

SQUIRE PARK ART INN

3020204

HYBRID

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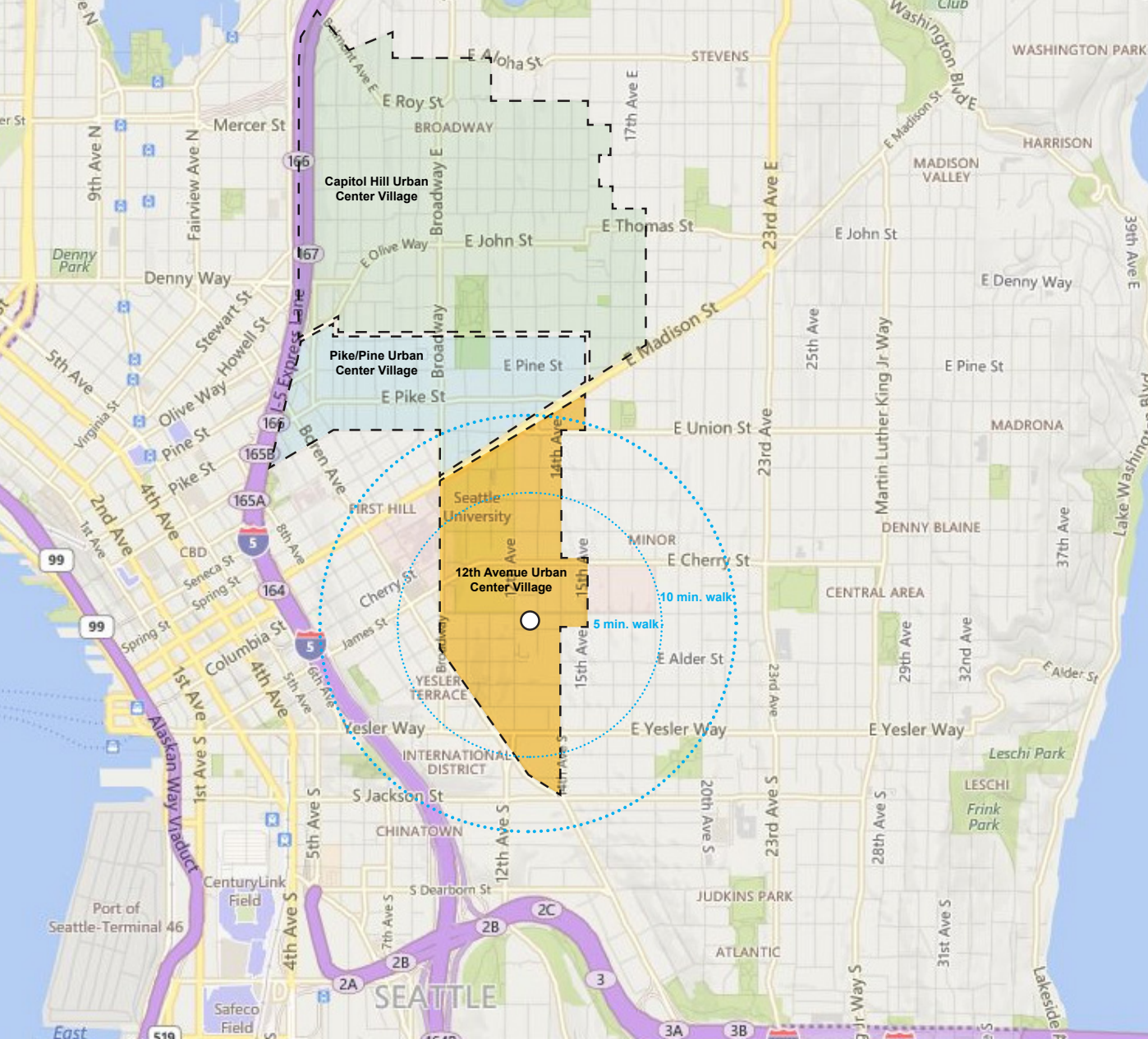
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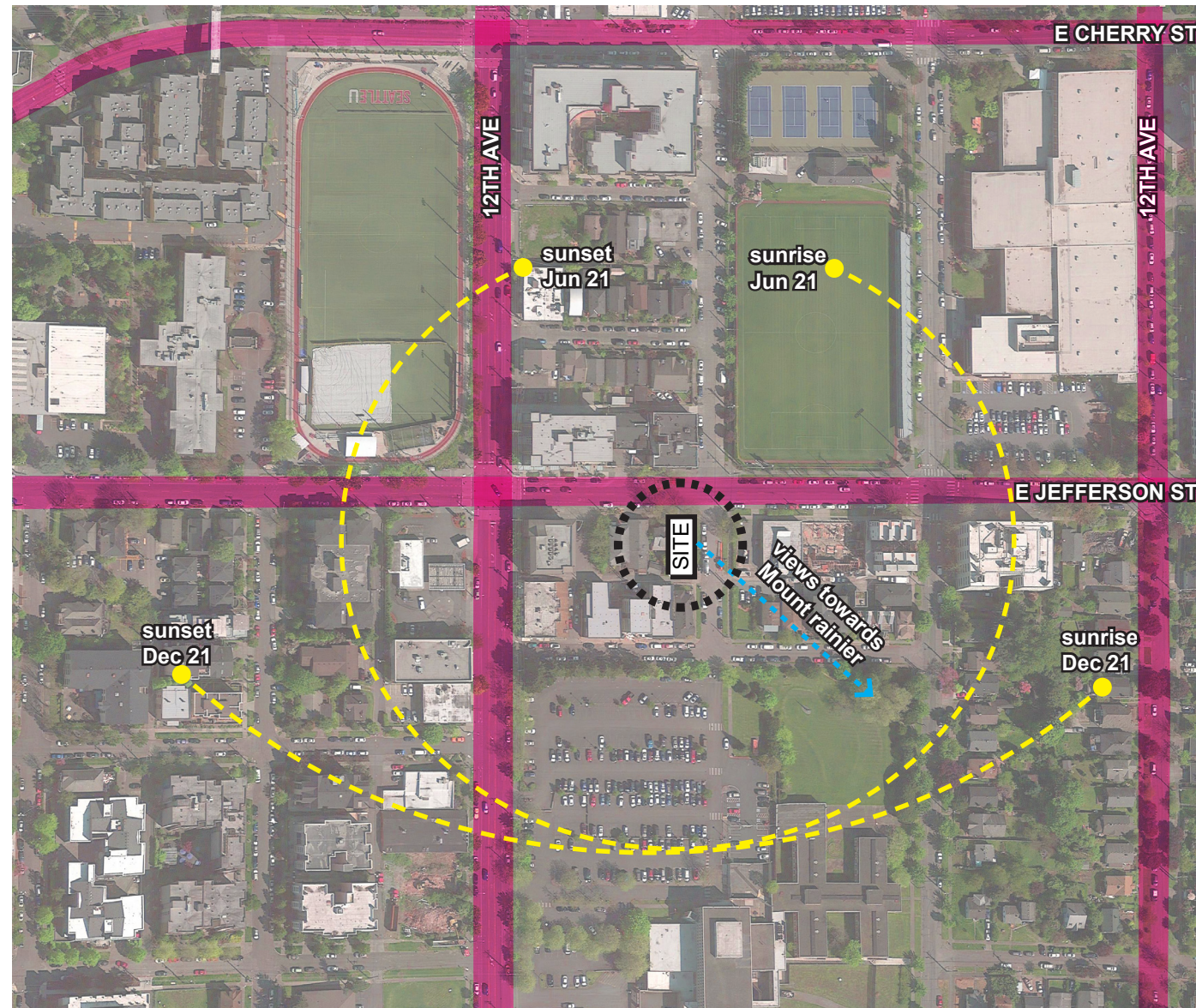
Context Map

Commercial activity is concentrated along East Jefferson Street, on which there are bars, restaurants, and markets. The site will receive ample solar exposure from the south and east with partial blockage from the west. There are views east towards Mount Rainier.

Zoning Information

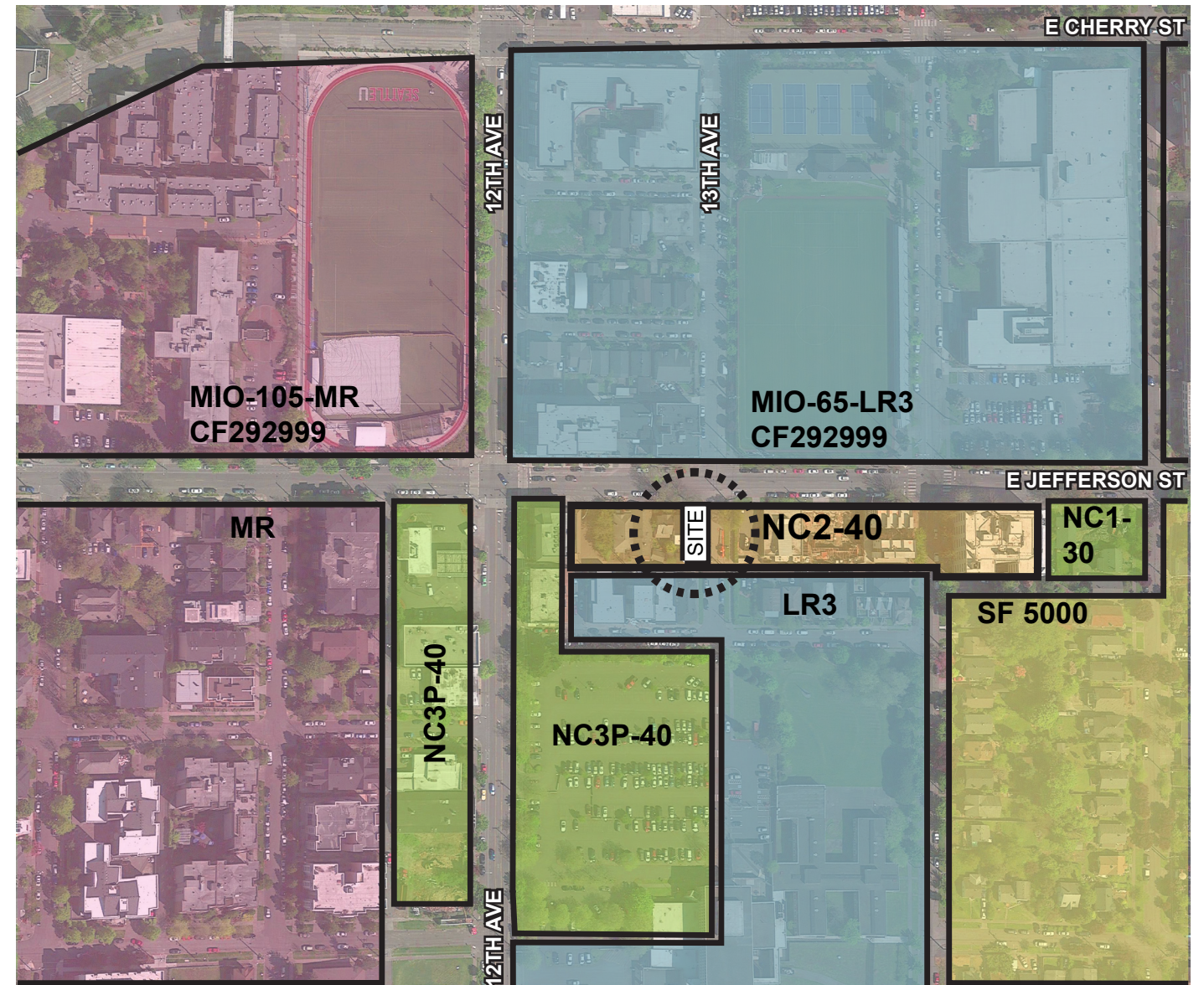
reference pages 20-21 for detailed information

SITE LOCATION	1225 E. Jefferson St.
SITE ZONING	NC2-40
OVERLAY	12th Ave Urban Center Village
PERMITTED USE	Lodging - Administrative Conditional Use up to 25,000 sqft
SEPA REVIEW	No (NC2-40 Commercial threshold >12,000 w/in Urban Centers)
PARKING REQUIRED	(0) Required for Urban Villages with frequent transit service / (0) Provided
HEIGHT	Base Height 40'
23.47A.008	
SITE AREA	Max Height 44' (not inc rooftop features)
FLOOR AREA RATIO	2,592 SF
23.47A.013	
FLOOR AREA	3.0 required
	2,592 SF x 3.0 = 7,776 SF complies - 7,770 provided
	Gross Floor Area = 8,970 SF (1,200 SF of basement level which is exempt per 23.47A.013.D1)
SETBACKS	No Setback required other than lot line that abuts a residential zone.
23.47A.014	Setback required on south lot line because it is adjacent to a LR3 zone. 10' setback for portions of structures above 13' to 65'. One-half of the width of an abutting alley may be counted as part of the required setback. Required setback on south property line = 5' for portion above 13'.
AMENITY AREA	No amenity area required for non-residential use
23.47A.024	
STREET-LEVEL DEVELOPMENT STANDARDS	Transparency: 60% of facade between 2' & 8' shall be transparent
23.47A.008	Height Provisions: Non-residential at street use shall have floor to floor height of 13'



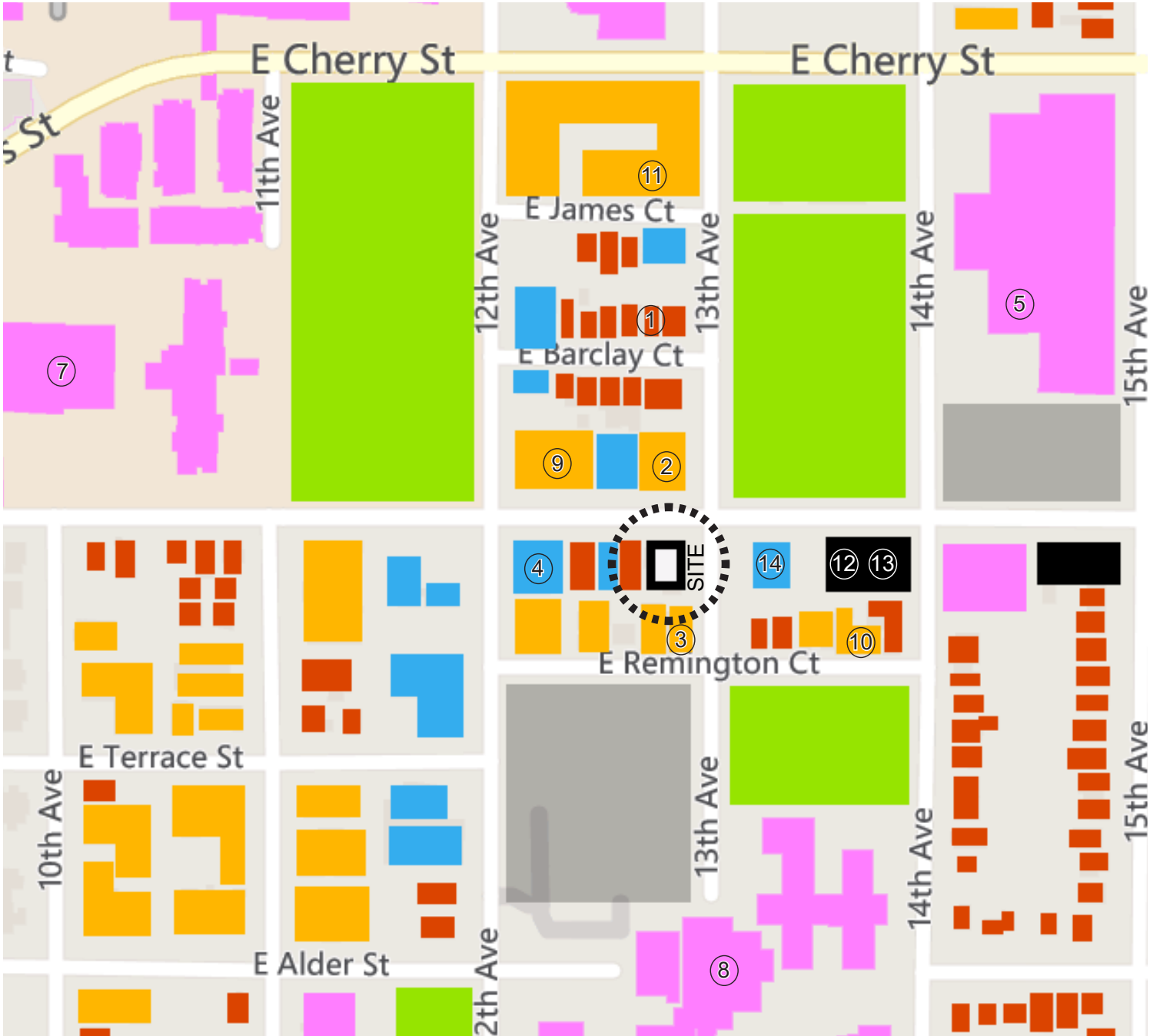
Aerial Map

Commercial activity is concentrated along East Jefferson Street, on which there are bars, restaurants, and markets. The site will receive ample solar exposure from the south and east with partial blockage from the west. There are views east towards Mount Rainier.



