



Gethsemane Redevelopment Project
DPD Project #3009393
Design Review
June 22, 2010

PROJECT TEAM

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HISTORICAL OVERVIEW:

Located at the corner of 9th Avenue and Stewart Street, this site has been home to Gethsemane Lutheran Church since 1885. The existing church complex comprises the sanctuary and associated spaces for the congregation, church offices, an overnight shelter for the homeless and related social services. The current sanctuary, built on the southern portion of the site in 1954, will remain, and be renovated in this project. On the northern portion of the site is a wing added in 1960, comprising church office and social spaces, which will be demolished. Both phases of the church buildings are in a period modern architectural style, and are clad in red brick.



DEVELOPMENT OBJECTIVES:

The proposed project is the redevelopment of the northern half of the church site. The church's existing sanctuary on the southern portion of the site will remain; the 2- to 3-story addition to the sanctuary will be demolished. In its place will be constructed a seven-story, 70-foot-tall mixed-use building consisting of five stories of affordable housing over two stories of church congregation spaces and offices, and a basement housing a day shelter and social service offices.

The residential component will consist of 50 studio, one-bedroom and two-bedroom units with associated common spaces. The new church facilities will consist of two floors totaling approximately 12,000 SF, with a basement below. The existing sanctuary is approximately 6,900 SF and has a full basement.

The building will include residential common areas such as a community room and laundry. The church spaces will include a chapel, social meeting spaces, a small kitchen, offices and classrooms, and a caretaker's unit. The basement will contain a day shelter and social service offices, and will retain an existing commercial kitchen.

The existing sanctuary will be renovated to include a new entry oriented toward Stewart Street, elevator, bathrooms, and revised seating orientation.

The proposed design includes the relocation of two prominent, well-known features of the existing church façade to the new building's façade: the statue of Jesus located on the existing chapel wall near the corner of 9th Avenue and Stewart Street will be relocated to overlook the new church entrance on Stewart, and the cross that tops the existing campanile will be installed atop the stair tower at the northwest corner of the new structure.

ZONING:

Downtown Mixed Commercial, Downtown Fire District (DMC 340/290-400-DF)
Denny Triangle Urban Center Village

GETHSEMANE

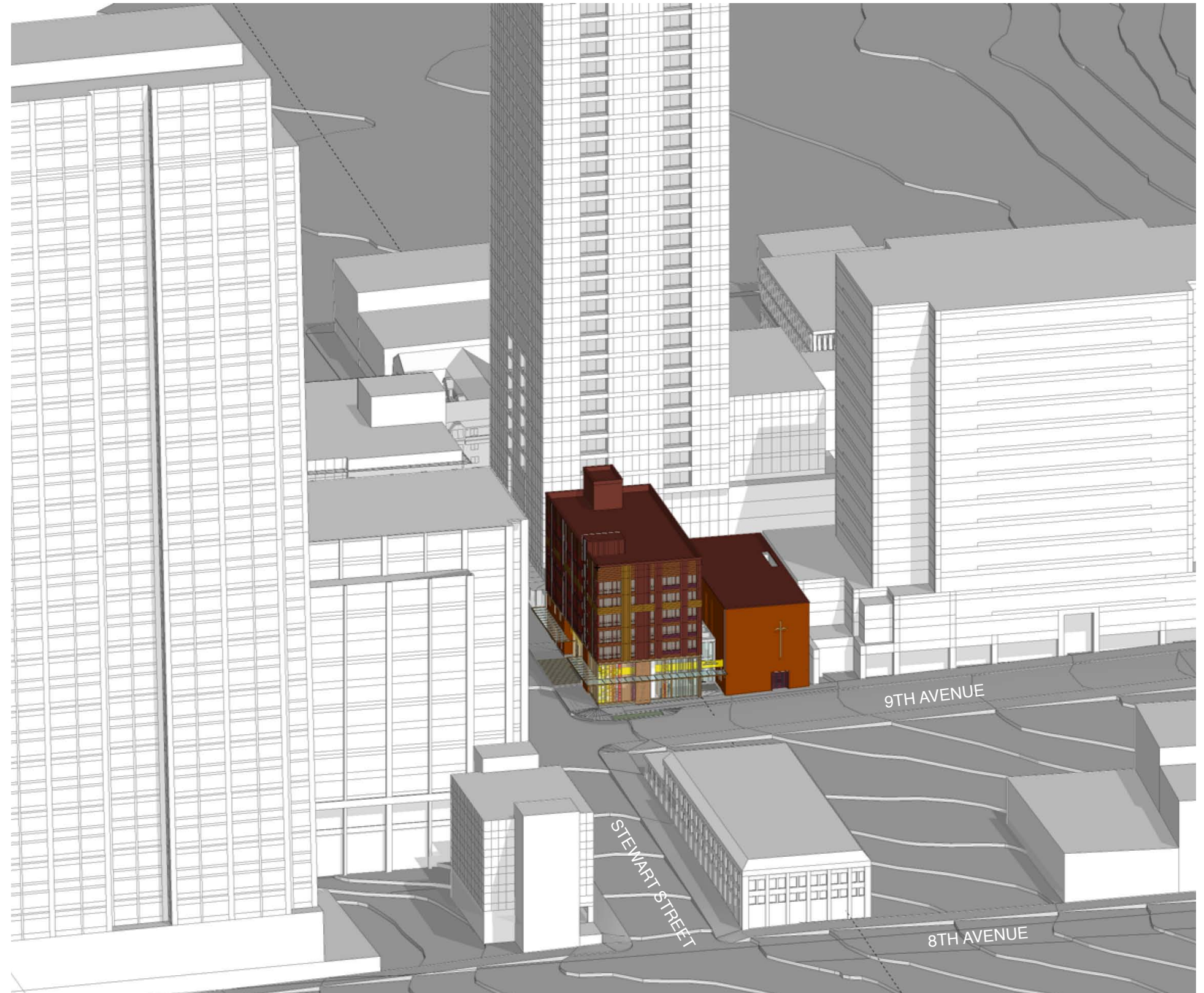
REDEVELOPMENT PROJECT

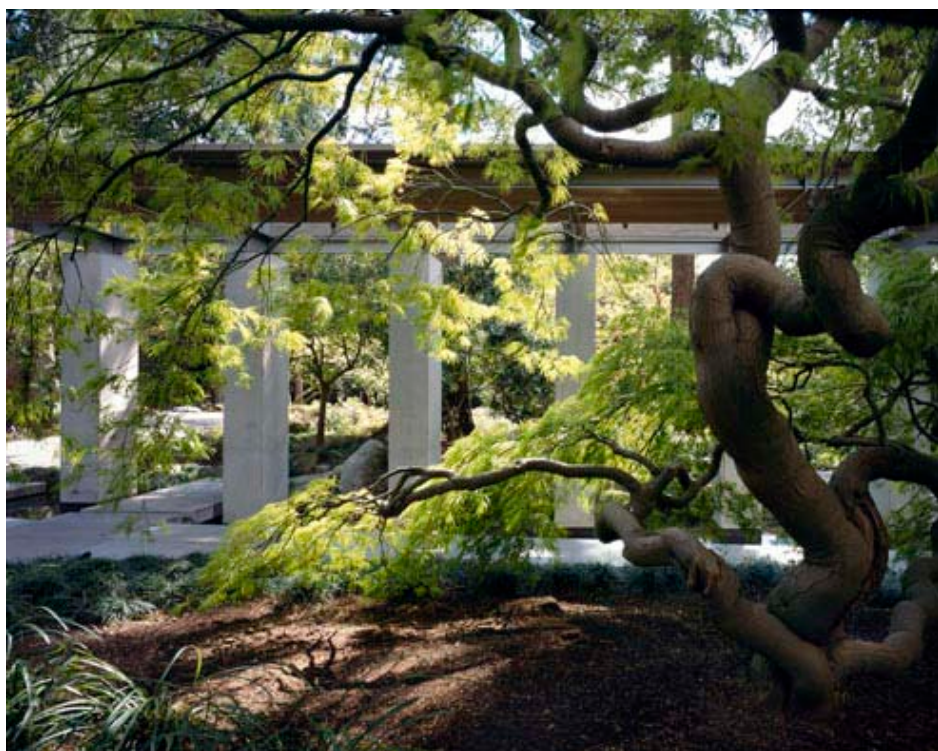
The area surrounding the site is zoned for high-rise development. The immediate neighborhood is characterized by a significant amount of recent large-scale redevelopment, typically office or mixed-use residential, that has replaced surface parking lots and very small-scale development. Except for the Greyhound station to the west, all structures immediately adjacent to the site have been constructed in the past 20 years, and are much taller than the church structure. A 50-story hotel was proposed for the Greyhound site, but is now unlikely; however, future development of that site is likely to be of a similar scale.

The retail core and Westlake Center are just a few blocks to the southwest of the site, and the Metro transit tunnel station is located to the south. The new Federal Courthouse is located several blocks west along Stewart Street.

Because the area is gently sloping to nearly level, there are no significant views down street corridors, nor are there remarkable physical features. Newer construction tends to cover entire parcels and be built out to the property lines, often taking the form of a several-story plinth and high-rise tower.

The primary landmarks of note in the vicinity are parts of the church structure: the statue of Jesus on the north wall of the existing church building, overlooking the corner of Stewart Street and 9th Avenue, and the steel and concrete campanile adjacent to the sanctuary, on which a large cross is mounted. The statue will be preserved, and placed on the Stewart façade of the new structure not far from its current location, thereby maintaining its familiar, welcoming presence on the street. While the campanile will be demolished, the cross atop it will be preserved and relocated to the top of the stair tower on Stewart.





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REDEVELOPMENT PROJECT

The façades of the building have been designed using regulating lines to create a harmonious relationship with the adjacent buildings. Project fenestration and banding take their cues from adjacent buildings on Stewart Street and 9th Avenue. There are three proportions that inform the building fenestration.

