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DEP Homes - Jackson & 26th | #3024841 | Design Review Recommendation

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Design Review Recommendation

DEP Homes - Jackson & 26th Design Review

2524 South Jackson Street | DPD #3024841 August 9, 2017

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DEPhomes

Project Information Project Description

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	Site Analysis EDG Summary Design

Project Address: 2524 S Jackson St Seattle, WA 98144

SDCI Project #: 3024841

Owner / Developer: DEP Homes Cao Huynh 800 23rd Ave S Seattle, WA 98144 206.322.1241

Architect: NK Architects Steve Fischer 310 1st Ave S, Suite 4S Seattle, WA 98104

Landscape Architect: Neil Buchanan 1417 NE 80th Street Seattle, WA 98115



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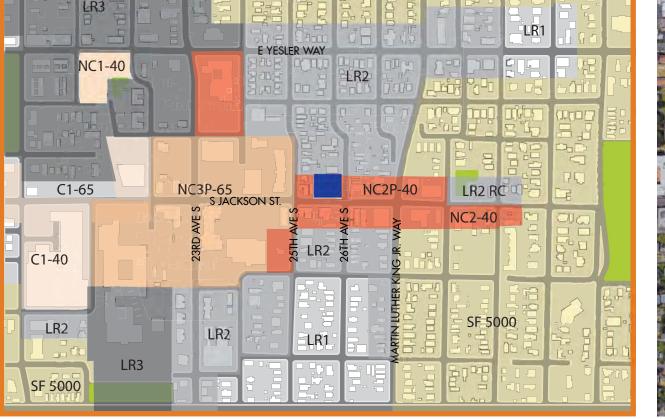
Context Analysis

Project Location & Zoning





NC2P-40: Mid-size shopping areas that serve the surrounding residential neighborhood with a full range of retail services, such as medium grocery stores, drug stores, coffee shops, and medical/dental facilities. Building types are single-purpose commercial structures, multi-story mixed use, and residential structures. Non-residential uses typically occupy the street front. Height is limited to 40 feet. Maximum size is 25,000 square feet for most commercial uses; multi-purpose retail sales buildings are limited to 50,000 square feet.

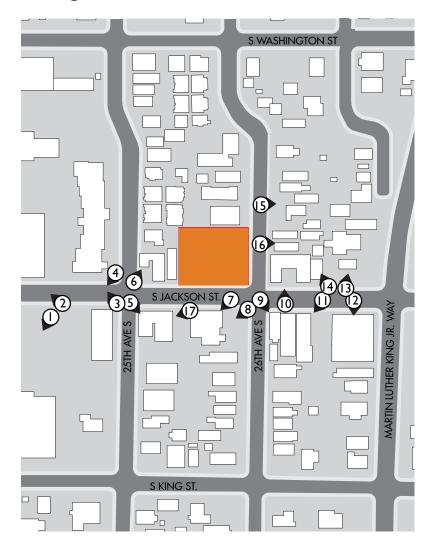






Context Analysis

Neighborhood Context



Context Observations

The neighborhood is in transition from a residential / semi-commercial area to a more pedestrian oriented, active neighborhood (S Jackson St. is a city designated pedestrian zone in this area) with an eclectic mix of old and new. Several older buildings in the neighborhood have been remodeled, providing a historic context to the neighborhood that complements the newer buildings.



12 Seattle Fire Station #6



9 House of Ruff Dog Care



3 Gideon Mathews Gardens - Senior Living



5 Two Big Blondes Consignment Store



6 Standard Brewing



7 The Atlantic / Recent Remodel of Entire Structure 15 Newer Townhouses on S 26th Street



10 The Seattle Medium Newspaper



4 Greater Mt. Baker Baptist Church



Adjacent Building Uses

The site is located in the Seattle Central District, in the 23rd & Union - Jackson Residential Urban Village with a variety of amenities within walking distance. Many small businesses are located along South Jackson Street. The height, bulk and scale of existing neighboring buildings do not reflect the density allowed by current zoning. The zoning height allowed for the properties to the east of the site is 40 feet, and one block to the west it is 65 feet. The proposed building, located within the 40 foot height zone, will provide an appropriate transition to the NC2-65 zoning to the west and the single family zoning to the north.









- (7) 2-STORY COMMERCIAL BUILDING
- (1) 1 TO 2-STORY COMMERCIAL BUILDING
- (5) 2-STORY COMMERCIAL BUILDING

- (1) UNOCCUPIED 1-STORY COMMERCIAL BUILDING

Zoning Standards Summary

CODE REFERENCE	REQUIREMENT	
23.47A.004 - PERMITTED USES	Uses per Table 23.47A.004	Residential uses, live/work and retail uses p
23.47A.005 - STREET LEVEL USES	Residential uses may occupy no more than 20% of street-level street-facing facade in pedestrian-designated zones facing a principal pedestrian street.	The proposed residential lobby on South Jac facing facade.
	Commercial uses (one or more) listed in SMC 23.47A.005.D are required along 80% of the street-level street-facing facade.	The remaining uses are commercial and will and service, eating and drinking establishme
23.47A.008 - STREET LEVEL DEV.	Blank Facades: Blank segments of the street-facing facade between 2 feet and 8 feet above the sidewalk may not exceed 20 feet in width. The total of all blank facades shall be located within 10 feet of the street lot line.	Meets requirement.
	Non-residential Transparency: 60% of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent.	Meets requirement.
	Non-residential Depth + Height: Uses shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade, and shall have a floor-to-floor height of at least 13 feet.	Meets requirement.
	Continuous overhead weather protection is required along at leat 60% of the street frontage of a structure on a principal pedestrian street. The covered area shall have a minimum width of 6 feet, and shall be a minimum of 8 feet and maximum of 12 feet above the sidewalk.	Overhead protection is provided with canop order to not disturb street trees, as required b
	Driveway at Street: For purposes of calculating 80% of a structure's street-level facade, the width of a driveway at street level, not to exceed 22 feet, may be subtracted from the width of the street-facing facade if the access cannot be provided from an alley.	Meets requirement.
23.47A.012 - STRUCTURE	Allowed Maximum Base Height: 40'-0"	Provided: 44'-0" (utilizing commercial space
HEIGHT	Additional Height Bonues: Additional 4'-0" w/ 13'-0" floor-to-floor commercial space on ground level or if a residential first floor is raised 4 feet above grade	
23.47A.013 - FLOOR AREA	Minimum FAR for NC2P-40 Zone: 1.5	Provided: 3.13 FAR
RATIO	Maximum FAR for NC2P-40 Zone: 3.25 (provided any single use within the mixed-use structure does not exceed FAR 3)	
23.47A.014 SETBACK REQ'S	Front (South): Zero feet	Front (south): Meets requirement
	Side (West and East): Zero feet	East: Approximately 7 foot setback provider a portion of the facade
		West: Approximately 10 foot setback provi
	North Lot Line Abutting Residential Zone: zero feet up to a height of 13 feet, then 15 feet setback required for portions of structure from 13 feet to 40 feet, then an additional 2 feet of setback for every 10 feet above 40 feet	North: 15 foot setback at upper levels
	Northeast corner: 15'-0" Triangle (abutting side lot line and front lot line of residential zone)	Departure requested
23.47A.016 - LANDSCAPING AND SCREENING STANDARDS	Landscaping with a green factor score of 0.3 or greater is required for new structures containing more than 4,000 sf of non-residential use.	A green factor score of 0.3 or greater will b

PROPOSAL

proposed are allowed under table 23.47A.004

lackson Street shall not occupy more than 20% of street-level street-

vill comply with the uses listed in the standard, including general sales ments, medical services, or other as included in the standard.

nopies on Jackson Street. The canopy width has been reduced in d by SDOT.

ace bonus)

ded on upper levels and 8 foot setback provided on ground level for

ovided on upper levels for a portion of the west facade

be provided.

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Zoning Standards, Continued

CODE REFERENCE	REQUIREMENT	
23.47A.024 - AMENITY AREA	Amenity areas are required in an amount equal to 5 percent of the total gross floor area in residential use.	The amenity area provided at the roof excee
23.47A.024 - PARKING LOCATION + ACCESS	If access is not provided from an alley and the lot abuts two or more streets, access to parkng shall be from a street that is not a principal pedestrian street.	Parking access is provided from 26th Avenue
23.54.015 AUTOMOBILE PARKING	No minimum requirement for residential and nonresidential uses in Urban Village with Frequent Transit.	Structured parking is provided, though not re
23.54.030D DRIVEVVAYS	Driveway width. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a mini- mum of 10 feet in width for one-way or two-way traffic.	The driveway meets the minimum requiremen
23.54.015 BICYCLE PARKING	One space for every four units for residential use. Bicycle parking for non-residential use varies depending on use.	Bicycle parking room provided.

PROPOSAL

ceeds the requirement.

nue.

required.

ent.



Site Survey

Legal Description The East 30 feet of lots 5 & 6 and all of lots 7 and 8 in block 6 of Burke's second addition to the City of Seattle, according to the plat thereof recorded in volume 1 of plats, page 248, records of King County, WA.

Uses

There is a single existing one-story structure on the site. Historically, the structure has been used as a automotive repair shop and more recently as a personal gym. The remaining site is covered with an asphalt parking lot.

Topography

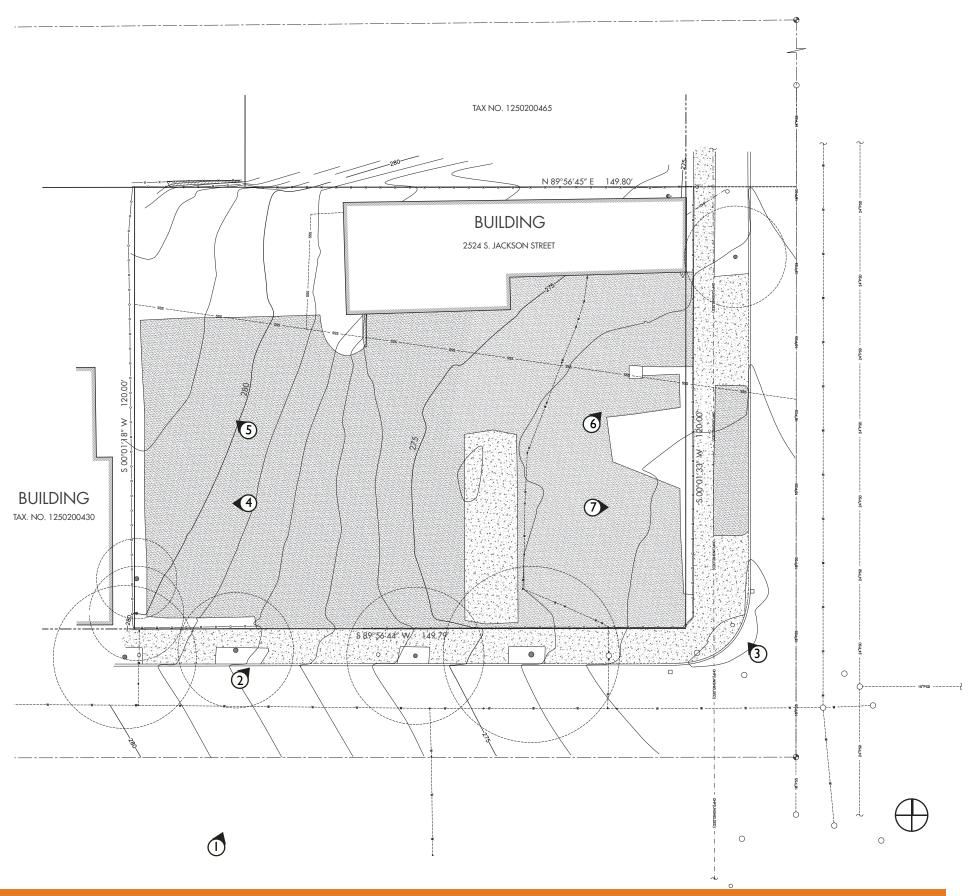
The site is generally level with a small slope down from the northwest corner to the southeast corner.