Zoning Map

This area of Squire Park is predominantly zoned for lowrise and midrise apartments and for neighborhood commercial. A growing number of multi-family apartment buildings are being constructed in the area and bringing with them an increased amount of ground floor amenities. Allowable density increases to the west and decreases to the east. The site is within the 12th Avenue Urban Center Village overlay and has quick access to a variety of forms of public transit, bike paths and car sharing opportunities.



- Single-family Residence
- Multi-family / multi-use
- Park
- Commercial / retail
- Institutional / healthcare
- In-construction

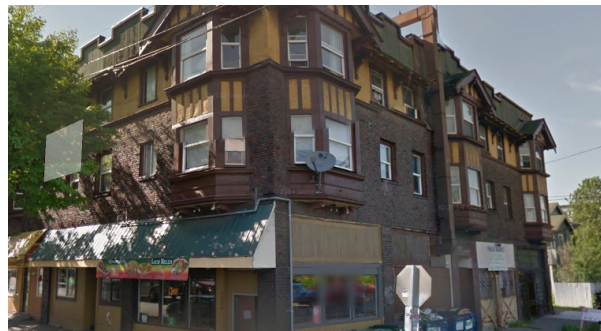
Typology / Adjacencies

The site is bordered with an older craftsman style house to the west. There is a historic apartment building to the south directly across the alley. Across 13th Ave from the site is a vacant parking lot, and beyond that a one-story structure that is currently being renovated into a steak restaurant. Across E Jefferson St to the North, is a three-story historic building with retail on the ground floor and apartments above. The neighborhood is currently undergoing a change of character, with many of the older residences being converted into multi-family buildings. Apart from residential development, the institutional building of Swedish Medical, Seattle University and King County Juvenile have a dominate presence in the area.

- ① Characteristic neighborhood single family houses.
- ② Traditional multi-use building across Jefferson.
- ③ Historic apartments @ Remington St. & 13th Ave.
- ④ Modern office building @ Jefferson St. & 12th Ave.
- ⑤ Seattle U Fitness Center.
- ⑥ Cherry Hill Medical Center.
- ⑦ Seattle U Dormitory.
- ⑧ King County Juvenile Center.
- ⑨ Jefferson Apartments @ Jefferson St. & 12th Ave.
- ⑩ Remington Court Townhouses.
- ⑪ The Douglas Apartments @ Seattle U.
- ⑫ 1315 East Jefferson Apartments - In-design.
- ⑬ 463 14th Ave. Apartments - Built.
- ⑭ Steak restaurant - Existing building - remodel.



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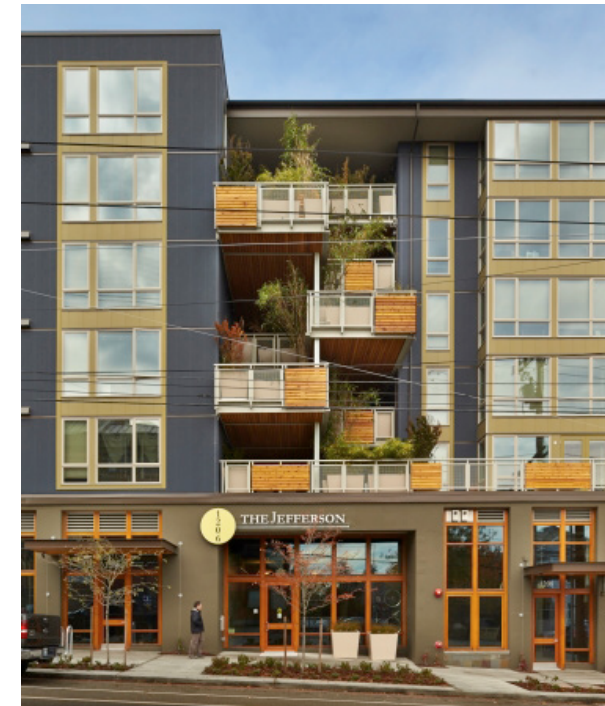
⑥ Cherry Hill Medical Center.



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⑪ The Douglas Apartments @ Seattle U.



⑫ 1315 East Jefferson Apartments - In-design.



⑬ 463 14th Ave. Apartments - Built.



⑮ Steak restaurant - Existing building - remodel.

Traditional & Modern

The 12th Avenue Village has a strong historic character comprised of single family residences and 2-4 story commercial and multi-family residential buildings.

Institutional

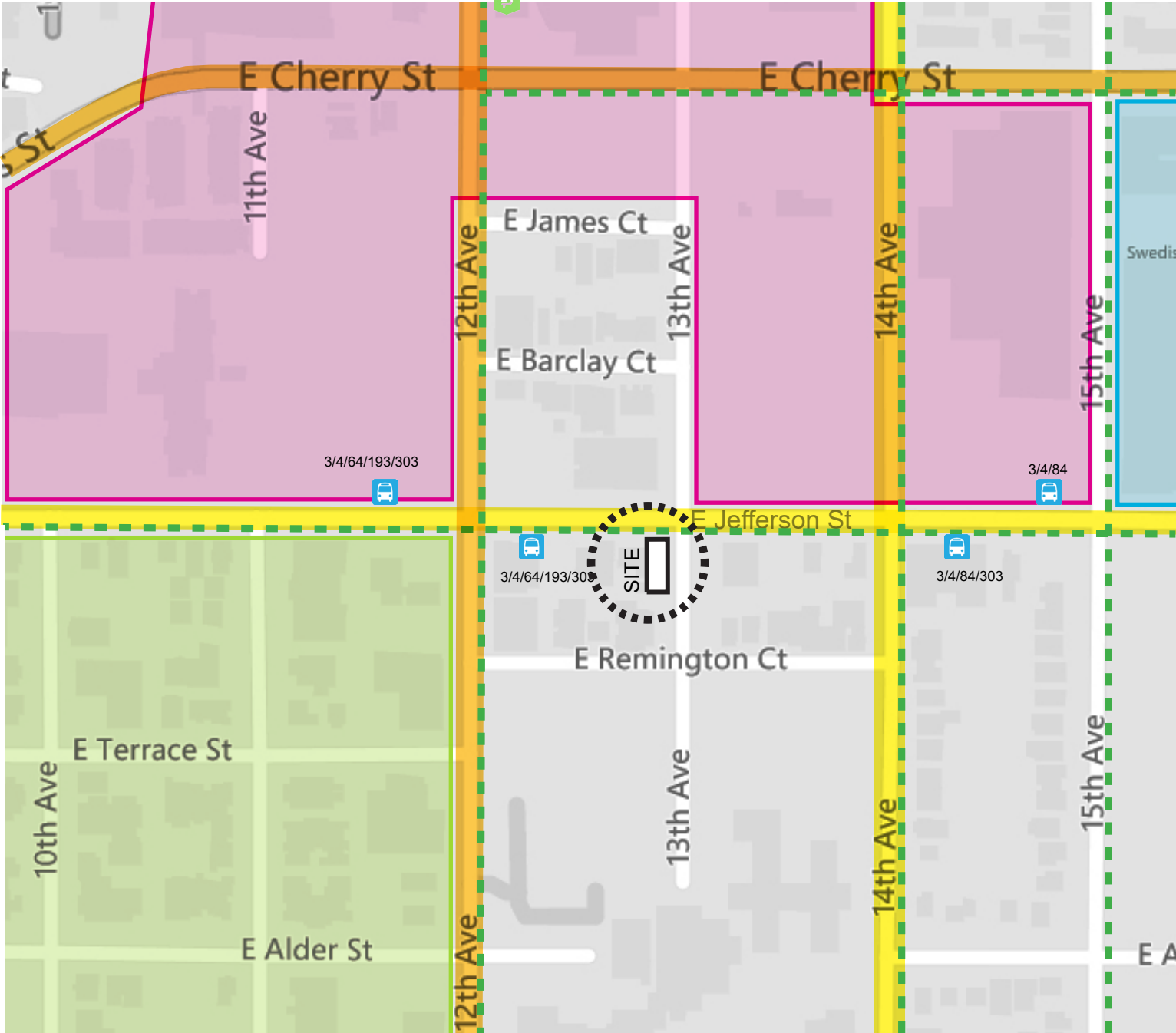
Seattle University, Swedish Medical Center, and the King County Juvenile Center are all near the site. The buildings on these campuses generally large and have differing characters and ages.

Contemporary

Built within the last 10 years, these properties represent the new types of housing and development in the neighborhood. Large openings, efficient units, roof decks, balconies, outdoor space.

Under Construction & New

There are several projects under construction or nearing completion within a short distance of this site that range from commercial properties to apartment buildings.



Circulation

The site is located on a E Jefferson Ave, a collector arterial, that carries traffic east and west with stop lights and signs increasing in the westbound direction. 13th Ave E is a residential street does not feature as much vehicular traffic but does features a fair amount of bike traffic. The site is well served by several bike routes. The nearest bus route is ~300 feet to west of the site at the intersection E Jefferson St and 12th Ave E where the #3, #4, #64, #193 and #303 busses pick up on a regular basis and carry passengers downtown (3,4,64) as well as south towards Federal Way (193) and north toward shoreline (303).

- Bus Stop
- Pronto Bikeshare
- Minor Arterial
- Collector Arterial
- Bike Route
- Seattle U
- Swedish Medical
- High-density residential





◀ - - ▶ street elevation photo montage - reference pages 10-13

E Jefferson St - North Elevation



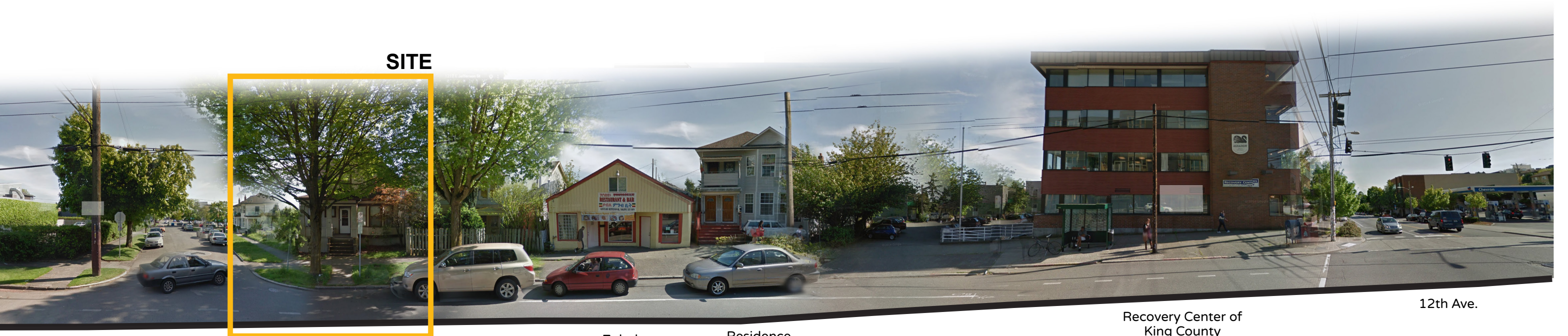
E Jefferson St - South Elevation





Seattle U Sport Field

14th Ave.



SITE

13th Ave.

Residence

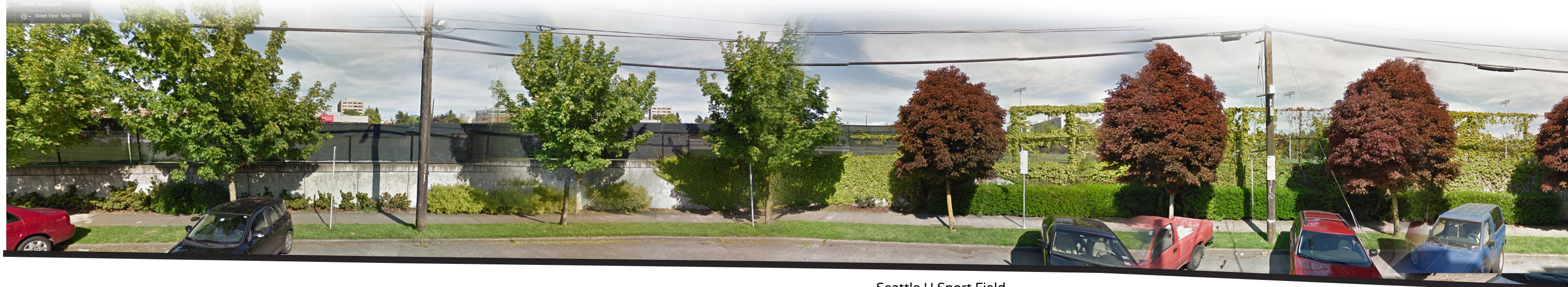
Zobel
Ethiopian

Residence

Recovery Center of
King County

12th Ave.

13th Ave - East Elevation



Seattle U Sport Field

13th Ave - West Elevation



E Remington Ct

Apartment building



SITE

E Jefferson St



E Jefferson St

Existing parking lot and future steak restaurant beyond



Existing Multi-use building

Alley

Single-family residence

E Barclay Ct

LEGAL DESCRIPTION

LOT 8, BLOCK A, W.C. SQUIRES REPLAT OF BLOCK 9 OF SQUIRE
PARK ADDITION OF THE CITY OF SEATTLE, ACCORDING TO THE
PLAT RECORDED IN BOOK 9 OF PLATS, PAGE 84, IN KING
COUNTY, WASHINGTON.

Uses

There are 2 existing structures on the site. 1225 E Jefferson St is a 846 sf, 2 story, single family residence with a 315 sf detached garage. Both are proposed to be removed.

