

**402, 406, 412, 416 S LUCILE ST
SEATTLE, WA 98108**

EARLY DESIGN GUIDANCE #1
SDCI # 3039305-EG
05/17/2022

APPLICANT AND ARCHITECT:
JACKSON MAIN ARCHITECTURE
311 1st Ave S
Seattle, WA 98104
Contact: Steve Schmitz

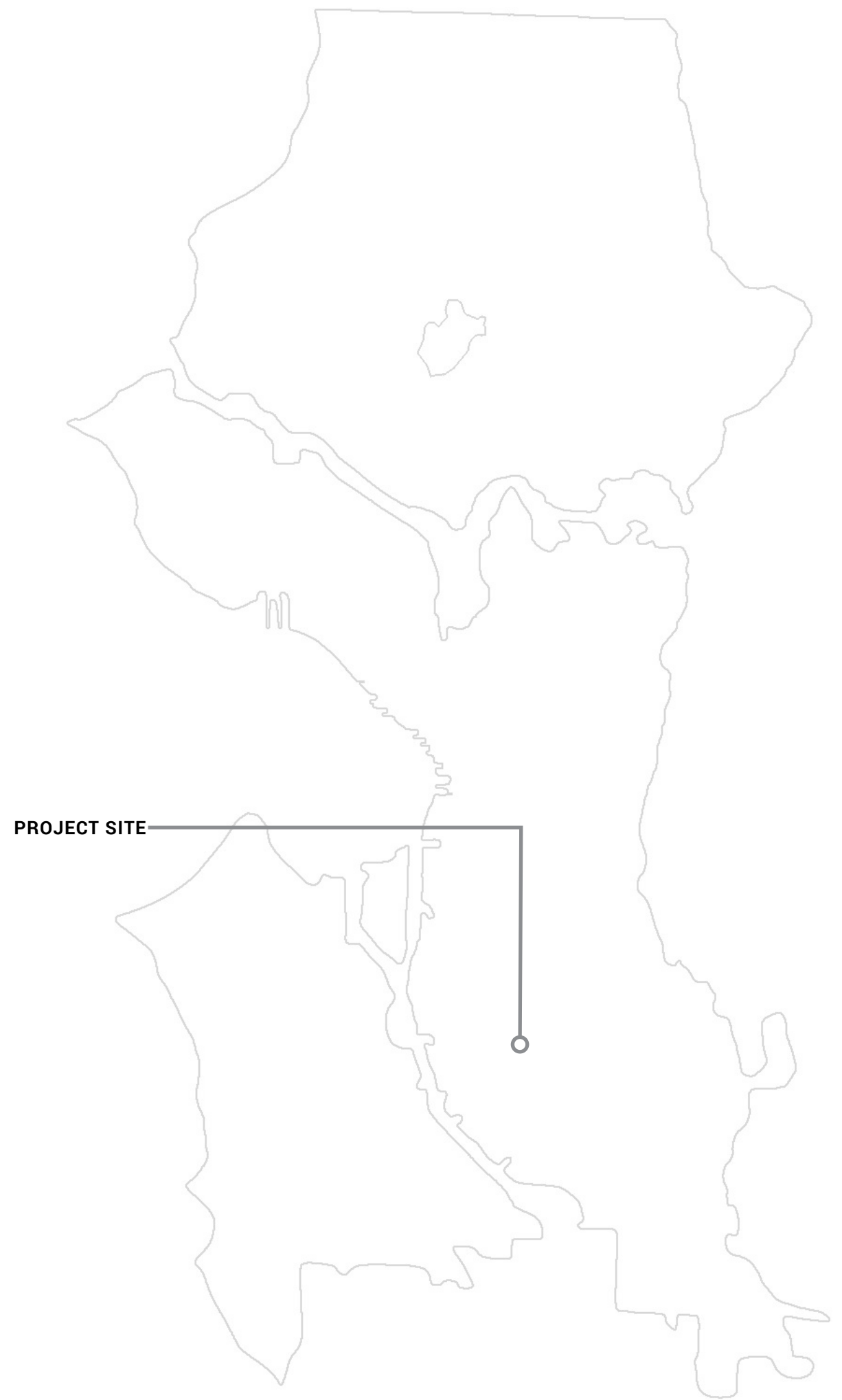
OWNER:
TWG Development
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Indianapolis, IN 46202
Contact: Megan Adams

LANDSCAPE ARCHITECT:
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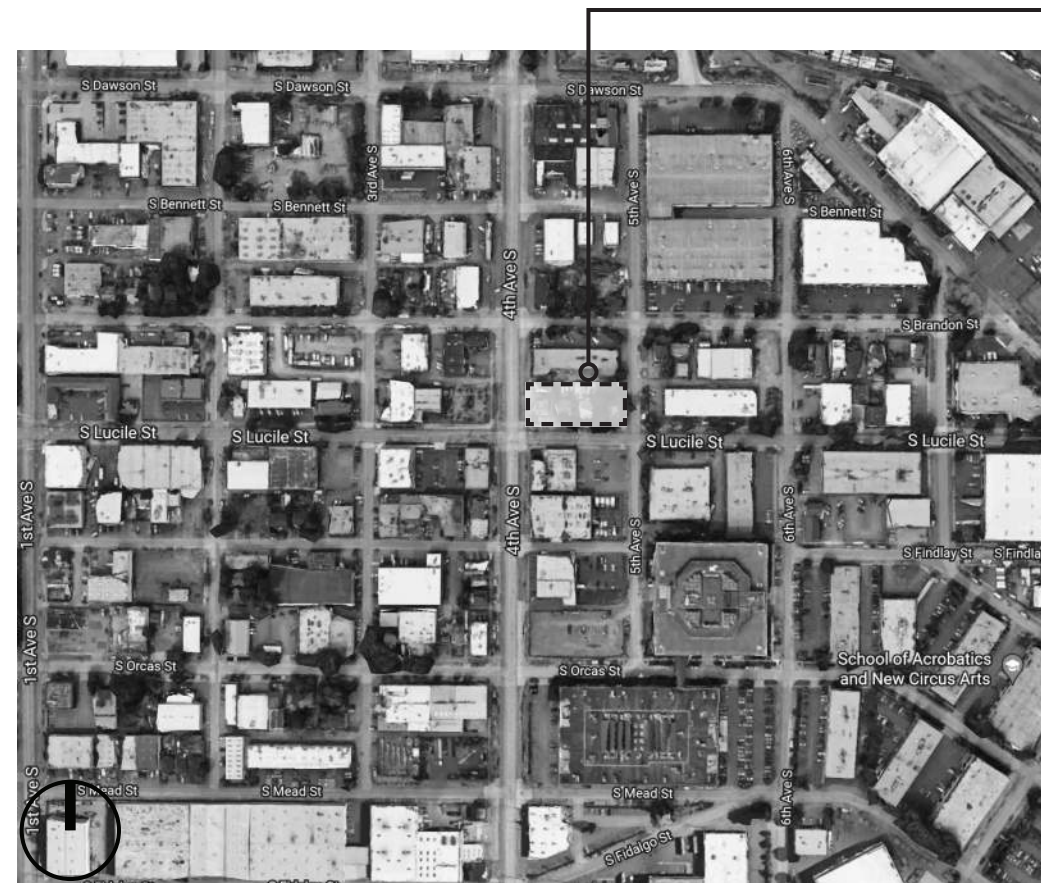
PROJECT GOALS:

Georgetown Community Development Authority (GCDA), a non-profit organization based in the neighborhood is partnering with TWG Development, whom employ long-term local staff agents leading the technical development process. GCDA's mission is to create homes and workspaces for artists, artisans, local workers and strengthen existing community bonds. TWG has 100 housing communities across the United States, most of which are affordable partnered with local non-profit agencies.

The development estimates approximately 152 affordable housing units including studios, one-bedroom, two-bedrooms, and three-bedrooms. The completed project will serve households earning no more than 60% of the area median income (AMI) and additionally will serve a mix of households with incomes ranging from 50%, 40%, and 30% AMI. A portion of the project will provide small business leased commercial space and live/work units facing a community open-space and adjacent public right-of-way. A number of grade-level parking stalls will be provided on-site, and partnerships are planned to create and utilize existing neighborhood parking arrangements.

DEVELOPMENT OBJECTIVES:

The project is located on S Lucile Street between 4th Ave S and 5th Ave S in the Georgetown neighborhood and will combine the following lots: 402, 406, 412, 416 S Lucile St & 5412, 5416 4th Ave S. The project will be an 8-story building, approx. 118,000sf with 5 levels of Type 3A construction over 3 levels of Type 1A construction. This affordable multi-family housing project will consist of 152 units with studio, 1-bedroom, 2-bedroom and 3-bedroom configurations, an on-grade courtyard and general amenity spaces. Street front retail and live/work units will be located at the street frontages. Parking and building services will be located along the alley.



STREET ADDRESS:

402, 406, 412, 416 S LUCILE ST. &
5412, 5416 4TH AVE. S.
SEATTLE, WA 98108

PROJECT PROFILE:

SITE AREA:	21,128 (0.49 AC)
PROPOSED USE:	APARTMENTS + RETAIL
MAX. FAR:	5.5
(5.5)(21,128)	= 116,204 SF
ZONING:	C1-75 (M1)

EXISTING SITE:

The project site consists of 4 parcels (APN's: 526330-0115 (5282 SF), 526330-0120 (5282 SF), 526330-0125 (5282 SF), 526330-0130 (5282 SF)) with a total length of approximately 100" depth by 212' wide. The 4 parcels are located north of S Lucile Street and between 4th and 5th Ave S to the west and east, as well as bounded by an alley to the north. There are 4 existing residences with detached garages and 1 mid-century office building on the parcels to be demolished.

The approximate length of developable land on the 4 parcels is 95' depth by 212' width. A 5' alley dedication required by SDOT, as well as a portion of the southwest corner facing 4th Ave S and S Lucile Street dedicated to overhead SCL power lines requiring setbacks.

ZONING AND OVERLAY:

The project parcels are all located within the C1-75 (M) zone, indicating that the structure may rise to 75'-0" and contains a mandatory housing affordability requirement. It is adjacent on 5th Ave S to the IG2 U/85 zoning overlay, and lies outside of any current or proposed urban village boundary.

NEIGHBORHOOD DEVELOPMENT:

On all sides of the project, current and proposed land uses would indicate a neighborhood transitioning from largely low-rise commercial and industrial uses to a mix of mid-rise residential, commercial mixed-use, and industrial logistics and support infrastructure. The Georgetown Community Development Authority (GCDA) owns multiple developable parcels within this region with aims to provide affordable housing and neighborhood business amenities and creative spaces desperately desired in this underserved region.

DEVELOPMENT OBJECTIVES

SUMMARY OF COMMUNITY OUTREACH

EDG COMMUNITY OUTREACH SUMMARY:

Georgetown Community Development Authority (GCDA), in partnership with TWG Development, an affordable housing developer, assisted in coordinating outreach amongst Georgetown's many artists, business owners, and residents. The GCDA and TWG are committed to seeking community input and ideas for neighborhood small businesses, as well as reconnecting large parts of the neighborhood with improved pedestrian and non-motorized means of mobility.

With COVID-19 restrictions lifting, the project relied on both in-person and digital outreach, including a 500-foot mailing for 402 S Lucile Street. The mailing provided basic project information and directed people to an interactive community survey and in-person outreach event (Georgetown Idea Fest). The survey was widely shared with the residents of Georgetown through social media, a blog post from The Urbanist, and the GCDA website. In total, the project team received 64 responses to the survey. The Georgetown Idea Fest was well-attended, with over 100 participants in a large community hall. Attendees were encouraged to write their thoughts and hopes for the project directly adjacent to questions and posters, inviting both critical debate as well as positive feedback.

SURVEY RESULTS SUMMARY:

A majority of participants of the survey live in Georgetown or very close to the project, while several participants were simply interested in the development.

Participants of the survey strongly suggested that the development provide affordable housing:

"would love to see more affordable housing for individuals and families in the area... as an artist who needs affordable housing near my studio... affordable family friendly housing..."

Regarding commercial/retail spaces, participants generally hoped for new grocery options:

"Grocery store... G-store, seriously... a grocery store (even a small one) would be super helpful... ideally locally owned grocer, which would be a huge asset to the neighborhood..."

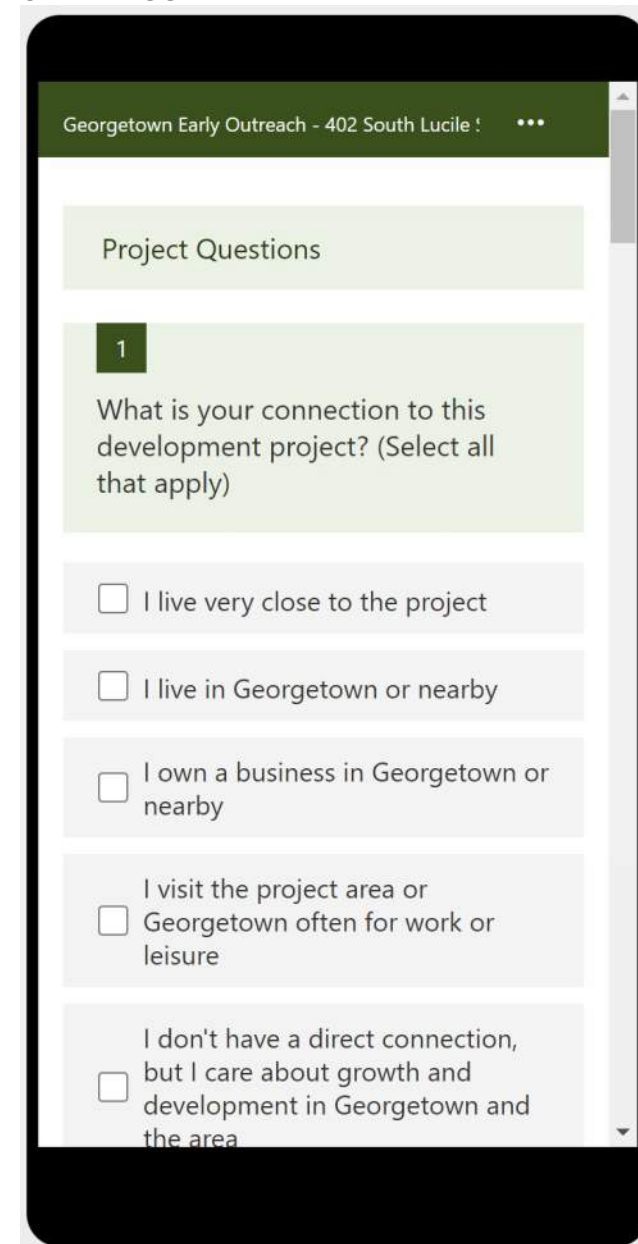
Regarding possible improvements to local infrastructure and connectivity:

"Make (the project) easily accessible to pedestrians... ensure that public transit stops are aligned to be convenient with the project... safe, spacious sidewalks... improved crosswalks..."

Regarding the potential building impacts on the neighborhood:

"Already scarce parking in the area... Not enough parking... concerned over material choice, will it be durable..."

ONLINE SURVEY:

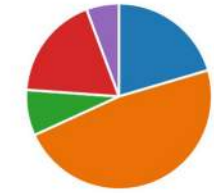


PROJECT QUESTIONNAIRE:

1. WHAT IS YOUR CONNECTION TO THIS DEVELOPMENT PROJECT?

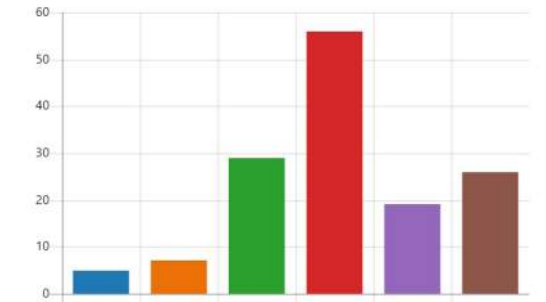
[More Details](#)

- I live very close to the project 18
- I live in Georgetown or nearby 42
- I own a business in Georgeto... 7
- I visit the project area or Geor... 16
- I don't have a direct connectio... 5



2. WHAT IS MOST IMPORTANT TO YOU ABOUT A NEW BUILDING ON THIS PROPERTY?

- That the building looks good 5
- That it looks unique and inter... 7
- That it brings new services or ... 29
- That it is affordable for reside... 56
- That it is designed to be famil... 19
- That it is designed with enviro... 26



3. WE WILL BE PROVIDING RETAIL SPACE AT THE STREET LEVEL. WHAT TYPES OF RETAIL BUSINESSES WOULD YOU PREFER TO SEE?

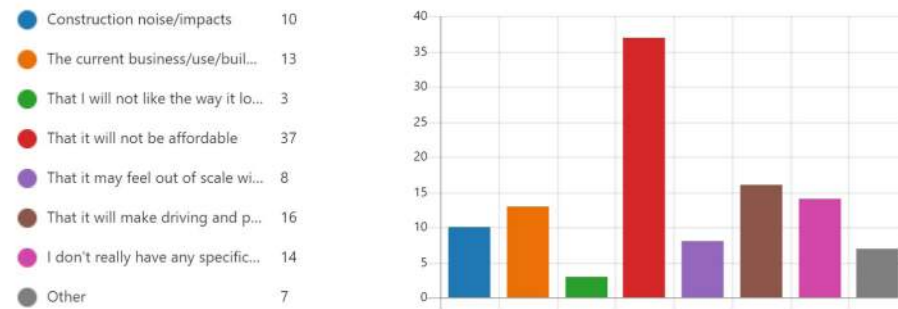
	Small Grocer, Deli, Other Food Sales	Small or local businesses of any type	Coffee Shop, Restaurant, Pub, Etc.	Other Shopping (Convenience, pharmacy, etc.)	Personal Services (Hair, Nails, Laundry, Etc.)	Not Listed
1st Choice	40	11	4	5	2	4
2nd	17	14	11	14	10	1
3rd	3	14	18	10	14	7
4th	5	11	13	18	8	11
5th	1	9	11	15	23	6
6th	0	7	9	4	9	37
Top 3	91%	59%	50%	44%	39%	18%

4. WE WILL BE IMPROVING THE SIDEWALKS AND LANDSCAPING AT THE STREET LEVEL. RANK WHICH ARE THE MOST IMPORTANT IMPROVEMENTS FOR THE NEW PUBLIC SPACES TO BE PROVIDED..

	Good for Pedestrians (Space to Walk, Etc.)	Lighting, "Eyes on the Street", Safety	Lots of Plants, Greenery	Neighborhood Artist Work, Sculpture, Murals	Seating, Places to Congregate (Sidewalk Cafes, Benches, Etc.)	Attractive Materials	Bike Parking	Other
1st Choice	34	16	9	2	4			1
2nd	9	13	10	14	11		1	8
3rd	6	10	15	12	12		4	6
4th	4	8	14	11	10	12		6
5th	8	8	9	8	13		11	6
6th	3	2	4	11	8	20		14
7th		9	4	6	4	14		22
8th	2		1	2	4	4		4
Top 3	74%	59%	52%	42%	41%	8%	21%	3%

PROJECT QUESTIONNAIRE (CONT'D):

5. WHAT CONCERNS DO YOU HAVE ABOUT THE PROJECT?



6. IS THERE ANYTHING SPECIFIC ABOUT THIS PROPERTY OR NEIGHBORHOOD THAT WOULD BE IMPORTANT FOR US TO KNOW?

31 Responses
 Latest Responses
 "Affordable space for families and local businesses is important to me"

9 respondents (29%) answered **Georgetown** for this question.



7. WHAT ELSE WOULD HELP MAKE THE NEW BUILDING SUCCESSFUL FOR DECADES TO COME?

35 Responses
 Latest Responses
 "I think the two most important elements are safe, spacious sidewalks..."
 "Sustainable, forward-thinking design and architecture. A welcoming ..."

8 respondents (24%) answered **community** for this question.



SUMMARY OF MEETING NOTES AND DESIGN TEAMS RESPONSES:

Overall, the initial outreach meeting was very positive. We have incorporated the following feedback into our current proposal:

- We will highlight how all units are designated as affordable
- Greater effort will be made to note the number of family-size units.
- All plan sheets now also include a (true) north arrow.
- The GCDA is investigating small business capabilities for the site, including food and retailer options.
- The representative images for each design option have been further reviewed and refined, for content and visual clarity.
- We will reach out to the local clubhouse (DBBC Clubhouse) for their feedback.
- Additional notes have been added to the EDG packet reinforcing the intent for pedestrian connections, both in the direct vicinity and to Georgetown proper.

DEVELOPMENT OBJECTIVES

SUMMARY OF COMMUNITY OUTREACH

IN-PERSON OUTREACH SUMMARY:

On February 27, the design team presented our project and development objectives at the Georgetown Idea Fest. A wide array of families, workers, and artists stopped in to hear about the plans for the project site, as well as development goals being introduced by the Georgetown Community Development Authority (GCDA).

Many individuals gave thoughtful and responsive feedback to our design team, and we look forward to additional rounds of interaction with the community as the project further refines and develops.

Our biggest takeaway was that many individuals who work in the neighborhood have a difficult time finding nearby affordable places to live, and struggle with commuting daily to their jobs. Artists who work in studios in the neighborhood shared similar issues with finding places they could rent. Both groups were appreciative of new housing options aiming to bridge this affordability gap.

Georgetown Idea Fest 2022

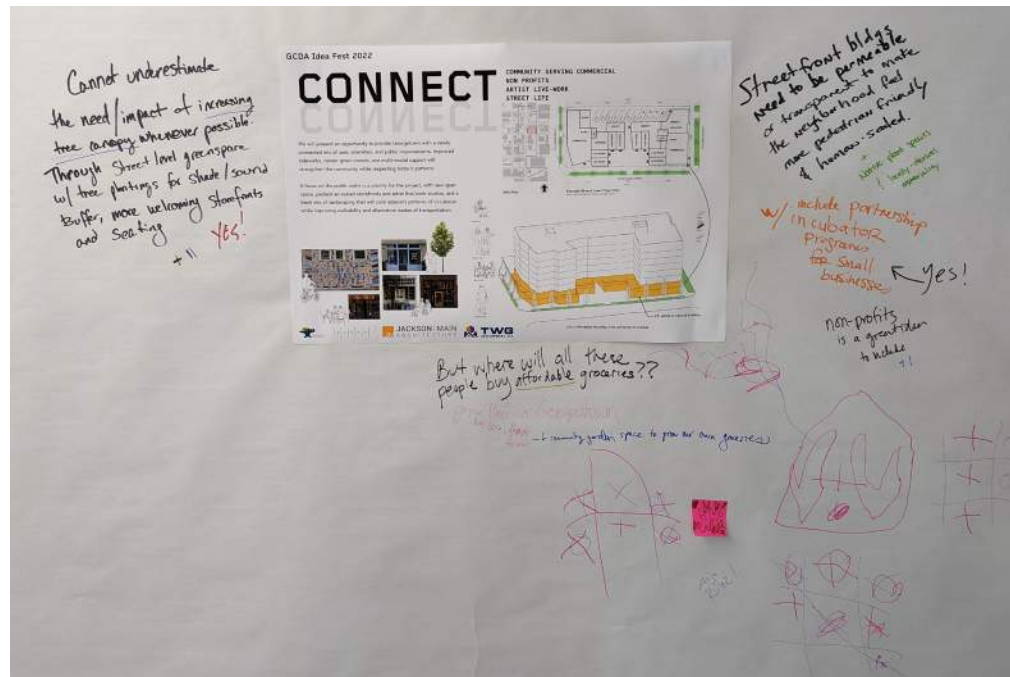
Let's Eat Drink and Dream the FUTURE together

Bring your curiosity and ideas to join your neighbors in cultivating the future of our neighborhood.
Come celebrate the goodness of Georgetown with local food, drink, neighbors and fun!

It's an open house interactive art block party food fair creative blast bonfire immersive

[HTTPS://WWW.THEURBANIST.ORG/2022/02/25/GEORGETOWN-PLANS-FOR-150-AFFORDABLE-HOMES/](https://www.theurbanist.org/2022/02/25/georgetown-plans-for-150-affordable-homes/)

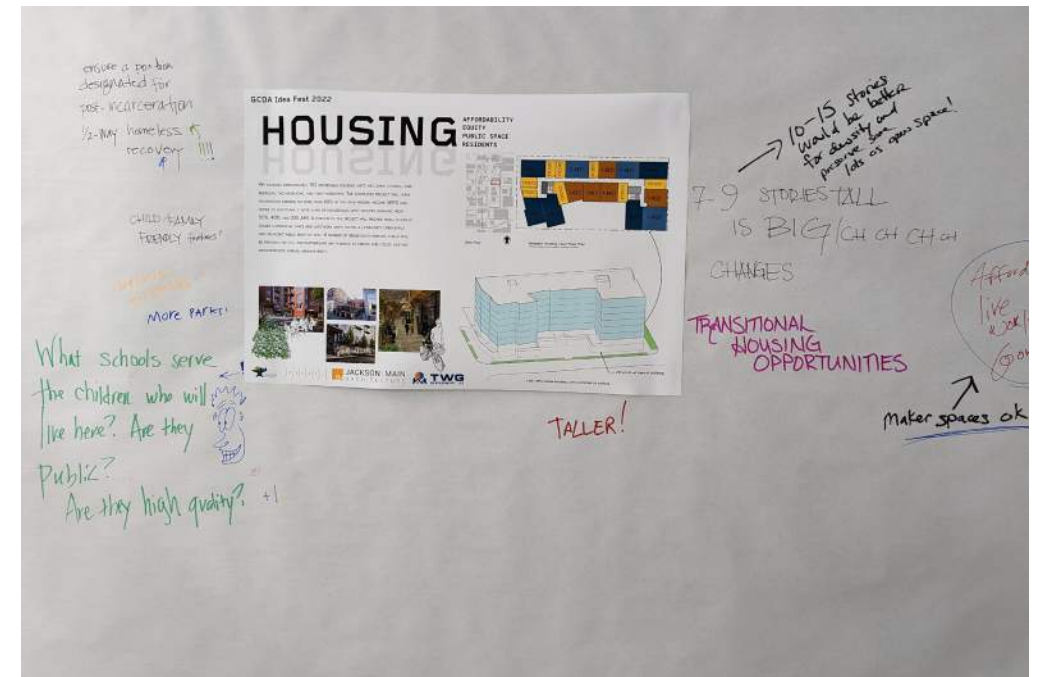
GEORGETOWN IDEA FEST 2022:



COMMUNITY FEEDBACK



IDEA FEST



COMMUNITY FEEDBACK

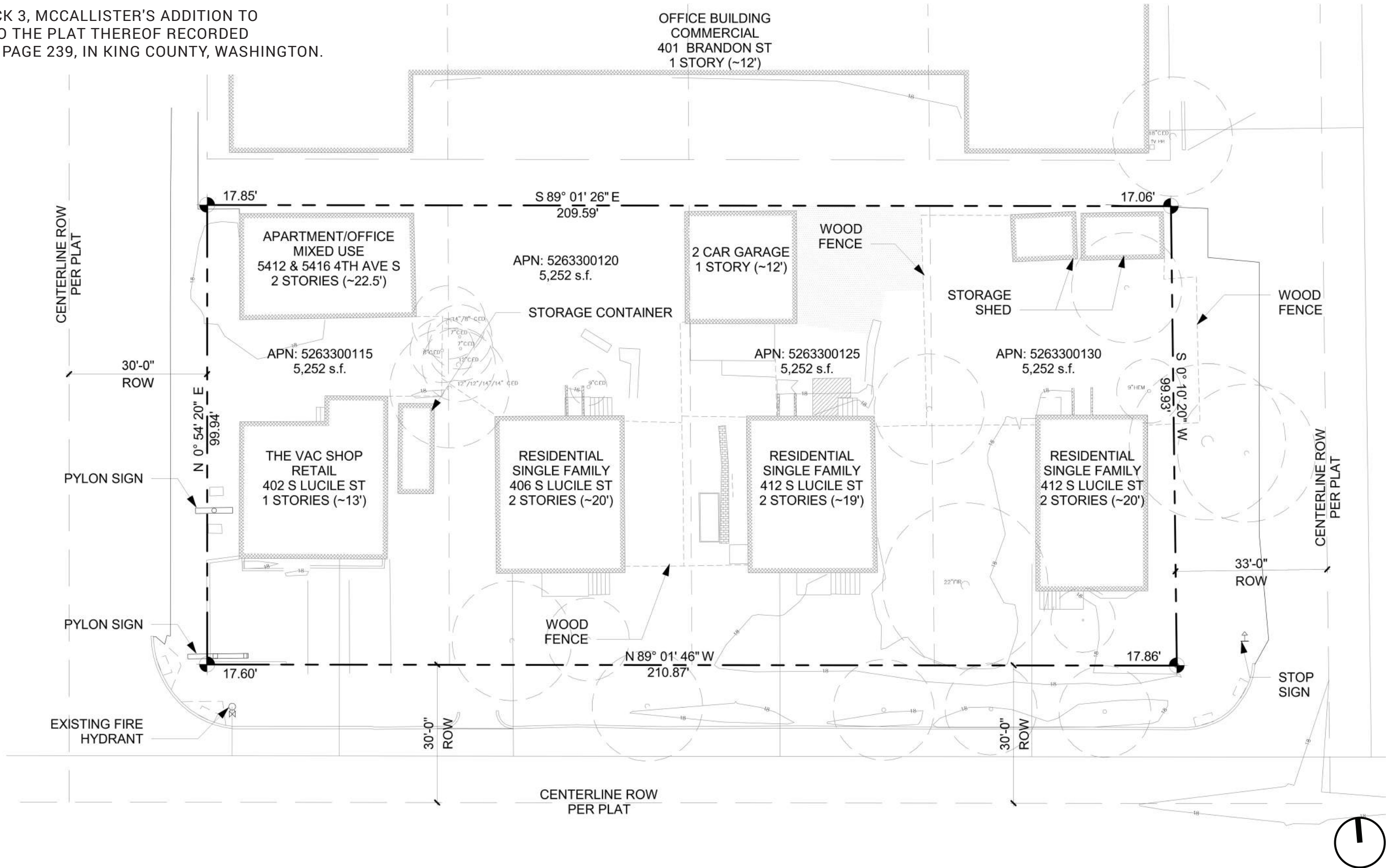
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EXISTING SITE SURVEY

SITE PLAN

LEGAL DESCRIPTION

LOTS 5, 6, 7 AND 8, BLOCK 3, MCCALLISTER'S ADDITION TO SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 239, IN KING COUNTY, WASHINGTON.