Access

Current vehicular and pedestrian access to the site is from both S. Jackson St. and 26th Ave S. The site does not abut an alley.

View and Solar Access

Views are of the surrounding neighborhood with territorial views from a higher elevation on the site. The site has good solar access from the south.

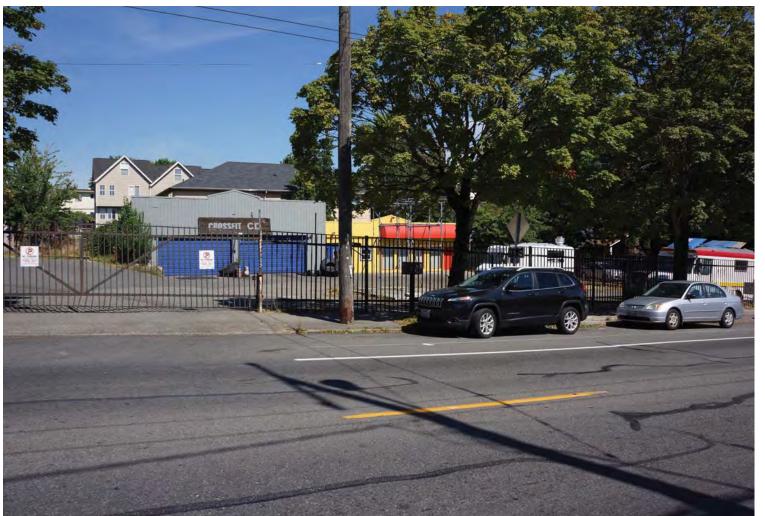


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Site Images





② Site image through perimeter fence



① Looking into the site from across S Jackson St

(4) View from site looking west



6 View from site looking northeast





S View from site looking northwest



View from site looking east

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Site Context Circulation



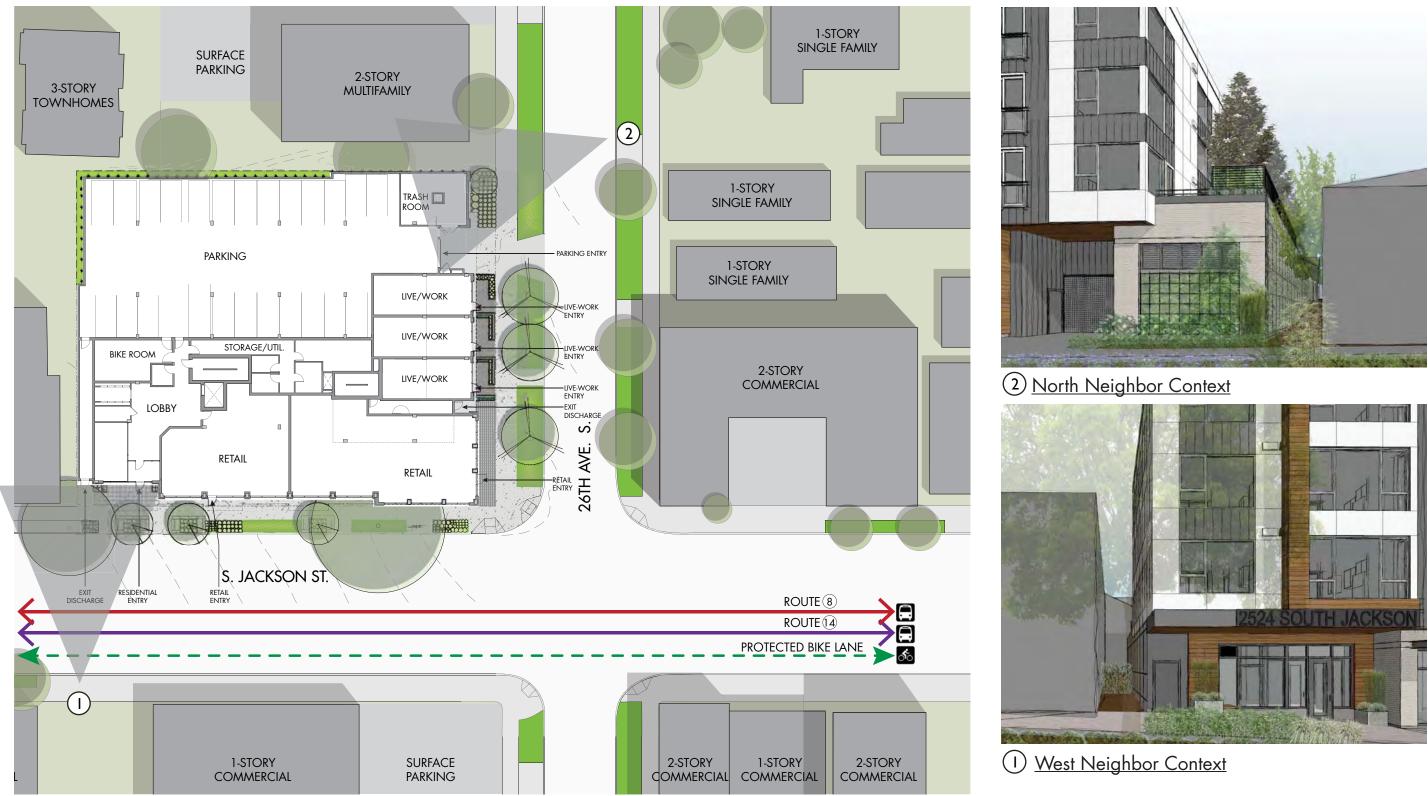






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Site Context Circulation





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3D View of Site





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Solar Access and Site Views

NW views towards Downtown Seattle

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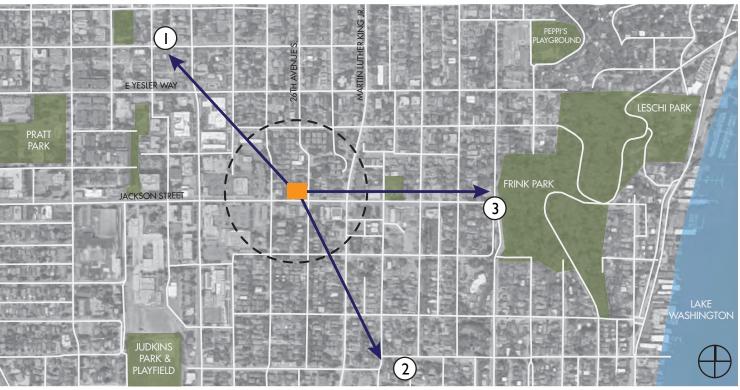
2 SE views towards Mt. Rainier



