



**12th + East Jefferson Workforce Housing**

**Design Review**

Project # 3009796 - August 4, 2010



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This corner site is at the confluence of several neighborhoods with multiple histories and identities: the Central District, Capitol Hill, the International District and First Hill. It is also located within the “12th Avenue Urban Center Village” and the Seattle University business district. This area has been acknowledged as a significant intersection for development in the [12th Avenue Neighborhood Plan](#), published in 1992. Currently the neighborhood is a mix of large institutional buildings, apartment and condo buildings small retail establishments, older single-family houses and Seattle University athletic fields . The areas to the west, towards Broadway and to the south of East Jefferson are primarily residential, where there are many older homes mixed in with more recently built five and six story multi-family buildings. North along 12<sup>th</sup> Avenue there are also a number of recently built mixed-use buildings in the heart of the SU campus.

There are several large institutions in this area including Seattle University, and Swedish, Providence and Harborview Hospitals. Seattle University has the largest presence along this portion of 12th Avenue. The property across 12th Avenue to the west (the athletic field) is currently zoned MIO 50. SU is also currently considering a rezone of its Major Institution Overlay, which this site currently falls within, from 50 feet to 65 feet.

South of the site along 12th Avenue, the street is lined with small to mid-size retail and office buildings. This area is zoned NC3P-65 on both the west and east sides of 12<sup>th</sup> Avenue with a few lots zoned NC2-40. Further south is the 8.5 acre King County Youth Service Center site, which is slated for comprehensive redevelopment within the next five years.

The architectural style of this area varies widely. The older buildings are modest in design and detail. Many of the existing buildings are in poor condition. The newer buildings use a combination of materials. This is currently a neighborhood in transition and in search of a community identity.

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500 12th Avenue  
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## **Project Information:**

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Project Name: 12th + East Jefferson Workforce Housing

Owner: Capitol Hill Housing

Project Address: 500 12th Avenue

Legal Description: Parcel A & B, SP# 80-148, per recording #  
8202030663 SD SP  
DAF -- Lots 13 through 15, Block C less RD

Zone: Current: NC2 - 40 with MIO 50 Overlay  
Seeking Contract Rezone to NC2 - 65

Urban Village: 12th Avenue Urban Center Village

Street Designation: 12th Avenue is a Principal Pedestrian Street

Lot Area - Existing: 9,799 Sf

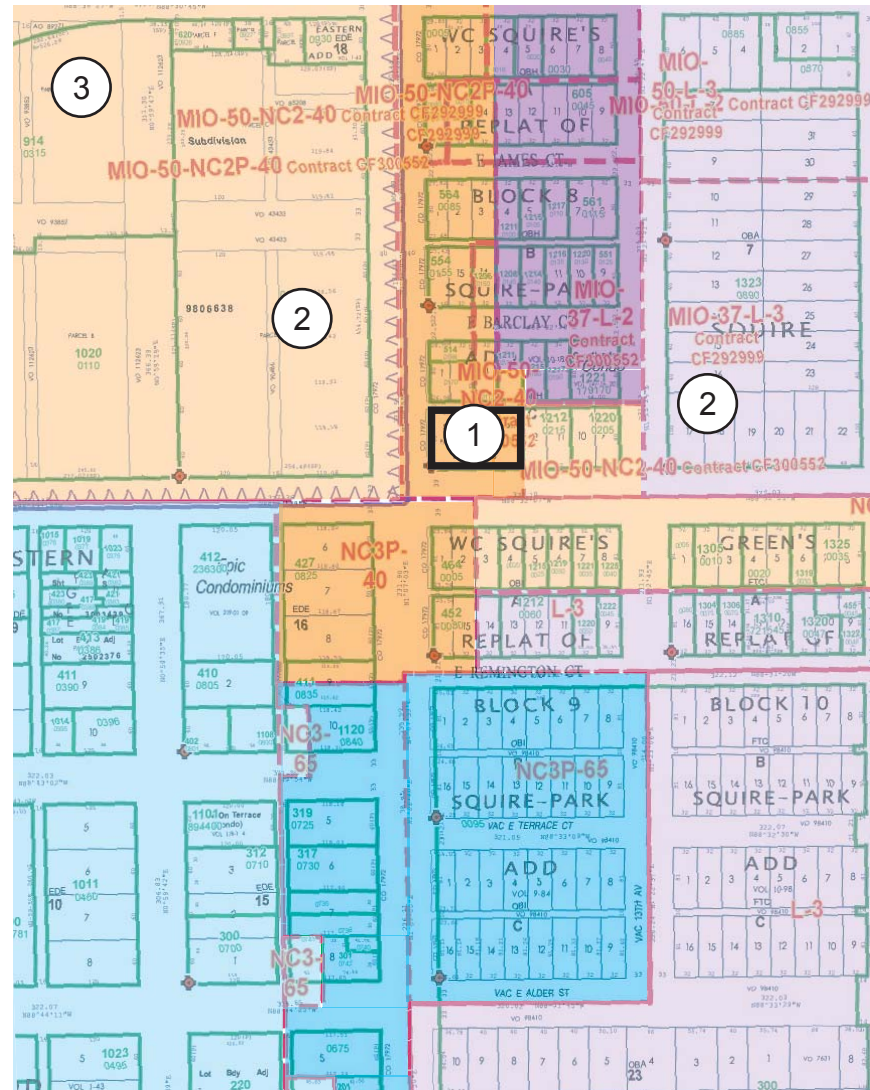
Lot Area - Proposed: (3' Alley Dedication Reduces Lot Width To 77')  
Net Lot Area - 9,461 Sf

Floor Area Ratio: Current: 3.25 - 3.25 X 9,799 = 31,847 Sf

Rezone: 4.75 X 9,799 = 46,545 Sf

Proposed Building Area:   Ground Floor: 7,880 Sf  
                                  Floor 2: 7,631 Sf  
                                  Floor 3: 7,631Sf  
                                  Floor 4: 7,631 Sf  
                                  Floor 5: 7,631 Sf  
                                  Floor 6: 7,631 Sf  
                                  Roof: 393 Sf

Total Gross Floor Area: 46,428 Sf



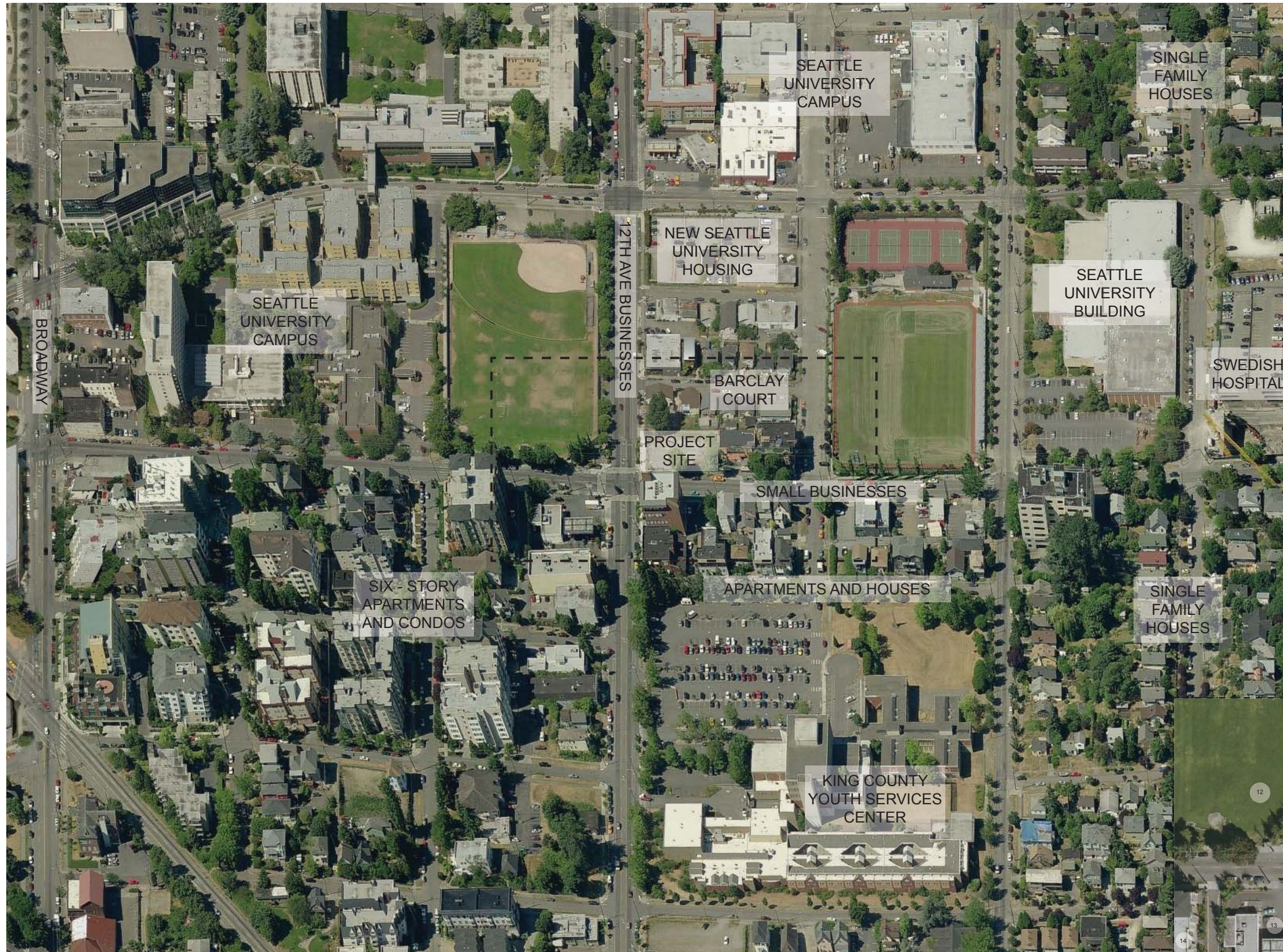
- 40 ft Zone
- 65 ft Zone
- Lowrise Zone



