



1605 S JACKSON ST

Early Design Guidance
SDCI Project #3039006-EG
MAY 2022

Owner / Developer
CORBET'S Property LLC

Architect
PUBLIC47 Architects
232 7th Ave. N. Suite 200
Seattle, WA 98109

PUBLIC47ARCHITECTS





PROJECT VISION

The project site is in a pedestrian zone at the intersection of S. Jackson St. and 16th Ave S. with views of downtown and the Olympic mountains to the west. It is within a 10-minute bike ride to downtown in a part of the Central District that is prime for redevelopment. The site is challenged by sloping topography and high voltage power-lines along both S Jackson St. and 16th Ave S. The goal of the design and development team is to create a pedestrian-friendly mixed-use building that responds well to its site-specific conditions and local context. The proposed design seeks to meet the following objectives:

- Provide 35 to 40 apartment units
- Provide $\pm 2,500$ -sf of street-level commercial space
- Foster a pedestrian-friendly streetscape
- Orient towards desirable views of downtown and the Olympics
- Set a positive precedent for well-built, thoughtfully designed new construction

Though not required by land-use code, the design team is considering including structured parking

Opportunity to Provide Online Input on the 1605 S Jackson St Project

ABOUT THE PROJECT

This project proposes construction of 40 apartment homes above ground-level retail.

- What:** Let us know what you think! Visit our website at www.1605SJacksonStProject.com to learn more about this new project, including the team’s proposed vision and approach.
- Survey:** Take our online survey to share your thoughts about the project site and components. (Survey located on the project website.)
- Comments:** Provide additional comments via our comment form or by email at 1605SJacksonStProject@earlyDRoutreach.com.



ADDITIONAL PROJECT DETAILS

| | | |
|---|---|---|
| Project Address: 1605 S Jackson St, Seattle, WA 98144 | Additional Project Information on Seattle Services Portal via the Project Number: 007141-21PA | Project Email: 1605SJacksonStProject@earlyDRoutreach.com Note that emails are generally returned within 2-3 business days, and are subject to City of Seattle public disclosure laws. |
| Contact: Natalie Quick | | |
| Applicant: Corbet’s Property LLC | | |

COMMUNITY ENGAGEMENT PLAN

- Printed Outreach:** Direct Mailing (High Impact)
Posters were mailed to 261 residences and businesses and shared with 11 neighborhood community groups and 52 community media contacts.
- Electronic / Digital Outreach:** Project Website (High Impact)
Project website established with text translated into Spanish, Chinese and Vietnamese and publicized via poster. Monitored daily for comments from the Website. Developed an interactive project website with project information and a public commenting function on landing page.
- Electronic / Digital Outreach:** Survey (High Impact)
Online survey established and publicized via poster with link to survey featured on project website.

SUMMARY OF SURVEY RESPONSES + COMMENTS RECEIVED

- Q: What is most important to you about the design of a new building on this Property?**
- 71% said parking
 - 43% said environmentally friendly features
 - 29% said relationship to neighborhood character
 - 29% said attractive materials
 - 14% said interesting and unique design

A few respondents suggested considering the entire community and the neighborhood’s cultural roots and integrity in terms of design. One respondent encouraged creating thoughtful spaces using thoughtful materials and façade articulation that compliments the surroundings as the neighborhood continues to grow and develop. Others suggested taking advantage of views with rooftop decks.

- Q: What the most important consideration for the exterior space of this property?**
- 63% said lighting and safety features
 - 50% said seating options and places to congregate
 - 13% said landscaping
 - 0% said bike parking

One respondent encouraged offering seating that is open to all and not enforcing loitering laws or targeting unhoused people.

- Q: What retail components are you most interested in for this location?**
- 67% said new restaurants or bars
 - 56% said new places for coffee or breakfast
 - 22% said new stores for shopping
 - 13% said landscaping
 - 0% said bike parking

- Q: When visiting a building, office, restaurant or retailer, what most inspires you to return?**
- 78% said local businesses / small businesses
 - 33% said great people and service
 - 33% said thoughtful design that is open and welcoming
 - 33% said calm, restful spaces to reflect and relax
 - 33% said a sense of openness and natural light
 - 22% said color and materials used in design

Several respondents encouraged providing thoughtfully-designed spaces that attract retailers / restaurants and will be useful and desirable for businesses and POC-owned retailers that care about community (not just profit) and that accept EBT, offer culturally relevant food options, provide free meal/coffee programs for low-income and houseless neighbors and other affordable options. One respondent noted that they are inspired to return to places that are being operated with ethical consideration for the communities they are within. Another encouraged having retail in this location for the people currently in the neighborhood, rather than retail that is enticing to the people who are displacing the current residents. A few respondents encouraged offering public restrooms. One respondent encouraged offering subsidized rent for POC business owners and another encouraged not bringing in people who hate those who are homeless.

Parking
Numerous respondents noted that parking in the neighborhood is stretched thin with several new developments going up in the area and encouraged providing parking because it is a huge issue already.

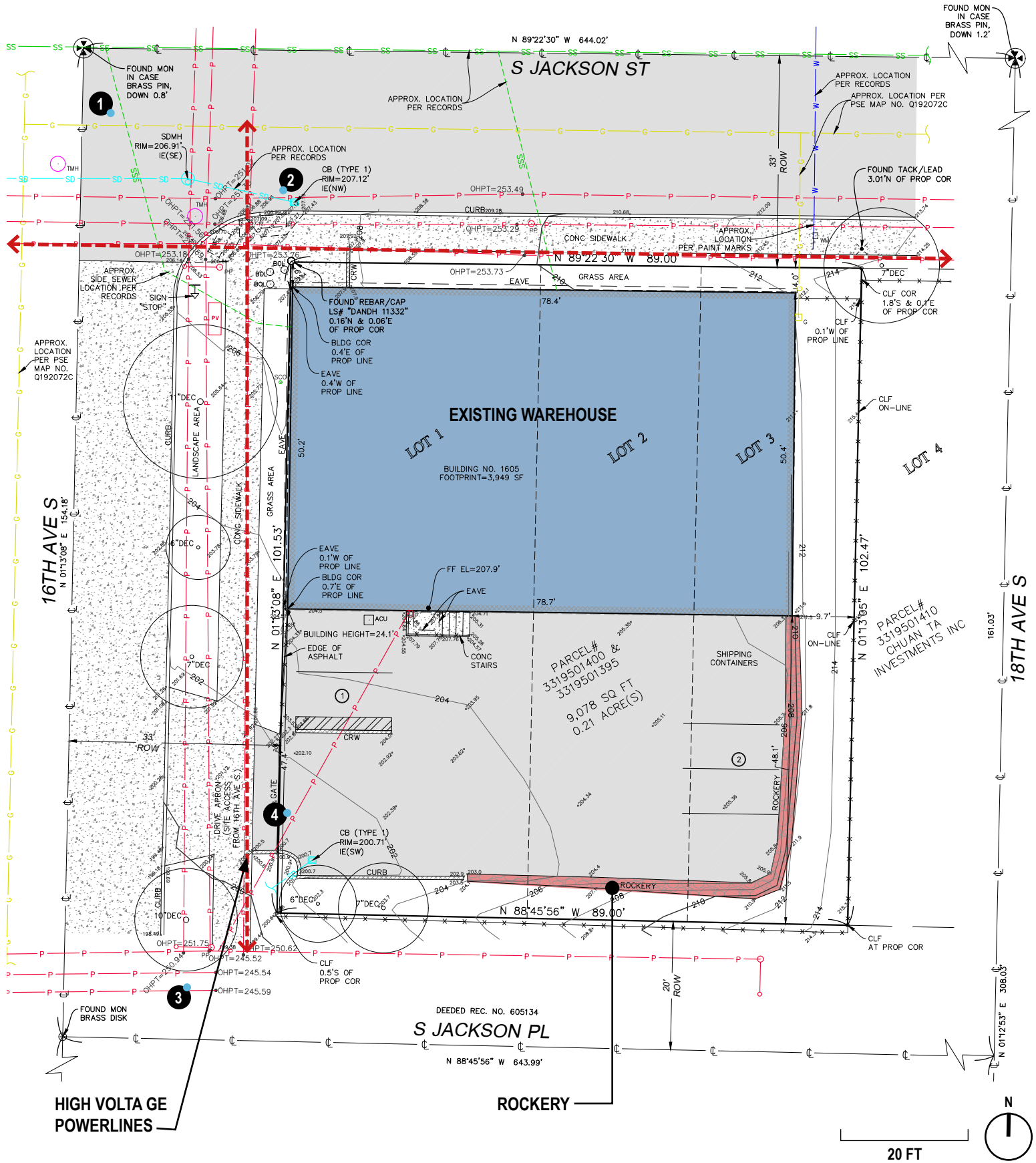
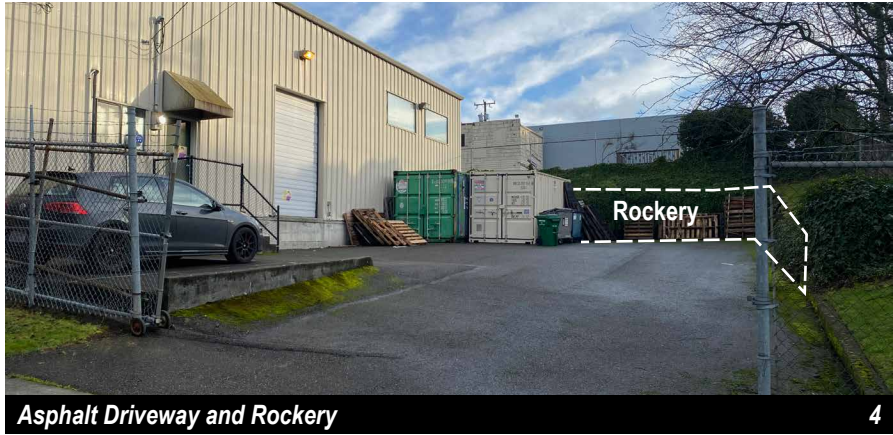
Units
A few respondents expressed their support for density and providing lots of housing for people. One noted that there are dozens of community resource centers within two blocks of this project and if units are “at-market price” there will be conflict.

Affordability
Several respondents encouraged not contributing to gentrification and displacing people of color and those with low-incomes and instead offering affordable housing for people from the community who have not been able to afford rent increases in their historical neighborhood.

Security
A few respondents noted that there are a lot of safety concerns in the neighborhood as crime in the area has greatly increased and noted that improving security in the neighborhood is important.

Construction
One respondent encouraged beginning construction as soon as possible as the old site is neglected and needs to be torn down.

Impacts
One respondent expressed concern the project will create incredible amounts of car traffic in a heavy pedestrian zone.



TOPOGRAPHIC SURVEY

OWNER
CORBET'S PROPERTY, LLC

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PUBLIC47 Architects
232 7th Ave. North
Seattle, WA 98109
Kevin Tabari
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206-316-2647, EXT 1

SITE ADDRESS
1605 S Jackson St
Seattle WA 98144

PARCEL NUMBER
3319501395 & 3319501400

LEGAL DESCRIPTION
LOTS 1, 2 AND 3, BLOCK 25, HILL TRACT
ADDITION TO THE CITY OF SEATTLE,
ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 8 OF PLATS, PAGE
42, IN KING COUNTY, WASHINGTON:

EXCEPT FOR THE SOUTH 40 FEET
THEREOF CONVEYED TO THE CITY OF
SEATTLE FOR ALLEY PURPOSES BY DEED
RECORDED UNDER RECORDING NUMBER
605134, RECORDS OF KING COUNTY,
WASHINGTON.

URBAN DESIGN ANALYSIS • NEIGHBORHOOD CONTEXT

The subject property is located at the intersection of S Jackson and 16th Avenue S in an under-developed portion of the Atlantic neighborhood sandwiched between the Central Area to the East and the International District to the West.

- Historically home to strong Jewish, Japanese, and African American communities
- Japanese influence evident in local landmarks such as St. Peter's Episcopal Church and the Japanese Congregational Church
- Commercial uses along S Jackson Street with numerous social service agencies
- Mix of buildings from different eras along S Jackson Street, most of which are 2-stories
- Surface parking lots fronting the street create "missing teeth" in the urban fabric

