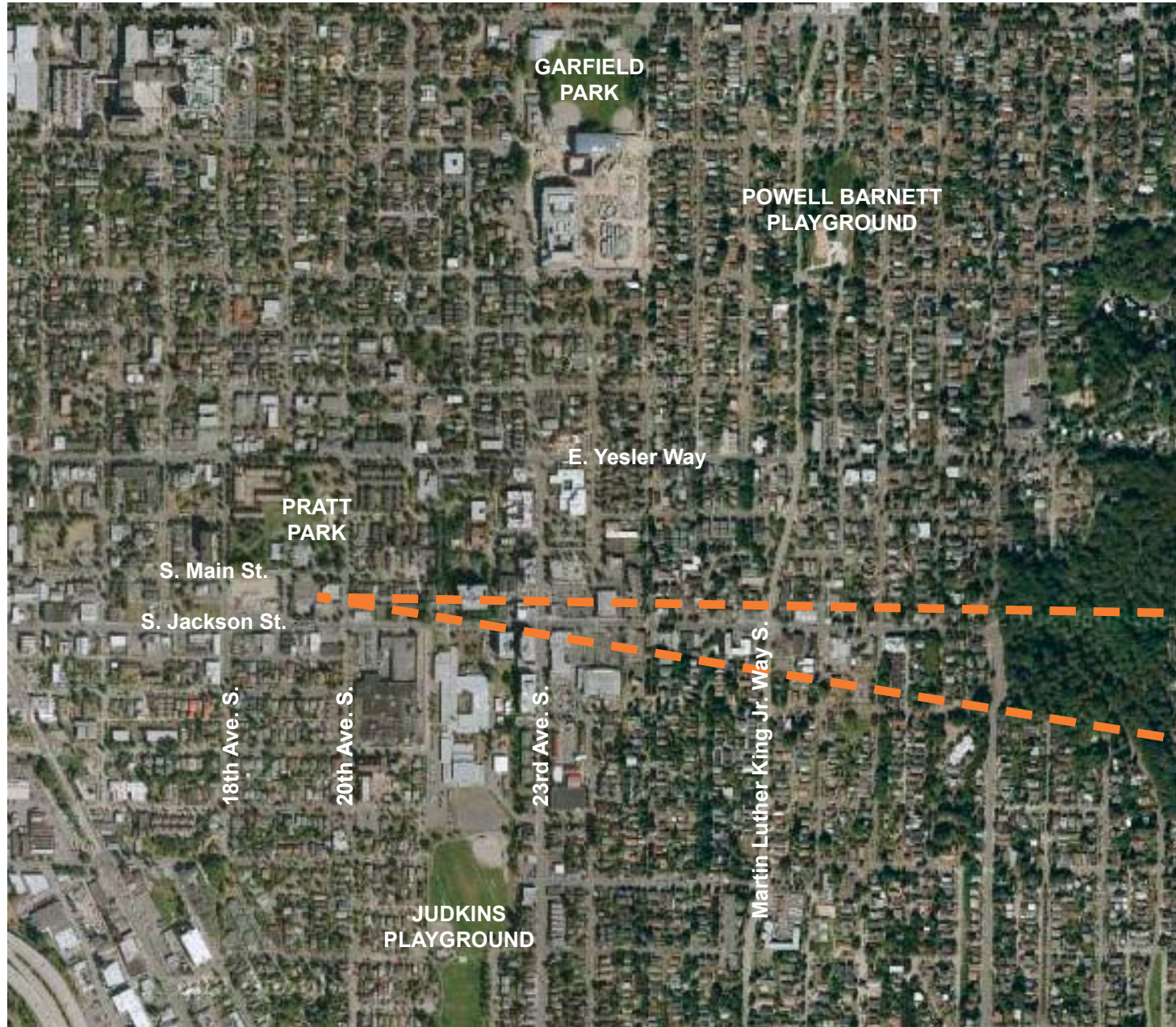


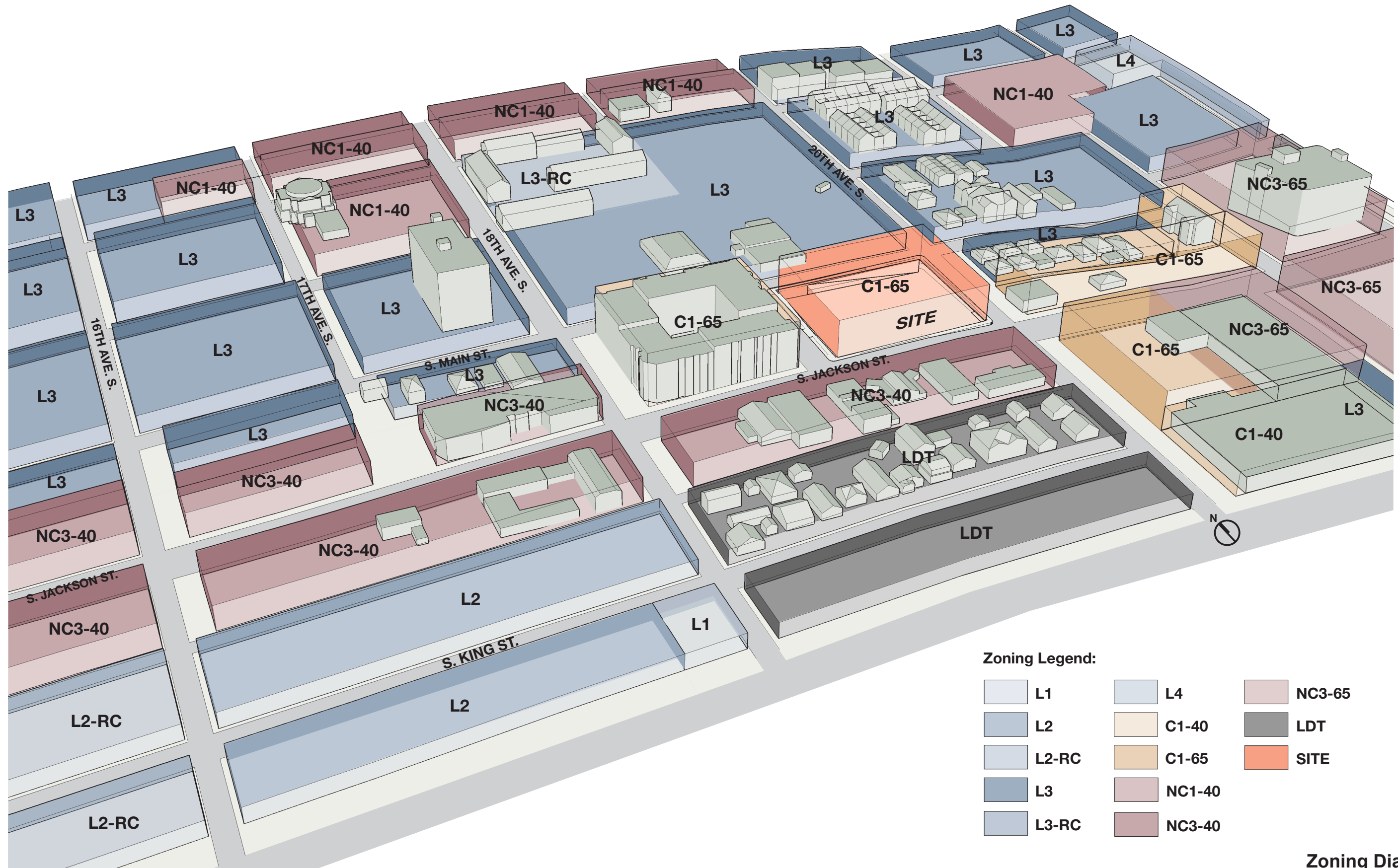
Early Design Guidance for Pratt Mixed-Use