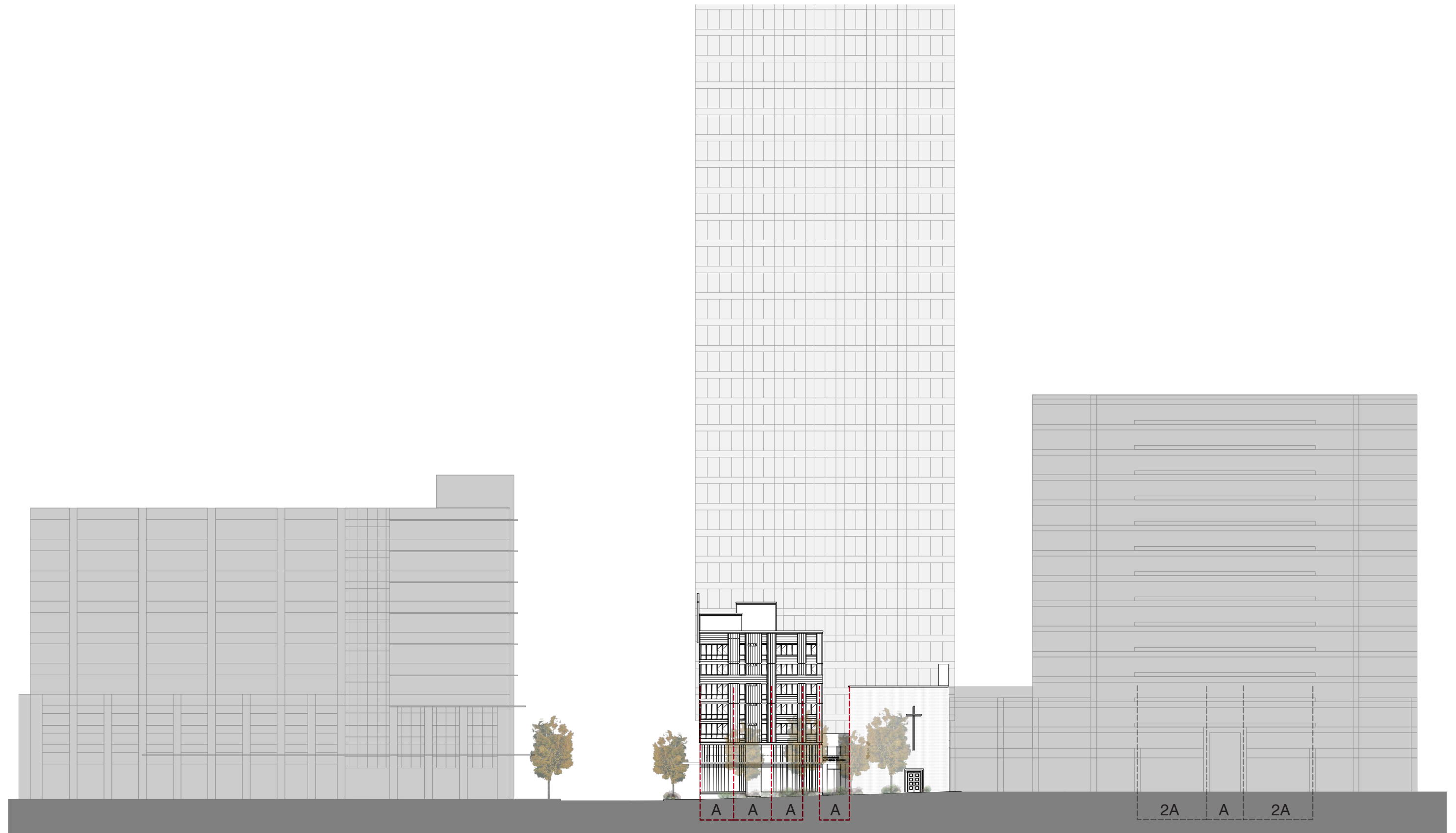
Proportional Key

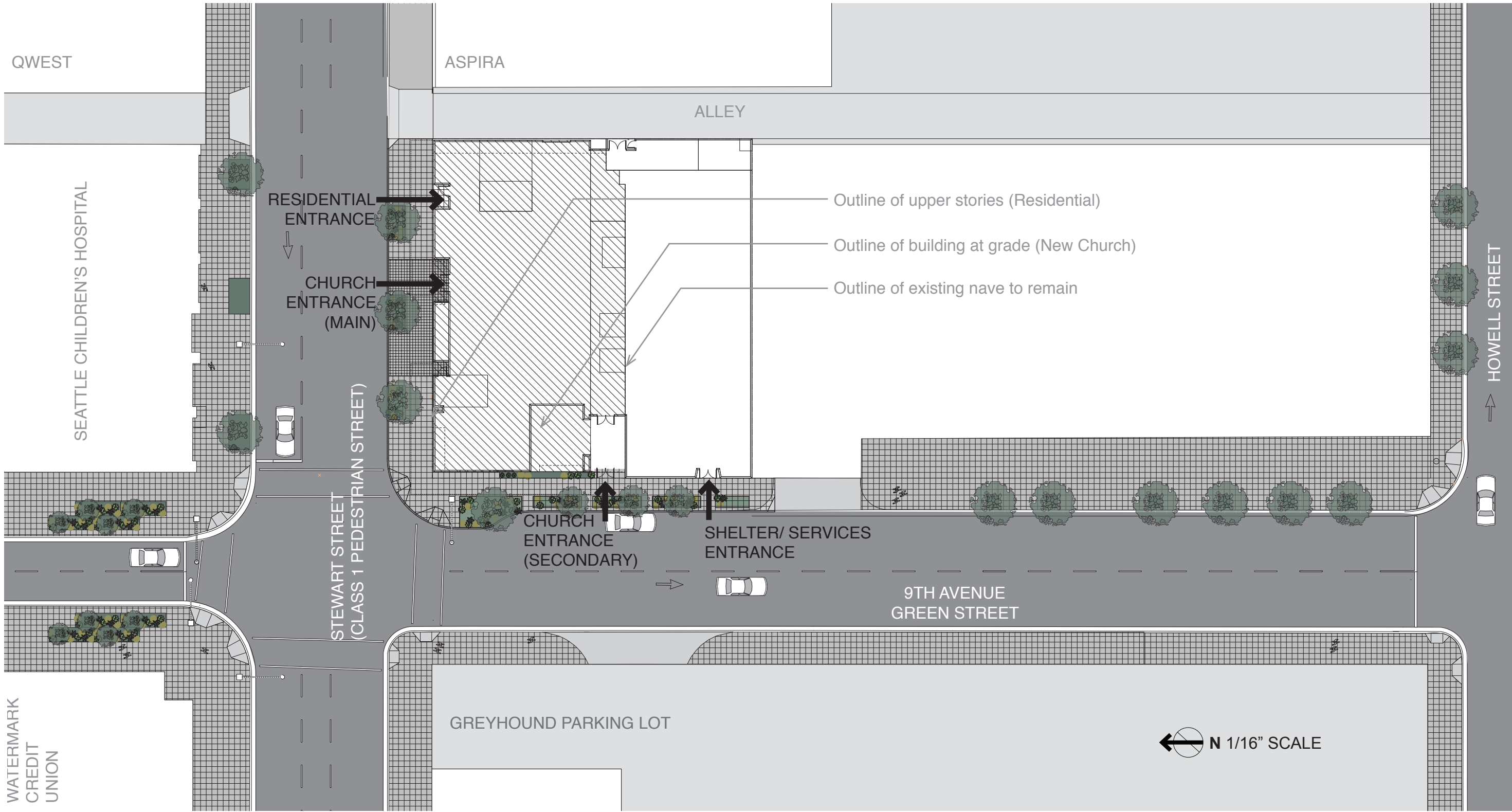
A = Façade bay width on 9th Avenue
Regulating lines that reinforce vertical structural elements in the building. Informed by the adjacent Regence building, which has bays in widths of both A and 2*A.

B = Façade bay width on Stewart Street
Regulating lines that reinforce vertical structural elements in the building. Informed by end bays of the adjacent Aspira building.

C = Horizontal element height
Datum that sets the height of the building base. Based on the adjacent Aspira building on Stewart, this informs the location of the transition between the two-story base and upper floors of the building.

