



**CASA LATINA PHASE 2:
EARLY DESIGN GUIDANCE (02-25-10)**

1614 S. JACKSON STREET

**CASA LATINA PHASE 2:
COVER**

Intent:

We are intending to develop office/retail building to act in concert with existing facilities and structures on the site.

Size & Parking:

The Site is approximately 11,288 sf in total. The size of the proposed building will be a total of (3) 2000 sf floors, for a total of 6000 GSF of new office/retail occupancies. There will be a total of 8 required spaces for the total site.

Construction Type:

The construction type will be Type 5A(1 hr) and sprinklered per The City of Seattle.

Occupancy:

The proposed building will act in concert with CASA Latina's existing on-site structures to form a working complex to administer the day to day function of Casa Latina's non-profit organization. The existing building provides office space and a workers center. The proposed new building will act as a service center for the myriad of programs Casa Latina provides. This will be in the form of more office/counseling space, administrative spaces, and small conference spaces.

Layout & Height:

Ground Floor:
2000 sf of retail space for lease.

1st floor:
2000 sf of CASA administrative and programming space in the form of offices/ desks and small conference rooms.

2nd floor:
2000 sf of CASA administrative space and office/desk spaces.

We are intending to keep the development under 40'-0" and fit within the character of the existing site and surrounding neighborhood.

The interior layout will be specified in subsequent tenant improvement applications and build out.

Look and feel:

It is our intent to reference elements of the existing building and establish links between functional design elements and Design Review Guidelines. The Jackson Street context is changing and we hope to contribute to the evolution of this important urban corridor with a building scaled to provide a great pedestrian experience. CASA's Roots in Seattle's Latino community will provide additional cues for decisions about color and material.

Green Factor:

It is our intent to adhere to the City's Green Factor Requirements in this project and establish strategies beyond just requirements.

NC3

Neighborhood Commercial 3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

Typical Land Uses

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types

Single purpose commercial structures office buildings, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses

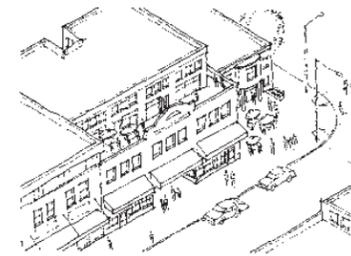
Same as NC1 zone.

Street-level Non-residential Design

Same as NC1 zone.



Illustration: Val Thomas



Street-level Residential Design

Same as NC1 zone.

Maximum Size of Commercial Use

No size limits for most uses; 25,000 square feet for wholesaling, light manufacturing and warehouse uses.

Parking Location

Same as NC1 zone.

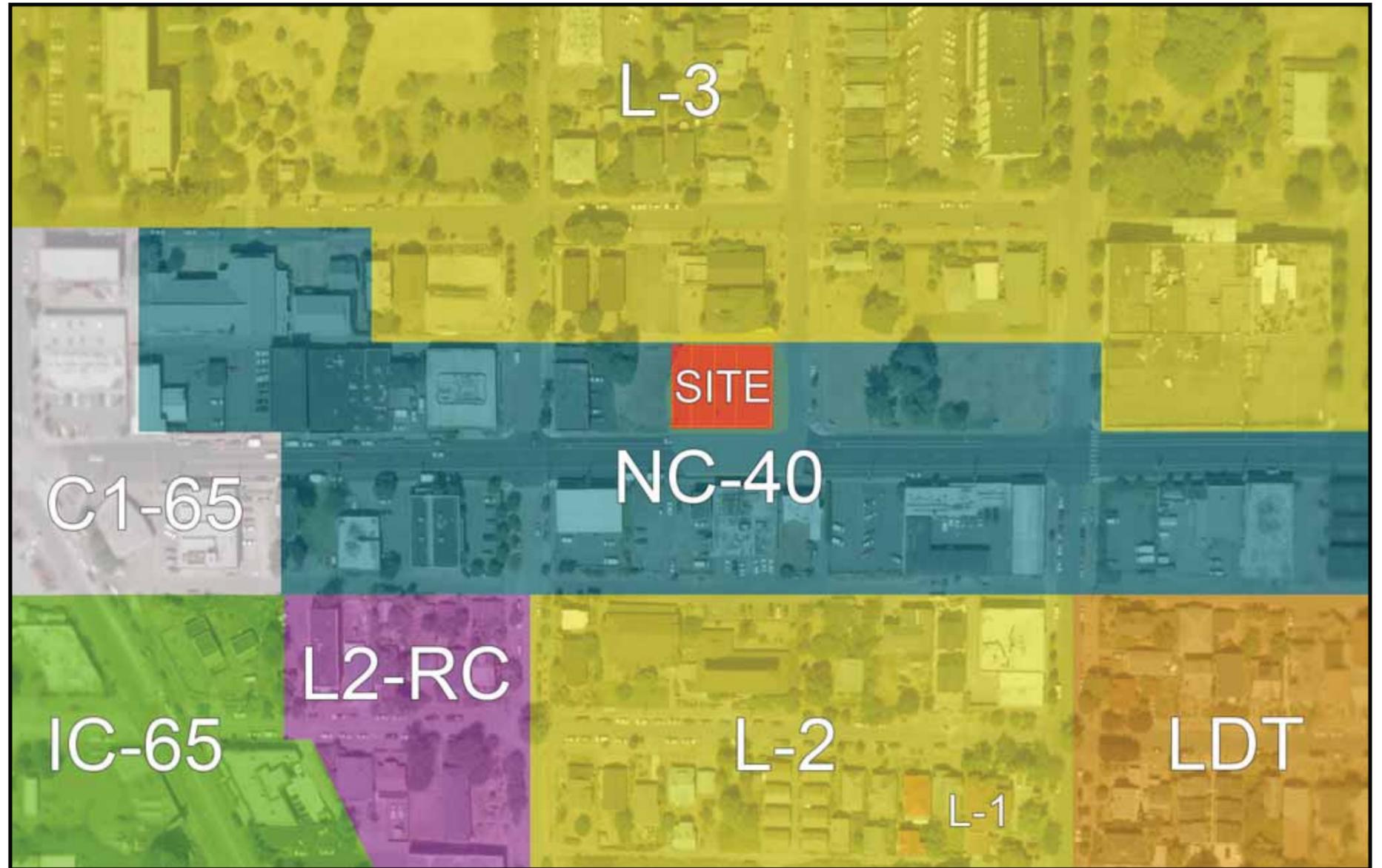
Parking Access

Same as NC1 zone.

Site Characteristics and surrounding uses:

The existing site and surrounding neighborhood is a mixture of low-rise residential and small to mid size commercial operations ranging in heights of 20 to 50 feet. It rests in a diverse demographic right on the outskirts of the International district. There is an eclectic mix of styles of architecture leaning towards no historical thread. There is a lack of new construction except for an adjacent mixed use project constructed last year. The Japanese Congregational Church is a significant landmark to the rear of the site and there are 4 other churches within a 5 block radius including Baptist, Buddhist, and Episcopal congregations. The site itself is undeveloped except for the existing phase 1 of the project. The site is bare with a vacant site immediately to the west. Across Jackson are single story buildings housing varied commercial uses.

