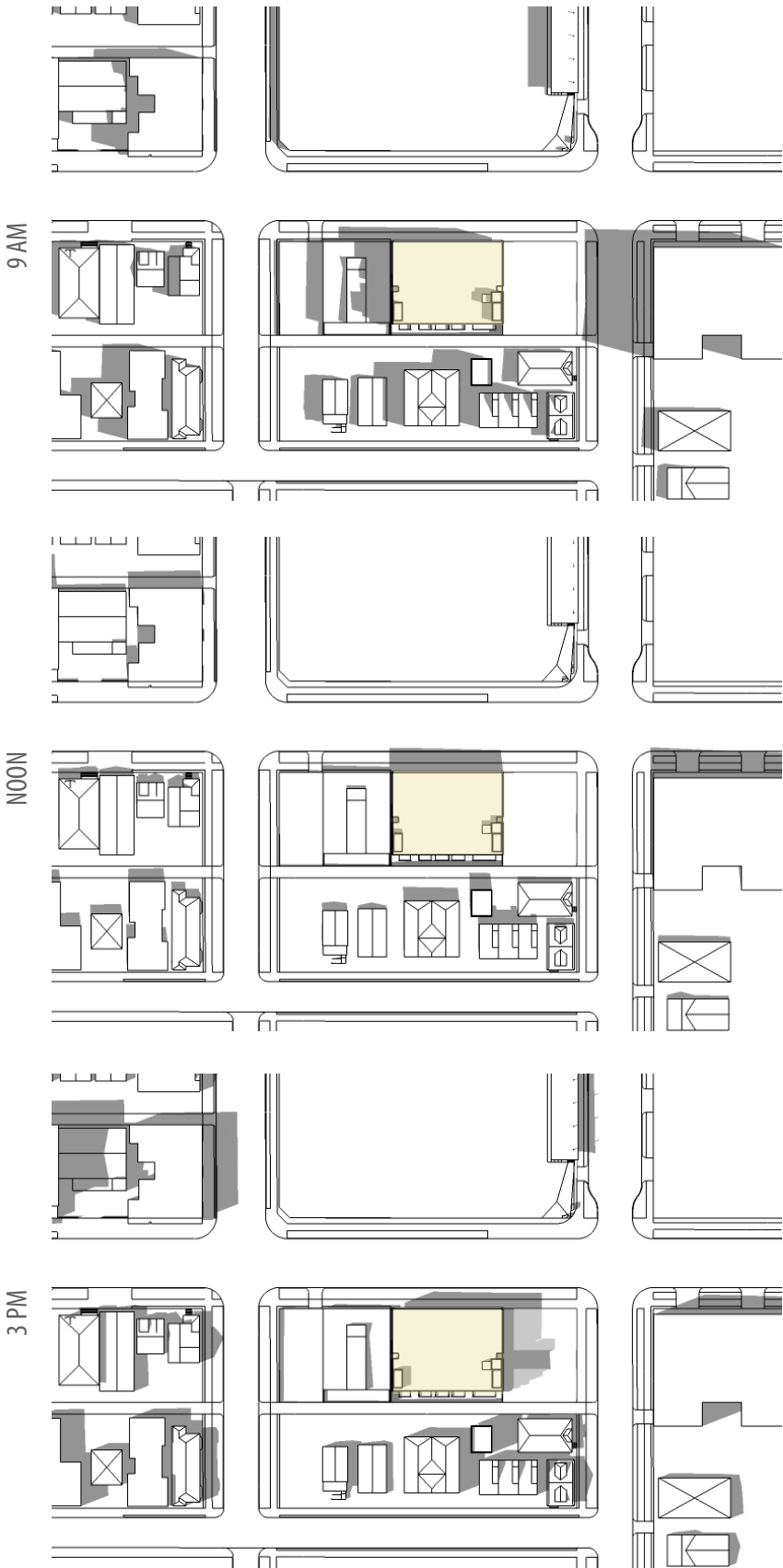
At the EDG, the board was inclined to support the departure provided the alley programmed utility spaces are minimized to the area of the parking with the remainder being landscaping and other treatments supportive of the residential character of the alley. As described and illustrated in an earlier section in the packet (pages 39-40), we have reorganized the programmatic functions to limit the utility functions to the parking/driveway area, and emphasized the residential character of the neighborhood with the landscape, hardscape and warm material treatments at the east end of the facade.

