

MODERA SOUTH JACKSON - ISRD BOARD MEETING

JUNE 27, 2023



PROJECT TEAM

Developer
Mill Creek Residential Trust

Architect
Tiscareno Associates

Landscape
Communita Atelier

PROPOSED BUILDING DESCRIPTION

A mixed use housing development composed of two, seven-story buildings on a shared, stepped podium containing structured parking. The site fronts Jackson Street, which will be lined with retail uses at street level, and portions of Main and 10th streets, which will have residential uses.

PROPOSED BUILDING SUMMARY
(all numbers approximate)

Structure Heights: 75' max from midpoints on Jackson and Main
Number of Residential Units: 397
Building Area: 475,000 sf
Residential Area: 315,000 sf
Retail Area: Approx. 6,900 sf
Parking Stalls: 236
Bicycle Stalls: Approx. 314



Zoning & Overlay Designations

The site is zoned as DMR/C 75/75-95 (Downtown Mixed Residential / Commercial as per SMC 23.34.108). The site is located in the International Special Review District in the Chinatown-International District's Little Saigon Neighborhood along the pedestrian principal arterial of S. Jackson St, just beyond the retail core and Asian character district.



International Special Review District



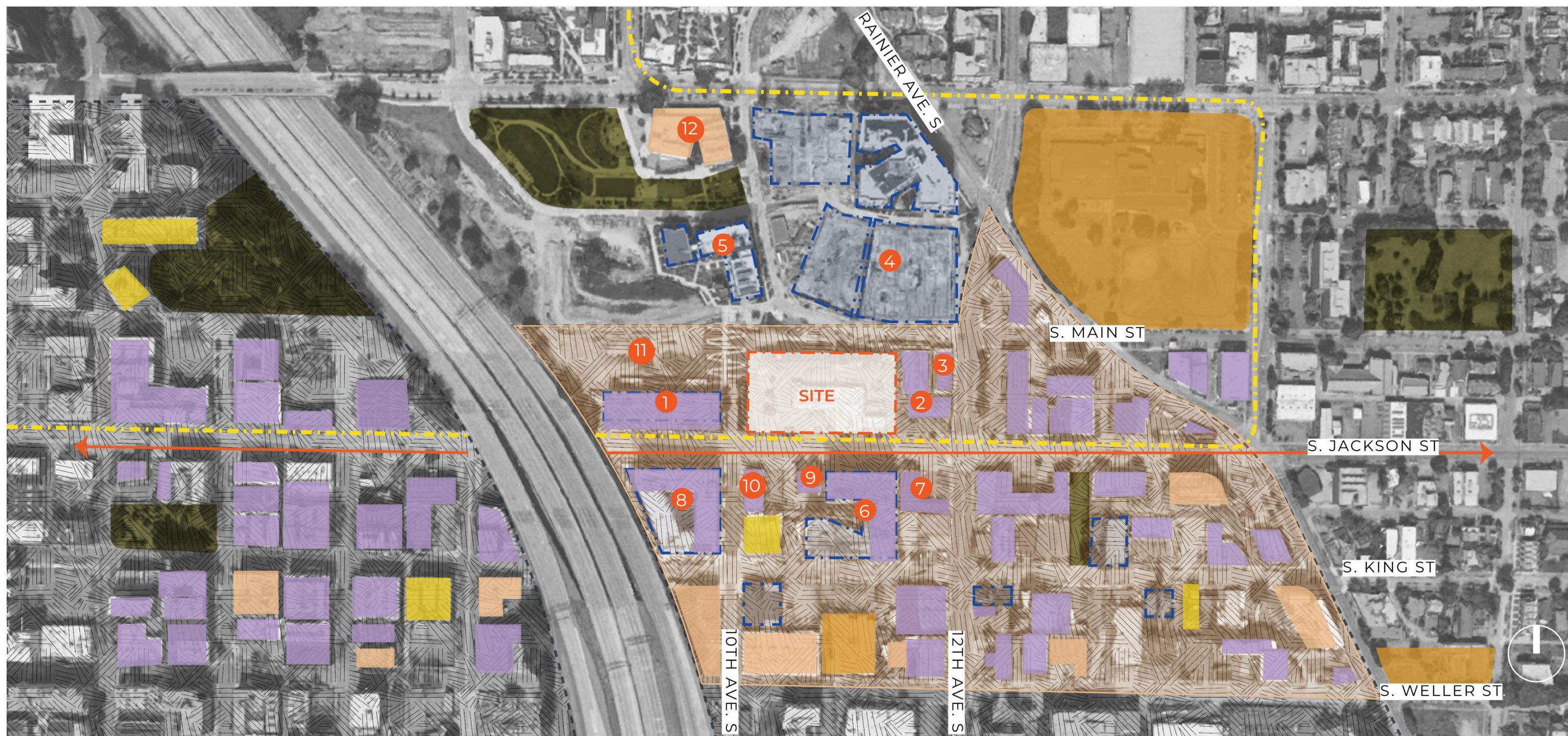
Little Saigon Neighborhood



Retail Core/Asian Character District



Site



1. Pacific Rim Center

2. Asian Plaza

3. Retail Plaza

4. Mason and Main (under construction)

5. Hoa Mai Gardens

6. The Beam (Anh Sang) Apartments

7. Retail Plaza

8. Thai Bihn Apartments

9. Retail Spaces

10. Dong Hing Market

11. Vacant Lot

12. Community Center

— S Jackson St.

--- Street Car Route



International Special Review District



Little Saigon Neighborhood

■ Retail

■ Green Spaces

■ Civic/Religious

■ Residential

■ School

■ Office

INTERNATIONAL SPECIAL REVIEW DISTRICT ZONING ANALYSIS (23.66)

SMC 23.66.302 - International Special Review District Goals and Objectives

A. Reestablishing the District as a stable residential neighborhood with a mixture of housing types;

The proposed project will add new, stable housing to the neighborhood by providing a mixture of for-rent apartment options.

B. Encouraging the use of street-level spaces for pedestrian-oriented retail specialty shops with colorful and interesting displays;

The proposed project will add new, street-level spaces for pedestrian-oriented retail and will employ culturally-conscious design. Retail tenants will be encouraged to provide colorful displays that engage the public and signage that responds to the multi-lingual environment of Little Saigon.

C. Protecting the area and its periphery from the proliferation of parking lots and other automobile-oriented uses;

The existing parcel is approximately 50% surface parking and service. This will be replaced by pedestrian-oriented retail with structured parking and service screened from the street.

D. Encouraging the rehabilitation of existing structures;

The existing structure has been assessed by Studio TJP. See attached report. The structure does not have important architectural or historic significance.

E. Improving the visual and urban design relationships between existing and future buildings, parking garages, open spaces and public improvements within the International District;

The proposed project will create new, urban connections between streets and support continuous, pedestrian retail along S Jackson Street. In addition, by adding new residences and street-facing retail to the neighborhood, as well as increased lighting and security per CPTED principles, the project will contribute to a safer environment.

F. Exercising a reasonable degree of control over site development and the location of off-street parking and other automobile-oriented uses; and

No surface parking lots or principally automobile-oriented uses are planned for the new project.

G. Discouraging traffic and parking resulting from athletic stadium events and commuters working outside the District.

Parking in the new development will not be promoted as “event parking” and will be utilized for commuters working outside the neighborhood.

SMC 23.66 - International Special Review District Zoning Analysis

23.66.308 - International District Preferred Uses East of Interstate 5

Preferred uses for that portion of the International District that lies east of Interstate 5 include restaurants, retail shops, residential uses, and other small- and medium-scale commercial uses. Commercial businesses and uses with an Asian product, service or trade emphasis are preferred. Preferred uses should contribute to the International District’s business core or to the function and purposes of the International District east of Interstate 5.

The new development will feature retail shops and commercial spaces that can accommodate small to medium scaled uses. Given the location of the site in Little Saigon, it is preferred that this commercial element reinforces the existing, Asian-focused retail, and contributes to its identity as a unique place to live and shop.

23.66.336 - Exterior building finishes

A. General Requirements. To retain and enhance the visual order of the District, which is created by existing older buildings that provide unique character and form through their subtle detailing and quarter-block and half-block coverage, new development, including exterior remodeling, should respect the architectural and structural integrity of the building in which the work is undertaken, through sympathetic use of colors, material and style. Exterior building facades shall be of a scale compatible with surrounding structures. Window proportions, floor height, cornice line, street elevations and other elements of the building facades shall relate to the scale of the existing buildings in the immediate area.

We have conducted a survey of the buildings in the immediate, nine block area and have included the Beam, the Pacific Rim Center and Thai Bihn in our massing precedents. The project also looks at the Little Saigon neighborhood specifically and the CID as a whole for inputs of color, material and style.

C. Exterior Building Design Outside the Asian Design Character District. Outside the Asian Design Character District, earthen colors and masonry construction with nonmetallic surfaces are preferred. Concrete construction will also be permitted if treated in a manner or incorporated into a design that provides visual interest and avoids large unbroken surface areas.

The proposed design will primarily include earthen colors, non-reflective metallic surfaces. Treated concrete surfaces and projecting metal canopies may also be included. The materiality at the pedestrian level will be differentiated from the materiality above, and include storefront glazing and planting.

Secretary of the Interior’s Standards for Rehabilitation


Note: Of the ten items in the Rehabilitation section of the SOI Standards, we are highlighting item nine as the most applicable to the proposed project.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features and special relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the property and its environment.

SITE OVERVIEW		
Address	1032 S. Jackson St., Seattle, Washington	
Parcel Numbers	8591900145	
Lot Size	1.84 acres; 80,231 sqft	
Zone	DMR/C 75/75-95 (Downtown Mixed Residential / Commercial)	
Overlays	International Special Review District (Historic). The lot is outside of the International District Retail Core, Asian Design Character District Downtown Urban Center. South Downtown	
MHA	High Area, Fee Area	
Other	Opportunity Zone: Yes. Pedestrian Zone: No. Design Review Equity Area: Yes (Per Client legal counsel, this is n/a in the ISRD)	
ECA	40% Steep Slope, Potential Slide	
South Jackson St	Downtown Principal Arterial. ROW Min 90. Existing ROW 96. Dedication Not Required. Bike Master Plan: Sharrows. Frequent Transit Network. 25' CL to Curb, 6-8' landscape, 8-10' sidewalk, 0-6' frontage zone. NOTE: Per Map1C: Sidewalks shall be 18' wide but can be modified by the ISRD. Class I Pedestrian Street. 23.49.009 street level provisions apply. Street Level Uses Required per Map 1G. Property line facades required per Map 1H.	
South Main St	Not Designated. Recently Improved. Assume Downtown Neighborhood Access. ROW Min 60. Existing ROW 66. Dedication Not Required. 18' CL to Curb, 6' landscape, 6' sidewalk, 0-6' frontage. Street level uses not required. Property line facades not required.	
10th Ave South	Downtown Neighborhood Access. ROW Min 60. Existing ROW 66. Dedication Not Required. 18' CL to Curb, 6' landscape, 6' sidewalk, 0-6' frontage. Street level uses not required. Property line facades not required.	
SEPA	25.05.675.P	Project cannot obstruct views of Mt. Rainier from Kobe Terrace Park or general views from Kobe Terrace Park per 23.66.332. Jackson is a Scenic Route in this location and the project mustn't obstruct views of the downtown skyline, though Jackson is not a View Corridor per Map 1D.
CODE ANALYSIS		
Structure Height	23.49.008.C	The base height limit is 75 feet, and it is the applicable height limit for all structures, except that the applicable height limit is 95 feet if the applicant qualifies for extra floor area under Section 23.49.023 and Chapter 23.58A and the structure has no non-residential or live-work use above 75 feet
Rooftop Features	23.49.008.D / 23.66.332	Railings and parapets: +4'. Rooftop decks +2' Solar collectors: +7' (coverage is unlimited if 7' or less) .
		The following are limited to 15% roof coverage and can extend up to +15' : Solar collectors above 7' , stair penthouses, mech equipment (if min 15' from roof edge). Elevator penthouses can extend up to +15'
		Rooftop features must be screened from public view via the Design Review process.
Street Level Requirements	23.49.009 / 23.49.162	75% of Jackson must be contain a street-level use. General sales and services; Human service uses and child care centers; Retail sales, Entertainment uses; Eating and drinking establishments and Bicycle parking, provided that the use does not exceed 30 percent of the frontage 23.49.009.B or 50 feet, whichever is less. Qualifying exceptions are allowed. Required open space does not qualify as a street-level use. Uses shall be within 10' of the lot line or the back of the sidewalk. Access to street-level uses must be no more than 3 feet above or below sidewalk grade.
FAR	23.49.011.A	Base 2.5; Max 4
	23.49.011.B.1.f	Residential uses, live-work, below grade areas, accessorty parking for residential uses (except where area exceeds one space per unit) are exempt from FAR
Green Factor	23.49.031	A min. Green Factor score is required
Permitted Uses	23.49.142/146.B; 23.66.320	All except those specifically prohibited or permitted only as conditional uses. Hotel, formula fast-food, planned community developments and select street-level uses are subject to special review by the Dept. of Neighborhoods. Parking garages are permitted.
Lot Coverage	23.49.158.C	In South Downtown, there is no limit under 65.' For portions of structures between 65' and 95,' 75% lot coverage is allowed.
Common Recreation Area	23.49.010.B	An area equivalent to 5 percent of the total gross floor area in residential use...shall be provided as common recreation area. The common recreation area shall be available to all residents and may be provided at or above ground level. A maximum of 50 percent of the common recreation area may be enclosed. The minimum horizontal dimension for required common recreation areas shall be 15 feet, except for open space provided as landscaped setback area at street level, which shall have a minimum horizontal dimension of 10 feet. No required common recreation area shall be less than 225 square feet. Common recreation area that is provided as open space at street level shall be counted as twice the actual area in determining the amount provided to meet the common recreation area requirement.
	23.86.032	The gross floor area in residential use is all floors or portions of floors of a structure that are devoted entirely to residential use, except for accessory parking areas, storage areas, and mechanical rooms. Below grade areas, such as elevator lobbies, are included in this calculation. Areas that serve both residential and commercial uses may be prorated.
Transparency (commercial)	23.49.162.C	Requirements apply to the area between 2' and 8' above the sidewalk but do not apply to portions in residential use. 60% transparency is required along Jackson. No requirement along 10th or Main.
Blank Facades	23.49.162.D	Blank facade limits apply to the area of the facade between two (2) feet and eight (8) feet above the sidewalk but do not apply to portions of structures in residential use. Jackson must conform but 10th and Main are exempt.
		Blank Facade Limits for Jackson Street: Blank facades shall be limited to segments fifteen (15) feet wide, except for garage doors which may exceed fifteen (15) feet. Any blank segments of the facade shall be separated by transparent areas at least two (2) feet wide. The total of all blank facade segments, including garage doors, shall not exceed forty (40) percent of the street facade of the structure on each street frontage
Façade Articulation	23.49	Per Map 1F, 1G and 1H, Jackson, 10th, and Main facades shall be regulated by the ISRD.
	23.49.162.A	Façade height shall be a minimum of 35' along Jackson. Property Line Facades are not required on 10th and Main.
	23.49.162.B	Structure fronting Jackson Steet shall conform to property line facade setback limits. Structure fronting Main and 10th shall conform to general facade setback limits.
Max Building Width	23.49.164.D	If the structure is less than 75', max width is 250'. If higher than 75' 120' is the max width.
Façade Modulation	23.49.165	No modulation is required for structures less than 85' in height
Setbacks	23.49.166.A.2	Side: 0' below 65' / 10' above 65'
	23.49.162.B.1.b	Jackson: No req. under 15'. Between 15 and 35' the max setback is 10', 40% of the façade can be greater than 2', 20' width max for >2', 10' min between setback areas. 10th and Main: No req under 15'. Any setback area exceeding a depth of 15' from the PL shall not exceed 80', or 30% of the lot frontage, whichever is less. At intersections, max setback is 10' for at least 20' along each street.

