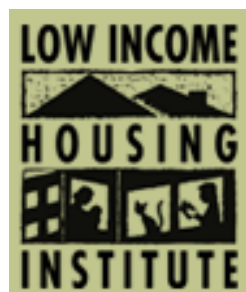
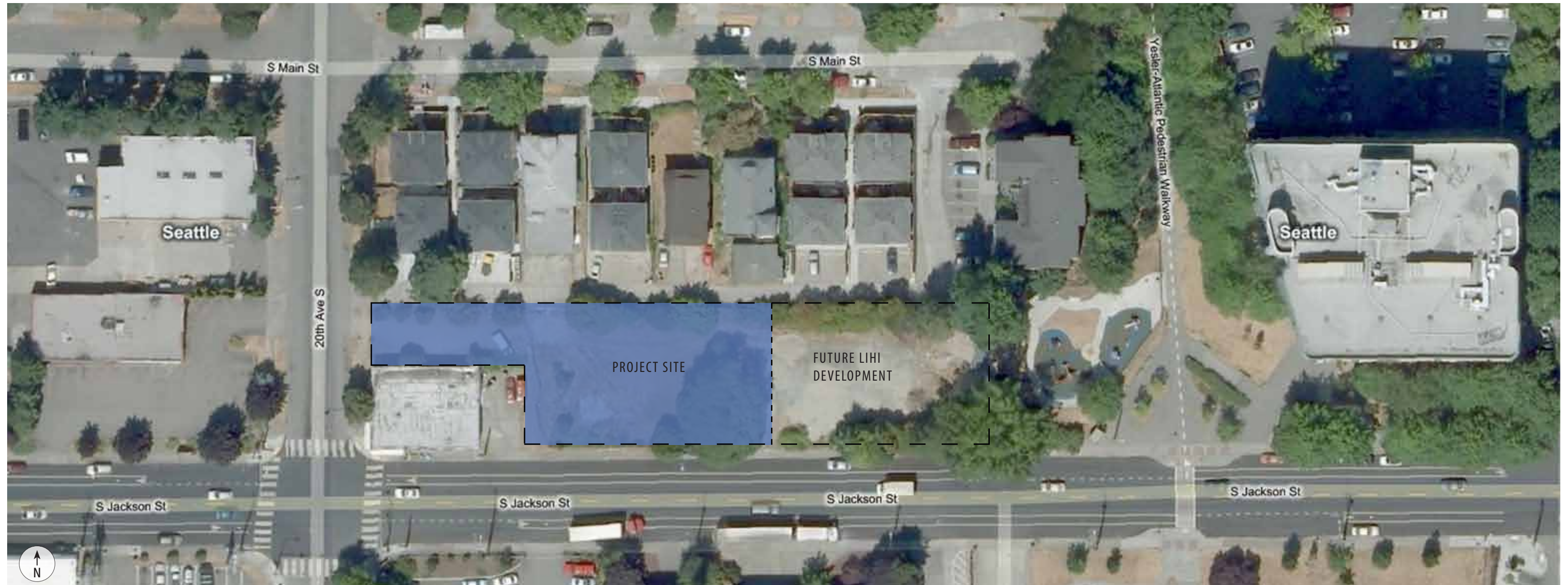


2010 S JACKSON ST

DESIGN REVIEW BOARD MEETING • DPD Project # 3010798 • MARCH 2, 2011



Owner:
LIHI Development
2407 1st Avenue
Seattle, WA 98121-1311

Contact:
Karen Anderson-Bittenbender
karenab@lihi.org



Architect:
Runberg Architecture Group, PLLC
One Yesler Way, Suite 200
Seattle, WA 98104

Contact:
Michele Wang
michelew@runberg.com

Table of Contents:

1	Cover	17-19	Elevations
2	Development Objectives	20-21	Street Level Vignettes
3-5	Urban Design Analysis/ Site Photos	22	Aerial View of Alley Setback
6	Preferred Option at EDG	23	Materials
7	Revised Proposal	24-25	Sun/Shadow Studies
8-12	Response to Design Guidelines	26-27	Details
13	Proposed Design	28-29	Landscape Information
14-15	Floorplans	30	Lighting Plan
16	Sections	31	Departures

DEVELOPMENT OBJECTIVES



REDUCED GSF

20th & Jackson
Project Data **LOW INC SENIOR - 61 UNITS**
2/13/11

1.0 PROJECT DATA

1.1 Location: includes panhandle
1.2 Site Area: 14,498 sf 150 FT FRONTAGE 27,160 sf COMBINED LOT AREA
1.3 Zone: C1-65' 23rd & Union-Jackson Residential Urban Village
abuts L-3 across alley to the north

1.4 Building Code: Seattle Amendments to the 2009 International Bldg. Code (IBC)
1.5 Proposed Use: Mixed Use
1.7 Occupancy Classification / Separations
Commercial M
Residential R-2
Parking S-2

M		R-2	S-2
<div></div>		1	1
1			2
1		2	<div></div>

1.8 Gross Floor Area:

Fir. Lev.	PKG (gsf)	VERT CIRC	CORRIDOR/ MECH/CORE	common amenity	RESID. (gsf)	Storage	TOTAL (gsf)		compliant open spc
Level 1		489	1182	4416		80	6,167		2549
Level 1 M	1985	472	1370		928	192	4,947		
Level 2		456	852		6657	70	8,035		
Level 3		456	852		6657	70	8,035		
Level 4		456	852		6657	70	8,035		
Level 5		456	852		6657	70	8,035		
Roof		304							
Subtotal	1,985	3,089	5,960	4,416	27,556	552	43,254	0	2,549

average 27,556 / 61 = 452 gsf per unit average

2.0 ZONING DATA

2.1 Use: Residential SMC 23.47A.004 Permitted
2.2 Street Level Uses: SMC 23.47A.005.C.3
Residential Uses may not exceed 20% of the street-level façade when facing an arterial. DEPARTURE REQUESTED

2.2 Street Development Standards:

Blank facades permitted: SMC 23.47A.008.A.2
no segment longer than 20 ft
total blank facade < 40%
Provided: none
Provided: < 40%
Setbacks: SMC 23.47A.008.A.3
Street-level facades must be within 10 ft of lot line
unless wider sidewalks, plazas, or other approved
landscaping or open space is provided.
Transparency required: SMC 23.47A.008.B.2
60%
Provided: N/A (applies to non-residential use)
Depth of nonres.: SMC 23.47A.008.B.3
average 30 ft, minimum 15 ft
Height of nonres.: 13 ft floor-to-floor
Provided: N/A (applies to non-residential use)
Provided: N/A (applies to non-residential use)

Residential Uses at Street Level
SMC 23.47A.008.D.1
Limited to 20% of street-level façade
Provided: 100% DEPARTURE REQUESTED
SMC 23.47A.008.D.2
Visually prominent pedestrian entry
Provided: yes
SMC 23.47A.008.D.3
Floor of a dwelling unit shall be 4 ft above or below sidewalk or set back 10 ft
Provided: N/A

2.3 Outdoor Activities: SMC 23.47A.011.D, E
Outdoor storage prohibited
Outdoor sales/service of food or beverages prohibited within 50 ft of residentially-zoned lot

2.4 Structure Height:
Max. Allowed: SMC 23.47A.012 A 65' height of underlying zone
Slope Bonus: SMC 23.47A.012 B 0.58' (see Site Plan)
Projections allowed above height limit: clerestories, guardrails, elevator/stairs overruns

2.5 Floor Area Ratio SMC 23.47A.013.B no density limit for mixed-use per 23.47.009.A
Allowed: 4.25
Lot Area: 14,498 SF
Floor Area (excluding below grade): 43,254 SF
FAR provided: 2.98

2.6 Setbacks SMC 23.47A.014.B.3
Below 13 feet: none
North property line: 15 ft setback for portions of bldg above 13 ft
above 40 ft: 1:2 slope
one-half the alley may be included in setback
East property line: none
Projections permitted into setback: exterior balconies, decks

2.7 Required Landscaping: SMC 23.47A.016.A
Required: Seattle Green Factor 0.30
Required: street trees
Provided: Refer to Landscape Plans
Provided: Refer to Landscape Plans

2.8 Noise Generators:
When noise generators located outdoors (heat exchangers, refrigeration, etc.) acoustic report shall be provided
describing measures to be taken so that noise complies with standards

2.9 Residential Amenity Area: SMC 23.47A.024.A
Required: 5% gross bldg. in resid. use: 5% of 41,269 = 2,063 sf
Provided: at grade 2,549 sf
2,549 sf 6.2%

SMC 23.47A.024.B
Required: minimum dimension 10 ft, no area less than 250 ft

2.10 Solid Waste: SMC 23.47A.029
Required for residential use, < 100 units: 200 sf front-loading type
No dimension less than 6 ft

2.11 Parking Location / Access: SMC 23.47A.032.A.3
Structures in C zones with residential uses shall meet the requirements for parking access for NC zones.
Access provided via alley
SMC 23.47A.032.B.3
Structures in C zones with residential uses shall meet the requirements for parking location for NC zones.
Parking may not be located between structure and street lot line
Parking may not be located inside a structure adjacent to street-level street-facing façade without intervening use.
Request to allow "intervening use" to be 5 ft deep display windows.

SMC 23.54.030.D.2
Driveway: For non-residential uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft

SMC 23.54.030.F.2
Curb cuts: For non-residential uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft

2.12 Required Parking: SMC 23.54.015 Chart A, Chart B

Note: The project seeks to utilize Ordinance #123495 under which this project has no parking requirements.

