

# 12TH & JACKSON

1032 SOUTH JACKSON STREET

*Recommendation Meeting* SDCI PROJECT #3022675

May 24, 2017



HEWITT

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## PROJECT INFORMATION

ADDRESS	1032 S. Jackson Street Seattle, WA 98101
PARCEL #s	8591900145 (PHASE I) 8591900155 (FUTURE PHASE 2)
SDCI PROJECT #	3022675
OWNER	Chinn Investments, LLC 9001 NE 37th Place Yarrow Point, WA 98004 Dennis Chinn 206.459.5326
ARCHITECT + LANDSCAPE ARCHITECT	HEWITT 101 Stewart Street, Suite 200 Seattle, WA 98101 206.624.8154

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# TABLE OF CONTENTS

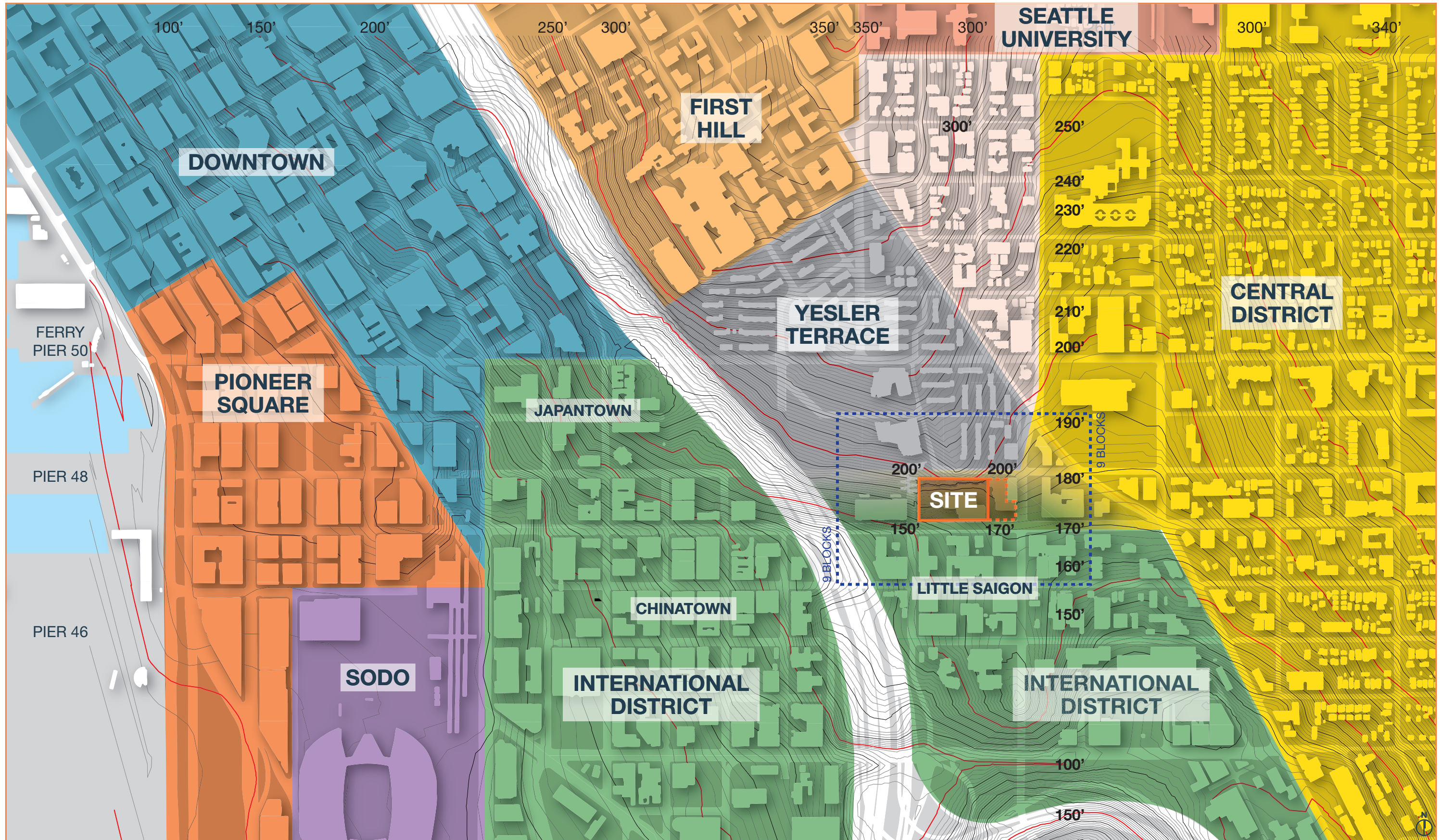
<b>PROJECT INFORMATION</b>		Project Information	<b>MATERIALITY</b>	49	Material & Color   South Jackson St
		Table of Contents		50	Material & Color   South Main St
	1	Development Proposal		51	Material & Color   Plaza
<b>CONTEXT ANALYSIS</b>	2	Vicinity Map   Neighborhoods & Topography Map		52	Material & Color   Plaza
<b>SITE CONDITIONS</b>	3	Vicinity Map   Zoning Heights	<b>ELEVATIONS</b>	53-54	Materials & Color   Planting Materials
	4	Vicinity Map   Proposed & Existing Structures		57-64	Exterior Elevations
<b>PROJECT INTRODUCTION</b>	7	Project   Access & Paths	<b>FLOOR PLANS</b>	67-73	Floor Plans
	8	Project   Program	<b>EXTERIOR LIGHTING</b>	77	Exterior Lighting   Concept Plan
	9	Project   Aerial Perspective		78	Exterior Lighting   Perspective
	10	Project   Composite Plan	<b>SIGNAGE CONCEPT</b>	81	Signage Concept   Location Plan
<b>EDG RESPONSES</b>	13-14	EDG Response   Comment & Response Summary	<b>DEPARTURE</b>	84	Departure Requests
	15	EDG Response   Design Summary			
<b>DESIGN OVERVIEW</b>	19-20	Project   Uses By Building			
	21	Project   Aerial Perspective			
	22	Urban Plaza   Composite Plan			
	23-24	Urban Plaza   Plaza Hill Climb			
	25-28	Urban Plaza   East-West Connector			
	30-31	South Jackson St   Streetscape Elements			
	32	South Jackson St   Pedestrian Experience			
	33-34	South Jackson St   Perspective			
	35-37	South Jackson St   Sidewalk Plants & Materials			
	38-40	10th Avenue S   Streetscape Elements			
	41-44	South Main St   Streetscape Elements			
	45	Roof   Composite Roof Plan			

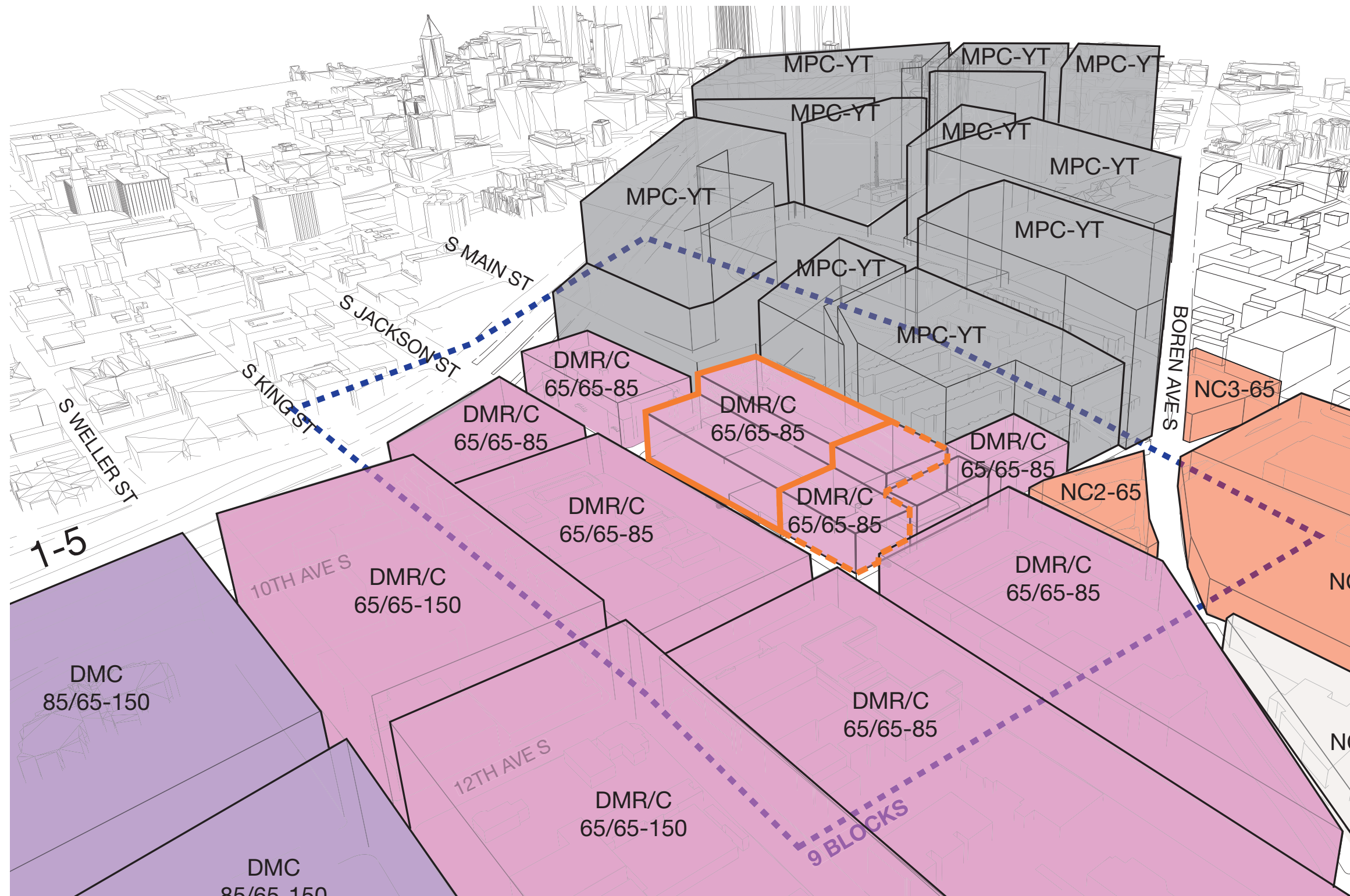
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# PROJECT PROPOSAL



<b>RESIDENTIAL</b>	<b>270</b> APARTMENT UNITS
<b>LODGING</b>	<b>120</b> HOTEL UNITS
<b>COMMERCIAL</b>	<b>87,600</b> GSF
<b>GROCERY</b>	<b>16,000</b> GSF
<b>THEATER</b>	<b>350</b> SEATS 12,800 SF
<b>CHILDCARE</b>	<b>100</b> CHILDREN 11,000 SF
<b>RESTAURANTS</b>	<b>6-8</b> 13,000 SF
<b>RETAIL SPACE</b>	<b>14</b> 25,800 GSF
<b>URBAN PLAZA</b>	<b>PEDESTRIAN CONNECTION</b> 10TH AVE HILLCLIMB, S MAIN ST, S JACKSON ST
<b>PARKING</b>	<b>412</b> BELOW-GRADE STALLS





**PROJECT ADDRESS:**  
 1032 South Jackson St., Seattle, WA 98104  
 1046 South Jackson St., Seattle, WA 98104

**KING COUNTY PARCEL NUMBERS:**  
 8591900145 (West Parcel / Phase 1)  
 8591900155 (East Parcel / Future Phase 2)

**SITE AREA:**  
 80,568 SF (West Parcel / Phase 1)  
 31,462 SF (East Parcel / Future Phase 2)  
 Combined Lot Area: 112,030 SF

**ZONING CLASSIFICATION (per Map 117):**  
 DMR/C 65/65-85  
 Downtown Mixed Residential/Commercial: 65'  
 with Incentive Residential Height: 65'-85'

**URBAN CENTER OR VILLAGE:**  
 International District (Urban Center Village)  
 Adjacencies to:  
 Nihonmachi District (Japan-Town) / Yesler Terrace

**Downtown Overlay District:**  
 South Downtown (per Map 1A)

**Maximum Chargeable FAR:**  
 4.0 (see exemptions 23.49.011B)

**Mapped ECA:**  
 40% Steep Slope; Known Slide Area;  
 Potential Slide Area

**STREET CLASSIFICATIONS:**

**12th Avenue South:**  
 Principal Arterial (other than Principal Transit Street)  
 Class I Pedestrian Street  
 18' Sidewalk width, due to transit stops  
 Property Line Facades Required (outside of Historic District  
 review, per Map 1H)  
 Street Level Uses Required (per Map 1G)  
 No view corridors

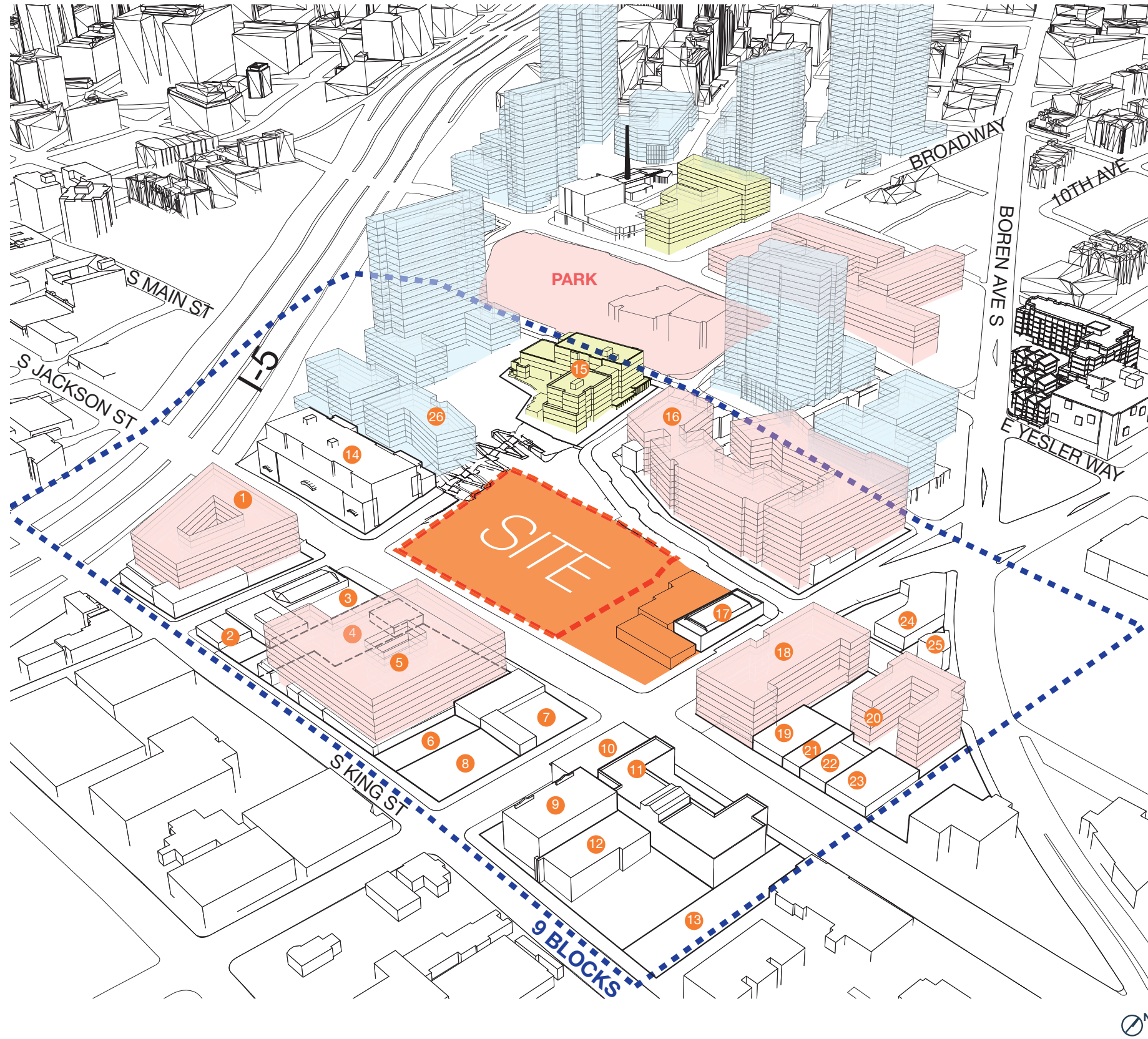
**10th Avenue South: NA;** Note 22% grade,  
 Dead-Ends at base of Yesler Terrace Hillclimb  
 No view corridors

**South Main Street: NA;**  
 Forms south boundary of Yesler Terrace Masterplan  
 No view corridors

**12th Avenue South: NA - (Phase 2)**

- SITE
- Downtown Mixed Commercial
- Downtown Mixed Residential / Commercial
- Master Planned Community
- Neighborhood Commercial
- Neighborhood Commercial Pedestrian

# VICINITY MAP | PROPOSED & EXISTING STRUCTURES



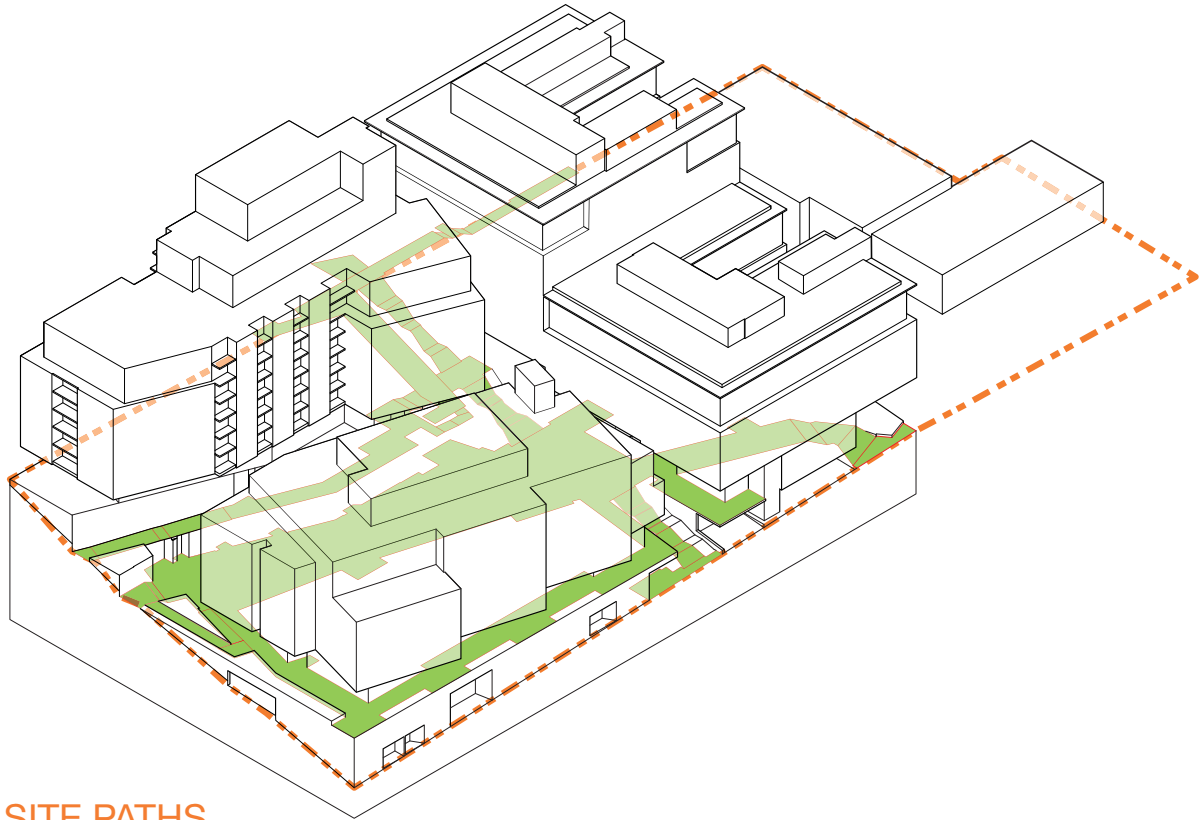
- Projects in Planning Phase
- Yesler Terrace EIS Capacity Study
- Projects in Construction Phase

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1 923 S Jackson St<br/>Proposed 6-Story Mixed Use</li> <li>2 424 10th ave S 98104<br/>1-Story Masonry Office</li> <li>3 Dong Hing Market/Asian Pacific Market<br/>1001 S Jackson ST<br/>1-Story Masonry Retail/Warehouse</li> <li>4 1019 S Jackson ST<br/>2-Story Masonry Retail/Office/Vacant</li> <li>5 1029 S Jackson ST (Acme Poultry)<br/>Proposed Mixed Use</li> <li>6 1040 S King ST<br/>Vacant Lot (Commercial)</li> <li>7 Jackson Shopping Center<br/>1043 S Jackson ST<br/>1-Story Masonry Retail</li> <li>8 1042 S King St<br/>Vacant Lot (Commercial)</li> <li>9 How How Shopping Center<br/>412 12th Ave S<br/>3-Story Wood Retail</li> <li>10 1201 S Jackson ST<br/>1-Story Wood Retail/Warehouse</li> <li>11 Ding How Shopping Center<br/>1207 S Jackson ST<br/>2-Story Wood Retail</li> <li>12 NVC Memorial<br/>1212 S King ST<br/>1-Story Wood Club-Use</li> <li>13 1227 S Jackson ST<br/>Vacant Lot (Industrial)</li> </ul> | <ul style="list-style-type: none"> <li>14 Pacific Center Condominium<br/>321 10th Ave S<br/>6-Story Wood Mixed Use</li> <li>15 HOA Mai Gardens<br/>221 10th Ave S<br/>In Construction 7-Story Wood Res.</li> <li>16 1043 S Washington ST<br/>Proposed Mixed Use</li> <li>17 303 12th Ave S<br/>1-Story Masonry Retail</li> <li>18 Jackson Square<br/>1200 S Jackson ST<br/>Proposed Mixed Use</li> <li>19 Ngoc Bich<br/>1212 S Jackson ST<br/>1-Story Masonry Retail/Warehouse</li> <li>20 1221 S Main ST<br/>Proposed Mixed Use</li> <li>21 Ngoc Hung &amp; Hoas<br/>1220 S Jackson ST<br/>1-Story Wood Retail</li> <li>22 1222 S Jackson ST<br/>1-Story Masonry Retail</li> <li>23 Pho Thuy Deli &amp; Retail Stores<br/>1224 S Jackson ST<br/>1-Story Masonry Retail</li> <li>24 Orient Center<br/>200 12th Ave S<br/>1-Story Masonry Retail</li> <li>25 1212 S Main ST<br/>2-Story Wood Retail</li> <li>26 Yesler Terrace EIS Capacity Study</li> </ul> |
|--|---|

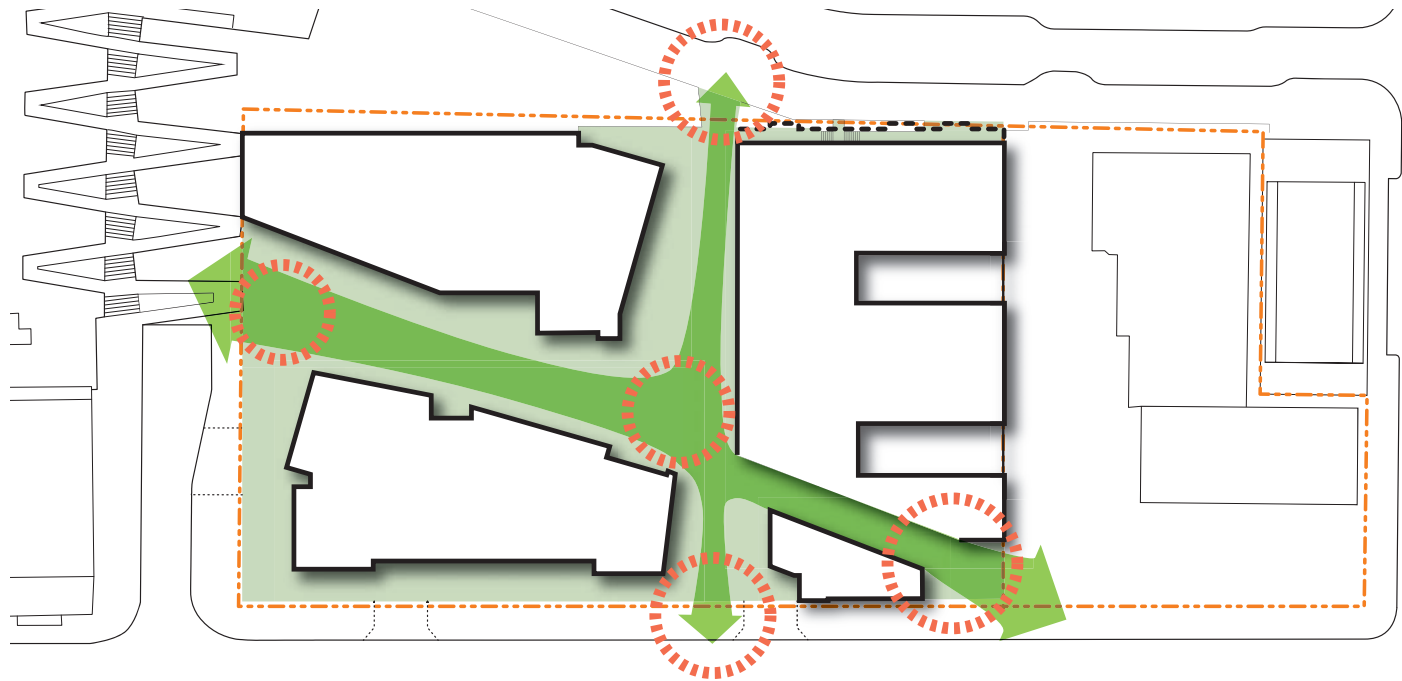
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# PROJECT CONCEPT