- 1

St. Peter's Episcopal Parish
- 2

Vietnamese Buddhist Association
- 3

Japanese Cultural & Community Center
- 4

Humble Pie
- 5

Seattle Goodwill
- 6

Lam's Seafood
- 7

Bailey Gazert Elementary School
- 8

Wisteria Park
- 9

Washington State Labor Council
- 10

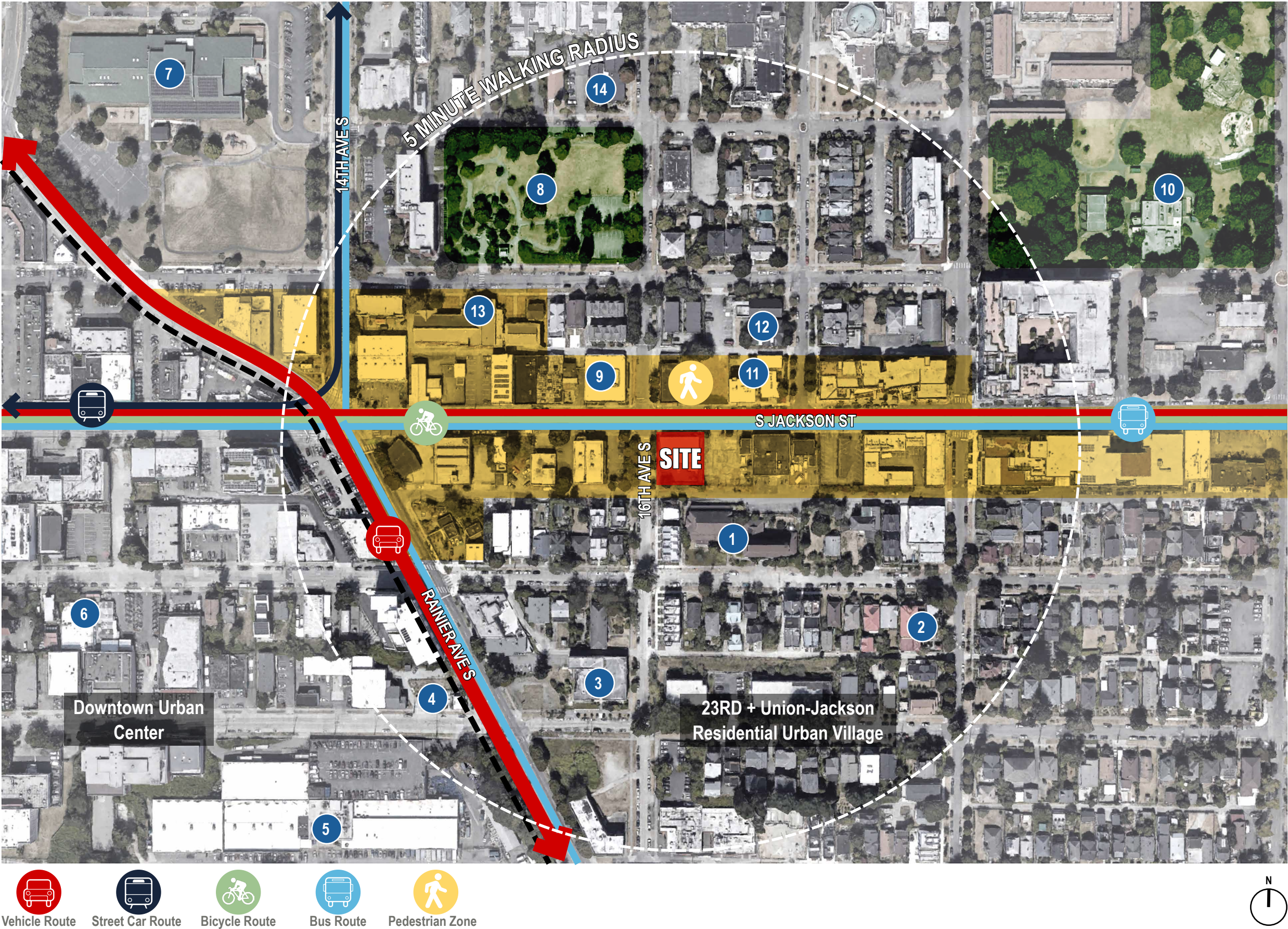
Pratt Park & Spraypark
- 11

Casa Latina
- 12

Japanese Congregational Church
- 13

Seattle Buddhist Church
- 14

Seattle Koyason Buddhist Temple





ZONING MAP

- Downtown Mixed Residential / Commercial
- Neighborhood Commercial
- Low Rise



EXISTING USE MAP

- Single Family
- Multi Family
- Institutional
- Mixed-Use
- Commercial
- Parks



URBAN DESIGN ANALYSIS • IN THE VICINITY



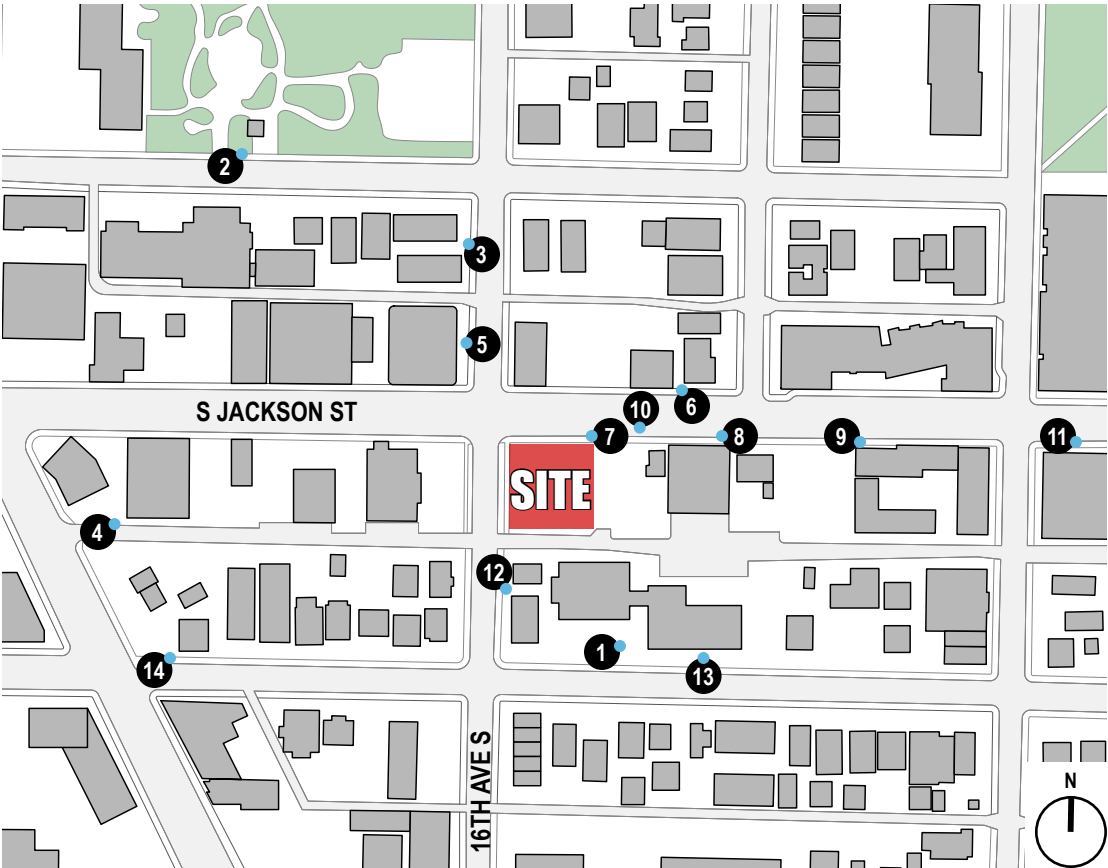
St. Peter's Episcopal Parish 1



Wisteria Park 2



Japanese Congregational Church 3



Rainier Oven Corporation Building 4



Washington State Labor Council 5



Casa Latina 6

URBAN DESIGN ANALYSIS • EXISTING + EMERGING PATTERNS OF DEVELOPMENT



Narrow Sidewalk + Private Parking Lot 7



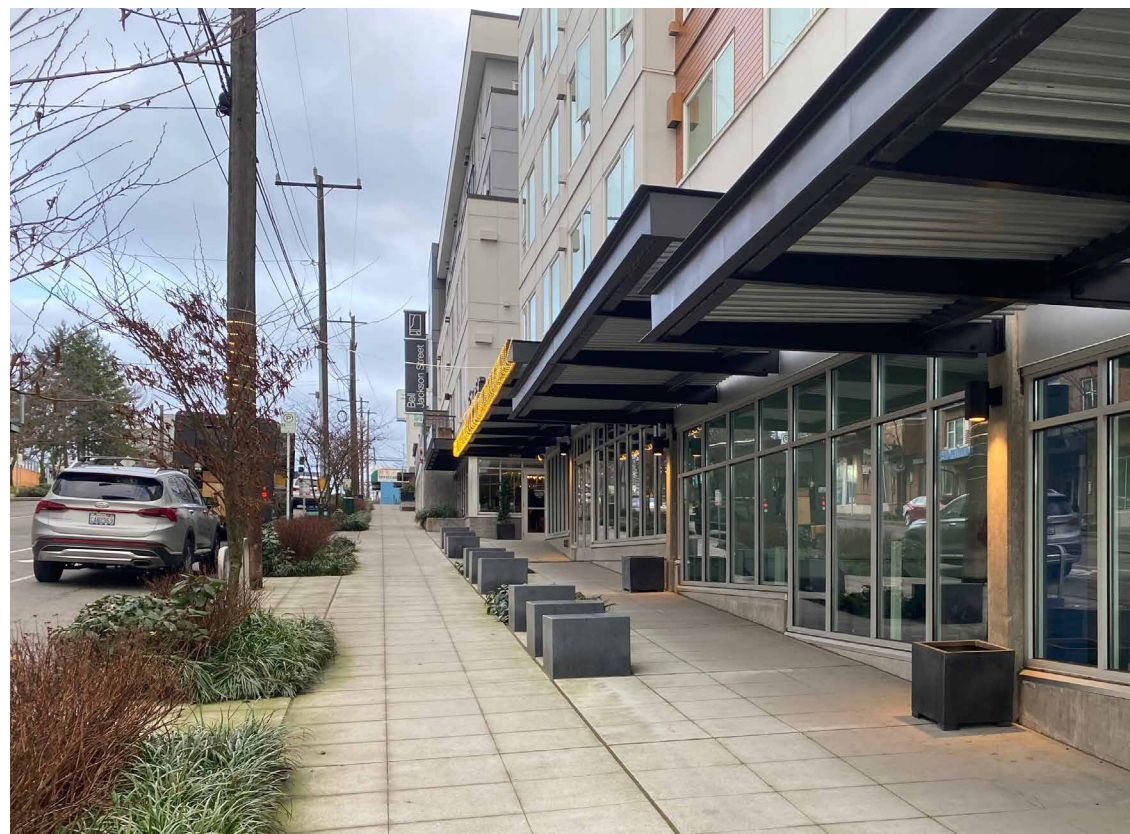
Mid-Century Office Building 8



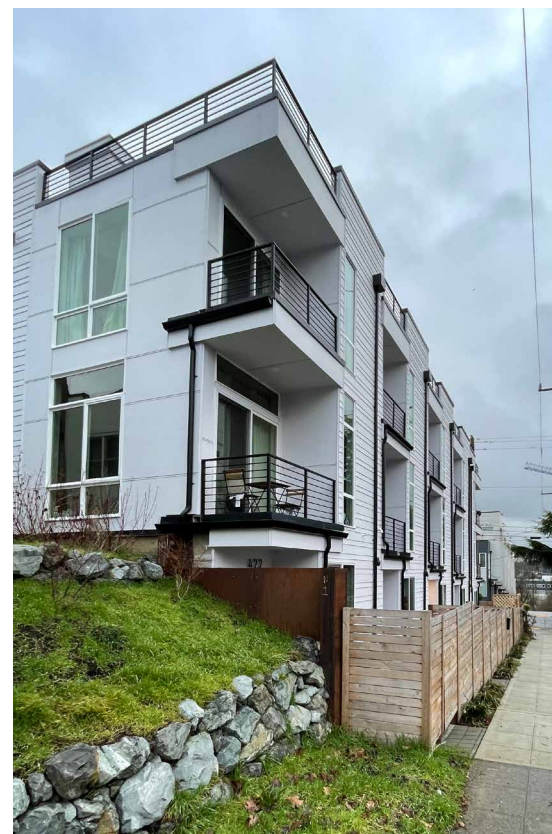
Mid-Century Office Building 9



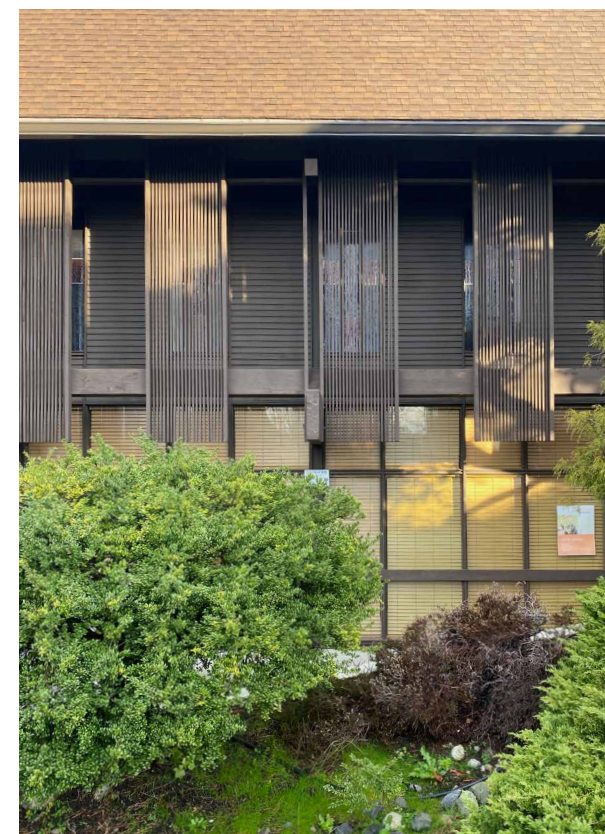
Parking Lot along S Jackson creates "Missing Tooth" 10



Expanded sidewalk and Rain-Protection 11



New Townhomes 12



Refined Detail + Landscape at St. Peter's 13

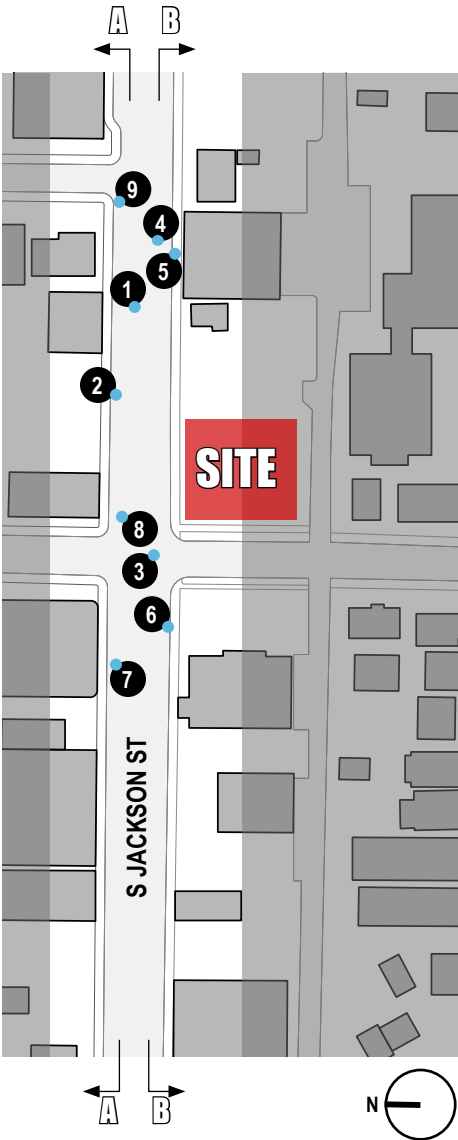


Industrial Influence on Material Selection 14

URBAN DESIGN ANALYSIS • S JACKSON STREET

S Jackson Street slopes downhill to the west toward the International District. The following are distinguishing characteristics:

- Principal Pedestrian Right of Way
- Current conditions near the subject property do not include typical pedestrian-zone features, such as street-level transparency, pedestrian oriented-uses, continuous rain-coverage, widened sidewalks, and street furniture
- Buildings are predominantly 2-stories office buildings, representing a mix of construction eras
- Sidewalks are narrow
- Surface parking lots fronting the street create “missing teeth” in the urban fabric
- High voltage power lines overhead



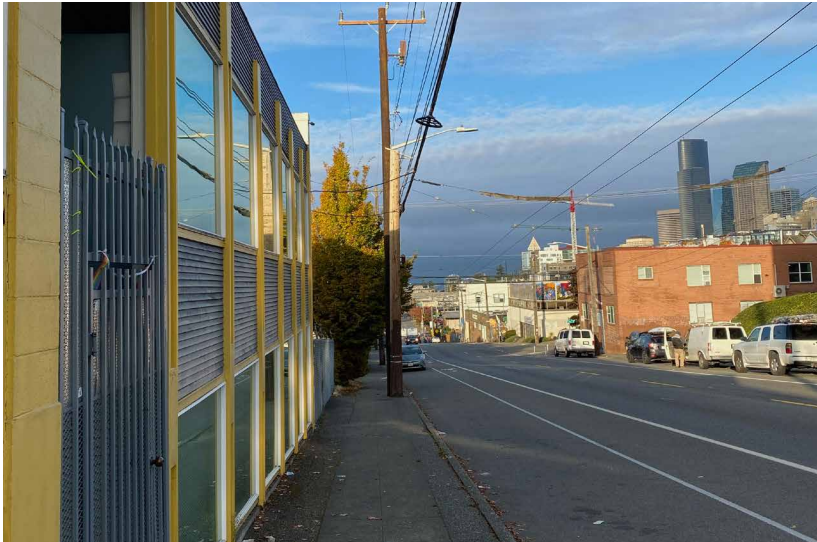
S Jackson Street Looking SW toward Subject Property 1



Subject Property and Adjacent Surface Parking Lot 2



Subject Property: Northwest Corner 3



S Jackson Street Looking West with views of Downtown 4



Office Building Housing Multiple Social Service Tenants 5



Office Building West of Subject Property 6



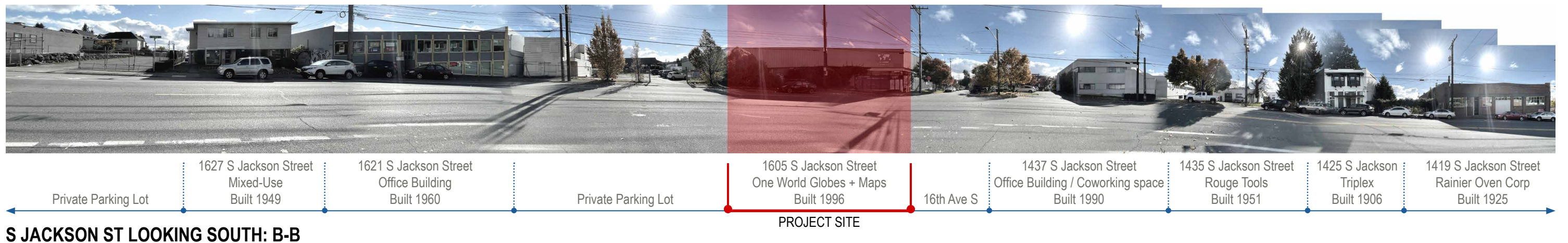
Washington State Labor Council 7



Seafood Production Association 8



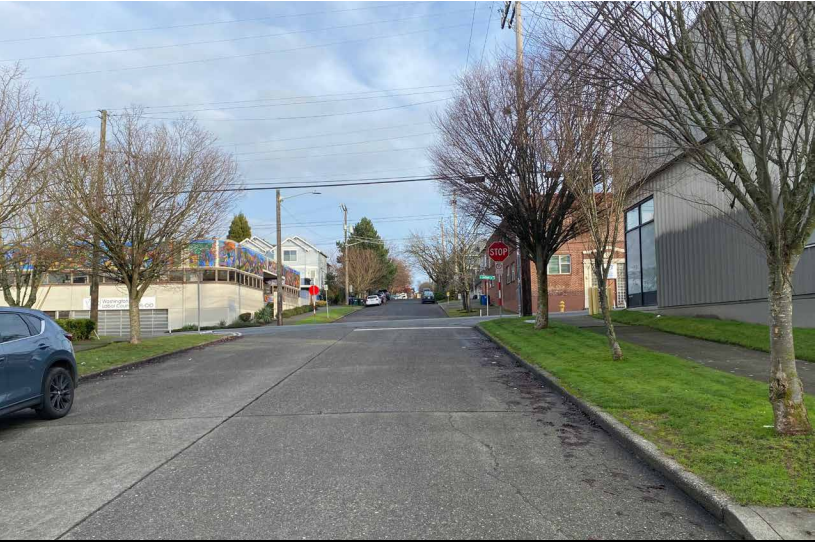
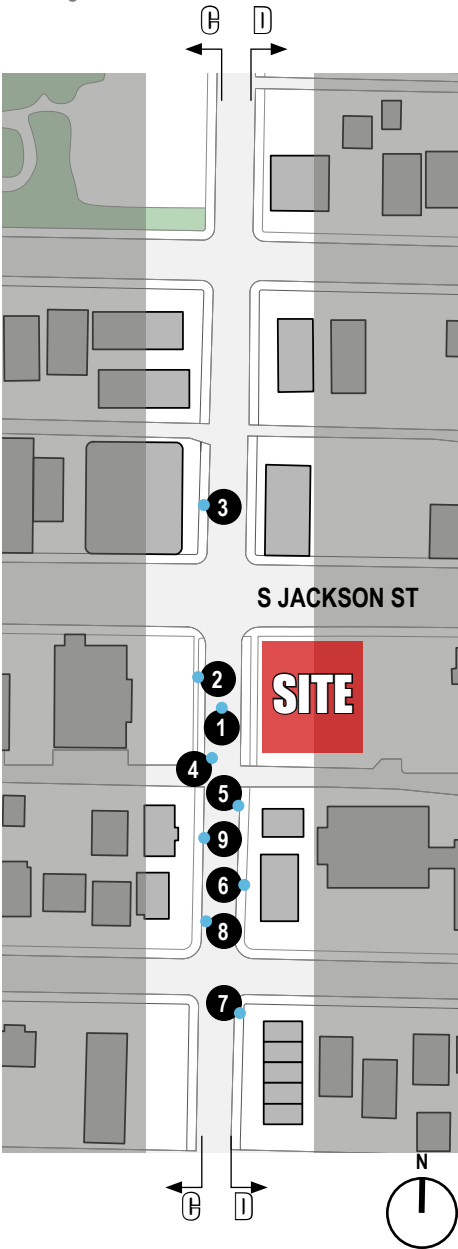
Casa Latina 9



URBAN DESIGN ANALYSIS • 16TH AVENUE S

16th Avenue S is a relatively quiet street that slopes gently downhill to the south. The following are distinguishing characteristics:

- Commercial uses concentrated at Jackson Intersection
- More residential away from intersection
- Surface parking lots on either side of street
- Mix of residential uses south of subject property including older single-family and newer townhomes
- High voltage power lines overhead
- SDOT's preferred ROW for off-street parking access
- SPU's preferred ROW for solid-waste staging and collection