Overhead Weather Protection and Lighting	23.49.018.A	Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that: 1. Are located farther than five (5) feet from the street property line or widened sidewalk on private property; or 2. Abut a bonused open space amenity feature; or 3. Are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or 4. Are driveways into structures or loading docks.
	23.49.018.B	Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.
	23.49.018.C	The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.
PARKING / ACCESS		
Parking	23.49.019.A.1	No parking minimums are required (except as modified by 23.66.342)
	23.66.342	Restaurants shall be required to provide 1 space / 500 SF in excess of 2,500 SF.
	23.49.019.C.3	Non-residential: 2 spaces / 1000 sf max is allowed for general sales and services, and restaurants
Size	23.54.030	Parking spaces provided must meet the standards of 23.54.030, whether required or not. 60% min of stalls for a residential use shall be Medium sized. The minimum vertical clearance shall be at least 6'-9"
Bicycles	23.54.015.K	Eating and drinking establishments: Long-term: 1/5,000 SF - Short-term: 1/1,000 SF; Office Long-term: 1/2,000 SF - Short-term: 1/10,000 SF, Sales and service: Long term: 1/4,000 SF - Short-term: 1/2,000 SF.
	23.49.019	Residential: Long-term: 1 per DU, Short-term: 1 per 20 DU
Loading	23.54.035	If less than 10,000 SF of Medium Use, no berth is required
Solid Waste Container Storage	23.54.040	Residential - More than 100 dwelling units 575 SF plus 4 SF for each additional unit above 100 * For development with more than 100 dwelling units, the required minimum area for storage space may be reduced by 15 percent, if the area provided as storage space has a minimum horizontal dimension of 20 feet.
		Non-residential is between 5,001-15,000 SF. 125 SF req'd. 50% reduction allowed per 23.54.040.B. 125 /2 = 63 SF req'd.



- A** Retail/Restaurant
Vacant
Masonry Construction
- B** Viet Wah Supermarket
Masonry Construction
- C** Retail/Restaurant
Partially Vacant
Masonry Construction
2 Stories
- D** Asian Plaza - Retail/Restaurant
Masonry Construction
-  S Jackson St & 12th Ave Bus Stop

All elements within the highlighted boundary are proposed for demolition



Jackson Street, 1911



Subject Site, 1936



Existing Building, Built 1960

For more information, see Historic Resources Report



VIEW OF NORTHWEST CORNER - PUBLIC R.O.W.

AREA OF WORK



VIEW OF NORTH SLOPE



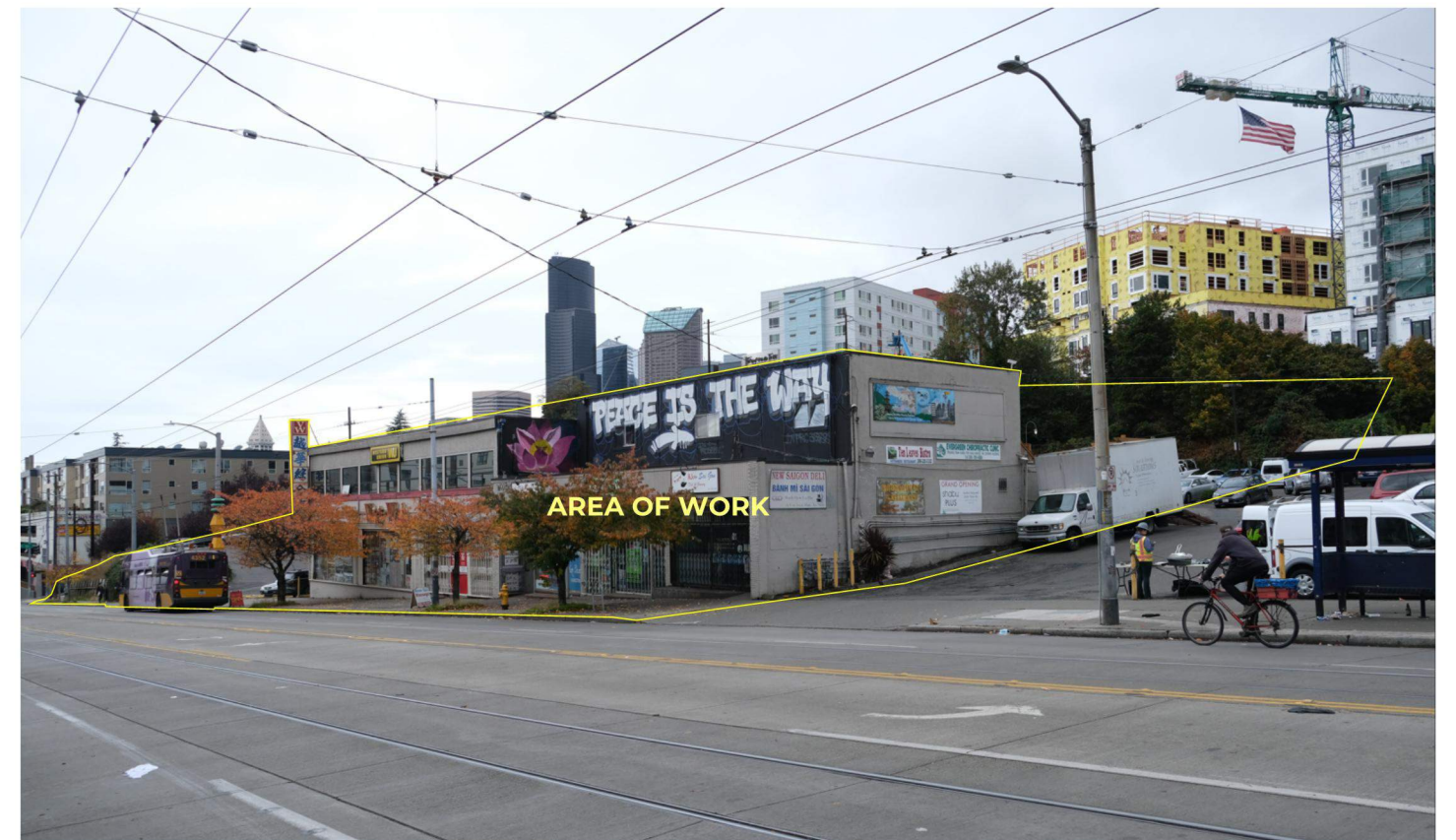
VIEW OF NORTH SLOPE



VIEW OF NORTH SLOPE



VIEW OF SOUTHWEST CORNER



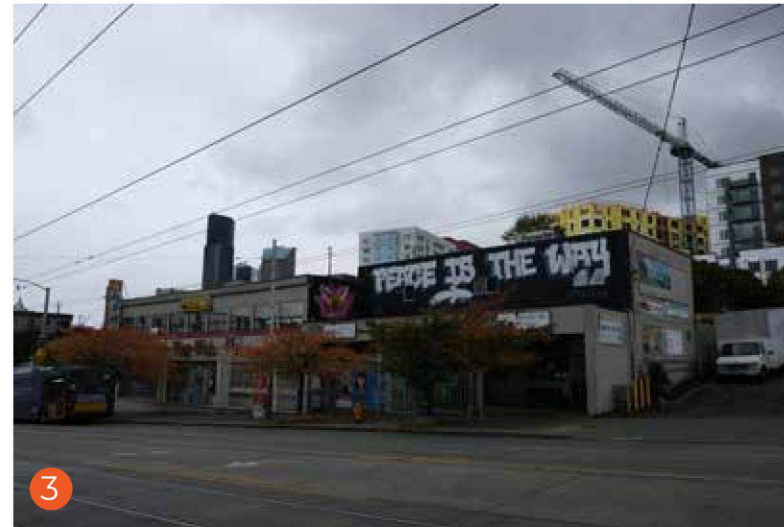
VIEW FROM JACKSON STREET



VIEW OF MAIN STREET - PUBLIC R.O.W.

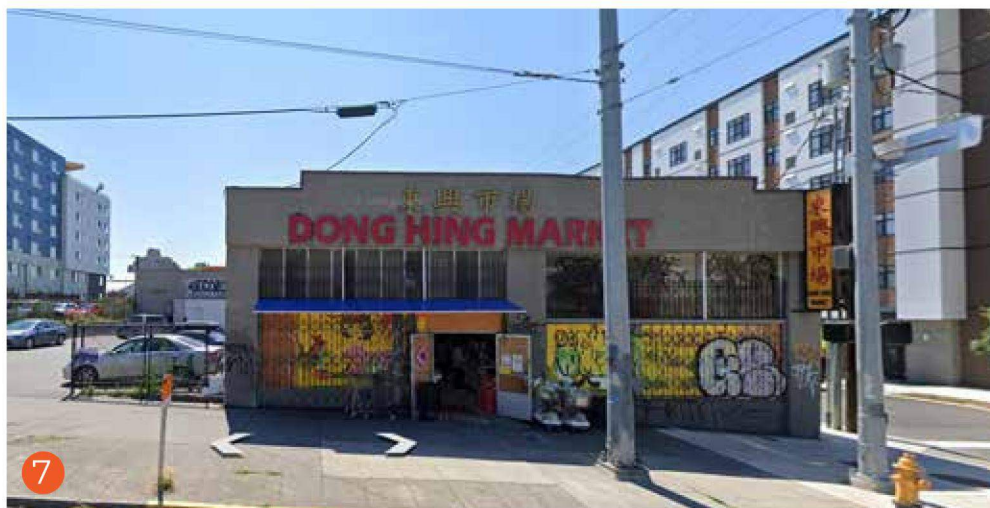
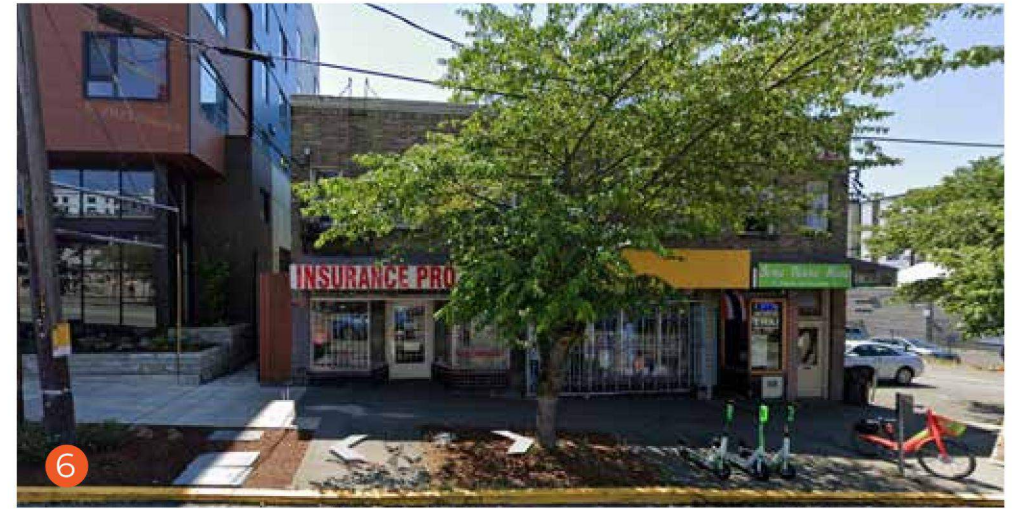


VIEW FROM JACKSON STREET





Currently under construction





BEAM (ANH SANG) APARTMENTS



NVC HALL



BEAM (ANH SANG) APARTMENTS



ICON APARTMENTS



BOB & MARCIA ALMOUIST PLACE
(DESIGN WAS NOT COMPLETED THROUGH ISRD REVIEW)