3 West views towards Frink Park







Solar Access Diagram

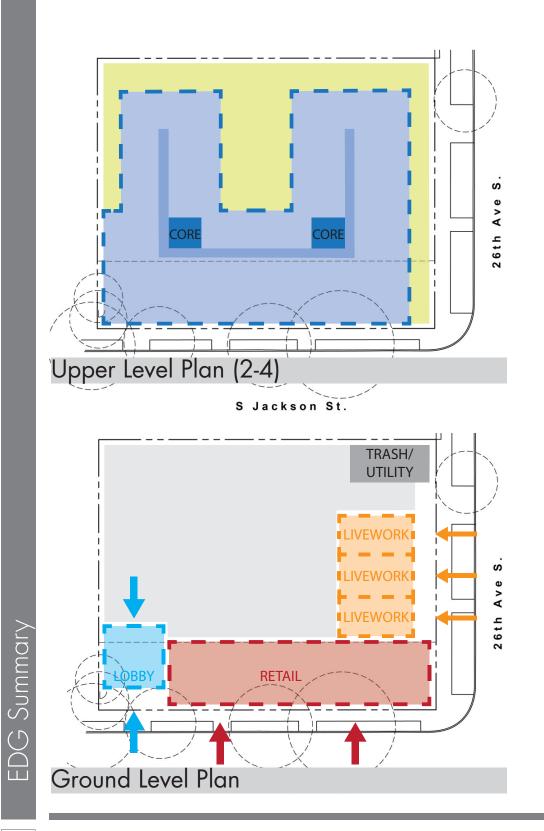
<u>Site Views</u>

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Preferred Option

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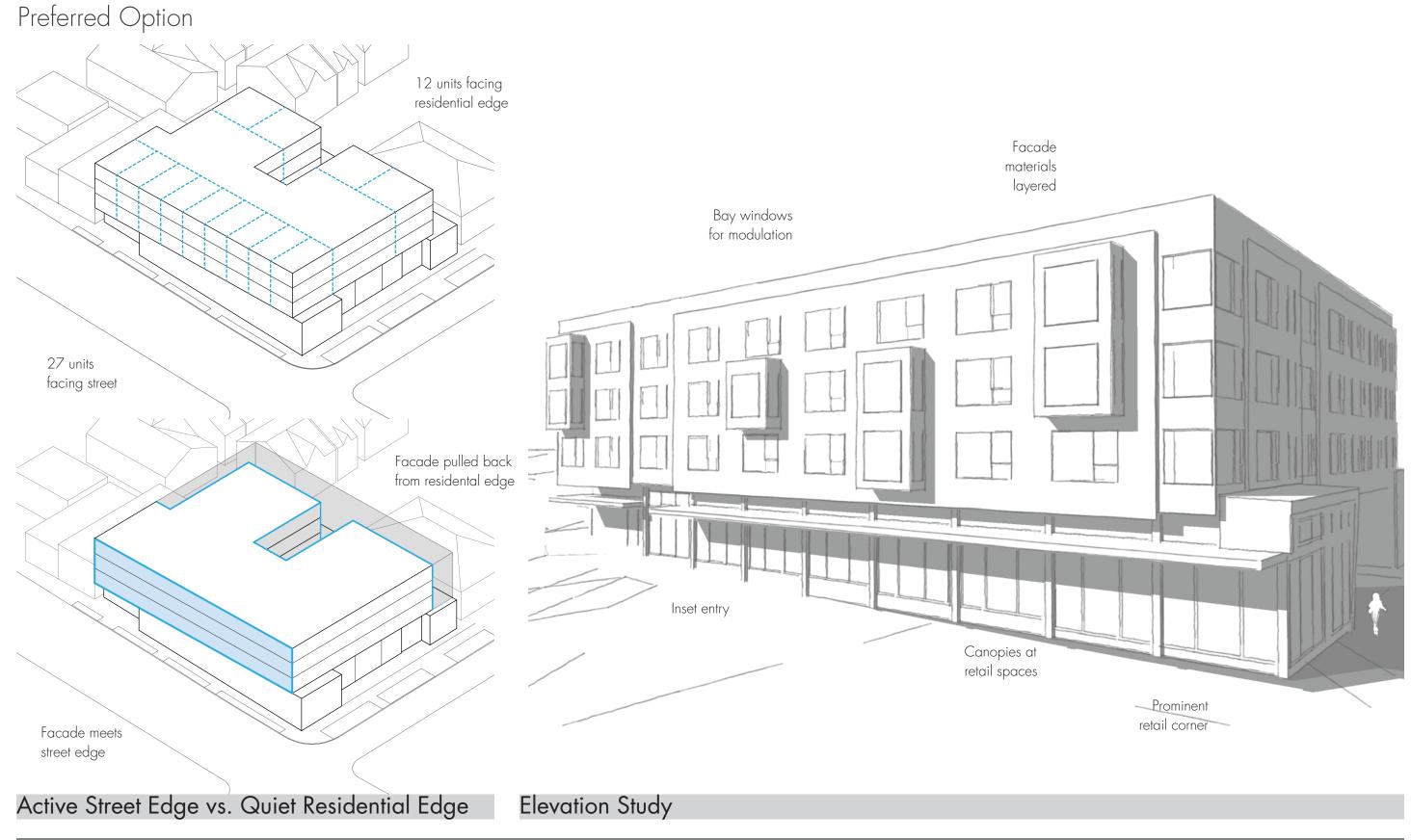
Massing in Context

Preferred Scheme Massing

The preferred solution for the ground level organization and residential massing have been combined to create the best option for the site's natural vibrance and character. The next evolution of the design creates architectural scale and interest by stepping back residential entries as well as parking access. The Residential Lobby and Livework entries have been stepped back from the property line to provide a more secure and private feel as well as weather protection. The parking access has also been stepped back to provide a separation of uses. To take advantage of the great potential for vibrant commercial use at the southwest corner of South Jackson Street and 26th Avenue, the commercial portion of the street level uses is placed along the urban edge of pedestrian use.







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Priorities and Board Recommendations

1. Building Massing:

a. The Board chose option 3 as the strongest option for the applicant to develop. The north facing courtyard should be useable and functional for the apartment renters. If possible, make the courtyard wider and try to locate entry for weather protection. (PL31,2,4) a community room off the courtyard. (DC1A)

Option three has been developed to build on the strength of its features: a "U-shape" building with a courtyard at the north and at the center, a strong facade presence on the south at Jackson Street, and a strong corner retail presence.

The original EDG design presented the courtyard as the amenity space for the entire building with a potential for an adjacent community room. In that version, there was no roof deck amenity, and no other common amenity space. Since the EDG, the roof deck has been developed as a generous amenity space for all tenants. This roof deck more than meets the requirement for amenity space, and is a far better area for sunlight, views, and open area.

The courtyard is no longer considered common amenity space, instead it has private patios that are accessed only by the tenant it serves. The northern portion of the courtyard has a large area devoted to bioretention planters that will capture the runoff from the roof.

2. Relationship to Street:

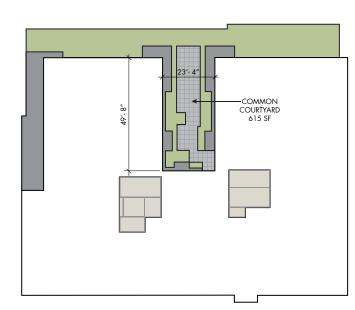
a. The Board approved the location of the front entry at the west edge of the site and the recessed

The front entry location at the west edge of the site allows the retail to occupy the dominant location at the corner of 26th and Jackson, and the residential entry to have its own identity separate from the retail area. The entry is recessed and has a distinctive canopy.

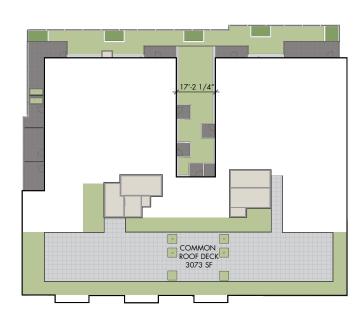
b. The Board directed the applicant to make sure that the Live Work units are designed to meet the street as commercial spaces with landscaping and paving options to focus the eye on the various commercial entries. Canopies should highlight the commercial uses at street level. (PL3 C1,2)

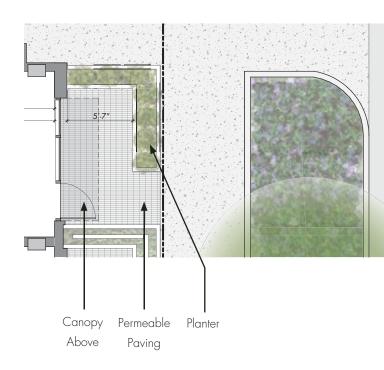
The live work units meet the street as commercial spaces with a generous entry patio unique to each unit that is wrapped with a planter. Large, tall windows bring attention to the units and make them transparent to the street. Unique paving serves as a welcome to the entry.

Before















Priorities and Board Recommendations

3. Façade Design:

a. The Board was not in favor of large overhanging bays or boxes on the facades. They directed the applicant to a. The Board directed the applicant to specify high quality materials throughout. (DC4 A, DC2 D) design a uniform and unified façade design that is simple and elegant. They noted that the façade should have balconies and secondary architectural elements to create small shadow lines, but the applicant needs to avoid a The proposed materials include a mix of metal panel, fiber cement panel, and laminated wood panel. boxy look with layer upon layer of boxes and frames. The Board discouraged bay window pop outs. (DC2B1)

A unified design that is simple and elegant is proposed. The facades address the different conditions on both Jackson and 26th and come together as a unified whole. The strong retail corner is emphasized with a brick base and upper levels that are framed in white. The 26th Avenue facade meets the quiet residential street with live-work units that have patios that spill out to the sidewalk, and a residential facade above that is simple and elegant with large windows. The Jackson facade is articulated with elements that create a lively interaction with the activity on the street: alternating facade projections have corner windows that look down the street to the activity to the east, and between the alternating projections, units have juliette balconies. Although there are projections, they will not be perceived as projections from the sidewalk below because of a canopy overhang above the sidewalk. However, the projections will be viewed from a distance as an orderly rythmic articulation on the building face.

Note that the design has avoided the boxy, random bay pop outs that were shown schematically in the EDG presentation. The design has also eliminated the layer upon layer that was in that EDG sketch. Instead, the proposed design has thoughtfully created a proportioned balance of material colors and textures that balance a 4. Materials:

5. Landscaping:

a. The Board asked the applicant to provide appropriate landscaping and wall treatment at the north property line to help screen the building wall at the LR3 zone edge. Additionally, they affirmed their interest in seeing landscaping at the entry and as much as possible along the commercial street frontage. (DC4D)

The north building wall at level one is right at the property line. It is a concrete wall that is a neutral color to face to the north neighbor's yard. A green screen will be applied to the wall to provide landscaping interest.

At level two and above, the wall is set back considerably for a courtyard with patios and landscaping. Along the edge of the courtyard at the property line, there are trees and a landscaped green screen, as well as decorative concrete reveals, to provide beauty and privacy to both the







Design Guidelines Context and Site «

CS1 Natural Systems and Site Features

CS1.B: Sunlight & Natural Ventilation

Daylight will be maximized for the south commercial spaces with tall windows. A outdoor usable patio space is also located on the south side to receive daylight. Canopies on the south will minimize direct solar gain in the summer, but allow solar gain in the cooler winter months when the sun angle is low.

CS1.C: Topography

The slope on South Jackson Street creates a change in elevation of about 8'-0" from a low point at the southeast corner at 26th and Jackson. The retail space is placed at the southeast corner to take advantage of the lower elevation at floor level that will result in an overall higher floor-to-ceiling height. The residential lobby is located at the southwest corner where the higher elevation results in a typical floor-to-ceiling height.

CS2 Urban Pattern & Form

CS2.A: Architectural Presence

The proposed south facade contributes to the character of Jackson Street as an active area that is engaged with the public realm. In keeping with the style of the adjacent buildings to the east and west, the south facade will have a strong street edge. The retail spaces at that edge will contribute to the overall activity and interest for pedestrians.

CS2.C: Relationship to the Block

As a corner site, the building will contribute to a strong urban edge to define the corner of 26th and Jackson. An inset at ground level will provide open space for interaction with the pedestrian activity on the sidewalk. The facade on Jackson Street will hold the urban edge.

CS2.C: Height, Bulk and Scale

The site is located at a transition between Commercial (NC2P-40) and Residential (LR-2) to the north. In order to ease the transition, a step back will be provided on the upper levels of the north facade. Additionally, a courtyard on the north will create additional open space in upper levels to reduce the bulk of the building facing the residential zone.

Design Concept 😣

DS1 Project Uses & Activities

DS1.A: Arrangement of Interior Uses

Uses and services frequently used by the public are located at the prominent street corner at Jackson Street and 26th Avenue. The tenant space, which has a highly visible corner entry, will be occupied by a business frequented by the public.

DS1.B: Vehicular Access & Circulation

The entry drive to the parking area is located in the least visually dominant place on the northernmost portion of the 26th Avenue facade. The width of the driveway has been minimized to reduce impact on the street.

DS1.C: Parking & Service Uses

Trash and recycling areas will be accessed from 26th Avenue and concealed within the building.

DS2 Architectural Concept

DS2.A: Massing

Architectural elements will be included that reduce the perceived mass and provide scale, including: canopies, insets in the building, and a generous area for the primary building entry.

DS2.C: Secondary Architectural Features

Dual purpose elements will be provided, including canopies on Jackson Street that serve both to shade and protect the area and will create street-level scale.

DS3 Open Space Concept

DS3.B: Building - Open Space Uses and Activities Open space is provided in a courtyard on the north side of the building. The open space relates well to the building by providing usable outdoor area for the tenants of the adjacent apartments and light and air for the apartments above.

