

AFRICATOWN PLAZA
Central District, Seattle, WA

GGLO
Administrative Early Design Guidance
April 17, 2020
SDCI #: 3034662-EG

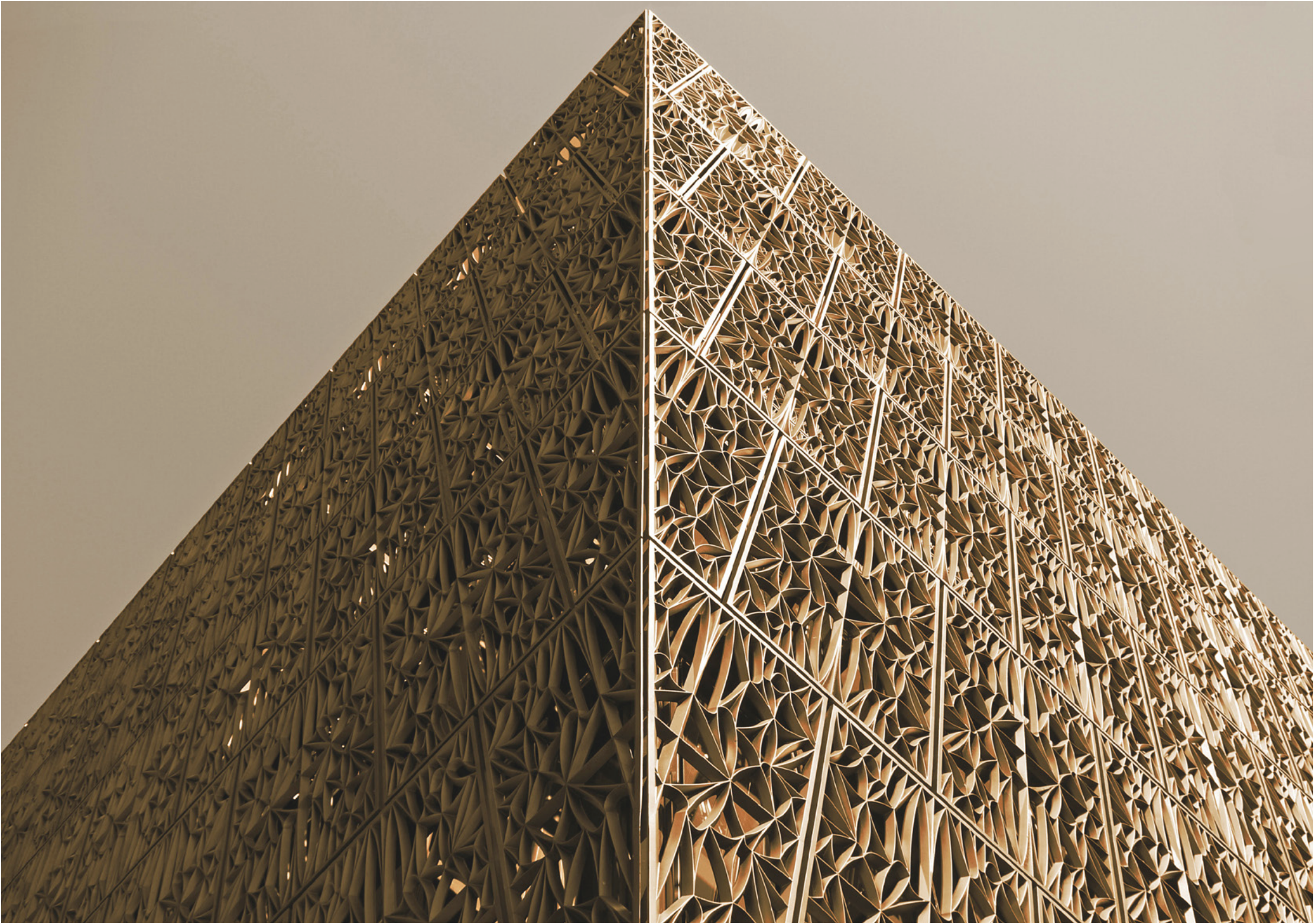




Francis Kere: Burkina Faso (kerearchitecture.com)

	01: Proposal
4	Project Description
5	Design +Development Team & Objectives
6	Public Outreach Summary
8	Existing Site Plan
9	Mission Statement
	02: Contextual Analysis
11	Neighborhood Landmarks
12	Transit & Access
13	Neighboring Uses
14	Context Cues & Design Influences
15	Streetscape
17	View Analysis
	03: Zoning Analysis
22	Zoning Summary
23	Setbacks & Site Limitations
24	Zoning Map & Context
	04: Design Concept
26	Massing Formation Diagram
27	Design Goals
28	Design Guidelines
	05: Architectural Massing Options
32	Massing Options Overview
33	Massing Option 01
37	Massing Option 02
41	Massing Options (Preferred)
45	Exterior Material Concept
46	Sun & Shading Analysis
	06: Landscape Design
48	Concept Imagery
49	Site Plan
50	Circulation Diagrams
51	Street Sections
	07: Departures
53	Departure 01

01: PROPOSAL



National Museum of African American History and Culture (Simba Mafundikwa)

AFRICATOWN PLAZA

Relying on a community-based design concept, the project creates space and serves as a base for families and a community that have been fragmented by displacement. A 7-story structure with 132 affordable housing units, a community room, Africatown Offices, small retail spaces and generous open plazas for community and resident use, the project focuses on creating opportunities to celebrate the history and identity of Seattle’s Black, African and Pan African community.

Owner

Africatown Community Land Trust

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Africatown Design Collaborative

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Development Objectives

~105,500 SF gross floor area
132 Units of affordable housing
2500 SF retail
2000 Sf of Africatown Community Land Trust offices

No parking is proposed

Low income (30-60% ami) African Americans,
African American families and other families of color

Restoration of displaced community

Flexible spaces

Iconic building form

Textures, symbols, patterns and shapes inspired by Afrocentric Design

Activated ground level





COMMUNITY CENTERED DESIGN

Africatown Plaza honors the concept of African American place making. Holding a series of design workshops, two stake holder meetings and two community meetings, with current and former residents of the Central District, the design team synthesized what the community envisioned. The result was a community-centric ground floor, concept and form. The ground floor achieves this by strategically placing programmatic elements in locations that would reinforce place making and support meaningful interaction between residents of the building and Africatown.

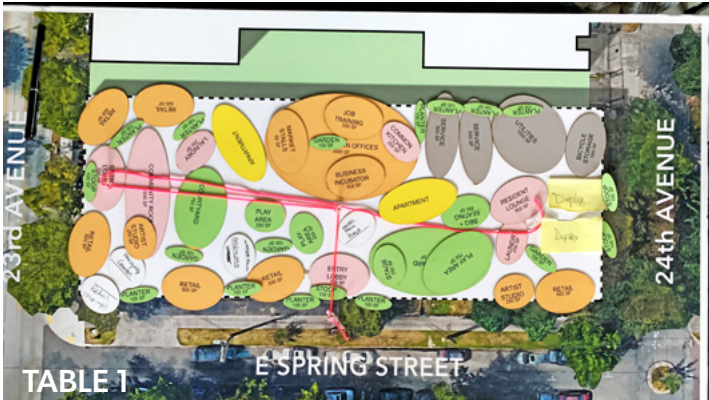
Themes that we heard were some of the following:

TABLE 1

- Balance of Apartments
- Green Space
- Small Businesses
- Emphasize Plaza
- Activate 24th and Spring
- Multiple Entrances
- Open Plaza
- Emphasize Through Connection
- Importance of 23rd
- GreenSpace Along 23rd
- Parklets on Corner
- Play Area/Stage

TABLE 3

- Access off 24th
- Multiple Points of Entry
- Places to Sit
- Flexible Courtyard Uses
- Joining of Building
- Emphasize Community



COMMUNITY CENTERED DESIGN

Input from the community was vital. By allowing the community members to partake in the design process they were able to share their stories and voices in not only what they wanted to see but also how they wanted to experience the site. When we overlaid the programmatic elements we were able to see clusters of the program emerge. This informed our design process and together, we began to carve and create space.

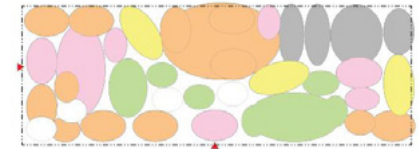


Table 1

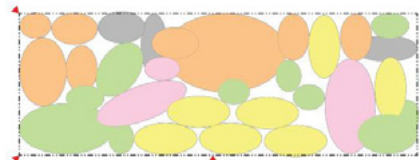


Table 2

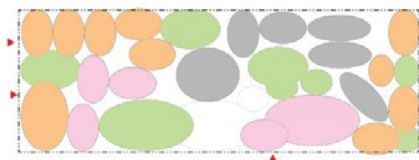


Table 3

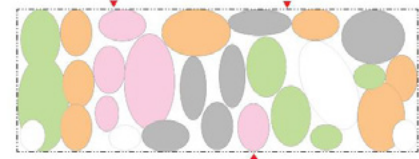


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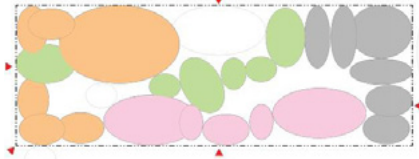


Table 5

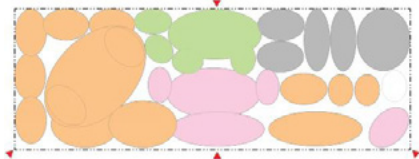
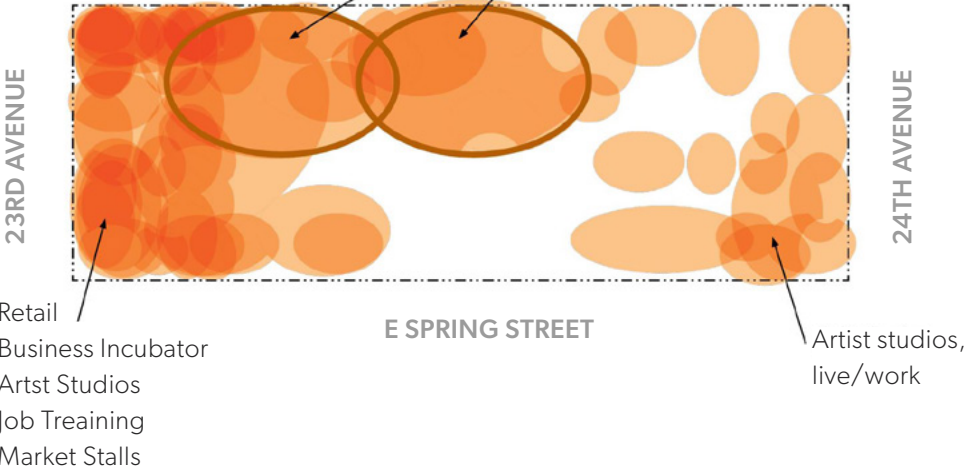


Table 6



Table 7

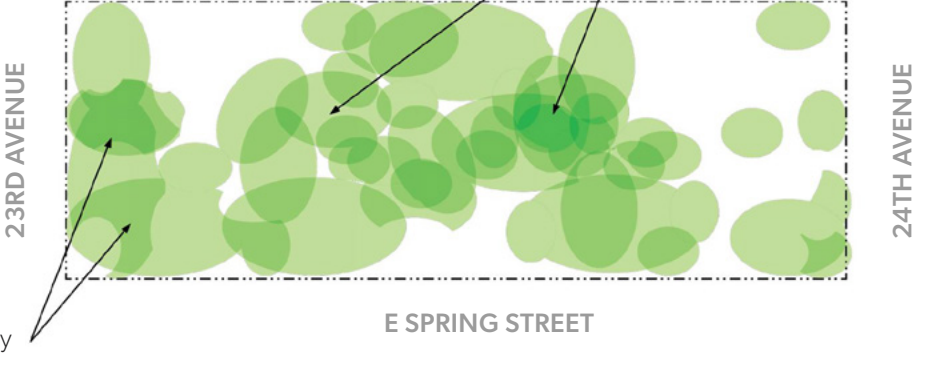
Public



Residential Amenities



Plazas + Courtyards

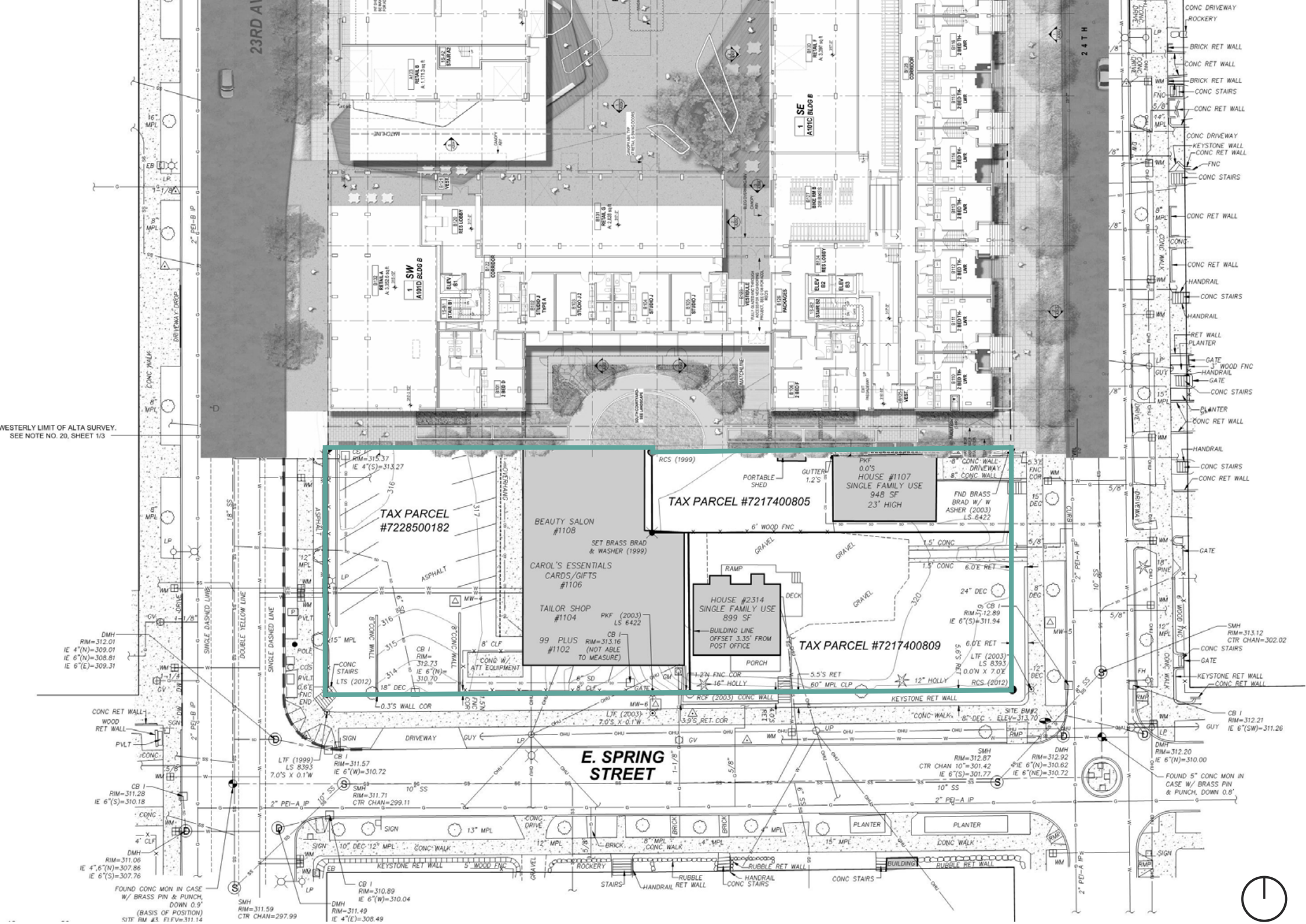


Services



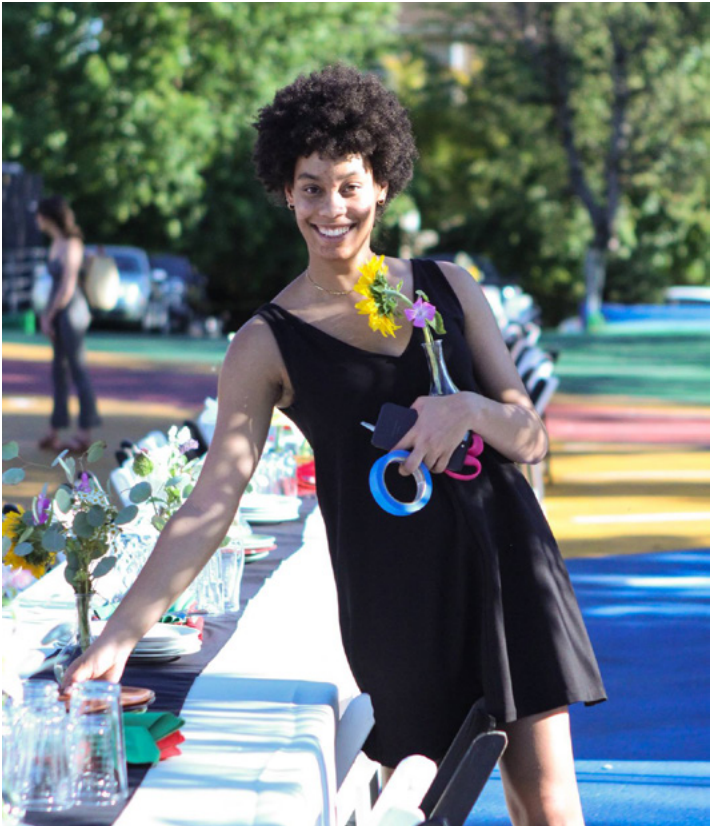
Residential Units





LEGAL DESCRIPTION

South 35.33ft Of Lot 6 & All Of Lot 7, Block 5, Renton Hill Add & Lots 12-14, Block 6, J H Rengstorffs Add, Together With Unplatted Portions Of Ne 1/4, Sec 33-25-4 Lying Between



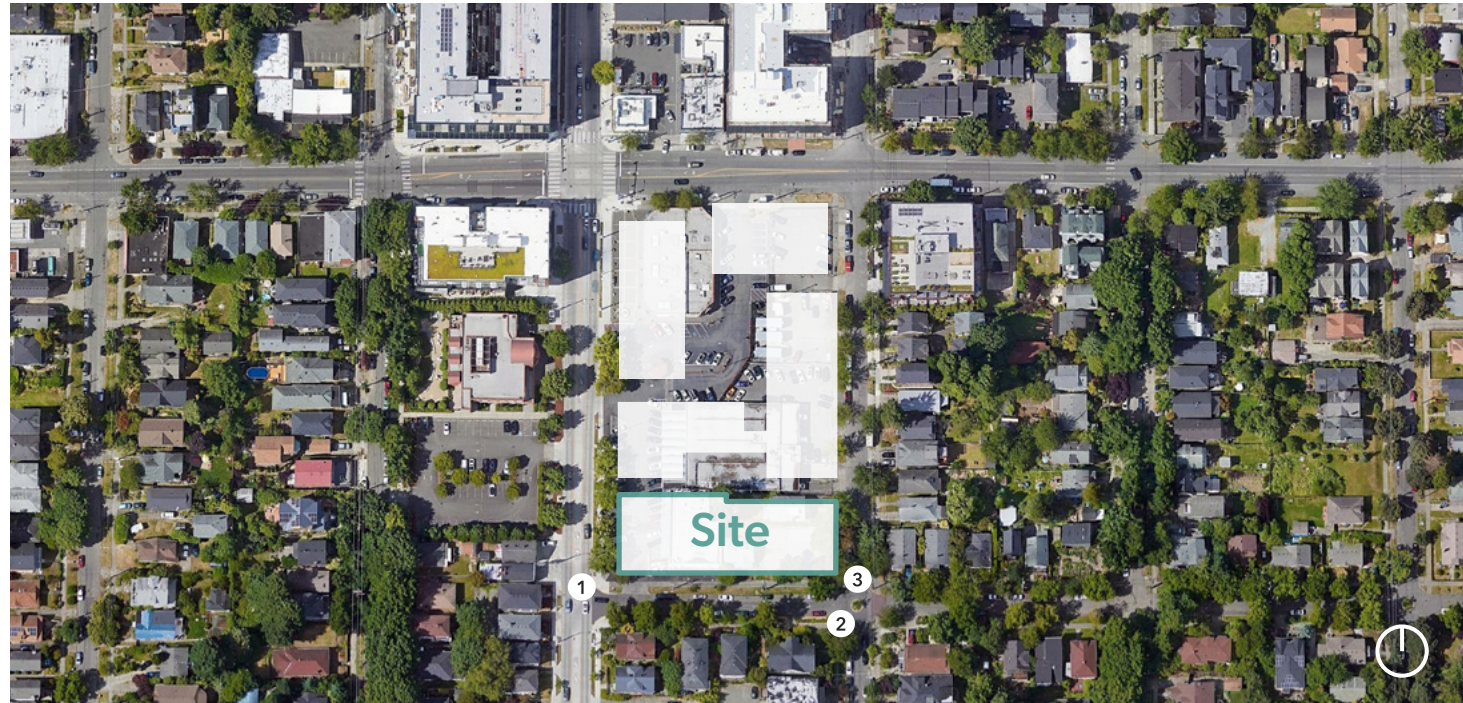
MISSION STATEMENT

Africatown Plaza is an opportunity to restore communities fragmented by displacement through the creation of architecture, landscape, and urban design that celebrates history and identity.

All of Seattle’s residents, regardless of income, need a place to have a voice, a place that speaks to their specific culture, and a place where they can thrive with equal access to economic opportunity. Africatown Plaza is that place.



02: CONTEXTUAL ANALYSIS



Langston Hughes Institute



Quincy Jones Performing Arts Center



Garfield High School

THE CENTRAL DISTRICT AND AFRICATOWN

From the late 1800s through today, African-Americans have made significant contributions to the architecture of the Central District that is an expression of African and African-American culture.

From its community building with events that focus on finance, technology and literacy to its focus on getting the people of the Central District to reclaim and own their part of Seattle, Africatown is a continuation of that legacy.

