



CASA LATINA PHASE 2:

DESIGN RECOMMENDATION
MEETING
03.16.2011



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 site, accessed via the alley to the north.

Construction Type:

The construction type will be Type VA 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.

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.

The front of the building along Jackson Street will be modulated to provide for the retail entry and to enhance the pedestrian experience. The building is set back approximately two feet from the property line – four feet from the existing edge of sidewalk, and at the retail entries the storefront is set back an additional three feet, providing a generous width for passersby.

Sustainability Goals:

It is our intent to adhere to the City's Green Factor Requirements in this project and establish strategies beyond just requirements. The project will be aiming for LEED silver certification.

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ZONING CODE ANALYSIS (SMC)

3.0 ZONING DESCRIPTION

NC3-40

3.1 SITE AREA

11285 GSF

3.2 STREET-LEVEL DEVELOPMENT STANDARDS

23.47A.008

- * BLANK FACADES BETWEEN 2' AND 8' MAY NOT EXCEED 20' IN WIDTH.
- * BLANK SEGMENT CANNOT EXCEED 40% OF WIDTH OF STREET FACADE.
- * STREET LEVEL & FACING FACADES MUST BE W/IN 10' OF STREET LOT LINE.
- AVG STREET SETBACK = 3'-0"
- * 60% OF FACADE BETWEEN 2' AND 8' ABOVE THE SIDEWALK SHALL BE TRANSPARENT. TRANSPARENT GLASS SHALL ALLOW UNOBSTRUCTED VIEWS FROM THE OUTSIDE INTO THE STRUCTURE.
- TOTAL STREET FACADE SQUARE FOOTAGE BETWEEN 2' AND 8' = 299.75 SF
- TOTAL TRANSPARENT STREET FACADE SQUARE FOOTAGE BETWEEN 2' AND 8' = 258.75 SF
- TRANSPARENT STREET FACADE PERCENTAGE = 86.3
- * NONRESIDENTIAL USES MUST EXTEND AN AVERAGE OF AT LEAST 30' AND A MIN OF 15' FROM THE STREET LEVEL FACING FACADE. 40'-0" PROVIDED.
- * NONRESIDENTIAL USES MUST HAVE FLOOR TO FLOOR HEIGHT OF AT LEAST 13'-0". 13'-5" PROVIDED.

3.3 STRUCTURE HEIGHT

23.47A.012

SEE SHEETS A200, A300, & A301

- * 40' HEIGHT LIMIT + BONUS = 42'-10"
- * SLOPED LOT HEIGHT BONUS; PERCENT OF SLOPE / 6 PER EXHIBIT 23-47A.012B:
 AVERAGE LOWEST POINT EXISTING ELEVATION: (193.0' + 195.5' / 2) = 194.25'
 AVERAGE HIGHEST POINT EXISTING ELEVATION: (202.5' + 199.85' / 2) = 201.175'
 HORIZONTAL DISTANCE BETWEEN TWO AVERAGE POINTS: 40'-0"
 PERCENTAGE: $6.925/40' = 17.31\%$
 HEIGHT BONUS: 2.885'
- * SKYLIGHTS, OPEN RAILINGS, PLANTERS, & PARAPETS MAX EXTEND 4' ABOVE MAX HEIGHT LIMIT: N/A
- * OTHER ROOFTOP FEATURES MAY EXTEND 15' ABOVE THE MAX HEIGHT LIMIT. COMBINED TOTAL COVERAGE OF ALL FEATURES MAY NOT EXCEED 20% OF ROOF AREA OR 25% OF ROOF AREA IF TOTAL INCLUDES STAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT: ALL ROOFTOP FEATURE AND ELEVATOR PENTHOUSES ARE BELOW THE HEIGHT LIMIT.

3.4 FAR:

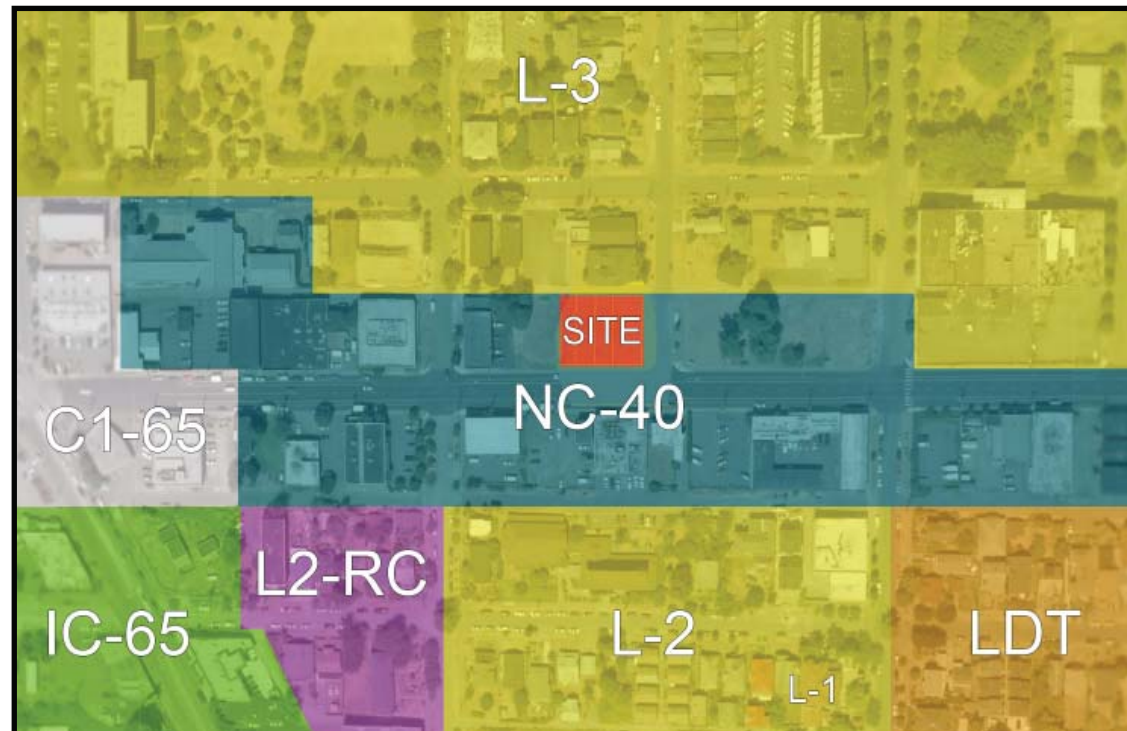
23.47A.012

- * FOR RESIDENTIAL OR NON-RESIDENTIAL = 3
- * EXEMPTIONS TO FAR = ALL GROSS FOOT AREA BELOW EXISTING OR FINISH GRADE, WHICHEVER IS LOWER

EXISTING BUILDINGS SF = 3,877
 LOWER FLOOR SF = 2,000
 MAIN FLOOR SF = 2,000
 UPPER FLOOR SF = 2,000

TOTAL SF ON LOT = 9,877 SF

TOTAL LOT AREA 11285 SF X 3 = 33,855 TOTAL SF ALLOWED.



Site Characteristics and surrounding uses:

The existing site and surrounding neighborhood is a mixture of lowrise 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.