**Neighboring Landmarks:**

1. Project Site
2. Seattle University Athletic Fields
3. Seattle University Campus Buildings

The project is located in a NC3P-40 zone within the institutional overlay (MIO) of Seattle University. Seattle University is considering a rezone of the area which includes the site in question from a 50 foot height limit to 65 feet. One half block west of the project zoning is NC3-65. Epic Condominiums, a six-story building lies within that zone, one half block from the project. 1 block to the south zoning changes to NC3P-65. Zoning to the east along East Jefferson is NC3P-40, and in the residential area to the northeast the zoning is L-2 and L-3. To the west of the project, across 12th Ave, is a Seattle University playing field. The playing field is about eight feet above the sidewalk, behind a concrete retaining wall.



The area surrounding the project site has a diverse set of building sizes and uses. The immediate area is primarily small businesses and service organizations. To the southwest of the site is a large area of relatively recent tall apartment and condo buildings. To the northwest is the campus of Seattle University, and to the east is the Swedish Hospital Cherry Hill Campus. One block south of the project site is the King County Youth Services Center complex, which is zoned NC3P-65. The county hopes to develop the large parking lot of this facility into a mixed-use retail and housing project sometime in the future.

The goal of the 12th + E Jefferson Project is to begin to mediate the different scales in the area and along 12th Ave. The need to hold a strong edge along the major street and the need to respect the finer grain of the buildings on Barclay Ct. and east of the project on E Jefferson St. are equally important to the design. This project is intended to set a strong precedent for future projects as this area begins to develop further.





2. Waid's Haitian Cuisine & Lounge



3. Mixed Use - Ethio Cafe and Addis Ethiopian Cafe



4. Recovery Centers of King County



6. Zobel Ethiopian Restaurant & Bar

5. Residential Duplex



7. Houses across Jefferson



8. Sullivan Conard Architects



9. Seattle University Playing Fields



10. Barclay Ct.



11. Lemongrass Restaurant



12. Seattle University Playing Fields with Eight Foot Retaining Wall



13. ARCO Gas Station



14. Epic Condominiums

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capitol hill housing

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# Neighboring Buildings



June 21 - 9:00 am



June 21 - 12:00 pm



June 21 - 3:00 pm



December 21 - 9:00 am



December 21 - 12:00 pm



December 21 - 3:00 pm





June 21 - 9:00 am



June 21 - 12:00 pm



June 21 - 3:00 pm



December 21 - 9:00 am



December 21 - 12:00 pm



December 21 - 3:00 pm



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# Shadow Studies - 65' Height



WEST ELEVATION



SOUTH ELEVATION



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EAST ELEVATION



NORTH ELEVATION

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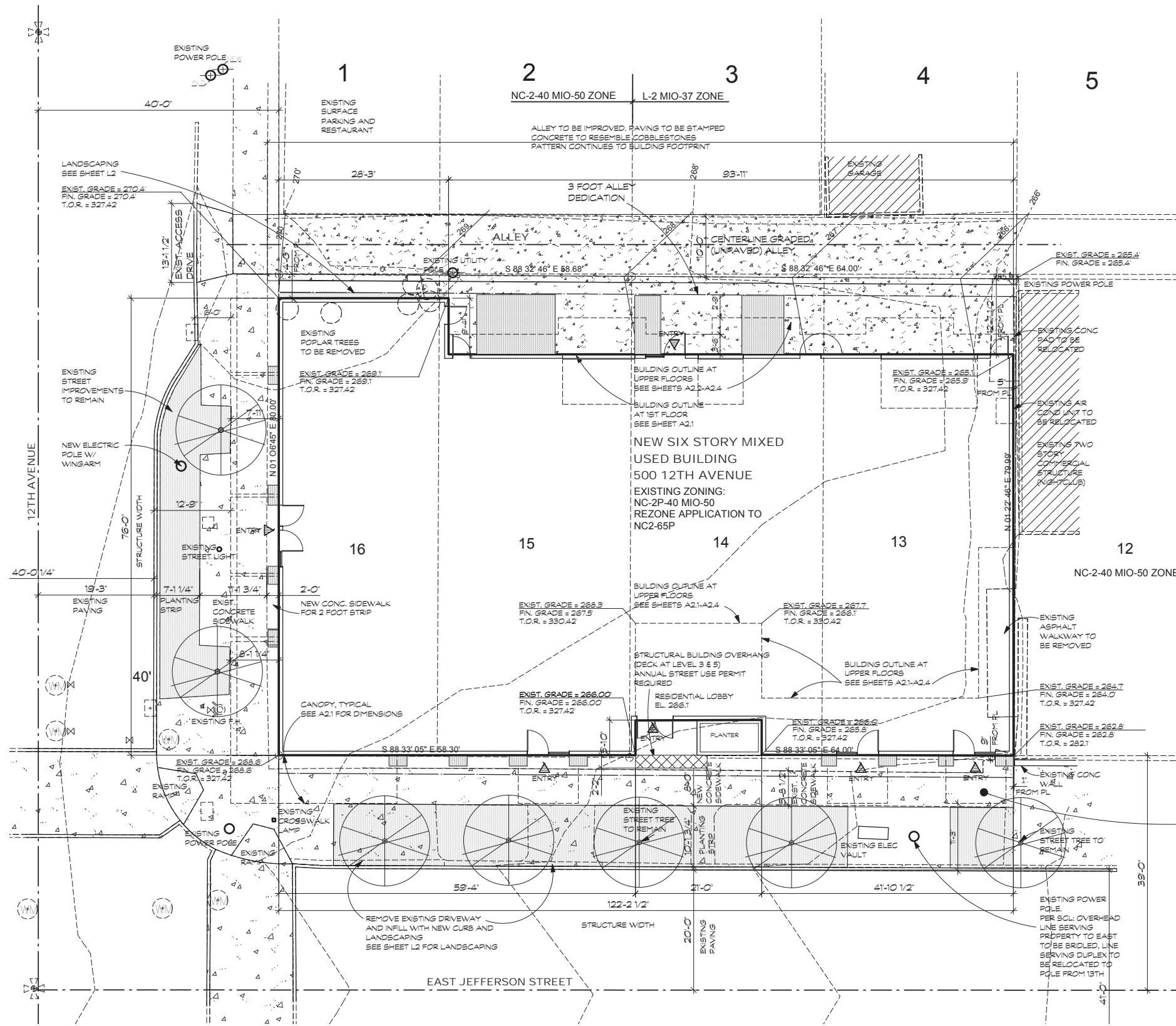
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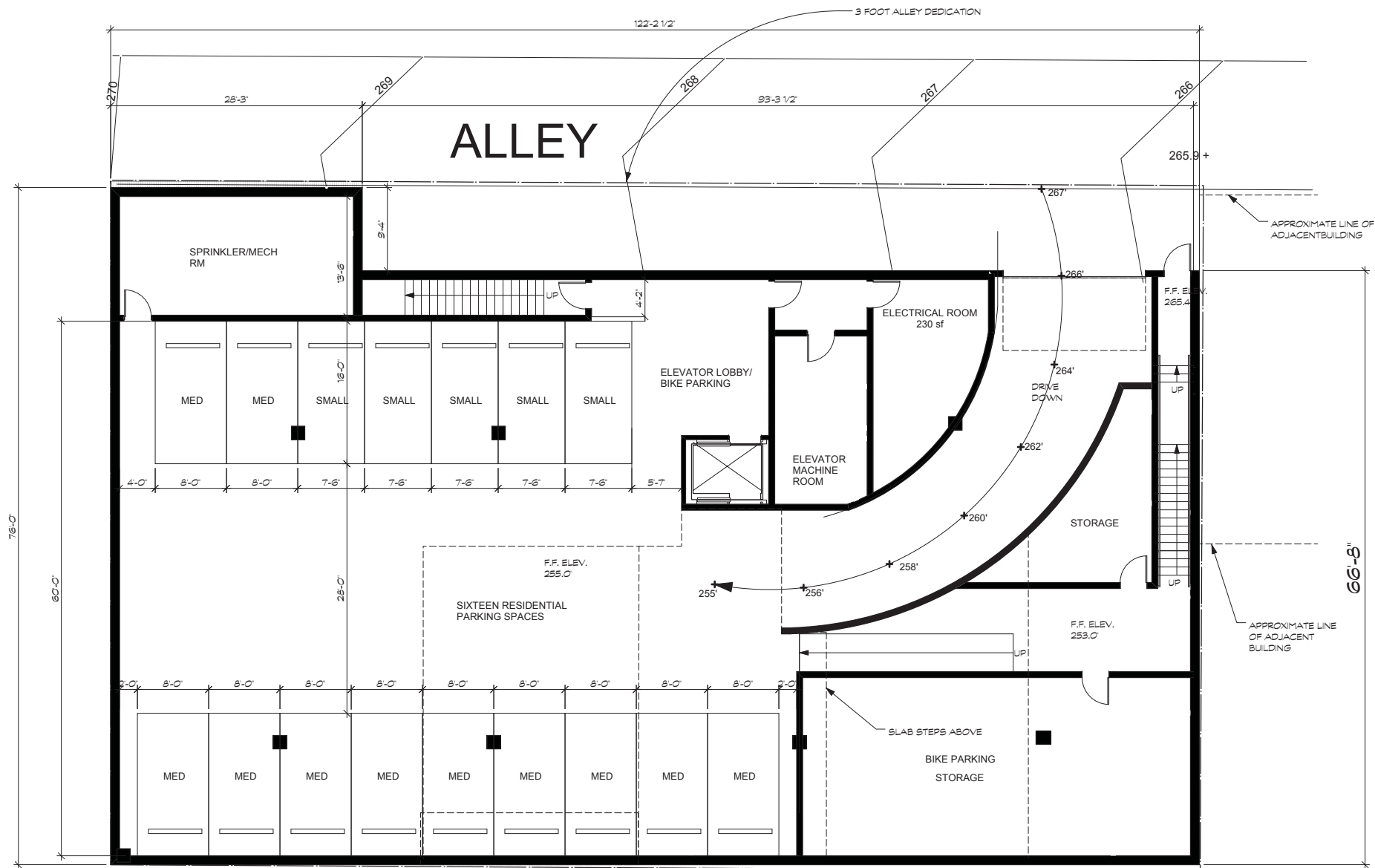
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View looking west along Jefferson









