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Jansen Court Apartments 2010 E Jansen Court SDR Packet

Owner: November 2017 Architect:

Red Tiger LLC CAST architecture



Project Information

Address:

2010 E Jansen Court, Seattle, WA 98112
TAX ID: 366750-0105
DCI Project Number: 3026713
THE SOUTH 30 FEET OF LOT 1, BLOCK 3, JANSEN'S ADDITION TO THE CITY OF
SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS,

PAGE 76, RECORDS OF KING COUNTY, WASHINGTON

OWNER

Red Tiger LLC Michael Van Dyck redtiger895@gmail.com 2225 1st Avenue N..Seattle WA 98109

APPLICANT

Matt Hutchins, AIA matt@CASTarchitecture.com CAST architecture 115 N. 36th Street, Seattle WA 98103 206.256.9886



Project Summary

Jansen Court is an infill apartment building behind an existing Dutch Colonial triplex. The apartment building is comprised of ten Small Efficiency Dwelling Units (SEDU). The new structure replaces a small single story detached unit.

The surrounding zoning is LR3, and the neighborhood is a mix of housing types, styles and vintages, including newly developed townhomes next door.

The site is a corner lot and extends the length of the small street, Jansen Court.

LAND USE OVERVIEW

ZONING: LR3, MADISON MILLER RESIDENTIAL URBAN VILLAGE

DEVELOPMENT TYPE: R-2 APARTMENT PARKING: NOT REQUIRED

CURRENT USE: TRIPLEX TO REMAIN, HOUSE TO BE DEMO'D

LOT AREA: 3600 SF FAR ALLOWED (2.0): 7200 SF

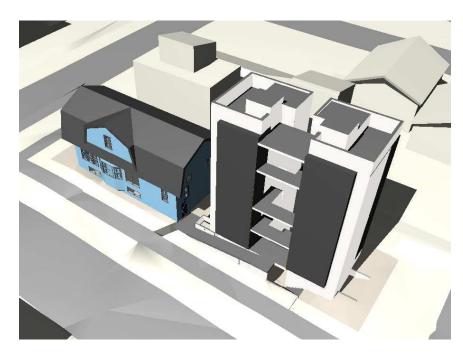
DEVELOPMENT OVERVIEW

BUILDING TYPE: APARTMENT, SMALL EFFICIENCY DWELLINGS UNITS: 10 IN NEW BUILDING, 3 EXISTING TO REMAIN, ONE IN SMALL HOUSE TO BE

DEMO'D

ACTUAL FAR (1.35): TRIPLEX 2042 SF, New structure 2764 SF

PARKING: NOT PROVIDED



Development Objectives

1. Preserve existing Dutch Colonial

The project aims to preserve the 3 unit Dutch Colonial house on the front of the property, in a neighborhood where many historical structures have been demolished to make way for larger projects. Given this starting point, the available footprint left over dictates a more vertical, very efficient infill development which requires some flexibility to work well.

2. Continue strong street edge along E. Jansen Court

The reduced setback allows us to be in line with the side of the Dutch Colonial and develop a strong street edge for the block. The canopy of existing mature cherry trees obscures the height and contributes to the welcoming human scaled experience of the building from the sidewalk.

3. Reference historical forms but with modern details that fits within the neighborhood's mix of buildings

The neighborhood is a mix of architectural styles and housing types. Our project is modern in detail, but with a nod to the traditional small apartment scattered through out Capitol Hill.

4. Provide quality infill housing and limit displacement

It will replace an unremarkable single unit with 10 high quality, well day lit and appointed studio apartments for the neighborhood's demographic of nurses, students, and young professionals. Developing more housing here is efficient for city infrastructure, excellent for transit and bike path access, and close to existing community amenities and schools. On site, there will be a diversity of housing types between SEDUs and large 2 bedroom units.

5. Maximize usable open space

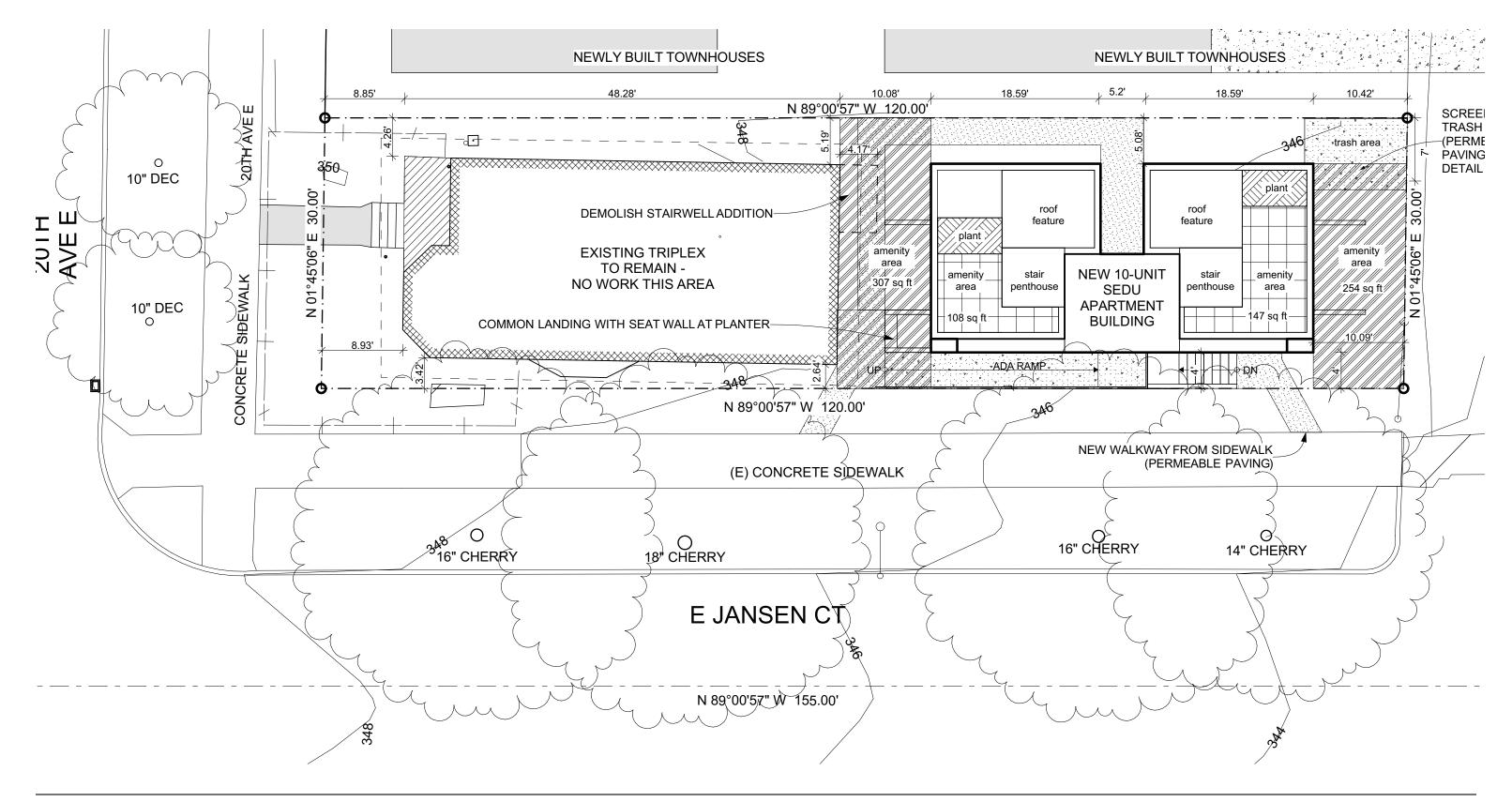
Retaining the existing classic single family "front yard" provides a unique opportunity to increase open space 24% above what would be required, while still allowing for the addition of 10 efficient apartments.

6. Double Green Factor by preserving street Cherry Trees
By retaining the mature cherry trees and despite the increased housing density, the project
is designed to double the green factor requirement.



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Project Summary and Development Objectives