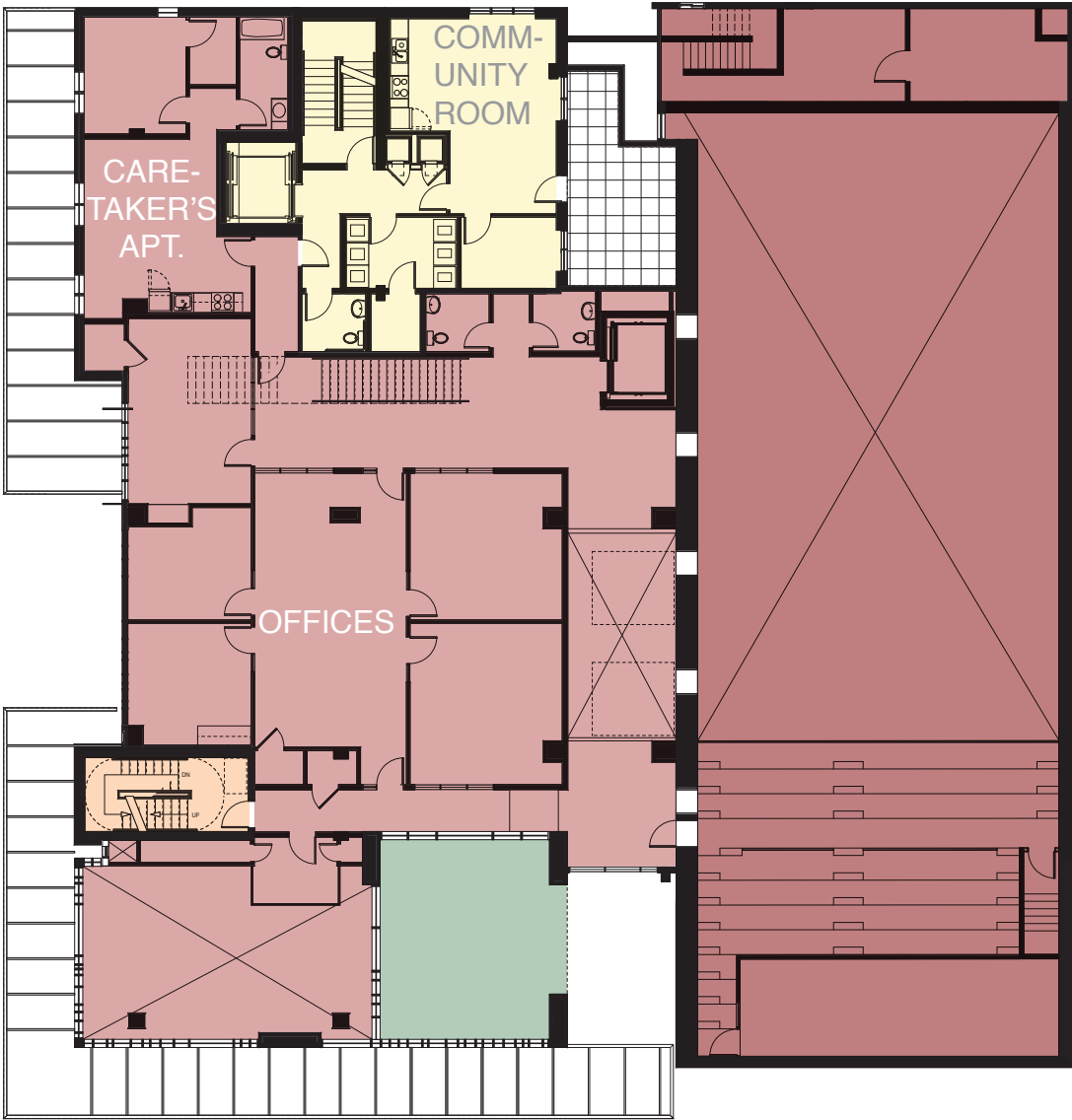






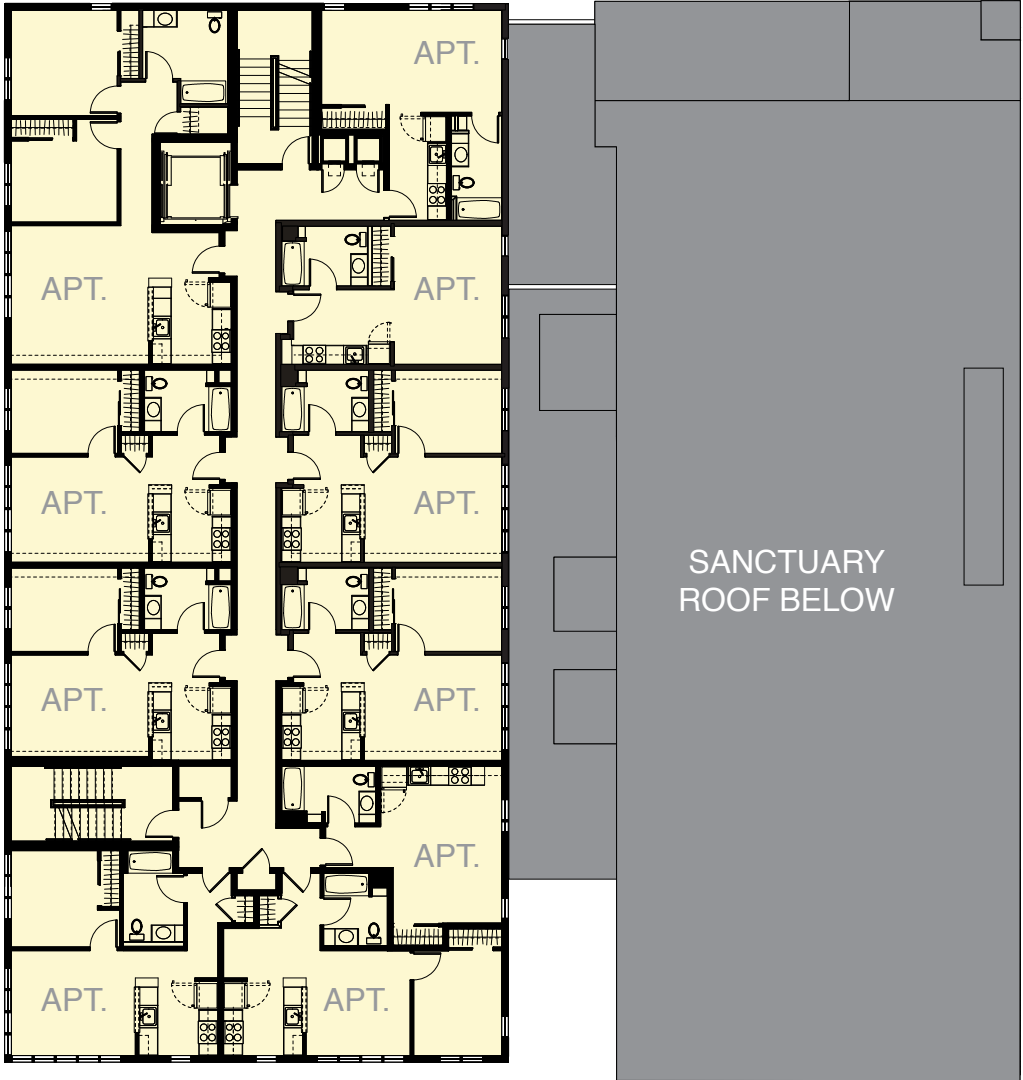


- CHURCH - EXISTING
- CHURCH - PROPOSED
- HOUSING
- SHARED
- GARDEN



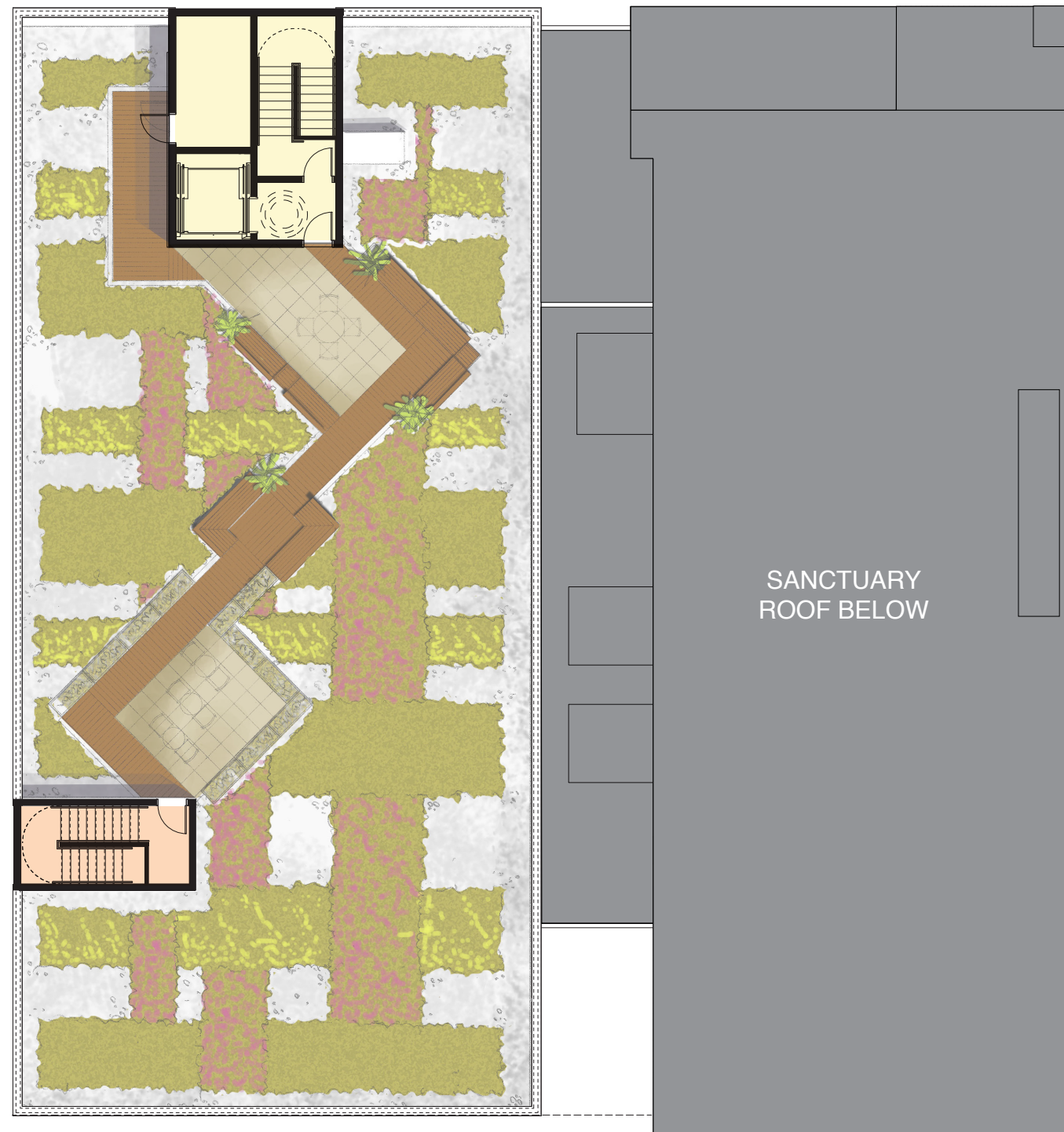
SECOND FLOOR PLAN

← N 1/32" SCALE



RESIDENTIAL FLOOR PLANS

← N 1/32" SCALE



ROOF PLAN

← N 1/16" SCALE

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REDEVELOPMENT PROJECT









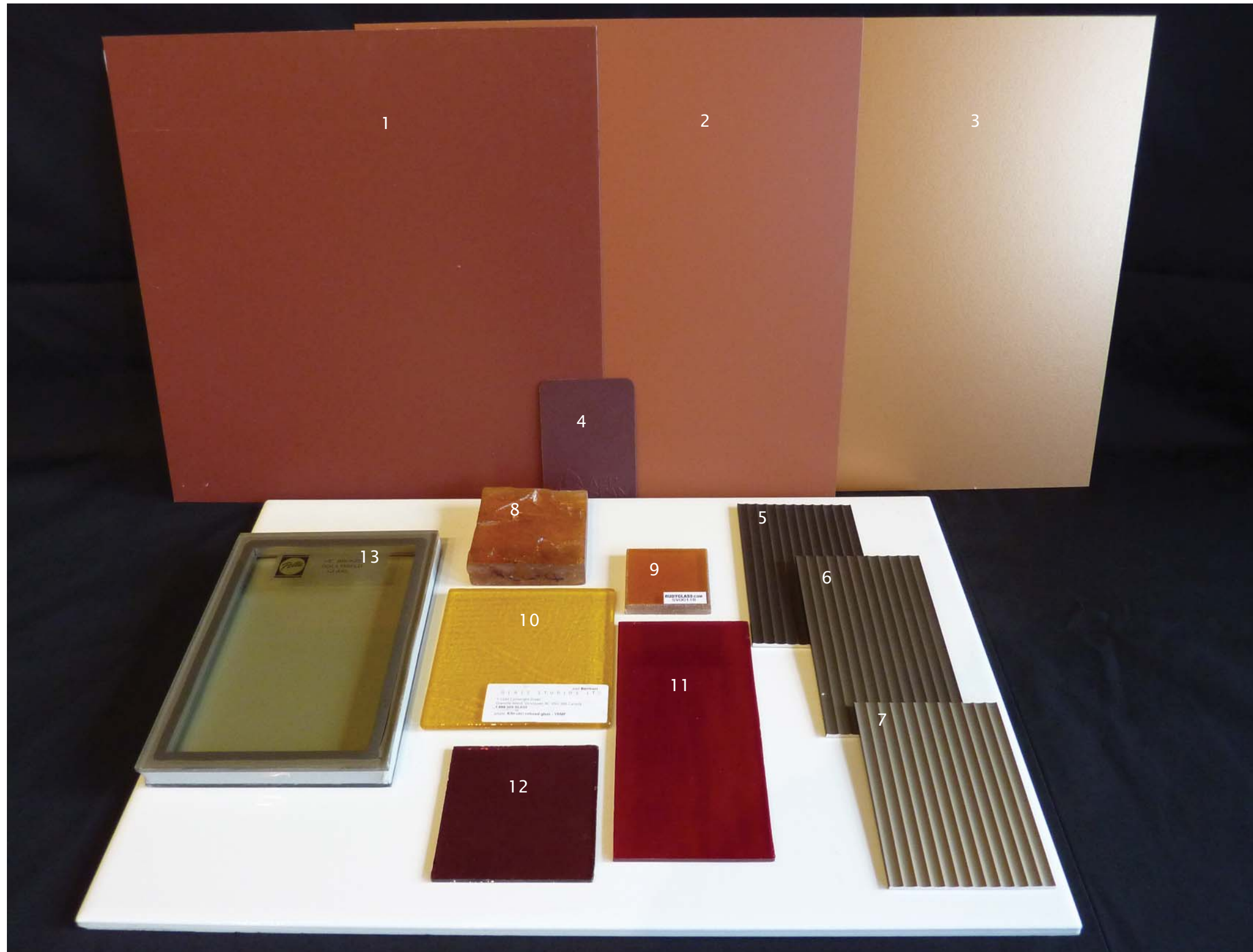
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REDEVELOPMENT PROJECT



- CHURCH - EXISTING
- CHURCH - PROPOSED
- HOUSING
- SHARED
- GARDEN





1. Cool Colonial Red Color Panel : Metal cladding
2. Terra Cotta Color Panel : Metal cladding
3. Cool Metallic Copper Color Panel: Metal cladding, also, frames of canopy will be painted with similar color
4. Burgundy Color Panel : Metal cladding
5. Medium Bronze Color : Anodized Aluminum Panels @ exterior of entrance and library
6. Light Bronze Color : Steel beams @ exterior of chapel and entrance
7. Champagne Color : Anodized aluminum storefront @ exterior of chapel, entrance, and library.
- 8 - 12. Hand Crafted Color Glass : Storefront @ exterior of chapel
13. Bronze Insulated Glass : Glazing @ housing units

- 1. LADY FERN
- 2. BEARBERRY
- 3. VINE MAPLE
- 4. MALEPAR





1. CEMENT PAVER
2. ROCK BALLAST
3. BITING SEDUM
4. WHITE SEDUM
5. BRONZE CARPET SEDUM
6. TREX DECKING
7. BRONZE PLANTER



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REDEVELOPMENT PROJECT

CONCEPT

The design of this richly complex project is intended to convey a variety of meanings. Key concepts in the design are weaving, beacons and the garden.

WEAVING

Colored metal and glass bands weave the building parts into a visual tapestry. It is like a huge, woven basket that holding the various community groups together. It can be seen as a metaphor for how religion holds humankind together. The colors of this tapestry begin with shades of red born out of the original red brick façade of Gethsemane Lutheran Church.

BEACONS

Part of the metal tapestry has a copper/gold metallic finish, and creates huge cross forms that act as beacons of faith from a distance. In addition, the large metal cross that tops the existing church campanile will be relocated to the top of a new stair tower, creating an additional beacon. Up close, windows of the corner chapel glow with light through yellow and reddish handcrafted glass, creating an intimate beacon of faith for people on the street.

GARDEN

The corner chapel adjoins a lush garden softened by the gentle sound of falling water from a small fountain. Near the entrance to the church, the historic statue of Christ stands in a small garden creating a sidewalk “chapel” for passersby.

The building is for the many diverse members of the Seattle community. The design is intended to welcome people from all over the city to the human services, the inspiring sanctuaries, and nurturing gardens all woven together into a beautiful urban refuge.





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REDEVELOPMENT PROJECT

Site Planning & Massing

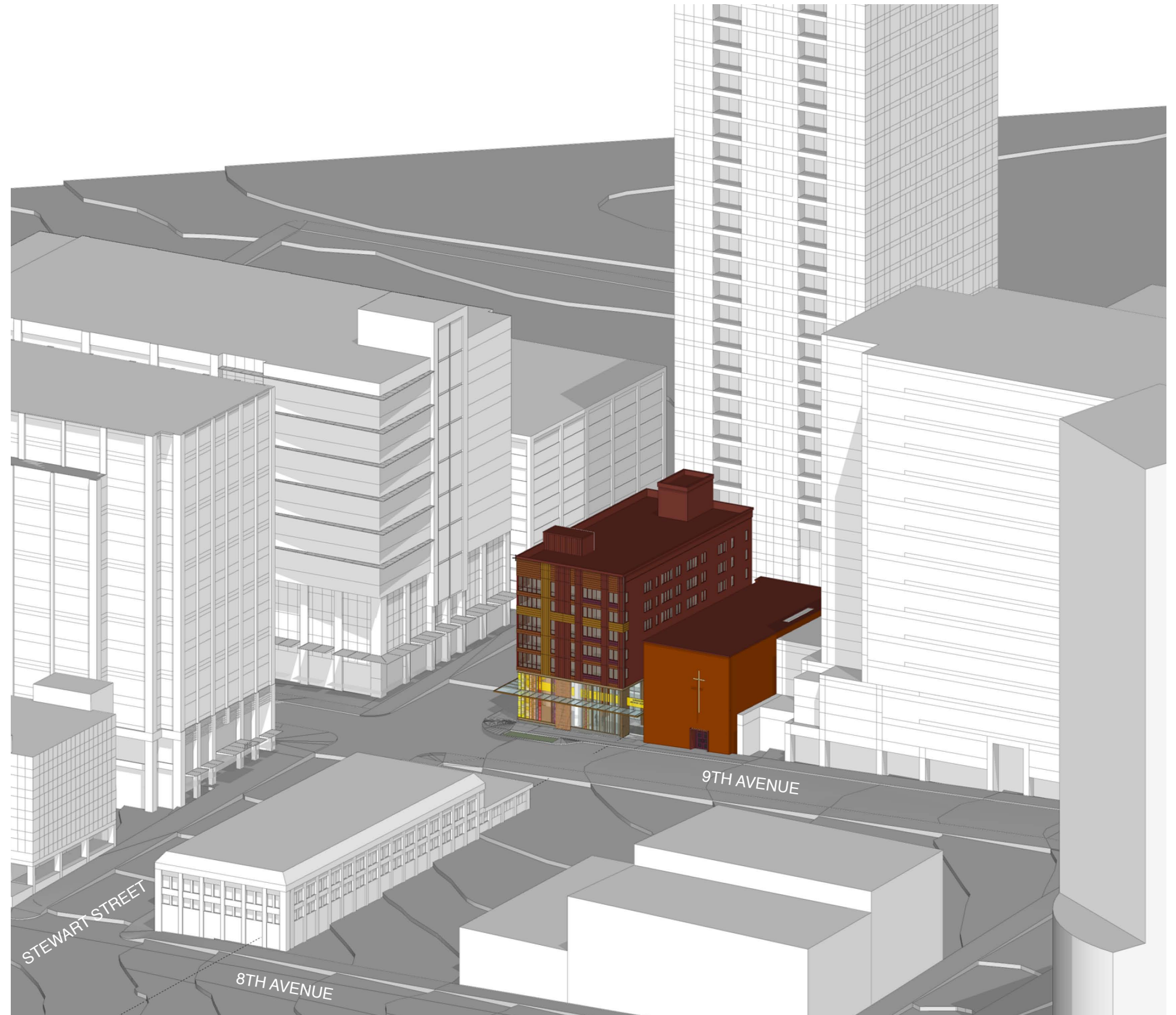
Responding to the Larger Context

A-1: Respond to the physical environment.

The building will always be the “small kid on the block,” but its strength will be that it’s different from its larger neighbors. Strong, rich colors in a large-scale pattern, a beautiful, similarly patterned roof visible from taller neighboring buildings and lush plantings spilling out from the church gardens to the green street plantings will give the building a strong character. Together with the existing sanctuary, the new structure will form a refreshingly human-scaled compound in a high-rise neighborhood.

EDG Board Comment:

The proposed development would be the “small kid on the block,” and future design development should clearly demonstrate how the design holds its own within its context.





Architectural Expression

Relating to the Neighborhood Context

B-1: Respond to the neighborhood Context

While the proposed development will be smaller than its neighbors, it will take cues from surrounding building patterns. Like most of its neighbors, and the existing sanctuary structure, the new development will maintain the strong “street wall” along Stewart and 9th. The church levels will have a storefront glazing system that spans two stories, creating a base that is similar in height to the tall lobbies of neighboring buildings. In the residential portion of the building, horizontal bands of identical windows relate to nearby fenestration patterns.

In the proposed design, the new corner chapel, fully glazed in translucent “stained” glass, and the bands of full-height residential windows above will create a beacon at 9th and Stewart. The proposed design echoes the verticality of the campanile that will be removed by playing up a strong vertical element (a stair tower) on Stewart Street, and relocating the cross from the campanile to the top of the stair tower, where it will provide a visible remembrance of the campanile.