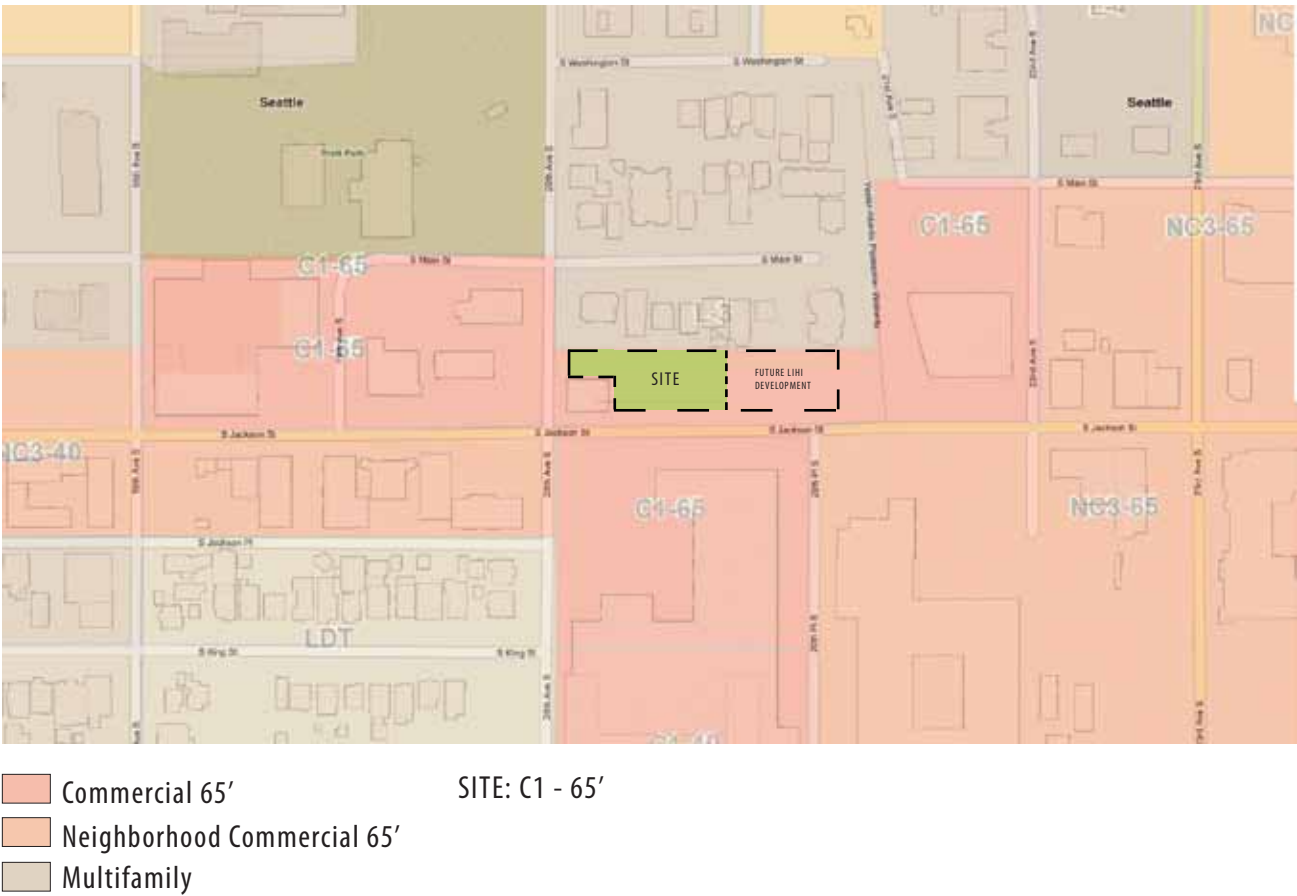
Bicycle Parking	SMC 23.54.015 Chart E	LONG TERM	SHORT TERM	LONG	SHORT
		Bicycle Pkg Ratio	Bicycle Pkg Ratio	Required	Required
Residential	61 units	1/ 4		15	n/a

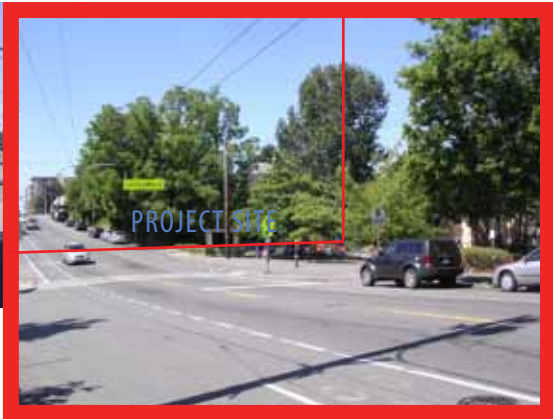


Existing Land Use Diagram



Zoning Map





South Elevation looking north - A
S Jackson St between 20th Ave S and 21St.

View from Jackson St looking at east end of site
from across the street



West Elevation looking east - B
Intersection of S Jackson St and 20th Ave S to S Main St.

View from across 20th Ave S looking southeast at
site block





East Walkway Photos - A
S Jackson St up to E Yesler Way



View entering east walkway from Jackson St



Alley Photos - B
Starting from 20 Ave S and heading east

PREFERRED OPTION AT EDG

- COURTYARD SCHEME – provides a courtyard along S Jackson st. and creates a space with maximum daylighting and strong visual connections to and from the pedestrian realm.

PROS:

- Provides a clear and articulated formal connection to the massing on possible development to the east.
- Links ground floor program activities with street to provide strong visual presence along S Jackson st.
- Provides overall strong cohesive urban form, with potential to draw in visitors and create a sense of communal space on the site.

CONS:

- Would require departure from Alley Setback requirement.

View from NW



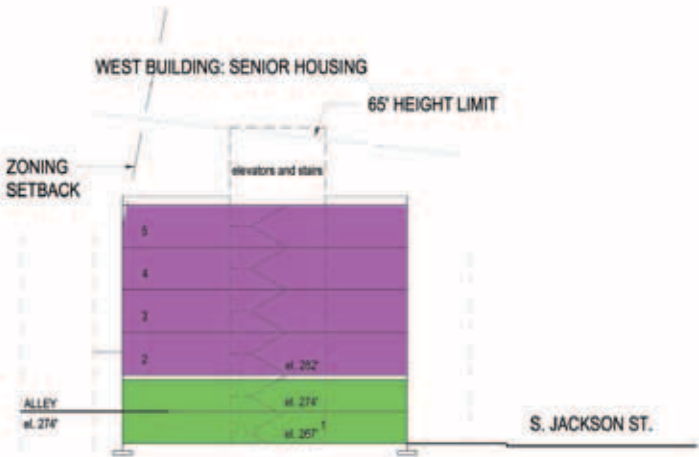
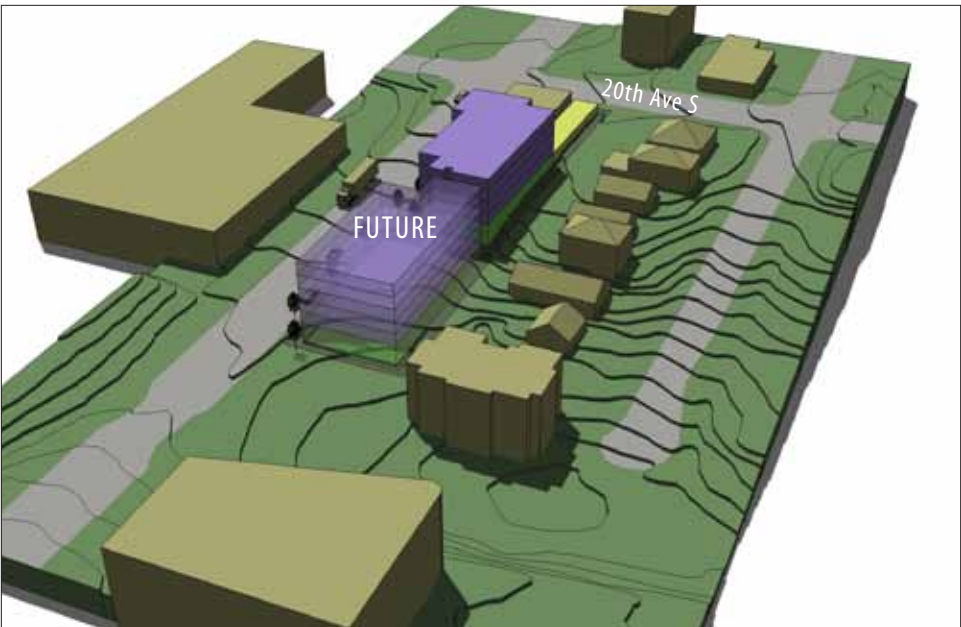
View from SW



View from SE



View From NE



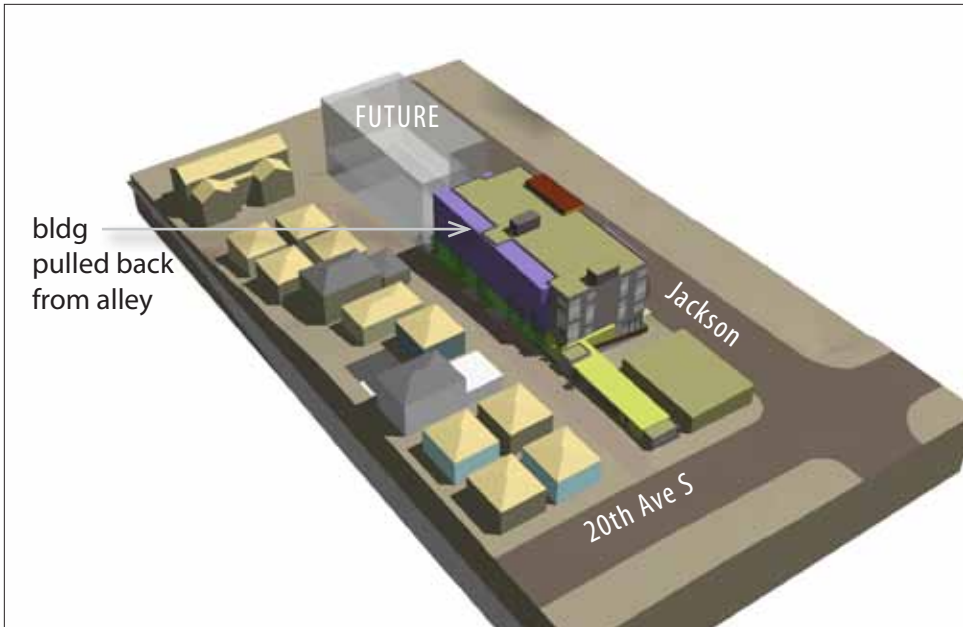
SUMMARY OF MODIFICATIONS

See explanation and response to Design Review Guidelines on next pages.

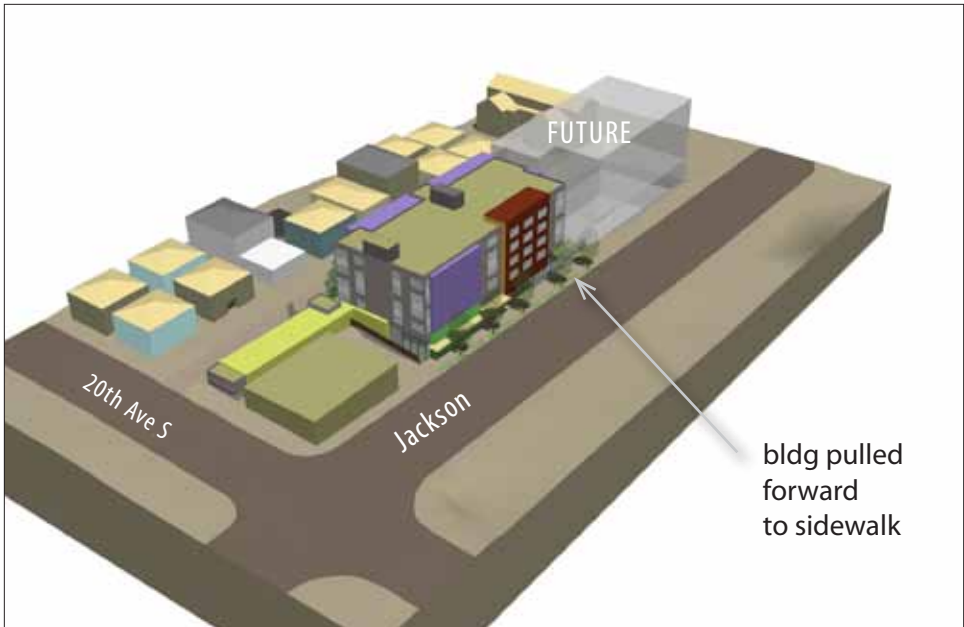
1. Building brought forward to meet sidewalk.
Guidelines: A-1, A-2, A-4, A-5, B-1, C-2, D-3, D-8, D-11
2. Residential open space consolidated to east courtyard.
Guidelines: A-6, A-7, C-2, D-2, D-3, D-7, E-3
3. Building massing pulled back from alley.
Guidelines: A-2, A-5, A-6, B-1, C-2, D-5, D-6, D-7, D-8
4. Mezzanine level created at Level 1 to allow at-grade uses along alley and relocated many service areas below grade.
Guidelines: A-1, A-2, A-4, A-5, A-6, D-2, D-5, D-6, D-7, D-8

