

2101 22ND AVE SOUTH



PROJECT INFORMATION

PROPERTY ADDRESS

2101 22nd Ave S, Seattle WA

OWNER

Imperial Jazz LLLP

OWNER’S REPRESENTATIVE

Point32
T (206) 228-6325

DEVELOPER

Community Roots Housing
T (206) 329-7303

JazzED
T (206) 547-6242 x109

ARCHITECT

Weinstein A+U LLC
T (206) 443-8606

LANDSCAPE

Site Workshop
T (206) 285-3026

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JAZZHOUSE: A PARTNERSHIP OF ARTS & AFFORDABLE HOUSING

The proposed project, referred to as JazzHouse, at 2101 22nd Avenue South is the product of a partnership between two Seattle-based organizations, Seattle JazzED and Community Roots Housing (formerly Capitol Hill Housing). These two organizations have chosen to work together because the mixed-use zoning of the site provides an opportunity for this project to help each organization meet its unique mission of community building.

A PERMANENT HOME FOR JAZZED

JazzED is a 10-year old nonprofit that was founded to dismantle systemic inequality in music education. JazzED’s educators use Jazz – a quintessential Black American art form - as a means to teach excellence in musical performance, as well as life skills such as focus, teamwork and confidence. The organization has grown from serving 56 students in its first year to over 1,300 students annually. However, lack of space and instability have limited the reach of their programs.

Investing in a new home will allow JazzED’s programs to grow further, serving more students from all walks of life. Besides ample new classroom space, the JazzED suite on the building’s first two floors will also provide practice and performance spaces for students, space that will be made available to the broader community as well. Finally, workspace for the organization’s administrators and educators, as well as storage for its large library of instruments, will meet the organization’s basic needs, and allow JazzED to focus on new ways of fulfilling its mission of empowering ALL students with exceptional music education.

AFFORDABLE HOUSING FOR THE COMMUNITY

Community Roots Housing (CRH) was founded in 1976 as an outgrowth of community action, and is a public corporation that is dedicated to building vibrant and engaged communities. CRH owns and manages 47 buildings in Capitol Hill and nine other Seattle neighborhoods, providing safe and affordable housing to low- and moderate-income individuals and families. Like JazzED, CRH has a fundamental commitment to creating equitable and sustainable communities.

MUTUAL BENEFITS

By partnering with JazzED, CRH is able to focus on its strength of building and operating housing in central Seattle, while the building’s tenants benefit from a committed and vibrant arts organization in the building’s commercial space. CRH’s 12th Avenue Arts project, recently completed at 12th & Pine on Capitol Hill, provides a compelling example of the possibilities that this partnership of housing and arts can offer.

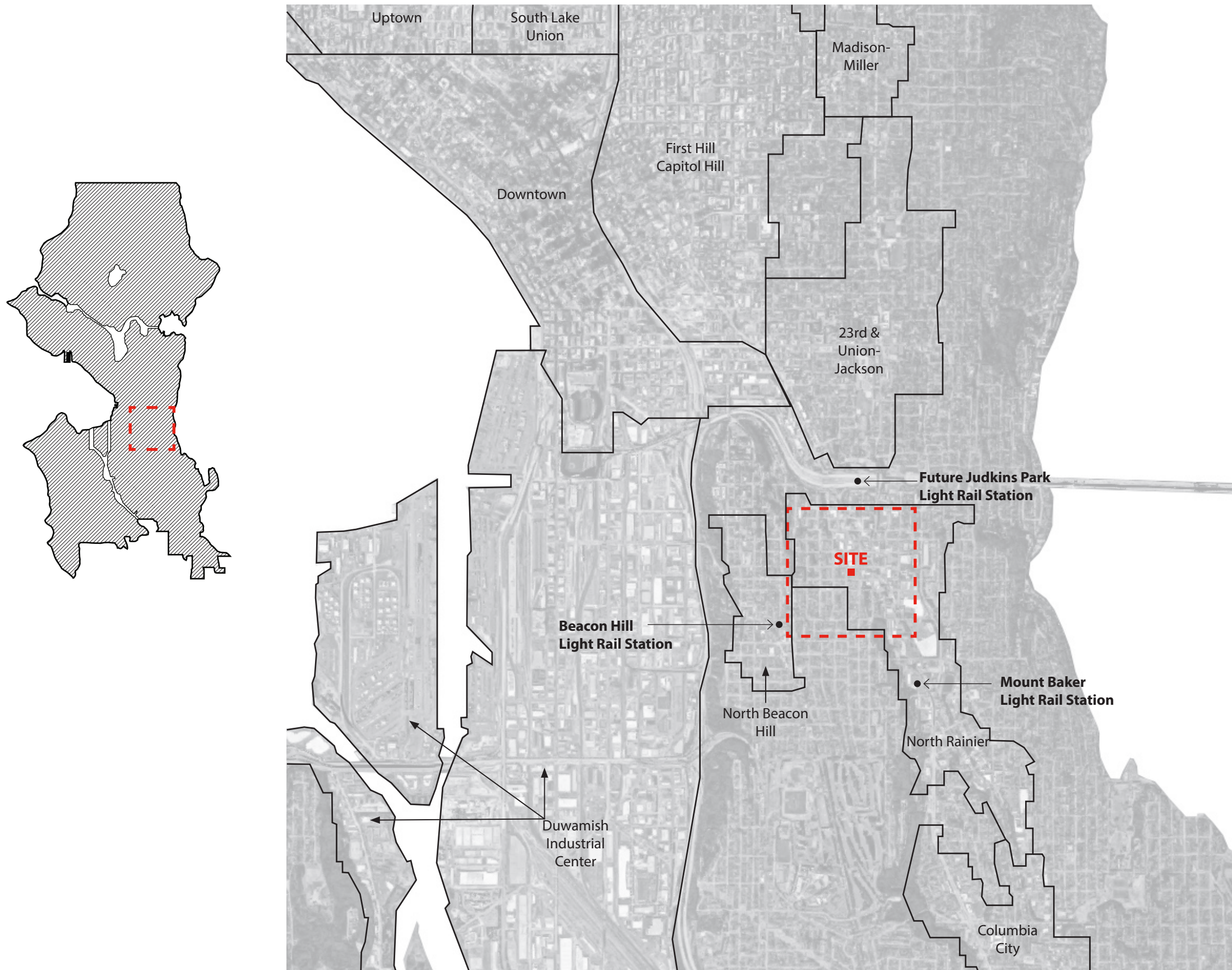
The project development objectives are as follows:

- Create an iconic home for JazzEd, which will provide much-needed space for music education and performance.
- Build quality homes affordable for individuals and working families in the neighborhood.
- Promote a positive, long-term relationship with the community.
- Develop pedestrian oriented design to benefit the neighborhood.

1.0 PROJECT CONTEXT: LOCATION

PROJECT LOCATION

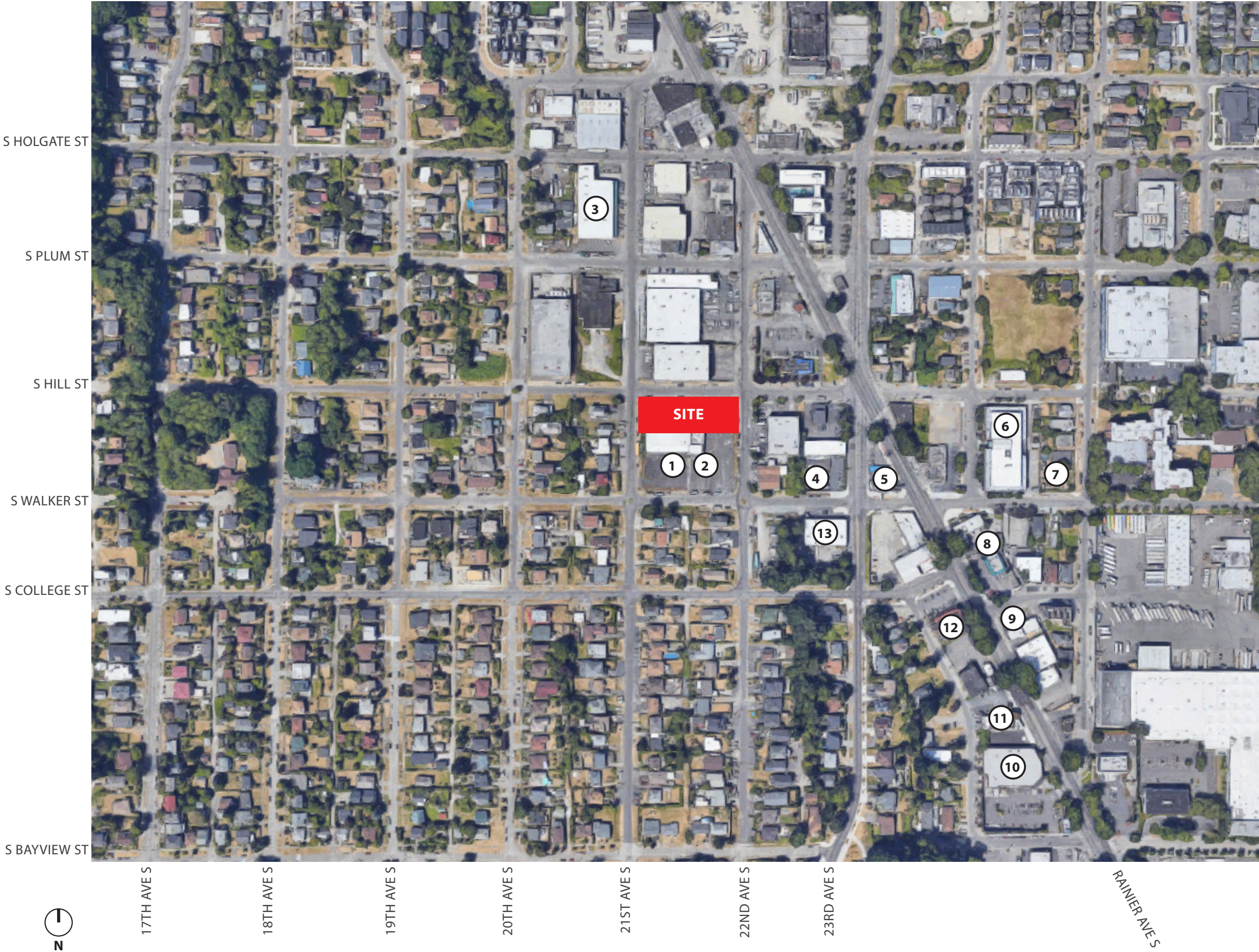
The project is located in southeast Seattle in the neighborhood of Rainier Valley. The location is the nexus of regional transit corridors including I5, I90, and the Sound Transit Light Rail.



1.0 PROJECT CONTEXT: LOCATION

NEIGHBORHOOD CONTEXT

- 1. Lake Washington Girls Middle School
- 2. Giddens School
- 3. Smart Foodservice Warehouse Stores
- 4. Atlantic Veterinary Hospital
- 5. Rainier Farmers Market
- 6. Treehouse (Non-Profit)
- 7. Green Plate Special
- 8. International Wudang Martial Arts Academy
- 9. Rainier Dental Center
- 10. Bartell Drugs
- 11. Mutual Fish
- 12. Borracchini's Bakery
- 13. City Year Seattle/King County



2.0 DEVELOPMENT OBJECTIVES: COMMUNITY OUTREACH

OUTREACH METHODS

Over the past year the project team has worked with the Department of Neighborhoods to develop and implement an outreach plan consistent with Section II.A in the Director's Rule. The outreach methods included:

1. Project Poster

The project team created a full-color poster with project and contact information. The posters were hung in 17 local businesses, community centers, and publicly-accessible venues. The address log and documentation of posters was provided to the Department of Neighborhoods. The poster hung in their respective locations for 14 days.

2. Project Webpage and Emails

The project team created a multi-prong static webpage and emails. Our electronic/digital outreach comprised two multi-pronged methods: emails to a distribution list including community groups and organization identified by DON and a static webpage about the project. Our webpage contained the same content as the printed material.

3. High-Impact Community Meeting

We used a High-Impact Method for in-person outreach and hosted a Community Forum on February 7, 2019. The Community Forum was open to the public and lasted for 1.5 hours at the 2100 Building. The first 40 minutes included a presentation about JazzED, CRH, and the building concepts. The final 50 minutes were used for a “World Café” style discussion.

35 comments were received that could be categorized into 13 themes. The top five themes that emerged all seem to connect around the common concept of supporting the unique and diverse people, organizations and businesses of the neighborhood, and to engage and include them in our community engagement and our programming. Based on this feedback we are developing robust community outreach plans to integrate with our design process and the clients programming work.

Some public feedback themes that did not appear as often but are nonetheless critical to our future work were a desire for family size units, empathy for adjacent neighborhoods, and summer programming that engages the community.

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<https://www.seattlejazzed.org/building/>
[Google Scholar](#)
[Community Dev](#)
[My groups - Google](#)
[QBL FACEBOOK](#)
[Housing](#)
[Capstone](#)
[Grad School](#)
[Graphics](#)
[Purdue OWL](#)
[CNN - Breaking News](#)

[JazzED](#)
[About](#)
[Academic Year](#)
[Summer](#)
[Weblog](#)
[JazzED In Schools](#)
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[Donate](#)
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A New Home for JazzED

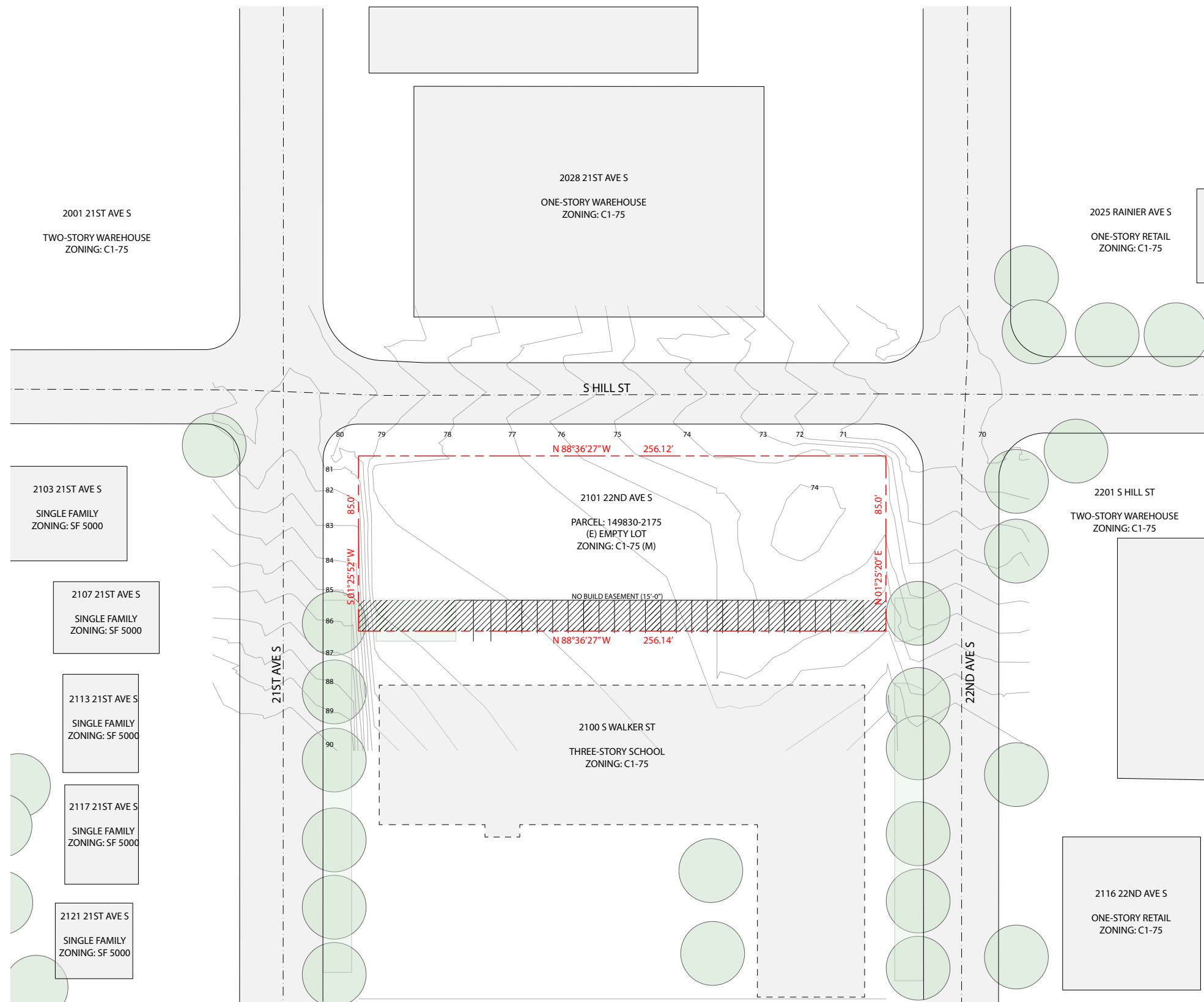
A New Home for Seattle JazzED

Upcoming! Your perspective is needed on new building project.

- FREE Community Workshop // Thursday, February 7, 5:30 PM - 7:00 PM.** Refreshments will be served.
- Location: 2000 building, 2000 4th Ave S, Seattle WA 98144
- Please join Seattle JazzED, Capital Hill Housing, and their architects to discuss the vision behind the **new building** we are planning at the corner of 2nd Avenue South and South Hill Street. This proposed building will be approximately **six stories** and will include a **music education school and performance hall** on the ground floor, along with **affordable apartments** on the upper levels. Additionally, **parking** is being planned to accommodate city requirements.
- Please note:** Any information collected at this event may be made public. We are committed to an equitable and inclusive process. Interpretation will be provided.
- Seattle Department of Construction and Inspection project number: **000319-19PR4**
- Property address under review: **2700 23rd Ave S, Seattle 98144**
- For more information about this event or to offer feedback on this project, contact Laurie de Kock at lauried@seattlejazzed.org

EMAIL LAURIE WITH QUESTIONS OR FEEDBACK





LEGAL DESCRIPTION

Parcel A:

The north 85 feet of Block 37 of Central Seattle (T.L. McKinney), together with the alley adjoining which would attach thereto upon vacation, as per plat recorded in Volume 1 of Plats, Page 57, records of King County, Washington.

DESCRIPTION

- Project site (2101 22nd Ave S) is 21,771-sf zoned for C1-75 (M) and located in the north end of the North Rainier Hub Urban Village.
- Parcel occupies the northern end of the block at the intersections of S Hill St and 21st Ave S and 22nd Ave S.
- Parcels surrounding the site are zoned C1-65/C1-75 (M) and SF 5000.
- Two Schools south of property line is zoned C1-75 (M).
 - Schools are housed in a 3-story educational building with basement, 33 parking spaces, and exterior play/garden areas.
 - 15-ft no build easement for parking on the southern portion of Parcel A.
- East, across 22nd Ave S, are warehouses zoned C1-75.
- South, across S Hill St, are warehouses zoned C1-75.
- West, across 21st Ave S, are single family houses zoned SF 5000.
- Site was formerly occupied by a bowling alley that was demolished in 2016 for construction of Two Schools.
- Existing topography of the site has a change of 13-ft overall.
 - Along 22nd Ave S the site descends from $\pm 78.0'$ at the SE corner to $\pm 74.46'$ at the NE corner (an approximate slope of 4%).
 - Along S Hill St the site descends from $\pm 79.64'$ at the NW corner to $\pm 74.46'$ at the NE corner (an approximate slope of 2%).
 - Along 21st Ave S the site descends from $\pm 87.0'$ to $\pm 79.64'$ (an approximate slope of 9%).

3.0 SITE ANALYSIS

TOPOGRAPHY

- 13' gain in elevation overall
- 3.5' gain in elevation along 22nd Ave S
- 5.2' gain in elevation along S Hill St
- 7.4' gain in elevation along 21st Ave S

NEIGHBORING BUILDINGS

- Single-family to the west (SF-5000)
- Distribution warehouses to the north and east (C1-75)
- School to the south (C1-75)

SOLAR ACCESS

- Excellent solar access to the east, north, and west due to right-of-way, underdeveloped parcels, and single family homes
- Excellent solar access from the south for levels 4-7 due to 3-story school on adjacent parcel.

VIEWS

- Currently, views to Central District, Downtown, North Beacon Hill, and Mt. Rainier may be available above the fourth floor.

STRUCTURE HEIGHT

- Zoned as C1-75 (M) with a base height of 75-ft M.

ALLOWABLE BUILDING AREA

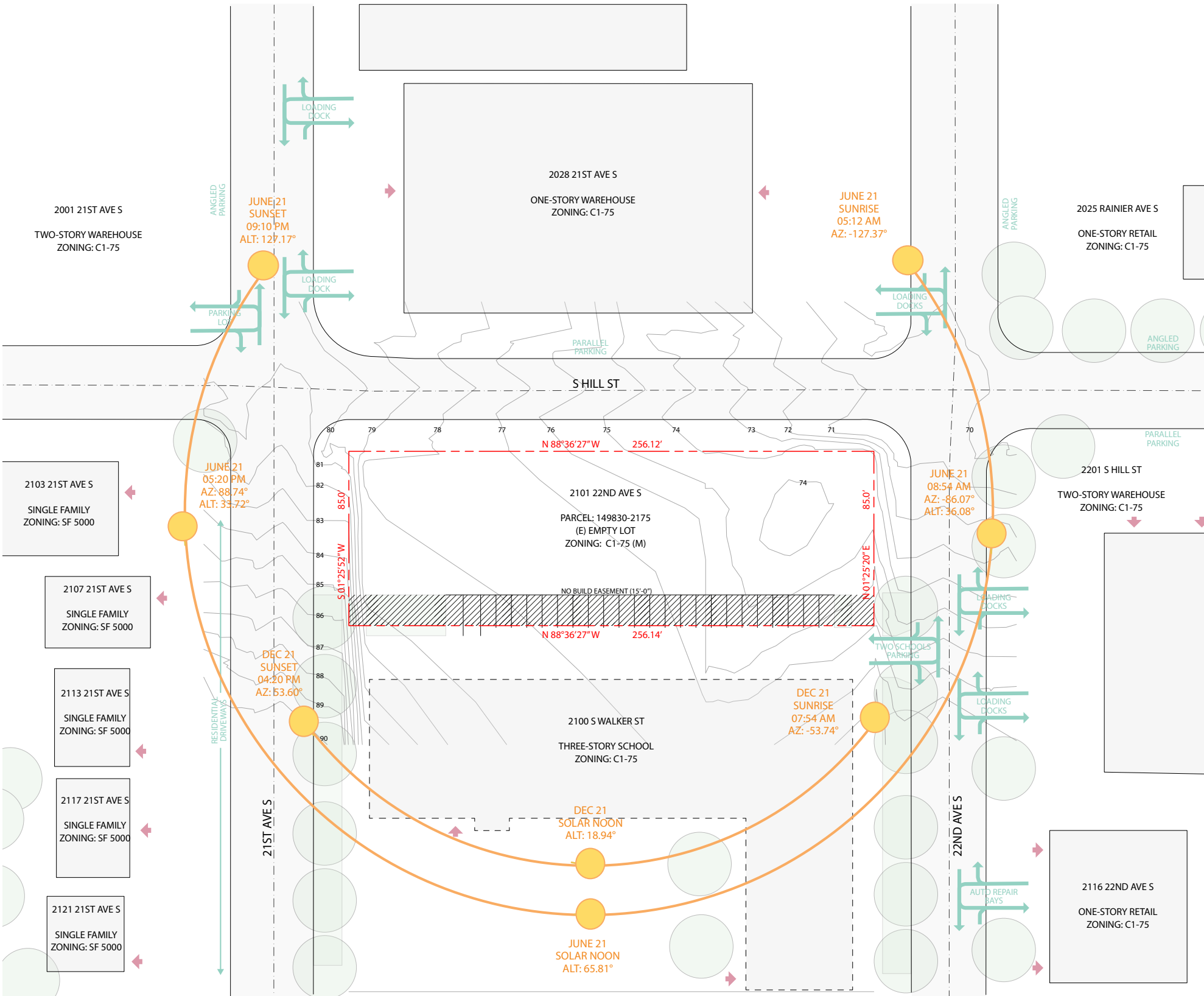
- The maximum FAR for the building site's parcel are:
 - 5.5 Max Mixed-Use FAR
 - 21,771-sf lot area
 - Maximum allowable area: 119,740-sf

EASEMENT

- A 15'-0" no-build easement put in place by the neighboring parcel exists along the southern property line.
 - Within this easement, the neighboring parcel utilizes the space as parking for Two Schools
 - Maximum allowable area: 119,740-sf

Legend

- Pedestrian Access →
- Vehicular Access →



3.0 PRELIMINARY SITE PLAN

The proposed project includes site improvements for a 7-story mixed-use apartment building containing approximately 128 residential units, associated amenity areas, approximately 16,500-sf of institutional space, and 1 loading dock accessed from 21st Ave S.

