ARCHITECTS | DESIGNERS
BUILD

KING STREET FLATS

DESIGN RECOMMENDATION

1626-1634 S KING ST
SDCI #3032994-LU
SUBMITTAL #1: 09/24/20
SUBMITTAL #2: 12/07/20


DOWNTOWN
ELLIOTT BAY
BAILEY GATZERT
ELEMENTARY SCHOOL
PROJECT SITE

3.0 PROPOSAL

PROJECT BRIEF

The proposed project is two, 3-story with partial basement buildings on two adjacent parcels between S King St and S Jackson Pl in Seattle's Central Area. Zoned LR2, this project sits within the 23rd & Union-Jackson Residential Village and shares its north edge with the NC3-P40 zone. The project includes 29 apartments along with bike parking. The project elects not to include vehicular parking on site.

Types of uses:
R-2 – Apartments, S-2 – Storage
Size of structure: 17,800 SF residential square footage, no live/work units
Location of structure: 1626 & 1634 S. King St. Seattle, WA 98114
Bike Parking: 30 long term bicycle stalls, 2 short term stalls.

PROJECT OBJECTIVES

1. Set a positive example for growth and density in Seattle's Central Area.
As the Central Area grows and evolves, this project has the opportunity to reinforce community values while providing a healthy example of growth and density. The project fosters affordability, inclusion, and dignity.

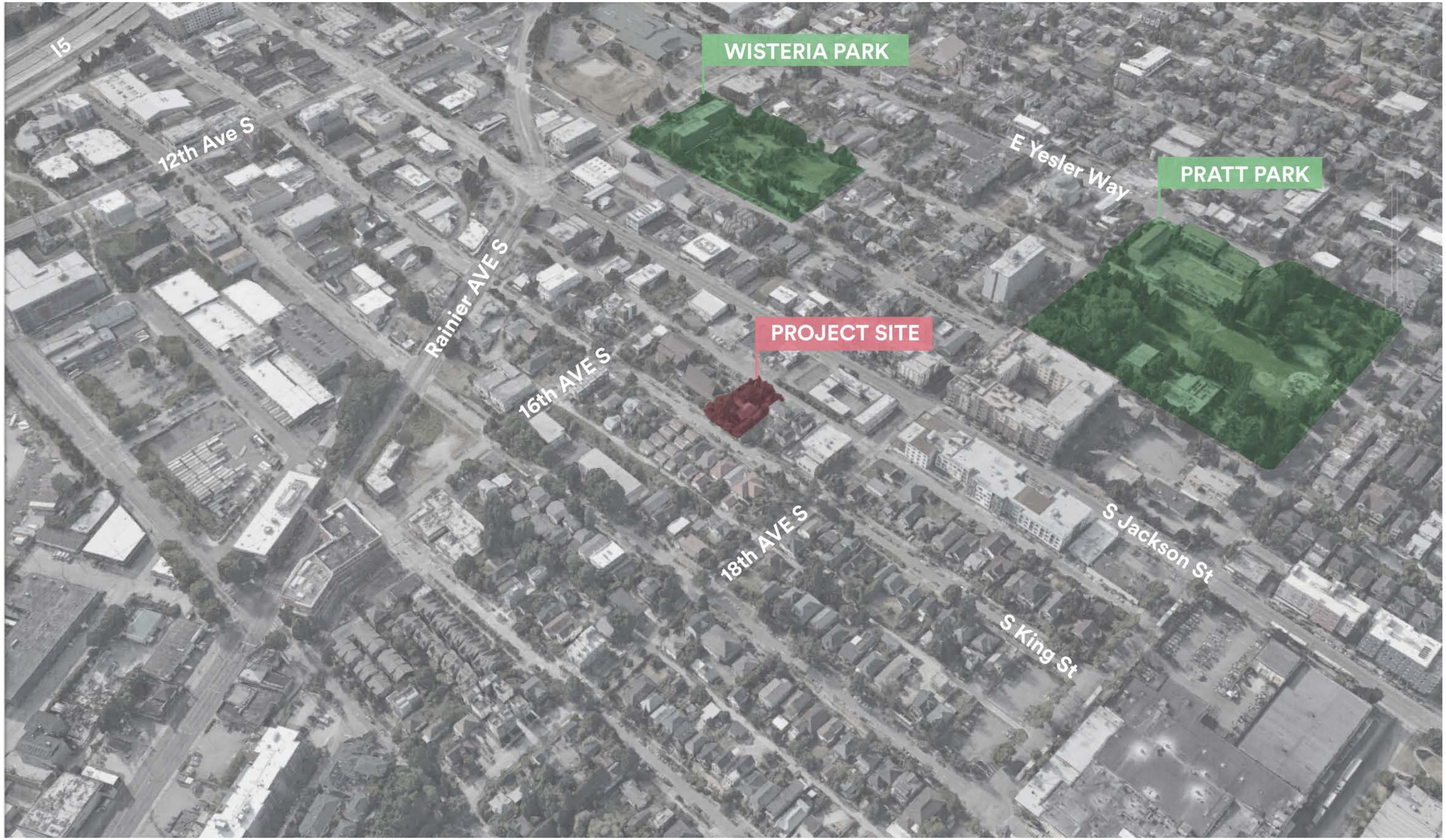
2. Provide a thoughtful building block to the Atlantic Neighborhood.
The project is one of the first examples of multi-family housing along S. King Street and will set an example for multi-family housing in the Atlantic Neighborhood. Project priorities include establishing an appropriate scale, projecting a friendly street-front, and retaining a granularity and character commensurate with the existing neighborhood.

3. Provide high quality housing that integrates with S. King St.
The project optimizes daylight, views, and natural ventilation. Stepping the building up the site and separating the massing into smaller volumes keeps the project at scale with the surrounding neighborhood. A friendly street-front and community oriented outdoor spaces create a pleasant and healthy living environment.

PROJECT TEAM

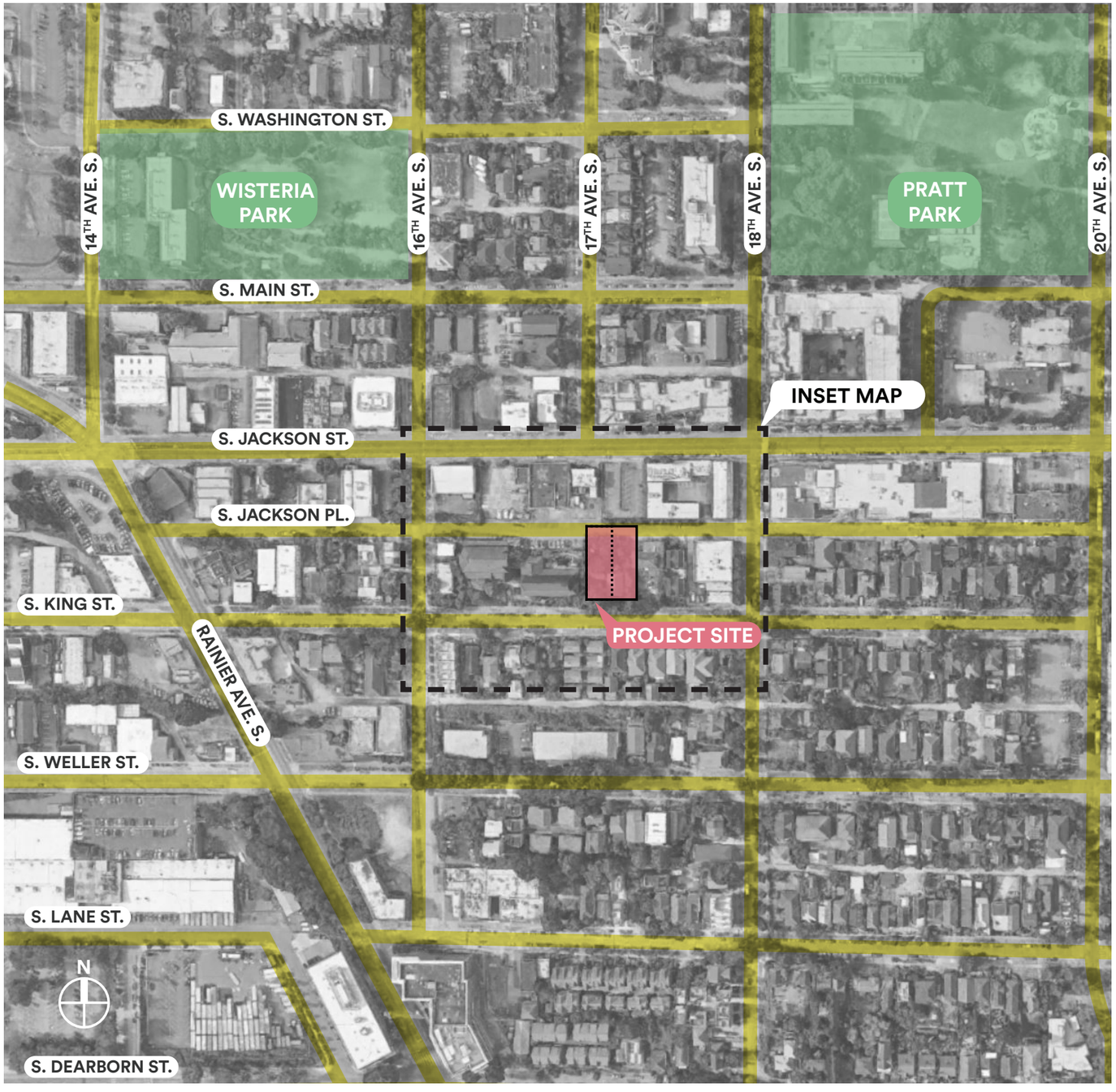
ARCHITECT	BUILD LLC
OWNER	KING STREET FLATS LLC
DEVELOPER	AJP PROPERTIES
OUTREACH	BUILD LLC
SURVEYOR	TOUMA ENGINEERS & LAND SURVEYORS, PLCC
ARBORIST	GILLES TREE CONSULTING
LANDSCAPE	KAREN KIEST LANDSCAPE ARCHITECTS
STRUCTURAL ENGINEER	AJP ENGINEERING, INC.
CIVIL ENGINEER	RED BARN ENGINEERING

4.0 CONTEXT ANALYSIS SUMMARY


I5
12th Ave S
Rainier AVE S
16th AVE S
18th AVE S
S King St
S Jackson St
E Yesler Way
WISTERIA PARK
PROJECT SITE
PRATT PARK

PROJECT SITE

The proposed development is located in the center of the Atlantic neighborhood along S. King St., two blocks south of the main artery in the neighborhood, S. Jackson St. The project site occupies two LR2 zoned parcels on the north side of the street, between 16th Avenue S. and 18th Avenue S. With its central location in a diverse neighborhood that is zoned for denser growth and MHA upzone, this project has the potential to be a catalyst for sustainable development in the area, while still retaining the diverse characteristics of the neighborhood.




WISTERIA PARK
ST. PETER'S EPISCOPAL PARISH
PROJECT SITE
S. JACKSON ST.
S. KING ST.

5.0 EXISTING SITE CONDITIONS

existing single-family house

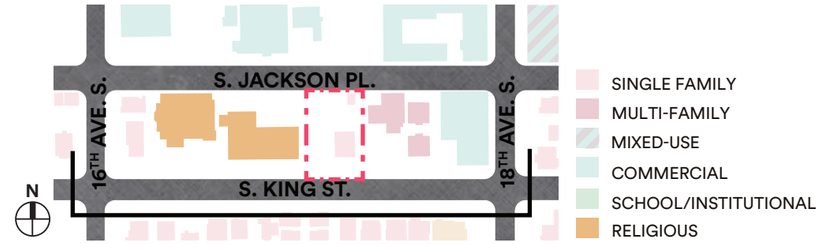
EXISTING BUILDINGS

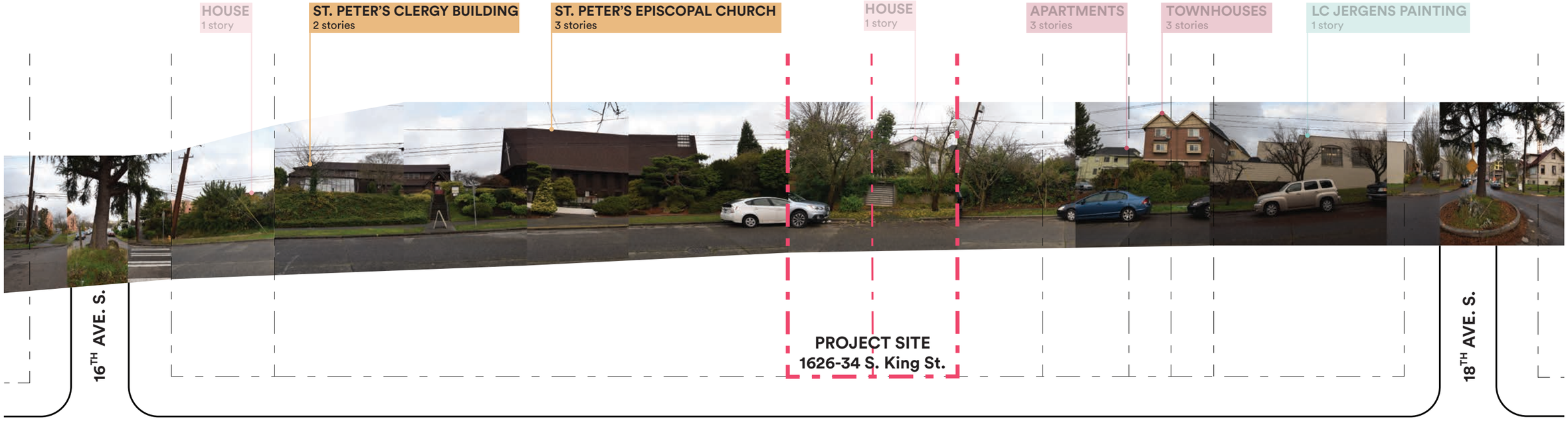
HOUSE	(APN 331950-1530)
YEAR BUILT	1921
LOT AREA	4,800 SF
GROSS AREA	1600 SF
STORIES	1
UNIT COUNT	1
PARKING	1

VACANT LOT	(APN 331950-1535)
YEAR BUILT	-
LOT AREA	4,800 SF
GROSS AREA	-
STORIES	-
UNIT COUNT	0
PARKING	0

The proposed development encompasses two parcels; the eastern parcel with a single-story house and the western, vacant parcel. The existing house was built in the first half of the twentieth century and does not reflect the much denser zoning potential of the site. There is also a small storage shed in the backyard. The western parcel does not contain any structures and is currently being used as a yard for the neighboring lot.

S KING ST | NORTH ELEVATION



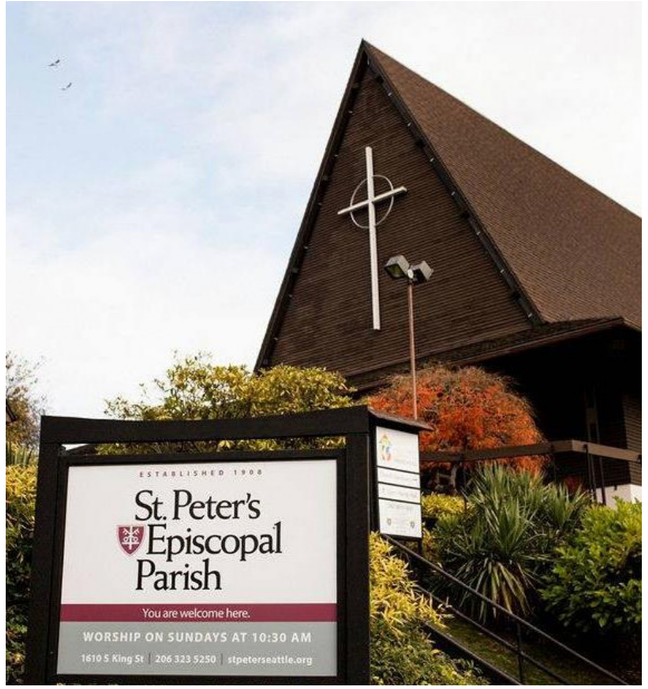


Mature vegetation on Western Side of St. Peter's Episcopal Church

ST PETER'S EPISCOPAL CHURCH

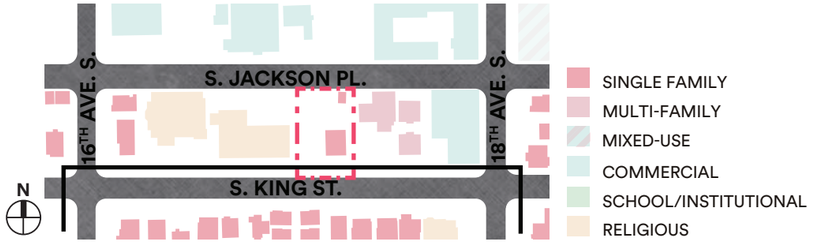
The Church is one of the significant places of the neighborhood, because of both its architectural characteristics and its value to the community. The use of wood allows this building to fit in with the single family character of the neighborhood. Additionally, the mature vegetation on the Western side allows it to better blend in with the single family typology, and it breaks the continuous line of buildings.

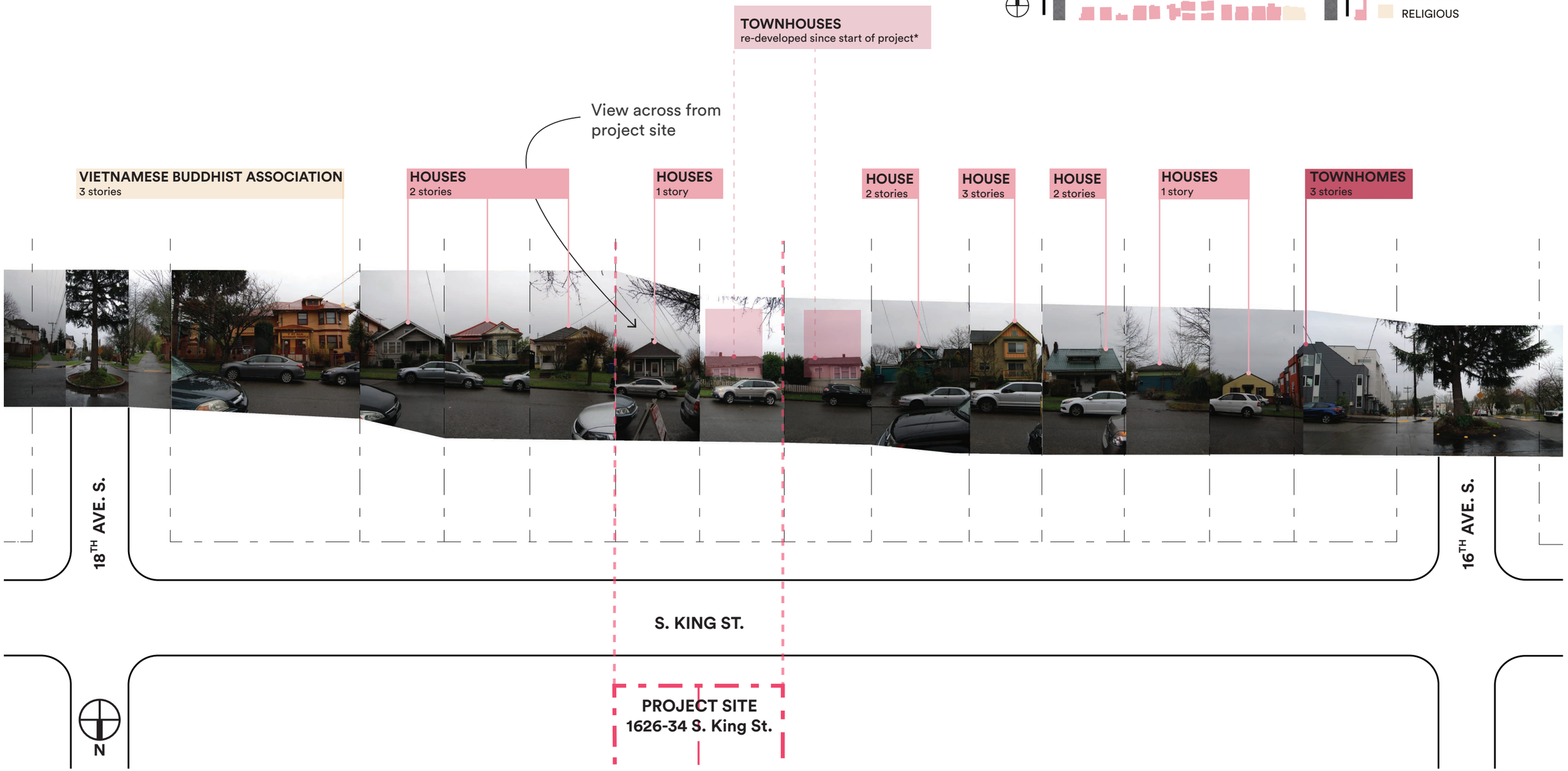
Interior of St. Peter's Episcopal Church



Entrance at St. Peter's Episcopal Church

S KING ST | SOUTH ELEVATION





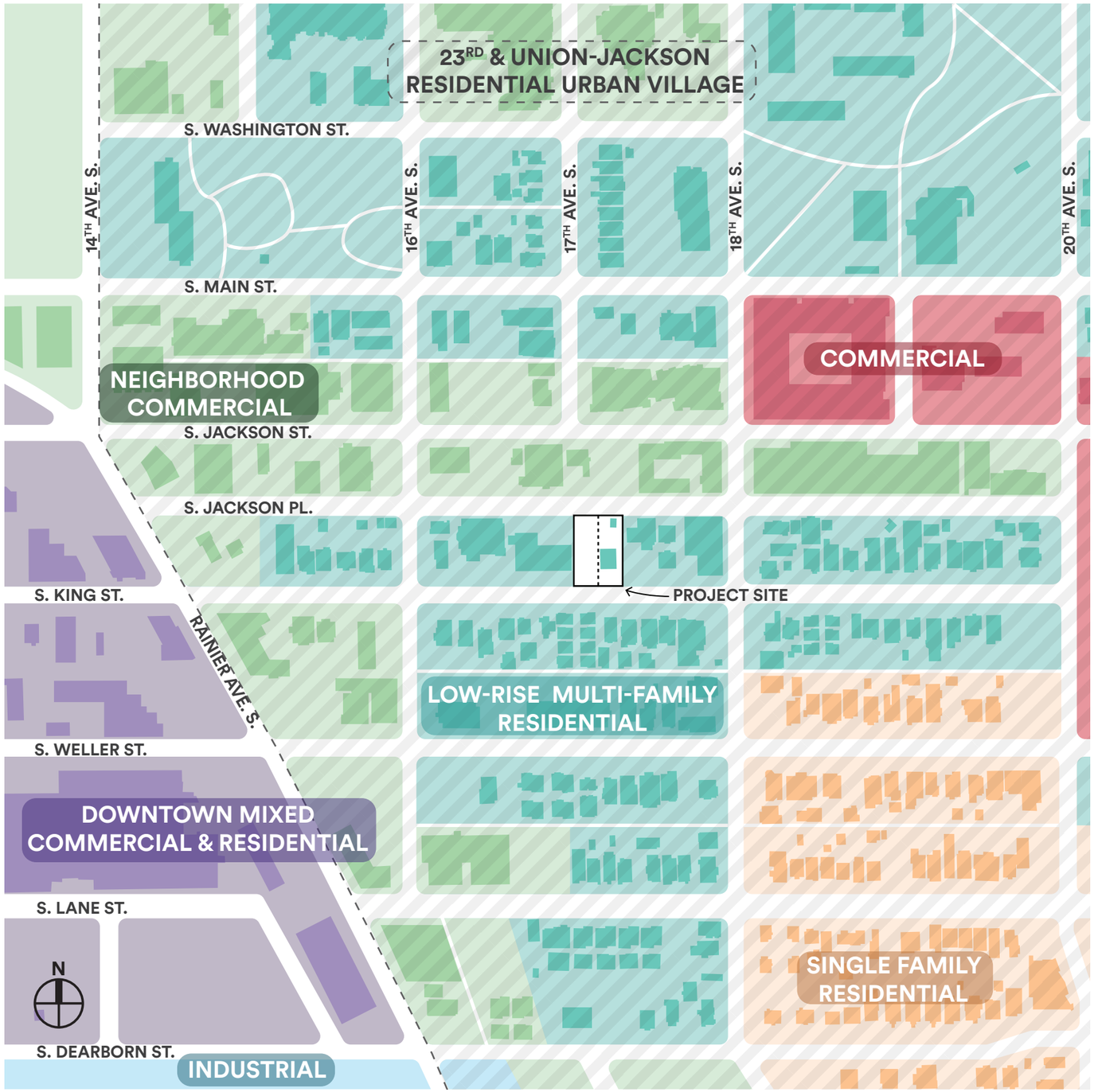
Wooden siding of different earth toned colors and sizes is the typical cladding used throughout the neighborhood

Front porches are characteristic of neighborhood single family homes

NEIGHBORHOOD TYPOLOGY

This neighborhood is primarily made up of single family houses, as well as several churches. This is set to change in the near future as several multi fmily developments are planned. Despite an impending shift towards multi-family, it will be important to maintain a cohesion with the single family chracter of the neighborhood. This can be achieved by breaking doen the perceived scale of multi-family buildings, as well as reflecting single family charachter through materiality. Pictured to the left are the most common types of claddings used around the neighborhood, these are primarily wooden siding and shingles of neutral tones. By incorporating this type of material to portions of multi-family development would allow them to better integrate with the existing typology of the neighborhood.