DS3.D: Trees, Landscape and Hardscape Materials Landscape materials will accent the design and be appropriate to the solar access of the location and patterns of use.

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Design Guidelines, Continued Public Life

PL1 Connectivity

PL1.A: Network of Open Spaces

The already active pedestrian sidewalk will be complemented with a recess in the building at ground level to provide additional open space for public life. The open area will be directly adjacent to the retail space with large windows, creating an engaging relationship between the retail space and the sidewalk activity.

PL1.C: Outdoor Uses & Activities

The outdoor activity area adjacent to the retail space is located in a sunny area, with views of the neighborhood and in line with the sidewalk. The area will have overhead canopies to provide shade and to protect from inclement weather, for use in all seasons.

PL2 Walkability

PL2.B: Safety and Security

Transparency at the street-level retail spaces will provide security through natural surveillance. Views will be open between indoor and outdoor activities, so that sidewalk uses are easily monitored.

PL2.C: Weather Protection

Overhead weather protection is provided at all entries to provide protection and for wayfinding. The primary residential entry lobby canopy will highlight the entry at the southwest corner. The retail area will have a full canopy that not only protects entries, but also provides a protected open space.

PL3 Street-Level Interaction

PL3.A: Entries

The common entry to the multi-family residential building will be easily identifiable to visitors with a large canopy. The secured residential entry is differentiated from the adjacent retail spaces by a recess at ground level, which provides an additional level of privacy from the public spaces.

PL3.B: Residential Edges

Ground level live-work units are provided with privacy and security via a recessed entry and a private patio with planters. Non-residential portions of the unit are oriented toward the street.

PL3.C: Retail Edges

Large ground level storefront windows creates a porous edge between sidewalk and retail activities, as well as providing an opportunity for merchandise display. The 26th Avenue S. elevation, recessed from the sidewalk at ground level, provides space for additional activity.

PL4 Active Transportation

PL4.B: Planning Ahead for Bicyclists

A bike storage area is conveniently located within the building, accessible from both the front entrance and the garage.

PL4.C: Planning Ahead for Transit

A transit stop is located one block east on South Jackson Street. The pedestrian route along the site provides access to the nearby stop.

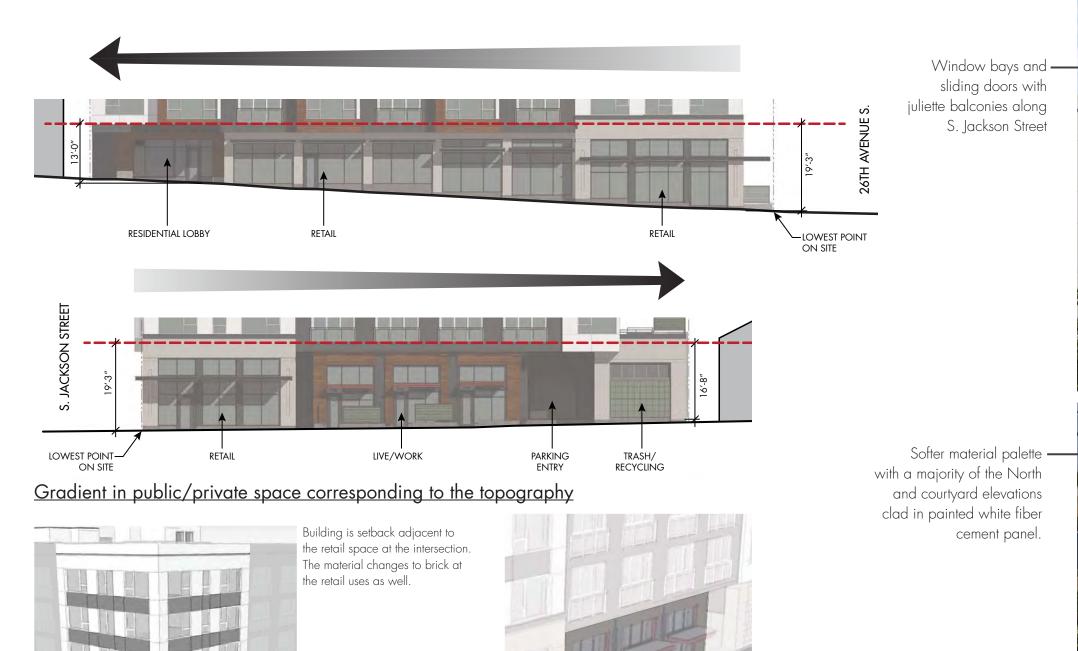








Design Concepts



Courtyard with private patios and greater landscaping along residential edge

Courtyard



Prominent Retail Corner vs. More Private Residential Entries

Elevations recess at the lobby entry and L/W units to create transition areas and are highlighted by

the wood finish composite cladding.

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Treatment of Active Street Edge vs. Quiet Residential Edge

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Window Study





West Elevation



North Elevation



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Terraces

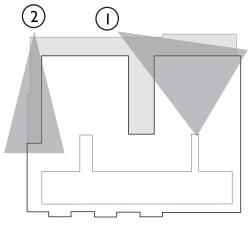


() <u>View of North Terrace</u>

2 <u>View of West Terrace</u>







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Design Constraints

North Property Line: 15'-0" Residential Zone Setback

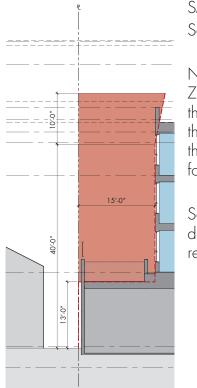


East Property Line: 14'-0" Powerline Clearance



South Property Line:

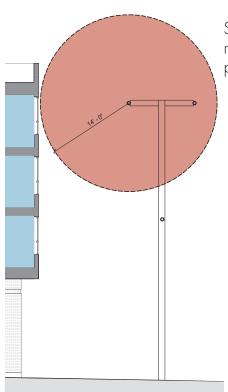




SMC 23.47A.014 Setback Requirements:

North Lot Line Abutting Residential Zone: 0'-0" up to a height of 13'-0", then a 15'-0" setback for portions of the structure from 13'-0" to 40'-0", then an additional 2'-0" of setback for every 10'-0" above 40'-0".

See departure request page for description of structure within the residential setback.

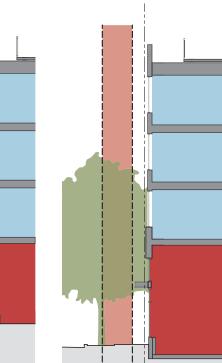


Seattle City Light requires a 14'-0" radius clearance at high voltage power lines.



5'-0" Street Tree Centerline Clearance





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Floor Plans



<u>Basement</u>

Level 1



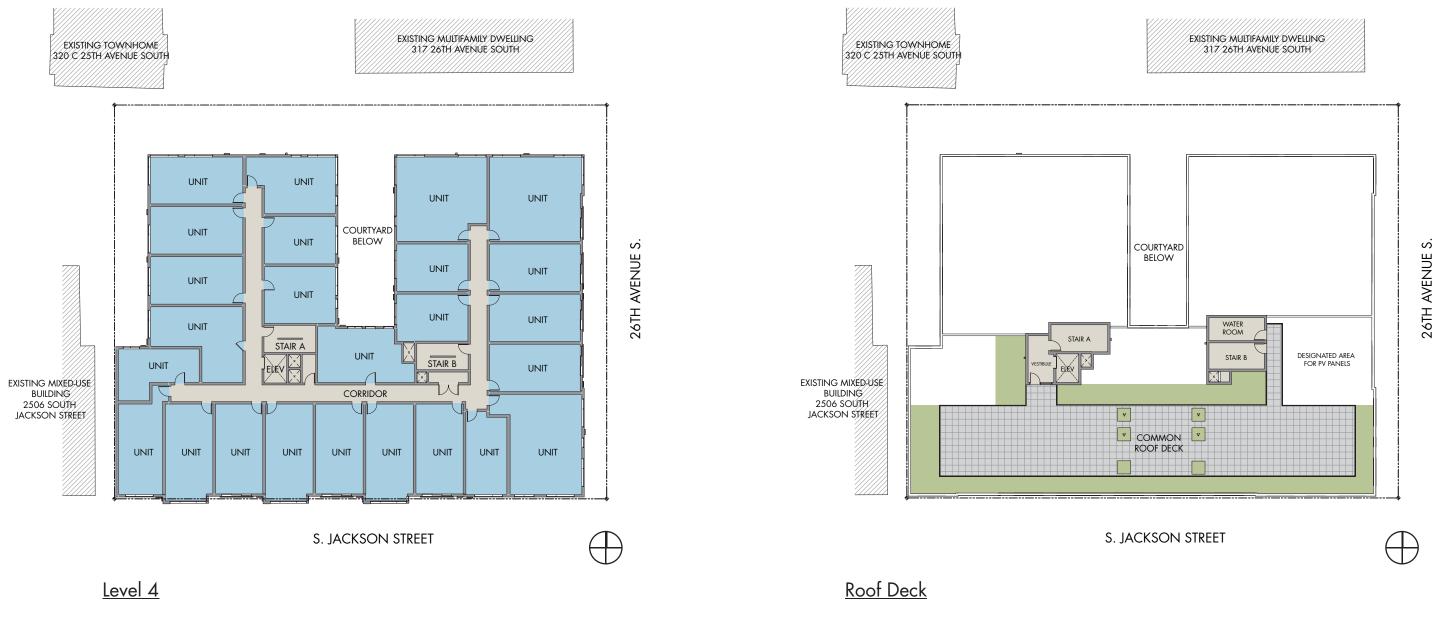
Floor Plans





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Floor Plans





Elevations



South Elevation



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Elevations



Composite Cladding

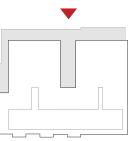
East Elevation



Elevations



North Elevation





Elevations





West Elevation

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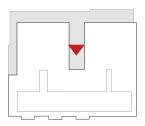