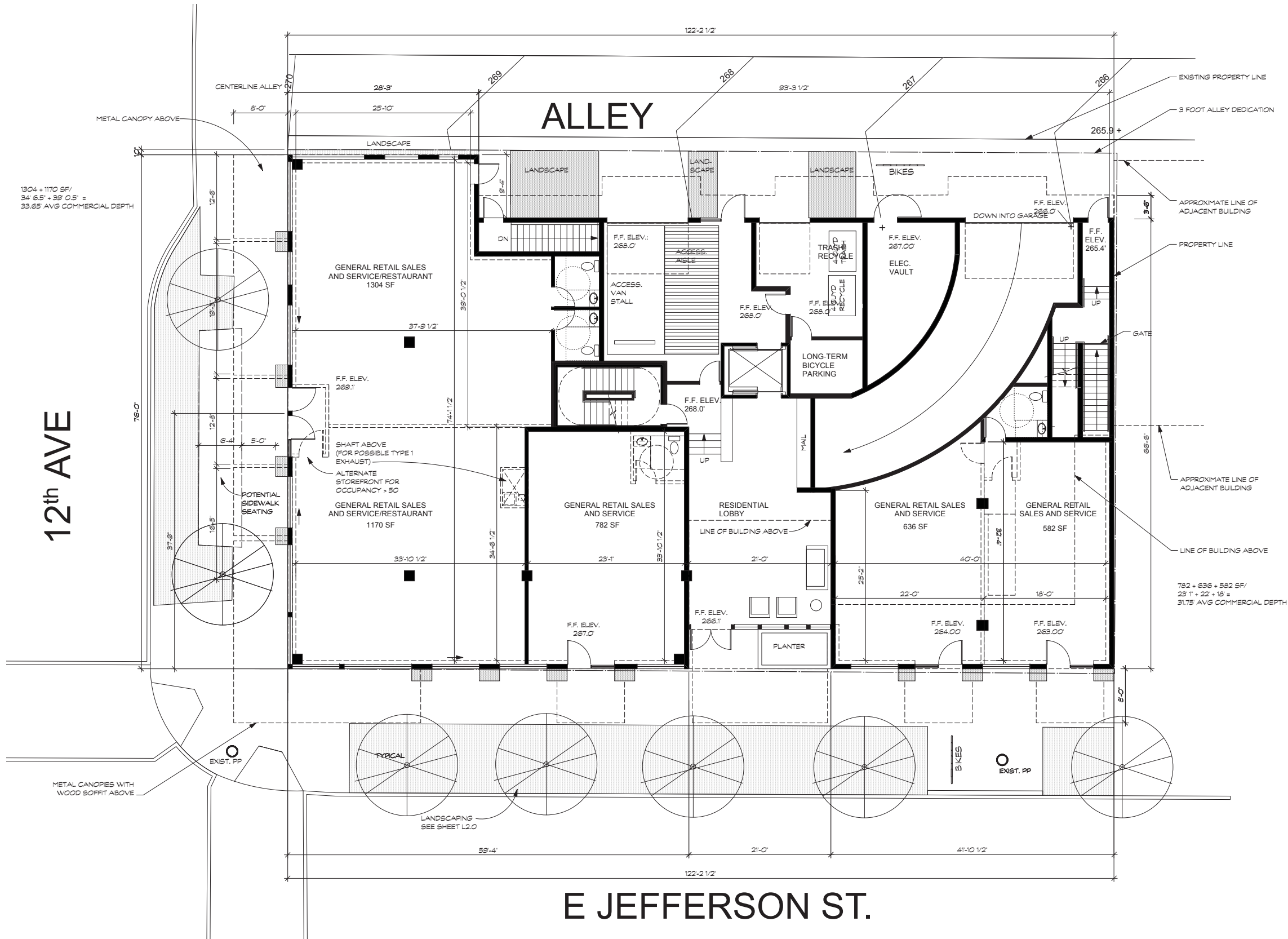


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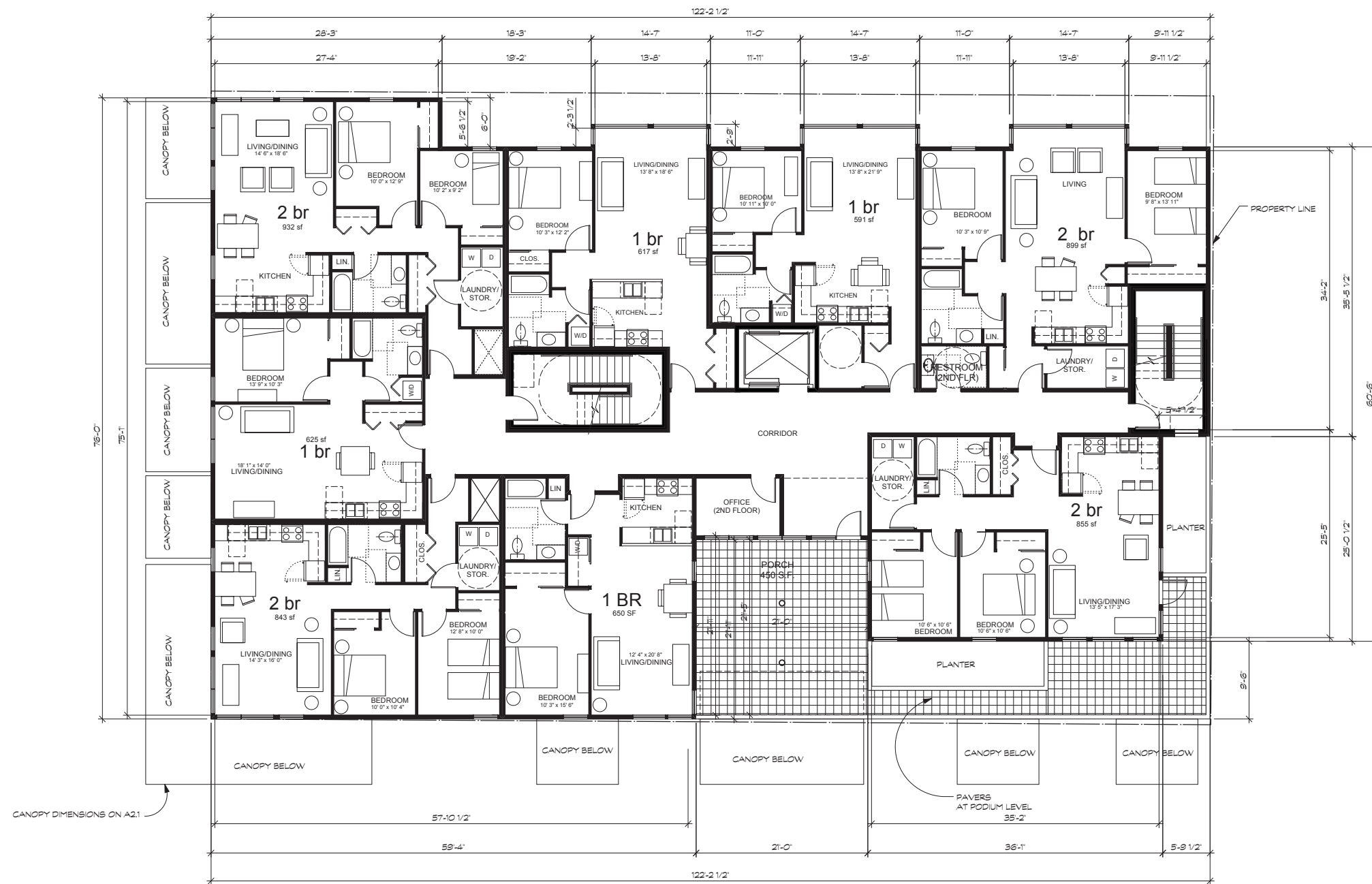
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1st Floor Plan