Current design overlaid on former proposal

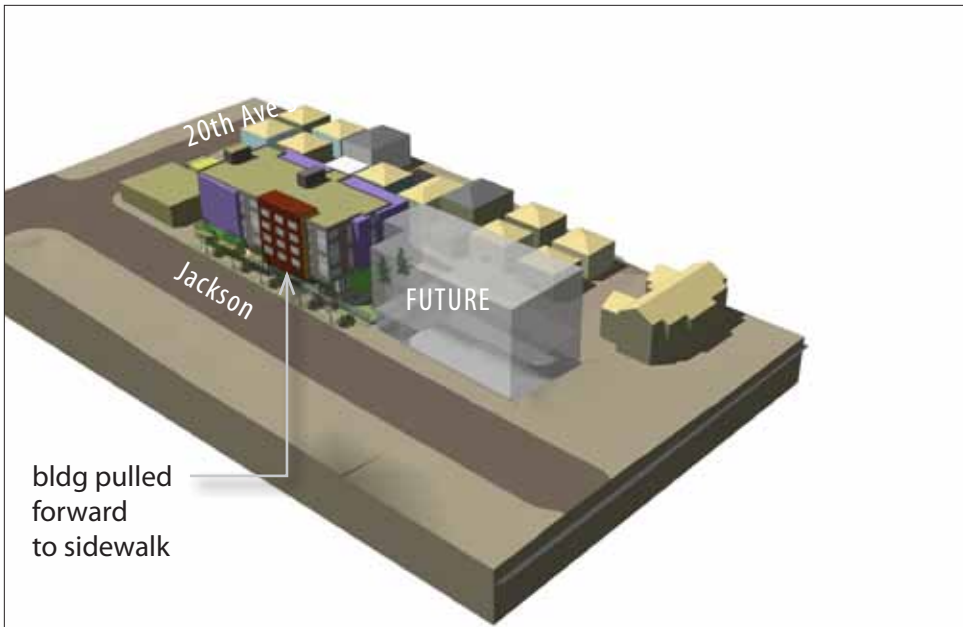
View from NW



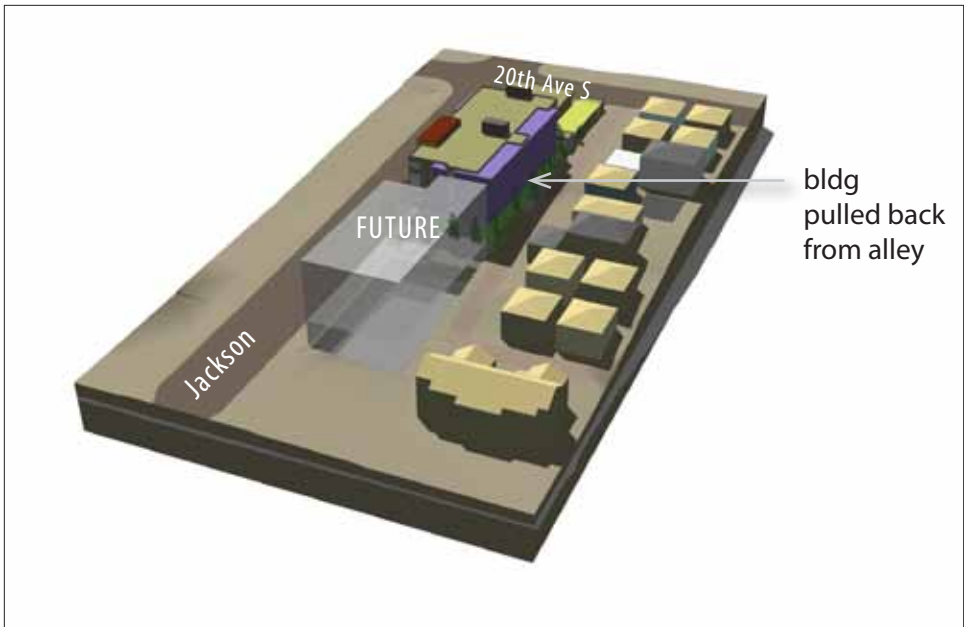
View from SW



View from SE



View From NE





A-1 Responding to Site Characteristics

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

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board recognized that the site has an unusual shape with the panhandle portion and unusual topography that slopes significantly downward from west to east. These conditions coupled with the long frontage and proposed program pose a challenge to creating a site and use that engages and activates the street and alley.

Applicant Response:

The proposal takes advantage of the site’s topography and includes a mezzanine level with pedestrian-friendly uses (manager’s apartment, staff lounge) along the alley. Many back-of-house spaces are now located below-grade.

Due to the minimal parking needs of this project type, a below-grade parking garage was not necessary, nor financially feasible, especially given the site characteristics with the alley approximately 12 feet higher than the street level. Therefore, the best location for the parking was at grade on the non-rectangular panhandle portion of the site. This was also the flattest portion of the site and most conducive to parking. Other options were explored at the Board’s suggestion but were not found to be practical.



A-2 Streetscape Compatibility

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

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board discussed at length the design and configuration of the landscape and hardscaped areas between the building façade and the sidewalk and the alley and townhouses to the north of the building. These open spaces involve a series of retaining walls, fences, planters, patios, and vegetation. The Board would like to see more detail of the design of these walls and fences. All of these features should endeavor to interact with the sidewalk and pedestrians. Both visual and experiential access to these open spaces is critical, especially given the lack of commercial uses at the ground level.

Applicant Response:

In response to this guideline and also A-5, the building has been pulled forward to meet the sidewalk, eliminating the majority of the screening fencing from the previous proposal. The building is set back from the property line by 6 ft, allowing for an 8’-6” wide sidewalk, greater than the SDOT standard 6 ft). The landscaping steps with the grade, to provide a safe and secure, visually open outdoor environment for the residents but also a visually engaging experience for neighbors and pedestrians. The uses that are most commercial in character (offices) have been located on the street.

The alley landscaping has been developed in a manner that responds to the low-rise zone across the alley, with a rhythm of “street trees,” patio spaces, and privacy screening.



A-4 Human Activity

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

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board stated that activation of both the street and alley facades are important given the orientation of the neighbors to the north towards the alley as their front yards and the position of the development on an important commercial arterial. The Board emphasized that the communal space provided at the ground floor should truly interact visually and physically with the sidewalk and pedestrian environment.

Applicant Response:

The interior spaces with the most activity (reading room/computer room) and office spaces are positioned along Jackson. A lounge/sitting area where seniors can wait for rides is incorporated at the entry (both indoors and outdoors). For the majority of the time, these are more active spaces than the community room, which is typically used for television viewing when there is no organized group activity.

As described under A-1 and A-2, the spaces along the alley now encourage more human activity, with the resident manager’s unit and staff lounge looking out onto the alley. High windows also provide a visual connection from the alley down into the classroom and exercise room while allowing privacy.



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.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board discussed the importance of the design of the alley elevation. The Board supported the suggestion that the alley design be a softer environment and not simply a typical back of house experience. The alley elevation and site plan should create opportunities for open space and shift the building toward the street front to allow more light and air between buildings. Generous landscaping and activation of the north side of the site are important and can be achieved with programming of the interior common space extending through the first floor to the alley façade. See also A-7.

Applicant Response:

See response to A-4.



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.

A-7 Residential Open Space

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

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board agreed that a visual connection through the site to the alley is critical and the design should strive to achieve porosity among the sidewalk, the ground level open spaces, the interior and where possible, through to the alley. The Board felt that the location of the courtyard in general could be more effective in a different location where there is less grade challenges and visual barriers. If the courtyard is not relocated from its current location, the proposed courtyard space to the east should engage with the interior uses on the west façade, i.e., relocating the stair tower and avoiding a blank wall on this elevation.



Applicant Response:

The design of the open space has been developed with the goal of maintaining visual connection through the site to the alley. After studying the grades, it was determined that the current location at the east end of the site is the most appropriate both for visual access — the alley grades are lower so retaining walls are minimized — and for the developer's goal to sharing the open space with a future development to the east. The landscaping allows for P-patches to be tended by residents and encourage intergenerational interactions.

In response to the Board's suggestion, the stair tower has been relocated. Residential uses can now look down into this open space. Common amenity spaces inside have doors that open out to this courtyard, allowing activity to spill out.

A-9 Location of Parking on Commercial Street Fronts

Parking on a commercial street front should be minimized and where possible should be located behind a building.

EDG Board Guidance:

Provided under D-2.

Applicant Response:

Provided under D-2. 20th Avenue S transitions from a commercial street to a residential street at this location, with residential garages located opposite the proposed parking location. The project proposes an attractive building enclosure for the parking and display windows between the commercial street and the parking.



B-1 Height, Bulk, Scale

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 near-by, less-intensive zones.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board acknowledged the zone change across the alley from the subject site to a Lowrise zone. The Board appreciated that a lower height was shown in the preferred option (5 stories) and agreed that this would be a more sensitive response to the neighborhood context and existing development.

Applicant's Response:

As described above, the project has been shifted south to provide even greater setback from the alley (over 20 ft for most of the 5-story portion of the building, with two narrow segments that are set back 14 ft and 10 ft).



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 forms and features identifying the functions within the building.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board agreed that the concept of the dynamic façade was promising and would like to see it further developed. The Board supported the idea of a simple skin and a clean façade without a lot of extraneous “stuff” hanging off of it. The Board also expressed interest in materials used in a “natural” manner.

Applicant’s Reponse:

The form of the building has been deliberately kept simple, with the dynamic expression of the building being derived from the interplay of large windows and a variety of metal cladding textures. A strong, boldly colored center provides focus to the mass, as well as marks the entrance below. The upper residential floors are expressed consistently and “float” above a largely transparent base which contains offices and common amenities.



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 to a high quality of detailing are encouraged.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board was supportive of the siding concept that reinforced the dynamic façade design concept.

Applicant’s Response:

Metal siding panels at various orientations are used to provide an interplay of texture and accent color. This is a durable, long-term, low-maintenance solution. Fibercement panel in a strong color is used to emphasize a central massing form and mark the entry.



D-2 Blank Walls

Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board discussed the proposed blank wall along 20th Avenue S and agreed that a blank wall at this location is not an acceptable design solution. The Board suggested there might be an opportunity for the residential amenity space to be located in the panhandle portion of the building. The Board acknowledged that this is a somewhat unfortunate configuration of the property that creates this unusual condition. The Board felt that the frontage on 20th Avenue should be more activated. For these reasons, the Board was disinclined towards a departure that would allow a blank wall at this location. The Board suggested exploring other locations for the parking.

Applicant’s Response:

See also A-1 above. It was not practical to locate any residential amenity space on the panhandle portion of the site. It is very important that the front desk staff maintain a visual connection to all areas that are regularly used by residents. The panhandle area was too far away from the front desk and the geometry did not allow a clear line of sight. It was also not desirable to relocate the front desk away from the primary entrance on Jackson Street. The residential amenity spaces have the highest level of human activity and so should remain located on Jackson.

LIHI, the developer, is currently working with Pratt Art Center on a temporary art installation on the east parcel and proposes to partner with Pratt on artwork display windows on 20th. The display windows provide a protected environment for the artwork as well as engage a community partner. The display windows provide a useable depth of 5 ft, which is appropriate for the display of flat art work or sculpture and also allow proper working clearances for the maintenance of this display area.



