

23rd & Jackson Redevelopment

Mixed Use Affordable Housing at 2212 & 2214 S. Jackson St.

Early Design Guidance (EDG) Meeting – April 12, 2017

East Design Review Board – SDCI Project #: 3025429

Owner: Community House Mental Health Agency

Architect: Environmental Works Community Design Center

Development Consultant: Ally Community Development



Existing Site

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Development Objectives

- Enhance and constructively contribute to the neighborhood with a high-quality facility that provides valuable mental health services to residents
- Respond sensitively to nearby development patterns and architectural context
- Provide high quality, space-efficient affordable housing units
- Provide outdoor space for the housing residents in such a way as to respect the privacy of adjacent neighbors
- Provide high quality ground floor retail for existing neighborhood businesses
- Meet Evergreen Sustainable Development Standards (ESDS) of Washington State Dept. of Commerce

2212 S. Jackson St. (Patricia K. Apartments)

The primary development objective is to expand the community benefit services provided by Community House Mental Health Agency at this site. The new facility will provide services including a day center, kitchen, medical consultation rooms, case management offices, and dining and multi-use space. The project will also provide expanded administrative offices and meeting space for the Community House Mental Health Agency network. The existing 6,544 S.F. of day services and administrative offices provided on-site will be expanded to approx. 12,000 square feet on the 1st and 2nd floors. The project will provide on the 3rd-6th floors, (52) affordable residential units for Community House clients and (1) resident manager apartment.

- 1st Floor – Approx. 4,810 S.F. (+ Approx. 1,230 S.F. Deck) : Vestibule, Housing Lobby, Multi-Use Space, Day Center, Case Management Offices/Interview Rooms, Medical Check-In Rooms, and Common Resident Deck
- 2nd Floor – Approx. 5,030 S.F. (+ Approx. 835 S.F. Deck) : Administrative Offices, Case Management Offices, Meeting Space, Staff Lounge, and Staff Deck
- 3rd Floor – Approx. 5,360 S.F. (+ Approx. 75 S.F. Deck) : (12) Studio Apartment Units and (1) Resident Manager’s Apartment
- 4th Floor – Approx. 5,410 S.F. : (14) Studio Apartment Units
- 5th Floor – Approx. 5,410 S.F. : (14) Studio Apartment Units
- 6th Floor - Approx. 5,040 S.F. (+ Approx. 375 S.F. Deck) : (12) Studio Apartments, Shared Laundry, and Resident Deck With Garden Space
- Floors 1 -6 – Approx. 31,060 S.F. : (53) Affordable Housing Units
- Max. Building Height: 65’ (6-Stories)

2212 & 2214 S. Jackson St. Shared Basement (Exempt from FAR Calculation)

- Approx. 17, 370 S.F. : Residential Parking, Long-Term Bicycle Parking, Storage, Mechanical and Electrical Rooms

Total Square Footage – 2212 S. Jackson St. & 2214 S. Jackson St. (Not Including Shared Basement)

Square Footage Proposed Under Base Zoning : Approx. 83, 430 S.F.

Square Footage Proposed Under MHA Upzone: Approx. 92, 060 S.F.

2214 S. Jackson St.

The primary development objectives are to provide affordable work-force housing serving residents earning 60% or less of median income to address Seattle’s housing affordability crisis and economic displacement in the Central District and to activate the street with existing Central District retail businesses. The new facility will be owned and operated by Community House Mental Health Agency, and will provide ground floor retail and affordable residential housing. The project will pursue increased development capacity through the Housing, Affordability, & Livability Agenda through an MHA upzone. This will maximize the development objective of providing increased affordable housing capacity.

- 1st Floor – Approx. 9,190 S.F. : (5) Loft Apartment Units, Housing Lobby, Approx. 5,440 S.F. of Retail
- 2nd Floor – Approx. 8,660 S.F. (+ Approx. 780 S.F. Deck) : (4) Studio Apartment Units, (3) 1 Bedroom Apartment Units, (3) 2 Bedroom Apartment Units, Common Room, Shared Laundry
- 3rd Floor – Approx. 8,630 S.F. : (4) Studio Apartment Units, (5) 1 Bedroom Apartment Units, (3) 2 Bedroom Apartment Units
- 4th Floor – Approx. 8,630 S.F. : (4) Studio Apartment Units, (5) 1 Bedroom Apartment Units, (3) 2 Bedroom Apartment Units
- 5th Floor – Approx. 8,630 S.F. : (4) Studio Apartment Units, (5) 1 Bedroom Apartment Units, (3) 2 Bedroom Apartment Units
- 6th Floor – Approx. 8,630 S.F. : (4) Studio Apartment Units, (5) 1 Bedroom Apartment Units, (3) 2 Bedroom Apartment Units
- MHA Upzone - 7th Floor - Approx. 8,630 S.F. : (4) Studio Apartment Units, (5) 1 Bedroom Apartment Units, (3) 2 Bedroom Apartment Units
- Floors 1-6 – Approx. 52,370 S.F. : (63) Affordable Housing Apartment Units
- Floors 1-7 – Approx. 61,000 S.F. : (75) Affordable Housing Apartment Units with MHA Upzone
- Max. Building Height: 65’ (6-stories); 75’ (7-Stories with MHA Upzone)



PHOTOS OF EXISTING SITE - Photos Keyed to Site Plan on Next Page



EXISTING SITE PLAN: EXISTING CONDITIONS

EXISTING SITE AND DEVELOPMENT INFORMATION

The proposed project is a single development that will be comprised of two separate buildings on two properties:

2212 & 2214 South Jackson Street

2212 South Jackson Street - Existing Structures & Uses

Two-Story Wood-Framed Commercial Building; Approx. 6,545 SF; Built 1941

Current Use - Community House Mental Health Agency Offices & Day Center

Parking Lot - Parking for 9 Vehicles at west half of site

Landscaping - Five existing trees - none have been identified as "Exceptional Trees"

2214 South Jackson Street - Existing Structures & Uses

One-Story Masonry Commercial Building; Approx. 3,040 SF; Built 1967

Current Use - Floral boutique, Barber Shop

Parking - Parking for 3 Vehicles directly behind existing structure

Landscaping - No existing trees; Small planter bed adjacent to parking; Grass/Brush/Blackberries surround vacant gravel areas at west/northwest areas of existing site.

Overall Topography

Along 23rd Ave S., from north to south: Grade drops approx. 7.5'

Along S. Jackson St., from east to west: Grade drops 10.85'

Along west side of proposed development, from south to north: Grade rises approx. 8.5'

Along north side of proposed development, from west to east: Grade rises approx. 9.9'

Adjacent Sidewalks in Right-Of-Way

From Property Line to Face-of-Curb at gutter along S. Jackson St: 8' existing sidewalk

From Property Line to Face-of-Curb at gutter along 23rd Ave S.: 11' wide existing sidewalk

Adjacent Existing Structures Across the Streets (S. Jackson and 23rd Ave S.)

Across S. Jackson St. (to the south): Two Six-Story Mixed-Use Buildings - 5 floors of residential over retail.

Across 23rd Ave E (to the east): Retail including an Autozone, Walgreens, Starbucks and a large parking lot.

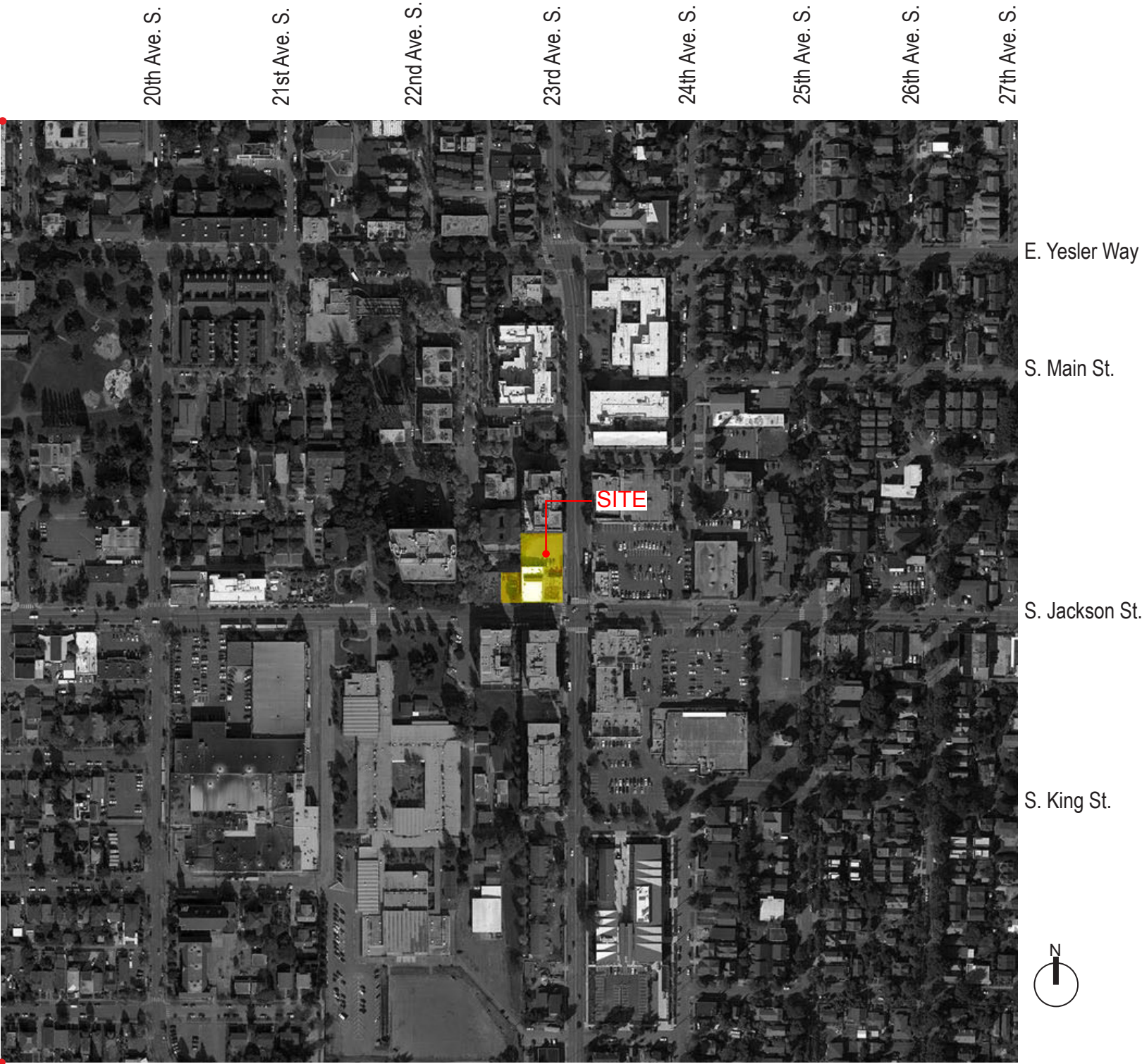
Across S. Jackson St. & 23rd (diagonally, to the southeast): The Promenade 23 Shopping Center with a City of Seattle Neighborhood Service Center, Taco del Mar, Red Apple grocery store. Boost Mobile and other retail shops in generally 1-Story structures. This site is currently in the design phases for a new, large mixed-used development.



URBAN DESIGN ANALYSIS: PROJECT LOCATION



Seattle



URBAN DESIGN ANALYSIS: VICINITY MAP & SURROUNDING USES

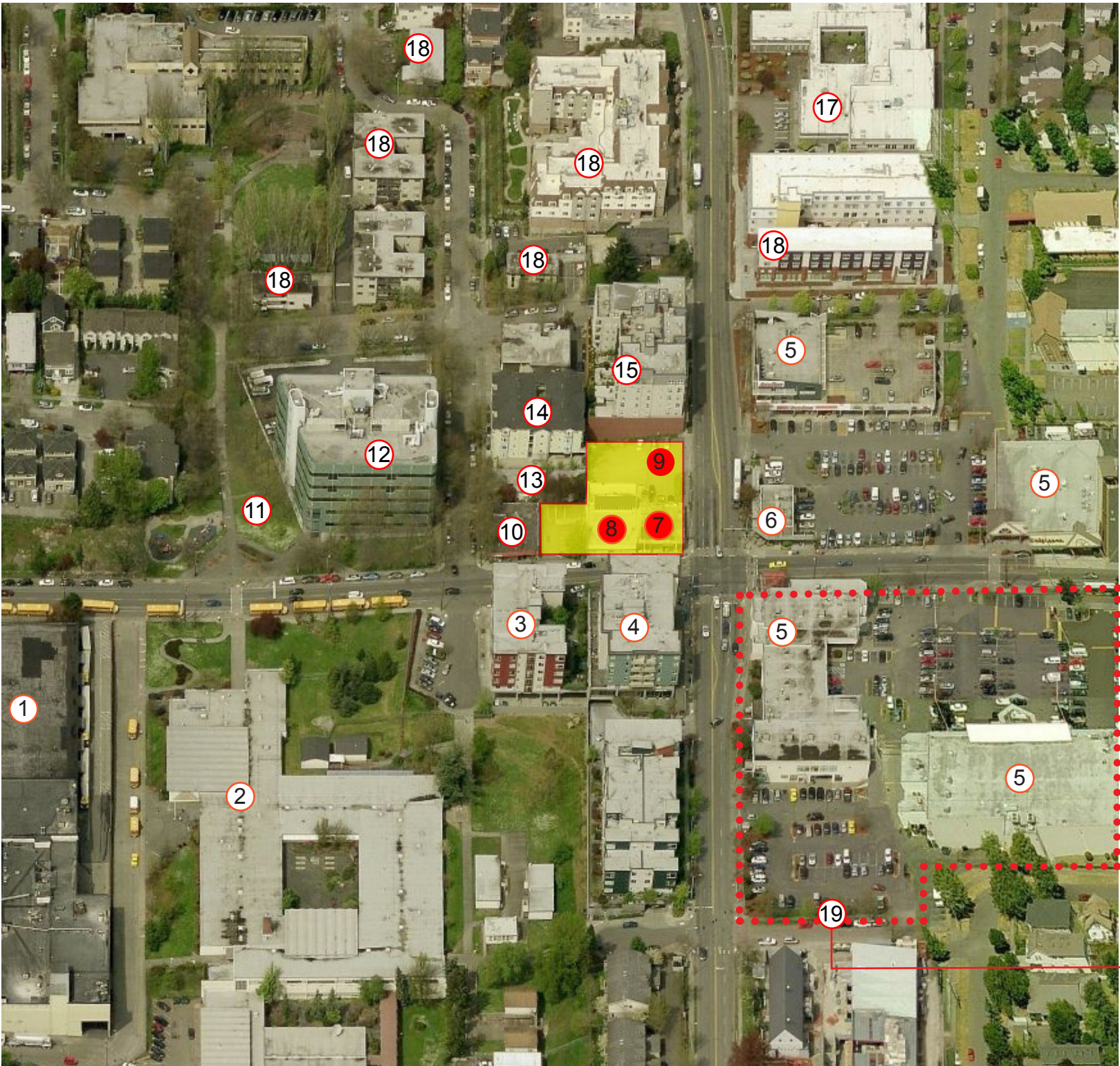
The 23rd and Jackson node is one of three Central District community nodes under rapid and significant transformation as existing commercial and residential buildings are replaced by much larger-scaled and more dense mixed-use structures. The community has expressed great concern about the loss of existing neighborhood character, small business enterprises and affordable housing, as well as the vibrant, welcoming culture that has long contributed to the neighborhood's unique identity.