CREATING A SPACE BETWEEN PLACES

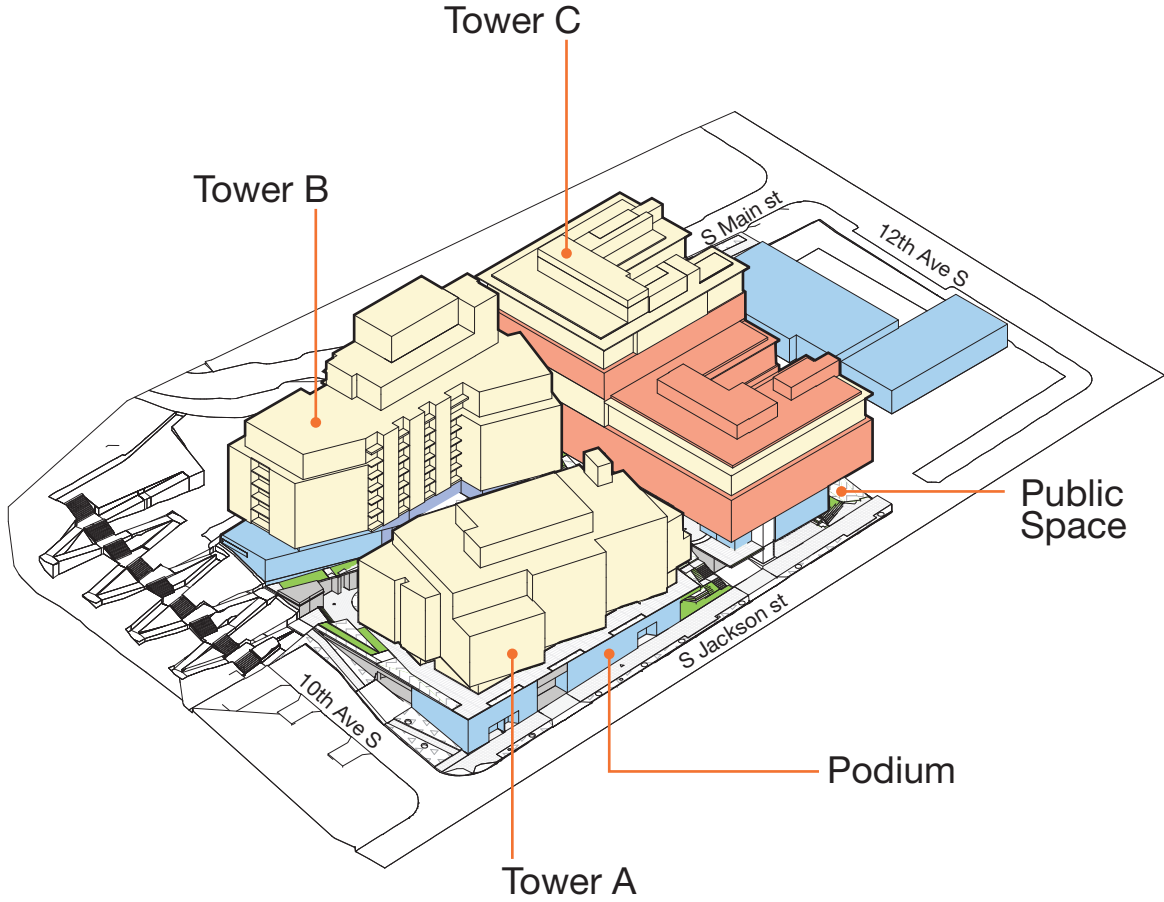


SITE PATHS

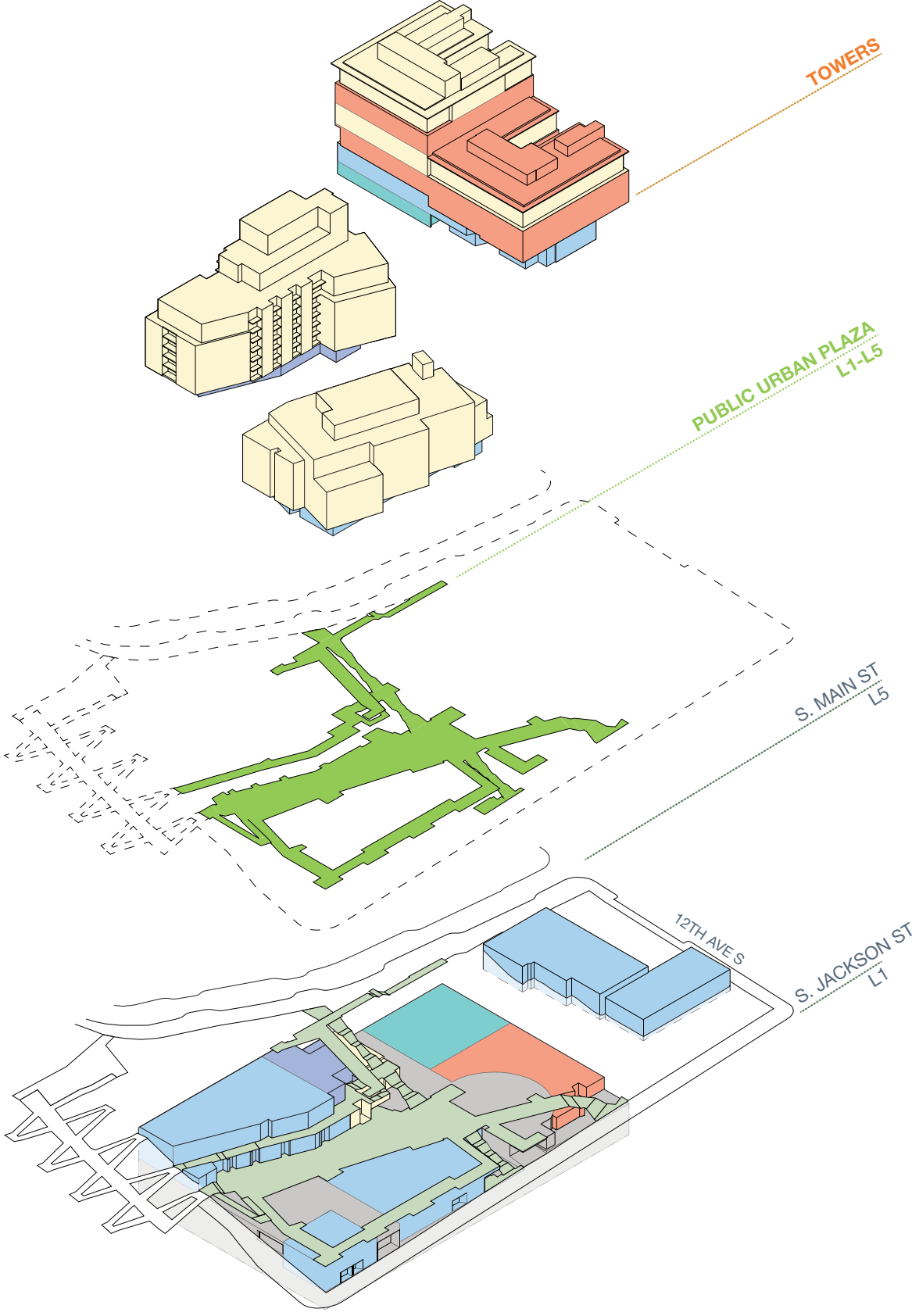


SITE NODES





PROGRAM MASSING

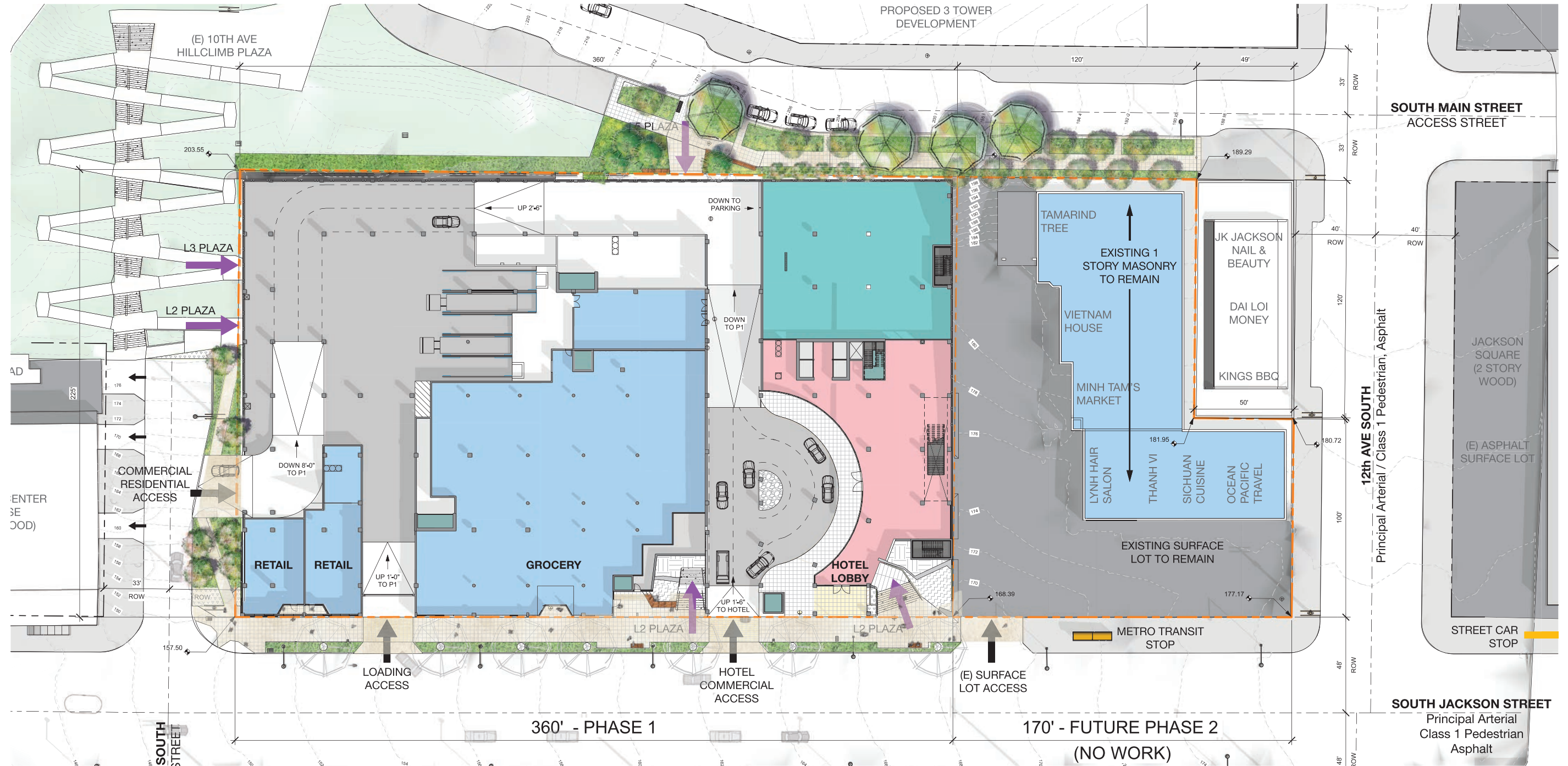


PROGRAM USES

- Residential
- Hotel
- Commercial
- Theater
- Childcare/Office
- Parking
- Back of House
- Plaza



PROJECT PERSPECTIVE LOOKING NORTH



**PHASE 1 (CURRENT PROJECT):**  
 CONSTRUCTION START - 2018  
 CONSTRUCTION END - 2020

**FUTURE PHASE 2:**  
 ANTICIPATED START - 2026

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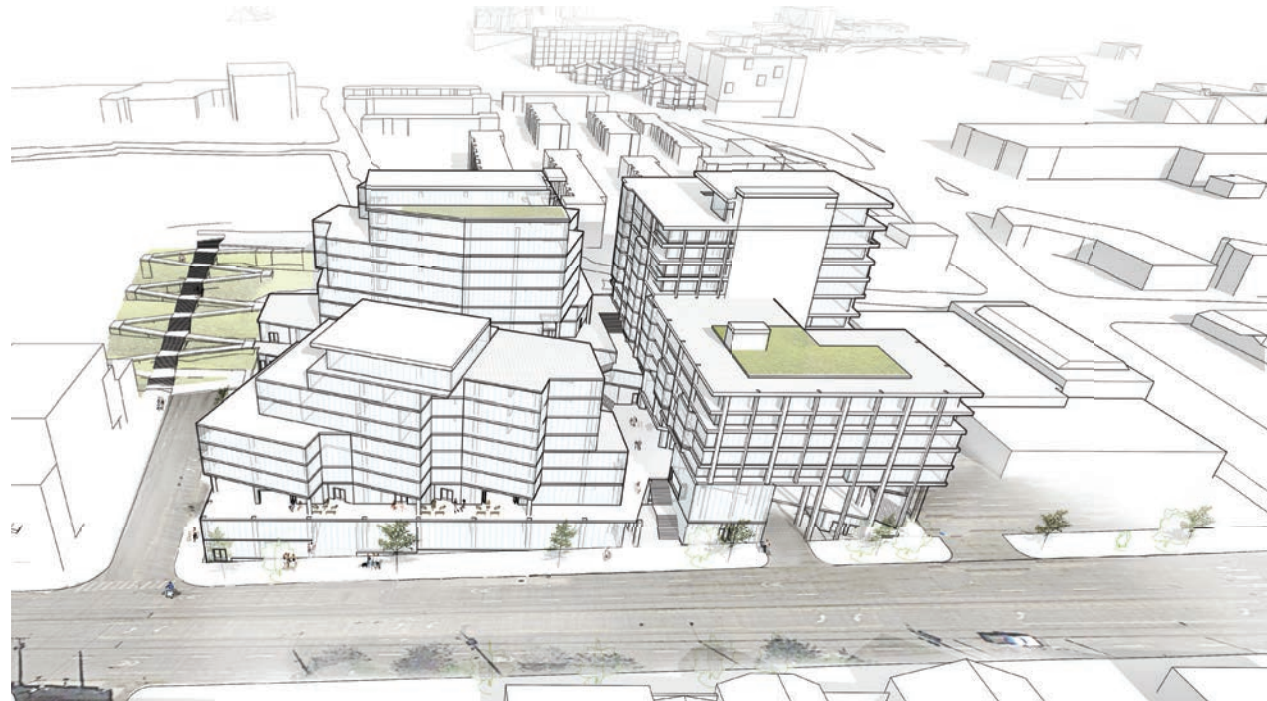
EDG DIRECTION

ITEM # EDG SUMMARY

RESPONSE

1.a	<p>The Board expressed support for the following Scheme A concepts</p> <ul style="list-style-type: none"> <li>i. The grand staircase provided along S Jackson Street (CS2-A, CS2-B2).</li> <li>ii. The upper level massing which provides gateway framing the stair (CS2-A, CS2-B2).</li> <li>iii. The scale and building massing provide a gracious and welcoming pedestrian experience (CS2-A, CS2-B2).</li> </ul>	<ul style="list-style-type: none"> <li>i. The grand staircase provided along S Jackson Street has been retained/reinforced.</li> <li>ii. The upper level massing which provides gateway framing the stair (CS2-A, CS2-B2).</li> <li>iii. The scale and building massing provide a gracious and welcoming pedestrian experience (CS2-A, CS2-B2).</li> </ul>
1.b	<p>The Board expressed support for the following Scheme C concepts:</p> <ul style="list-style-type: none"> <li>i. The overall project scale is reduced by the four upper level masses (CS1-C2).</li> <li>ii. The upper level massing in the southwest corner cants to acknowledge 10th Avenue and S Jackson Street as a gateway to the site and hill-climb (CS2-A, CS2- B2).</li> <li>iii. The façade along S Main Street includes substantial modulation, creating excitement and motion in the massing (CS3-A1).</li> <li>iv. The upper level massing generally includes a dynamism that is reflective of the Little Saigon activity (CS3-A).</li> <li>v. The pedestrian pathway provides a more direct connection to the transit opportunities at 12th Avenue and S Jackson Street (PL2-A, PL4 A and C).</li> <li>vi. A winter garden that can be used throughout the year as a public amenity (PL1, DC3).</li> <li>vii. The port catcher on S Jackson Street is limited to drop off and pick up only (DC1- C).</li> <li>viii. The Board expressed concern regarding the pedestrian connection to S Jackson Street, noting the staircase, next to the hotel lobby, with the building cantilever, felt intimidating and private (CS2-B2).</li> </ul>	<ul style="list-style-type: none"> <li>i. The overall project scale is reduced by the four upper level masses (CS1-C2).</li> <li>ii. The upper level massing in the southwest corner cants to acknowledge 10th Avenue and S Jackson Street as a gateway to the site and hill-climb (CS2-A, CS2- B2).</li> <li>iii. The façade along S Main Street includes substantial modulation, creating excitement and motion in the massing (CS3-A1).</li> <li>iv. The upper level massing generally includes a dynamism that is reflective of the Little Saigon activity (CS3-A).</li> <li>v. The pedestrian pathway provides a more direct connection to the transit opportunities at 12th Avenue and S Jackson Street (PL2-A, PL4 A and C).</li> <li>vi. A winter garden that can be used throughout the year as a public amenity (PL1, DC3).</li> <li>vii. The port catcher on S Jackson Street is limited to drop off and pick up only (DC1- C).</li> <li>viii. The Board expressed concern regarding the pedestrian connection to S Jackson Street, noting the staircase, next to the hotel lobby, with the building cantilever, felt intimidating and private (CS2-B2).</li> </ul>
1.c	<p>At the Recommendation Meeting the Board requested additional information showing how the massing and architectural concept articulate a monumental gateway along S Jackson Street that is welcoming to the general public (CS2-B)</p>	<ul style="list-style-type: none"> <li>• A two-story landscaped entry stair has been created at the SE corner of Tower C, to reinforce a more welcoming entry to the Urban Plaza.</li> <li>• Prominent way-finding devices, textural materials and ground floor transparency along the monumental stairway, encourage the public to enter the Plaza and hill-climb connections.</li> <li>• Visual connection is maintained from the 10th Ave Hill climb to the transit stop at 12th &amp; Jackson through the L2 Plaza that extends across the block.</li> </ul>
1.d	<p>At the Recommendation Meeting the Board requested plans and vignettes demonstrating how the site programming, architecture, and finishes create an active, gracious, inviting public space from S Jackson, through the site to the winter garden, and beyond to the hill-climb (PL1, PL2, PL3-C, DC1-A, DC3).</p>	<ul style="list-style-type: none"> <li>• The stairway entries to the project along S Jackson Street have been located to connect to the existing sidewalk grades, while maximizing relatively flat, 'common datum' elevation for the public plaza.</li> <li>• Refer to the Sidewalk Development Plans and Renderings which show the relationships S. Jackson Street, Main Street and the Yesler Terrace Hill-Climb.</li> <li>• Internal plaza stairways are lined with low ground cover and plantings in order to provide visitors with a sense of grounding to the earth and surrounding hillside.</li> <li>• Precast concrete stairs and integrally colored concrete plaza paving with stone accents, help to reinforce the sense of public outdoor space.</li> </ul>
1.e	<p>At the Recommendation Meeting the Board requested additional information demonstrating how the massing, modulation, fenestration, material and architectural details reduce the scale of each façade (CS2-D, DC2-A-D, DC3, DC4-A).</p>	<ul style="list-style-type: none"> <li>• Each tower modulates along its longitudinal facade, allowing for bays or corner units while adding variety to each facade. No single vertical mass is wider than 60', minimizing apparent bulk of the buildings.</li> <li>• All towers setback from each other, and the property edges at the upper floors to reduce mass and allow for light and air to enter into the spaces between the buildings</li> <li>• Tower A is stepped back along Jackson street and rotated off the street grid to provide views and dynamism to the street frontage. A uniform façade faces the interior plaza to counterbalance the stepping form of Tower B The upper tower is allowed to overhang the base at the L2 plaza, providing shelter for public uses located there. The western edge of the tower is canted back from the plaza space to admit afternoon light. A simple but colorful palette of window wall panels support the playful massing.</li> <li>• Tower B set into the hillside at the NW corner. Additional height at the base supports the larger upper mass and is carved away at the N/S hill climb to welcome Yesler Terrace residents into and through the project. Building form is setback from the 10th ave hill climb in 3 steps as it raises up. Plaza face steps back along the plaza to catch western light &amp; air, while allowing for a variety of unit types to face into the plaza. Façade on S Main is broken down in massing by a rhythm of bays oriented to city views</li> <li>• Tower C is carved away at its base to allow for public uses where it touches the ground and maintain consistency as it bridges from S Jackson to S Main. Precast panels in varying depths break up the mass while reinforcing the calming grid logic. Upper levels setback and the grid form terminates at the residential uses at the upper levels.</li> </ul>

ITEM #	EDG SUMMARY	RESPONSE
2	2.a The Board directed that active, transparent uses be located along S Jackson Street and S Main Street (PL3-C, DC1-A).	<ul style="list-style-type: none"> <li>• Mid-sized retail at the corner of 10th and Jackson coupled with the Hotel and Plaza entry towards 12th and Jackson, help to provide transparent uses that S. Jackson Street.</li> <li>• Returning the Viet Wah Grocery to its current location along S. Jackson, while enhancing the transparency of the street frontage retail is intended to reinforce an activate public realm.</li> <li>• Hotel entry pulled back from street edge to create a front porch for the space and improve sight lines along the sidewalk edge.</li> <li>• Site amenities and benches located and plaza entries along Jackson, activating the space between street level uses.</li> <li>• Additional retail has been added to S. Main Street where compatible with adjacent grades and off-site street-level uses.</li> </ul>
	2.b At the Recommendation Meeting the Board requested renderings, and a composite hardscape/ landscape plan, demonstrating how the right-of-way design, ground level programming, architecture, and finishes create an active, welcoming pedestrian streetscape along each street (PL3-C, DC1-A, DC2- D, DC4-A-D).	<ul style="list-style-type: none"> <li>• Jackson - Green buffer between pedestrians and vehicles. Multiple uses and entries break up longest street frontage and provides variety at the pedestrian scale. Material and scale of podium provide for pedestrian scale street frontage that reflects neighborhood character</li> <li>• 10th Ave - Generous green buffer at property edges</li> <li>• S Main - Quieter tree lined plaza. Building forms step back from street edge to provide higher spaces at pedestrian base</li> </ul>
	2.c At the Recommendation Meeting the Board requested more information demonstrating how the grocery store use would be programmed to create an active streetscape along S Jackson Street. In addition, the Board agreed upon the importance of and would like to better understand how the scale of the façade and right-of-way design create an engaging pedestrian environment (CS3-A, PL3-A and C, DC1-A, DC2-A-D, DC4).	<ul style="list-style-type: none"> <li>• The Viet Wah Grocery Store will be provided with glazing from 2'-12' for increased transparency and sidewalk interaction.</li> <li>• Retail vendors and/or produce stalls are intended to spill out onto the (on-site portion of the) sidewalk, adjacent to the Central Hill-Climb stair.</li> <li>• A minimum of 8' (w) horizontal canopy protection is to be provided along the length of S. Jackson Street commercial development. Transparent/translucent glazing will be provided to maximize daylighting and sightlines along pedestrian pathways.</li> <li>• A unified signage masterplan will be developed for consistency among business owners, consisting primarily of blade signage and primary building signage (consistent with SMC 23.66/ISRDR).</li> </ul>
	2.d At the Recommendation Meeting the Board requested plans and vignettes demonstrating how the site programming, architecture, and finishes create an active, gracious, inviting public space from S Jackson, through the site to the winter garden, and beyond to the hill-climb (PL1, PL2, PL3-C, DC1-A, DC3).	<ul style="list-style-type: none"> <li>• The stairway entries to the project along S Jackson Street have been located work with the grades, minimizing height needed to climb to plaza level</li> <li>• Stairways are buffered between green plantings which serve as a green welcome mat for the visitor and foil to the architecture above.</li> <li>• Materiality of the stairs and L2 plaza contrast to signal a sense of arrival and place</li> </ul>
3	3.a At the Recommendation Meeting the Board would like to see how the design incorporates cultural context from the Little Saigon Neighborhood (CS2-A and B, CS3-A, CS3-B, DC2-C, DC3, DC4).	<ul style="list-style-type: none"> <li>• Please refer to the perspectives of the Urban Plaza. The Design is intended to provide a modern, flexible, inclusive context for all events that may take place within the Little Saigon neighborhood as well as the greater I.D. Catenary structures to support a variety of lighting, rigging and banner configurations. There will be a variety of cultural events and festivals that will be highlighted throughout the year.</li> <li>• Material selection and massing decisions are intended to reinforce a contemporary International District context. The design avoids 'Disney-fication' (per previous EDG comments/recommendations), while embracing the connections between the Little Saigon, Yesler Terrace and Nihonmachi neighborhoods.</li> </ul>
	3.b The Board felt that the design should also express the Vietnamese culture and presence within the neighborhood while maintaining a cohesive, high quality, thoughtful design from the architectural concept to the storefront design (CS2-A and B, CS3-A, CS3-B, DC2-C, DC3, DC4).	
4	4.a The Board noted that since the pedestrian pathways are intended to be open 24/7 the design should take care to avoid nooks and crannies which create potential hiding spaces (PL1, PL2, PL3-A and C, DC1-A, DC3A-C, DC4).	<ul style="list-style-type: none"> <li>• Visual connection between points of entry have been clarified and enhanced.</li> <li>• Nooks and recesses have been minimized.</li> <li>• Glazed canopies are to be provided along pedestrian walkways in order to maximize 'eyes on the street', along with other positive CPTED principals.</li> </ul>
	4.b At the Recommendation Meeting the Board requested a comprehensive lighting plan to demonstrate how the public spaces at the perimeter of the site and through the site will look and feel at night to promote a safe experience for users and neighbors (PL1, PL2, PL3-A and C, DC1-A, DC3A-C, DC4).	<ul style="list-style-type: none"> <li>• Please refer to the packet for lighting plan and evening perspective, demonstrating the lighting intent for public and sidewalk spaces.</li> </ul>



EDG PREFERRED DESIGN



DRB PROPOSED DESIGN

HEWITT

**URBAN PLAZA AS A THROUGH BLOCK CONNECTOR**

A gateway between neighborhoods. Visual connection to destinations enhanced to create a more porous urban fabric along the pedestrian zone

**MASS & SCALE**

Modulate base appropriate to each unique street frontage, set back upper floors to reduce scale and allow air/light

**STREETSCAPES & THE PEDESTRIAN EXPERIENCE**

Break down scale of the block and activate the public realm with multiple sidewalk entries. Reinforce pedestrian/vehicle hierarchy.

**CULTURAL CONTEXT**

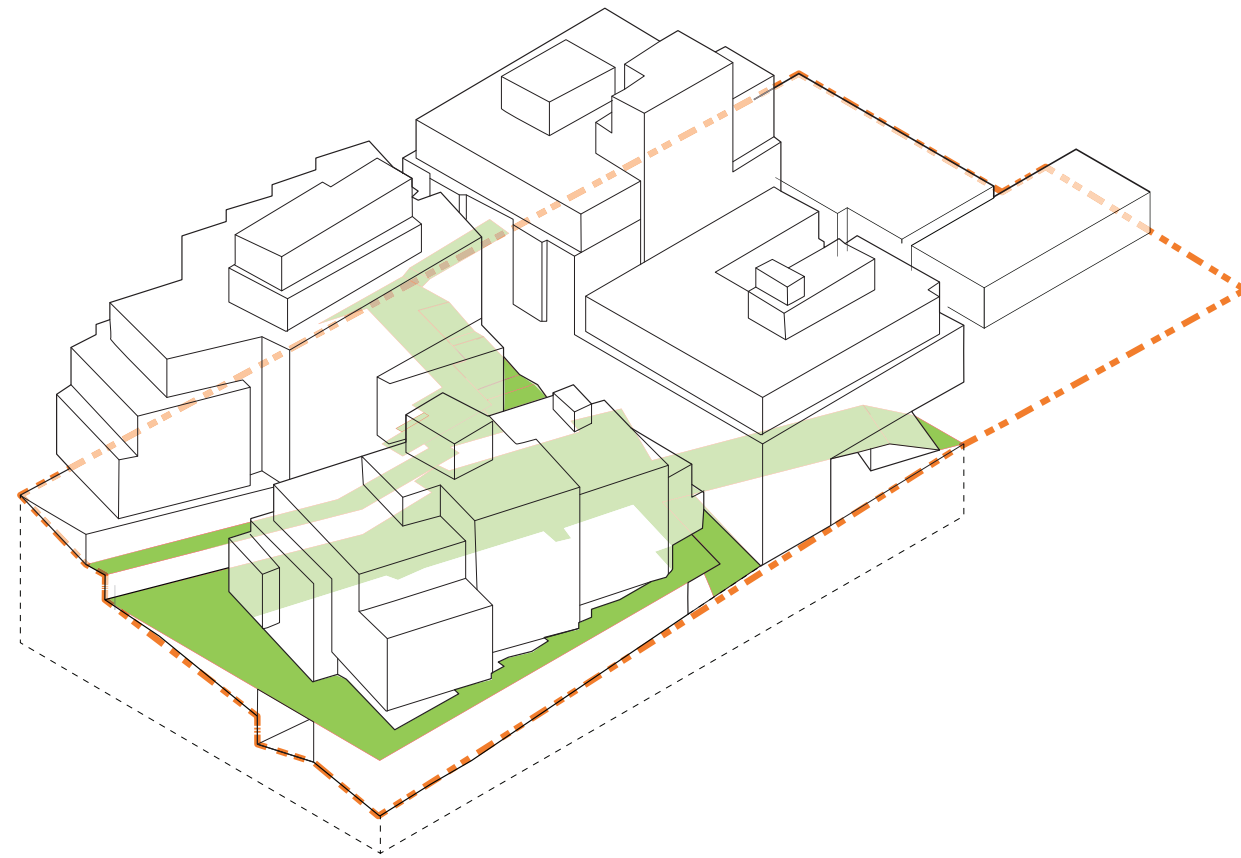
Provide a flexible/inclusive gathering space for the variety of cultures within the neighborhood

