



## 404 16TH AVE S

Design Review Recommendation

SDCI Project #3039113-LU

September 2023

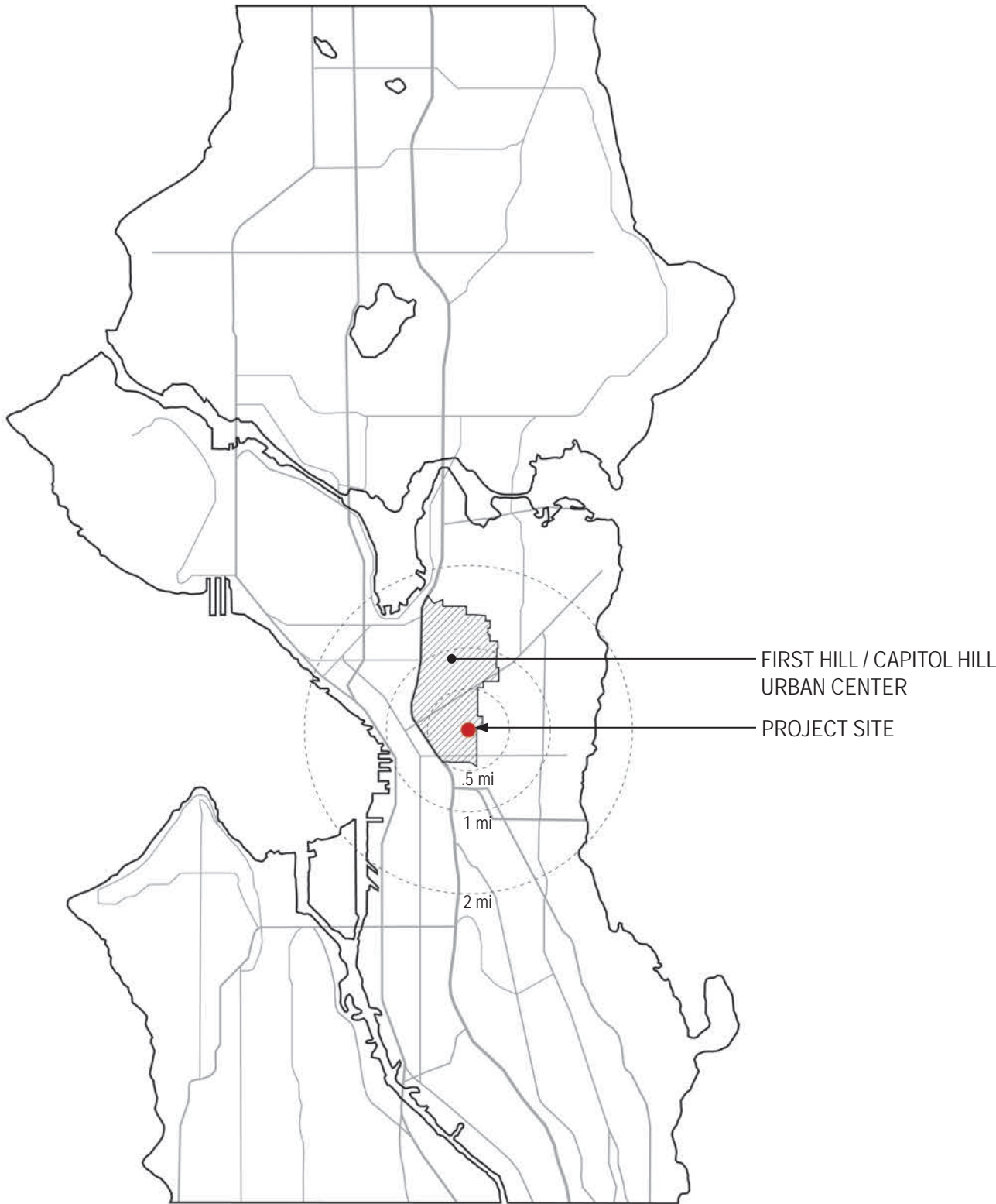
Owner / Developer  
CORBET'S Property LLC

Architect  
PUBLIC47 Architects  
232 7th Ave. N. Suite 200  
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**PUBLIC47**ARCHITECTS

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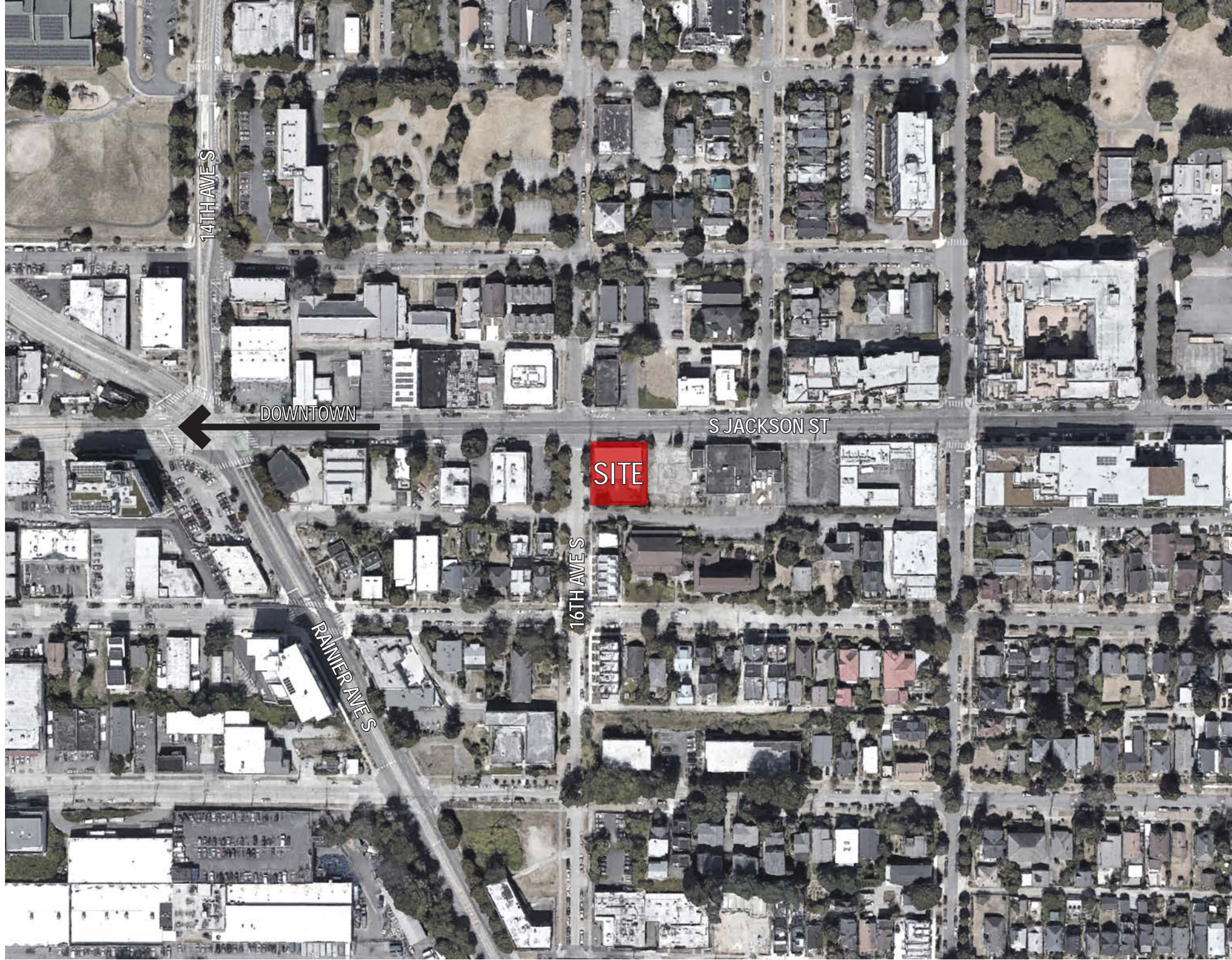
<b>Owner / Developer</b> CORBET'S Property LLC 1122 E Pike St. #1024 Seattle, WA 98122	<b>Architect</b> PUBLIC47 Architects, LLC 232 7th Ave. N. Suite 200 Seattle, WA 98109	<b>Landscape Architect</b> Karen Keist Landscape Architects 111 West John Street, Suite 306 Seattle, WA 98119	<b>Artist</b> Lead Pencil Studio 109 18th Ave S, Seattle, WA 98144
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CENTRAL AREA DESIGN GUIDELINES BOUNDARY





### PROJECT VISION

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

- Provides 37 apartment units
- Includes 38% 2-bedroom units to address a need for more family-oriented apartments
- Provides ±2,315-sf of street-level commercial space
- Includes 15 below-grade residential parking spaces
- Fosters a pedestrian-friendly streetscape
- Orients towards desirable views of downtown and the Olympics
- Pays homage to the cultural history of the neighborhoods with a prominent art installation
- Will set a positive precedent for well-built, thoughtfully designed new construction





URBAN DESIGN ANALYSIS • NEIGHBORHOOD CONTEXT

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

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

- 1

St. Peter's Episcopal Parish
- 2

Vietnamese Buddhist Association
- 3

Japanese Cultural & Community Center
- 4

Humble Pie
- 5

Seattle Goodwill
- 6

Lam's Seafood
- 7

Bailey Gazert Elementary School
- 8

Wisteria Park
- 9

Washington State Labor Council
- 10

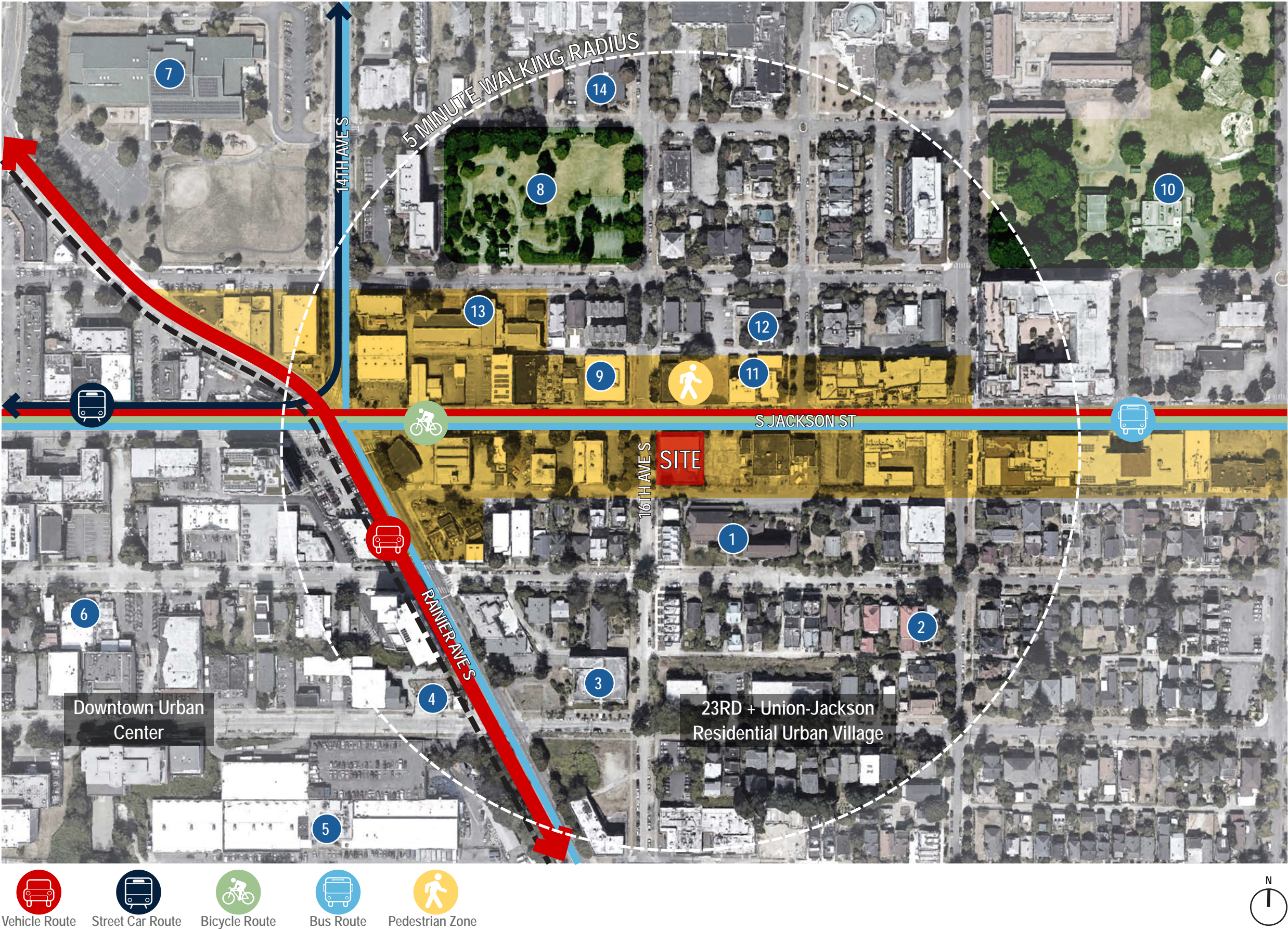
Pratt Park & Spraypark
- 11

Casa Latina
- 12

Japanese Congregational Church
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Seattle Buddhist Church
- 14

Seattle Koyason Buddhist Temple







ZONING MAP

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



EXISTING USE MAP

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





URBAN DESIGN ANALYSIS • IN THE VICINITY



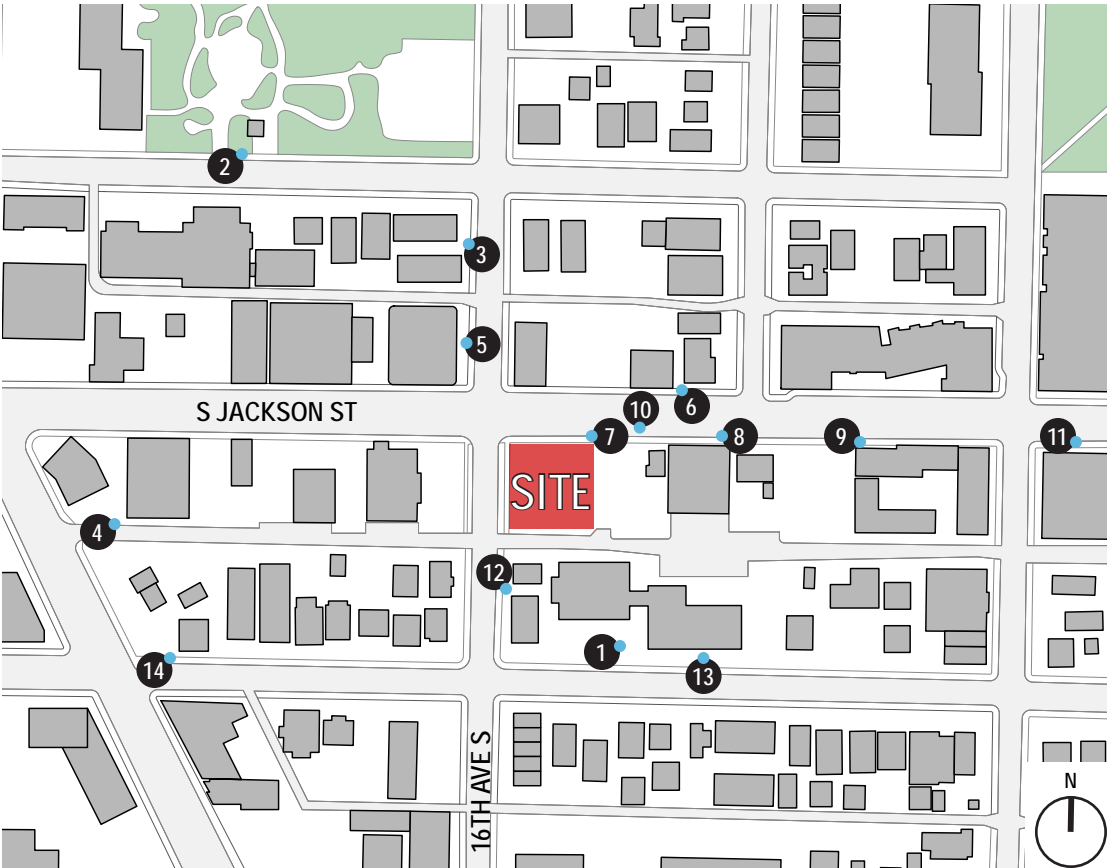
St. Peter's Episcopal Parish 1



Wisteria Park 2



Japanese Congregational Church 3



Rainier Oven Corporation Building 4



Washington State Labor Council 5



Casa Latina 6





Narrow Sidewalk + Private Parking Lot 7



Mid-Century Office Building 8



Mid-Century Office Building 9



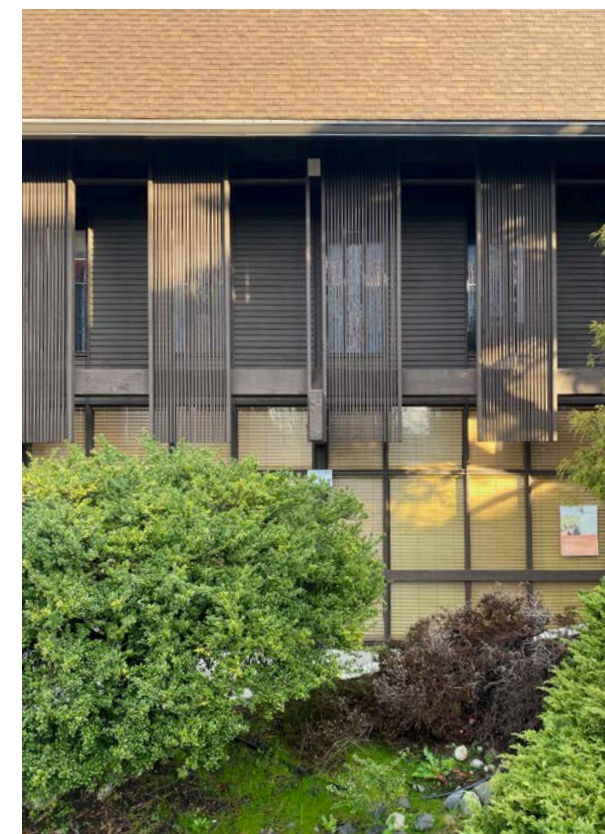
Parking Lot along S Jackson creates "Missing Tooth" 10



Expanded sidewalk and Rain-Protection 11



New Townhomes 12



Refined Detail + Landscape at St. Peter's 13



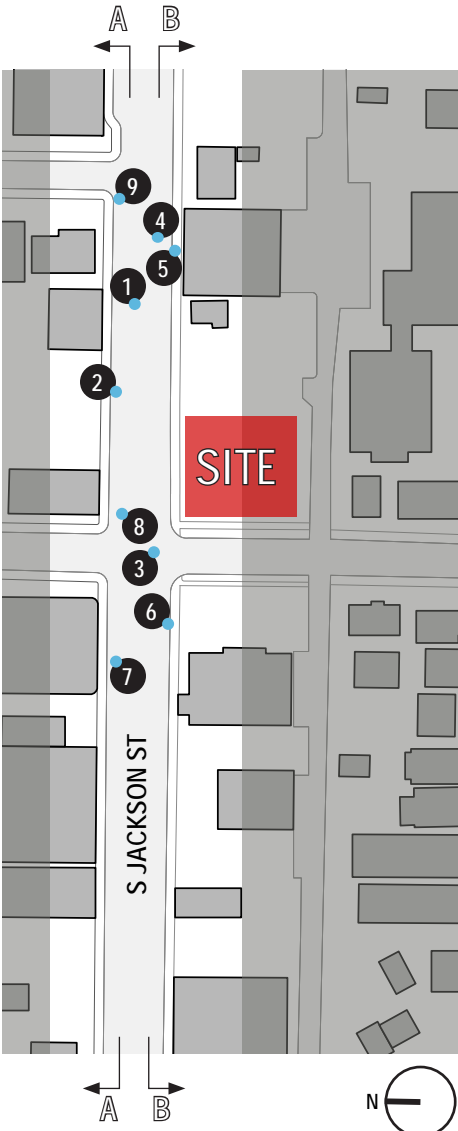
Industrial Influence on Material Selection 14



# URBAN DESIGN ANALYSIS • S JACKSON STREET

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

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



S Jackson Street Looking SW toward Subject Property 1



Subject Property and Adjacent Surface Parking Lot 2



Subject Property: Northwest Corner 3



S Jackson Street Looking West with views of Downtown 4



Office Building Housing Multiple Social Service Tenants 5



Office Building West of Subject Property 6



Washington State Labor Council 7



Seafood Production Association 8

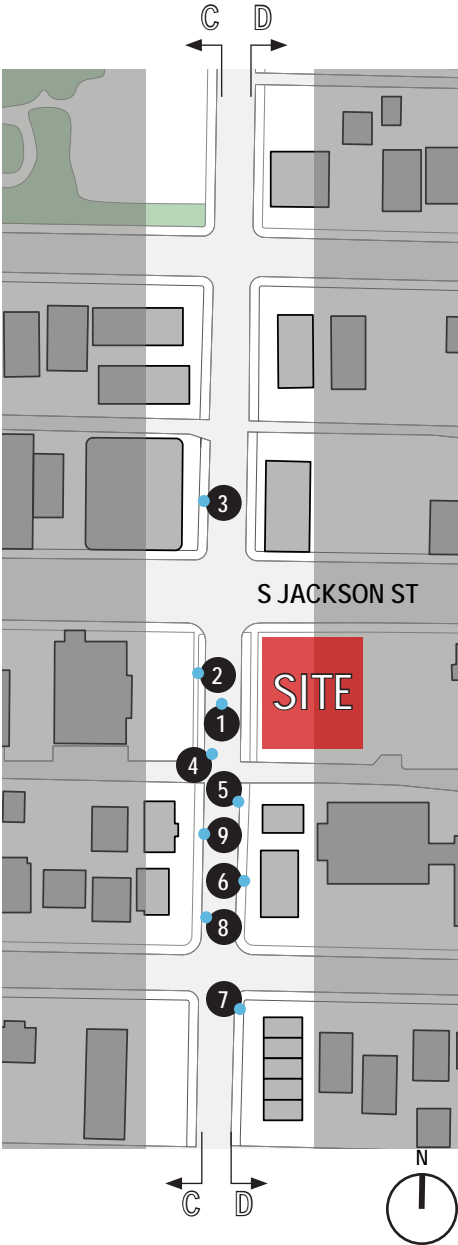


Casa Latina 9



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

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



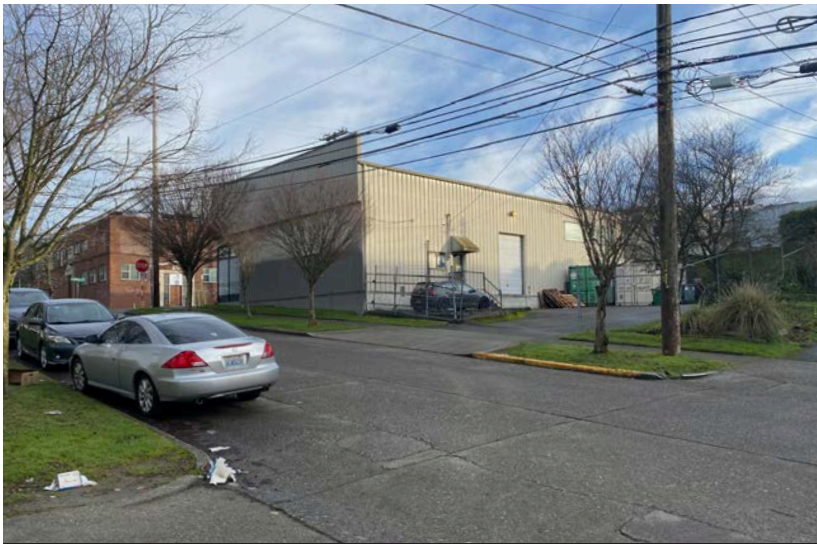
Sidewalk Edge 1



Office Building: Opposite Project Site 2



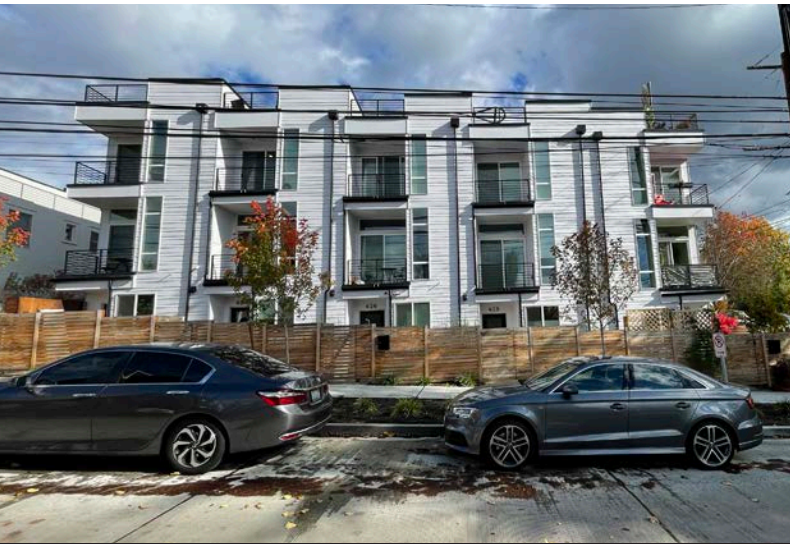
Washington State Labor Council 3



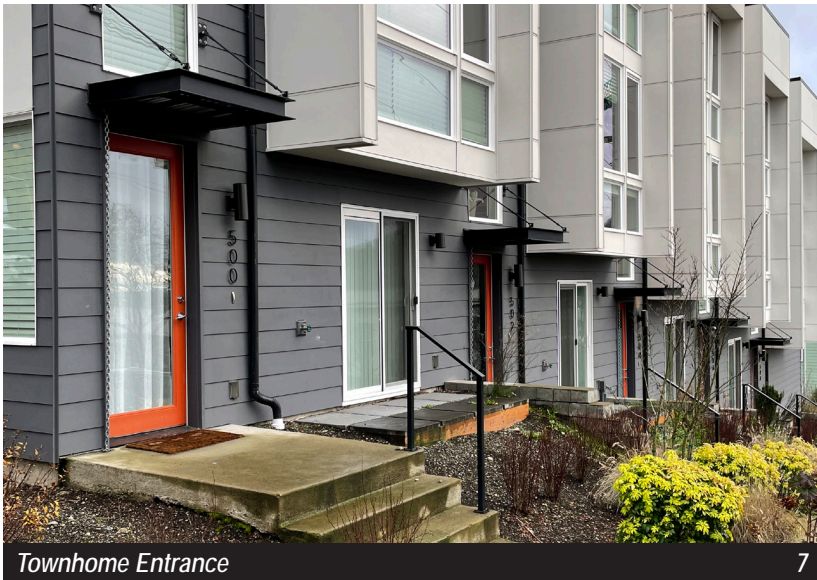
Subject Property: Existing Building + Surface Parking Lot 4