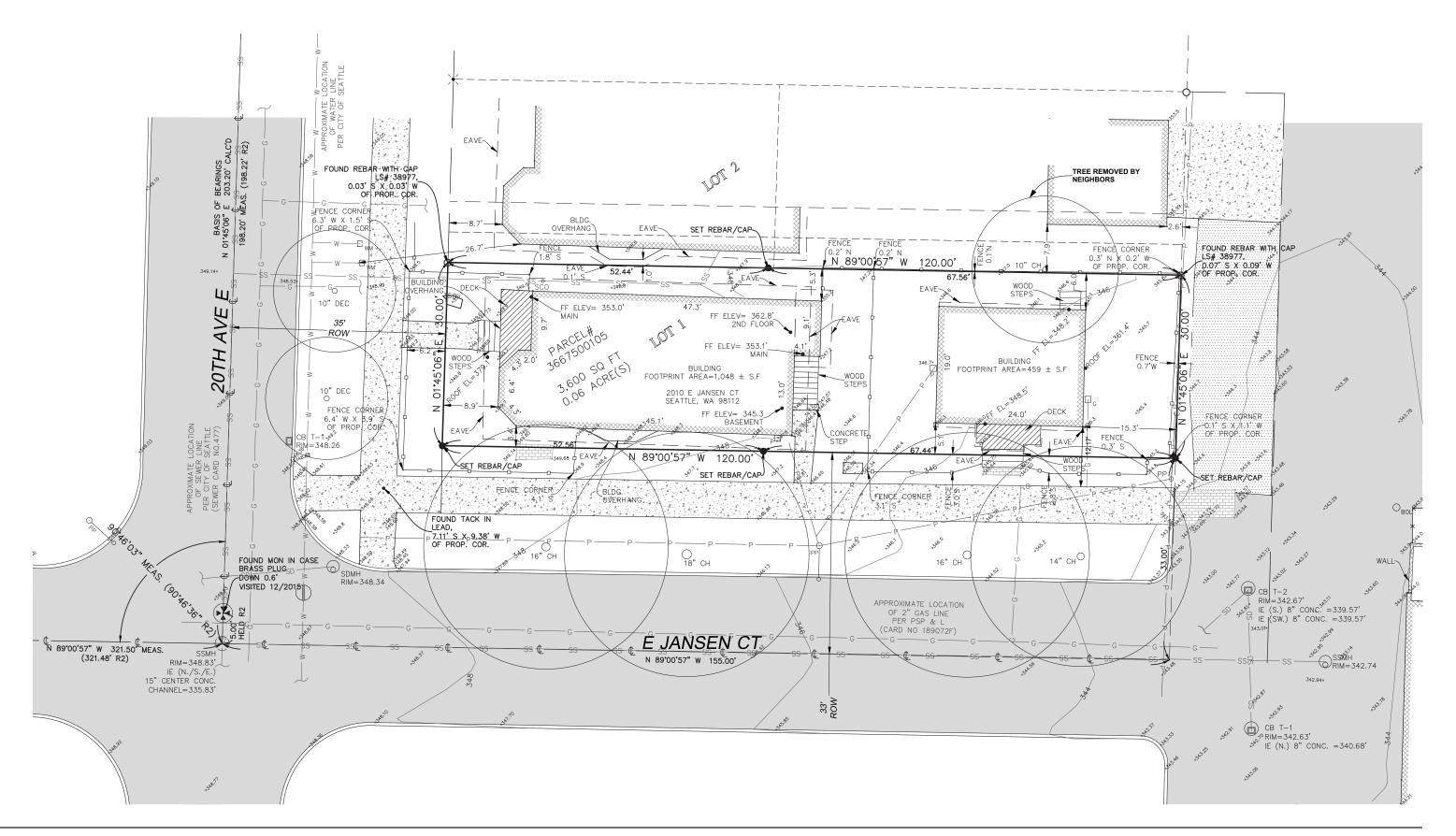




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Site Plan





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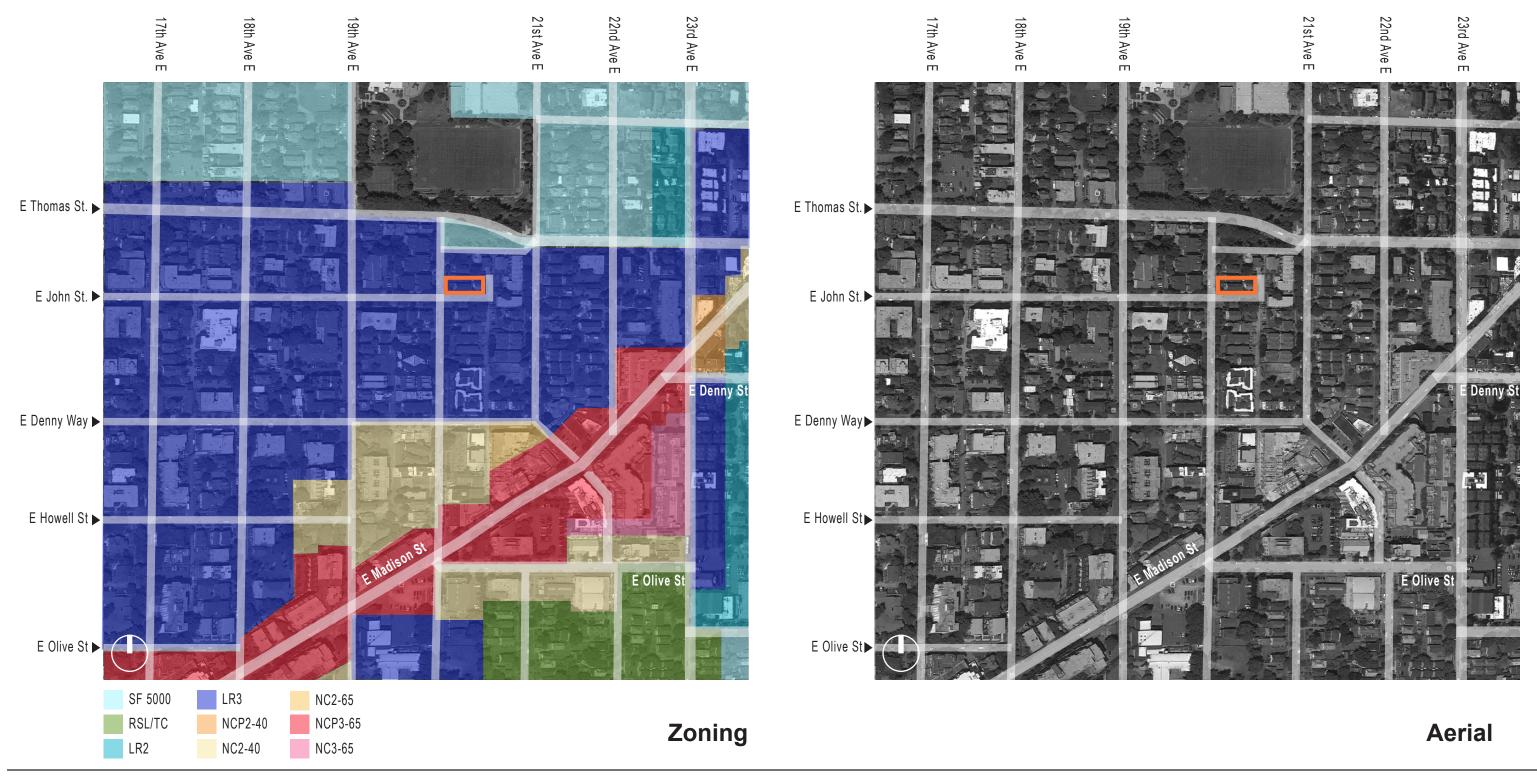
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Survey





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CAST ARCHITECTURE 2010 E Jansen Court DCI NO. 3026713

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Urban Design Analysis







1.	Park	15.	Single Family House	27.	Two Story Duplex
2.	Three Story Condos	16.	Single Family	28.	Townhouses
3.	Three Story Condos	10.	House	29.	Single Family House
4.	Three Story Townhouses	17.	Single Family House	30.	Two Story Apartments
5.	Three Story Townhouses	18.	Single Family House	31.	Two Story Apartments
6.	Single Family House	19.	Three Story Two Unit Townhouses	32.	·
7.	Single Family House	20.	Four Story	JZ.	Single Family House
8.	Single Family House	20.	Twenty One Unit Apartment	33.	Four-Plex
9.	ADU	21.	Two Story Duplex	34.	Three Story Townhouses
10.	Three Story Townhouses	22.	Two Story Apartments	35.	Three Story Townhouses
11.	Three Story Townhouses	23.	Two Story Apartments	36.	Three Story Townhouses
12.	Three Story Apartments	24.	Single Family House	37.	Three Story Townhouses
13.	Three Story Townhouses	25.	Three Story Apartments	38.	Six-Plex
14.	Three Story	26.	Single Family	39.	Triplex







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Neighborhood Context

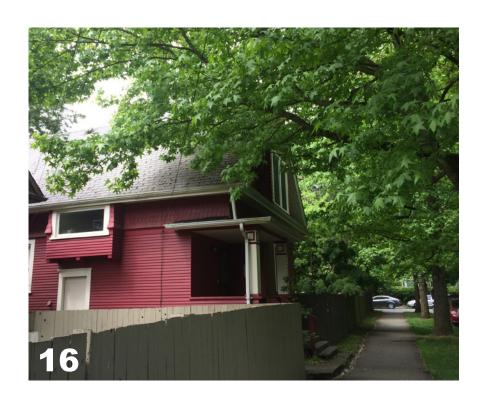


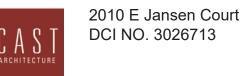












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Neighborhood Context













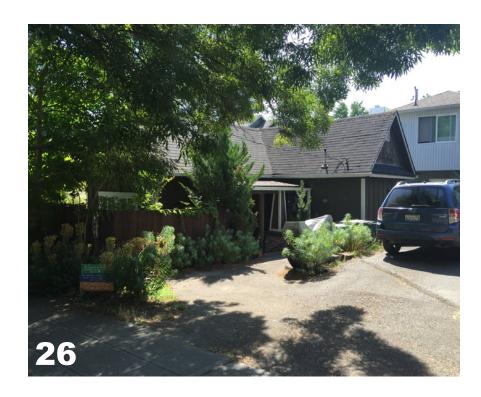


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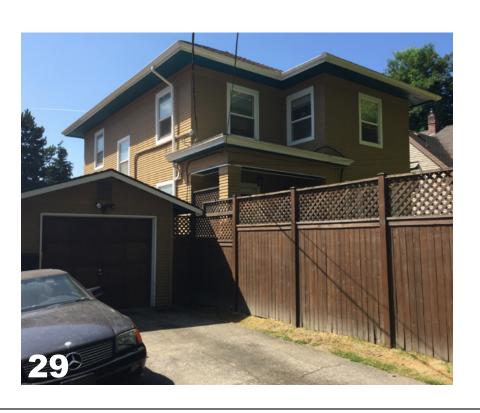














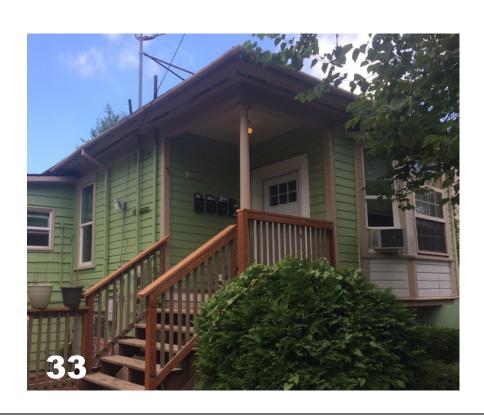
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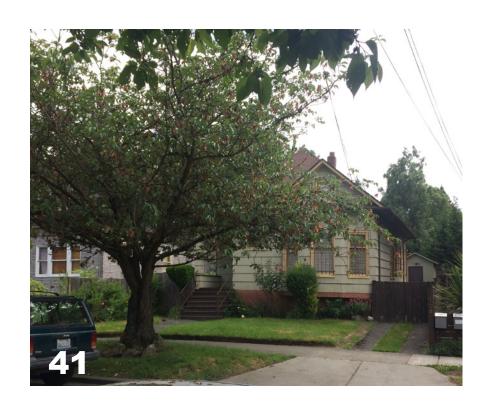




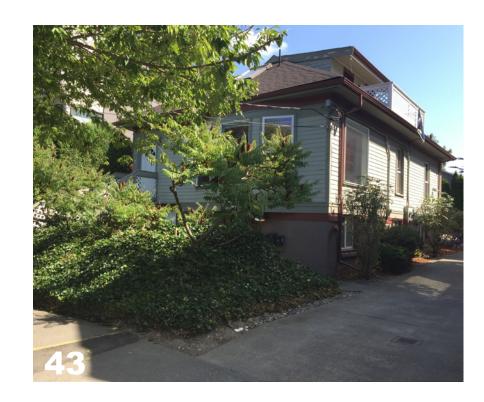


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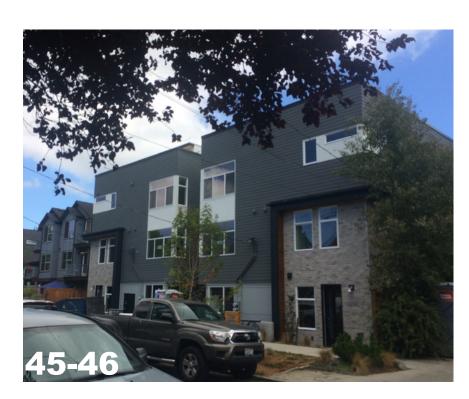
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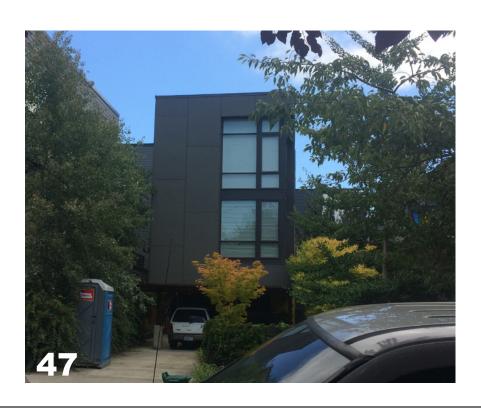














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PROJECT D	ATA							
	PROJECT NUMBER LEGAL DESCRIPTION				K 3, JANSEN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT			
	PARCEL NUMBER ZONE PARCEL AREA		THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 76, RECORDS OF KING COUNTY, WASHINGTON 366750-0105 LR-3					
	TOTAL WIDTH OF LO TOTAL DEPTH OF LO ARE)T	30 ft 120 ft 3600 sqft	- -				
ZONING AN			3000 Sqit					
Code	Subject		Required/allowed	Proposed	Comments			
23.45.502 23.45.504 23.45.510	Scope of Provisions Permitted and Prohibited Uses FAR-LR3 APARTMENT Existing Cottage (to be removed) Existing triplex	Basement Floor 1 Floor 2	R-2, Allowed 1.5 - 2.0 392 saft 0 saft 1011 sqft 1042 sqft 2053 sqft	R-2 1.35	COMPLIES COMPLIES 23.45.510.E4.a Using FAR exception for below grade stories (1177 SF)			
	Area of New Structure	Basement Floor 1 Floor 2 Floor 3 Floor 4 Subtotal	0 sqft 716.00 sqft 716.00 sqft 716.00 sqft 646.00 sqft 2794 sqft	_	23.45.510.E4.a Using FAR exception for below grade stories (658 SF Includes first flight of stairs Includes second flight of stairs + circulation Includes third flight of stairs + circulation Top floor - no stairs - circulation only			
	Total FAR (new + existing	g) 4847 sqft	1.35 FAR	COMPLIES			
	ZONING OVERLAYS							
	ECA Urban Village Frequent Transit Service Shoreline Water/Sewer availibility		No Yes Yes No Yes		Madison-Miller Residential Urban Village COMPLIES. See page 36 for bus schedule, frequency and distance			
23.45.510	Alley access and Improvement		No	No	Alley not used for access.			
23.45.512	Density		1 per 800 or unlimited	8 (3 + 10 SEDUs@ .5 per)	No limit for apartments that meet Built Green 4 Star and parking provisions.			
23.45.514	Structure height - Apartments, L BASE HEIGHT LIMIT BELOW GRADE STORY BONUS SLOPED ROOF HEIGHT + TOTAL MAX RIDGE HEIGHT AVERAGE BASE HEIGHT	R3	40' 4' NA NA H MIDPT HEIGHT	40' 4' NA	COMPLIES Main floor finish floor is 3' 4 above average grade NA			
		B 24.00 C 41.33 D 24.00 AVERAG 40' MA GRADE STOR TOP OF ROO T OF PARAPE	ft 345.3 ft ft 345.9 ft ft 347.0 ft	 389.1 ft 393.1 ft 397.1 ft	COMPLIES COMPLIES COMPLIES			
23.45.518	Setbacks and Separations		Required/allowed	Proposed				
	REAR YARD SETBACK W/ alley NORTH SIDE YARD SETBACK (fa SOUTH SIDE YARD SETBACK (fa FRONT YARD SETBACK	. ,	10' 5' min 7' avg, 5' min 5'	10.33' 5' 4' 9'	COMPLIES COMPLIES REQUESTED DEPARTURE: 50% REDUCTION OF SETBACK to 3.5' COMPLIES. NO CHANGE TO EXISTING TRIPLEX			
23.45.522	Amenity Area AMENITY AREA (25% OF LOT) WITH 10% REDUCTION (AS DEP	ARTURE) 50% at grade Roofs TOTAL	Required/allowed 900 sqft 810 sqft :: 405 sqft	254.00 sqft 307.00 sqft 147.00 sqft 108.00 sqft 816.00 sqft	REQUESTED DEPARTURE: 10% REDUCTION OF AMENITY AREA EASTCOMMON WEST COMMON EAST ROOF WEST ROOF COMPLIES			
23.45.524	Landscaping Standards		Required/allowed	Proposed	COMPLIES			
23.45.526	Green Factor Sustainable Development Standa	ard	at least 0.6 score	1.21	COMPLIES			
			Yes	4 Star	COMPLIES			