<u>Courtyard - S. Elev.</u>



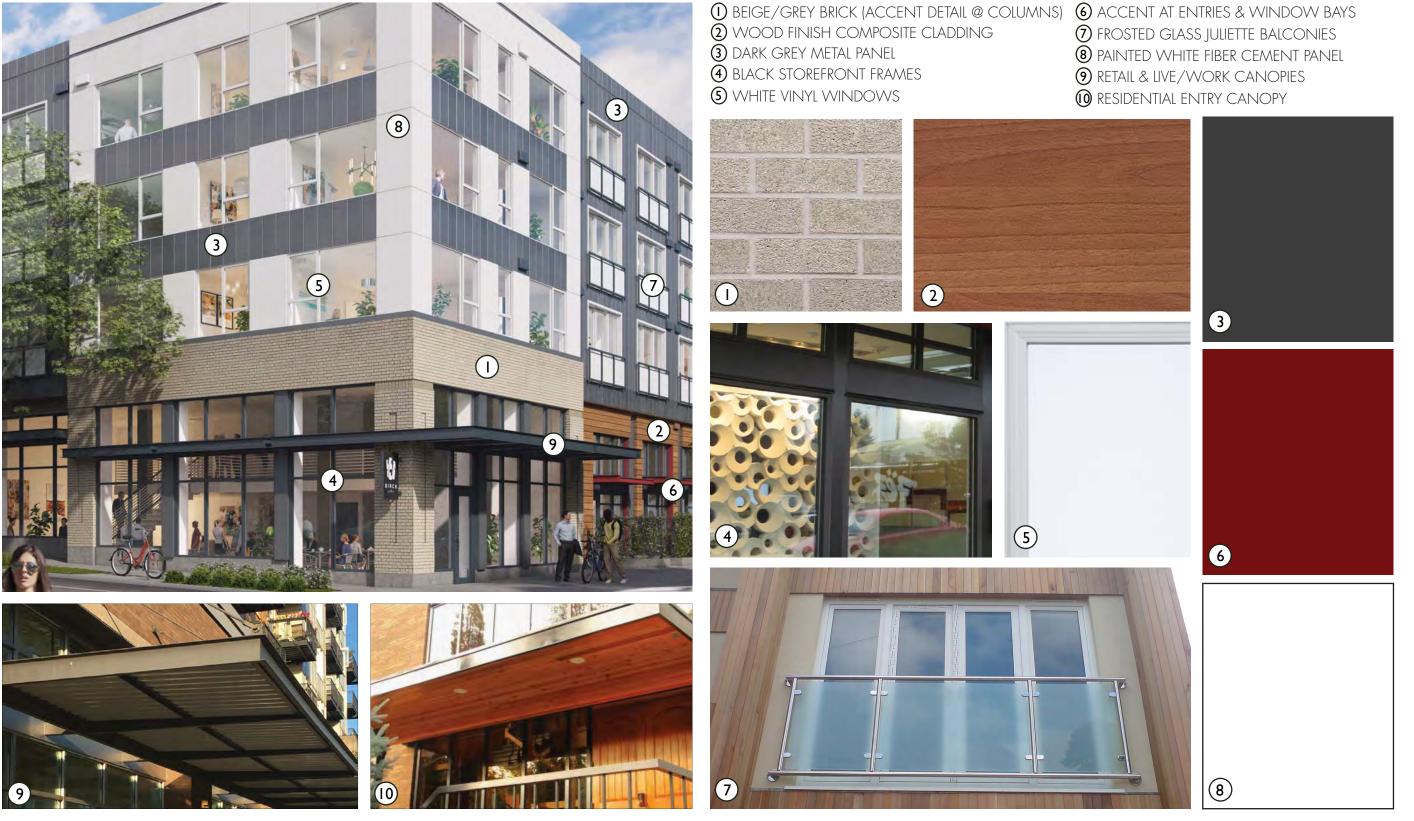
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Material Palette





