

# MIDTOWN: PUBLIC SQUARE











PROJECT INFORMATION

PROPERTY ADDRESS

2301 E Union St, Seattle WA

OWNER

23rd & Union LLC

DEVELOPER

Lake Union Partners  
T (206) 829-9452

ARCHITECT

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

CONSULTING ARCHITECT

DLR Group  
T (206) 461-6000

LANDSCAPE

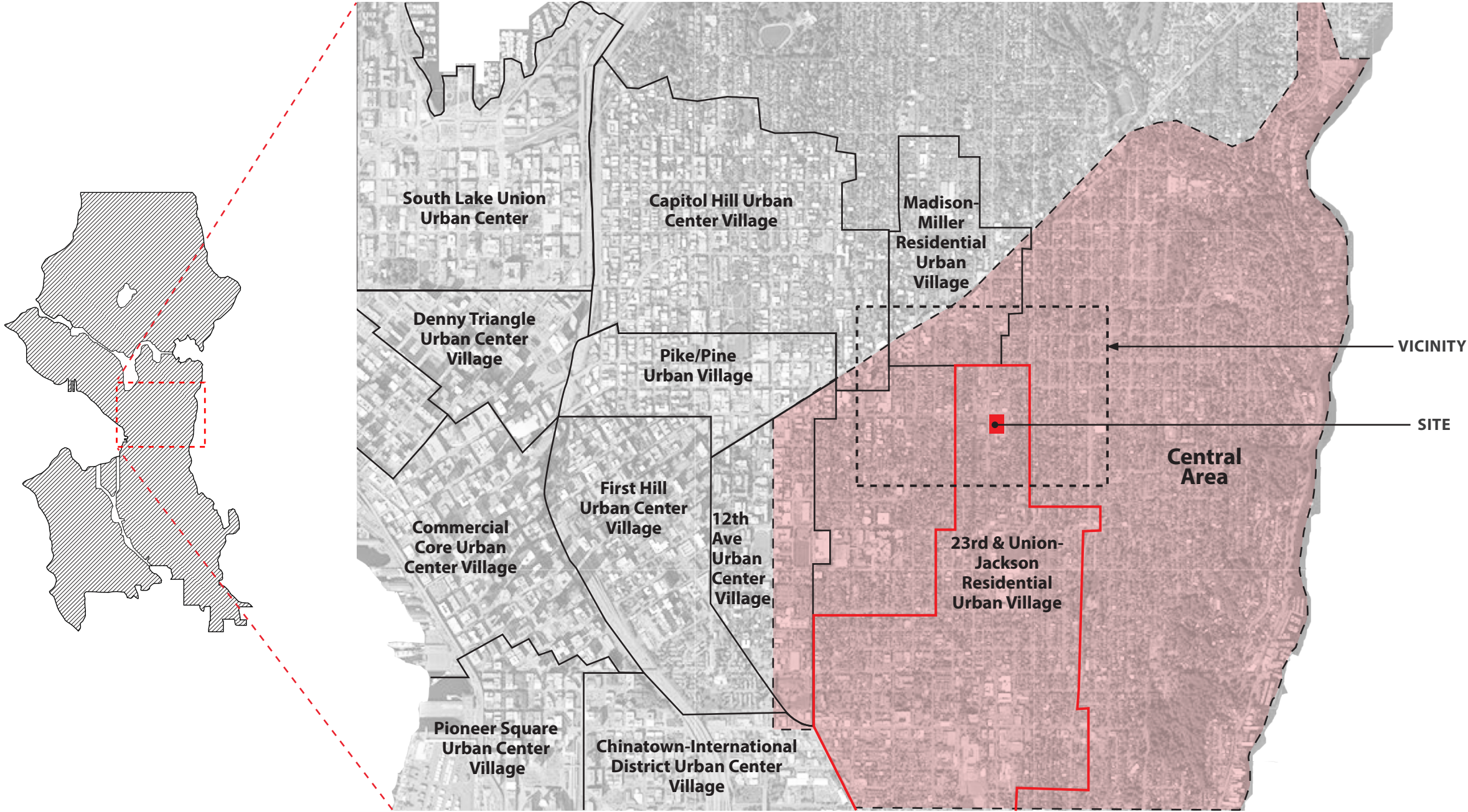
Berger Partnership  
T (206) 325-6877

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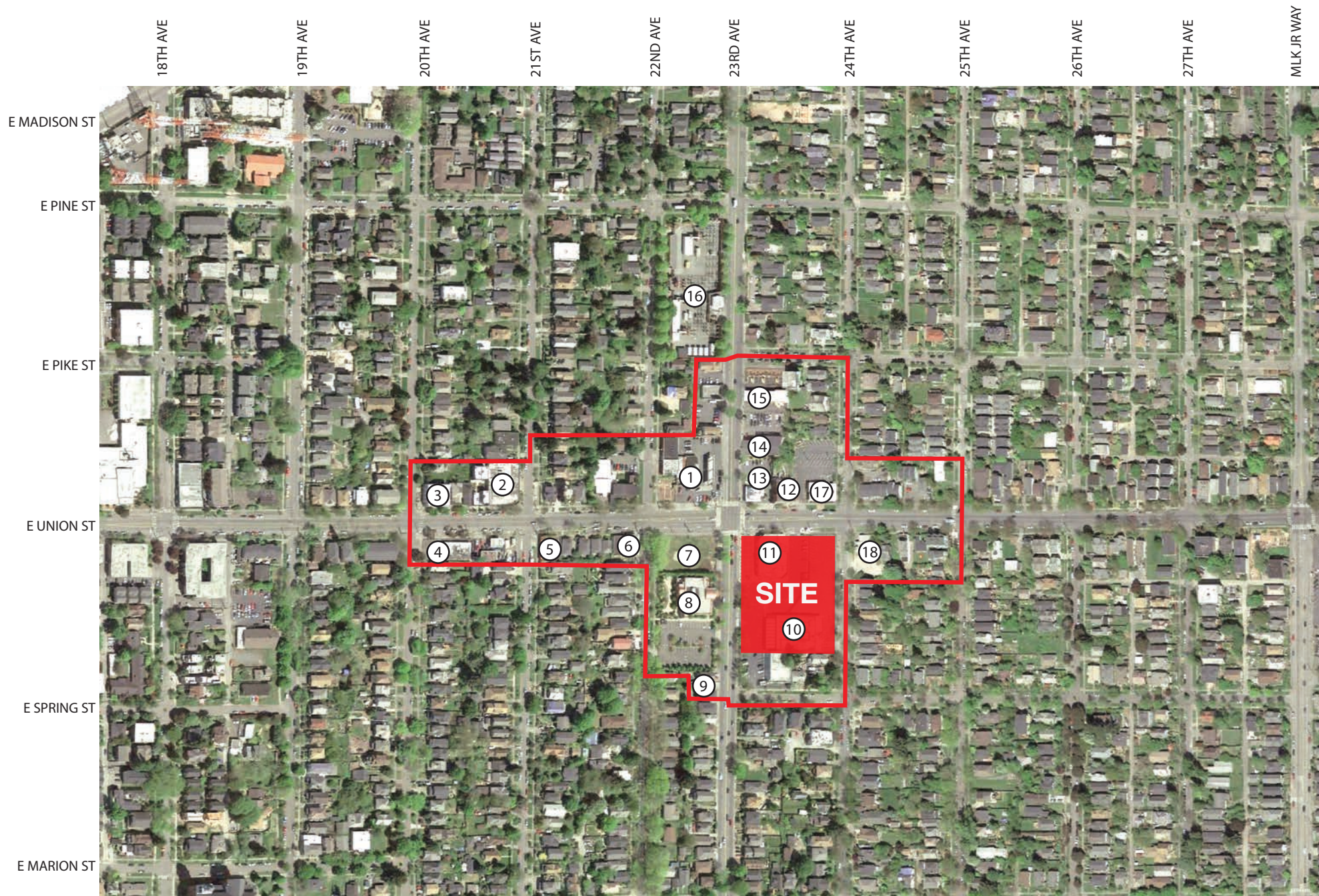
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# 1.0 ZONING / CONTEXT SUMMARY







DEVELOPMENT OBJECTIVES

The proposed project is a seven-story apartment building measuring 74-0 in height and approximately 437,000-sf in area. The building will provide residential units, resident lobbies and amenity spaces, several street-level commercial restaurant spaces, a street-level publicly accessible exterior square, a roof deck for building residents, resident storage, and 250-260 structured parking spaces located below-grade.

The project development objectives are as follows:

- Provide a high quality living environment for residents with access to public transportation, retail, restaurants, and outdoor amenities;
- Provide a pedestrian-oriented streetfront on 23rd Avenue and E Union Street with features that will benefit the neighborhood, including:
  - Widened sidewalks to encourage retail activity
  - Landscaping and street trees to buffer the sidewalk
  - A strong, appropriately scaled street edge