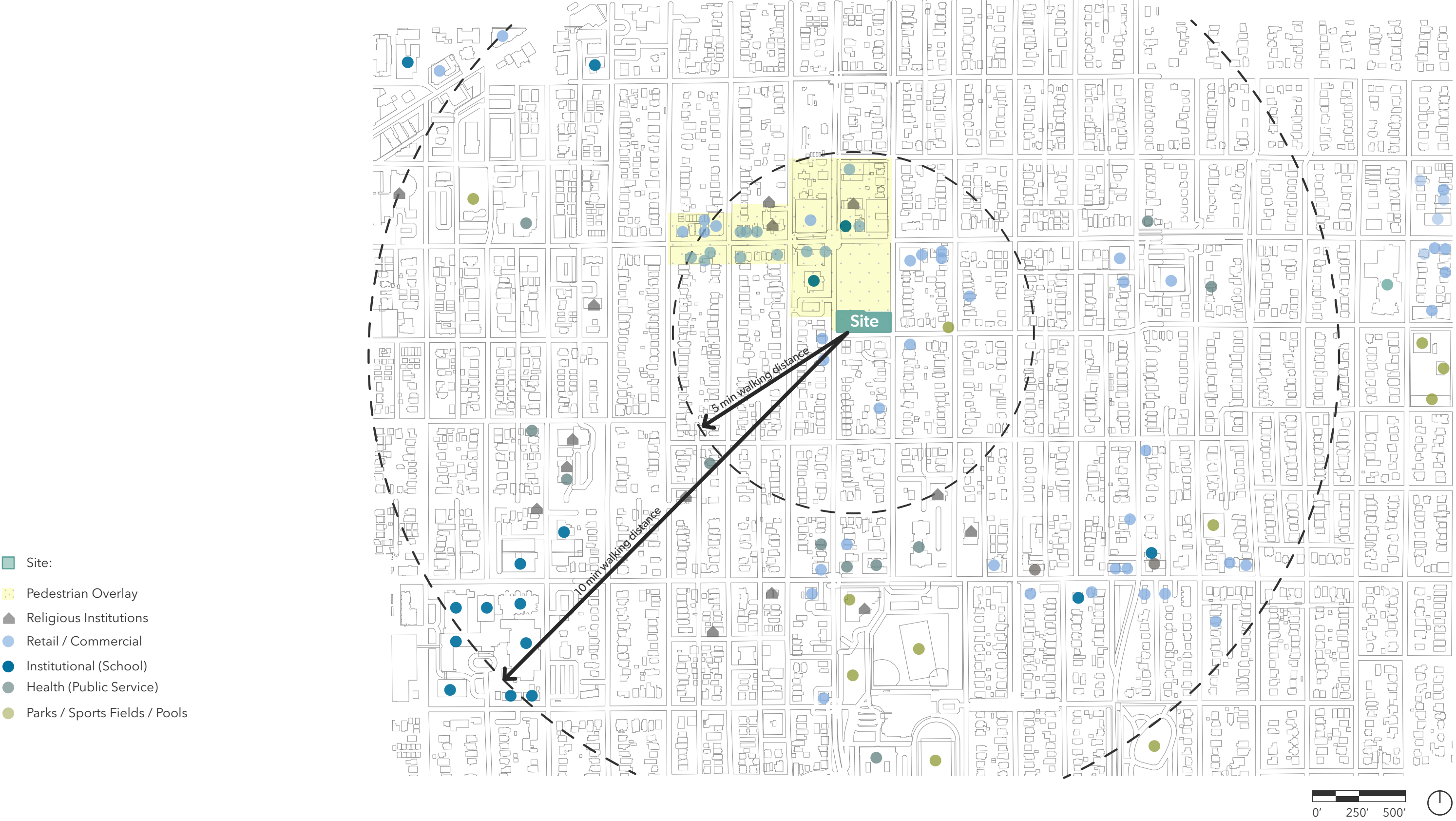


Douglas-Truth Library

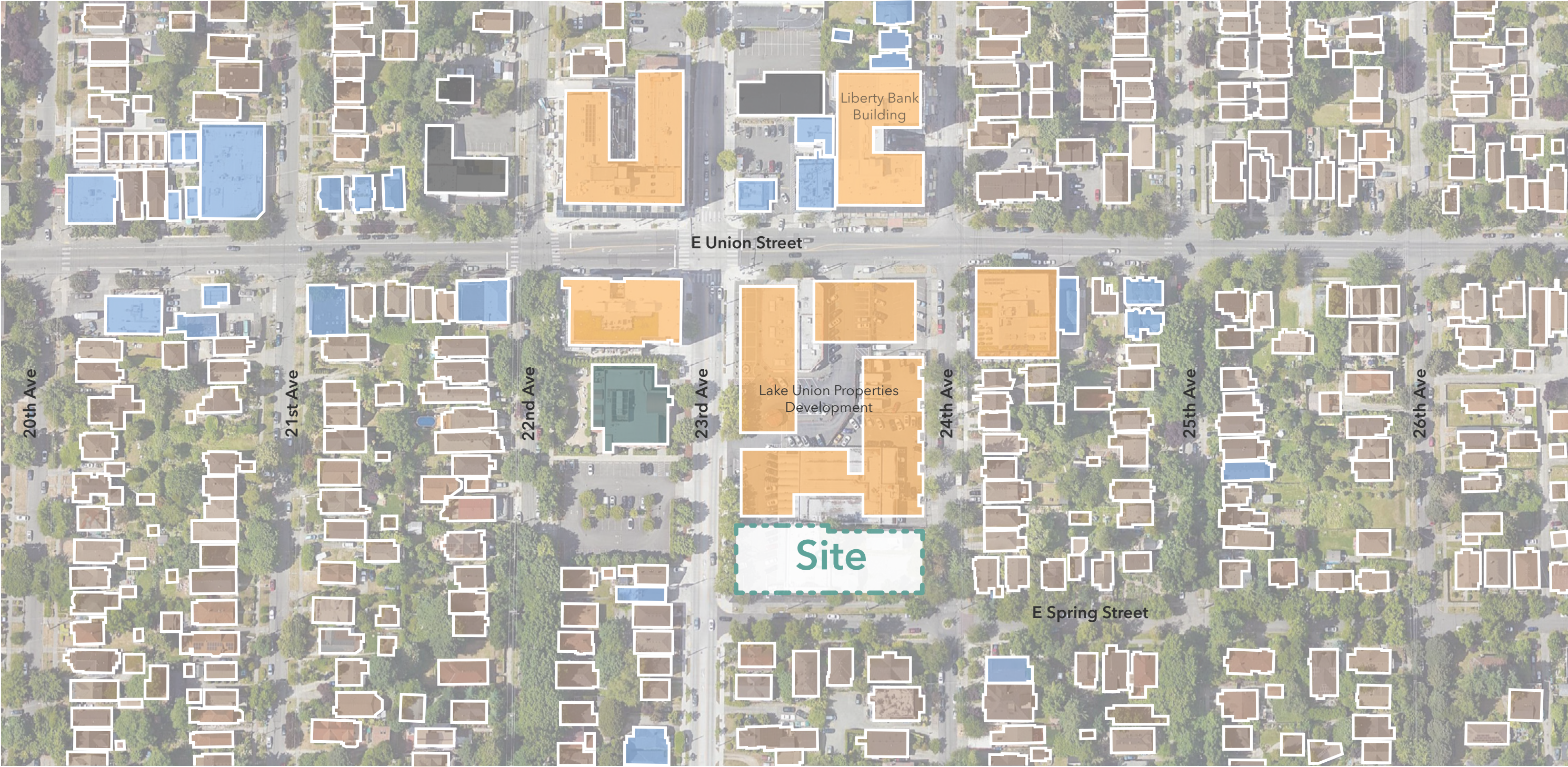


Fire Station No. 6

Neighborhood Character Area



Neighborhood Aerial



- Retail / Commercial
- Residential (Single Family)
- Health / Public Service
- Mixed Use / Multi-Famiy
- Religious



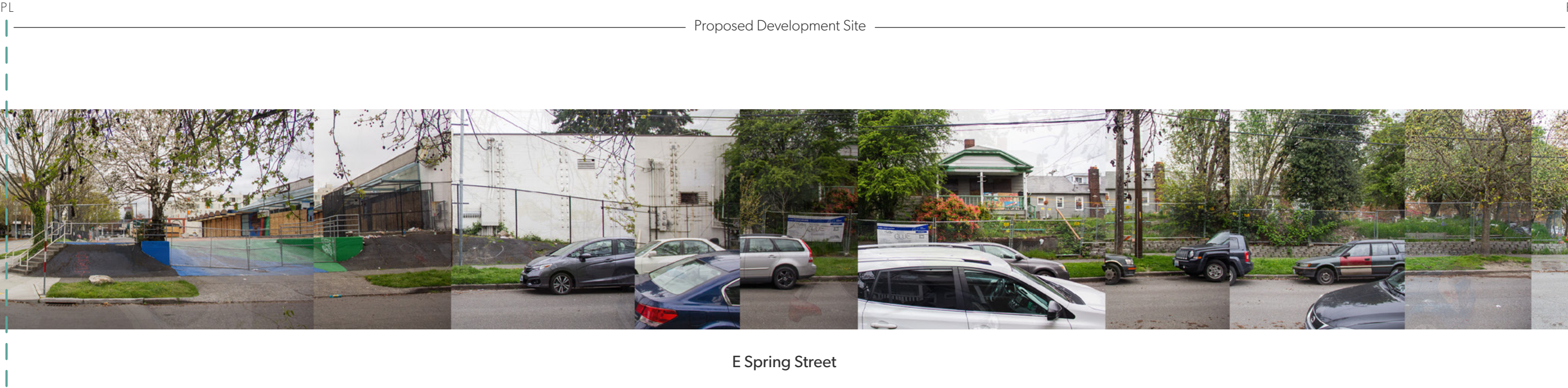
Neighborhood Streets



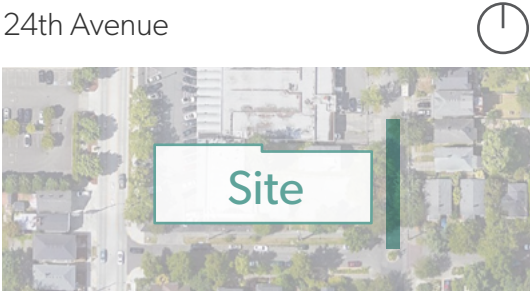
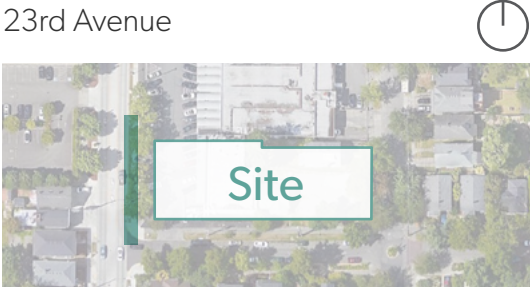
Principal Arterial Collector Arterial Place Making Corner



Streetscape Views



Streetscape Views



North East View



Google Earth



North West View



Africatown Plaza Site



South East View



South West View



03: ZONING ANALYSIS

Zoning Analysis

Zoning Summary: NC2P-75 (M1) & NC2-75 (M1)
Seattle Municipal Code: Title 23 - Land Use Code
Mandatory Housing Affordability (MHA): Minimum 2 FAR, Maximum 5.5 FAR

23.47A.004 Permitted Uses

TABLE A Commercial eating, drinking, retail, offices, sales, live-work, residential and others

- Residential, retail, offices proposed

23.47A.005 Street-Level Uses

- C.1 In all NC zones, residential uses may occupy, in the aggregate, no more than 20% of the street-level street facing facade.
- a. In a pedestrian-designated zone, facing a designated principal pedestrian street.
- C.2 Per C.2 23rd Avenue is a principal pedestrian street.
- Only the western half of the site is in a designated pedestrian zone and is required to meet this section.
 - Proposing residential along use along the eastern portion of E Spring Street and 24th Avenue
 - Proposing retail and offices along 23rd avenue and western portion of E Spring Street

23.47A.008 Street-Level Development Standards

- A. Basic Street-Level Requirements
- A.2 Blank facades (between 2’-0” and 8’-0” above the sidewalk) limited to 20’-0” in length, 40% of façade
- Minimal if no blank facades proposed at street level
- A.3 Street-level street-facing facades shall be within 10’-0” of the street lot line unless wider sidewalks, plazas or other approved landscaped or open spaces are provided
- Plaza at corner of 23rd and E Spring Street proposed
- B.4 Height of non-residential uses at street level shall have a floor-to-floor height of at least 13’-0”.
- Proposed floor to floor height is 13’-0” at non-residential uses at street level
- C Applies to pedestrian designated zones:
- C.1 Minimum 80% of the width of the structure’s street-level street-facing façade that faces a principal pedestrian street shall be occupied by uses listed below; the remaining 20% may contain other permitted uses and/or pedestrian entrances. (Permitted uses per 23.47a.005.D.1)
- Proposing Africatown office and plaza (open space)
- D Street-level street-facing façade requirements:
- D.1 At least one of the facades containing a residential use shall have a visually prominent pedestrian entry
- The visually prominent entry occurs at E Spring Street
- D.2 The floor of a dwelling unit along street-level street-facing façade to be at least 4’-0” above or below sidewalk grade, or set back 10’-0” from the sidewalk.
- A setback has been proposed in lieu of the street level street facing facade being 4’-0” above or below sidewalk grade

23.47A.009 Standards Applicable to Specific Areas

- H 23rd and Union
- H.1 Setbacks are required along 24th avenue, a minimum street level setback of 5’-0” along the length of the street property line unless a larger street setback is required by subsection 23.47a.008.D2
- Street level setback of 17’-0” is proposed along 24th Avenue and E Spring Street, to accomodate the setback required by 23.47A.008.D2
- H.1b A minimum upper level setback of 15’-0” for all portions of structure greater than 35’-0” in height as measured from average finish grade along sidewalk and structures permitted in required setbacks per 23.47a.014.E
- Upper level setback of 15’-0” occurs at portion of structure of greater than 35’-0”
- H.1c Street level residential uses are required along 24th ave except for portions of east spring st measured w/in 80’-0” of property line abutting 23rd ave and portion of 24th ave measured w/in 120’-0” of property line abutting e union street
- Residential uses are proposed along the west side of 24th Avenue

23.47A.011 Outdoor Activities

- E Outdoor activities to be located at least 50’-0 from a lot in a residential zone unless elevation of lot with activity is at least 15’-0” above grade of lot in the residential zone at the common lot line
- Outdoor activity proposed at corner of 23rd Avenue and E Spring Street

23.47A.013.C Floor Area Ratio

- Table A for 23.47a.013
- NC2P-75 (m1): base = 5.5, 5 proposed

23.47A.017 Mandatory Affordable Housing:

- Development to provide affordable housing on site

23.47A.14 Setback Requirements

- C Minimum 5 ft landscaped setback per 23.47a.016
- E Structures in required setbacks:
1. Decks and balconies not permitted within 5’-0” of a lot in a residential zone
- No decks proposed
8. Dumpsters and other trash receptacles, except trash compactors not allowed within 10’-0” of any lot line that abuts a residential zone and must be screened per 23.47a.016.
- Dumpsters / trash would be located within the building on the northeast side (waste)

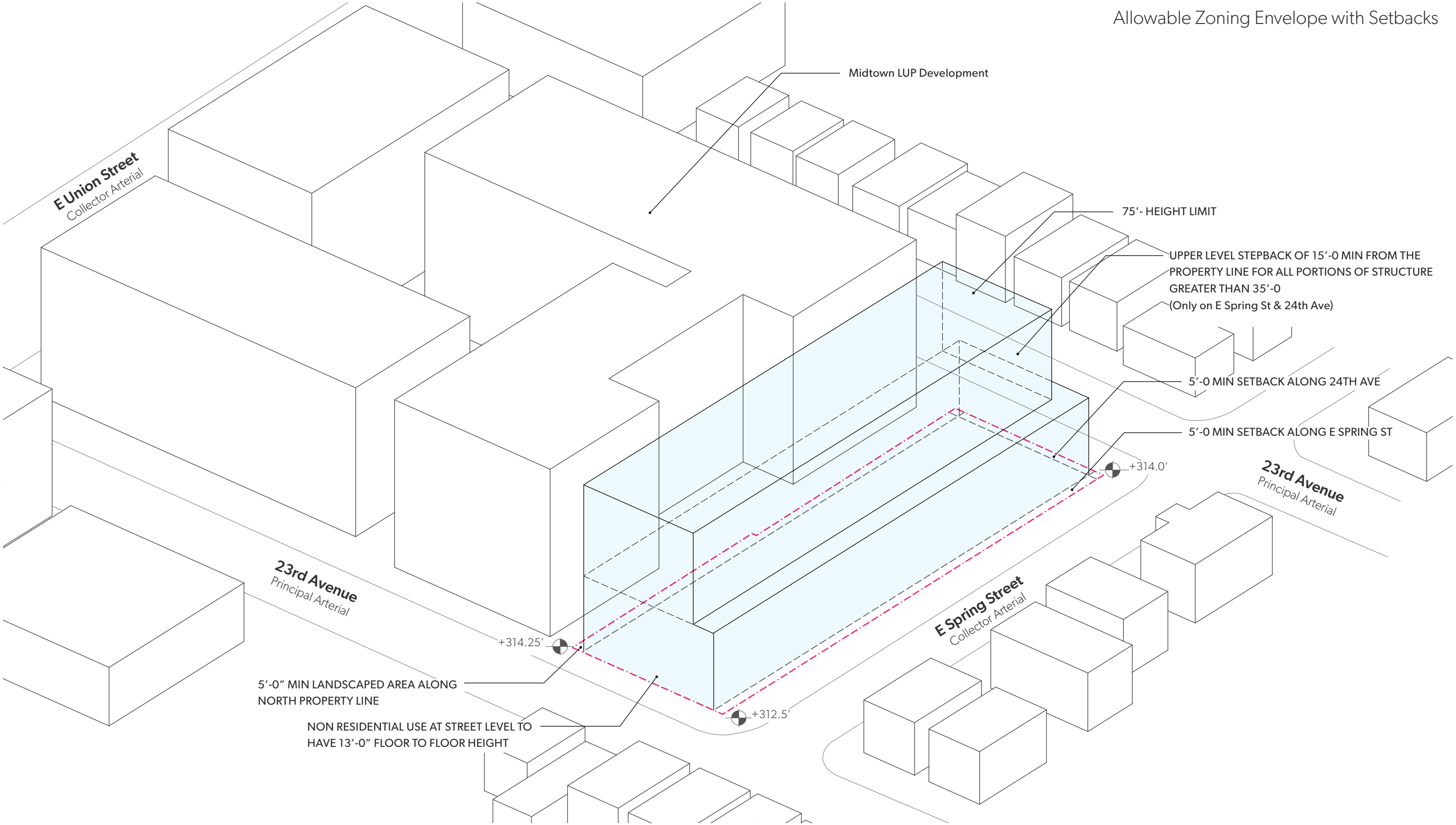
23.54.015 Required Parking

- Table B for 23.54.015
- No minimum requirement for residential uses in commercial and MF zones within urban villages that are not within urban center or station area overlay district = No parking proposed

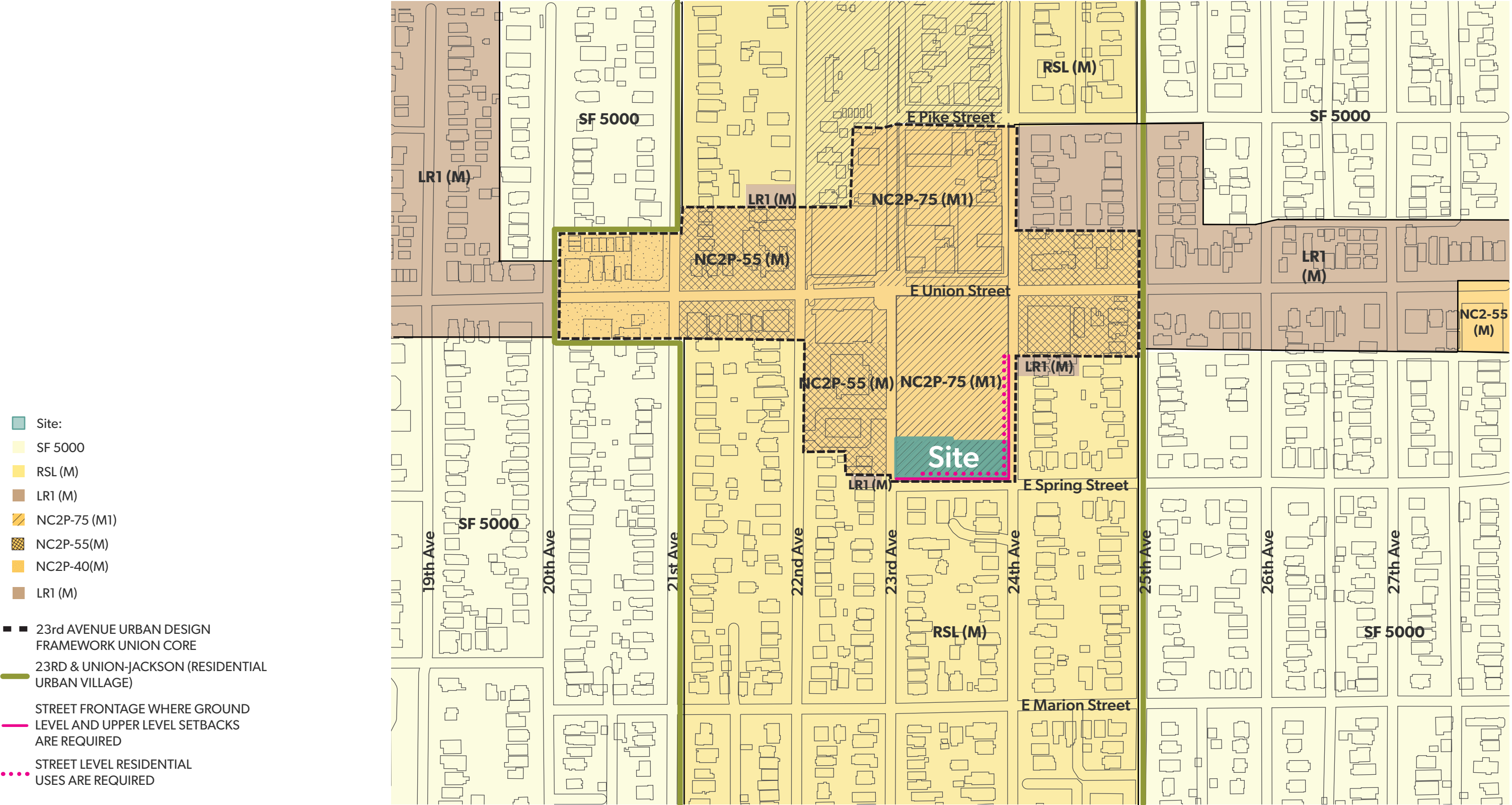
23.54.040 Solid Waste and Recyclable Materials Storage and Access

- Table a residential development
- 51 - 100 D/u requires 375 sf of storage, plus 4 sf for each additional dwelling unit above 50.
- 559 Sf required
- More than 100 d/u requires 575 sf of storage, plus 4 sf for each additional dwelling unit over 100. May be reduced by 15% if space has minimum horizontal dimension of 20 feet

