

EARLY DESIGN GUIDANCE
MEETING - EAST DRB

JUNE 25, 2014
JACKSON WORKFORCE HOUSING
DPD PROJECT #3017251
2020 SOUTH JACKSON STREET
SEATTLE, WA 98144

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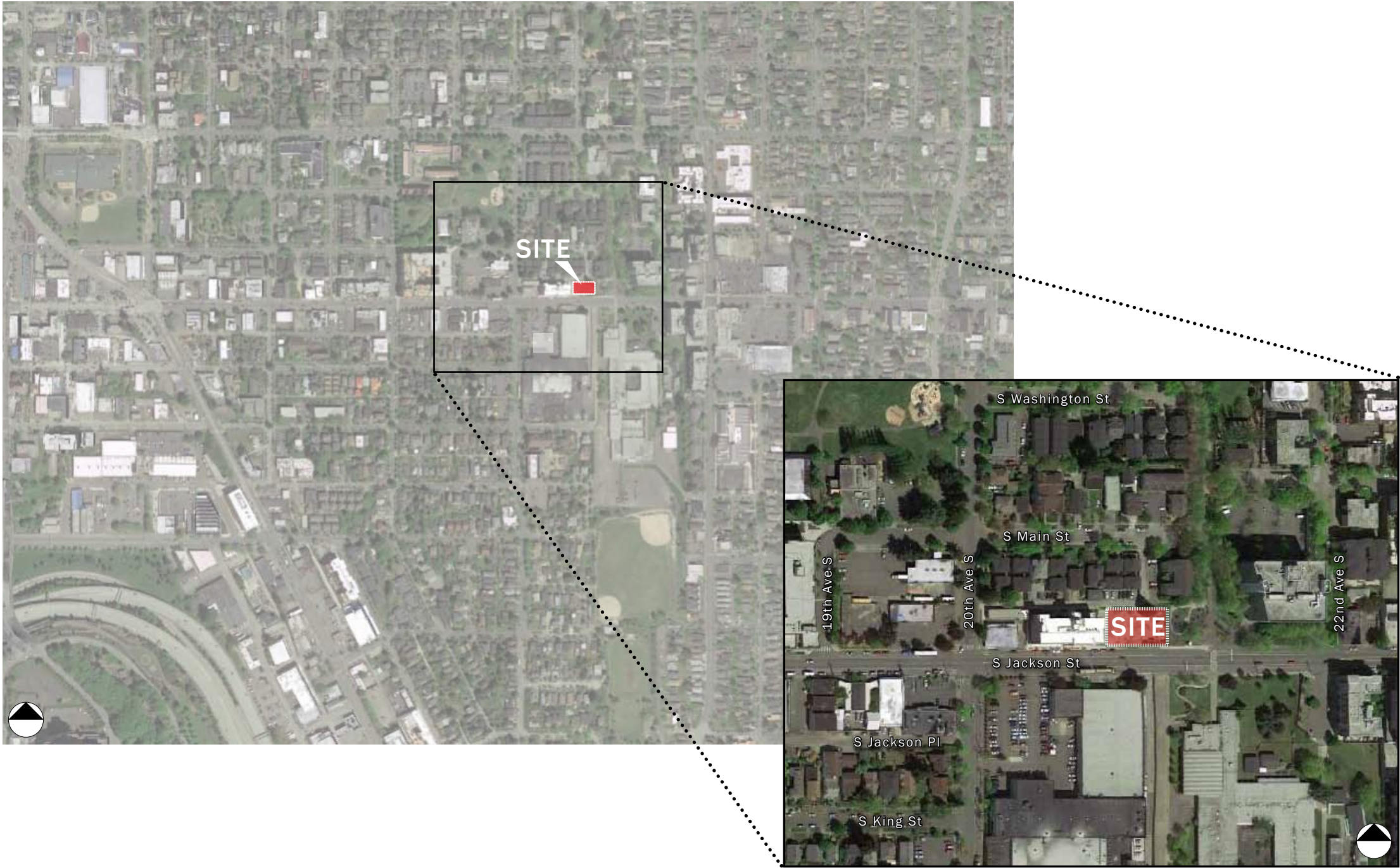
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CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: CONTACT INFO

1. Property Address:

2020 S. Jackson Street

2. Project number:

#3017251

Additional related project number(s):

none

4. Owner/Lessee Name

2020 Jackson LLLP

5. Contact Person* Name

Jill Davies

Firm

Low Income Housing Institute

Mailing Address

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City State Zip

Seattle, WA 98121

Phone

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6. Applicant's Name

Brian Runberg, AIA

Relationship to Project

Architect

7. Design Professional's Name

Brian Runberg, AIA

Runberg Architecture Group

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Phone

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8. Applicant's Signature_____Date _____

*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

PART II: SITE AND DEVELOPMENT INFO

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

The site is currently a vacant lot located at 2020 S. Jackson St in the Central Area neighborhood midblock along S Jackson Street between 20th Ave S and 22nd Ave S. There is an alleyway servicing the site along the north. The a low-income senior housing building developed by the applicant owner is immediately adjacent to the project site on the west. To the east of the project site there is the Dr. Blanche Lavizzo Park which includes a playground and the Yesler-Atlantic pedestrian walkway which continues north to S Washington Street. The site slopes gently approximately 12 feet downward from west to east. There are no existing structures on the site.

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

The zoning of the site is C1-65' and is designated part of the 23rd & Union-Jackson Residential Urban Village Overlay. The site fronts approximately 150' feet along S Jackson. The site abuts L-3 zoning across the alleyway to the north. As the site is outside of any specific neighborhood guidelines, the City of Seattle Design Guidelines regulate.

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

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

The site area is zoned C1-65', with surrounding designations being LR-3 directly to the north and across the alley, NC3-40' kitty-corner to the project block, and NC3-65' across the street and to the southeast. Reflecting the diversity of activity of use near this site, other nearby zoning designations are: LR-1, LR-2, LR-3, NC1-40', NC2-40', NC3-40', C1-40', and NC3-65'. The site is served well with public transportation (M14 bus route) along S Jackson Street. The site is 6 blocks away from the future First Hill Streetcar stop on 14th Ave S. Existing crosswalks help negotiate the traffic flow of Jackson and allow greater mobility through the neighborhood.

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

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

The applicant is considering the following development scheme:
A multifamily residential building for affordable housing with 7 stories including approximately 66 residential units, approximately 5 parking stalls, and approximately 4 live-work units.

The project's goals center around providing affordable workforce housing in an easily accessible location to work.

Potential Departure:
(1) SMC 23.47A.014B.3 Rear yard setback.

PROJECT DATA

PROPERTY ADDRESS: 2020 S. JACKSON STREET

MULTIFAMILY PROJECT WITH:

- APPROXIMATELY 66 RESIDENTIAL UNITS OF WORKFORCE HOUSING.
- APPROXIMATELY 4 LIVE-WORK UNITS
- APPROXIMATELY 5 STRUCTURED PARKING STALLS
- 5 FLOORS OF TYPE-VA CONSTRUCTION (RESIDENTIAL UNITS AND AMENITIES)
OVER 2 FLOORS OF TYPE-IA CONSTRUCTION (LOBBY/ TENANT AMENITIES,
LIVE-WORKS AND PARKING)

ZONING SUMMARY

Street Development Standards:

- 23.47A.005.C.1: 20% max on residential use does not apply at this location
- 23.47A.008.A.2b: Blank segments of the street-facing facade between 2’ and 8’ above sidewalk may not exceed 20’ in width
- 23.47A.008.A.2c: Total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street
- 23.48A.008.B.2a: 60% of the street-facing facade between 2’ and 8’ above the sidewalk shall be transparent for nonresidential uses
- 23.48A.008.B.2b: Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure
- 23.48A.008.B.3: Non-residential uses: 30 ft ave depth min, 13 ft floor-to-floor

Structure Height: 23.47A.012.A.1: C1-65’ = 65’ above average grade plane

23.47A.012.C.2: Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls may extend up to 4 ft above

23.47A.013.C.4.f: Stair and elevator penthouses may extend above the applicable height limit up to 16 ft as long as the combined total coverage of all features gaining additional height does not exceed 20% of the roof area

23.47A.013.C.6: Greenhouses that are dedicated to food production are permitted to extend 15 feet above the applicable height limit if the combined coverage of all features gaining additional height does not exceed 50% of roof area and the greenhouse adheres to setback requirements in 23.47A.012.C.7 10 ft from the north edge of the roof

FAR: 23.47A.013 – Table A: In 65 ft zone, max FAR = 4.75 for mixed-use, 4.25 for single use (residential)

Setbacks:23.47A.014B.3: when the rear lot line abuts a residential zone, setback as follows (measured from existing grade):
Below 13 ft = no setback required/ 13 ft – 40 ft = 15 ft setback required /Above 40 ft – add’l setback at the rate of 2 ft of setback per 10 ft of height

23.47A.014B.5: No entrance, window, or other opening is permitted closer than 5 ft to an abutting residentially-zone lot.

23.47A.014.E: Structures in required setbacks – no setback requirement below 13 feet, this section does not apply below 13 feet

23.47A.014.E.5.c: Retaining walls permitted, with open guardrail above (if there is a fence, it must be set back 3 ft)

23.47A.014.E.8: Dumpsters and other trash receptacles are not permitted within 10 feet of any lot line that abuts a residential zone

Landscaping: 23.47A.016: Seattle Green Factor 0.30 or greater required

Residential Amenity: 23.47A.024: Amenity area equal to 5% of gross floor area in residential use is required

Parking:

23.54.015 Table A, Item J and Table B, Item M - No parking required in urban villages within 1,320 ft of frequent transit service

23.47A.032: Proposed parking: 1 ADA van stall and 4 stalls at grade off alley

Max. driveway slope is 15% unless there is a demonstrable hardship

Max. number of curb cuts is typically 1, but varies based on Arterial, length of street, and if used by Non-Res.

For exit-only driveways and 2-way driveways <22 ft, Sight triangles required on both sides

For 2-way driveways >22 ft wide, Sight triangle shall be provided on Exit side

Bicycle Parking: 23.54.015: Commercial: Long term = 1/12,000 sf, Short term = 1/4000 sf, Residential: 1 / 4 units

Loading Berth: 23.54.035: commercial use < 10,000 sf – no loading berth required

Solid Waste: 23.54.040: Residential: 51-100 units = 375 sf + 4sf/ea. add’l unit / Commercial: 5,001-15,000 sf = 63 sf for mixed-use