According to the 23rd Avenue Action Plan, the community desires:

- Residential Housing for a broad mix of cultural and economic backgrounds
- A vibrant mixed-use commercial district that provides opportunities for small and large business
- Connection of shops and services
- Pedestrian friendly storefronts and street frontage
- More safe welcoming gathering and public spaces with less crime
- More activity at the street level with more people living and using local businesses

This project brings to life several of the 23rd Avenue Action Plan goals:

- Creating affordable and diverse housing – all residential units will be available to those earning 60% of median income or less, with emphasis on providing housing for Central District residents.
- Contributing to the creation of livable streets for all through maximization of retail uses along both street frontages, while meeting program goals for Community House Mental Health Agency, and through the maximization of glazing at both street and up per floors which create community connections and vibrancy. Significant effort is being made to locate local, long-standing businesses in the proposed retail spaces.
- Supporting the creation of a great business community through locating local, displaced businesses in the proposed retail spaces that, through their long-standing, healthy relationship with the community play a role in proclaiming the Central Area's identity.

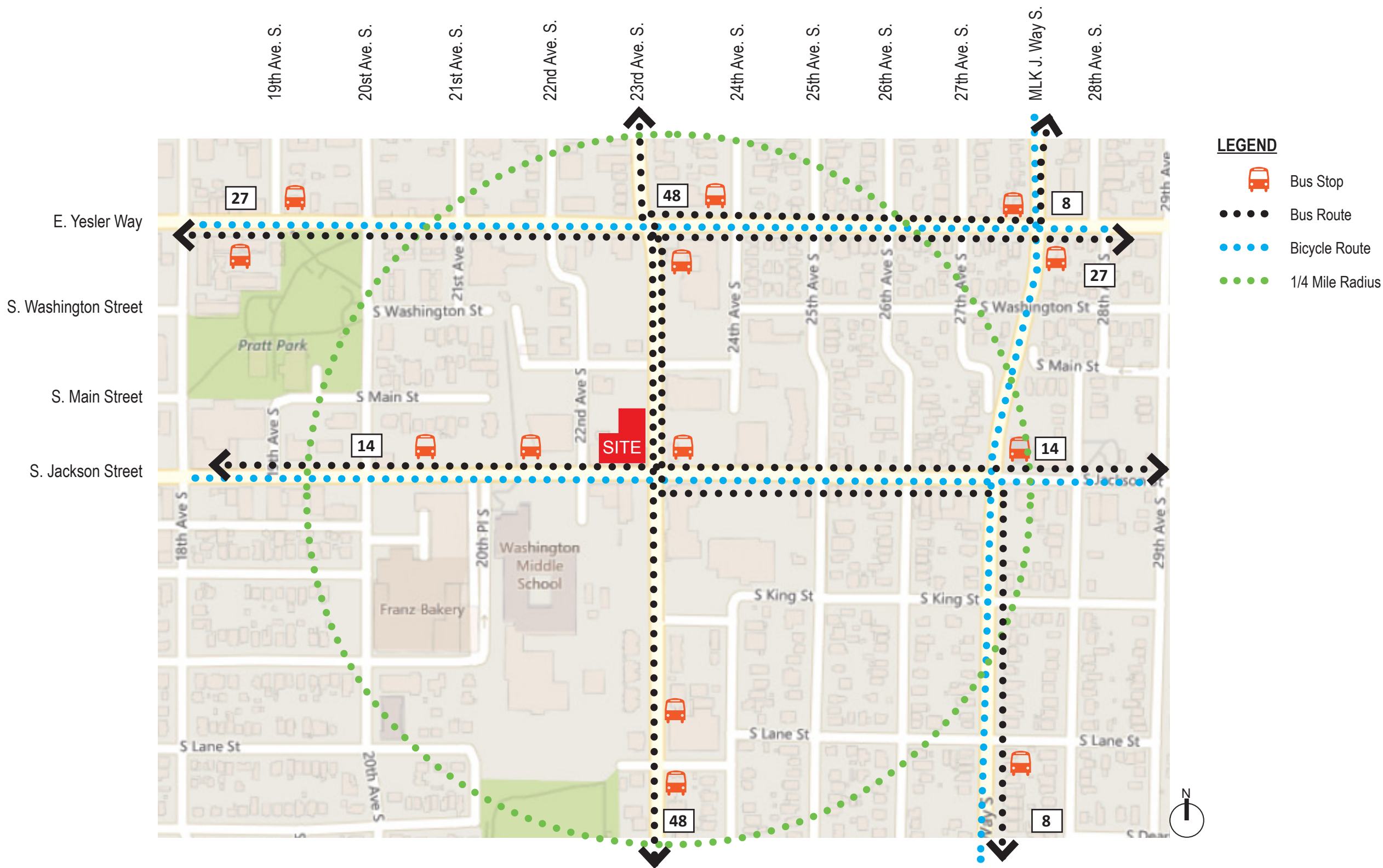


- LEGEND**
- 1 Franz Family Bakery - Commercial
 - 2 Washington Middle School - Institutional
 - 3 Mixed Use/ Multifamily Housing
 - 4 Mixed Use/ Multifamily Housing
 - 5 Promenade 23 - Retail
 - 6 Starbucks
 - 7 Single Story - Retail (Project Site)
 - 8 Community House Mental Health Agency (Project Site)
 - 9 Vacant Lot (Project Site)
 - 10 Single Story - Retail
 - 11 Dr. Blanche Lavizzo Park
 - 12 Seattle Vocational Institute - Institutional
 - 13 Single Family House
 - 14 Mixed Use/ Multifamily Housing
 - 15 Mixed Use/ Multifamily Housing
 - 16 Monica's Village - Multifamily Housing
 - 17 Randolph Carter Center - Social Services
 - 18 Affordable Multifamily Housing
 - 19 Pending Mixed-Use Redevelopment Site



URBAN DESIGN ANALYSIS: 3D AERIAL PHOTOGRAPH





URBAN DESIGN ANALYSIS: STREETSCAPE PHOTOS



23RD AVE. S. LOOKING WEST



23RD AVE. S. LOOKING EAST

PROJECT SITE

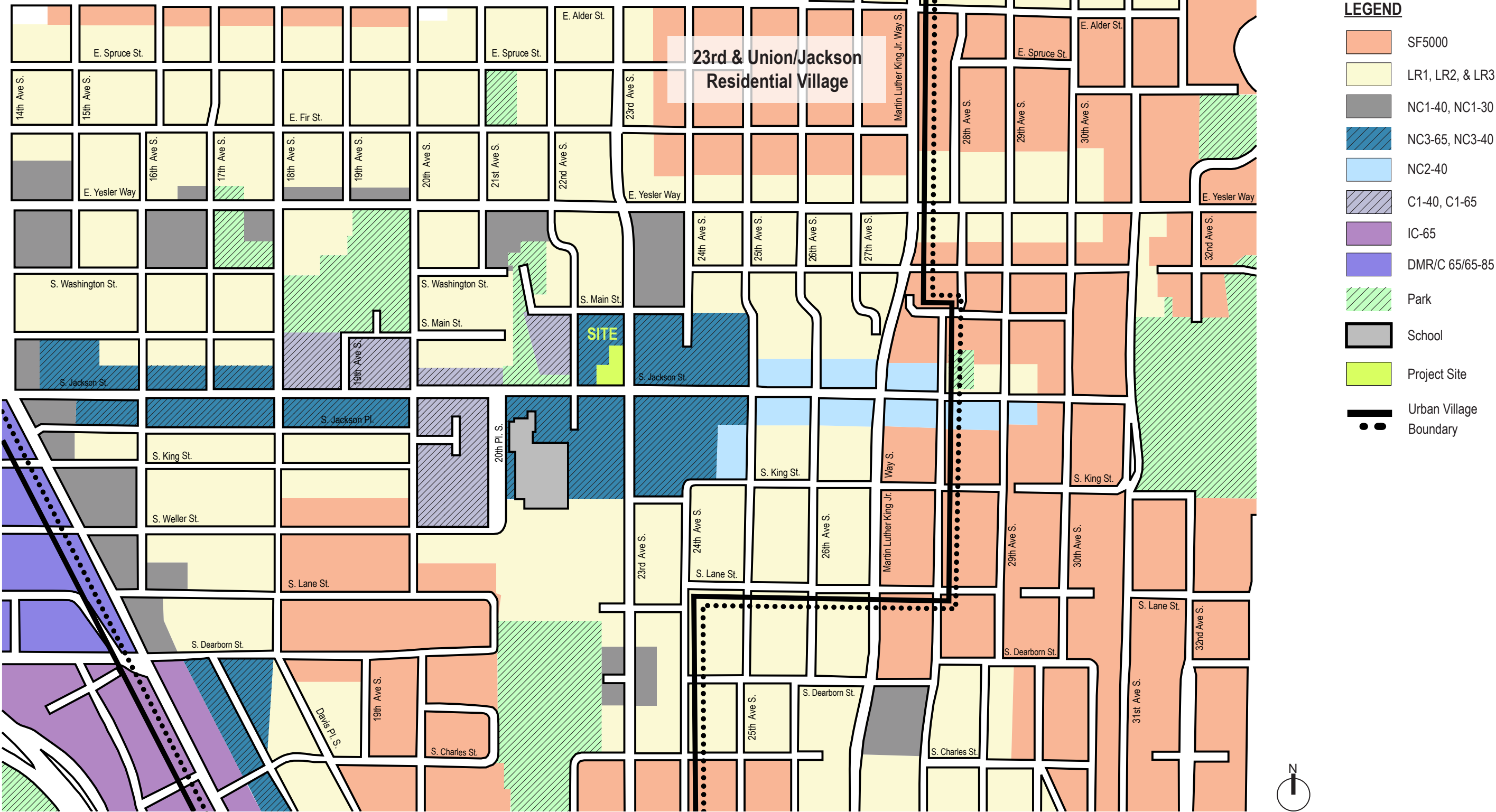


S. JACKSON ST. LOOKING NORTH



S. JACKSON ST. LOOKING SOUTH





URBAN DESIGN ANALYSIS: HISTORY & BACKGROUND

COMMUNITY HOUSE

Community House Mental Health Agency which provides services to chronically homeless people suffering from mental illness by helping them increase their social, vocational, and life skills, with recovery as the program’s overall goal. As an alternative to traditional clinical treatment, Community House provides a supportive family atmosphere for its members in which they can feel a sense of belonging and grow at their own pace.

Community House members are encouraged to help design their own treatment. Staff incorporate a broad base of therapeutic approaches while maintaining a relationship that is open, informal, and caring. We provide a peer support day program, crisis intervention, and assistance and direction to assist members with basic living needs.

In 1986, the state of Washington recognized Community House as a Community Mental Health Services provider. This expanded the organization to provide emergency, outpatient, day treatment, community support, and consultation and education services. In 1989, Community House built its first residential facility, aimed at providing housing to clients who were homeless and in need. Since this time the agency has dramatically expanded and now provides a network of housing options from 24 hour staffing in Washington State licensed group homes to fully independent apartments for clients who are further in their recovery.



Images courtesy of Community House Mental Health Agency

URBAN DESIGN ANALYSIS: POSITIVE NEIGHBORHOOD DESIGN CUES



Affordable housing



Proposed fabric building allows local landmark buildings to stand out



Regularized windows



Incorporate landscaping at street level



Highly regularized fenestration pattern



Recessed entries with wood soffits activate the pedestrian environment

Neighborhood Context

The surrounding neighborhood offers a variety of building types of various ages and architectural styles, with no one prevailing, or dominant, architectural expression. The area is in a state of transition – within two blocks of the site uses and scales vary from single family and low-rise, low density residential structures to multi-story mixed use structures and large commercial/retail structures with large parking areas. There is no prevailing architectural style, and instead an eclectic collection of architectural styles due to the range of years development has taken place in the area. This project intends to serve as a background fabric type building in order to allow various nearby landmark-type institutional structures serving as neighborhood points of focus to better shine.

Nearby mixed-use structures offer the following features taken as design cues:

- Bay window façade modulation and modulation created through recesses in facades
- Series of expressed columns at ground floor commercial spaces
- Rhythms of long, full-height retail glazing and short solid walls beneath continuous awnings along the sidewalk
- Zero lot line developments defining the public right-of-way with continuous street walls and large glazed retail openings at street level shop fronts
- Active pedestrian focused businesses, including several restaurants, a coffee shop, retail businesses and professional services
- Balconies, both steel and wood, that activate facades at the upper levels.

Unifying features of nearby buildings include the large panels of storefront glazing and steel awnings at the street level providing transparency and encouraging pedestrian activity around the block. The proposed development at 2212 & 2214 S Jackson intend to continue this established urban fabric element.

Other local cues found inspiring and appropriate include:

- Regularized fenestration treatment of local landmark-type buildings
- Recessed entries and wood soffits

The intersection of 23rd Avenue S. and S. Jackson Street is a relatively level street with highly active pedestrian presence, bicycle lanes, easy access to transit and vehicular connections to surrounding neighborhoods.