D-3 Retaining Walls

Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where high retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscape.

EDG Board Guidance:

[See A-2]

Applicant's Response:

Retaining walls near the sidewalk have been limited to 3-4 feet high. The retaining walls include plantings to soften their impact on the pedestrian environment and to provide visual interest. The retaining walls are also modulated to break up their impact on the sidewalk environment.



D-5 Visual Impacts of Parking Structures

The visibility of all at-grade parking structures or accessory parking garages should be minimized. The parking portion of a structure should be architecturally compatible with the rest of the structure and streetscape. Open parking spaces and carports should be screened from the street and adjacent properties.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board agreed that the parking configuration in the panhandle portion of the site created a potentially undesirable condition on the 20th Avenue frontage with a blank wall that needs to be further explored. The Board noted that the single story garage structure, as proposed, will be very visible to the neighbors across the alley to the north and as such, should be well designed.

Applicant's Response:

See discussion under D-2 and A-1 above. The blank wall has been eliminated and display windows are proposed between the structure and the sidewalk. The parking garage is of a residential scale, with only 5 stalls concealed behind three residential-scaled garage doors along the alley, similar to many of the uses in the low-rise zone on the opposite side.

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

Building sites should locate service elements like trash dumpsters, loading docks, and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board noted that all of the service elements should be contained in the structure and screened from view by the neighbors across the alley.

Applicant's Response:

All service elements were proposed to be inside the structure at the EDG meeting. The design has been developed so that many of the service elements (sprinkler riser room, electrical room, etc) are now located in a basement level instead of fronting onto the alley (see A-4 and A-5 above).



D-7 Personal Safety and Security

Project design should consider opportunities for enhancing personal safety and security in the environment under review.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board stated that safety and security along the alley and street front are critical and should be addressed with lighting, clear views across the site and views to and from the interior spaces.

Applicant's Response:

The first floor plan has been developed to provide spaces with human activity on both the street front and also the alley front. The main community space is transparent as possible and spaces are visually connected to each other and to the street and alley as much as possible. The landscaped courtyard allows visual access from the street through the site to the alley. The courtyard, streetscape, and alley will be well illuminated but also shielded to avoid light spillage onto adjacent properties.



D-8 Treatment of Alleys

The design of alley entrances should enhance the pedestrians’ streetfront.

EDG Board Guidance:

[See A-5, D-5, D-7, and E-3].

Applicant’s Reponse:

As described in other areas, the alley facade has been redesigned to locate as many back-of-house service areas below grade as practical. Pedestrian-scaled spaces that encourage human habitation such as the resident manager’s apartment and the staff lounge are located along the alley, with attractively screened landscaped patios.



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.

EDG Board Guidance:

At the Early Design Guidance Meeting, the Board recommended that the ground level design include significant glazing and transparency to further reinforce views to and from the site and interaction between the interior uses (common areas) with the open spaces and pedestrian activity.

Applicant’s Response:

The proposal has been modified so the building now addresses the sidewalk directly. Transparency is provided for visual connection between the sidewalk and activities occurring on the interior; wall heights are set at either desk height or slightly higher, with windows above. Where lower sills are possible (e.g., the sitting lounge), the glazing goes almost to the floor for maximum transparency.



E-3 Landscape Design to Address Special Site Conditions

The landscape design should take advantage of special on-site conditions such as high-bank front yards, steep slopes, view corridors, or existing significant trees and off-site conditions such as greenbelts, ravines, natural areas, and boulevards.

EDG Board Guidance:

At the Early Design Guidance Meeting, the landscape design includes a setback area between the sidewalk and the building face, as well as a courtyard area to the east of the proposed building. This intervening open space would include a series of stepped landscaped and hardscaped areas and delineated with an ornamental fence. The Board stated concerns with the separation of this space from the pedestrian environment and wanted to see more visual and experiential interconnectivity among the ground level uses, the open sapces, and the sidewalk. The landscape design also included a setback and vegetation along the alley façade. The Board would like to see this concept further developed and enhanced.

Applicant’s Response:

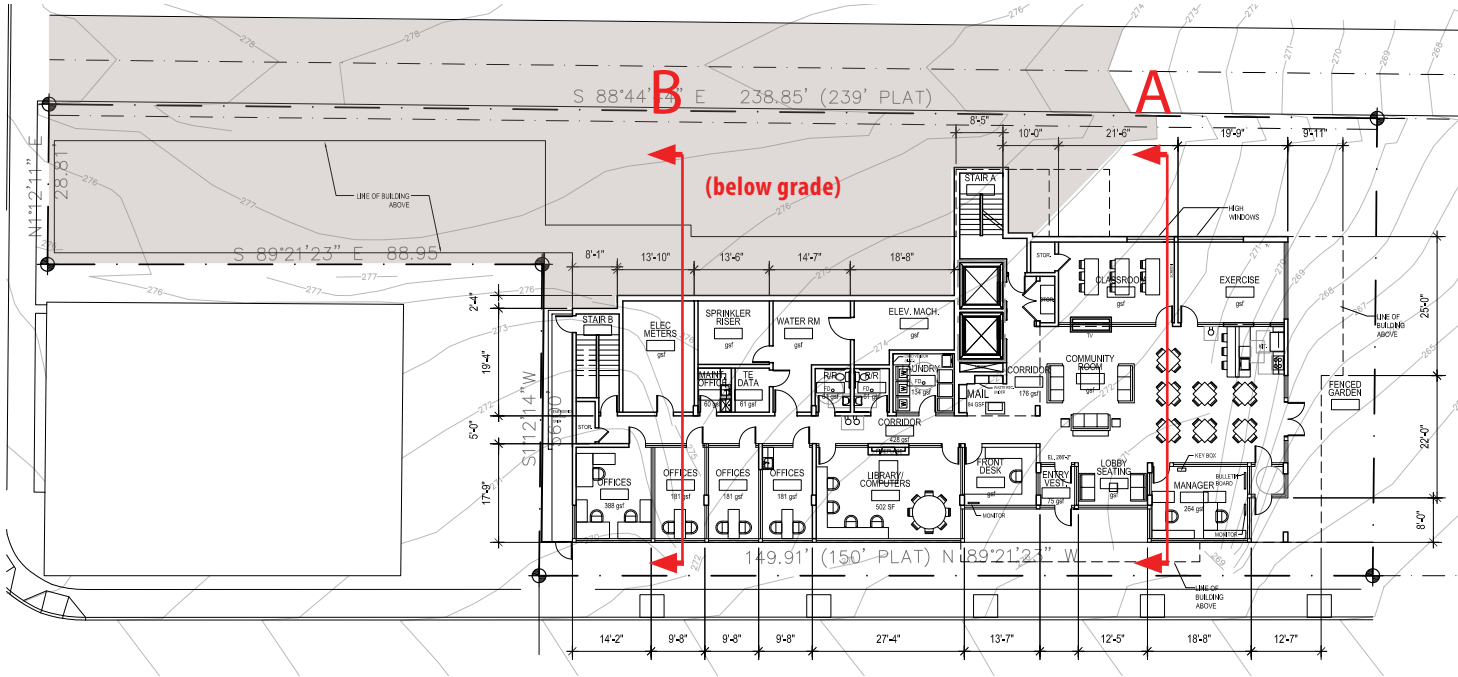
The setback area between the sidewalk and the building face has been eliminated (see A-5). The courtyard located on the east side of the building and will receive generous sunlight from the south. The topography is mitigated by a series of stepped and ramped hardscaped and landscaped areas but it was important to balance minimizing the heights of retaining walls with the need to minimize the number of grade changes for the seniors. The proposed landscape design strikes this balance.



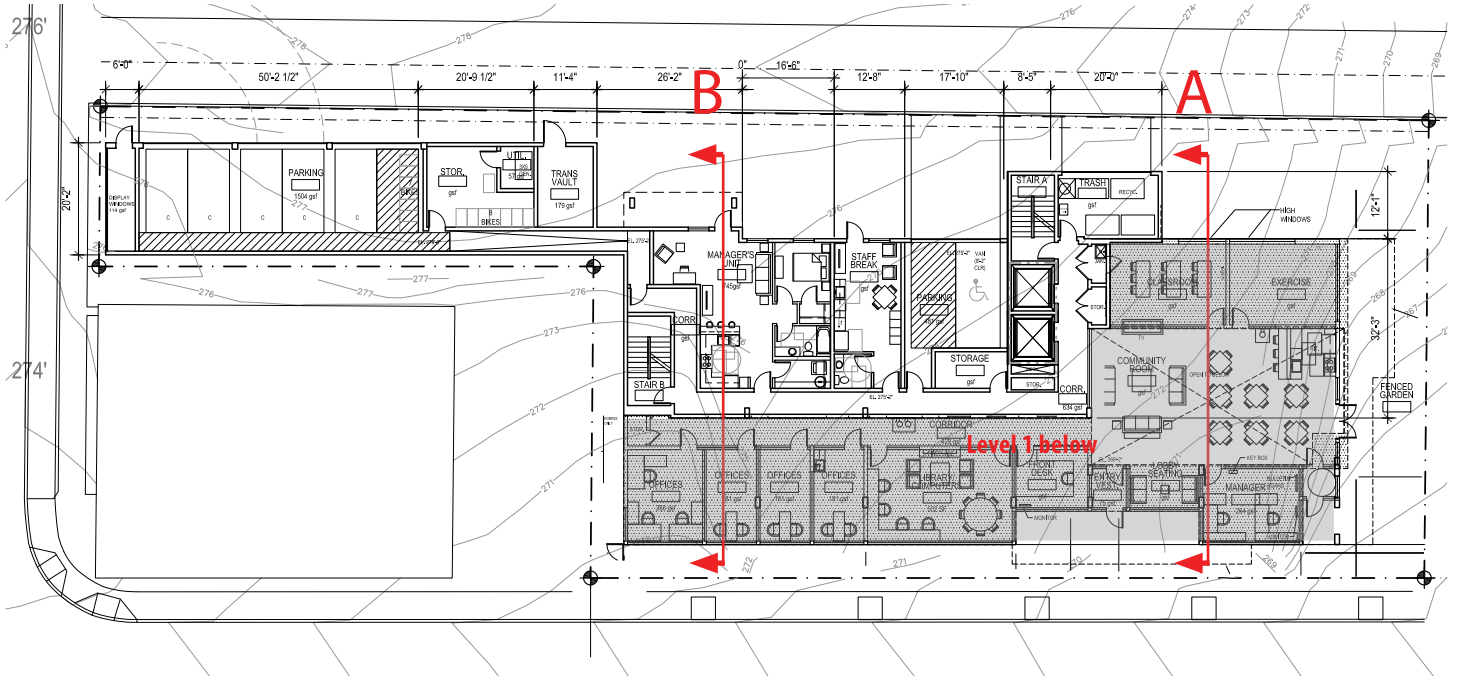
Along the alley, the landscape design creates a sense of place -- some places are for rest (patio areas) while a rhythm of small trees emulates the pedestrian rhythm of street trees.