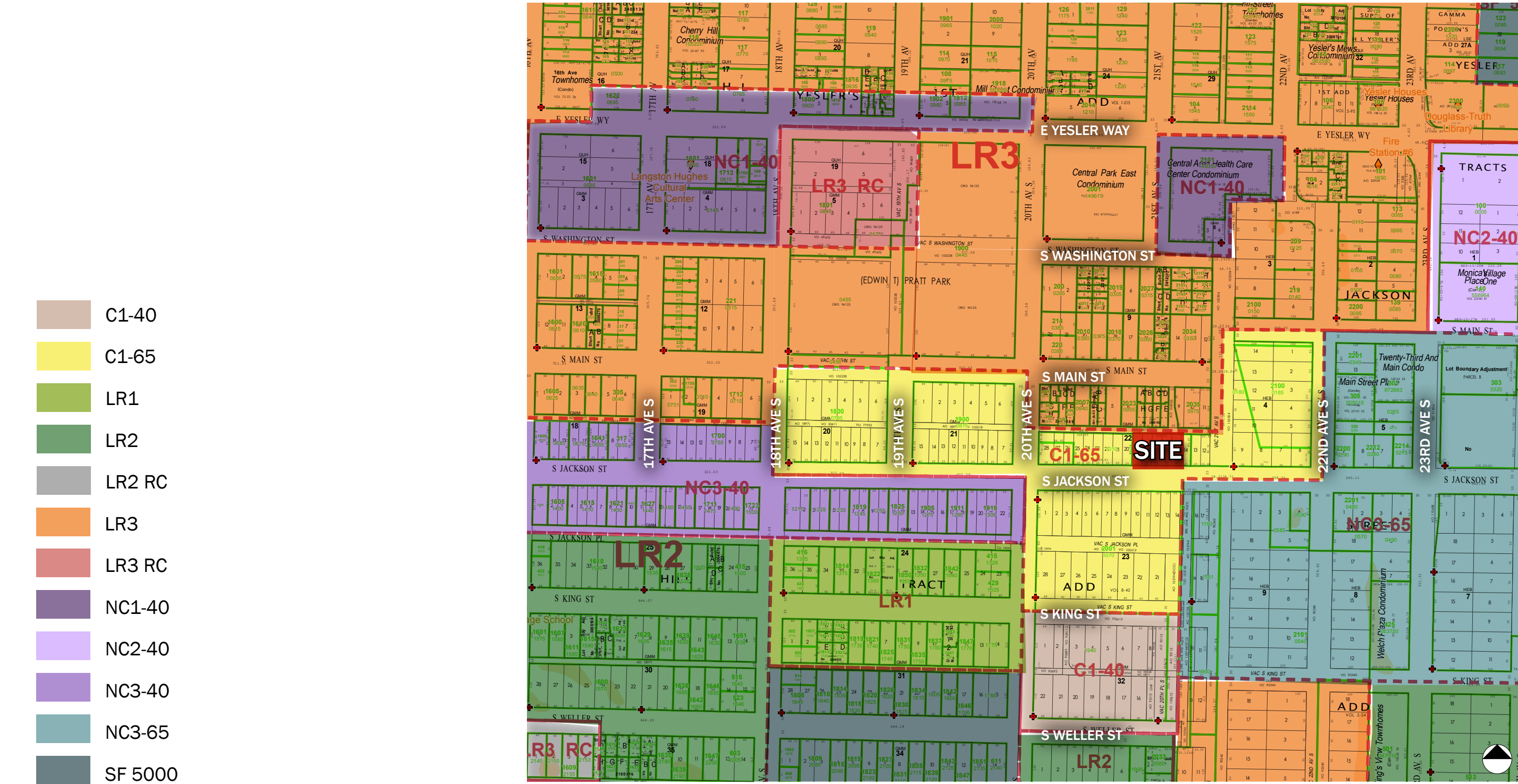
PROJECT VISION



SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAP

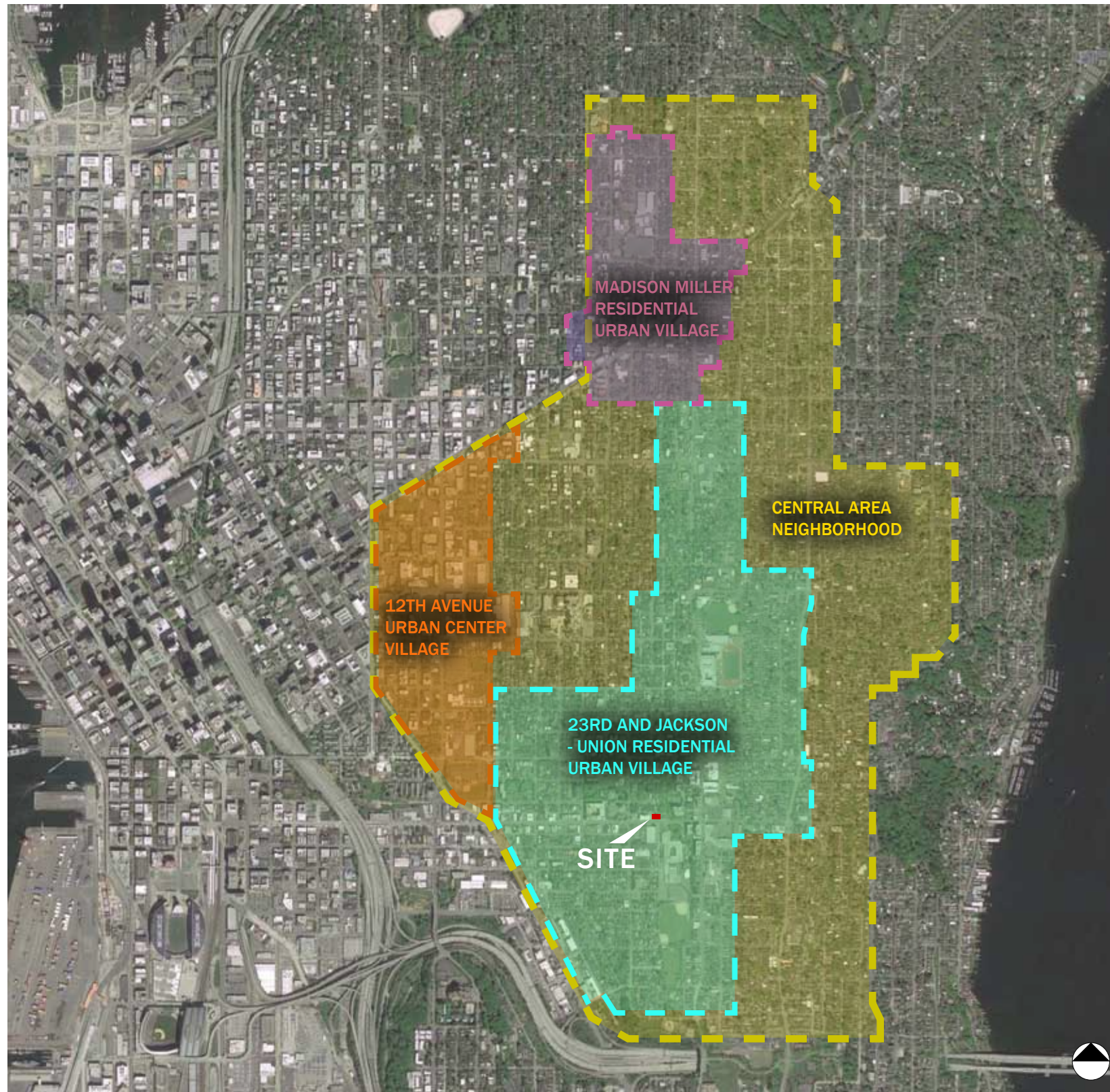
The project site is currently zoned C1-65



SITE CONTEXT & URBAN DESIGN ANALYSIS

RESIDENTIAL URBAN VILLAGES

The project site is located in the Central Area Neighborhood and is within the boundaries of the 23rd and Jackson - Union Residential Urban Village.

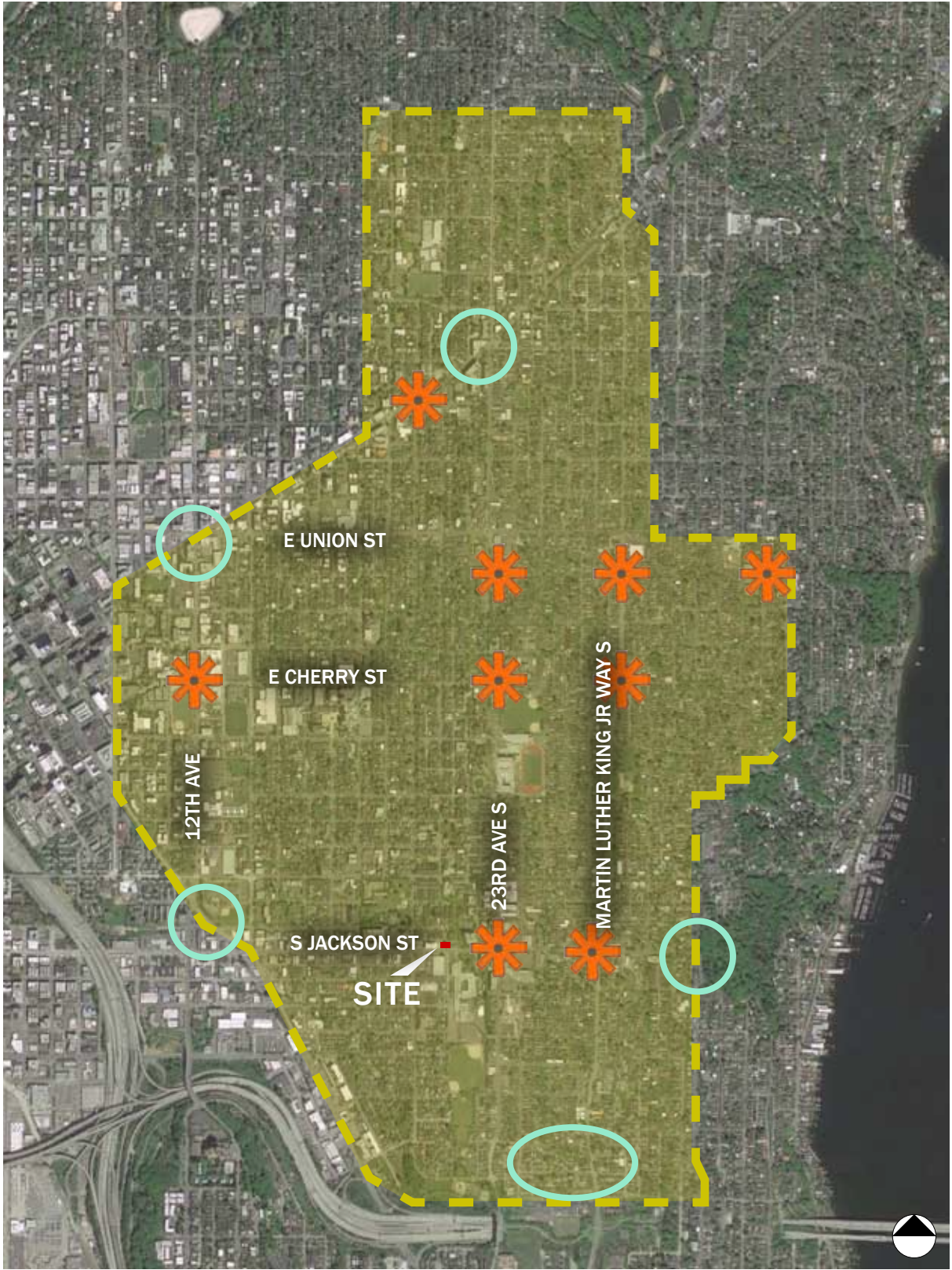


SITE CONTEXT & URBAN DESIGN ANALYSIS

GATEWAYS

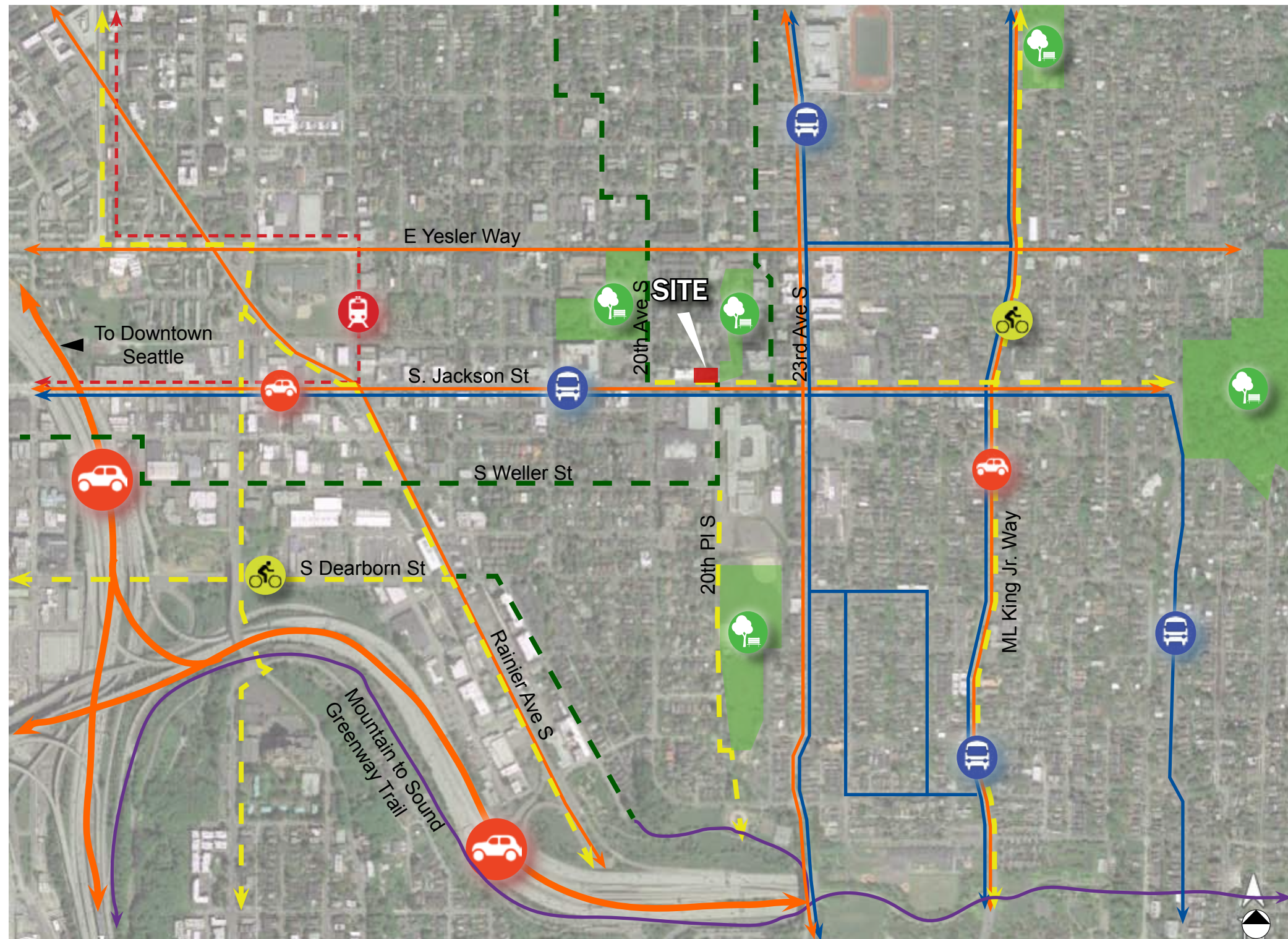
The site is located three blocks west of a designated Neighborhood Gateway at 23rd and Jackson Street.

-  Gateway into the Central Area
-  Entry Statements
Neighborhood Gateway



SITE CONTEXT & URBAN DESIGN ANALYSIS

TRAFFIC & WALKABILITY



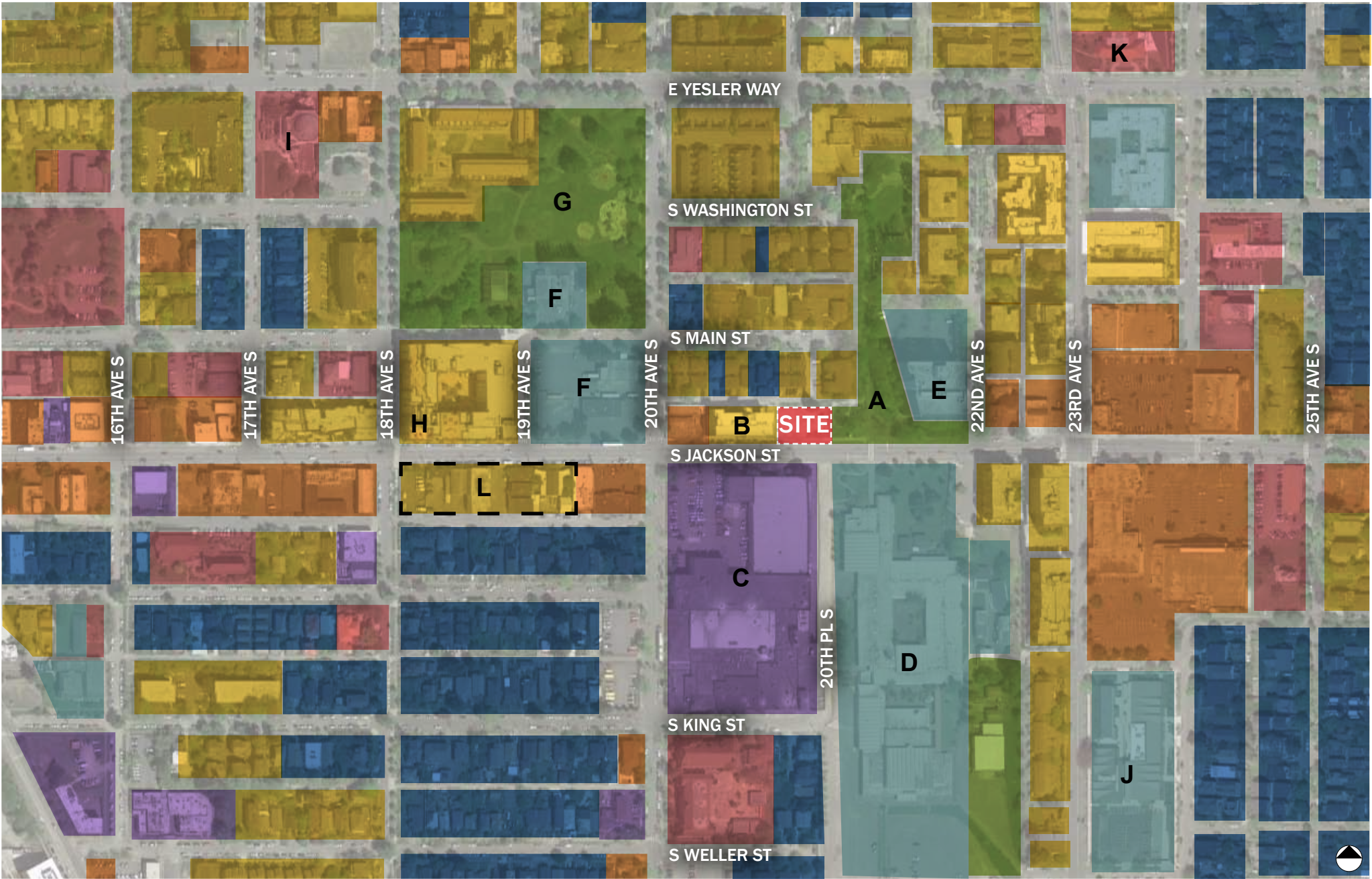
The project is located in an area of the city where North-South and East-West movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes west to Downtown Seattle and North to Capitol Hill and beyond.

