

# THE ATLANTIC FLATS

1801 S JACKSON STREET

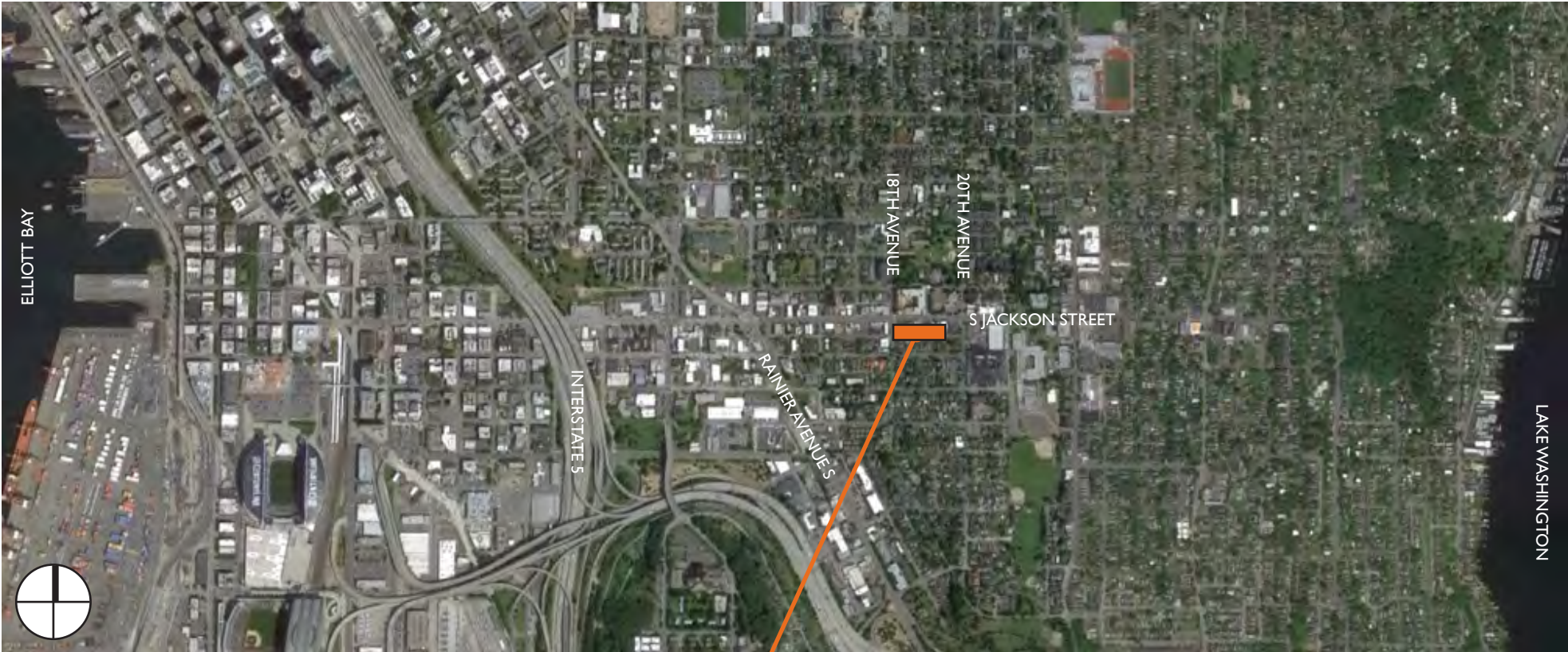


EARLY DESIGN GUIDANCE  
SE DESIGN REVIEW BOARD - JULY 23, 2013  
DPD #3015260

310 FIRST AVENUE S, SUITE 4S  
SEATTLE, WA 98104  
206.933.1150  
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# PROJECT DESCRIPTION



SITE LOCATION

## PROJECT VISION

- Provide a visually attractive building from near and far.
- Provide desirable homes and common areas for residents that respond to site forces, such as views.
- Provide elegant transition in massing between adjacent properties to the north and south.
- Enhance the emerging pedestrian environment.
- Develop the site to the highest and best use.
- Identify potential amenities that could be added within the 40' wide alley behind the project site.

## PROJECT TEAM

**OWNER**  
Isola Homes  
1518 1st Avenue S  
Suite 301  
Seattle, WA 98134

**ARCHITECT**  
Nicholson Kovalchick Architects  
310 1st Avenue S  
Suite 4S  
Seattle, WA 98104

**DPD CONTACT**  
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206.684.0916

## PROJECT PROGRAM

Number of Residential Units:	Approximately 160
Number of Parking Stalls:	Approximately 145 -155
Area of Residential Uses:	Approximately 128,000 sf
Area of Retail Uses:	Approximately 5,000 sf
Area of Parking Garage:	Approximately 39,000 sf
Total Area:	Approximately 181,000 sf

## EXISTING SITE

7 tax parcels located on the approximate western three-quarters of the block bounded by South Jackson Street on the north, 18th Avenue South on the west and an alley on the south. 19th Avenue South dead-ends at S Jackson Street in the eastern portion of the site.

The parcel is approximately rectangular, measuring approximately 415 feet long and 110 feet wide and contains of approximately 45,737 sf. The site slopes approximately 26 feet from NE to SW.

## ZONING AND OVERLAY DESIGNATION

The project site is within the 23rd & Union-Jackson Residential Urban Village and is zoned NC3-40 in its entirety. Parcels to the west and east of the site are also zoned NC3-40. Properties across Jackson St. to the north are zoned C1-65 while parcels across the alley to the south are zoned LRI.

## NEIGHBORHOOD RESOURCES

A retail node is located a quarter-mile to the east at Jackson & 23rd and an emerging retail pattern is beginning to develop along Jackson between 23rd and the International District, including restaurants and cafes. Several parks and civic institutions are nearby, including Pratt Park, Judkins Park, Washington Middle School and several churches.

The site is in close proximity to several frequent transit bus lines and 2 stops on the new First Hill Streetcar line will be located within a quarter-mile.

PARCEL #: 331950 - 1215, 1225, 1235, 1245, 1255, 1265, 1275  
ZONING: NC3-40  
OVERLAYS: 23rd & Union-Jackson Residential Urban Village  
LOT AREA: 45,737 sf

23.47A.004 PERMITTED USES (NC3-40)

- Permitted outright:
- Residential
  - Live/Work
  - Ground Floor Commercial Uses
  - General Sales
  - Eating & Drinking Establishment

23.47A.005 STREET-LEVEL USES (NC3-40) &

23.47A.008 STREET LEVEL DEVELOPMENT STANDARDS (NC3-40)

- Residential uses can occupy no more than 20% of the street-level, street-facing facade in NC zones shown in Maps I-60
- Blank facade requirements apply (segments no more than 20' in width, total blank facade segments may not exceed 40% of width)
- Street-level, street-facing facades must be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided
- 60% of street-facing facade between 2' and 8' above the sidewalk shall be transparent
- Nonresidential uses must be on average 30' deep and no less than 15' deep.
- Residential uses located along a street-level, street-facing facade shall be at least 4' above or 4' below sidewalk grade or be set back at least 10' from the sidewalk.

23.47A.013 FLOOR AREA RATIO (NC3-40)

Mixed-use: 3.25

23.47A.012 STRUCTURE HEIGHT (NC3-40)

- Allowed Maximum Base Height: 40'-0"
- Maximum bonus height per incentives: 44'-0"
- \* 4' Maximum height increase is allowed with 13' floor to floor at street level non-residential use (SMC 23.47A.012.A.1.a)
- 4' additional allowed for parapets: 48'-0"
  - 16' additional allowed for stair & elevator penthouses: 60'-0"

23.86.006 STRUCTURE HEIGHT MEASUREMENT

The height of a structure is the difference between the elevation of the highest point of the structure not excepted from applicable height limits and the average grade level ('average grade level' means the average of the elevation of existing lot grades at the midpoints, measured horizontally, of each exterior wall of the structure or at the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure)

23.47A.014 SETBACK REQUIREMENTS (NC3-40)

- Front setback: No setback required
- Rear setback: 15' above 13' @ LRI Zone across alley (measured to center line of alley)
- Side setback from interior lot line: No setback required
- Additional setbacks: No setback required

23.47A.024 AMENITY AREAS (NC3-40)

Required: 5% of gross floor area in residential use

General Requirements:

- All residents shall have access to at least one private or common amenity area
- Amenity areas shall not be enclosed
- Common amenity areas shall have a minimum dimension of 10 ft and be no less than 250 sf in size
- Private balconies and decks shall have a minimum area of 60 sf and no horizontal dimension less than 6 ft

23.47A.016 LANDSCAPING STANDARDS (NC3-40)

Green factor score minimum 0.3 required.

23.54.015 REQUIRED PARKING (NC3-40)

Residential Use:

- No parking is required in commercial zones within urban villages if the residential use is located within 1,320 feet of a street with frequent transit service

Nonresidential Use:

- No parking is required in commercial zones within urban villages if the nonresidential use is located within 1,320 feet of a street with frequent transit service

Bicycle short-term parking:

- Nonresidential Use: 1 per 4,000 sf

Bicycle long-term parking:

- Residential Use: 1 per 4 units.
- Nonresidential Use: 1 per 12,000 sf

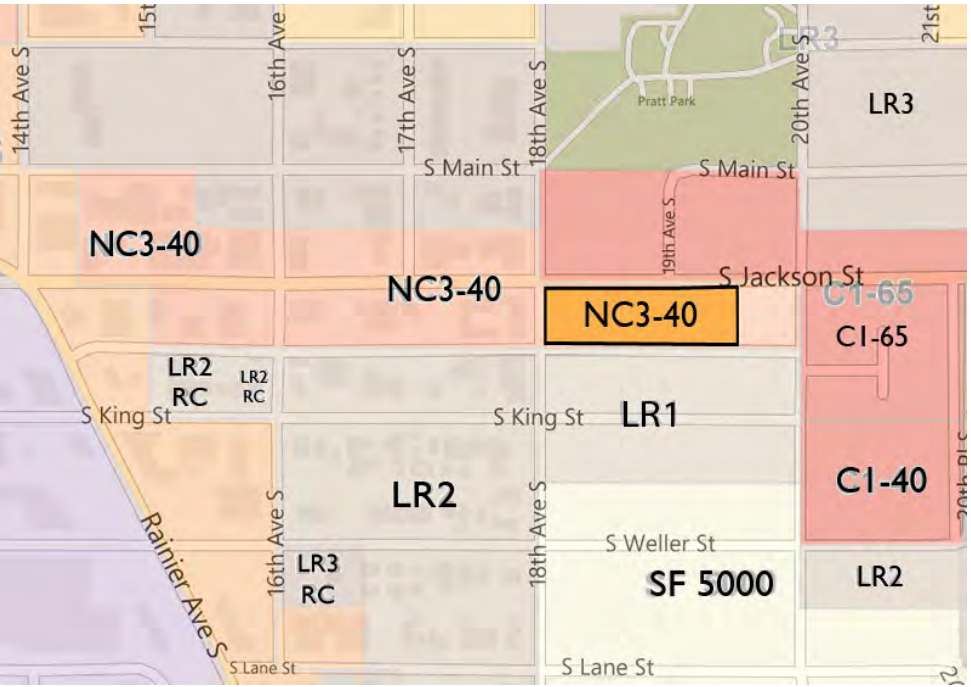
23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS (NC3-40)

Residential (more than 100 units):

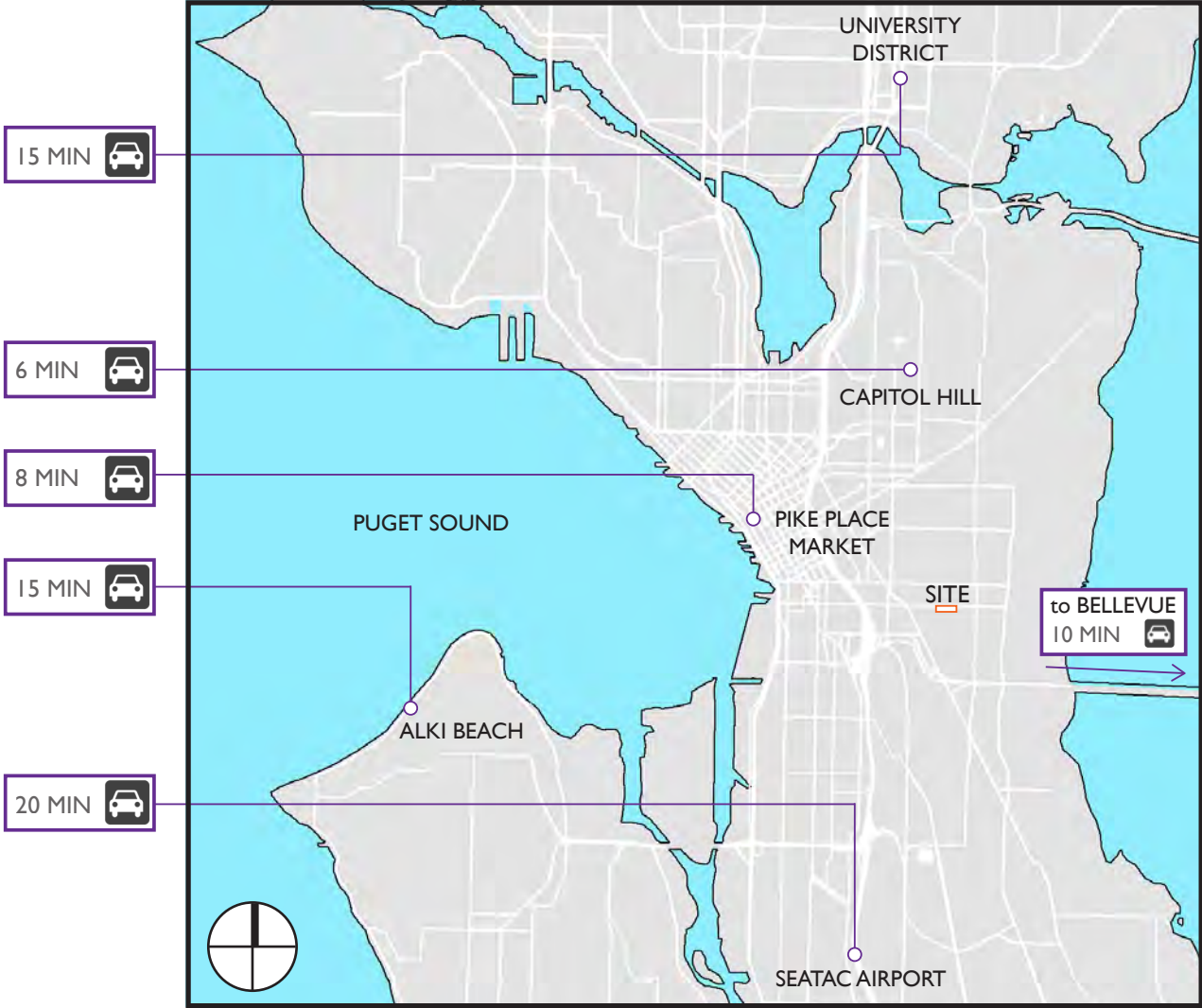
- 575 sf, plus 4 sf for each additional unit above 100
- Min. storage area may be reduced 15% if min. horizontal dimension is 20'
- 164 units - 831 sf required.

Nonresidential:

- Mixed use development that contains both residential and nonresidential uses shall meet the storage requirements for residential development, plus 50% of the requirement for nonresidential development
- 5,001-15,000 sf= 125 sf X 50% = 63 sf

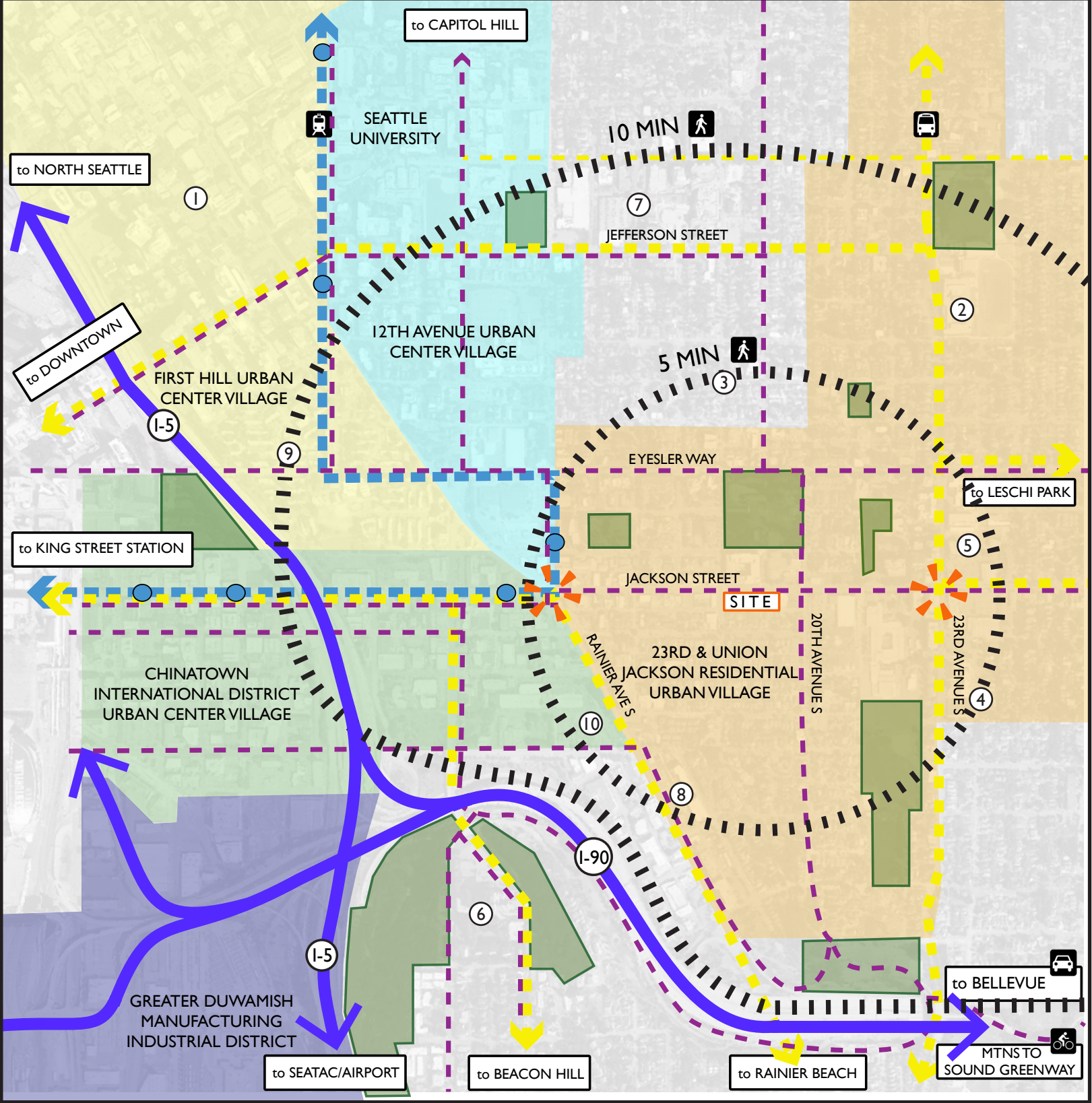


BROADER COMMUNITY CONNECTIVITY



COMMUNITY CONNECTIVITY KEY

- |          |                            |
|----------|----------------------------|
| SITE     | FREQUENT TRANSIT BUS ROUTE |
| PARKS    | STREETCAR ROUTE            |
| NODES    | STREETCAR STOP             |
| WALKSHED | BICYCLE ROUTE              |
|          | INTERSTATE ROUTE           |



BROADER COMMUNITY CONTEXT



① FRYE ART MUSEUM



② GARFIELD HIGH SCHOOL



③ ROTARY BOYS + GIRLS CLUB



④ WOOD TECHNOLOGY CENTER



⑤ DOUGLAS TRUTH LIBRARY



⑥ PACIFIC MEDICAL CENTER



⑦ SWEDISH CHERRY HILL CAMPUS



⑧ ARTSPACE HIAWATHA LOFTS



⑨ PROPOSED YESLER TERRACE



⑩ GOODWILL ADMIN. BUILDING

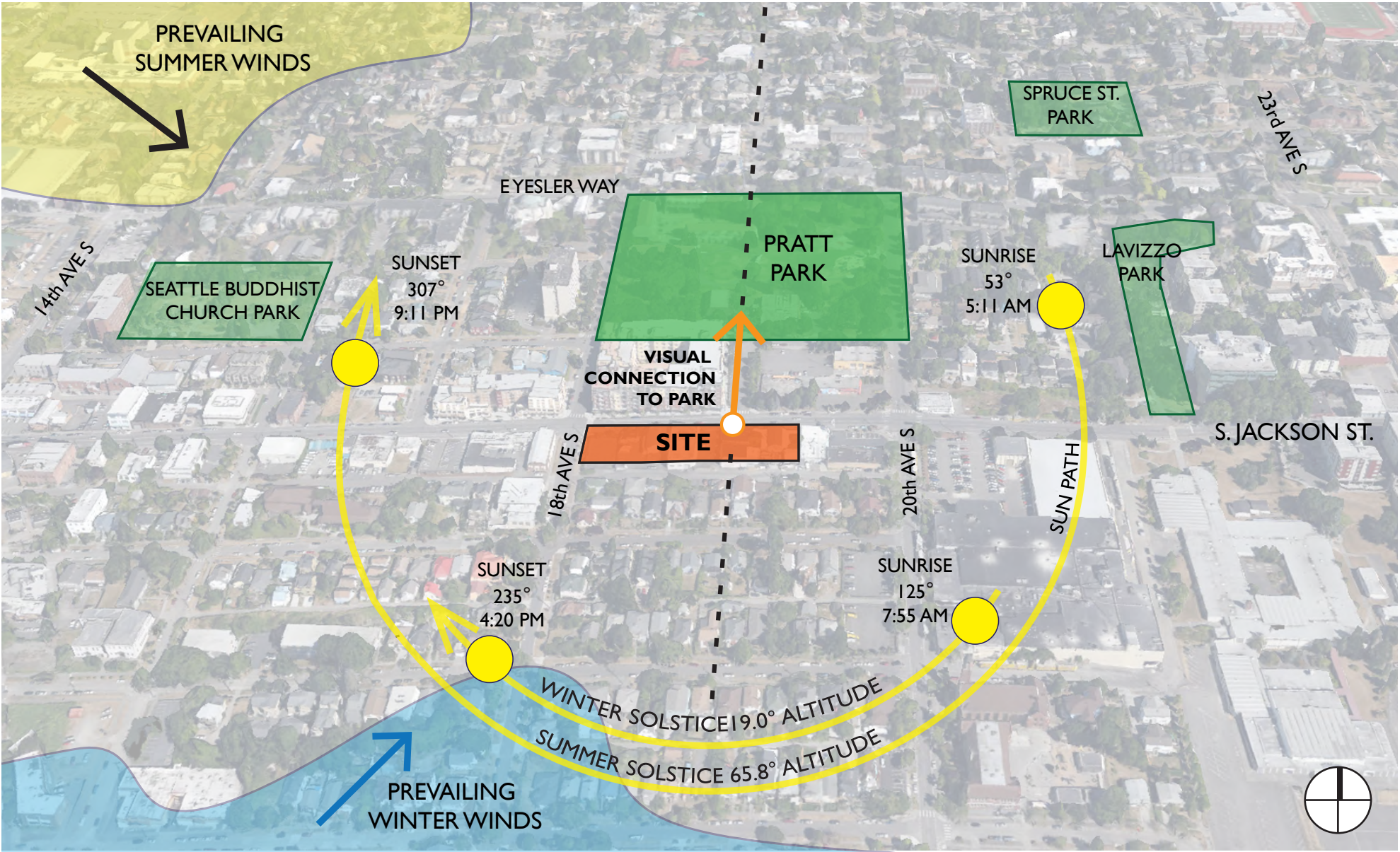
# NATURAL SITE FORCES

## SUN, WIND & LIGHT

The site is oriented predominantly east/west, which allows for full sun exposure on the south façade. The Level 5 roof deck and corner retail space will be in sun for most of the afternoon given their western orientation. The north (Jackson Street) façade will receive some early morning and late afternoon sun during summer months.