6.0 ZONING DATA



ZONING MAP

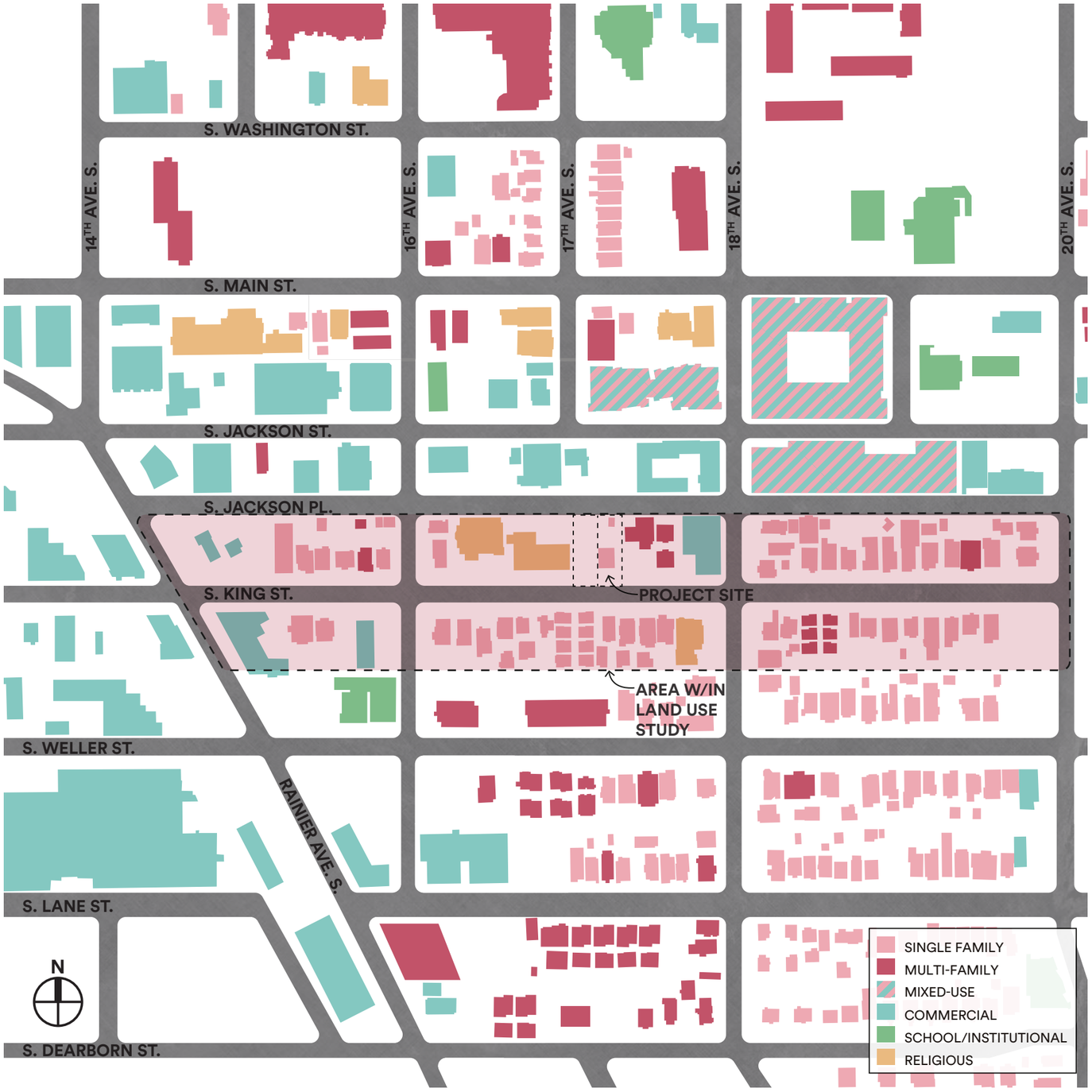
The building sits between single family and LR2 zoning. The proposed project responds to this context by reflecting the character of surrounding buildings in both materiality and perceived scale. Additionally, it integrates with the street by incorporating bleacher seating into the design. The combination of these architectual moves allow the proposed building to mediate the transition between LR2 and single family zoning. These concepts will be further expanded upon in the following pages.

BUILDING USE

ZONE	LR2
URBAN VILLAGE	23RD & UNION-JACKSON 517 ACRES; 0.8 SQUARE MILES
FAR	1.1 OR 1.3 (PURSUANT TO SMC 23.45.510.C)
DENSITY	1/800 SF OR NO LIMIT (PURSUANT TO SMC 23.45.510.C)
MHA RESIDENTIAL	M - HIGH (LR2 (M)) 7% OF UNITS OR $22.03/SF
PARKING	NO REQUIREMENT

The proposed development is located in a low-rise, multi-family residential zone. While the majority of the Atlantic neighborhood consists of single-family and low-rise, mulit-family residential zones, the three-block radius study area around the proposed site contains a diverse mix of neighborhood commercial, commercial, downtown mixed, industrial, and residential zones. A block north of the proposed site marks the beginning of the neighborhood commercial zone along the main thoroughfare of S. Jackson St. That neighborhood commercial corridor is characterized by a mix of commercial and large, multi-family residential buildings. The multifamily residential zone in which the proposed development is located acts as a buffer between the quieter single-family neighborhoods to the southeast and the busier S. Jackson St. and Rainier Ave. S. to the north and west, respectively.

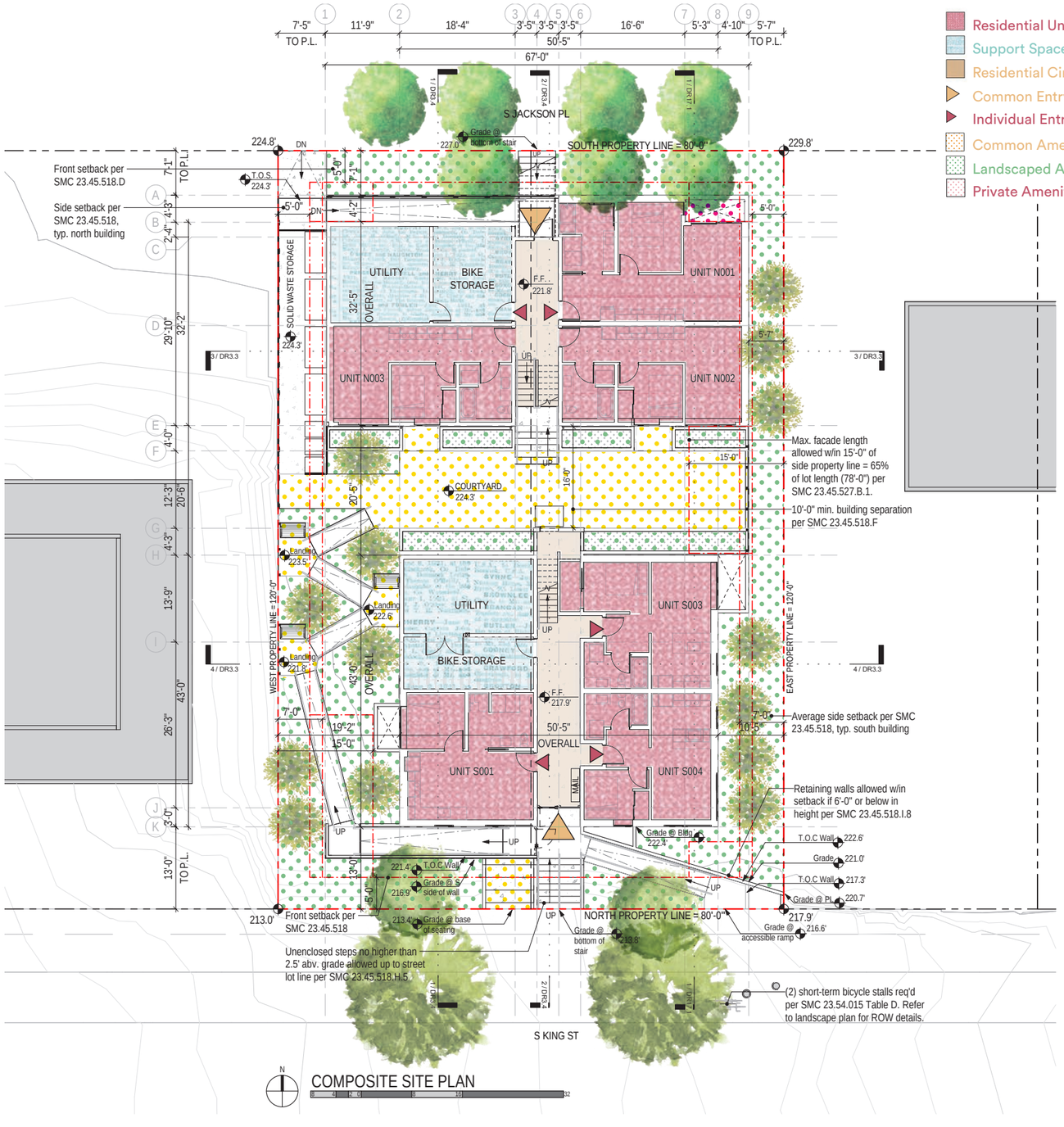
The proposed development is also located within the 23rd and Union-Jackson Residential Urban Village, a 517-acre zone in the Central Area that promotes density, walkability, and transitoriented development[1]. Within the Urban Village are three main nodes along 23rd Ave.: Union Street to the north, Cherry Street in the center, and Jackson Street to the south. The Jackson Street node, as indicated in the 23rd Avenue Action Plan, is along S. Jackson St. beginning at 20th Ave. S., just north of the project site.



CODE ANALYSIS

CATEGORY	CITATION	CODE	NOTES (SEE CHAPTER 4: DEPARTURES FOR FURTHER INFORMATION)
FAR	SMC 23.45.510	1.1 or 1.3* pursuant to SMC 23.45.510.C	*Project intends to pursue Built Green, refer to sheet A0.0.1 for the Green Building Standards Commitment form
	SMC 23.45.510.E	Portions of stories that extend no more than 4'-0" abv. grade exempt	
STRUCTURE HEIGHT	SMC 23.45.514	30'-0" base	
	SMC 23.45.514.E	Shed roofs may extend 3'-0" abv. height limit	
	SMC 23.45.514.J	Stair penthouses may extend 10'-0" abv. height limit	
	SMC 23.45.517.F	4'-0" height bonus for structures w/ partially buried stories	
DENSITY LIMITS	SMC 23.45.512	1/800 SF base No limit* pursuant to SMC 23.45.510.C	*Project intends to pursue Built Green, refer to sheet A0.0.1 for the Green Building Standards Commitment form
SETBACKS & SEPARATIONS	SMC 23.45.518	5'-0" front setback 5'-0" min., 7'-0" average side setback	Property fronts two streets, S. King St. & S. Jackson Pl.
	SMC 23.45.518.D	Each setback abutting a street in a through lot to be a front setback	
	SMC 23.45.518.F.1	Min. 10'-0" separation between principal structures	
	SMC 23.45.518.H	Unenclosed steps no higher than 2'-6" abv. grade may extend to street lot line Unenclosed steps no higher than 4'-0" abv. grade may extend w/in 4'-0" of street lot line	
	SMC 23.45.518.I	Unenclosed decks can project max. 4'-0" into setbacks if no closer than 5'-0" to property line	
	SMC 23.45.518.J	Ramps necessary for access per SBC Ch. 11 permitted in any setback Underground structures permitted w/in any setback Retaining walls may be w/in setback at max. 6'-0" abv. grade	
AMENITY	SMC 23.45.518.L.1	12'-0" upper level setback above 34'-0" for structures w/ 30' height limit	DEPARTURE REQUESTED, pg. 78
	SMC 23.45.522.A	25% of lot area = 2,400 SF 50% provided at ground level = 1,200 SF Must be provided as common space	
	SMC 23.45.522.D	All units must have access to common amenity Amenity in LR zones cannot be enclosed within a structure Min. area of 250 SF and min. horizontal dimension of 10'-0"	
LANDSCAPING		50% of amenity area provided at ground level to be landscaped	
STRUCTURE WIDTH & FACADE LENGTH	SMC 23.45.524	Green Factor of 0.6 required	
	SMC 23.45.527.A	90'-0" max. structure width	
	SMC 23.45.527.B	Max. combined facade length w/in 15'-0" of side property lines = 65% of lot length = 78' max. combined structure length	
DESIGN STANDARDS			
PARKING	SMC 23.45.529.C.2	Facade articulation required if area exceeds 750 SF	TYPE I EXCEPTION APPROVAL PER MUP PLAN SET
	SMC 23.54.015	No vehicular parking req'd for multi-family housing w/in Urban Village	
	SMC 23.54.015.K	Bike parking requirements for residential uses: long-term parking = 1/dwelling unit short-term parking = 1/20 dwelling units	
SOLID WASTE			
	SMC 23.54.040	375 SF storage area required for 26-50 dwelling units Min. horizontal dim. of 12'-0" required if more than (9) units	

7.0 COMPOSITE SITE PLAN



COMPOSITE PLAN

CS1.C.2 ELEVATION CHANGES
DC2.A.1 SITE CHARACTERISTICS
DC2.C.3 FIT WITH NEIGHBORING BUILDINGS

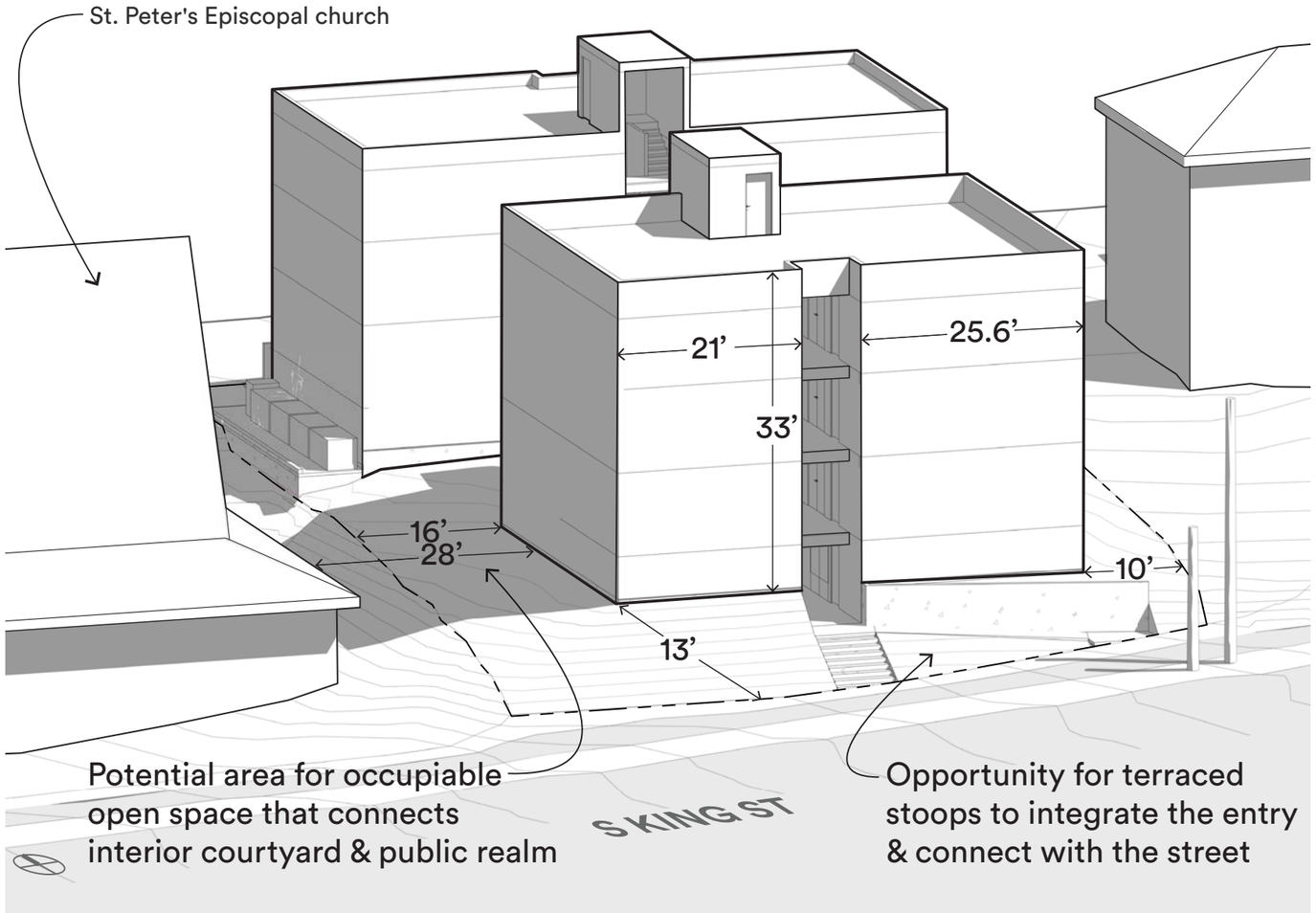
The project site is a through lot, spanning between S King St to the south and S Jackson Pl to the north. S Jackson Pl marks a zoning threshold between LR and NC, and is commercial in character. The site slopes down between 12' and 16' towards S King St to the south, which has a more residential character.

The project proposes to break the massing into two distinct building masses to step with grade, reduce the perceived scale, and better fit with the surroundings at each street frontage. The massing is designed to locate the bulk of the massing at the north and east side of the site in reaction to the presence of the church. Two buildings allows for a shared, semi-private outdoor courtyard between the structures, which is flanked by bio-retention planters that simultaneously collect on-site storm drainage and provide a private buffer. A substantial planted buffer along the majority of the permiter softens edges and grounds the buildings in the landscape.

Each building has its own long-term bicycle parking, mail, and utilities to facilitate ease of use. Both buildings are designed around an exterior single exit stair, reducing the unit count per floor to four. The north building fronts N Jackson Pl and its long facade is in character with the NC zone across the street. The solid waste storage is located on the west elevation of the north building, adjacent to the church's parking lot.

The south building fronts S King St and is pulled back from the street in response to the existing single-family character at the street. Similarly, the building pulls away from the adjacent church to the west, creating landscaped open space between the buildings that unifies the street frontage.

8.0 RESPONSE TO EDG & MUP



FIRST EDG REPORT

EDG REPORT COMMENTS RE: SCHEME 3

The third, and preferred, massing alternative was modified from the original EDG Scheme 3.3, as is shown in the diagram to the left. The diagrams on the following pages depict a series of massing and architectural moves that show the transformation of the original EDG scheme to the accepted EDG scheme. Each diagram highlights design moves that directly respond to identified design guidelines. The final result incorporates responses to EDG comments that are summarized below:

1. CONTEXT & MASSING
- (1.a.i) Further develops the massing to respond to the church
- (1.b.i) Adjusts the scale of the massing and facades on S. King St. given the steep topography
- (2.a) Provides a clear architectural concept
- (2.c.iii) Refines design to further break up massing at S. King St.
- (2.c.iii.i) Provides rationale for the notches/form at the north facade

2. TOPOGRAPHY
- (2.c.iii) Sufficiently addresses the topography and site context
- (2.c.iii.i) Provides rationale for the courtyard location

3. STREET-LEVEL DESIGN
- (3.a) Provides site entries that are clear and identifiable from the street and accessible
- (3.b.i) Enhances pedestrial realm by providing massing, landscaping and facades that complement the context of the street and minimize blank walls
- (3.b.ii) Emphasizes public connection to the street, especially by providing stoops that encourage sitting and watching the street, and landscaping

FIRST EDG REPORT

1. CONTEXT & MASSING

ADJUST MASSING TO RESPOND TO CHURCH

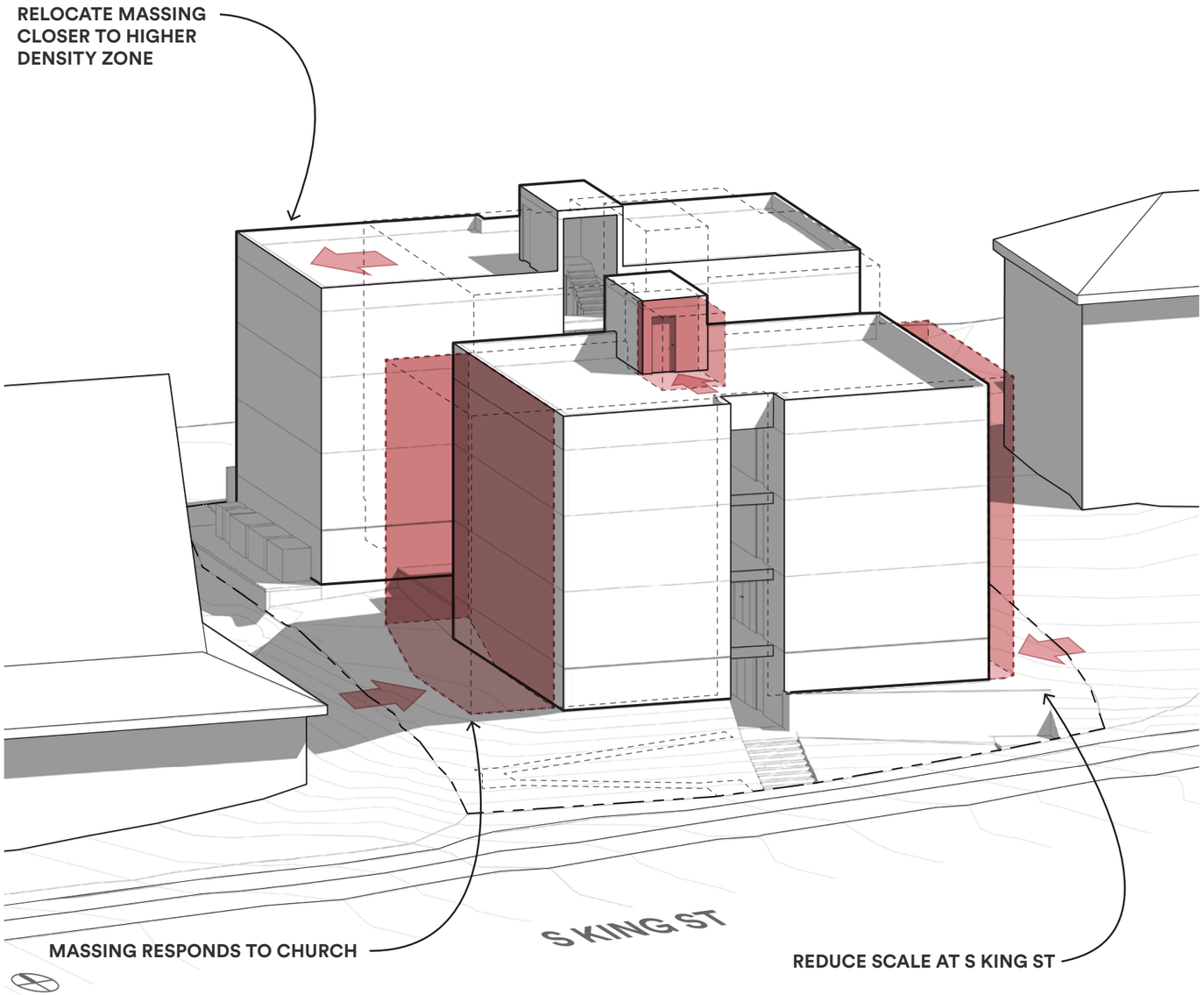
- DC2.A.2 REDUCING PERCEIVED MASS:
  The preferred massing alternative relocates the bulk of the massing from the southwest side of the site to the north side of the site, where the property abuts the more dense NC zone. The relocation of area to the north side of the site significantly reduces the scale and monolithic appearance of the building at S. King St., especially adjacent to the church, whose roofline is at a similar height to the proposed project.