-  Main Vehicular Route
-  Bus Route
-  Bicycle Route
-  Main Pedestrian Route
-  Streetcar
-  Park
-  Future Greenway
-  Existing
-  Proposed

CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES

- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Hotel / Motel
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development



CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



A. Dr. Blanche S. Lavizzo Park



B. Ernestine Anderson Place Senior Housing



C. Franz Bakery



D. Washington Middle School



E. Seattle Vocational Institute, est. 1987



F. Pratt Fine Arts Center, est. 1976



G. Pratt Park



H. Legacy at Pratt Park Mixed-Use Residential



I. Langston Hughes Performing Arts Center



J. Wood Construction Center (Seattle Central College)



K. Douglass-Truth Library



L. Future Development (Mixed-Use 160 residential units)



Garfield High School, est. 1920



Swedish Medical Center, Cherry Hill, est. 1877



Urban League

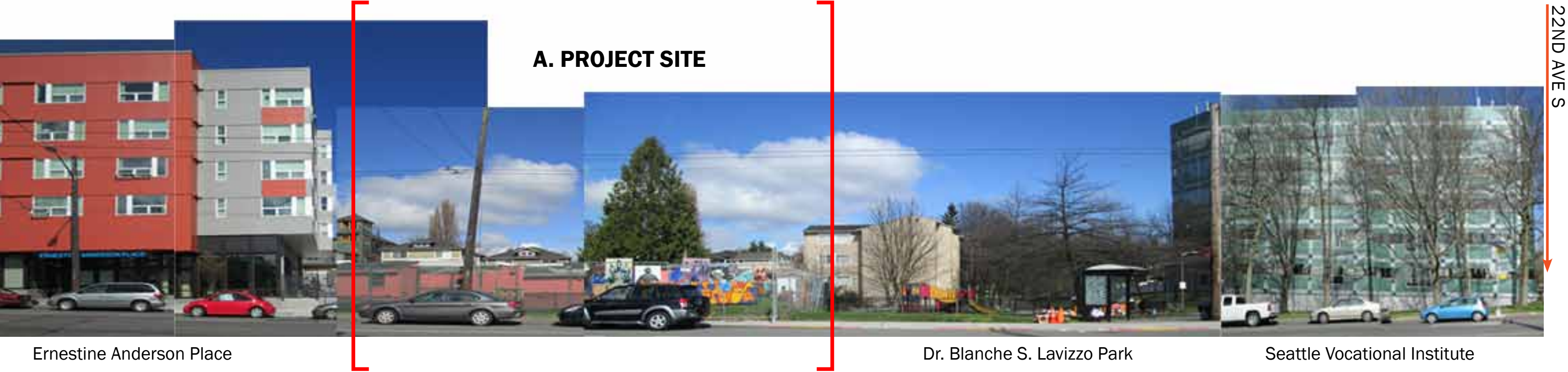
CONTEXT ANALYSIS
STREETSCAPES - SOUTH JACKSON STREET



Pratt Fine Arts Center



Washington Middle School



CONTEXT ANALYSIS
STREETSCAPES - ALLEY

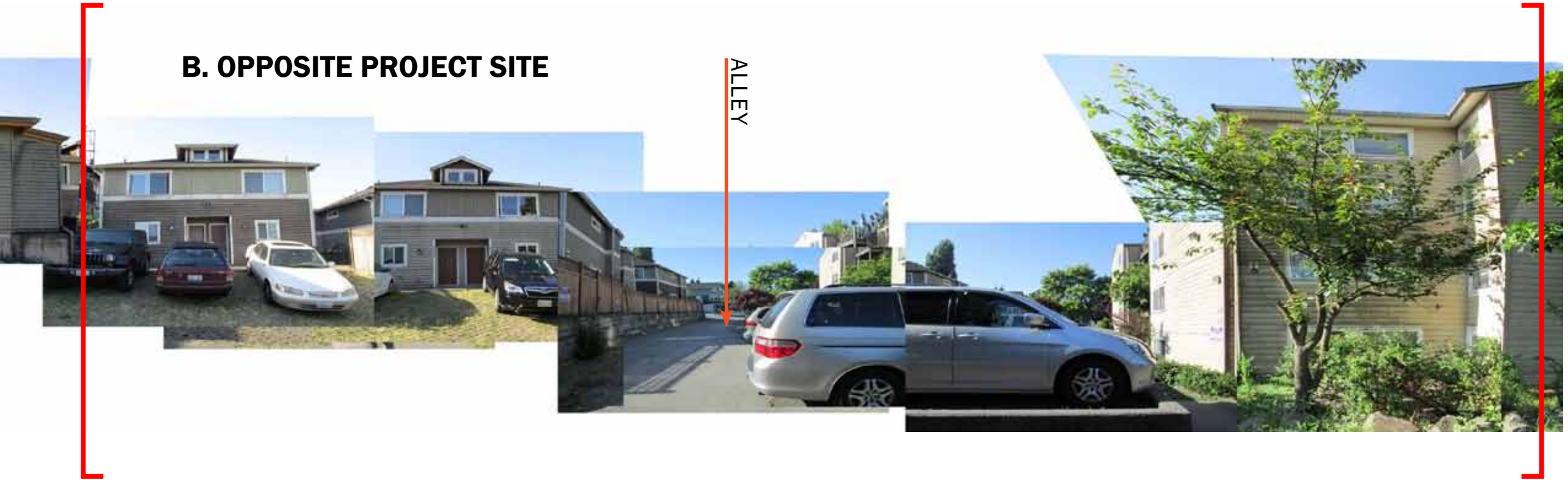


CONTEXT ANALYSIS
STREETSCAPES - ALLEY



Ernestine Anderson Place

B. OPPOSITE PROJECT SITE



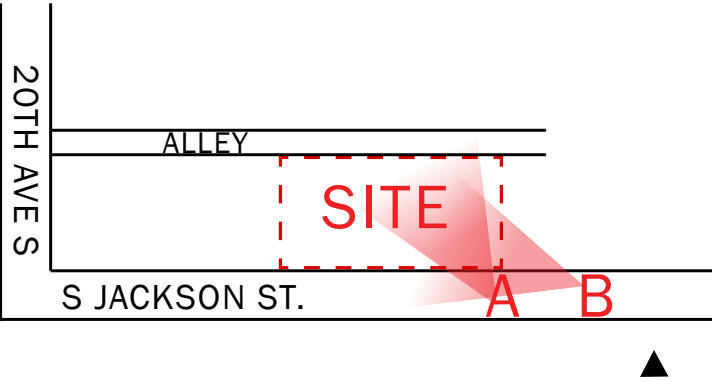
EXISTING SITE CONDITIONS
SITE PHOTOS



View looking northwest towards site from Dr. Blanche S Lavizzo Park



View looking west towards site from sidewalk



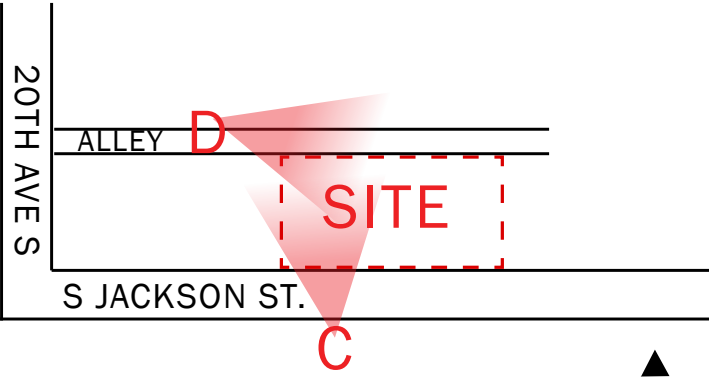
EXISTING SITE CONDITIONS
SITE PHOTOS



View looking north towards site from S. Jackson St



View looking east towards site from Alley



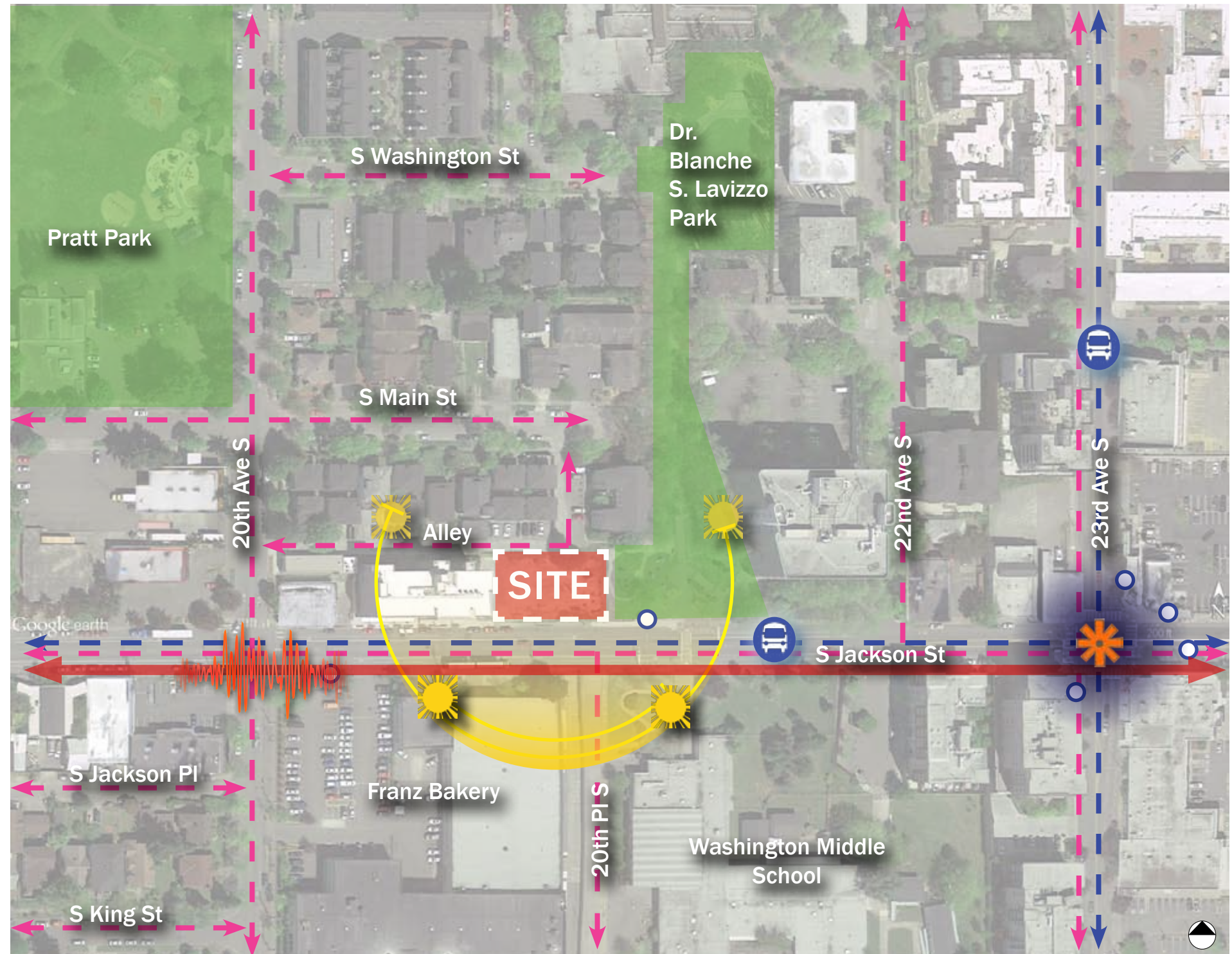
EXISTING SITE CONDITIONS
AERIAL VIEW OF SITE



EXISTING SITE CONDITIONS CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

Noise from S. Jackson Street



21 June 2014: Sunrise 5:11 AM, Sunset 9:11 PM
21 December 2013: Sunrise 7:55 AM, Sunset 4:20 PM

Bus Route
Bus Stop
Vehicular Route

Retail Hub

Neighborhood Gateway
Major Barrier

OPPORTUNITIES

- Access to Dr. Blanche S. Lavizzo Park and Pratt Park
- Fast transit routes to Downtown Seattle
- Close proximity to the retail core of 23rd Ave S and S Jackson St.
- Good solar access to south
- Pedestrian-Friendly Alleyway adjacent to site
- Close proximity to recommended greenways on 20th Ave S, 22nd Ave S and 20th Place S
- Close proximity to Judkins Park (to south)

DESIGN GUIDELINES

CITY OF SEATTLE DESIGN GUIDELINES

We have identified certain Citywide Design Guidelines of highest priority for this project.