Allowable Zoning Envelope with Setbacks



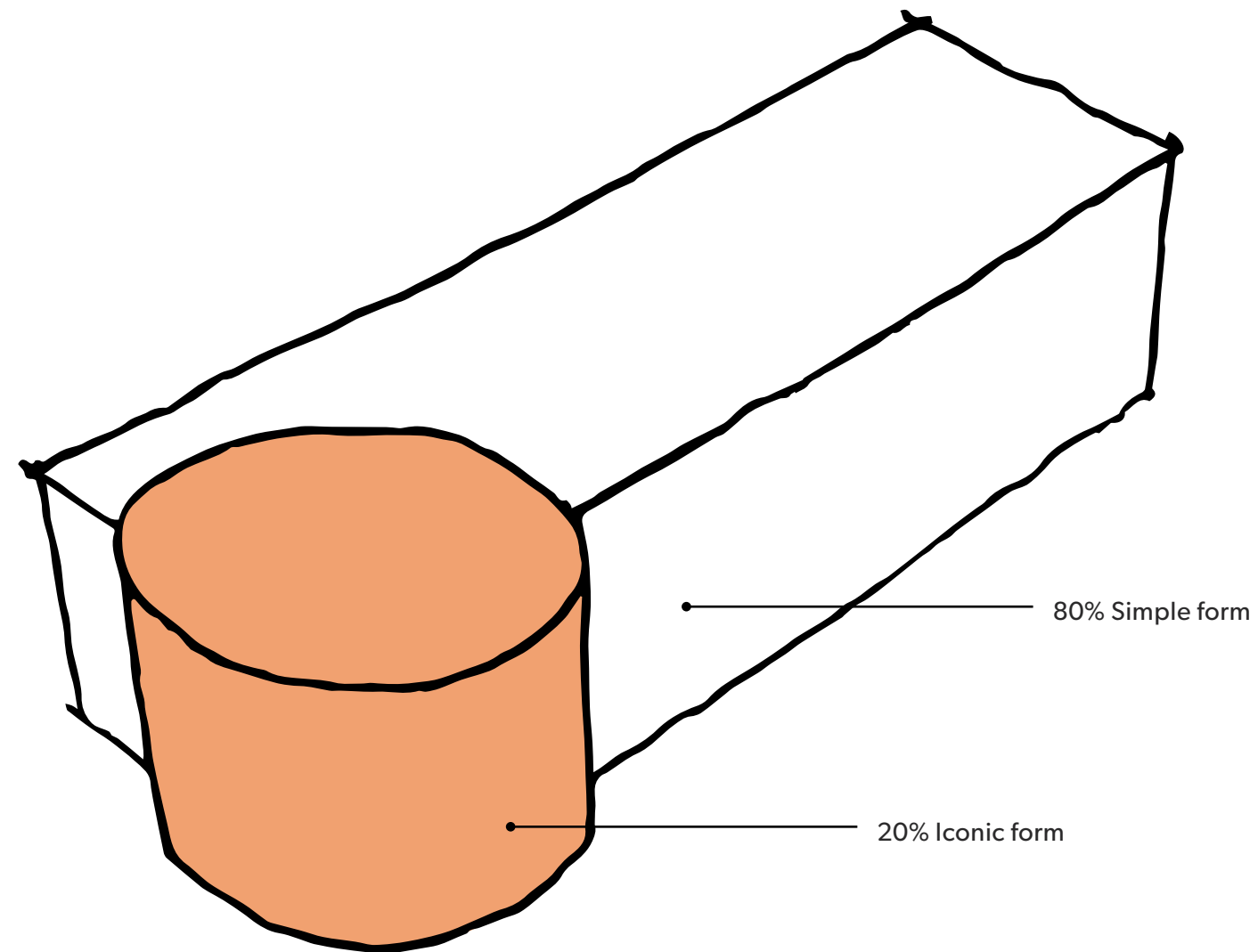
Zoning Map & Surrounding Land Use Zones



04: DESIGN CONCEPT

80:20

Design is based on the concept of 80:20, where 80% uses standard materials to reduce overall cost, allowing 20% of the facade to reflect the history and heritage of the community.



Design Goals

- **Restore the community** fragmented by displacement with interior and exterior spaces for events, connection and story telling
- Create **flexible spaces** for the changing needs of the community
- Create an **iconic building form and spaces**
- Utilize **textures, symbols, patterns and shapes** that are inspired by Afrocentric Design
- **Activate ground level** uses to provide a place for the community to thrive, celebrate culture, history and identity



Flexible spaces

David Baker Architects - Bayview Hill Gardens



Place for Community to Thrive

GGLO - Broadway Crossing



Restore Community

GGLO - Kebero Court



Spaces for connection

GGLO - Kebero Court



Celebrate culture and identity

GGLO - Kebero Court



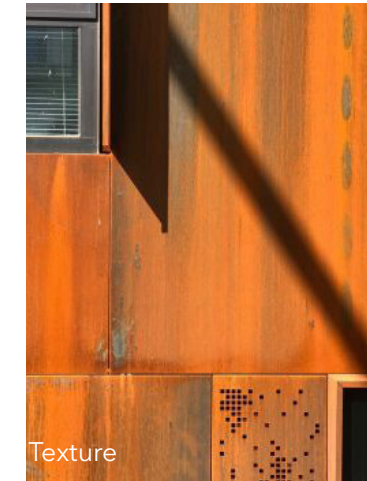
Activated ground level to celebrate history

GGLO - THA Hillside Terrace Community Center



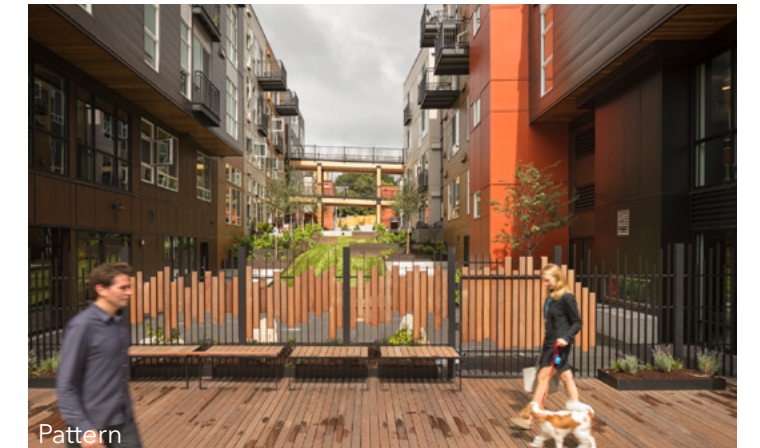
Texture and symbol

GGLO - Elson S. Floyd Cultural Center



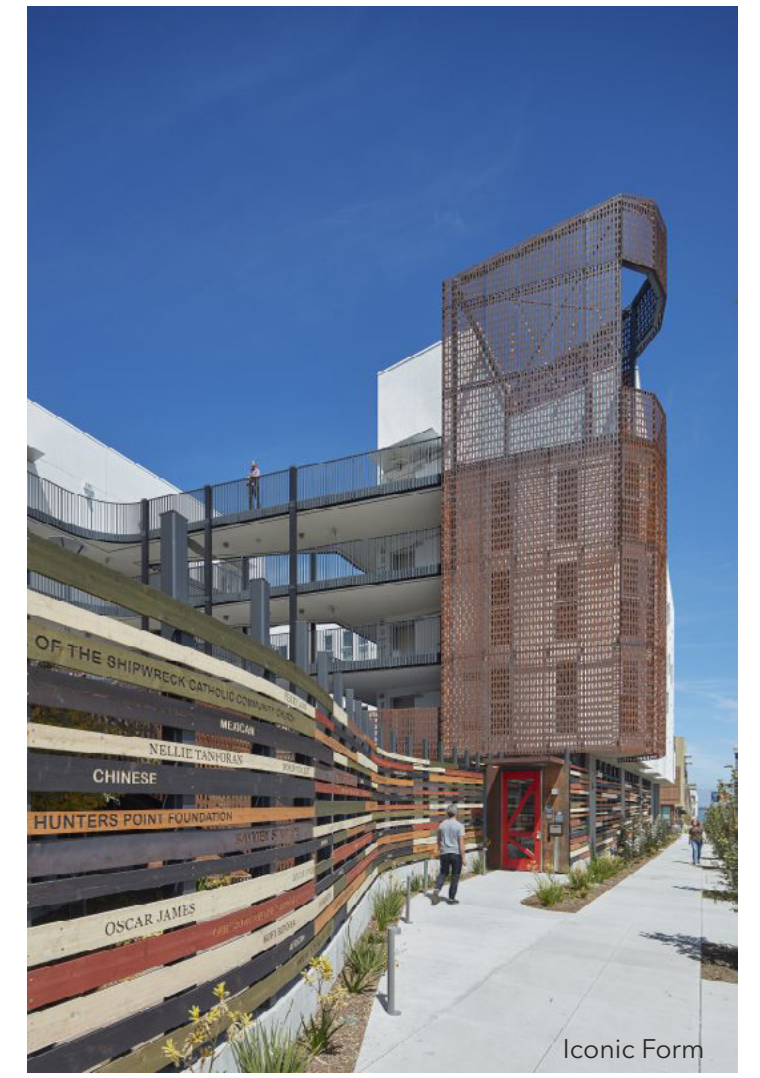
Texture

David Baker Architects - Five88



Pattern

GGLO - AMLI Wallingford



Iconic Form

David Baker Architects - Pacific Pointe Apartments

Design Guidelines

CS1 - Natural Systems and Site Features

Use natural systems and features of the site and its surroundings as a starting point for design.

Summary of Guidelines:

Local Topography - Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions. Connections to nature through sensitivity to the project’s impact on solar access to adjacent streets, sidewalks, and buildings, provide solar access to pedestrian level spaces and building entrances.

Response:

The building is set back at the corner of 23rd Ave and E. Spring St. to create a generous outdoor plaza that connects the public realm and prominent pedestrian and vehicular activity along 23rd Ave and the Africatown community plaza with access to the offices of Africatown Community Land Trust and small scale retail spaces, as well as multiple connections to the common spaces within the building for the residents. The grade change is addressed through gentle sloping and ramps bordered by planting areas. The plaza opens to the south so solar access is plentiful for the project’s open spaces, pedestrian access and circulation areas, as well as connection points to the sidewalks and crosswalks. The plaza, as well as the site area along the east, south and west sides of the building, contains a variety of planting areas with low-maintenance, drought-resistant species and a prominent feature tree in the plaza.

CS2 - Urban Pattern and Form

Strengthen the most desirable forms, characteristics and patterns of the surrounding area

Summary of Guidelines

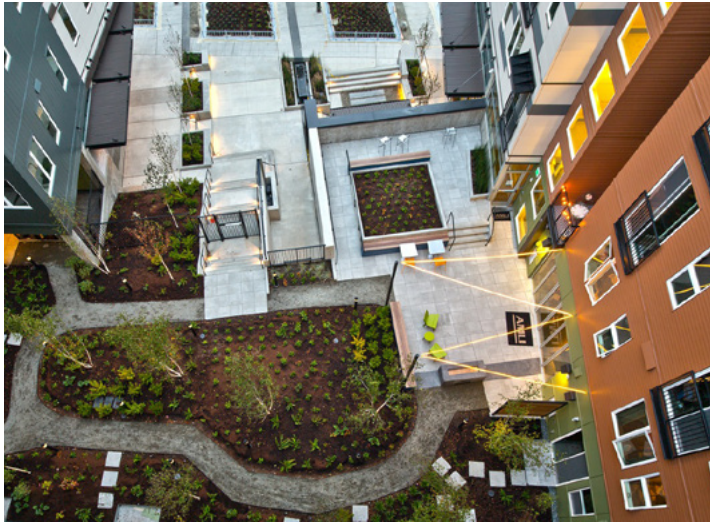
Transition and Delineation of Zones – Provide privacy layering and scale for ground related entrances, porches, and stoops on facades facing the less dense residential zone. Also consider massing and articulation, setbacks, footprint location, façade modulation and roofline articulation.

Response:

The linear footprint of the site has its long dimension facing the adjacent SF 5000 zone across Spring Street. This allows for a variety of uses and varied building modulation from west to east. At the east end the residential units at the ground floor have stoop-like entries that are appropriately scaled to the single-family residential buildings across the street. The height and massing along the north façades are similar and appropriate to the height and massing of the adjacent buildings under construction.



GGLO - Leschi House



GGLO - AMLI Mark 24



David Baker Architects - Dr. George W. Davis Senior Residence and Senior Center



David Baker Architects - Potrero 1010, San Francisco, CA

Design Guidelines

PL1 - Connectivity

Complement connect and contribute to the network of open spaces around the site.

Summary of guidelines:

- 1. Provide Accessible Open Space that is safe and well connected. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, spared space and public spaces such as street. Create generous recessed entries, corner plazas, and more usable open space adjoining the streets. Incorporate transparent and open indoor community meeting spaces at the ground level.
- 2. Connection Back to the Community – Provide cultural and place-specific open spaces for a variety of uses including social gathering, festivals, and larger celebrations, including weather protection, lighting, art and features, and prioritize common, accessible, ground level open space, that need not all be landscaped.
- 3. Livability for Families and Elderly – Provide safe areas for children to play where they can be seen and multi-generational community gathering spaces for young and old.

Response:

A primary program element of the project is the community-focused open plaza at the corner of 23rd & Spring. This plaza blurs the lines between the public realm of the sidewalks and the public plaza thru multiple connection points along both streets that invite pedestrians visually and physical into the plaza. A gateway element at the corner, other art features within the plaza, and appropriate lighting will be incorporated to help with place making. A portion of the plaza will have weather protection provided by the building overhang above.

The goal of Africatown Plaza is to create a gathering space not only for residents, but for the community of residents who have been displaced and want to stay connected and for daily interaction between neighbors and residents and visitors to the retail spaces on site. The plaza transitions from semi-public to semi-private spaces near the residential entry to the lobby and the indoor community room, creating natural pause points and points of reflection. Other outdoor semi-public spaces adjacent to the community room provide for gatherings of varying scales to happen allowing areas for all ages to congregate.

A residential courtyard at the north side of the site provides a more protected and safe space for children to play.

DC3 - Open Space Concept

Integrate building and open space design so that each complements the other

Summary of guidelines:

Provide Common Open Spaces that are publicly visible and accessible, activated and layered. Encourage courtyard housing with landscape as delineation between shared and provide spaces, and generous and serve as extensions of the adjacent public realm.

Response:

The large open public plaza at the corner of 23rd & Spring is visible from both streets with multiple access points with accessible routes of travel from both streets. The use of paving textures, landscape features and plant material, seating and art features create the layers of design that connects the public realm to the plaza and to the other semi-public outdoor areas on the site.



David Baker Architects - Five88, San Francisco, CA



David Baker Architects - Lakeside Senior Apartments, Oakland



GGLO - Burien Town Park



GGLO - Watercourt + Oranges

Design Guidelines

DC4 - Exterior Elements and Finishes

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

Summary of guidelines:

- 1. Screening or fencing – design as an artistic opportunity, allow for views in and out of the site.
- 2. Building Materials – consider vibrant and bold use of color, materials, texture, and light to reinforce local cultural references. Consider variation, high quality, salvaged, reusable materials.
- 3. Building Details and elements – Provide operable windows, materials that reflect human scale and craftsmanship, façade texture, rhythm of fenestration and transparency of the inside program.

Response:

Screening and delineation of boundaries are first designated by landscape features. Visible connections in and out of the site are maintained along all edges of the property. Only the north boundary will have screening that will be designed as an artistic expression. High quality materials and variety of textures are employed at the street level with people have the most interaction with the public plaza and the building. The project will use vibrant colors and textures appropriately to support the goals of the residents, the public plaza and the Africatown Community Land Trust offices.

A.1 Character Areas

Contribute to architectural and placemaking character with local history and cultural references

Summary of guidelines:

History and Heritage – Provide design features to express the African and Black American presence within the neighborhood. Consider visual arts as an integral part of the design concept along pedestrian areas and within open spaces, include interpretive opportunities, encourage building design to reflect the racial, economical, and multi-generational character of the community. For the 23rd and Union Character Area specifically, respond to these community characteristics:

- Cohesive neighborhood grain with historic character that establishes the area as a destination for the surrounding community
- An established, pedestrian-scaled neighborhood-commercial area, with a mix of both commercial and residential uses, grounded by locally-owned businesses and institutions.
- Hub of the African and Black American community.
- Diverse range of shops, restaurants, entertainment, and places of worship
- In this area it is especially important to provide additional accessible open space and community gathering opportunities, for example plazas adjacent to the public sidewalks.

Response:

The design for Africatown Plaza honors the desires and goals of the African American community in the Central District by creating building form and open space that reinforces place making and supports meaningful interaction between residents of the building, the community of the Central District and the larger African American Diaspora. The pedestrian scale, accessible design of the plaza creates a place for social gatherings of a variety of scales and uses, with a proposed stage area for performances. The program for the ground floor of the building supports a variety of activities, including Africatown Community Land Trust offices, small-scale start-up retail and flex spaces, as well as community rooms and lobby spaces that support the community of residents.



Atelier Drome - Caffè Ladro South Lake Union



David Baker Architects - Curran House

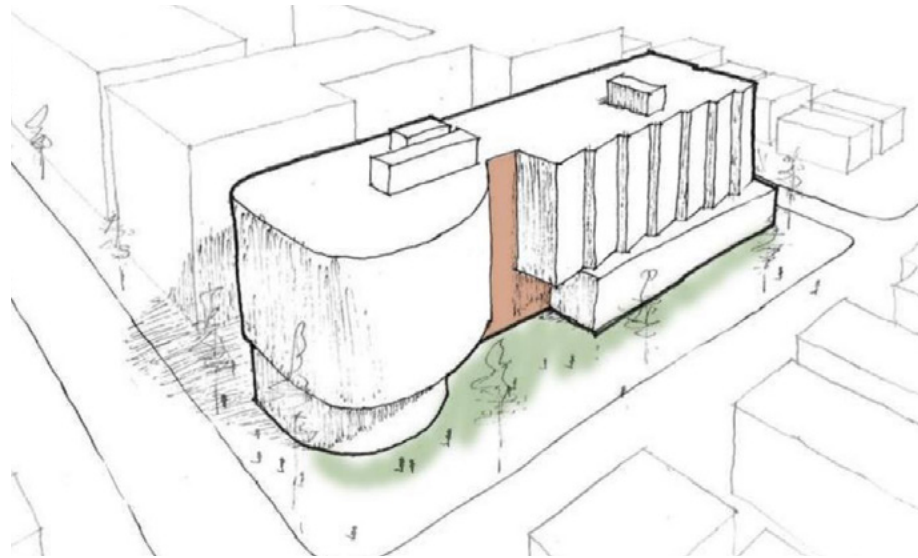


Mithun - Liberty Bank Building



Sign detail from Dr. Blanche Lavisso Park

05: ARCHITECTURAL MASSING OPTIONS



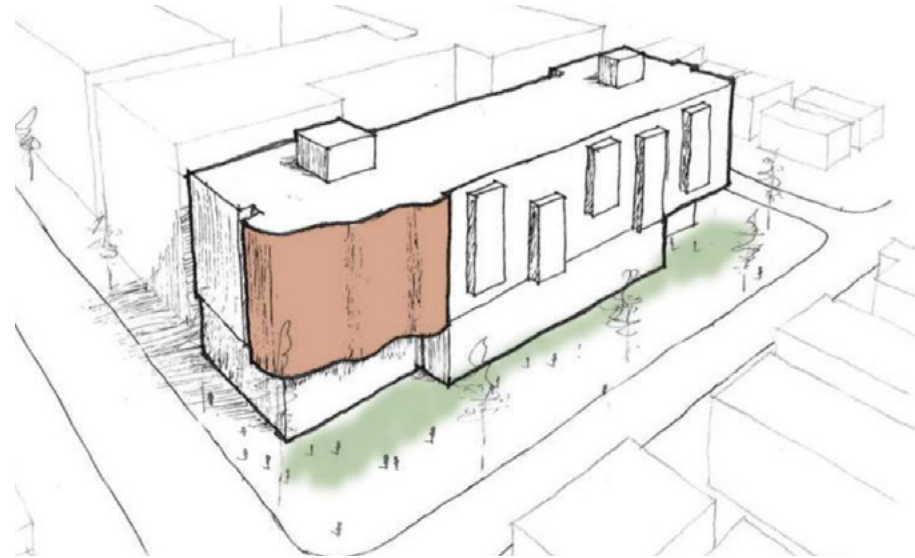
Option I: Alternate "The Heart"

Opportunities:

- Central plaza creates a protected space for gathering.
- Iconic form at corner of 23rd and Spring celebrates the corner.
- Rounded corner form expresses Afrocentric design principals and the Black American presence within the neighborhood.
- Plaza space includes both covered and open to sky outdoor space.
- Generous sidewalk and landscape buffer for community use.

Constraints:

- Little response to 23rd and Union development.
- Elongated plaza limits interaction between Africatown office, retail, and apartment residents.
- Corner massing does not meet setback requirements.



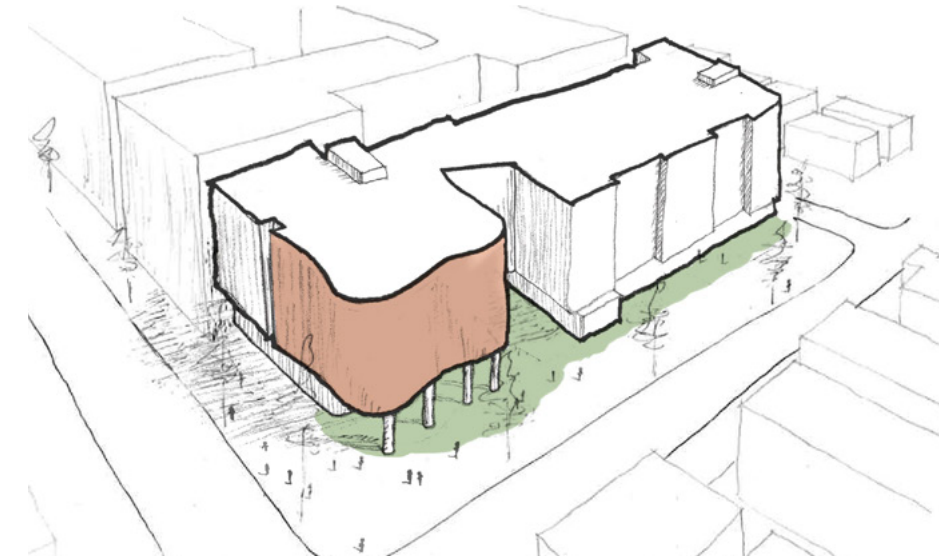
Option II: Alternate "The Flag"

Opportunities:

- Iconic gesture at corner of 23rd and Spring celebrates the corner.
- Wavy corner gesture expresses Afrocentric design principals and the Black American presence within the neighborhood.
- Massing responds to the development to the North.
- Generous sidewalk and landscape buffer for community use.
- Code compliant setbacks.