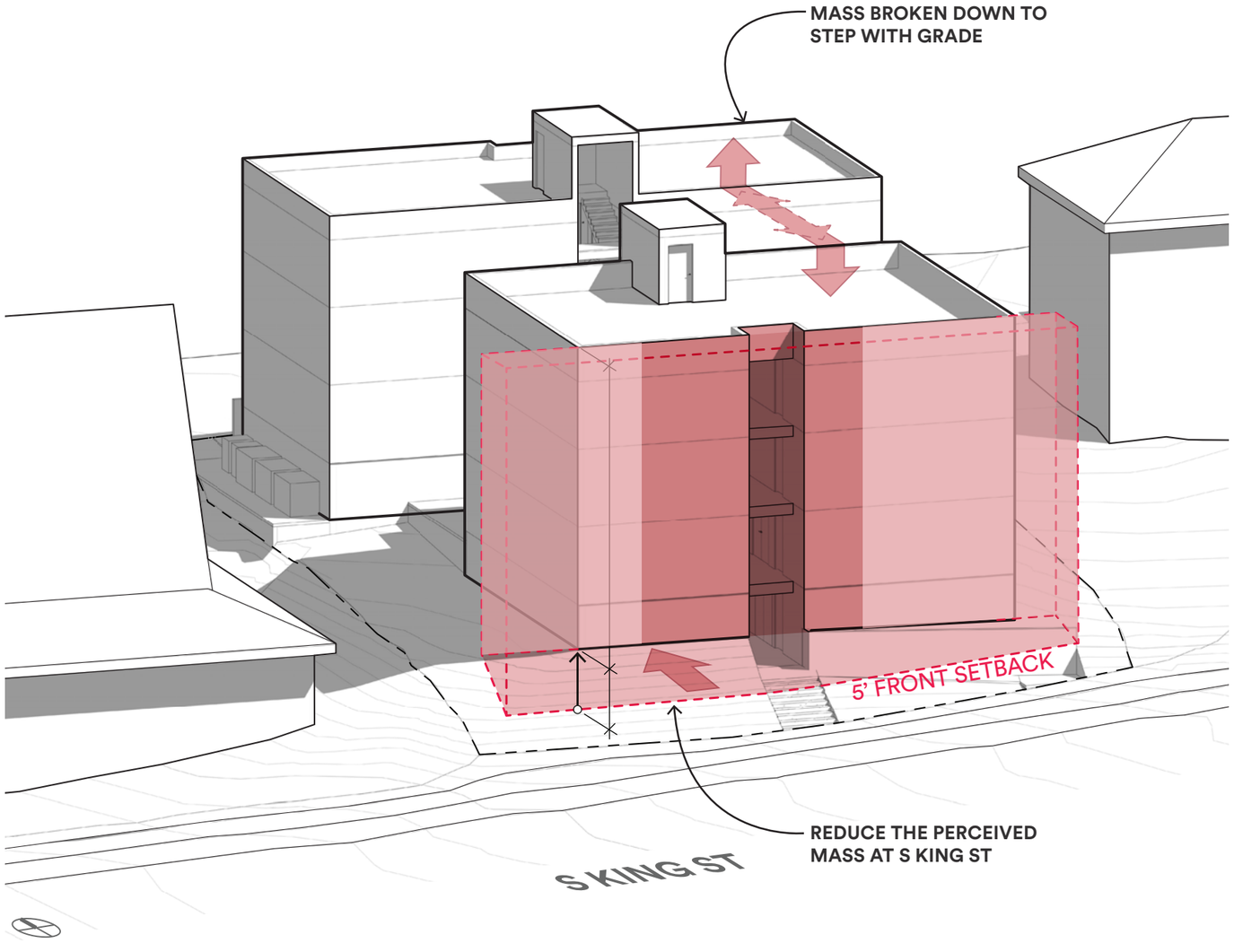
REFINE S. KING ST. FACADE

- PL1.3 LIVABILITY FOR FAMILIES & ELDERLY:
  Considering the immediate proximity to the church and preschool, the project team has elected to incorporate 2-bedroom units in the eastern half of the south building. Refer to the attached plans. This unit adjustment is expressed in the building massing, as discussed below.
- DC2.A.1 SITE CHARACTERISTICS & USES:
  The south building massing reflects the internal unit mix. The western units are all 1-bedrooms, allowing the building to pull back from the west property line. The eastern side of the building is wider to incorporate 2-bedroom units and the utility closets.
- DC2.C.1 VISUAL DEPTH & INTEREST:
  Relocating the utility closets within the eastern mass opens up the south end of the corridor, allowing the edge to pull further away from the south facade, increasing the visual depth. The openness provides opportunities for unique facade treatments that help identify the entries and promotes eyes on the street (PL2.B.1).

REFINE MASSING AT S. JACKSON PL.

- DC2.1 BUILDING LAYOUT & MASSING:
  As indicated in the attached plans, the design of the north building has been refined to push the bulk of the massing as close to the S. Jackson Pl. front setback as site accessible and circulation will allow. The refined massing locates the wider facade of the two buildings on the north side of the site, at the threshold to the larger NC zone.
  The accessible access has been incorporated along the north elevation of the building rather than the west. This allows the north building to absorb the relocated area from the south building and remove the notches at the northeast corner. The resulting north facade is symmetrical, reflecting the interior unit layouts of all 1-bedroom units.





FIRST EDG REPORT

2. TOPOGRAPHY

REDUCE PERCEIVED MASS AT S. KING ST.

- DC2.1.b BUILDING LAYOUT & MASSING:
  The updated massing scheme maintains the additional setback from the street that the original EDG Scheme 3.3 provided (refer to attached plans). The courtyard is located centrally to avoid tall walls and hard edges at the sidewalk, as illustrated in the first two alternative massing schemes. This combination of elected setback and centrally located courtyard allows the topography to meet the building at S. King St., reducing the perceived height from the sidewalk.

BREAK DOWN MASS TO STEP WITH GRADE

- CS1.C.2 ELEVATION CHANGES
  The through-block site has a significant change in elevation, sloping down 16' from S. Jackson Pl. to S. King St. The massing has been broken into smaller, varied building forms that can step with grade, facilitating through site circulation. The resulting open space between the buildings works with rather than against the topography.
- DC2.A.1 SITE CHARACTERISTICS & USES:
  The north building is located as close to the S. Jackson Pl. front setback as site access and circulation will allow. The refined design reduces circulation and pulls the solid waste storage tight to the building, reducing the amount of fencing required. These adjustments allow the north building to push as close to the side setbacks as possible and minimize the depth, allowing the south building to increase its depth and therefore pull away from the west property line.
  The south building location strikes a balance between mitigating the scale at S. King St. and providing ample daylight to the courtyard and privacy between the buildings.

EDG RESPONSE

3. STREET-LEVEL

INTEGRATE & IDENTIFY ENTRY

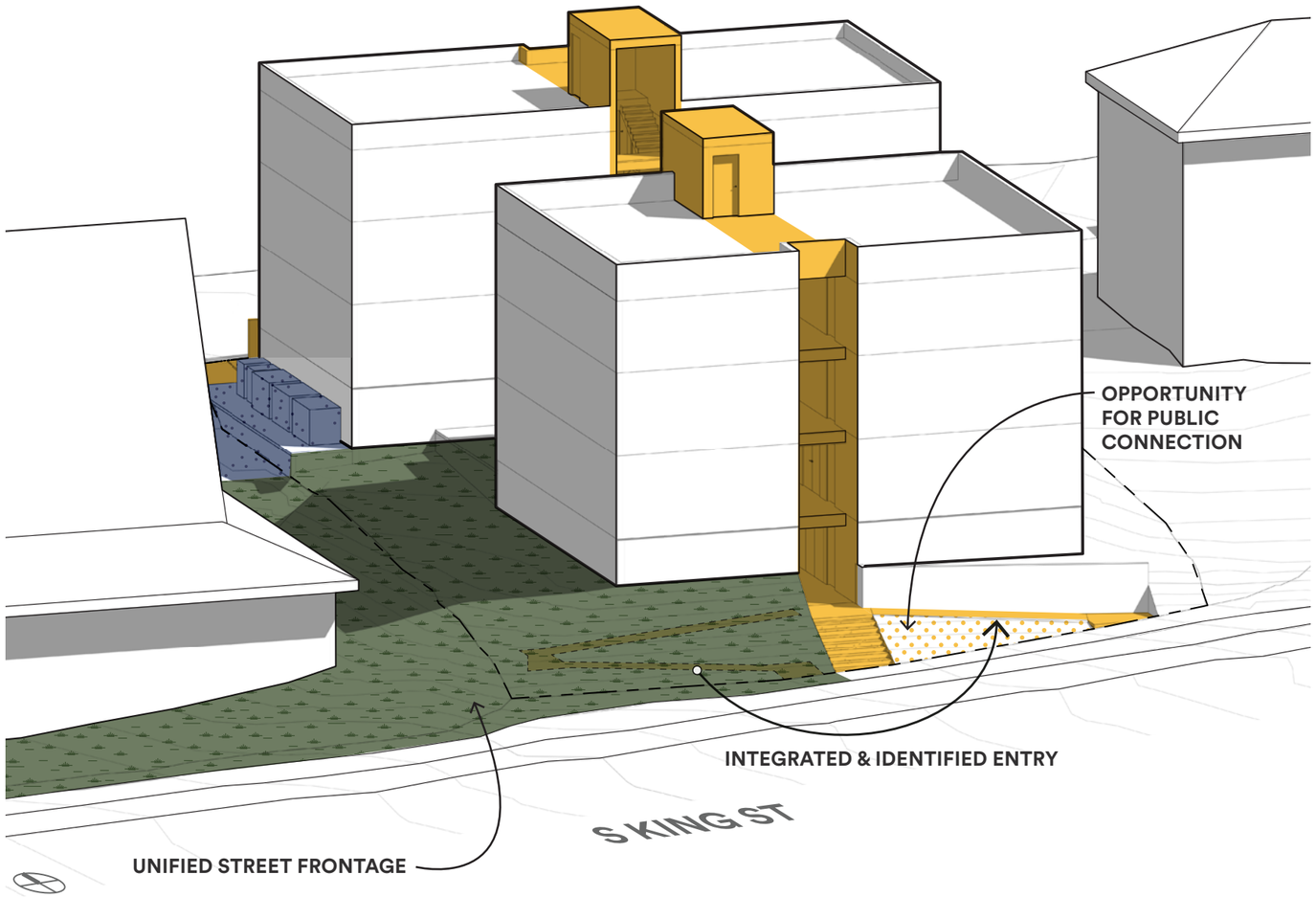
- PL2.A ACCESSIBILITY:
  The accessible ramp at the main entry of the south building is moved to the east side of the site where the elevation gain is significantly less. This provides an opportunity to integrate the entry stairs and ramp, opening up the west side of the entry for landscape.
- PL3.A ENTRIES
  The altered massing delibrately aligns the circulation corridors of the two buildings, creating clear lines of sight between both streets, entries, and common, occupiable open areas. The circulation corridor is recessed at both buildings, providing an opportunity for visual depth and a material break to help identify the entries.

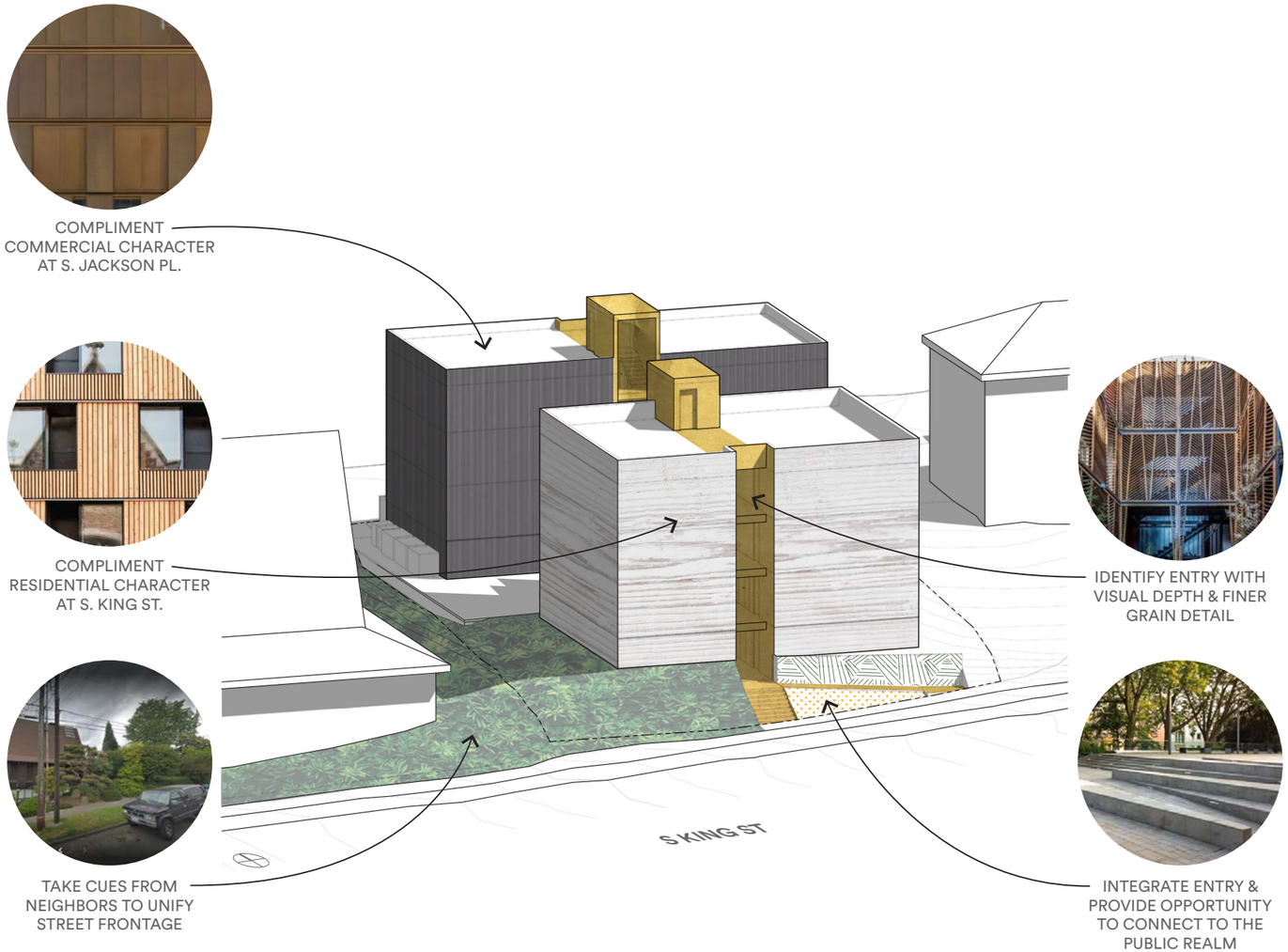
UNIFY STREET FRONTAGE

- CS2.B.3 CHARACTER OF OPEN SPACE &
  DC3.B.3 CONNECTIONS TO OTHER OPEN SPACE:
  The resulting open space at the southwest corner of the site ties into the landscape at the adjacent church, unifying the street frontage along S. King St. The landscaping enhances the experience at the sidewalk and provides a privacy buffer between the public and private realms.

PROVIDE OPPORTUNITIES FOR PUBLIC CONNECTION

- PL3.2 STREETSCAPE TREAMENT &
  CS1.1a LOCAL TOPOGRAPHY:
  The altered entry sequence opens an opportunity to integrate the entry stair and ramp. Terraced seating between the stair and ramp provides places to sit and watch the street, providing opportunities for human interaction. The terraces work with the topographic conditions and take cues from neighborhood approaches.
  The planting strip within the right-of-way between the sidewalk and property line provides a privacy buffer between the terraced stoop and public realm.





EDG RESPONSE

MASSING ALTERNATIVE 3 (PREFERRED)

The following diagrams, descriptions and precedent images provide a conceptual direction for further development in regards to facade development, materials and landscaping.

4. FACADE DEVELOPMENT

PROVIDE VIDUAL DEPTH & INTEREST

- DC2.C.1 VISUAL DEPTH & INTEREST
  The recessed circulation corridors at each building provide opportunities for visual depth. The orientation of the two buildings allows for the incorporation of balconies at the upper levels of both buildings. The distinct buildings will inform the balcony design, which will be constructed of durable materials and easy to maintain.

HUMAN SCALE & TEXTURE

- DC2.D SCALE & TEXTURE:
  The entry sequences at both buildings provide an excellent opportunity to incorporate finer grain detail where the most human traffic occurs. These opportunities include the site wall at the backdrop to the front entry at S. King St., the terraced steps between the stair and ramp, and entry gates.

5. MATERIALS

RELATE TO CONTEXT

- DC2.C.3 FIT WITH THE NEIGHBORS:
  The preferred massing scheme provides the opportunity to design each building to relate to and compliment its immediate context at the street.
  S. Jackson Pl. has a more industrial character and delineates the transition between the low-rise multi-family zone and the taller neighborhood commercial zone to the north. The north building materials, fenestration patterns and secondary design elements will take cues from these industrial and commercial character.
  S. King St. is residential in character, with finer grain and warmer textures, such as wood. The materials, fenestration patterns, and secondary details at the south building will reflect this character and compliment its neighbors.

EDG RESPONSE

MASSING ALTERNATIVE 3 (PREFERRED)

6. LANDSCAPE & OPEN SPACE

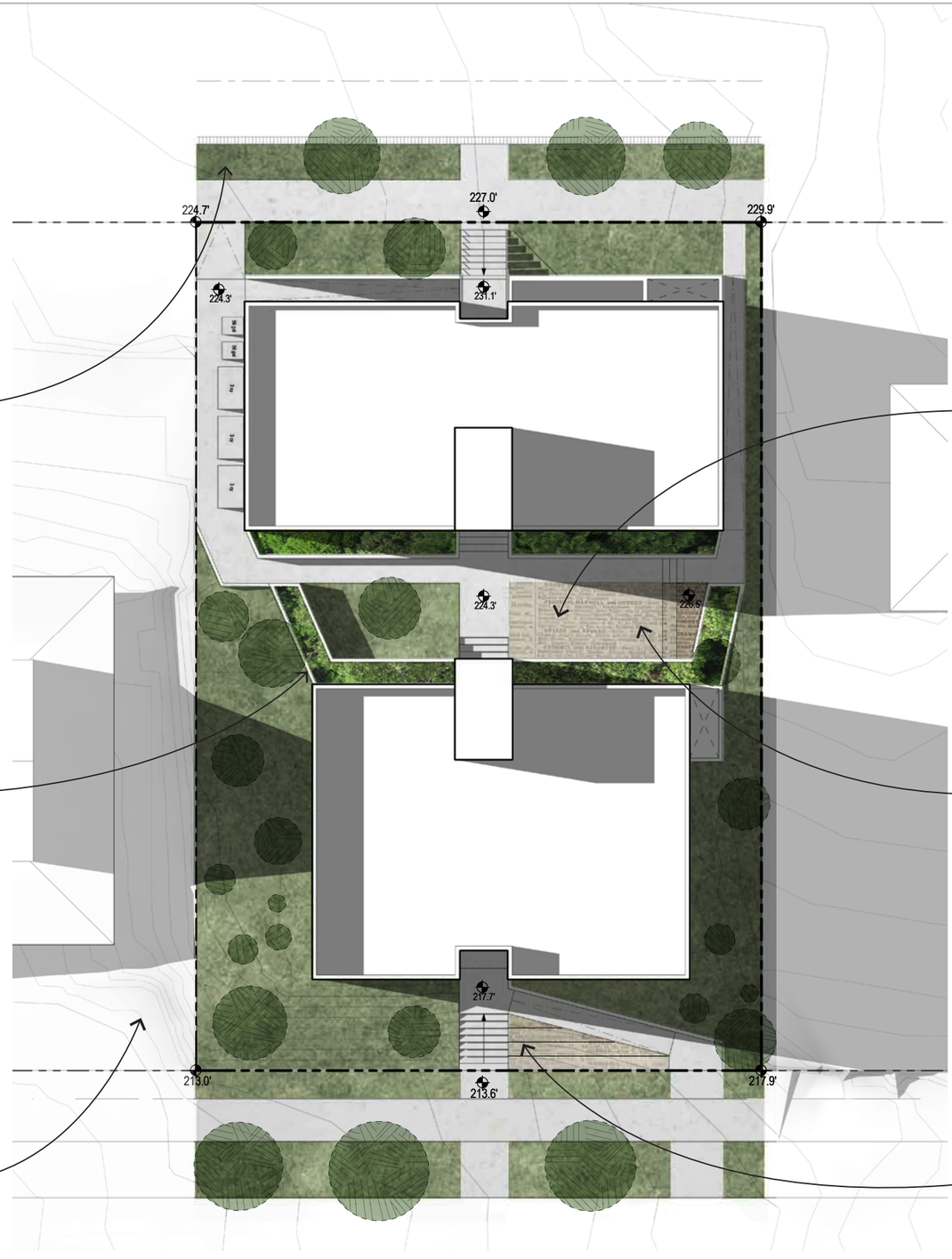
OPEN SPACE CONCEPT

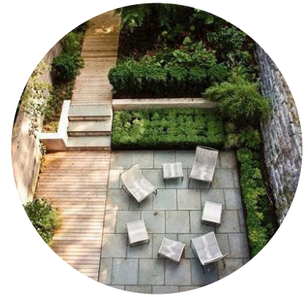
- DC3.C.1 REINFORCE EXISTING OPEN SPACE:
  The project takes cues from the landscape at the neighboring church to locate open space along S. King St. that unifies the street frontage and avoids tall walls that hinder the connection to the public realm. Mirroring the church's access strategy, the preferred massing option consolidates hardscaped entry access to the east side of S. King St., allowing the topography to slope up gently from the sidewalk to increase landscape area and avoid tall walls that would be required to create occupiable space. Terraced stoops integrate the entry stairs and ramp, providing opportunities to sit and watch the street.
- DC3.1 COMMON OPEN SPACES:
  A centrally located courtyard connects the two buildings, providing a semi-private open space amenity. The reduced massing at the south building increases daylight to the courtyard. The central circulation spine divides the open space into two outdoor rooms. Stairs and raised planters provide opportunities to incorporate seating and increase vegetation variety throughout the site.

ESTABLISH STREETSCAPE AT S. JACKSON PL.

PLANTERS MITIGATE GRADE & PROVIDE SEATING

TAKE CUES FROM NEIGHBORS TO UNIFY STREET FRONTAGE



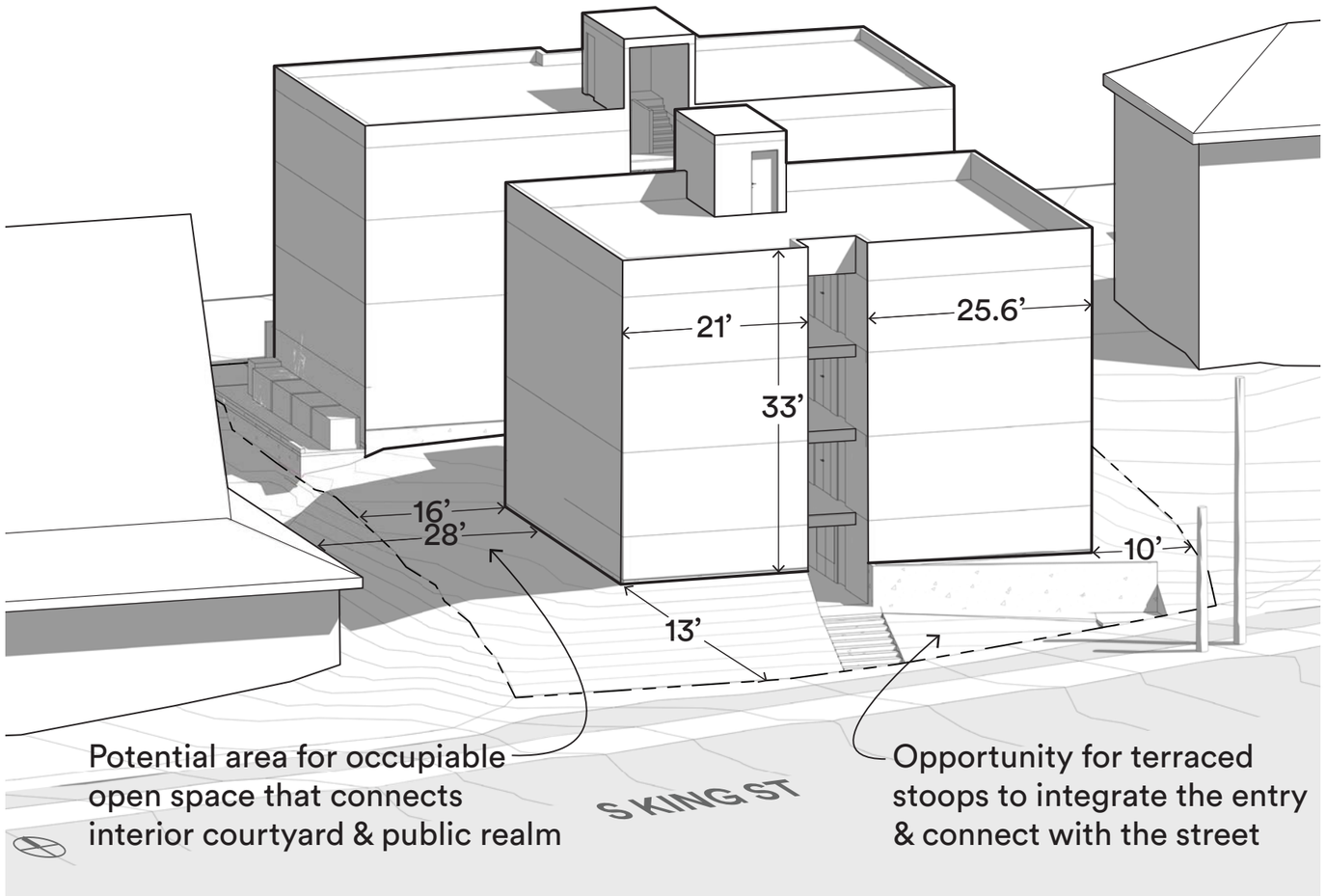


INTIMATE COURTYARD PROVIDES PRIVACY & CONNECTS BUILDINGS

TERRACED STEPS PROVIDE OPPORTUNITIES TO SIT & WATCH

INTEGRATE ENTRY & PROVIDE OPPORTUNITY TO CONNECT TO THE PUBLIC REALM

SCHEME 4 (APPROVED)



FINAL REPORT

Scheme 4 (depicted to the left) was proposed in the second EDG packet, submitted on September 30, 2019. The scheme responds directly to the initial guidance provided on August 8, 2019 by Patricia Neighbor and was in a position to incorporate the second (and final) round of guidance provided on October 23, 2019, listed below.