EDG Board Comment: Overall structure needs to be “beacon-like,” “urbane,” “edgy.” How does design compensate for loss of campanile?

B-4: Design a well-proportioned & unified building.

The proposed design uses strong, simple forms, a varied palette of materials and a rich tapestry of colors to weave together the residential and church levels (the “five” and “two”) and the existing sanctuary into a single composition. Alignments of solid and void extend up through the building. The colors of the metal cladding and colored glazing take as their starting point the brick of the existing sanctuary, which will be matched in the new brick cladding used for the residential entrance and as accents at the chapel corner.

EDG Board Comment: There is an inherent conflict between this new development and the existing pattern of newer high-rise residential and commercial buildings in the neighborhood. A challenge will be the need to integrate the “five” with the “two.” The resulting, integrated building must be made to sing to hold its own.

GETHSEMANE

REDEVELOPMENT PROJECT

The Streetscape

Creating the Pedestrian Environment

C-1: Promote pedestrian interaction

The church's new street level spaces – chapel, library, fellowship hall and garden – are designed to be used by groups of people for socializing, studying and worshipping. The walls of the interior spaces are primarily glazed, so that the activity within will be visible to pedestrians (and pedestrian activity visible to those within). The glazing system for the chapel will continue intermittently along the street edge of the garden, provide a sense of partial enclosure with less visual interruption than would be created by a fence.

C-2: Design façades of many scales.

The building façades will have elements at many scales: the small, repetitive pattern of brick coursing; the multi-colored panes of glass in the street-level storefront system; the varied-width bands of residential windows reflecting the uses of the rooms within; the weaving pattern of the metal siding. The roof deck for residents – the fifth façade – is designed to provide areas for socializing, connected by a path flanked by raised bed planters that will give residents a place to grow vegetables and herbs. The uninhabited part of the roof will have a pattern of sedum beds and gravel, reminiscent of the weaving pattern on the building façades, providing visual interest for occupants of the buildings overlooking it.

EDG Board Comment: Remember that the roofs are also the “fifth facades” and will be highly visible to the neighboring buildings.

C-3: Provide active – not blank – façades.

The building façades will have a range of transparency and translucency, a variety of color and texture, and views into the building and church gardens.



The Streetscape

Creating the Pedestrian Environment

C-4: Reinforce building entries.

Responding to the Board's desire to see a stronger sense of arrival for the residential portion of the building, the residential entry has a larger presence on the street. The residential lobby is sized for both a living-room style seating arrangement and mail pickup. Large windows, in a pattern drawing from the residential windows above, provide views into and out of the lobby and office.

EDG Board Comment: The sense of arrival and homecoming for the residential entry needs further examination and resolution.

C-5: Encourage overhead weather protection.

The project will provide overhead weather protection at the new building along both Stewart Street and 9th Avenue, except where the existing statue of Jesus is relocated to the "garden" planter on Stewart.



STEWART STREET



9TH AVENUE

GETHSEMANE

REDEVELOPMENT PROJECT

Public Amenities

Enhancing the Streetscapes & Open Space

D-1: Provide inviting & usable open space.

Located a couple of feet above street level, the church garden will provide a tranquil spot that is both related to and slightly removed from the street, a place for looking out and looking within. While the garden is covered by the building above, its orientation toward the southwest will provide sunlight in the afternoon.

The residential roof deck will provide two recreation areas with a connecting pathway. Built-in benches and deck furniture will be provided, and planters will be available for resident gardeners. The deck will receive morning sunlight through the gap between the Aspira and Regence buildings, and will have afternoon sunlight.

D-2: Enhance the building with landscaping.

The proposed design has “garden” elements at both its Stewart Street and 9th Avenue facades, as well as providing enlarged curbside planting beds at both streets and a new landscaped curb bulb on 9th Avenue. At the time of the EDG meeting, the design team was contemplating requesting a departure for the green street setback on 9th Avenue. However, the landscaped setback at the building edge will strengthen the connection between the church garden, which is slightly above sidewalk grade, and the enlarged sidewalk and curb bulb planting beds proposed on 9th Avenue, creating a larger garden view for those in the garden, and a sense for pedestrians that they are walking through a garden, rather than alongside one.

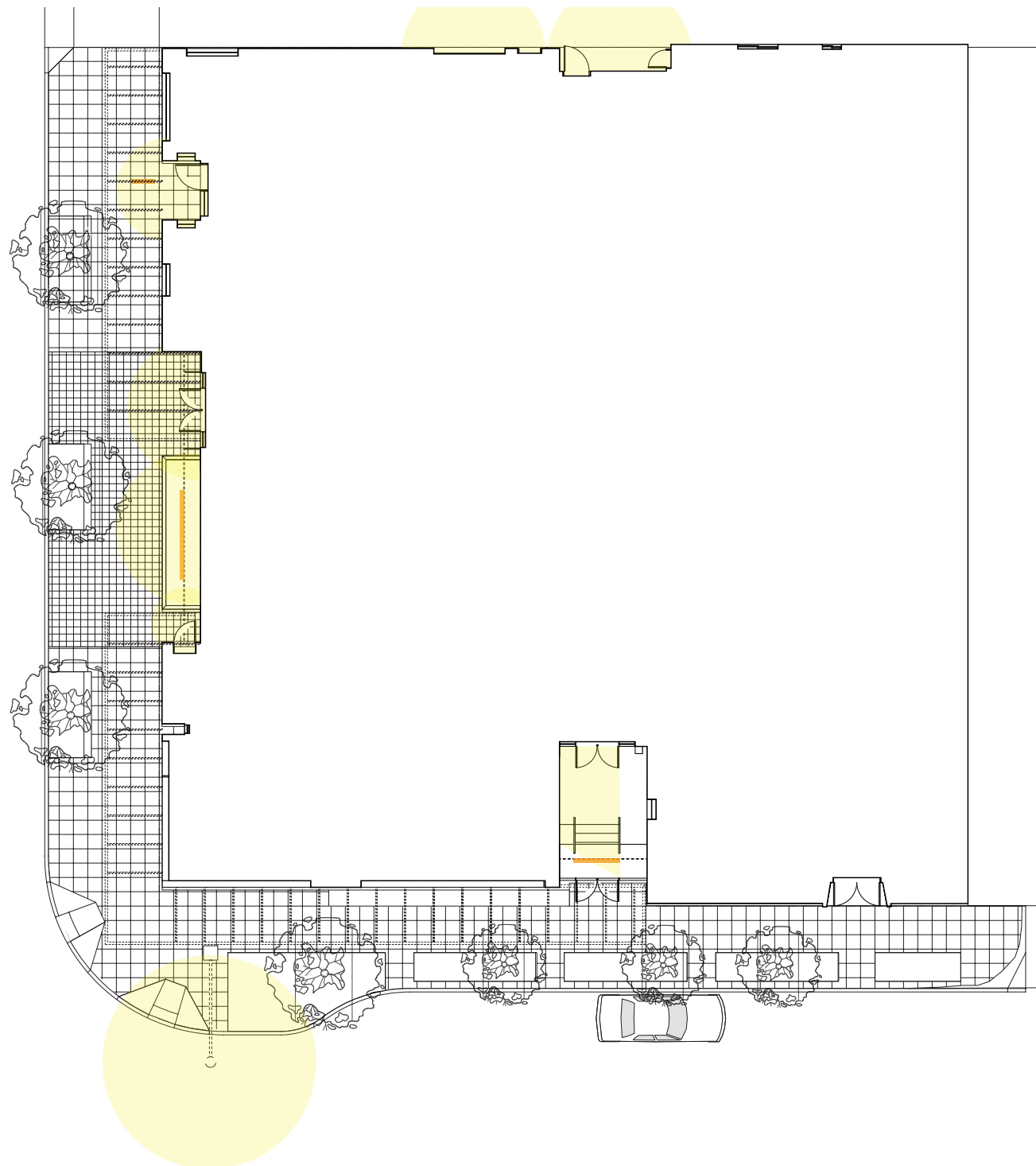
D-3: Provide elements that define the place.

The proposed project has many elements that will create a memorable “sense of place”: the relocated statue of Jesus and campanile cross providing a strong, familiar presence, the glowing multicolored chapel walls forming a beacon on the corner, the landscaping extending from the quiet church garden across the sidewalk to the enlarged green street planting beds to form an encompassing sense of a garden in the city.

EDG Board Comment: The “garden” off 9th Avenue provides a golden opportunity to provide a special downtown space.



VIEW LOOKING NORTH ALONG 9TH AVENUE



LIGHTING
 SIGNAGE

Public Amenities

Enhancing the Streetscapes & Open Space

D-5: Provide adequate lighting.

Lighting will be provided at the sidewalk level to highlight building entrances and signage, and to light the statue of Jesus in the small "garden" on Stewart Street, and to create the glowing chapel beacon at the corner.

Departure 1: Overhead Weather Protection
(SMC 23.49.018)

Continuous overhead weather protection is required along the entire street frontage of a lot. The lower edge of overhead weather protection must be between ten feet and fifteen feet above the sidewalk.

Proposed Departure: The departures requested are:

- To provide a break in the overhead weather protection on Stewart Street where the existing statue of Jesus will be relocated.
- To locate a portion of the canopy with its lower edge more than fifteen feet above the sidewalk.

The departure is proposed to respond to the intent of the following Downtown Design Guidelines:

B4 Design a well proportioned and unified building
The departure to allow the canopy to be higher than fifteen feet above the sidewalk better meets the intent of this guideline, in that the canopy will align with the second floor slab, creating a single strong horizontal along the building face.

D3 Provide elements that define the place
The statue of Jesus is one of the most recognizable elements of the existing structure; its relocation on the new building façade will provide visual continuity on the new structure. Because of the statue's design and scale, it cannot be comfortably located beneath the proposed canopy.

EDG Board Comment:

The board offered positive feedback regarding the departure request for a gap in the overhead weather protection along Stewart Street.



9TH AVENUE



STEWART STREET

- PORTION OF CANOPY ABOVE 15'-0"
- PORTION OF FACADE WITHOUT CANOPY
- PORTION OF CANOPY IN COMPLIANCE

Departure 2: Façade Transparency Requirements
(SMC 23.49.056 C)

Requirements apply to the area of the façade between two feet and eight feet above the sidewalk. At Class I pedestrian streets and designated green streets, a minimum of 60% of the street level façade shall be transparent.

Proposed Departure:

On both Stewart Street and 9th Avenue, the majority of the façade in non-residential use is a storefront glazing system or openings to the 9th Avenue garden. However, some of the storefront system will have colored glazing – stained glass – behind the storefront glazing. While much of the colored glazing will be lightly tinted, some sections of glass may be dark enough to limit views into the building interior.

The proposed departure is to provide a minimum of 60% of the street level façade area in storefront glazing or openings to the garden, allowing up to 20% of that storefront or opening area to have darker tinted glazing.

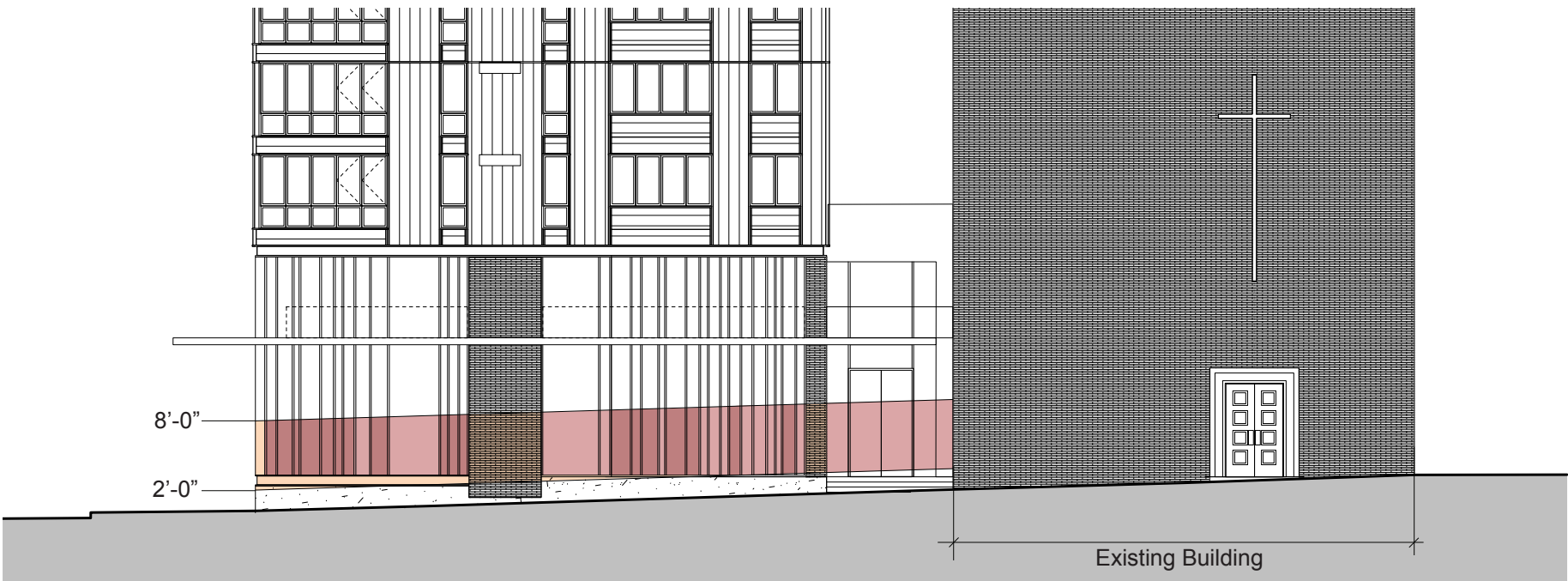
EDG Board Comment:

The board has not previously reviewed this departure request.