- Expand upon the residential character of 24th Avenue:
  - Individual townhouse entry stoops
  - Multiple entries to provide eyes on the street
  - Deep landscaped yards reminiscent of the single-family neighbors
  - Provide a safe and attractive parking access
  - Screen trash and recycling storage

- |  |  |   |
|--|--|---|
| 1. East Union Apartments   | 7. Central Apartments, Electric Lady Bicycle Shop, Squirrel Chops Coffee | 13. Uncle Ike's CD and Uncle Ike's Glass & Goods                      |
| 2. Central Cinema, Hollow Earth Radio, Rare Medium, 20/20 Bicycle Shop | 8. Casey Family Programs Field Office                                    | 14. Mt. Calvary Church  |
| 3. Katy's Corner Cafe  | 9. Entre Hermanos  | 15. Uncle Ike's Carwash   |
| 4. Chucks Hop Shop   | 10. US Post Office (former location)                                     | 16. Seattle City Light Electrical Substation                          |
| 5. Union Market  | 11. Noble Spirits Seattle, Earl's Cuts & Style, US Post Office           | 17. Liberty Bank Building   |
| 6. Adey Abeba Ethiopian Restaurant                                     | 12. Neighbor Lady  | 18. Stencil Apartments, Feed Co. Burgers, Street Treats, Union Coffee |



## EXISTING SITE PLAN & SITE ANALYSIS

## SETBACK REQUIREMENTS

- A 5-0 ground-level setback along 24th Ave, a minimum upper-level setback of 15-0 above 35-0 height. Both of these setbacks start 120-0 from intersection of 24th Avenue and E Union St.