Older Single Family Home with New Townhomes Next Door 5



New Townhomes 6



Townhome Entrance 7



Older Single Family Home 8



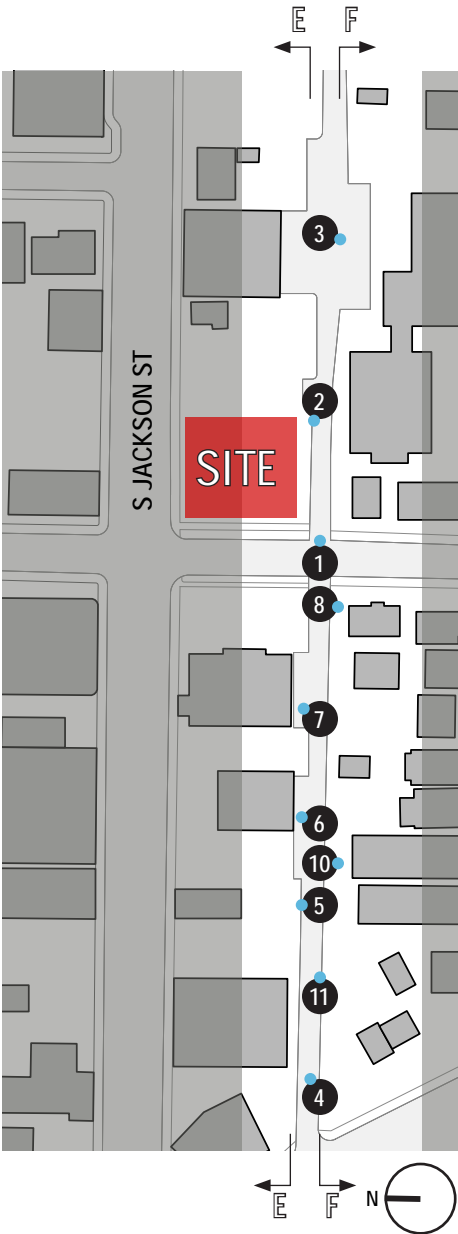
Newer Single Family Home 9



# URBAN DESIGN ANALYSIS • S JACKSON PLACE

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

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



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



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



St. Peter's Episcopal Parish 3



Rainier Oven Corp + Fenced Parking Area 4



Parking Court 5



Industrial Building 6



Office Building 7



Newer Single Family Residence + Townhomes 8



Pavers at Garage Access 9

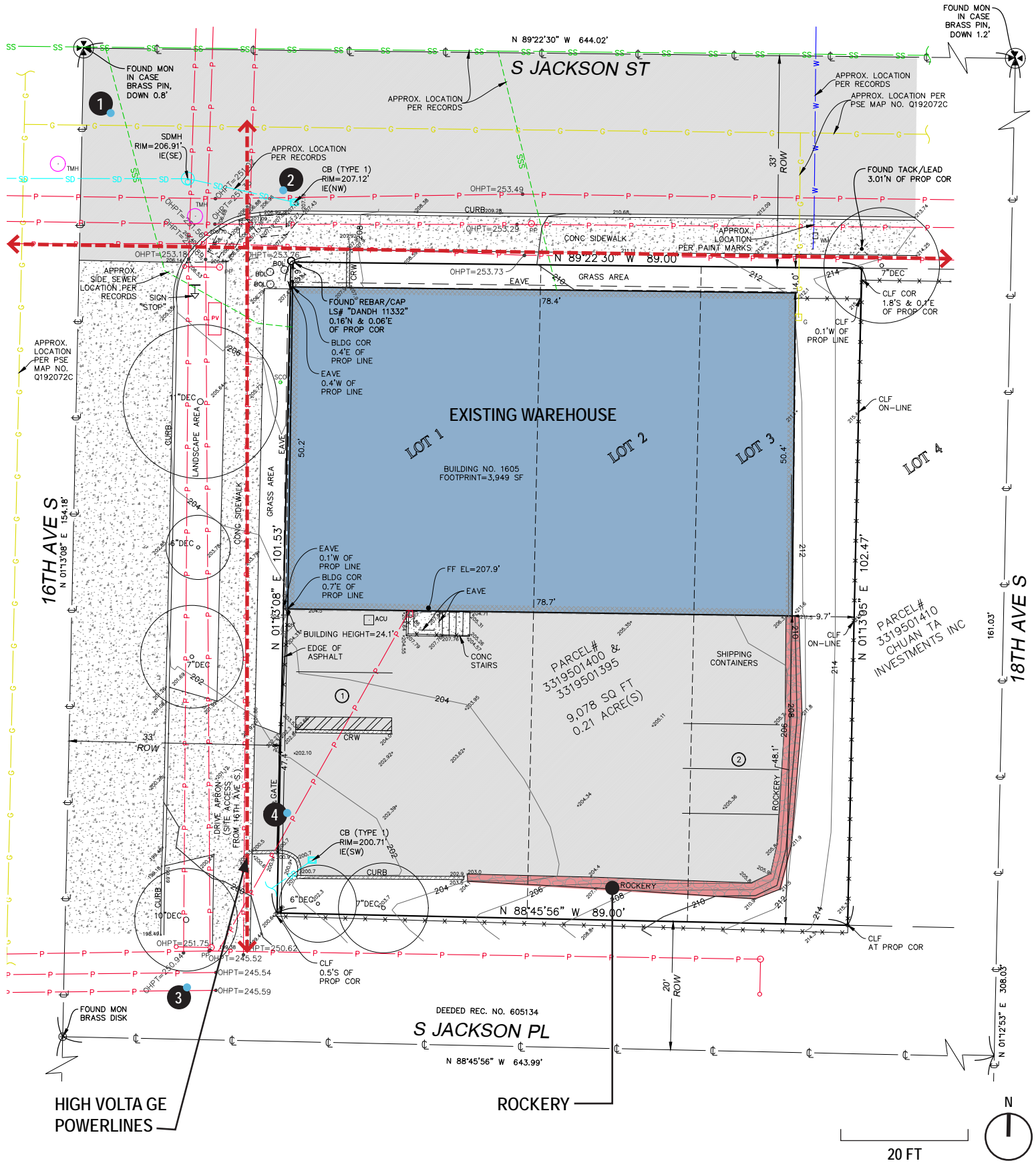
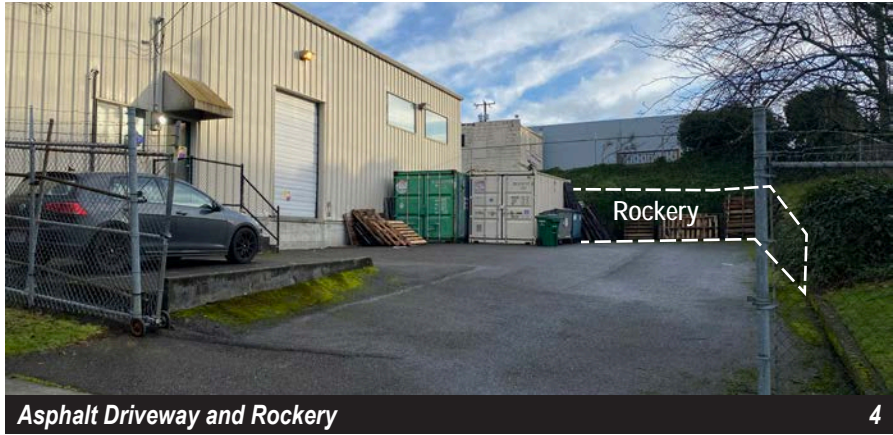
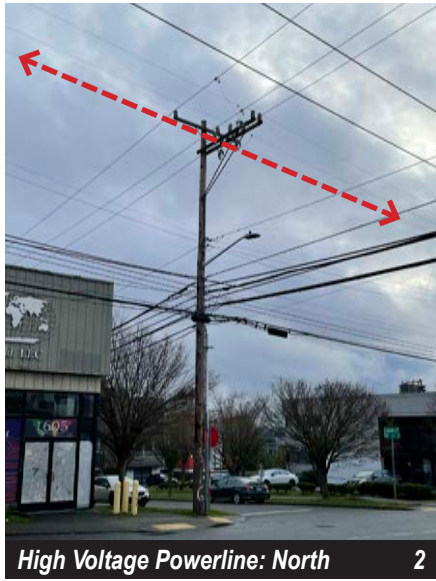


Multi-Family Building 10



Looking East up S Jackson Place from the Rainier Intersection 11





# TOPOGRAPHIC SURVEY

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**SITE ADDRESS**  
1605 S Jackson St  
Seattle WA 98144

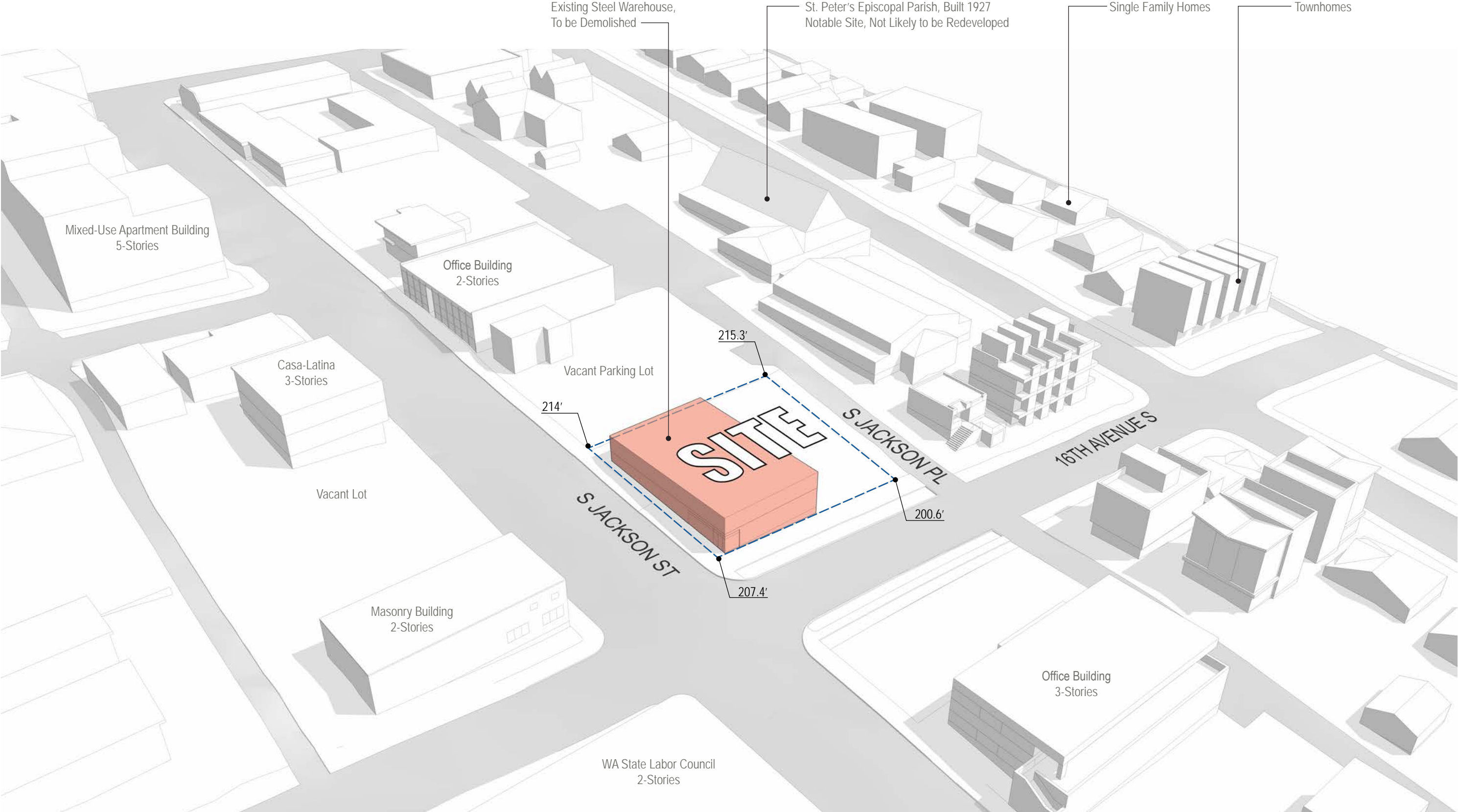
**PARCEL NUMBER**  
3319501395 & 3319501400

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

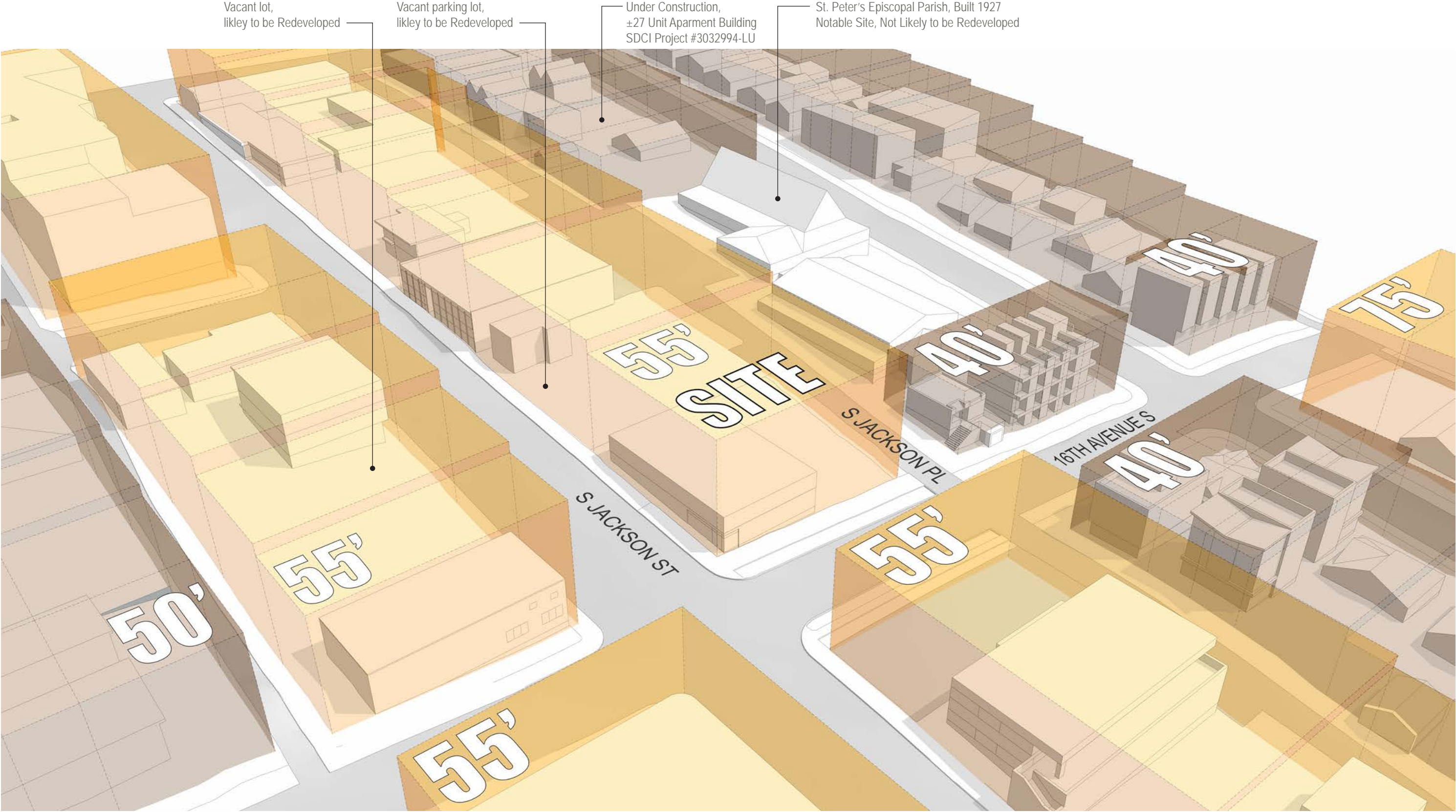
EXCEPT FOR THE SOUTH 40 FEET  
THEREOF CONVEYED TO THE CITY OF  
SEATTLE FOR ALLEY PURPOSES BY DEED  
RECORDED UNDER RECORDING NUMBER  
605134, RECORDS OF KING COUNTY,  
WASHINGTON.



URBAN DESIGN ANALYSIS • EXISTING CONTEXT









SITE ANALYSIS • EXISTING SITE CONDITIONS

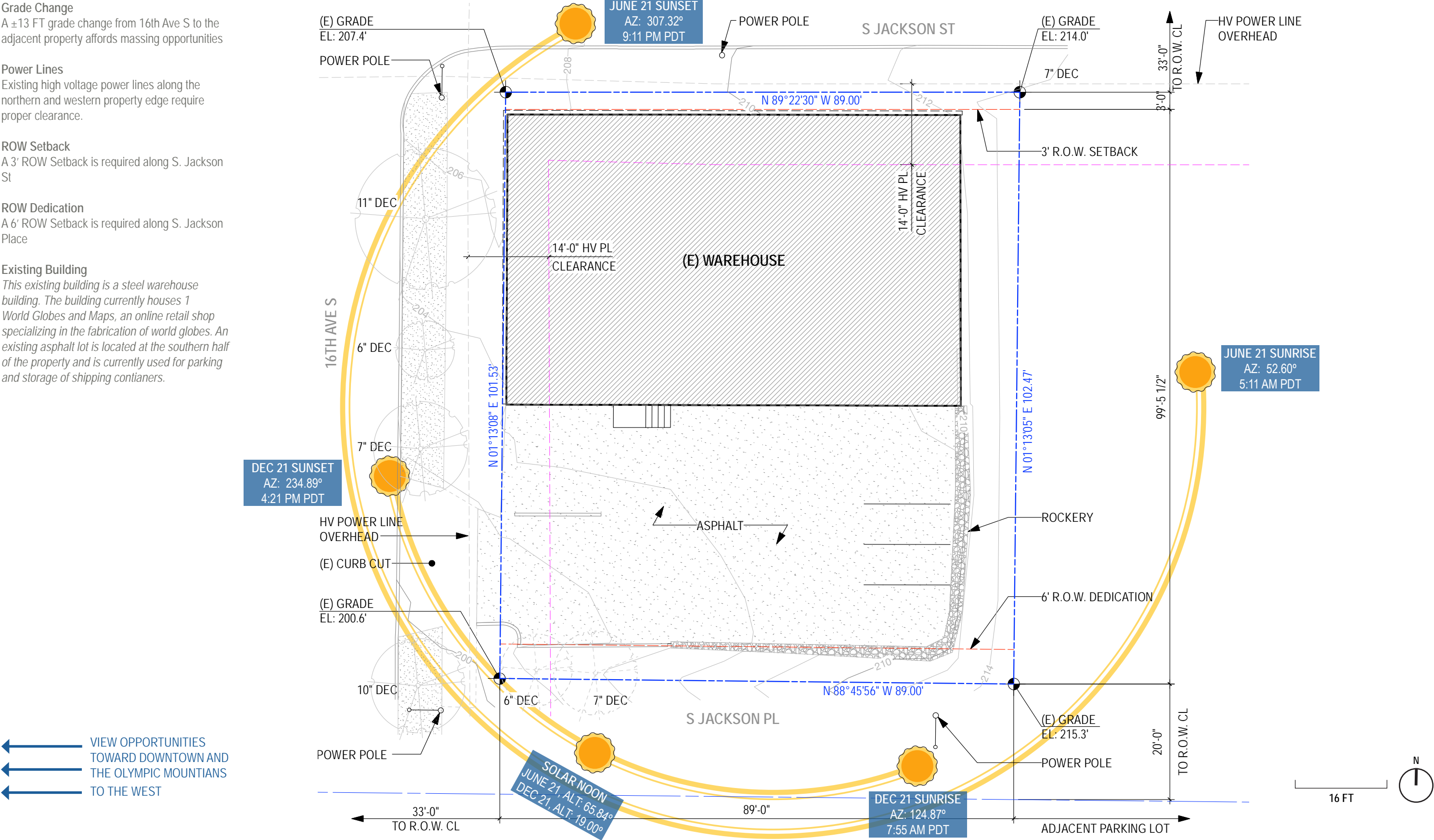
**Grade Change**  
A ±13 FT grade change from 16th Ave S to the adjacent property affords massing opportunities

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

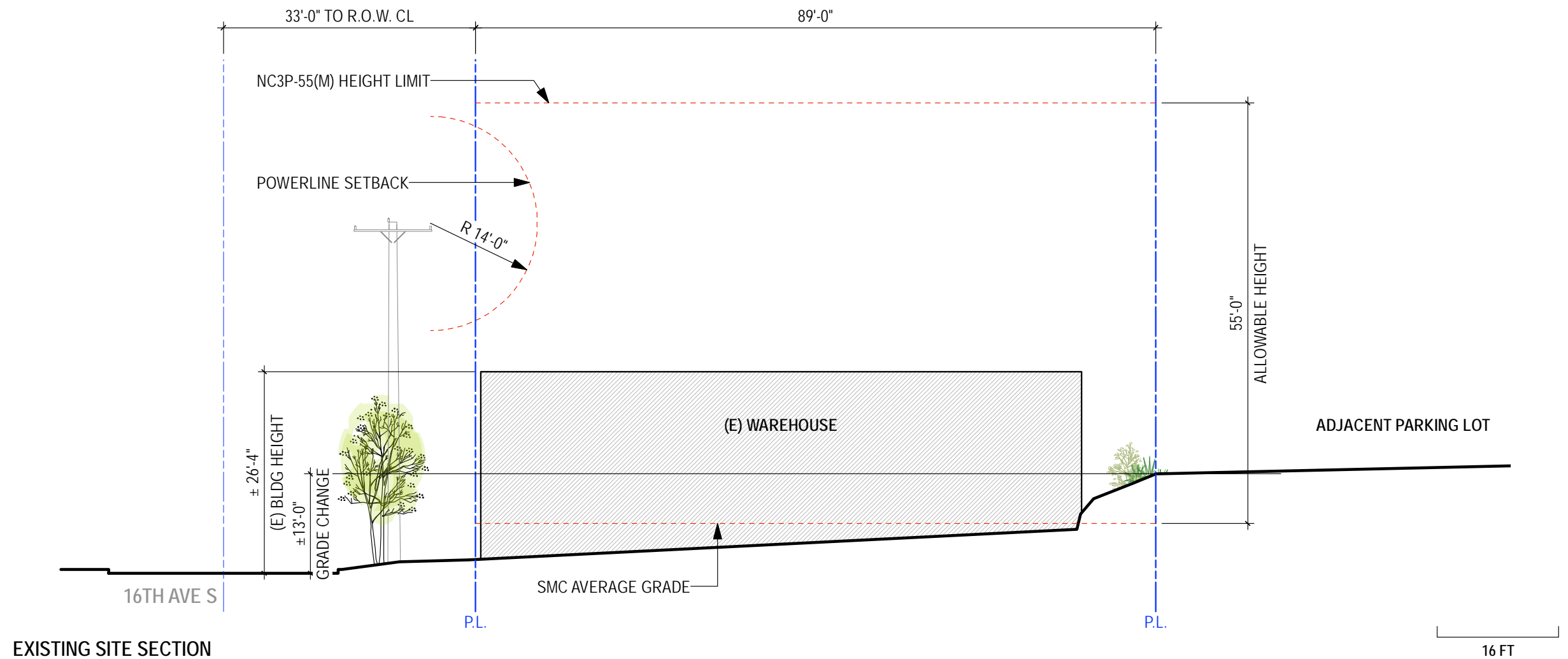
**ROW Setback**  
A 3' ROW Setback is required along S. Jackson St