**SAFETY AND ACCESS**

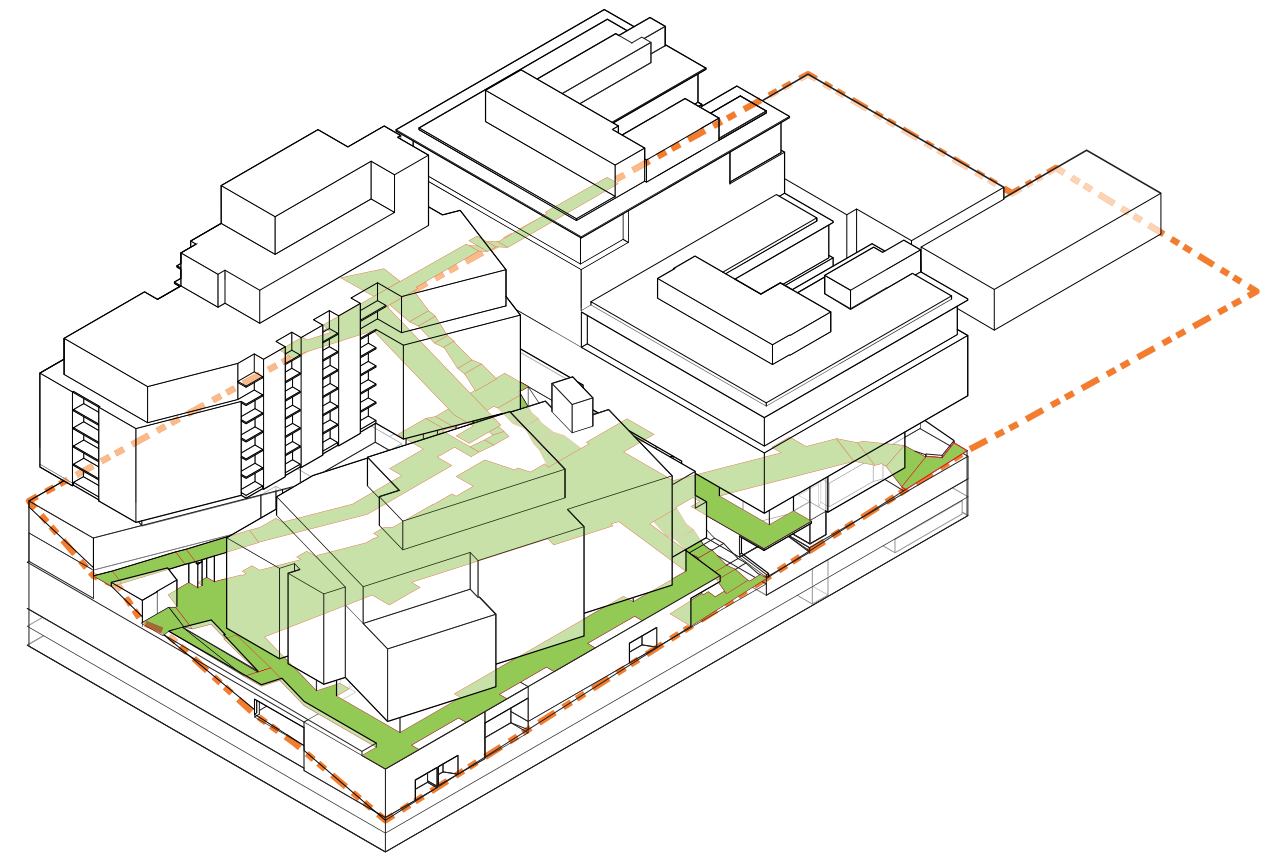
Minimize vehicular impact at street frontages by keeping service internal. Create safe well-lit edges

**MATERIALITY**

Public vs private realm materials are differentiated. Materials are used to reinforce the character of spaces that are welcome to the public



EDG PREFERRED

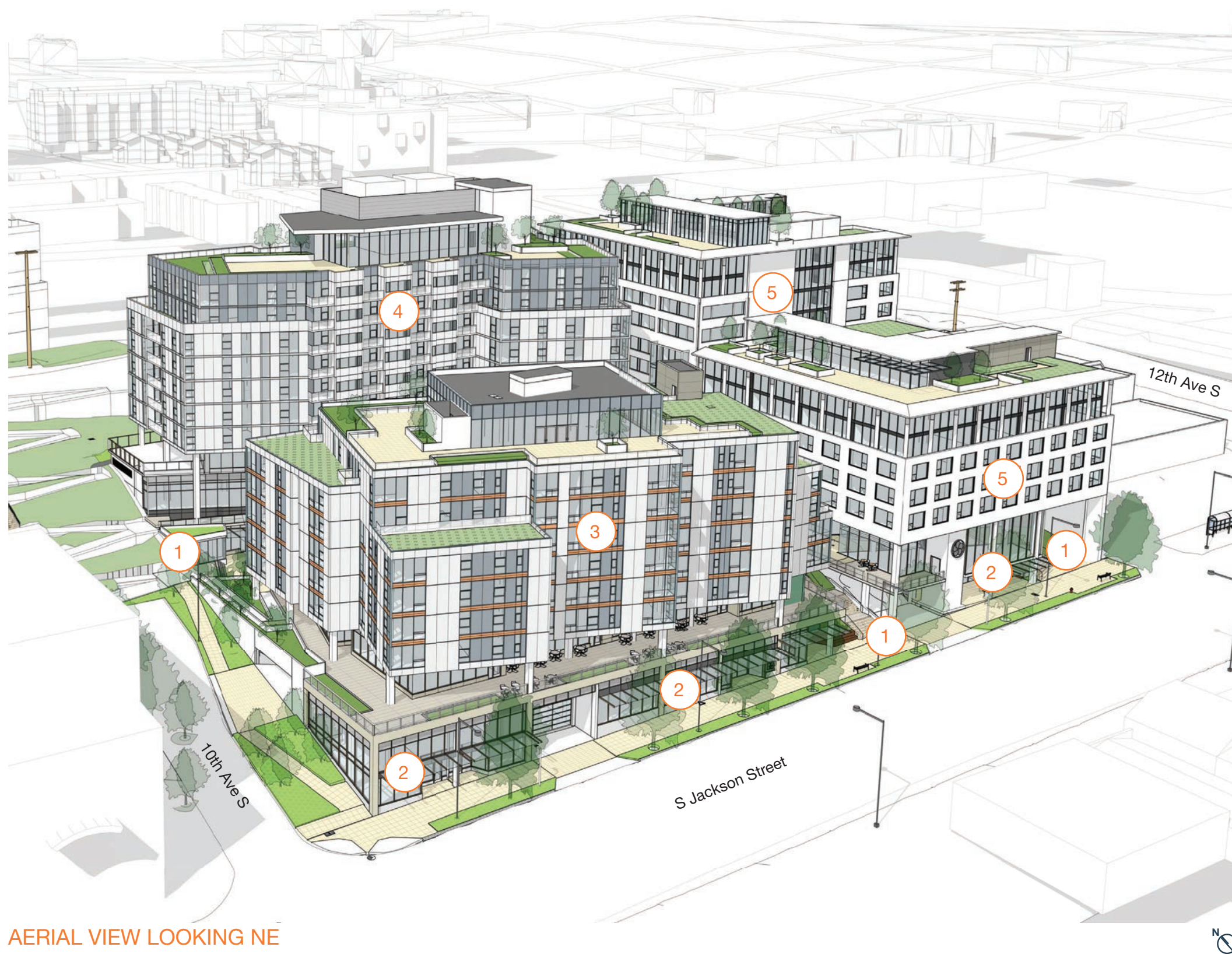


DRB PROPOSED

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# DESIGN OVERVIEW

## PROJECT | USES BY BUILDING



AERIAL VIEW LOOKING NE

- 1 URBAN PLAZA**  
PUBLIC SPACE BETWEEN TOWERS  
AND STREET FRONTAGES  
NEIGHBORHOOD CONNECTOR  
CULTURAL GATHERING SPACE
- 2 PODIUM**  
GROCERY  
CORNER RETAIL  
HOTEL LOBBY  
BELOW GRADE SERVICES
- 3 TOWER A**  
PLAZA RETAIL ON L2  
MARKET RATE HOUSING
- 4 TOWER B**  
PLAZA RETAIL ON L2, L3 AND L5  
ANCHOR TENANT ON S MAIN  
MARKET RATE HOUSING
- 5 TOWER C**  
PLAZA RETAIL ON L2, AND L5  
HOTEL CONFERENCE CENTER ON L3  
HOTEL AMENITIES ON L4 AND L5  
HOTEL SUITES  
CONDOMINIUMS

# PROJECT | USES BY BUILDING



**1 URBAN PLAZA**  
PUBLIC SPACE BETWEEN TOWERS  
AND STREET FRONTAGES  
NEIGHBORHOOD CONNECTOR  
CULTURAL GATHERING SPACE

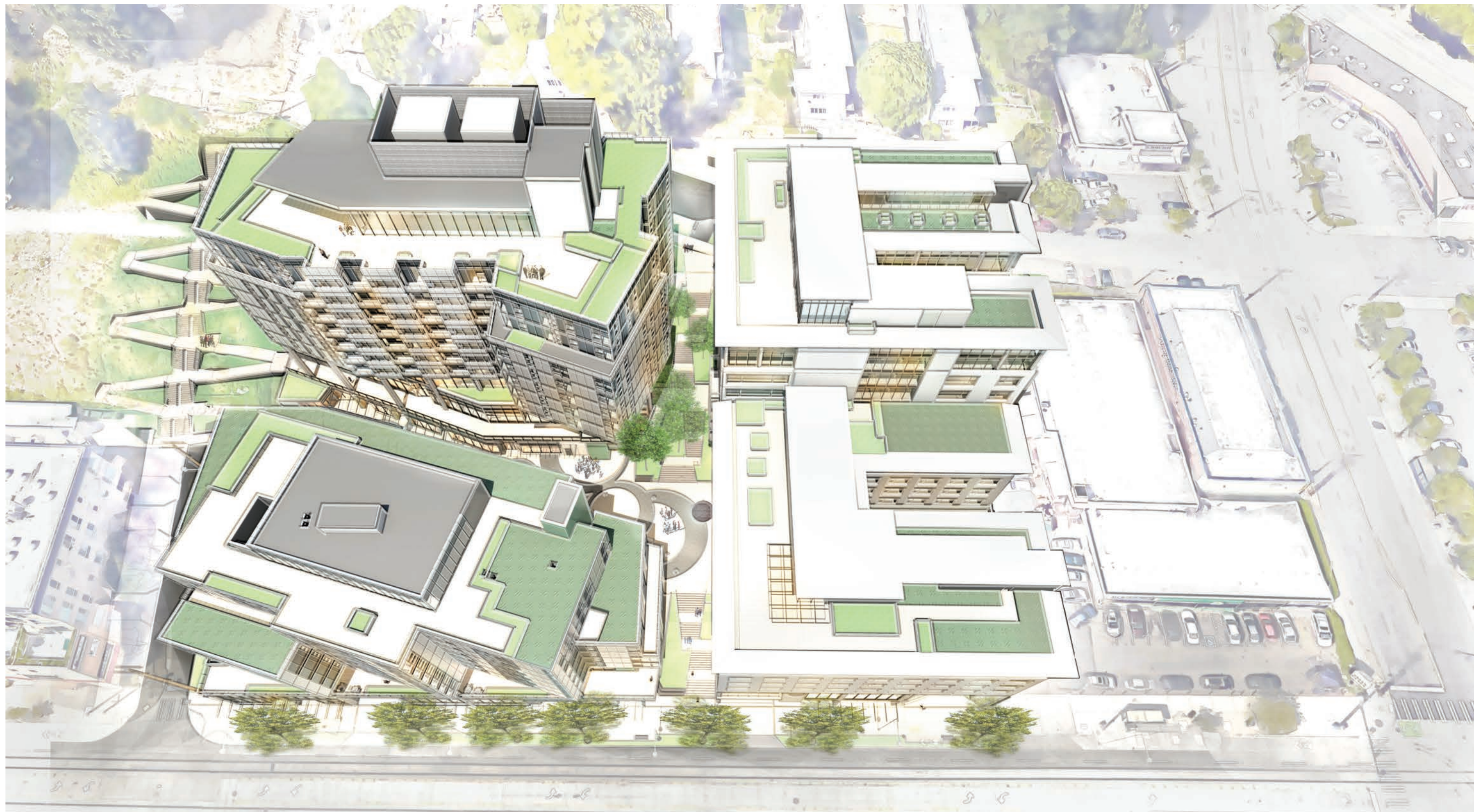
**2 PODIUM**  
GROCERY  
CORNER RETAIL  
HOTEL LOBBY  
BELOW GRADE SERVICES

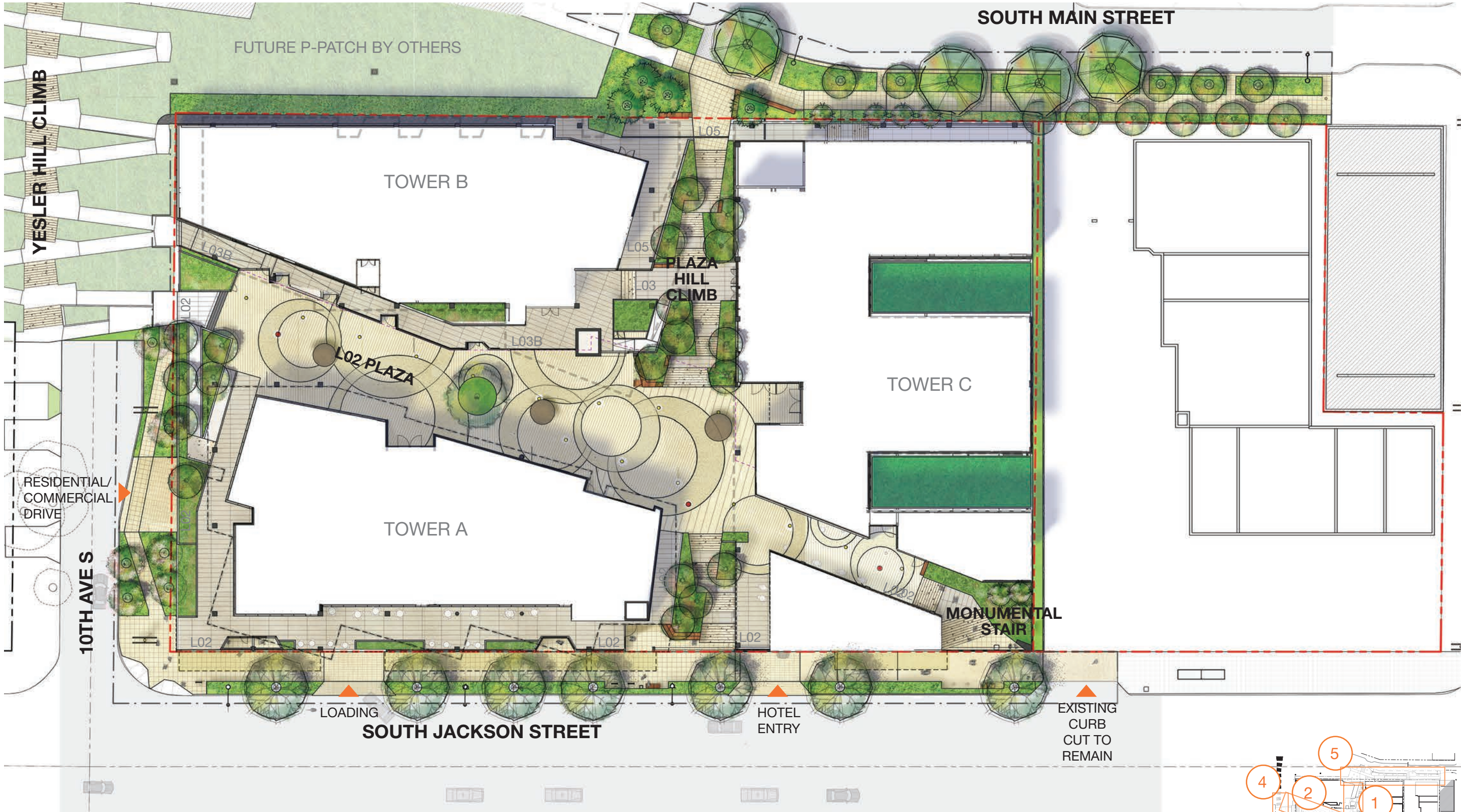
**3 TOWER A**  
PLAZA RETAIL ON L2  
MARKET RATE HOUSING

**4 TOWER B**  
PLAZA RETAIL ON L2, L3 AND L5  
ANCHOR TENANT ON S MAIN  
MARKET RATE HOUSING

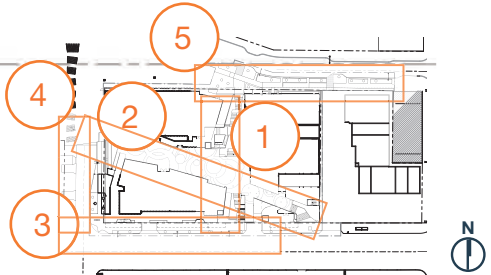
**5 TOWER C**  
PLAZA RETAIL ON L2, AND L5  
HOTEL CONFERENCE CENTER ON L3  
HOTEL AMENITIES ON L4 AND L5  
HOTEL SUITES  
CONDOMINIUMS

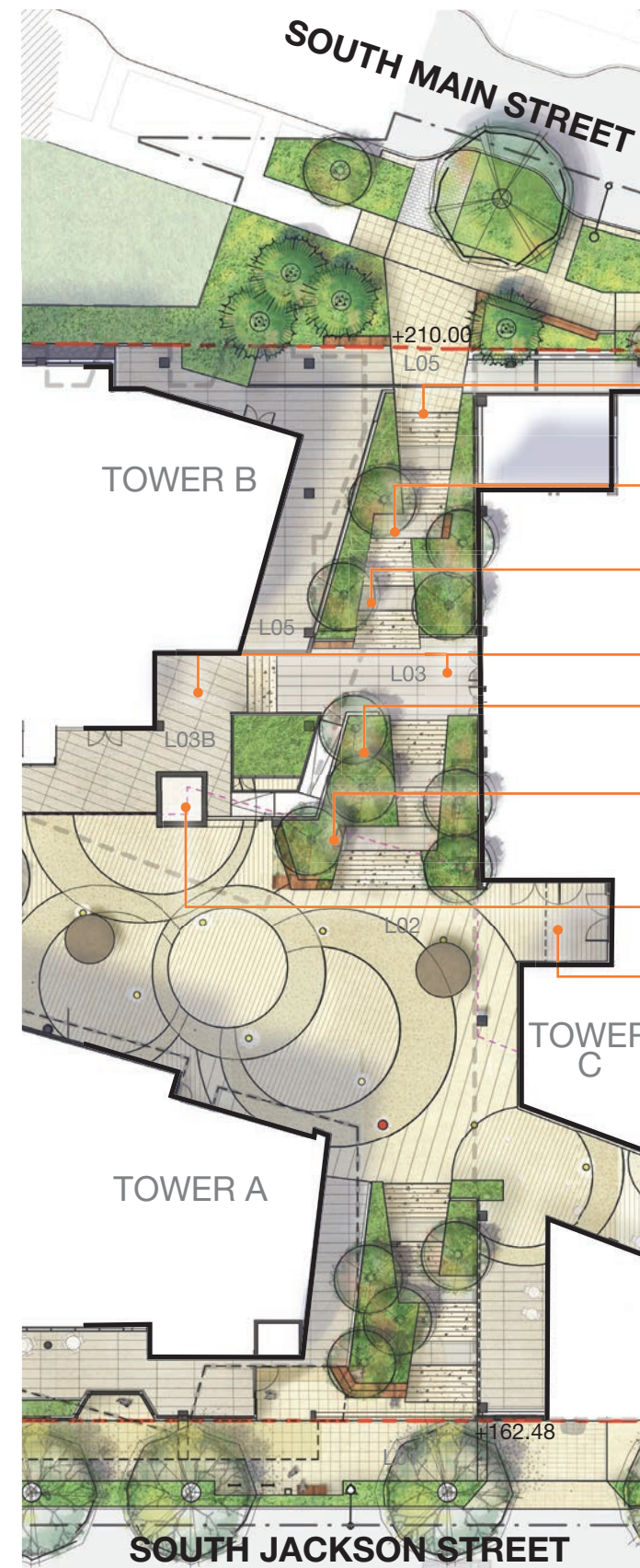
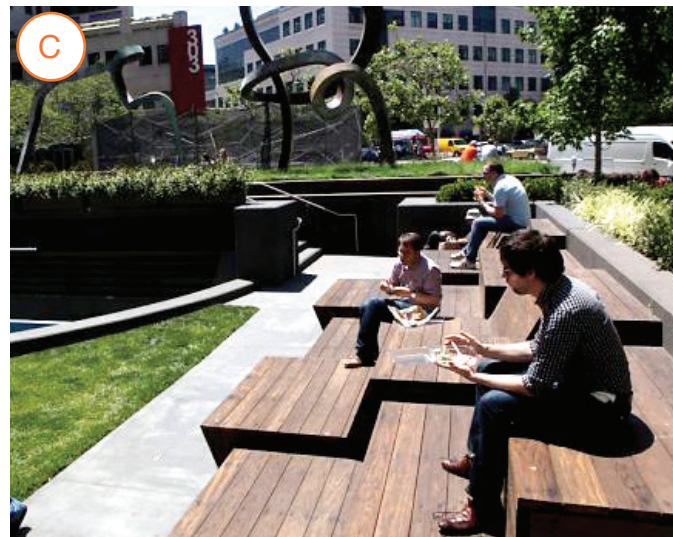
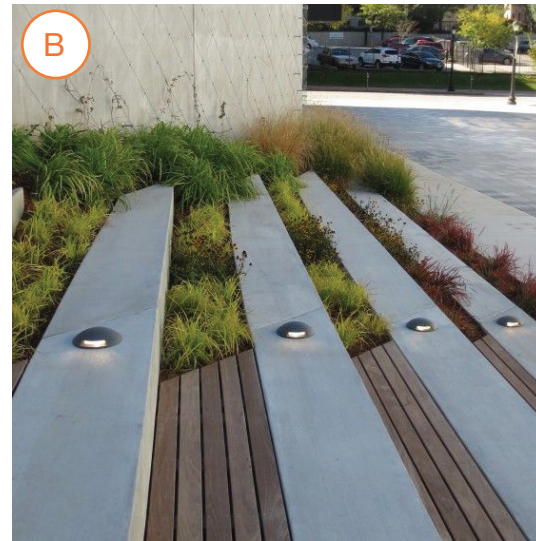
AERIAL VIEW LOOKING SW



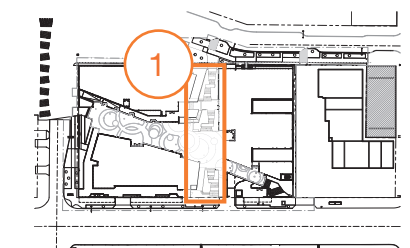


COMPOSITE SITE PLAN





- A** CIP concrete stairs with railing
- B** Interaction of planting area with stairs
- C** Seating areas along stairs
- Tower B Residence, Tower C Hotel Access
- D** Open, airy trees
- E** Understory planting palette, shade and part-shade tolerant
- Elevator Access
- Theatre Entrance



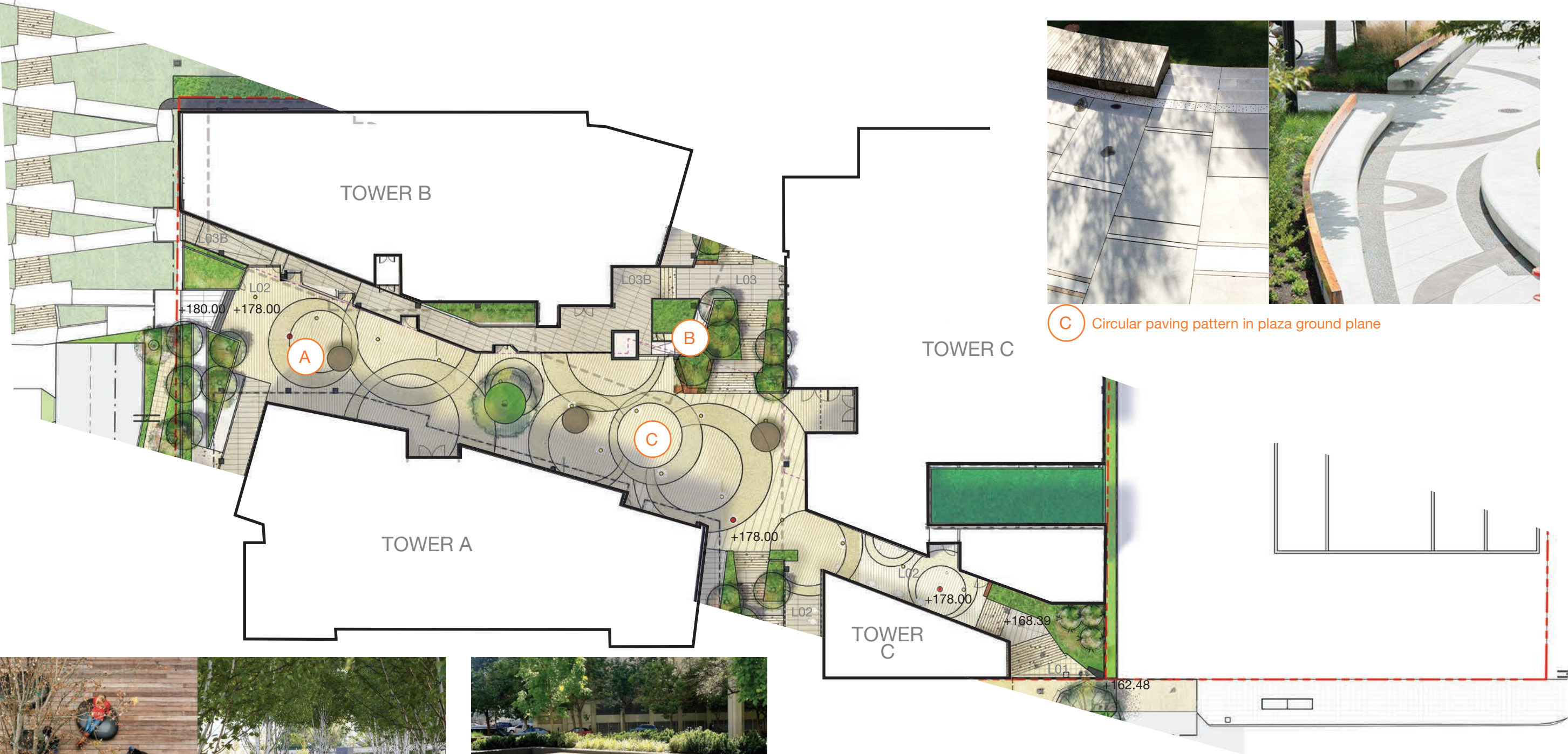
ENLARGED PLAZA PLAN



LOOKING NORTH UP HILLCLIMB  
FROM L2 PLAZA



LOOKING SOUTH DOWN HILLCLIMB  
FROM L5 PLAZA



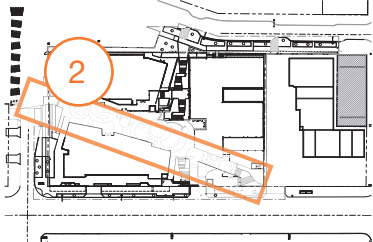
C Circular paving pattern in plaza ground plane



A Stone-inspired seating in plaza



B Bleacher-style seating at stairs





SECTION PERSPECTIVE LOOKING WEST





LOOKING WEST THROUGH L2 PLAZA



Colorful lighting



Flexible decorations for holidays and events



Activated nightlife



Performance space

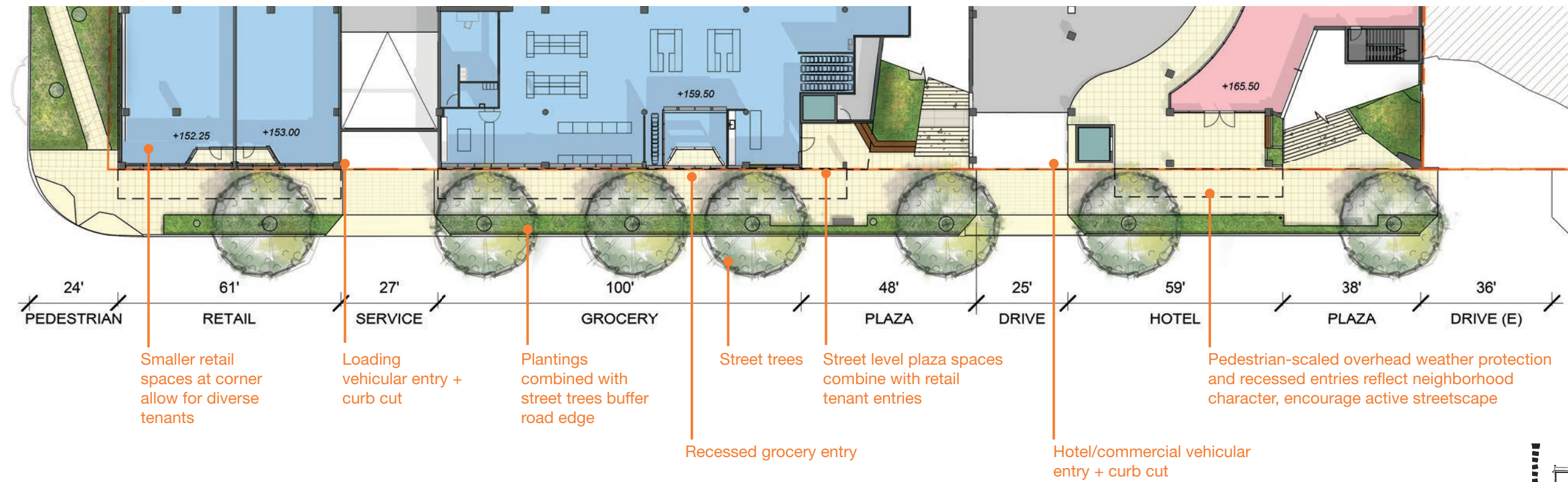
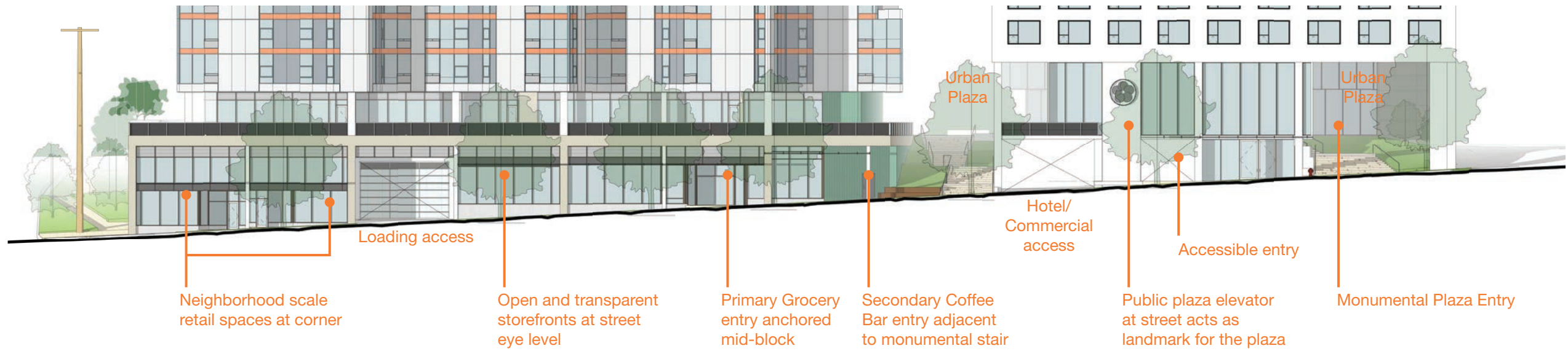