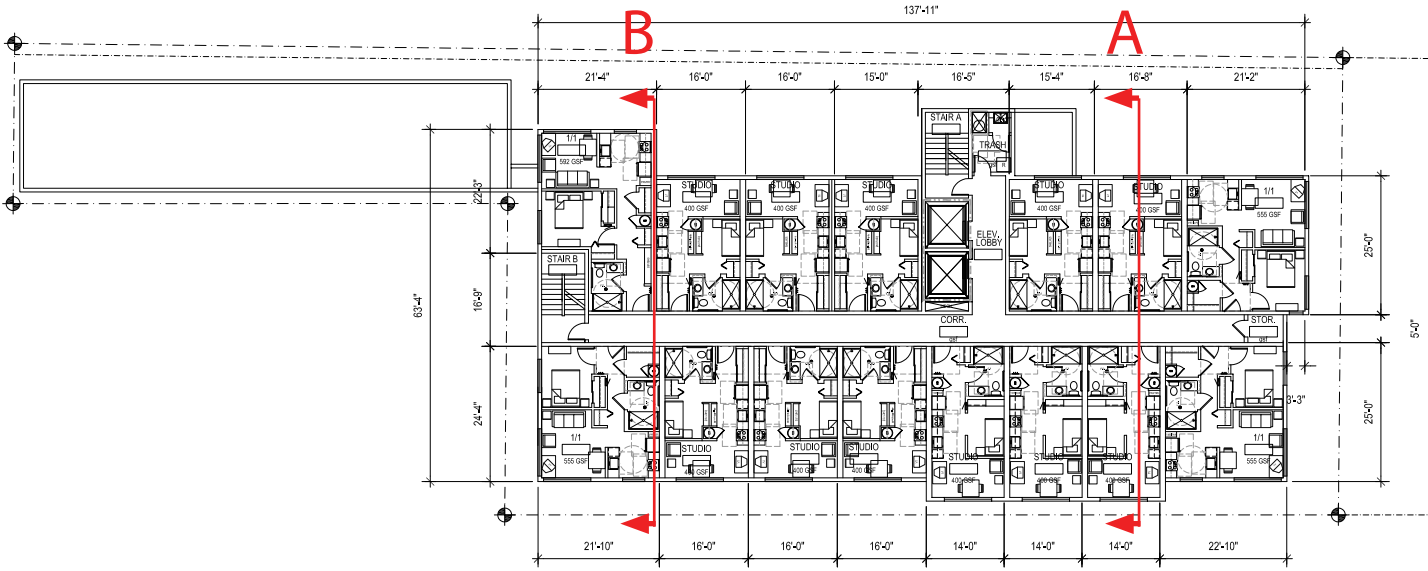
ARCHITECTURAL FLOOR PLANS



Level 1



Level 1M

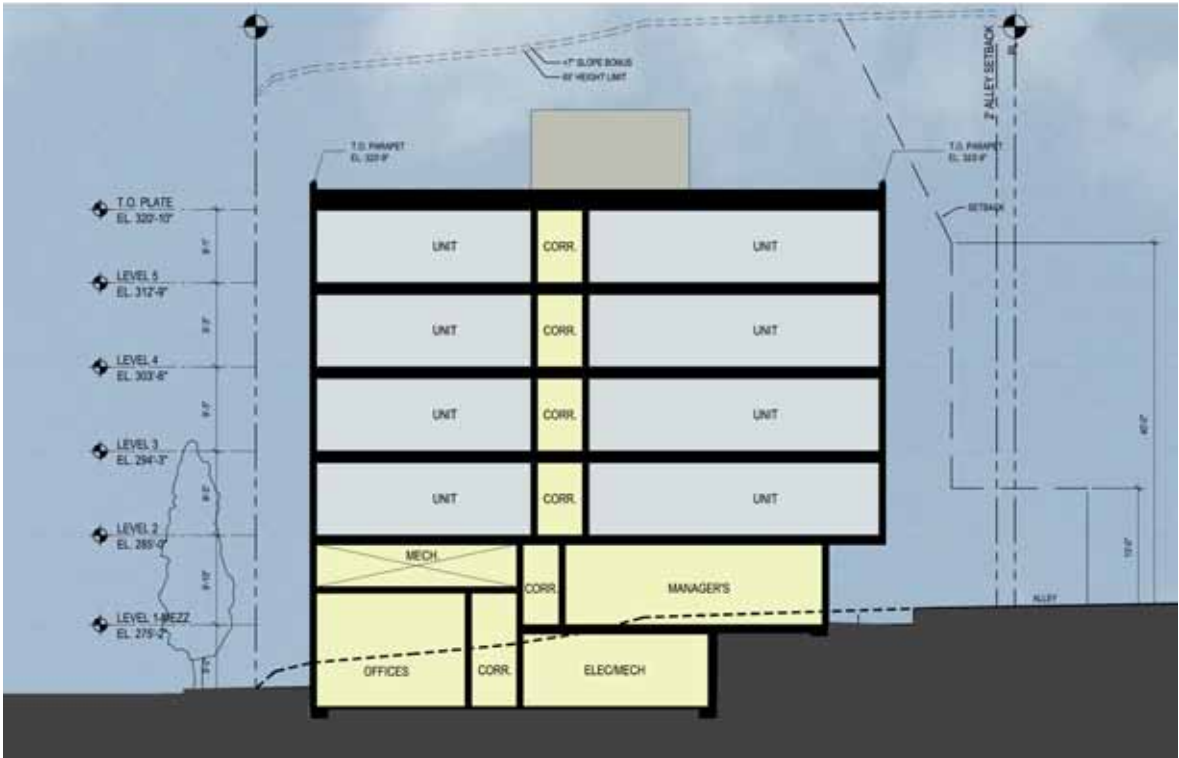


Levels 2-5





Section A



Section B









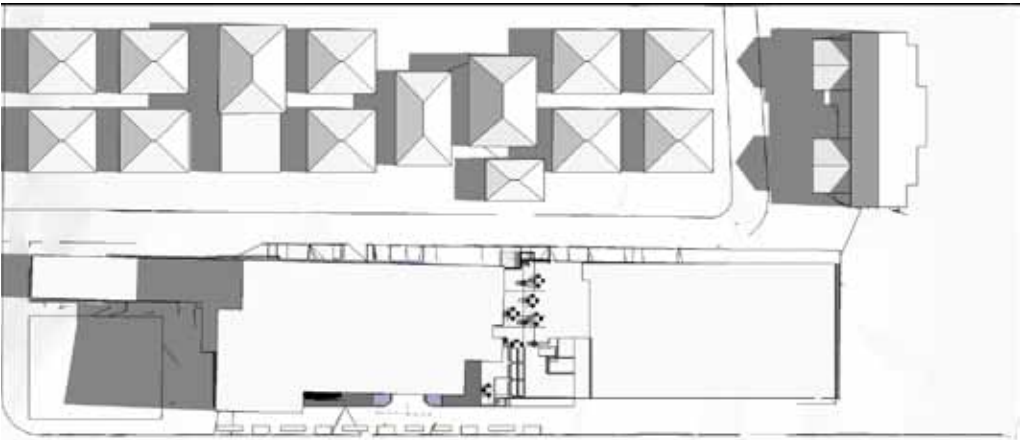


AERIAL VIEW OF ALLEY SETBACK

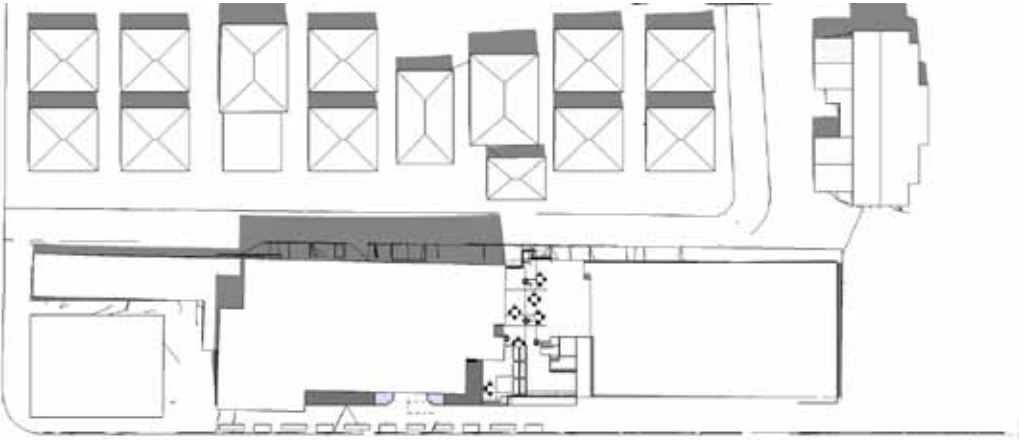




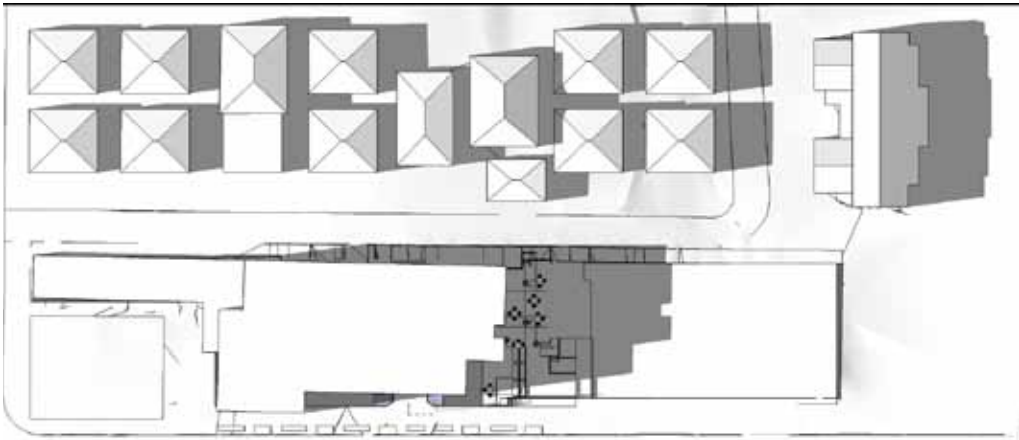
SUN/SHADOW STUDIES - PREVIOUS MASSING (EDG)