Design Guidelines Supporting Rationale:
D-5 Visual Impacts of Parking Structure
D-8 Treatment of Alleys
E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites



SHADOW STUDY: SCHEME 3 (PREFERRED)

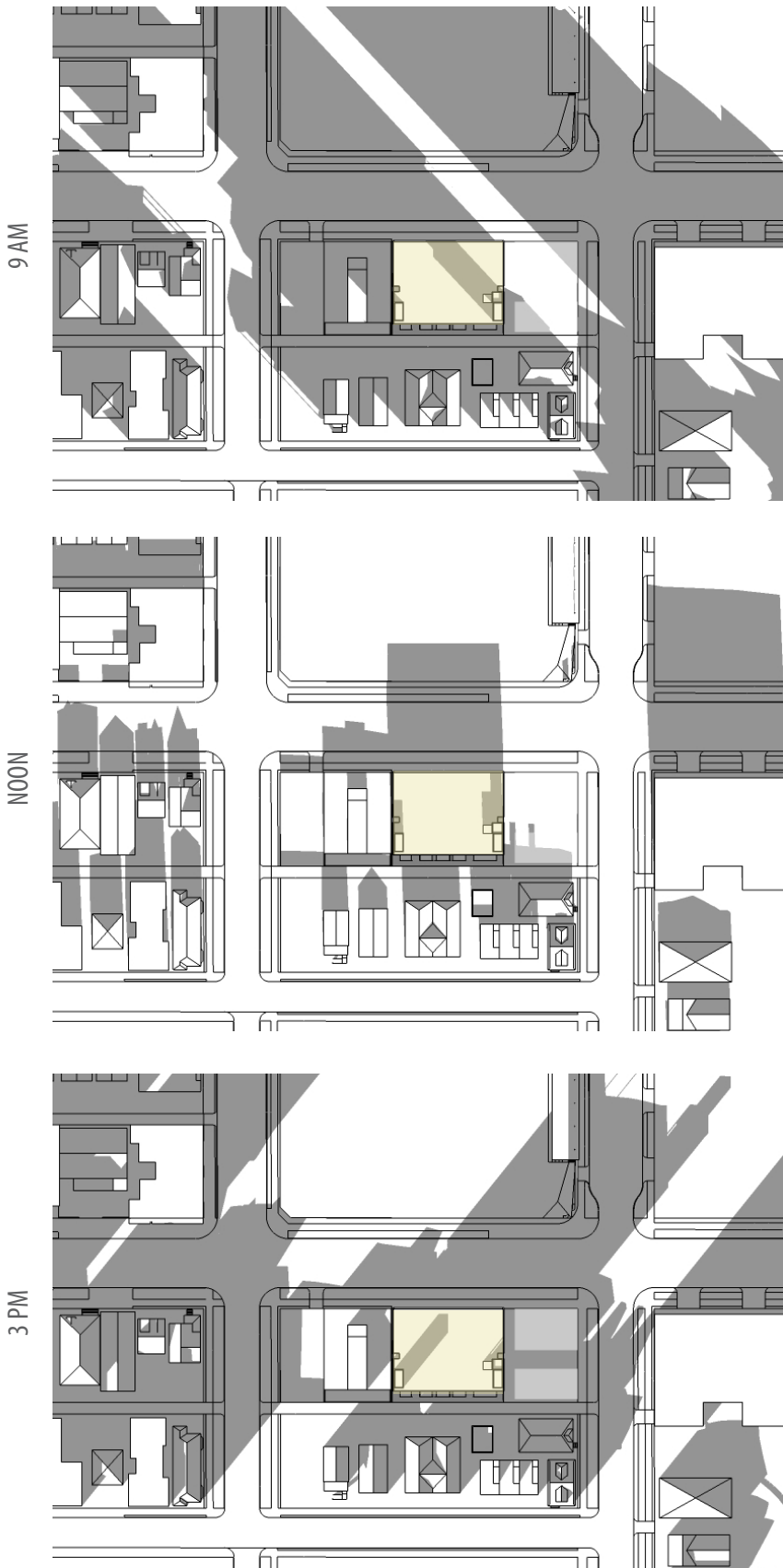
SUMMER SOLSTICE



EQUINOX



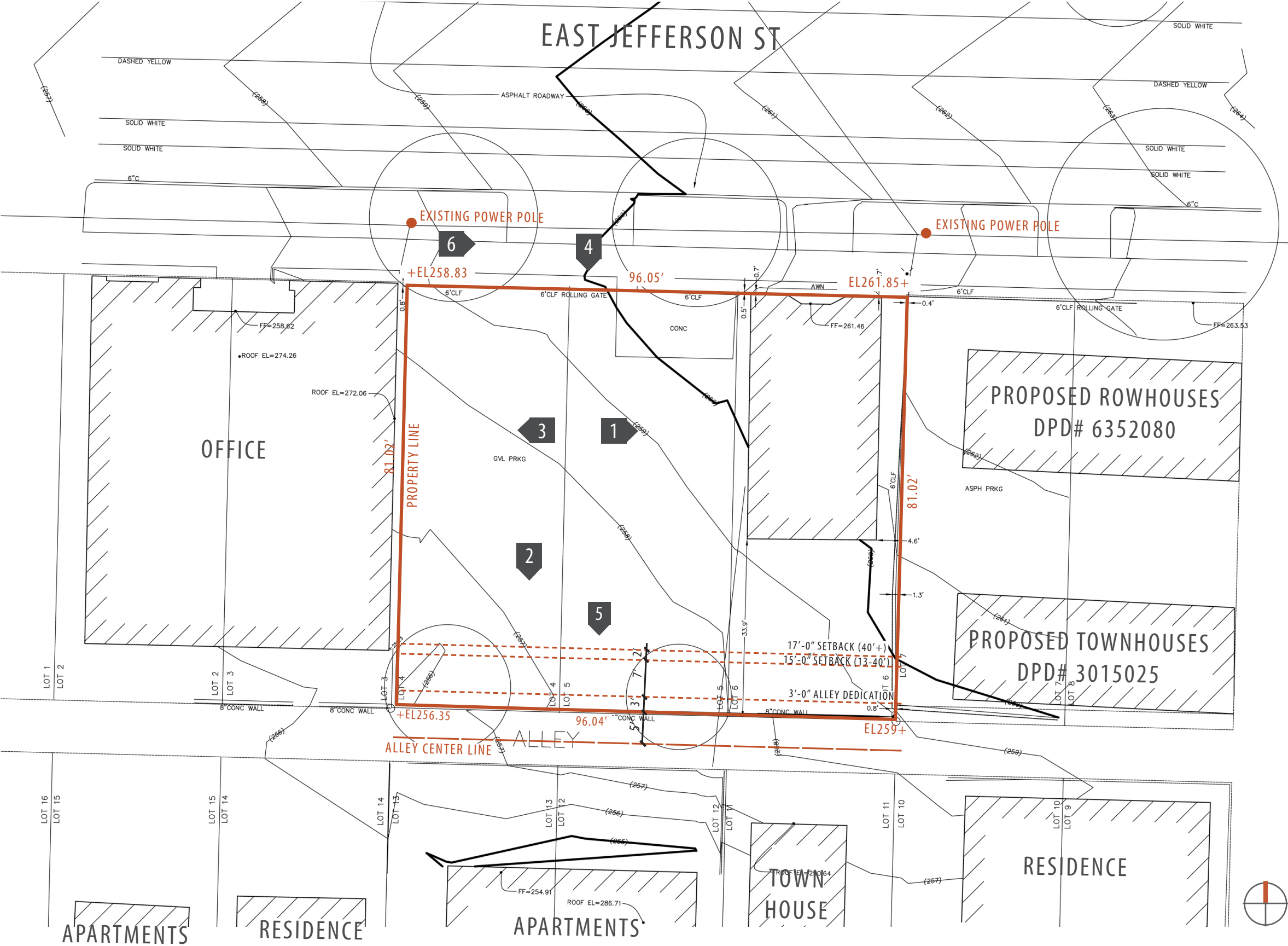
WINTER SOLSTICE



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APPENDIX:
EDG PRESENTATION MATERIAL