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

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



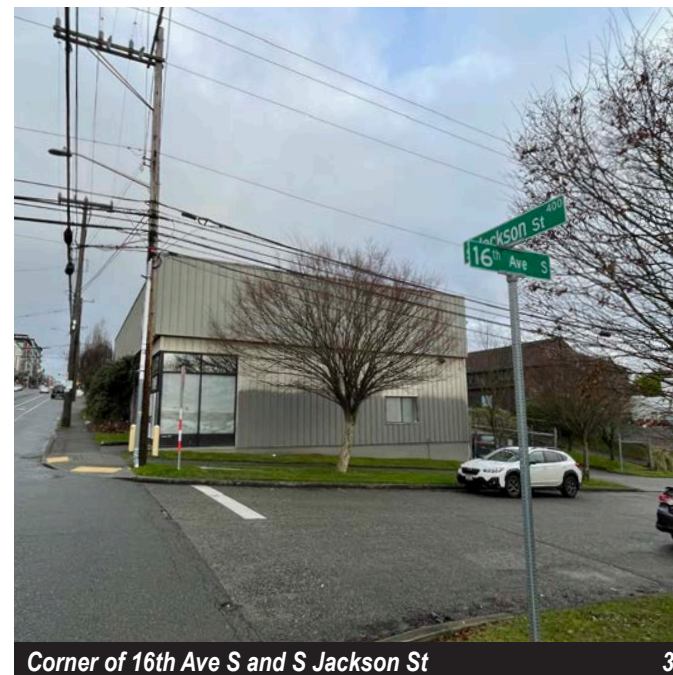




1



2



3



4



5

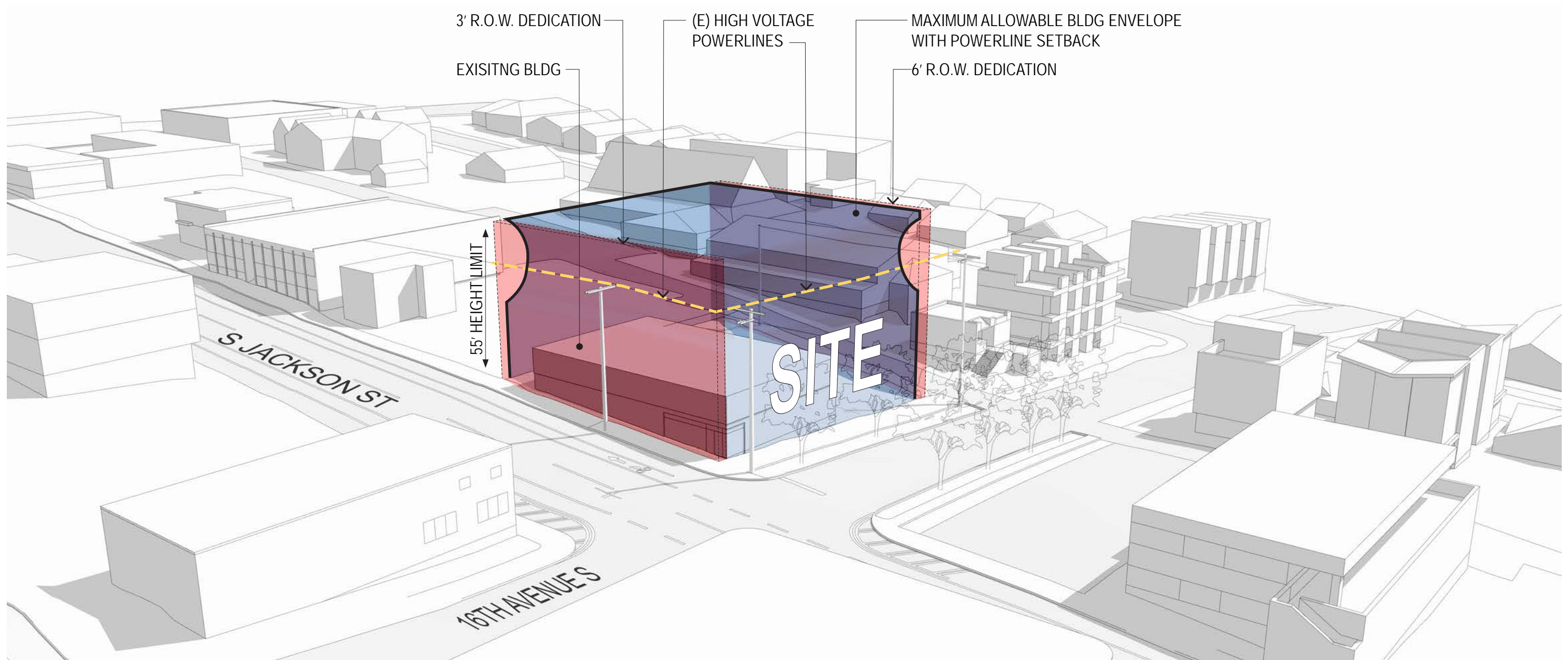


SITE ANALYSIS • ZONING SUMMARY

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

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





## ZONING AND SOLAR ACCESS

### Solar Access for New Building

Southern and western exposure affords ample access to sunlight

### Access Opportunities for New Building

Residential entrances off of 16th Avenue South

Commercial entrance(s) off of South Jackson Street

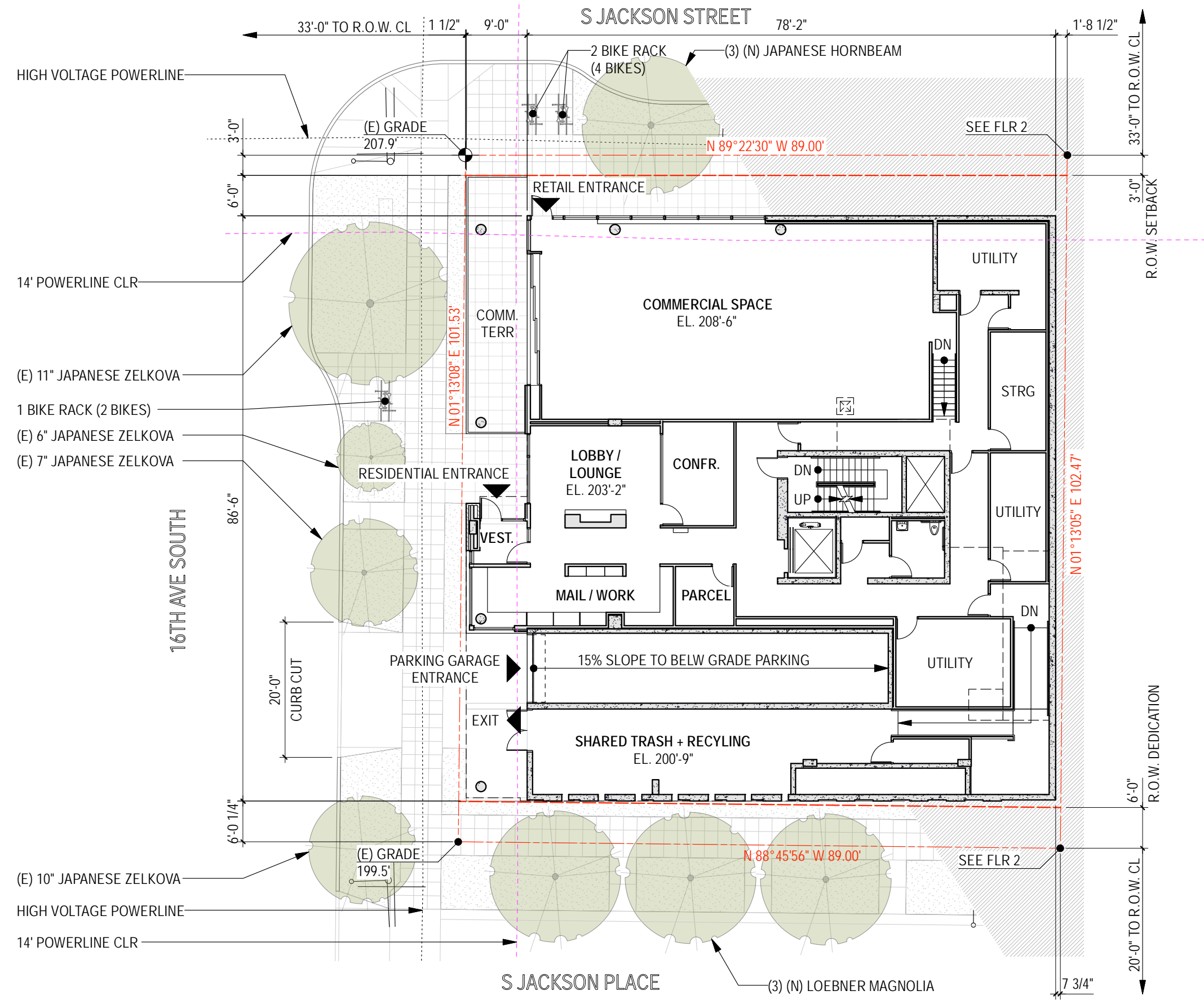
### Constraints

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



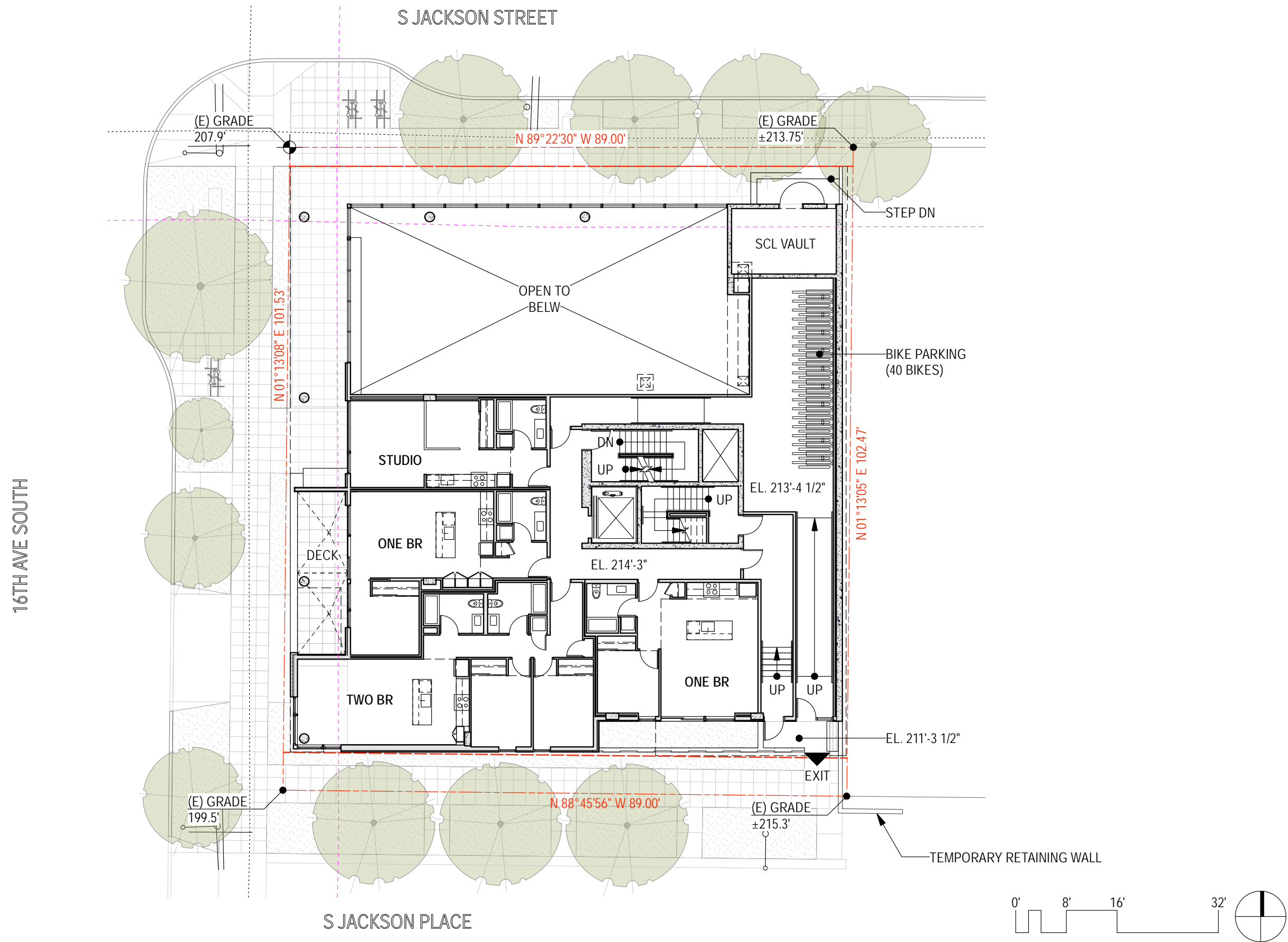


COMPOSITE SITE PLAN: FIRST FLOOR





COMPOSITE SITE PLAN: SECOND FLOOR





PRIORITY DESIGN GUIDELINES

CONTEXT + SITE \*Denotes Central Area Neighborhood Guideline

CS2 Urban Pattern + Form

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

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

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

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

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

CS3 Architectural Context + Character

Contribute to the architectural character of the neighborhood.

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

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

RESPONSE:

The immediate context is underdeveloped relative to current zoning and redevelopment over the coming years is inevitable. This project sets a high bar for future development in the neighborhood. The northwest corner of the site is especially prominent and has the opportunity to become a neighborhood focal point. Massing, programming and detailing have been designed with specific attention to the character and quality of this important intersection. Along 16<sup>th</sup> Avenue and S Jackson Street, which is a pedestrian designated right-of-way, a continuously recessed street wall creates a widened public zone with integrated rain coverage, which will encourage a more vital sidewalk environment. The floor to floor dimension at the street level commercial space is set at 15'-9", allowing for clerestory windows above operable glass sliders.



PUBLIC LIFE \*Denotes Central Area Neighborhood Guideline

PL3 Street-Level Interaction

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

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

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

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

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

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

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

RESPONSE:

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



DESIGN CONCEPT \*Denotes Central Area Neighborhood Guideline

DC2 Architectural Concept

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

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

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

DC2-D-2 Texture: Design the character of the building, as expressed in the form, scale and materials, to strive for a fine-grained scale, or "texture"...

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

DC4 Exterior Elements + Finishes

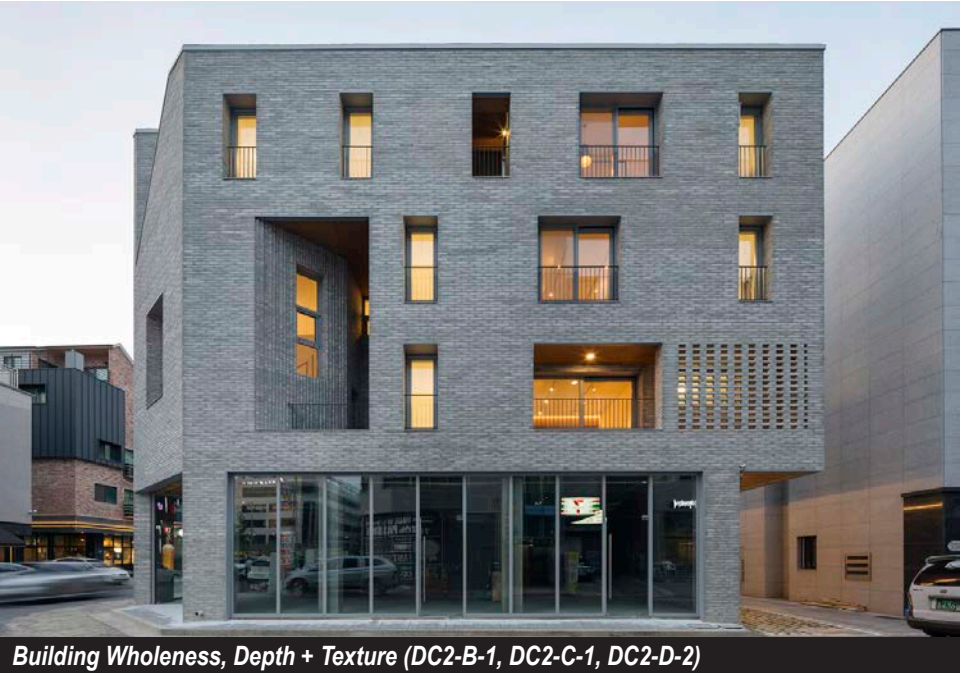
Use appropriate and high-quality elements and finishes for the building and open spaces.

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

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

RESPONSE:

The proposed building presents a cohesive, singular image for the prominent corner of S Jackson Street and 16<sup>th</sup> Avenue S. Thoughtfully detailed, high-quality materials wrap the street façades of the building and a glassy articulated base encloses the commercial space, providing visual connection between interior activity and sidewalk life. The first three stories have been strategically eroded to integrate balconies, provide continuous rain protection, and expand the sidewalk, creating a layered façade. The upper levels are expressive of unit orientation. A balance of order and dynamism informs the façade composition and opportunities for depth, texture, and solar shading have been exploited.





# PRIORITY DESIGN GUIDELINES

## CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

### \*A.1 Additional Guidance: Character Areas

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

#### \*A1-1 History and Heritage:

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

#### RESPONSE:

Historically home to strong Jewish, Japanese, and African American communities, this part of the Central Area is a diverse and dynamically evolving neighborhood. With the inevitable redevelopment of the area likely to erase artifacts of the past, this project welcomes the opportunity to honor the local history. The team has engaged Central Area artists, Lead Pencil Studio to produce a place-making art piece that pays homage to the cultural history of Jackson Street.



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



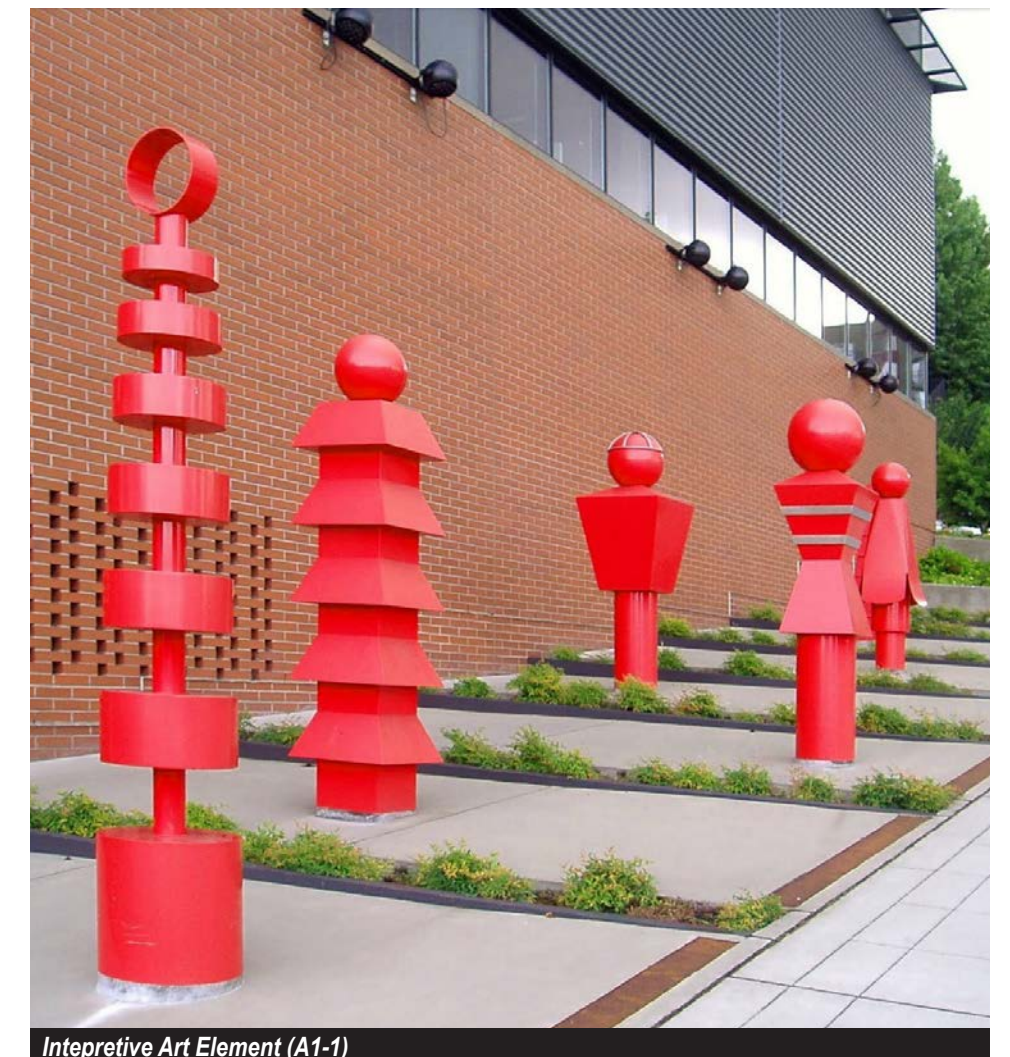
Visual Depth + Interest, Quality Materials with Texture (DC2-C-1, DC2-D-2, DC4-A-1)



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



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



Intepretive Art Element (A1-1)



MASSING CONCEPTS • COMPARISON OF SCHEMES



Alternative 1

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

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

Gross Floor Area

- 41,843-SF

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

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

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



Alternative 2

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

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

Gross Floor Area

- 34,501-SF

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

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

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



Alternative 3 (Staff Supported)

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

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

Gross Floor Area

- 41,696-SF

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

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





- 1 Northern Facing 'Container'
- 2 Western Facing 'Container' With Vertical Sun Breakers Oriented Towards Views Of The Olympic Mountains And Downtown.
- 3 Carved Massing With Integrated Balconies
- 4 Commercial Terrace / Active Corner
- 5 New Curb Bulb And Landscaping At Intersection
- 6 Defined Residential Entrance

- 7 Solar Array
- 8 Southern Facing 'Container' With Horizontal Sun Breakers.
- 9 Private Bike Room Entry At Corner
- 10 Trash Room With Screened Openings
- 11 Improved Sidewalk Along S. Jackson Place



# RESPONSE TO EARLY DESIGN GUIDANCE

## 1. Massing

- a. The board supported the preferred massing option, Alternative 3, and the manner in which it addresses all three sides of the building, its responsiveness to the surrounding neighborhood context and the consolidation of the centralized circulation core. (CS1-C-1, CS2-A, CS3-A, CS3-1, PL2-C, PL3-2, DC2-B, DC2-D, DC2-1, DC2-1-e)

### DESIGN RESPONSE

The design proposal advances the preferred massing presented in the EDG packet. The building massing is conceived as three container-like volumes that orient the residential units towards the north, south, and west, animating each street-facing side of the building. The façade of each container is articulated differently based on orientation with deeper overhangs and horizontal sun breakers at south exposures and vertical sun breakers at west exposures. The lower three stories extend out to the property lines below the power-line setbacks but are carved to create integrated balconies, an expanded sidewalk zone, and overhead weather protection.