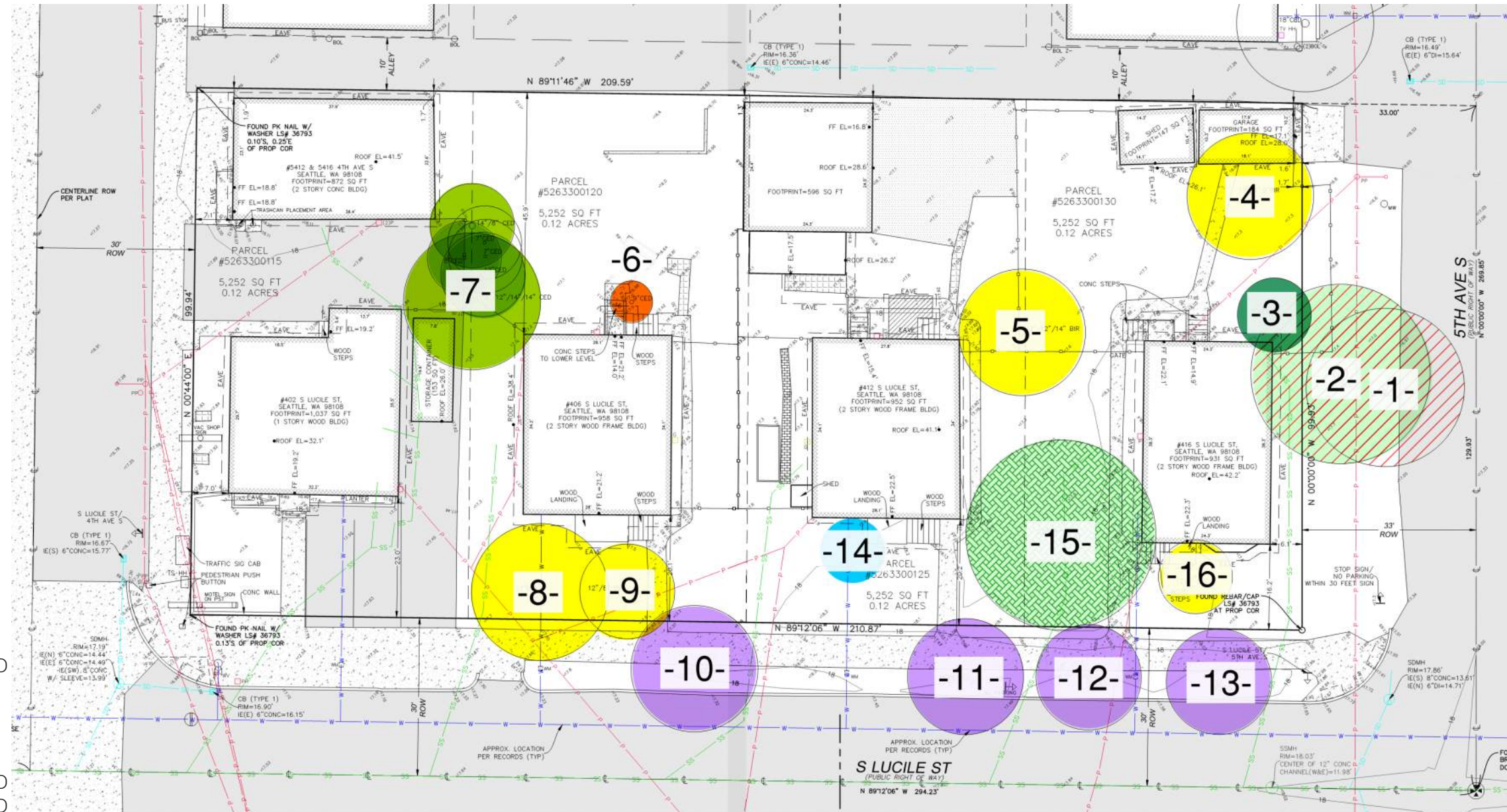
TREE SURVEY SUMMARY:

Regarding Survey initiated by KLLA Landscape Architects Inc. March 14, 2022.

The trees reviewed below were found to all be less than exceptional, as indicated by the threshold determined by the City of Seattle.

One tree (2) that exceeds the Diameter at Breast Height (DBH) was discounted as not significant due to its poor condition. The observer notes multiple dead branches, rotting suckers from the trunk and laurel bushes growing in the tree crotch. This would indicate that the tree is holding rain water and the decaying center is allowing laurel to root into the dead center.

Conclusion: The project site contains no significant trees



TREE SURVEY

Tree ID	Species & Diameter	Threshold
1	RED ALDER, 14"	NO THRESHOLD
2	ELM, 36" (ROTTEN)	30"
3	WESTERN HEMLOCK, 12"	24"
4	BIRCH, <14"	20"
5	BIRCH, 13"	20"
6	ARBORVITAE, N/A	NO THRESHOLD
7	LEYLAND CYPRESS, <10"	NO THRESHOLD
8	PAPER BIRCH, 16"	20"
9	PAPER BIRCH, 14"	20"
10	PURPLE PLUMB, 12"	21"
11	PURPLE PLUMB, 11"	21"
12	PURPLE PLUMB, 10"	21"
13	PURPLE PLUMB, 10"	21"
14	MAGNOLIA, 2"	12"
15	DOUGLAS FIR, 23"	30"
16	PAPER BIRCH, 6"	20"




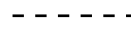







THRESHOLD



URBAN DESIGN ANALYSIS

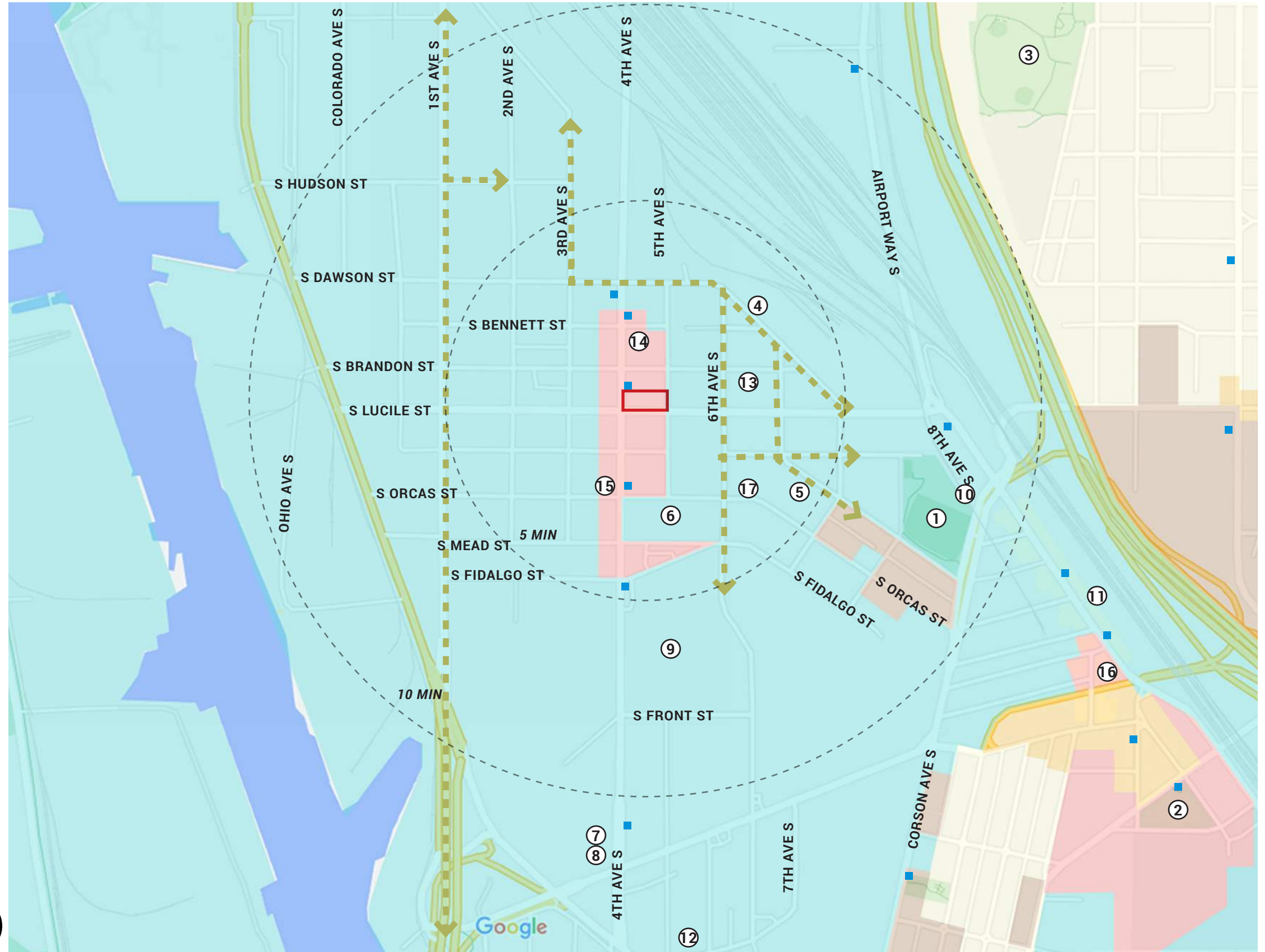
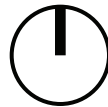
VICINITY MAP

KEY:

-  PRIMARY ACCESS ROAD
-  PRIMARY BICYCLE/ PEDESTRIAN ROUTE
-  POINT OF INTEREST
-  WALKSHED
-  PROJECT SITE
-  BUS STOP
-  INDUSTRIAL ZONE
-  COMMERCIAL ZONE
-  LR ZONE
-  SINGLE FAMILY ZONE
-  NEIGHBORHOOD COMMERCIAL ZONE

POINTS OF INTEREST

- 1 GEORGETOWN PLAYFIELD & SPRAYPARK
- 2 RUBY CHOW PARK
- 3 MAPLE WOOD PLAYFIELD
- 4 GEORGETOWN BREWING
- 5 SANCA SCHOOL OF AROBATICS AND NEW CIRCUS ARTS
- 6 SEATTLE DESIGN CENTER
- 7 THEATER OF STORM (PENDING)
- 8 GEORGETOWN WET WEATHER TREATMENT STATION
- 9 RAIN MONUMENT, SANS FACON (PENDING)
- 10 ARCHITECTURAL MATERIALS DISTRICT (MULTIPLE BUSINESSES)
- 11 CORSON BUILDING
- 12 AIRPORT WAY BUSINESS DISTRICT
- 13 EQUINOX STUDIOS
- 14 STUDIO E GALLERY
- 15 PSLA FOOD BANK
- 16 MARCO POLO BAR & GRILL
- 17 ALL CITY COFFEE
- 18 CONSCIOUS EATERY





① GEORGETOWN PLAYFIELD & SPRAYPARK



④ GEORGETOWN BREWING



② RUBY CHOW PARK



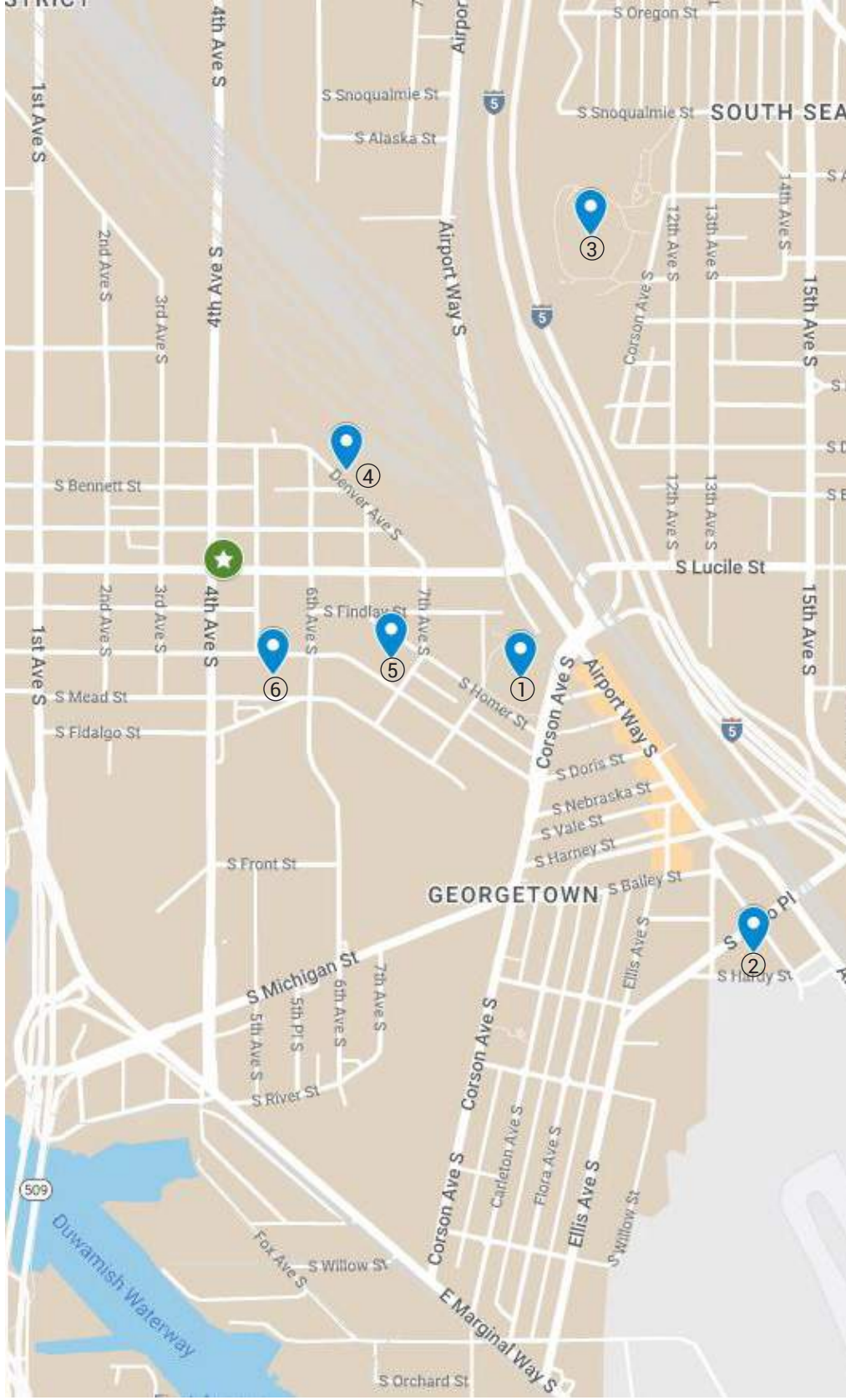
⑤ SANCA SCHOOL OF AROBATICS AND NEW CIRCUS ARTS



③ MAPLE WOOD PLAYFIELD

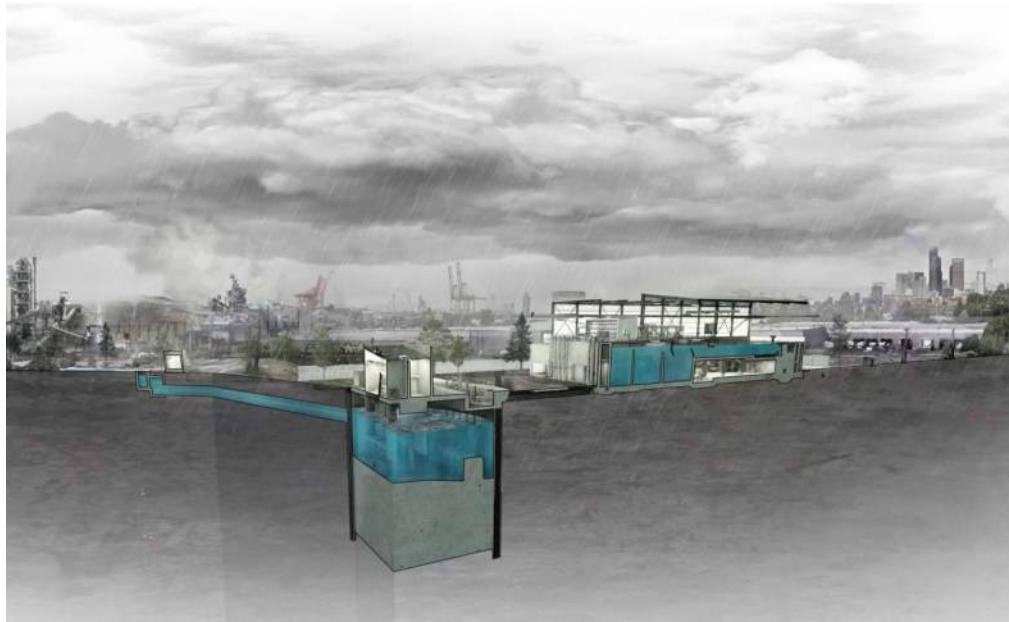


⑥ SEATTLE DESIGN CENTER



URBAN DESIGN ANALYSIS

POINTS OF INTEREST



⑦ THEATER OF STORM (PENDING - SIGNAL ARCHITECTURE)



⑩ CORSON BUILDING



⑧ RAIN MONUMENT (PENDING - EL DORADO ARCHITECTS)



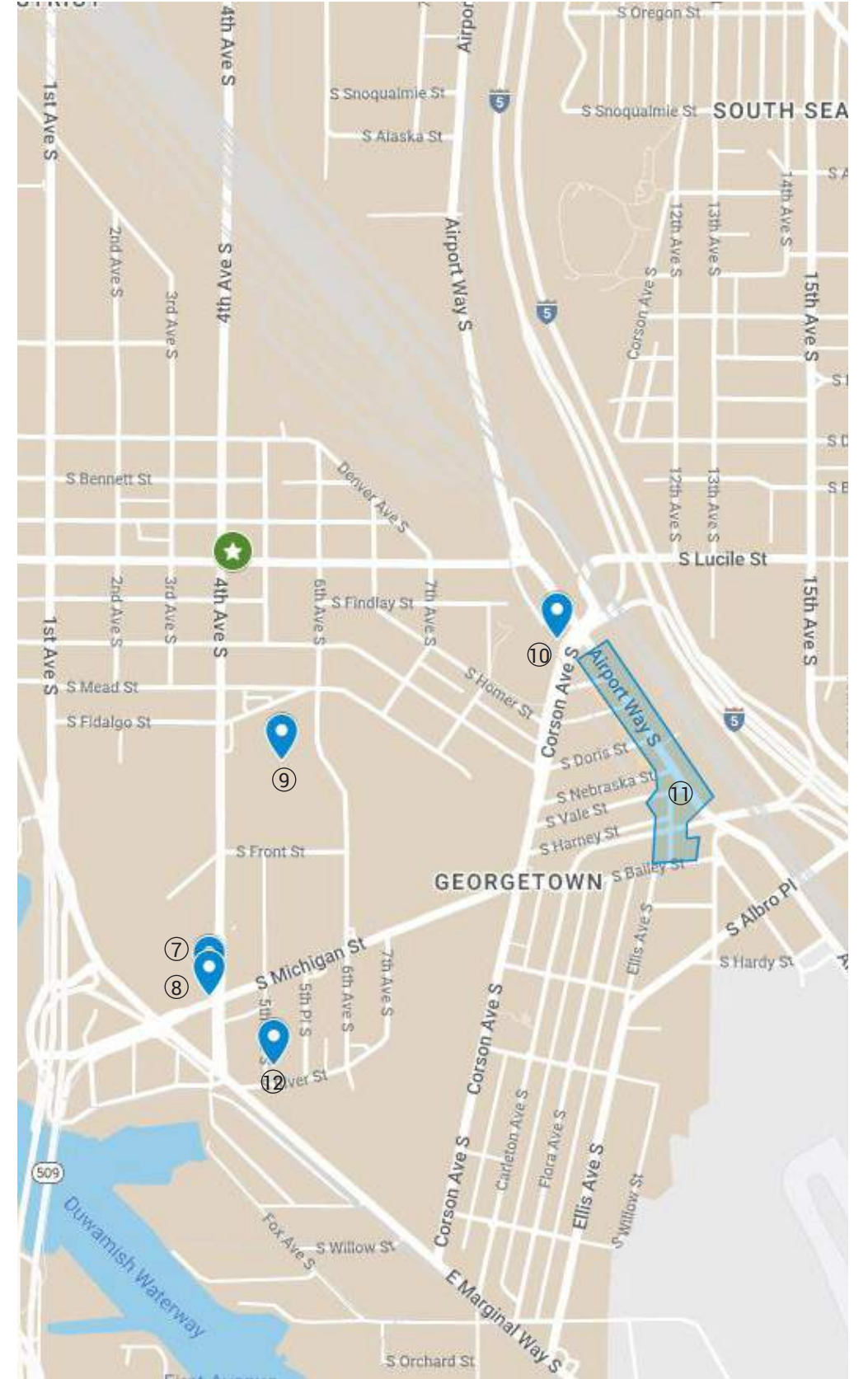
⑪ AIRPORT WAY BUSINESS DISTRICT



⑨ ARCHITECTURAL MATERIALS DISTRICT



⑫ EQUINOX STUDIOS





13 STUDIO E GALLERY



16 ALL CITY COFFEE



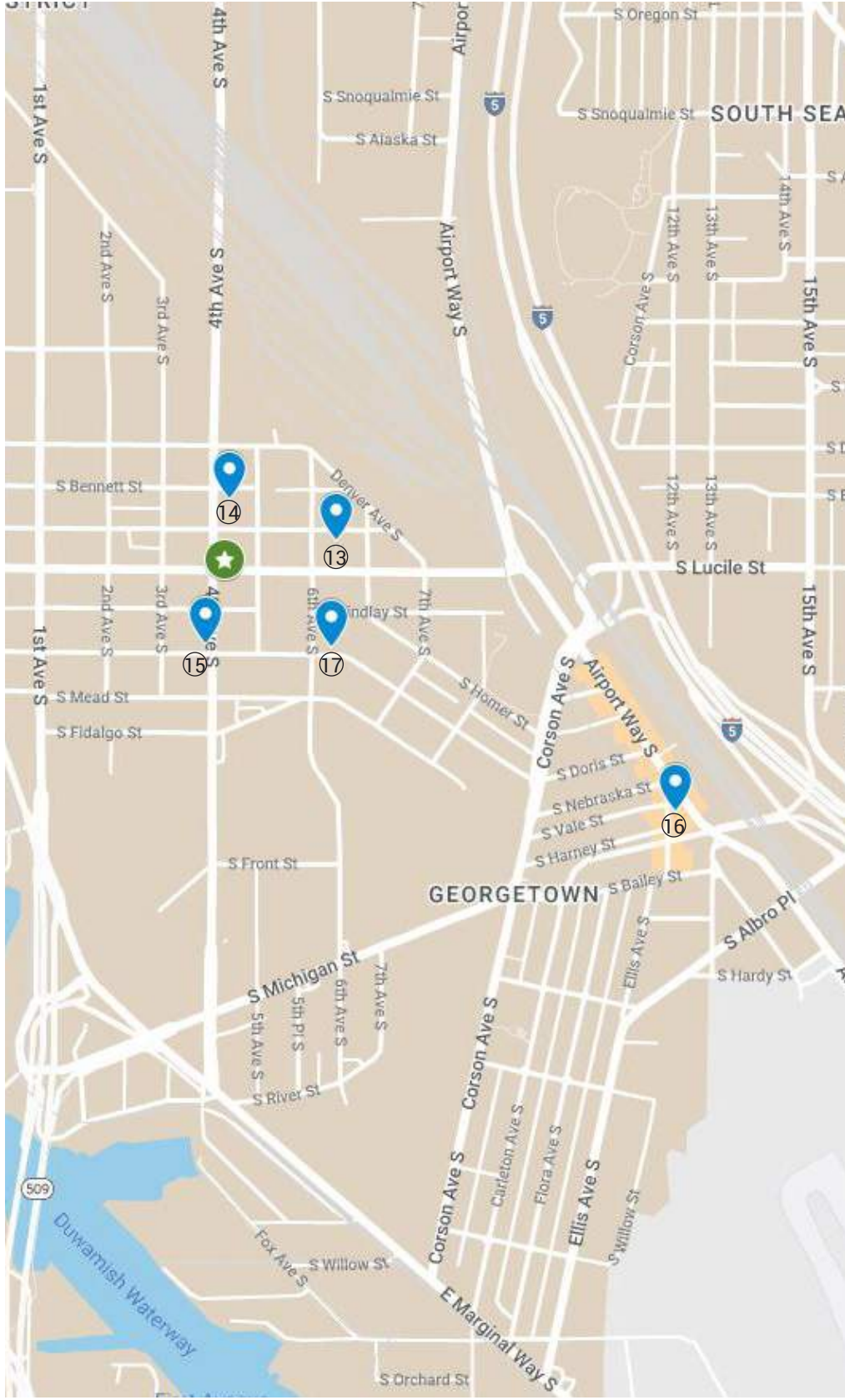
14 PSLA FOOD BANK



17 CONSCIOUS EATERY



15 MARCO POLO BAR & GRILL










URBAN DESIGN ANALYSIS

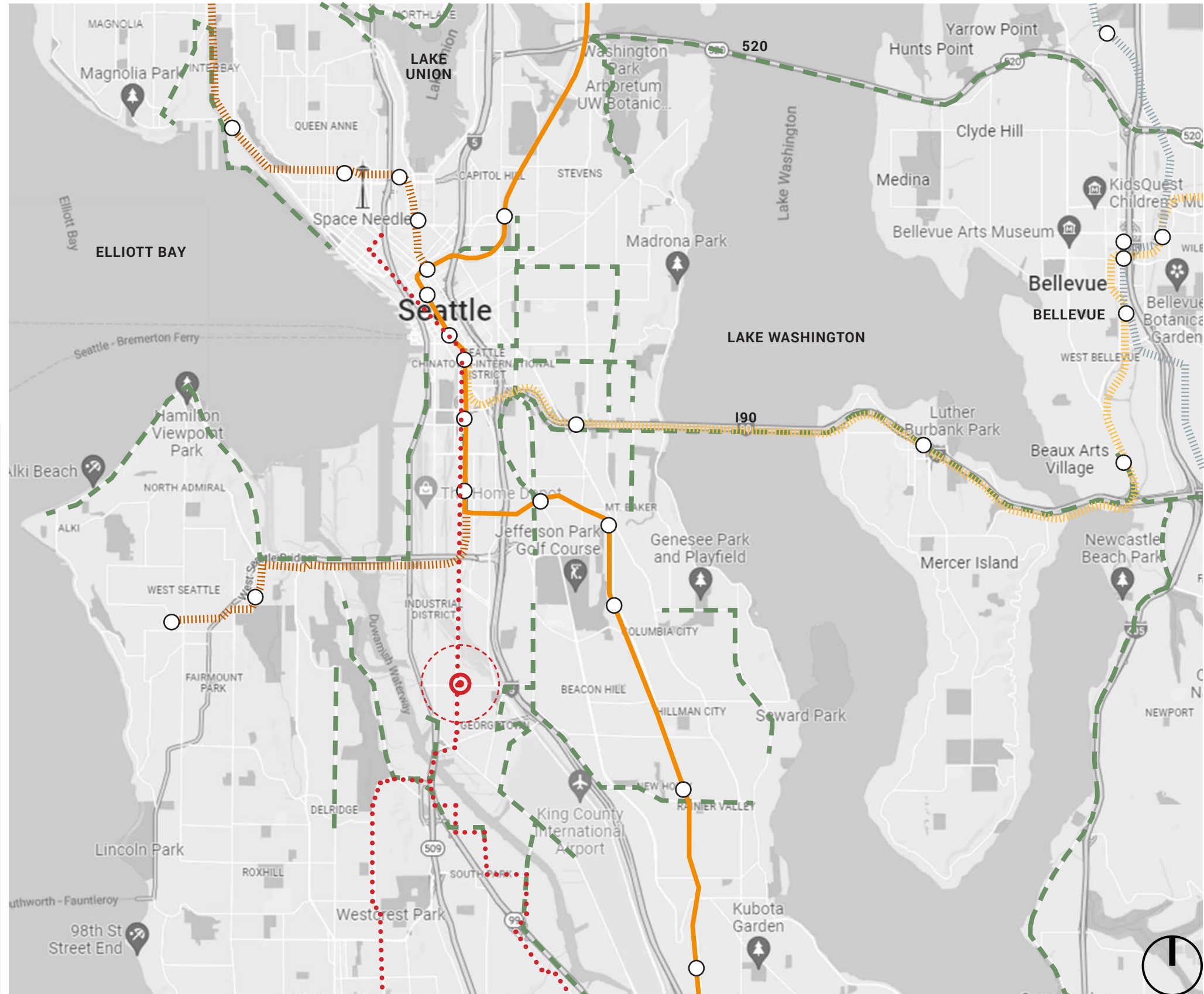
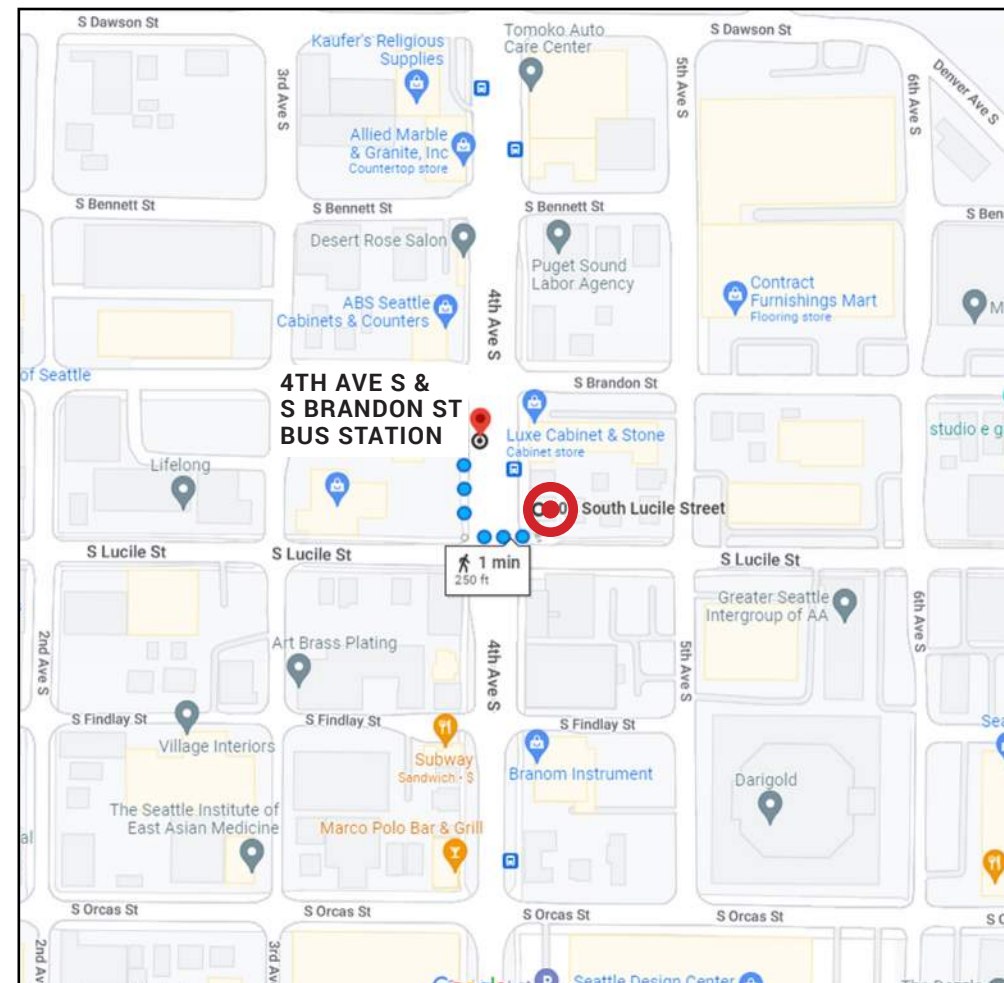
AXONOMETRIC VIEW



KEY:

-  PROJECT SITE
-  PAVED REGIONAL TRAILS (BIKES AND WALKING PATHS)
-  LINK LIGHT RAIL
-  LINK LIGHT RAIL EXPANSION - WEST SEATTLE AND BALLARD
-  LINK LIGHT RAIL EXPANSION - ISSAQUAH
-  LINK LIGHT RAIL EXPANSION - DOWNTOWN REDMOND
-  METRO ROUTES 131/132

IMMEDIATE SITE:



URBAN DESIGN ANALYSIS

STREET VIEWS

6TH AVENUE SOUTH

5TH AVENUE SOUTH

4TH AVENUE SOUTH

3RD AVENUE SOUTH



ACROSS FROM SITE



3RD AVENUE SOUTH

4TH AVENUE SOUTH

SOUTH LUCILE STREET LOOKING SOUTH

5TH AVENUE SOUTH

6TH AVENUE SOUTH



SITE



SOUTH LUCILE STREET LOOKING NORTH



ACROSS FROM SITE



LOOKING NORTH FROM ALLEY



SOUTH BRANDON STREET

SOUTH LUCILE STREET



ACROSS FROM SITE

5TH AVENUE SOUTH LOOKING EAST



SOUTH LUCILE STREET

SOUTH BRANDON STREET

SOUTH BENNETT STREET



SITE

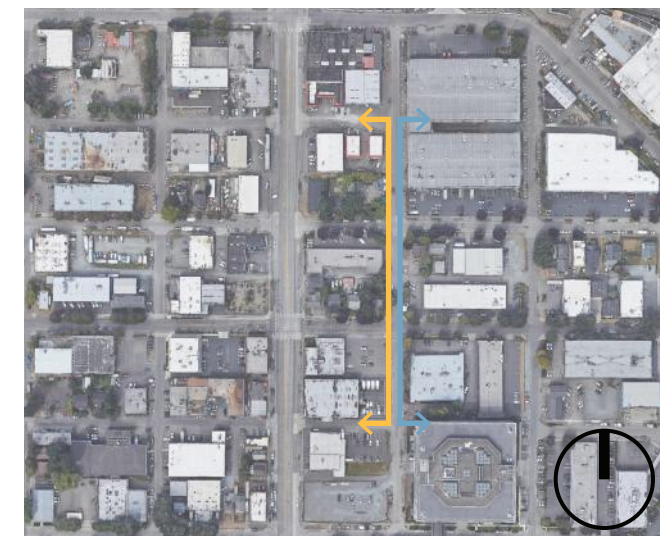
5TH AVENUE SOUTH LOOKING WEST



SITE PHOTO: LOOKING NORTHEAST



SITE PHOTO: LOOKING SOUTHWEST



URBAN DESIGN ANALYSIS

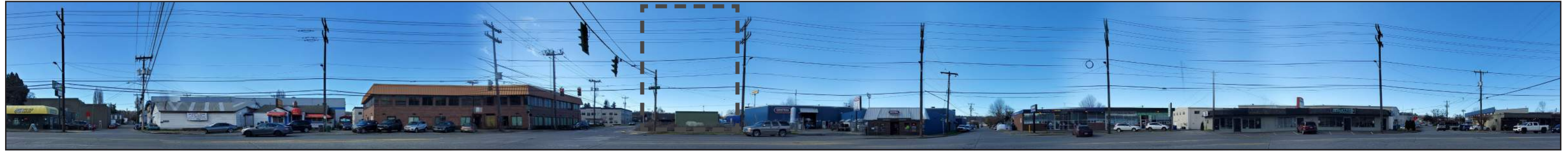
STREET VIEWS

SOUTH FINDLAY STREET

SOUTH LUCILE STREET

SOUTH BRANDON STREET

SOUTH BENNETT STREET



ACROSS FROM SITE



SOUTH BENNETT STREET

SOUTH BRANDON STREET

4TH AVENUE SOUTH LOOKING WEST

SOUTH LUCILE STREET

SOUTH FINDLAY STREET



SITE

4TH AVENUE SOUTH LOOKING EAST



SITE PHOTO: LOOKING NORTHWEST



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ZONING DATA

ADDRESS: 402 (402, 406, 412, 416) SOUTH LUCILE STREET, SEATTLE WA 98108
PARCEL #'S: 5263300115 (5,252 S.F.), 5263300120 (5,252 S.F.), 5263300125 (5,252 S.F.), 5263300130 (5,252 S.F.)
ZONING: C1-75 (M)
OVERLAY: N/A
SITE AREA: 21,128 S.F.