3.5 SETBACK REQUIREMENTS:

24.47A.014 & 23.53.030B3

SEE SHEET A200

- * NO ADJACENT RESIDENTIAL ZONES, NO SCREENING REQUIREMENTS
- * RETAINING WALLS TALLER THAN 6'-0" MAY NOT BE PLACED IN THE SETBACK

3.6 LANDSCAPING & SCREENING STANDARDS:

24.47A.016

- * GREEN FACTOR IS REQUIRED FOR ANY NEW STRUCTURE CONTAINING MORE THAN 4,000 SF OF NON RESIDENTIAL USE. PROPOSED NEW STRUCTURE AREA = 6,000 SF

GREEN AREA FACTOR REQUIREMENT OF .30 OR GREATER

SEE SHEET L201

REQUIRED: .300 GREEN FACTOR SCORE

PROPOSED: .32 GREEN FACTOR SCORE

- * STREET TREE REQUIREMENT - 1 EXCEPTIONAL TREE FOR EVERY 250 SF. EXCEPTION 23.47a.016B.3. IF IT IS NOT FEASIBLE TO PLANT TREES IN AN ABUTTING PLANTING STRIP, LANDSCAPING OTHER THAN TREES IS REQUIRED IN THE PLANTING STRIP.
- * SURFACE PARKING: ONE TREE IS REQUIRED FOR EVERY 10 PARKING SPACES. EXCEPTION 23.47A.016D.1.d.4 WHEN REQUIRED PARKING CAN ONLY BE PROVIDED AT THE REAR LOT LINE AND ACCESS TO INDIVIDUAL PARKING SPACES CAN ONLY BE PROVIDED DIRECTLY FROM AN ALLEY
- * TRASH RECEPTACLES MUST HAVE 6'-0" TALL SCREENING

3.7 LIGHTING AND GLARE STANDARDS:

23.47A.022

- * PARKING AREAS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A FENCE OR WALL BETWEEN 5'-0" AND 6'-0" IN HEIGHT, OR A SOLID EVERGREEN HEDGE OR LANDSCAPED BERM AT LEAST 5'-0" IN HEIGHT.

3.8 SOLID WASTE AND RECYCLABLE MATERIALS:

23.47A.029 & 23.47A.014E8

- * 5,000-15,000 SF REQUIRES MINIMUM OF 125 SQUARE FEET OF STORAGE AREA TO BE REAR LOADING
- * DUMPSTERS LOCATED OUTSIDE OF STRUCTURES ARE NOT PERMITTED WITHIN 10'-0' OF ANY LOT LINE THAT ABUTS A RESIDENTIAL ZONE. OUR LOT LINE ABUTS AN ALLEY THAT IS 16'-0" WIDE, PRIOR TO THE RESIDENTIAL LOT TO THE NORTH.

3.9 ACCESS EASEMENT STANDARDS:

23.53.025F

3.10 ALLEY IMPROVEMENTS:

23.53.030

3.11 REQUIRED PARKING:

23.54.015

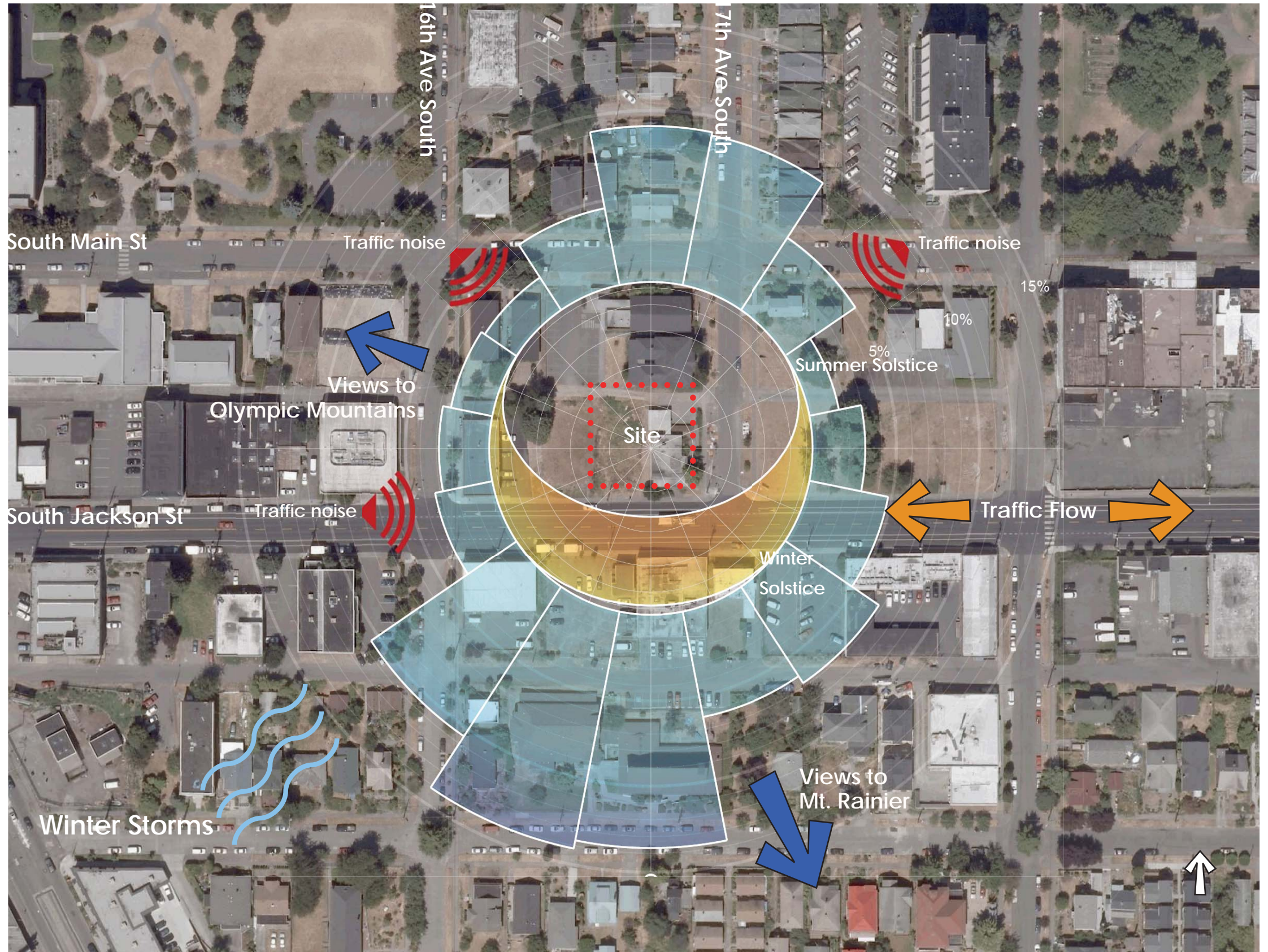
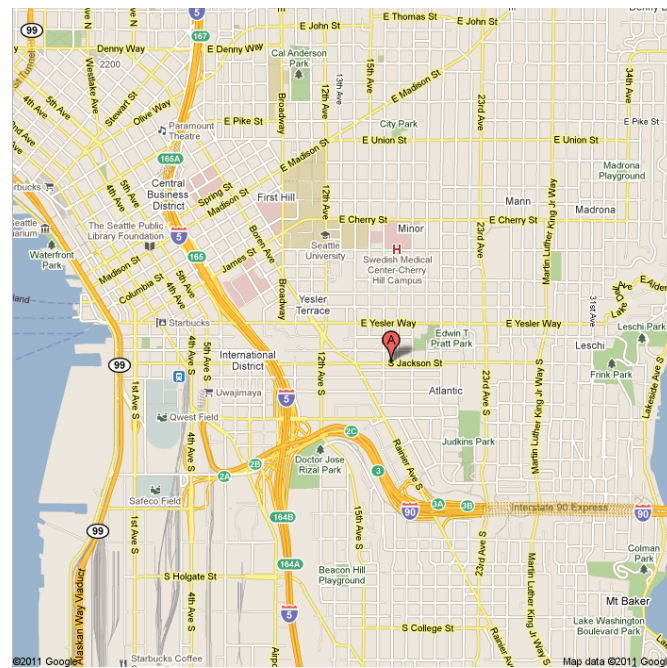
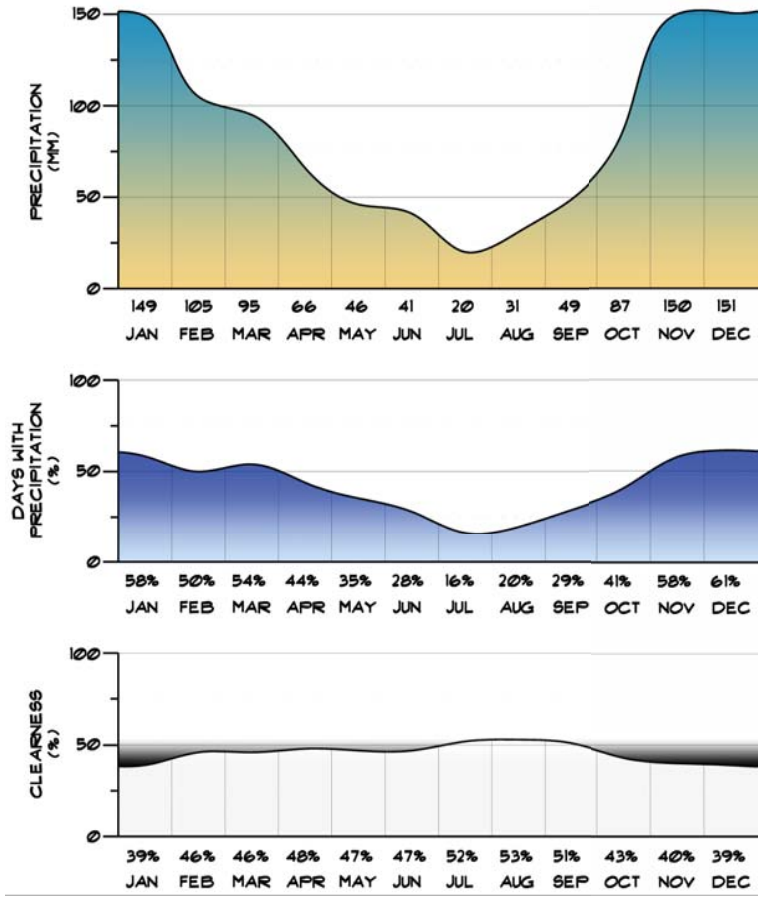
OFFICE/BUSINESS = 1 SPACE FOR 1,000 SF
 SALES AND SERVICES = 1 SPACE PER 500 SF
 PARKING SERVES SPACE IN EXISTING BUILDINGS ON SITE AS WELL AS NEW 3 STORY BUILDING.
 EXISTING BUILDINGS PLUS PROPOSED BUILDING TOTAL 9,877 SF
 THE FIRST 1,500 SF PER BUSINESS ESTABLISHMENT ARE WAIVED PER EXCEPTION 23.54.015D2 =
 THE NEW BUILDING WILL CONTAIN 1052 SF OF LEASABLE AREA ON THE GROUND FLOOR.
 1500 SF REDUCTION FOR THIS USE + 1500 SF REDUCTION FOR CASA LATINA USE = 6,877 SF /1000 SF =
 6.8 SPACES
 = 7 SPACES REQUIRED
 TOTAL PROVIDED SPACES = 8 ONE OF WHICH IS ADA ACCESSIBLE