THAI BINH APARTMENTS



THAI BINH COURTYARD



AN LAC APARTMENTS
(DESIGN WAS NOT COMPLETED THROUGH ISRD REVIEW)



THE PUBLIX



AN LAC

USE OF WOOD
FRAMED MASSES
MUTED TONES
WITH COLORFUL
ACCENTS



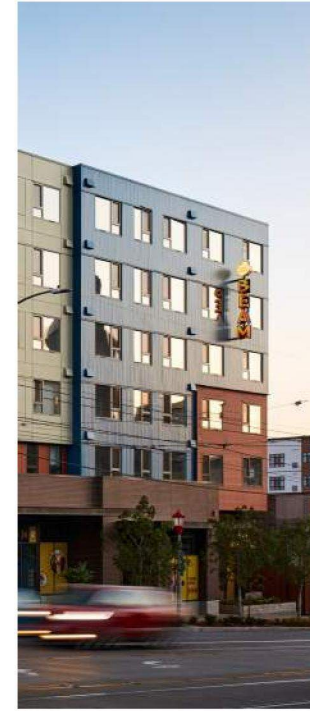
THAI BINH

EXTENSIVE USE
OF WOOD



HANA APT'S

USE OF WOOD
DARK GRAY
LIGHT GRAY
YELLOW
RED



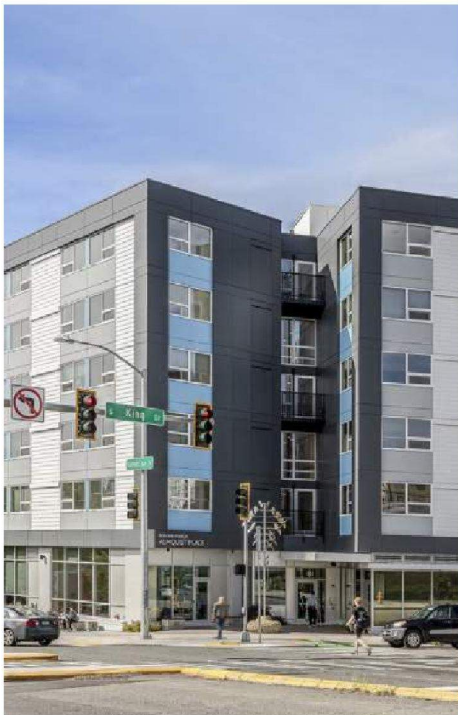
ANH SANG

EXTENSIVE USE OF WOOD
YELLOW



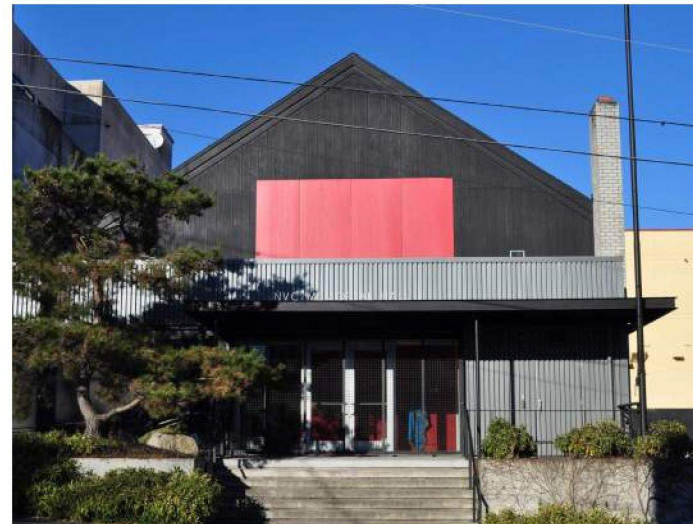
LITTLE SAIGON SIGN

YELLOW
RED



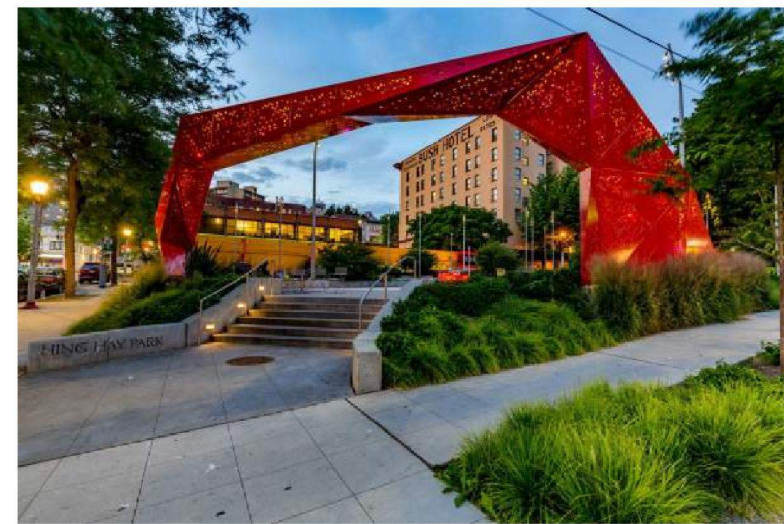
ALMQUIST

FRAMED MASSES
MUTED TONES
WITH COLORFUL
ACCENTS



NVC HALL

USE OF WOOD
DARK GRAY
LIGHT GRAY
RED



HING-HAY PARK

YELLOW
RED



TYPICAL LITTLE SAIGON RETAIL



I-5 COLUMNS



HEM AN SANG GATES



HEM AN SANG COLUMNS



DING HOW CENTER

SUMMARY

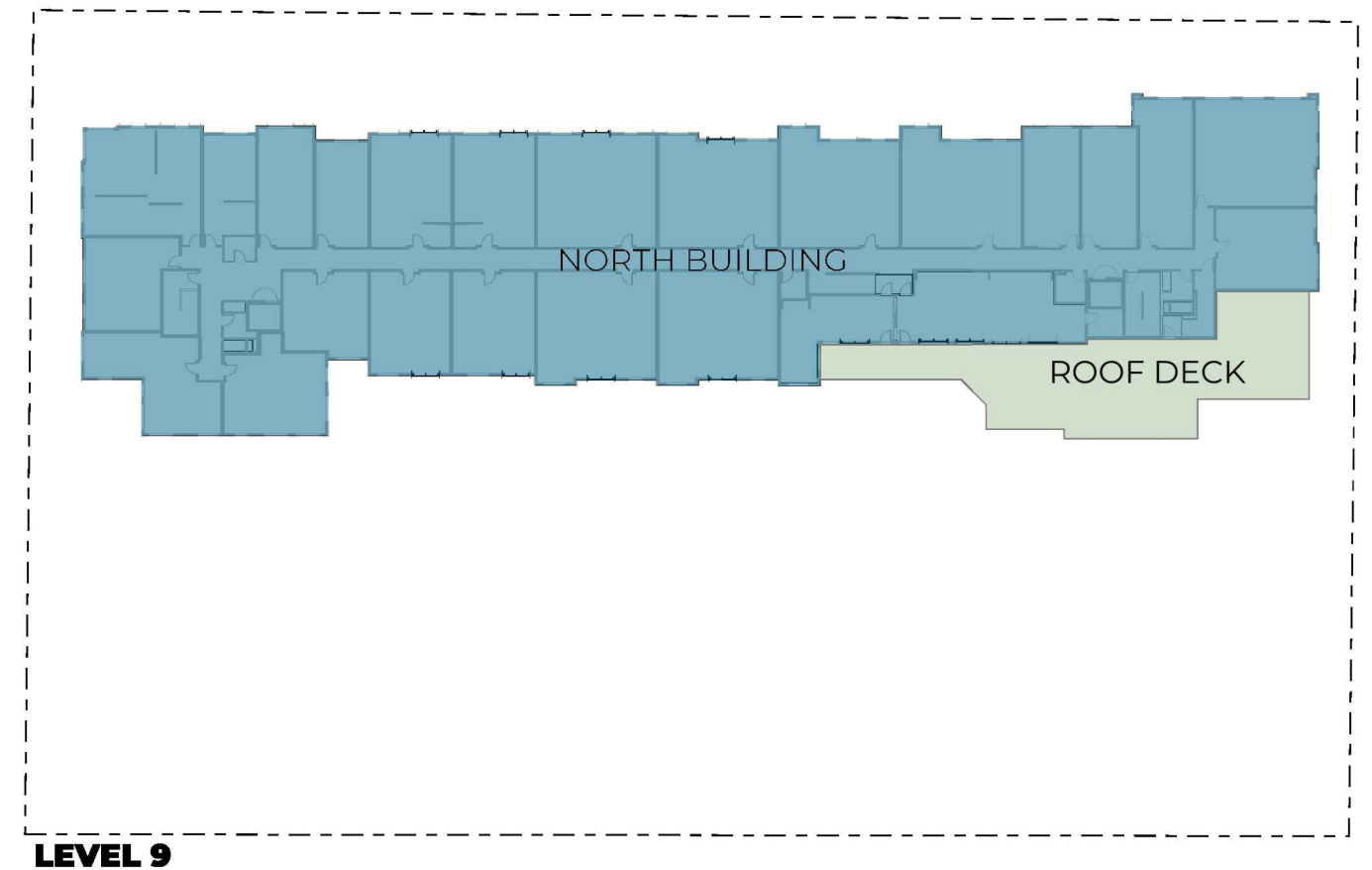
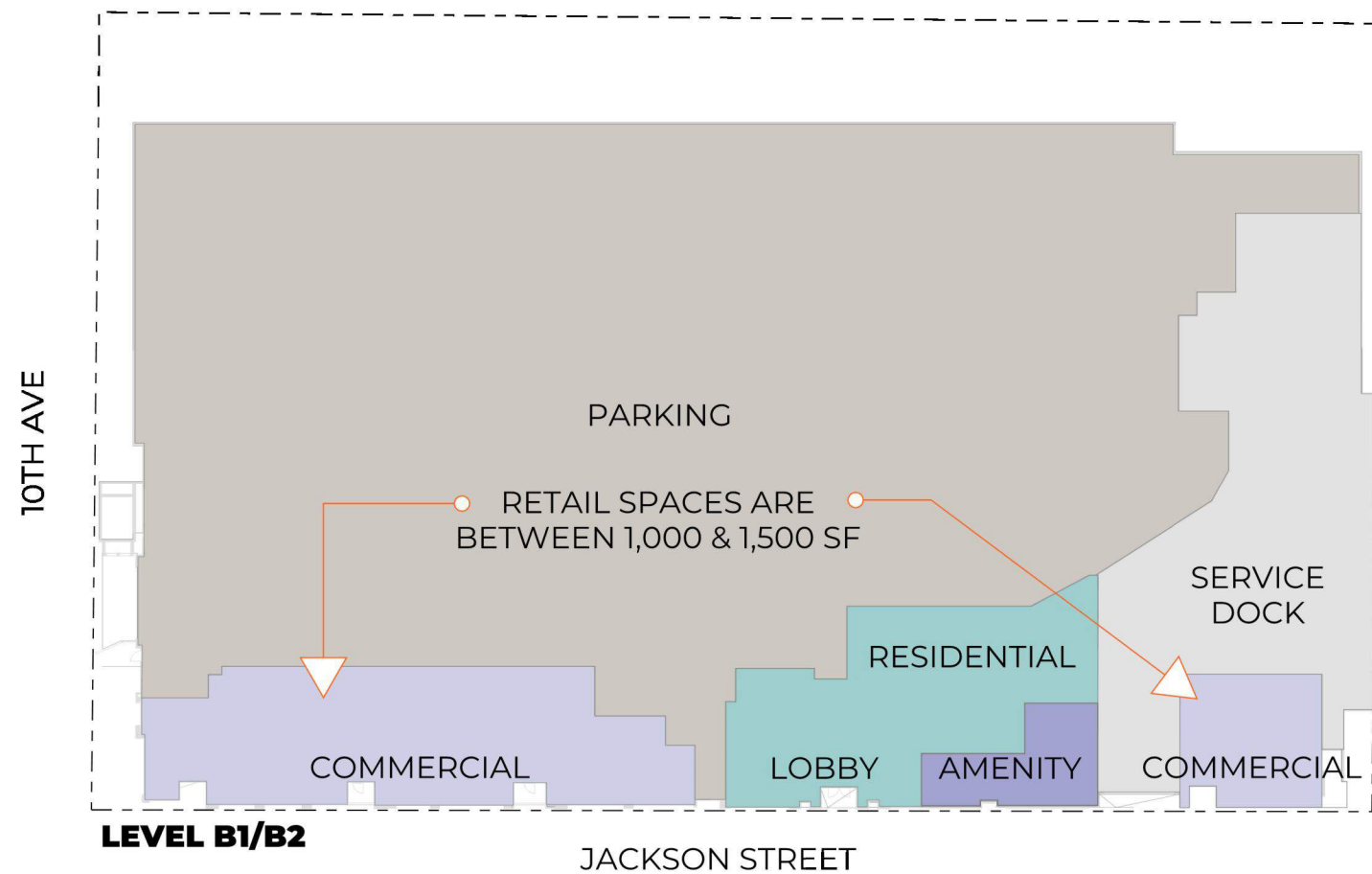
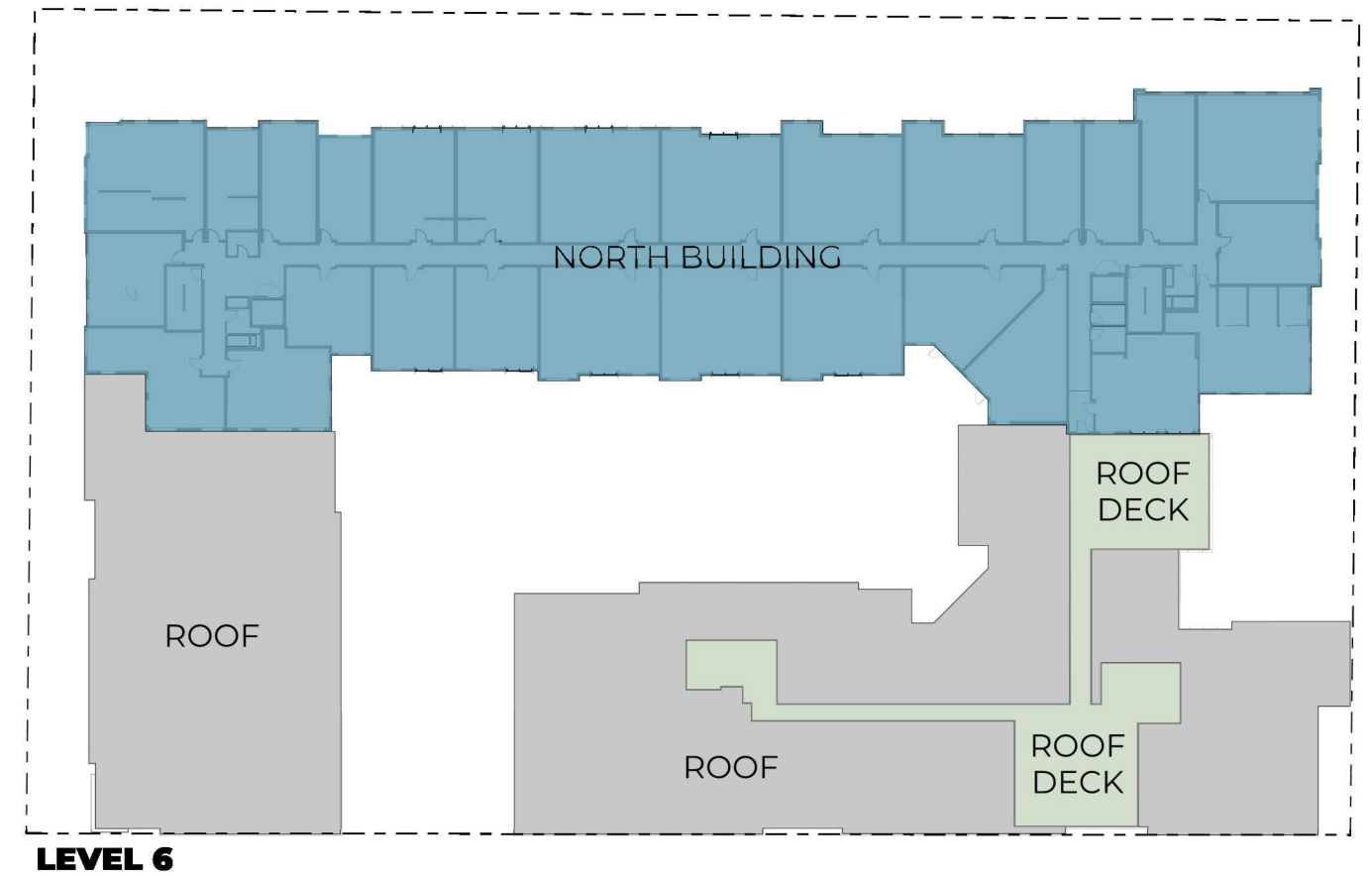
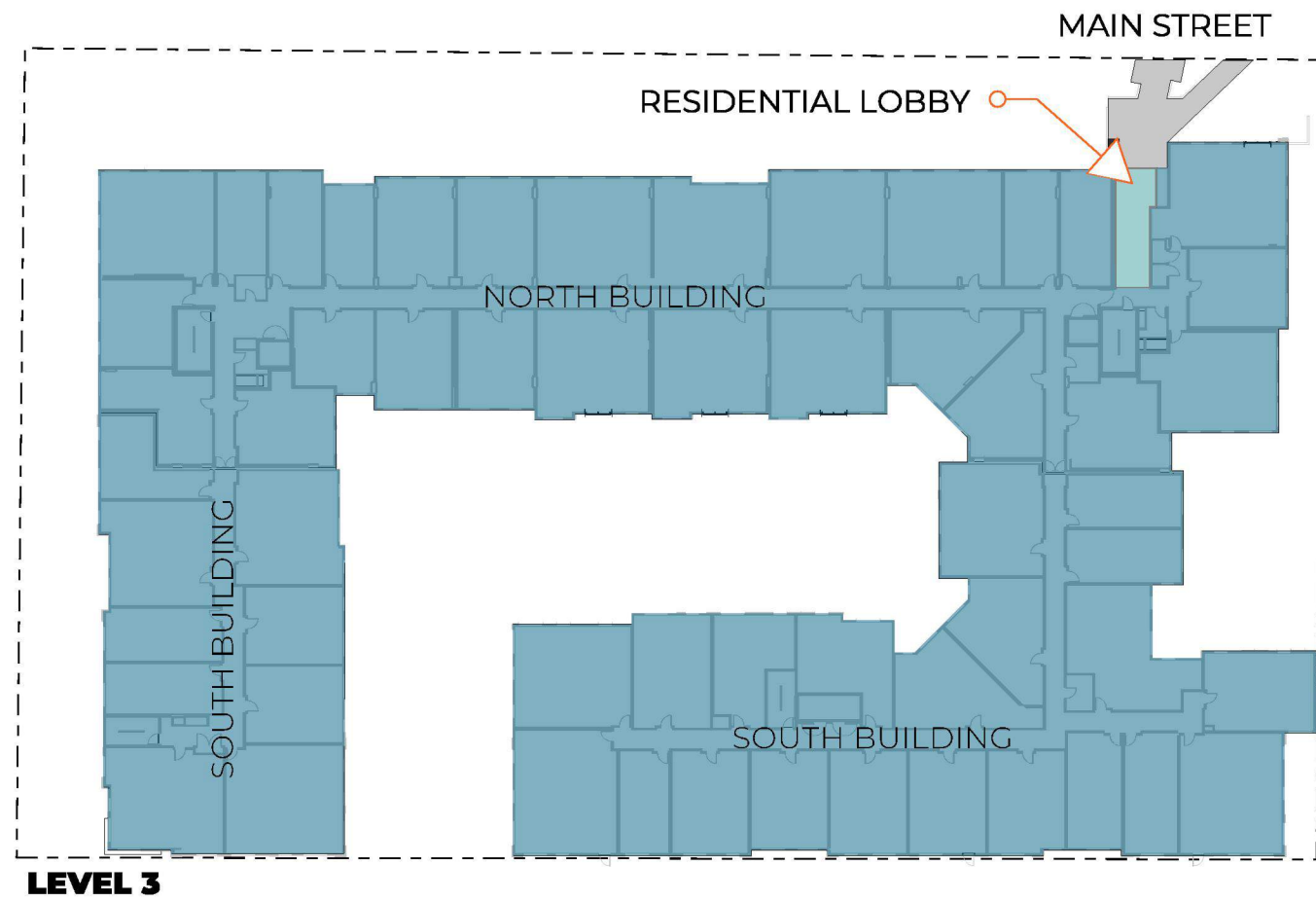
THE BUILT ENVIRONMENT OF LITTLE SAIGON IS CHARACTERIZED PRIMARILY BY SIGNAGE, STOREFRONTS AND COLOR. THE BUILDING TYPES ARE VERY ECLECTIC AND INCLUDE WAREHOUSE, COMMERCIAL, CIVIC, MULTI-FAMILY AND RELIGIOUS. COLORS VARY, BUT YELLOW AND RED FEATURE MOST PROMINANTLY WITH SOME GREEN AS WELL. MATERIALS ARE FREQUENTLY PAINTED PANEL, PAINTED MASONRY AND STUCCO. RECENT PROJECTS HAVE MADE MORE USE OF BRICK AND WOOD-LIKE MATERIALS.