[SMC 23.47A.004] PERMITTED USES - [TO COMPLY]

- COMMERCIAL (C1) AND RESIDENTIAL (NC1)

[SMC 23.47A.005] STREET LEVEL USES - [TO COMPLY]

- RESIDENTIAL USES MAY OCCUPY, IN THE AGGREGATE, NO MORE THAN 20% OF THE STREET-LEVEL STREET-FACING FACADE IN THE FOLLOWING CIRCUMSTANCES OR LOCATIONS:
 A. IN A PEDESTRIAN-DESIGNATED ZONE, FACING A DESIGNATED PRINCIPAL PEDESTRIAN STREET (RAINIER AVENUE SOUTH)

[SMC 23.47A.008] STREET LEVEL DEVELOPMENT STANDARDS

STREET-LEVEL DEVELOPMENT STANDARDS - [TO COMPLY]

- BLANK FACADES
- BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.
 - THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40% OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.
 - STREET-LEVEL, STREET-FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE.

NON-RESIDENTIAL STREET-LEVEL REQUIREMENTS - [TO COMPLY, SEE DEPARTURE 1]

- TRANSPARENCY
 - 60% OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT.
- DEPTH PROVISIONS FOR NEW STRUCTURES OR NEW ADDITIONS TO EXISTING STRUCTURES
 - NON-RESIDENTIAL USES GREATER THAN 600 SQ. FEET SHALL EXTEND AN AVERAGE DEPTH OF 30 FEET AND A MIN. DEPTH OF 15 FEET FROM THE STREET-FACING FACADE.
 - NON-RESIDENTIAL USES LESS THAN 600 SQ. FEET IN SIZE SHALL EXTEND AN AVERAGE DEPTH OF 20 FEET AND A MIN. DEPTH OF 10 FEET FROM THE STREET-FACING FACADE.
 - IF NON-RESIDENTIAL USE GREATER THAN 50% OF THE STRUCTURE'S FOOTPRINT, THE DIRECTOR MAY MODIFY THE STREET-FACING FACADE / DEPTH REQUIREMENTS TO ADHERE.
- NON-RESIDENTIAL USES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET. SEE DEPARTURE 1.
- MAX. WIDTH = 250' (EXCLUSIVE OF LANDMARK STRUCTURE(S) PER 23.47A.008.C.5.C.1)
- FACADE MODULATION: FOR STRUCTURES WITH A WIDTH OF MORE THAN 250 FEET, ONE PORTION OF THE STRUCTURE 30 FEET OR GREATER IN WIDTH MUST BE SET BACK A MIN.OF 15 FEET.

[SMC 23.58B] MANDATORY HOUSING AFFORDABILITY (MHA) FOR COMMERCIAL DEVELOPMENT

- MHA "EXEMPT" PER A 23.58.B.020.C
- PER 23.58.B.020 COMMERCIAL DEVELOPMENT IS EXEMPT FROM THE REQUIREMENTS ACCORDING TO THIS CHAPTER 23.58B IF THE STRUCTURE CONTAINING COMMERCIAL USES ALSO CONTAINS FLOOR AREA IN RESIDENTIAL USE THAT IS PUBLICLY FUNDED AND/OR HAS RECEIVED AN ALLOCATION OF FEDERAL LOW-INCOME HOUSING TAX CREDITS,

[SMC 23.58B] MANDATORY HOUSING AFFORDABILITY (MHA) FOR COMMERCIAL DEVELOPMENT

- ADDITIONAL 8% OF COMMERCIAL 'CHARGEABLE AREA' SF (BEYOND FIRST 4,000 GSF OF STREET LEVEL COMMERCIAL USES) SHALL BE PROVIDED IN THE FORM OF HOUSING UNIT(S) WITH SAME REQUIREMENTS RE: COMPARABILITY AS ABOVE.

[23.47A.012] STRUCTURE HEIGHT

ALLOWED MAXIMUM BASE HEIGHT:	75'-0"
TOTAL MAXIMUM BASE BUILDING HEIGHT:	75'-0" [ALLOWED] / 74'-6" [PROPOSED]

[23.47A.012.C.2] ROOFTOP FEATURES

15' ADDITIONAL ALLOWED FOR STAIR AND ELEVATOR PENTHOUSES: 90'-0"

OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES, SOLARIUMS, PARAPETS, AND FIREWALLS MAY EXTEND UP TO 4 FEET ABOVE THE OTHERWISE APPLICABLE HEIGHT LIMIT. INSULATION MATERIAL LOCATED ABOVE THE STRUCTURAL ROOF SURFACE MAY EXCEED THE MAXIMUM HEIGHT LIMIT BY UP TO 2 FEET IF ENCLOSED BY PARAPETS OR WALLS.

[SMC 23.47A.013] FLOOR AREA RATIO (FAR)

- BASE FAR: 5.50
- (5.50)(21,128 S.F.) = **116,204 S.F. [ALLOWED] / (APPROX.) 115,930 total S.F. [PROPOSED] (5.48 FAR)**

[SMC 23.47.A.014] SETBACK REQUIREMENTS

UPPER-LEVEL SETBACKS FOR STREET-FACING FACADES - [DEPARTURE REQUESTED]

- PORTIONS OF STRUCTURES ABOVE 65 FEET MUST BE SET BACK FROM THE FRONT LOT LINE BY AN AVERAGE DEPTH OF 8 FEET.
- NO MORE THAN 20 PERCENT OF THE PORTION OF THE STRUCTURE THAT MUST BE SET BACK MAY HAVE A SETBACK OF LESS THAN 5 FEET.

STRUCTURES AND PROJECTIONS IN REQUIRED SETBACKS - [TO COMPLY]

- DECKS AND BALCONIES WITH OPEN RAILINGS MAY EXTEND INTO THE REQUIRED SETBACK, BUT ARE NOT PERMITTED WITHIN 5 FEET OF A LOT IN A RESIDENTIAL ZONE, EXCEPT IF NO MORE THAN 18 INCHES ABOVE EXISTING OR FINISHED GRADE.
- EAVES, CORNICES, AND GUTTERS PROJECTING NO MORE THAN 18 INCHES FROM THE STRUCTURE FACADE ARE PERMITTED IN REQUIRED SETBACKS.
- EXTERIOR SITUATED DUMPSTERS AND OTHER TRASH RECEPTACLES ARE NOT PERMITTED WITHIN 10 FEET OF ANY LOT LINE THAT ABUTS A RESIDENTIAL ZONE AND MUST BE SCREENED.
- WHERE ACCESS TO A LOADING BERTH IS FROM THE ALLEY, AND TRUCK LOADING IS PARALLEL TO THE ALLEY, A SETBACK OF 12 FT. IS REQ. FOR THE LOADING BERTH, TO A HEIGHT OF 12 FEET.

[23.47A.016] LANDSCAPING AND SCREENING STANDARDS

LANDSCAPING REQUIREMENTS - [TO COMPLY]

- LANDSCAPING THAT ACHIEVES A GREEN FACTOR SCORE OF 0.3 OR GREATER, PURSUANT TO SECTION 23.86.019.

STREET TREE REQUIREMENTS - [TO COMPLY]

- STREET TREES REQUIRED (EXCEPTIONS IN SUBSECTION 23.47A.016.B.2 AND SECTION 23.53.015). EXISTING STREET TREES CAN BE REMOVED PER APPROVAL BY DIR. OF TRANSPORTATION.
- IF IT IS NOT FEASIBLE TO PLANT STREET TREES IN A RIGHT-OF-WAY PLANTING STRIP, A 5-FOOT SETBACK SHALL BE PLANTED WITH STREET TREES ALONG THE STREET PROPERTY LINE OR LANDSCAPING OTHER THAN TREES SHALL BE PROVIDED IN THE PLANTING STRIP, SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION.

GENERAL STANDARDS FOR SCREENING AND LANDSCAPING WHERE REQUIRED FOR SPECIFIC USES - [TO COMPLY]

- SCREENING SHALL CONSIST OF FENCES, WALLS, OR LANDSCAPED AREAS, INCLUDING BIORETENTION FACILITIES OR LANDSCAPED BERMS. MIN. HEIGHT PER SUBSECTION 23.47A.016.D.
- LANDSCAPED AREAS REQUIRED UNDER SUBSECTION 23.47A.016.D MUST MEET RULES PROMULGATED BY THE DIRECTOR PURSUANT TO SUBSECTION 23.47A.016.A.1.

OTHER USES OR CIRCUMSTANCES. SCREENING AND LANDSCAPING IS REQUIRED ACCORDING TO TABLE B FOR 23.47A.016 - [TO COMPLY]

- GARBAGE DUMPSTERS IN NC1, NC2, OR NC3 ZONES, OR ASSOCIATED WITH STRUCTURES CONTAINING A RESIDENTIAL USE IN C1 OR C2 ZONES REQUIRE A MINIMUM 6' HIGH SCREENING

[SMC 23.47A.022] LIGHT AND GLARE STANDARDS - [TO COMPLY]

- INTERIOR LIGHTING IN PARKING GARAGES MUST BE SHIELDED TO MINIMIZE NIGHTTIME GLARE AFFECTING NEARBY USES.
- TO PREVENT VEHICLE LIGHTS FROM AFFECTING ADJACENT PROPERTIES, DRIVEWAYS AND PARKING AREAS FOR MORE THAN TWO (2) VEHICLES SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN FIVE (5) FEET AND SIX (6) FEET IN HEIGHT, OR SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST FIVE (5) FEET IN HEIGHT.

[SMC 23.47A.024] AMENITY AREA - [TO COMPLY]

- MIN. 5% TOTAL GFA IN RESIDENTIAL USE; BIORETENTION DOES QUALIFY AS AMENITY AREA; ACCESS TO AT LEAST ONE COMMON OR PRIVATE AMENITY AREA; SHALL NOT BE ENCLOSED; COMMON AMENITY AREAS = MIN. HORIZ. DIM OF 10-FEET AND NO LESS THAN 250 SF; PRIVATE AMENITY AREAS = MIN. 60 SF AND MIN. HORIZ. DIM OF 6-FEET
- COMMON AMENITY SPACE (FOR PROPOSED RESIDENTIAL GSF OF APPROX. 83,500 SF) = **4,175 SF [REQUIRED] / 4,175 SF [PROPOSED]**

[SMC 23.47A.032] PARKING LOCATION AND ACCESS - [TO COMPLY]

- PARKING IS NOT REQUIRED FOR THIS PROJECT, BUT WHEN PROVIDED IT SHALL MEET THE STANDARDS OF THE SEATTLE ZONING CODE.
- ACCESS SHALL BE FROM ALLEY (INCLUDING SOLID WASTE/TRASH ACCESS)
- BERTH(S): 10-FT WIDE X 14-FT CLEAR HEIGHT X 35-FT LENGTH (POTENTIAL REDUCTION TO 25-FT LENGTH WITH DIRECTOR'S APPROVAL);
 "LOW DEMAND": 60K TO 160K (EXCLUSIVE OF PARKING AREAS) = 2 BERTHS
 160K TO 264K SF = 3 BERTHS; 264K TO 388K SF = 4 BERTHS

[SMC 23.54.015] PARKING RATIOS

- **VEHICLES:**
 • SITE IS WITHIN CURRENT FREQUENT TRANSIT SERVICE AREA: NO PARKING REQUIRED.
- **BICYCLES:**
 • MULTIFAMILY:
 - 1/DU + 1/SEDU LONG TERM; 1/20 DU SHORT TERM
- LODGING - 3 PER 40 RENTABLE UNITS
- NON-RESIDENTIAL:
 - OFFICE: 1/2,000 SF GFA LONG TERM; 1/10,000 SF GFA SHORT TERM
 - GENERAL SALES/SERVICE, MEDICAL SERVICES: 1/4,000 SF LONG TERM; 1/2,000 SF SHORT TERM
 - EATING/DRINKING ESTAB.: 1/5,000 SF LONG TERM; 1/1,000 SF SHORT TERM

[SMC 23.54.030.L.] ELECTRIC PARKING

- RESIDENTIAL: MIN. 20% OF SPACES IN STRUCTURED PARKING SHALL BE EV-READY
- NON-RESIDENTIAL USES: MIN. 10% OF SPACES SHALL BE EV-READY

[SMC 23.54.030] PARKING LAYOUT AND DRIVE AISLES

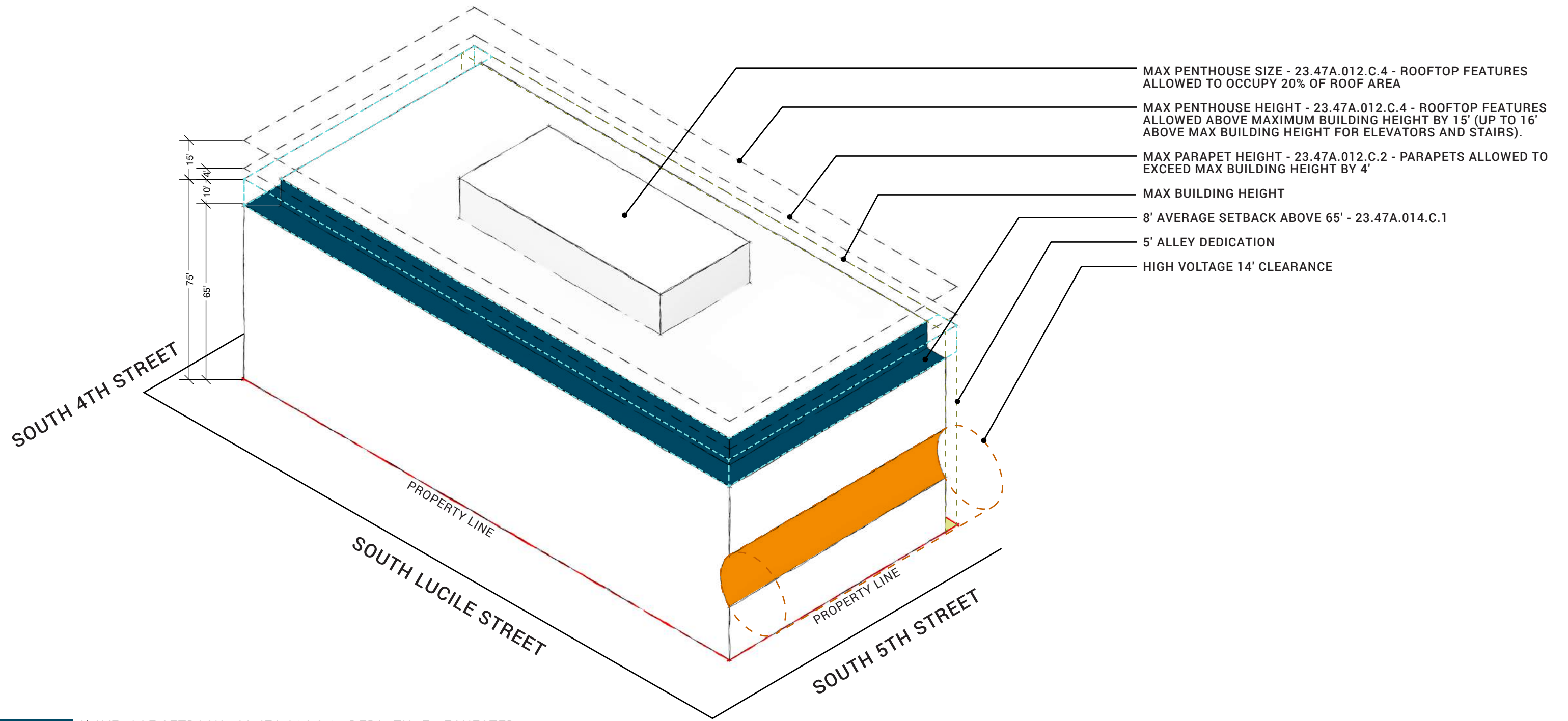
- RESIDENTIAL USES:
 - MIN. 60% MEDIUM, 40% ANY SIZE BUT IF STRIPED FOR LARGE THAN MIN.
 - AISLE WIDTH SHALL BE PER MEDIUM STALLS
- NON-RESIDENTIAL USES:
 - LESS THAN 10 SPACES: SMALL = MAX. 25%; LARGE = MIN. 75%
 - 11 TO 19 SPACES: SMALL = MIN. 35% / MAX. 65% SMALL; LARGE = MIN. 35%
 - 20 OR MORE: SMALL = MIN. 35% / MAX. 65% SMALL; LARGE = MIN. 35%
 • FOR ALL: MAX. 50-FOOT BACKING DISTANCE, NO TANDEM PARKING

	WIDTH	LENGTH	AISLE WIDTH @90 DEG.
"LARGE" VEHICLE SPACE	8.5'	19.0'	24.0'
"MEDIUM" VEHICLE SPACE	8.0'	16.0'	22.0'
"SMALL" VEHICLE SPACE	7.5'	15.0'	20.0'
ADA/ BARRIER FREE	8.0' + ACCESS AISLE	19.0'	22.0'

[SMC 23.54.040] SOLID WASTE AND RECYCLABLE MATERIALS STORAGE

- 575 SQUARE FEET PLUS 4 SQUARE FEET FOR EACH ADDITIONAL UNIT ABOVE 100, PLUS A REDUCTION OF 15% FOR DEVELOPMENTS CONTAINING >100 UNITS WHEN STORAGE SPACE PROVIDED HAS A MINIMUM HORIZONTAL DIMENSION OF 20 FEET
- RESIDENTIAL: 398 UNITS = 575 SF + (4 SF X 298 UNITS) = 1,767 SF - 15% = 1,502 SF
- COMMERCIAL: 0-5,000 SQUARE FEET: 82 SF, MIXED USE 50% REDUCTION = 41 SF
- TOTAL REQUIRED: 1,543 SF

ZONING DATA
 MAXIMUM DEVELOPMENT POTENTIAL



- 8' AVERAGE SETBACK - 23.47A.014.C.1 - DEPARTURE REQUESTED
- 5' ALLEY DEDICATION
- 14' HIGH POWER CLEARANCE

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DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (SDG):

CS1. NATURAL SYSTEMS & SITE FEATURES



: PROTECTED SIEWALKS



SDG: USE NATURAL SYSTEMS AND FEATURES OF THE SITE AND ITS SURROUNDINGS AS A STARTING POINT FOR PROJECT DESIGN.

D . PLANTS AND HABITAT:

- 1. On-Site Features:** Incorporate on-site natural habitats and landscape elements such as: native plant species or other vegetation into project design and connect those features to existing networks of open spaces and natural habitats wherever possible..
- 2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

RESPONSE:

The project imagines a site that softens the edge between pedestrian and nature with new native plantings, separation of vehicular traffic and circulation via large planting buffers. The character of each street varies, with steps in activity being treated with progressive levels of landscaping as street activation decreases.

With much of the neighborhood lacking in adequate natural spaces, the project will transition the surrounding industrial character into a mix of public spaces defined on its edges with traditional Northwest native landscape.

CS2. URBAN PATTERN & FORM



ARTICULATION: THRU-BLOCK ACCESS



ARTICULATION: BREAK UP FACADE

SDG: STRENGTHEN THE MOST DESIRABLE FORMS, CHARACTERISTICS, AND PATTERNS OF THE STREETS, BLOCK FACES, AND OPEN SPACES IN THE SURROUNDING AREA.

B. ADJACENT SITES, STREETS, AND OPEN SPACES:

- 2. CONNECTION TO THE STREET:** Make a strong connection to the street and carefully consider how the building will interact with the public realm. Consider the qualities and character of the streetscape - its physical features and its function in siting and designing the building.

C. RELATIONSHIP TO THE BLOCK:

- 3. FULL BLOCK SITES:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street level, and include repeating elements to add variety and rhythm to the facade and overall building design. Consider providing through-block access and/or designing the project as an assemblage of buildings and spaces within the block.

RESPONSE:

Although the project is meant to stand on its own, the reality of a transitioning neighborhood means opportunities to connect to future developments and existing circulation.

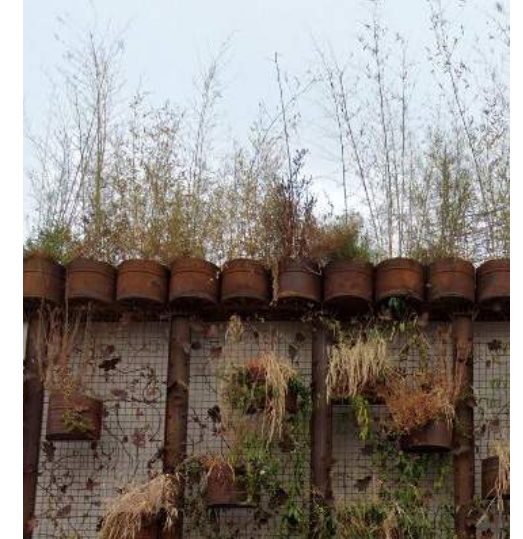
The distinctly urban form of the building will be broken up to provide human scale commercial storefronts, artist studios, and public realm capable of hosting small to medium gatherings.

Through-block access is anticipated to compliment future development on adjacent parcels, while further eroding the massing and allowing for new circulation patterns.

CS3. ARCHITECTURAL CONTEXT & CHARACTER



NEIGHBORHOOD: PLACEMAKING



HIGHLIGHTING NEIGHBORHOOD ART

SDG: CONTRIBUTE TO THE ARCHITECTURAL CHARACTER OF THE NEIGHBORHOOD.

A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES:

- 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.

B. LOCAL HISTORY AND CULTURE:

- 1. PLACEMAKING:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

RESPONSE:

Although the project is meant to stand on its own, the reality of a transitioning neighborhood means opportunities to connect to future developments and existing circulation.

The distinctly urban form of the building will be broken up to provide human scale commercial storefronts, artist studios, and public realm capable of hosting small to medium gatherings.

Through-block access is anticipated to compliment future development on adjacent parcels, while further eroding the massing and allowing for new circulation patterns.

PL1. CONNECTIVITY



SPACES ENHANCED WITH ART



OUTDOOR COMMUNITY SPACES

SDG: COMPLEMENT AND CONTRIBUTE TO THE NETWORK OF OPEN SPACES AROUND THE SITE AND THE CONNECTIONS AMONG THEM.

A. NETWORK OF OPEN SPACES:

- 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.

B. WALKWAYS AND CONNECTIONS:

- 3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered. Visible access to the building's entry should be provided. Examples of pedestrian amenities include seating, other street furniture, lighting, year-round landscaping, seasonal plantings, pedestrian scale signage, site furniture, art work, awnings, large storefront windows, and engaging retail displays and/or kiosks.

RESPONSE:

With a newly urban site design, the project intends to positively impact the neighborhood through widened sidewalks, alley, and mid-block pass-through.

Sidewalks and courtyards inject activity and bring visual interest while reducing the bulk and scale of the building. Widened streetscapes will allow for art installation, native landscaping, and interactive storefronts for enhanced pedestrian experience.

PL2. WALKABILITY



ACCESSIBLE OPEN SPACE



SPACES ENHANCED WITH LIGHTING

SDG: CREATE A SAFE AND COMFORTABLE WALKING ENVIRONMENT THAT IS EASY TO NAVIGATE AND WELL-CONNECTED TO EXISTING PEDESTRIAN WALKWAYS AND FEATURES.

A. ACCESSIBILITY:

- 1. ACCESS FOR ALL:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door. Refrain from creating separate "back door" entrances for persons with mobility limitations

B. SAFETY AND SECURITY:

- 2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

RESPONSE:

Challenging existing infrastructure surrounding the site will be replaced onsite with wide, welcoming streetscape improvements. Main entrances will be enhanced with weather protection and visual distinction.

Lighting will greatly improve the streetscape at night, while also serving residents and pedestrians with welcoming and intuitive direction.

PL3. STREET-LEVEL INTERACTION



DISTINCT ENTRY



COORDINATED ENTRY ELEMENTS

SDG: ENCOURAGE HUMAN INTERACTION AND ACTIVITY AT THE STREET-LEVEL WITH CLEAR CONNECTIONS TO BUILDING ENTRIES AND EDGES.

A. ENTRIES:

- 1. DESIGN OBJECTIVES:** Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.

RESPONSE:

Carefully coordinated entry elements compliment site and circulation of the building. Commercial entrances are distinct from residential, while live/work units will be oriented toward the street as an adaptable, transparent module.

DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES (SDG)

DC2. ARCHITECTURAL CONCEPT



ACTIVATING SITE EDGES



RIGHT SIZING RETAIL

SDG: DEVELOP AN ARCHITECTURAL CONCEPT THAT WILL RESULT IN A UNIFIED AND FUNCTIONAL DESIGN THAT FITS WELL ON THE SITE AND WITHIN ITS SURROUNDINGS.

A. MASSING:

- 1. SITE CHARACTERISTICS AND USES:** Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space. In addition, special situations such as very large sites, unusually shaped sites, or sites with varied topography may require particular attention to where and how building massing is arranged as they can accentuate mass and height.

D. SCALE AND TEXTURE

- 2. 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.

RESPONSE:

Retail bays and public spaces respond to human scale by breaking up mass into smaller portions, and responding to site constraints.

DC3. OPEN SPACE CONCEPT



CONNECTIONS TO OTHER SPACES



PROMOTE TRANSPARENCY

SDG: INTEGRATE OPEN SPACE DESIGN WITH THE DESIGN OF THE BUILDING SO THAT EACH COMPLEMENTS THE OTHER.

B. OPEN SPACE USES AND ACTIVITIES:

- 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 where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.

C. DESIGN:

- 2. AMENITIES AND FEATURES:** Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed. Use a variety of features, such as planters, green roofs and decks, groves of trees, and vertical green trellises along with more traditional foundation plantings, street trees, and seasonal displays.

RESPONSE:

Careful consideration of the open space and its connections to the site is proposed. Retail bays that are open to the surrounding circulation, responding to strong demand for transparency by the community.

DC4. EXTERIOR ELEMENTS AND FINISHES



SIGNAGE VARIATION

PROMOTE TRANSPARENCY

SDG: INTEGRATE OPEN SPACE DESIGN WITH THE DESIGN OF THE BUILDING SO THAT EACH COMPLEMENTS THE OTHER.

A. BUILDING MATERIALS:

- 1. EXTERIOR FINISH MATERIALS:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

B. SIGNAGE:

- 1. SCALE AND CHARACTER:** Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity

RESPONSE:

The Georgetown neighborhood North of Orcas Street has much character, but a lack of residential oriented and scaled businesses that respond to the needs of those living in the neighborhood. High quality materials and distinct storefronts will be key to transitioning this area of Georgetown into a liveable, pedestrian friendly destination.

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EDG OPTIONS

OPTIONS COMPARISON



OPTION ONE - "REVERSE C"

DISTINGUISHING FEATURES:

- 8-Story building with 1 level accessing commercial space along S Lucile St and 4th Ave S, and 7 levels of residential units above. Courtyard and parking accessed from the north alley.

PROS:

- Commercial and Live/Work frontage activates the street

CONS:

- Open space limited to a covered portico on the northeast corner,
- Most frontage is on busier arterials,
- Limited Potential for improved street activation between building and right-of-ways,
- Rear courtyard less accessible to Live/Work units,
- Upper setbacks reduce number of family-sized units on top level,

APPROXIMATE GSF:

- L1: 11,227 S.F.
- L2: 13,074 S.F.
- L3 - L7: 14,398 S.F.
- L8: 12,503 S.F.
- **TOTAL: 108,794 S.F.**

PROGRAM:

- COMMERCIAL SPACE GFS: 3,283 SF
- UNIT COUNT: 152
- PARKING COUNT: 11 (6 LARGE, 3 SMALL, 1 VAN-ACCESSIBLE, 1 LOADING)

DEPARTURES:

NO DEPARTURES REQUESTED



OPTION TWO - "F-SHAPED"

DISTINGUISHING FEATURES:

- 8-Story building with 1 level accessing commercial space along 4th and 5th Ave S, and 7 levels of residential units above. Parking is accessed north of the property via the alley. Two half-sized courtyards are accessed via S Lucile St.