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Sections

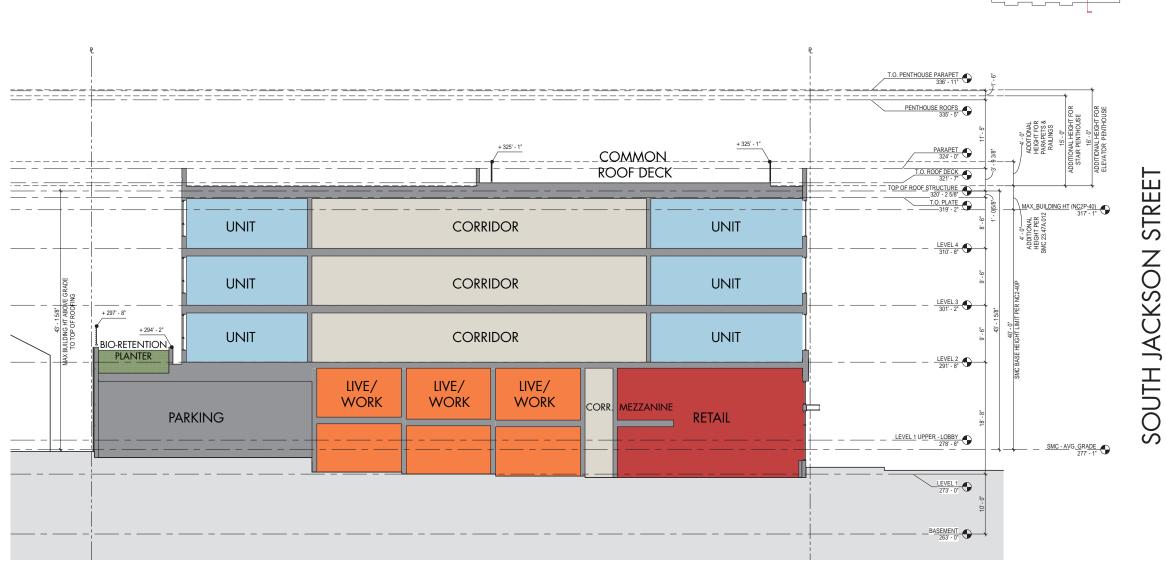


East-West Section

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Sections



North-South Section







Back-lit residential entry sign





Signage at storefront





Blade sign at retail entries

Landscape Design

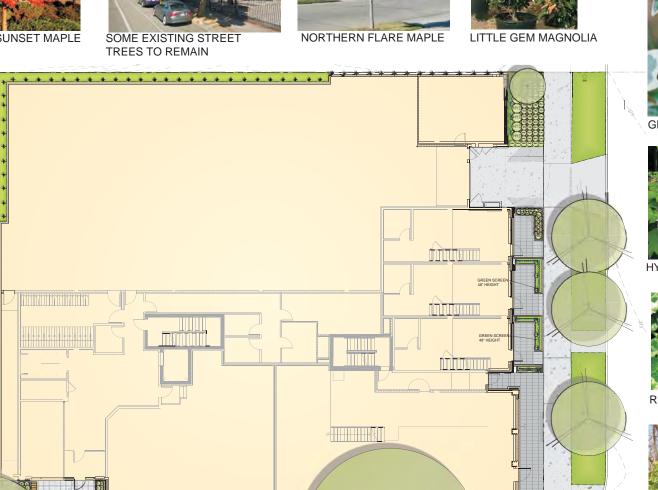


PACIFIC SUNSET MAPLE

















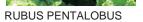
GREEN SPIRE EUONYMUS





LIRIOPE SILVERY SUNPROOF



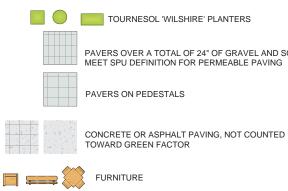






VINCA MINOR WINE

DRB LANDSCAPE SITE KEY



----- GREEN SCREEN METAL LATTICE



Landscape Plan - Ground Level





HAPPY RETURNS DAYLILY



MT VERNON LAUREL



PAVERS OVER A TOTAL OF 24" OF GRAVEL AND SOIL, MUST MEET SPU DEFINITION FOR PERMEABLE PAVING



Landscape Design



Landscape Plan - Courtyard Level



FURNITURE



CORNUS MIDWINTER FIRE



HYDRANGEA PEE WEE



DWARF PURPLE NINEBARK



PAVERS OVER A TOTAL OF 24" OF GRAVEL AND SOIL, MUST MEET SPU DEFINITION FOR PERMEABLE PAVING

----- GREEN SCREEN METAL LATTICE





Landscape Design

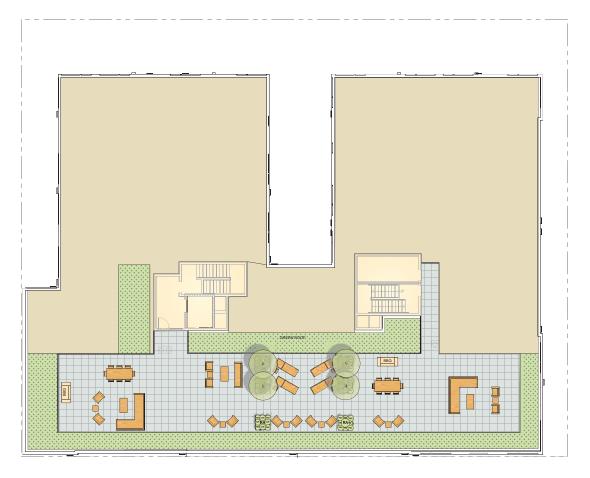


FLAME AMUR MAPLE



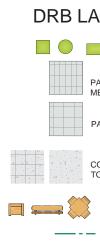








GREEN ROOF MIX



Landscape Plan - Roof Deck





COREOPSIS FLOWERS

PRUNUS MT VERNON

DRB LANDSCAPE SITE KEY

TOURNESOL 'WILSHIRE' PLANTERS

PAVERS OVER A TOTAL OF 24" OF GRAVEL AND SOIL, MUST MEET SPU DEFINITION FOR PERMEABLE PAVING

PAVERS ON PEDESTALS

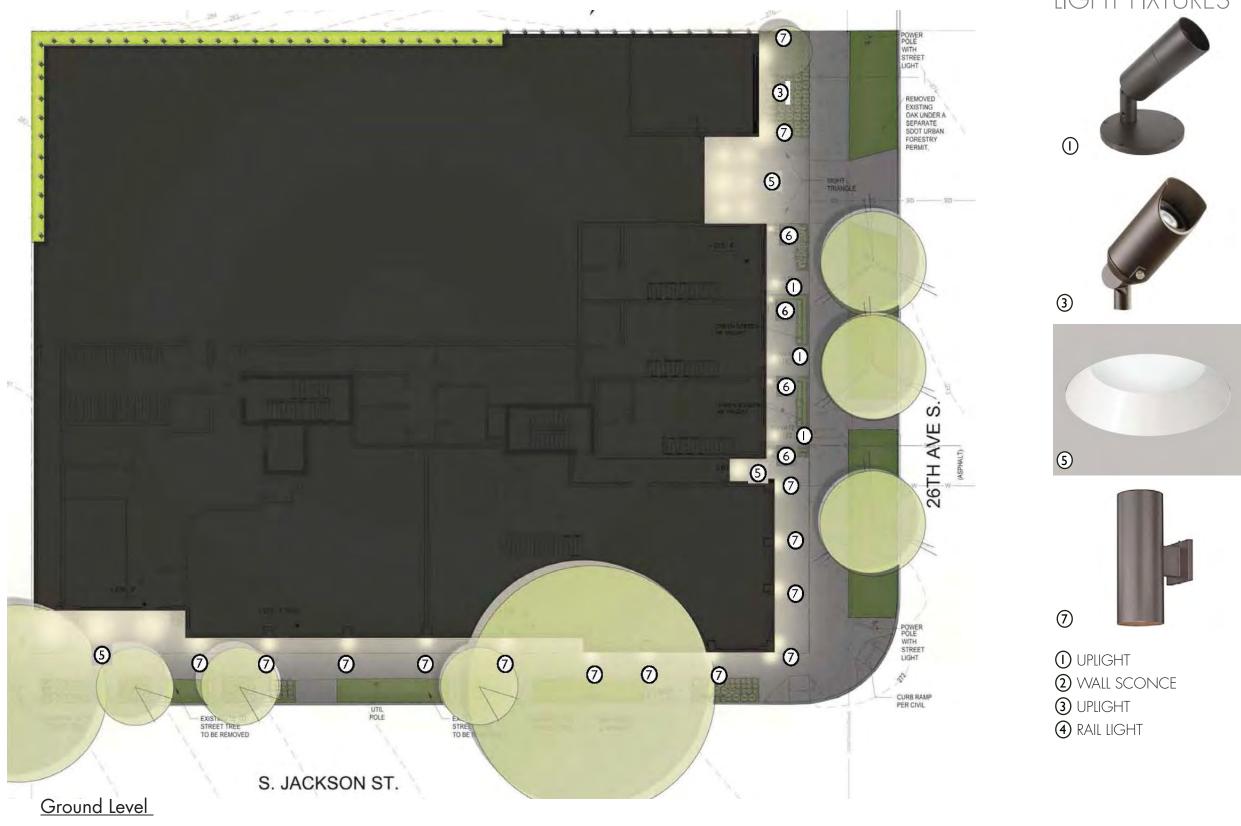
CONCRETE OR ASPHALT PAVING, NOT COUNTED TOWARD GREEN FACTOR

FURNITURE

GREEN SCREEN METAL LATTICE



Lighting Plans



LIGHT FIXTURES TYPES







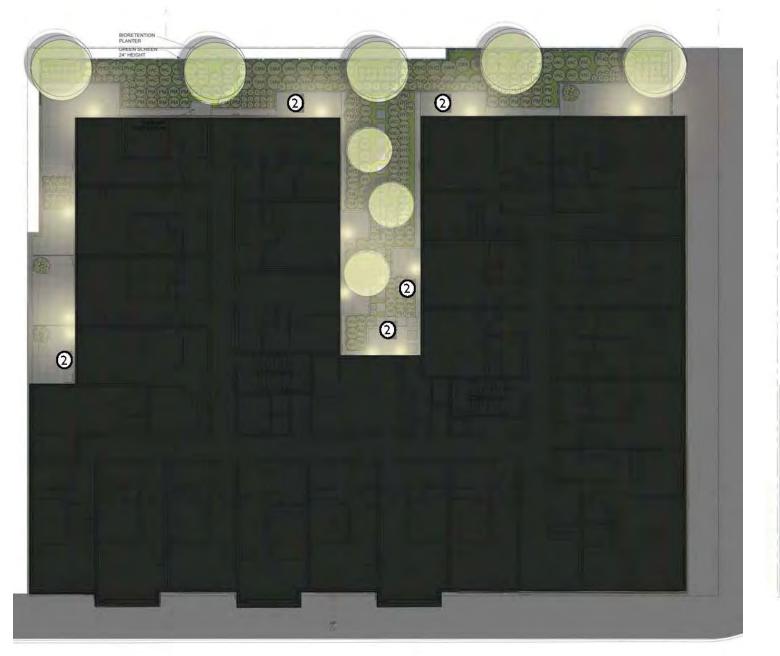


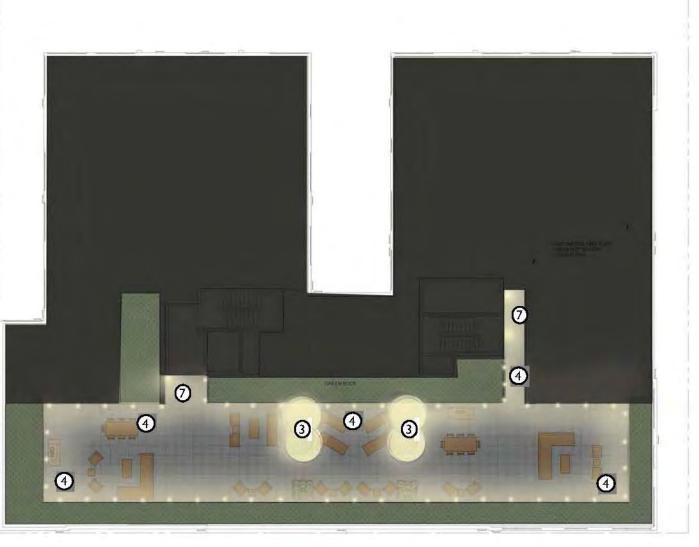
(5) RECESSED DOWN LIGHT 6 RECESSED DOWN LIGHT WALL SCONCE 8 RAIL LIGHT

 \mathbf{nk} Nicholson Kovalchick Architects



Lighting Plans





Level 2 - Courtyard

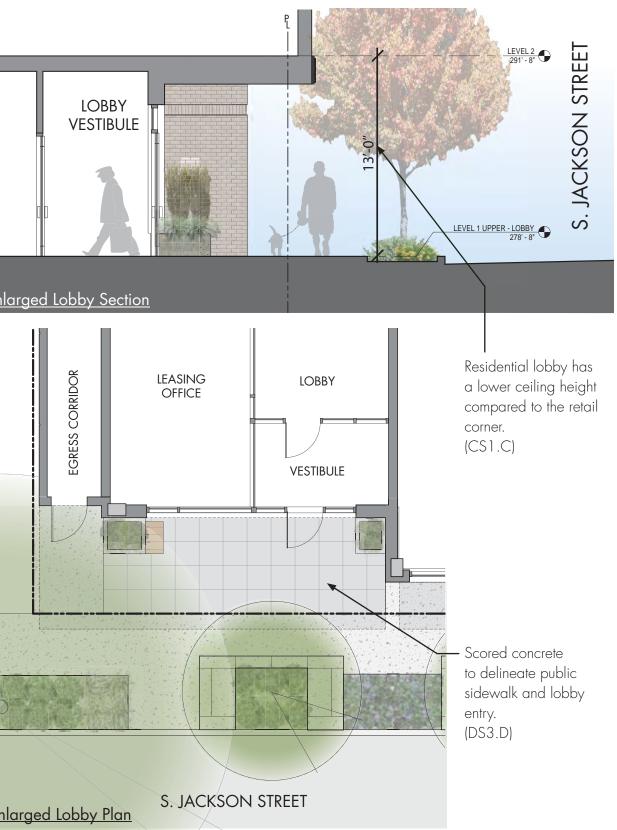
<u>Roof Deck</u>

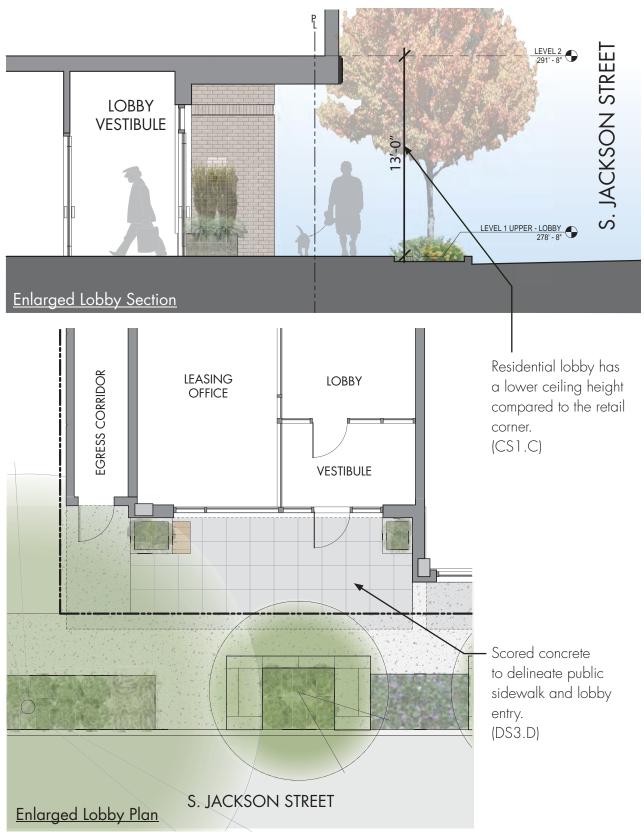




Lobby Entry







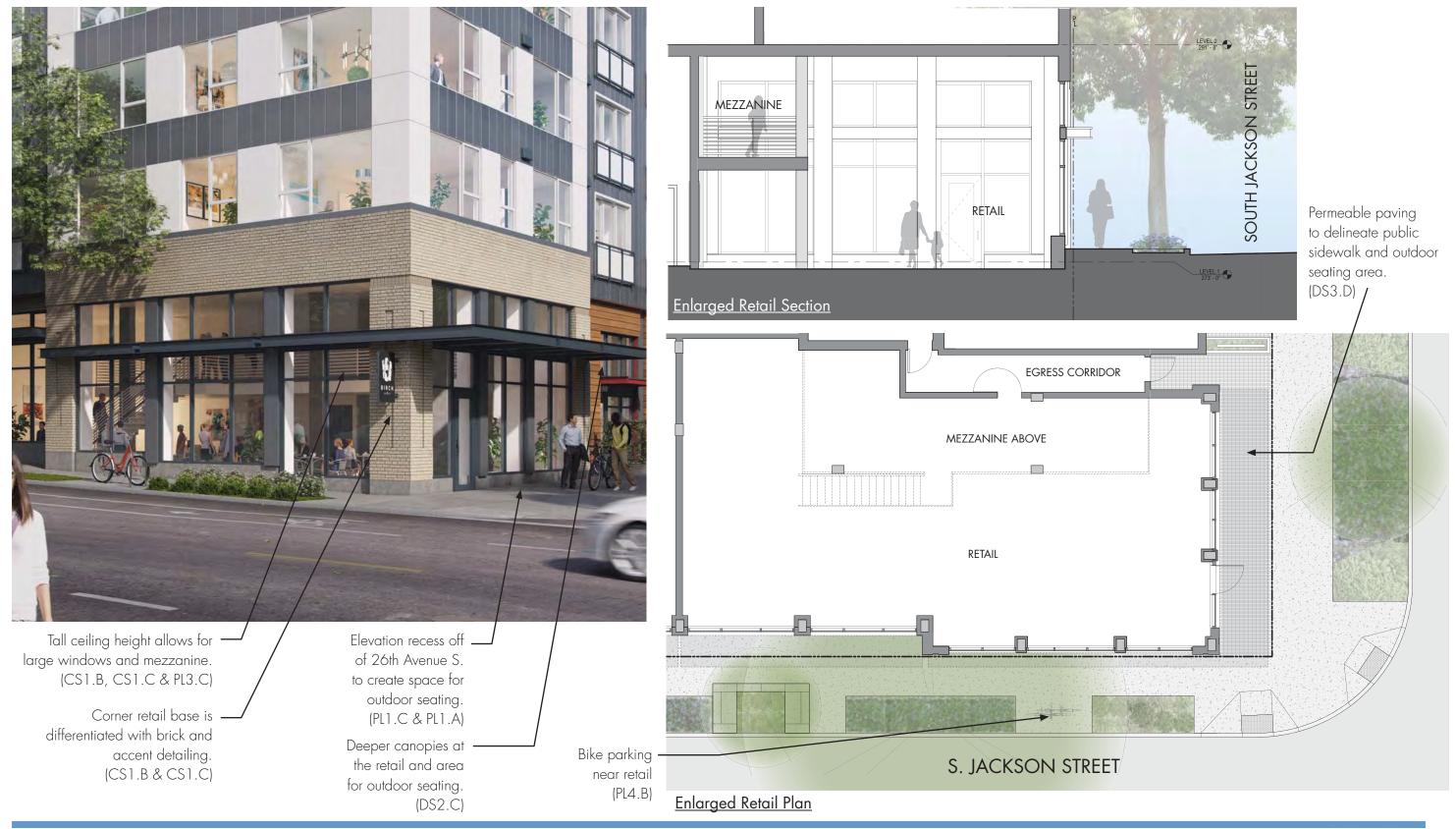


Roof Deck





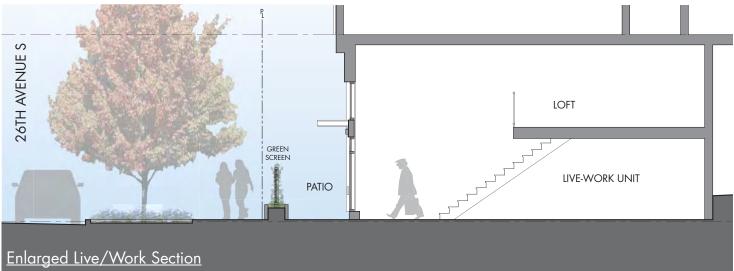
Corner Retail

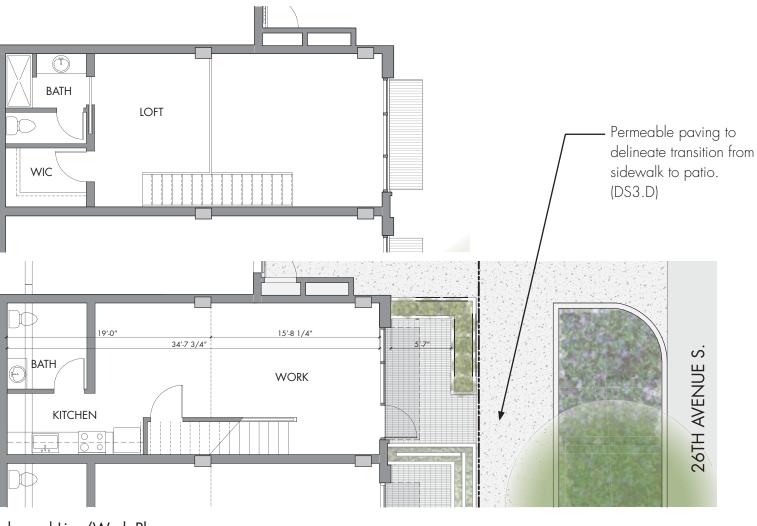




Live/Work Units











Courtyard





TREE BEYOND-

GREEN SCREEN

2" MIN. FREEBOARD-12" MIN./MAX.-PONDING DEPTH 2"-3" MULCH LAYER-

18" MIN.-BIORETENTION SOIL

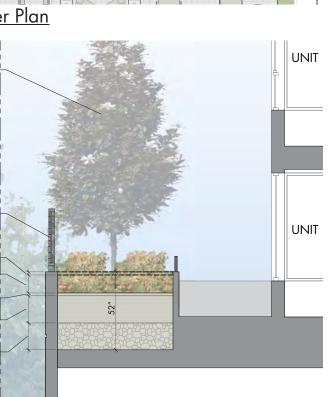
18" MIN. -AGGREGATE RESERVOIR

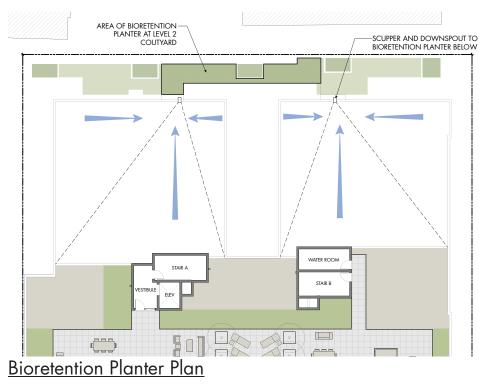




Section at Bioretention Planter

RESIDENTIAL PARKING

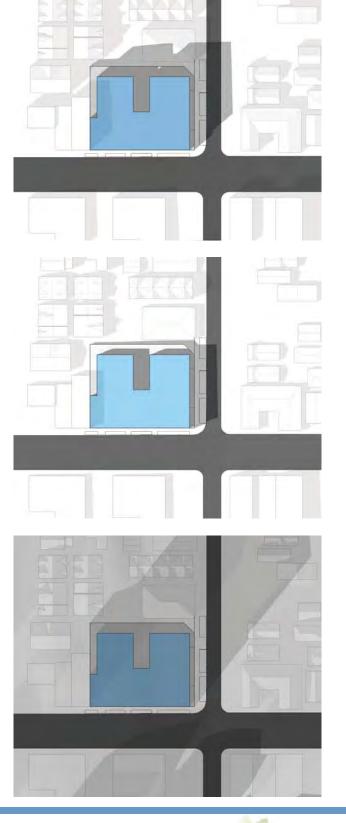












3pm

Departure Requests

ZONING CODE	REQUIREMENTS	DEPARTURE	