TRAFFIC AND CIRCULATION

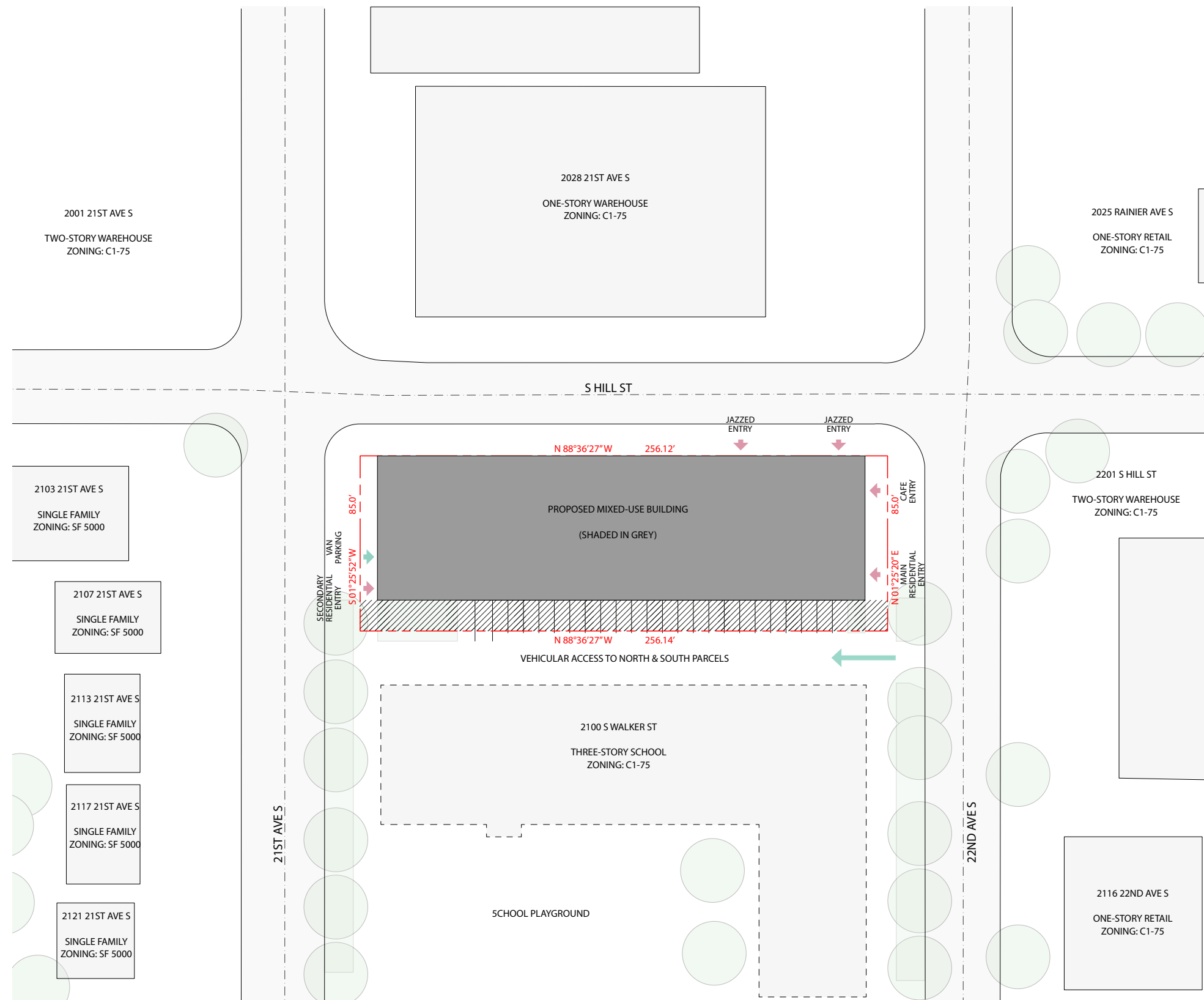
- 22nd Ave S, and S Hill St are both neighborhood streets with informal street parking along the edges and parking lot and loading dock entries
- 21st Ave S is single-family with driveway access for each parcel
- The parcel to the south has a parking lot entry off 22nd Ave S and school pick-up/drop-off zone on 21st Ave S

STREETSCAPE

- 22nd Ave S and S Hill St have commercial, warehouse characteristics and scale
- 21st Ave S is a zoning transition point between commercial and single-family

NEIGHBORHOOD INFLUENCES

- Commercial zone upzone for affordable housing with new apartment buildings being built in the broader neighborhood to the north and east
- A school to the south on the abutting parcel
- Residential character to the west
- Warehouse character to the immediate north and east



Legend

Pedestrian Access

Vehicular Access



4.0 URBAN DESIGN ANALYSIS

PRESENT LAND USE

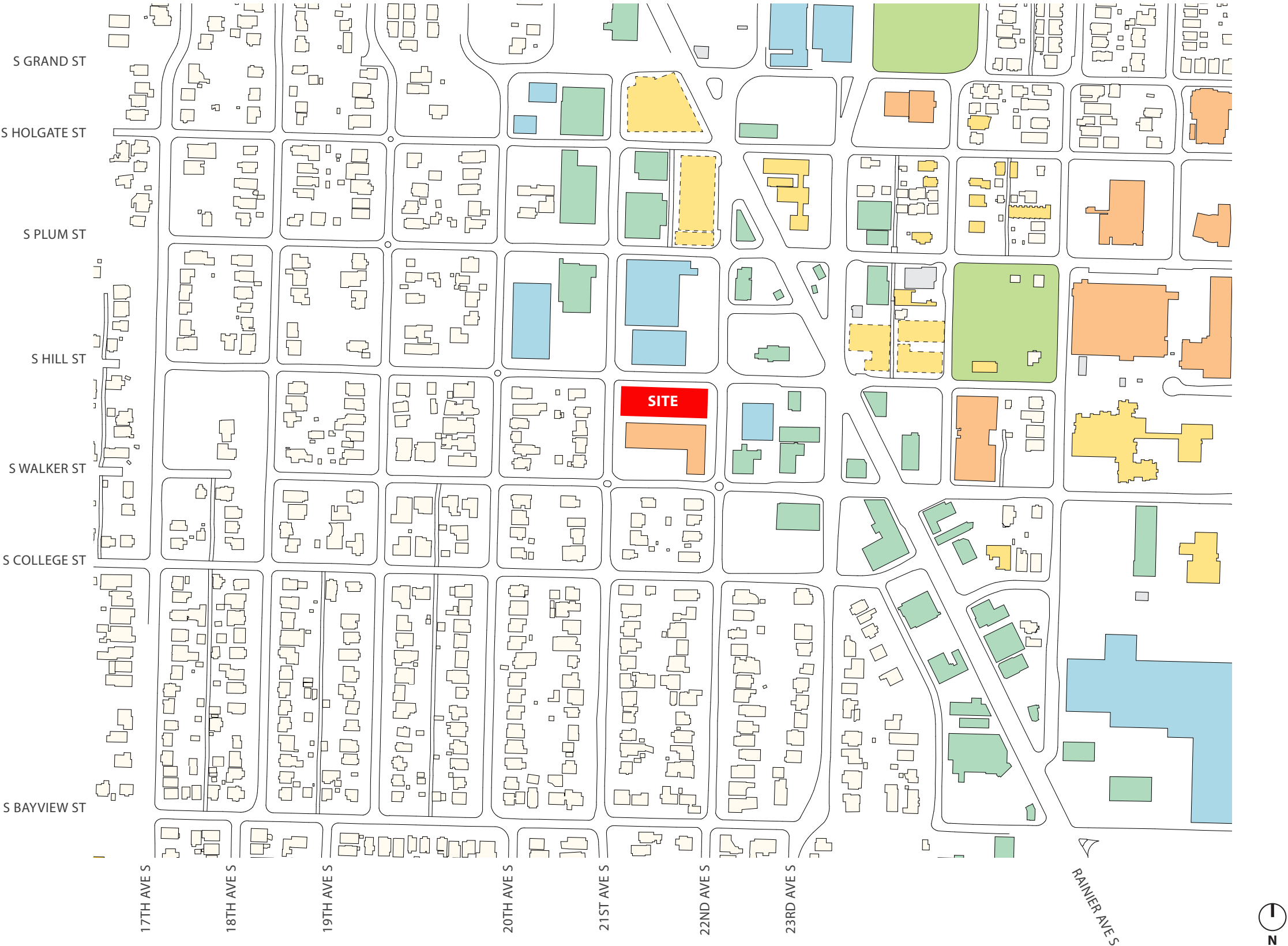
The JazzHouse property was recently purchased and subdivided into two parcels. The project site (Parcel A) is currently being used as a construction staging area for the property to the south (Parcel B).

The south property line is the only shared property line and abuts a three-story school (Two Schools). There is a fifteen-foot parking and access easement and no build easement in place at the south property line. Two Schools includes an exterior play area to the southwest at street level and a rooftop play area to the north east at level three.

To the west, the zoning changes to single family with most of the homes built in the early to mid 1900s. To the north and east, the zoning is C1-75 and consists of warehouses, businesses, and restaurants. Distribution warehouses nearby are: Borracchini Foods to the northwest, MB Warehouse to the north, and HU Investment to the east. To the southeast is M & M Auto Repair and to the north east is Burger King.

LEGEND

- Single Family
- Multi Family
- Retail
- Warehouse/Manufacturing
- School/Institutional
- Parks/Open Space
- Future Developments
- Site



NEIGHBORHOOD DIVERSITY

Rainier Valley is one of the most ethnically and economically diverse areas of the Pacific Northwest. Its history lies in its role not only as a thoroughfare for Seattle’s suburban and urban development (Rainier Ave S), but a settling place for various ethnic groups over the decades.

The Rainier Valley is home to families and established businesses with a long history in the community. They have been in the neighborhood for generations. The businesses include many social justice, food market, and arts enterprises.



NEIGHBORHOOD CONTEXT

- 1. Lake Washington Girls Middle School
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4.0 URBAN DESIGN ANALYSIS

TRANSIT MODES

BUS

- Served by routes 4, 7, 9, and 106
- Service connects to...

LIGHT RAIL

- Served by Mount Baker Light Rail Station 0.7 miles to the southeast
- Served by Beacon Hill Station 0.5 miles to the southwest
- Served by Judkins Park Station 0.5 miles to the northeast to be completed in 2022.
- Service connects to...

CAR

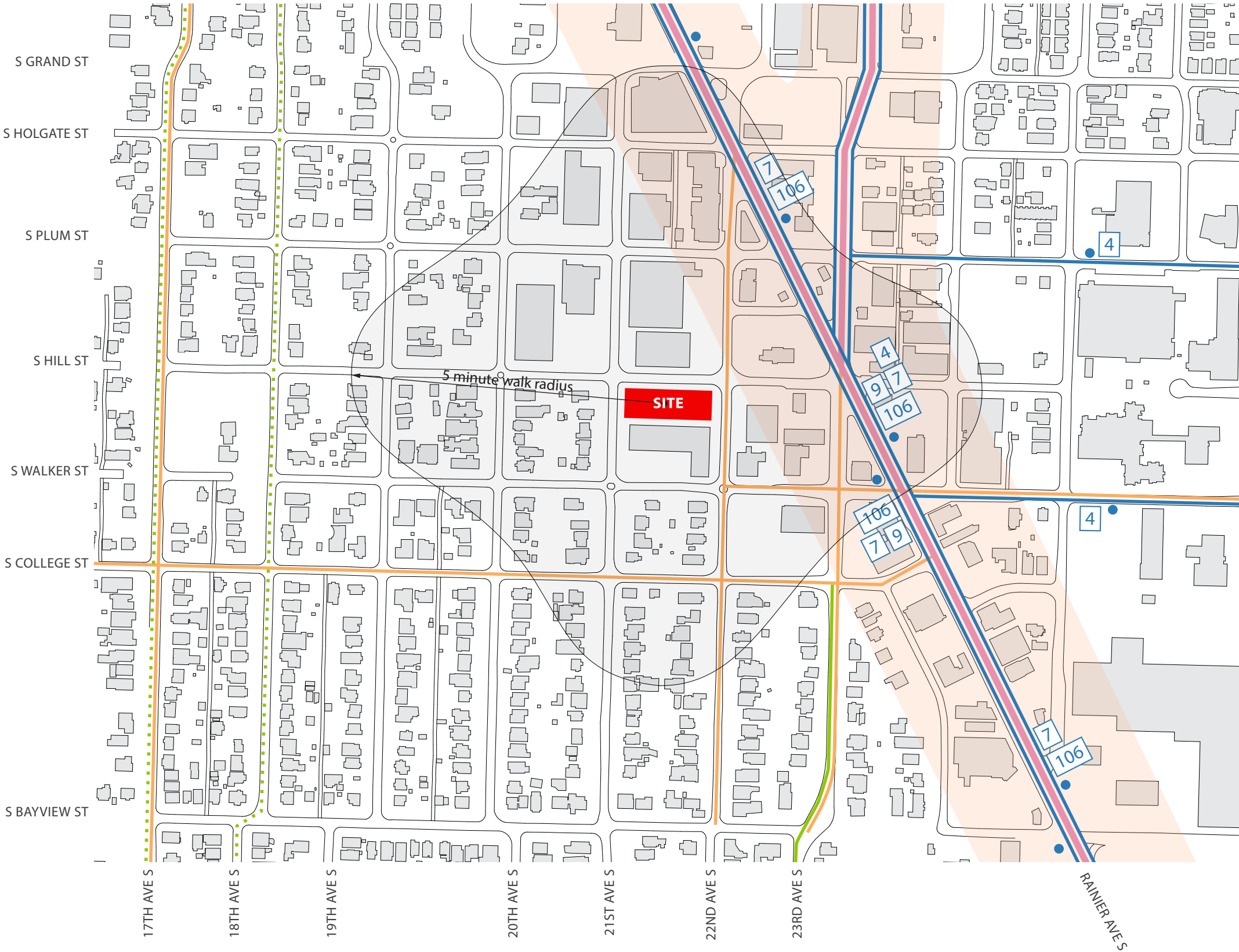
- Site is surrounded by a number of minor arterial roads
- Connection to I90 is 0.5 miles to the north

BIKE

- Dedicated bike lanes and bike friendly roads are proximate to the site
- South of the site, 23rd Ave S has a dedicated bike lane
- 18th Ave S and 17th Ave S are identified as bike friendly roads

LEGEND

- Principal Arterial
- Minor Arterial
- Bus Routes
- Bus Numbers
- Bicycle Dedicated Lanes
- Bicycle Friendly Roads
- Frequent Transit Corridors
- 5 Minute Pedestrian Walkshed (approx.)



4.0 URBAN DESIGN ANALYSIS



ZONING

The project site is zoned C1-75 (M) and is located in the north end of the North Rainier Hub Urban Village. The parcel occupies the northern end of the block at the intersections of S Hill St and 21st Ave S and 22nd Ave S and has a 15-ft no build easement for parking on the southern portion. The southern property line abuts a side lot line zoned C1-75(M).

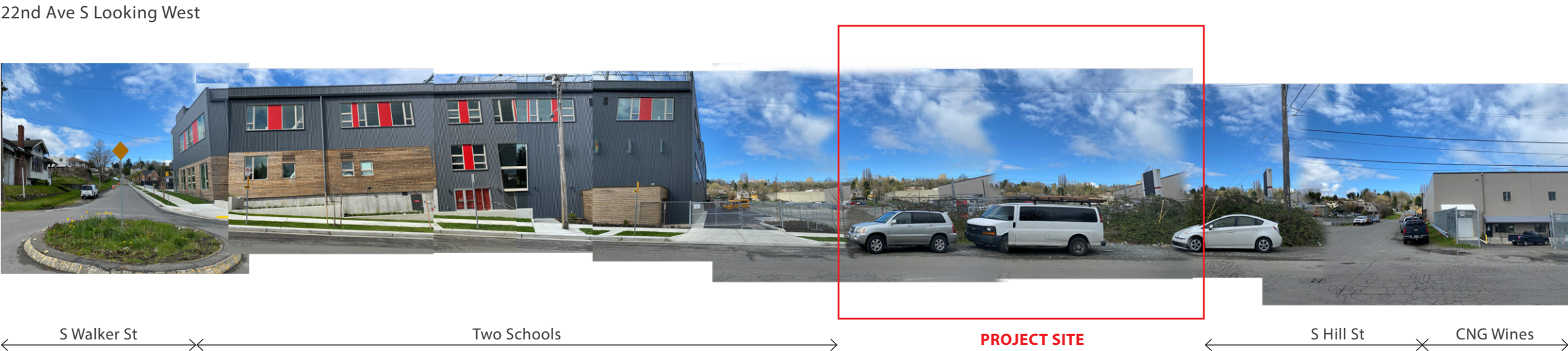
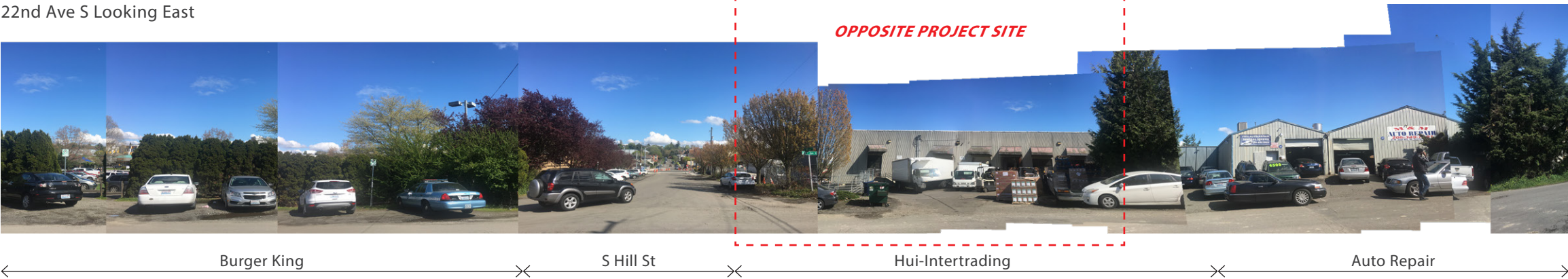
The parcels surrounding the site to the north and south are zoned C1-75 (M), NC3-75(M) to the east, RSL (M) to the west and south, and the parcels to the south-west are zoned SF 5000.

LEGEND

- C1-75
- SF 5000/ RSL
- C1-40
- C2-65
- SM-NR 125
- SM-NR 85
- LR 2
- LR 3
- North Rainier HUV
- Zone Boundaries

4.0 URBAN DESIGN ANALYSIS: 22ND AVENUE SOUTH

The eastern edge of the property is bounded by 22nd Avenue South. The topography along the property line is slightly sloped with an elevation at the SE corner of ±78.0' descending to ±74.46' at the NE corner (an approximate slope of 4%). There is no existing sidewalk or street trees along this block. Two Schools, currently under construction at the southern end of the block, will provide sidewalks at their parcel edge of approximately 14-ft. The block across from the site is a mix of distribution warehouses and commercial businesses none of which have sidewalks but do have existing street trees. The architecture is a mixture of prefab steel warehouses, masonry warehouses, and low-rise wood frame buildings.



4.0 URBAN DESIGN ANALYSIS: SOUTH HILL STREET

S Hill St Looking North



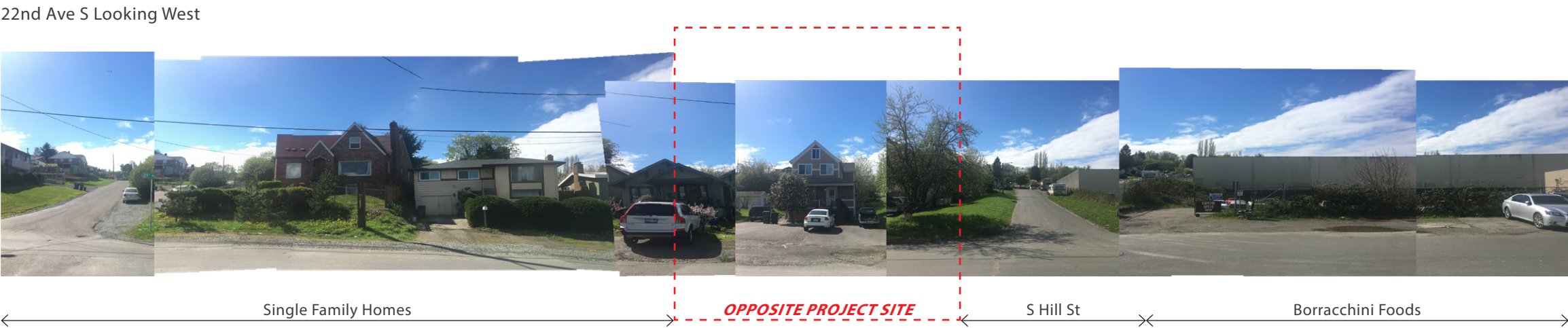
The northern edge of the property is bounded by South Hill Street. The topography along the property line is slightly sloped with an elevation at at the NE corner of ±74.46’ ascending to ±79.64’ at the NW corner (an approximate slope of 2%). There is no existing sidewalk or street trees along this block or on the block across from it. The architecture across from the site consists of masonry distribution warehouses while on the blocks to the west the zoning changes to single family residential.