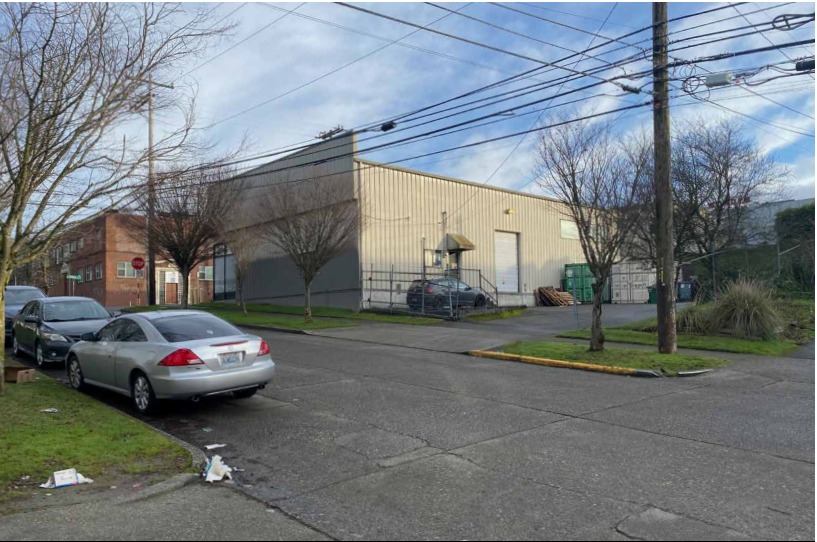
Sidewalk Edge 1



Office Building: Opposite Project Site 2



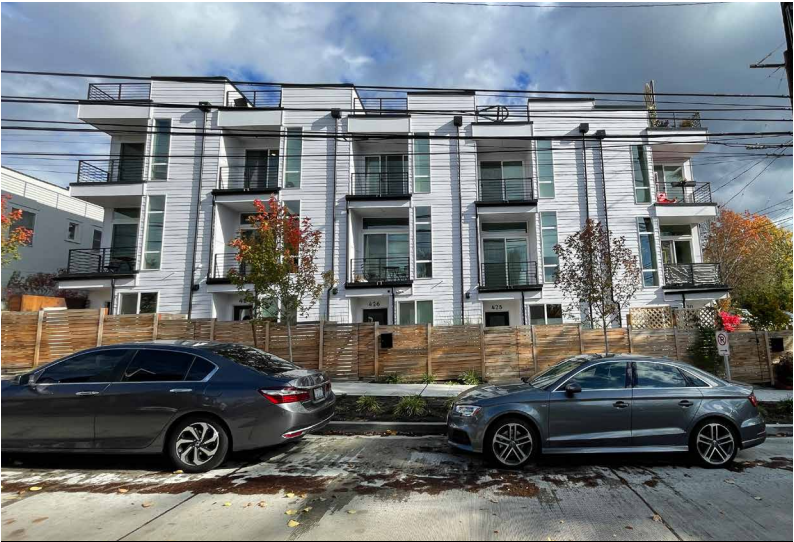
Washington State Labor Council 3



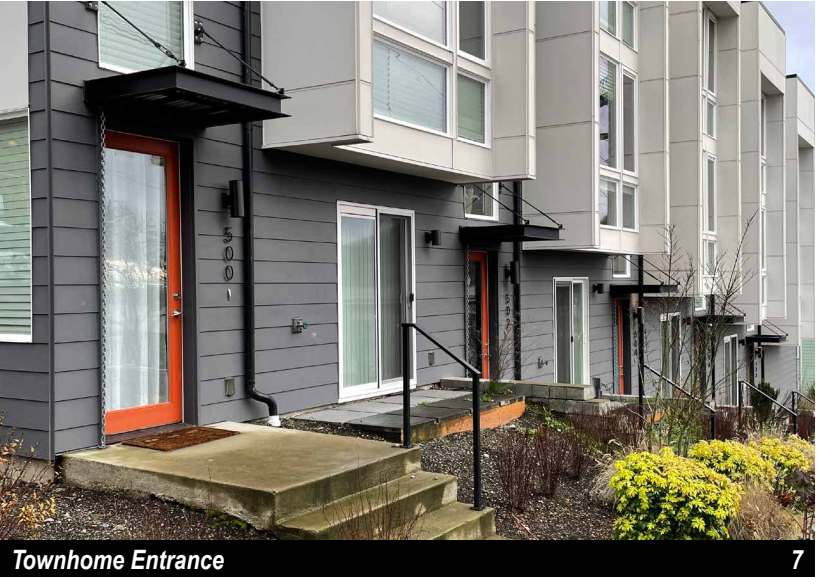
Subject Property: Existing Building + Surface Parking Lot 4



Older Single Family Home with New Townhomes Next Door 5



New Townhomes 6



Townhome Entrance 7



Older Single Family Home 8



Newer Single Family Home 9



16TH AVE S LOOKING WEST: C-C

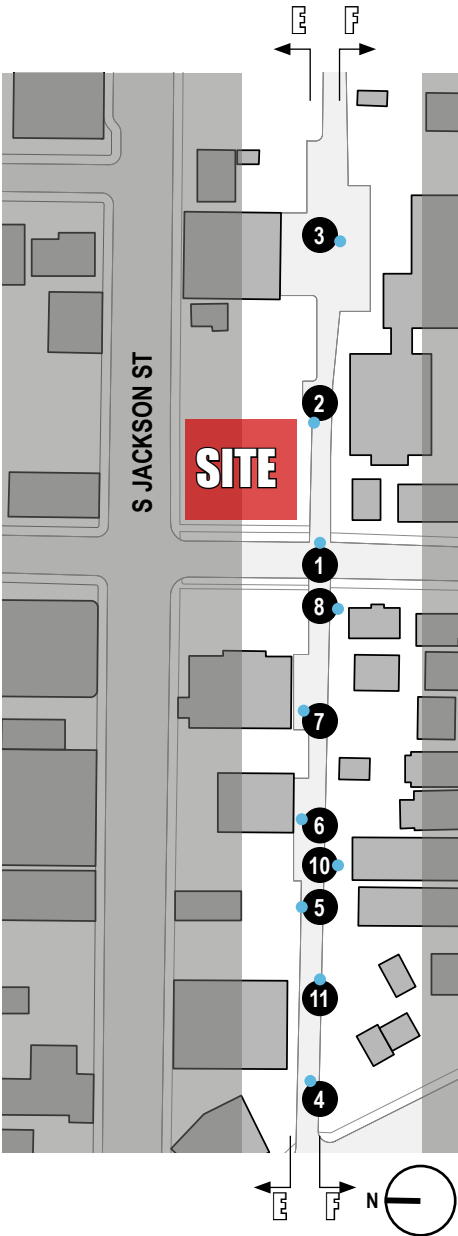


16TH AVE S LOOKING EAST: D-D

URBAN DESIGN ANALYSIS • S JACKSON PLACE

S Jackson Place slopes uphill toward the east and essentially functions as an alley. The following are distinguishing characteristics:

- Cuts through a diverse cross section of uses including industrial, commercial, residential and institutional
- Direct parking and parking access common
- Buildings engage alley more directly west of 16th
- ROW width is below standard and requires 6' dedication
- Slope of ROW makes trash staging and parking access infeasible



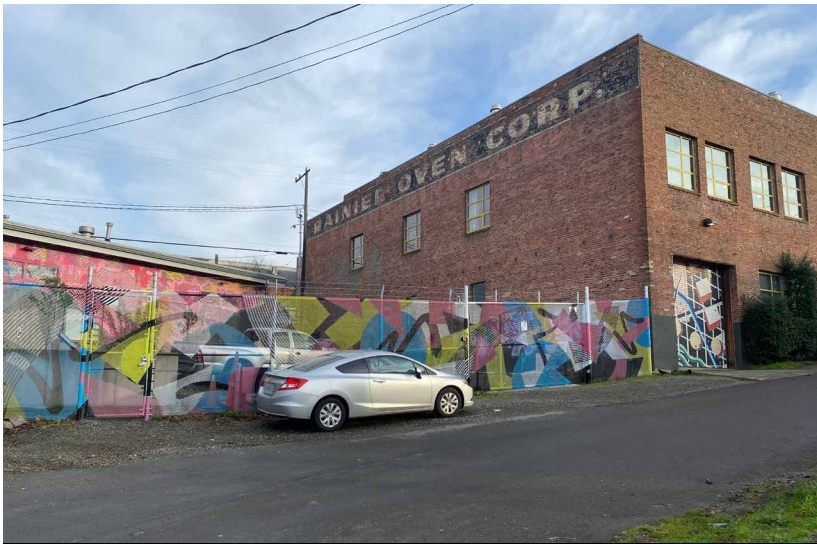
Looking East up S Jackson Place from the 16th Ave S Intersection 1



Looking West down S Jackson Place (Subject Property at Right) 2



St. Peter's Episcopal Parish 3



Rainier Oven Corp + Fenced Parking Area 4



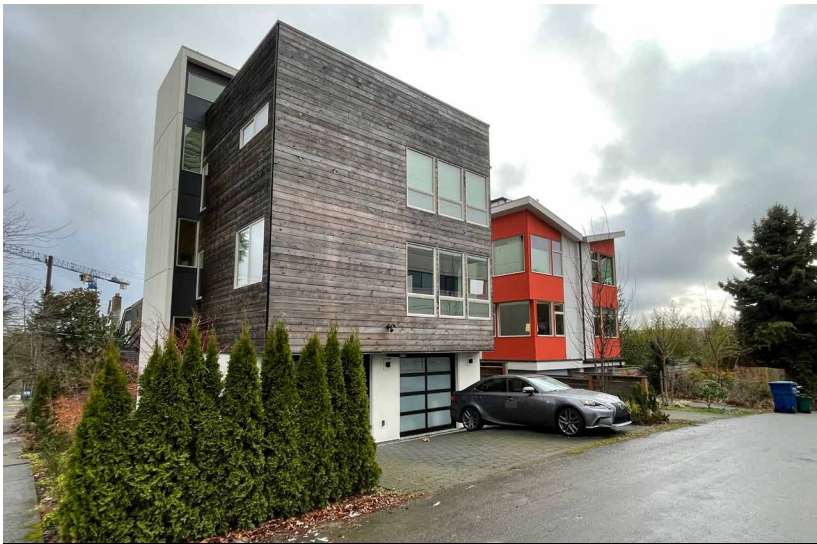
Parking Court 5



Industrial Building 6



Office Building 7



Newer Single Family Residence + Townhomes 8



Pavers at Garage Access 9



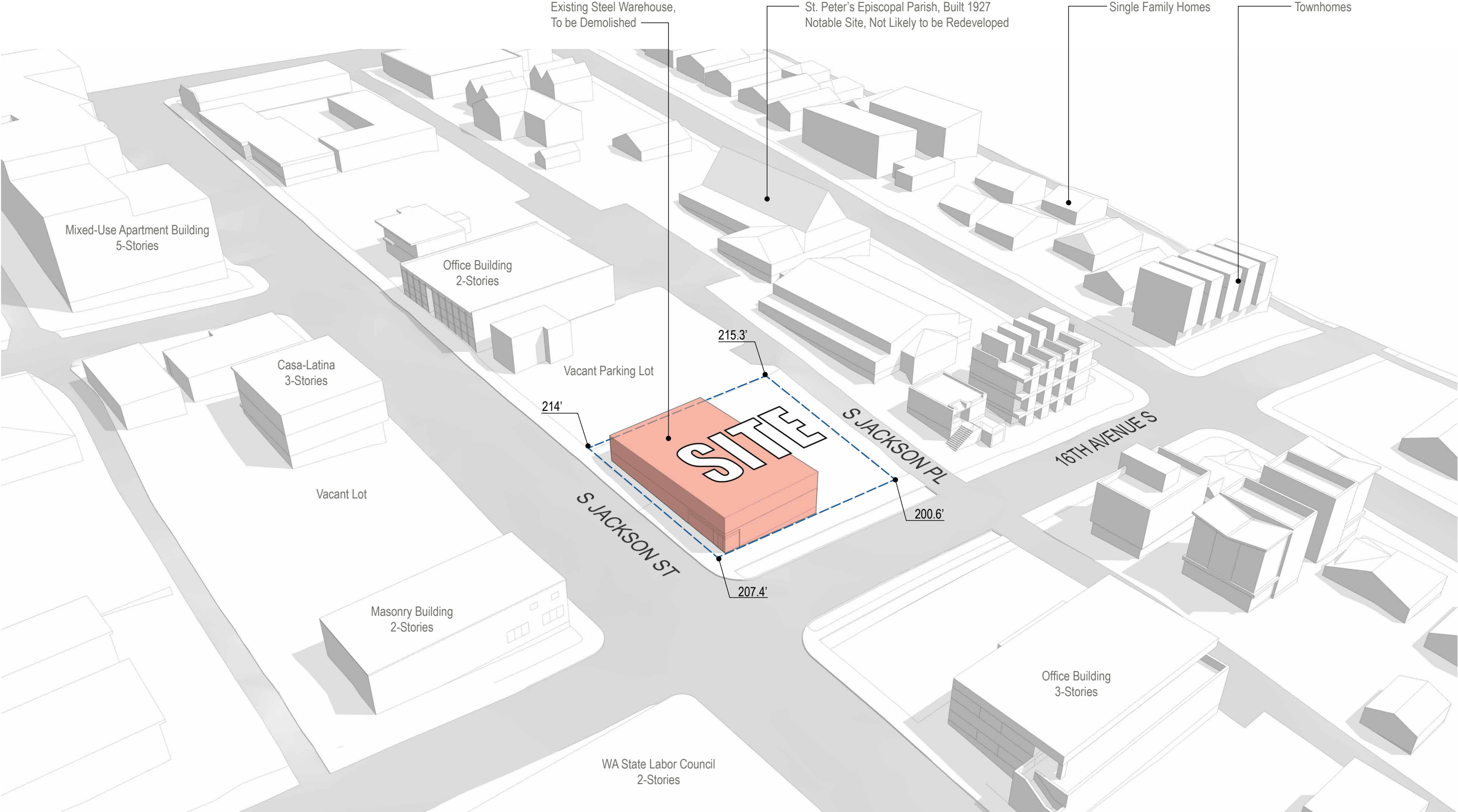
Multi-Family Building 10

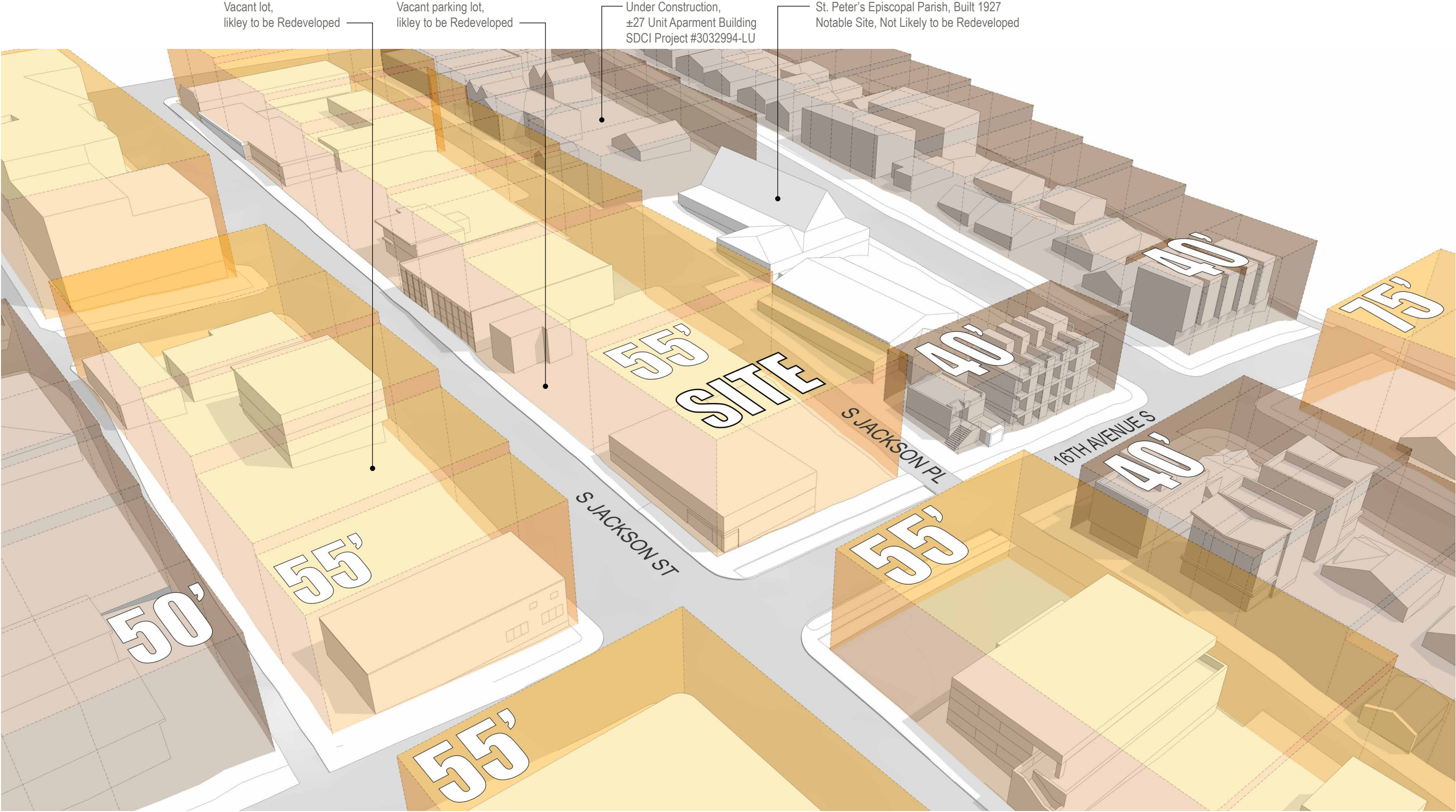


Looking East up S Jackson Place from the Rainier Intersection 11



URBAN DESIGN ANALYSIS • EXISTING CONTEXT





URBAN DESIGN ANALYSIS • ZONING SUMMARY

| | |
|---------------------------------|--|
| Address | 1605 S Jackson St |
| Total Site Area | 9,078-SF (per survey) |
| Zone | NC3P-55 (M) |
| Mandatory Housing Affordability | Yes, High Designation |
| Urban Village | 23rd + Union-Jackson Residential Urban Village |
| Frequent Transit | Yes |
| Pedestrian Zone | Yes |
| Design Review | Full Design Review Required |
| Design Review Equity | Yes |

| Topic | Code Citation | Requirement | Project-Specific Notes |
|------------------------------------|-----------------------------|--|---|
| Street Level Uses | SMC 23.47A.005 C.1.c | In NC zones maximum 20% street-level street facing residential uses in a pedestrian zone facing a primary pedestrian street | S Jackson St is a designated pedestrian street |
| Street Level Development Standards | SMC 23.47A.008.A.2 | Blank facades: 20' max, No more than 40% of width of façade | |
| | SMC 23.47A.008.B.2 | Transparency: 60% of the street-facing façade between 2' + 8' above street level | |
| | SMC 23.47A.008.B.4 | Non residential uses at street level shall have a floor to floor height of at least 13 FT | |
| | SMC 23.47A.008.C.4.a | Continuous overhead weather protection required along 60% of structure on a principal pedestrian street | |
| | SMC 23.47A.008.D.2 | Residential units located along the street shall be at least 4 FT above or below sidewalk grade or be setback at least 10 FT | |
| Structure Height | SMC 23.47A.012 | Height Limit = 55' | |
| Floor Area | SMC 23.47A.013 | FAR Limit = 3.75 | Maximum Chargable Area = 34,042.5 SF |
| Landscaping Standards | SMC 23.47A.016 | Green Factor of 0.3 or greater required | |
| Amenity Area | SMC 23.47A.024.A | 5% of Residential Gross Floor Area | Bioretention facilities qualify as amenity areas |
| | SMC 23.47A.024.B | Common Amenity Areas shall be at least 10' wide and no less than 250 SF in size | |
| | | Private Balconies and Decks shall have a minimum area of 60 SF and not less than 6' wide | |
| Clearances | SCL Standard D2-3 | 14' from High Voltage Powerlines | Required at HV powerlines along S Jackson St and 16th Ave S |
| Street Improvements | SMC 23.53.015.B.2 | ROW Dedication = 3' Along S Jackson St. | 72' (Designated ROW width) - 66' (Actual ROW width) / 2 = 3' |
| | | ROW Dedication = 6' Along S Jackson Place | 52'(Designated ROW width) - 40' (Actual ROW width) / 2 = 6' |
| Parking | SMC 23.54.15, Table B, II.M | Required Parking (Residential) = None required | |
| | SMC 23.54.15, Table A, II.K | Required Parking (Commercial) = None Required | |
| Bicycle Parking | SMC 23.54.15, Table D, D.2 | Long Term: 1 Per Dwelling Unit. Short Term: 1 Per 20 Dwelling Units | Required |
| Solid Waste Storage | SMC 23.54.40, Table A | 375-SF of shared storage space for 26-50 dwelling units | Required |
| | SMC 23.54.40.B | 82-SF x .5 = 41-SF for non residential use with a total floor area of 0-5000-SF | Mixed use developments include 50 percent of the requirement for non-residential uses |
| MHA Requirements (Commercial) | SMC 23.58B | Payment option: \$8/SF | First 4,000 SF of commercial space is excluded |
| | | Performance option: 5% of commercial space | |
| MHA Requirements (Residential) | SMC 23.58C | Payment option: \$20.75/SF | |
| | | Performance option: 7% of units must be affordable | |