Following an in-person meeting with Patricia Neighbor and Lisa Rutzick on November 14, 2019, Scheme 4 was approved to move forward with the Master Use Permit (MUP).

1. MASSING RESPONSE TO TOPOGRAPHY AND CONTEXT
- CS3,DC2.A,CADG DC2:
  Design the site and buildings to respond to topography and smaller scale on the adjacent site to the west
- CS2, CS3.A, DC2, CADG DC2:
  Use materials that respond to nearby context, articulation to reinforce material changes, and massing changes or articulation to respond to datum lines.

2. ENTRY SEQUENCE
- PL2, PL3.A.2, DC2, DC4, CADG PL1, CADG PL3:
  On S. King Street and S. Jackson Place, create entry sequences that are clearly visible from the street and that strongly tie together the architectural concept.

3. LANDSCAPE/ACCESS CONFIGURATION
- PL3, PL4, CADG PL1, CADG PL3, CADG DC3:
  Gracefully link spaces inside the building to on-site pedestrian areas, greenspace, and adjacent rights-of-way to encourage social interaction.
- DC4, PL1.B, CADG CS1.1, CADG PL3:
  Design ADA ramps between the building and the sidewalks to enhance the entry sequence and sidewalk experience.
- DC4, CADG CS1, CADG PL1, CADG DC3:
  Compose and combine landscape elements to strongly relate to architectural concept.

4. FAÇADE AND MATERIALS
- DC2, CADG DC2:
  Break down the perceived mass, using façade composition and articulation.
- DC4, CADG PL3, CADG DC4:
  Integrate high quality materials and provide materials that are fine-grained.

MUP RESPONSE

SOUTHWEST CORNER VIEW

9.* SOUTH KING ST FACADE

- RESPOND TO THE RESIDENTIAL SCALE

(A.) The south building unit layouts have been re-arranged to orient the living spaces towards the street, which results in increased glazing, a narrower street façade, and further distance from the adjacent church.

(B.) Taking cues from neighboring housing, high-quality and durable cedar shingles have replaced the fiber cement panel to group windows together.

(C.) An awning has been added at the entry for easy identification, weather protection, and visual interest at the street.

11. ENTRIES - S KING ST

- WELCOMING ENTRY SEQUENCE

(D.) The design team has gone to great lengths to respond to the scale at S King St, including breaking the mass into two distinct buildings that step with grade, reduce the façade length at S King St, and pull away from the street and the adjacent church to the west.

(E.) The entry stairs have been widened to the full width of the exterior corridor to create a welcoming and gracious entry. Stadium seating has been incorporated on the west side of the widened entry stairs, inviting human interaction while maintaining privacy at the ground level units.

(F.) A canopy has been added at the entry to provide weather protection and help further identify the entry.

(G.) Building signage has been incorporated into the retaining wall at the west side of the building entry and the street address has been added to the entry canopy.
In addition to the schematic lighting on sheet, high quality lighting will be installed throughout the development for way-finding and security (reference lighting plan on pages 73-74).

12. TOPOGRAPHY AND ACCESS CONFIGURATION

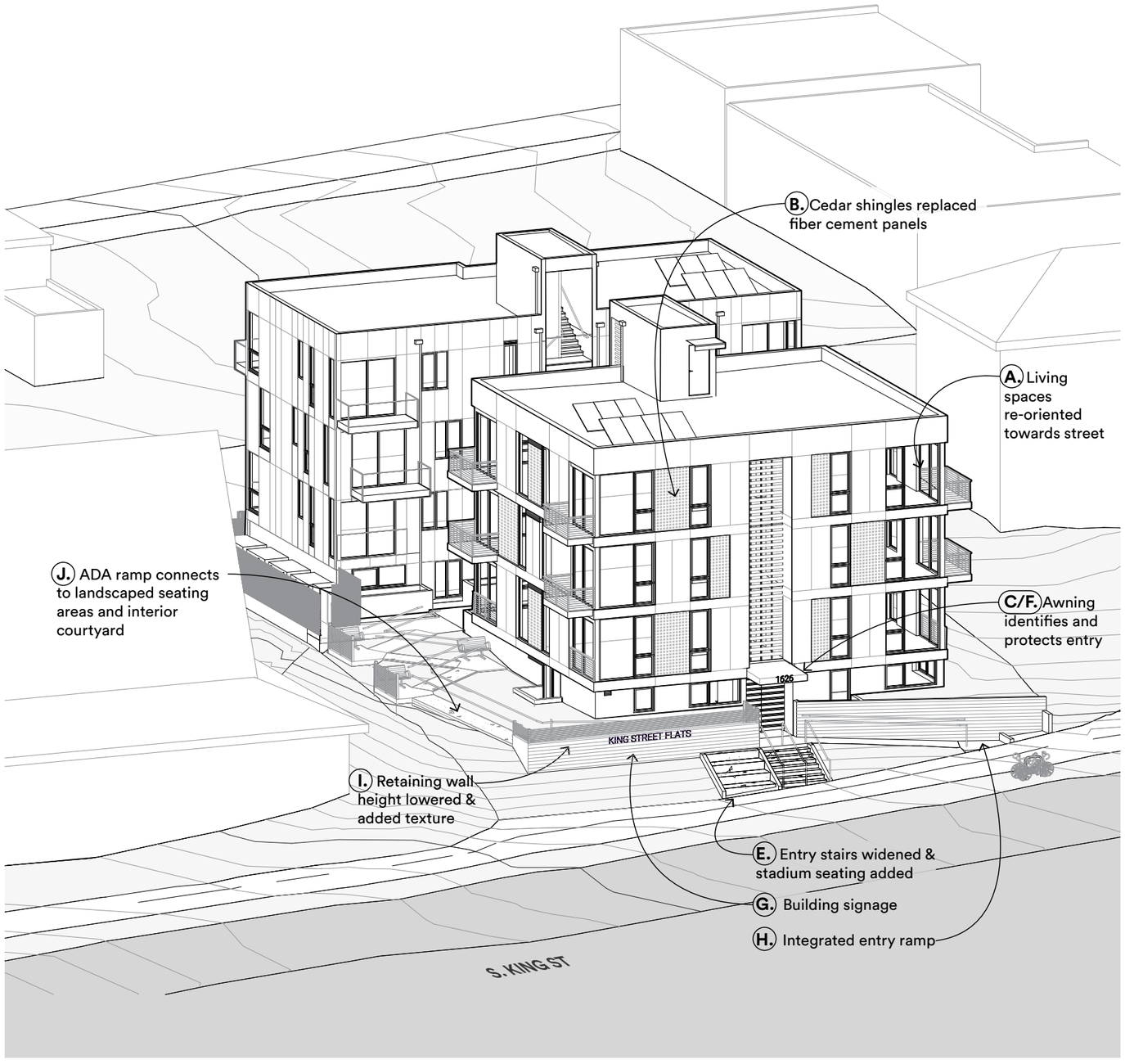
- GRACEFULLY LINK BUILDING TO ROW

(H.) The original accessible ramp was located to the west of the entry and was relocated to the east in order to respond to the EDG guidance. The western ramp did not work with grade and required double the ramp length, significantly reducing the landscaped area at the street front. The proposed accessible ramp at the south building is as integrated into the topography as possible, travelling almost at grade, at a 1:20 slope. The grade rises steeply at the southeast corner of the site, rising 4' feet over just a 6.5' horizontal distance

(I.) The retaining wall height is the lowest possible in order to retain and transition the grade at the southeast property corner while maintaining a clean lines. The retaining wall is horizontally located between 3.5' and 11.5' from the property line, therefore providing ample landscaped space in front of the wall to reduce the perceived height. There is also significant landscaping beyond the wall that helps to soften the edges. The concrete wall will be board-formed to add texture and interest.

(J.) An ADA accessible walkway has been integrated into the landscape between the west property line and south building. The path physically and visually connects the courtyard to the street, increasing accessibility throughout the site and providing integrated seating opportunities along the path

*Numbers correspond directly to MUP correction numbers.



MUP CORRECTIONS RESPONSE

NE CORNER VIEW

10. ENTRIES - S JACKSON PL

- WELCOMING ENTRY SEQUENCE

(A.) An awning with signage has been added at the S Jackson Pl entrance for easy identification, weather protection, and visual interest. High-quality lighting will be installed throughout the development for wayfinding (path lighting, address and signage lighting) and security.

(B.) The security gate at the front entry is detailed on the North Elevation of the north building (refer to detail 7, page 55 of this packet).

(C.) The exposed entry roof will be aesthetically treated with ballast that matches the aesthetic of the north building.

(D.) The height of the retaining wall at the basement ramp has been reduced by 3'. To maintain the datum and continuity with the fence at the west property line, the same, permeable screen has been applied on top of the retaining wall.

(E.) Unfortunately, there is not enough horizontal length to accommodate a gate at the top of the ramp (the required landing space would impede solid waste storage access). The openness of the screen, along with lighting, increases visibility and security at the ramp.

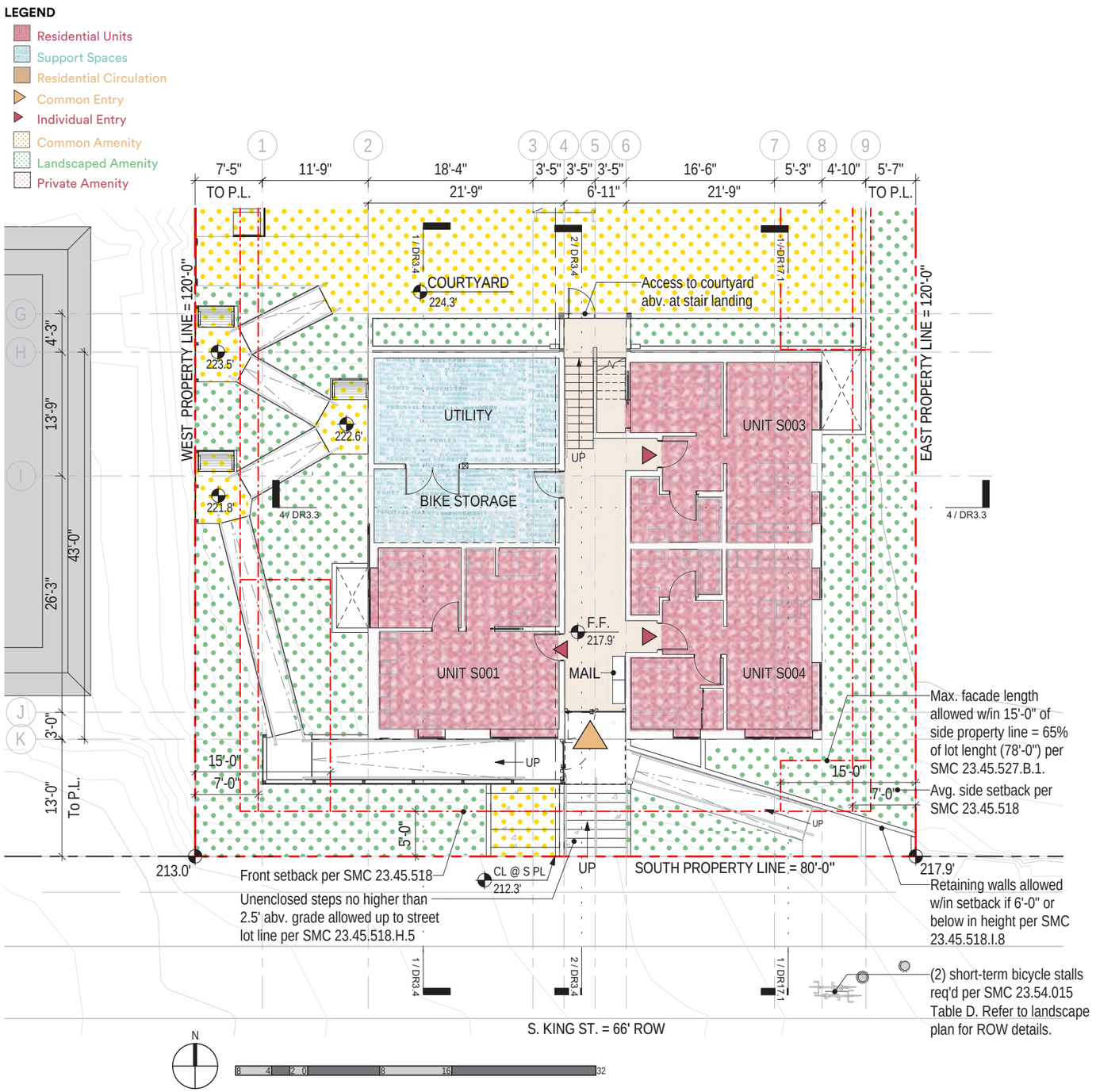
13. FACADE AND MATERIALS - NORTH BUILDING

- USE HIGH QUALITY FINE GRAINED MATERIALS

(F.) The project proposes to use a textured, ceramic coated panel at the north building. Refer to the physical material palette per pages 52-53.

(G.) The perforated metal railings are intended to be roughly 50% open, with a similar but larger scale pattern than the entry gate. Refer to detail 11 on page 55.

9.0 FLOOR PLANS



SOUTH BUILDING
BASEMENT FLOOR PLAN

GROSS AREA / FLOOR	**2,178 SF**
Residential	1,360 SF
Circulation	356 SF
Support (Residential)	462 SF
UNITS	**3**
1-Beds	3
PARKING	
Vehicle	0
Bicycle	15

CS2.D.4 RESPECT FOR ADJACENT SITES
CS3.A.4 EVOLVING NEIGHBORHOODS
(CADG) CS1.2 CONNECTION TO NATURE
(CADG) CS2.A TRANSITION AND DELINEATION OF ZONES
(CADG) CS3.1 NEIGHBORHOOD CONTEXT

The south building fronts S King St, which has a more residential character than S Jackson Pl. In response to the adjacent church and smaller scale buildings at this street frontage, the south building steps back from the street and pulls away from the west property line. The open space between the south building, the church, and the public realm are a continuation of the mature landscape at the church, providing both public and private amenities.

A wide, on-grade entry stair and deep awning creates an inviting and welcoming entry. South-facing stadium seating is nestled into the landscape adjacent to the entry stair, providing opportunity for human interaction while also creating a privacy buffer between the public realm and ground floor apartments. The accessible entry ramp follows grade, cutting through a pollinator friendly landscape that softens the retaining wall between the building and ramp.

A shared, exterior elevated deck along the west property line reaches out towards the street, providing visibility and promoting human interaction between the public and private realms. The common deck is nestled into the landscape with the striking roofline of the church as a backdrop. The east facade of the church does not have any openings, maintaining privacy between the two properties. Additionally, the utility and bike storage rooms are located away from the street frontage to avoid blank walls. Their location at the northwest corner of the building provides a buffer between the common deck and the south building units.

SOUTH BUILDING
LEVEL 1 FLOOR PLAN

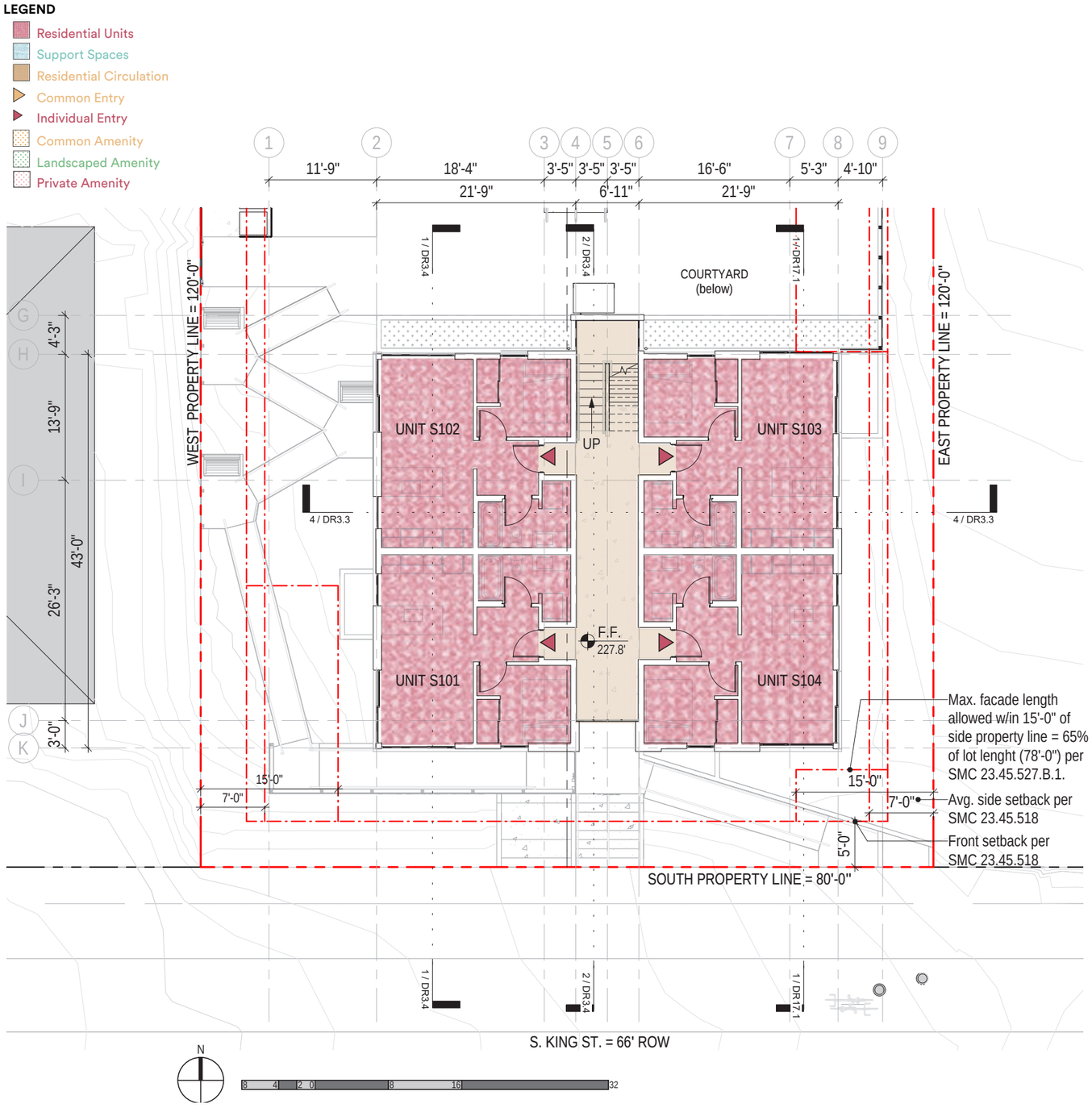
AREAS PER FLOOR

GROSS AREA	**2,215 SF**
Residential	1,829 SF
Circulation	386 SF
Support	0 SF
UNITS	**4**
1-beds	4
AMENITY	
Required	PER NORTH BUILDING PLANS

CS2.B.2 CONNECTION TO THE STREET
PL2.B.1 EYES ON THE STREET
DC2.A.2 REDUCING PERCEIVED MASS
DC2.D.2 TEXTURE

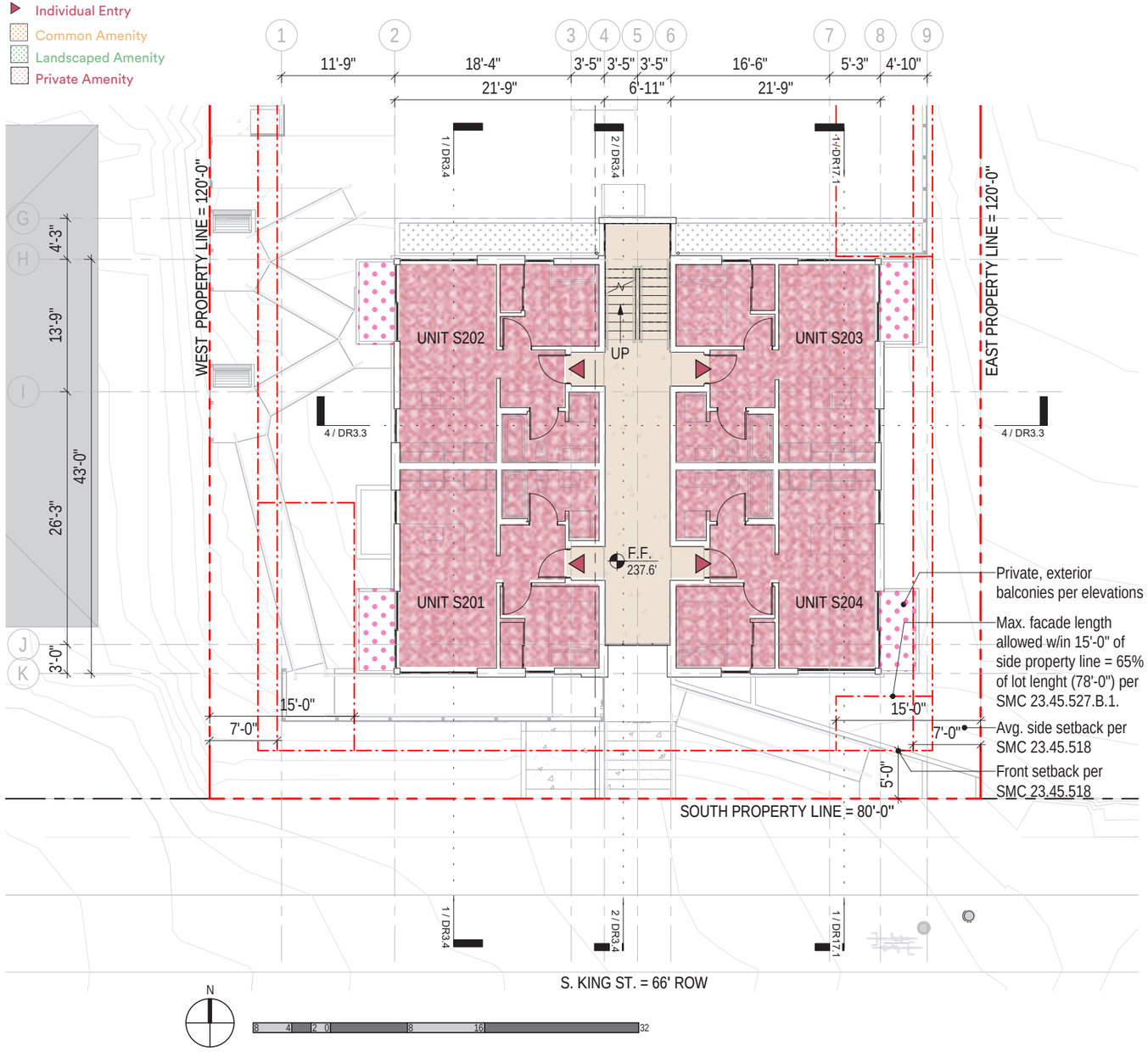
As described in the design response to the MUP comments on pages 28, the unit layouts at the south building were re-arranged to orient the living spaces towards the street. The proposed layout increases the transparency at S King St, establishing a connection to the public realm. This naturally increases the lines of sight that encourage natural sureillance where there previously was none.

Adding to the transparency and connection to the street is the open, exterior corridor that extends to the street facing facade. The corridor is recessed to provide massing articulation, further reducing the perceived mass of the building. As seen in the elevation and renderings in the following pages, a wood screen helps to identify the entry below and provide texture inspired by the neighborhood.