23.45.527	Structure width, façade length			
	MAX DEPTH within 15' of side lot line (total) 10% DEPTH DEPARTURE	65% 10% SUBTOTAL	78 7.8 85.8	REQUESTED DEPARTURE: 10% INCREASE OF FAÇADE LENGTH
	EXISTING BUILDING PROPOSED BUILDING		48.25 36.75	MUST DEMOLISH TRIPLEX'S STAIRWELL ADDITION.
		SUBTOTAL	85	COMPLIIES
	MAX WIDTH	90'		COMPLIES
23.45.534	Light and Glare Standards	Required/allowed	Proposed	
	Lighting to avoid direct line of sight from neighbors to the north's windows	Yes		PER SMC 23.45.534 EXTERIOR LIGHTING SHEILDED AND DIRECTED AWAY FROM NEIGHBORING PROPERTIES, SEE PG 35.
	Screening of car lights:	N/A		
23.45.536	Parking locations, access, and screening	Required/allowed	Proposed	
23.54.015	Required Parking			
23.54.015 Table, I	a. quantity	0	0	COMPLIES Urban village, frequent transit
23.54.040 A	Solid Waste and Recyclables	Required/allowed	Proposed	
	TRASH/RECYCLING STORAGE AREA - 8 units	84.00 ft	57.00 ft	Worked in concert w/ SPU to design proper enclosure and received approval per 23.54.040.



2010 E Jansen Court DCI NO. 3026713

SDR Packet November 2017 This project's first design objective is preserving the existing 112 year-old Dutch Colonial structure. To do so requires three modest inter-related adjustments: an increase in the façade length on the north, a reduction in the south setback, and a reduction in the amenity space. Taken together, these adjustments will not only enable preservation of this classic building, they will each make a significant contribution towards a far superior design compared to the alternative, conforming full-block redevelopment.

The subsequent design references historical forms that fit within the neighborhood's diversity, maintains a strong street edge along E. Jansen Court, and makes a substantial and efficient addition to the neighborhood's housing stock while maximizing usable open space and doubling the require Green Factor.

ADJUSTMENTS TABLE SUMMARY

From	SMC	23.41	Λ1	ח א	4
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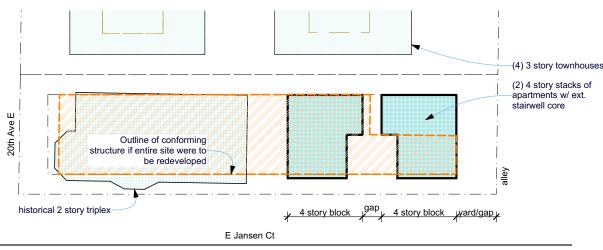
CODE SECTION	NAME	PROVIDED	REQUESTED ADJUSTMENT	JUSTIFICATION	SUPPORTS DESIGN GUIDELINES
SMC 23.45.527	Façade length	65% of lot is 78 feet. The proposal increases the depth to 85.5'	10% increase	Enables preservation of the existing Dutch Colonial structure and provides an enhanced corner focal point, an assemblage of buildings rather than a monolithic presence, reduced shading, and 4 separate corridors for light and ventilation extending from Jansen on the south to the neighbor's property on the north. The Dutch Colonial takes up 61% of the available depth, leaving less than 30' of buildable depth. An alternative, conforming full-block redevelopment would demolish this structure in order to meet the 65% limitation (as well as the setback and amenity space requirements described below). However, retaining the existing 2-story building over half the depth and complementing it with two vertical volumes (the new structure), significantly improves daylight, ventilation and views.	CS1.A1/B1/B2, CS2.A1/A2/C1/c3/D2/D 3C, CS3.A1/A3/B2, DC2.A1/A2/B1/D1
SMC 23.45.518	Side setback	South: 4' minimum setback	50% reduction of one sideyard setback	Enables preservation of the existing Dutch Colonial and allows for a better street edge and continuity with this building, recognizing that there is a large 5' section of ROW between the lot line and the sidewalk. The design makes a strong connection with the street, with a bike-able and ADA/compliant ramp, while maintaining the existing mature cherry trees. Together with the façade length adjustment, this setback adjustment allows the design to include a notch in the northern façade, providing greater daylight and ventilation for the neighboring property.	CS1B1/B2/B3, CS2A1/A2/C1/D1, CS3A1/A3, PL 3A1/A1C/B1, DE2Z1/Z2/B1/D, DC4A1/A2
SMC 23.45.522	Amenity area	816 SF	10% reduction	Enables preservation of existing Dutch Colonial and provides more usable open space than in the conforming alternative by maintaining the existing front yard (1,121 sf vs. 900 sf). Although this 305 sf area is slightly too narrow to be technically considered "amenity space" it will continue to be the site's most valuable open space for residence of the existing structure. Together with the setback adjustment, this amenity space adjustment enables a design that avoids a full-block monolithic presence.	CS1D1,CS2A1/A2/B2/B 3/D3D, CS3A1, PL1A1/A2/B1/B3, PL3A1, DC2A1, DC44D1



PREFERRED OPTION: Preserving Dutch Colonial on corner has benefits for neighborhood context and neighbors, but requires adjustments to make partial infill redevelopment work given greater site constraints.



A conforming redevelopment could take a very different form and be built without adjustment, but without the same consideration for the neighborhood context, existing structures.





2010 E Jansen Court DCI NO. 3026713

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Adjustment Table Summary

Adjustment Request #1

Standard: SMC 23.45.527.B Maximum Façade Length

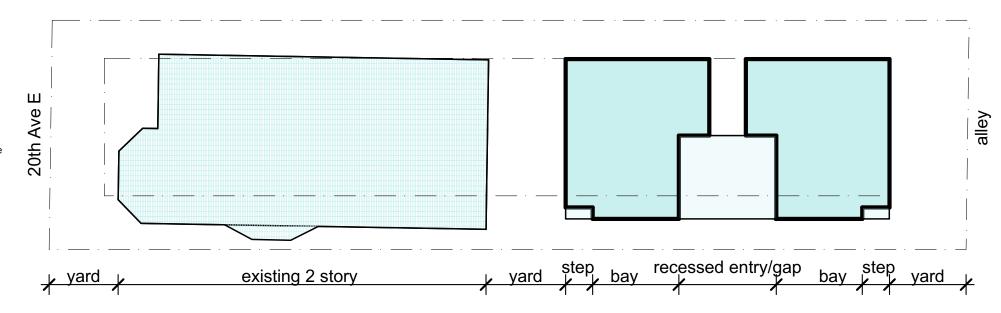
Requirement: The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65% of the length of that lot line (120' x 0.65 = 78').

Adjustment Requested: To allow for a combined length of the north façade to exceed the maximum length by 10%. (78'+10% = 85.8').

The north façade of the existing structure is 52.45' which is severely limiting for a partial-site redevelopment. To overcome this limitation, the project will a) reduce the façade length of the existing structure by 4.17' to 48.28' by removing the external staircase and "bump out" on its eastern façade and b) request a 10 % adjustment. The facade length of the new structure within 15' of the property line is proposed to be 37.18'. The total of the two buildings is 85.46', slightly less than the 85.8' adjustment requested.

A conforming alternative could redevelop the entire site, and at full height, creating more impact for neighboring structures. By preserving the existing structure, this proposed adjustment provides a superior alternative to a conforming design by:

- 1. Building upon the existing sense of place in the neighborhood by retaining this iconic Dutch Colonial structure, one of very few such buildings left (CS2.A).
- 2. Enhancing the focal point of the corner at 20th and E. Jansen by providing a visual transition from the historical single-family neighborhood to the new low rise multifamily development currently emerging (CS2.C.1,).
- Avoiding a full-block building with a monolithic presence.
 Design has gaps between and varied heights (CS2.C.3).
- 4. Maintaining the site as an assemblage of buildings and spaces within the block extending from 20th Ave. East along E. Jansen Court to the alley (CS2.C.3).
- 5. Creating a step in perceived height, bulk and scale (CS2.D.2.3).
- 6. Reducing shading to neighboring property by limiting height on half of development site (west side) to two stories, rather than the height allowed by zone (CS2.D.2 and CS2.D.4 and CS1.B.2).
- 7. Preserving the existing Dutch Colonial establishes a positive and desirable context for others to build upon in the future in this evolving neighborhood (CS3.A.4).
- 8. Reusing of existing Dutch Colonial as means of incorporating historical elements in the project (CS3.B.2).
- 9. Enabling the project to provide light and ventilation on all four sides to the apartments in the preserved structure and to all 10 new SEDU's.



E Jansen Ct

Adjustment Request #2

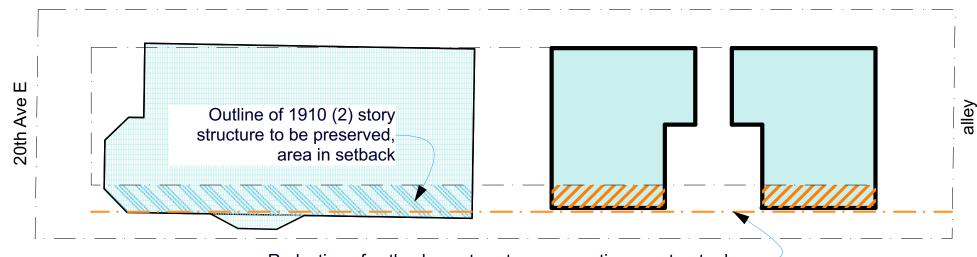
Standard: 23.45.518.A Reduced Setback

Requirement: Pursuant to Table A, setbacks for apartments in LR zones are required to have an average setback of 7' and minimum setback of 5' if the length is more than 40'.

Adjustment Requested: Reduce south setback along E. Jansen Court by 50% to match the adjacent Dutch Colonial.

The existing Dutch Colonial has a strong edge on the southern side. This project would continue this edge by requesting a 3.5' setback for the new structure. Since there is 5' of ROW between the lot line and the sidewalk, the total distance from the structure to the sidewalk would be a generous 8.5'. By preserving the existing structure, this proposed adjustment to the setback, in combination with the two other adjustments, provides a superior alternative to a conforming design by:

- Integrating the new structure with the existing Dutch Colonial by extending its strong edge, near the southern lot line, recognizing that there is ample 5' of ROW between the lot line and the sidewalk. (CS2.C.2 and CS2.B.2)
- 2. Widening the new structure to provide greater visual balance, given the location of the existing Dutch Colonial near the southern lot line. Given the width of the lot, a conforming structure could only be 18' wide, and the slenderness would be jarring this low rise context. (DC2.C.3.c).
- 3. Avoiding a full-block building with a monolithic presence (CS2.C.3).
- Preserving a 10' corridor between the old and new structure for views, light, and ventilation extending from E. Jansen Court to the neighboring property on the north. (CS2.D.3.e).
- 5. Enabling a notch in the northern façade of the building for modulation, light, and ventilation for the neighboring property on the north. By building two structures, the project aligns with the gap of neighboring townhouses better. (CS2.D.3.e).
- 6. Together with bay windows on the south and the notch in northern façade, reducing the perceived mass by creating modulation in the building envelope. (DC2.A.2).
- Reducing shading to neighboring property by limiting height on more than half of development site (west side) to the existing 30' of the Dutch Colonial, rather than 44' (CS2.D.2 and CS2.D.4 and CS1.B.2).



