

# TISCARENO ASSOCIATES

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## Enhanced Project Description

April 26, 2023

**Building Composition:** The building is divided by fire-walls into north and south portions. The south portion fronts seven stories to Jackson and the north portion fronts seven stories to Main. The main residential entry is off of Jackson Street while a secondary entrance is off Main Street. The main residential parking entry is off of 10<sup>th</sup> Ave. There is a service vehicle entrance off of Jackson Street.

**Residential Units:** 397 for-rent apartment units of various sizes and types.

**Commercial Space:** There are two commercial spaces fronting Jackson. The western space is 5,325 SF and can be subdivided into three smaller spaces. The eastern space is 1,275 SF and cannot be subdivided. The eastern space could support a Restaurant use.

**Parking Spaces:** There are 236 stalls for residents in a single, secure structure. Within this number are tandem stalls that Seattle counts as 1.5 so the technical total of parking stalls is 236.5 with a base count of 243.

### Work Within the Right-Of-Way:

**Sidewalk and Curbs:** Sidewalks on 10<sup>th</sup> Ave and Jackson will be replaced. The sidewalk along Main will be largely untouched but some repair may be necessary due to construction activity. Curbs along 10<sup>th</sup> and Jackson will be repaired where necessary. New curbs will be installed where curb cuts are removed.

Neighborhood pedestrian light poles will be installed along Jackson and 10<sup>th</sup>. Bike parking spaces will be included along Jackson and Main Streets. A handrail will be installed along the 10<sup>th</sup> Ave sidewalk to assist with the steep grade. Small scale lighting will be installed to provide additional light on the 10<sup>th</sup> Ave sidewalk and at curbside next to the Main Street building entry.

**Street Trees:** One existing tree will remain on 10<sup>th</sup> Ave. All other trees in the ROW along 10<sup>th</sup> and Jackson will be removed. New trees will be planted as approved by SDOT. See SIP plans. Note that the new trees on 10<sup>th</sup> will be the same species as those in the Hillclimb to the north and there will be two new cherry trees along Jackson Street. The remainder of the new Jackson trees will be Japanese Zelkovas. New trees will also be planted along Main Street.

**Utilities:** An existing power pole at the corner of 10<sup>th</sup> and Jackson will be removed. The remainder of the power poles on 10<sup>th</sup> will remain in place. The majority of the metro strain poles and street lights along Jackson will be relocated to avoid conflicts with the sidewalk and proposed improvements.

**North Side:** The area between the property line and the Main Street sidewalk, and between the eastern property line and the Hillclimb will be regraded to create a more consistent and stable slope. The area will then be planted per SCDI/SDOT requirements to provide stability. To the extent allowed by

SDCI/SDOT requirements, the planting will be similar to what is in the Hillclimb. Retaining walls will be installed inside the property line to provide stability and allow for residential units on lower levels of the building.

Landscaping: Planter strips will be installed along Jackson and expanded along 10<sup>th</sup> Species will be per SDOT standards.

### **Requested Departures**

#### **DEPARTURE #1**

CODE CITATION: 23.49.164.D - Facade width limits and separation requirements in South Downtown

- a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 250 feet.

#### DEPARTURE REQUEST

- a. For the portion of a structure 75 feet in height or less, the maximum width of a street-facing facade is 350 feet.

#### RATIONALE

The prevailing urban fabric in the ISRD is continuous facades. 23.48.162 Map 1H, 23.66.326.F and 23.66.302.B have either requirements or recommendations that presuppose continuous facades along the frontage in order to support street-uses and pedestrian-oriented retail shops. The width of the lot is approx. 360 feet, so limiting the overall facade length to 250 would result in non-continuous facades.

Continuous facades:

1. Create more street-level spaces
2. Reinforce the continuity of urban design
3. Are more responsive to neighborhood context and adjacent buildings

With this Departure, that is applicable to both Main and Jackson streets, the proposed design can provide continuous, street-level facades along Jackson and 10<sup>th</sup> and make the best connection to Main Street.