3.12 REQUIRED BICYCLE PARKING:

23.54.015

OFFICE/BUSINESS = 1 SPACE FOR 4,000 SF
 9,877 SF / 4,000 = 2.5

TOTAL: 3 SPACES



Site Analysis





Jackson Street Looking North



Jackson Street Looking South



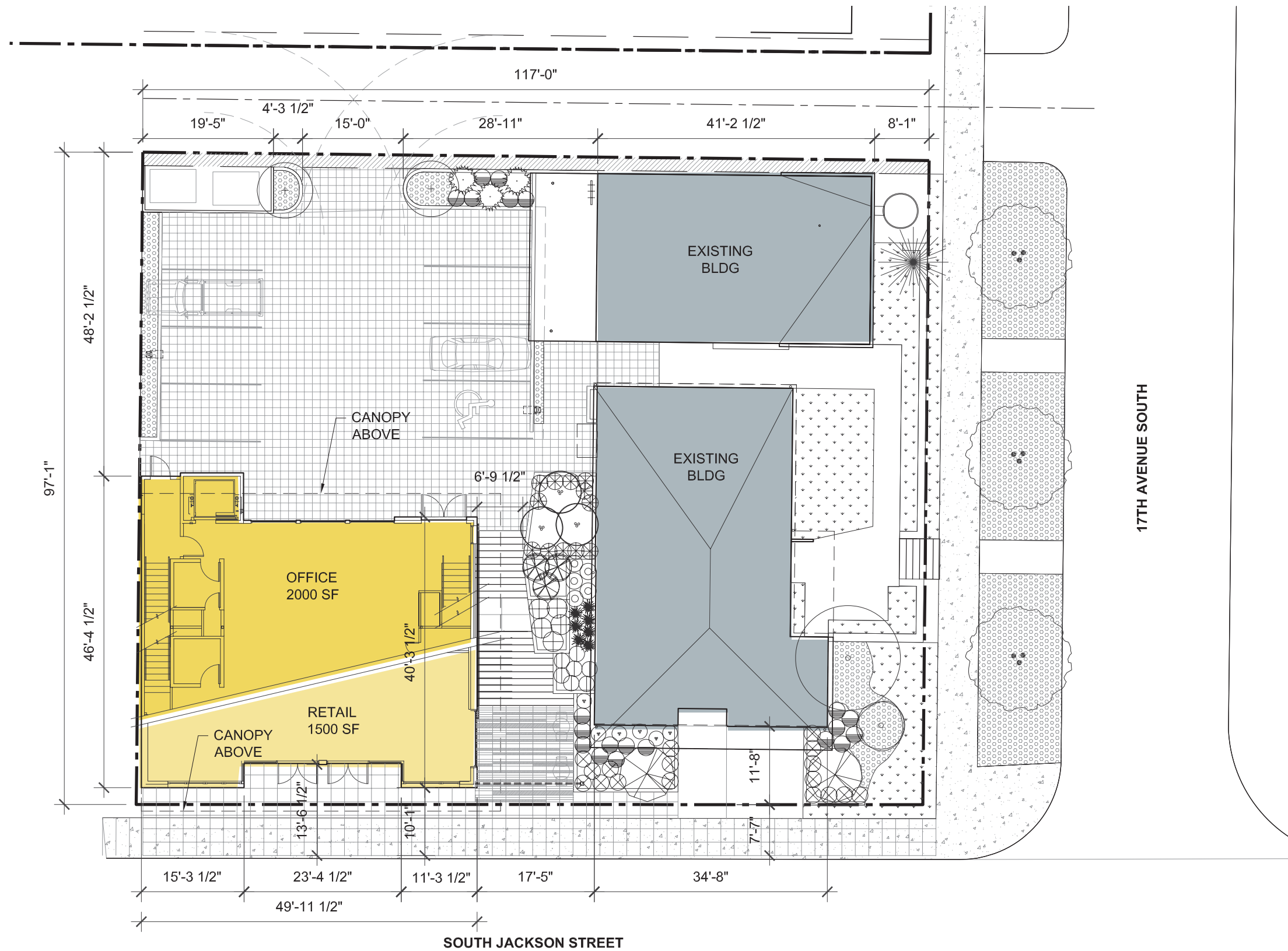
Site (looking NE)



Site (looking NW)



Site (alley access)