- TRANSPARENT - LIGHT TRANSLUCENT GLASS
- TRANSLUCENT - OPAQUE GLASS
- OPAQUE MATERIAL



9TH AVENUE



STEWART STREET

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Departure 3: Upper Level Setback (SMC 23.49.058 F.2)

Continuous upper level setback of 15 feet at a height of 45 feet at designated green streets.

Proposed Departure: The departure requested is to omit the upper level façade setback on 9th Avenue.

This departure is proposed to respond to the intent of the following Downtown Design Guidelines related to Architectural Expression:

B1 Respond to the neighborhood context

The departure requested better suits the neighborhood context, as it continues the strong street wall, higher than 45 feet, created by the existing adjacent buildings along 9th Avenue.

B4 Design a well proportioned and unified building

In a 70-foot-tall structure, a 15-foot façade setback at 45 feet above grade would create an awkward massing. The proposed departure better meets the intent of this guideline.

In addition, the façade setback would reduce the number of affordable residential units that could be provided in the building.

EDG Board Comment:

The board offered positive feedback regarding the green street façade setback departure request along Stewart Street.



VIEW LOOKING SOUTH ALONG 9TH AVENUE

Departure 4: Alley Dedication (SMC 23.53.30)

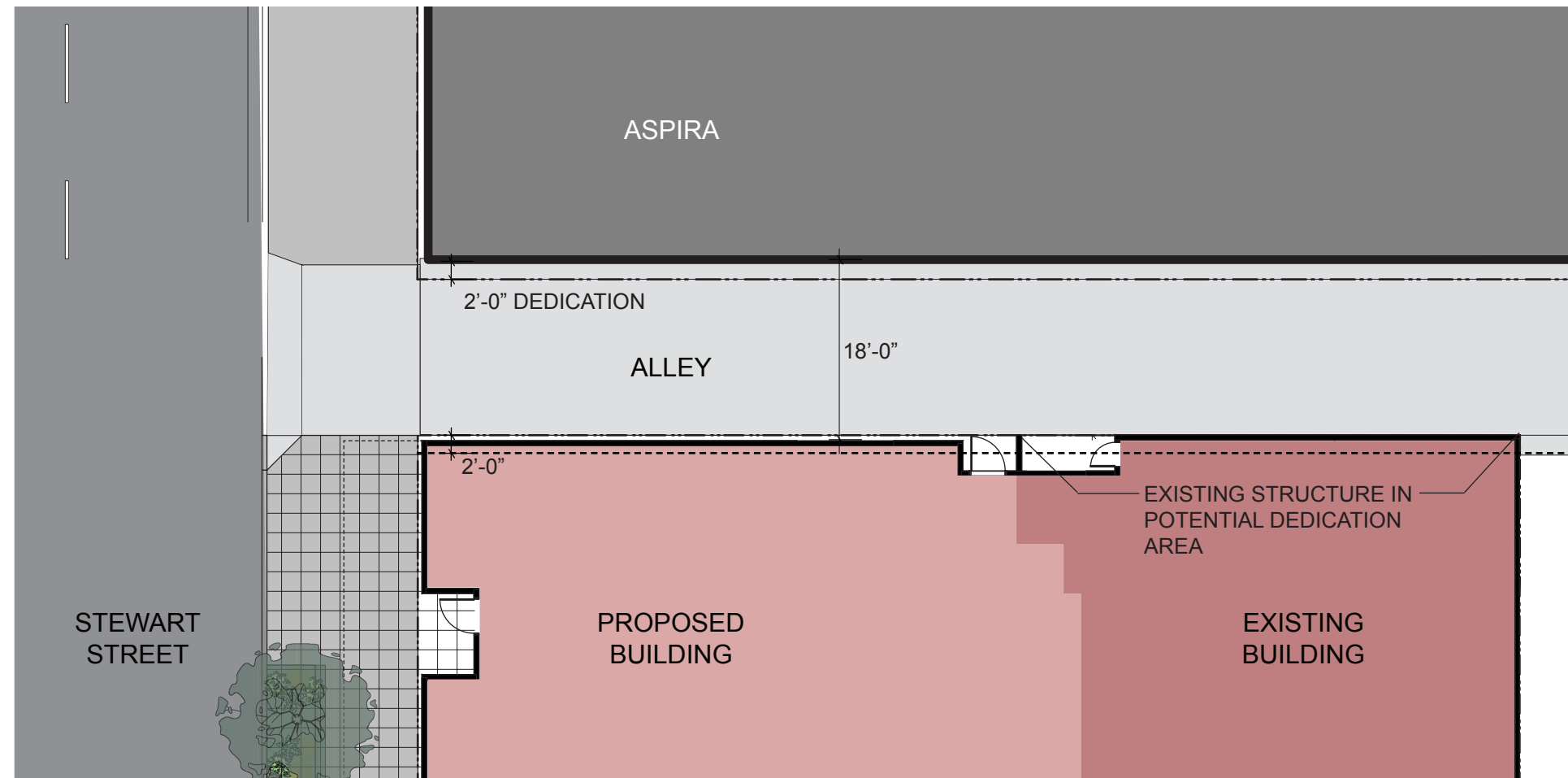
Provide a two-foot alley dedication.

Proposed Departure:

The request is for an exception to the 2-foot alley dedication required under this section. Alley dedication exceptions may be granted for a variety of reasons, including in situations when one or more substantial principal structures on the same side of the block as the proposed project are located in the area needed for future expansion of the right-of-way and the structure(s) condition and size make future widening of the remainder of the right-of-way unlikely.

The existing sanctuary of Gethsemane Lutheran Church extends to the property line at the alley, and its continued presence will prevent the future widening of the remainder of the alley.

This exception request was submitted with the MUP application, and is currently being reviewed by SDOT.



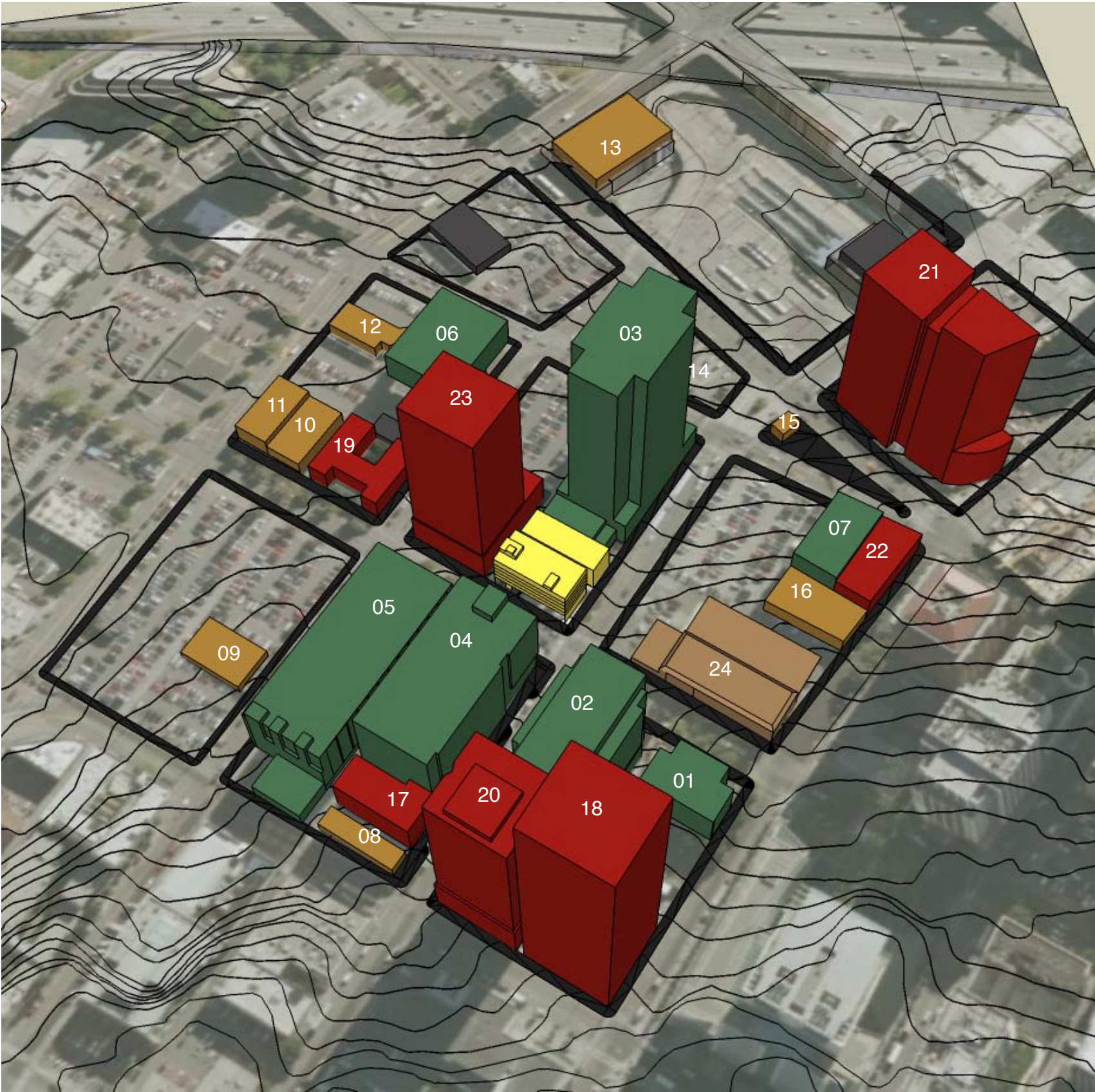
GETHSEMANE

REDEVELOPMENT PROJECT

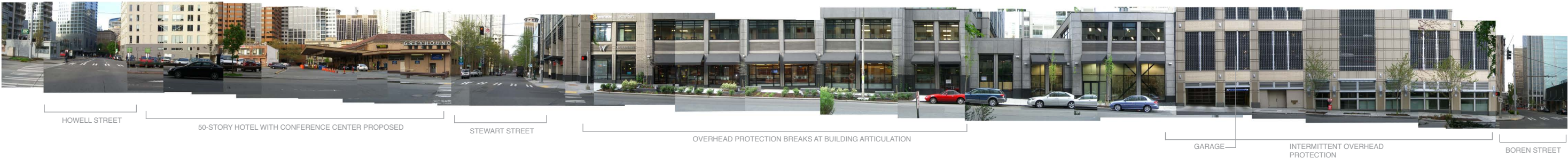
BUILDING NAME

1. Watermark Credit Union
2. 818 Stewart
3. Regence Blue Shield
4. Children's Hospital
5. Qwest
6. Insignia
7. Roff Building
8. Print Time
9. Retail Shop
10. Manifesto
11. Boilermakers
12. Parking Lot
13. Honda Dealer
14. Romio's Pizza
15. Dental Lab
16. Olive 8 Sales Office
17. The Julie Apartments
18. 9th and Virginia Building
19. The Williamsburg Apartments
20. The Cosmopolitan
21. The Olivian
22. The Bonair Apartments
23. The Aspira
24. Greyhound Bus Station

- SITE
- OFFICE
- RETAIL
- RESIDENTIAL
- TRANSPORTATION



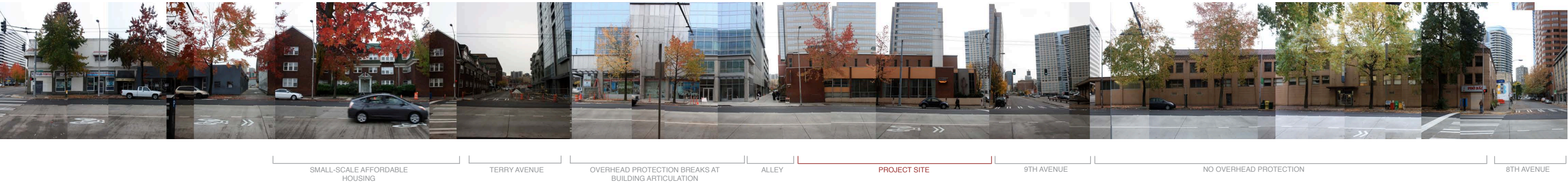
STREET ELEVATION - 9TH AVENUE LOOKING WEST



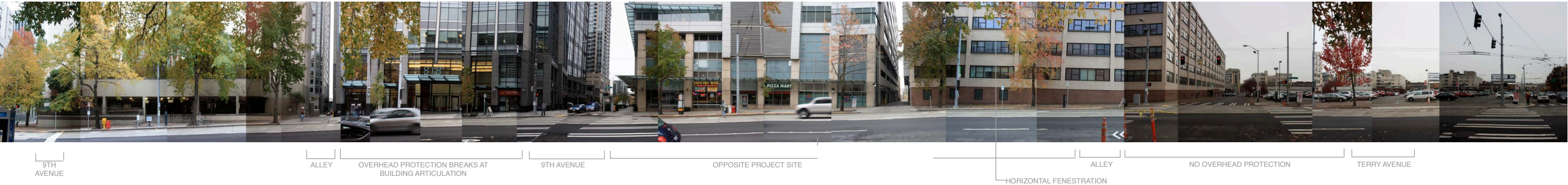
STREET ELEVATION - 9TH AVENUE LOOKING EAST