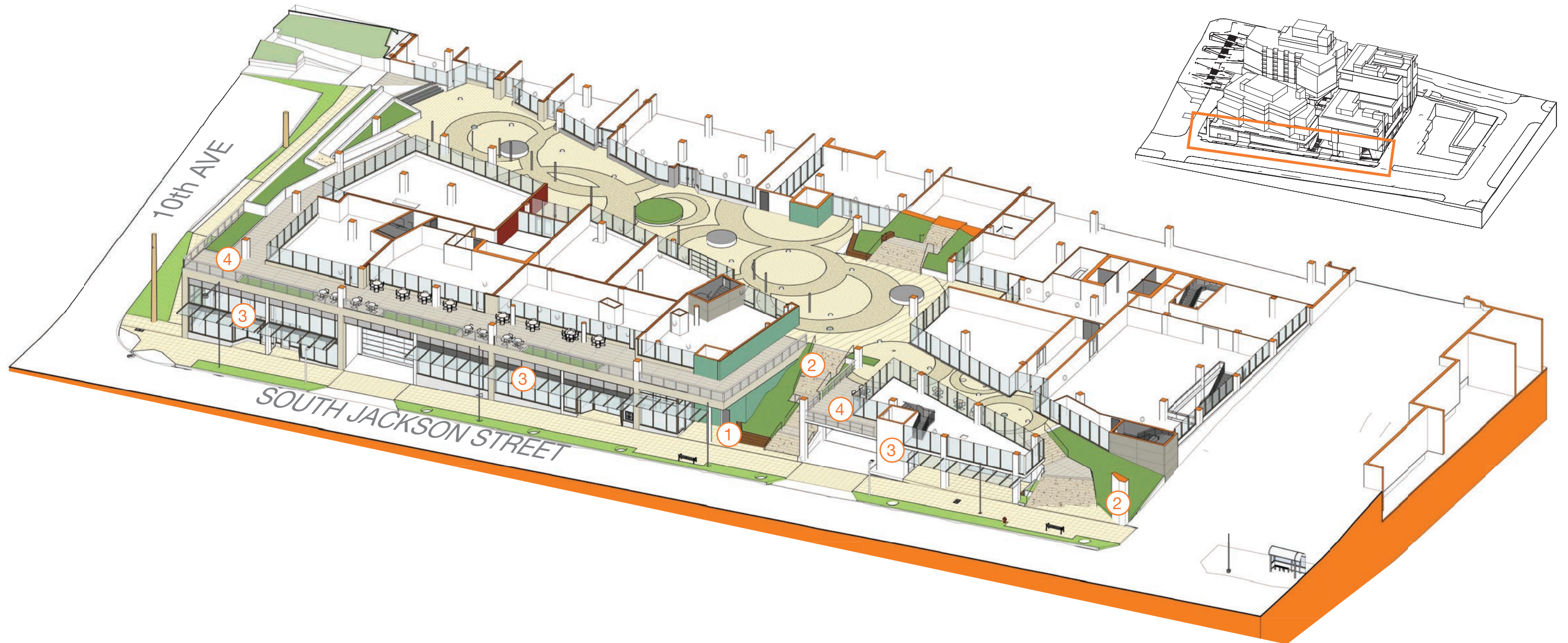
LOOKING SE TOWARDS SOUTH JACKSON ST



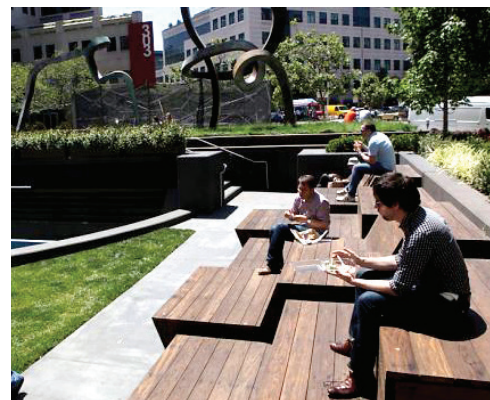
- 01 EXISTING STRUCTURE TO REMAIN
- 02 METRO TRANSIT STOP
- 03 EXISTING SURFACE LOT DRIVEWAY
- 04 PUBLIC PLAZA ENTRY (MONUMENTAL)
- 05 HOTEL LOBBY ENTRANCE
- 06 PUBLIC ELEVATOR TO PLAZA
- 07 HOTEL / COMMERCIAL DRIVE
- 08 PUBLIC STAIR CLIMB / PLAZA ENTRY
- 09 GROCERY
- 10 SERVICE DRIVE
- 11 CORNER RETAIL (2)
- 12 L02 PLAZA STREET OVERLOOK

# SOUTH JACKSON ST | STREETSCAPE PLAN & ELEVATION





- Activated facade along Jackson with retail, grocery, hotel lobby and plaza access
- Overhead weather protection, street trees and benches break down building mass into human scales
- A variety of uses and entry types create a permeable pedestrian-oriented edge to the development
- L2 Plaza provides overlooks for a visual connection between South Jackson St and the development



① Bleacher-style seating



② CIP concrete stairs with sloped planting



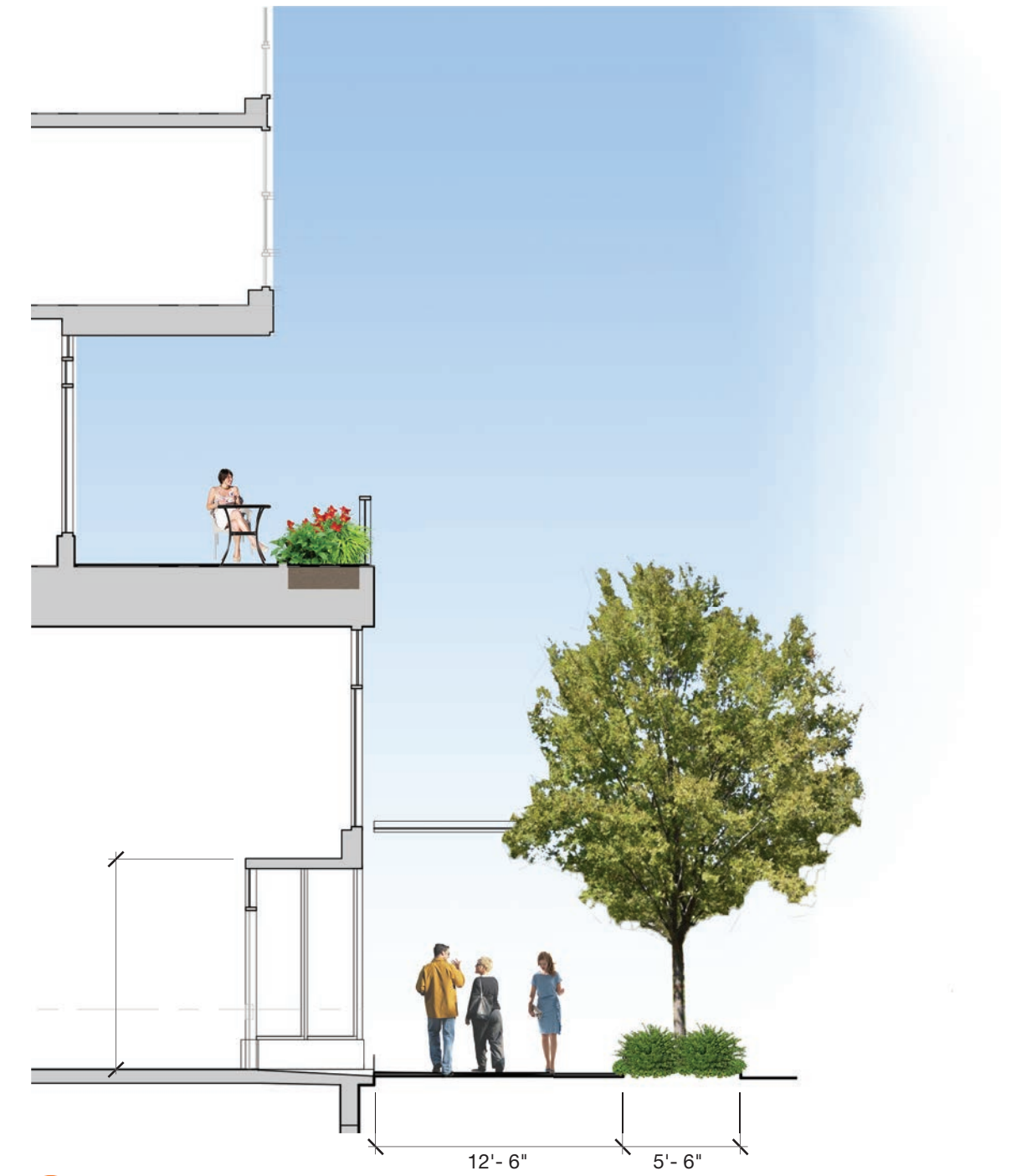
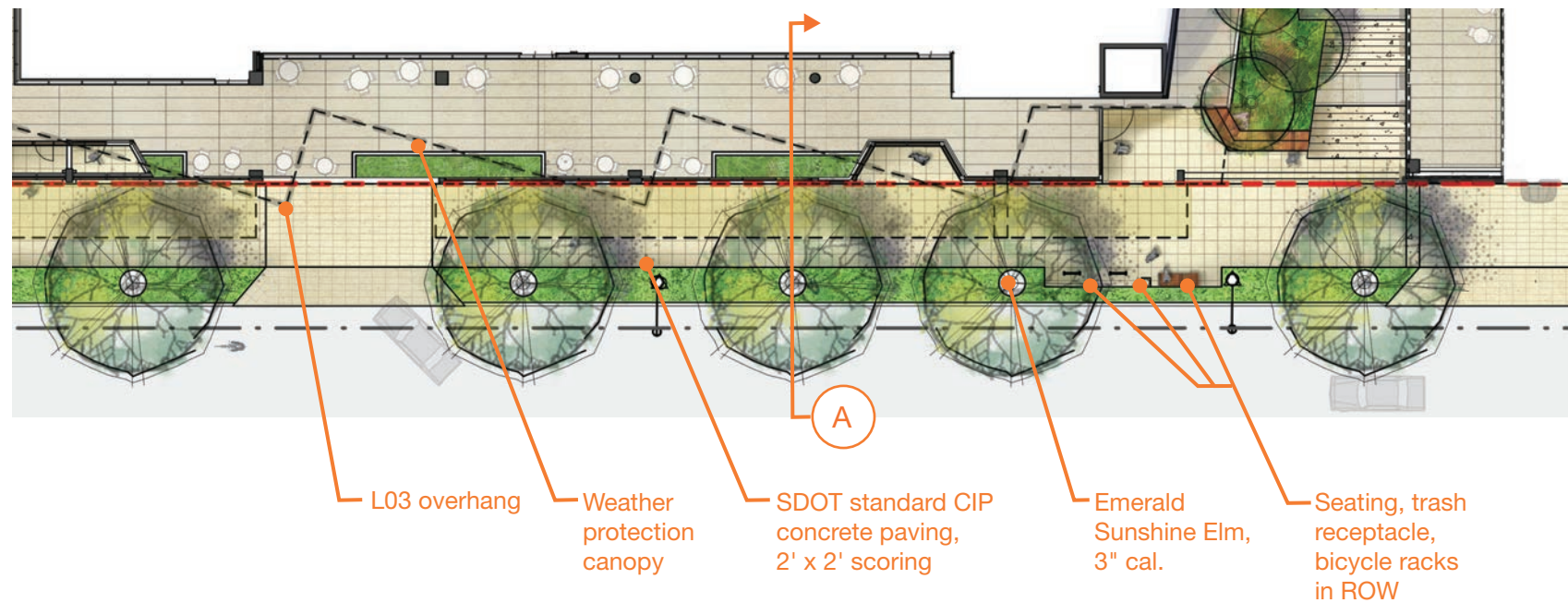
③ Overhead Weather Protection



PERSPECTIVE OF SOUTH JACKSON ST FACADES



PERSPECTIVE LOOKING EAST FROM L2 PLAZA OVER SOUTH JACKSON ST



Emerald Sunshine Elm  
*Ulmus propinqua*

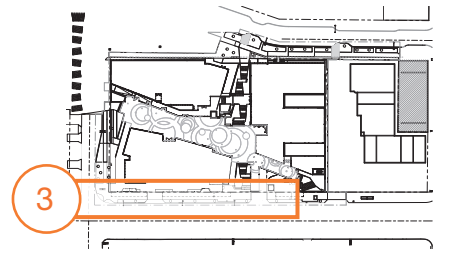


Bike racks



Space outside retail for seating

**A** SECTIONS: LOOKING WEST



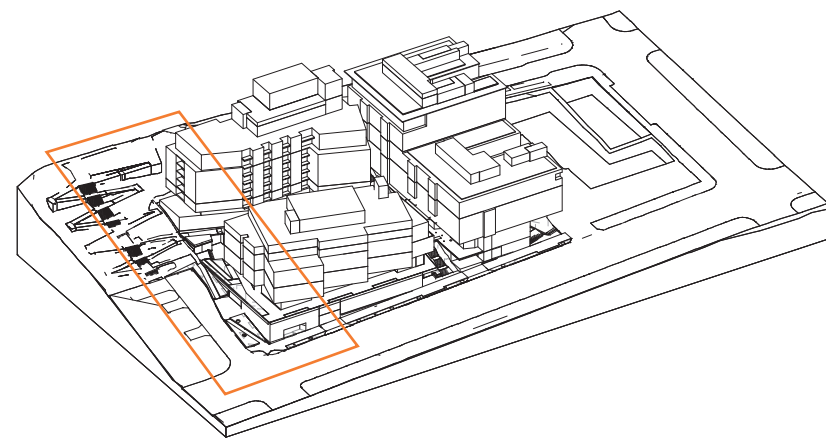
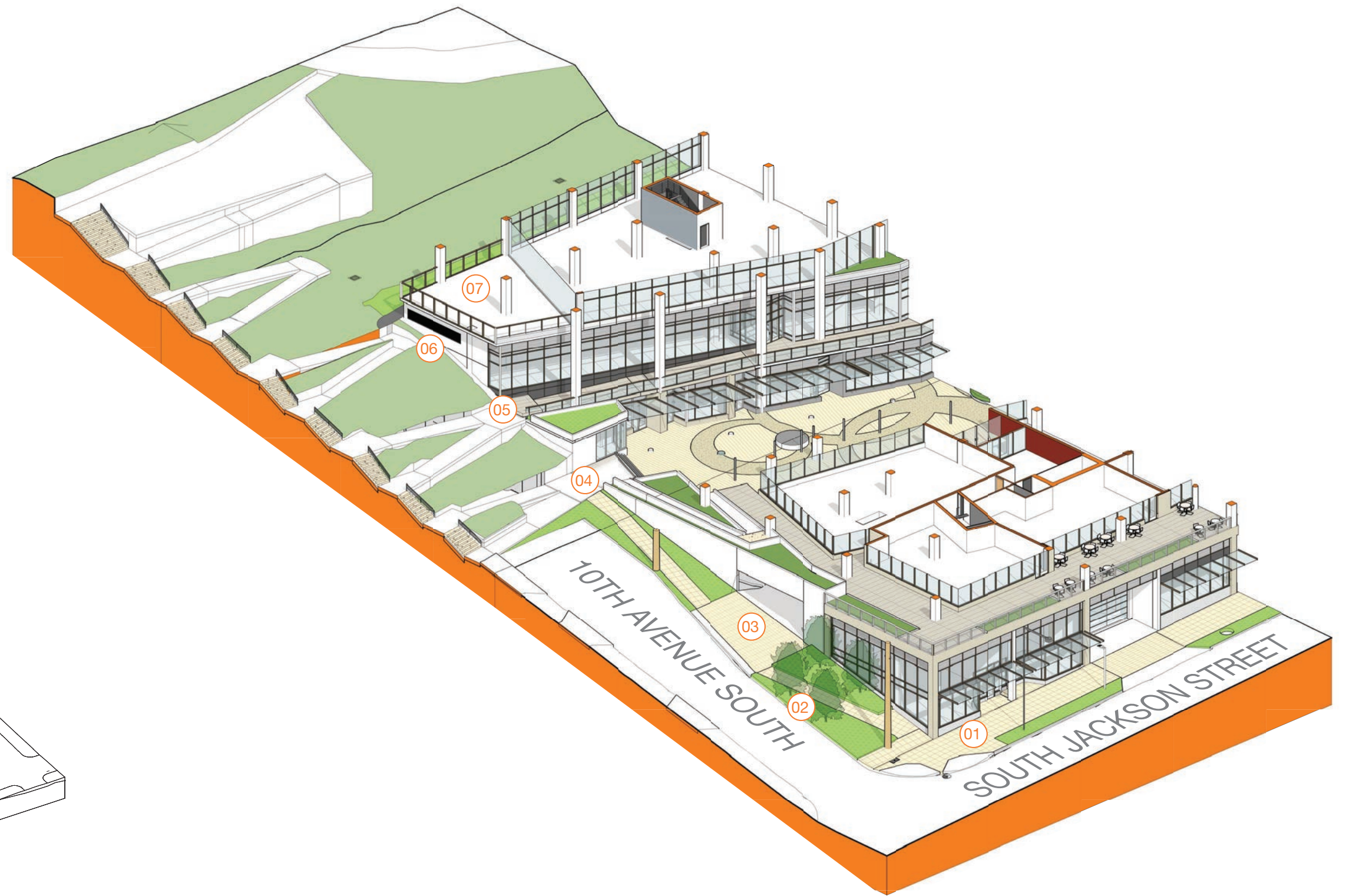


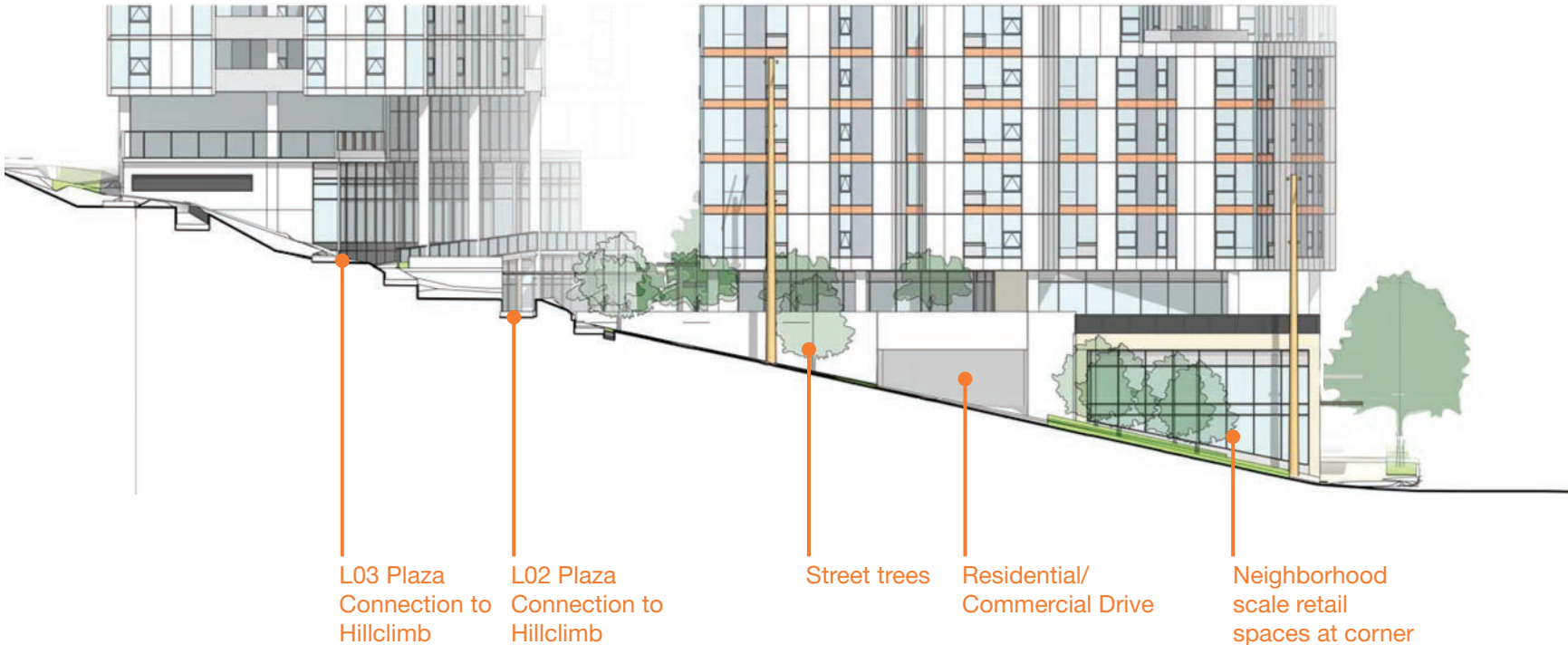
PERSPECTIVE LOOKING NE AT SOUTH JACKSON ST FACADES



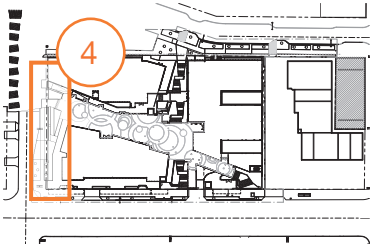
PERSPECTIVE OF GROCERY AND PLAZA STAIR CLIMB ENTRY AT SOUTH JACKSON ST

- 01 CORNER RETAIL (2)
- 02 STREET TREES
- 03 RESIDENTIAL / COMMERCIAL DRIVE
- 04 L02 PLAZA / HILL CLIMB CONNECTION
- 05 L03 PLAZA / HILL CLIMB CONNECTION
- 06 GARAGE EXHAUST
- 07 CHILDCARE OUTDOOR PLAY





- 3 CIP concrete retaining wall
- 1 Street tree, Japanese snowbell (*Styrax japonica*)
- 2 Planting palette, suitable for moderate pedestrian traffic



Existing Hillclimb between 10th & Yesler





PERSPECTIVE AT YESLER HILL CLIMB CONNECTION

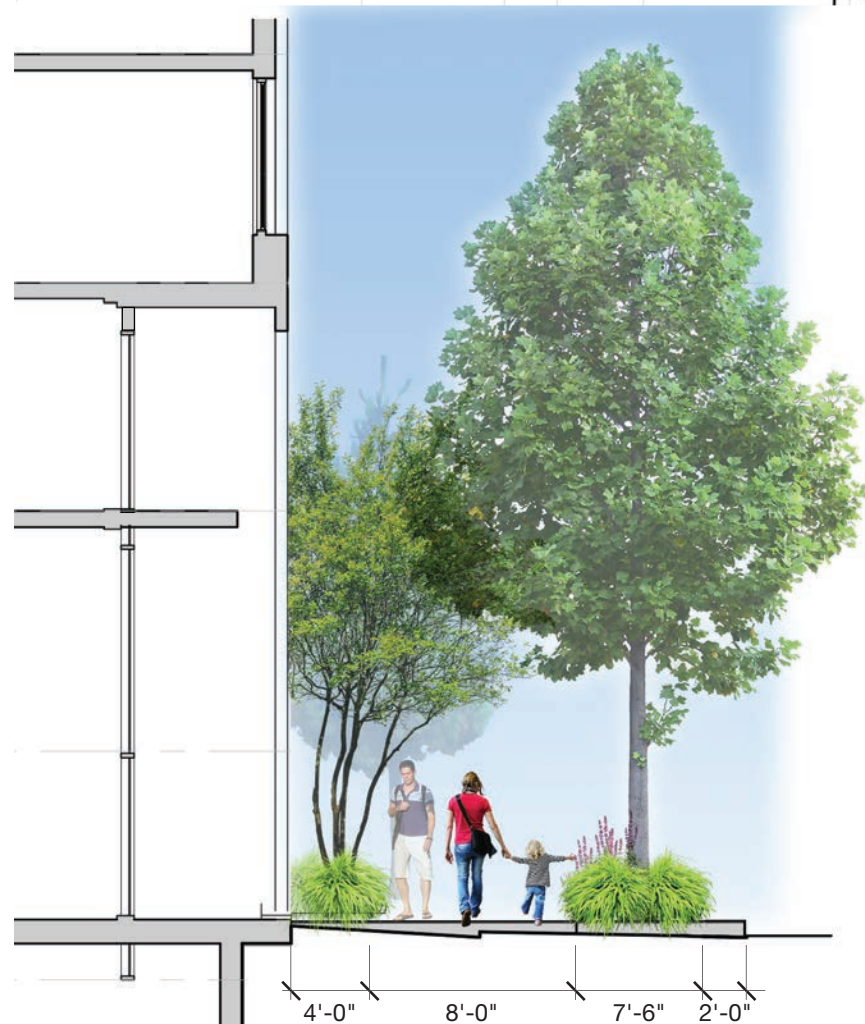
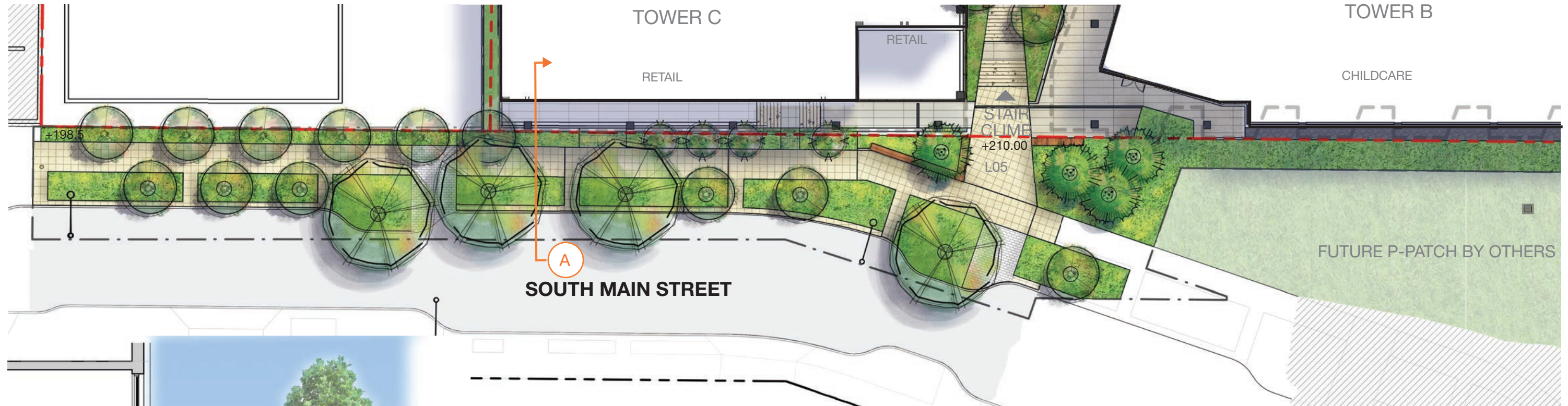