Given the orientation of the site relative to the adjacent uses, the proposed project would avoid casting a shadow on the adjacent LR-I zoned properties to the south for most of the day. Early morning and late afternoon shadows will be minimized due to the 40' wide alley right of way.

For most of the year, from October through June, the prevailing winds come from the south or southeast. During the summer, from July through September, prevailing winds come from the northwest off Puget Sound.

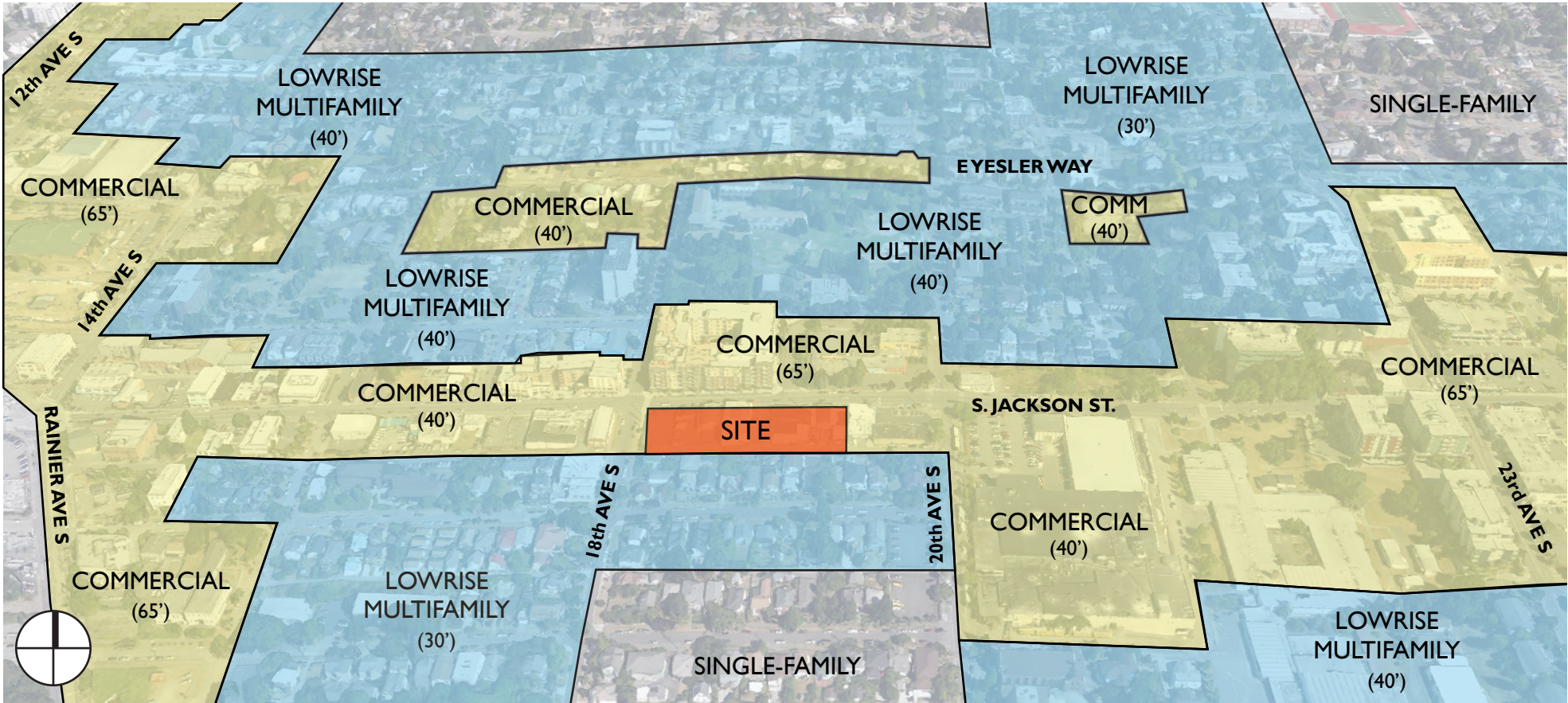


# URBAN CONTEXT ANALYSIS

## ESTABLISHED LAND USE PATTERNS

Zoning along Jackson Street between Rainier and 23rd establishes a commercial corridor of varying density and height. The zoning intensity drops moving away from Jackson Street to the north and south as Lowrise Multifamily zones line both sides of the commercial corridor.

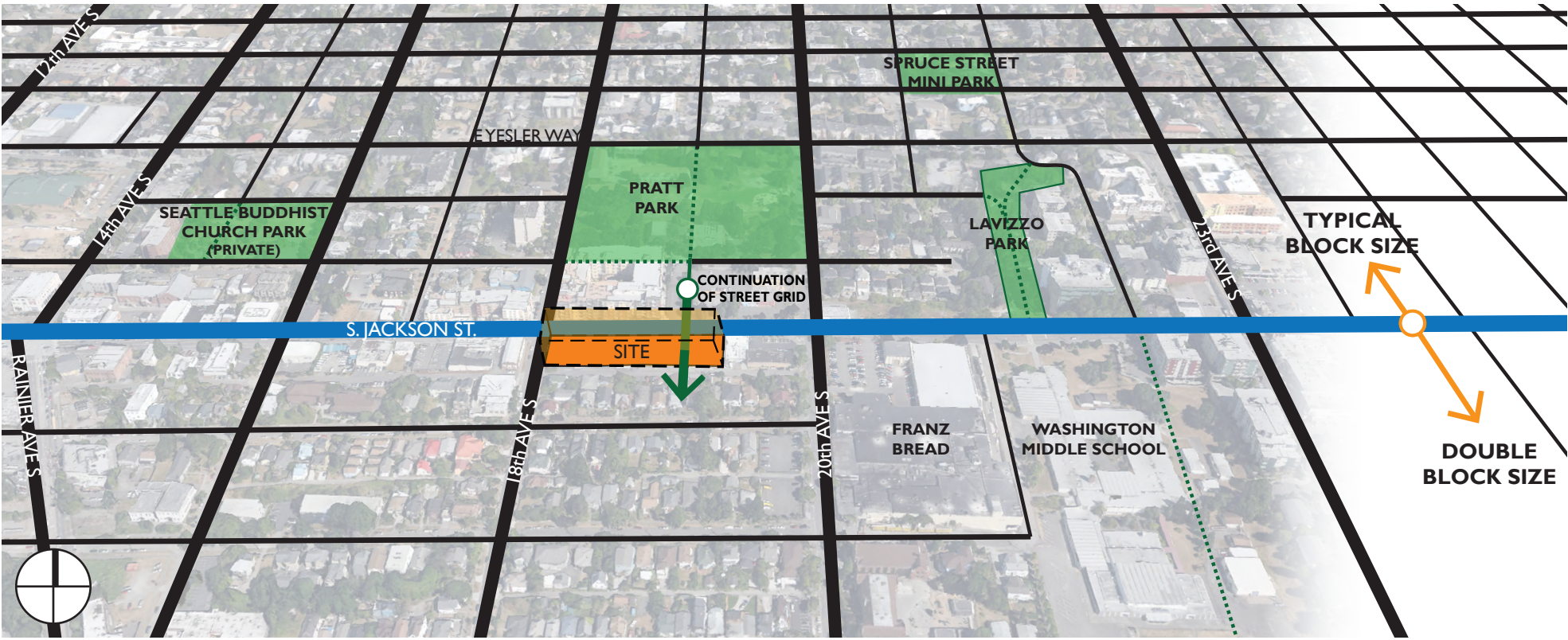
The project site is a typical example. Across the street to the north is a site with a 65’ height limit, while the project site and those to the east and west have a 40’ limit. South of the site, where the zoning changes to Lowrise Multifamily, the height limit steps down to 30’. The proposed project will help make the transition in scale from the Legacy at Pratt Park project across Jackson St. to the north to the Lowrise zones to the south. Further, the 40’ wide alley right-of-way provides an added degree of separation and aids in this transition between zones.



## STREET GRID & PLATTING

The street grid to the north of Jackson Street is generally composed of typical city blocks, 250’-300’ long. To the south of Jackson Street, double-length blocks stretch east-west as odd numbered avenues do not cross Jackson. Heightening this long block condition, several interruptions of the grid for parks, public institutions, and industrial uses are common in the immediate area.

19th Street, which was interrupted by Pratt Park, runs from Main to Jackson, where it dead-ends into the site. The proposed scheme has the potential to continue the path of 19th Street through the site, and connect to the atypically wide alley to the south. This would provide a visual connection, as well as limited pedestrian access in addition to breaking down the overall massing of the site.

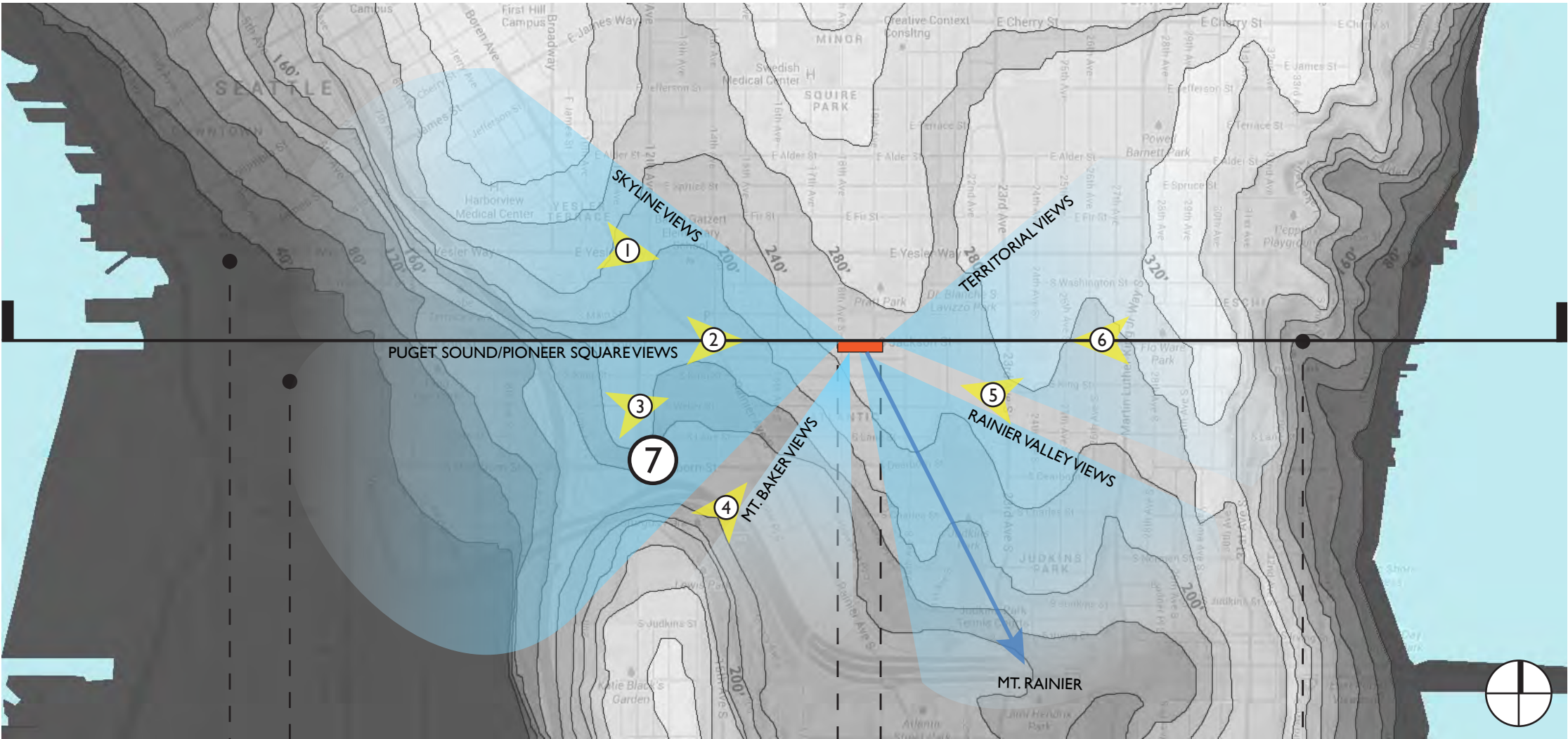


# TOPOGRAPHY & VIEWS

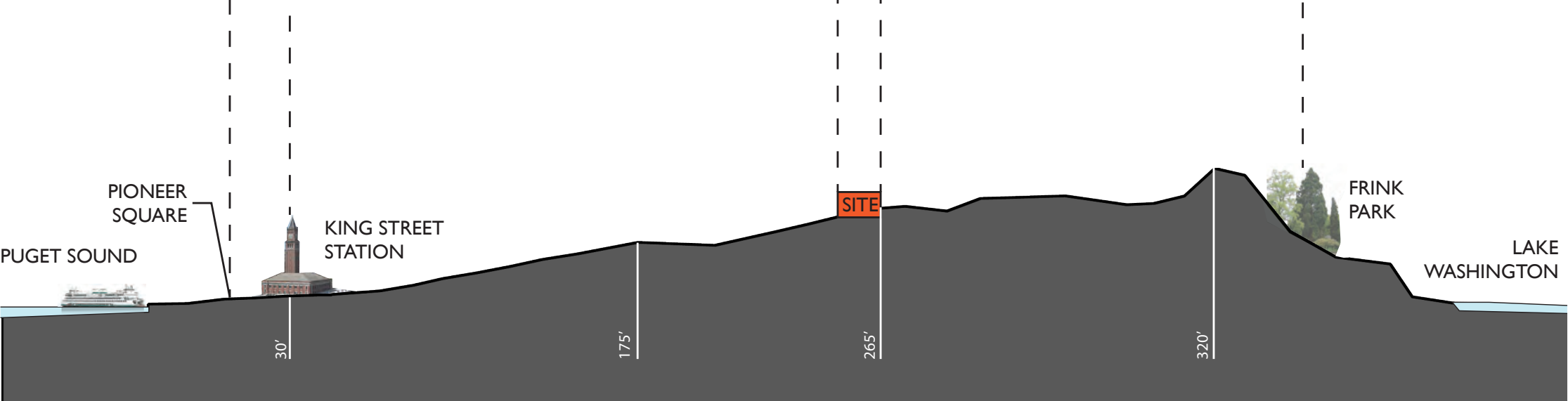
The site slopes noticeably from east to west. The westward slope continues to Elliott Bay. It also slopes to the south, toward I-90. Because of the surrounding zoning and the slope of the site, the proposed project will be visible from afar. The massing of the building will be designed to take advantage of views from the site and acknowledge the visibility of the facades.

The higher floors, where the building is taller than the Squire Park Building, will have skyline views to the northwest. To the west, the downward slope and shorter adjacent buildings, means that Puget Sound and Pioneer Square views will be available at lower floors as well as higher ones. The building will have views to the south of Beacon Hill, Rainier Valley and Mt. Rainier. There are territorial views to the east and northeast. Some of the views to the north will be blocked by the taller Legacy Building, but the site extends farther east than that building, providing a visual connection to Pratt Park.

The top floor roof deck will be located on the west portion of the building-oriented and landscaped to optimize views and sun exposure.



TOPOGRAPHY PLAN



TOPOGRAPHY SECTION

# TOPOGRAPHY & VIEWS



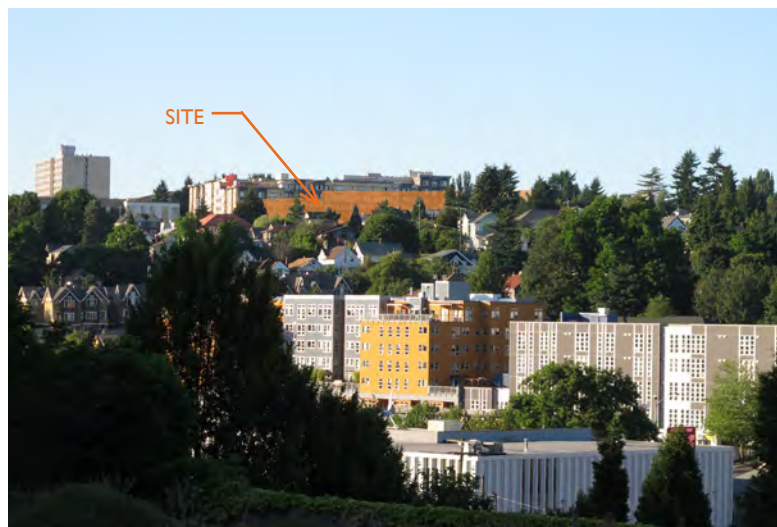
① VIEW FROM YESLER AND 12TH AVE INTERSECTION



② VIEW LOOKING EAST UP JACKSON STREET



③ VIEW FROM 12 TH AVENUE BRIDGE



④ VIEW LOOKING FROM STURGIS PARK



⑤ VIEW LOOKING NORTHWEST FROM S KING ST

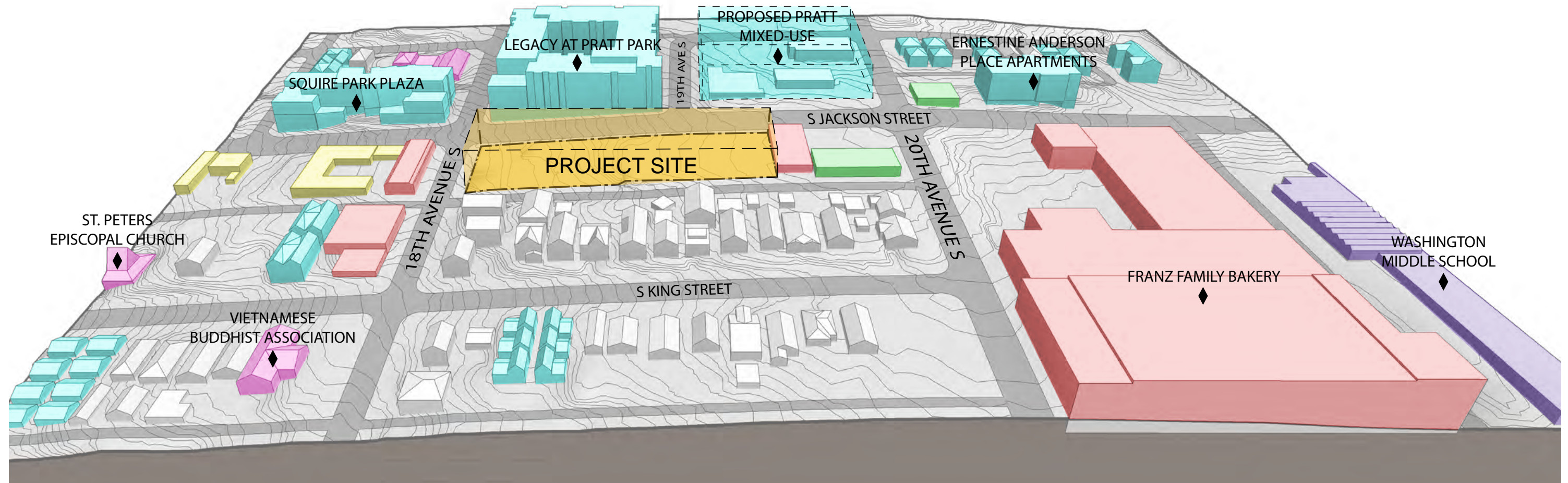


⑥ VIEW LOOKING WEST DOWN JACKSON STREET



⑦ VIEW FROM THE 12TH AVENUE BRIDGE

## VICINITY MAP



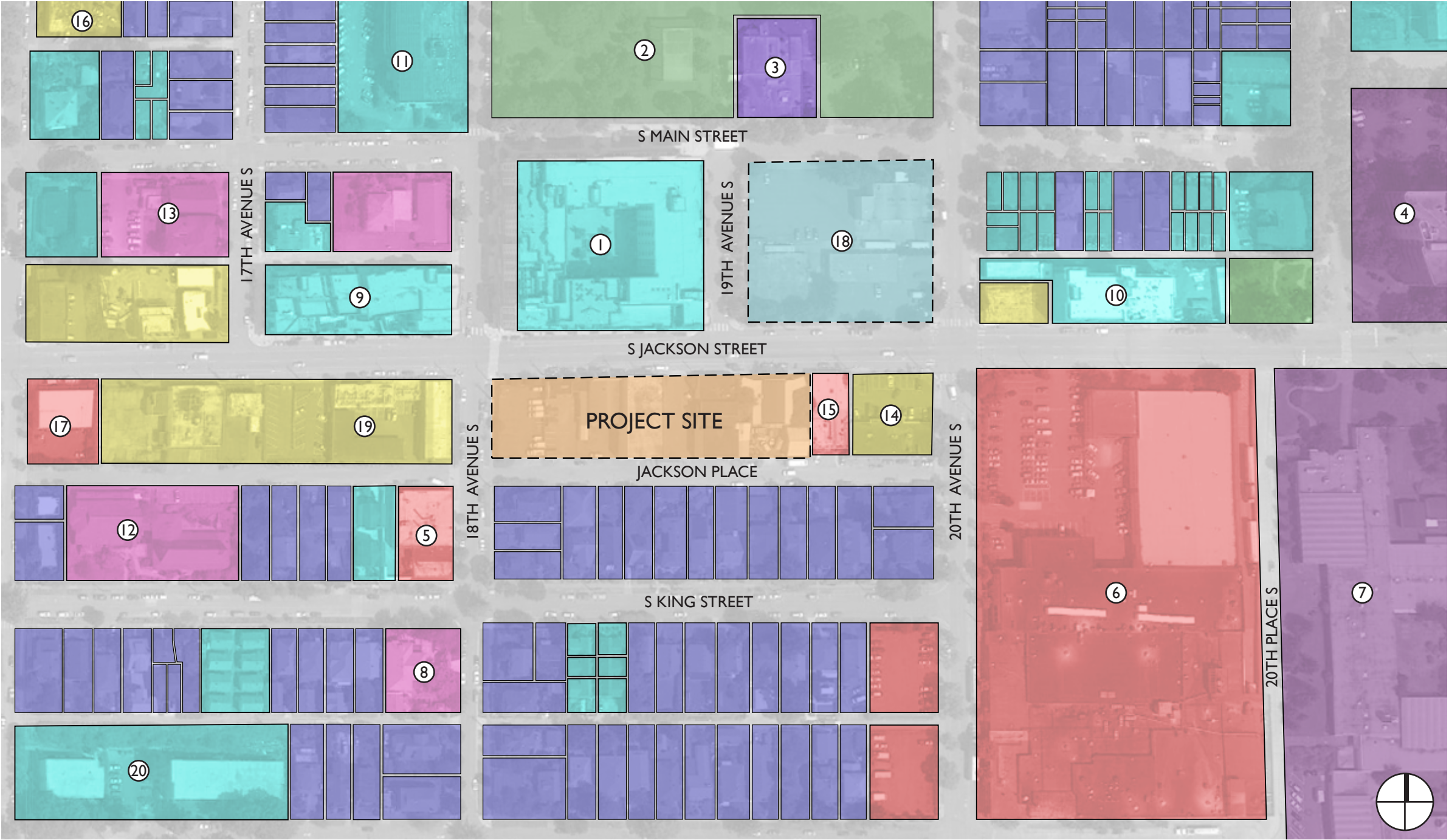
### IMMEDIATE SITE CONTEXT

Across Jackson Street to the north, 19th Street resumes south of Pratt Park, dividing this stretch into two blocks. The Legacy at Pratt Park building sits on the west block. This six level, mixed-use building takes advantage of the higher height limit and will be taller than the proposed project. Another mixed-use project, the Squire Park Plaza, is located to the west across 18th Street from the Legacy. The block east of 19th street is currently much less dense. It contains two buildings, a fenced area and surface parking. There is potential for this site to be developed to its highest and best use. A mixed-use development with space for the Pratt Fine Arts Center was proposed for the site in 2008. Pratt Park is visible from the site looking north up 19th Street.