Constraints:

- Open space at corners not ideal for community gatherings.
- Two open spaces are not visually or physically linked.
- Plaza space is covered – no open to sky plaza area.
- Separate entrances for office and residential limit interaction between Africatown office, retail, and apartment residents.
- Less successful at breaking down building length along Spring.



Option III: Preferred "The Tree"

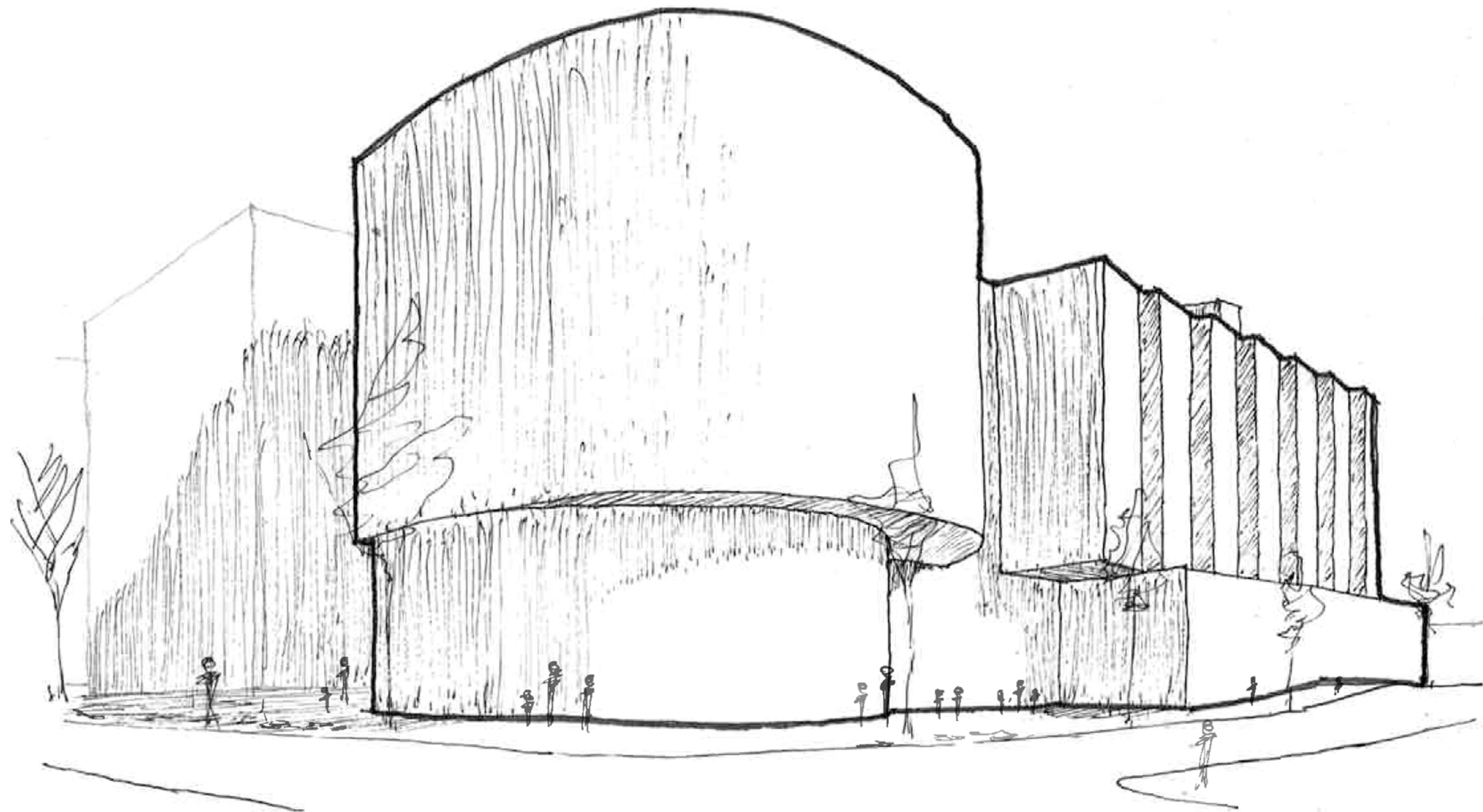
Opportunities:

- Iconic form at corner of 23rd and Spring celebrates the corner.
- Organic corner form combines ideas of the "heart" and "flag" to best express Afrocentric design principals and the Black American presence within the neighborhood.
- Massing responds to the development to the North.
- Plaza space includes both covered and open to sky outdoor space.
- Plaza space best supports community interaction at street level.
- Generous sidewalk and landscape buffer for community use.
- Plaza configuration uses the building as a backdrop for outdoor performances.

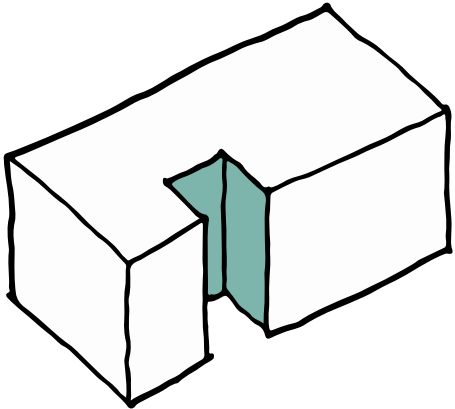
Constraints:

- Corner massing does not meet setback requirements.

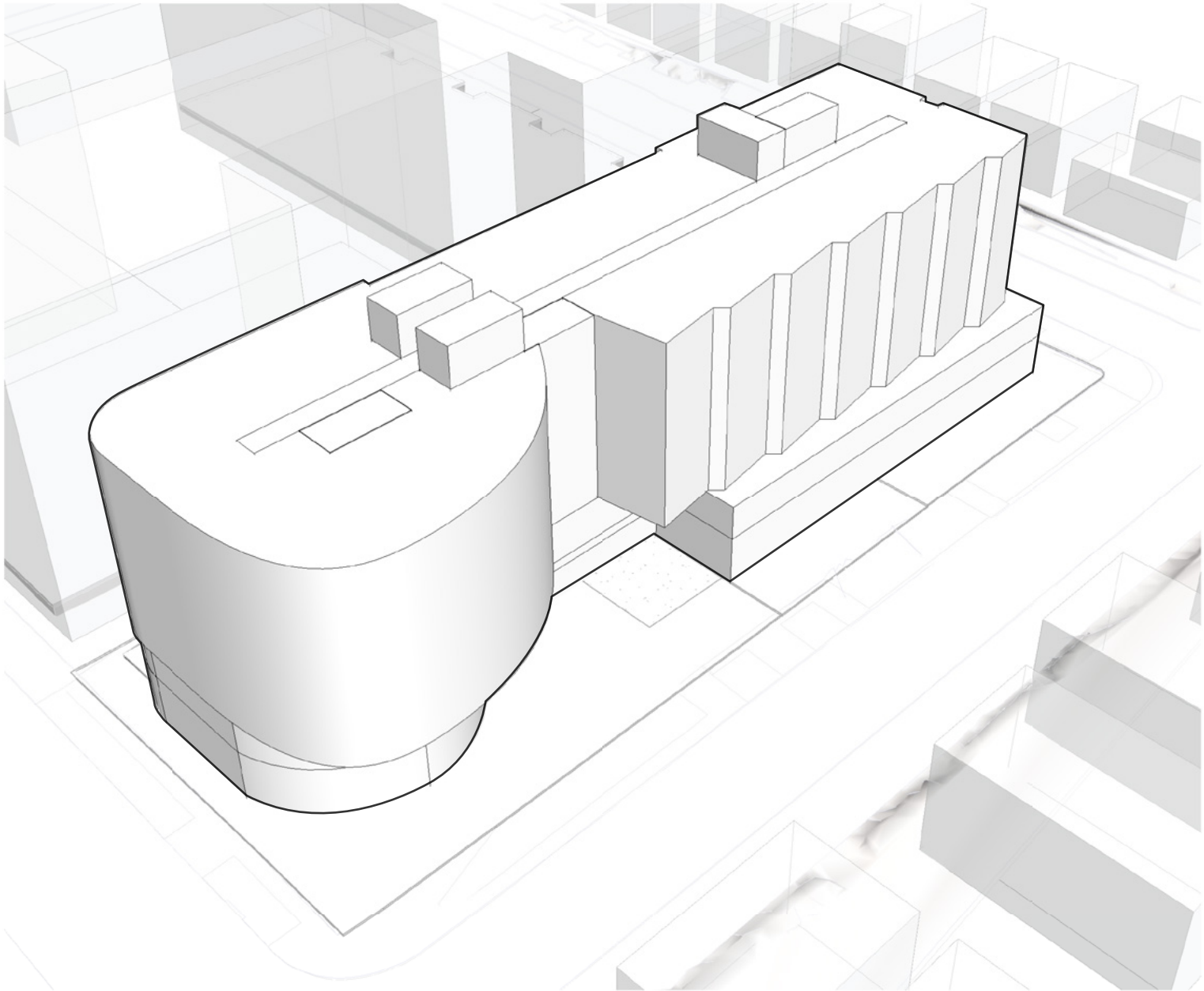
MASSING OPTION 1

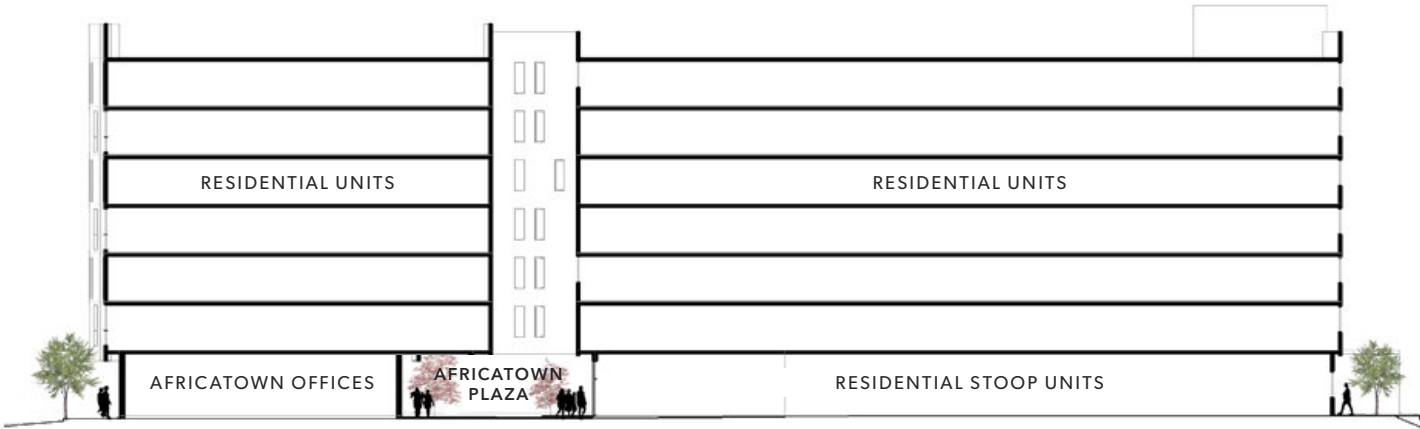


Main Massing Move



Concept Image



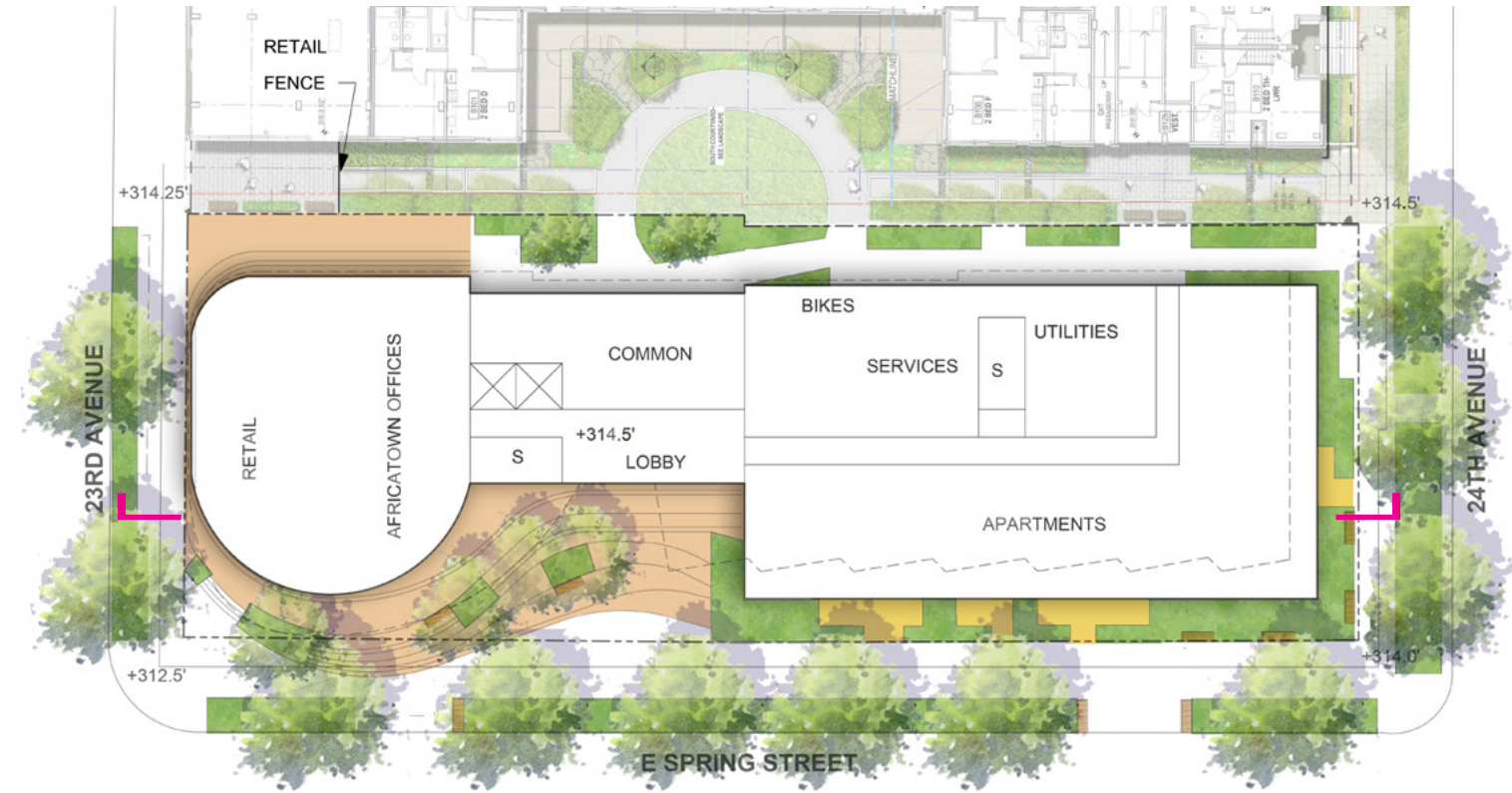


BUILDING SECTION

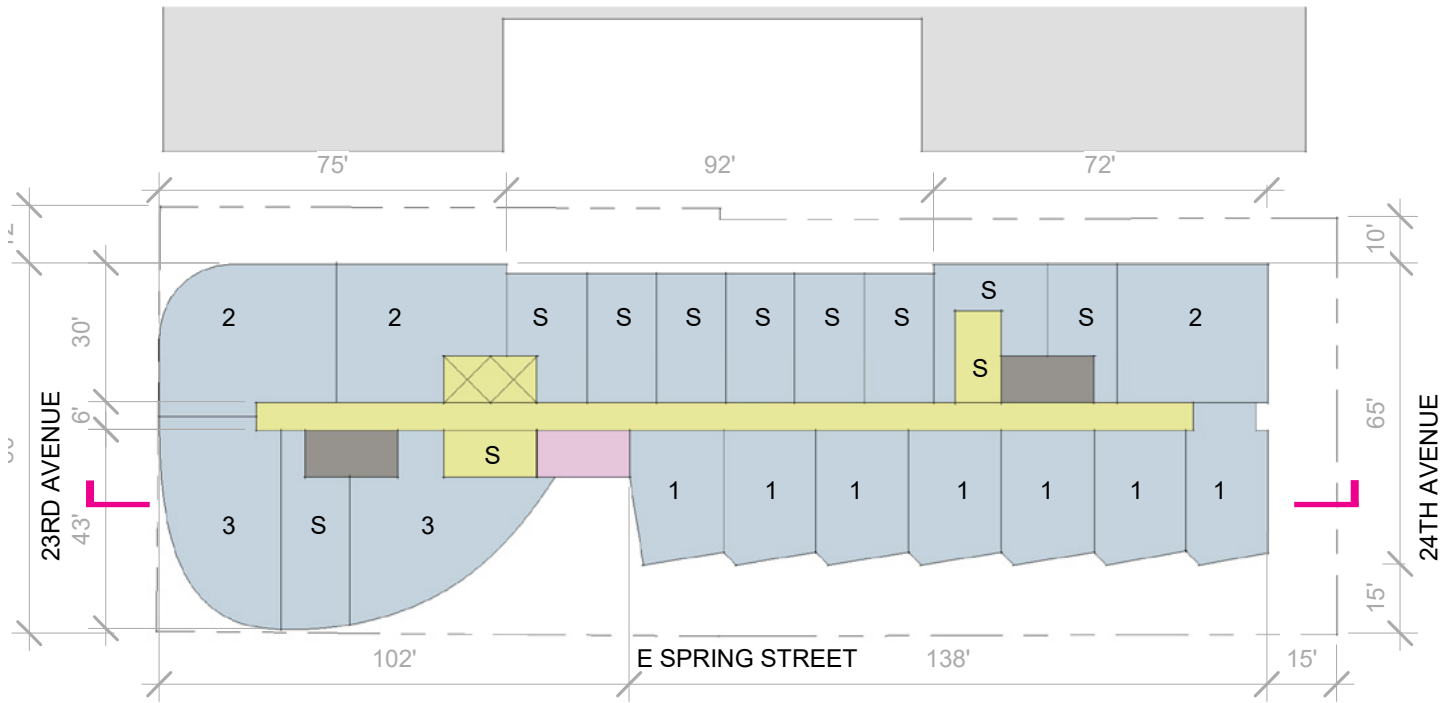
GROUND LEVEL CONCEPT

Inspired by the layered history of the site, the Plaza embraces the iconic architectural element at 23rd Ave and Spring St - the “heart” of the site.

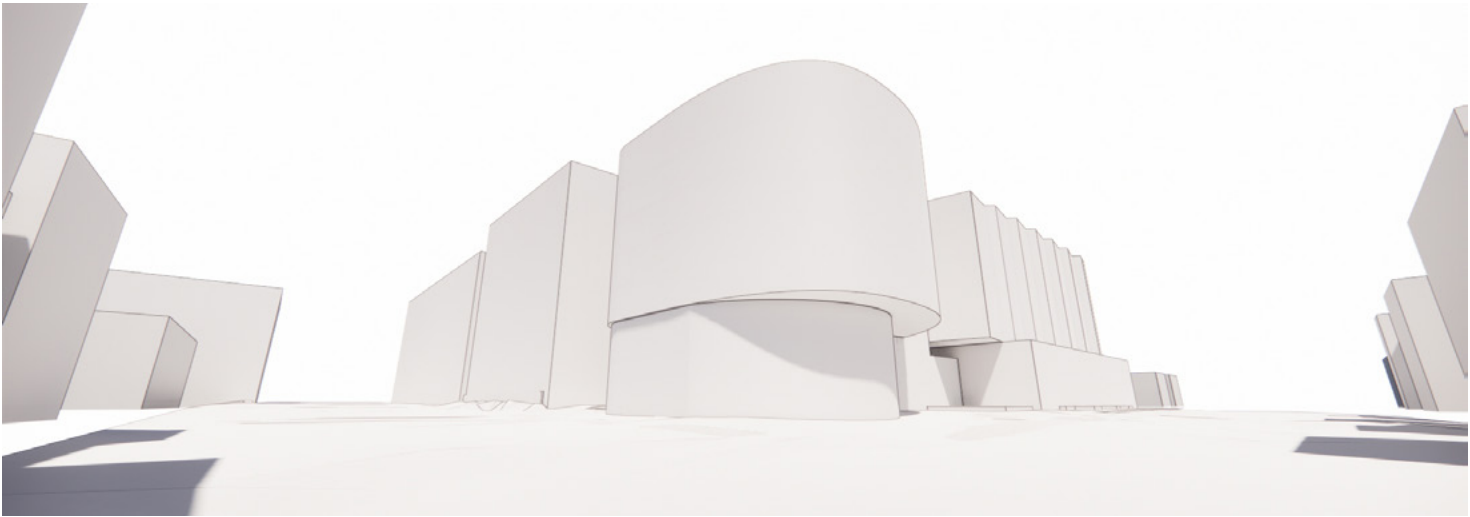
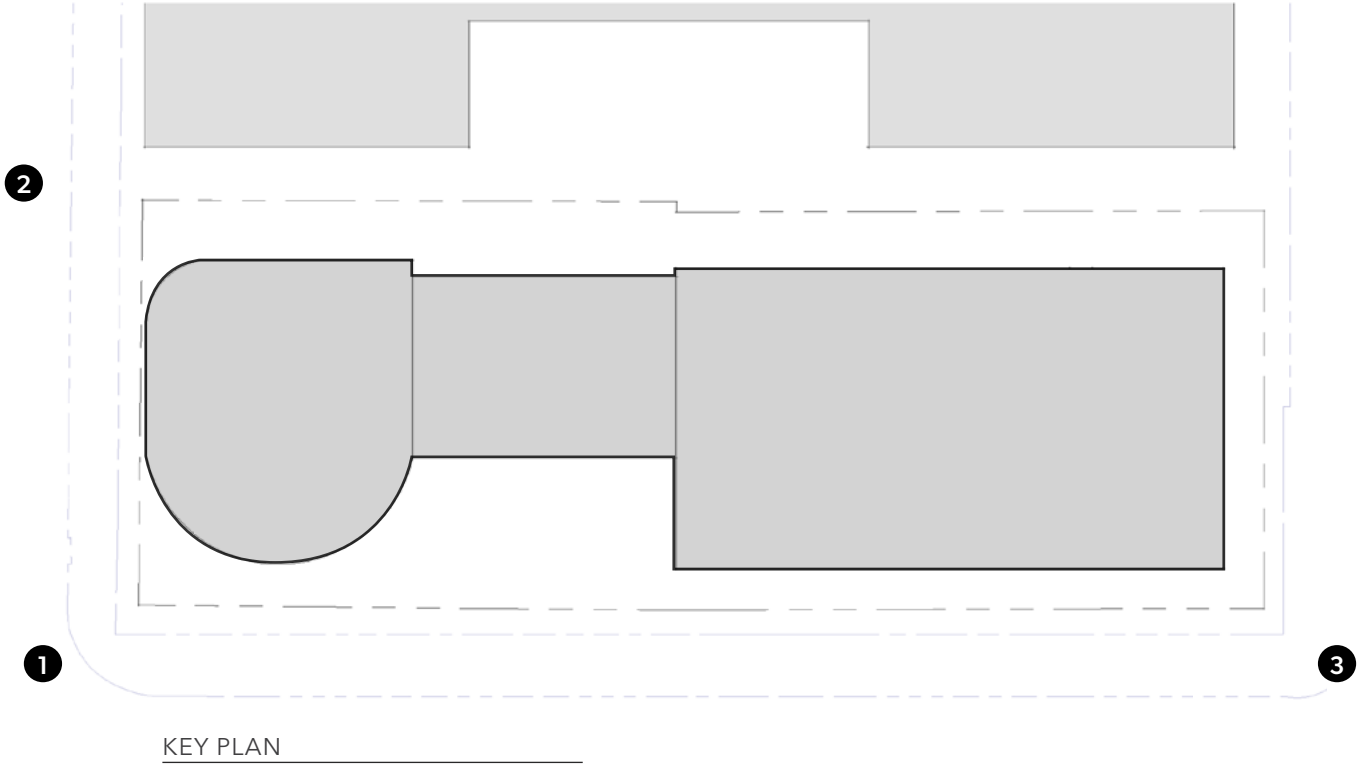
The fluid and organic paving patterns highlight the pulsate of energy transported to and from residents onsite and community at large. Framed by socially vibrant street edges, active retail space and reflective/private landscape boundaries, the site transforms into an exciting and colorful gathering space during the day and at night.