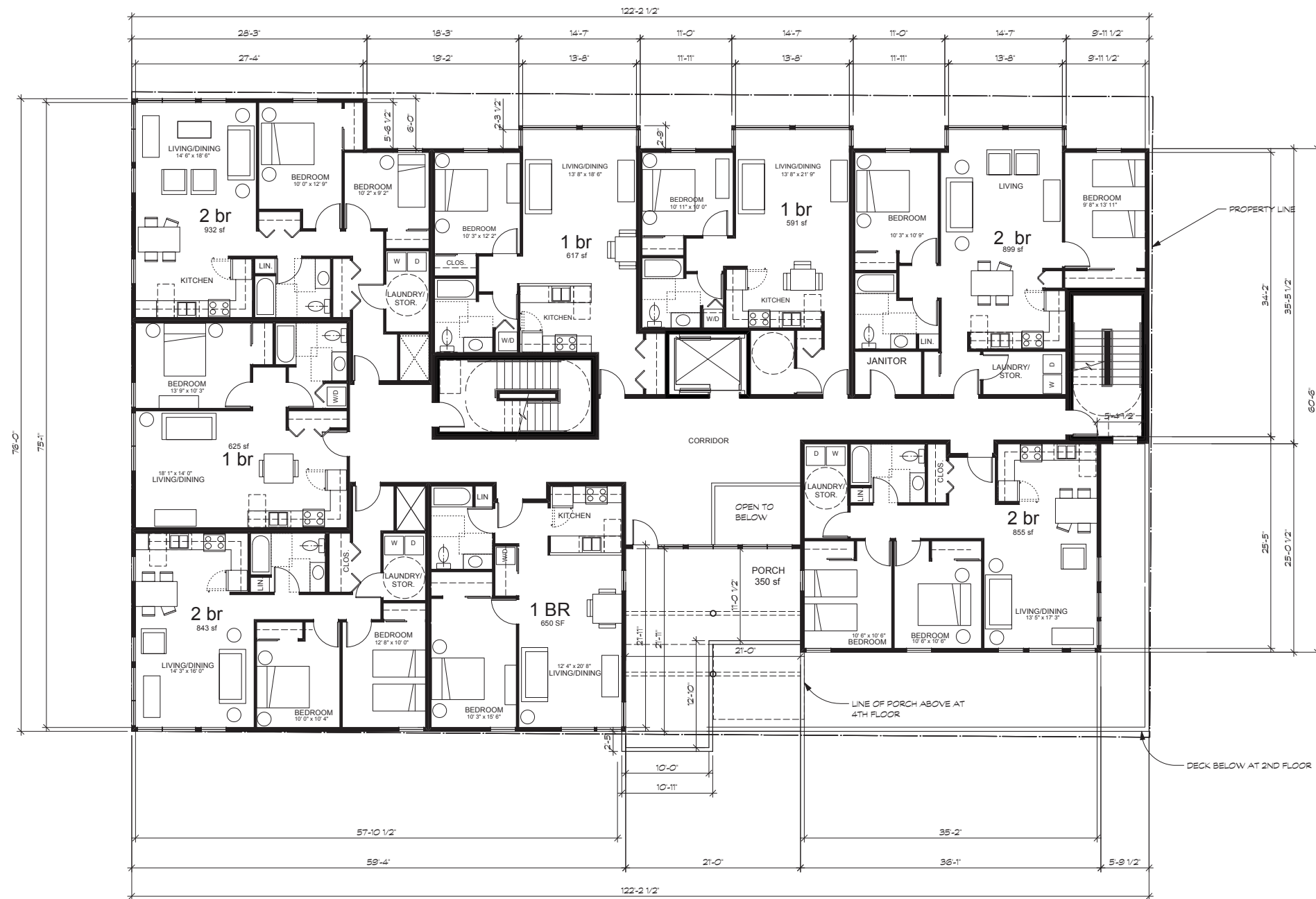


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