SITE PLAN

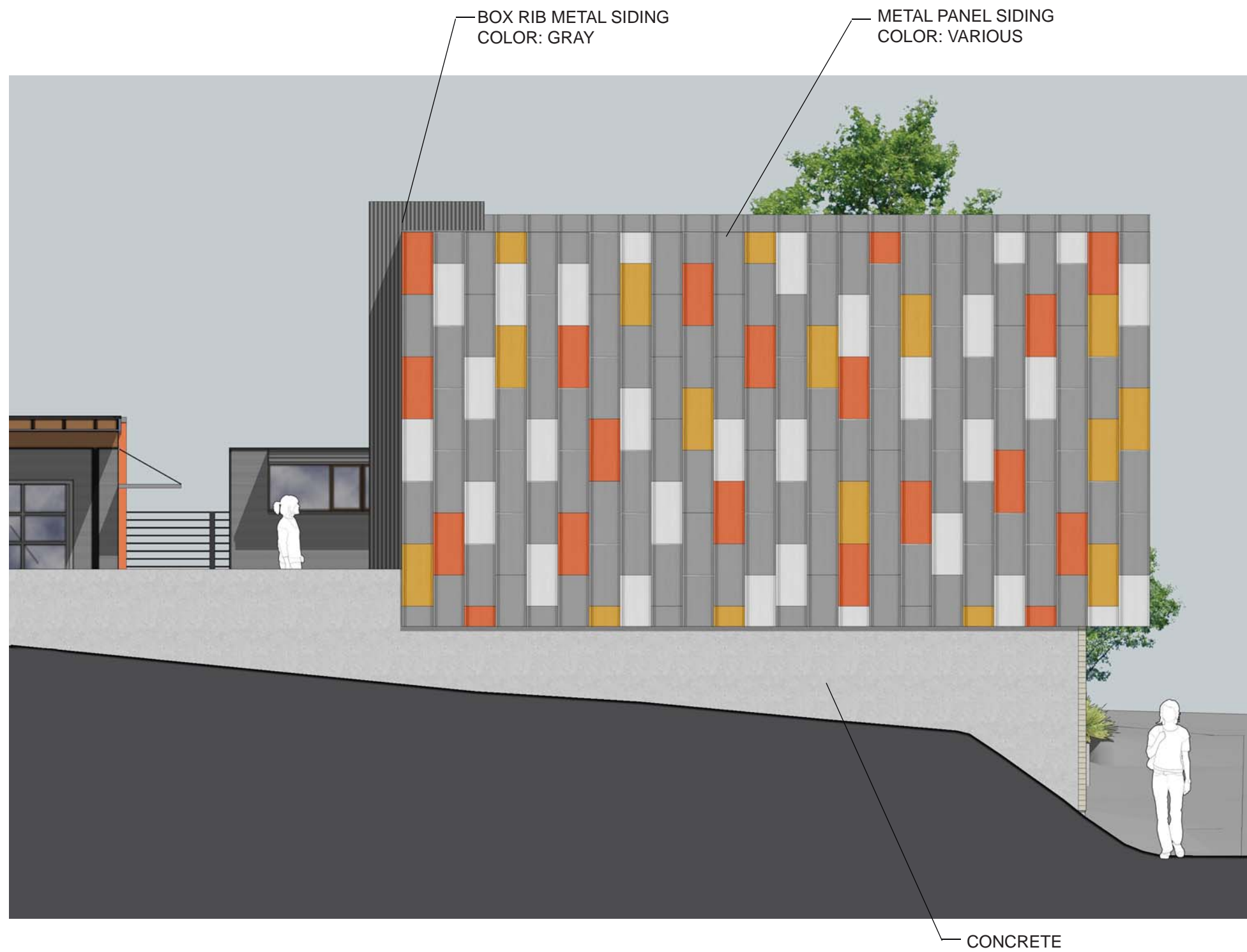
CASA LATINA PHASE 2:
SITE PLAN





CASA LATINA PHASE 2:
SOUTH ELEVATION





CASA LATINA PHASE 2:
WEST ELEVATION



CASA LATINA PHASE 2:
NORTH ELEVATION





CASA LATINA PHASE 2:
EAST ELEVATION





UP/DOWN WALLWASHERS



CATENARY LIGHTING OVER STAIRWAY



EXAMPLE OF ROLL-UP DOOR



PERVIOUS PAVERS AT PARKING



BI-FOLD WINDOWS AT STREET LEVEL AND SECOND FLOOR

**CASA LATINA PHASE 2:
EXTERIOR MATERIALS**



EVERGREEN HUCKLEBERRY



SNOWBERRY



SWORDFERN



RED FLOWERING CURRANT



PACIFIC WAX MYRTLE



LOW OREGON GRAPE



LILYTURF



BEACH STRAWBERRY



TUFTED HAIRGRASS



SMOKETREE



REDTWIG DOGWOOD



EDDIE'S WHITE WONDER DOGWOOD



SERVICEBERRY



VINE MAPLE



SUNSET MMAPLE

A-3 Entrances: The proposed building offers several cues to announce entries. The retail spaces along the ground floor are entered in the middle of the façade, set back from the sidewalk to provide circulation space. The main office entry for Casa Latina will be located up the stairway between the buildings. There will be signage as well as an entry artwork to invite clients up the stair, which itself will encourage entry with its form and landscaping.

A-4 Human Activity: The front of the building along Jackson Street will be modulated to provide for the retail entry and to enhance the pedestrian experience. The building is set back approximately three feet from the property line – providing a total of ten feet of sidewalk width, and at the retail entries the storefront is set back an additional three feet, providing a buffer space and generous width for passersby. The south side will have retail space, covered areas, and a landscaped entry to the “hill climb”
The west façade is necessarily plain in anticipation of future development. However, until such development that side will be enlivened with color and signage announcing CASA Latina’s presence.



A-5 Respect for adjacent sites: CASA Latina owns the site to the east and both buildings work together to form a campus for their operations. The sidewalks are 6' wide in front of both buildings but at the east building there is ample room for landscaping. The new building can borrow this setback and blend with the paving patterns and other materials and colors of the existing building to form a lively and complimentary street- scape.

A-8 Location of parking: The parking is in the rear of the building and will be pervious. There will be landscaping along the alley and in the interior of the parking area. These measures should work to mitigate visual and noise impact on the neighborhood. There is another parking lot directly across the alley from the proposed parking area; to the east is CASA's own building and no current building to the west.



C-1 Architectural Context: The new design takes cues from the original building next door but does not replicate details or exact materials. The new building takes a sculptural approach, as does the adjacent mid-century modern building, but the scale is larger and the form more urban. The original structure, although now updated and fine for CASA's needs, was originally a dentist's office and had a distinctly suburban feel and attitude in how it addressed the street on both Jackson and 17th. Our aim is not to duplicate this approach but compliment the existing building.

We have proposed locating the building in a manner that we feel is a most appropriate urban solution. Large setbacks from the street break down the fabric of a streetscape by causing gaps. The plaza between the buildings and area in front of the existing building provide a public space amenity. The new building opens on both the east and south sides – the east side with a roll-up door and the south side with extensive bi-fold windows providing a visual and real connection into the building.



C-3 Human Scale: The storefronts, stairs and awnings all are human scale. The upper floors will include a large number of operable windows that reduce large areas of un-relieved glazing. The selected use of brick for the base and wood for the underside of the awning add warmth and small-scale texture to the design.

C-4 Exterior Finish Materials: See above comments regarding material. In addition we will be adding high-quality artwork to the exterior of the building on the east and north facades. Materials palette includes a pale grey/beige brick "Castle Gray" in a smooth texture and stacked bond pattern from Mutual Materials, a panel siding system similar to Parklex or Trespa, vertical metal ribbed siding of the same profile and color as the existing building, dark bronze window frames, and a clear sealed cedar T&G soffit material on the underside of all canopies.



D-1 Pedestrian Open Spaces and Entrances: The site plan provides a new 15' x 15' open space between the buildings as an entry to the stair which varies in width between 8' and 14'. Although the Design Review Board originally suggested that the new building be set back from the property line the same distance as the existing building, we believe it was unclear to the Board that the existing building is 11' from the Jackson St. property line and 20' from the 17th Ave. property line. We feel that this is not an urban solution and will not fit the future pattern of development along Jackson. The deep setback of the existing structure has presented safety problems which are being addressed with adjusted landscaping and additional lighting. The proposed building will provide at a minimum, a 10' sidewalk along Jackson, with the center, entry area set back an additional three feet to provide buffer space for entering and exiting as well as increased weather coverage.