Topography

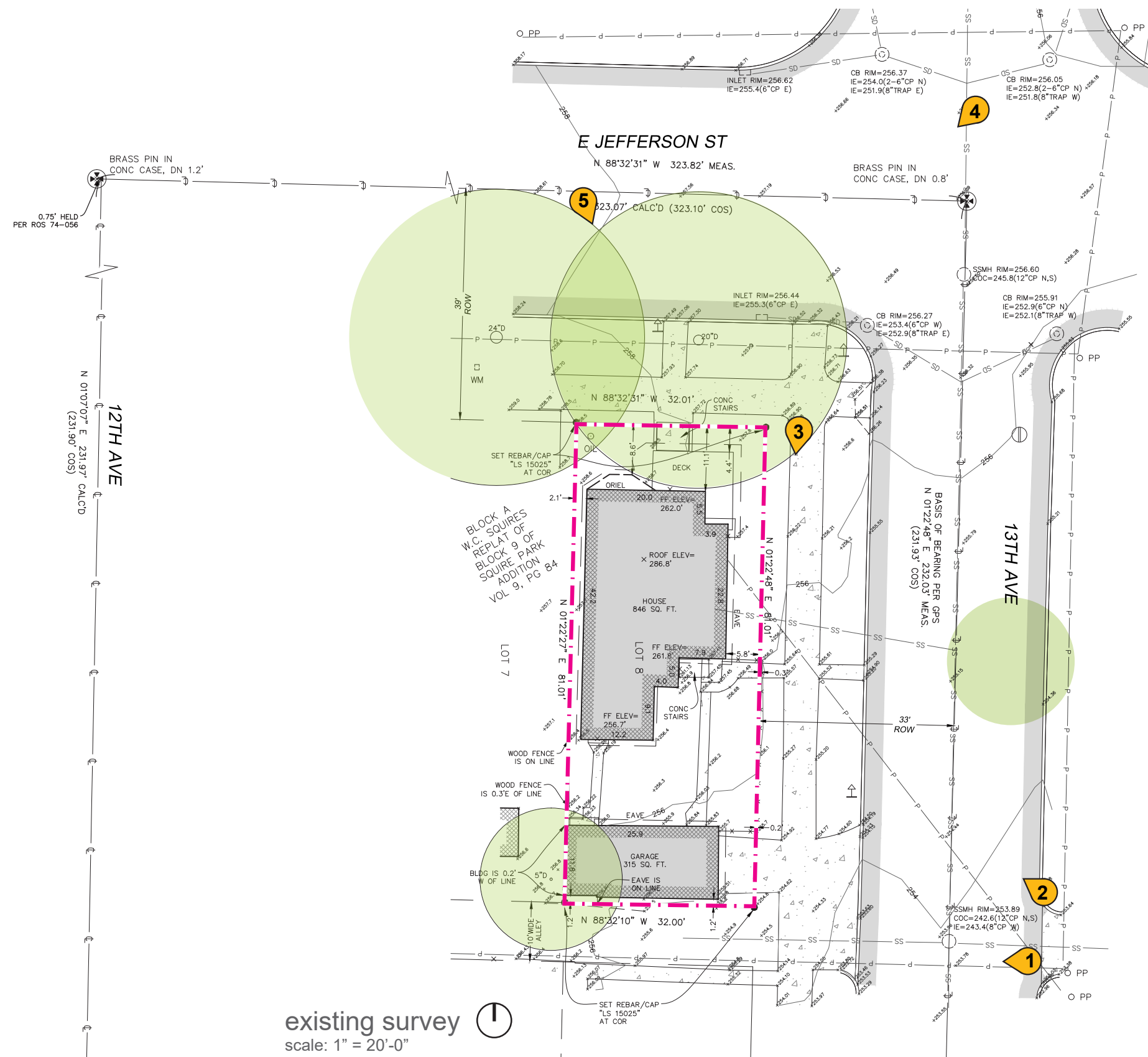
The site has a gradual slope down north to south accounting for a roughly two foot grade change over the length of the site.

Access

There is pedestrian access via concrete sidewalks along E. Jefferson St. and 13th Ave. E. The is vehicular access to the detached garage from 13th Ave. E.

Views and Solar Access

The property views south west towards Mount Rainier from the upper floors and especially at the roof deck. Solar access will be partially blocked to the west by an existing single family residence and to the south by the apartment building but will otherwise be unencumbered.





1. south - view down back alley



2. southeast - from 13th ave



3. east - view of sidewalk condition



4. northeast - intersection of 13th Ave and E Jefferson St



3. northwest - front facade of existing residence facing E Jefferson St

1. South- There is a two-story, multi-family apartment building across the alley to the south of the site. The existing apartment building is expected to partially shade the lower floors of the new construction but the upper floors will receive ample southern sun exposure.

2. Southeast- 13th Avenue, to the east of the site, does not receive heavy traffic.

3. East- No building exist to the east and morning solar exposure is expected to be intense.

4. Northeast- street parking is frequent along both 12th Ave. and Jefferson Street. Two large trees along Jefferson St. cover the majority of the northern frontage of the site.

5. Northwest- The neighbor's fence and structure to the west directly abuts the property line of the site. The neighbor is expected to partially shade the lower floors of the new construction but the upper floors will receive ample western sun exposure.

Scheme C: Baguette - Preferred

8,970 GSF

15 hotel rooms

Proposed FAR: 7,770 (basement and all exterior circulation excluded)

Max FAR: 7,776

Positive:

- Ample outdoor, cafe seating along Jefferson Street frontage.
- Reduced size of elevation/stair penthouse.
- Use of exterior space to connect facade elements (stair and balconies)
- Strong connection to street.
- Generous public entry.
- Secondary public entry at cafe.

Negative:

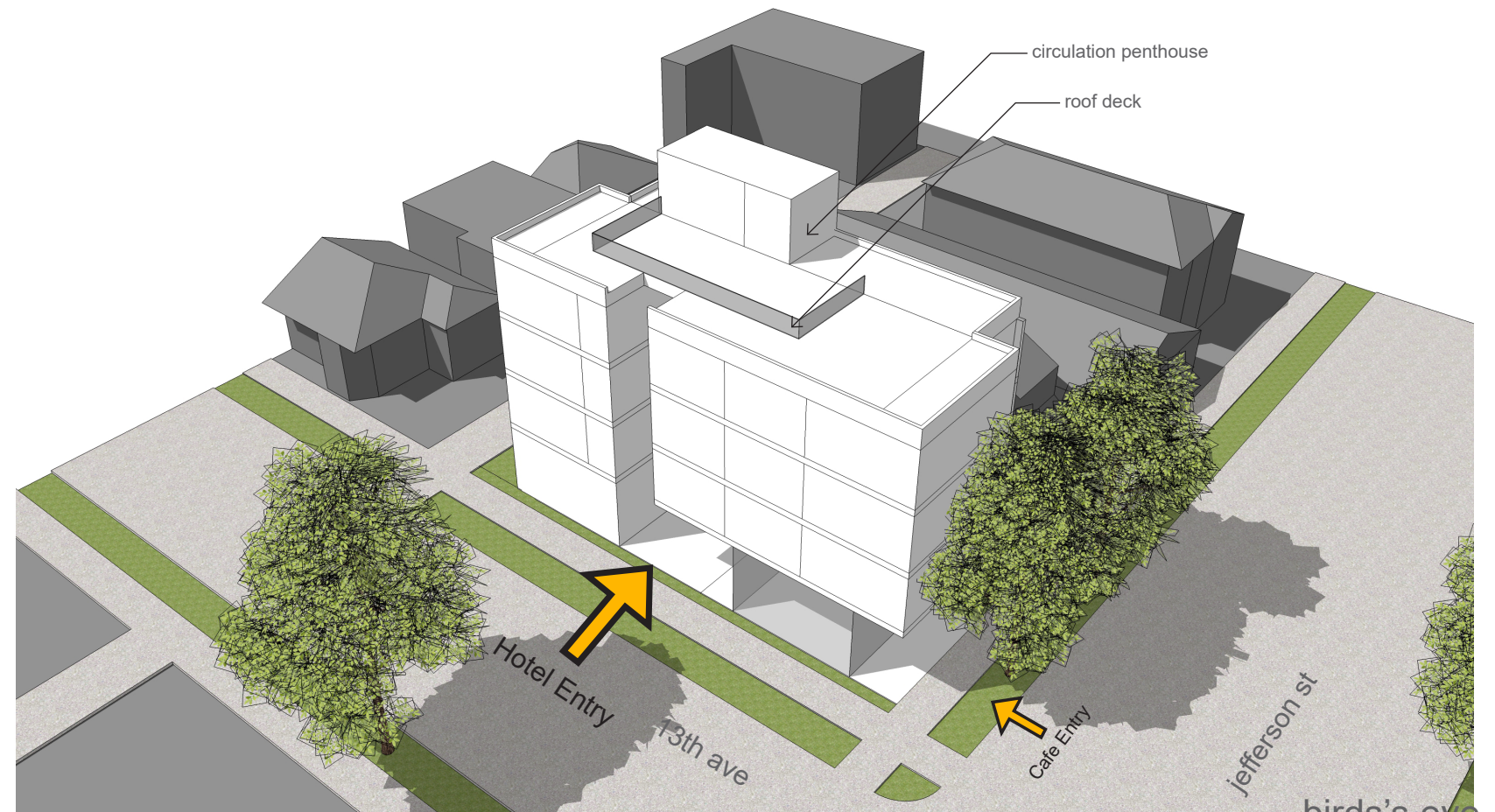
- Security features needed to control double entry.

Design intent:

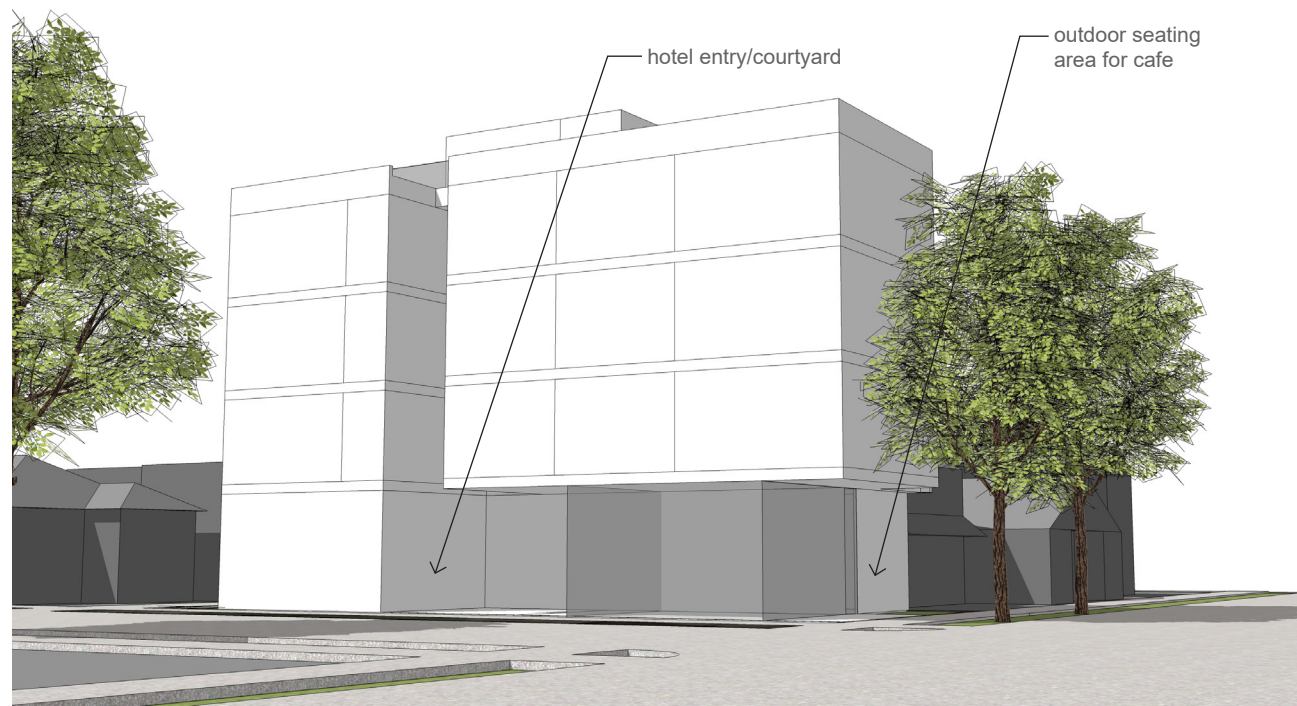
- Break up mass of building
- Step façade back where appropriate

Potential departures:

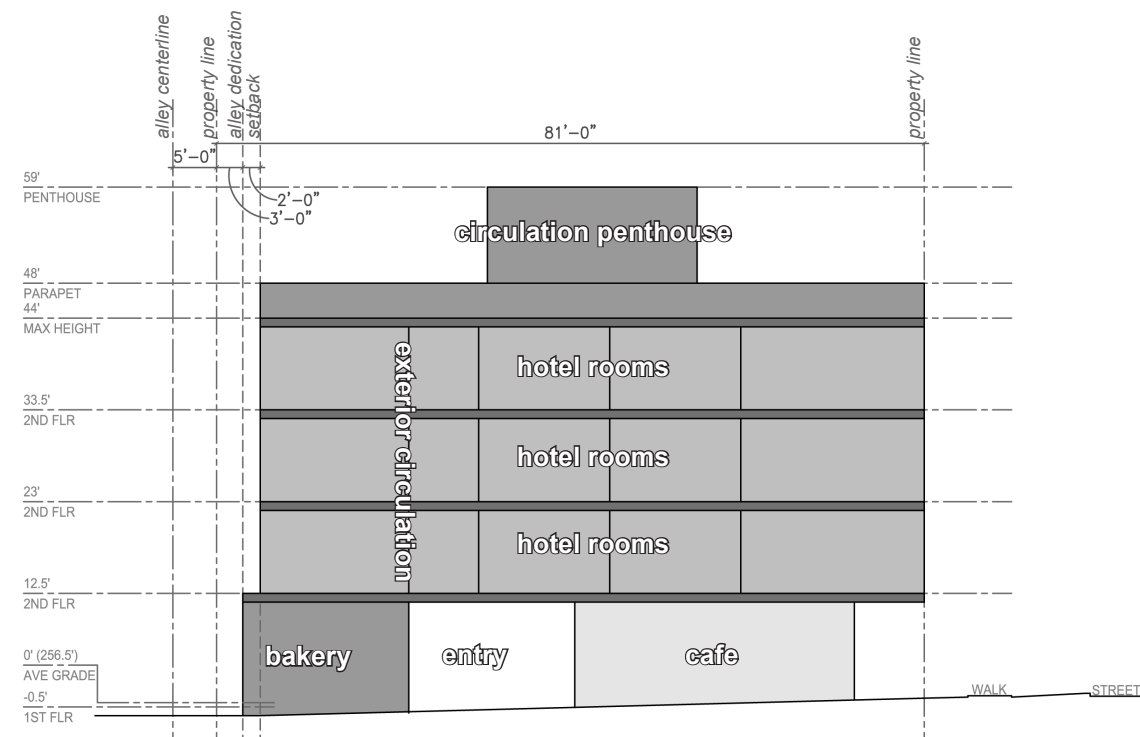
- SMC 23.47A.008.B.2 - 60 % Street Level Transparency (see diagrams p.26)



