



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

DESIGN RECOMMENDATION REVIEW #1  
SDCI # 3039113LU  
March 14, 2023

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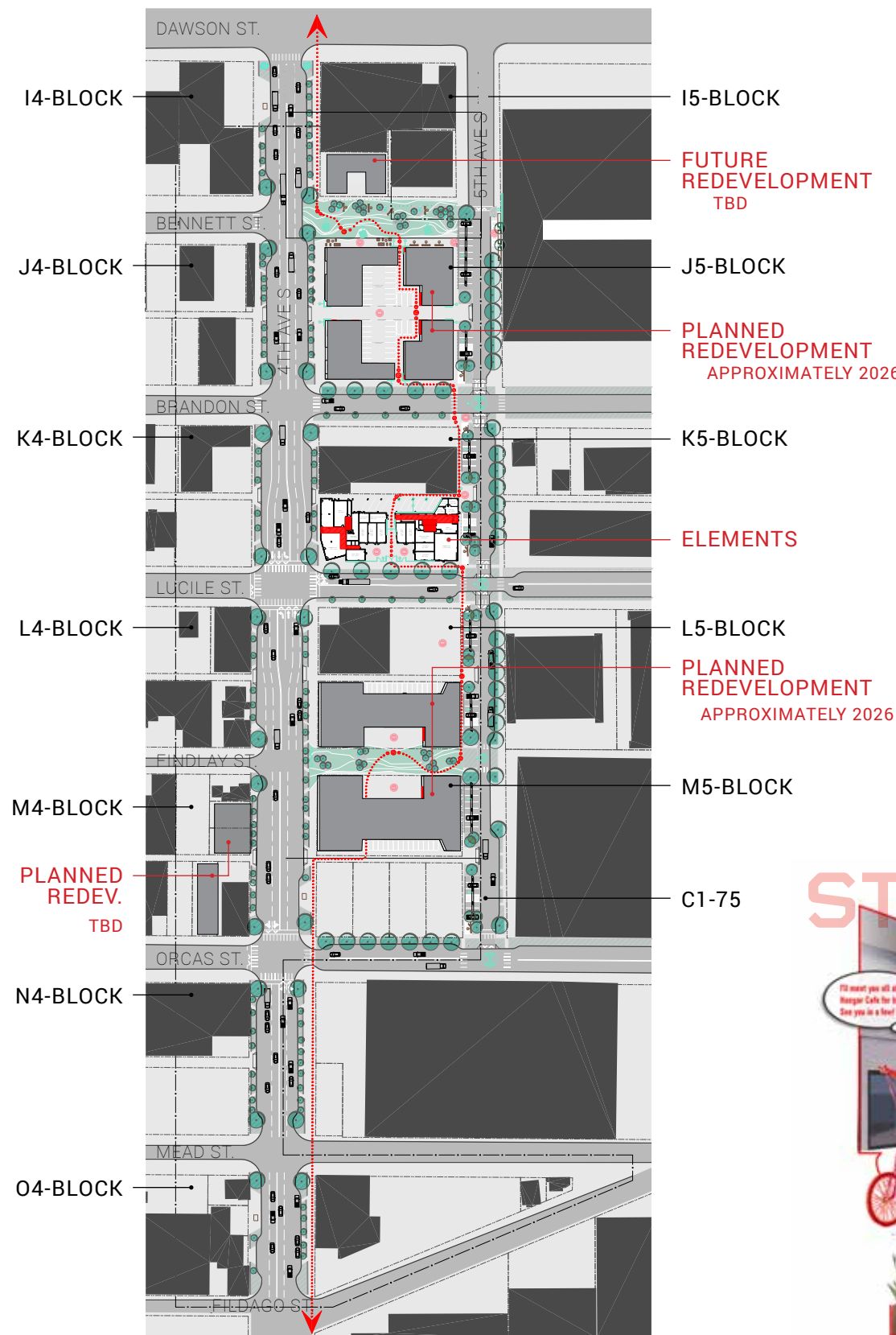
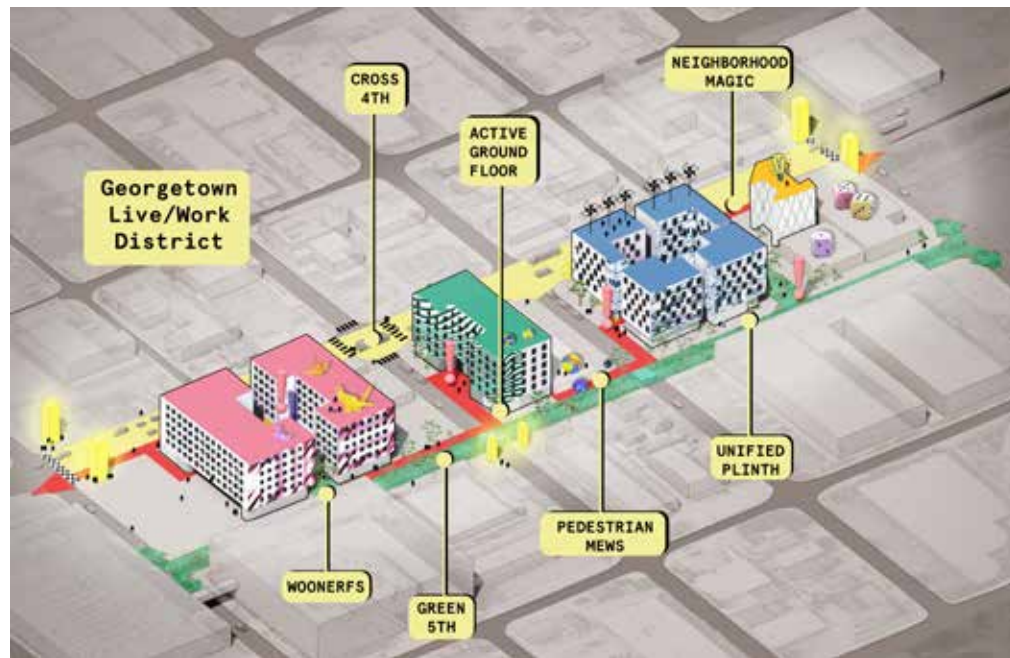


# GEORGETOWN LIVE / WORK DISTRICT

WATERSHED

GEORGETOWN HAS LONG OFFERED LOW-COST PLACES TO LIVE AND WORK TO A DIVERSE COMMUNITY OF MAKERS. WATERSHED COMMUNITY DEVELOPMENT IS PRESERVING THAT TRADITION IN A "LIVE/WORK DISTRICT" DEDICATED TO AFFORDABILITY, LIVABILITY, DIVERSITY, RESOURCE CONSERVATION, AND THE ARTS.

- 5 HALF-BLOCK PARCELS TO BE DEVELOPED BY 2026
- 600 AFFORDABLE APARTMENTS
- COMMUNITY SERVICES: EARLY CHILDHOOD LEARNING, HEALTHY FOOD
- 1000 ART INSTALLATIONS AND EVENTS OVER 10 YEARS
- COLLABORATION WITH SDOT TO IMPROVE PEDESTRIAN SAFETY AND CALM TRAFFIC
- QUARTERLY COMMUNITY OUTREACH EVENTS TO ENGAGE WITH NEIGHBORS
- ANTI-DISPLACEMENT AND INCLUSIVITY INITIATIVES



NEW PUBLIC SPACES AND SAFE HUMAN-CENTRIC STREETSCAPES WITH INDUSTRIAL GEORGETOWN CHARACTER

MAINTAINING GROUND FLOOR SPACES FOR INDUSTRIAL AND ARTS USES AND BUSINESSES





**DESIGN PRESENTATION**

**COVER**

**OBJECTIVES & SUMMARY**

- 04: PROJECT DATA
- 05: PROJECT DESCRIPTION

**SUMMARY CONTEXT ANALYSIS**

- 06: VICINITY / AERIAL ZONING MAP
- 07: AXONOMETRIC

**EXISTING SITE CONDITIONS**

- 08: ZONING SUMMARY MAP

**ZONING DATA**

- 09: IMMEDIATE SITE MAP

**EXPLANATION OF CONCEPT**

- 10: COMPOSITE SITE PLAN & TREE PROTECTION
- 11: DRB RECOMMENDATIONS (MASSING)
- 12: DRB RECOMMENDATIONS (OUTDOOR SPACES & GROUND FLOOR USE)
- 14: DEPARTURES (COMMERCIAL FLOOR TO FLOOR HEIGHT)
- 16: DEPARTURES (AVERAGE SETBACK ABOVE 65')
- 17: DRB RECOMMENDATIONS (OVERALL MATERIALS)
- 20: DEPARTURES (LOADING ZONE HEIGHT)
- 21: DRB RECOMMENDATIONS (OVERALL MATERIALS)

**DESIGN FEATURES**

- 22: LANDSCAPE & PLANTING PLAN
- 23: FLOOR PLANS
- 26: PERSPECTIVES (PERIMETER)
- 30: COMMUNITY INFORMED MURAL & ART
- 32: PERSPECTIVES (EXPERIENTIAL)
- 36: ELEVATIONS (ORTHOGONAL)

**RENDERINGS**

- 40: SW PERSPECTIVE
- 41: SW PERSPECTIVE
- 42: EAST COURTYARD
- 43: WEST COURTYARD
- 44: LOOKING EAST, DOWN S. LUCILLE
- 45: LOOKING WEST, DOWN S. LUCILLE

**EXTERIOR LIGHTING & SIGNAGE**

- 46: LIGHTING AND LANDSCAPE OVERLAY
- 47: SIGNAGE CONCEPT PLAN

**BUILDING SECTIONS**

- 48: LONGITUDINAL BUILDING SECTIONS
- 51: LATITUDINAL BUILDING SECTIONS

**DEVELOPMENT OBJECTIVES**

- 52: COMMUNITY OUTREACH (EDG SUMMARY)
- 53: COMMUNITY OUTREACH (LAND USE REVIEW COMMITTEE)
- 54: OUTREACH (IN-PERSON OUTREACH)

**EXISTING CONDITIONS**

- 56: EXISTING SITE SURVEY
- 57: EXISTING TREE SURVEY

**URBAN DESIGN ANALYSIS**

- 58: VICINITY MAP
- 59: POINTS OF INTEREST
- 62: AXONOMETRIC VIEW
- 63: TRANSPORTATION MAP
- 64: STREET VIEWS
- 68: ZONING DATA
- 70: ZONING DATA (MAXIMUM DEVELOPMENT POTENTIAL)

**DESIGN GUIDELINES**

- 72: SEATTLE DESIGN GUIDELINES

**EDG OPTIONS**

- 76: OPTION COMPARISON
- 77: URBAN DESIGN ANALYSIS
- 80: EDG OPTION 1 (REVERSE C)
- 86: EDG OPTION 2 (F SHAPED)
- 92: EDG OPTION 3 (PREFERRED)

**DEPARTURES**

- 98: DEPARTURE 1 (OPTION 2): COMMERCIAL FLOOR TO FLOOR
- 99: DEPARTURE 2 (OPTION 3): COMMERCIAL FLOOR TO FLOOR
- 100: DEPARTURE 3 (OPTION 2): LOADING ZONE HEIGHT
- 101: DEPARTURE 4 (OPTION 3): LOADING ZONE HEIGHT
- 102: DEPARTURE 5 (OPTION 2): SETBACK ABOVE 65'
- 103: DEPARTURE 6 (OPTION 3): SETBACK ABOVE 65'



# OBJECTIVES & SUMMARY

## PROJECT DATA

### SUMMARY

**ADDRESS:** 402 S Lucile St, Seattle, WA 98108

**PARCEL #:** 526330-0115, 526330-0120, 526330-0125, 526330-0130

**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.

**ZONE:** C1 - 75 (M1)

**LOT AREA:** 21,128 SF (0.49 Acres)  
**LOT AREA (POST DEDICATION):** 19,960 SF

**EXISTING BUILDING:** Detached residential, commercial

**HEIGHT:** 75' mid-rise excluding rooftop features  
(SMC 23.47A.012) 75'-0" [Proposed]

**FAR:** 5.5 Max  
(SMC 23.47A.013) 5.34 [Proposed]

**ECA's:** Liquefaction Zone

**INCENTIVE PROVISION:** MHA-R EXEMPT, PER SMC 23.58.025

**STREET LEVEL FACADE:** 60% transparent (Min. required)  
(SMC 23.47A.008) 70.22% @ S. Lucille St [proposed]  
60.5% @ 4th Ave S. [proposed]  
60.5% @ 5th Ave S. [proposed]  
20' width for blank facades (Limit)  
14.3' [Max. Proposed]

**WIDTH & DEPTH:** 250' max. (Required)  
(SMC 23.48.635) 206' x 95' [Proposed]

**SETBACKS:** Portions of structure above 65 feet must be set back from the front lot line by an average depth of 8 feet.  
(SMC 23.47.A.014)

Street lot line: Departure requested. See p16.  
% Building Within 5' of Property Line:  
West: 61%  
East: 0%  
South: 41.87%  
[North facade faces Alley]

**PARKING:** (SMC 23.54.015.D.1) Non-residential - 0 minimum (Required), 1/1,000sf max: 40/40,000sf (Allowed), 0 [Proposed]  
(SMC 23.54.015) Residential - 2 (Required), 2 [Proposed]  
General Use - 7 [Proposed]

**PARKING/ACCESS:** (SMC 23.54.030.B) Non-residential - 35% small min., 65% small max., 35% large min.  
Residential - 60% medium, 40% any size

**ACCESS CLEARANCE:** (SMC 23.54.030.D) 6'-9" min. height clearance (Required), 7'-10" [Proposed]  
12' min. to 15' max. driveway clearance (Required), 15' [Proposed]  
15% slope (Max. Required), 5% [Proposed]

**BICYCLE PARKING:** (SMC 23.54.015) Director Waiver Requested; Additional Bike Storage located in Units.  
Long term  
Sales & Service - 1 per 4,000sf (Required: 1), [Proposed: 1]  
Multi-family - 1 per Dwelling Unit (first 50) (Required: 50), [Proposed: 50]  
- @ 3/4 ratio (over 50) (Required: 77), [Proposed: 1+79]  
- Total Required LT: 128, [Proposed: 131]

Short term  
Sales & Service - 1 per 2,000sf (Required: 2), [Proposed: 2]  
Multi-family - 1 per 20 Dwelling Units (Required: 8), [Proposed: 8]

**LOADING BERTH:** (SMC 23.54.035) Departure Requested. See p20.  
1 (Required) - 10' wide x 35' long x 14' high clearance  
2 [Proposed] - 9'-0" wide x 20'-0" long x 7'-10" high clearance  
- 10'-0" wide x 42'-0" long x Open-Height clearance  
(Designate street frontage for Loading Use)

**AMENITY:** (SMC 23.47A.024) 5% min. of gross residential floor area (Required)  
5.26% [Proposed]

**LANDSCAPING:** (SMC 23.47A.016) Green Factor Score of 0.3 or greater (Required)  
0.33 [Proposed]

**SOLID WASTE:** (SMC 23.54.040) Non-residential - 175 SF x 50% = 88 SF (Required)  
Residential - (575 SF + 4 SF (per Unit above 100)) - 15% = 666 SF (Required)  
TOTAL: 754 SF (Required); 1,008 SF [Proposed]





**402 S Lucile Street Development**

Watershed Community Development (WCD), 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. WCD'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 150 affordable housing units including studios, one-bedroom, two-bedrooms, and three-bedrooms. The completed project is targeting to serve 150 LIHTC households earning no more than 60% of the area median income (AMI) including a mix below 60% and 50% 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.

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 approximately 150 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.

**SUMMARY**




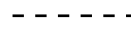







<b>LOT AREA:</b>	<b>21,128 SF (0.49 Acres)</b>
<b>LOT AREA (POST DEDICATION):</b>	<b>19,960 SF</b>
<b>ZONE:</b>	<b>C1 - 75 (M1)</b>
<b>STORIES:</b>	<b>8 Stories</b>
<b>RESIDENTIAL UNITS:</b>	<b>152 Units</b>
<b>RETAIL SPACE:</b>	<b>2 Commercial Zones, 3,705 SF TOTAL</b>
<b>RESIDENTIAL PARKING:</b>	<b>2 STALLS</b>
<b>GENERAL USE PARKING:</b>	<b>7 STALLS</b>



# SUMMARY CONTEXT & ANALYSIS

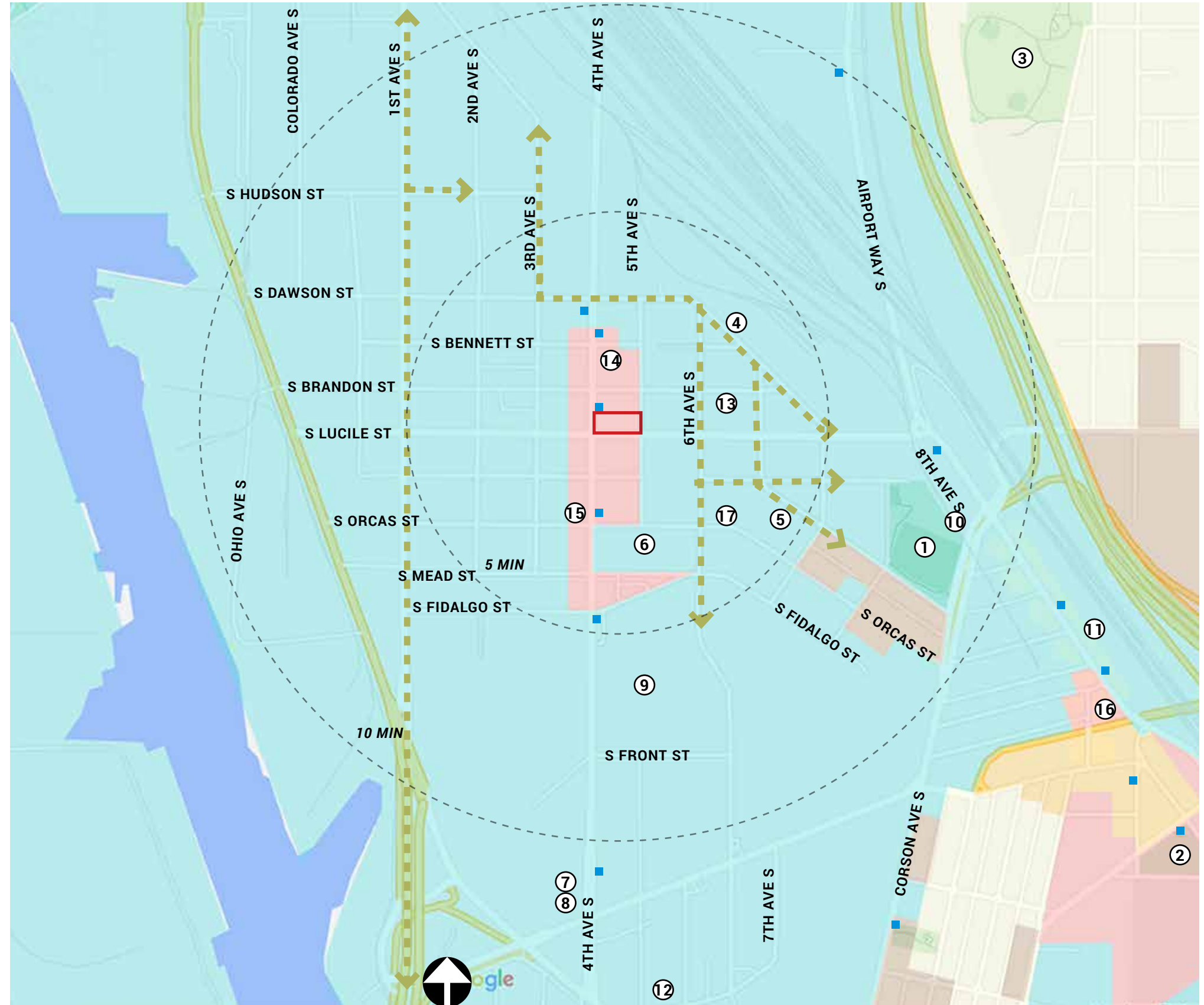
VICINITY MAP

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 ACROBATICS 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





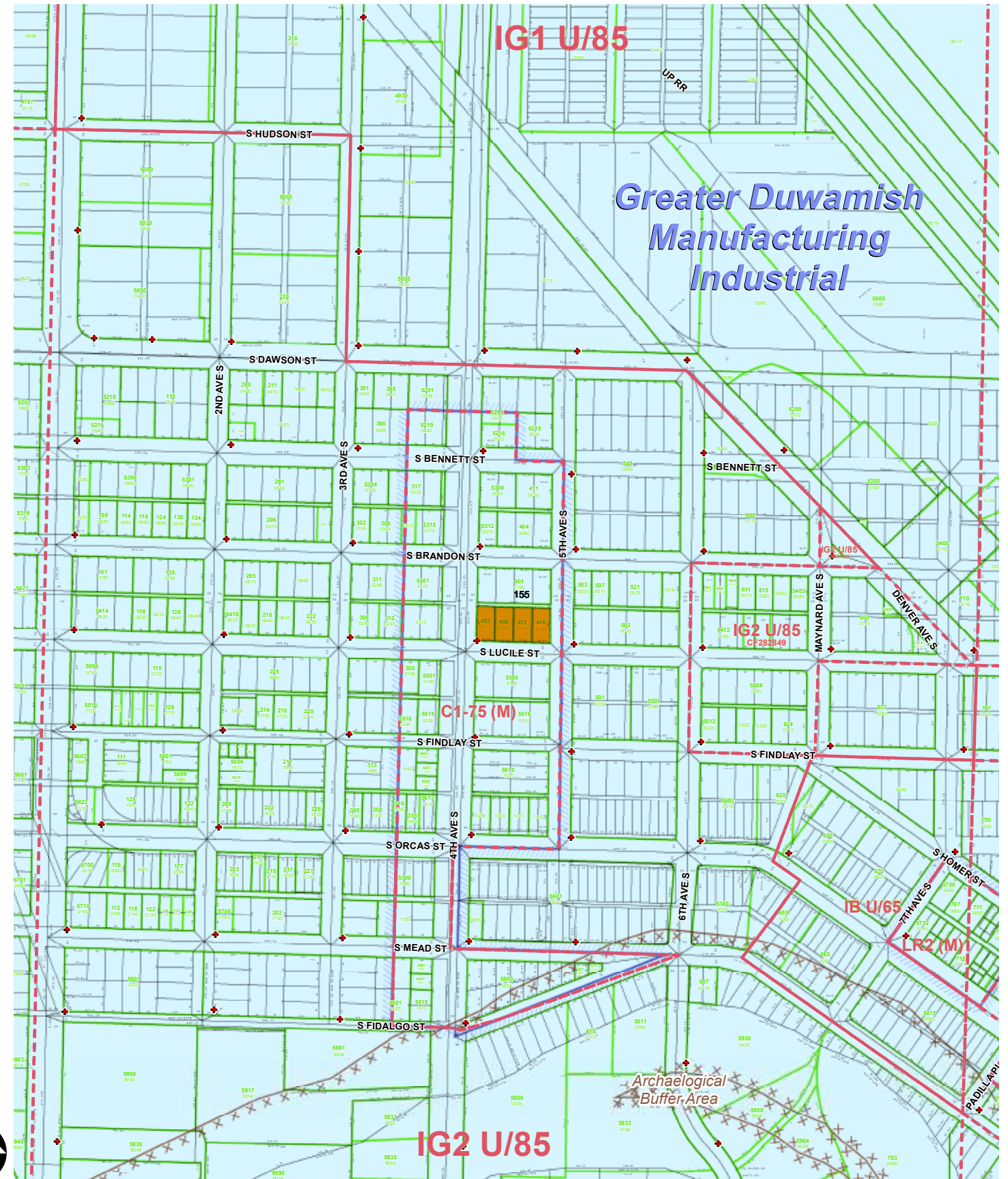




# EXISTING SITE CONDITIONS

ZONING SUMMARY / MAP

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.



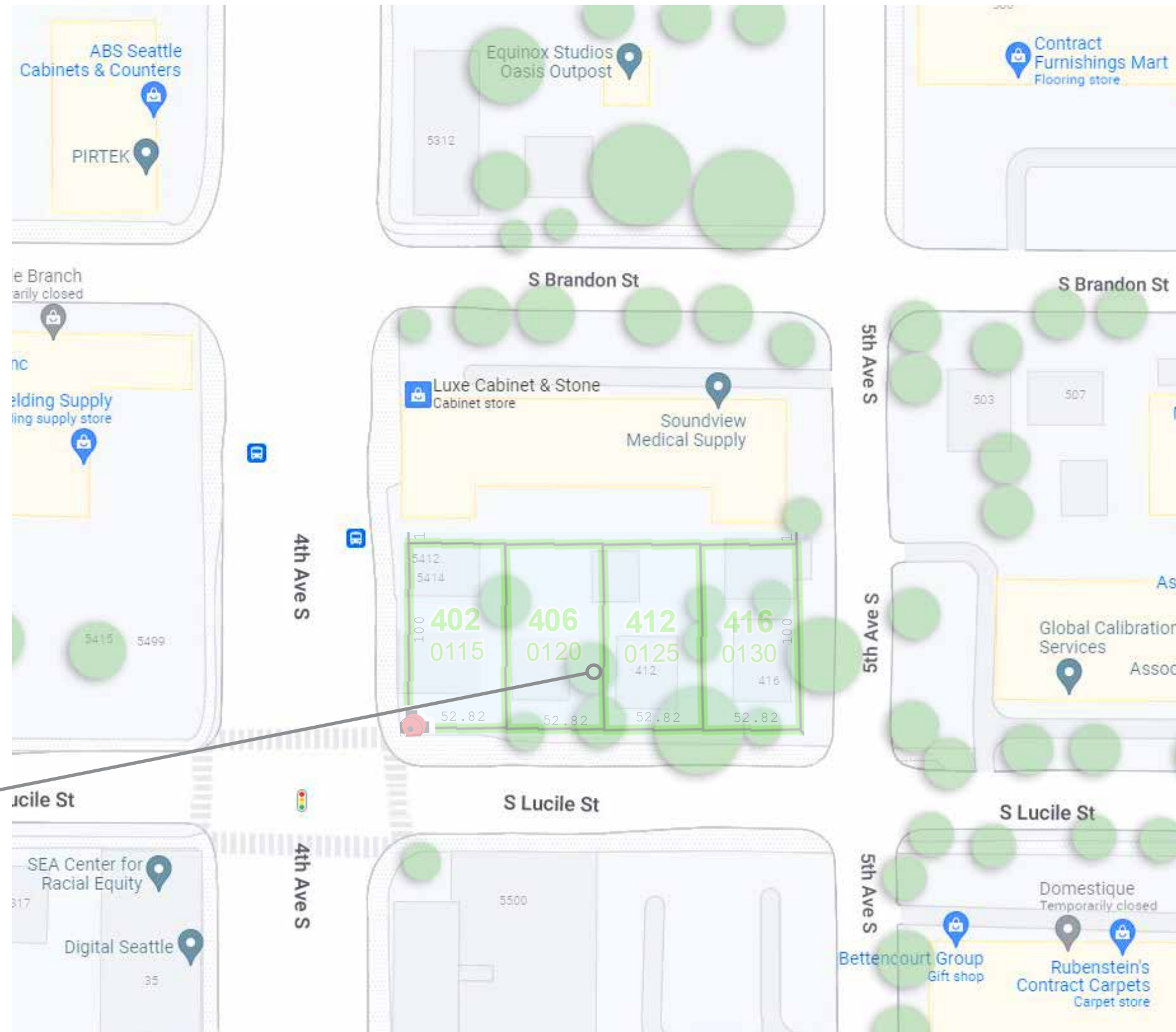


The project site consists of 4 parcels (APN's: 526330-0115 (5282 SF), 526330-0120 (5282 SF), 526330-0125 (5282 SF), 526330-0130 (5282 SF)) with a total length of approximately 100' depth by 212' wide. The 4 parcels are located north of S Lucile Street and between 4th and 5th Ave S to the west and east, 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.

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 Watershed Community Development Authority (WCD) owns multiple developable parcels within this region with aims to provide affordable housing and neighborhood business amenities and creative spaces desperately desired in this under-served region.

EXISTING PARCELS  
(APPROX. LOCATION)



## EXPLANATION OF CONCEPT

SUMMARY OF CHANGES FROM EDG TO REC

### SUMMARY OF THE PROJECT'S PROGRESSION SINCE EDG TO ADDRESS THE BOARD'S REQUESTS

#### MASSING:

Refined Option 3, adjusting the massing of the building to enhance Connectivity PL1-A.2. adding to public life. Increasing connections to the central courtyard. PL3-C, created a safe and well-connected walking environment lined with small-scale retail bays, live/work units, and residential amenities DC3-B.

Developed an art plan that responds to the board question regarding the angled edges found along 4th & Lucile DC2-C.1. Collaborating with local artist community to provide a full height, expressive mural catering to Georgetown and its residents. Prominent corner takes advantage of its angles to increase viewable distance.

Increased setbacks along major facades outside of the courtyard, to reduce perceived mass DC2-A.2. Including a refined set of accented gaskets, which break the mass into smaller, asymmetrical parts.

#### OUTDOOR SPACES & GROUND FLOOR USES:

Enveloped the courtyard in landscape features that bring a semi-private transition to allow for shading and security CS1-B.3.

Tripled the amount of volume in the commercial bays with double-height ceilings CS1-B.1. to allow for greatest solar gain along the corner retail frontages

Increased lighting, while anticipating public art within the alley-adjacent parking area PL2-B, while maintaining space for waste collection DC1-C.4. Refined connections to the inner courtyard.

#### OVERALL MATERIALS:

Provide a durable plinth material of masonry in smaller modules DC2-D with textures that evoke permanence.

Refined our connections to heritage Georgetown businesses, creating rhythmic bays of glass and brick CS3-A familiar to the old central Georgetown business district.

Include bespoke opportunities for artist engagement with the public along all major frontages, in coordination with Equinox Studios, a local non-profit spearheading connections with the artist community this project aims to better serve. CS3-B.



ANGLED BUILDING FORM AT THE CORNER OF 4TH AVE & S. LUCILE



EDG MASSING, AERIAL LOOKING NW



**MASSING**

a. The Board preferred the applicant's preferred Option 3 over the other options due to several factors including its larger ground-level courtyard with strong solar orientation and its placement of commercial spaces to address street corners (CS1B. Sunlight and Natural Ventilation, CS2-B. Adjacent Sites, Streets, and Open Spaces, PL3-C. Retail Edges, DC3-B. Open Spaces Uses and Activities).

**JMA RESPONSE:**

The response to guidance incorporates additional features within the courtyard area, including the transition between the open live/work frontage and South Lucile with screening that allows for semi-transparent privacy as well as shading of the exposed courtyard. Additionally, there are new connections within the ground level that incorporate a passage from the courtyard to the West retail bays, strengthening activation and increasing porosity of the structure to pedestrians.

**DESIGN GUIDELINES**

- CS1-B.2
- DC3-B.3
- DC3-C.2

b. The Board questioned the link between the angled building form in the southwest corner of the site and the design concept, as well as its relationship to context. The Board stated that this distinctive massing form should have a clear relationship to the design concept and context and should not just be a response to utility line clearance requirements (DC2-A-1. Site Characteristics and Uses, CS2-A. Architectural Presence, CS2-C. Relationship to the Block).

**JMA RESPONSE:**

Community engagement during public outreach sessions indicates that activation is a priority both as an expression of the project site's unique position at an important axial connection within the neighborhood. The angled form reduces perceived bulk and scale of the building from two high-traffic arterials, and enhances the corner by widening the viewable area of the proposed artistic application. As an activation of the corner, and priority for the non-profit Watershed Community Development organization, full scale artwork representing the greater Duwamish valley and Georgetown history are anticipated to reflect the aspirations of the neighborhood.

**DESIGN GUIDELINES**

- DC2-A.1
- CS2-A
- CS3-A.4



EDG MASSING, SW CORNER



ANGLED BUILDING FORM AT THE CORNER OF 4TH AVE & S. LUCILE



ANGLED MASSING AND COMMERCIAL ENTRY, FROM STREET LEVEL

# DRB RECOMMENDATIONS

## MASSING

### MASSING (CONTINUED)

c. The Board expressed concern about the minimal façade modulation of the north façade, citing its length of more than 200 feet and its expected high-visibility from surrounding vantage points due to its 8-story height compared to the 1-2 story context. The Board stated the need for additional legible modulation to reduce the perceived mass of the building. Additionally, the Board encouraged the modulation of the north façade to provide residential unit privacy that accounts for the likelihood of a residential building on the north side of the alley of similar size in the future (CS2-A. Location in the City and Neighborhood, CS2-D.5. Respect for Adjacent Sites, PL3-B-1. Security and Privacy, DC2-A-2. Reducing Perceived Mass).

#### JMA RESPONSE:

As the board recommended, additional modulation to the North facade has been incorporated to pull further back at the edges, as well as introducing wide gaskets between couplets of units, to better reduce the perceived mass of the building. Window hierarchy has been introduced to suit resident privacy concerns, by providing narrower windows into bedrooms, while providing greater relief in the building facade for future development to consider.