GROUND FLOOR PLAN



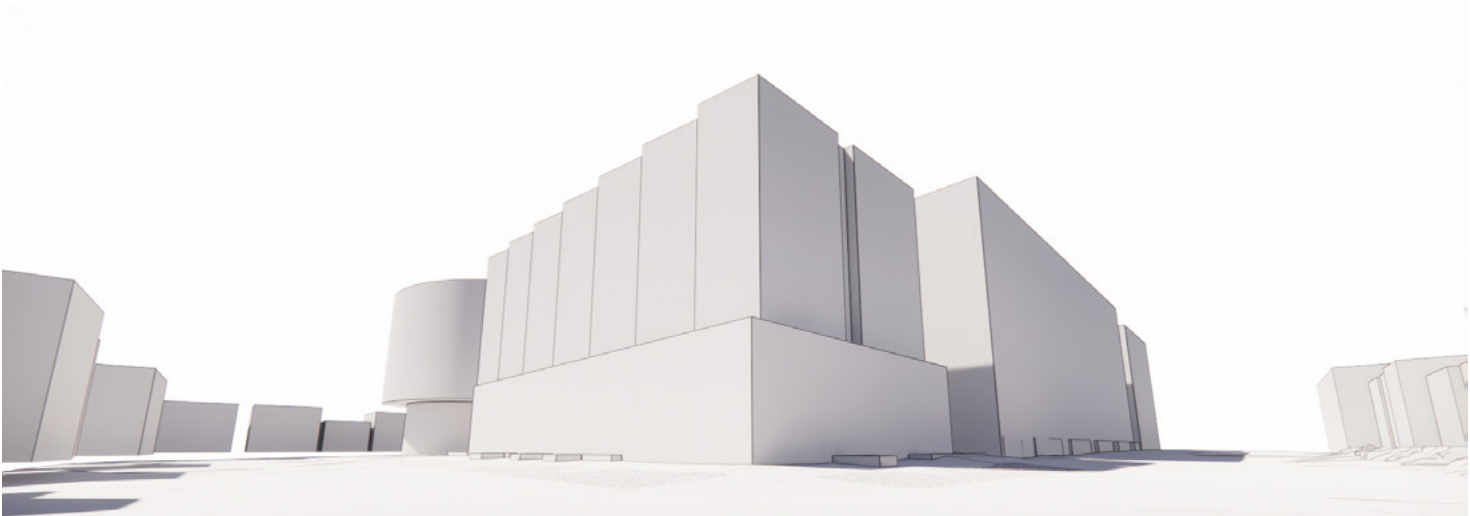
LEVEL 2-7 FLOOR PLAN



Street View 1

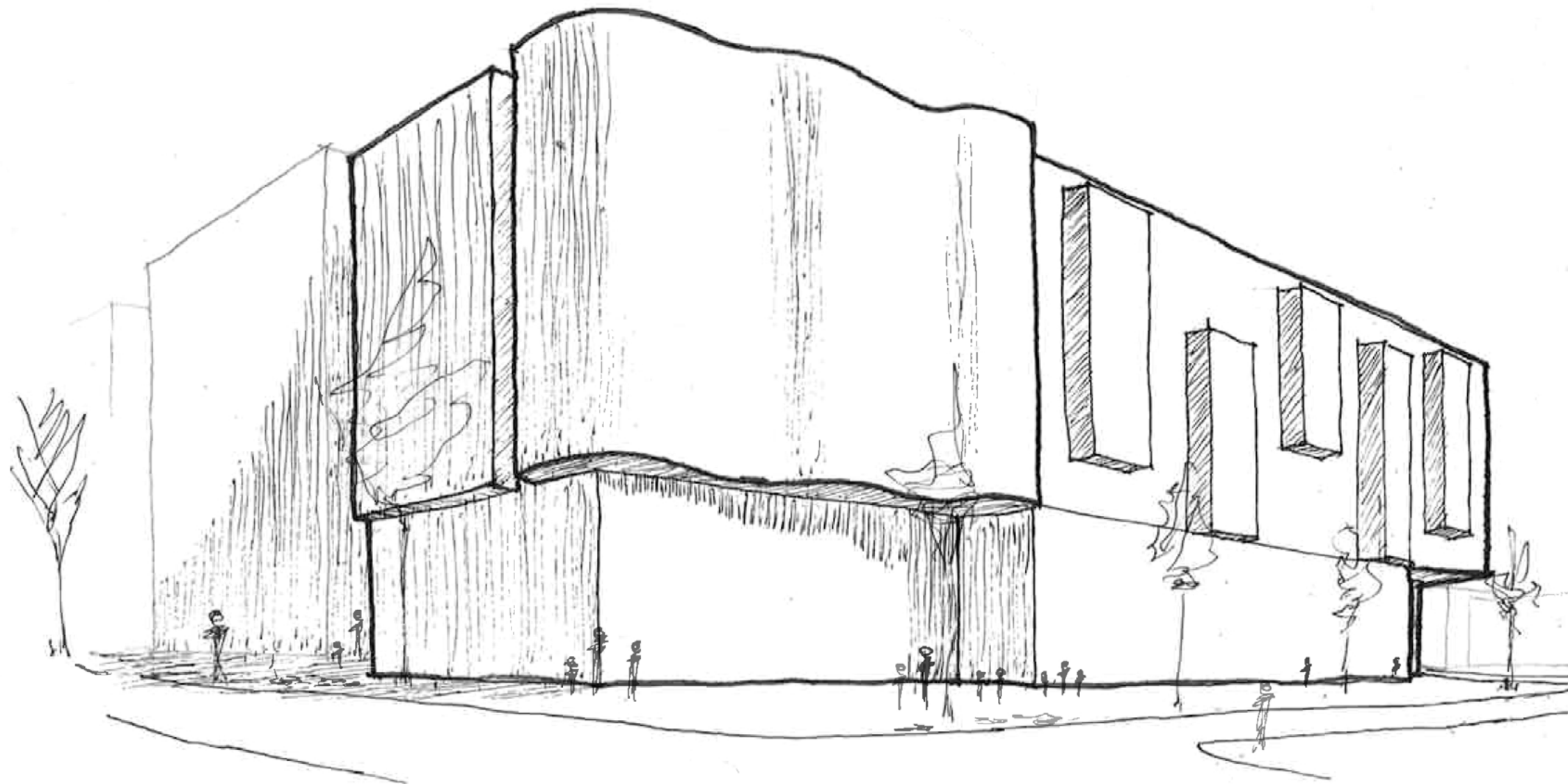


Street View 2

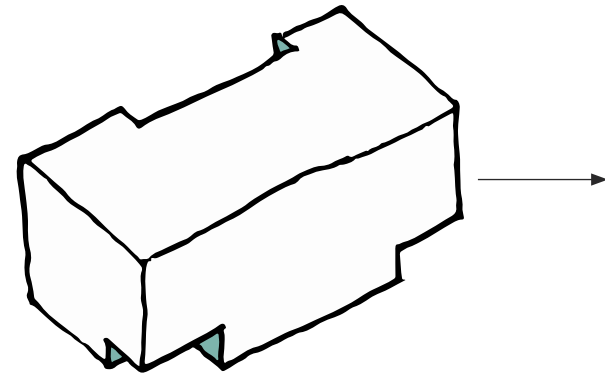


Street View 3

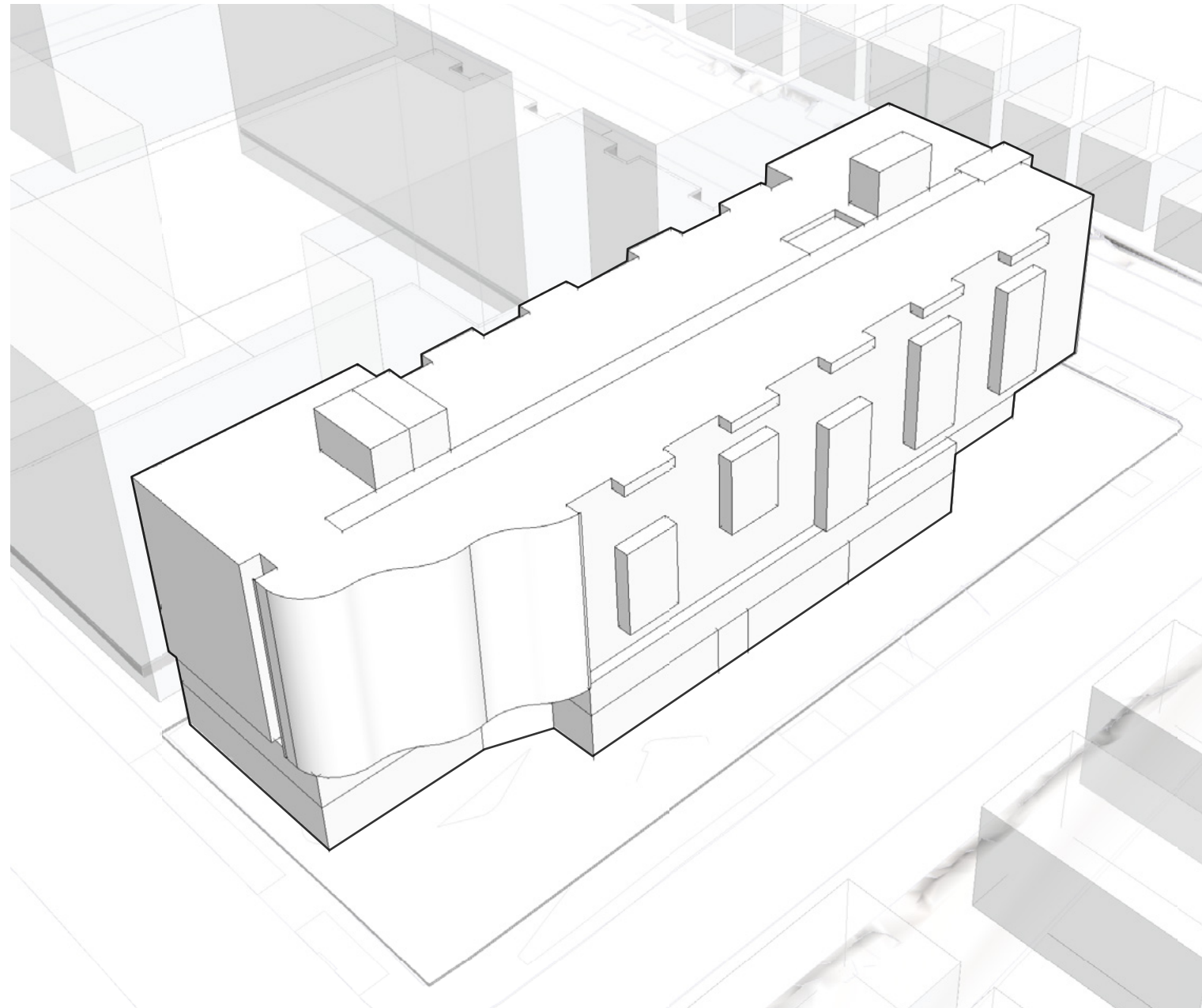
MASSING OPTION 2

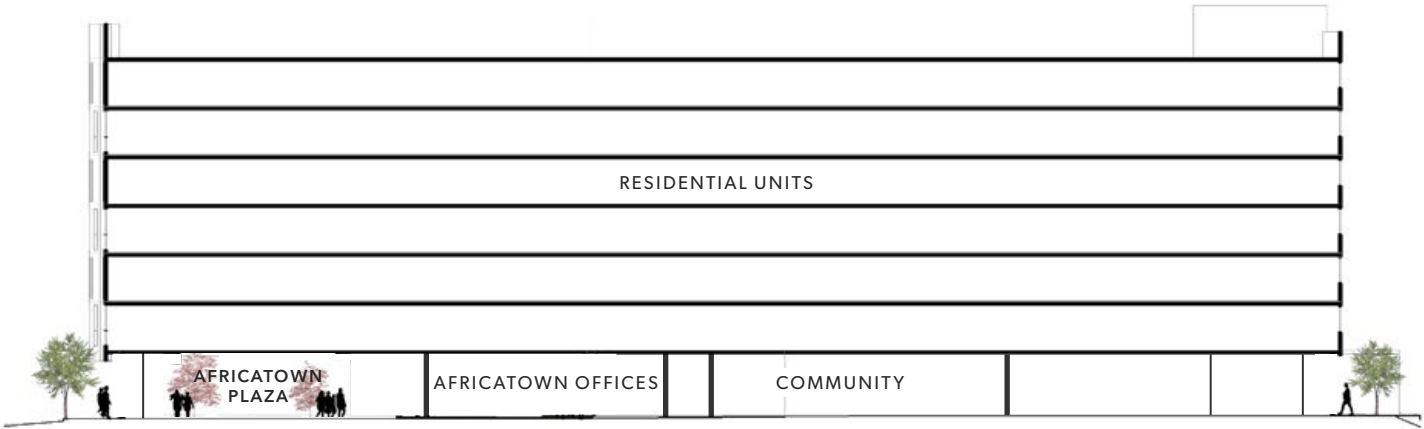


Main Massing Move



Concept Image



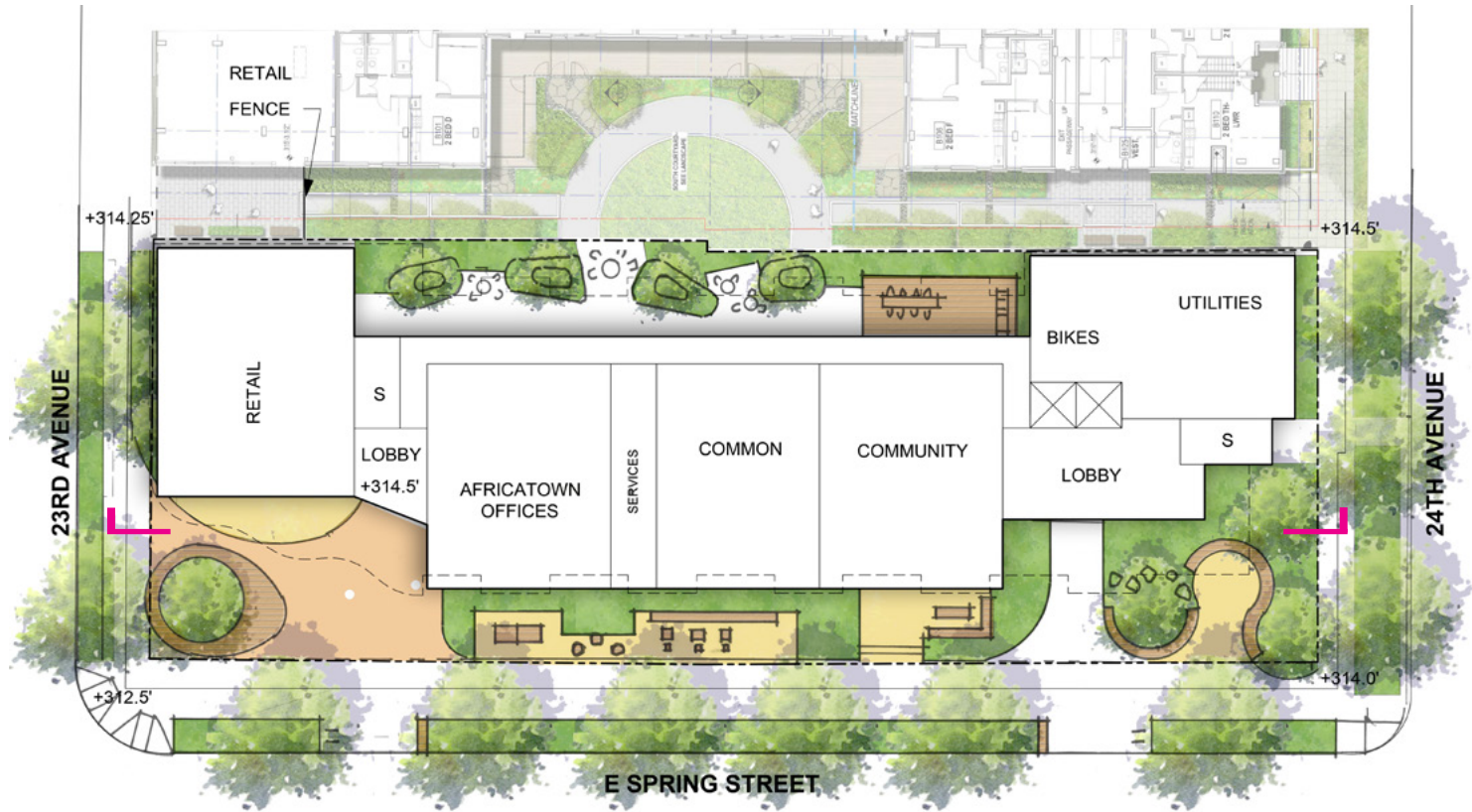


BUILDING SECTION

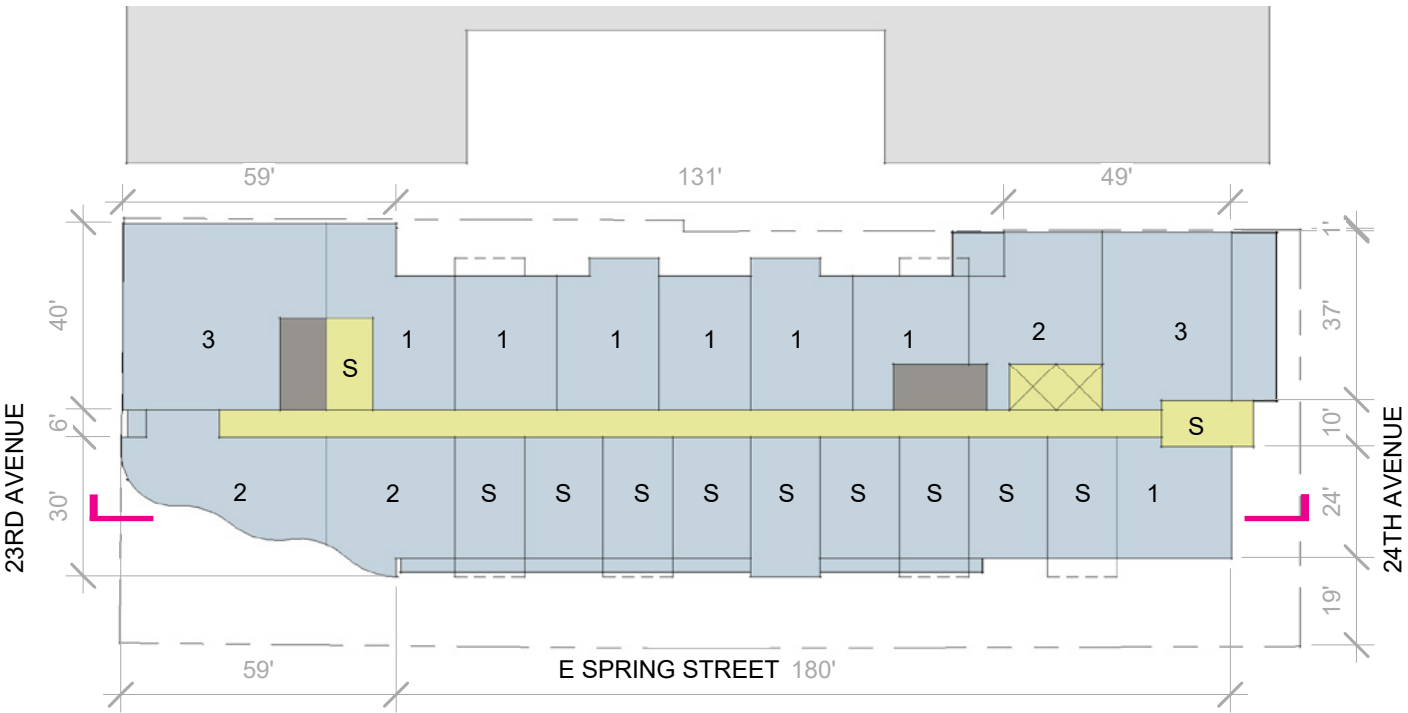
GROUND LEVEL CONCEPT

From west to east, the Flag transitions from an active and engaging public face at 23rd to a quiet garden entry for residents at 24th.