PERSPECTIVE LOOKING SE OF L2 PLAZA



- 01 CORNER RETAIL
- 02 STREET TREES
- 03 FUTURE P-PATCH BY OTHERS
- 04 L05 PLAZA
- 05 L03 PLAZA CONNECTION
- 06 EXISTING TO REMAIN
- 07 CURB PER YESLER TERRACE MASTER PLAN



A SECTIONS: LOOKING EAST



Japanese Zelkova  
50-80' high, 35-50' spread  
Deciduous



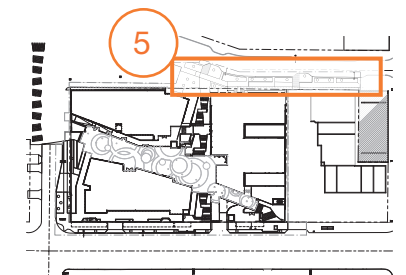
Japanese Red Pine  
10-20' high, 15-20' spread  
Evergreen



Karpick Red Maple  
40' high, 20' spread  
Deciduous



Serviceberry  
15-20' high, 15-20' spread  
Deciduous





PERSPECTIVE LOOKING AT SOUTH MAIN ST PLAZA



PERSPECTIVE LOOKING SW AT NORTH FACADES

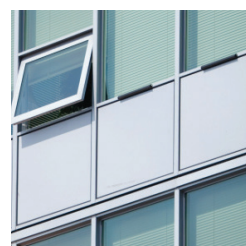


COMPOSITE ROOFTOP PLANS

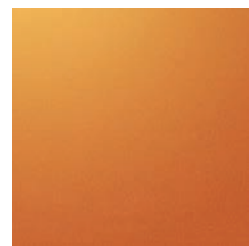
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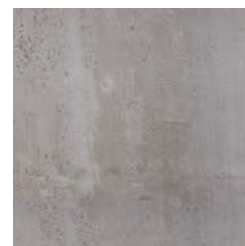
MATERIAL & COLOR



① Composite Metal Panel Cladding  
- White



② Composite Metal Panel Accent Cladding and Soffit  
- Orange/yellow



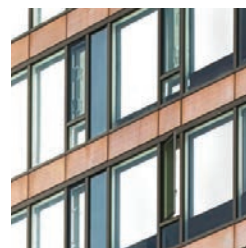
③ Cast-In-Place Concrete  
- Light sandblasted architectural finish



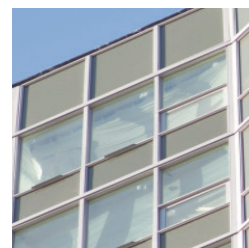
④ Concrete Panel  
- Integral color  
- Light grey  
- Smooth finish



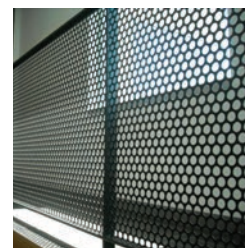
⑤ Concrete Panel  
- Integral Color  
- Dark grey  
- Textured finish



⑥ Window Wall System  
- Medium anodized finish  
- Vision Glass Panels



⑦ Spandrel Glass Panels  
- Charcoal spandrel glass



⑧ Perforated Guardrail



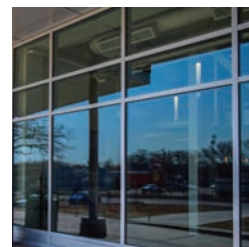
⑨ Glass Guardrail



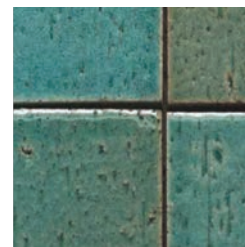
⑩ Mesh Guardrail  
- Woven metal panel



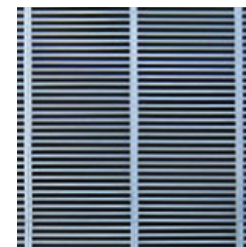
⑪ Masonry Tile  
- Light color



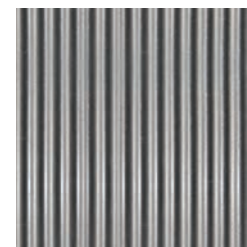
⑫ Storefront Glazing System  
- Aluminum  
- Dark bronze finish



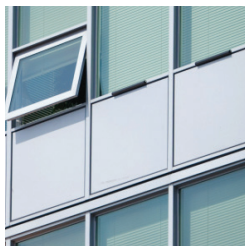
⑬ Glazed Tile  
- Jade color



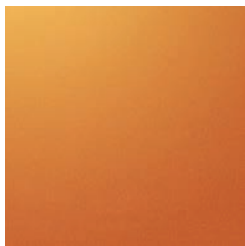
⑭ Horizontal Louvers  
- Aluminum  
- Dark bronze finish



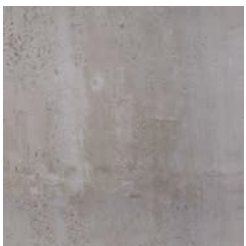
⑮ Corrugated Metal Panel



① Composite Metal Panel Cladding  
- White



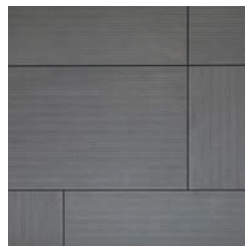
② Composite Metal Panel Accent Cladding and Soffit  
- Orange/yellow



③ Cast-In-Place Concrete  
- Light sandblasted architectural finish



④ Concrete Panel  
- Integral color  
- Light grey  
- Smooth finish



⑤ Concrete Panel  
- Integral Color  
- Dark grey  
- Textured finish



⑥ Window Wall System  
- Medium anodized finish  
- Vision Glass Panels



⑦ Spandrel Glass Panels  
- Charcoal spandrel glass



⑧ Perforated Guardrail



⑨ Glass Guardrail



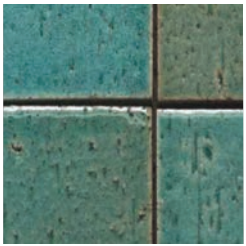
⑩ Mesh Guardrail  
- Woven metal panel



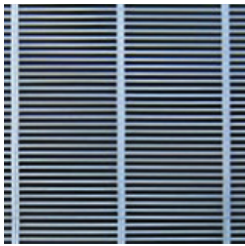
⑪ Masonry Tile  
- Light color



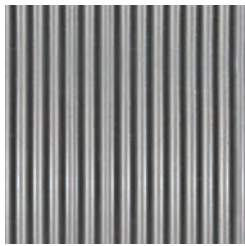
⑫ Storefront Glazing System  
- Aluminum  
- Dark bronze finish



⑬ Glazed Tile  
- Jade color



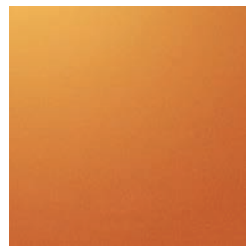
⑭ Horizontal Louvers  
- Aluminum  
- Dark bronze finish



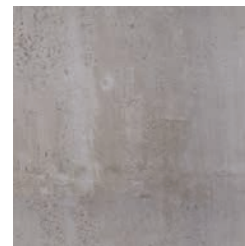
⑮ Corrugated Metal Panel



① Composite Metal Panel Cladding  
- White



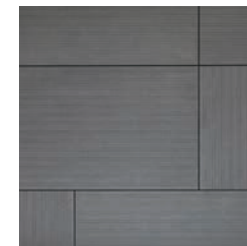
② Composite Metal Panel Accent Cladding and Soffit  
- Orange/yellow



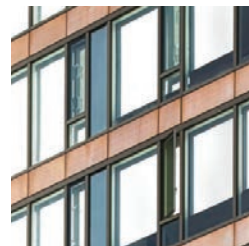
③ Cast-In-Place Concrete  
- Light sandblasted architectural finish



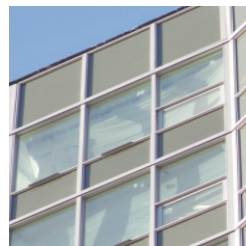
④ Concrete Panel  
- Integral color  
- Light grey  
- Smooth finish



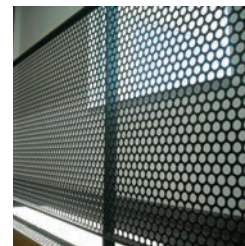
⑤ Concrete Panel  
- Integral Color  
- Dark grey  
- Textured finish



⑥ Window Wall System  
- Medium anodized finish  
- Vision Glass Panels



⑦ Spandrel Glass Panels  
- Charcoal spandrel glass



⑧ Perforated Guardrail



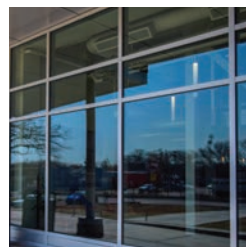
⑨ Glass Guardrail



⑩ Mesh Guardrail  
- Woven metal panel



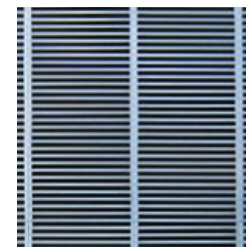
⑪ Masonry Tile  
- Light color



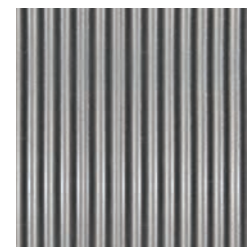
⑫ Storefront Glazing System  
- Aluminum  
- Dark bronze finish



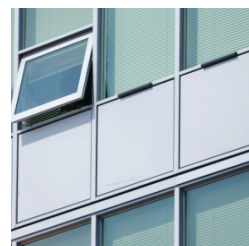
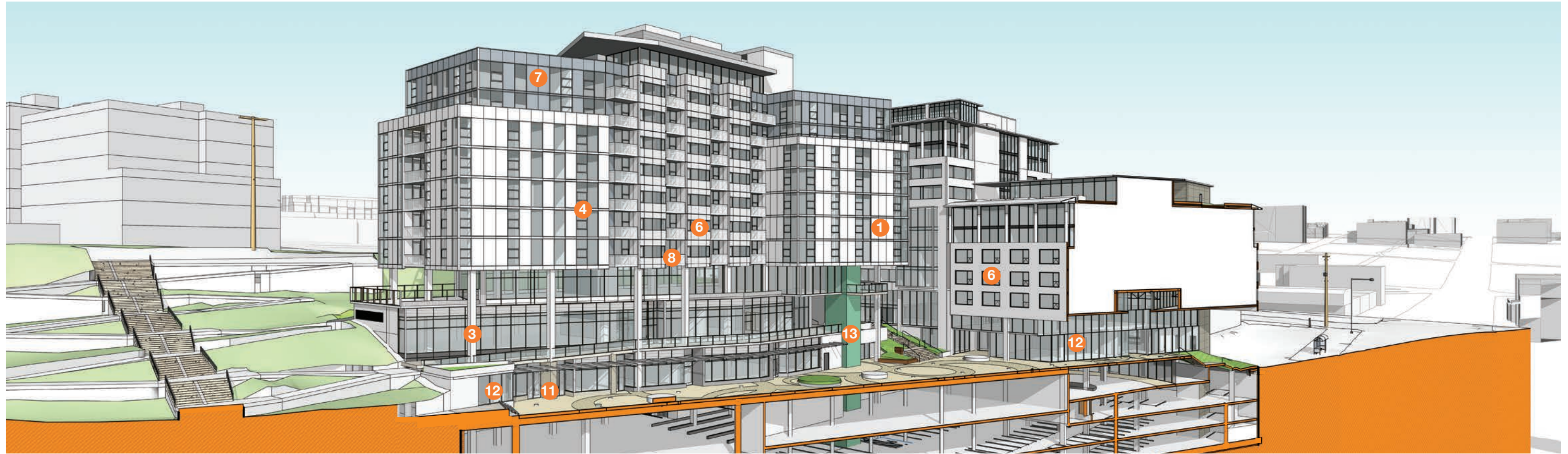
⑬ Glazed Tile  
- Jade color



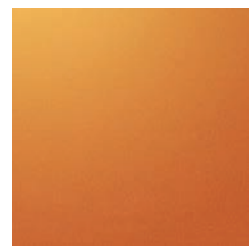
⑭ Horizontal Louvers  
- Aluminum  
- Dark bronze finish



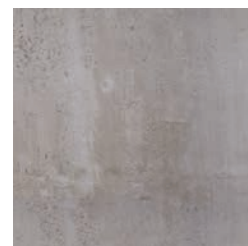
⑮ Corrugated Metal Panel



① Composite Metal Panel Cladding  
- White



② Composite Metal Panel Accent Cladding and Soffit  
- Orange/yellow



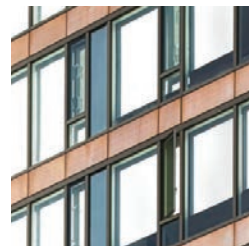
③ Cast-In-Place Concrete  
- Light sandblasted architectural finish



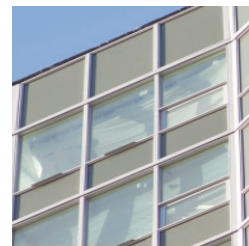
④ Concrete Panel  
- Integral color  
- Light grey  
- Smooth finish



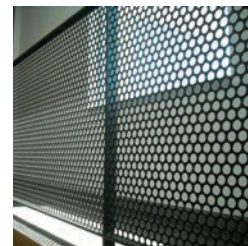
⑤ Concrete Panel  
- Integral Color  
- Dark grey  
- Textured finish



⑥ Window Wall System  
- Medium anodized finish  
- Vision glass Panels



⑦ Spandrel Glass Panels  
- Charcoal spandrel glass



⑧ Perforated Guardrail



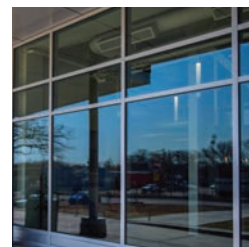
⑨ Glass Guardrail



⑩ Mesh Guardrail  
- Woven metal panel



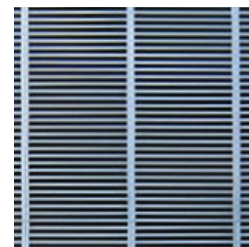
⑪ Masonry Tile  
- Light color



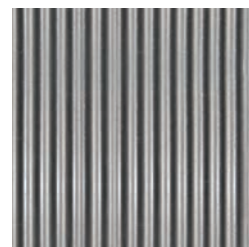
⑫ Storefront Glazing System  
- Aluminum  
- Dark bronze finish



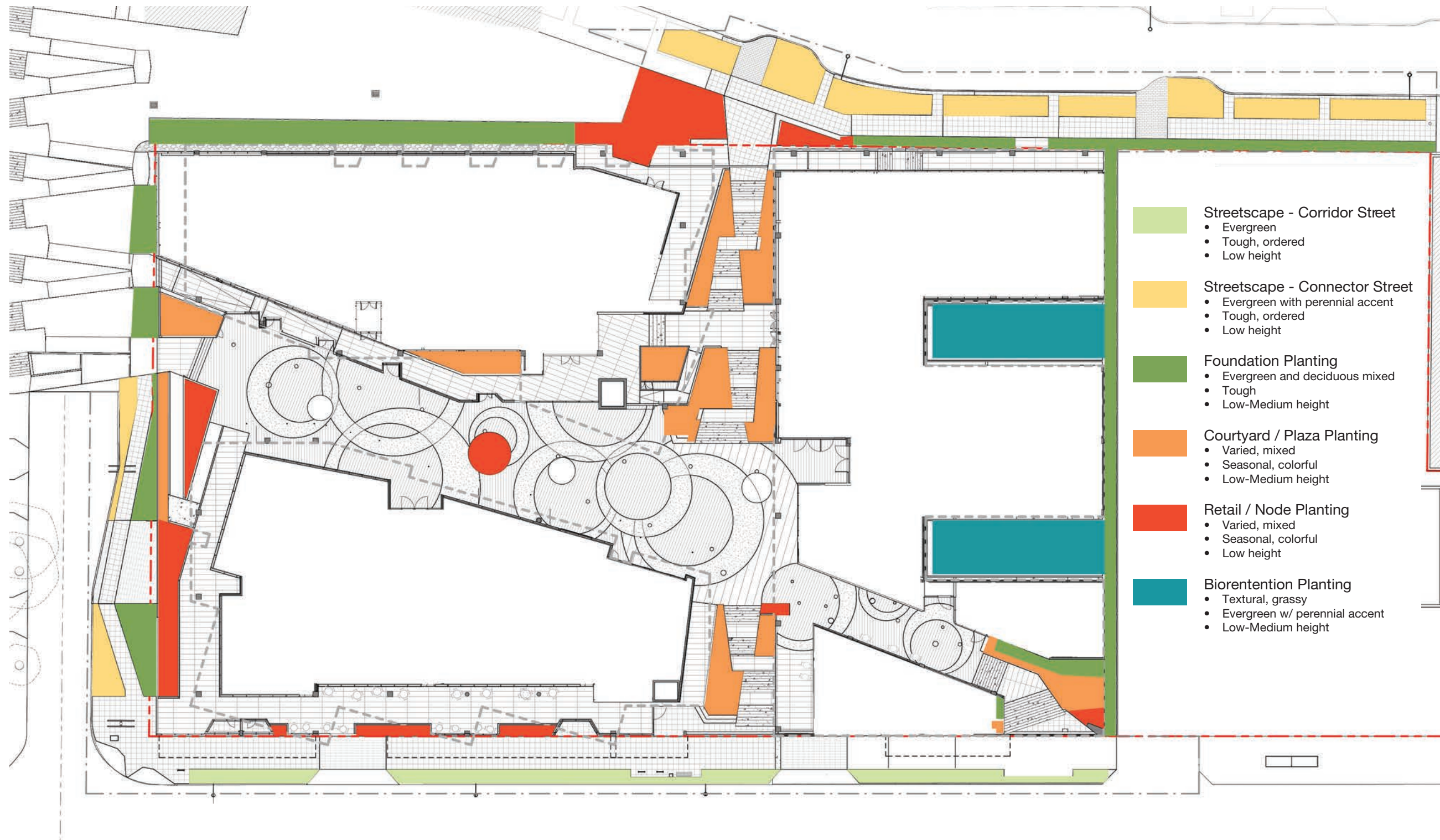
⑬ Glazed Tile  
- Jade color



⑭ Horizontal Louvers  
- Aluminum,  
- Dark bronze finish



⑮ Corrugated Metal Panel



COMPOSITE PLANTING PLAN



Streetscape - Corridor Street

Streetscape - Connector Street



Foundation Planting

Courtyard / Plaza Planting



Retail / Node Planting

Bioretention Planting

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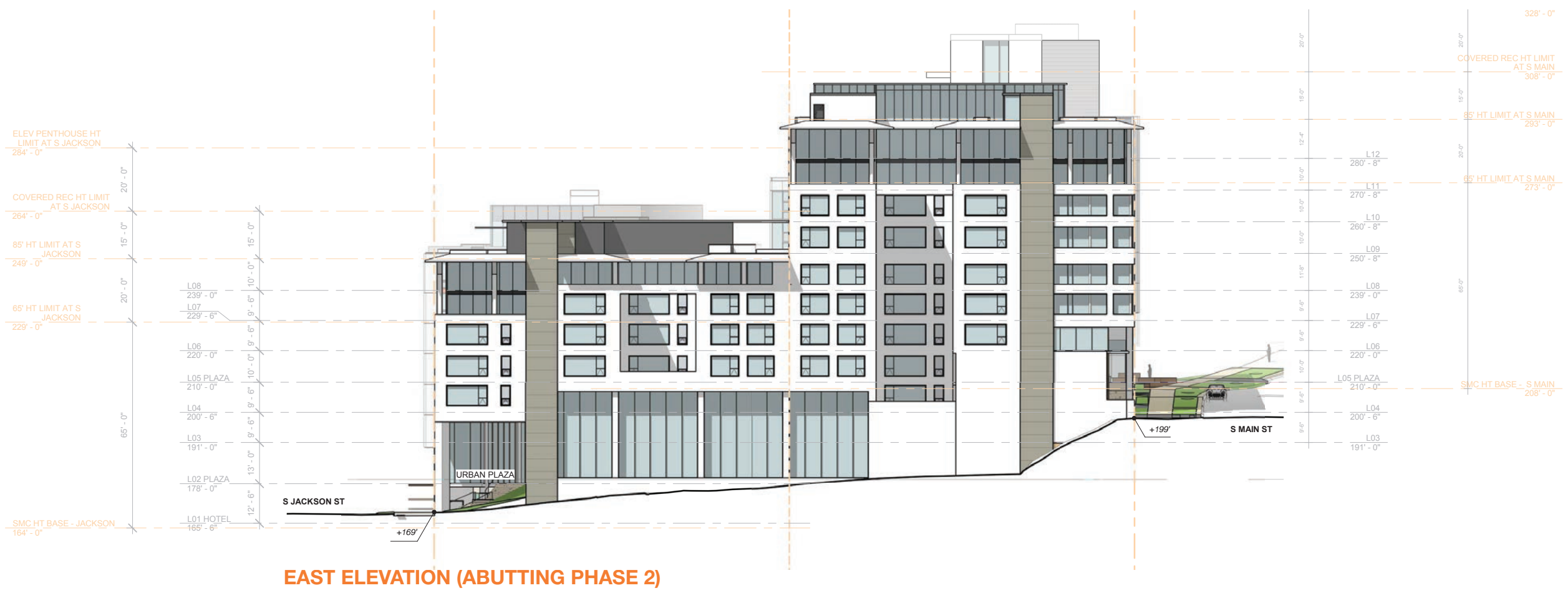
# ELEVATIONS



**SOUTH ELEVATION (SOUTH JACKSON ST)**

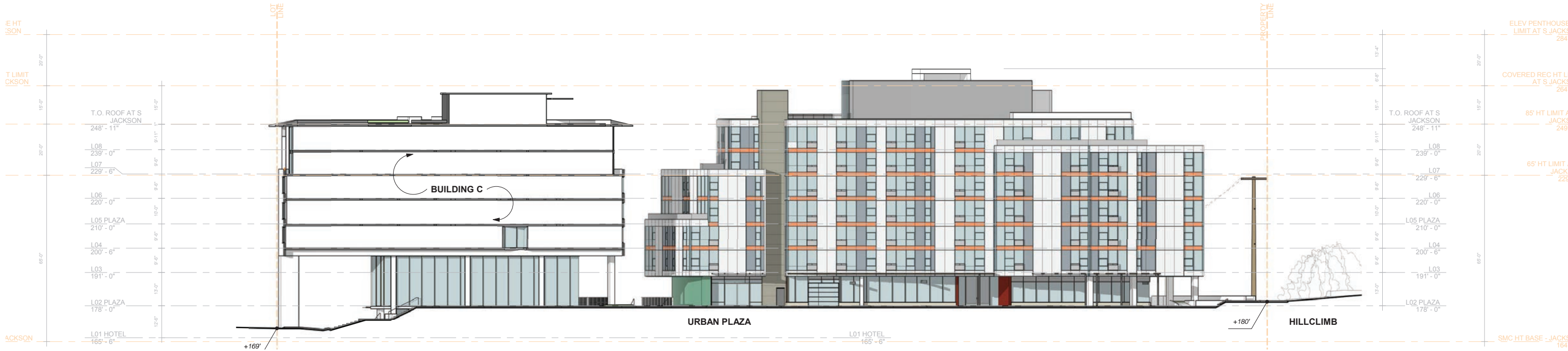


NORTH ELEVATION (SOUTH MAIN ST)

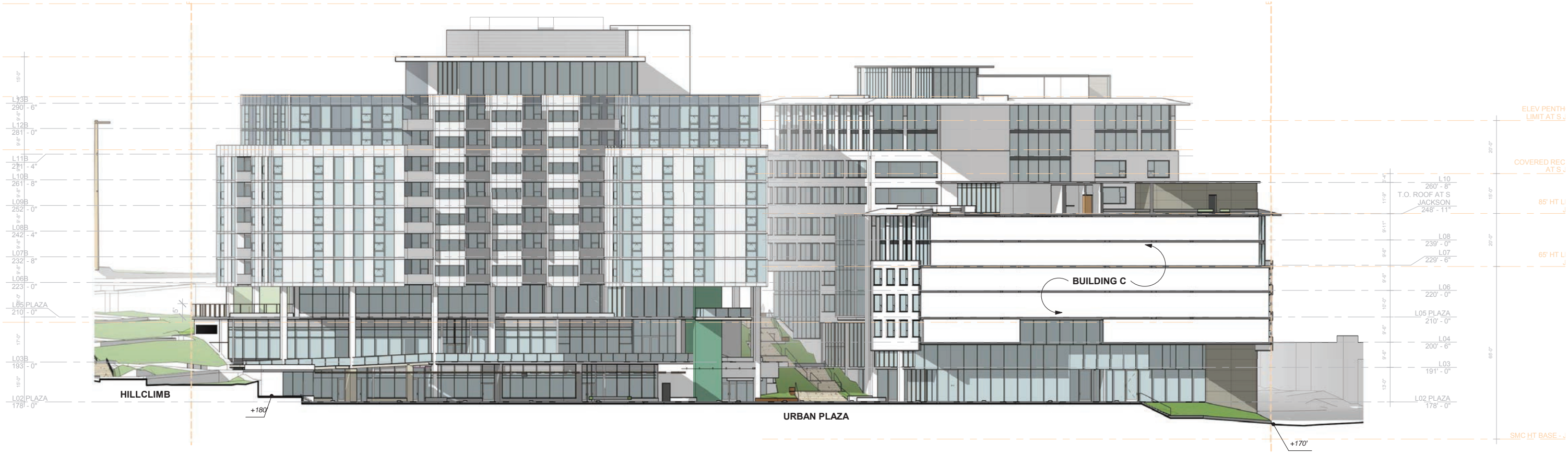




WEST ELEVATION (10TH AVENUE SOUTH)



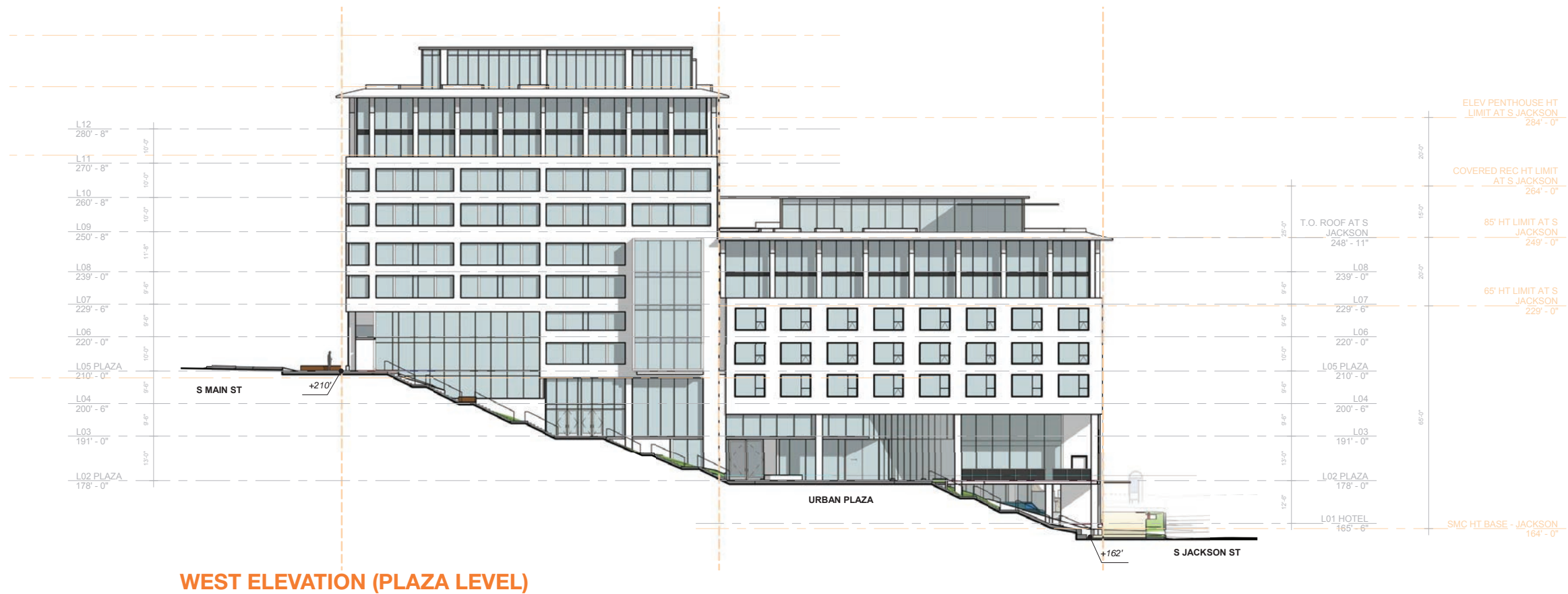
**NORTH ELEVATION (PLAZA LEVEL)**



SOUTH ELEVATION (PLAZA LEVEL)