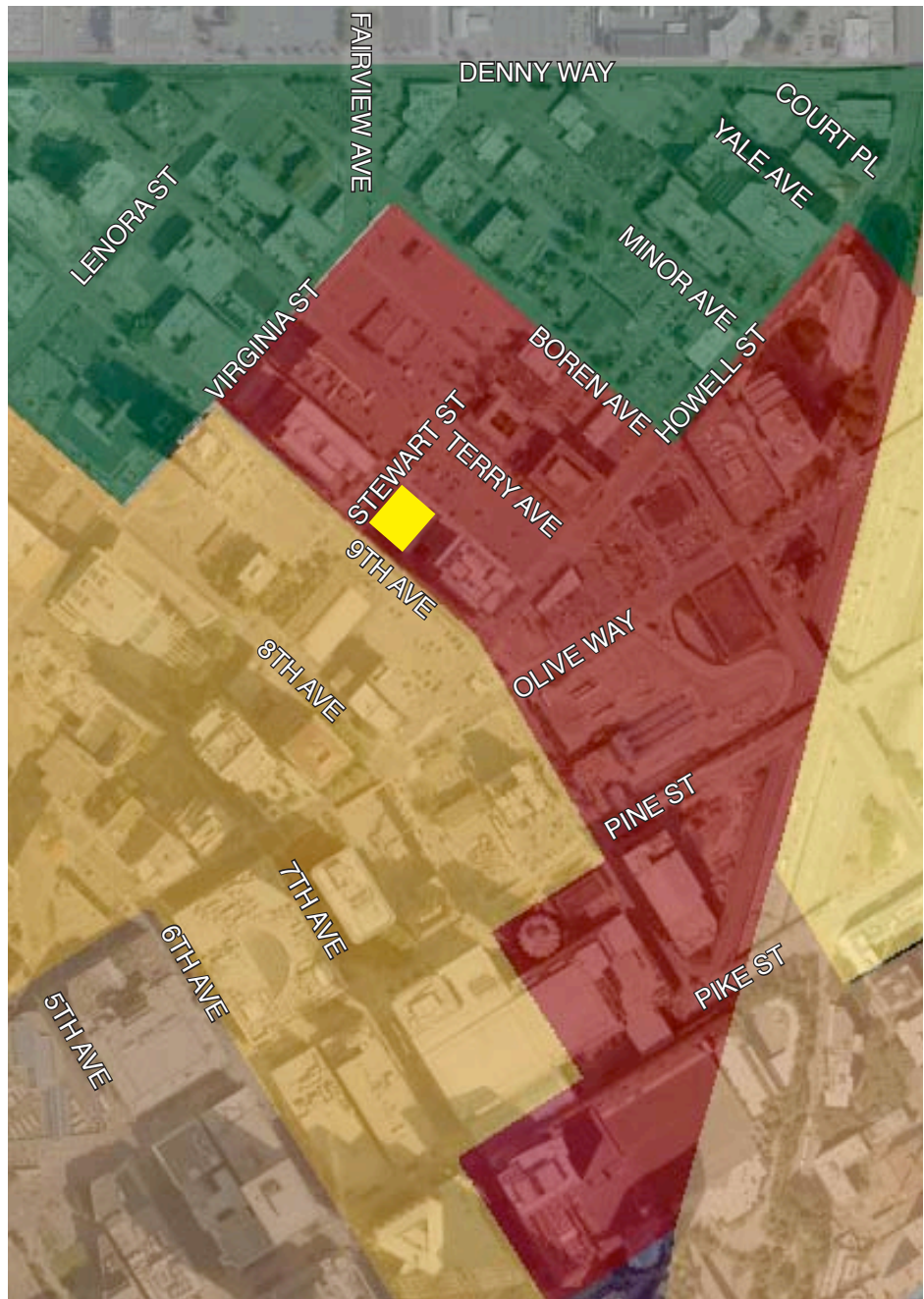
STREET ELEVATION - STEWART STREET LOOKING SOUTH



STREET ELEVATION - STEWART STREET LOOKING NORTH



ZONING MAP



- | | |
|------------------|------------|
| DMC 340/290-400 | HR |
| DMC 240/290-400 | DRC 85-150 |
| DOC2 500/300-500 | SM-125 |
| NC 3-85 | |

DEVELOPMENT HISTORY MAP



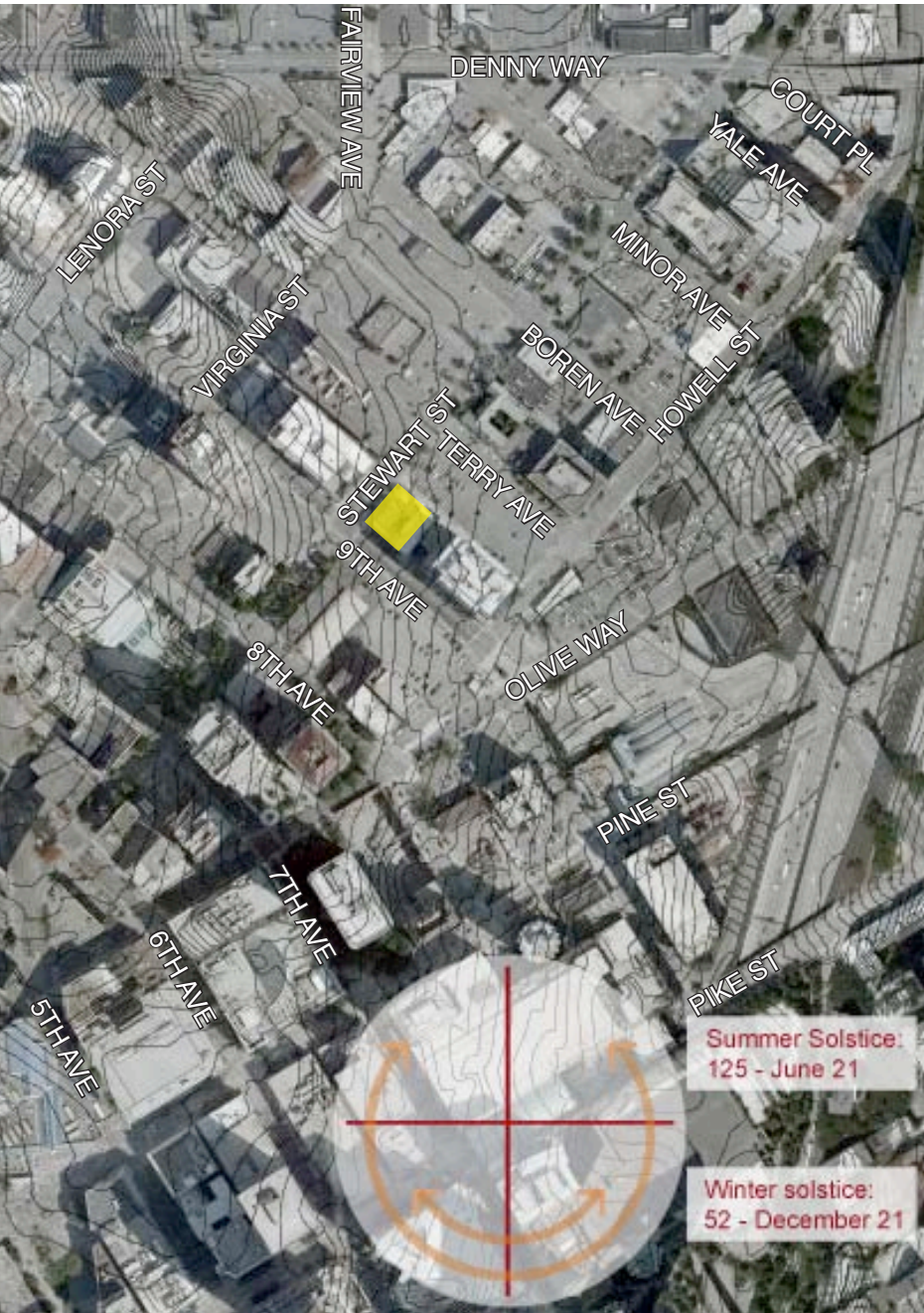
- | |
|---------------------------|
| CONSTRUCTED AFTER 2000 |
| CONSTRUCTED PRIOR TO 2000 |

TRANSPORTATION / STREET USE MAP

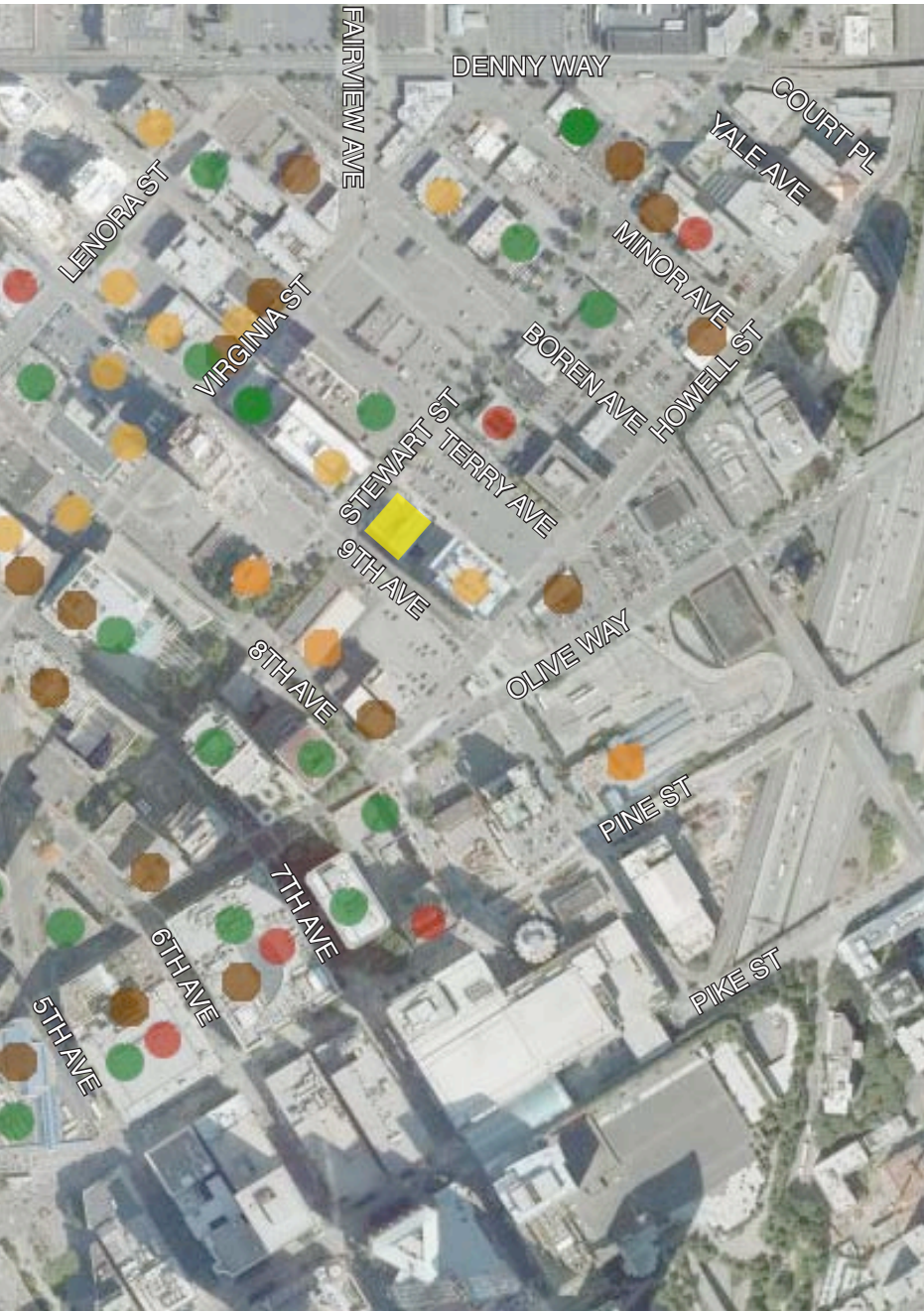


- | |
|-----------------------|
| PEDESTRIAN STREET |
| TRANSIT STREET |
| GREEN STREET |
| TRANSIT STOP LOCATION |
| BUS ROUTES |

TOPOGRAPHY / SUN ANGLE MAP

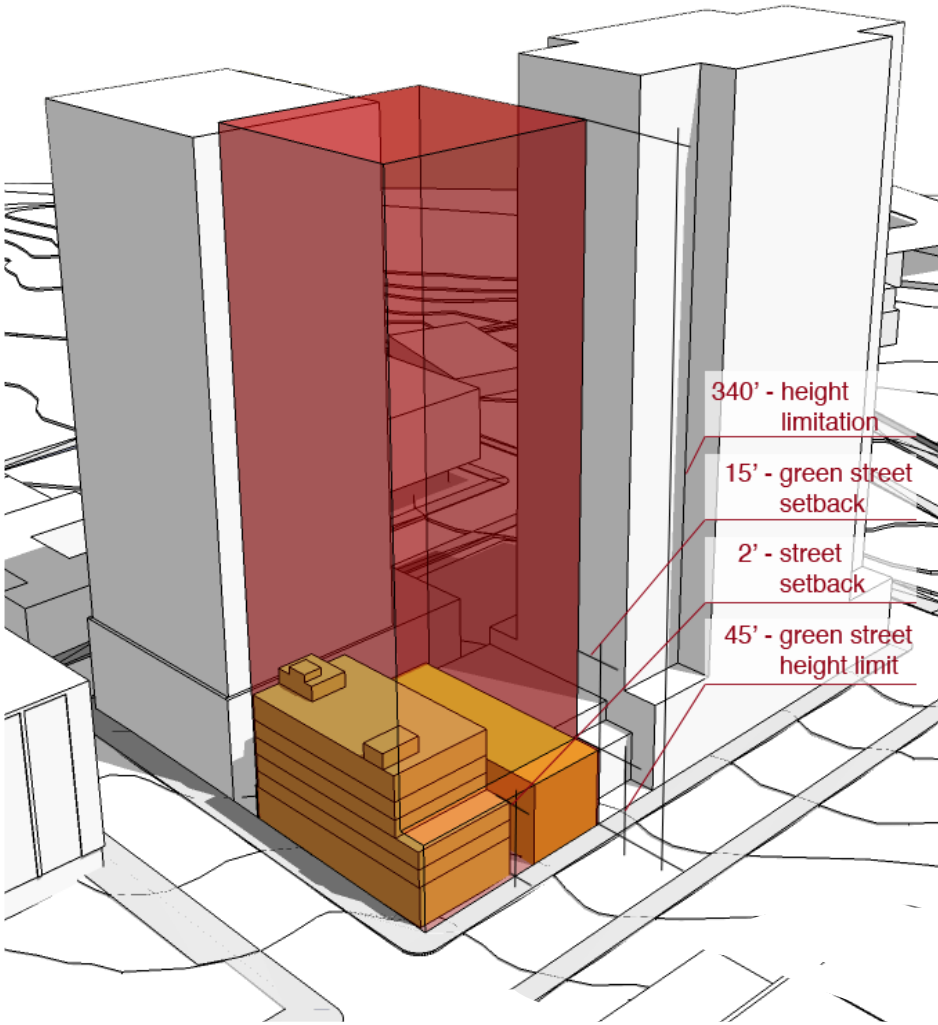


AMENITIES / OPPORTUNITY MAP



- ENTERTAINMENT
- BUSINESS / RETAIL
- SOCIAL SERVICE / HEALTHCARE
- TRANSPORTATION
- FOOD / DINING

ZONING ENVELOPE



Zoning: DMC 340/290-400-DF
(Downtown Mixed Commercial, Downtown Fire District)
Urban Village Overlay: Denny Triangle Urban Center Village

SMC 23.49.010 General requirements for residential uses.