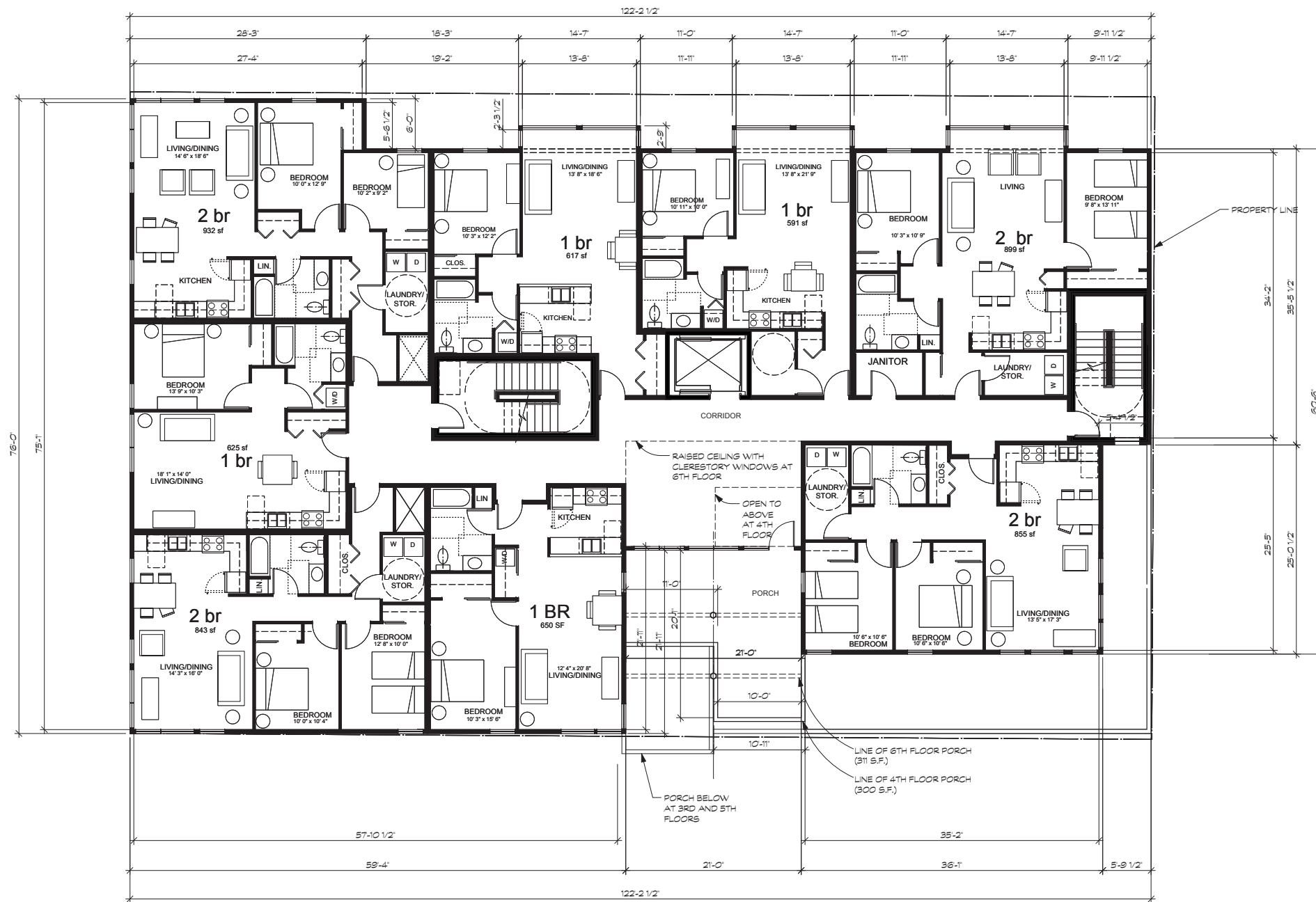
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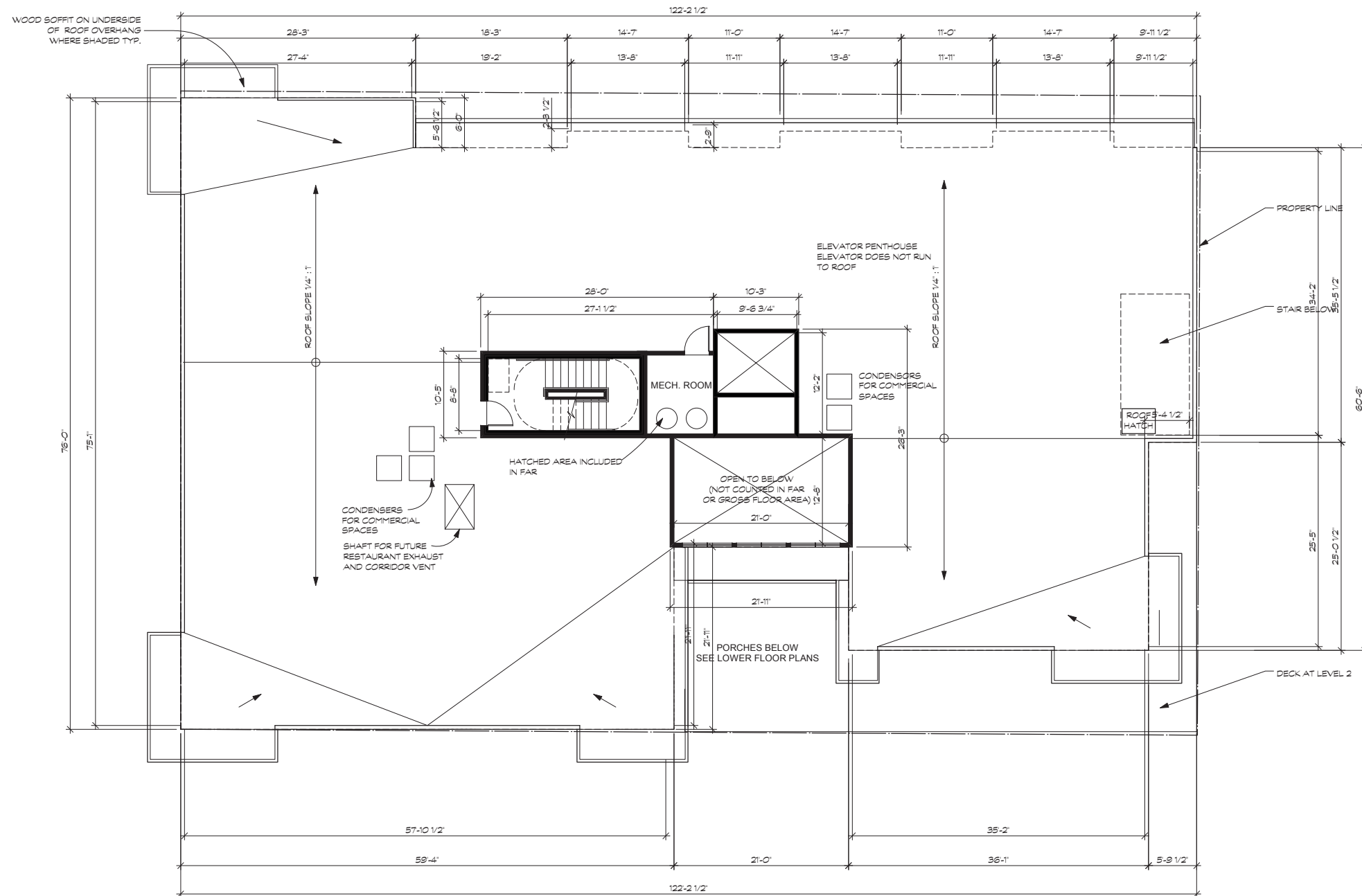