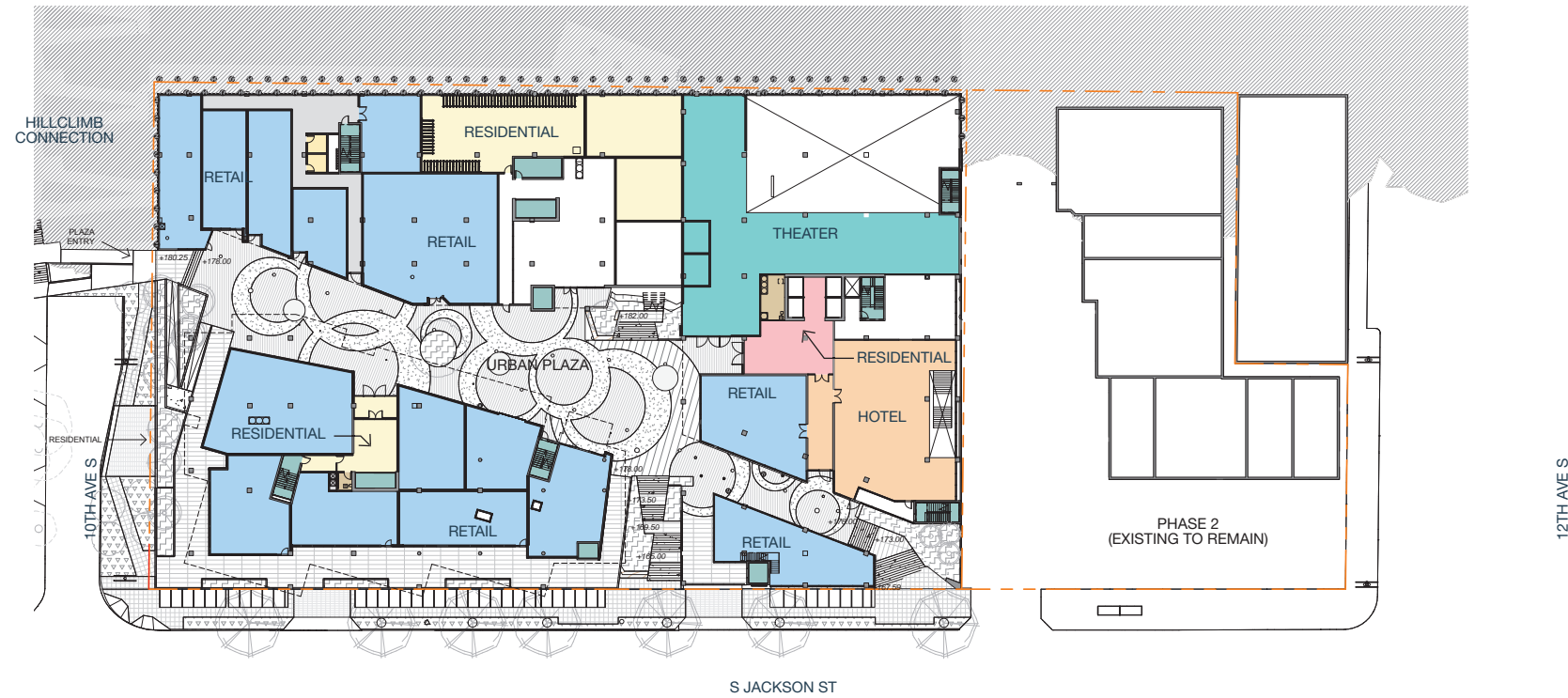
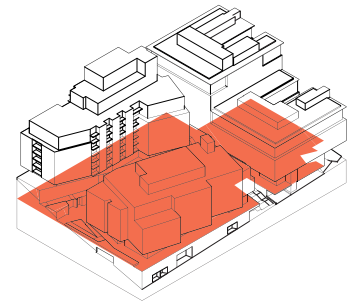


EAST ELEVATION (PLAZA LEVEL)

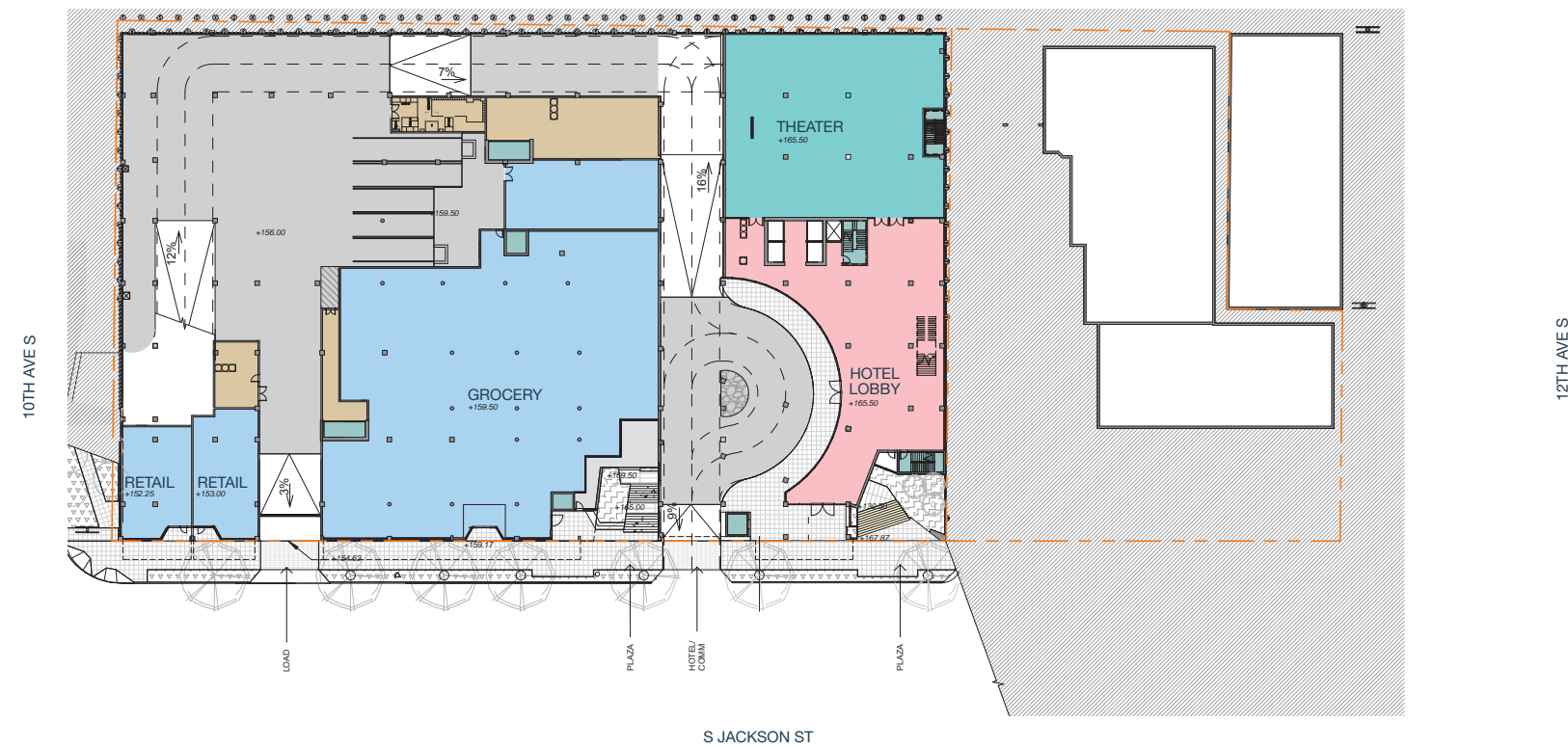
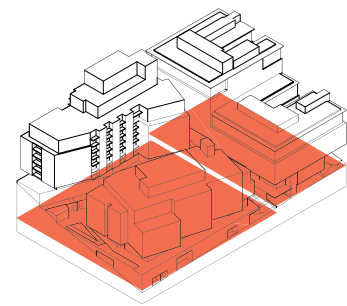


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# FLOOR PLANS



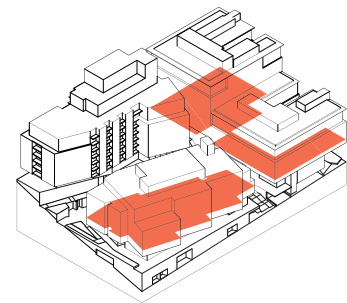
L02 PLAZA PLAN



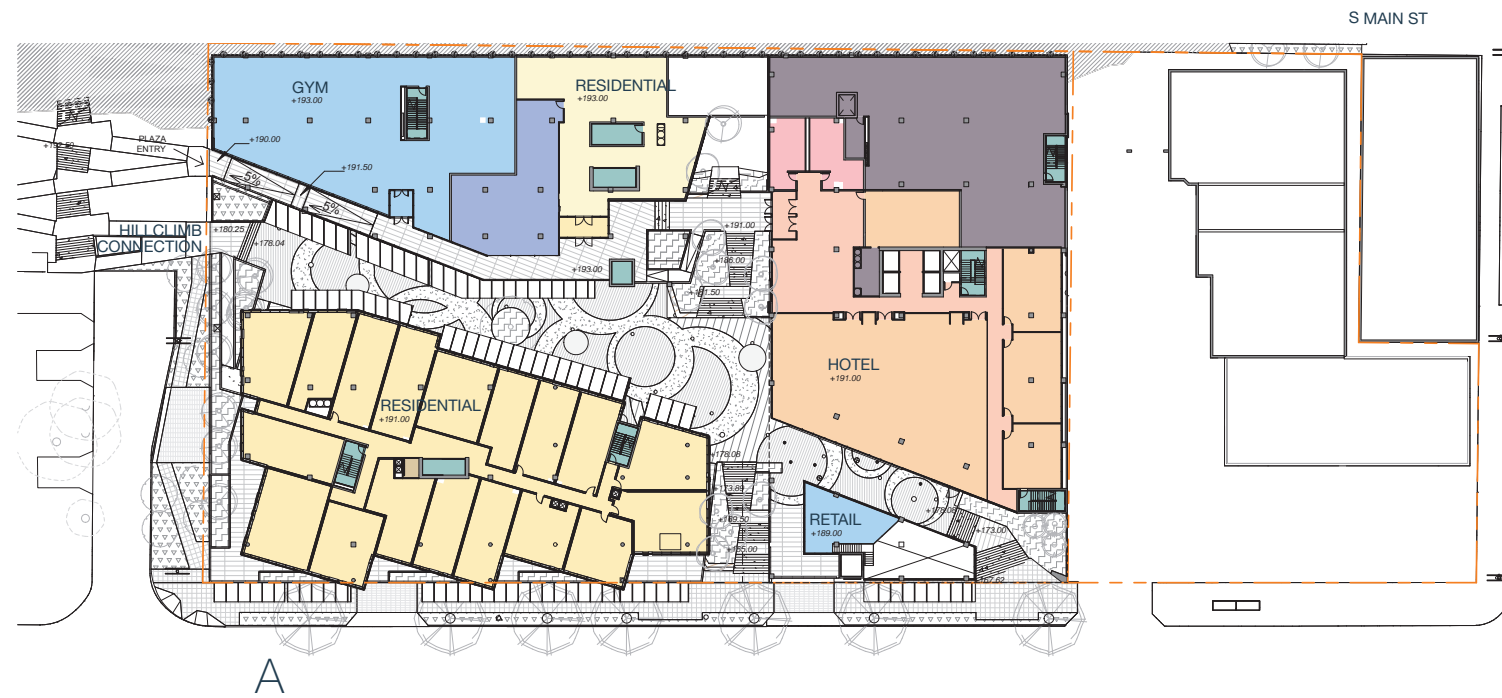
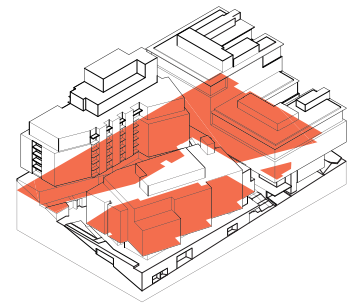
L01 COMPOSITE PLAN (SOUTH JACKSON ST)

- Units
- Hotel
- Commercial
- Theater
- Childcare/Office
- Parking
- Back of House
- Plaza





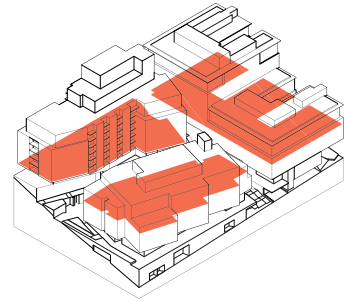
L04 PLAN



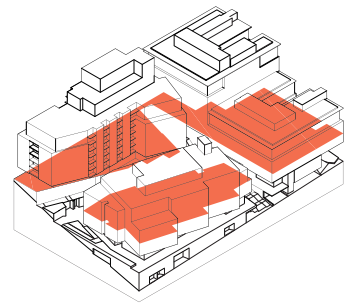
L03 PLAN

- Units
- Hotel
- Commercial
- Theater
- Childcare/Office
- Parking
- Back of House
- Plaza





L06 PLAN

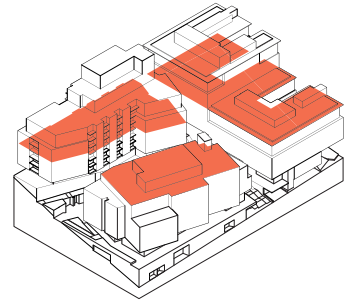


L05 PLAN

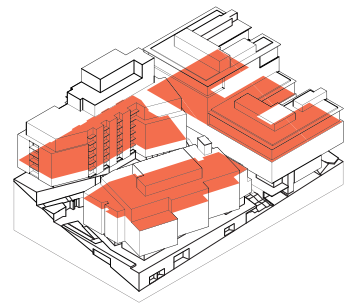
L05 PLAZA (S MAIN ST)

- Units
- Hotel
- Commercial
- Theater
- Childcare/Office
- Parking
- Back of House
- Plaza





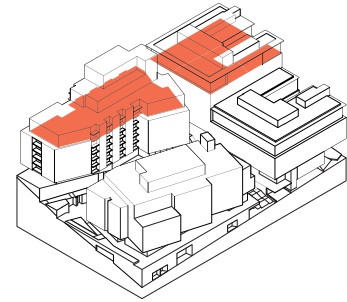
L09 PLAN



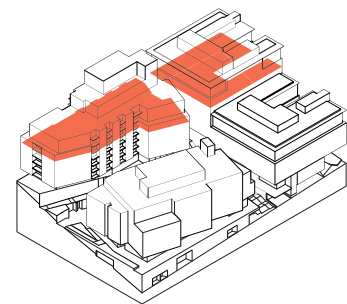
L07-L08 PLAN

- Units
- Hotel
- Commercial
- Theater
- Childcare/Office
- Parking
- Back of House
- Plaza





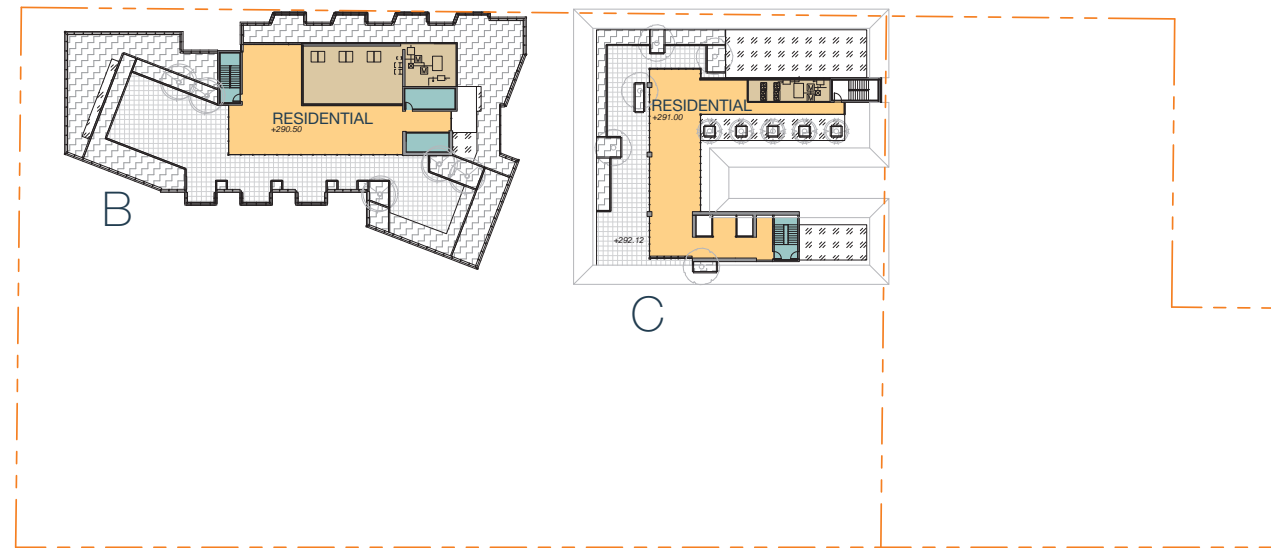
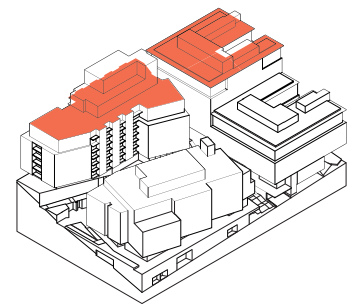
L11 - L12 PLAN



L10 PLAN

- Units
- Hotel
- Commercial
- Theater
- Childcare/Office
- Parking
- Back of House
- Plaza

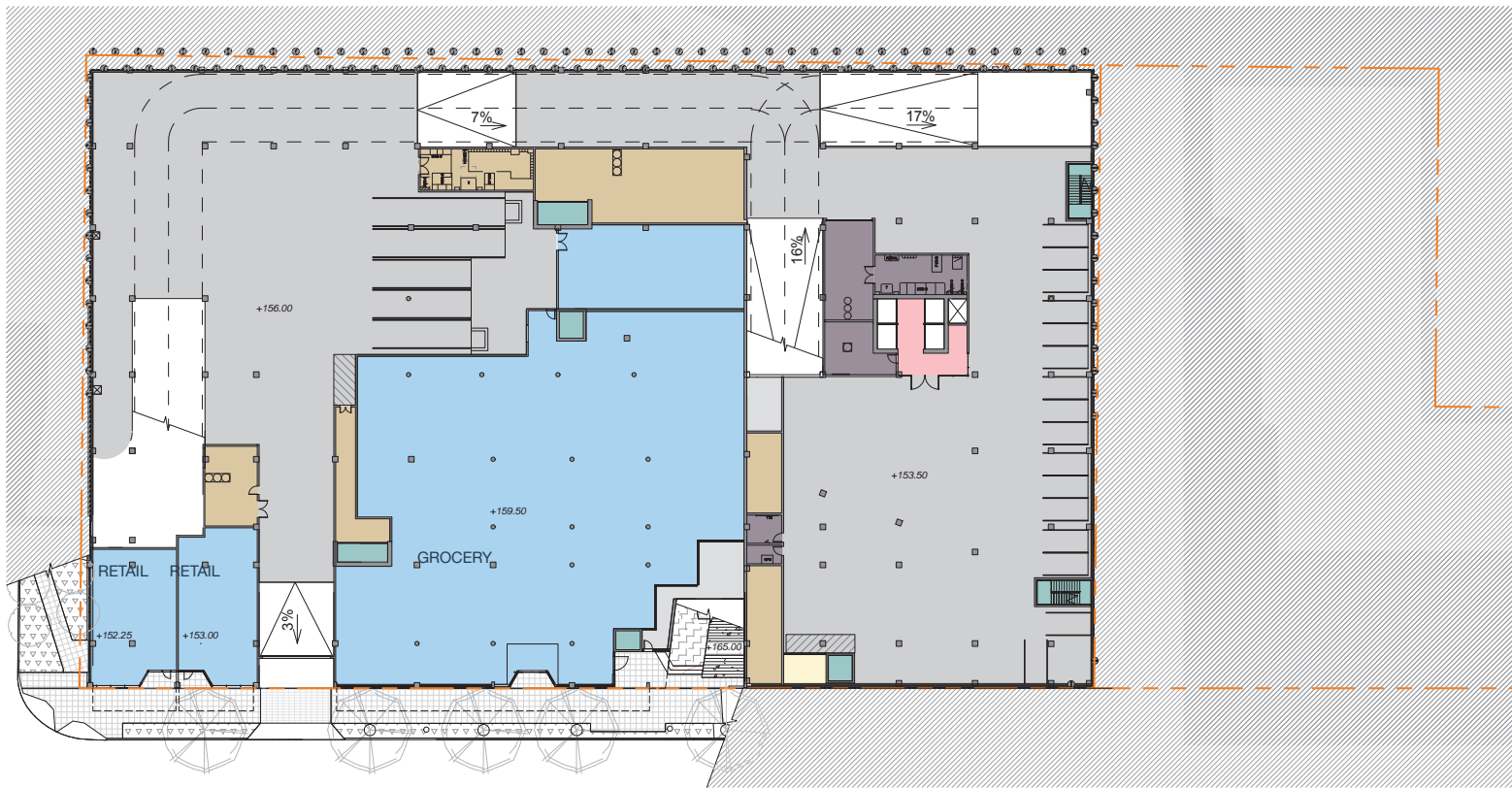
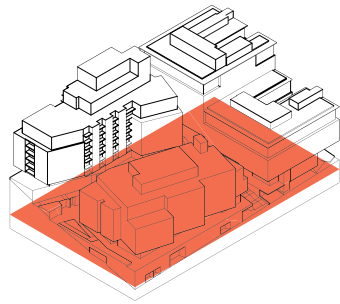




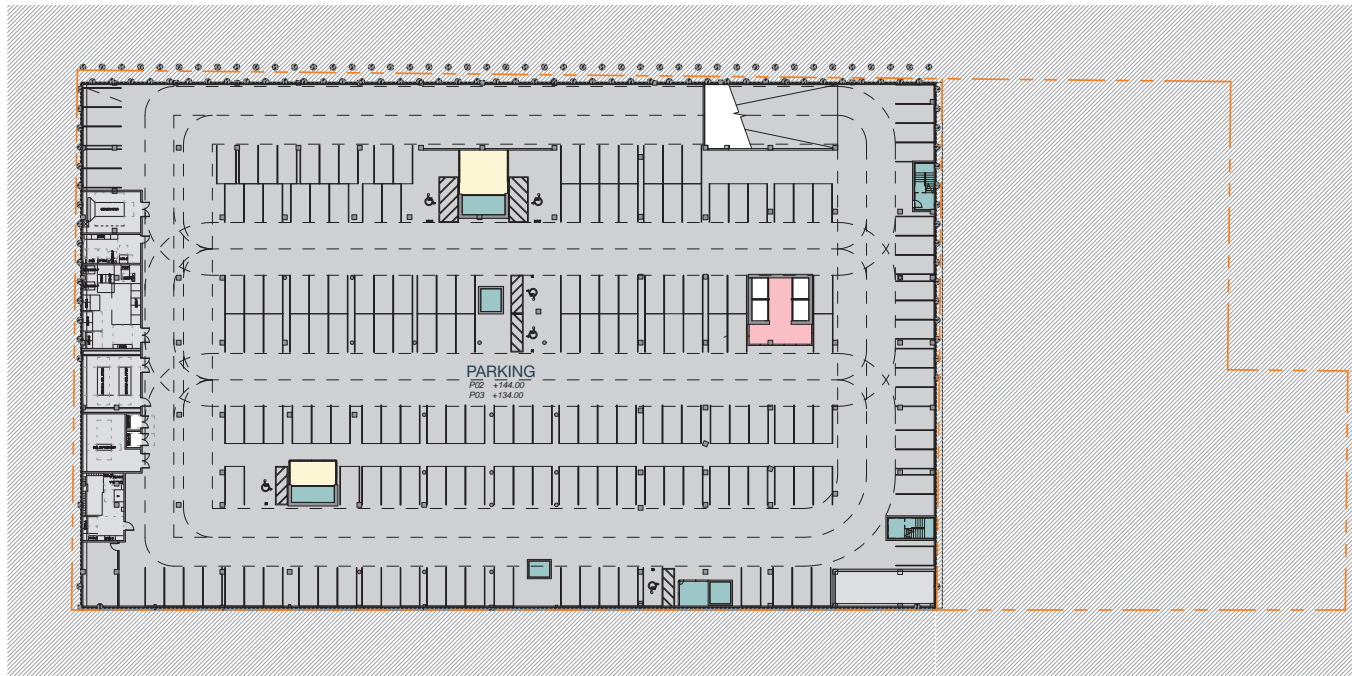
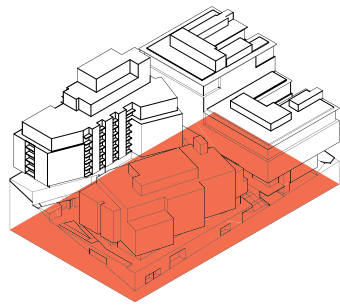
L13 PLAN

- Units
- Hotel
- Commercial
- Theater
- Childcare/Office
- Parking
- Back of House
- Plaza





P01-L01 GROCERY PLAN



PARKING PLAN

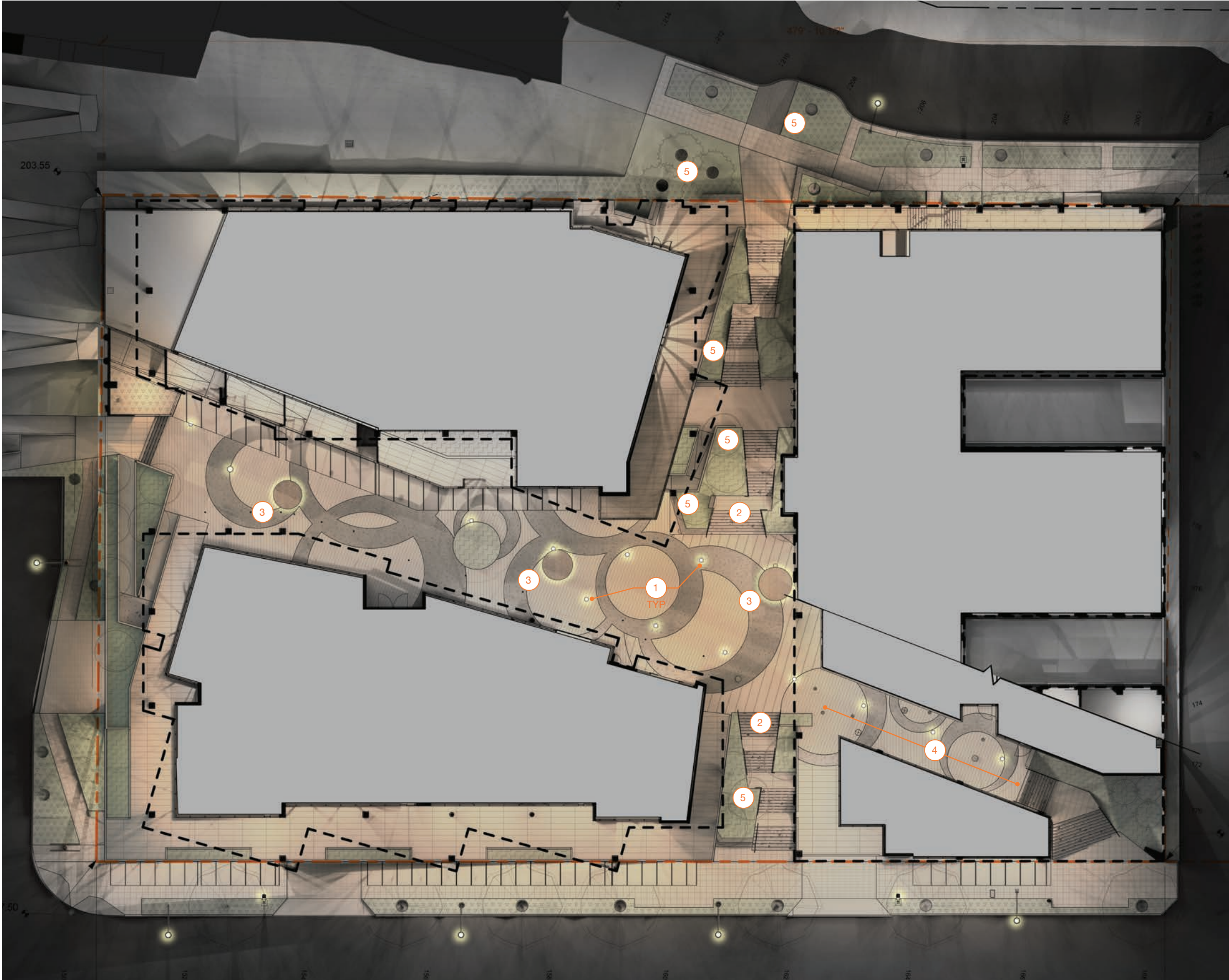
- Units
- Hotel
- Commercial
- Theater
- Childcare/Office
- Parking
- Back of House
- Plaza