LEGEND

- Residential Units
- Support Spaces
- Residential Circulation
- Common Entry
- Individual Entry
- Common Amenity
- Landscaped Amenity
- Private Amenity



SOUTH BUILDING
LEVEL 2 FLOOR PLAN

AREAS PER FLOOR

GROSS AREA	**2,215 SF**
Residential	1,829 SF
Circulation	386 SF
Support	0 SF
UNITS	**4**
1-beds	4

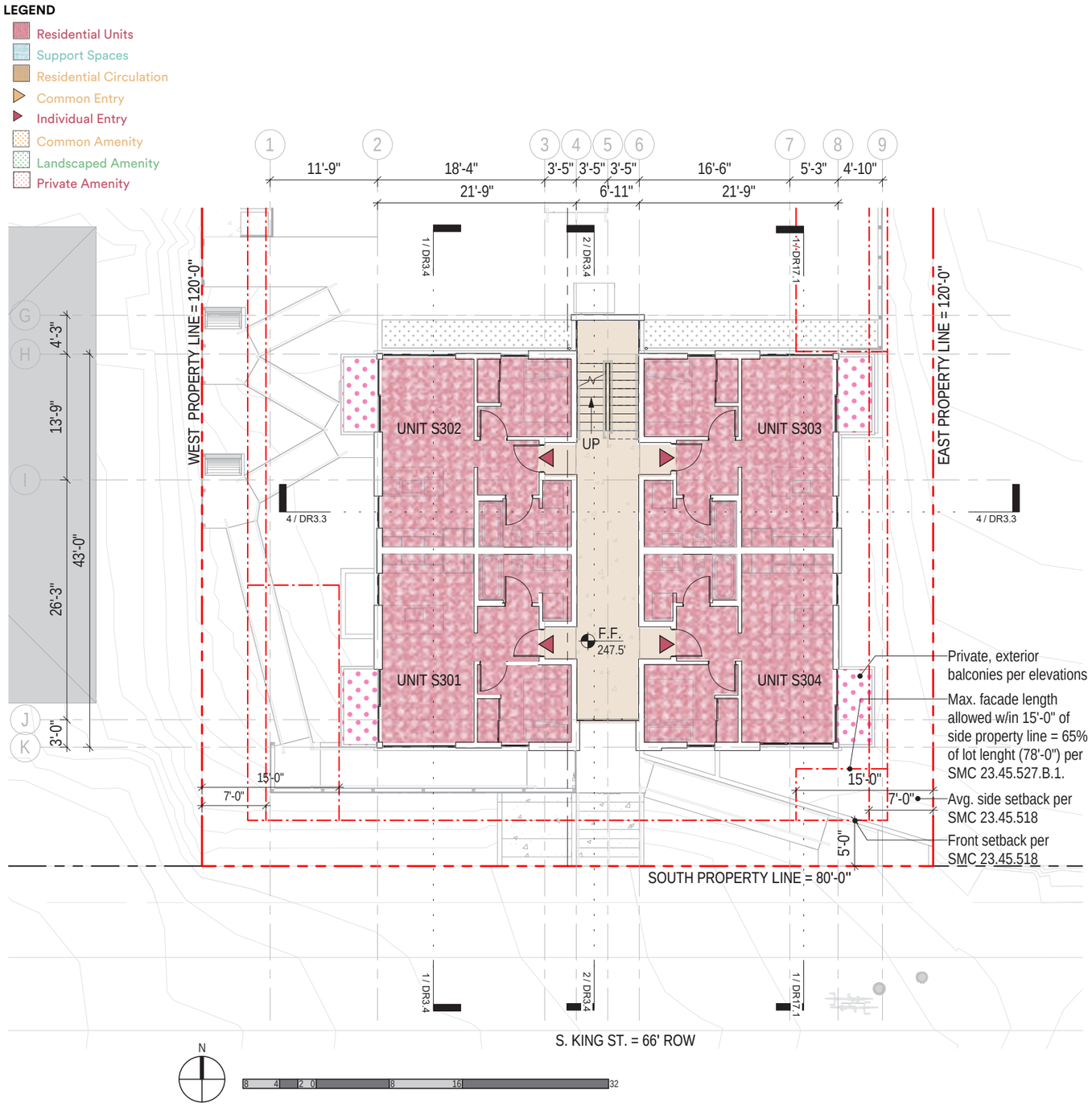
PL2.B.1 EYES ON THE STREET
DC2.C.1. VISUAL DEPTH AND INTEREST

The south building floor plan stacks vertically, with the addition of balconies at the 2nd and 3rd levels. The balconies provide an interior connection to the public realm as well as create visual interest for the pedestrians below.

SOUTH BUILDING
LEVEL 3 FLOOR PLAN

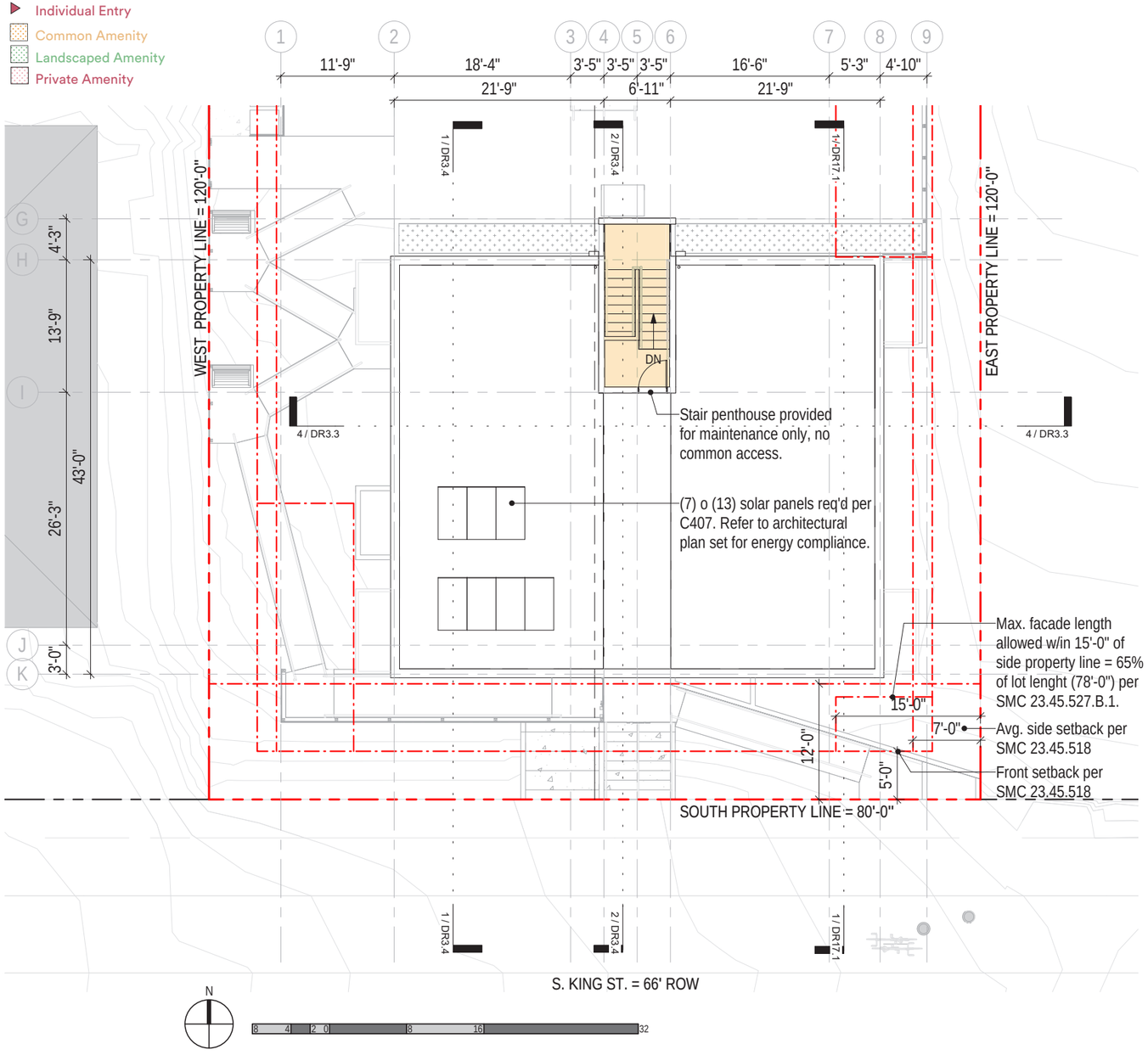
AREAS PER FLOOR

GROSS AREA	**2,215 SF**
Residential	1,829 SF
Circulation	386 SF
Support	0 SF
UNITS	**4**
1-beds	4



LEGEND

- Residential Units
- Support Spaces
- Residential Circulation
- Common Entry
- Individual Entry
- Common Amenity
- Landscaped Amenity
- Private Amenity



SOUTH BUILDING
ROOF PLAN

Due to the single exit stair and no elevator, there is no roof deck provided. The stair penthouse provides access to the roof for maintenance purposes only, as required by the building code. There are (7) of the (13) required solar panels at the roof, which prepares the building to eliminate its reliance on fossil fuels.

NORTH BUILDING
BASEMENT FLOOR PLAN

AREAS PER FLOOR

GROSS AREA	**2,239 SF**
Residential	1,530 SF
Circulation	219 SF
Support (Residential)	491
UNITS	**3**
1-beds	3
PARKING	
Vehicle	0
Bicycle	15

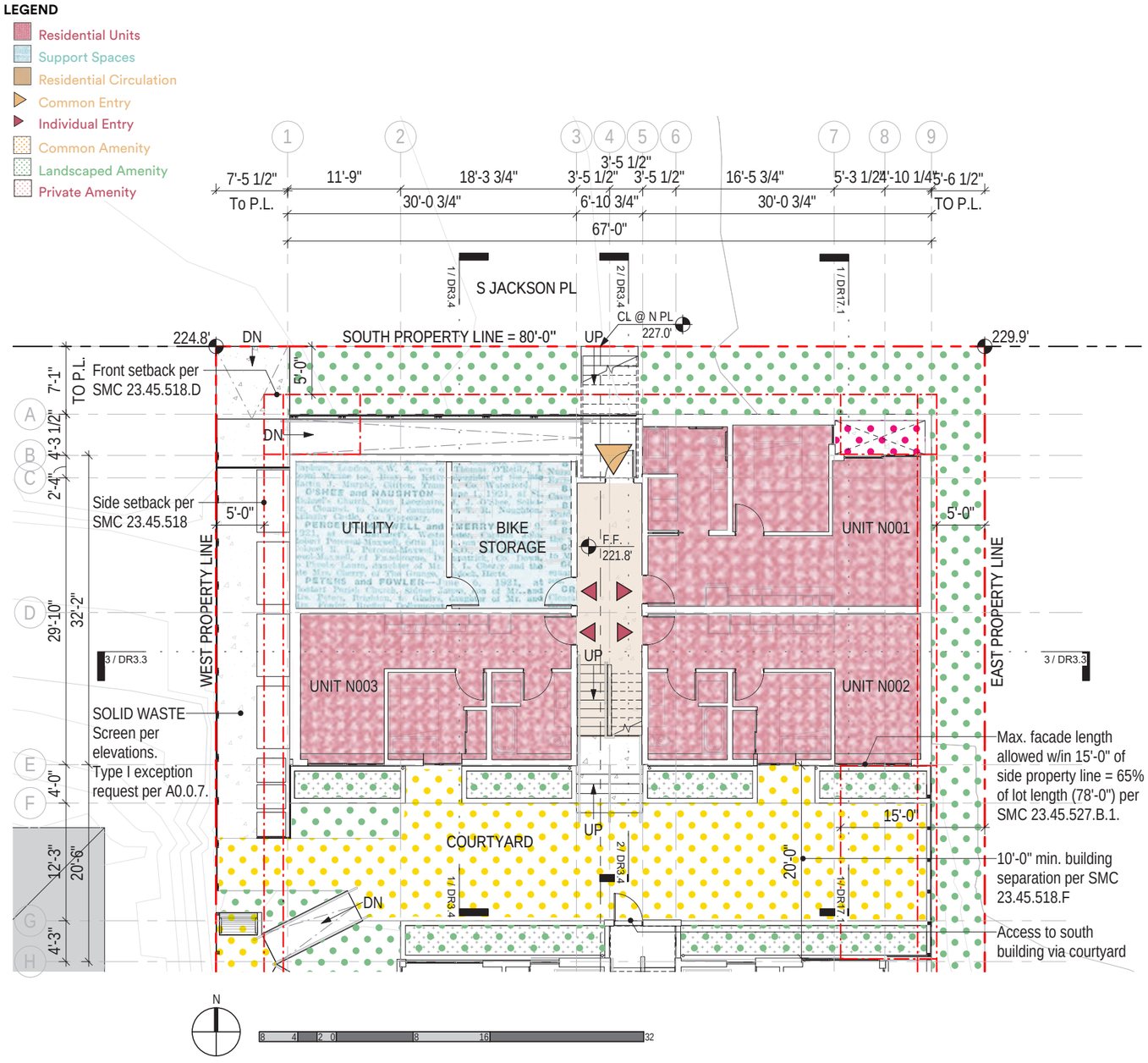
CS2.D.1 EXISTING DEVELOPMENT & ZONING
CS2.D.3 ZONE TRANSITIONS
DC1.C.4 SERVICES USES
DC2.C.2 DUAL PURPOSE ELEMENTS

The north building fronts S Jackson Pl, which marks the zoning threshold between the low-rise (LR) and neighborhood commercial (NC) zones. The building maximizes the street frontage to locate as much of the site's building mass at S Jackson Pl, adjacent to the more dense zone. This allows the south building to pull away from S King St and the church to the west.

The grade between the street and building is minimal, naturally reducing the perceived mass. The accessible ramp to the basement is located at the north side of the building, landing at the central corridor. As seen in the renderings and elevations on the following pages, the retaining wall for the ramp is kept low to maintain visibility and security.

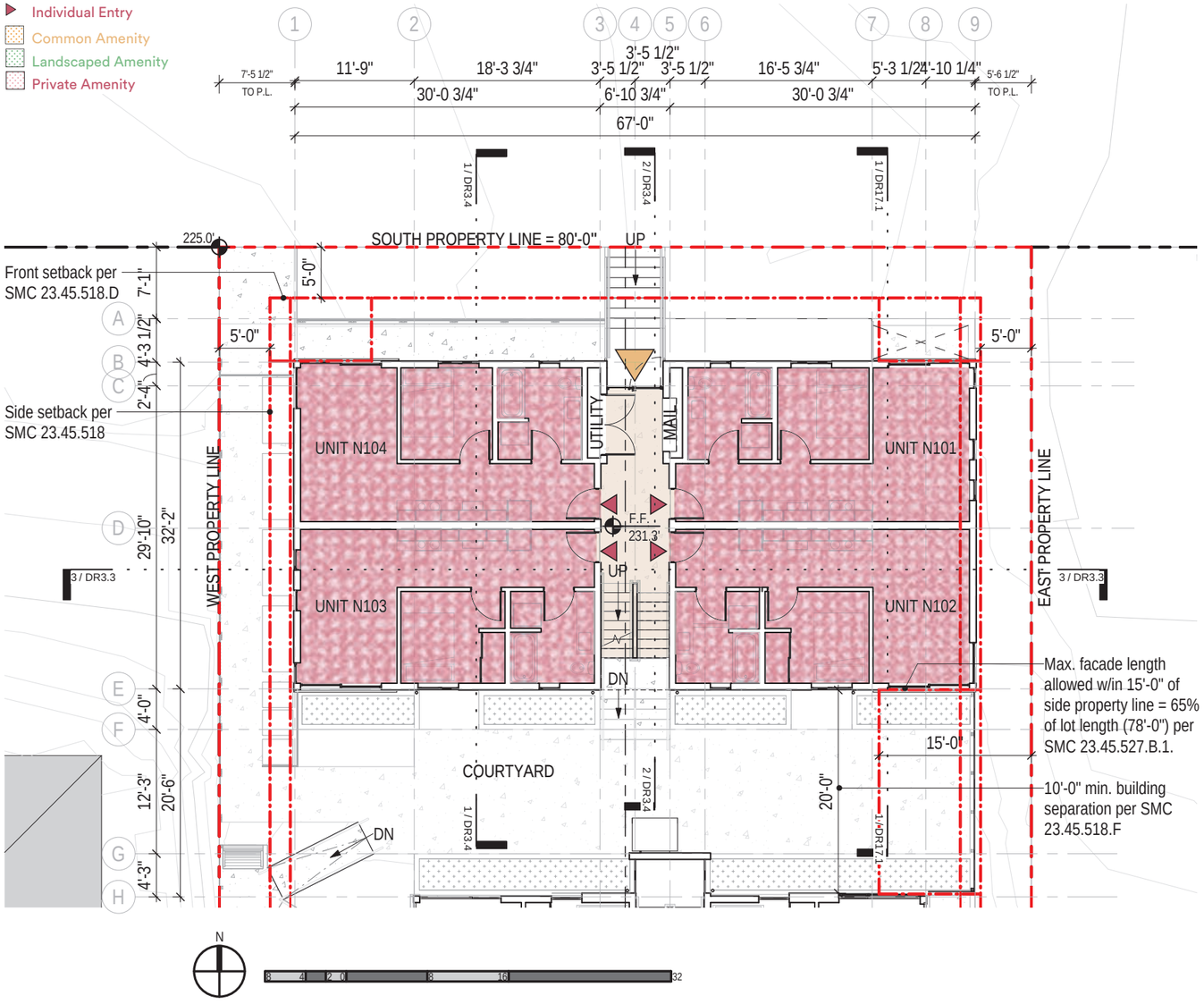
Solid waste storage is located at the northwest corner of the site, where grade challenges are minimial. The location is adjacent to the church's parking lot, keeping service uses together to minimize the impact on the public realm. A bar-grating fence and gate screen the solid waste from the public realm and adjacent property. Access to the solid waste from the south building is provided via the internal courtyard.

The common, exterior courtyard is flanked by bio-retention planters that capture each building's roof drainage. The planters provide a privacy buffer between the units and the semi-private shared space. A wood screen at the east end of the courtyard provides privacy between the adjacent property.



LEGEND

- Residential Units
- Support Spaces
- Residential Circulation
- Common Entry
- Individual Entry
- Common Amenity
- Landscaped Amenity
- Private Amenity



NORTH BUILDING
LEVEL 1 FLOOR PLAN

AREAS PER FLOOR

GROSS AREA	**2,165 SF**
Residential	1,914 SF
Circulation	213 SF
Support	38 SF
UNITS	**3**
1-beds	3
AMENITY	
Required	25% OF 9,600 = 2,400 SF
Provided	3,941 SF

PL2.B.1 EYES ON THE STREET
DC1.A.4 VIEWS AND CONNECTION

The character at the north side of the site is commercial in character. S Jackon Pl functions like an alley, serving the parking lots of the adjacent businesses. Due to the geographical location of site, there are views of downtown and the Olympic Mountains to the northwest and a view of Rainier to the southeast. In response to this context, the unit layouts locate the living spaces at the corner, maximizing the glass at the view corners, as seen in the renderings and elevation on the following pages. This layout locates the more private functions along the north and south facades, facing out towards the street and the courtyard. The windows are large enough to allow natural daylight and surveillance sight lines, but have a raised sill to maintain privacy, especially at the courtyard.

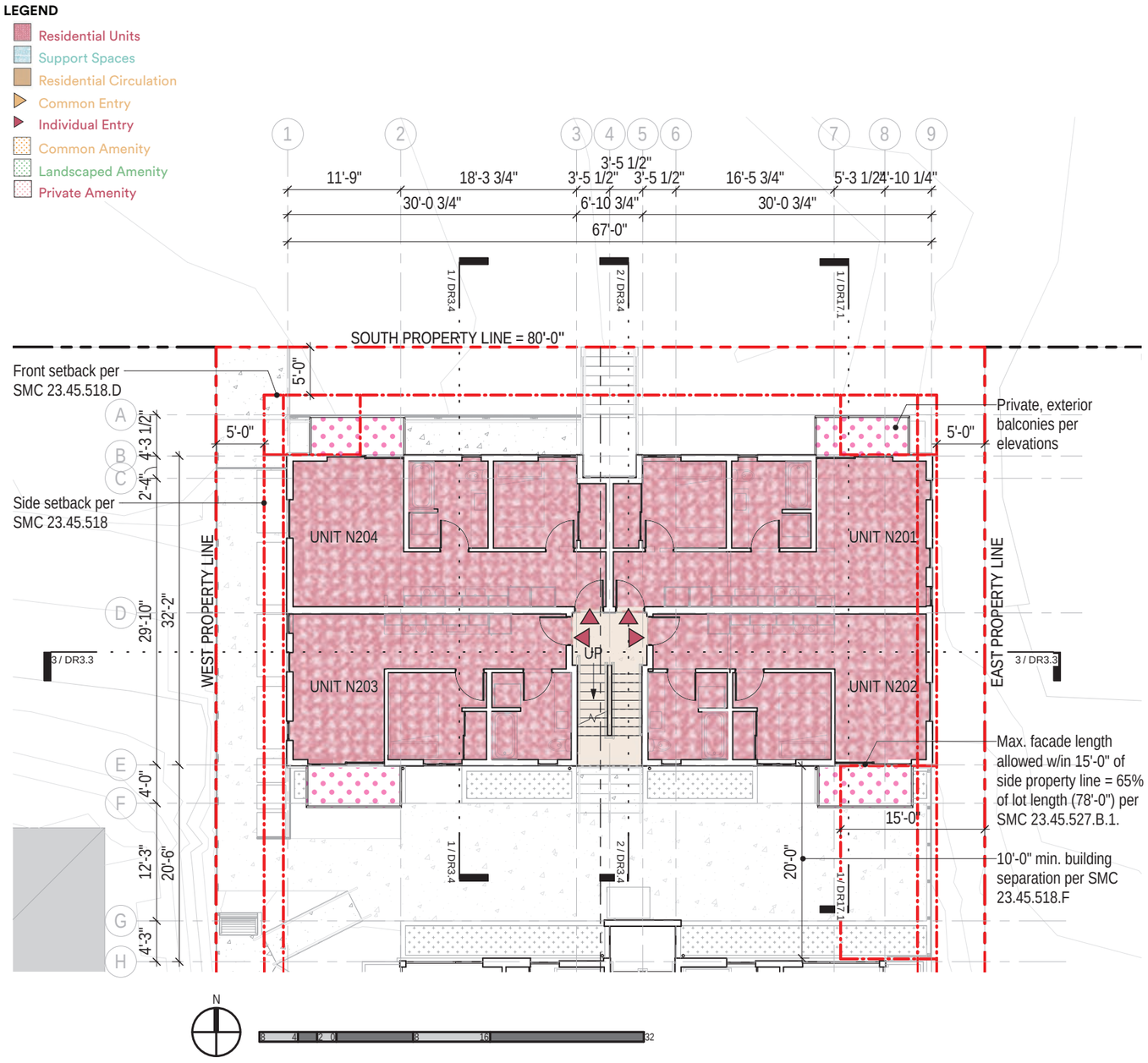
NORTH BUILDING
LEVEL 2 FLOOR PLAN

AREAS PER FLOOR

GROSS AREA	**2, 165 SF**
Residential	2, 039 SF
Circulation	125 SF
Support	0 SF
UNITS	**4**
1-beds	4

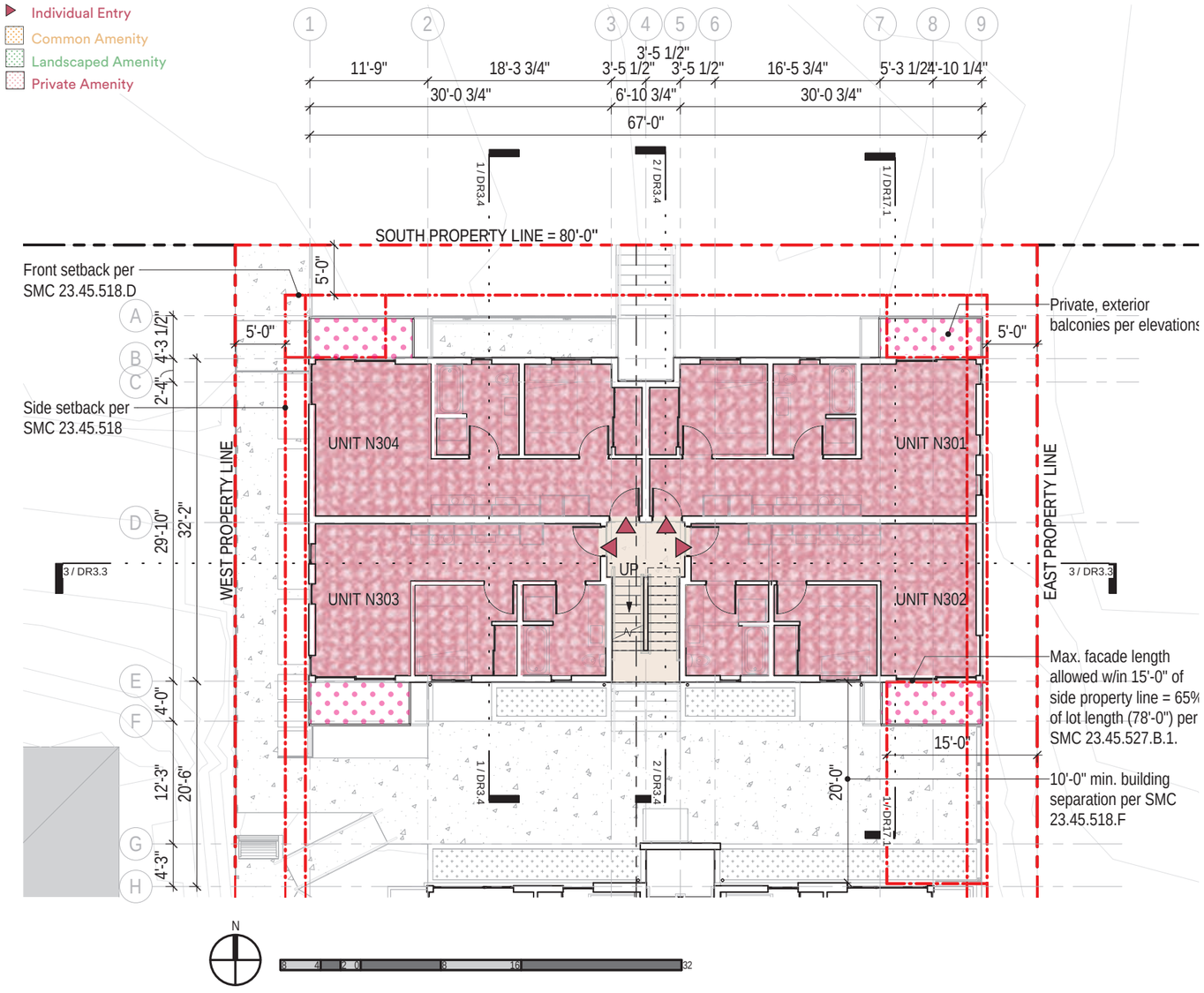
PL2.B.1 EYES ON THE STREET
DC2.C.1. VISUAL DEPTH AND INTEREST

The 2nd and 3rd levels vary slightly from the 1st level, with the northern units capturing the corridor space to increase the internal living area. Balconies are added on the north and south facades, shifting between levels to add visual depth and interest from the public realm below.