#### DESIGN GUIDELINES

CS2-D.5  
DC2-A.2

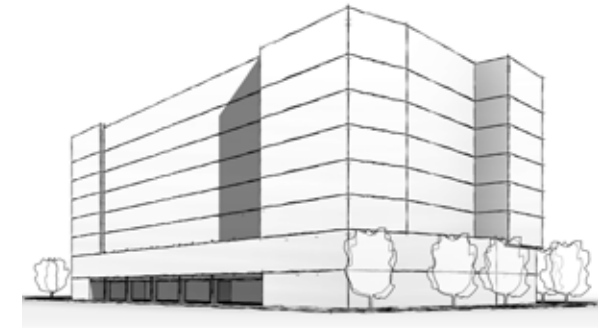
d. The Board stated the need for more contextual massing information in the review of the building/site design and requested inclusion of surrounding context in both street-level and bird's eye views of the project at the Recommendation phase (CS2. Urban Pattern and Form, CS3-A. Emphasizing Positive Neighborhood Attributes).

#### JMA RESPONSE:

In response to the board recommendations, all contextual massing information has been updated to show the low buildings directly adjacent or opposite our project site.

#### DESIGN GUIDELINES

CS2-B.1



EDG MASSING, NE CORNER



NORTH FACADE, MODULATION



NORTH FACADE (AND CONTEXT)



**OUTDOOR SPACES AND GROUND FLOOR USES**

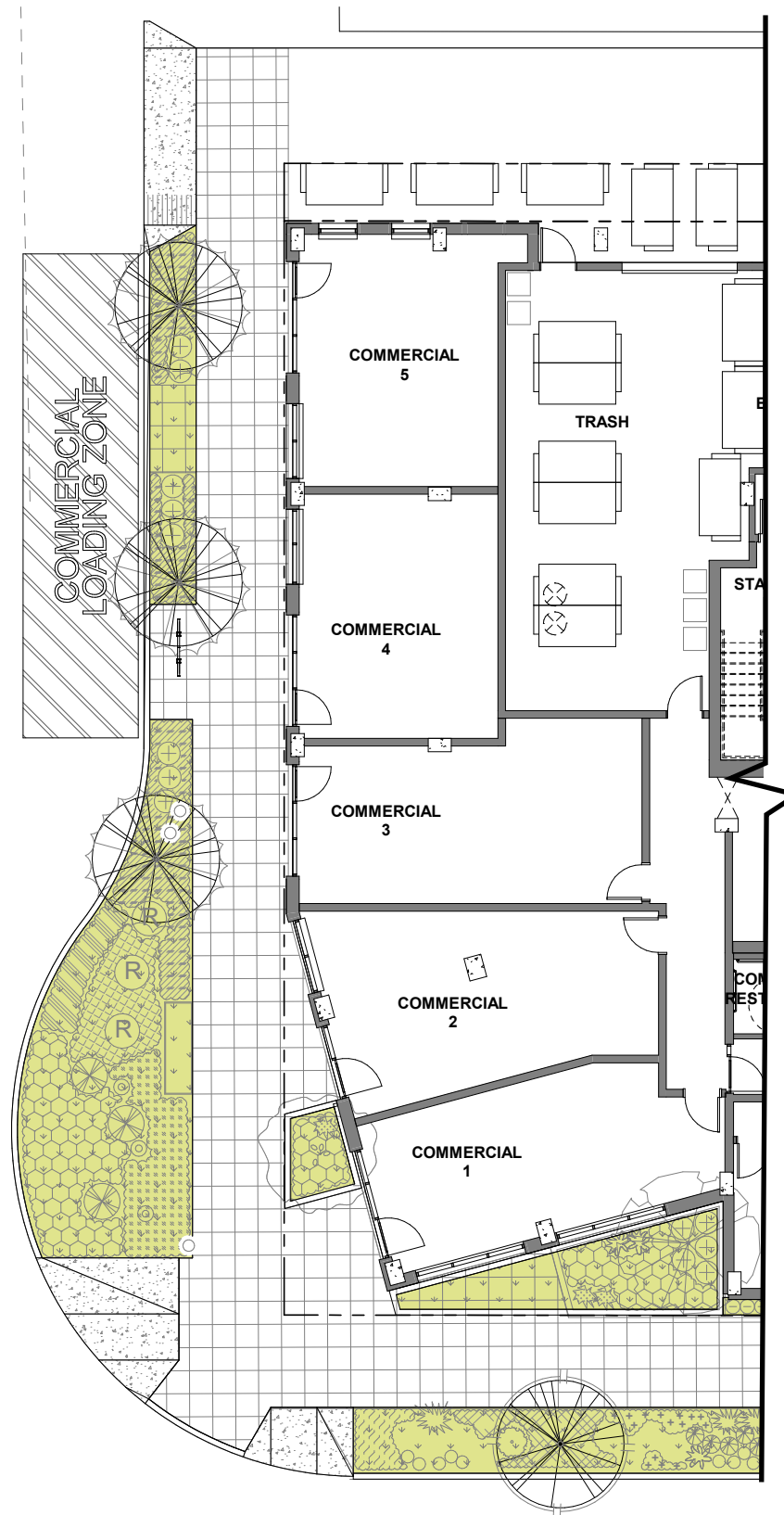
a. The Board supported the deeper setback proposed along the east side of the site along 5th Avenue S. and encouraged the design of the street frontage space to complement the residential lobby location through residential-supporting features like additional seating and landscaping (CS2-B-2 Connection to the Street, PL1-A. Network of Open Spaces, PL1-B. Walkways and Connections, PL3-A. Entries, PL3-B-1. Security and Privacy, DC3-B-1. Meeting User Needs).

**JMA RESPONSE:**

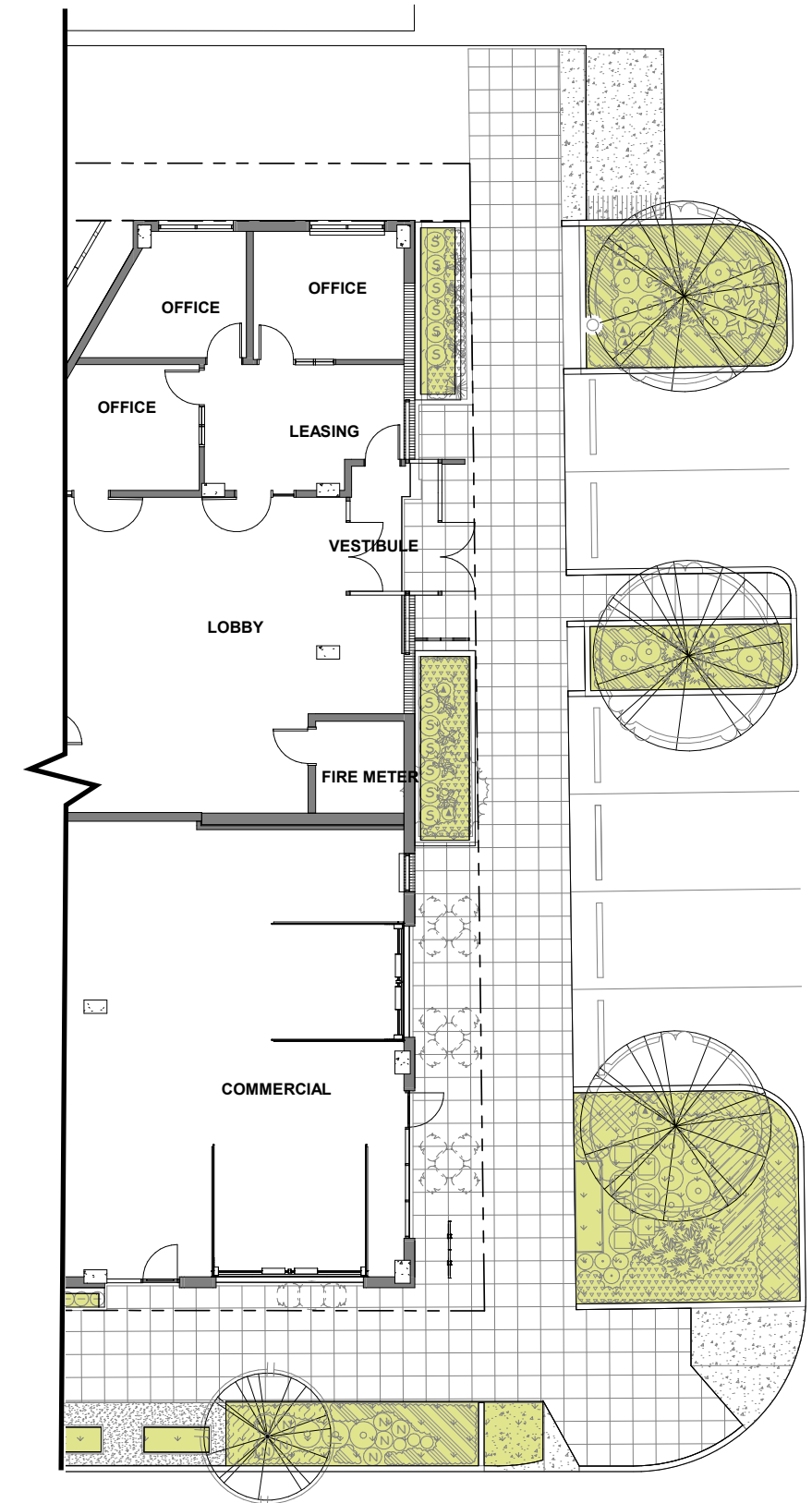
Per the board's request, refined deeper setbacks to increase building massing definition, while updating residential entrance to project further out, providing better visibility to pedestrians, and intuitive direction on the formal entry. Wider glazed areas allow for full visibility and security, while built-in seating in the form of raised planters and site benches will be provided.

**DESIGN GUIDELINES**

- PL3-A.1
- PL3-B.1



**COMMERCIAL CONNECTION TO SIDEWALK**



**SIDEWALK CONNECTION TO LEASING**



# DRB RECOMMENDATIONS

## OUTDOOR SPACES & GROUND FLOOR USES

### OUTDOOR SPACES AND GROUND FLOOR USES (CONTINUED)

b. The Board emphasized the need for landscaping within the south-facing courtyard to soften the transition to building edges and to provide shade. The Board further encouraged the applicant to develop a landscaping plan that complements the intended function of the courtyard (CS1-B-3. Managing Solar Gain, DC3-A-1. Interior/Exterior Fit, DC3-C-2. Amenities and Features, DC4-D. Trees, Landscape, and Hardscape Materials).

**JMA RESPONSE:**

In response to the board's recommendation, the design team emphasized the need for this south-facing courtyard to offer a level of transition and screening that identifies it as a uniquely shared amenity space, while still being porous enough to encourage passage through the site. The landscape is a mix of hardscapes and planters that offer a larger general-purpose zone for play, respite, or temporary installations similar to an art fair.

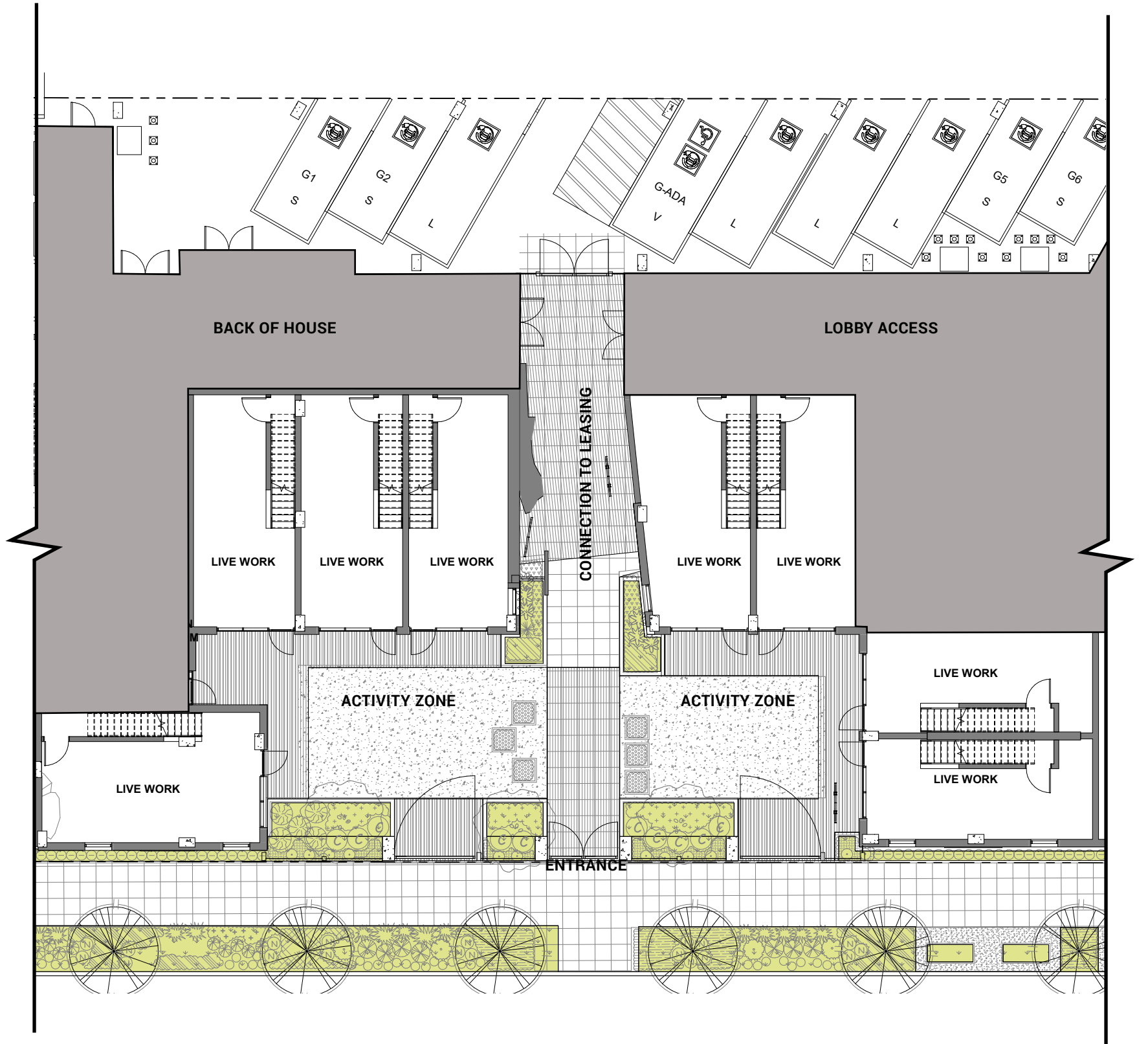
Defining the edge of the courtyard, an art-panel fence will complement the landscape by buffering the street and courtyard with a transparent and vegetated vertical plane, maximizing shade for the hotter months.

**DESIGN GUIDELINES**

- CS1-B.3
- DC3-C.2
- DC4-D



ACTIVITY AREA





**OUTDOOR SPACES AND GROUND FLOOR USES (CONTINUED)**

c. The Board questioned the strategy of using shallow areas of double-height ceiling heights along the street frontages in the commercial spaces to compensate for relatively short commercial ceiling heights, stating that the shallow depth of the double-height spaces generally do not appear to allow for sufficient commercial legibility and light to the spaces. The Board pointed to a conceptual section drawing of the southwest commercial space on packet page 51 as potentially having sufficient depth for commercial legibility and light but cautioned that façade detailing would also be important for commercial space legibility (CS1-B.1. Daylight and Shading, DC2-E-1. Legibility and Flexibility).

**JMA RESPONSE:**

In response to the board's guidance, the design now incorporates areas of full-depth double-height spaces on the primary retail corners of the building. The use of these spaces is prescribed by the Watershed Community Development (WCD) organization, which intends to provide a mix of benefits, including a 'third-place' retail amenity on the Southeast corner. Where ceiling heights are requested to allow departures for additional affordable units, the commercial spaces are intended as artist studios, ranging in size and scale to allow for a mix of crafts and artisan storefronts.

**DESIGN GUIDELINES**

- CS1-B
- DC1-A.3
- DC2-E.1

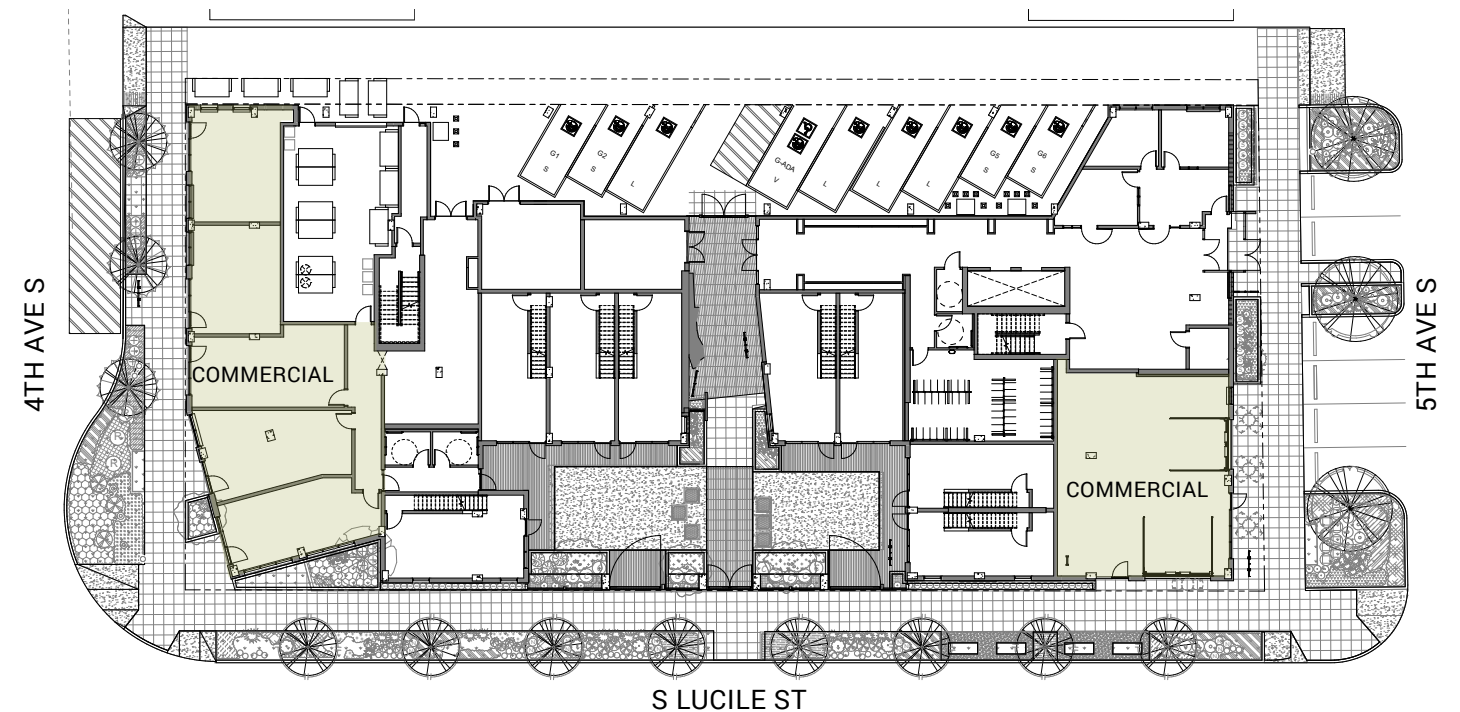
d. The Board expressed concern about the safety and security of the alley-adjacent parking area due to its low ceiling height and enclosure by the building on the east and west sides and requested additional attention to the safety and security of this space at the Recommendation phase of review. The Board specifically requested a lighting plan that includes this area (PL2-B. Safety and Security, DC1-C-4. Service Uses).

**JMA RESPONSE:**

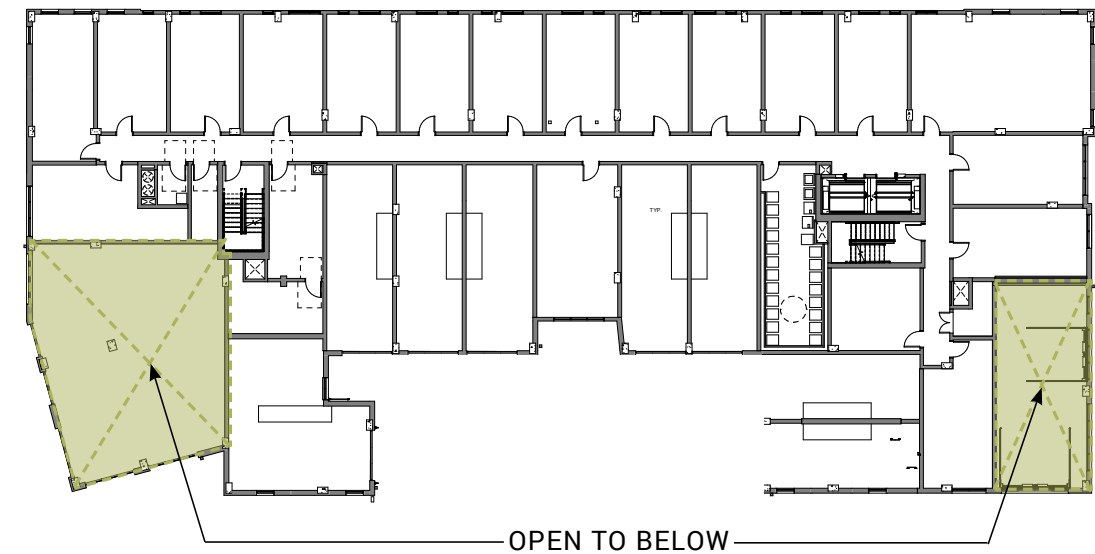
In response to the board's guidance, the design incorporates features that enhance the safety and security of the alley parking area including activation, lighting, and entrance features. The public art intended for this space will create a vibrant wall illuminated from above. Additional space had been identified such that service needs will not encroach on the public realm components, nor will trash or other waste be stored under the covered area, keeping sightlines open.

**DESIGN GUIDELINES**

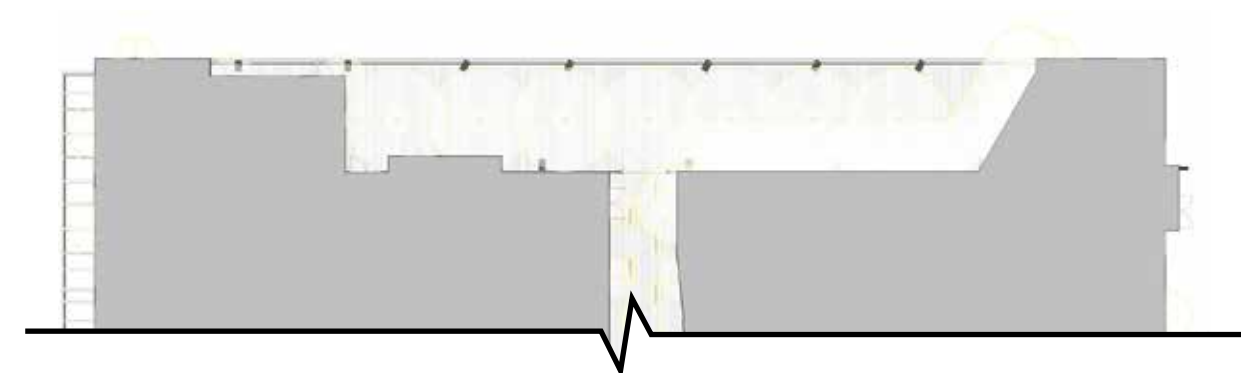
- PL2-B
- DC1-C.4



FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2



PARTIAL REFLECTED CEILING PLAN (LIGHTING)



# DRB RECOMMENDATIONS

## OVERALL MATERIALS

### OVERALL MATERIALS

a. The Board acknowledged public comment related to the need for human scale to be addressed in this project design and emphasized the need for the relationship to human scale to be considered in choosing for exterior materials, as well as durability and texture (DC2-D. Scale and Texture, DC4-A. Building Materials).

b. The Board stated the need for the use of exterior materials to establish a link to the existing built form surrounding the site and also to set precedent for future redevelopment. The Board requested information to be provided at the Recommendation phase of review identifying the proposed exterior materials and their link to the character of the surrounding area (CS2-A-2. Architectural Presence, CS3-A. Emphasizing Positive Neighborhood Attributes, DC2-C-3. Fit with Neighboring Buildings).

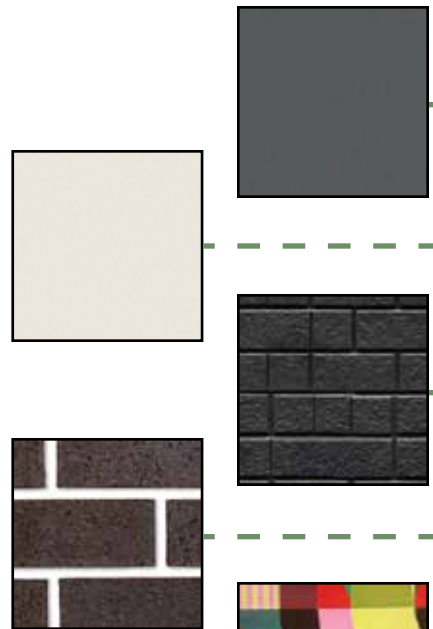
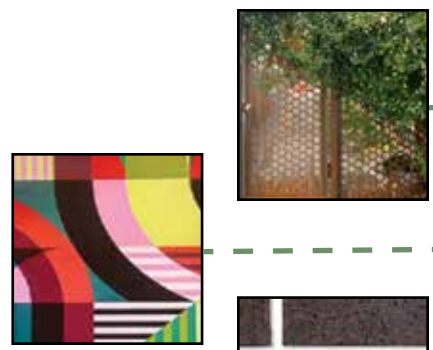
#### JMA RESPONSE:

In response to the board's guidance, the project intends to use durable, historically relevant materials at the commercial bays, while the building massing distinctly transitions to the residential units above. This approach creates a human-scaled podium level with design features meant to enhance the pedestrian environment.

By using masonry at the ground level up to 20', this project relates to the historic industrial past of the neighborhood, while introducing art and vegetation to create a human-centric environment in a context that is not typically focused on the pedestrian scale. A Georgetown artist has been commissioned to design and fabricate the fence and gate off of South Lucile Street. This fence will be fabricated of steel and will incorporate planting. This will elevate the security fence beyond a typical industrial fence that is seen around the neighborhood of Georgetown.

#### DESIGN GUIDELINES

CS2-A.2  
CS3-A



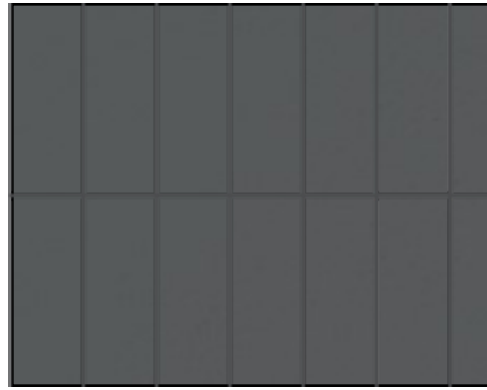
SOUTH ELEVATION



NORTH ELEVATION

## HISTORICALLY RELEVANT MATERIALS HUMAN-SCALED PODIUM LEVEL

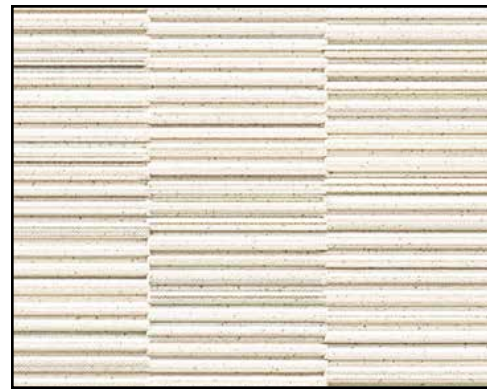




FIBER CEMENT PANELS, COLOR 1  
CERACLAD: SLATE, SMOOTH



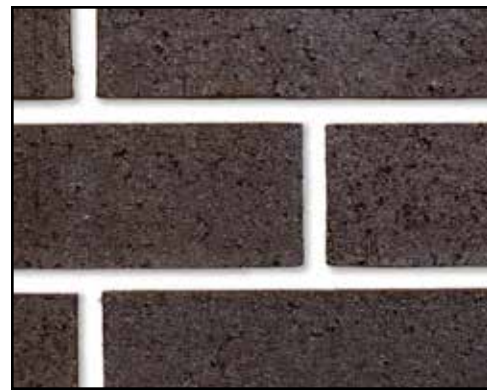
FIBER CEMENT PANELS, COLOR 2  
CERACLAD: SILK, SMOOTH



FIBER CEMENT PANELS, COLOR 3  
CERACLAD: FRESH CREAM, MILLE  
FEUILLE



FIBER CEMENT PANELS, COLOR 4  
CERACLAD: COLOR TBD, BASE FOR  
MURAL



RUNNING BOND BRICK, COLOR 1  
MUTUAL MATERIALS:  
MIDNIGHT SKY COLOR MIX,  
MISSION FINISH



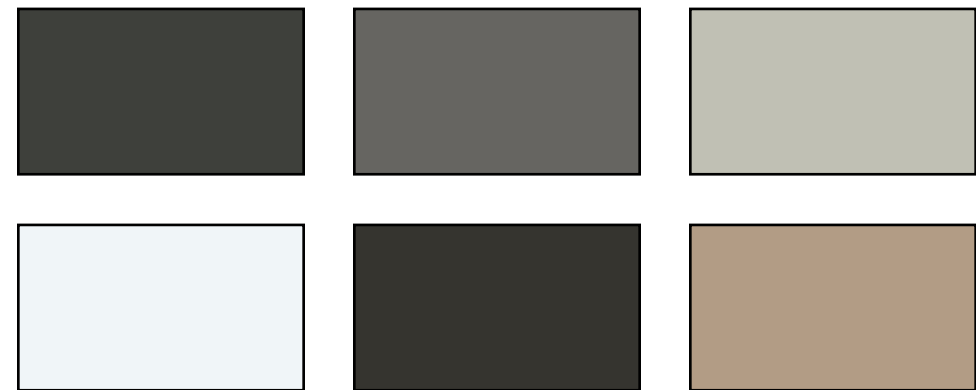
FIBER CEMENT PANELS, COLOR 4  
CERACLAD: MOSAIC TILE, BLACK



CONCRETE  
CAST IN PLACE CONCRETE: GRAY,  
TROWEL FINISHED



DECORATIVE FENCE  
LOCAL ARTIST, BOD: PERFORATED  
CORTEN FENCE & GATE



COPING, TRIM, & ACCESSORY FINISHES  
PREFINISHED METAL, TO MATCH ADJACENT



EAST ELEVATION



WEST ELEVATION



# DRB RECOMMENDATIONS

## OVERALL MATERIALS

### OVERALL MATERIALS (CONTINUED)

c. The Board acknowledged the presence of unique signage and art in the surrounding area and promoted the incorporation of art, sculpture, and unique signage into the project design to further establish a link to the surrounding context (CS3-B. Local History and Culture, DC4-B. Signage).

#### JMA RESPONSE:

In response to the board's guidance, The design will incorporate a prominent mural by a local artist on the southwest corner facing 4th Ave & S. Lucile. The site will bring opportunities for neighborhood craftspeople on site fencing, benches, and sculptural pieces.