The site slopes 14 feet from north downward to south.



Site Address: 1614 S. Jackson Street

- LDT = Lowrise/Duplex/Triplex
- L = Lowrise
- NC = Neighborhood Commercial
- C = Commercial
- IC = Industrial / Commercial



Zoning Map



Existing Uses

The site area is a total of 11,288 sf. It currently houses phase 1 of CASA Latina's vision for the site (office and workers center). An existing 2 story, 2915 GSF office building was remodeled and paired with an addition of 959 GSF. Total existing GSF is 3874. Roughly 6500 sf of the site remains undeveloped and part of it is used for surface parking for 6 cars. The Parking pad is gravel.

Topography:

The site is sloped from north (high) to south (low) with a vertical change of 14' over a 97' distance. The slope from east to west follows the slope of Jackson street.

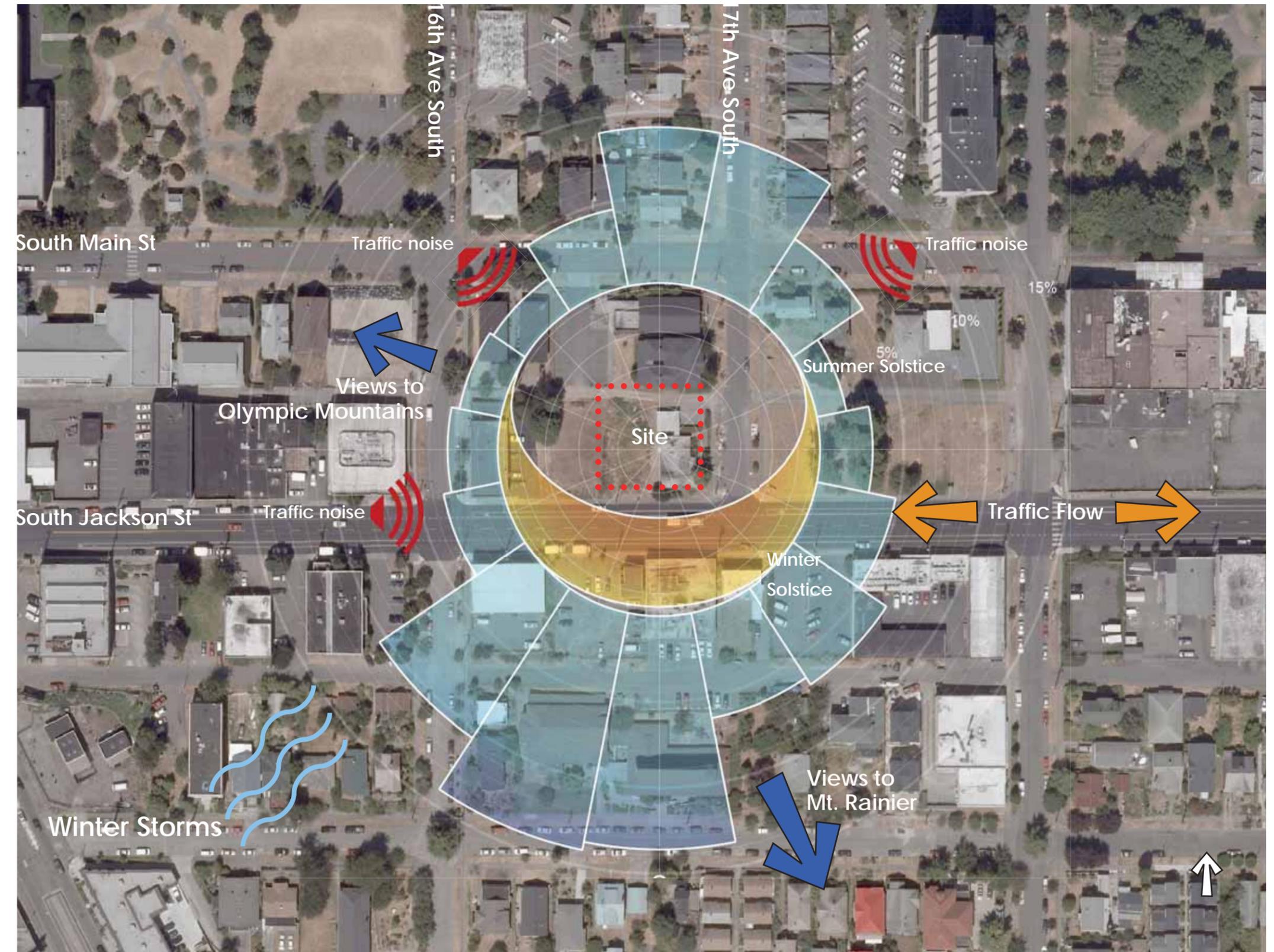
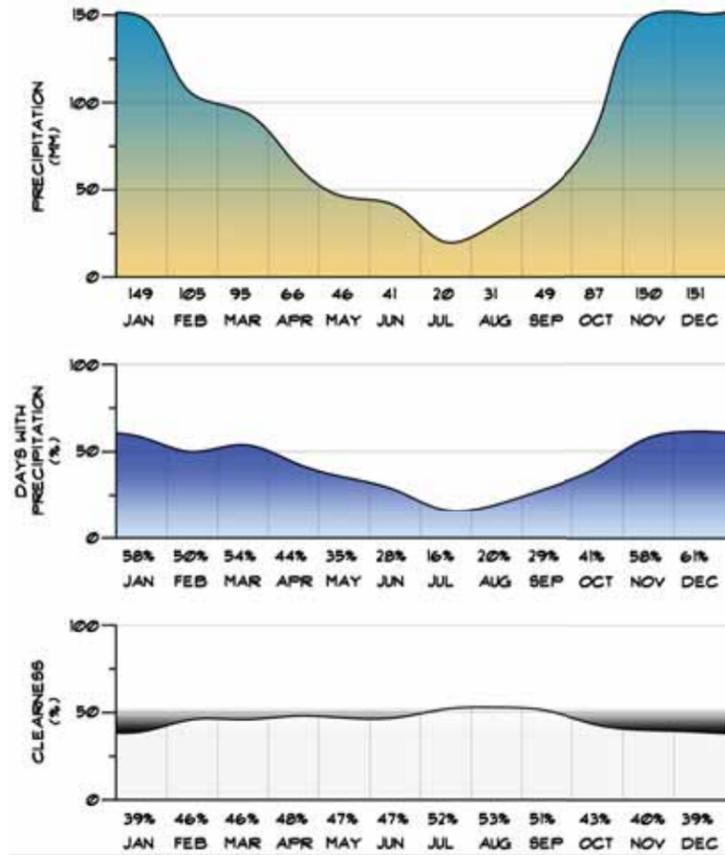
Access:

Vehicular access is from the alley off of 17th Ave to surface parking on the north side of the undeveloped lot. Pedestrian access is from 17th Ave and along Jackson Street.

