

DESIGN RECOMMENDATION MEETING

DPD PROJECT #3017251
2020 S. JACKSON ST.
SEATTLE, WA 98144
JACKSON WORKFORCE
HOUSING

FEBRUARY 25, 2015



View looking northeast towards site from across S. Jackson St.



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PROJECT OVERVIEW

PROJECT VISION | PROJECT DATA

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PROJECT VISION



PROJECT DATA

PROPERTY ADDRESS: 2020 S. JACKSON STREET

MULTIFAMILY PROJECT WITH:

- APPROXIMATELY 68 RESIDENTIAL UNITS OF WORKFORCE HOUSING.
- INCLUDING APPROXIMATELY 2 LIVE-WORK UNITS
- COMMON RESIDENT AMENITIES
- NO PARKING IS PROPOSED
- 5 FLOORS OF TYPE-VA CONSTRUCTION (RESIDENTIAL UNITS AND AMENITIES) OVER 2 FLOORS OF TYPE-IA CONSTRUCTION (LOBBY/ TENANT AMENITIES, AND LIVE-WORK UNITS)

PROJECT OVERVIEW

ZONING DATA

2.0 ZONING DATA C1-65'

Commercial Zone

2.1 Potential Use:

	SMC 23.47A.004
Residential	Permitted
General Sales/Svc	Permitted
Live Work	Permitted

Residential uses at street level not limited [23.47A.005.C.1.g] does not apply; site is not marked on Map 42 or 43.

2.2 Street Development Standards:

SMC 23.47A.008.A.2				
Blank facades permitted:	no segment longer than 20 ft	Provided:	13ft	See T0.3
	total blank facade < 40%	Provided:	33%	See T0.3
SMC 23.47A.008.A.3				
Street-level street-facing facades shall be located within 10' of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.		Provided:	9ft	See A0.1
SMC 23.47A.008.B.2				
Transparency required:	60% for non-residential uses	Provided:	79%	See T0.3
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 30 inch depth				
SMC 23.47A.008.B.3				
Depth of nonres.:	average 30 ft, minimum 15 ft	Provided:	31.5ft	See A1.1
Height of nonres.:	13 ft floor-to-floor	Provided:	18.2ft	See A4.2
SMC 23.47A.008.D				
1. At least one of the street-level street-facing facades containing a residential use shall have a visually prominent entry		Provided:	yes	See A3.1
Departure Request	2. The floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 ft above or 4 ft below sidewalk grade or be set back at least 10 ft from the sidewalk	Provided:	5.5ft	See A0.1

2.3 Structure Height:

SMC 23.47A.012 A		Height limit of zone:	65 ft	
SMC 23.86.006 and Section 502 Definitions				
"Height of the structure" is the difference between the highest point and the average grade level.				
Average grade plane calculations per SMC 23.86.006 :		Average Grade Plane	261.54 EL	See T0.2
		Zoning Height Limit	326.54 EL	See T0.2
May project up to 4 ft above zoning height limit: open railings, planters, skylights, clerestories, parapets				
May project up to 15 ft above zoning height limit (if total combined coverage does not exceed 20% of total roof): solar collectors, mechanical equipment				
May project up to 16 ft above zoning height limit: stair and elevator penthouses				
See A1.9 for roof height diagrams and A3- and A4- series dwgs for indication of structure height				

2.4 Floor Area Ratio

SMC 23.86.007				
Measured to inside face of perimeter walls, including shafts, and above grade				
SMC 23.47A.013.B				
Lot Area (pre-dedication)	12,212 SF			
Max. FAR for total mixed-use structure:	4.75	Max. FAR for single use (Res):	4.25	
Allowable Floor Area:	58,007 SF		51,901 SF	
Proposed FAR:				
		Totals		
Level 1	7,394	Level 1	6,241	
Level 2	2,851	Level 2	2,851	
Level 3	8,415	Level 3	8,415	
Level 4	8,415	Level 4	8,415	
Level 5	8,415	Level 5	8,415	
Level 6	8,415	Level 6	8,415	
Level 7	6,388	Level 7	6,388	
Roof	203	Roof	203	
Total SF actual	50,496	Res SF actual	49,343	
Total FAR proposed	4.13	Res FAR proposed	4.04	See T0.4

2.6 Setbacks

SMC 23.47A.014.B				
Rear lot line abuts or across alley from Res. Zone:	(13'-40' above grade)	15 ft		
	(>40' above grade)	add'l 2:10 ft		
	Provided:	COMPLIES - SEE A4 SERIES		
Min. building opening from Res.-zoned Lot		5 ft		
1/2 of the width of an alley may be counted as part of the setback (pre-dedication)				
Projections permitted into setbacks:		varies		

2.7 Required Landscaping:

SMC 23.47A.016.A			
Required: Seattle Green Factor	0.30	Provided:	See L series sheets

2.8 Residential Amenity Area:

SMC 23.47A.024.A			
Required: 5% gross bldg. in residential use:	Gross Building in Residential Use:	51,114 gsf	
	Required Amenity Space:	2555.7 gsf	
	Provided:	3,129 gsf	See T0.3
SMC 23.47A.024.B			
Required: amenity areas shall not be enclosed; minimum dimension 10 ft, no area less than 250 ft			

2.9 Parking Location / Access:

SMC 23.47A.032			
Structures in C zones with residential uses shall meet the access requirements for NC zones.	Required: Alley access		
	Provided:	No parking provided	

2.10 Required Parking:

SMC 23.54.015 Table A. Item J			
No parking required for non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use.			
SMC 23.54.015 Table B. Item M			
No parking required for residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the residential use is located within 1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use.			

		Required Parking Ratio	Required Parking
Live work	2 units	0/ unit	0.00
Residential	69 units	0/ unit	0.00
		subtotal	0
		Provided:	0

Level	Non-Residential					Residential					Provided
	S	M	L	ADA	ADA van	S	M	L	ADA	ADA van	
P											0
1						0					0
subs	0	0	0	0	0	0	0	0	0	0	0
					0					0	0
	65% max		35% min.			60% min					

Bicycle Parking		SMC 23.54.015 Chart E		
Use	Quantity	Required Bicycle Parking Ratio	Required	Provided
Residential	68 units	1/ 4	17.00	17
			17.00	

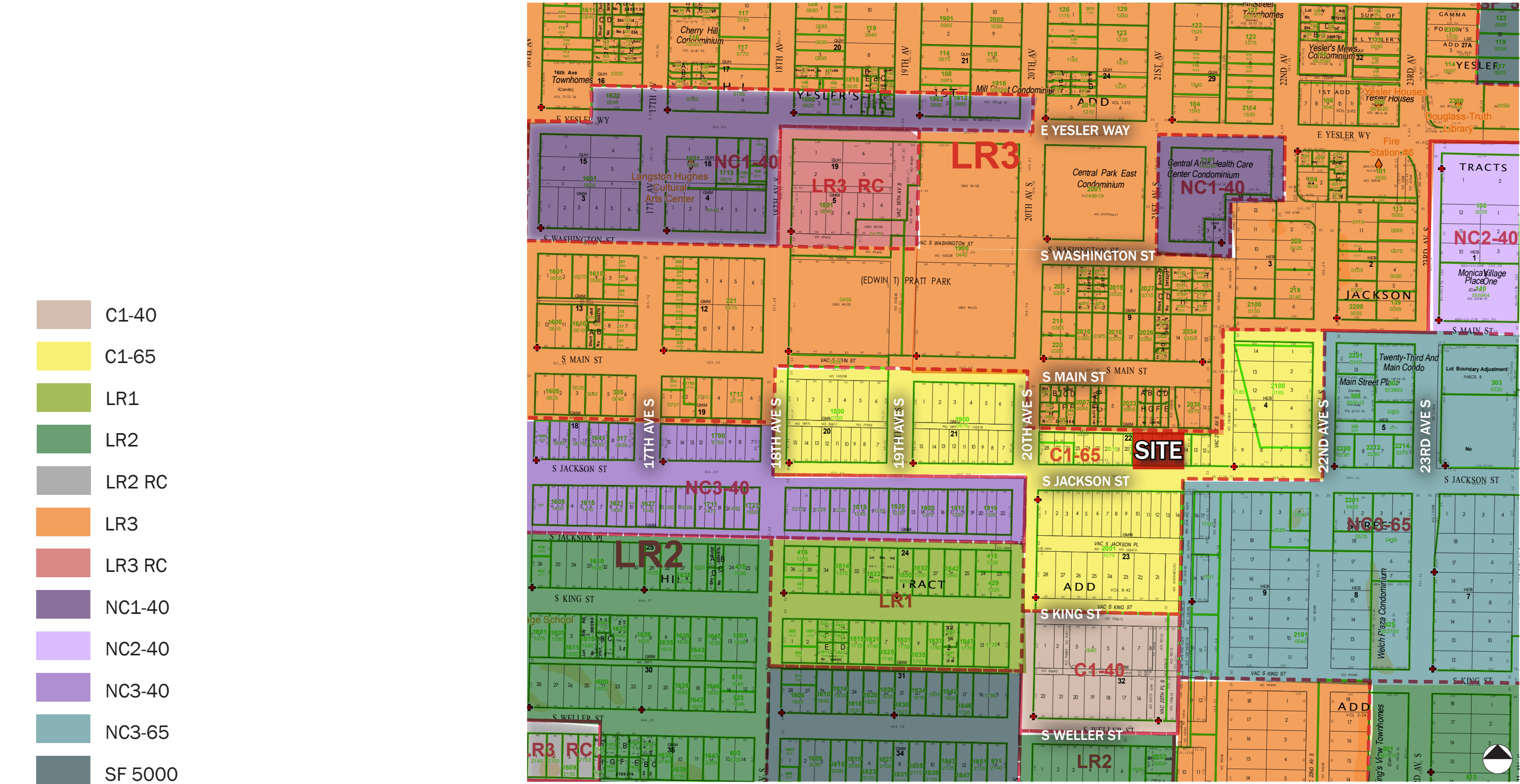
2.11 Solid Waste:

SMC 23.54.040			
Mixed-Use Developments: Area for Res. Dev. Plus 50% Area for NonRes Dev.			
For more than 9 dwelling units, the min. horizontal dimension is 12'			
Residential:	26-50 units:	375 sf	
	51-100 units:	375 sf + 4sf/ea. add'l unit	Number of Units: 66 units
	100+ units:	575 sf + 4sf/ea. add'l unit	Required Trash Area: 439 sf
			Provided: 453 sf
			See A1.1
Nonresidential:	0-5,000 sf	82 sf / 41 sf for mixed-use	
	5,001-15,000 sf	125 sf / 63 sf for mixed-use	Non-Residential Area: 1,252 gsf
	15,001-50,000 sf	175 sf / 88 sf for mixed-use	Required Trash Area: 41 sf
			Provided: 41 sf
			See A1.1

SITE CONTEXT & URBAN DESIGN ANALYSIS

ZONING MAP

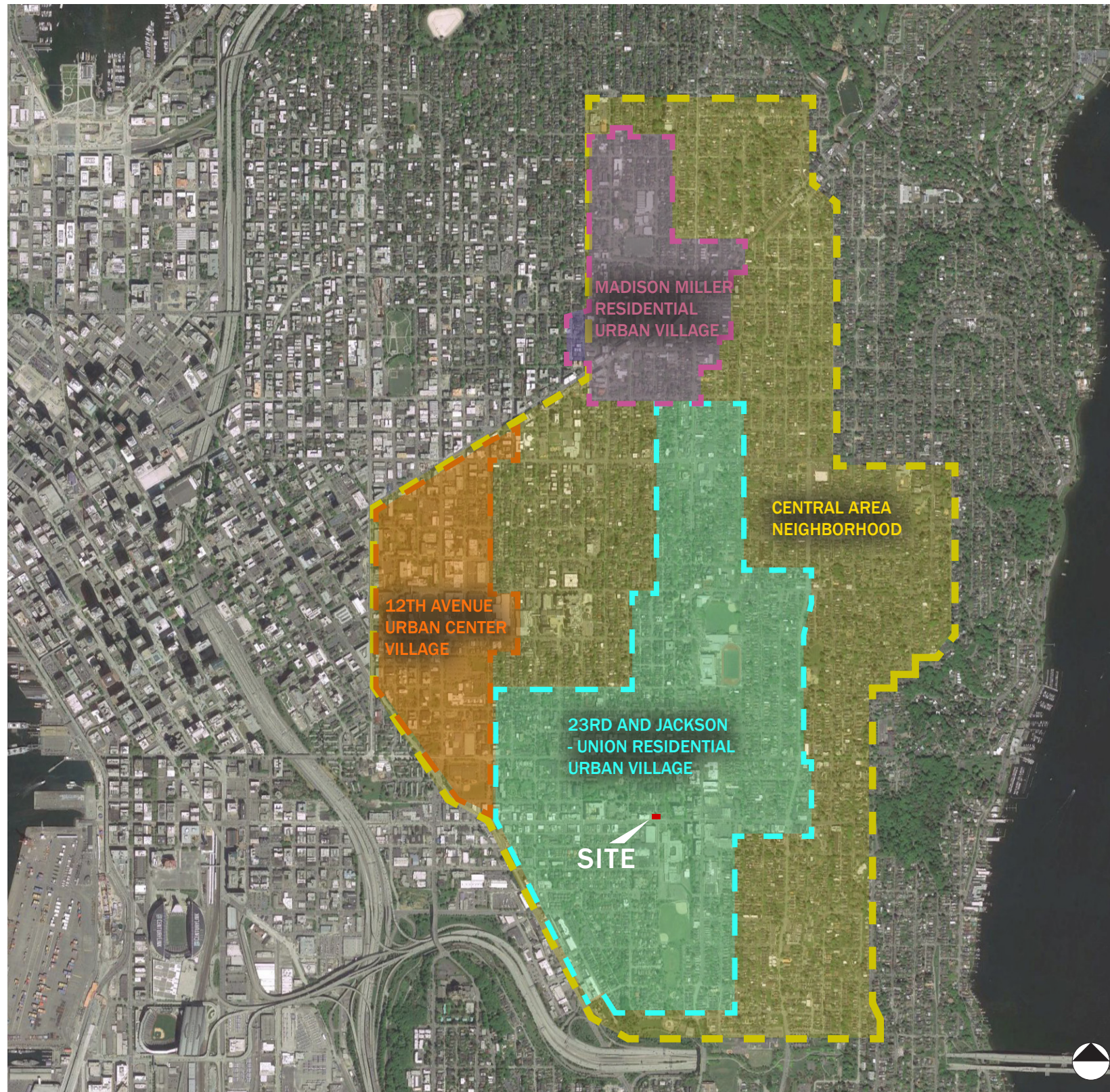
The project site is currently zoned C1-65



SITE CONTEXT & URBAN DESIGN ANALYSIS

RESIDENTIAL URBAN VILLAGES



The project site is located in the Central Area Neighborhood and is within the boundaries of the 23rd and Jackson - Union Residential Urban Village.