DPD# 3009410














October 8, 2008

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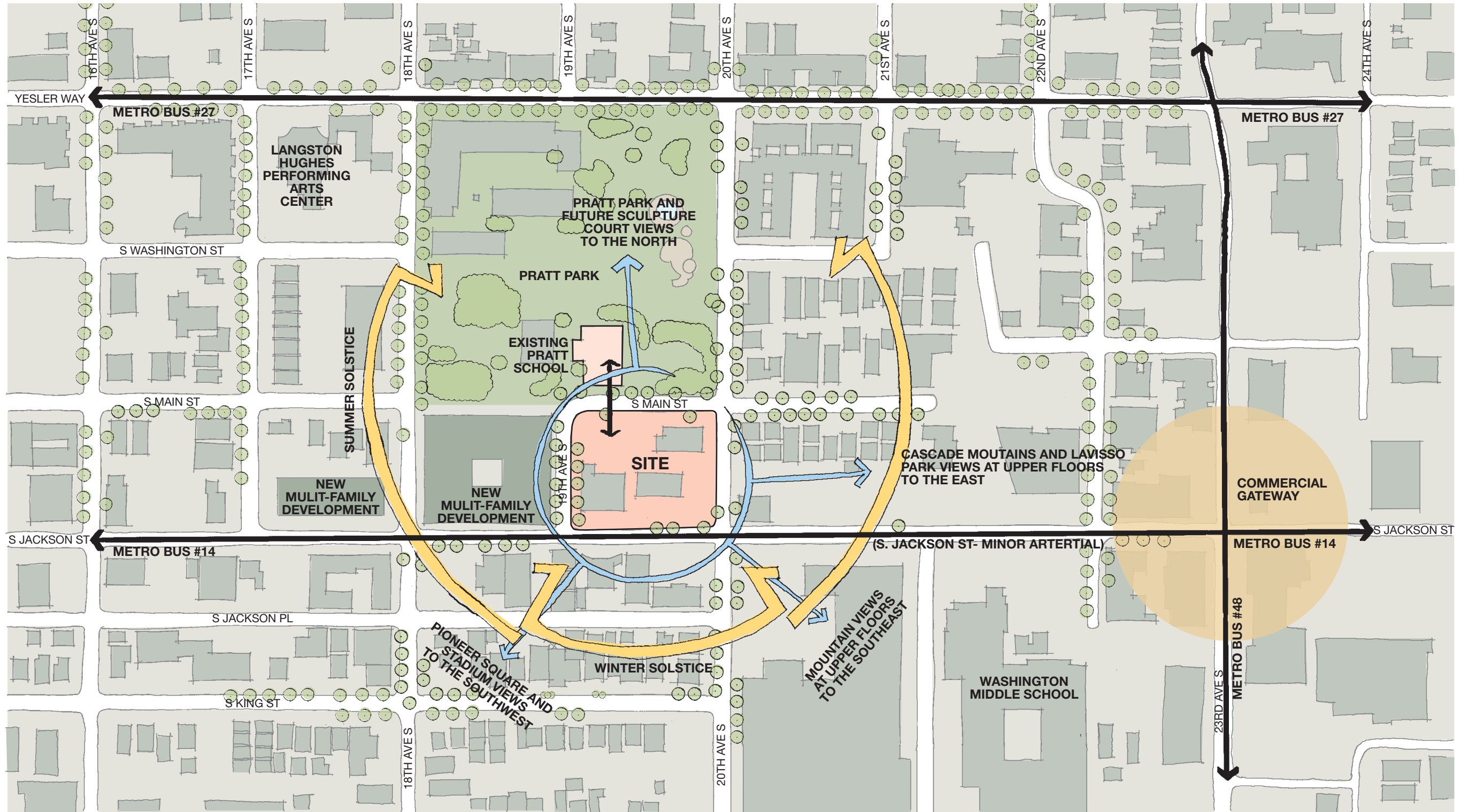


Zoning Legend:

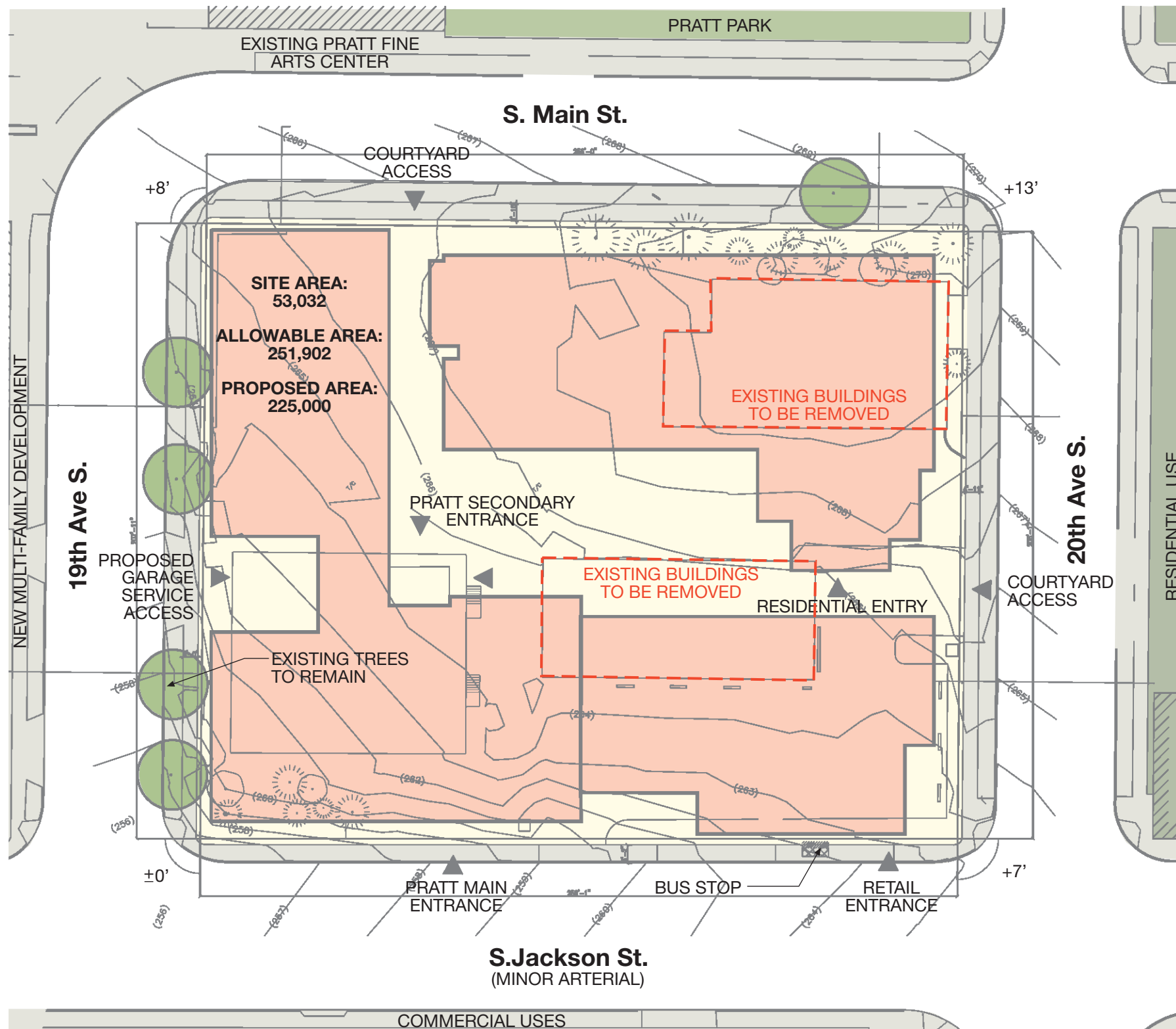
 L1	 L4	 NC3-65
 L2	 C1-40	 LDT
 L2-RC	 C1-65	 SITE
 L3	 NC1-40	
 L3-RC	 NC3-40	

Zoning Diagram

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LAND USE CODE SUMMARY C1-65

SMC 23.47A.005 Street-level uses.

D. Residential uses at street level.

3. Residential uses may not exceed, in the aggregate, 20% of the street-level street-facing facade when facing an arterial or within a zone that has a height limit of eighty-five (85) feet or higher. PROJECT WILL COMPLY.

SMC 23.47A.008 Street-level development standards

A. Basic street-level requirements.

2. Blank facades.

- a. Blank segments of the street-facing facade between two (2) feet and eight (8) feet above the sidewalk may not exceed twenty (20) feet in width. PROJECT WILL COMPLY.
- b. The total of all blank facade segments may not exceed forty (40) percent of the width of the facade of the structure along the street. PROJECT WILL COMPLY.

3. Setbacks. Street-level street-facing facades must be located within ten (10) feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided. PROJECT WILL COMPLY.

B. Nonresidential street level requirements.

2. Transparency.

- a. Sixty (60) percent of the street-facing facade between two (2) feet and eight (8) feet above the sidewalk shall be transparent. PROJECT WILL COMPLY.
- b. Transparent areas of facades shall be designed and maintained to allow unobstructed views from the outside into the structure or, in the case of live-work units, into display windows that have a minimum thirty (30) inch depth. PROJECT WILL COMPLY.

3. Height and depth of nonresidential space. The following provisions apply to new structures or new additions to existing structures:

a. Nonresidential uses must extend an average of at least thirty (30) feet and a minimum of fifteen (15) feet in depth from the street-level street-facing facade, except that if the street-facing facade and depth requirements result in a space greater than fifty (50) percent of the structure's footprint, the Director shall modify the street-facing facade or depth requirements, or both, to reduce the space to fifty (50) percent of the structure's footprint. PROJECT WILL COMPLY.

b. Nonresidential uses at street level must have a floor-to-floor height of at least thirteen (13) feet. PROJECT WILL COMPLY.

SMC 23.47A.013 Floor area ratio.

Chart A: Maximum Floor Area Ratio (FAR)