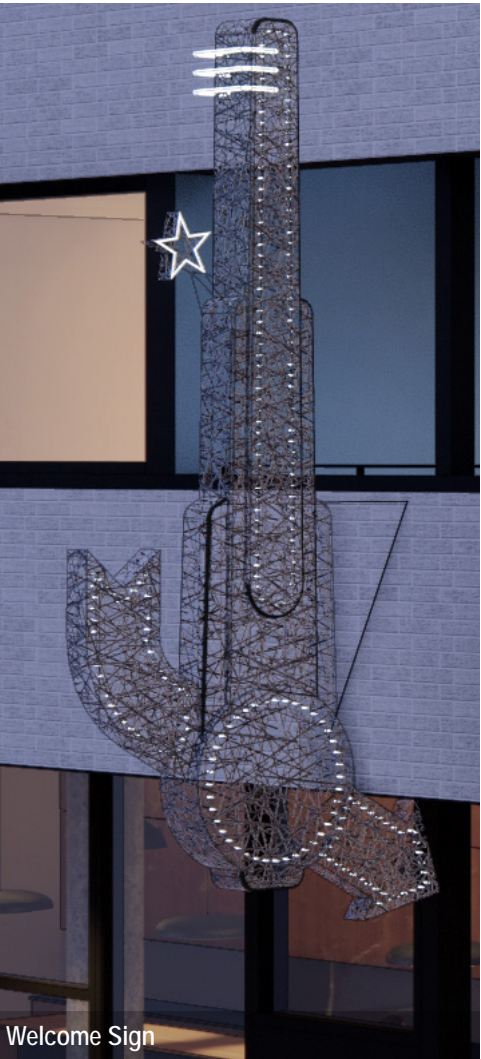
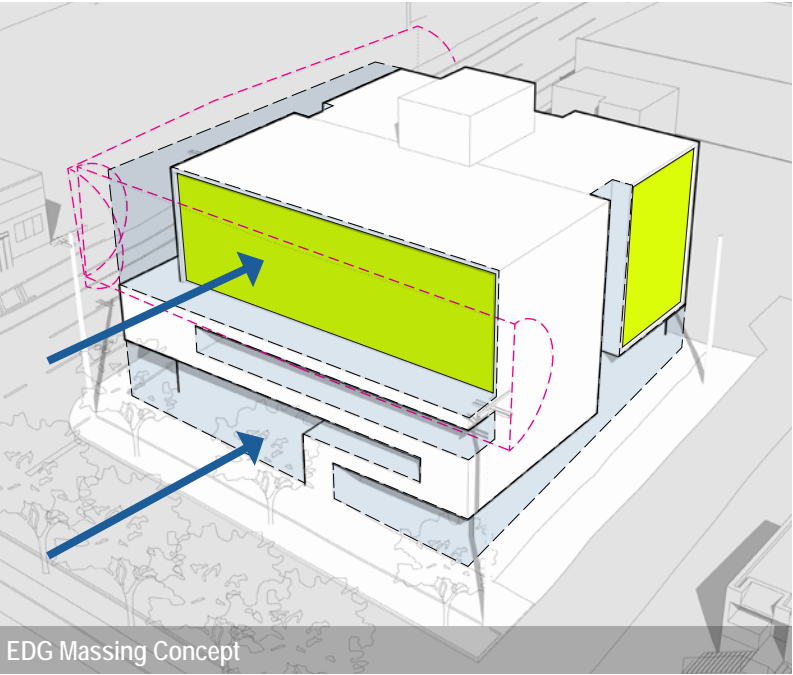
## 2. Cultural Placemaking:

- a. The Board thought the approach to future cultural recognition in the design might weigh too heavily on applied art and encouraged the design to find relevant ways of integrating cultural expression into the forms, materials and colors of the building rather than simply applying art to the outside of the building. This will produce a better sense of belonging and authenticity. (A.1-1, CS3-B-2, CS3-1)
- b. The Board requested that the design team clearly document how each element of the building design has been informed by their collaborative approach to cultural iconography and expression. (A.1-1, CS3-B-1, CS3-B-2, CS3-1, DC4-2)

### DESIGN RESPONSE

The owner and design team have engaged the Central Area-based artist collaborative Lead Pencil Studio to develop a unique handmade artwork that is integrated with the building design. Their work can be seen at major civic locations and at smaller sites throughout the cities of Seattle, Portland and Vancouver BC – most notably at the City Light Denny Substation, the University District light rail stop beneath Brooklyn Ave, and the I-5 port of entry at Blaine Washington. Lead Pencil Studio has an interest in Jackson Street since they are 20-year neighborhood residents, and their art studio is just a few blocks from the site. Their approach is collaborative and research-based, allowing them to develop rich cultural iconography that communicates a collective engagement across cultures and generations.

Consistent with EDG Guidance, the initial concept was to create a spatial experience under the expansive building overhang along S Jackson Street, but a more compelling idea emerged during Lead Pencil Studio's process. A proposed welded steel sculpture entitled "Welcome Sign" is inspired by the Jackson Street jazz club history, which served as a cultural and racial intersection through the late 50's. It references the many performance hall marquee signs that once lined Jackson Street from Chinatown International District through 23rd Avenue in the Central District. The proposed permanent outdoor sculpture will not only serve as a symbol of cultural recognition but will also become an iconic and memorable feature of the building, offering an engaging and thought-provoking experience for both residents and visitors. Refer to pages 28-29 for the artists' narrative of the proposal.





## RESPONSE TO EARLY DESIGN GUIDANCE

### 3. Materials

- a. *The Board appreciated the precedent imagery in the EDG packet which depicted well detailed and high-quality materials, and verbalized its support for the direction in which the material design was headed, especially the use of heavier masonry materials at the base and lighter, potentially metallic materials toward the upper portions of the building. (CS3-A-1, CS3-A-2, PL3-2, DC2-D-2, DC2-1-e, DC4-A-1)*

#### DESIGN RESPONSE:

The design team has integrated high-quality and well-detailed materials, consistent with the precedent imagery, into the building design. The three upper level 'container-like' volumes are wrapped in a light-colored corrugated metal with the street facing sides expressed as the open end of each volume. A dynamic composition of windows, shading devices, Juliet balconies and angled high pressure laminate panels in-fill these open ends. As suggested in the EDG presentation, the three-story carved base is articulated in masonry. Wood soffits and aluminum storefront further articulate the street-front with a pocketing sliding glass door system opening up the interior commercial space to the retail terrace along 16<sup>th</sup> Avenue.

### 4. Base Articulation

- a. *The Board liked the articulation of the massing in Option 3 and how the design team embraced the constraints associated with the overhead utility lines and the required fourteen-foot radial setback as a positive element in developing its approach to the preferred alternative. (CS2-1b, CS3-A-1, PL3-A-4, PL3-1-g)*
- b. *The Board appreciated the strong approach to the carved base, mid building element and how the proposed building's carved out balconies extend toward views while providing overhead weather protection. (CS2-1b, CS3-A-1, PL3-A-4, PL3-1-g)*

#### DESIGN RESPONSE

The design approach remains consistent with what was proposed at EDG. See design response for item 3, Materials.

### 5. Vegetation

- a. *The Board generally supported the design approach for the 'greening' of Jackson Place by introducing landscaping elements that shape and soften the street/alley edge with significant elements such as trees, seat wall, bioretention planters and bicycle entry. (CS1-D-1, CS1-2-b, CS2-D-2, PL3-2-f, DC4-D)*

#### DESIGN RESPONSE

The design approach remains consistent with what was proposed at EDG.

### 6. Retail Space

- a. *The Board thought the location of the large single retail space engages 16<sup>th</sup> Ave S. but not S. Jackson St., albeit due to the extreme change in topography. The Board members were satisfied with the concept of the food terrace that wraps the corner engaging a portion of S. Jackson St. by carving into the slope. (PL2-C, PL3-C, PL3-1-d, PL3-1-e)*

#### DESIGN RESPONSE

As discussed at the EDG meeting, the steep topography makes it difficult to integrate retail space that meets the varying elevations along S Jackson St. and maintains a connection to the rest of the building. As site topography was studied further, the retail space has been located so that it meets grade at the corner of S. Jackson St. and 16<sup>th</sup> Ave S. This allows for the entry to engage the corner without the need to carve back into the slope, allowing for a smoother transition and connection to the streetscape.



Dynamic and layered facade with carved base



Retail space and Restaurant Deck engage the corner



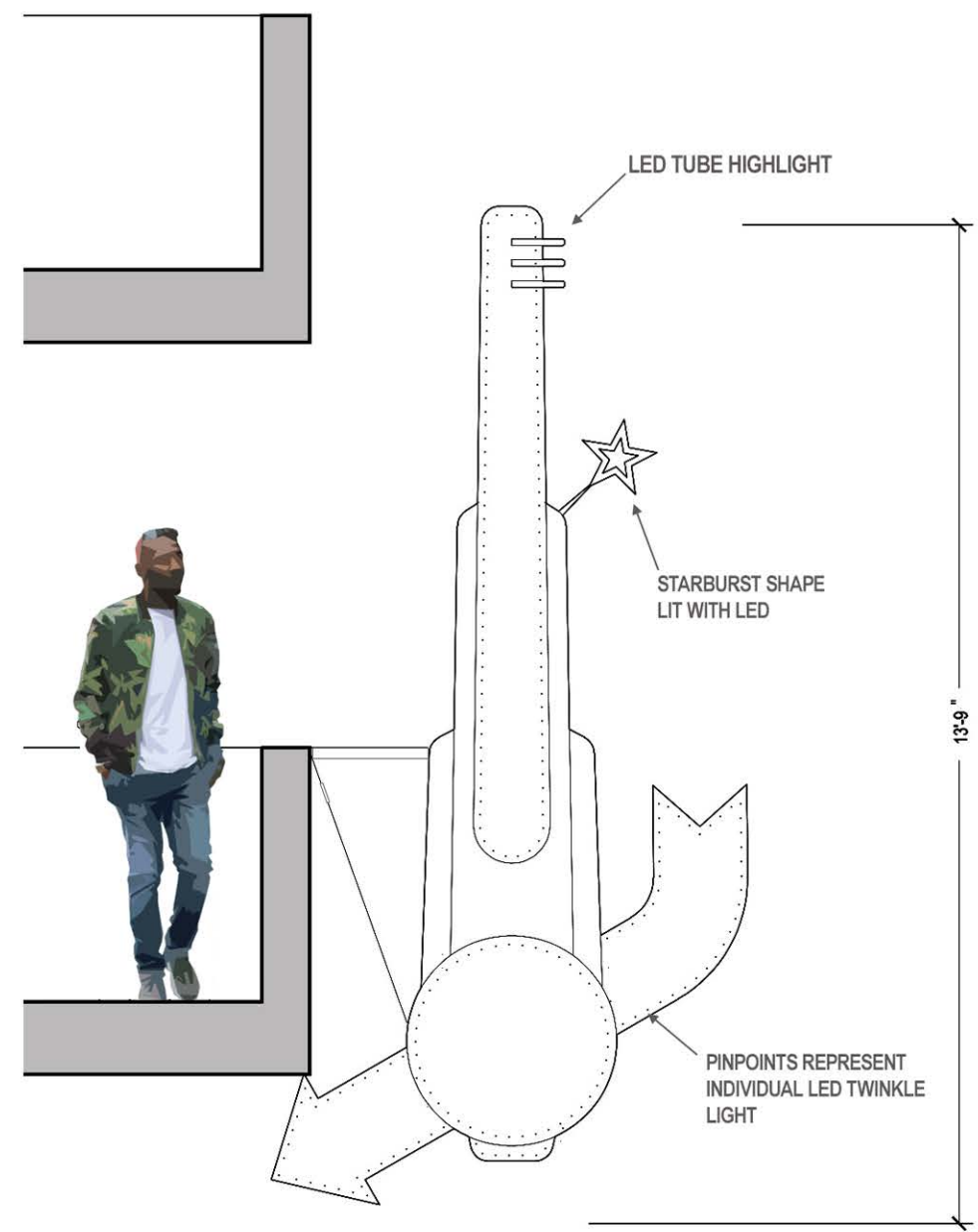
Landscaping and Bike Entry along S Jackson Place



ARTWORK • WELCOME SIGN

The artistic inspiration for this artwork proposal title Welcome Sign stems from the visual lexicon of the Jackson Street jazz club history - which marked a great musical and cultural renaissance throughout the Great Depression/prohibition era up through the late 50's. This vibrant live music scene highlighted the local jazz musicians and was notable for many reasons but particularly because of its racial and economic mixing among Black, Filipino, Japanese, White, and other races. The center of this scene ran along Jackson Street and included a high point of 34 live-music venues. The intersection of 12th & Jackson was particularly important because of the renowned Black & Tan Club that attracted many national talents including, Aretha Franklin, Gladys Knight, Duke Ellington, Count Basie, Ray Charles, Charlie Parker, Earnestine Anderson and others.

The proposal for this ephemeral welded steel sculpture will resemble a performance hall or club marque sign from the 1950's. It is not intended to be specific historical recreation, but rather to simply reference a glimmering vestige of an era and its history. It will be attached to the 1605 Jackson building on the Northwest corner of the façade facing Jackson Street so that it can be visible from multiple points around the building – but particularly for those moving up or down Jackson Street. During the evening hours, the sculpture will be illuminated with quiet twinkling lights and capped with neon bands made with long lasting LED's. The artwork will serve as a reference-point and a visual welcome sign to the former jazz district – working as an ethereal reminder of the vibrant and creative music scene that stretches back to 100 years of Seattle history.



Color and form precedence examples





Birdland Jazz



Gala Theater / Savoy Ballroom - famed R&B 1950's club



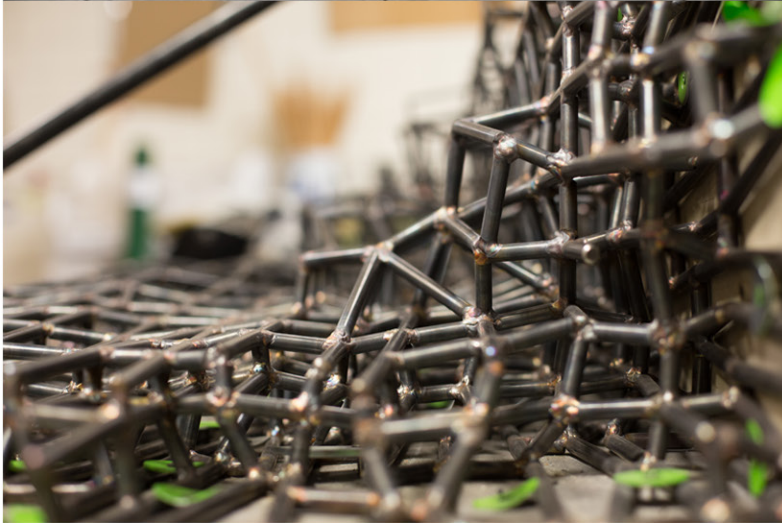
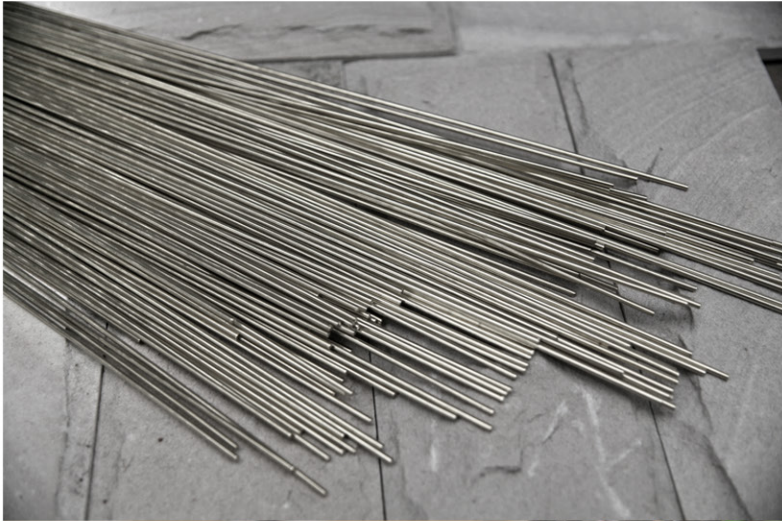
Atlas Theater off Jackson CID Jazz Club



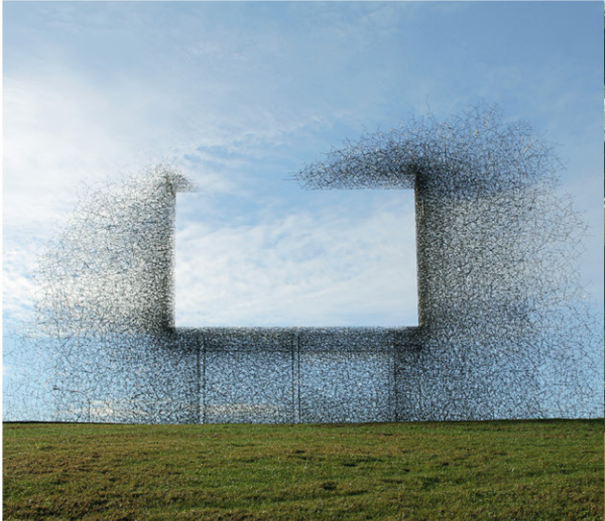
Basin Street Club at Jackson St and Maynard - Photo by Al Smith



Black & Tan Sign at 12th and Jackson St



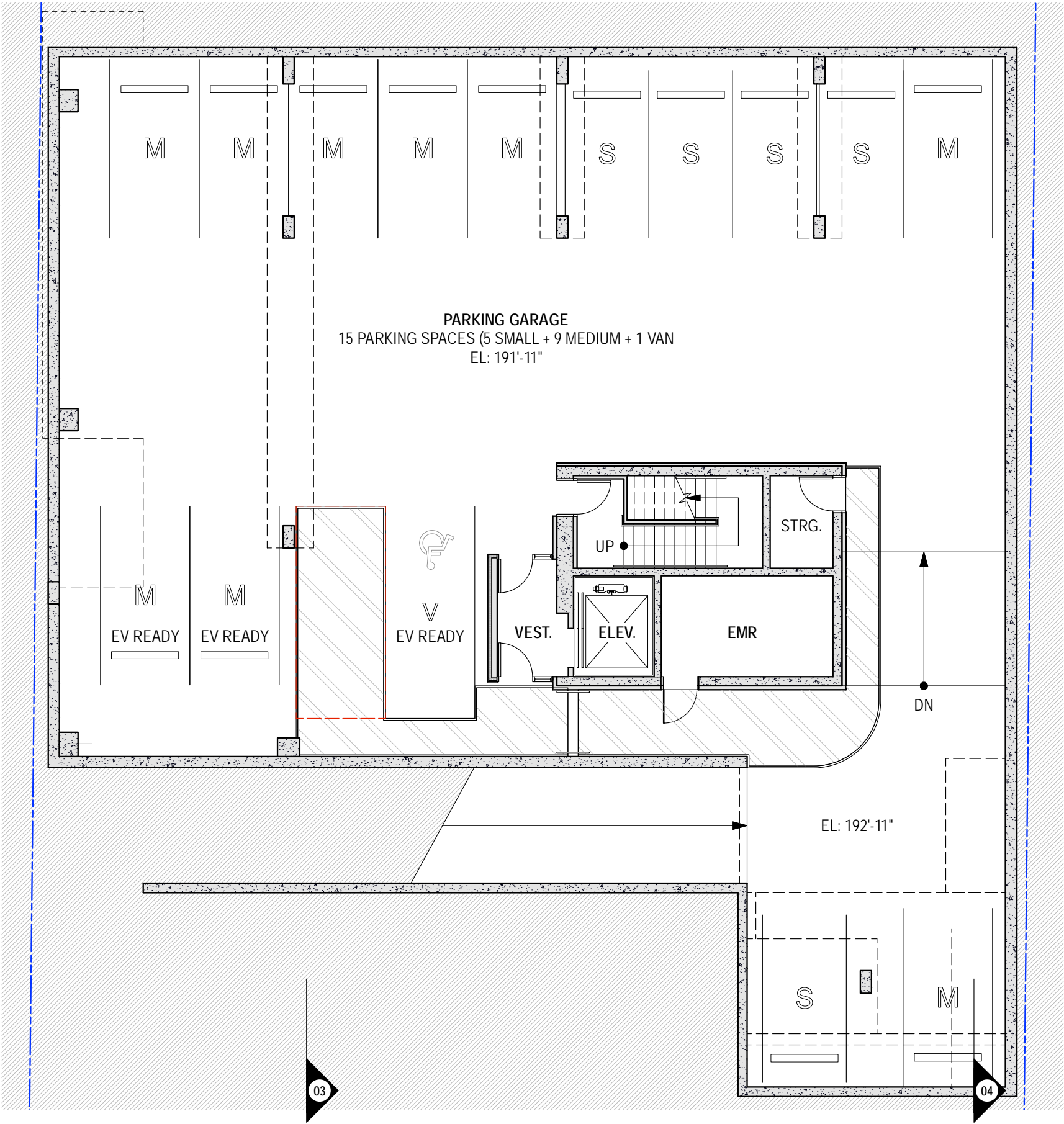
Examples of the artist's materials and welding technique in stainless steel