CS1: NATURAL SYSTEMS AND SITE FEATURES

B. Sunlight and Natural Ventilation

- 1. Sun and Wind:** Take advantage of solar exposure and natural ventilation available onsite where possible. Use local wind patterns and solar gain as a means of reducing the need for mechanical ventilation and heating where possible.
- 2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site.
- 3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

C. Topography

- 1. Land Form:** Use the natural topography and/or other desirable land forms or features to inform the project design.
- 2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.

CS2: URBAN PATTERN AND FORM

A. Location in the City and Neighborhood

- 1. Sense of Place:** *Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.*
- 2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly. A site may lend to a “high-profile” design with significant presence and individual identity, or may be better suited to a simpler but quality design that contributes to the block as a whole. Buildings that contribute to a strong street-edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

B. Adjacent Sites, Streets, and Open Spaces

- 1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.
- 2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)—in siting and designing the building.

- 3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or “rooms” for public use. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

C. Relationship to the Block

- 2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge where it is already present, and respond to datum lines created by adjacent buildings at the first three floors. Where adjacent properties are undeveloped or underdeveloped, design the party walls to provide visual interest through materials, color, texture, or other means.

D. Height, Bulk and Scale

- 1. Existing Development and Zoning:** Review the height, bulk and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate compliment and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by applicable policies.
- 2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties; for example siting the greatest mass of the building on the lower part of the site or using an existing stand of trees to buffer building height from a smaller neighboring building.

- 3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s).

Factors to consider:

- a. Distance to the edge of a less (or more) intensive zone;
- b. Differences in development standards between abutting zones;
- c. The type of separation from adjacent properties (e.g. separation by property line only, by an alley or street or open space, or by physical features such as grade change);
- d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings or view corridors; and
- e. Shading to or from neighboring properties.

- 4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone. In some areas, the best approach may be to lower the building height, break up the mass of the building, and/or match the scale of adjacent properties in building detailing. It may be appropriate in other areas to differ from the scale of adjacent buildings but preserve natural systems or existing features, enable better solar exposure or site orientation, and/or make for interesting urban form.

- 5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

A. Emphasizing Positive Neighborhood Attributes

- 1. Fitting Old and New Together:** Create compatibility between new projects and existing architectural context, including historic and modern designs through building articulation, scale, and proportion, roof forms, detailing, fenestration, and/or the use of complimentary materials.
- 2. Contemporary Design:** Create compatibility between new projects and existing architectural context, including historic and modern designs through building articulation, scale, and proportion, roof forms, detailing, fenestration, and/or the use of complimentary materials.
- 4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

B. Local History and Culture

- 1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.
- 2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PL1: CONNECTIVITY

A. Network of Open Spaces

- 1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets, and alleys, circulation routes and other open areas of all kinds.
- 2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life. Consider features such as widened sidewalks, recessed entries, curb bulbs, courtyards, plazas, or through-block connections, along with place-making elements such as trees, landscape, art or other amenities, in addition to the pedestrian amenities listed in PL1.B3.

B. Walkways and Connections:

- 1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.
- 2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

- 3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building’s entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

C. Outdoor Uses and Activities

- 1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.
- 2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmers markets, kiosks and community bulletin boards, cafes or street vending.

PL2: WALKABILITY

A: Accessibility

- 1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate “back door” entrances for persons with mobility limitations.

B. Safety and Security

- 1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.
- 2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
- 3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways, Choose semi-transparent rather than opaque screening.

C. Weather Protection

- 1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

PL3: STREET-LEVEL INTERACTION

A: Entries

- 1. Design Objectives:** . Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.
- a. Office/commercial lobbies** should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;
- c.Common entries to multi-story residential buildings** need to provide privacy and security for residents but also be welcoming and identifiable to visitors. Design features emphasizing the entry as a semi-private space are recommended and may be accomplished through signage, low walls and/or landscaping, a recessed entry area, and other detailing that signals a break from the public sidewalk.
- 2. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features. Consider a range of elements such as:
- a. overhead shelter: canopies, porches, building extensions;
 - b. transitional spaces: stoops, courtyards, stairways, portals, arcades, pocket gardens, decks;
 - c. ground surface: seating walls; special paving, landscaping, trees, lighting and
 - d. building surface/interface: privacy screens, upward-operating shades on windows, signage, lighting.

B. Residential Edges

- 1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings. Consider design approaches such as elevating the main floor, providing a setback from the sidewalk, and/or landscaping to indicate the transition from one type of space to another.

PL4: ACTIVE TRANSPORTATION

A: Entry Locations and Relationships

- 1. Serving All Modes of Travel:** Provide safe and convenient access points for all modes of travel.

B. Planning Ahead for Bicyclists

- 1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.
- 2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

C. Planning Ahead for Transit

- 1. Influence of Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking, and/or suggest logical locations for building entries, retail uses, open space, or landscaping.

DC2: ARCHITECTURAL CONCEPT

A. Massing

- 1. Site Characteristics and Uses:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.
- 2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.

B. Architectural and Facade Composition

- 1. Facade Composition:** Design all building facades - including alleys and visible roofs - considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned through the placement and detailing of elements, including bays, fenestration, and materials, and any patterns created by their arrangement. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.
- 2. Blank Walls:** Avoid large blank walls along visible facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians. These may include:
- a. newsstands, ticket booths and flower shops (even if small or narrow);
 - b. green walls, landscaped areas or raised planters;
 - c. wall setbacks or other indentations;
 - d. display windows; trellises or other secondary elements;
 - e. art as appropriate to area zoning and uses; and/or
 - f. terraces and landscaping where retaining walls above eye level are unavoidable.

C. Secondary Architectural Features

- 1. Visual Depth and Interest:** Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials and finishes.
- 2. Dual Purpose Elements:** Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions. Examples include shading devices and windows that add rhythm and depth as well as contribute toward energy efficiency and/or savings or canopies that provide street-level scale and detail while also offering weather

protection. Where these elements are prominent design features, the quality of the materials is critical.

3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors, such as:

- a. consider aspects of neighboring buildings through architectural style, roof line, datum line detailing, fenestration, color or materials,
- b. using trees and landscaping to enhance the building design and fit with the surrounding context, and/or
- c. creating a well-proportioned base, middle and top to the building in locations where this might be appropriate. Consider how surrounding buildings have addressed base, middle, and top, and whether those solutions- or similar ones -might be a good fit for the project and its context.

D. Scale and Texture

1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable an active and vibrant street front.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

E. Form and Function

1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3: OPEN SPACE CONCEPT

A. Building-Open Space Relationship

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

B. Open Space Uses and Activities

3. Connections to Other Open Spaces: Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

C. Design

1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes.

2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project.

DC4: EXTERIOR ELEMENTS AND FINISHES

A: Building Materials

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

2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

B. Signage

1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.

2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with facade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

C. Lighting

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

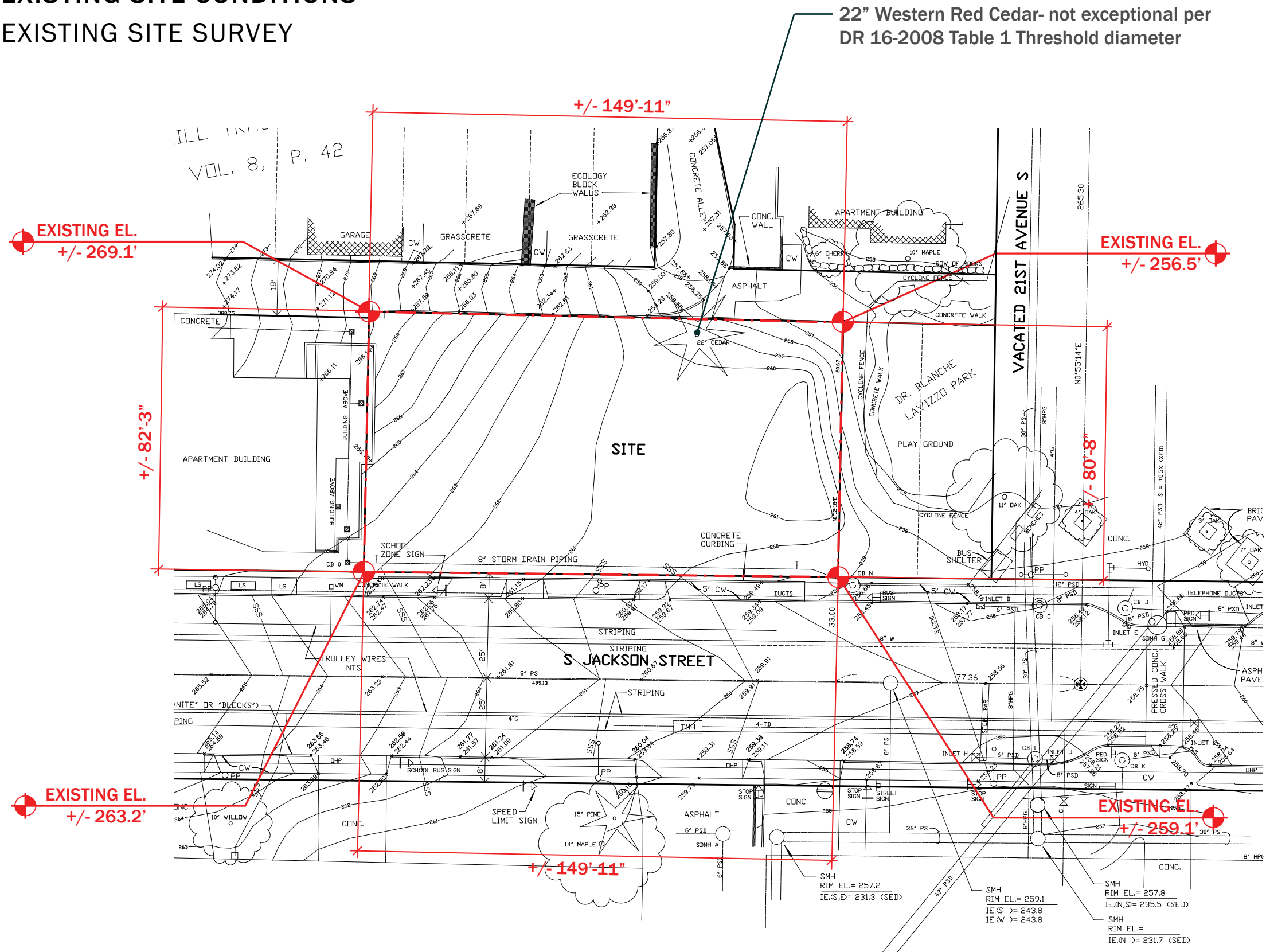
D. Trees, Landscape and Hardscape Materials

1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Select landscaping that will thrive under urban conditions.

2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

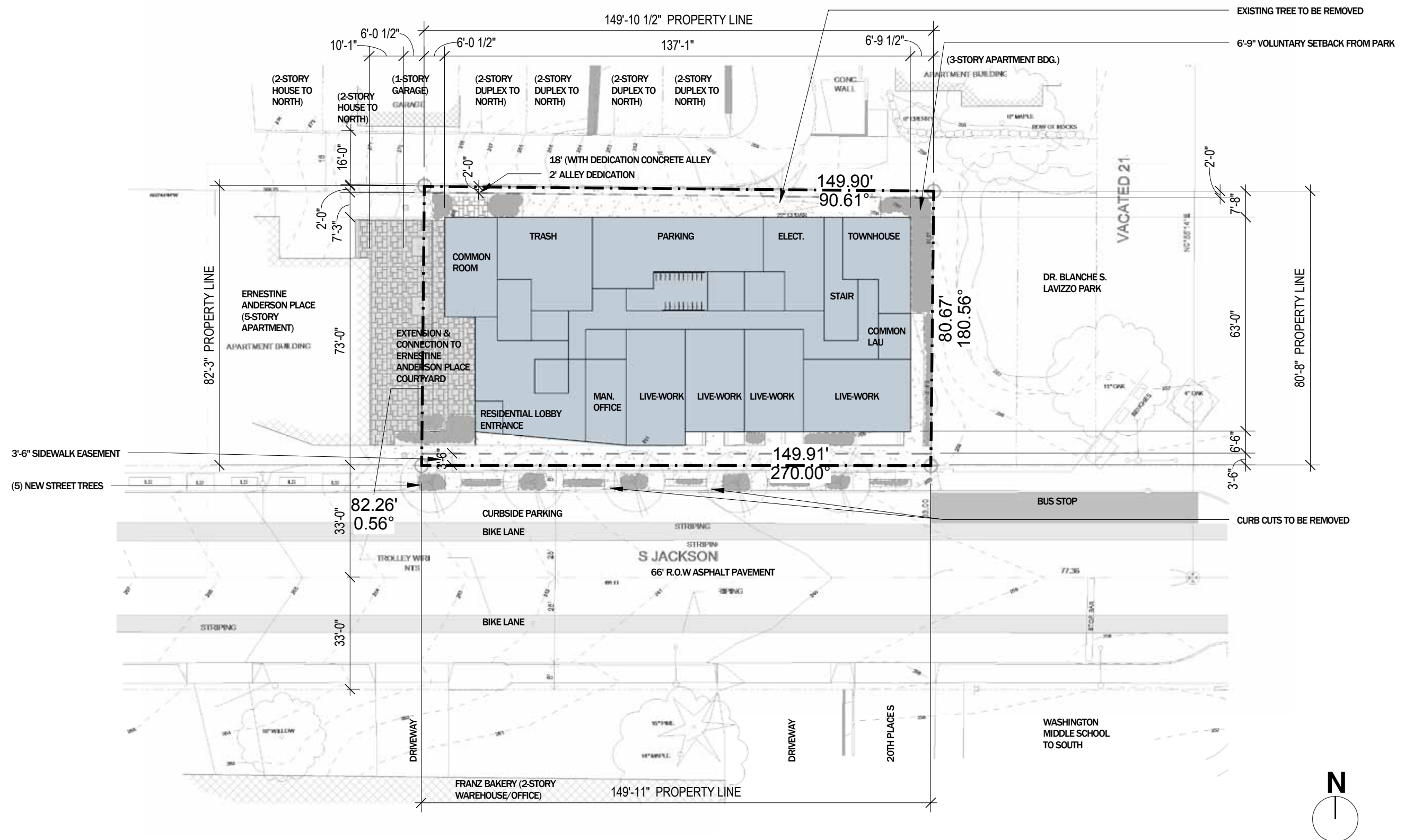
EXISTING SITE CONDITIONS
EXISTING SITE SURVEY



PARCEL NUMBER:
3319500985

LEGAL DESCRIPTION:
LOTS 14, THROUGH 19, INCLUSIVE,
BLOCK 22, HILL TRACT ADDITION TO THE
CITY OF SEATTLE, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME
8 OF PLATS, PAGE 42, IN KING COUNTY,
WASHINGTON.