Trees:

There are some existing site trees around the existing buildings. There are no street trees or ROW landscaping





Site Analysis

Urban Analysis

CASA LATINA PHASE 2:
URBAN ANALYSIS





Jackson Street Looking North



Jackson Street Looking South



Site (looking NE)



Site (looking NW)



Site (alley access)

CASA LATINA PHASE 2:
SITE PICTURES

Envelope:

Blue surround indicates
40'-0" height limit of the
site.



Vicinity Model

A. Site planning

A-1 Responding to Site Characteristics:

Pedestrian connections from the top of the site to the Jackson St. frontage.

A-2 Streetscape Compatibility

Siting of the building will be compatible with adjacent and desired street scape.

A-3 Entrances Visible to the Street

Entries will be clearly identifiable and visible from the street.

A-4 Human Activity

Proposed entry plaza at bottom of steps and Jackson Street sidewalk intending to provide a prominent connection of upper and lower site areas .

A-8 Parking and Vehicle Access

Parking is accessed via the alley way and is obscured by proposed building

B. Height, Bulk, Scale

B-1 Height, Bulk, and Scale Compatibility

Proposed building is consistent with surrounding buildings and anticipates future development on Jackson St.

C. Architectural Elements and Materials

C-2 Architectural Concept and Consistency

Proposed building will reflect the nature of the existing building on site and will strengthen the street edge of an evolving Jackson St. The building will make an urban statement reinforcing a positive pedestrian experience

C-4 Exterior Finish Material

Exterior finish materials will be consistent with the surrounding area, focusing on a strong connection between regionally minded materials and approaches with an emphasis on colors and elements important to the cultural identity of the Latino community. Quality and durability will be at the forefront of planning making reference to the existing building's palette.

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances

The proposed main entry will be in a prominent place along Jackson Street acting as a connecting spine for all components of the site.

D-7 Personal Safety and Security

Spaces and perimeters will be amply lit at night time. Blind corners and hidden alcoves will be avoided at all instances. Vehicular traffic will be disconnected from the pedestrian experience.

D-11 Commercial Transparency

All street-front elevations will have ample transparency to provide a varied and compelling pedestrian experience.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site

It is out intent to enhance the ROW and building site in a manner consistent with like development and City Green Factor Requirements.

Departures Sought: None

Design intent:

___ 6000 GSF
___ 2 story frontage
w/ 1 story atop
garage recessed
behind frontage

Max height from grade:
25'-0"

Pros:

- Stepped design providing outdoor opportunities for occupants

- Covered parking

- Shorter street frontage

Cons:

- elongated building making for longer western blank wall

- elongated building eliminating western solar access to existing bldg

- 2 story frontage doesn't match w/ intent of zoning

- more security issues along alley with enclosed parking garage

- more costly to client to construct

- less efficient structure.