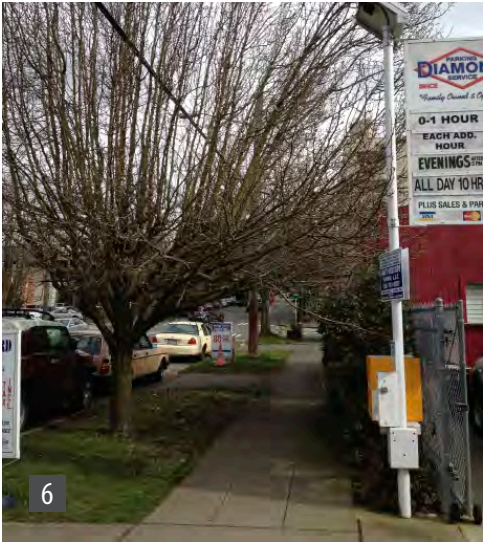
EXISTING SITE





SITE DESCRIPTION

The site is located in the First Hill neighborhood of Seattle. The site is made up of two parcels located mid-block between 13th and 14th and measures 96' x 81'. The property is fronted by Jefferson Street at the north end of the property and has an alley along the rear. The site has a slight slope from the northeast corner of the site down to the southwest corner. One parcel currently has a pay parking lot operated by Diamond parking. A vacant one-story commercial building is on the other parcel. The 1,104 square foot building was constructed in 1937 will be demolished.



STREETSCAPE ELEVATIONS (JEFFERSON)



EAST JEFFERSON STREET LOOKING SOUTH

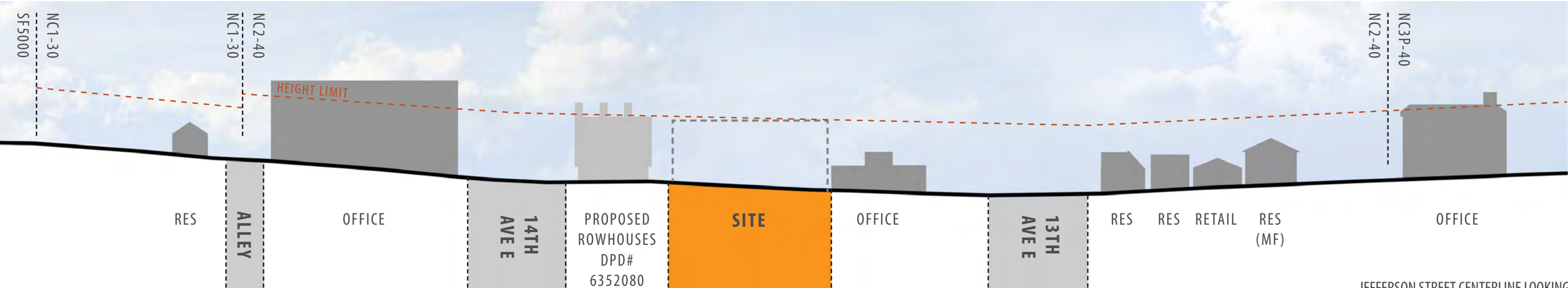


EAST JEFFERSON STREET LOOKING NORTH

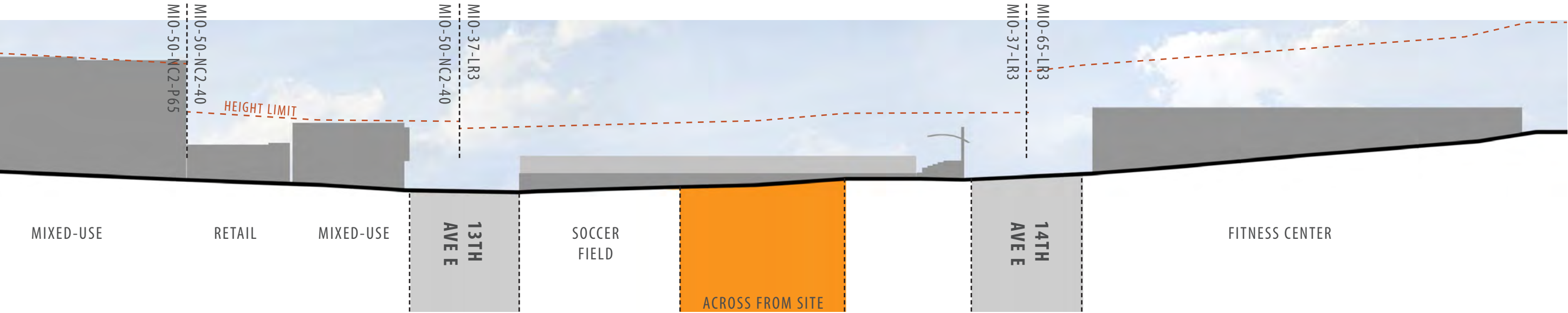
STREETSCAPE ELEVATIONS (ALLEY)



STREETSCAPE SECTIONS (JEFFERSON)

