ARCHITECTS | DESIGNERS
BUILD

1626-1634 S. KING ST.

EARLY DESIGN GUIDANCE

MARCH 2019 1626-1634 S. KING ST. SDCI #3033788-EG


DOWNTOWN
ELLIOTT BAY
BAILEY GATZERT
ELEMENTARY SCHOOL
PROJECT SITE

CONTENTS

PROJECT BRIEF

The proposed project is a 3-story with partial basement apartment building on two adjacent parcels between S. King Street and S. Jackson Place in Seattle's Central Area. Zoned LR2, this project sits within the 23rd & Union-Jackson Residential Village and shares its north edge with the NC3P-40 zone. The project includes 29-30 apartments along with bike parking. The project elects not to include parking.

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

OWNER	KING STREET FLATS, LLC
DEVELOPER	AJP PROPERTIES
ARCHITECT	BUILD LLC
OUTREACH	BUILD LLC
SURVEYOR	TOUMA ENGINEERS & LAND SURVEYORS, PLLC
LANDSCAPE	KAREN KIEST LANDSCAPE ARCHITECTS
ARBORIST	GILLES TREE CONSULTING

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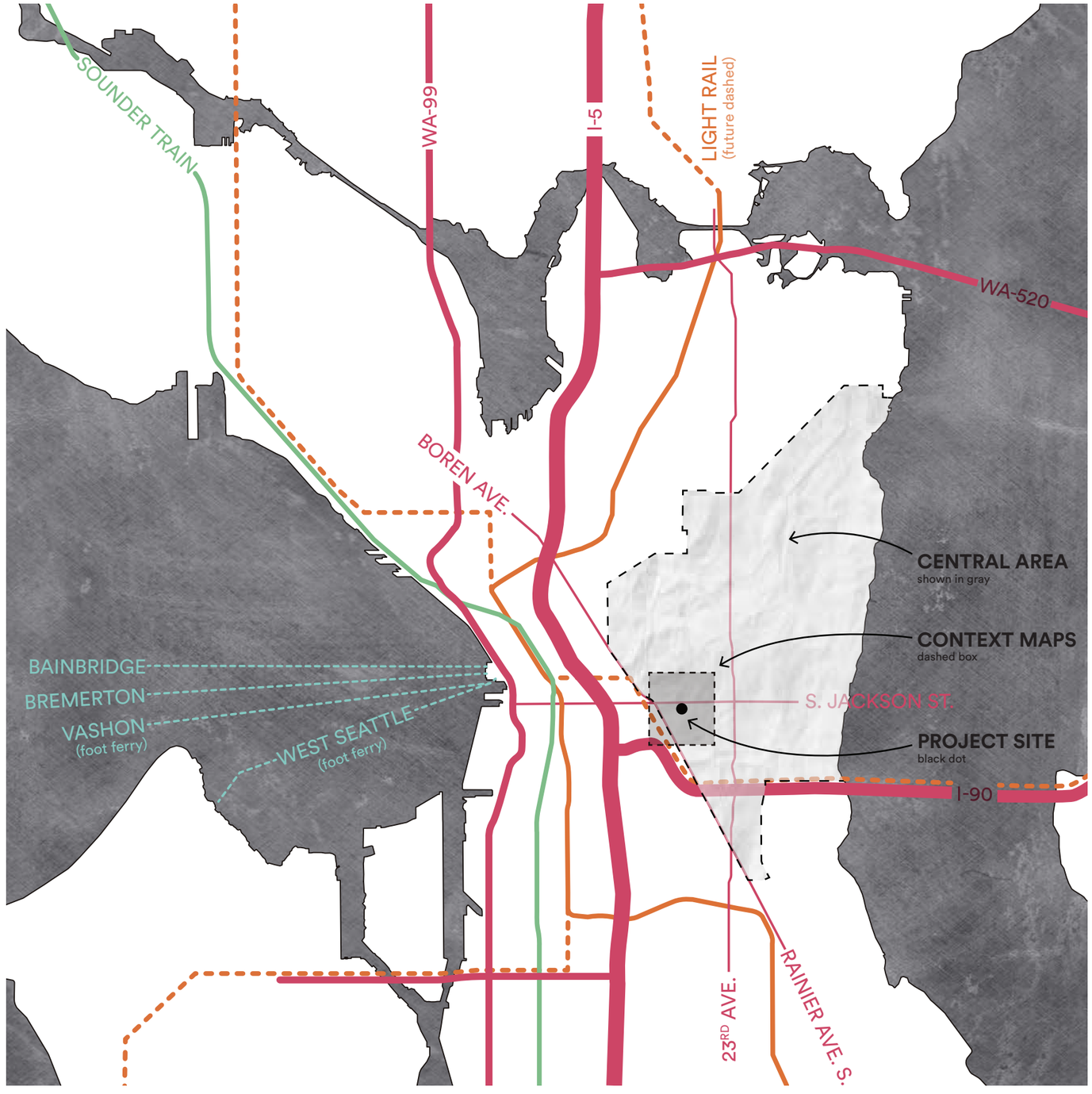
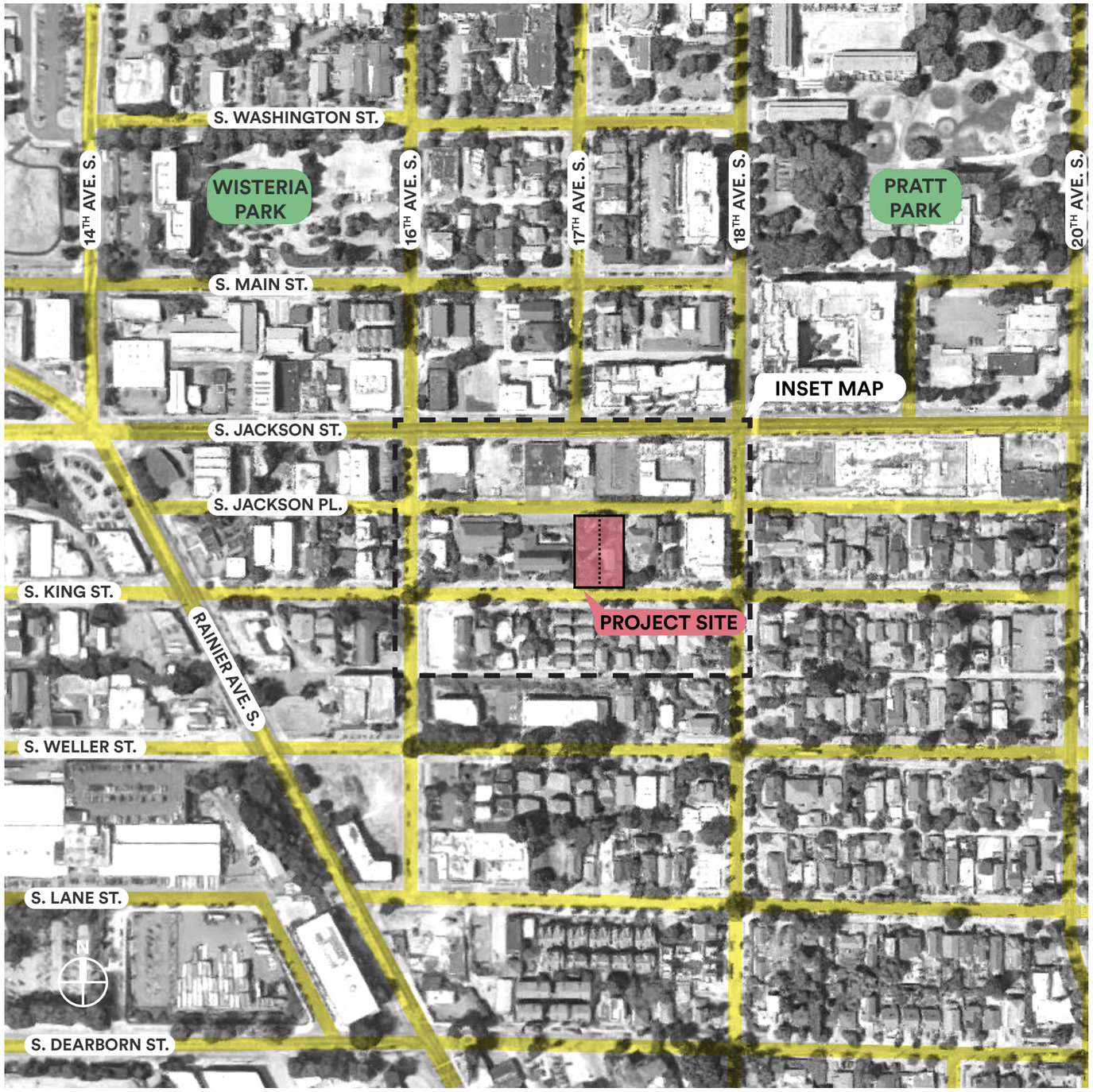
SITE & CONTEXT ANALYSIS 1.0

SEATTLE CONTEXT MAP

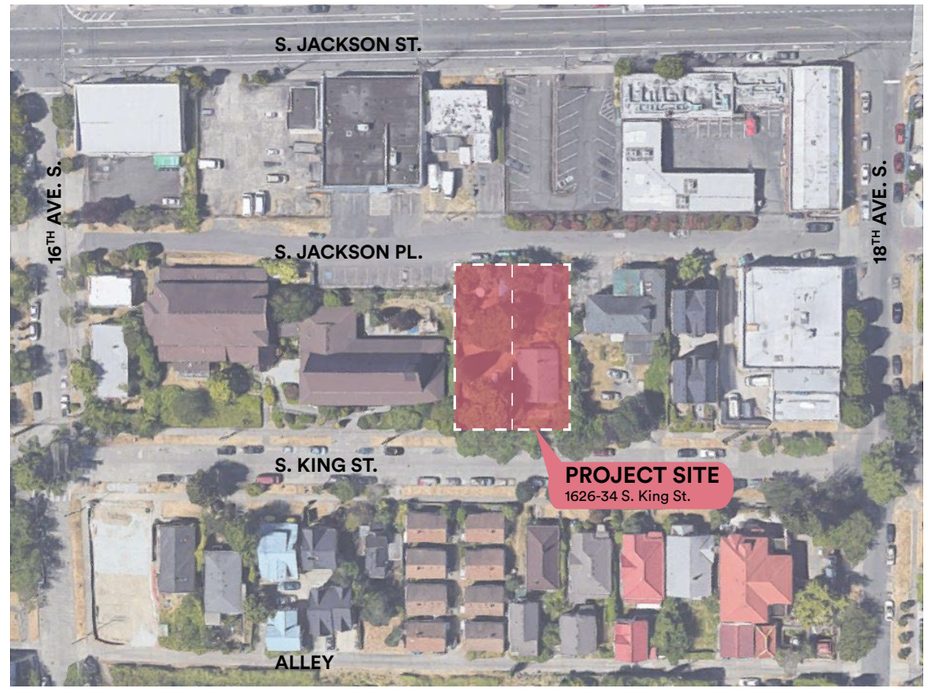
Seattle's Central Area is located between Lake Washington and Elliott Bay, just southeast of downtown Seattle. Being at the geographic heart of the city, residents are connected to the downtown core with ample transportation options. The Central Area is bound by East Madison street to the north and Rainier Avenue S. to the south, expanding eastward from downtown to Lake Washington in a triangular fashion. At the southwestern edge of the Central Area lies the Atlantic Neighborhood; a diverse and mixed-use neighborhood bound by Rainier Ave S. on its southwest and 23rd Avenue on its west.





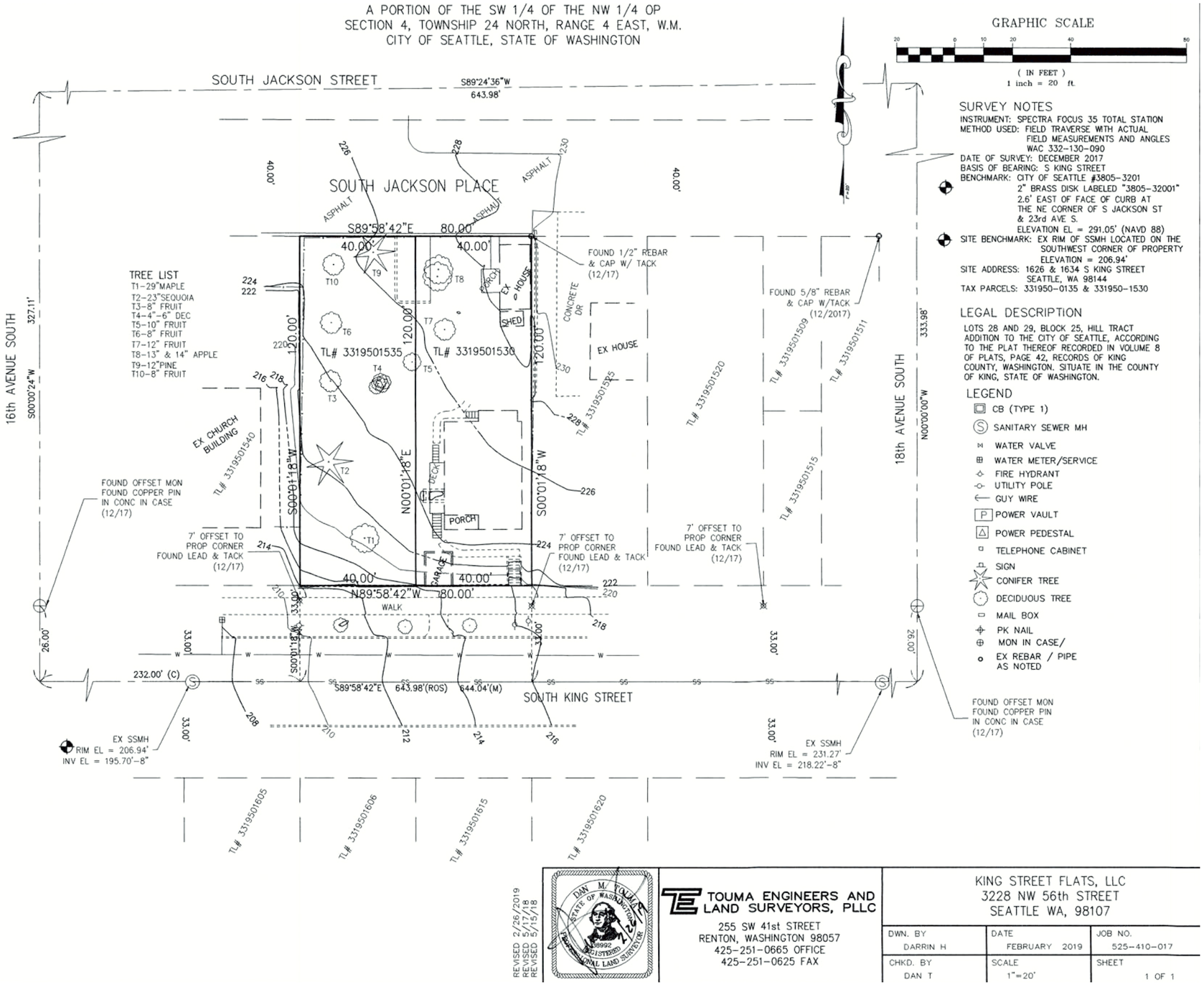
NEIGHBORHOOD CONTEXT MAP

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.



SURVEY & ARBORIST REPORT

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



EXISTING BUILDINGS

VACANT LOT (APN 331950-1535)

YEAR BUILT	-
LOT AREA	4,800 SF
GROSS AREA	-
CURRENT USE	VACANT
STORIES	0
PARKING	0

HOUSE (APN 331950-1530)

YEAR BUILT	1921
LOT AREA	4,800 SF
GROSS AREA	1,600 SF
CURRENT USE	SINGLE FAMILY
STORIES	1
PARKING	1

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.

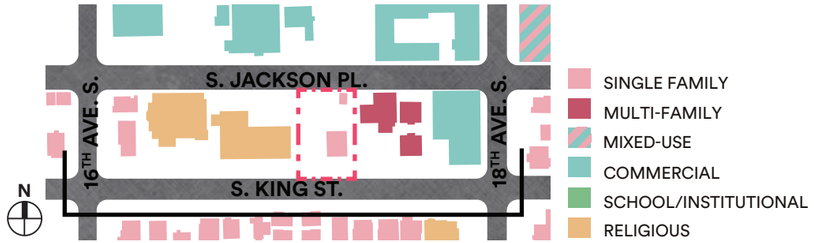
S. KING ST. | NORTH ELEVATION

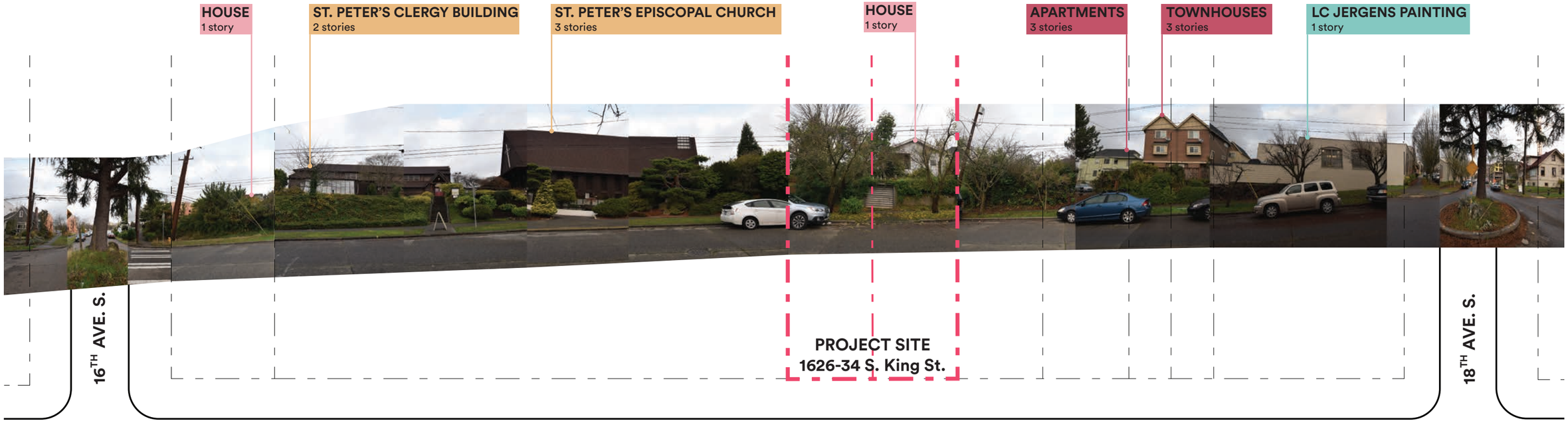
THROUGH-STREET SITE

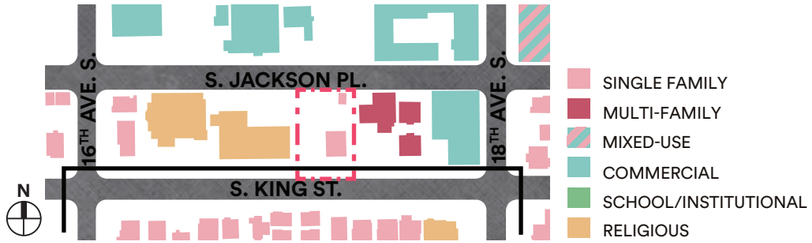
The project site is located on the north side of S. King St., between 16th Avenue S. and 18th Avenue S. This block is twice as large as the block to the north because 17th Avenue S. terminates at S. Jackson Street. Currently, S. King St. serves as the main access to the project site. While S. Jackson Place is an official street, its streetscape and interaction with adjacent properties functions more like an alley.

MID-BLOCK SITE

The current conditions on the north side of the block are inconsistent in scale and character. There is a mix of uses on the block, including single family residences, multi-family housing, places of worship and commercial spaces, all with varying levels of connection to the street. The largest buildings on the block are the two St. Peter's Episcopal Parish structures immediately to the west of the project site. Directly to the east of the project site is the parking lot of an apartment building. Last along the north side of S. King St. lies the backside of a small painting company building.

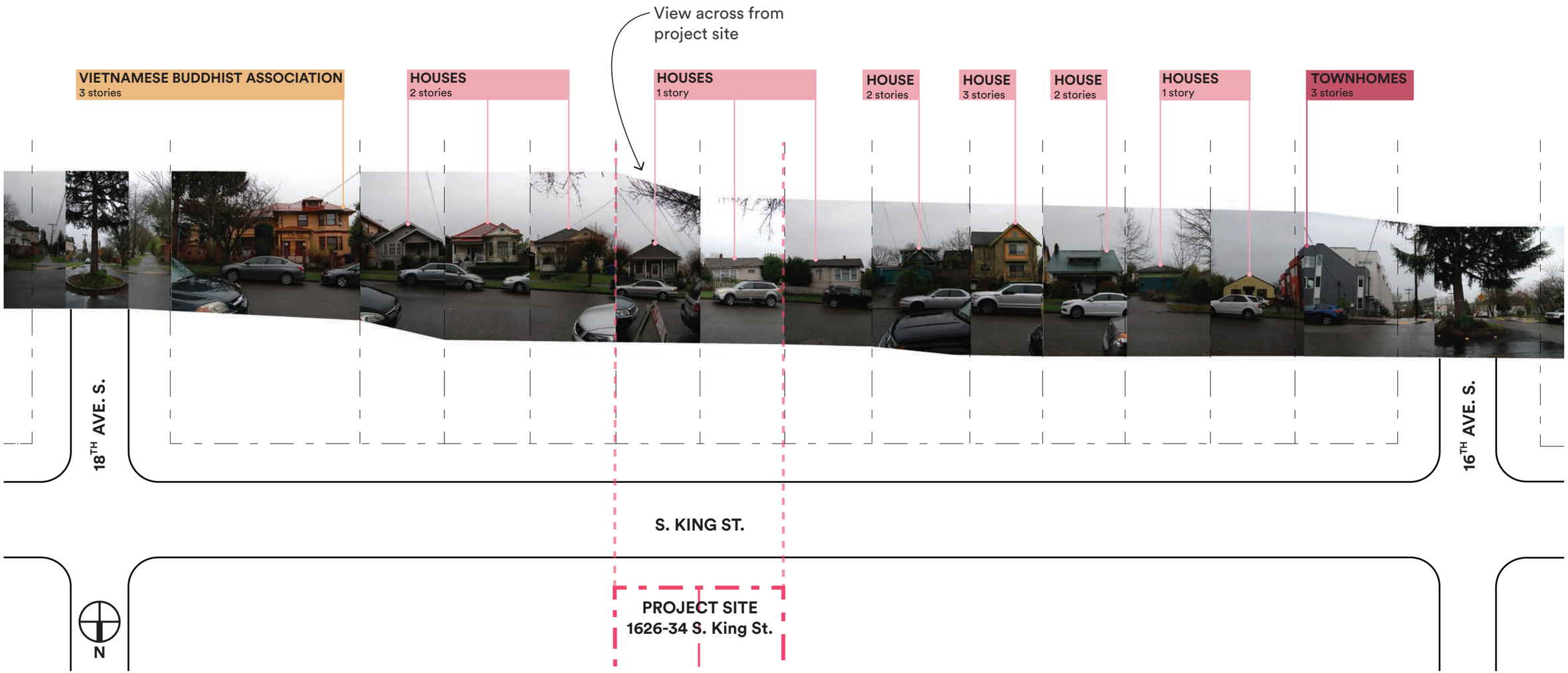






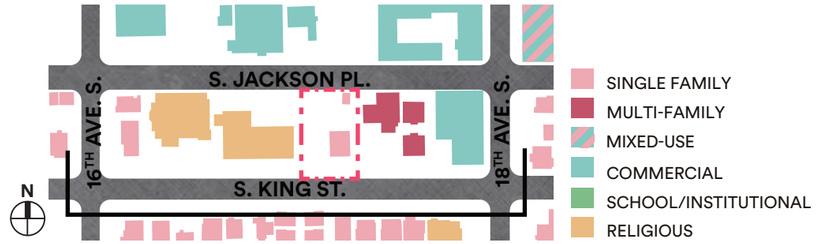
S. KING ST. | SOUTH ELEVATION

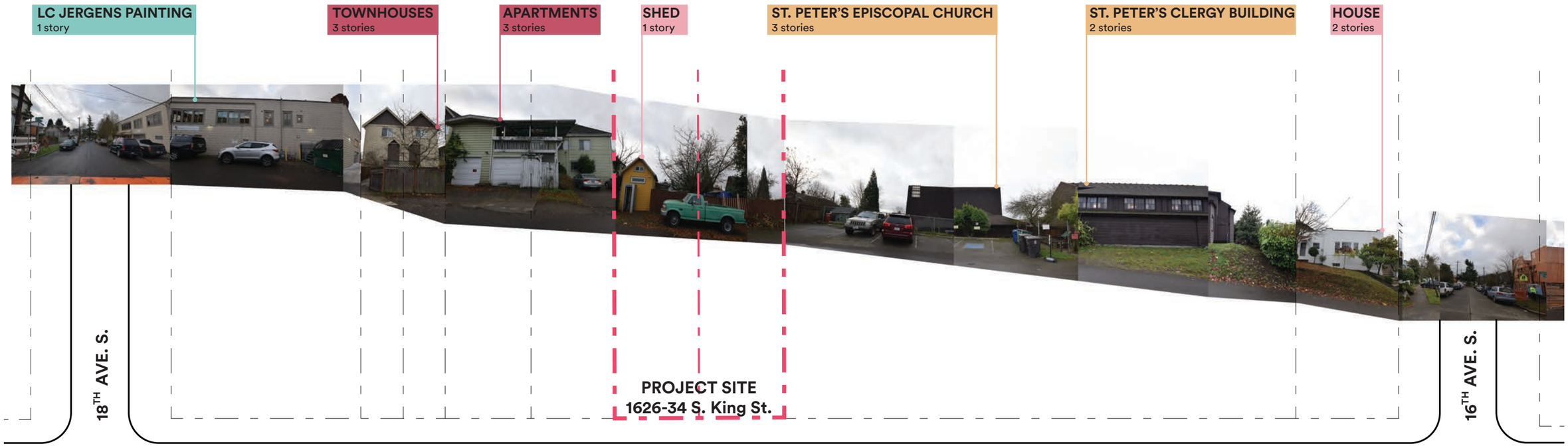
The south side of S. King St. also has a mix of housing types and religious structures but is more cohesive in scale and connection to the street. There are single-family residences from the early twentieth-century, mid-century duplexes, two, three-story townhomes that reflect current zoning, and a Vietnamese Buddhist Temple.

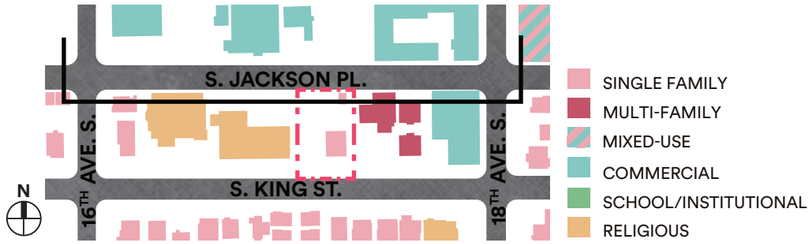


S. JACKSON PL. | SOUTH ELEVATION

The current streetscape of S. Jackson Pl. functions more like an alley than a street. The commercial buildings on the north side of S. Jackson Pl., across from the project site, use the street for parking and utility access. As a result, there is a lack of transparency and connection to S. Jackson Place. The single-story retail structures on the block are separated by surface parking lots, resulting in an incongruous streetscape on the north side of the street.