SITE PLAN



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OPTION A

- FAR = 4.5 (max allowable FAR = 4.75)
- 57,888 gsf total
- 65 units+ 5 live-work units + 5 parking spaces

Pros:

- Residential lobby and common spaces are adjacent to Ernestine Anderson Place common space, potential for connection between the spaces.
- Maximizes open space adjacent to Ernestine Anderson Place.
- Large roof deck with abundant territorial views.
- Building setback at grade along S. Jackson St. creates a generous and protected sidewalk.

Cons:

- Massing at east property line will result in a blank facade facing the park.
- Maximum afternoon shadows over park.
- Building lacks modulation along park facade.
- Limited opportunity for openings adjacent to park.
- Departure request for rear yard setback.



OPTION B - CODE COMPLIANT

- FAR = 4.4 (max allowable FAR = 4.75)
- 57,520 gsf total
- 65 units + 5 live-work units + 5 parking spaces

Pros:

- Residential lobby and common spaces are adjacent to Ernestine Anderson Place common space, potential for connection between the spaces.
- Building setback at SW corner to provide light and air to Ernestine Anderson Place and the building.
- Large roof deck with abundant territorial views.
- Building setback at grade along S. Jackson St. creates a generous and protected sidewalk.
- Upper floor building setback at east property line provides modulation and windows facing the park.

Cons:

- Scheme with minimum amount of open space adjacent to Ernestine Anderson Place.
- Minimum modulation along Jackson at pedestrian scale.
- The live-work units extend to the east property line, resulting in a blank wall condition at the east property line.



OPTION C - **PREFERRED**

- FAR = 4.30 (max allowable FAR = 4.75)
- 55,159 gsf total
- 66 units + 4 live-work units + 5 parking spaces

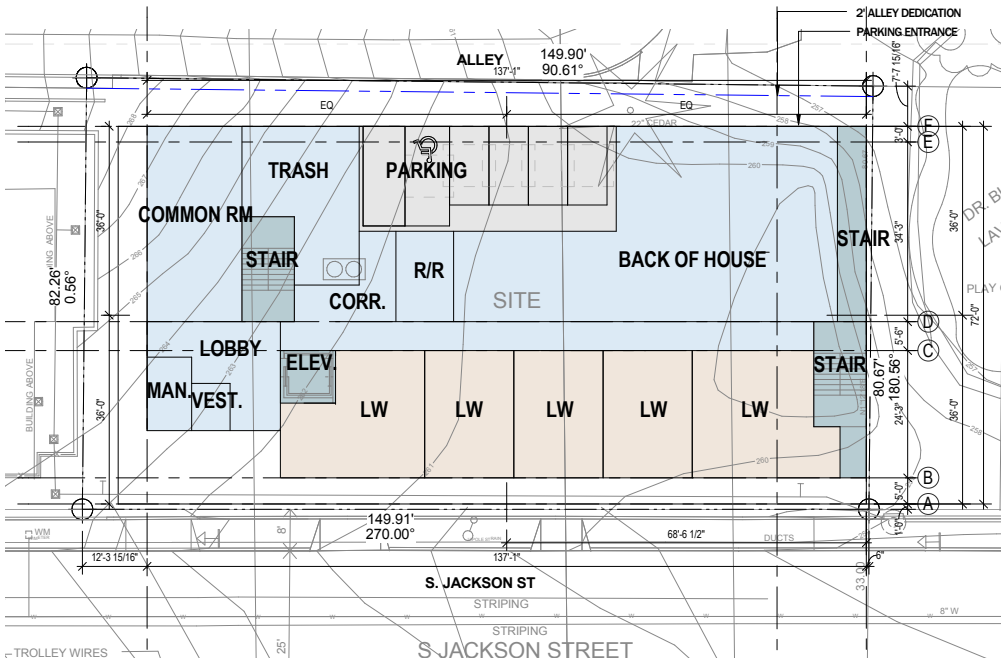
Pros:

- Residential lobby and common spaces are adjacent to Ernestine Anderson Place common space, potential for connection between the spaces.
- Building setback at SW corner to provide light and air to Ernestine Anderson Place and the building.
- Large roof deck with abundant territorial views.
- Building setback at grade along S. Jackson St. creates a generous and protected sidewalk.
- Upper floor building setback at east property line provides modulation and windows facing the park.
- Maximum active program adjacent to the park.
- Activates alley with townhouse unit and common room.
- Building provides best modulation on all sides and balanced setbacks.
- Highest and best use for the site.

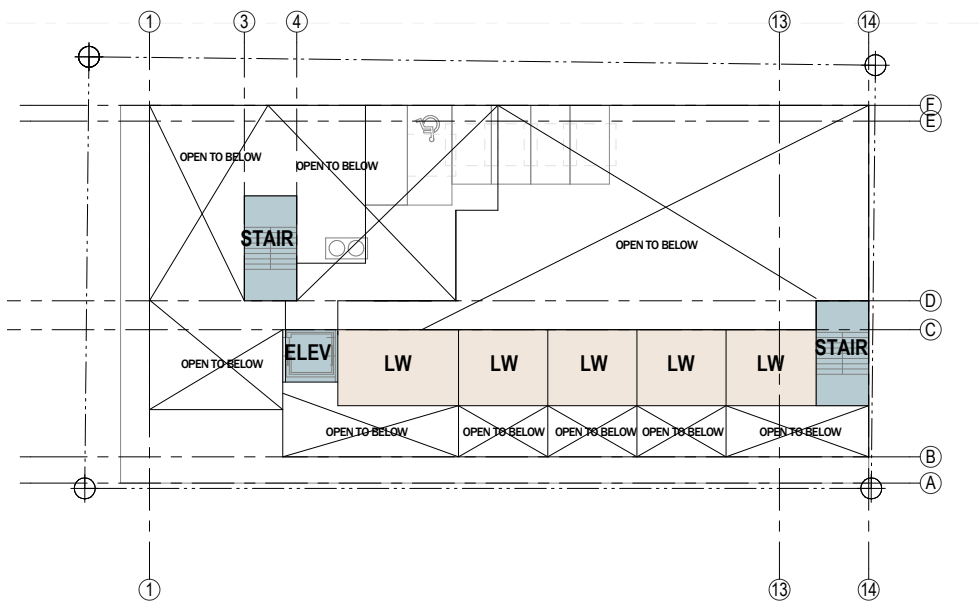
Cons:

- Departure request for rear yard setback.

MASSING OPTION A

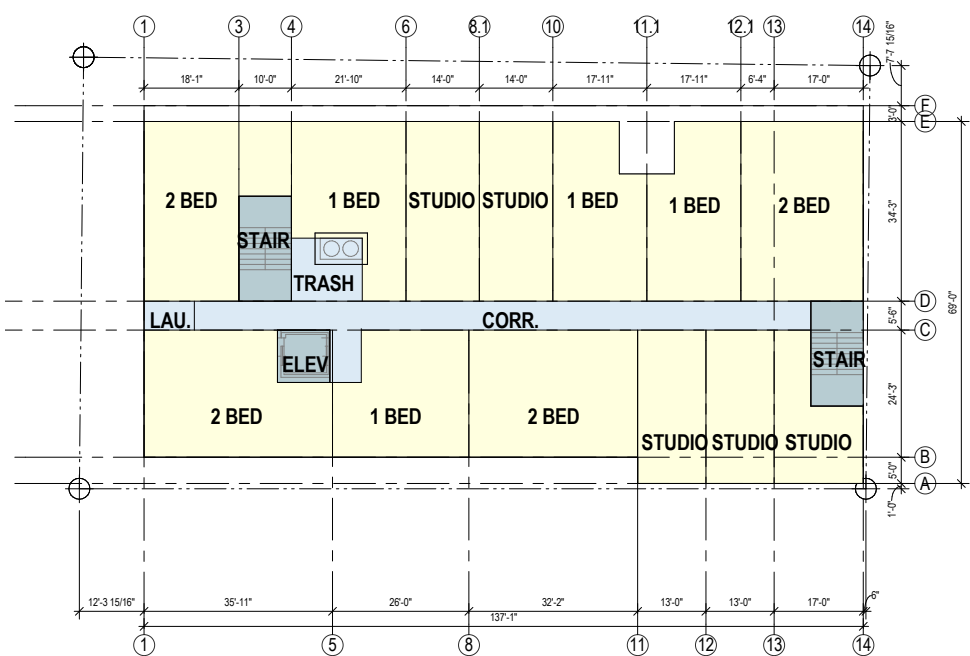


Level 1

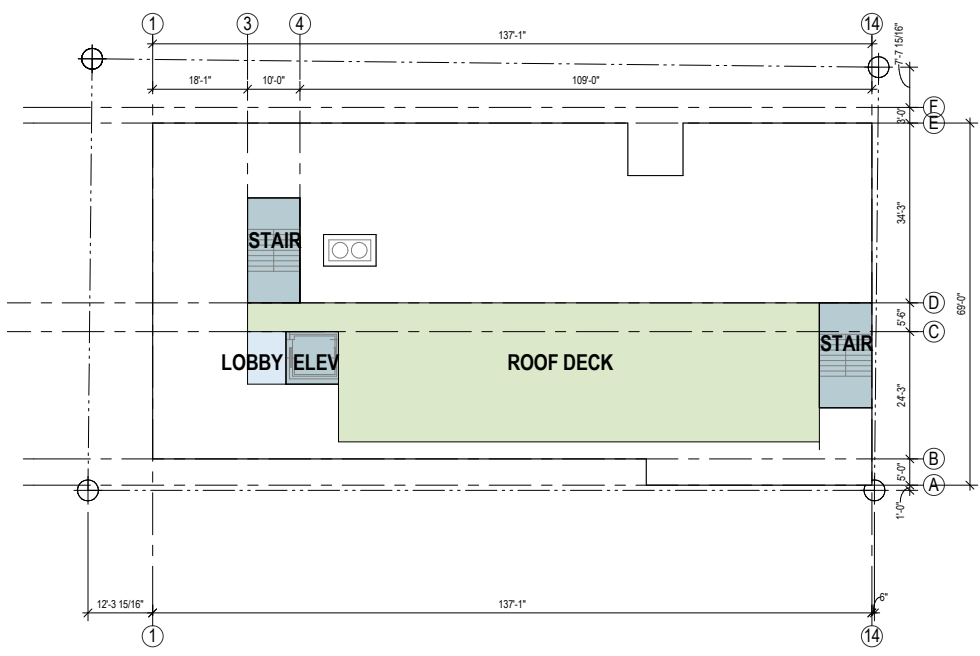


Level 2

- Parking
- Residential
- Lobby/Circulation/Amenity
- Live / Work
- Vertical Circulation
- Exterior Amenity