Reduction of setback creates stronger, continuous street edge.

E Jansen Ct

Adjustment Request #3

Standard: 23.45.522 Amenity Area

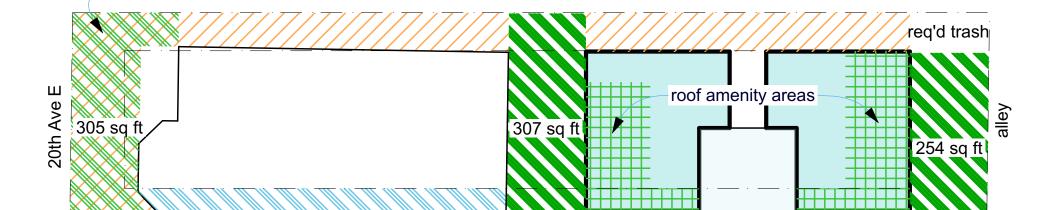
Requirement: 25% of Lot Area = 3600 SF x 0.25 = 900 sf, a minimum of 50% at ground level

Adjustment Requested: Reduce amenity space requirement by 10% from 900 sf to 810 sf (3600 sf lot x .25=900)

The Dutch Colonial structure to be preserved was built only 8.9' from the western property line. Although the 305 sf of open space in this area is very valuable to residents, it is slightly too narrow to be technically counted as amenity space. Due to the placement of this structure, the remaining ground level amenity space is limited to 561 sf. Preservation of the existing structure limits the area available on the site to be technically considered "amenity area". However, by retaining the Dutch Colonial and its single family-type front yard, the project is able to provide more usable open space than in the conforming alternative full-block redevelopment. From a technical perspective, this project will provide a total of 816 sf of amenity area of which 561 sf is be at ground level. Half of this amenity space will be provided on either side of the new structure with the balance of 255 sf of as private amenity space on the roof.

By preserving the existing structure, this proposed adjustment to amenity area, in combination with the two other adjustments, provides a superior alternative to a conforming design by:

- 1. Providing MORE usable open space than a conforming full-block redevelopment alternative because it retains the existing 305 sf front yard along 20th Ave. E. Although this area is slightly too narrow to be technically considered "amenity space" (as it is 8.9' wide, compared to the 10' requirement), this open space is, and will continue to be, the most valuable open space for residents of the existing structure. It provides an important focal point for these residents, encouraging social interaction, gardening, and children's play. By retaining this space, the proposed redevelopment will provide a total of 1121 sf of usable open space (816 "amenity" space plus 305 sf of front yard along 20th). This is significantly greater than the 900 sf required for in a conforming full block redevelopment. (DC3.B.1 and DC3.B.4)
- Preserving the existing Dutch Colonial structure and its classic single family-type "front yard" at the corner of 20th Ave. E. and Jansen. By doing so, this project will maintain an enhanced focal point at the corner by providing a visual transition from the historical single-family neighborhood to the new low rise multifamily development currently emerging (CS2.C.1).
- 3. Providing a step in perceived height, bulk and scale, with the preservation of the Dutch Colonial structure and its classic "front yard". (CS2.D.2.3),
- 4. Preserving 4 separate corridors for light, ventilation and views (together with other adjustments): 1) 8.9' on the west side of the existing structure, 2) 10' between the two structures, 3) 5.2' in the notch along the north façade of the new structure, and 4) 10.5' on the east side of the new structure. (CS2.D.3.e).
- 5. Building upon the existing sense of place in the neighborhood by retaining this iconic Dutch Colonial structure, one of very few such buildings left (CS2.A).
- 6. Maintaining the site as an assemblage of buildings and avoiding a full-block building with a monolithic presence (CS2.C.3)
- Reducing shade to neighboring property by limiting height on more than half of development site (west side) to the existing 25' of the Dutch Colonial, rather than 44'. (CS2.D.2 and CS2.D.4 and CS1.B.2)
- 8. Establishing a positive and desirable context for others to build upon in the future in this evolving neighborhood (CS3.A.4)



E Jansen Ct

9. Reusing of existing Dutch Colonial as means of incorporating historical elements in the project. (CS3.B.2)

nearly half the lot can't be used for common amenity area

Usable front yard common to two units used as amenity.

10. Building upon the existing sense of place in the neighborhood by retaining this iconic Dutch Colonial structure, one of very few such buildings left ((CS2.A)



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Departure Request 3

Common amenity space is best

between buildings and alley

Citywide Design Guidelines – SDR Guidance Priorities

CS1. Natural Systems and Site Features

A. Energy Use

1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

B. Sunlight and Natural Ventilation

- 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 to 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 devises and existing or newly planted trees.

D. Plants and Habitat 1. On-Site Features: Incorporate on-site natural habitats and landscape elements such as existing trees, native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention

The infill site doesn't provide flexibility on location, but compact footprints with ample daylighting and ventilation minimize energy usage for heating and cooling. Having a simple compact footprint reduces construction materials and their associated embodied energy footprint. A simple massing makes it more practical to achieve higher air

Our design addresses E. Jansen Court with large windows on the south, where we can control solar exposure more readily with the presence of mature street trees and sun shades. The east and west exposures have limited windows near the norther corners, where they are less focused on the neighboring buildings and less likely to draw in solar heat gain. The units have operable windows on three sides, allowing daylight and manual ventilation throughout the unit. The windows on the south and north are situated to draw fresh air through the unit according to the prevailing windows, allowing the inhabitants to control their comfort without having to use energy to power mechanical By preserving more that half the property with a two story building, the impact on the neighboring property is lessened. The narrow silhouette of the two slender volumes and the gap between allow direct sunlight to fall on adjacent property. Additionally, the neighboring buildings, just built, have only 4 small windows each on the south side and don't rely on southern exposure for daylighting its spaces.

All units have southern exposure and the design seeks take advantage of this to maximize daylight for interior spaces. E. Jansen Court has mature deciduous trees along the south wall, providing shade and limiting solar gain on southern exposure.

The project will retain beautiful mature cherry trees on planting strip, and lush yards on west and vegetation along south of triplex.

CS2 Urban Pattern and Form

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. Examples of neighborhood and/or site features that contribute to a sense of place include patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or significant trees, natural areas, open spaces, iconic buildings or transportation junctions, and land seen as a gateway to the community.
- 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 itself 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 material.

B. Adjacent Sites, Streets, and Open Spaces

- 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 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 view of architecture or other prominent features).
- C. Relationship to the 1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block. 3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and over-all building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

As one of Seattle's older neighborhoods, it is densely packed with a variety of buildings from every era of Seattle's history. Adjacent parcels have brand new townhomes, mid century apartment buildings, old boarding houses, tiny cottages, and everything in between. It is not the housing style that gives it a sense of place but the common commitment to residents there to urban living and its benefits. Close to schools, parks, downtown, with proximity to frequent transit, groceries, retail, and jobs, it is a mixed neighborhood with a open, vibrant feel. The streets have mature street trees, continuous sidewalks and narrow roads, similar to other neighborhoods of its age.

We are intent on preserving the Dutch Colonial structure at the corner of 20th and John (Jansen Court is the dead end street that connects only as far as the alley). With its gambrel roof, bay windows, traditional eaves and envelope details it fits into among the older small structures that dot the street. The house has both an aesthetic value, and nas been a triplex for many years. The design addresses the public street with an open entry alcove, symmetrically located between two prominent bay windows, higher level of naterial detail at the south façade, and a strong street edge along Jansen inspired by the small apartments from the 1920s and '30s that can be found up and down 20th Street.

The street trees are very important. The mature cherries have low branches which shield the view of the structure from the street and put the most important approach by bike or foot from the north and along the existing sidewalk.

We propose to branch off the sidewalk onto a landing between the new and old buildings where the existing basement triplex unit door is and the ADA ramp starts. We envision that the landing acts as small gathering space with a seat height planter along the north edge. The common amenity area would have a gate, creating a private (for residents) yard. The pathway would split between a green border on the triplex (replacing the old stairs), and landscaped light well for the basement unit. By creating a series of buffering layers south to north, we have created private spaces within a visually open space that you pass through. The east common amenity space is less programmed, but would be privatized with a full height fence along the alley.

This is both corner site and one that is exposed along Jansen as a full -block site. We are keeping the Dutch Colonial triplex on the corner. We see it as a historical touchstone and a visual asset, but its preservation requires full use of the remainder of the lot, setback and height to justify this decision. An alternative conforming development would be to demolish the Dutch Colonial and build out entire lot as single monolithic apartment building, an optional path another owner might have chosen. instead, the preferred design is to create a second new building as an architectural counterpoint to the existing Dutch Colonial, but hold the strong urban edge of the existing building. Along the urban edge, the rhythm of triplex, common amenity space, apartment stack, open air entry/exterior stair well, apartment stack, common amenity space is an assemblage that mirrors the diversity of housing, types, scales, and styles we see in the surrounding neighborhood context. The four story structure, separated into two distinct visual masses, reads more like two traditional rowhouses/walkups with bay windows with different cladding addressing the street. The immediate neighbors are 2 and 3 story buildings, with a four story block across the street. The new building is a step up in height, but has a very small footprint (less than 800 square feet), consistent with the sort of incremental layer cake increase design review often prefers.



D. Height, Bulk, and

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 complement and/or transition. Note that existing buildings may or may not reflect the density allowed by zoning or anticipated by

- 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). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.
- 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 a grade change);
- d. Adjacencies to different neighborhoods or districts; adjacencies to parks, open spaces, significant buildings | Project is near Miller Playfield, school and community center.
- e. Shading to or from neighboring properties.

1. Zoning for the neighborhood is LR3 and has a long history of mixed housing types, from single detached houses to larger apartment buildings coexisting. The neighborhood is changing, and on larger lots, there are higher density and more recently taller structures as well. Over time this neighborhood will evolve and more homogeneously resemble other LR3 zones, and there is no reason to not take full advantage of the height limit, especially since it is a building with a small footprint and small visual impact.

2. Siting the new taller apartment building behind the existing Dutch Colonial will significantly contribute to the neighborhood by providing an attractive aesthetic transition from old-to-to new, from historic to modern, from medium density to high density, and from short to tall. It will create an attractive step in height, bulk, and scale.

There are no zone transitions, however the proximity of Miller Park and community center is a key amenity for residents and one that newcomers should be able to enjoy as

The neighboring buildings, just built, have only four small window openings on the adjacent façade (most of their windows face either the street, alley or Miller Playfield). The building will have little impact on daylighting the neighboring property

The alternative full-site redevelopment option would result in much more shading for the property to the north. The preferred design maximizes sun and cross-ventilation for that site by preserving the relatively low existing Dutch Colonial, offering a significant southern exposure via a 10 foot separation between the buildings all the way from that property to the Jansen Court, and a central notch on the northern facade of the new structure, all of which will keep some access to daylight for the new buildings to the north.

CS3 Architectural Context and Character

A. Emphasizing Positive Neighborhood Attributes

Fitting Old and New Together: Create compatibility between 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 complementary materials

First, by preserving the Dutch Colonial on the corner and its front yard, we are respecting the traditional streetscape along 20th. The existing triplex is in the sideyard setback, the wall has windows, detail, and a mature canopy of trees along that edge, giving the Jansen Court sidewalk a comfortable human scale. We are hoping to extend the strong street edge, having a distinct entry landing associated with common amenity area between buildings, and a symmetrical building composition with the entry clearly delineated, in the same manner as many older apartment buildings in the neighborhood.

3. Established Neighborhoods: In existing neighborhoods with well-defined architectural character site and design new structures to complement or be compatible with the architectural style and siting patterns of neighboring buildings.

The neighborhood is a mix of architectural styles and housing types, but is transiting toward the development pattern of LR3—taller, higher density apartments and townhouses. Our footprint is small, and as such has less impact on neighboring properties in the short term, despite height. Over time many of the other neighbors will be redeveloped and closer to the maximum height, unit and FAR limits.