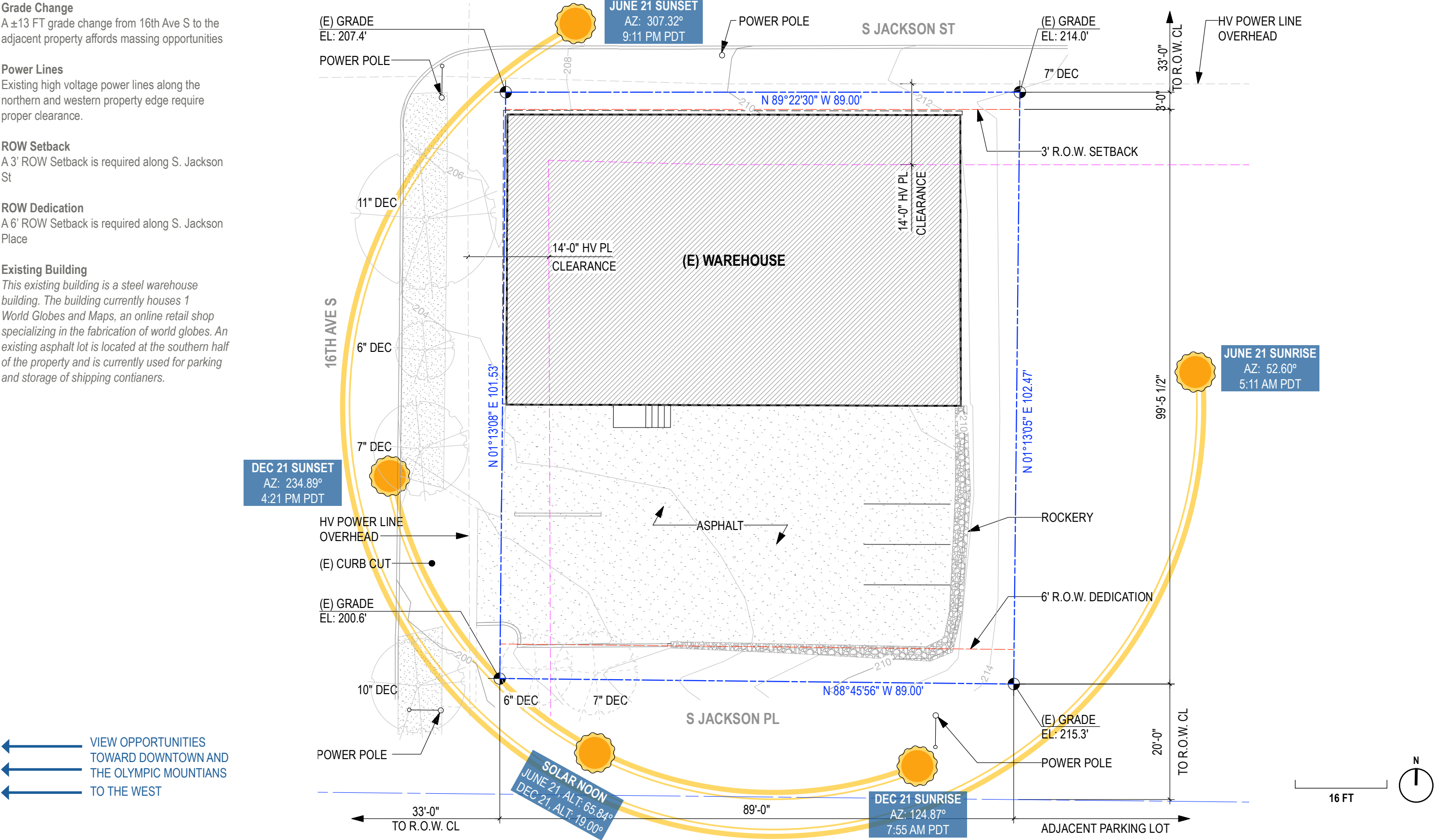
Grade Change
A ±13 FT grade change from 16th Ave S to the adjacent property affords massing opportunities

Power Lines
Existing high voltage power lines along the northern and western property edge require proper clearance.

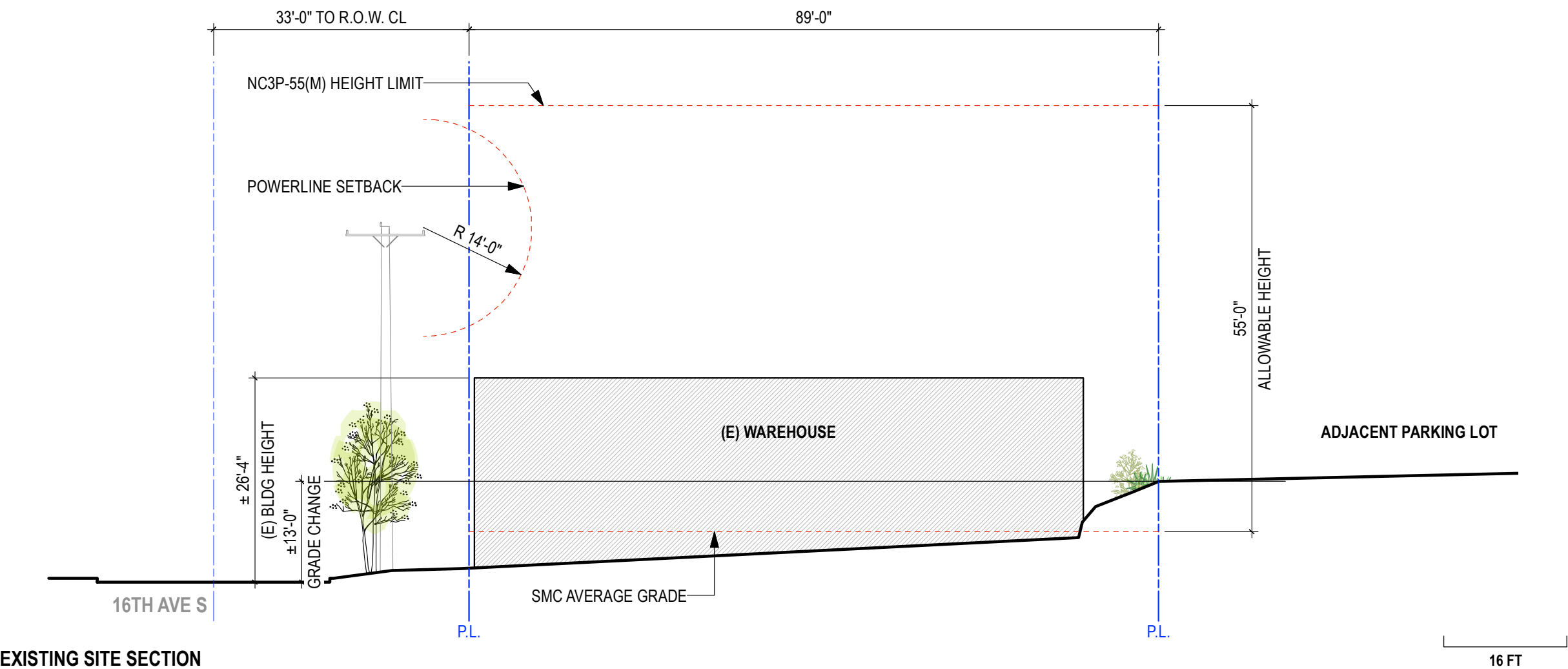
ROW Setback
A 3' ROW Setback is required along S. Jackson St

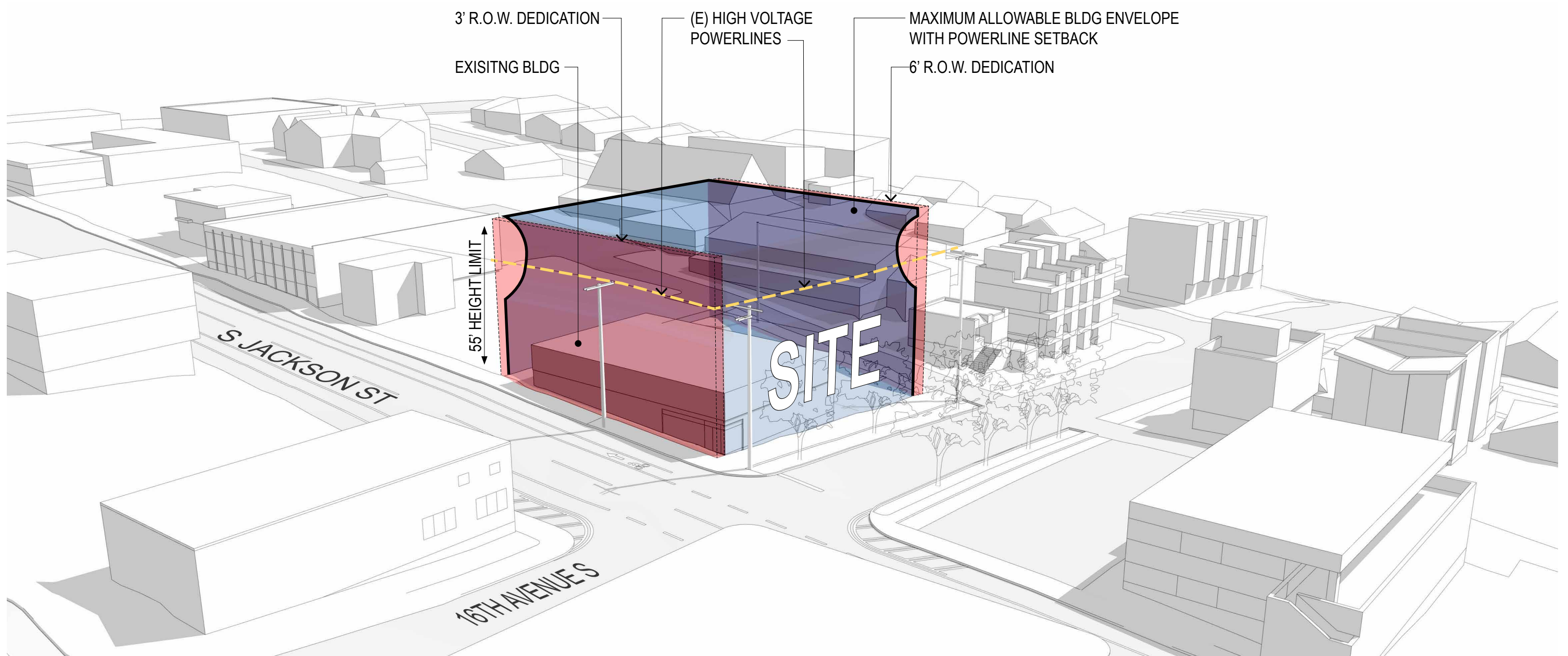
ROW Dedication
A 6' ROW Setback is required along S. Jackson Place

Existing Building
This existing building is a steel warehouse building. The building currently houses 1 World Globes and Maps, an online retail shop specializing in the fabrication of world globes. An existing asphalt lot is located at the southern half of the property and is currently used for parking and storage of shipping containers.



SITE ANALYSIS • EXISTING SITE CONDITIONS





ZONING AND SOLAR ACCESS

Solar Access for New Building

Southern and western exposure affords ample access to sunlight

Access Opportunities for New Building

Residential entrances off of 16th Avenue South

Commercial entrance(s) off of South Jackson Street

Constraints

High voltage powerlines on the North and West sides as well as two R.O.W. dedications further restrict the buildable envelope.



PRIORITY DESIGN GUIDELINES

CONTEXT + SITE *Denotes Central Area Neighborhood Guideline

CS2 Urban Pattern + Form

Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces and open spaces in the surrounding area.

CS2-A-1 Sense of Place: ...create a sense of place where the physical context is less established.

CS2-A-2 Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context. Encourage all building facades to incorporate design detail, articulation and quality materials.

CS2-B-2 Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

CS2-C-1 Corner Sites: Corner sites can serve as gateways or focal points.

CS3 Architectural Context + Character

Contribute to the architectural character of the neighborhood.

CS3-A-4 Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

***CS3-1 Neighborhood Context:** c) Include high ceilings in ground level spaces of new structures consistent with older character structures in the vicinity. Floor to ceiling height of at least 15 feet with clerestory windows are encouraged for commercial ground floors.

RESPONSE:

The immediate context is underdeveloped relative to current zoning and redevelopment over the coming years is inevitable. Accordingly, this project will be designed to set a high bar for future development in the neighborhood. The northwest corner of the site is especially prominent and has the opportunity to become a neighborhood focal point. Massing, programming and detailing will reinforce the character and quality of this important intersection. Along 16th Avenue and S Jackson Street, which is a pedestrian designated right-of-way, continuously recessing the street wall creates a widened public zone with integrated rain coverage, which will encourage a more vital sidewalk environment. The ceiling height for ground level retail is greater than 15 feet in the preferred alternative.



PUBLIC LIFE *Denotes Central Area Neighborhood Guideline

PL3 Street-Level Interaction

Encourage human interaction and activity at street-level with clear connections to building entries and edges.

PL3-A-1 Entries: Design primary entries to be obvious, identifiable, and distinctive... Common entries to multi-story residential buildings need to provide privacy and security for residents, but also be welcoming and identifiable to visitors.

PL3-B-4 Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C-1 Porous Edge: Engage passers-by with opportunities to interact visually with the building interior using glazing and transparency...make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-3 Ancillary Activities: Allow spaces for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structure back from street...

***PL3-1 Frontages:** c) Promote transparency and “eyes on the street.” d) Storefronts should step along grade with a focus on accessibility.

***PL3-2 Streetscape Treatment:** c) ...provide overhead weather protection at all non-residential frontages...and on west-facing facades with a minimum depth of 6’. g) Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize. h) Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks...)

RESPONSE:

In the preferred alternative, a volumetric carve at street level wraps around the northwest corner of the building, expanding the sidewalk realm, providing integrated rain coverage, and establishing an area for sidewalk seating. Floor-to-ceiling glass at the commercial space blurs the line between inside and outside, further engage the pedestrian environment. Opportunities for operable glazing features that allow interior activities to spill out will be explored during design development. A welcoming and visually identifiable common residential entrance will be accessed from a west-facing plaza along 16th Avenue S. The expanded sidewalk, sidewalk seating, and entrance plaza will encourage interaction between residents and neighbors. Upper-level balconies and living spaces overlooking all three rights-of-way will provide additional eyes on the street, enhancing public safety and animating the building.



DESIGN CONCEPT *Denotes Central Area Neighborhood Guideline

DC2 Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B-1 Façade Composition: Design all building façades considering the composition and architectural expression of the building as a whole

DC2-C-1 Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

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”...

***DC2-1 Building Layout and Massing:** a) Project concepts should be intelligible and clear. e) Consider all sides of the building and the impact each façade has on its immediate neighboring context. f) Consider how each façade may respond to climate conditions such as solar shading and prevailing winds. i.2) Include commercial spaces with smaller footprints to promote and accommodate local establishments at street level.

DC4 Exterior Elements + Finishes

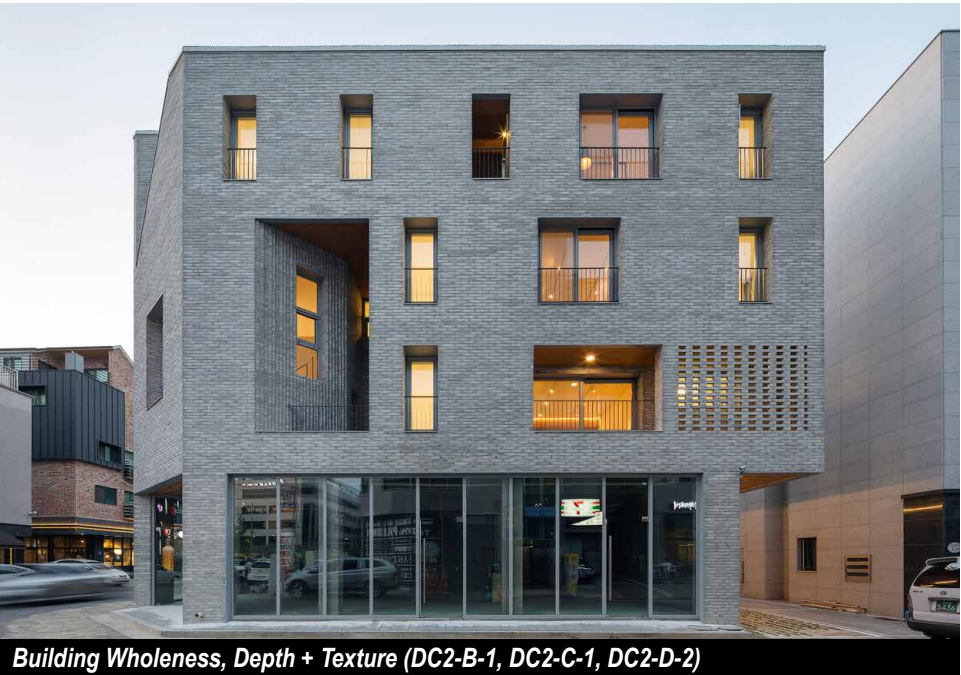
Use appropriate and high-quality elements and finishes for the building and open spaces.