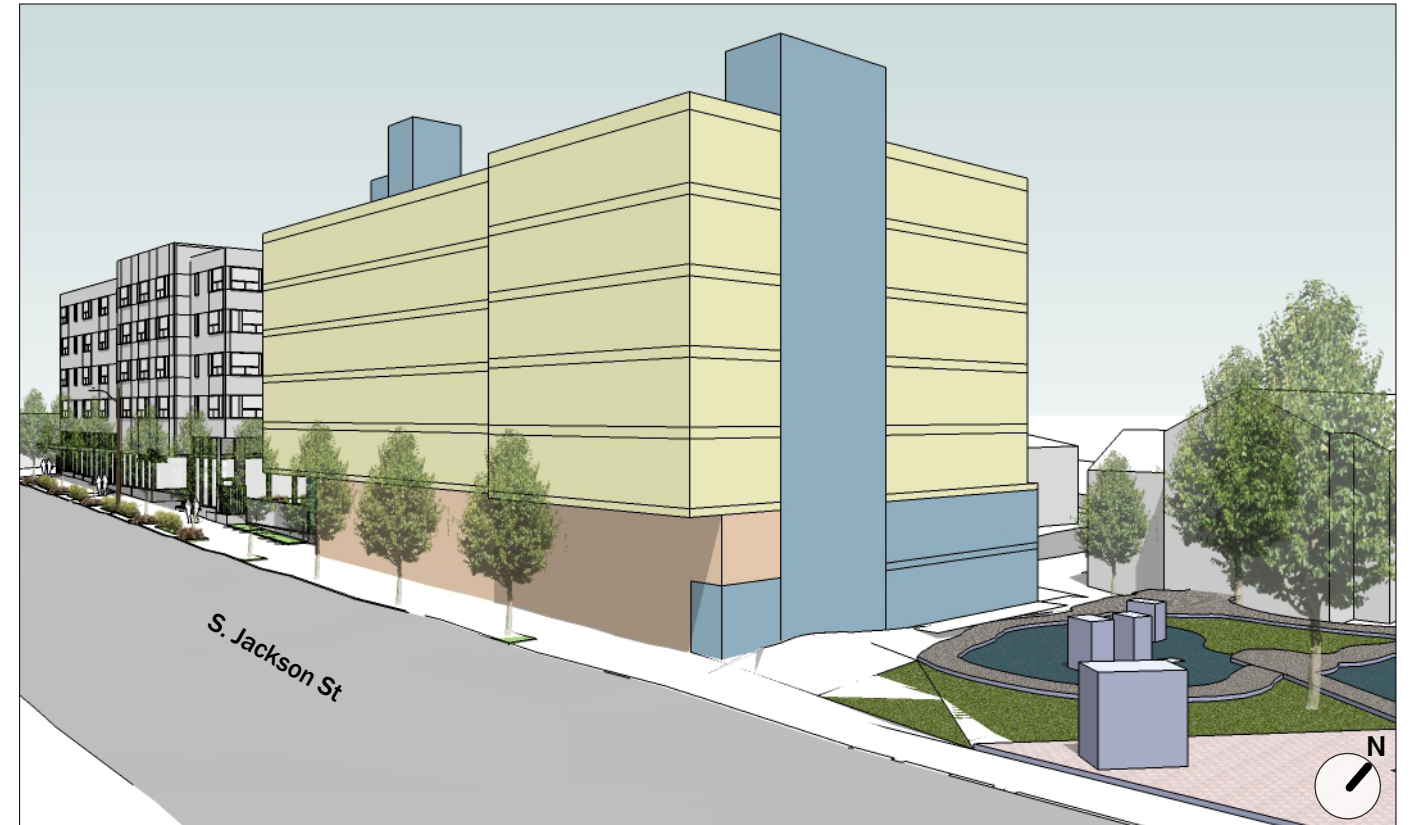
Level 3-7



Level Roof



Pedestrian View: South Jackson Street Looking East



Pedestrian View: South Jackson Street Looking West

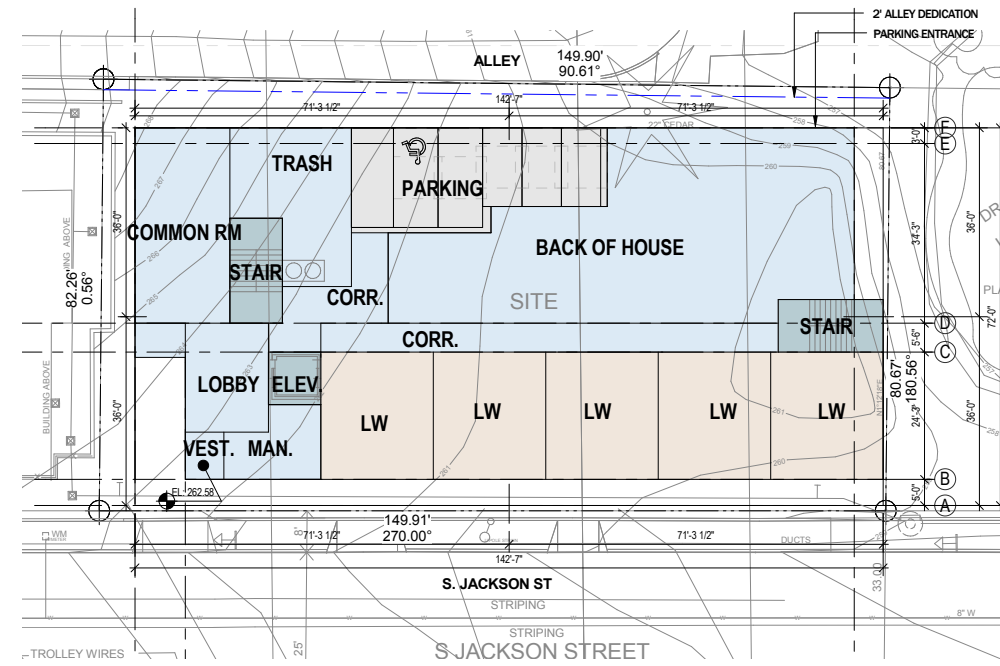


Bird's Eye View: South Jackson Street Looking North

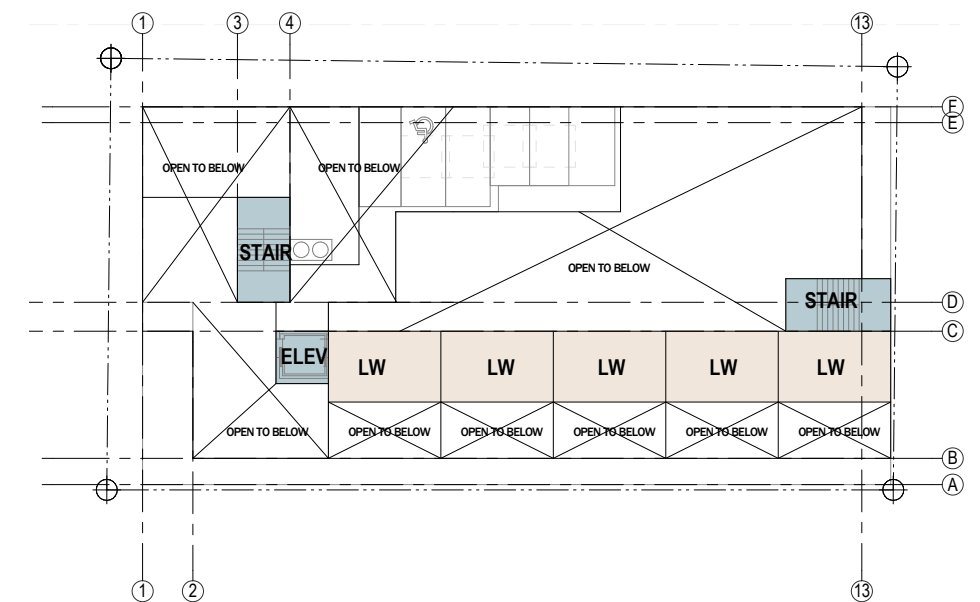


Bird's Eye View: Alley Looking SW

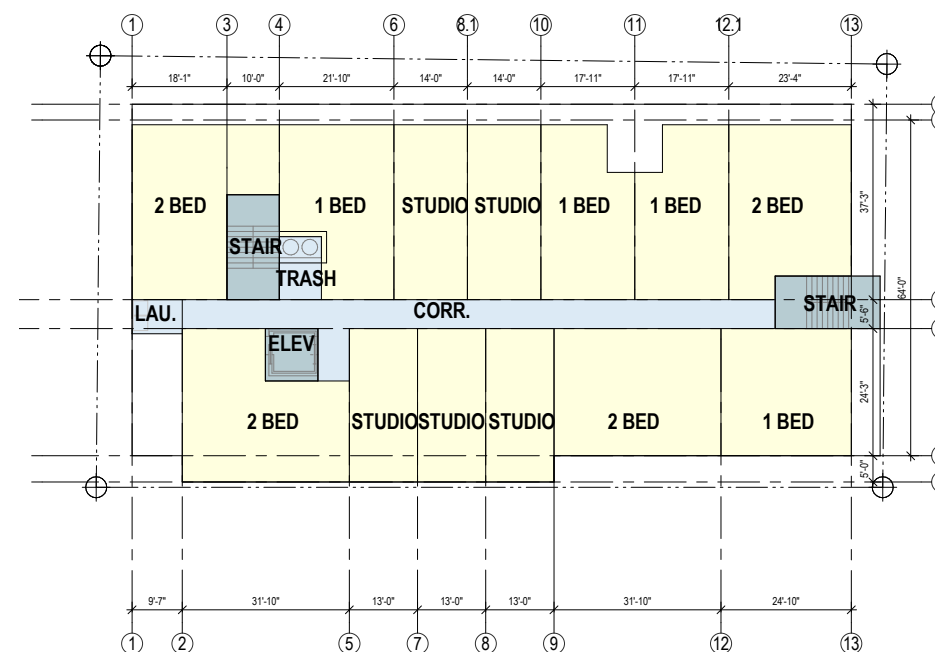
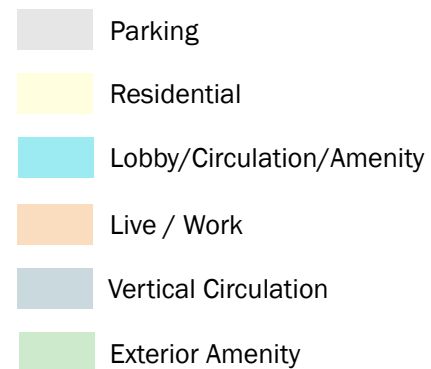
MASSING OPTION B CODE COMPLIANT



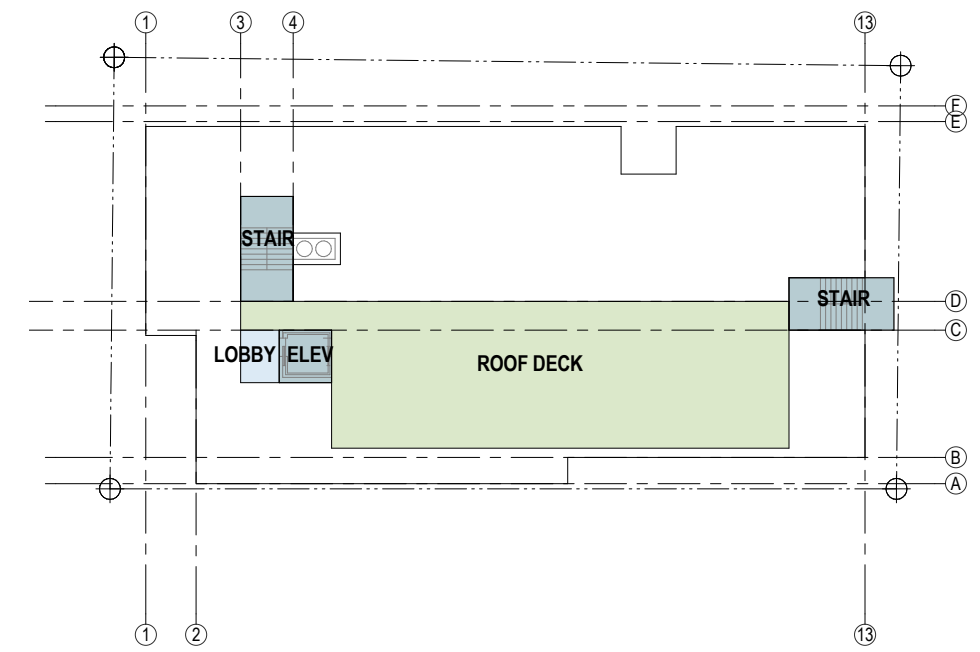
Level 1



Level 2



Level 3-7



Level Roof

MASSING OPTION B CODE COMPLIANT



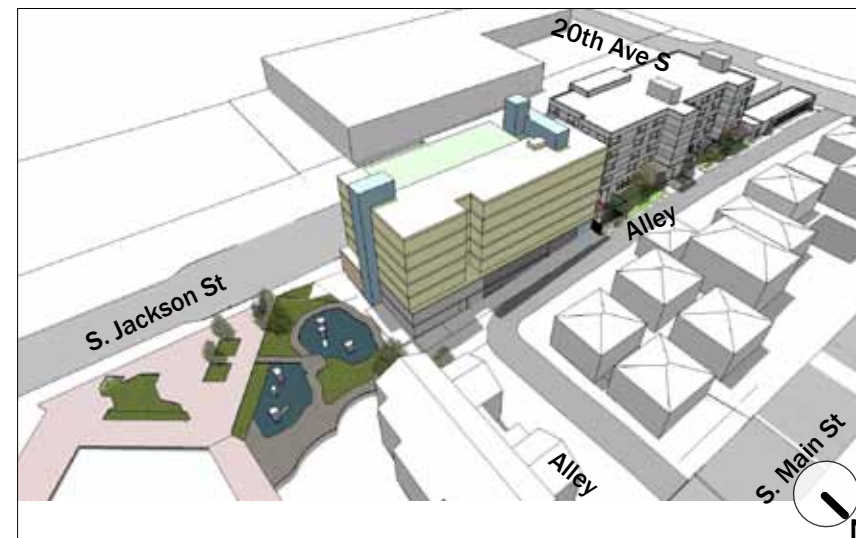
Pedestrian View: South Jackson Street Looking East