S Hill St Looking South



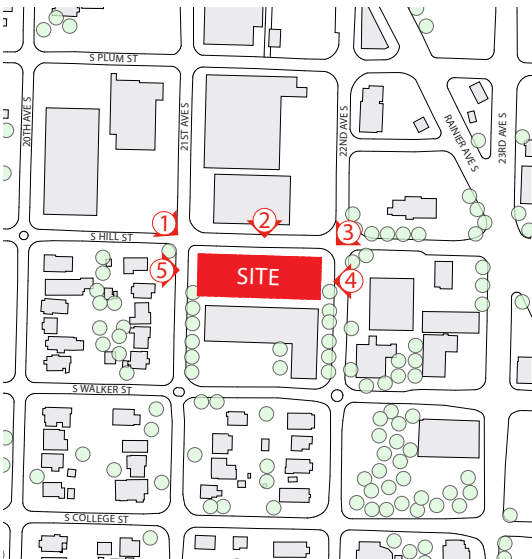
4.0 URBAN DESIGN ANALYSIS: 21ST AVENUE SOUTH

The western edge of the property line is bounded by 21st Avenue South. The topography along the property line is the steepest with an elevation at the NW corner of ±79.64' ascending to ±87.0' at the SW corner (an approximate slope of 9%). As with the east property line, there is no existing sidewalk or street trees other than the ones provided by Two Schools which is currently under construction. The block across from the site is single family residential with houses built from the early and mid 1900s.





Formerly occupied by a bowling alley, the site was cleared for the construction of Two Schools on the abutting parcel to the south and was used as a construction staging area and is now a vacant parcel.



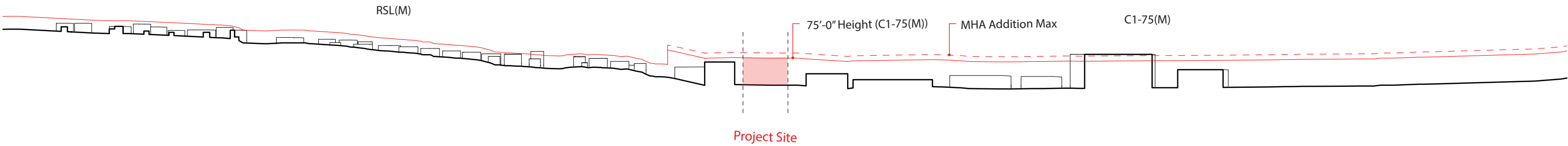
4.0 URBAN DESIGN ANALYSIS: SURROUNDING NEIGHBORHOOD

The project site is on the northern edge of the North Rainier Hub Urban Village and is situated at the convergence of Rainier Valley, Beacon Hill, and Central District neighborhood districts. The area is bisected by two major arterials that provide vehicle and transit access to southeast Seattle: Rainier Ave S and MLK Jr Way S. The area is a mixture of single family, commercial, warehouses, low-income housing, and new apartment buildings. Along Rainier Ave S, there are a number of future developments for multi-story apartment buildings. Otherwise, most buildings are single story commercial. The single family residential buildings to the west date from the early to mid 1900s.

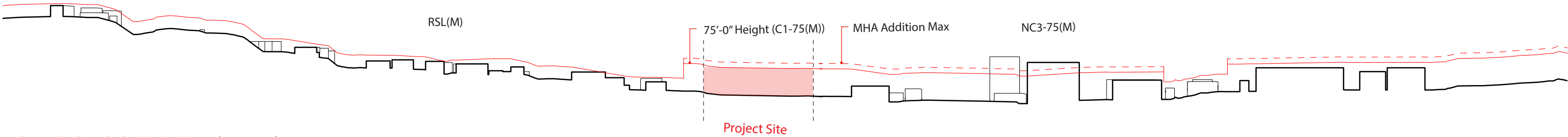
Rainier Ave S to the east is the main commercial and transit street with four bus lines. The area is also located between two light rail stations (Beacon Hill and Mt. Baker) with a new station in development towards the north (Judkins Park). The East Link Light Rail will provide access to Bellevue and Redmond.



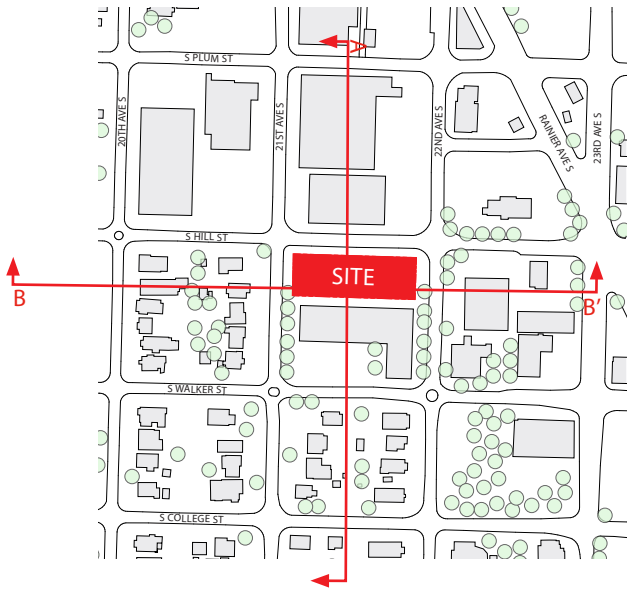
- 1. Hamlin Robinson School - 1701 20th Ave S
- 2. Mount Baker Station
- 3. Liberty Sidecars - 2310 Rainier Ave S
- 4. Stewart Lumber & Hardware Co. - 1761 Rainier Ave S
- 5. 2302 20th Ave S
- 6. 2121 21st Ave S
- 7. 2331 19th Ave S
- 8. 2306 18th Ave S



NORTH-SOUTH SITE SECTION A-A' - Looking West



EAST-WEST SITE SECTION B-B' - Looking North



5.0 ZONING DATA

PRELIMINARY SEATTLE ZONING CODE ANALYSIS

PARCEL NO	149830-2175
LOT AREA	21,771-SF (0.50-acres)
ZONING	C1-75 (M)
OVERLAY	North Rainier Hub Urban Village, ECA5 - Critical Area
PERMITTED USES	<ul style="list-style-type: none">• Eating and drinking permitted outright.• Restaurants permitted outright.• Retail sales and services, general permitted outright.• Institutions not listed below permitted outright.• Schools, elementary or secondary permitted outright.• Residential uses permitted outright.
STREET LEVEL STANDARDS	<ul style="list-style-type: none">• Blank segments of street-facing facade between 2 ft and 8 ft above sidewalk may not exceed 20 ft in width.• Blank facade segments not to exceed 40% of facade width• Street-level street facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.• Transparency (at non-residential uses)<ul style="list-style-type: none">- 60% of facade 2'-8' above grade to be transparent- Width of driveway at street level, not to exceed 22 feet, may be subtracted from width of street facing facade- Allow unobstructed views in from outside- Except for institutional uses, no permanent signage, window tinting or treatments, shelving, other furnishings, equipment, or storage items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade• Non-residential uses to have average depth of 30-feet with a minimum depth of 15-feet• Non-residential uses at street level to have minimum floor-to-floor height of 13-feet.• Overhead Weather Protection:<ul style="list-style-type: none">- Continuous overhead weather protection required along at least 60 percent of street frontage of a structure on a principal pedestrian street- Covered area shall have a minimum width of 6-ft, unless there is a conflict with existing or proposed street trees or utility poles- Lower edge of overhead weather protection shall be a minimum of 8-ft and a maximum of 12-ft above the sidewalk for projections extending a maximum of 6-ft. For projections extending more than 6-ft from the structure, the lower edge of the weather protection shall be a minimum of 10-ft and a maximum of 15-ft above the sidewalk• Visually prominent pedestrian entry for residents• The floor of a dwelling unit located along the street-level street-facing façade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.
STRUCTURE HEIGHT	<ul style="list-style-type: none">• A maximum structure height as zoned: 75 ft• Rooftop features: open railings, planters, clerestories, parapets, firewalls permitted to extend 4-ft above applicable height limit• Mechanical equipment, stair and elevator penthouses, etc., permitted to extend 15-ft above applicable height limit—as long as total does not exceed 20% of the roof area—or 25% if the total includes stair or elevator penthouses or screen mechanical equipment.• Stair and elevator penthouses may extend up to 16-feet above height limit.• Greenhouses dedicated to food production are permitted to extend 15-feet above the height limit, if the total coverage of features (rooftop) <50% roof area.• Rooftop features shall be located at least 10-feet from north lot line, unless a shadow diagram demonstrates that such features would not shade property to the north on January 21st at noon more than without these features: solar collectors, planters, clerestories, greenhouses and solariums, minor comm utilities and devices, non-firewall parapets, play equipment
FAR	<ul style="list-style-type: none">• Applies to all structures in C zones• Allowable FAR for in sites zoned with a 75' height limit located outside a Station Area Overlay District: 5.5• Gross floor area not counted against FAR:<ul style="list-style-type: none">- All underground stories or portion of stories- Portions of a story extending no more than 4-ft above grade (lower existing or finished grade)• Minimum required FAR for new construction: 2.0

SETBACKS	<ul style="list-style-type: none">• A minimum 5-foot landscaped setback may be required under certain conditions and for certain uses according to Section 23.47A.016, screening and landscaping standards.• Structures in required setbacks as follows:<ul style="list-style-type: none">- Decks with open railings may extend into the required setback, but are not permitted within 5 feet of a lot in a residential zone, except as provided in subsection 23.47A.014.E.1.b.- Decks that are accessory to residential uses and are no more than 18 inches above existing or finished grade, whichever is lower, are permitted within 5 feet of a lot in a residential zone.- Ramps or other devices necessary for access for the disabled and elderly, which meet Seattle Building Code, Chapter 11, are permitted in required setbacks.- Fences, freestanding walls, and other similar structures 6 feet or less in height above existing or finished grade, whichever is lower, are permitted in required setbacks. The 6 foot height may be averaged along sloping grade for each 6 foot long segment of the fence, but in no case may any portion of the fence exceed 8 feet.- Bulkheads and retaining walls used to raise grade may be placed in any required setback when limited to 6 feet in height, measured above existing grade. A guardrail no higher than 42 inches may be placed on top of a bulkhead or retaining wall existing as of September 30, 1994. If a fence is placed on top of a new bulkhead or retaining wall, the maximum combined height is limited to 9 1/2 feet.- Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet, whichever is greater. When the bulkhead is measured from the low side and it exceeds 6 feet, an open guardrail of no more than 42 inches meeting Building Code requirements may be placed on top of the bulkhead or retaining wall. A fence must be set back a minimum of 3 feet from such a bulkhead or retaining wall.• Setback requirements do not limit underground structures.• Dumpsters and other trash receptacles, except for trash compactors, located outside of structures are not permitted within 10 feet of any lot line that abuts a residential zone and must be screened per the provisions of Section 23.47A.016.• Green stormwater infrastructure (GSI) features are allowed without setback restrictions if:<ul style="list-style-type: none">- Each above-grade GSI feature is less than 4.5 feet tall, excluding piping- Each above-grade GSI feature is less than 4 feet wide, and- The total storage capacity of all above-grade GSI features is no greater than 600 gallons.• A setback may be required in order to meet the provisions of Section 23.53.015, Improvement requirements for existing streets in residential and commercial zones, and Section 23.53.030, Alley improvements in all zones.
AMENITY AREA	<ul style="list-style-type: none">• Residential amenity area equal to 5% of residential gfa. GFA excludes areas used for mechanical equipment and accessory parking. Bioretention area counts.• All residents have access to at least an amenity or private area• Amenity areas to be unenclosed• Common residential amenity areas shall have a dimension of at least 10-ft and a minimum area of 250-sf• Private balconies and decks to have a dimension of at least 6-ft and an minimum area of 60-sf• Rooftop areas near minor communication utilities and accessory communication devices do not qualify as amenity areas
PARKING	<ul style="list-style-type: none">• No parking is required in Urban Centers or in Urban Villages with light rail station area overlay districts.• No parking is required in Urban Villages as long as frequent transit service is available within 1/4 mile.• Street-level parking must be separated from the facade by another permitted use.• Bike parking:<ul style="list-style-type: none">- Residential: Long Term: 1 space per dwelling unit; Short Term: 1 space per 20 dwelling units- Institutional: Long Term: 1 space per 4,000 SF; Short Term: 1 space per 10,000 SF- Eating and drinking establishments: Long Term: 1 per 5,000 SF; Short Term: 1 per 1,000 SF

6.0 DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS2 URBAN PATTERN AND FORM Strengthen the most desirable forms, characteristics, & patterns of the streets, block faces, & open spaces in the surrounding area	B2 ADJACENT SITES, STREETS, AND OPEN SPACES 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. Consider the qualities and character of the streetscape— its physical features (sidewalk, parking, landscape strip, street trees, travel lanes, and other amenities) and its function (major retail street or quieter residential street)— in siting and designing the building.	The proposed building design enhances the connection to the street in a number of ways: <ol style="list-style-type: none">1. The JazzED performance program is located at street level across the site with a high-percentage of transparent glazing. This provides visual connection and activity along the sidewalks.2. The entrance is shifted and set back from the northeast corner, the most prominent corner of the site. This setback is done to purposefully provide an enlarged entry court, area for congregation, and opportunity for overhead weather protection.3. The at-grade landscaping both within the ROW and site boundaries is designed to enhance stormwater mitigation of the site and surrounding areas.
	C1 RELATIONSHIP TO BLOCK 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. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.	The entrance is shifted and set back from the northeast corner, the most prominent corner of the site. This setback is done to purposefully provide an enlarged entry court, area for congregation, and opportunity for overhead weather protection. Additionally, the corners of the ROW have been coordinated with SDOT and SPU to provide curb bulbs and enhanced stormwater gardens. The curb bulbs provide further opportunity to expand the corners of the site. The stormwater gardens provide visual interest and environmental benefit.
CS3 ARCHITECTURAL CONTEXT AND CHARACTER Contribute to the architectural character of the neighborhood	A4 EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.	As one of the pioneering large scale projects in the neighborhood the objective of the building design is to enhance current and future characteristics of the site. The street level programming and architectural features will support an enhanced pedestrian environment with overhead weather protection, areas of congregation, stormwater management, and activated facades. Additionally, the programming and prominence of a community organization will support the rich, diverse culture of this area. Looking forward, the building massing is designed to fit within a good urban pattern and set the tone for balanced, fabric buildings.
PL3 STREET-LEVEL INTERACTION Encourage human interaction and activity at the street-level with clear connections to building entries and edges	A1 ENTRIES Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.	The entrance is shifted and set back from the northeast corner, the most prominent corner of the site. This setback is done to purposefully provide an enlarged entry court, area for congregation, and opportunity for overhead weather protection - and building identity. Additionally, the corners of the ROW have been coordinated with SDOT and SPU to provide curb bulbs and enhanced stormwater gardens. The curb bulbs provide further opportunity to expand the corners of the site. The stormwater gardens provide visual interest and environmental benefit.
	C2 RETAIL EDGES 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.	The JazzED performance hall is a double-height space located at street level along S Hill St towards the northeast, the most prominent, corner. To enhance visual and physical connection between this program and the streetscape transparent storefront, operable doors, and overhead weather protection are provided in this area.

<p>DC2 ARCHITECTURAL CONCEPT</p> <p>Develop an architectural concept that will result in a unified & functional design that fits well on the site & within its surroundings</p>	<p>B1 ARCHITECTURAL AND FACADE COMPOSITION</p> <p>Facade Composition: Design all building facades - including alleys and visible roofs - considering the composition and architectural expresssion of the building as a whole. 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. On sites that abut an alley, design the alley facade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing facade around the alley corner of the building.</p>	<p>While only a preliminary response the facade will utilize texture, modest relief, and material changes to modulate the building elevations. The overall composition will provide a balanced, rhythmic design. As the design progresses these guidelines and feedback from EDG will help inform the facade composition, material selection, and subsequent detailing.</p>
	<p>C1 SECONDARY ARCHITECTURAL FEATURES</p> <p>Visual Depth and Interest: Add depth to facades where appropriate by incorporating blaconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and ecourage active street life and window shopping (in retail areas). Detailing may include features such as distinctive door and window hardware, projecting window sills, ornamental tile or metal, and other high-quality surface materials,and finishes.</p>	<p>While only a preliminary response the facade will utilize texture, modest relief, and material changes to modulate the building elevations. The overall composition will provide a balanced, rhythmic design. As the design progresses these guidelines and feedback from EDG will help inform the facade composition, material selection, and subsequent detailing.</p>
<p>DC4 EXTERIOR ELEMENTS AND FINISHES</p> <p>Use appropriate and high-quality elements and finishes for the building and its open spaces</p>	<p>A1 BUILDING MATERIALS</p> <p>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.</p>	<p>While only a preliminary response the facade will utilize texture, modest relief, and material changes to modulate the building elevations. The overall composition will provide a balanced, rhythmic design. As the design progresses these guidelines and feedback from EDG will help inform the facade composition, material selection, and subsequent detailing.</p>

7.0 ARCHITECTURAL MASSING CONCEPT(S): SUMMARY

The JazzHouse site presents tight constraints with a no-build easement to the south and the lot’s recent subdivision with the goal of making housing. As a result, the proposed three schemes have restricted site flexibility and a rationalized, long, east-west oriented bar. The first scheme minimizes overall height, while the second prioritizes views from the single family neighborhood. The final schemes seeks to balance inputs from all four sides, including the school to the south, the single family neighborhood to the west, and commercial to the north and east. Additional scheme advantages and disadvantages presented in the following concept descriptions.



ARCHITECTURAL MASSING CONCEPT 1

Stories:	6 above-grade
Unit Count:	125
Floor Area:	99,678-sf total FAR chargeable
	83,169-sf residential
	16,509-sf non-residential
Parking:	None

Potential Departures

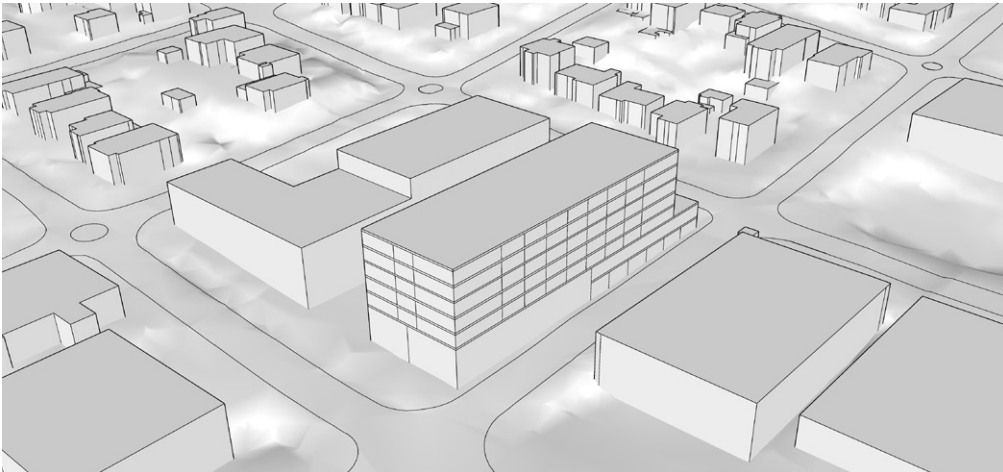
- SMC23.47A.008.B4: Allow the shared residential and JazzEd entrance lobby and cafe space at street-level to have a height of 11’-6” floor-to-floor.
- SMC23.47A.014C.1: Allow portions of the north facade above 65’-0” to be less than 8’-0” from the lot line.

Primary Advantages

- Overall massing maximizes development on the site.
- Building creates a strong continuous street edge along S Hill St, 22nd Ave S, and 21st Ave S.
- JazzED lobby and cafe activate the northeast corner.
- Residential lobby activates 22nd Ave S.

Primary Disadvantages

- Minor massing articulation does not reduce bulk and scale of building.
- Massing is indifferent to character of streets and surround context.
- Limits JazzEd classroom’s access to light and air with high windows.
- Inefficient interior space for JazzEd program
- Programmatic relationships are not conducive to a school layout.



ARCHITECTURAL MASSING CONCEPT 2

Stories:	7 above-grade
Unit Count:	105
Floor Area:	99,297-sf total FAR chargeable
	72,669-sf residential
	26,628-sf non-residential
Parking:	1 Loading Dock

Potential Departures

- SMC23.47A.008.B4: Allow the shared residential and JazzEd entrance lobby and cafe space at street-level to have a height of 11’-6” floor-to-floor.
- SMC23.47A.014C.1: Allow portions of the north facade above 65’-0” to be less than 8’-0” from the lot line.

Primary Advantages

- Increased height allows JazzED lobby and cafe to be more prominent on the northeast corner.
- Residential lobby activates 22nd Ave S.
- Building steps back along 21st Ave S and responds to zoning change to single-family.
- Residential amenity areas located at rooftop and level 2 podium.

Primary Disadvantages

- Residential units are too deep for good light penetration & inefficient use of FAR.
- Condensed massing does not reduce building bulk and scale.
- Limits JazzEd classroom’s access to light and air with high windows.
- Inefficient interior space for JazzEd program.
- Programmatic relationships are not conducive to a school layout.



ARCHITECTURAL MASSING CONCEPT 3 (Preferred)

Stories:	7 above-grade
Unit Count:	128
Floor Area:	95,156-sf total FAR chargeable
	76,852-sf residential
	18,303.5-sf non-residential
Parking:	1 Loading Dock

Potential Departures

- SMC23.47A.008.B4: Allow the shared residential and JazzEd entrance lobby and cafe space at street-level to have a height of 11’-6” floor-to-floor.
- SMC23.47A.014C.1: Allow portions of the north facade above 65’-0” to be less than 8’-0” from the lot line.
- SMC23.47A.008.2.B/C: Allow blank segments of facade between 2’ and 8’ above the sidewalk to exceed 20’ in length / Allow blank segments to exceed 40% of the width of the L1 facade

Primary Advantages

- Increased height allows JazzED lobby and cafe to be more prominent on the northeast corner.
- Residential lobby activates 22nd Ave S.
- Residential amenity areas located at rooftop and level 2 podium.
- Building steps back along south property line responding to Two Schools.

Primary Disadvantages

- Some blank facade along S Hill St.