Culture

B. Local History and 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 in the project.

This neighborhood has, for over 100 years, been the home for a wide variety of Seattle workers and their families. In the early 20 th century, there were carpenters and printmakers. Today it's nurses, medical students, engineers, and software professionals. Generally, today's smaller households need options such as these studios. The project seeks to maintain the neighborhood's connection to the past by retaining the existing Dutch Colonial alongside the new development.

PL1 Connectivity

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.

A. Network of Open 1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of We are preserving a long, and low existing structure, which takes up a large part of the lot. Consequently, the footprint is constrained and the common amenity area is limited and the common amenity area.

B. Walkways and 1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian

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

2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or

The common amenity space between the two building has a small plaza, with a planter/seatwall, ADA ramp to new building, entry to one of the triplex's units, a planted light well for the basement unit and access for bike storage.

infrastructure, thereby supporting pedestrian connections within and outside the project. 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,

Although a quiet cul-de-sac, E. Jansen Court receives considerable pedestrian and bike traffic coming from residences across the alley on 21 st. Although this is a small project, it intentionally seeks to connect on-site pedestrian walkways with public infrastructure. We are creating a small court landing off with seating

opportunities at the intersection of the new units, basement of the triplex and the sidewalk. It will connect the sidewalk to the private areas with a thoughtfully designed accessible route and offer seating for putting on rollerblades or bicycle helmets, tying running shoes, or simply catching up with neighbors. It will include low level lighting to for safety and clearly signify the path to building's entry. .

PL3: Street-Level Interaction

A. Entries

Connections

. 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

The building entry is located at the center of a symmetrical composition, betweene the two bay scaled modulations. The elevation creates a connection to the street visually but sense of protection. The building's circulation core is at the center, recessed from the sidewalk, so that the bay windows are more prominent. Between the triplex and the apartment buidling, a small landing is the starting point to the ADA access ramp, a place for seating, entry to one of the triplex units and a semi public space off the sidewalk, differentiated by varied paving. It can be a gathering space to pause before leaving the site.

c. Common entries to multi-story residential buildings need to provide privacy and security for residents but also be welcoming and indentifiable 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 othe detailing that signals a break from the public sidewalk.

es, see above. The building entry is clearly at the center of the symmetrical façade. Separation from the sidewalk grade via ramp provides break from public sidewalk



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large storefront windows, and engaging retail displays and/or kiosks.

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Design Guidelines

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.

The elevation creates an overlook, which can be social for talking to passersby and give a sense of protection. As the entry pathway passes in front of windows and the sidewalk is visible from every unit, the front approach has eyes on the street and pathway.

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 accentual 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 envelop; adding balconies, bay windows, porches, canopies, or other elements; and /or highlighting building entries.

B. Architectural and 1. Facade Composition: Design all building facades-including alleys and visible roofs-considering the Façade Composition | 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 all 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 façade around the alley corner of the building.

D. Scale and Texture 1. Human Scale:

Preserving the existing 2 story Dutch Colonial is integral to the project goal of effectively managing perceived mass. Since most of the site is occuplied by the low slung triplex, ur concept is a counterpoint--two slender slacks of apartments with an exterior stairwell between them.

The Dutch Colonial is a historical touchstone and an visual asset, but its preservation requires full use of the remainder of the lot, setback and height to justify this decision. An alternative conforming development would be to demolish the Dutch Colonial and build out entire lot as single monolithic apartment building, an optional path another owner might have chosen. Instead, the preferred design is to create a second new building as an architectural counterpoint to the existing Dutch Colonial, but hold the strong urban edge of the existing building. Along the urban edge, the rhythm of triplex, common amenity space, apartment stack, open air entry/exterior stair well, apartment stack, common amenity space is an assemblage that mirrors the diversity of housing, types, scales, and styles we see in the surrounding neighborhood context. The four story structure, separated into two distinct visual masses, reads more like two traditional rowhouses/walkups with bay windows with different cladding addressing the street. The immediate neighbors are 2 and 3 story buildings, with a four story block across the street. The new building is a step up in height, but has a very small footprint (less than 800 square feet), consistent with the sort of incremental layer cake increase design review often prefers. The building has a clear hierarchy of elements -- the overall mass, bay windows with material changes, and the central exterior stairway with metal railings. The entry is deeply recessed, and the corners pulled back from the setback as part of the overall modulation. The height itself is masked by the mature cherry trees along the street.

Our building itself is broken into two stacks of apartments, with an exterior stairwell between them. The gap allows light and air in and through the building, and forms a deep recess, key for modulation. Each end is modeled on traditional urban townhouses, where the primary façade features a bay window using a higher level of detail and articulation to modulate the elevation. The bays are shown as brick. The entry will have additional metal detailing, both in the gateway and railing. The northern outside building corners are also accentuated with a building material change. There are no blank facades.

At the entry, and along the front bath, for the focal bay window, the exterior material is brick with metal details and railings. The scale of the material is small, with a traditional texture, but modern details.

DC4 Exterior Elements and Finishes

A. Building Materials 1. Exterior Finish Materials

Climate Appropriateness

C. Lighting

and Hardscape

1. Functions . Avoid Glare

D. Trees, Landscape

. Choice of Plant Material

The building has brick bay windows on the most public face, horizontal metal siding, and consistent black metal railings, flashing, trim and cornice caps. The material are very durable, low maintenance, and in general of a higher quality than most contemporary development. The design focuses detail and quality materials along predominant streetscape and along pathway at street level.

The materials are all well suited to Seattle's climate.

Lighting is related to the entry, pathways, and will accentuate features at the sidewalk level only.

The lighting is either walll mounted lowor directed down inside the entry, therefore there will be little light bleeding out and up.

The mature cherries along the street are important, but we've also selected hardy, long lasting natives to soften the long ramp, fill the planter, and the amenity areas. The landscape design softens the Jansen Court street edge.



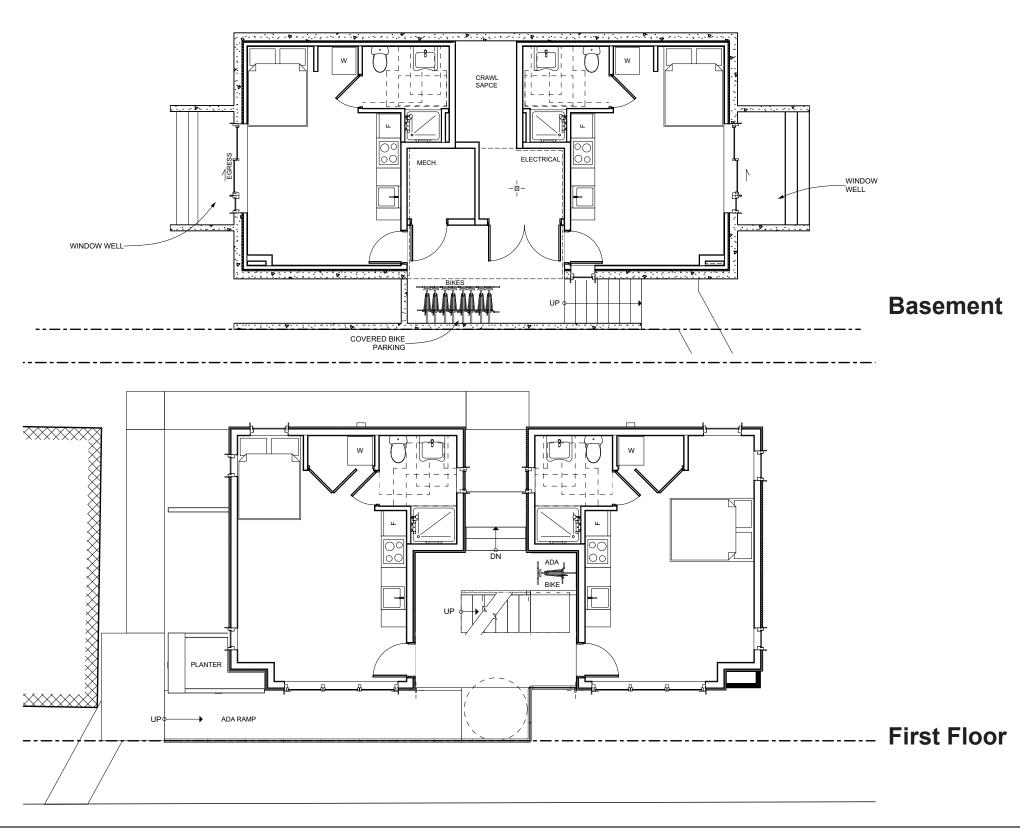




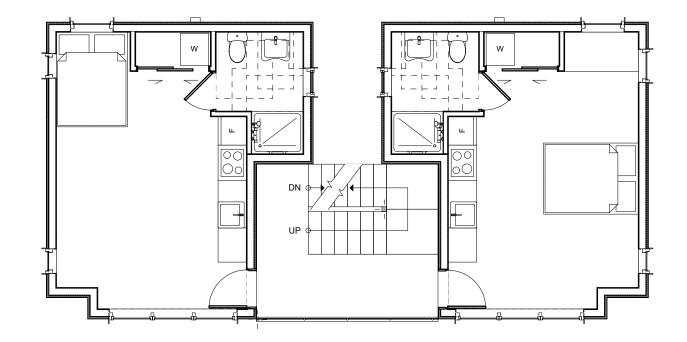




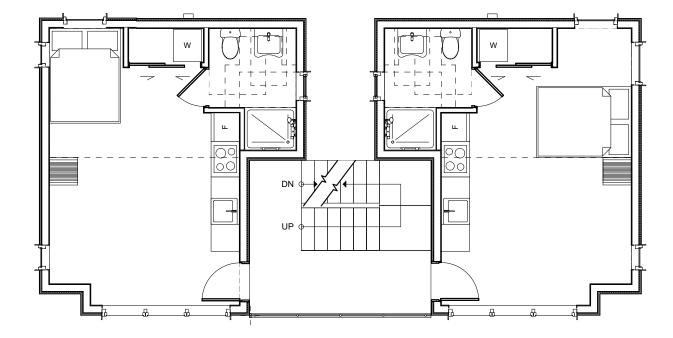
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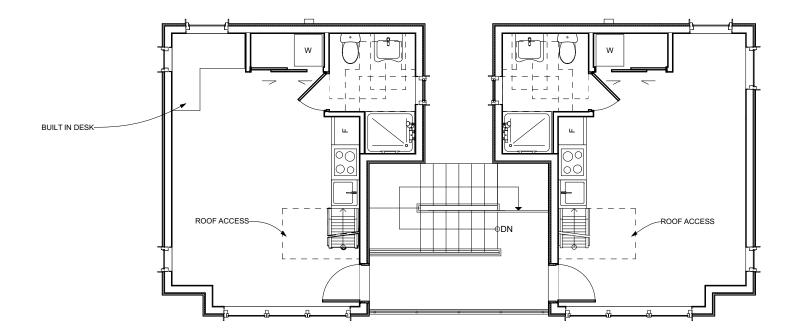