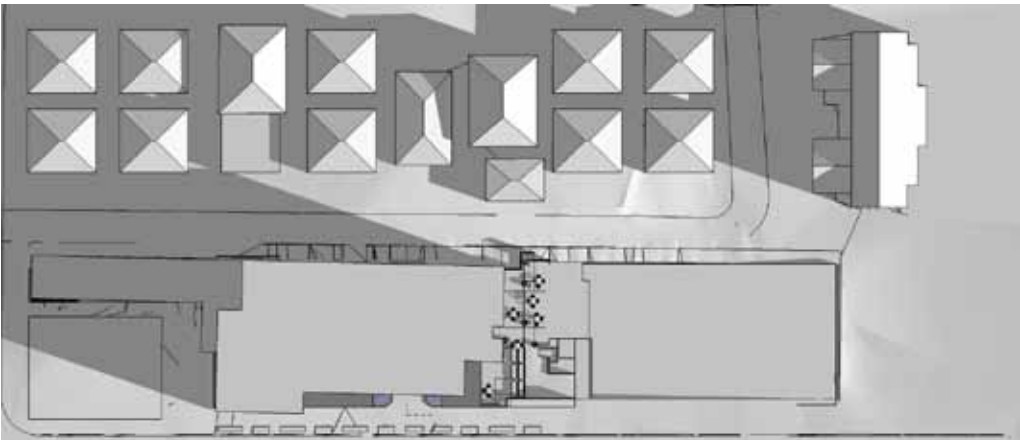
summer solstice - 8 am



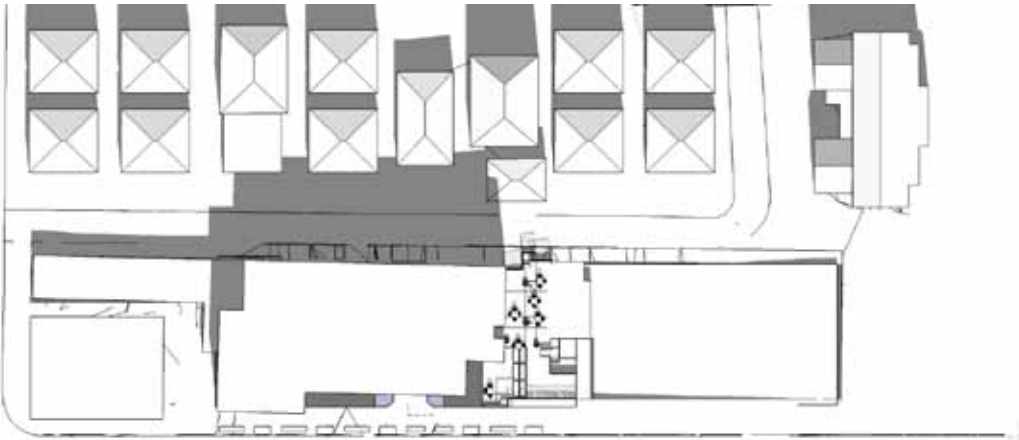
summer solstice - noon



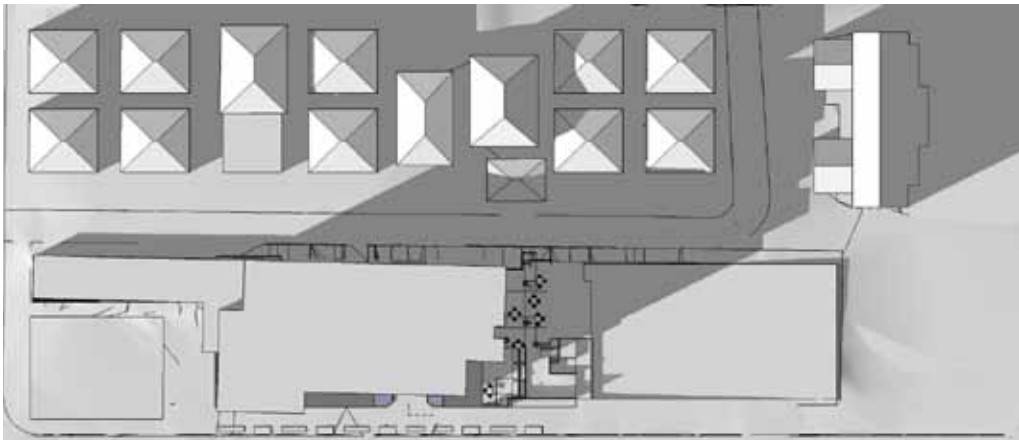
summer solstice - 4 pm



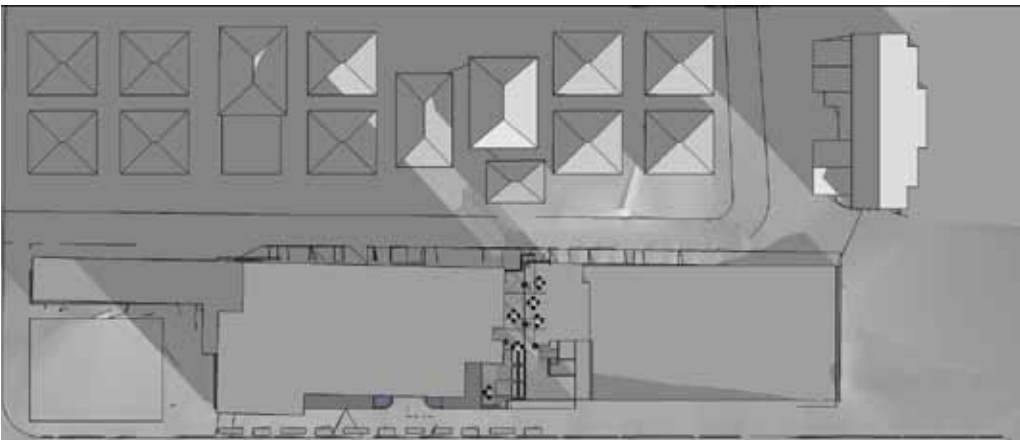
equinox - 8 am



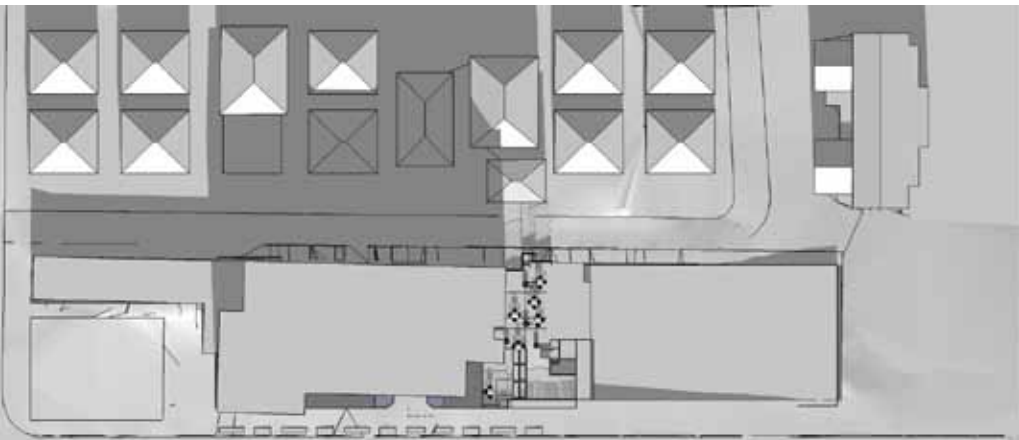
equinox - noon



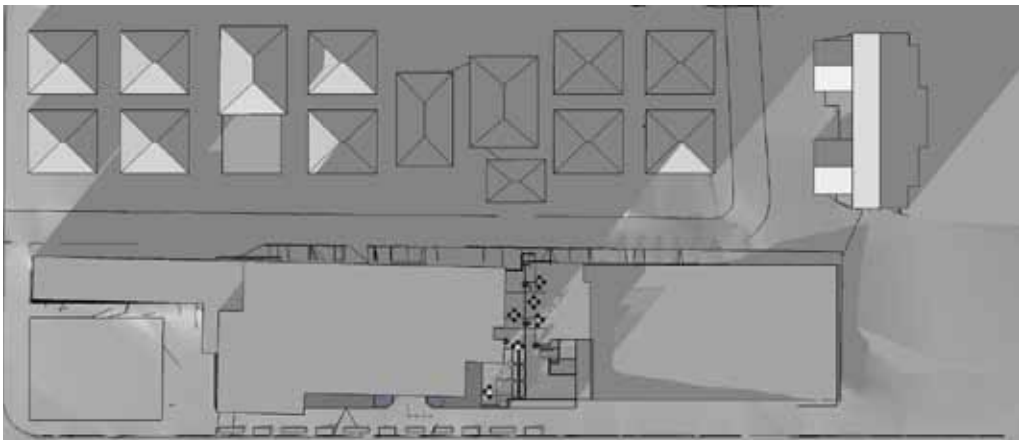
equinox - 4 pm



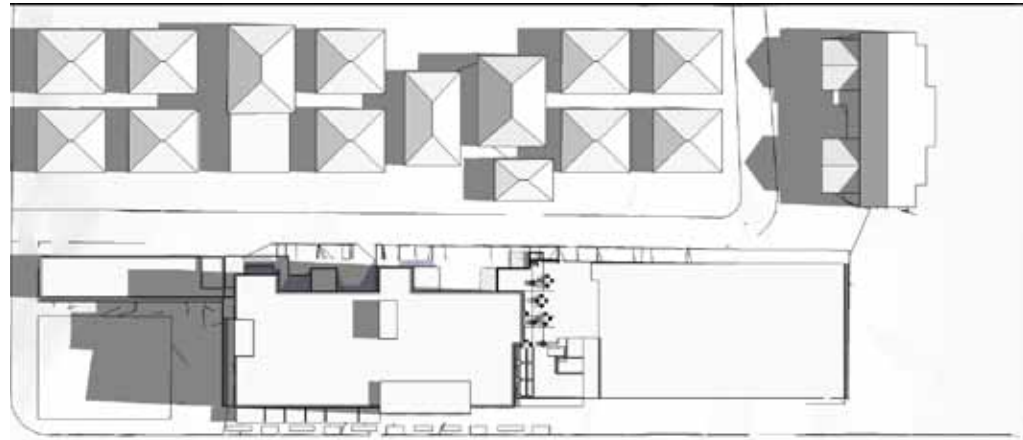
winter solstice - 9 am



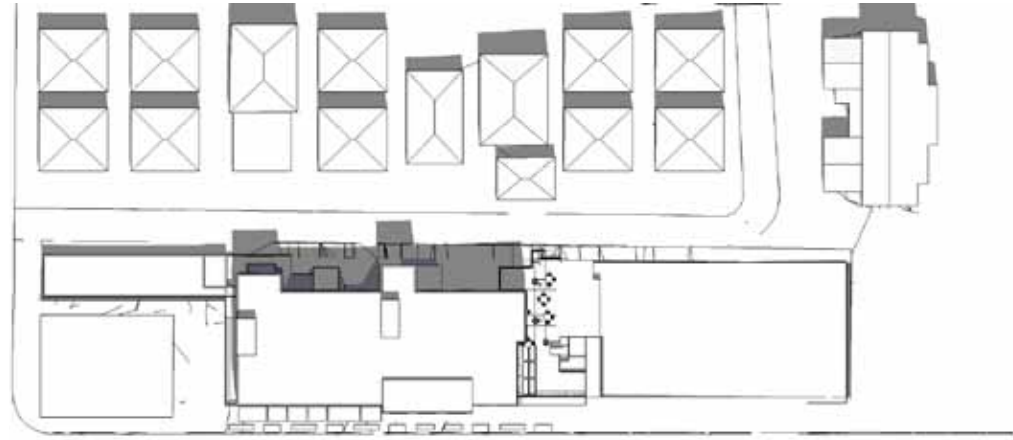
winter solstice - noon



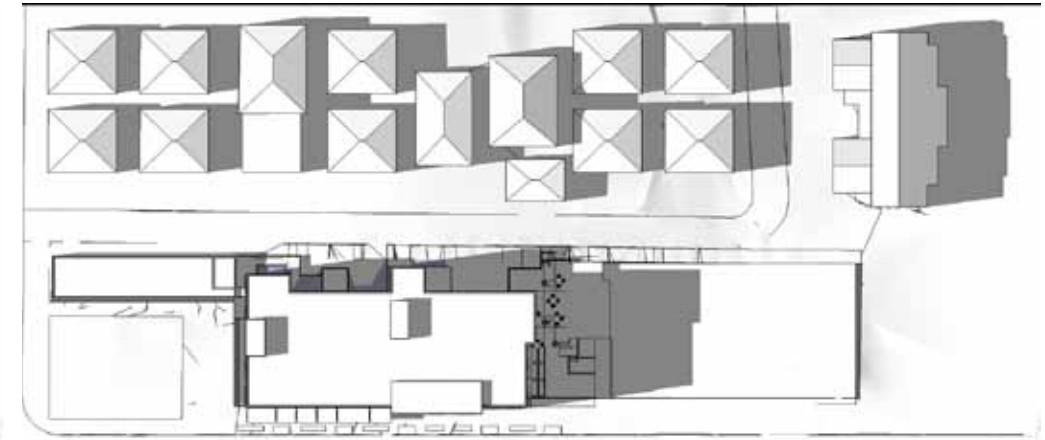
winter solstice - 3 pm



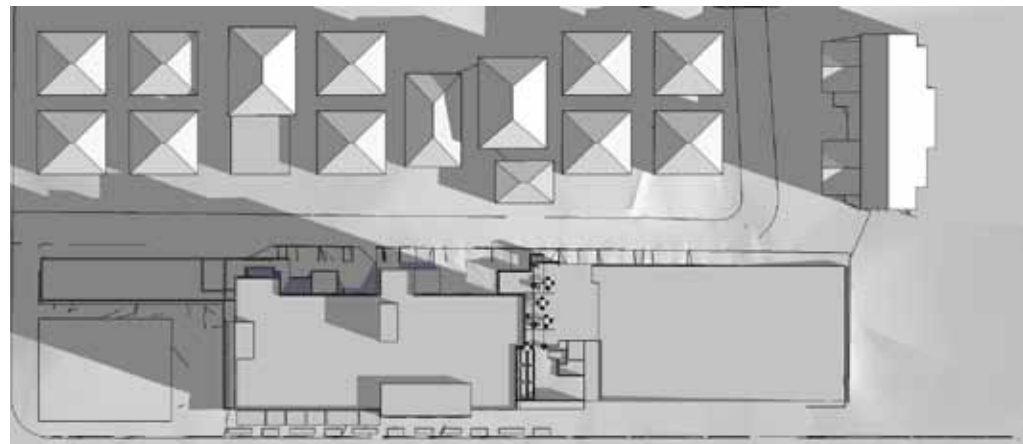
summer solstice - 8 am



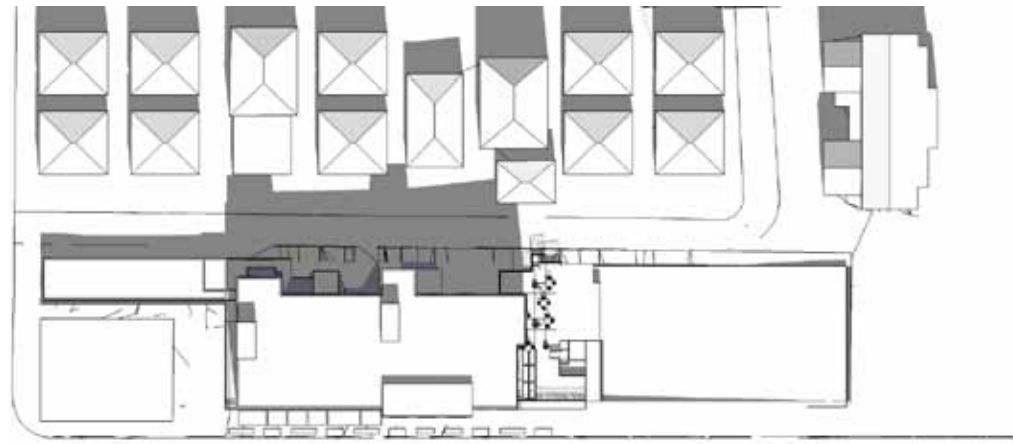
summer solstice - noon



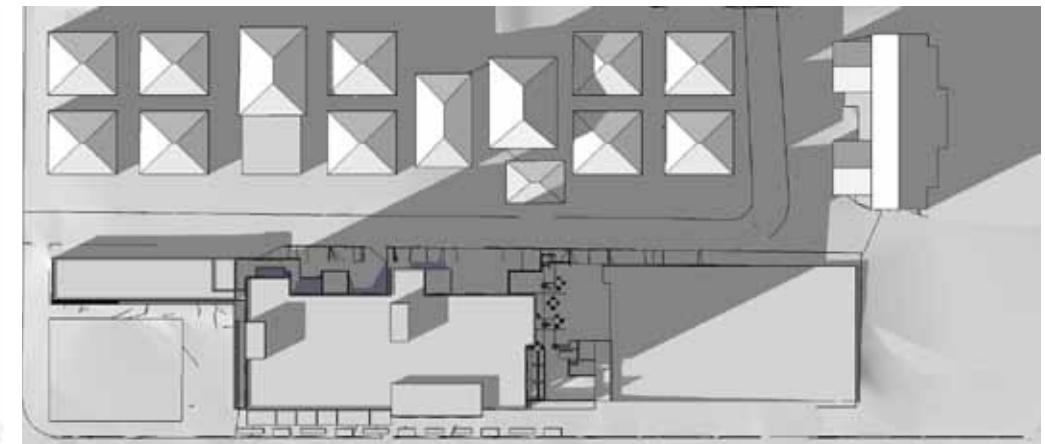
summer solstice - 4 pm



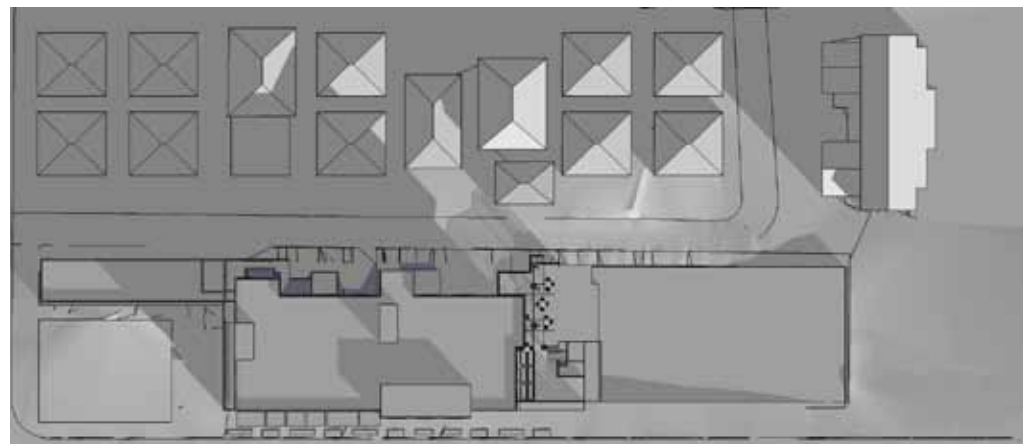