The two existing, single-story buildings to the east which share a block with the project are to remain. Immediately adjacent to the east, Northwest Tofu is a small food processor and also houses a small restaurant. The next building to the east, on the corner of 20th, is the Seven Star minimart and the Moonlight Cafe.

Single-family homes are located along the Jackson Place alley to the south of the site. The buildings on these properties are all oriented towards S King St. and away from the alley. Several residential garages and ancillary structures (some 2-stories) are about the alley.

NEIGHBORHOOD DEVELOPMENT AND USES



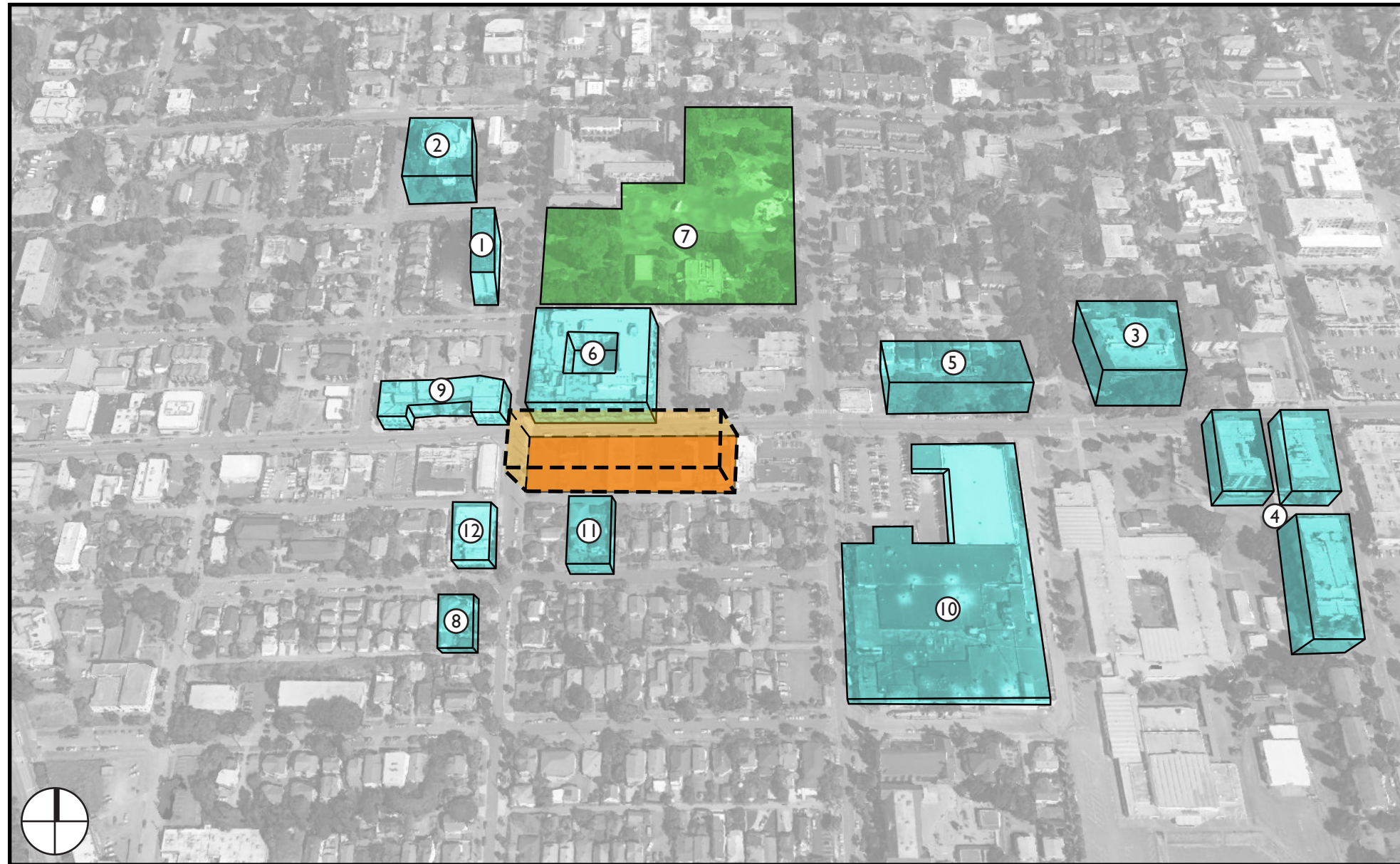
- 1 LEGACY AT PRATT PARK
- 2 PRATT PARK
- 3 PRATT FINE ARTS CENTER
- 4 SEATTLE VOCATIONAL INSTITUTE
- 5 LC JERGENS PAINTING COMPANY
- 6 FRANZ BREAD FACTORY
- 7 WASHINGTON MIDDLE SCHOOL
- 8 VIETNAMESE BUDDHIST ASSOC.
- 9 SQUIRE PARK PLAZA
- 10 ERNESTINE ANDERSON PLACE
- 11 KAWABE MEMORIAL HOUSE
- 12 ST. PETER'S EPISCOPAL CHURCH
- 13 JAPANESE CONGREGATIONAL CHURCH
- 14 MOONLIGHT CAFE
- 15 NORTHWEST TOFU
- 16 BEPPU GEORGE (MASSAGE)
- 17 WORLD GLOBE AND MAP
- 18 PROPOSED PRATT-MIXED USE
- 19 APPROACH MANAGEMENT SERVICES
- 20 WELL APARTMENTS

- |                          |                         |
|--------------------------|-------------------------|
| CIVIC/RELIGIOUS          | RECREATION/OPEN SPACE   |
| INDUSTRIAL               | PROPOSED MULTI-FAMILY   |
| PROJECT SITE             | MULTI-FAMILY RESIDENCES |
| COMMERCIAL/RETAIL/OFFICE | SINGLE-FAMILY RESIDENCE |
| INSTITUTION/EDUCATION    |                         |

9-BLOCK ZONING MAP



# IMMEDIATE SITE CONTEXT



① KAWABE MEMORIAL HOUSE



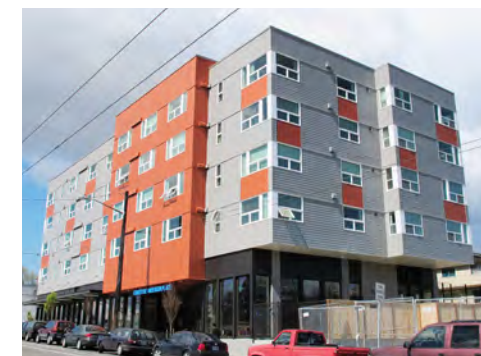
② LANGSTON HUGHES PERFORMING ARTS CENTER



③ SEATTLE VOCATIONAL INSTITUTE



④ WELCH PLAZA



⑤ ERNESTINE ANDERSON PLACE



⑥ LEGACY AT PRATT PARK



⑦ PRATT PARK



⑧ VIETNAMESE BUDDHIST ASSOC.



⑨ SQUIRE PARK PLAZA



⑩ FRANZ BREAD FACTORY

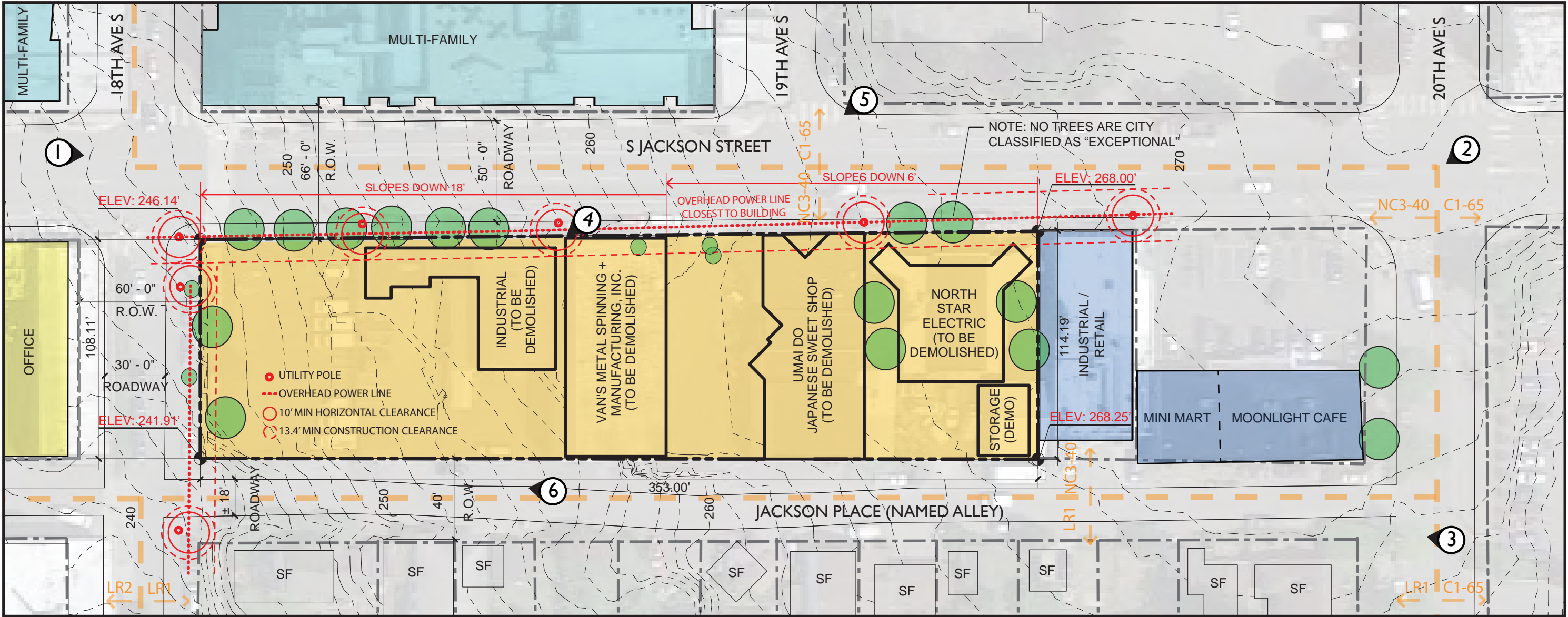


⑪ SINGLE-FAMILY HOME



⑫ LC JERGENS PAINTING CO.

EXISTING SITE PLAN



CURRENT SITE CONDITIONS

The project site consists of 7 parcels comprising 45,738 SF in area and is rectangular in shape with a slight cant for the property line along Jackson Street. The overall length of the site is 353.00' and is 108.11' wide as measured along the western property line and 114.91' wide along the eastern property line. There is nearly 26 feet of grade change from the northeast corner to southwest corner with most of the slope occurring on the western 2/3rds of the site.

S Jackson Street and 18th Avenue S feature standard right-of-way widths - 66' and 60' respectively. However, the roadway along Jackson is wider than typical (50') to accommodate a traffic lane, bike lane and parallel parking in each direction. This results in a narrow sidewalk

condition along the Jackson frontage of the site.

The 40' alley right of way is also an exceptional condition. A typical alley would only be 20' wide (10' measured from the centerline) in an NC3 zone.

Overhead power lines run along the full frontage of both Jackson and 18th. Due to SCL clearance requirements, the structure will have to be setback to provide permanent clearance (10' horizontally) and working clearance (13.4' measured in an arc horizontally and vertically). This clearance setback could potentially aid in widening the narrow sidewalk condition along Jackson.



① VIEW OF SITE EAST ALONG S. JACKSON ST.



② VIEW OF SITE WEST ALONG S. JACKSON ST.



③ VIEW OF SITE WEST ALONG ALLEY



④ STREETSCAPE ALONG JACKSON LOOKING WEST



⑤ VIEW FROM NE CORNER OF 19TH & JACKSON



⑥ LOOKING WEST FROM ALLEY

NOTES: BUILDING ENVELOPE IS APPROXIMATELY 44' IN ABOVE IMAGES. SEE PAGE 14 FOR KEY PLAN OF THE ABOVE CAPTION NUMBERS.

STREETSCAPE MONTAGES



MONTAGE KEY MAP

PROJECT SITE ACROSS S JACKSON ST



① S JACKSON STREET LOOKING NORTH

PROJECT SITE

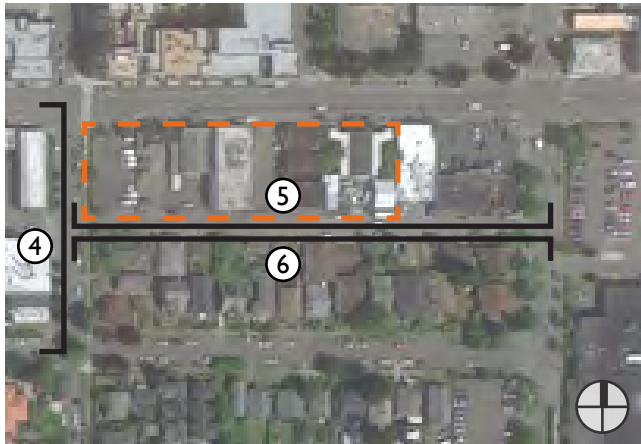


② S JACKSON STREET LOOKING SOUTH

PROJECT SITE



③ 18TH AVENUE LOOKING EAST



MONTAGE KEY MAP



④ 18TH AVENUE LOOKING WEST

PROJECT SITE



⑤ ALLEY LOOKING NORTH

PROJECT SITE ACROSS ALLEY



⑥ ALLEY LOOKING SOUTH

STREETSCAPE MONTAGES



MONTAGE KEY MAP



⑦ 20TH AVENUE LOOKING WEST



⑧ 20TH AVENUE LOOKING EAST

# SITE ACCESS AND OPPORTUNITIES & CONSTRAINTS

## SITE TOPOGRAPHY

Site slopes approximately 26' from high point of site (NE corner at Jackson St) to low point of site (SW corner where the alley meets 18th). Given the overall length of the property, the slope is not steep, but it is noticeable. Utilizing a height calculation method that steps at least once would allow the building massing to step as well, avoiding a monotonous massing and creating a varied roof line. While designing the individual spaces next to a sloping sidewalk can be a challenge (raised and buried spaces) the slope would allow for multiple building entrances at different levels to increase overall connectivity and interaction with the street.

## DEFINING THE ALLEY

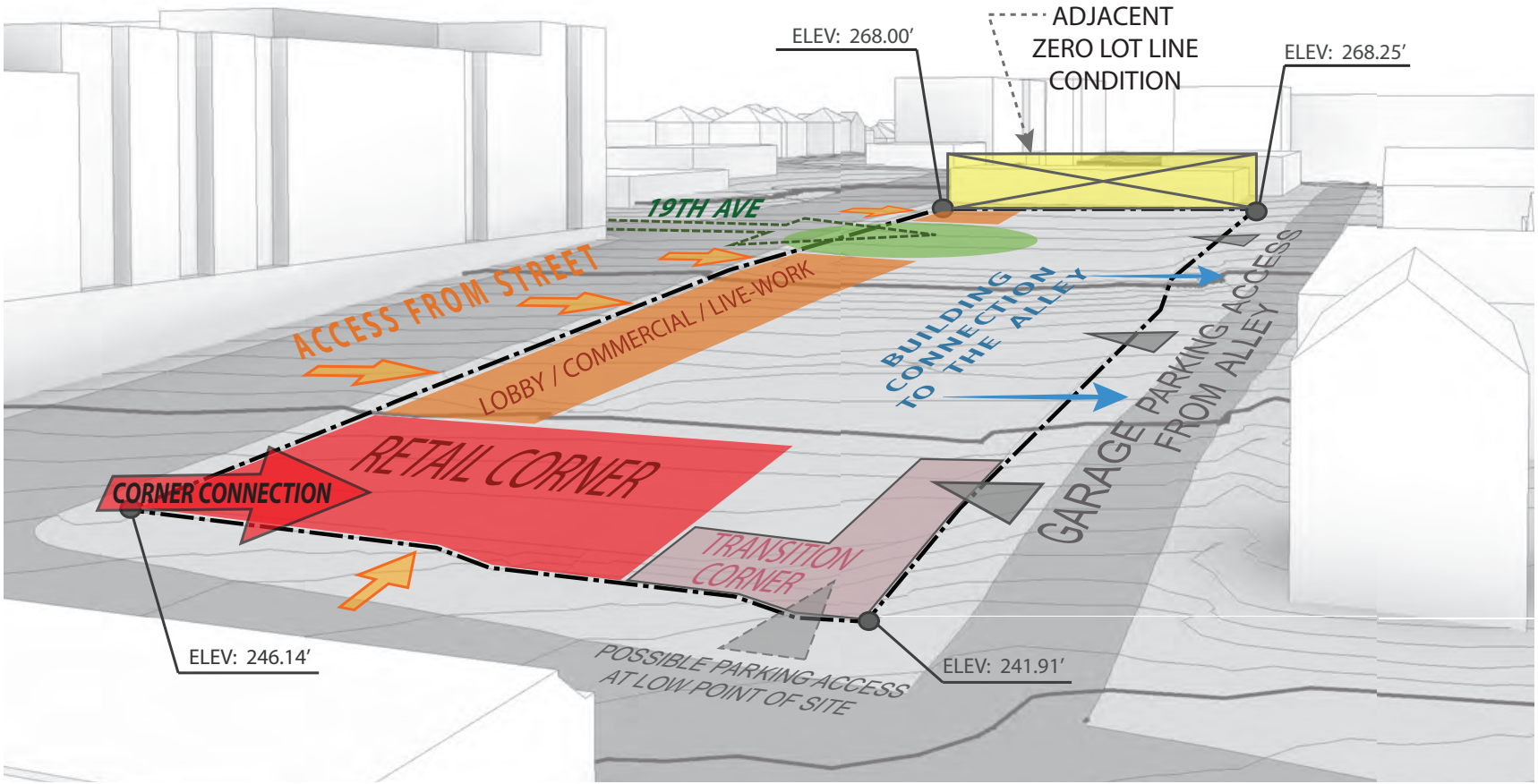
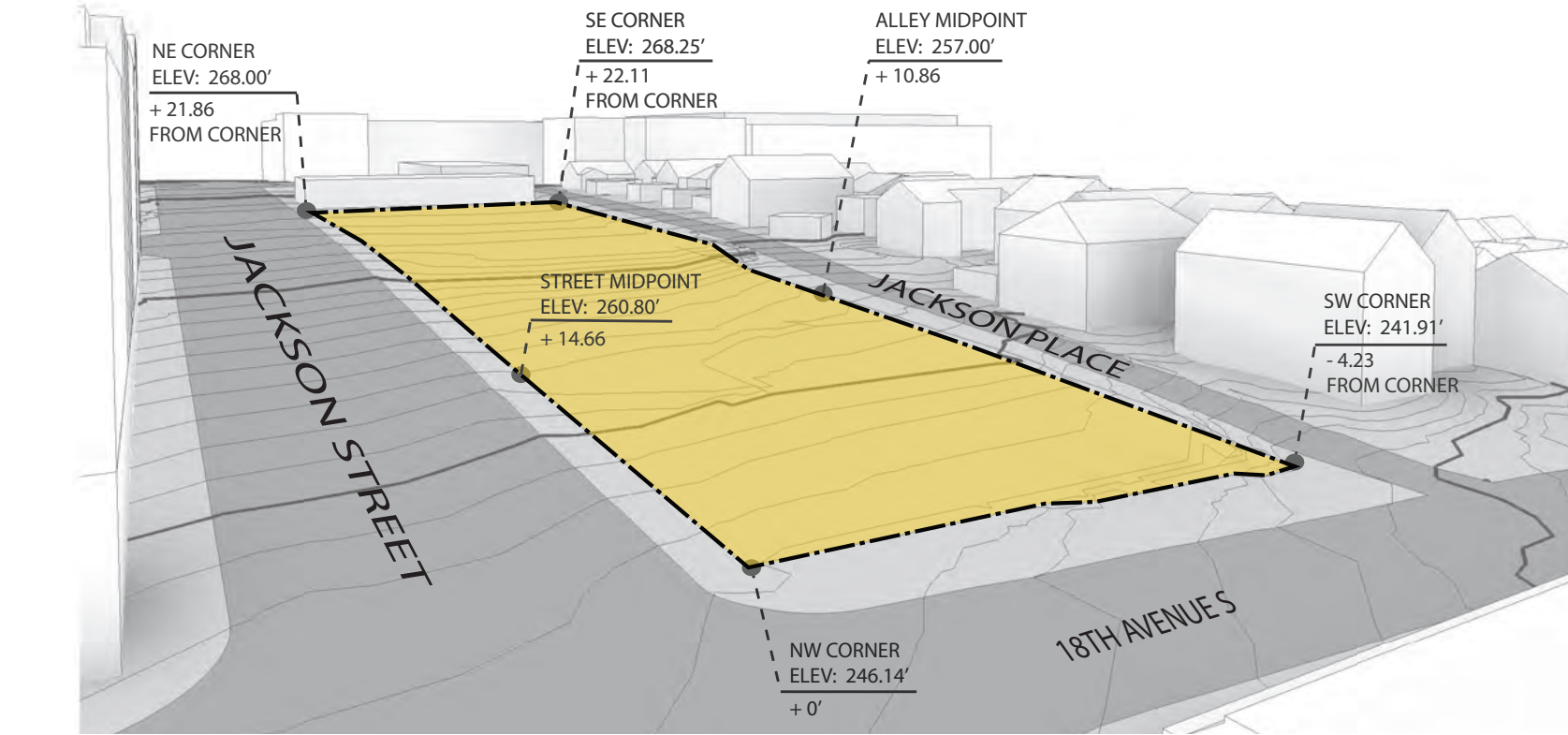
While named Jackson Place, the right of way behind the site is a designated alley with an approximately 20' wide asphalt roadway in a 40' right of way. This unique condition would allow this right of way to continue to function as an alley for all lots that share it while providing a 10' deep landscaping band against the face of the proposed building. This added buffer would be conducive to adding a special unit type at-grade along the alley, such as a live/work "artist colony". It would also help green the space and could be used to help treat storm water. This would provide an amenity not only for this proposed project, but for the residential parcels that share the alley.

## BLOCK LENGTH & FOSTERING COMMUNITY CONNECTIONS

At 578 feet long, this block of Jackson between 18th & 20th is an atypical length by City of Seattle standards. The block would have been broken and halved had 19th Street been extended south of Jackson. To acknowledge this break in the platting, a through site connection could be made that would encourage circulation through the site and activate the widened alley. While access through the site would need to be controlled (i.e. only open during certain hours) the visual connection and sense of relief in the massing of the block would remain.

## MAXIMIZING VIEWS FROM SITE

Opportunities for views from the upper floors of the project would sweep from the downtown skyline, through Pioneer Square & SoDo, past Beacon Hill, over the Rainer Valley and to Mt. Rainier before reaching more territorial views to the east and northeast. Therefore, the massing of the proposed project could be arranged to enhance sight lines to these far off views through the angling of exterior walls and erosions in the massing.