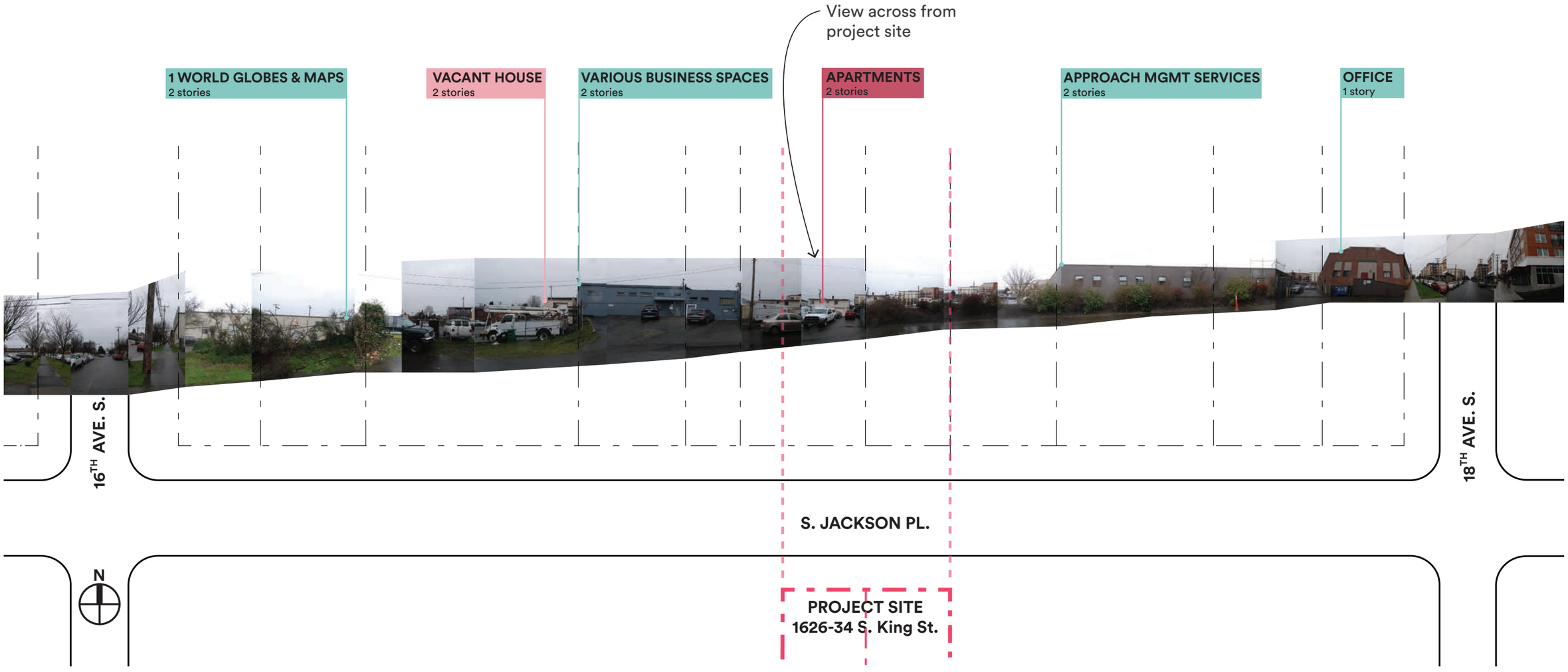






S. JACKSON PL. | NORTH ELEVATION

Similar to the commercial buildings on the north side of the street, LC Jergens Painting, with its storefront on 18th Avenue S., and St. Peter's Episcopal Church both use S. Jackson Pl. for parking and utility access. Only the townhouse and converted apartment building to the east of the project site provide main building access from S. Jackson Place.

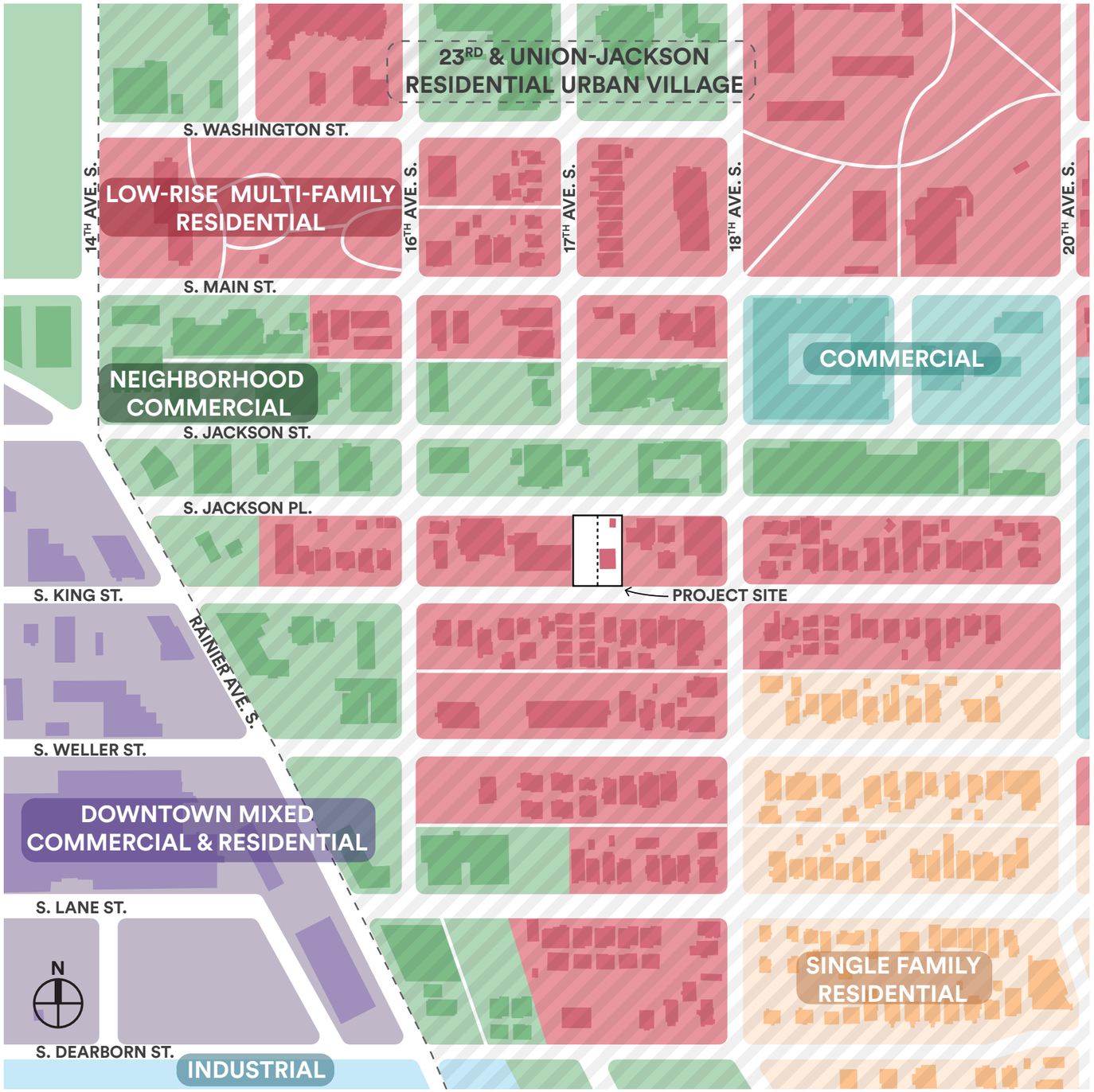


ZONING & URBAN VILLAGE MAP

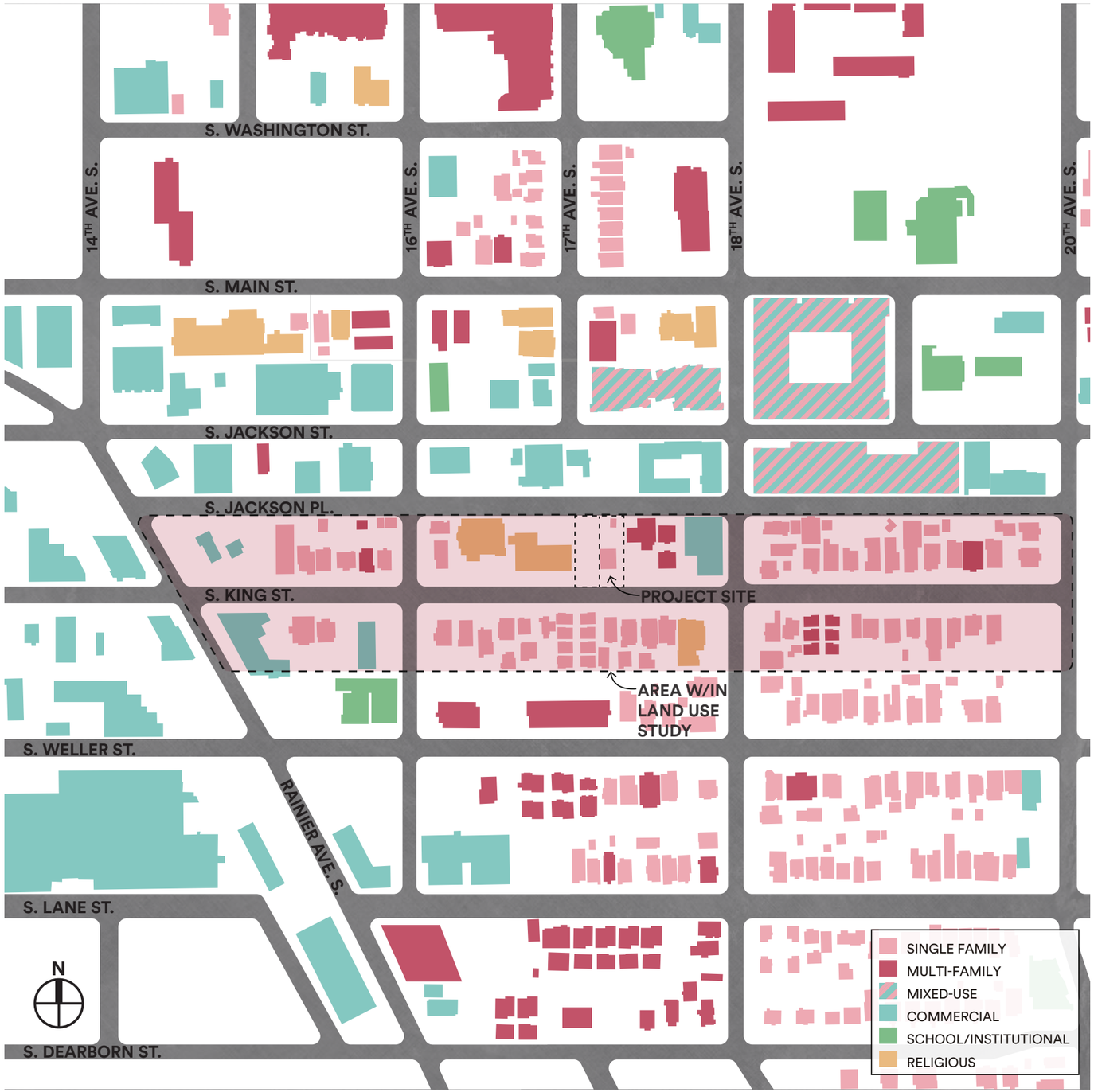
ZONE	LR2
URBAN VILLAGE	23RD & UNION-JACKSON 517 acres; 0.8 square miles
FAR	1.1 OR 1.3 (PURSUANT TO SMC 23.45.510.C)
DENSITY	1/800 SF OR NO LIMIT (PURSUANT TO SMC 23.45.510.C)
MHA	M - high (LR2 (M))
RESIDENTIAL	7% of units OR $22.03/SF
PARKING	NO REQUIREMENT

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 multi-family 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 transit-oriented 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.



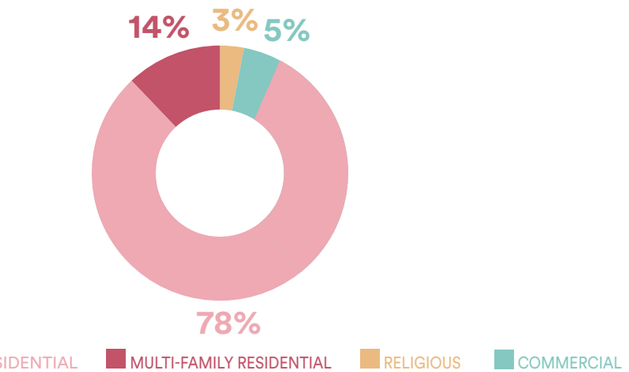
[1]Steinbrueck, Peter. "Seattle 2035 Urban Village Study". City of Seattle, Department of Planning and Zoning. August 2015.



LAND USE MAP

There is a diverse mix of buildings along S. King St., including single-family homes, duplexes, townhouses, commercial buildings, and religious structures. While this street is zoned multi-family residential, 78% of the buildings along S. King St. in the three blocks indicated on the map to the left are single-family homes. The height limit of the LR2 zone is 30'-0" , however, as indicated below, only 14% of the buildings along this three-block stretch are multi-family buildings. Due to its location within an urban village and close proximity to the neighborhood commercial area along S. Jackson Street, the project site is an ideal location to incorporate more multi-family residential buildings in the area.

LAND USE ALONG SOUTH KING STREET BETWEEN RAINIER AVE. S. & 20TH AVE. S.

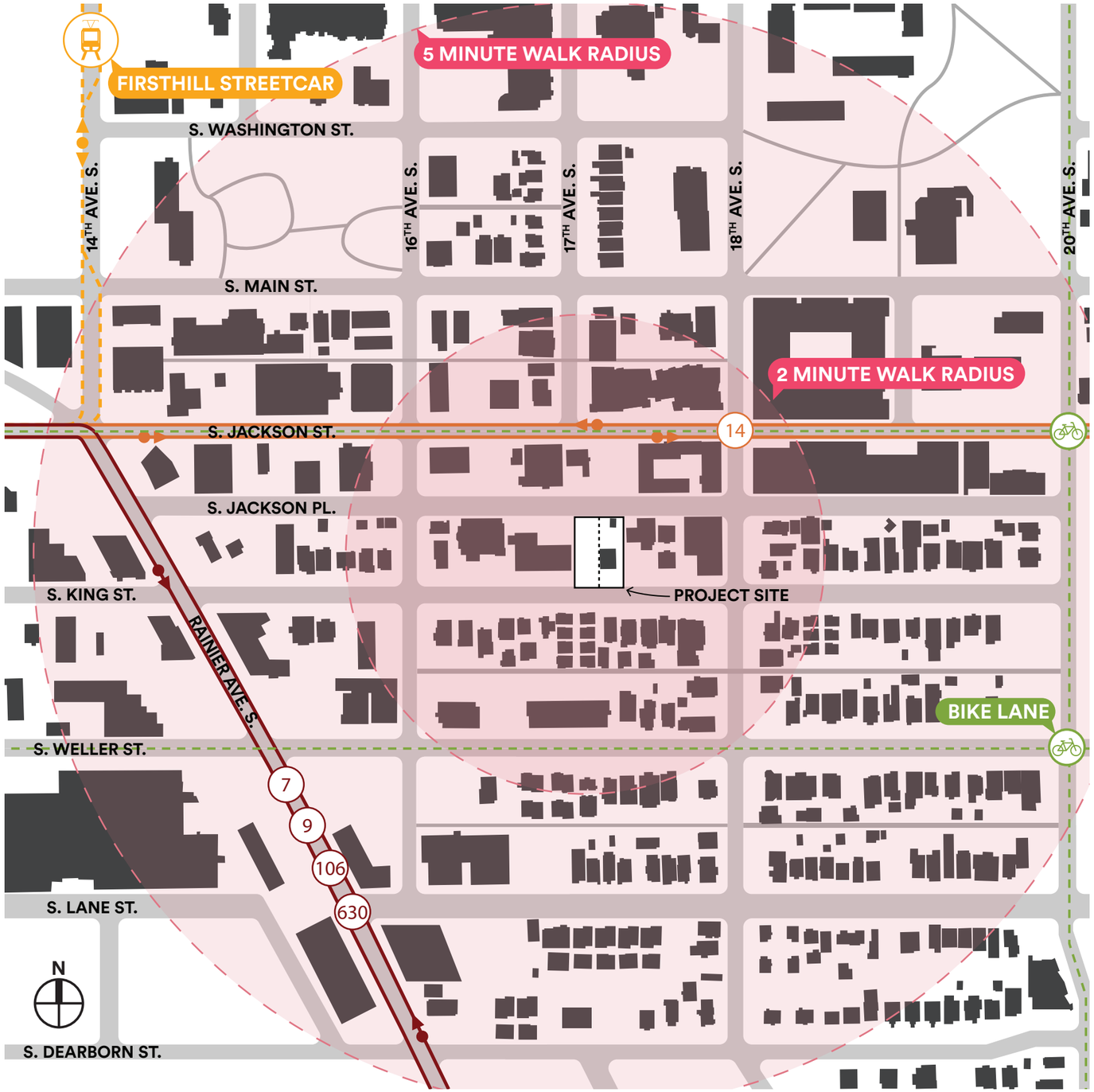


TRANSPORTATION

Located at the heart of the city, the Atlantic neighborhood is well connected to greater Seattle. The proposed development site itself is a two-minute walk from King County metro bus route 14, which travels along S. Jackson St. northwest to Pike Place Market. Routes 7, 9, 106, and 630 are within a five-minute walk from the project site and connect residents to Downtown, the International District, Pioneer Square, Capitol Hill, and south all the way to Renton. Many of these bus routes are also located along the light rail route, offering riders access north to the University and south to the Airport.

Another transportation option is the First Hill Streetcar, which is a seven-minute walk from the proposed site. The streetcar starts its journey in Pioneer Square and proceeds to travel through the International District, the Central Area, Yesler Tarrace, First Hill, and Capitol Hill. As it does so, it connects residents to Seattle's major medical centers, professional sports stadiums, Seattle University, and Seattle Central College.

The site is also accessible via bicycle. A protected bike lane is located at S. Jackson St., with sharrows at S. Weller St., and 20th Ave. S.. Urban Villages are areas within the city that support the most growth, offering a balance of housing and employment opportunities. Due to the area's walkability and reliable transit access, parking is not required within urban villages; instead, developers are given the choice about how much parking they need to serve their tenants. The project team is electing not to provide parking in order to increase the residential unit affordability.



PEDESTRIAN EXPERIENCE

The majority of the buildings along S. King St. were built in the early twentieth-century, therefore the scale is low and the street-edge is discontinuous. While there are a handful of three-story townhouses that were built within the past twenty years, the majority of the residential structures are single-family homes. St. Peter's Episcopal Church and the Vietnamese Buddhist Temple have an elevated architectural presence at the streetfront, and introduce variety in massing and material. Both sides of the street have established planting strips, defining edges and providing a privacy buffer.

The current conditions at the project site present a challenge in connecting to the street. An existing retaining wall along the entire southern property line, elevates the single-family residence above the street-level. The vacant lot is a gap within the street-frontage and provides little visual interest.

GREEN SPACE AND SIGNIFICANT PLACES

1. BAILEY GATZERT ELEMENTARY SCHOOL
2. LANGSTON HUGHES PERFORMING ARTS INSTITUTE
3. SEATTLE BUDDHIST TEMPLE
4. JAPANESE CONGREGATIONAL CHURCH
5. KONKO CHURCH OF SEATTLE
6. PRATT FINE ARTS CENTER
7. ST. PETER'S EPISCOPAL PARISH
8. SEATTLE JAPANESE LANGUAGE SCHOOL
9. VIETNAMESE BUDDHIST ASSOCIATION - CHUA VIETNAM
10. GOODWILL TRAINING AND EDUCATION CENTER


2. LANGSTON HUGHES PERFORMING ARTS


3. SEATTLE BUDDHIST TEMPLE


4. JAPANESE CONGREGATIONAL CHURCH


6. PRATT FINE ARTS CENTER


7. ST. PETER'S EPISCOPAL PARISH

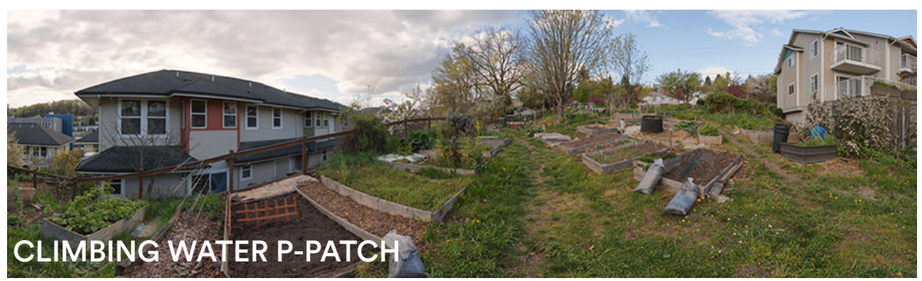

8. SEATTLE JAPANESE LANGUAGE SCHOOL

GREEN SPACE & SIGNIFICANT PLACES

The significant places in this area of the Atlantic neighborhood reflect the diverse demographics of the residents. Seven different places of worship within the study area and a variety of ethnic restaurants along S. Jackson St. further demonstrate the variety of residents in the area. With a community garden, parks, multiple art centers, and a range of different business types, this is a mixed-use neighborhood with many unique characteristics.

WISTERIA PARK

PRATT PARK


CLIMBING WATER P-PATCH

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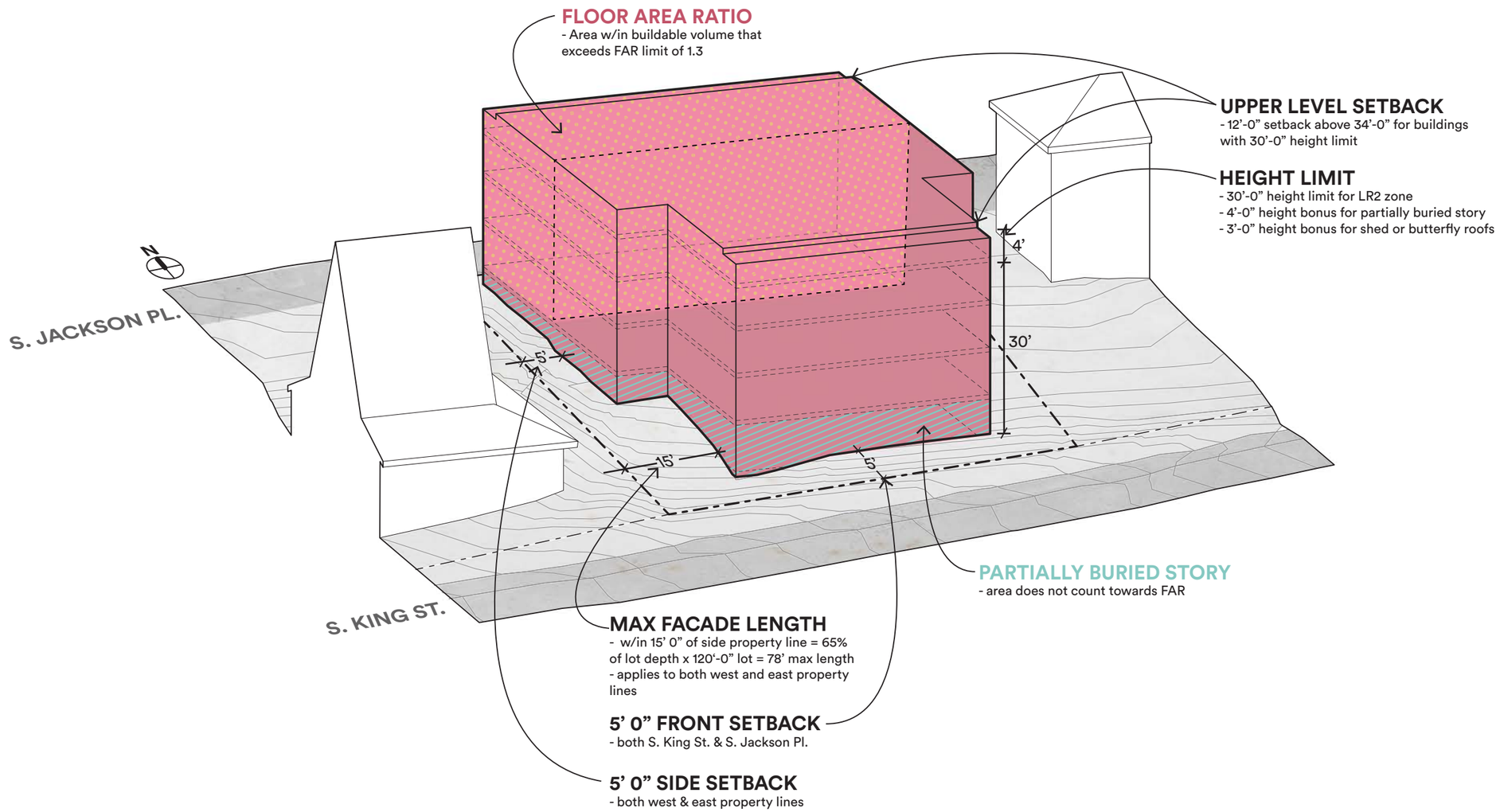
SITE STRATEGY 2.0

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
	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	*Project intends to pursue Built Green
		No limit* pursuant to SMC 23.45.510.C	
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	DEPARTURE REQUESTED (Scheme 2), pg. 56
	SMC 23.45.518.I	Unenclosed decks can project max. 4'-0" into setbacks if no closer than 5'-0" to property line	DEPARTURE REQUESTED (Scheme 3), pg. 61
	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 (Scheme 2), pg. 57
	SMC 23.45.522.A	25% of lot area = 2,400 SF	
		50% provided at ground level = 1,200 SF	DEPARTURE REQUESTED (Scheme 2), pg. 58
		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	DEPARTURE REQUESTED (Scheme 2), pg. 59
DESIGN STANDARDS		length = 78' max. combined structure length	
PARKING	SMC 23.45.529.C.2	Facade articulation required if area exceeds 750 SF	DEPARTURE REQUESTED (Scheme 2 & 3), pg. 60 & 62
	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	
SOLID WASTE		short-term parking = 1/20 dwelling units	
	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	

MAXIMUM BUILDABLE VOLUME PER CODE



CONTEXT & SITE

CS1: NATURAL SYSTEMS & SITE FEATURES

CS1.A.1 ENERGY USE
The project optimizes southern exposure within the building, allowing for more natural heating, and the basement level utilizes the natural insulating value of the adjacent grade.

CS1.B.1. SUN & WIND
Providing ample natural daylight and air to residential units is a project priority. The site benefits from daylight and air access on all four sides due to its through-lot siting between S. King Street and S. Jackson Place, and the setbacks on the east and west sides. There is a possibility for courtyards or ancillary buildings that would provide additional opportunities for natural light and ventilation.

CS1.B.2 DAYLIGHT & SHADING
Shadows from the site have a minimum impact on adjacent buildings, as S. Jackson Place sits to the north of the site.

CS1.C.2 LAND FORM
With the correct stepping and orientation, the +/- 15' of grade change over the course of the site may be used to provide views, natural light, and ventilation to a greater number of units.

CS1.E.2. PROJECT DRAINAGE
The setbacks, façade length requirements, and FAR limitations leave ample room on site for bio-retention planters or other means to retain stormwater on site. These drainage features could become aesthetically pleasing landscape features of the site.

CS1.1.a LOCAL TOPOGRAPHY (CADG)
The proposed project includes front stoops, which conform to the grade change on site

CS2: URBAN PATTERN & FORM

CS2.A.1 SENSE OF PLACE
The site presents great view opportunities to downtown Seattle to the Northwest, and Beacon Hill and Mount Rainier to the south; a clear view of Seattle's historic Pacific Tower on Beacon Hill provides a reference point for the site within the greater Seattle.

CS2.A.2. ARCHITECTURAL PRESENCE
Located at the heart of the Atlantic neighborhood within the 23rd & Union Jackson Residential Urban Village, the project site is poised to serve as a catalyst for positive, equitable development within the neighborhood. The program has the opportunity to not only incorporate multi-family housing, but to contribute to the public realm by enhancing the pedestrian experience. Carefully considered design and an elevated architectural presence at this location will set an example for future development and provide coherence to the street.

CS2.B.2 CONNECTION TO THE STREET
With the primary entrance to the project being from S. King Street, the design has the opportunity to create a formal presence. The strategic building orientation will also allow for more eyes on the street, thereby adding to the monitoring and safety of the neighborhood.

CS2.C.2. MID-BLOCK SITES
The correct scale and orientation of the proposed project will mediate the scale between the large church to the west and the smaller scale single-family residences to the east. Similarly, the project can provide an aesthetically pleasing transition from the residential neighborhood at the south, to the more commercial/industrial feel to the north.

CS2.D.1 EXISTING DEVELOPMENT AND ZONING
Designing to the 30' height limit (rather than the 40' height limit allowed by MHA) will ensure this project is in scale with the structures on adjacent lots, and stepping up the slope will help to keep it in scale with the neighborhood.

CS2.1. ZONE TRANSITIONS
The project site, zoned LR2, is located at the border of an NC3P-40 zone to the north (at S. Jackson Place). While the heights between the two zones are similar (only 10' difference), the character of these zones differs greatly. The NC3P-40 zone includes commercial buildings with large, blank walls and feels very industrial, while the LR2 zone has a more granular and informal aesthetic with incongruent older single-family homes. The proposed project has the ability to bridge these two neighborhoods while respecting the character of each. Stepping up the grade on site provides a natural mend to the small height difference between the two zones.