PROS:

- Lots of exterior walls for windows into units,
- Some modulation along Rainier Ave S,
- No operable window reduction on Black Manufacturing's northern facade

CONS:

- 3 Departures
- Two smaller courtyards have less use to the community than one large courtyard,
- Departure requested,
- Most massive out of the 3 options,
- Narrow separation between two buildings,
- Smallest live/work floor plans

APPROXIMATE GSF:

- L1: 12,570 S.F.
- L2: 13,513 S.F.
- L3 - L8: 14,350 S.F.
- **TOTAL: 112,183 S.F.**

PROGRAM:

- COMMERCIAL SPACE GFS: 4,151 SF
- UNIT COUNT: 152
- PARKING COUNT: 11 (6 LARGE, 3 SMALL, 1 VAN-ACCESSIBLE, 1 LOADING)

DEPARTURES:

[SMC 23.47.A.008.B] NON-RESIDENTIAL STREET LEVEL REQUIREMENTS

- Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

[SMC 23.47.A.014.C] SETBACK REQUIREMENTS

- Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.
- No more than 20 percent of the portion of the structure that must be set back may have a setback of less than 5 feet.

[SMC 23.47.A.014.C] STANDARDS FOR LOADING BERTHS

- Width and Clearance. Each loading berth shall be not less than fourteen (14) feet vertical clearance.



OPTION THREE - "PREFERRED"

DISTINGUISHING FEATURES:

- 8-Story building with 1 level accessing commercial space along 4th & 5th Ave S as well as S Lucile Street, with 7 levels of residential units above. Parking is accessed from the alley with large courtyard joining the sidewalk on S Lucile St.

PROS:

- Modulation on all 4 sides of building
- Maximizing light and views with 'fins' extruding from building
- Open plaza connecting proposed building to Black Manufacturing Building
- Courtyards facing SW
- No operable window reduction on Black Manufacturing's northern facade
- Building mass steps down adjacent to the Black Manufacturing Building
- Varied facade depths on southern side of proposed building will allow for openings

CONS:

- 3 departures requested
- More complex construction to achieve massing form

APPROXIMATE GSF:

- L1: 12,629 S.F.
- L2: 13,455 S.F.
- L3 - L8: 14,861 S.F.
- **TOTAL: 115,250 S.F.**

PROGRAM:

- COMMERCIAL SPACE GFS: 4,080 SF
- UNIT COUNT: 152
- PARKING COUNT: 11 (6 LARGE, 3 SMALL, 1 VAN-ACCESSIBLE, 1 LOADING)

DEPARTURES:

[SMC 23.47.A.008.B] NON-RESIDENTIAL STREET LEVEL REQUIREMENTS

- Height provisions for new structures or new additions to existing structures. Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

[SMC 23.47.A.014.C] SETBACK REQUIREMENTS

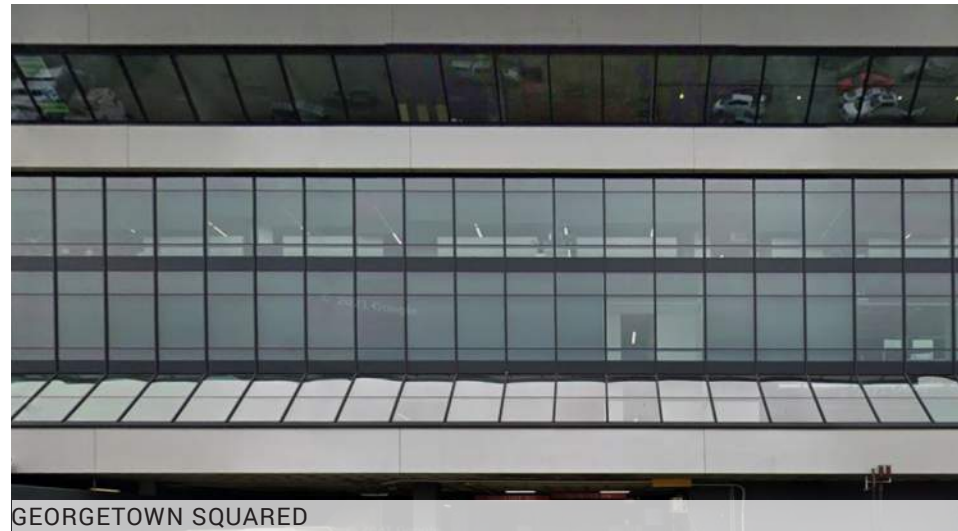
- Upper-level setbacks for street-facing facades. For zones with a height limit of 75 feet, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.
- No more than 20 percent of the portion of the structure that must be set back may have a setback of less than 5 feet.

[SMC 23.54.035.C] STANDARDS FOR LOADING BERTHS

- Width and Clearance. Each loading berth shall be not less than fourteen (14) feet vertical clearance.

URBAN NEIGHBORHOOD

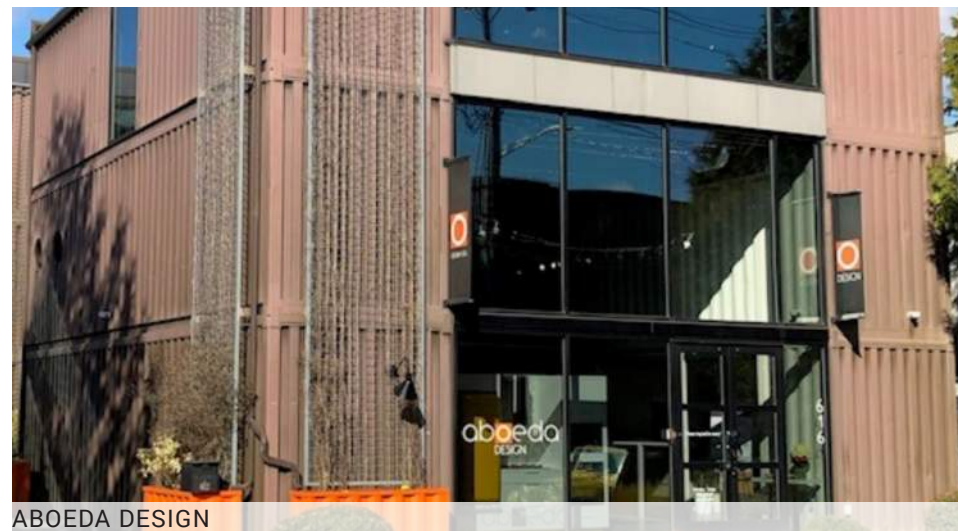
Georgetown is one of Seattle's oldest neighborhoods, giving it a layered mix of historic, midcentury, and modern design styles that follow the development patterns of the last century. Groups of original craftsman housing compete with the larger industrial warehousing and manufacturing of goods in this mixed use neighborhood. Small businesses and artist galleries are found beside streets that feature smaller blocks in the core, where it is possible to imagine a newly pedestrian-oriented village fronted by artist live/work units, small commercial spaces, and residential amenities catering to the citizens who call Georgetown home.



GEORGETOWN SQUARED



STAR BRASS WORKS LOUNGE



ABOEDA DESIGN



HARDMILL



GALLERY E

COURTYARDS

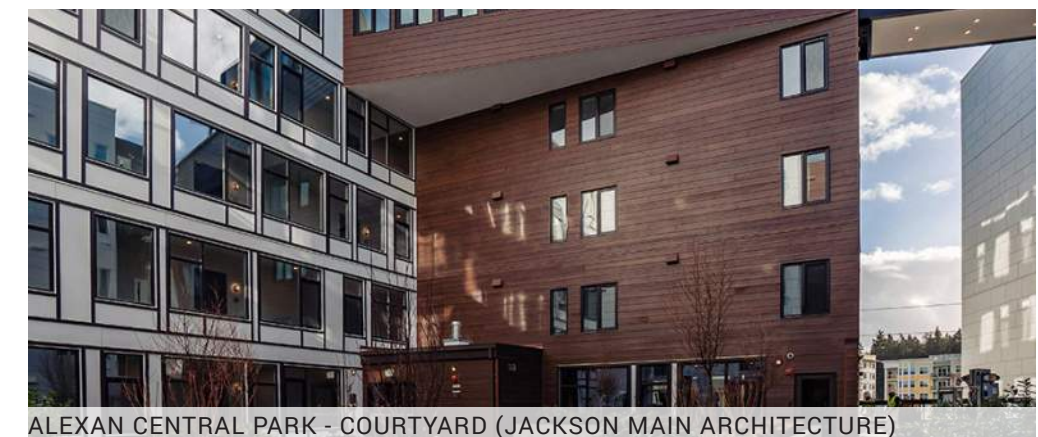
To provide the kind of community-oriented spaces that the neighborhood is currently lacking, the design intends to create new spaces that are at once pedestrian oriented, and also separated from the street with generous planting, seating, and access to points beyond. Successful designs provide for refuge from auto-centric streets, while providing the building with an asset that enhances its presence in the neighborhood.



SITKA APARTMENTS - COURTYARD



900 RAINIER - COURTYARD (JACKSON MAIN ARCHITECTURE)



ALEXAN CENTRAL PARK - COURTYARD (JACKSON MAIN ARCHITECTURE)

URBAN DESIGN ANALYSIS

CONTEXT - MATERIALS

Commercial, residential, and industrial uses are common sights in Georgetown. The mix of uses is a canvas of inexpensive, artistic, and occasionally whimsical material choice punctuated by wide expanses of plain precast concrete or blockhouse storage facilities.

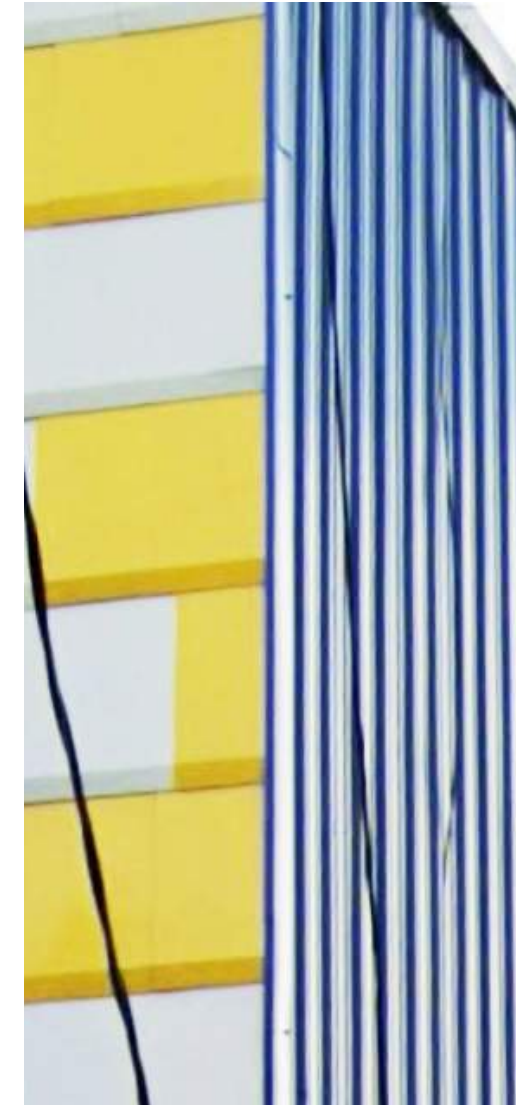
Honoring the playful use of common material while providing residents with a functional, appealing building design will determine the scale and quality of material.



CORRUGATED METAL SIDING - ELYSIAN TAPROOM



BRICK & WOOD SIDING
- LORENA'S KITCHEN



METAL PANEL/CORRUGATED SIDING
- GALLERY E



CORRUGATED METAL SIDING - ELYSIAN TAPROOM



RE-PURPOSED SHIPPING CONTAINER - ABOEDA DESIGN



EIFS SIDING - SUSAN WHEELER HOME



PAINTED BRICK - ARTCORE TATTOO

With space for artists and small businesses alike, the project will provide new retailers with multiple options for signage. Being at the crossroads of two major Georgetown streets, the building will act as a gateway to the neighborhood, and so will be pronounced in its street presence.



RE-PURPOSED STEEL SIGN - DONBURI STATION



NEON LIGHTS ON STEEL SIGNAGE - STELLAR PIZZA



NEON LIGHTS / PAINTED BRICK - STAR BRASS WORKS



CORTEN STEEL LASER-CUT SIGNAGE - EQUINOX STUDIOS



CORTEN STEEL LASER-CUT SIGNAGE - EQUINOX STUDIOS



LASER-CUT SIGNAGE ON CORRUGATED METAL SIDING - MID-MOUNTAIN



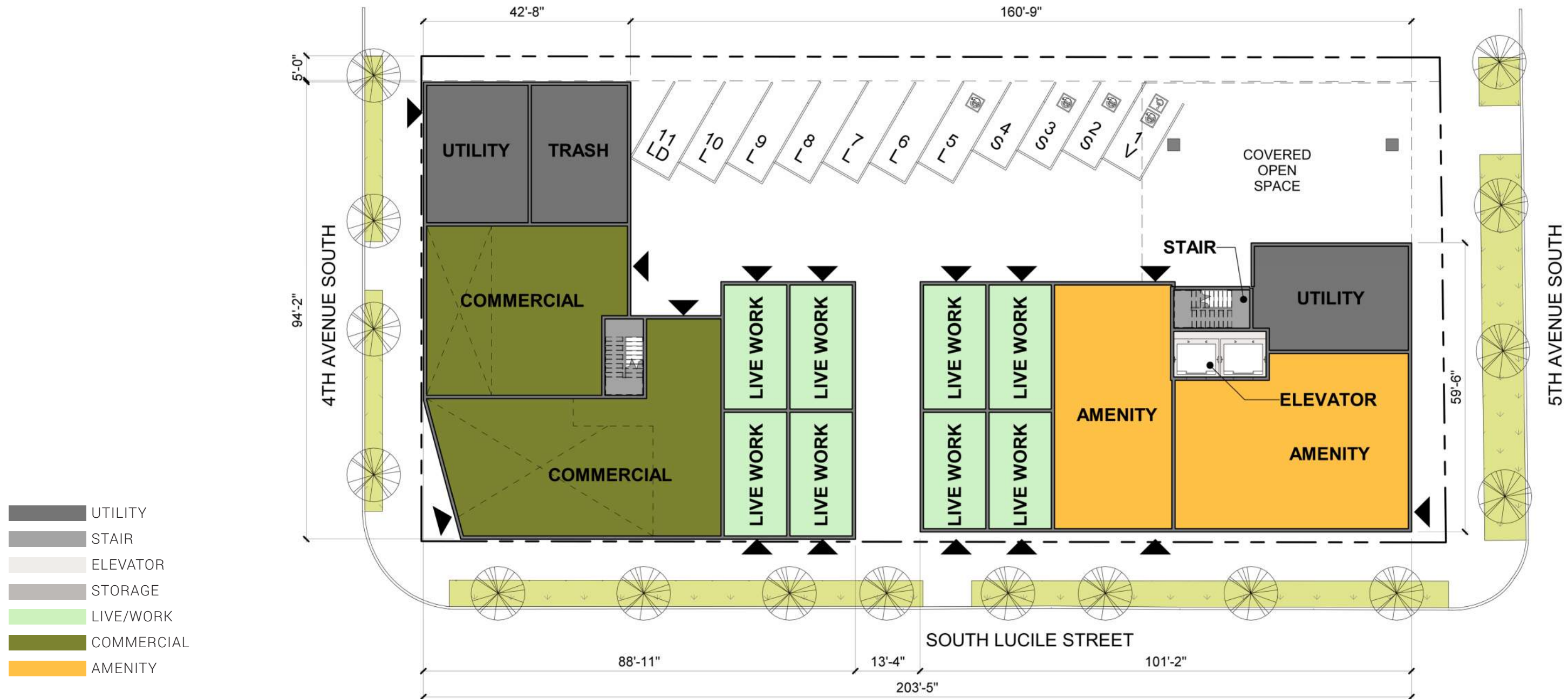
LASER-CUT STEEL LETTERING ON BRICK - GEORGETOWN BALLROOM

EDG OPTION 1 - REVERSE C

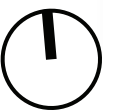
SITE PLAN

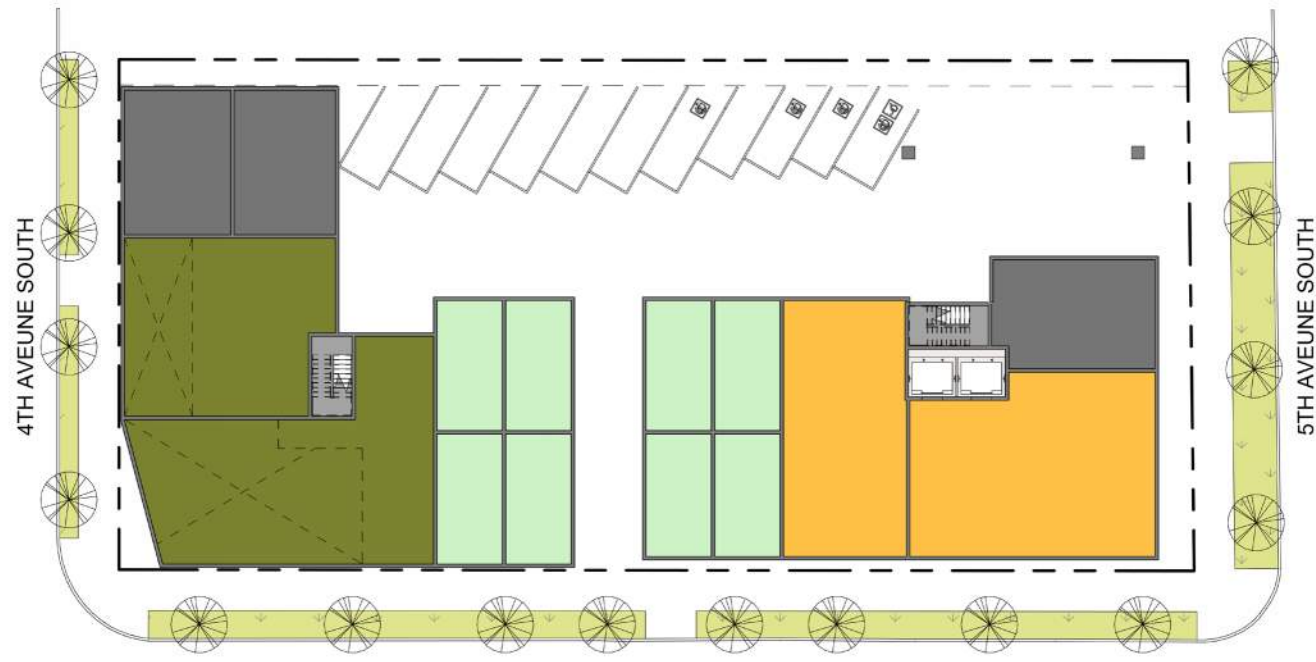
PROGRAM:

- COMMERCIAL SPACE GFS: 3,283 SF
- UNIT COUNT: 152
- PARKING COUNT: 11 (6 LARGE, 3 SMALL, 1 VAN-ACCESSIBLE, 1 LOADING)

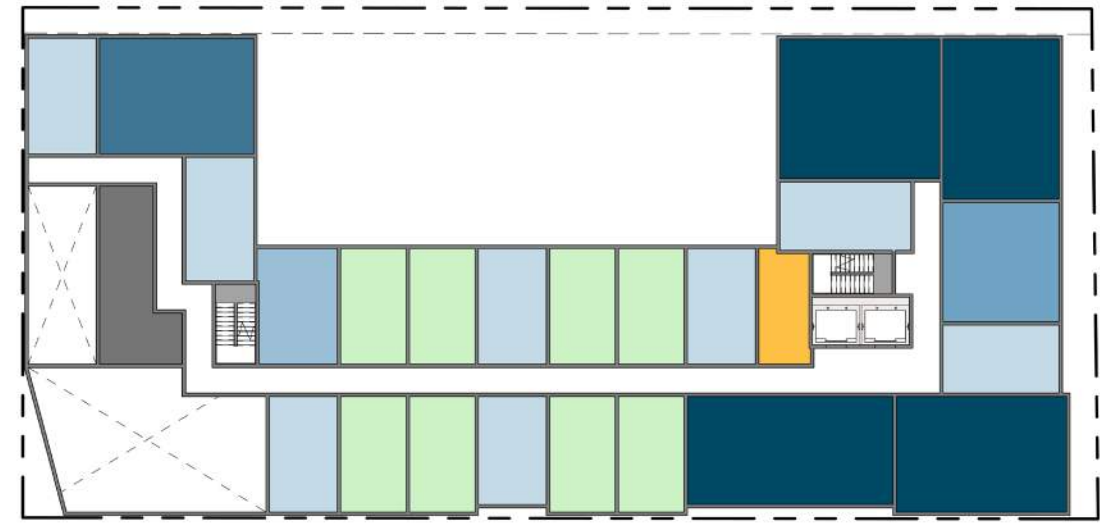


- UTILITY
- STAIR
- ELEVATOR
- STORAGE
- LIVE/WORK
- COMMERCIAL
- AMENITY



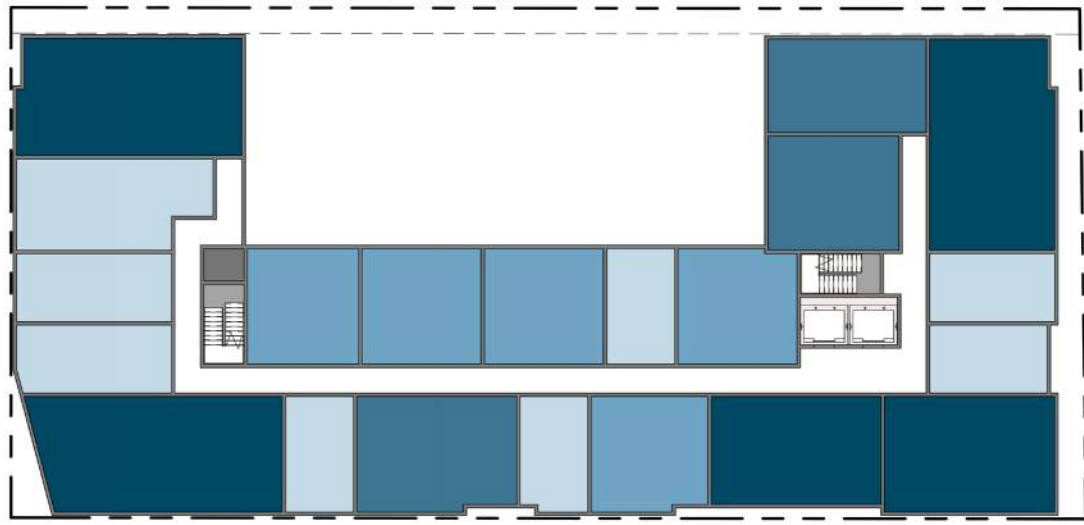


SOUTH LUCILE STREET
LEVEL 01 FLOOR PLAN

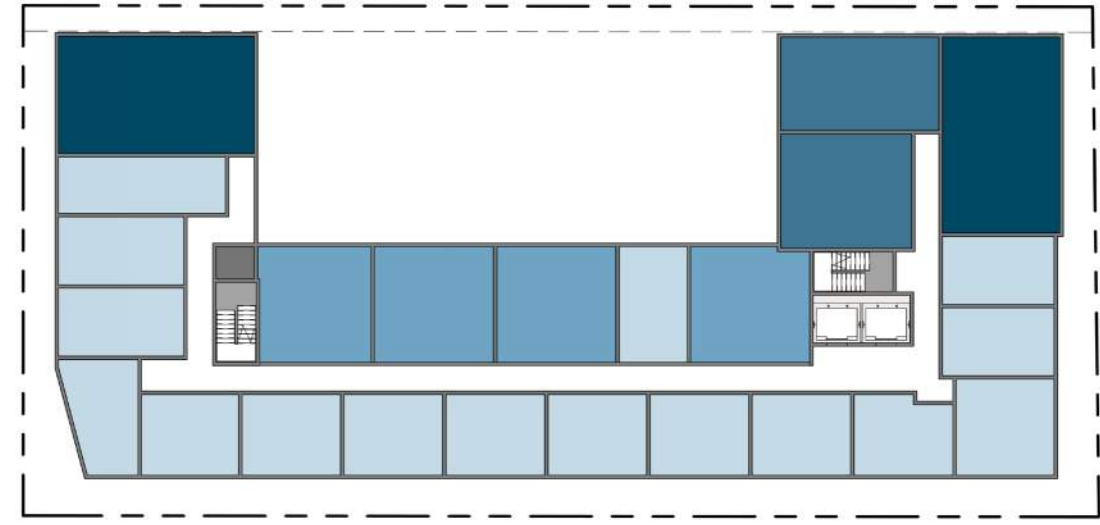


LEVEL 02 FLOOR PLAN

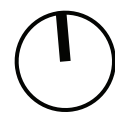
- STUDIO
- OPEN 1-BED
- 1-BED
- 2-BED
- 3-BED
- LIVE/WORK
- COMMERCIAL
- AMENITY
- UTILITY
- STAIR
- ELEVATOR
- STORAGE