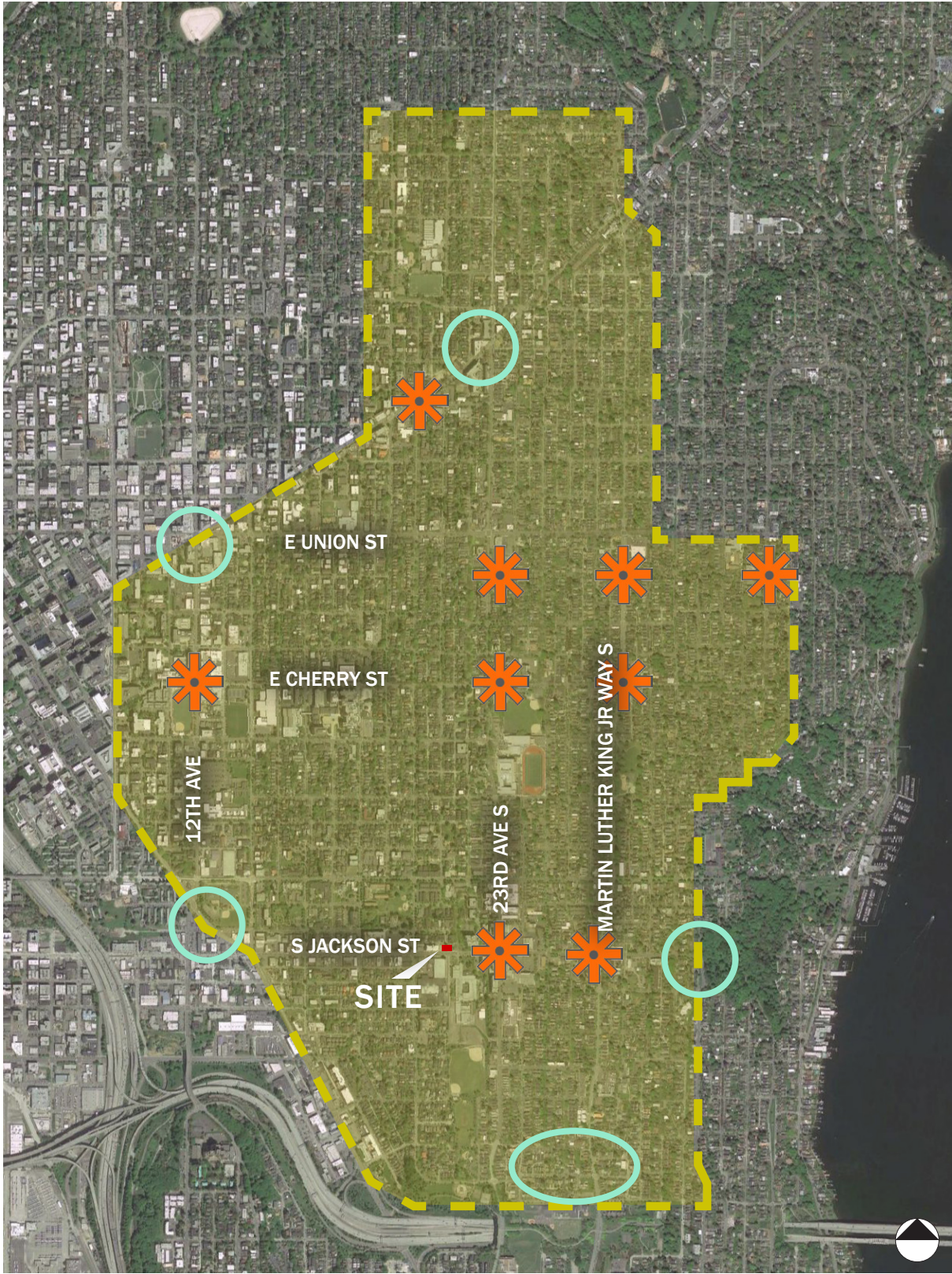


SITE CONTEXT & URBAN DESIGN ANALYSIS

GATEWAYS

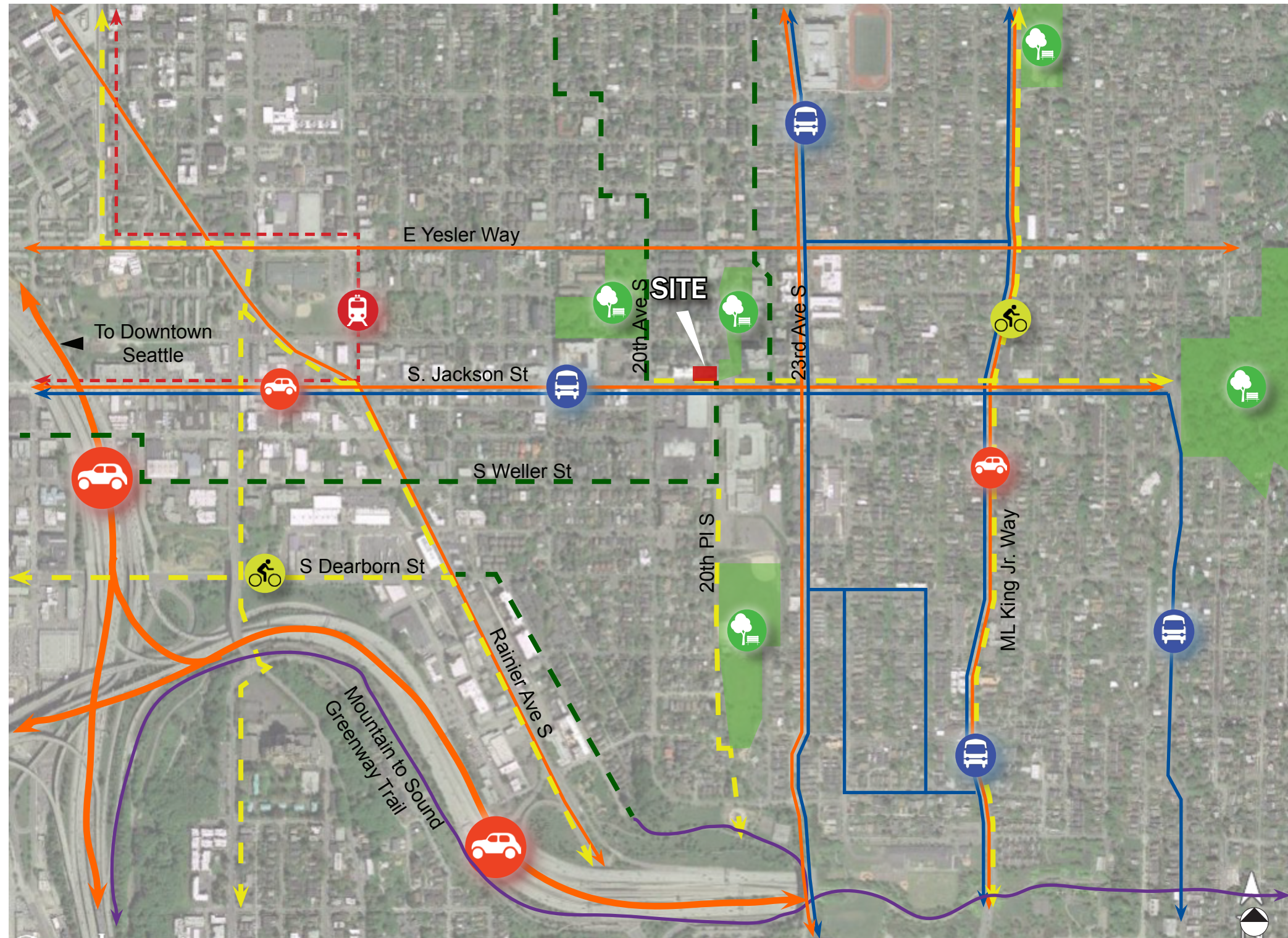
The site is located three blocks west of a designated Neighborhood Gateway at 23rd and Jackson Street.

-  Gateway into the Central Area
-  Entry Statements
Neighborhood Gateway












SITE CONTEXT & URBAN DESIGN ANALYSIS

TRAFFIC & WALKABILITY



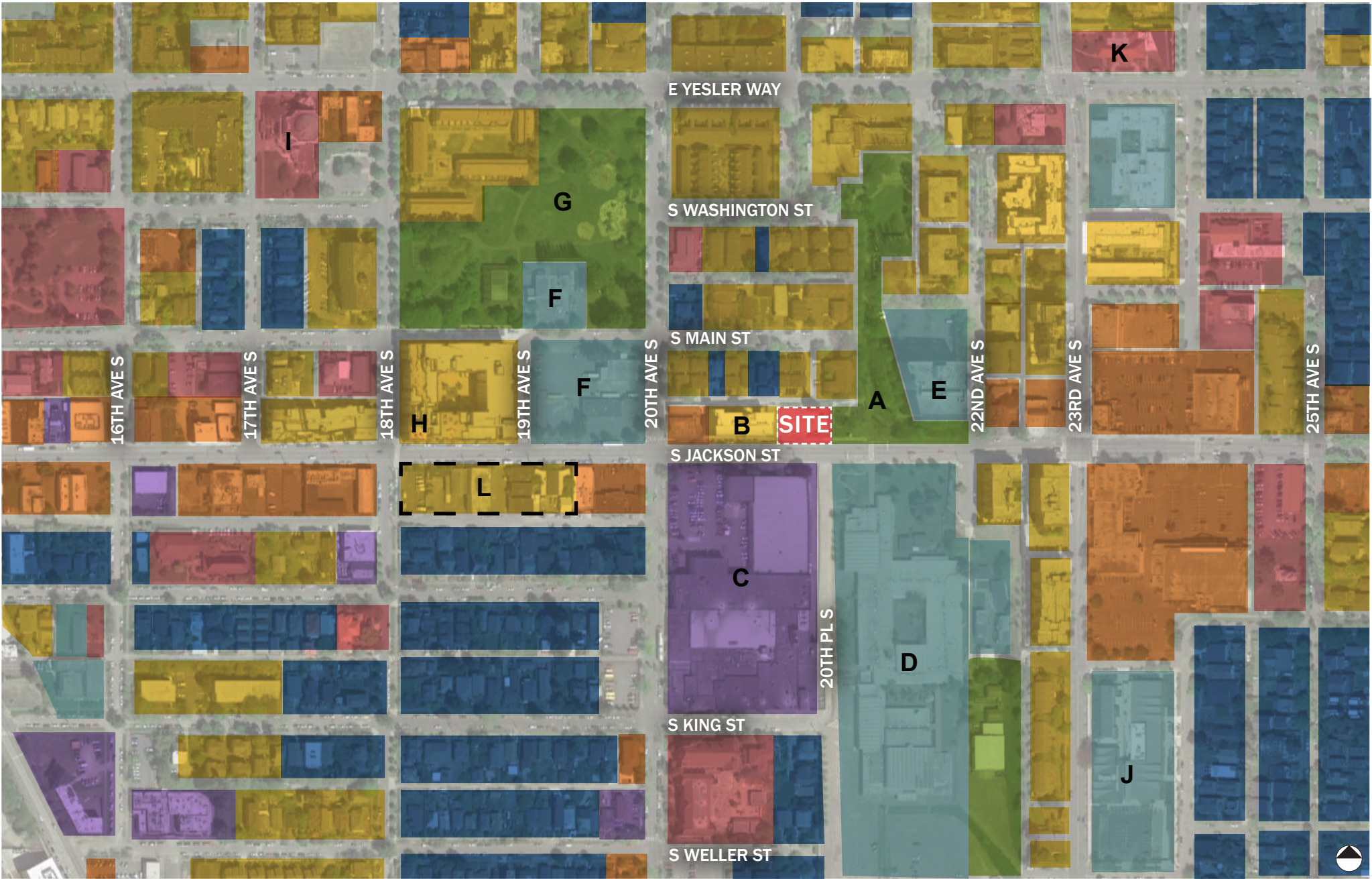
The project is located in an area of the city where North-South and East-West movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes west to Downtown Seattle and North to Capitol Hill and beyond.

-  Main Vehicular Route
-  Bus Route
-  Bicycle Route
-  Main Pedestrian Route
-  Streetcar
-  Park
-  Future Greenway
-  Existing
-  Proposed

CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES

- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Hotel / Motel
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development



CONTEXT ANALYSIS

NEIGHBORHOOD DEVELOPMENT & USES



A. Dr. Blanche S. Lavizzo Park



B. Ernestine Anderson Place Senior Housing



C. Franz Bakery



D. Washington Middle School



E. Seattle Vocational Institute, est. 1987



F. Pratt Fine Arts Center, est. 1976



G. Pratt Park



H. Legacy at Pratt Park Mixed-Use Residential



I. Langston Hughes Performing Arts Center



J. Wood Construction Center (Seattle Central College)



K. Douglass-Truth Library



L. Future Development (Mixed-Use 160 residential units)



Garfield High School, est. 1920



Swedish Medical Center, Cherry Hill, est. 1877



Urban League

CONTEXT ANALYSIS
STREETSCAPES - SOUTH JACKSON STREET



Pratt Fine Arts Center



Washington Middle School



CONTEXT ANALYSIS
STREETSCAPES - ALLEY

A. PROJECT SITE



20TH AVE S

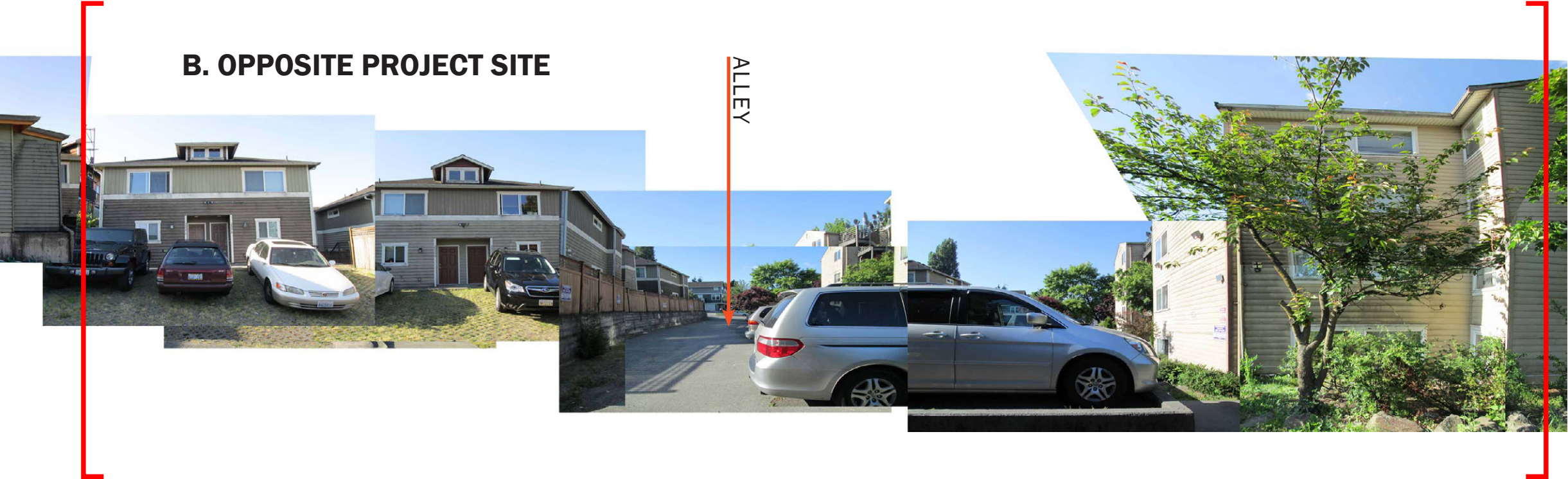


CONTEXT ANALYSIS
STREETSCAPES - ALLEY



Ernestine Anderson Place

B. OPPOSITE PROJECT SITE



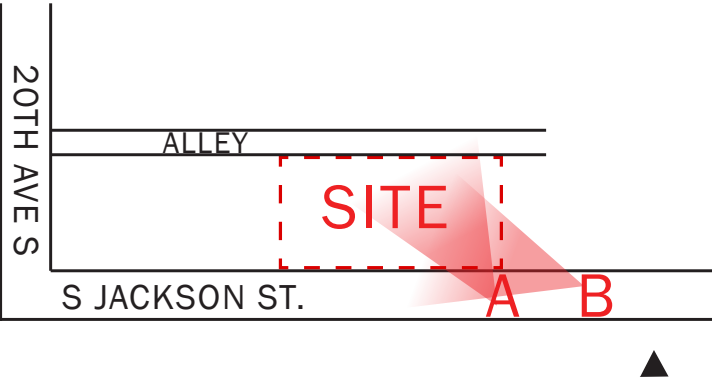
EXISTING SITE CONDITIONS
SITE PHOTOS



View looking northwest towards site from Dr. Blanche S Lavizzo Park



View looking west towards site from sidewalk



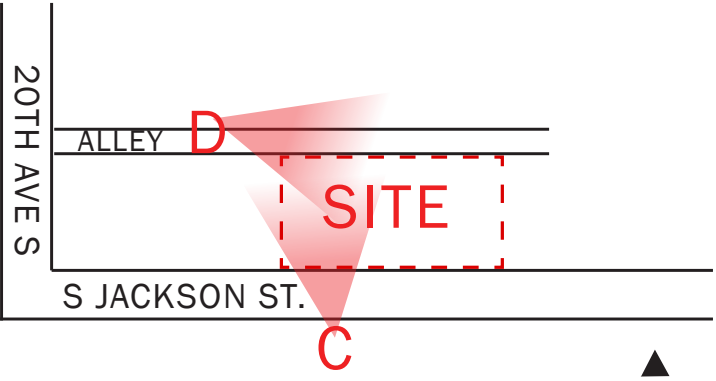
EXISTING SITE CONDITIONS
SITE PHOTOS



View looking north towards site from S. Jackson St



View looking east towards site from Alley



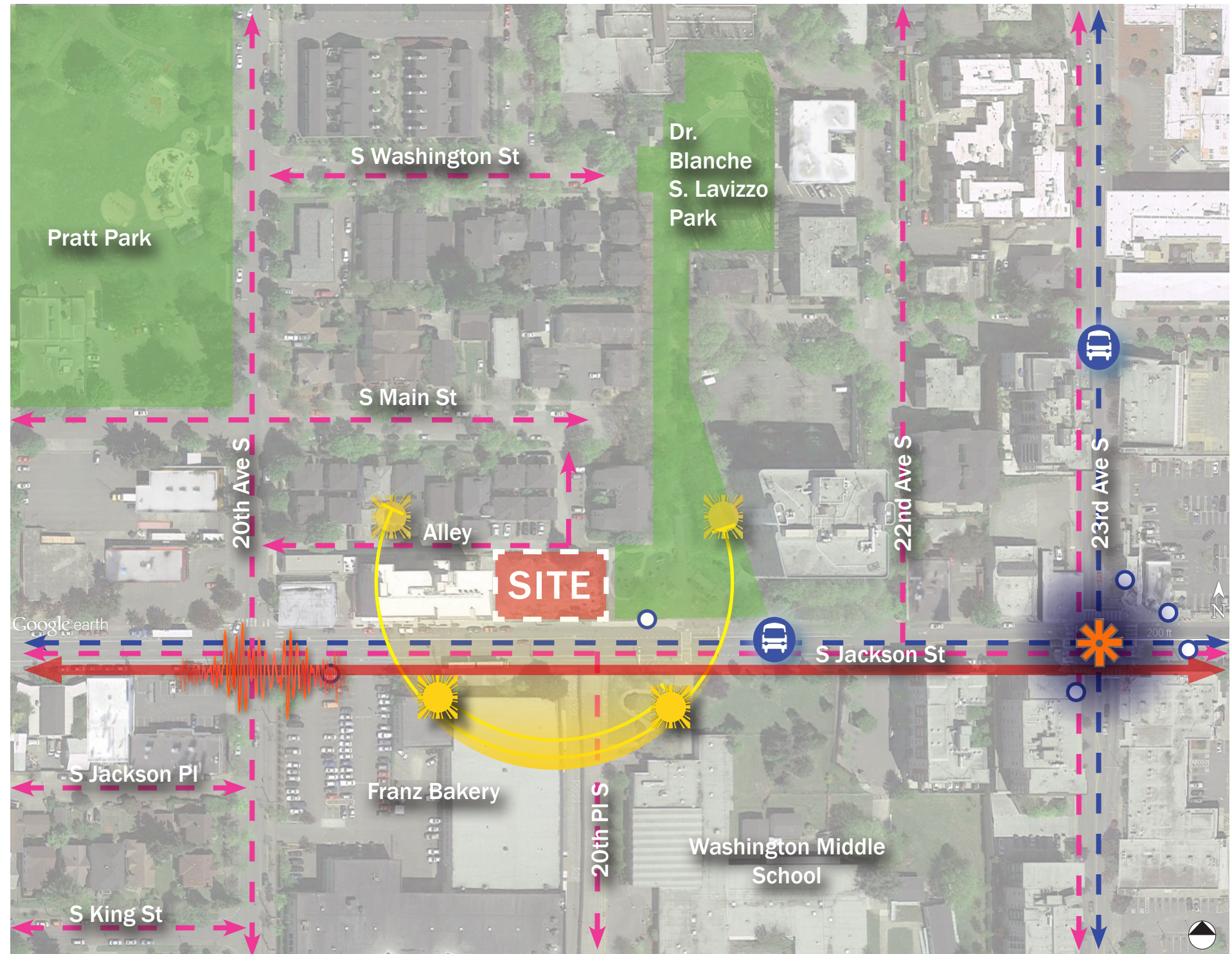
EXISTING SITE CONDITIONS
AERIAL VIEW OF SITE



EXISTING SITE CONDITIONS CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

Noise from S. Jackson Street



21 June 2014: Sunrise 5:11 AM, Sunset 9:11 PM
21 December 2013: Sunrise 7:55 AM, Sunset 4:20 PM

Bus Route
Bus Stop
Vehicular Route

Retail Hub

Neighborhood Gateway

Major Barrier

OPPORTUNITIES

Access to Dr. Blanche S. Lavizzo Park and Pratt Park

Fast transit routes to Downtown Seattle

Close proximity to the retail core of 23rd Ave S and S Jackson St.