LEGEND

- Residential Units
- Support Spaces
- Residential Circulation
- Common Entry
- Individual Entry
- Common Amenity
- Landscaped Amenity
- Private Amenity



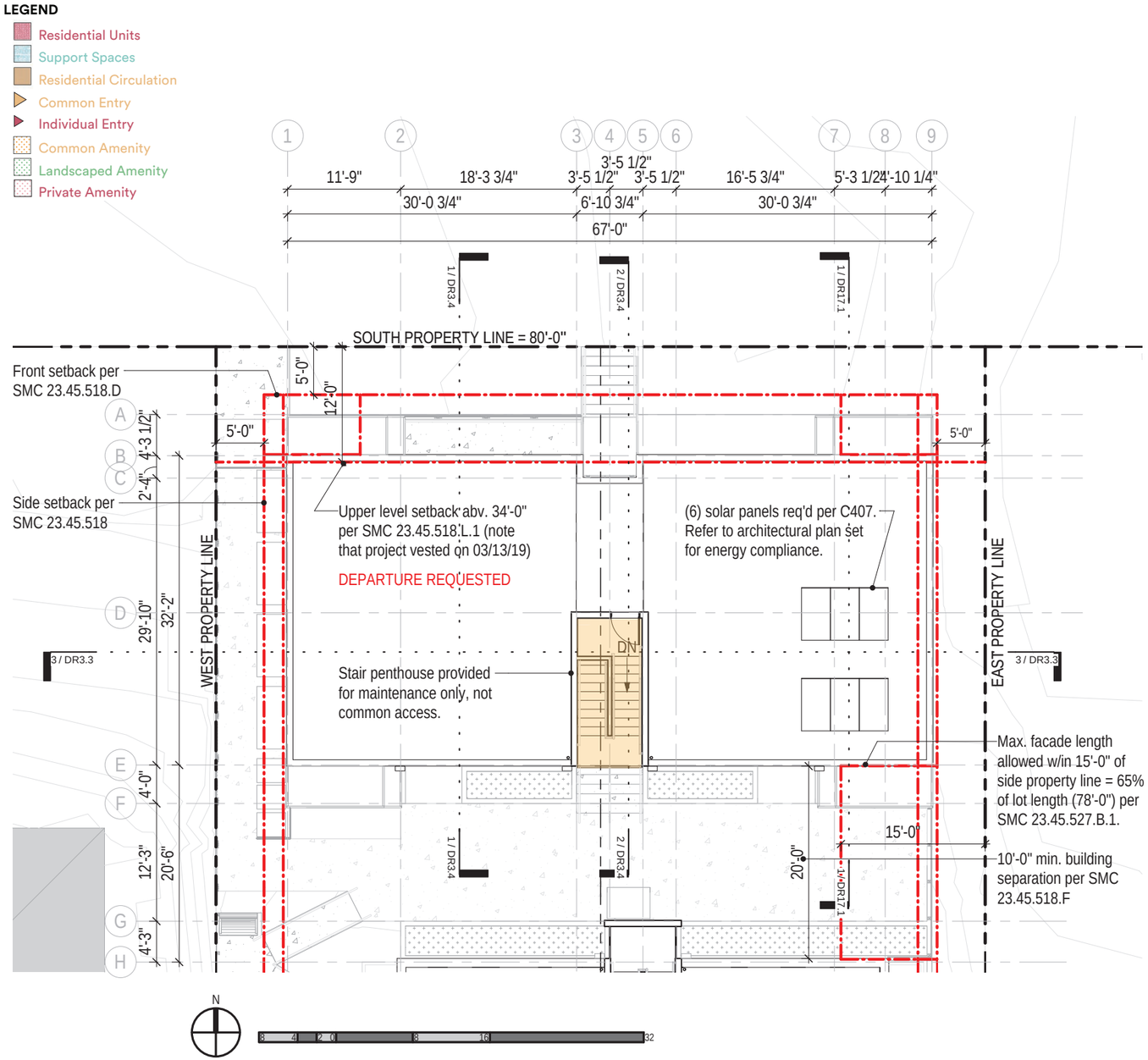
NORTH BUILDING
LEVEL 3 FLOOR PLAN

AREAS PER FLOOR

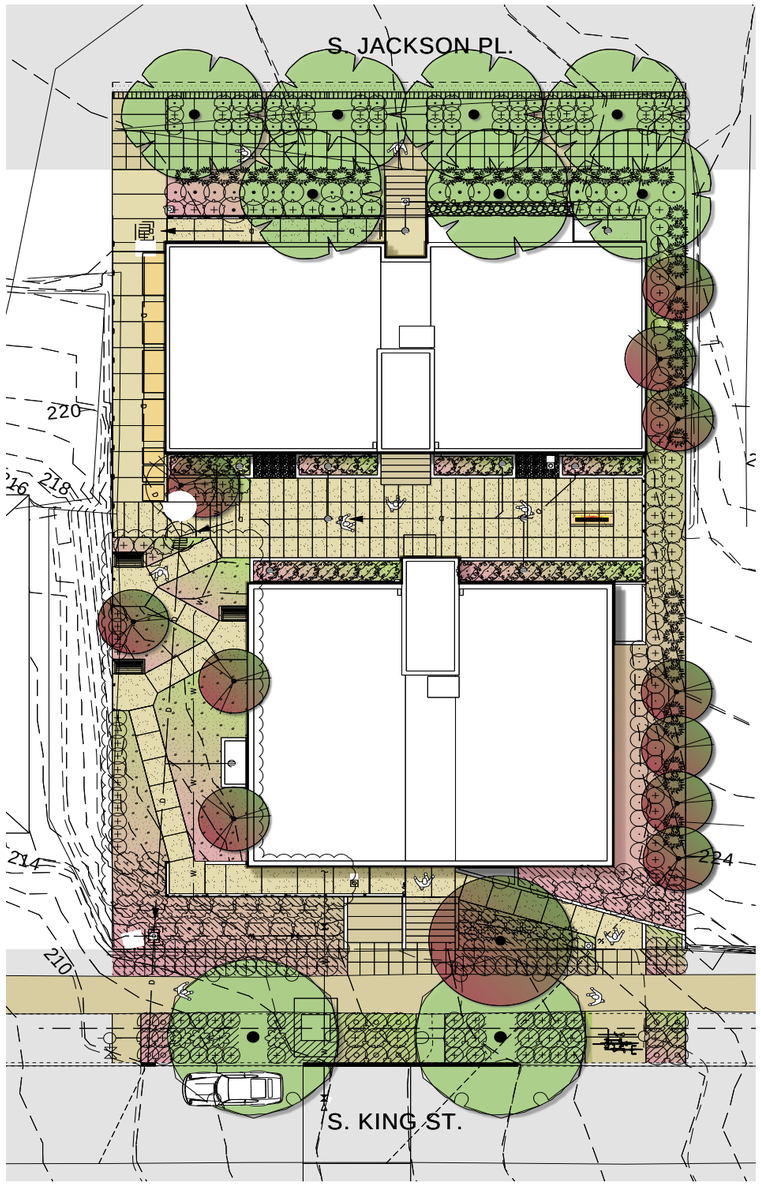
GROSS AREA	**2, 165 SF**
Residential	2, 039 SF
Circulation	125 SF
Support	0 SF
UNITS	**4**
1-beds	4

NORTH BUILDING
ROOF PLAN

Similar to the south building, there is no common roof access provided. The stair penthouse provides access to the roof for maintenance purposes only, as required by the building code. There are (6) of the (13) required solar panels at the north building roof, which prepares the building to eliminate its reliance on fossil fuels.



COMPOSITE LANDSCAPE PLAN 10.0



1 LANDSCAPE PLAN STREET LEVEL COLORED
scale 1" = 10' - 0"

0 10 20

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	COND	REMARKS
	ACER CIRCINATUM *	VINE MAPLE	6-8` HT.	B&B	MULTI-TRUNK
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	2.5" CAL.	B&B	SINGLE TRUNK
	CARPINUS JAPONICUS	JAPANESE HORNBEAM	2.5" CAL.	B&B	WELL BRANCHED
	STYRAX JAPONICUS	JAPANESE SNOWBELL	2.5" CAL.	B&B	WELL BRANCHED

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
	AZALEA X `HINO CRIMSON`	HINO CRIMSON AZALEA	5 GAL.	CONTAINER	30" o.c.	
	BUXUS MICROPHYLLA `WINTER GEM` *	GLOBE WINTER GEM BOXWOOD	5 GAL.	CONTAINER	36" o.c.	
	HYDRANGEA PANICULATA `JANE` *	LITTLE LIME HYDRANGEA	5 GAL.	CONTAINER	36" o.c.	
	ILEX CRENATA `CONVEXA` *	CONVEX-LEAVED JAPANESE HOLLY	5 GAL.	CONTAINER	30" o.c.	
	ILEX GLABRA	INKBERRY HOLLY	5 GAL.	CONTAINER	36" o.c.	
	MAHONIA AQUIFOLIUM `COMPACTA` *	COMPACT OREGON GRAPE	5 GAL.	CONTAINER	30" o.c.	
	NANDINA DOMESTICA `MOON BAY` TM *	HEAVENLY BAMBOO	5 GAL.	CONTAINER	30" o.c.	
	PITTOSPORUM TOBIRA `WHEELER`S DWARF`	DWARF PITTOSPORUM	5 GAL.	CONTAINER	42" o.c.	
	POLYSTICHUM MUNITUM *	WESTERN SWORD FERN	5 GAL.	CONTAINER	36" o.c.	
	ROSA X `AMBER CARPET ROSE`	ROSE	5 GAL.	CONTAINER	36" o.c.	
	SARCOCOCCA HOOKERIANA HUMILIS *	SWEET BOX	2 GAL.	CONTAINER	36" o.c.	
	SPIRAEA X BUMALDA `DENISTAR	ANTHONY WATERER SPIRAEA	5 GAL.	CONTAINER	36" o.c.	
	VIBURNUM DAVIDII *	DAVID VIBURNUM	5 GAL.	CONTAINER	36" o.c.	
	VIBURNUM X BODNANTENSE `DAWN` *	VIBURNUM	5 GAL.	CONT.	48" o.c.	

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
	CAREX OBNUPTA	SLOUGH SEDGE	1 GAL.	CONTAINER	12" o.c.	TRIANG. SPAC.
	EPIMEDIUM X RUBRUM *	RED BARRENWORT	1 GAL.	CONTAINER	24" o.c.	TRIANG. SPAC.
	LIRIOPE SPICATA *	CREEPING LILY TURF	1 GAL.	CONTAINER	12" o.c.	TRIANG. SPAC.
	NATIVE MIX *		1 GAL.	CONT.	24" o.c.	25% MAHONIA NERVOSA 25% POLYSTICHUM MUNITUM 25% GAULTHERIA SHALLON 10% VACCINIUM OVATUM PLANT LIKE SPECIES IN GRO

* DROUGHT TOLERANT PLANTS PER SEATTLE GREEN FACTOR LIST

MATERIALS & FINISHES ONSITE

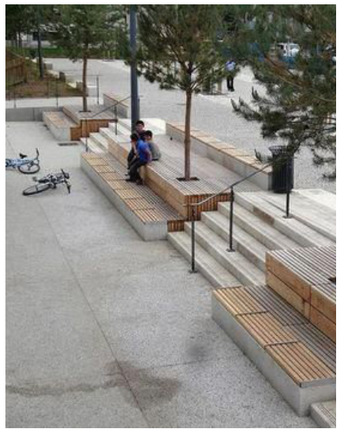
SYMBOL	DESCRIPTION
	FREE DRAINING SURFACE ON NATIVE SOIL
	CONC. PVMT. W/ LT. BROOM FIN.
	3" DEPTH CRUSHED BLACK BASALT AGGREAGATE

ROW CONCRETE PAVING:

1. PER COS STD. PLAN 420 W/ THE FOLLOWING EXCEPTION: SAND COATED THROUGH JTS.

2' X 2' SCORING W/ SAWCUT JTS.

SCREENED ELEMENTS



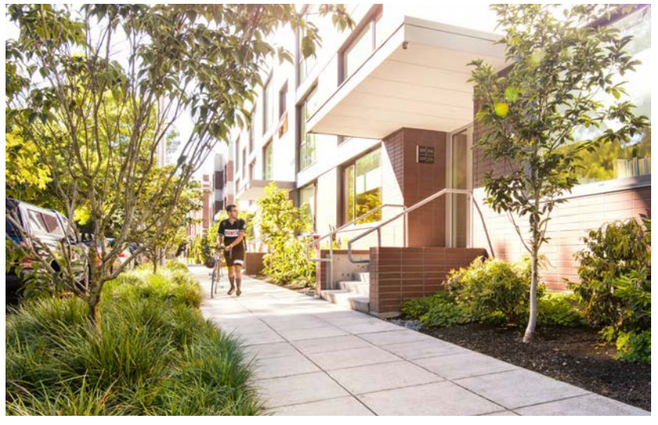
SEATING + CIRCULATION

INTEGRATED CIRCULATION + LANDSCAPE

MEANDERING PATH THROUGH LANDSCAPE

INTEGRATED SEATING

PLANTED COURTYARD



PLANTED SIDEWALK

SLOPING LANDSCAPE MEETS SIDEWALK

LANDSCAPE & HARDSCAPE ELEMENTS

Karen Kiest Landscape Architects designed the various landscape and hardscaped zones around the site to provide varied outdoor experiences. Planted sidewalks and semi-public seating encourages human interaction between the public and private realm. The semi-private, elevated deck at the west property line provides a unique setting next to the church with visual connections to the street. The planted, intimate courtyard provides semi-private , outdoor space for tenants.

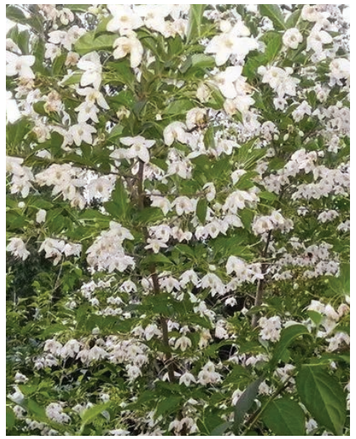
PLANT LIST

*reference landscape plan (pg. 42)

ACER CIRCINATUM

AMELANCHIER GRANDIFLORA
`AUTUMN BRILLIANCE`

CARPINUS JAPONICUS



STYRAX JAPONICUS

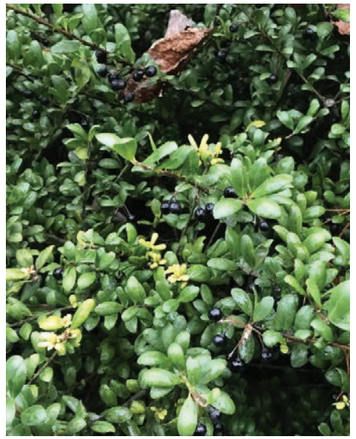
AZALEA
`HINO CRIMSON`

MAHONIA AQUIFOLIUM
`COMPACTA`

BUXUS MICROPHYLLA
`WINTER GEM`

CHAMAECYPARIS OBTUSA

HYDRANGEA PANICULATA
`JANE`



ILEX CRENATA `CONVEXA`

ILEX GLABRA

SARCOCOCCA HOOKERIANA
HUMILIS

PLANT LIST

*reference landscape plan (pg. 42)

NANDINA DOMESTICA
`MOON BAY` TM *

PITTOSPORUM TOBIRA
`WHEELER`S DWARF`

POLYSTICHUM MUNITUM

ROSA
`AMBER CARPET ROSE`

SPIRAEA X BUMALDA
`DENISTAR

VIBURNUM DAVIDII

VIBURNUM
BODNANTENSE `DAWN`

EPIMEDIUM
RUBRUM

CAREX OBNUPTA

LIRIOPE SPICATA

11.0 ELEVATIONS

South Elevation: S King St

8 4 2 0 8 16 32

SOUTH BUILDING
SOUTH ELEVATION

MATERIALS:

1. Quoobox aluminum composite metal panel, White, ¼" thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
2. VPI (or sim.) vinyl windows and sliding doors, White, sizes per window schedule
3. Ecoshel Western Red Cedar shingle-strips, Premium CVG #1A, natural semi-transparent stain, 4-5/16" to 10-5/16" wide, 6" vertical exposure
4. Custom cedar wood screen, semi-transparent stain to match shingles, 1×6 cedar slats w/ max. 4" gap on 2×2 verticals spanning floor to floor
5. Quoobox aluminum composite metal panel, Bright Silver, ¼" thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
6. Galvanized steel verticals, horizontal stainless steel cables, wood top rail
7. Custom cedar wood screen, semi-transparent stain to match shingles, 1×2 cedar slats w/ 1.5" gap on 4×4 posts connected to concrete retaining wall w/ custom steel plate
8. Architectural grille/louver, Silver, 4'-11" W x 10" T, cover at vent locations per elevations
9. Board formed concrete retaining wall

SOUTH BUILDING
NORTH ELEVATION

MATERIALS:

1. Quoobox aluminum composite metal panel, White, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
2. VPI (or sim.) vinyl windows and sliding doors, White, sizes per window schedule
3. Ecoshel Western Red Cedar shingle-strips, Premium CVG #1A, natural semi-transparent stain, 4-5/16” to 10-5/16” wide, 6” vertical exposure
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8. Architectural grille/louver, Silver, 4’-11” W x 10” T, cover at vent locations per elevations
9. Board formed concrete retaining wall

North Elevation: South Building at Courtyard

North Elevation: S Jackson Pl

8 4 2 0 8 16 32

NORTH BUILDING
NORTH ELEVATION

MATERIALS:

1. Ceraclad ceramic coated textured panel, Slate finish, on rainscreen
2. Quoobox aluminum composite metal panel, Black, ¼" thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
3. VPI (or sim.) vinyl windows and sliding doors, Black, sizes per window schedule
4. BOK Modern perforated aluminum panel guardrail, Black powder coat, pattern A26, 3/16" thick
5. Architectural grille/louver, Black, 2'-0" W x 6" T, cover at vent locations per elevations
6. McNichols bar grating, rectangular, 1" x 3/16" thick horizontal bar at 1-3/16" spacing oc, on custom 2" tube steel stanchions, height per elevation; option for BOK Modern fence to match balcony guardrails

NORTH BUILDING
SOUTH ELEVATION

MATERIALS:

1. Ceraclad ceramic coated textured panel, Slate finish, on rainscreen
2. Quoobox aluminum composite metal panel, Black, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
3. VPI (or sim.) vinyl windows and sliding doors, Black, sizes per window schedule
4. BOK Modern perforated aluminum panel guardrail, Black powder coat, pattern A26, 3/16” thick
5. Architectural grille/louver, Black, 2’-0” W x 6” T, cover at vent locations per elevations
6. McNichols bar grating, rectangular, 1” x 3/16” thick horizontal bar at 1-3/16” spacing oc, on custom 2” tube steel stanchions, height per elevation; option for BOK Modern fence to match balcony guardrails

South Elevation: North Building at Courtyard

NORTH & SOUTH BUILDINGS
WEST ELEVATION

SOUTH BUILDING MATERIALS

1. Quoobox aluminum composite metal panel, White, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
2. VPI (or sim.) vinyl windows and sliding doors, White, sizes per window schedule
3. Ecoshel Western Red Cedar shingle-strips, Premium CVG #1A, natural semi-transparent stain, 4-5/16” to 10-5/16” wide, 6” vertical exposure
4. Custom cedar wood screen, semi-transparent stain to match shingles, 1×6 cedar slats w/ max. 4” gap on 2×2 verticals spanning floor to floor
5. Quoobox aluminum composite metal panel, Bright Silver, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
6. Galvanized steel verticals, horizontal stainless steel cables, wood top rail
7. Custom cedar wood screen, semi-transparent stain to match shingles, 1×2 cedar slats w/ 1.5" gap on 4×4 posts connected to concrete retaining wall w/ custom steel plate
8. Architectural grille/louver, Silver, 4’-11” W x 10” T, cover at vent locations per elevations
9. Board formed concrete retaining wall

NORTH BUILDING MATERIALS

Listed on facing page

NORTH & SOUTH BUILDINGS
EAST ELEVATION

SOUTH BUILDING MATERIALS

1. Quoobox aluminum composite metal panel, White, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
2. VPI (or sim.) vinyl windows and sliding doors, White, sizes per window schedule
3. Ecoshel Western Red Cedar shingle-strips, Premium CVG #1A, natural semi-transparent stain, 4-5/16” to 10-5/16” wide, 6” vertical exposure
4. Custom cedar wood screen, semi-transparent stain to match shingles, 1×6 cedar slats w/ max. 4” gap on 2×2 verticals spanning floor to floor
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8. Architectural grille/louver, Silver, 4’-11” W x 10” T, cover at vent locations per elevations
9. Board formed concrete retaining wall

NORTH BUILDING MATERIALS

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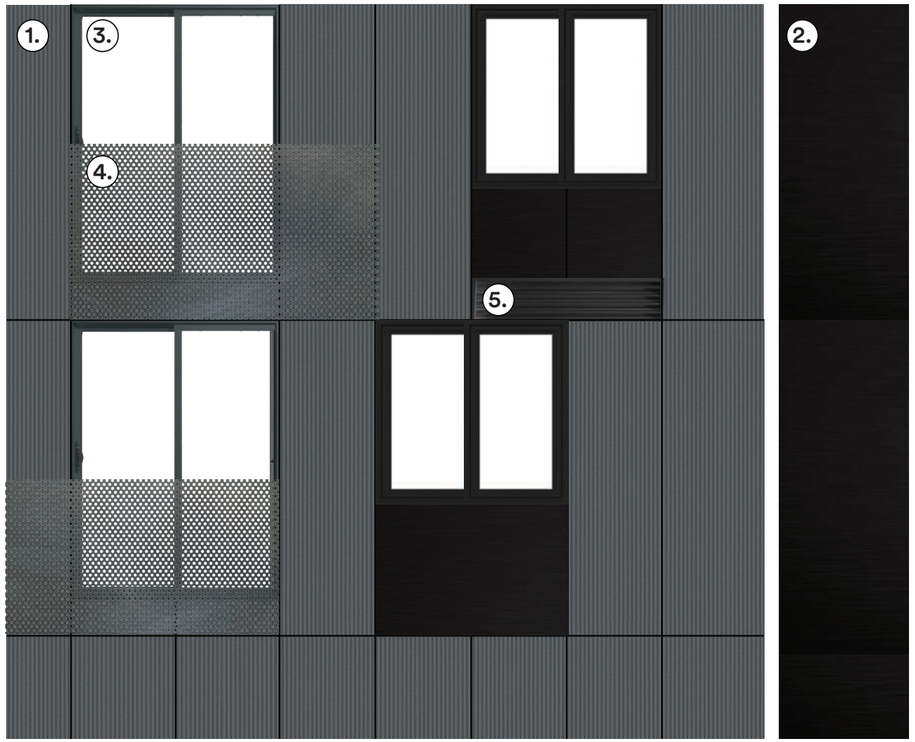
2. Quoobox aluminum composite metal panel, Black, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
3. VPI (or sim.) vinyl windows and sliding doors, Black, sizes per window schedule
4. BOK Modern perforated aluminum panel guardrail, Black powder coat, pattern A26, 3/16” thick
5. Architectural grille/louver, Black, 2’-0” W x 6” T, cover at vent locations per elevations
6. McNichols bar grating, rectangular, 1” x 3/16” thick horizontal bar at 1-3/16” spacing oc, on custom 2” tube steel stanchions, height per elevation; option for BOK Modern fence to match balcony guardrails

MATERIAL & COLOR PALETTE 12.0

MATERIAL PALETTE



NORTH BUILDING MATERIALS

1. Ceraclad ceramic coated textured panel, Slate finish, on rainscreen
2. Quoobox aluminum composite metal panel, Black, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners
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SOUTH BUILDING MATERIALS

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4. Custom cedar wood screen, semi-transparent stain to match shingles, 1×6 cedar slats w/ max. 4” gap on 2×2 verticals spanning floor to floor
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6. Galvanized steel verticals, horizontal stainless steel cables, wood top rail
7. Custom cedar wood screen, semi-transparent stain to match shingles, 1×2 cedar slats w/ 1.5" gap on 4×4 posts connected to concrete retaining wall w/ custom steel plate
8. Architectural grille/louver, Silver, 4’-11” W x 10” T, cover at vent locations per elevations
9. Board formed concrete retaining wall

PHYSICAL MATERIAL BOARD

SOUTH BUILDING MATERIALS

1. Ecoshel Western Red Cedar shingle-strips, Premium CVG #1A, natural semi-transparent stain, 4-5/16” to 10-5/16” wide, 6” vertical exposure

2. Quoobox aluminum composite metal panel, White, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners

NORTH BUILDING MATERIALS

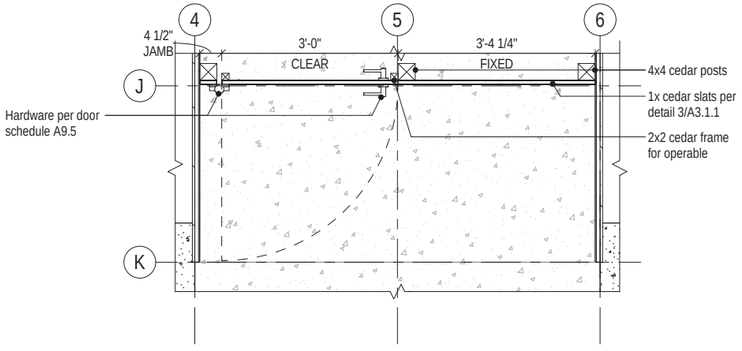
3. BOK Modern perforated aluminum panel guardrail, Black powder coat, pattern A26, 3/16” thick

4. Quoobox aluminum composite metal panel, Black, ¼” thick, panel size per elevations, on rainscreen w/ color matched exposed fasteners

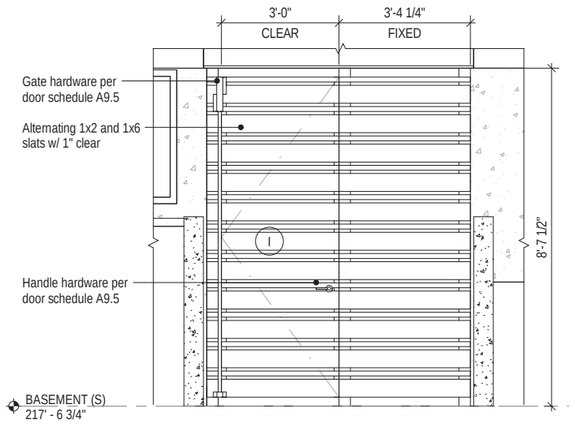
5. Ceraclad ceramic coated textured panel, Slate finish, on rainscreen

MATERIAL DETAILS
SOUTH BUILDING

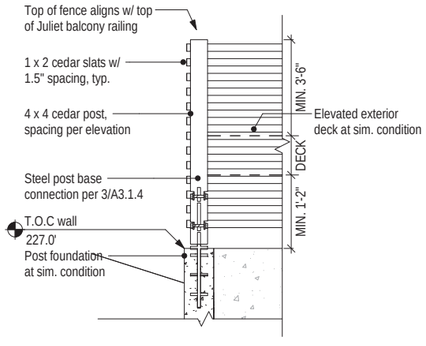
Details also shown on sheets A3.1.1 & A3.1.4 in the MUP plan set.