Departure #1 RESIDENTIAL ZONE SETBACK AT SIDE/FRONT INTERSECTION SMC 23.47A.014	Northeast corner: A setback is required where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The required setback forms a triangular area. Two sides of the triangle extend along the street lot line and side lot line 15 feet from the inter- section of the residentially zoned lot's front lot line and the side lot line abutting the residentially zoned lot. The third side connects these two sides with a diagonal line across the commercially-zoned lot.	The upper levels (2-4) meets the required setback. At the ground level, we propose a 10' deep by 20' wide landscaped recess. The proposed recess is increased from 5' deep by 20' wide from the EDF meeting increasing the landscape screening from 100 SF to 200 SF. (See diagram on next page)	At the upper levels, an even greater s adjacent residential property. At the Trash Storage and would preferably b less view of this utilitarian area. Add building to be offset from the level ab architectural interest and relief in the r Applicable Design Guidelines: PL4.C.4 Service Uses: Service entrie DC2.A.2 - Reducing percieved mass
Departure #2 REAR SETBACK FROM LOT LINE ABUTTING RESIDENTIAL	0'-0" up to a height of 13'-0" above finished grade, then 15'-0" setback required for portions of a structure from 13'-0" to 40'-0", then an additional 2'-0" of	a. Lower section: A setback of 6" is provided up to a height of 22'-0" above finished grade at the northeast corner and up to a height of 13'-2" above finished grade at the northwest corner. This	a. Lower section: The slab height for live-work units and to have high ceilir the space accessible. The additional
ZONE SMC 23.47A.014	setback for every 10'-0" above 40'-0".	 is a departure of 819 sf of wall that is 9'-0" high at the northeast corner of which 3'-6" is green screen and tapers to zero at the northwest corner. b. Middle section: A setback of 15'-0" is provided from a height of 22-0" to 40'-0" at the northeast corner and from a height of 13'-2" to 40'-0" at the northwest corner as required. The proposed design is compliant in the middle section. 	that will enhance the view for neighb view for the neighbors. The use of pla scale, and provide a privacy screen
		is a departure of 635 sf of wall that ranges in height from 9'-0" at the northeast corner, and tapers to zero at the northwest corner. The top of Level 4 and the parapet encroaches a maximum of 1'-9" at the northeast corner. (See diagram on next page)	Applicable Design Guidelines: CS1.D.1 - Plants and Habitat CS2.D.1 - Height Bulk and Scale DC2.A.2 - Reducing perceived mass

RATIONALE

r setback than is required is provided, giving light and views to the e ground level, the area at the northeast corner is designated for be located closer to the sidewalk so the adjacent property has Iditionally, reducing the sightline requirement allows the base of the above to act as a base to the recessed levels above and to provide massing.

ies should be located in a less visible portion of the site ss with recesses and indentations