## TRAFFIC AND CIRCULATION

- 23rd Avenue is a largely auto-oriented commercial thoroughfare
- E Union St is a neighborhood arterial street
- 24th Avenue is a residential access street with parking on both sides

## TOPOGRAPHY

- Minimal slope along 23rd property line: 2% slope, ascending to the north
- Minimal slope along E Union property line: 2% slope, ascending to the north
- Minimal slope along 24th property line: 2% slope, ascending to the north

## SOLAR ACCESS

- 45-0 Union Street; 35-0 24th Avenue to centerline of right-of-way on the north and west property lines provides good access to light and air

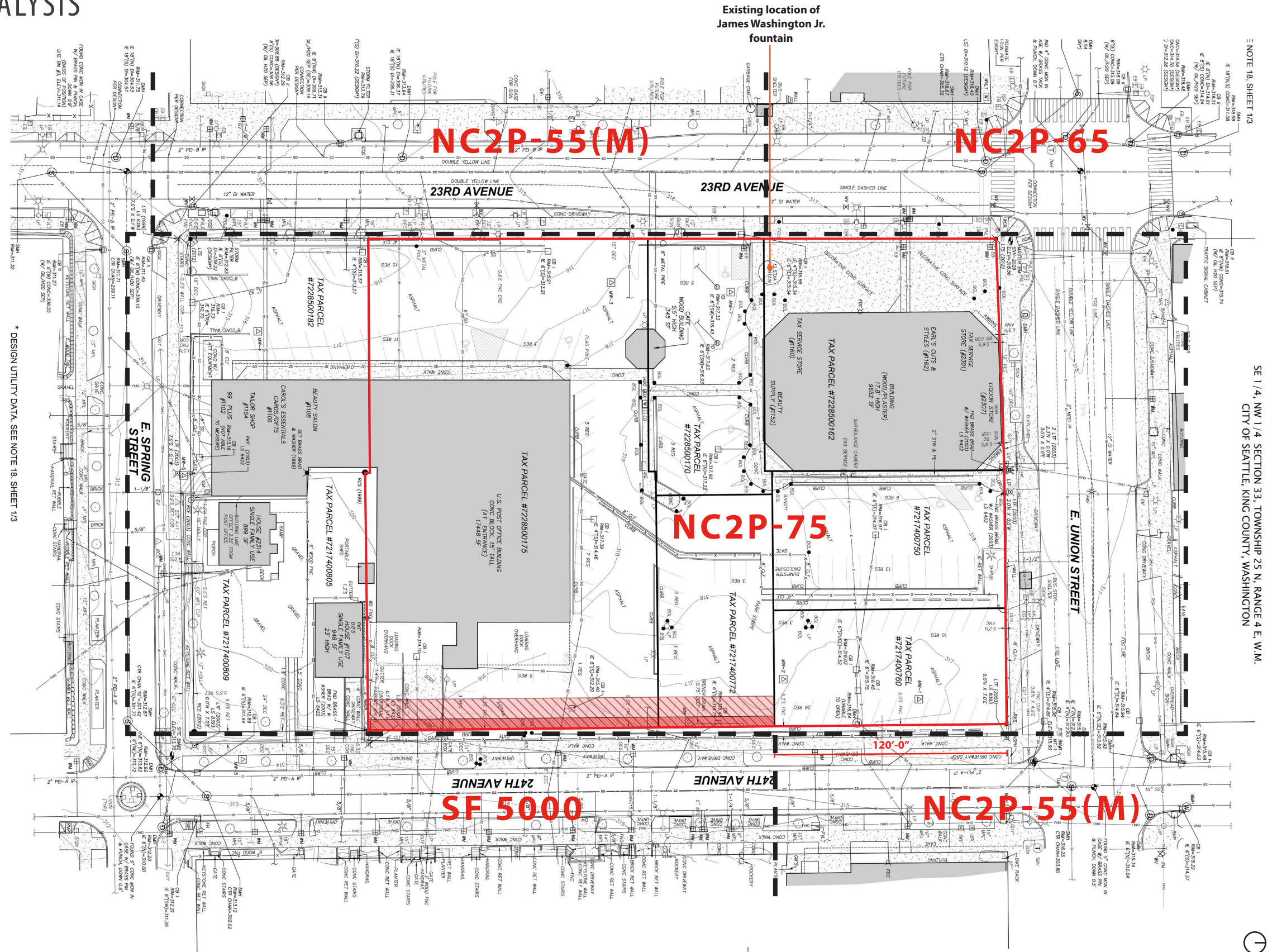
## TREES

- Trees 6" or greater in diameter as measured 4-6 above the ground are identified on the site plan by diameter and species