ZONING CODE ANALYSIS

Address: 2212, 2214 S. Jackson Street, Seattle, WA 98144
Site Area: 2212 S. Jackson St. : 8,569 S.F.
2214 S. Jackson St. : 12,570 S.F.
Total: 21,139 S.F.

Zone: NC3-65: 23rd & Union/Jackson Residential Urban Village
MHA Upzone: NC-75

Permitted Outright: SMC 23.47A.004 Table A
Proposed Uses: E.1 Institution - Institution (Day Center) – 1st Floor
C.2.b Restaurants – 1st Floor
C.8 Offices – 2nd Floor
C.10.a - Retail Sales & Services, General - 1st Floor
J.1 Residential – 1st floor - 7th Floor

Pedestrian Designated Zone: Yes

Principle Pedestrian Street: S. Jackson St.

Frequent Transit Service: Yes

Lot Area: 21,139 S.F. (all parcels at both 2212 & 2214 sites)

Floor Area Ratio (FAR): SMC 23.47A.013 Table A
4.75 Max. FAR for Mix of Uses
21,139 S.F. x 4.75= 100,410 S.F. total FAR Allowed for Mixed-Use Project
Proposed MHA Upzone
5.5 Max. FAR for Mix of Uses
21,139 x 5.5 = 116,264.5 S.F. total FAR Allowed for Mixed-Use Project
SMC 23A7A.013.D.1 - All Underground Stories Are Not Counted Toward Max. FAR

Height Limit: SMC 23.47A.012 - 65 ft.
MHA Upzone - 75'

Street Level Requirements: SMC 23.47A.008.A.2.c Blank Façades
Blank Segments of Façade May Not Exceed 40% of Façade Width;
S. Jackson Street Frontage = 150' (20' Wide Driveway Entrance Exempt) = 130'
Max. Blank Segments = 130' x 0.40 = 52'
23rd Ave. S. Frontage = 167.32' x 0.40 = 66.9' Max. Blank Segments
SMC 23.47A.008.B.2.a Transparency
60% of Street Façade Between 2' & 8' Above Sidewalk Shall be Transparent, Driveway at Street Level Can be Subtracted From Transparency Calculation
S. Jackson St. Frontage: 130' x 0.60 = 78' Required Transparency
23rd Ave. S. Frontage: 167.32' x 0.60 = 100.4' Required Transparency
SMC 23.47A.008.B.3 & B.4 Non-Residential Uses
Shall Extend an Average Depth of at Least 30' and a Min. Depth of 15' from the Street Level Façade
Non-Residential Uses at Street Level Shall Have a Floor-to-Floor Height of at Least 13'

Street Level Uses In Pedestrian Designated Zones: SMC 23.47A.008.C.1: A minimum of 80 percent of the width of a structure's street-level street-facing facade that faces a principal pedestrian street shall be occupied by uses listed in subsection 23.47A.005.D.1. (Eating & Drinking Establishments, Institutions (Day Center), Retail Sales & Services.) The remaining 20 percent of the street frontage may contain other permitted uses and/or pedestrian entrances.
S. Jackson St. (Principal Pedestrian Street): 130' x 0.80 = 104' in uses from 23.47A.005.D.1.
SMC 23.47A.008.C.4. Continuous overhead weather protection (i.e., canopies, awnings, marquees, and arcades) is required along at least 60 percent of the street frontage of a structure on a principal pedestrian street,
S. Jackson St. (Principal Pedestrian Street): 130' x 0.60 = 78' Overhead Weather Protection

Amenity Area: SMC 23.47A.024
5% of Total Gross Residential Floor Area Required to be Amenity Areas
Common Amenity Area - 250 S.F. Min., 10' Minimum Width
Amenity Area Shall Not be Enclosed

Landscaping: SMC 23.47A.016A.2 - Required Green Factor Score of 0.30 or Greater
SMC 23.47A.016.B.A - Street Trees are Required

Vehicle Parking: SMC 23.47A.032.A.2.a Access
If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.
SMC 23.54.015.M Table B
Residential - No Minimum Parking Quantity Requirement Within Urban Village
SMC 23.54.015.K Table A
Commercial - No Minimum Parking Quantity Requirement Within Urban Village

(Within 1320 ft of street with frequent transit service)

		<u>Long Term</u>	<u>Short Term</u>
Bicycle Parking:	<u>SMC 23.54.015 Table D</u>		
	Office	1 per 4,000 S.F.	1 per 40,000 S.F.
	Institution	1 per 4,000 S.F.	1 per 40,000 S.F.
	Eating and Drinking Establishments	1 per 12,000 S.F.	1 per 4,000 S.F.
	Sales and Services, General	1 per 12,000 S.F.	1 per 4,000 S.F.
	Multi Family	1 per 4 Units	None
Solid Waste:	<u>SMC 23.54.040 Table A</u>		
	Mixed-Use Development to Follow Table A for Residential + 50% of Non-Residential Requirement		
	2212 S. Jackson:		
	More Than 50 Residential Units (375 S.F. + 4 S.F. for Each Additional Unit Above 100)		
	Non-Residential Area: 5,000-15,000 S.F. = 125 S.F. x 0.50 = 62.5 S.F.		
	2214 S Jackson :		
	More Than 50 Residential Units (375 S.F. + 4 S.F. for Each Additional Unit Above 100)		
	Non-Residential Area: 5,000-15,000 S.F. = 125 S.F. x 0.50 = 62.5 S.F.		



APPLICABLE DESIGN GUIDELINES

CS1 - NATURAL SYSTEMS AND SITE FEATURES: Use natural systems/ features of the site and its surroundings as a starting point for project design.		
CS1-B-1	Sun and Wind: 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.	The double-loaded corridors on floors 2 - 7 provide maximum southern and eastern exposures to units for solar exposure and access to prevailing breezes. The 2nd floor offices take advantage of a recessed arcade providing shade to the southern exposure but also provide the offices with southern light and ventilation. At the upper and lower Roof Levels, solar panels are oriented southerly for natural solar exposure to provide electric power.
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.		
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.	The building is built out to the corner to provide a strong urban edge to the block. A retail entry along 23rd Ave. S. is located close to the corner, overhead weather protection will be a decorative element accentuating the corner, and the corner at the ground level will be detailed with a large amount of transparency. The first floor level at the corner has a higher floor to floor height because of the slope of the sight along 23rd and proposes having a restaurant tenant. The upper floors will be detailed with a largeamount of glazing at the corner.
CS2-C-2	Relationship to the Block – Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building.	The property is an 149'-2" x 163'-6" corner lot on S. Jackson Street and 23rd Ave. S. It is bounded on the west side by a 1-story commercial building and on the north by a 1-story residence and a 6 story mixed-use property. Nearby buildings include a 6-story mixed-use project Welch Plaza. The proposed 7-story mixed-use building follows the pattern of development happening throughout the block. The 1st floor of the building is clad with concrete and an aluminum storeftong system to relate in scale and material to the neighboring one-story commercial buildings.
CS2-C-3	Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.	N/A, Our project is not located on a full block along S. Jackson St. or 23rd Avenue South; At both facades there are breaks to avoid a monolithic presence.
CS2-D-1	Height, Bulk & Scale – Existing Development & Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.	Our project is built per the NC3-65 zoning with proposed MHA upzone, with a six-story building with with ground commercial/institutional space and housing above and a seven-story building with ground retail and housing above. Most of the revelopment occurring around the neighborhood, including Welch Plaza across the street, the two mixed-use buildings north of our project and the new Vulcan Development at the Southeast corner of 23rd and Jackson follow this pattern.
CS2-D-2	CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.	The property slopes from the Northeast to the Southwest with approximately 18' of grade change. The design takes advantage of the sloping property locating the parking entry at the low end of the street frontage, which minimizes the required ramp down to the basement parking. The property is L-shaped with the buildings sited to address both street frontages and scaled to fit the neighboring buildings.
CS2-D-3	Height, Bulk & Scale – Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s).	N/A, all surrounding properties are zoned NC3-65
CS2-D-4	Height, Bulk & Scale – Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.	N/A, all surrounding properties are zoned NC3-65

CS2-D-5	Height, Bulk & Scale – Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.	Building mass is oriented away from the single-family house at the northwest corner of the property and landscaping is used to screen the open space from the neighbors to the north and west.
PL1 - CONNECTIVITY: Complement and contribute to the network of open spaces around the site and the connections among them.		
PL1-C-1	Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.	The floor-to-ceiling glazed south wall of the drop-in center living room and residential lobby provides a sunny exposure and good visibility to the pedestrian activity on S. Jackson St. Retail is concentrated along south and east exposures.
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.	A community bulletin board is proposed on a blank section of the east wall as an amenity to the community and pedestrians.
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.	The variety of exterior amenity space on the property allow for use throughout the day to follow the sun's movement. The 6 th Floor patio provides for evening use outdoor space facing onto the public right-of-way, not intruding on the privacy of neighboring properties. The roof patio provides ample amenity space above 23rd Avenue. South and will be screened as needed to maintain privacy of neighboring properties.
PL3 - STREET-LEVEL INTERACTION: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.		
PL3-A-1	Design Objectives; 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.	A recessed vestibule located at the main entry of the building on S. Jackson St. separates the lobbies of the drop-in day center and the lobby of the residential housing units. A recessed vestibule located at the main entry of the building on 23rd Avenue S. provides dedicated access to the residential housing units of the work force housing. The entries will be locked at all times with access secured through an intercom system that will be monitored 24 hours a day. The fully glazed aluminum storefront at street level will maximize pedestrian transparency and provide great visibility to the street. The wood soffit entry canopies provide a warm, welcoming material palette for people passing by or entering the facility. The recess at the building entry is carried vertically through the building along S. Jackson with a bold accent color to mark the entry from afar. The 23rd Avenue S. entry is marked by a recessed entry and a small portion of facade that will carry signage to denote the entry. Retail entries have adequate separation to allow several patrons to enter and exit simultaneously and are under overhead weather protection. Loft apartments are accessed through the secure 23rd Ave. S. entry and a separate gated entry at 23rd Ave. S. and are provided with a private corridor.
PL3-A-1	Design Objectives; b. Retail entries: Should include adequate space for several patrons to enter and exit simultaneously, preferably under cover from weather.	
PL3-A-1	Design Objectives; c. Common entries to multi-story residential buildings: Need to provide privacy and security for residents but also be welcoming and identifiable visitors.	
PL3-A-1	Design Objectives; d. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.	
PL3-A-2	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.	The aluminum storefront system at the S. Jackson and 23rd Ave. S. entrance is also used in all the glazed openings at the street level. The storefront color is coordinated with the detailing of the overhead canopy weather protection. Wood siding and aluminum storefront are continued in the wall plane of the entry wall up to the 2 nd floor and onto the recessed arcade of the 2 nd floor offices at S. Jackson. The contrast of the aluminum storefront, concrete wall surfaces, wood soffits and siding, and steel of the entry canopy are designed to complement one another along both streets. Landscaping, bike parking, and lighting are coordinated with building entries on both streets.



APPLICABLE DESIGN GUIDELINES

PL3-C-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.	Retail and residential entries along 23rd Ave S. and the residential/institutional entry on S. Jackson St. along with a high percentage of glazing and transparency along both streets provides opportunity for physical and visual connections.
PL3-C-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.	Fully operational glazed sliding doors are being considered for the retail corner at 23rd and Jackson. The floor to floor height of the corner retail space is proposed to be 16'. The 23rd Ave. S. lobby is proposed at 15'. A high percentage of glazing is provided for additional retail spaces along 23rd Ave. S.
PL3-C-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.	Additional space at the street level is being considered for 23rd Ave. S. to allow retail uses to extend into that space and to enhance the street level. Street tree and planting locations are being coordinated with retail locations to enhance potential for sidewalk use by retail tenants.
PL4 - ACTIVE TRANSPORTATION: Incorporate design features that facilitate active forms on transportation such as walking, bicycling, and use of transit.		
PL4-A-1	Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.	Space for a diversity of transportation modes including vehicular parking (which is not required by code) and bicycle parking in the basement and 23rd Ave. S. residential lobby. Short-term bicycle parking will be provided at street level. The existing property is located within close proximity to bus and rail transportation and is designated as receiving frequent transit service.
PL4-A-2	Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.	An entry vestibule located directly off S. Jackson St. separates the lobbies of the drop-in day center and the residential housing lobby and another at 23rd Ave. S. provides dedicated housing access. The pedestrian entries are both given ample separation from the vehicular driveway to the basement parking for safety.
PL4-B-2	Planning Ahead for Bicyclists – Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience security, and safety.	Bike racks are provided for both the housing along S. Jackson St. and 23rd Avenue South. Racks will be shared at the basement level and dedicated racks will also be provided at the 23rd Ave. S. lobby.
DC1 - PROJECT USES AND ACTIVITIES: Optimize the arrangement of uses and activities on site.		
DC1-A-1	Arrangement of Interior Uses – Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.	Building entry is prominently located on the two street frontages. Mail is accessed in both Housing Lobbies adjacent to the entry vestibules.
DC1-A-2	Gathering Places: Maximize the use of any interior or exterior gathering spaces.	The Community House Mental Health Agency drop-in center, along S. Jackson St, will provide a dining area, kitchen, communal living room, computer room, and shared deck for all users and residents of the building at the 1 st Floor Level. A landscaped patio will be provided at 2 nd Floor level for staff. A resident communal deck will be provided at the 6 th Floor level that will feature gardening space for residents. The housing along 23rd Ave. S. will have a 2nd floor shared community room and resident communal deck, decks off of the elevator lobbies at the 2nd, 4th, and 6th floors, and a landscaped roof deck with gardening spaces for residents.
DC21A-3	Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.	The street level drop-in center is an open space which provides flexibility for a variety of uses. The public funding being used to build the project requires the owner to maintain the program serving chronically homeless individuals for 40-years.