IN ORDER TO FIT INTO THE NEIGHBORHOOD AND CONTRIBUTE TO THE SENSE OF PLACE, THE PROPOSED DESIGN FEATURES COLOR THROUGHOUT, PRIMARILY YELLOW AND RED. STOREFRONT GLAZING APPEARS UP AND DOWN JACKSON STREET AND BILINGUAL SIGNAGE WILL BE PROVIDED.

THE DESIGN ALSO SUPPORTS THE EXTENSIVE USE OF WOOD AS A MEANS OF REINFORCING ITS USE IN RECENT PROJECTS AS A NEIGHBORHOOD DEFINING MATERIAL.

DESIGN DEVELOPMENT





**Signage is only conceptual.*

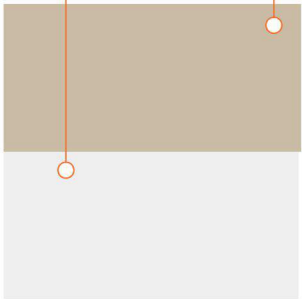




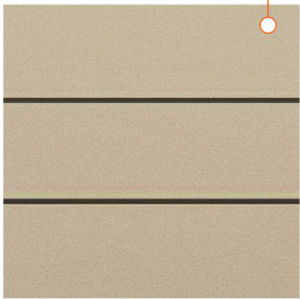
Existing View of Stacked Retaining Walls at Corner of 10th and Jackson Street



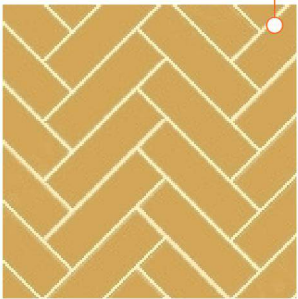
**Signage is only conceptual.*



White and Tan Window Frames



Earthen-Colored Lap Siding



Tiled Kneewalls Yellow, Woven



Brick - Dark Gray Running Bond / Medium Grout



Dark Gray Running Bond Brick



**Signage is only conceptual.*

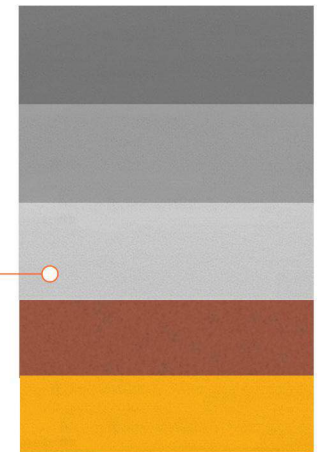
○ Tiled Kneewalls

○ Main Entrance

○ Double Height Storefront

○ Glass Panel Balconies

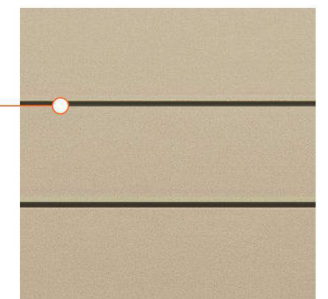
○ Recessed Entries



Fiber Cement Panels



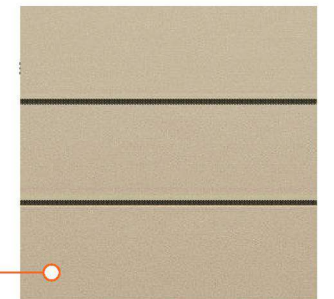
Brick - Dark Gray



Earthen-Colored Lap Siding



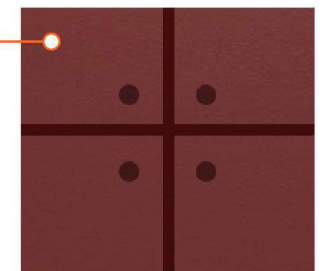
Dark Gray Running Bond Brick



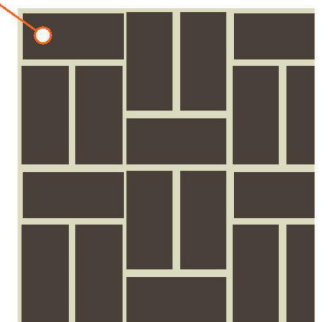
Earthen-Colored Lap Siding



Dark Bronze Storefront



Backlit Metal Panel with Exposed Fasteners



Tiled Kneewalls - Bronze, Woven Pattern

**Signage is only conceptual.*

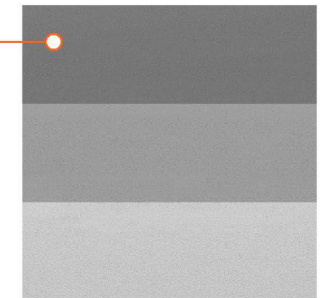
- Double Height Storefront
- CID Inspired Patterning
- Main Entrance



Recessed Entries, Storefront Patterns and Kneewall Precedents in the CID Inspire the Proposed Design