LEVEL 03-07 FLOOR PLAN



LEVEL 08 FLOOR PLAN



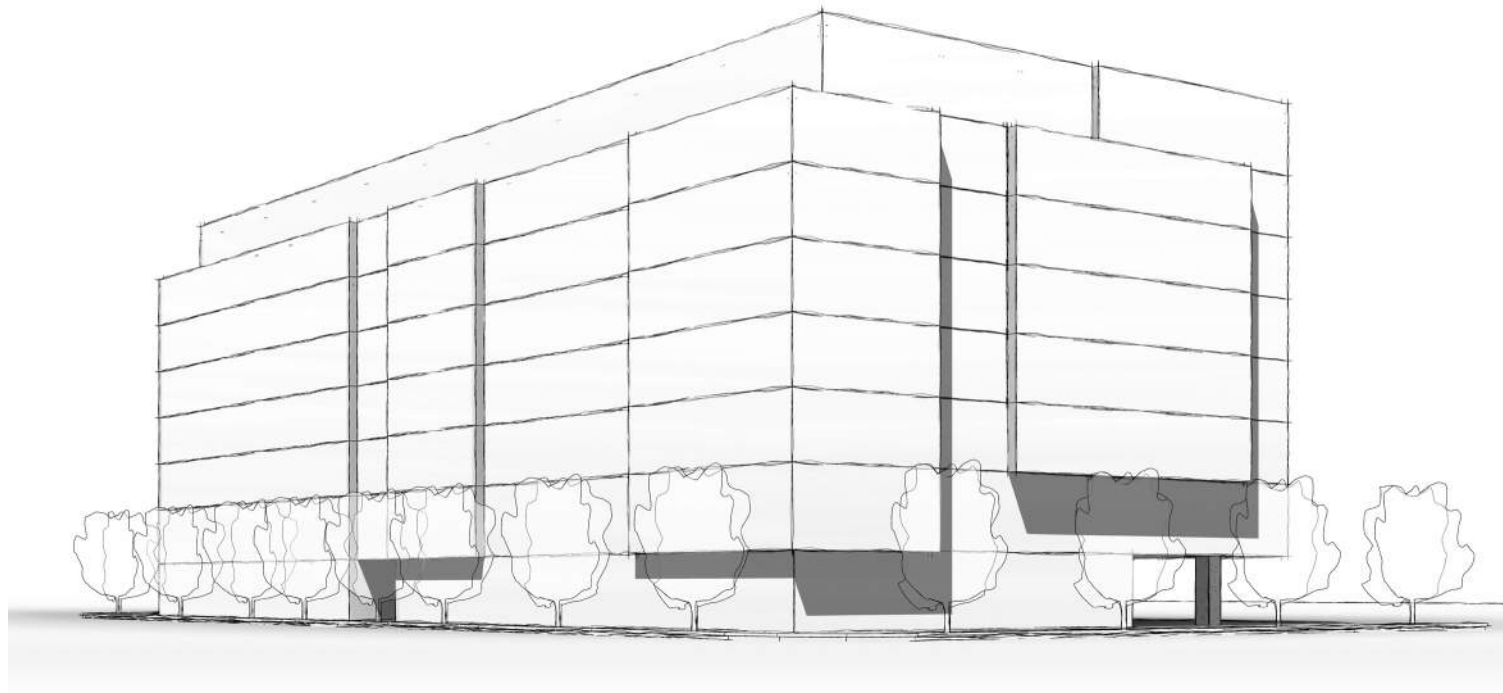
EDG OPTION 1 - REVERSE C

AERIAL PERSPECTIVE

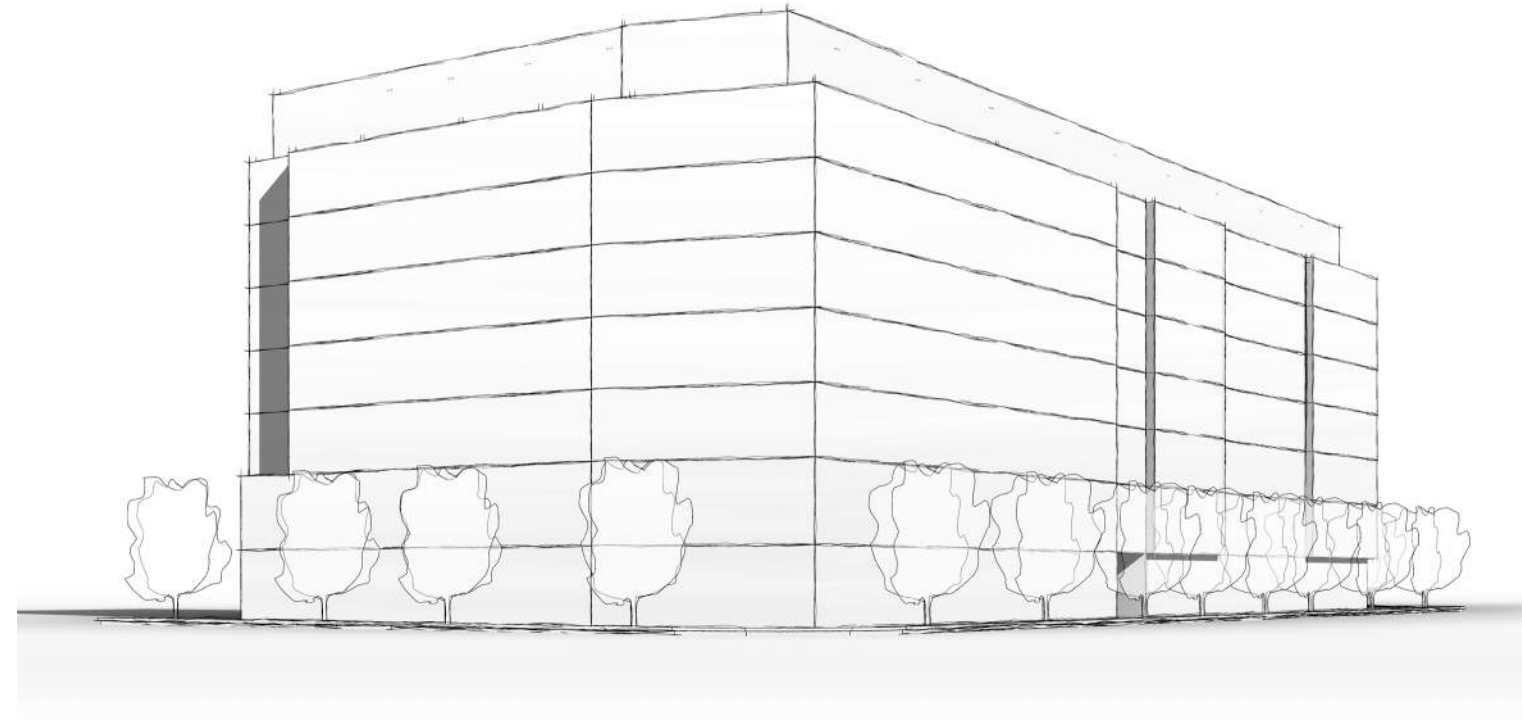


AERIAL PERSPECTIVE - USE ADJACENCY

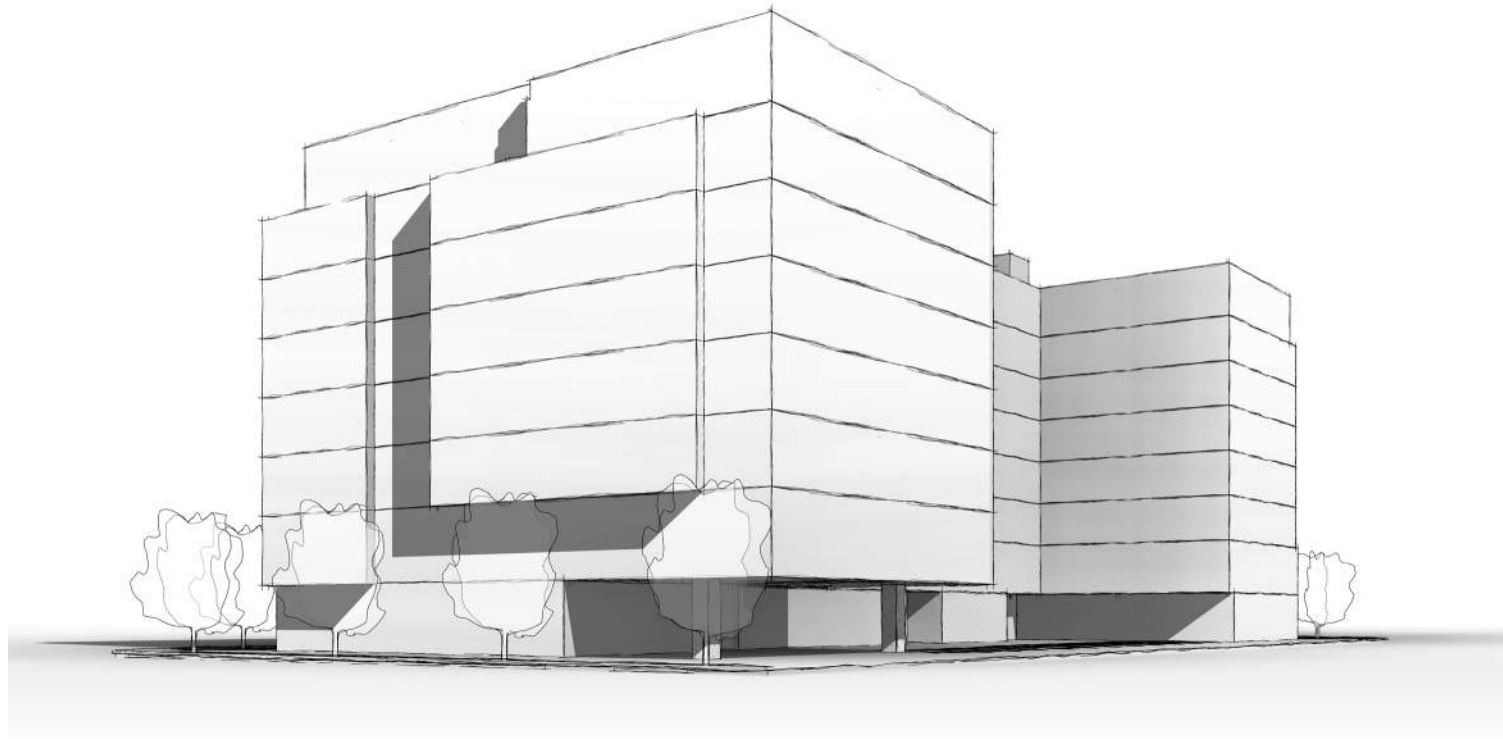
PERSPECTIVE LOOKING NORTHWEST



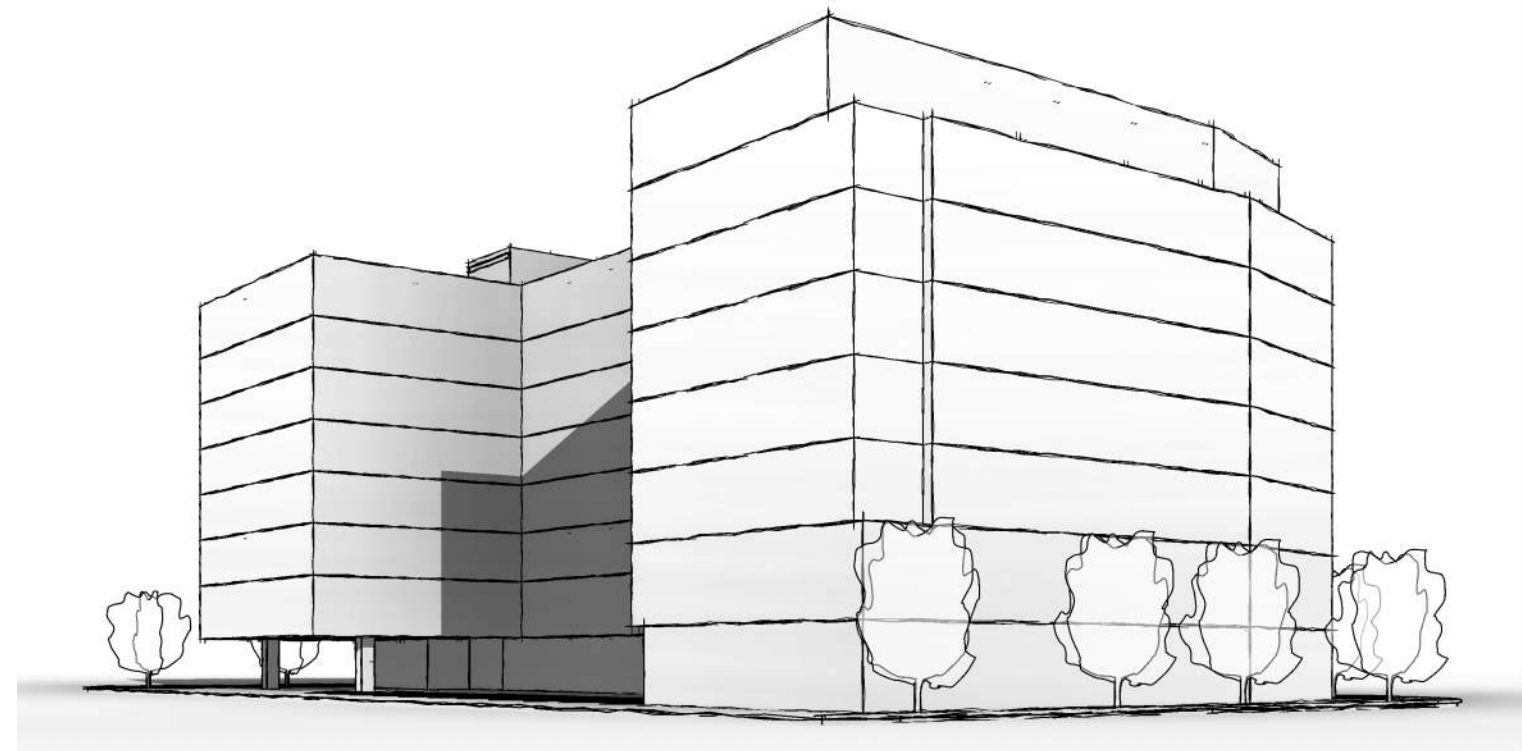
PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING SOUTHWEST

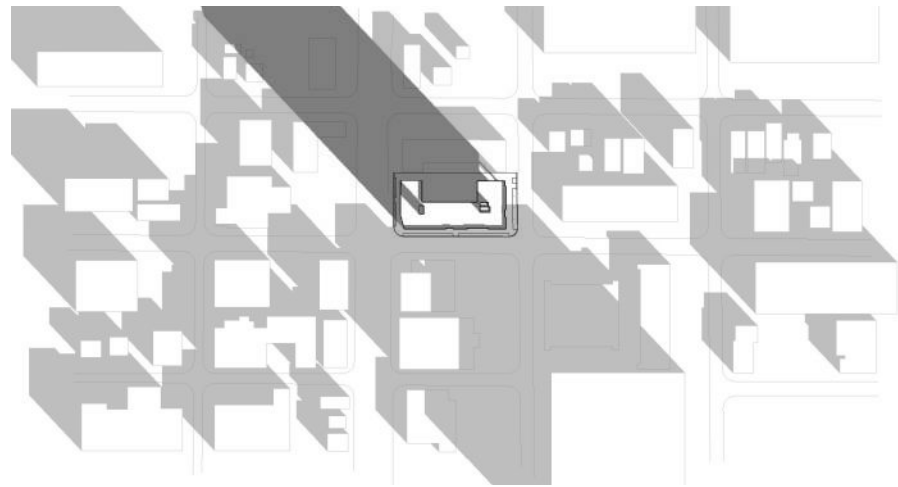
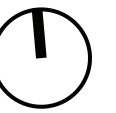


PERSPECTIVE LOOKING SOUTHEAST

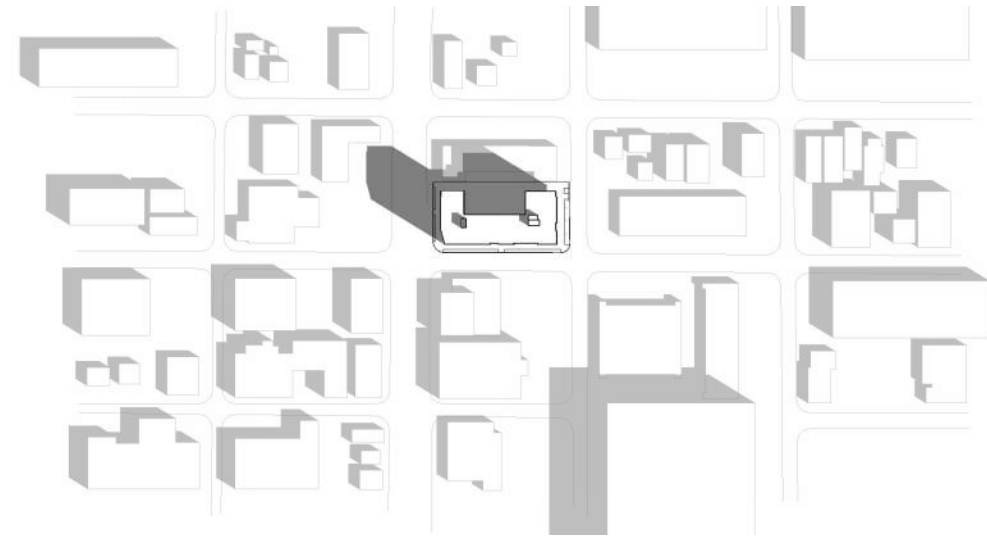


EDG OPTION 1 - REVERSE C

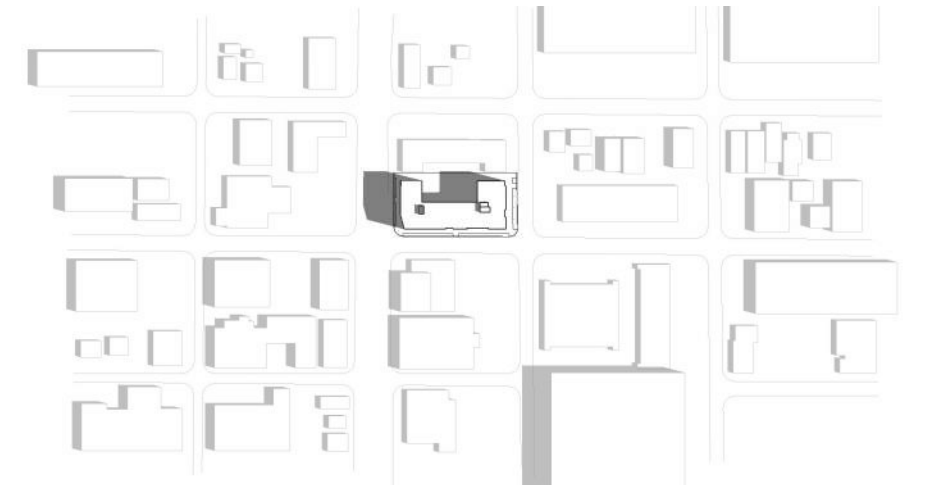
SHADOW STUDIES



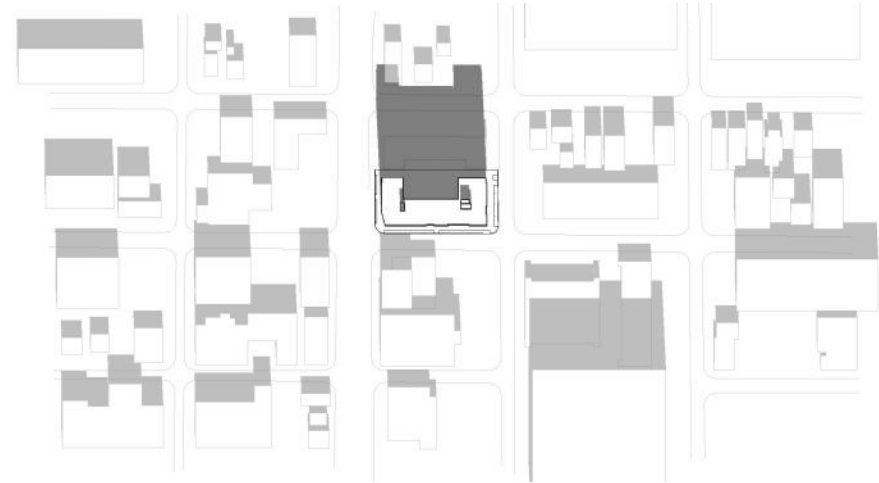
DECEMBER 21, 9AM



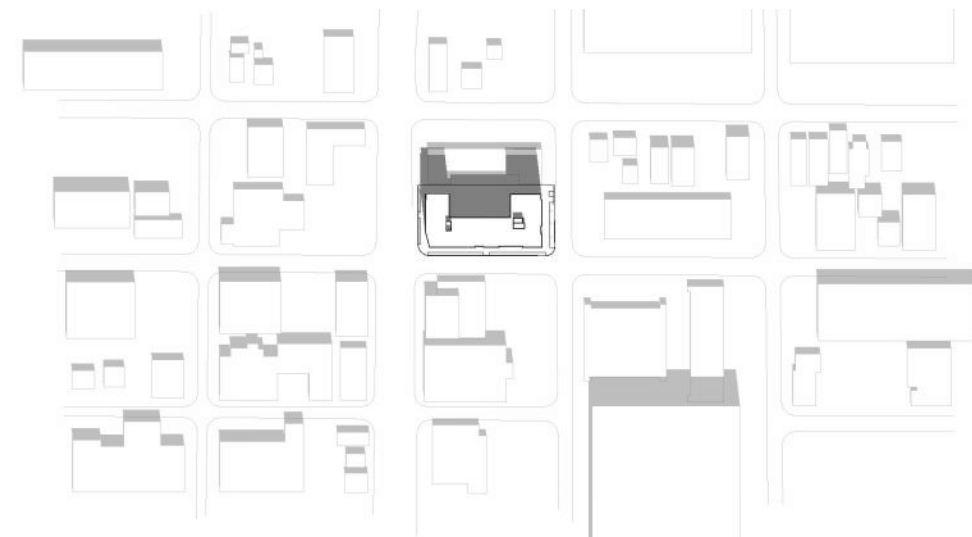
MARCH / SEPTEMBER 21, 9AM



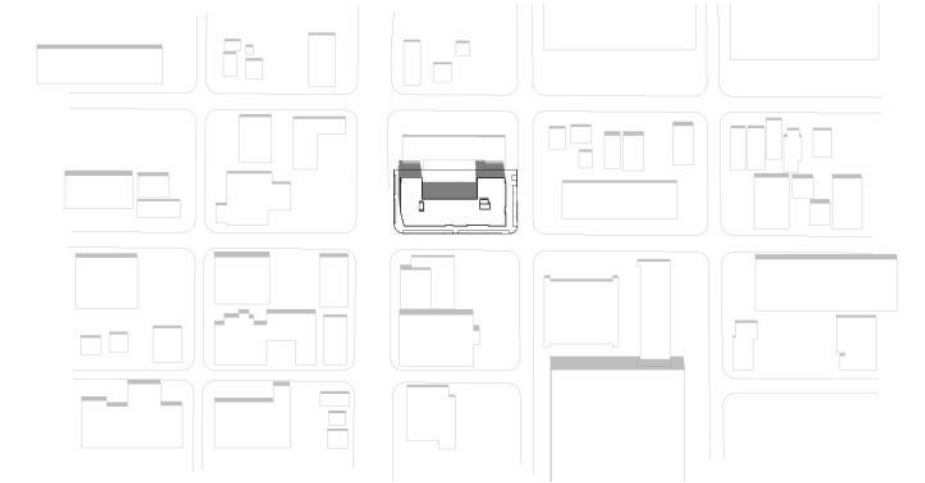
JUNE 21, 9AM



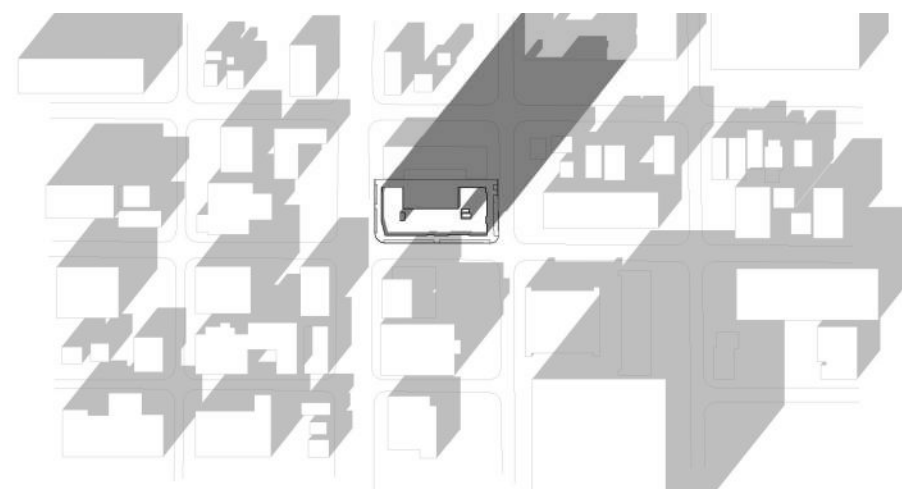
DECEMBER 21, 12PM (NOON)



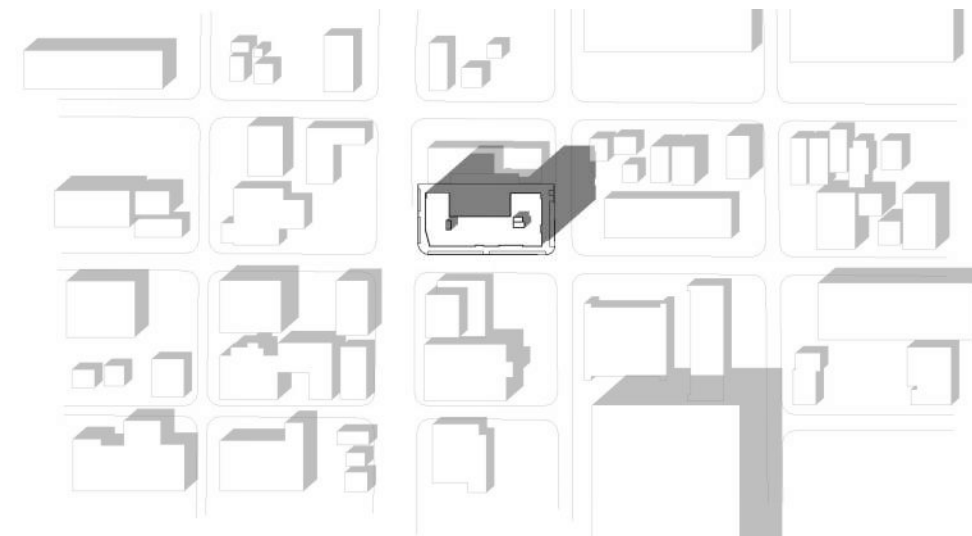
MARCH / SEPTEMBER 21, 12PM (NOON)



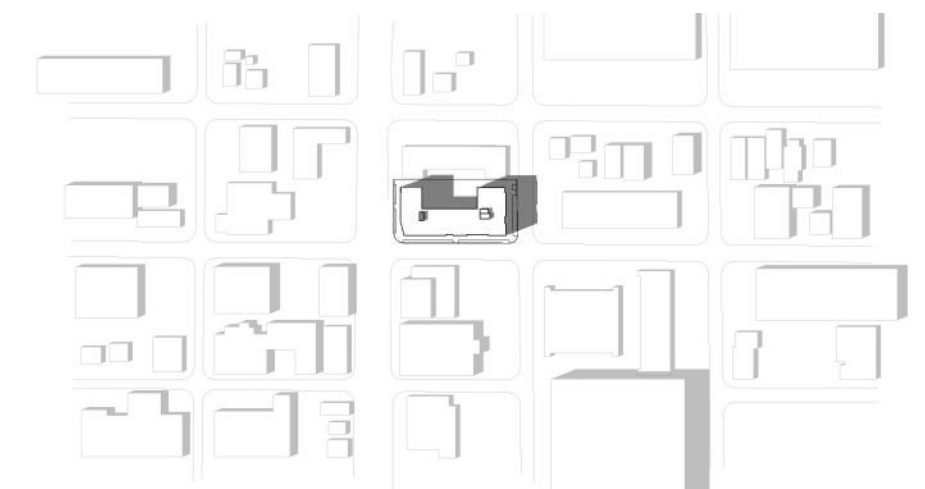
JUNE 21, 12PM (NOON)



DECEMBER 21, 3PM



MARCH / SEPTEMBER 21, 3PM



JUNE 21, 3PM

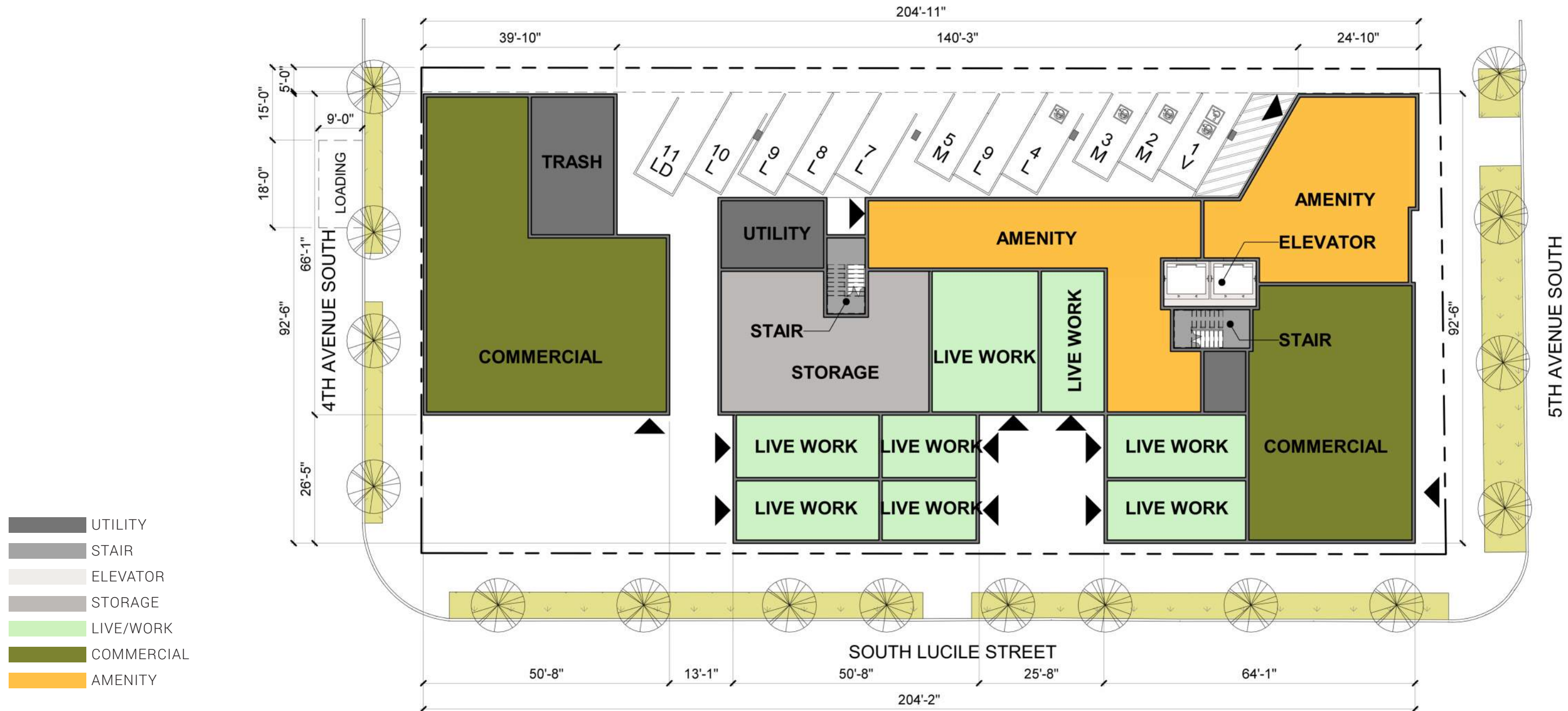
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EDG OPTION 2 - F SHAPED

SITE PLAN

PROGRAM:

- COMMERCIAL SPACE GFS: 4,151 SF
- UNIT COUNT: 152
- PARKING COUNT: 11 (6 LARGE, 3 SMALL, 1 VAN-ACCESSIBLE, 1 LOADING)