B. Common Recreation Area. Common recreation area is required for all new development with more than twenty (20) dwelling units. Required common recreation area shall meet the following standards:

1. An area equivalent to five (5) percent of the total gross floor area in residential use, excluding any floor area in residential use gained in a project through a voluntary agreement for housing under SMC Section 23.49.015, shall be provided as common recreation area. In no instance shall the amount of required common recreation area exceed the area of the lot. The common recreation area shall be available to all residents and may be provided at or above ground level.
2. A maximum of fifty (50) percent of the common recreation area may be enclosed.
3. The minimum horizontal dimension for required common recreation areas shall be fifteen (15) feet, except for open space provided as landscaped setback area at street level, which shall have a minimum horizontal dimension of ten (10) feet. No required common recreation area shall be less than two hundred twenty-five (225) square feet.

SMC 23.49.011 Floor area ratio.

- A. General Standards.
1. The base and maximum floor area ratio (FAR) for each zone is provided in Chart 23.49.011 A1.
 2. Chargeable floor area shall not exceed the applicable base FAR except as expressly authorized pursuant to the provisions of this chapter.

SMC 23.49.018 Overhead Weather Protection and Lighting

- A. Continuous overhead weather protection shall be required for new development along the entire street frontage of a lot except along those portions of the structure facade that:
1. are located farther than five (5) feet from the street property line or widened sidewalk on private property; or
 2. abut a bonused open space amenity feature; or
 3. are separated from the street property line or widened sidewalk on private property by a landscaped area at least two (2) feet in width; or
 4. are driveways into structures or loading docks.

- B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less.
- C. The installation of overhead weather protection shall not result in any obstructions in the sidewalk area.
- D. The lower edge of the overhead weather protection must be a minimum of ten (10) feet and a maximum of fifteen (15) feet above the sidewalk.
- E. Adequate lighting for pedestrians shall be provided. The lighting may be located on the facade of the building or on the overhead weather protection.

SMC 23.49.056 Street facade and street setback requirements.

Standards for the street facades of structures are established in this section for DOC1, DOC2, and DMC zones, for the following elements:

Minimum facade heights;

Setback limits;

Facade transparency;

Blank facade limits;

Street trees; and

Setback and Landscaping Requirements in the Denny Triangle Urban Village.

These standards apply to each lot line that abuts a street designated on Map 1F as having a pedestrian classification, except lot lines of open space TDR sites. The standards for each street frontage shall vary according to the pedestrian classification of the street on Map 1F, and whether property line facades are required by Map 1H. Standards for street landscaping and setback requirements in subsection G of this section also apply along lot lines abutting streets in the Denny Triangle Urban Village, as shown on Exhibit 23.49.056 F

A. Minimum Facade Height.

1. Minimum facade height(s) are prescribed in the chart below, and Exhibit 23.49.056 A but minimum facade heights shall not apply when all portions of the structure are lower than the elevation of the required minimum facade height listed below.

2. General Setback Limits. The following setback limits apply on streets not requiring property line facades, as shown on Map 1H:
- a. The portion of a structure subject to setback limits shall vary according to the structure height and required minimum facade height, as follows:
- (1) Except as provided in subsection C2a(3) of this section, when the structure is greater than fifteen (15) feet in height, the setback limits apply to the facade between an elevation of fifteen (15) feet above sidewalk grade and the minimum facade height established in subsection A of this section and Exhibit 23.49.056 C
- (2) When the entire structure is fifteen (15) feet or less in height, the setback limits apply to the entire street facade.
- (3) When the minimum facade height is fifteen (15) feet, the setback limits apply to the portion of the street facade that is fifteen (15) feet or less in height.

- b. The maximum area of all setbacks between the lot line and facade along each street frontage of a lot shall not exceed the area derived by multiplying the averaging factor by the width of the street frontage of the structure along that street (see Exhibit 23.49.056 D). The averaging factor shall be five (5) on Class I pedestrian streets and ten (10) on Class II pedestrian streets and designated green streets.

- c. The maximum width, measured along the street property line, of any setback area exceeding a depth of fifteen (15) feet from the street property line shall not exceed eighty (80) feet, or thirty (30) percent of the lot frontage on that street, whichever is less. (See Exhibit 23.49.056 D)

- d. The maximum setback of the facade from the street property lines at intersections shall be ten (10) feet. The minimum distance the facade must conform to this limit shall be twenty (20) feet along each street. (See Exhibit 23.49.056 E)

- e. Any exterior public open space that meets the Downtown Amenity Standards, whether it receives a bonus or not, and any outdoor common recreation area required for residential uses, shall not be considered part of a setback. (See Exhibit 23.49.056 C)

- f. When sidewalk widening is required by Section 23.49.022, setback standards shall be measured to the line established by the new sidewalk width rather than the street property line.

C. Facade Transparency Requirements.

1. Facade transparency requirements apply to the area of the facade between two (2) feet and eight (8) feet above the sidewalk, except that when the slope along the street frontage of the facade exceeds seven and one-half (7 1/2) percent, the transparency requirements apply to the area of the facade between four (4) feet and eight (8) feet above sidewalk grade. Only clear or lightly tinted glass in windows, doors, and display windows is considered to be transparent. Transparent areas shall allow views into the structure or into display windows from the outside.
2. Facade transparency requirements do not apply to portions of structures in residential use.
3. When the transparency requirements of this subsection are inconsistent with the glazing limits in the Energy Code, this subsection shall apply.
4. Transparency requirements are as follows:

a. Class I pedestrian streets and designated green streets: A minimum of sixty (60) percent of the street level facade shall be transparent.

D. Blank Facade Limits.

1. General Provisions.

a. Blank facade limits apply to the area of the facade between two (2) feet and eight (8) feet above the sidewalk, except that where the slope along the street frontage of the facade exceeds seven and one-half (7 1/2) percent, blank facade limits apply to the area of the facade between four (4) feet and eight (8) feet above sidewalk grade.

b. Any portion of a facade that is not transparent shall be considered to be a blank facade.

c. Blank facade limits do not apply to portions of structures in residential use.
2. Blank Facade Limits for Class I Pedestrian Streets and designated Green Streets.

a. Blank facades shall be no more than fifteen (15) feet wide except for garage doors which may exceed fifteen (15) feet. Blank facade width may be increased to thirty (30) feet if the Director determines that the facade is enhanced by architectural detailing, artwork, landscaping, or similar features that have visual interest. The width of garage doors shall be limited to the width of the driveway plus five (5) feet.

b. Any blank segments of the facade shall be separated by transparent areas at least two (2) feet wide.

- c. The total of all blank facade segments, including garage doors, shall not exceed forty (40) percent of the street facade of the structure on each street frontage, or fifty (50) percent if the slope of the street frontage of the facade exceeds seven and one-half (7 1/2) percent.

F. Setback and Landscaping Requirements for Lots Located Within the Denny Triangle Urban Village.

1. Landscaping in the Street Right-of-Way for All Streets Other Than Those With Green Street Plans Approved by Director’s Rule. All new development in DMC zones in the Denny Triangle Urban Village, as shown on Exhibit 23.49.056 F shall provide landscaping in the sidewalk area of the street right-of-way, except on streets with a Green Street plan approved by Director’s Rule. The square footage of landscaped area provided shall be at least one and one-half (1 1/2) times the length of the street property line (in linear feet). The following standards apply to the required landscaped area:

a. The landscaped area shall be at least eighteen (18) inches wide and shall be located in the public right-of-way along the entire length of the street property line, except for building entrances, vehicular access or other connections between the sidewalk and the lot, provided that the exceptions may not exceed fifty (50) percent of the total length of the street property line(s).

b. As an alternative to locating the landscaping at the street property line, all or a portion of the required landscaped area may be provided in the sidewalk area within five (5) feet of the curbline.

c. Landscaping provided within five (5) feet of the curbline shall be located and designed in relation to the required street tree planting and be compatible with use of the curb lane for parking and loading.

d. All plant material shall be planted directly in the ground or in permanently installed planters where planting in the ground is not feasible. A minimum of fifty (50) percent of the plant material shall be perennial.
2. Landscaping on a Designated Green Street. Where required landscaping is on a designated Green Street, or on a street with urban design and/or landscaping guidelines promulgated by Seattle Department of Transportation, the planting shall conform to those provisions

3. Landscaping in Setbacks.

- a. In the Denny Triangle Urban Village, as shown on Exhibit 23.49.056 F at least twenty (20) percent of the total square footage of all areas abutting the street property line that are not covered by a structure, have a depth of ten (10) feet or more from the street property line and are larger than three hundred (300) square feet, shall be landscaped. Any area under canopies or marquees is considered uncovered. Any setback provided to meet the minimum sidewalk widths established by Section 23.49.022 is exempt from the calculation of the area to be landscaped.
- b. All plant material shall be planted directly in the ground or in permanently installed planters where planting in the ground is not feasible. A minimum of fifty (50) percent of the plant material shall be perennial and shall include trees when a contiguous area, all or a portion of which is landscaped pursuant to subsection G1a above, exceeds six hundred (600) square feet.
4. Terry and 9th Avenues Green Street Setbacks.

a. In addition to the requirements of subsections G2 and G3 of this section, a two (2) foot wide setback from the street property line is required along the Terry and 9th Avenue Green Streets within the Denny Triangle Urban Village as shown on Exhibit 23.49.056 F The Director may allow averaging of the setback requirement of this subsection to provide greater conformity with an adopted Green Street plan.

b. Fifty (50) percent of the setback area must be landscaped.

SMC 23.49.019 Parking quantity, location and access requirements, and screening and landscaping of surface parking areas.

- A. Parking Quantity Requirements.

1. No parking, either long-term or short-term, is required for uses on lots in Downtown zones, except as follows:

c. Bicycle parking is required as specified in E1 of this section.
- E. Bicycle Parking.

1. The minimum number of off-street spaces for bicycle parking required for specific use categories is set forth in Chart 23.49.019 A. In the case of a use not shown on Chart 23.49.019 A, there is no minimum bicycle parking requirement. After the first fifty (50) spaces for bicycles are provided for a use, additional spaces are required at one half (1/2) the ratio shown in Chart 23.49.019 A. Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement.

2. Required bicycle parking shall be provided in a safe, accessible and convenient location. Bicycle parking hardware shall be installed according to its manufacturer’s instructions, and the Seattle Department of Transportation design criteria, allowing adequate clearance for bicycles and their riders. Directional signage shall be installed when bike parking facilities are not clearly visible from the street or sidewalk. When any covered automobile parking is provided, all required long-term bicycle parking shall be covered. When located off-street, bicycle and automobile parking areas shall be separated by a barrier or painted lines.

3. Bicycle parking facilities for nonresidential uses shall be located on the lot or in a shared bicycle parking facility within one hundred (100) feet of the lot, except as provided in subsection 6 below.

4. Bicycle parking for residential uses shall be located on-site.

5. Co-location of bicycle parking facilities by more than one (1) use is encouraged.

6. For nonresidential uses, the applicant may make a payment to the City to fund public bicycle parking in the public right-of-way in lieu of providing required bicycle parking on- or off-site, if the Director determines that:

a. Safe, accessible and convenient bicycle parking accessory to a non-residential use cannot be provided on-site or in a shared bicycle parking facility within one hundred (100) feet of the lot, without extraordinary physical or financial difficulty;

b. The payment is comparable to the cost of providing the equivalent bicycle parking on-site, and takes in consideration the cost of materials, equipment and labor for installation; and

c. The bicycle parking funded by the payment is located within sufficient proximity to serve the bicycle parking demand generated by the project.

d. Any such payment shall be placed in a dedicated fund or account and used within five (5) years of receipt to provide the bicycle parking.

G. Off-street Loading.

1. Off-street loading spaces shall be provided according to the standards of Section 23.54.030 Parking space standards.

SMC 23.49.058 Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed Commercial upper-level development standards. The provisions of this section apply in DOC 1, DOC 2, and DMC zones.

F. Upper Level Setbacks.

2. When a lot in a DMC or DOC2 zone is located on a designated green street, a continuous upper-level setback of fifteen (15) feet shall be provided on the street frontage abutting the green street at a height of forty-five (45) feet.