- less opportunities for low impact stormwater control



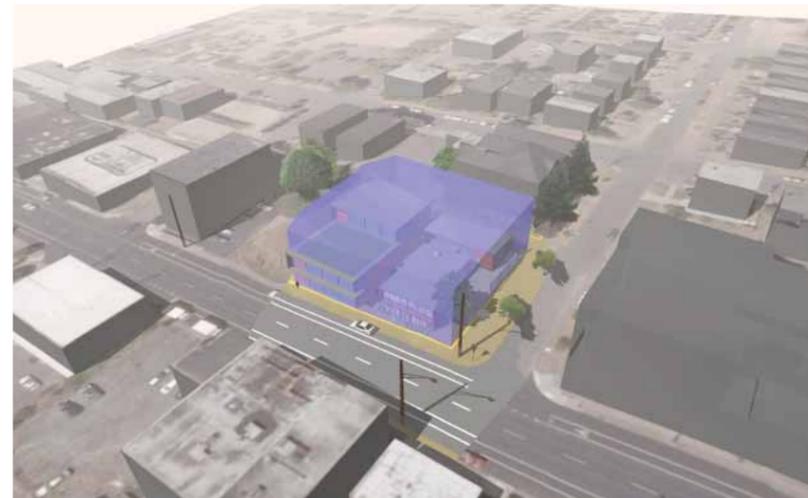
Site Axonometric



Looking NE on Jackson



Front Elevation

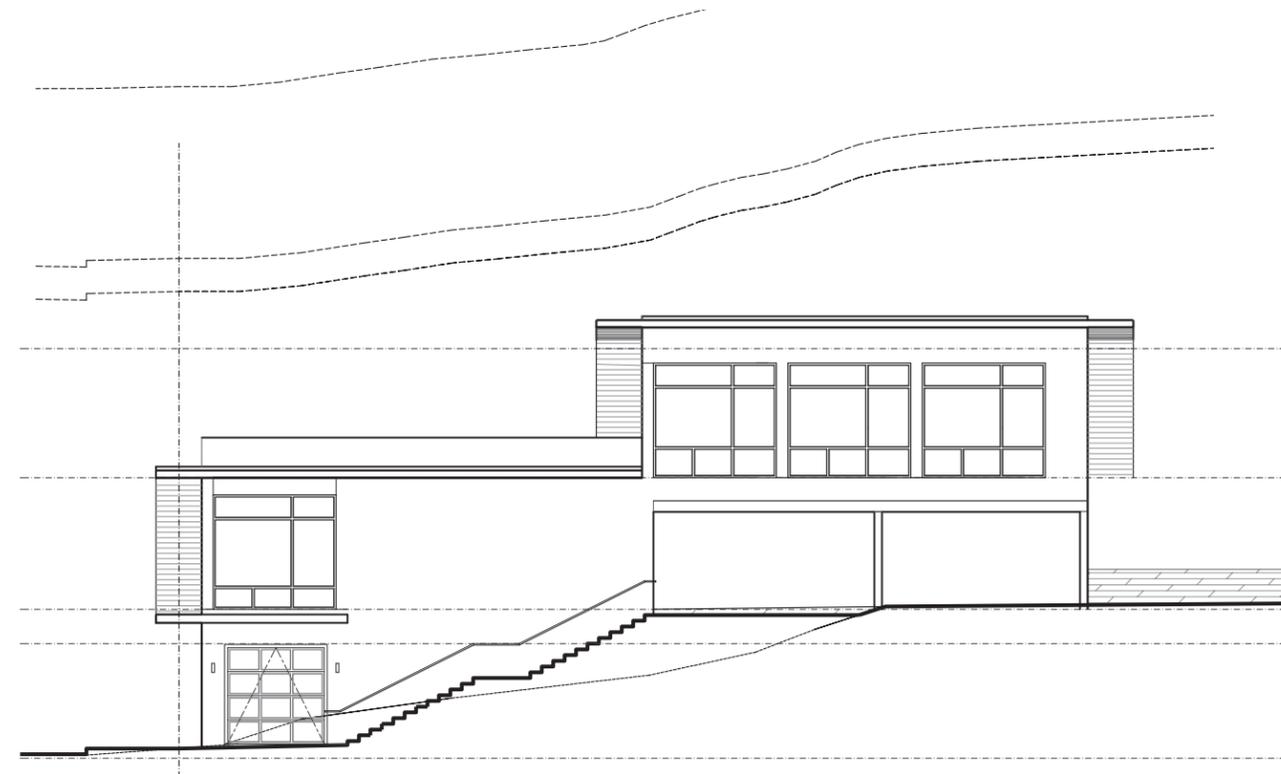


Height Envelope w/ option

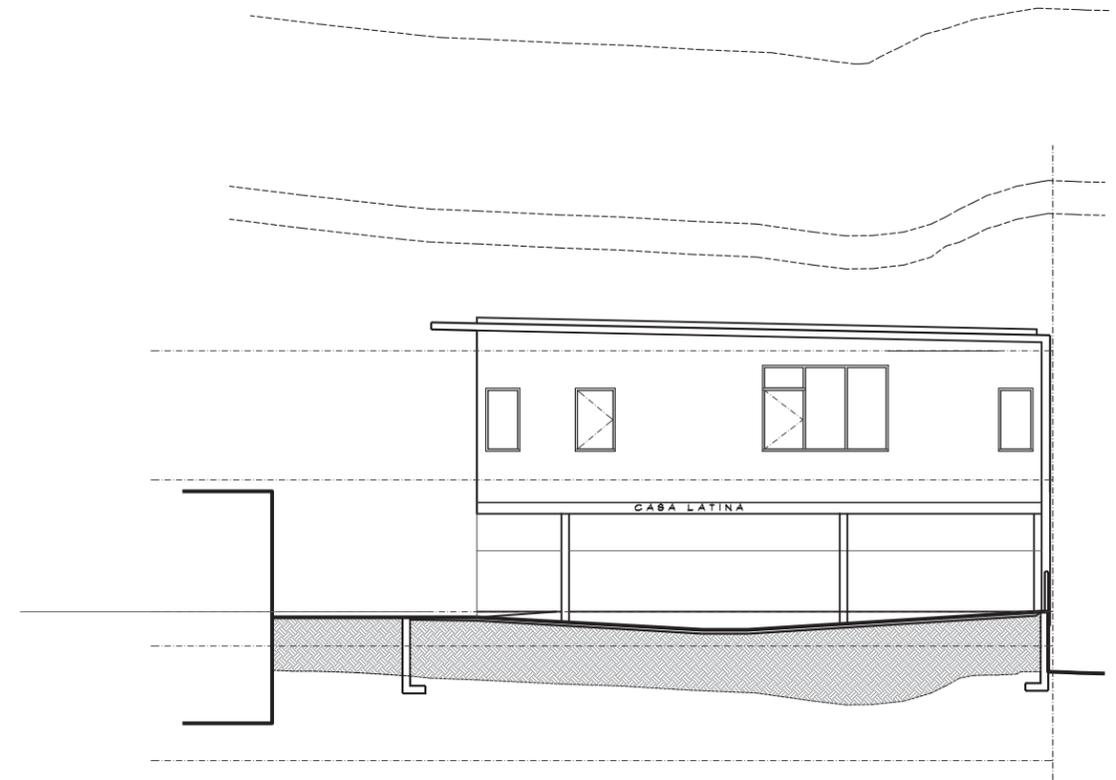


Alley Entrance

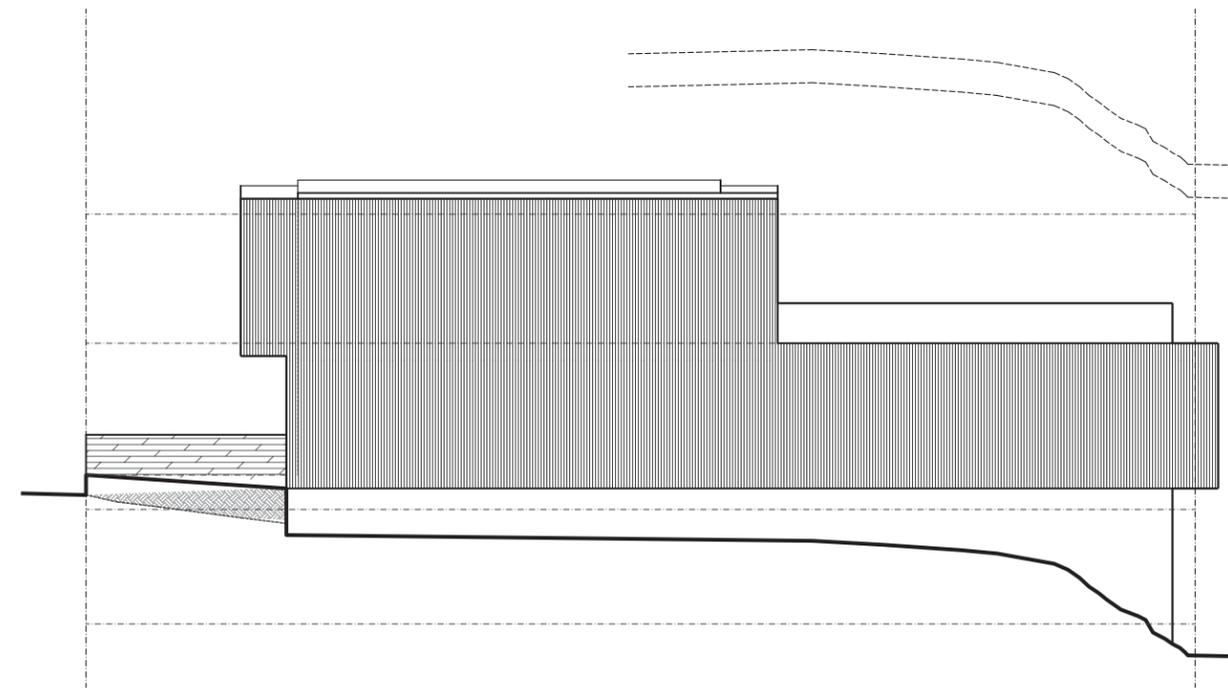
CASA LATINA PHASE 2: OPTION A



EAST ELEVATION



NORTH ELEVATION

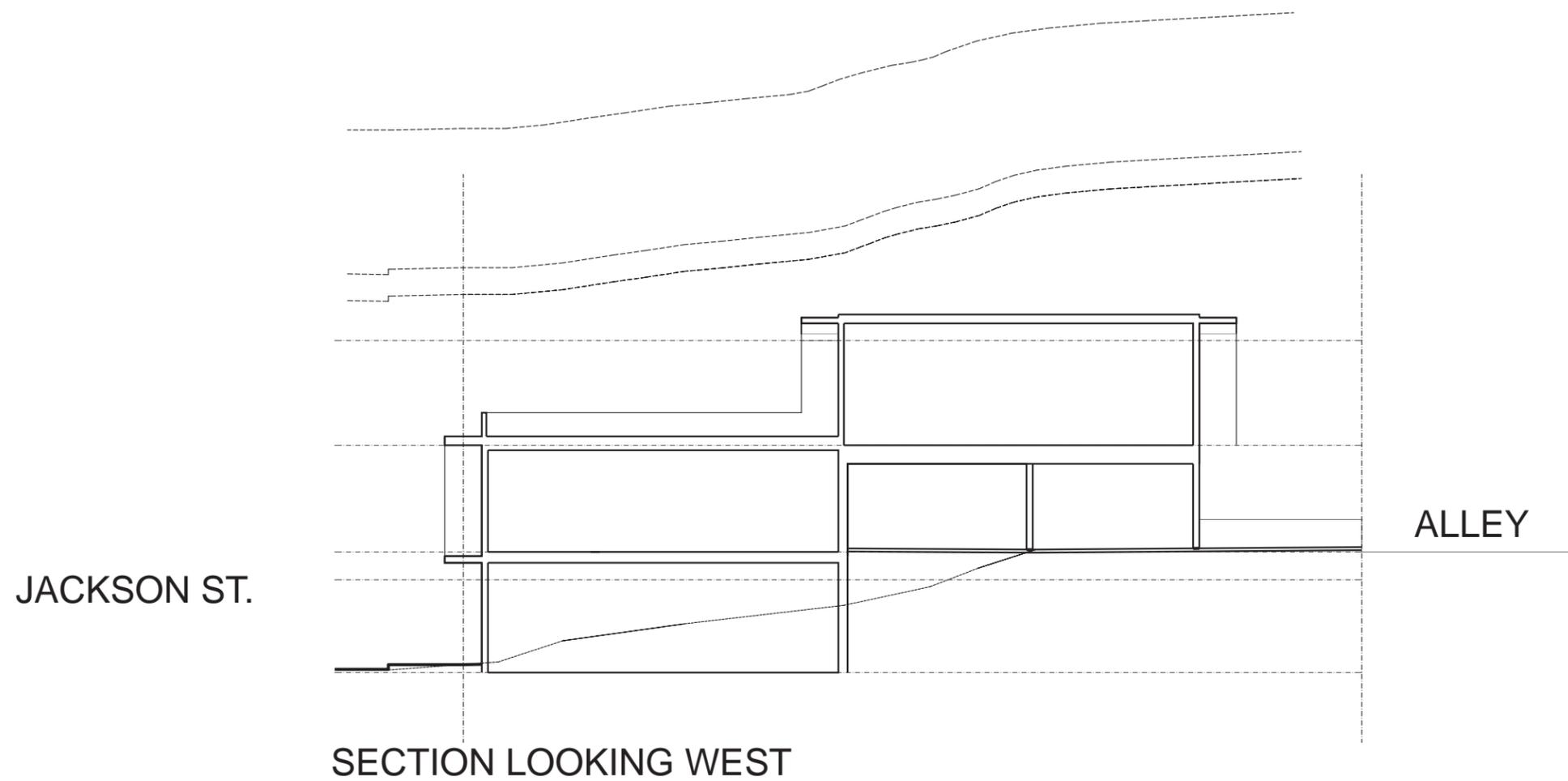


WEST ELEVATION



SOUTH ELEVATION

**CASA LATINA PHASE 2:
OPTION A ELEVATIONS**



Design intent:

___ 6000 GSF
___ 1 story frontage
w/ 2 story atop
garage recessed
behind frontage
Max height from grade:
33'-0"

Pros:

- Stepped design providing outdoor opportunities for occupants

- Covered parking

- Shorter street frontage

-potential for activated space atop frontage building

Cons:

- elongated building making for longer western blank wall

- elongated building eliminating western solar access to existing bldg

- 2 story frontage doesn't match w/ intent of zoning

- more security issues along alley with enclosed parking garage

- more costly to client to construct
- less efficient structure.