Examples of the artist's other sign-based artworks

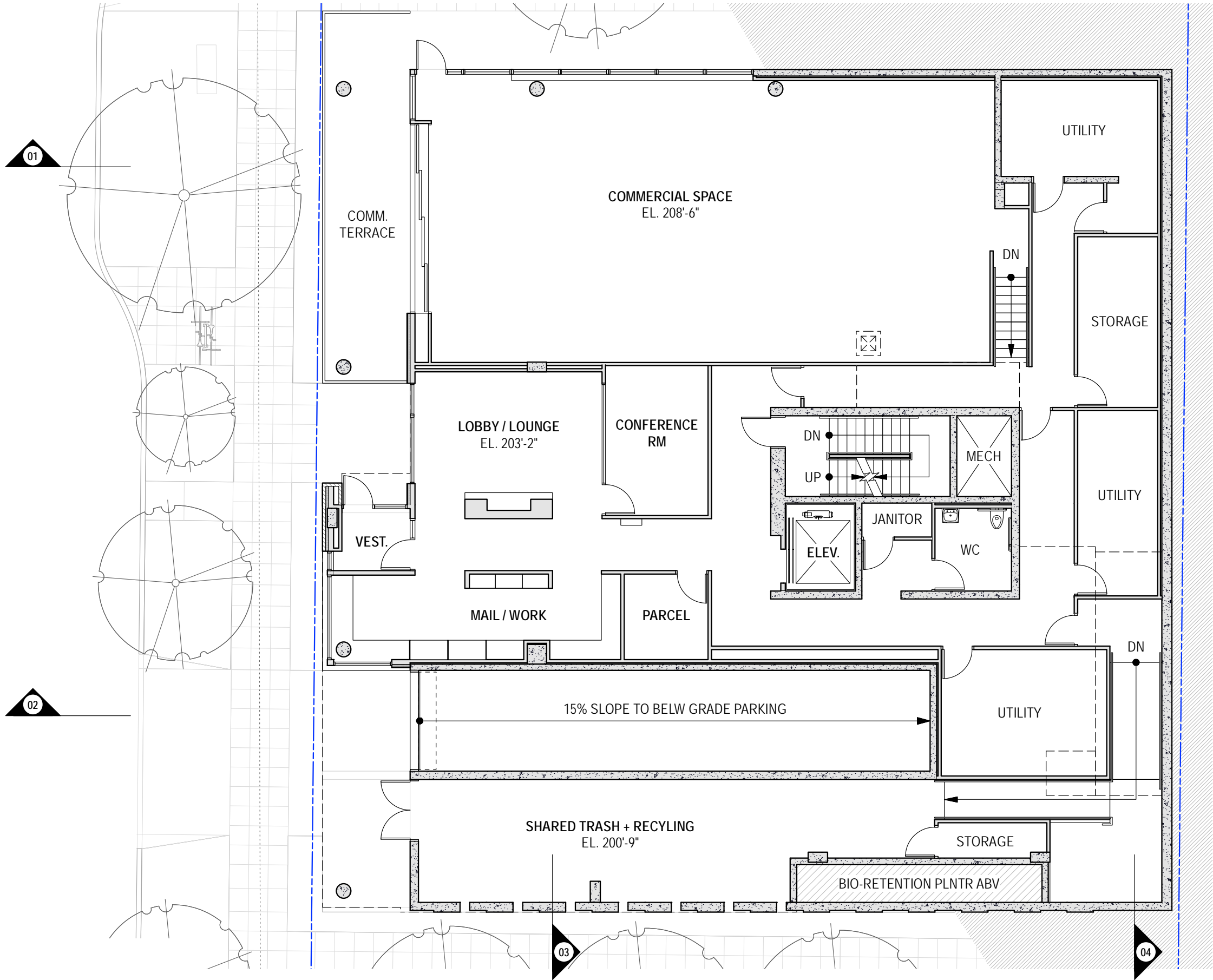


LOWER FLOOR PLAN



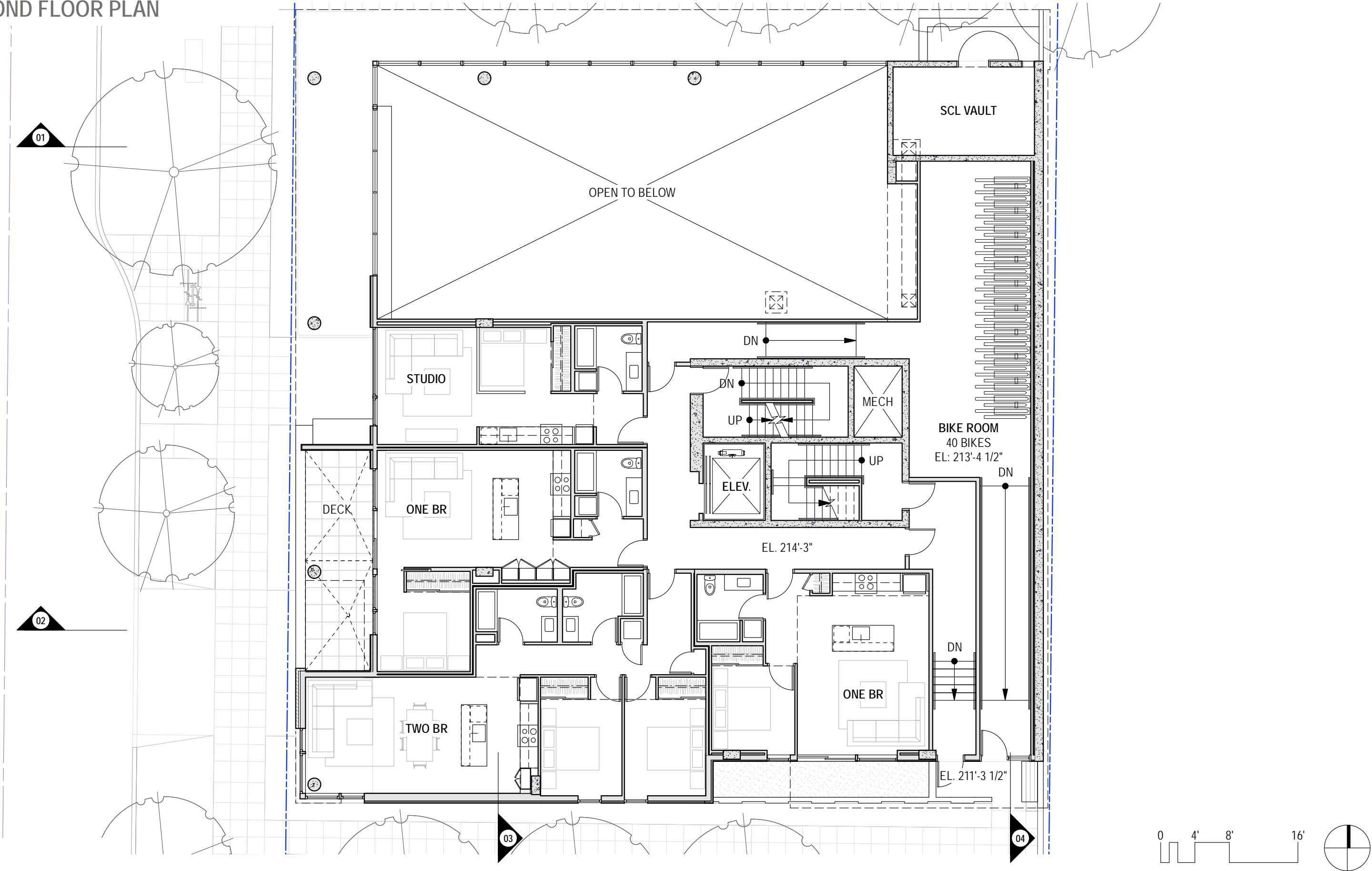


FIRST FLOOR PLAN



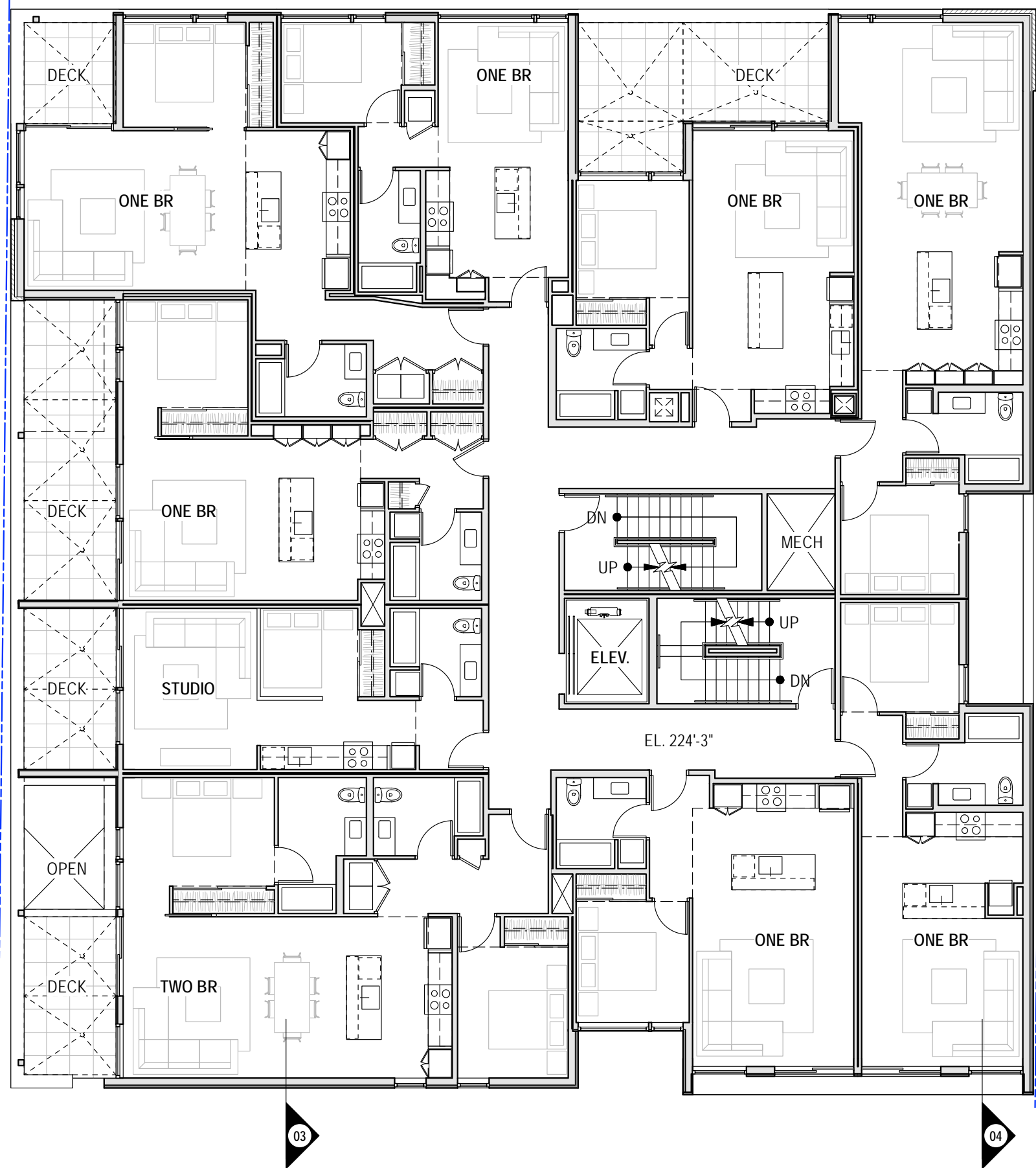


SECOND FLOOR PLAN



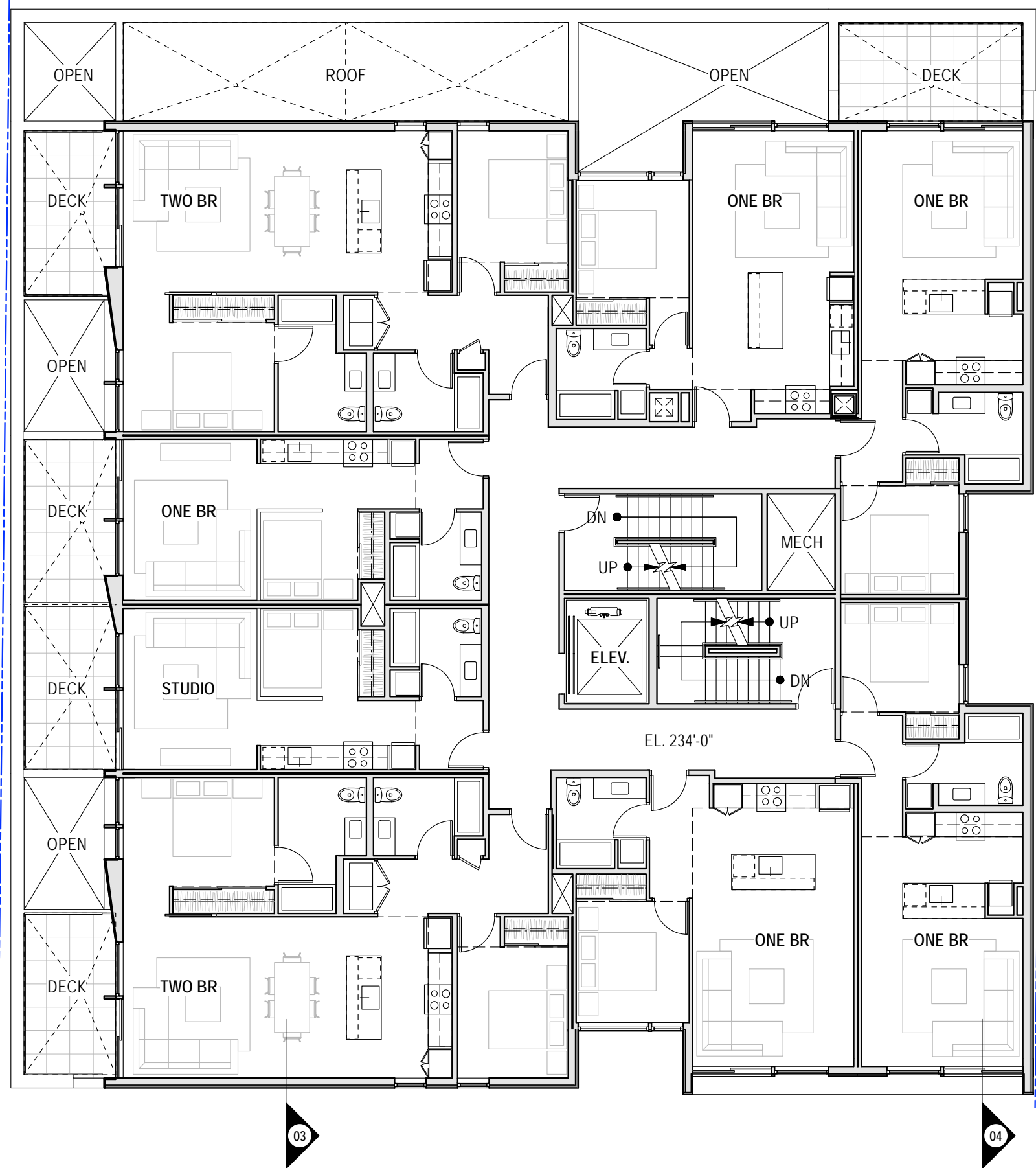


THIRD FLOOR PLAN





FOURTH FLOOR PLAN





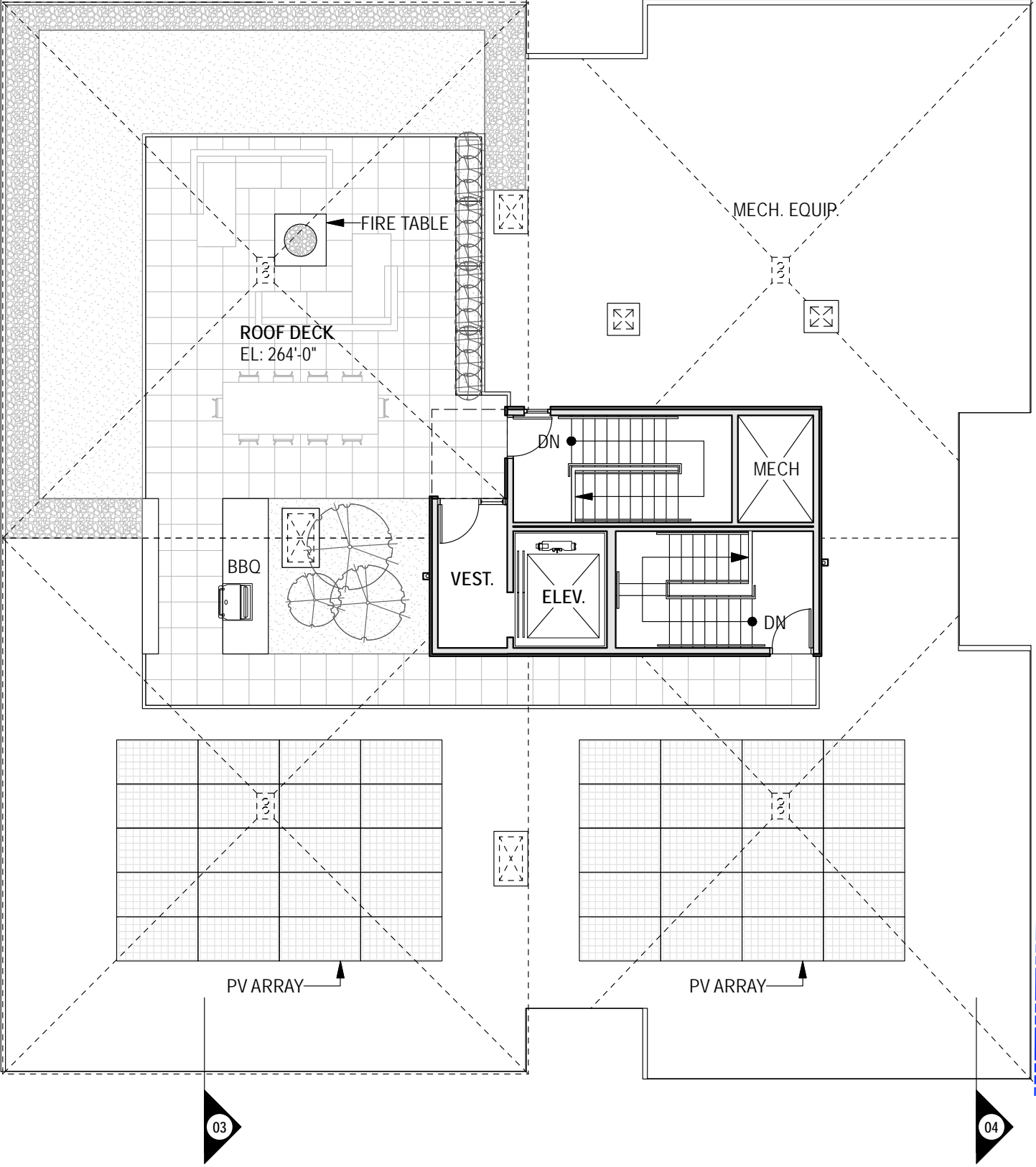




SIXTH FLOOR PLAN

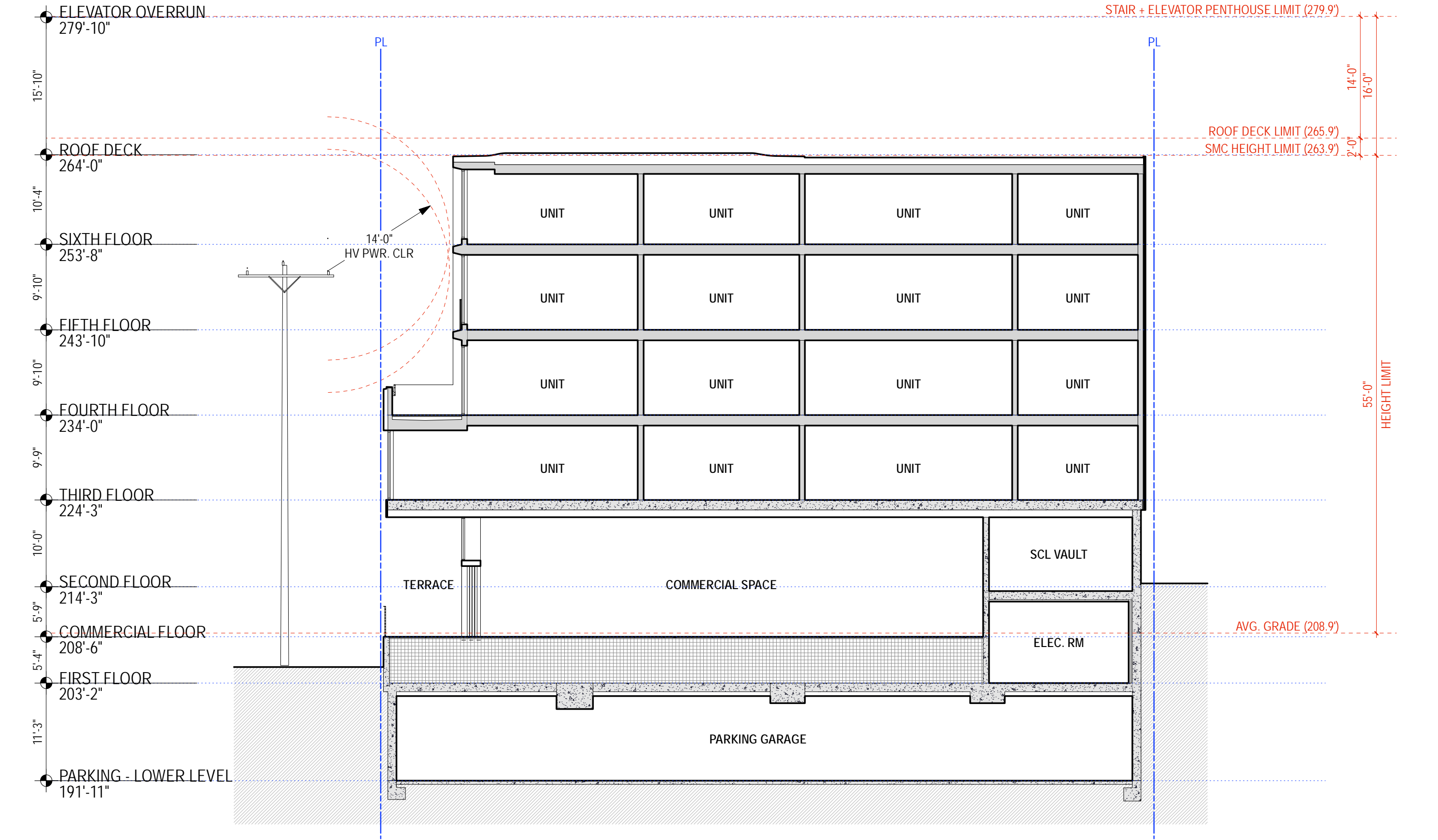






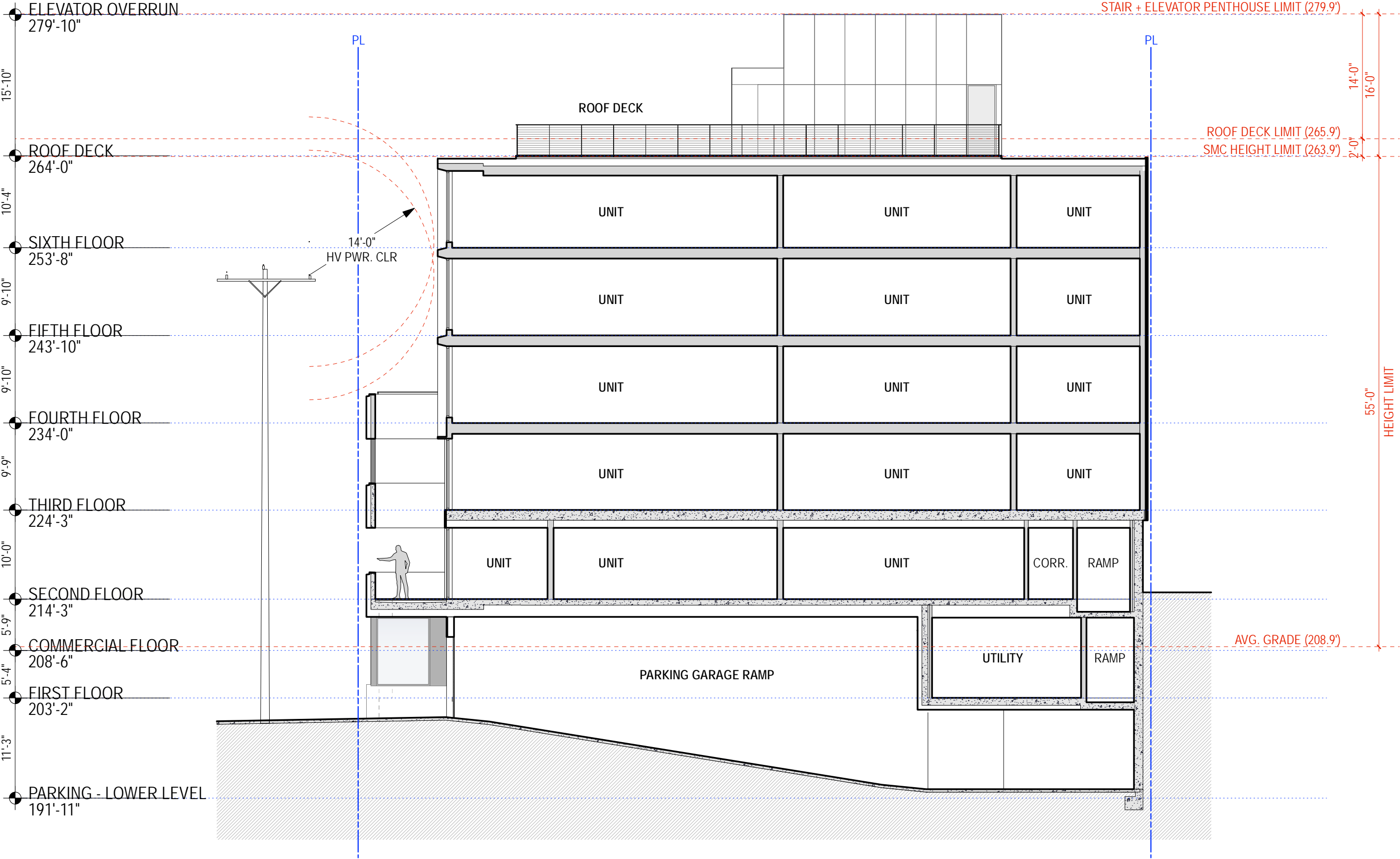


BUILDING SECTION 01



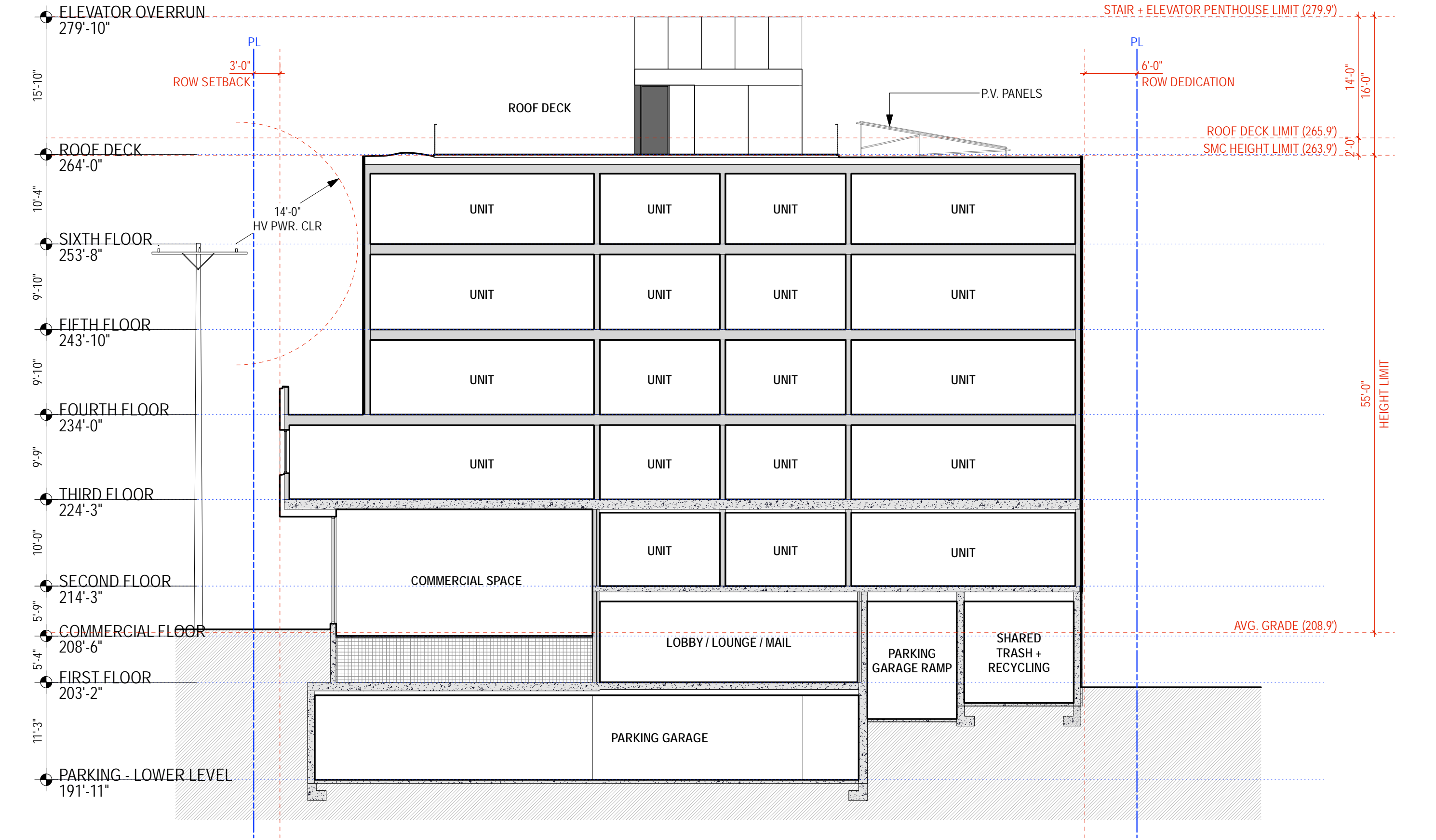


BUILDING SECTION 02



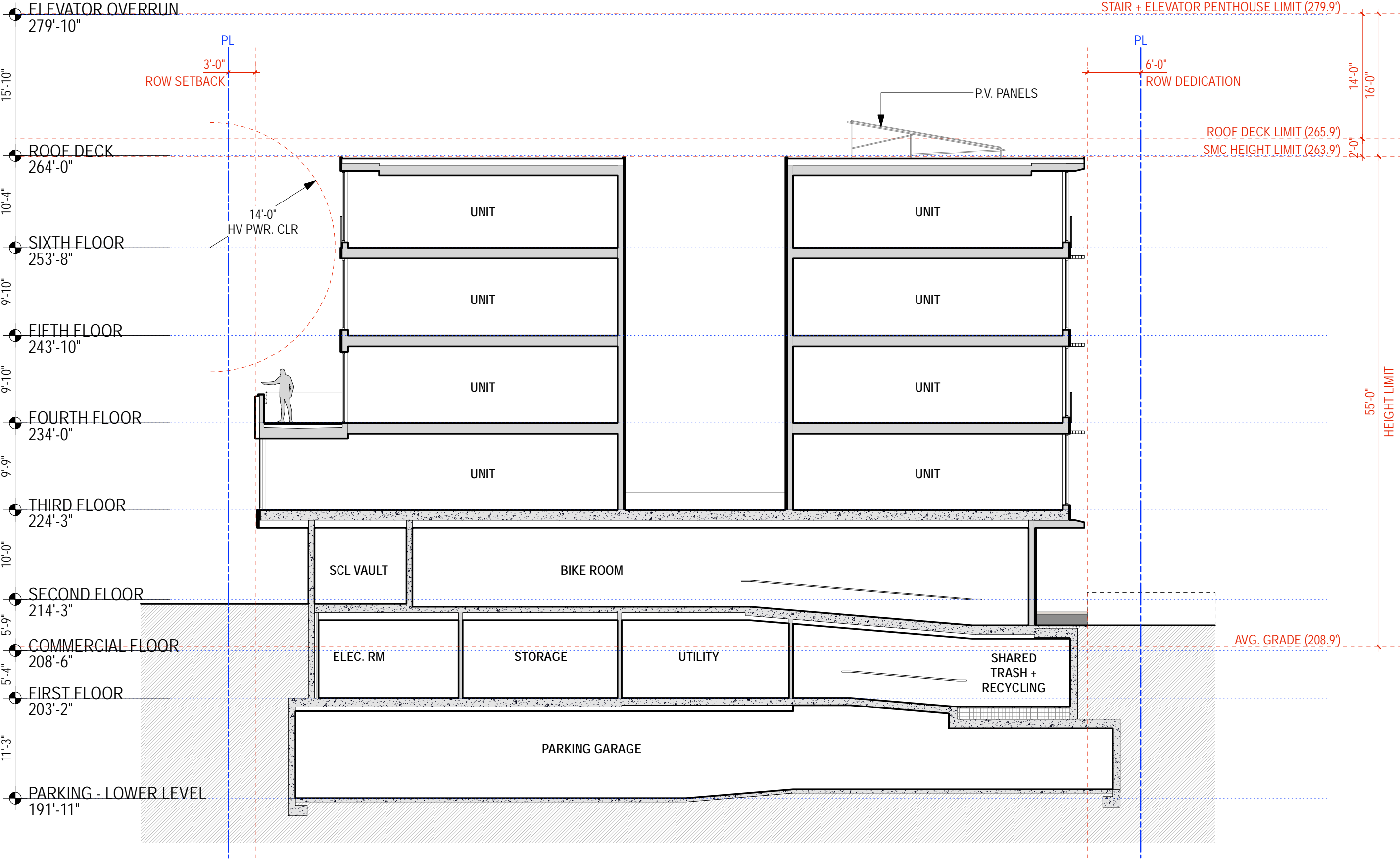


BUILDING SECTION 03



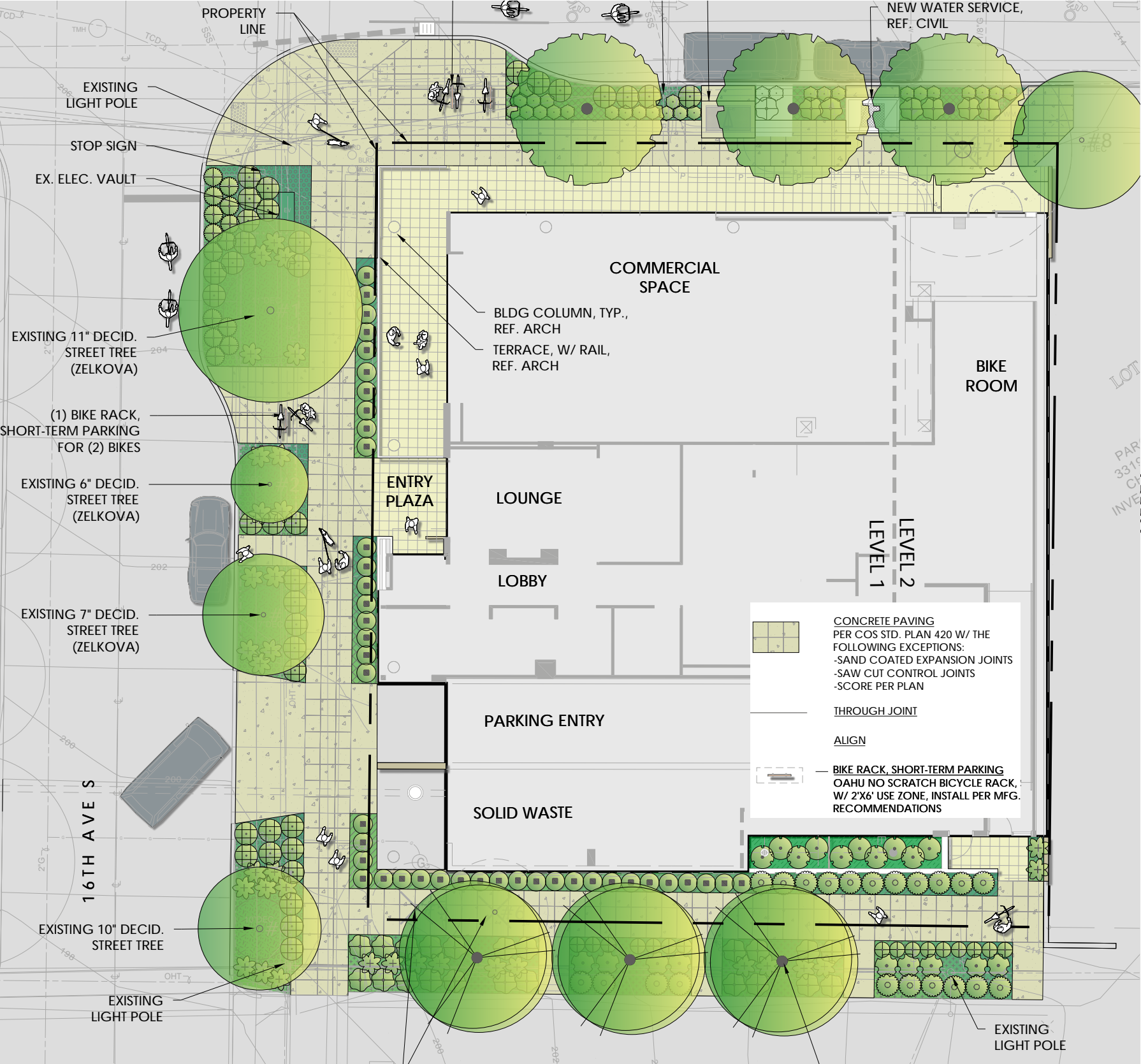


BUILDING SECTION 04





LANDSCAPE • STREET LEVEL PLAN



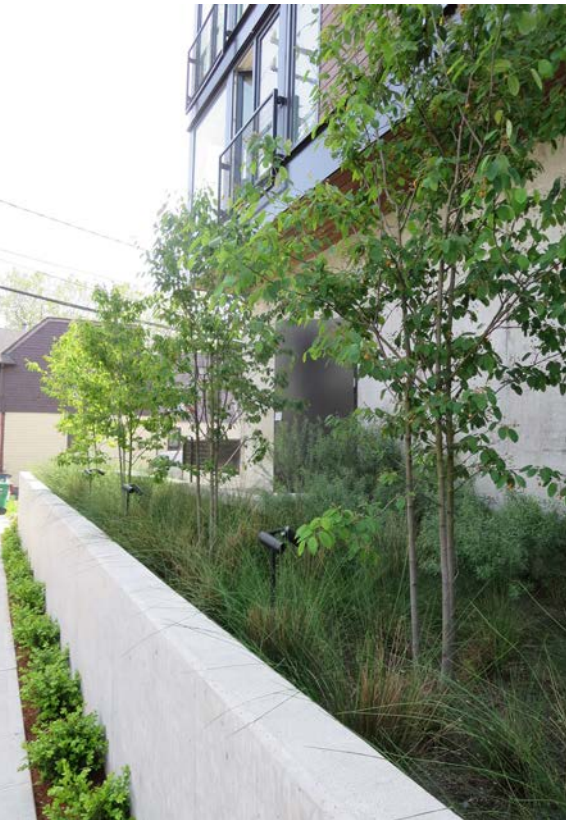
STREET LEVEL



corner food terrace



room for bikes

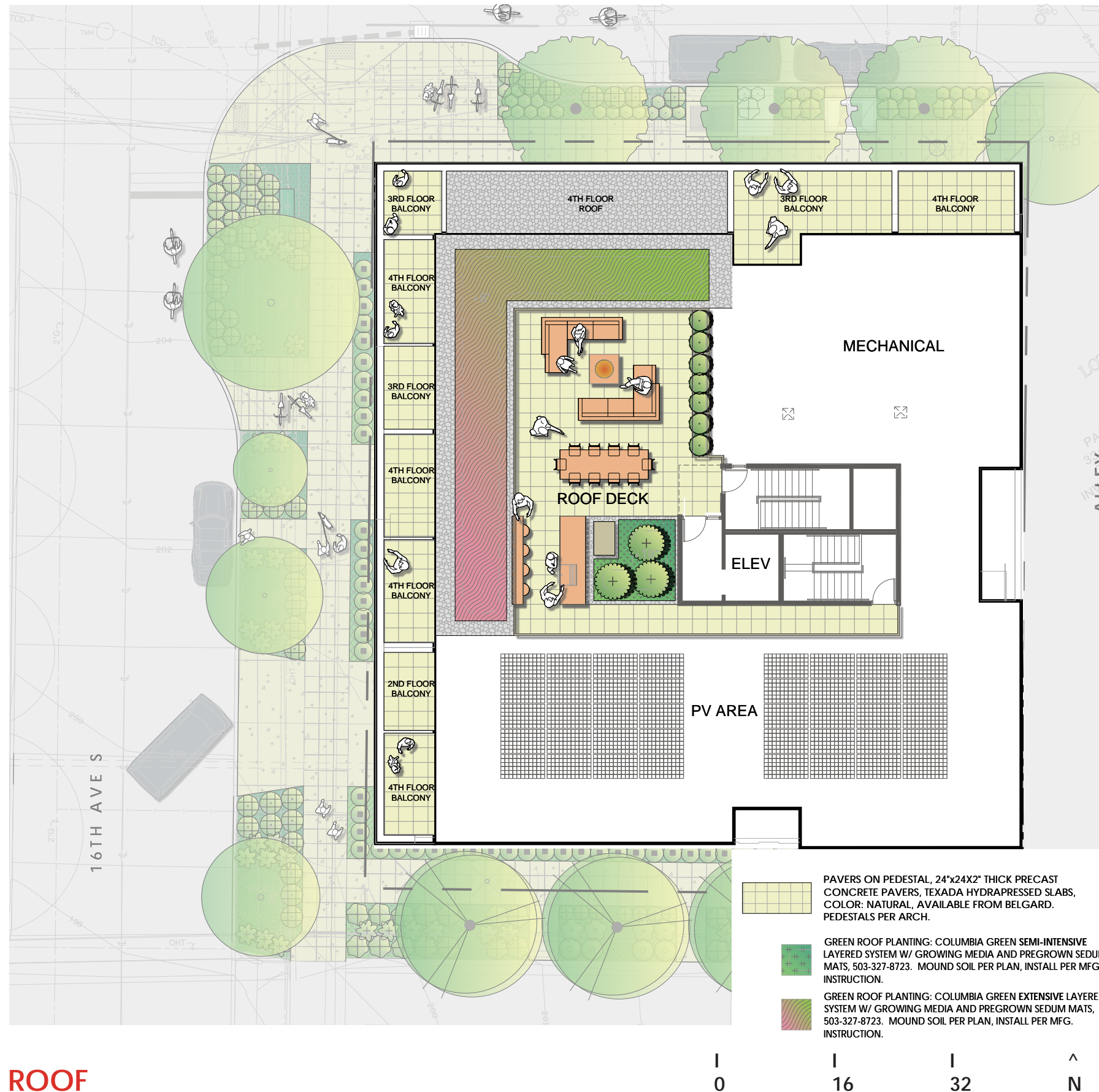


sidewalk biplanter

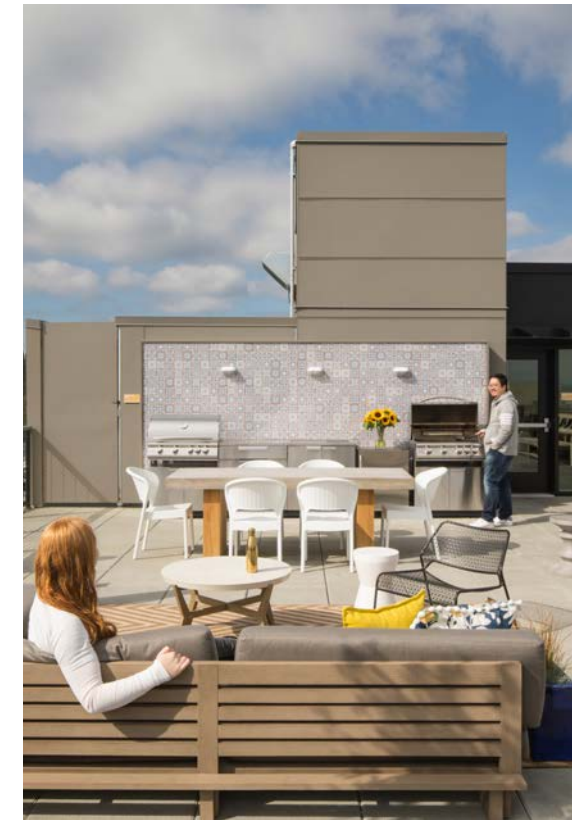


6' setback permits sidewalk, street trees on S Jackson Place

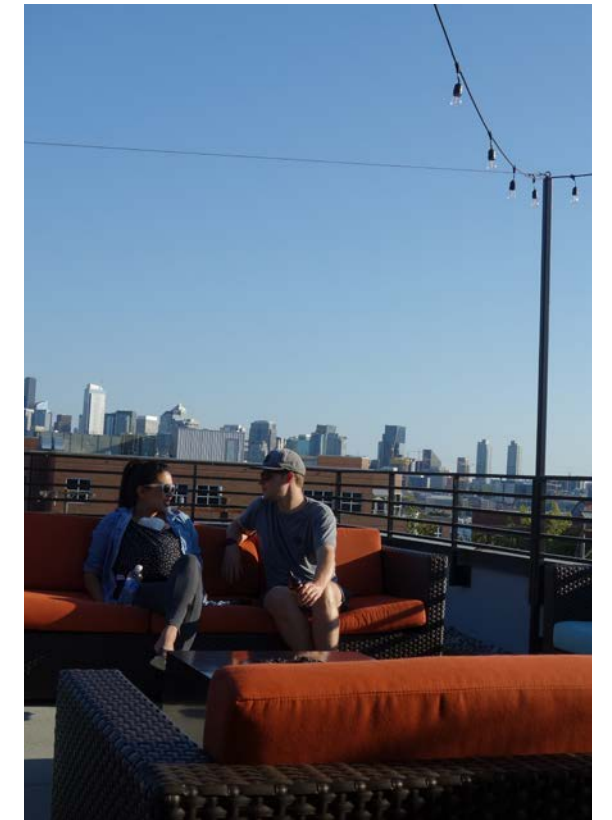




ROOF



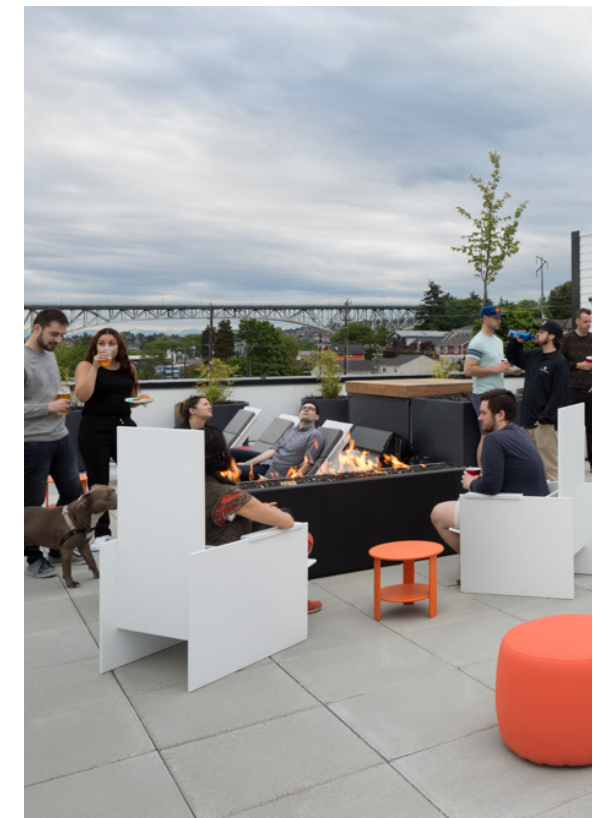
food and fun



cozy corner and killer view



generous balconies



fire spot and killer view



LANDSCAPE • PLANTS

PLANT SCHEDULE

STREET TREES

SHRUBS

GROUND COVERS

LARGE SHRUBS

GROUND COVERS

BOTANICAL NAME

(STREET TREES CONCEPTUALLY APPROVED BY SDOT URBAN FORESTRY,

CARPINUS JAPONICA

WELL BRANCHED

MAGNOLIA X LOEBNERI

BOTANICAL NAME

CISTUS X HYBRIDUS

CORNUS SERICEA 'KELSEYI'

ILEX CRENATA 'CONVEXA'

ILEX GLABRA 'SHAMROCK'

LONICERA PILEATA

NANDINA DOMESTICA 'ROYAL PRINCESS' TM

PITTOSPORUM TOBIRA 'WHEELER'S DWARF'

POLYSTICHUM MUNITUM