Pedestrian View: South Jackson Street Looking West

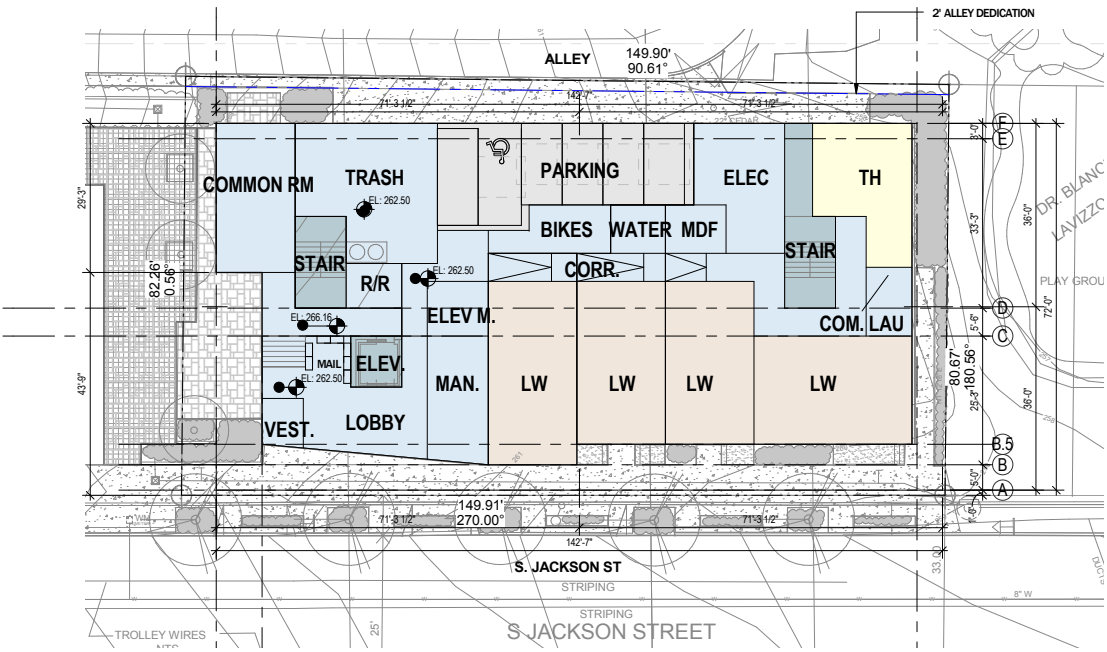


Bird's Eye View: South Jackson Street Looking North

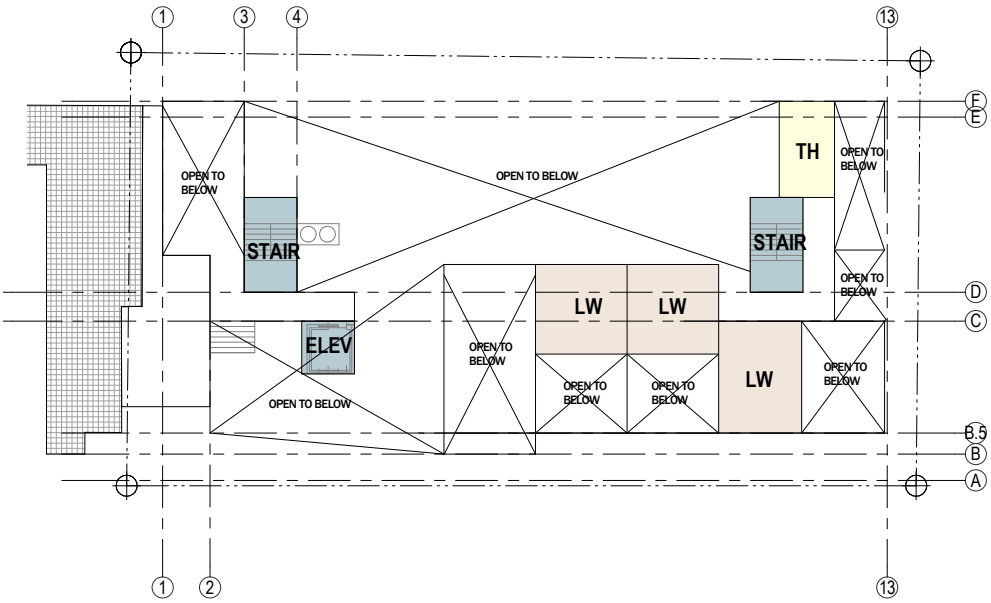


Bird's Eye View: Alley Looking SW

MASSING OPTION C | **PREFERRED**

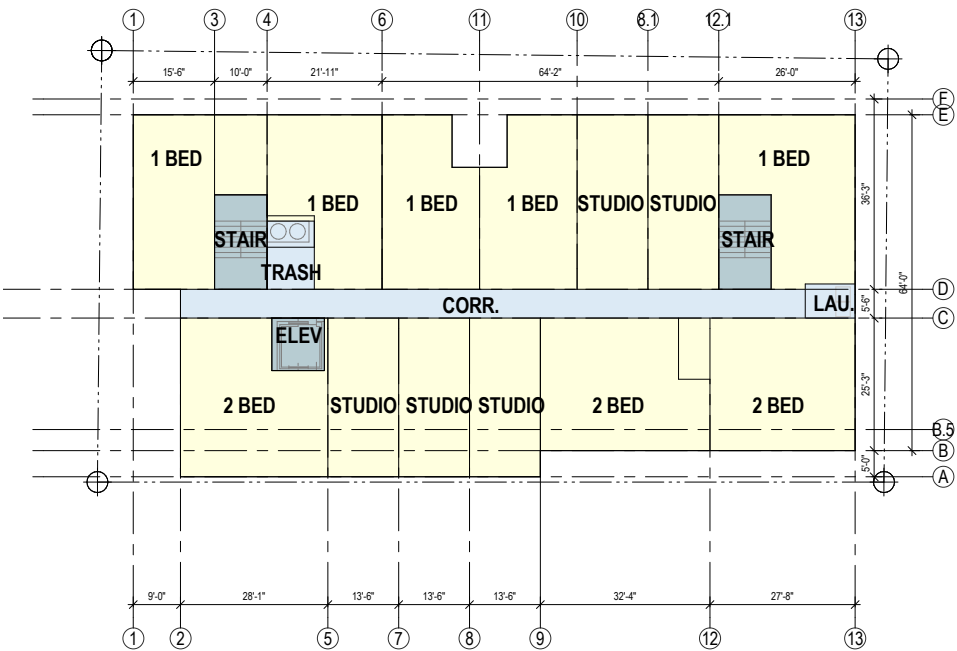


Level 1

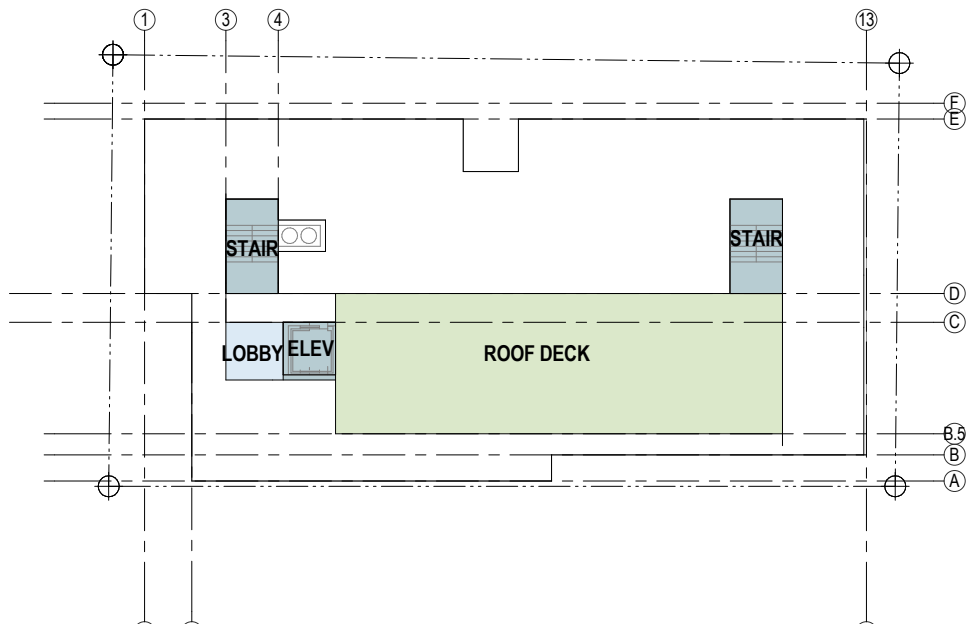


Level 2

- Parking
- Residential
- Lobby/Circulation/Amenity
- Live / Work
- Vertical Circulation
- Exterior Amenity



Level 3-7



Level Roof



Pedestrian View: South Jackson Street Looking East



Pedestrian View: South Jackson Street Looking West



Bird's Eye View: South Jackson Street Looking North

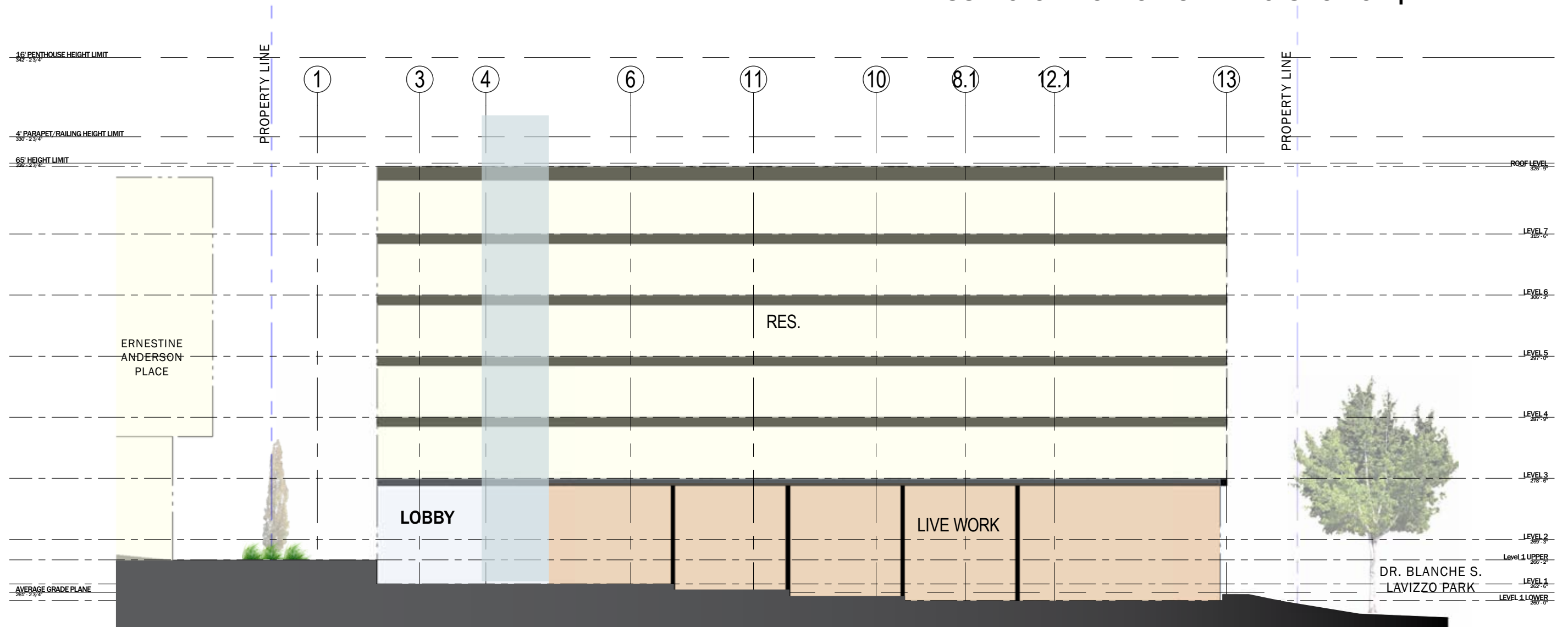


Bird's Eye View: Alley Looking SW

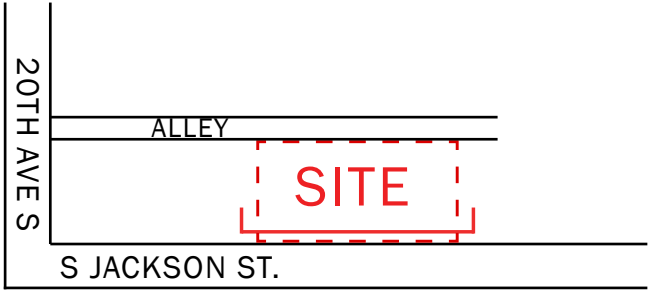
MASSING OPTION C BUILDING SECTION | **PREFERRED**



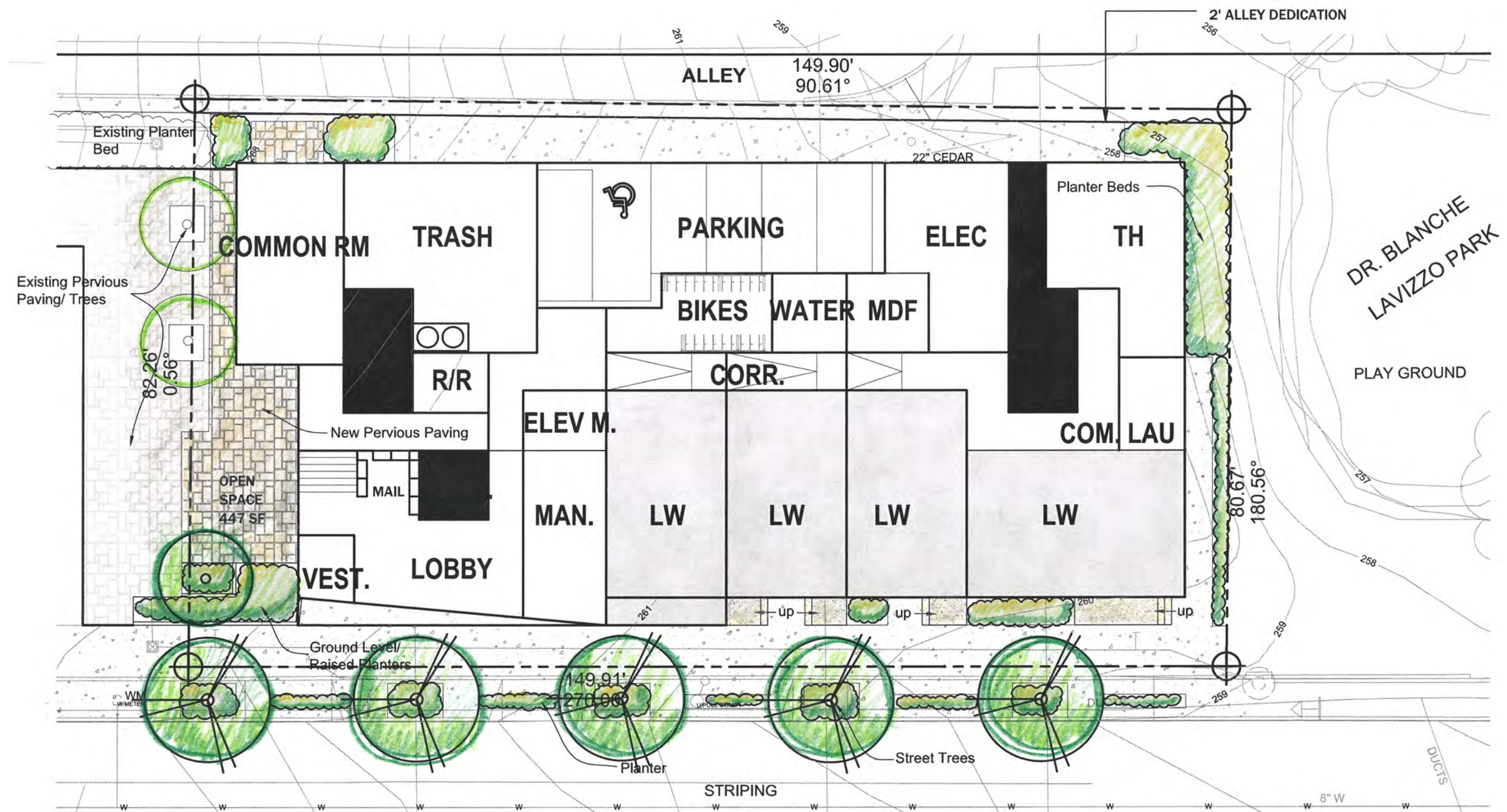
MASSING OPTION C BUILDING SECTION | **PREFERRED**



- Parking
- Residential
- Lobby/Circulation/Amenity
- Live / Work
- Vertical Circulation
- Exterior Amenity