#### DESIGN GUIDELINES

CS3-B

DC4-B



BUILDING SIGNAGE  
(LOCALLY FABRICATED)



FULL BUILDING MURAL BY  
GEORGETOWN ARTIST



BUILDING-MOUNTED ART  
MEWS ART PIECE, BY LOCAL ARTIST

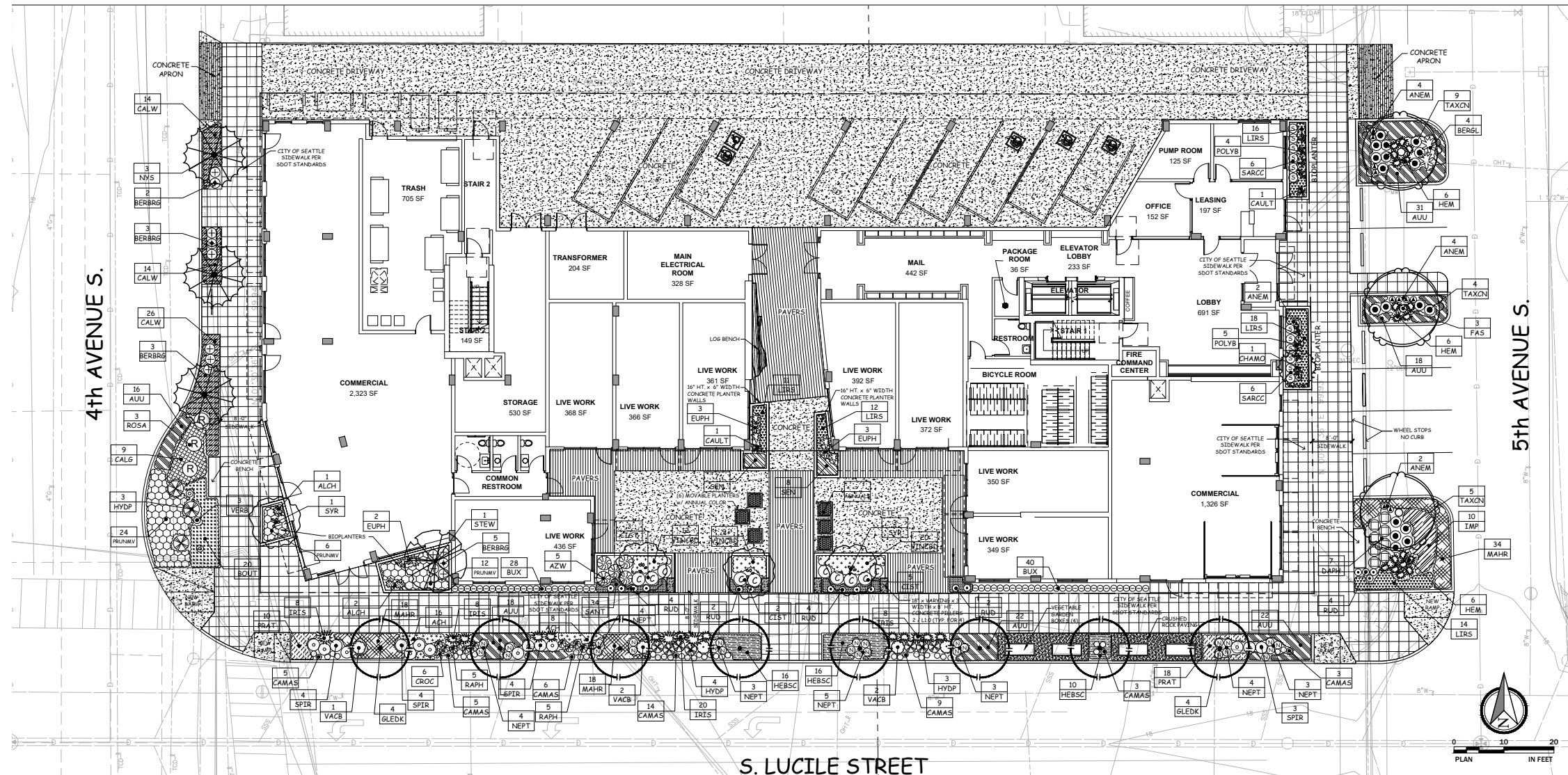


SCULPTURAL ART FENCE  
BY LOCAL ARTIST



PEDESTRIAN  
SCALE SIGNAGE





**PLANT LIST**

August 22, 2022

QUAN	ABBREV	PLANT NAME	SIZE SPACING
24	ACH	ACHILLEA MILLEFOLIUM MOONSHINE / YARROW	1 GALLON CAN
3	ALCH	ALCHEMILLA MOLLISS / LADY'S MANTLE	ONE GALLON
12	ANEM	ANEMONE HYBRIDUS RUFFLED SWAN OR HUPEHENSIS BLANCO	1 GALLON CAN
50	ANN	ANNUALS SELECT FOR CURRENT SEASON OF PLANTING	1 GALLON CAN
127	AUU	ARCTOSTAPHYLOS UVA URSI MASSACHUSETTS	1 GALLON CAN*
5	AZW	AZALEA WHITE	1 GALLON CAN
13	BERBRG	BERBERIS ROSEY GLOW	1 GALLON CAN
4	BERGL	BERGINA CORDIFOLIA LUNA	1 GALLON CAN
20	BOUT	BOUTELOUA GRACILLIS BLONDE AMBITION/ MOSQUITO GRASS	4" POTS
68	BUX	BUXUS SEMPERVIRENS	2 gallon can 12 - 15" ht spread
9	CALG	CALAMAGROSTIS X KARL FOERSTER/ FEATHER REED GRASS	1 GALLON
54	CALW	CALAMAGROSTIS X KARL FOERSTER/ FEATHER REED GRASS	1 GALLON
45	CAMAS	CAMASSIA QUAMASH	ONE GALLON CAN*
2	CAULT	CAUTLEYA SPICATA ROBUSTA HARDY EXOTIC GINGER	1 GALLON CAN LEE FARMS
1	CHAMO	CHAMAECYPARIS OBTUSA/ HINOKI CYPRESS	7-8" B/B FULL ROUNDED
10	CIST	CISTUS HYBRIDUS WHITE FLOWER	5 GALLON CAN

6	CROC	CROCOSMIA SULPHER MONTBRETIA	1 GALLON CAN
7	DAFH	DAPHNE ODORA MAEJIMA	5 GALLON CAN
15	EUPH	EUPHORBIA MARTINII WALEUTINY	1 GALLON CAN
3	FAS	FAGUS SYLVATICA PURPUREA EUROPEAN PURPLE BEECH	2.5' Cal. Street Trees per City of Seattle
8	GLEDK	GLEDITSIA TRICANTHOS STREET KEEPER/ STREET KEEPER LOGOUST	2.0' Cal. Street Trees per City of Seattle Standards 4" POTS
42	HEBSC	HEBE ALBICANS SUSSEX CARPET	LEE FARMS
18	HEM	HEMEROCALLIS GOLITH DAVILLY	1 GALLON
10	HYDP	HYDRANGEA PANNICULATA PINKY WINKY	5 GALLON
10	IMP	IMPERATA CYLINDRICA RUBRA JAPANESE FOREST GRASS	1 GALLON CAN
44	IRISP	IRIS PUMILA BLUE DENIM	1 GALLON CAN
71	LIRS	LITROPE SPICATA/ SPREADING LITROPE	QUARTS AT 18" TRI SPACING
70	MAHR	MAHONIA REPANS	1 GALLON CAN 18" TRI SP
26	NEPT	NEPETA CATARIA CATINIP	1 GALLON CAN
3	NYS	NYSSA SYLVATICA RED RAGE/ RED RAGE TUPELO	2.5' Cal. Street Trees per City of Seattle
9	POLYB	POLYSTICHUM POLYBLEHARUM TASSSEL FERN	1 GALLON CAN
28	PRAT	PRATIA PEDUNCULATA WHITE STAR CREEPER	4" POTS
42	PRUNMV	PRUNUS L. M. VERNON	1 GALLON CAN

10	RAFH	RAPHIOLEPSIS UMBELLATA MINOR	5 GALLON CAN
3	ROSA	ROSA GLAUCA/ BLUE LEAF ROSE	5 GALLON
16	RUD	RUDBECKIA GOLDSTRUM	1 GALLON
34	SANT	SANTOLIANA CHAMACYPARIS/ LAVENDAR COTTON	4" POTS
12	SARCC	SARCOCOCCA CONFUSA	ONE GALLON CAN
15	SEN	SENECIO GRAYII	1 GALLON CAN
15	SPIR	SPIRAEA LITTLE PRINCESS	5 GALLON
1	STEW	STEWARTIA PSEUDOCAMELIA/ JAPANESE STEWARTIA	2" multi trunk CALIPER B/B
4	SYR	SYRINGA MADAME LEMOINE/ FRENCH LILAC	15 GALLON
18	TAXCN	TAXUS CUSPIDATA NANA	2 GALLON CAN
5	VACB	VACCINIUM CORYMBOSUM: Varieties of: Patriot, Duke, Tono, DRAPER, Reka, Eorlibue Sportan Blueberry	5 GALLON CAN
3	VERB	VERBENA BONARIENSIS	1 GALLON CAN
41	VINCBD	VINCA BLUE DART PERIWINKLE	1 GALLON CANS

**LANDSCAPE PLAN**  
SCALE: 1" = 10'-0"

# FLOOR PLANS

GROUND FLOOR AND RETAIL



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BACK OF HOUSE
- BACK OF HOUSE (RES)
- COMMERCIAL
- EXTERIOR AMENITY
- INTERIOR AMENITY
- LIVE WORK - 1 BEDROOM
- LIVE WORK - 2 BEDROOM
- LIVE WORK - STUDIO
- OPEN 1 BEDROOM
- STUDIO



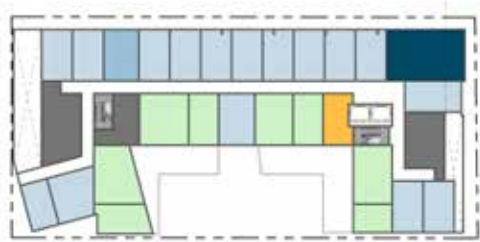
EDG PLAN



**FLOOR PLANS**  
SECOND FLOOR PLAN



- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BACK OF HOUSE
- BACK OF HOUSE (RES)
- COMMERCIAL
- EXTERIOR AMENITY
- INTERIOR AMENITY
- LIVE WORK - 1 BEDROOM
- LIVE WORK - 2 BEDROOM
- LIVE WORK - STUDIO



EDG PLAN

**FLOOR PLAN**  
TYPICAL PLAN (LEVELS 03-08)

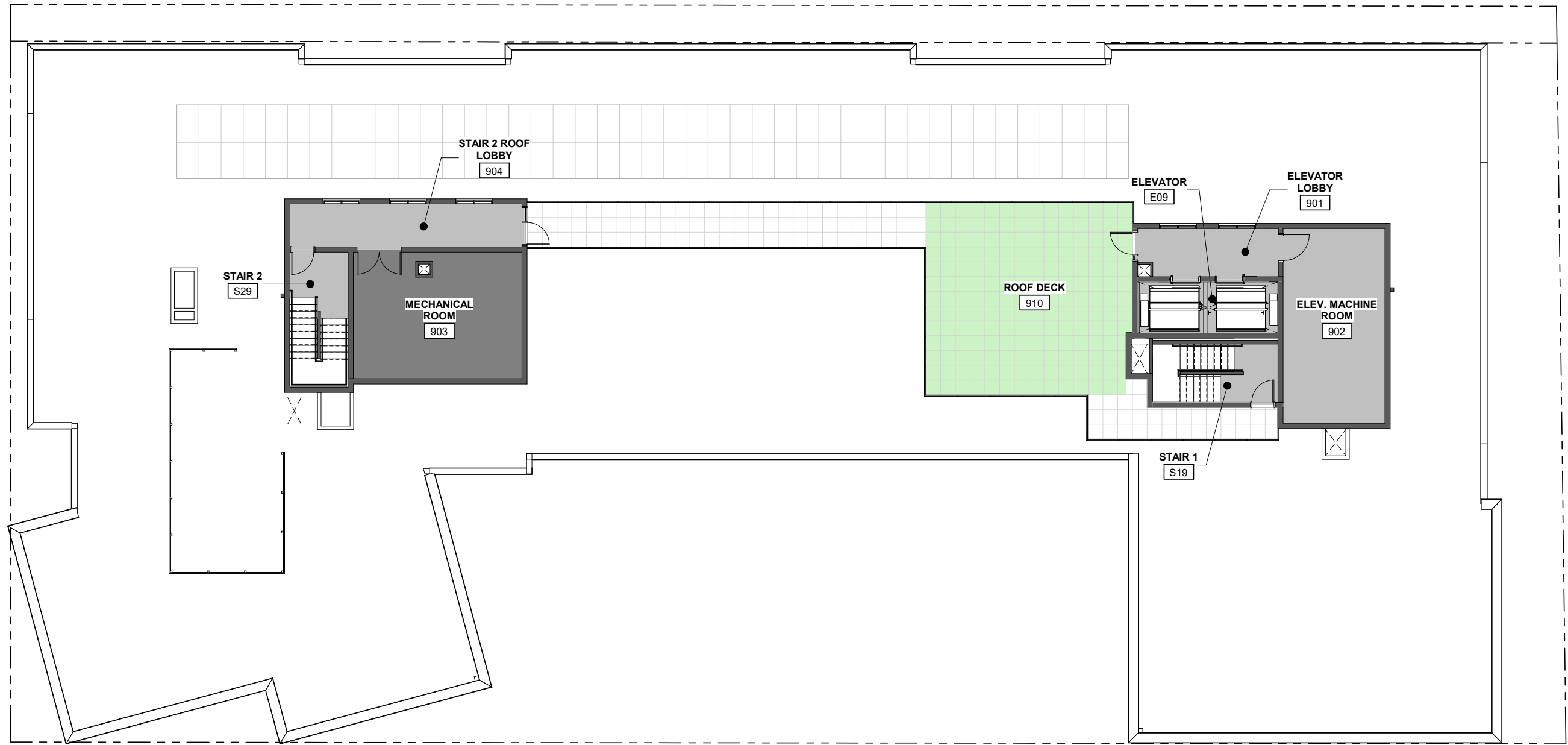


- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BACK OF HOUSE
- BACK OF HOUSE (RES)
- COMMERCIAL
- EXTERIOR AMENITY
- INTERIOR AMENITY
- LIVE WORK - 1 BEDROOM
- LIVE WORK - 2 BEDROOM
- LIVE WORK - STUDIO
- OPEN 1 BEDROOM
- STUDIO



EDG PLAN





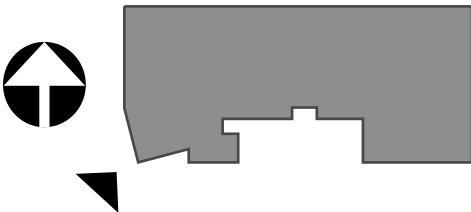
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- BACK OF HOUSE
- BACK OF HOUSE (RES)
- COMMERCIAL
- EXTERIOR AMENITY
- INTERIOR AMENITY
- LIVE WORK - 1 BEDROOM
- LIVE WORK - 2 BEDROOM
- LIVE WORK - STUDIO



EDG PLAN



**RENDERINGS**  
SOUTHWEST PERSPECTIVE









**PERSPECTIVES**  
NORTHEAST VIEW









# A COMMUNITY-INFORMED MURAL @ 4TH & LUCILE

SOUTHWEST CORNER PLAZA

THE SOUTH ELEVATION OF THE BUILDING WILL INCORPORATE A COMMUNITY INFORMED MURAL BY THE ARTIST MARI SHIBUYA. THE MURAL WILL WRAP AROUND THE SOUTH END OF THE BUILDING, DRAWING PEDESTRIANS INTO THE COURTYARD.



PROCESS PIECES FROM ARTIST MURAL CONCEPT

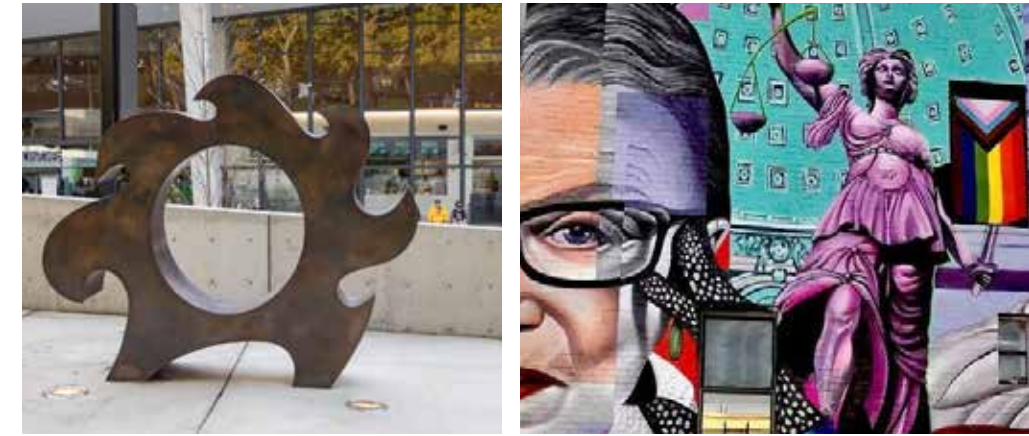


PHOTOS OF COMMUNITY MEMBERS RESPONDING TO ARTIST'S ANCESTRY SURVEY/ TIMELINE AT THE EQUINOX VERY OPEN HOUSE ON 12/10. THIS PROCESS WILL DIRECTLY INFORM THE MURAL CONCEPT AND ANCHOR THE MURAL IN THE COMMUNITY. V



ARTIST STATEMENT: "RIPPLES IN TIME", IS A MURAL INSTALLATION DESIGNED TO HONOR THE NON-LINEAR NATURE OF TIME AND THE WAY OUR PRESENT MOMENT EMERGES FROM THE PATTERS OF THE PAST, MEETING THE POSSIBILITIES VISIONED FOR THE FUTURE AND OUR BEHAVIORS AND BELIEFS THAT ANIMATE HOW WE MOVE.





FLANKING THE LIVING ROOM, TWO SENTINEL ARTIST WORKS BRING A SENSE OF SCALE TO THE PODIUM, WHILE TRANSITIONING THE FACADES ON EITHER SIDE FROM PUBLIC TO PRIVATE



**DESIGN SUMMARY:**  
THE SOUTH-FACING COURTYARD PROVIDES AN OUTDOOR 'LIVING ROOM' FOR THE RESIDENTS AND LIVE/WORK UNITS. THE COURTYARD AND MEWS WELCOME PEDESTRIANS AND PASSERSBY AND ALLOW FOR A MID-BLOCK PASS-THROUGH. A METAL SCULPTURAL ART FENCE, TO BE DESIGNED AND BUILT BY A LOCAL GEORGETOWN ARTIST WITH COMMUNITY INPUT, WILL PROVIDE SAFETY AFTER HOURS. THE FENCE MATERIALS WILL EMBRACE THE INDUSTRIAL MATERIAL AND CHARACTER OF THE NEIGHBORHOOD, WHILE BEING SOFTENED BY PLANTS AND VEGETATION.



**ART & WAYFINDING**  
ALONG ALLEY PARKING



THE ALLEY ENTRANCE FOR RESIDENTS DOUBLES AS A MID-BLOCK MEWS THAT PROVIDES A PASS-THROUGH TO THE SOUTH COURTYARD. THIS AREA WILL BE ACTIVATED WITH A MURAL TO BE COMPLETED BY A LOCAL ARTIST TO ENLIVEN THE PARKING AREA AND PROVIDE WAYFINDING. THE MURAL WILL BE WELL ILLUMINATED TO HIGHLIGHT THE ART AND PROVIDE SAFETY OFF THE ALLEY. PAINTED COLUMNS WILL INTEGRATE INTO THE MURAL ART AND HELP DIRECT PEDESTRIANS TOWARD THE MEWS. THE MEWS CONNECTS THE BUILDING TO THE DISTRICT MEANDER - A SAFE PEDESTRIAN CORRIDOR AWAY FROM THE TRAFFIC OF 4TH AVE S.







CONCEPT IMAGES - RESIDENTIAL ENTRIES AT PASS-THROUGH



CONCEPT IMAGES - RESIDENTIAL PASS-THROUGH, WEST ELEVATION



DESIGN SUMMARY:

THE PASS-THROUGH DESIGN USES GEOMETRICALLY SHAPED LANDSCAPER PLANTERS, CURVING PATHWAYS, AND VARIED SEATING LEVELS TO TRANSFORM THIS TRANSITIONARY THRESHOLD INTO A TERRAIN THAT CONNECTS THE URBAN ATMOSPHERE WITH THE PRIVATE RESIDENCES.



CONCEPT IMAGES - RESIDENTIAL PASS-THROUGH, EAST ELEVATION



**ART & WAYFINDING**

RESIDENTIAL ENTRY / PASS-THROUGH

THE MEWS WILL INCLUDE AREAS TO SIT, PLANTERS WITH VEGETATION, PAVERS TO INDICATE AN EXTENSION OF THE COURTYARD, A RESIDENTIAL ENTRY OFF OF THE ALLEY AND PARKING AREA, A SECURE GATE FOR AFTER HOURS, AND TWO WALL MOUNTED ART ELEMENTS TO GREET VISITORS AS THEY PASS THROUGH AND PROVIDE A WELCOMING AND CREATIVE THRESHOLD FOR RESIDENTS AS THEY LEAVE AND RETURN HOME. THE ART WITHIN THE MEWS MAY ROTATE ON OCCASION AND INCLUDE NEW INSTALLATIONS BY LOCAL ARTISTS AND/OR RESIDENT ARTISTS.





CONCEPT IMAGES - LIVING ROOM



DESIGN SUMMARY:  
THE PUBLIC 'LIVING ROOM' GREET'S PEDESTRIANS FROM THE STREET AND OFFERS A BRIGHT, OPEN CONNECTION BETWEEN THE VIBRANT LIVE-WORK STOREFRONTS OF THE FIRST FLOOR TO THE TENANT AMENITIES PAST THE PASS-THROUGH.



**PERSPECTIVES**

EAST COURTYARD FACADE PERSPECTIVE



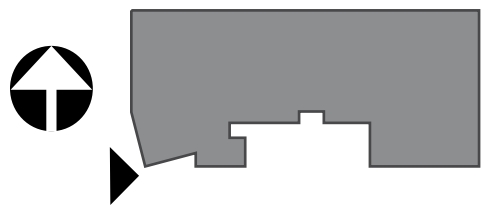




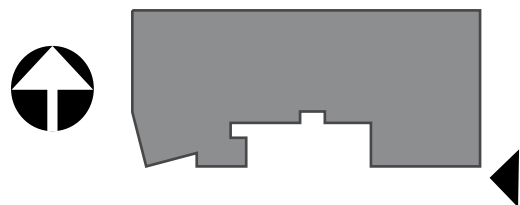


# PERSPECTIVES

LOOKING EAST DOWN SOUTH LUCILE PERSPECTIVE



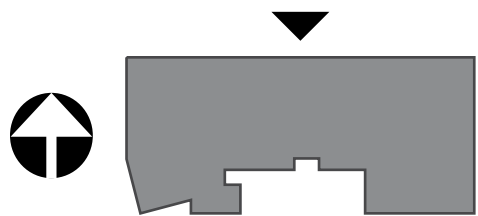






# ELEVATIONS

NORTH FACADE



38

ELEMENTS AT GEORGETOWN  
402, 406, 412, 416 S LUCILE ST  
SEATTLE, WA 98108









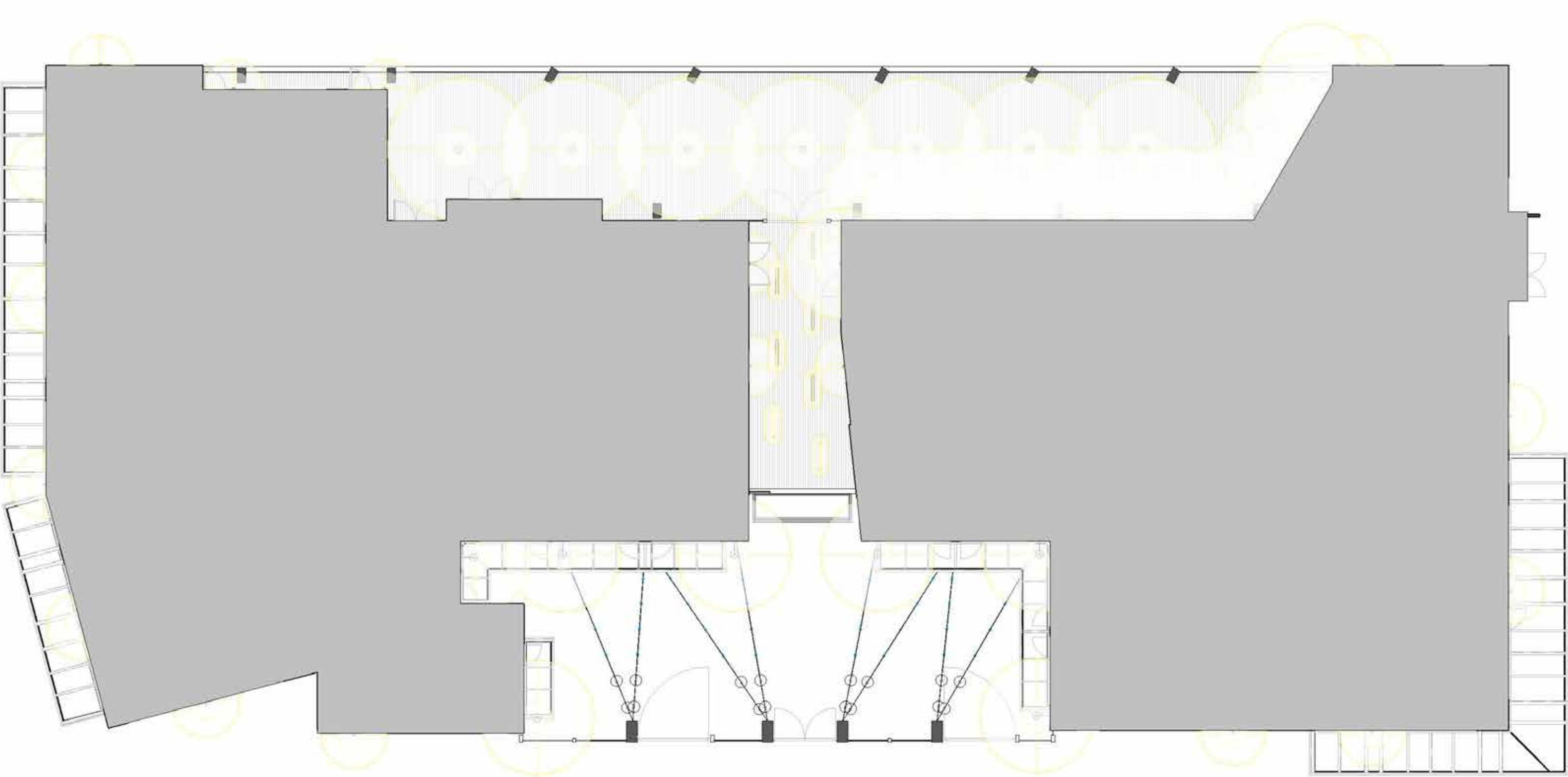






**EXTERIOR LIGHTING PLAN**

GROUND FLOOR





**BUILDING MOUNTED SIGNAGE**

**BUILDING SIGNAGE**

1. Primary Building Sign
2. Secondary Building Sign
3. Courtyard Sign
4. Residential Entry
5. Mews Sign
6. Leasing Office

**TENANT SIGNAGE**

7. West Commercial Space Signs
8. Live/Work Signs
9. East Commercial Space Signs

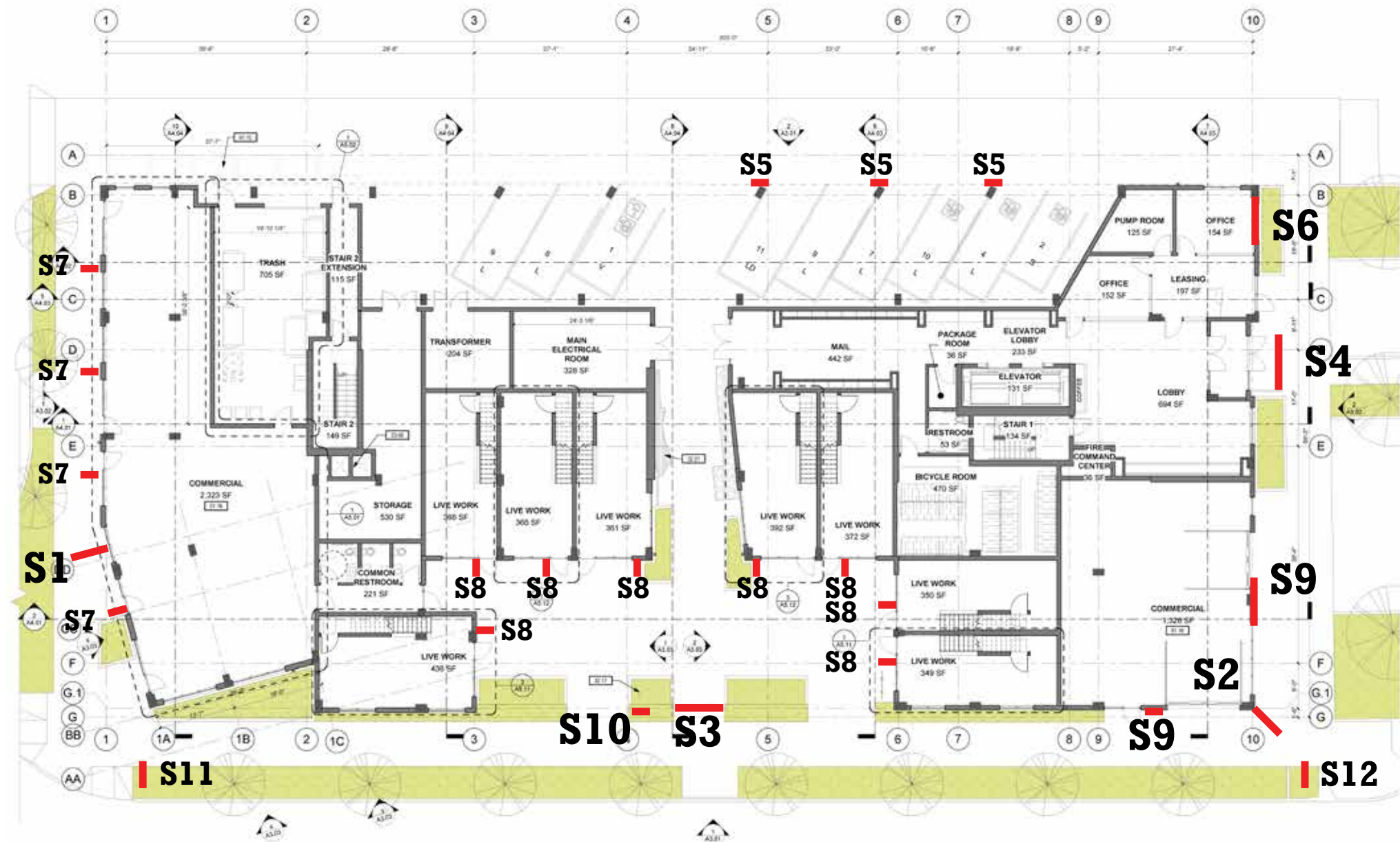
**PROPERTY SIGNAGE**

**ON PROPERTY**

10. Commercial Tenant Directory

**IN PUBLIC RIGHT OF WAY**

11. Pedestrian District Way finding Sign @ 4th & Lucile
12. Pedestrian District Way finding Sign @ 5th & Lucile

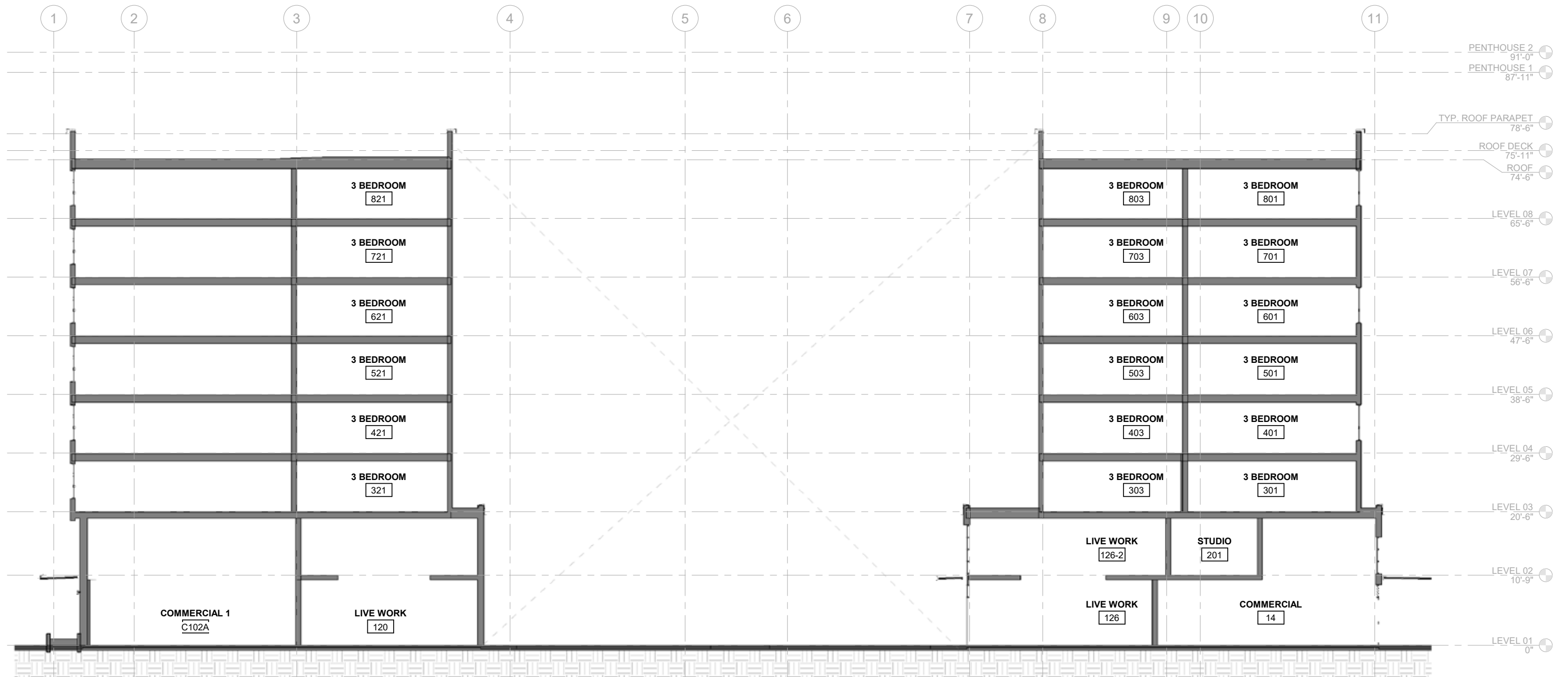


LEVEL 1 PLAN  
(FROM SIGNAGE PROPOSAL PACKAGE)