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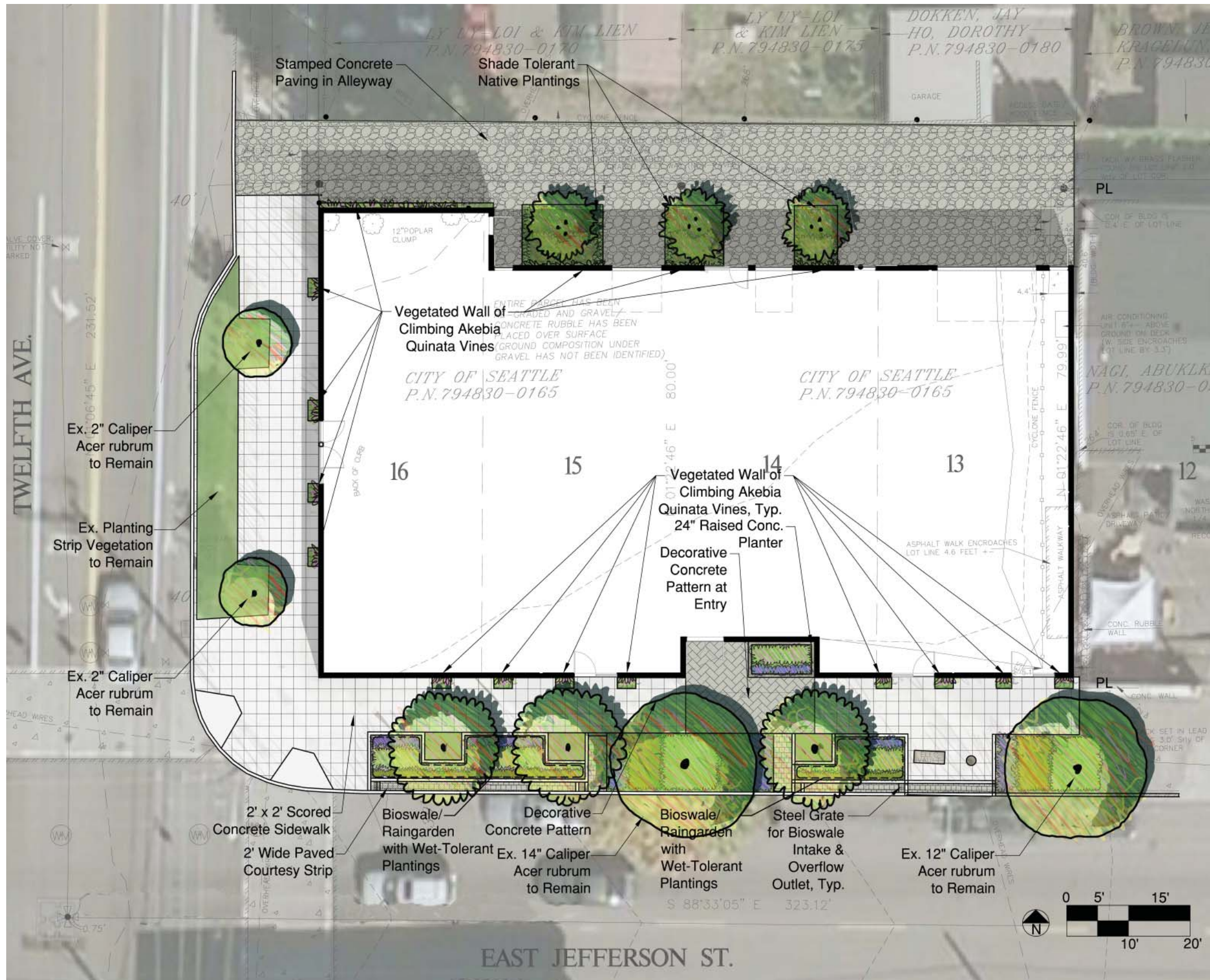
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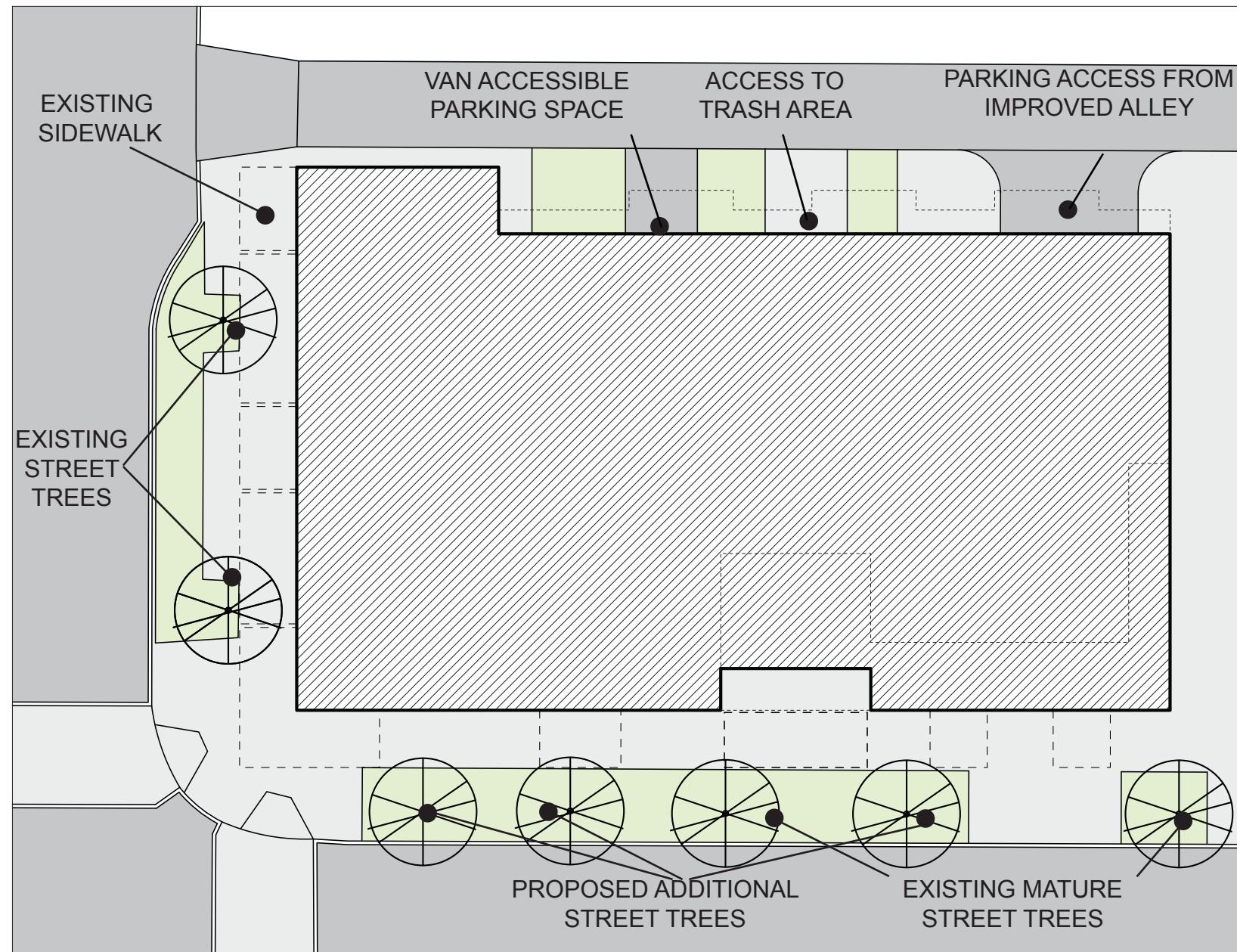
1. *Acer rubrum* - Red Maple
2. *Stryax japonica* - Japanese Snowball
3. *Acer circinatum* - Vine Maple
4. *Fragaria chiloensis* - Beach Strawberry
5. *Vaccinium ovatum* - Evergreen Huckleberry
6. *Blechnum spicant* - Deer Fern
7. *Gaultheria shallon* - Salal
8. *Cornus serices* 'Kelseyi' - Kelsey Redstem Dogwood
9. *Symphoricarpos albus* - Snowberry
10. *Deschampsia cespitosa* - Tufted Hairgrass
11. *Carex Pachystachya* - Thick-Headed Sage
12. Pacific Coast Iris Hybrids
13. *Akebia quinata* - Chocolate Vine







1. Helictotrichon Sempiverens - Blue Oat Grass
2. Nandina Domestica - Heavenly Bamboo
3. Acer Palmatum "Shishigashira" - Lion's Head Japanese Maple
4. Phormium tenax "Jack Sprat" - Compact New Zealand Flax
5. Carex Testacea - Orange New Zealand Sedge
6. Phyllostachys Nigra - Black Bamboo
7. Kinnickinnick - Bearberry
8. Hibanobambusa tranquillans "Shiroshima" - Shiroshima Bamboo



**Response to Capitol Hill Specific Guidance:**

1. Retain or increase the width of sidewalks - Sidewalks along 12th and along E Jefferson to be widened two feet to meet the edge of the building.

2. Provide street trees with tree grates or in planter strips using appropriate species to provide summer shade, winter light, and year-round visual interest - Along 12th: existing planting strip and street trees will be preserved. Along Jefferson: Existing mature street trees will be preserved and incorporated into a swale with additional trees and moisture resistant plantings.

3. Vehicle entrances to buildings should not dominate the streetscape - Vehicle access to the building will be located off the alley. An underground garage with space for sixteen cars will be accessed through a remote controlled electronic garage door. One van accessible parking space is located on the ground floor level. The trash area is also located behind a locked door accessible from the alley.