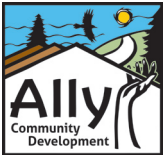


DC1-A-4	Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.	The outdoor spaces at the 1 st , 2 nd and 6 th floor level of are all adjacent to common areas to provide direct access from the interior spaces where people are congregating.
DC1-B-1	Vehicular Access and Circulation - Access location and design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible.	The locations of the garage parking entry and trash pickup are located away from the building entries to provide a safe distance between vehicular and pedestrian access.
DC1-B-2	Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.	Short-term bicycle parking will be provided at street level, while long-term bicycle parking will be provided at the basement level accessed from the elevator via the housing lobby. The existing property is located within close proximity to frequent bus service on S Jackson St. and 23 rd Ave. S.
DC1-C-1	Parking and Service Uses – Below-Grade Parking: Locate parking below grade wherever possible.	All parking will be located below-grade at the basement level.
DC1-C-2	Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.	The roll-up doors to the parking will be secure to mask the parking level below. The basement parking is below grade on two sides and has minimal exposure (less than 3 vertical feet) at the northwest corner.
DC1-C-4	Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	The building locates access to the trash area off the driveway to the parking garage entrance and mid block along 23rd Ave. S. This alleviates the visual burden of seeing the trash room door from the street and sidewalk, and allows ample room for Recology CleanScapes to maneuver their equipment to and from the trash areas.
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.		
DC2-A-1	Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.	The building mass is designed in an L-shape to maximize the access to natural light and ventilation for the housing units while minimizing the impact of the new structure to the single story properties to the west and north. The building mass helps shape the open spaces on the various floor levels to provide clearly defined and secure spaces for resident and staff use throughout the day and seasons. The street facing massing is broken up to articulate the different building uses, including the building entries, retail, office arcade on the 2 nd floor, and common area patio on the 6 th floor.
DC2-A-2	Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.	A projecting bay on the 3 rd – 6 th floors and a continuous building recess above the entry help breakdown the mass of the street frontage. A recess along the west façade with a bright accent color and glazing help break-down the mass of the blank wall along the property line.
DC2-B-1	Façade Composition: 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.	The building is designed to provide a dignified presence along both S. Jackson and 23rd Ave. S. with a strong corner at 23rd and Jackson to define the urban edge. The façade composition is treated distinctly at the separation between the two housing types represented in the project to provide variety in the architectural language along S. Jackson St. The street facing elevations are articulated with a series of setbacks and recesses to correspond to the residential character of neighboring buildings. Sealed concrete wall surfaces and aluminum storefront openings are provided along the street level ground floor and continue on the north and west walls of the 1 st floor at the rear patio. Pre-finished fiber cement siding and metal panel siding are used to clad the remainder of the structure with material changes corresponding with building massing and fenestration to help articulate the building form and breakdown the scale of the structure to the surrounding residential properties. Window opening variations are used to articulate the spaces behind them. Each façade responds to the surrounding properties they face, but the use of a limited material palette and standardizing the window openings creates a unified design for the entire structure.

APPLICABLE DESIGN GUIDELINES

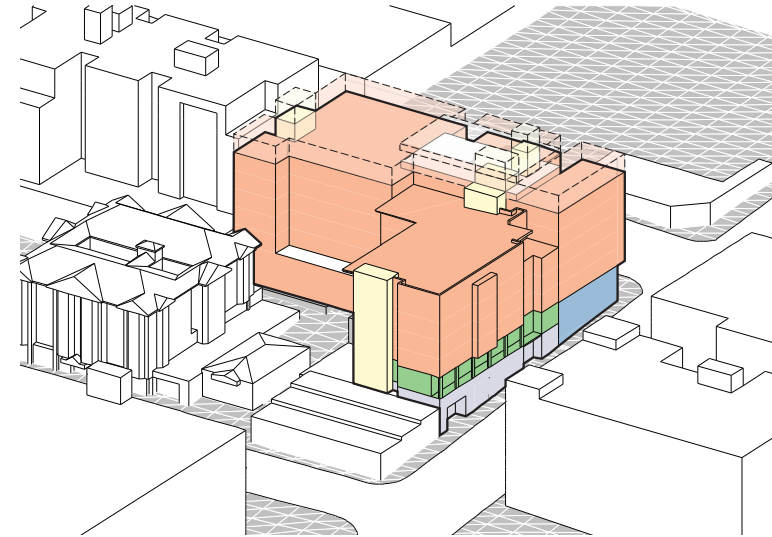
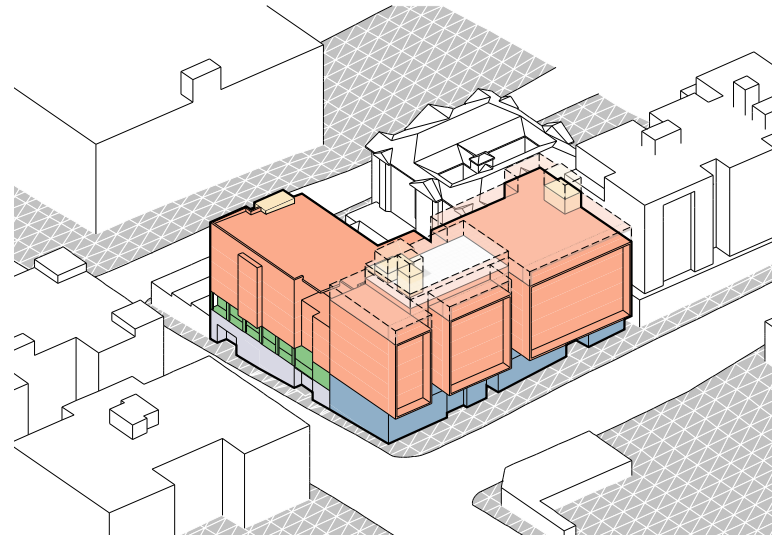
DC2-B-2	Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.	The proposed building offers material and compositional diversity along the exposed West side that follows the property line. The large mass is broken with a glazed recess at the end of the corridor on the 2 nd – 6 th floors and punctuated with a bold accent color. Exterior cladding is different on each side of the recess (metal siding on one side, fiber cement on the other) to also help breakup the mass.
DC2-C-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. 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).	The building has a 6’ deep canopy that offers weather protection and solar mitigation for pedestrians at the street level. The aluminum storefront system for the street level openings will be color coordinated with the wood soffits to provide a warm connection for the pedestrians on S. Jackson St and 23rd Ave. S. The recessed arcade at the 2 nd floor offices, projecting bay at the 3 rd – 6 th floors, and vertical recess above the entry all help to provide visual depth to the street façade along S. Jackson St. Juliet balconies and decks off of the elevator lobbies will provide visual depth along 23rd Ave. S.
DC2-C-2	Dual Purpose Elements: Consider architectural features that can be dual purpose adding depth, texture, and scale as well as serving other project functions.	Recessed and projecting elements along the North, West, and South facades allow for material diversity, shade, and weather protection. (See elevations for demonstration).
DC2-C-3	Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors	This project is in a neighborhood of rapid transition as older single-story commercial buildings and residences are being redeveloped into 6-story mixed-use developments. The L-shaped massing of the building minimizes the visual impact and shading of the properties to the north and west.
DC2-D-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.	Secondary detail elements like the aluminum storefront system and wood soffitted entry canopy create interest for pedestrians. Adequate transparency and shading at the entries delineate between pedestrian activity, office administration, and residential housing above. New landscaping elements including street trees and a planting strip along S. Jackson St. provides pedestrians and passers-by with natural elements. Abundant glazing at the street level provides visual transparency to the program behind them. Open space is provide at the 1 st , 2 nd , 6 th , and roof Level for residents and at the 1st and 2nd levels for staff, that allow for all users of the building to enjoy natural light and ventilation.
DC2-D-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.	Full-height transparency and shading elements at the entry delineate between pedestrian activity, office administration, and residential housing. Appropriate breaks in façade planes occur at the entry column and one of the residential units at each floor level. This allows for opportunity to diversify materials on the South façade. The South Façade also provides a 2 nd Floor Level balcony for users of the administrative office space. On the Southeast corner of the building, a deck is provided for residents at the 6 th Floor Level. The recessed vestibule located at the main entry of the building on S. Jackson St. will feature a canopy structure that will appropriately highlight the entry into the building. The main entry of the building is part of an ensemble of elements that include the street level storefront, landscaping and lighting that are consistently provided along the pedestrian-oriented south and east façades of the building.
DC3 - OPEN SPACE CONCEPT: Integrate open space design with the design of the building so that each complements the other.		
DC3-A-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.	The outdoor spaces at the 1 st , 2 nd , 6 th and roof level are adjacent to common areas to provide direct access from the interior spaces where people are congregating. The orientation of outdoor spaces on various sides of the building provides a variety of opportunities for use throughout the day, including access to sun or shade, and private or more public orientations to respect the privacy of both the residents and the neighboring properties.

DC3-B-1	Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.	The open spaces at each corresponding floor level feature appropriate landscaping features for the respective programmatic use. For example, on the First Floor Level, a shading structure, raised planters with seating, and green screens provide an inviting place for both patients and staff to share. At the Second Floor level, a balcony abuts the administrative spaces for staff to enjoy South light and natural ventilation when needed, while a deck allows for privacy and quietness for uses of the office space. At the Sixth Floor Level, residents will enjoy an open space deck that provides year-round gardening. At the Roof Level, residents will have access to additional gardening opportunities, views, and other amenity uses.
DC3-B-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.	The open space provided at the Sixth Floor Level and Roof Level takes full advantage of the viewing opportunities to the Southeast. These opportunities include views to the South of Mt. Rainier and views of the neighborhood while maximizing solar exposure during peak day times.
DC3-B-4	Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.	The open spaces at each corresponding floor level feature appropriate landscaping features for the respective programmatic use. For example, on the First Floor Level, a shading structure, raised planters with seating, and green screens provide an inviting place for both patients and staff to share. At the Second Floor level, a balcony abuts the administrative spaces for staff to enjoy South light and natural ventilation when needed, while a deck allows for privacy and quietness for uses of the office space. At the Sixth Floor Level, residents will enjoy an open space deck that provides year-round gardening. At the Roof Level, residents will have access to additional gardening opportunities, views, and other amenity uses.
DC4 - EXTERIOR ELEMENTS AND FINISHES: Use appropriate and high quality elements and finishes for the building and its open spaces.		
DC4-A-1	Building Materials – Exterior finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close.	Exterior materials were selected for durability and ease of maintenance. Sealed concrete, pre-finished fiber cement siding, metal panel siding and vinyl windows are no-maintenance, long lasting materials used to clad a majority of the structure with wood siding and glazing systems used on faces that are easily maintained and are protected from the weather by deep overhangs. Deep roof overhangs on the north and west sides provide weather protection and shading to the wall surfaces below.
DC4-A-2	Building Materials – Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.	Pre-finished fiber cement siding, sealed concrete, metal panel siding, vinyl windows and natural cedar siding are all well tested materials with a long track record of durability and endurance in the wet Seattle climate. The exterior cladding will be installed as a rain-screen system to further enhance its durability and reduce maintenance.

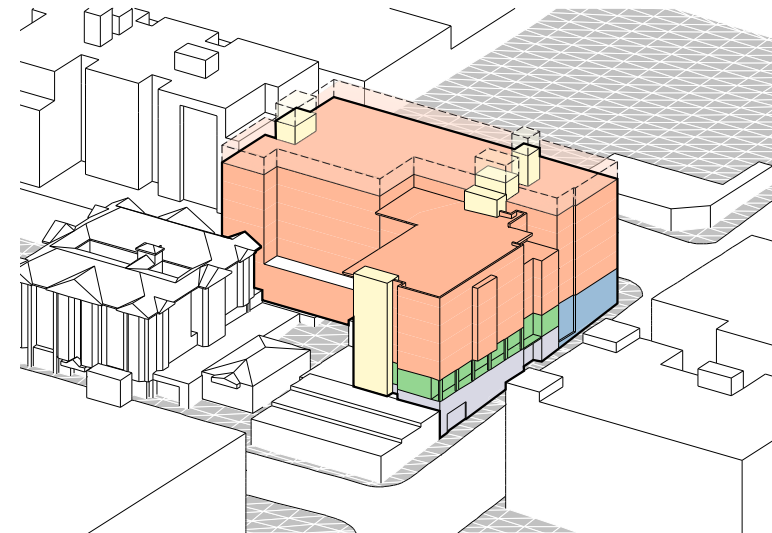
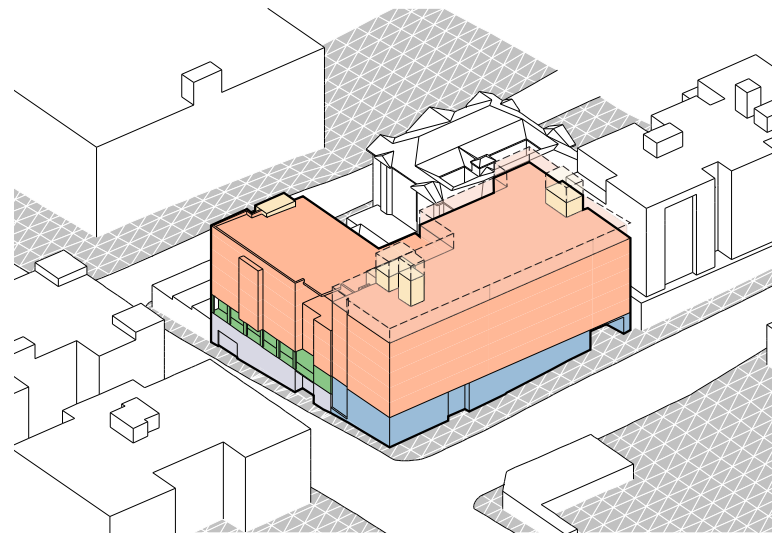