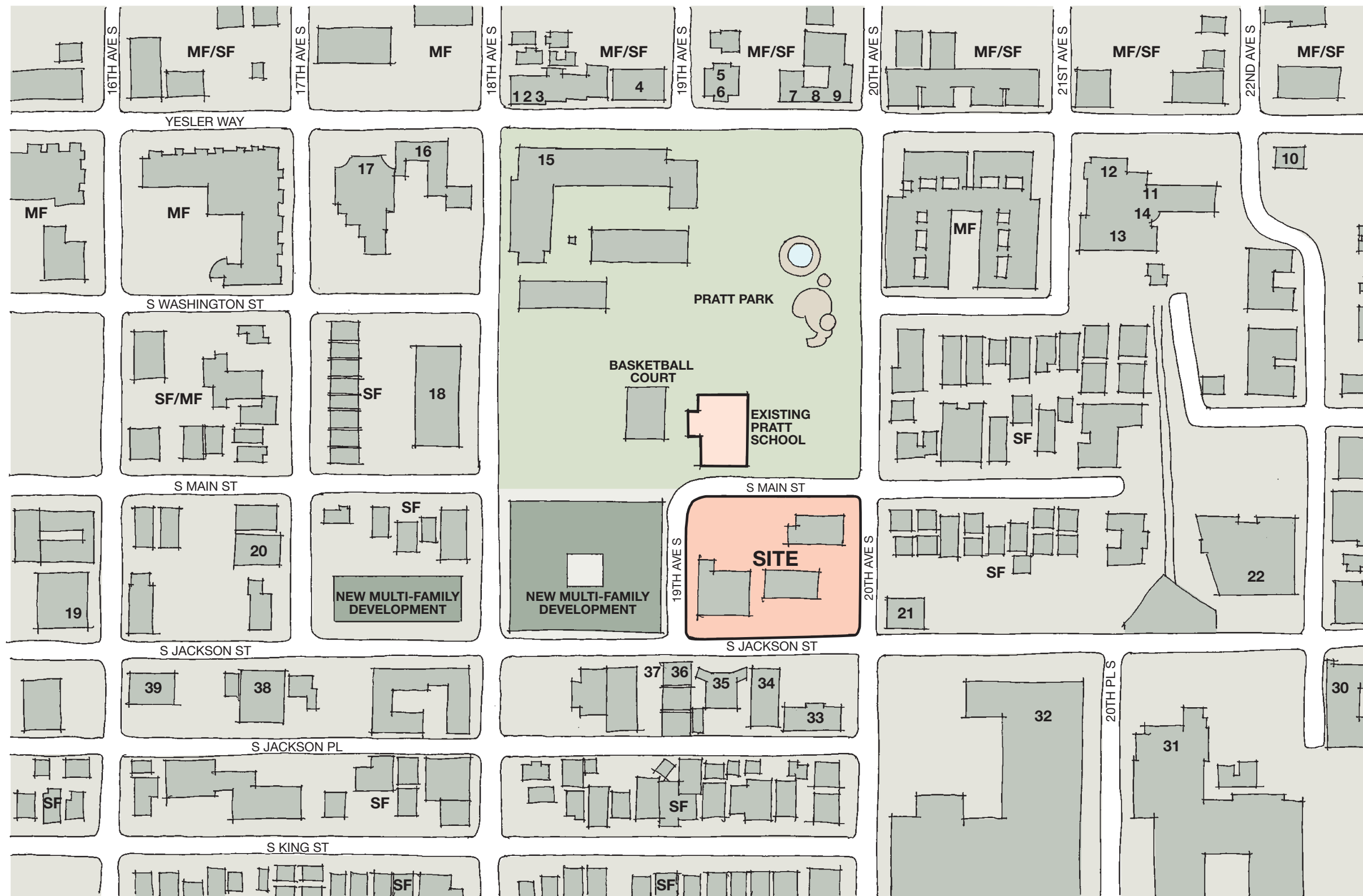
2. For structures containing both residential and nonresidential uses:

Height Limit 65' Maximum FAR = 4.75
 Lot Area = 52,875 SF
 Allowable Floor Area = 251,156 SF
 Proposed Floor Area = 225,700 SF, Proposed FAR = 4.27



EXISTING USES

- 1 Kemaw Grocery
- 2 Nick Fish Building
- 3 The Samarya Center
- 4 R&L Home of Good Barbeque
- 5 Tigray Community Center
- 6 Yesler Grocery
- 7 Good Hair Salon
- 8 Couture Nail and Spa
- 9 Cafe Vega
- 10 Fire Station No. 6
- 11 Seattle King County Health Department
- 12 Central Area Clinic
- 13 Odessa Brown Childrens Clinic
- 14 Carolyn Downs Family Medical Center
- 15 Bryant Manor First Avenue Church
- 16 Nations 1 Cafe
- 17 Langston Huges Performing Arts Center
- 18 Kalabe Memorial House
- 19 IBEW Local
- 20 Japenese Congregational Church
- 21 Hidmo Eritrean Cusine
- 22 Seattle Vocational Institute
- 23 Hemisphere Ultimate Spa
- 24 Hemisphere Lounge
- 25 Grace Home Care Services
- 26 Tsehay Wedding House
- 27 Abyssina Food Market/Deli
- 28 Jobes Urban Gere
- 29 504 Club
- 30 Donaldson Fitness and Physical Therapy
- 31 Washington Middle School
- 32 Franz
- 33 Moonlight Cafe
- 34 Sevenstar MiniMart
- 35 Northwest Tofu Inc.
- 36 300 Restuarant
- 37 Calm Rain
- 38 ABM Engineering Services
- 39 World LLC
- 40 LC Jergens Planning Co.
- 41 Chua Vietnam
- SF Single-Family
- MF Muilt-Family

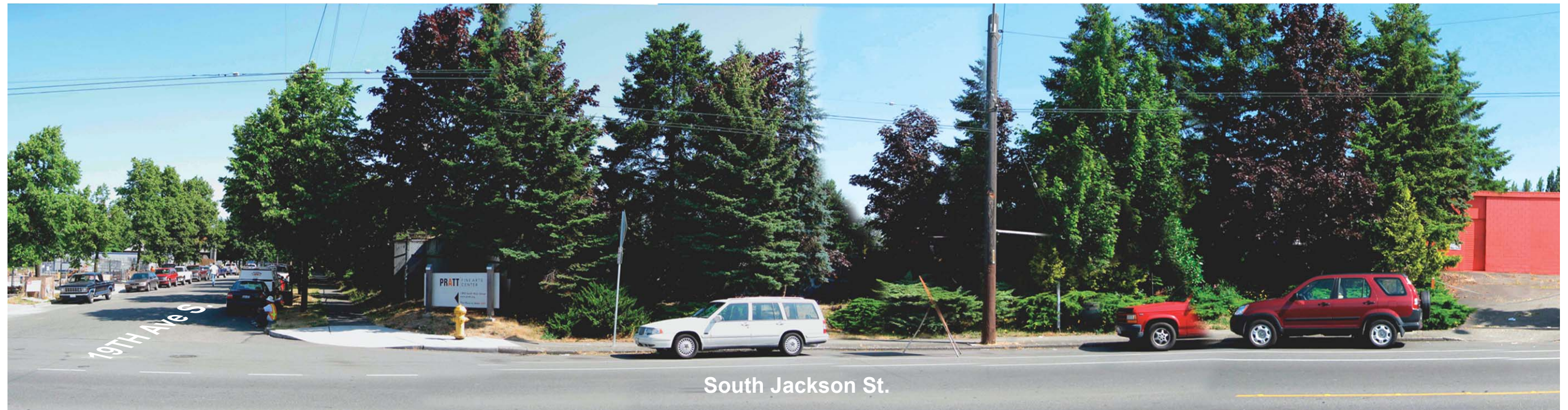


Existing Uses

Early Design Guidance for Pratt Mixed-Use
October 8, 2008



South Jackson St. – South



South Jackson St. – North





20th Ave S. – West



20th Ave S. – East



20th Ave S.



20th Ave S.

Photos

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S. Main St. – South



S. Main St. – North





19th Ave S.