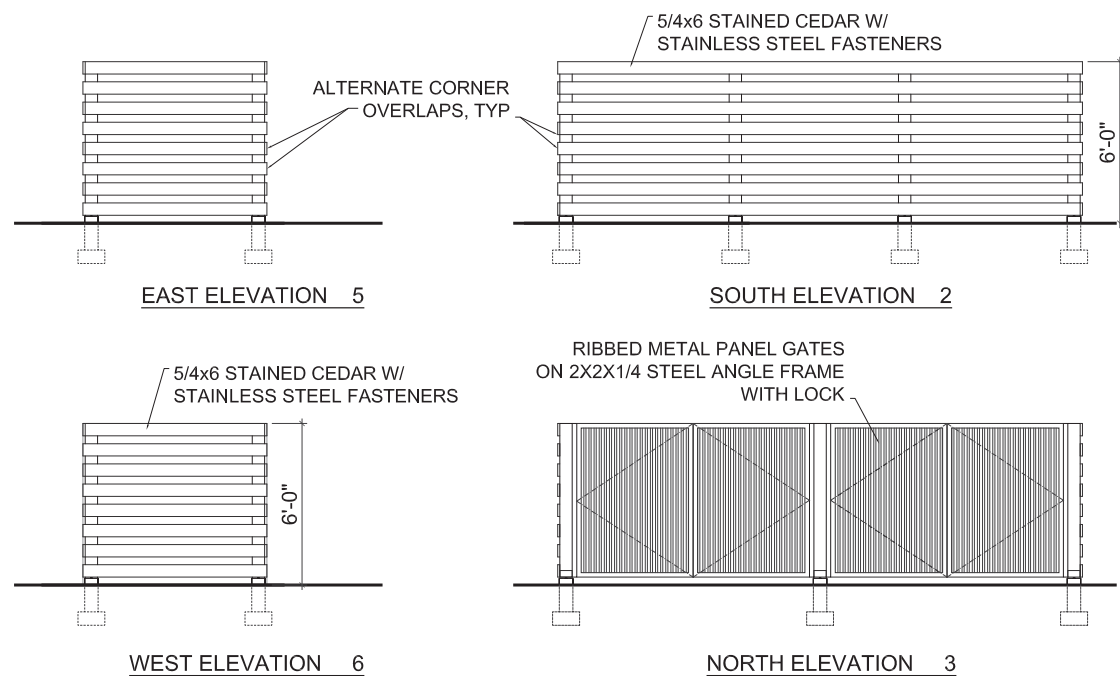
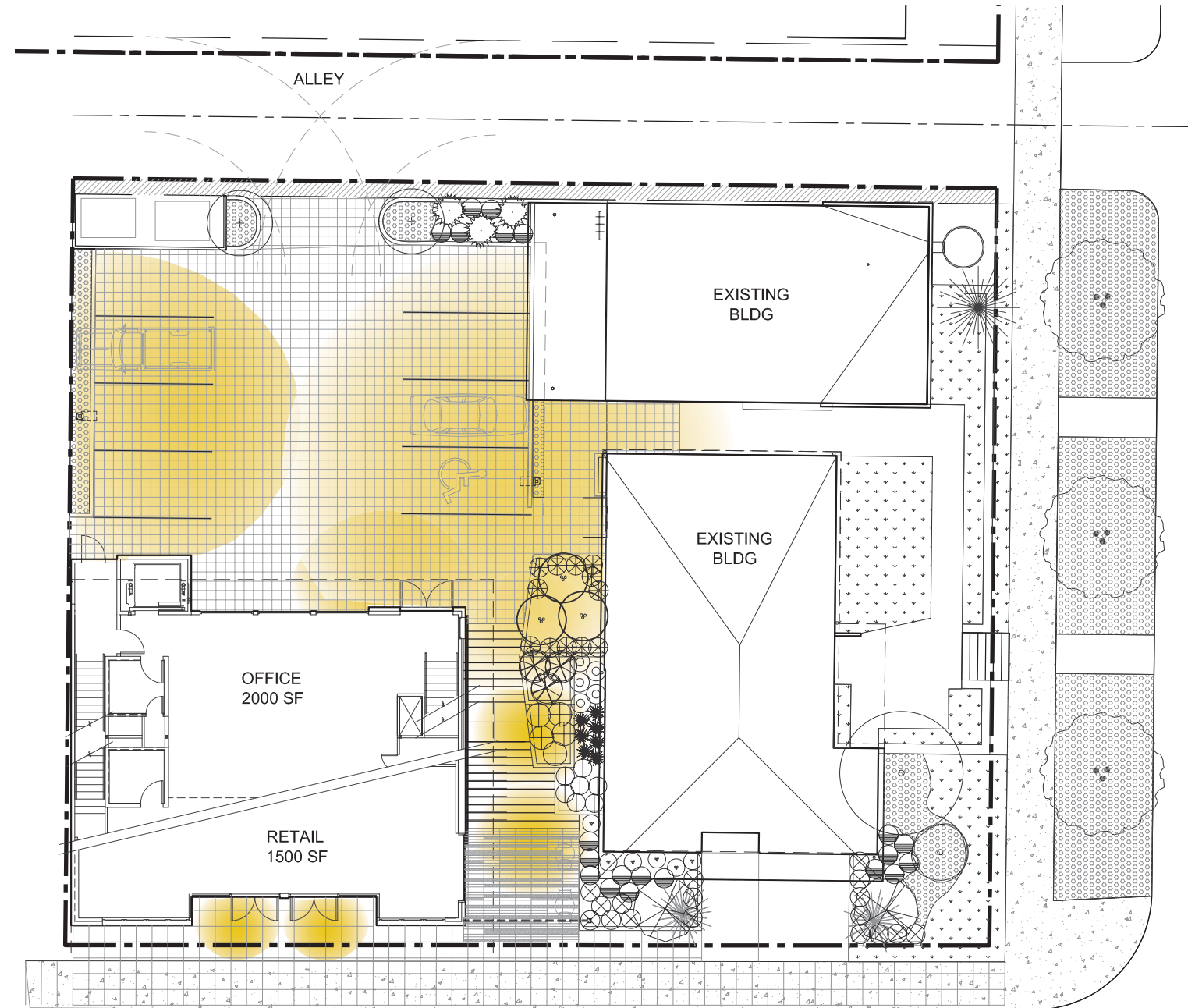
D-11 Commercial Transparency: 90% of the street level façade is transparent storefront. In addition, the two sections flanking the center entrance area are designed as operable systems that will further promote engagement with pedestrians.