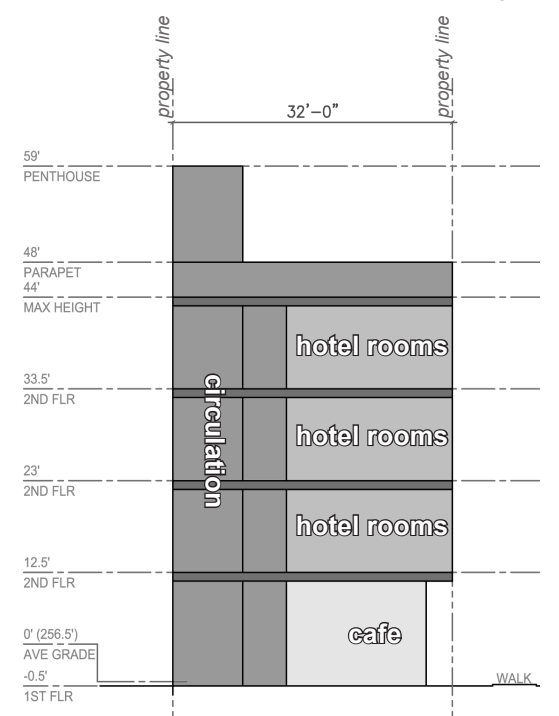
birds's eye



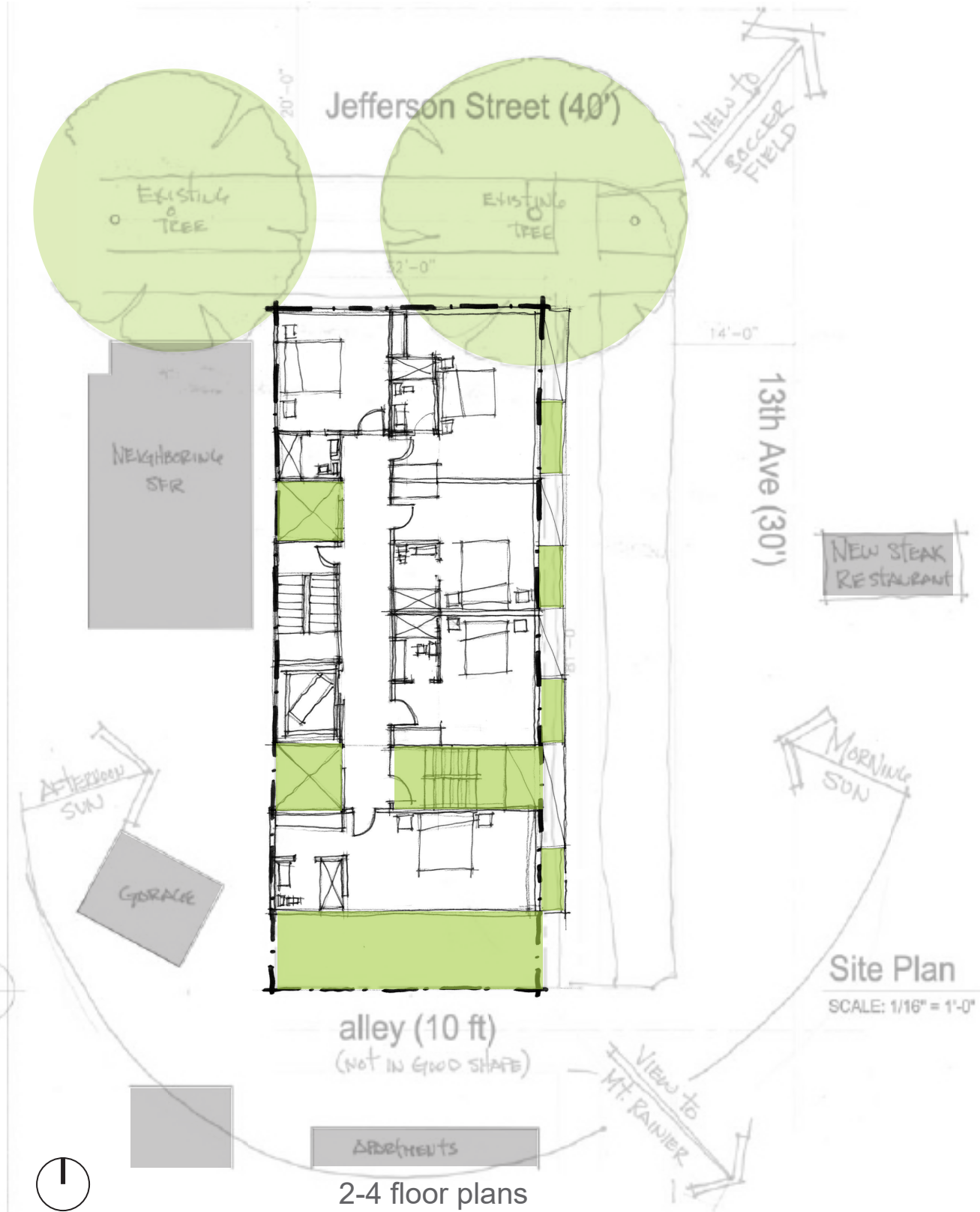
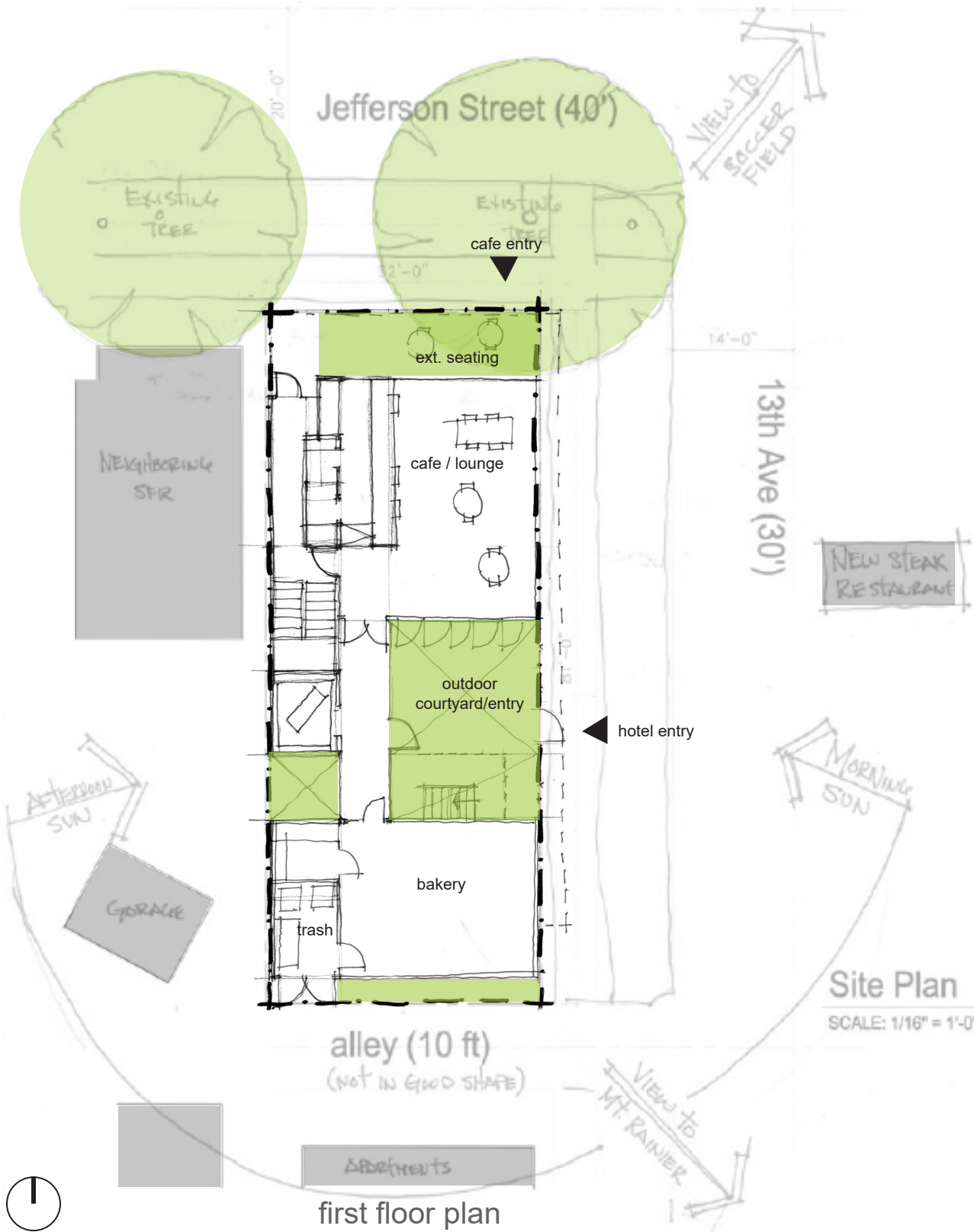
street perspective



north-south section



east-west section



RESPONSES TO EARLY DESIGN GUIDANCE

CONTEXT & SITE

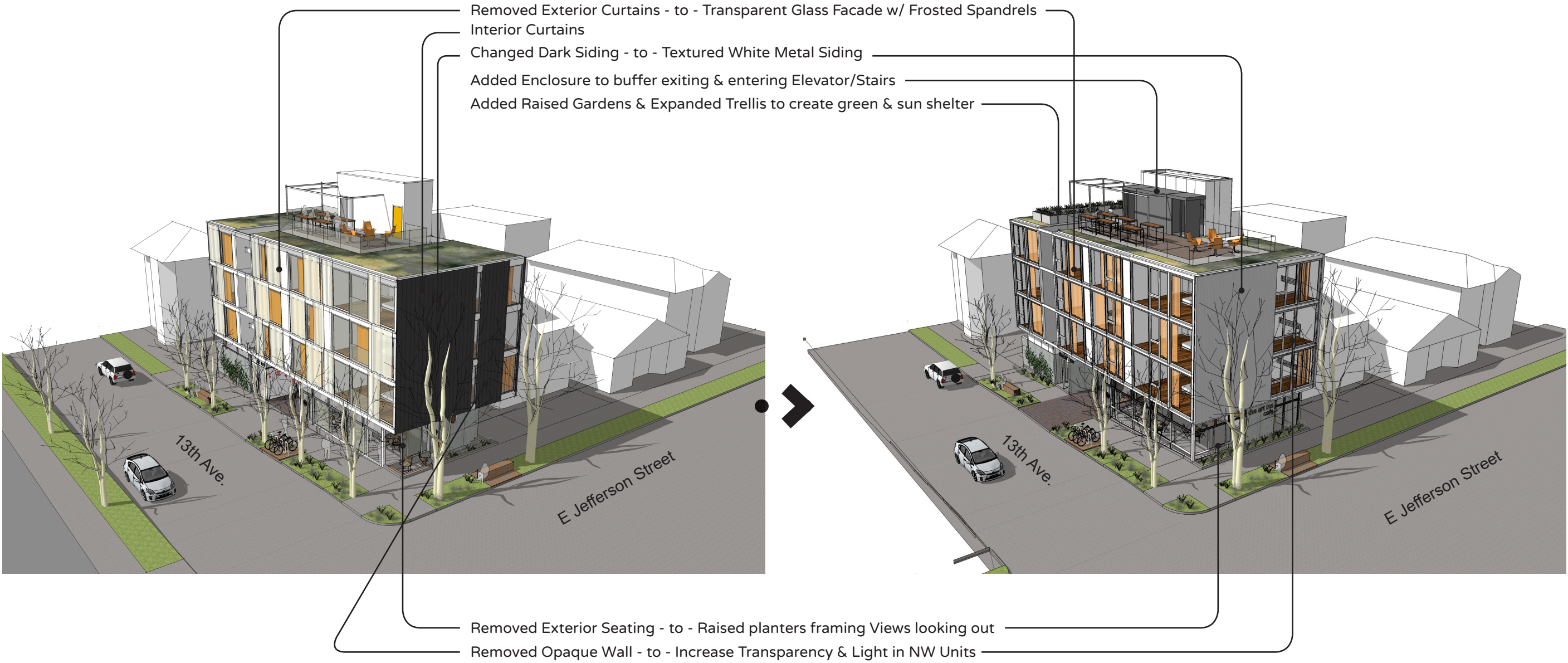
GUIDELINE	GUIDANCE	RESPONSE
<p><i>CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</i></p> <p><i>CS2-C Relationship to the Block</i></p> <p><i>CS2-C-1. Corner Sites: Corner sites can serve 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.</i></p>	<p><i>At the EDG meeting the Board commented on the preferred massing option 3, the broken baguette and thought that the alternative was demonstrating appropriate bulk, land use, and scale of the building at this corner site. The Board thought that the neighboring uses support the presence of a small hotel and the site size and proposed building siting on the property is appropriate. The Board affirmed that the hotel main entry on East Jefferson Street is a good choice. The Board also approved the corner café and corner entry idea at that location. Café outdoor seating at the corner is favored by the Board. The Board liked the plain north façade and highly textured east façade.</i></p>	<p>The “broken baguette” scheme has been chosen as the preferred option. The main entrance is located along 13th Ave E, which is the location that was shown at Early Design Guidance and shown preference by the DR Board. The corner café remains as well and the building is setback 3'-0” at the corner along the north and east property lines to allow space for covered outdoor seating at the corner. The north façade remains as a plain but highly textured façade, clad in metal in a vertical orientation that will lend a nice material quality to the building that will be very durable over time.</p>

PUBLIC LIFE

GUIDELINE	GUIDANCE	RESPONSE
<p>PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.</p> <p><i>PL1-B Walkways and Connections</i></p> <p><i>PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.</i></p> <p><i>PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.</i></p> <p><i>PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.</i></p> <p><i>PL1-C Outdoor Uses and Activities</i></p> <p><i>PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.</i></p> <p><i>PL1-C-2. Informal Community Uses: 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.</i></p> <p><i>PL1-C-3. Year-Round Activity: 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.</i></p>	<p>PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.</p> <p><i>PL2-B Safety and Security</i></p> <p><i>PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.</i></p> <p><i>PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.</i></p> <p><i>PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.</i></p> <p><i>PL2-D Wayfinding</i></p> <p><i>PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.</i></p> <p>PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</p> <p><i>PL3-A Entries</i></p> <p><i>PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.</i></p> <p><i>PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.</i></p> <p><i>PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.</i></p>	<p>GUIDANCE</p> <p><i>At the Early Design Guidance Meeting, the Board discussed wayfinding and the entry sequence into the hotel vertical circulation, stairs and elevator. They thought that the recessed entry was a good solution as long as there are identifying architectural elements to indicate the entry from the sidewalk and from the corner of East Jefferson. The Board directed the applicant to create a graphically interesting entry, and to use high quality paving and enclosure materials especially where the public and patrons interact with architectural elements.</i></p> <p>RESPONSE</p> <p>The main entry has been further articulated with high quality paving elements that will extend from the sidewalk into the courtyard to help indicate this area as a significant pathway into the project. Furthermore, the courtyard will feature graphic wall designs to activate the space. There will also be building signage over the entry to the courtyard that will promote that location as the main entry to the hotel.</p>

DESIGN CONCEPT		
GUIDELINE		GUIDANCE
<p>DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</p> <p>DC2-B Architectural and Facade Composition DC2-B-1. <i>Facade Composition:</i> Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned. DC2-B-2. <i>Blank Walls:</i> Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.</p> <p>DC2-C Secondary Architectural Features DC2-C-1. <i>Visual Depth and Interest:</i> Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas). DC2-C-2. <i>Dual Purpose Elements:</i> Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions. DC2-C-3. <i>Fit With Neighboring Buildings:</i> Use design elements to achieve a successful fit between a building and its neighbors. DC2-D <i>Scale and Texture</i> DC2-D-1. <i>Human Scale:</i> 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 DC2-D-2. <i>Texture:</i> Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.</p>	<p>DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.</p> <p>DC4-A Exterior Elements and Finishes DC4-A-1. <i>Exterior Finish Materials:</i> 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. DC4-A-2. <i>Climate Appropriateness:</i> Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.</p> <p>DC4-C Lighting DC4-C-1. <i>Functions:</i> Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art. DC4-C-2. <i>Avoiding Glare:</i> Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.</p> <p>DC4-D Trees, Landscape, and Hardscape Materials DC4-D-2. <i>Hardscape Materials:</i> 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.</p>	RESPONSE
		<p>After some discussion, the Board was favorable to the building concept element which proposes a simple, dark façade on East Jefferson as a counterpoint to the highly textural, and light, façade on 13th Avenue. The plain, dark façade form is an interesting foil which enhances the contrasting 13th Avenue porous façade. The large street trees will be maintained on East Jefferson and the façade is proposed to be simple, with small vertical windows and small setback at the west end emergency exit. The Board thought the contrasting facades were a good response to the site and program proposal. The Board was favorable to hotel room window screening concept presented by the architect. The Board requested lighting for a sense of safety and security as well as for a wayfinding function at ground level. The Board requested the applicant bring proposed quality material samples and colors at the next meeting. The Board directed the applicant to provide especially high quality details in all surfaces, treatments, and material transitions. Landscaping should be full and striving to soften the street level experience.</p> <p>At the ground level the project will feature ample lighting at the main entry to the hotel in the exterior courtyard. There will also be lighting in the exterior stair that faces 13th Ave E which will create an interesting architectural element at night. The remainder of the ground level will be illuminated by recessed lighting in the 3'-0" building overhang above. Along E. Jefferson Street there will be directional lighting to illuminate the building signage on the north façade of the building.</p> <p>The materiality of the project at the ground level will consist of a durable concrete base to provide texture and strength at the pedestrian level. There will also be an ornamental steel entry gate to the exterior stair along 13th ave e in additional to a metal storefront system at the ground floor face space. The courtyard will consist of pavers to provide texture and a more pedestrian scale to this space.</p> <p>The landscape design for the project is all about activation. There will be new street trees planted along 13th Ave E per Bill Ames (DPD) as well as coordination to implement benches and bike parking in the right of way alongside grass and low maintenance planting elements. At the face of the building along the northern, and north eastern portions of the building will be area for patrons of the café to sit and enjoy their coffees and pastries under the protection of the building overhang above.</p>