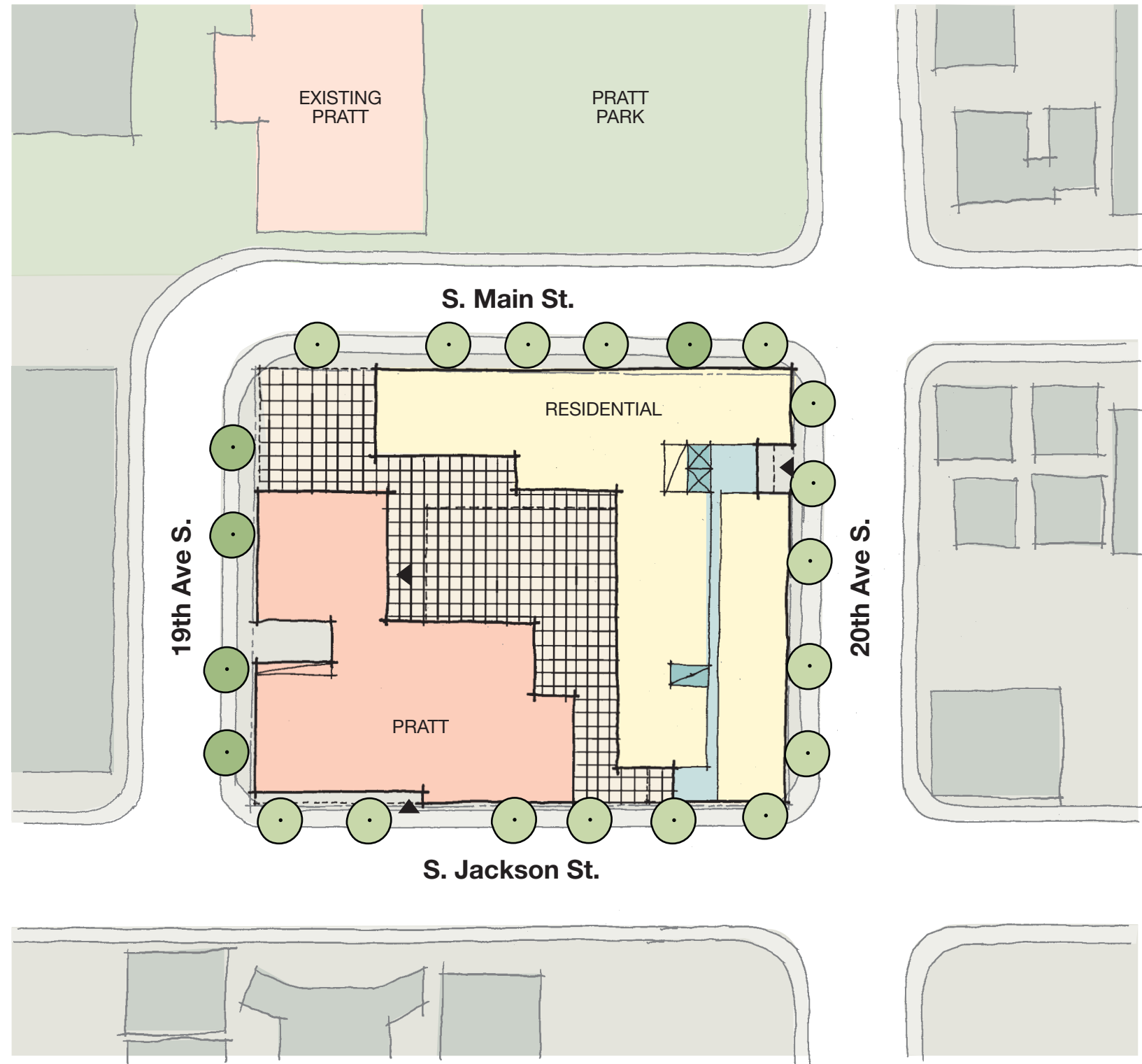
19th St. – West

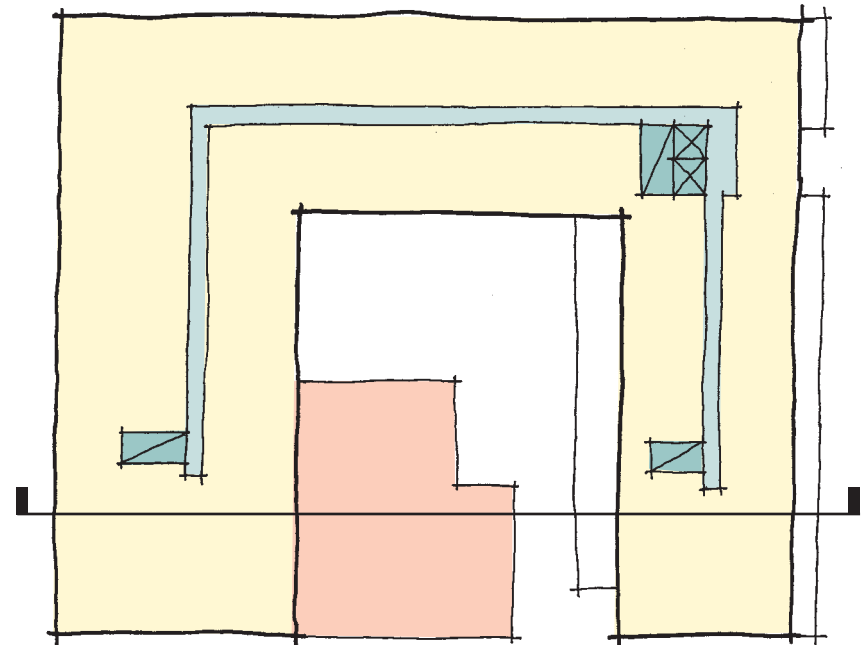


19th Ave S.