7.0 ARCHITECTURAL MASSING CONCEPT #1

DESCRIPTION

Concept #1 represents a maximal approach to the site, expanding the buildable area to maximize the FAR utilization within the given constraints. The required easement to the south provides relief from the neighboring school. Setting back along the eastern property line allows for a generous entry sequence. And setting back to the west provides an opportunity for green space buffering the single-family houses across the street.

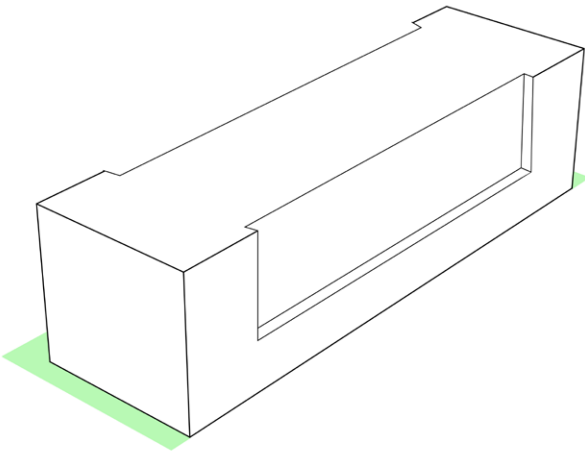
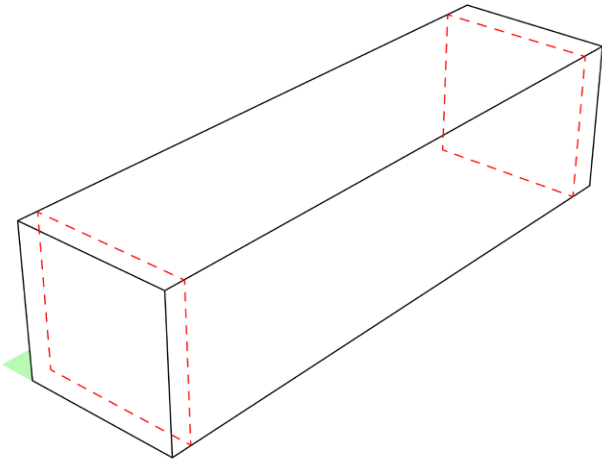
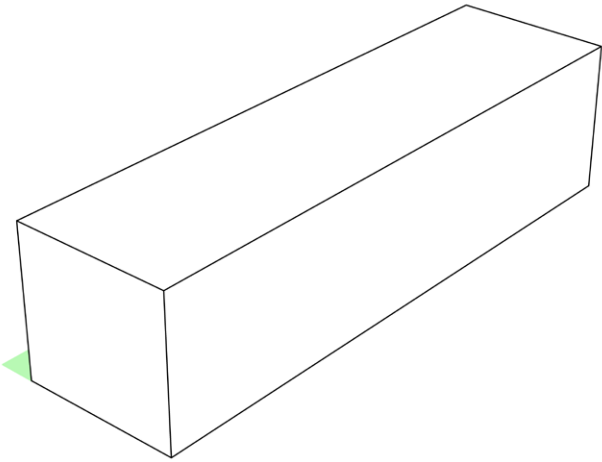
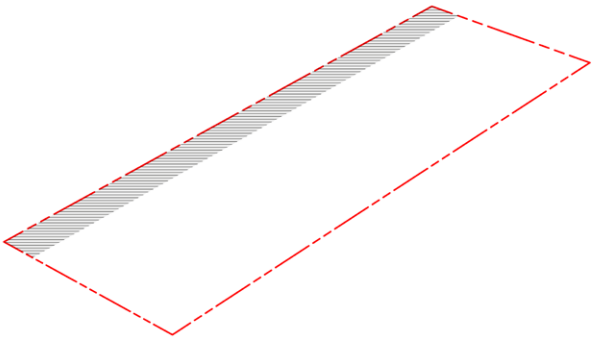
This design strategy would rely on pattern and relief of the exterior materials, secondary elements, and fenestration to break down the scale of this building.

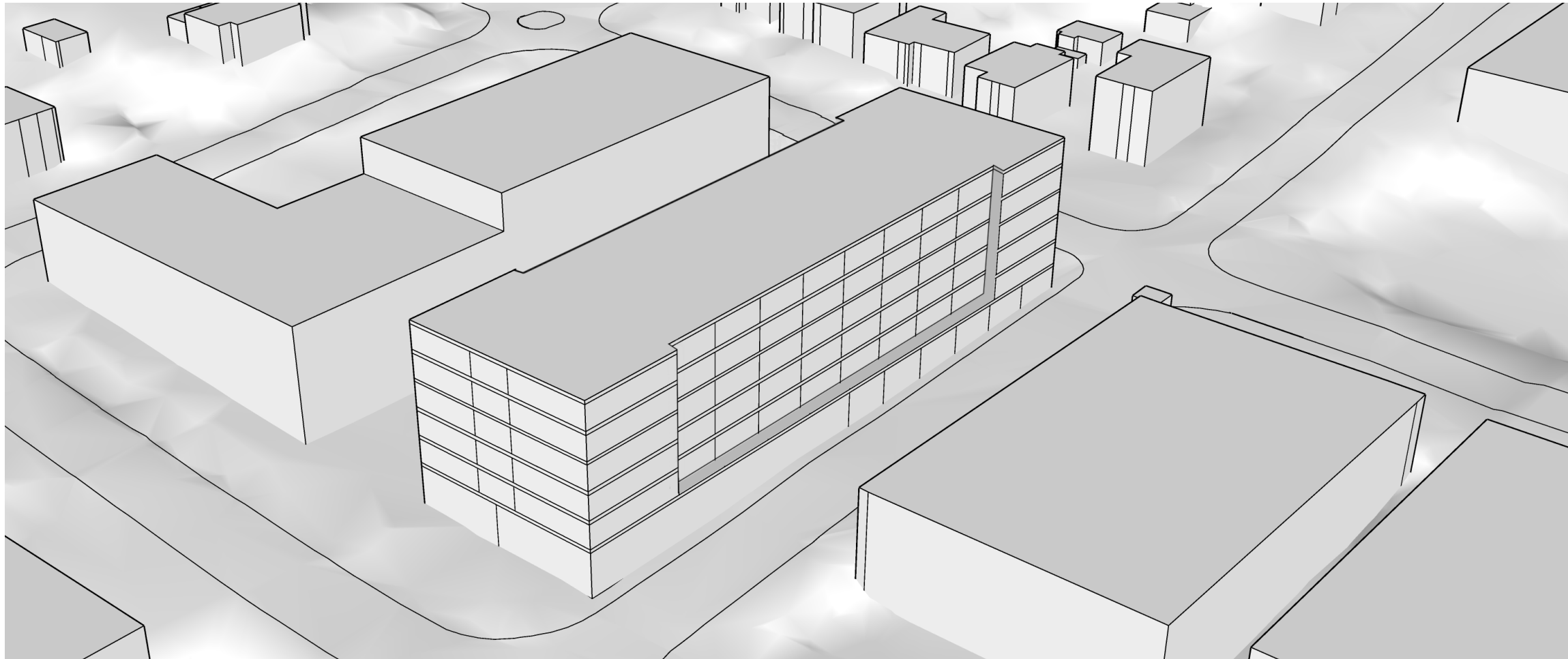
SUMMARY

Stories:	6 above grade
Unit Count:	125
Floor Area:	99,678-sf total FAR chargeable
	83,169-sf residential
	16,509-sf non-residential
Parking:	None

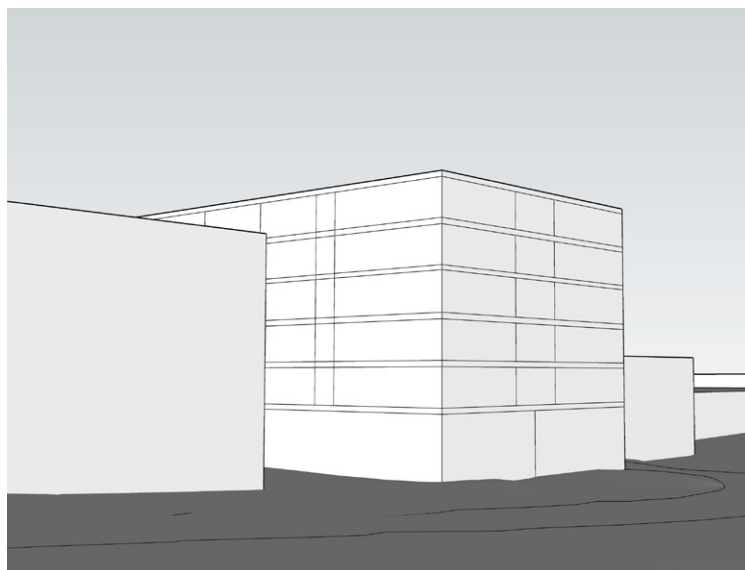
POTENTIAL DEPARTUES

- SMC23.47A.008.B4: Allow the shared residential and JazzEd entrance lobby and cafe space at street-level to have a height of 11'-6" floor-to-floor.
- SMC23.47A.014C.1: Allow portions of the north facade above 65'-0" to be less than 8'-0" from the lot line.

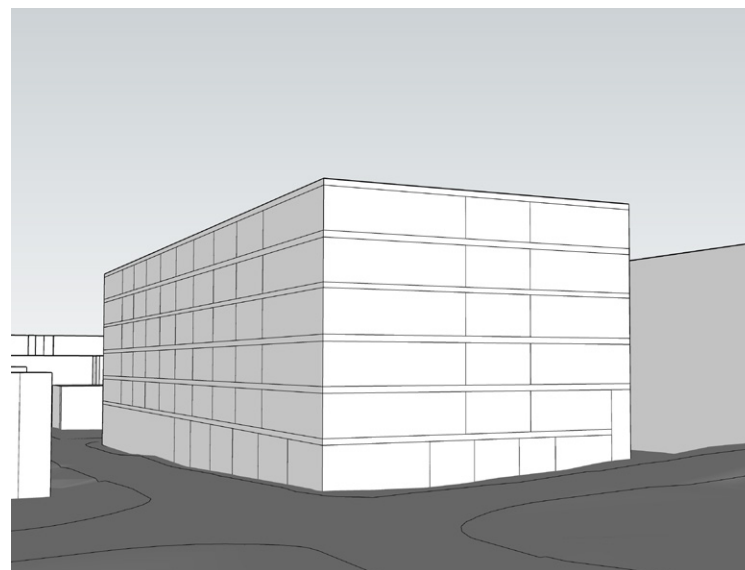




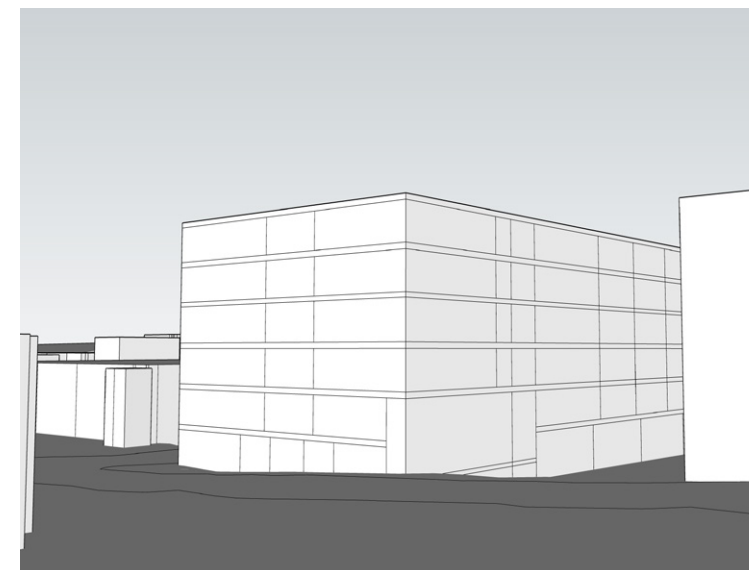
Northeast Aerial



Southeast Corner



Northwest Corner

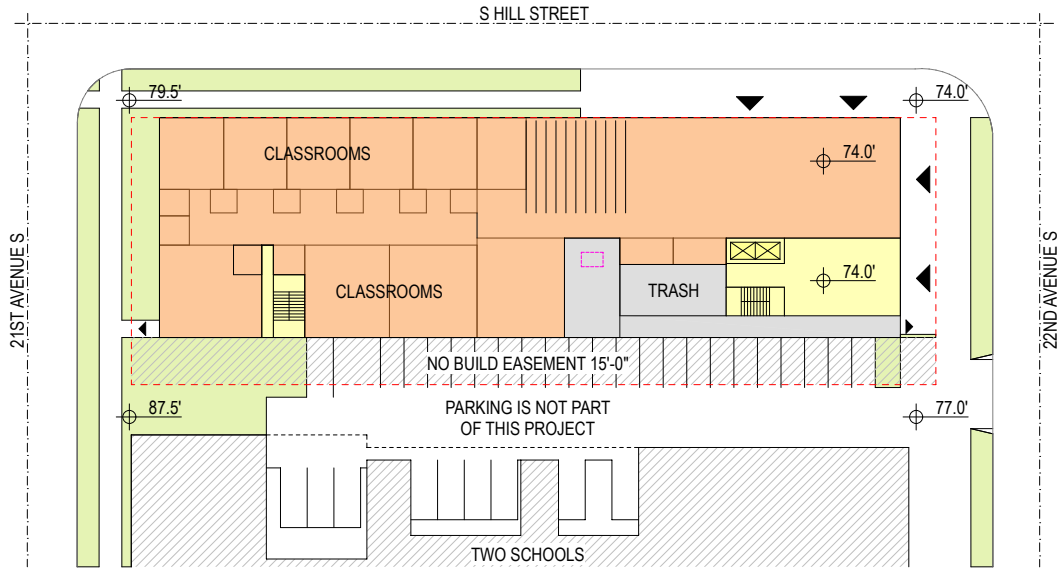


Southwest Corner

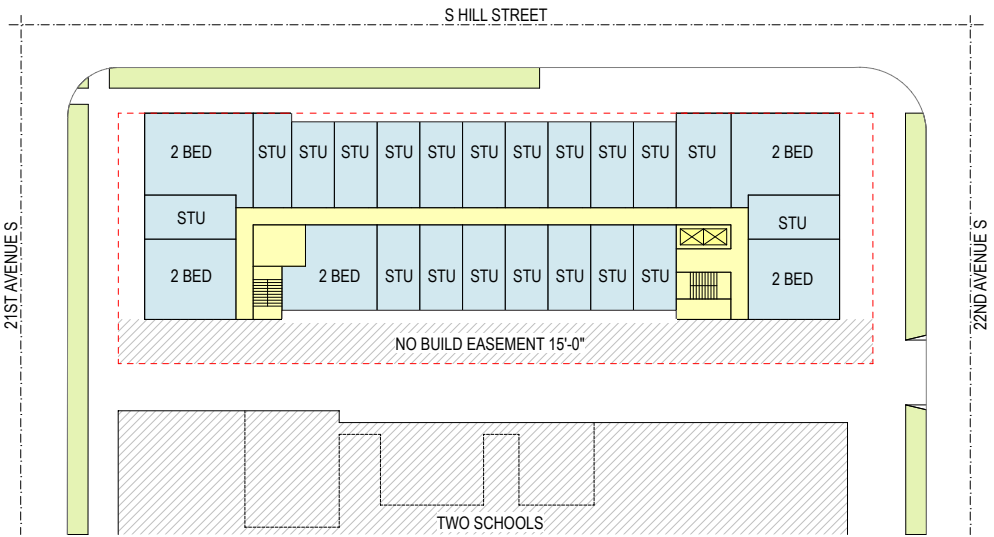
7.0 ARCHITECTURAL MASSING CONCEPT #1

LEGEND

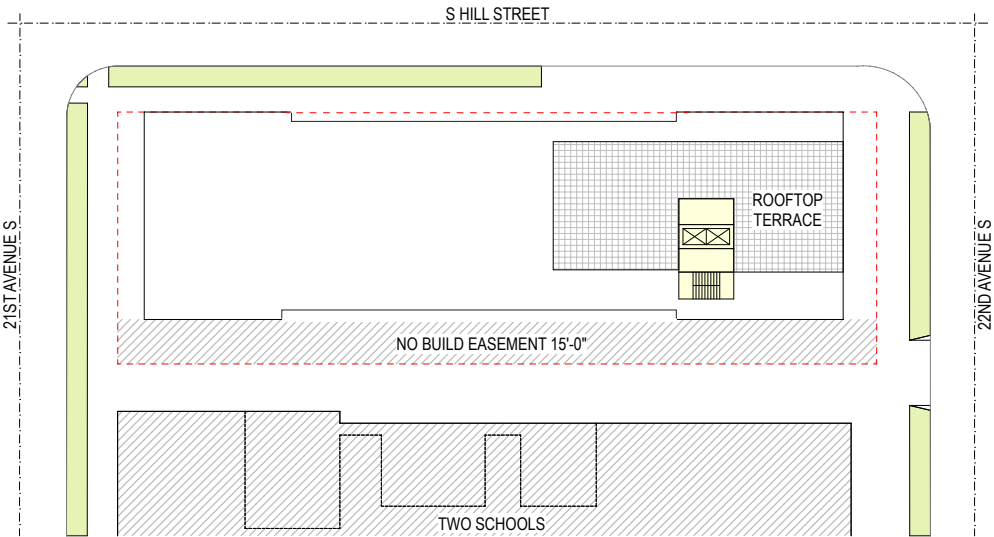
- Residential
- Circulation
- Amenity
- Utility
- JazzED
- Green



Street Level Plan (Level 1)

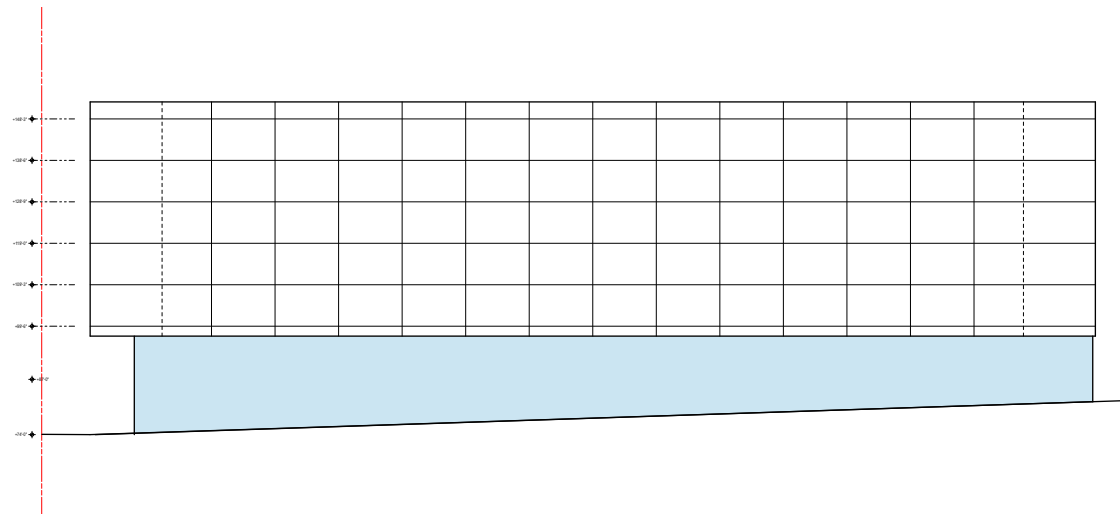


Typical Floor Plan (Level 2-6)



Roof Plan

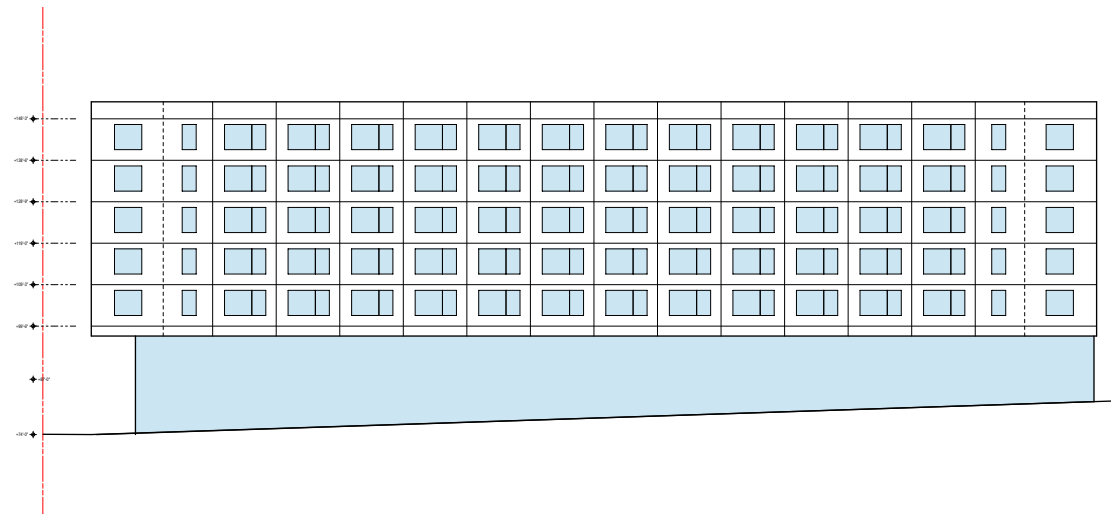




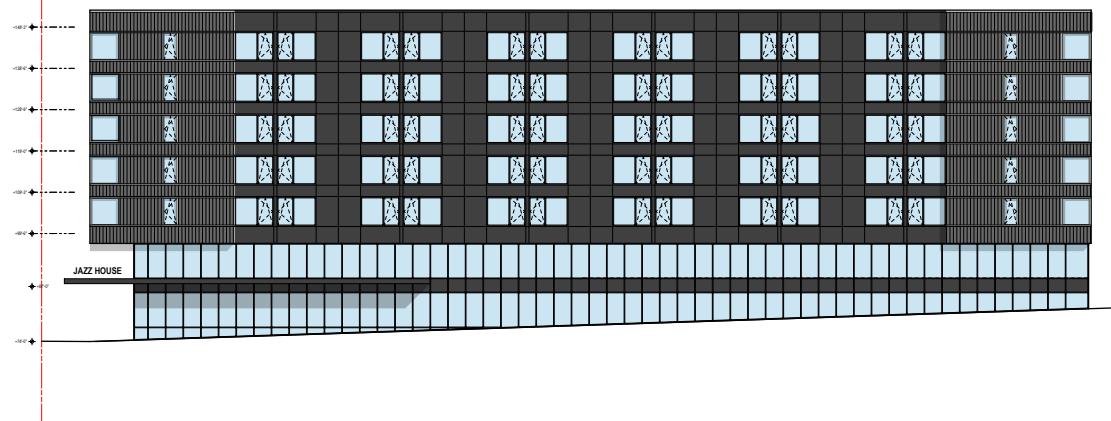
1. Overall Building Massing + Glaze JazzED



3. Glazing at JazzEd Floors



2. Add Unit Windows



4. Distinguish Housing Inset and JazzEd

The facade of option, Concept #1, is designed with two fundamental principles: relief and texture.