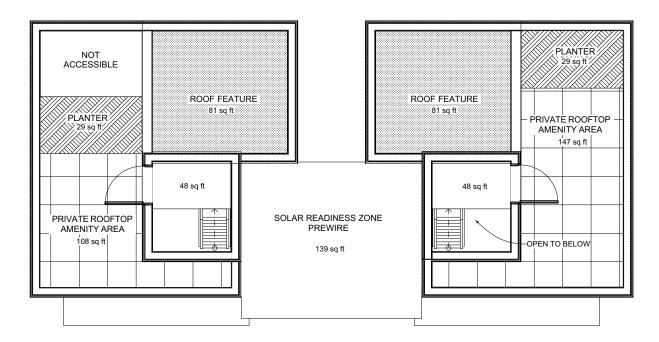
Second Floor



Third Floor



Fourth Floor

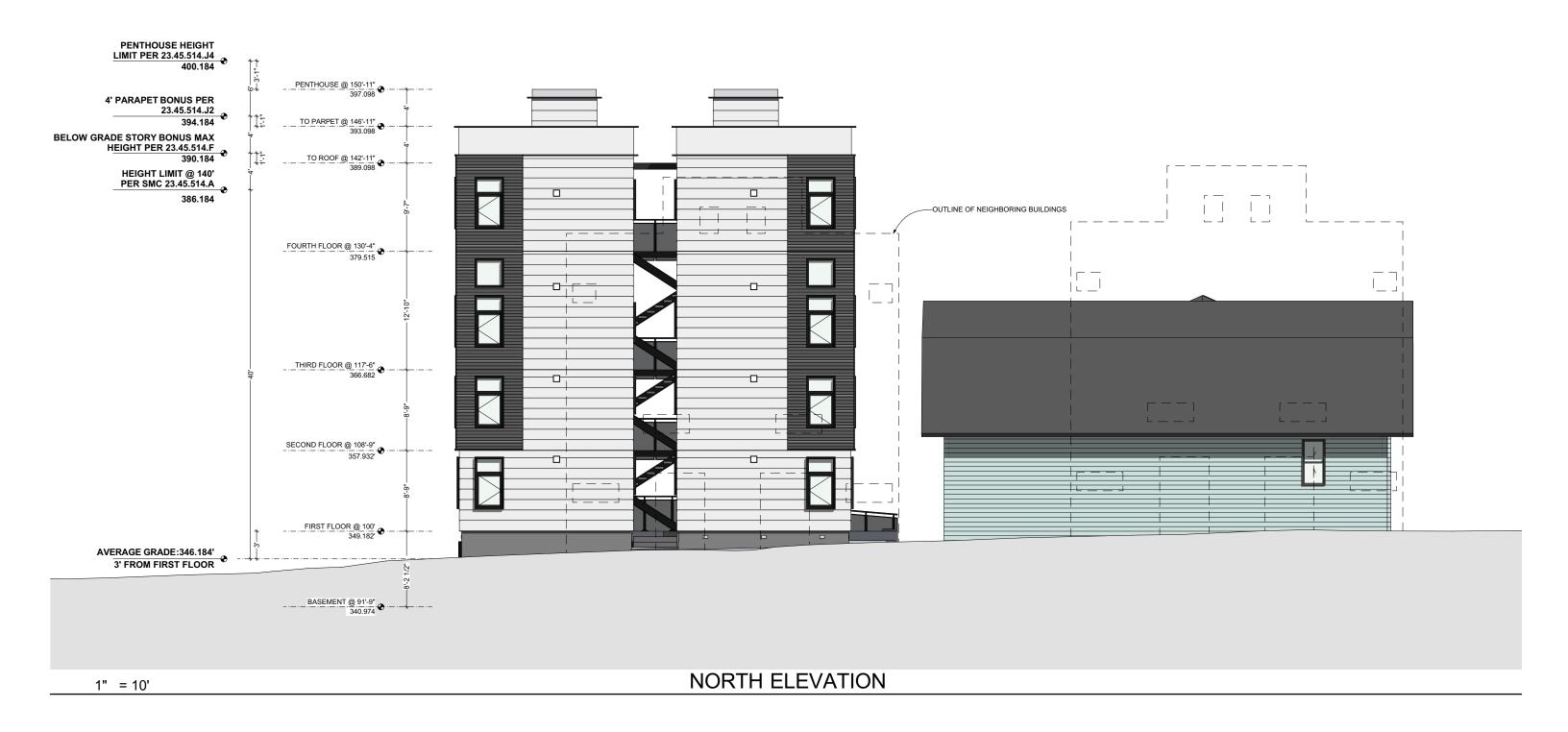


Roof





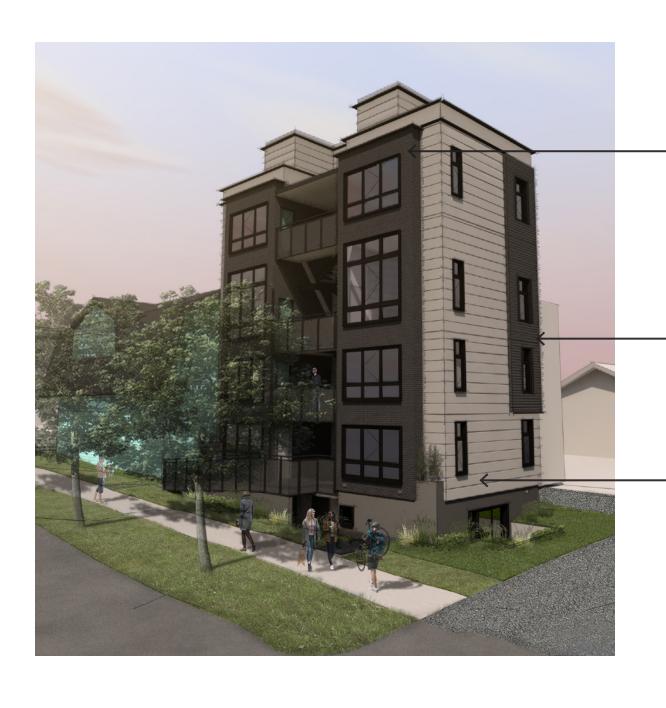


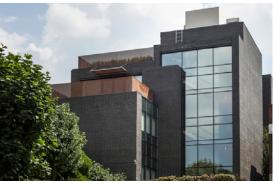








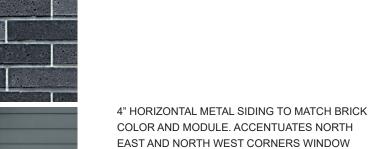












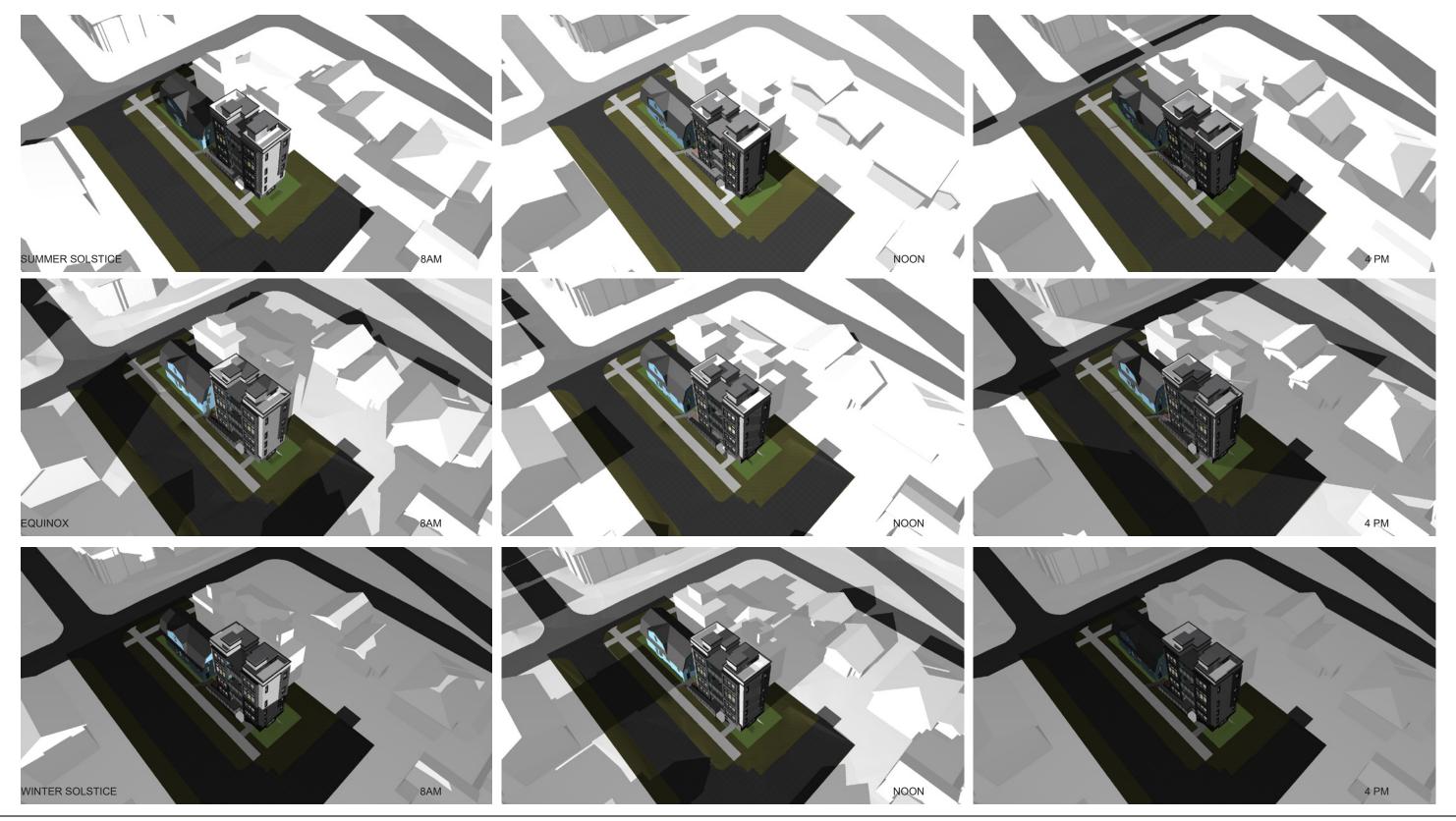
ELEMENT

12" HORIZONTAL METAL SIDING LIGHT WARM GRAY

CHARCOAL BRICK ON SOUTHERN BAY WINDOWS

BLACK STEEL TRIM AROUND WINDOWS



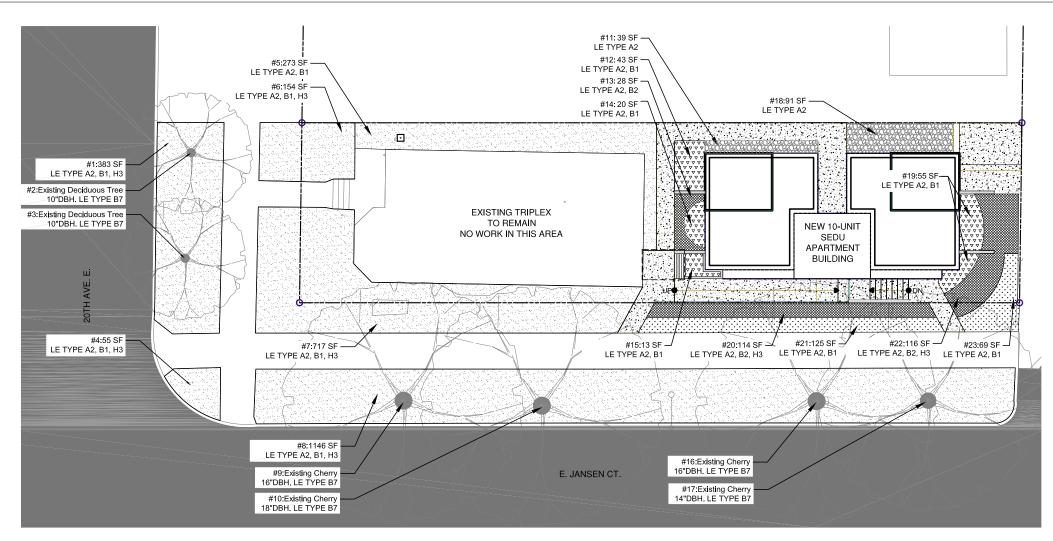




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Sun Studies



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 TOTAL**

13

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2879

69

Green Factor Score Sheet Landscaped areas (select one of the following for each area) Landscaped areas with a soil depth of less than 24" 0.6 2,072.4 Bioretention facilities Plantings (credit for plants in landscaped areas from Section A Mulch, ground covers, or other plants less than 2' tall at maturity Shrubs or perennials 2'+ at maturity - calculated at 12 sq ft per plant (typically planted no closer than 18" on center. Tree canopy for "small trees" or equivalent (canopy spread 8' to 15') - calculated at 75 sq ft per tree Tree canopy for "small/medium trees" or equivalent (canopy spread 16' to 20') - calculated at 150 sq ft per tree Tree canopy for "large trees" or equivalent (canopy spread of 26" to 30") - calculated at 350 sq ft per tree Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 20 sq ft per inch diameter Green roofs Over at least 2" and less than 4" of growth medium 0.4 0.7 Over at least 4" of growth medium 0.7 Vegetated walls Permeable paving over at least 6" and less than 24" of soil or grave Permeable paving over at least 24" of soil or gravel 0.5 Structural soil system: Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater Landscaping visible to passersby from adjacent public right of way or public open spaces Landscaping in food cultivation Do not count public rights-of-way in parcel size calculation You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public operty must comply with the Landscape Standards Director's Rule (DR 6-2009)