equinox - 8 am



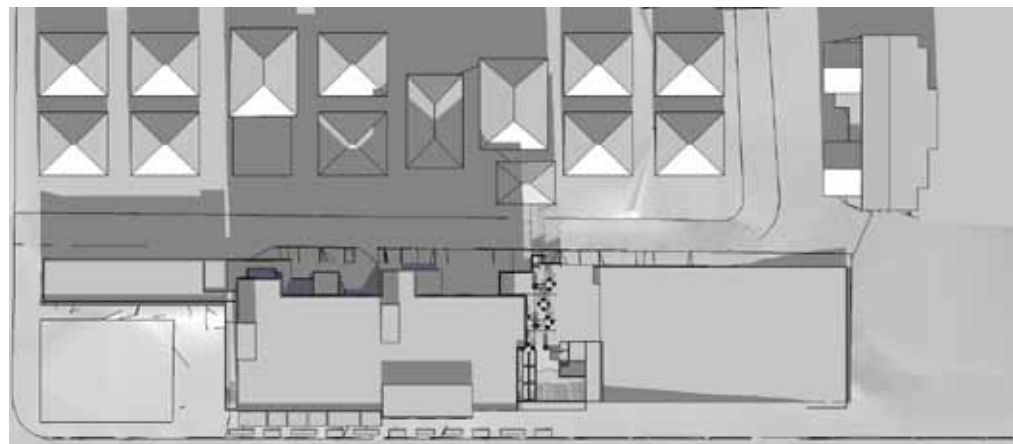
equinox - noon



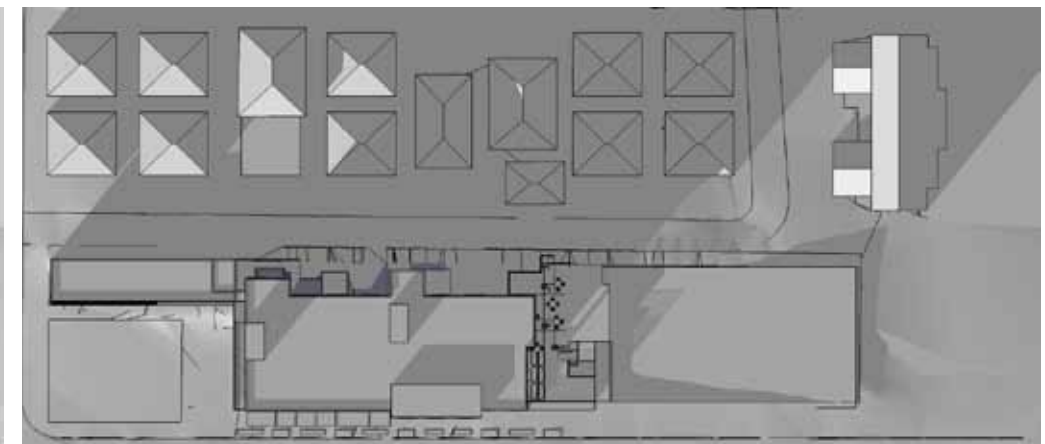
equinox - 4 pm



winter solstice - 9 am



winter solstice - noon



winter solstice - 3 pm

Current design is reduced in scale from previous proposal and provides greater setback from the alley. From March 22 - September 22, project avoids casting shadows on building faces for majority of day.

DETAILS: SIGNAGE & STOREFRONT DISPLAY



Proposed building signage at entry

Vignette at proposed art display space at 20th Ave. S.



Photo by Alyson Piskowski



Photo by Eliza S. Rankin

Examples of art display spaces in Pioneer Square

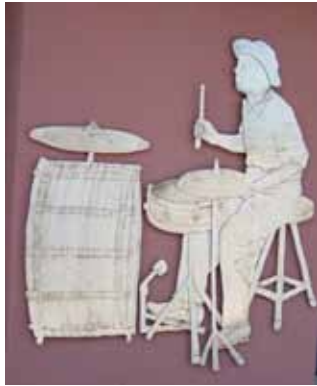
Photo by Eliza S. Rankin



"A Woman's Mark" displayed at Welch Plaza, 23rd Ave. S. & S. Jackson St.