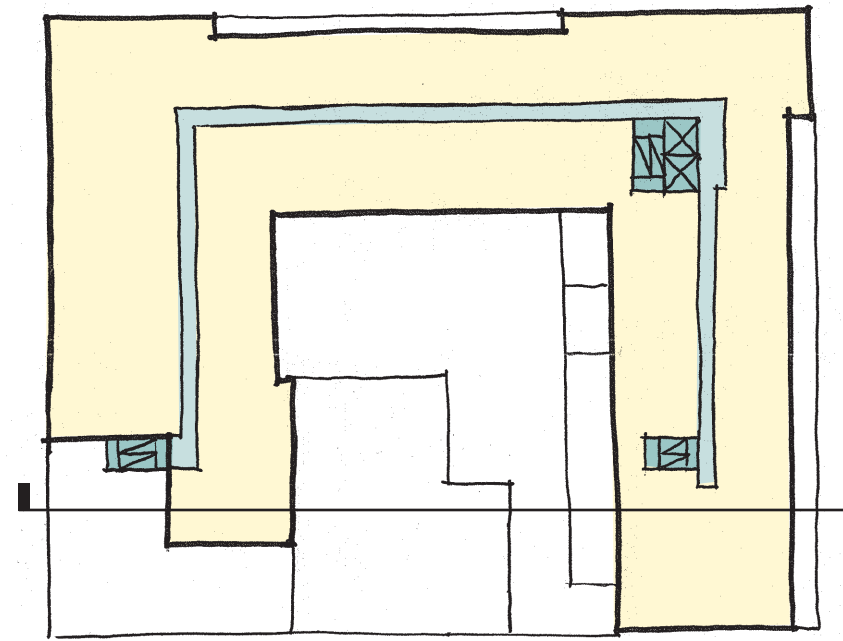
19th St. – East



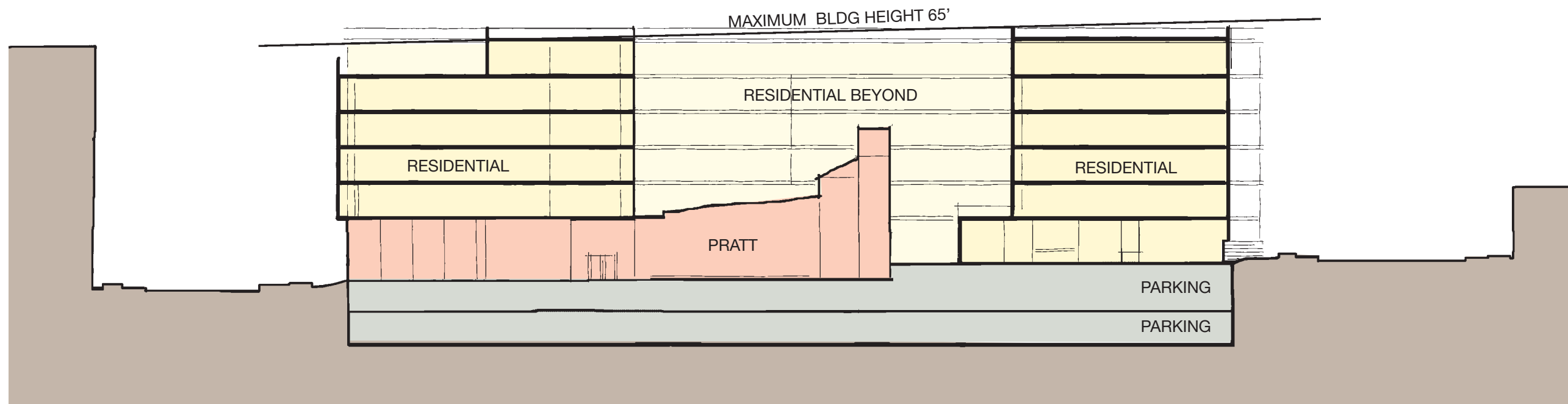




Typical Plan (Levels 2-5) 0 16 32 64

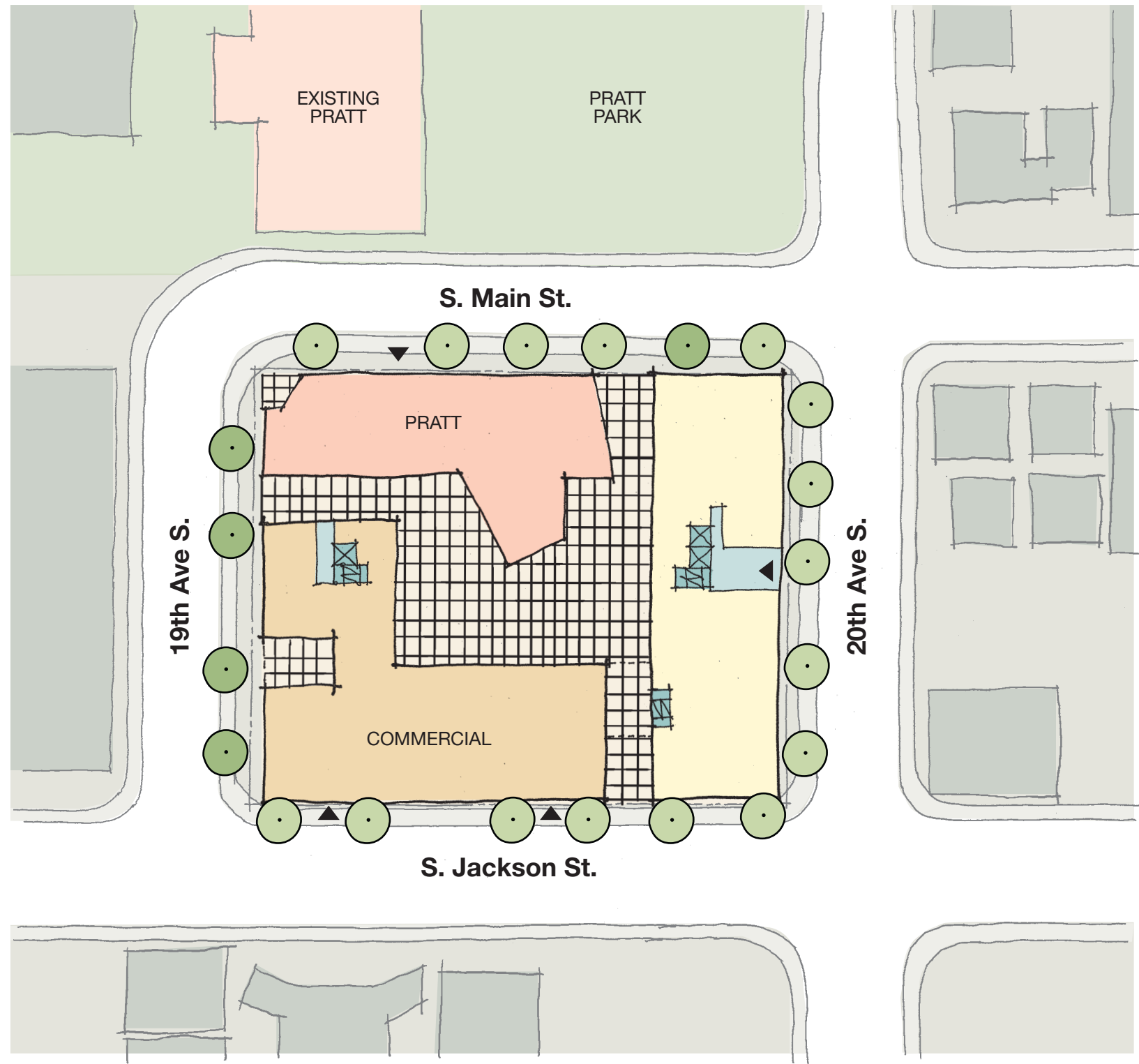


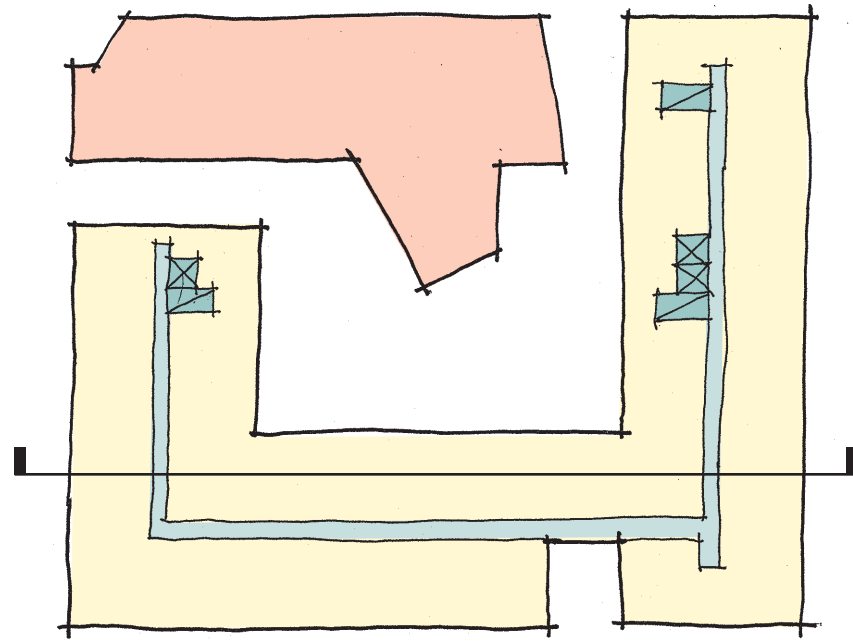
Level 6 Plan 0 16 32 64



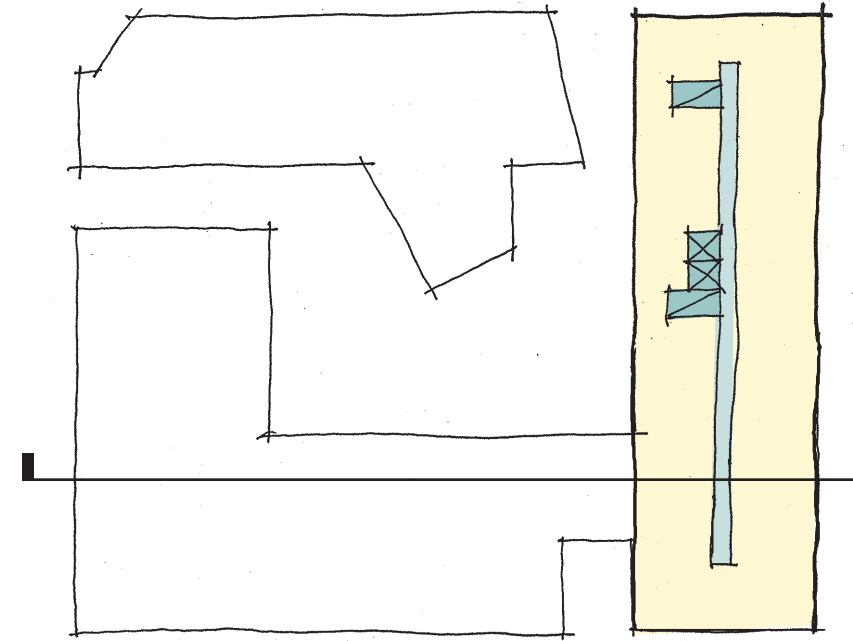
Section Looking North 0 8 16 32



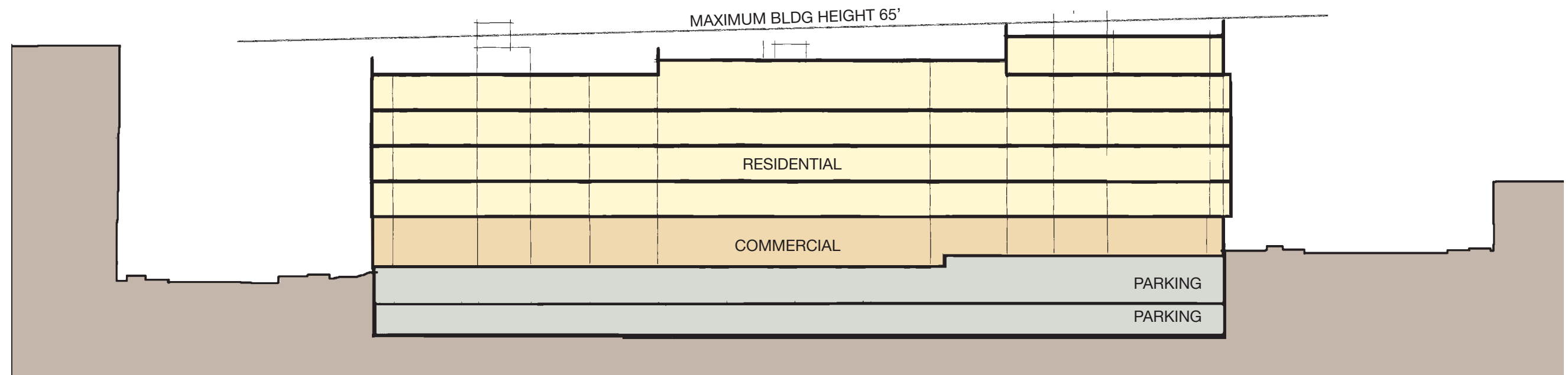




Typical Plan (Levels 2-5) 0 16 32 64

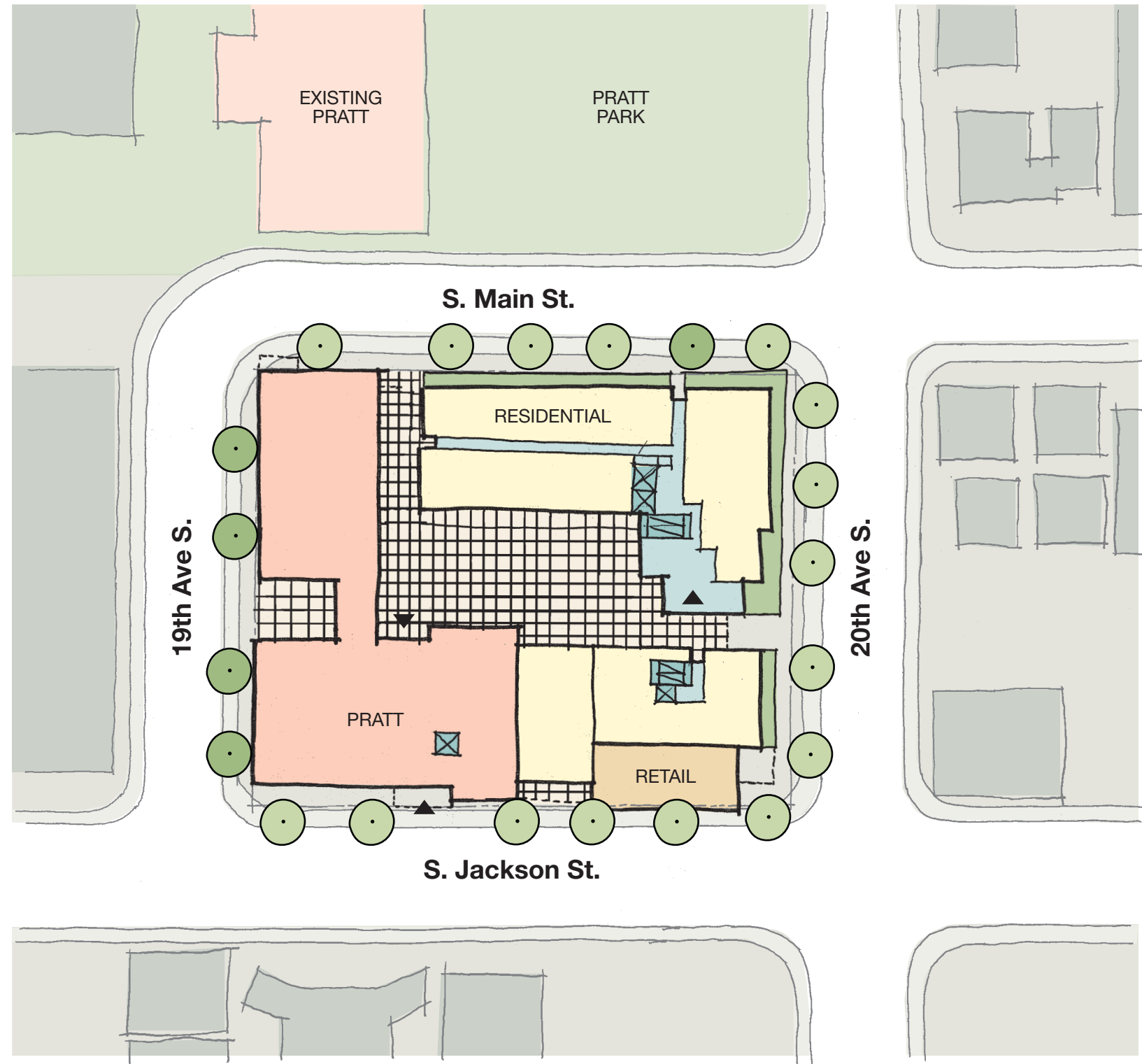


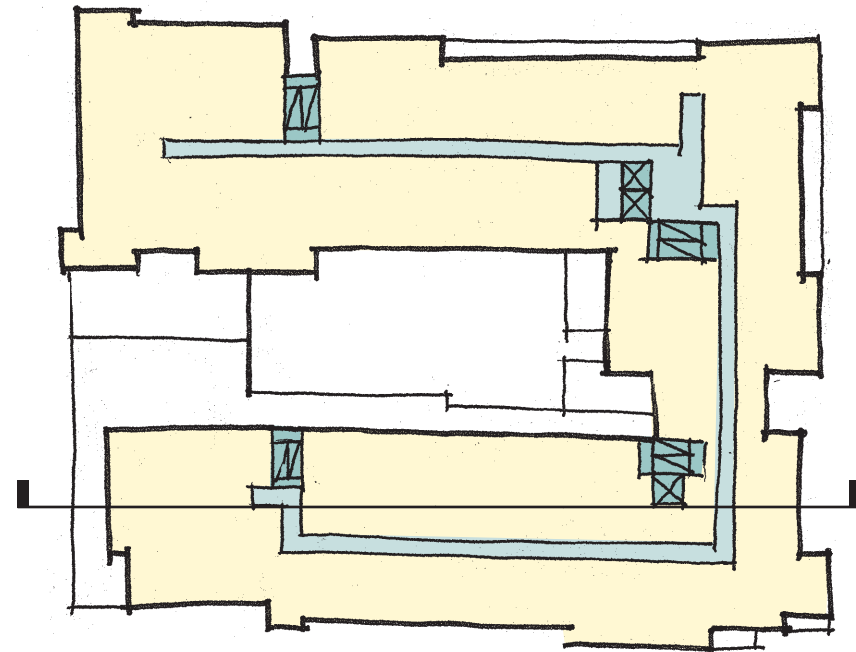
Level 6 Plan 0 16 32 64



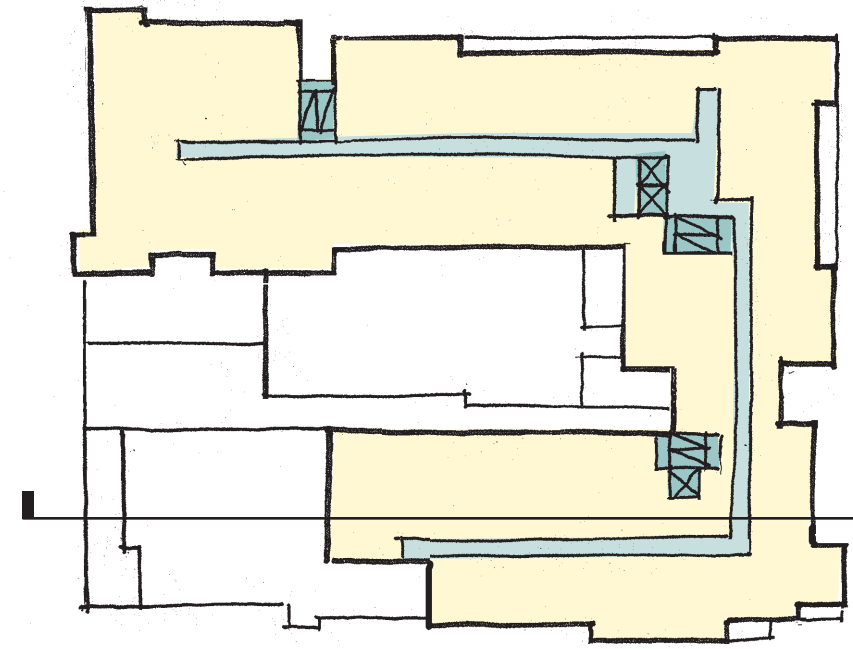
Section Looking North 0 8 16 32



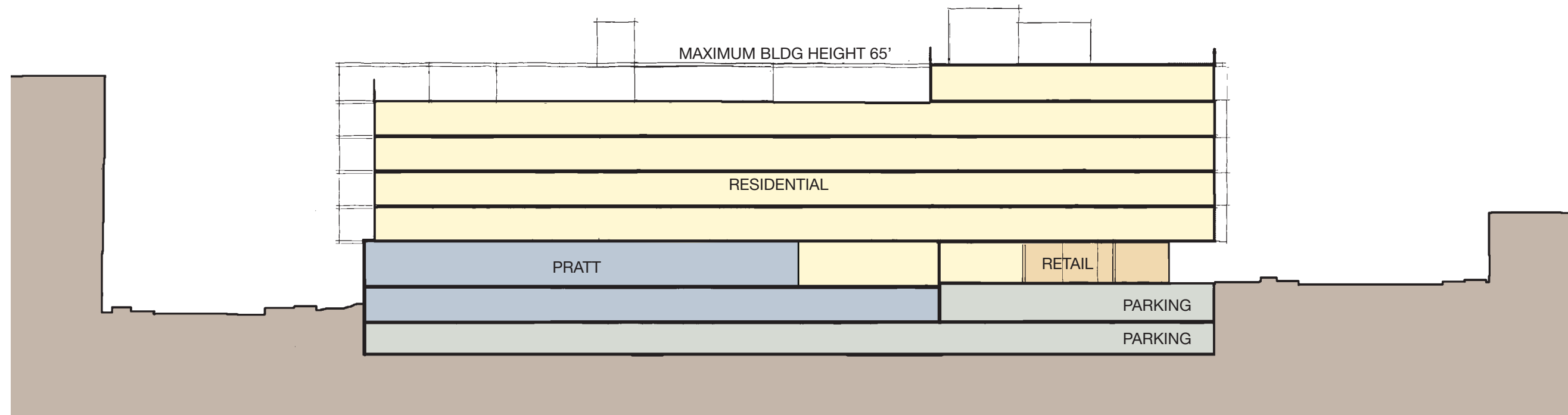




Typical Plan (Levels 2-5) 0 16 32 64

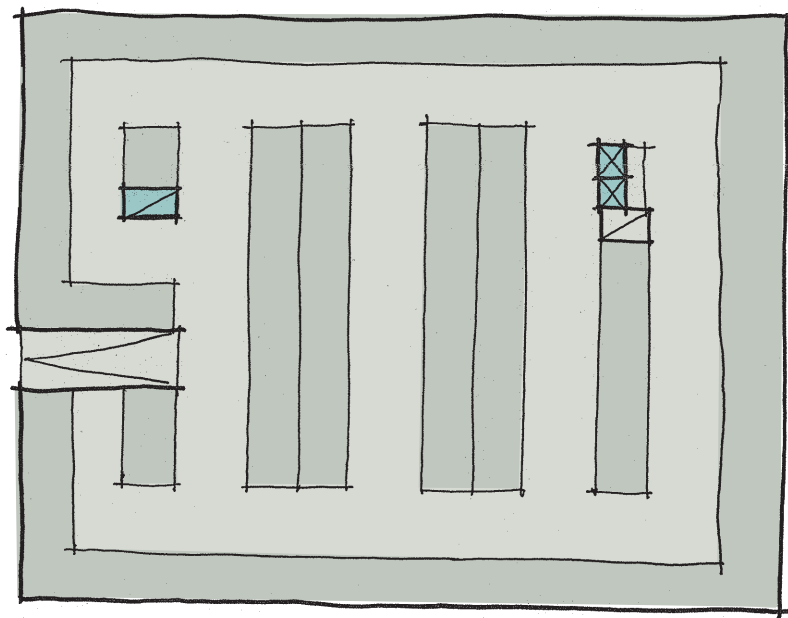


Level 6 Plan 0 16 32 64

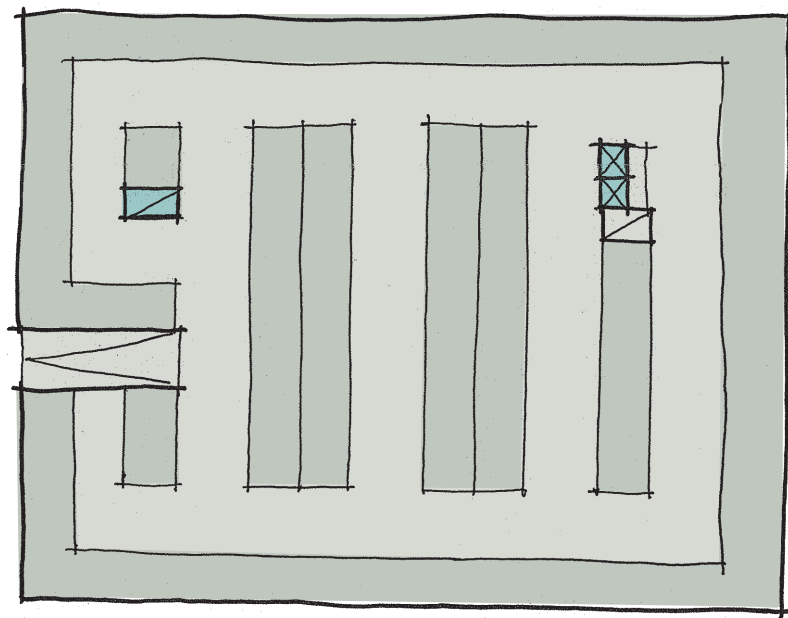


Section Looking North 0 8 16 32

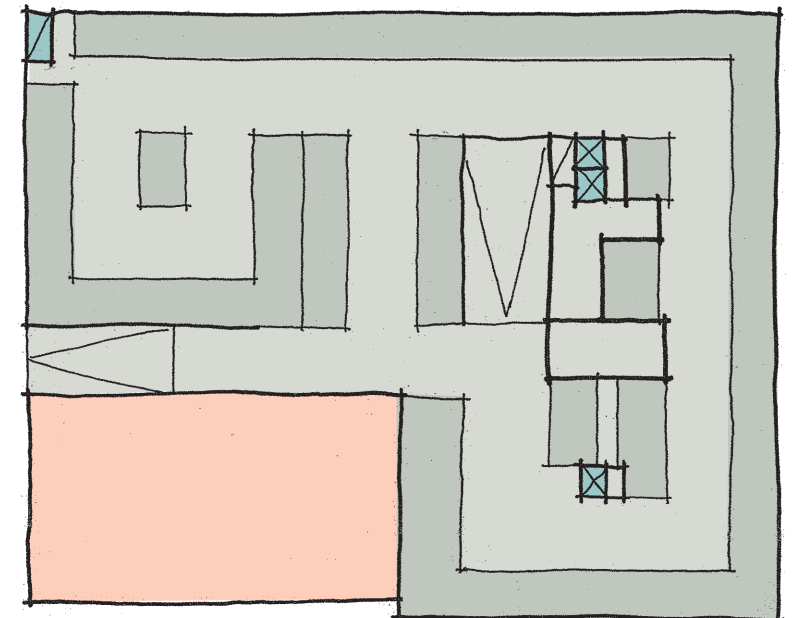




Alternative A



Alternative B



Alternative C – Preferred Scheme



Development Objectives and Design Guidelines

- 6-story Mixed-Use development with approximately 275 residential units, organized around a central courtyard.
- 20,000 square feet of art school and studio space for the Pratt Fine Arts Center, which currently has a facility on-site and in an adjacent building across street to the north. It is a goal of Pratt to have a visible presence and main pedestrian entry on South Jackson Street, near the corner of 19th Avenue South.
- 2,100 square feet of retail space at corner of 20th Avenue South and South Jackson Street.
- 2 levels of below-grade parking with approximately 300 parking spaces.

Guideline

Response (The below responses refer to Project goals)

A. Site Planning

A-1 Responding to Site Characteristics:

The siting of materials should respond to specific site conditions and opportunities such as non-rectangular lots, location of prominent intersections, unusual topography, significant vegetation and views or other natural features.

The project design accommodates the natural sloping of the site with a split level entry off South Jackson Street into the art school. The Pratt Fine Arts Center takes advantage of the lower grade to the southwest of the site by having two floors of naturally lit space. Where the site slopes up to the northeast the parking is buried under grade at the same level as the school.

A-2 Streetscape Compatibility:

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right of way.

The building will abut the property lines along 19th Avenue South and South Jackson Street where development is currently under construction and traffic is heavier. Along South Main Street (adjacent to Pratt Park) and 20th Ave. South (adjacent to residential buildings), the building edge is buffered from the adjacent sidewalks by residential gardens. (See A-5)

A-3 Entrances Visible to the Street:

Entries should be clearly identifiable and visible from the street.

The primary public pedestrian entrance to the Pratt Fine Arts Center will be located off South Jackson Street, with a strong visual presence on this street. The primary residential entrance will be from 20th Avenue South, at the entrance to the central courtyard. (See D-1)

A-4 Human Activity:

New development should be sited and designed to encourage human activity on the street.

The Pratt Fine Art Center will locate their glass-blowing studio at the corner of South Jackson Street and 19th Avenue South to bring a high level of activity and visual interest to this corner. Retail space will be located on the corner of South Jackson Street and 20th Avenue South. (See D-11)

A-5 Respect for Adjacent Sites:

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Each of the four street-fronting facades responds to its specific adjacent condition:
 The South Jackson Street (south) façade faces a minor arterial with commercial uses on the opposite side of the street. In the preferred scheme this façade will primarily consist of the Pratt Art Center space and retail space at ground level. The main entry to Pratt is located here and the glass blowing studio is on the southwest corner to create a strong visual presence for Pratt.
 The 19th Avenue South facade (west) facade faces a new 65' mixed use, multi-family development. Here the proposed building extends to the property line, and existing street trees are scheduled to remain. The ground floor use along this street consists of Pratt studio space.
 The South Main Street facade (north) faces the existing Pratt school and Pratt Park. The portion of the proposed building closest to the existing art school is occupied by new Pratt studio space at the ground floor. An entrance to the central courtyard is adjacent to the Pratt space to reinforce the pedestrian connection between the two Pratt facilities. The remainder of north facade, facing the Park, is set back from the sidewalk and buffered with residential gardens.
 The 20th Avenue South facade (east) faces lower scale residential development. This facade is setback from the sidewalk and a landscaped buffer creates a softer edge to the residential neighbors across the street. The primary residential entry is accessed from this street. (See C-1)

A-6 Transition Between Residence and Street:

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

Along South Main Street and 20th Ave. South the ground-level residential units are buffered from the adjacent sidewalks by residential gardens approximately 10 feet deep. There are two residential units at Level One along South Jackson Street and these are vertically separated from the sidewalk grade by approximately four feet.

A-7 Residential Open Space:

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

The building is organized around a large interior courtyard, which will be accessible to residential tenants, Pratt students, artists, and during daylight hours to the public. Additional common open space for residential tenants will include a rooftop terrace at the southwest corner.

A-8 Parking and Vehicle Access:

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

Garage entrance is located on 19th Avenue South, which has the least traffic flow of surrounding streets.



Primary Concern



Secondary Concern



A-10 Corner Lots:
Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Each of the four corners of the proposed building will be treated differently, to take full advantage of the siting opportunities: The southeast corner of the block, the busiest intersection, will be occupied by retail space at the ground floor. The southwest corner will be occupied by Pratt studio space to create a high level of activity at the other corner on South Jackson Street. The residential space above steps back from the corner to give the Pratt school visual prominence on the corner. The northwest corner will be designed to make a visual connection between the existing Pratt school building and the new studio space and park. The northeast corner, facing the Park and adjacent residential developments, will be set back from the street in both directions, creating a landscaped edge to these adjacent uses.

B. Height, Bulk, Scale

B-1 Height, Bulk, and Scale Compatibility:
Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to nearby less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones.

The proposed building will be sited close to the sidewalk facing South Jackson Street (commercial uses on a minor arterial) and 19th Avenue South (adjacent building is a new 65' mixed-use building). The building will be set back from the sidewalk and a landscaped edge will be provided facing South Main Street (across from Pratt Park) and 20th Avenue South (facing residential uses). (See A-5, C-2)