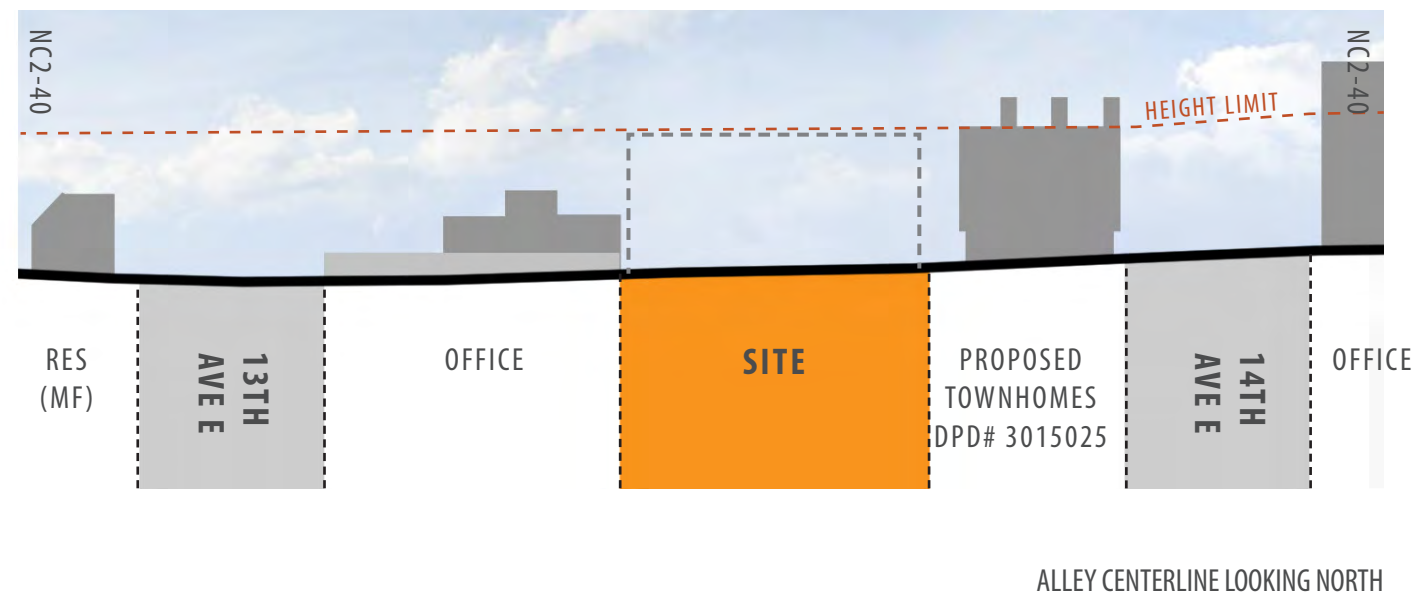
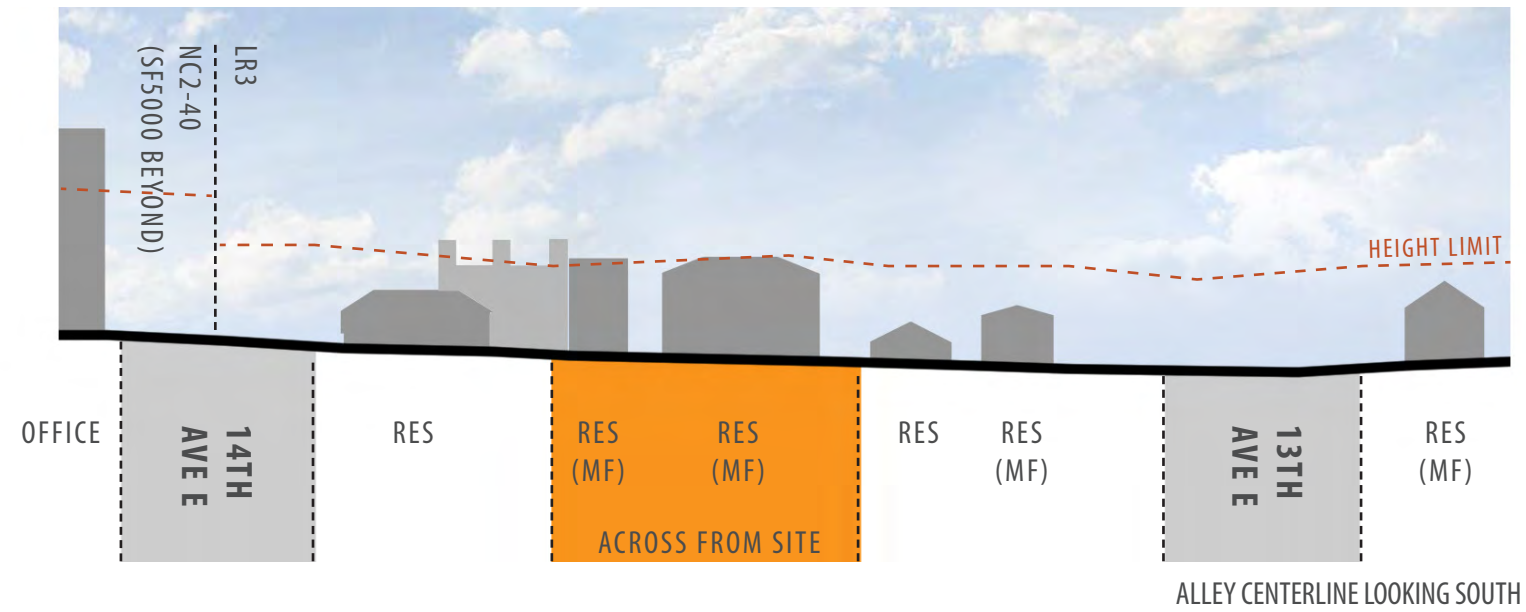