  
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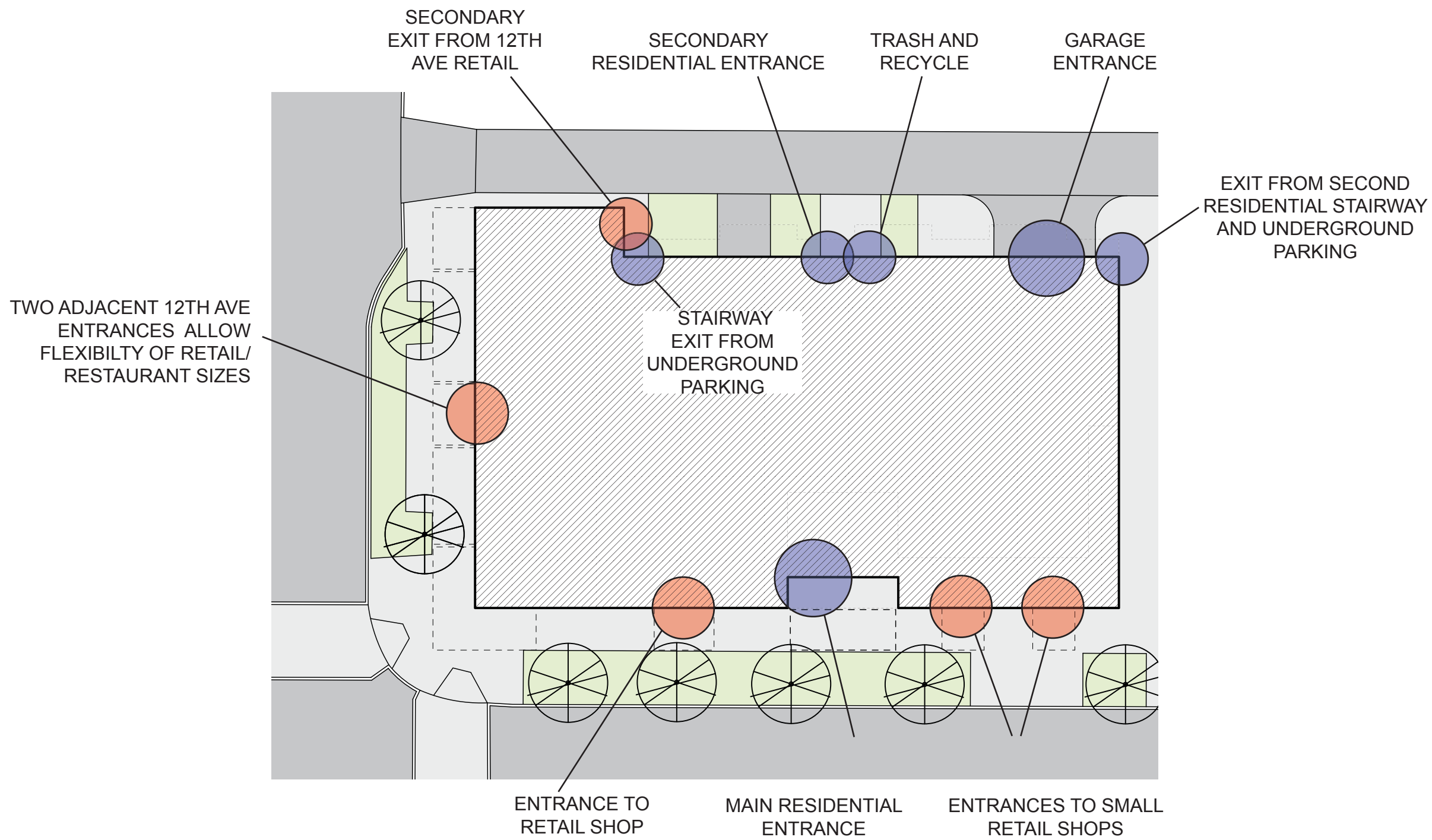
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Streetscape Compatibility





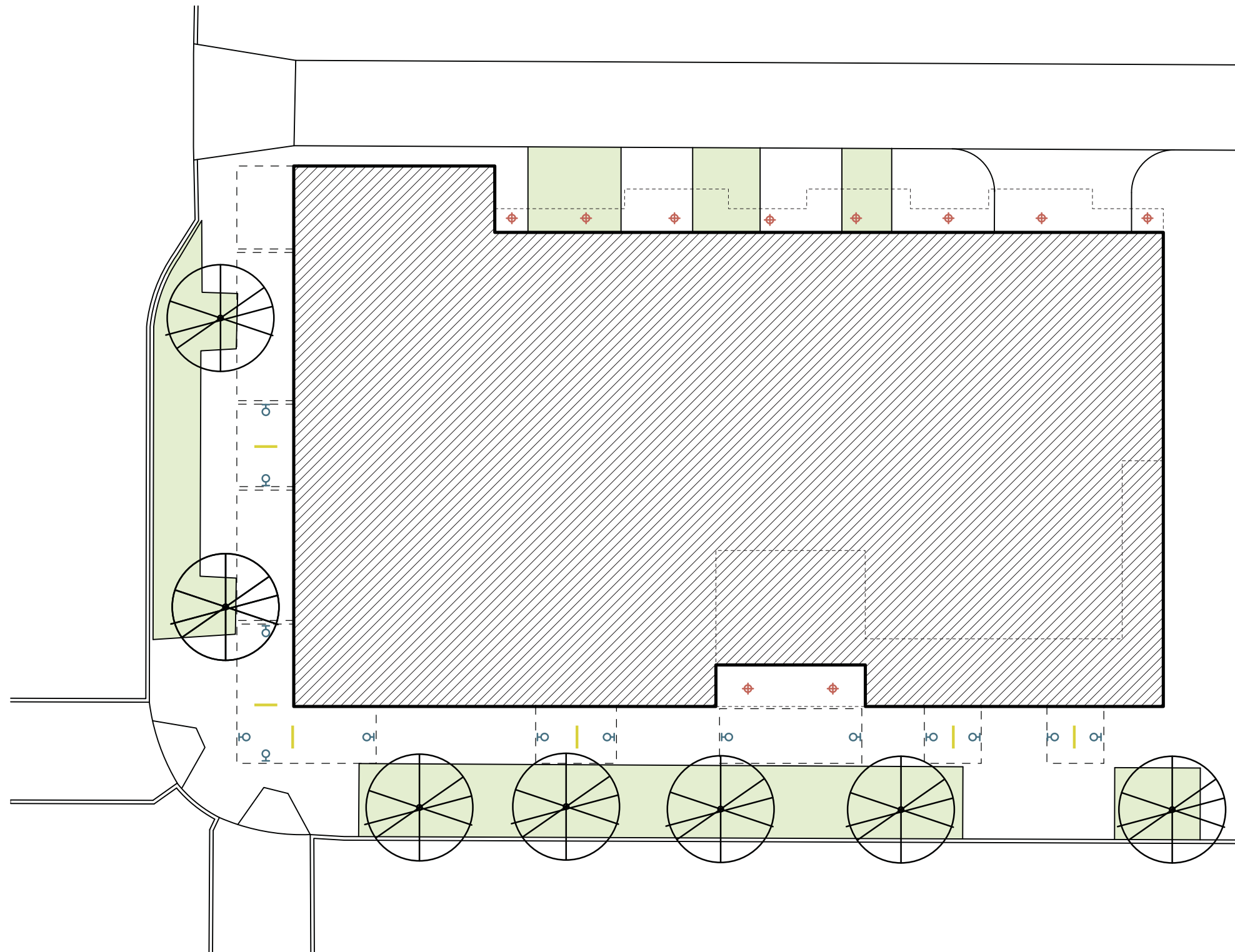
**Response to Capitol Hill Specific Guidance:**

1. Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street - The five possible retail entries will open to the street; two on 12th and three on E Jefferson
2. Provide for outdoor eating and drinking opportunities on the sidewalks by allowing for the opening of the restaurant or cafe windows to the sidewalk and installing outdoor seating while maintaining pedestrian flow - Although an outdoor cafe area is not proposed due to limited width of the existing sidewalk along 12th, storefront windows will be operable and scaled to the street to provide opportunities for an indoor/outdoor dining experience and interaction with pedestrian traffic.
3. Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside - All storefront windows will be clear glass to provide visual access between retail establishments and the street.