Good solar access to south

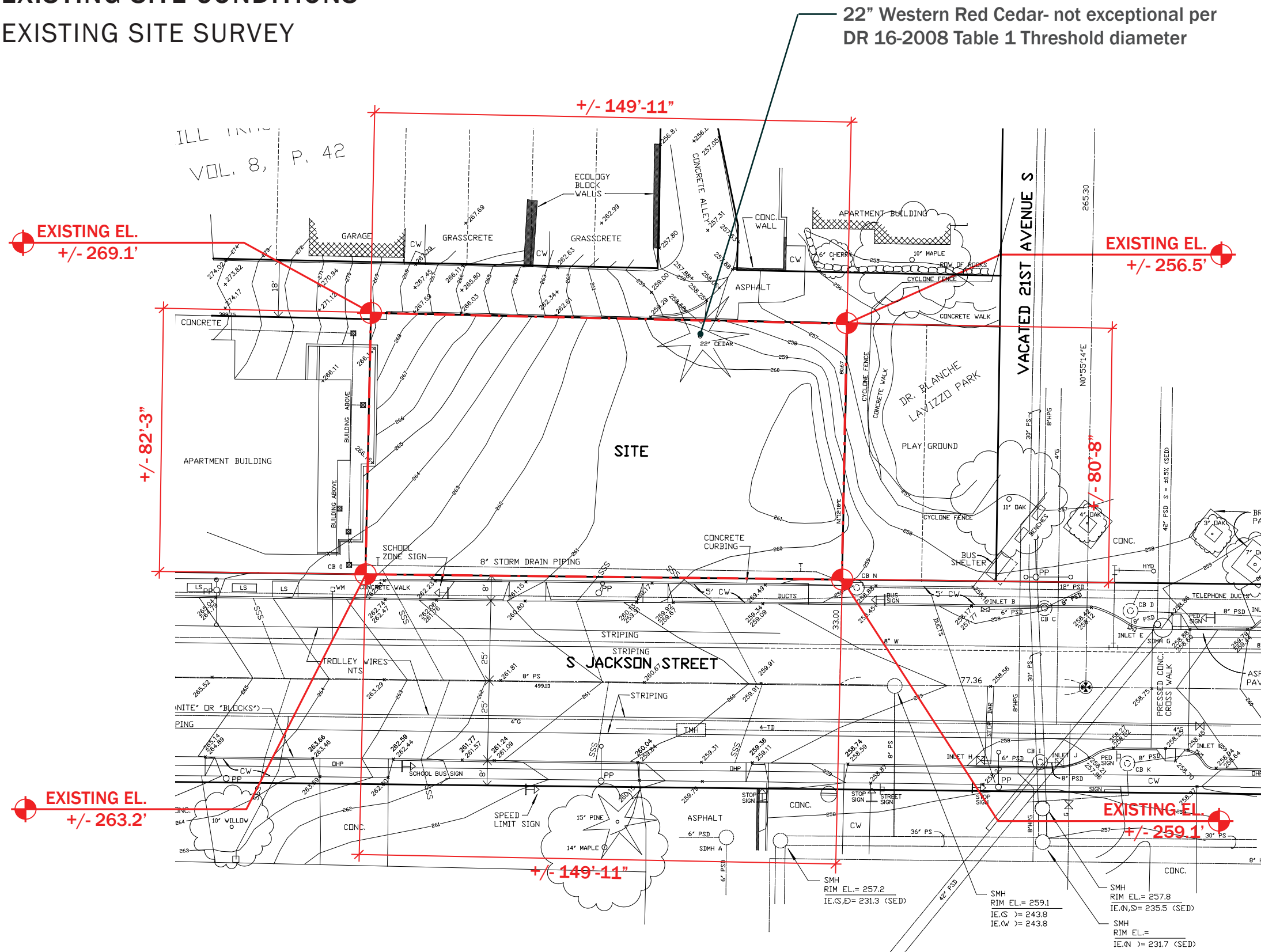
Pedestrian-Friendly Alleyway adjacent to site

Close proximity to recommended greenways on 20th Ave S, 22nd Ave S and 20th Place S

Close proximity to Judkins Park (to south)

EXISTING SITE SURVEY

LOTS 14, THROUGH 19, INCLUSIVE,
BLOCK 22, HILL TRACT ADDITION TO THE
CITY OF SEATTLE, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME
8 OF PLATS, PAGE 42, IN KING COUNTY,
WASHINGTON.



DESIGN ALTERNATIVES PRESENTED AT EARLY DESIGN GUIDANCE MEETING JUNE 25, 2014



OPTION A

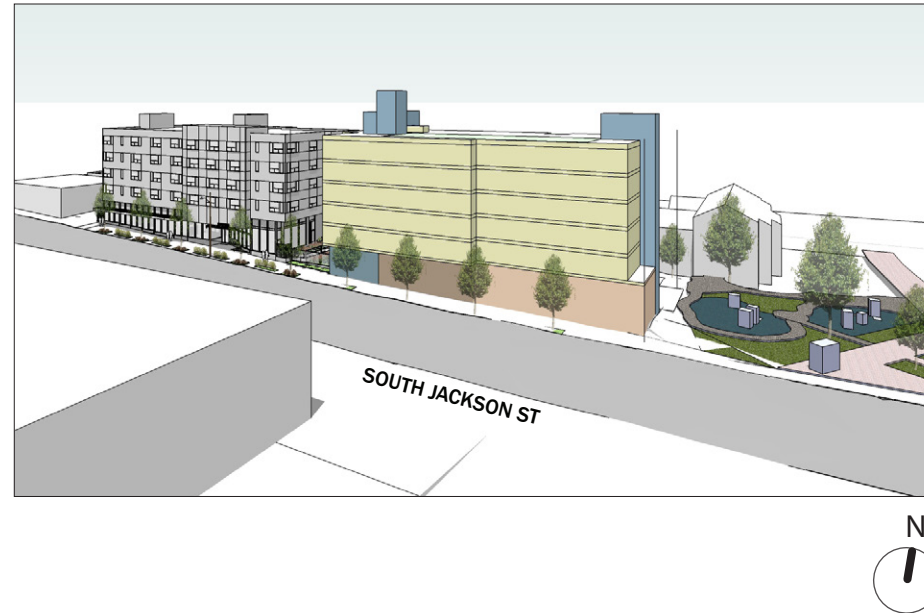
- FAR = 4.5 (max allowable FAR = 4.75)
- 57,888 gsf total
- 65 units+ 5 live-work units + 5 parking spaces

Pros:

- Residential lobby and common spaces are adjacent to Ernestine Anderson Place common space, potential for connection between the spaces.
- Maximizes open space adjacent to Ernestine Anderson Place.
- Large roof deck with abundant territorial views.
- Building setback at grade along S. Jackson St. creates a generous and protected sidewalk.

Cons:

- Massing at east property line will result in a blank facade facing the park.
- Maximum afternoon shadows over park.
- Building lacks modulation along park facade.
- Limited opportunity for openings adjacent to park.
- Departure request for rear yard setback.



OPTION B - CODE COMPLIANT

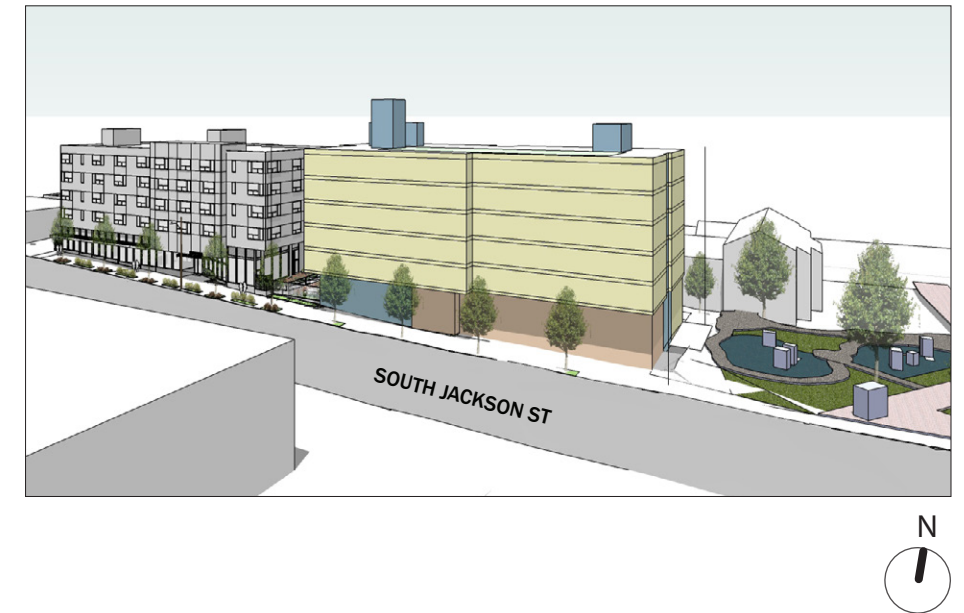
- FAR = 4.4 (max allowable FAR = 4.75)
- 57,520 gsf total
- 65 units + 5 live-work units + 5 parking spaces

Pros:

- Residential lobby and common spaces are adjacent to Ernestine Anderson Place common space, potential for connection between the spaces.
- Building setback at SW corner to provide light and air to Ernestine Anderson Place and the building.
- Large roof deck with abundant territorial views.
- Building setback at grade along S. Jackson St. creates a generous and protected sidewalk.
- Upper floor building setback at east property line provides modulation and windows facing the park.

Cons:

- Scheme with minimum amount of open space adjacent to Ernestine Anderson Place.
- Minimum modulation along Jackson at pedestrian scale.
- The live-work units extend to the east property line, resulting in a blank wall condition at the east property line.



OPTION C - **PREFERRED**

- FAR = 4.30 (max allowable FAR = 4.75)
- 55,159 gsf total
- 66 units + 4 live-work units + 5 parking spaces

Pros:

- Residential lobby and common spaces are adjacent to Ernestine Anderson Place common space, potential for connection between the spaces.
- Building setback at SW corner to provide light and air to Ernestine Anderson Place and the building.
- Large roof deck with abundant territorial views.
- Building setback at grade along S. Jackson St. creates a generous and protected sidewalk.
- Upper floor building setback at east property line provides modulation and windows facing the park.
- Maximum active program adjacent to the park.
- Activates alley with townhouse unit and common room.
- Building provides best modulation on all sides and balanced setbacks.
- Highest and best use for the site.

Cons:

- Departure request for rear yard setback.

DESIGN GUIDELINES
ATTACHMENT B & EDG MEETING KEY ISSUES

Attachment B
MUP Application for Design Review
2020 S. Jackson St.
DPD# 3017251

1. Please describe the proposal in detail, including types of uses; size of structure(s) location of structure(s), amount, location and access to parking; special treatment of any particular physical site features (vegetation, watercourses, slopes, e.g., etc.)

The proposal is for a 7-story, 52,366 SF mixed-use building containing 66 units of affordable housing and two live/work units. The site is located in the 23rd & Jackson Residential Urban Village, less than three blocks from Pratt Park and immediately adjacent to Dr. Blanche S. Lavizzo Park. The site measures approximately 150' x 81' with a total area of 12.212 square feet. It is bounded by a 6-story apartment building to the west, S. Jackson St to the south, Dr. Blanche S. Lavizzo Park to the east, and single family homes to the north. The site slopes moderately from west to east +/- 12 feet (8%). The site is currently a vacant lot.

SUMMARY OF KEY ISSUES DISCUSSED AT EDG MEETING

- 1. Provide additional relief at the alley via setback and / or modulation.
- 2. Revise massing to provide a strong connection to the park. Project site acts like a corner site adjacent to the park.
- 3. Support a strong building edge along South Jackson Street.
- 4. Support shared courtyard at west as opportunity to create a strong connection to the public realm by providing opportunity for resident interaction.
- 5. Distinct architectural character from Ernestine Anderson Place.
- 6. Live-work frontage needs to reinforce pedestrian activity along S. Jackson St.
- 7. Explore alternate parking access points. NOTE: SINCE THE EDG MEETING, PARKING IS NO LONGER PROPOSED FOR THE PROJECT.

CS1: NATURAL SYSTEMS AND SITE FEATURES

CS1-B Sunlight and Natural Ventilation.

Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible. Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on the site. Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

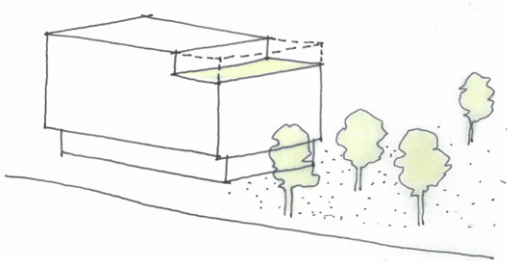
GUIDANCE

The Board recommended the project minimize shading on adjacent sites by providing additional relief at the alley via setbacks and/or modulation. The Board requested solar exposure studies, to be presented at the Recommendation Meeting, that illustrate the impacts of all schemes on the alley.

APPLICANT'S RESPONSE

The upper residential floor mass overhangs to the south to maximize light and air across the alley to the north lowrise residences.

The alley façade has been revised so that the upper residential floors are set back a minimum of 13'-2" to 14'-8" from the alley. The proposed setback enhances the alley by providing additional area for ground level landscaping, while reducing the building shadow on the properties to the north. The upper mass at the east has also been eroded to locate a roof deck on level 7. This change further reduces the amount of building shadow to the north. Modulation at the upper floors and base of the building, in material texture, color, and landscaping breaks up an otherwise long monotonous façade into smaller, interesting segments. Please also refer to the sun/shadow studies of the updated scheme are included in this packet.



STAGGERING MASSING TOWARD PARK

CS1-D Plants and Habitat.

Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

GUIDANCE

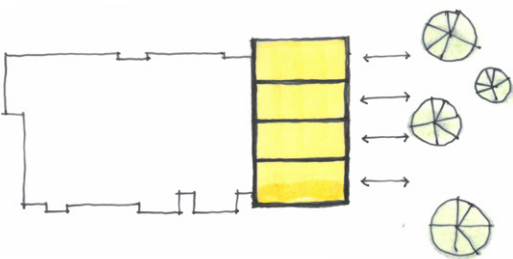
The Board recommended further development of the programming and design to better relate to the park and provide opportunities for interaction through use of windows, active uses, modulation, and/or materials to better respond to the park. The Board requested three highly detailed massing options (including perspectives) be presented at the Recommendation Meeting.

APPLICANT'S RESPONSE

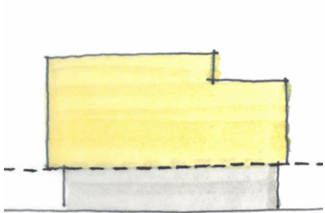
Responding to the park at the scale of the neighborhood, the building's upper mass at the east has been eroded to locate a roof deck on level 7. This setback responds to the park visually and programmatically. Visually, the roof deck canopy relates to the main entry canopy and looks towards the park in the east. Programmatically, the common roof deck is oriented towards the park.

At the east building base, four residential townhouse units have been introduced that are oriented to the park instead of S. Jackson Street. The modulation and treatment of the townhouse entries, patios, and large windows emphasize this portion of the façade as the front of these units. The large patios and secondary walkway element allow for residential access and introduce activity along the east portion of the site.

Please refer to three options, including perspectives, provided in this packet for the building response to the park.



TOWNHOUSES ENLIVENING THE PARK



TOP & BOTTOM DESIGN



SUNSHADES FOR SOLAR RELIEF

CS2: URBAN PATTERN AND FORM

CS2-A Location in the City and Neighborhood.

Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

GUIDANCE

The position of the structure and its proximity to the park at east and alley at north elevate the need to articulate all facades with high quality materials and design.

APPLICANT'S RESPONSE

The building design evolves from the distinction between the top and bottom of the building mass. The upper residential floor design features a skin that wraps around the building. The skin is further broken down with slots that occur on all 4 facades. The modulation and accent color at the slots further articulates the building design. Sunshades along the west facade and a large overhanging roof canopy add further color and emphasis to the building facade.

At the ground level the facade development relates to the ground context. Along S. Jackson St, the street level uses transition from a hard urban edge at the main residential lobby entry at the west to more softer landscaping as the uses go from live-work units to the townhouse oriented towards the park. A large canopy frames the residential lobby entry. The east façade features residential townhouse entries oriented to the park. The north façade contains lush landscaping at the ground level and modulation at the bike room and stair entries. The west façade features a shared courtyard and shared common spaces between the Ernestine Anderson Place and this project.

EDG REPORT GUIDANCE & RESPONSE

CITY OF SEATTLE & EAST DRB

CS2-B Adjacent Sites, Streets, and Open Spaces.

Identify opportunities for the project to make a strong connection to the street and public realm.

GUIDANCE

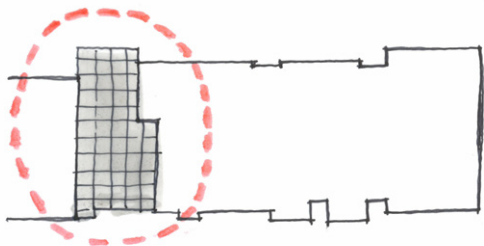
The Board supported a strong building edge along South Jackson Street, finding this to be an appropriate response to the neighborhood. At the west end of the site, a courtyard is proposed at the residential lobby entrance; the Board agreed this courtyard creates a strong connection to the public realm by providing opportunity for resident interaction.

The Board emphasized the importance of the connection to the adjacent park to the east, and recommended further development of façade composition, articulation, high quality building materials, programming, and/or entrances to further express the connection to the park. The Board requested that perspective drawings showing this relationship be presented at the Recommendation Meeting.

APPLICANT’S RESPONSE

The shared courtyard will feature spaces to sit and people watch. The existing courtyard details such as paver types, plantings, planters and railings will be continued into the new courtyard. Detailed perspectives of the shared courtyard have been provided.

The relationship of the building to the park is shown in perspectives included in this packet. The townhouse entries are articulated in a similar manner to the main building entry and live/work entries at the south façade. This provides a unifying element between the facades, while creating more of a corner condition than shown at the EDG Meeting. The secondary, townhouse entries and shared patios provide a place for activity and small-scale interaction overlooking the park.



SHARED COMMON COURTYARD WITH ADJACENT BUILDING TO WEST

CS2-C Relationship to the Block.

Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

GUIDANCE

The Board agreed that this site acts as a corner site and a mid-block site due to its adjacency to the park. The Board encouraged a corner entrance and/or angling of the façade at the southeast corner to serve as a focal point and better relate to the park by providing a gateway to the park.

As a mid-block site, the Board agreed that a strong edge along South Jackson Street is appropriate, and provides a good response to existing development along this corridor and provides opportunity for future retail uses.