Glass Panel Balconies

**Signage is only conceptual.*



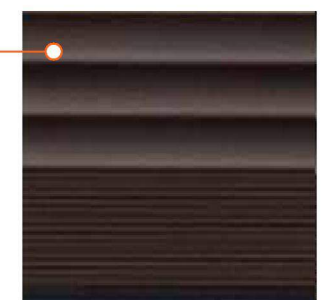
Fiber Cement Panel - Grays



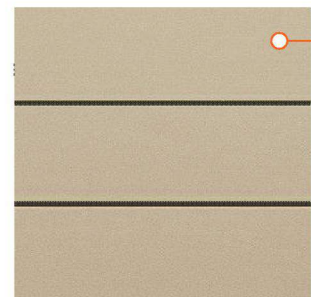
Dark Gray Running Bond Brick



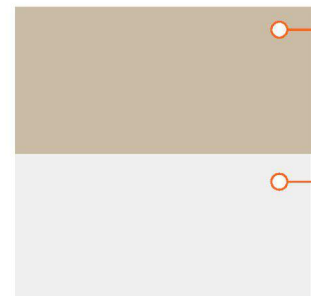
Brick - Dark Gray



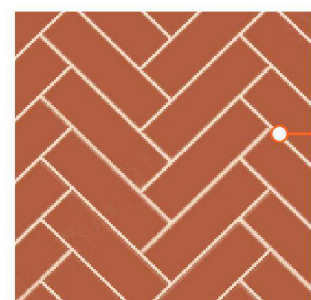
Dark Bronze Storefront



Earthen-Colored Lap Siding



White and Tan Window Frames



Tiled Kneewalls Red, Woven Pattern



BRICK



Brick - Dark Gray
Running Bond /
Light Grout



Brick - Light Gray
Running Bond /
Light Grout

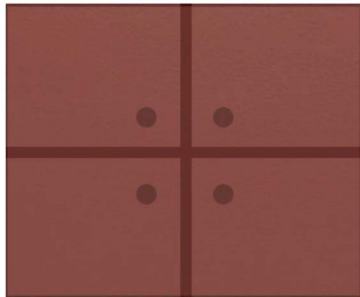


Brick - Dark Gray
Running Bond /
Medium Grout

METAL

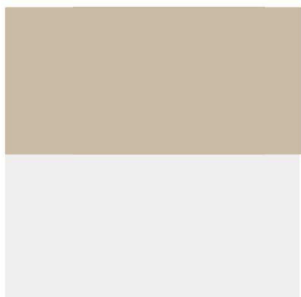


Storefront -
Medium Dark
Bronze



Metal Panel - Red
w/Exposed Fasteners

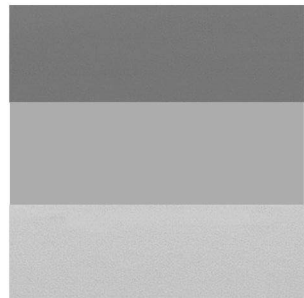
WINDOWS



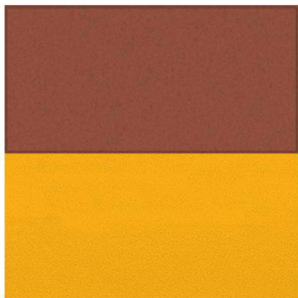
Window Frame -
Tan and White



FIBER CEMENT PANEL



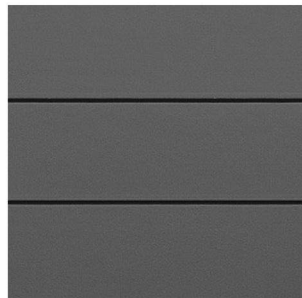
Fiber Cement
Panel - Gray Tones



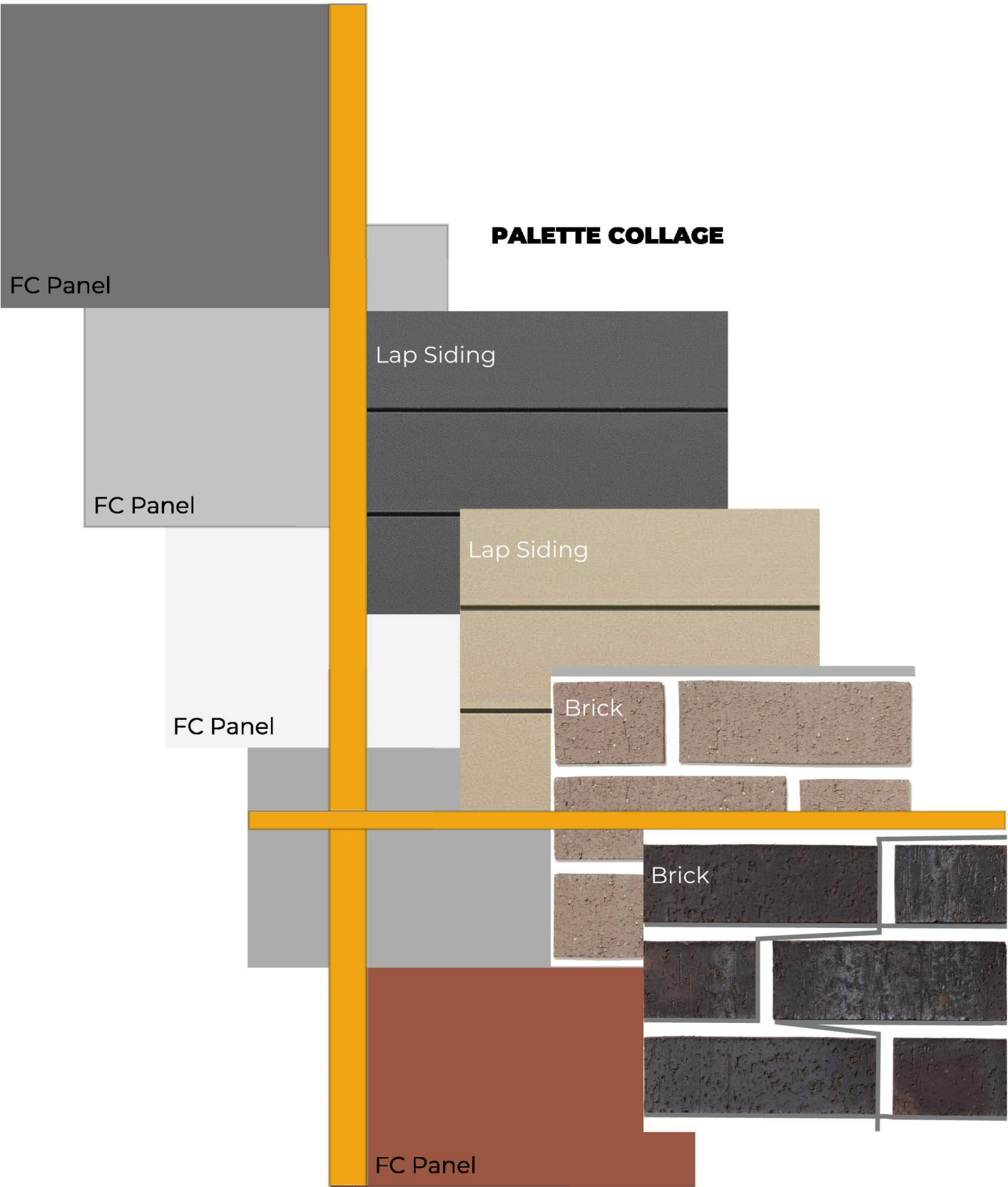
Fiber Cement
Panel - Red and
Yellow

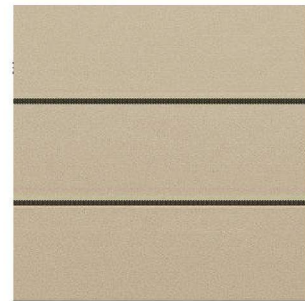


Earthen-Colored,
Smooth Lap
Siding

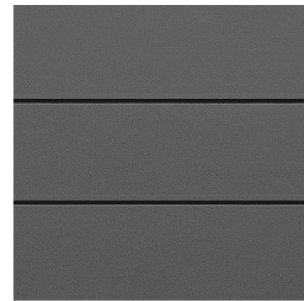


Fiber Cement
Lap Siding - Gray

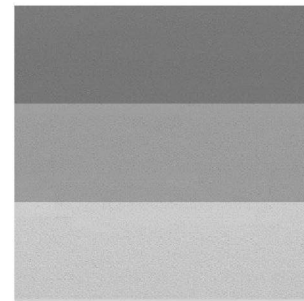




Earthen-Colored
Lap Siding



Fiber Cement Panel
Lap Siding - Gray



Fiber Cement
Panel - Grays



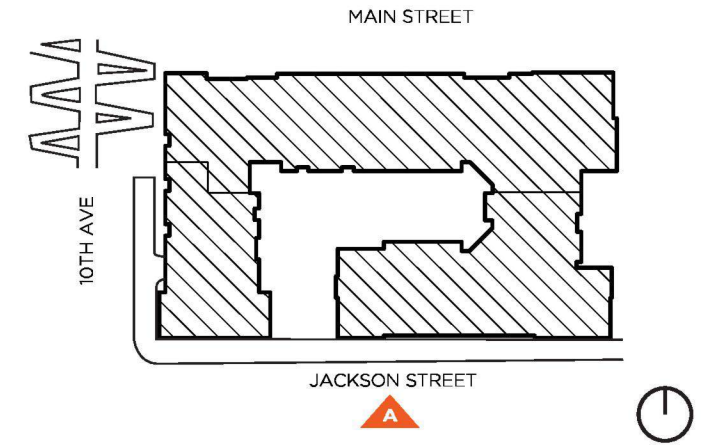
Brick - Dark Gray
Running Bond / Dark
Grout



Dark Gray Running
Bond Brick



Light Gray Running
Bond Brick



**Signage is only conceptual.*

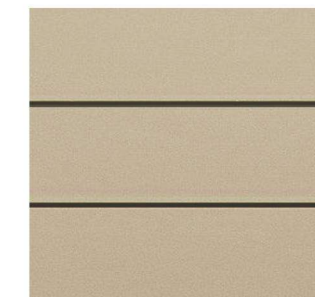
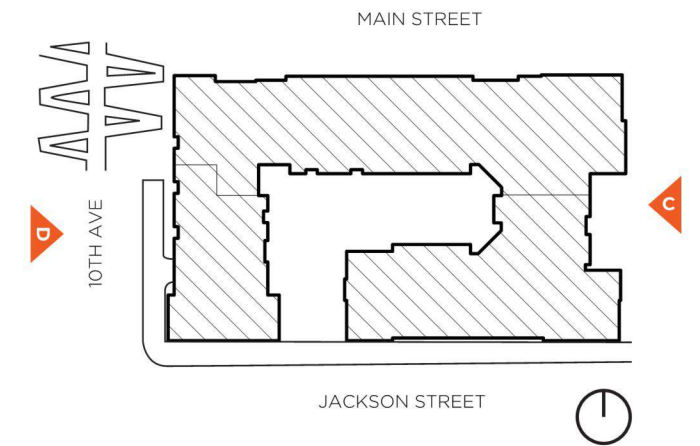
JACKSON FACADE - SOUTH ELEVATION
1" = 30'



D **10TH FACADE - WEST ELEVATION**
1" = 30'



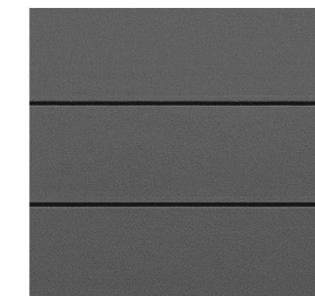
C **EAST FACADE ELEVATION**
1" = 30'



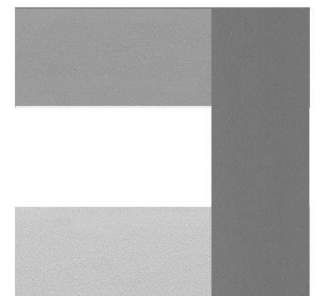
Earthen-Colored
Lap Siding



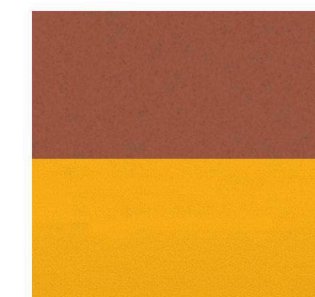
Brick - Dark Gray
Running Bond /
Dark Grout



Fiber Cement Panel
Lap Siding - Gray



Fiber Cement Panel
Grays + White

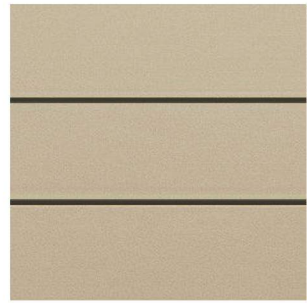


Fiber Cement Panel
Red and Yellow

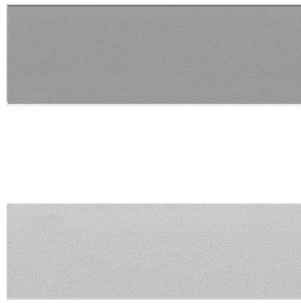


White and Tan
Window Frames

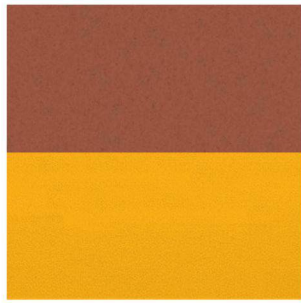




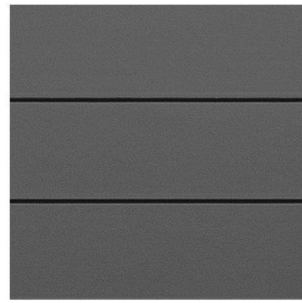
Earthen-Colored
Lap Siding



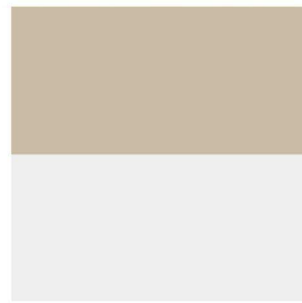
Fiber Cement Panel
Grays + White



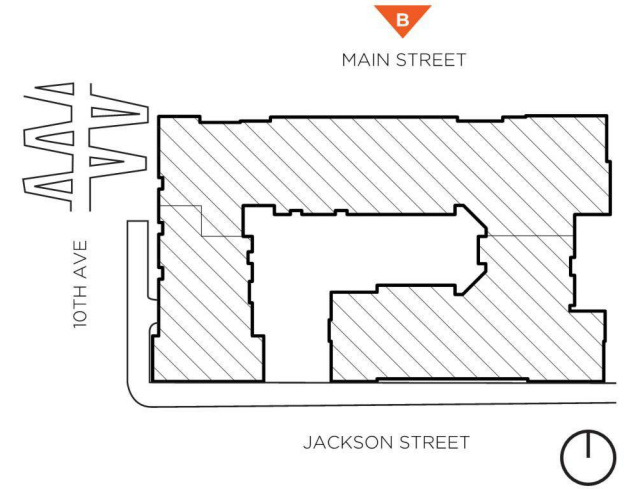
Fiber Cement Panel
Yellow & Red



Fiber Cement Panel
Lap Siding - Gray



White and Tan
Window Frames



MAIN STREET FACADE - NORTH ELEVATION
1" = 30'