CS2.1.b TRANSITION & DELINEATION OF ZONES (CADG)
Breaking the project up into different volumes can mediate the scale between the granular, residential neighborhood to the south, and the commercial, more industrial feeling neighborhood to the north.

CS3: ARCHITECTURAL CONTEXT & CHARACTER

CS3.A.2 CONTEMPORARY DESIGN
A contemporary aesthetic can reinforce the urban street front and set the context for future development along S. King Street and S. Jackson Place. The proper use of different materials can relate to the residential nature of S. King Street and the commercial feel of S. Jackson Place.

CS3.A.4 EVOLVING NEIGHBORHOODS
The existing structures along S. King Street and S. Jackson Place are incongruent and untidy. The proposed project has the potential to bring harmony and order to each of the street fronts.

PUBLIC LIFE

PL1 OPEN SPACE CONNECTIVITY

PL1.A.2 ADDING TO PUBLIC LIFE
The site offers opportunity for shared outdoor space to foster community, placemaking and neighborliness.

PL1.B.1. PEDESTRIAN INFRASTRUCTURE
Many of the existing houses along the north side of S. King Street sit up above the street or are back from the sidewalk, thereby limiting the connection with the public realm. S. Jackson Place is mostly commercial in nature or serves the backside of residences. Both streets could benefit from the proposed project, as an appropriate design would provide more eyes on the street and improve the relationship between residents and the public realm.

PL1.C.2 INFORMAL COMMUNITY USES
Because of the grade changes and the possibility of stepping the building, front stoops could be designed into the project; they could be informal places for gathering or visiting, further enhancing the public realm.

PL1.1.a ACCESSIBLE OPEN SPACE (CADG)
The project proposes a clear entry zone with a stoop and access ramp off the sidewalk at S. King Street. This space is highly visible, has a direct connection to the community, and would make an excellent outdoor space for neighbors to visit.

PL2 WALKABILITY

PL2.B.1 EYES ON THE STREET
The proposed project creates a direct visual connection between building units and the sidewalk at S. King Street and S. Jackson Place.

PL2.D.1 WAYFINDING
The proposed project creates a street presence and a clear building entry off of S. King Street. This entry area includes a front stoop and a well-integrated accessible entrance.

DESIGN CONCEPT

PL3: STREET-LEVEL INTERACTION

PL3.A.1.C COMMON ENTRIES TO MULTI-STORY RESIDENTIAL BUILDINGS
The proposed project includes a clear and common building entry with stairs and an accessible ramp. The shared entry area leads to common uses such as mail, packages, and bike storage. Space has been designated for security gates and a call box.

PL3.B.2 GROUND LEVEL RESIDENTIAL
The proposed project includes a landscape buffer where it's possible to visually and acoustically separate the sidewalk and entry from ground level units. Stepping the building and offsetting the ground floor from the sidewalk level also helps provide privacy.

PL3.1.c FRONTAGES (CADG)
The proposed project includes transparent glass, corner windows, and a strong visual connection between the units and the streets and sidewalks.

PL3.2.c STREETSCAPE TREATMENT (CADG)
Built-in awnings will provide protection at the building entry points, creating a welcoming experience and a location for the call box.

PL3.2.i STREETSCAPE TREATMENT (CADG)
Concrete stoops are integrated with the landscape and the proposed building; these will mark the building entrance and create a place for neighbors to visit.

PL4 ACTIVE TRANSPORTATION

PL4.B.2 BIKE FACILITIES
The proposed project includes a common area with covered, secured bike parking for each unit. This bike parking will reside within the building envelope and is accessed via code-conforming ramps.

DC1: PROJECT USES & ACTIVITIES

DC1.A.4 VIEWS AND CONNECTIONS
The proposed project situates a high percentage of units at the building corners, thereby improving views, the quality of natural light, and ventilation.

DC1.C.4. SERVICE USE
The project site has the advantage of two adjacent streets. S. King Street is the primary street presence and entrance to the building, while S. Jackson Place is used for solid waste pickup, deliveries, and move in/out purposes.

DC2: ARCHITECTURAL CONCEPT

DC2.A.2 REDUCE PERCEIVED MASS
Breaking the proposed project into separate masses, and jogging and stepping the massing will establish a building with a lower perceived scale. Added balconies will provide articulation and geometric interest.

DC2.B.1. FAÇADE COMPOSITION
The proposed project has the rare opportunity of addressing two different and disparate streets. A harmonious façade of geometric alignment, transparency and articulation will bring cohesion and order to S. King Street and S. Jackson Place. Window bands will provide aesthetically pleasing horizontal geometries, while stacked decks will establish a vertical geometry to each street frontage. These two systems will create a pleasing weave of geometries and materials at each façade.

DC2.C.1 SECONDARY ARCHITECTURAL FEATURES
Visual depth will be established with clear entry recesses, modulation at the circulation corridors, and aligned decks at the exteriors.

DC2.3.3 FIT WITH NEIGHBORING BUILDINGS
The proposed project aims to have a softer, more granular aesthetic along S. King Street to fit with the residential context, while a more engineered and sleek aesthetic may face the commercial/industrial feel of S. Jackson Place.

DC2.A.c&d BUILDING LAYOUT & MASSING (CADG)
The proposed project separates the project into two masses. This creates a scale commensurate with the adjacent residential community and opportunities for additional corner units and shared outdoor space.

DC3 OPEN SPACE CONCEPT

DC3.B.4 MULTIFAMILY OPEN SPACE
The proposed project has the potential to include shared, common outdoor space to foster placemaking and community, and individual units could hold a visual connection with this space.

DC3.1.a COMMON OPEN SPACES (CADG)
The proposed project includes accessible and shared courtyard space, which is easily approached from units.

DC4 EXTERIOR ELEMENTS & FINISHES

DC4.B.1 SIGNAGE SCALE & CHARACTER
Because of the clear entry area and front stoop character of the proposed development, a nice opportunity exists for a handsome, but subtle building sign facing S. King Street.

DC4.D.2 HARDSCAPE MATERIALS
The proposed development includes durable, timeless materials at the hardscapes and terraces. These spaces are intended for use by the tenants and the materials will weather pleasantly over time.

DC4.3.a&d BUILDING DETAILS AND ELEMENTS (CADG)
The proposed project maximizes the number of corner units, which include two walls of windows and natural ventilation. These transparent windows create horizontal bands of geometry, while stacked decks weave vertical geometries into a cohesive composition.

A.1 CHARACTER AREAS – HISTORY AND HERITAGE (CADG)
The site sits within an "influence area" as defined by the Central Area Character & Cultural Place maker Map.

A.1.4.a.3 23rd & JACKSON CHARACTER AREA (CADG)
The proposed project is located within walking distance of Pratt Fine Arts Center, the Wood Technology Center, Seattle Vocational Institute, Langston Hughes Performing Arts Institute, and the Douglass-Truth Library. Each of these places would benefit from increased density in the neighborhood, and additional living units within walking distance.

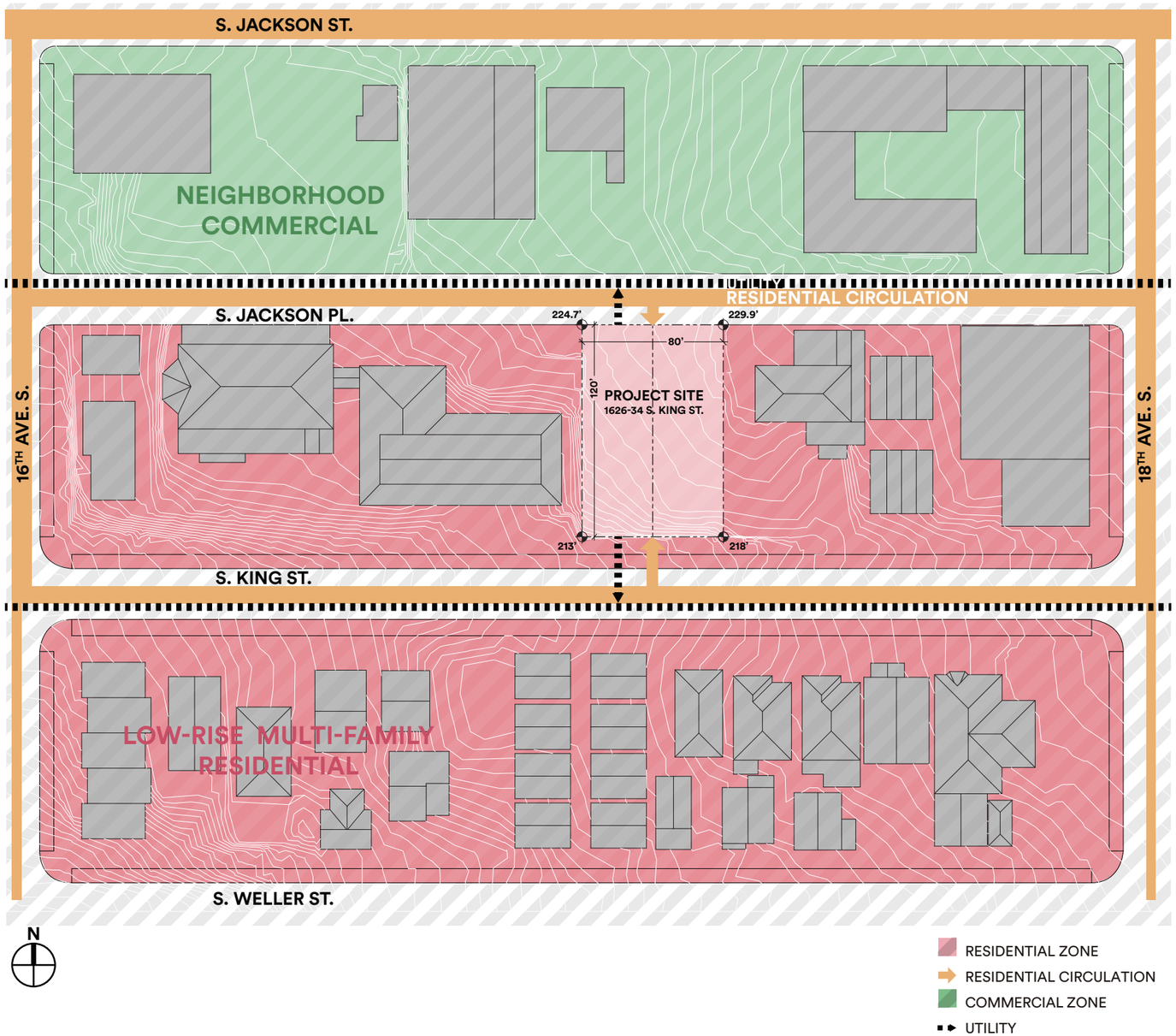
SITE ACCESS

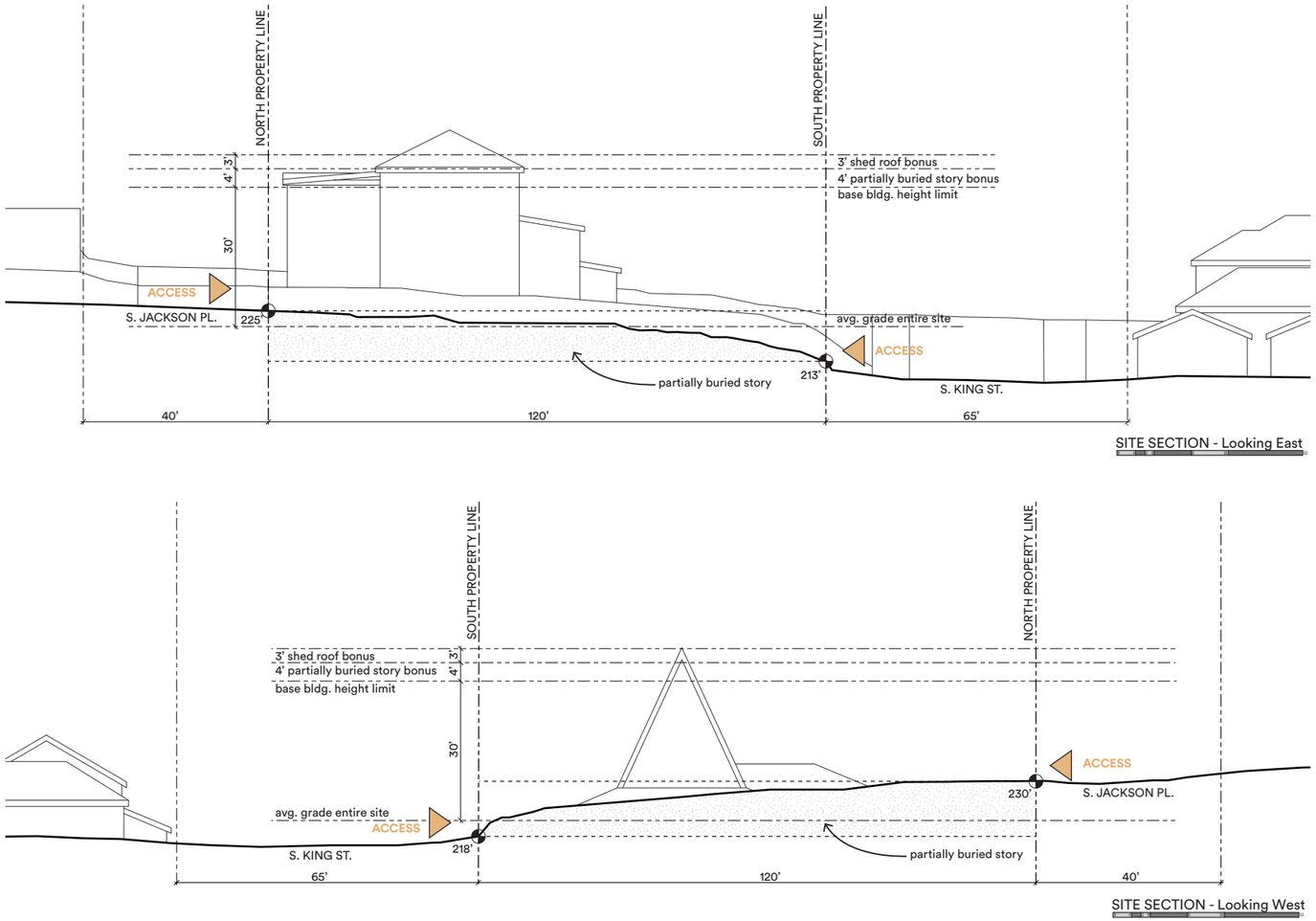
THROUGH-LOT SITE ACCESS

Because the parcel is located between two streets (S. King St. and S. Jackson Pl.), the site is considered a through-lot per SMC 23.45.518.D. The resulting setback at each property line is 5'-0".

RIGHT OF WAY IMPROVEMENT EXCEPTION

A ROW Improvement Exception was approved along S. Jackson Pl., thereby eliminating a 6' dedication along the north property line.





SITE CIRCULATION

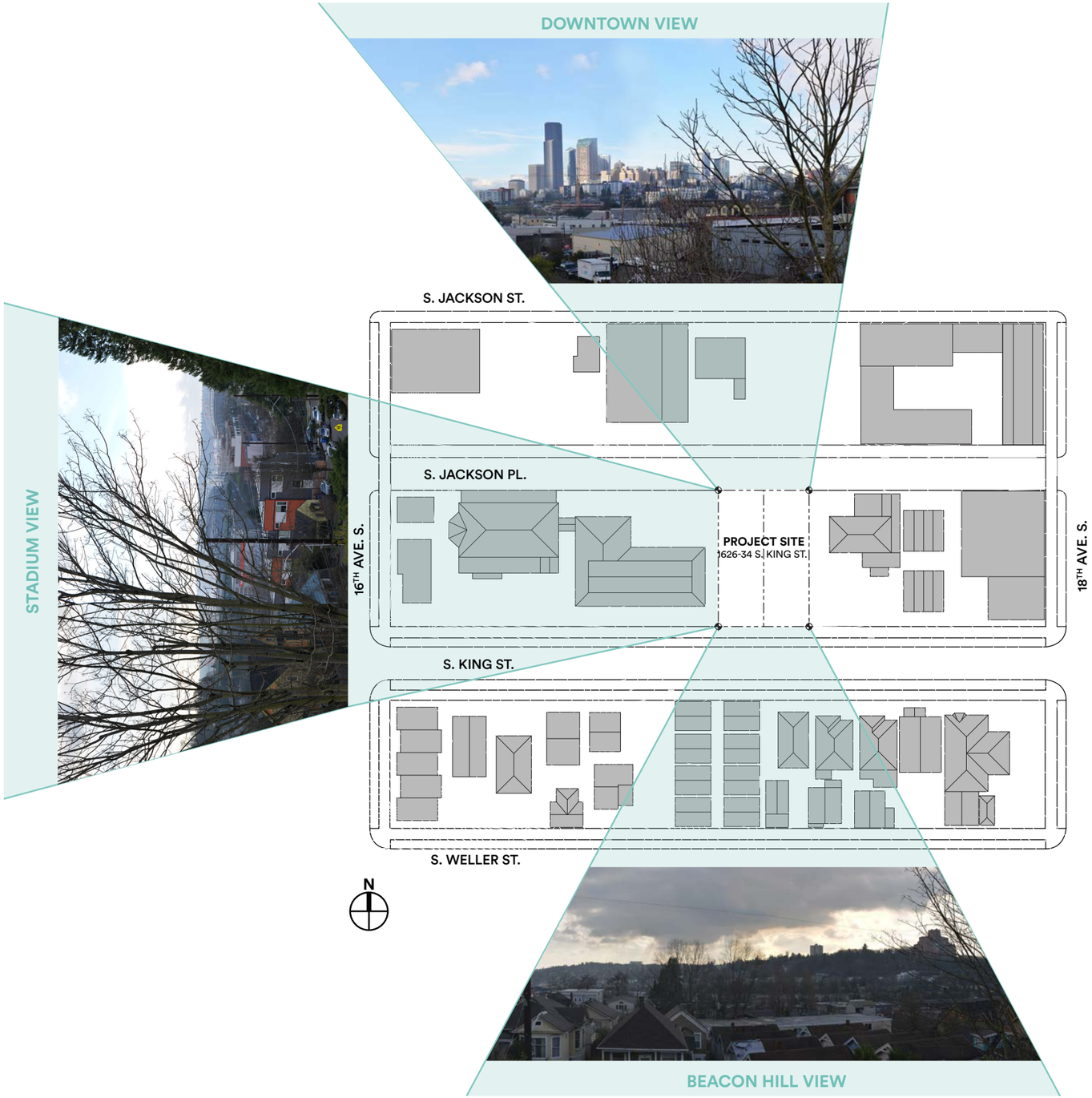
Located mid-block between S. King Street and S. Jackson Place, the project has one primary entrance and one secondary entrance. Each can accommodate people, bikes, and goods. The entrance along S. King Street is the primary entrance which will provide clear wayfinding for tenants, guests, and services. The entrance along S. Jackson Place will function as a secondary entrance for tenants, deliveries and move-in/out.

Neither S. King Street or S. Jackson Place are designated as arterials. Both streets reside in the 23rd & Union-Jackson Residential Urban Village. The width, structure, and nature of the two right-of-ways adjacent to this property vary greatly. The image below, from the SDOT Seattle Streets Illustrated Manual, shows the components that comprise a 52' ROW within an Urban Village similar to S. King Street. Zones of traffic are clearly separated with a planting strip, delineating vehicular and pedestrian traffic and supporting diverse neighborhood traffic. None of these features exist at S. Jackson Place, which functions more like an alley. The traffic at S. Jackson Place is primarily local to the neighborhood and related to the adjacent properties, providing direct access to the residential properties, deliveries & parking to the commercial properties, and parking to the adjacent religious facility. No sidewalks exist along S. Jackson Place along this bock and a variety of existing buildings currently encroach on the 52' ROW.

URBAN VILLAGE NEIGHBORHOOD STREET

VIEWS

A prominent view of downtown Seattle lies to the northwest of the property. To the west, Century Link Field and T-Mobile Park can be viewed, as well as the harbor and West Seattle beyond. To the south, the site has significant sun exposure as well as views of Beacon Hill, a prominent view of the historic Pacific Tower, and Mt. Rainier on a clear day.



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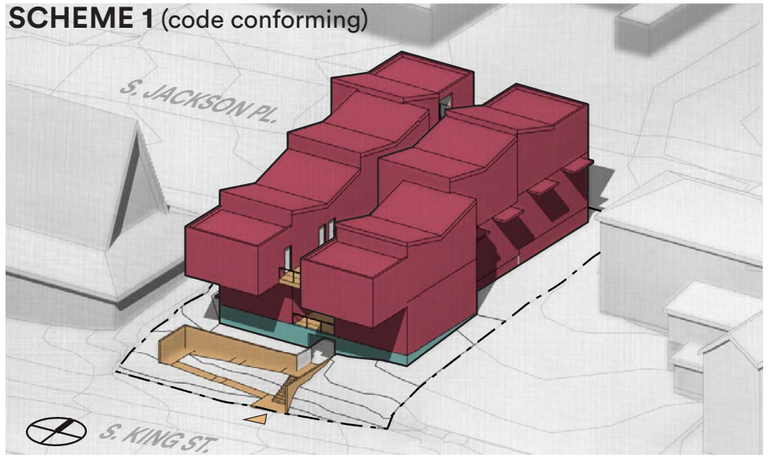
3.0 DESIGN SCHEMES

SCHEME 1 (code conforming)



GROSS BUILDING AREA*	17,406 SF
FAR	1.0
UNITS	34
SEDUs	34
1-beds	0
PARKING	
Vehicle	0
Bicycle	34

OBJECTIVES

- Meet all code provisions
- Maximize buildable volume
- Step building with grade

ADVANTAGES

- Meets all code provisions
- Fronts S. King Street
- Scales with grade
- Organizes units along a single circulation corridor

CHALLENGES

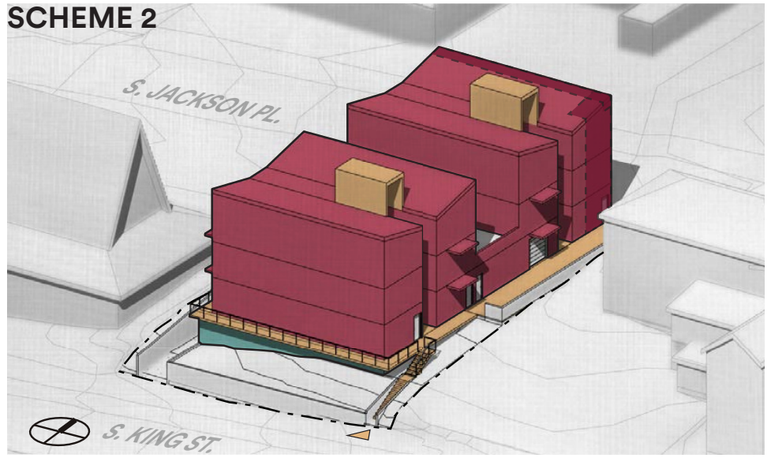
- Large massing
- Complicated system of stairs to accommodate grade
- Entry façade is overbearing

DEPARTURES

- none

* Gross building areas do not include exterior circulation, typical of all schemes

SCHEME 2



GROSS BUILDING AREA*	16,356 SF
FAR	1.3
UNITS	25
SEDUs	0
1-beds	25
PARKING	
Vehicle	0
Bicycle	25

OBJECTIVES

- Reinforce urban edge
- Create a more granular massing
- Establish open space at center of site

ADVANTAGES

- Creates more corner units
- Splits massing into 2 volumes of smaller scale
- Optimizes daylight, views, and ventilation

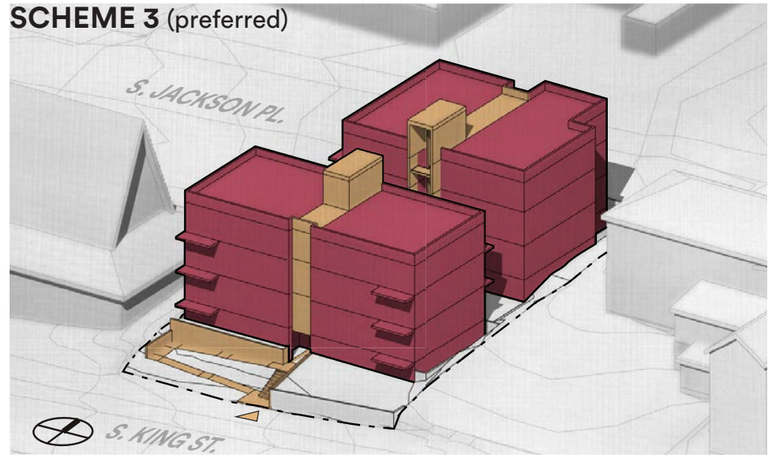
CHALLENGES

- Large footprint on site
- Large amount of area dedicated to circulation
- Does not use topography to its advantage

DEPARTURES

- SMC 23.45.518.L.1: 12’-0” upper level setback abvove 34’-0”
- SMC 23.45.518.H.5: Unenclosed decks w/in side setbacks
- SMC 23.45.522.A.2: 50% common amenity area requirement
- SMC 23.45.527.B: Max. facade length
- SMC 23.45.529.C.2: Facade articulation

SCHEME 3 (preferred)



GROSS BUILDING AREA*	17,813 SF
FAR	1.3
UNITS	30
SEDUs	0
1-beds	30
PARKING	
Vehicle	0
Bicycle	30

OBJECTIVES

- Reinforce urban edge
- Create a more granular massing
- Establish open space at center of site
- Optimize daylight, views, natural ventilation

ADVANTAGES

- Splits massing into 2 volumes of smaller scale and creates corner units
- Optimizes daylight, views, and ventilation
- Creates a shared terrace space between buildings
- Steps buildings with topography

CHALLENGES

- Difficult to maintain practical open area between buildings without departure
- Difficult to establish strong urban edge without departure