APPLICANT’S RESPONSE

The building responds to the corner condition created by the park by:

- (1) eroding the upper floor mass to acknowledge the park
- (2) locating the roof deck to overlook the park
- (3) locating 4 townhouse entries along the east façade of the building. The ground levels of the building are set back from both the east and south property lines to soften the corner at this location, while providing outdoor areas for the townhouses that relate to the smaller scale of the park.

The upper floor levels address the corner condition with large corner windows and the roof deck canopy that projects from the face of the building.

CS2-D Height, Bulk, and Scale.

For projects located at the edge of different zones, provide an appropriate transition or compliment to the adjacent zone(s). Projects should create a step in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development. Strive for a successful transition between zones where a project abuts a less intense zone. Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

GUIDANCE

The Board discussed the adjacency of the residential uses to the north across the alley. The Board agreed there is a need for an appropriate transition, and recommended the use of setbacks, landscaping, and/or modulation to provide a successful transition between zones and uses.

APPLICANT’S RESPONSE

As previously stated in CS1-B, the alley façade has been revised so that the upper residential floors are set back a minimum of 13’-2” to 14’-8” from the alley. The proposed setback enhances the alley by providing additional area for ground level landscaping, while reducing the building shadow on the properties to the north. The upper mass at the east has also been eroded to locate a roof deck on level 7. This change further reduces the amount of building shadow to the north. Modulation at the upper floors and base of the building, in material texture, color, and landscaping breaks up an otherwise long monotonous façade into smaller, interesting segments.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

CS3-A Emphasizing Positive Neighborhood Attributes.

In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

GUIDANCE

The Board recommended the use of durable, high quality materials compatible with the adjacent development, and to create a distinctive architectural character, not replicating the structure to the west

APPLICANT’S RESPONSE

Both this project and the adjacent structure to the west (Ernestine Anderson Place) utilize fiber cement panels at the body of the building. However, the slate blue color of the proposed project provides subtle contrast with the warm grey and rust red of the adjacent building. The overall massing further emphasizes the difference between the two projects; whereas Ernestine Anderson uses wide bays to provide relief along the façade, this project uses narrow slots to introduce modulation at the upper floors.

PL1: CONNECTIVITY

PL1-A Network of Open Spaces.

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-C Outdoor Uses and Activities.

Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes. In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending. Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety

GUIDANCE

The Board emphasized the importance of the interface of the project with the park. The Board is concerned that the options presented do not provide an adequate response to the park, and recommend further development and consideration of programming, modulation, setbacks, and high quality materials that respond to the open space condition. The Board noted that this site, with its proximity to the park, acts as a corner site, and provides opportunity to treat the southeast corner as such. The Board encouraged consideration of angling the entrance at this corner. The Board requested the following information be presented at the Recommendation Meeting: three new distinctive, highly detailed options that showcase a strong connection with the park. Perspectives shall also be presented.

APPLICANT’S RESPONSE

Please refer to the responses CS1-D, CS2-B, and CS2-C. The common roof deck overlooks the park, further contributing to the network of open spaces in the neighborhood. The townhouse secondary entries facing the park allow for interaction between the residents and the park.

PL2: WALKABILITY

PL2-B Safety and Security.

Create a safe environment by providing lines of sight and encouraging natural surveillance. Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. Ensure transparency of street-level uses (for uses such as non-residential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

GUIDANCE

The Board agreed that windows and pedestrian entrances on the [east] façade would provide an opportunity for increased safety and comfort for users of the park and residents of the structure. The Board recommended further development of this façade, and its response to the park.

APPLICANT’S RESPONSE

The upper roof deck facing the park that will introduce activity and eyes on the park. The residential townhouses face the park, and provide secondary, individual entrances to the building. The townhouses will also introduce activity adjacent to the park with shared patios and more windows at the east façade.

EDG REPORT GUIDANCE & RESPONSE

CITY OF SEATTLE & EAST DRB

PL3: STREET-LEVEL INTERACTION

PL3-A Entries.

Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

GUIDANCE

The Board discussed the live-work units and the setback proposed in Option C. The Board is concerned that the increased setback will discourage commercial activity and the potential for retail at this location in the future. The Board encouraged the use of materials of high quality and human scale to articulate the entrances and create a cohesive street front.

APPLICANT’S RESPONSE

The live/work main exterior wall has been relocated to be 30” from the sidewalk. The 30” space will allow for a landscape buffer between the sidewalk and the face of the live/works. The exterior wall of the live works features large storefront glazing to maintain a direct visual connection to the sidewalk and activate the pedestrian experience.

The live/work entries are recessed approximately 5’ from the sidewalk to allow for a grade transition and provide relief from the busy S. Jackson street. The entries to the live/works will be marked with stamped concrete texture.

The townhouse entries are oriented to the park, away from busy S. Jackson St. The scale of the townhouses is further delineated with small canopies and privacy screens in similar material.

DC1: PROJECT USES AND ACTIVITIES

DC1-C Parking and Service Uses.

Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

GUIDANCE

The Board discussed access to the proposed vehicular parking, and its interface with the existing users. The Board agreed that the alley currently functions similarly to a street as it serves multiple residential units who use the alley to walk to the park. The Board recommended further study of this interaction, and requested the presentation of three highly detailed options (including perspectives) at the Recommendation Meeting that showcase different arrangements of vehicular access and parking that are sensitive to the existing functionality of the alley. The use of setbacks, landscaping, and/or screening and materials was recommended by the Board.

APPLICANT’S RESPONSE

Subsequent to the EDG meeting, on-site parking has been eliminated from the project. The EDG preferred scheme proposed a ground level setback of 7’-8” to 9’-2” from the alley and 10’-8”-12’ setback at the upper floors. The current proposed scheme sets back 13’-2” to 14’-8” from the alley. Furthermore, the upper mass at the east has been eroded to locate a roof deck on level 7. This set back further enhances the alley.

The portions of the alley façade that were devoted to garage entry and exit are now available for landscaping and/or a greenscreen. Additional landscaping will increase the appeal of the alley façade at a pedestrian scale, while providing a buffer between the residential portions of the building and the shared use of the alley. Detailed perspectives have been included to illustrate the proposed alley design.

Now that the parking has been eliminated and the building is significantly set back from the alley, the draft packet does not include massing options for different parking access options.

DC2: ARCHITECTURAL CONCEPT

DC2-A Massing.

Use secondary architectural elements to reduce the perceived mass of larger objects.

DC2-D Scale and Texture.

Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

GUIDANCE

The Board agreed that the site context provides an opportunity to articulate each building façade, and relate to the adjacent use. The Board recommended the use of elements such as entries, courtyards, landscaping, and/or materials to provide human scale and reduce perceived mass. The Board requested perspectives and elevations of each façade be presented at the Recommendation Meeting.

APPLICANT’S RESPONSE

Along the south façade moving from west to east, the architecture defines the transition from public to more private use. As the façade wraps the corner to the east and the park, the townhouse entries and patios reduce the mass of the building to relate to the human scale of the park. At the north façade, changes in material type and texture, along with landscaping, create interest, reduce scale, and help illustrate the interior program along the face of the building. The more transparent northwest and southwest corners, along with the west façade emphasize the communal nature of the shared courtyard at this location. Please also refer to the perspectives and elevations included in this packet.

DC3: OPEN SPACE CONCEPT

DC3-B Open Space Uses and Activities.

Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-C Design.

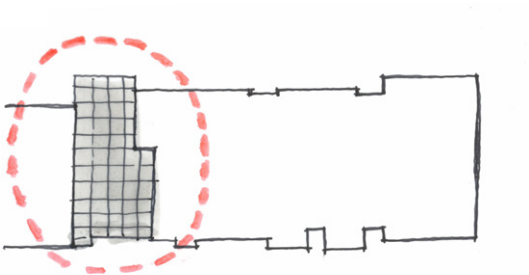
Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers, or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future. Create attractive outdoor spaces suited to the uses envisioned for the project.

GUIDANCE

The Board agreed that the existing context creates opportunity for a strong open space concept. The Board agreed the courtyard at the west end of the site reinforces and enhances the existing courtyard on the property to the west. The Board agreed the combination of these two courtyards will provide opportunity for attractive outdoor space suited to the residents of both buildings.

APPLICANT’S RESPONSE

As previously stated in CS2-B, the shared courtyard will feature spaces to sit and people watch. The existing courtyard treatment such as paver types, plantings, planters and railings will be continued into the new courtyard. Detailed perspectives of the shared courtyard have been provided.



SHARED COMMON COURTYARD WITH ADJACENT BUILDING TO WEST

DC4: EXTERIOR ELEMENTS AND FINISHES

DC4-D Trees, Landscape, and Hardscape Materials.

Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

GUIDANCE

The Board agreed that the courtyard is best located at the residential lobby, and recommended the use of high quality materials and landscape to enliven this open space. The Board recommended the use of high quality elements and finishes for the building and its open space at all facades. The Board requested detailed elevations of each façade be presented at the Recommendation Meeting.

APPLICANT’S RESPONSE

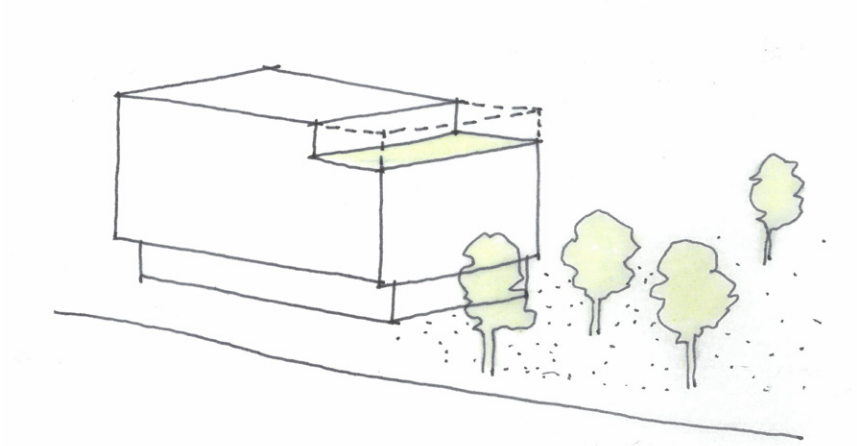
Hardscape in a checkerboard pattern matches the existing portion of the shared courtyard. Additional landscaping to the south softens the edges of the courtyard and provides a transition to the sidewalk. Smaller pots in the south entry plaza allow for more hardscape, appropriate to an urban environment, while the landscaping at the live -work units and residential portions of the building serve to provide interest and screening at the lower levels. Both the live-work units and townhouse patios share a similar paving treatment to emphasize them as different from the main building entrance. Elevations of the facades have been provided.

ARCHITECTURAL CONCEPT

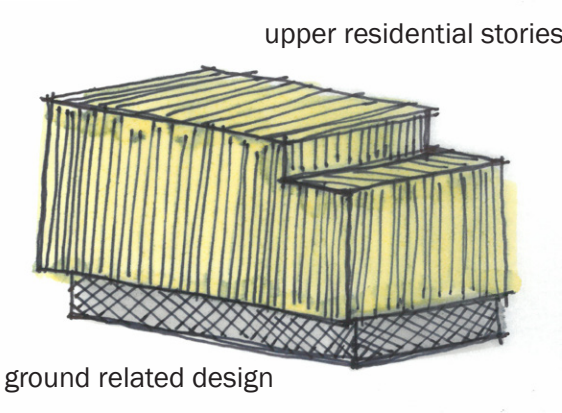


Images pictured (from left to right):
Entry overhang clad in wood-like finish, Fillmore Park Project by David Baker Architects, image by Bruce Damonte
Entry overhang clad in wood-like finish and entry pop out, Goodwill Job Training and Education Center by Mithun, image by Ben Benschneider
Character of townhouses on park, Alcyone Apartments Seattle by GGLO, image by Google street view
Townhouses on park, mixed-use project in Vancouver BC, image by Runberg Architecture Group

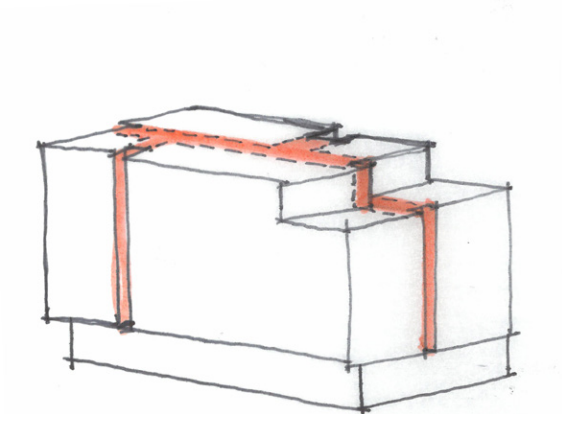
massing break down for roof deck adjacent to park



top + bottom separate entities



breakdown of upper residential mass with slots



upper floor skin



ARCHITECTURAL CONCEPT



Images pictured (from left to right):

Character of live/work on units on the street, Alley 24 design by NBBJ

Character of townhouse units on the street, 418 Bellevue by Runberg Architecture Group, image by Michael Walmsley

Upper residential floor window trim and color inspiration, 418 Bellevue by Runberg Architecture Group, image by Michael Walmsley

Upper floor skin and window pattern, UW West Campus Housing by Mahlum Architects, image by Ben Benschneider

Window pattern, use of sun shades and slots in upper floors, One Santa Fe mixed-use building by Michael Maltzan Architecture, image by Michael Maltzan Architecture

Strong building edge along S. Jackson

CS2-A: The building design evolved from the distinction between the top and bottom portions of the building mass. The upper residential design features a skin, which wraps the building and is modulated by slots on all four facades. The east ground façade features residential townhouse entries oriented to the park.

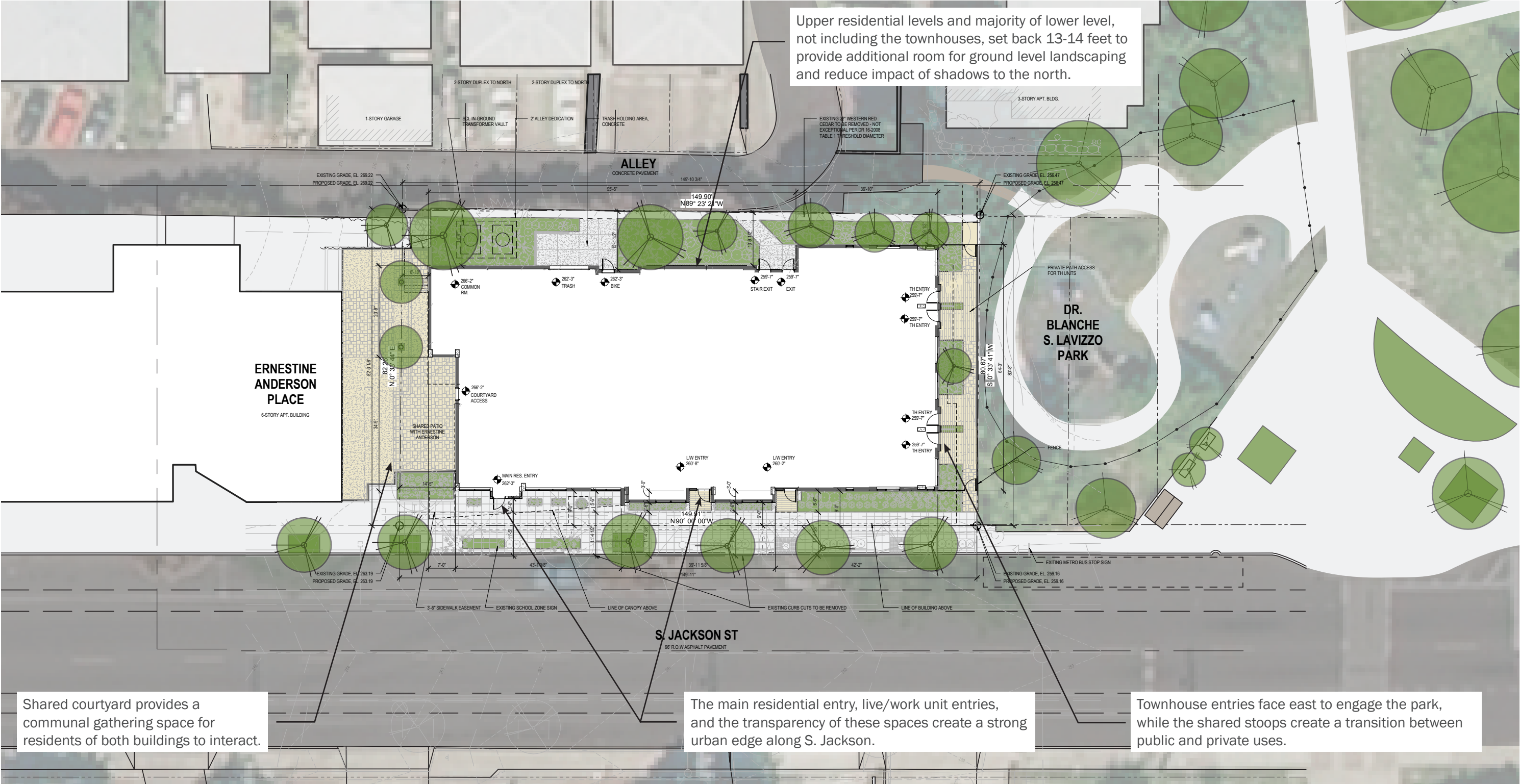


Set back massing to provide additional room for ground level landscaping at alley and reduce impact of shadows to the north.

Shared courtyard.