ROSA X 'AMBER CARPET ROSE'

VIBURNUM DAVIDII

GROUND COVERS

BIORETENTION MIX

CAREX OBNUPTA

IRIS SIBIRICA

JUNCUS PATENS

BOTANICAL NAME

ARBUSUS UNEDO

NANDINA DOMESTICA

BOTANICAL NAME

MOUNDED GREEN ROOF PLANTING

TOPO LINES INDICATED GRADE ABOVE FINISH FLOOR

ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'

ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS'

FRAGARIA CHILOENSIS

SEDUM TILE

GREEN ROOF MIX

DROUGHT TOLERANT SEDUM MIX &

PREPLANTED DROUGHT TOLERANT GRASSES

AND PERENNIALS, MOUND FROM 4" TO 8"

ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'

NARCISSUS JONQUILLA 'SAILBOAT'

NASSELLA TENUISSIMA

SEDUM TILE

COMMON NAME

JAPANESE HORNBEAM

LOEBNER MAGNOLIA

WHITE ROCKROSE

KELSEYI DOGWOOD

CONVEX-LEAVED JAPANESE HOLLY

INKBERRY

PRIVET HONEYSUCKLE

ROYAL PRINCESS HEAVENLY BAMBOO

DWARF PITTOSPORUM

WESTERN SWORD FERN

ROSE

DAVID VIBURNUM

SLOUGH SEDGE

SIBERIAN IRIS

CALIFORNIA GRAY RUSH

COMMON NAME

STRAWBERRY TREE MULTI-TRUNK

HEAVENLY BAMBOO

SUMMER PASTELS YARROW

MASSACHUSETTS KINNIKINNICK

BEACH STRAWBERRY

PREPLANTED SEDUM MAT

SUMMER PASTELS YARROW

SAILBOAT MINIATURE DAFFODIL

TEXAS NEEDLE GRASS

PREPLANTED SEDUM MAT

TREES



Carpinus japonica  
Japanese Hornbeam

SHRUBS



Cistus hybridus  
Rockrose



Ilex glabra 'compacta'  
Compact Inkberry

BIOPLANTER



Carex obnupta  
Slough Sedge



Magnolia x loebneri 'Merrill'  
Merrill Magnolia



Cornus kelseyii  
Kelsey Redtwig Dogwood



Pittosporum 'Wheeler' Dwarf  
Japanese Mock Orange



Iris sibirica  
Siberian Iris

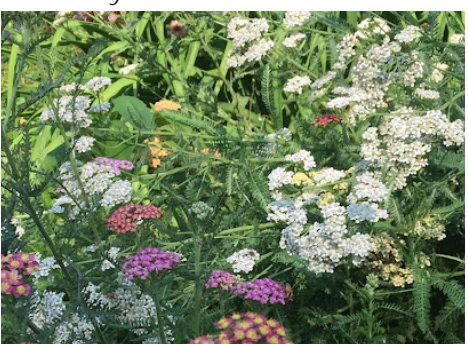
ROOF



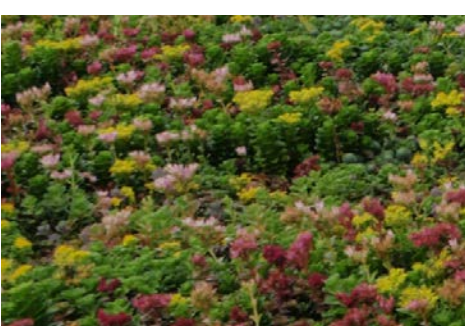
Arbutus unedo 'compacta'  
Strawberry Tree