- heavy building impact to alley neighbors

- less opportunities for low impact stormwater control



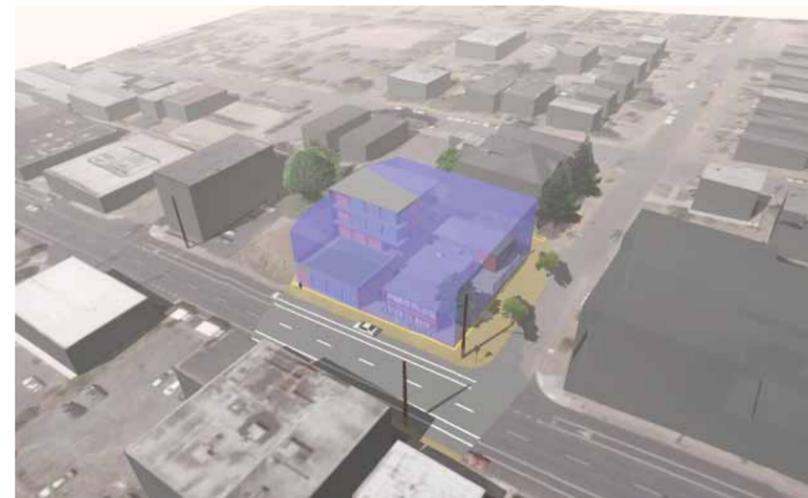
Site Axonometric



Looking NE on Jackson



Front Elevation

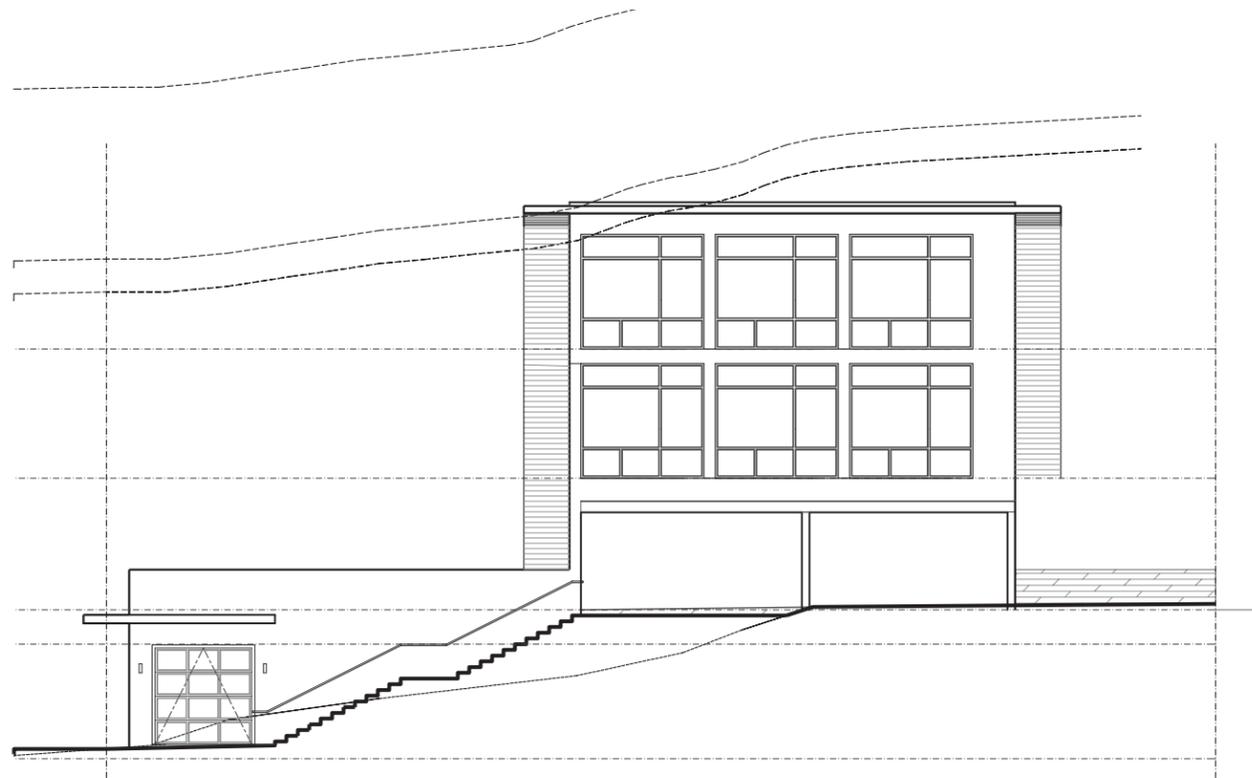


Height Envelope w/ option

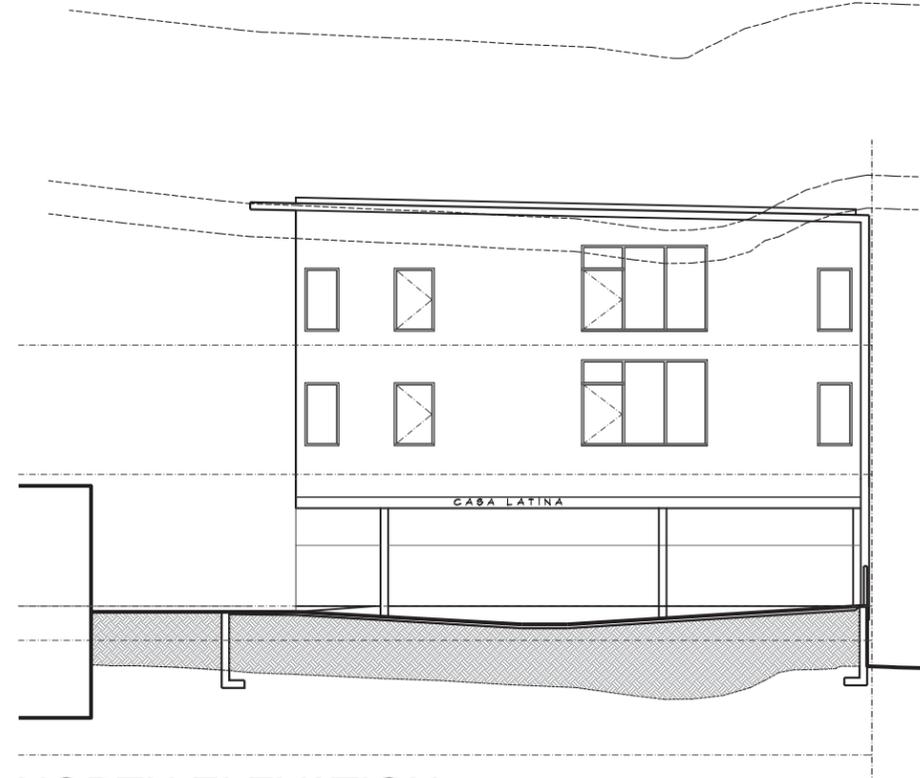


Alley Entrance

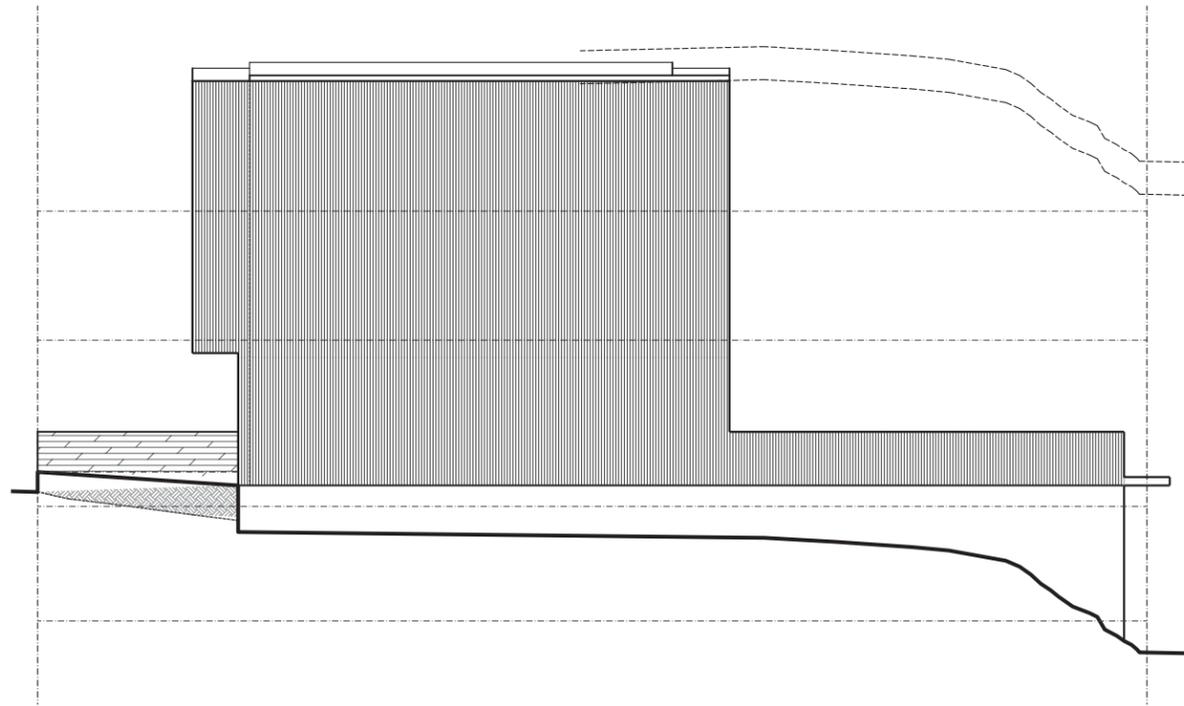
CASA LATINA PHASE 2: OPTION B



EAST ELEVATION



NORTH ELEVATION

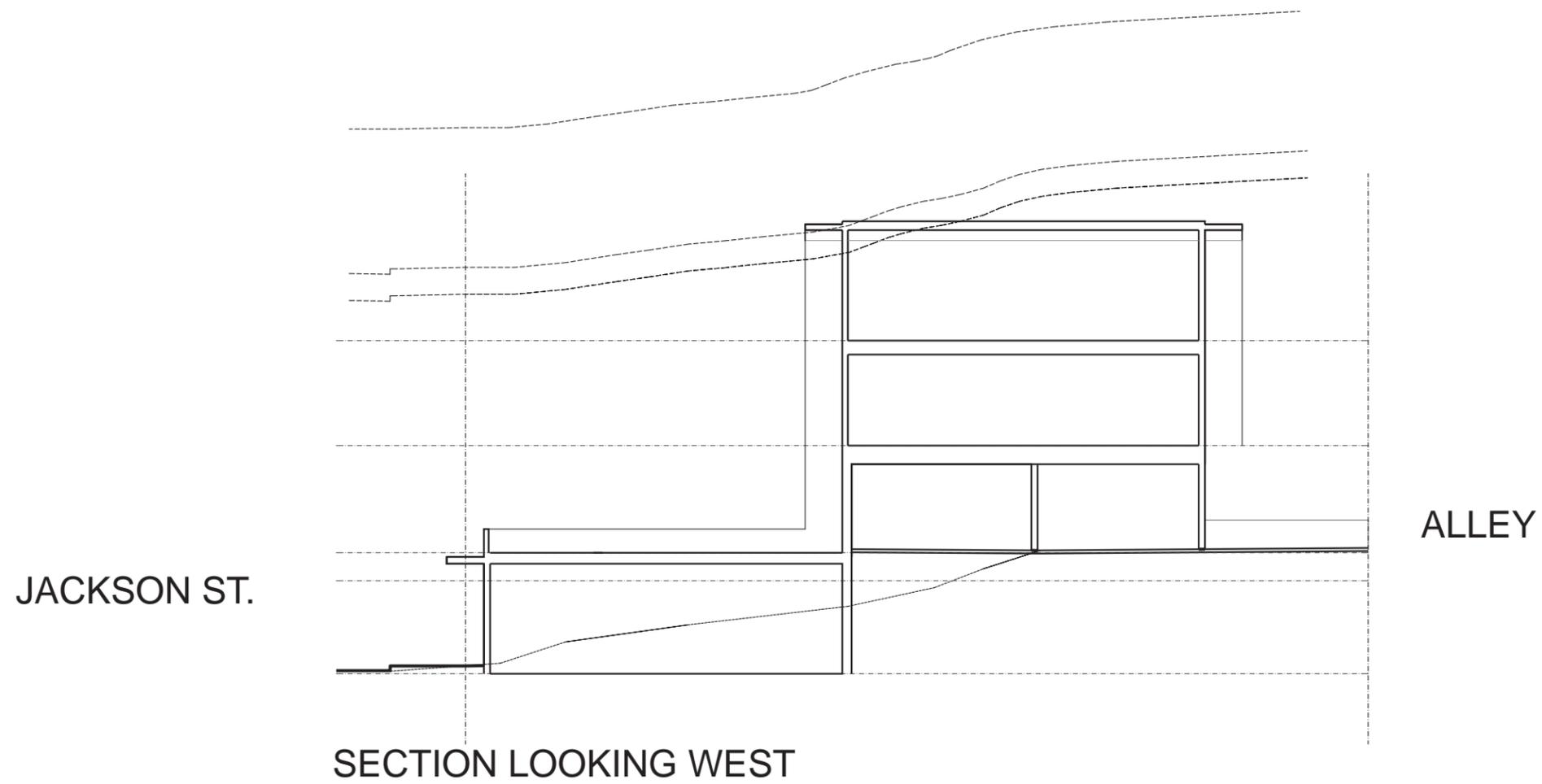


WEST ELEVATION



SOUTH ELEVATION

**CASA LATINA PHASE 2:
OPTION B ELEVATIONS**



Design intent:

___ 6000 GSF
___ 3 story frontage
w/ surface parking behind

Max height from grade:
40'-0"

Pros:

- Compact building pushed forward on site.
- Efficient Construction
- allows for low impact stormwater control, perhaps natural surface infiltration
- more potential for site greenery.
- better solar orientation
- great street and pedestrian presence which fulfills the intent of the design guidelines
- lessened security concerns at alley and parking, more open
- lessened impact towards alley neighbors

Cons:

- stair tower to roof is a necessity by code, but an anomaly in form.