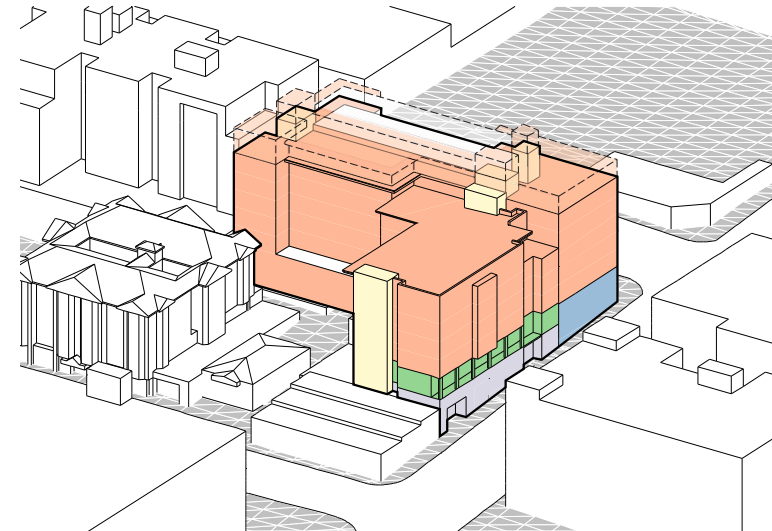
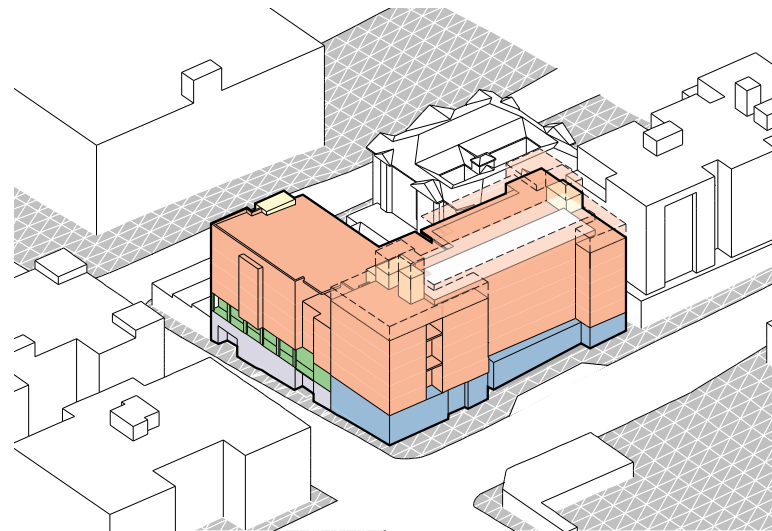
OPTION 1



OPTION 2 (CODE COMPLIANT)



OPTION 3 (PREFERRED)



OPTION 1

Option 1 proposes two distinctly identifiable buildings, the Patricia K. Apartments at 2212 S. Jackson St. and the Mixed-Use Affordable Housing at 2214 S. Jackson St., each directionally responding to the existing architectural context and identity of each street.

The proposed Option 1 mixed-use building at 2214 S. Jackson St. is modulated along 23rd Ave. S. with a series of same-sized vertical slots marking entry points that break the large volume into 3 volumes of differing sizes, similar to the massing strategy of the mixed-use building north of the project site. Projecting perimeter frames articulate and enhance the expression of each volume while providing a degree of sun shading. Retail uses are maximized to the extent possible along 23rd Ave. S. and provided with pedestrian level rain protection from the overhead perimeter frames.

The proposed Patricia K. Apartments building at 2212 S. Jackson St. was reviewed by the Design Review Board at an Early Design Guidance meeting held previously. EDG Comments from the Board have been responded to and incorporated into the design response illustrated in this packet.

Opportunities:

- Maximizes square footage of street level retail
- Bold architectural expression on 23rd Ave. S. facade
- Maximizes development potential and affordable housing units

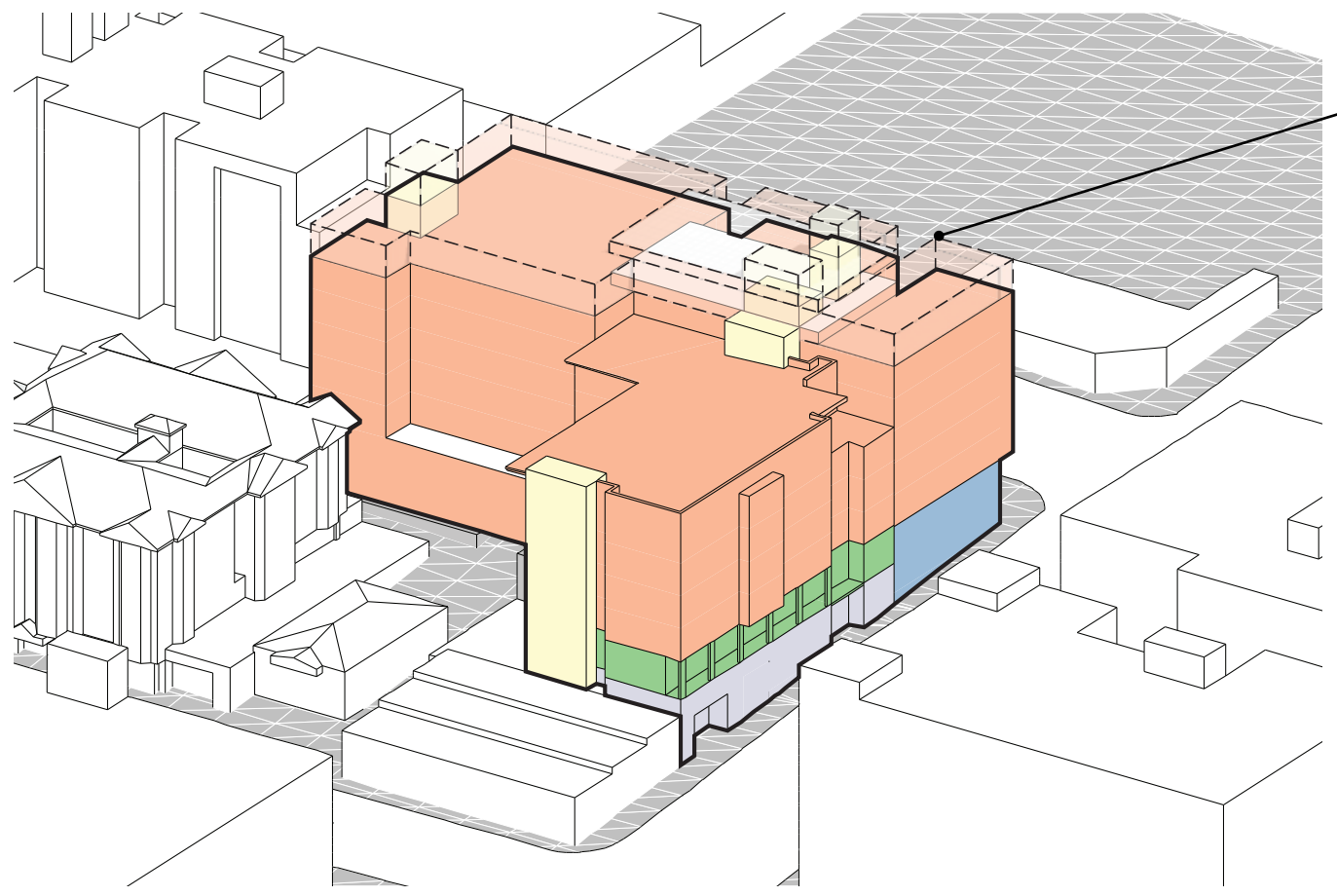
Constraints:

- Departure required for parking access on S. Jackson St. - a principal pedestrian street
- Building tight to north property line impacts the south facing windows of neighboring building to the north

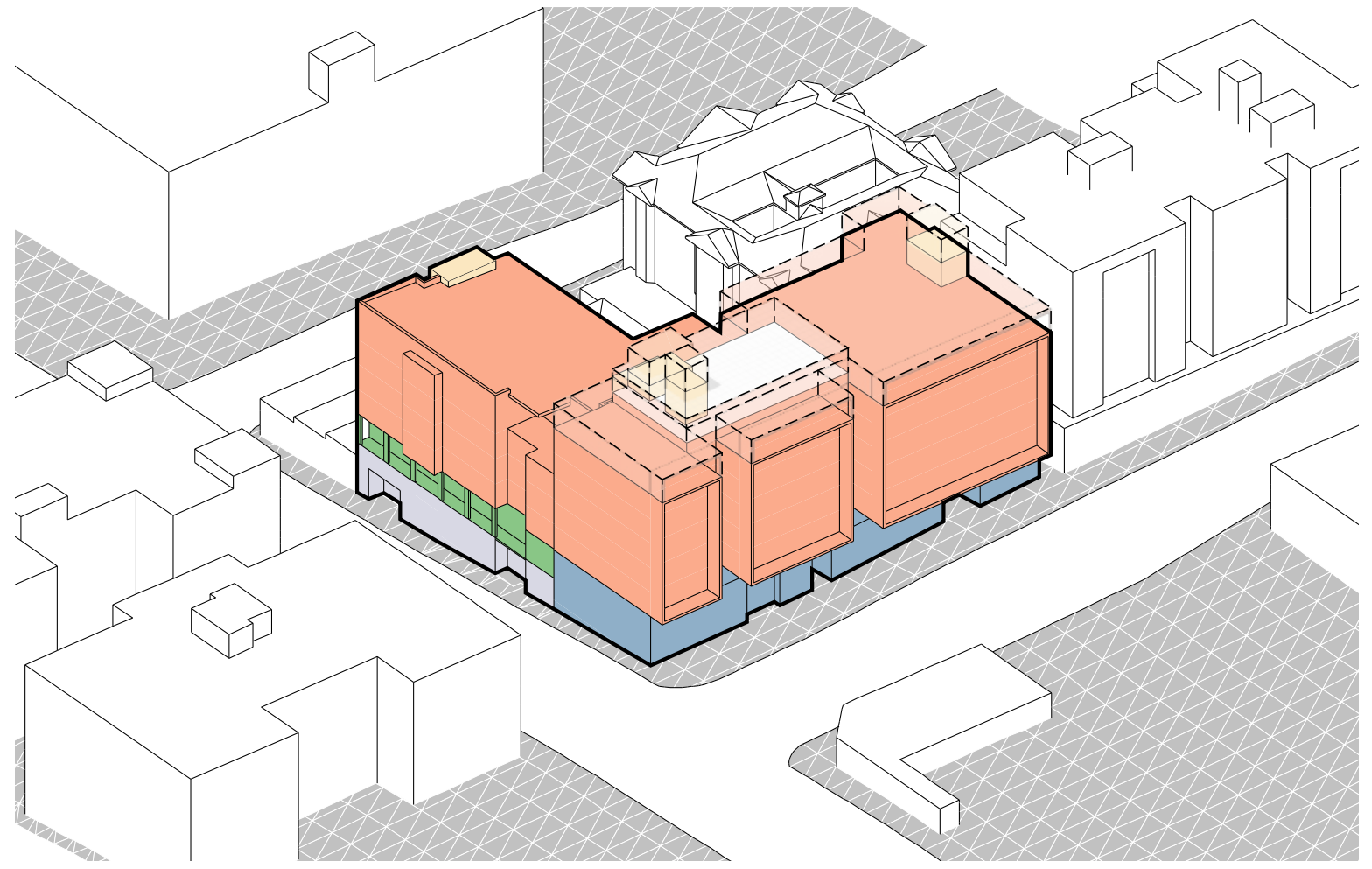
Base Zoning - Total FAR Development Size Proposed: Approx. 87,595 S.F.

MHA Upzone - Total FAR Development Size Proposed: Approx. 96,940 S.F.





MHA Massing Option Shown With Dashed Lines-Typ.



- DAY CENTER
- RETAIL
- RESIDENTIAL
- CIRCULATION
- PARKING
- TERRACE/DECK
- SERVICE
- ROOF
- OFFICE



OPTION 2 (CODE COMPLIANT)

Option 2 proposes two distinctly identifiable buildings, the Patricia K Apartments at 2212 S. Jackson and the Mixed-Use Affordable Housing at 2214 S. Jackson St., each directionally responding to the existing architectural context and identity of each street. This code compliant option optimizes the proposed building mass tight to the north, east and south property lines to maximize affordable housing development potential. A flush, continuous vertical plane along 23rd Ave. S. defines the Right-Of-Way and would be treated as an infill, background urban fabric building to contribute to a continuity of texture at the streetscape, allowing nearby landmark-type object buildings and institutions to occupy the neighborhood foreground experience.

Given the zoning code compliant location of the shared parking garage entry on 23rd Ave. S., this option proposes substantially less SF area of retail space on 23rd Ave. S.

The proposed Patricia K Apartments building at 2212 S. Jackson St. was reviewed by the Design Review Board at an Early Design Guidance meeting held previously. The Board's EDG Comments from that meeting have been responded to and incorporated into the design response illustrated in this packet.