DC4-A-1 Exterior Finish Materials: Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

***DC4-1-3 Building Details and Elements:** d) Facades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.

RESPONSE:

The proposed building will present a cohesive, singular image for the prominent corner of S Jackson Street and 16th Avenue S. Thoughtfully detailed, high-quality materials will wrap the street façades of the building and a glassy articulated base will enclose the commercial space, providing visual connection between interior activity and sidewalk life. In the preferred scheme, the first three stories will be strategically eroded to integrate balconies, provide continuous rain protection, and expand the sidewalk, creating a layered façade. The upper levels will be expressive of unit orientation. A balance of order and dynamism will inform the façade composition and opportunities for depth, texture, and solar shading will be pursued.



PRIORITY DESIGN GUIDELINES

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

*A.1 Additional Guidance: Character Areas

Contribute to architectural and placemaking character with local history and cultural references.

*A1-1 History and Heritage:

- b) Consider including visual arts as an integral part of the design concept along main street building façades, within highly trafficked pedestrian areas, and within open spaces.*
- c) Use any resulting blank walls and surfaces for the visible expression of art that references the history, heritage, and culture of the community.*
- d) Include interpretive opportunities that tell the story of the neighborhood's history in engaging ways.*
- g) Provide amenities appropriate to the activities and interests of the local community*
- h) Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses.*

RESPONSE:

Historically home to strong Jewish, Japanese, and African American communities, this part of the Central District is a diverse and dynamically evolving neighborhood. With the inevitable redevelopment of the area likely to erase artifacts of the past, this project welcomes the opportunity to honor the local history. The design team is committed to bringing on a community partner to collaborate and develop concepts.



Integrated Balconies + Human Interaction (DC2-C-1, PL3-B-4)



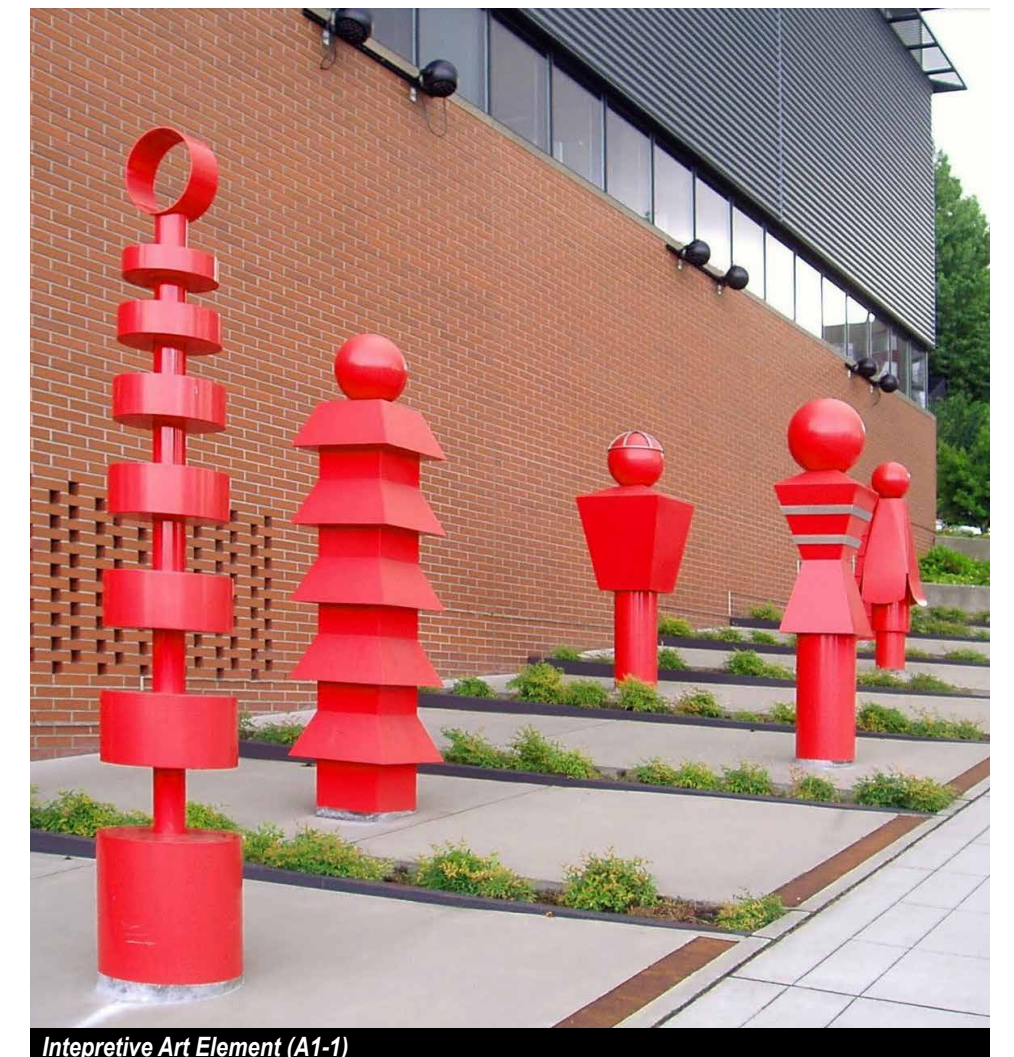
Visual Depth + Interest, Quality Materials with Texture (DC2-C-1, DC2-D-2, DC4-A-1)



Façade Composition with Dynamism, Order + Depth (DC2-B-1, DC2-C-1, *DC4-1-3)

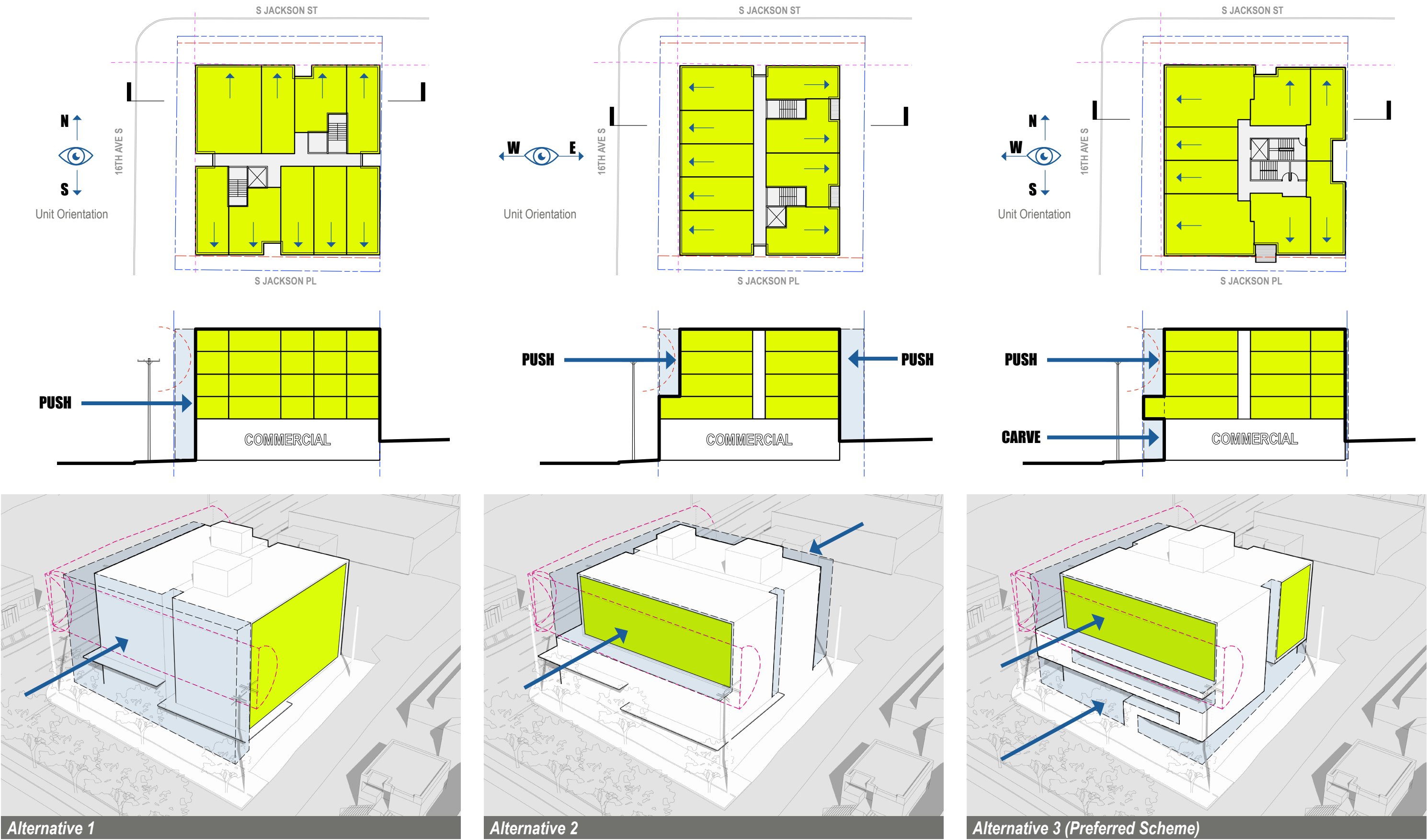


Identifiable + Welcoming Residential Entrance (PL3-A-1)



Intepretive Art Element (A1-1)

MASSING CONCEPTS • COMPARISON OF SCHEMES





Alternative 1

Description
Massing Alternative 1 organizes the building around an east/west circulation spine, creating a strong north-south orientation, with residential units facing either S Jackson Street or S Jackson Place. The power-line setback that shapes the upper building is extended to street level to allow for a simplified form and an expanded sidewalk zone. Commercial space occupies the corner and stretches along most of the S Jackson Street frontage. Rain protection is established by an additive canopy. The residential lobby is located off 16th Avenue adjacent to the west frontage of the commercial space. Below-grade parking for 17 vehicles is accessed at the southern end of 16th Ave S.

- Program*
- 40 Apartments
 - Average Unit Size: 610-SF
 - 2,512-SF of Commercial Space
 - 17 Parking Spaces

Gross Floor Area

- 41,843-SF

- FAR Utilization*
- Max chargeable area allowed: 34,043-SF
 - Proposed chargeable area: 33,301-SF (97.8%)

- Advantages*
- Code compliant scheme
 - Takes advantage of south exposure
 - Opportunities for daylight in corridors
 - Efficient parking plan yields more spaces

- Challenges*
- Lower FAR utilization
 - Residential units are not oriented towards desired views toward the west
 - North-South orientation creates side-wall condition toward 16th Ave S



Alternative 2

Description
Massing Alternative 2 organizes the building around a north/south circulation spine, creating a strong east-west orientation. The eastern portion of the building is held back 10-feet from the property line to provide access to daylight and buffer to the adjacent property. The lower three stories extend out to the property lines below the power-line setback allowing for larger floor plates at those levels. Commercial space occupies the corner and stretches along most of the 16th Ave S frontage. Rain protection is established by an additive canopy. The residential lobby is located at the eastern end of the S Jackson Street frontage. No on-site parking is included.

- Program*
- 41 Apartments
 - Average Unit Size: 585-SF
 - 3,975-SF of Commercial Space
 - No Parking

Gross Floor Area

- 34,501-SF

- FAR Utilization*
- Max chargeable area allowed: 34,043-SF
 - Proposed chargeable area: 32,494-SF (95.5%)

- Advantages*
- Code compliant scheme
 - Maximizes commercial area
 - Orientation takes advantage of views to the west
 - Maximizes number of apartment units

- Challenges*
- Lower FAR utilization
 - East units face onto empty lot which may be developed in the future
 - Commercial space is not accessed from S Jackson St, the pedestrian-oriented street
 - Organization of the core stairs and elevator prevent the feasibility of a below grade parking garage



Alternative 3 (Preferred Scheme)

Description
Massing Alternative 3 orients units north, south, and west, animating each street-facing side of the building, taking advantage of surrounding views, and breaking down the massing into three container-like forms. The lower three stories extend out to the property lines below the power-line setbacks, but are carved to create integrated balconies, an expanded sidewalk zone, and overhead weather protection. Commercial space occupies the corner and stretches along most of the S Jackson Street frontage. The residential lobby is located off 16th Avenue adjacent to the west frontage of the commercial space. Below-grade parking for 15 vehicles is accessed at the southern end of 16th Ave S.

- Program*
- 37 Apartments
 - Average Unit Size: 671-SF
 - 2,377-SF of Commercial Space
 - 15 Parking Spaces

Gross Floor Area

- 41,696-SF

- FAR Utilization*
- Max chargeable area allowed: 34,043-SF
 - Proposed chargeable area: 33,833-SF (99.4%)

- Advantages*
- Code compliant scheme
 - Higher utilization of FAR
 - Orientation towards all three ROWs maximizes access to daylight and eyes on the street
 - Orientation takes advantage of views to the west
 - Good unit mix with higher average unit size
 - Carved base provides a dynamic and spatial street front

MASSING CONCEPTS • ALTERNATIVE 1

Description
Massing Alternative 1 organizes the building around an east/west circulation spine, creating a strong north-south orientation, with residential units facing either S Jackson Street or S Jackson Place. The power-line setback that shapes the upper building is extended to street level to allow for a simplified form and an expanded sidewalk zone. Commercial space occupies the corner and stretches along most of the S Jackson Street frontage. Rain protection is established by an additive canopy. The residential lobby is located off 16th Avenue adjacent to the west frontage of the commercial space. Below-grade parking for 17 vehicles is accessed at the southern end of 16th Ave S.

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Gross Floor Area

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FAR Utilization

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 - Proposed chargeable area: 33,301-SF (97.8%)
- Advantages*

 - Code compliant scheme
 - Takes advantage of south exposure
 - Opportunities for daylight in corridors
 - Efficient parking plan yields more spaces

Challenges

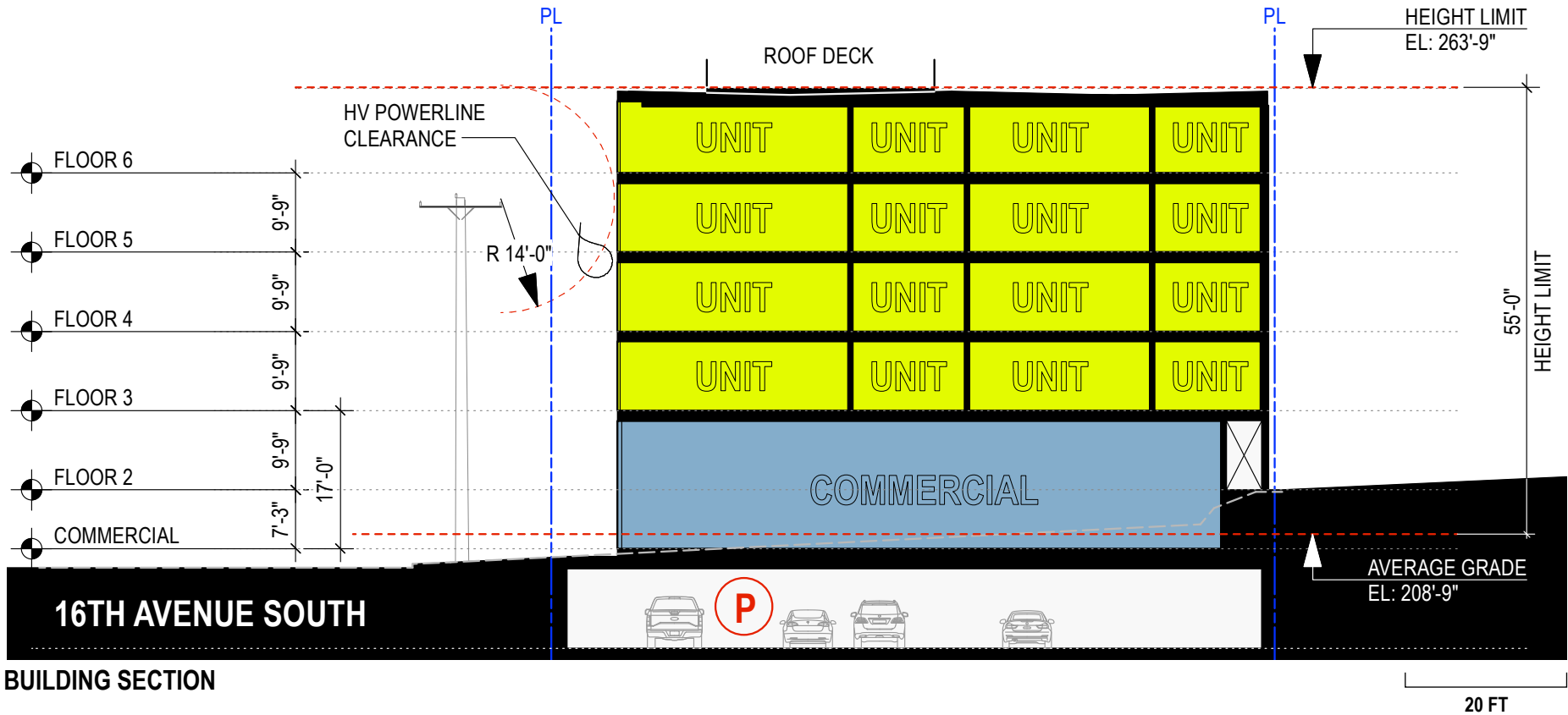
 - Lower FAR utilization
 - Residential units are not oriented towards desired views toward the west
 - North-South orientation creates side-wall condition toward 16th Ave S