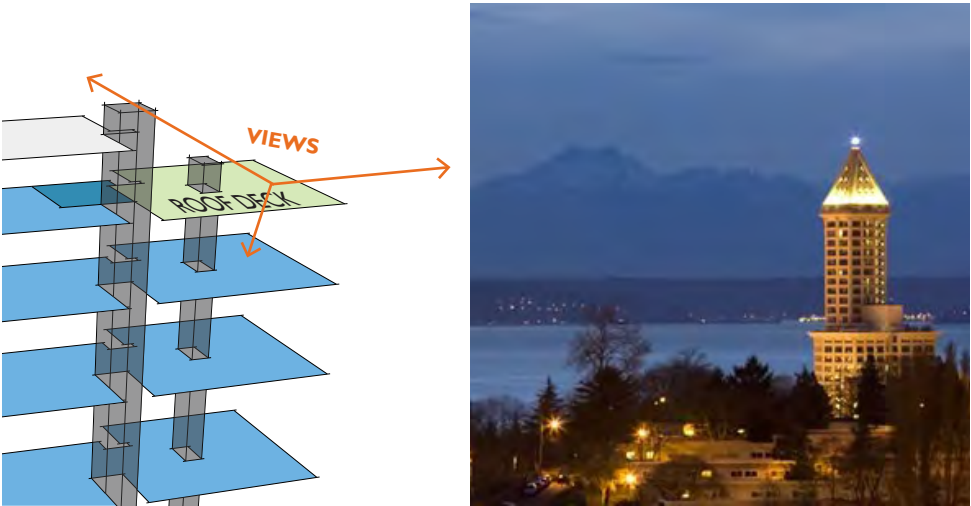


# DESIGN GUIDELINES WITH REPRESENTATIVE IMAGES

## 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.

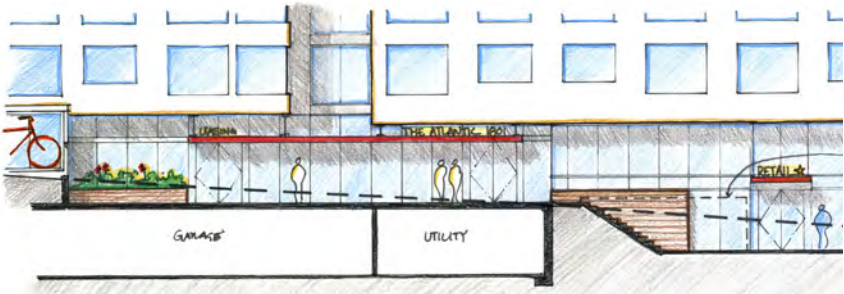
The substantial change in grade from east to west allows for a step in the building as shown in Options #2 and #3 (the preferred scheme). An ample, dramatic roof deck is located at this step on the western edge of the site and will be oriented to capture 270 degree views, from skyline to bay to Mt. Rainier. Other arrangements of the massing allows for views from the vast majority of the units.



## A-2 STREETSCAPE COMPATIBILITY

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

The project will be designed to reinforce emerging development patterns in the neighborhood. A variety of spaces at the ground floor around the project will reflect the intensity of the street edge. Higher intensity and more public spaces will be located along the Jackson frontage, including a retail space that wraps the corner on to 18th St. Live/Work units organized around a semi-public courtyard that extend to the rear of the building at Jackson Place will be provided to activate the ground floor at less public areas.



## A-4 HUMAN ACTIVITY

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

As mentioned under A-2, more intensely public spaces will be located along the Jackson street frontage. A sizable retail space will be located at the intersection of 18th & Jackson and the sidewalk will be widened to accommodate the grade change and create a shallow plaza. The project will feature multiple building entrances – a main lobby on the western half of the site and a secondary lobby on the eastern edge of the site will be located on two different floor levels. In Options #2 and #3 (the preferred scheme) a large courtyard space will be oriented toward Jackson Street and will connect through to the live/work units with individual entries off the alley. These units would be designed to connect to the 10' wide landscape strip against the building to further activate this unique urban condition.



## A-5 RESPECT FOR ADJACENT SITES

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

The project site is in the center of a greater zoning transition from a C1-65 zone to the north across Jackson, to the NC3-40 zoning of the project site to LR1 zoning across Jackson Place. This stepping in allowable height, from 65' to 40' to 30' helps this transition in a macro sense. The fact that this step-down in allowable height happens from north to south also helps limit the amount shadow cast by the taller projects on the shorter projects. The additional stepping as shown in the preferred scheme, along with the modulation of the rear façade would further enhance this transition. While a 0' setback would be allowed along the rear property line, the façade is heavily modulated with 2 large courtyards and the added landscape buffer located along this property line. The average setback of this façade is 6'-3" in addition to the de facto 20' setback measured from the centerline of alley. No portion of the proposed structure would be within 40' of an LR-zoned lot.

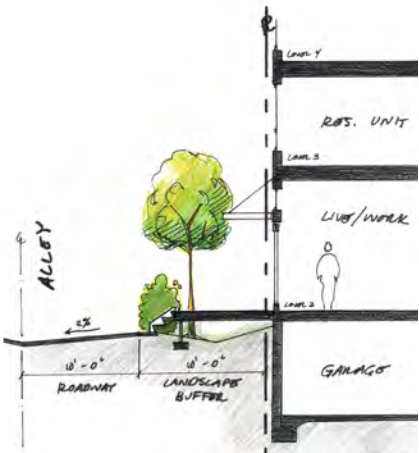
At the ground level, the added 10' landscape buffer would help screen occupied uses from vehicle traffic in the alley and would buffer the LR-zoned lots, most of which have garages and other accessory structures along the alley property line.

## A-6 TRANSITION BETWEEN THE RESIDENCE AND STREET

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

The way each space addresses the street varies depending on the intensity of its use. The retail space on the corner would be enhanced with a shallow courtyard space to accommodate potential outdoor seating along Jackson & 18th. The two building lobbies would feature a similar approach and directly address the sidewalk.

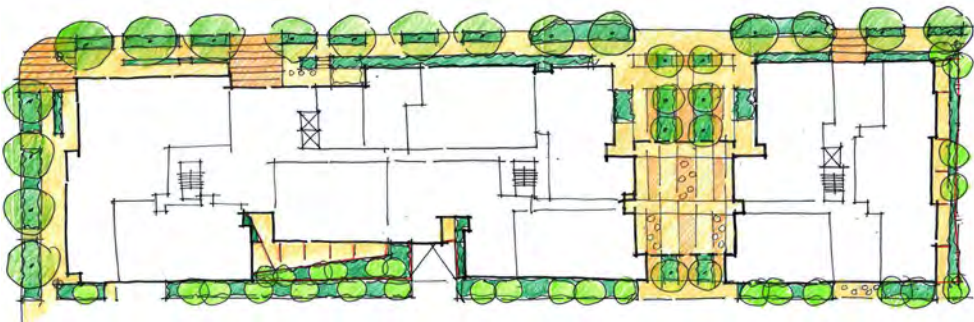
The live/work units, a less intense use, would be organized around the central courtyard toward the middle of the site while the "artist colony" live/work units would have a front door onto the alley and would be provided with a stoop, patio and landscaping in the 10' buffer under the proposed scheme.



## A-7 RESIDENTIAL OPEN SPACE

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

Several open space areas are located around the project: the central Live/Work courtyard that aligns with the 19th street right-of-way, the rear "artist colony" landscaping strip and courtyards along Jackson Place, the main roof deck on the western end of the building. Lower-level open spaces are designed to engage the street and public realm while upper level-open spaces are designed for the use of the residents and are arranged to capture views.



DESIGN GUIDELINES WITH REPRESENTATIVE IMAGES

A-10 CORNER LOTS

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

Announcing the building corner is done in two ways. A double-height retail space that wraps the corner of 18th & Jackson and is setback slightly from the street edge and would read as a glass box set tucked under the residential massing above. The upper floors will be articulated at the corner, through color and material, to announce the project as this will be highly visible as one travels up the hill from the International District.



B-1 HEIGHT, BULK, AND SCALE COMPATIBILITY

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, 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.

As mentioned under A-5, the project site is part of a zoning transition from a 65' height limit to the north to a 30' height limit to the south. To aid in this transition, the building steps with the grade change to avoid the appearance of an unbroken, continuous mass. The building is broken down further by the introduction of the large urban courtyard that aligns with 19th Street, the smaller courtyard spaces along the alley and by vertical stepping and erosion of the massing. The building is setback slightly along Jackson Street to provide a widened sidewalk and enhanced streetscape while the atypical 40' alley width will be enhanced by planting and the connection provided between the units and the right of way.

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.

As all 4 facades of the project will be visible for some time, it is important that the same architectural vocabulary and quality of materials be used around the building. However, the articulation of each façade will reflect the intensity of each side of the building. For instance, the Jackson Street façade may feature bolder elements and projecting bays while the alley façade, while complimentary, will feature cleaner lines and more human-scale elements to reflect the lower-intensity of the adjacent LR-I zoned parcels. This transition in scale as reflected by the architectural concept and articulation will allow the building to address the 6-story apartment building across Jackson St. as well as the lots across the alley.



C-3 HUMAN SCALE

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

Despite the challenges that the change in topography can provide along Jackson Street, active uses are planned along the street edge that step with the topography and occur on different levels when they are in close proximity to grade. Storefronts and overhead weather protection will be provided for as much of the frontage as the change in grade allows and is reasonable and, along with signage, lighting and street furniture, will provide a sense of human scale at grade. Above, building bays, decks and finer-grain elements such as balconies and sunscreens will be incorporated to provide a sense of interest.



D-1 PEDESTRIAN OPEN SPACES AND ENTRANCE

Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open spaces should be considered.

By setting back slightly along Jackson Street, the sidewalk can be widened and planting can be provided against the building where appropriate. The large central courtyard will be designed to address the street and, while controlled, will be designed to foster access to the live/work spaces that line the courtyard. The courtyard will connect through to encourage circulation to the alley spaces, with the alley designed as a public meow to foster the notion of a special 'colony'.



E-2 LANDSCAPING TO ENHANCE THE BUILDING &/OR SITE

Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

The additional setback along Jackson Street will create a widened sidewalk against public storefronts where appropriate and allow street-level spaces that deserve a little more privacy a buffer from the back of walk. As previously stated, the 10' landscaping buffer at the alley will enhance the rear units at grade.



# MASSING OPTIONS



## 3 MASSING OPTIONS

Of the three massing options prepared by the design team, Option One is the code-compliant scheme and Option Three is the preferred scheme.

### Option One

- Organized along a central, double-loaded corridor with three truncated wings extending to the south.
- Massed along Jackson St. and not centered on the site.
- Responds to the condition established by the apartment buildings across Jackson while providing relief to the LR-I zoned properties to the south.

### Option Two

- Broken at the center of the Jackson Street frontage to create the appearance of two equally proportioned buildings.
- Each building is organized around a deep courtyard extending away from the alley and the two buildings are linked by a bridge.

### Option Three

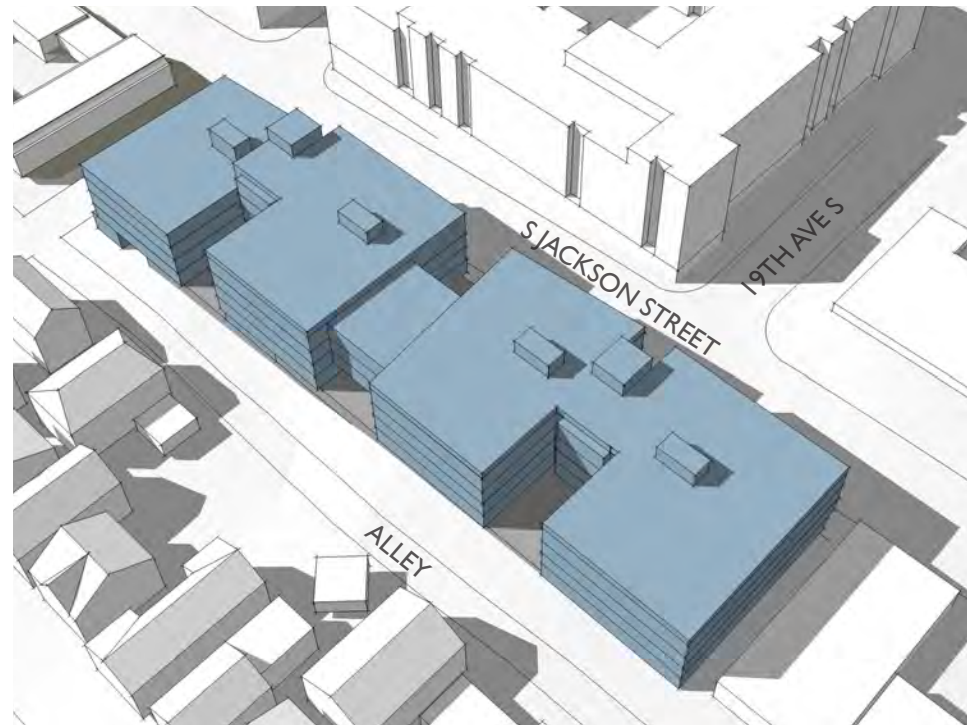
- Massed as two separate buildings, but the break between the massings has been enlarged and aligned with the 19th Avenue right of way.
- Creates a “receiving” courtyard at the end of 19th, opposite the entrance to Pratt Park one block to the north.
- This courtyard will be designed as a controlled, semi-public space around which many of the Live/Work units are arranged.
- A pass-through beneath the building will usher visitors and residents to a rear “artists colony” of live/work spaces used to activate the 40’ wide alley.

# MASSING OPTIONS

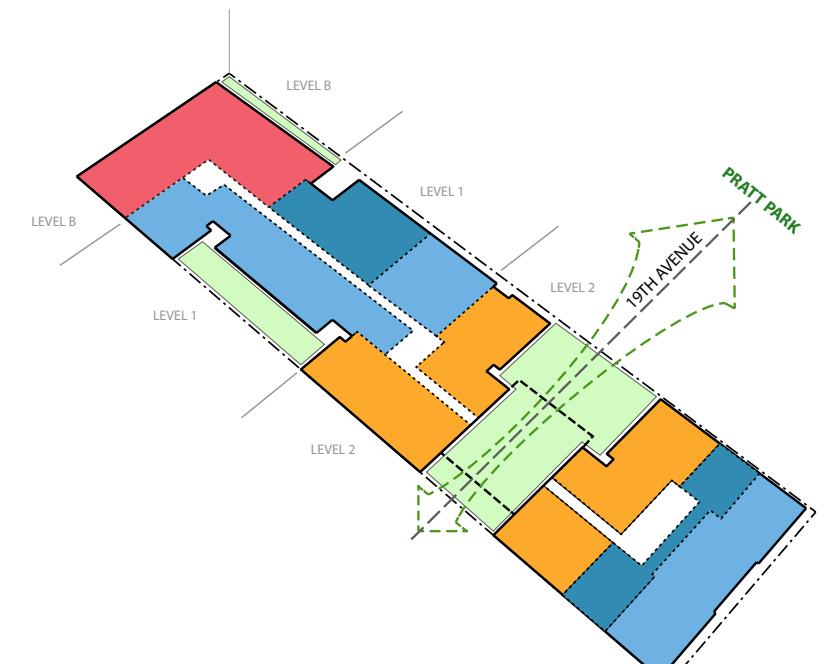
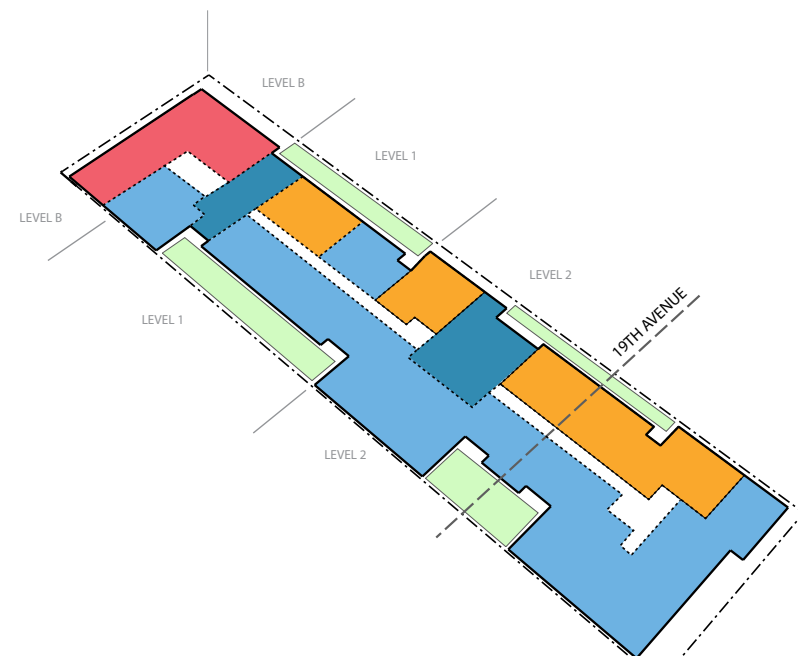
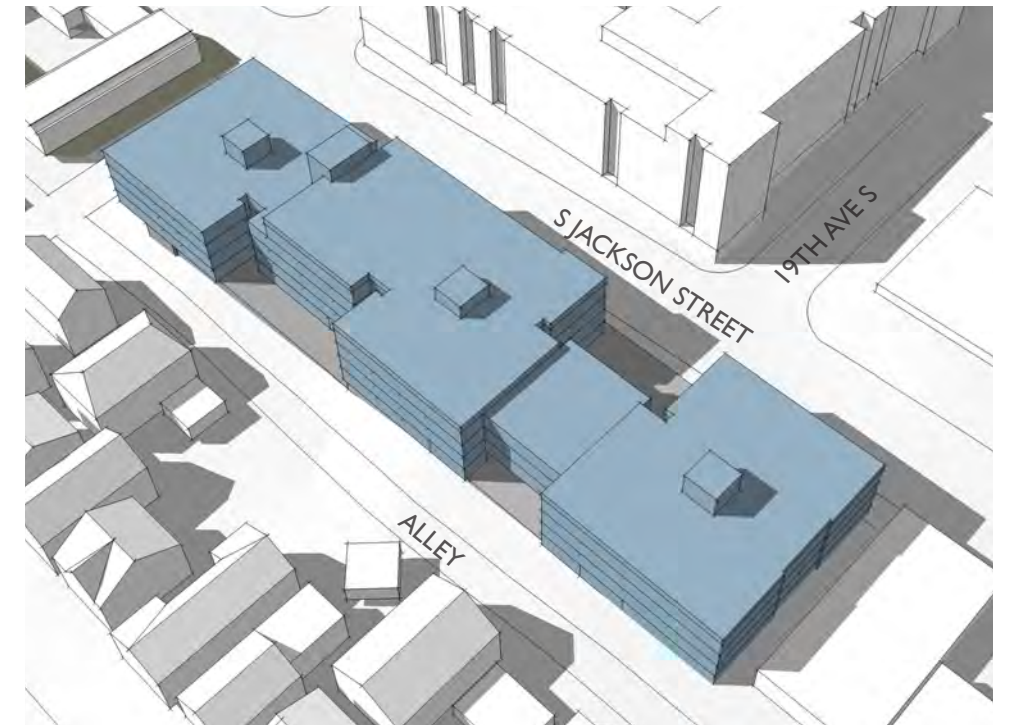
OPTION ONE (CODE COMPLIANT) - LINEAR SCHEME



OPTION TWO - HALVED MASSING



OPTION THREE (PREFERRED) - 19TH AVE COURTYARD



RETAIL

LIVE/WORK

LOBBY/AMENITY

RESIDENTIAL UNIT

OPEN SPACE

# OPTION ONE (CODE COMPLIANT) - LINEAR SCHEME

## DISTINGUISHING FEATURES

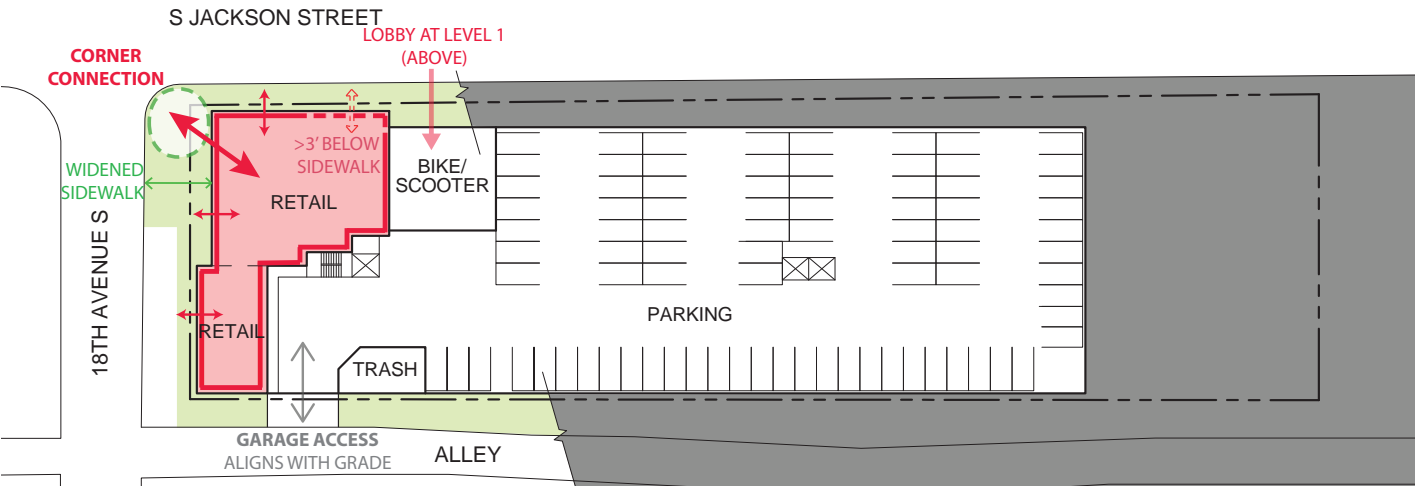
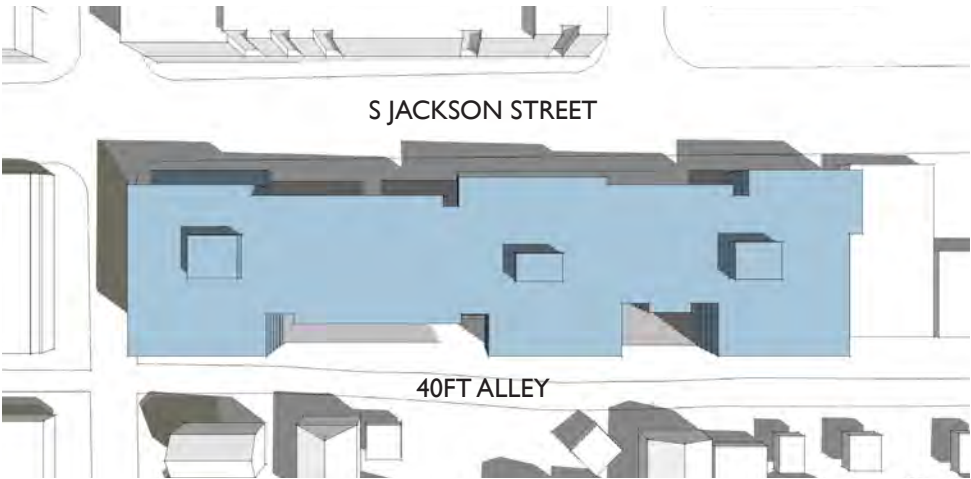
- Building areas are arranged in a single massing running the length of the site – arranged around a double loaded corridor with 3 truncated wings extending toward the alley.
- The upper floor and roof line do not step with the topography.
- Corner retail storefront is brought forward to the back of sidewalk.
- Main residential lobby is located at the center of the site with elevator core centered in the project. A secondary lobby is located where Level I meets grade toward the western end of the project.
- True residential units are located at grade along the alley.