Nandina domestica  
Heavenly Bamboo



Achillea 'Summer Pastels'  
'Summer Pastels' Yarrow



Sedum Tile 'Color Max'  
'Color Max Sedum Tile

ROOF

PLANTS



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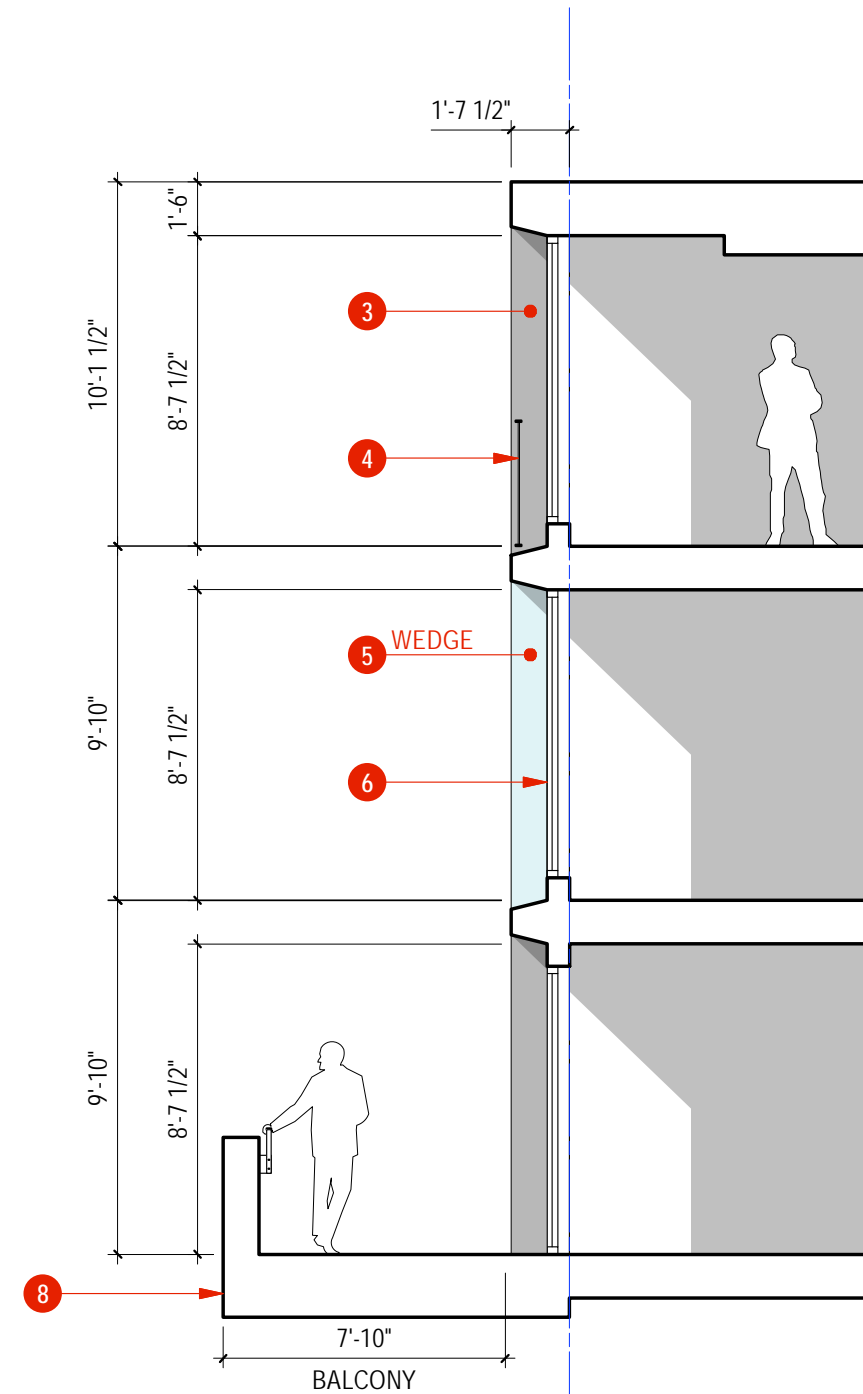
WEST ELEVATION







WESTERN SUN SHADING STRATEGY



SECTION DIAGRAM: 01

- 1 PV Array
- 2 Articulated Frame: Aluminum Composite Panel  
Color: White
- 3 Horizontal Sun Breakers: Aluminum Composite Panel or Trespa Meteon  
Color: Black
- 4 Juliet Balcony: Powder Coated Steel  
Color: Black
- 5 High Pressure Laminate Panels: Trespa Meteon  
Color: Aquamarine
- 6 Vinyl Windows: VPI Endurance, Envision, and Bellevue Series  
Color: Black

- 7 Vertical Corrugated Metal Panel: AEP Span Mini V-Beam  
Color: Regal White
- 8 Norman Brick, 1/3 Running Bond: Mutual Materials  
Color: Aspen
- 9 Fiber Cement Panel  
Color: Black

- 10 Wood Soffit: Stained Tounge + Groove Cedar
- 11 Pocketed Multi-Panel Sliding Glass Doors:  
Quantum Aluminum Clad Lift + Slide  
Color: Black
- 12 Sealed Arch Concrete



SOUTH ELEVATION



- 1

PV Array
- 2

Articulated Frame: Aluminum Composite Panel  
Color: White
- 3

Horizontal Sun Breakers: Aluminum Composite Panel or Trespa Meteon  
Color: Black
- 4

Juliet Balcony: Powder Coated Steel  
Color: Black
- 5

High Pressure Laminate Panels: Trespa Meteon  
Color: Aquamarine
- 6

Vinyl Windows: VPI Endurance, Envision, and Bellevue Series  
Color: Black
- 7

Vertical Corrugated Metal Panel: AEP Span Mini V-Beam  
Color: Regal White
- 8

Norman Brick, 1/3 Running Bond: Mutual Materials  
Color: Aspen
- 9

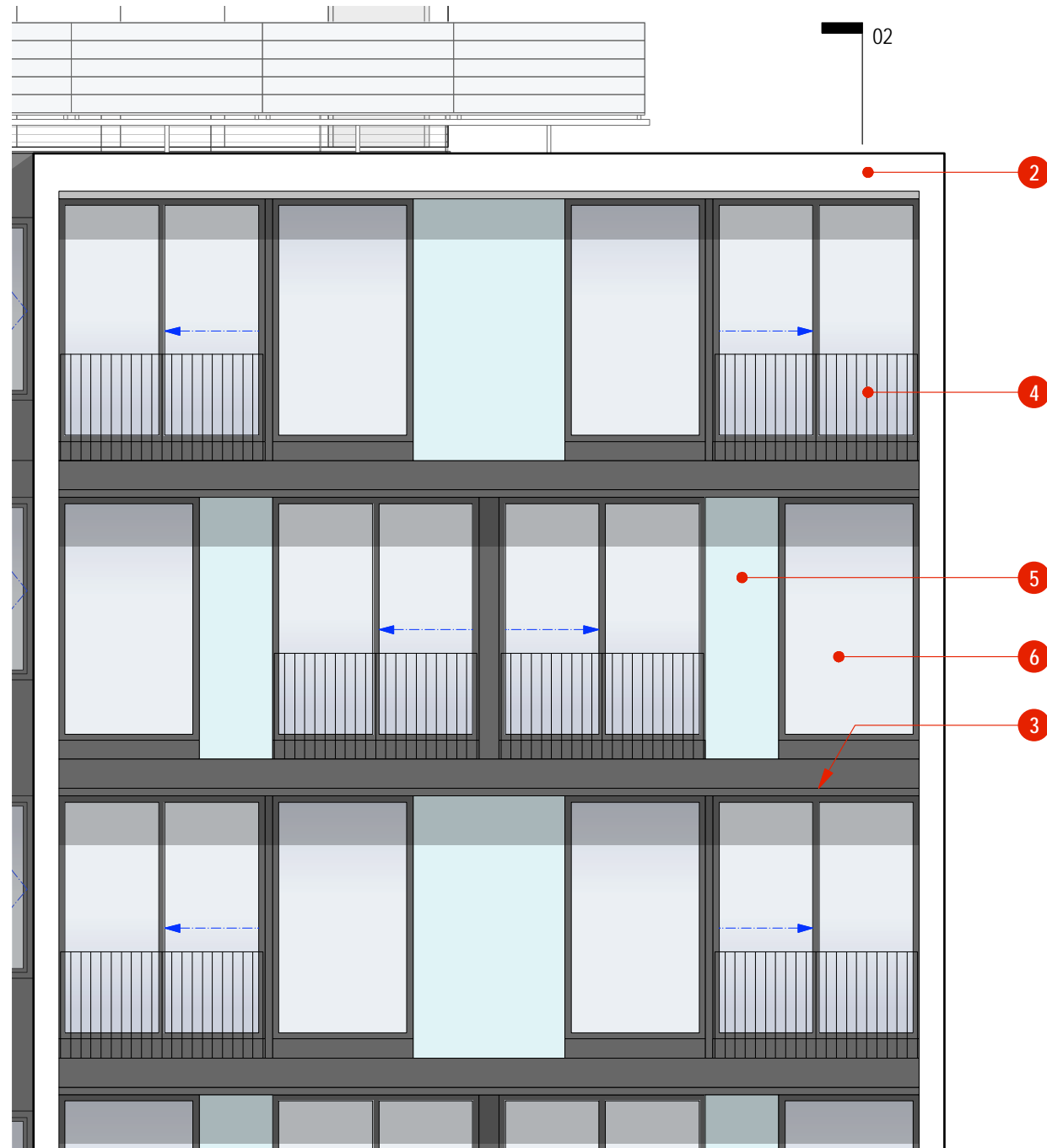
Fiber Cement Panel  
Color: Black
- 10

Wood Soffit: Stained Tounge + Groove Cedar  
Pocketed Multi-Panel Sliding Glass Doors:
- 11

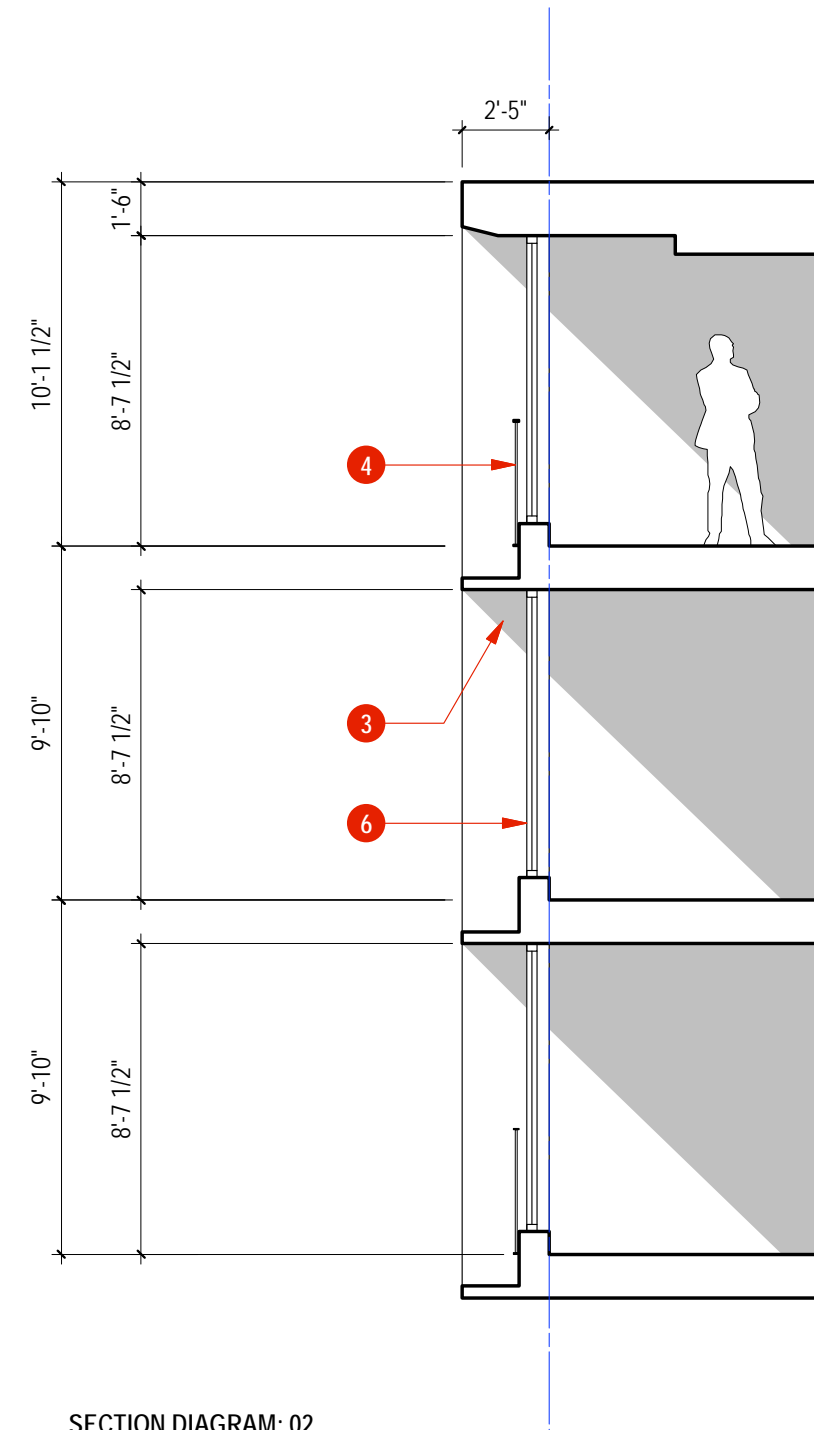
Quantum Aluminum Clad Lift + Slide  
Color: Black
- 12

Sealed Arch Concrete





SOUTHERN SUN SHADING STRATEGY



SECTION DIAGRAM: 02

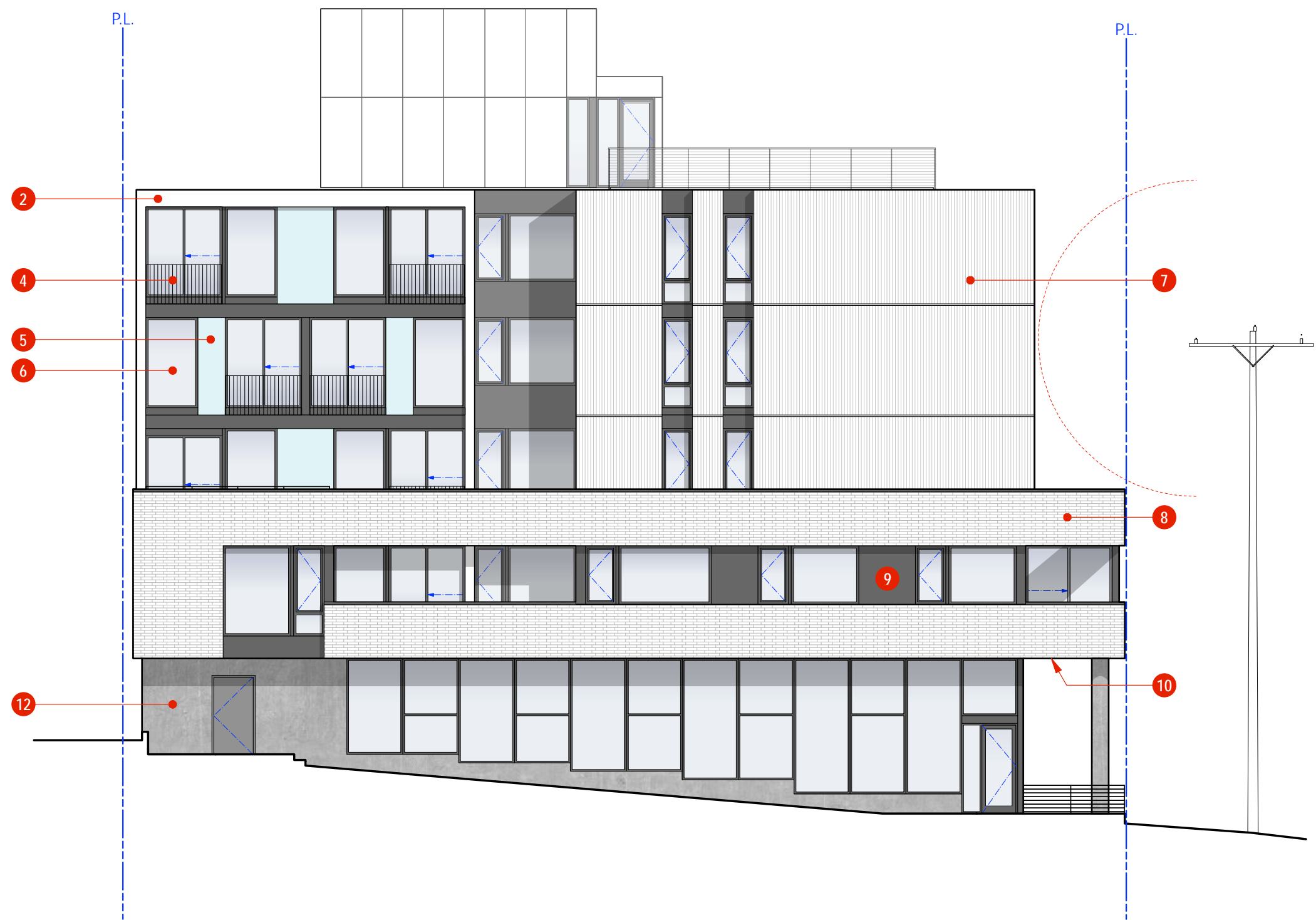
- 1 PV Array
- 2 Articulated Frame: Aluminum Composite Panel  
Color: White
- 3 Horizontal Sun Breakers: Aluminum Composite Panel or Trespa Meteon  
Color: Black
- 4 Juliet Balcony: Powder Coated Steel  
Color: Black
- 5 High Pressure Laminate Panels: Trespa Meteon  
Color: Aquamarine
- 6 Vinyl Windows: VPI Endurance, Envision, and Bellevue Series  
Color: Black

- 7 Vertical Corrugated Metal Panel: AEP Span Mini V-Beam  
Color: Regal White
- 8 Norman Brick, 1/3 Running Bond: Mutual Materials  
Color: Aspen
- 9 Fiber Cement Panel  
Color: Black

- 10 Wood Soffit: Stained Tounge + Groove Cedar
- 11 Pocketed Multi-Panel Sliding Glass Doors:  
Quantum Aluminum Clad Lift + Slide  
Color: Black
- 12 Sealed Arch Concrete



NORTH ELEVATION



- 1

PV Array
- 2

Articulated Frame: Aluminum Composite Panel  
Color: White
- 3

Horizontal Sun Breakers: Aluminum Composite Panel or Trespa Meteon  
Color: Black
- 4

Juliet Balcony: Powder Coated Steel  
Color: Black
- 5

High Pressure Laminate Panels: Trespa Meteon  
Color: Aquamarine
- 6

Vinyl Windows: VPI Endurance, Envision, and Bellevue Series  
Color: Black
- 7

Vertical Corrugated Metal Panel: AEP Span Mini V-Beam  
Color: Regal White
- 8

Norman Brick, 1/3 Running Bond: Mutual Materials  
Color: Aspen
- 9

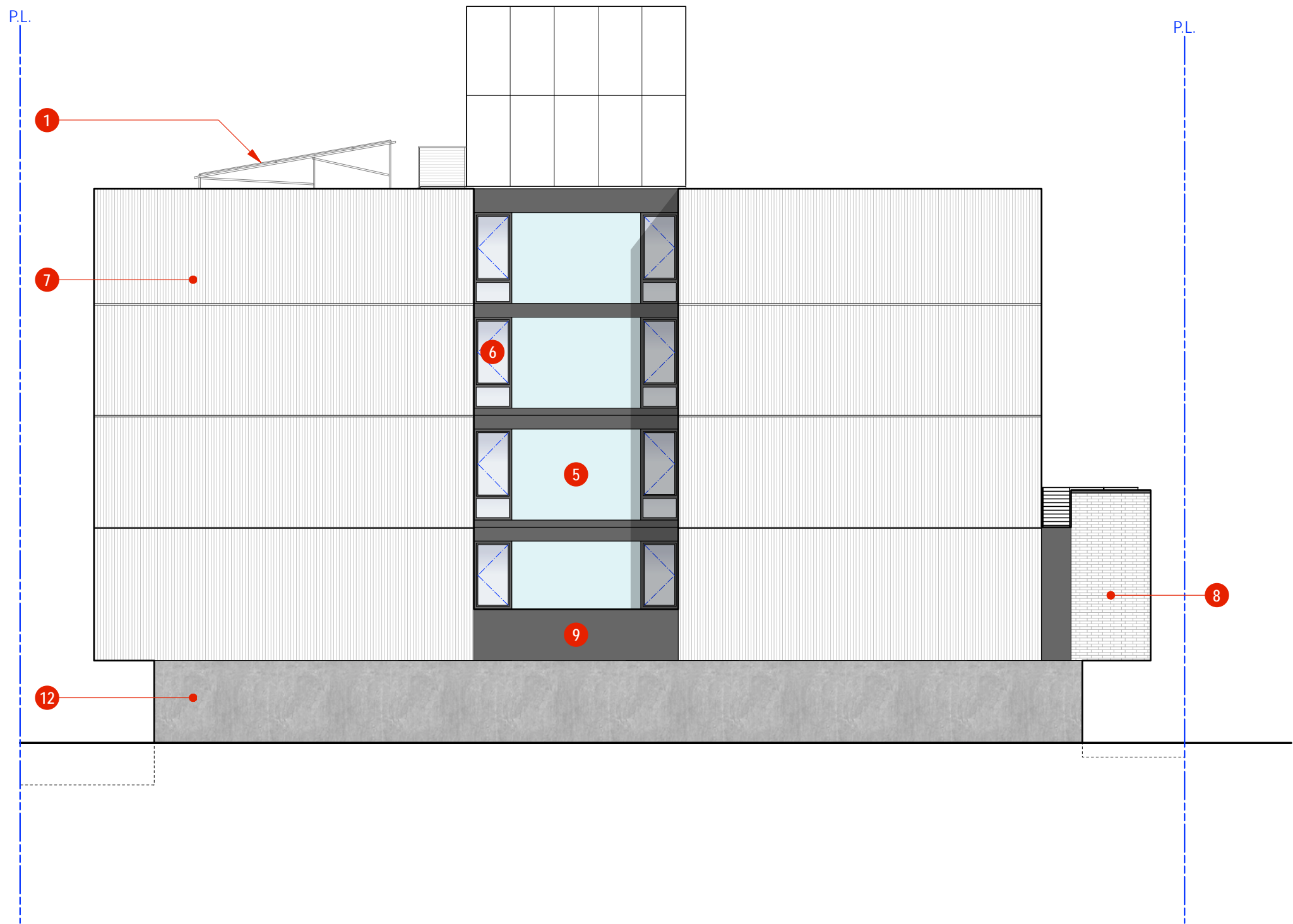
Fiber Cement Panel  
Color: Black
- 10

Wood Soffit: Stained Tounge + Groove Cedar  
Pocketed Multi-Panel Sliding Glass Doors:
- 11