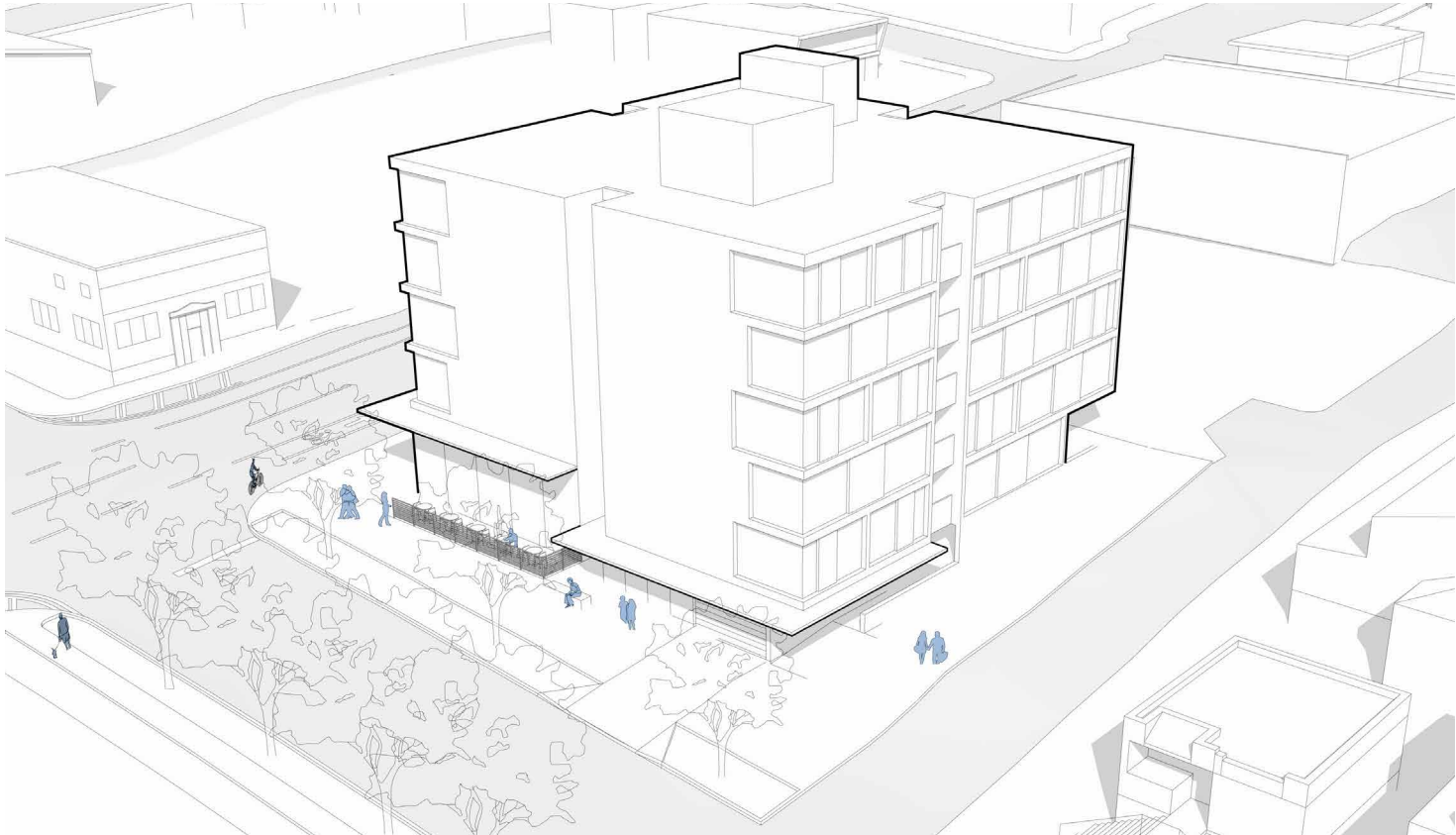


View Along S Jackson St. Looking East



View Along 16th Ave S Looking Southeast

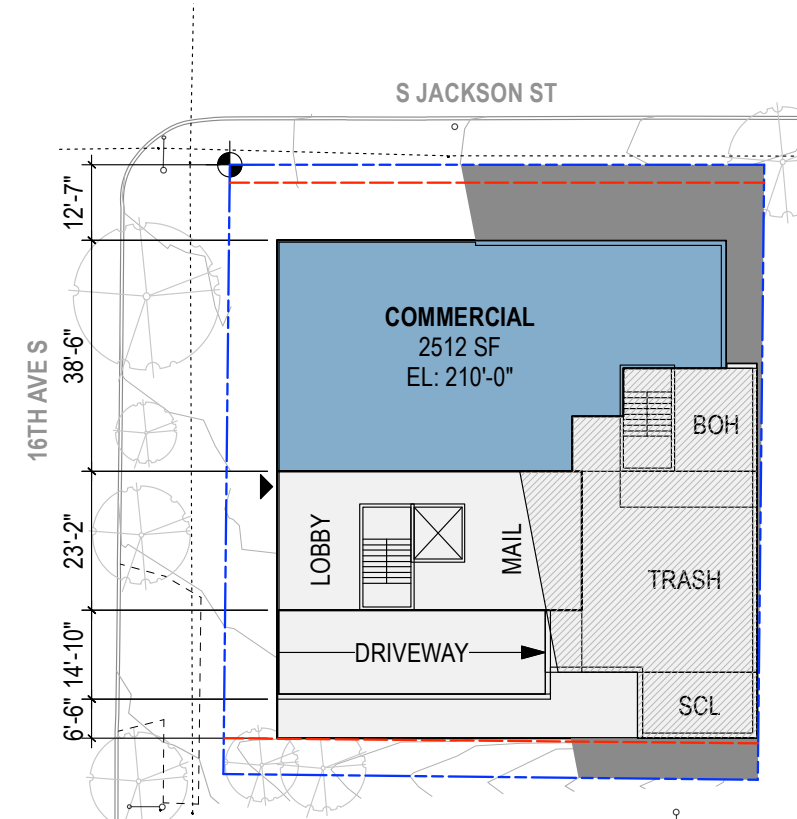




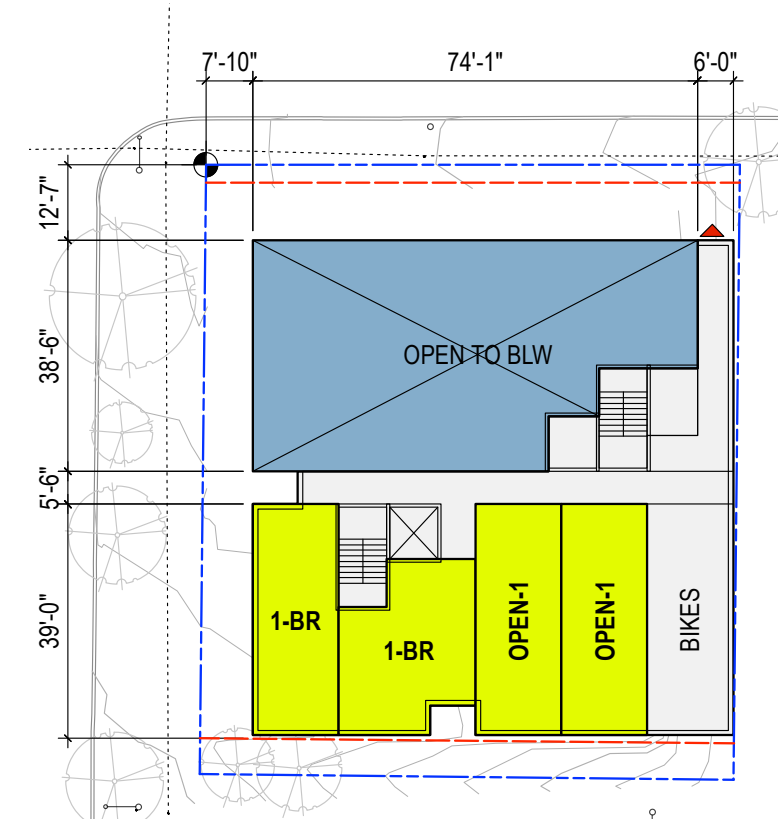
Birds Eye View



View Along S Jackson Pl. Looking Northeast



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TYPICAL UPPER LEVEL



MASSING CONCEPTS • ALTERNATIVE 2

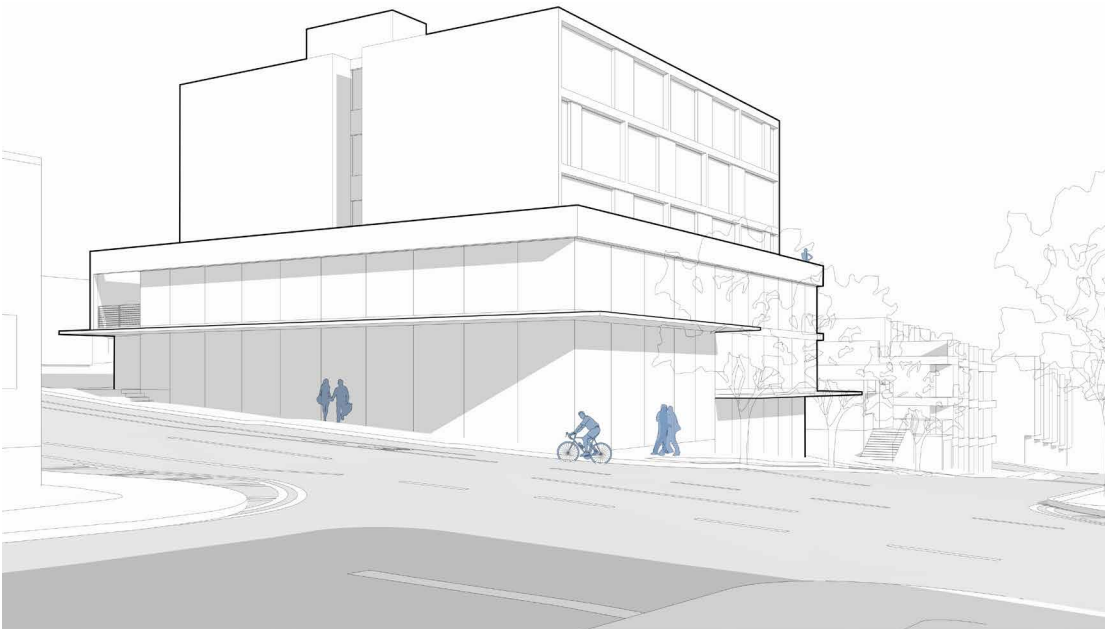
Description
Massing Alternative 2 organizes the building around a north/south circulation spine, creating a strong east-west orientation. The eastern portion of the building is held back 10-feet from the property line to provide access to daylight and buffer to the adjacent property. The lower three stories extend out to the property lines below the power-line setback allowing for larger floor plates at those levels. Commercial space occupies the corner and stretches along most of the 16th Ave S frontage. Rain protection is established by an additive canopy. The residential lobby is located at the eastern end of the S Jackson Street frontage. No on-site parking is included.

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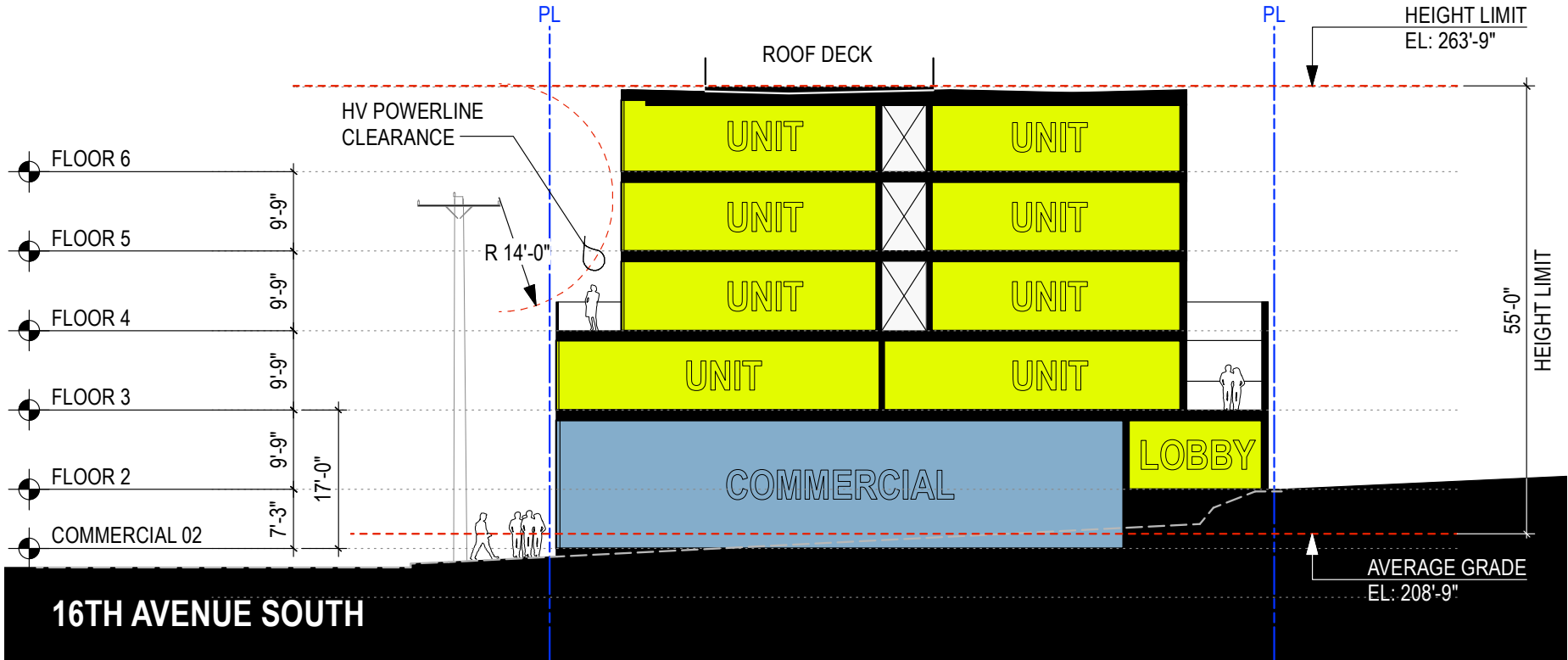
- Gross Floor Area*
- 34,501-SF
- FAR Utilization*
- Max chargeable area allowed: 34,043-SF
 - Proposed chargeable area: 32,494-SF (95.5%)
- Advantages*
- Code compliant scheme
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 - Maximizes number of apartment units
- Challenges*
- Lower FAR utilization
 - East units face onto empty lot which may be developed in the future
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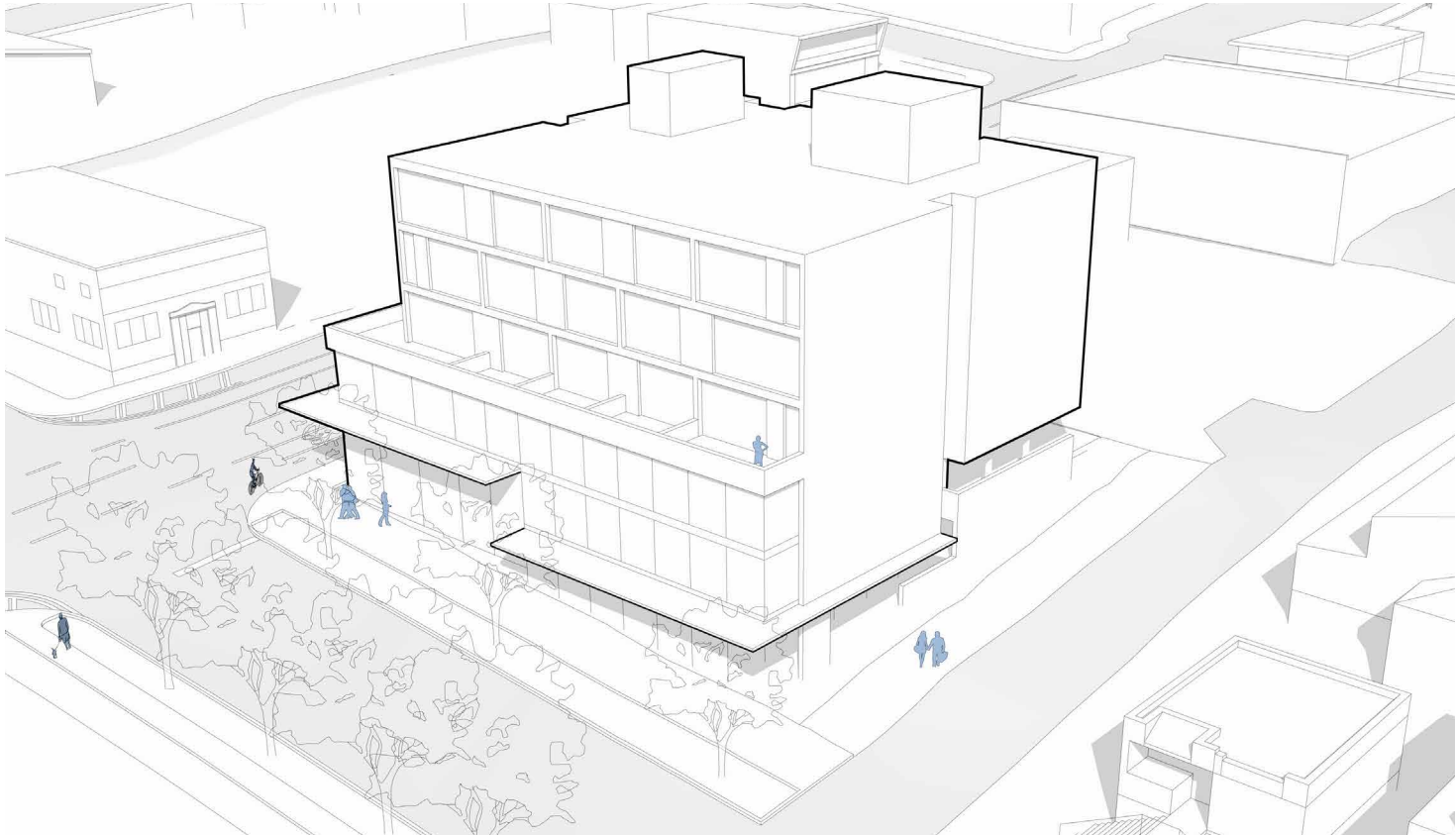
View Along S Jackson St. Looking East



View Along 16th Ave S Looking Southeast



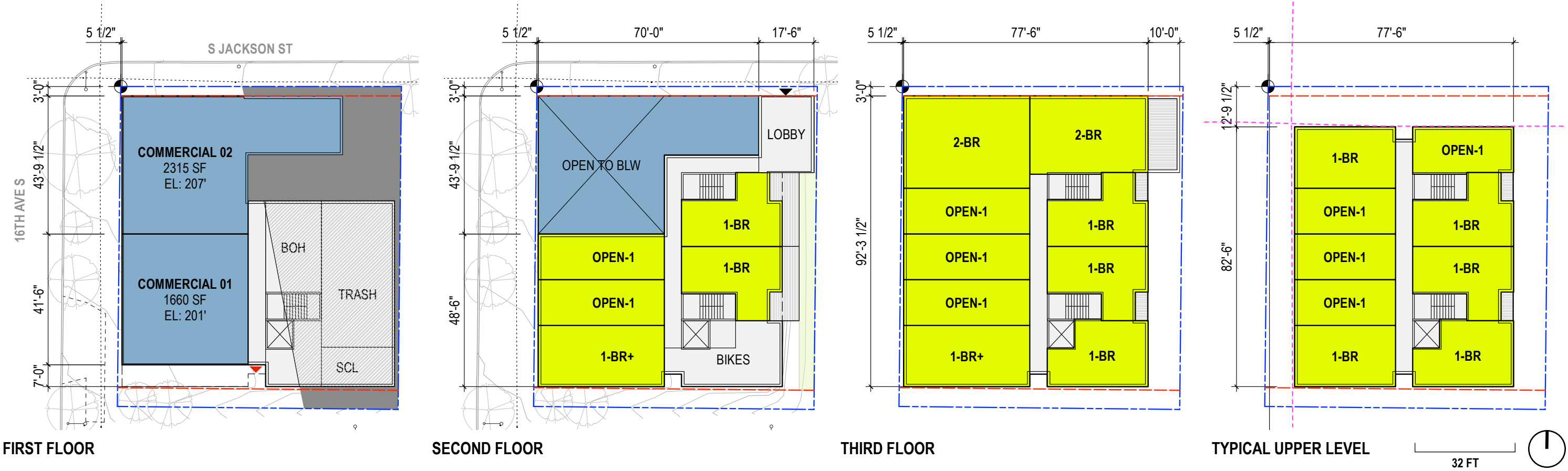
BUILDING SECTION



Birds Eye View



View Along S Jackson Pl. Looking Northeast



MASSING CONCEPTS • ALTERNATIVE 3 (PREFERRED SCHEME)

Description
Massing Alternative 3 orients units north, south, and west, animating each street-facing side of the building, taking advantage of surrounding views, and breaking down the massing into three container-like forms. The lower three stories extend out to the property lines below the power-line setbacks, but are carved to create integrated balconies, an expanded sidewalk zone, and overhead weather protection. Commercial space occupies the corner and stretches along most of the S Jackson Street frontage. The residential lobby is located off 16th Avenue adjacent to the west frontage of the commercial space. Below-grade parking for 15 vehicles is accessed at the southern end of 16th Ave S.