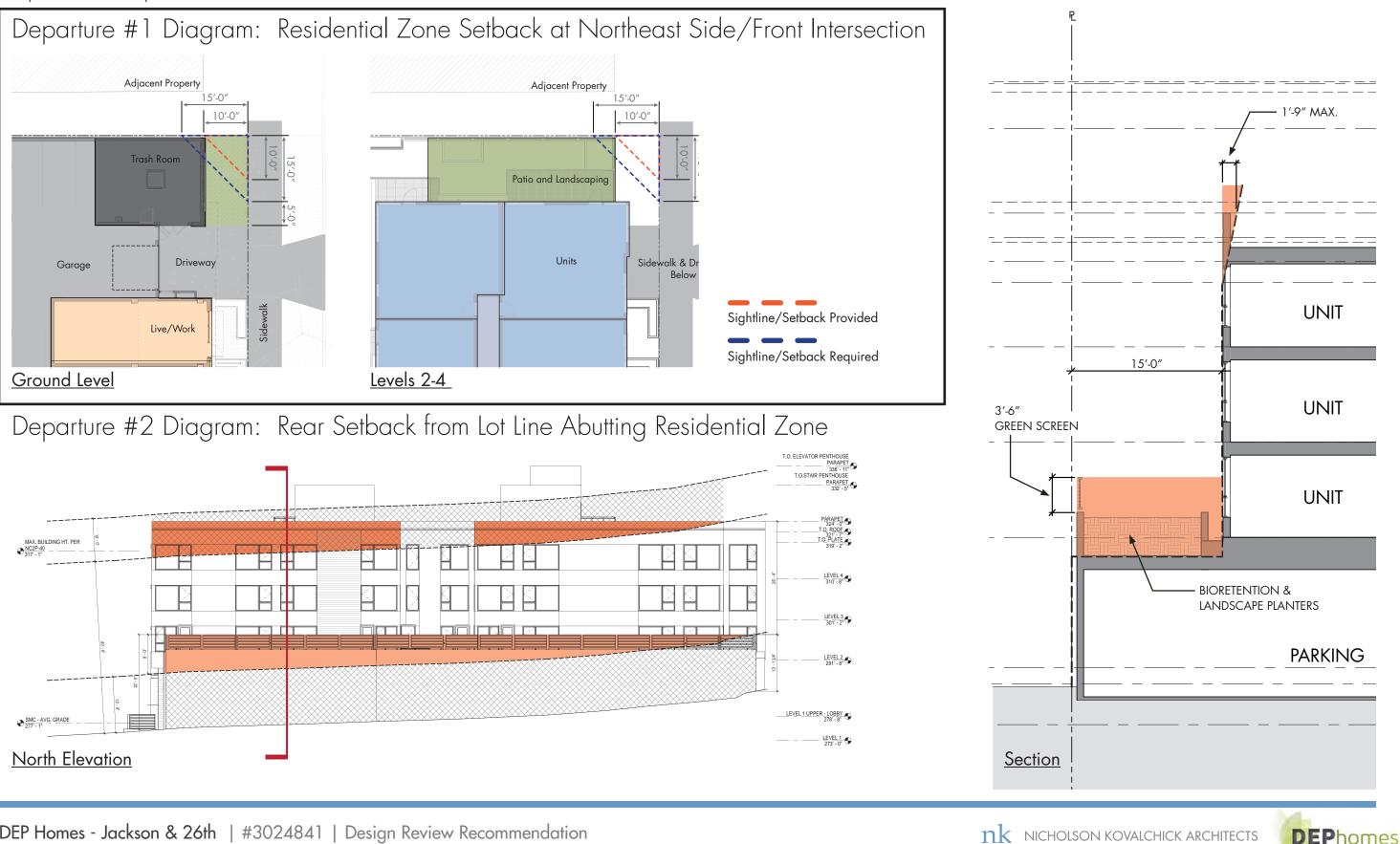
r level one is set by the height required to have mezzanines in the lings in the retail area. The height of the slab at the courtyard makes al height of the planters/parapets provides space for landscaping bors. The additional height of the green screen will enhance the planters and a green screen helps to break up the massing and between the courtyard and the adjacent property.

he same plane at a 15'-0" setback. Keeping level 4 at the same ng the setback at level 4 only, keeps all floors of the facade on the e same plane provides a better building form and massing.

ss with recesses and indentations



Departure Requests



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Central District Neighborhood

2524 South Jackson Street has a Walk Score of 77 out of 100. This rating is considered 'Very Walkable" where most errands can be accomplished on foot.

It is roughly a seven minute walk from the site to the many services located near 23rd Avenue S and S Jackson St. In the other direction down S Jackson it is roughly a 7 minute walk to Flo Ware Park and 12 minutes to the Frink / Leschi Park trails.

The walking score is based on the current existing neighborhood and we assume that the score will get even better once neighboring sites are redeveloped.

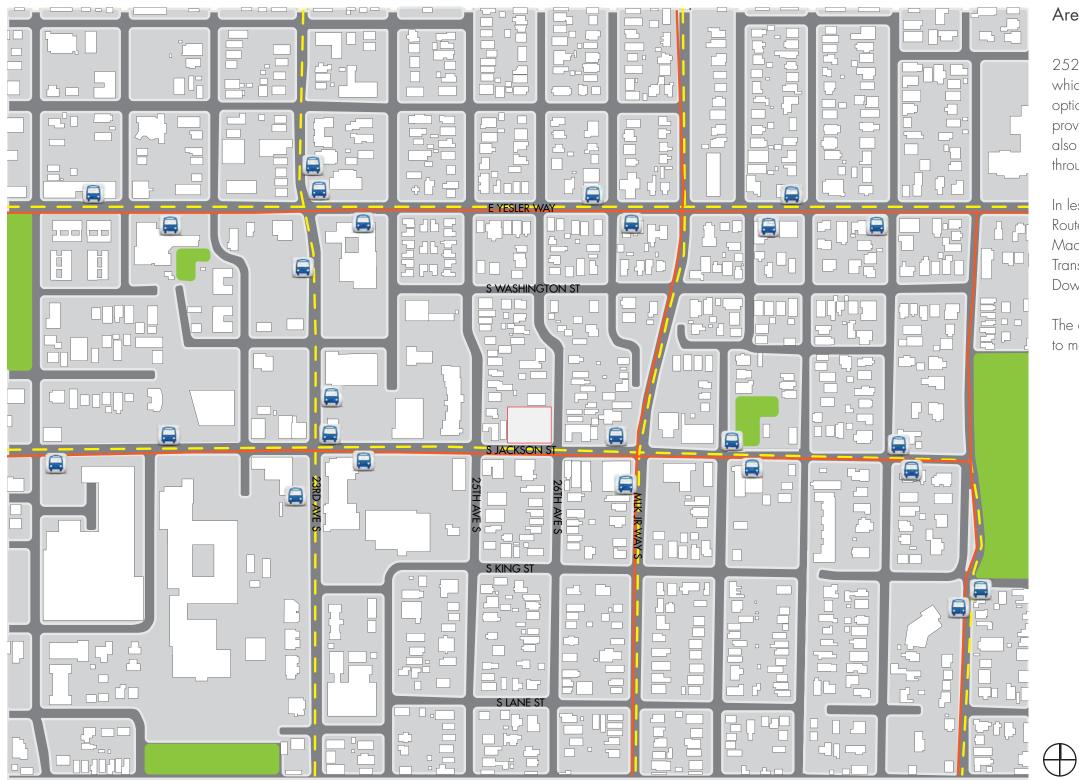
5 minutes or less

Greater Mt. Baker Baptist Church Two Big Blondes Consignment Every Body Health Fitness



DEPhomes

Transit Network



Area Information

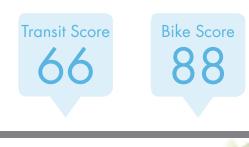
2524 South Jackson Street has a Transit rating for good transit which means that there are many nearby public transportation options. Public transportation near the site is primarily provided by King County Metro Bus service. Bus service is also augmented by the various car share programs available throughout the city.

In less than a half mile radius 5 different bus lines are available. Routes 8 and 14 run along S Jackson St providing service to Madison St, Capitol Hill, Lower Queen Anne, the Mt. Baker Transit Center, the International District, Pioneer Square, and Downtown Seattle.

The area is rated with a Bike Score of 88, Very Bikeable, due to mostly flat, excellent bike lanes.







DEPhomes

Streetscape Montage



26th Avenue S looking East



26th Avenue S looking West



S Jackson Street looking North







Design Precedents - Landscape



Planters at Live/Work Units Broadstone Koi, Seattle, NK Architects



Outdoor Seating Mississippi Apartments, Portland

Planters at Live/Work Units H20, Seattle, NK Architects



Planters at Live/Work Units Lightbox, Seattle, NK Architects



Greenscreen Broadstone Koi, Seattle, NK Architects



Street Trees Broadstone Koi, Seattle, NK Architects









Design Precedents



Massing articulation with insets in facade. Regular and symmetrical changes in facade depth create interest and variation in material.

Mississippi Apartments, Portland, OR Brett Schultz



Corner windows. The facade at Jackson and 26th will be emphasized with the transparency of corner windows

Identity, Seattle NK Architects



Facade variation. The facade will vary in depth, color and material



Warm material accents. Materials will provide variety and contrast, and include warmth and texture

20 on Hawthorne, Portland, OR **GBD** Architects

Nova Apartments West Seattle **Runberg** Architects



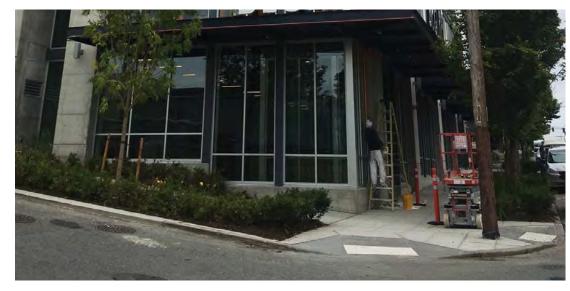


Design Precedents



Welcoming residential entry. Using materials, a canopy, plantings and an inset, the residential entry will welcome residents.

Nova, Seattle Runberg Architects



Tall Storefront. At the corner of Jackson and 26th, the commercial use will be emphasized with tall storefront windows.

Decibel, Seattle Mithun



Outdoor space. Public space on the sidewalk complements the retail uses inside.

Mississippi Apartments, Portland Brett Schultz

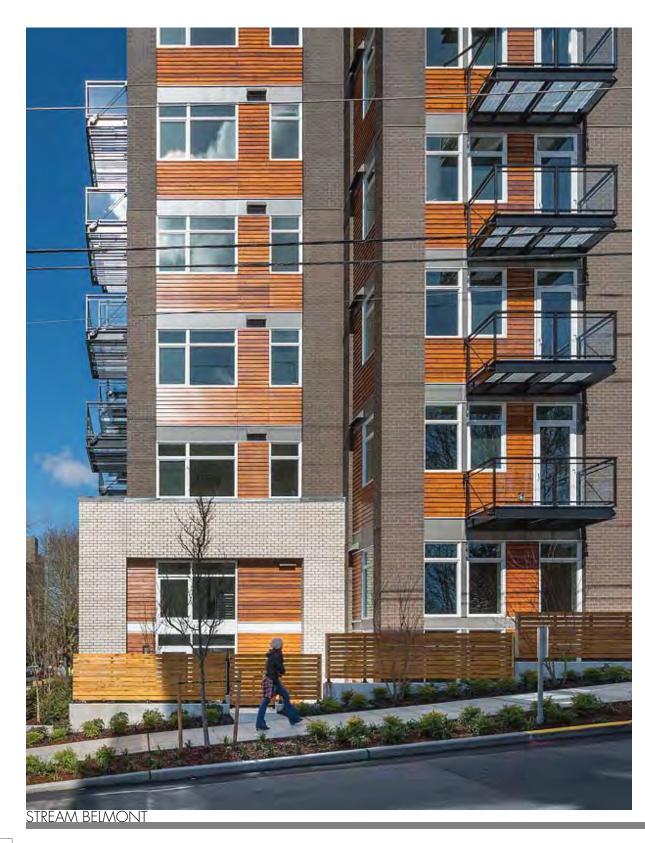


Canopies. The facade at Jackson and 26th will be emphasized with the transparency of corner windows

Smith and Burne, Seattle NK Architects



NK Projects





APERTURE - BUILT GREEN 3-STAR TARGET



ARTHOUSE

BROADSTONE KOI - LEED-NC CERTIFIED TARGET



4400 ALASKA





 \mathbf{nk} nicholson kovalchick architects



DEP Homes Projects