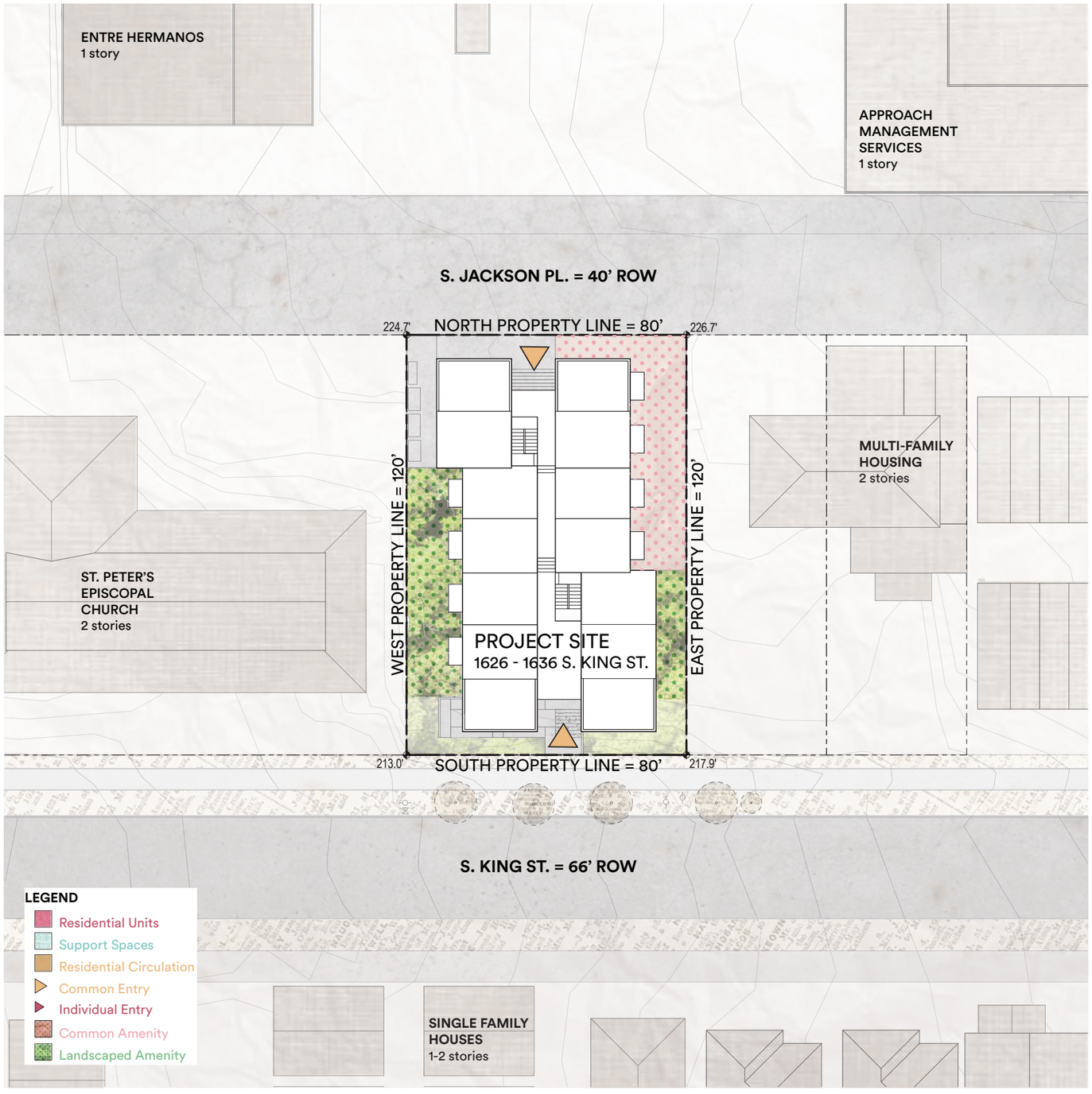
DEPARTURES

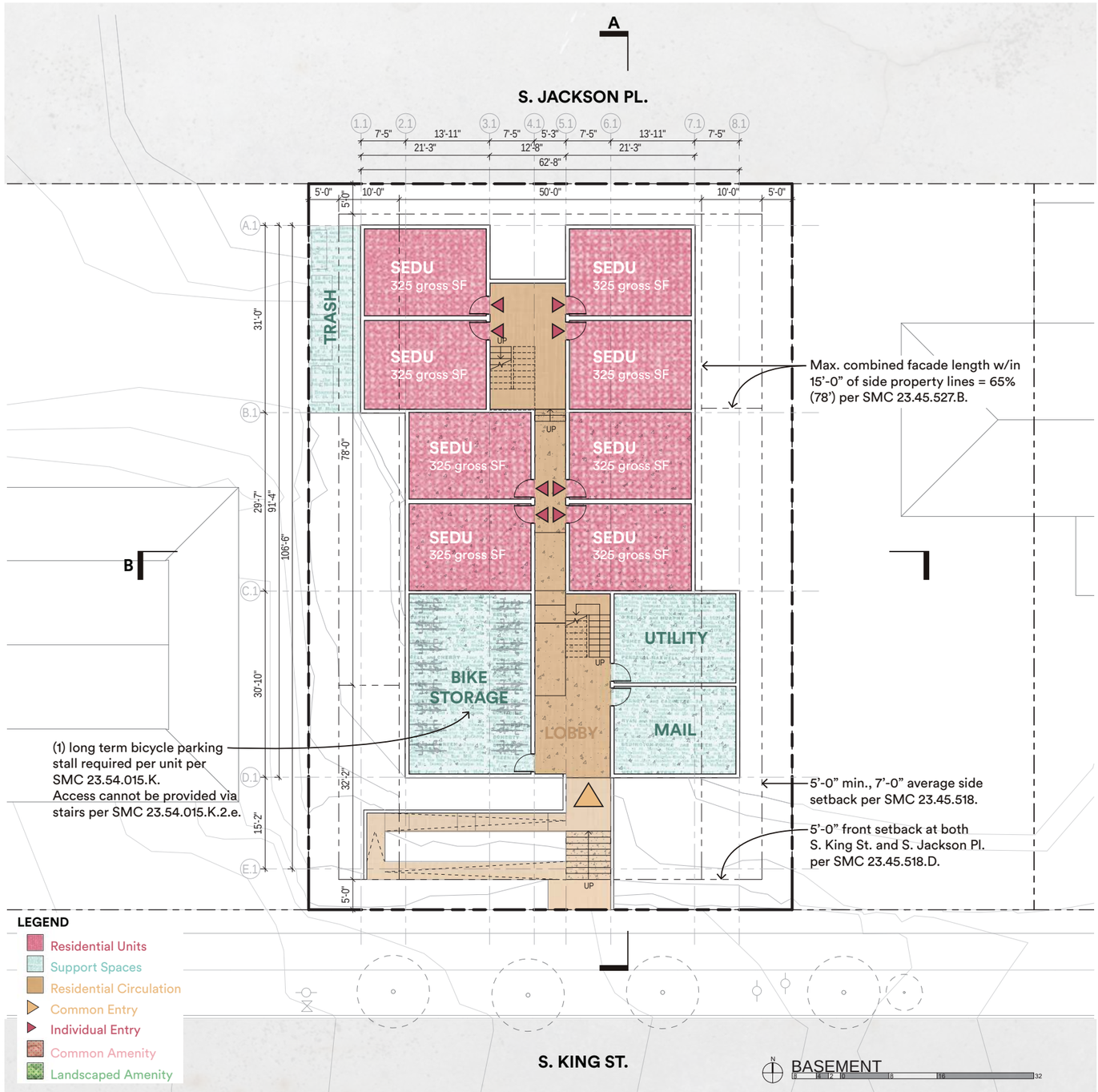
- SMC 23.45.518.I: Unenclosed decks w/in 5’-0” front setback
- SMC 23.45.529.C.2: Facade articulation

SITE PLAN

GROSS BUILDING AREA	**17,406 SF**
FAR	**1.0**
UNITS	**34**
SEDUs	34
1-beds	0
PARKING	
Vehicle	0
Bicycle	34
AMENITY	
Required	2,400 SF
Provided	2,853 SF

As the entirely code conforming scheme, Scheme 1 illustrates how the proposed development might fit into the context without departing from the code. The street facades along S. King Street and S. Jackson Place hold the urban edge and the building massing steps with the site.





FLOOR PLAN | BASEMENT

GROSS AREA / FLOOR	**4,739 SF**
Residential	2,617 SF
Circulation	806 SF
Support	1,316 SF
UNITS	**8**
SEDUs	8
1-beds	0
PARKING	
Vehicle	0
Bicycle	34

CS1.C.2 LAND FORM

Scheme 1 separates the massing into three levels to step the building with the slope of the site. This helps optimize daylight, views, and ventilation, while providing a practical excavation plan for the construction.

CS2.B.2 CONNECTION TO THE STREET

With the primary entrance to the project being from S. King Street, scheme 1 creates a formal presence with a prominent entry, an entry stoop, and building signage.

FLOOR PLAN | LEVEL 1

GROSS AREA / FLOOR	**6,206 SF**
Residential	3,933 SF
Storage Lofts	1,467 SF
Circulation	806 SF
UNITS	**12**
SEDUs	12
1-beds	0
AMENITY	
Common	1,229 SF
Landscaped	1,624 SF

PL3.1.C FRONTAGES (CADG)

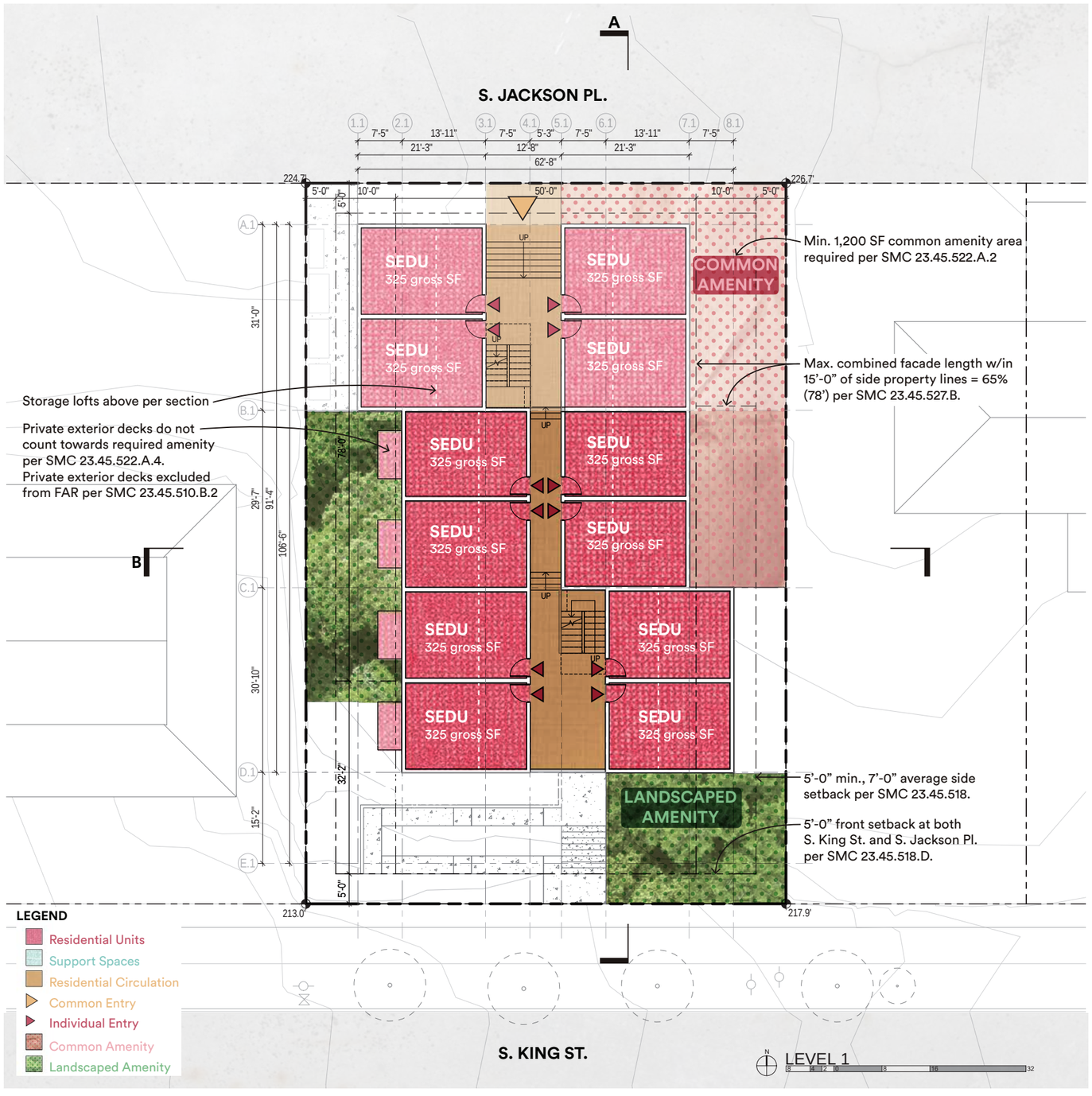
Scheme 1 incorporates transparent glass, corner units, and a strong visual connection between the units and the street and sidewalk.

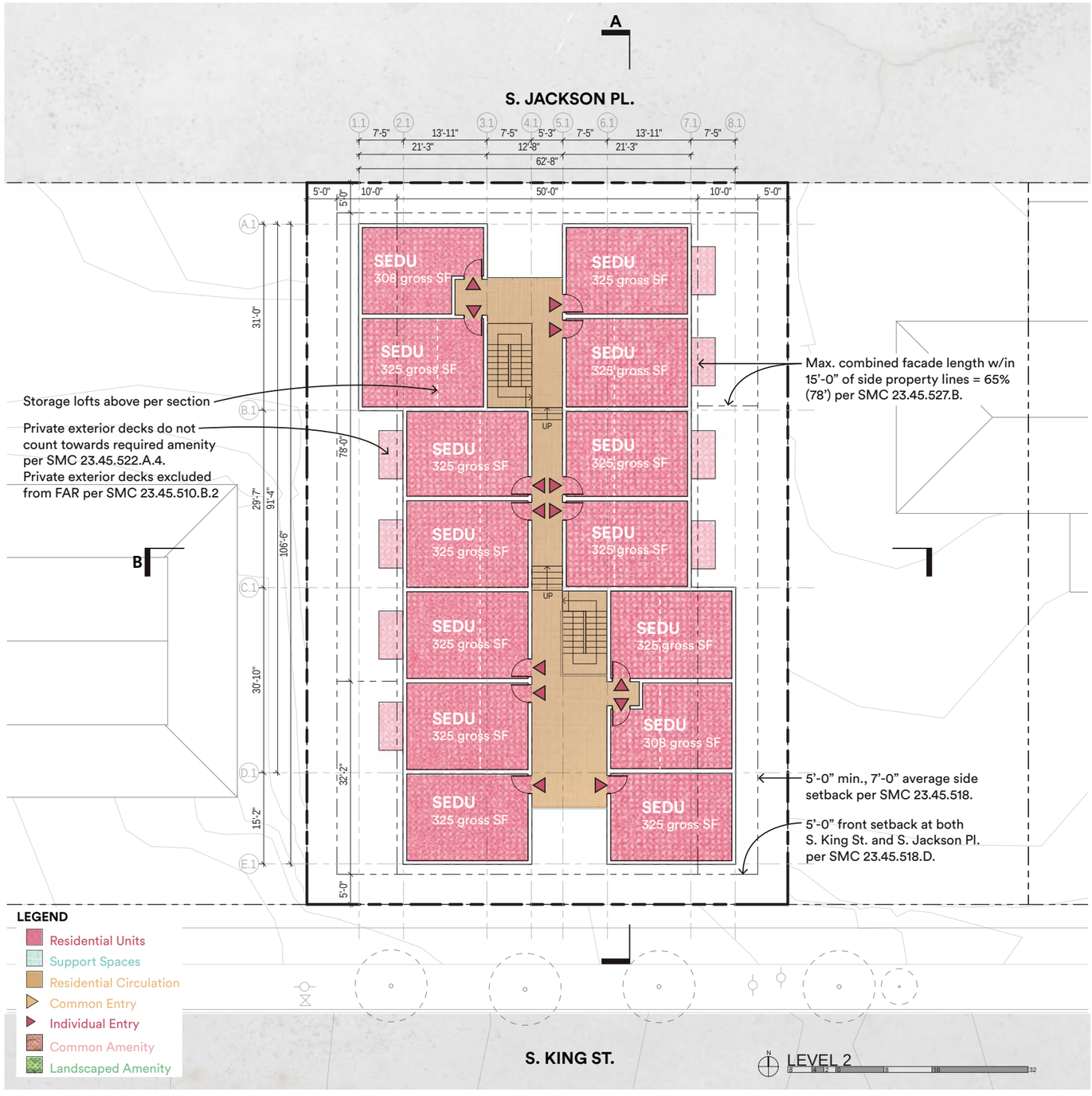
PL3.2.I STREETSCAPE TREATMENT (CADG)

A concrete stoop and accessible ramp are both integrated into the landscape of Scheme 1. These will mark the building entrance and create informal, outdoor spaces for tenants and neighbors to visit.

DC1.C.4 SERVICE USE

Scheme 1 creates a formal entrance from S. King Street, while secondary uses such as deliveries, garbage, and move-in/out can be accommodated from S. Jackson Place.





FLOOR PLAN | LEVEL 2

GROSS AREA / FLOOR	**6,461 SF**
Residential	4,530 SF
Storage Lofts	1,203 SF
Circulation	728 SF
UNITS	**14**
SEDUs	14
1-beds	0
AMENITY	
Common	0
Landscaped	0

CS1.B.1 SUN & WIND

By notching the massing, the building offers 6 stacks of corner units. These unit designs maximize natural light, views, and ventilation.

PL2.B.1 EYES ON THE STREET

Scheme 1 organizes four units at S. King Street with a direct visual connection to the street and sidewalk. Similarly, six units front S. Jackson Place and have a direct visual connection with this street.

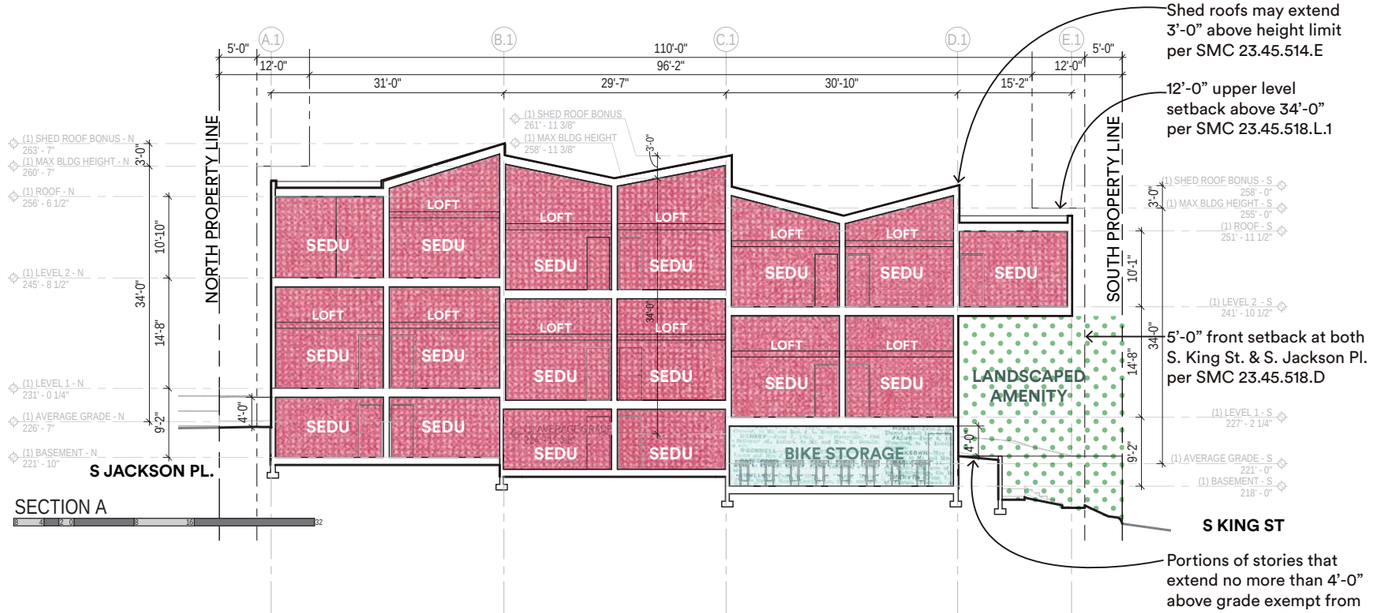
BUILDING SECTIONS

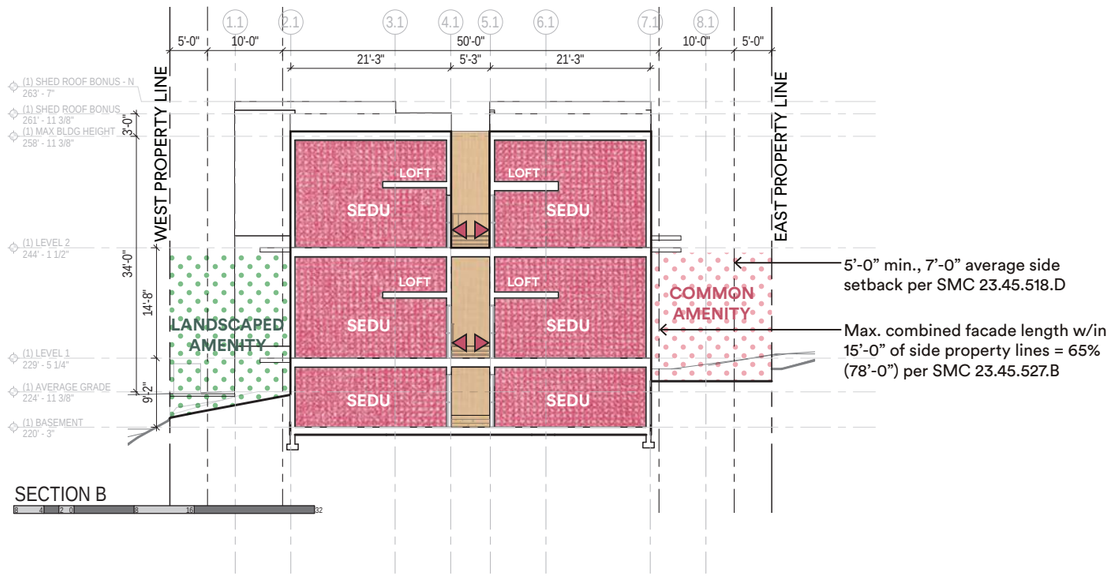
CS2.1 ZONE TRANSITIONS

Stepping the building up the slope allows the southern portion to have a scale commensurate with the single-family residences along S. King Street, while the north portion of the building steps up to match the more commercial scale along S. Jackson Place.

PL2.D.1 WAYFINDING

Scheme 1 has a bold cantilever at the entry area which establishes a clear entry point to the building and provides a covered entry. The cantilever also provides opportunity for highly visible signage.





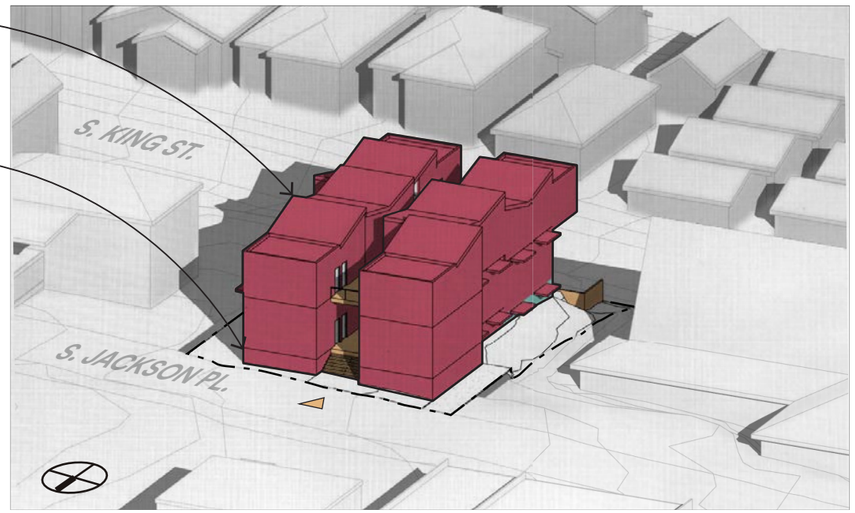
LEGEND

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

MASSING

SMC 23.45.514.E
Shed roofs may extend 3'-0" above height

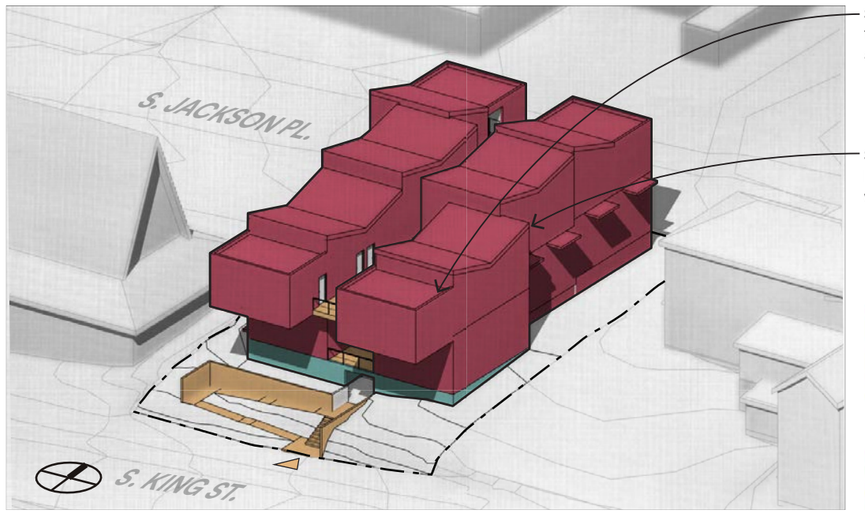
SMC 23.45.510.E
Portions of stories that extend no more than 4'-0" above grade exempt from FAR



NORTHWEST CORNER

SMC 23.45.518.L.1
12'-0" upper level setback above 34'-0"

SMC 23.45.527.B
Max. combined facade length w/in 15'-0" of side property lines = 65% (78'-0")



SOUTHEAST CORNER

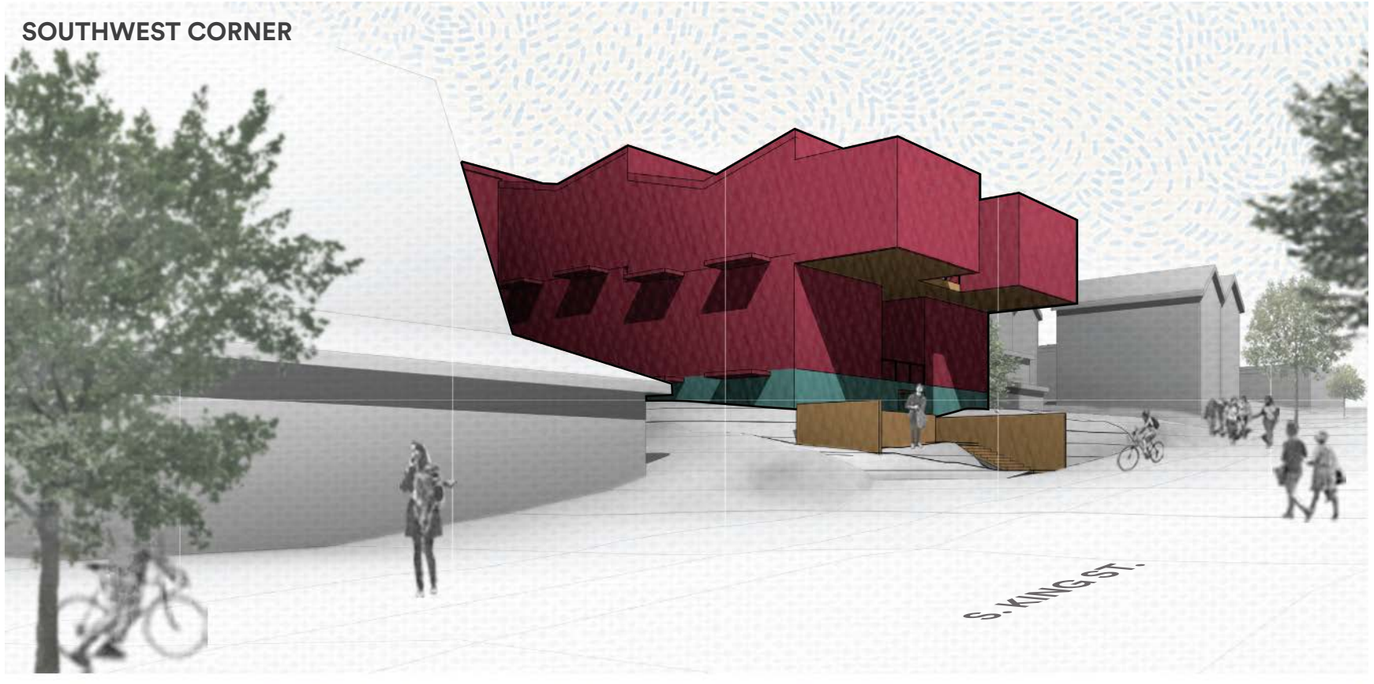
LEGEND
- Residential Units
- Support Spaces
- Residential Circulation
- Common Entry
- Individual Entry
- Common Amenity
- Landscaped Amenity

PERSPECTIVES

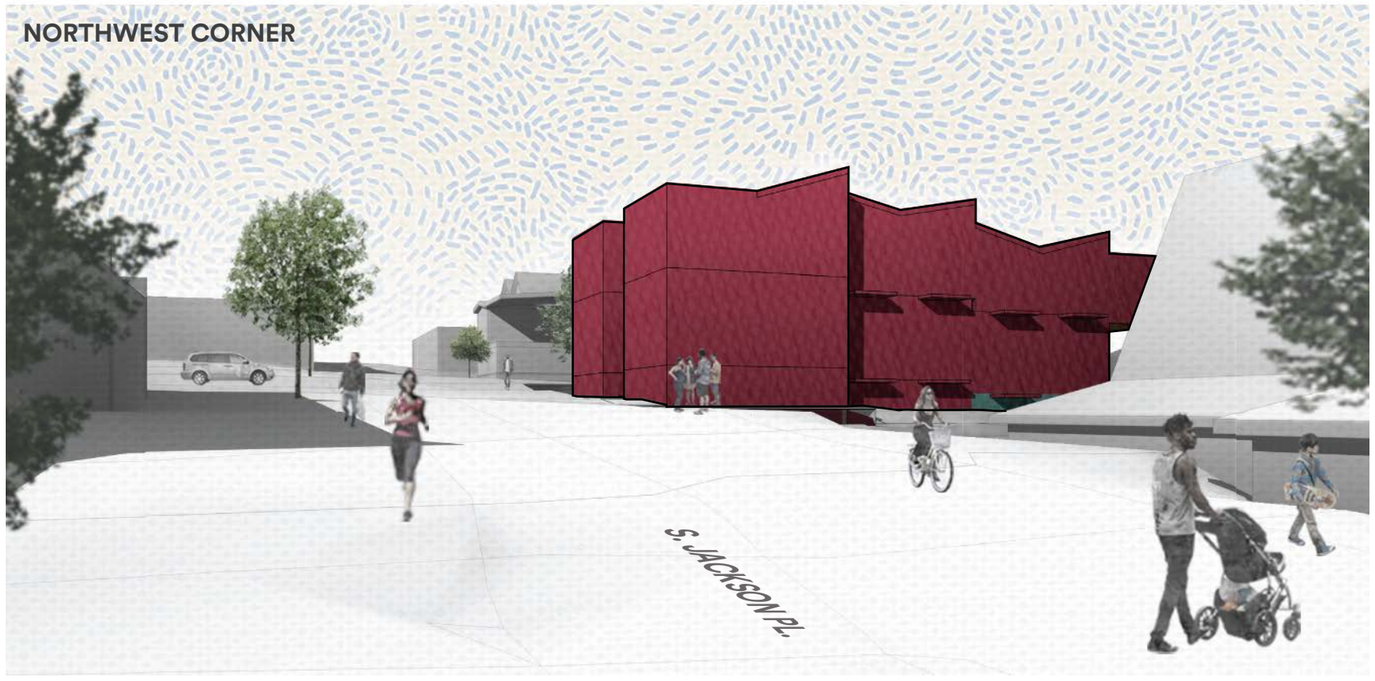
CS2.A.2 ARCHITECTURAL PRESENCE
The massing of the scheme establishes the urban edge along S. King Street and S. Jackson Place while fostering interaction and supporting eyes on the street.