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 - Average Unit Size: 671-SF
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 - 15 Parking Spaces

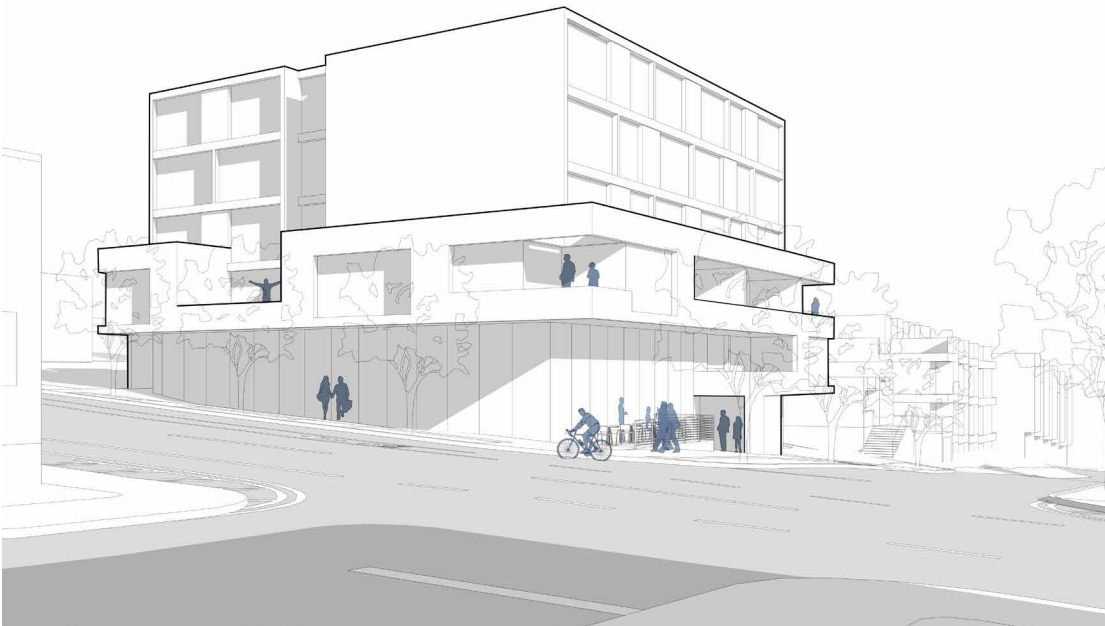
- Gross Floor Area*
- 41,696-SF

- FAR Utilization*
- Max chargeable area allowed: 34,043-SF
 - Proposed chargeable area: 33,833-SF (99.4%)

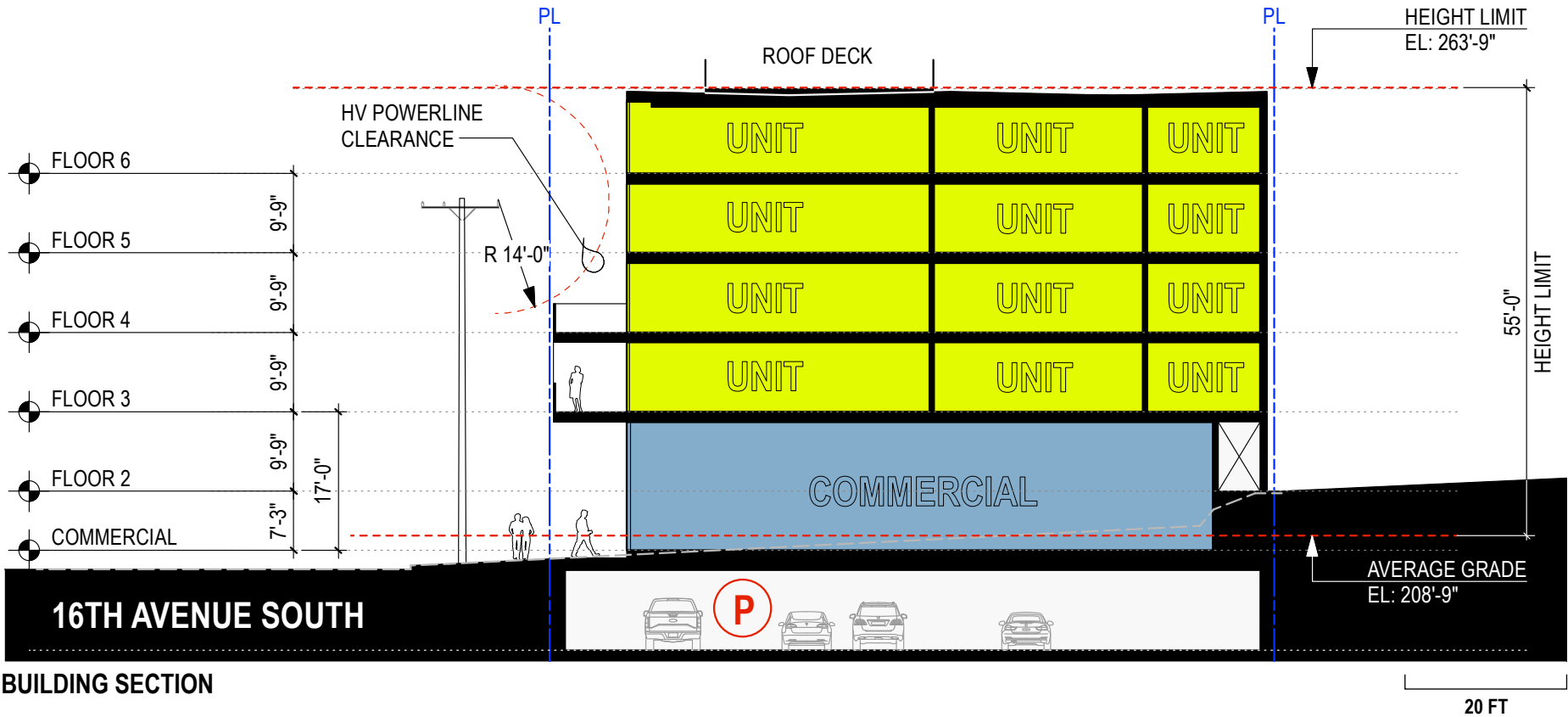
- Advantages*
- Code compliant scheme
 - Higher utilization of FAR
 - Orientation towards all three ROWs maximizes access to daylight and eyes on the street
 - Orientation takes advantage of views to the west
 - Good unit mix with higher average unit size
 - Carved base provides a dynamic and spatial street front



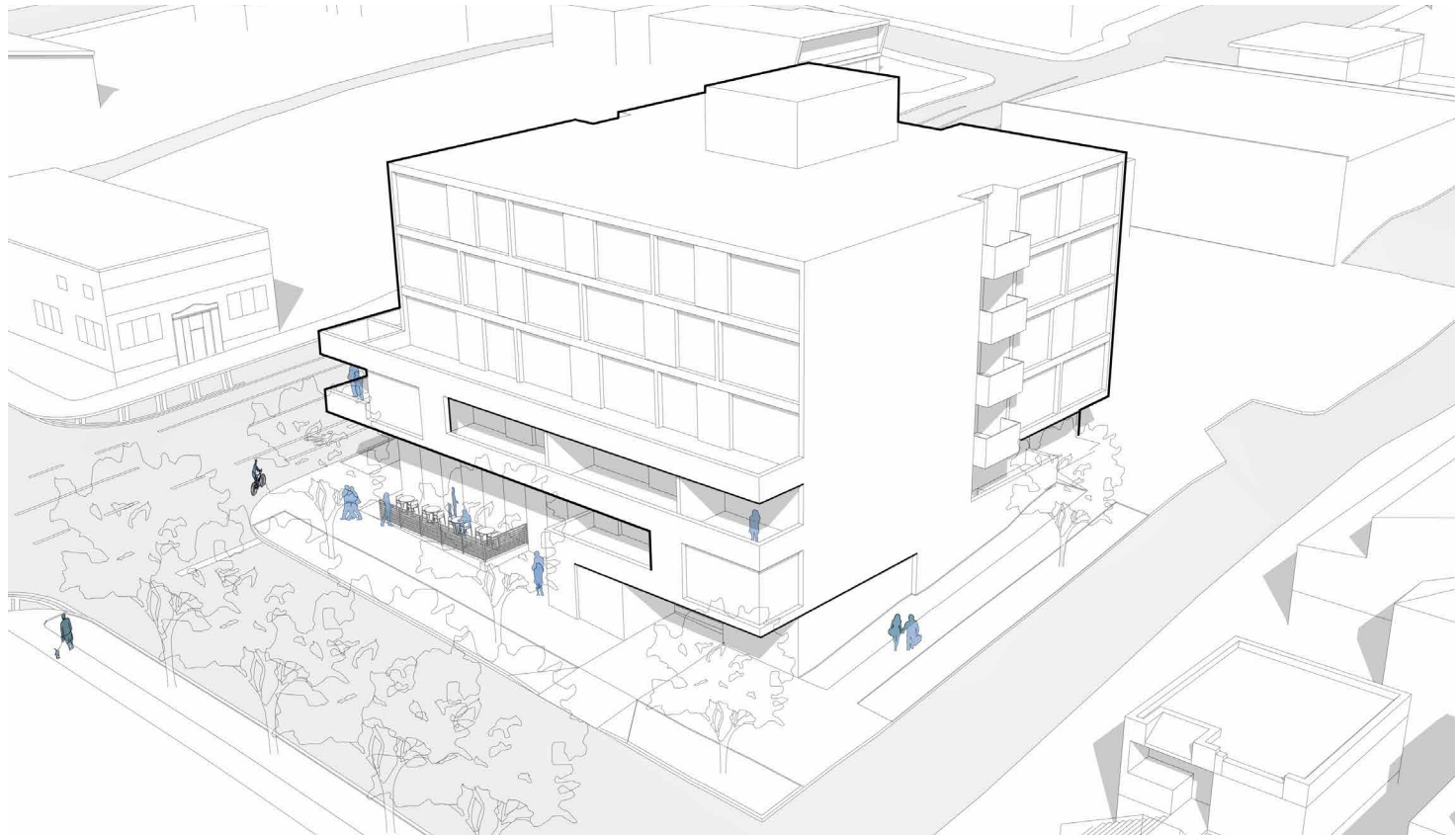
View Along S Jackson St. Looking East



View Along 16th Ave S Looking Southeast



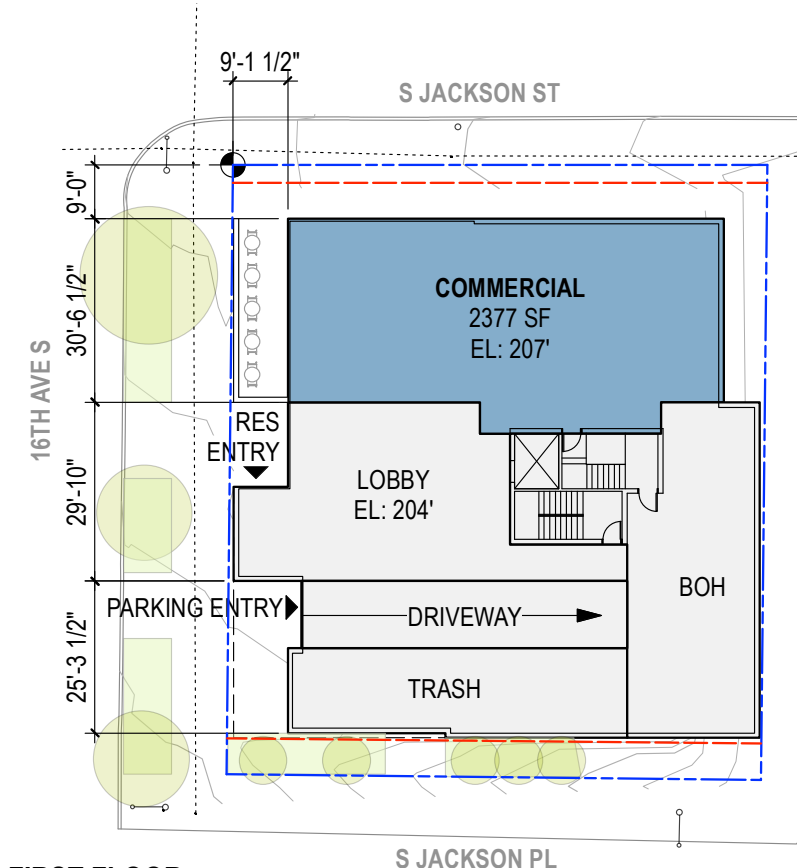
MASSING CONCEPTS • ALTERNATIVE 3 (PREFERRED SCHEME)



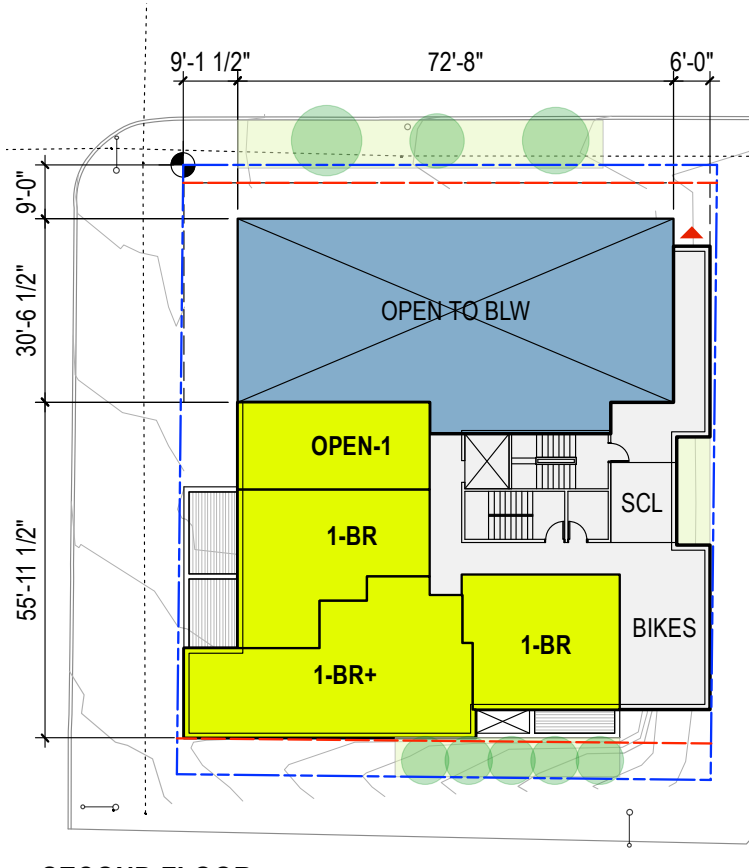
Birds Eye View



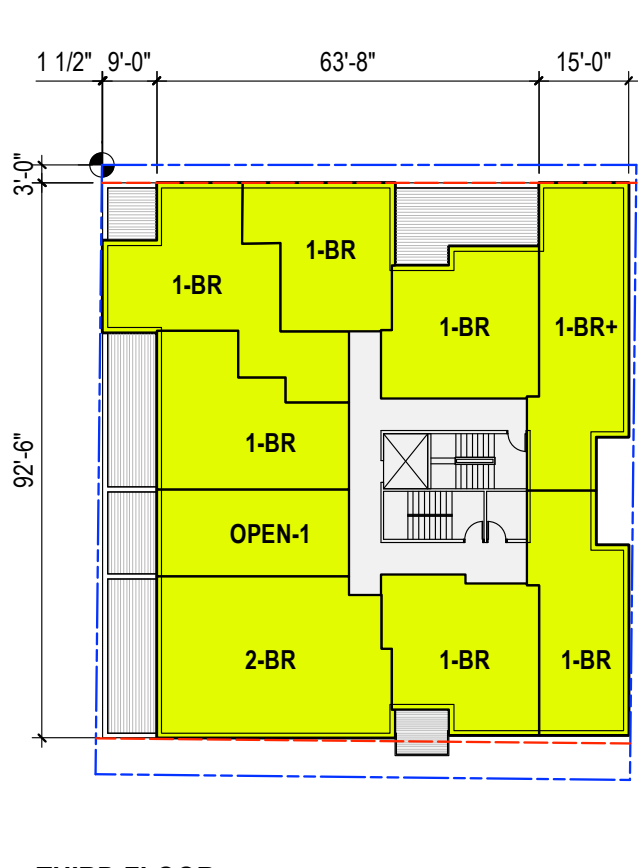
View Along S Jackson Pl. Looking Northeast