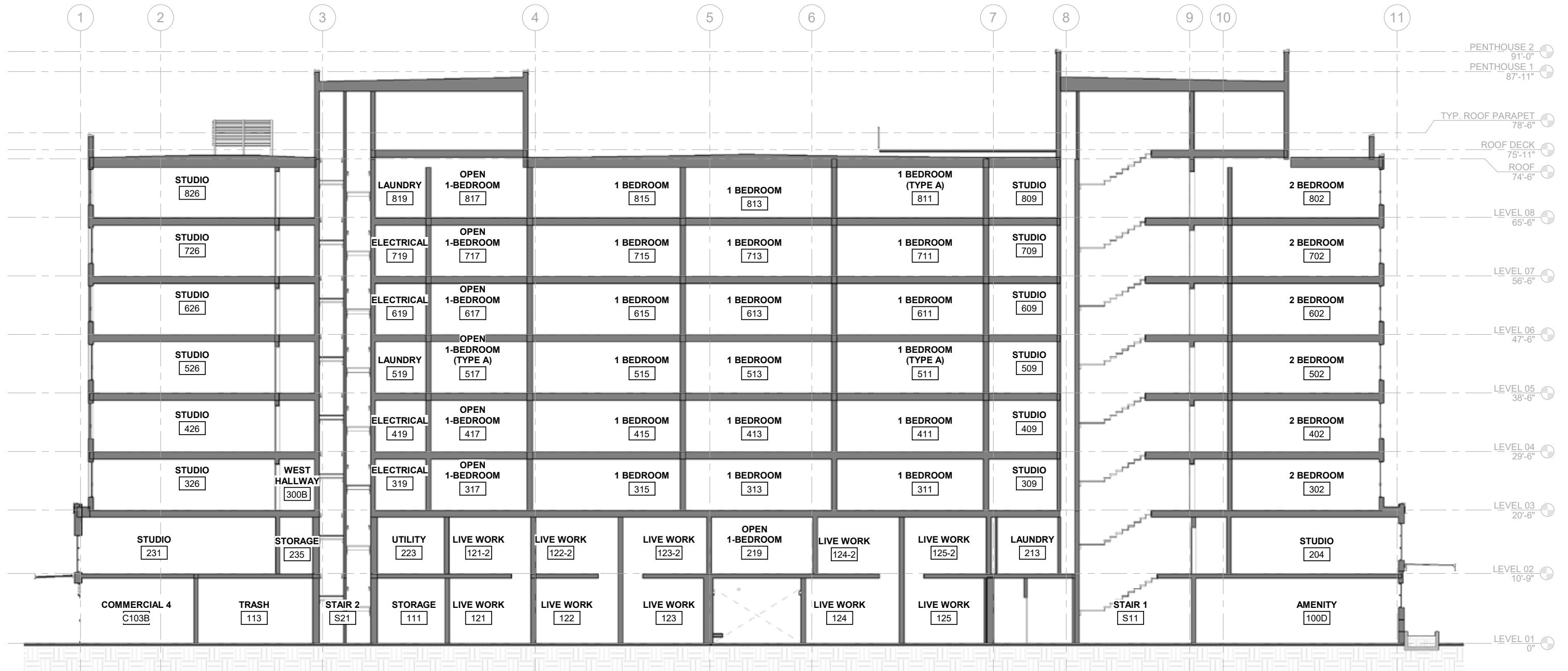
# BUILDING SECTIONS

## BUILDING SECTION 2





**BUILDING SECTIONS**  
BUILDING SECTION 1



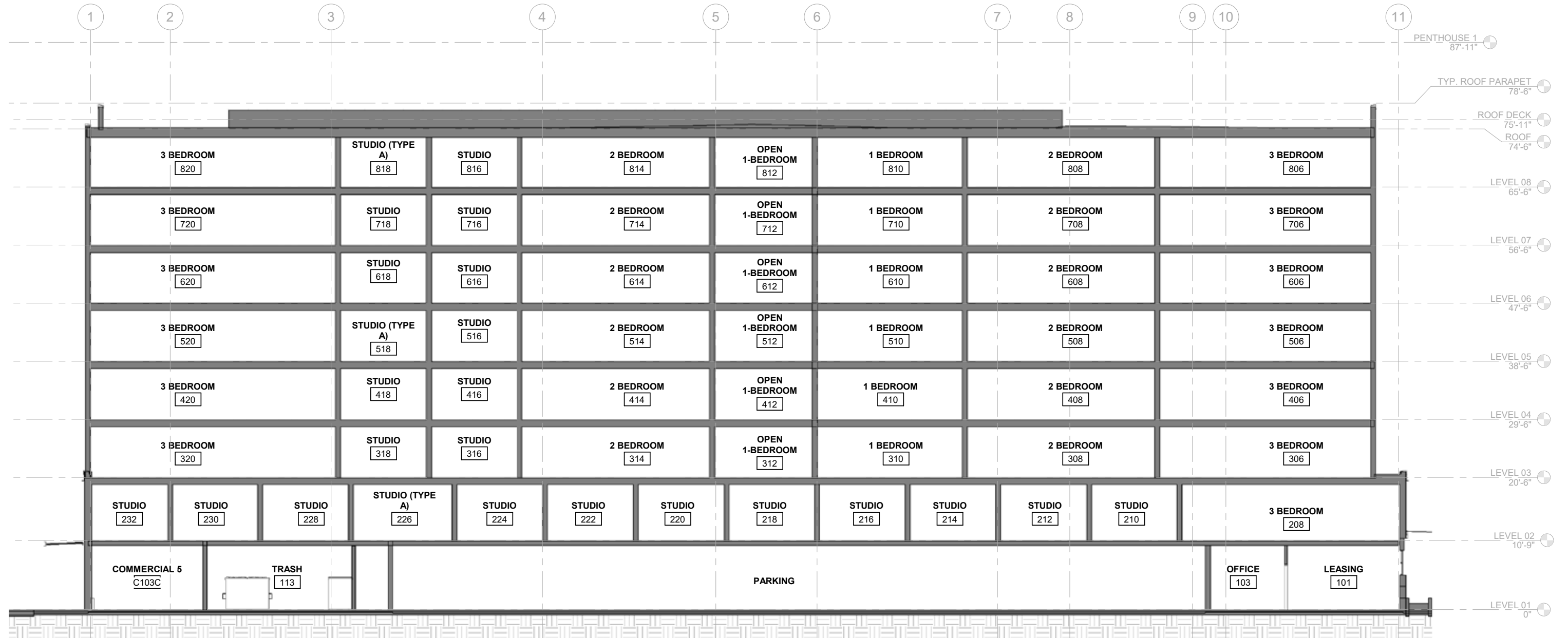
16 X 22





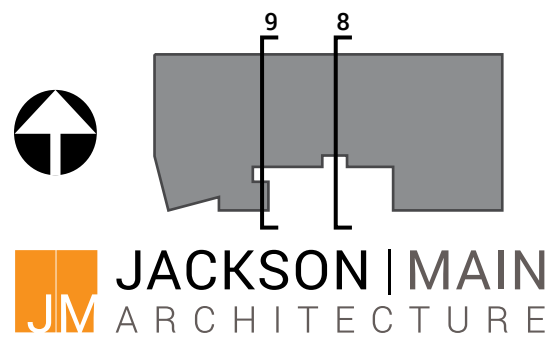
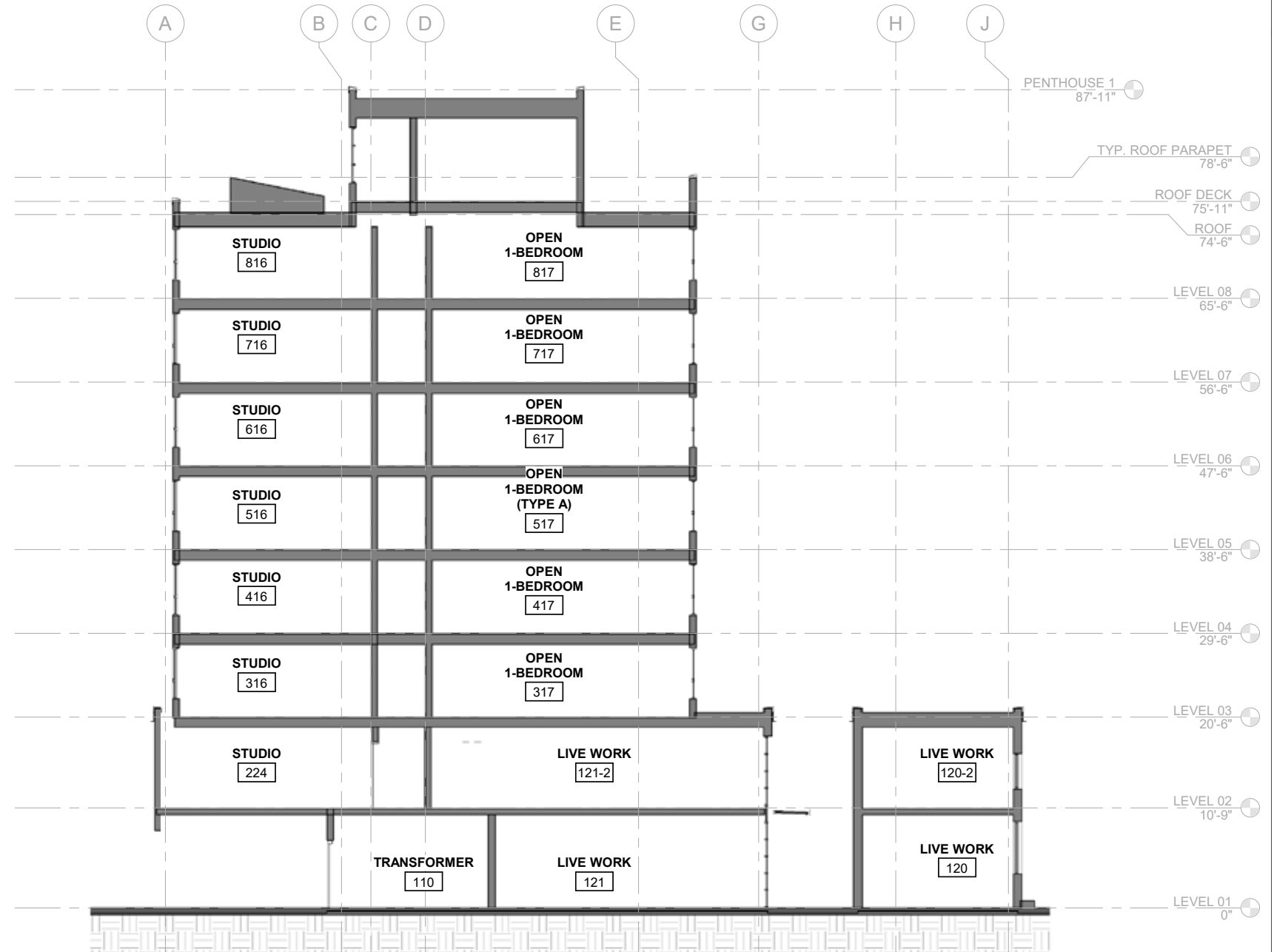
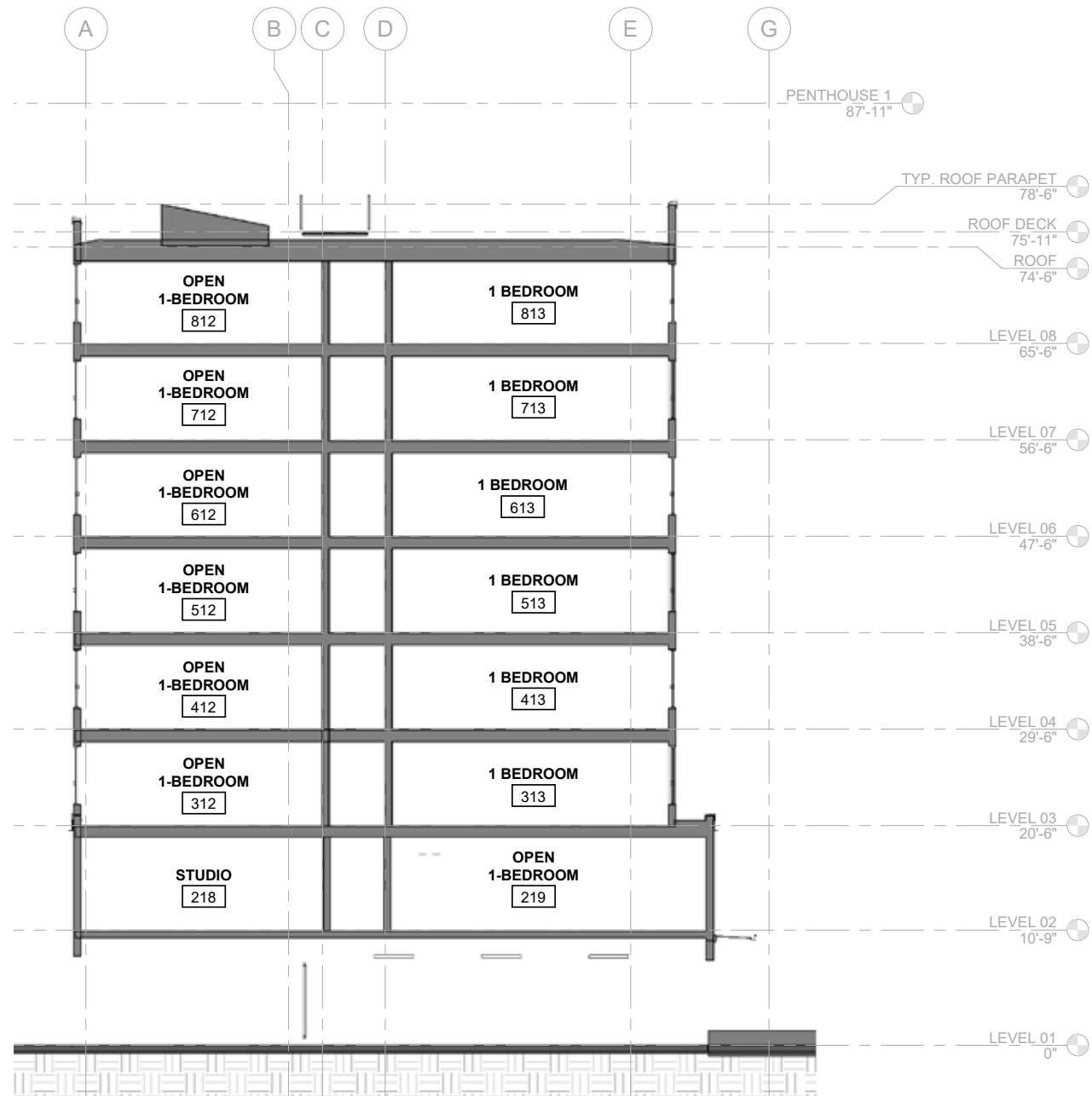
# BUILDING SECTIONS

## BUILDING SECTION 3





**BUILDING SECTIONS**  
BUILDING SECTIONS 8 & 9 (RESPECTIVELY)





# DEPARTURES

DEPARTURE #1

## COMMERCIAL FLOOR-TO-FLOOR HEIGHT (23.47A.008.B.4)

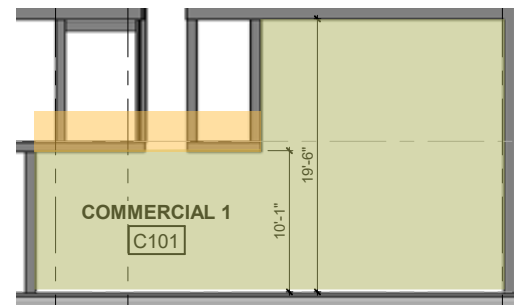
The Code requires a minimum floor-to-floor height of 13 feet for commercial spaces. The applicant proposes a minimum floor-to-floor height of 10 feet within portions of commercial spaces.

The Board did not indicate support for the departure and expressed concern about the proposal for a 10-foot floor to floor height, which was considered excessively short for commercial spaces. The Board acknowledged the applicant's intent for small areas of double-height space within the commercial spaces along the street frontage to enhance commercial space legibility along the street frontages but stated that current design of these spaces appeared too shallow along the site frontage to allow sufficient light into the space and express legible commercial presence along the street frontages. The Board provided guidance related to commercial legibility and access to light (See comment 2c above), which will need to be addressed to gain support for a floor-to-floor height departure. In addition to design refinement, the Board also expressed the need for a stronger link between the departure request and design guidelines in the design rationale (CS1-B.1. Daylight and Shading, DC2-E-1. Legibility and Flexibility).

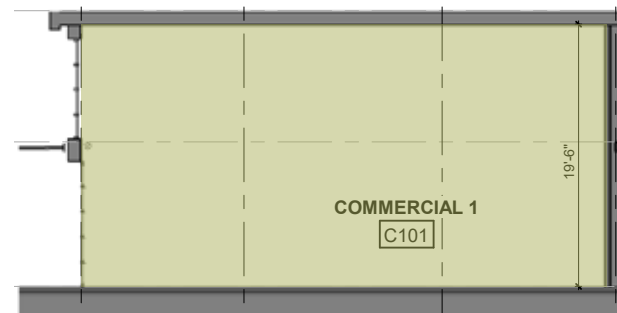
JMA RESPONSE:

THE DESIGN HAS BEEN FURTHER REFINED TO MAXIMIZE COMMERCIAL HEIGHTS OF UP TO 19'-6" FOR 60% OF THE SPACE, AND UP TO 10'-0" HEIGHT FOR THE REMAINING AREA.

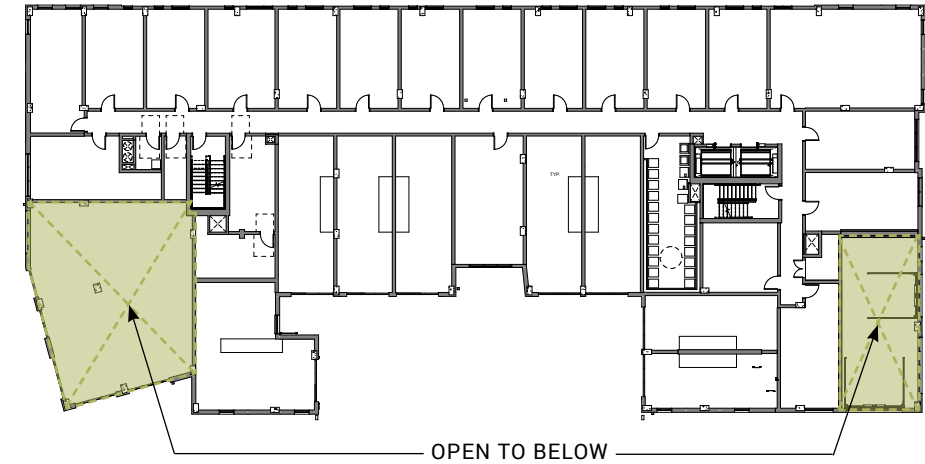
THE USE OF THIS COMMERCIAL SPACE WILL BE RESERVED FOR LOCAL ARTISTS AND CRAFTSPEOPLE NEEDING AFFORDABLE STUDIO SPACE, WITH THE WESTERN COMMERCIAL ZONE DIVIDED INTO SMALLER AREAS OF UP TO 400 SF, PROVIDING A SERIES OF STOREFRONTS WITH AN EMPHASIS ON NEIGHBORHOOD AND LOCAL USERS.



SECTION CC: EAST COMMERCIAL AREA  
2'-11" SHORT OF THE 13'-0" REQUIREMENT  
619 SF AFFECTED; 1,805 SF<sup>3</sup> DEFICIENT

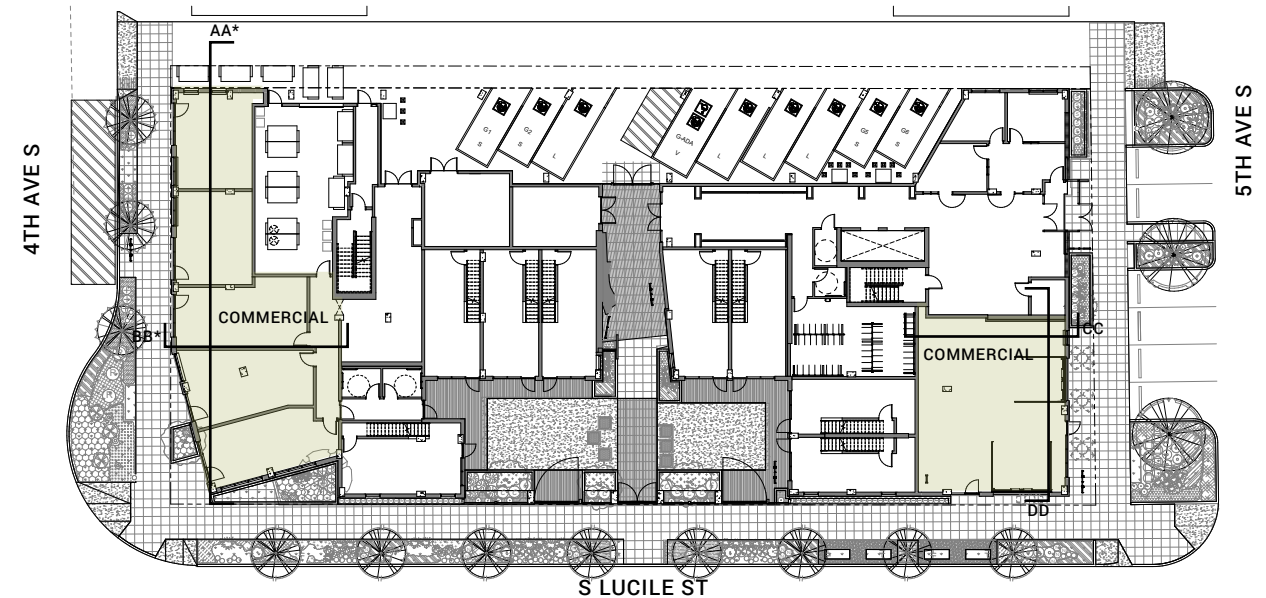


SECTION DD: EAST COMMERCIAL AREA



### FLOOR PLAN LEVEL 2

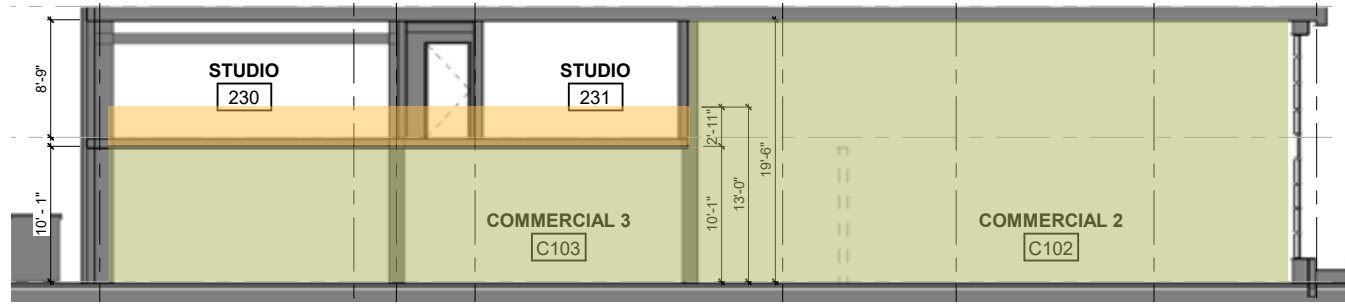
\*WEST COMMERCIAL SHOWN NEXT PAGE



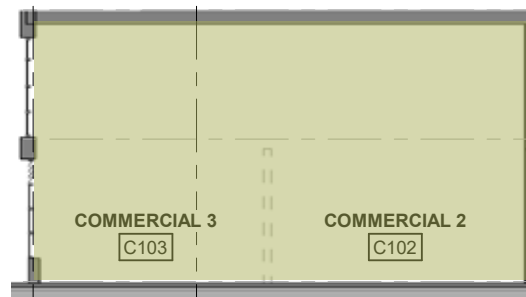
### FLOOR PLAN LEVEL 1

\*WEST COMMERCIAL SHOWN NEXT PAGE



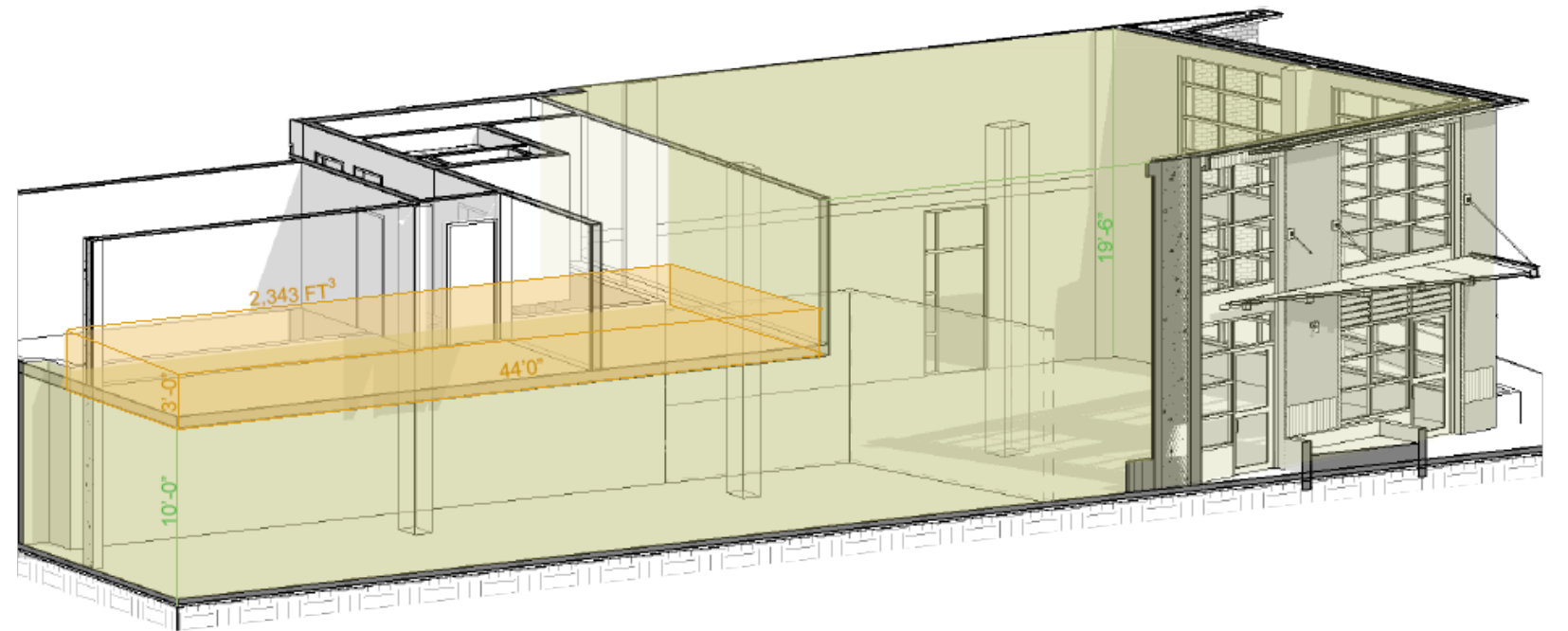


**SECTION AA: WEST COMMERCIAL AREA**  
2'-11" SHORT OF THE 13'-0" REQUIREMENT  
803 SF AFFECTED; 2,343 SF<sup>3</sup> DEFICIENT



**SECTION BB: WEST COMMERCIAL AREA**

**3D WEST COMMERCIAL SPACE**





# DEPARTURES

## DEPARTURE #2

### AVERAGE SETBACK ABOVE 65 FEET (23.47A.014.C)

The Code requires an average 8-foot setback for portions of a structure above 65 feet in height. In addition, only 20% of the façade can be within 5 feet of the property line. The applicant proposes an average setback of 3 feet above a height of 65 feet along the east and west property lines with 100% of the façade having a setback of less than 5 feet.

The Board indicated initial support for this departure for the purpose of maintaining a consistent conceptual building expression. Continued support for this departure will rely upon addressing massing and materials guidance above and ensuring that the shortened setbacks continue to support the expression of the design concept (DC2-A. Massing, DC2-B. Architectural and Façade Composition).






#### JMA RESPONSE:

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.

The applicant also proposes removing the limitation of having only 20% within 5' of the property line for all street facing façades.

By allowing the building to be beyond these setbacks it is able to incorporate modulations that react to the entire façade.

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.

-  SITE AREA WITHIN 8' OF PROPERTY LINE
-  PORTION OF FAÇADE SET BACK 15'
-  BUILDING AREA WITHIN 5' OF PROPERTY LINE
-  BUILDING AREA WITHIN 5'-8' OF PROPERTY LINE
-  DIMENSION OF FAÇADE WITHIN 5' OF PROPERTY LINE

#### REQUIRED SETBACK CALCULATIONS

##### PROPERTY LINE LENGTHS:

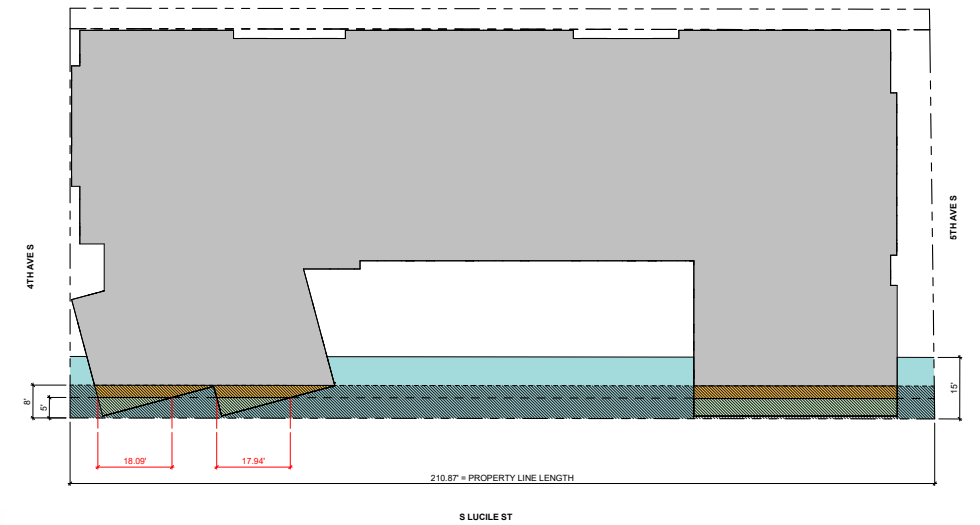
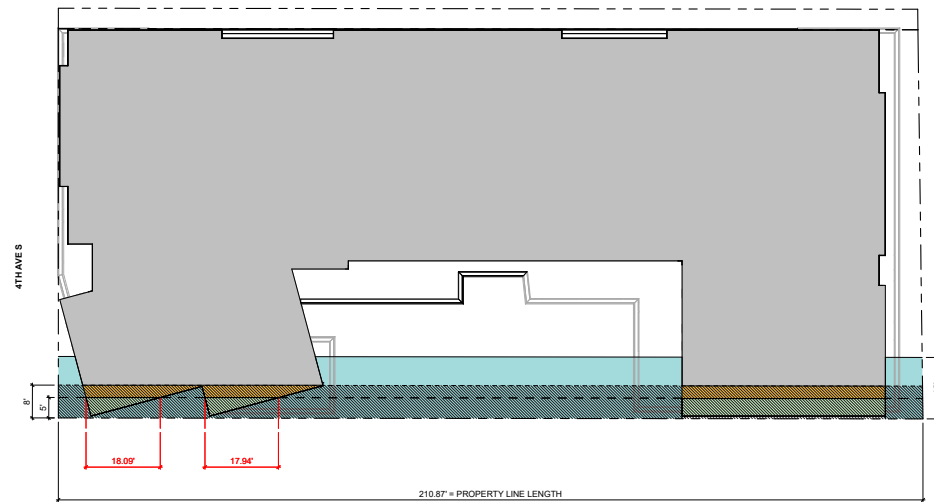
EAST/WEST = 100.00'  
SOUTH = 210.87'

##### AREA OF SETBACK (P.L. LENGTH x 8'):

EAST/WEST = 800.00 SF  
SOUTH = 1,686.96 SF

##### STREET FACING FAÇAGE LENGTHS:

WEST = 94.09'  
SOUTH = 204.46'



#### SOUTH ELEVATION

REQUIRED AVERAGE SETBACK = 8' FROM P.L. (1,686.96 SF)

REQUESTED AVERAGE SETBACK = UNCHANGED 8' FROM P.L. (1,686.96 SF)

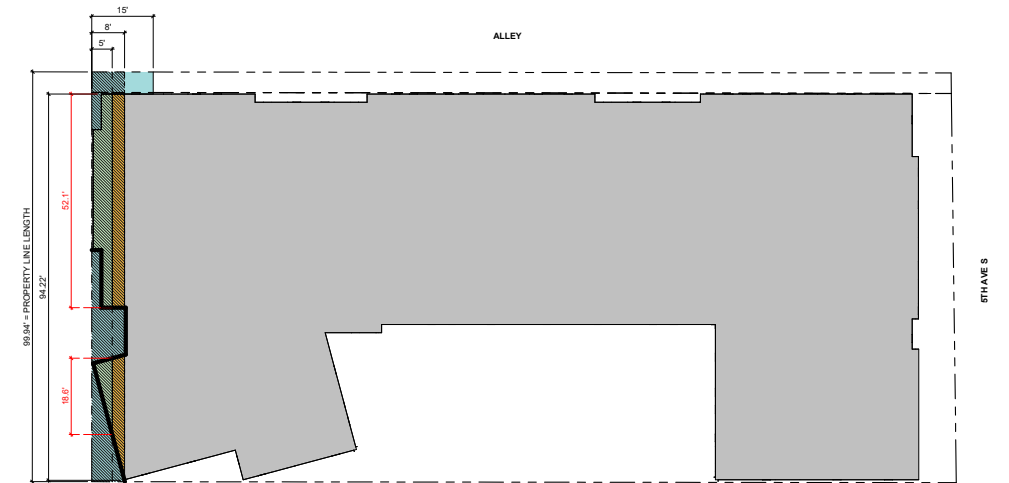
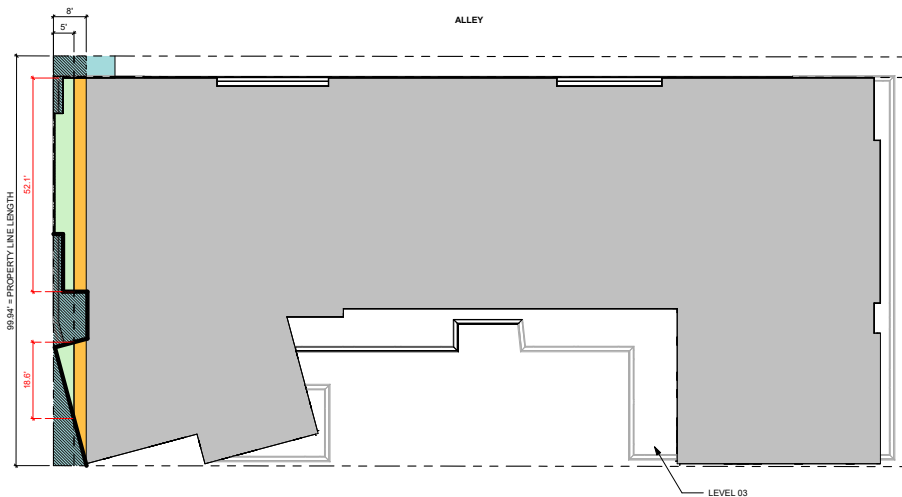
SHOWN BUILDING AVERAGE SETBACK = 1,782.47 SF (8.718' FROM P.L.)