C. Architectural Elements and Materials

C-1 Architectural Context:
New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

The proposed project is located in a neighborhood that is undergoing transformation. Two large multi-family projects are currently under construction on the blocks immediately to the west of the project site. A new residential project is planned for a site immediately to the east, across 20th Avenue S. The zoning allows for considerably more intense commercial development along South Jackson Street than currently exists. The block to the north, occupied by Pratt Park and the existing Pratt school, is likely to remain in its current state for the foreseeable future. The proposed project will make a strong functional as well as visual connection to the existing Pratt school and the Park.

C-2 Architectural Concept and Consistency:
Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

The Pratt Fine Arts Center space will be differentiated from the residential portions of the project through the use of different exterior cladding materials, the scale of the storefront windows and overall massing. (See A-5)

C-3 Human Scale:
The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

Elements that will be incorporated into the final design to achieve human scale include:
A main entrance to the Pratt Fine Arts Center, marked by a projecting building element to provide both weather protection at the entry and a location for identifying graphics for Pratt.
A Pratt gallery/display window on S Jackson Street, adjacent to their main entrance.
Sunscreen elements at the Pratt south-facing studio windows.
Building canopies at the retail space.
Variations in the size and type of windows to differentiate the Pratt studio spaces, retail spaces, and residential spaces.
Use of landscape and hardscape elements to lead people into the center courtyard from both 20th Avenue S and S Main Street.
Variations in the residential terrace elements and projecting building elements to differentiate the four main residential facades.

C-4 Exterior Finish Materials:
Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves a high quality of detailing are encouraged.

The preliminary design anticipates that the exterior materials will be a combination of concrete, masonry, glass and aluminum at the ground level commercial and Pratt spaces, with durable siding (such as metal or cement board) and residential-scaled windows at the upper floors.

C-5 Structured Parking Entrances:
The presence and appearance of garage entrances should be minimized so that they do not dominate the street frontage of a building.

The entrance to the below-grade parking garage is located on 19th Avenue South to avoid potential traffic conflicts on South Jackson Street and 20th Avenue South (a through-street), and to keep traffic away from the park on Main Street.

D. Pedestrian Environment

D-1 Pedestrian Open Spaces and Entrances:
Convenient and attractive access to the buildings entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian open space should be considered.

The central courtyard is part of a through-block connection from 20th Avenue South diagonally across the site to South Main Street. Pratt students and artists will have access to the central courtyard and will utilize the path across South Main Street between the existing facility and the new studios. The residential entry is located on the courtyard connection from 20th Avenue South. For security, the courtyard will be closed to the public after hours with gates.

D-5 Visual Impacts of Parking Structures:

Parking will be located in a below-grade garage.

D-6 Screening of Dumpsters, Utilities, and Service Areas:

Service areas will be located within the below-grade parking garage.