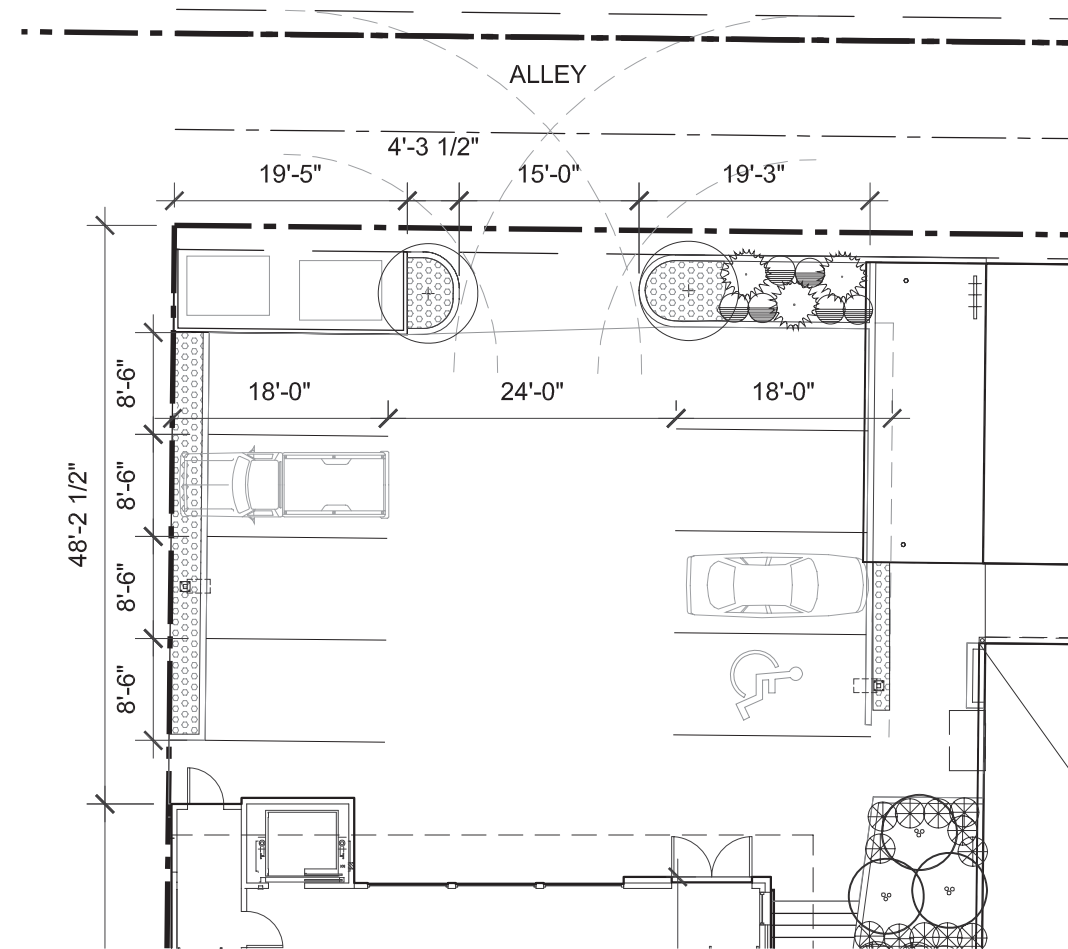
D-6 Screening of Dumpsters, Utilities and Service Areas: The alley-side dumpsters will be screened on three sides with cedar fencing and plantings, and on the alley side by a metal gate that matches the building siding.

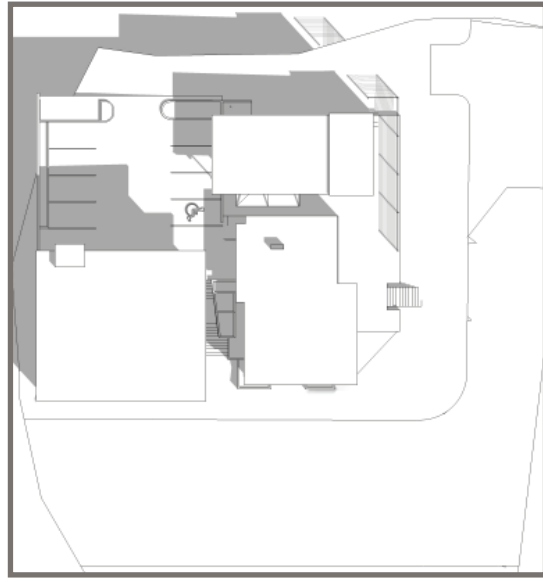
D-7 Personal Safety and Security: All areas between buildings, including the hill climb will be well lit, wide enough to easily pass someone stopped on the stair and landscaped with an eye to safety. There are windows on both building facades facing the hill climb to further enhance safety.

D-8 Treatment of Alleys: The entrance to the parking area off the alley will be well-marked and enhanced with landscaping that will not hamper safe entrance and exit. We will use special pervious pavers that will tie the parking area to the hill climb and lower plaza and mark the parking area as an alternate “celebration space” on occasion. The parking will be well illuminated for both everyday use and special occasion use.

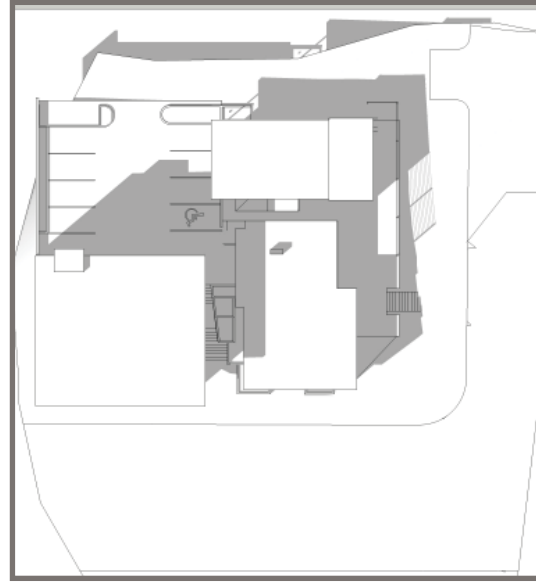


The proposal is asking for one departure, involving parking space size. The code requires 7 spaces; we are providing 8 per SMC23.54.015. These spaces are allowed by code to be 75% large (8.5'x19') and 25% small (7.5'x15'). Due to site constraints between the existing building and the property line we are proposing that each of the eight provided spaces be 8'-6" wide by 18' long, with the required 24' drive aisle. With this arrangement we are able to provide a generous landscape screening area adjacent to the alley, rather than construct parking spaces that are accessed directly from the alley. We feel that this will not materially affect the functionality of the parking area, while enhancing the overall feel of the site considerably.