REQUIRED ALLOWED PERCENTAGE WITHIN 5' = 20%

REQUESTED ALLOWED PERCENTAGE WITHIN 5' = 100%

#### SHOWN PERCENTAGE WITHIN 5'

$18.09' + 17.94' + 49.58'$   
 $= 85.61' / 204.46'$   
**= 41.87%**



#### WEST ELEVATION

REQUIRED AVERAGE SETBACK = 8' FROM P.L. (800 SF)

REQUESTED AVERAGE SETBACK = 3' FROM P.L. (300 SF)

SHOWN BUILDING AVERAGE SETBACK = 360.27 SF (3.60' FROM P.L.)

REQUIRED ALLOWED PERCENTAGE WITHIN 5' = 20%

REQUESTED ALLOWED PERCENTAGE WITHIN 5' = 100%

#### SHOWN PERCENTAGE WITHIN 5'

$52.1' + 18.6'$   
 $= 70.70' / 94.01'$   
**= 75.20%**





**SOUTH WEST FACADE MODULATIONS**



**SOUTH EAST FACADE MODULATIONS**



# DEPARTURES

DEPARTURE #3

## LOADING ZONE HEIGHT (23.54.035.C.1)

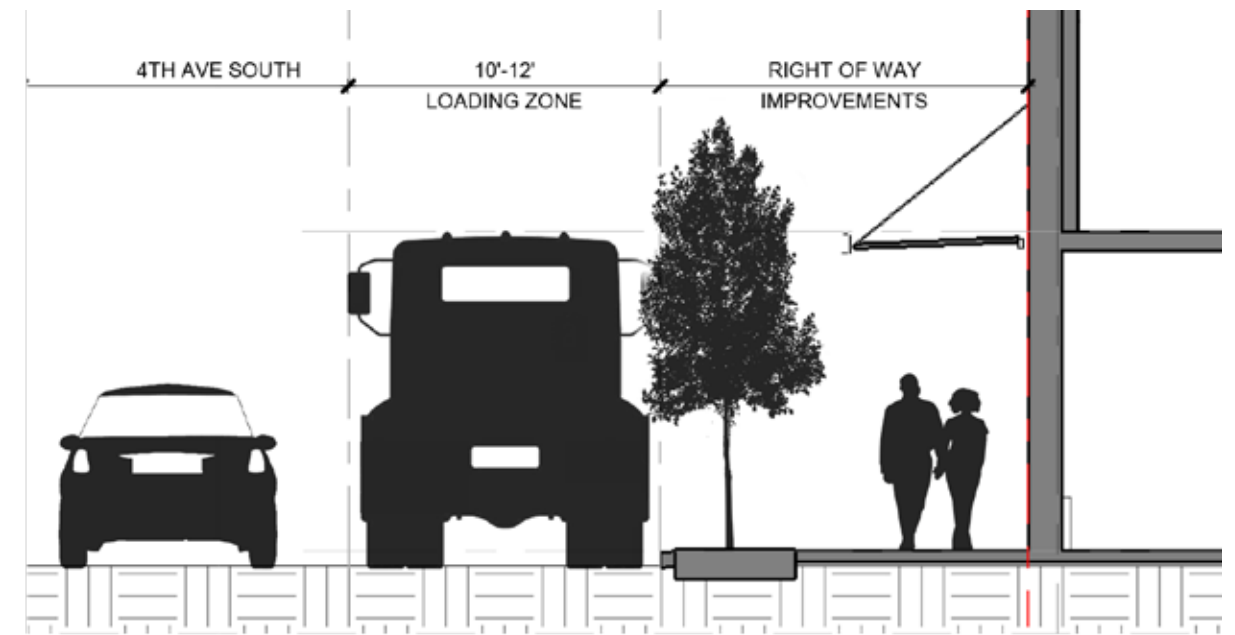
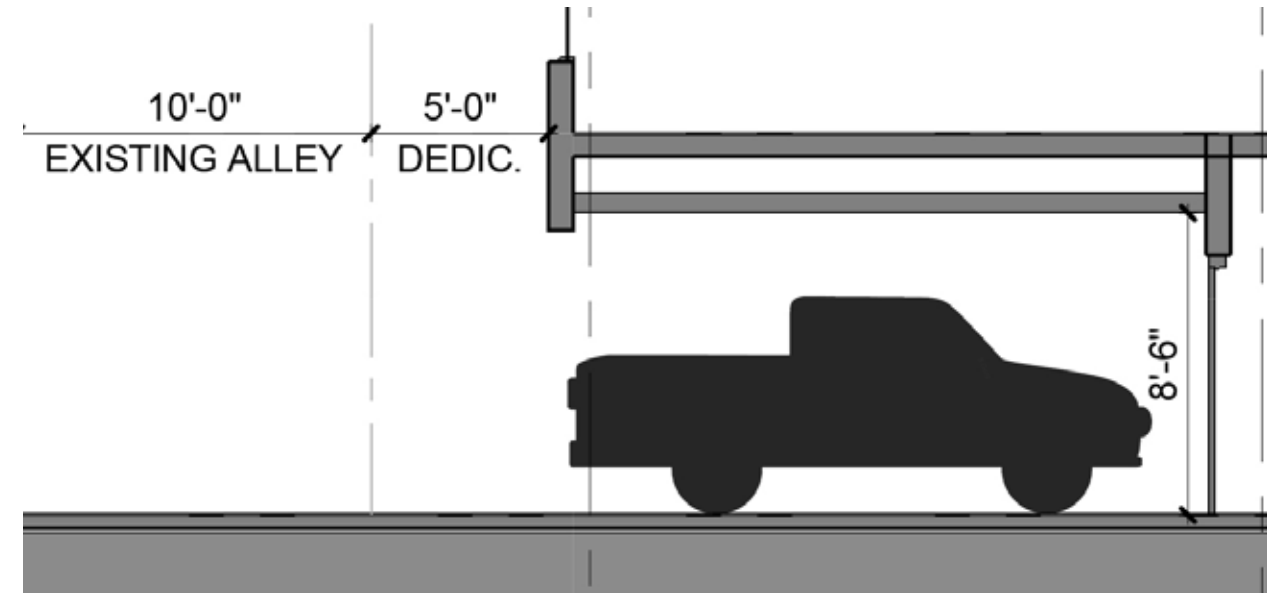
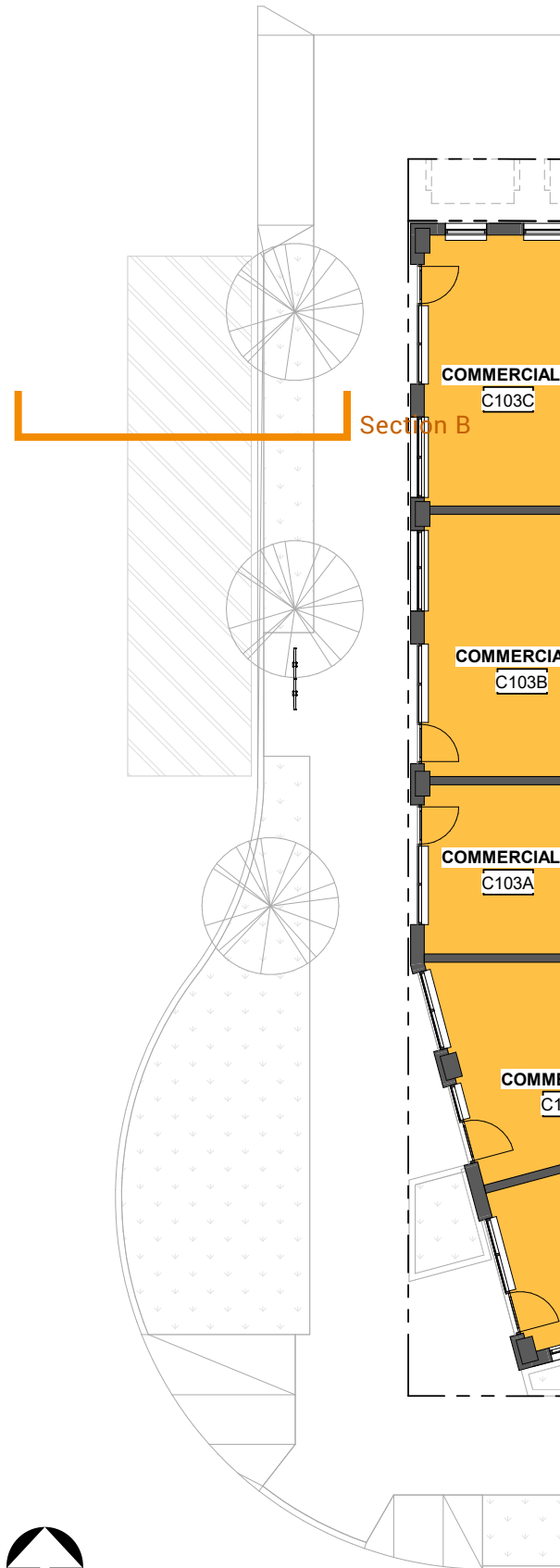
The Code requires a minimum vertical clearance of 14 feet. The applicant proposes a vertical clearance of 8'-4" for the required loading berth.

The Board did not indicate support for a loading zone height departure. The lack of a clear solid waste storage and staging strategy was cited by the Board as an important unknown factor that could impact this departure request because solid waste collection may require a taller loading height space. The Board also expressed concern about the safety and security in the parking area with the relatively short ceiling height, the enclosed nature of the space as shown in the packet, and the lack of lighting information for the space. The Board stated the need for a clear solid waste plan at the Recommendation phase of review for the consideration of this departure, as well as lighting information to aid in the safety and security of the alley-adjacent parking area (PL2-B. Safety and Security, DC1-C-4. Service Uses).

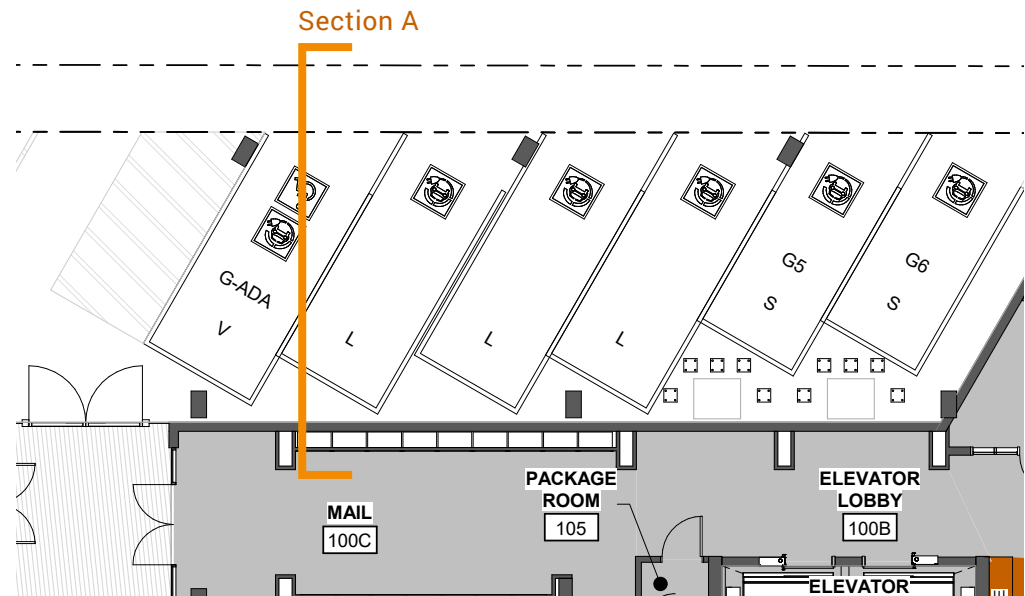
### JMA RESPONSE:

Solid waste collection plan and staging has been approved per SPU, with adequate uncovered staging in the alley proper. The height of the covered soffit below the transfer slab for Level 02 is constrained by the maximum 75' building height, while maximizing affordable unit counts in only seven levels of mixed unit types. Despite this, our design provides an 8'-4" maximum height restriction that will allow most consumer vehicles, including wheelchair accessible vans and SUVs. Should a vehicle be taller than this allowable height, the alley at 15' wide at its minimum constraint (28' if including adjacent clear maneuvering in the adjacent property) accommodates vehicle passing width.

Lighting of the area will be ample for both public safety, as well as to highlight covered mural planned for the exterior walls and columns within the covered parking deck.



Section B: Proposed loading zone in between 4th Ave South and Commercial Bay 2/3





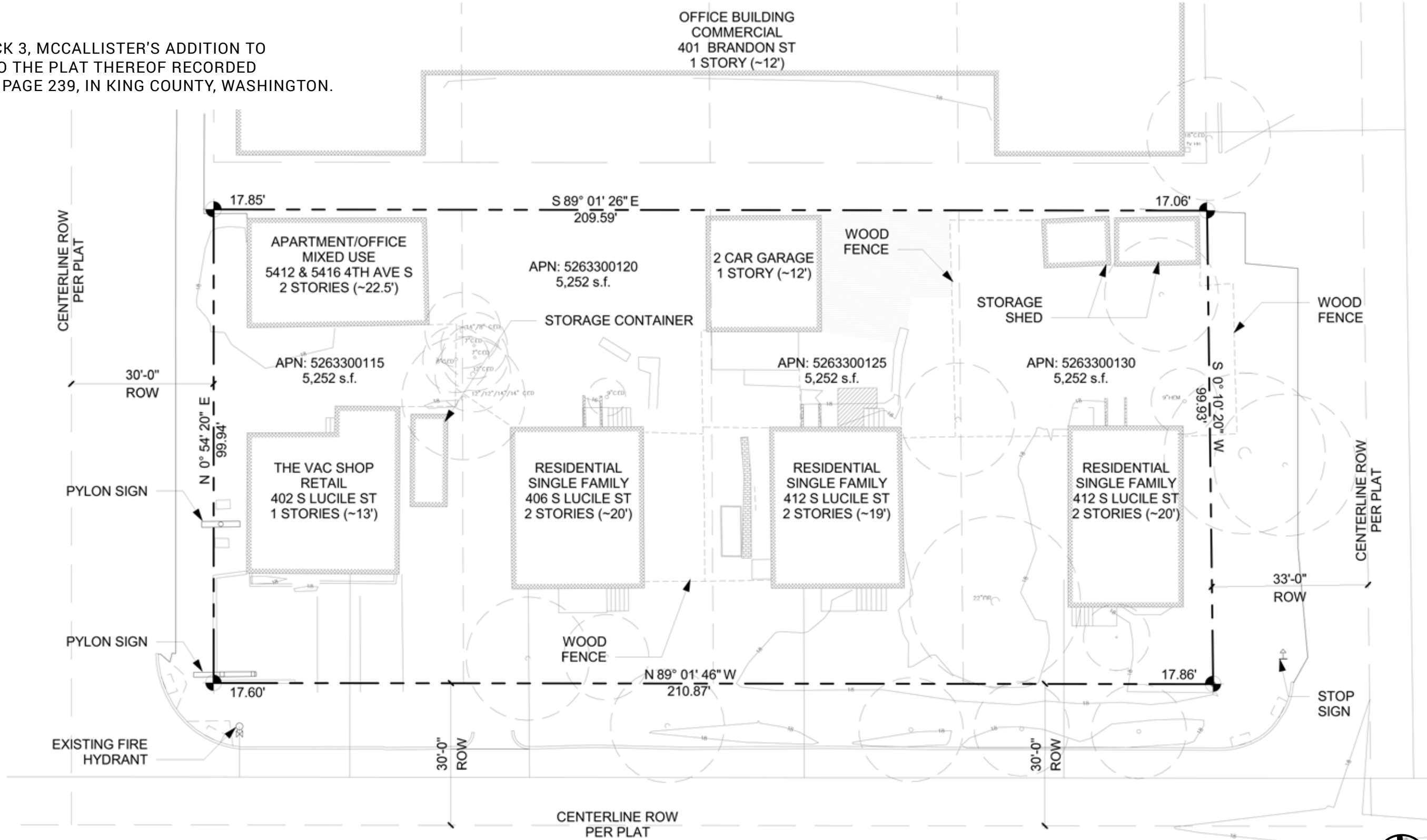
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# EXISTING SITE

SITE SURVEY 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.





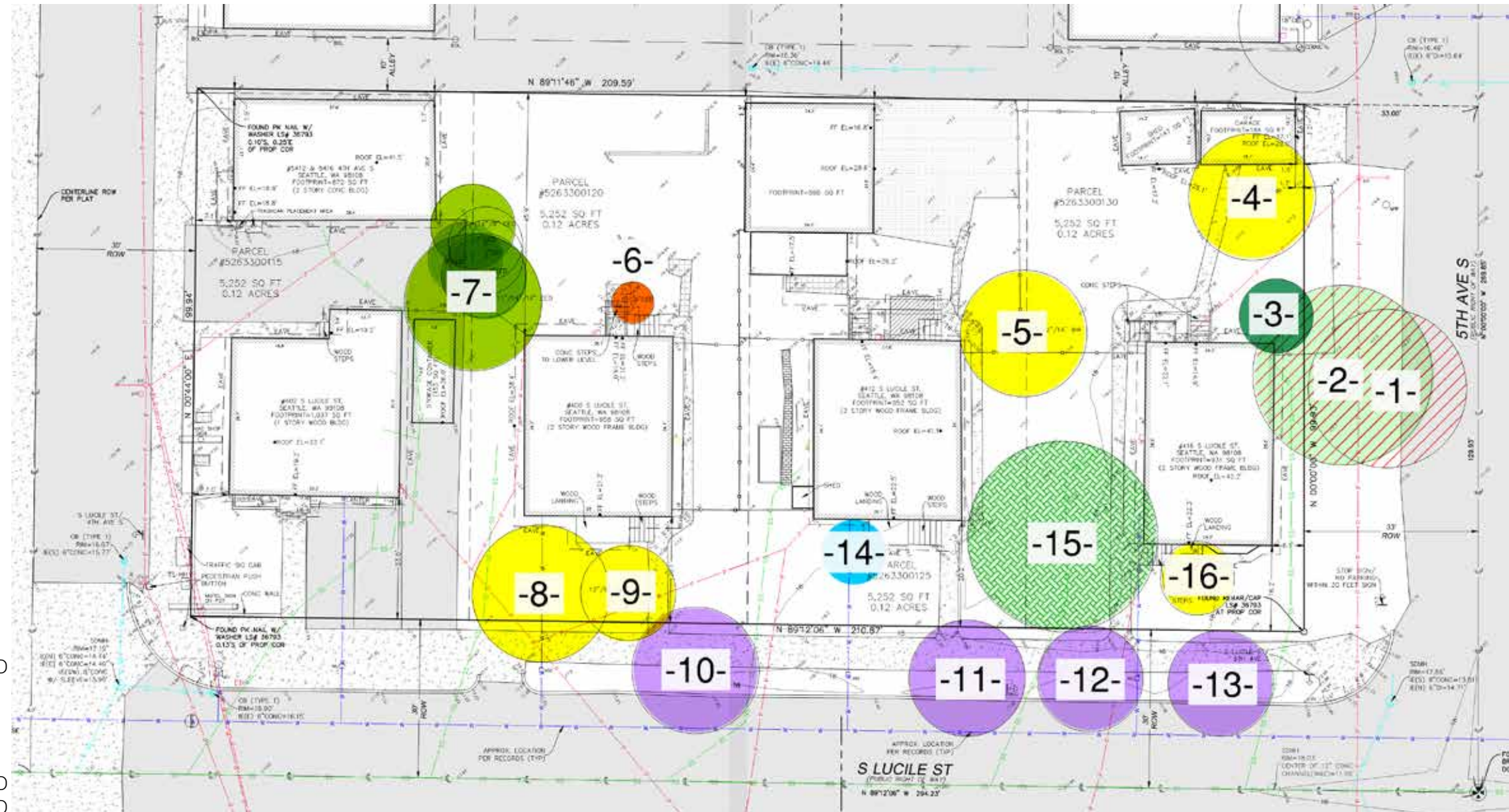
**TREE SURVEY SUMMARY:**

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**

**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"












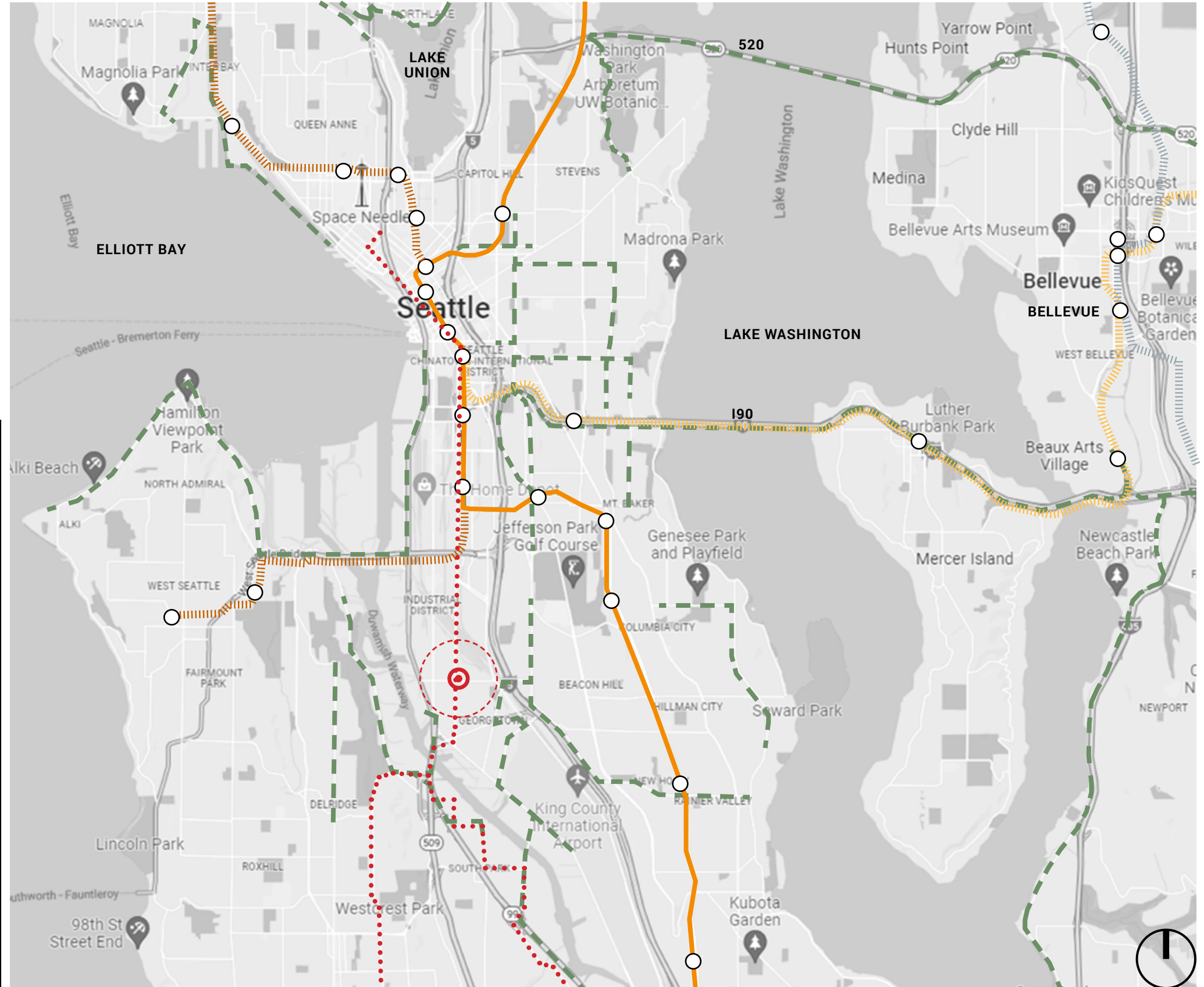
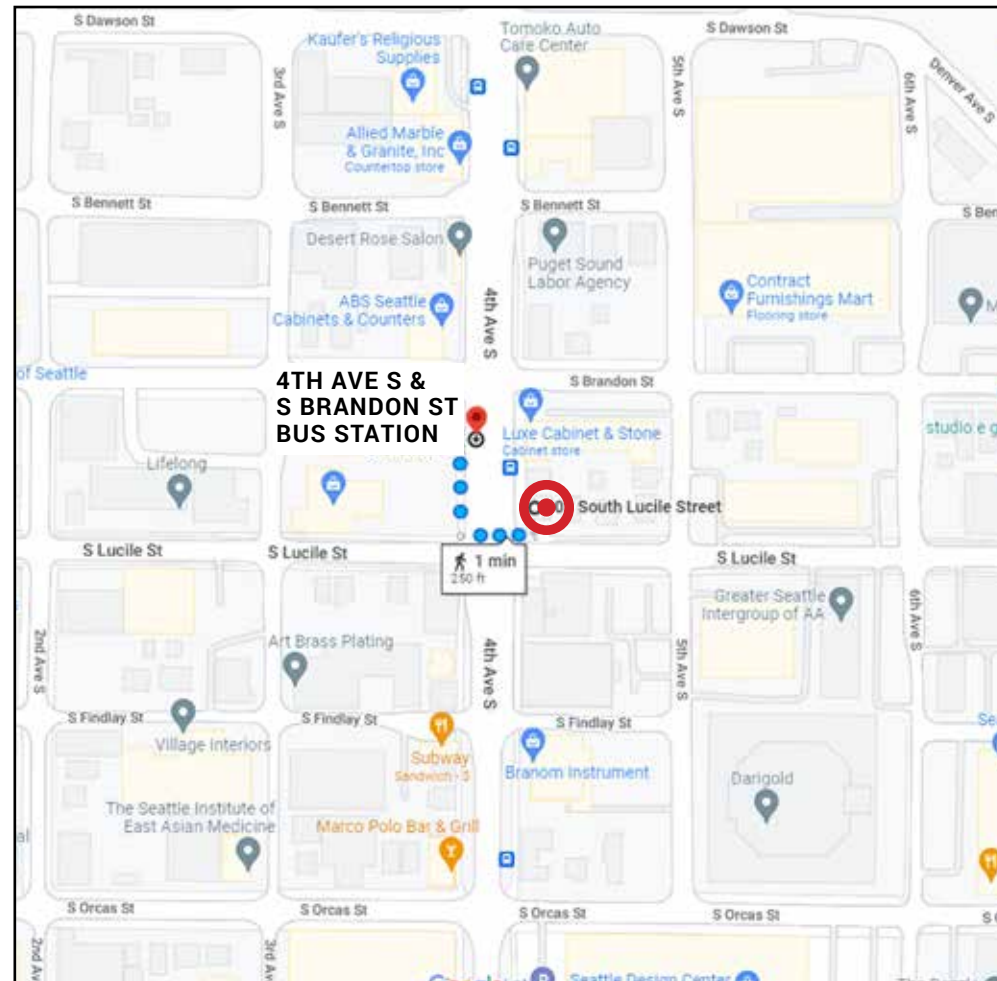
# URBAN DESIGN ANALYSIS

## TRANSPORTATION MAP

### 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:

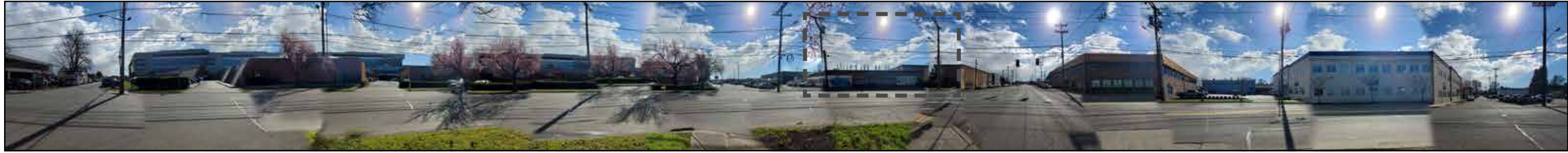




6TH AVENUE SOUTH

5TH AVENUE SOUTH

4TH AVENUE SOUTH



ACROSS FROM SITE

SOUTH LUCILE STREET LOOKING SOUTH



3RD AVENUE SOUTH

4TH AVENUE SOUTH

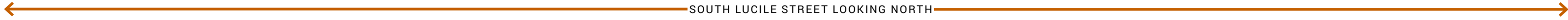
5TH AVENUE SOUTH

6TH AVENUE SOUTH



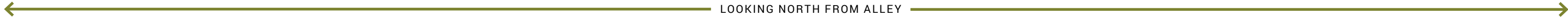
SITE

SOUTH LUCILE STREET LOOKING NORTH



ACROSS FROM SITE

LOOKING NORTH FROM ALLEY





**URBAN DESIGN ANALYSIS**  
STREET VIEWS

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





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





# 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

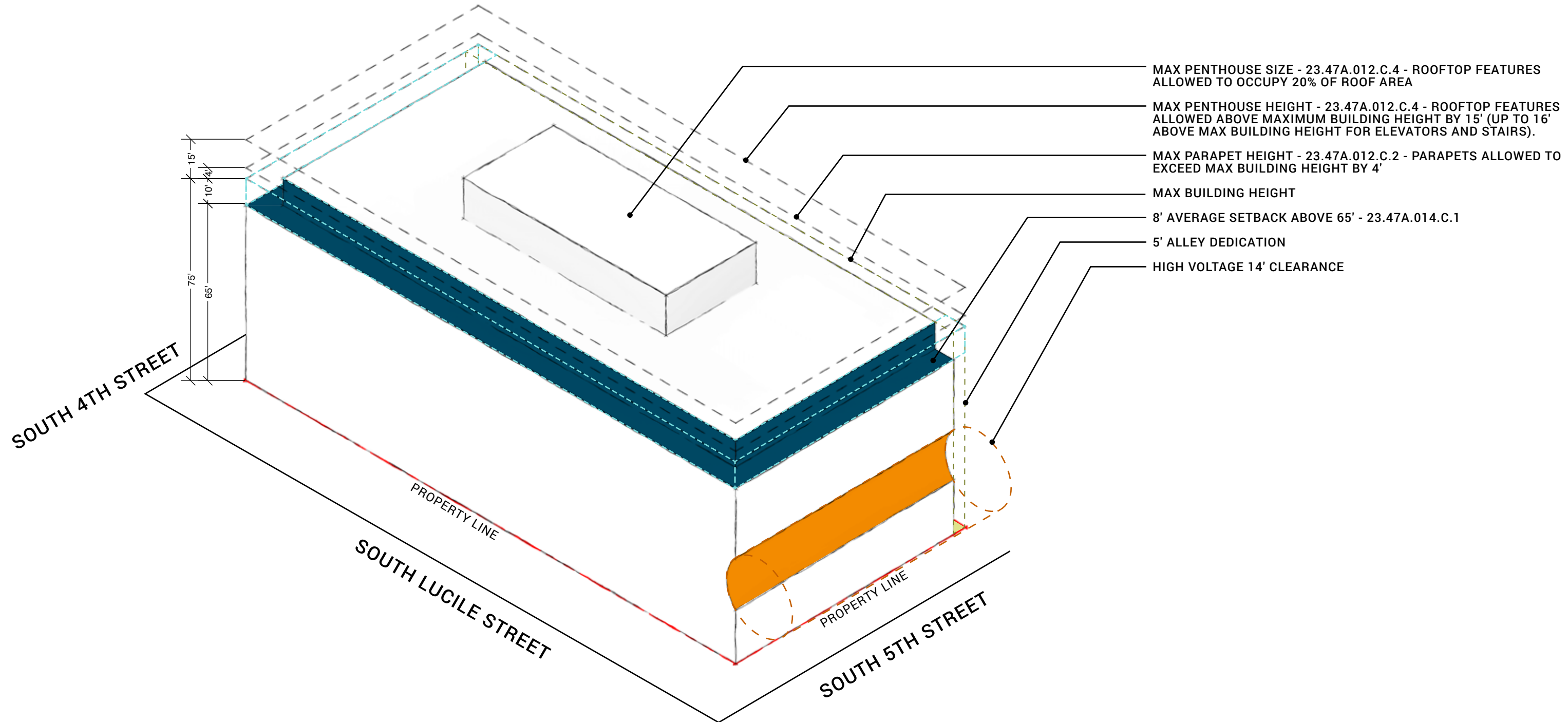
	WIDTH	LENGTH	AISLE WIDTH @90 DEG.
"LARGE" VEHICLE SPACE	8.5'	19.0'	24.0'
"MEDIUM" VEHICLE SPACE	8.0'	16.0'	22.0'
"SMALL" VEHICLE SPACE	7.5'	15.0'	20.0'
ADA/ BARRIER FREE	8.0' + ACCESS AISLE	19.0'	22.0'

**[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 SIDEWALKS



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.