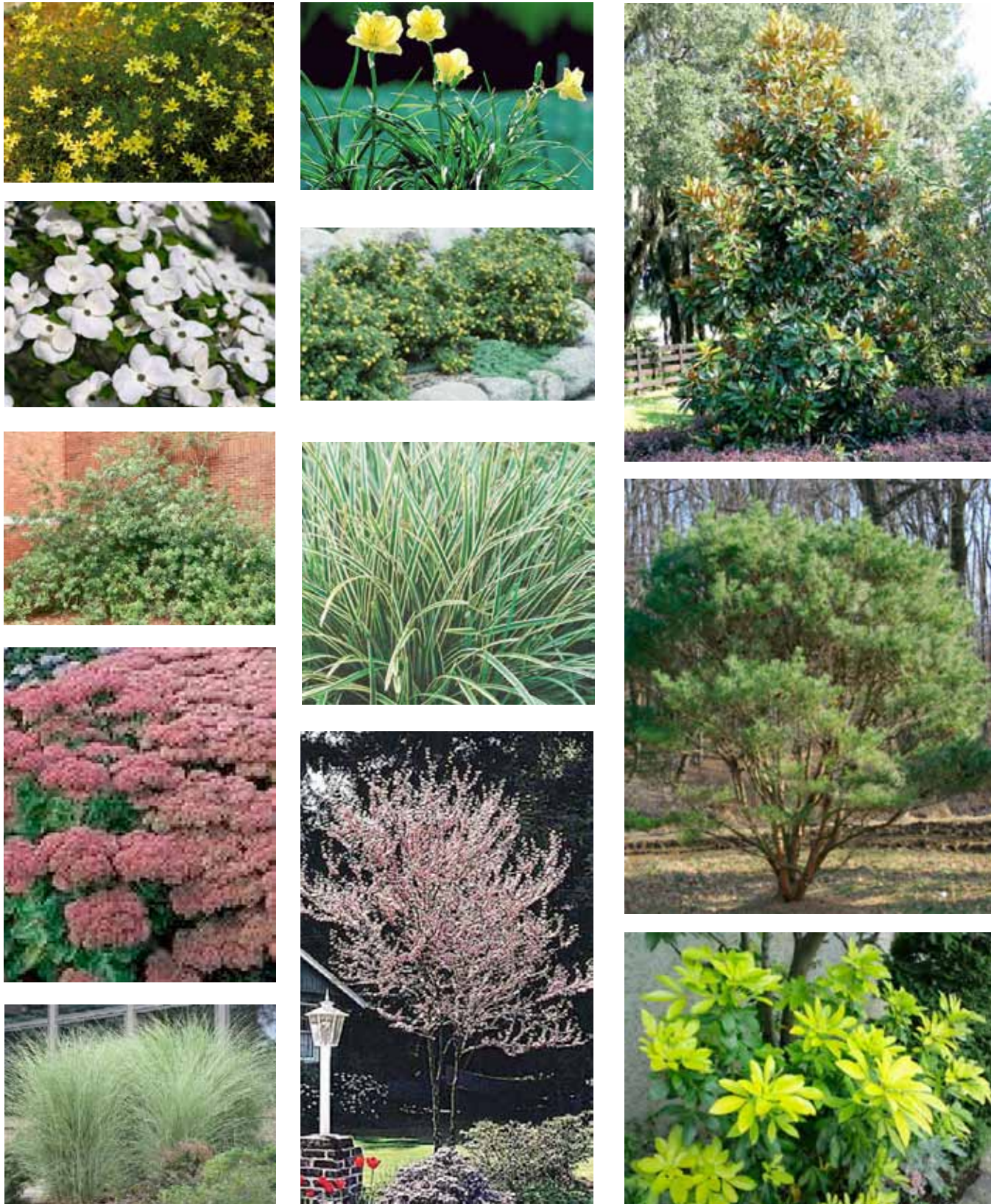


CONCEPTUAL LANDSCAPE PLAN



LANDSCAPE PLANTING IMAGES

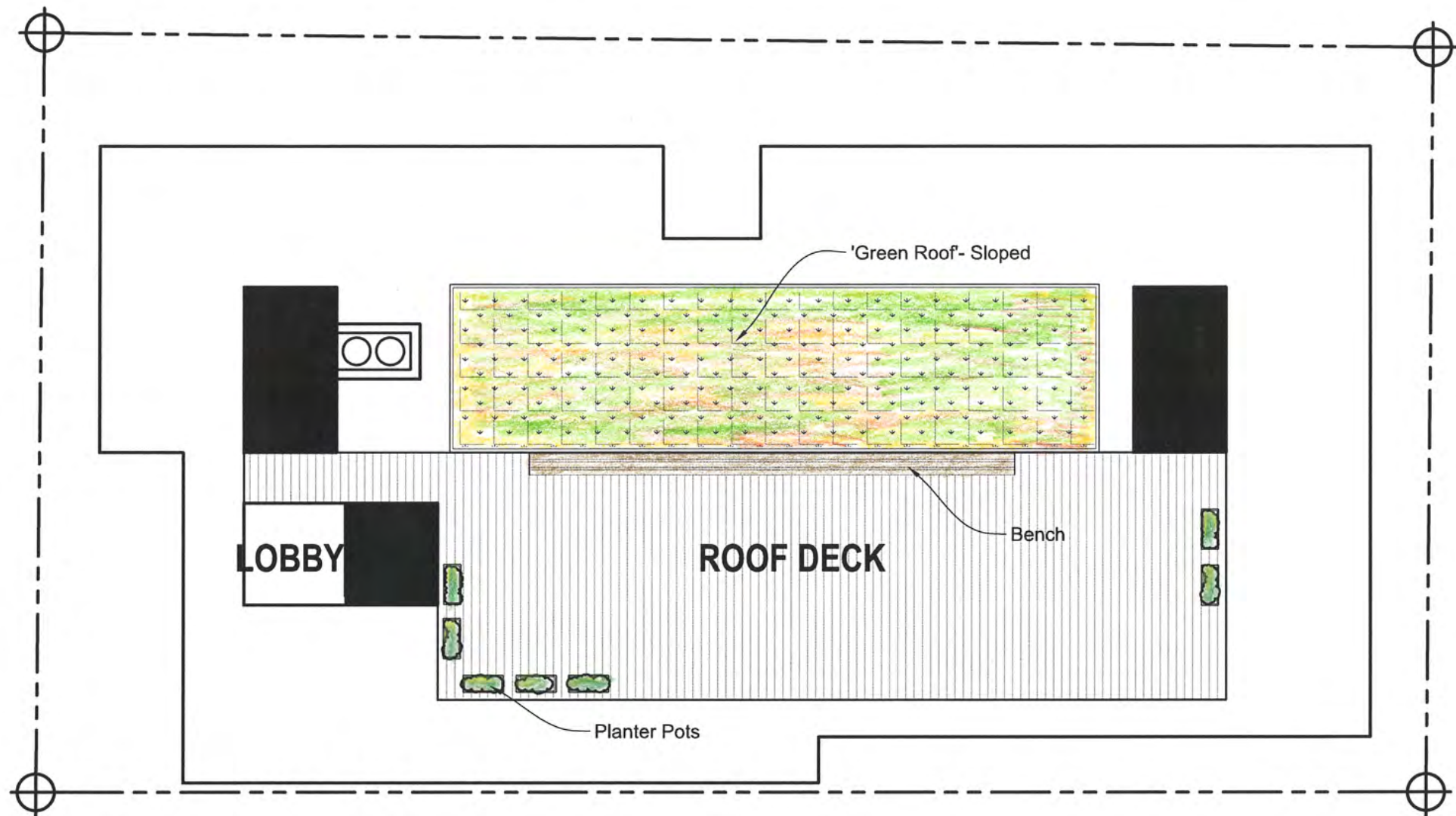
Planting Types -
S. Jackson St (South)



Planting Types - Alley
(North)



CONCEPTUAL LANDSCAPE ROOF PLAN



10 AM

12 PM

2 PM

Massing Option “A”



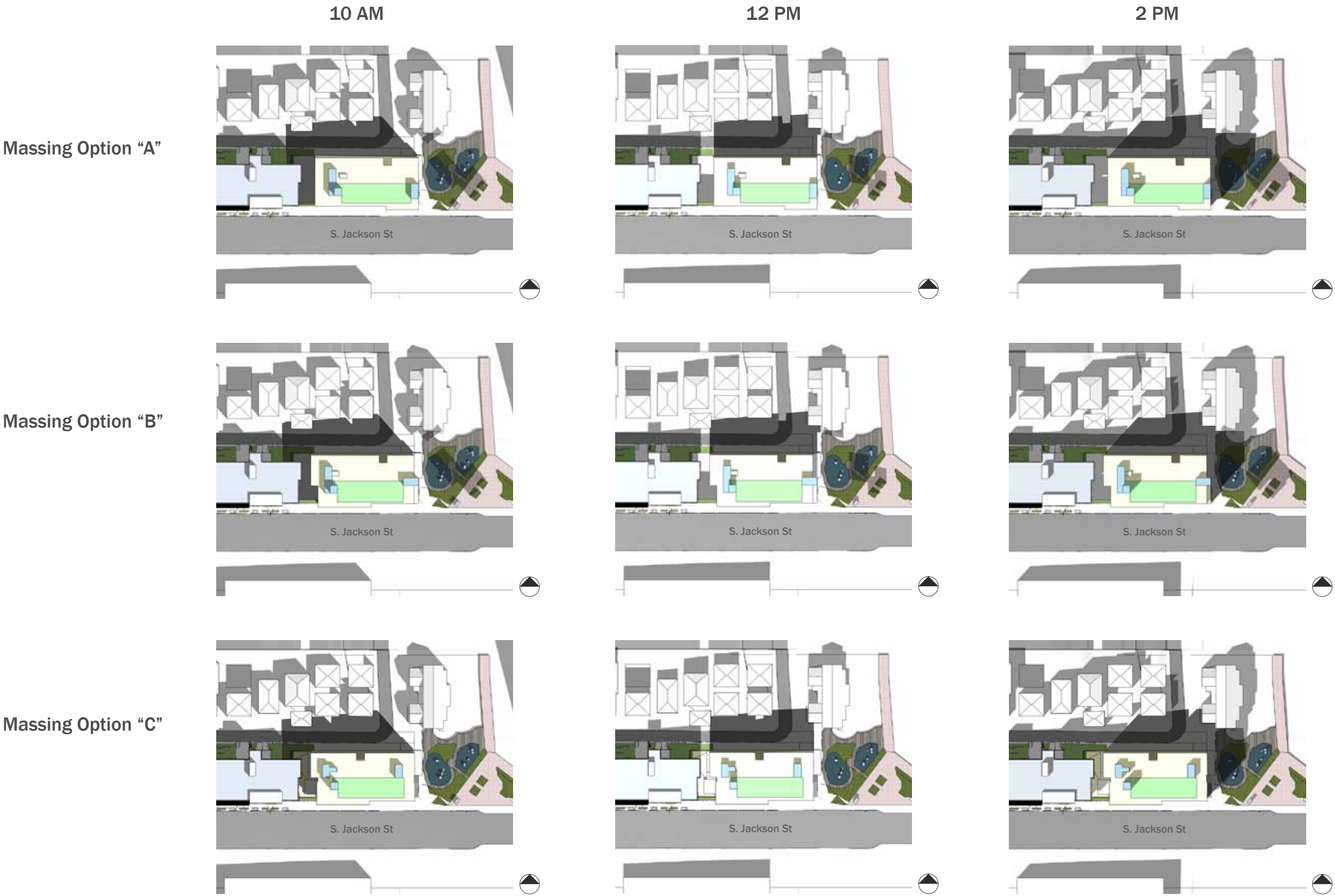
Massing Option “B”



Massing Option “C”



SHADOW STUDIES| EQUINOX

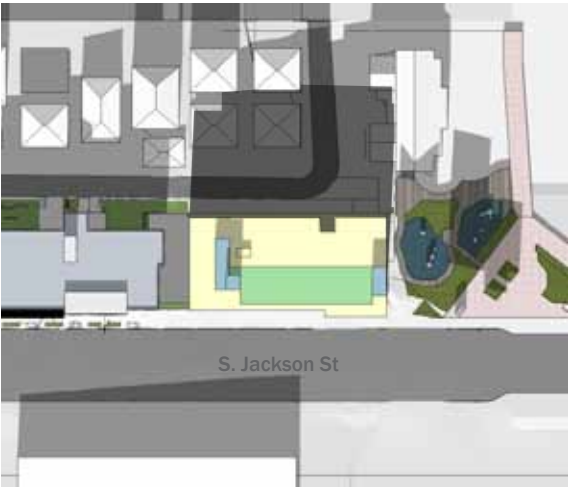


10 AM

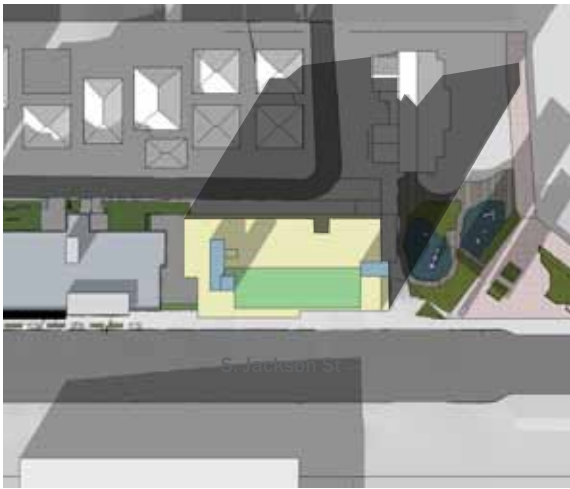
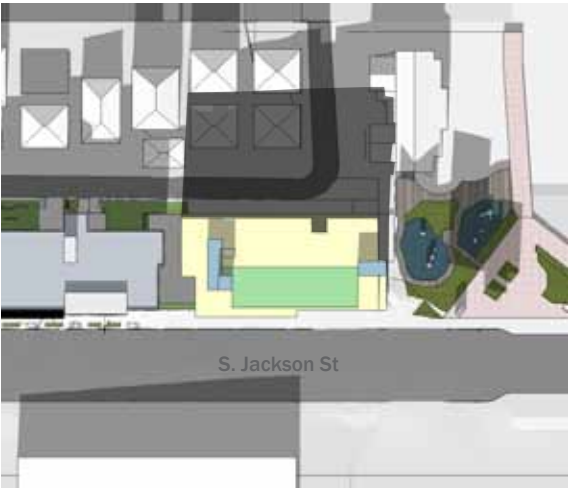
12 PM

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Massing Option “A”



Massing Option “B”



Massing Option “C”



DEPARTURES

	STANDARD	REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION
#1	SMC 23.47A.014.B.3: Setbacks	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. 15 feet for portions of structures above 13 feet in height to a maximum of 40 feet. 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.	The applicant is proposing to encroach a small portion of the Level 7 north building wall into the required rear yard setback.	The encroachment is limited to the NE portion of the site where the alley drops steeply.