LEGEND)
Existing Landscape (To remain), typ.	
Planting Bed	
Ground Cover	^ ^ ^ \ \
Lawn	
Concrete Pavement	
Gravel	
Amenity Area	
Parcel Line	
Building Outline	
Proposed Fence	
Concrete Wall	
Existing Street Tree	

LEGEND	
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	AA

H4 square feet 32

GREEN FACTOR PLAN

Green Factor

Worksheet*

A3

B1

B2

B3

B4

B5

B6

B7

C1

C2

F1

F2

H1

H2

Н3

A1 square feet

A2 square feet

square feet

square feet

of plants

of trees

square feet

G square feet

Scale: 1/8" = 1'-0" (22" x 34" sheet)

Planting Area

10 10

55

55 | 273 | 154 | 717 | 1146

55 | 273 | 154 | 717 | 1146

154 717 1146

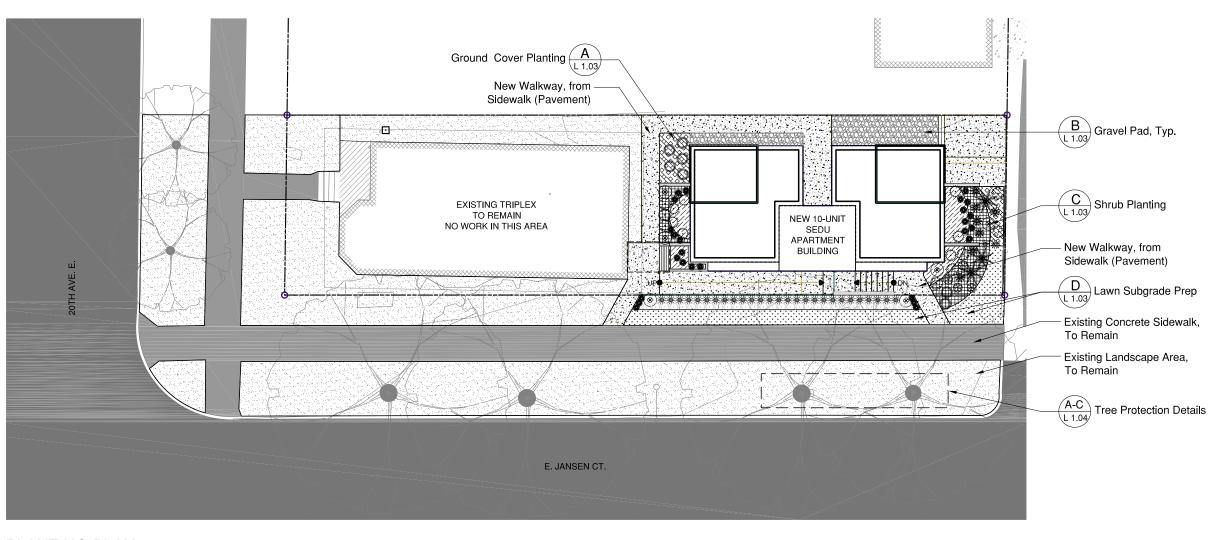
SEATTLE×green factor

COURT JANSEN

2010 East Jansen Court,

SEATTLE, WA

Green Factor Plan



JANSEN COURT

2010 East Jansen Court,

98112

SEATTLE, WA

LEGEND Concrete Pavement

Existing Landscape (To remain), typ.

Amenity Area Parcel Line **Building Outline**

Proposed Fence

Concrete Wall Existing Street Tree Site Plan

PLANTING PLAN

Scale: 1/8" = 1'-0" (22" x 34" sheet)

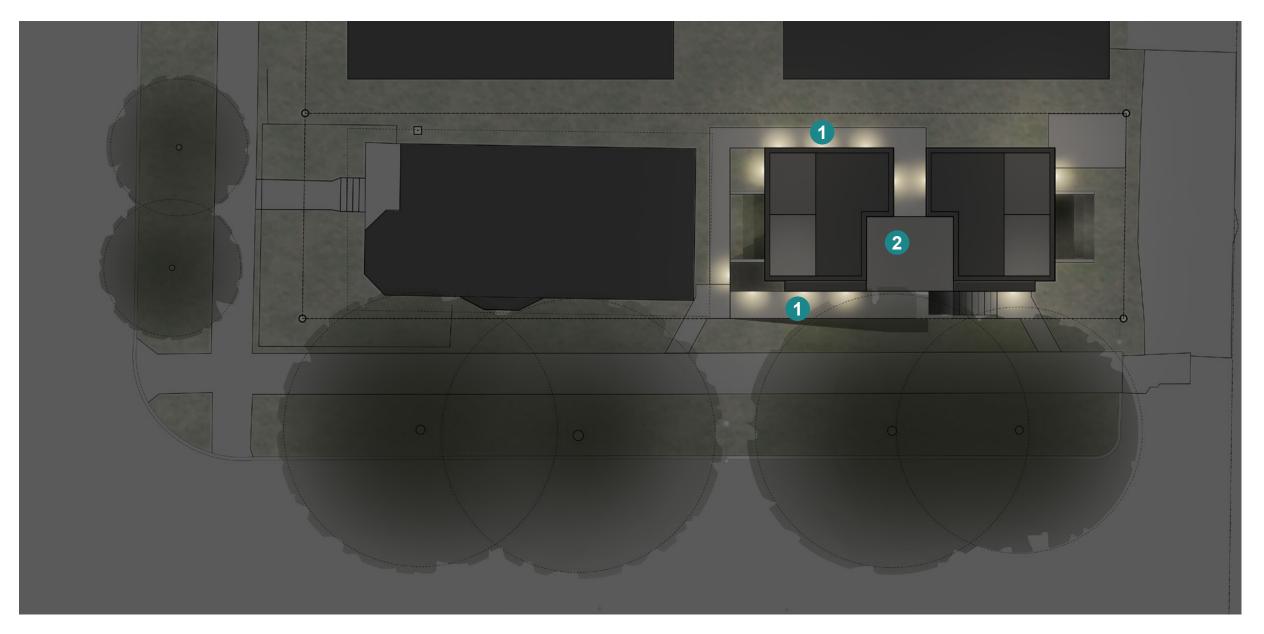
PLANT SCHEDULE

Groun	Ground Cover							
Sybl.	Latin Name	Common Name	Size	Qnty.	Spc.			
	*Epimedium x perralchicum 'Frohnleiten'	Hybrid Epimedium	4" pot	16	18" o.c.			
	*Helleborus x hybridus 'Red Lady'	Red Lady Lenten Rose	4" pot	16	18" o.c.			
	*Sedum spathulifolium	Stonecrop	4" pot	23	12" o.c.			
	*Sedum rupestre 'Angeline'	Angelina Stonecrop	4" pot	23	12" o.c.			
	*Sedum oreganum	Oregon Stonecrop	4" pot	23	12" o.c.			
	*Sempervivum arachnoideum 'Stansfield i i'	Cobweb Houseleek	4" pot	23	12" o.c.			
	Oxalis oregana	Evergreen redwood sorrel	4" pot	72	12" o.c.			

Lawn		
Sybl.		Qnty.
	Sod	195 sf

Shrub	s and Perennials					
Sybl.	Latin Name	(Common Name	Size	Qnty.	Spc.
	Polystichum munitum	S	word fern	1 gal.	3	30" o.c.
€	Cornus kelsyii	K	elsey Dogwood	1 gal.	4	21" o.c.
*	Calamagrostis 'Karl Foerster'	F	eather Reed Grass	1 gal.	27	18" o.c.
	*Nandina domestica 'Gulf Steam'	D	warf Heavenly Bamboo	1 gal.	8	21" o.c.
0	*Sedum 'Matrona'	Ş	Stonecrop	1 gal.	8	21" o.c.
*	*Nassella tenuissima	ı	Mexican Feather Grass	1 gal.	26	18" o.c.
*	Blechnum spicant	[Deer Fern	1 gal.	7	24" o.c.
0	*Lavendula angustifolia 'Hidcote'	Hie	dcote English Lavender	1 gal.	30	18" o.c.
⊗	Hydrangea quercifolia 'Ruby Slippe	rs'	Dwarf Oakleaf Hydr.	1 gal.	6	36" o.c.
O	*Geranium x cantabrigiense 'Biokov	/o'	Biokovo Geranium	4" pot	10	24" o.c.

NOTE: DROUGHT TOLERANT PLANTS ARE INDICATED WITH AN * BEFORE THEIR NAME.



- 1 IN-WALL PATH LIGHTING
- WALL SCONCES INSIDE EXTERIOR STAIR WELL AT EACH STORY.

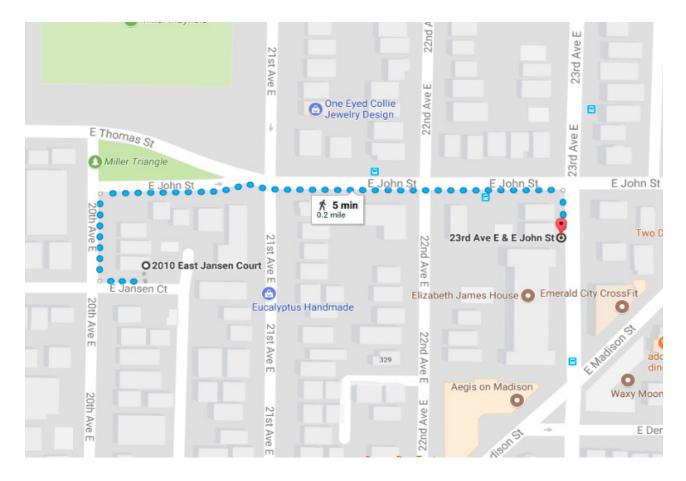
Parking Exemption: 23.54.015 Table B (M): No minimum requirement for all residential uses in multifamily zones within urban villages that are not within urban center or station area overly district, if residential use is located within 1320 feet of a street with frequent trransit service, measuered as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.

Bus Route #48

Bus Stop: 23rd Ave E & E. John

		Meets
Requirement (DR 6-2015)	<u>Actual</u>	Requirement
Urban Village	Madison-Miller	Yes
Not within urban center or station area overlay district	Not	Yes
Distance < 1320 feet	1056 feet	Yes
Minimum of 12 hours, 6 days/week, transit service headways must be 15 minutes or less	>14 hours	Yes
Minimum of 18 hours, 7 days/week, transist service headways must be 30 minutes or less	>18 hours	Yes

	Weekdays (M-F)	Saturday	Sunday	
Hours w/ >=15 min. frequency:	16:10 >12 hours	14:59 >12 hours	N/A	
Hours w/ >= 30 min. frequency:	19:49 >18 hours	19:31 >18 hours	20:00 >18 hours	