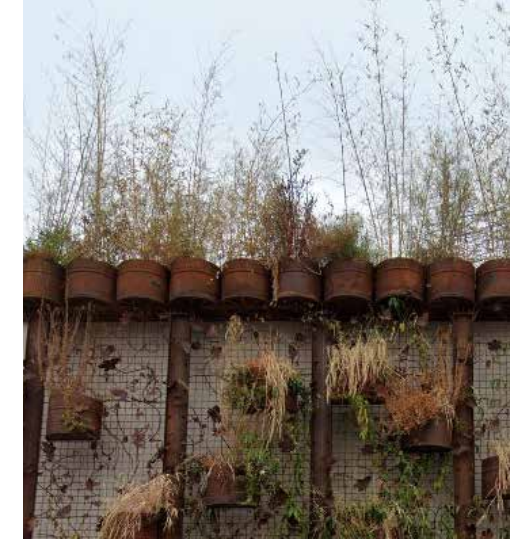
The distinctly urban form of the building will be broken up to provide human scale commercial storefronts, artist studios, and public realm capable of hosting small to medium gatherings.

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. PLACE MAKING:** 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

## OPTION 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,

#### 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.

## SELECTED



### 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

#### 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.

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- 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.



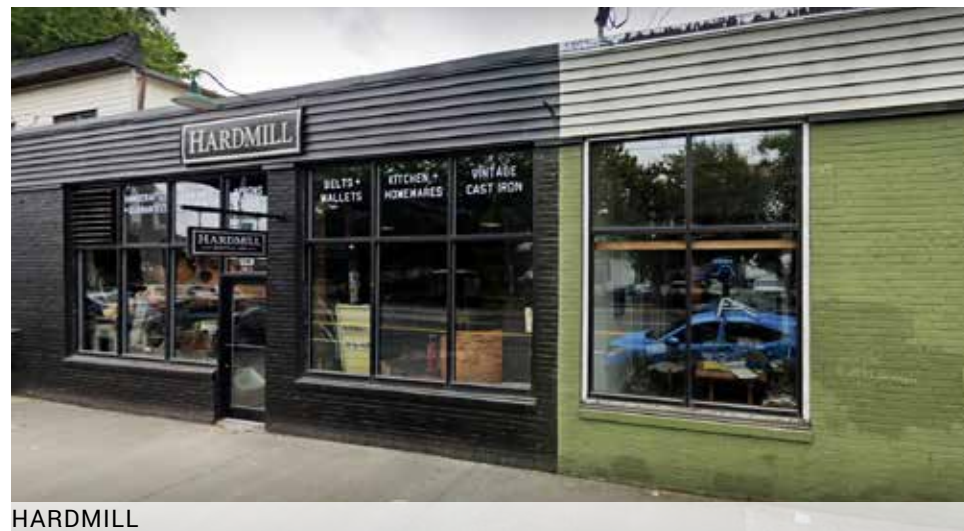
GEORGETOWN SQUARED



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 (EDG)

## 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.

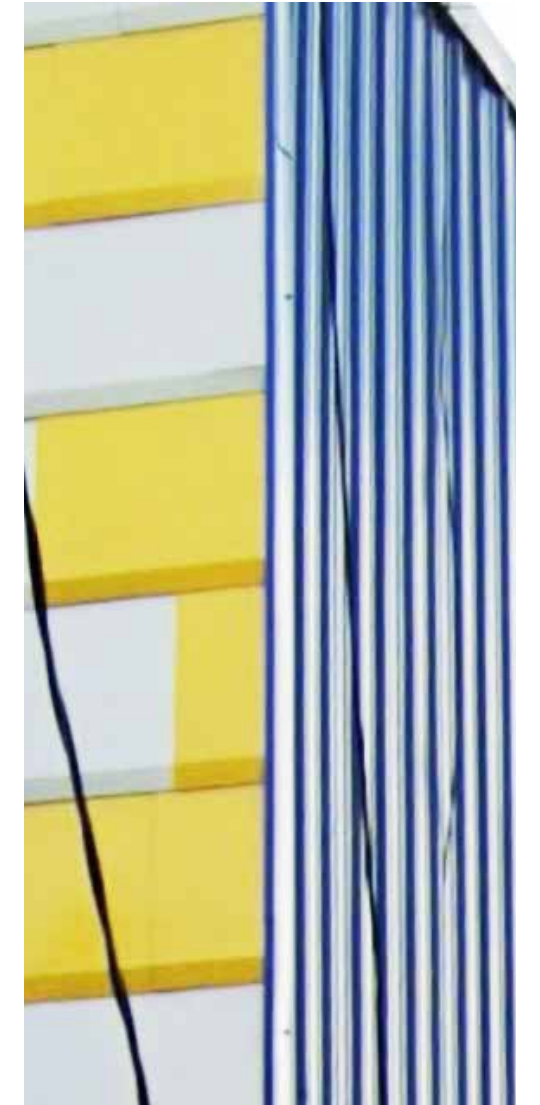
Honoring the playful use of common material while providing residents with a functional, appealing building design will determine the scale and quality of material.



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



**URBAN DESIGN ANALYSIS (EDG)**

CONTEXT - SIGNAGE

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

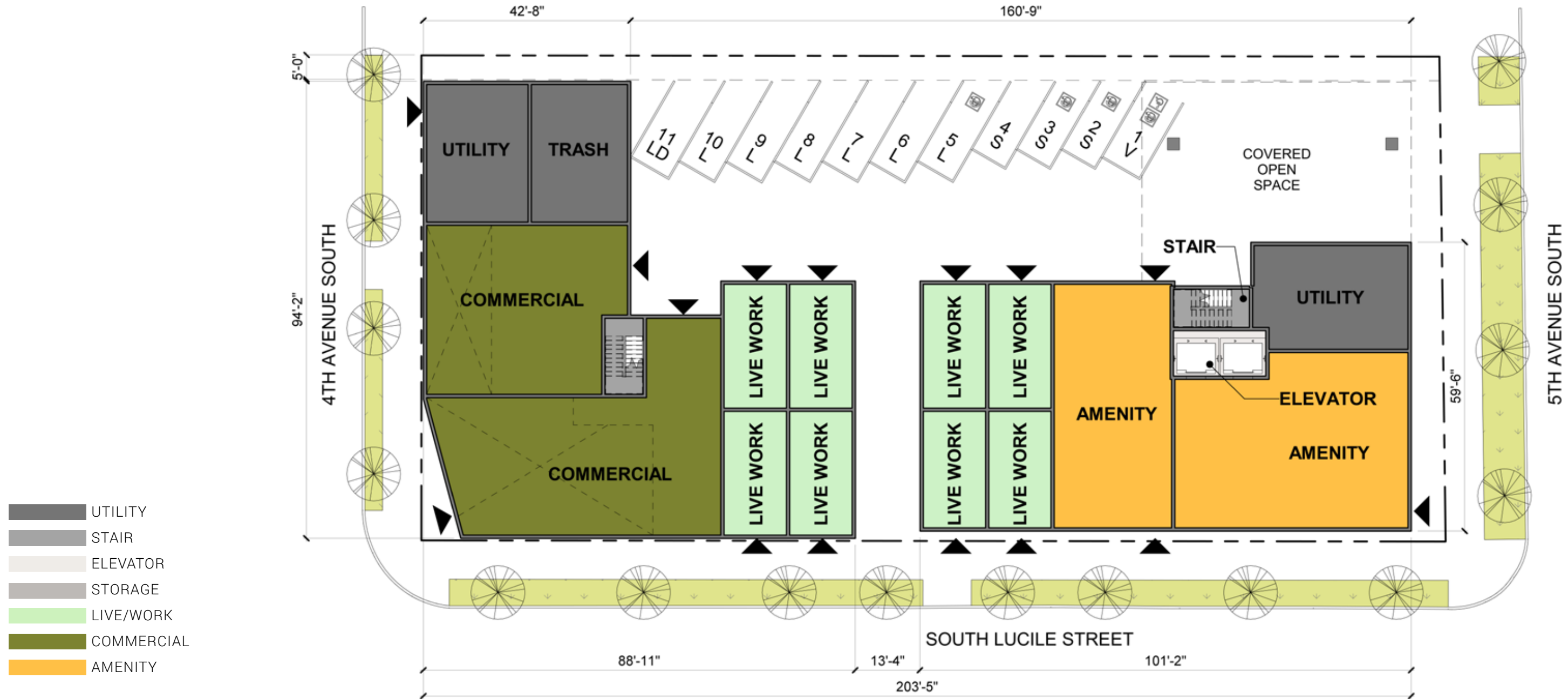


# EDG OPTION 1 - REVERSE C

SITE PLAN

## PROGRAM:

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





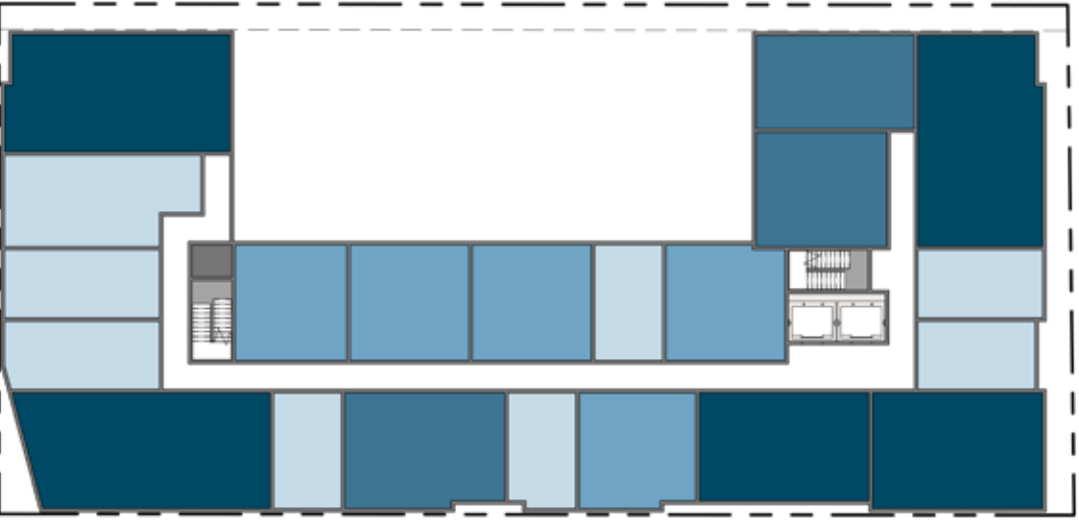


SOUTH LUCILE STREET  
LEVEL 01 FLOOR PLAN

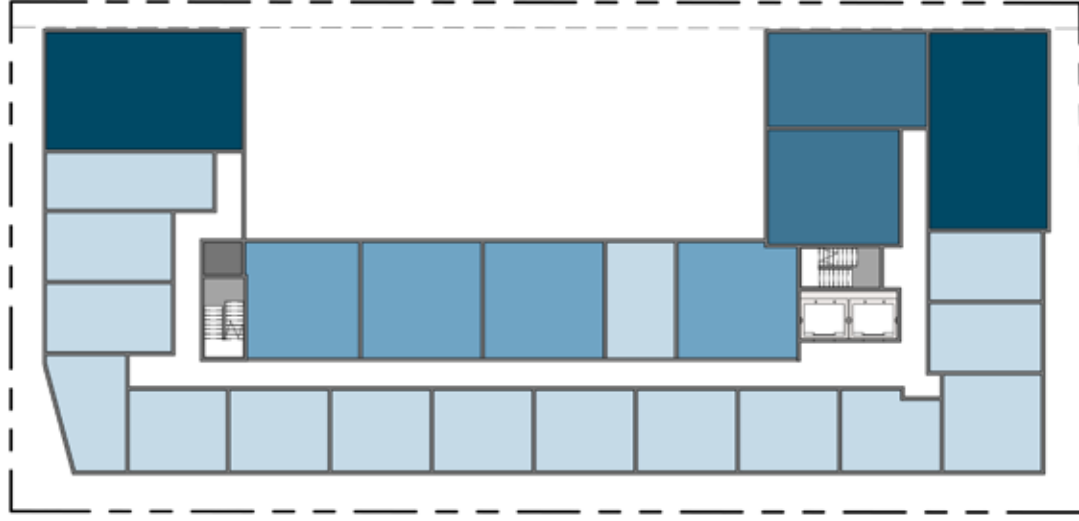


LEVEL 02 FLOOR PLAN

- 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

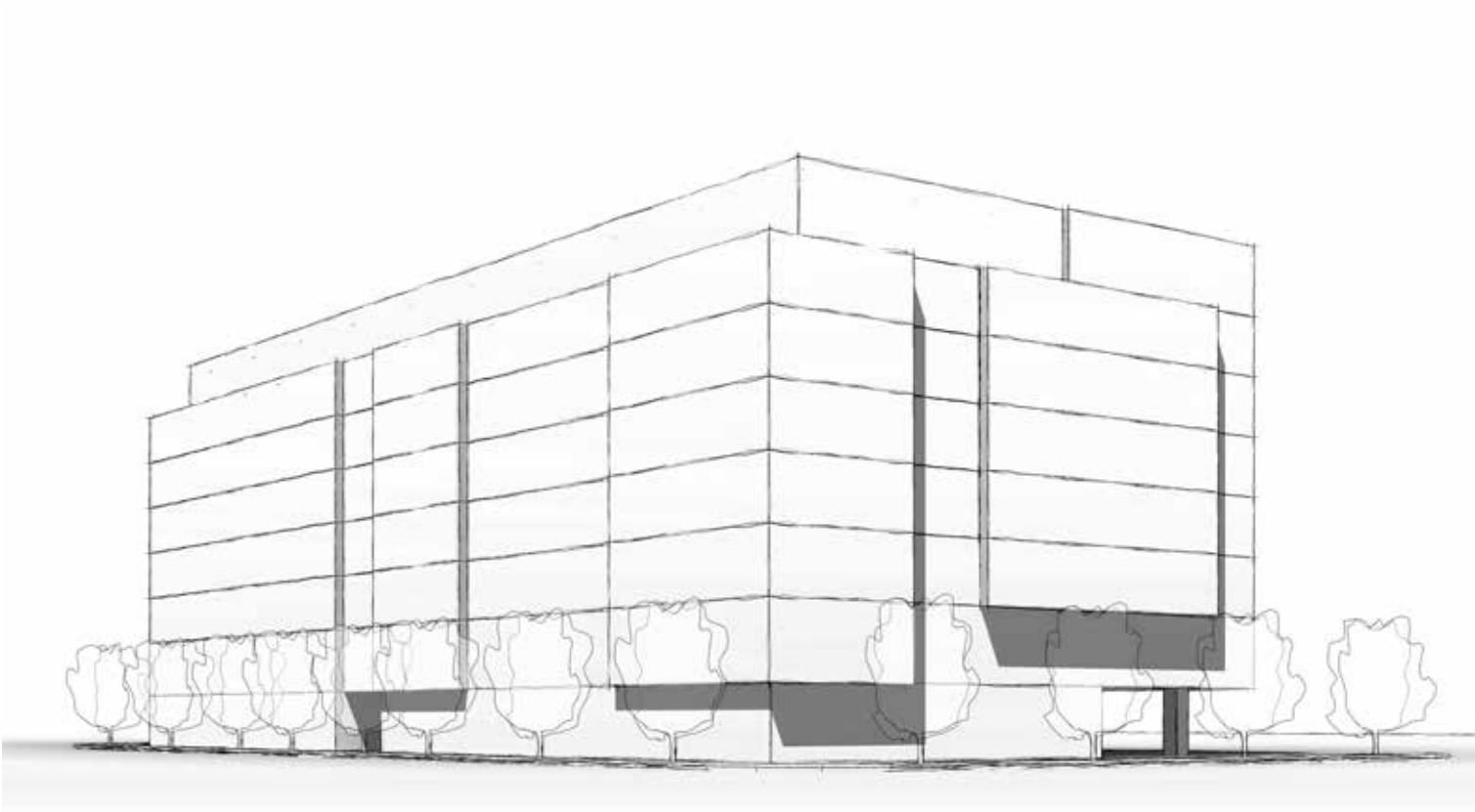
**EDG OPTION 1 - REVERSE C**  
AERIAL PERSPECTIVE



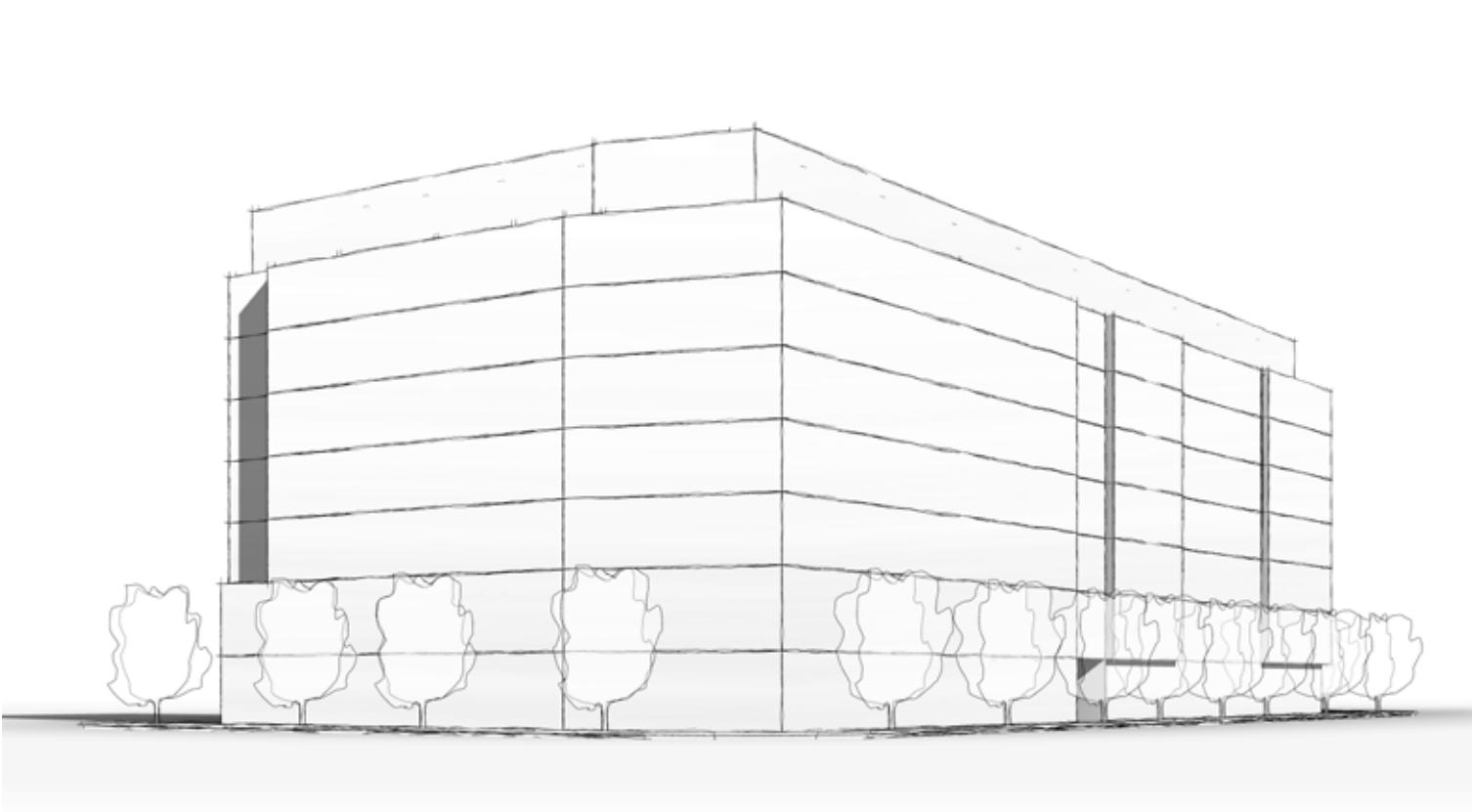
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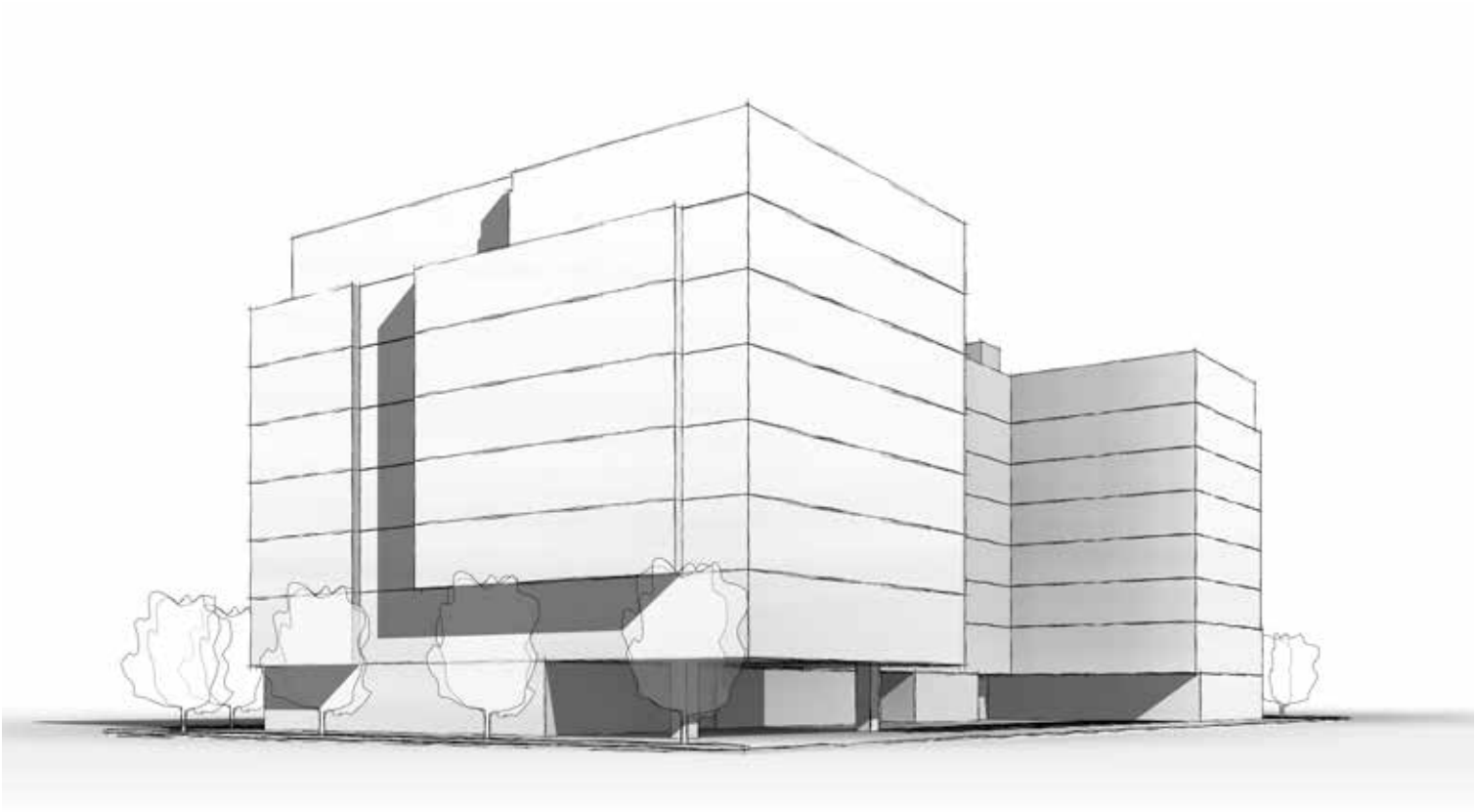
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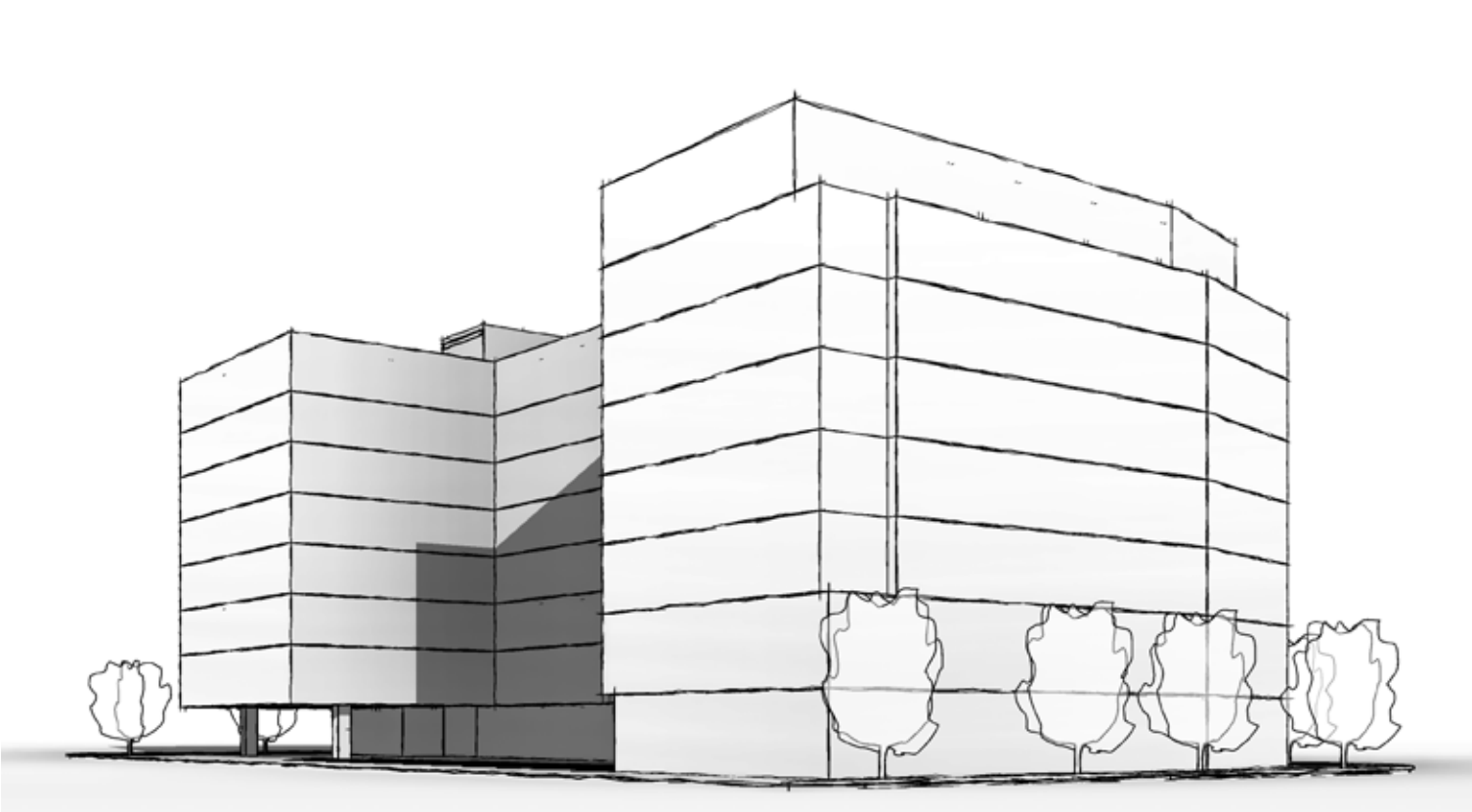
PERSPECTIVE LOOKING NORTHEAST



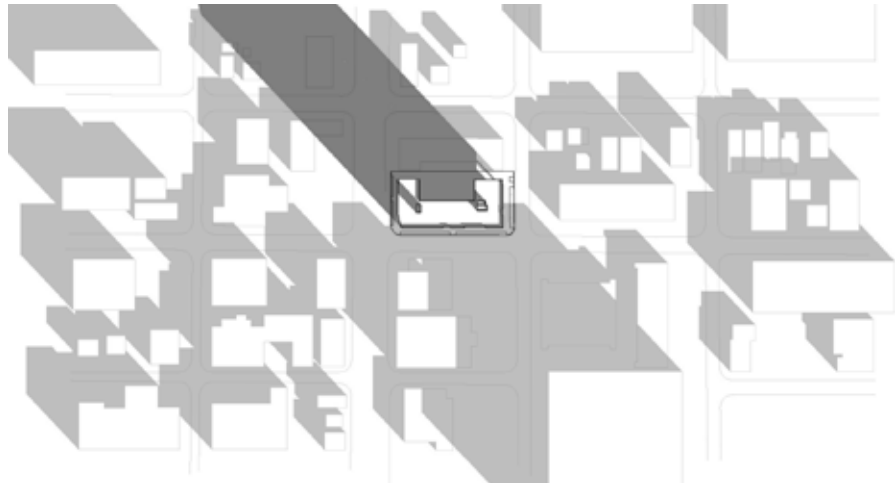
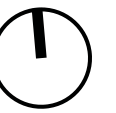
PERSPECTIVE LOOKING SOUTHWEST



PERSPECTIVE LOOKING SOUTHEAST



**EDG OPTION 1 - REVERSE C**  
SHADOW STUDIES



DECEMBER 21, 9AM



MARCH / SEPTEMBER 21, 9AM



JUNE 21, 9AM



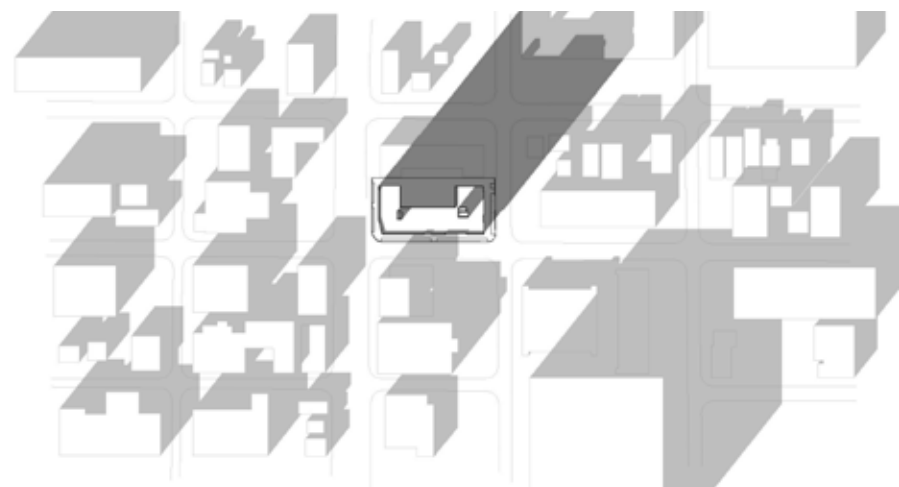
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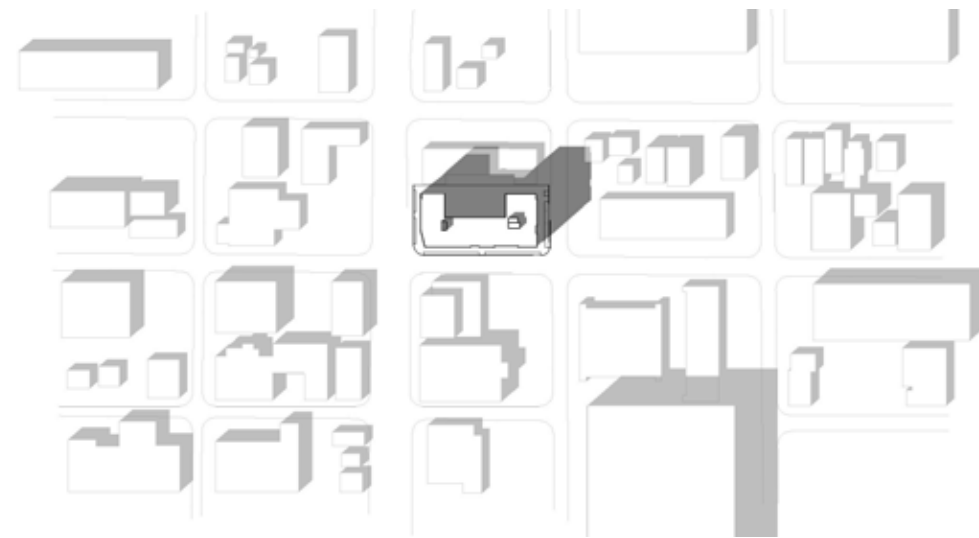
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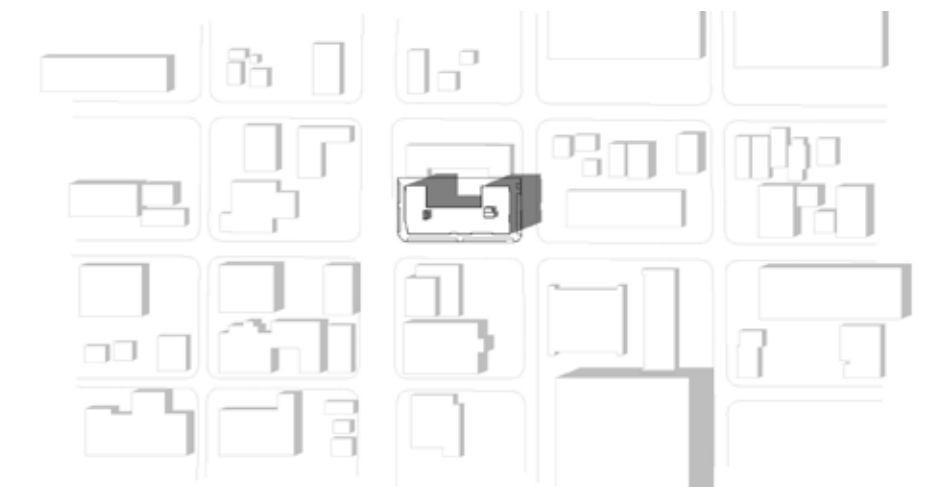
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MARCH / SEPTEMBER 21, 3PM