NOTABLE EVOLUTIONS



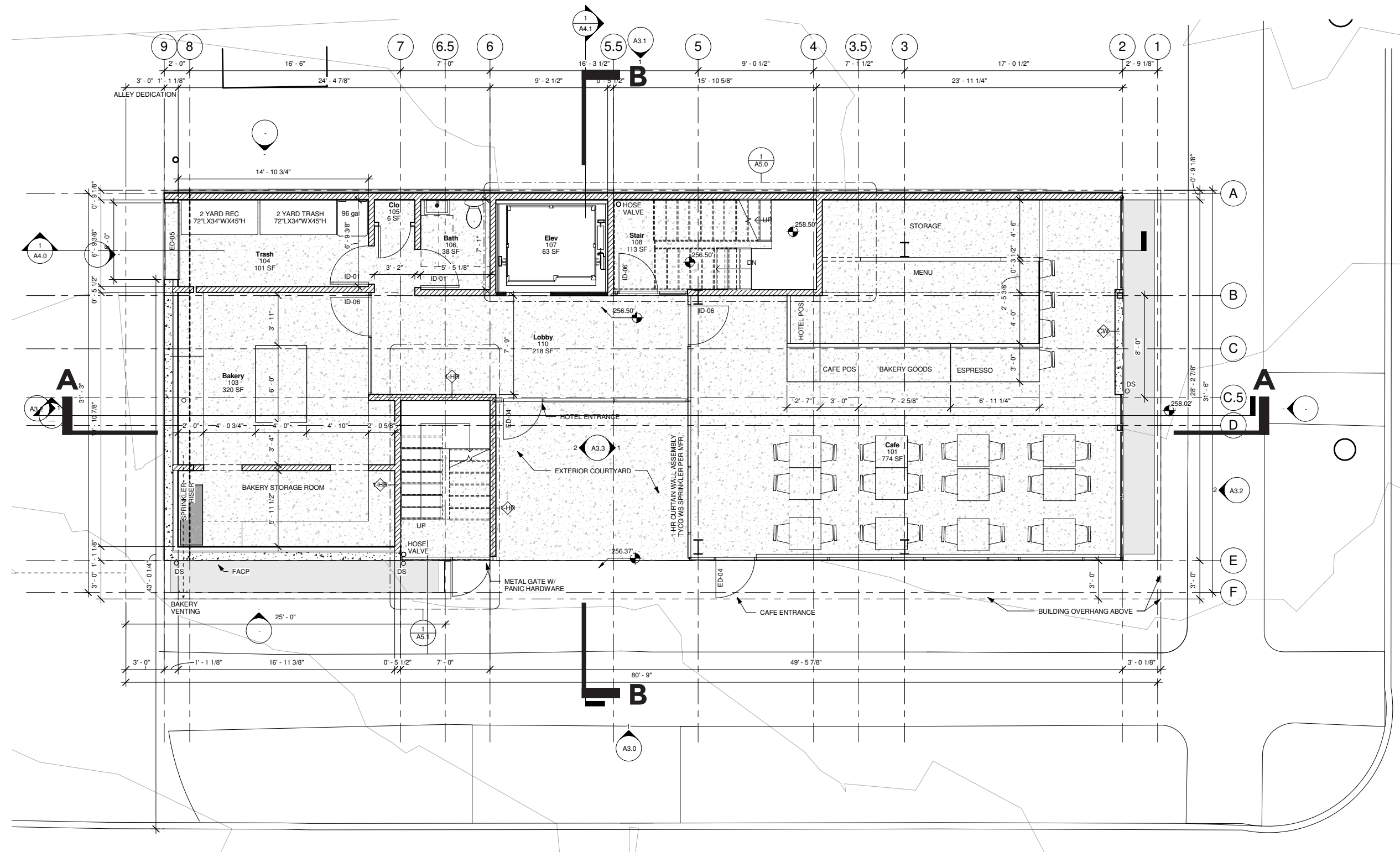
Building Design @ Early Design Guidance

Building Design @ Recommendation Meeting

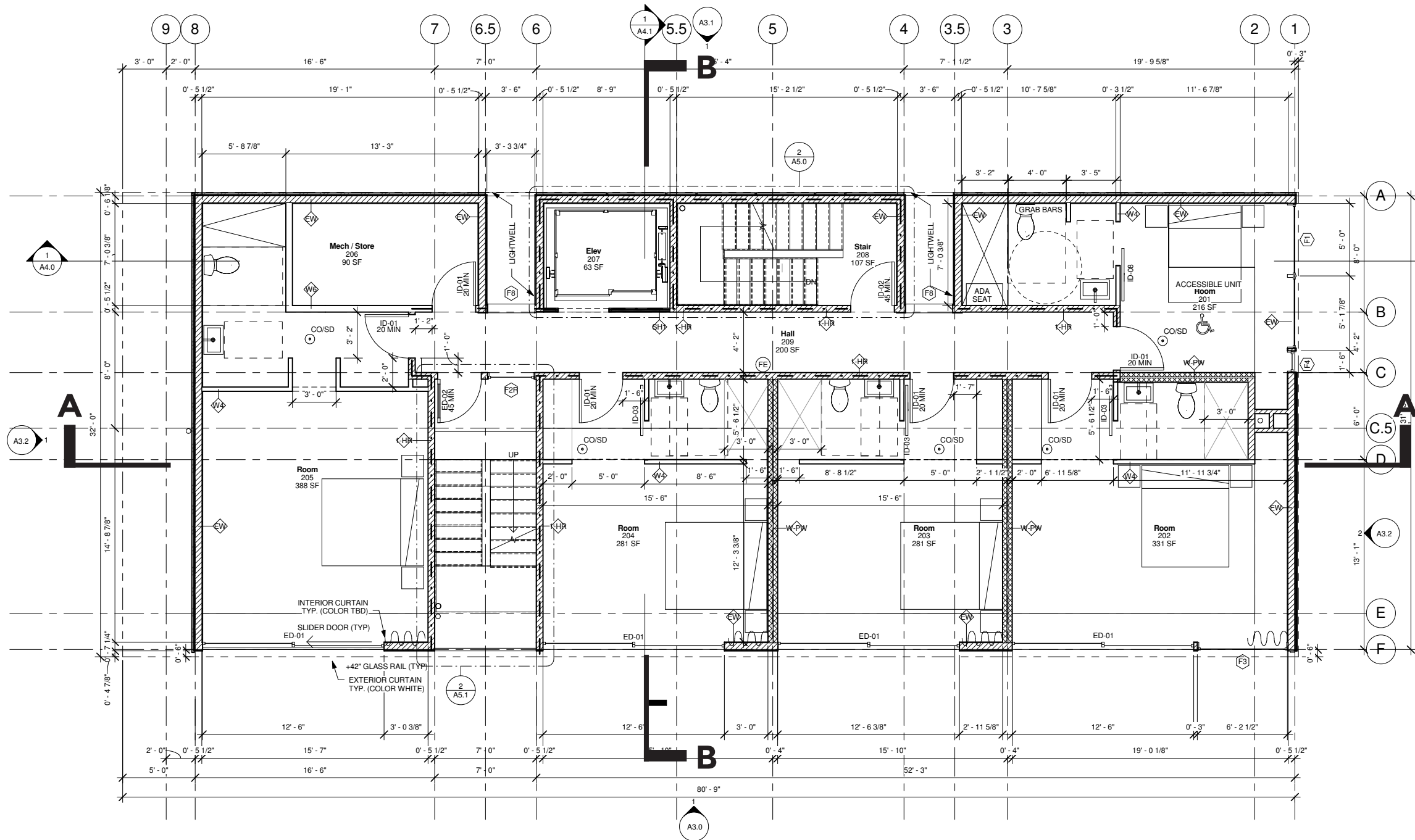


DESIGN PROPOSAL

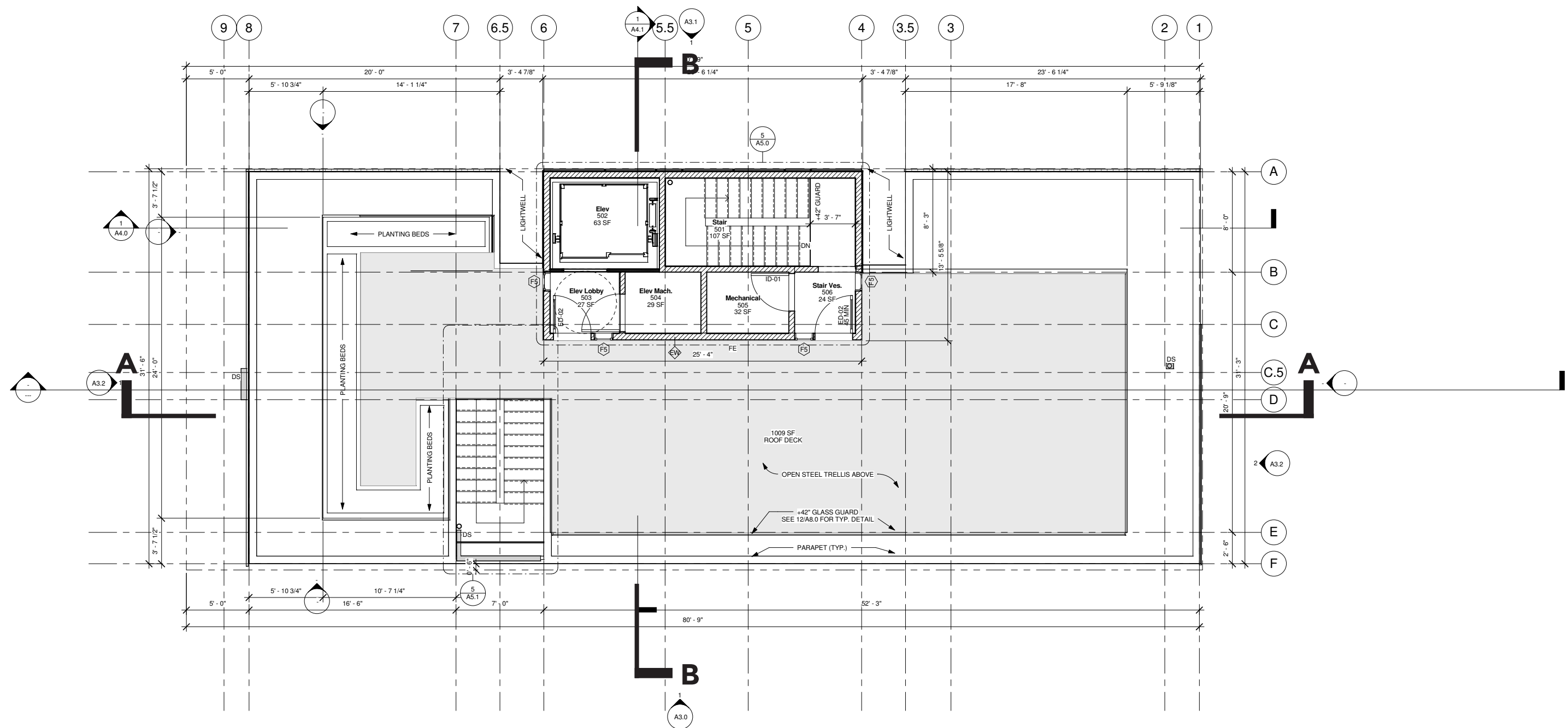
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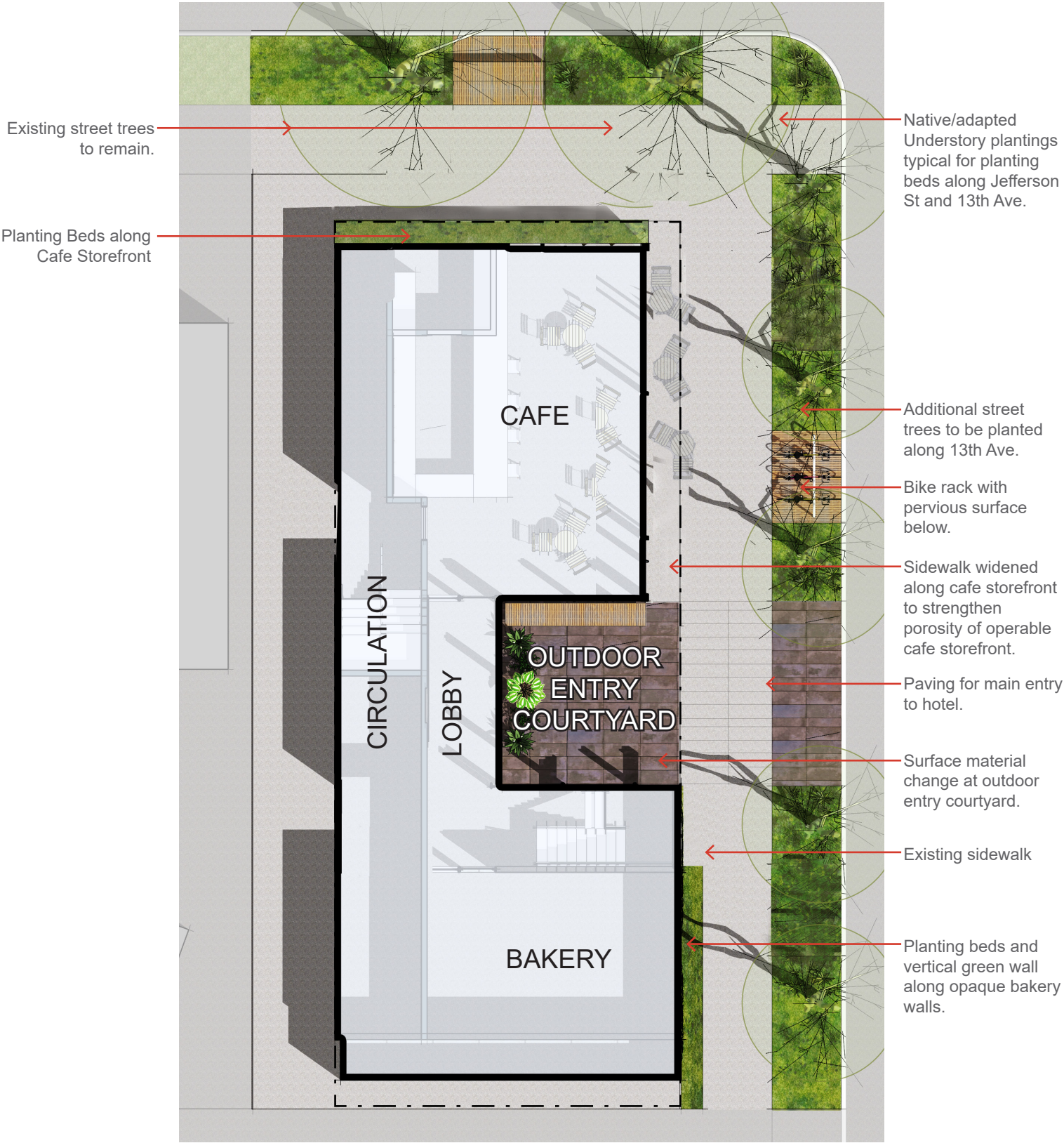
Ground Floor Plan