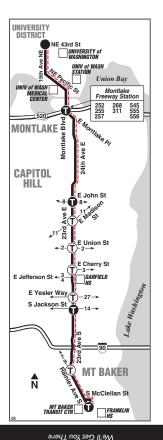
Frequency	<u>Time</u>	<u>Frequency</u>	<u>Time</u>	Frequency	<u>Time</u>	<u>Frequency</u>	<u>Time</u>	<u>Frequency</u>	<u>Time</u>	Frequency	<u>Time</u>
0:15	10:11 PM	0:10	5:49 PM	0:09	4:18 PM		5:26 AM		5:24 AM		4:52 AM
0:15	10:26 PM	0:10	5:59 PM	0:11	4:29 PM	0:30	5:56 AM	0:30	5:54 AM	0:30	5:22 AM
0:15	10:41 PM	0:10	6:09 PM	0:10	4:39 PM	0:30	6:26 AM	0:31	6:25 AM	0:28	5:50 AM
0:15	10:56 PM	0:10	6:19 PM	0:09	4:48 PM	0:30	6:56 AM	0:30	6:55 AM	0:32	6:22 AM
0:30	11:26 PM	0:10	6:29 PM	0:09	4:57 PM	0:30	7:26 AM	0:30	7:25 AM	0:10	6:32 AM
0:30	11:56 PM	0:10	6:39 PM	0:09	5:06 PM	0:15	7:41 AM	0:15	7:40 AM	0:10	6:42 AM
0:30	12:26 AM	0:10	6:49 PM	0:08	5:14 PM	0:15	7:56 AM	0:15	7:55 AM	0:10	6:52 AM
0:30	12:56 AM	0:10	6:59 PM	0:07	5:21 PM	0:15	8:11 AM	0:16	8:11 AM	0:10	7:02 AM
0:30	1:26 AM	0:15	7:14 PM	0:08	5:29 PM	0:16	8:27 AM	0:16	8:27 AM	0:10	7:12 AM
		0:14	7:28 PM	0:09	5:38 PM	0:15	8:42 AM	0:15	8:42 AM	0:12	7:24 AM
		0:15	7:43 PM	0:07	5:45 PM	0:16	8:58 AM	0:15	8:57 AM	0:11	7:35 AM
		0:15	7:58 PM	0:08	5:53 PM	0:15	9:13 AM	0:10	9:07 AM	0:10	7:45 AM
		0:14	8:12 PM	0:08	6:01 PM	0:15	9:28 AM	0:10	9:17 AM	0:10	7:55 AM
		0:15	8:27 PM	0:10	6:11 PM	0:15	9:43 AM	0:10	9:27 AM	0:10	8:05 AM
		0:15	8:42 PM	0:10	6:21 PM	0:15	9:58 AM	0:10	9:37 AM	0:10	8:15 AM
		0:15	8:57 PM	0:10	6:31 PM	0:15	10:13 AM	0:10	9:47 AM	0:10	8:25 AM
		0:15	9:12 PM	0:10	6:41 PM	0:15	10:28 AM	0:10	9:57 AM	0:10	8:35 AM
		0:15	9:27 PM	0:10	6:51 PM	0:15	10:43 AM	0:10	10:07 AM	0:10	8:45 AM
		0:15	9:42 PM	0:12	7:03 PM	0:16	10:59 AM	0:10	10:17 AM	0:10	8:55 AM
		0:15	9:57 PM	0:12	7:15 PM	0:15	11:14 AM	0:10	10:27 AM	0:10	9:05 AM
		0:15	10:12 PM	0:12	7:27 PM	0:15	11:29 AM	0:11	10:38 AM	0:10	9:15 AM
		0:15	10:27 PM	0:12	7:39 PM	0:15	11:44 AM	0:11	10:49 AM	0:10	9:25 AM
		0:15	10:42 PM	0:15	7:54 PM	0:15	11:59 AM	0:10	10:59 AM	0:10	9:35 AM
		0:14	10:56 PM	0:13	8:07 PM	0:15	12:14 PM	0:10	11:09 AM	0:10	9:45 AM
		0:30	11:26 PM	0:14	8:21 PM	0:15	12:29 PM	0:10	11:19 AM	0:09	9:54 AM
		0:30	11:56 PM	0:15	8:36 PM	0:16	12:45 PM	0:10	11:29 AM	0:11	0:05 AM
		0:30	12:26 AM	0:15	8:51 PM	0:15	1:00 PM	0:10	11:39 AM	0:10	0:15 AM
		0:30	12:56 AM	0:15	9:06 PM	0:15	1:15 PM	0:10	11:49 AM	0:10	0:25 AM
		0:30	1:26 AM	0:13	9:19 PM	0:15	1:30 PM	0:10	11:59 AM	0:10	0:35 AM
				0:16	9:35 PM	0:15	1:45 PM	0:10	12:09 PM	0:10	0:45 AM
				0:13	9:48 PM	0:15	2:00 PM	0:10	12:19 PM	0:10	0:55 AM
				0:15	10:03 PM	0:15	2:15 PM	0:10	12:29 PM	0:10	1:05 AM
				0:15	10:18 PM	0:15	2:30 PM	0:10	12:39 PM	0:10	1:15 AM
				0:15	10:33 PM	0:15	2:45 PM	0:10	12:49 PM	0:10	1:25 AM
				0:15	10:48 PM	0:15	3:00 PM	0:10	12:59 PM	0:10	1:35 AM
				0:26	11:14 PM	0:15	3:15 PM	0:10	1:09 PM	0:10	1:45 AM
				0:30	11:44 PM	0:15	3:30 PM	0:10	1:19 PM	0:10	1:55 AM
				0:30	12:14 AM	0:15	3:45 PM	0:10	1:29 PM	0:10	2:05 PM
				0:30	12:44 AM	0:15	4:00 PM	0:10	1:39 PM	0:10	2:15 PM
				0:29	1:13 AM	0:15	4:15 PM	0:10	1:49 PM	0:10	2:25 PM
						0:15	4:30 PM	0:10	1:59 PM	0:10	2:35 PM
						0:15	4:45 PM	0:10	2:09 PM	0:10	2:45 PM
						0:15	5:00 PM	0:10	2:19 PM	0:10	2:55 PM
						0:15	5:15 PM	0:10	2:29 PM	0:10	1:05 PM
						0:15	5:30 PM	0:10	2:39 PM	0:12	1:17 PM
						0:15	5:45 PM	0:10	2:49 PM	0:10	1:27 PM
						0:15	6:00 PM	0:10	2:59 PM	0:10	1:37 PM
						0:14	6:14 PM	0:10	3:09 PM	0:10	1:47 PM
						0:15	6:29 PM	0:10	3:19 PM	0:10	1:57 PM
						0:15	6:44 PM	0:10	3:29 PM	0:10	2:07 PM
						0:15	6:59 PM	0:10	3:39 PM	0:10	2:17 PM
						0:15	7:14 PM	0:10	3:49 PM	0:10	2:27 PM
						0:15	7:29 PM	0:10	3:59 PM	0:10	2:37 PM
						0:14	7:43 PM	0:10	4:09 PM	0:08	2:45 PM
						0:15	7:58 PM	0:10	4:19 PM	0:07	2:52 PM
						0:15	8:13 PM	0:10	4:29 PM	0:09	3:01 PM
						0:15	8:28 PM	0:10	4:39 PM	0:07	3:08 PM
						0:15	8:43 PM	0:10	4:49 PM	0:11	3:19 PM
						0:14	8:57 PM	0:10	4:59 PM	0:10	3:29 PM
						0:14	9:11 PM	0:10	5:09 PM	0:10	3:39 PM
						0:15	9:26 PM	0:10	5:19 PM	0:10	3:49 PM
						0:15	9:41 PM	0:10	5:29 PM	0:10	3:59 PM
						0:15	9:56 PM	0:10	5:39 PM	0:10	4:09 PM



2010 E Jansen Court DCI NO. 3026713

SDR Packet November 2017

Frequent Transit



MELKO King County

marzo de 2018

September 23, 2017 thru March 9, 2018 23 de septiembre de 2017 a través de 9 de

District, Mt Baker

Montlake, Central

Univ. District,

P

MAP LEGEND Makes all regular stops SNOW route. Ruta para casi TIME POINT/INTERMEDIAS arrival and trip times. TRANSFER POINT/LUGAR 43 T TRANSFER POINT/LUGAR DE TRASBORDO: Route the connecting route or route 5- 30 43 TIME POINT/TRANSFER POINT. INTERMEDIAS/LUGAR DE TRASBORDO. LANDMARK: A significant geographical reference point



Metro Customer Services

Seattle to serve you King Street Center 201 S Jackson St Transit Tunnel Last four / first four 8:30 am - 4:30 pm 8:30 am - 4:30 pm Lost & Found

8:30 am - 1 pm

2 pm - 4:30 pm At both locations buy ORCA cards, bus passes senior permits and taxi scrip, and get information about bus service. Only the King Street Center office registers applicants for disability permits and provides lost-item return service on weekdays. Customer Service (general information, trip

planning, comments and lost & found)
Seattle metro calling area......206-553-3000 Toll Free ...

1-800-542-7876 Hearing impaired Metro Online / Online Trip Planner Carpool/Vanpool www.kingcounty.gov/metro

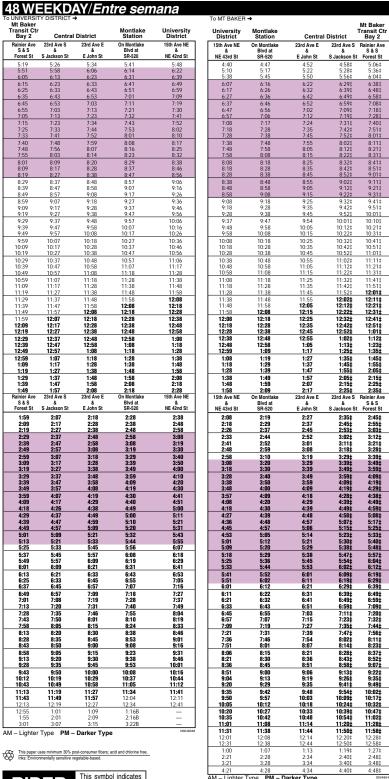
Hearing Impaired TTY Relay: 1-800-833-6388 Community Transit ... 1-800-562-1375



ntérpretes Turjubaan Переводчик Перекладач 통역사 የቃል ለስተርጊጣ 翻譯員 Thông Dịch Viên ਇੰਟਰਪਰੈਟਰ

Accessible Formats

People with disabilities who need this information in accessible formats may call 206-477-6066 (voice) or TTY Relay: 711.



Metro Customer Service

206-553-3000

Special Fare Information

ndicate peak hour trip \$2.75 one-zone and \$3.25 two-zone fares apply.

Timetable Symbols

B -Continues to and ends at University of Washington Station.

Símbolo del programa

Estimated time.

Priority Seating

All Metro buses are wheelchair accessible Designated seats in the front of buses are reserv for seniors and people with disabilities. If you are occupying one of these seats when a person with greater need boards. please offer it to that person. For more information about accessible service and wheelchair/scoote specifications, call 206-553-3000.

> This route has improved

servicė thanks to

Seattle voters.

Holiday Information/ Información sobre feriados

The Sunday schedule shown in this timetable will be operated on the following holidays. El horario de los domingos que aparece en este programa se aplicará para el siguiente feriados:

Thanksgiving Día de acción de gracias el 23 de noviembre Christmas el 25 de diciembre Navidad New Year Jan. 1, 2018 el 1 de enero de 2018

Need more information or assistance?

- · Visit Metro Online at kingcounty.gov/metro
- · Call Metro's Customer Information Office, 206-(2017: Nov. 10, 23, 24, Dec. 25; 2018: Jan. 1
- 6 am 8 pm for trip planning assistance
- 8 am 5 pm for ORCA assistance and

Link Light Rail

Transfers to/from Link can be made at the Mt Baker Transit Center/Link Station at Rainier Ave S & S Forest St.

The first northbound Link trip departs Mt Baker Station at 5:26 am (6:26 am on Sunday), the last at 12:26 am (11:41 pm on Sunday). The first southbound Link trip departs Mt. Baker Station at 4:17 am (5:17 am on Sunday), the last at 12:58 am (11:58 pm on Sunday)

During both morning and afternoon weekday rush hour periods. Link operates about every 7 minute: during midday and evening periods about ever 10 to 15 minutes. On Saturday and Sunday, Link operates about every 10-15 minutes.

Snow/Emergency Service Servicio de emergencia/ nieve

During most snow conditions this route will operate via the snow routing shown in this timetable. In the rare event that Metro declares an emergency, this route will continue to operate as a designated Emergency Snow Network route. During such an event, it is expected to operate with the same route number and follow the same snow routing as shown in this timetable. Visit kingcounty.gov/metro/snow and sign up for Transit Alerts to stay informed during adverse

Durante la mayoría de las nevadas, esta ruta operará por el recorrido para nevadas que se muestra en este programa. En el caso poco frecuente de que Metro declare una emergencia, esta ruta seguirá operando como ruta designada de la Red de Emergencia para Nevadas. En ese caso, se espera que opere con el mismo número de ruta y que siga el mismo recorrido para casos de nieve que se muestran en este programa. Visite kinacounty.gov/metro/snow v registrese para recibir Alertas de Transporte y manteners informado durante las condiciones adversas.

Quick Timetable Tips

- 1. Locate the WEEKDAY, SATURDAY, or SUNDAY schedule block for the direction you want to go. Timepoints are listed from the beginning of the route (on the left) to the end (on the right).
- Timepoints in the schedule block correspond with the timepoint dots on the map. If you are boarding at a stop between two timepoints, use the earlier time as a quide
- If there is a symbol (letter or character) after a time, look for the explanation under the heading
- Refer to the Special Service Information section for changes in routing, route number, or other unique aspects of service on this route.



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SDR Packet November 2017

at bus stops, and at

RIDER

ALERT

Frequent Transit