JEFFERSON STREET CENTERLINE LOOKING SOUTH



JEFFERSON STREET CENTERLINE LOOKING NORTH

STREETSCAPE SECTIONS (ALLEY)



NEIGHBORHOOD CONTEXT

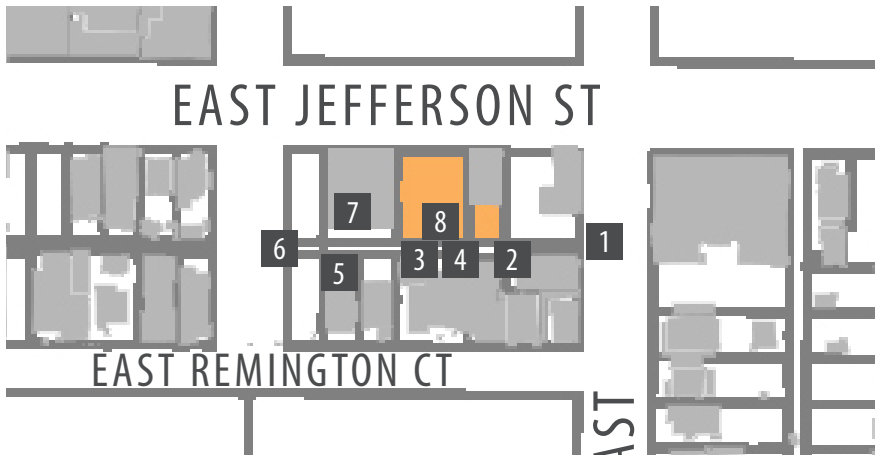


Note: Refer to Existing Uses Plan for Key

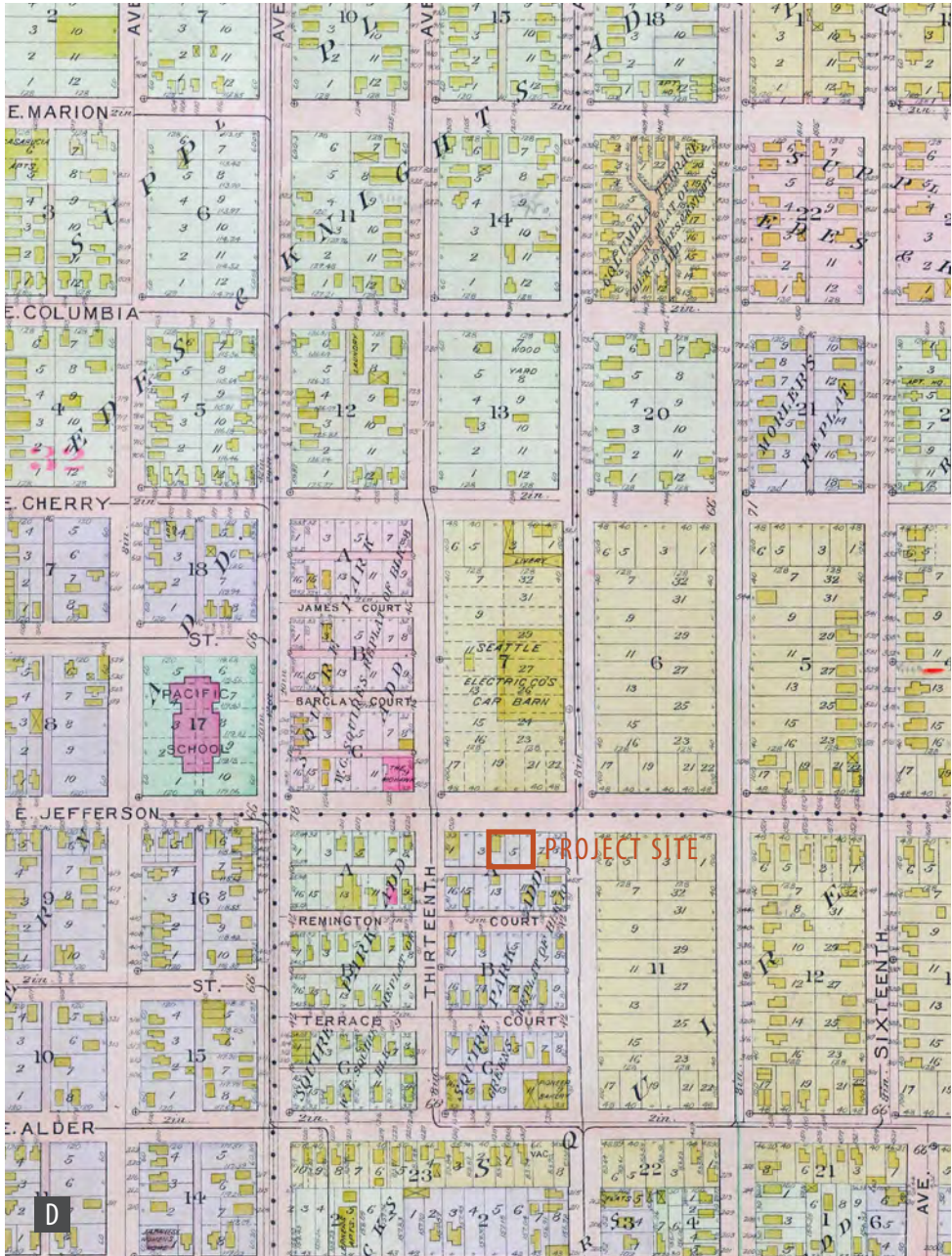


- 1. Office Building at Jefferson & 14th (SE Corner)
- 2. Restaurant at Jefferson & 14th (SW Corner)
- 3. Architectural Office at Jefferson & 13th (SE Corner)
- 4. Multi-Family at Jefferson & 13th (SW Corner)
- 5. The Jefferson Apartments at Jefferson & 12th (NE Corner)
- 6. Restaurant on Jefferson (N)
- 7. Mixed-Use Building at Jefferson & 13th (NW Corner)
- 8. Seattle U Soccer Field on Jefferson (N)
- 9. Seattle U Fitness Center at Jefferson & 14th (NE Corner)

NEIGHBORHOOD CONTEXT IMAGERY: ALLEY



- 1. Alley looking West from 14th
- 2. Alley looking South
- 3. Alley looking East from Mid-Block
- 4. Alley looking West from Mid-Block
- 5. Alley looking South at 13th
- 6. Alley looking East at 13th
- 7. Alley looking North at Architectural Office
- 8. Alley looking North at Project Site



A. View towards Site (date unknown)
B. Jefferson Car Barn constructed 1910 for Seattle Electric Company Street Trolleys
C. Seattle Transit System Jefferson Yard (circa 1940)
D. Historic Baist Map (1916)
E. Seattle Electric Company Street Trolley (date unknown)
F. Seattle Transit System Buses (circa 1940)

NEIGHBORHOOD ARCHITECTURAL CONTEXT: MULTIFAMILY



PATTERNS + DESIGN CUES:

- + Abundance of Mixed-Use/Multifamily Buildings
- + Eclectic Variety of Architectural Styles
- + Newer construction is primarily modern/contemporary style
- + Simple Massing
- + Buildings maintain Street Edge
- + Retail/Commercial is highly transparent, with clear entries and engagement of streetscape