## PROS

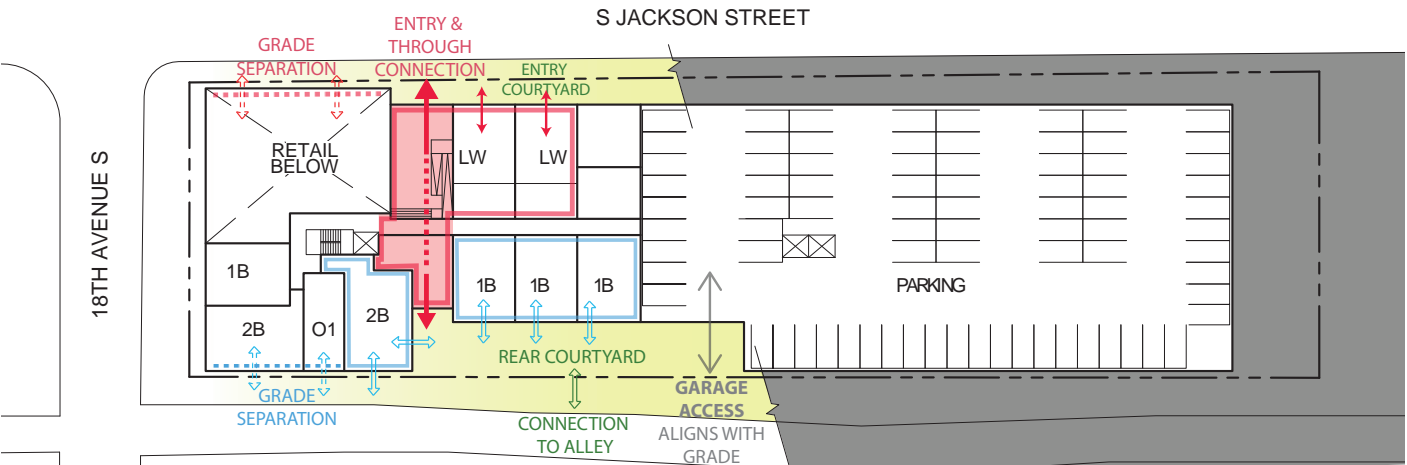
- Greatest amount of rear setback along alley, across from LR1 zoned parcels
- Shallow courtyard spaces along Jackson Street provide a sense of relief for residentially-oriented uses along a busy street edge
- A large central roof deck (a full floor above Level 5) captures nearly 360-degree views

## CONS

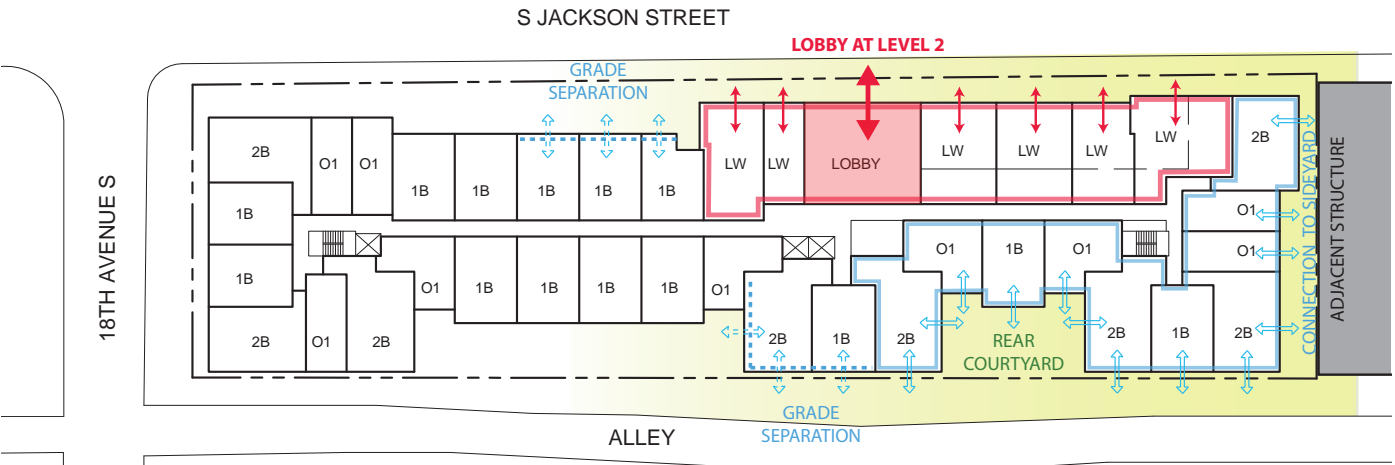
- Singular massing, while modulated in plane, could be perceived as monotonous and does not respond well to changes in site topography and reinforces length of block.
- While smaller courtyard spaces are provided around the perimeter of the project, there is no primary central courtyard.
- Residential units at the rear of the site are separated from activity.



LEVEL BI/P2



LEVEL LI/PI

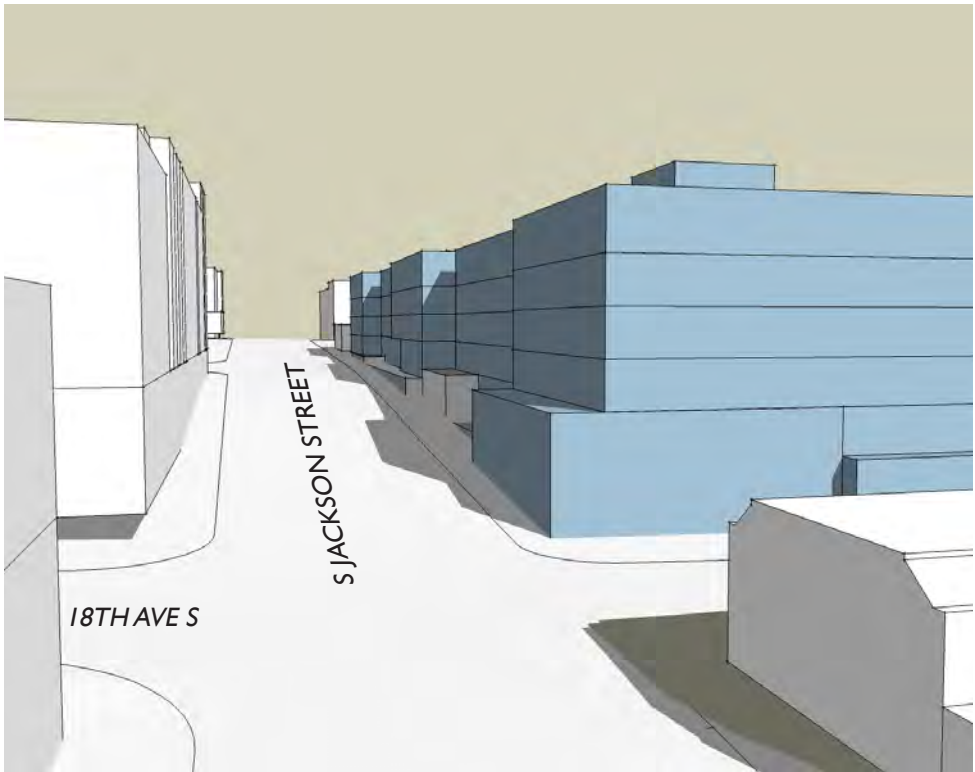


LEVEL 2

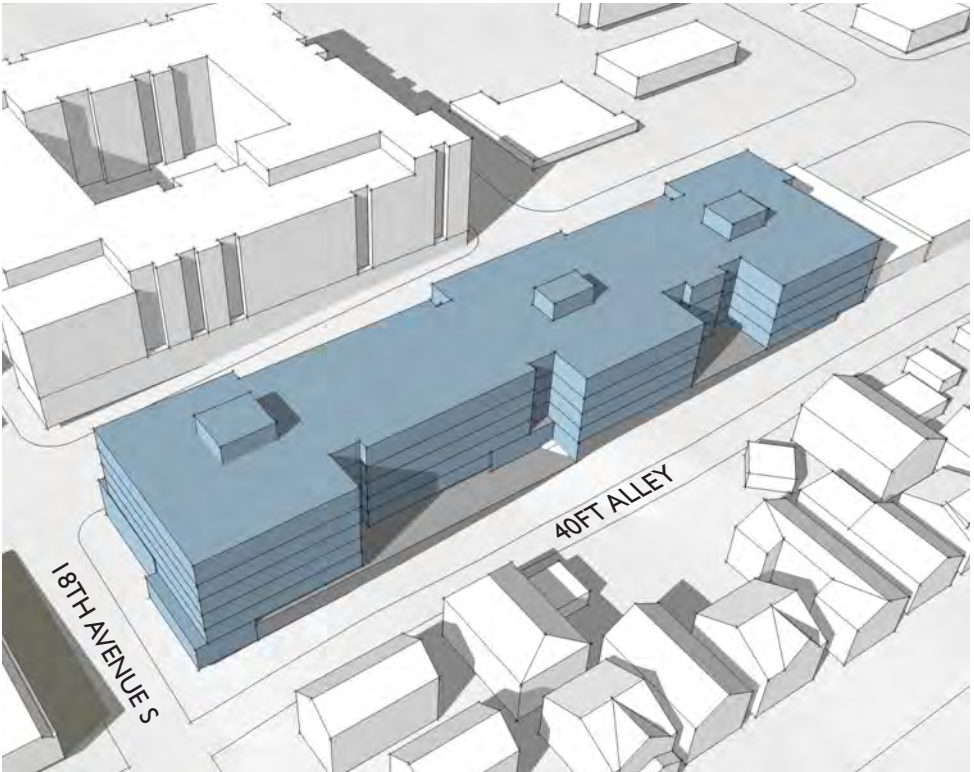
OPTION ONE (CODE COMPLIANT) - LINEAR SCHEME



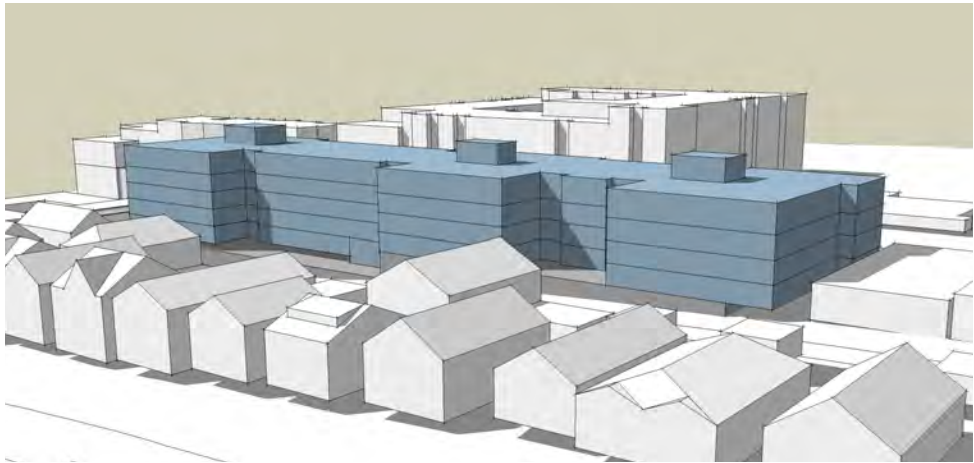
AERIAL VIEW LOOKING SOUTH WEST TOWARDS SITE



AERIAL VIEW LOOKING SOUTHEAST TOWARDS SITE



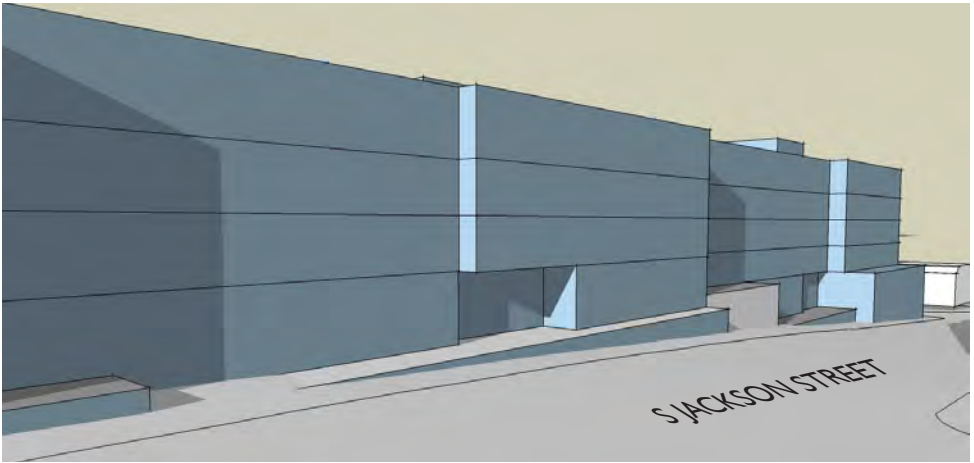
AERIAL VIEW LOOKING NORTHEAST TOWARDS REAR OF SITE



AERIAL VIEW LOOKING NORTH WEST TOWARDS REAR OF SITE



AERIAL VIEW LOOKING BELOW AT SITE



STREET VIEW LOOKING FROM 19TH AVENUE S

# OPTION 2 - HALVED MASSING SCHEME

## DISTINGUISHING FEATURES

- Building is separated into two equal blocks with a ground-level pedestrian passage located at the center of the site.
- The building steps – Level 5 stops half-way across the westerly housing block creating a large roof deck oriented toward the west.
- The primary residential lobby is located on Level 1 of the western housing block, closer to Rainier Blvd. A secondary lobby is provided at the eastern housing block.
- The central break is located slightly above the adjacent street elevation and connects the rear of the site with the front of the site.
- South-facing units are arranged around a rear courtyard that faces the alley.

## PROS

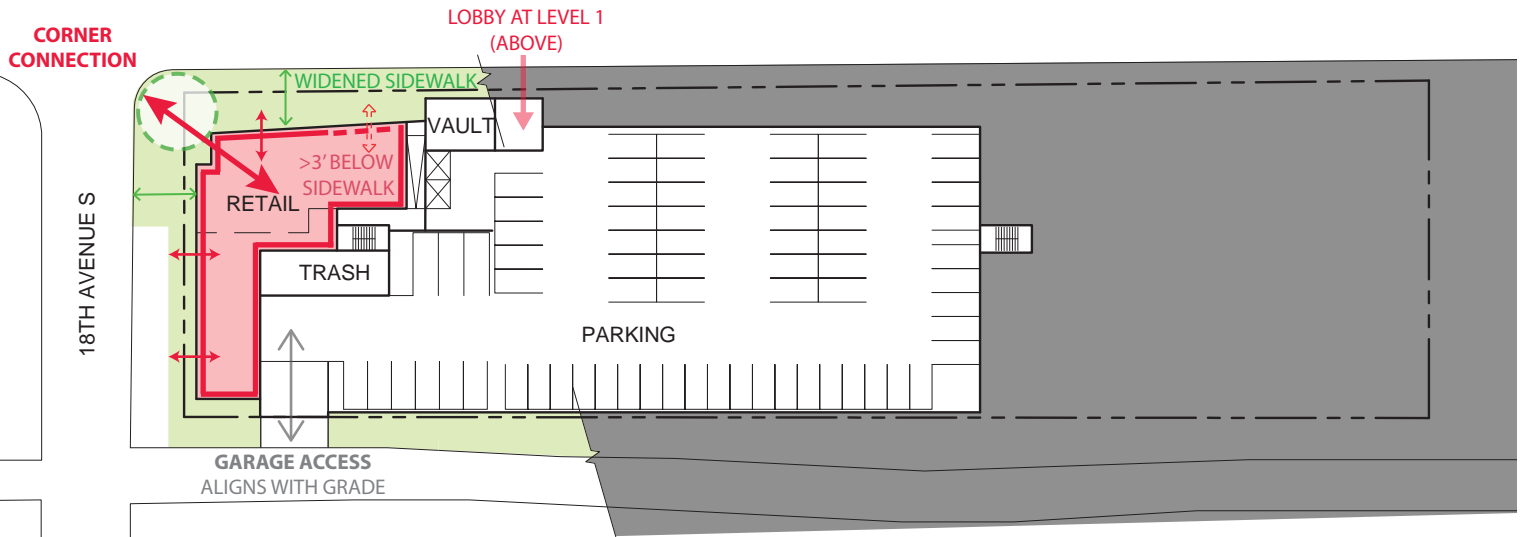
- Break between buildings provides massing relief, separating project into 2 equally proportioned housing blocks.
- Massing steps down following existing topography
- The ground-level uses at the rear of the site are connected to Jackson Street via the central break between buildings.
- The greatest number of units receive southern light and views.

## CONS

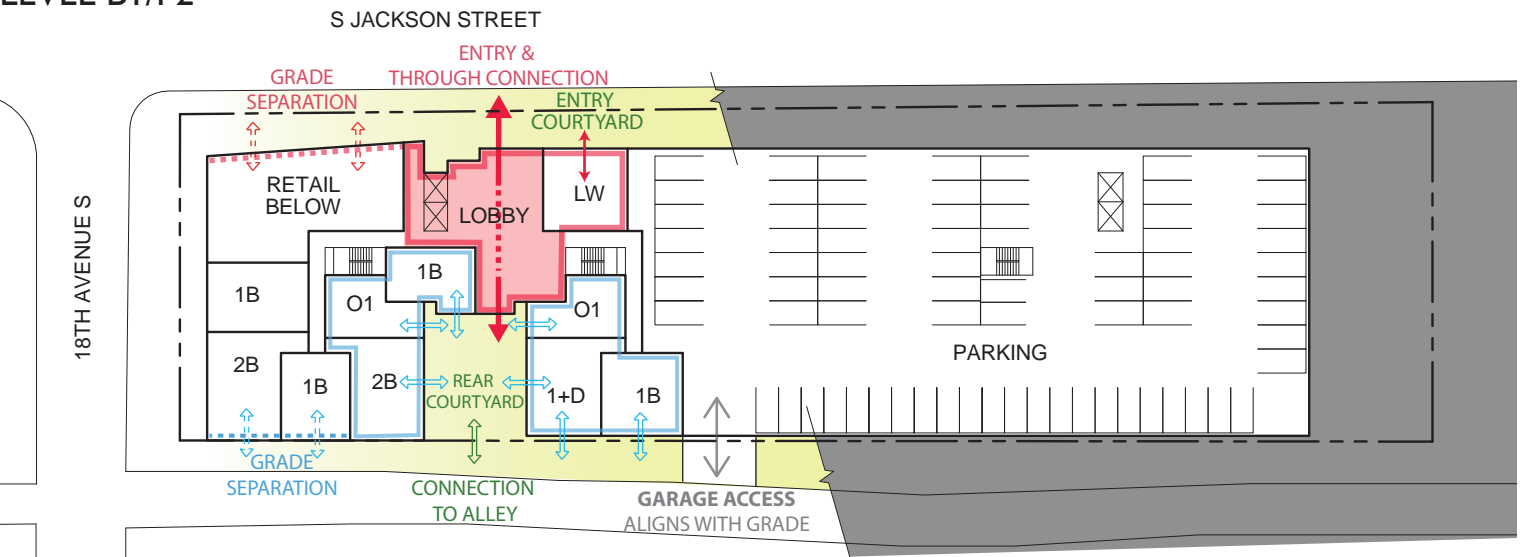
- Units inside the south-facing courtyard, while able to capture views, are not primarily oriented toward the view.
- The central break does not align with 19th Street.
- Courtyards are more narrow and deep than other schemes.