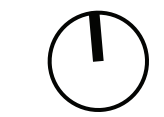


- UTILITY
- STAIR
- ELEVATOR
- STORAGE
- LIVE/WORK
- COMMERCIAL
- AMENITY





- STUDIO
- OPEN 1-BED
- 1-BED
- 2-BED
- 3-BED
- LIVE/WORK
- COMMERCIAL
- AMENITY
- UTILITY
- STAIR
- ELEVATOR
- STORAGE



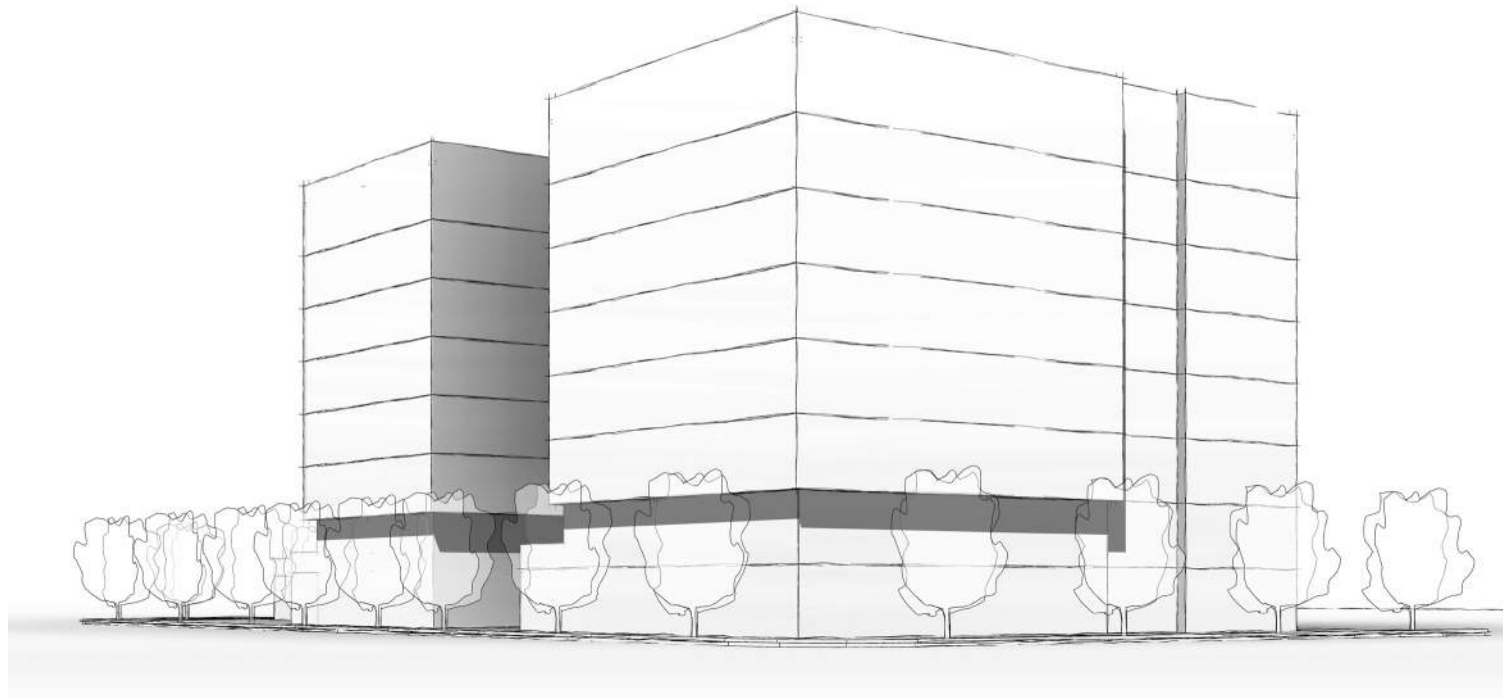
EDG OPTION 2 - F SHAPED

AERIAL PERSPECTIVE

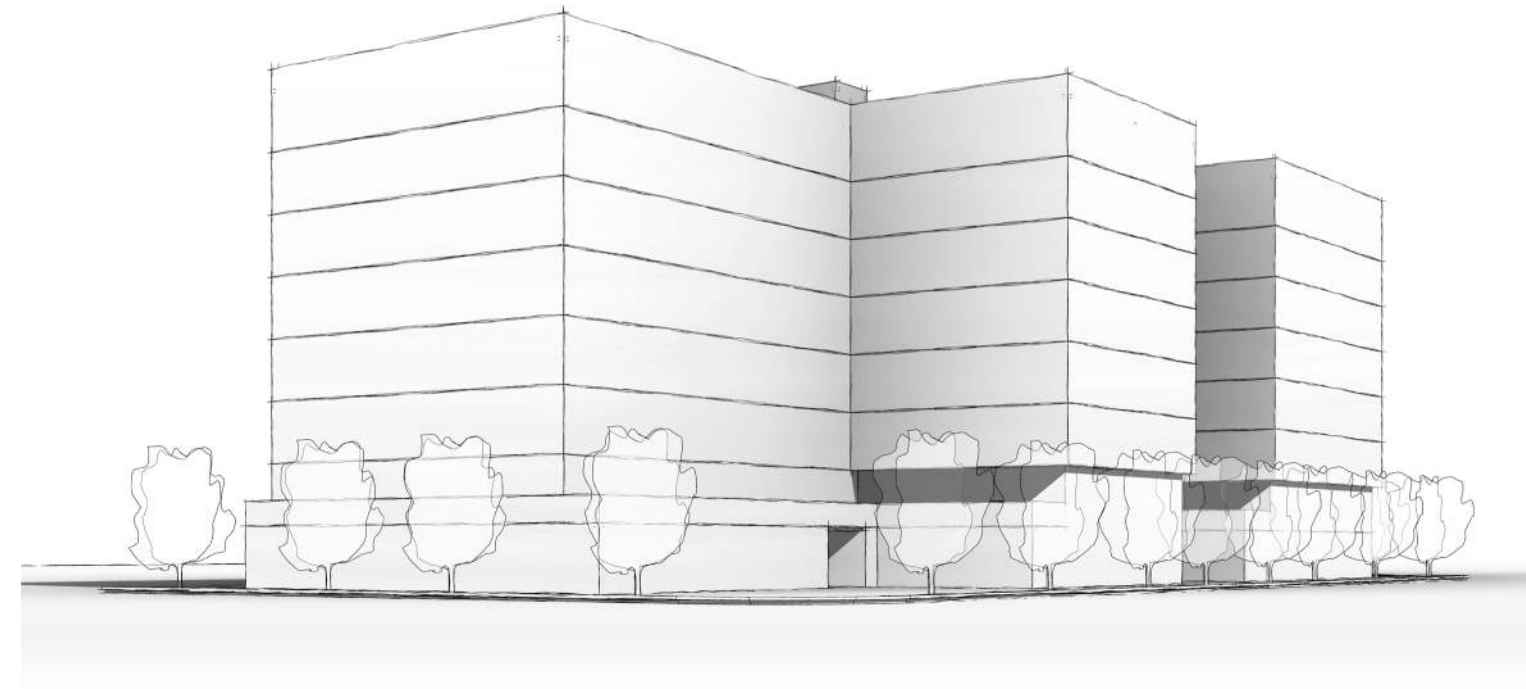


AERIAL PERSPECTIVE - USE ADJACENCY

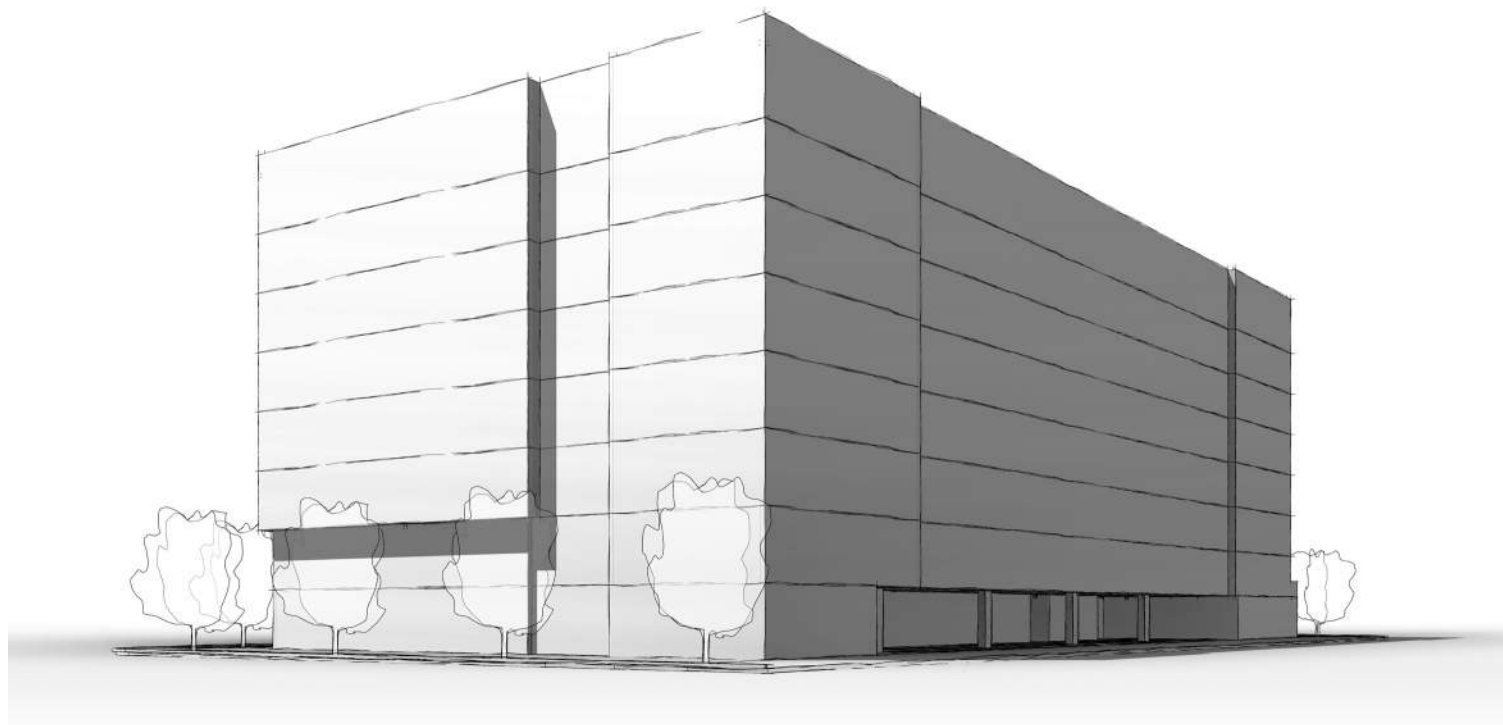
PERSPECTIVE LOOKING NORTHWEST



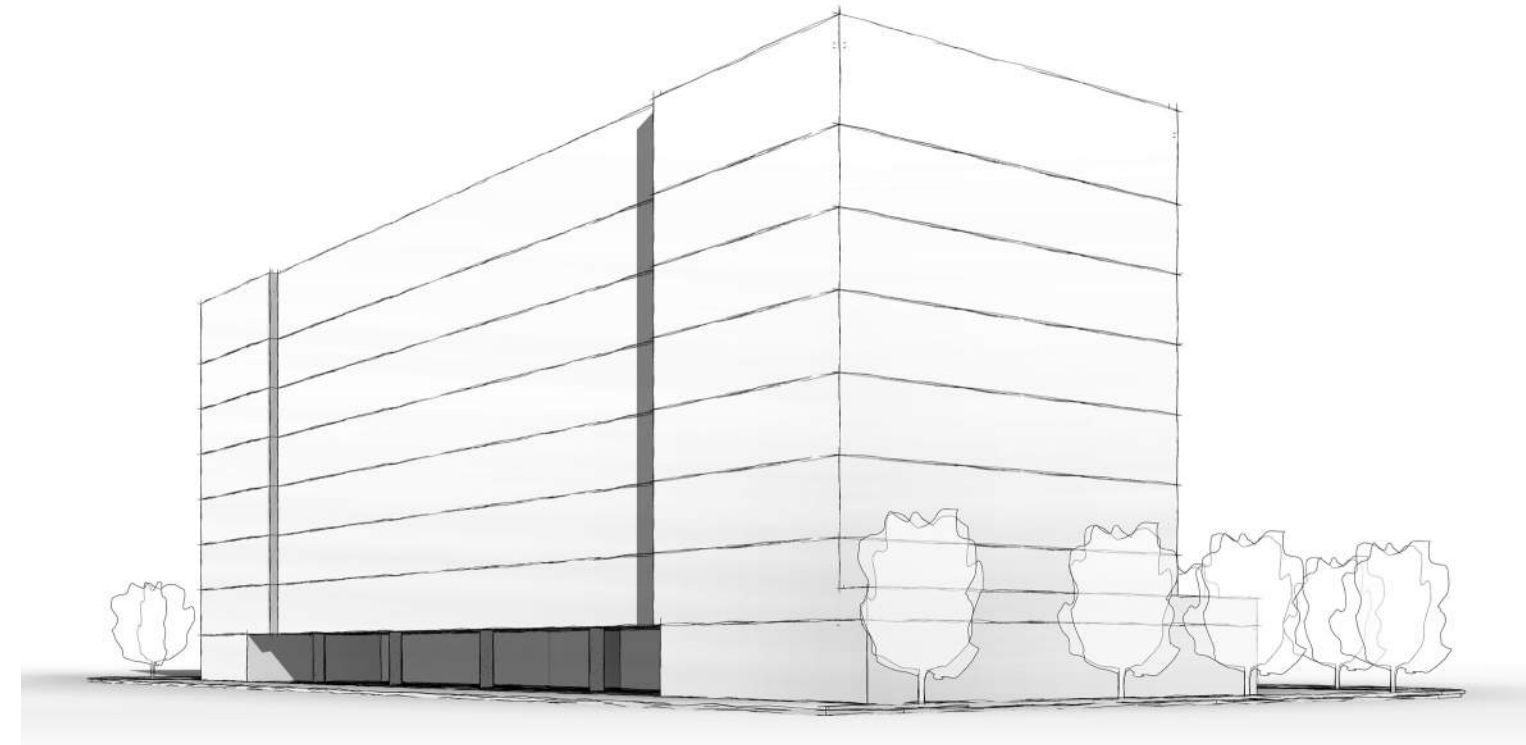
PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING SOUTHWEST

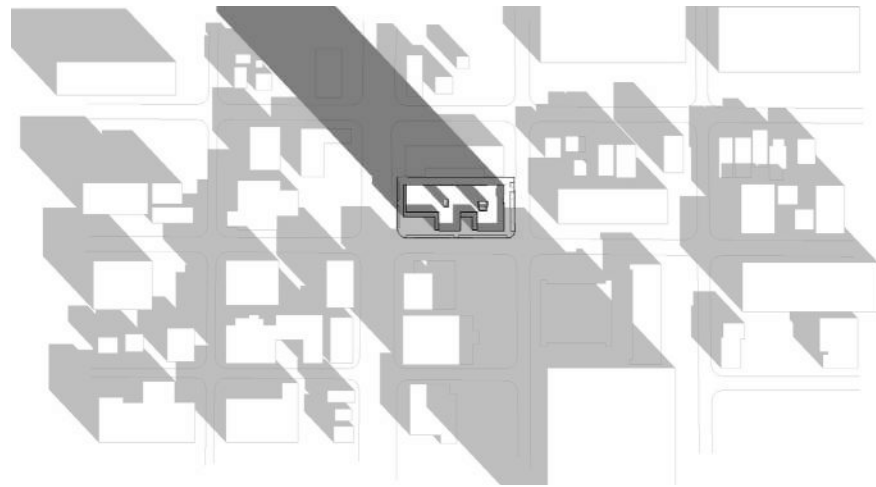
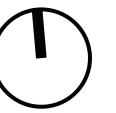


PERSPECTIVE LOOKING SOUTHEAST

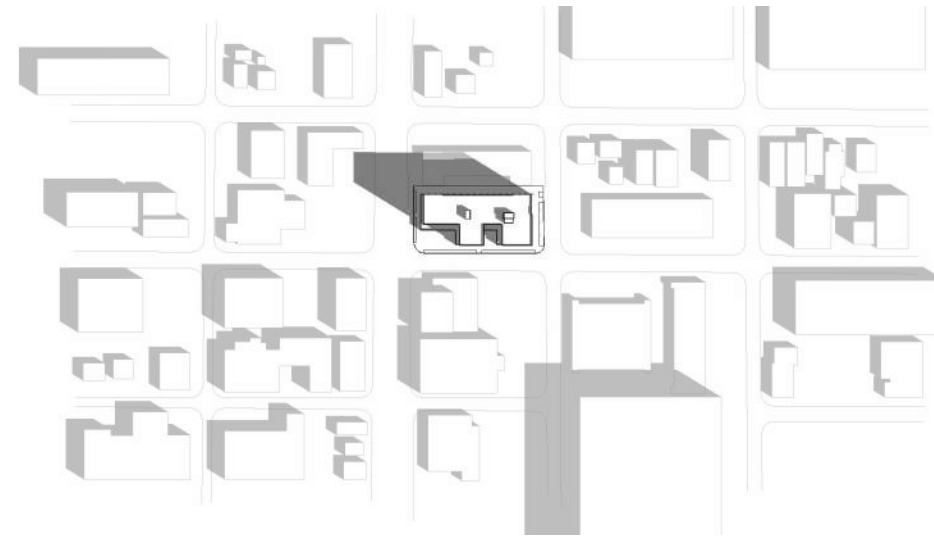


EDG OPTION 2 - F SHAPED

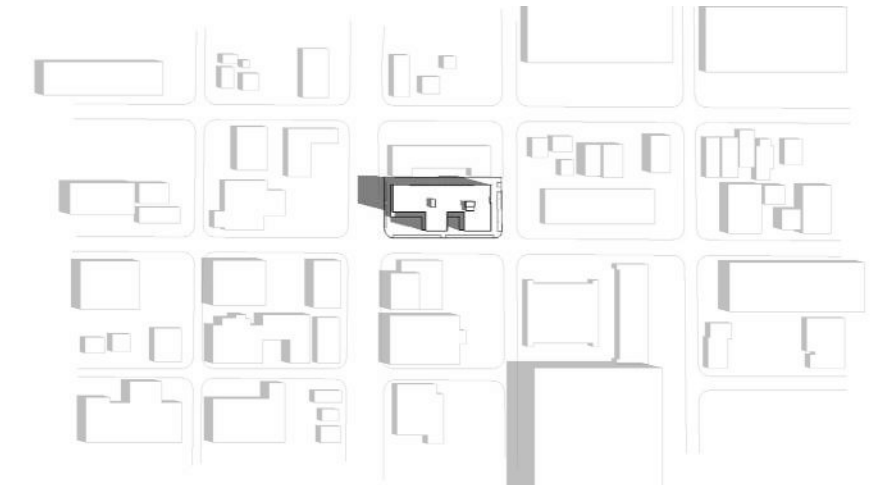
SHADOW STUDIES



DECEMBER 21, 9AM



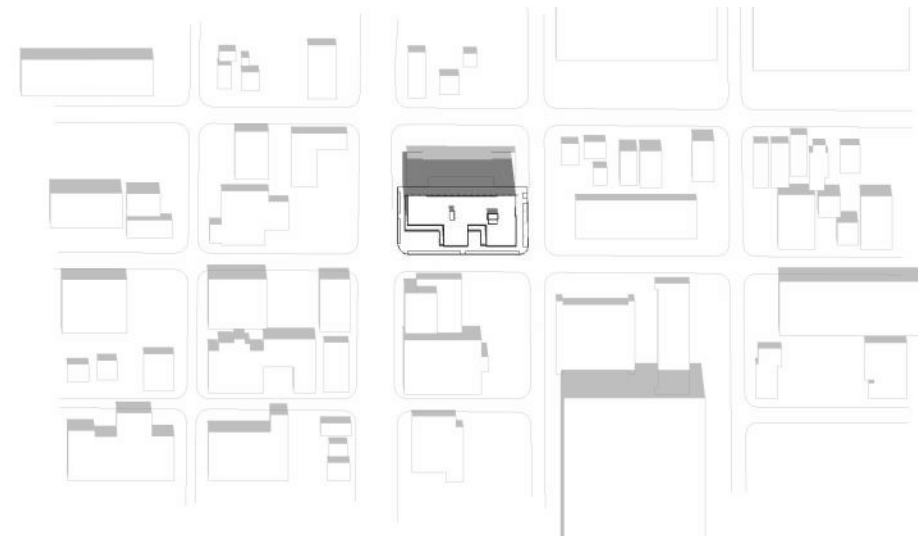
MARCH / SEPTEMBER 21, 9AM



JUNE 21, 9AM



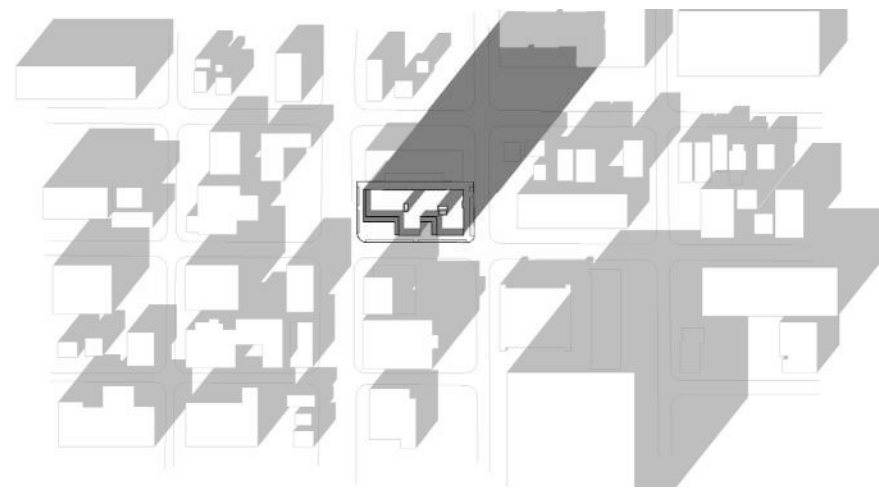
DECEMBER 21, 12PM (NOON)



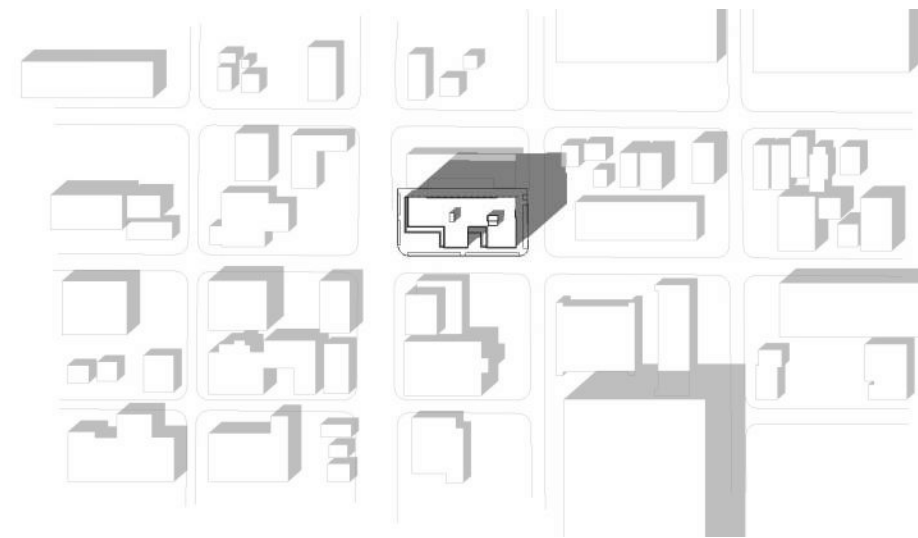
MARCH / SEPTEMBER 21, 12PM (NOON)



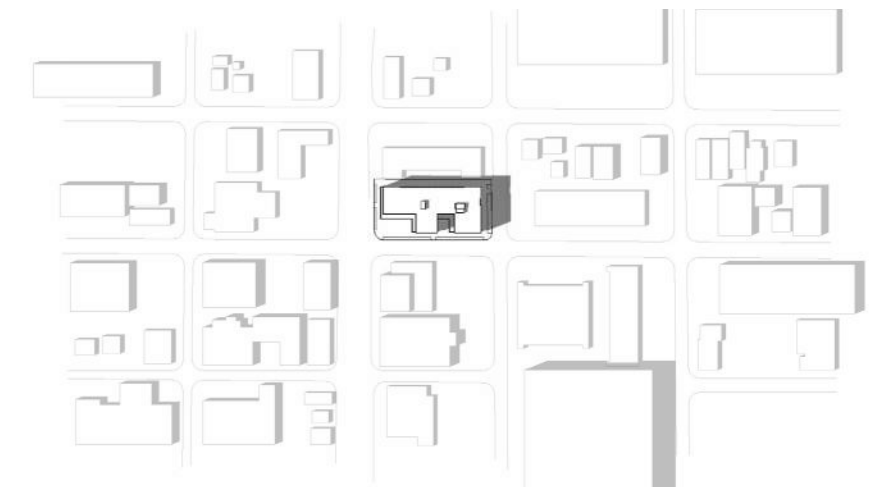
JUNE 21, 12PM (NOON)



DECEMBER 21, 3PM

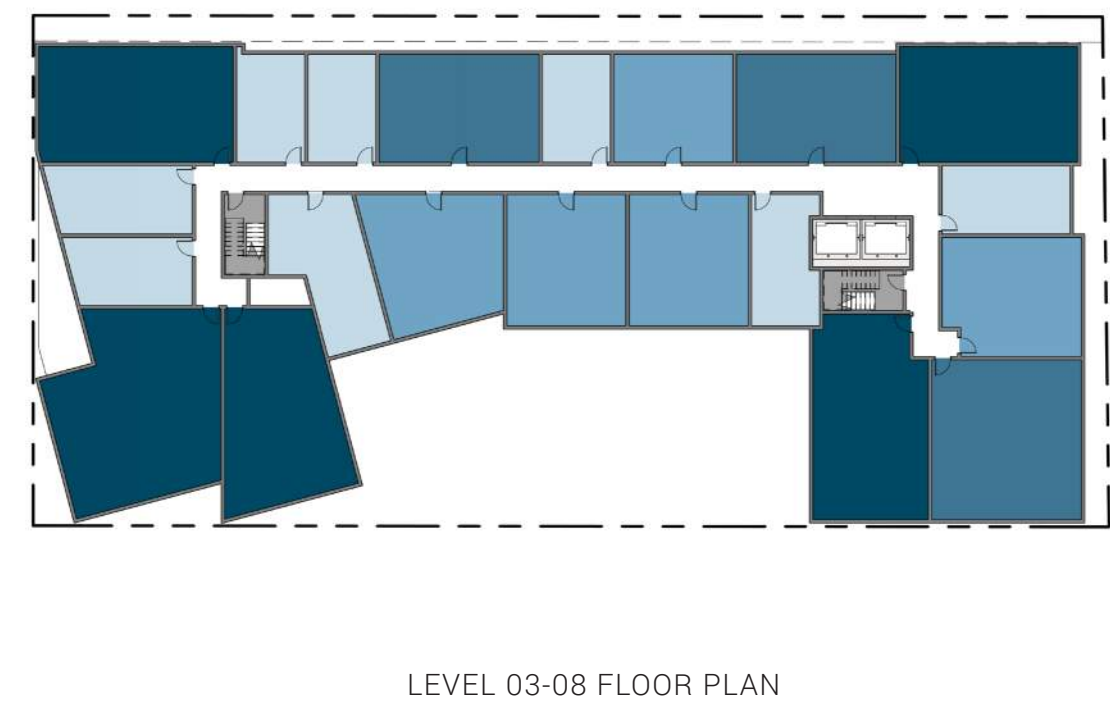


MARCH / SEPTEMBER 21, 3PM



JUNE 21, 3PM

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- STUDIO
- OPEN 1-BED
- 1-BED
- 2-BED
- 3-BED
- LIVE/WORK
- COMMERCIAL
- AMENITY
- UTILITY
- STAIR
- ELEVATOR
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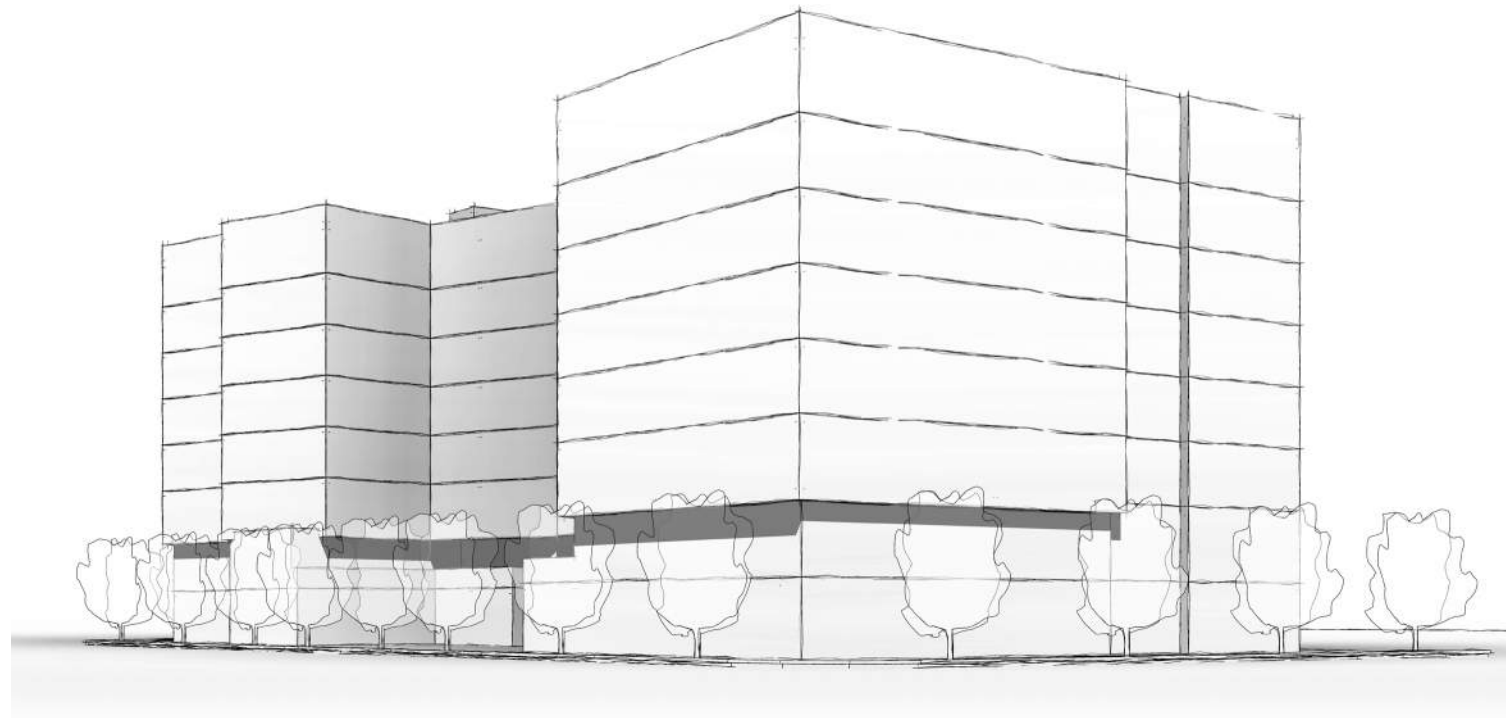
EDG OPTION 3 - PREFERRED