RELIEF

The massing is subtly carved away in the central portion to accentuate the “I” form in plan. This large central relief adds an element of depth to the facade composition.

TEXTURE

A facade should have pattern and scale. This facade composition uses highly textured “book ends” on the east and west to hold the form while the relief in massing is treated with a smooth, contrasting panel. Using materials and colors helps to reinforce the massing concept.

5. Distinguish Housing Inset and JazzEd

7.0 ARCHITECTURAL MASSING CONCEPT #2

DESCRIPTION

Concept #2 is a transitional massing strategy that holds a strong street frontage towards Rainier Ave S while stepping down and setting back to the western residential edge. The shift in scale and stepped massing provides the opportunity for a generous outdoor amenity space on the western step.

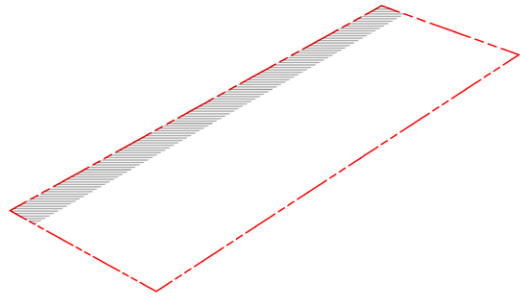
Similarly to Concept #1, this option is reliant on material expression, secondary elements, and fenestration to provide rhythm and scale to the strong building form.

SUMMARY

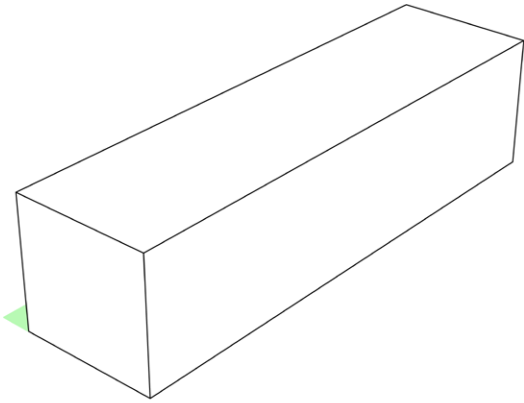
Stories:	7 above grade
Unit Count:	105
Floor Area:	99,297-sf total FAR chargeable
	72,669-sf residential
	26,628-sf non-residential
Parking:	1 Loading Dock

POTENTIAL DEPARTUES

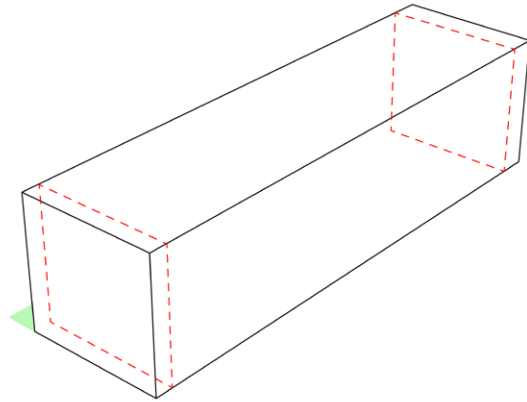
- SMC23.47A.008.B4: Allow the shared residential and JazzEd entrance lobby and cafe space at street-level to have a height of 11'-6" floor-to-floor.
- SMC23.47A.014C.1: Allow portions of the north facade above 65'-0" to be less than 8'-0" from the lot line.



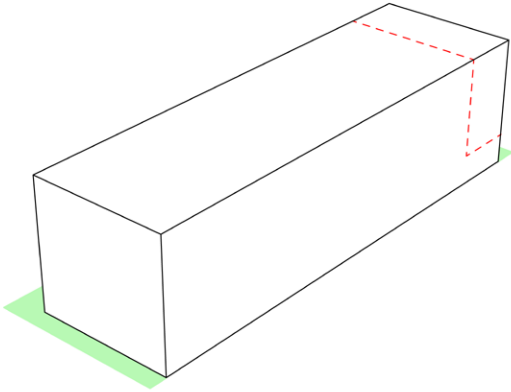
Property Line & No Build Easement



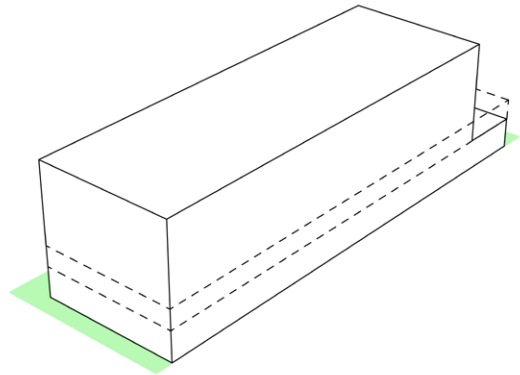
Maximum Envelope 75'-0"



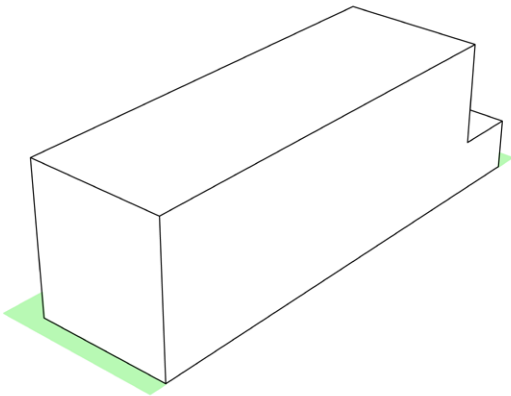
Setback Power Lines



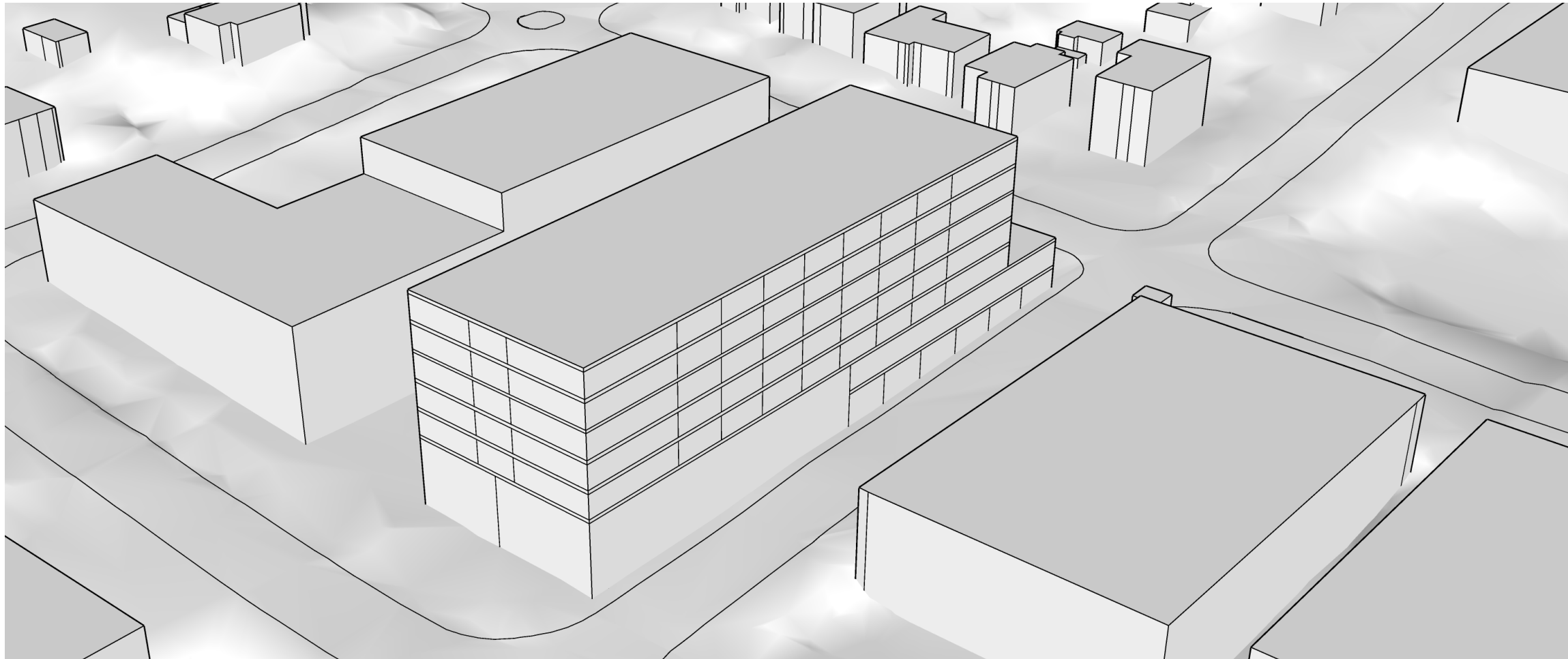
Outdoor Amenity facing West



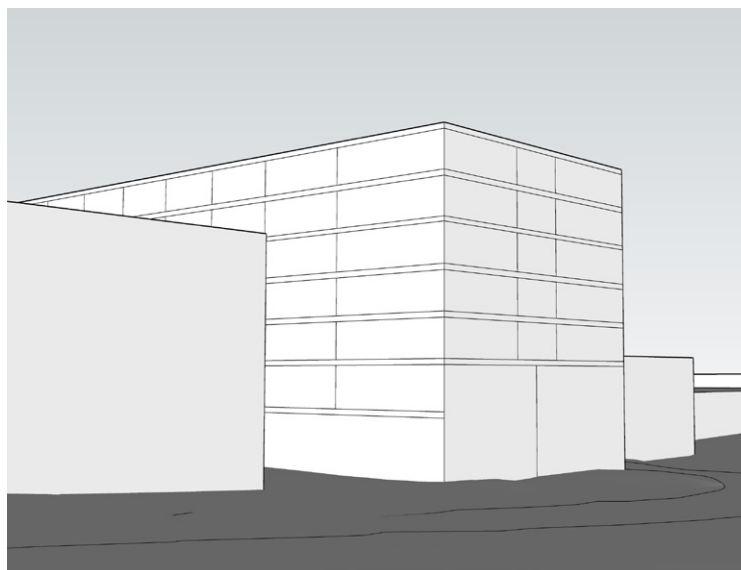
MHA & JazzED Expansion 75'-0"



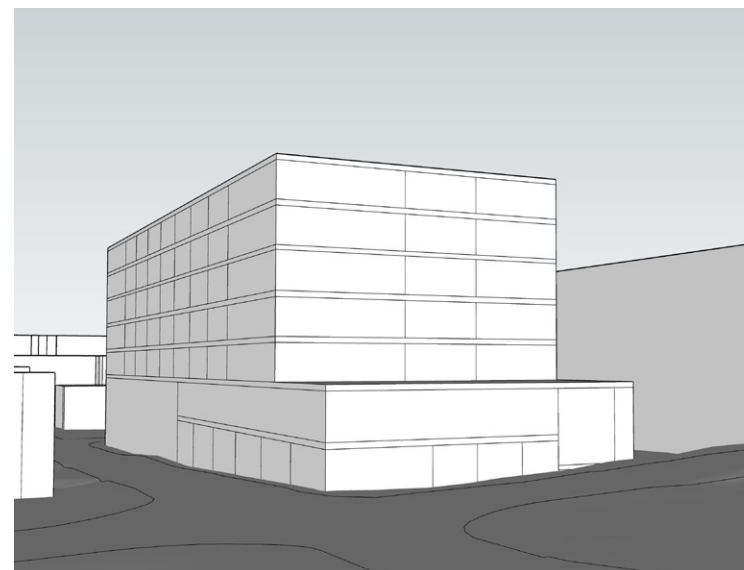
Concept Massing



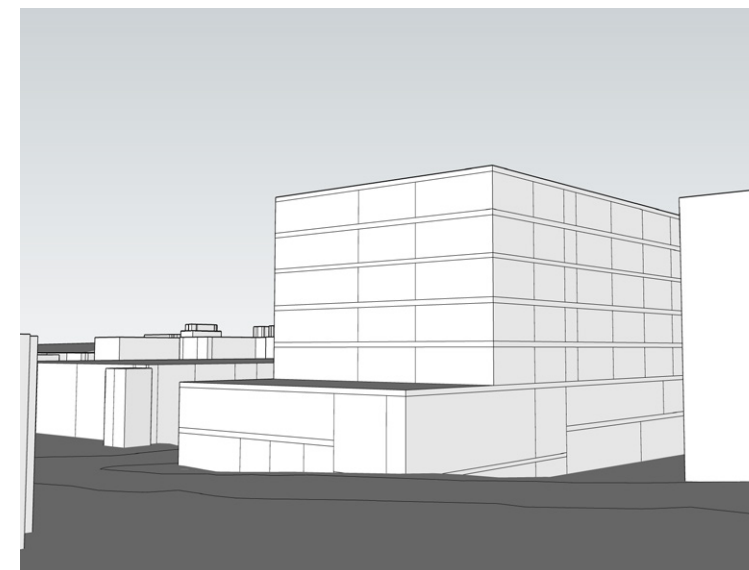
Northeast Aerial



Southeast Corner



Northwest Corner

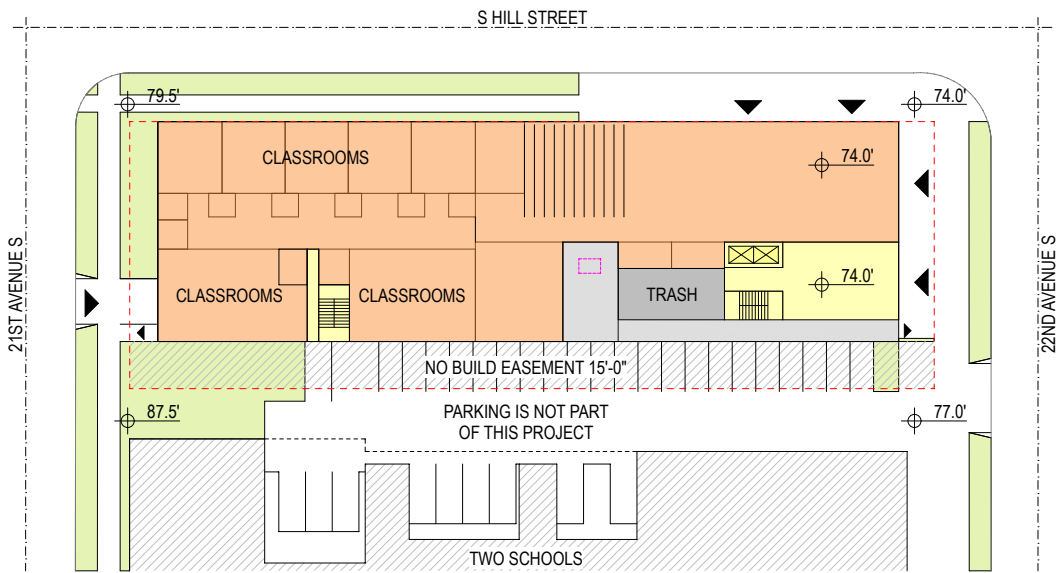


Southwest Corner

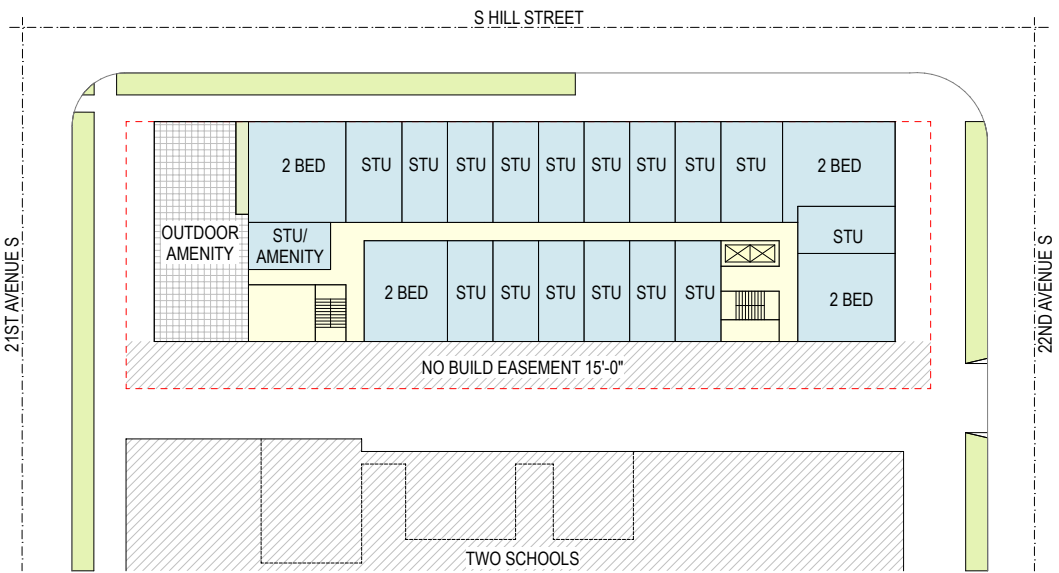
7.0 ARCHITECTURAL MASSING CONCEPT #2

LEGEND

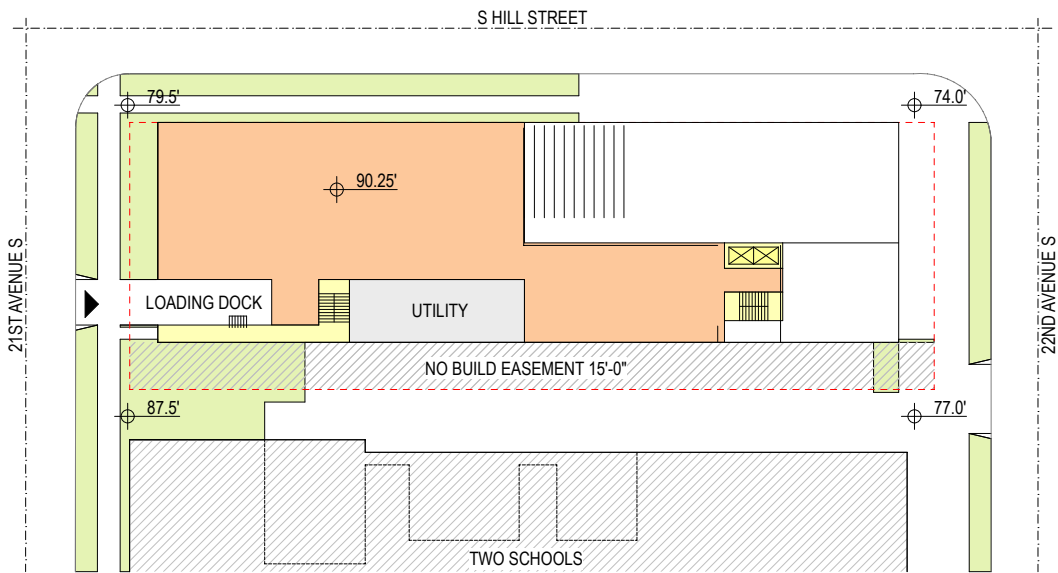
- Residential
- Circulation
- Amenity
- Utility
- JazzED
- Green



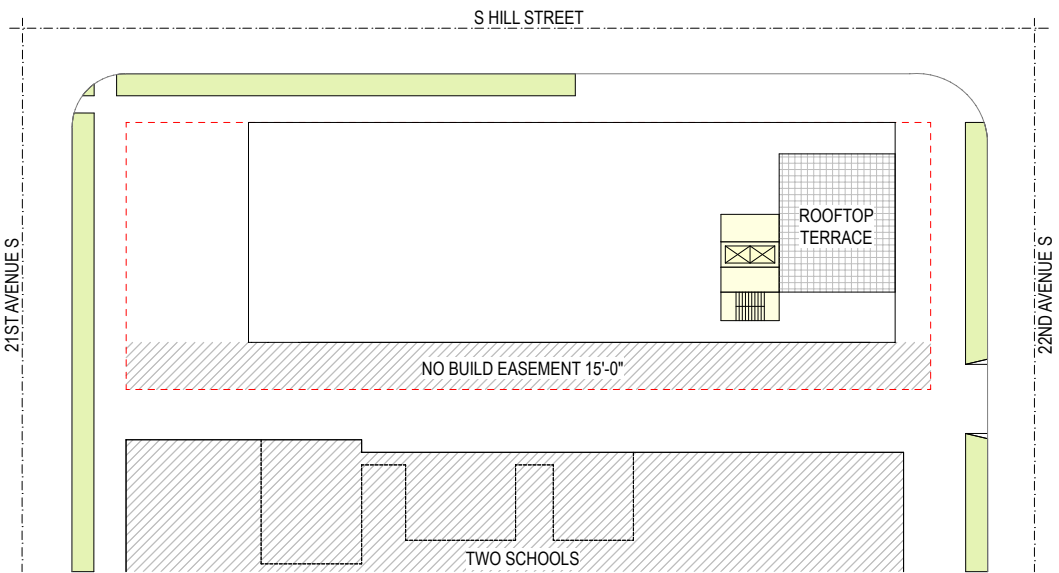
Street Level Plan (Level 1)



Typical Floor Plan (Level 3-7)

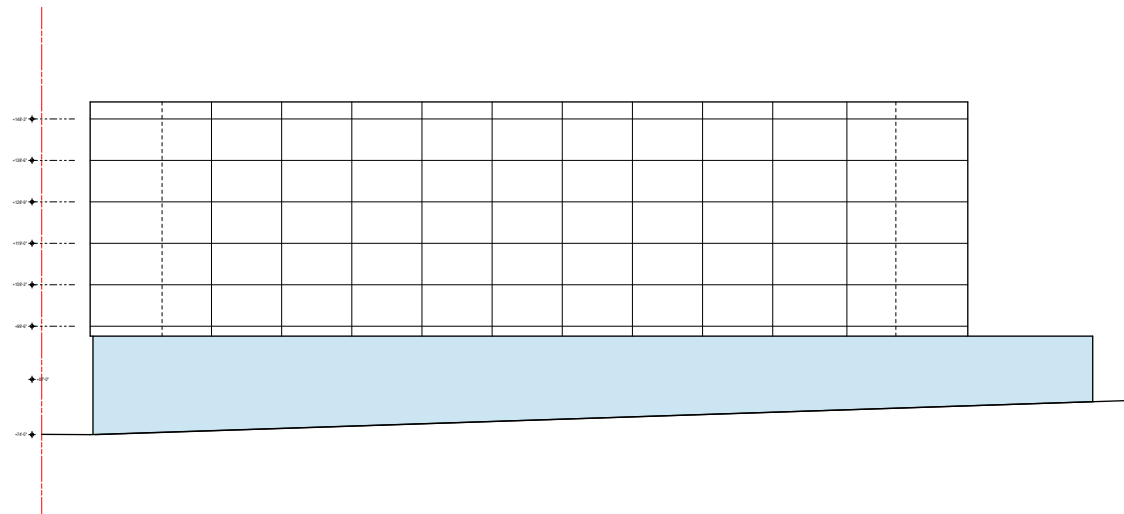


JazzED Upper Floor (Level 2)