Opportunities:

- No design departures requested; Proposed option is fully code compliant
- Maximizes usable area (S.F.) at Community House street level Day Center at 2212 S. Jackson St.
- Maximizes development potential (S.F.) for affordable housing units

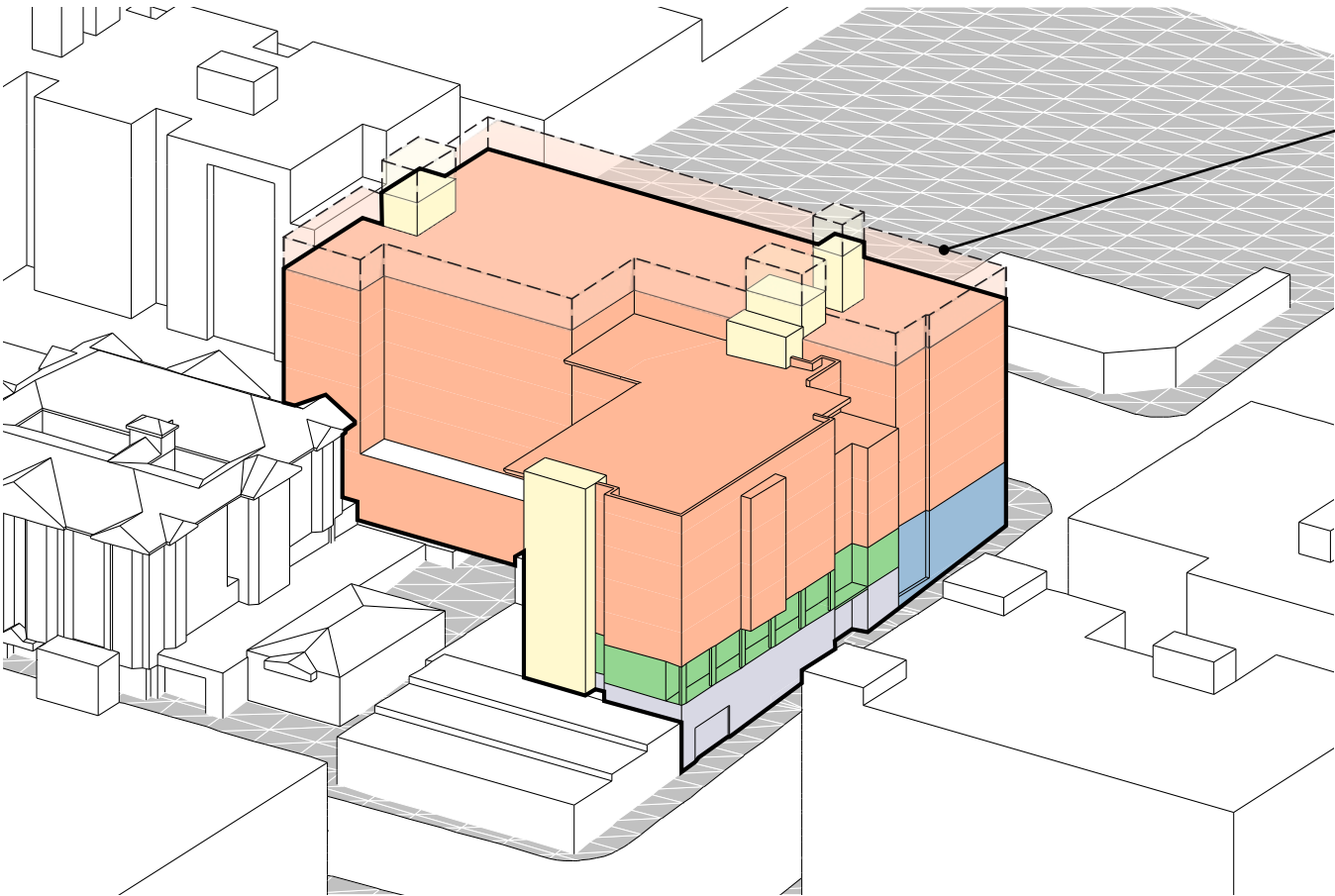
Constraints:

- Reduced area available for street level retail uses along 23rd Ave. S. due to location of parking garage entry at northeast corner of the site, with access off 23rd Ave. S.
- South windows of existing neighboring building to the north are impacted by proposed Option 2 massing tight to the north property line
- Location of shared parking garage entry does not follow SDOT recommendations and guidance
- Number of parking spaces possible is reduced due to longer ramp required to navigate down to parking level from high side of the site

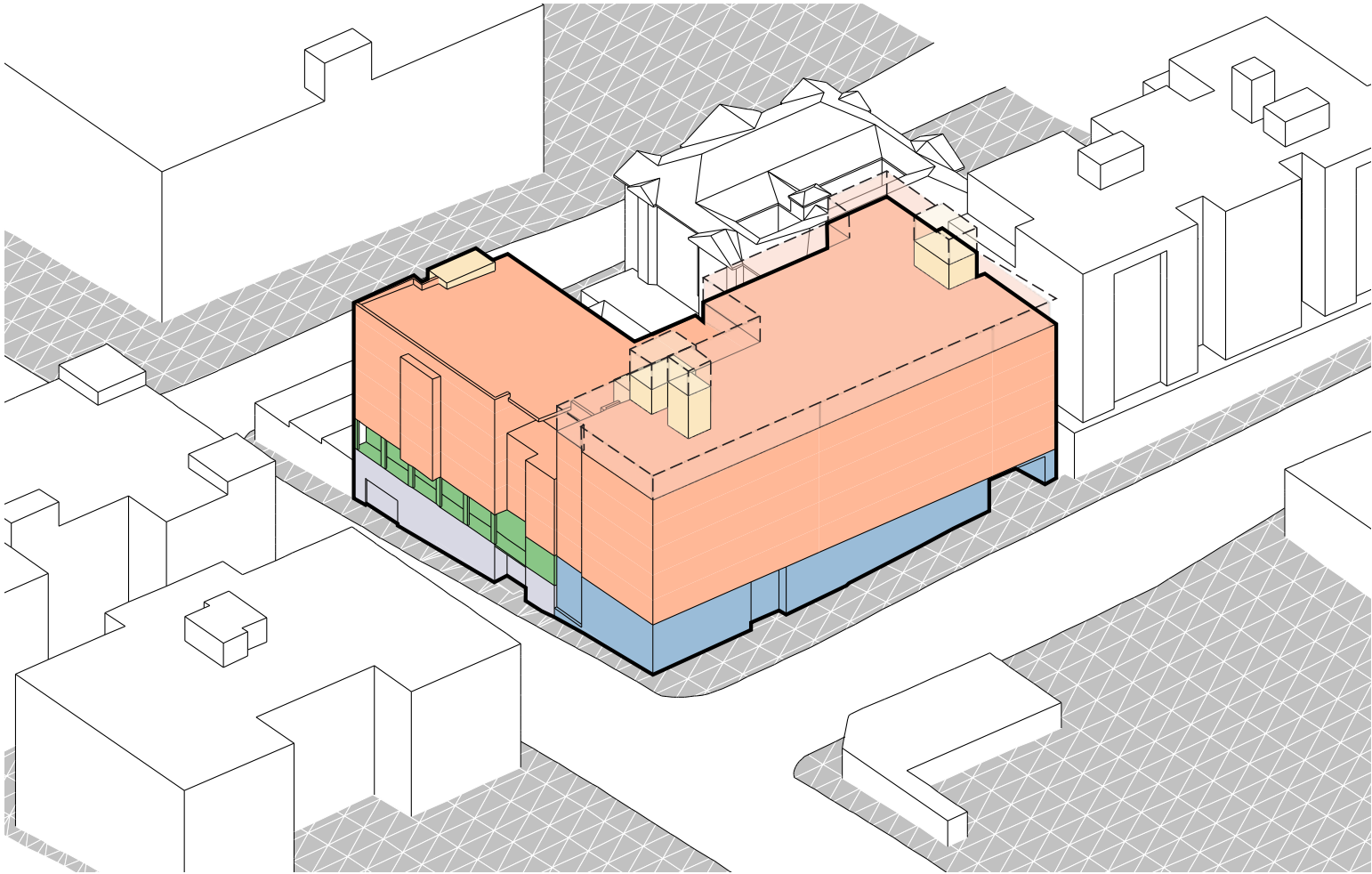
Base Zoning - Total FAR Development Size Proposed: Approx. 88,210 S.F.

MHA Upzone - Total FAR Development Size Proposed: Approx. 97,800 S.F.





MHA Massing Option Shown With Dashed Lines-Typ.



- DAY CENTER
- RETAIL
- RESIDENTIAL
- CIRCULATION
- PARKING
- TERRACE/DECK
- SERVICE
- ROOF
- OFFICE



OPTION 3 (PREFERRED)

Option 3 (Preferred) also proposes two distinctly identifiable buildings, the Patricia K. Apartments at 2212 S. Jackson and the Mixed-Use Affordable Housing at 2214 S. Jackson St. This option aims to prioritize and enhance the pedestrian experience at the street level, especially along 23rd Ave. S., through reduced massing at the upper levels which allows more light and the presence of the sky to reach the sidewalk level. Recessed decks and projecting guardrails at open decks and sliding glass doors create modulation, depth and texture to a long building face.

Locating the parking garage entry along S. Jackson St. allows for the greatest square footage of retail square footage possible along 23rd Ave S.

The proposed Patricia K. Apartments building at 2212 S. Jackson St. was reviewed by the Design Review Board at an Early Design Guidance meeting held previously. The Board's EDG Comments from that meeting have been responded to and incorporated into the design response illustrated in this packet.

Opportunities:

- Maximizes usable area (S.F.) of retail space along 23rd Ave. S. due to parking garage entry off S. Jackson St
- Massing setbacks along 23rd Ave. S. provide relief from the bulk of a long façade and increased daylight for the street level experience as compared to Options 1 and 2
- Massing setback along north property line reduces impacts to windows in south wall of existing adjacent building to the north
- Location of parking garage entry off S. Jackson St. is compliant with SDOT recommendations and guidance
- Number of parking spaces is increased due to shorter parking garage entry ramp given entry to garage is at a lower elevation than the NE corner location shown in Option 2

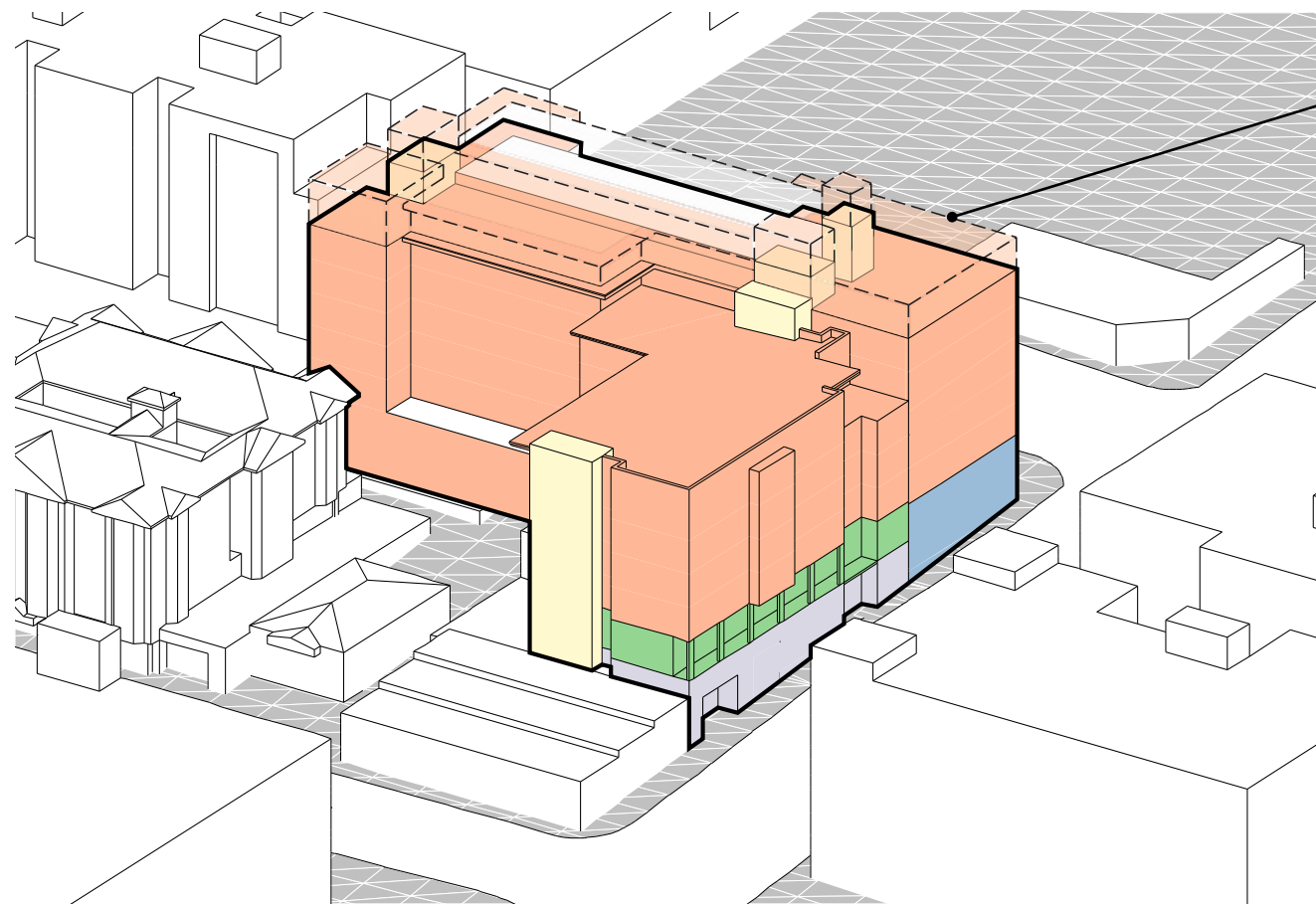
Constraints:

- One Design Departure requested to allow the parking garage entry at S. Jackson St.

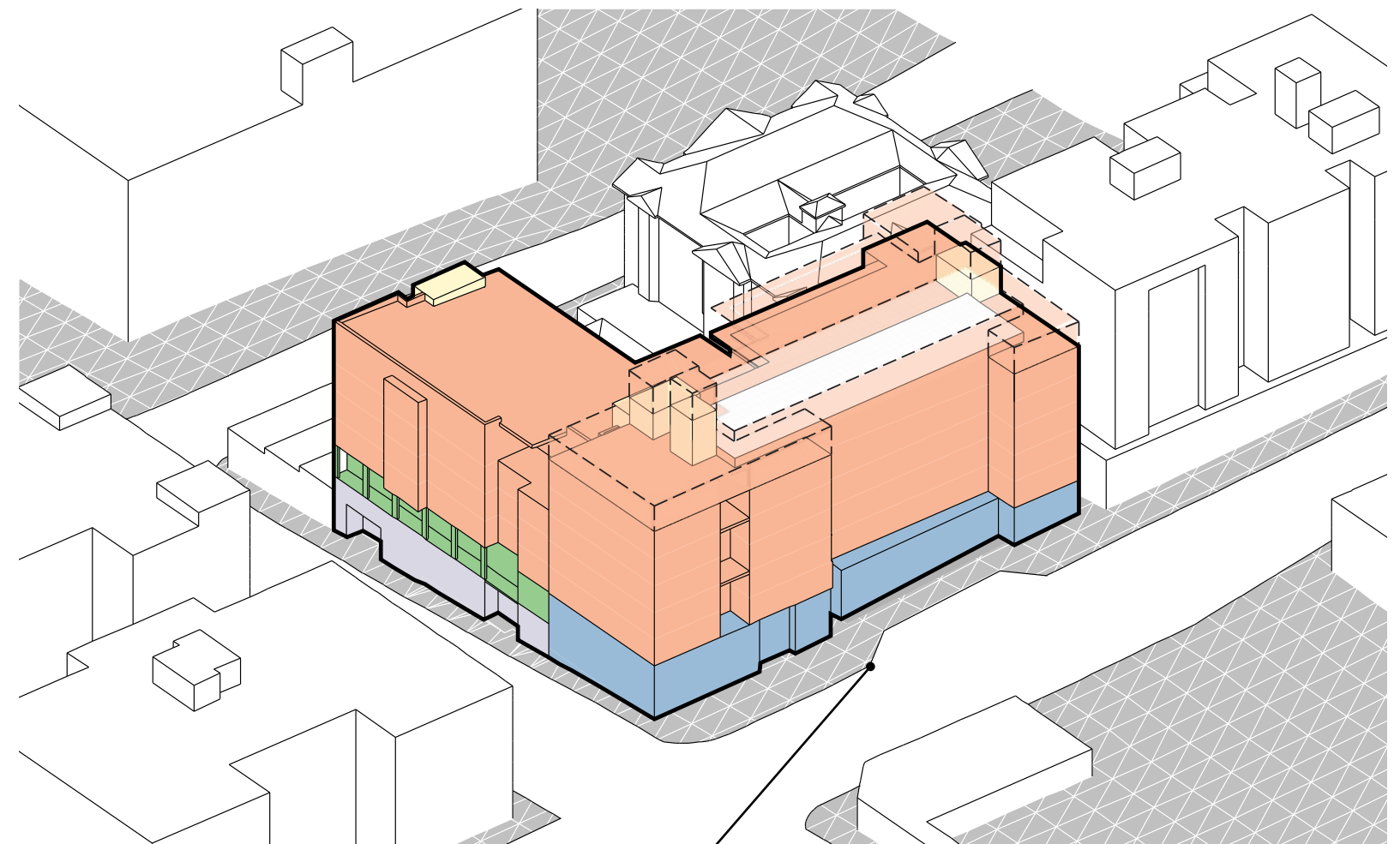
Base Zoning - Total FAR Dev. Size, Proposed: Approx. 83,430 S.F.