AERIAL PERSPECTIVE

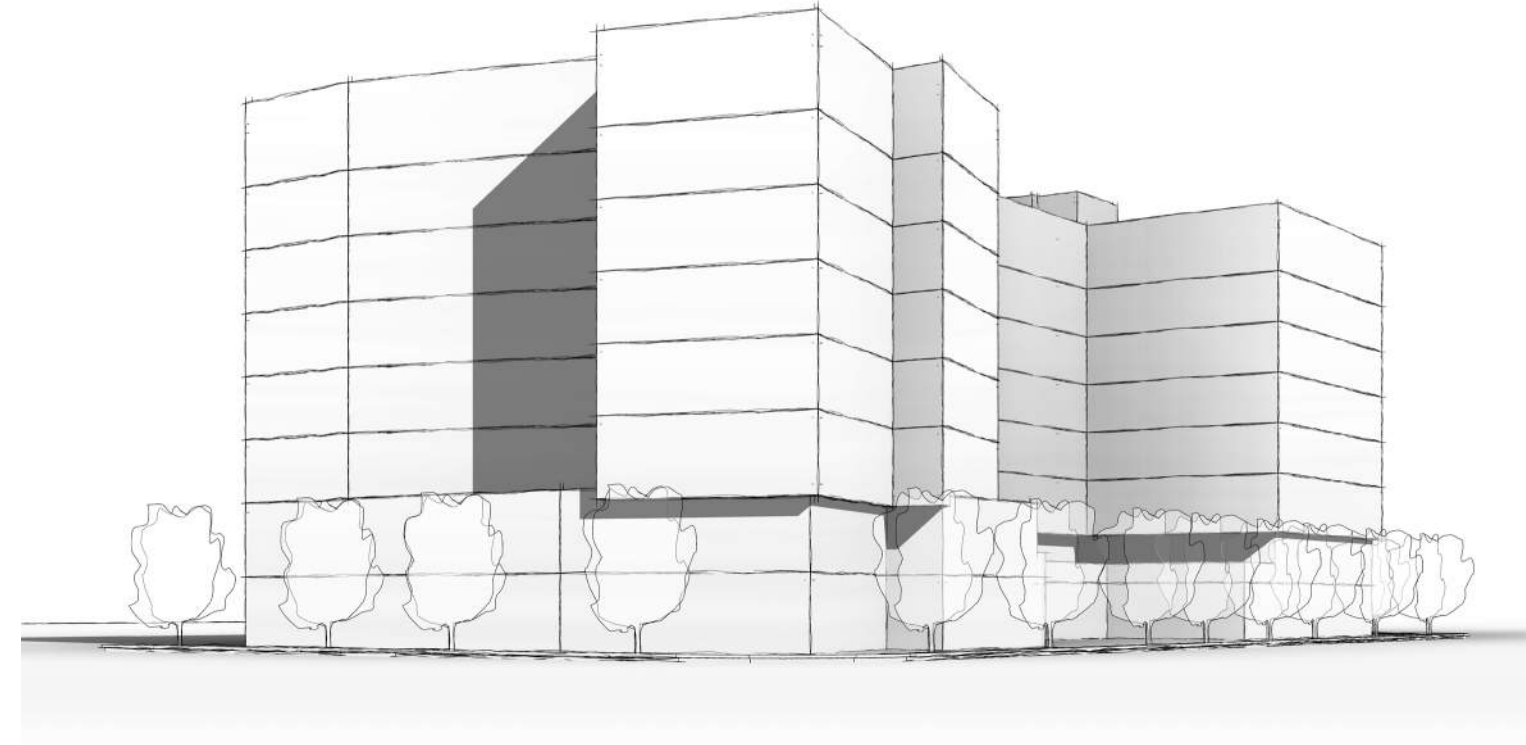


AERIAL PERSPECTIVE - USE ADJACENCY

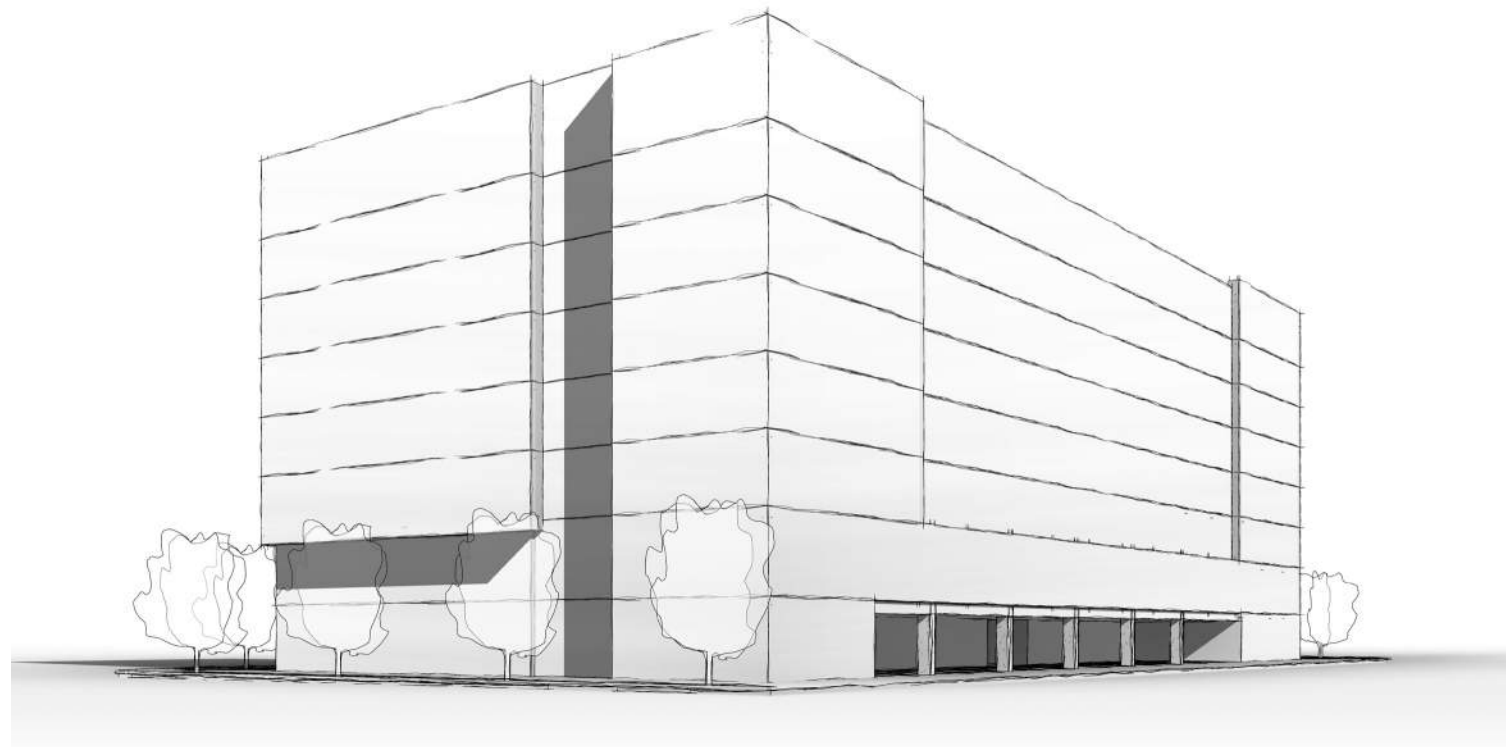
PERSPECTIVE LOOKING NORTHWEST



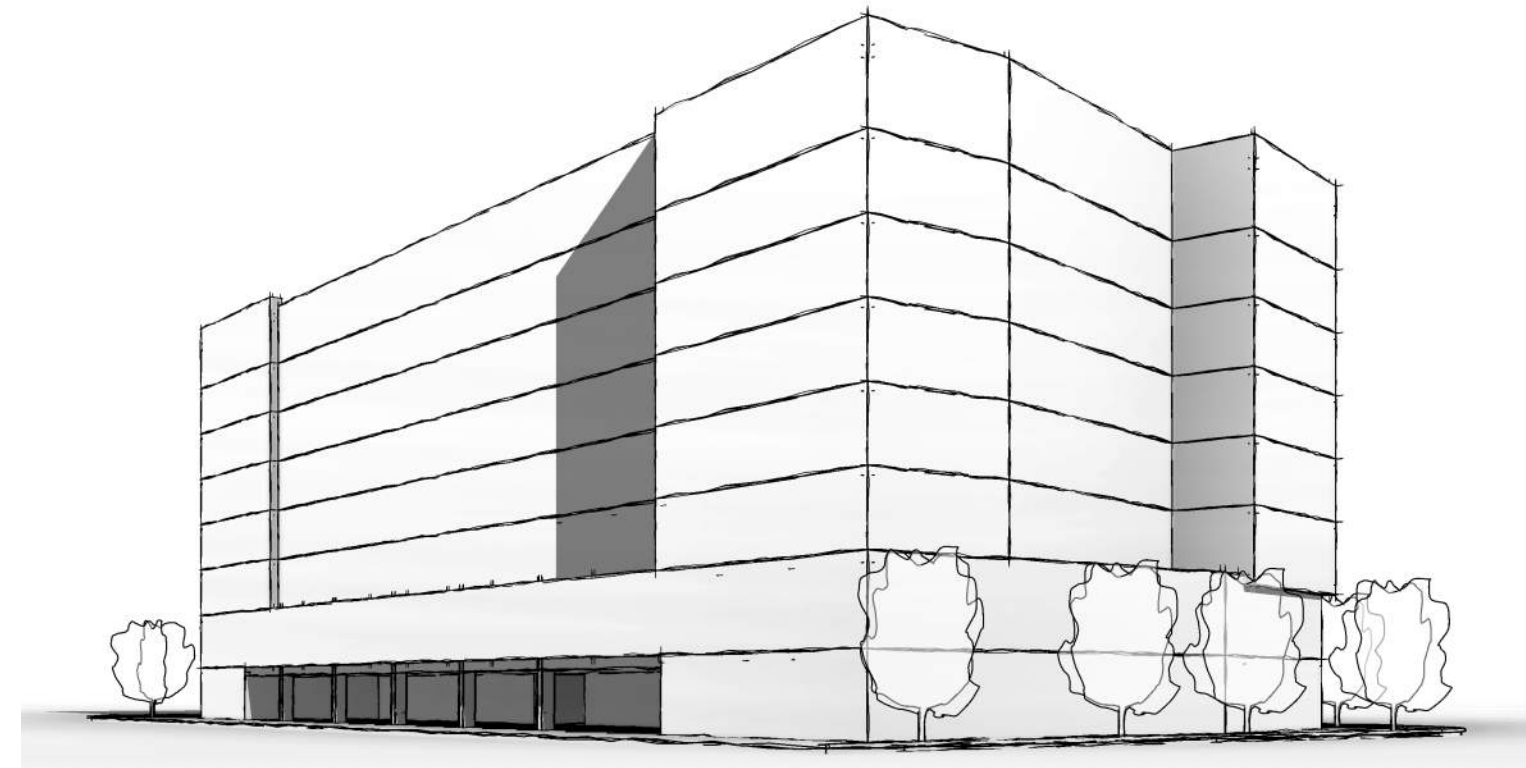
PERSPECTIVE LOOKING NORTHEAST



PERSPECTIVE LOOKING SOUTHWEST

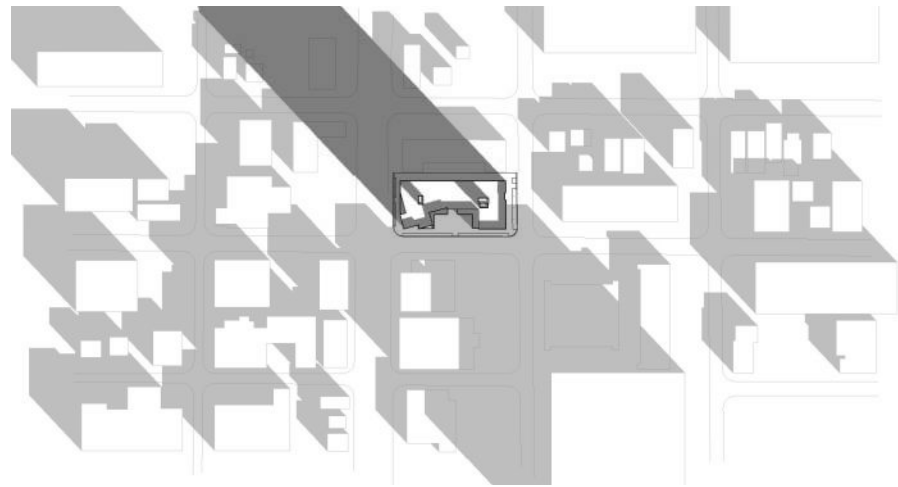
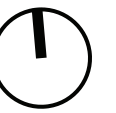


PERSPECTIVE LOOKING SOUTHEAST

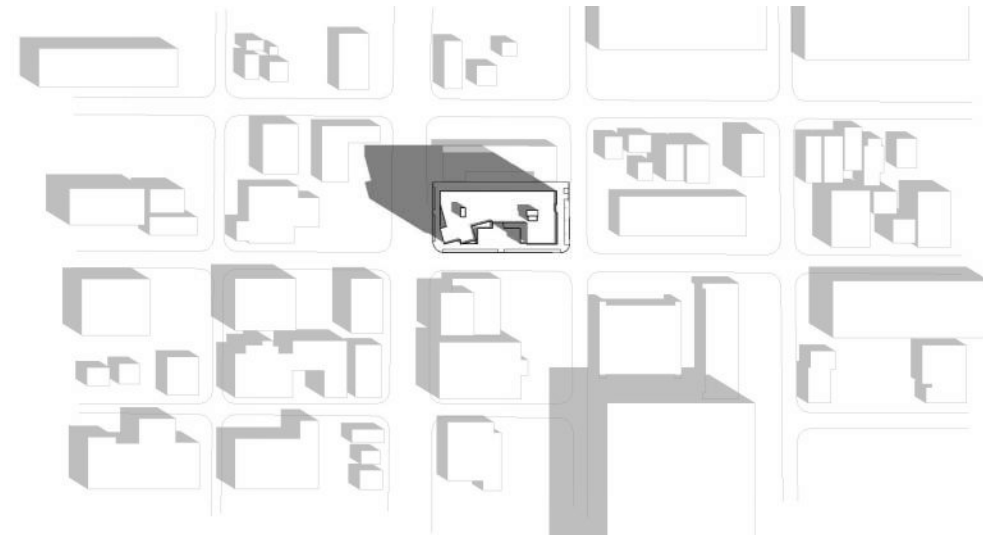


EDG OPTION 3 - PREFERRED

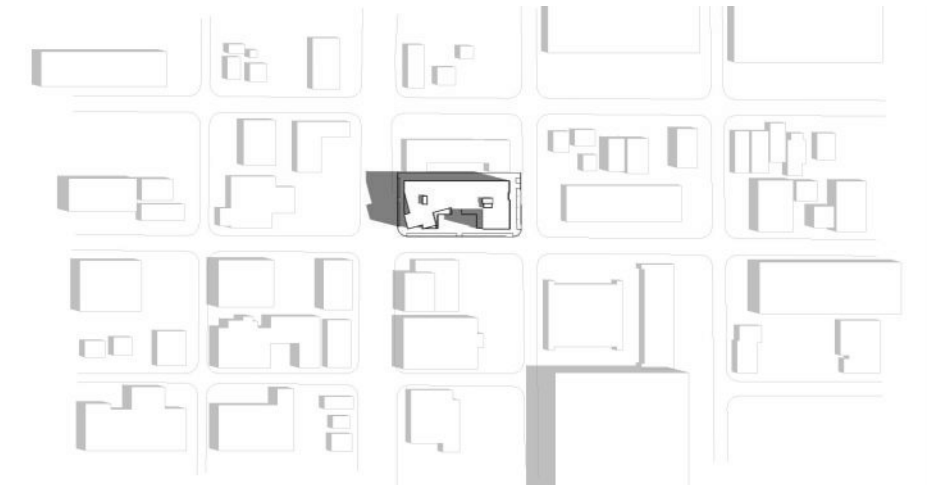
SHADOW STUDIES



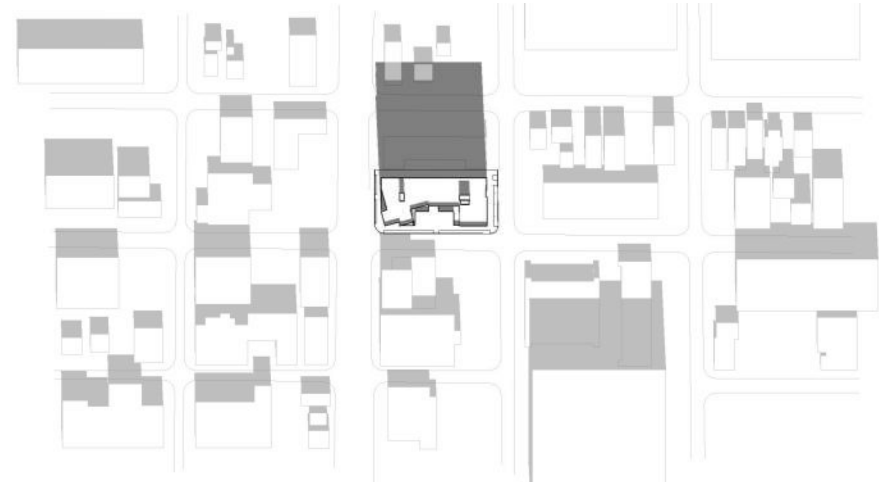
DECEMBER 21, 9AM



MARCH / SEPTEMBER 21, 9AM



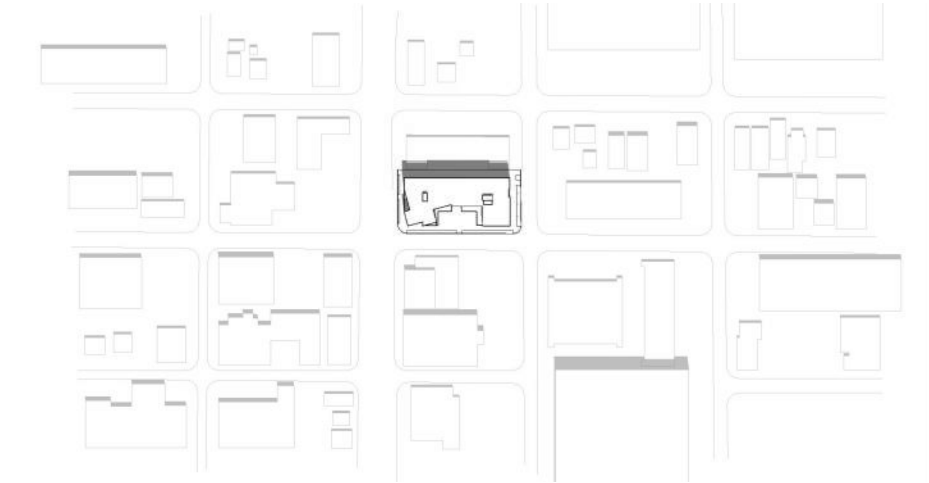
JUNE 21, 9AM



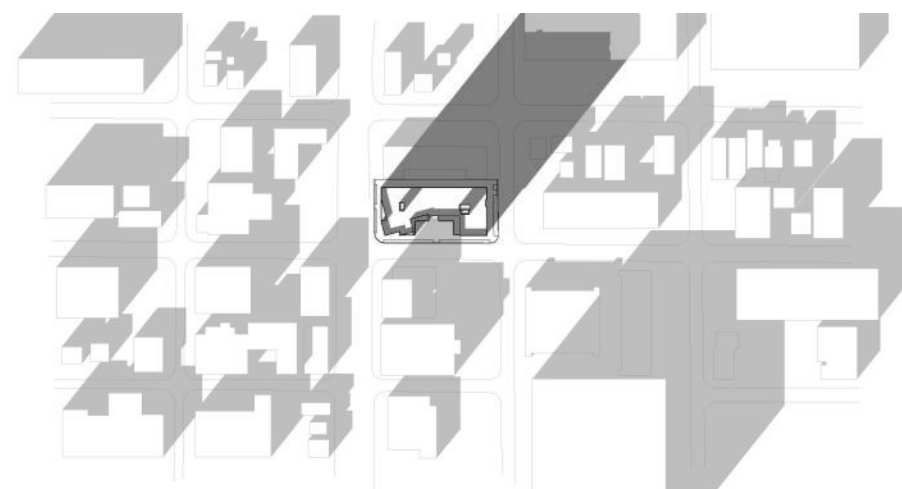
DECEMBER 21, 12PM (NOON)



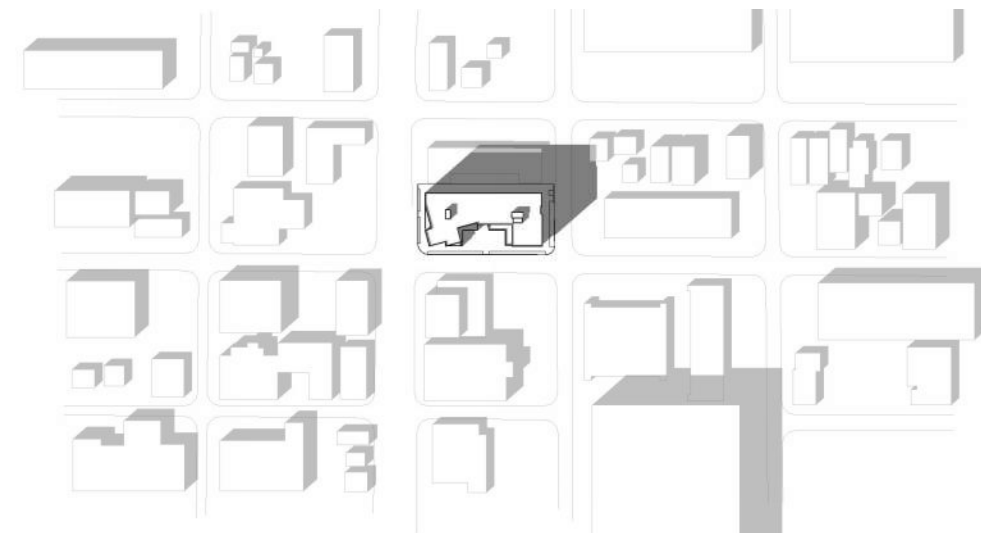
MARCH / SEPTEMBER 21, 12PM (NOON)



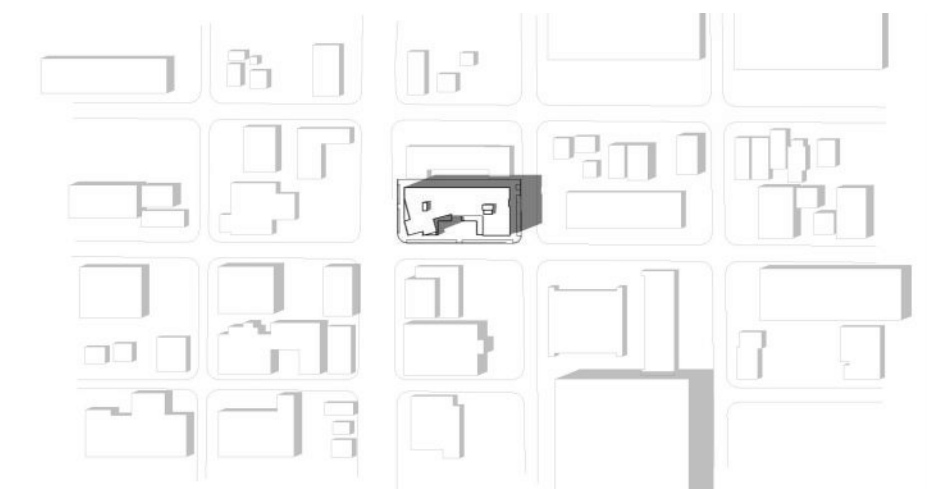
JUNE 21, 12PM (NOON)



DECEMBER 21, 3PM



MARCH / SEPTEMBER 21, 3PM



JUNE 21, 3PM

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DEPARTURES

DEPARTURE #1- OPTION 2 - COMMERCIAL FLOOR TO FLOOR

CODE REQUIREMENT:

Non-Residential Floor-To-Floor (SMC 23.47A.008.B.4): The Code requires that non-residential uses at street level shall have a floor-to-floor of at least 13 feet.

REQUEST:

For option 2 the applicant proposes non-residential uses at street level to have a floor-to-floor of 10'-0".

To mitigate the reduced height, the applicant will open part of the floor plan to the second floor above. The double high ceiling allows for a 20'-6" floor-to-floor adjacent to some portions of the exterior non-residential facade.

JUSTIFICATION:

Allowing for the departure to portions of the commercial spaces creates additional areas of retail activation along the street frontage. Creating this activation was important to our design team, in lieu of alternative residential uses not requiring the additional height, such as storage or mechanical equipment rooms.

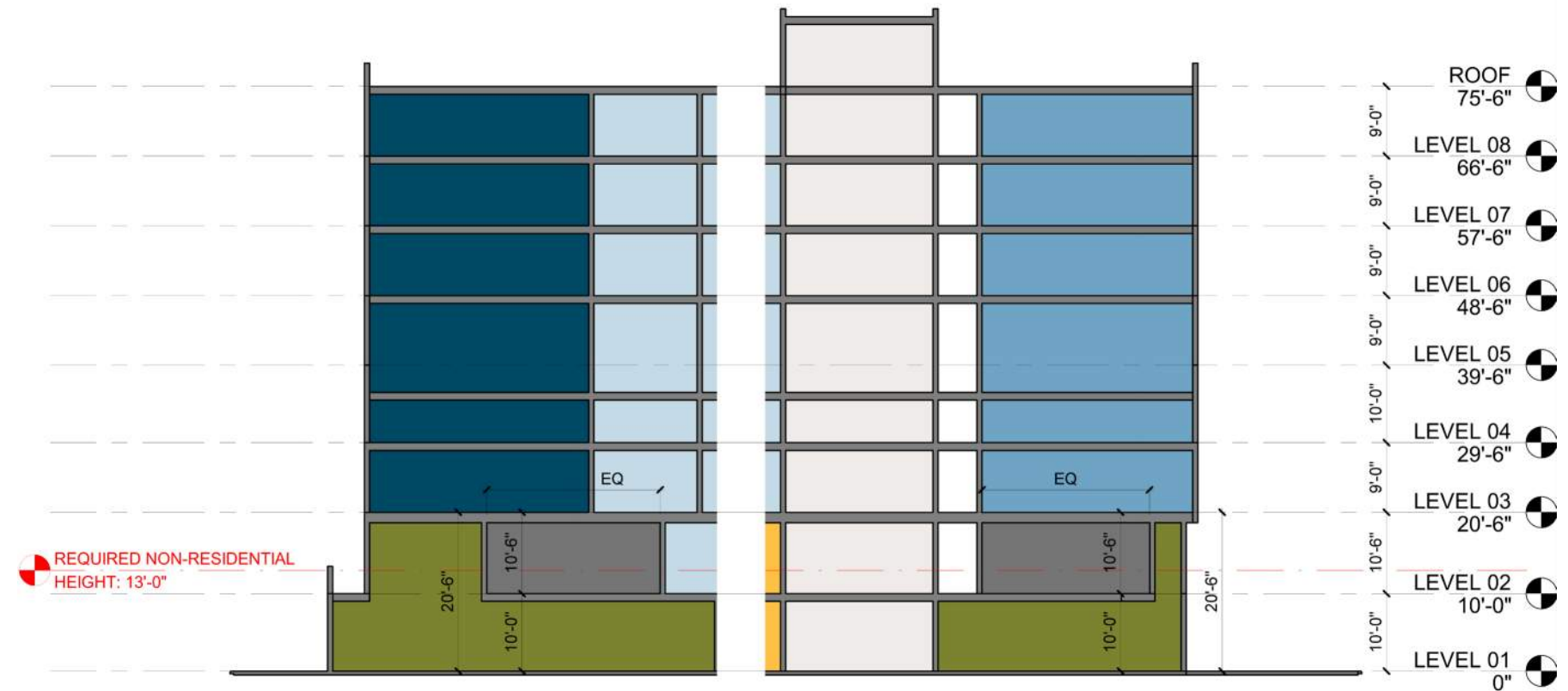
OPTION 2 - AERIAL PERSPECTIVE - USE LOCATION VISUALIZED



OPTION 2 - FLOOR PLAN - LEVEL 1



OPTION 2 - BUILDING SECTION - THROUGH NON-RESIDENTIAL COMMERCIAL SPACES



DEPARTURE #2 - OPTION 3 (PREFERRED) - COMMERCIAL FLOOR TO FLOOR

OPTION 3 (PREFERRED) AERIAL PERSPECTIVE - USE LOCATION VISUALIZED



CODE REQUIREMENT:

Non-Residential Floor-To-Floor (SMC 23.47A.008.B.4): The Code requires that non-residential uses at street level shall have a floor-to-floor of at least 13 feet.

REQUEST:

For option 2 the applicant proposes non-residential uses at street level to have a floor-to-floor of 10'-0".

To mitigate the reduced height, the applicant will open part of the floor plan to the second floor above. The double high ceiling allows for a 20'-6" floor-to-floor adjacent to some portions of the exterior non-residential facade.

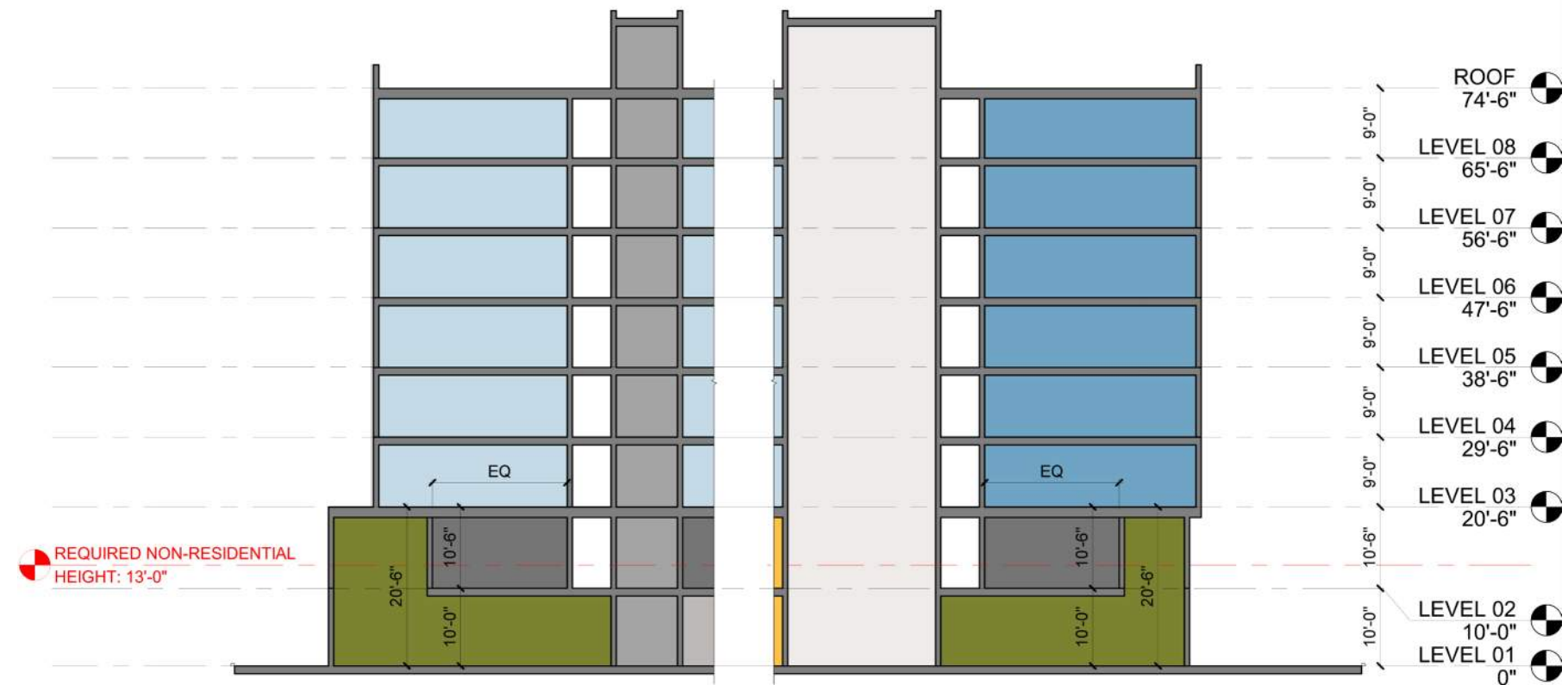
JUSTIFICATION:

Similar to Option 2, allowing for the departure to portions of the commercial spaces creates additional areas of retail activation along the street frontage. Creating this activation was important to our design team, in lieu of alternative residential uses not requiring the additional height, such as storage or mechanical equipment rooms.

OPTION 3 (PREFERRED) - FLOOR PLAN - LEVEL 1



OPTION 3 (PREFERRED) - BUILDING SECTION - THROUGH NON-RESIDENTIAL COMMERCIAL SPACES



DEPARTURES

DEPARTURE #3 - OPTION 2 - LOADING ZONE HEIGHT

CODE REQUIREMENT:

Loading Berth Vertical Clearance (SMC 23.54.035.C.1): A code (23.47A.030) requires that loading berths are required for certain commercial uses. The loading berths require a vertical clearance of not less than 14 feet per 23.54.035.C.1.

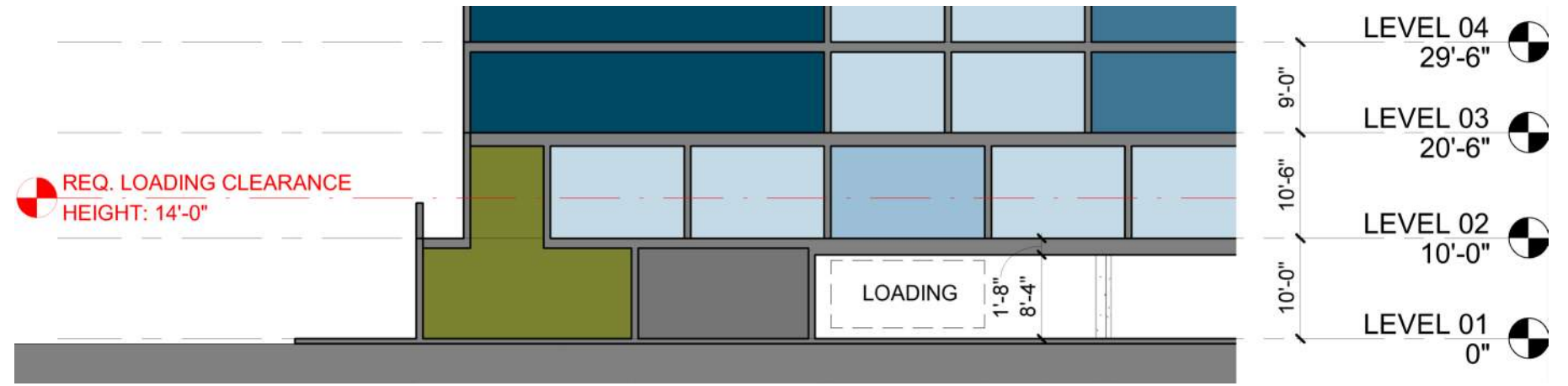
REQUEST:

For option 2 the applicant proposes a vertical clearance of 8'-4" for the required loading berth. Additionally, the design team proposes to allocate street frontage to a Commercial Vehicle Load Zone permit through SDOT.

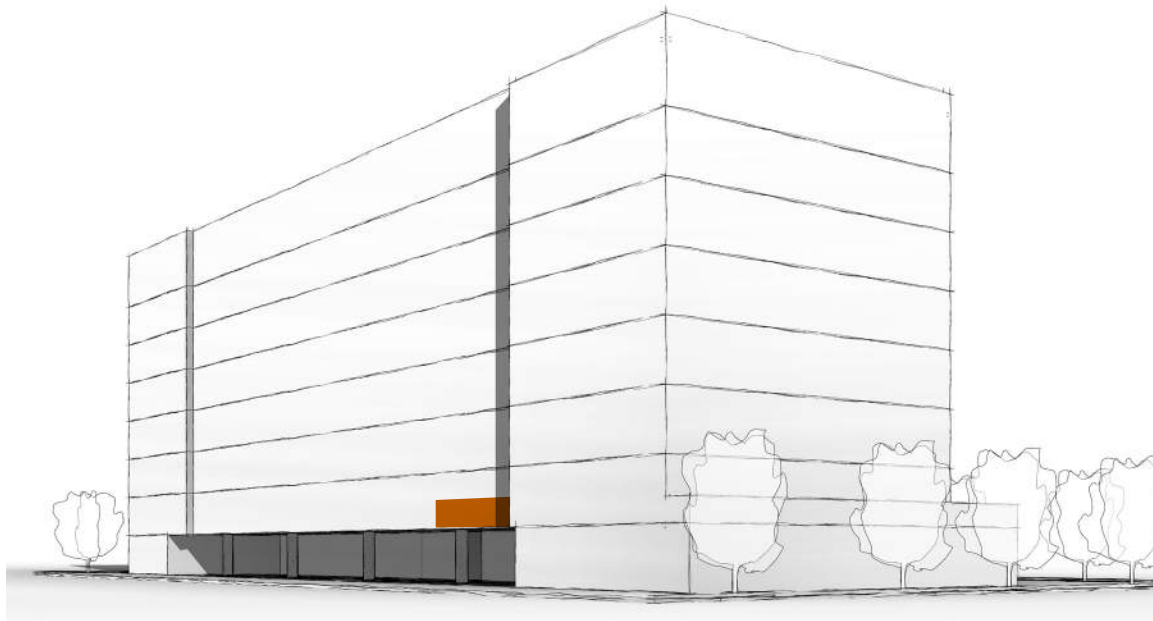
JUSTIFICATION:

A vertical clearance of 14' would require square footage from the second floor that is being allocated for two affordable housing units and maintaining required unit count. The loading berth on the first level is intended to serve residential units and pickup/dropoff within the building.