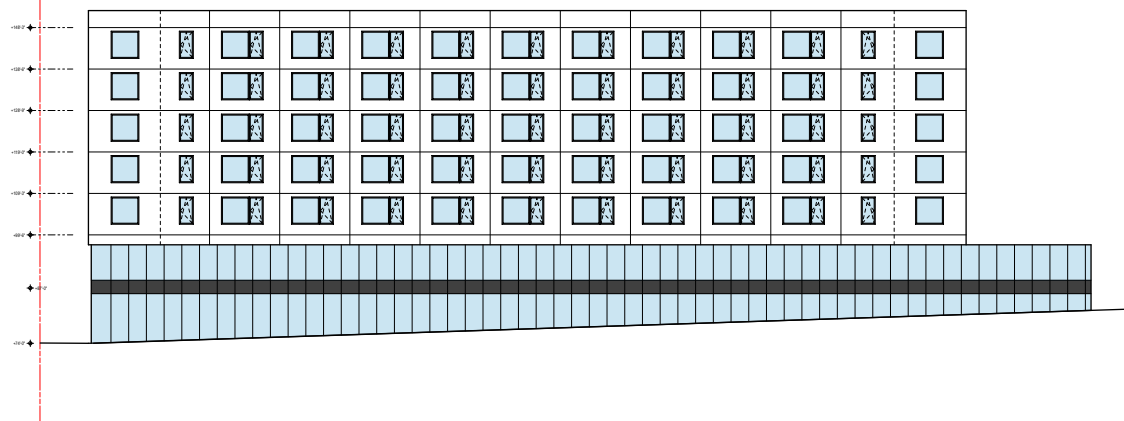


Roof Plan

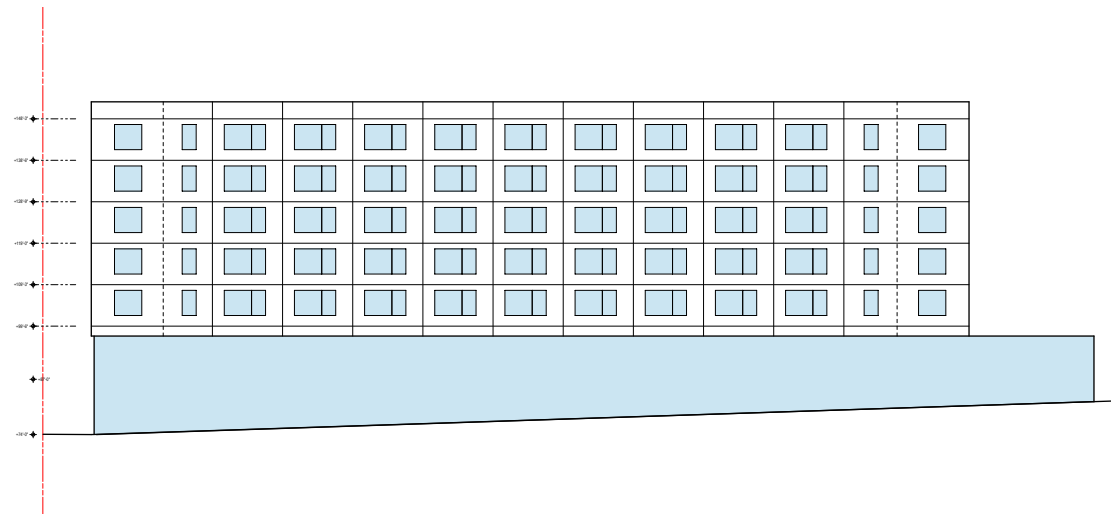




1. Overall Building Massing + Glaze JazzED



3. Glazing at JazzEd Floors



2. Add Unit Windows



4. Distinguish Housing and JazzEd

The facade of option, Concept #2, is designed with two fundamental principles: shifting and texture.

SHIFTING

The use of two distinct material applications reinforces the concept of two shifting masses. The upper portion of the facade is treated as a textured, solid form with punched windows while the base is understood as a light, glass box.

TEXTURE

A facade should have pattern and scale. The upper portion of the facade is treated with a highly texture cladding to help break down the scale and provide micro-relief (shadows).

7.0 ARCHITECTURAL MASSING CONCEPT #3 PREFERRED

DESCRIPTION

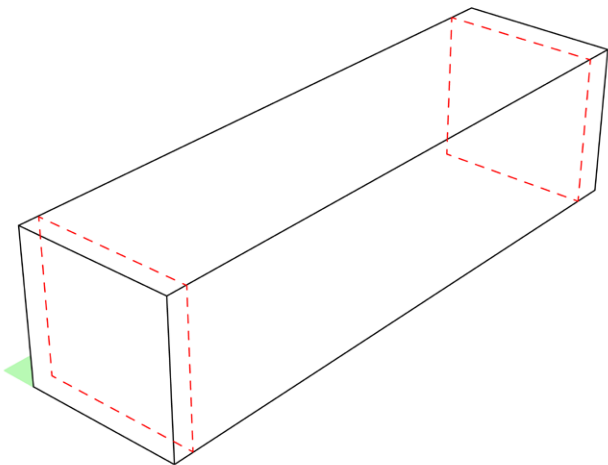
Concept #3 is a refined massing expression of the programmatic elements as they respond to the site circumstances. The lower two level occupied primarily by JazzEd is expressed with a slight shift differentiate it from the mass of housing above. Additionally, the entrance is dynamically cut to provide both way finding and an enhanced entrance plaza. The upper mass is an integral expression of the apartment units, articulating the long northern facade. Additionally, the southern facade is further carved back away from the school to better provide privacy and outdoor amenity to the residents. This design strategy will only be further enhanced by the exterior material expression and fenestration.

SUMMARY

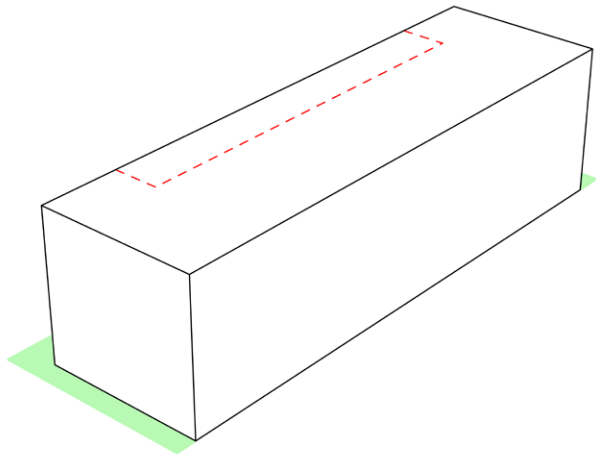
Stories:	7 above grade
Unit Count:	128
Floor Area:	95,156-sf total FAR chargeable
	76,852-sf residential
	18,303.5-sf non-residential
Parking:	1 Loading Dock

POTENTIAL DEPARTUES

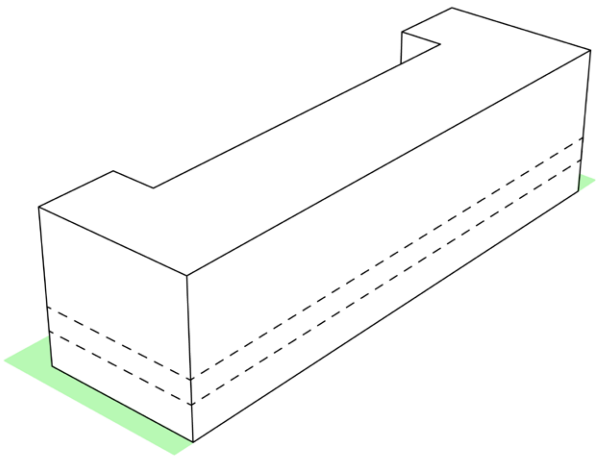
- SMC23.47A.008.B4: Allow the shared residential and JazzEd entrance lobby and cafe space at street-level to have a height of 11'-6" floor-to-floor.
- SMC23.47A.014C.1: Allow portions of the north facade above 65'-0" to be less than 8'-0" from the lot line.
- SMC23.47A.008.2.B/C: Allow blank segments of facade between 2' and 8' above the sidewalk to exceed 20' in length / Allow blank segments to exceed 40% of the width of the L1 facade



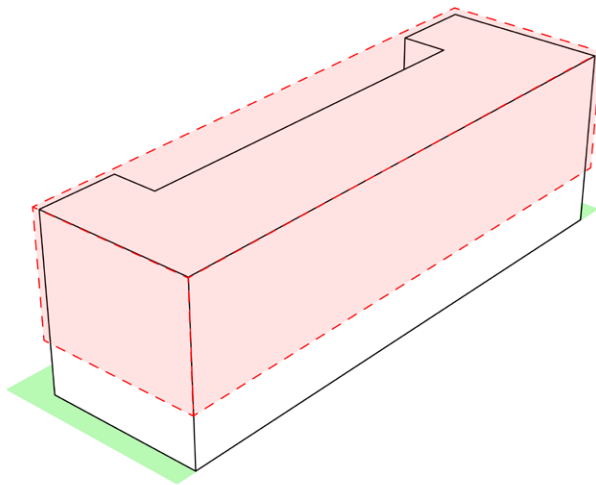
Property Line, No Build Easement, Max Envelope 75'-0", Setback Power Lines



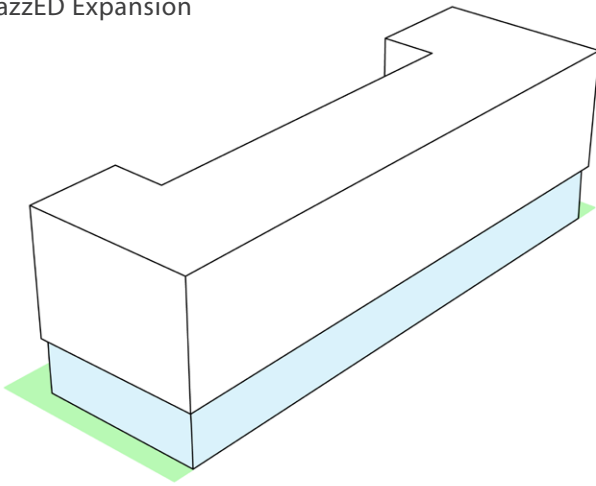
Outdoor Amenity facing South



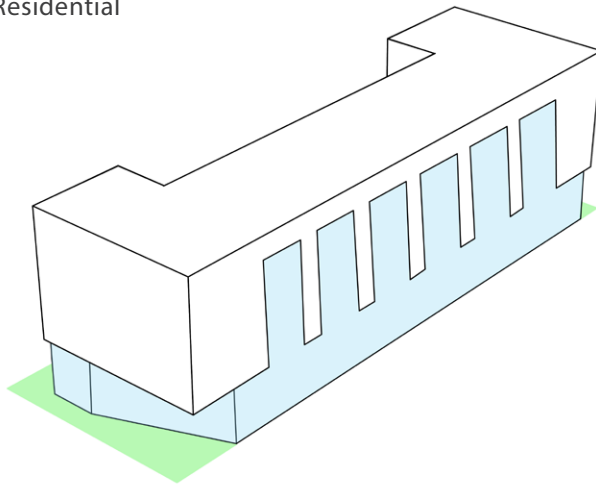
MHA & JazzED Expansion



Shroud Residential



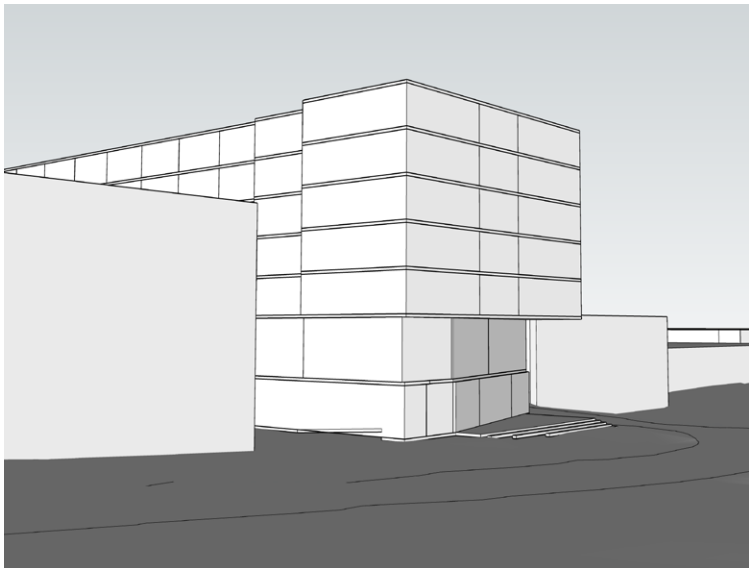
Glassy Street Level



Concept Massing



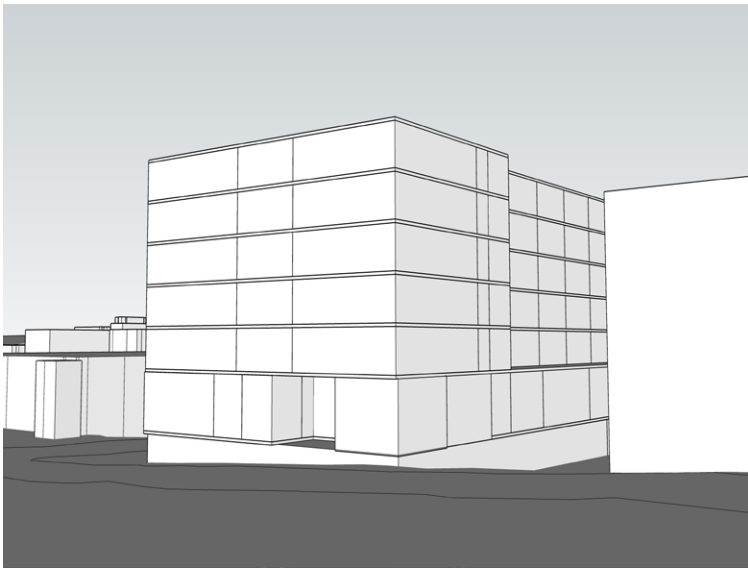
Northeast Aerial



Southeast Corner



Northwest Corner

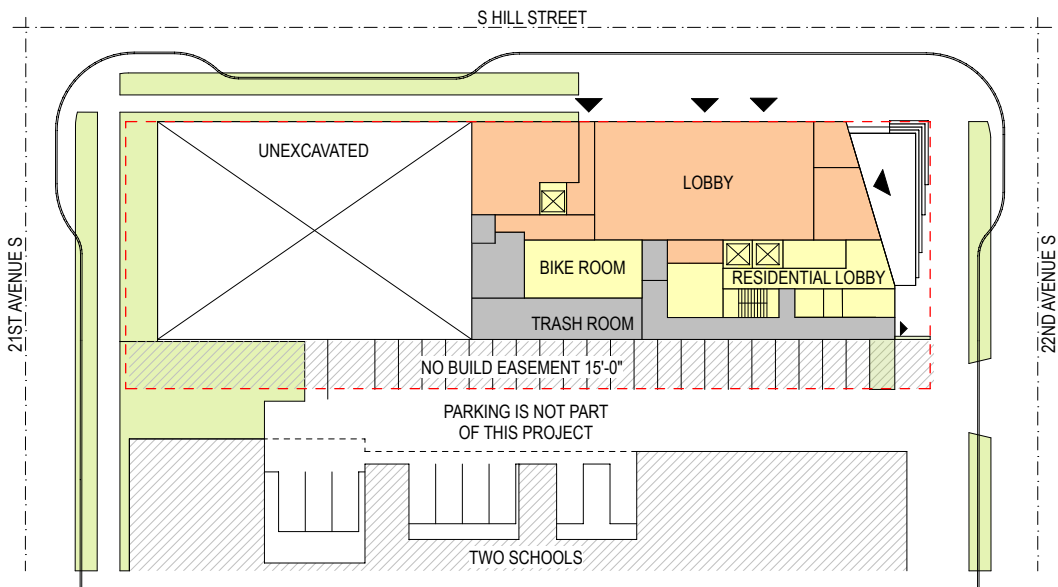


Southwest Corner

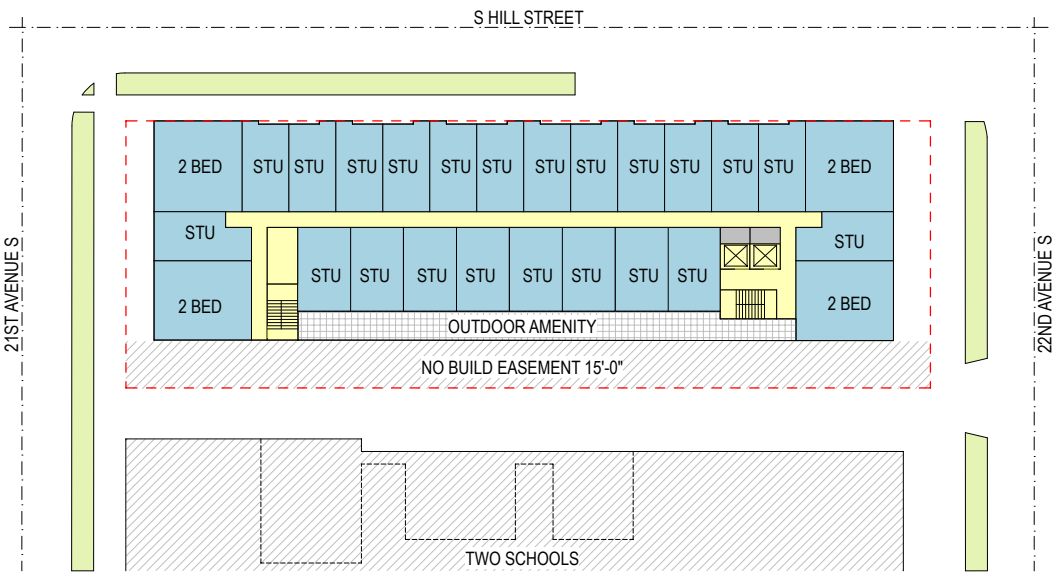
7.0 ARCHITECTURAL MASSING CONCEPT #3 PREFERRED

LEGEND

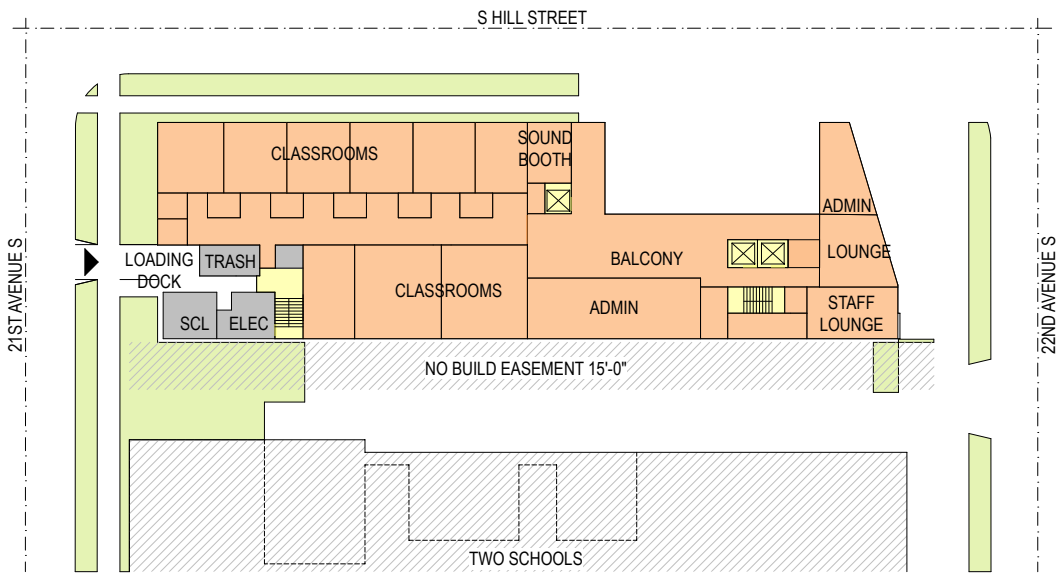
- Residential
- Circulation
- Amenity
- Utility
- JazzED
- Green



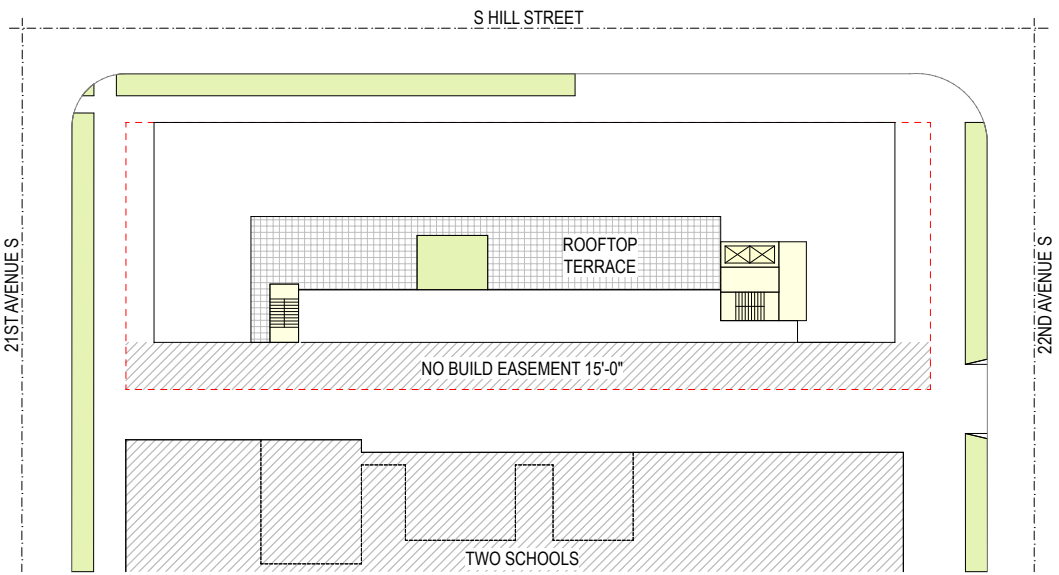
Street Level Plan (Level 1)



Typical Floor Plan (Level 3-7)