MHA Upzone - Total FAR Dev. Size, Proposed: Approx. 92,060 S.F.





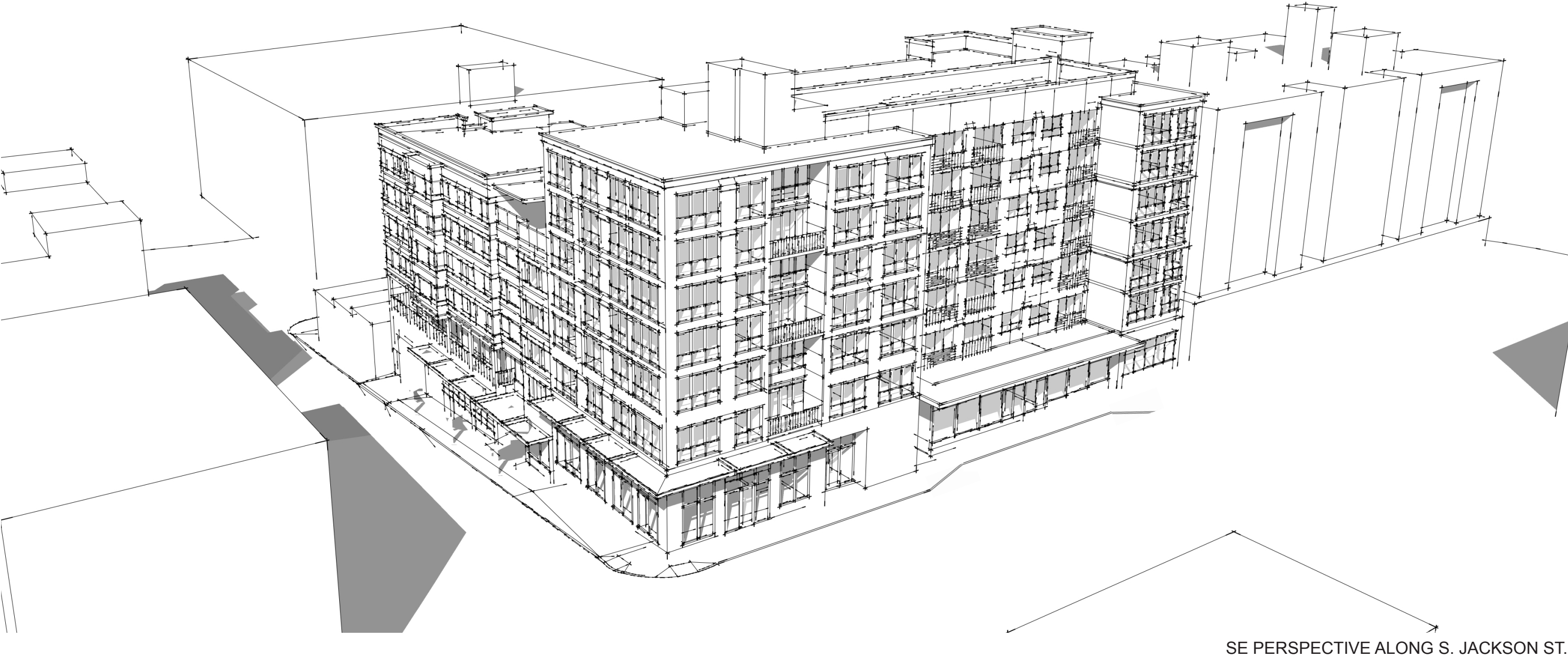
MHA Massing Option Shown With Dashed Lines-Typ.



Proposed Curb Pull Out on 23rd Ave S.

- DAY CENTER
- RETAIL
- RESIDENTIAL
- CIRCULATION
- PARKING
- TERRACE/DECK
- SERVICE
- ROOF
- OFFICE

CONCEPTUAL RENDERING (PREFERRED OPTION)





NE PERSPECTIVE ALONG 23RD AVE. S.

CONCEPTUAL RENDERING (PREFERRED OPTION)



SW PERSPECTIVE ALONG S. JACKSON ST.

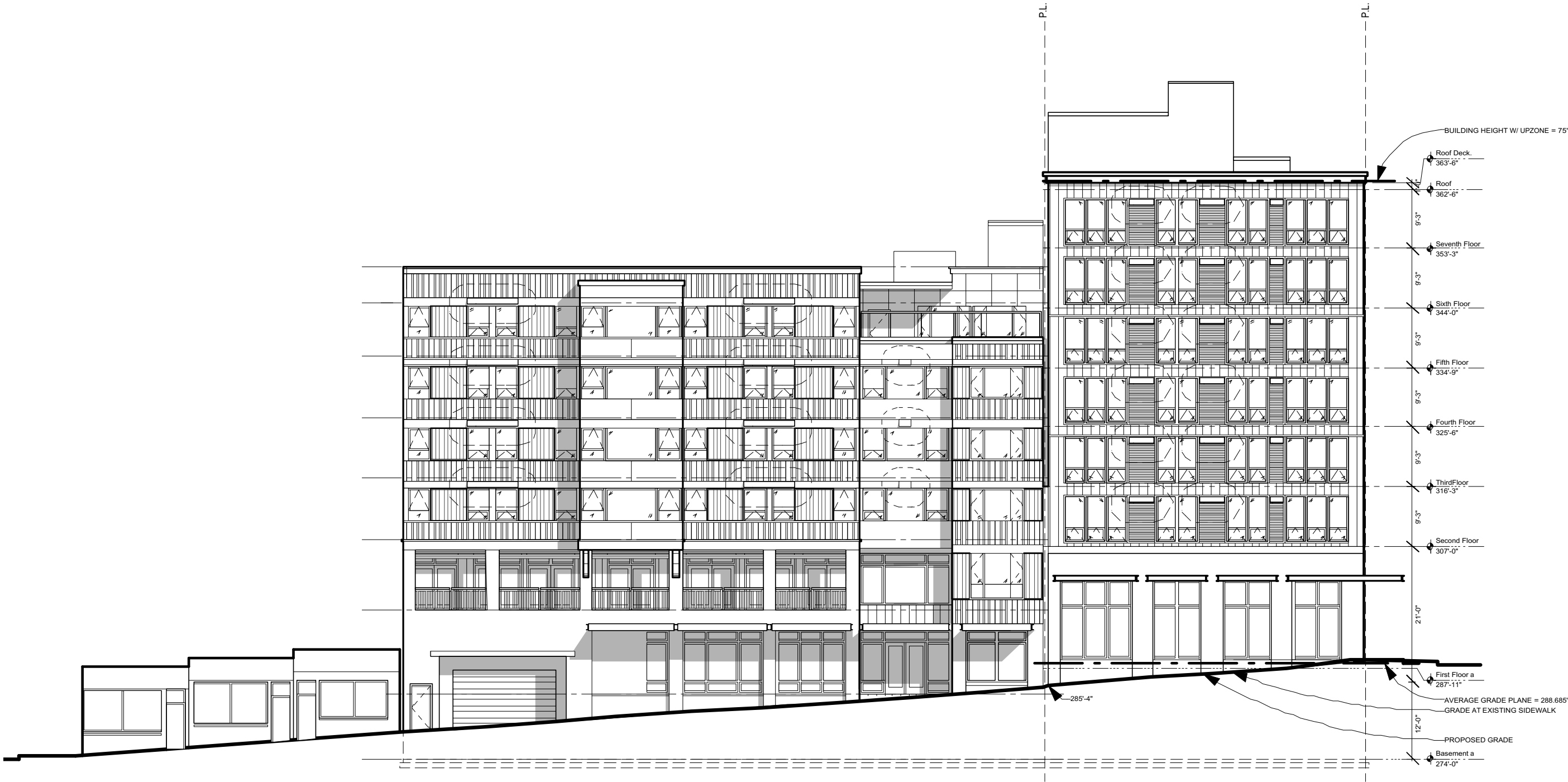


NW PERSPECTIVE LOOKING INTO COURTYARD

BUILDING ELEVATION, EAST



BUILDING ELEVATION, SOUTH



DEPARTURE SUMMARY

Development Standard

SCM 23.47A.032.A.2a.

The following rules apply in pedestrian-designated zones, except as may be permitted under subsection 23.47A.032.D:

- a. If access is not provided from an alley and the lot abuts two or more streets, access to parking shall be from a street that is not a principal pedestrian street.

Request:

Allow parking to be accessed from South Jackson Street, a prinicpal pedestrian street.

Justification:

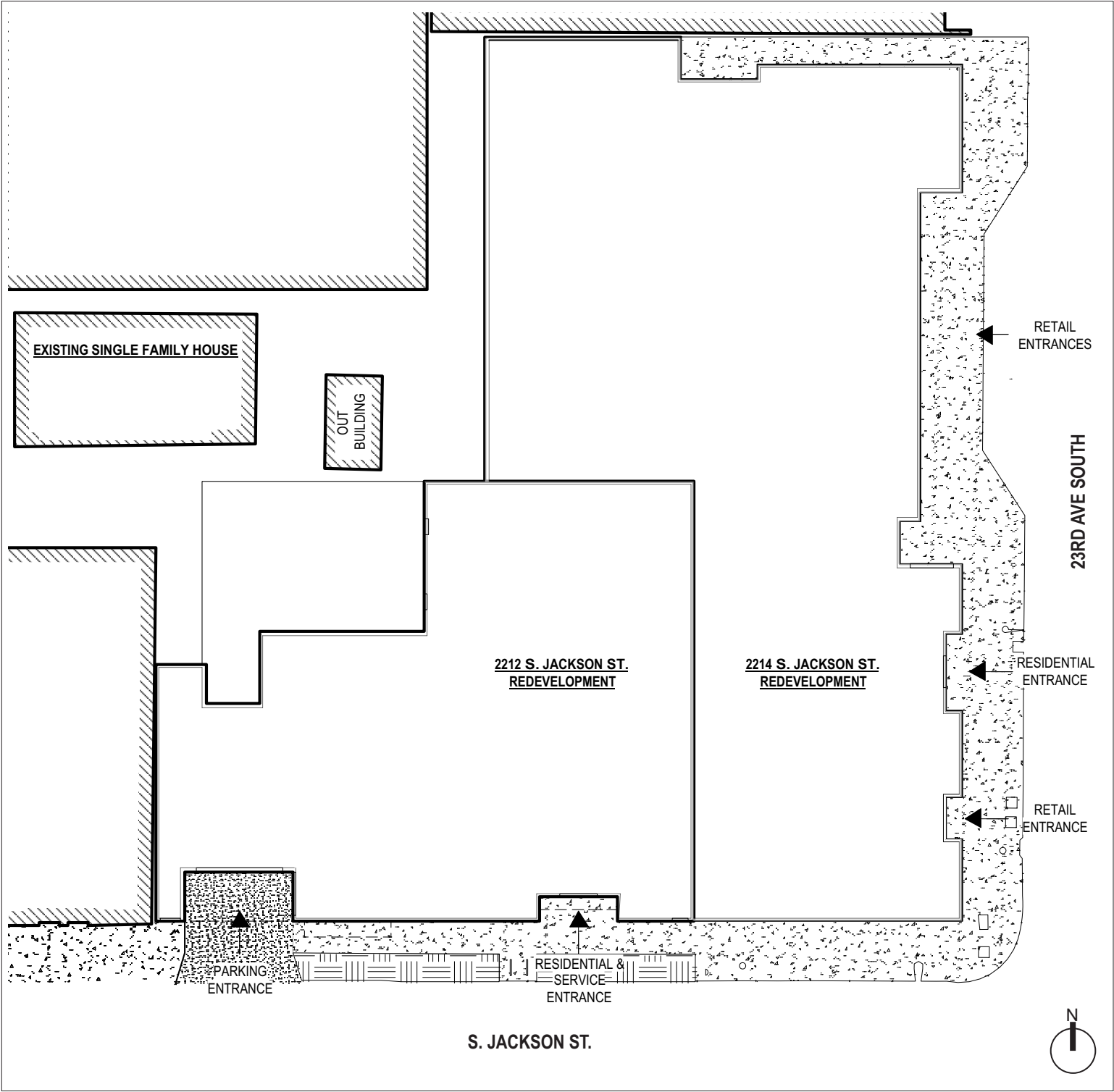
This departure is requested to enhance pedestrian safety by maintaining an uninterrupted 290’ pedestrian perimeter along S. Jackson Street and 23rd Avenue S. Departure is a response from direction from SDOT to avoid curb cuts and parking entrances off of 23rd Avenue S. which is a designated transit corridor. This location provides maximum convinience for retail patrons, which helps ensure success of the retailers. In turn, successful retail activates the pedestrian experience along the street.