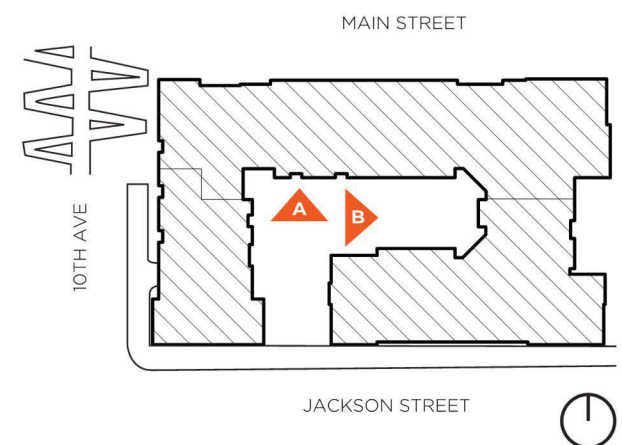
A **COURTYARD - NORTH ELEVATION**
1" = 30'

○ Courtyard



B **COURTYARD - EAST ELEVATION**
1" = 30'

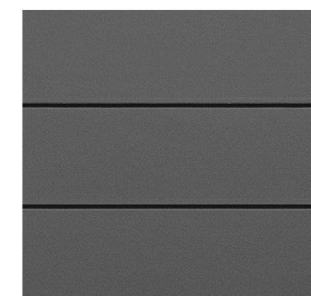
○ Courtyard



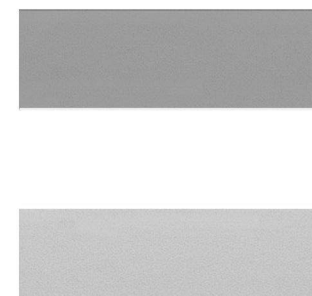
Earthen-Colored
Lap Siding



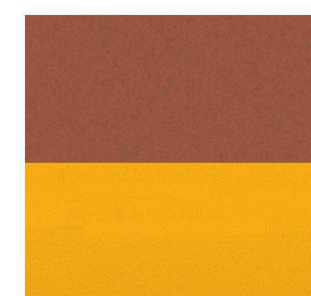
Brick - Dark Gray
Running Bond /
Dark Grout



Fiber Cement Panel
Lap Siding - Gray



Fiber Cement Panel
Grays + White



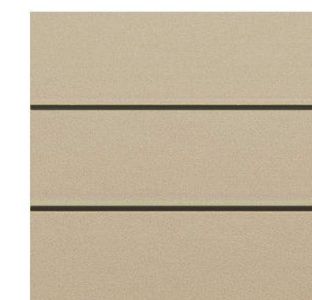
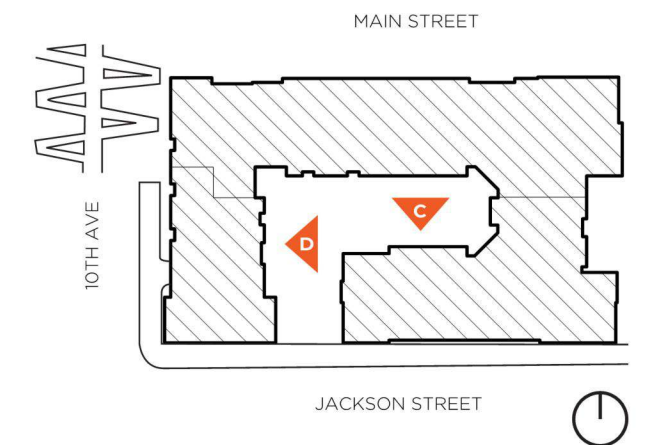
Fiber Cement Pane
Red and Yellow



White and Tan
Window Frames



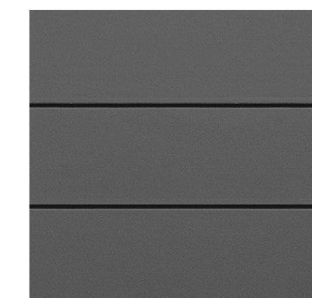
C **COURTYARD - SOUTH ELEVATION**
1" = 30'



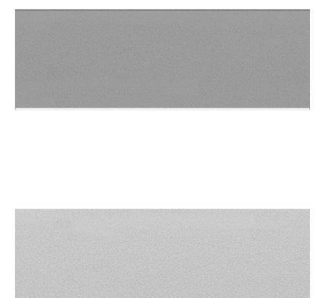
Earthen-Colored
Lap Siding



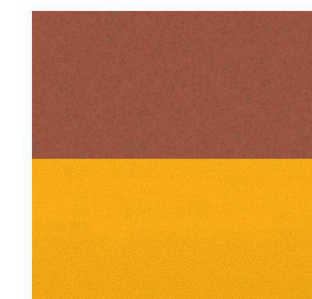
Brick - Dark Gray
Running Bond /
Dark Grout



Fiber Cement Panel
Lap Siding - Gray



Fiber Cement Panel
Grays + White



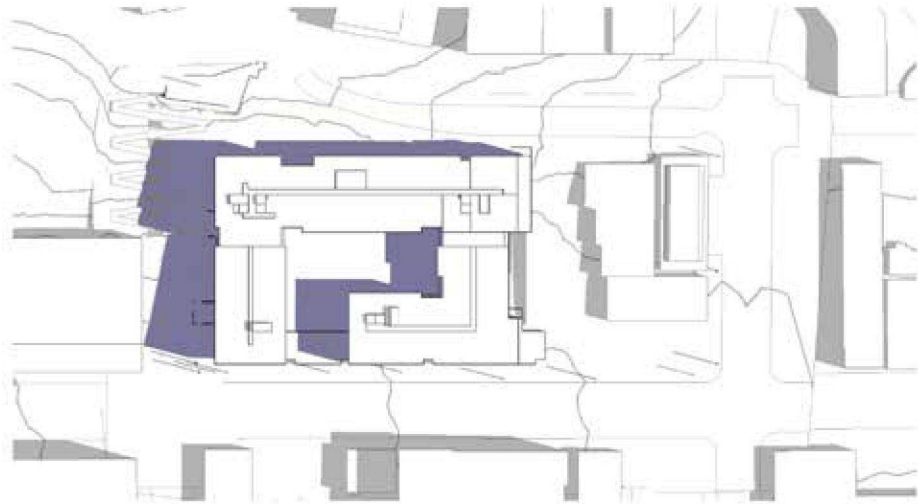
Fiber Cement Panel
Red and Yellow



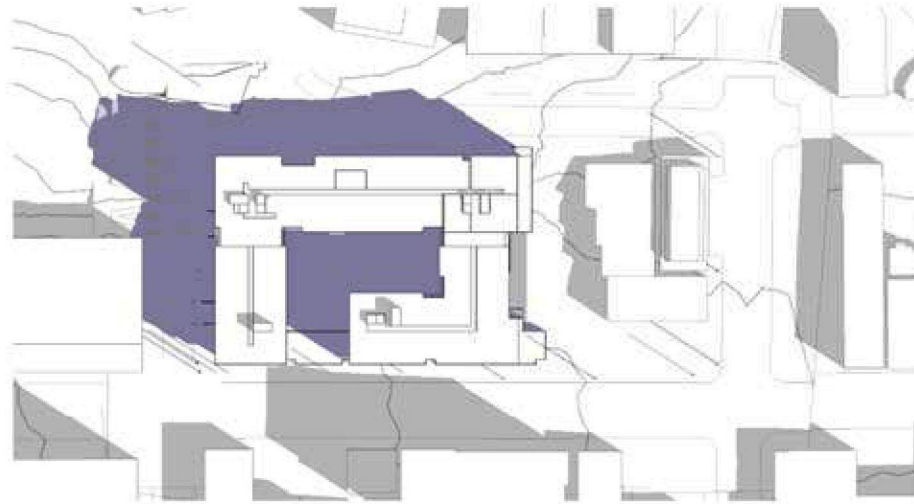
White and Tan
Window Frames



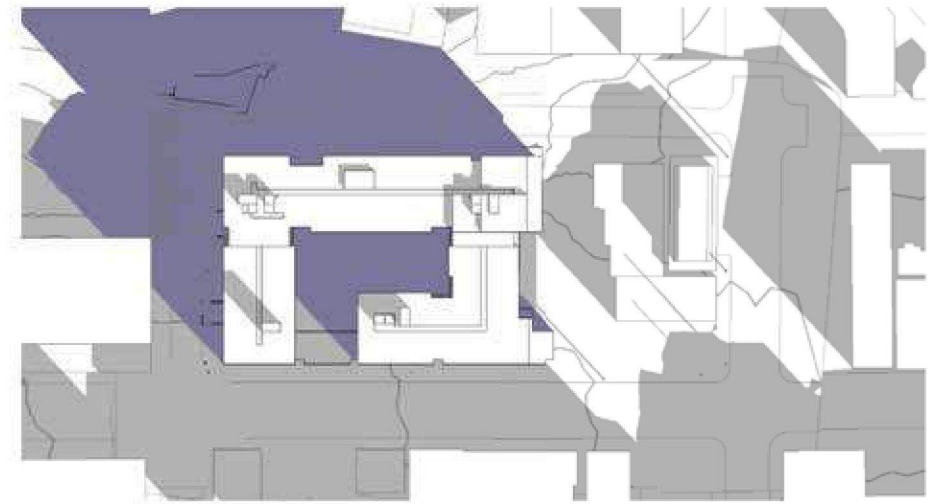
D **COURTYARD - WEST ELEVATION**
1" = 30'