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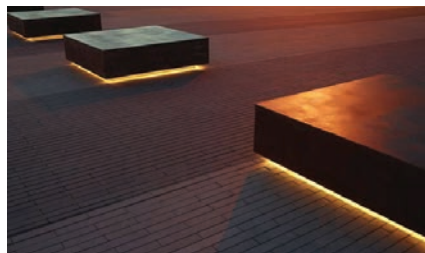
# EXTERIOR LIGHTING



① Pedestrian Pole Light



② Embedded Lights - Stair Treads



③ Recessed Lighting - Plaza Seating



④ Overhead Lighting



⑤ Uplighting - Trees

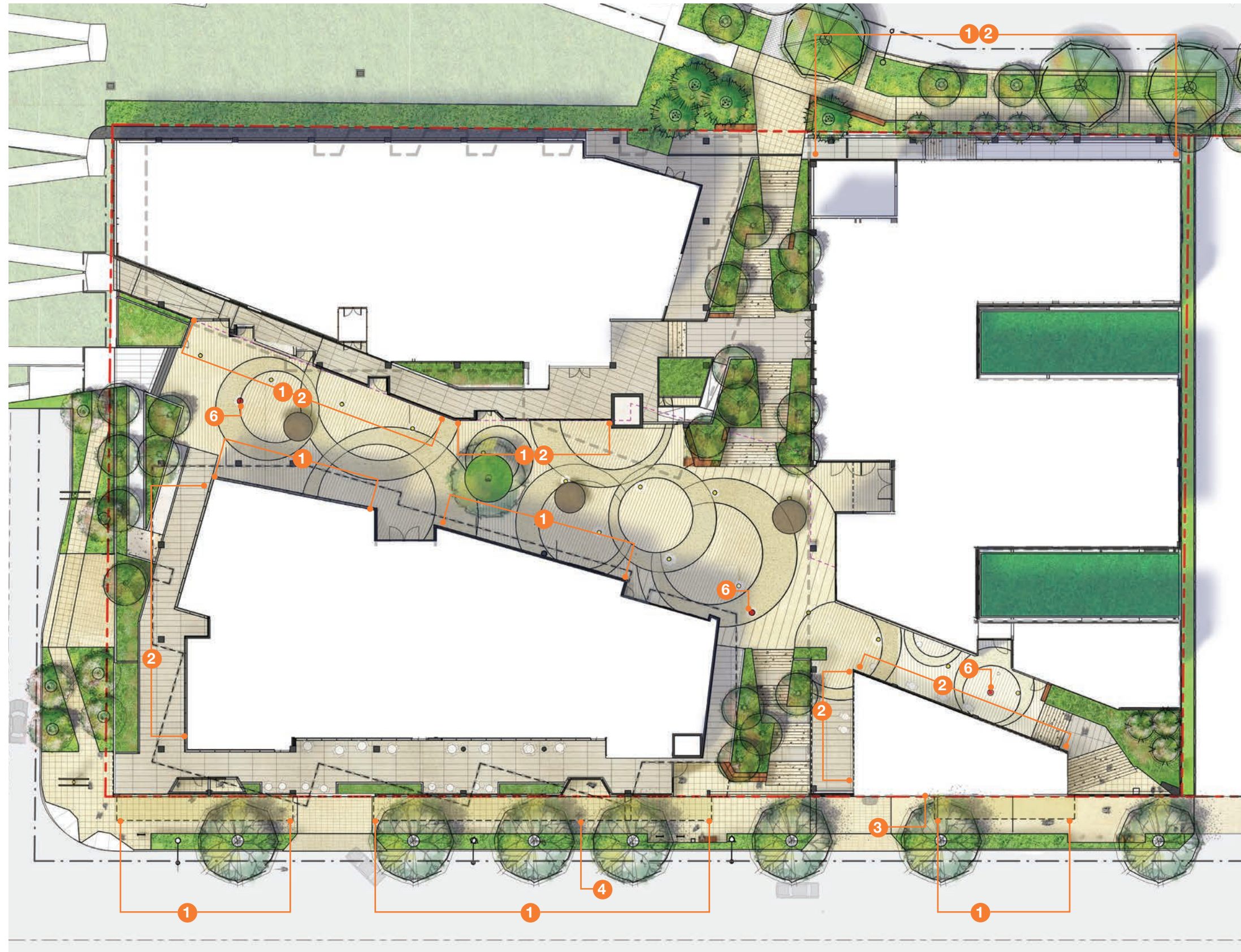


LOOKING WEST AT MONUMENTAL STAIR

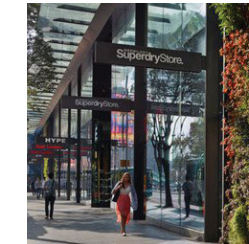


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# SIGNAGE CONCEPTS



① Retail Canopy Mounted



② Retail Storefront or Column Mounted



③ Hotel Backlit Face-Mounted



④ Grocery Facelit Aluminum Letters Pin-Mounted to Canopy



⑤ Wayfinding Face-mounted Plaque



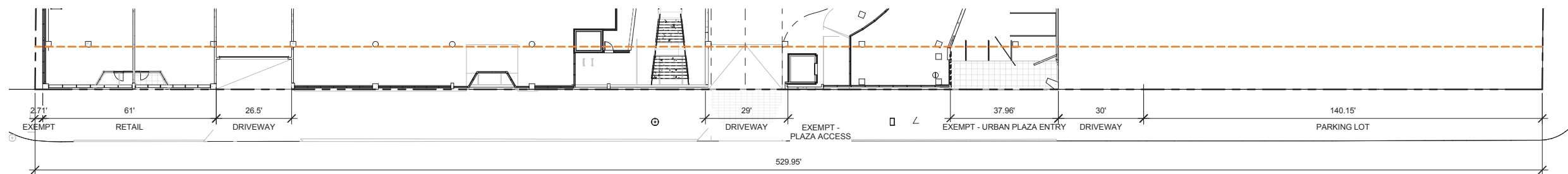
⑥ Wayfinding Post-mounted

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# DEPARTURE REQUESTS

<b>ITEM #1</b>
<b>DEVELOPMENT STANDARD</b>
SMC 23.49.009.B.1.a - Street Level Uses
<b>REQUIREMENT</b>
<p>Except as provided in subsection 23.49.009.B.1.b, a minimum of 75 percent of each street frontage at street level where street-level uses are required must be occupied by uses listed in subsection 23.49.009.A. The remaining 25 percent of the street frontage at street level may contain other permitted uses and/or pedestrian or vehicular entrances.</p> <p>Per SDCI Zoning Reviewer Comments, the street frontage analysis must encompass the existing uses to remain on the lot, not just the proposed new structure.</p>
<b>DEPARTURE REQUEST</b>
<p>The applicant requests less than 75 percent of the street frontage to be occupied by the uses listed in subsection 23.49.009.A.</p> <p>Please see the street-level use diagrams below for exact uses and percentages.</p>
<b>DEPARTURE REQUEST</b>
<ul style="list-style-type: none"> <li>The existing site is nonconforming. Only 28% of the street frontage complies with the code required uses.</li> <li>The proposed structure brings the overall site to 62%, still non-compliant with the 75% requirement</li> <li>The proposed structure, by itself, is compliant at 81%.</li> </ul>

<ul style="list-style-type: none"> <li>All the existing uses to remain are nonconforming. Based on the amount of street frontage occupied by these uses, it is not possible for the proposed design bring the site into conformance regardless of the uses within the proposed structure</li> <li>The proposed project is one of two phases of work and only affects a portion of the site. The second phase of work will have the potential to bring the site into compliance</li> </ul>
<b>RELEVANT DESIGN GUIDELINES</b>
<p><u>DOWNTOWN DESIGN GUIDELINES</u>          C-1 Promote pedestrian interaction          C-4 Reinforce building entries</p> <p><u>SEATTLE DESIGN GUIDELINES</u>          CS2-B Adjacent sites, streets and open spaces          CS2-C Relationship to the block</p> <p>PL3-A Entries          PL3-B Retail Edges</p> <p>DC1-B Vehicular access and circulation          DC1-C Parking and service uses</p>



STREET LEVEL USE REQUIREMENTS (SMC 23.49.009A)	
TOTAL FRONTAGE:	529.95'
EXEMPT FRONTAGE:	86.44'
APPLICABLE FRONTAGE:	443.51'
APPROVED STREET-LEVEL USES	
RETAIL	61.5'
GENERAL SALES (GROCERY)	100.73'
TOTAL	162.23'
162.23' / 443.51' = 36.58% APPROVED USES	

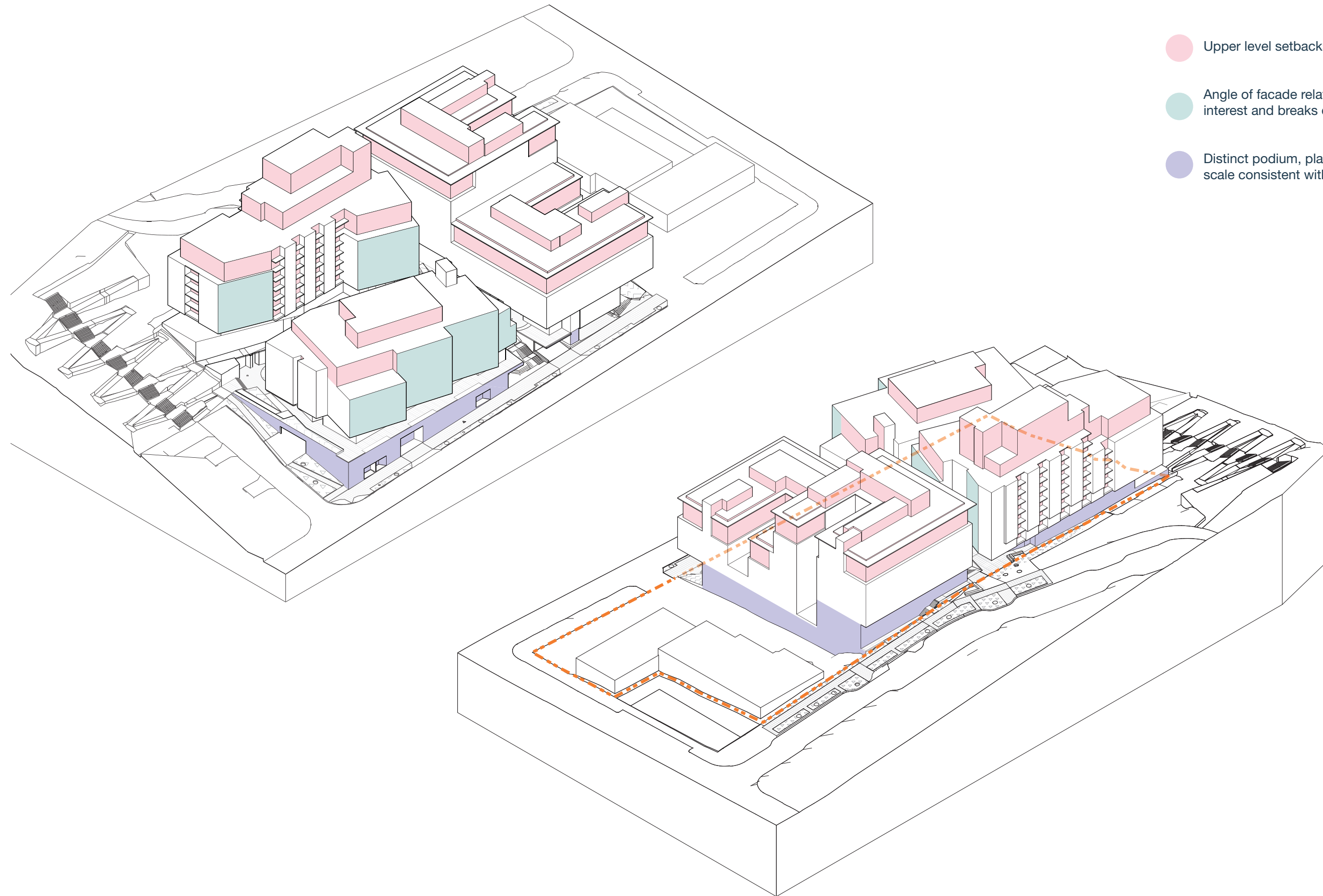
THANK YOU



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SUPPLEMENTAL

# MASS & SCALE | MODULATION



- Upper level setbacks reduce mass
- Angle of facade relative to the street creates visual interest and breaks down the scale of the mass
- Distinct podium, plaza and tower levels create scale consistent with neighborhood

CS1 NATURAL SYSTEMS & SITE FEATURES

**CS1-C.1 Land Form:**

Use the natural topography and/or other desirable land forms or features to inform the project design.

**CS1-C.2 Elevation Changes:**

Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillside to accommodate significant changes in elevation.

**CS1 Response:**

*The plaza design works with the existing topography to create a pedestrian connection via urban plaza between S. Jackson Street, S. Main Street, and Yesler Terrace Hillclimb. Massing will respond to the significant existing grade to transition in height and density from the north to the south. The urban plaza connection provides access to the existing transit ‘hub’ at 12th Ave S and S Jackson Street. Uses undesirable at the streetfront (service, mechanical, etc) will be internal to the building and away from public view. This response also applies to the Yesler Terrace design guideline CS-1 Natural Systems and Site Features.*

CS2 URBAN PATTERN & FORM

**CS2-D.3 Zone Transitions:**

For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Parcels should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2 Response:**

*Massing of the towers provides a north-south transition from high-density (Yesler Terrace) to mid-density (Little Saigon). This response also applies to the Yesler Terrace design guideline CS2 Urban Pattern and Form.*

CS3 ARCHITECTURAL CONTEXT & CHARACTER

**CS3-B.1 Placemaking:**

Explore the history of the site and neighborhood as a potential place-making opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**CS3 Response:**

*The design will mirror the rich existing texture of the International District commercial spaces by providing a commercial edge not only along S Jackson Street & S Main street, but also along the urban plaza. A variety of materials and massing scales will reinforce the urban features of the surrounding neighborhood. This response also applies to the Yesler Terrace design guideline CS3 Urban Pattern and Form.*

PL1 CONNECTIVITY

**PL1-A.1 Enhancing Open Space:**

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

**PL1-B.1 Pedestrian Infrastructure:**

Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1 Response:**

*The design creates inviting and usable open space by providing a pedestrian junction for S. Jackson Street, S. Main Street, and the Yesler Hillclimb, via the urban plaza. This response also applies to the Yesler Terrace design guideline PL1 Open Space Connectivity and PL2 Walkability.*

PL3 STREET-LEVEL INTERACTION

**PL3-C.1 Porous Edge:**

Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3 Response:**

*Sidewalk and urban plaza spaces will be open to the public, weather protected, festively lit, and actively engage the public it serves. This response also applies to the Yesler Terrace design guideline PL-3 Street-Level Interaction.*

PL4 ACTIVE TRANSPORTATION

**PL4-A.2 Connections to All Modes:**

Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

**PL4 Response:**

*The urban plaza pedestrian connection provides access the existing transit ‘hub’ at 12th Ave. S. and S. Jackson Street, serviced by bus, bike lanes, and streetcar.*

DC1 PROJECT USES & ACTIVITIES

**DC1-A.4 Arrangement of Interior Uses**

Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

**DC1-C.1 Parking and Service Uses**

Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**DC1 Response:**

*The interior commercial spaces will open onto and activate the urban plaza. Floors above the plaza step back to allow for solar penetration into the plaza and provide views out of the project. Utilizing the site’s steep slope, parking and service facilities are located below grade, with points of access off both S. Jackson St and S. Main Street.*

DC2 ARCHITECTURAL CONCEPT

**DC2-A.2 Reducing Perceived Mass:**

Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows porches, canopies or other elements; and/or highlighting building entries.

**DC2-D.1 Human Scale:**

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards and exterior spaces in a manner that is consistent with the overall architectural concept. Pay special attention to the first three floors of the building in order to maximize opportunities to engage the pedestrian and enable and active and vibrant street front.

**DC2-D.2 Texture:**

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

**DC-2 Response**

*Proposal seeks to use the resultant ‘negative space’ created by the urban plaza to inform the massing and proportions of the towers, thus providing a coherent architectural concept. This response also applies to the Yesler Terrace design guideline DC2 Architectural Concept and DC3 Open Space Concept.*

DC3 OPEN SPACE CONCEPT

**DC3-B.3 Connections to Other Open Space:**

Site and design project-related open spaces should connect with, or enhance, the uses and activities of other nearby public open space(s) where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

**DC3-C.1 Reinforce Existing Open Space:**

Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept, where appropriate, that other projects can build upon in the future.

**DC3 Response:**

*The site’s prominent location at the junction of the International District, Yesler Terrace and Central District, and 10th Ave. S. hillclimb provides a unique opportunity for memorable place. This response also applies to the Yesler Terrace design guideline DC1 Project Uses and Activities, DC2 Architectural Concept and DC3 Open Space Concept.*

DC4 EXTERIOR ELEMENTS AND FINISHES

**DC4-D.2 Hardscape Materials:**

Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

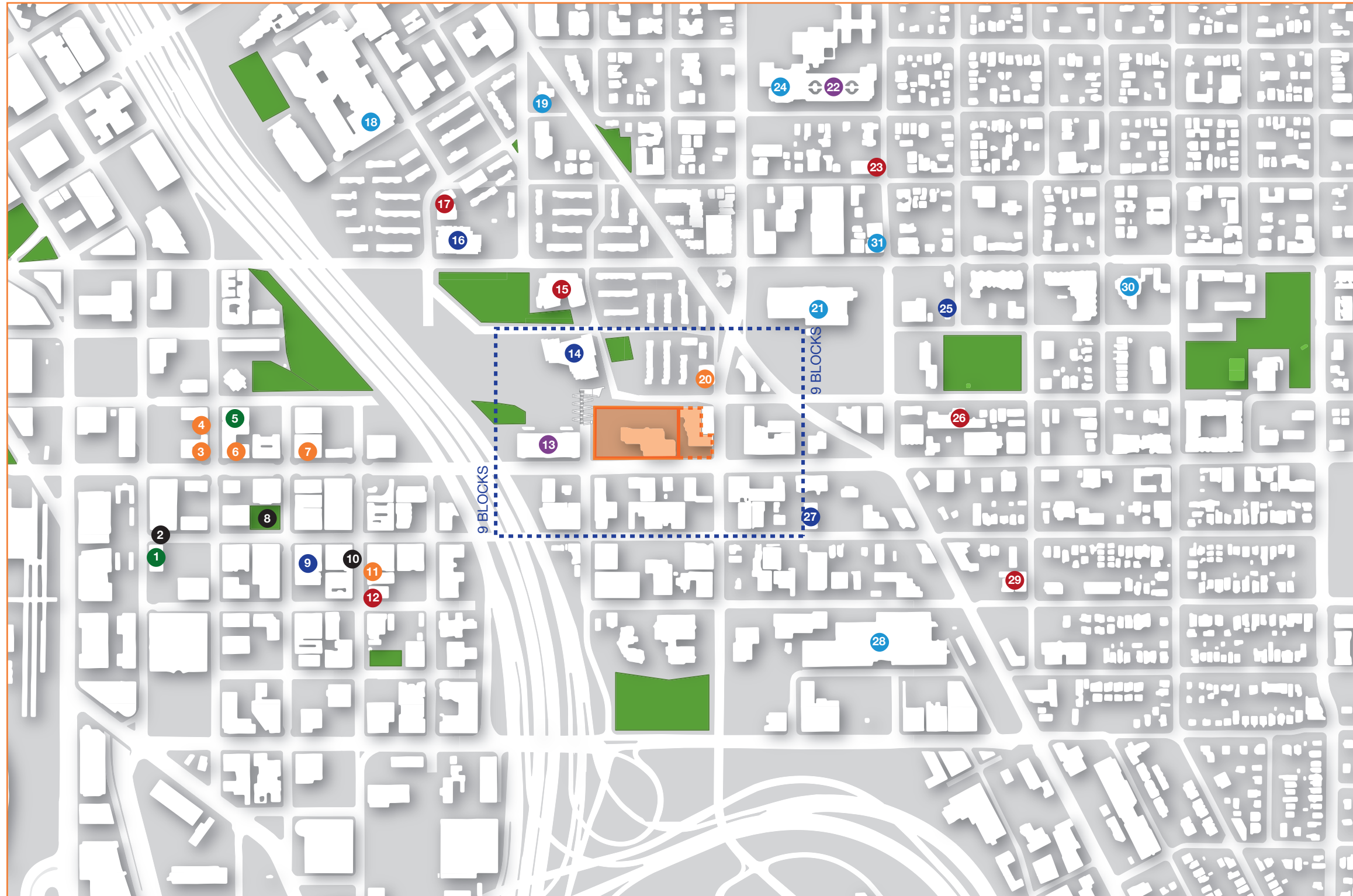
**DC2-D.4 Place Making:**

Create a landscape design that helps define spaces with significant elements such as trees.

**DC4 Response:**

*The urban plaza utilized by all three schemes will contain substantial, significant landscaping, hardscaping, and public outdoor area.*

\*Although this proposal will be formally informed by the Seattle City-Wide Design, the guidelines addressing the adjacent Yesler Terrace Master Planned Community are also included in this response.



- Housing:**
  - 1 Publix Hotel
  - 5 Panama Hotel
- Landmarks:**
  - 2 International District Gate
  - 8 Hing Hay Park
  - 10 Chinese Community Bulletin Board
- Commercial:**
  - 3 526 S Jackson St
  - 4 Old Main St. School (Registered Landmark)
  - 6 602-608 S Jackson St
  - 7 656 S Jackson St
  - 11 China Gate Restaurant
  - 20 Seattle Deli
- Housing:**
  - 9 Eastern Hotel (Low-Income Housing)
  - 14 Hoa Mai Gardens
  - 16 Raven Terrace
  - 25 Victorian House (Registered Landmark)
  - 27 Victorian Row Apartments (Registered Landmark)
- Community and Cultural Centers:**
  - 12 Chong Wa Benevolent Association
  - 15 Yesler Terrace Community Center
  - 17 Epstein Opportunity Center
  - 23 Washington Hall (Registered Landmark)
  - 26 Seattle Buddhist Church
  - 29 Japanese Cultural & Community Center
- Mixed-Use**
  - 13 Pacific Rim Center
  - 22 1211 E Alder St.
- Institutional:**
  - 18 Harborview Medical Center
  - 19 King County Medical Society
  - 21 Bailey Gatzert Elementary School
  - 24 King County Juvenile Detention
  - 28 Seattle Goodwill Headquarters
  - 30 Langston Hughes Performing Arts Institute
  - 31 Urban League of Metropolitan Seattle



2 International District Gate



6 602-608 South Jackson St.



8 Hing Hay Park



9 Eastern Hotel



10 Chinese Community Bulletin Board



11 China Gate Restaurant



12 Chong Wa Benevolent Association



16 Raven Terrace



17 Epstein Opportunity Center



18 Harborview Medical Center



19 King County Medical Society



21 Bailey Gatzert Elementary School



27 Victorian Row Apartments



28 Seattle Goodwill Headquarters



30 Langston Hughes Performing Arts Institute



31 Urban League of Metropolitan Seattle



- Green Spaces:**
  - 1 Kobe Terrace Park
  - 2 Danny Woo Community Garden
  - 4 Hing Hay Park
  - 8 International Children's Park
  - 11 Pea Patch
  - 12 Yesler Terrace Park
  - 13 Yesler Terrace Pocket Park
  - 17 Beacon Place
  - 24 Wisteria Park
- Landmarks:**
  - 3 Panama Hotel
  - 5 International District Gate
  - 10 I-5 Underpass Mural
  - 14 10th Ave S Hillclimb
- Commercial:**
  - 6 Uwajimaya
  - 19 Hau Hau Market
  - 21 Little Saigon
- Community and Cultural Centers:**
  - 7 Wing Luke Museum
  - 9 International District Library
  - 15 Chinese Southern Baptist Church
  - 16 Summit Charter School
  - 18 Nichiren Buddhist Church
  - 20 Nisei Veteran's Committee
  - 22 Bailey Gatzert Elementary School
  - 23 Seattle Buddhist Church
  - 25 Seattle Koyasan Buddhist Temple
  - 26 Japanese Cultural & Community Center



1 Kobe Terrace Park



3 Panama Hotel



4 Hing Hay Park



6 Uwajimaya



7 Wing Luke Museum



8 Donnie Chin International Children's Park



9 International District Library



10 I-5 Underpass Mural



13 Yesler Terrace Pocket Park



14 10th Avenue Hillclimb



15 Chinese Southern Baptist Church



18 Nichiren Buddhist Church



19 Hau Hau Market



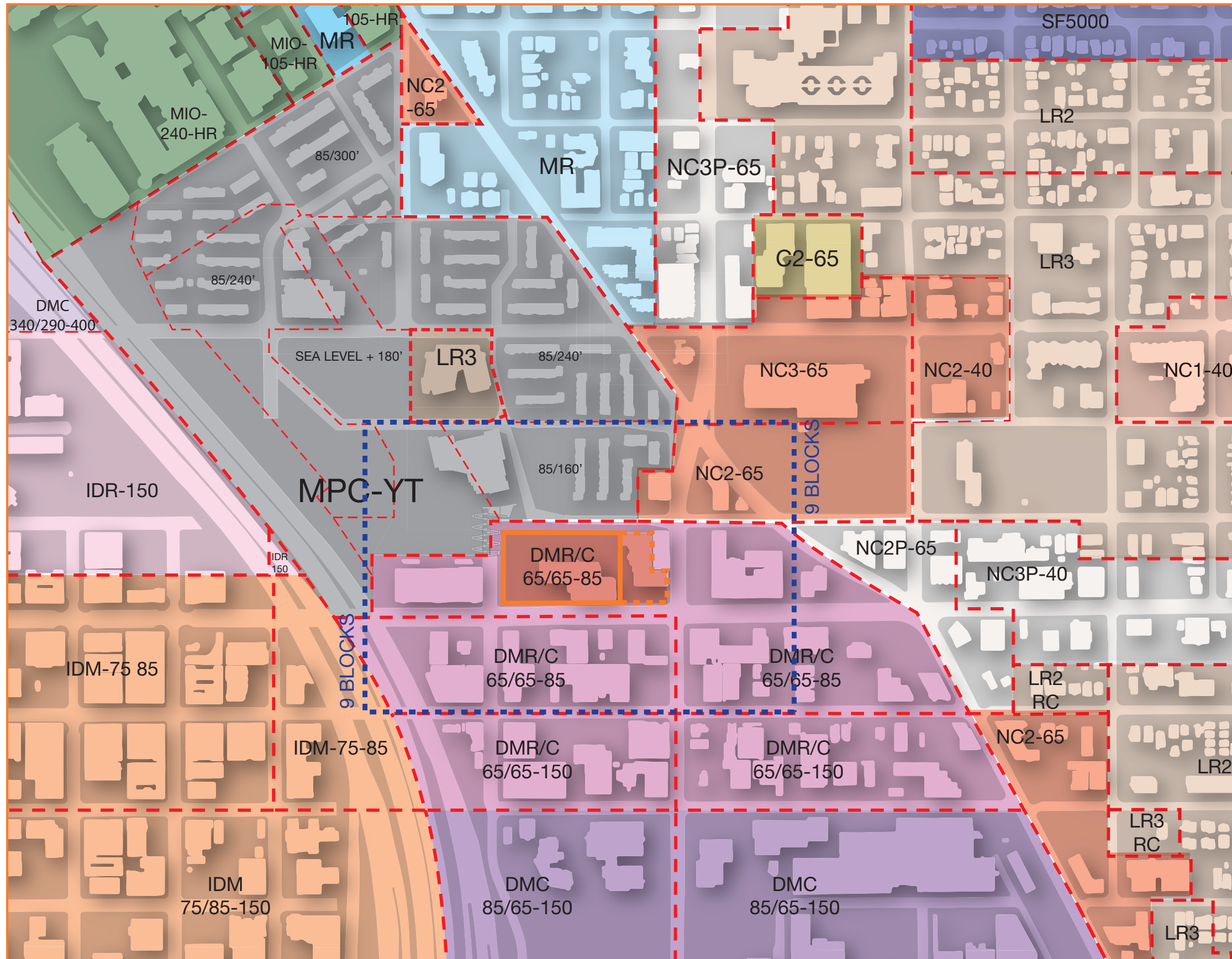
20 Nisei Veteran's Committee



21 Little Saigon



23 Seattle Buddhist Church



**PROJECT ADDRESS:**

1032 South Jackson St., Seattle, WA 98104  
 1046 South Jackson St., Seattle, WA 98104

**KING COUNTY PARCEL NUMBERS:**

8591900145 (West Parcel / Phase 1)  
 8591900155 (East Parcel / Phase 2)

**SITE AREA:**

80,568 SF (West Parcel / Phase 1)  
 31,462 SF (East Parcel / Phase 2)  
 Combined Lot Area: 112,030 SF

**ZONING CLASSIFICATION (per Map 117):**

DMR/C 65/65-85  
 Downtown Mixed Residential/Commercial: 65'  
 with Incentive Residential Height: 65'-85'

**URBAN CENTER OR VILLAGE:**

International District (Urban Center Village)  
 Adjacencies to:  
 Nihonmachi District (Japan-Town) / Yesler Terrace

**Downtown Overlay District:**

South Downtown (per Map 1A)

**Maximum Chargeable FAR: 4.0**

(see exemptions 23.49.011B)

**Mapped ECA:**

40% Steep Slope; Known Slide Area;  
 Potential Slide Area

**STREET CLASSIFICATIONS:**

South Jackson Street:  
 Principal Arterial (other than Principal Transit Street)  
 Class I Pedestrian Street  
 18' Sidewalk width, due to transit stops  
 Property Line Facades Required (outside of Historic District  
 review, per Map 1H)  
 Street Level Uses Required (per Map 1G)  
 No view corridors

**12th Avenue South: NA** - (Phase 1)

**10th Avenue South: NA;** Note 22% grade,  
 Dead-Ends at base of Yesler Terrace Hillclimb  
 No view corridors

**South Main Street: NA;**  
 Forms south boundary of Yesler Terrace Masterplan  
 No view corridors

**12th Avenue South: NA** - (Phase 2)

- SITE
- Downtown Mixed Commercial
- Downtown Mixed Residential / Commercial
- International District Residential
- International District Mixed
- Lowrise
- Midrise
- Major Institute
- Master Planned Community
- Neighborhood Commercial
- Neighborhood Commercial Pedestrian
- Single Family 5000
- ID Special Review District

**Project Information**

The following list is a summary of basic project data

Property Address:	1032 South Jackson St, Seattle, WA 98104 1046 /South Jackson St, Seattle, WA 98104
Parcel Number(s):	1032 S. Jackson St: 8591900145 (80,568 SF) 1046 S. Jackson St.: 8591900155 (31,462 SF)
Combined Lot Area:	112,030 SF
Zone:	DMR/C 65/65-85 (Downtown Mixed Residential/Commercial: Residential/Commercial 65; Residential/Incentive Height 65-85)
Zoning Map:	117
Urban Center or Village:	Chinatown/International District (Urban Center Village)
Downtown Overlay:	South Downtown (Map 1A)
Mapped ECA:	40% Steep Slope; Known Slide Area; Potential Slide Area

**23.49.008 DMR/C 65/65-85 Structure Height Limits**

The base height limit is 65 feet, and it is applicable height limit for all structure, except that the applicable height limit is 85 feet if the applicant qualifies for extra floor area under Section 23.49.023 and Chapter 23.58A. No non-residential or live-work units allowed above 65 feet.