## LEGEND

15-0 setback above 35-0

5-0 ground level setback





# 1.0 ZONING / CONTEXT SUMMARY

## PRELIMINARY SEATTLE ZONING CODE ANALYSIS

<b>PARCEL NOS</b>	7228500162, 7228500170, 7228500175, 7217400750, 7217400760, 7217400772	
<b>LOT AREA</b>	82,860-SF (1.90-acres)	
<b>ZONING</b>	NC2P-75(M1) / NC2-75(M1)	
<b>PERMITTED USES</b>	<ul style="list-style-type: none"> <li>Retail sales and services, general ≤50,000-SF</li> <li>Restaurant, offices ≤25,000-SF</li> <li>Residential uses permitted outright</li> </ul>	23.47A.004.C
<b>STREET LEVEL STANDARDS</b>	<ul style="list-style-type: none"> <li>Non-residential street level frontage to comply with blank façade provisions.</li> <li>Transparency requirements modified to apply to façade between 2-0 and 8-0 above the sidewalk.</li> <li>Street level nonresidential required to have 13-0 floor to ceiling height</li> <li>Min of 80% of the width of street-level street-facing facade on principal pedestrian street shall be occupied by uses listed in 23.47A.005D.1</li> <li>Width of driveway (not to exceed 25', up to 30' when combined with loading berth) may be subtracted from the width of the street-facing facade.</li> <li>At least one street-level street-facing facade containing residential use shall have a visually prominent pedestrian entry.</li> <li>Dwelling units along the street-level street facing facade shall be min. 4' above or 4' below sidewalk grade, or set back min. 10' from sidewalk.</li> </ul>	Project complies with all except: Requesting departure for: - street facade within 10' - percent of non-residential use at street - size of curb cut
<b>STRUCTURE HEIGHT</b>	<ul style="list-style-type: none"> <li>75' as zoned.</li> <li>Open railings, planters, skylights, clerestories, greenhouses, solariums, parapets and firewalls permitted up to 4' above height limit</li> <li>Mech. equipment, Stair and elevator penthouses allowed to extend up to 15' above height limit, total coverage of features 25% of roof area.</li> </ul>	Project Complies
<b>FAR</b>	<ul style="list-style-type: none"> <li>Total FAR for any single use within a mixed-use building 5.0</li> <li>Total FAR for mixed use building 5.5</li> <li>Gross floor area below grade is not chargeable against allowable FAR</li> <li>Portions of a story no more than 4' above existing or finished grade, whichever is lower, excluding access</li> </ul>	414,300-sf Max. Area for Single-Use 455,730-sf Max. Area for Mixed-Use Below-Grade parking exempted Project Complies
<b>SETBACKS</b>	<ul style="list-style-type: none"> <li>No setbacks along 23rd Avenue and East Union Street</li> <li>No setback along 24th Avenue for first 120-0 from East Union Street, the remainder of the block has the following setbacks: <ul style="list-style-type: none"> <li>5-0 setback at grade level</li> <li>15-0 setback for portions of building above 35-0 above grade</li> </ul> </li> </ul>	Project Complies
<b>PARKING</b>	<ul style="list-style-type: none"> <li>No minimum parking required for Urban Center Village</li> <li>Bike parking <ul style="list-style-type: none"> <li>Eating and drinking: long term: 1 per 12,000 sf; short term: 1 per 4,000 sf</li> <li>Sales and Service: long term: 1 per 12,000 sf; short term: 1 per 4,000 sf</li> <li>Residential: long term: 1 per 4 dwelling units; short term: none</li> </ul> </li> </ul>	Project Complies
<b>AMENITY AREA</b>	<ul style="list-style-type: none"> <li>Amenity spaces equivalent to 5% of residential gross floor area required for residential uses <ul style="list-style-type: none"> <li>Common amenity area: min area 250-sf; 10' min horizontal dimension</li> <li>Private balconies: min area 60-sf; 6' min horizontal dimension</li> <li>All residents must access at a common or private amenity area</li> </ul> </li> </ul>	Project Complies
<b>PARKING ACCESS</b>	<ul style="list-style-type: none"> <li>If no alley and lot abuts two or more streets, access permitted across one of the side street lot lines per 23.47A.032.C; curb cuts permitted per 23.54.030.F.2.A.1</li> <li>Access to parking shall be from a street that is not a principal pedestrian street</li> </ul>	24th Avenue is only street not designated a principal pedestrian street per 23.47A.005.D.2, all vehicular access from 24th within 120' of E Union
<b>LOADING</b>	<ul style="list-style-type: none"> <li>For uses with &lt;16,000 sf that provides a loading space on a street or alley, the loading berth reqs. may be waived by director if SDOT finds that the street or alley berth is adequate.</li> <li>Medium demand, 10,000 sf – 60,000 sf: 1 loading berth required <ul style="list-style-type: none"> <li>Width and clearance: 10' wide and 4' vertical clearance</li> <li>Minimum length: 35' long</li> </ul> </li> </ul>	Project Complies