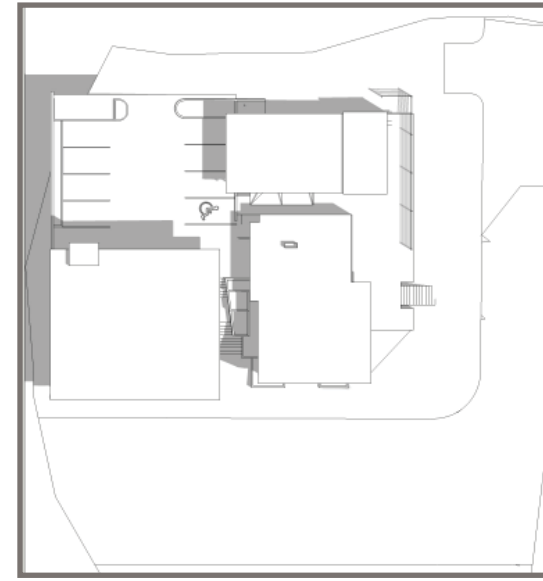




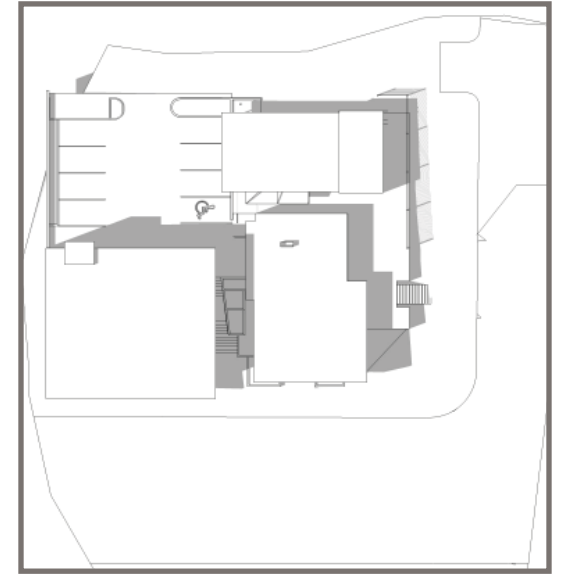
SPRING 10AM



SPRING 3PM



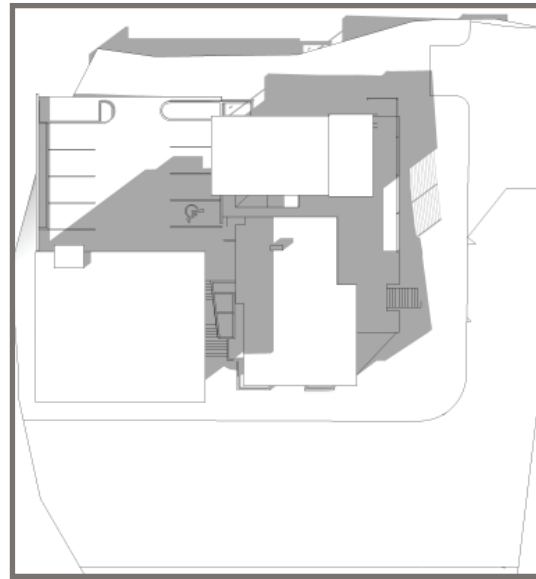
SUMMER 10 AM



SUMMER 3PM



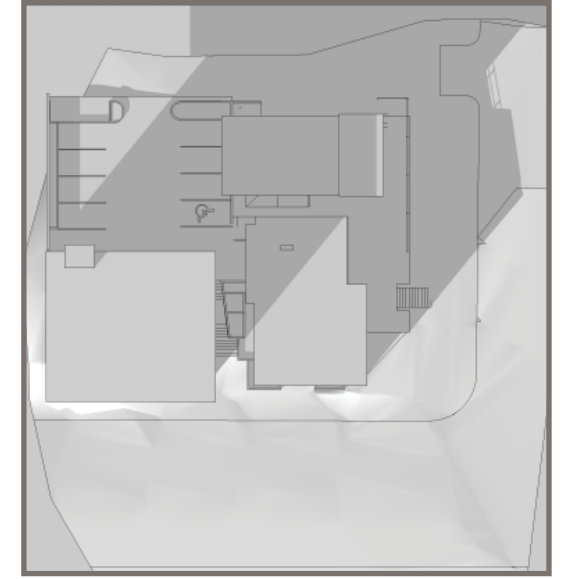
FALL 10AM



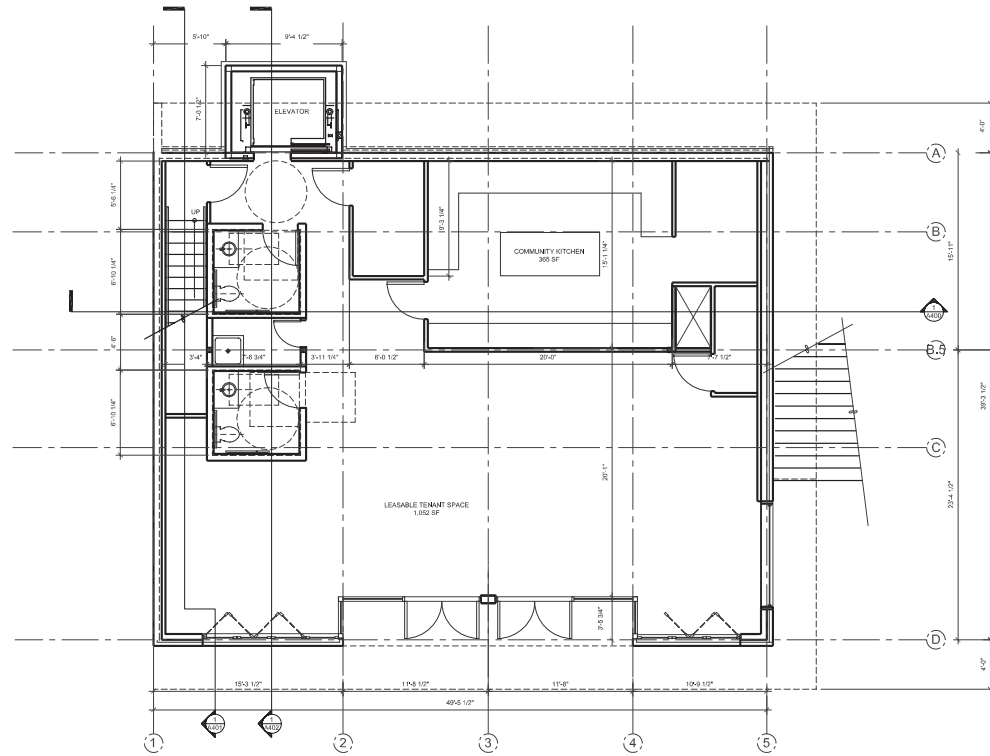
FALL 3PM



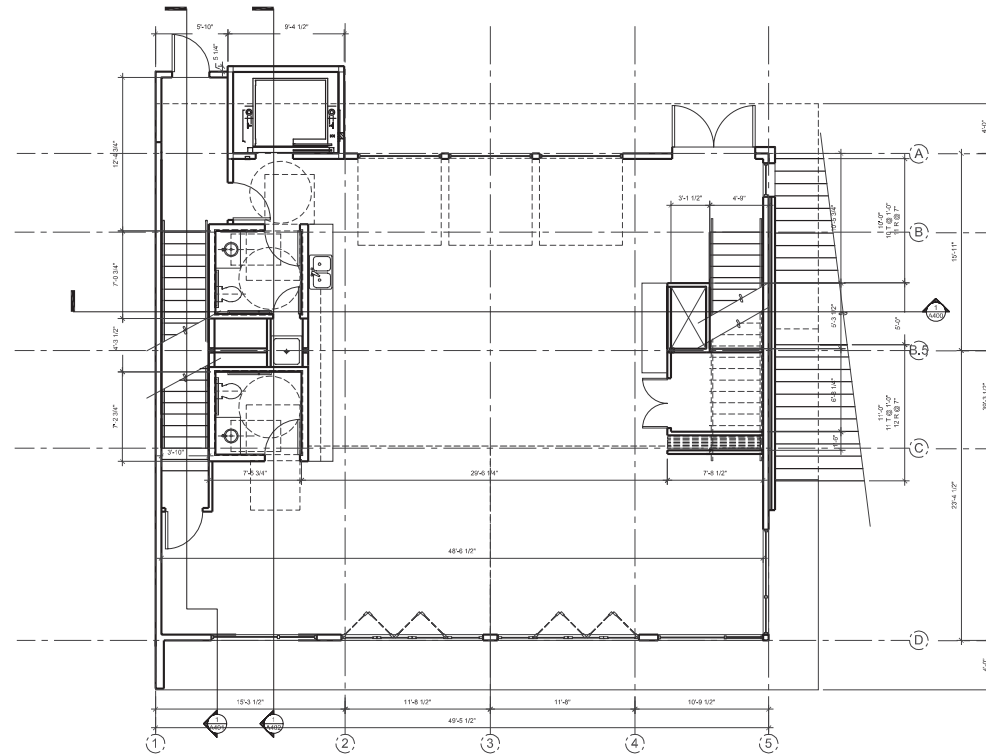
WINTER 10AM



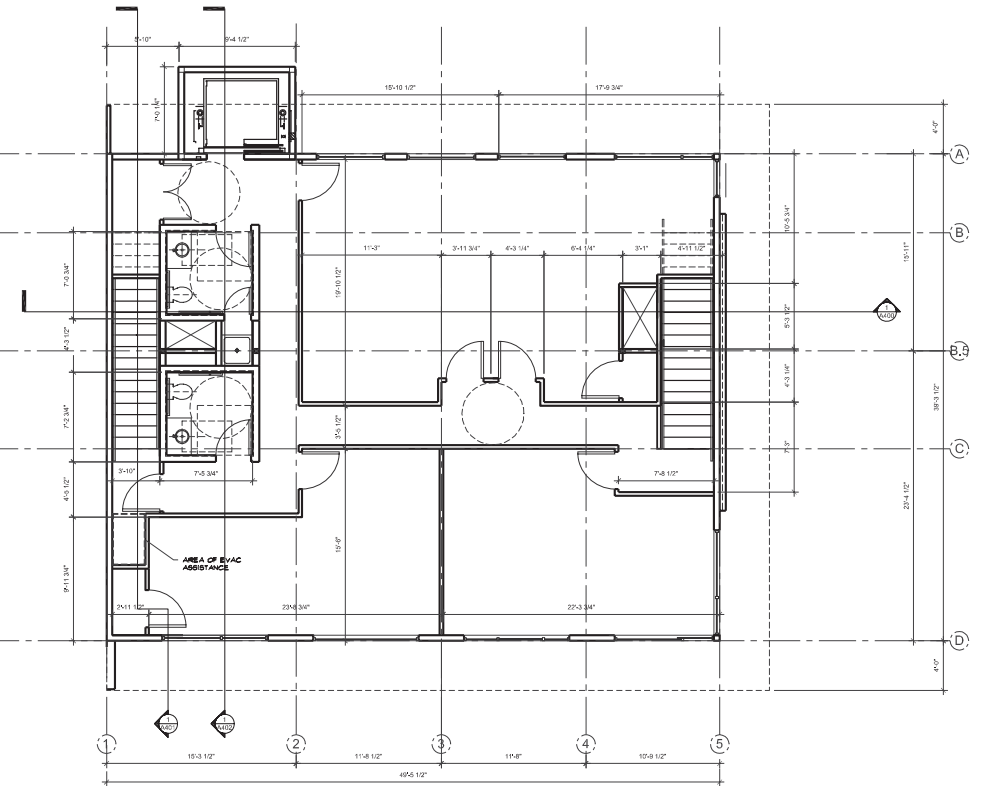
WINTER 3PM



FIRST FLOOR



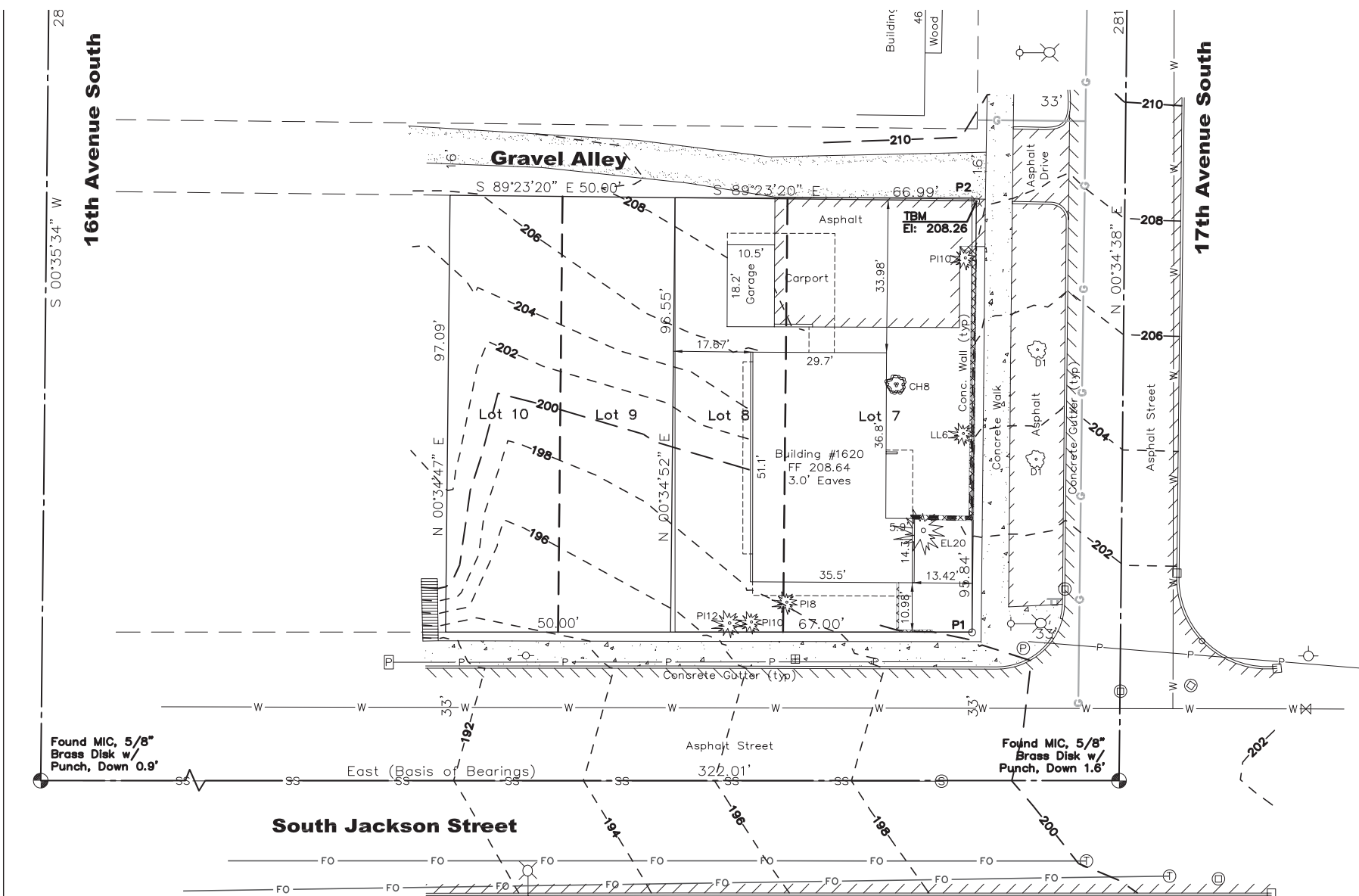
SECOND FLOOR



THIRD FLOOR



CASA LATINA PHASE 2:
DESIGN INSPIRATION



(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION
 LOTS 7 AND 8, BLOCK 18, HILL TRACT ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.

AND
 LOTS 9 AND 10, BLOCK 18, HILL TRACT ADDITION ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON.

TREE DESCRIPTIONS
 D Deciduous CH Cherry (Prunus cerasus)
 EL English Loral (Prunus Laurocerasus) P1 Pine (Pinus)

PROPERTY CORNERS
 P1 Found Rebar & Cap, LS 22333, 0.02' E & 0.04' S
 P2 Found Rebar & Tack, LS 22333, 0.05' E & 0.04' S

SURVEY NOTES
 INSTRUMENT USED: SOKKIA SET 5 EDM
 METHOD USED: FIELD TRAVERSE
 APPROXIMATE POINT ACCURACY: ±0.05'