Quantum Aluminum Clad Lift + Slide  
Color: Black
- 12

Sealed Arch Concrete





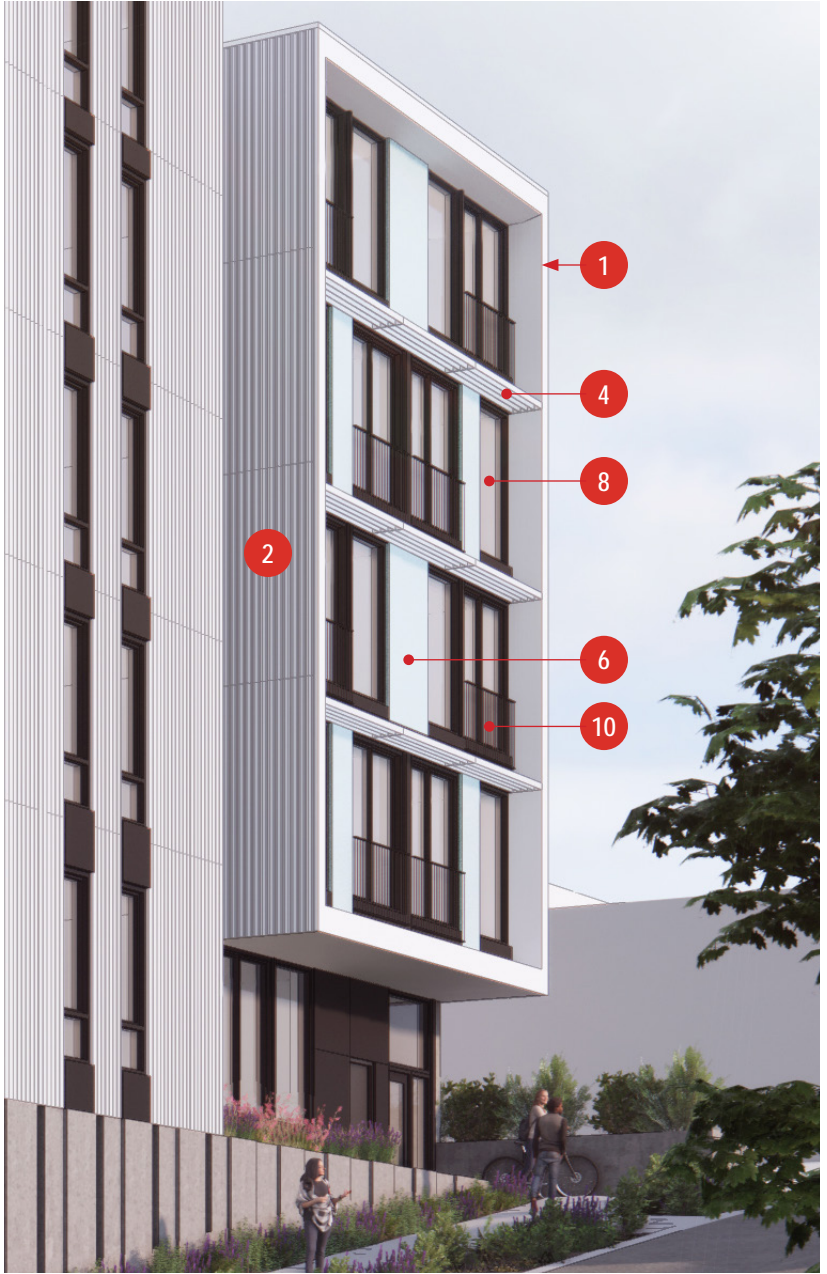
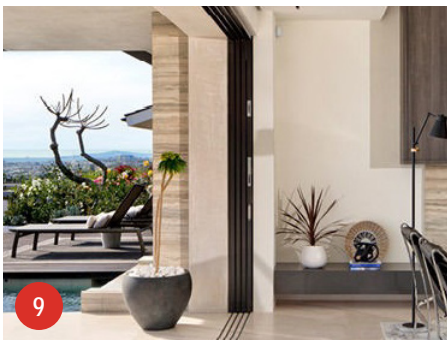
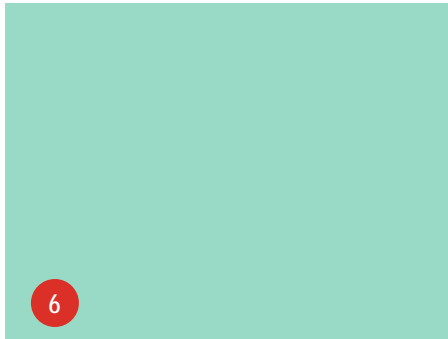
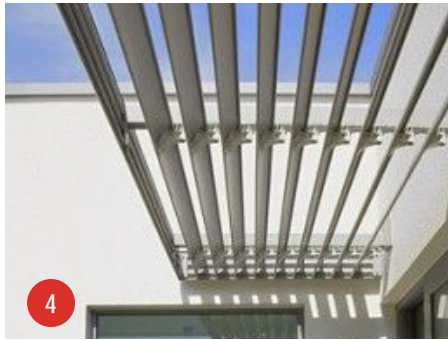
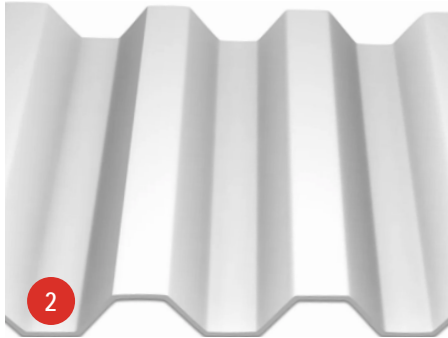
- |  |   |   |  |
|--|---|---|--|
| 1 PV Array   | 4 Juliet Balcony: Powder Coated Steel<br>Color: Black                         | 7 Vertical Corrugated Metal Panel: AEP Span Mini V-Beam<br>Color: Regal White | 10 Wood Soffit: Stained Tounge + Groove Cedar  |
| 2 Articulated Frame: Aluminum Composite Panel<br>Color: White                        | 5 Fiber Cement Panel<br>Color: Aquamarine                                     | 8 Norman Brick, 1/3 Running Bond: Mutual Materials<br>Color: Aspen            | 11 Pocketed Multi-Panel Sliding Glass Doors:<br>Quantum Aluminum Clad Lift + Slide<br>Color: Black |
| 3 Horizontal Sun Breakers: Aluminum Composite Panel or Trespa Meteon<br>Color: Black | 6 Vinyl Windows: VPI Endurance, Envision, and Bellevue Series<br>Color: Black | 9 Fiber Cement Panel<br>Color: Black  | 12 Sealed Arch Concrete  |



PROPOSED MATERIALS



- 1 Articulated Frame: Aluminum Composite Panel  
Color: White
- 3 Vertical Sun Breakers: Aluminum Composite Panel or Trespa Meteon  
Color: Black
- 5 Norman Brick, 1/3 Running Bond: Mutual Materials  
Color: Aspen
- 7 Wood Soffit: Stained Tongue + Groove Cedar
- 9 Pocketed Multi-Panel Sliding Doors: Quantum Aluminum Clad Lift + Slide  
Color: Black



- 2 Vertical Corrugated Metal Panel: AEP Span Mini V-Beam  
Color: Regal White
- 4 Horizontal Sun Breakers: Pre Finished Aluminum  
Color: White
- 6 High Pressure Laminate Panels: Trespa Meteon  
Color: Aquamarine
- 8 Vinyl Windows: VPI Endurance, Envision, Bellevue Series  
Color: Black
- 10 Juliette Balcony: Powder Coated Steel  
Color: Black















RENDERING • STREET LEVEL CORNER OF 16TH + JACKSON

















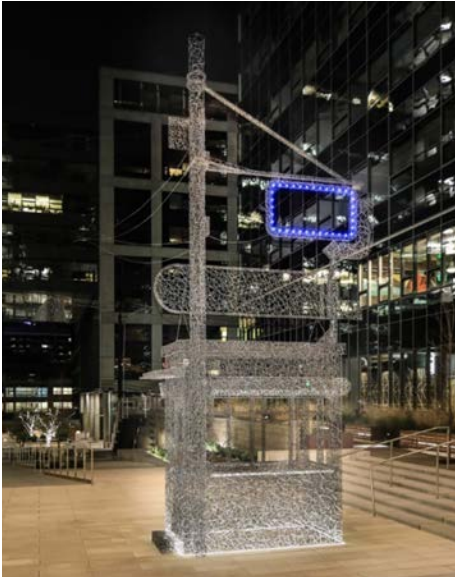








CONCEPTUAL LIGHTING PLAN



1 Artwork Illumination



2 Up-lighting of Wood Soffit



3 Recessed Downlight



4 Wall Sconce



5 Interior Space as "Lantern"







**COMMERCIAL SIGNAGE:**  
Steel letters



**BUILDING ADDRESS NUMBERS:**  
Steel painted black on concrete wall



**MAIN BUILDING SIGNAGE:**  
Steel letters



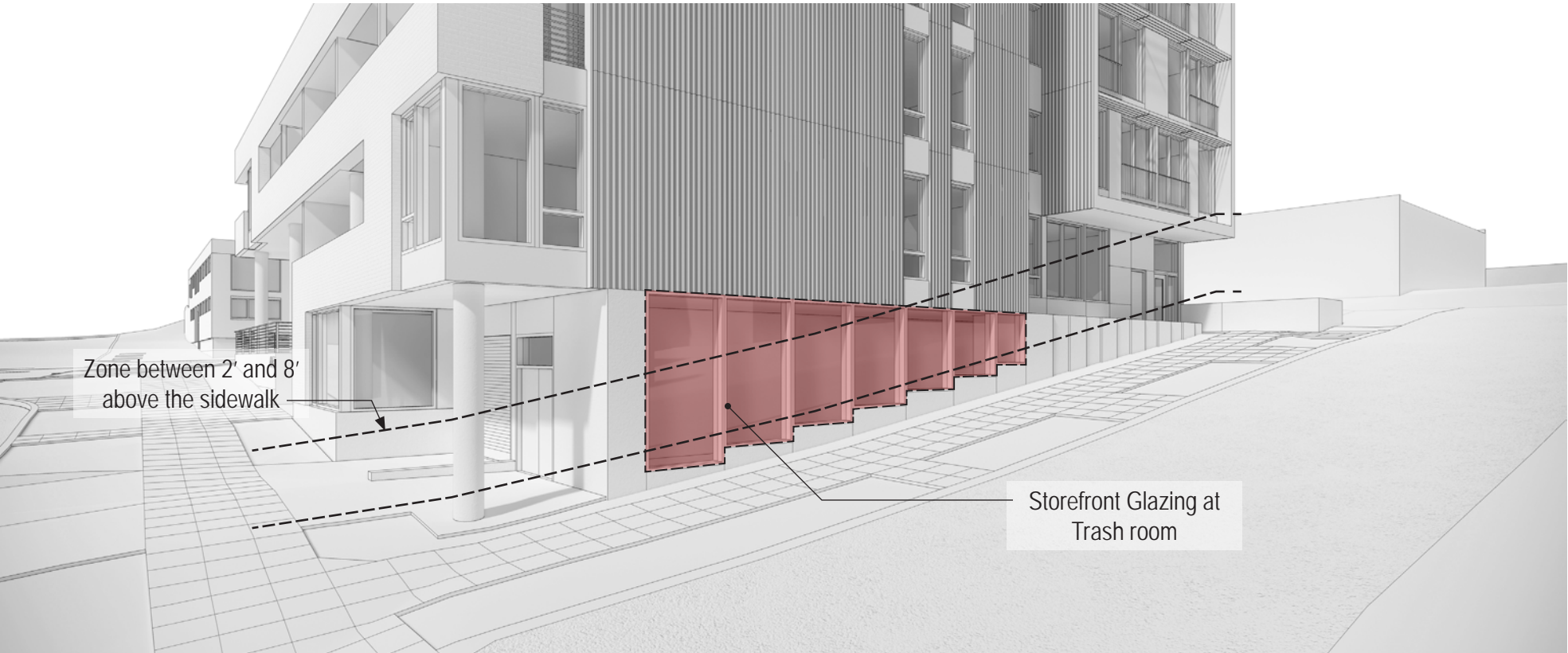
# DEPARTURE REQUESTS

## Departure Request #1: SMC 23.47A.008 B2 Transparency

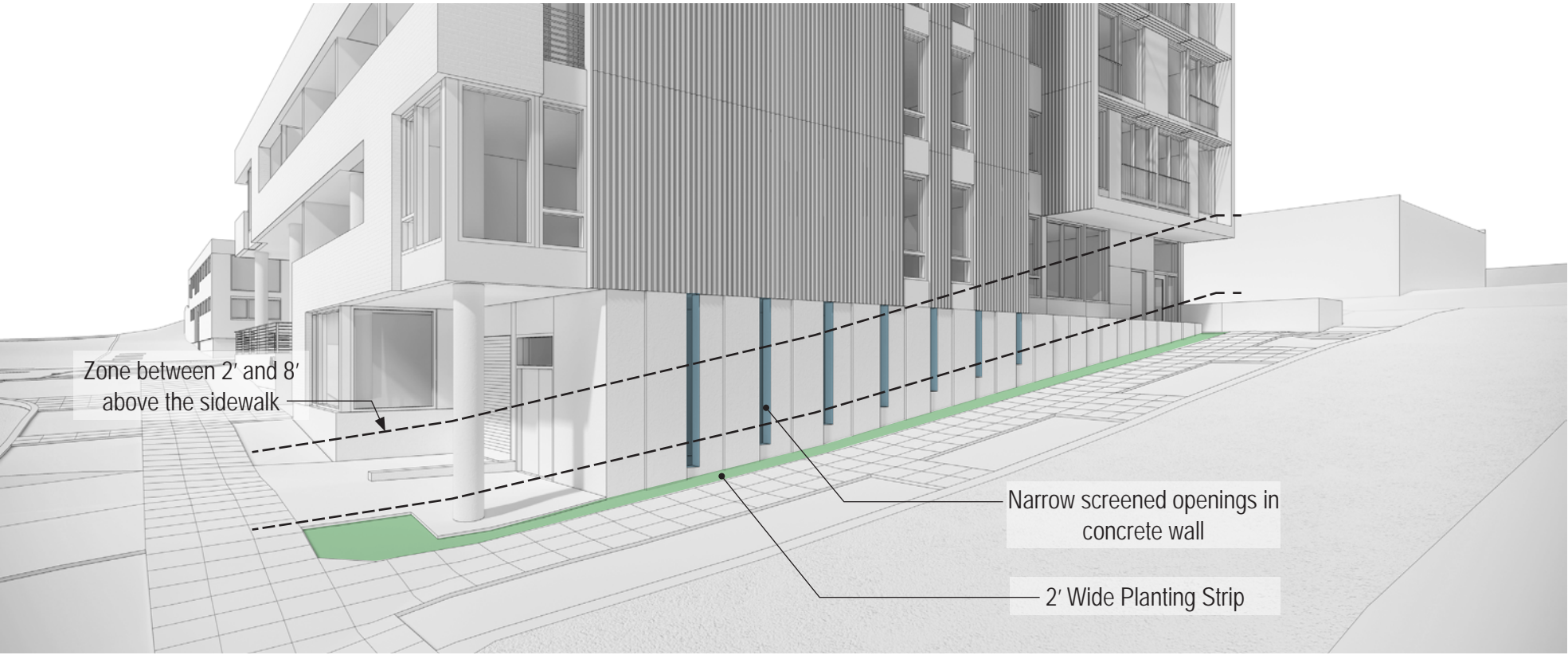
*Standard:*  
Sixty percent of the street-facing façade between 2 feet and 8 feet above the sidewalk shall be transparent.

*Proposed:*  
Twenty-three percent of the street-facing façade between 2 feet and 8 feet along South Jackson Place is transparent and a continuous 2' planting strip is located between the sidewalk and the building face.

*Rationale:*  
Based on SDOT input at the presubmittal conference, the SW corner of the site is the only viable location for trash collection and solid waste storage. In order to meet the transparency requirements, much of the solid waste storage room would need to have storefront glazing. This would be counter to the section of the zoning code that require screening of dumpster areas and at odds with City-wide design guideline to reduce the impact of service uses on the pedestrian environment (DC1-C-4). The design team also notes that S. Jackson Place currently functions as an alley with trash and parking access occupying most of the street and very little street-level transparency. So, the proposed design is more consistent with existing patterns than a code-compliant alternative.



Code Compliant: Storefront glazing at trash room



Preferred: Reduced transparency along South Jackson Place



Departure Request #2: SMC 23.54.030 G1 Sight Triangle

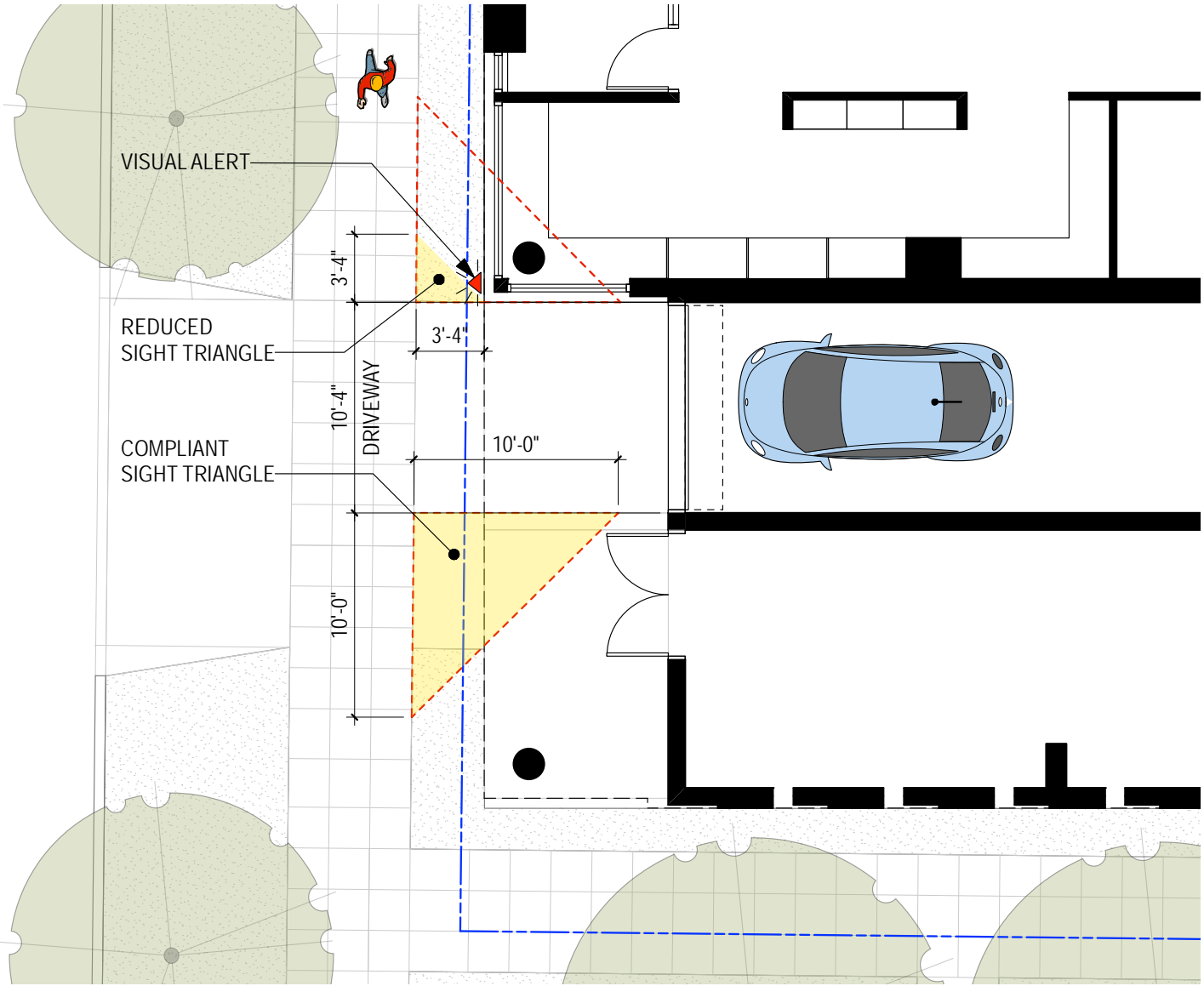
*Standard:*  
For two-way driveways less than 22 feet wide, a sight triangle on both sides of the driveway shall be provided and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway with the sidewalk.

*Proposed:*  
Allow for alternate means of driveway safety, such as visual alert and change in paving texture, in exchange for a reduced sight triangle. For the proposed driveway, the passenger's side sight triangle is reduced to about 3'-4", while the driver's side sight triangle is code compliant.

*Rationale:*  
Reduction or elimination of the sight triangle helps reduce the visual impact of the parking garage entrance pursuant to Design Guideline DC1-C-2 (reduce visual impact of parking entrances).



Visual alert device at garage entry





# DEPARTURE REQUESTS

## Departure Request #3: SMC 23.47A.008 C4.d Overhead Weather Protection

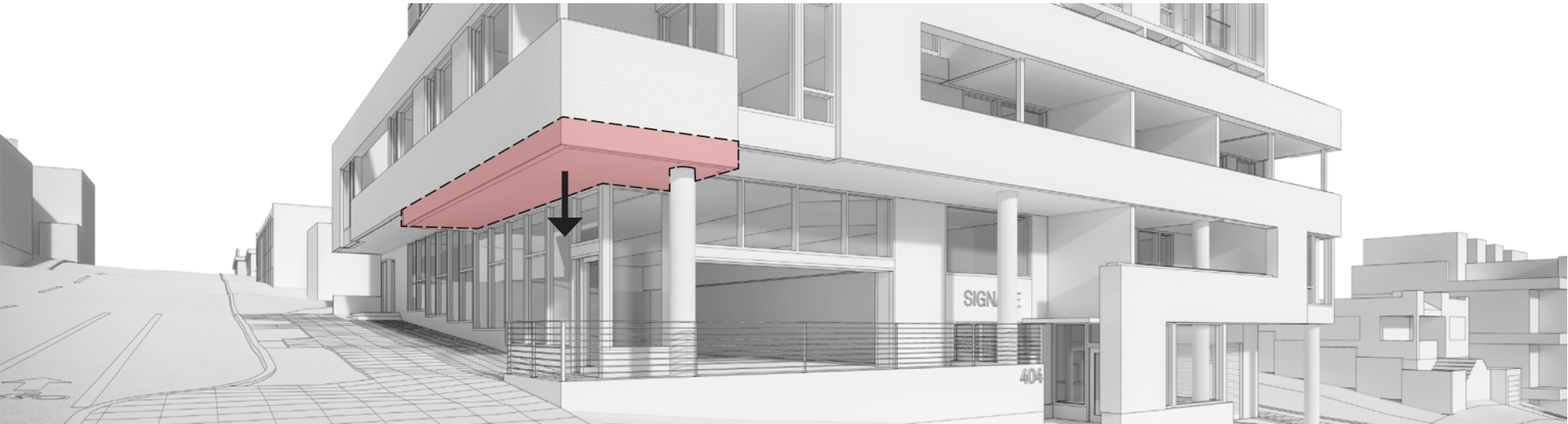
*Standard:*  
The lower edge of the overhead weather protection shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk for projections extending a maximum of 6 feet. For projections extending more than 6 feet from the structure, the lower edge of the weather protection shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk.

*Proposed:*  
Allow for overhead weather protection to extend 6’ from the building face and range between 8’-6” and 13’-9” above sidewalk.

*Rationale:*  
By carving back the street level along S Jackson Street, the proposed design integrates overhead weather protection in a manner that is consistent without complicating the massing concept. Because the sidewalk descends more than 5’, it is not possible to stay within the standard height ranges for overhead weather protection without either stepping the first-floor setback or dropping the overhead soffit, moves that would complicate the cohesive massing concept and diminish the compliance with Design Guideline DC2-B-1(design all building facades considering the composition and architectural expression of the building as a whole).



Code Compliant Version: First-floor setback



Code Compliant Version: Dropped soffit



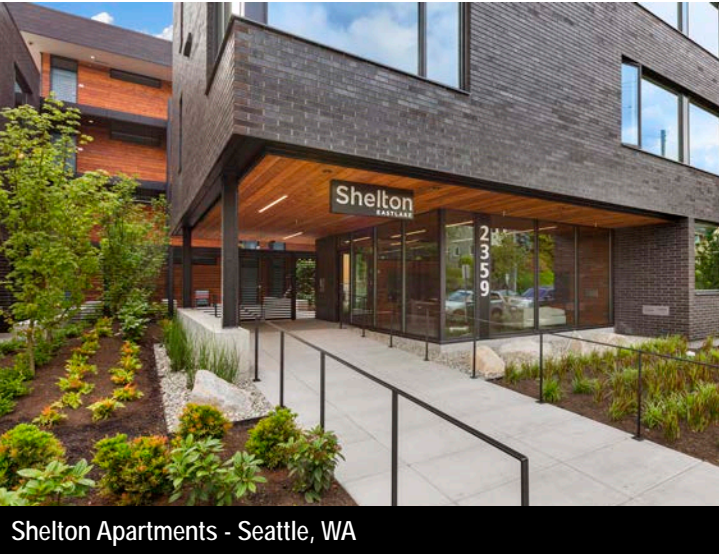
Preferred: Cohesive massing



EXAMPLES OF PAST WORK



Henry Apartments - Seattle, WA



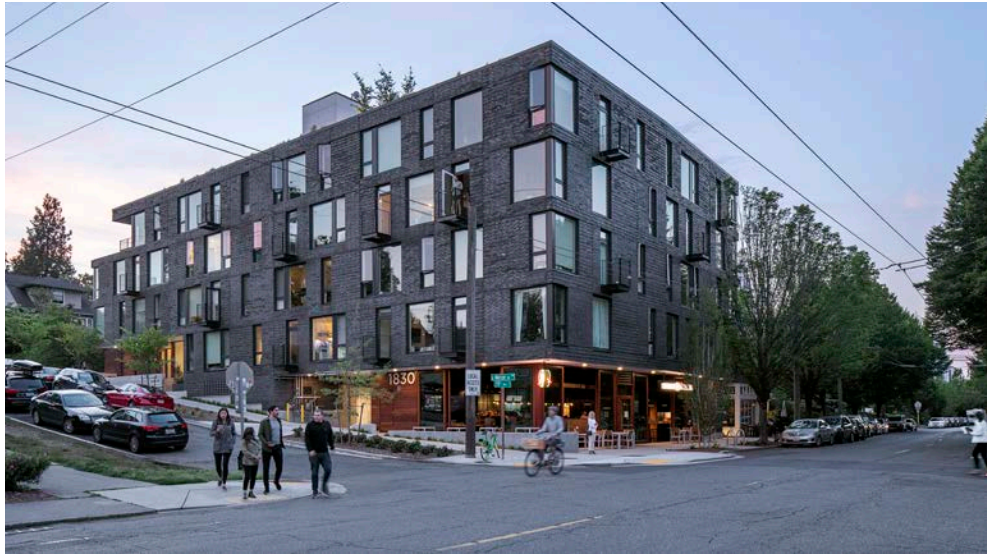
Shelton Apartments - Seattle, WA



Anhalt Apartments - Seattle, WA



Saxonia Renovation - Seattle, WA



The Shea - Seattle, WA



Inspire Apartments - Seattle, WA