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3.0

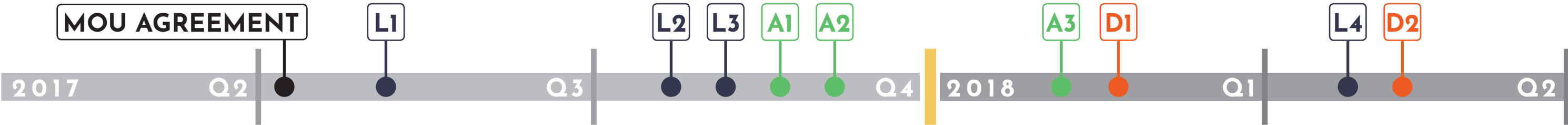
Community Outreach

10/24 & 10/27 Community Open House #116

11/17 Community Open House #218



# 2.0 SUMMARY: COMMUNITY ENGAGEMENT TIMELINE



**M 06/09/2017 MOU AGREEMENT**  
Memorandum of Understanding (MOU) signed between Africatown Community Land Trust, 23rd and Union LLC (Lake Union Partners), and Forterra. The MOU, while not a legally binding document, outlines the goals and community objectives for the project as agreed upon at the purchase of the property by 23rd and Union LLC.

**L1 07/18/2017 LURC BOARD MEETING**  
23rd & Union

- Hold the edge at the corner of 23rd & Union
- **Articulate the undercut**

Pedestrian Ways & Open Space

- **Make pedestrian way entrances obvious and inviting**
- Consider alternatives to gates
- **Set the stage for a market place**
- **Garage access is in the right location**

**L2 10/02/2017 LURC BOARD MEETING**  
Retail

- Use marketing to keep the market and small businesses activated
- **Retail spaces should be smaller and potentially flexible in size**
- Food Hall/Brewery space is better to be less prescribed

Pedestrian Ways & Open Space

- Study proportions of pedestrian ways to ensure the Square feels open
- **Modulations, porches, and materiality could vary between sections of buildings**

- Ideas for program as a “performance wall” include music, movie screens, murals, and art
- Provide awnings or canopies along E Union to provide a pedestrian scale

**L3 10/25/2017 LURC OPEN MEETING**  
Buildings

- “Like multiple buildings...use different materials on each and warm colors!”
- **Use brick at the pedestrian level**
- The walk-up rowhouses/townhouses are good
- “Brew Pubs are for white gentrifiers, not the families who have lived here.” A community kitchen is better

Pedestrian Ways & Public Square

- Create well-lit public spaces; show that the Square won’t be dark most of the year
- Widen and/or make pedestrian ways feel welcome
- Think about security in a historically targeted and racially profiled neighborhood
- **Program the Square. Collaborate with youth programs and prioritize renting/hiring people from the neighborhood**
- Small local retail is good, hardware store is good, nail salon is bad. Keep the post office
- Provide a good neighborhood joint-type restaurant
- **Collaborate with local art schools and artists for the public art**

**L4 06/27/2018 LURC OPEN MEETING**  
Buildings

- Use of color
- Distinguish the separate building palettes better
- **Modern that is less rigid and culturally expressive**
- **Native plants and water features**

- Coyote Central - engage youth in outdoor design
- Concern regarding small businesses not having street presence

**A1 11/18/2017 AFRICATOWN CIPHER 1**  
Key takeaways included the street front, corners, and plaza activity. The street as a stage for life; the intersection as a place of ritual. What is the best way to encourage people to use the streetscape and plaza?

- The intersection of 23rd Ave & E Union St is critical to the neighborhood. **Define the corners of 23rd / 24th Ave & E Union St; and give each corner their own character, making them wider and more inviting.** Treat the street as the stage for the collective performance life.
- The community desires activities and meeting places for all ages. **The Public Square should have well-designed outdoor public seating that is the same as the restaurant seating.**
- It is very important that pedestrian ways into the square feel inviting and connected through landscaping, seating, and programming – possibly food vendors? A series of benches and plantings? **It is important that the project is weaving people through the block – equal access for all.** Treat them as pedestrian ways similar to Dominican Republic Alleys.
- Include small, local retail – wellness center, fitness area, essentials for the neighbors (barbershop, hair products, market, more ‘mom and pop’ shops).