SMC.53.035 Structural building overhangs.

A. Structural building overhangs are encroachments into public property that include cornices, eaves, sills, belt courses, bay windows, balconies, facade treatment and other architectural features. They shall be designed in accordance with the standards set forth in this section and rules promulgated by the Director. Structural building overhangs, when approved, shall meet the following requirements:

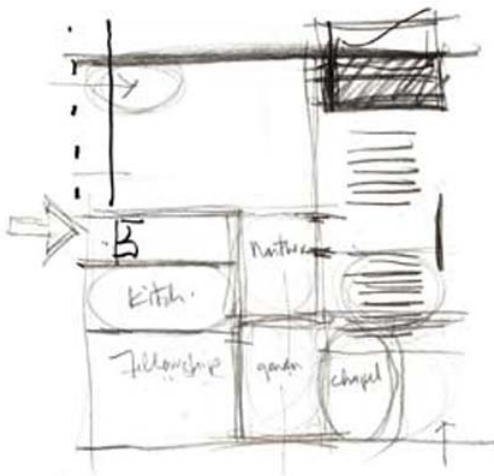
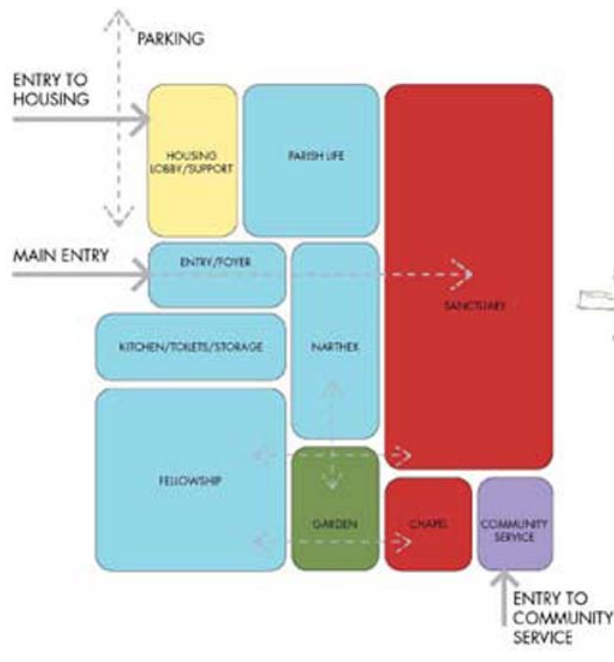
1. Vertical clearance shall be a minimum of eight (8) feet from the sidewalk or twenty-six (26) feet from an alley, or greater when required by other regulations.

2. Overhead horizontal projections of a purely architectural or decorative character such as cornices, eaves, sills, and belt courses shall be limited to a maximum horizontal extension of one (1) foot and maximum vertical dimension of two (2) feet six (6) inches, and shall not increase the floor area or the volume of space enclosed by the building. At roof level, the projections may extend not more than three (3) feet horizontally. The vertical dimension of the overhead horizontal projection at the roof level may be increased if the roof level is one hundred (100) feet or higher above the street elevation. The total area of these projections shall not exceed thirty (30) percent of the area of any one (1) facade (see Exhibit 23.53.035-A).

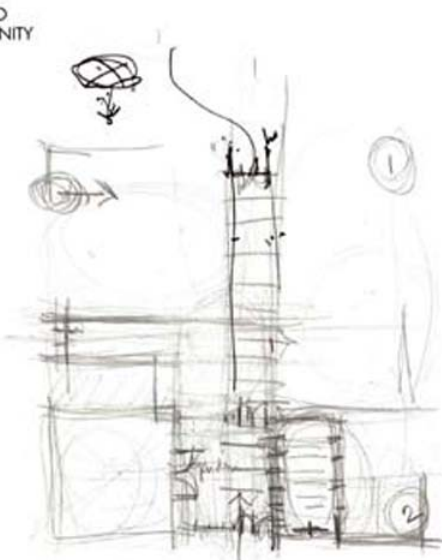
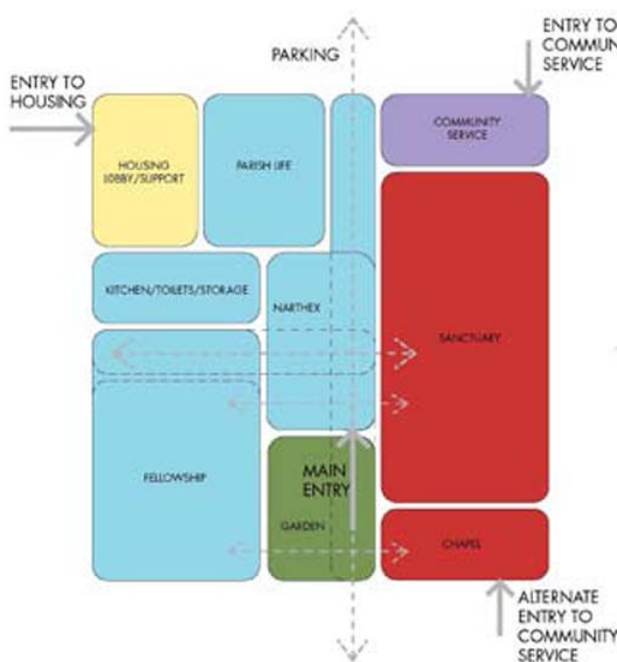
3. Exception to the standards in this section may be authorized for historic or rehabilitated buildings, when they are consistent with the scope and intent of these standards.

4. Vertical bay (projecting) windows, balconies (other than balconies used for primary access), and similar features that increase either the floor area of the building or the volume of space enclosed by the building above grade, shall be limited as follows:

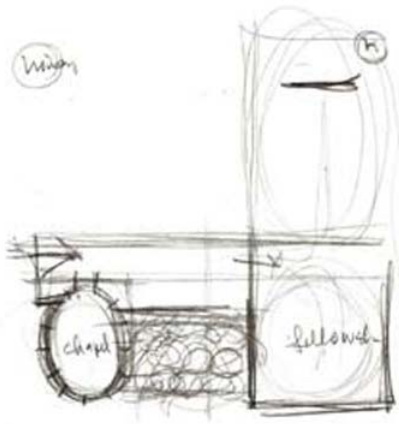
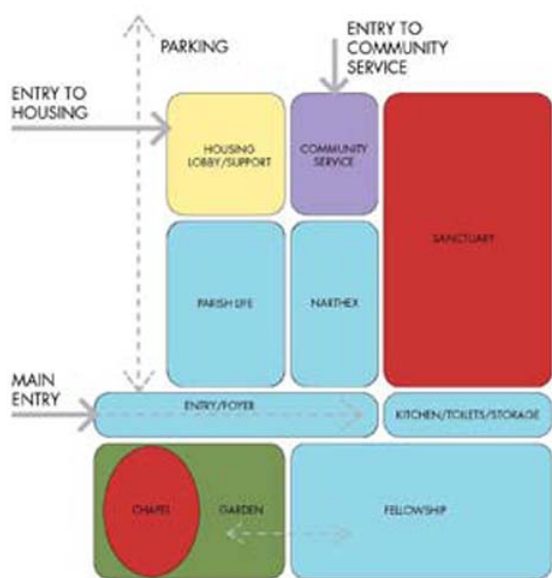
CONCEPTUAL DIAGRAMS OF FIRST FLOOR



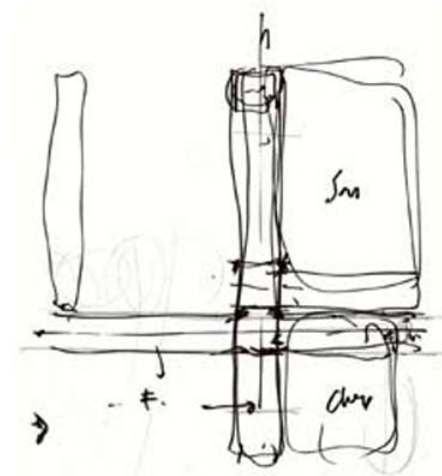
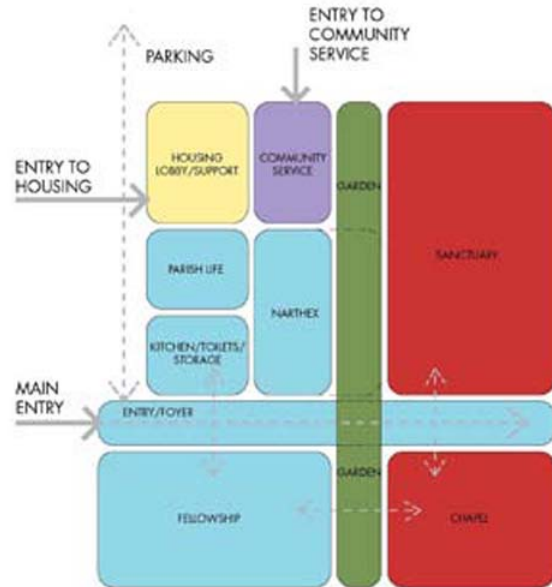
SCHEME A
Gethsemane Lutheran Church



SCHEME B
Gethsemane Lutheran Church

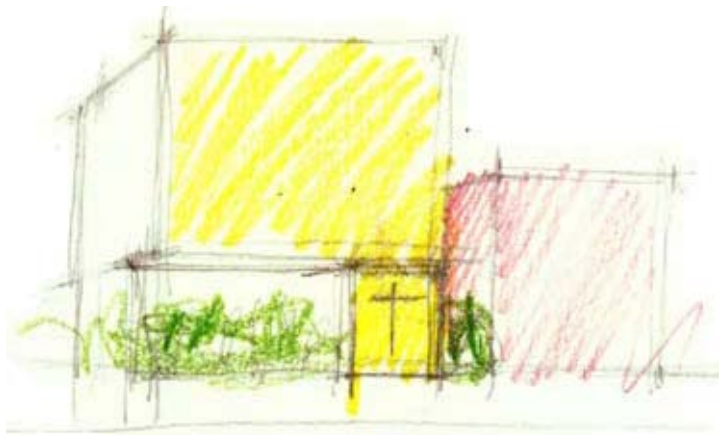
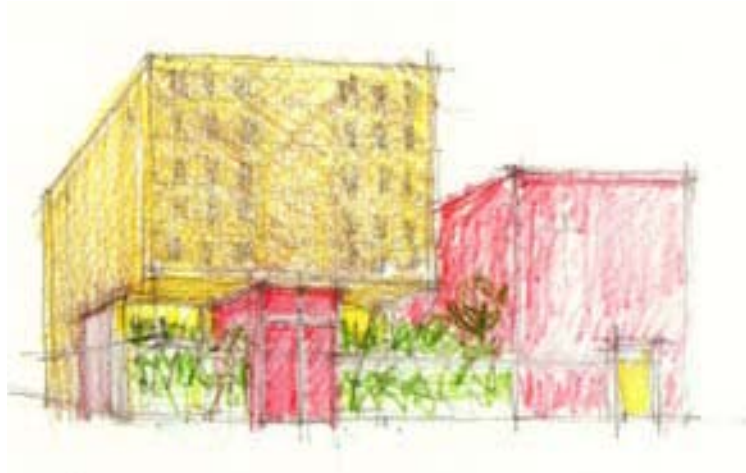
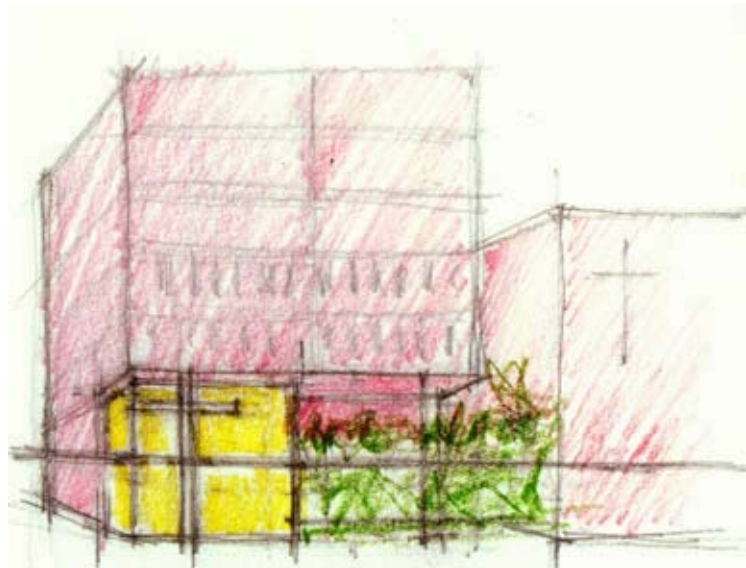


SCHEME C
Gethsemane Lutheran Church



SCHEME D
Gethsemane Lutheran Church

CONCEPTUAL ELEVATIONS



GETHSEMANE

REDEVELOPMENT PROJECT



THE RED HOUSE

OLSON KUNDIG ARCHITECTS



OPPORTUNITY PLACE

SMR ARCHITECTS



TASHIRO KAPLAN

SMR ARCHITECTS



ARTSPACE HIAWATHA LOFTS

SMR ARCHITECTS



HILLCLIMB COURT

OLSON KUNDIG ARCHITECTS



WING LUKE ASIAN MUSEUM OLSON KUNDIG ARCHITECTS



SAINT MARK'S CATHEDRAL OLSON KUNDIG ARCHITECTS



ARTSPACE HIAWATHA LOFTS

SMR ARCHITECTS



A.L. HUMPHREY HOUSE

SMR ARCHITECTS



PLYMOUTH PLACE

SMR ARCHITECTS