**23.49.009A Required Street-level Uses**

According to Map 1G of the Land Use Code at least one of the following uses are required at street level along S Jackson St. and 12th Ave S.:

- a. General sales and services;
- b. Human service uses and childcare facilities;
- c. Retail sales, major durables;
- d. Entertainment uses;
- e. Museum, and administrative offices within a museum expansion space meeting the requirements of subsection 23.49.011B1h;
- f. Libraries
- g. Elementary and secondary schools;
- h. Public atriums;
- i. Eating and drinking establishments;
- j. Automotive sales and services;
- k. Marine sales and services; and
- l. Animal shelters and kennels.

Street-level Uses Standards per 23.49.009B

A minimum of 75% of each street frontage at street-level.

The remaining street frontage may contain other permitted uses and/or pedestrian or vehicular entrances.

Not counted in street frontage are:

- a. Frontage of any exterior public open space that qualifies for a floor area bonus (whether it receives bonus or not);
- b. Any eligible lot area of an open space TDR site;
- c. Any outdoor common recreation area required for residential uses; or
- d. Any open space required for office uses.

Required street-level uses shall:

- a. Abut a public open space that meets the eligibility criteria of the Downtown Amenity Standards; or
- b. Be located within 10 feet of the property line. When sidewalk widening is required by Section 23.49.022, the 10 feet shall be measured from the line established by the new sidewalk.

**23.49.010 General Requirements for Residential Uses**

Common recreation area is required for new development with more than 20 dwelling units.

Common recreation area shall meet the following:

- a. Min 5% of the total GFA in residential use, excluding any area for residential use gained through voluntary agreement for housing under Section 23.49.015.
- b. Shall not exceed the area of the lot.
- c. Shall be available to all residents.
- d. May be provided at or above ground level.
- e. Max 50% may be enclosed.
- f. Min dimension of 15 feet, except for open space for landscape setback area at street level, which shall have a minimum horizontal dimension of 10 feet.
- g. No common recreation area shall be less than 225sf.
- h. Common recreation area as open space at street level shall be counted twice to determine the total size of common recreation area.
- i. In mixed use projects, the Director may permit a bonused public open space to satisfy a portion of the common recreation area requirements, provided that the space meets the standards of this section, and the Director finds that its design, location access and hours of operation meet the needs of the residents.
- j. Parking areas, driveways and pedestrian access, (except for accessible pedestrian access) shall not be counted as common recreation area.
- k. Common recreation areas abutting green streets: According to Map 1B S Jackson St and 12th Ave S are not green streets but principal arterials.

**23.49.011 Floor Area Ratio (FAR)**

Lot Size = 111,653 SF (combined); 80,217 SF west lot only.

Base FAR = 2.5 = 279,132 SF (combined); 200,542 SF west lot only

Max FAR = 4.0 = 446,612 SF (combined); 320,868 SF west lot only.

See also, 23.49.032 – Additions of chargeable floor area with existing structure; which allows combined site with existing structures counted towards chargeable, as applicable.

Site Coverage by Height Range per 23.49.158

65 feet or less in height = no limit in lot coverage

Greater than 65 feet to 85 feet = 75% (or 83,739 sf of lot coverage for both lots; 50,162 sf for the west lot only)

FAR Exempt Uses per 23.49.011B

The following are exempt from chargeable floor area, but not limited to (see 23.49.011.B):

- 1. Residential Use
- 2. Floor area below grade
- 3. Street Level Uses with a minimum floor to floor height of 13 feet; with a minimum depth of 15 feet; and overhead weather protection is provided per 23.49.018.
- 4. Child care
- 5. Human service use
- 6. Live-work units
- 7. Performing arts theaters
- 8. Parking area for residential uses.
- 9. Area for public benefit feature on the lot where the feature is located.
- 10. Public restrooms
- 11. Shower facilities for bicycle commuters.

**23.49.019 Parking Quantity**

Per 23.49.019.A No parking, either long-term or short-term, is required for properties in this zone.

Residential Accessory Use Parking is unregulated in the South Downtown Zone, and is therefore established by the Owner’s program.

Parking for general sales and service uses and for eating and drinking establishments is limited to a maximum of 2 parking spaces per 1,000 square feet.

Bicycle Parking Quantity per 23.49.019E (= Approx. 156 Bicycles)

**23.49.022 Minimum Sidewalk Width**

According to Map 1C, 18 feet of sidewalk width is required along S. Jackson St. (which has a transit stop). 15 feet of sidewalk width is required along 12th Avenue South (which does not have a transit stop).Green Factor / Landscaping

Per 23.49.031, in South Downtown, a lot on which there is new construction of 20,000 square feet or more in gross floor area shall meet a minimum Green Factor score of 0.30.

Per 23.49.162.F.1, Street trees are required along S. Jackson St. & 12th Ave South.

**23.49.162.B.2.i Facade Setback Limits**

Per Map 1b & 1f, 10th Ave S, 12th Ave S, S. Main St and S. Jackson St. are not designated as Green Streets therefore Green Streets setbacks do not apply. 12th Ave and S. Jackson St. are designated Principal Arterials, according to Map1B.

12th Ave S. and S. Jackson St. are class I pedestrian streets according to map 1B. These streets shall have a minimum of 25 feet of facade height unless all portions of structures are lower according to 23.49.162.A.

Facade setback limit along property lines at 12th Ave S. and S. Jackson St.:

1. No setback limits to façade height up to 15 feet above sidewalk grade per 23.49.162.B.1.b.(1)
2. Between elevations 15 feet and 35 feet the façade shall be within 2 feet of the property line per 23.49.162.B.1.b.(2); except in cases where exterior or public open space, satisfying Downtown Amenity Standards (whether it receives a bonus or not), shall not be considered (defined as) a setback, per exception (i).
3. If façade is 15 feet or less, it should be located within 2 feet of the property line.
4. General limits regarding setback at property lines not requiring façades are found in 23.49.162.B.2.
5. Additional conditions are found in 23.49.162.
6. No portion of structure above 65 feet shall be located within 20 feet of street intersection lot line per 23.49.164.C.2.

**23.49.164.D Maximum Widths and Depths**

1. Buildings no greater than 65 feet = 250 feet maximum width.
2. Buildings greater than 65 feet = 120 maximum width.
3. Unconnected towers (above 65 feet) shall have a maximum coverage of 25,000 SF (ea. Tower) and be separated by a distance of Distance = 20 feet minimum.
4. Towers taller than 45 feet (up to 85 feet), with mid-block corridor, will be separated at least = 45 feet min.

**23.49.164 Maximum Width and depth allowable above 65 feet**

Portions of structure greater than 65 to 85 feet shall have the following limits:

Max width = 120 feet  
Max depth = 120 feet

There may be more than one portions of the structure over 65 feet where the above mentioned limits shall apply to each. These portions of structure above 65 feet shall be separated by at least 20 feet.

Because the housing option is the only way to increase the building height the additional levels over 65 feet shall:

1. Have stories that are not more than 25,000sf each or site coverage limitation, whichever is less.
2. Apply separately the 25,000sf limit to portions of the same structure that are not connected.

**23.58A.014 Maximizing Allowable Height of 85 Feet**

Residential uses are only allowed above the 65-foot height limit.

To take advantage of the maximum height of 85 feet, the project shall only provide housing bonus residential floor area. Payment option is not accepted per 23.58A.014A.

“Housing bonus residential floor area” means extra residential floor area allowed on condition that low-income housing be provided.

Housing bonus residential floor area: The greatest of the following shall apply.

1. 14% of the gross bonus residential area of affordable housing (or the applicant may elect to provide 8% of the gross bonus residential area affordable to households incomes no higher than 50% of median income as defined in section 23.84A.025).
2. 300sf net residential sf.
3. Any minimum floor area specified in the provision of the zone.

LEED Silver rating per 23.49.023.F. Pursuant to Chapter 23.58A, the applicant shall make a commitment satisfactory to the Director that the proposed development shall earn a LEED Silver rating or meet a substantially equivalent standard approved by the Director as a Type I decision. If such commitment is made, Section 23.49.020 applies

**25.09.080 Development Standards for Landslide prone critical areas**

Development in areas containing known slides or containing landslide-prone critical area shall:

A. Determine whether the site contains landslide-prone critical areas. This parcel has a number of localized slides which have been identified in the City of Seattle’s map overlay of historic/known slides, along the northwest existing rock retaining wall.

B. Site:

1. Completely stabilize all portions of the site that are disturbed or affected by the proposed development, ... including all on-site areas, adjacent properties and adjacent right-of ways that are disturbed or affected.

2. The proposed development shall be limited and controlled to avoid adverse impacts and potential harm, and to provide safe, stable and compatible development appropriate to the site conditions. Other reasonable and appropriate solutions to provide site stability may be required by the Director. This may include imposing conditions concerning the type and method of construction that reflect the specific constraints of the site.

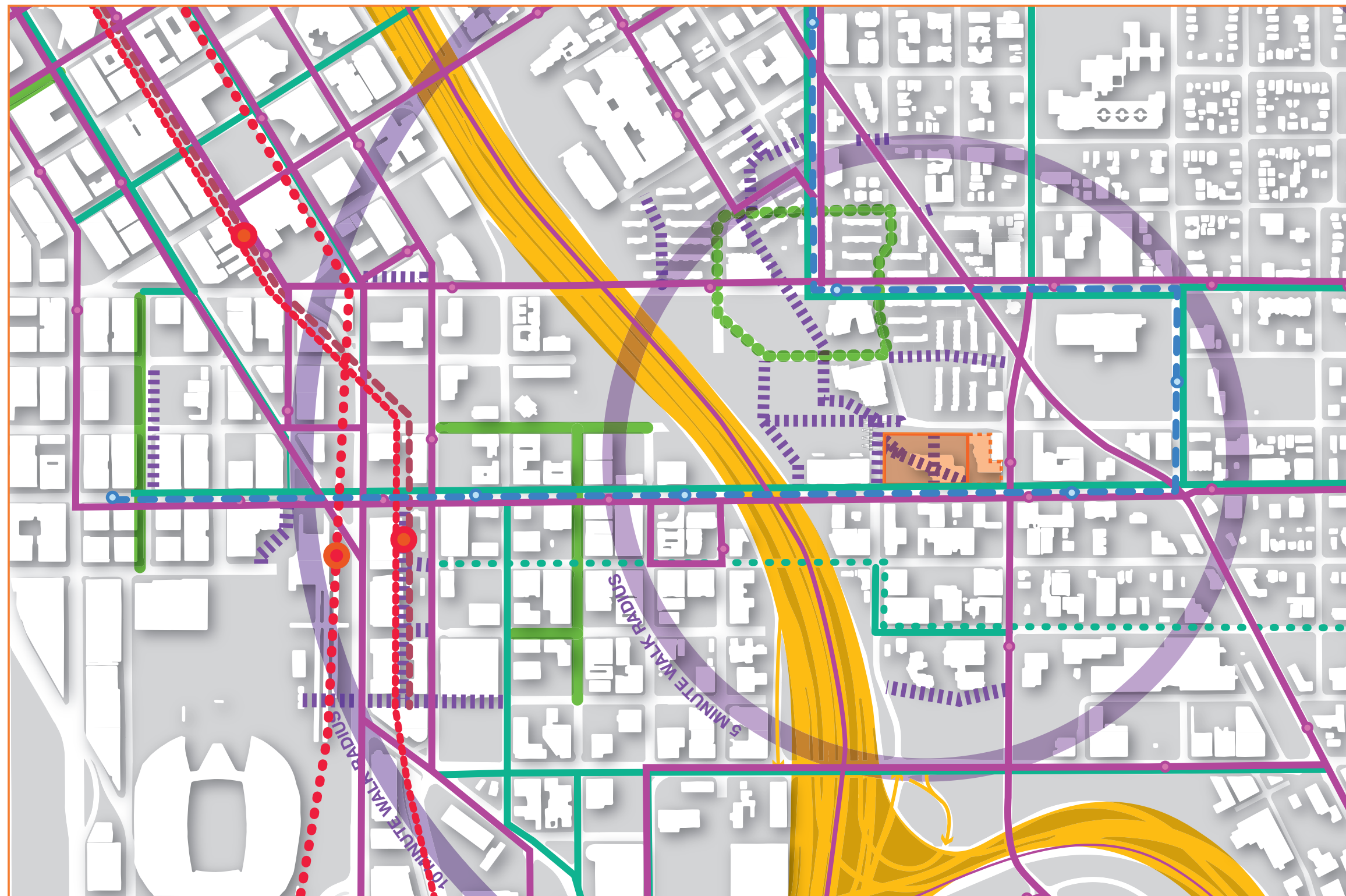
E. An applicant seeking to renew a permit for new development in a landslide-prone area must submit a letter of certification from the current project Geo-technical Engineer of record, stating that the Geo-technical Engineer has reviewed the site within sixty (60) days preceding submittal of the letter; and any changes in the site have been accounted for within the report or final design.

**Seattle Streetcar**

The city of Seattle Streetcar runs adjacent to the property along South Jackson St. Eventually, the Streetcar will be linked to the South Lake Union line by way of Pioneer Square and the Waterfront.

Source: <http://www.seattlestreetcar.org/network.htm>

# TRANSIT ANALYSIS MAP



- Site
- Interstate
- Bus
- Bus/Rail Tunnel
- Rail (Sounder)
- Light Rail
- Street Car
- Bike Trail
- Planned Greenway
- Pedestrian Pathway
- Green Street
- Green Loop



VIEW FROM SE CORNER



VIEW FROM SW CORNER



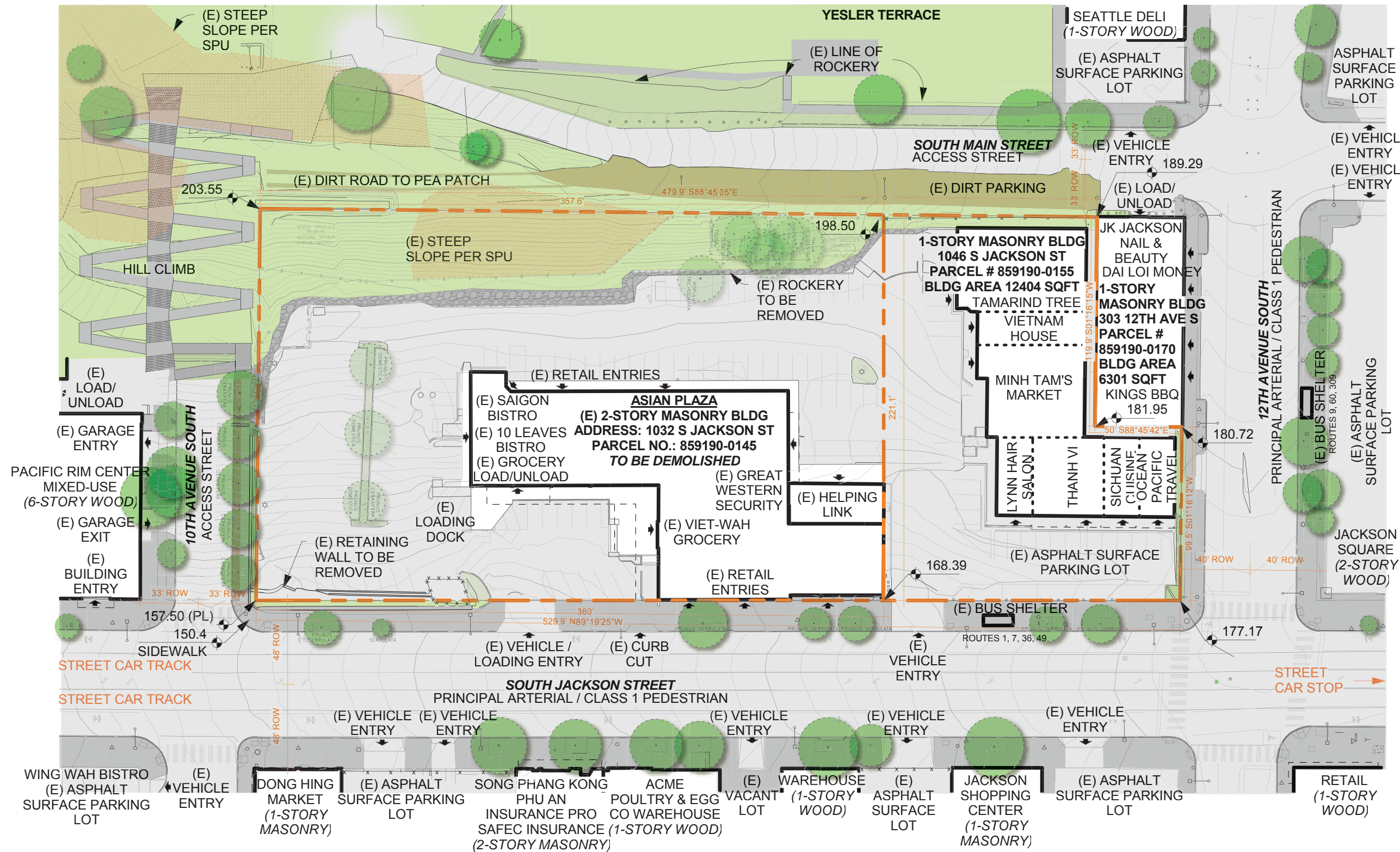
VIEW FROM NE CORNER



VIEW FROM NW CORNER



# EXISTING SITE PLAN



**LEGAL DESCRIPTION:**

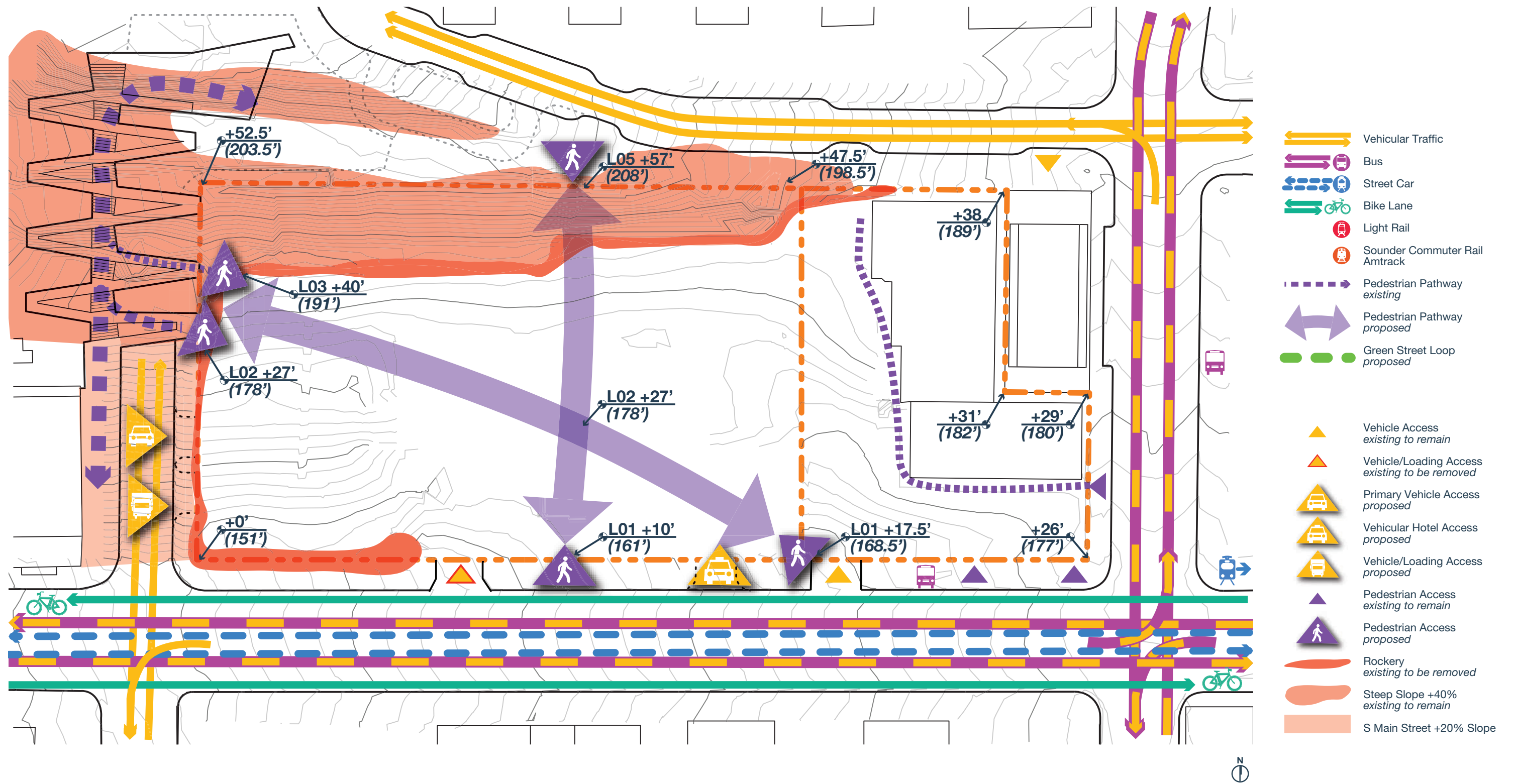
LOTS 1 THROUGH 9, INCLUSIVE, AND LOTS 11 THROUGH 18, INCLUSIVE, ALL IN BLOCK 4 OF TERRY'S 4TH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF KING COUNTY AUDITOR;

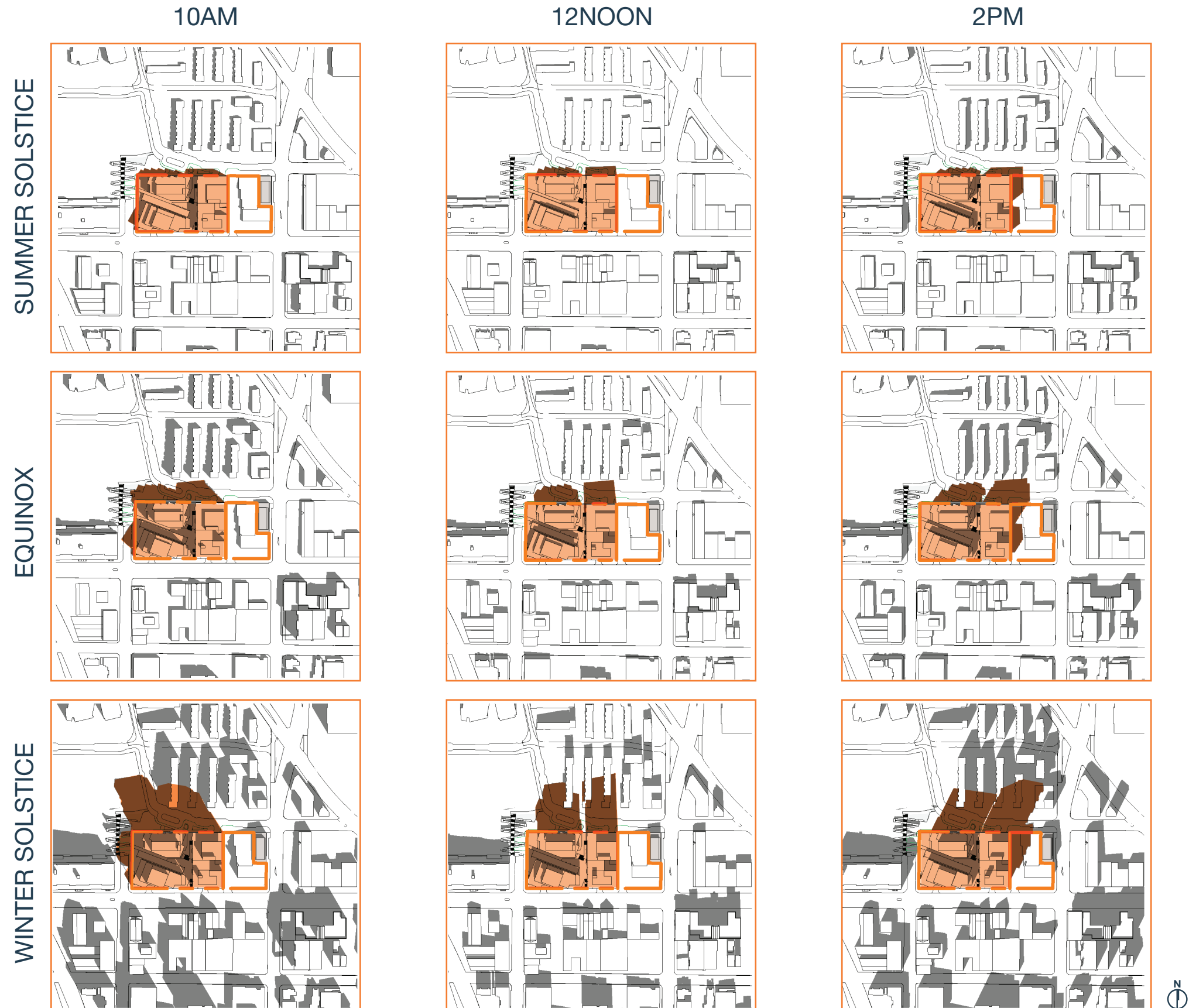
EXCEPT THE SOUTH 15 FEET OF LOTS 1 THROUGH 9, INCLUSIVE, CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO.56407 FOR JACKSON STREET, AS PROVIDED BY ORDINANCE NO. 15291 OF THE CITY OF SEATTLE;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.



# SITE ACCESS ANALYSIS





THANK YOU

HEWITT