**A2 12/02/2017 AFRICATOWN CIPHER 2**  
Site as a “third place” (home, work, third place).

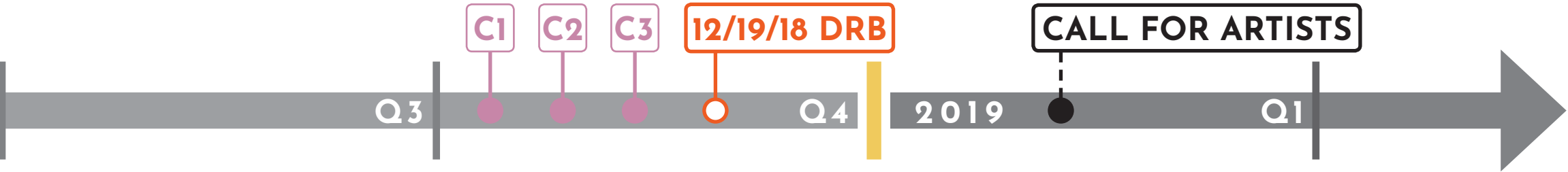
- The barbershop and Starbucks currently serve this function.
- Example: In Little Saigon, most residents live outside the neighborhood, but many people still gather for shopping, everyday needs, services, and events.

Activation

- **Plaza activation with murals and festivals.**
- **Beautification with art installations.**



2.0 SUMMARY: COMMUNITY ENGAGEMENT TIMELINE



- A3

01/06/2018 AFRICATOWN CIPHER 3

  - **Reflect on community memories and generate ideas that capture experiences in the Central District.**
  - Importance of the concept of understanding roots in order to go forward.

Three Group Visions for the Site

- Living Room Vision: a place to exchange ideas
- Intergenerational Vision: flexible space for gathering
- Marketplace Vision: encompass culture, produce, health, economics, education, nutrition, mental health

- D1

01/24/2018 EARLY DESIGN GUIDANCE MEETING

Massing and Context

  - **The board supported the proposed setbacks and suggested that all setbacks include the ground and second levels.**
  - The proposed location of the driveway on 24th Ave near E Union St offers the best response to the context.
  - **Encouraged a common palette of materials expressed differently across the project.** The concept should embody the history of the site as well as the future history of the site.

Active Uses

- **The site should include pedestrian-focused neighborhood commercial uses, grounded by locally-owned businesses and institutions.**
- Activation of the courtyard is a priority.
- Recommended further development of the courtyard with consideration of non-rectilinear solutions.
- The portals need to communicate that they are a public entry into a shared courtyard.

- D2

07/18/2018 DESIGN RECOMMENDATION BOARD MEETING

Corner of 23&Union

  - Unclear on how the digital art wall would work.
  - **Glad to see an enlarged setback to create the plaza.**

Portals

- Given that the open space is interior to the site, it is very important to make the portal entrances welcoming, obvious, and inviting.
- **Consider a way to make them feel more open - questioned the need for the skybridges.**

Central Square

- Appreciated the revised rectilinear design of the landscaping and seating.
- **Asked the project to talk to the community about what they want to see in this space.**

Fountain

- Concerned with location - the Fountain needs a place of honor. Does it have enough room at that corner?
- The Board appreciated limiting the curbcut to one for the project and agrees that its location is the best one. **Asked to make a clear line between the driveway and plaza at the corner for public safety.**

Architectural Character

- Like the differentiation between the buildings.
- Concerned about the lack of neighborhood-specific character in the design.
- **Supported the walk-up rowhouses/townhouses but suggested that the podium should be less monolithic.**
- Want to see more design of the secondary architectural features.

- C1

10/24/2018 & 10/27/2018 MIDTOWN COMMUNITY OPEN HOUSE

Key takeaways included the importance of the street life/corners and how they connect to the interior square. The options for small, incubator retail and the extent of the public art program was also important.
- C2

- Recommendations that came from the community members ranged from providing interactive art to allowing for community art to be displayed as an effort to reinforce established connections already built in the Central Area.
  - This project should be a representation of the Central Area community and something that proudly displays the history of the area.
  - Retail that the community members expressed interest in included a café, food stand, coworking space, and infrastructure for cultural festivals. Include small, local retail – wellness center, fitness area, essentials for the neighbors (barbershop, hair products, market, more ‘mom and pop’ shops).
  - **Outdoor amenities were also desired, like variety of seating, softscape, and an edible landscape.**
  - Safety at the intersection at 24th & Union St, especially for children. **Requests for child-friendly features and play areas.**
  - **Community members highlighted the importance of engaging wayfinding that supports the mission of the public spaces for all community members.**
  - **Interesting light installations in the portals.**
  - Community members reacted positively to examples of alleys that have been converted into programmed public spaces, lined with seating while still providing ample space for circulation.

- C3

11/17/2018 MIDTOWN COMMUNITY OPEN HOUSE

  - The community was happy with the format of the event, and appreciated seeing the Design Team spell out “What We Heard” / “What We Did” / “What We Couldn’t Do — and Why” as it appropriately summarized the community design and input that has taken place, and transparently presented how the design has gotten to where it currently stands.
  - Big moves have been made, and recognized and appreciated by the community, to open the portals by removing the bridges from two of the three portals.