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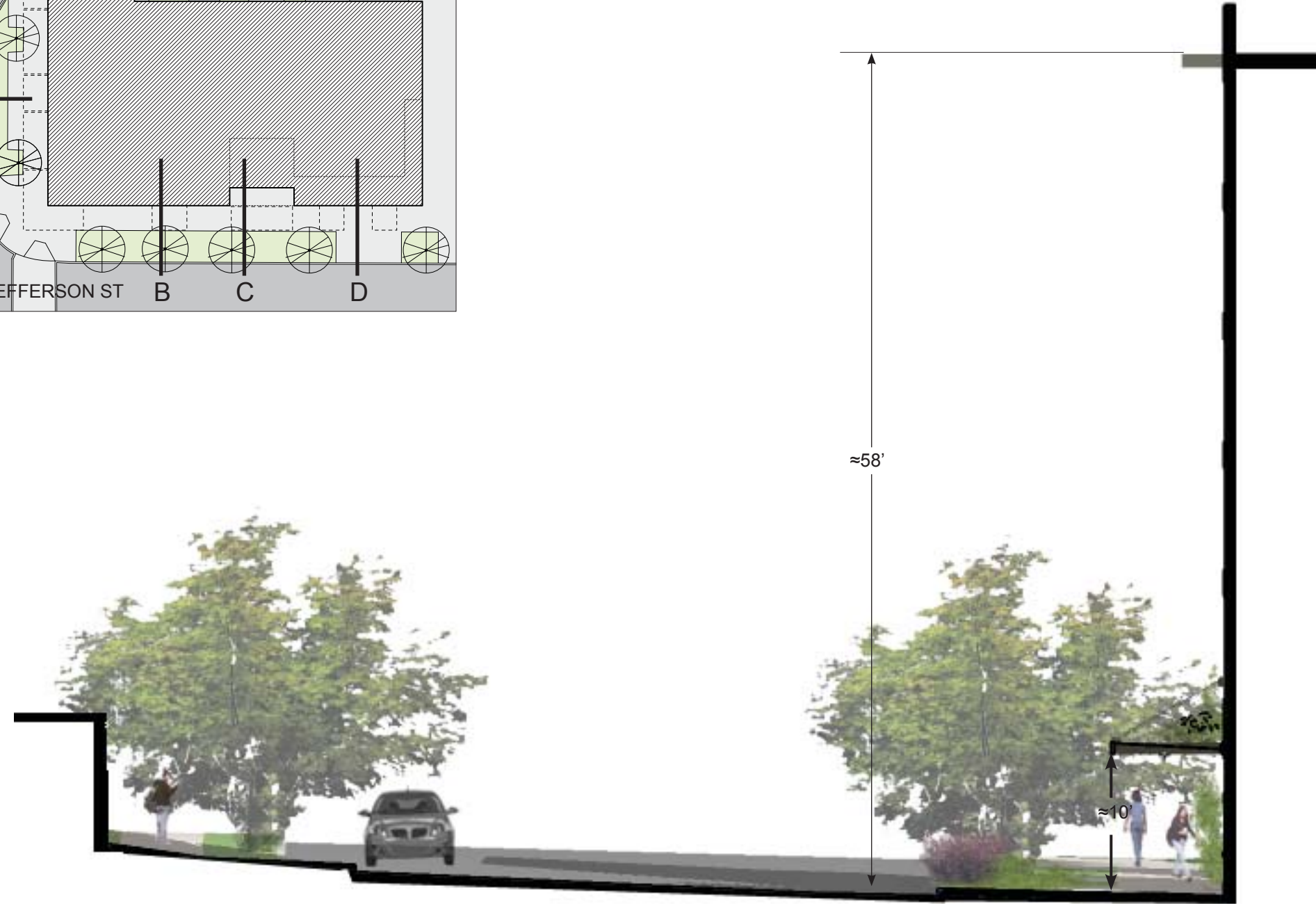
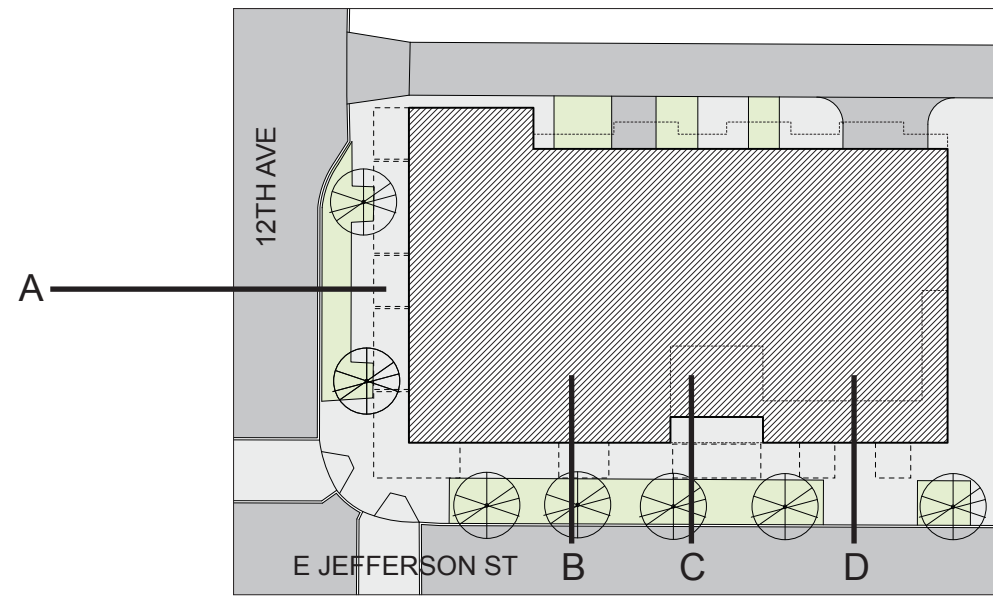
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- ◆ RECESSED COMPACT FLOURESCENT DOWNLIGHT
- ⊙ MR-16 FLOOD SIDE LIGHT (FOR SIGNAGE)
- PAINTED METAL SIGNAGE HUNG FROM CANOPY ABOVE





SEATTLE  
UNIVERSITY  
PLAYFIELD

12TH AVE  
STREET SECTION A





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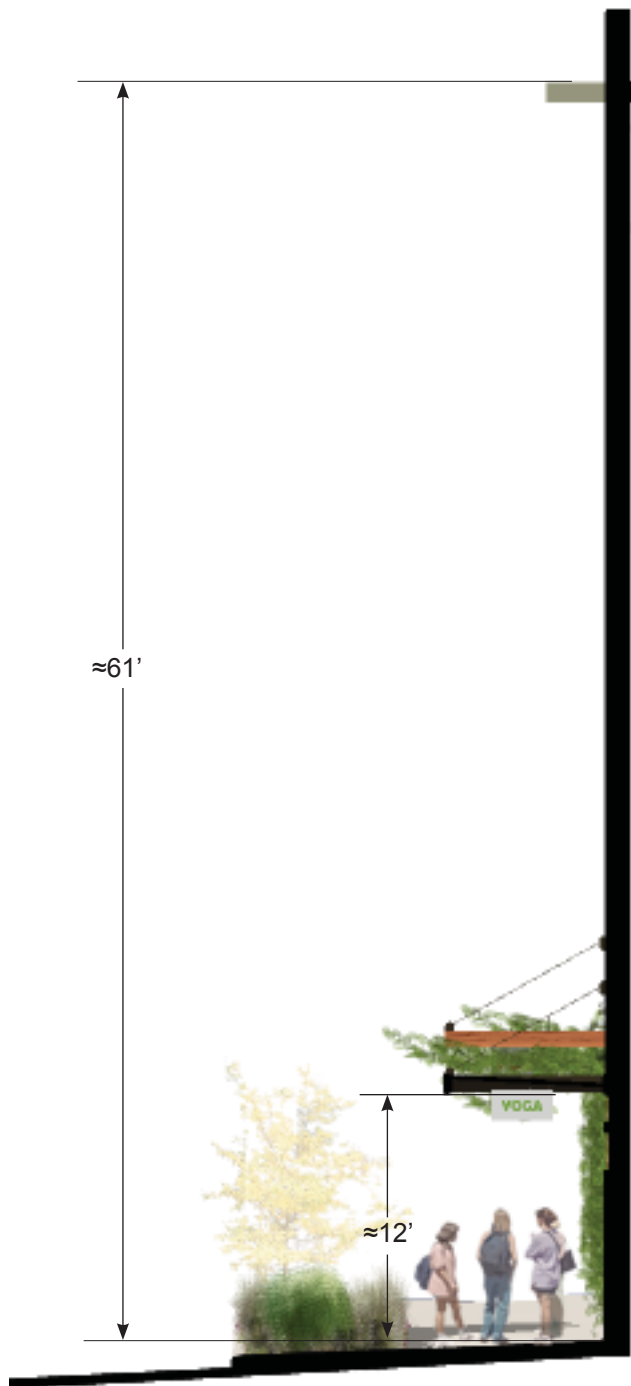
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STREET SECTION B

STREET SECTION C

STREET SECTION D

# Street Sections



Two departures are requested, as listed below:

	<b>Standard</b>	<b>Req'mnt</b>	<b>Proposed</b>	<b>Applicant Rationale</b>	<b>Board Recommend</b>
<b>Departure #1</b>	23.53.035.A4 - Structural Building Overhangs	Max. horizontal length of each balcony is 15 feet at opening and shall be reduced to 9 feet, 3 feet from building	11 foot wide balcony at floors 3 and 5, no reduction in width at overhang	Configuration better for common amenity space and building appearance	
<b>Departure #2</b>	23.47A.008.B3b. - Nonresidential floor to floor height	Street level height of at least 13 feet	12'-0" to 12'-6" height at spaces along 12th Avenue, depending on final tenant entry location	Allows for flexibility to modify space for future commercial tenants, without exceeding overall building height	

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