## REQUESTED DEPARTURES

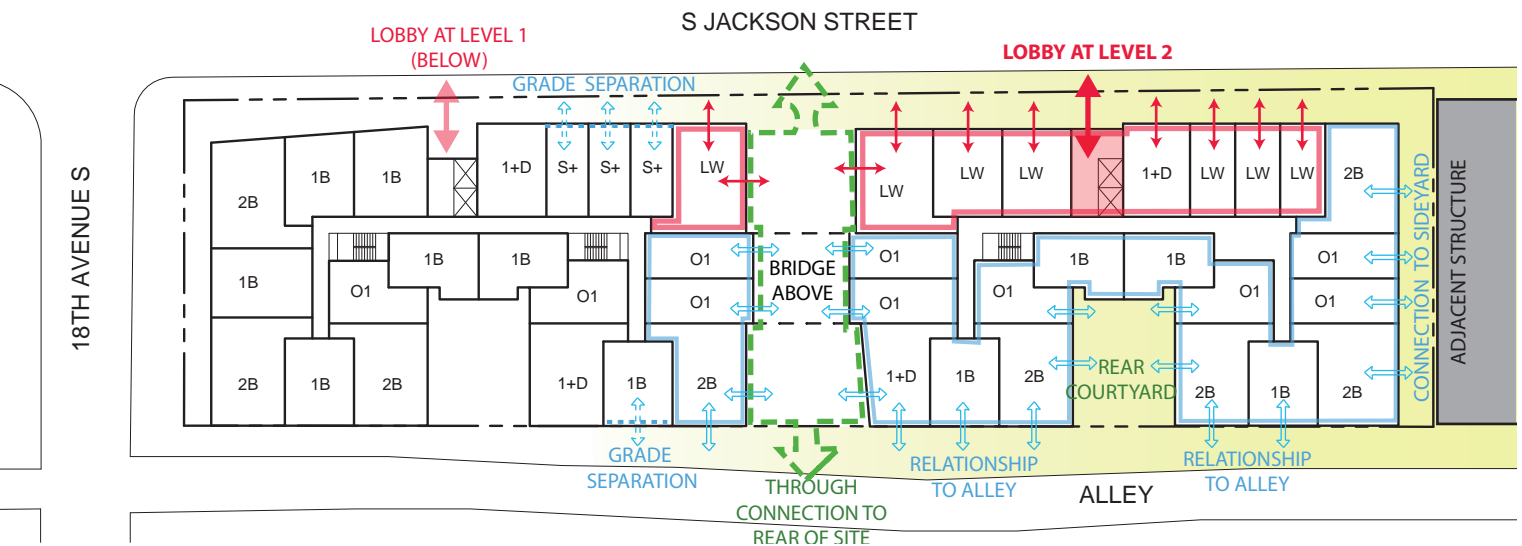
- None



LEVEL B1/P2



LEVEL L1/P1

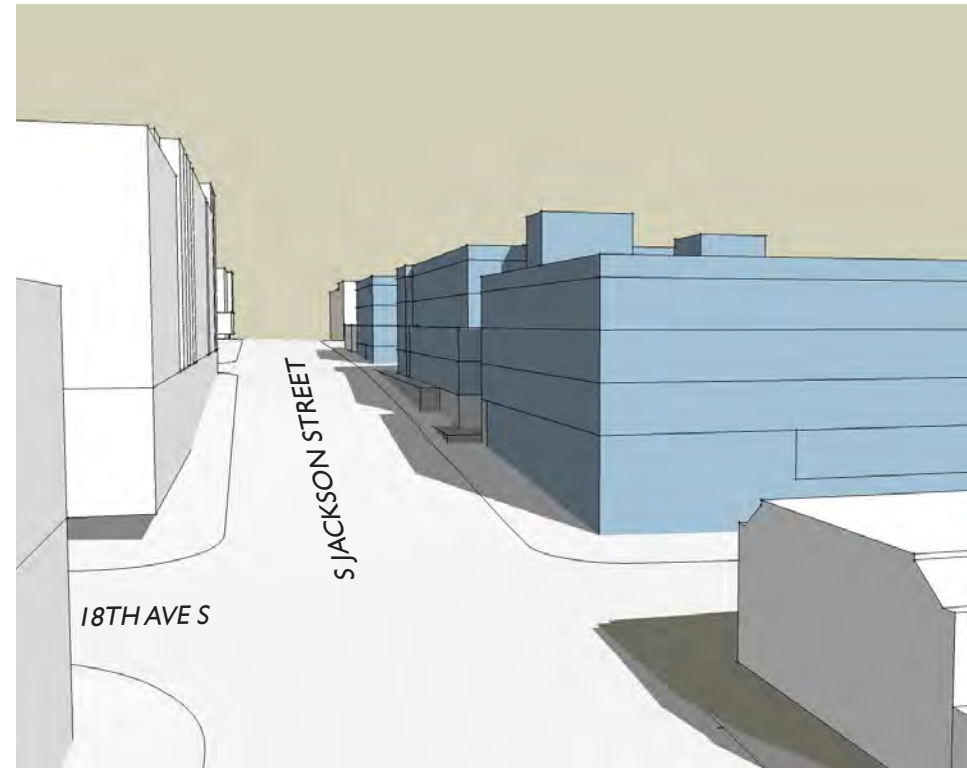


LEVEL 2

## OPTION 2 - HALVED MASSING SCHEME



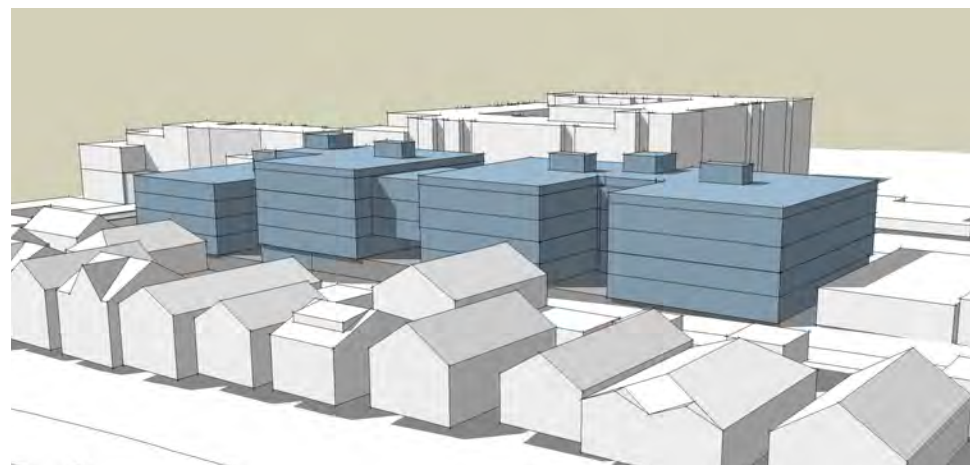
AERIAL VIEW LOOKING SOUTH WEST TOWARDS SITE



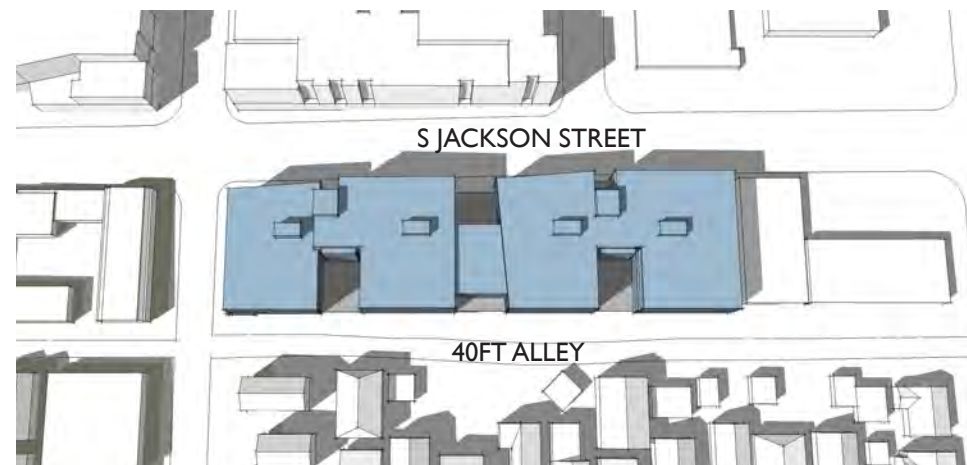
AERIAL VIEW LOOKING SOUTHEAST TOWARDS SITE



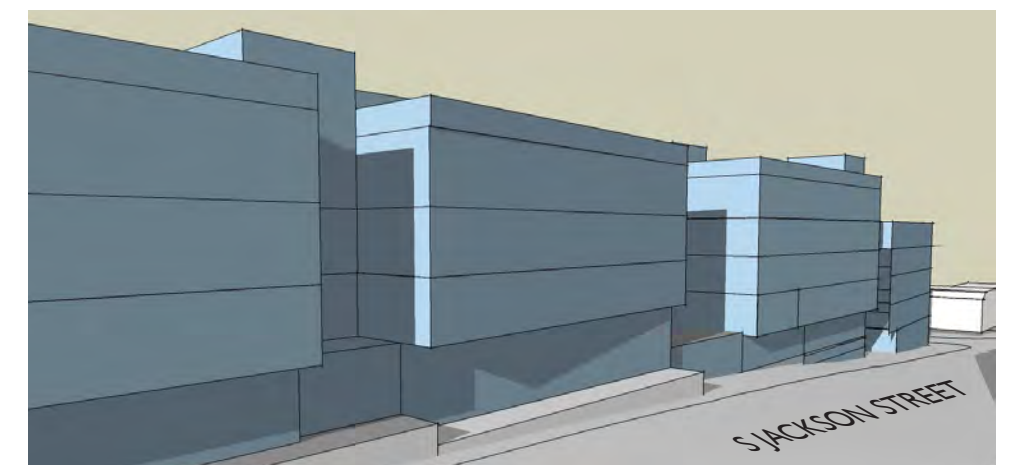
AERIAL VIEW LOOKING NORTHEAST TOWARDS REAR OF SITE



AERIAL VIEW LOOKING NORTH WEST TOWARDS REAR OF SITE



AERIAL VIEW LOOKING BELOW AT SITE



STREET VIEW LOOKING FROM 19TH AVENUE S

# OPTION 3 (PREFERRED) - 19TH AVE COURTYARD SCHEME

## DISTINGUISHING FEATURES

- Large central courtyard that aligns with 19th Ave. Live/Work units are arranged around the courtyard and encourages pedestrian flow to rear of site.
- The building is broken into 2 unequal parts with the larger massing located closer to Rainier Blvd.
- The building steps with topography with roof deck at step.
- The primary residential lobby is located on Level 1 next to a bike lounge visible from the street. A secondary lobby is provided at the eastern housing block at Level 2.
- The rear units are arranged around more shallow, linear courtyards so that these live/work units can relate back to the Jackson Place right of way
- The corner retail is the largest of the 3 schemes.

## PROS

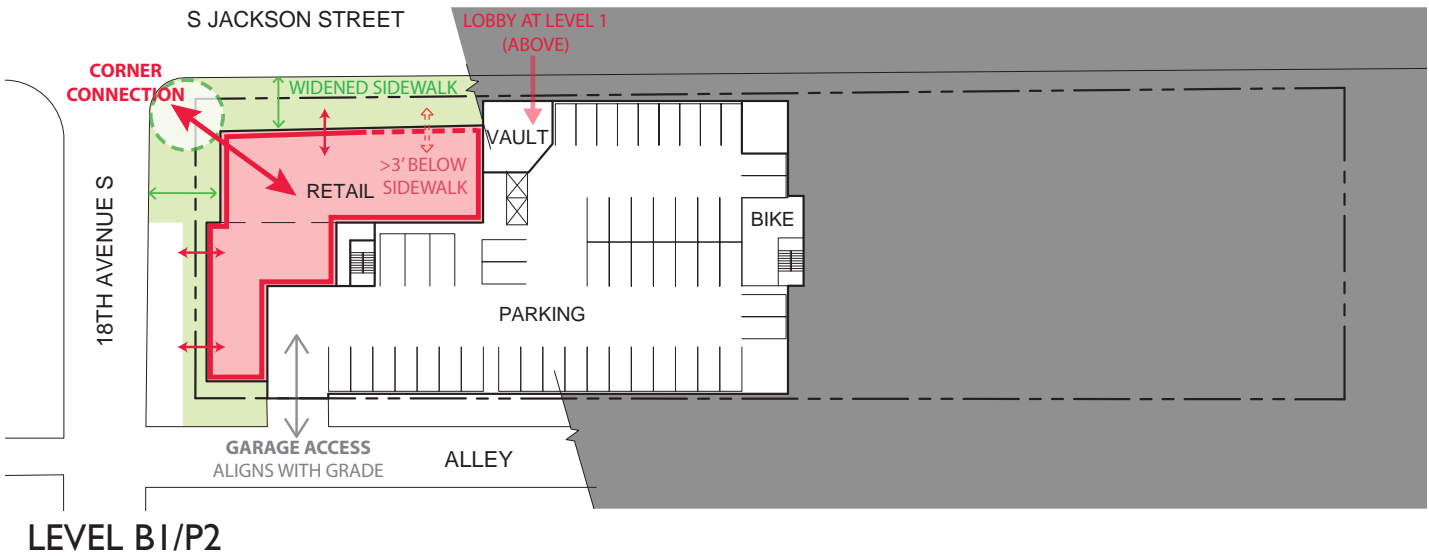
- Break between buildings provides massing relief, separating project into a large and small housing block when viewed from Jackson Street.
- Massing steps down following existing topography
- The live/work units organized around the central courtyard and at grade along the alley will be designed to function as a “colony” of special uses, increasing the activity along the back side of the project.
- The more-shallow courtyard spaces at alley provide a degree of separation and privacy while avoiding deep, narrow court.

## CONS

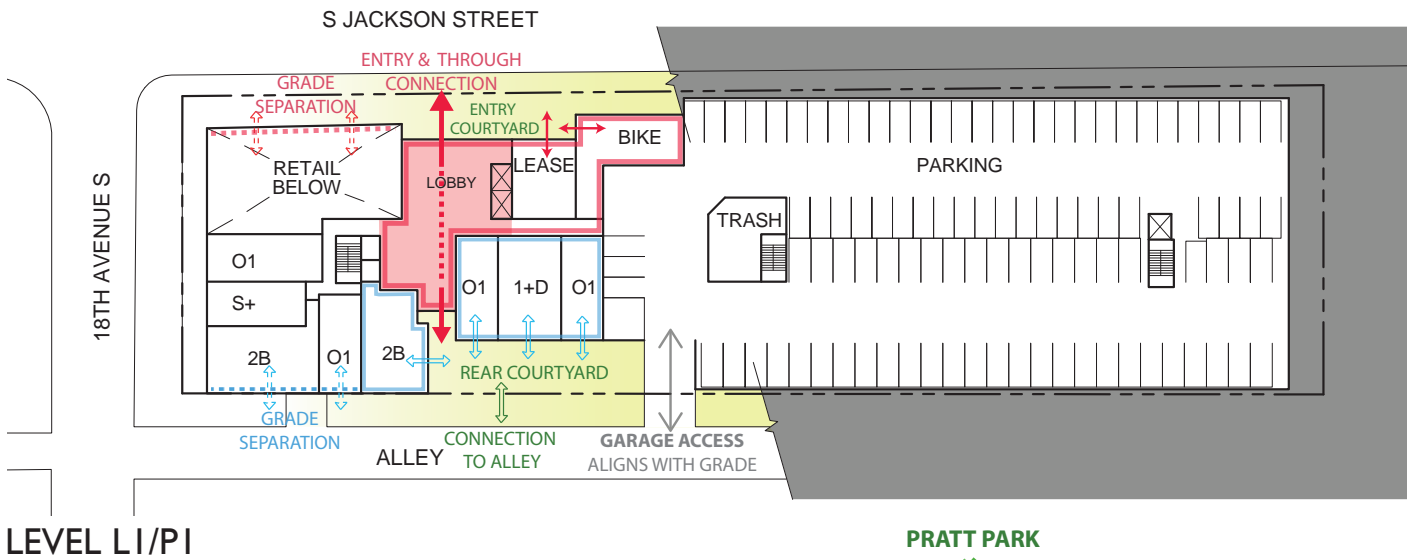
- Does not provide for as many units as Option #2
- Building massing at southern façade does not have as much relief as Options #1 and #2 across from LRI zoned lots.

## REQUESTED DEPARTURES

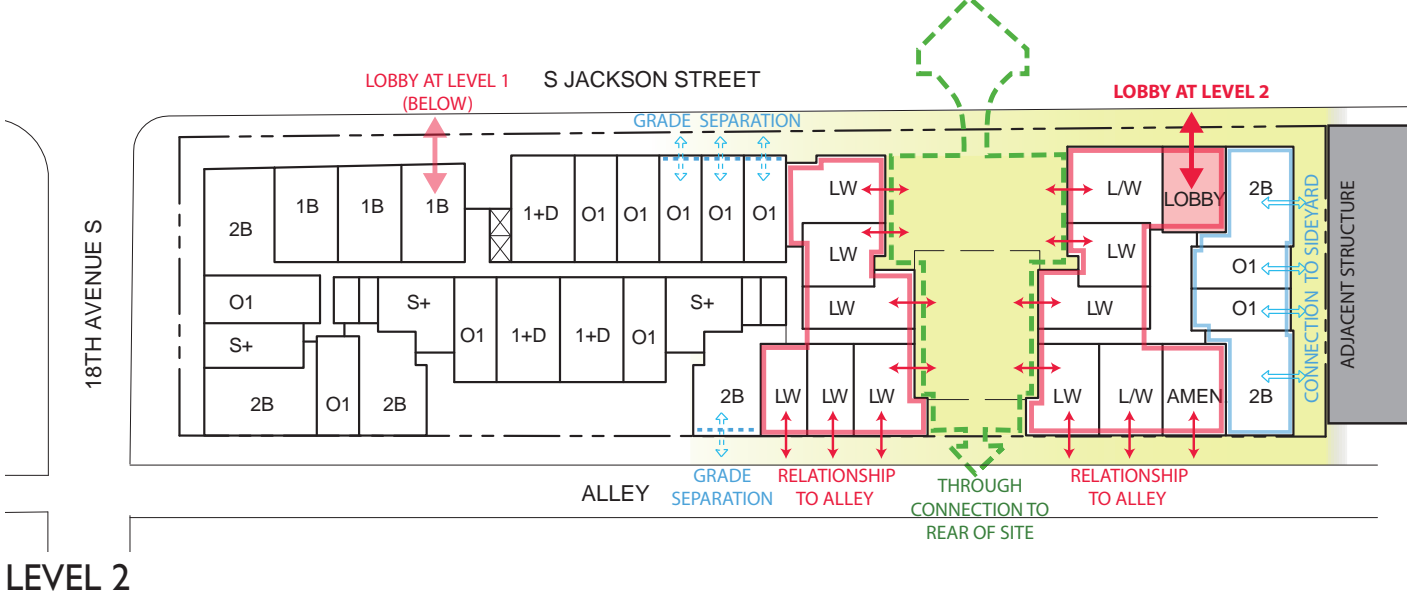
- None



LEVEL B1/P2

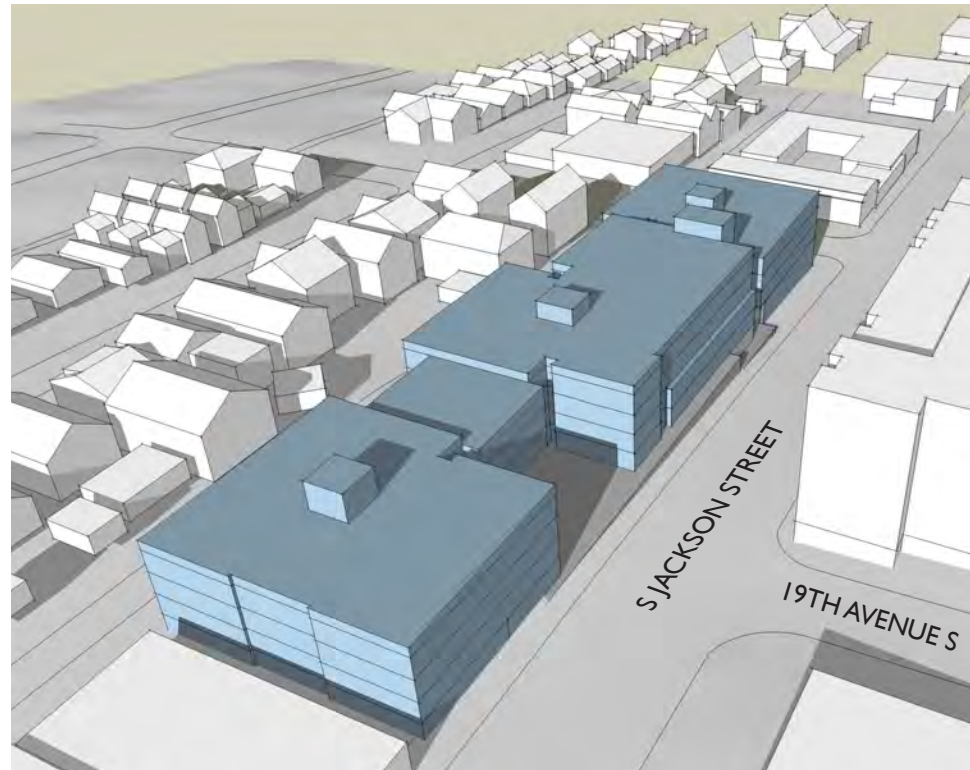


LEVEL L1/P1



LEVEL 2

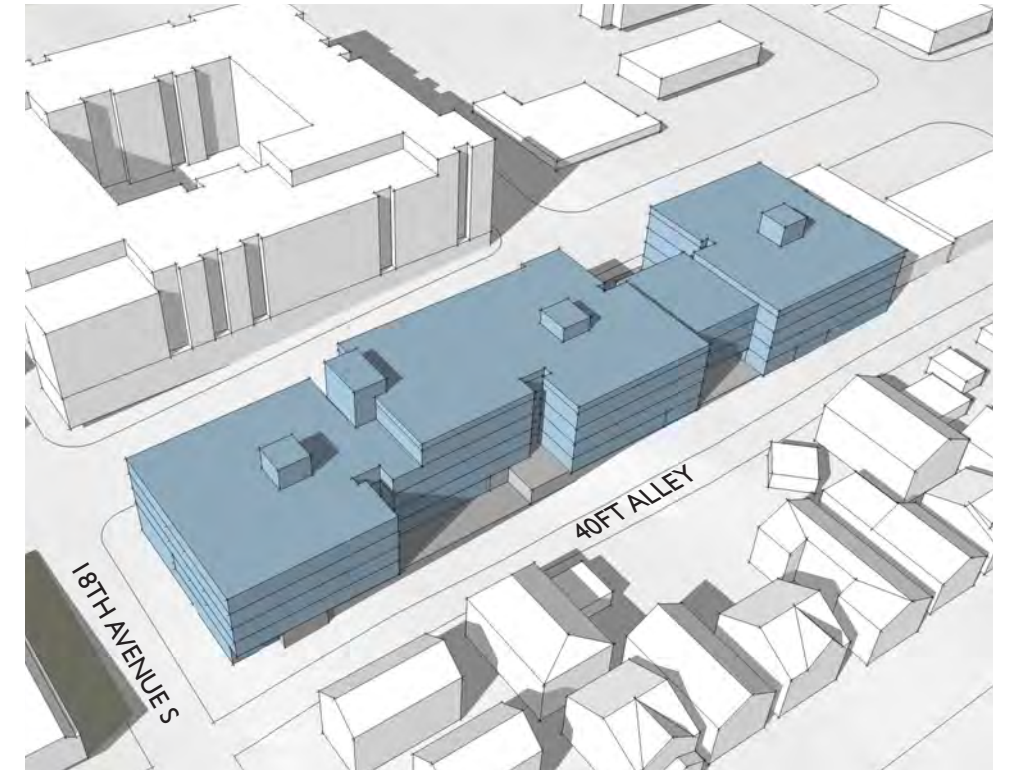
# OPTION 3 (PREFERRED) - 19TH AVE COURTYARD SCHEME



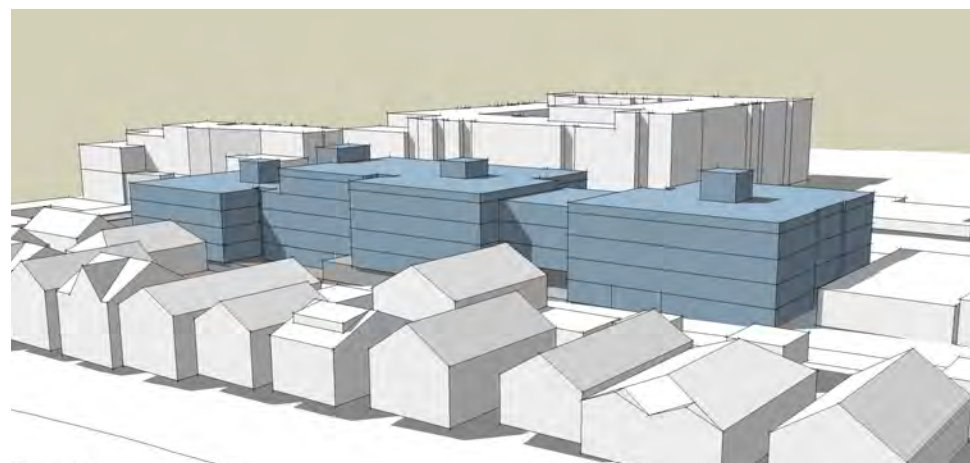
AERIAL VIEW LOOKING SOUTH WEST TOWARDS SITE



AERIAL VIEW LOOKING SOUTHEAST TOWARDS SITE



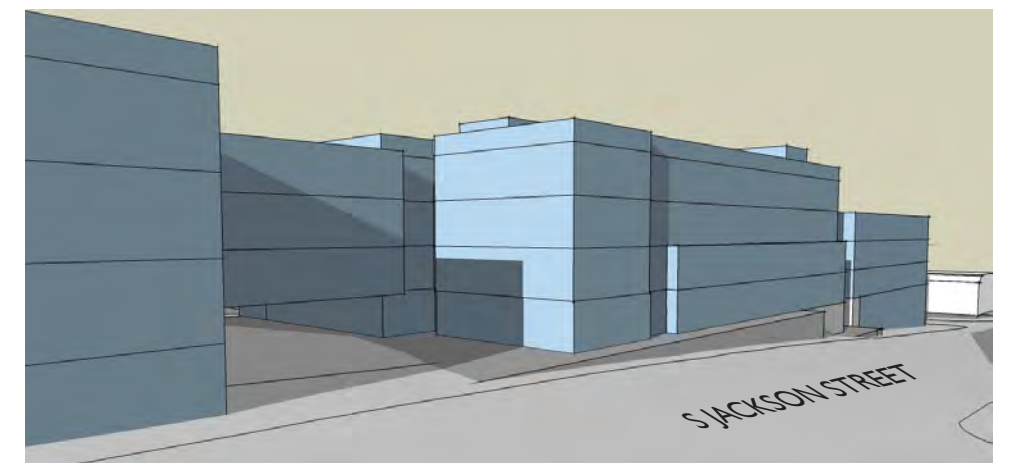
AERIAL VIEW LOOKING NORTHEAST TOWARDS REAR OF SITE



AERIAL VIEW LOOKING NORTH WEST TOWARDS REAR OF SITE

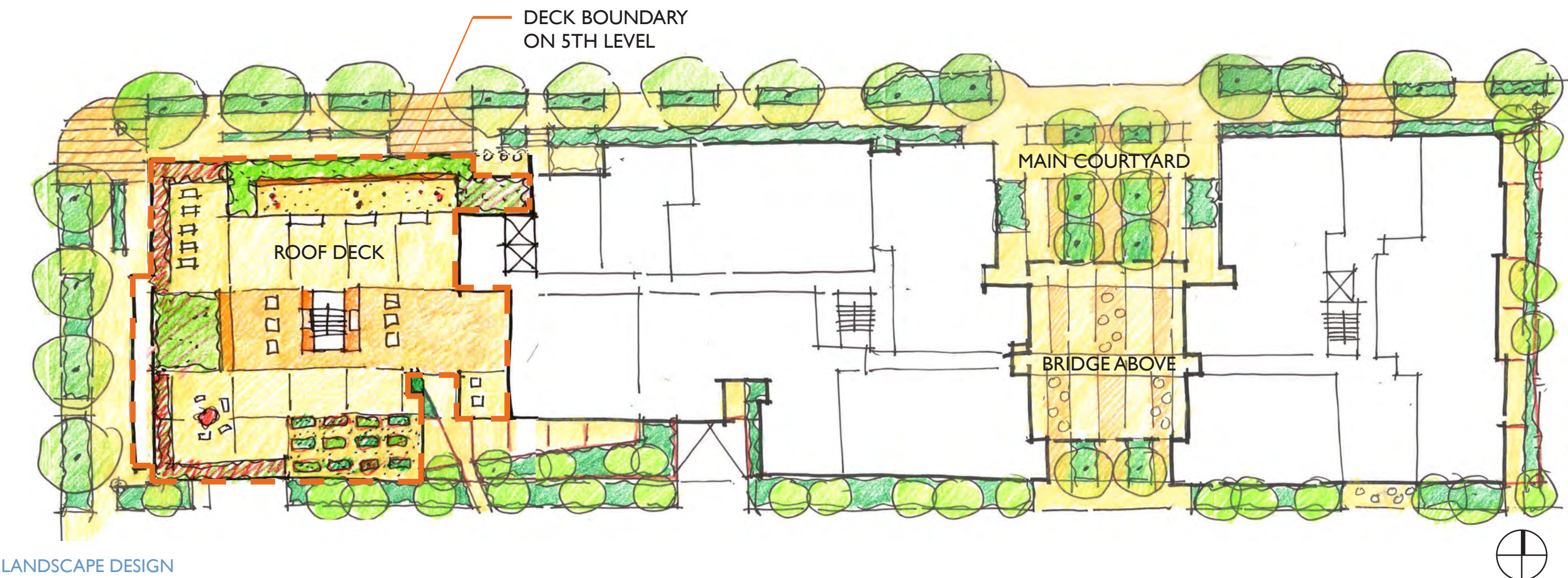


AERIAL VIEW LOOKING BELOW AT SITE



STREET VIEW LOOKING FROM 19TH AVENUE S

# LANDSCAPE DESIGN



## LANDSCAPE DESIGN

The slope of the site creates numerous unique landscape conditions. The most prominent is the open space that runs through the site, continuing the path of 19th St from S Jackson St to Jackson Pl. Landscaping will be used to draw people into this semi-public courtyard. The courtyard would align with the sidewalk at the western edge and would be a few steps down at the eastern edge. The northern half is completely open to above and can accommodate large trees and plantings.