CS2.C.2 MID-BLOCK SITES
The proper material and massing treatment of Scheme 1 will help the building transition from the residential character at the south to the more commercial character at the north. Scheme 1 achieves this through landscaping, materials, and articulation of the facades.

SOUTHWEST CORNER



NORTHWEST CORNER



SHADOW STUDIES

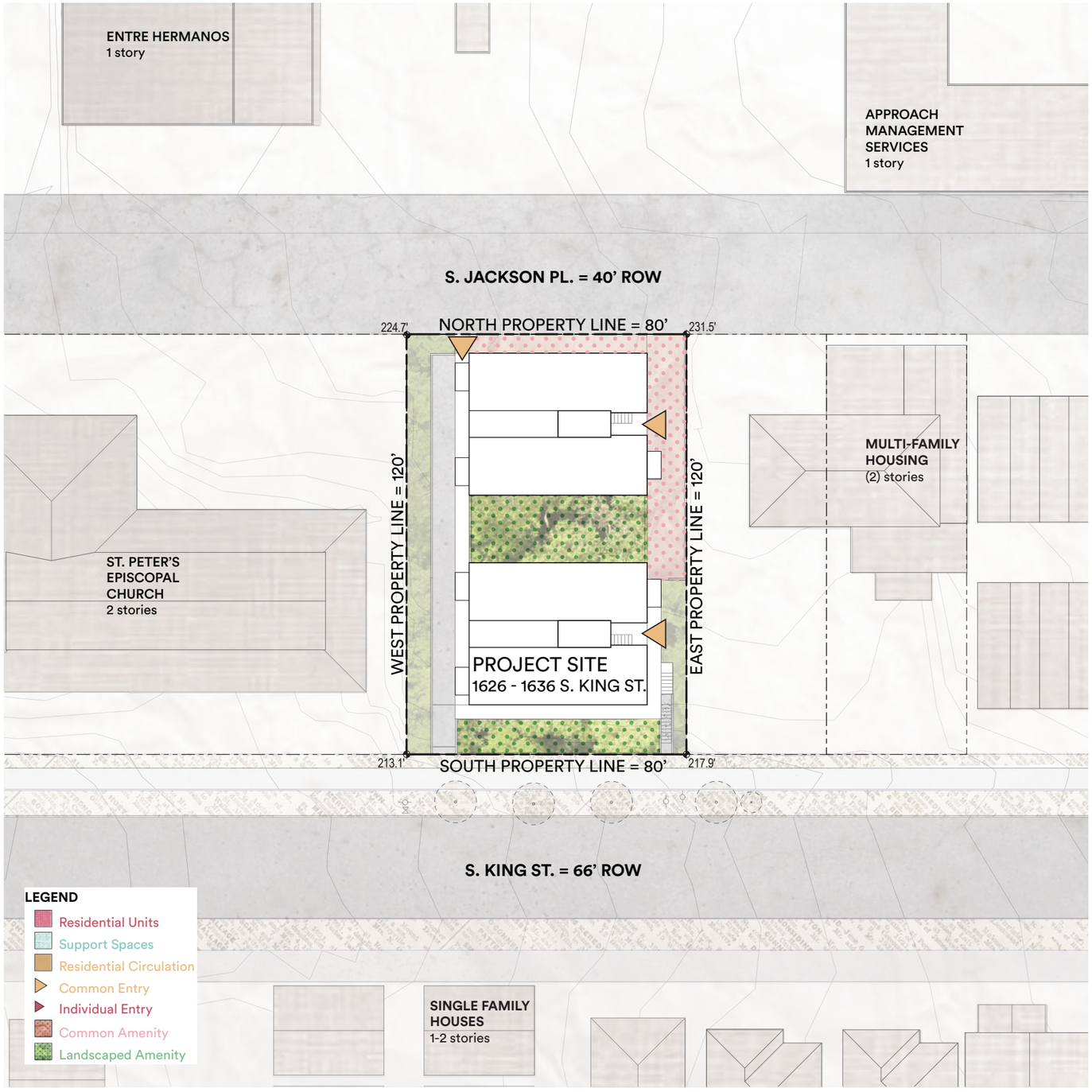
CS1.B.2 DAYLIGHT & SHADING

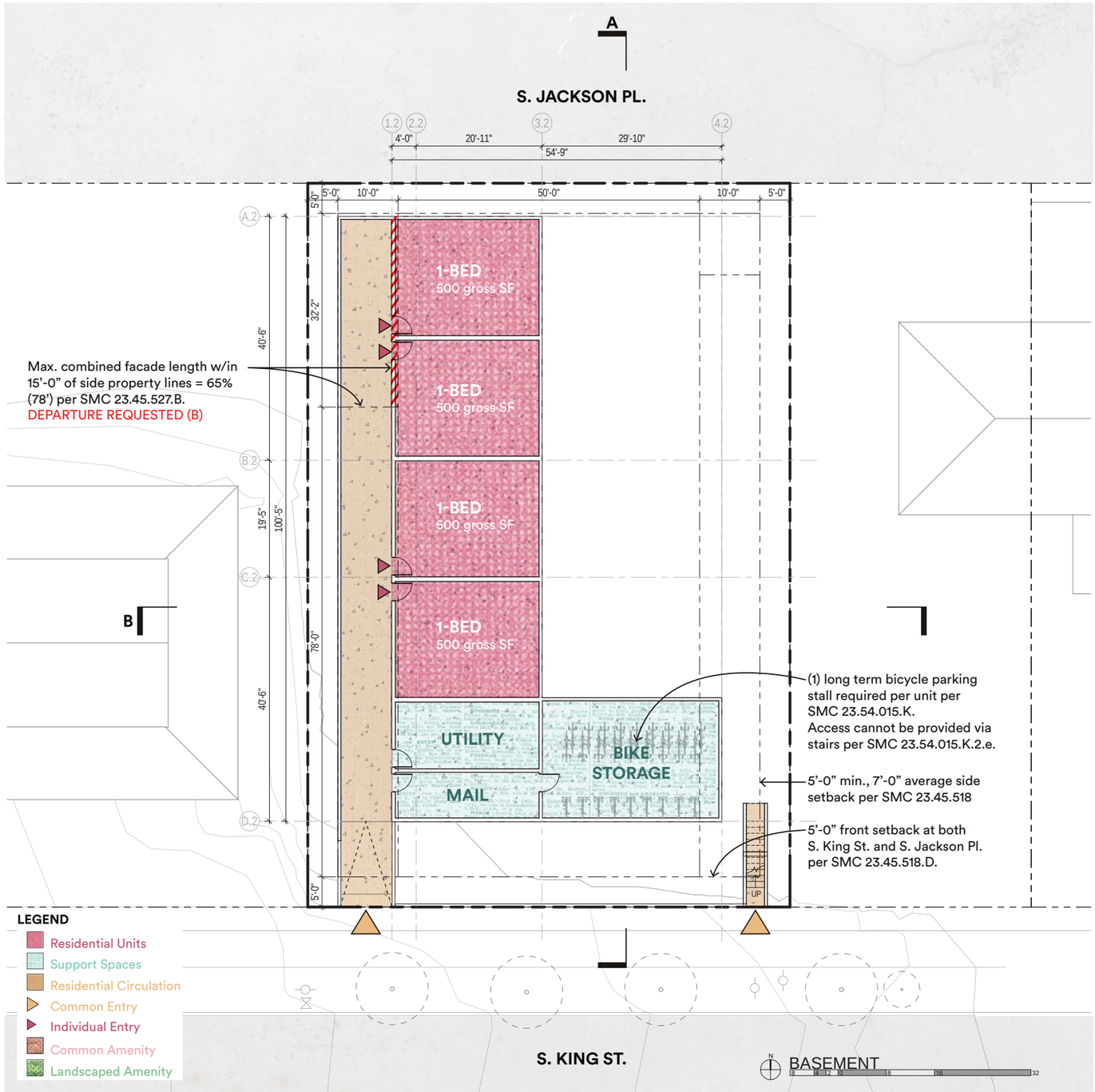
The shadows from Scheme 1 have minimal impact on the adjacent properties as the majority of shadows are cast over S. Jackson Place to the north and the commercial spaces across S. Jackson Place in the NC3P-40 zone.

SITE PLAN

GROSS BUILDING AREA	**16,356 SF**
FAR	**1.3**
UNITS	**25**
SEDUs	0
1-beds	25
PARKING	
Vehicle	0
Bicycle	25
AMENITY	
Required	2,400 SF
Provided	2,639 SF

The main objective of Scheme 2 is to break up the massing at the 2nd and 3rd levels into two towers thereby allowing for more daylight, view, and natural ventilation to individual units. This design move also allows the building scale to more closely relate to the adjacent neighborhood. The project establishes a strong urban edge at both S. King Street and S. Jackson Place.





FLOOR PLANS | BASEMENT

GROSS AREA / FLOOR	**3,126 SF**
Residential	2,005 SF
Exterior Circulation	1,022 SF
Support	1,121 SF
UNITS	**4**
SEDUs	0
1-beds	4
PARKING	
Vehicle	0
Bicycle	27

CS1.A.1 ENERGY USE

Scheme 2 optimizes southern exposure within the building, allowing for more natural heating, and the basement level utilizes the natural insulating value of the adjacent grade.

PL1.1.A ACCESSIBLE OPEN SPACE (CADG)

The scheme proposes a clear entry zone from both S. King Street and S. Jackson Place. The on-grade circuation area at the west side of the site has been designed with additional width to accommodate accessible open space.

PL4.B.2 BIKE FACILITIES

The scheme includes a common area with covered, secured bike parking for each unit. This bike parking resides within the building envelope and is accessed via code-conforming ramps.

FLOOR PLANS | LEVEL 1

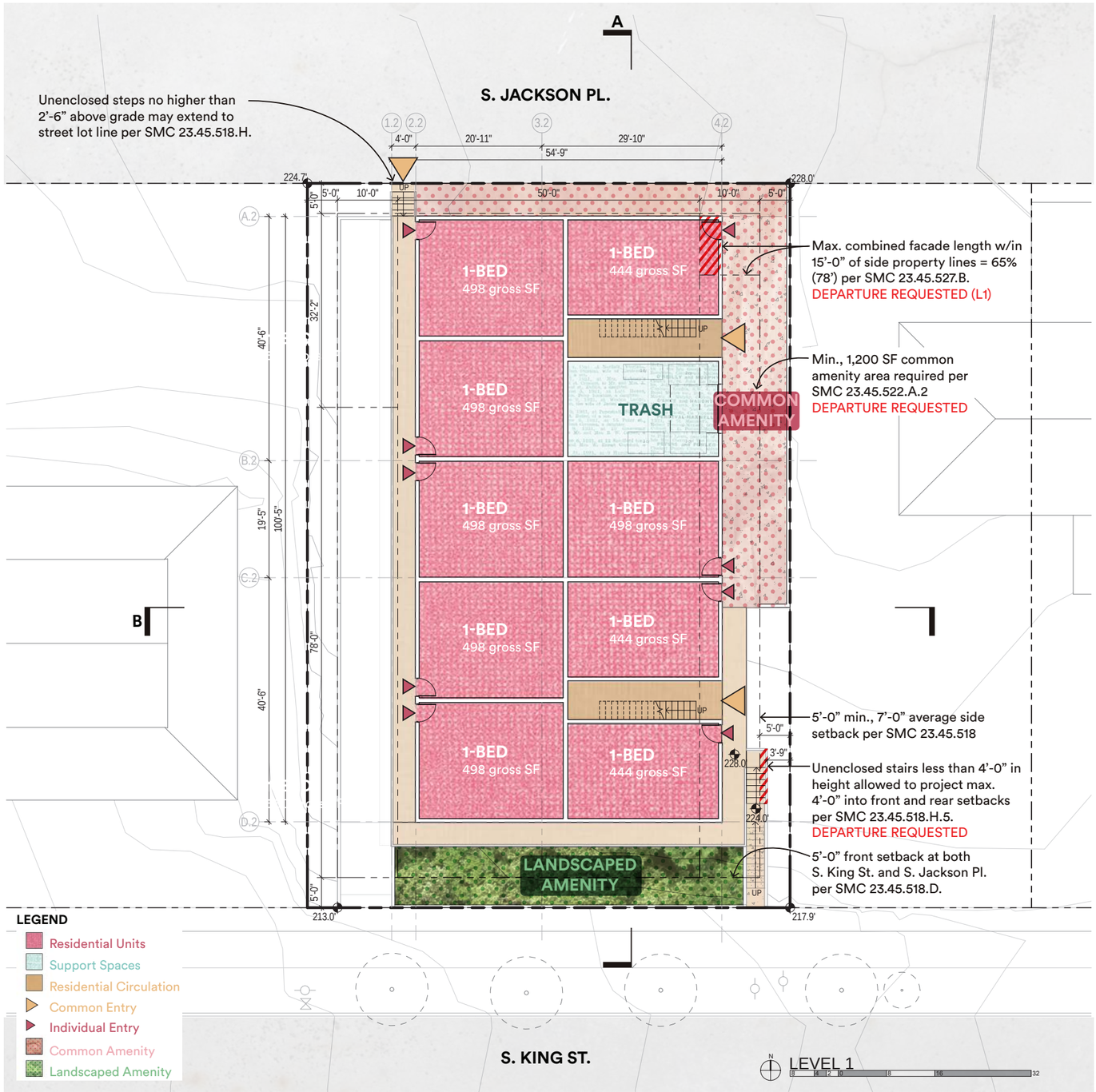
GROSS AREA / FLOOR	**5,121 SF**
Residential	4,363 SF
Circulation	336 SF
Exterior Circulation	894 SF
Support	422 SF
UNITS	**9**
SEDUs	0
1-beds	9
AMENITY	
Common	1,066 SF
Landscaped	593 SF

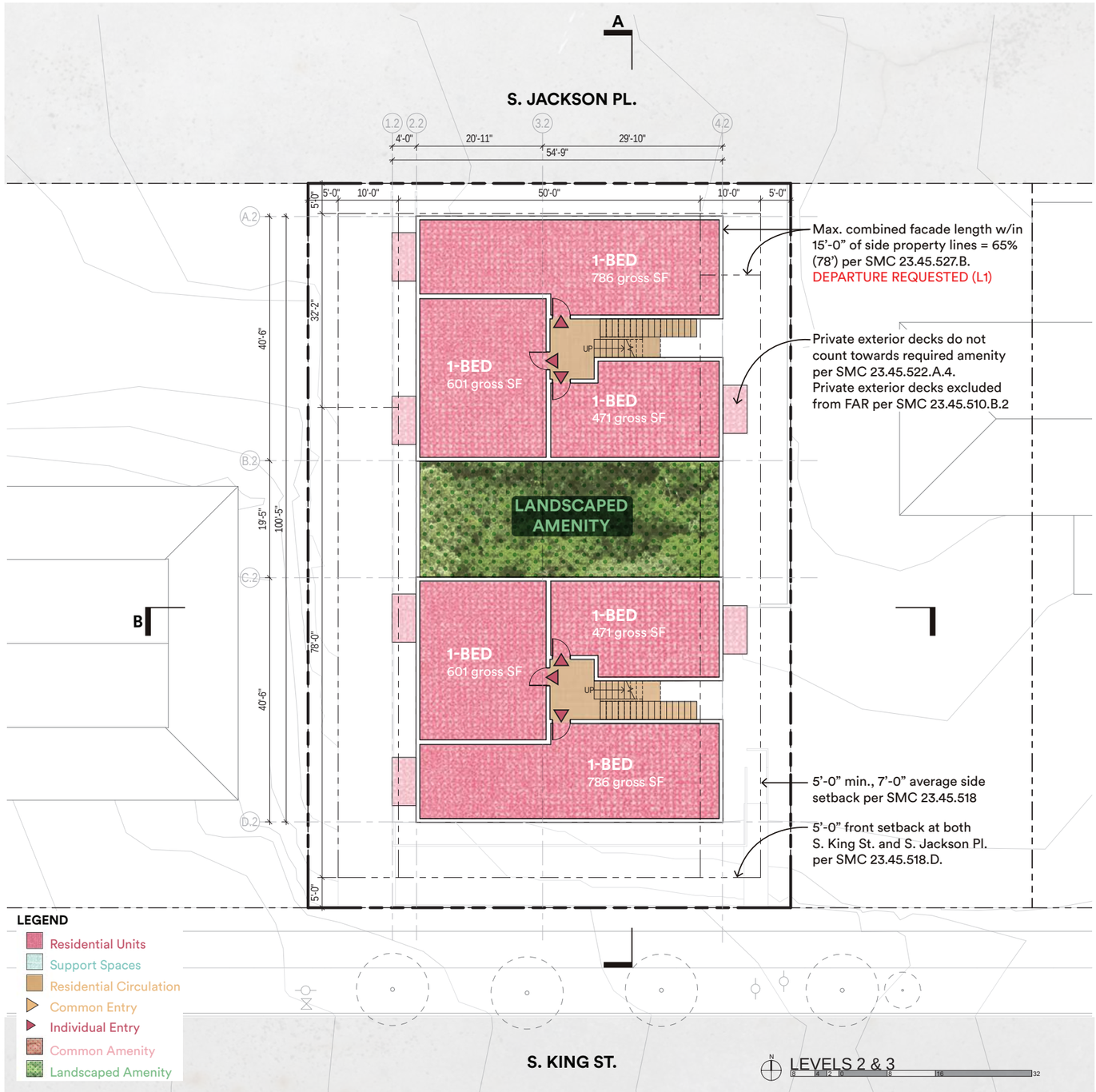
PL3.1.C FRONTAGES (CADG)

Scheme 2 incorporates transparent glass, corner units, and a strong visual connection between the units and the street and sidewalk.

DC1.C.4 SERVICE USE

Scheme 2 incorporates secondary uses such as informal tenant access, deliveries, garbage, and move-in/out from S. Jackson Place. The establishment of these secondary uses from S. Jackson Place reinforce S. King Street as the main entry and maintain it as a more pedestrian friendly space for visiting and entering the building.





FLOOR PLANS | LEVEL 2 & 3

GROSS AREA / FLOOR	**4,009**
Residential	3,721 SF
Circulation	287 SF
UNITS	**6**
SEDUs	0
1-beds	6
AMENITY	
Common	0
Landscaped	980 SF (AT LEVEL 2)

CS1.B.1 SUN & WIND

Because the building massing is separated at the 2nd and 3rd floors, more units have corner access to daylight, views, and natural ventilation. These units also overlook a potential landscaped/bioretention area below.

CS1.E.2 PROJECT DRAINAGE

Scheme 2 creates open space between the separated building masses for bio-retention planters or other means to retain stormwater on-site. The design creates an aesthetically pleasing feature with these features, visible from eight of the units.

PL2.B.1 EYES ON THE STREET

Scheme 2 organizes four units at S. King Street with a direct visual connection to the street and sidewalk. Similarly, four units front S. Jackson Place and have a direct visual connection with this street.

DC2.A.2 REDUCED PERCEIVED MASS

The 2nd and 3rd levels are separated into two different masses in Scheme 2. This establishes a project with a lesser perceived mass and matches the granular nature of the surrounding neighborhood.

BUILDING SECTIONS

CS2.1.B TRANSITIONS & DELINEATION OF ZONES (CADG)

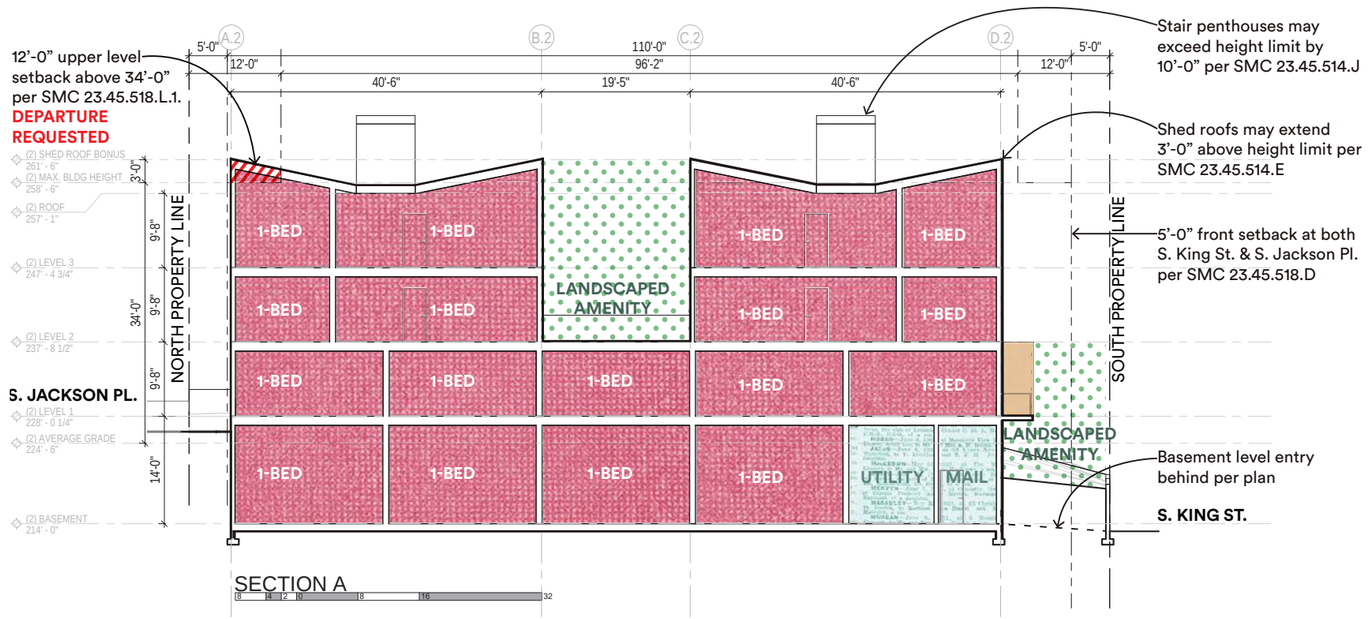
Separating the project into two volumes at the 2nd and 3rd levels allows the massing to scale more appropriately with the neighboring context. This design move also creates opportunity for different materials and textures facing each street.

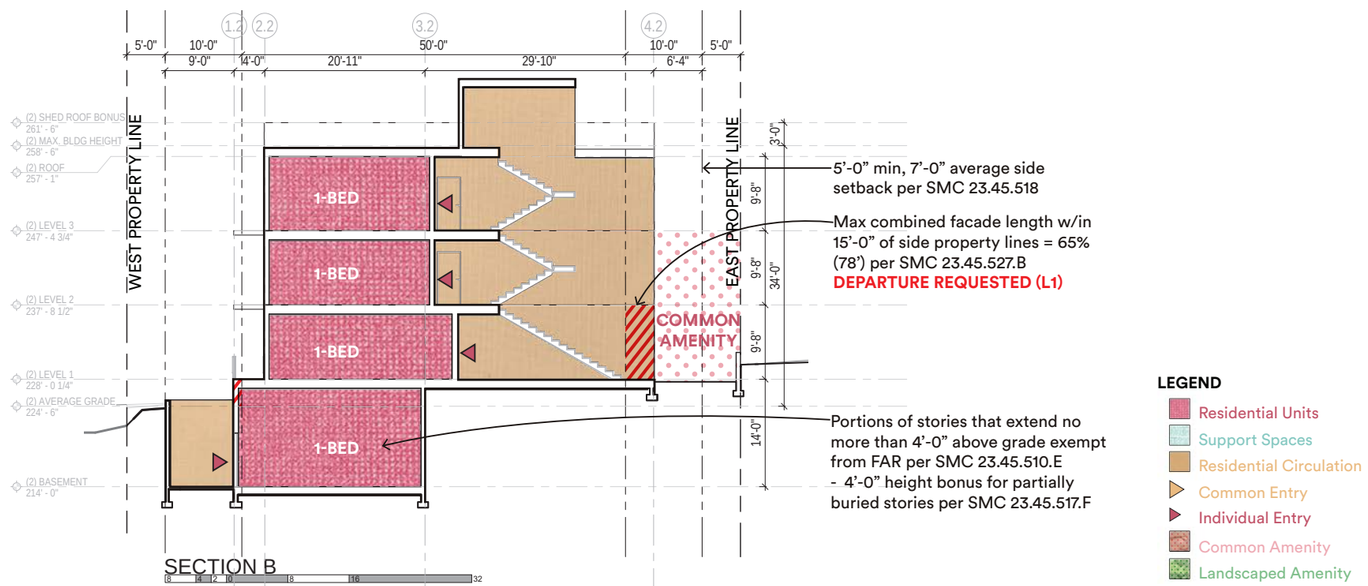
PL3.B.2 GROUND LEVEL RESIDENTIAL

Scheme 2 includes a landscape buffer between the ground floor residential units and S. King Street. This provides privacy to the units and adds vegetation to the landscaping.

DC2.3.3 FIT WITH NEIGHBORING BUILDINGS

Separating the upper floors of scheme 2 creates the aesthetic of two smaller buildings which more closely match the scale of the surrounding neighborhood.