- 1. The Jefferson (East Jefferson Street and 12th)
- 2. East Jefferson Street and 13th
- 3. East Remington Court (Between 13th and 14th)
- 4. East Remington Court (Between 12th and 13th)
- 5. East Remington Court (Between 13th and 14th)
- 6. The Douglas (12th Avenue and East Cherry Street)
- 7. 13th Avenue East (Between East Jefferson and East Remington Court)
- 8. 12th Avenue and East Columbia Street



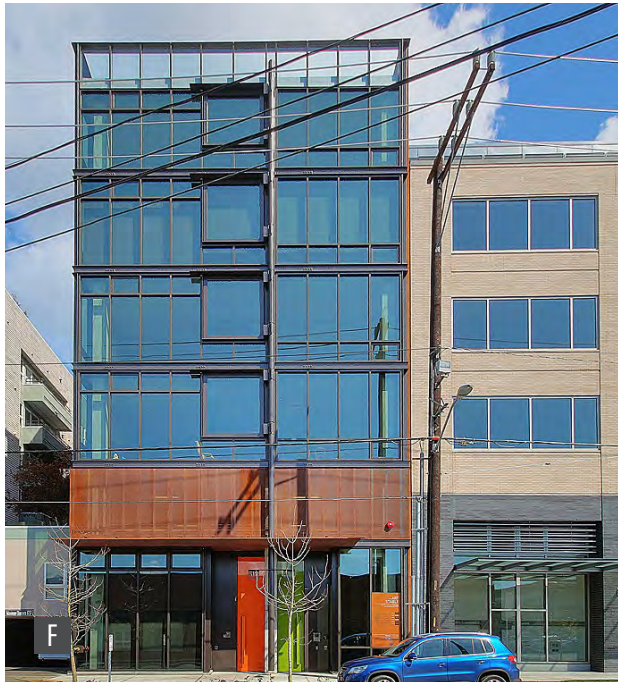
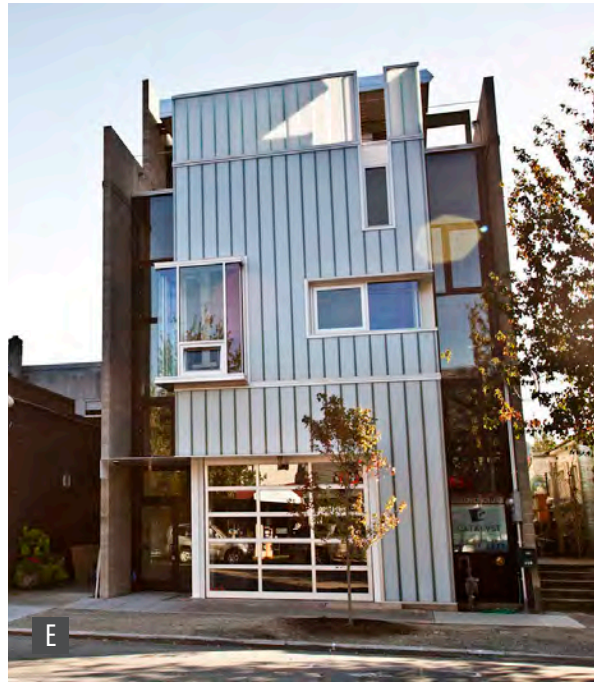
- PATTERNS + DESIGN CUES:
- + Street-level commercial mix of retail and office
 - + High levels of transparency
 - + Covered entries and pockets of outdoor activity
 - + Entries located at or near street edge

- 1. Office Storefront on East Jefferson
- 2. Retail Frontage on 12th
- 3. Retail Frontage at The Douglas on 12th
- 4. Retail/Commercial Frontage at The Jefferson on 12th
- 5. Retail Storefront on 13th



PATTERNS + DESIGN CUES:
+ Pedestrian-oriented environment
+ Transparency is compatible with open space relief of soccer field

1. Championship (Soccer) Field across from Site
2. Connolly Recreation Center on 14th



A. Park Modern (University District)
B. Agnes Lofts (Pike/Pine)
C. 1111 East Pike (Pike/Pine)
D. 1310 E. Union (Capital Hill)
E. Building 115 (Fremont)
F. Art Stable (South Lake Union)

PATTERNS + DESIGN CUES:

- + Simple massing
- + High level of transparency in front/rear facades
- + Clear distinction between retail/streetscape and residential units above
- + High quality materials palette, sophisticated detailing creates expressive yet restrained aesthetic