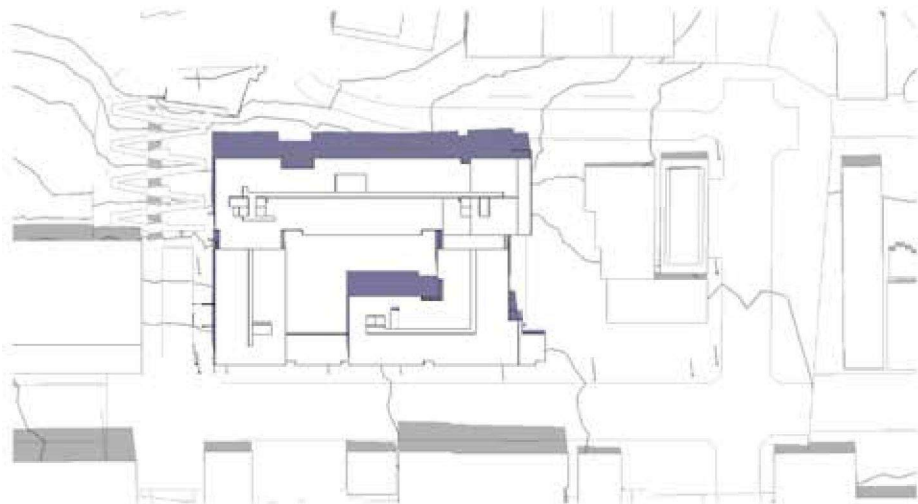
Summer Solstice - 09:00 am



Spring Equinox - 09:00 am



Winter Solstice - 09:00 am



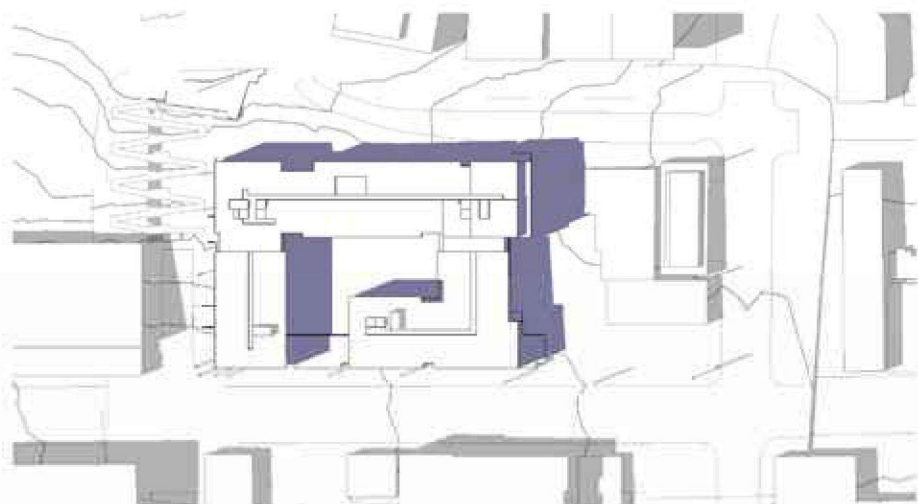
Summer Solstice - 12:00 pm



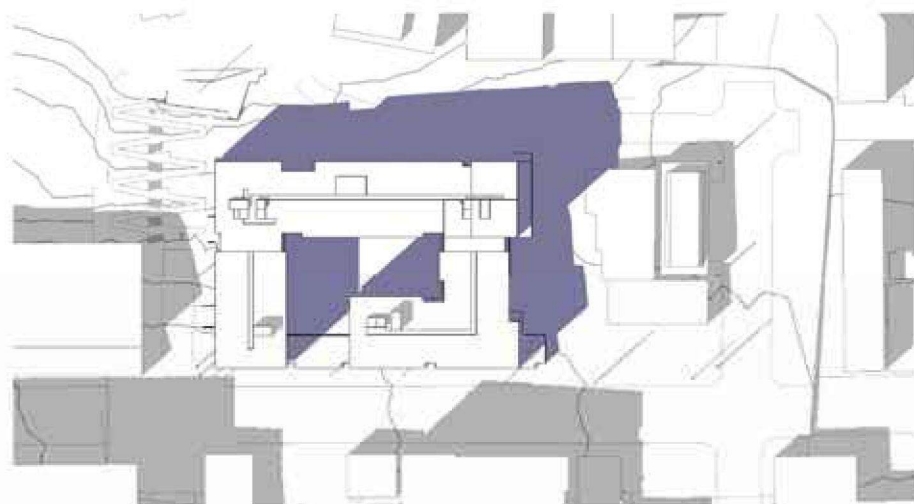
Spring Equinox - 12:00 pm



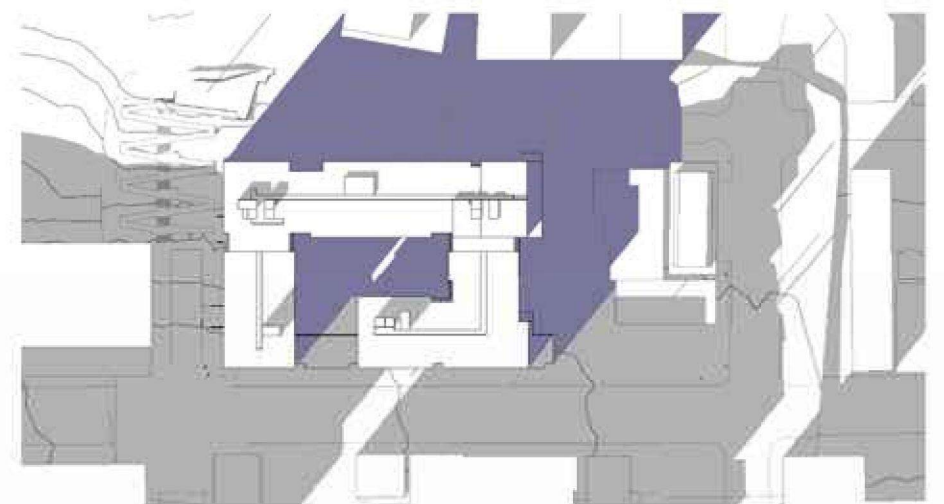
Winter Solstice - 12:00 pm



Summer Solstice - 03:00 pm

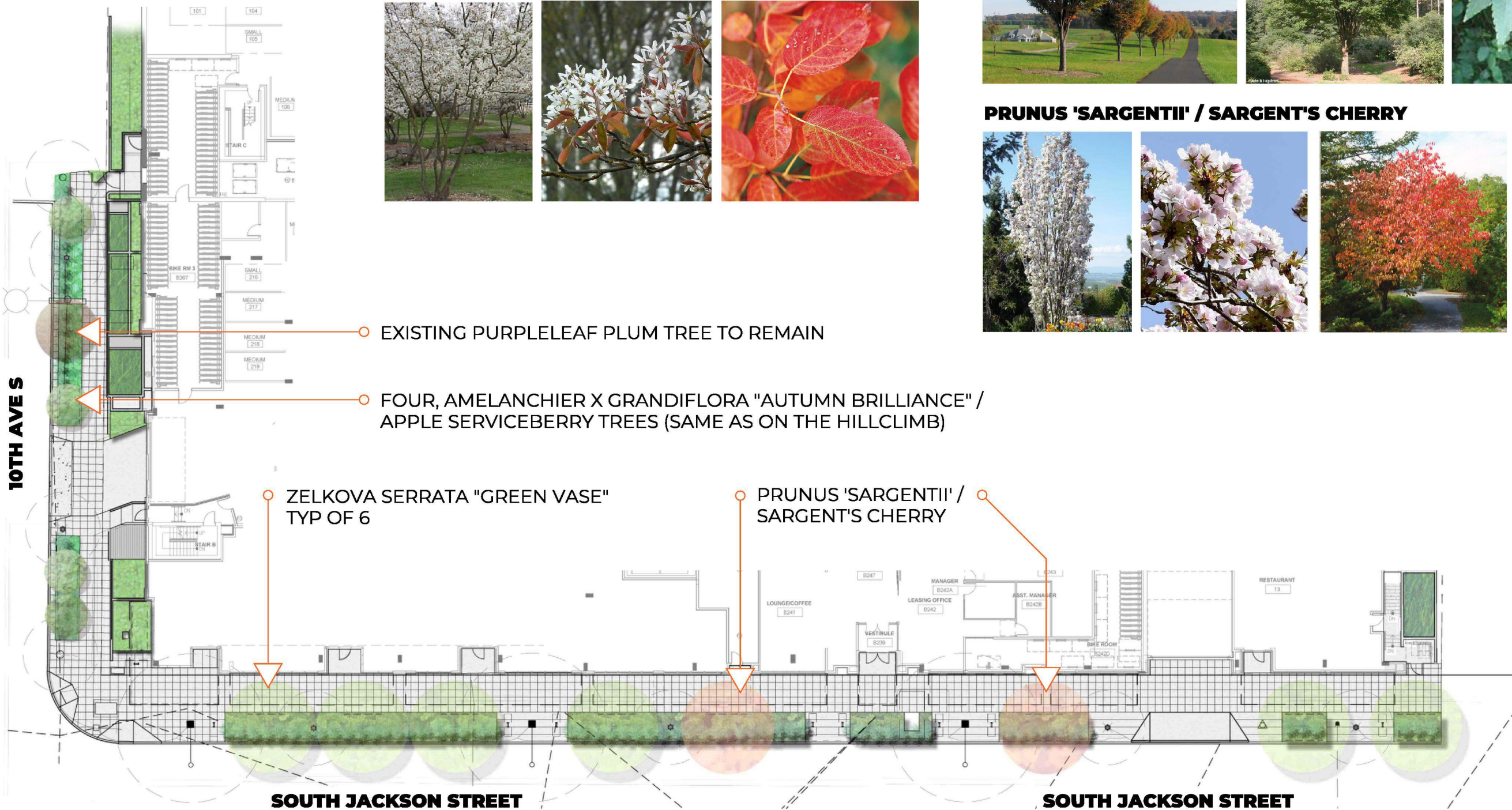


Spring Equinox - 03:00 pm



Winter Solstice - 03:00 pm

STREET IMPROVEMENTS, LIGHTING & LANDSCAPE DESIGN



**AMELANCHIER X GRANDIFLORA "AUTUMN BRILLIANCE"
/ APPLE SERVICEBERRY**



ZELKOVA SERRATA "GREEN VASE"



PRUNUS 'SARGENTII' / SARGENT'S CHERRY





MAIN STREET:
NYSSA SYLVATICA/ BLACK TUPELO



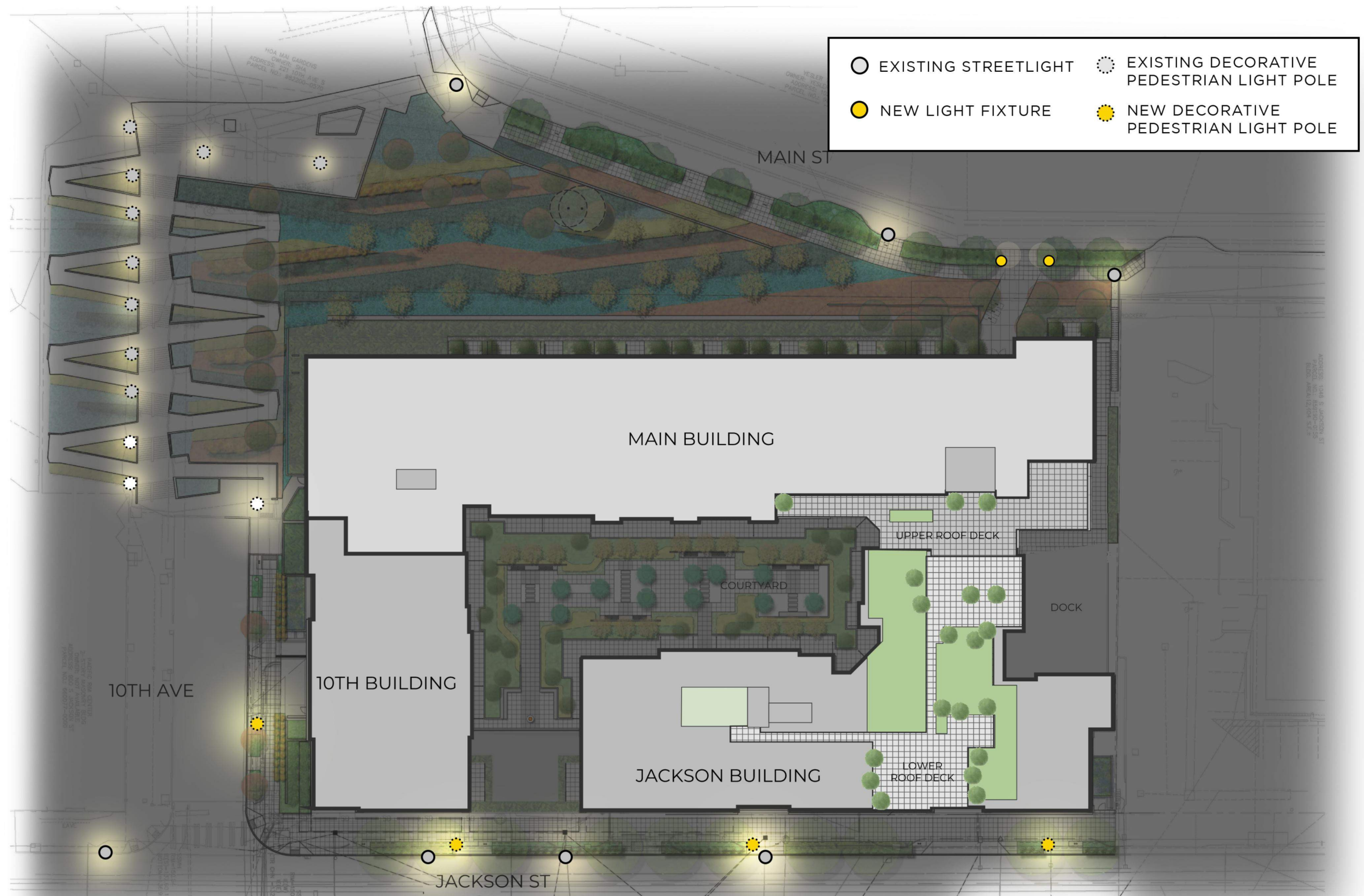
ON SITE TREE:
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'/SERVICEBERRY



ON SITE TREE:
CORNUS 'EDDIES WHITE WONDER'/ EDDIES WHITE WONDER DOGWOOD



LIGHTING PLANS AND ELEVATIONS







10TH AVE ELEVATION - LIGHTING

 **LIGHTING FIXTURE -
TYPE A OPTIONS**



 **LIGHTING FIXTURE -
TYPE A OPTIONS**



 **UNDER CANOPY
LIGHT**



**ACCENT
FIXTURE** 



**DECORATIVE
PEDESTRIAN
LIGHT POLE**



JACKSON STREET ELEVATION - LIGHTING

1" = 10'-0"

DEPARTURES

DEPARTURE #1

CODE CITATION: 23.49.164.D: Facade width limits and separation requirements in South Downtown
a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 250 feet.

DEPARTURE REQUEST
a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 350 feet.

RATIONALE
The prevailing urban fabric in the ISRD is continuous facades. 23.48.162 Map 1H, 23.66.326.F and 23.66.302.B have either requirements or recommendations that presuppose continuous facades along the frontage in order to support street-uses and pedestrian-oriented retail shops. The width of the lot is approx. 360 feet, so limiting the overall facade length to 250 would result in non-continuous facades.

Continuous facades:
1. Create more street-level spaces
2. Reinforce the continuity of urban design
3. Are more responsive to neighborhood context and adjacent buildings

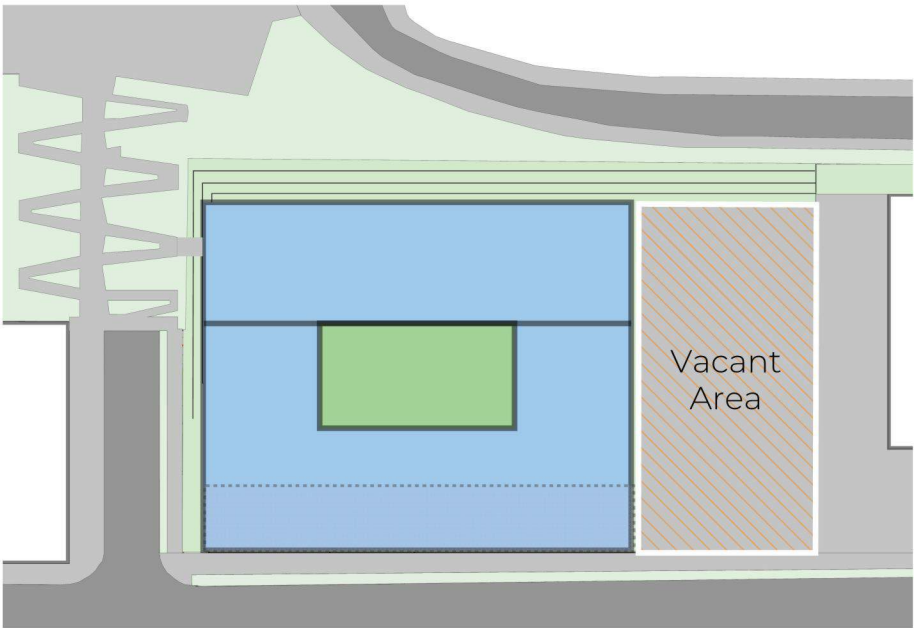
With this Departure, that is applicable to both Main and Jackson streets, the proposed design can provide continuous, street-level facades along Jackson and 10th and make the best connection to Main Street.