Typical Floor Plan



Roof Plan

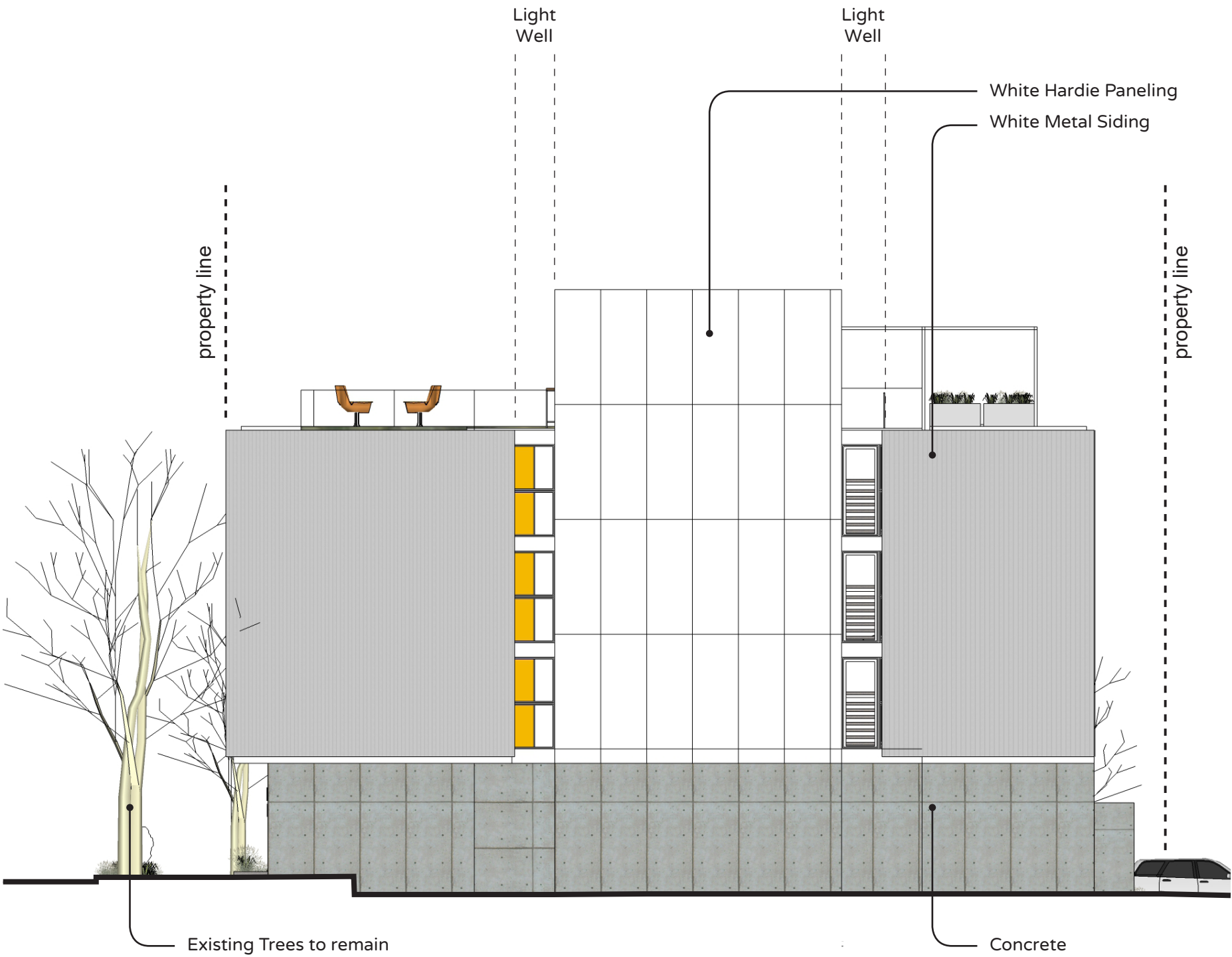


Plantings at Bakery

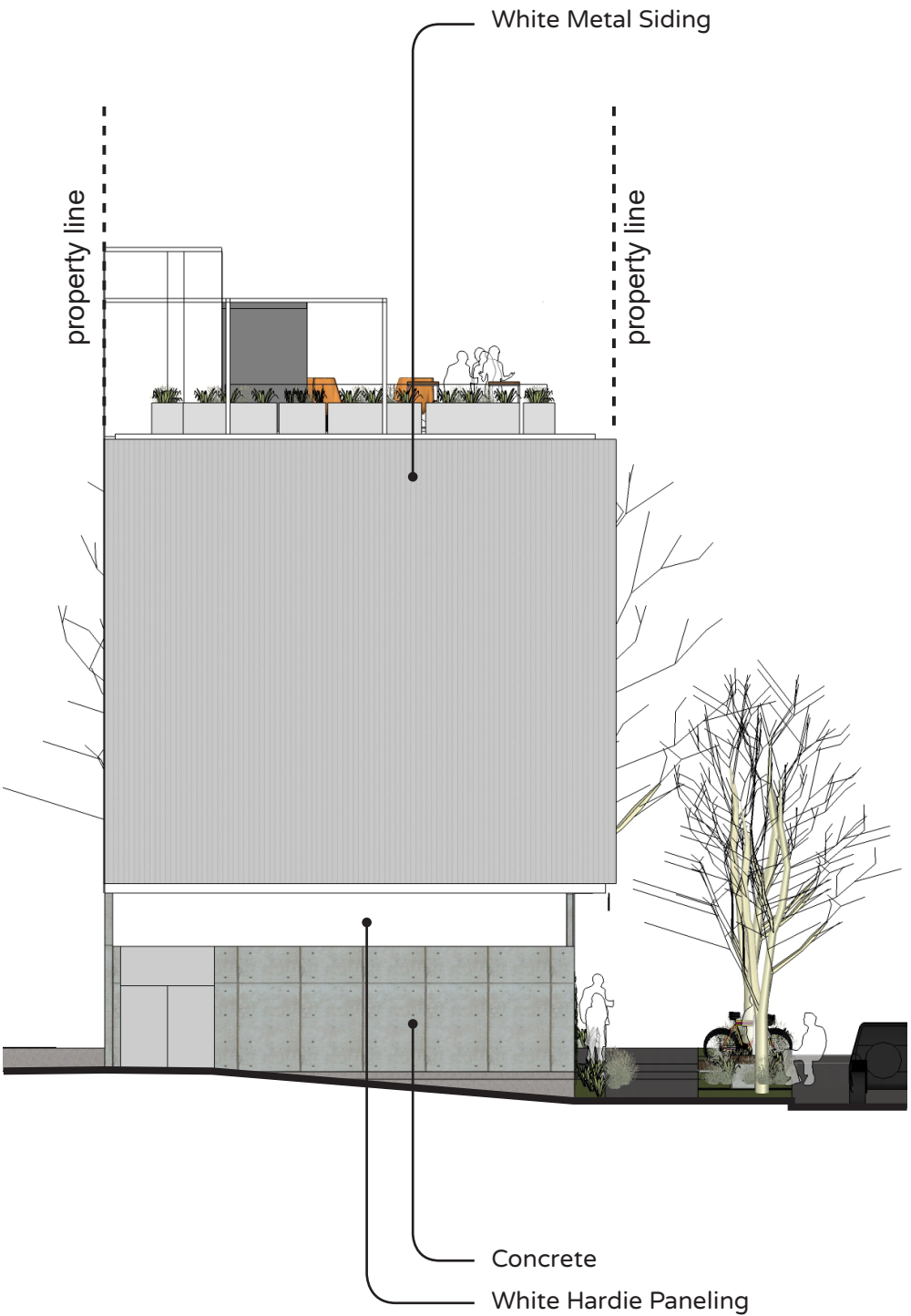


Plantings at Cafe





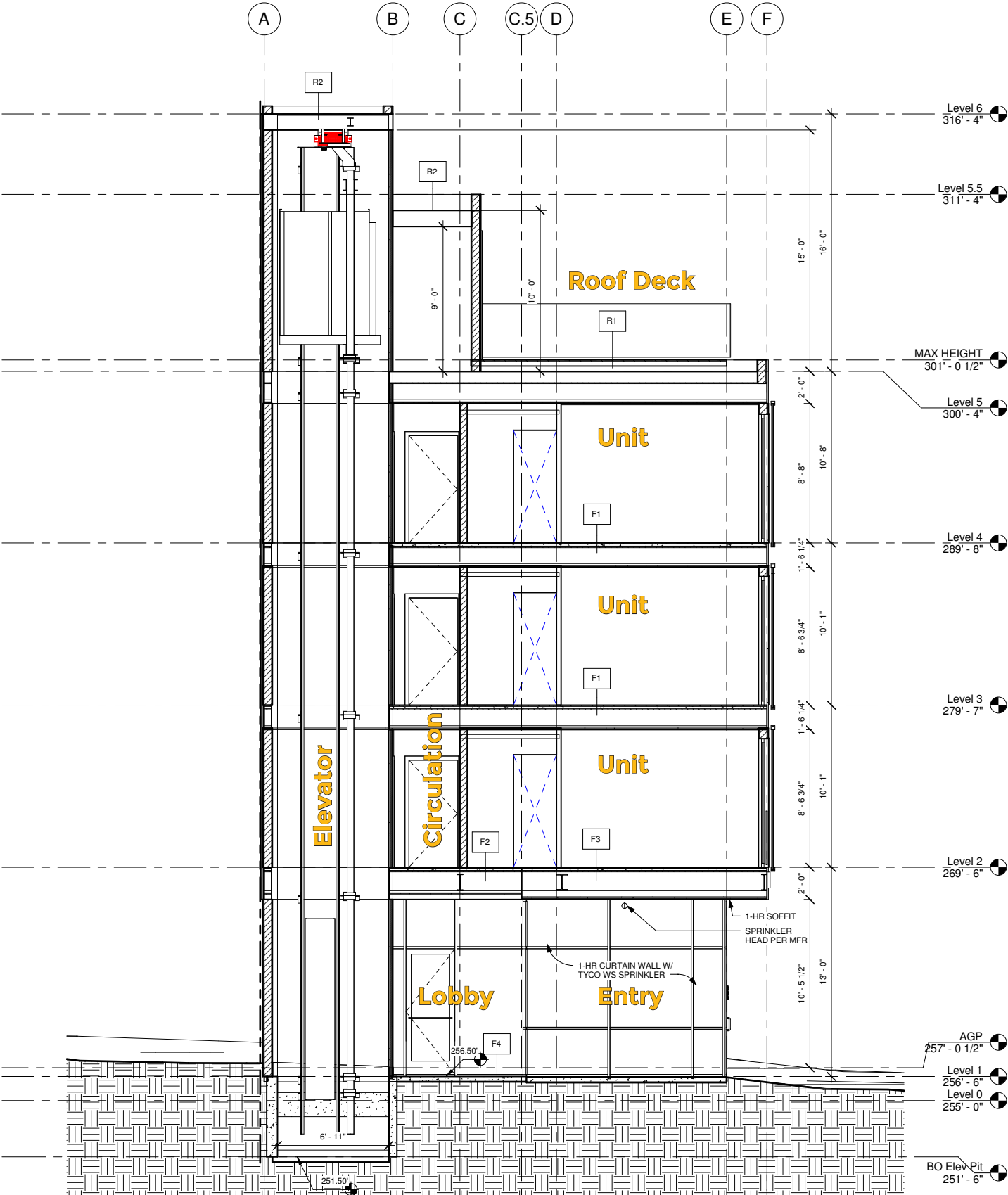
West Elevation



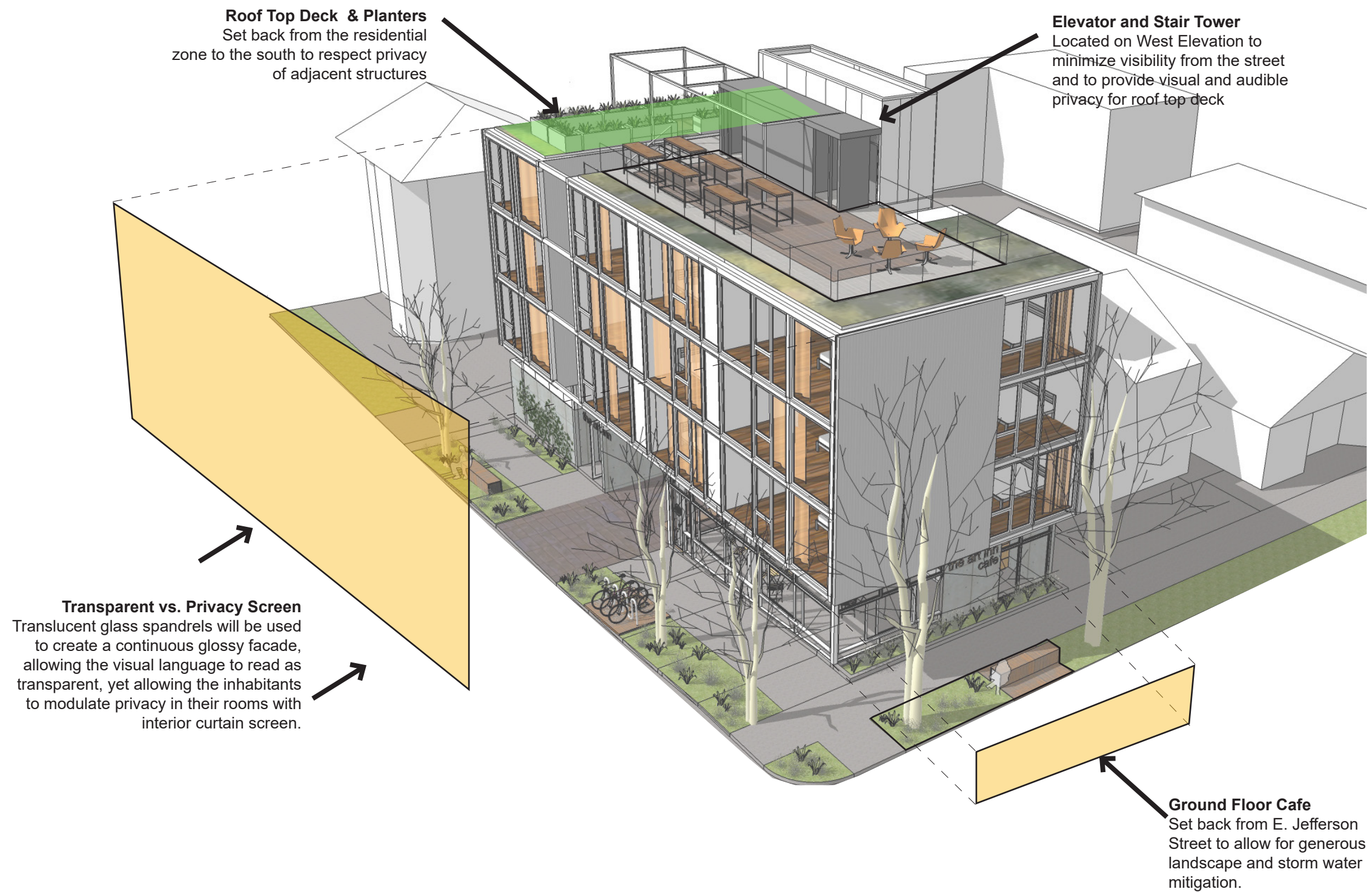
South Elevation



Section A-A



Section B-B





Streetscape Interaction

Cafe and Bakery to feature ample glazing to create a bright and inviting space for guests of the hotel and the public alike. New street trees will be planted along 13th Ave E to further enhance the pedestrian experience on the site.



A
Material & Screen
Translucent glass spandrels will be used to create a continuous glossy facade, allowing the visual language to read as transparent, yet allowing the inhabitants to modulate privacy in their rooms with interior curtain screen.



B
Hotel Entry
Painted murals invites guests to the Hotel, while the covered entryway protects guests from rain and weather - creating a exterior buffer zone for guests while they load/unload.