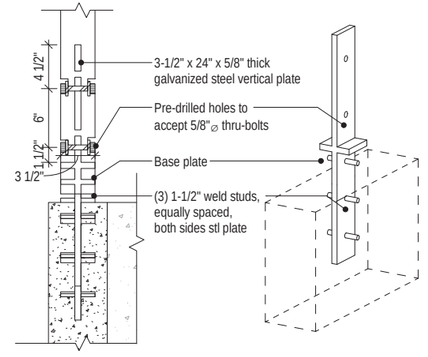
1 (DR) S Entry Gate Plan - 3/4"



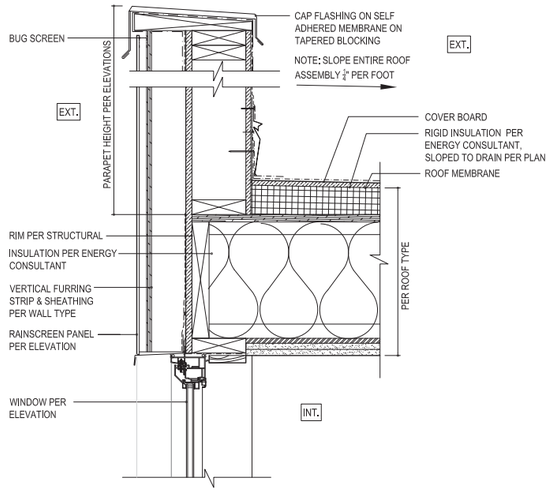
2 (DR) S Entry Gate Elevation - 1/2"



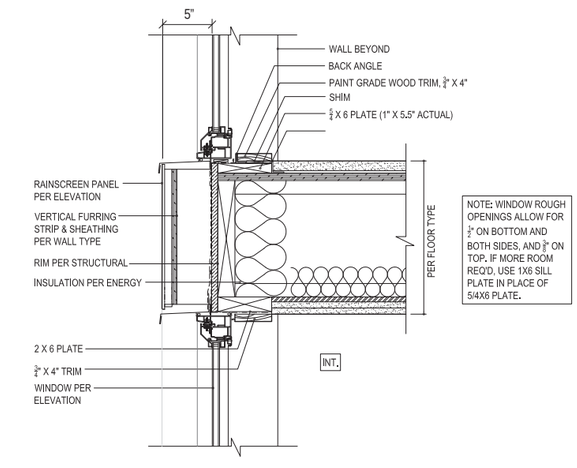
3 (DR) Wood Screen Detail - 3/4"



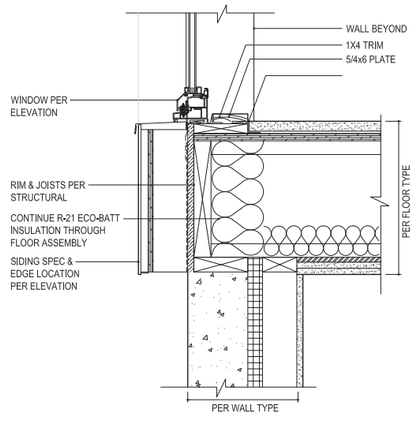
4 DR (S) Steel Post Connection Plate



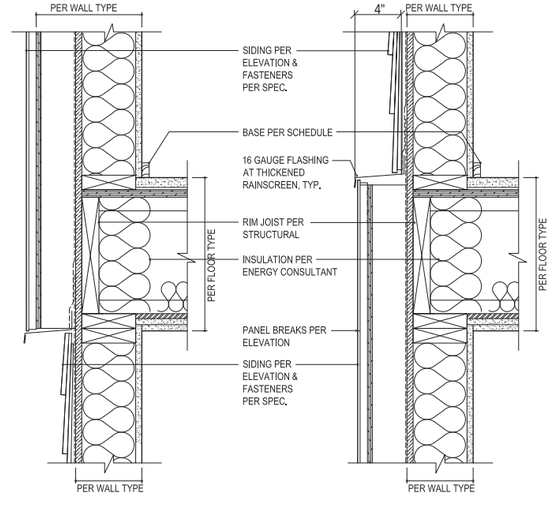
5a Roof Parapet at Window Header



5b Window Header & Sill, Typ.



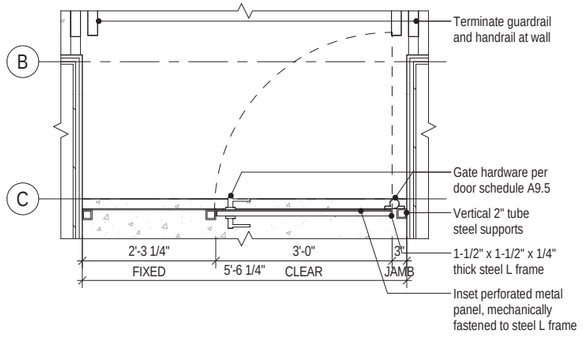
5c Window Sill at Level 1



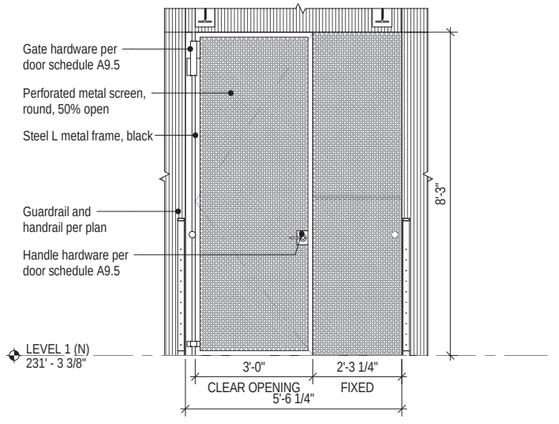
5d Wall at Siding Transition

MATERIAL DETAILS
NORTH BUILDING

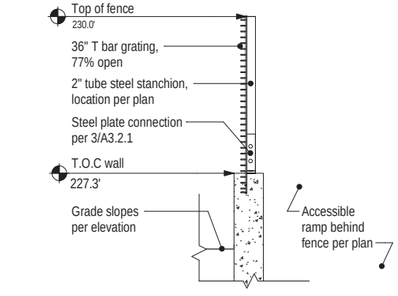
Details also shown on sheets A3.2.1 & A3.2.2 in the MUP plan set.



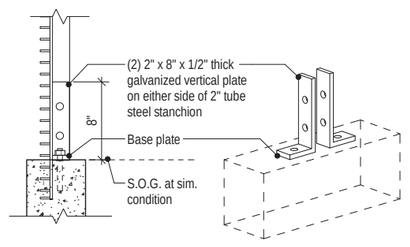
6 (DR) N Entry Gate Plan - 3/4"



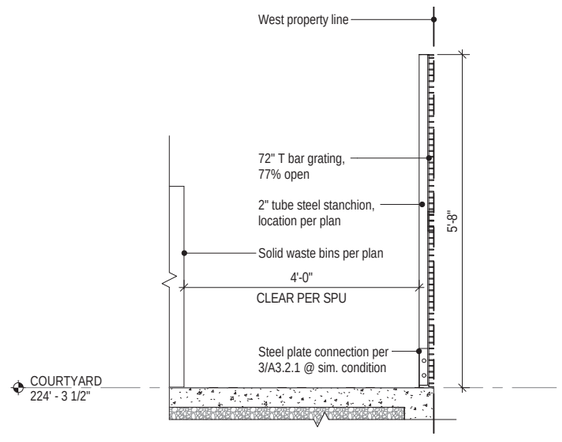
7 (DR) N Entry Gate Elevation - 1/2"



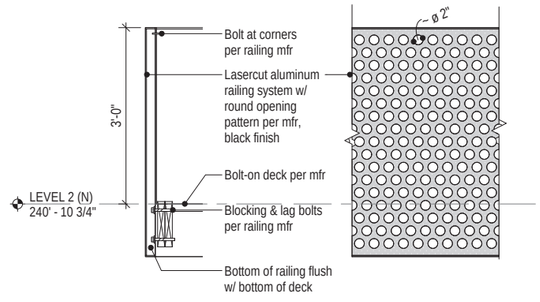
8 (DR) Bar Grating @ N Ramp - 3/4"



9 (DR) Steel Plate Connection - 1-1/2"



10 (DR) Bar Grating @ Solid Waste - 3/4"



11 (DR) N Deck Railings - 3/4"

13.0 RENDERINGS

AXONOMETRIC PERSPECTIVE

SE ENTRY PERSPECTIVE

SW CORNER PERSPECTIVE

SE CORNER PERSPECTIVE

ENTRY NW PERSPECTIVE

NE CORNER PERSPECTIVE

NW CORNER PERSPECTIVE

COURTYARD LOOKING EAST PERSPECTIVE

COURTYARD LOOKING WEST PERSPECTIVE

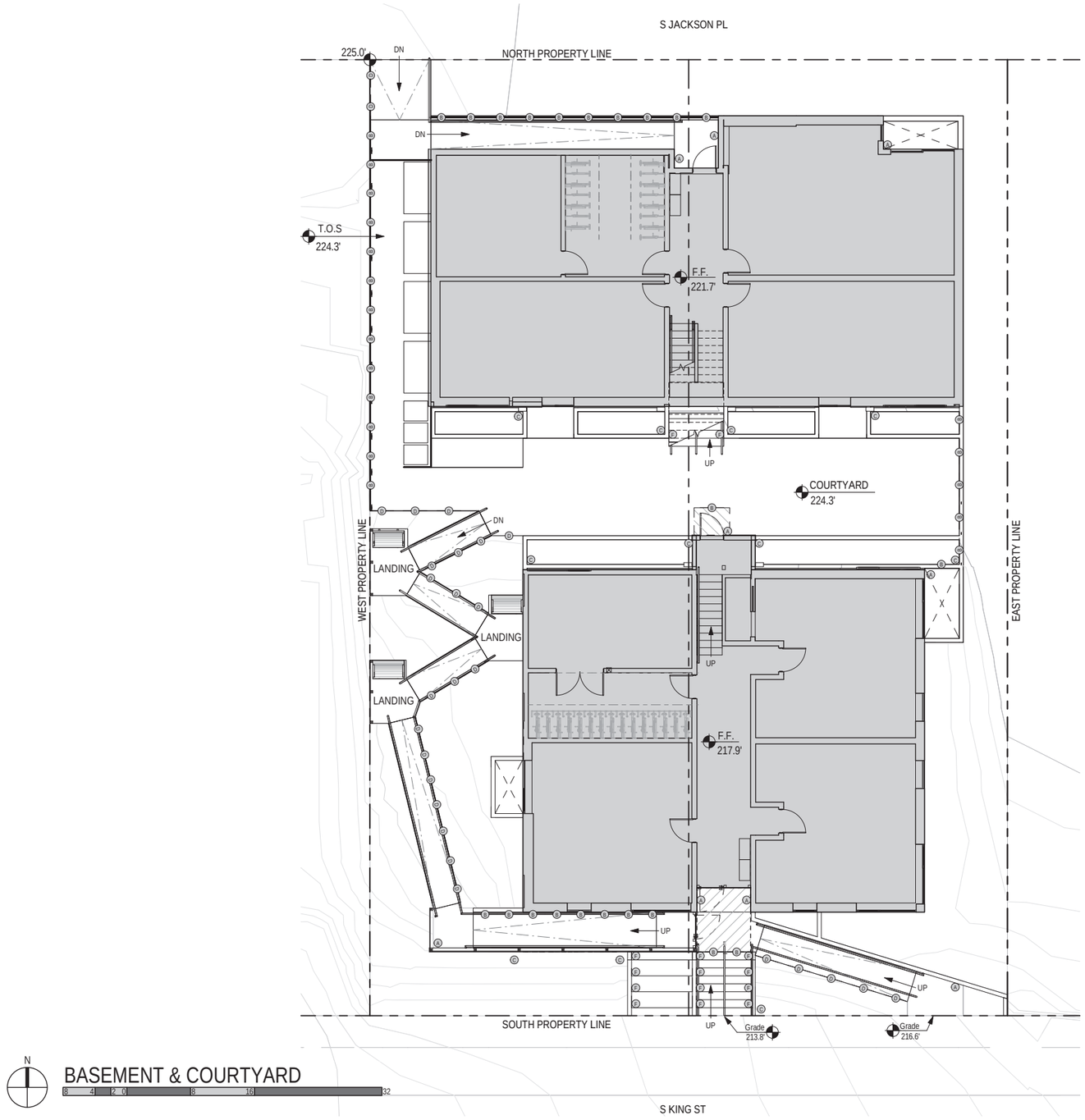
COURTYARD WEST DECK PERSPECTIVE

EXTERIOR LIGHTING & SIGNAGE 14.0 / 15.0

BASEMENT & COURTYARD PLAN

GRAPHIC LEGEND

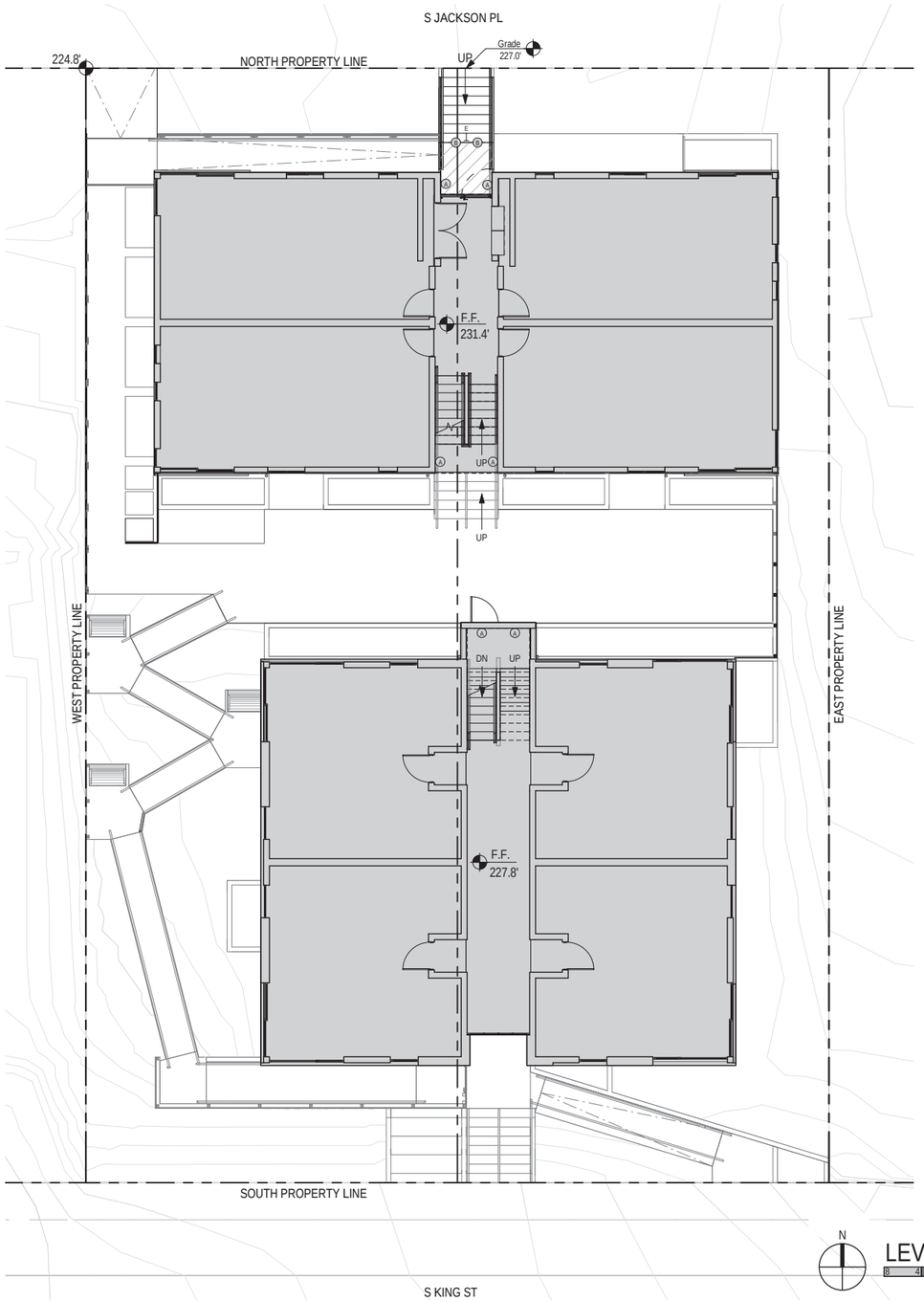
- BUILDING FOOTPRINT
- CANOPY ABOVE
- LIGHT CONE FOR FIXTURES, LIGHTS TO BE ACTIVATED W/ DAYLIGHT SENSORS
- A OUTDOOR WALL SCONCE AT ENTRY DOOR W/ BAFFLE TO DIRECT LIGHT DOWN
- B OUTDOOR STRIP LIGHT AT CANOPY & RAILINGS, ORIENTED DOWN
- C LANDSCAPE LIGHT W/ DIRECTIONAL BAFFLE
- D OUTDOOR PATH LIGHT
- E FACE APPLIED SIGN PER ELEVATION & SPEC



N

BASEMENT & COURTYARD

8 4 2 0 8 16 32



LEVEL 1 PLAN

GRAPHIC LEGEND

- BUILDING FOOTPRINT
- CANOPY ABOVE
- LIGHT CONE FOR FIXTURES, LIGHTS TO BE ACTIVATED W/ DAYLIGHT SENSORS
- A OUTDOOR WALL SCONCE AT ENTRY DOOR W/ BAFFLE TO DIRECT LIGHT DOWN
- B OUTDOOR STRIP LIGHT AT CANOPY & RAILINGS, ORIENTED DOWN
- C LANDSCAPE LIGHT W/ DIRECTIONAL BAFFLE
- D OUTDOOR PATH LIGHT
- E FACE APPLIED SIGN PER ELEVATION & SPEC

SIGNAGE CONCEPT

The secondary architectural elements provide opportunities to incorporate building signage that is in line with the architectural concept. The board formed concrete site wall at the southwest corner of the site provides a prominent spot for the building name, King Street Flats. Address numbers will be incorporated at the edge of the entry canopies at both building entries.