SITE PLAN

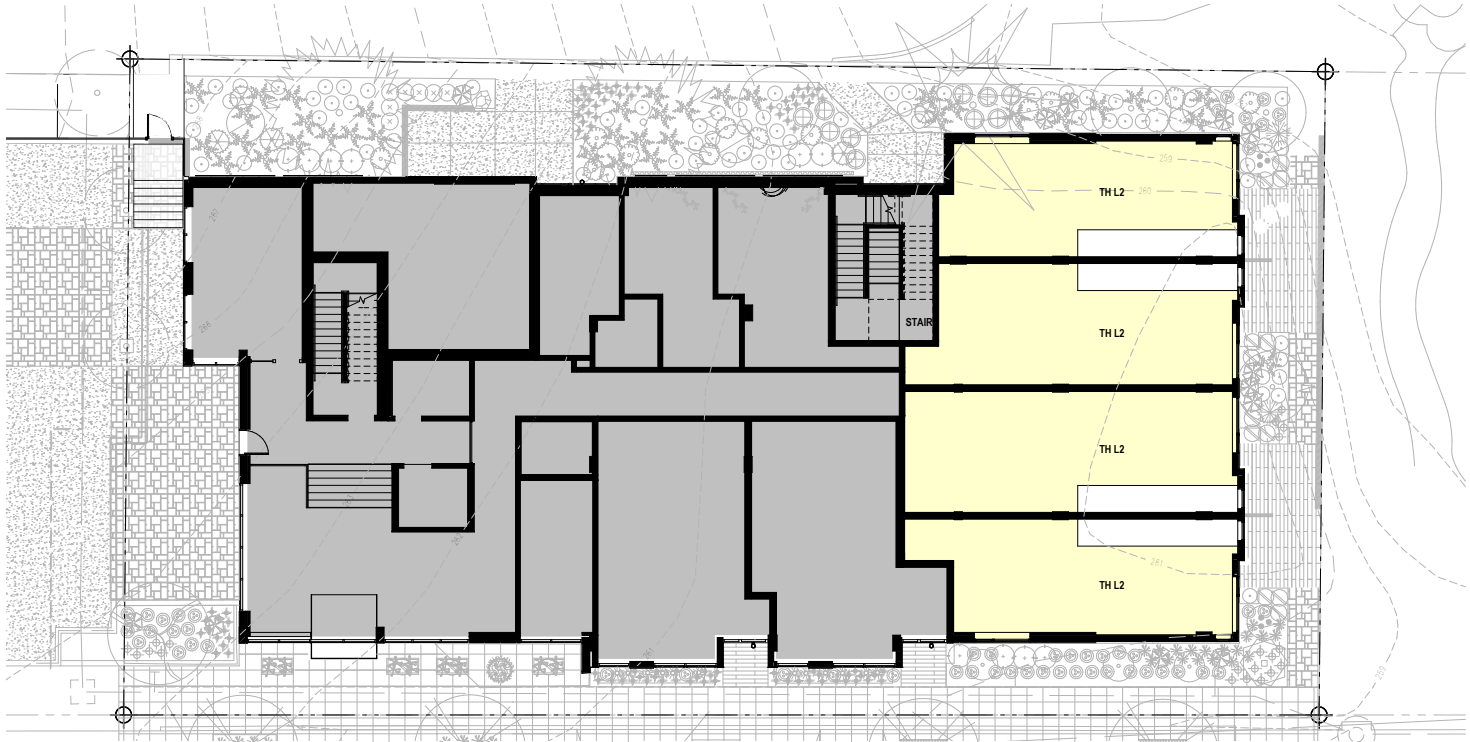
NOTE:
Please refer to pages 42-53 for
east massing alternates.



BUILDING PLAN
LEVEL 1



BUILDING PLAN
LEVELS 2-6



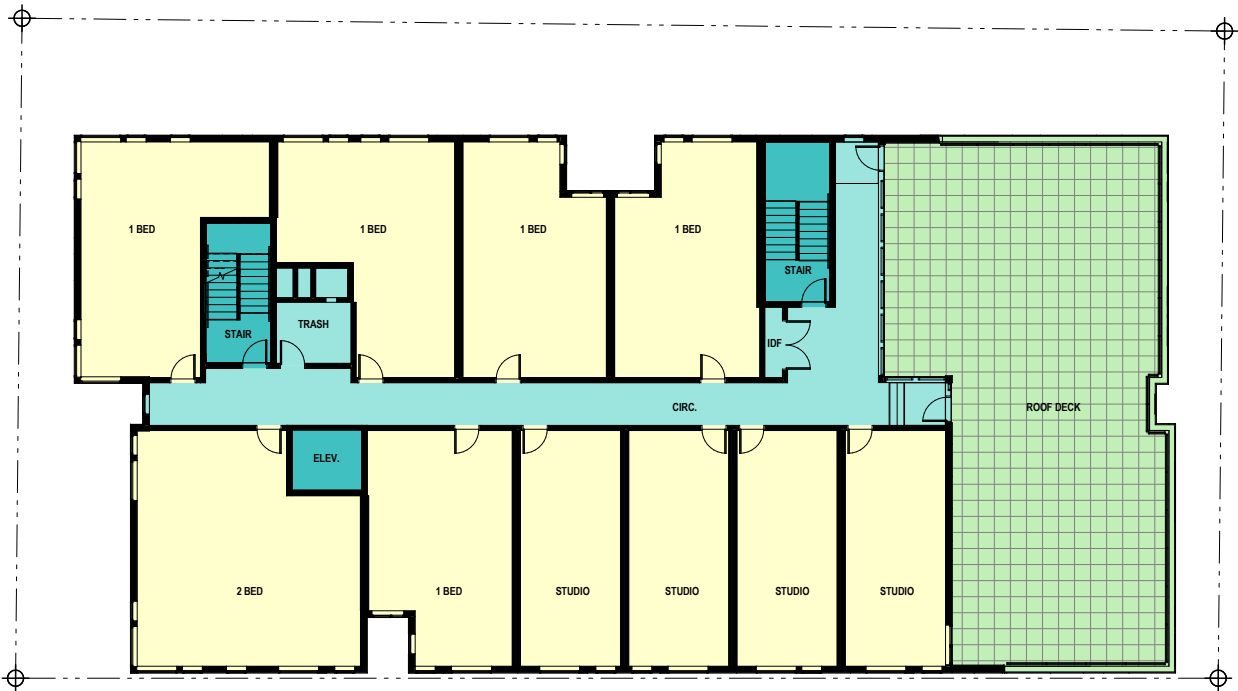
Level 2
N.T.S.



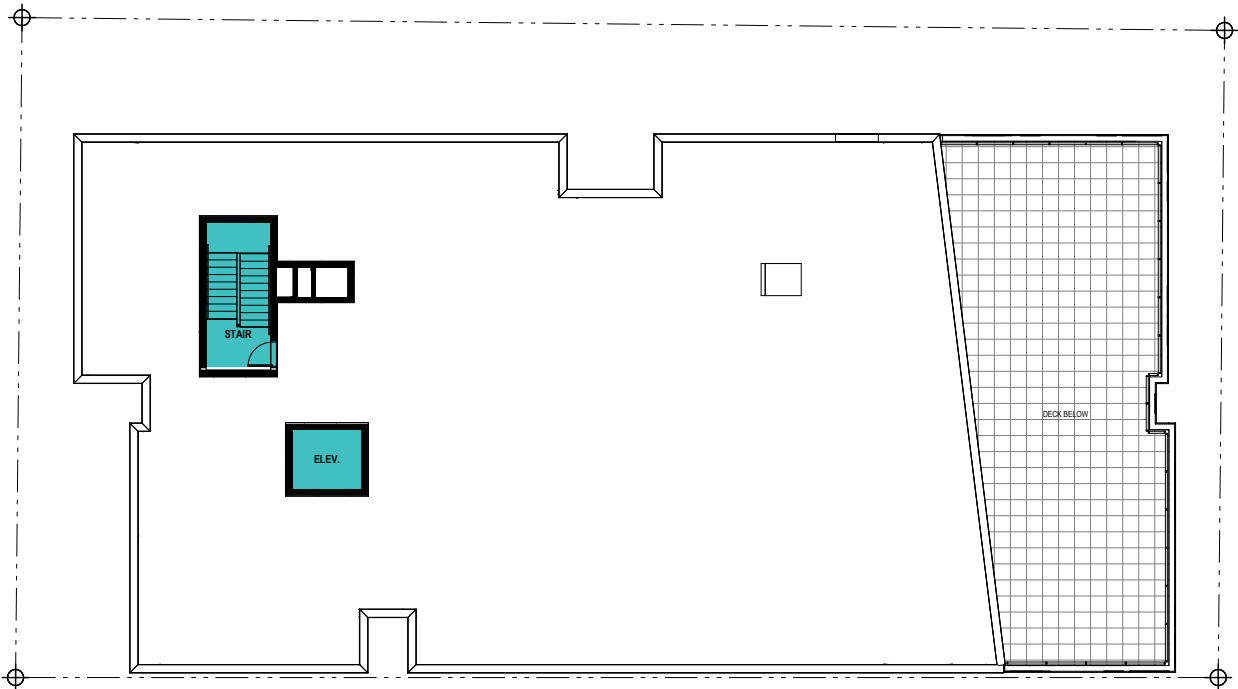
Levels 3-6
N.T.S.

- Vertical Circulation
- Lobby/Circulation/Mechanical
- Live/Work
- Residential
- Terrace/Roof Deck

BUILDING PLAN
LEVEL 7 & ROOF



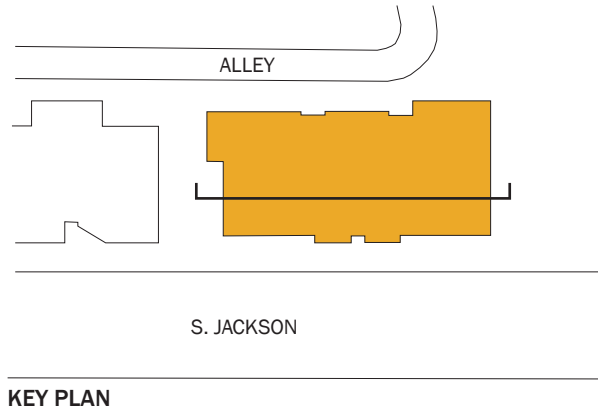
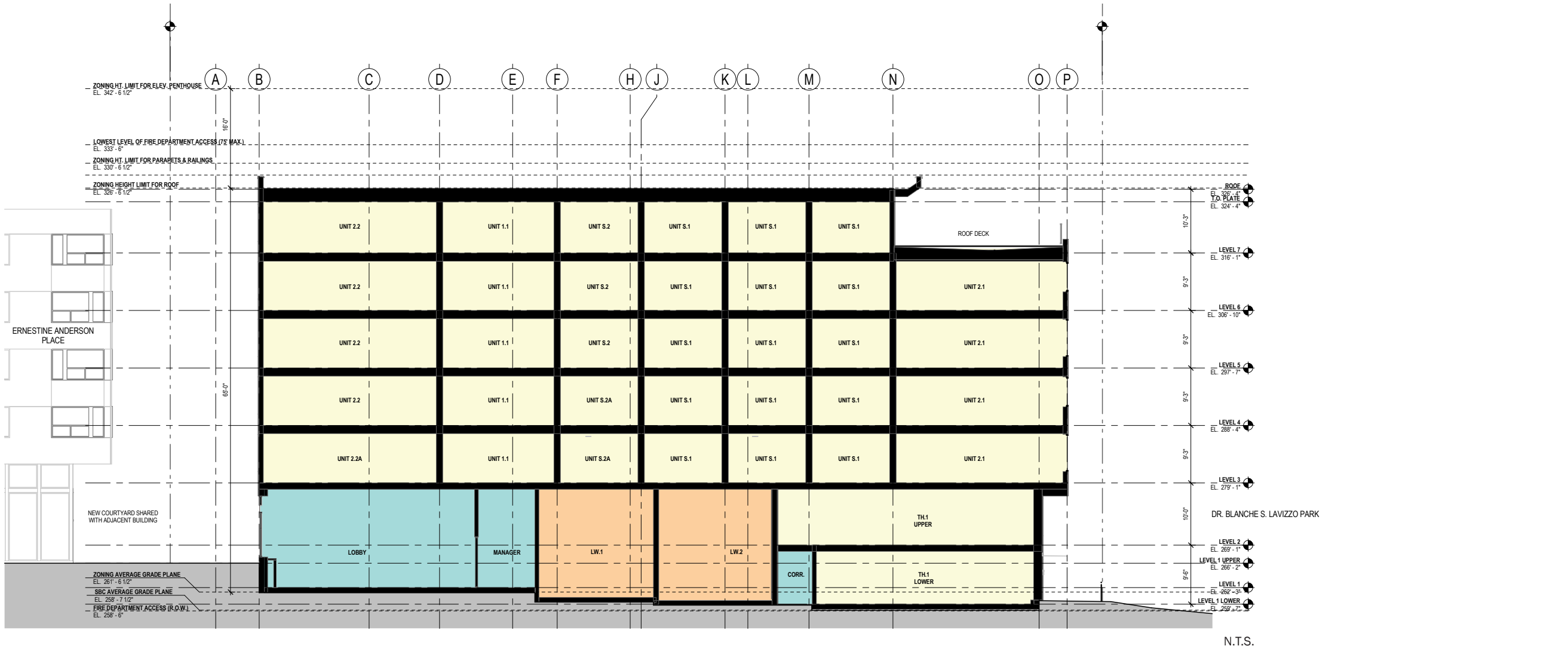
Level 7
N.T.S.



Roof Level
N.T.S.

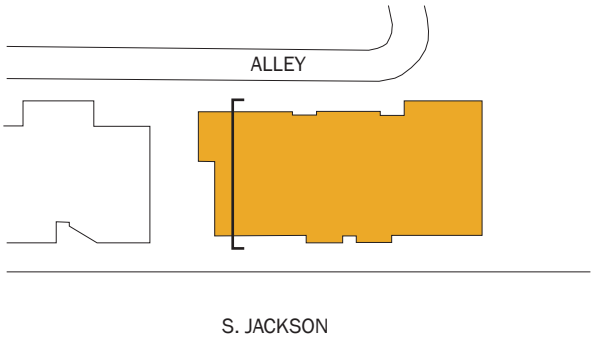
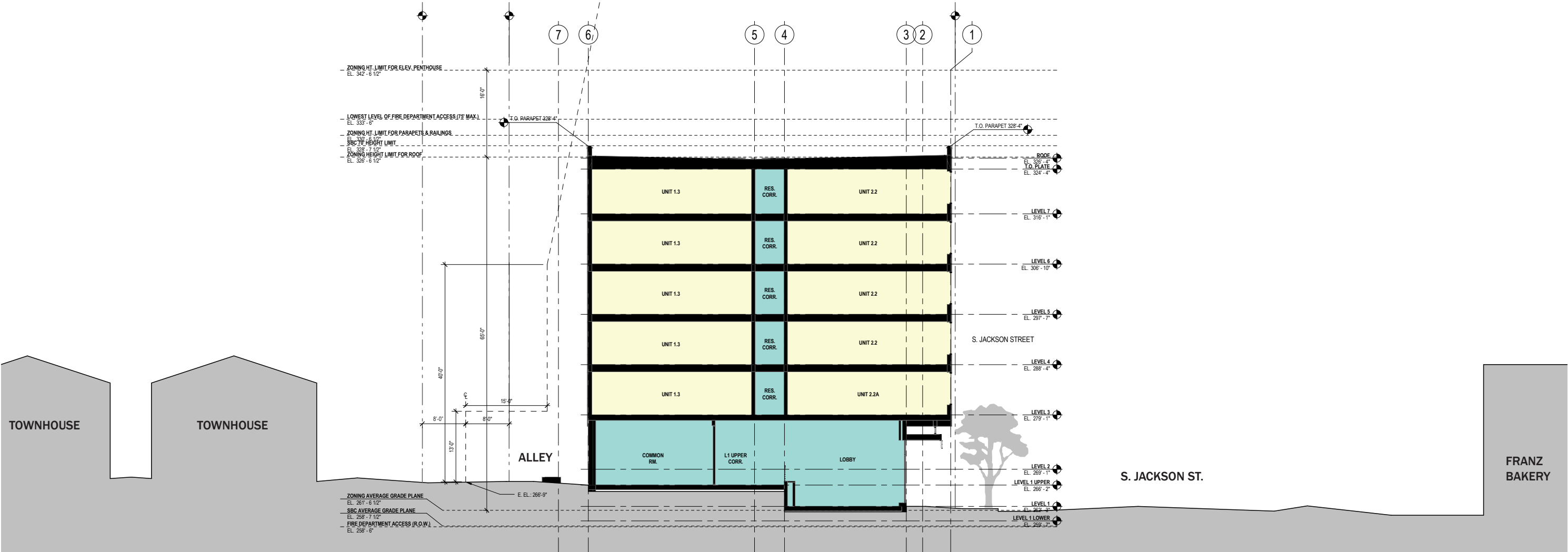
- Vertical Circulation
- Lobby/Circulation/Mechanical
- Live/Work
- Residential
- Terrace/Roof Deck

BUILDING SECTION EAST-WEST



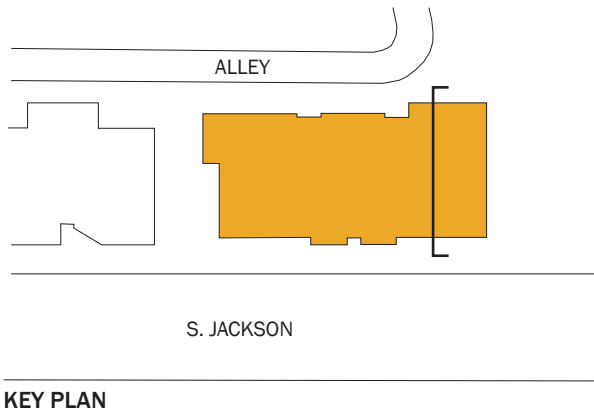
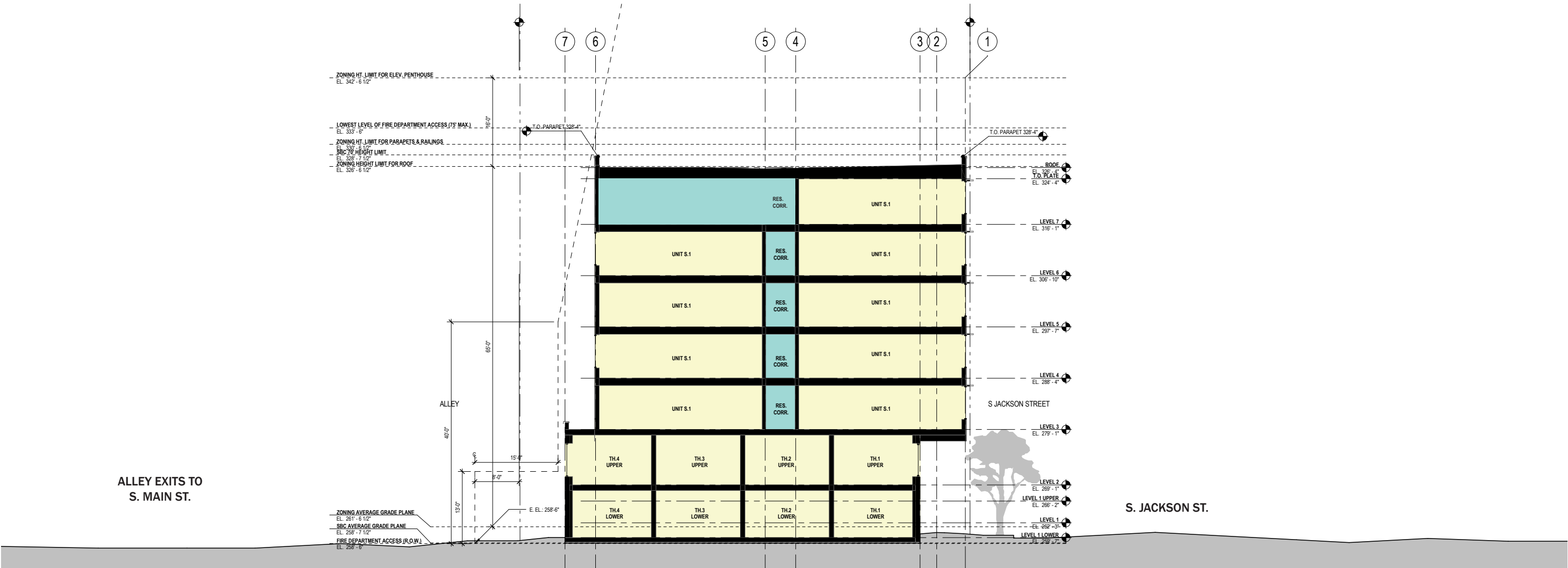
- Vertical Circulation
- Lobby/Circulation/Mechanical
- Live/Work
- Residential
- Terrace/Roof Deck