# 3.0 SUMMARY OF EDG COMMENTS



UNION PORTAL PROPOSED AT EDG



24TH AVE PORTAL PROPOSED AT EDG

**1 MASSING AND CONTEXT**

The Board noted that it is imperative that the design be respectful of adjacent properties – especially to single-family development east, across 24th Ave. The board supported the proposed setbacks and suggested that all setbacks include the ground and second levels. The Board agreed that the use of appropriately scaled residential elements were encouraged to better relate to the human scale.

**2 NEIGHBORHOOD CHARACTER**

The Board agreed with public comment that the proposed development ought to respond to the unique Central Area historical character and identity by retaining, respecting, and encouraging the extension of existing positive attributes of the surrounding neighborhood character.

**3 RELATIONSHIP TO ABUTTING NEIGHBOR**

In further consideration of connecting the site with its context, the Board discussed the possibility of a pedestrian connection from this courtyard to the future project to the south, Africatown. While some Board members felt this strong connection is important, other members acknowledged the benefits of maintaining a private courtyard for residents. The Board requested further exploration of providing a connection between the site and the future Africatown development to the south.

**4 ACCESS**

The Board agreed the proposed location of the driveway on 24th Ave near E Union St offered the best response to the context and was supported. The Board recommended the driveway width be as narrow as possible.

**5 ACTIVE USES**

The Board agreed with public comment that the site is an important destination for the community, and ought to include pedestrian-focused neighborhood commercial with a mix of commercial and residential uses, grounded by locally-owned businesses and institutions.

**6 COURTYARD**

Public comment noted the importance of sunlight within the central courtyard, and the activation of the courtyard was identified by public comment and the Board as a priority. The Board recommended further development of the courtyard space, with careful attention paid to how non-rectilinear solutions might influence the space.





PUBLIC SQUARE PROPOSED AT EDG

**7 CORNERS**

*The encouragement of human interaction and activity along the streets was also identified as a priority. Specifically, the Board expressed concern that the proposed drug store use at the northwest corner was not porous enough and that the re-location of the James Washington Memorial Fountain could be better suited to the courtyard.*

**8 BREEZEWAYS AND PORTALS**

*The Board expressed concern that the width of the portals was not sufficient to clearly communicate to pedestrians that these are a public entry into a shared courtyard. The Board agreed that the success of the courtyard rested on the success of the portal spaces, and that making these spaces feel public is important.*

**9 MATERIALS**

*The Board encouraged a common palette of materials expressed differently across the project. Materials of a high-quality are expected. In support of public comment, the Board agreed the design concept should embody the history of the site as well as the future history of the site. Include in the Recommendation packet material details. Provide a detailed materials and colors board at the Recommendation phase.*



# 3.0 SUMMARY OF DRB COMMENTS



UNION PORTAL PROPOSED AT REC 1



24TH AVE PORTAL PROPOSED AT REC 1

**1 CORNER OF 23RD AND E UNION**

The Board reiterated their support for design strategies that would encourage street-level human interaction and activity on this very important corner. The Board supported the idea of an art installation at the 23rd and Union plaza but requested more information on how the art would engage human interaction. The Board did not support the proposed brick panels along the 23rd Ave facade as it decreased the porosity and visibility they had encouraged at EDG. The Board also requested more information concerning the division of retail spaces in correlation to the facade strategy.

**2 PORTAL ENTRANCES TO THE CENTRAL PUBLIC COURTYARD**

The Board agreed that the portals did not yet feel welcoming, make the ‘open to the public’ nature of the courtyard clear, or yet have an effective design strategy to draw the public in. The activation of this space was identified by the applicant, the public, and the Board as critical to the success of the courtyard area, which has been the central organizing principal for this project from the beginning. A Board member questioned the need for the skybridges, noting that the introduction of an entrance and elevator in each building would make them redundant.

**3 CENTRAL COURTYARD**

The Board agreed that the forms generated from the ‘global grid’ concept could be successful but were not clear on the connection to community input, echoing public comment that a ‘loop back’ with the community would be a positive process step in informing next design steps.

**4 PRIVATE COURTYARD**

The Board asked for an exploration of a ‘secure’ connection between the two projects, as it could benefit residents of both projects.





PUBLIC SQUARE PROPOSED AT REC 1

5 FOUNTAIN

*The Board appreciated the endorsement of the James and Janie Washington Foundation but asked questions about the sufficiency of space around the proposed location at this corner and were concerned about the proximity to the trash, loading, ad garage entrance, and potential conflicts between users (particularly children) and vehicles. The Board requested complete details describing the fountain and an exploration of the positive and negative impacts of other potential locations.*

6 CURB CUT

*The Board supported to location of the driveway but expressed concern regarding the scale of the 55-0 ft request and potential use conflicts. Board members asked if moving the trash and recycling to the be-low-grade parking garage was explored. The Board also noted that if not well-designed, a narrower curb cut could result in delivery trucks parking on the sidewalk, blocking the flow for pedestrians.*

7 ARCHITECTURAL EXPRESSION

*A majority of Board members echoed public comment regarding the lack of a neighborhood-specific character in the design and agreed that it likely would fit in any number of other locations in the city. The Board supported the proposed townhouse units fronting 24th Avenue but expressed concern that having the building podium read so clearly had compromised the positive scale-mitigating elements that townhouses could bring to this (residential-scale) street.*



3.0 COMMUNITY OUTREACH

2.5' x 8' BOARDS PRESENTED AT 10/24  
& 10/27 COMMUNITY OPEN HOUSE #1

“What would make you feel welcome here? What would make this space reflective of the Central Area community? Place the icons on the map or write in your own ideas on a post-it!”