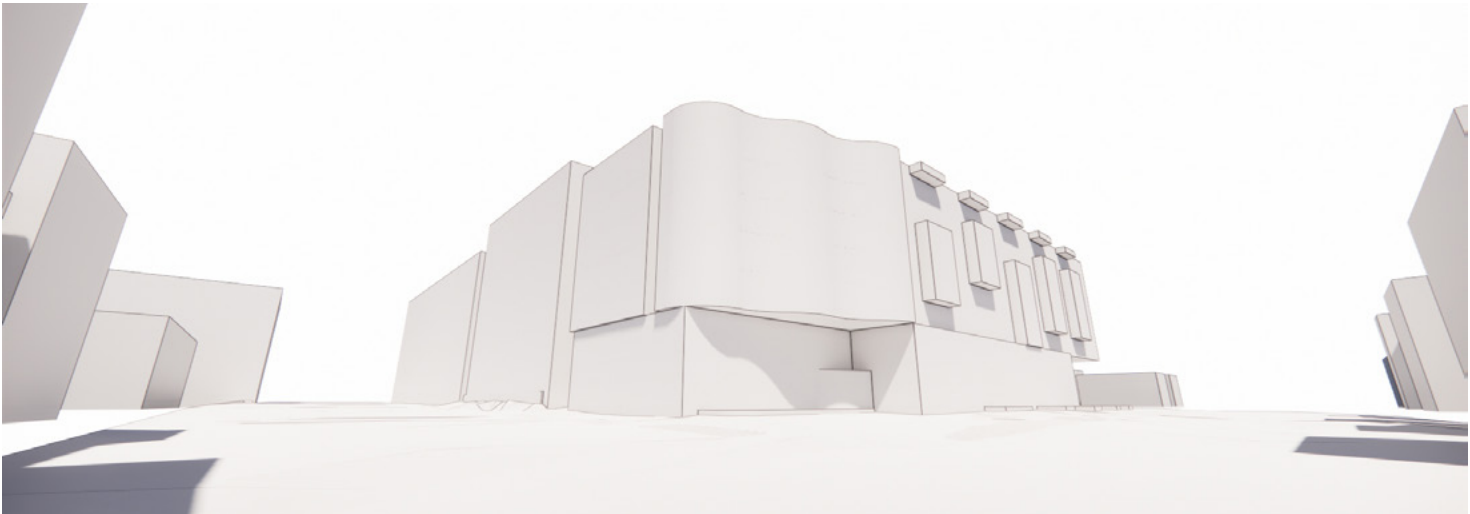
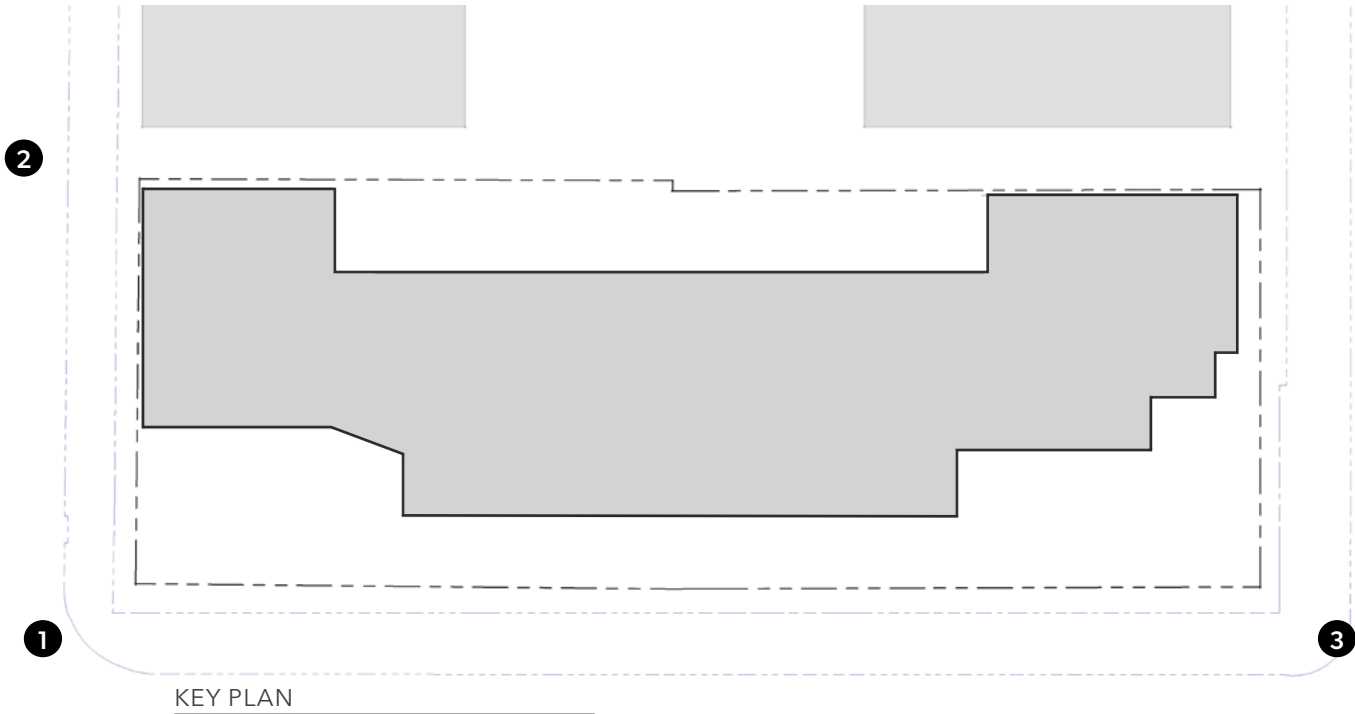
In between a playful active edge offers nooks for games and conversation with family and friends. A northwest courtyard garden provides a green respite for quiet reflection and small gatherings and celebrations. Dynamic paving patterns, artful furnishings and the use of honest materials celebrate and draw from the rich cultural history of the Central District.



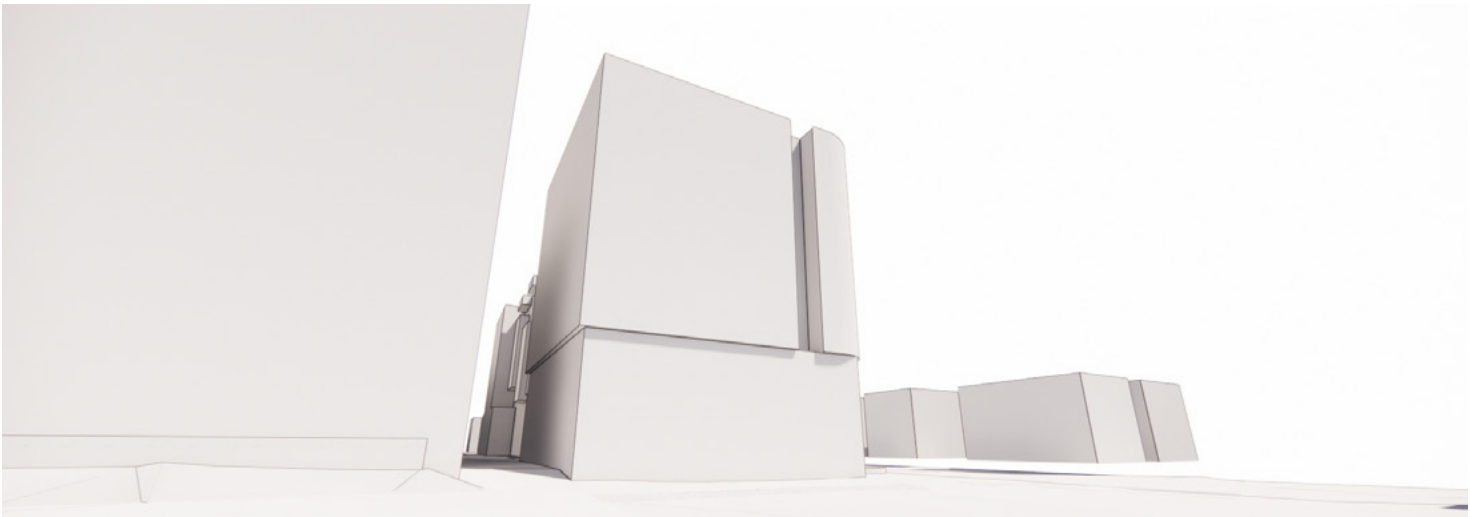
GROUND FLOOR PLAN



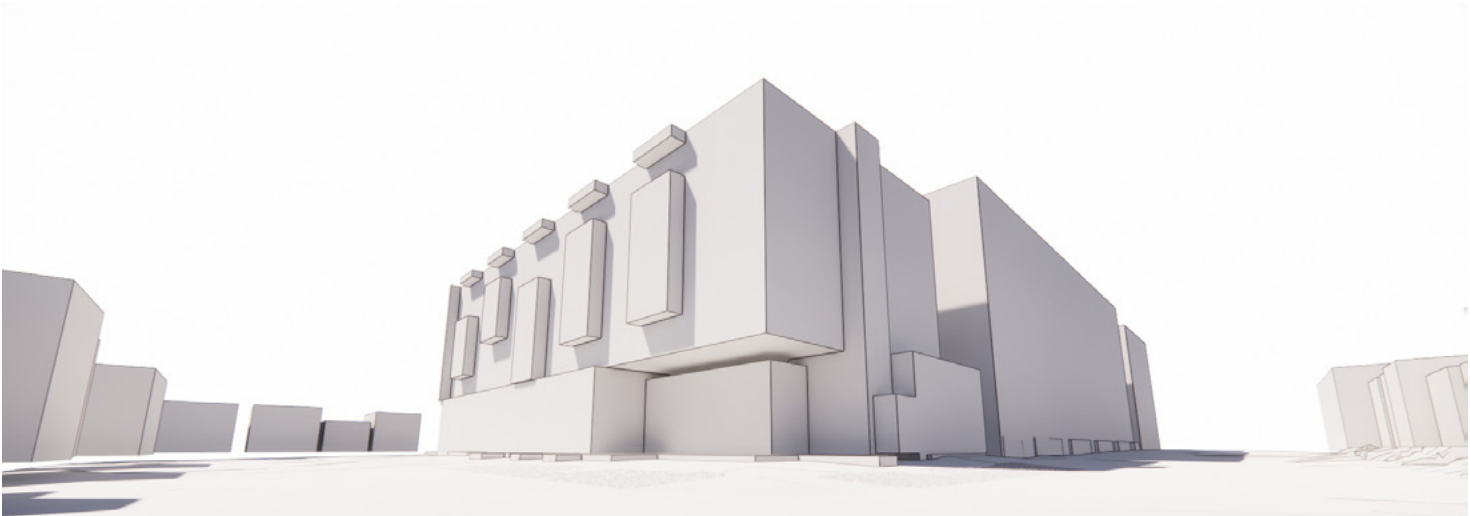
LEVEL 2-7 FLOOR PLAN



Street View 1

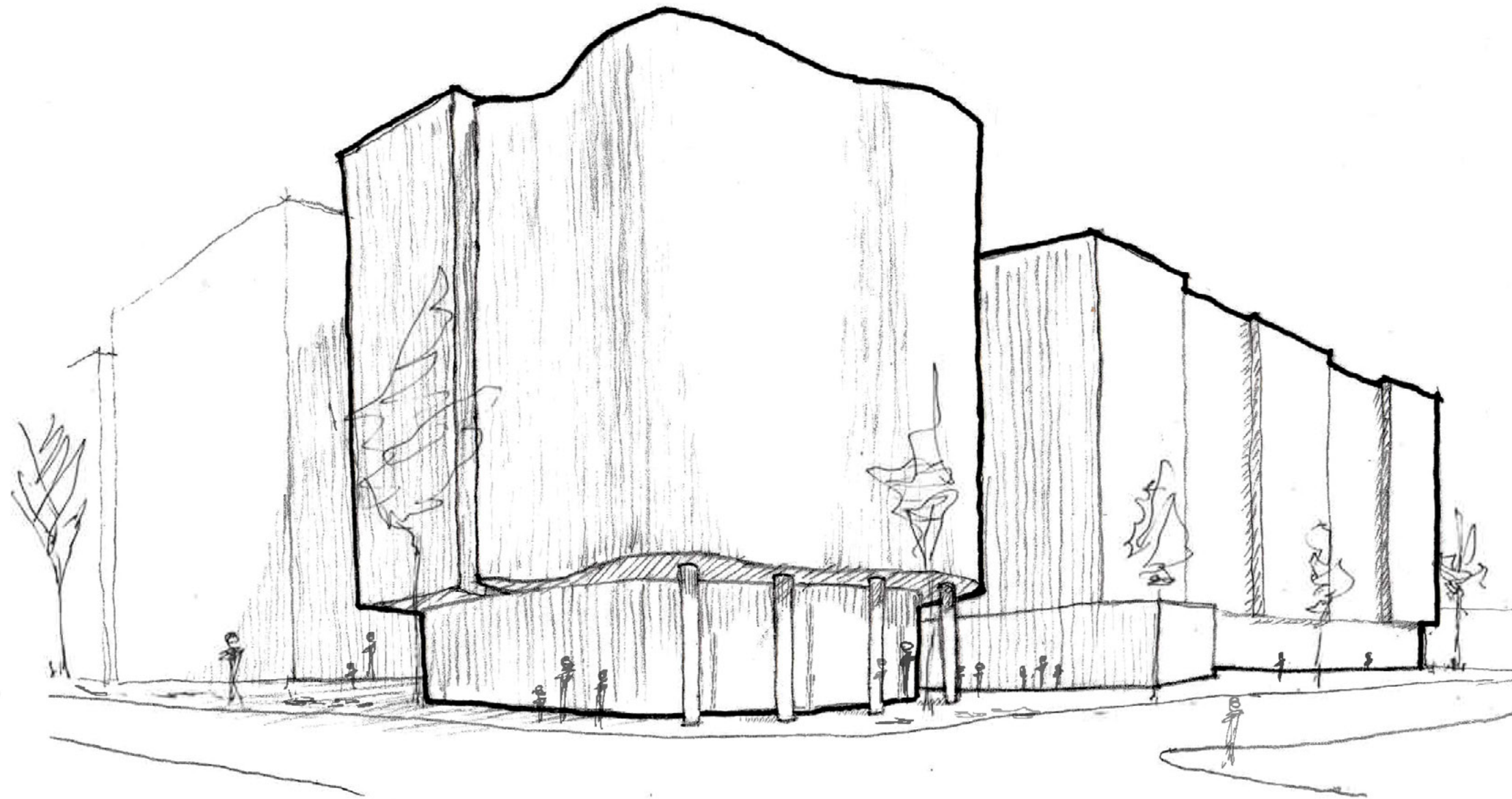


Street View 2

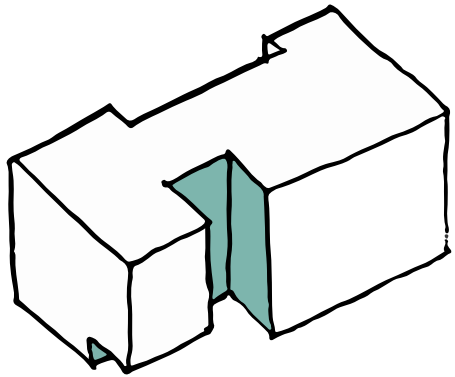


Street View 3

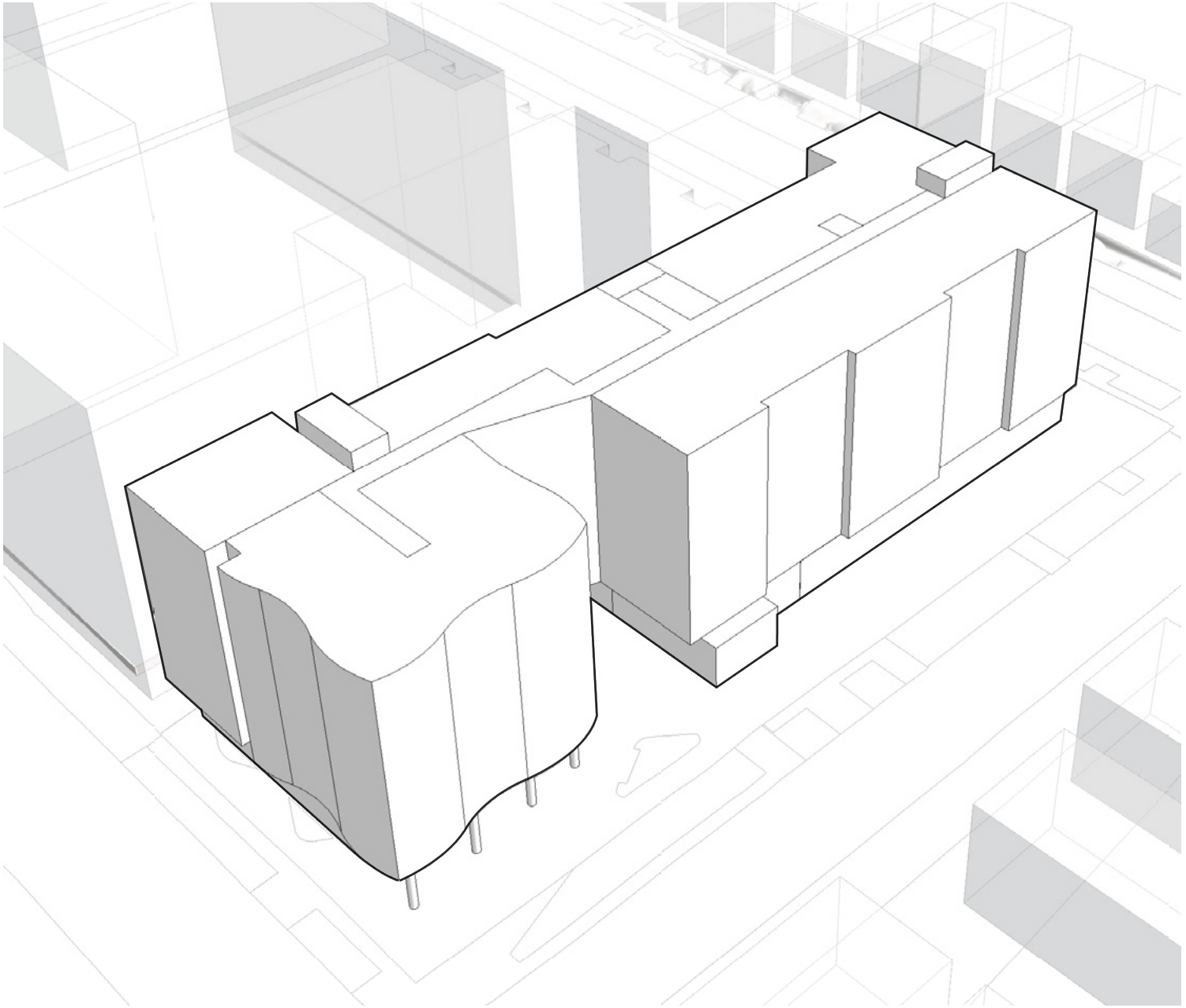
MASSING OPTION - PREFERRED

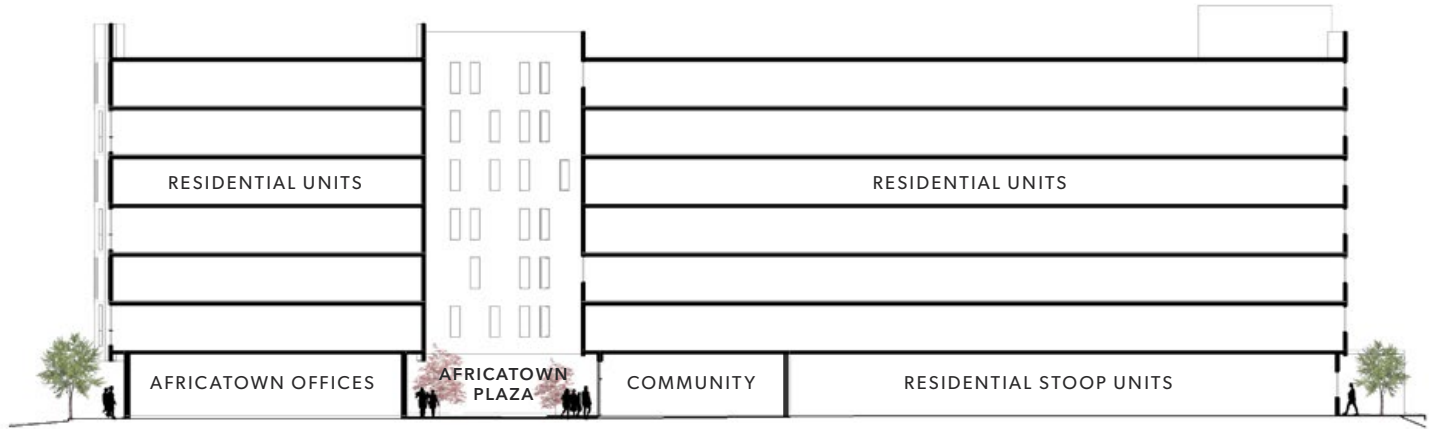


Main Massing Move



Concept Image





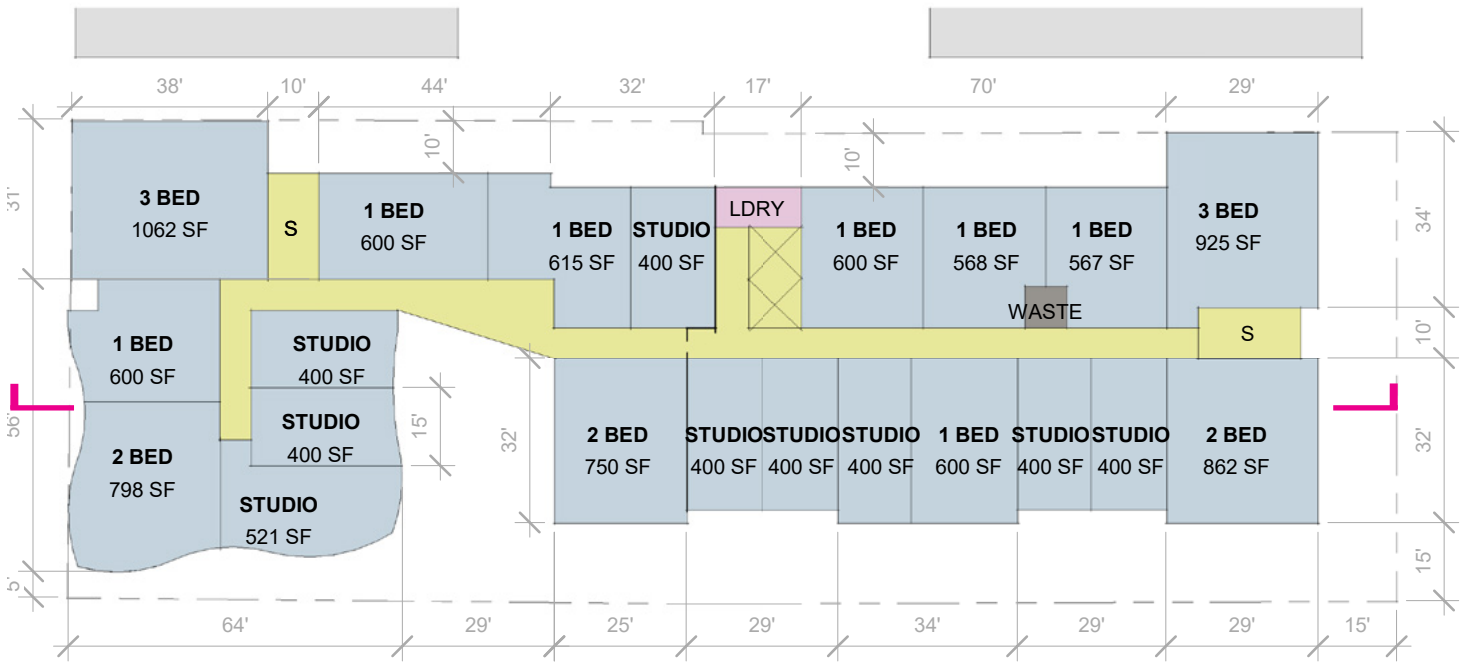
BUILDING SECTION

The building sits on a half acre site. The project comprises an 7-story structure with affordable housing units, a community room, Africatown offices, small retail spaces, and generous open plazas for community and resident use.