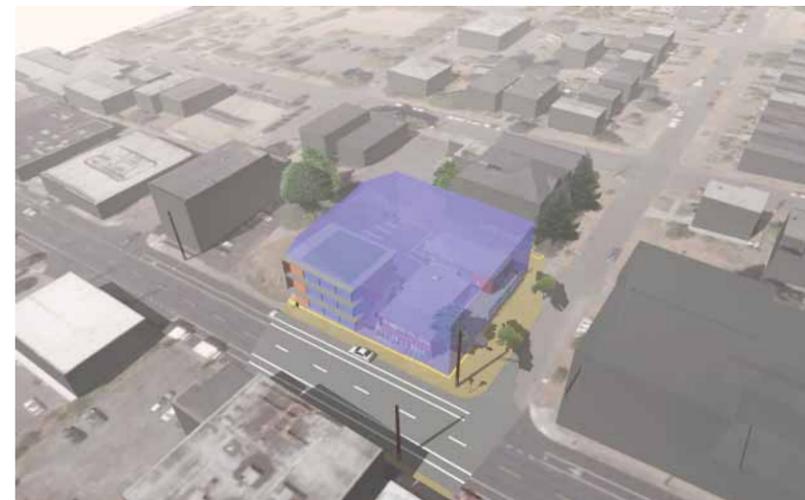
Site Axonometric



Looking NE on Jackson



Front Elevation

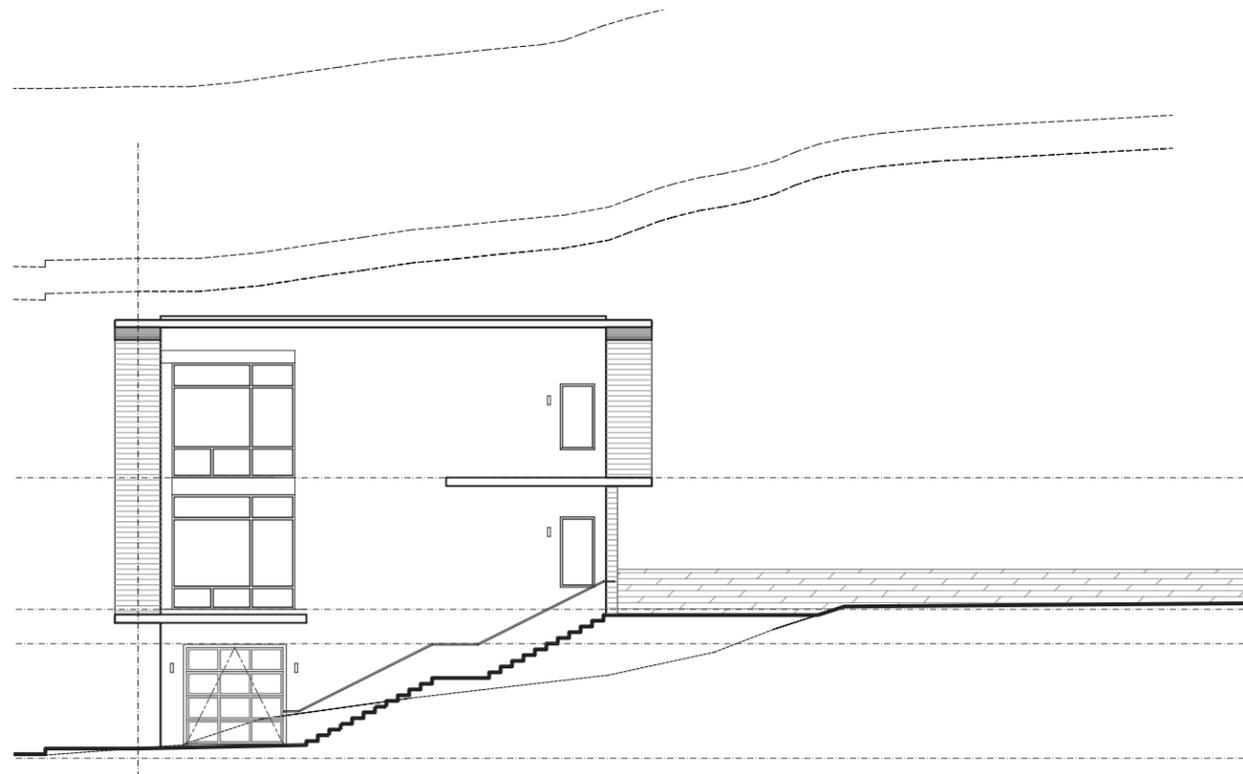


Height Envelope w/ option

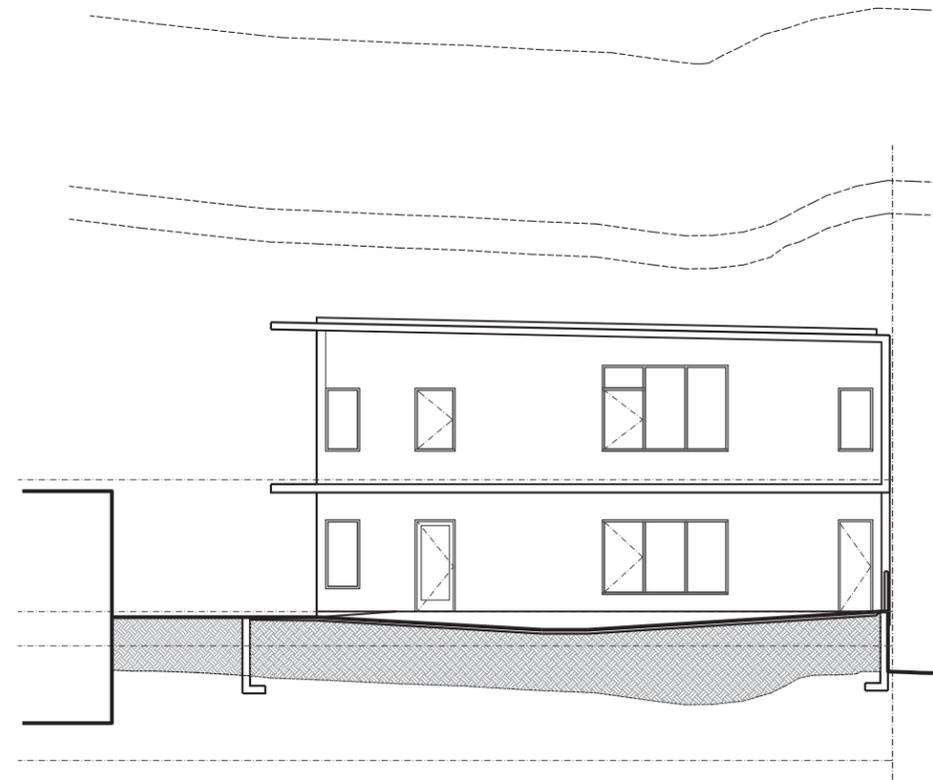


Alley Entrance

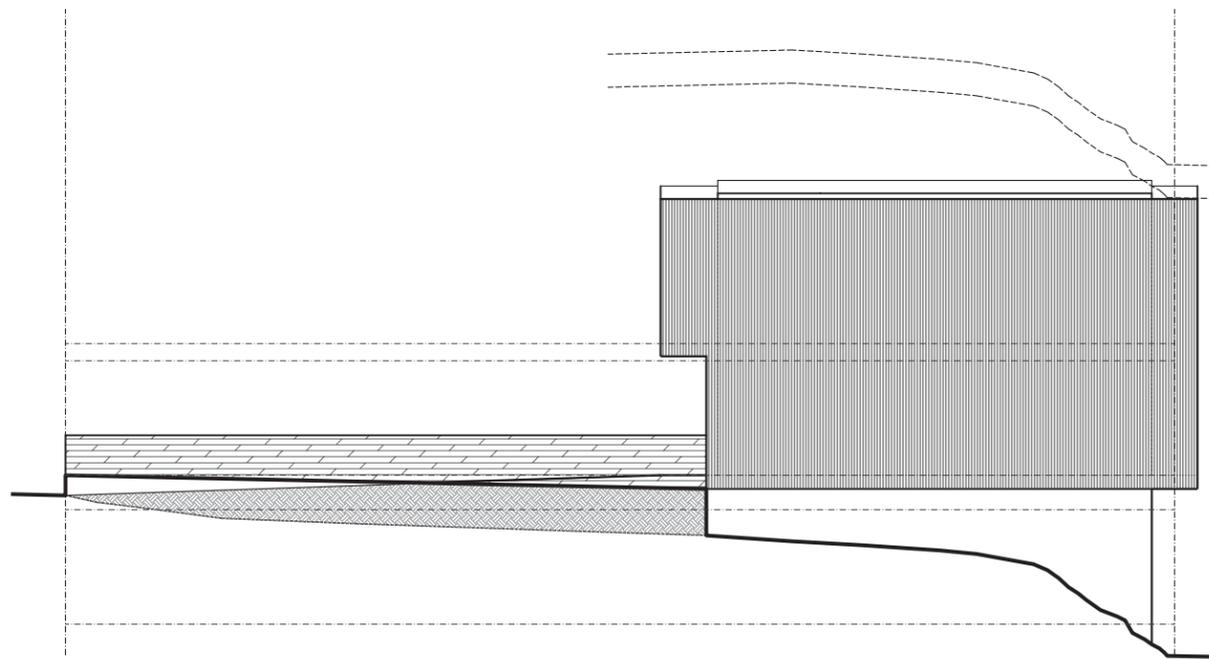
**CASA LATINA PHASE 2:
OPTION C: (PREFERRED)**



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