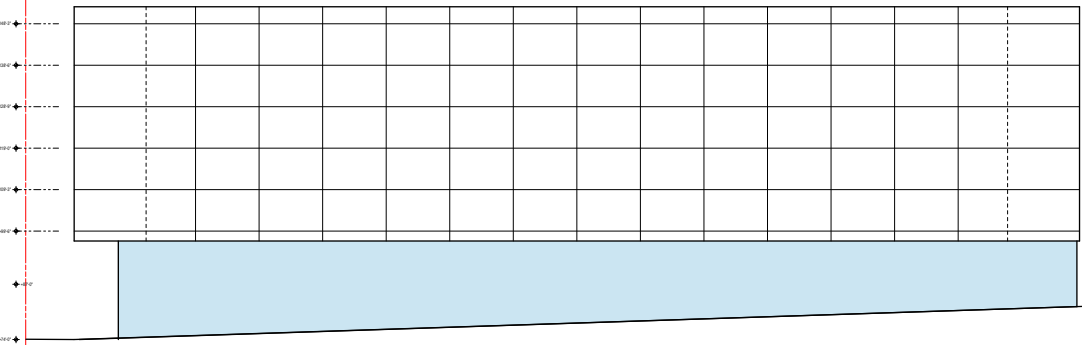


JazzED Upper Floor (Level 2)

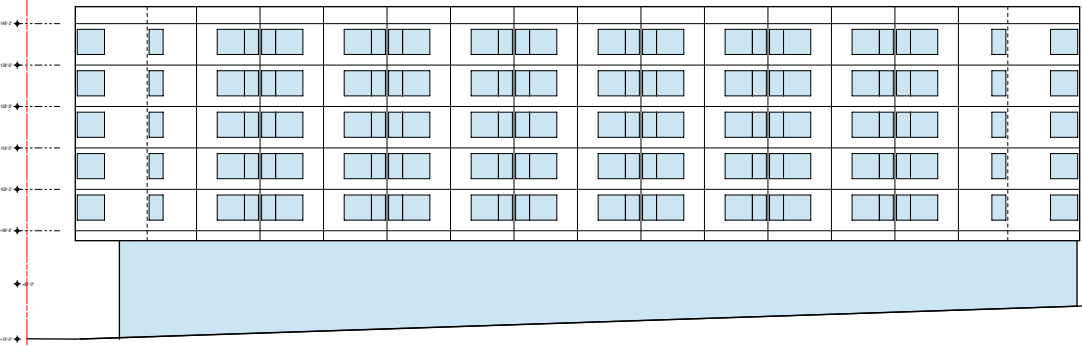


Roof Plan

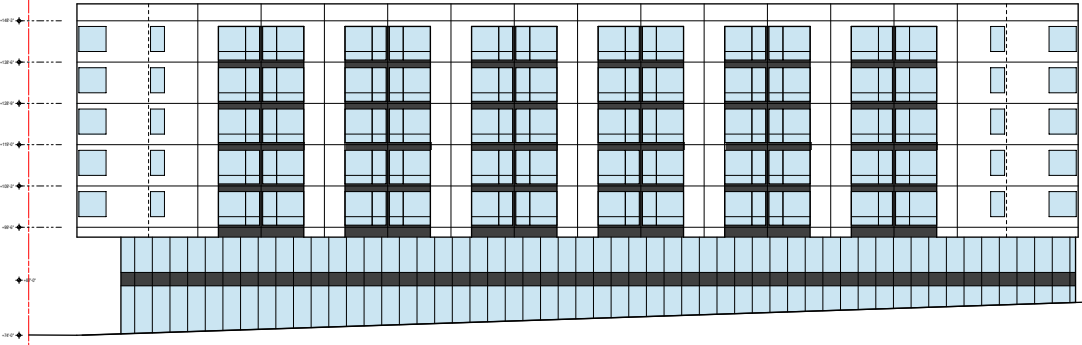




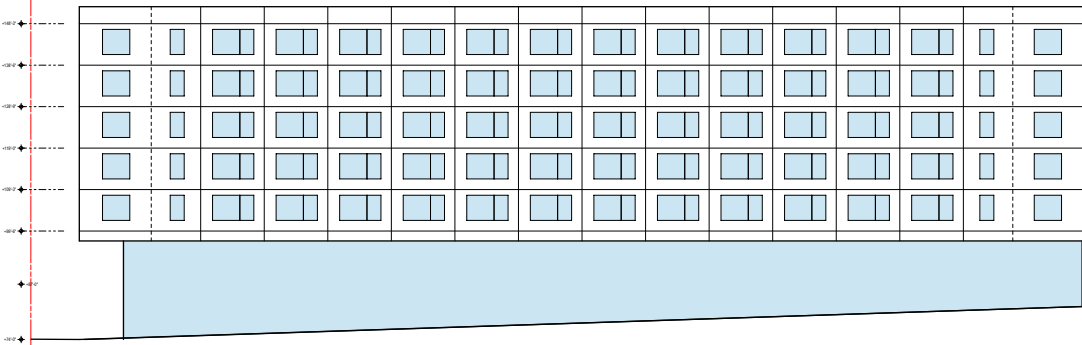
1. Overall Building Massing + Glaze JazzED



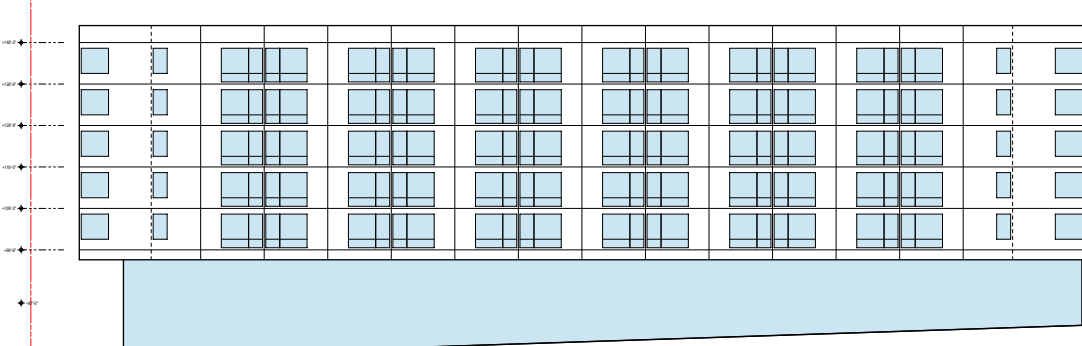
3. Group Units Vertically



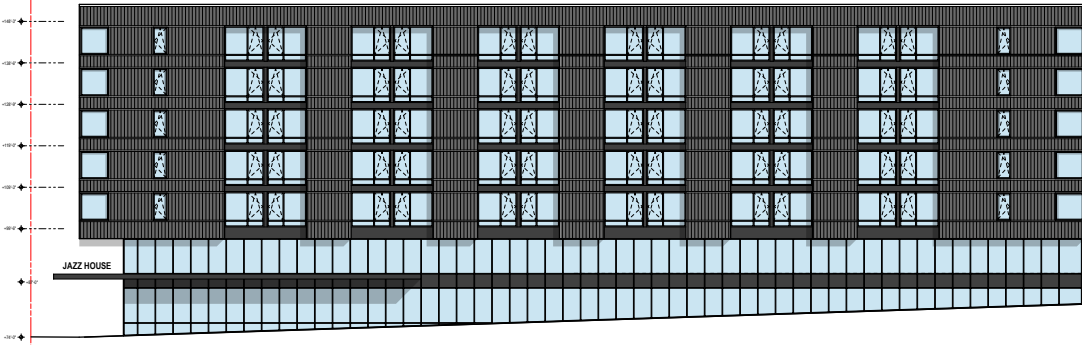
5. Glazing runs from Jazz Ed to Encompass Studio Windows



2. Add Unit Windows



4. Floor to Ceiling Studio Windows



6. Distinguish Housing and JazzEd

The facade of our preferred option, Concept #3, is designed with three fundamental principles: legibility, rhythm, and cohesion.

LEGIBILITY

Any passerby should be able to look up to the facade and understand the logic and order behind the composition. They should understand the programmatic elements contained within by their expression on the facade.

RHYTHM

A facade should have pattern, scale, and rhythm the responds to the program and breaks the building down into understandable parts.

COHESION

All of the parts of a facade should come together to complete the whole.

7.0 ARCHITECTURAL MASSING CONCEPT(S): EXTERIOR ELEVATIONS

The facade composition of Concept #3 uses several strategies to achieve legibility, rhythm, and cohesion.

MASSING

The building is slightly undercut at the transfer slab at Level 3 as the building program shifts from JazzEd to the residential units. This provides legibility in both the program and construction type.

The residential units provide articulation along the northern facade. This repetitive relief reduces the overall scale of the building and provides intrinsic rhythm.

TRANSPARENCY

The use of a transparent storefront along the base of the building enhances the massing strategy and activates the street facing facade. Patterning the windows with the massing articulation, again, enhances the massing strategy to provide rhythm. Ganging windows together and aligning mullions ties the base of the building to the top.

MATERIALS

The use of color and materials will support the design by clearly articulating and amplifying the massing moves. Providing a material with intrinsic pattern and breaking up long spans helps to provide minor rhythms and breaks down the scale of the building.



East Elevation (22nd Ave S)



North Elevation (S Hill St)



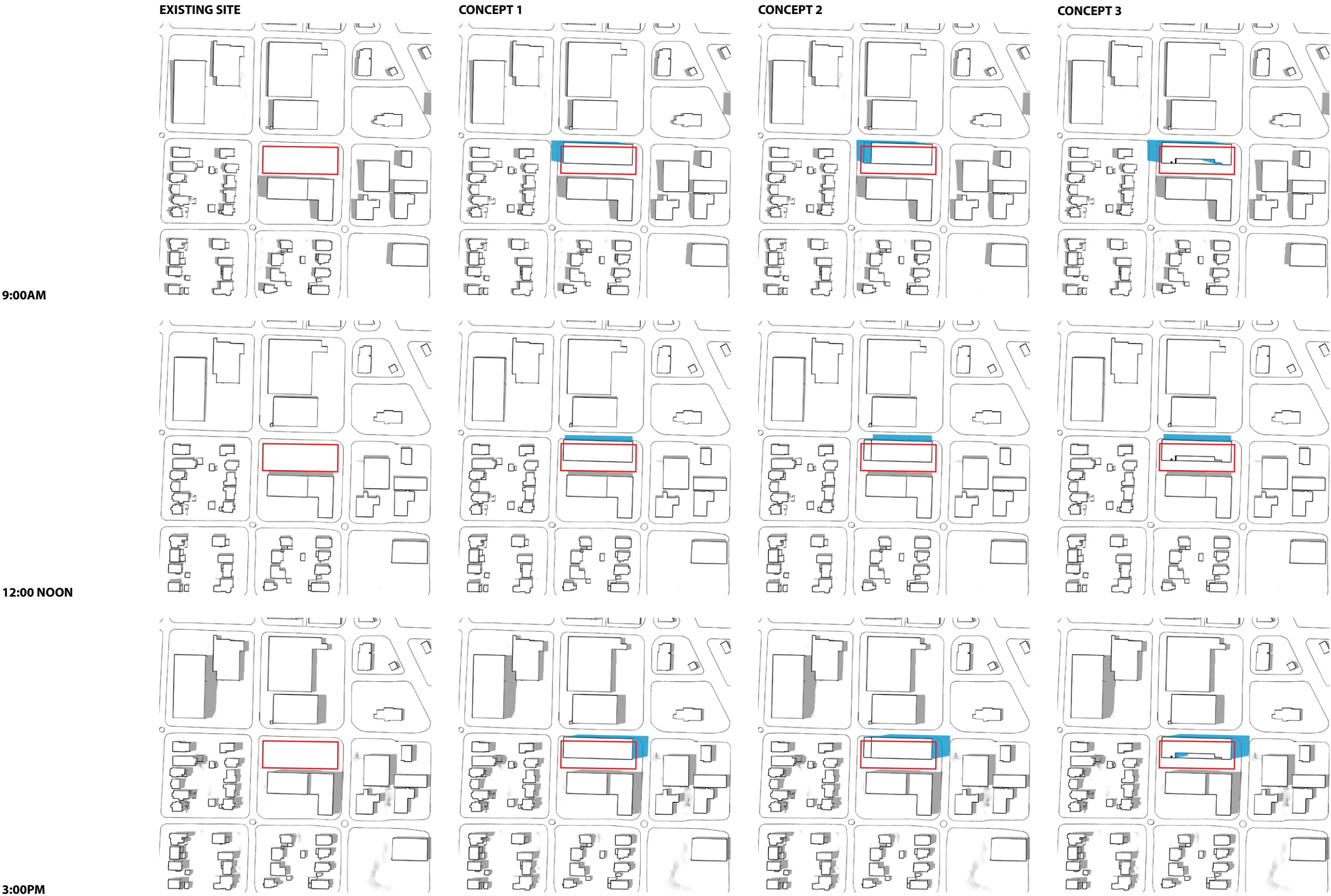
West Elevation (21st Ave S)



South Elevation (abutting Two Schools)



7.0 ARCHITECTURAL MASSING CONCEPT(S): SUN/SHADOWS JUNE 21

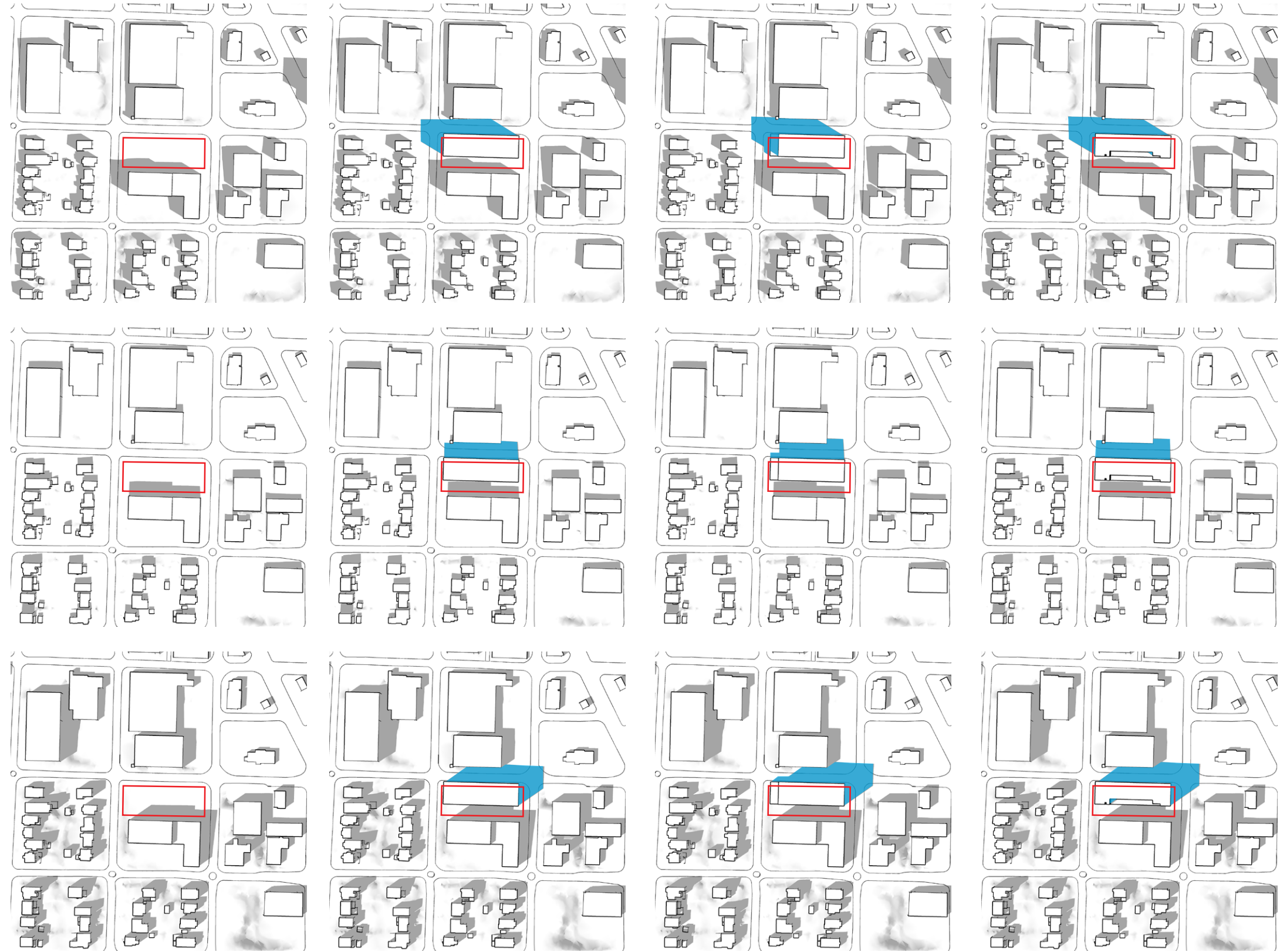


EXISTING SITE

CONCEPT 1

CONCEPT 2

CONCEPT 3

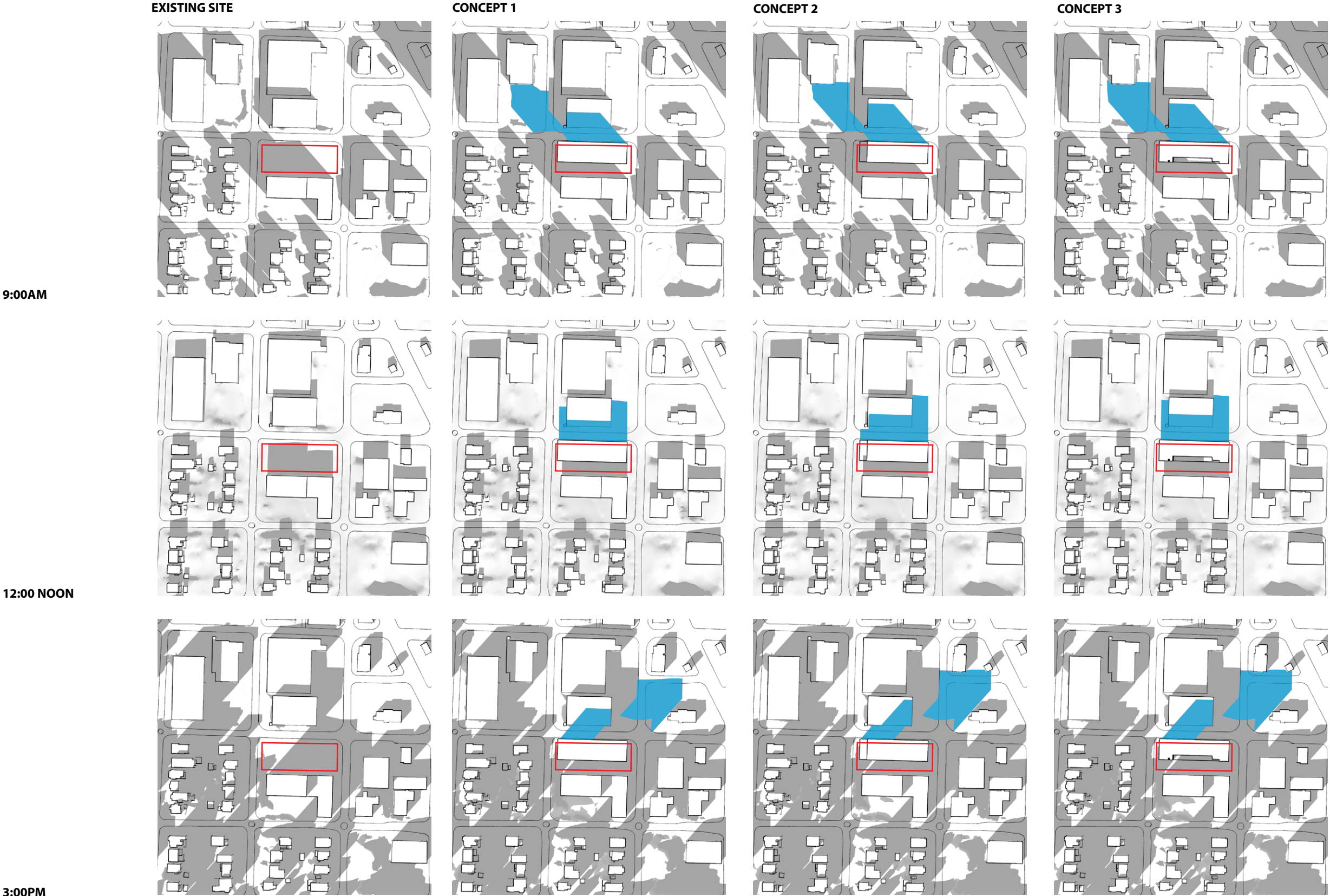


9:00AM

12:00 NOON

3:00PM

7.0 ARCHITECTURAL MASSING CONCEPT(S): SUN/SHADOWS DECEMBER 21

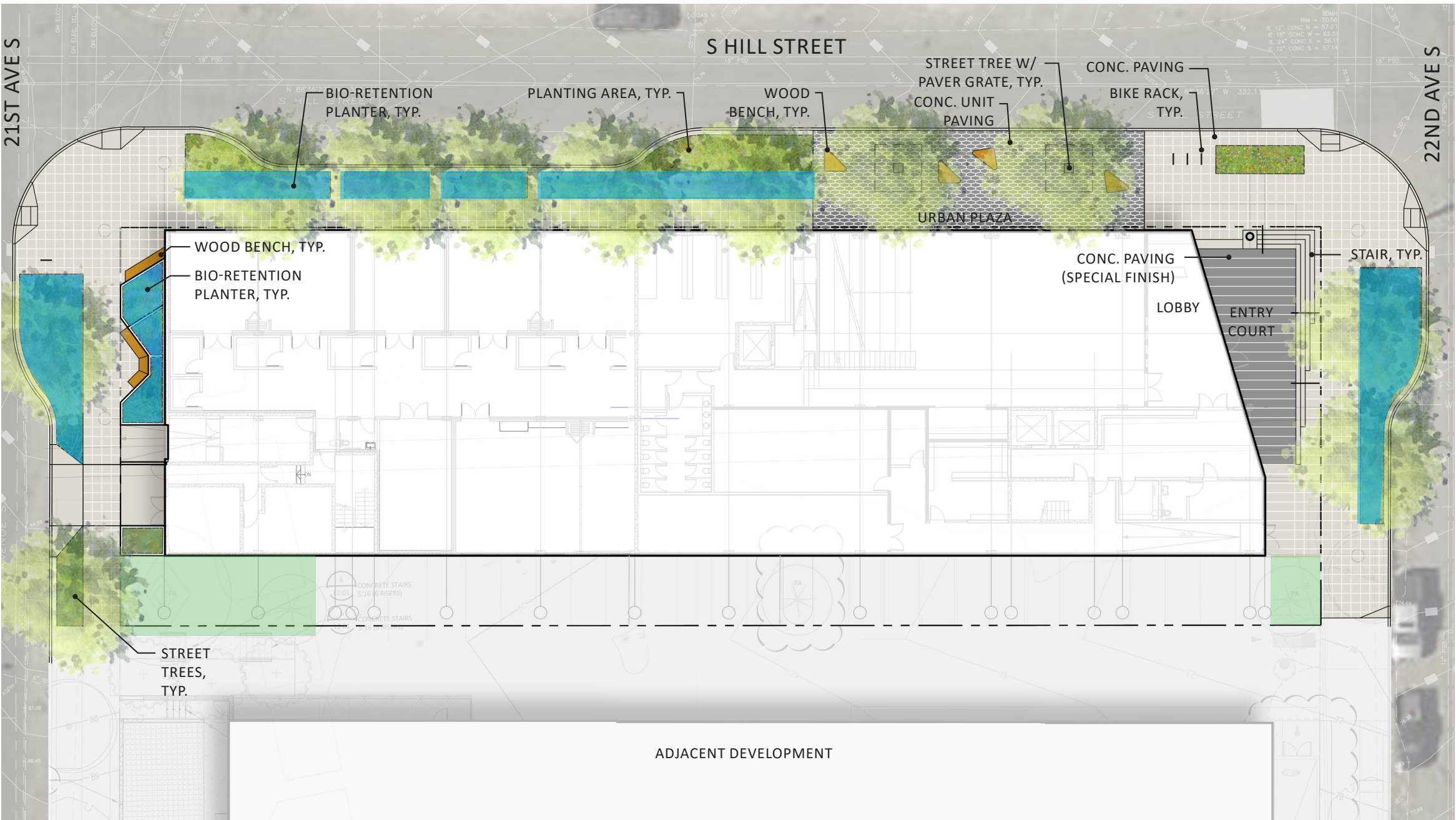


8.0 LANDSCAPE DESIGN

The landscape design for JazzHouse offers a simple yet vibrant open space for residents, the JazzED community, and the diverse population within the surrounding neighborhood. By actively engaging with the adjacent streets, residents, students and community members are invited to occupy courts, plazas and seating areas wrapping the building.