BUILDING SECTION
NORTH - SOUTH



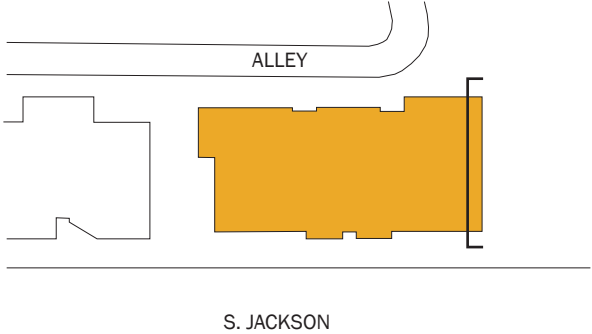
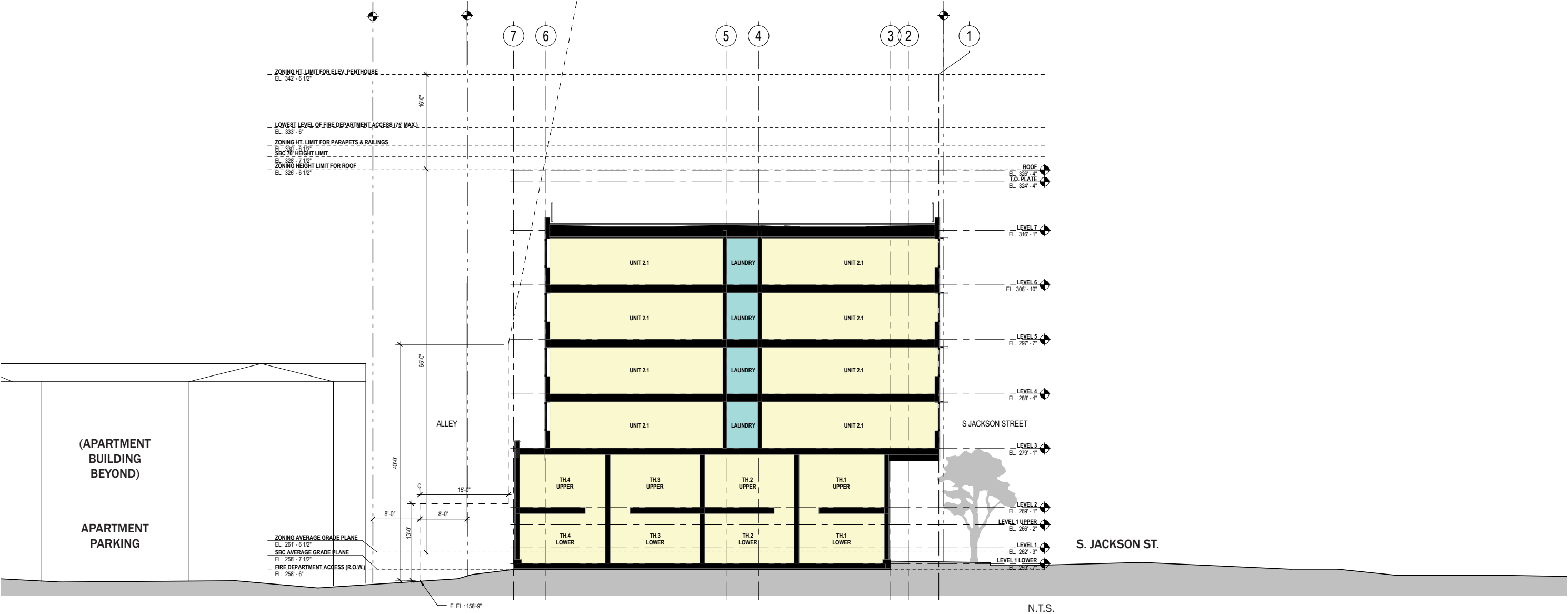
- Vertical Circulation
- Lobby/Circulation/Mechanical
- Live/Work
- Residential
- Terrace/Roof Deck

BUILDING SECTION NORTH - SOUTH



- Vertical Circulation
- Lobby/Circulation/Mechanical
- Live/Work
- Residential
- Terrace/Roof Deck

BUILDING SECTION
NORTH - SOUTH



KEY PLAN

- Vertical Circulation
- Lobby/Circulation/Mechanical
- Live/Work
- Residential
- Terrace/Roof Deck

MATERIAL PALETTE



RENDERINGS
VIEW FROM SOUTHWEST CORNER



CS1-D: At the southeast, the seventh story steps down, addressing Dr. Blanche Lavizzo Park. The roof deck at this location activates the space facing the park.

CS 2-A & CS2-B: The south facade offers a variety of pedestrian scale architectural elements with an angled, wood-clad entry canopy to enhance the main entrance, dynamic modulation of the street facade to define public and private spaces, and playful copper colored sunshades framing the windows above.

DC2-A & DC2-D: The angled, wood-clad overhang at the lobby cantilevers out to reinforce the primary entrance, while the lobby vestibule extends toward the street to encourage access. The live/work entries are recessed due to their more private use.

ELEVATIONS

SOUTH (S. JACKSON ST.)



STREET LEVEL VIEW FROM SOUTHWEST CORNER LOOKING TOWARDS RESIDENTIAL LOBBY ENTRY



CS 2-A, DC2-A, DC2-D: The angled, wood-clad overhang cantilevers out to reinforce the primary entrance while the lobby vestibule extends toward the street to encourage access at the pedestrian scale

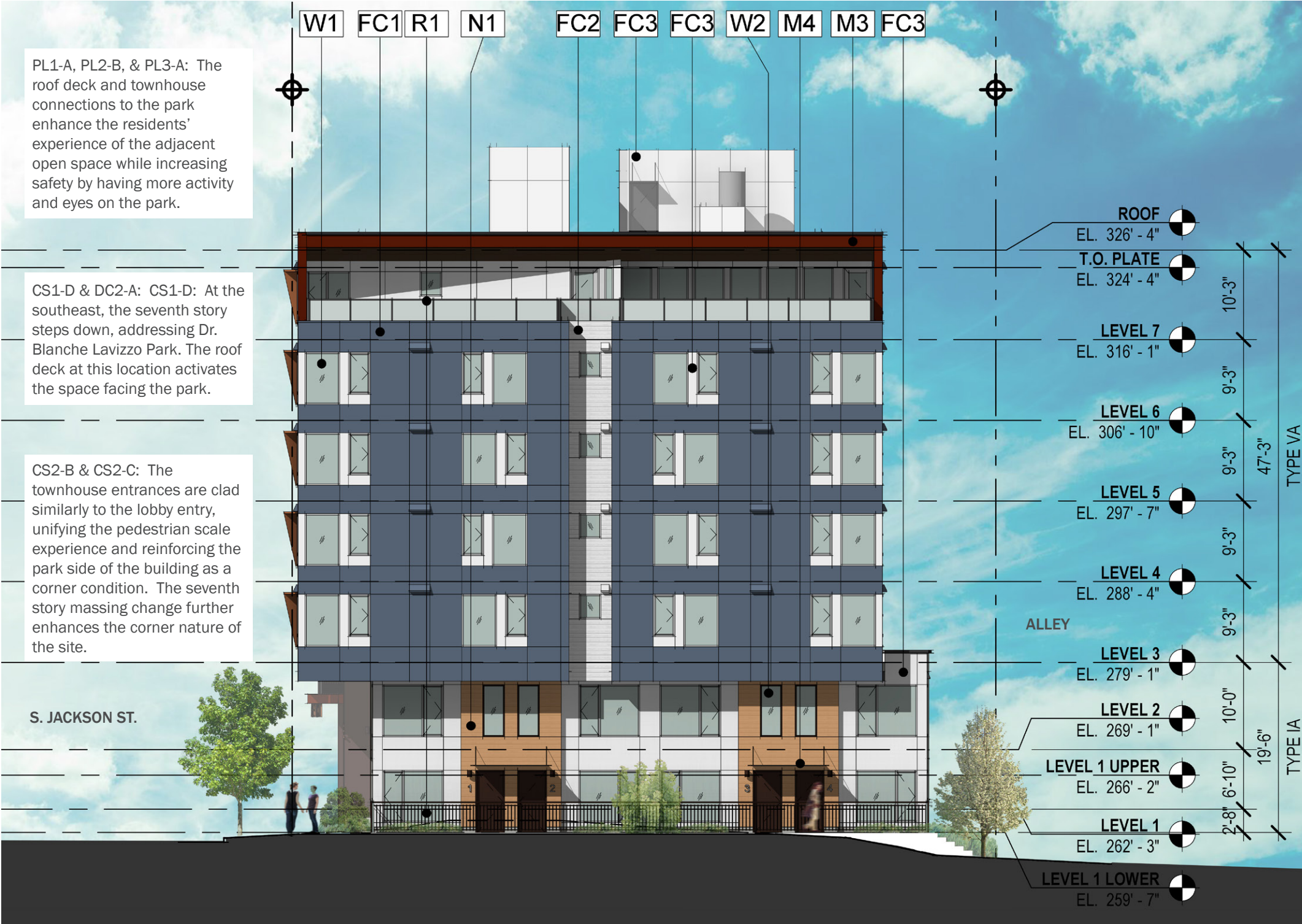
Main residential entry and vestibule

RENDERINGS

STREET LEVEL VIEW FROM SOUTHEAST LOOKING TOWARDS LIVE-WORK ENTRIES



ELEVATIONS
EAST - PREFERRED OPTION



PLAN
TOWNHOUSE PATIOS

OPTION 1

APPLICANT'S RESPONSE FOR PARK OPTIONS

Three options are shown for the building response to the park on the east. Option 1 includes orienting 4 townhouses to the park.

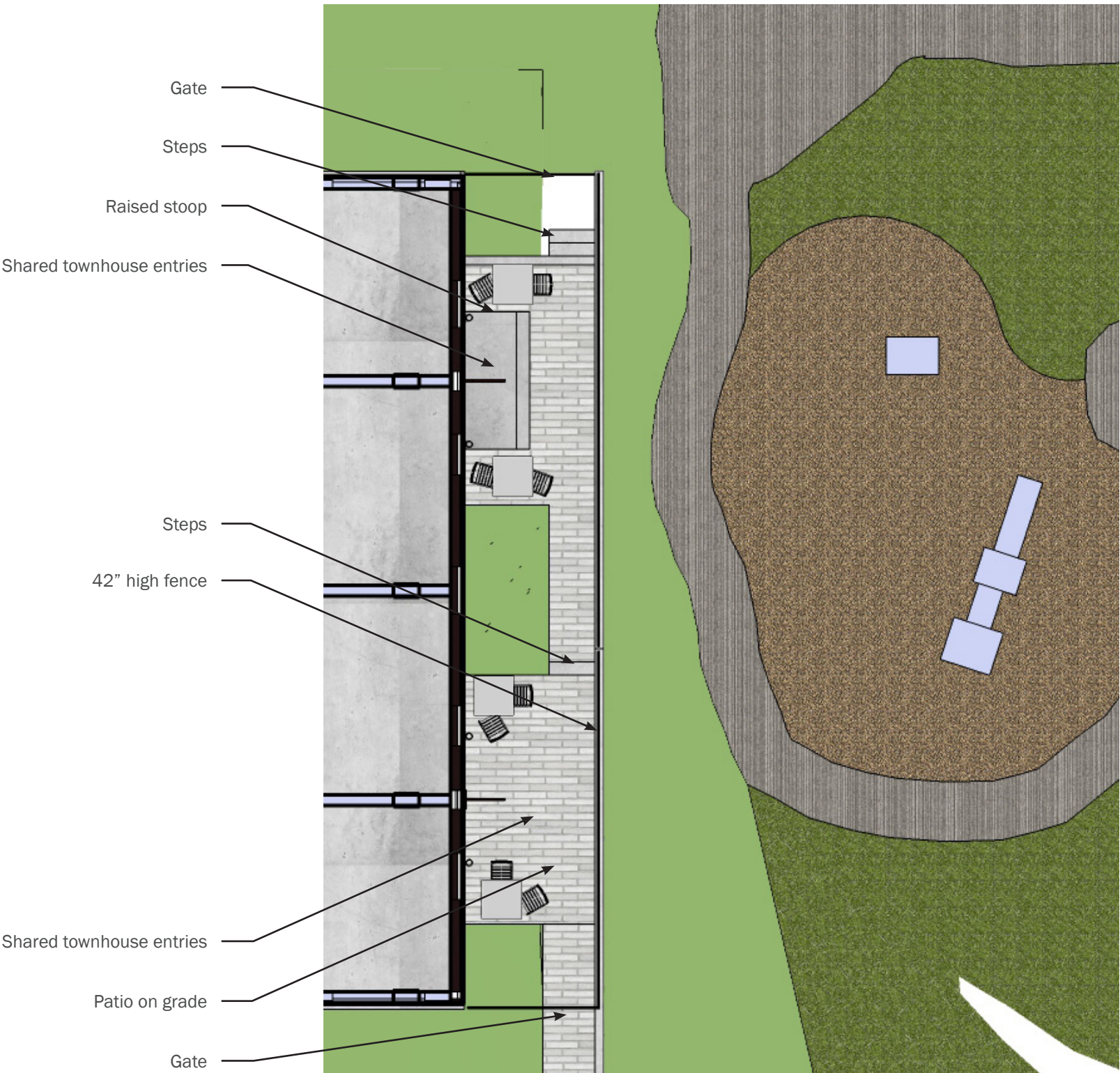
Large windows on the upper residential floors overlook the park.

Since this option was studied, the roof deck has been relocated to Level 7 (option 2 and 3), significantly improving the overall massing to the east and alley, as well as providing another opportunity for residents to engage with the park.

At grade, all options provide a walkway access for the townhouse residents to access their units from either S. Jackson or the alley. The height limit, significant grade change, and the accessibility of the units limit the ability to provide usable raised stoops adjacent to the park while maintaining the walkway.

Option 1 introduces raised stoops at the 2 northernmost townhouses, which is not ideal. It limits the resident's use of the outdoor space and potentially limits the opportunity to activate the outdoor space adjacent to the park. Due to the height limit, significant grade change, and the accessibility of the units, the southernmost townhouses cannot be raised to provide a stoop condition.

This option is not preferred.



▲ SITE PLAN DETAIL ADJACENT TO PARK
N.T.S.

OPTION 1

Option 1 features seven stories of residential use adjacent to the park. The townhouse entries at the ground floor face east and engage the park. The southern two townhouses share an on-grade patio, while the northern two share a raised stoop. The landscaping along the townhouses slopes down with the grade from south to north along a series of paths and steps.

CS2-B & CS2-C: The townhouse entrances are articulated with a concrete “ribbon” framing the entries and unifying the pedestrian level experience.



RENDERINGS

STREET LEVEL VIEW FROM SOUTHEAST LOOKING TOWARDS TOWNHOUSE ENTRIES

OPTION 1





OPTION 1

PLAN
TOWNHOUSE PATIOS

OPTION 2

APPLICANT’S RESPONSE FOR PARK OPTIONS
Option 2 also includes orienting 4 townhouses to the park. The townhouse facades include a better response to the corner condition than Option 1 and include accents of cedar that warm up the facade and relate to the main residential entry.

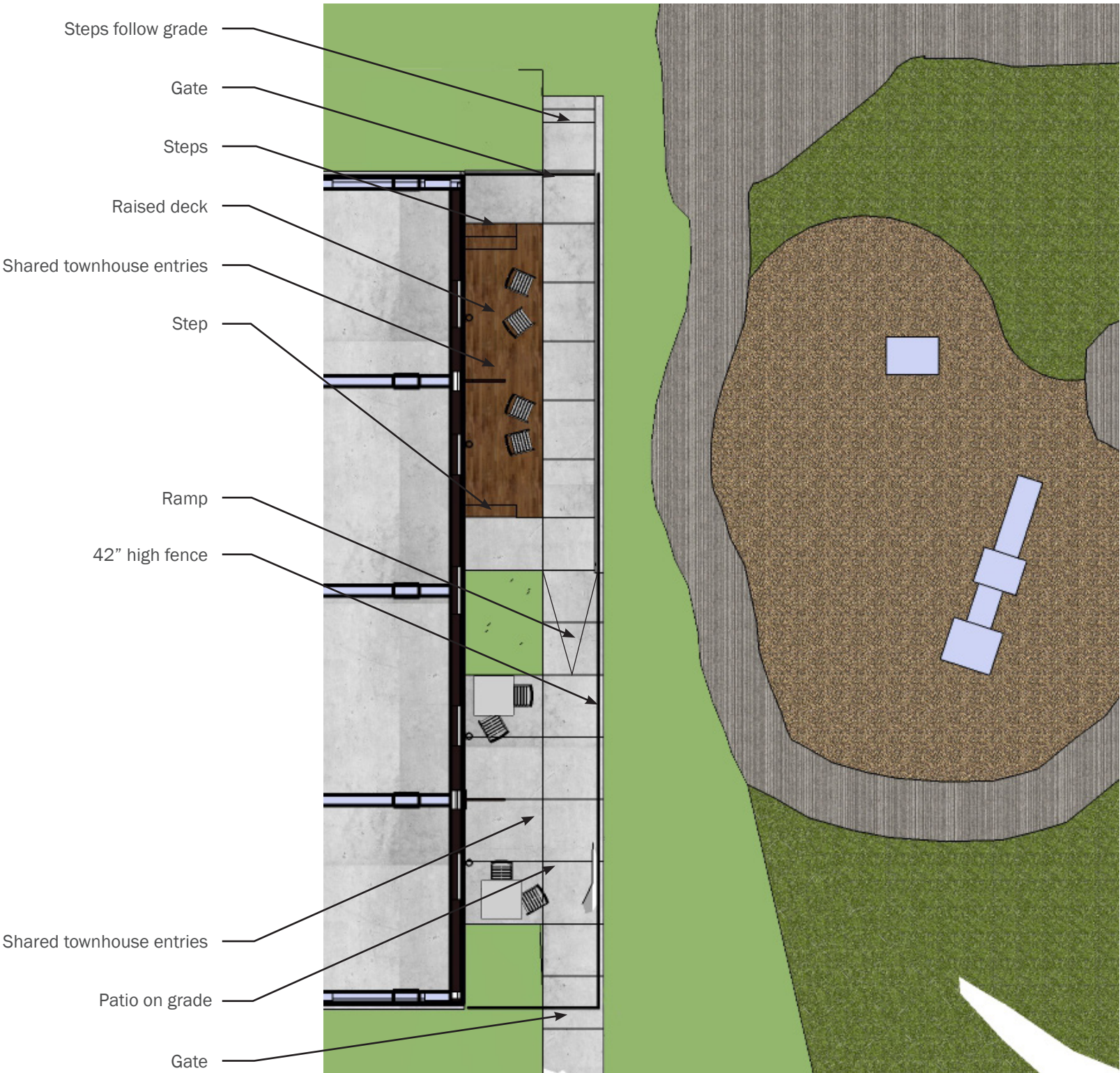
Large windows on the upper residential floors overlook the park.