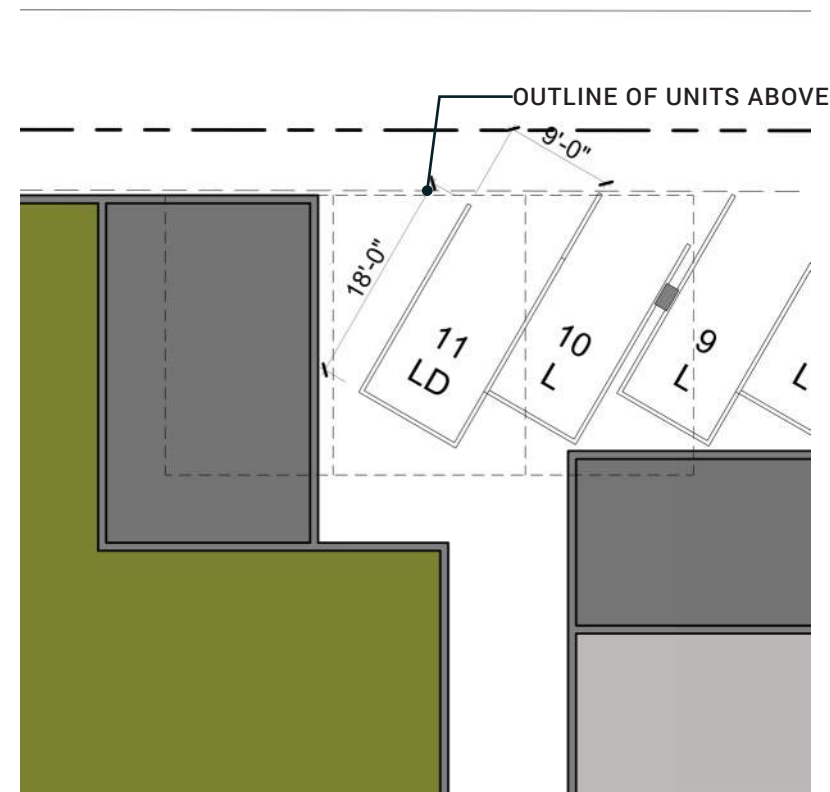
OPTION 2 - SECTION - CLEARANCE AREA



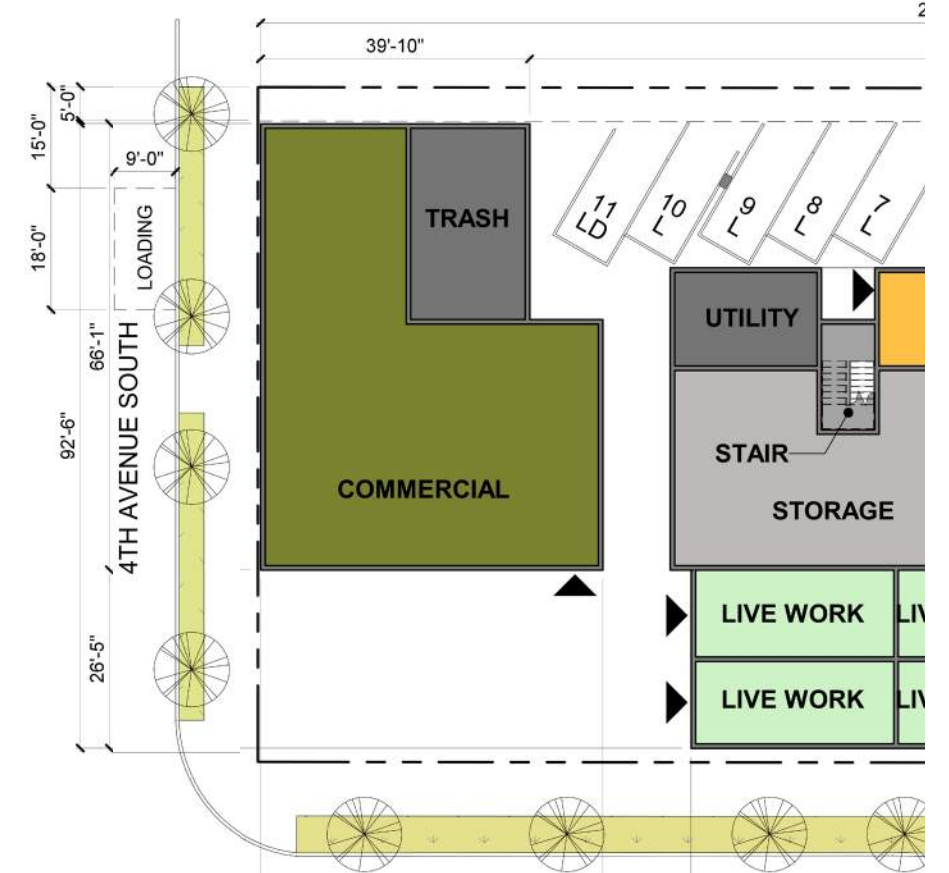
OPTION 2 - 3D PERSPECTIVE - CLEARANCE IMPACT VISUALIZED



OPTION 2 - LEVEL 01 - CLEARANCE AREA



OPTION 2 - SITE PLAN - COMMERCIAL LOADING ZONE



DEPARTURE #4 - OPTION 3 (PREFERRED) - LOADING ZONE HEIGHT

CODE REQUIREMENT:

Loading Berth Vertical Clearance (SMC 23.54.035.C.1): A code (23.47A.030) requires that loading berths are required for certain commercial uses. The loading berths require a vertical clearance of not less than 14 feet per 23.54.035.C.1.

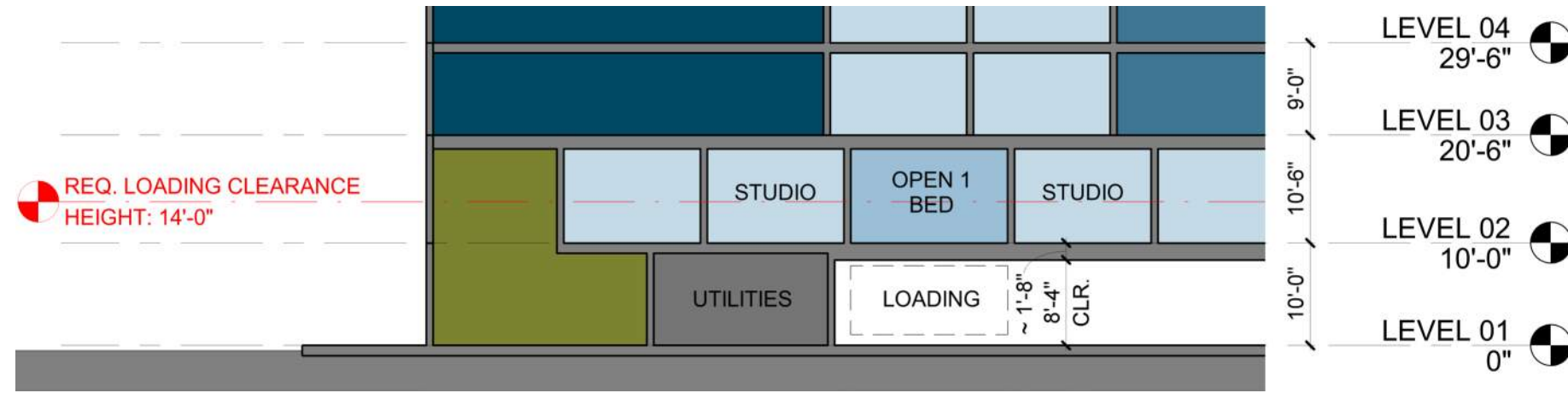
REQUEST:

For option 3 the applicant proposes a vertical clearance of 8'-4" for the required loading berth. Additionally, the design team proposes to allocate street frontage to a Commercial Vehicle Load Zone permit through SDOT.

JUSTIFICATION:

A vertical clearance of 14' would require square footage from the second floor that is being allocated for two affordable housing units and maintaining required unit count. The loading berth on the first level is intended to serve residential units and pickup/dropoff within the building.

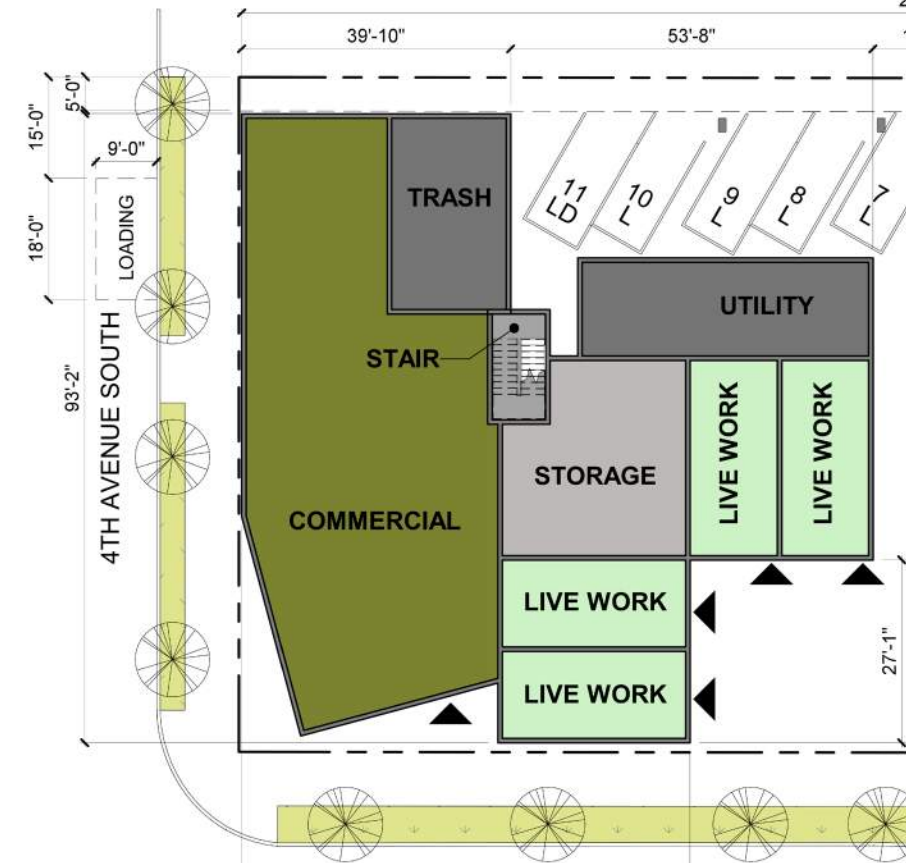
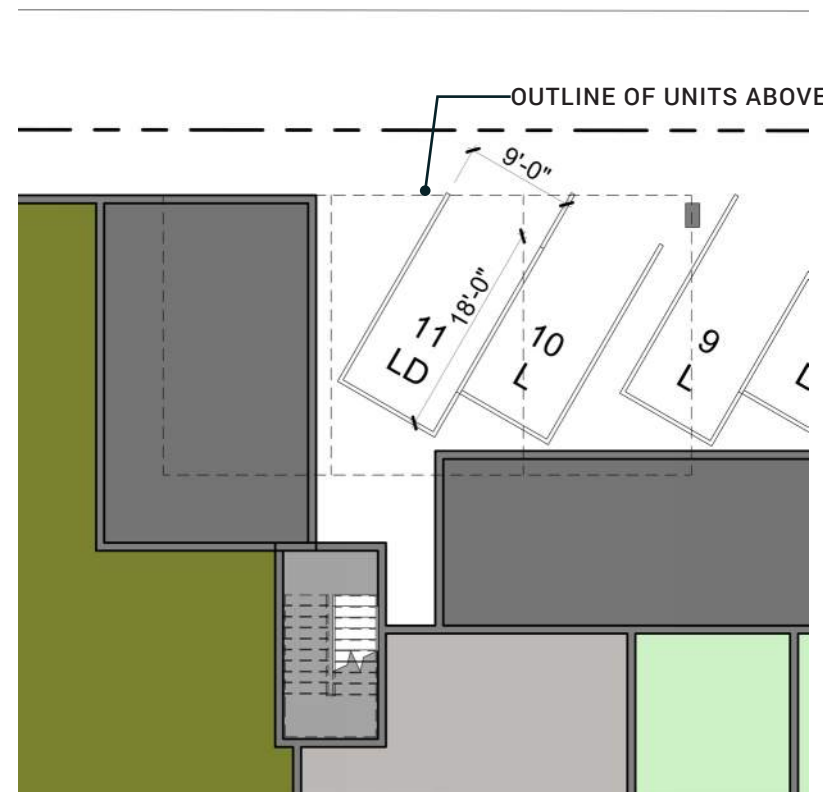
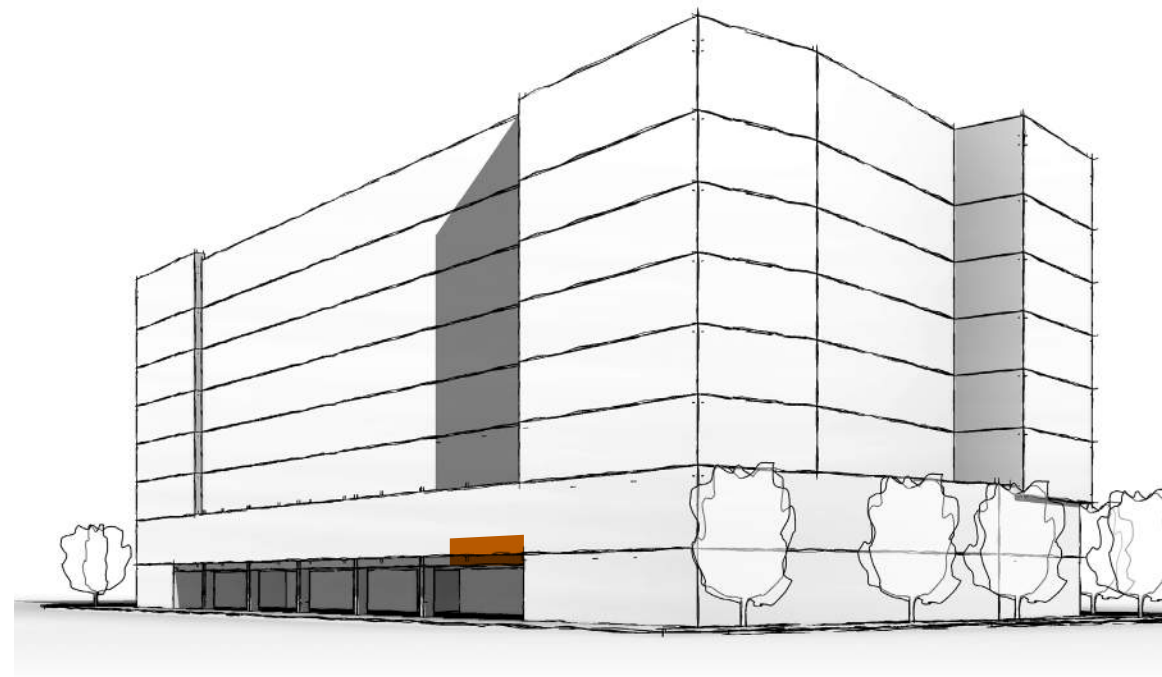
OPTION 3 (PREFERRED) - SECTION - CLEARANCE AREA



OPTION 3 (PREFERRED) - 3D PERSPECTIVE - CLEARANCE IMPACT VISUALIZED

OPTION 3 (PREFERRED) - LEVEL 01 - CLEARANCE AREA

OPTION 3 (PREFERRED) - SITE PLAN - COMMERCIAL LOADING



DEPARTURES

DEPARTURE #5 - OPTION 2 - STREET HEIGHT SETBACK

CODE REQUIREMENT:

Average Setback Above 65 Feet (SMC 23.47A.014.C): The Code requires that portions of a structure above 65 feet must be set back from the front lot line by an average of 8 feet for those portions above 65 feet. In addition, only 20% of that facade can be within 5' of the property line.

REQUEST:

For Options 2 the applicant proposes a revised setback average of 3' on only the East and West property lines. The South property line will comply to this portion of the code. However, the applicant also proposes removing the limitation of having only 20% within 5' of the property line for all street facing facades.

JUSTIFICATION:

By allowing the building to beyond these setbacks it is able to incorporate modulations that react to the entire facade. In addition, incorporated space is used to maintain a uniform unit stack from level 3 to level 8, which is structurally desirable for wood bearing walls below. To not create uniform unit stacks would require shifting the building mass to allow for those deviations, shrinking the courtyard amenity spaces.

REQUIRED SETBACK CALCULATIONS:

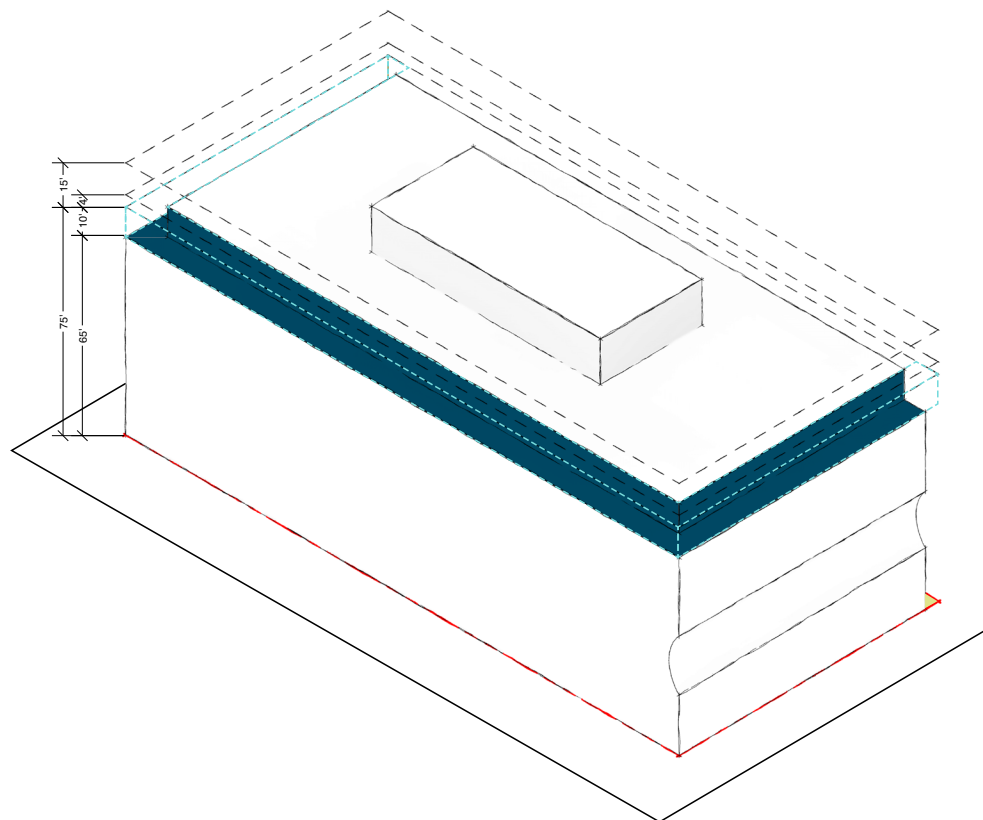
The East and West property lines are ~100' long, giving the total area of setback above 65' of (100' * 8') 800 S.F.

The South property line is ~210.87' long, giving the total area of setback above 65' of (210.87' * 8') 1,686.98 S.F.

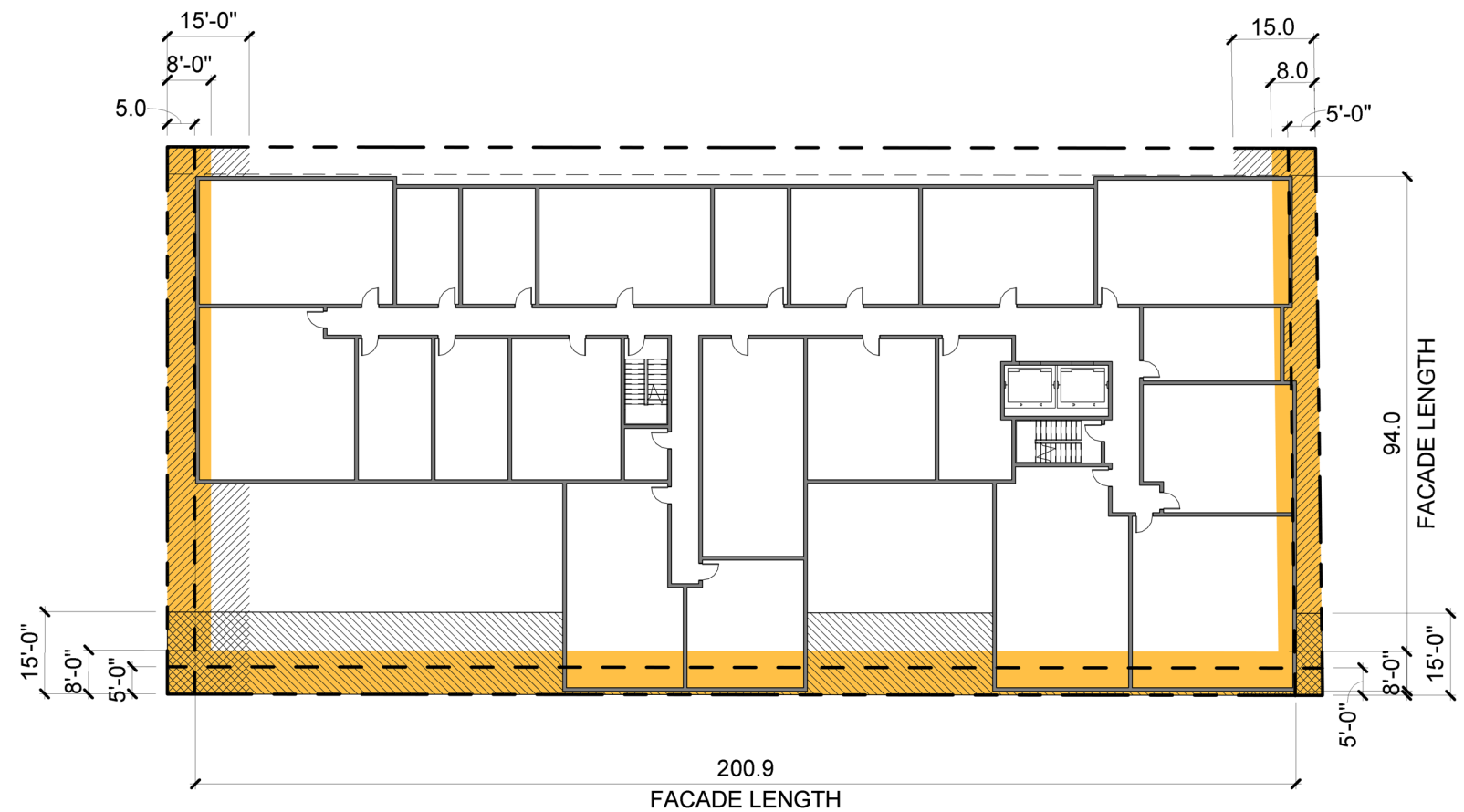
Option 2 (F Shaped)

West	910.41 S.F.	Effective Setback:	9.10'	(Compliant)
	Facade within 5'		0.0':94.0'	= 0.00% (Compliant)
East	545.75 S.F.	Effective Setback:	5.46'	
	Facade within 5'		80.67':94.0'	= 85.82%
South	1,726.44 S.F.	Effective Setback:	8.19'	(Compliant)
	Facade within 5'		100.08':200.92'	= 49.81%

AERIAL PERSPECTIVE - SETBACK VISUALIZED



OPTION 2 - FLOOR PLAN - LEVEL 8



REQUIRED 8' AVERAGE SETBACK
 PROVIDED SETBACK FROM STREET

REQUIRED SETBACK CALCULATIONS:

The East and West property lines are ~100' long, giving the total area of setback above 65' of (100' * 8') 800 S.F.

The South property line is ~210.87' long, giving the total area of setback above 65' of (210.87' * 8') 1,686.98 S.F.

Option 3 (Preferred):

West	491.73 S.F.	Effective Setback:	4.91'
	Facade within 5'	56.13':93.98'	= 59.73%
East	525.55 S.F.	Effective Setback:	5.26'
	Facade within 5'	80.67':94.0'	= 85.82%
South	1765.12 S.F.	Effective Setback:	8.37'
	Facade within 5'	88.55':205.61'	= 43.07%

CODE REQUIREMENT:

Average Setback Above 65 Feet (SMC 23.47A.014.C): The Code requires that portions of a structure above 65 feet must be set back from the front lot line by an average of 8 feet for those portions above 65 feet. In addition, only 20% of that facade can be within 5' of the property line.

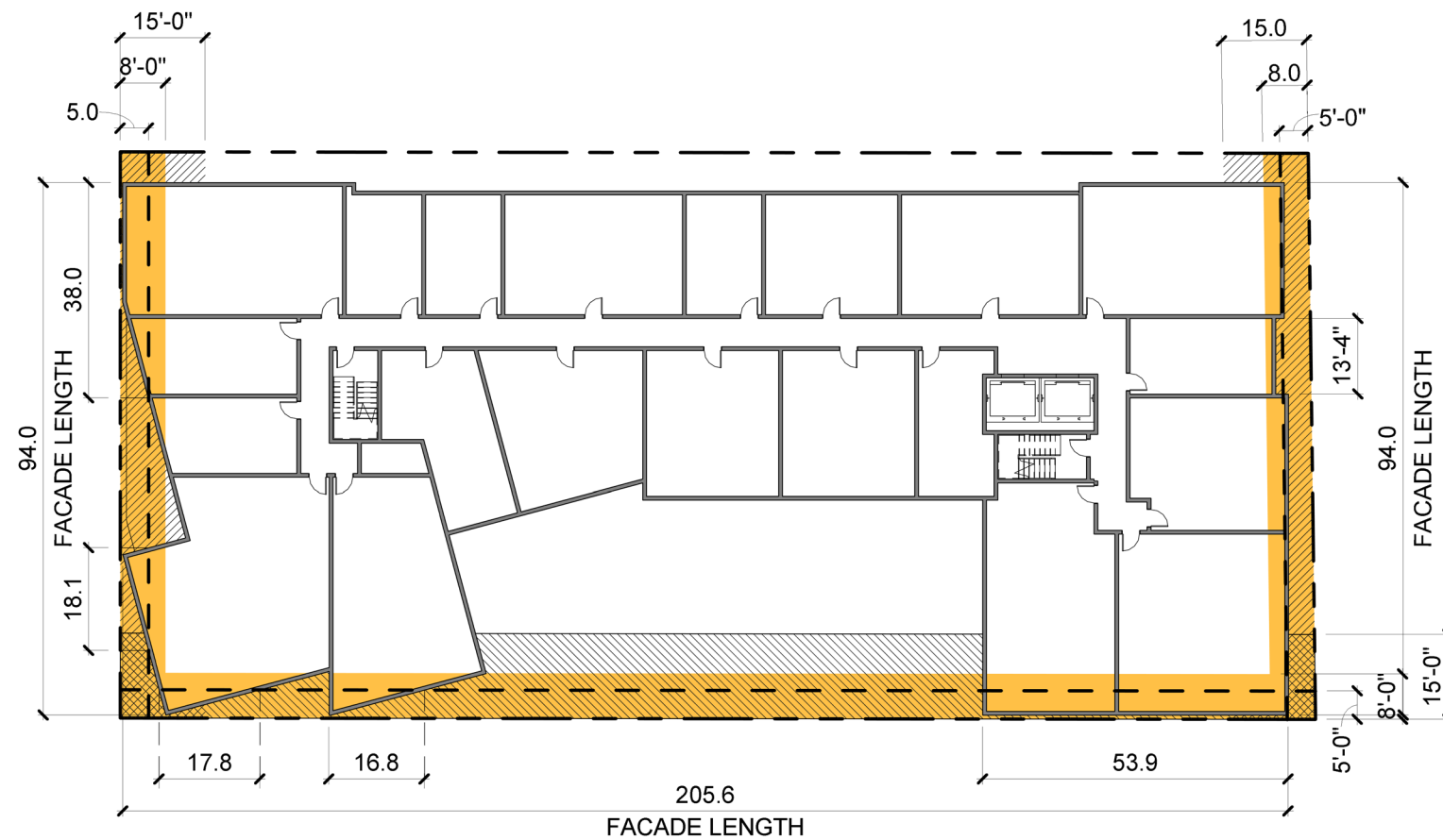
REQUEST:

For Options 2 the applicant proposes a revised setback average of 3' on only the East and West property lines. The South property line will comply to this portion of the code. However, the applicant also proposes removing the limitation of having only 20% within 5' of the property line for all street facing facades.

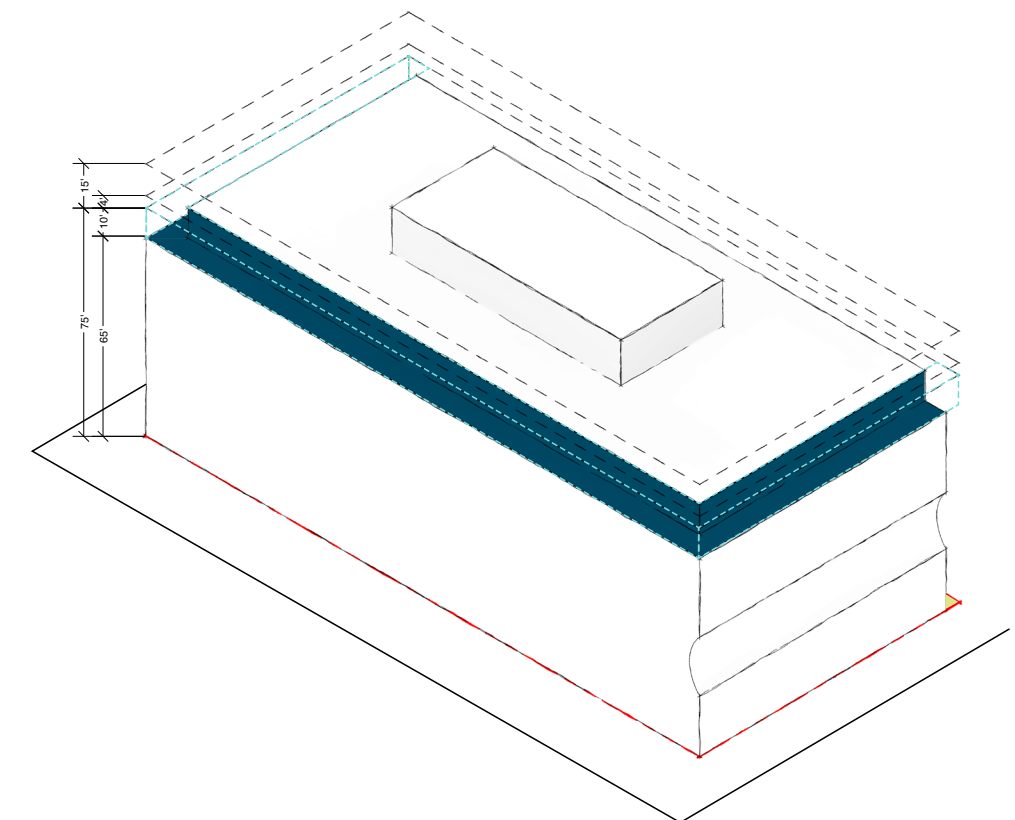
JUSTIFICATION:

By allowing the building to beyond these setbacks it is able to incorporate modulations that react to the entire facade. In addition, incorporated space is used to maintain a uniform unit stack from level 3 to level 8, which is structurally desirable for wood bearing walls below. To not create uniform unit stacks would require shifting the building mass to allow for those deviations, shrinking the courtyard amenity spaces.

OPTION 3 (PREFERRED) - FLOOR PLAN - LEVEL 8



AERIAL PERSPECTIVE - SETBACK VISUALIZED



REQUIRED 8' AVERAGE SETBACK
 PROVIDED SETBACK FROM STREET