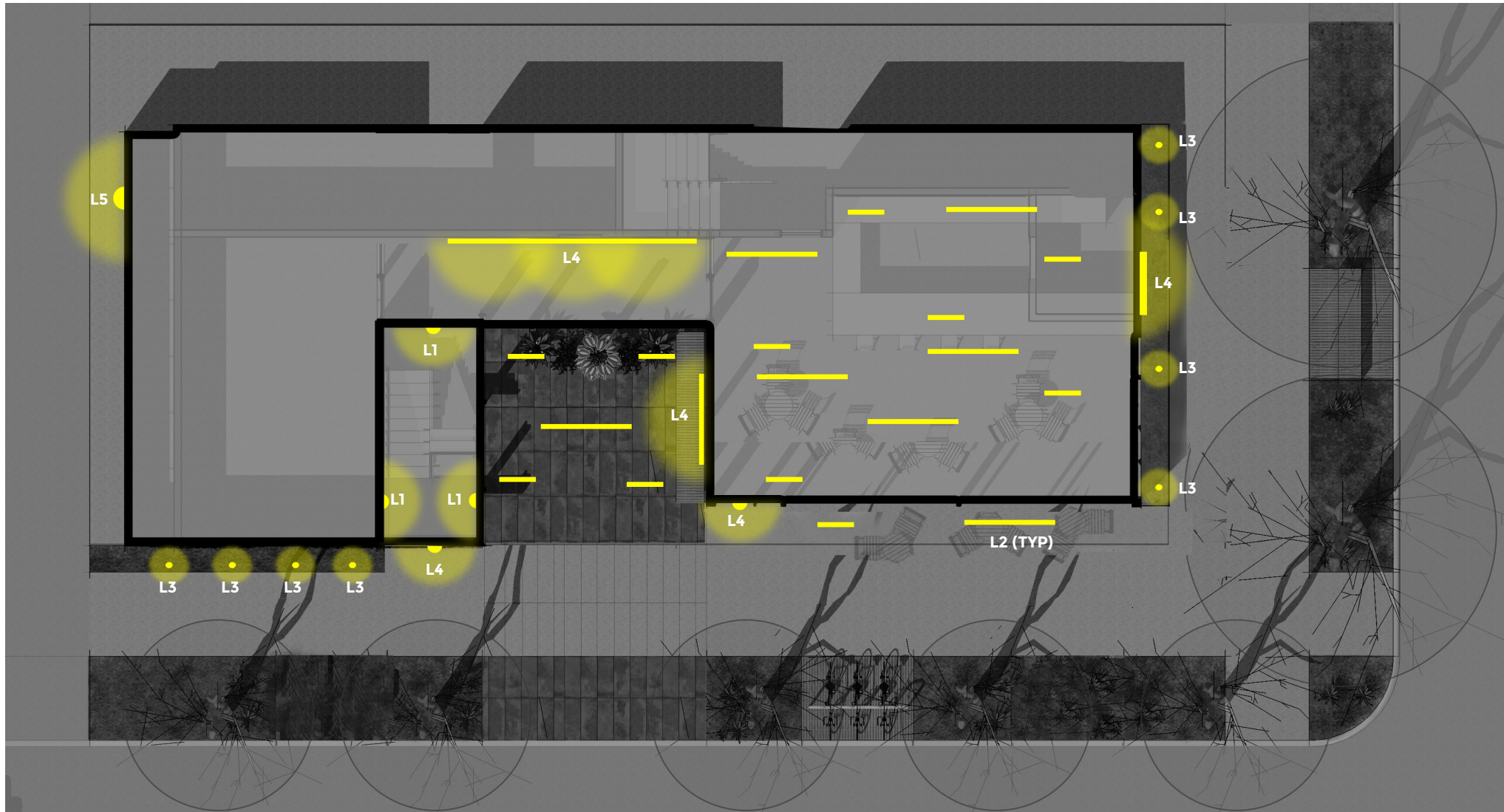


C
Cafe
Visibly accessible at the corner of 13th and Jefferson, the Cafe opens up to the street, allowing guests and neighbors to stroll in for a quick drink or pleasant fall afternoon.



D
Exterior Stairs/ Porous Circulation
Exterior Stairs allows guests easy access to the street and roof deck. Facing the stairs towards the street breaks the facade, shrinking the volume of the building into two smaller parts. It also gives pleasant waiting spaces between floors to casually circulate through the building.





Lighting Specs

[illegible]

Armstrong® Tech Zone® seem® 6

features

Narrow 6" aperture slot fluorescent luminaire that is Armstrong® TechZone® compatible.

Frosted acrylic flush lens provides even illumination, high performance lens also available for increased efficiency.

Allows for individual and continuous row mount in Armstrong Tech Zone grid applications.

Available in 1 or 2 lamp TS, T5HO or T8 configuration, Seem 6 provides continuous illumination by combining 3" and 4" slanted lenses. Specify 3 lamp for even appearance and minimal lamp sag, or 2 lamps when higher light levels are required.

dimensional data

slighting options

slighting option companion luminaires

pendant flush

seem 4

performance

1 Lamp TS	2 Lamp TS
High Performance	Flush Sate Lens
64% Efficiency	64% Efficiency
17% L70 Lamp	62% L70 @ 5'
922 cd/ft²	

Light distribution pattern of Seem 6 lighting fixture.

©2009 Armstrong Ceiling Light Company

L2

[illegible]

Involts: EDP Pro Outdoor

- **Power:** 1.5W / ft
- **Lumens:** 16 to 220 lm / ft
- **CRI:** 95
- **Rated Life:** 50,000 hours
- **IP 68** rated, UL listed for wet locations
- **Maximum** run length of 24 feet
- **5 year** warranty
- **Not** for field connection 6 inches at the end of run
- **Disable** insulated silicone encasement and distinct electrical and mechanical junctions make for a superior watertight custom length system

Model	Length	Color	Order Number
LED-TQ2485	1 - 5 feet	WVT White	LED-TQ2485-5-VWT
	5 - 1 feet		Add to WWT List

Power Consumption: 1.5W / ft
Color Temp: 5000K

DESCRIPTION

Designed for use on R11.2 and other alternative MSHI roof voltage fixtures with integral LED light source. Mounts directly over any standard roof-mounted air flow. Variable thermal, moisture and air flow effects, can be combined up to three at any one location creating multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from splashing into the fixture through its own lead seals.

SPECIFICATION FEATURES

A... Material

Aluminum, lead and mounting stem are precision-machined from corrosion-resistant 6061 T6 aluminum. Brass, lenses or copper-mounting canopy is constructed from corrosion resistant stainless aluminum, brass or copper.

B... Fish-Pain Protection

Canopies constructed from 6061 T6 aluminum are double protected by a chlorine corrosion

resisting and powder-coated anodizing. Double fish-pain protection shields the inside of the canopy from the outside of the canopy's environment. A series of standard colors are available. Brass or Copper fixtures constructed from brass or copper are naturally resistant to corrosion. The natural beauty of the material and self-cleaning ability over time.

C... Hood

Hood is removable for easy cleaning and access up to three times a year. Hood can be removed, thrown, blown, tilted or actives to eliminate lighting effects. Wind forces prevent water and mineral salts from collecting on the lens, even in the straight-up position.

D... Gasket

Housing and hood are sealed with a high temperature adhesive o-ring gasket to prevent air intrusion.

E... Lens

Tempered glass lens, factory sealed with heat-temperable adhesive, is held in place by an insulator and adjustable due to thermal shock.

F... Mounting & Adjustability

Both models meet or exceed standard 6" x 6" size and are suitable for cutting in just about any application. Integral LED light source does not require any wiring up to 120V line voltage. Fully adjustable lens-mounted light source allows for changing beam size and angle. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from splashing into the fixture through its own lead seals.

G... Hardware

Stainless steel hardware is used throughout the entire unit for corrosion resistance.

Catalog

Type

Comments

Date

Prepared by

H... Bucket

Carries up to 10 gallons of water. Teflon-coated lead seals and GSK to fit most.

I... Electrical

Integral LED VHS class "H" 120V/100 watt driver transformer is standard.

J... Lamp

Red ink included. Available from Lumière as an accessory. Use review slide of this page.

K... Labels & Approvals

UL wet cell listed. Standard wet cell label. Manufactured to ISO 9001:2000 Quality System. All units are UL listed.

L... Warranty

Lumière warrants its fixtures against defects in materials & workmanship for 5 years. Auxiliary equipment such as wiring, mounting hardware and accessories are the original manufacturer's warranty.

WESTWOOD

901

901-2

35W (max.) (MSR1)

100mm

Line Voltage

W/ Integral LED transformer

Wall or Ceiling

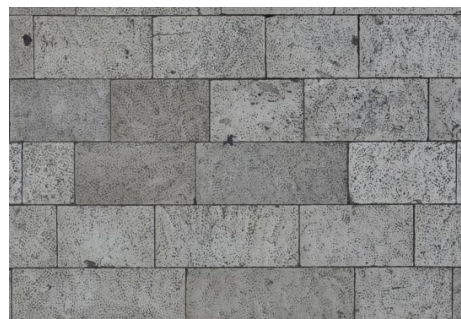
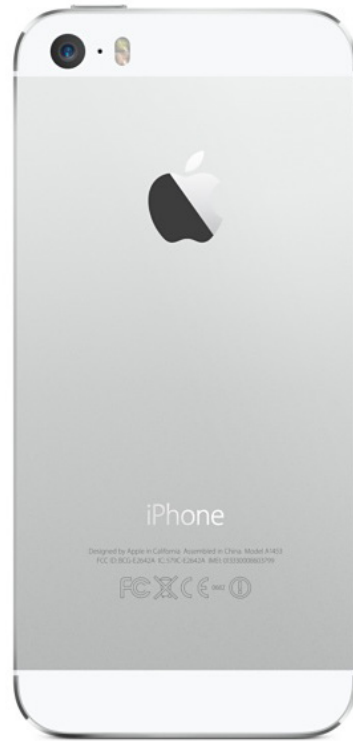
Cooper Lighting

Specifications and Dimensions subject to change without notice.

Consult your representative for additional options and features.

L5





APPENDIX:

ZONING STANDARDS

Chapter 23.47A - Commercial

23.47A.004: Permitted and Prohibited Uses
Uses per table 23.47A.004.

23.47A.005: Street-level Uses
The proposed is not within a pedestrian-designated zone or along a principal pedestrian street.

23.47A.005: Conditional Uses
Per 23.47A.005.6, loading uses in NC2 zones are permitted up to 25,00 SF when there are not more than 50 units, the design is compatible with adjacent commercial areas, and auto access is via an arterial street.

23.47A.007: Major Phased Developments

23.47A.008: Street-level Development Standards
A.2: Blank facades: Blank facades may not exceed 40 feet in width between 2-8' above sidewalk. Black facades may not exceed 40 percent of the width of the facade of the structure along the street.
B.2: Transparency: sixty percent of the street-facing facade between 2 and 8 feet above the sidewalk shall be transparent. Transparent areas must allow unobstructed views from outside into the structure.

23.47A.009: Standards applicable to specific areas

23.47A.010: Maximum size of nonresidential use
The maximum size of the proposed, as determined by table A, 23.47A. 004, is 25,000.

23.47A.011: Outdoor activities

DESIGN TEAM RESPONSE

Lodging use allowed as Administrative Conditional Use up to 25,000 sf per table 23.47A.004.

Per section 23.47A.005 there are no restrictions on the proposed other than restrictions on warehouse and residential uses. A bakery, cafe, and courtyard are proposed on the street level therefore satisfying the requirements. Reference adjacent diagrams.

The proposed is 8,970 GSF (under the 25,000 sf requirement). The proposed has 15 units (under the 50 unit limit). The proposed will be compatible with adjacent commercial development. The proposed has auto access via the Collector Arterial Street of E. Jefferson St.

N/A: Not pursuing Major Phased Development.

Reference adjacent diagrams. No blank facades exceed 40 ft or 40% of facade along street.

COMPLIES

N/A: Proposed not within specific area listed.

The proposed is 8,970 sf (under the 25,000 sf maximum).

N/A: No outdoor sales, storage, display, or recreation proposed.





east elevation
facing 13th Ave.

ZONING STANDARDS

DESIGN TEAM RESPONSE

23.47A.012: Structure Height As designated in the land use map: Base structure height: 40' Maximum structure (w/o roof features) of 44' allowed if street level floor to floor height of 13 feet or more is provided	Proposed maximum structure height (w/o roof features): 44' Street level floor-to-floor height to be 13'-0".
23.47A.013: Floor Area Ratio (FAR) Limits Per table A, 23.47A.013 the maximum FAR for NC2-40 zone is 3.0. Per table C, 23.47A.03 the minimum FAR for a height of 40' is 1.5.	Proposed 7770 sf is within the maximum and minimum FAR requirements.
23.47A.014: Setback requirements Pert 23.47A.014.B.2.a, a setback of 10 feet is required for portions of structure between 13 and 65 feet.	Reference adjacent image. Proposed structure has 10' setback from alley centerline.
23.47A.015: View corridors	N/A: not within Shoreline district
23.47A.016: Landscape requirements A.2.b: Landscaping with a green factor score of .3 or greater is required for new structures containing more than 4,000 sf of non-residential use.	Proposed landscape will have green factor of .3 or higher.
23.47A.018: Noise standards	N/A: No major noise generation proposed.
23.47A.020: Odor standards	N/A: No major odor sources proposed.
23.47A.022: Light and glare standards	N/A: No glare anticipated.
23.47A.024 Amenity area	N/A: No residential use proposed.
23.47A.027 Landmark districts	N/A: Not in landmark district.
23.47A.028 Drive-in businesses	N/A: No drive-in buisnesses proposed.
23.47A.032 Parking location and access	No parking required due to location in Frequent transit overlay.

CONTEXT & SITE

CS2: Urban Pattern And Form

Strengthen The Most Desirable Forms, Characteristics, And Patterns Of The Streets, Block Faces, And Open Spaces In The Surrounding Area.

A. LOCATION IN THE CITY AND NEIGHBORHOOD

1. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

Overall massing and ground floor height responds to neighboring buildings across East Jefferson Street and across 13th Avenue (1314 East Jefferson Apartments). Material palette is influenced by the contemporary buildings in the area.

2. Architectural Presence: Buildings that contribute to a strong street edge, especially at the first three floors, are particularly important to the creation of a quality public realm that invites social interaction and economic activity.

Over 60% of the ground floor facade is transparent, allowing views into interior spaces. A generous public entry is located off 13th Avenue and covered, outdoor cafe seating is provided along 13th Ave E. See adjacent images and transparency diagrams on pg. 26.

B. ADJACENT SITES, STREETS, AND OPEN SPACES

2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and carefully consider how the building will interact with the public realm.

The building will have a strong relationship to the street and sidewalk as there are no barriers proposed between the public realm and proposed structure. Main entry for both hotel and cafe are located directly off sidewalks allowing the project to contribute to the pedestrian activity of the area.

3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces. Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use.

Ground floor cafe functions are placed on East Jefferson Street where they can add to the activity established by neighboring restaurants (Taste of the Caribbean, Zobel Ethiopian, future Wings and Waffles, and future Steak Restaurant). The exterior hotel entry/courtyard is placed along 13th Avenue which has more opportunities for streetscape landscaping.

C. RELATIONSHIP TO THE BLOCK

1. Corner Sites: 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.

Ground floor transparency wraps the corner of East Jefferson Street and 13th Avenue, promoting pedestrian movement along both streets in both directions, see adjacent diagram and images on page 29.

PUBLIC LIFE

PL1: Connectivity

Complement And Contribute To The Network Of Open Spaces Around The Site And The Connections Among Them.

A. NETWORK OF OPEN SPACES

2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and/or quality of project-related open space available for public life.