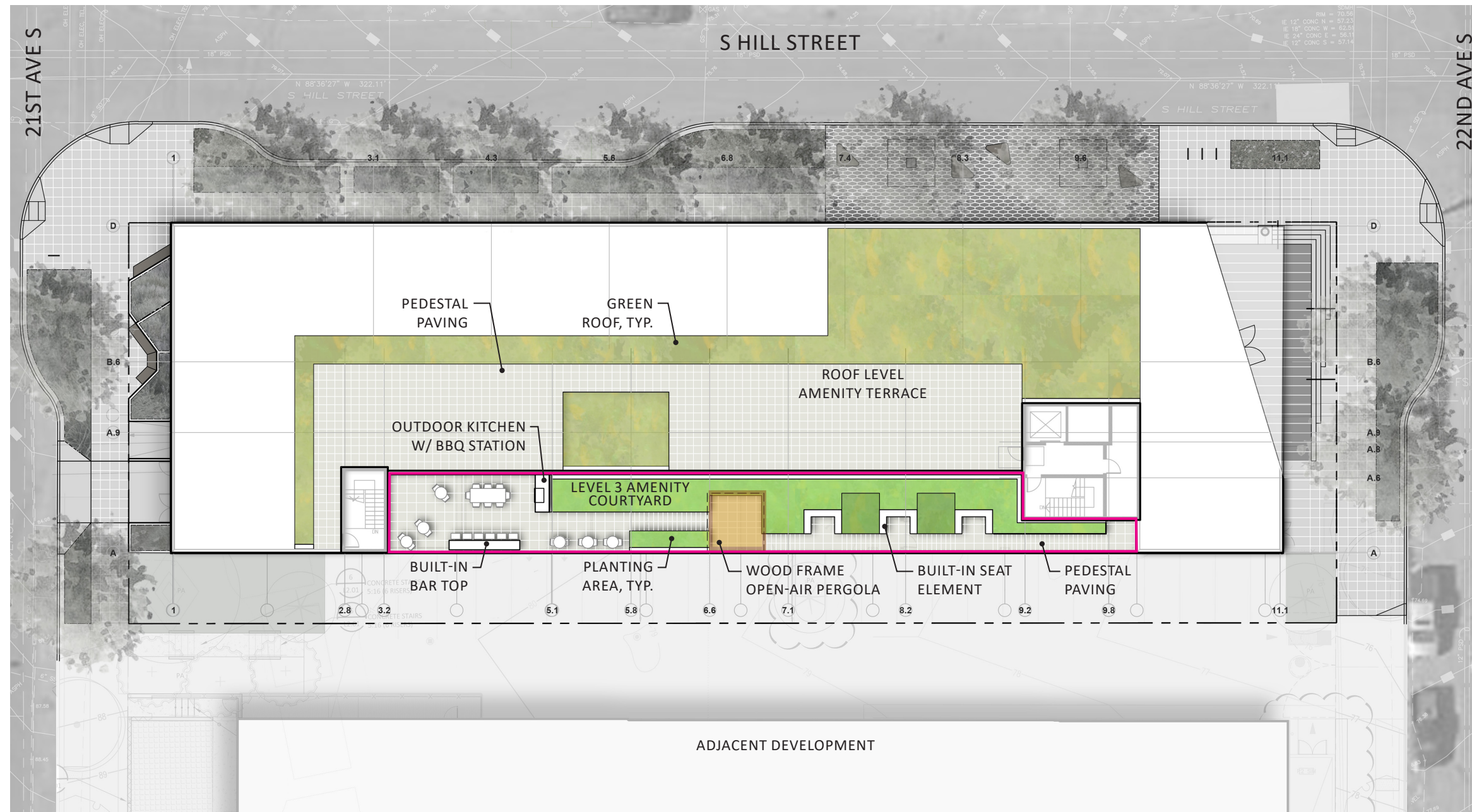
Each street frontage enhances the pedestrian realm, calms traffic and mitigates the urban heat island effect. Expansive curb bulbs at both intersections and extending along the majority of S Hill Street allow for a generous streetscape with a variety of public amenities, including bicycle parking, unique furnishings, street trees and lush plantings. The project's primary entry on the corner of 22nd Avenue S and S Hill Street opens up to the intersection with a welcoming Entry Court that offers an elevated space where residents, staff members, and students can meet and interact.

Along S Hill Street, an Urban Plaza extends from the building to the curb strategically aligned with JazzED's indoor performance space. This plaza provides a flexible everyday outdoor use area with sculptural furnishings that offer a variety of places to perch and gather and open space for gathering, performance, education and celebration to 'spill out' of the building. It is envisioned that S Hill Street could be closed on occasion for neighborhood block parties that will benefit from these streetscape improvements.



SITE PLAN 1

8.0 LANDSCAPE DESIGN

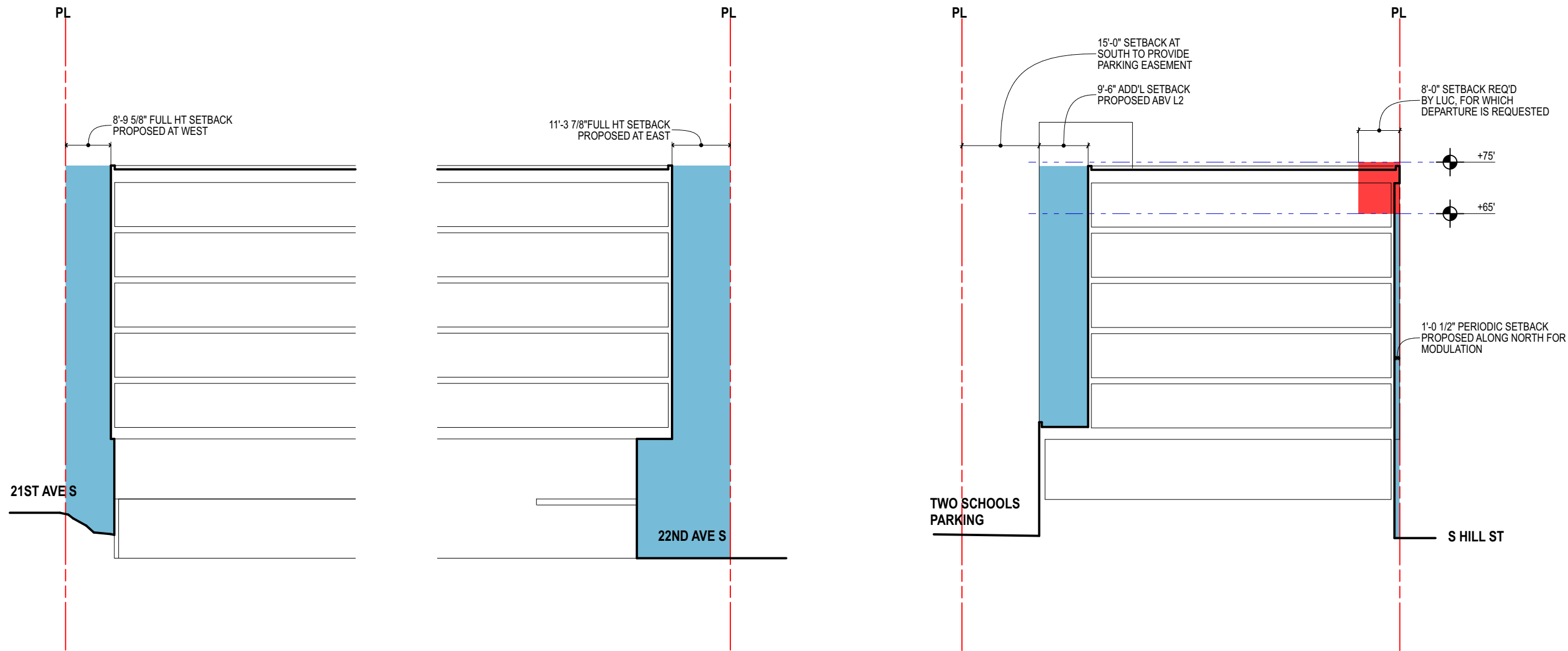


LEVEL 3 AND ROOF PLAN ⓘ

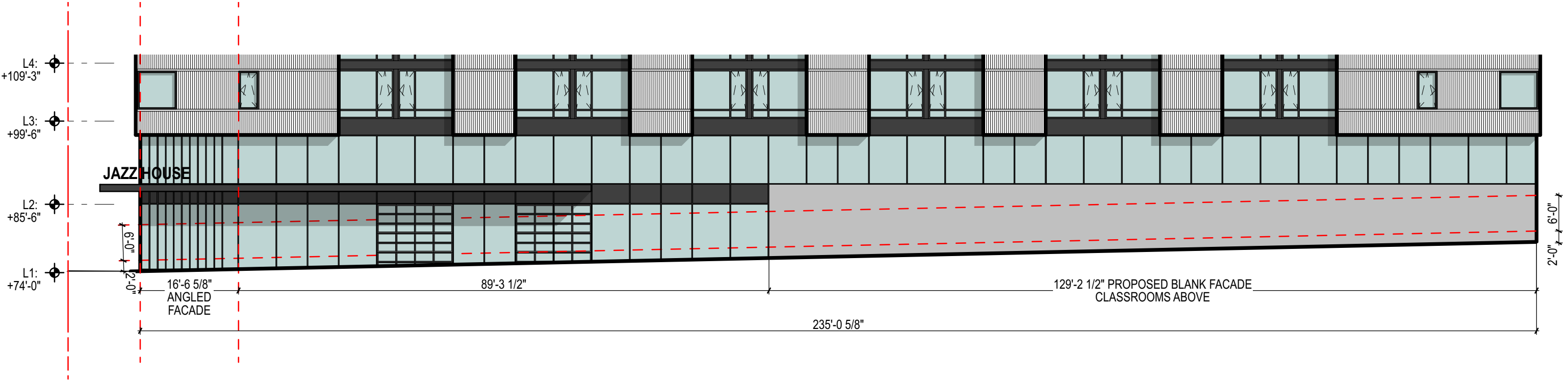
Planting on all three frontages includes street trees and bio-retention areas proposed as part of a partnership with SPU. Stormwater run-off from adjacent streets is proposed to be directed into these planting areas to cleanse stormwater, allow for infiltration and reduce flows into the City's already constrained sewer system. On 21st Ave S this system parallels bio-retention planters that will serve as the project's on-site stormwater management. Nooks within these planters provide seating directed towards the street and taking advantage of a quiet west facing spot for self-reflection and contemplation. Located within the property, the orientation of the benches and adjacency to the residential neighborhood invite community members to sit down and pause.

9.0 DEPARTURES

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>1) SMC 23.47A.014C.1. SETBACK REQUIREMENTS For zones with a height limit of 75', portions of structure above 65' must be set back from the front lot line by an average depth of 8'.</p>	<p>Allow portions of the north facade above 65'-0" to be less than 8'-0" from the lot line.</p>	<p>The proposed design opts to create generous setbacks from the east, west, and south property lines while maintaining a strong street edge along S Hill St. The design strategy is multifold:</p> <ul style="list-style-type: none">■ The building is set back from the east lot line to provide a comfortable entrance plaza. This functions to allow for easy drop off and pick up, provides an area for building occupants and visitors to congregate, and aligns closely to the neighboring building setback to the south.■ The building is set back from the west lot line to distance itself from the single-family residential neighborhood across the street to the west. Landscaping is intended for this buffer.■ Finally the building is set back from the south property line with a terrace to provide further distancing from the Two Schools building in an effort to maximize resident privacy and access to light and air.■ The requested portion of the facade above 65'-0" is substantially less than the setbacks provided around the building.

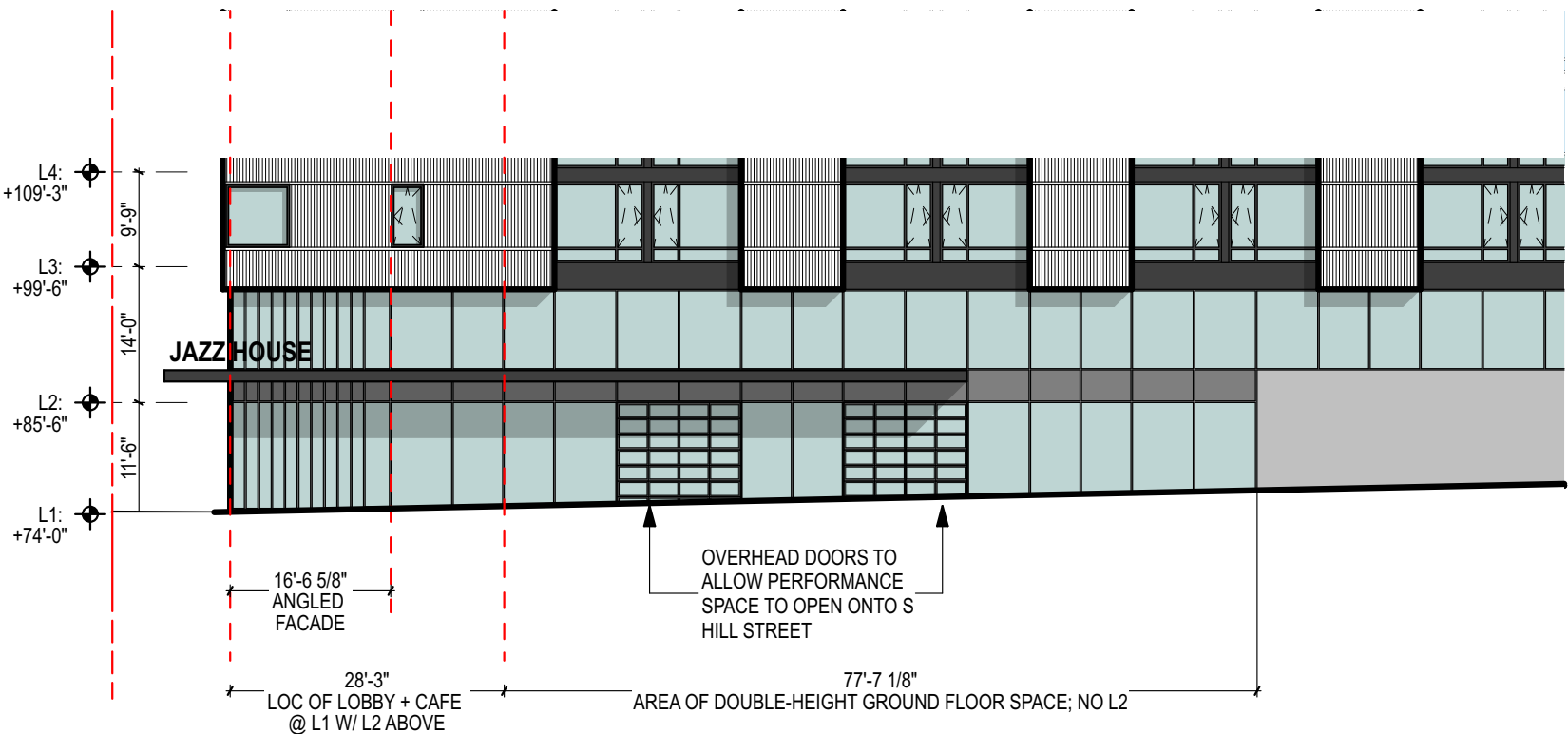
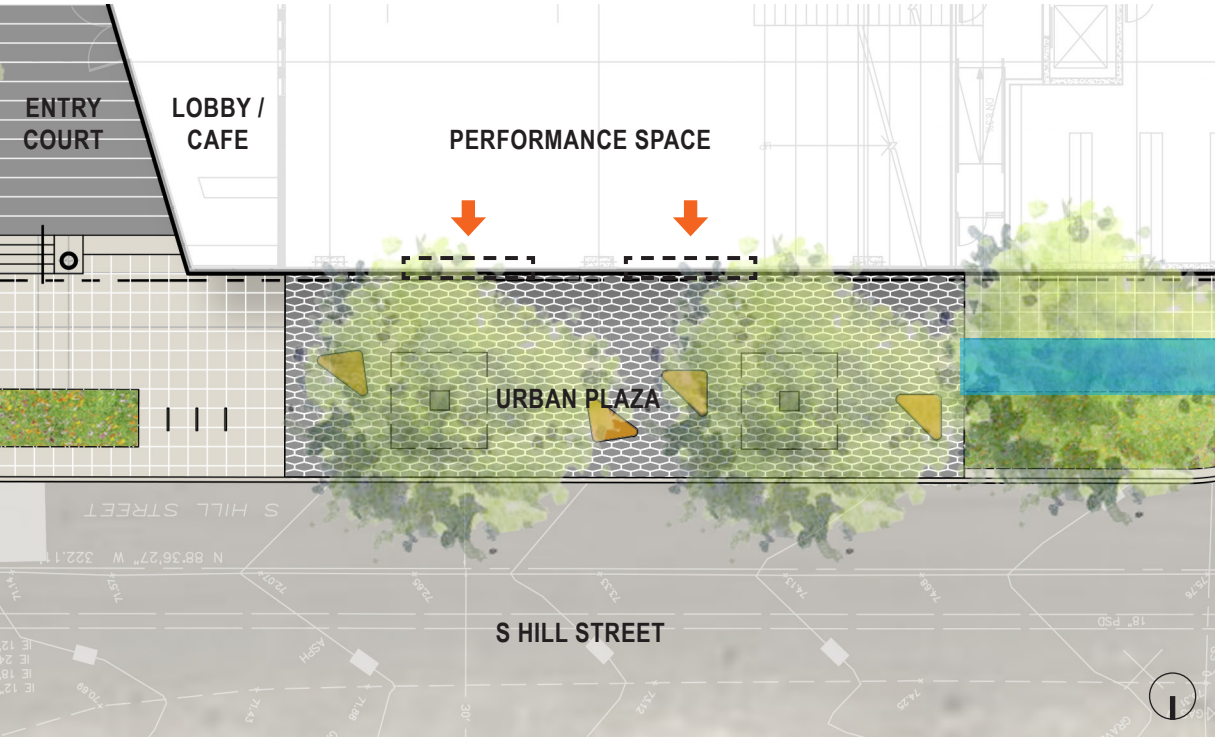


DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>2) SMC 23.47A.008.2.B STREET LEVEL DEVELOPMENT STANDARDS Blank segments of street-facing facade between 2' and 8' above the sidewalk may not exceed 20' in width.</p> <p>3) SMC 23.47A.008.2.C STREET LEVEL DEVELOPMENT STANDARDS The total of all blank facade segments may not exceed 40% of the width of the facade of the structure along the street.</p>	<p>Allow blank segments of facade between 2' and 8' above the sidewalk to exceed 20' in length</p> <p>Allow blank segments to exceed 40% of the width of the L1 facade</p>	<p>As a function of the site topography rising to the west, the design is limited in its ability to provide occupied area with transparency - particularly at the western half of the site.</p> <p>Based on careful planning and analysis the entrance lobby, residential lobby, and performance space have been located on the east embracing the strong, active connection to Rainier Ave S. The remainder of the JazzEd program occupies the rest of Levels 1 and 2.</p> <p>In lieu of providing partially subterranean classrooms the design opts to elevate the classrooms to Level 2. This provides access to light, view, and air - all significant benefits to the students. However, this design move results in a concrete foundation wall along a portion of the sidewalk.</p> <p>As the design continues to develop, we are studying options of embellishment with art, landscape, and history that will not only provide visual interest to the wall but create opportunity for community engagement.</p>



9.0 DEPARTURES

DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p>4) SMC 23.47A.008.B4 STREET LEVEL DEVELOPMENT STANDARDS Non-residential uses at street level shall have a minimum floor-to-floor height of 13'.</p>	<p>Allow the shared residential and JazzEd entrance lobby and cafe space at street-level to have a height of 11'-6" floor-to-floor.</p>	<p>Due to the grade rising to the west, our level 2 floor level is on average 3' above grade along the west facade. This level is 14' tall, and is for all intents and purposes the street level of the west facade, although it is higher than grade at some locations.</p> <p>The L1 floor elevation has been calibrated to allow for the performance space to open directly on to the right-of-way off S Hill St. If the L1 floor elevation were to lower, it would preclude the performance space to right-of-way connection. Similarly, we are constrained against raising the L2 elevation by functional height requirements of the classrooms and the overall building height as allowed by both the Land Use Code and Fire Department Access.</p> <p>Activating the street-level facade and celebrating the performance space at S Hill St provides an exciting interaction between the pedestrians and the building program.</p>



REPRESENTATIVE PROJECTS

Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization



- 1 **Agnes Lofts**, 1433 12th Avenue
- 2 **19th and Mercer Mixed-Use Building**, 526 19th Avenue E
- 3 **2026 E Madison Mixed-Use Building**, (unbuilt)
- 4 **The Rooster Mixed-Use Building**, 900 NE 65th Street
- 5 **Ventana at the Market**, 2100 Western Ave
- 6 **SCCA Patient House**, 207 Pontius Ave N
- 7 **Compass Center Housing**, 1753 NW 56th Street
- 8 **Belroy Apartments**, 703 Bellevue Ave E
- 9 **Banner Building**, 2600 Western Avenue