Continuous facades are typical in the District

Code Compliant Option 1

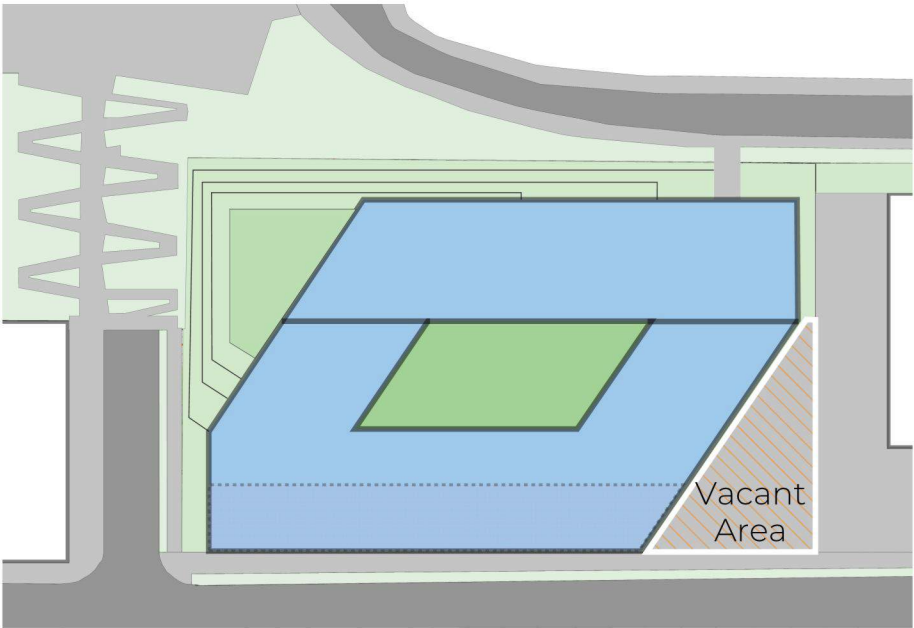
Building does not engage with Main Street



250 feet of street-level facade
250 feet of upper facade

Code Compliant Option 2

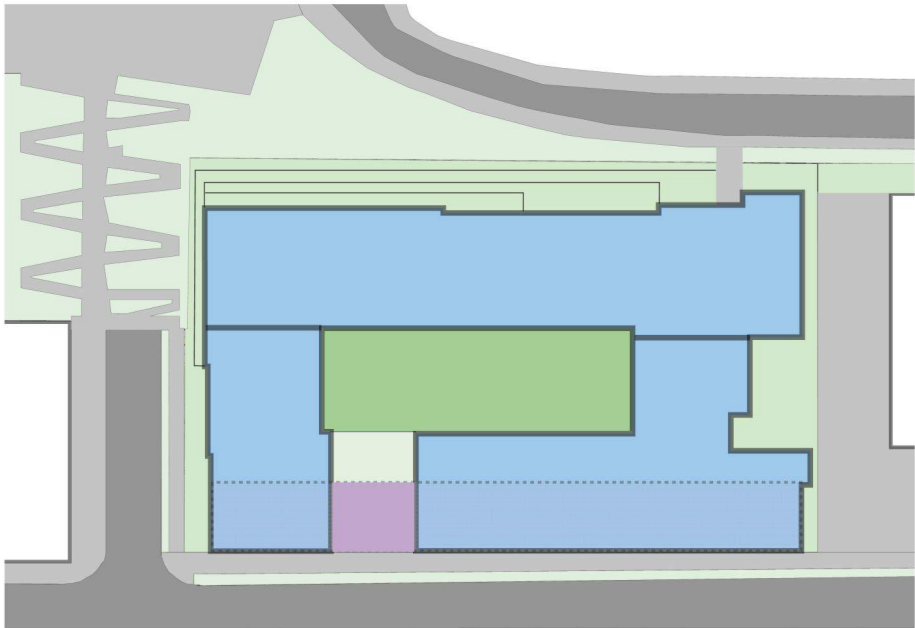
Not preferred at Meeting #1
Building engages with Main Street



250 feet of street-level facade
250 feet of upper facade

Proposed Design with Departure

Preferred at Meeting #1
Building engages with Main Street



350 feet of continuous street-level facade on Jackson
68 feet / 221 feet of split upper facade

1032 S. JACKSON CONCEPTUAL SIGNAGE PACKAGE

Notice to Commercial Tenants

Exterior signs to be installed along S. Jackson St., 10th Ave S. and S. Main St. respectively are subject to the following guide-lines, Landlord/Owner review and approval prior to International Special Review District (ISRD) Review and Approval. The site is within the ISRD, in addition to any permits required, each sign will need to apply for a Certificate of Approval through the ISRD.

Landlord/Owner will conduct a final review and approval of all materials, sizing, etc. prior to Business Owners submitting signs and graphics to the ISRD. Please review all guidelines as presented by the ISRD Design Guidelines. Guidelines can be found at:

<http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-districts/internationaldistrict>

All signs will need to apply for a Certificate of Approval from the ISRD Board. These include all new signs and the re-facing of existing signs. The approval process is outlined in the ISRD Guidelines and applications can be found on the link noted above. This process can take some time for the review of the application prior to submittal to the ISRD Board for approval. For the latest review timeline please contact the ISRD coordinator. Contact information can be found on the web site noted above. Please plan accordingly.

The following signage types are not permitted in the District:

- a. Free-standing signs (except for those in parks and those authorized for surface parking lots)
- b. Portable signs
- c. Roof signs
- d. Off-premises advertising
- e. Signs that flash, change-images, incorporate video display methods, or have text that appears in motion

The ISRD Board considers a sign's size, shape, location, material, color, method of attachment, and lighting in relation to the use of the building, the design of the building where the sign is proposed, and the location of other signs in the District.

Ensure that signs:

- a. Do not hide, damage, or obstruct any significant architectural elements of the building;
- b. Promote a pedestrian environment while considering visibility for other traffic such as personal vehicles, buses, and bicycles.

Multi-lingual signage is encouraged.

Prominent, creative and colorful illuminated signage is recommended. Encourage a variety of signs with unique character to signify the business district.

Durable, high-quality materials are encouraged.

Neon-lit signs and the restoration of historic signage are encouraged to enhance the visual experience along the retail corridors. Clear backing for neon window signs is preferred.

Signs are also subject to Seattle Municipal Code section 23.66.338 and 23.55

All new signs will need to be permitted by SDCI. Street facing signs, as identified by the Dept. of Neighborhoods coordinator, need to be obtain a Certificate of Approval from the D.O.N and the ISRD Board. Business owners installing signs are responsible for obtaining any necessary permits and approvals prior to installing their signs.

Exterior street facing signs for the residential building shall meet the following criteria:

Primary sign shall be located facing S. Jackson St., mounted on the building. The sign shall be no larger than 50 sq. ft. or as allowed by code.

Materials and illumination: fabrication shall be weather resistant, long lasting materials with durable coatings (example: powder coated aluminum).

Signs can include illumination, including neon signs designed to reflect the character and tone the project is striving for.

Attach all signage securely to building following all applicable Codes for safety and structure. Coordinate with Architect to confirm the best method of attachment to the building envelope at each location.

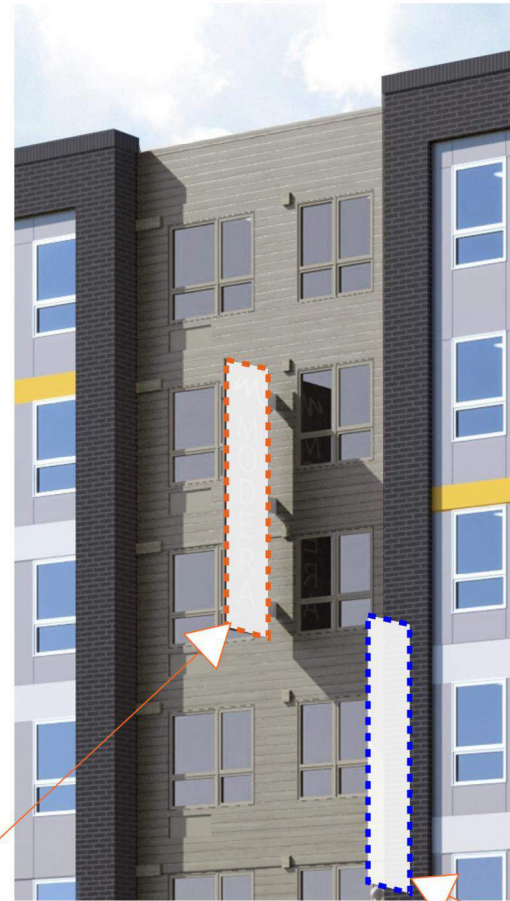
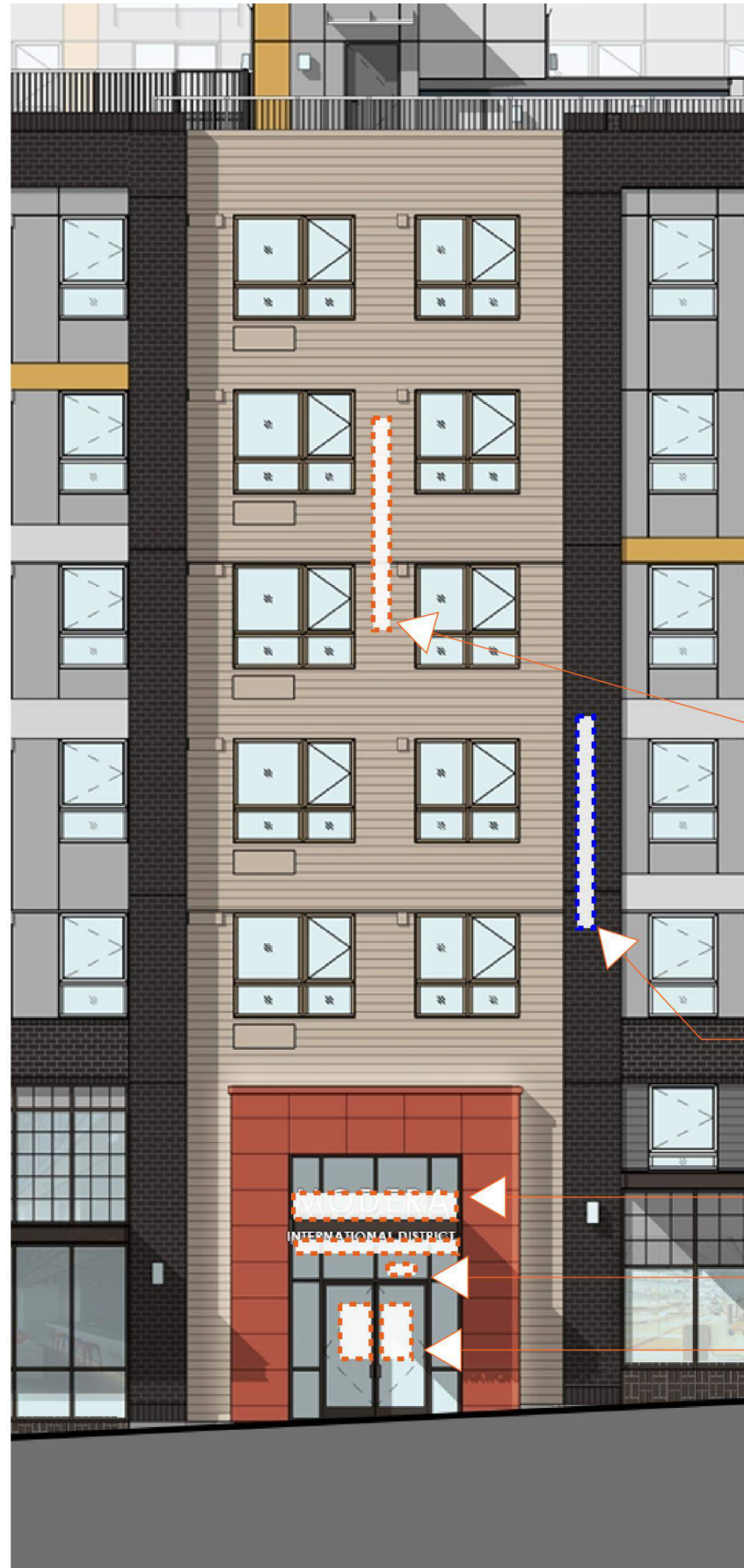
Character and tone: the sign should fit the character of the residences and the architecture.



JACKSON FACADE ELEVATION - WEST

1" = 10'

- Canopy Mounted Sign - Under or Over
- Window Graphics
- Blade Sign Hung from Canopy
- Canopy Mounted Sign
- Window Graphics
- Blade Sign Hung from Canopy
- Canopy Mounted Sign - Under or Over
- Window Graphics
- Blade Sign Hung from Canopy



PERSPECTIVE

- Wall Mounted Blade Sign - Primary Residential Identification
- Alternate Location for Blade Sign
- On-Canopy Mounted Sign with Under-Canopy Sign
- Residential Address
- Window Graphics

JACKSON FACADE ELEVATION - CENTRAL

1" = 10'



JACKSON FACADE ELEVATION - EAST

1" = 10'

- Window Graphics
- Blade Sign Hung from Canopy
- Canopy Mounted Sign - Under or Over



MAIN FACADE ELEVATION - NORTH

1" = 10'

- Wall Mounted Sign (Out of View)
- Window Graphics



THANK YOU