SURVEY MEETS OR EXCEEDS STATE STANDARDS PER WAC 332-130-090.

MONUMENTS SHOWN HEREON WERE VISITED ON JUNE 11, 2007.

THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.

NO EASEMENTS, RESTRICTIONS OR RESERVATION OF RECORD WHICH WOULD BE DISCLOSED BY A TITLE REPORT ARE SHOWN.

VERTICAL DATUM - ASSUMED
 CONTOUR INTERVAL - 2 FEET

SURVEY IN THE:
 S.W. 1/4, N.W. 1/4 SEC. 4 TWP. 24N., RGE. 4E., W.M.

RECORDING CERTIFICATE
 Filed for record this ____ day of _____
 20__ at _____ M in Volume _____ of Surveys
 on Page _____, Records of _____ KING _____ County,
 Washington at the request of BRENT EBLE
 Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE
 This map represents a survey made by me or
 under my direction in conformance with the
 requirements of the Survey Recording Act at
 the request of CASA LATINA
 in _____ JUNE _____, 2007.
 Certificate Number 30581



RECORD OF SURVEY
 Casa Latina
 1620 South Jackson Street
 Seattle, WA 98144
 EMERALD LAND SURVEYING, INC.
 PO BOX 13694 MILL CREEK, WA 98082 PH. (425) 359-7198

DRAWN BY: HMM	SHEET 1 OF 1
CHECKED: BLE	
PROJECT: 07634	
DATE: 6/21/07	