JUNE 21, 3PM



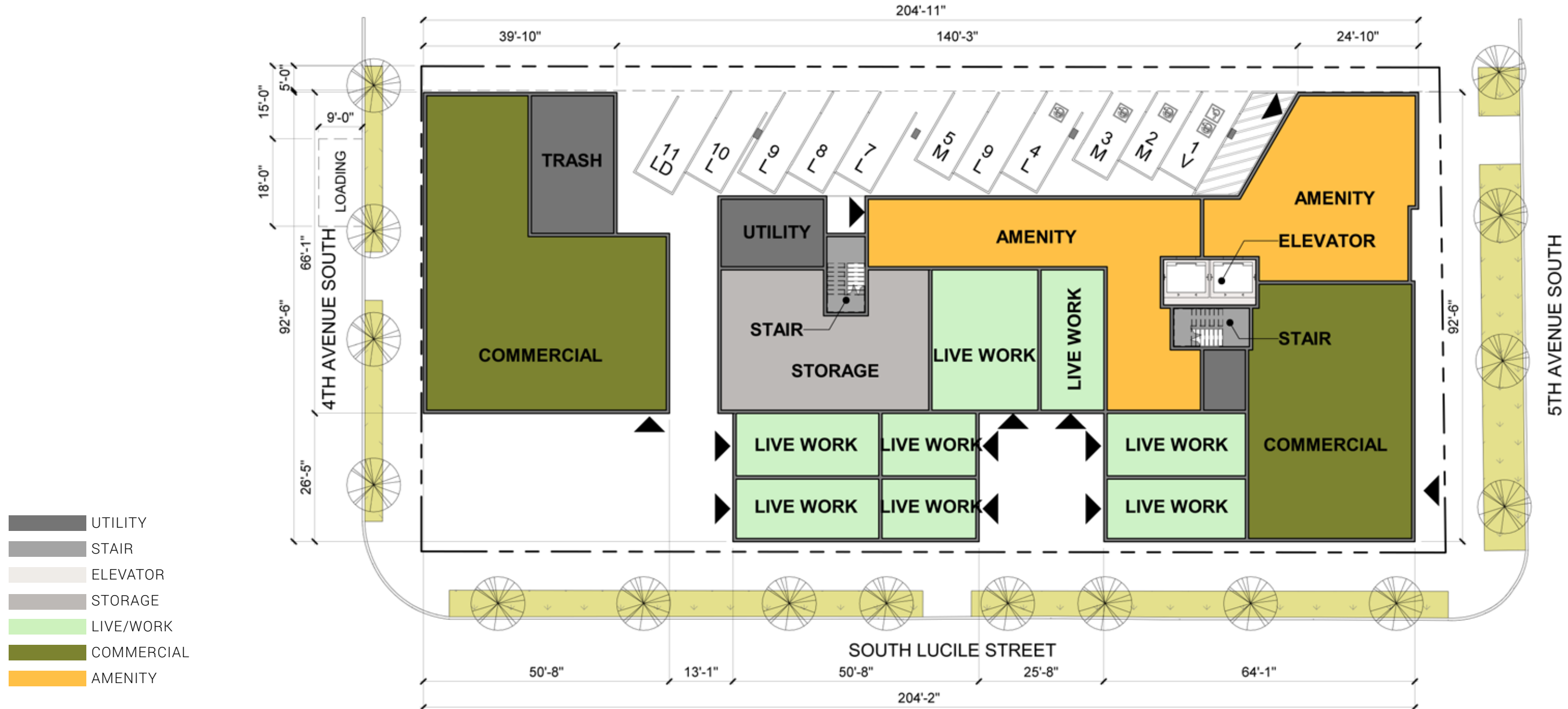
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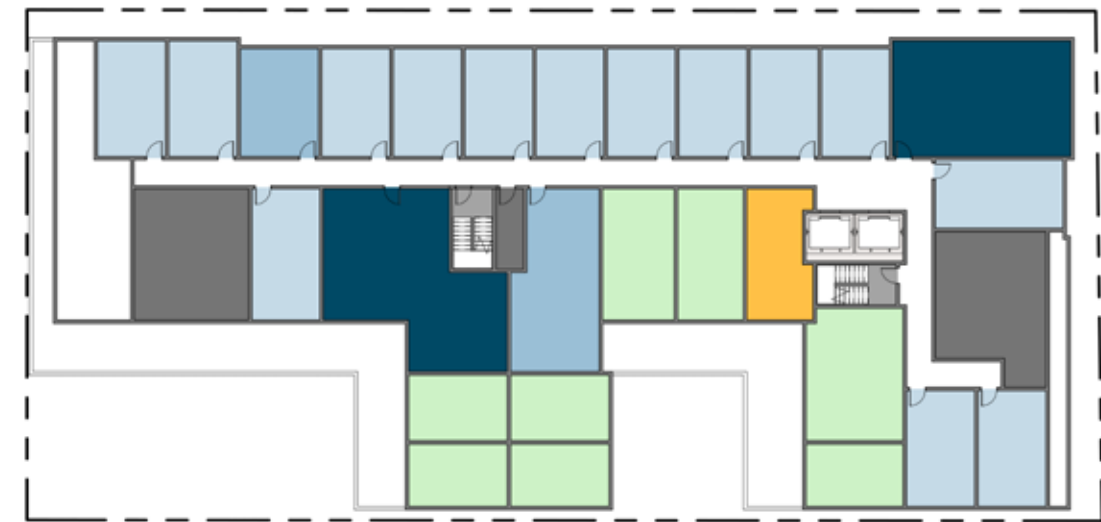
SITE PLAN

## PROGRAM:

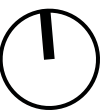
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- UNIT COUNT: 152
- PARKING COUNT: 11 (6 LARGE, 3 SMALL, 1 VAN-ACCESSIBLE, 1 LOADING)







- STUDIO
- OPEN 1-BED
- 1-BED
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- UTILITY
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- ELEVATOR
- STORAGE



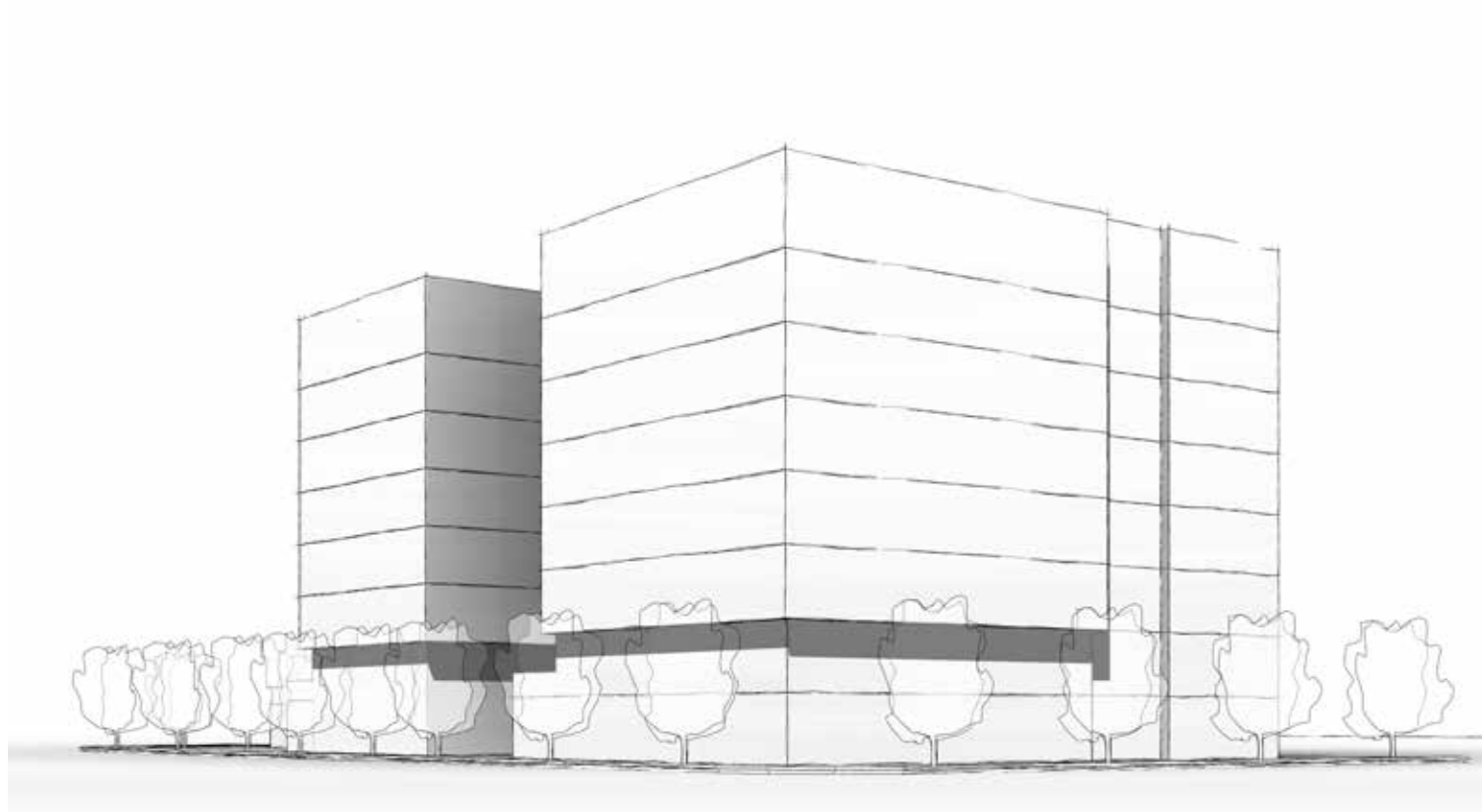
**EDG OPTION 2 - F SHAPED**  
AERIAL PERSPECTIVE



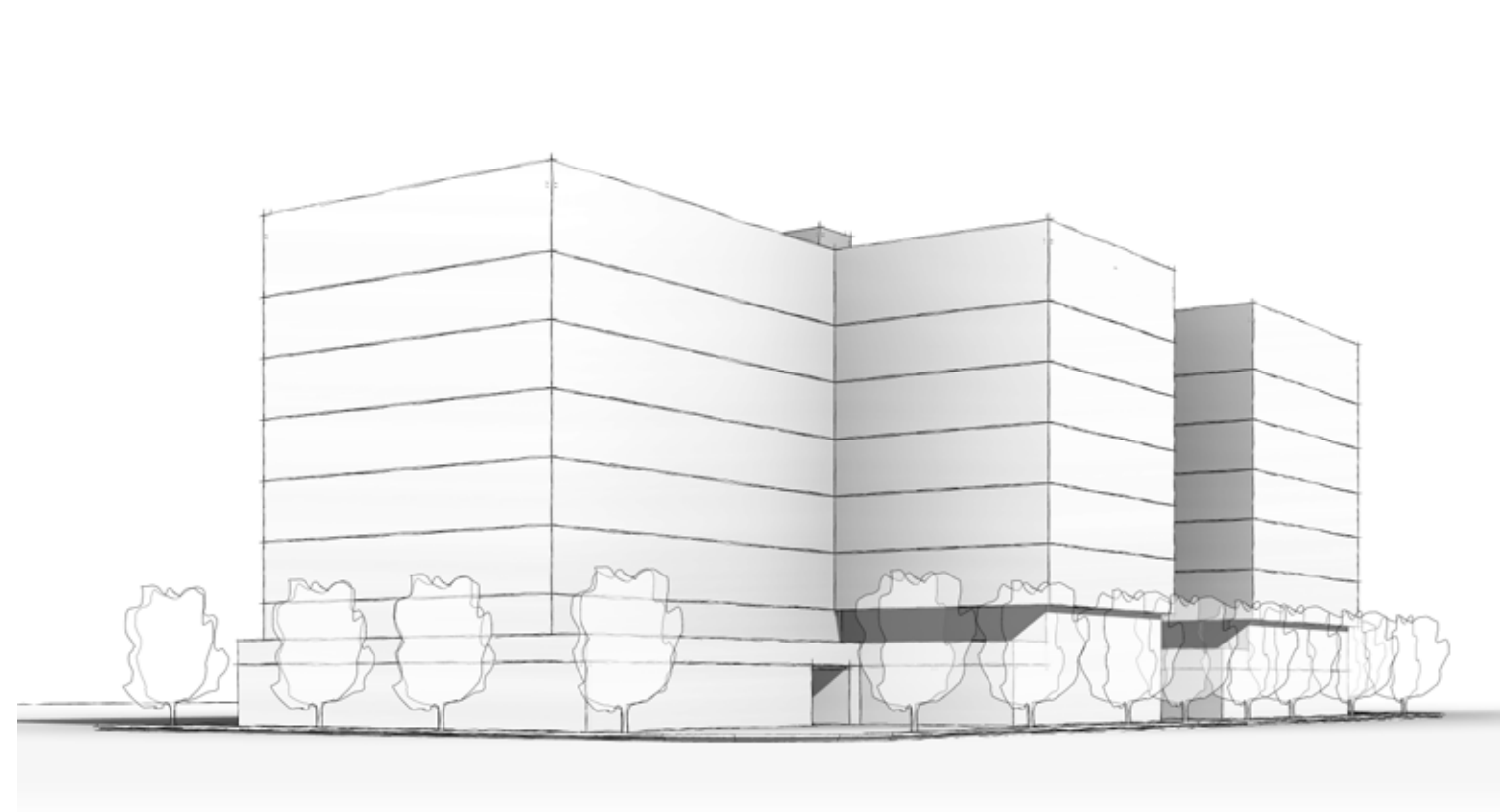
AERIAL PERSPECTIVE - USE ADJACENCY



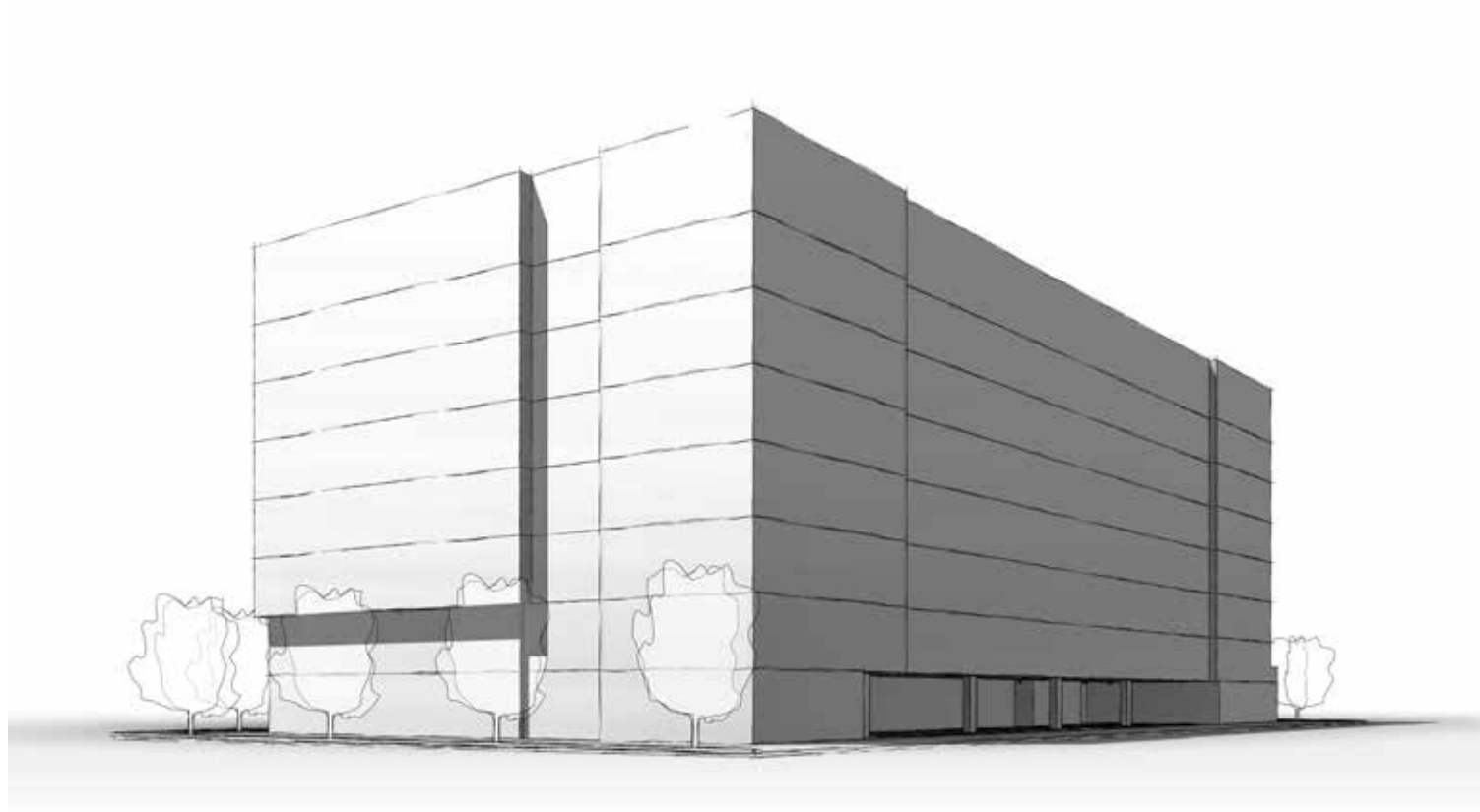
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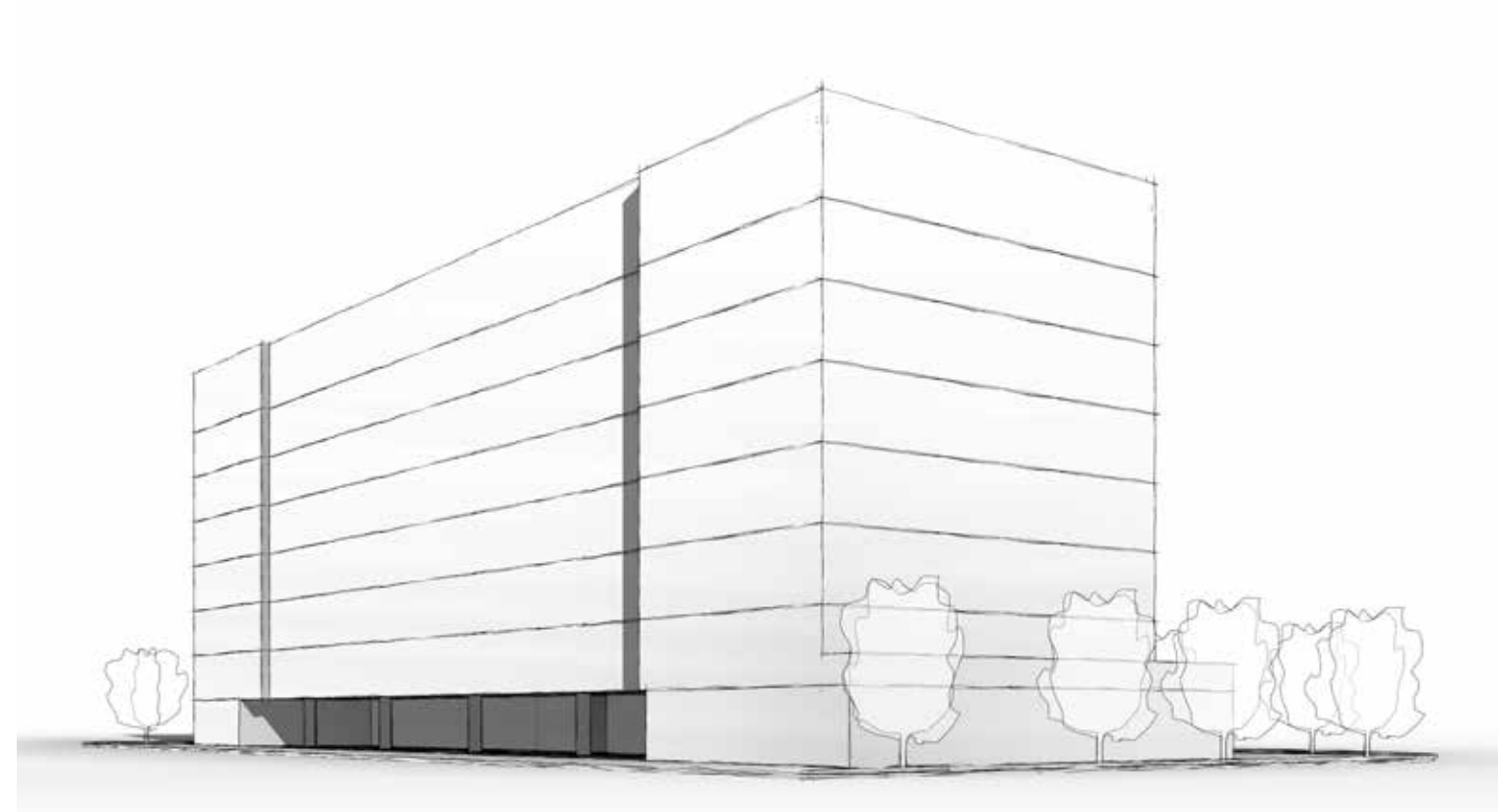
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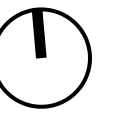


PERSPECTIVE LOOKING SOUTHWEST



PERSPECTIVE LOOKING SOUTHEAST





# EDG OPTION 2 - F SHAPED

SHADOW STUDIES



DECEMBER 21, 9AM



MARCH / SEPTEMBER 21, 9AM



JUNE 21, 9AM



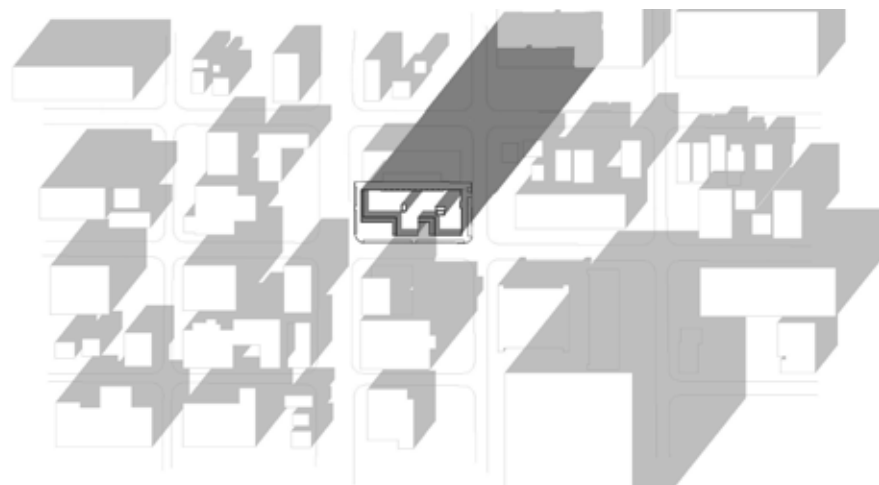
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DECEMBER 21, 3PM



MARCH / SEPTEMBER 21, 3PM



JUNE 21, 3PM



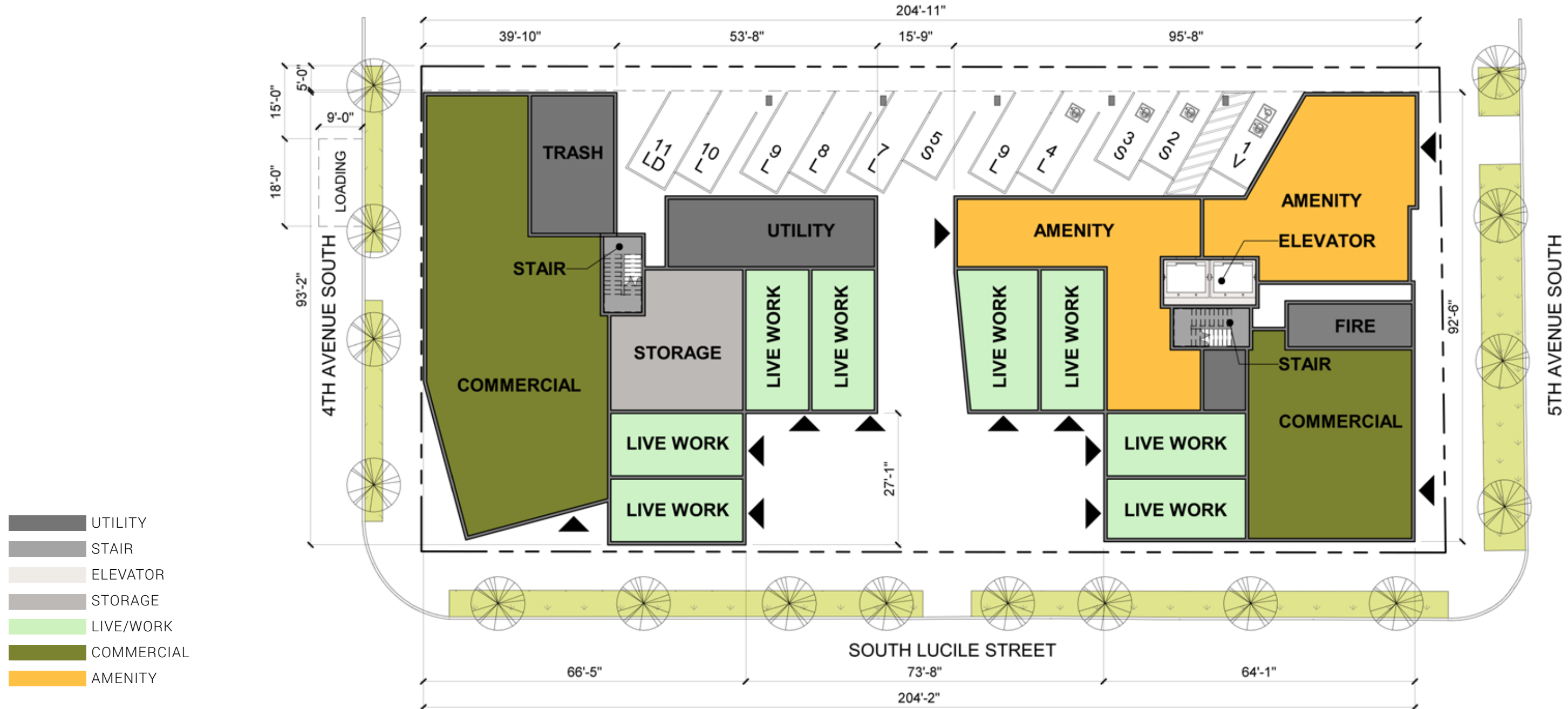
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# EDG OPTION 3 - PREFERRED