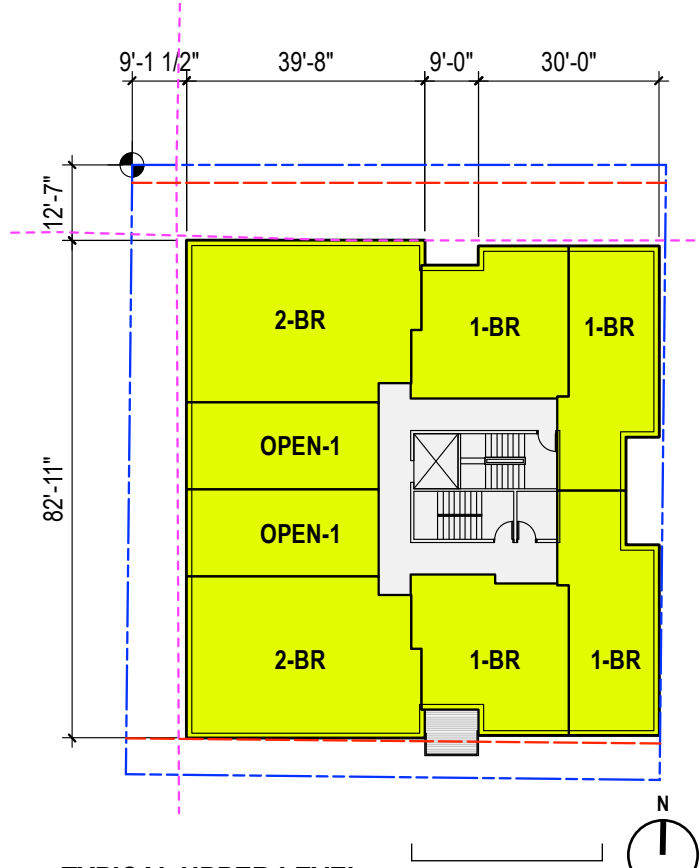
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



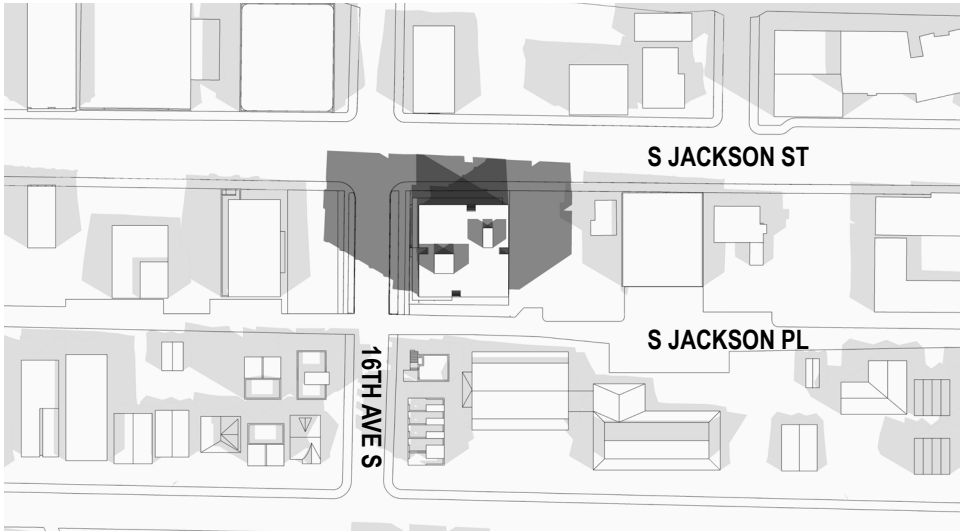
TYPICAL UPPER LEVEL

32 FT

MASSING CONCEPTS • SHADOW ANALYSIS



ALTERNATIVE 1 Summer Solstice



Equinox



Winter Solstice



ALTERNATIVE 2 Summer Solstice



Equinox



Winter Solstice



ALTERNATIVE 3 (PREFERRED) Summer Solstice



Equinox



Winter Solstice



Cantilvered as Rain Protection, Expressive + Dynamic Façade



Layered Façade, Recessed Balconies



Integrated Vertical Sun Breakers



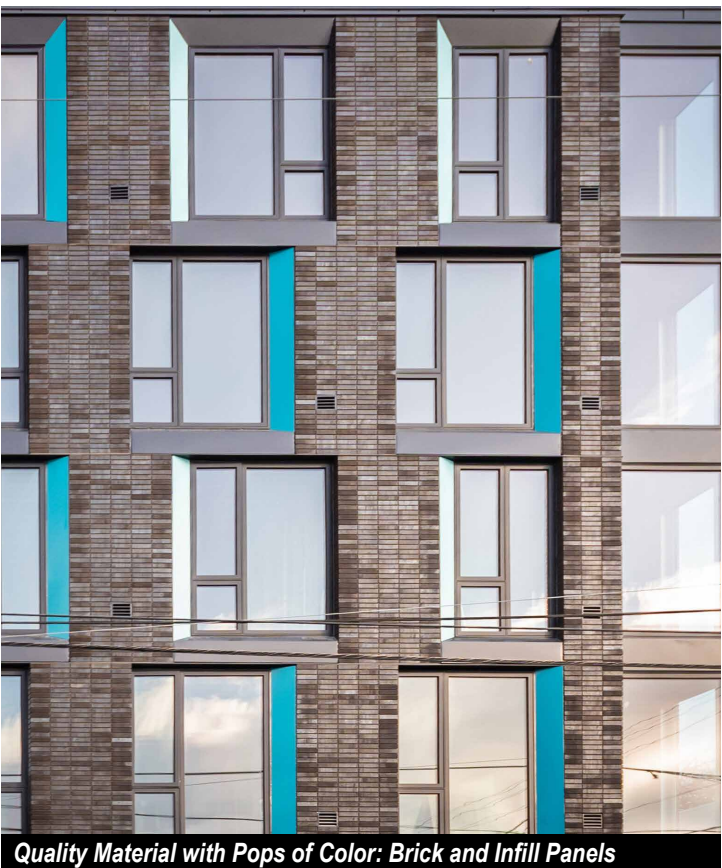
Carved Building Mass, Material Continuity



Expressive + Dynamic Façade Articulation



Quality Material with Detail and Texture: Vertical Corrugated Metal

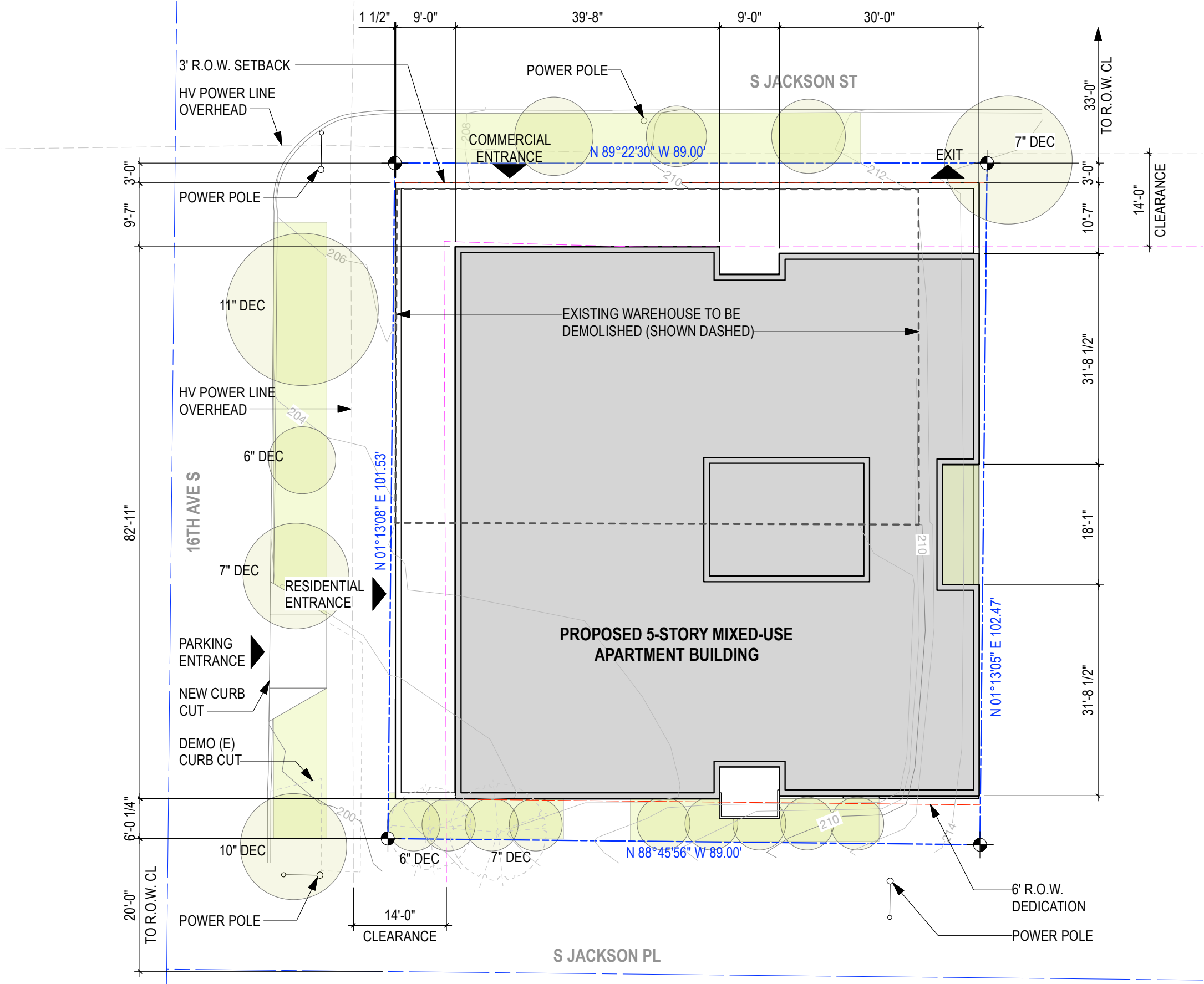


Quality Material with Pops of Color: Brick and Infill Panels



Pedestrian-friendly Sidewalk with Integrated Rain Coverage

MASSING CONCEPTS • PRELIMINARY SITE PLAN, PREFERRED SCHEME



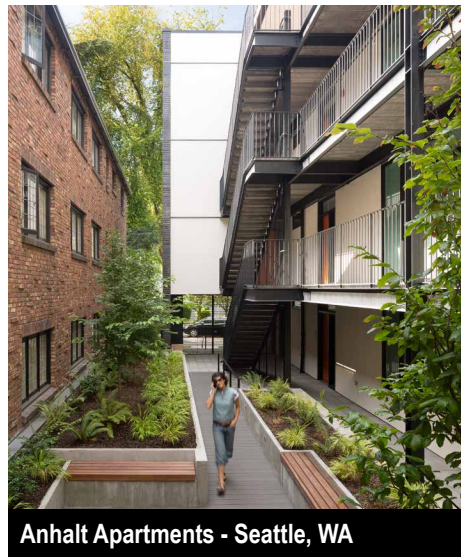
EXAMPLES OF PAST WORK



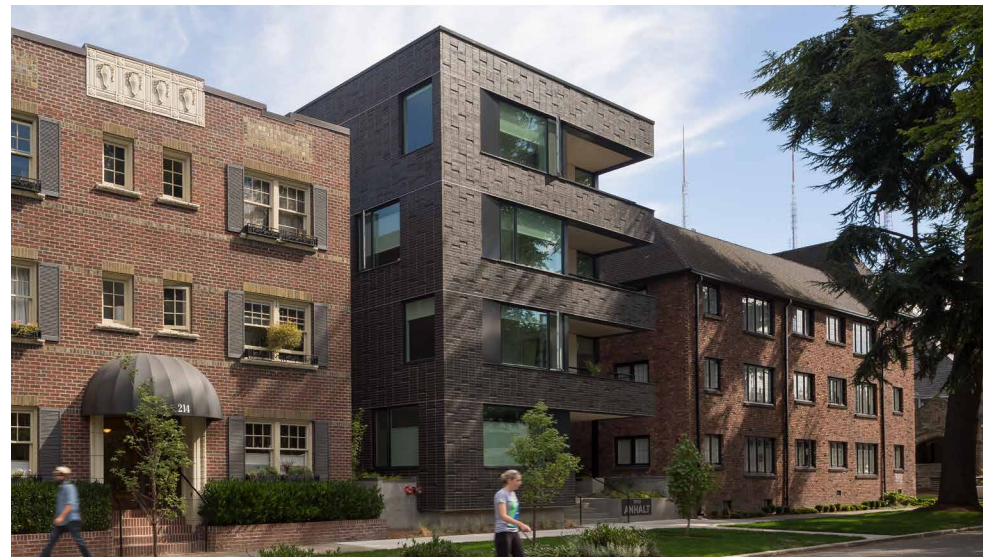
Henry Apartments - Seattle, WA



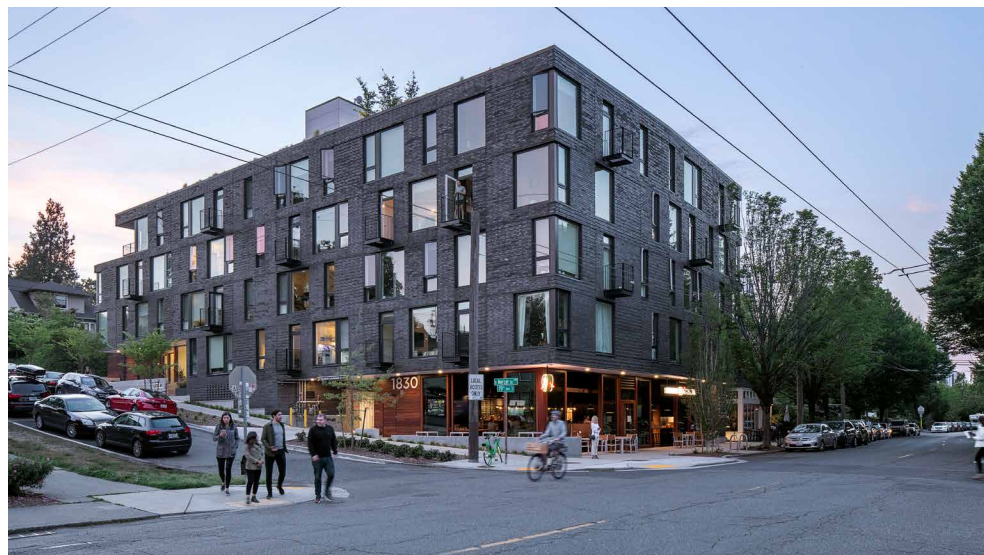
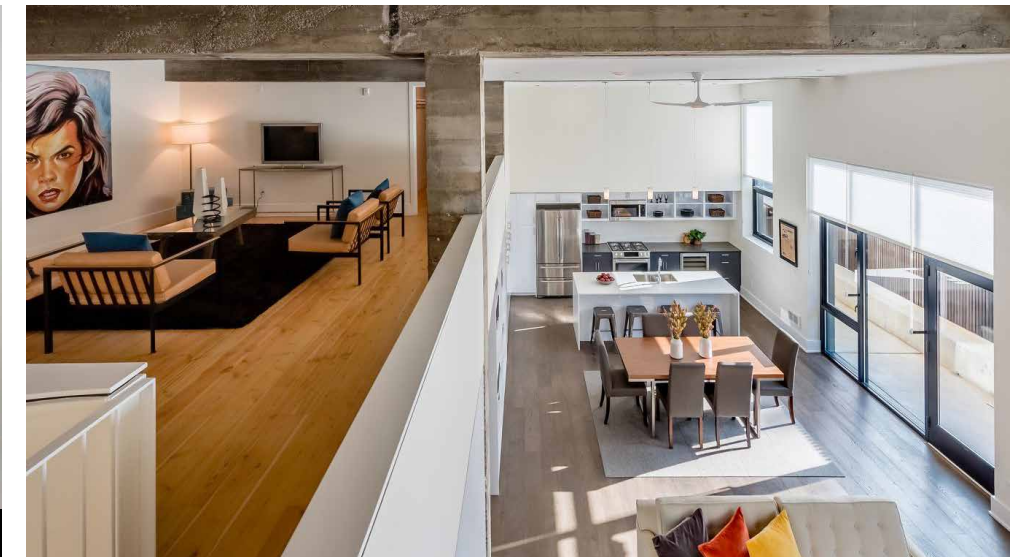
Shelton Apartments - Seattle, WA



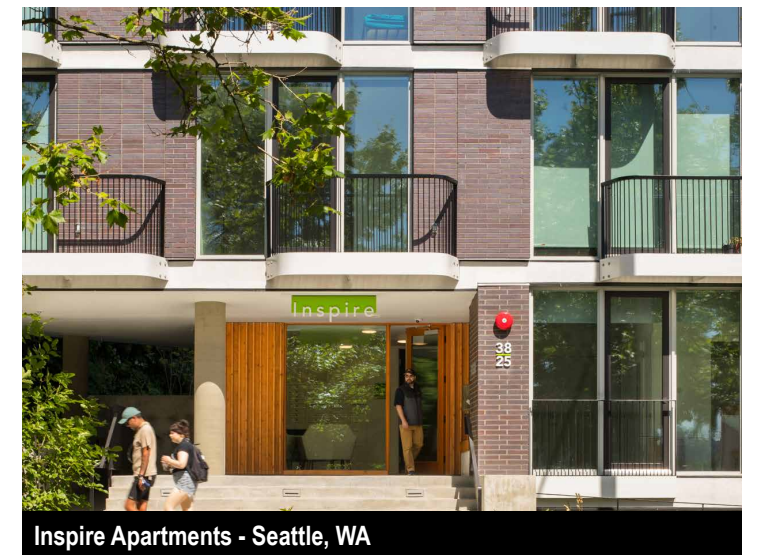
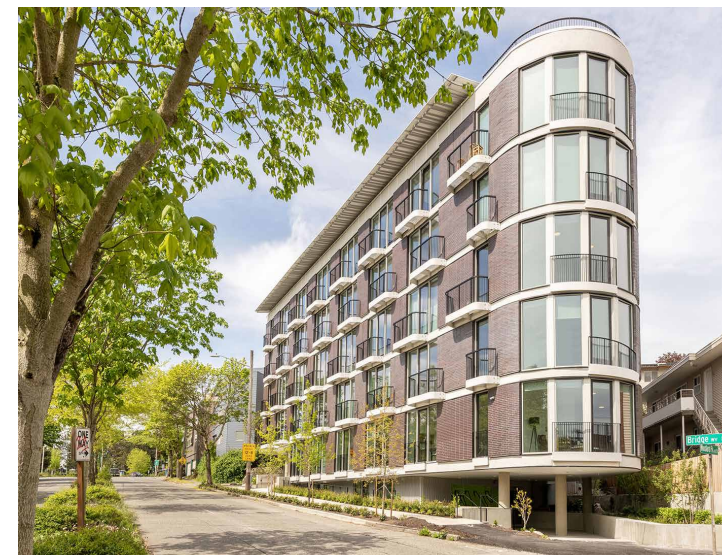
Anhalt Apartments - Seattle, WA



Saxonia Renovation - Seattle, WA



The Shea - Seattle, WA



Inspire Apartments - Seattle, WA