Primary Concern Secondary Concern



<p>D-7 Personal Safety and Security: Project design should consider opportunities for enhancing personal safety and security in the environment under review.</p>	<p>The central courtyard will be open to the public during regular business hours, to allow use by both residents and Pratt students. It will be secured by gates at both entrances after hours for the security of the residents. The street-level residential units will be secured by a combination of grade change between the sidewalk elevation and the interior floor elevation, as well as the landscape buffer to separate the residential units from passing pedestrians.</p>
<p>D-9 Commercial Signage:</p>	<p>Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area. A commercial signage package will be incorporated to identify the Pratt Fine Arts Center (in the southwest corner) and the retail space (in the southeast corner).</p>
<p>D-10 Commercial Lighting: Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or signage.</p>	<p>Commercial lighting of retail areas and under canopies (where provided) will provide low level environmental lighting along sidewalk, enhancing security.</p>
<p>D-11 Commercial Transparency: Commercial storefronts should be transparent allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.</p>	<p>The Pratt Fine Arts Center space along South Jackson Street will contain a glass blowing studio. The storefronts to this space will have a high degree of transparency to encourage viewing into the studio. Retail space on the corner of South Jackson Street and 20th Avenue South will also have storefront windows with a high degree of transparency.</p>
<p>D-12 Residential Entries and Transitions: For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visual interesting front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.</p>	<p>The residential lobby from 20th Avenue South is setback from the sidewalk to create a landscaped entrance. The entrance to the residential lobby will be oriented toward the landscape. (See A-5)</p>

E. Landscaping

<p>E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites: Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.</p>	<p>Preliminary landscape design anticipates working cooperatively with the two projects currently under construction immediately to the west of the project site, and incorporating similar landscape and hardscape elements to achieve continuity of the streetscape along South Jackson Street. The through-block connection proposed for the project site will create a new link between S Jackson Street and Pratt Park.</p>
<p>E-2 Landscaping to Enhance the Building and/or Site: Landscaping, including living plant material, special pavements, trellises, screen walls, planters site furniture and similar features should be appropriately incorporated into the design to enhance the project.</p>	<p>The central element of the site landscaping will be the courtyard and through-block connection. Design for this element will include planters and plant materials of a variety of scales, special paving materials, site furniture to encourage the use of the courtyard by both residents and Pratt students.</p>

Primary Concern Secondary Concern



Alternative A

Opportunities

- South-facing building mass brings sunlight into central courtyard.
- Diagonal through-block connection from Jackson Street to Main Street
- Pratt has visible presence and main entrance on South Jackson Street

Constraints

- Connection between new Pratt studios and existing facilities not strong.



Alternative B

Opportunities

- Good connection between new Pratt studios and existing facilities.
- North-south through-block connection from Jackson Street to Main Street

Constraints

- Pratt has no presence or pedestrian entrance on South Jackson Street.
- Sun access to central courtyard limited by building mass.



Alternative C

Opportunities

- Good connection between new Pratt studios and existing facilities.
- Pratt has visible presence and main entrance on South Jackson Street
- Lower building mass to the west allows afternoon sun to penetrate courtyard.
- Diagonal through-block connection from 20th Avenue South to Main Street

Potential Departures

Based on the current design alternatives, no design departures have been identified for this project. There are several areas the design team will be tracking as the design evolves which might result in a future request for a departure at the Design Review Meeting.

Blank Facade:

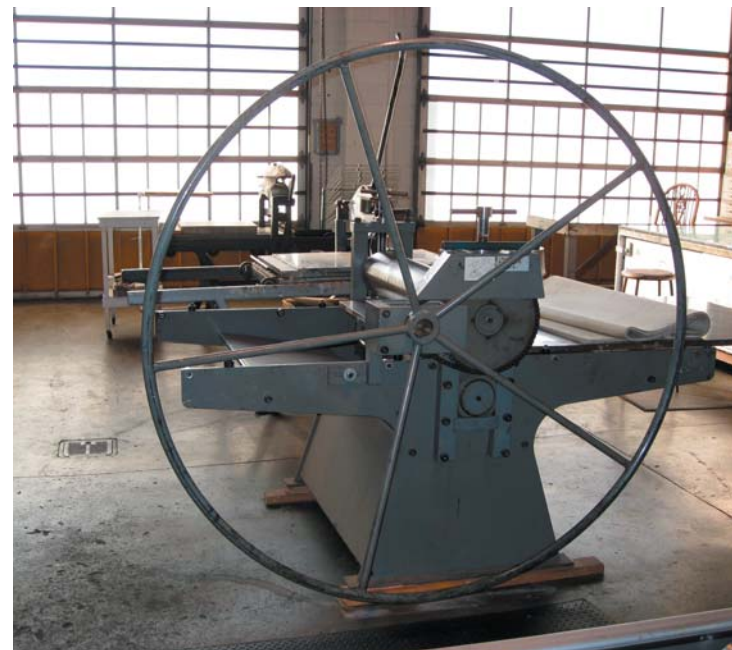
The current design alternatives are compliant but close to the maximum allowable length of blank facade along S Jackson Street and 19th Avenue S where the topography along the sidewalk causes a corner of the below-grade garage to emerge a few feet above the sidewalk. (Reference SMC 23.47A.008.A.2). We intend to study these conditions carefully as the design evolves, and anticipate that a departure may be required for these localized conditions. (See page 30 for graphical example)

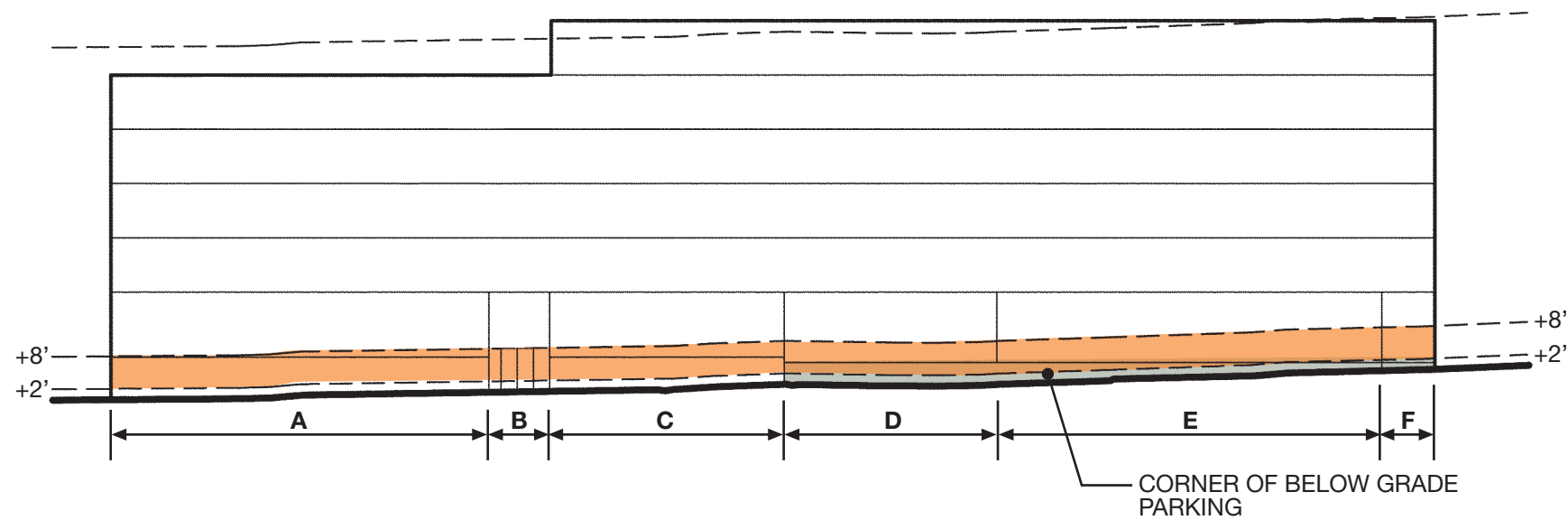
Residential Street Level Requirements:

SMC 23.47A.008.D.2 requires that first floor residential uses be either four feet above sidewalk grade or set back ten feet from the sidewalk. The current design alternatives are compliant, set back ten feet from the sidewalk, but we anticipate further design exploration of the two facades with street level residential use (S Main Street and 20th Ave S) with the goal of creating additional building modulation to reflect and enhance the lower-scale character of the uses along these edges, possibly creating a need for a departure from this requirement.

Parking Space Standards:

As the design of the below-grade parking is developed, we anticipate that it may be desirable to seek a departure to decrease the percentage of medium stalls in favor of a greater percentage of small stalls. (Reference SMC 23.54.030.B.1.b.) The goal of this departure would be to reflect the car-buying trends of the intended residents of this project and increase the efficiency of the parking garage.





	SF	Blank Area %	Blank Area SF
A	419	10	41.9
B	67	10	6.7
C	260	10	26
D – Total Area	235		
a:	87	100	87
b:	148	20	29.6
E – Total Area	426		
a:	60	100	60
b:	366	10	36.6
F	59	30	17.7

Total SF of wall between 2' & 8'	1466
Total Blank Area % as shown	20.84%
Total Blank Area as shown	305.5
Maximum blank area % allowed per SMC 23.47A.008.A.2	40.00%
Complies with blank facade requirement	

- A:** 419SF – Storefront (10% blank area for columns and mullions)
- B:** 67SF – Storefront area with entry (10% blank area)
- C:** 260SF – Storefront area with entry (10% blank area)
- D:** 235SF – Total area
 - a: 87SF – Blank facade
 - b: 148SF – Storefront for residential units (20% blank area)
- E:** 426SF – Total area
 - a: 60SF – Blank facade
 - b: 366SF – Storefront for commercial use (10% blank area)
- F:** 59SF – Storefront for residential unit (30% Blank area)

Complies with Blank facade requirement.