The upper mass at the east has also been eroded to locate a roof deck on level 7. This change reduces the amount of building shadow to the north, improves the massing relationship to the park, and provides a another opportunity for residents to engage with the park

At grade, all options provide a walkway access for the townhouse residents to access their units from either S. Jackson or the alley. As noted previously, the height limit, significant grade change, and the accessibility of the units limit the ability to provide usable raised stoops adjacent to the park while maintaining the walkway.

Option 2 includes a raised deck at the two northernmost townhouses. Due to the height limit, significant grade change, and the accessibility of the units, the southernmost townhouses cannot be raised to provide the deck condition. The deck condition on the north is not ideal. It limits the resident’s use of the outdoor space and the amount of landscaping in front of the townhouses.

This option is not preferred.



 SITE PLAN DETAIL ADJACENT TO PARK
N.T.S.

OPTION 2

Option 2 features an eroded massing at the east facade with six levels of residential use adjacent to the park. A roof deck replaces the units at the seventh floor. A canopy at the roof deck extends over the raised parapet and S, Jackson to signify a special use at this location.

The southern two townhouses share an on-grade patio, while the northern two share a raised deck. The landscaping along the townhouses slopes down with the grade from south to north along a series of ramps and steps.

CS2-B & CS2-C: The townhouses have shared outdoor space overlooking the park. The seventh story massing change and relocation of the roof deck further enhance the corner nature of the site.



RENDERINGS

STREET LEVEL VIEW FROM SOUTHEAST LOOKING TOWARDS TOWNHOUSE ENTRIES

OPTION 2





OPTION 2

PLAN
TOWNHOUSE PATIOS

OPTION 3 - PREFERRED

APPLICANT'S RESPONSE FOR PARK OPTIONS

Option 3 also includes orienting 4 townhouses to the park. Similar to Option 2, the townhouse facades include a better response to the corner condition than Option 1 and include accents of cedar that warm up the facade and relate to the main residential entry.

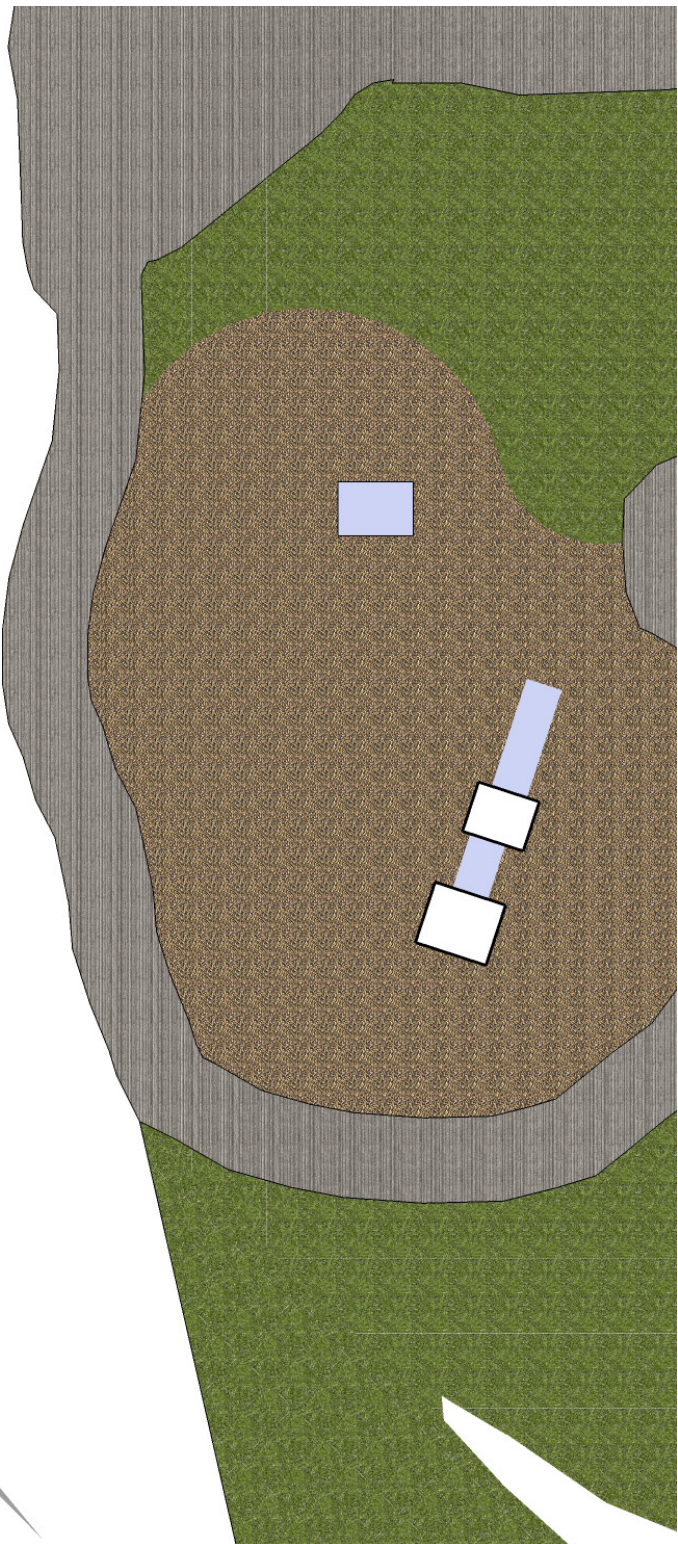
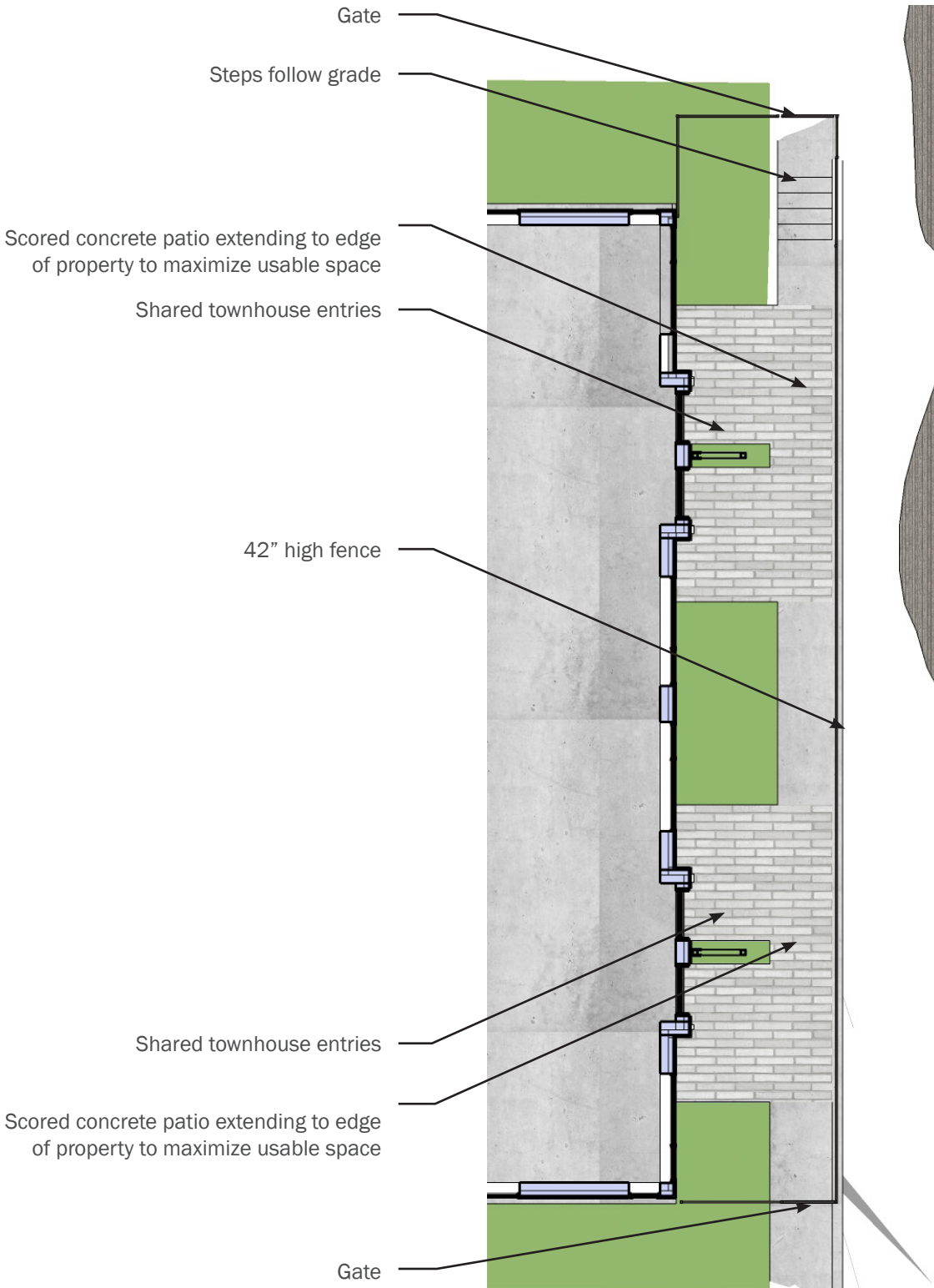
Large windows on the upper residential floors overlook the park.

Similar to Option 2, the upper mass at the east has been eroded to locate a roof deck on level 7. This change reduces the amount of building shadow to the north, improves the massing relationship to the park, and provides a another opportunity for residents to engage with the park

At grade, all options provide a walkway access for the townhouse residents to access their units from either S. Jackson or the alley. As noted previously, the height limit, significant grade change, and the accessibility of the units limit the ability to provide usable raised stoops adjacent to the park while maintaining the walkway. The Option 3 permeable paver walkway transitions to scored concrete, which delineate a large outdoor space for the townhouse residents' use.

Option 3 achieves balance between circulation path and maximum usable outdoor space in front of each townhouse, thereby providing the best opportunity for activating the area between the townhouses and the park.

This is the preferred option.



▲ SITE PLAN DETAIL ADJACENT TO PARK
N.T.S.



Option 3 features an eroded massing at the east facade with six levels of residential use adjacent to the park. A roof deck replaces the units at the seventh floor. The parapet height is further reduced from Option 2 and is replaced by a glass rail, thus increasing the transparency and decreasing the volume facing the park. The exterior walls and roof extend over the roof deck to streamline and reinforce the Jackson Street facade. Cedar and dark red trim, similar to the main residential entry, signify a special use at this location.

Each pair of townhouses entries bump out to further engage the park. The pairs of townhouses share on-grade, scored concrete patios. These extend to the property line to maximize the usable space. The landscaping along the townhouses matches the level of the patios until it reaches the northeast corner steps, where it slopes down to meet grade.

CS2-B & CS2-C: The townhouse entrances are clad similarly to the main residential entry and live/work unit entries along Jackson Street, unifying the pedestrian experience and reinforcing the park side of the building as a corner condition.

PL1-A, PL2-B, & PL3-A: The roof deck and townhouse connections to the park enhance the residents' experience of the adjacent open space while increasing safety by having more activity and eyes on the park.

OPTION 3 - PREFERRED

RENDERINGS

STREET LEVEL VIEW FROM SOUTHEAST LOOKING TOWARDS TOWNHOUSE ENTRIES

OPTION 3 - PREFERRED





The shared townhouse patios have a slatted divider to allow for partial privacy. The divider is located in a planter between the entry doors

OPTION 3 - PREFERRED

RENDERINGS

VIEW FROM NORTHEAST LOOKING TOWARDS SOUTHWEST



CS1-B, CS2-A, CS2-B, CS2-D: The building massing is stepped back to allow ample landscaping and reduce shading to the north. Modulation at both the upper floors and base of the building, in material texture, color, and landscaping breaks up the façade into smaller segments.

VIEW FROM NORTHWEST LOOKING TOWARDS SOUTHEAST





DC1-C: Subsequent to the EDG meeting, on-site parking has been eliminated from the project. The portions of the alley façade that were devoted to garage entry and exit are now available for landscape and greenscreens. Additional landscaping increases the appeal of the alley façade at a pedestrian level, while providing a buffer between the residential portions of the building and the shared use of the alley.

DC2-D: Changes in material type and texture reduce scale and provide visual interest along the north facade.

CS1-B, CS2-A, CS2-B, CS2-D: Modulation in material texture, color, and landscaping breaks up the façade into smaller segments.

RENDERINGS

STREET LEVEL VIEW FROM NORTHWEST LOOKING DOWN ALLEY



The alley facade includes access to the bike storage room directly from the exterior, as well as lush landscaping at the ground level. The width of the landscaping results from setting back the upper residential levels and majority of the ground level 13-14 feet from the property line, which also reduces the impact of shadows to the north.

ELEVATIONS

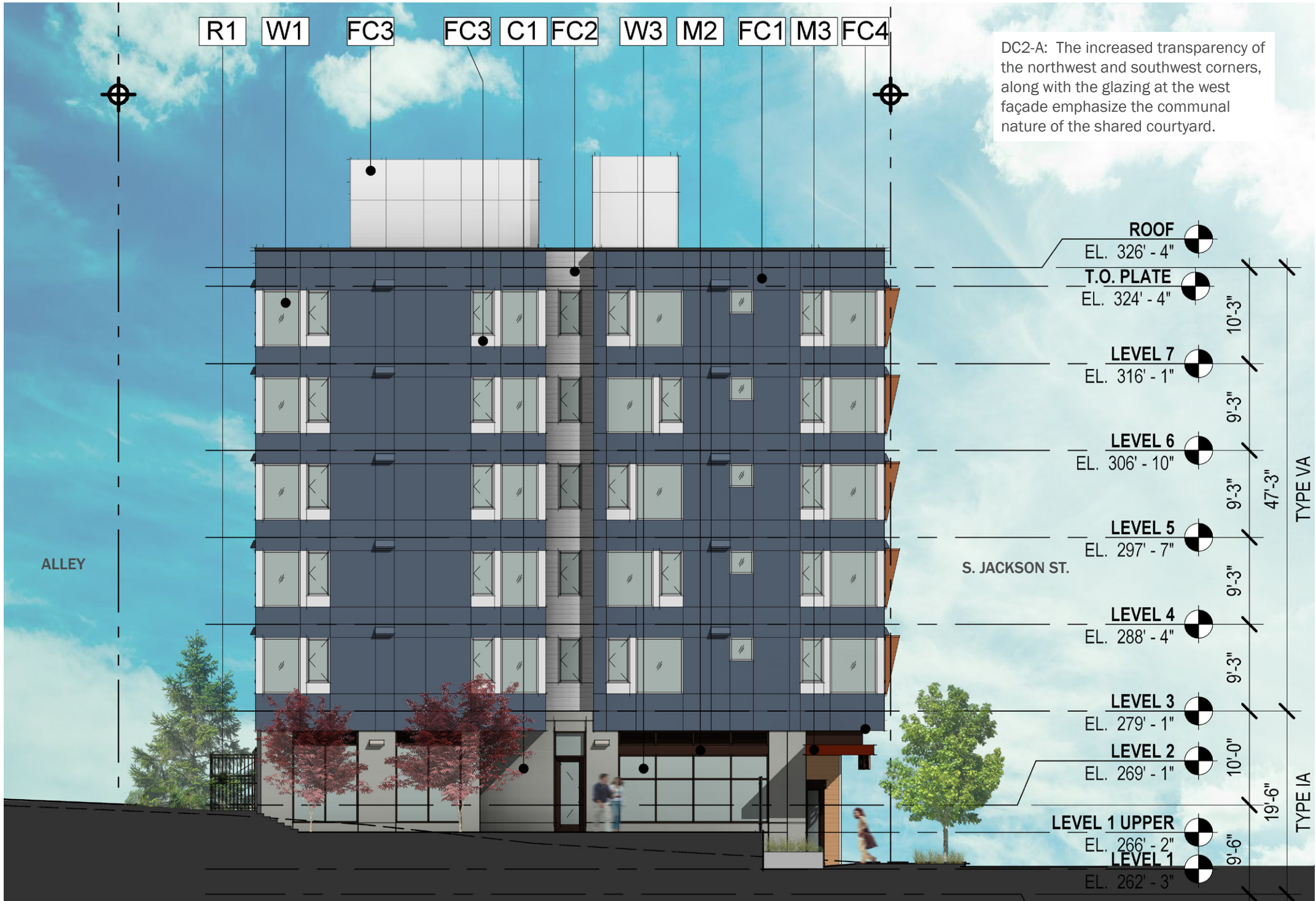
NORTH (ALLEY)



DC1-C: Subsequent to the EDG meeting, on-site parking has been eliminated from the project. The portions of the alley façade that were devoted to garage entry and exit are now available for landscape and greenscreens. Additional landscaping increases the appeal of the alley façade at a pedestrian level, while providing a buffer between the residential portions of the building and the shared use of the alley.

ELEVATIONS

WEST (SHARED COURTYARD)



SECTION PERSPECTIVE VIEW FROM SOUTHWEST LOOKING AT SHARED COURTYARD

CS2-A, CS2-B, DC3-B, DC3-C: The west façade features a shared courtyard with Ernestine Anderson Place. The existing courtyard details such as paver types, plantings, planters and railings will be continued into the new courtyard.