SITE PLAN

## PROGRAM:

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







**EDG OPTION 3 - PREFERRED**

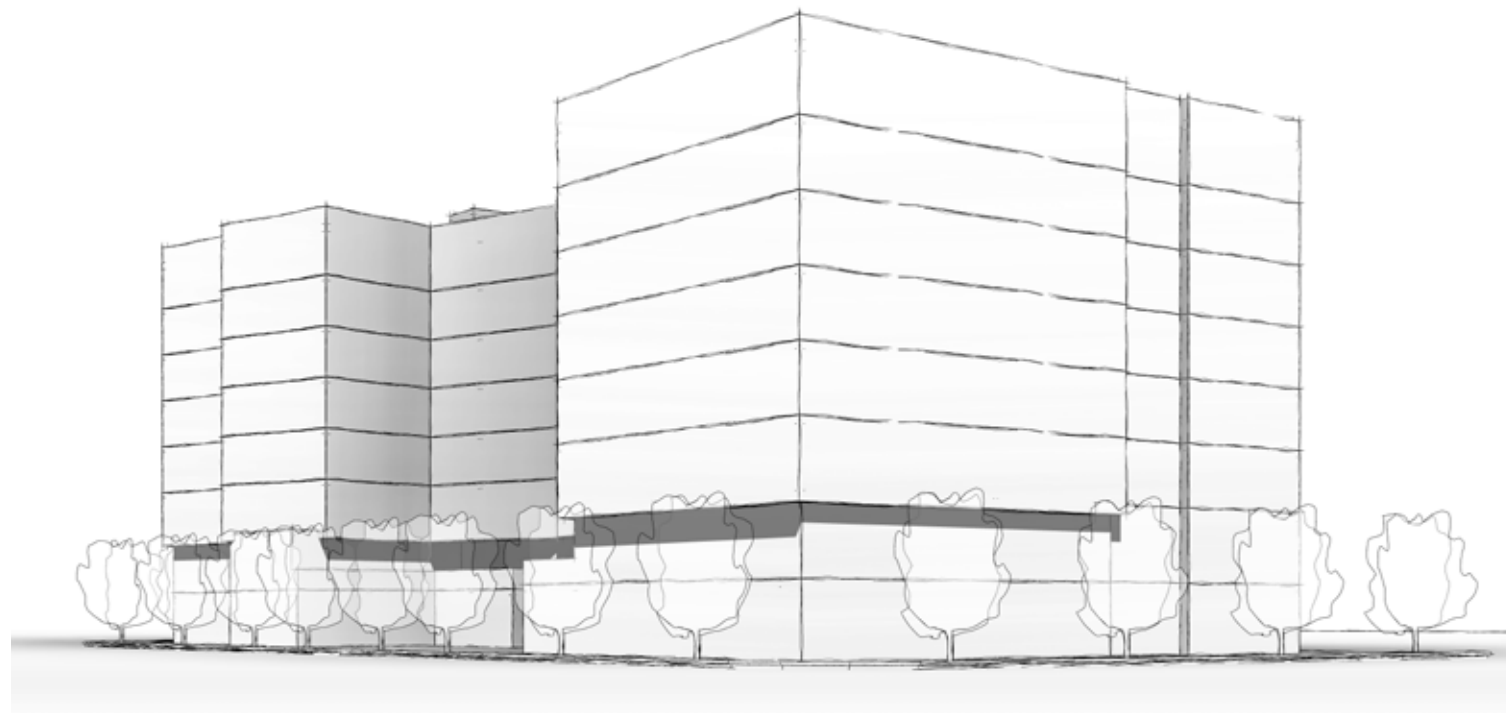
AERIAL PERSPECTIVE



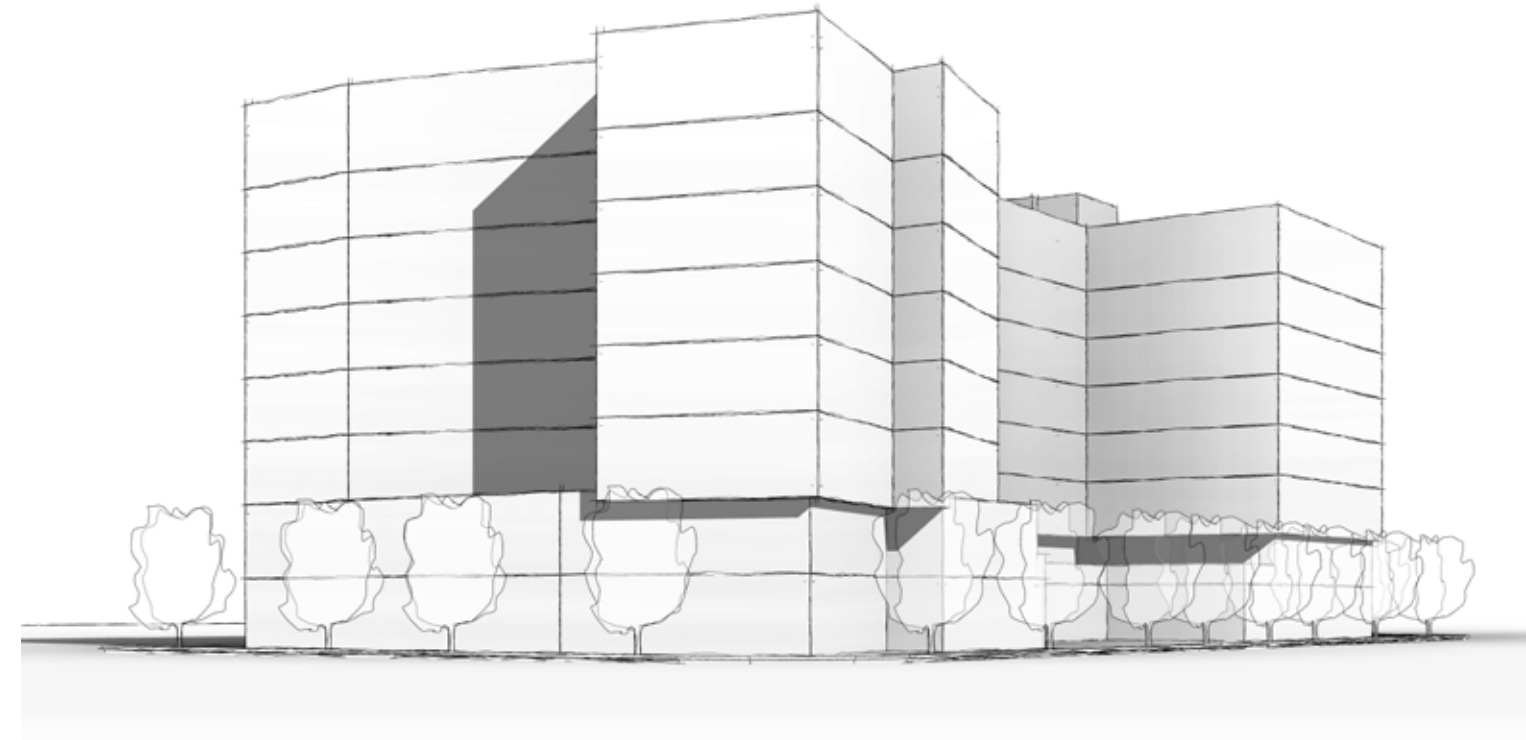
AERIAL PERSPECTIVE - USE ADJACENCY



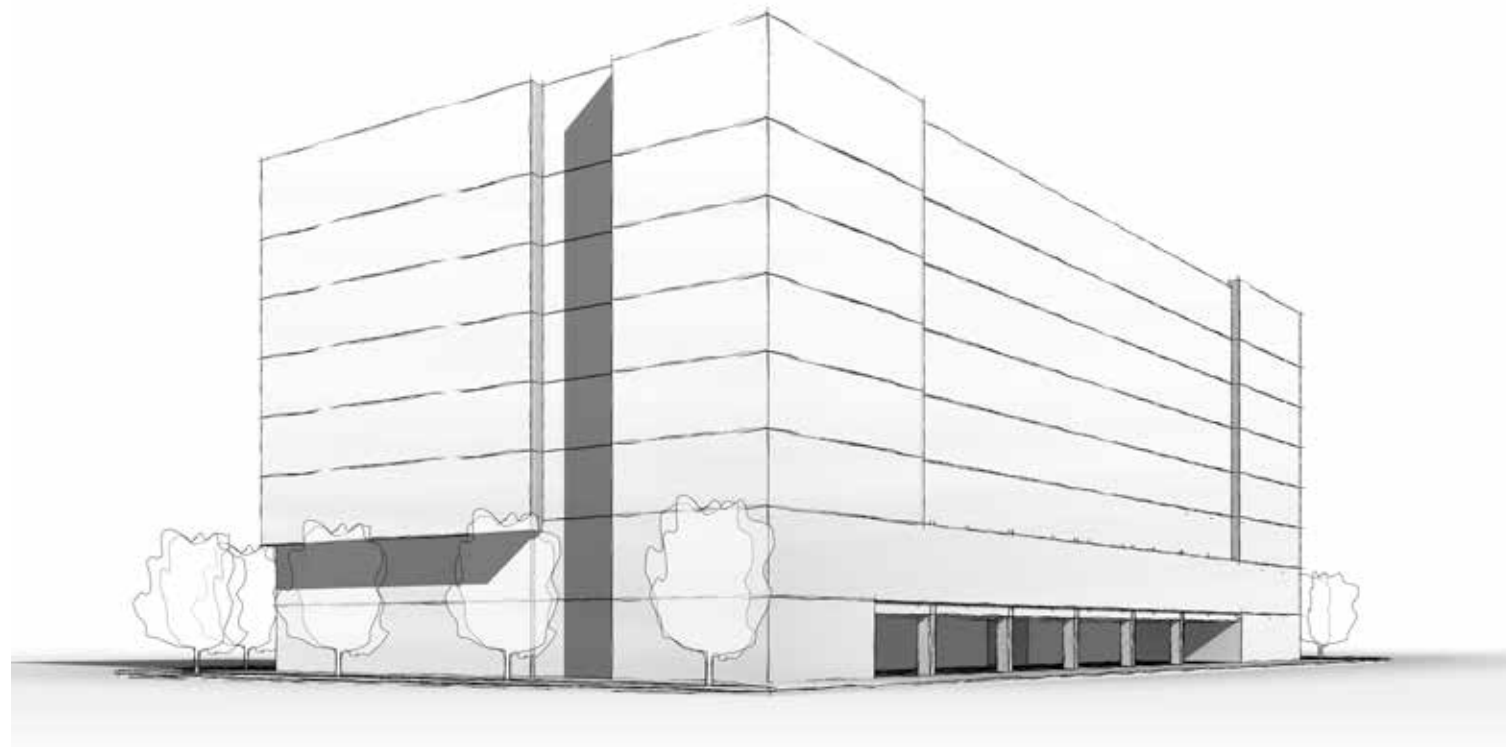
PERSPECTIVE LOOKING NORTHWEST



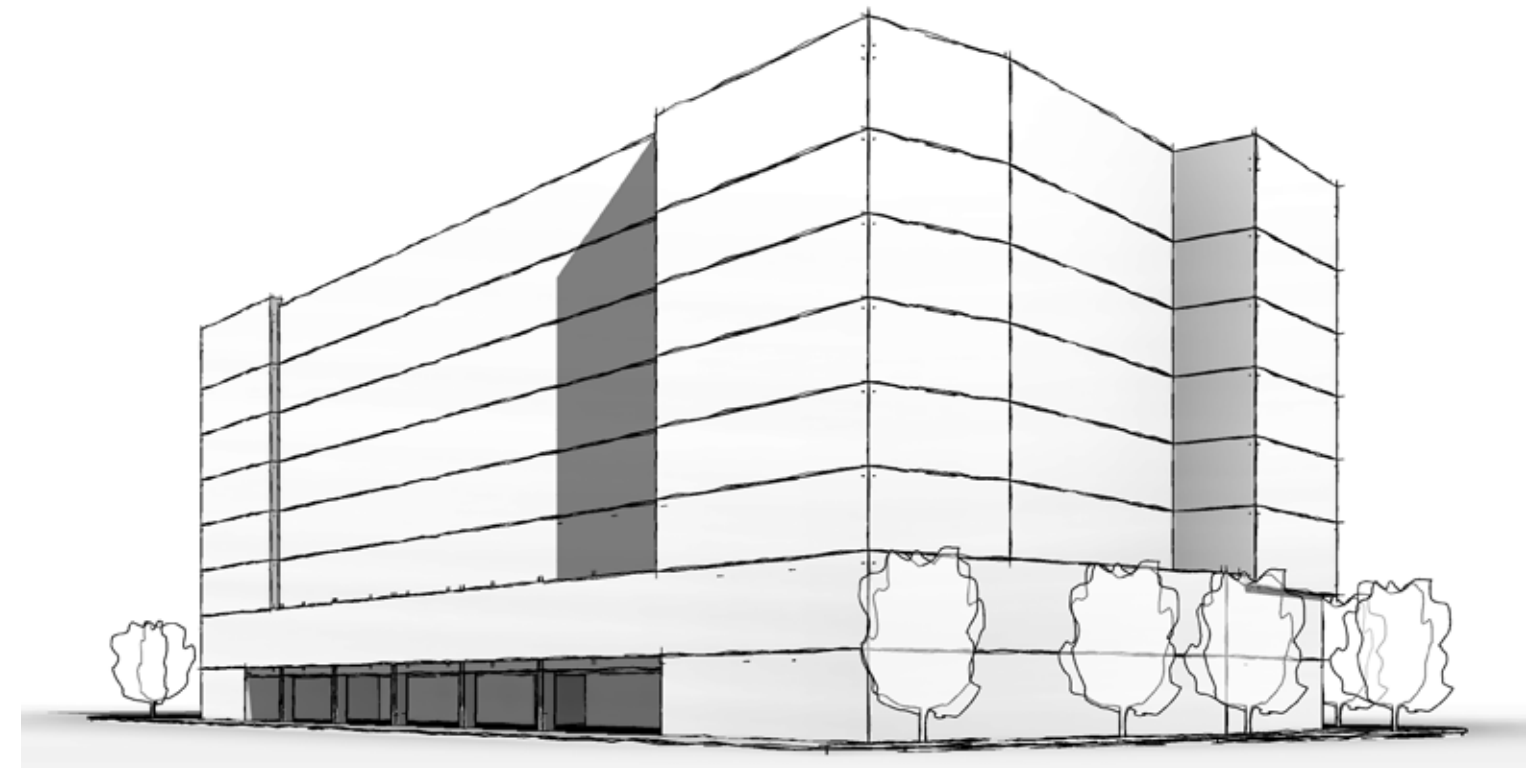
PERSPECTIVE LOOKING NORTHEAST

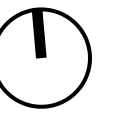


PERSPECTIVE LOOKING SOUTHWEST

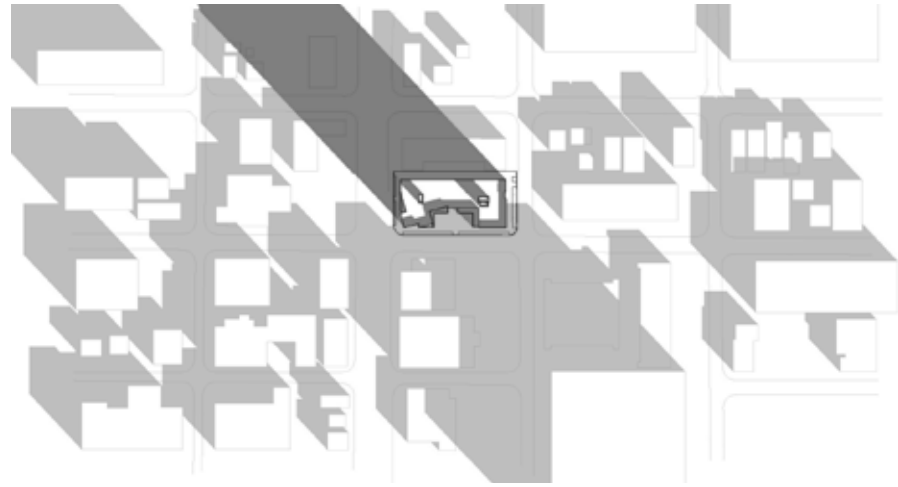


PERSPECTIVE LOOKING SOUTHEAST





**EDG OPTION 3 - PREFERRED**  
SHADOW STUDIES



DECEMBER 21, 9AM



MARCH / SEPTEMBER 21, 9AM



JUNE 21, 9AM



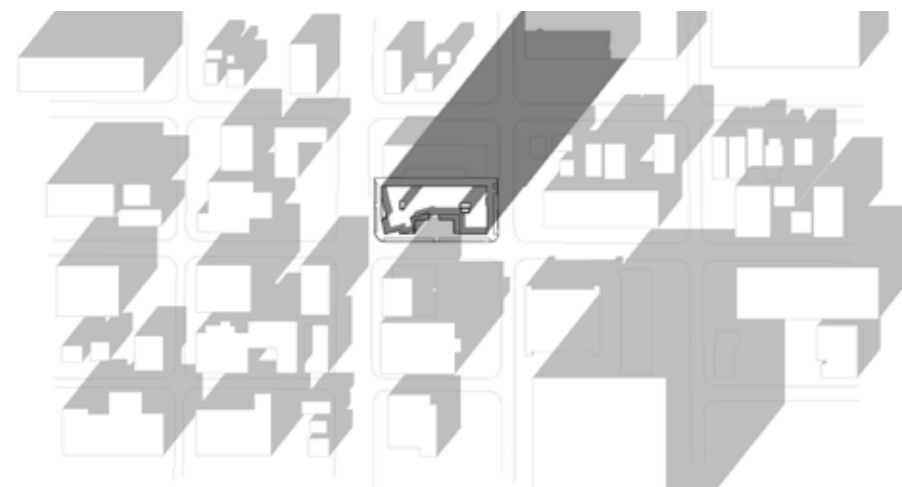
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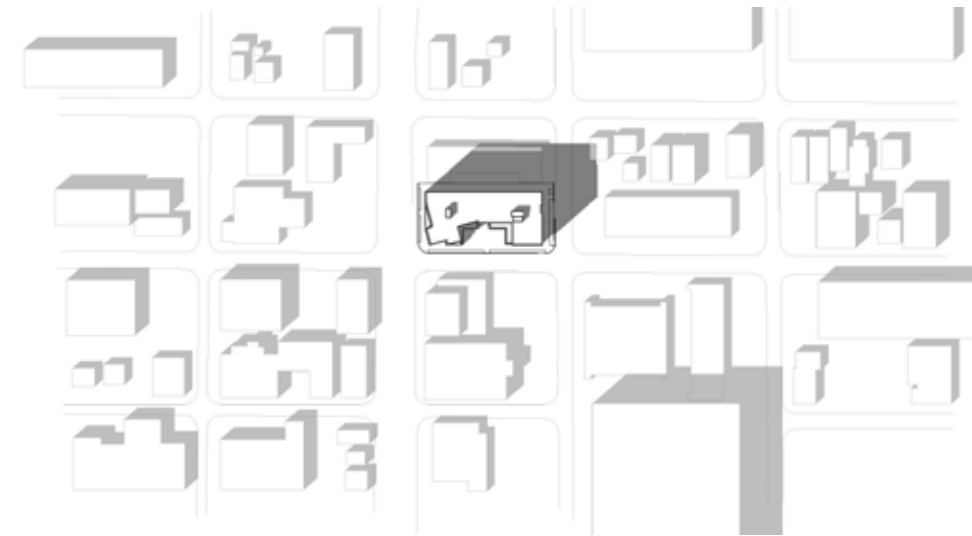
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JUNE 21, 12PM (NOON)



DECEMBER 21, 3PM



MARCH / SEPTEMBER 21, 3PM



JUNE 21, 3PM



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# DEPARTURES (EDG)

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

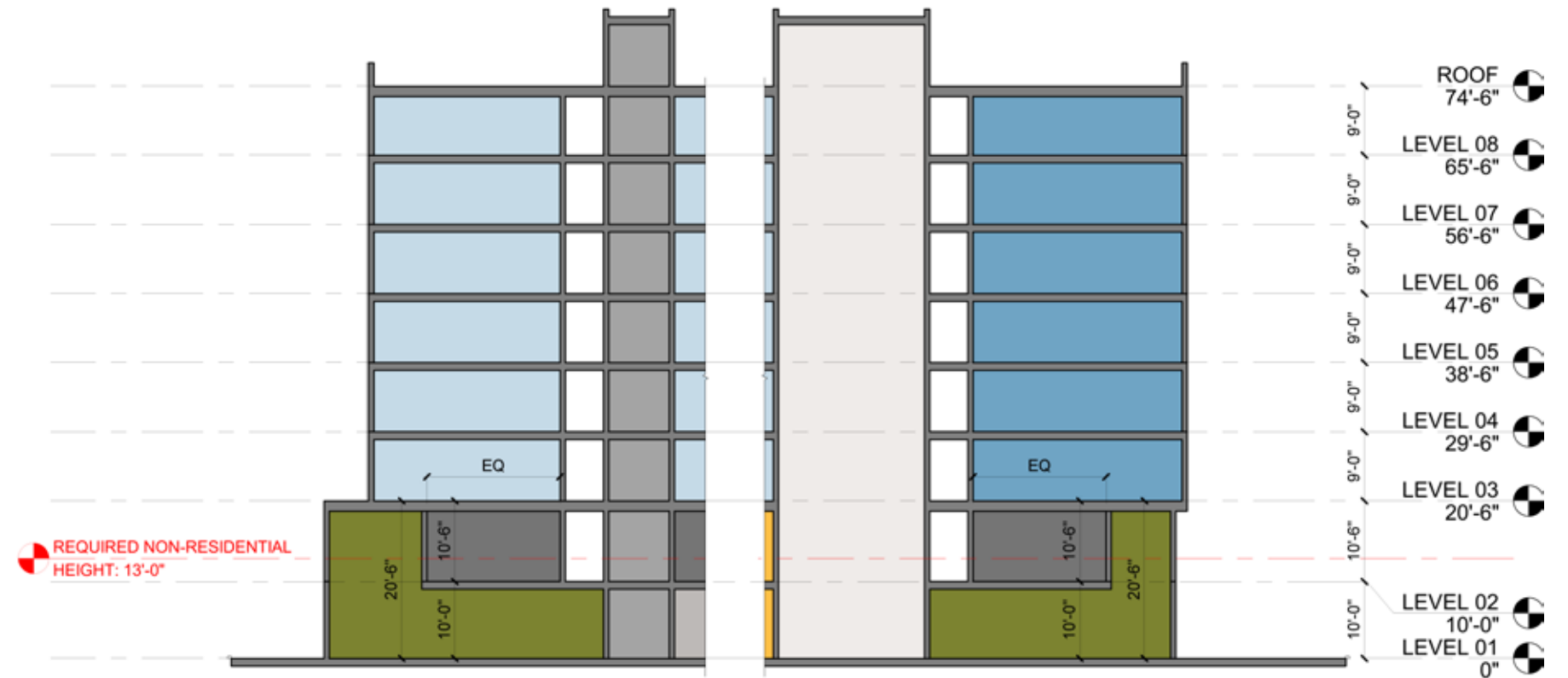
OPTION 3 (PREFERRED) AERIAL PERSPECTIVE - USE LOCATION VISUALIZED



OPTION 3 (PREFERRED) - FLOOR PLAN - LEVEL 1



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



### 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:

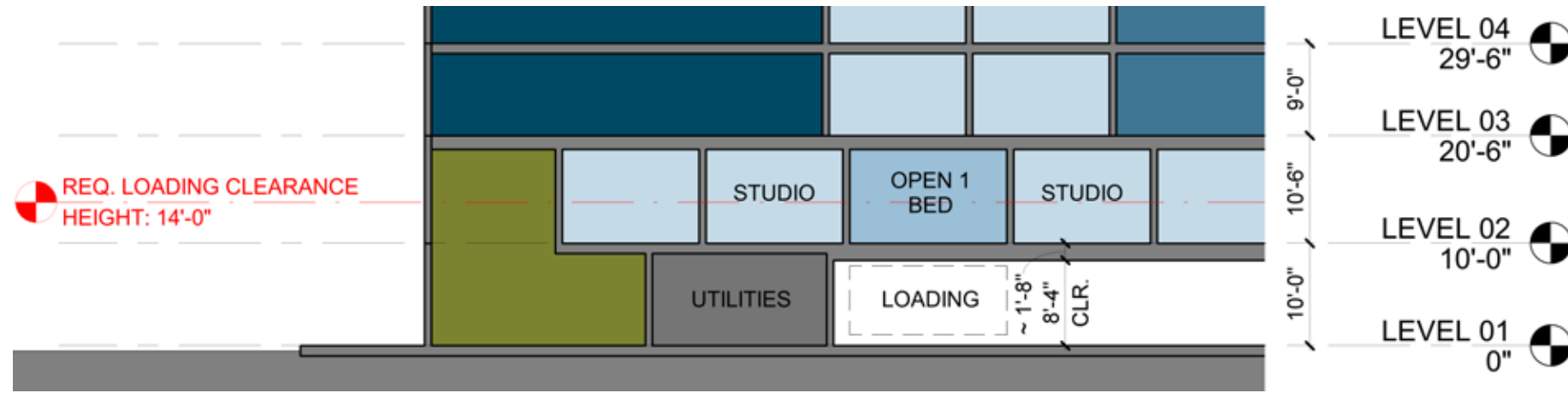
Similar to Option 2, allowing for the departure to portions of the commercial spaces creates additional areas of retail activation along the street frontage. Creating this activation was important to our design team, in lieu of alternative residential uses not requiring the additional height, such as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



# DEPARTURES (EDG)

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

OPTION 3 (PREFERRED) - SECTION - CLEARANCE AREA



**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.

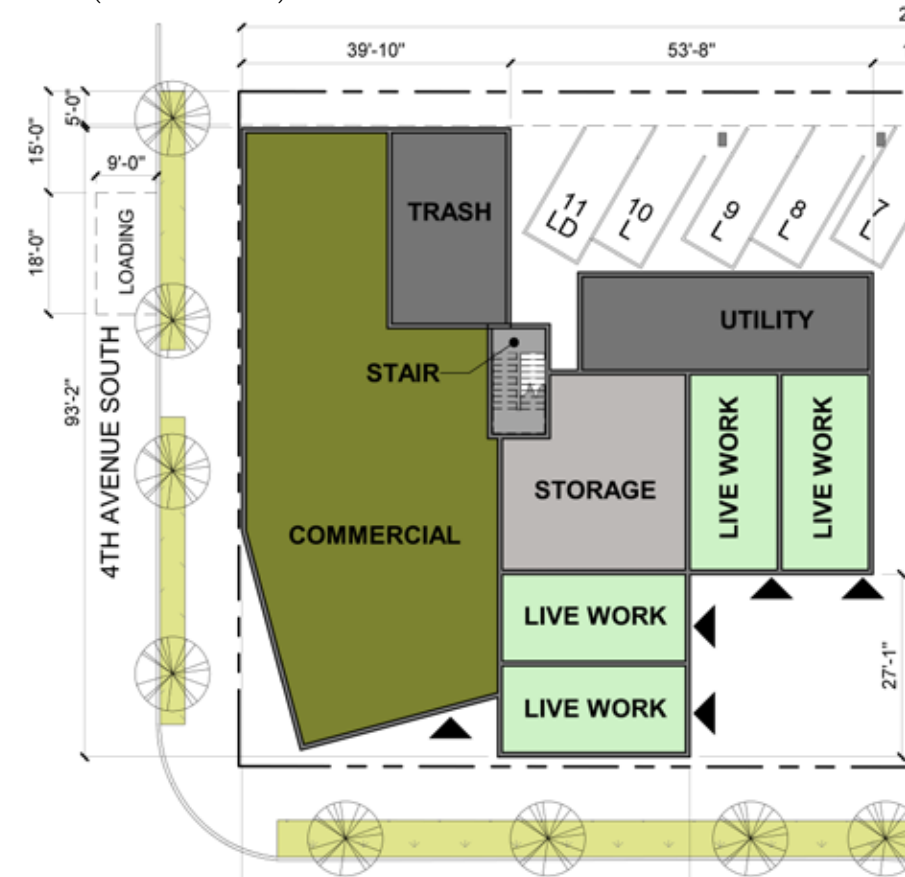
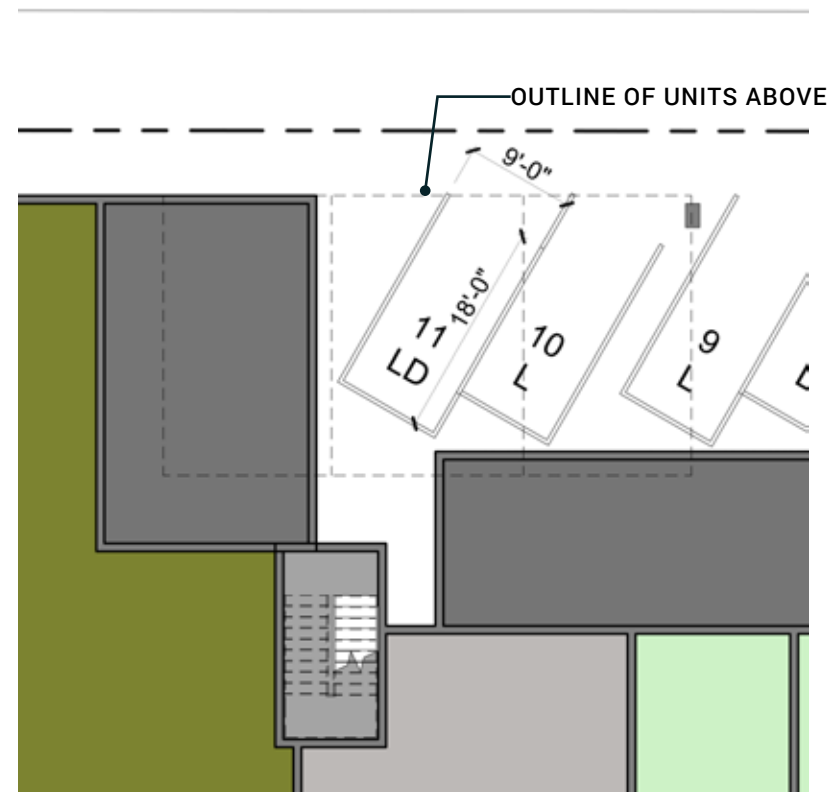
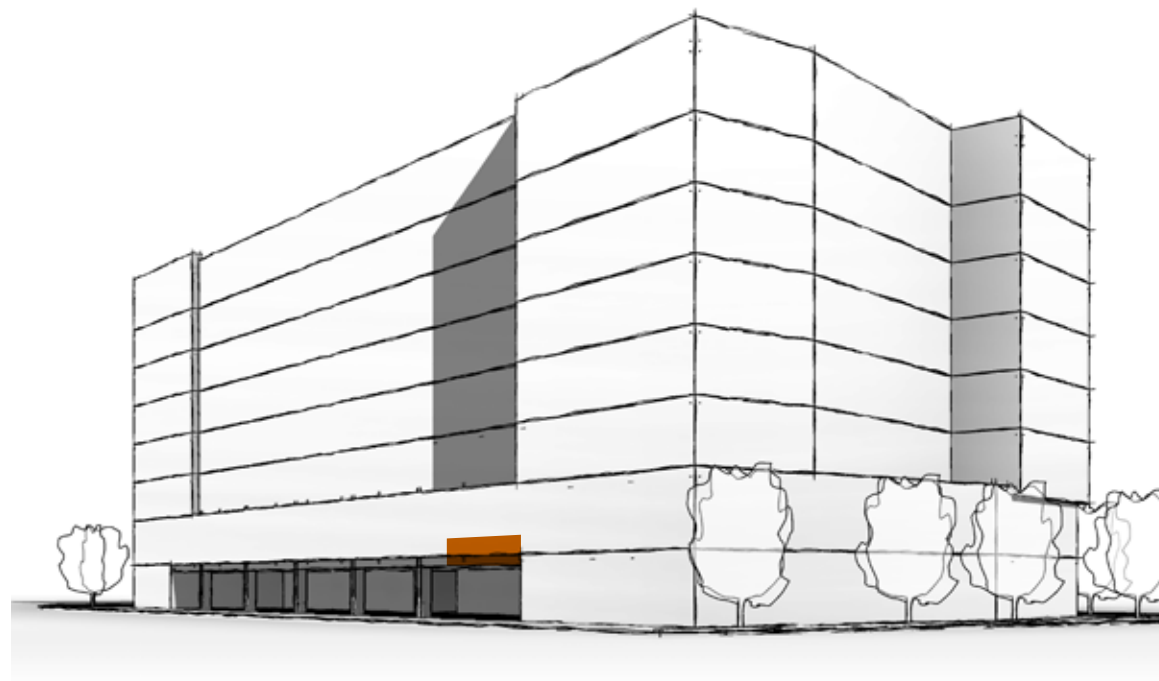
**JUSTIFICATION:**

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/drop-off within the building.

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

OPTION 3 (PREFERRED) - LEVEL 01 - CLEARANCE AREA

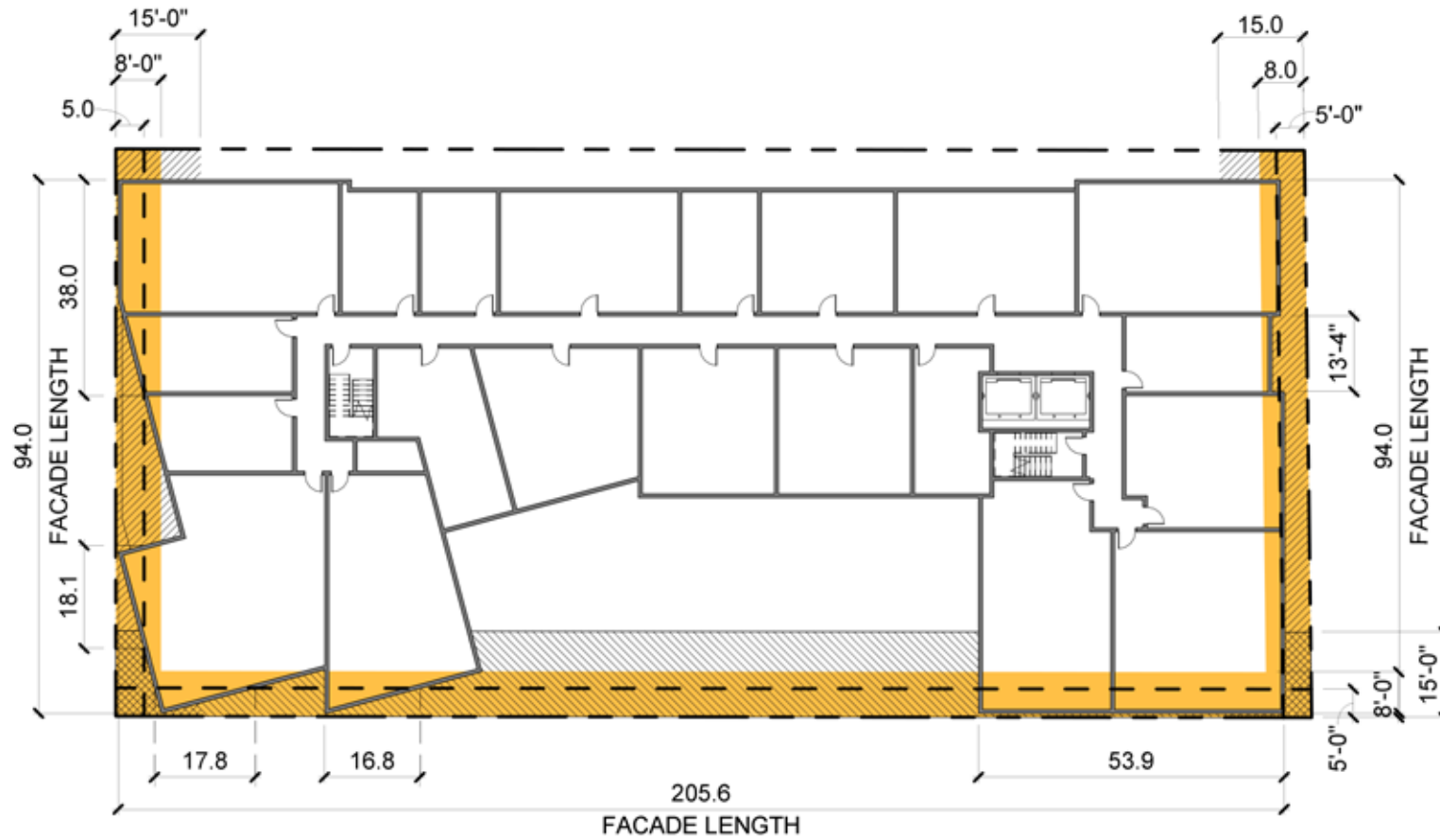
OPTION 3 (PREFERRED) - SITE PLAN - COMMERCIAL LOADING



# DEPARTURES (EDG)

DEPARTURE #6 - OPTION 3 - STREET HEIGHT SETBACK

OPTION 3 (PREFERRED) - FLOOR PLAN - LEVEL 8



### 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.

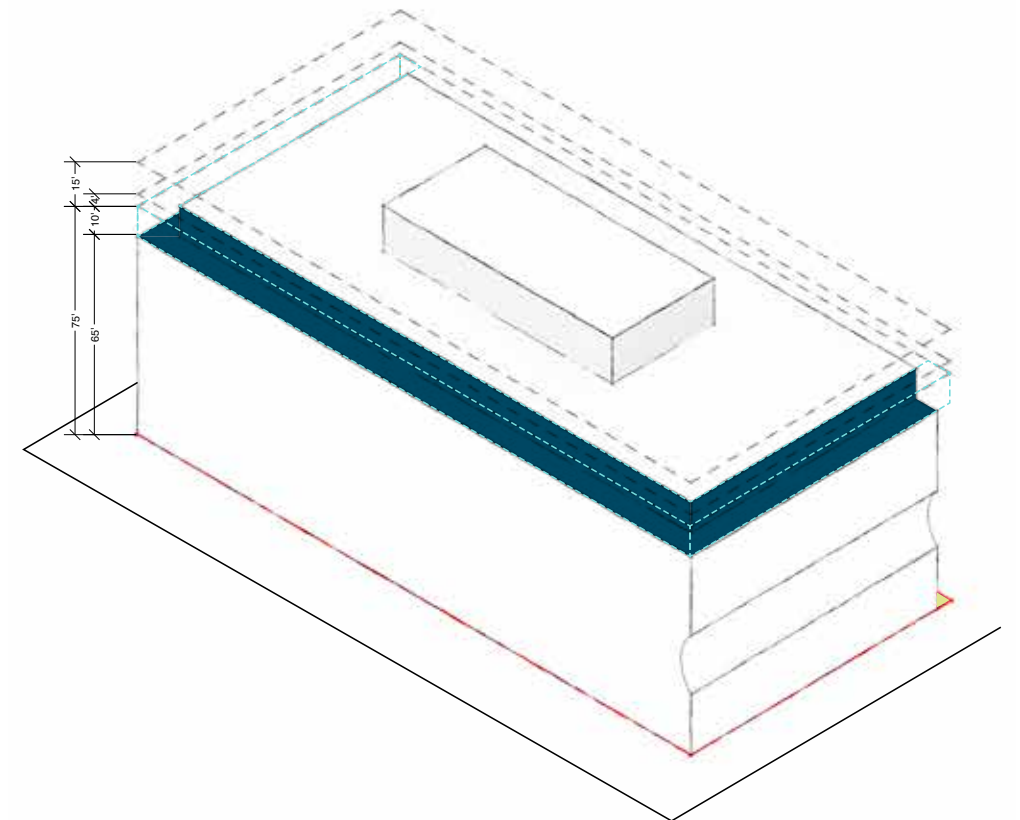
### REQUEST:

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.

AERIAL PERSPECTIVE - SETBACK VISUALIZED





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