Guideline Compliance Through Departure:

- CS2 Adjacent Sites, Streets, and Open Spaces - B2 Connection to the Street
- DC1 Project Uses and Activities - B1 Access Location and Design
- DC1 Project Uses and Activities - C1 Below-Grade Parking
- DC1 Project Uses and Activities - C2 Visual Impacts
- DC1 Project Uses and Activities - C3 Multiple Uses
- DC1 Project Uses and Activities - C4 Service Uses

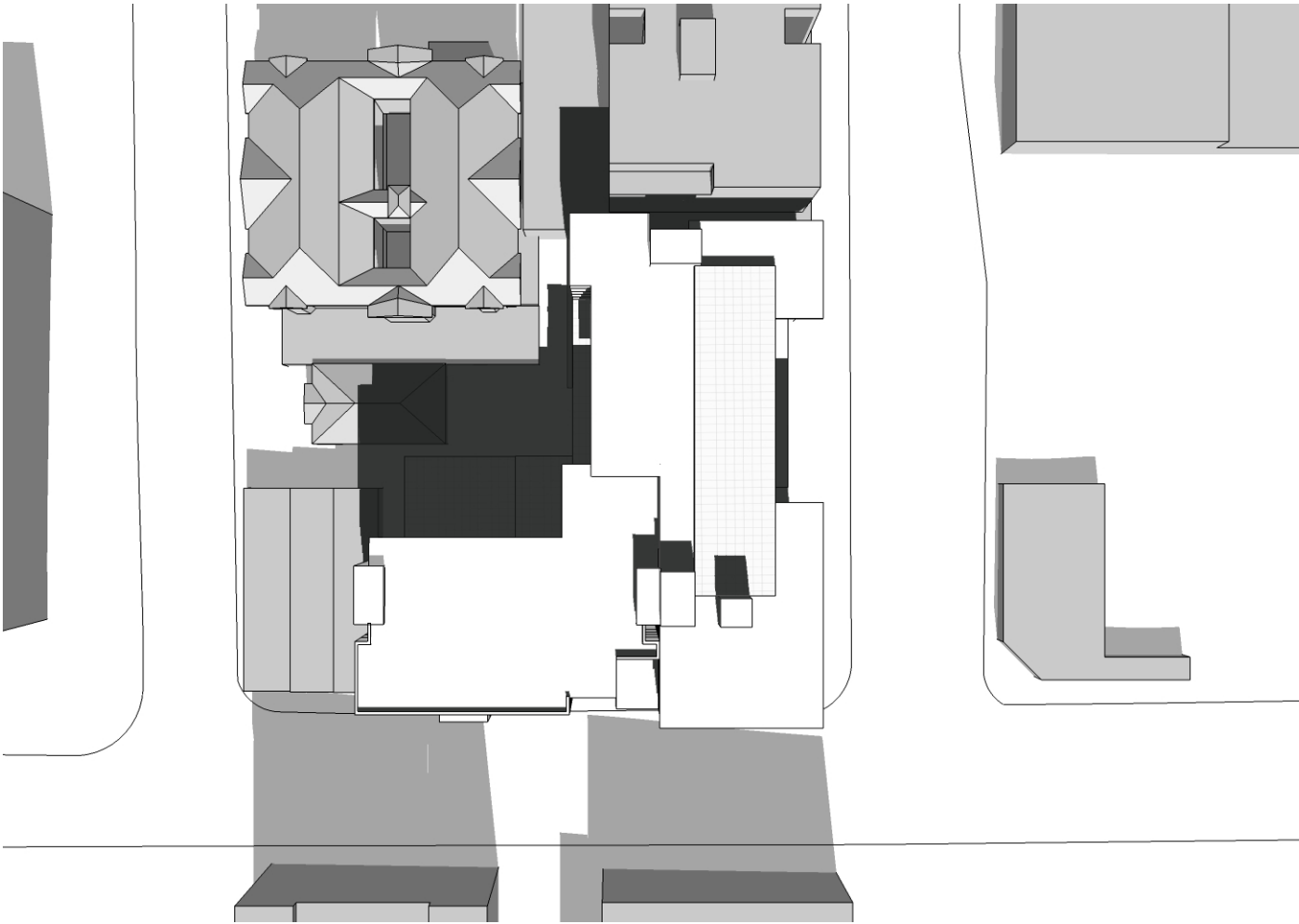
Required: Access to parking from a street that is not a principal pedestrian street.

Requested: Parking access from S. Jackson Street away from potential automobile conflicts and the 23rd Ave South principal commercial street.

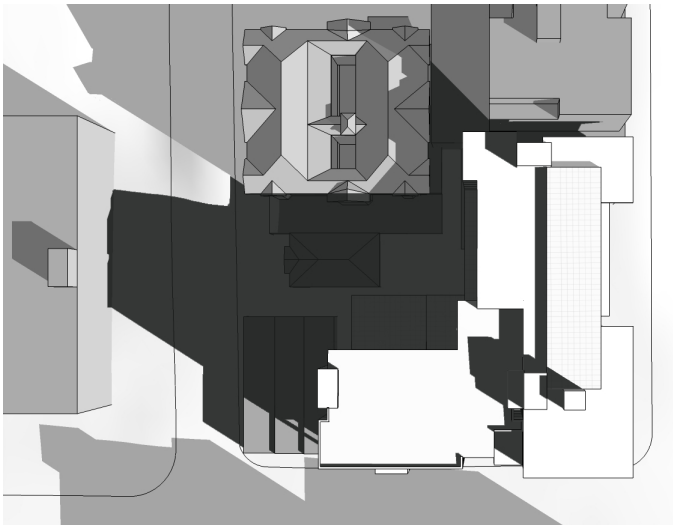


SUN/SHADOW GRAPHICAL ANALYSIS

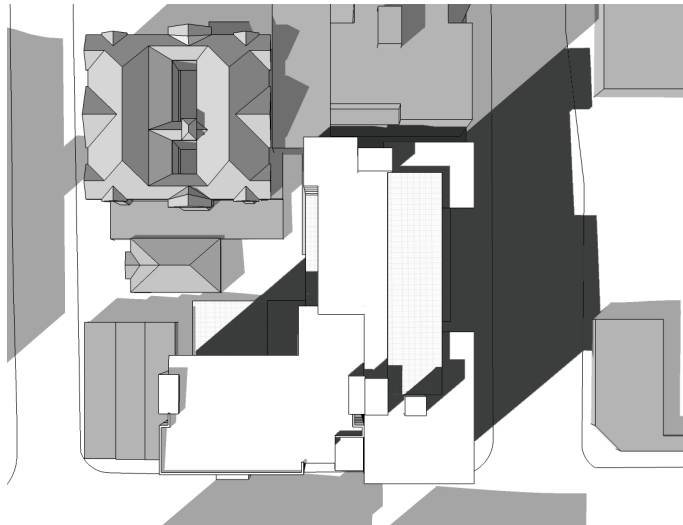
MARCH/SEPTEMBER 21ST - EQUINOX



NOON

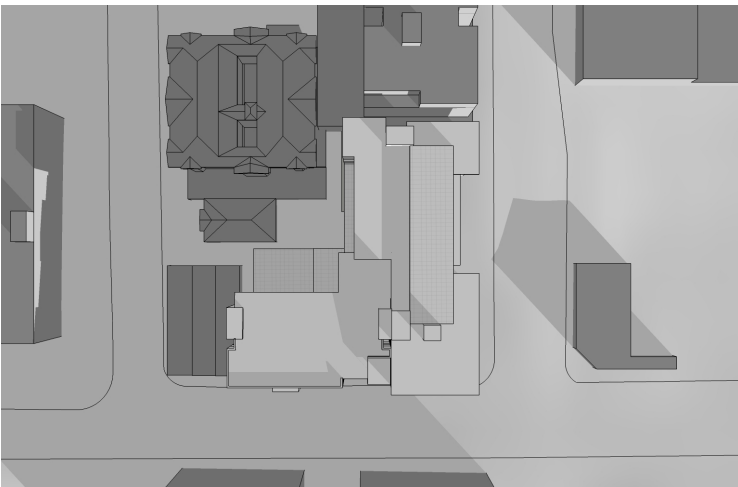


9AM

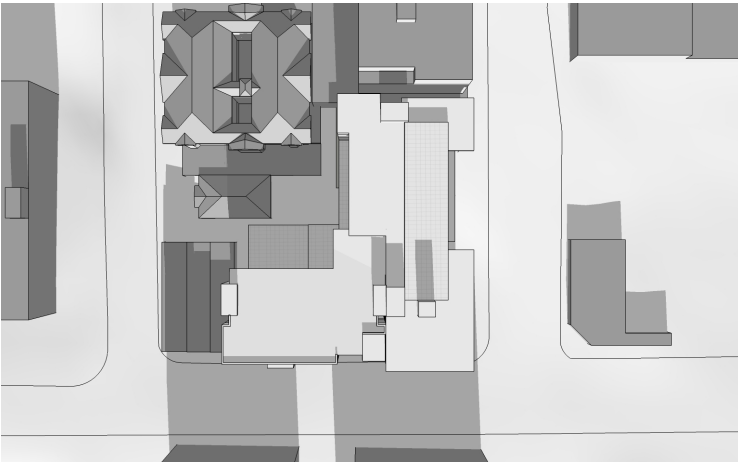


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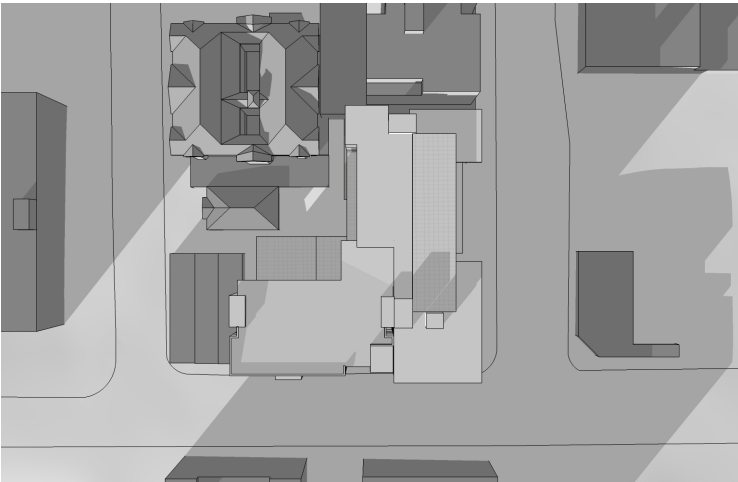
DECEMBER 21ST



9AM

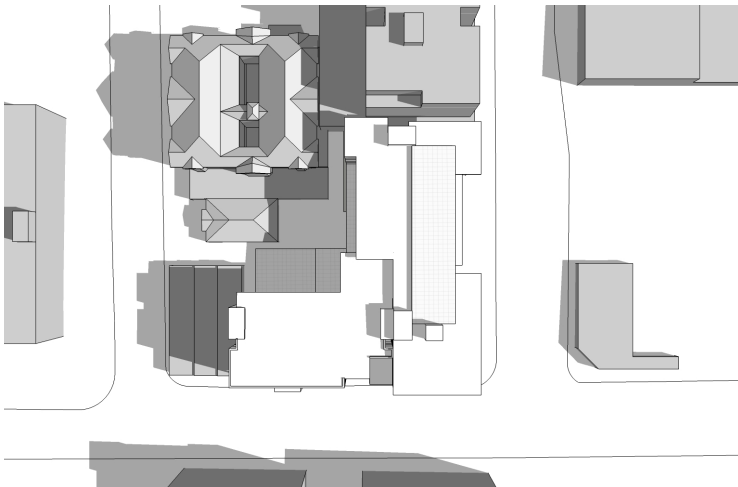


NOON

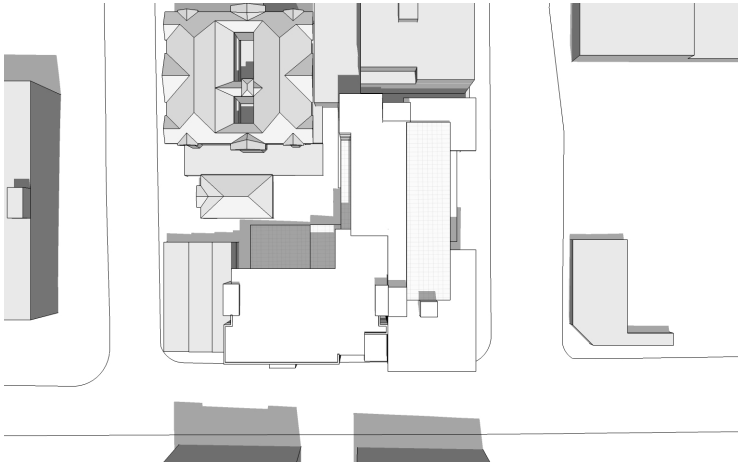


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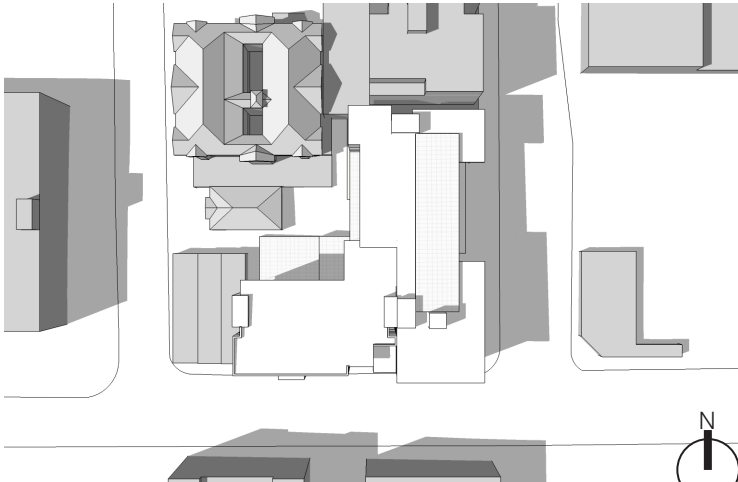
JUNE 21ST



9AM



NOON



3PM



EXAMPLES OF WORK