As the courtyard continues south, the use and feel will change as the space is covered by the upper floors of the building. This lower portion can act as a gathering space for residents and other members of the community. Smaller plants, benches, and tables will be provided. The courtyard opens to the sky again at the south, where additional Live/Work units face onto the alley to create “artist’s colony.” The

10’ of landscaping along the rear property line will provide a buffer between the project and the residences to the south, as well as giving the area a unique urban feel. A small south-facing courtyard will be accessible from the main building lobby.

Street trees will be provided along S Jackson St and 18th Ave S. The sidewalk widens at the corner of 18th & Jackson in front of the retail space. Landscaping will be used to make the entrances to the main residential lobby and bike lounge more prominent. A landscape buffer located against the building will run between the bike lounge and Live/Work units, where there are no building entrances at grade. Residential units at ground level on the east facade, will have patio space with a landscape buffer.

The main roof deck will be landscaped as a pleasant amenity for the residents and designed to provide views.

CAFE PRESSE



STREET SHOPPING/NOSHING

VEER



BEAUTIFUL BULBOUTS

POST



LIGHTS AND LIVELINES

H2O



STORMWATER AND SERENITY

STREET LEVEL

GREENHOUSE



TABLES AND TREES

EXPO



GROWIES

LYRIC



BBQ AND FURNISHINGS

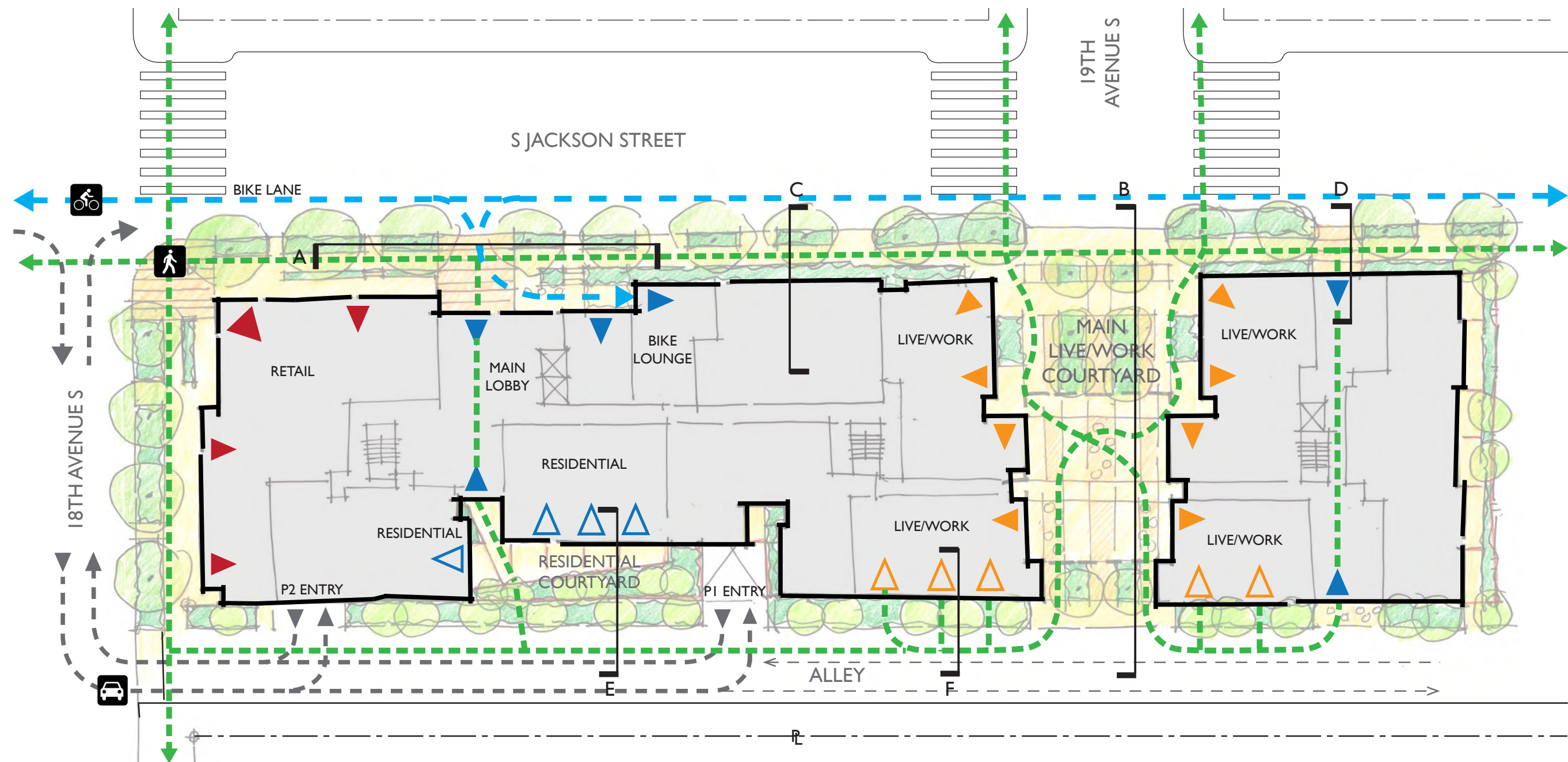
OTHELLO STATION



FIRE AND FRIENDS

ROOF

CIRCULATION DESIGN



SITE CIRCULATION

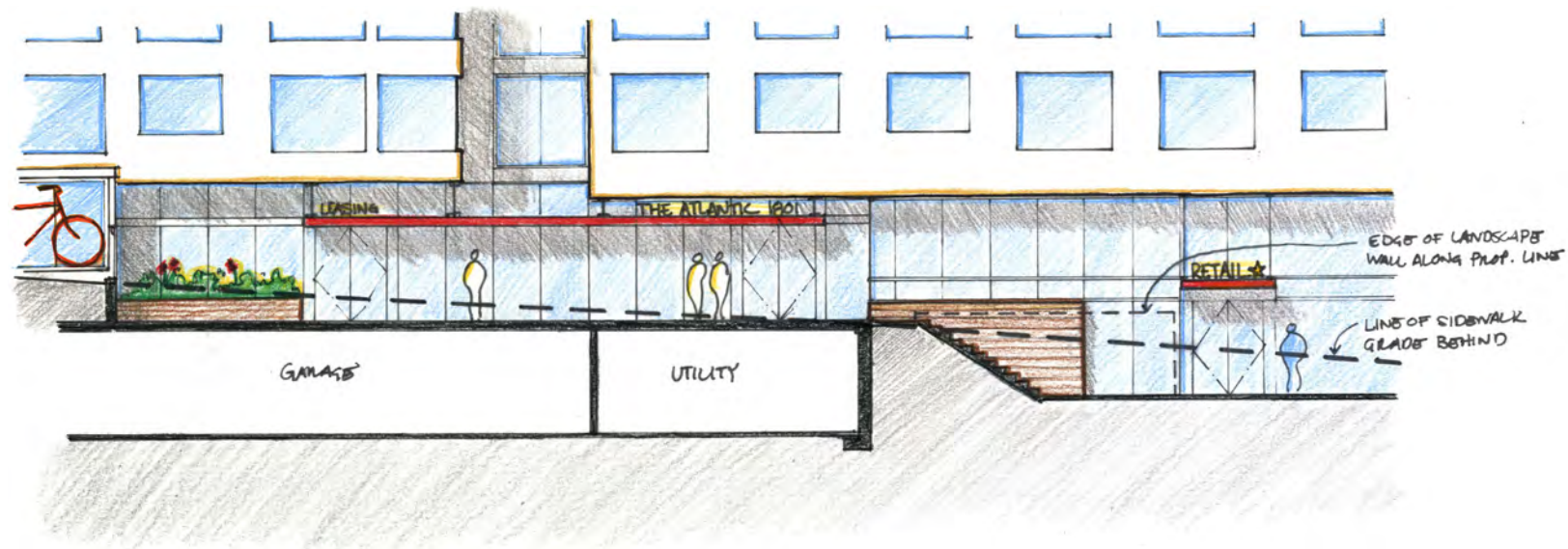
The concept design of the preferred scheme seeks to foster community and neighborliness through a multi-layered approach. Pedestrian circulation around and through the site helps connect the front of the building to the back and breaks down the overall scale of the project. The main courtyard at the end of 19th Ave. S will be designed as a receiving terminus opposite Pratt Park one block away. Live/Work units will be arranged around this semi-public space

to encourage pedestrian interaction and interest. The open passage to the rear of the building is intended to reduce, but still promote, flow to the Live/Work spaces at the rear of the site. In addition, at each lobby entrance, a visual connection through the building to the outdoors will be a key part of the design. A bike lounge with glazed storefront facing Jackson will be provided to give easy access to residents and promote bicycle use.

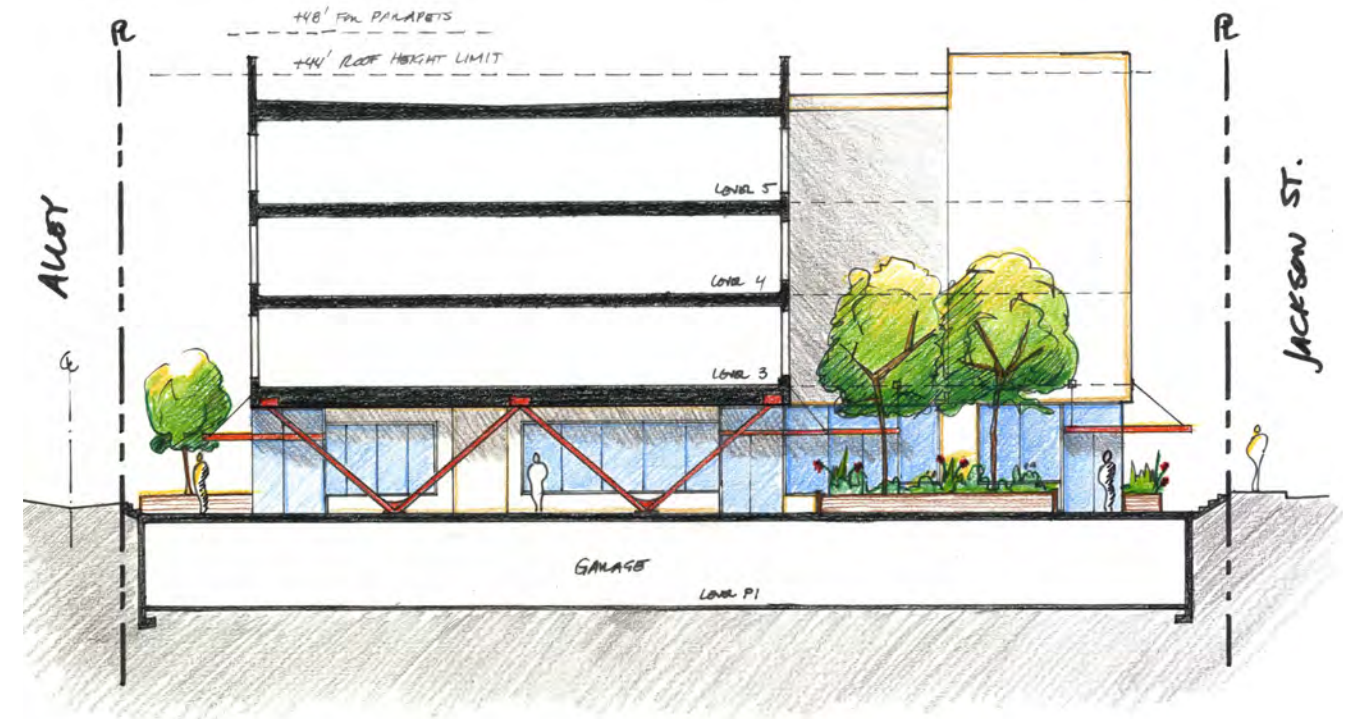
SITE CIRCULATION KEY

	RETAIL ENTRY		VEHICULAR CIRCULATION
	RESIDENTIAL ENTRY		BICYCLE CIRCULATION
	POTENTIAL RESIDENTIAL ENTRY		PEDESTRIAN CIRCULATION
	LIVE/WORK ENTRY		
	POTENTIAL LIVE/WORK ENTRY		

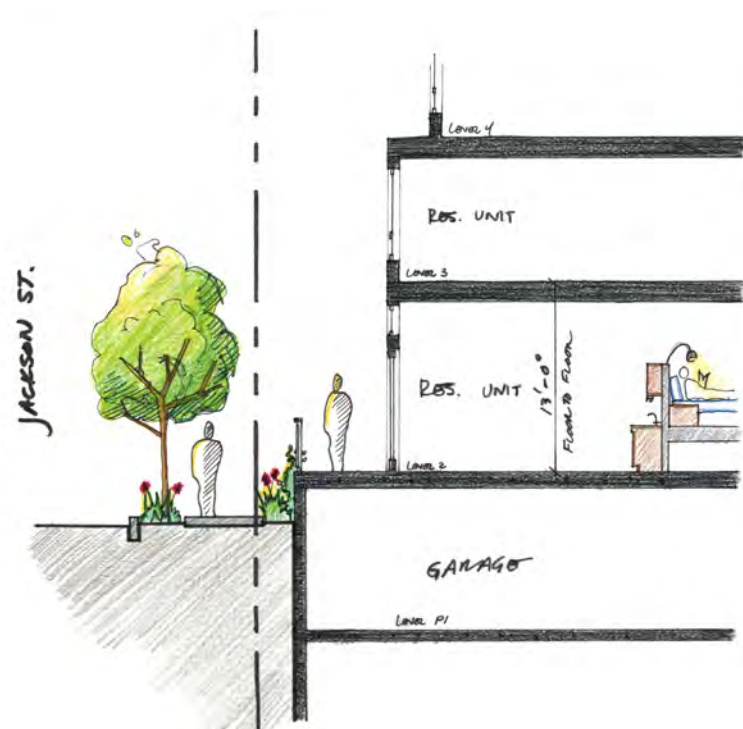
# STREETSCAPE SECTIONS



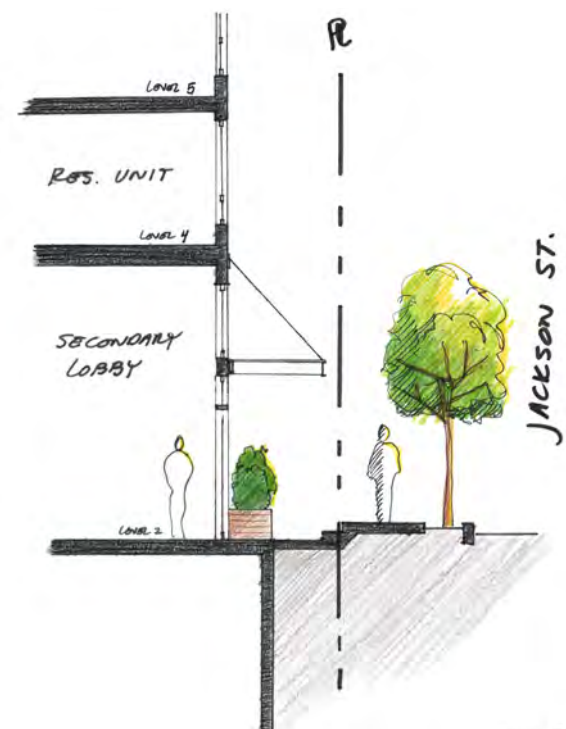
SECTION A



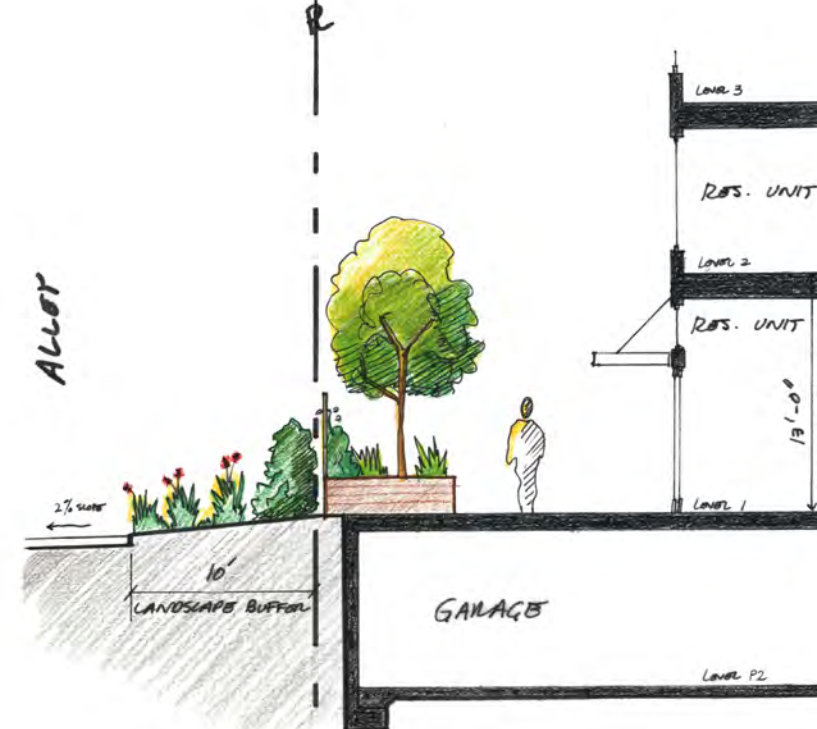
SECTION B



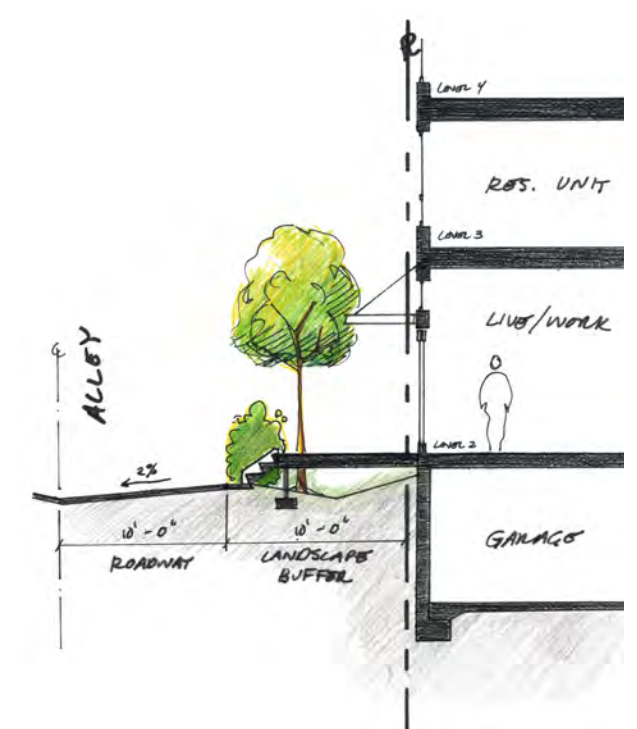
SECTION C



SECTION D



SECTION E



SECTION F

# ALLEY USE & LANDSCAPING

## PROJECT PRECEDENTS

Given the atypical alley width of 40', it is difficult to find precedents that would be perfectly applicable to this site. While many local projects have proposed improving the alley to provide a more pedestrian-friendly feel or have used unimproved right-of-ways for landscaping or have vacated alleys all together, the applicant isn't aware of a comparable project in the City of Seattle that has sought to use a portion of the width of an otherwise wider than needed alley exclusively for landscaping. There are however, some local projects that have provided good examples of how to improve the character of the alley in a similar fashion to what we are proposing.

### ALLEY 24

The Alley 24 project was developed on both sides of an existing alley with a mid-block pedestrian connection similar to what is proposed in the preferred scheme. To enhance pedestrian circulation around and through the site, they alley was designed to be multi-functional. Service vehicles are still allowed to pass and most of the building's utility spaces are located off the alley, but specialty paving and planting was used to enliven the 20' wide space. Some unit entries are located in the alley, setback and provided with a small planting strip outside of the roadway, as shown in the photograph to the right.

### THE LAUNDRY BLOCK (UNDER CONSTRUCTION)

Located in close proximity to Alley 24, the Laundry Block project will rely on using the still functional alley right of way to provide a sense of open space in the center of the block. Various courtyard spaces are located along the alley that blurs the line between what is on and off the property to create a greater sense of openness. While still intended to be used for service traffic, the garage entrance has been located to minimize the number of resident car trips down the alley, making the alley more active and usable. Units with low stoops accessed from the alley are proposed here as well.



ALLEY W/ LANDSCAPING - STILL FUNCTIONAL YET VISUALLY APPEALING



UNIT ENTRIES LOCATED IMMEDIATELY OFF THE ALLEY RIGHT-OF-WAY



#### MEWS

Mews originally described a row of stables, usually with carriage houses below and living quarters above, built around a paved yard or court, or along a street, behind large London houses of the 17th and 18th centuries. The word may also refer to the lane, alley or back street onto which such stables open. It is sometimes applied to rows or groups of garages or, more broadly, to a narrow passage or a confined place. Today most mews stables have been converted into dwellings, some greatly modernized and considered highly desirable residences.

The idea behind the mews is to bring a closer connection between people, integrating pedestrian and car traffic, and creating a space with qualities inviting, functional and interesting.



AT THE EDG,THE APPLICANT USED THE CONCEPT OF MEWS AS A PRECEDENT



THE SITE PLAN SHOWS THE COURTYARD SPACES IN RELATION TO THE ALLEY.