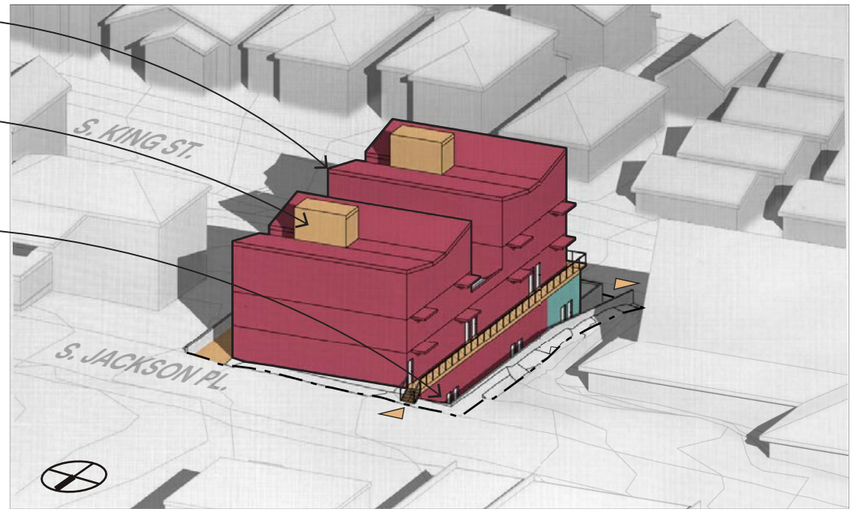


MASSING

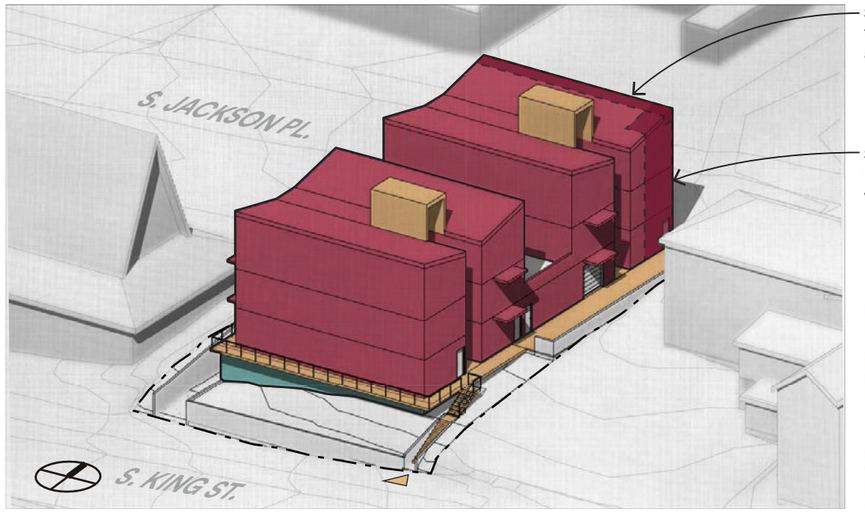
SMC 23.45.514.E
Shed roofs may extend 3'-0" above height

SMC 23.45.514.J
Stair penthouses may exceed height limit by 10'-0"

SMC 23.45.510.E
Portions of stories that extend no more than 4'-0" above grade exempt from FAR



NORTHWEST CORNER



SOUTHEAST CORNER

SMC 23.45.518.L.1
12'-0" upper level setback above 34'-0"
DEPARTURE REQUESTED

SMC 23.45.527.B
Max. combined facade length w/in 15'-0" of side property lines = 65% (78'-0")
DEPARTURE REQUESTED

LEGEND

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

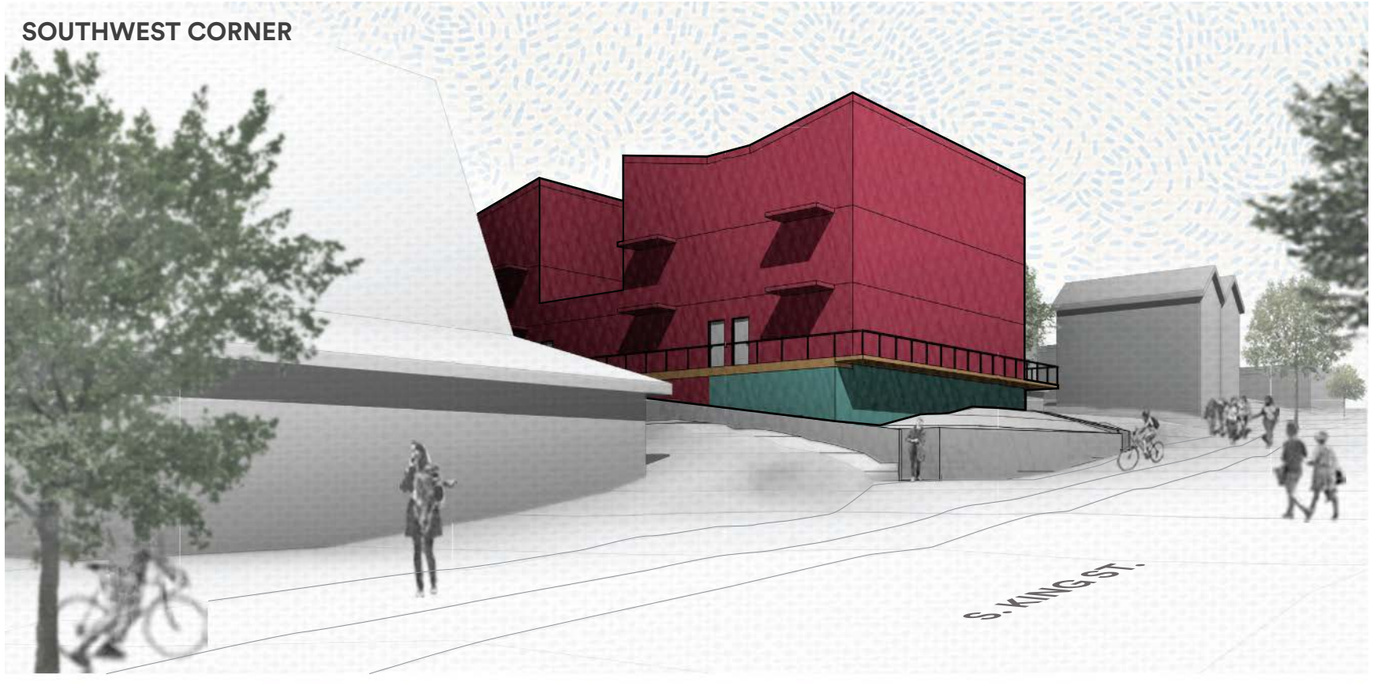
PERSPECTIVES

CS2.C.2 MID-BLOCK SITES
Scheme 2 mediates the neighborhood scale from east to west and also from north to south. The southern-most massing of the project sits between the 40'+ tall church to the west and the single family residential structure to the east. The back side of the commercial buildings to the north are mediated by the northern-most massing as the neighborhood transitions to single-family residential to the south.

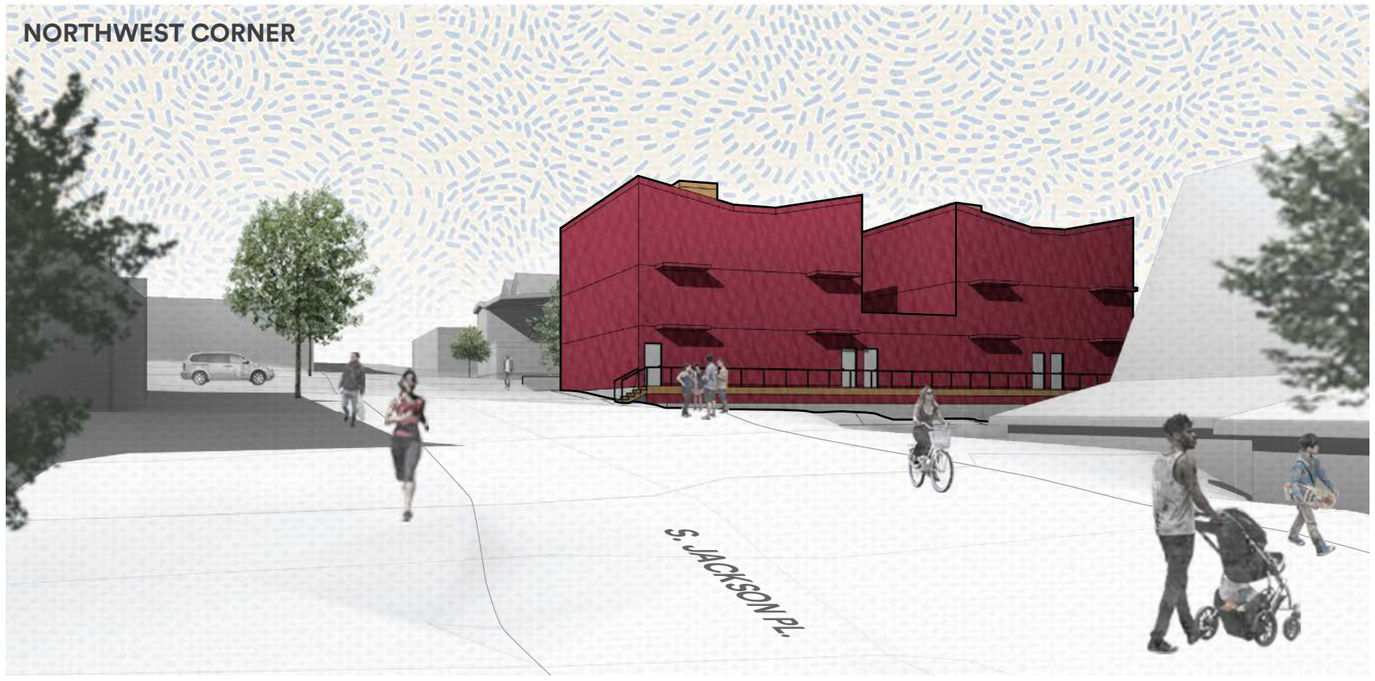
CS3.A.4 EVOLVING NEIGHBORHOODS
The neighborhood is in transition between single-family residences and multi-family buildings, as well as commercial uses to the north. The lack of congruity and tidiness is apparent from each street and Scheme 2 establishes urban edges along both S. King Street and S. Jackson Place.

DC1.A.4 VIEWS AND CONNECTIONS
Scheme 2 organizes four corner units along S. King Street as well as four corner units along S. Jackson Place. These units optimize daylight, views, and natural ventilation. This orientation of spaces creates a strong connection between the building units and the sidewalk and street below.

SOUTHWEST CORNER



NORTHWEST CORNER



SHADOW STUDIES

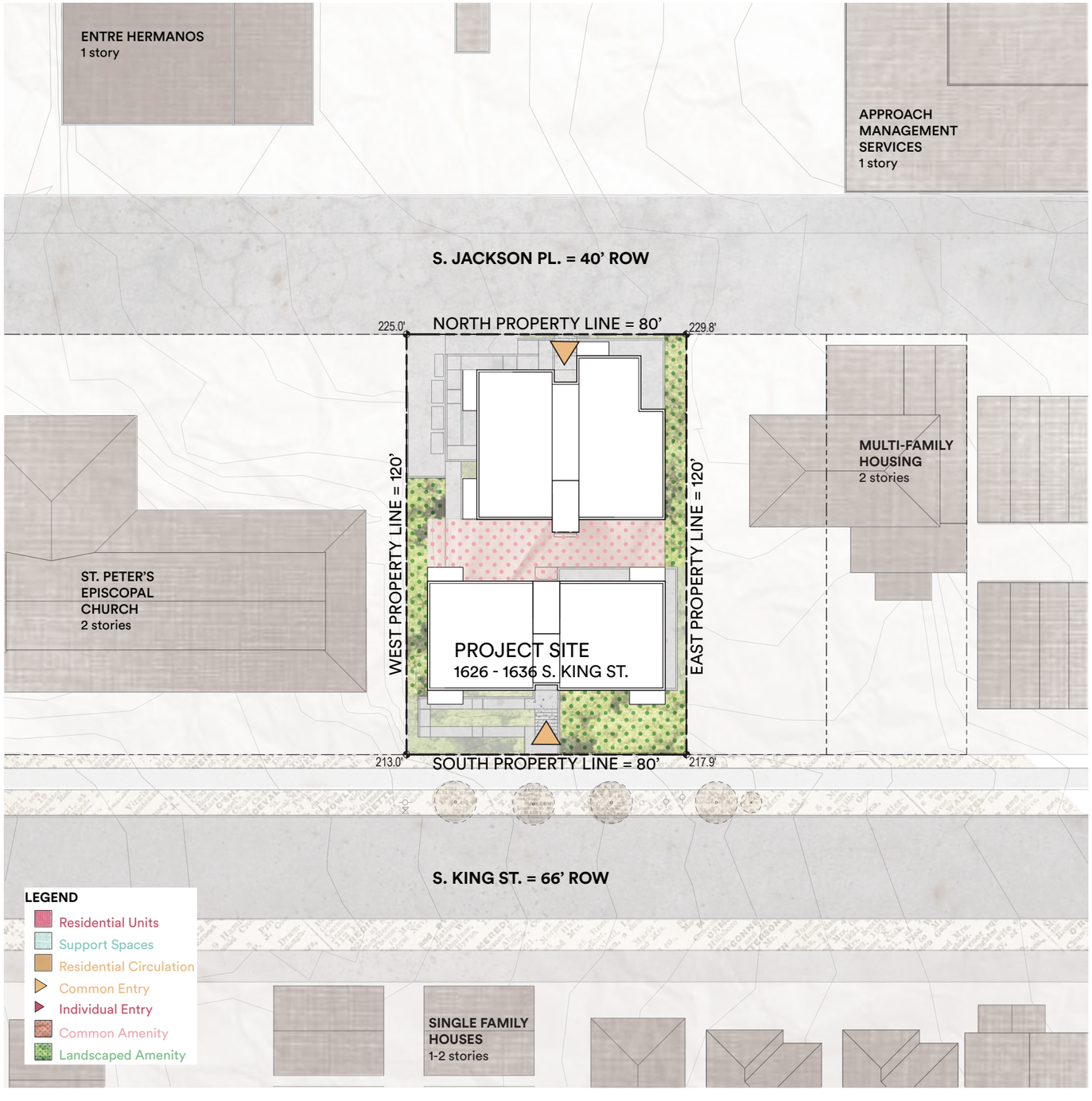
CS1.B.2 DAYLIGHT & SHADING

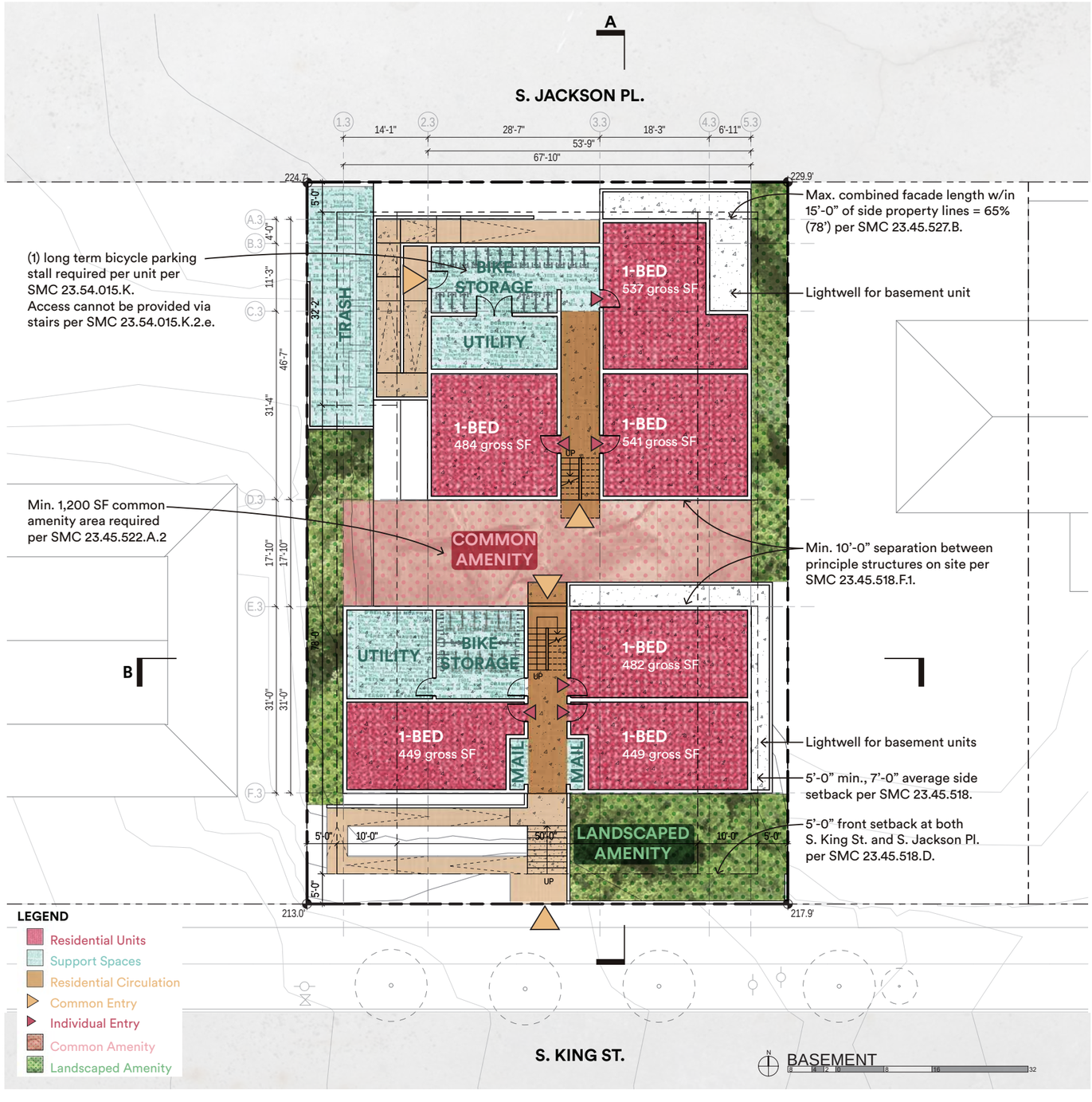
The shadows from Scheme 2 have minimal impact on the adjacent properties as the majority of shadows are cast over S. Jackson Place to the north and the commercial spaces across S. Jackson Place in the NC3P-40 zone.

SITE PLAN

GROSS BUILDING AREA	**17,813 SF**
FAR	**1.3**
UNITS	**30**
SEDUs	0
1-beds	30
PARKING	
Vehicle	0
Bicycle	30
AMENITY	
Required	2,400 SF
Provided	2,568 SF

Scheme 3 furthers the efforts of scheme 2 and separates the massing into two distinct buildings with a shared courtyard in between. This allows the units to access additional daylight, views, and natural ventilation. The building scale more closely resembles the adjacent context and helps mitigate the neighborhood transitions. The north building establishes a strong urban edge along S. Jackson Place. The south building establishes a strong urban edge, a clear entryway, and community space including a landscape buffer and a front stoop.





FLOOR PLAN | BASEMENT

GROSS AREA / FLOOR	**4,448 SF**
Residential	2,933 SF
Circulation	503 SF
Exterior Circulation	855 SF
Support	1,468 SF (456 SF EXTERIOR)
UNITS	**6**
SEDUs	0
1-beds	6
PARKING	
Vehicle	0
Bicycle	30

CS1.1.A LOCAL TOPOGRAPHY (CADG)

The independent levels of each building mass allow for the most effective relationships between each building and the adjacent streets and sidewalk. A clear entry area and primary entry stoop is built into the southern building along S. King Street while a secondary stoop accompanies the northern building adjacent to S. Jackson Place.

CS2.A.1 SENSE OF PLACE

The two masses of scheme 3 allow for additional corner units with greater views to the city and region as well as better natural ventilation and daylight. The site orientation of the buildings are shifted to allow better views of downtown Seattle from the southern building.

CS2.1.B TRANSITIONS & DELINEATION OF ZONES (CADG)

The two smaller buildings of scheme 3 allow for a more appropriate transition up the slope, between the different zones, and between the various building types. From south to north, the buildings step with the slope, offering a lower profile along S. King Street and a massing along S. Jackson Street that more closely relates to the commercial spaces at the NC3P-40 zone across S. Jackson Place. The more granular scale of the buildings help mitigate the difference between the tall church at the west to the lower scale residences at the east. The separate buildings of scheme 3 also provide opportunities for each building to use material, texture, and color to compliment the commercial buildings to the north and the residences to the south.

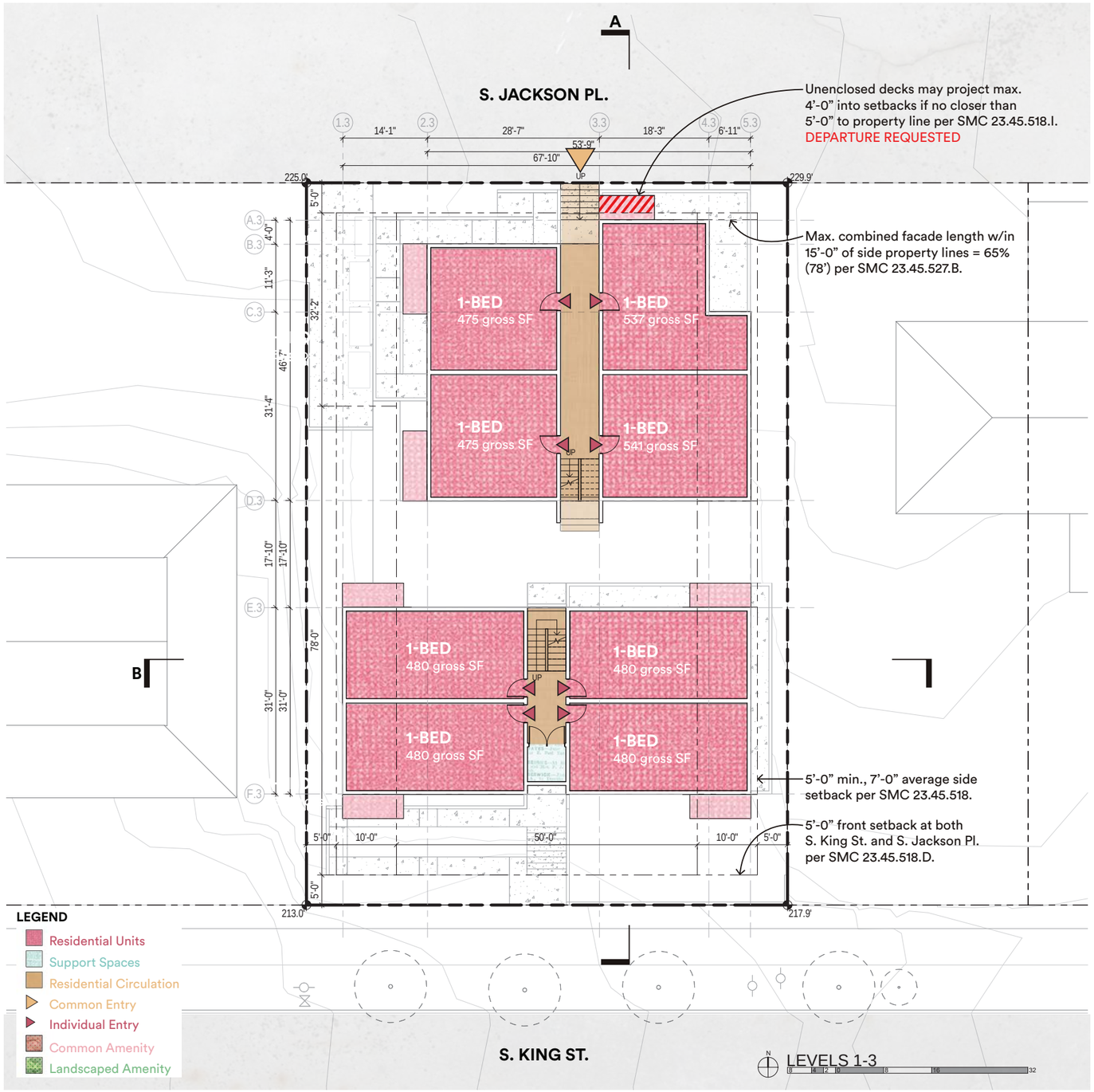
FLOOR PLANS | LEVELS 1-3

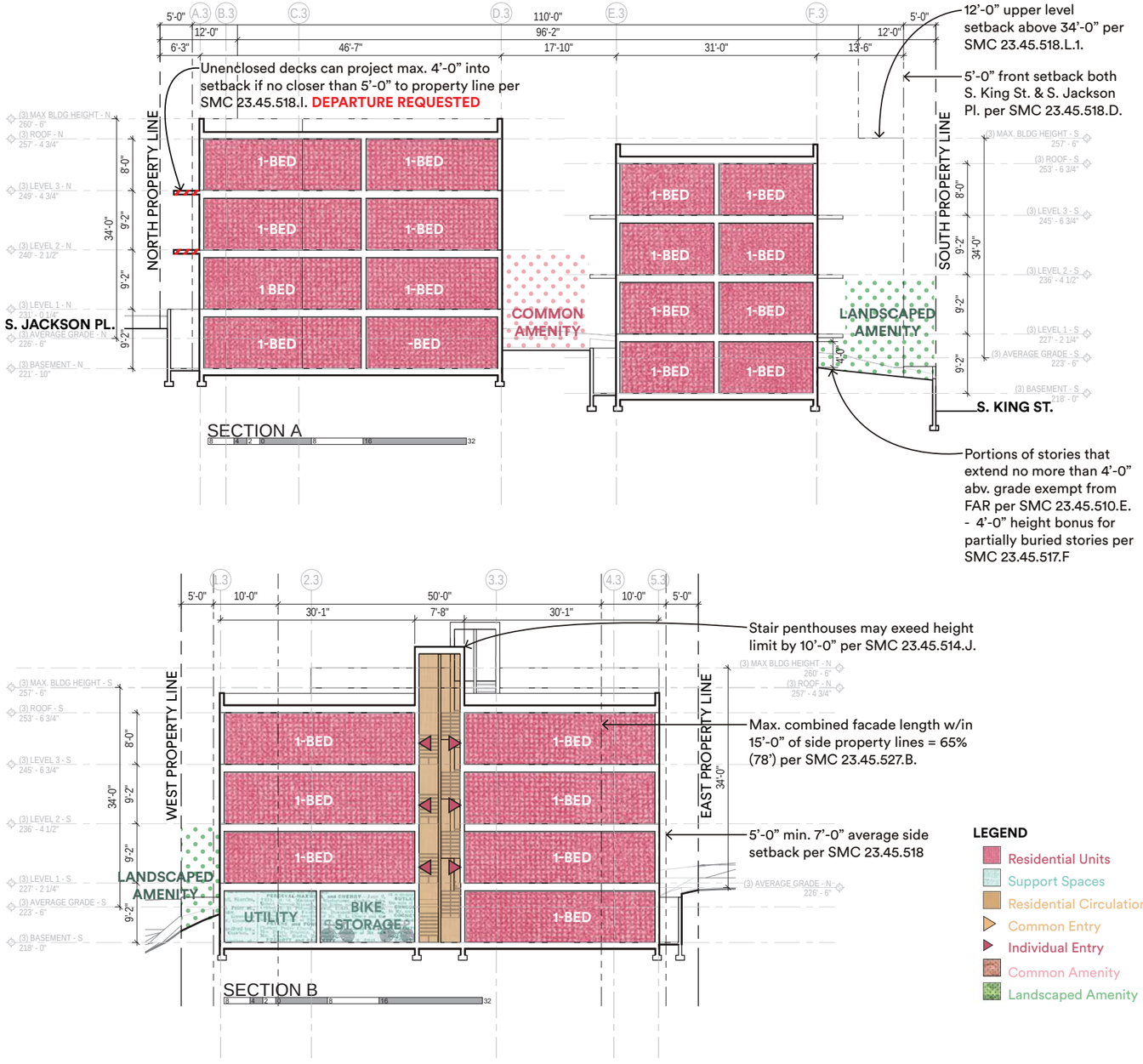
GROSS AREA / FLOOR	**4,412 SF**
Residential	3,948 SF
Circulation	421 SF
Support	43 SF
UNITS	**8**
SEDUs	0
1-beds	8
AMENITY	
Common	1,277 SF (AT LEVEL 1)
Landscaped	1,291 SF (AT LEVEL 1)

CS1.B.1 SUN & WIND
All units within the two buildings are corner units and include an abundance of daylight, views, and natural ventilation. Units have a visual connection to city views, regional views, neighborhood views, and as a strong connection to the internal, shared courtyard.

PL1.1.A ACCESSILE OPEN SPACE
An open, accessible courtyard area is created between the buildings for shared use among the building tenants. This area has excellent connections to the buildings via the open stairway corridors and strong visible connections via the windows facing the courtyard.

DC2.A.C&D BUILDING LAYOUT & MASSING (CADG)
Dividing the massing into two buildings creates a scale more commensurate with the residential uses to the south while the building layout can accommodate view corridors and the shared courtyard space between the buildings.





BUILDING SECTIONS

CS1.C.2 LAND FORM

The two buildings of scheme 3 allow for each building to step with the land and sit on the topography with the appropriate orientation to the sidewalk and streets. The southern building includes a landscape buffer zone and prominent entry area along S. King Street, while a shared courtyard separates the buildings and further mediates the topography of the site.

PL2.B.1 EYES ON THE STREET

Scheme 3 provides eight corner units with a view directly to S. King Street and seven corner units with a view directly to S. Jackson Street. Direct views from units, along with front stoops at both streets and landscape space along S. King Street creates an environment of awareness, neighborliness, and safety.