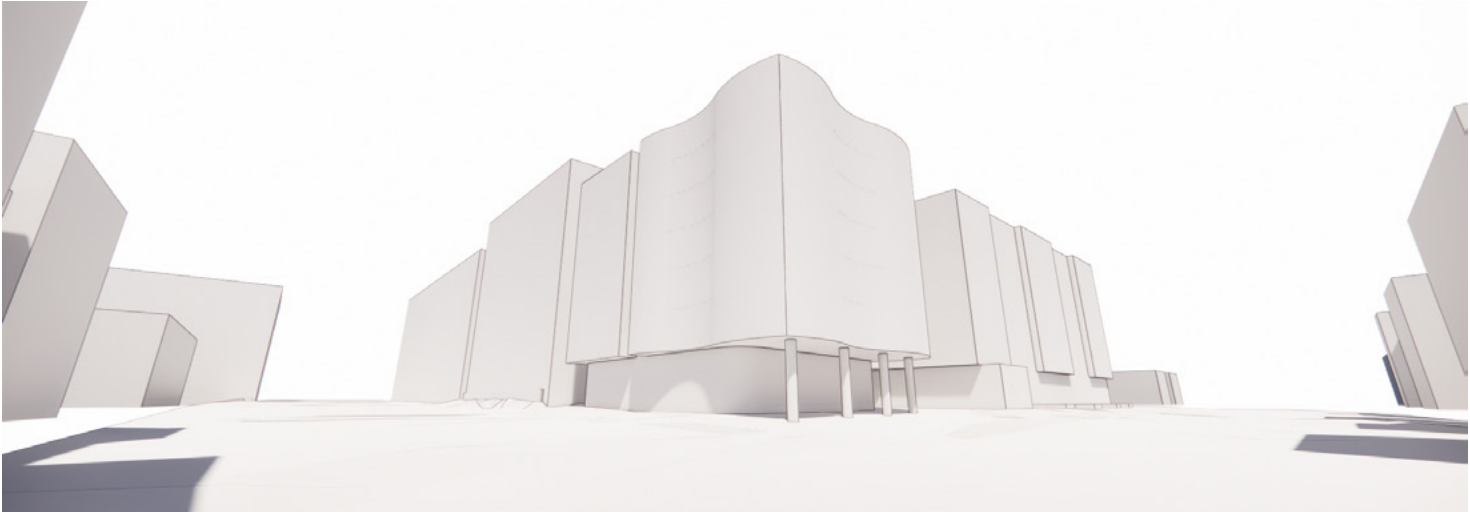
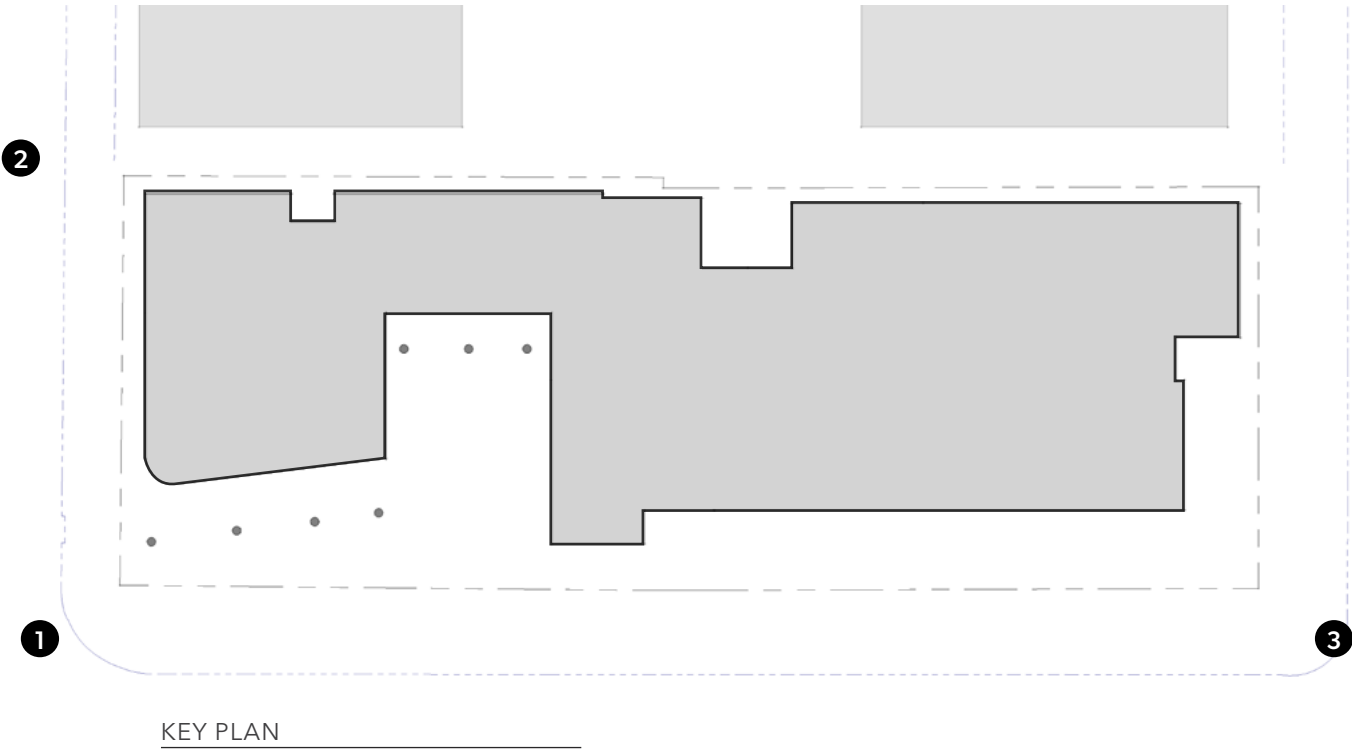
The community-based design concept is to ensure 2-bedroom and 3-bedroom units are included, so that families may live at Africatown Plaza in addition to single people.



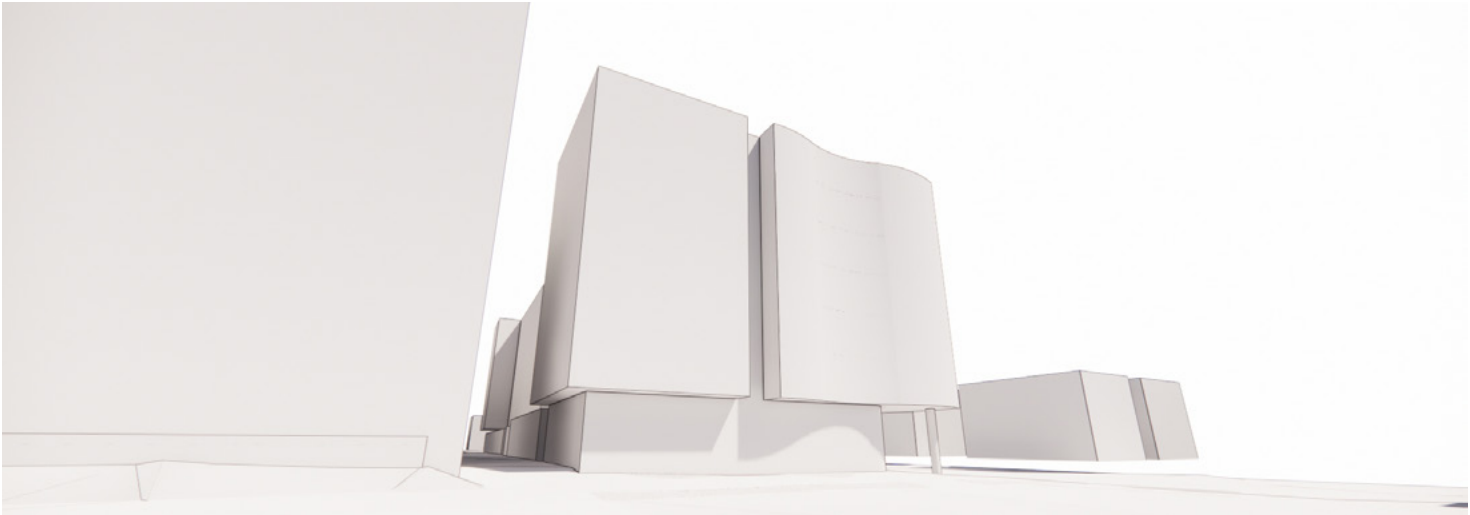
GROUND FLOOR PLAN



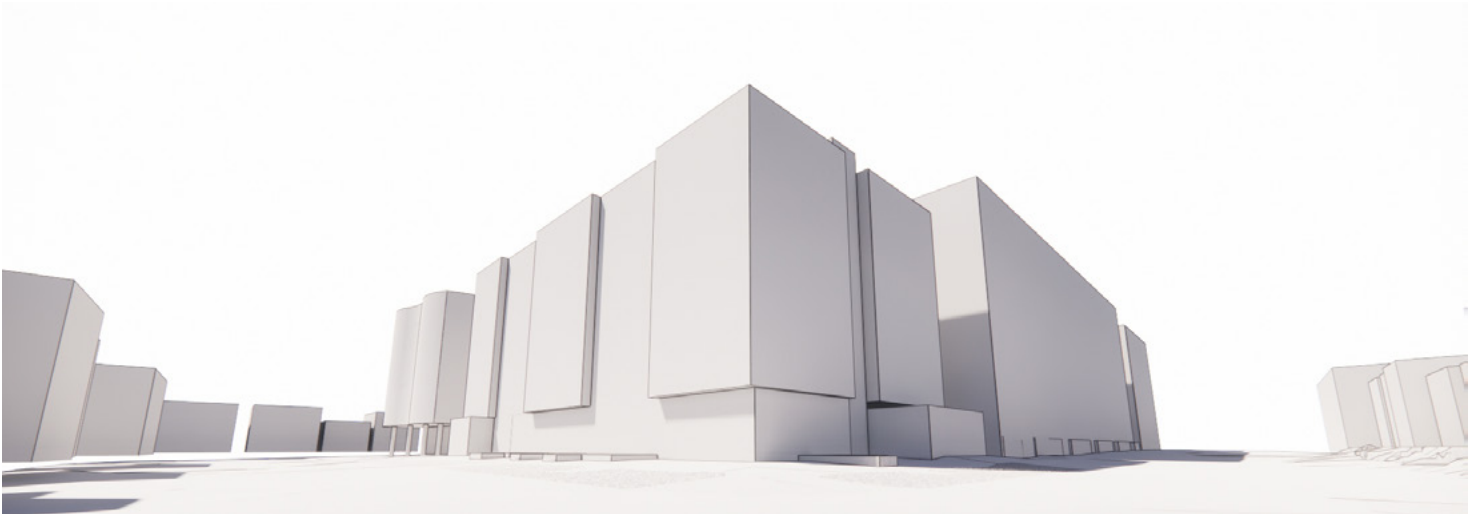
LEVEL 2-7 FLOOR PLAN



Street View 1



Street View 2



Street View 3



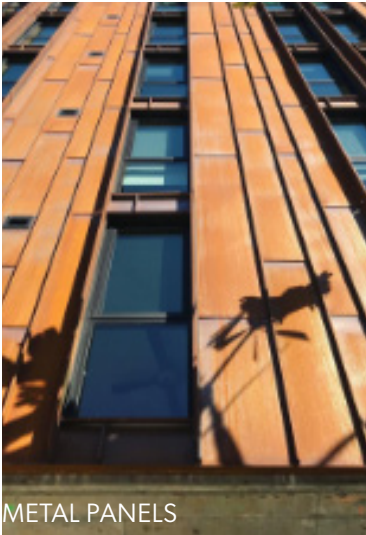
COMMUNITY IDENTITY



NEIGHBORHOOD SCALE



THIN BRICK ACCENT



METAL PANELS



ACTIVE + TRANSPARENT STREET EDGE - STOREFRONT



NEIGHBORHOOD SCALE



PATTERN AND COLOR



TEXTURE



ENLIGHTENED CIRCULATION - WINDOWS IN STAIRS



TEXTURE CEMENT BOARD RANDOM BATTEN SIDING



METAL PANELS



SOCIAL EDGE - STOOP



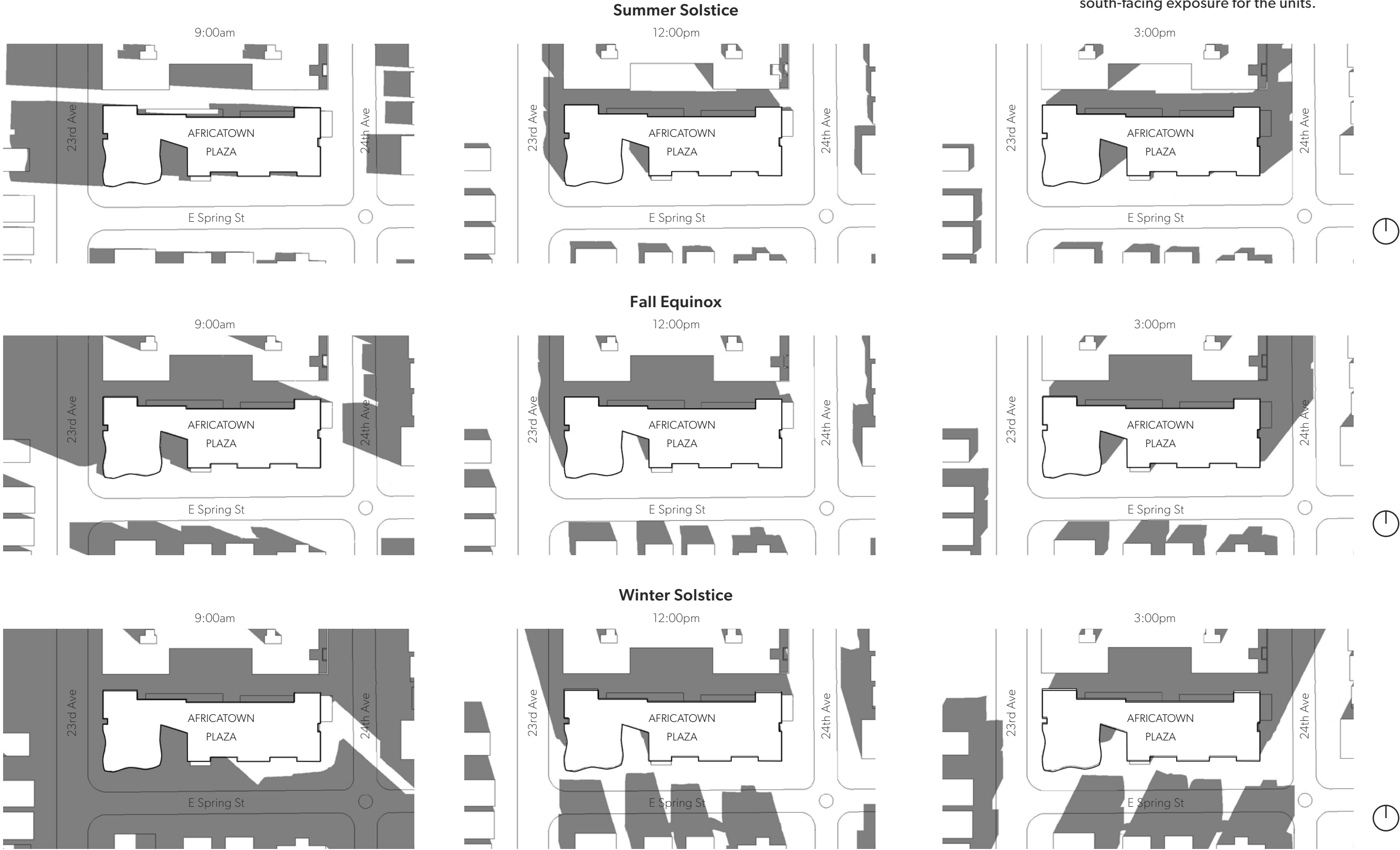
SOCIAL EDGE-WOOD ACCENT



ICONIC FORM + AFROCENTRIC DESIGN

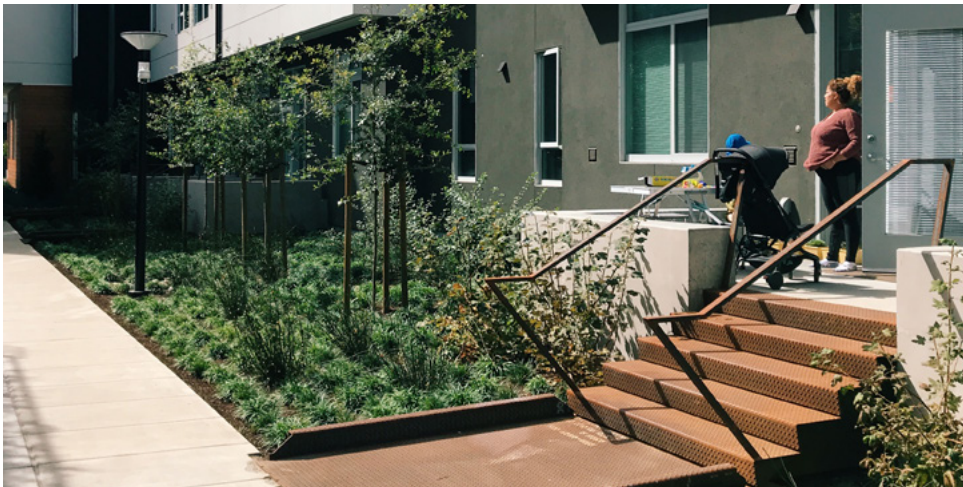
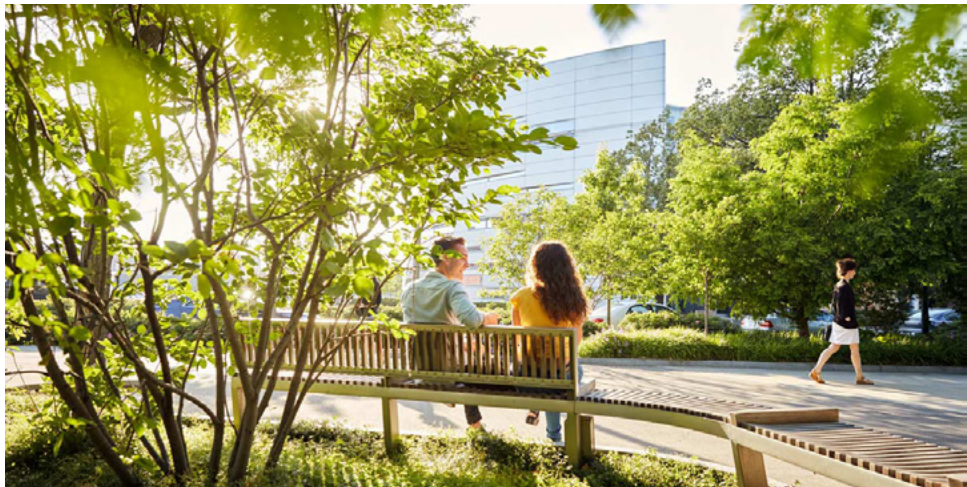
SHADOW STUDIES

The design maximizes south-facing exposure for landscaping and plants, while minimizing south-facing exposure for the units.



06: LANDSCAPE DESIGN

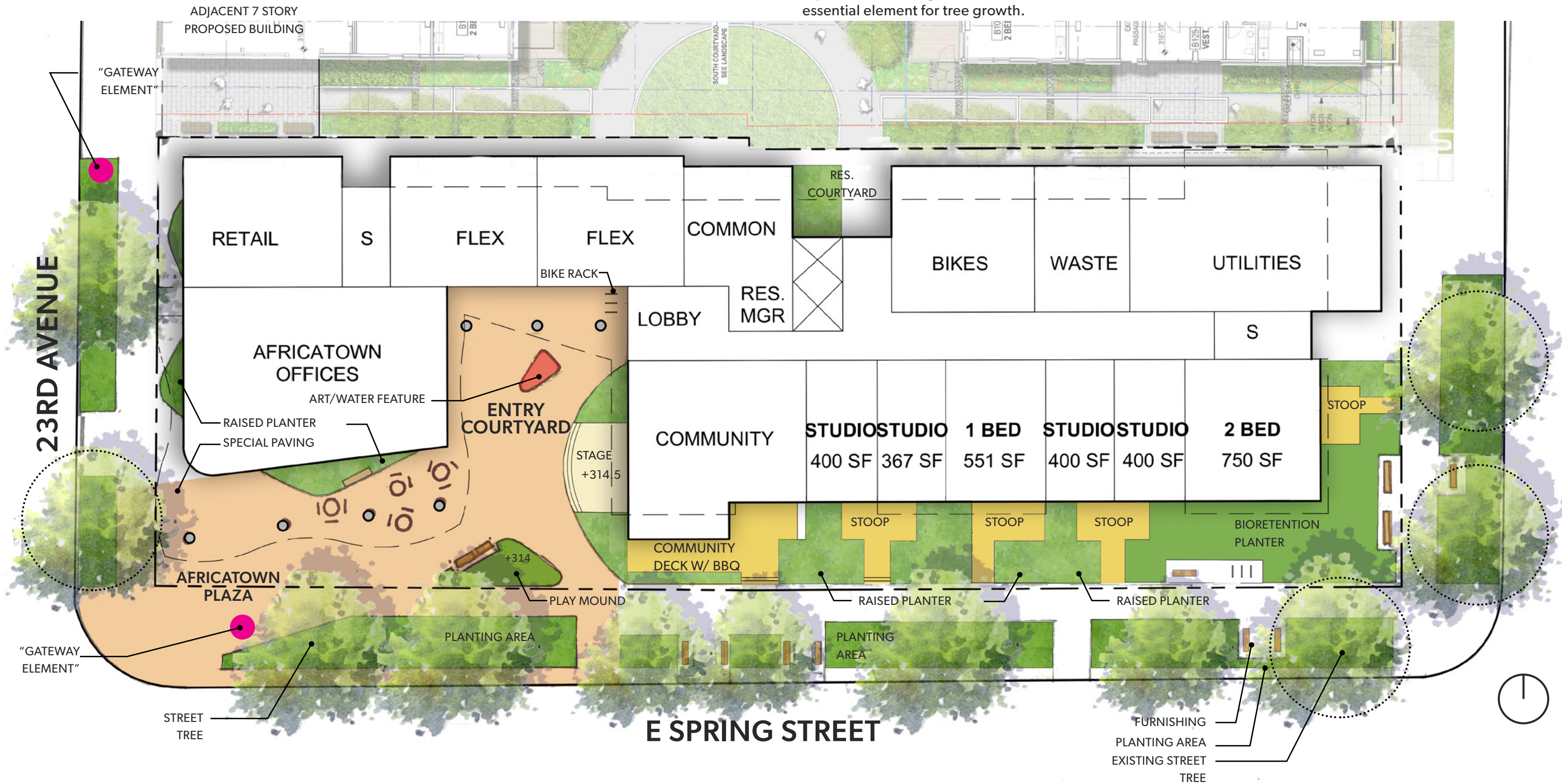
Concept Images

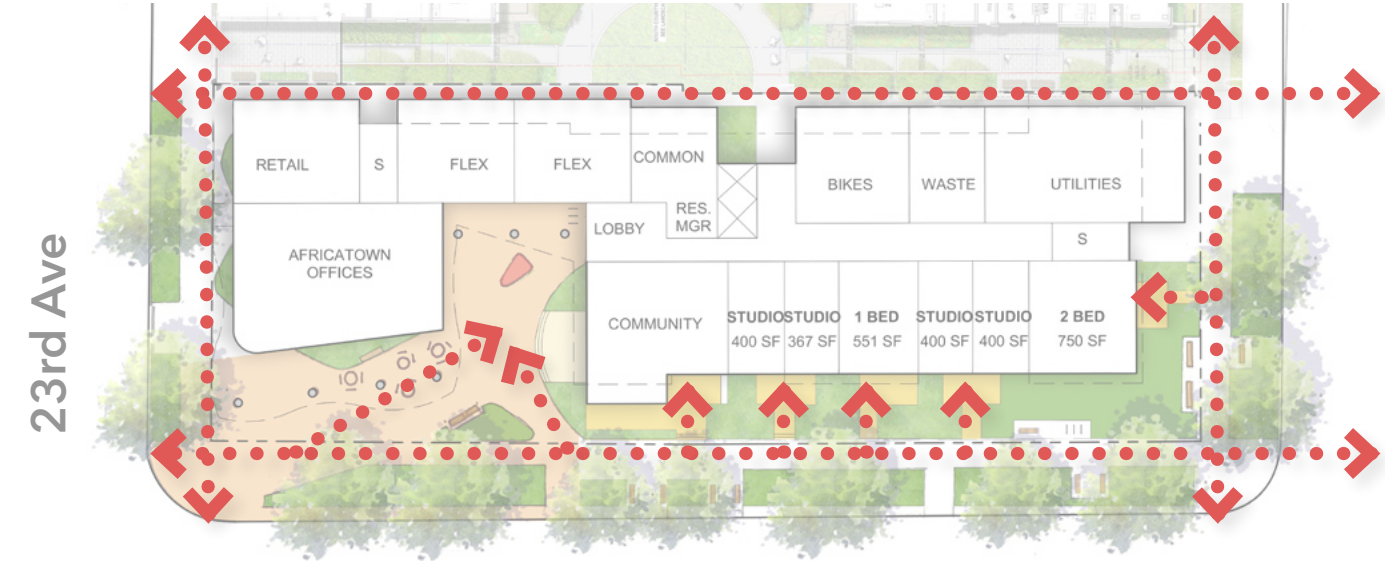


OPTION 03 (PREFERRED): "THE TREE"