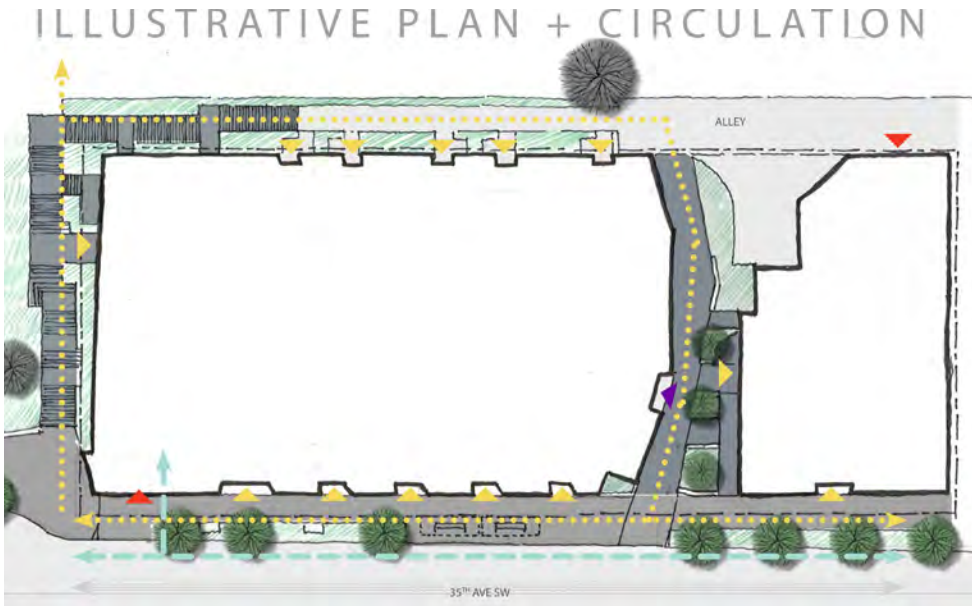
TRINSIC  
4435 44TH AVE SW (EDG)



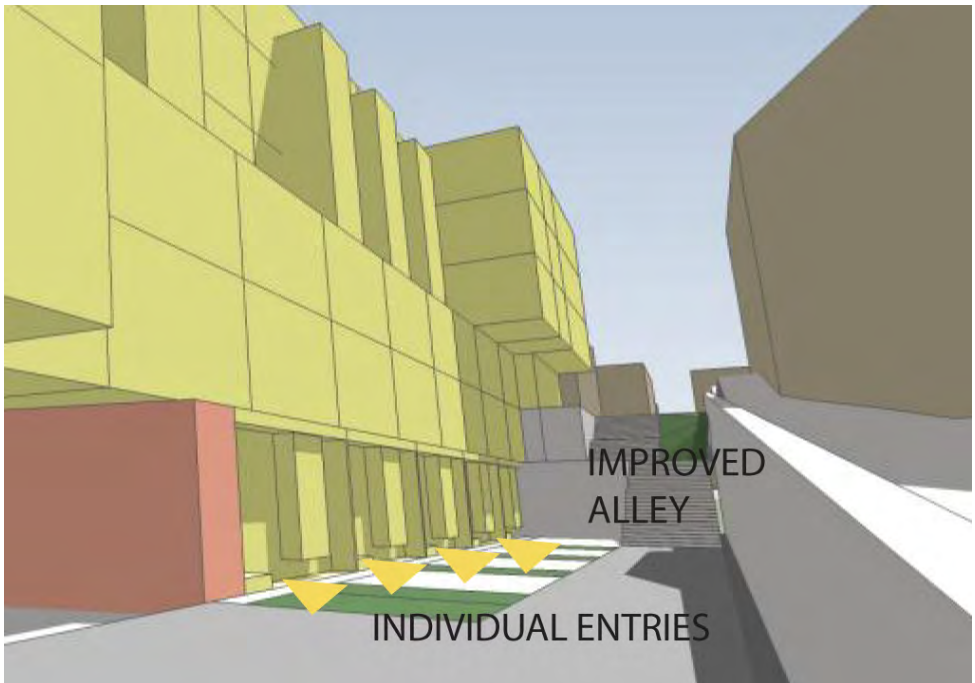
RAIN GARDEN OFF THE SHARED ALLEY COULD PROVIDE A STRONG PRECEDENT



A SIMILAR RAIN GARDEN & RAISED STOOPS COULD LINE THE ALLEY ROADWAY



A SITE PLAN SHOWS ACCESS AROUND THE SITE VIA THE IMPROVED ALLEY



DUE TO THE STEEP GRADE, THE ALLEY IS NOT EASILY ACCESSIBLE TO CARS

GREENHOUSE

While the Greenhouse project in Columbia City does not have a true alley right-of-way, it does share parking access with its neighbors and a de facto alley condition is created. The project features a rain garden against the building to separate the building entry from vehicular traffic in addition to hiding surface parking beneath the building from the sidewalk. Along Hudson St., raised stoops and stairs bridge over rain garden basins and connect residential units to the street. While this occurs on the project property and not in the right of way, a similar application could be used within the alley right-of-way outside of the roadway, up against the live/work units.

TRINSIC WEST SEATTLE (EDG STAGE)

The Trinsic project located on 35th Ave SW near the intersection of Avalon features what might be the most comparable condition to our proposed project. Due to steep grades within the dedicated alley right of way, providing a roadway surface is not feasible for the entire length of the site. At the recent EDG, the applicant proposed to stop vehicular traffic short of this steep slope and to provide a flight of stairs for improved pedestrian access. A number of units with individual entries are proposed to enliven the space and use the alley almost as a front yard.

# MASSING STUDIES OF PREFERRED SCHEME



VIEW OF NORTH FACADE

## CONCEPTUAL MASSING STUDIES

### “RIDGETOP”

- **Seen from near and far:** Massing needs to be clear, well-proportioned and easily understood when viewed at a distance and feature well-patterned & well-crafted details when passing by the site up close.
- **Stepping Uphill:** The building massing is sculpted into 3 distinct elements - the larger western block, the courtyard and the eastern housing block - each with a slightly different degree of activity. This degree of activity is reflected in the various types of ground floor spaces and the architecture of the building where it meets grade.
- **Separate and Articulate:** The push and pull of various site forces (stepping down hill, power line setbacks, etc.) begin to dictate moves in the overall massing. These changes in plane and roof line could be further refined by introducing reveals with material and color changes between massing elements.

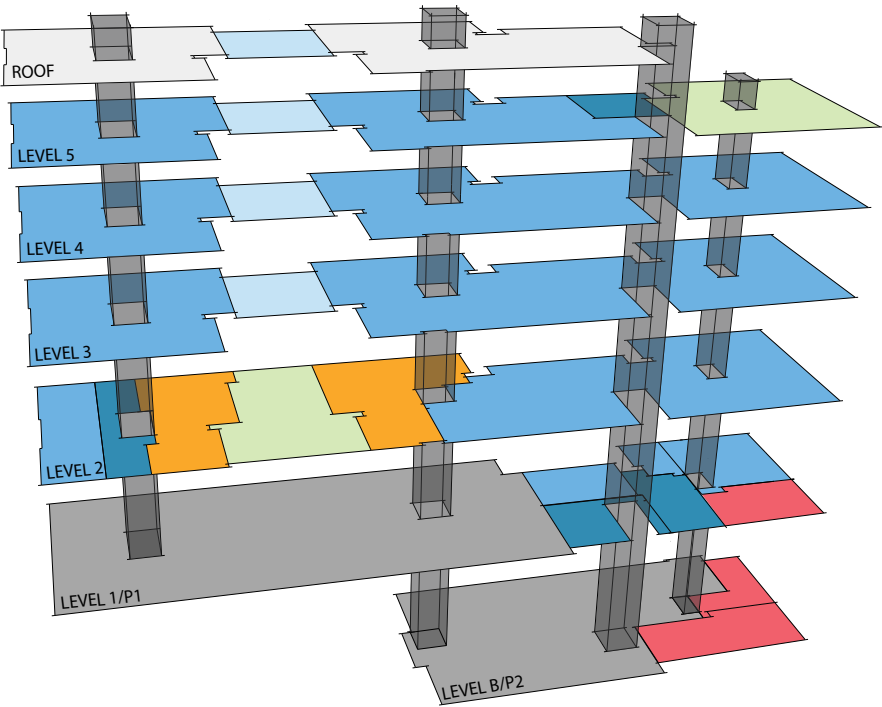







VIEW OF NORTHWEST CORNER



VIEW OF SOUTH FACADE AT WEST END

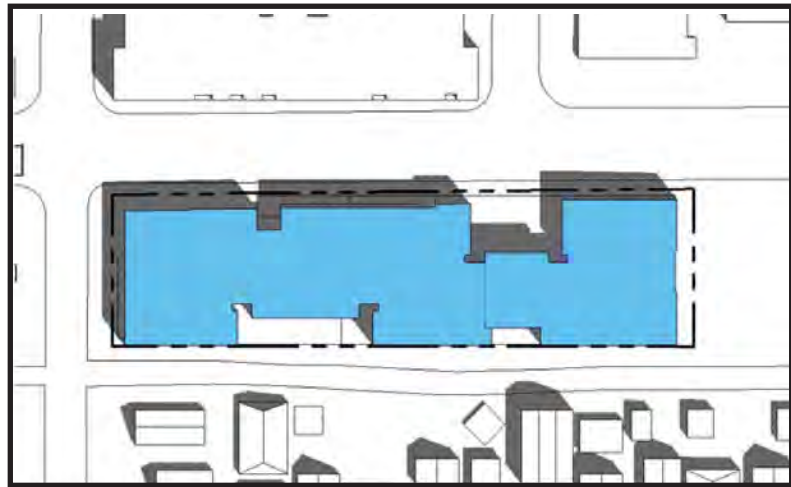
## PREFERRED SCHEME - EXPLODED PERSPECTIVE



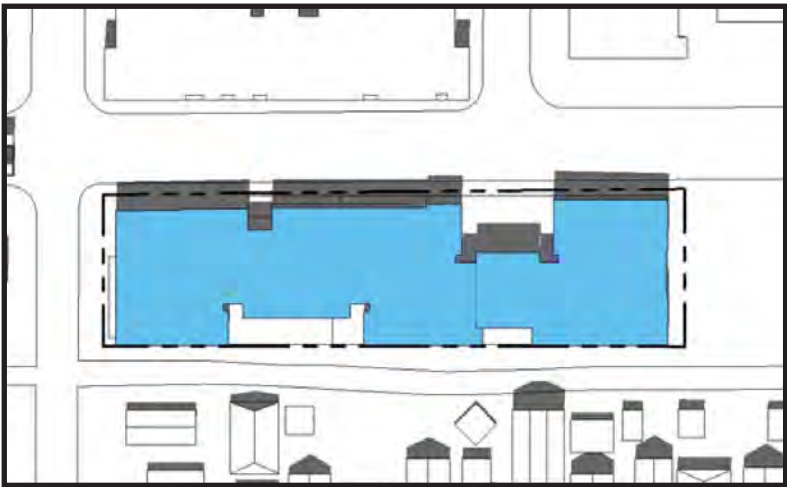
 RETAIL	 LOBBY/AMENITY	 OPEN SPACE
 LIVE/WORK	 RESIDENTIAL UNIT	

PREFERRED OPTION 3: SHADE AND SHADOW STUDIES

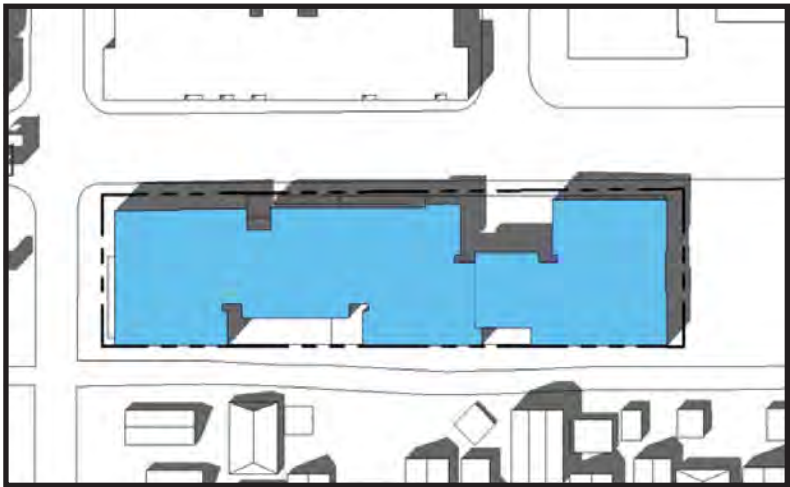
MARCH/SEPTEMBER 21 - 10AM



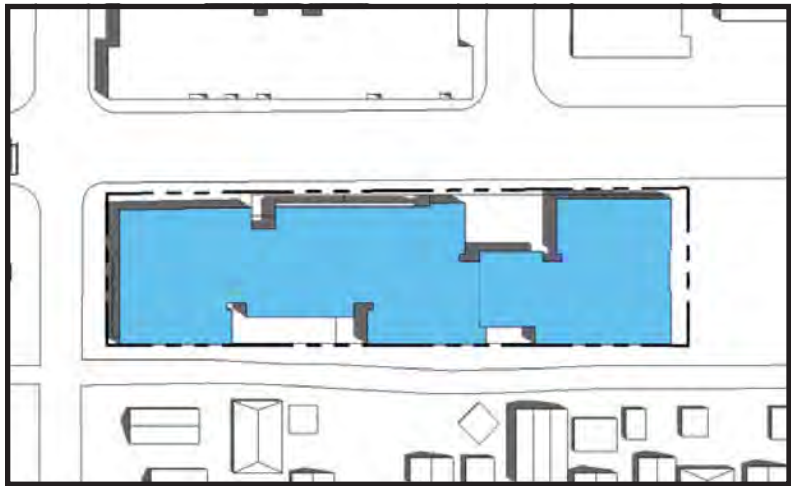
MARCH/SEPTEMBER 21 - 12PM



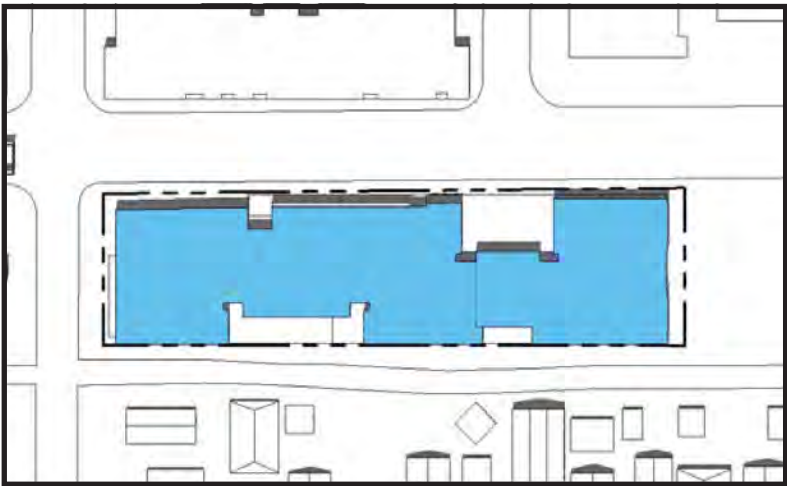
MARCH/SEPTEMBER 21 - 2PM



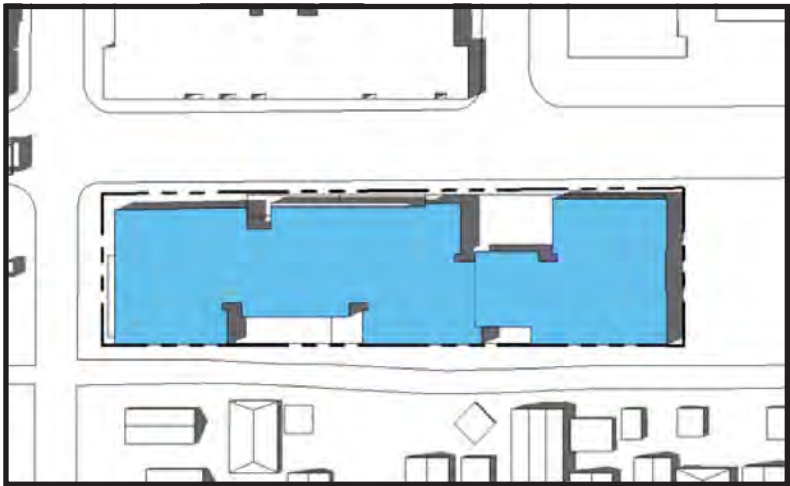
JUNE 21 - 10AM



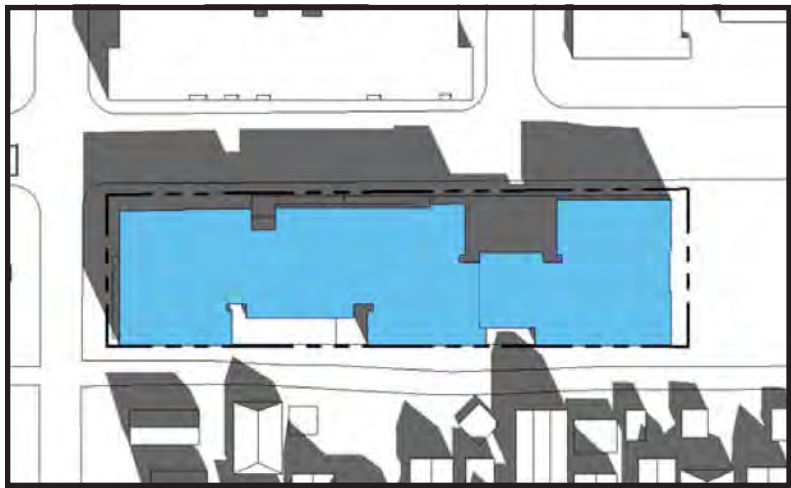
JUNE 21 - 12PM



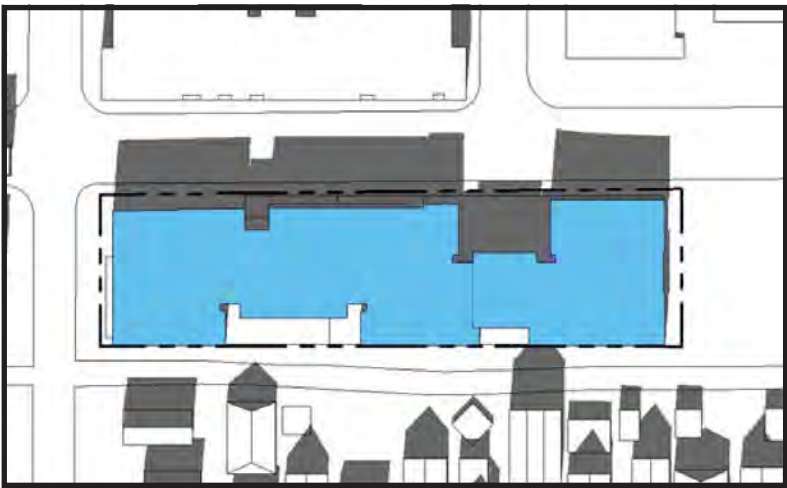
JUNE 21 - 2PM



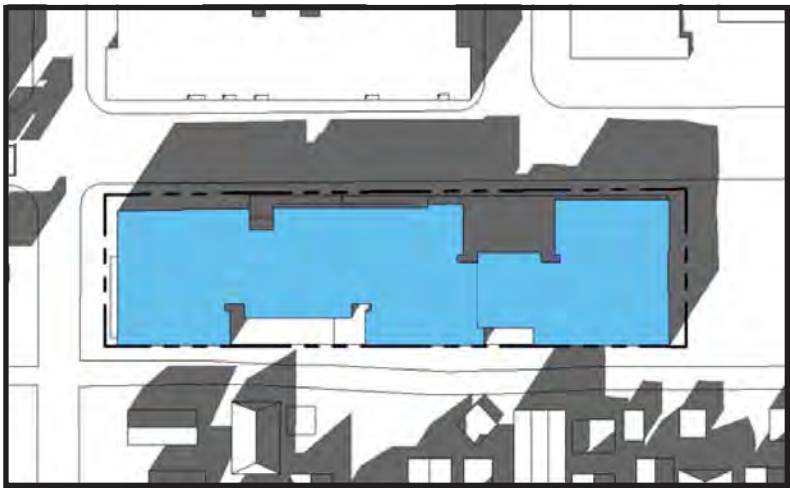
DECEMBER 21 - 10AM



DECEMBER 21 - 12PM



DECEMBER 21 - 2PM



# DESIGN PRECEDENTS



ENSO APARTMENTS - PORTLAND



## DESIGN FOR ALL FACADES

The Enso Apartments in Portland provides a good example of applying a consistent design concept to both the front and rear of the building while using slightly different tools in the same kit of parts where appropriate. The front of the building responds to the street with bolder modulation techniques while the rear of the building, is not forgotten and is well crafted, modulated and patterned to reflect the more residential nature of the alley. Seeing as how the project will be seen from afar, the massing and design quality of the rear of the building will be just as important as the front.



ENSO APARTMENTS - PORTLAND



ALLEY 24 - PERSONALIZED ENTRIES, CANOPIES & PLANTING



## ACTIVATING THE ALLEY

Using the proposed 10' wide planting strip between the alley roadway and the rear facade of the building would provide a benefit for the proposed project, the adjacent neighbors and the public as a whole. It would activate the alley and enhance the notion of an "off-the-main-path" artist colony. Work spaces could potentially spill out into the alley while not interfering with vehicle access. Signage and overhead weather protection would denote unit entries and lighting would enhance safety.



GREENHOUSE - STOOPS & RAISED STAIRS OVER RAIN GARDENS



ARTHOUSE - BELLTOWN

## ELEGANT MASSING & MATERIAL/COLOR PATTERNING

The Arthouse Apartments and 1111 Pike are fine examples of how simple yet well proportioned massing, coupled with material and color changes, introduce an element of human scale and visual interest. The Arthouse project creates the sense of erosion of a larger massing through punched recesses that change color. 1111 Pike features well-crafted detailing coupled with slight changes in color and fenestration patterns and decks and is capped by a strong roof edge. Both provide good examples of how individual massing elements in the Atlantic Flats could be broken down further to achieve an appealing exterior design.



1111 PIKE - CAPITOL HILL

# DESIGN PRECEDENTS



GREENHOUSE - COLUMBIA CITY

## BUILDING PASS-THROUGHS

At the back edge of the main courtyard, it is necessary to change the sense of scale and create a sense of compression. This will allow pedestrian circulation to the rear of the site while still fostering a sense of a “receiving” courtyard opposite Pratt Park where 19th Ave terminates one block to the north.

## CREATING A WELCOMING COURTYARD

The main live/work courtyard will be ample in size and well proportioned, but controlled. The two sides of the courtyard will align with the property lines across Jackson Street to provide a sense of urban rhythm that matches the typical dimensions of an average Seattle block.



AMAZON PHASE V - STREETScape GRADE CHANGE ALONG TERRY



## GRADE TRANSITION ALONG JACKSON

The Amazon Phase V building located at the corner of Terry and Thomas provides a good example of how the street can be activated by the setting back of facades and stepping of spaces with the street. A corner retail space is provided with the main building lobby located adjacent, but uphill. In our preferred scheme, a the retail storefront would be set back slightly to provide a flight of steps on the project site just behind the property line to better link the retail space with the lobby.



AMAZON PHASE V - COURTYARD AND ENTRANCE THRESHOLD



HABITAT 825 - COURTYARD AND ENTRANCE THRESHOLD



AMAZON PHASE V - STREETScape GRADE CHANGE ALONG TERRY

RECENT NK PROJECTS



WESTLAKE VILLAGE



222 VIEW APARTMENTS



CHELAN RESORT SUITES



THE DAKOTA



ARTHOUSE



H2O APARTMENTS - LEED H MIDRISE PILOT GOLD TARGET



BROADSTONE KOI APARTMENTS - LEED NC CERTIFIED TARGET



APERTURE OF FIFTH



MIST APARTMENTS - LEED NC SILVER TARGET