Artwork on metal fence at Bart Harvey senior apartments in South Lake Union

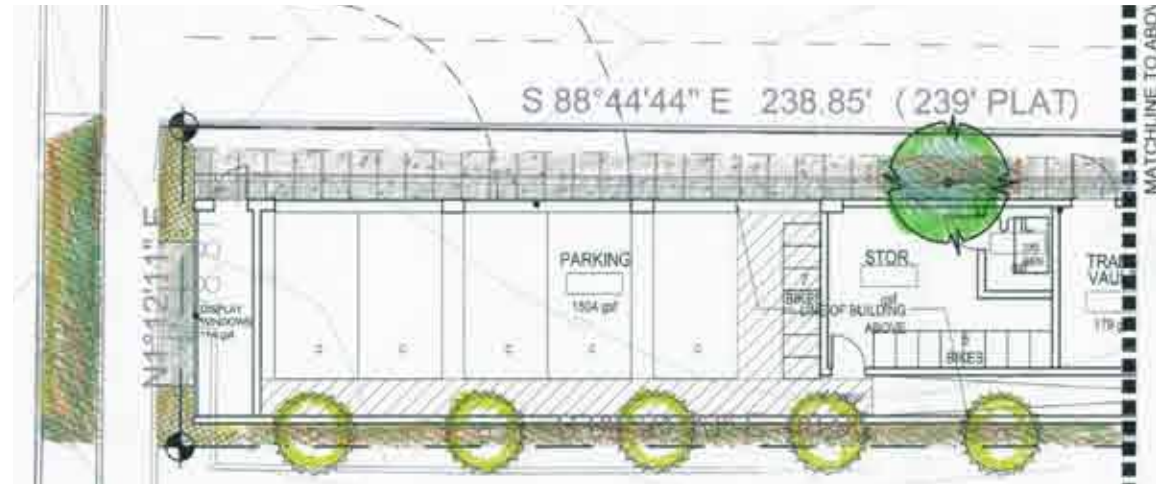


"Swing Dancers" and "Swing Dancer's Drummer" displayed at 23rd Ave. S. & S. Main St.



Close-up vignette of proposed fence along Jackson St.

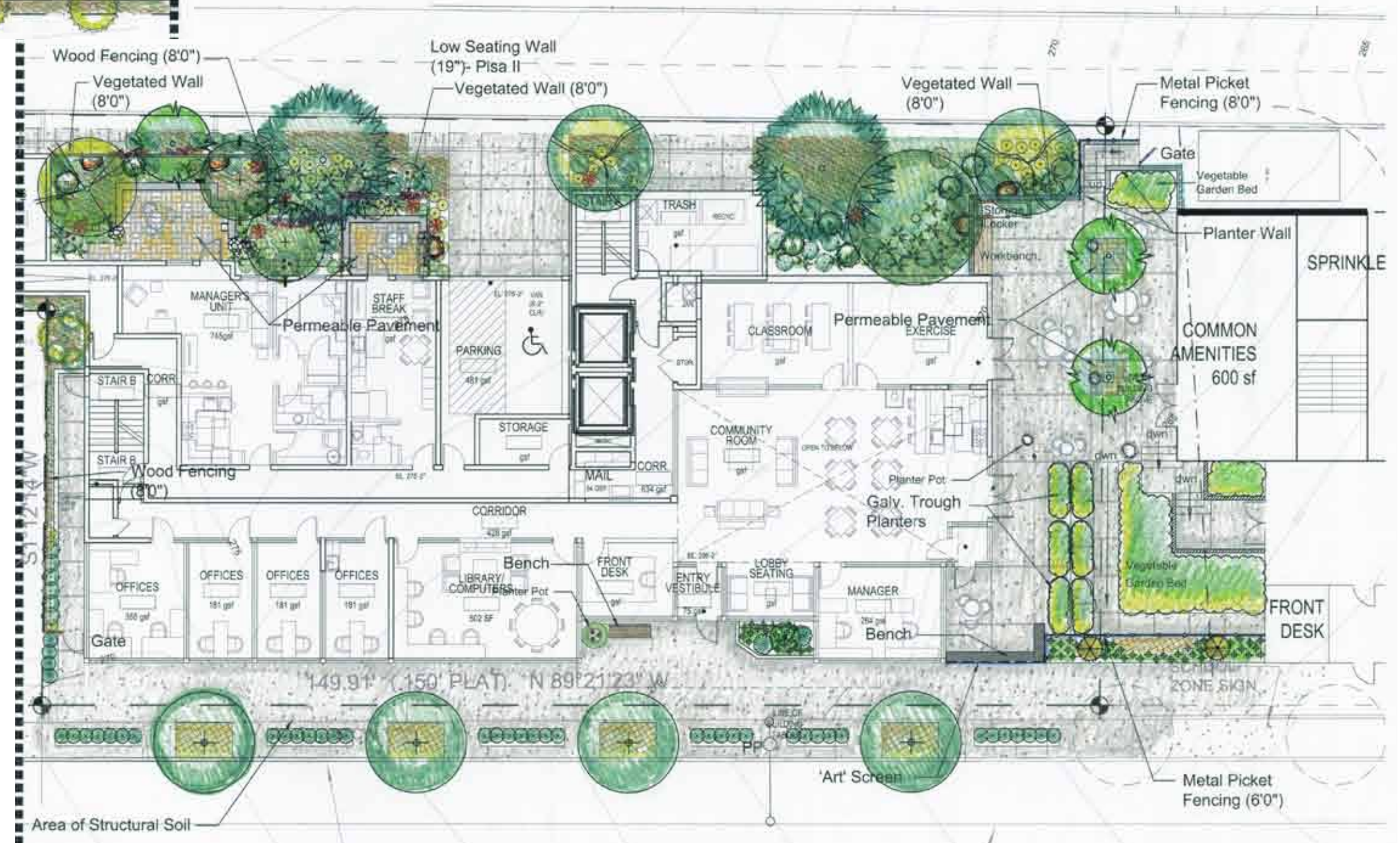
LANDSCAPE PLAN



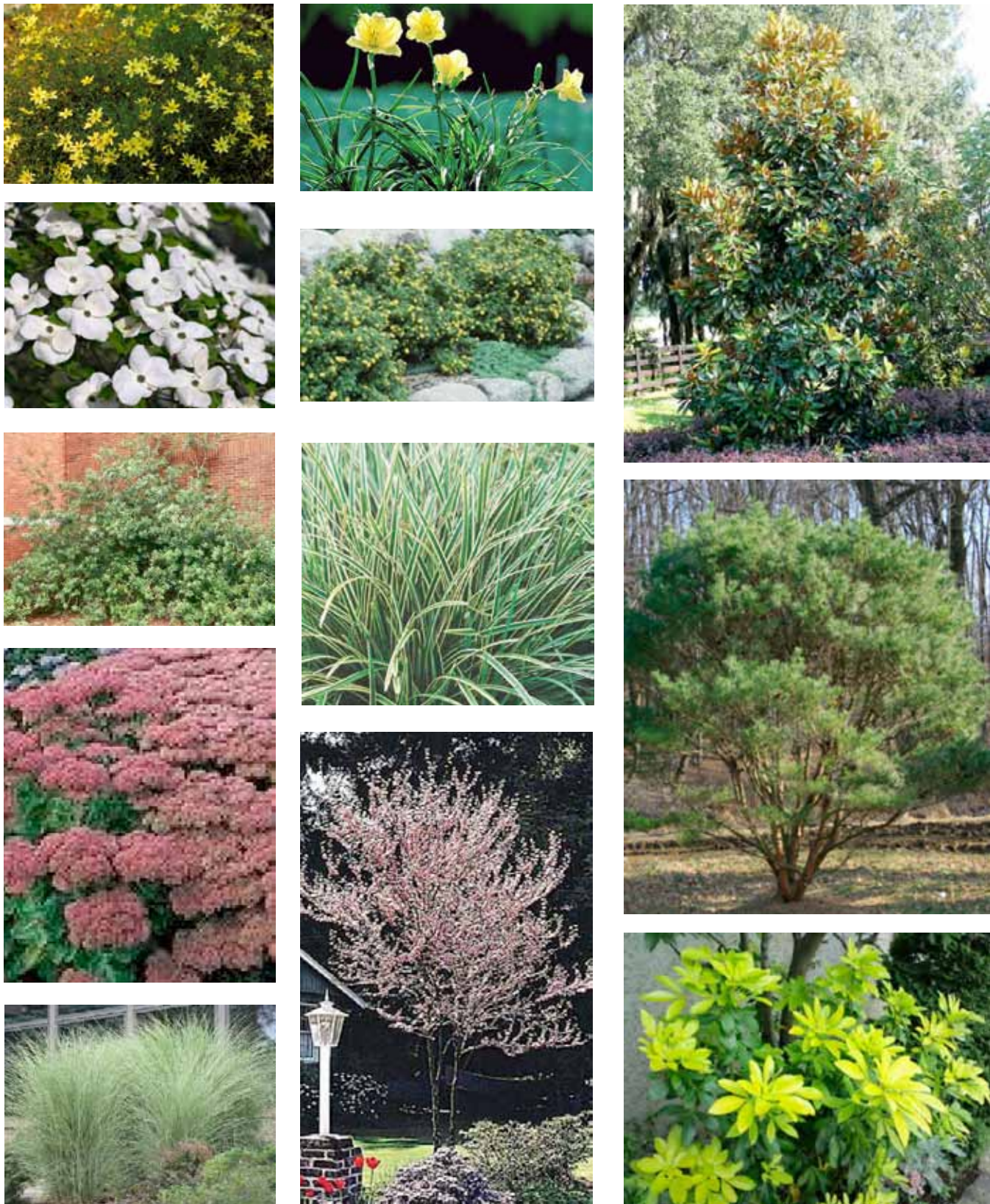
Landscape Lights



Site furniture



Planting Types - South



Planting Types - Alley (north)





- 1 Canopy Light
- 2 Recessed Downlights
- 3 Alley cutoff lights
- 4 Patio lights
- 5 Landscaping step lights & fence-mounted downlights



Raven linear fluorescent or similar, EnergyStar



Wet-location, EnergyStar



Wallpack with cutoff shield, EnergyStar



Seagull or similar, EnergyStar



Brownlee or similar, EnergyStar

Departure Request: Residential use at street level

SMC 23.47A.005.C.3 and SMC 23.47A.008.A.1
Residential uses may not exceed 20% of the street-level street-facing façade when facing an arterial...

Residential uses along an arterial are limited to 20% of facade.
Departure request to allow 100% (common amenity area).

Justification:
The residents of this project are seniors and will be served by social services to be provided on-site. The street level uses therefore have a commercial character - offices and reading room/computer room, and other community-oriented spaces. These community spaces are a crucial component of the program of this building type, as residents regularly gather in these spaces, providing a high amount of human activity. The street-level spaces thus are residential only in the fact that they are serving the residents and the general public does not regularly enter these spaces, although their function is commercial in character.

To maintain the commercial character of these spaces, the first floor is designed with a high degree of transparency and with ceiling heights that provide at least the 13 ft minimum that would be required for commercial use, and the depth meets the depth requirements for commercial use.

Glazed area = 528 sf
Total Wall= 733 sf
Glazed % = 72%
Commercial use transparency requirement: 60%

Departure Request: Parking Location and Access

SMC 23.47A.032B

Street level parking must be separated from street level, street facing facades by another permitted use.

Project requests a 20' x 5' enclosure for protected art display by Pratt to be considered a use between the street level and the parking garage.

Justification:
The narrowness of the panhandle limits the program uses to be located there. The design now includes artwork display windows between the sidewalk and the parking use. The display windows provide a useable depth of 5 ft, which is appropriate for the display of flat art work or sculpture and also allow proper working clearances for the maintenance of this display area. The developer has been in contact with the neighboring Pratt Fine Arts Center to develop this use.

Departure Request: Parking Spaces Standards
SMC 23.54.030.B.1.b
When more than 5 parking spaces are provided, a minimum of 60% of the parking spaces shall be striped for medium vehicles..

Project requests that all small spaces be permitted (except for spaces necessary to meet ADA parking stall requirements).

Justification:
To provide a pedestrian-friendly experience that is a sensitive transition to the low-rise zone across the alley, the project seeks to minimize the impact of parking on the alley by providing a significant setback, with extensive planting and hardscape improvements.

Note: The project seeks to utilize Ordinance #123495 under which this project has no parking requirements.