RENDERINGS
 CLOSE UP VIEW OF SHARED COURTYARD



CONCEPTUAL SIGNAGE & CANOPY PLAN



CANOPY PLAN AT GROUND LEVEL



1 Main entry canopy



2 Unit/Secondary entry canopy

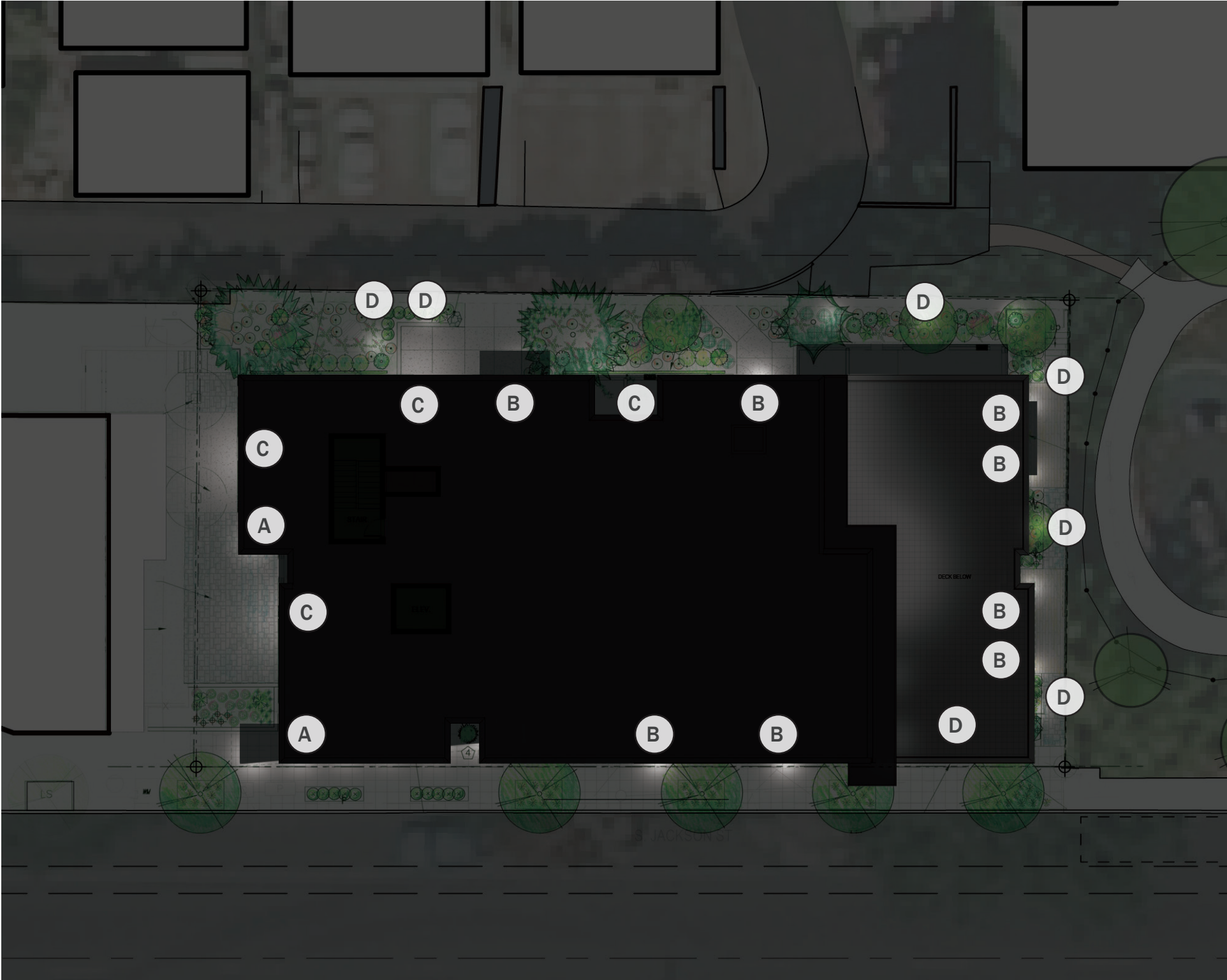


3 Address & building signage

NIGHT RENDERING
VIEW FROM SOUTHWEST CORNER



CONCEPTUAL LIGHTING PLAN



A Recessed downlight



B Unit entry/Exterior sconce



C Wall pack



D Landscape light

NIGHT RENDERING
VIEW FROM SOUTHEAST CORNER



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LANDSCAPE INSPIRATION

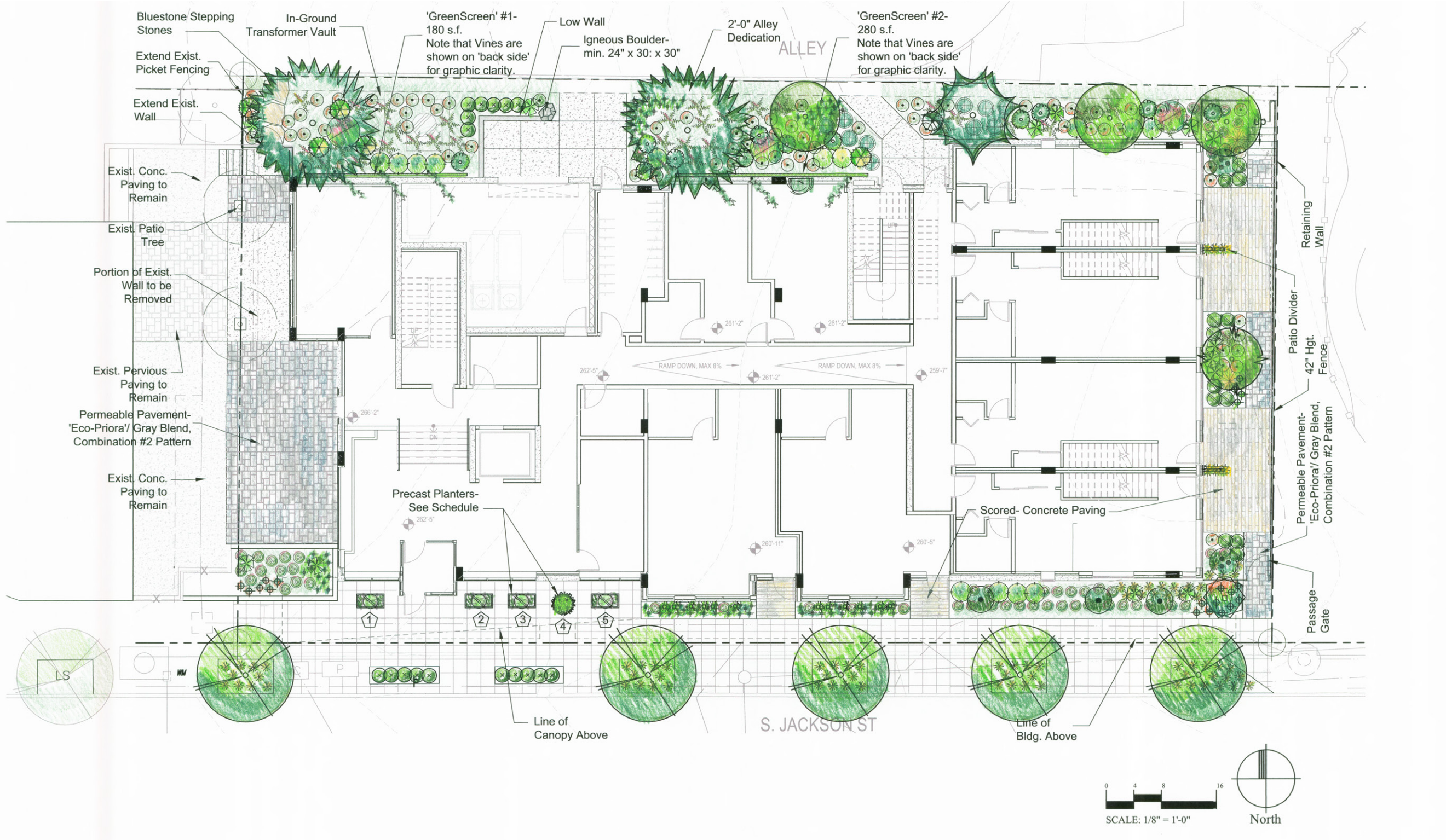
Planting Types - S. Jackson St
(South)



Planting Types - Alley
(North)



LANDSCAPE PLAN
GROUND LEVEL



NOTE:
Landscape plan shows Preferred Option 3

LANDSCAPE PLAN
ROOF DECK

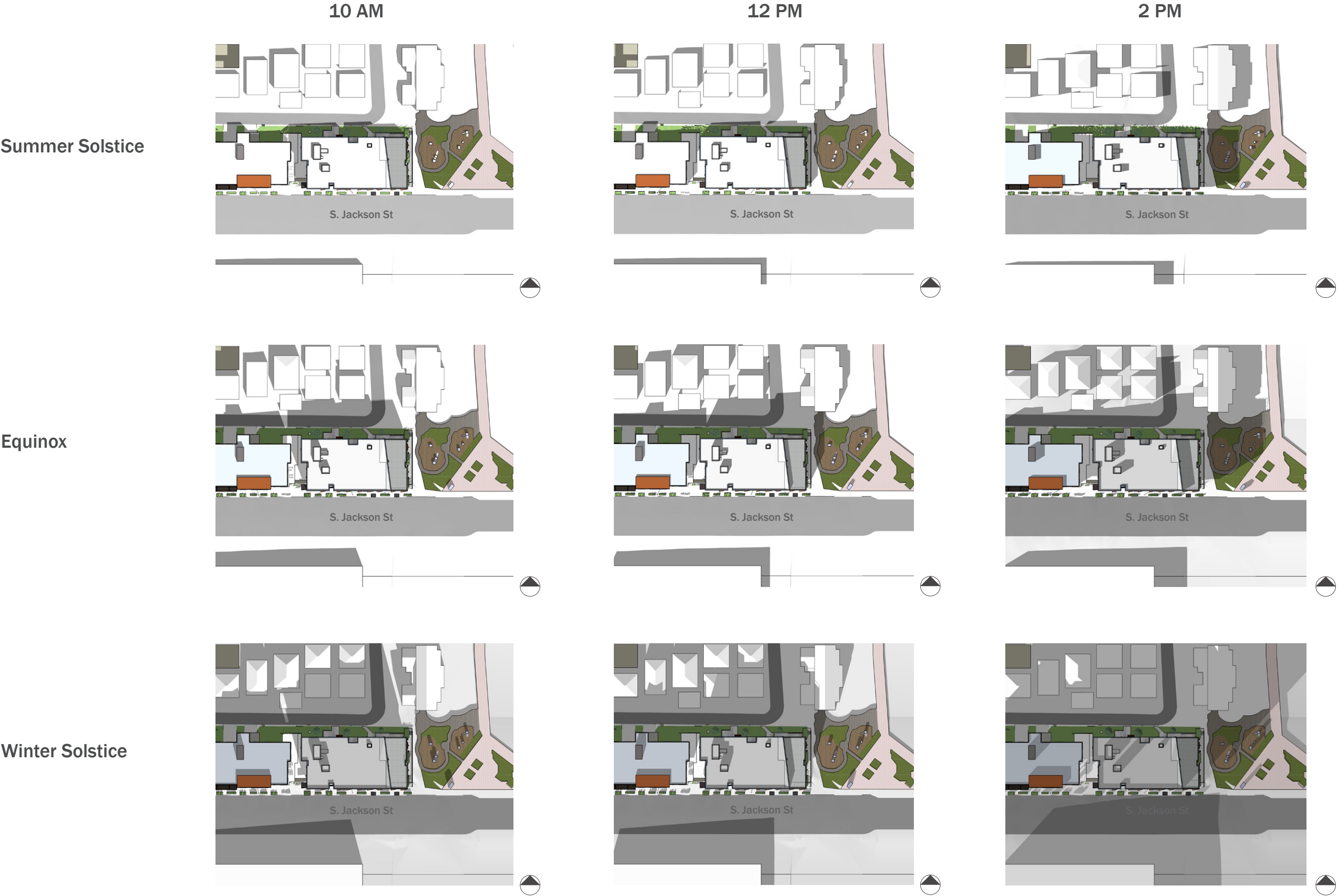


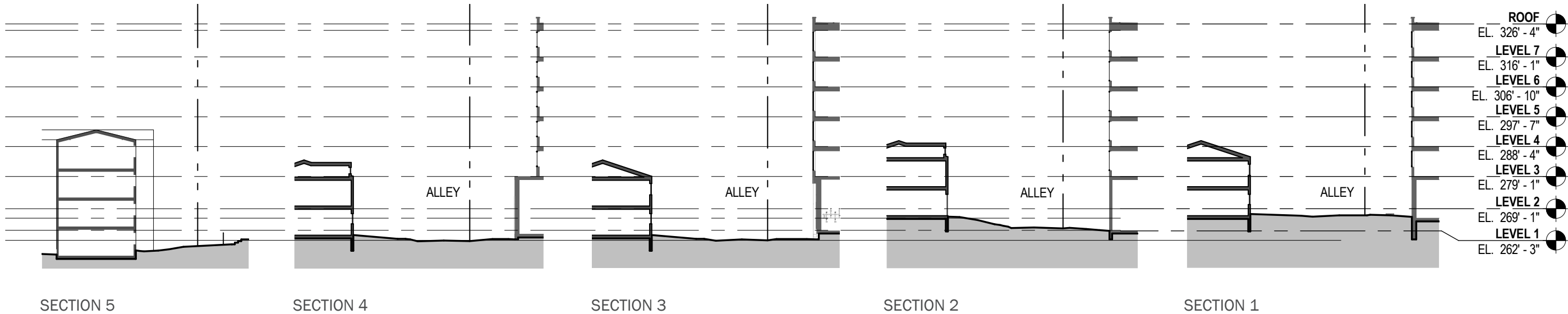
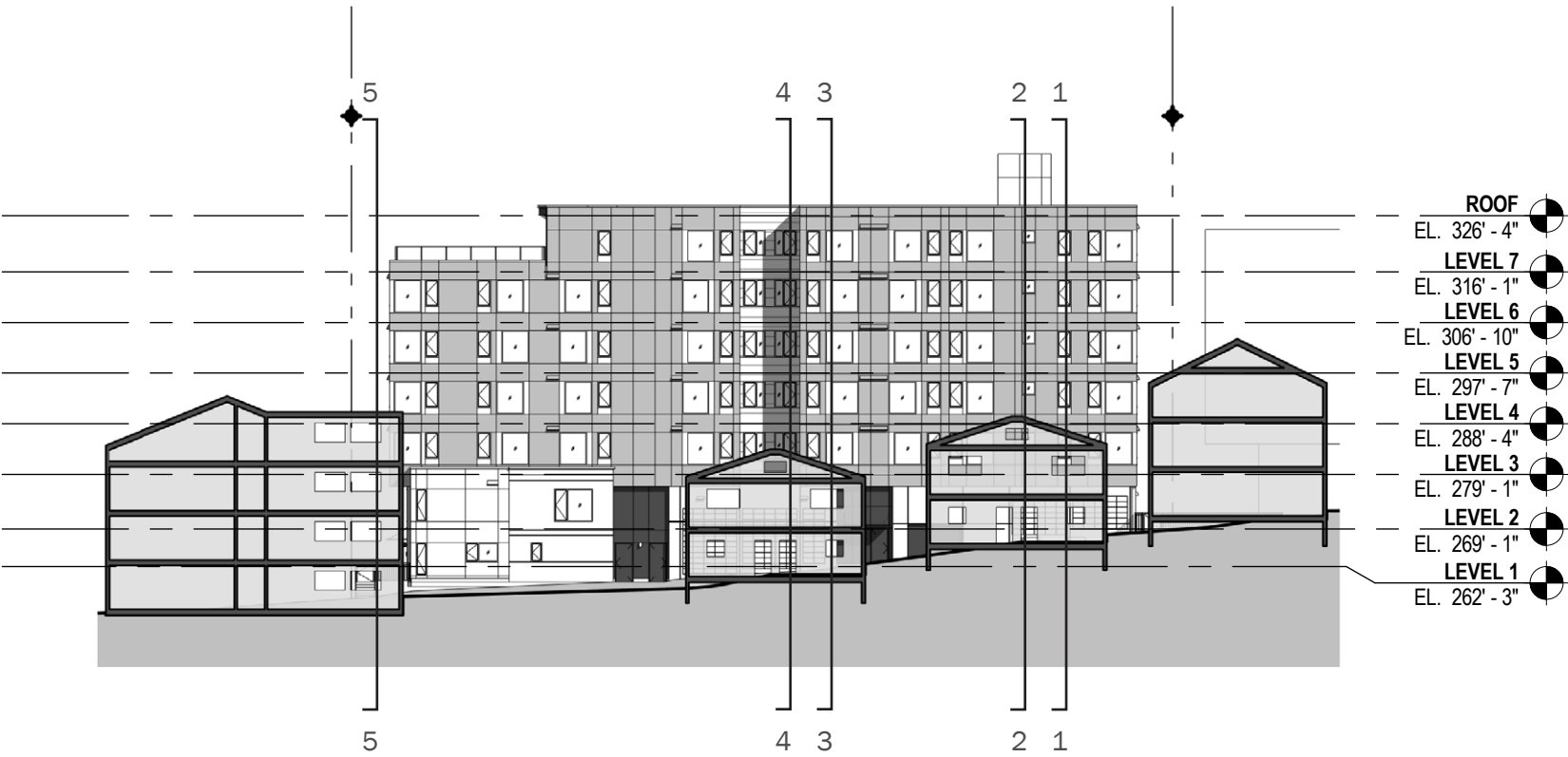
RENDERINGS

CLOSE UP VIEW OF ROOF DECK



SHADOW STUDIES OF PREFERRED EAST OPTION 3





DEPARTURE REQUEST

	STANDARD	REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION
	SMC 23.47A.008.D: Setbacks	The floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 ft above or 4 ft below sidewalk grade or be set back at least 10 ft from the sidewalk	The applicant is proposing to encroach the street-level street-facing facade at the Level 1 residential townhouses into the required setback by 4'-6".	The townhouses are oriented to the park and east property line, thus the encroaching facade forms the side, not front, of the townhouse. The encroaching facade will be buffered from the street by layers of plantings and will contain residential scale windows. The slope of the site is such that moving the ground level up or down by 4 ft. would result in a significant portion of otherwise usable space being devoted to circulation.