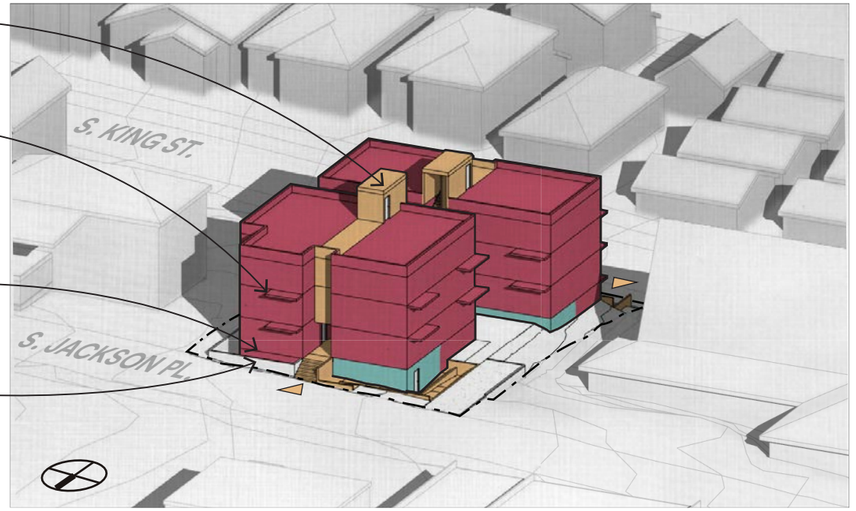
MASSING

SMC 23.45.514.J
Stair penthouses may exceed height limit by 10'-0"

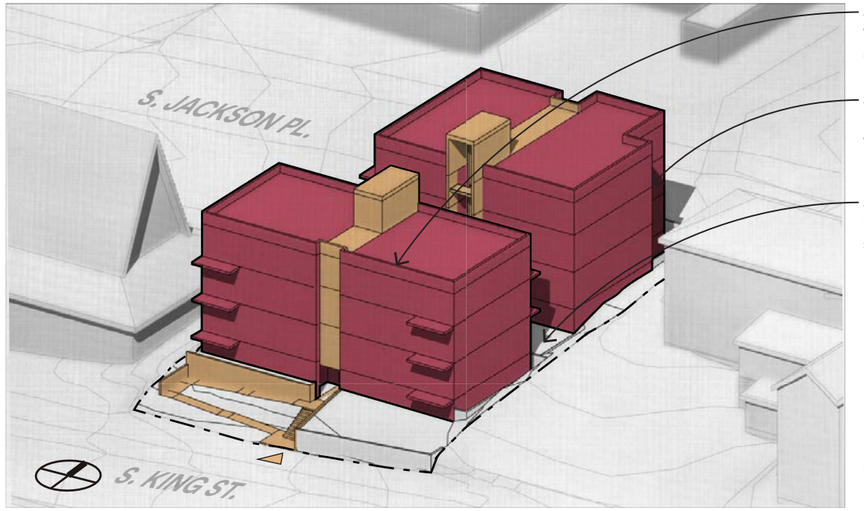
SMC 23.45.518.I
Unenclosed decks can project max. 4'-0" into setbacks if no closer than 5'-0" to property line
DEPARTURE REQUESTED

SMC 23.45.510.E
Portions of stories that extend no more than 4'-0" above grade exempt from FAR

Lightwell for basement units



NORTHWEST CORNER



SOUTHEAST CORNER

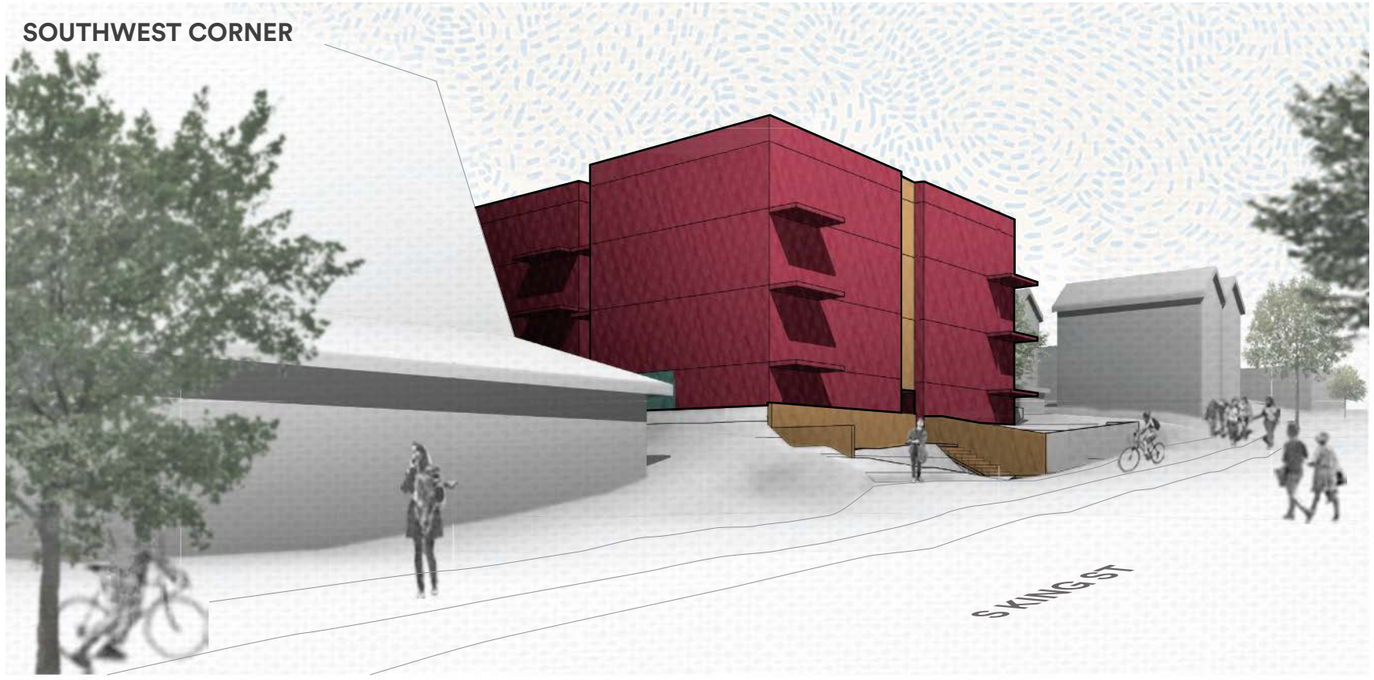
SMC 23.45.518.L.1
12'-0" upper level setback above 34'-0"

SMC 23.45.527.B
Max. combined facade length w/in 15'-0" of side property lines = 65% (78'-0")

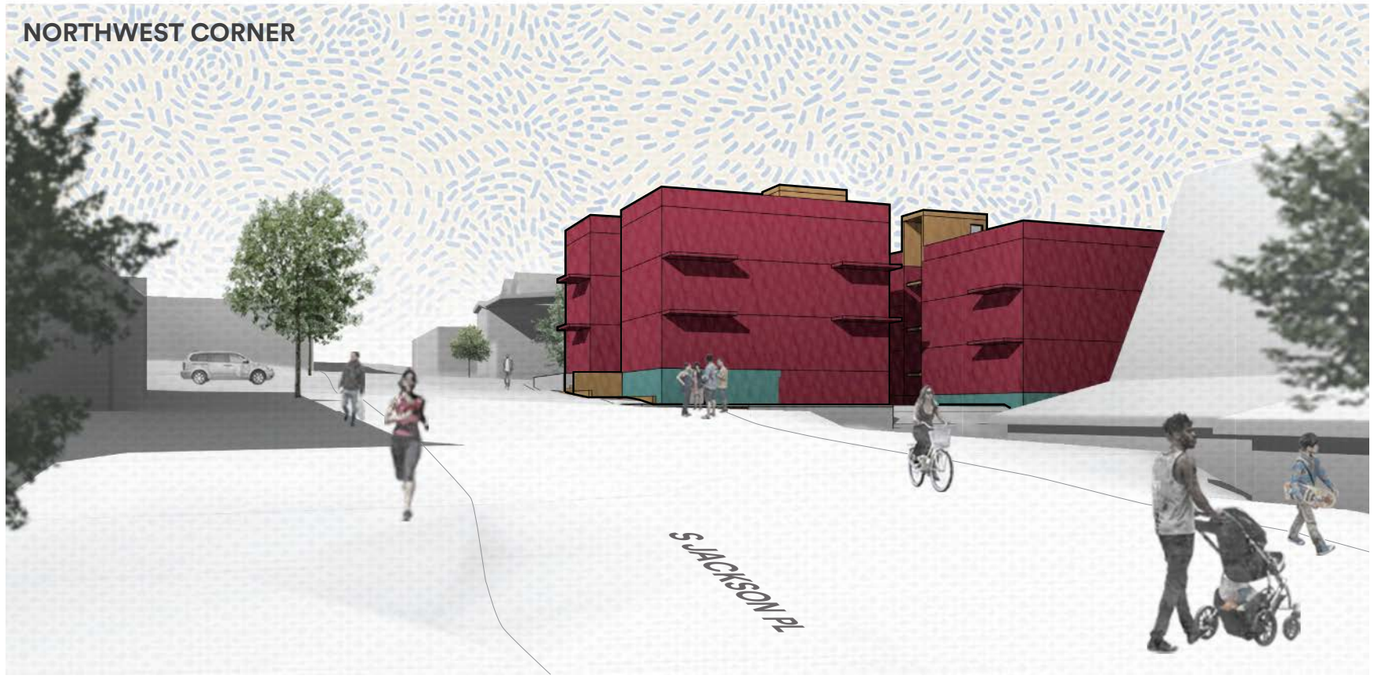
SMC 23.45.522.B
Min. 1200SF common amenity space required

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

SOUTHWEST CORNER



NORTHWEST CORNER



PERSPECTIVES

CS2.B.2 CONNECTION TO THE STREET

Each of the two buildings includes a concrete front stoop in close proximity to the street or sidewalk. Transparent, operable windows above allow a direct visual connection from the units to the sidewalk and street. All units within the buildings are corner units, providing multiple perspectives of view from above.

PL1.A.2 ADDING TO PUBLIC LIFE

The front stoops and strong visual connection to the sidewalk and streets are further enhanced with the shared courtyard between buildings which fosters community, placemaking and neighborliness. The buildings provide several opportunities for public and private gathering.

DC3.B.4 MULTIFAMILY OPEN SPACE

Dividing the building massing in two creates a shared, common outdoor space for tenants to gather and enjoy. The stair cores are positioned on either side of the courtyard to promote a strong visual connection to the courtyard and convenient access. The courtyard is accessible via ramp and connects to the stair of each building.

DC4.3 EXTERIOR ELEMENTS & FINISHES, BUILDING DETAILS & ELEMENTS (CADG)

Scheme 3 provides six living units along S. King St with a high level of transparent and operable windows looking out toward the street and sidewalk. It provides six units along S. Jackson Place also with large transparent and operable windows with a direct visual connection to the street. Each building retains a lower, human scale and incorporates rhythm and alignment between the window geometries, decks, and siding materials.

SHADOW STUDIES

CS1.B.2 DAYLIGHT & SHADING

The shadows from Scheme 3 have minimal impact on the adjacent properties as the majority of shadows are cast over S. Jackson Place to the north and the commercial spaces across S. Jackson Place in the NC3P-40 zone.

DC2.A.2 REDUCE PERCEIVED MASS

Scheme 3 creates a project massing commensurate with the surrounding neighborhood. Dividing the project into two separate buildings minimizes the massing, while stepping the buildings up the slope keeps their respective heights relative to adjacent structures. Sinking the bottom floor of each building keeps the massing low while the stair cores are moved to the interior of the site and further from the street frontage.

DEPARTURE SUMMARY

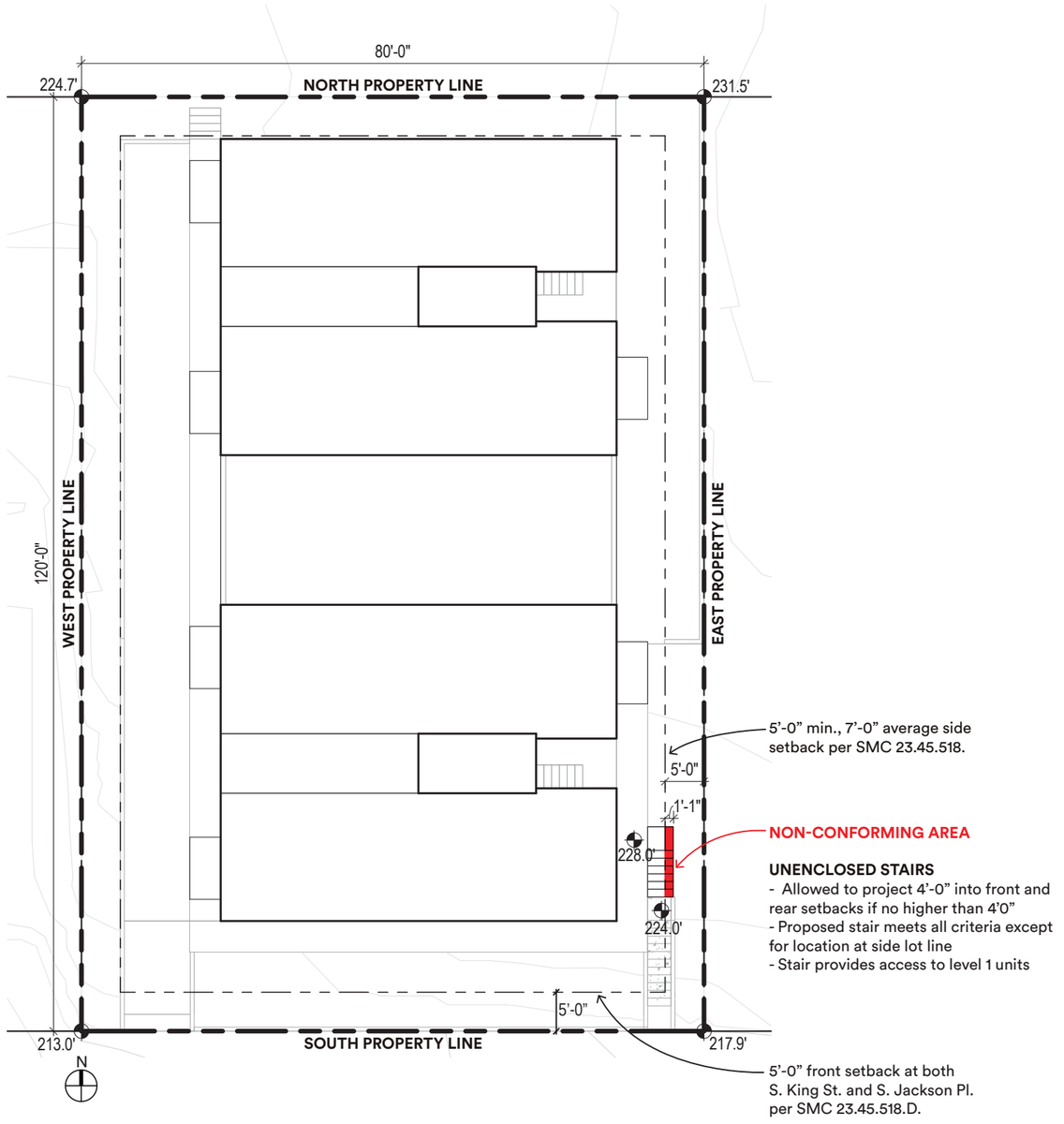
DESIGN SCHEME	CATEGORY	CITATION	REQUIREMENT	REQUEST	RATIONALE	PAGE
SCHEME 2	SETBACKS & SEPARATIONS	SMC 23.45.518.H.5	Unenclosed steps no higher than 4'-0" abv. grade may extend w/in 4'-0" of street lot line	Allow 4'-0" tall enclosed stair w/in 5'-0" side setback at east property line	Stair is required for access to upper levels from S. King St.	56
	SETBACKS & SEPARATIONS	SMC 23.45.518.L.1	12'-0" upper level setback above 34'-0" for structures w/ 30' height limit	Allow shed roof (per SMC 23.45.514.e.1) w/in 12'-0" setback abv. 34'-0"	Adjacent properties to the north are w/in taller NC3-P40 zone, so roofs create appropriate	57
	AMENITY	SMC 23.45.522.A.2	50% of required amenity to be provided at ground level = 1,200 SF	Reduce common, ground level amenity to 44% of total required amenity	Building footprint and required circulation reduce accessible area on grade	58
	STRUCTURE WIDTH & FACADE LENGTH	SMC 23.45.527.B	Max. combined facade length w/in 15'-0" of side property lines = 65% of lot length = 78' max.	Increase max. facade length allowed w/in 15'-0" to 84% at W facade & 73% at E facade	Ensure livable units, generous circulation and enhanced open space	59
	DESIGN STANDARDS	SMC 23.45.529.C.2	Facade articulation required if area exceeds 750 SF	Allow (2) 1,650 SF facades at S. King St. & S. Jackson Pl.	Modulation would impede accessibility clearances and result in inefficient dwelling units	60
SCHEME 3	SETBACKS & SEPARATIONS	SMC 23.45.518.I	Unenclosed decks can project max. 4'-0" into setbacks if no closer than 5'-0" to property line	Allow exterior decks to project 3'-0" into front setback at S. Jackson Pl.	Decks provide articulation and foster human interaction between the public realm	61
	DESIGN STANDARDS	SMC 23.45.529.C.2	Facade articulation required if area exceeds 750 SF	Allow (2) 1,060 SF facades at S. King St.	Establish consistent street-frontage to currently discordant S. King Street. Articulation provided by vertically stacked decks, horizontal window bands, and geometrical alignment.	62

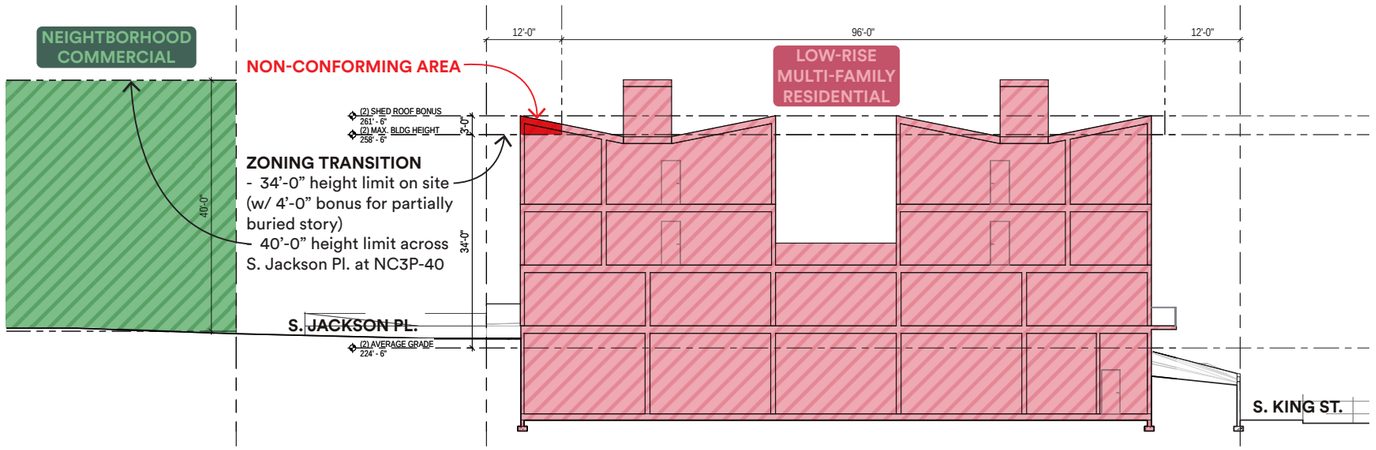
UNENCLOSED STEPS WITHIN SIDE SETBACK

SCHEME	2
CITATION	SMC 23.45.518.H.5
REQUIREMENT	Unenclosed steps no higher than 4’-0” abv. grade may extend w/in 4’-0” of street lot line
REQUEST	Allow 4’-0” tall enclosed stair w/in 5’-0” side setback at east property line
RATIONALE	Stair is required for access to upper levels from S. King St.
DESIGN GUIDELINES	CS2.B.2: CONNECTION TO THE STREET

MAINTAINING OPEN SPACE AND ADEQUATE CIRCULATION

The exterior stair encroaches 1’-3” into the side setback at the east property line. This stair is no greater than 4’-0” from grade. This departure maintains generous landscaped amenity area at S. King St. and ensures proper building access and egress.





UPPER LEVEL SETBACK ABOVE 34'-0"

SCHEME	2
CITATION	SMC 23.45.518.L.1
REQUIREMENT	12'-0" upper level setback abv. 34' for structures w/ 30' height limit
REQUEST	Allow shed roofs w/in setback
RATIONALE	Adjacent properties to the north are w/in taller NC3-P40 zone, so roofs create appropriate zone transition
DESIGN GUIDELINES	CS1.B.2: DAYLIGHT & SHADING CS2.D.3: ZONE TRANSITIONS

The shed roof extension allowed by SMC 23.45.514.E.1 of scheme 2 encroaches into the 12' setback. This occurs above 34' from average grade.

MINIMAL SHADOW IMPACT

Because this proposed departure occurs at the north side of the property, adjacent to S. Jackson Place, the additional shadows cast by this height increase do no adversely impact adjacent buildings per Design Guideline CS1.B.2. The shadows fall on the street and the backside of the commercial buildings in the NC3-P40 zone across S. Jackson Pl.

ZONE TRANSITION

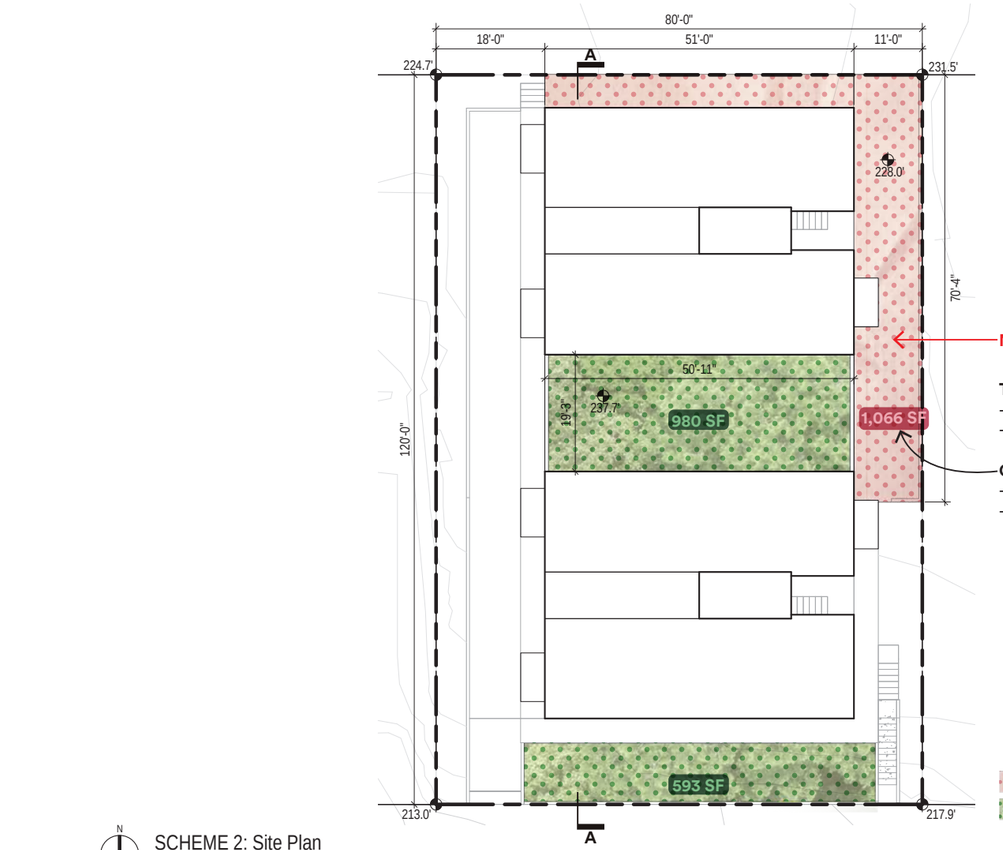
This departure occurs at the threshold of the LR2 zone and the NC3-P40 zone to the north. The NC3-P40 zone has a 40' height limit and is commercial in nature. The increased height of 3'-0" encroaching into the 12' setback creates a scalable transition between the two zones per Design Guideline CS2.D.3

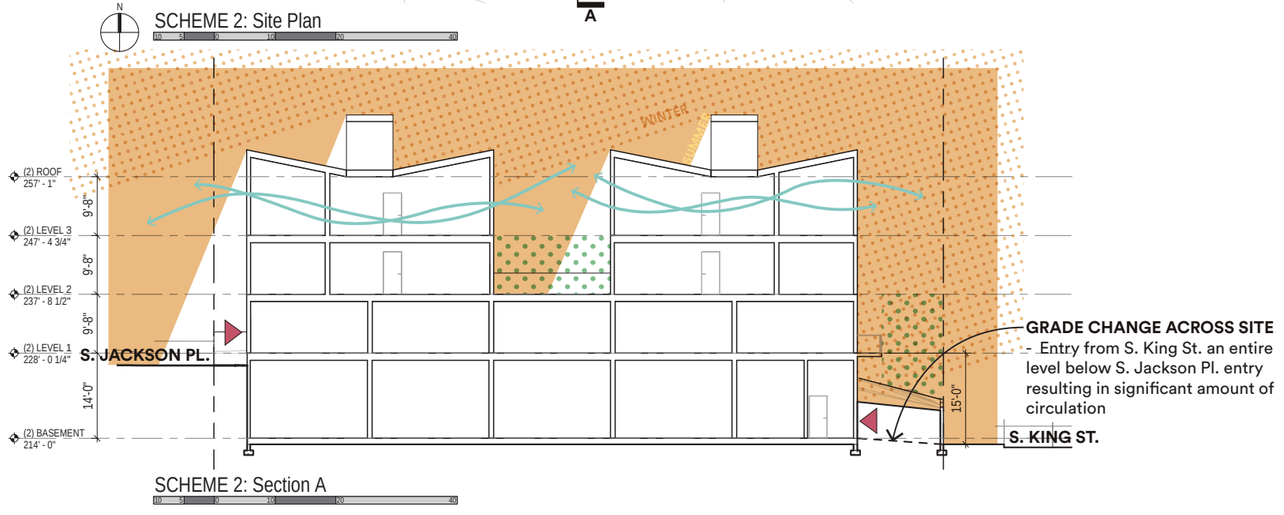
COMMON AMENITY AREA

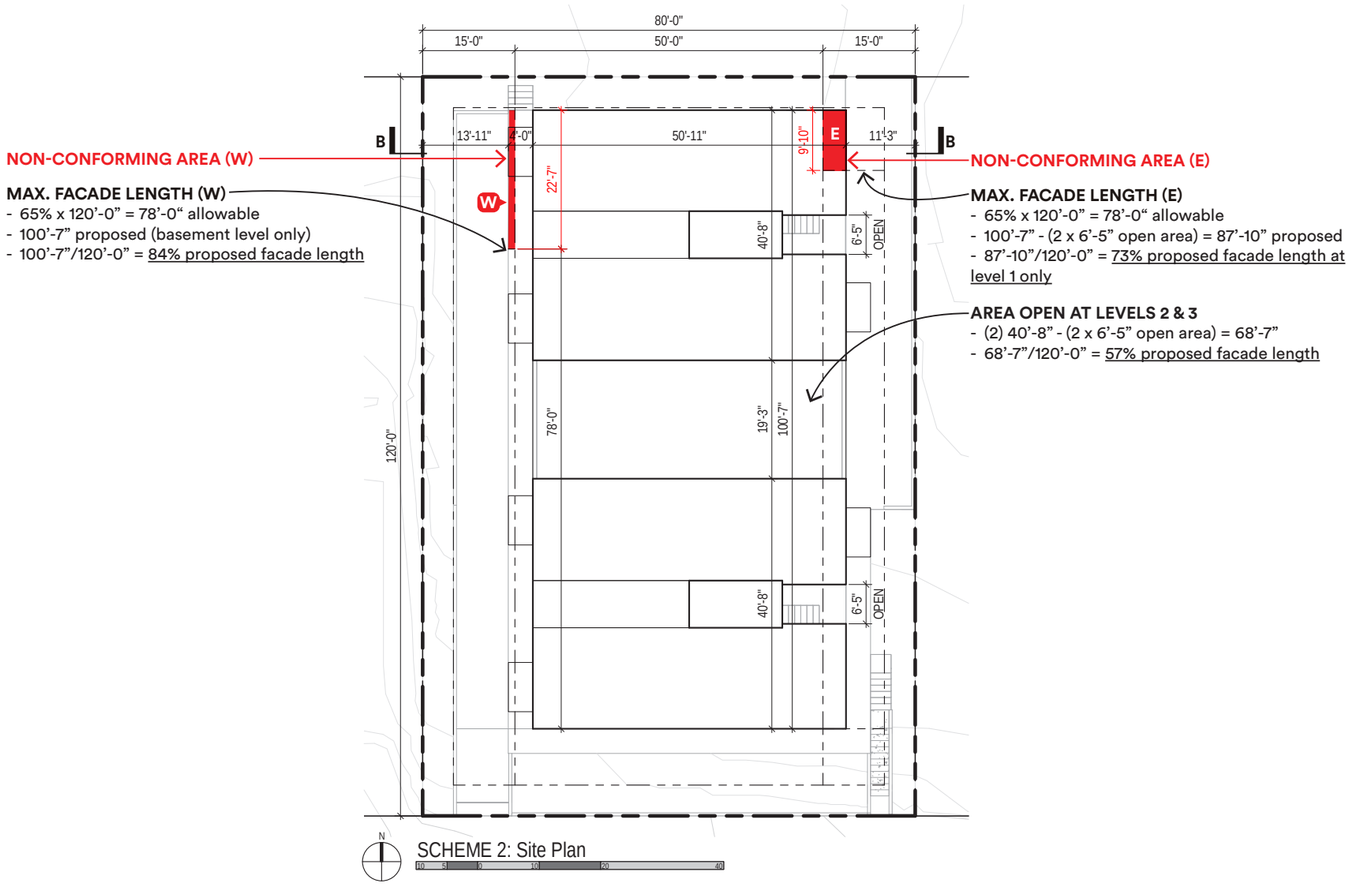
SCHEME	2
CITATION	SMC 23.45.522.A.2
REQUIREMENT	50% of required amenity to be provided at ground level
REQUEST	Reduce common, ground level amenity requirement to 44%
RATIONALE	Accessible area at grade is sparse due to required building circulation, so upper level landscaped amenity is provided
DESIGN GUIDELINES	CS1.B: SUNLIGHT & NATURAL VENTILATION CS2.A: LOCATION IN THE CITY & NEIGHBORHOOD

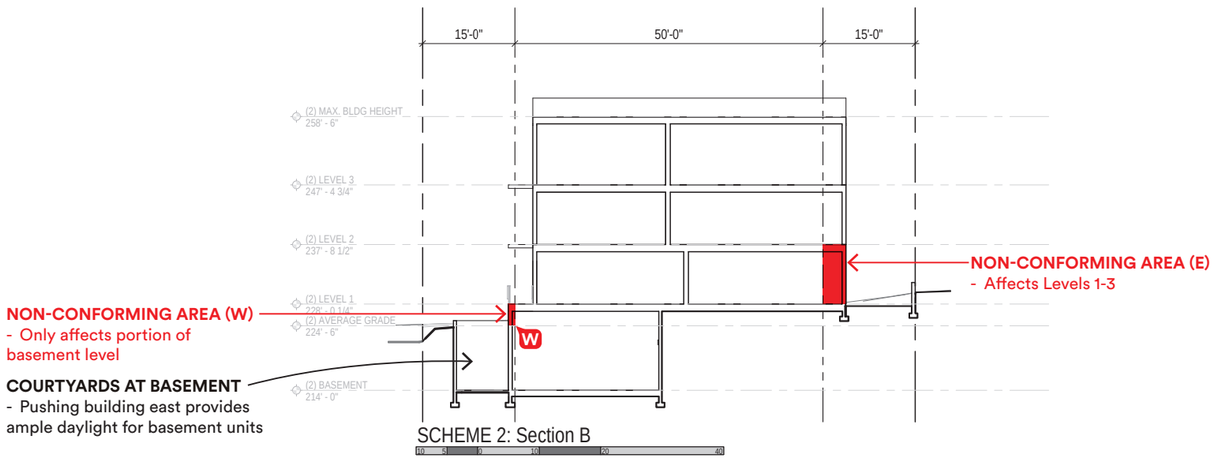
SUNLIGHT, VENTILATION & VIEWS

2,400 square feet of total amenity area is required of the development. Of this total, 1,200 square feet (or 50%) is required to be common, accessible amenity area. Due to the building footprint and circulation, 1,066 square feet (or 44%) is the maximum amount of common, accessible amenity area possible. The remaining 1,344 square feet (66%) is located in the raised area between the two towers and the landscaping at the south. This area allows many of the units to access natural light and ventilation on two sides per Design Guideline CS1.B and creates additional facades with views to the north and south bolstering a sense of place per Design Guideline CS2.A.