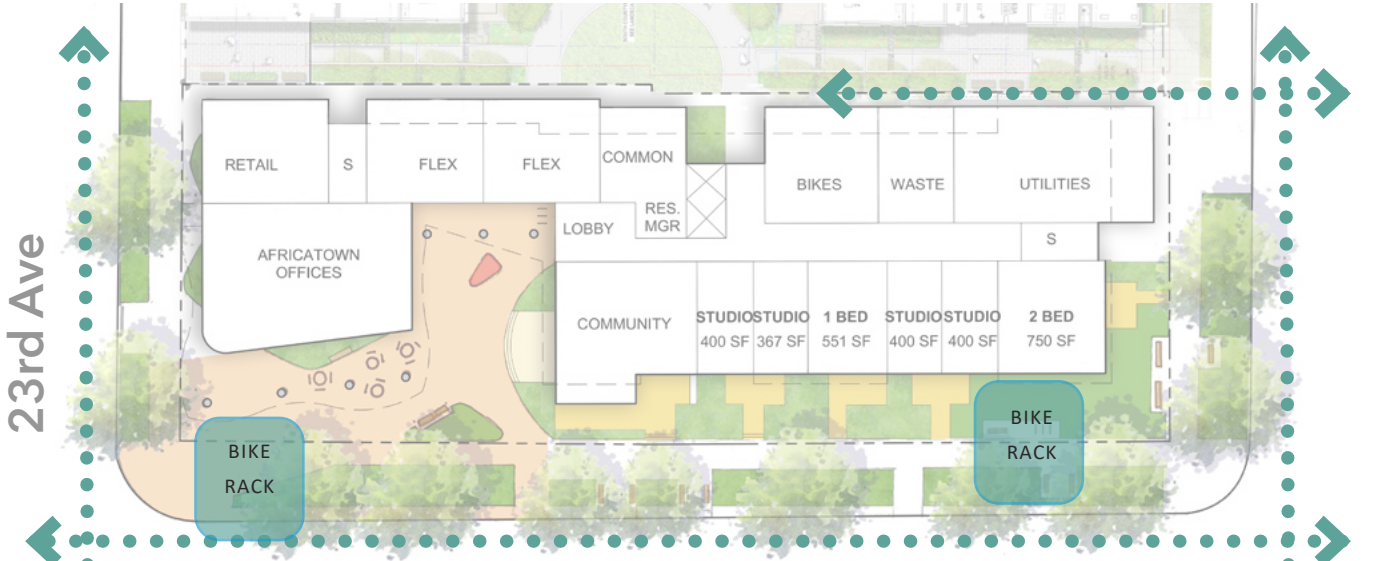
"Water is necessary...water is life". Influenced by these words from the community, this preferred design option celebrates organic symbols that can be traced back to African and Afrocentric design. Entry courtyard contains an art/water feature that represents the "origin" or "source" of water, an essential element for tree growth.

The idea of water flow is symbolically allowed to erode and shape Africatown Plaza. Community stage is intended to be a flexible space that can accommodate multi-generational members of the community. Diverse and adaptive plant species from Africa further strengthen the vibrant identity of African American and African neighborhood in Central District.

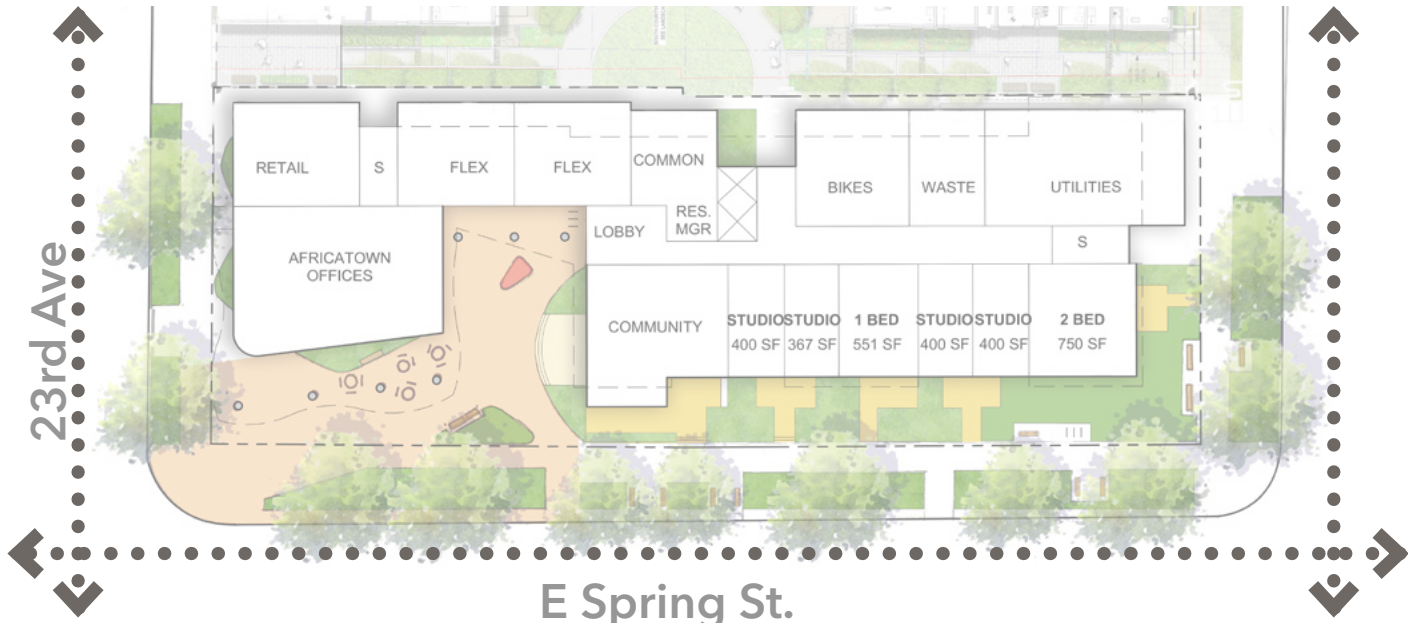




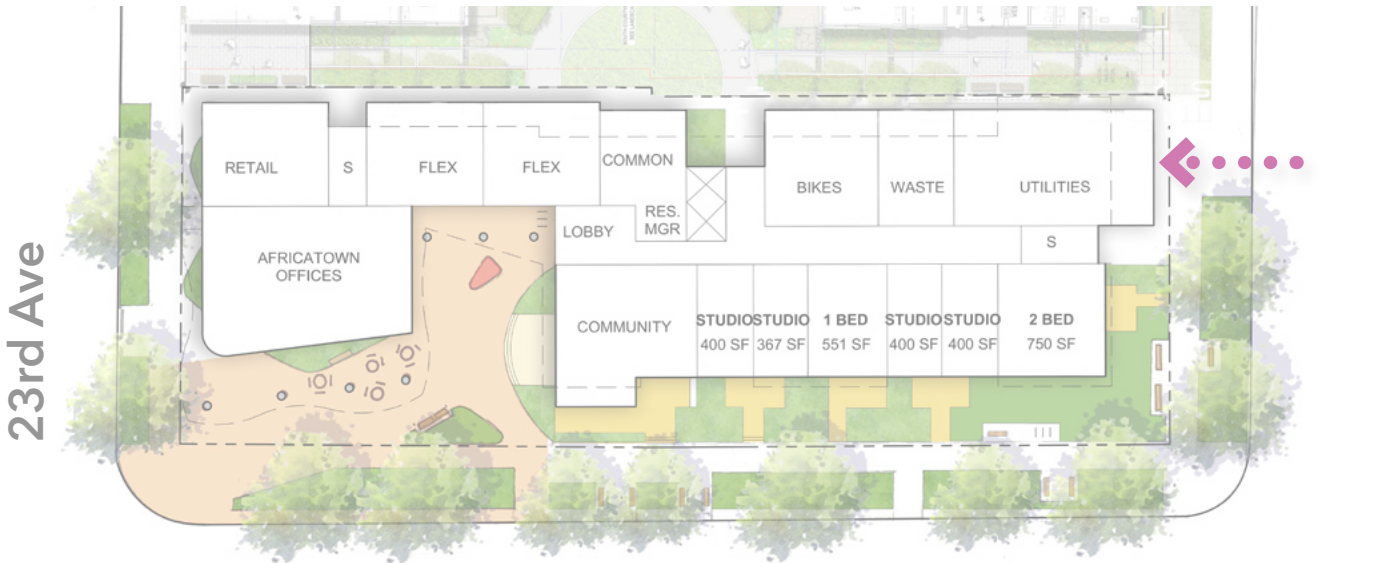
23rd Ave
E Spring St.
Pedestrian Circulation



23rd Ave
E Spring St.
Bicycle Circulation

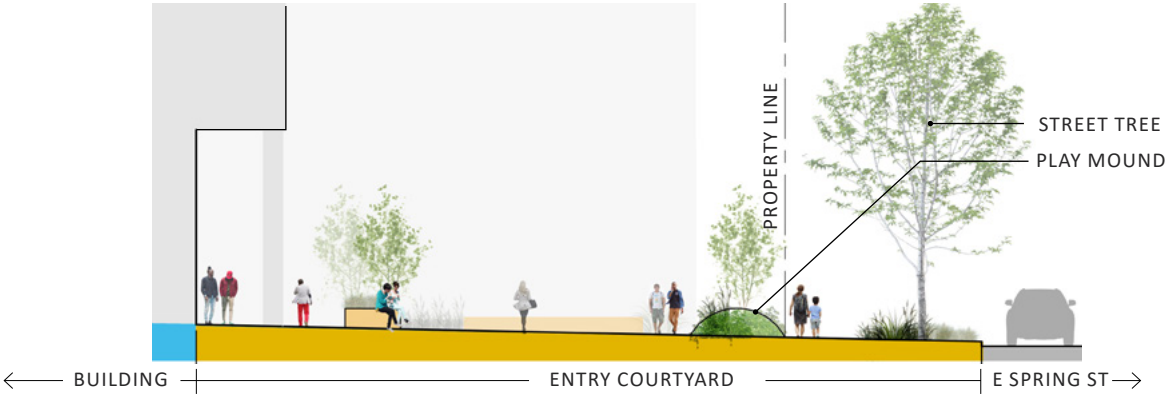
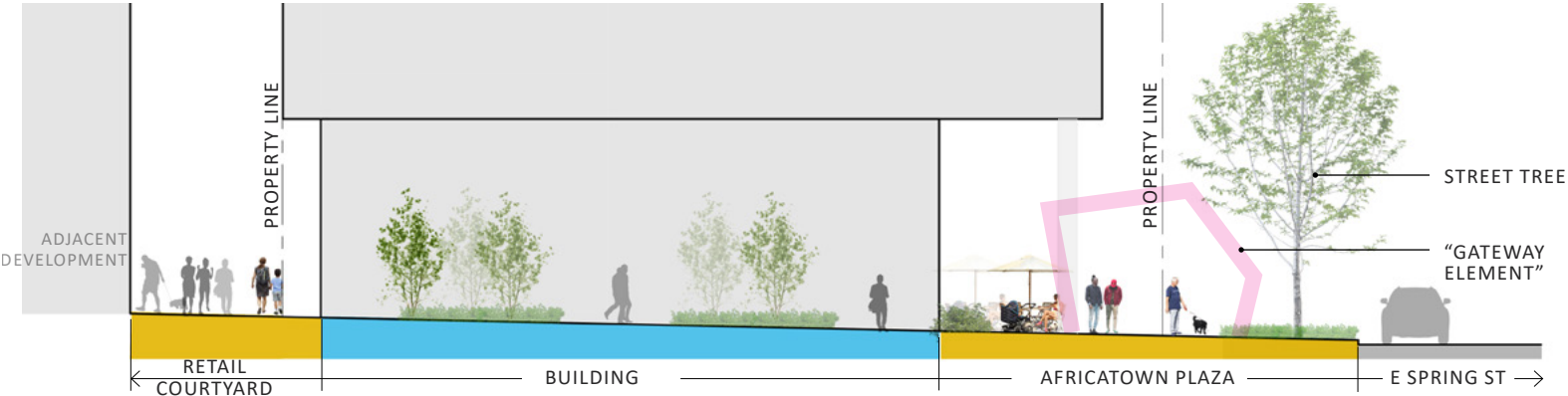
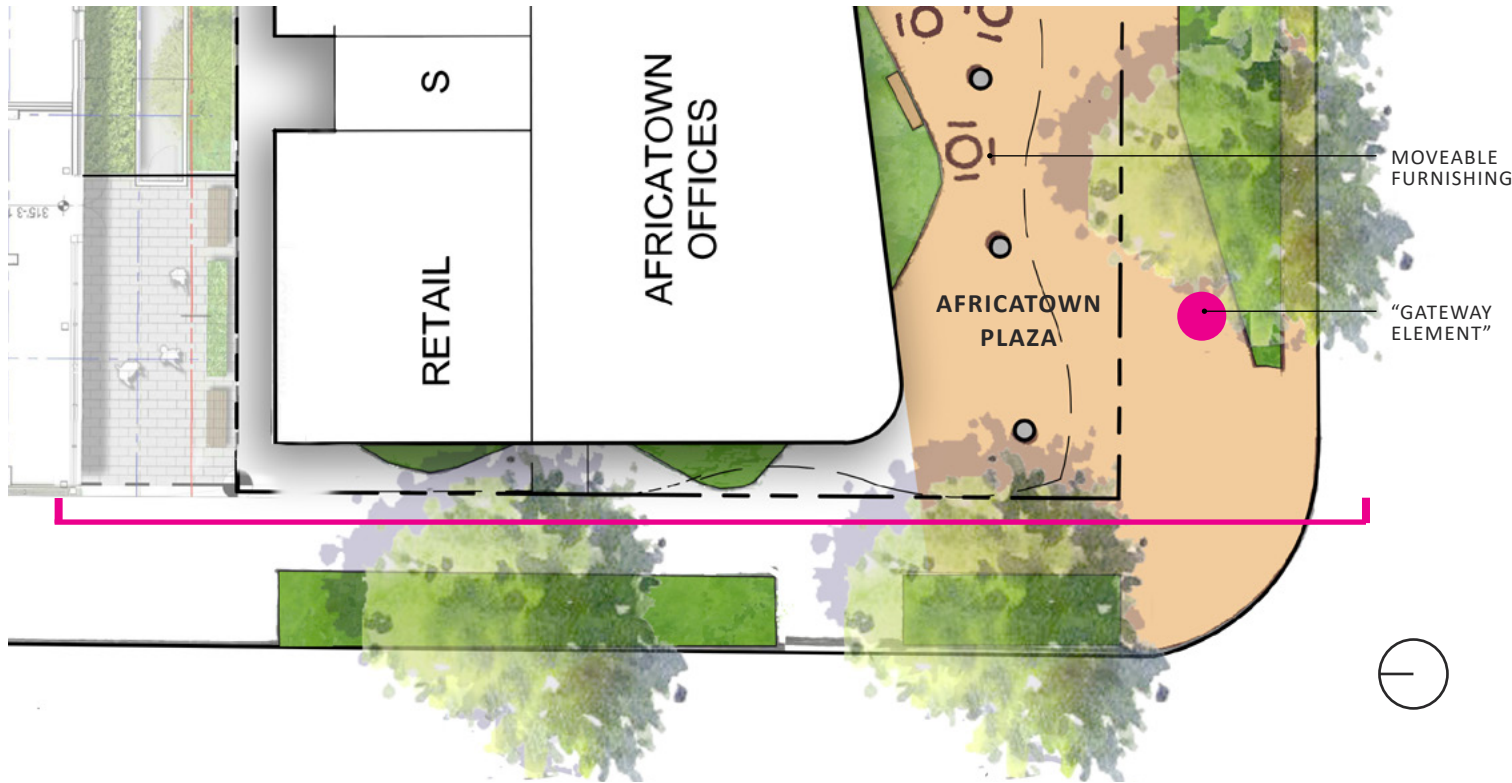


23rd Ave
E Spring St.
Vehicular Circulation



23rd Ave
E Spring St.
Delivery and Waste Management





23RD AVE PROPOSED CONDITION



Lush planter strips along sidewalk buffer ground floor residential and commercial units.



Vegetated buffer softens the retail edge while maintaining the streetscape's urban feel.

ENTRY COURTYARD



Generous open spaces on-site serve as extensions of the adjacent public realm.

07: DEPARTURES

Departure Request #1 Upper Level Setbacks

SMC Chapter 23.47A.009 Standards applicable to specific areas**H. 23rd and Union.**

The following provisions apply to development proposed in NC zones within the area shown on Map E for 23.47A.009.

1. Setback requirements.

Setbacks are required along East Spring Street, East Pike Street, 22nd Avenue, and 24th Avenue as shown on Map E for 23.47A.009 as follows:

b. A minimum upper-level setback of 15 feet for all portions of a structure greater than 35 feet in height as measured from the average finished grade along the sidewalk

Proposed Design Departure:

The project is seeking a departure to allow the elimination of upper-level setback requirement of 15 feet for portions of the structure greater than 35 feet in height along East Spring Street, as described in the section above.

Rationale:

A small portion of levels 4 thru 7 of the building massing at the corner of 23rd & Spring requires a departure. This portion is approximately 65 feet wide (approximately 25%) along East Spring St. Upper level setback requirement for the rest of the East Spring Street façade is not required as the entire building is set back 15' from the property line.

The corner of 23rd & Spring is the iconic form that gives and reinforces place making and creates a unique identity to the Africatown Plaza and the Africatown project as a whole. The strength of the building form comes from the massing and curve that provides shelter over a portion of the Africatown Plaza public open space and then extends to the roofline above.

Due to the geometry of the site and subsequent allowable buildable footprint, the building is laid out along an east-west axis. The preferred design provides a generous setback starting at from the ground level floor plan extending up through all the upper floors. This setback along with the modulation along East Spring St. provides more open spaces at the ground plane and more efficient building design to maximize the opportunity for units. Alternatively, the building could step back at the upper floors for larger portions of the building footprint, as this zoning states, but this results in less efficient layout and systems, and therefore more cost. This is an affordable housing project and its success relies on finding a balance between the goals and program requirements of the client, the community, the uses at the ground plane, and providing as many affordable homes for families that currently live, and those displaced and desire to return and live in the Central District community.

A design departure for this approach addresses a number of other design guideline categories, among others:

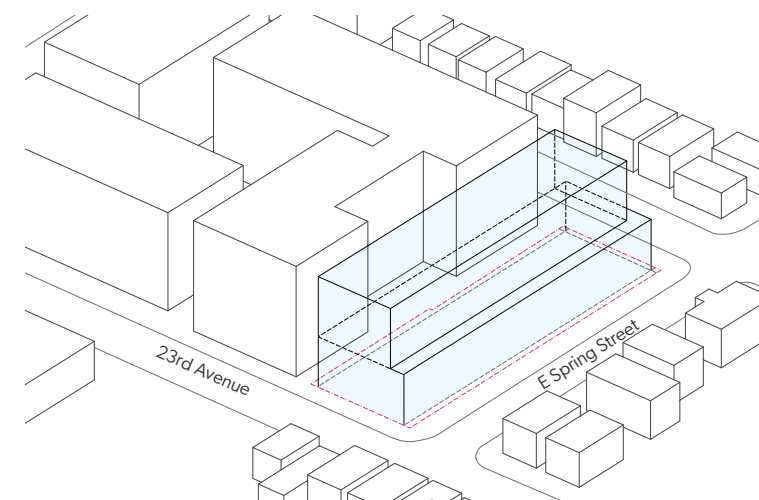
CS2 Urban Pattern & Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

DC2 Architectural Concept: Develop a unified, functional architectural concept that fits well on the site and its surroundings.

DC3 Open Space Concept: Integrate building and open space design so that each complements the other.

A.1 Central Area Neighborhood: Character Areas: Contribute to architectural and placemaking character with local history and cultural references.

A.2 Cultural Placemakers: Contribute to architectural and placemaking character with local history and cultural references.

Building Mass Per Code**Proposed Departure Request**