BUILDING

Building name within board-formed concrete wall at S King St

ADDRESS SIGNAGE AT CANOPIES

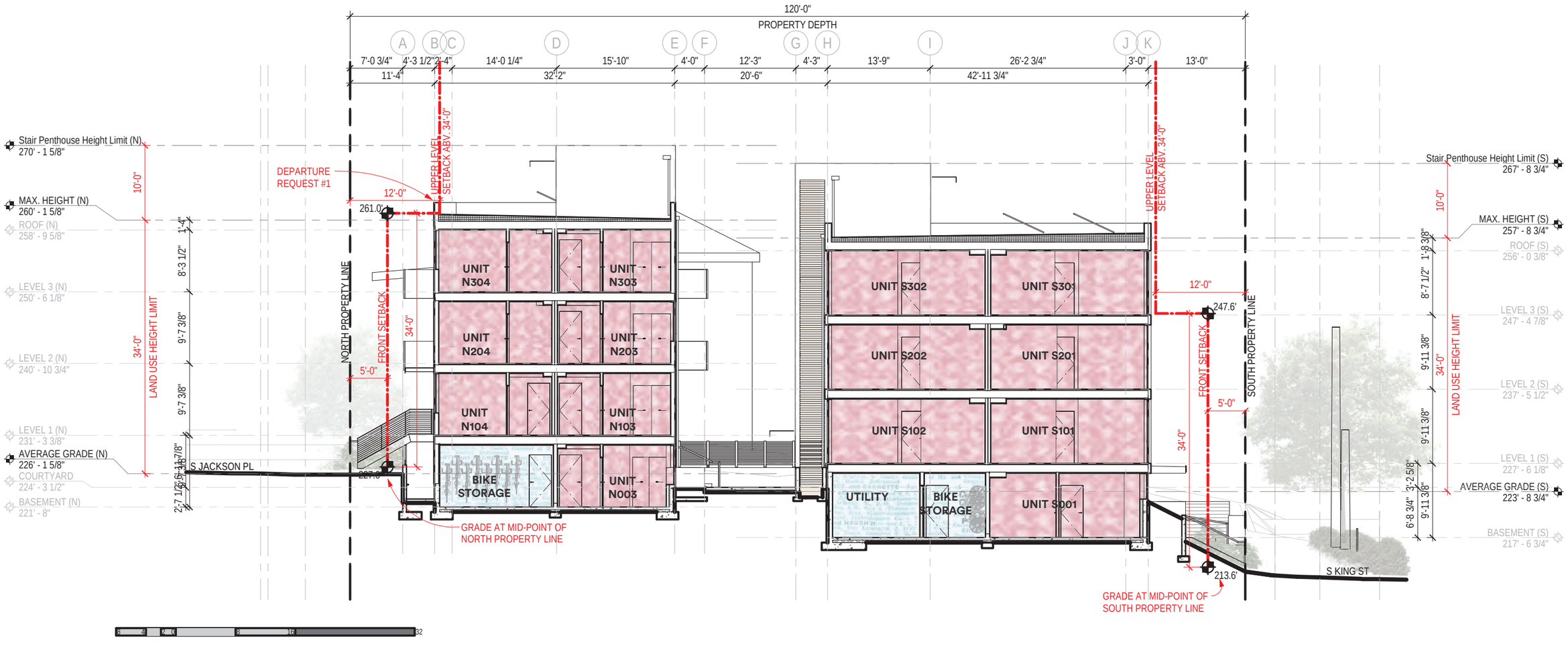
Floating metal numbers at edge of both entry canopy overhangs

BUILDING SECTIONS 16.0

COMPOSITE SECTION

LEGEND

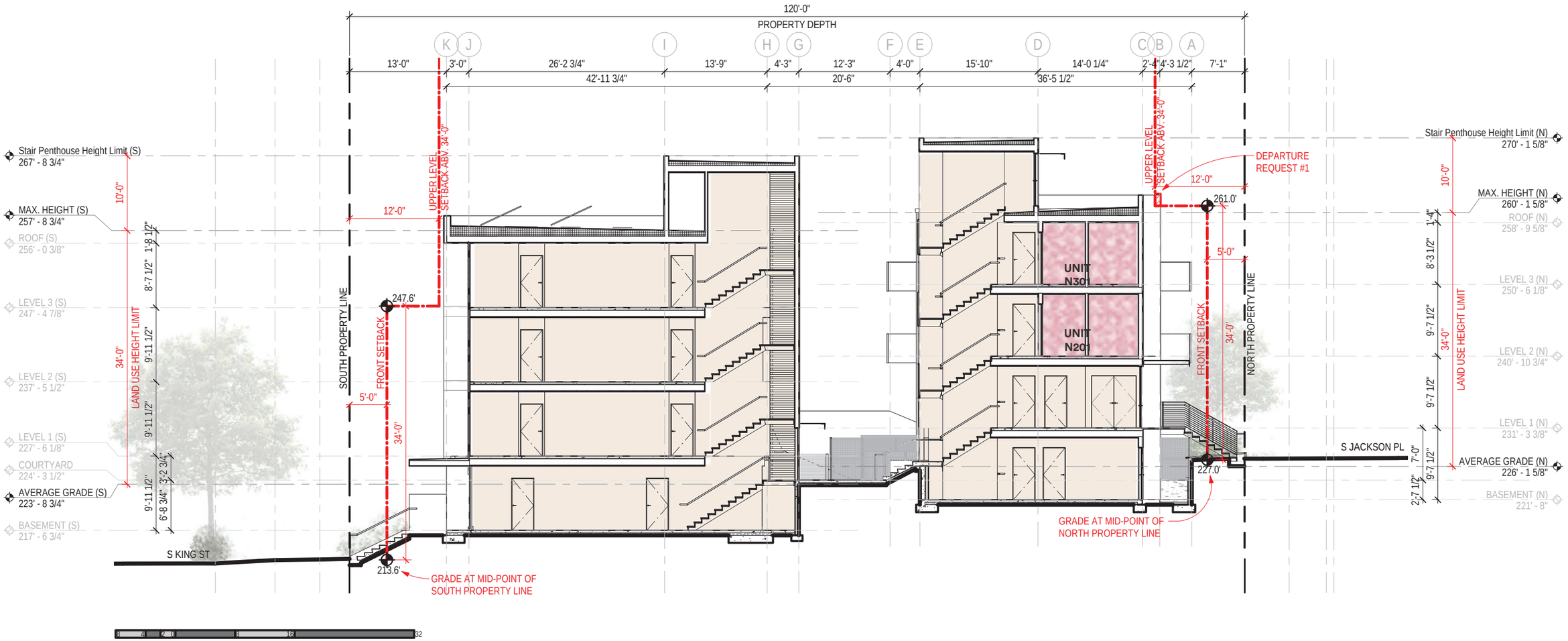
- Residential Units
- Support Spaces
- Residential Circulation



COMPOSITE SECTION

LEGEND

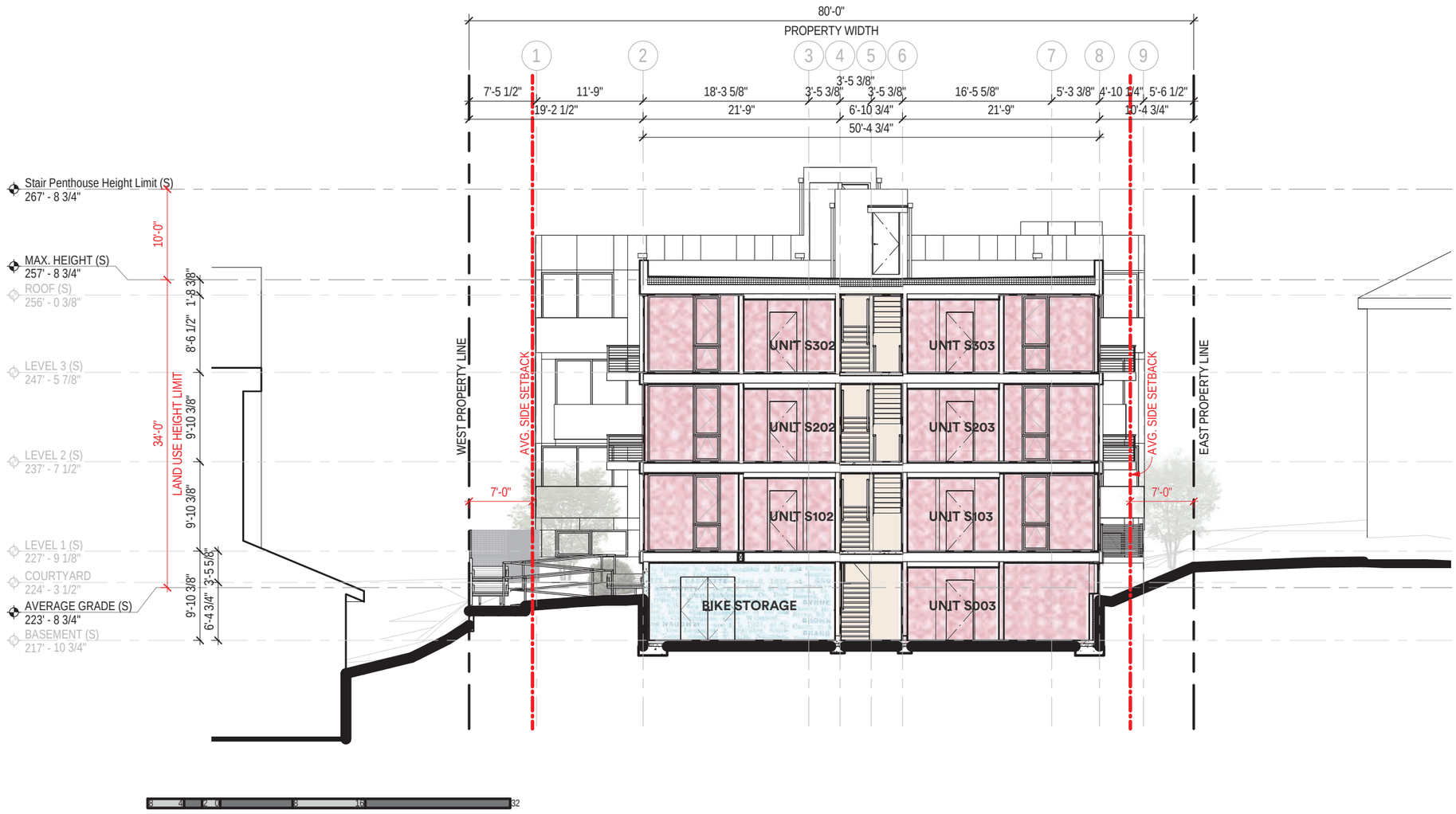
- Residential Units
- Support Spaces
- Residential Circulation



SOUTH BUILDING

LEGEND

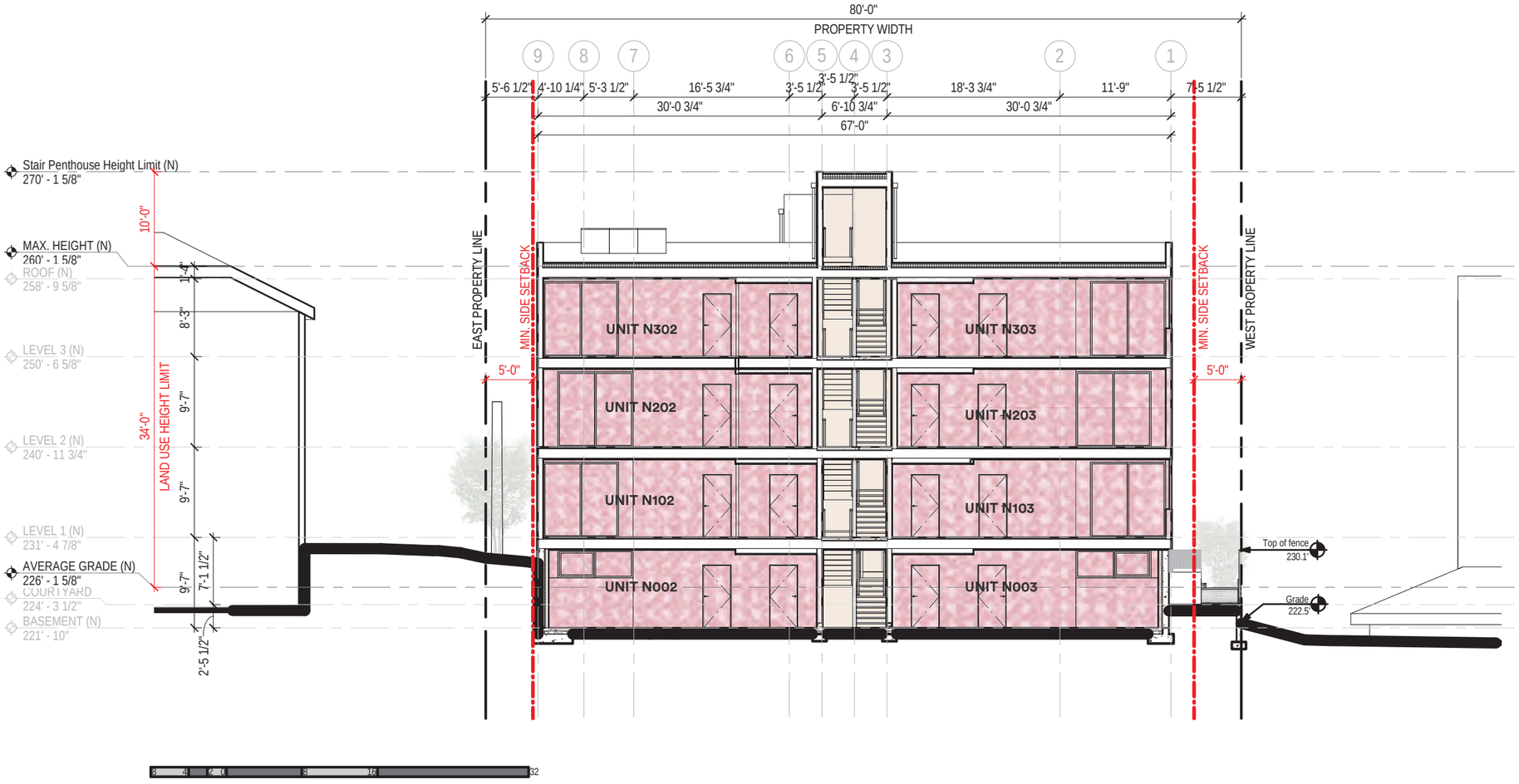
- Residential Units
- Support Spaces
- Residential Circulation



NORTH BUILDING

LEGEND

- Residential Units
- Support Spaces
- Residential Circulation



17.0 DEPARTURES

DEPARTURE SUMMARY

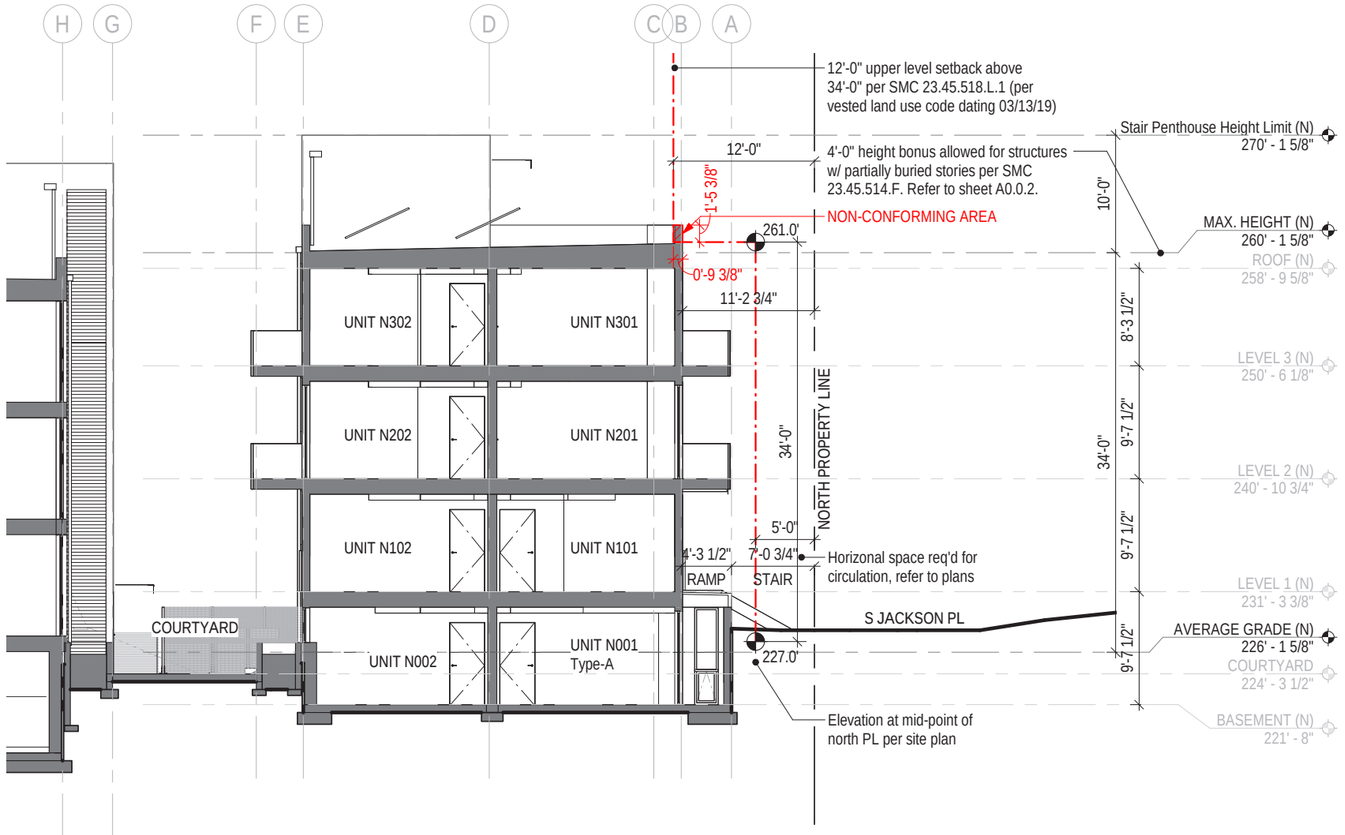
DEPARTURE #	CATEGORY	CITATION	REQUIREMENT	DEVIATION	RATIONALE	PAGE
1	SETBACKS & SEPARATIONS	SMC 23.45.518.L.1 (now SMC 23.45.518.2)	12'-0" upper level setback abv. 34'-0" for structures w/ 30'-0" height limit	Reduce setback from 12'-0" to 11'-0"	Allows more of the building mass to be lcoated at the north end of the site, adjacent to the denser zone across S Jackson Pl, so that the south building can pull away from S King St and the church to the west	78

UPPER LEVEL SETBACK

DEPARTURE	**#1**
CITATION	SMC 23.45.518.I.1 (now SMC 23.45.518.2)
REQUIREMENT	12'-0" upper level setback abv. 34'-0" for structures w/ 30'-0" height limit
REQUEST	Reduce setback from 12'-0" to 11'-0"
RATIONALE	Allows more of the building mass to be lcoated at the north end of the site, adjacent to the denser zone across S Jackson Pl, so that the south building can pull away from S King St and the church to the west.
DESIGN GUIDELINES	**CS2.D.4 RESPECT FOR ADJACENT SITES (CADG) CS1.2 CONNECTION TO NATURE (CADG) CS3.1 NEIGHBORHOOD CONTEXT**

In direct response to the presence of St. Peter's Episcopal Church to the west and the residential character of S King St, the building massing on site shifts to the east and north, locating the bulk of the massing towards the more dense zone across S Jackson Pl. The north building maximizes the street frontage to minimize the building depth, to faciliate this massing strategy. The building pushes as close to the north property line as possible while still incorporating the circulation and secondary balcony elements. The space between the buildingss at the courtyard is the minimum possible to permit the proposed windows, which provide daylight and natural ventilation to the units.

Due to the partially buried basement, the building is able to take advantage of a 4'-0" height bonus, triggering the upper level setback requirement above 34'-0". The north building encroaches within the upper level setback 9-3/8" for a vertical 1' - 5-3/8". Reducing the setback distance from 12'-0" to 11'-0" would permit the proposed massing that is located to respond to the neighborhood context and maintain a usable outdoor courtyard.



NORTH BUILDING

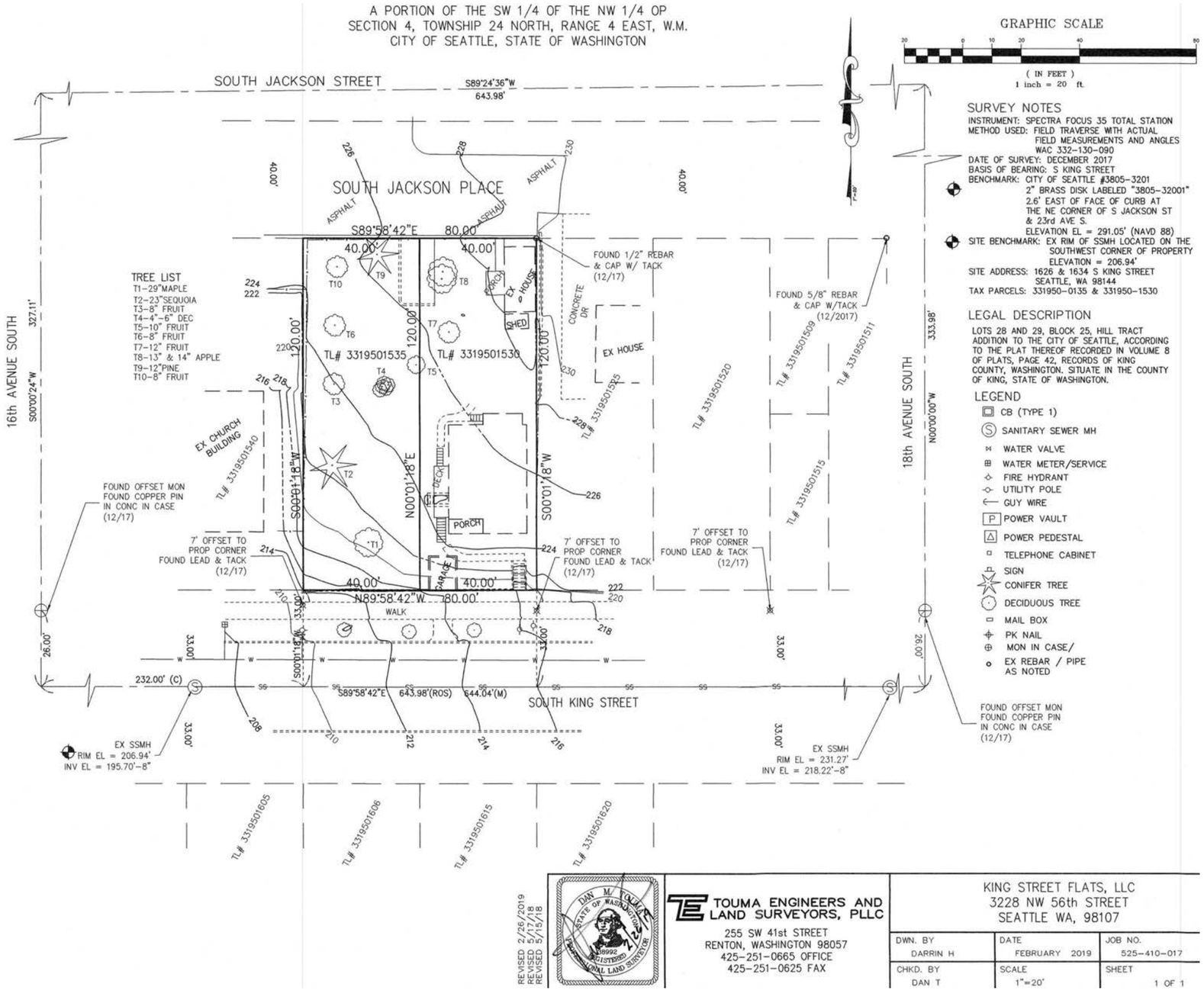
8 4 2 0 8 16 32

SUPPORTING GRAPHICS 18.0

SURVEY & ARBORIST SUMMARY

Refer to #00156-19TA and #000154-20TA for the approved Hazardous Tree Removal applications for trees T1 and T8, respectively.

TREE		COMMON NAME	SPECIES	CONDITION
T1		Big Leaf Maple	Acer macrophyllum	Poor
T2		Giant Sequoia	Sequoiadendron giganteum	Very good
T3		Asian Pear	Pyrus serotina	Dying
T4		Fig	Ficus carica	Fair
T5		Empress Tree	Paulownia tomentosa	Good
T6		Asian Pear	Pyrus serotina	Poor
T7	A	Apple	Malus sp.	Dead
	B	Lilac	Syringa vulgaris	Poor
	C	Apple	Malus sp.	Dying
T8		Apple	Malus sp.	Dying
T9		Chinese Fir	Cunninghamia lanceolata	Good
T10		Apple	Malus sp.	Fair



REVISED 2/26/2019
REVISED 5/17/18
REVISED 5/15/18

DAN M. TOUMA STATE OF WASHINGTON 18992 REGISTERED PROFESSIONAL LAND SURVEYOR

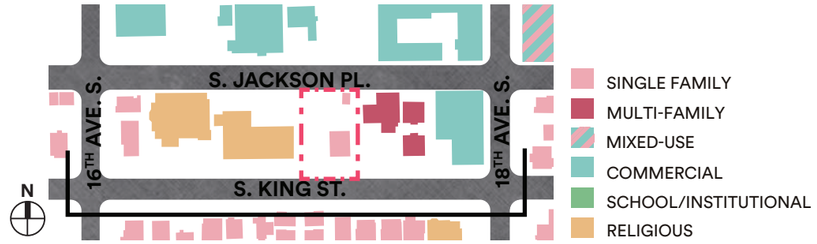
TOUMA ENGINEERS AND LAND SURVEYORS, PLLC
255 SW 41st STREET
RENTON, WASHINGTON 98057
425-251-0665 OFFICE
425-251-0625 FAX

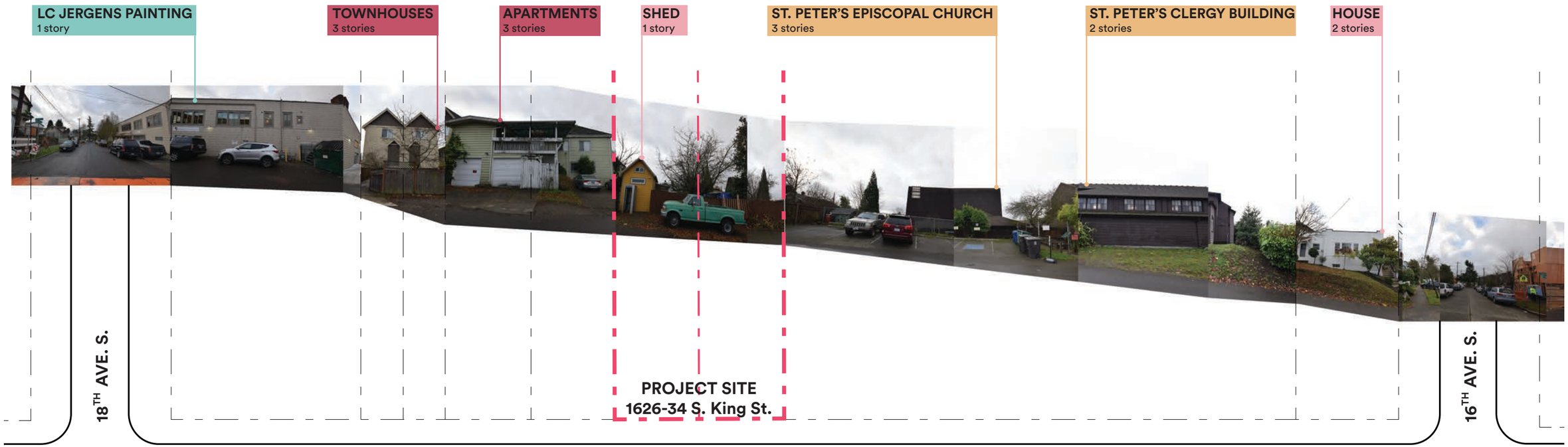
KING STREET FLATS, LLC
3228 NW 56th STREET
SEATTLE WA, 98107

DWN. BY	DATE	JOB NO.
DARRIN H	FEBRUARY 2019	525-410-017
CHKD. BY	SCALE	SHEET
DAN T	1"=20'	1 OF 1

SHADOW STUDIES

S JACKSON PL | SOUTH ELEVATION





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