Recessed, exterior entry/courtyard provided along 13th Avenue accessible to hotel guests and cafe patrons. Exterior cafe seating located adjacent to public sidewalks

B. WALKWAYS AND CONNECTIONS

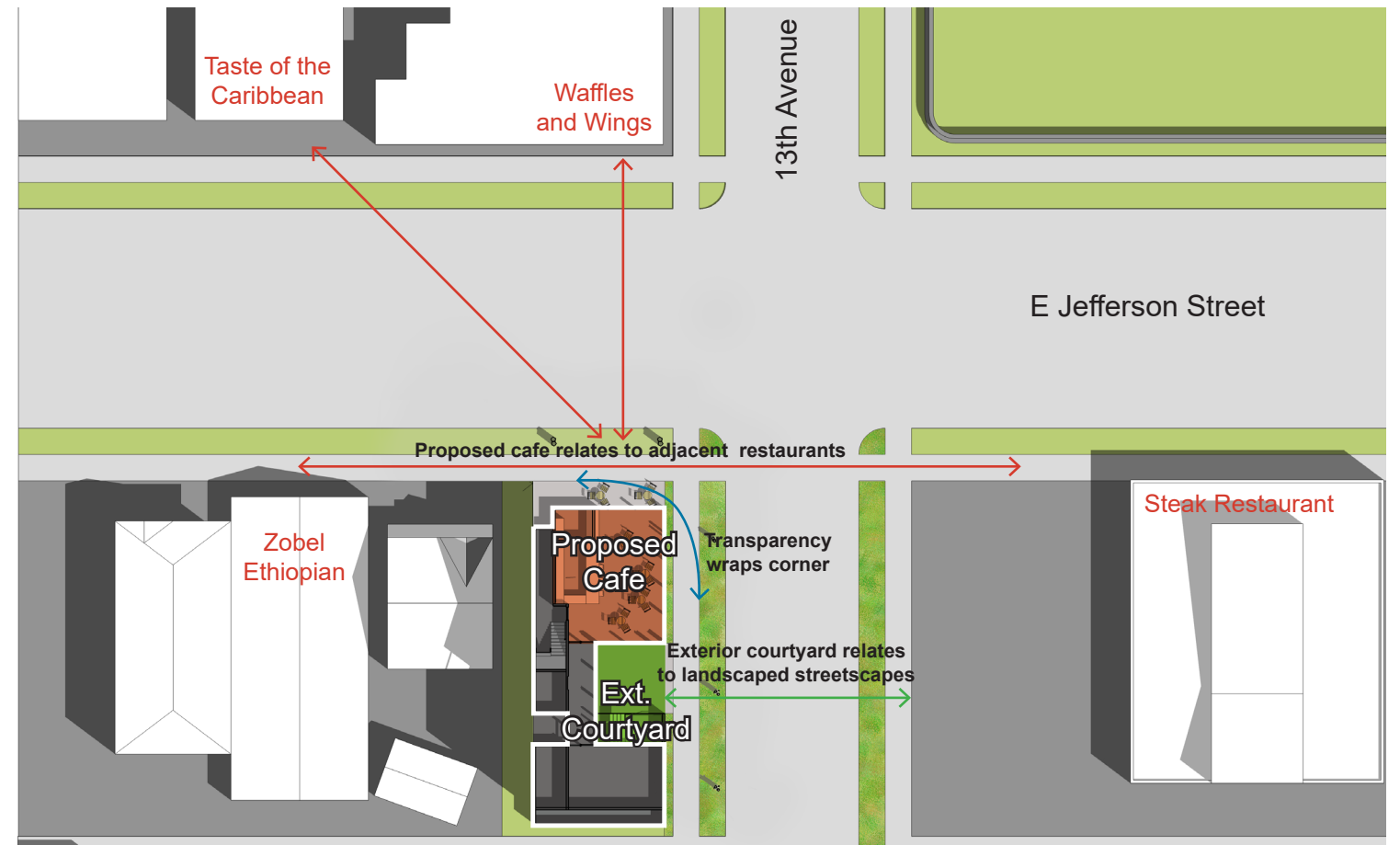
1. Pedestrian Infrastructure, 2. Pedestrian Volumes, 3. Pedestrian Amenities

Existing sidewalks to be widened along cafe, and generous pedestrian walkways will be provided for entry into the proposed.

C. OUTDOOR USES AND ACTIVITIES

3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.

Outdoor plantings, pedestrian lighting, and trees to be provided around perimeter of proposed. Overhead weather protection and outdoor/moveable seating to be provided for cafe.





Hotel outdoor entry/courtyard



PL2: Walkability

Create A Safe And Comfortable Walking Environment That Is Easy To Navigate And Well-Connected To Existing Pedestrian Walkways And Features.

B. SAFETY AND SECURITY

1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

The proposed building has large amounts of transparency both on the ground floor and upper floors, which will allow employees, cafe patrons and hotel guests to have “eyes on the street”.

2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

Sufficient exterior lighting to be provided to create a safe exterior environment.

3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

See page 26 for transparency diagrams.

C. WEATHER PROTECTION

1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops. Address changes in topography as needed to provide continuous coverage the full length of the building, where possible.

Overhead weather protection provided for hotel entry and both sides of the cafe.

3. People-Friendly Spaces: Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the façade. If transparent canopies are used, design to accommodate regular cleaning and maintenance.

Building facades will be highly activated by interior views, interior activities spilling out onto the street, or green screens along blank facades.

PL3: Street-Level Interaction

Encourage Human Interaction And Activity At The Street-Level With Clear Connections To Building Entries And Edges.

A. ENTRIES

1. a. Office/commercial lobbies should be visually connected to the street through the primary entry and sized to accommodate the range and volume of foot traffic anticipated;

Lobby for hotel is directly visible off 13th Avenue.

b. Retail entries should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather. **Entries and exits for the cafe are located under canopies and there are multiple ways to enter and exit the space.**

C. RETAIL EDGES

1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

Three sides of cafe are transparent, including the two that are street facing. The activity inside the cafe is easily visible by passersby on both East Jefferson Street and 13th Avenue. See adjacent images and transparency diagram on pg 26.

2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

Glass walls along cafe will be composed of operable glass doors that allow for porosity to both E Jefferson Street and 13th Avenue.

3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Both the exterior entry and the covered cafe seating area to be furnished with moveable for furniture that allow for a variety of exterior events.

DESIGN CONCEPT

DC2: Architectural Concept

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

B. ARCHITECTURAL AND FAÇADE COMPOSITION

1. Façade Composition: Ensure that all facades are attractive and well proportioned through the placement and detailing of all elements, including bays, fenestration, and materials, and any patterns created by their arrangement.

See adjacent images study facade composition, fenestration and material use.

2. Blank Walls: Avoid large blank walls along visible façades wherever possible.

Light wells are utilized on the west facade in order to break up the massing and avoid large expanses of blank facades. See adjacent images.

C. SECONDARY ARCHITECTURAL FEATURES

1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design.

Several different secondary architectural features have been explored in order to add contextually appropriate interest to the proposed's visible facades. These include: a highly textured metal facade on the north, south and west elevations and a highly detailed glazed wall assembly on the east facade.

2. Dual Purpose Elements: Consider architectural features that can be dual purpose—adding depth, texture, and scale as well as serving other project functions.

The facades features that have been explored in the adjacent images are meant to both add visual interest to the facades as well as add such benefits as solar shading and privacy.

D. SCALE AND TEXTURE

1. Human Scale: 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.

Entries, courtyards and facade gestures have been designed intending to be of pleasant human scale.

2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

Paving and facade materials have been explored to incorporate texture.

E. FORM AND FUNCTION

1. Legibility and Flexibility: Strive for a balance between building legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

Many hotel precedents have been studied and the designers believe that the current design reads as a hotel. However, the structure could be successfully converted, especially to residential, if so desired in the future.

DC3: Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

A. BUILDING-OPEN SPACE RELATIONSHIP

1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

Exterior spaces have been developed to complement interior spaces.

B. OPEN SPACE USES AND ACTIVITIES

2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

Exterior courtyard and seating areas will receive both east and west sun exposure, but due to their locations on the property will not be exposed to summer southern sun.

C. DESIGN

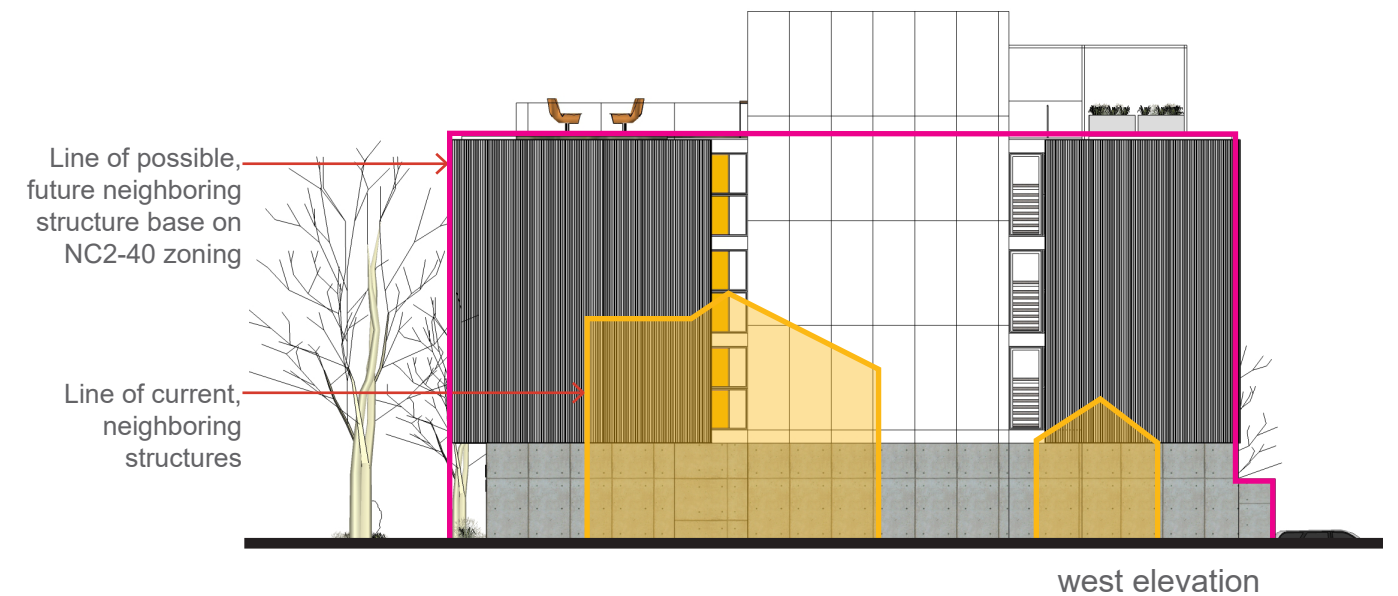
2. Amenities and Features: Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

Amenities and features include; a rooftop garden, green screens along blank walls of the bakery and understory plantings in the right of way.



interior curtain

east elevation



west elevation



south elevation - privacy study

DC4: Exterior Elements and Finishes

Use appropriate and high quality elements and finishes for the building and its open spaces.

A. BUILDING MATERIALS

1. 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.
2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

Proposed will feature durable, attractive materials that are easily maintainable and that weather well in a Seattle climate.

B. SIGNAGE

1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs. Signage should be compatible in character, scale, and locations while still allowing businesses to present a unique identity.
2. Coordination With Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Signage has been incorporated to meet the above guidelines. See images on page 29.

LIGHTING

1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

Full lighting plan to be developed in coordination with above guidelines.

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials. Choose plants that will emphasize or accent the design, create enduring greenspaces, and be appropriate to particular locations taking into account solar access, soil conditions, and adjacent patterns of use. Select landscaping that will thrive under urban conditions.

Full landscape plan to be developed in coordination with above guidelines. See adjacent conceptual landscape plan.

2. Hardscape 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.

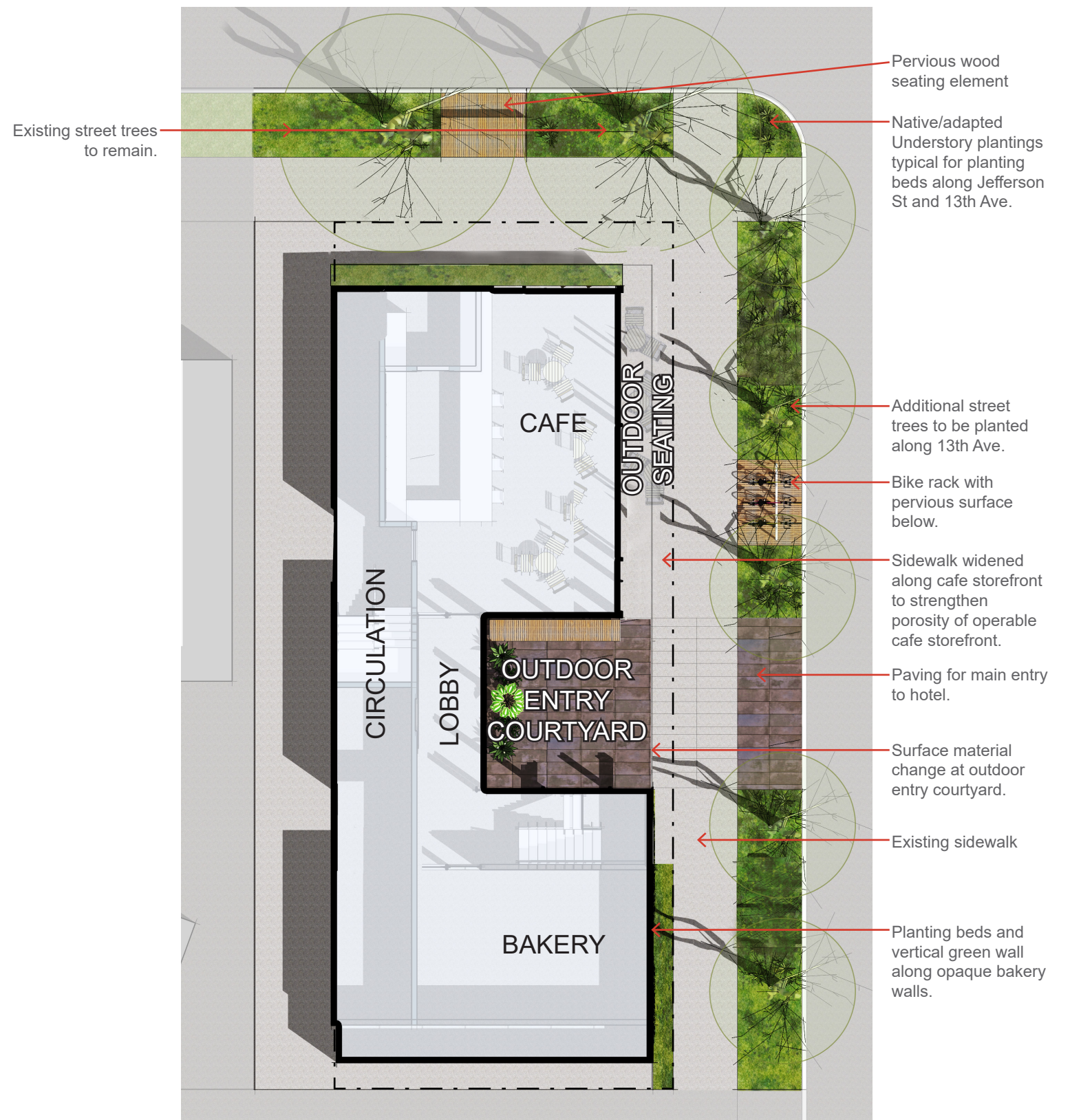
Full landscape plan to be developed in coordination with above guidelines. See adjacent conceptual landscape plan.

3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended. It may be necessary to create a landscaping plan for various stages of plant maturity, such as 5, 10, and 20 year plans in order to ensure the landscaping will perform and function as needed over the life of the project.

Full landscape plan to be developed in coordination with above guidelines. See adjacent conceptual landscape plan.

4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Full landscape plan to be developed in coordination with above guidelines. See adjacent conceptual landscape plan.





Clover Lofts



Remington Court Townhomes



Killebrew Apartments



Bellevue Ave Midrise Apartments



Harvard Avenue Apartments