MAXIMUM FACADE LENGTH

SCHEME	2
CITATION	SMC 23.45.527.B
REQUIREMENT	Max. combined facade length w/in 15-0" of side lot line = 65% (78')
REQUEST	Increase allowable length to 84% at W facade & 73% at E facade
RATIONALE	Ensure reasonably sized living units, adequate circulation and enhanced open space
DESIGN GUIDELINES	PL1.A.1: ENHANCING OPEN SPACES

CIRCULATION & OPEN SPACE

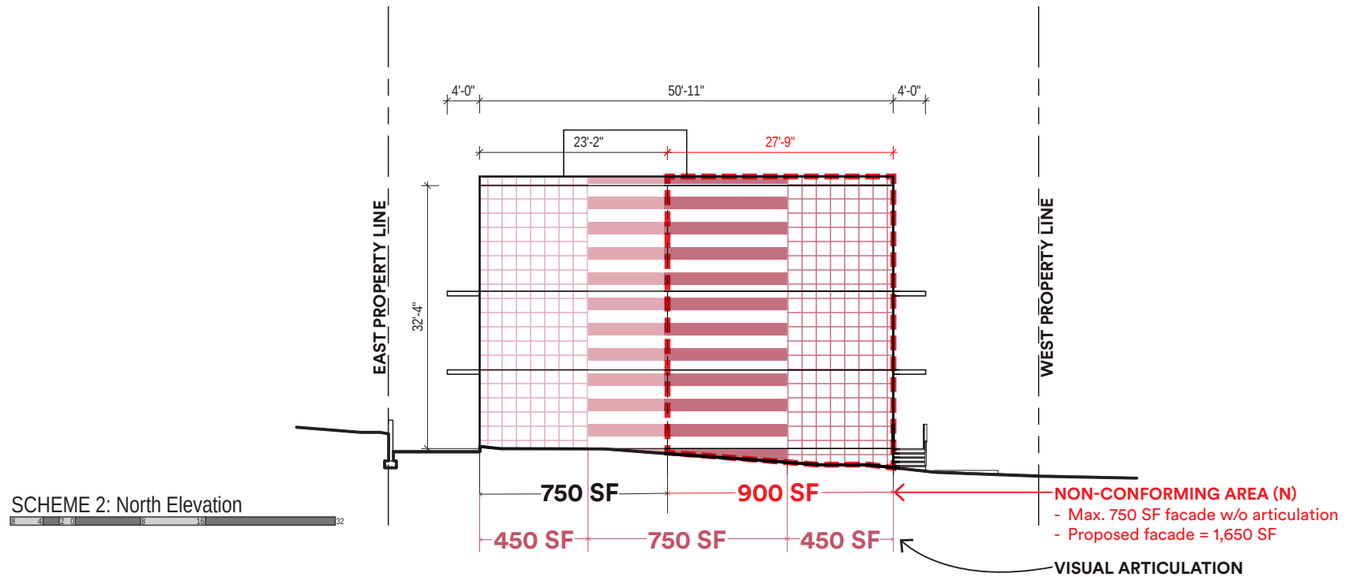
The scheme 2 design proposes that 100'-7" of building façade at Level 1 is located 11'-3" from the east property line. This scheme also proposes that 100'-7" of building façade at the basement level is located 13'-11" from the west property line. These each equate to 84% of the west building façade and 73% of the east façade residing within 15' of the respective property lines. This building configuration will ensure reasonably sized living units, generous circulation, and enhanced open space per Design Guideline PL1.A.1

FACADE ARTICULATION

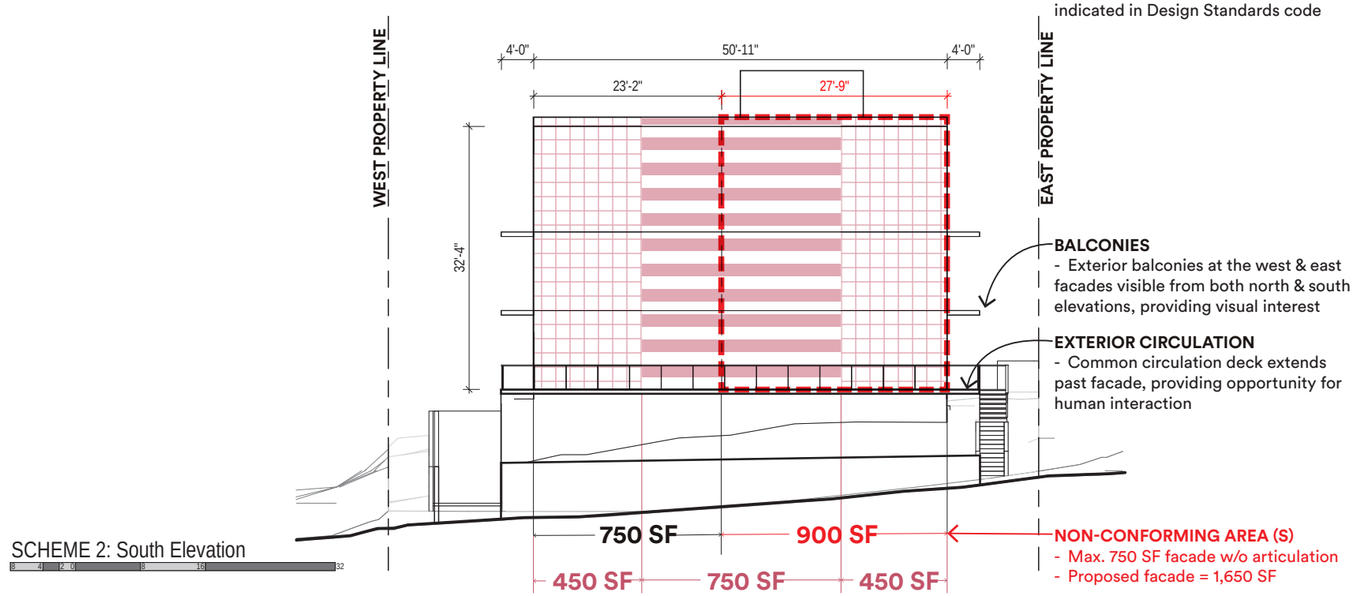
SCHEME	2
CITATION	SMC 23.45.529.C.2
REQUIREMENT	Facade articulation required if area of facade exceeds 750 SF
REQUEST	Allow (2) 1,650 SF facades, one at each street front
RATIONALE	Modulation reduces quality of units and compromises accessible clearances; variety achieved through fenestration & material
DESIGN GUIDELINES	DC2.D: SCALE & TEXTURE DC4.A.1: EXTERIOR FINISH MATERIALS

FUNCTION, AUTHENTICITY & FACADE HARMONY

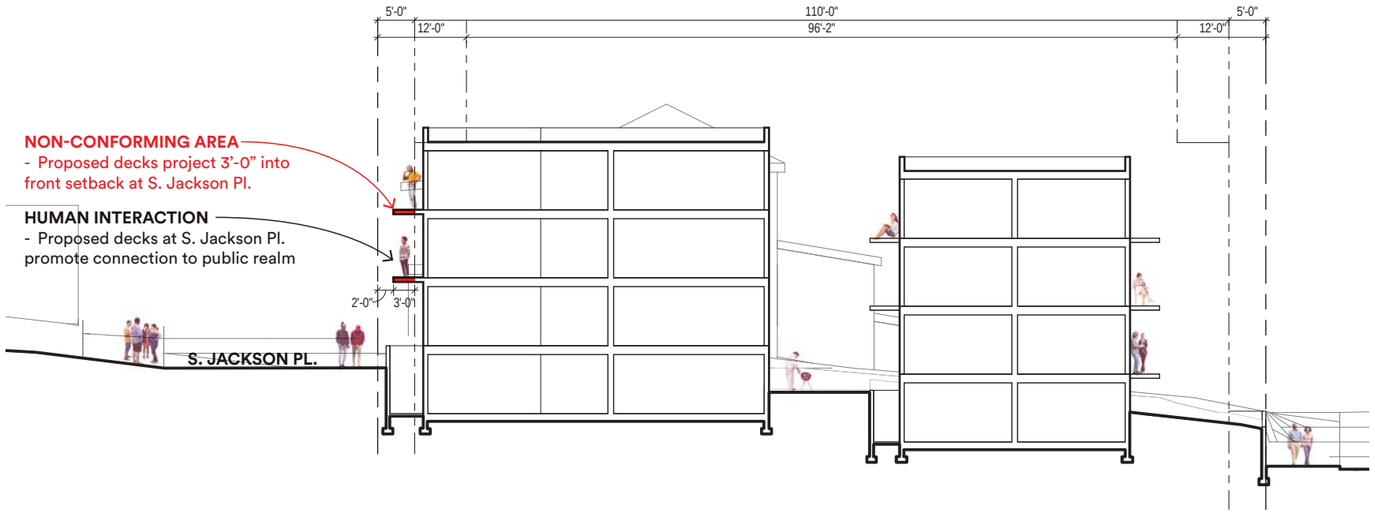
Modulation of scheme 2 would require either a false façade added solely for the purposes of making the design appear that it is modulated or a shifting of the unit plans that would make the units much less functional. Shifting the units to meet the requirements of modulation would compromise accessibility clearances at corridors and units and would create ineffective interior space at units. The proposed scheme requests a departure allowing an increase in allowable area at a single façade plane. The façade will implement harmonious textures and colors recommended in Design Guideline DC4.A.1. Highly transparent glazing will also be incorporated into facades offering a connection to the public realm per Design Guideline PL2.B.1. Window openings will also become the guidelines for material and texture geometries at the facades per DC2.D.1&2.



SCHEME 2: North Elevation



SCHEME 2: South Elevation



UNENCLOSED DECKS WITHIN SETBACK

SCHEME	3
CITATION	SMC 23.45.518.I
REQUIREMENT	Unenclosed decks can project max. 4'-0" into setbacks if no closer than 5'-0" to property line
REQUEST	Allow (2) decks 3'-0" w/in 5'-0" front setback at S. Jackson Pl.
RATIONALE	Decks provide articulation to building facade and foster human interaction
DESIGN GUIDELINES	CS2.A.2: ARCHITECTURAL PRESENCE PL1.A.2: ADDING TO PUBLIC LIFE

ACTIVATING THE OUTDOOR SPACES

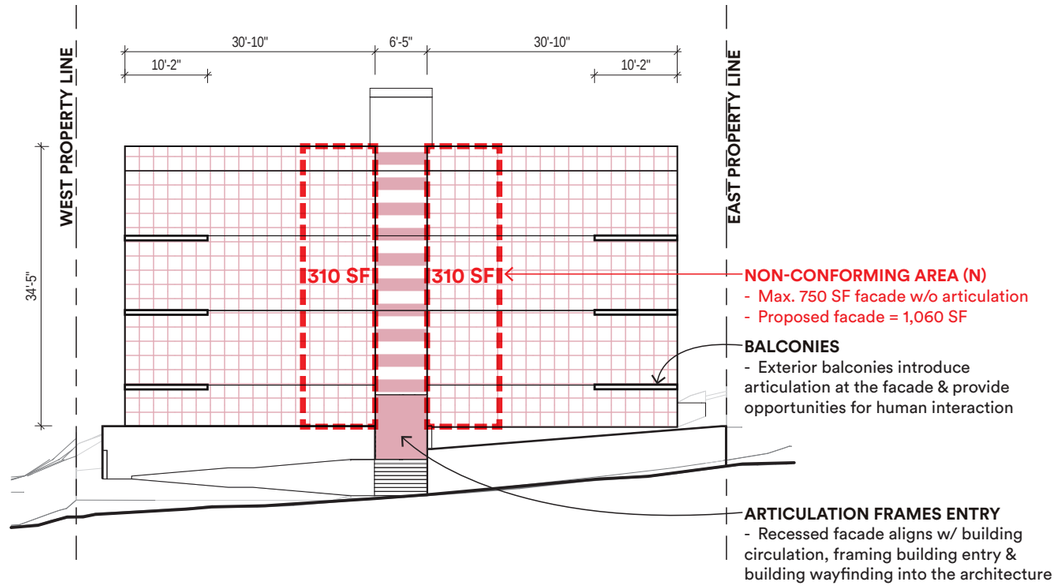
Two exterior decks project 3 feet into the front setback at S. Jackson Pl. They meet criteria 2 and 3. These stacked decks provide articulation to the building façade per Design Guideline CS2.A.2 and foster human interaction between the units and the street per PL1.A.2.

FACADE ARTICULATION

SCHEME	3
CITATION	SMC 23.45.529.C.2
REQUIREMENT	Facade articulation required if area of facade exceeds 750 SF
REQUEST	Allow (2) 1,060 SF facades at S. King St.
RATIONALE	Facades at S. King St. establish consistent, mid-block street edge
DESIGN GUIDELINES	CS2.A.2: ARCHITECTURAL PRESENCE DC2.D.2: TEXTURE

HARMONY, CONSISTENCY & ARTICULATION

South façade of south building: a natural break of this building massing occurs vertically along the circulation corridor which divides the façade into three volumes. The center circulation volume results in a 225 square foot volume which meets the façade modulation provisions. The resulting east and west volumes are 1,060 square feet each. Projecting decks align vertically and provide articulation to the building corners per Design Guideline CS2.A.2. The building volumes incorporate texture and geometry per DC2.D.2 while bringing a consistency of massing to an incongruous urban edge along S. King St. The existing buildings along S. King St currently create discord and aesthetic disorder to the neighborhood. The proposed building establishes the urban edge of S. King Street while providing consistency and harmony.



SCHEME 3: South Elevation

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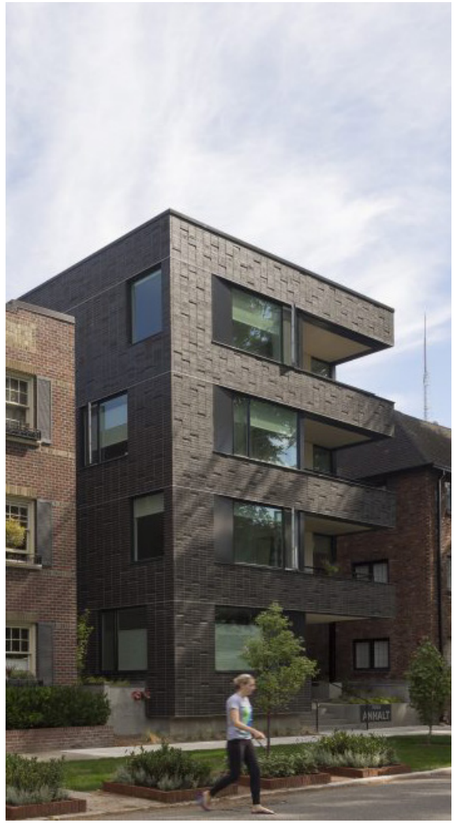
5.0 DESIGN CONCEPTS



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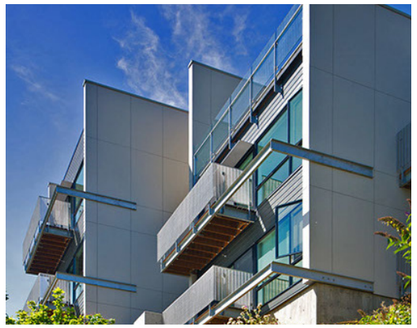
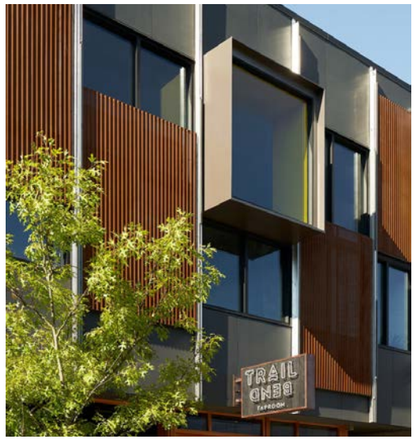
BUILD LLC | 602 Flats
Seattle, WA



E COBB | West Newton Flats
Seattle, WA



GRAHAM BABA | Klotski
Seattle, WA

WEINSTEIN A&U | Belroy Apartments
Seattle, WA

BUILD LLC | Park Modern
Seattle, WA

PRECEDENTS

The precedents to the left provide a sense of the project's scale, articulation, and interface with the public realm. These project examples are buildings in Seattle of similar scale as the proposed development. They demonstrate the simplicity and rhythm of the facade while creating useful and enjoyable ground-level experiences. The project team has been involved in several of the projects listed.

PL3.1.C FRONTAGES (CADG)

As one of the first multi-family projects along S. King Street, the building is being intentionally designed as a catalyst of growth in the neighborhood. The smaller scale of each building in scheme 3 allows street frontages at the proper scale to neighboring structures. All units include corner windows and a high level of transparency to the sidewalk and streets. Frontages include concrete stoops at each building as a means of wayfinding and to provide tenants and neighbors a space to visit.

DC2.A.2 REDUCE PERCIEVED MASS

Scheme 3 uses several design moves to reduce the perceived massing. Burying the ground floor brings the overall height down to an appropriate scale with the neighboring structures, while stepping the buildings up the slope maintains a low massing off of S. King Street. Further design decisions to separate the mass into two structures help articulate the buildings on the site while the taller stair cores are pushed to the interior of the site.

DC2.A.C&D BUILDING LAYOUT & MASSING (CADG)

Separating the massing into two buildings allows each building to fit best within the site, allows each building to respond individually to neighboring structures, and optimizes view corridors. The buildings can be easily articulated as all units are corner units. The shared courtyard between buildings offers further opportunity to enhance the massing and articulate the buildings.

DC2.B.1. FAÇADE COMPOSITION

The north building will aesthetically address the more commercial nature of S. Jackson Place, while the south building will aesthetically address the more residential nature of S. King Street. Both buildings will use geometric alignment of windows, decks and siding to project an aesthetically pleasing and appropriate composition to each street. These geometries, textures, and materials will meet at the shared courtyard to create a dynamic.

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EARLY COMMUNITY OUTREACH 6.0

OUTREACH PLAN

IN-PERSON OUTREACH

A site tour was led on February 9th at 3pm. The tour was advertised via a site sign, ads in NW Facts Newspaper, a calendar entry on the ECO website, a post on the ECO Design Review Projects blog, and a page on the BUILD LLC website. Each instance was posted in English and Vietnamese. All the organizations listed on the 23rd and Jackson Neighborhood snapshot were individually contacted with project information and invited to the site tour.

SITE TOUR

PRINTED OUTREACH

A site sign was displayed on site and ads in NW Facts Newspaper were posted advertising the site tour. Both advertisements were posted in English and Vietnamese.

1626 & 1634 S. KING STREET FLATS

Early community outreach is being conducted for a proposed project at 1626 & 1634 S. King Street in Seattle's Central Area. The project proposes to replace an older single-family residence with (2) small, three-story buildings with basements. Each building will include apartment units with a shared courtyard space between the buildings.

Please visit www.buildllc.com/1626 for information about an upcoming site tour, an online survey, and how to track the project.

1626 & 1634 CĂN PHỐ ĐƯỜNG S. KING

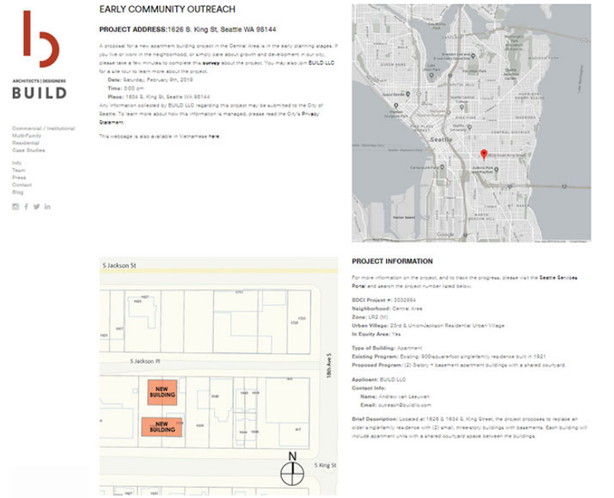
Tiếp cận cộng đồng sớm đang tiến hành cho một dự án đề nghị tại 1626 & 1634 đường S. King trong vùng Trung Tâm của Seattle. Dự án đề nghị để thay thế một nơi cư trú gia đình đơn cũ hơn với (hai) tòa nhà nhỏ, ba tầng và tầng hầm. Mỗi tòa nhà sẽ bao gồm những đơn vị chung cư với một không gian sân chung giữa các tòa nhà.

Xin vui lòng ghé vào www.buildllc.com/1626 để biết thêm chi tiết về chuyến du hành khảo sát sắp tới, khảo sát trực tuyến, và làm thế nào để theo dõi dự án.

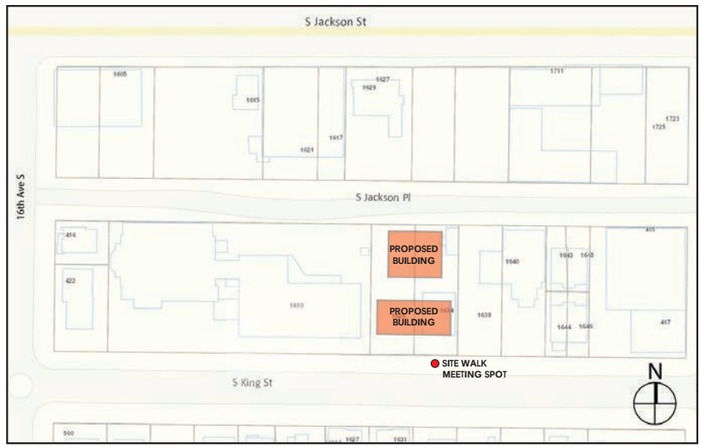
SITE SIGN AND NEWSPAPER ADS

DIGITAL OUTREACH

A project webpage and email address were established to provide information about the project and site tour. A project survey was created, made available, and linked to from the webpage. Each instance was posted in English and Vietnamese.



PROJECT WEBPAGE



EARLY COMMUNITY OUTREACH

PROJECT INFORMATION

PROJECT ADDRESS	1626 & 1634 S. King St
SDCI PROJECT #	3032994
NEIGHBORHOOD	Central Area
ZONE	LR2 (M)
URBAN VILLAGE	23rd & Union-Jackson Residential Urban Village
IN EQUITY AREA	Yes
TYPE OF BUILDING	Apartments
PROGRAM	
EXISTING	900 square foot single family residence built in 1921
PROPOSED	(2) 3-story + basement apartment buildings with shared courtyard
APPLICANT	
COMPANY	BUILD LLC
CONTACT	Andrew van Leeuwen
EMAIL	*outreach@buildllc.com
DESCRIPTION	Located at 1626 & 1634 S. King Street, the project proposes to replace an older single-family residence with (2) small, three-story buildings with basements. Each building will include apartment units with a shared courtyard space between the buildings.

HOW TO GET INVOLVED

***ATTEND OUR COMMUNITY SITE WALK**
Join us for a guided site walk of the property. Meet at 1634 S. King Street on Saturday, February 9th at 3:00pm.

***TAKE OUR ONLINE SURVEY**
Take a moment to complete the online survey by clicking the link on the project page: *www.buildllc.com/1626*

TRACK THE PROGRESS
Search the project address or SDCI project number on the Seattle Services Portal: *https://cosaccela.seattle.gov/*

* Any information collected from the public regarding this project may be submitted to the City of Seattle. Therefore, personal information entered on this form may be subject to disclosure to a third-party requestor pursuant to the Washington Public Records Act.

OUTREACH FEEDBACK

The site tour lasted approximately 45 minutes and was attended by three individuals from the community in addition to the project architect. The discussion focused on the schematic layout of the project, demolition of the existing house, and the different characteristics between S. King Street and S. Jackson Place. The project architect clarified that the preferred scheme includes all 1-bedroom apartments rather than SEDU's and that parking is not currently being planned for. Softer materials at the LR2 zone toward the south were discussed along with more industrial materials toward the NC3P-40 zone to the north. Attendees commented on the excellent public transportation available in the area and the project architect asked about their perspective on the neighborhood's culture.

One email was received on Tuesday, February 12th from the Jackson Place Community Council. The project architect was invited to attend a Jackson Place Community Council Board meeting that evening to answer any questions about the project. The email inquired about traffic and parking impacts before and after construction. This email was received after the site tour and because the email provided only 12 hours of notice, the project architect could not attend the board meeting. BUILD LLC followed up and provided the link to the webpage, explained that the construction logistics had not yet been determined, and offered to answer further questions.

One individual took the English survey and answered approximately half the questions. This individual is part of the BUILD LLC team and took the survey to confirm its availability and operation.