23RD AVENUE PORTAL

What would make you feel welcome here? What would make this space reflective of the Central Area community? Place the icons on the map or write in your own ideas on a post-it!

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23RD AVE & UNION ST PLAZA / PORTAL

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JAMES WASHINGTON FOUNTAIN PLAZA

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ARCHITECTURAL CHARACTER

What would make you feel welcome here? What would make this space reflective of the Central Area community? Place a sticker on the photos that resonate with you!

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COMMUNITY CONNECTION: ART & RETAIL

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CENTRAL SQUARE

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24TH AVENUE PORTAL

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## WHAT WE HEARD:

### 23RD & UNION PLAZA

- Retail would best be activated by spilling out towards the portal and Public Square. This engagement of retail would benefit both the retailers and public through visibility and ease of access.
- Infrastructure should be provided at the plaza for events like farmers markets, newsstand, kiosks, coffee stands, or food trucks to activate the streetscape, especially along 23rd Avenue.
- The streetscape should include softscape, seating for community gatherings, a community garden, and plantings at the retail fronts.
- Expressed a strong desire that the restaurant space be run by a local business, such as FareStart – a Seattle-based business that provides meal service training to help combat homelessness, poverty, and hunger in the city. Other retail suggestions included bookstores, nail/hair salons, and shoe repair.

### 24TH & UNION PLAZA

- There is concern for safety at the intersection at Union St, especially for children. Activation could include climbing/play area or other child-friendly features.
- To avoid isolation, the plaza should incorporate dynamic lighting and wayfinding that allows for consistent activation.
- Interesting retail spaces include a café, food stand, coworking space, a small bank, and infrastructure for cultural festivals.

### WHAT IS A PORTAL?

Community members emphasized the need for overhead protection at the portals where the overhead bridges have been removed. Providing unique names for each portal rather than referring to street names would help visitors orient themselves on the site. There was unanimous support for overhead catenary lights at each portal as well as keeping brick at the pedestrian level.

### 23RD AVE PORTAL

- Features should include a community garden, children's play area, inviting lighting at night, bright colors, and more plantings.
- Retail suggestions that speak to the character of the portal include a post office, pet store, hardware store, breakfast diner, flower shop, consignment store, and healthy food options.

### 24TH AVE PORTAL

- Supported the idea of a light installation as well as having bollards to keep cars from driving into the portal next to the driveway.

### CENTRAL SQUARE

- Since the Square is open to the sky, using overhead waterproof netting that allows light to enter and outdoor heaters would make the Square usable in the winter.

### ARCHITECTURAL CHARACTER

More color should be used throughout the project, which could take the form of accent colors or larger areas of bold color throughout the exterior as well as an assortment of shapes embedded in the materiality or art. Community members emphasized warm colors, wood material, and exterior art.

### RETAIL

The most frequent suggestions included spaces for children and families to play/gather, businesses that provide services that do not already exist in the area (shoe repair, juice bar, walk-in clinic), and specific retail (pet store, hardware store, fabric shop, maker space). Outdoor programming suggestions included infrastructure for pop-up shops, craft nights, classes, and community meetings.

### RETAIL

- Opportunities should include interactive art or a space for community art to be displayed as an effort to reinforce established connections already built in the Central Area.
- Wayfinding should be provided around the project leading into the public spaces. It should act as a guide for pedestrians and has the opportunity to reflect the character of the neighborhood.
- The community was excited about the art possibilities and how it can reflect the Central Area community. Suggestions included a rotation of local artists, teaming up with the Seattle World School's art program / Coyote Central / Garfield High School students. Several artists were referred to the owner.





3.0 COMMUNITY OUTREACH

8' x 8' BOARDS PRESENTED AT 11/17 COMMUNITY OPEN HOUSE #2

PROGRAM THE CENTRAL SQUARE

WHAT WE HEARD —

- Activation and meeting place for all ages that feels welcome and secure. (Source: Africatown Cipher, LURC Board Meeting, LURC Open Community Meeting, July 2018 Design Recommendation, October 2018 Community Outreach Meetings)
- Small, local retail lining the square. (Source: Africatown Cipher, LURC Board Meeting, LURC Open Community Meeting, October 2018 Community Outreach Meetings)
- Infrastructure for a wide variety of events and community services. (Africatown Cipher, October 2018 Community Outreach Meetings)
- Integrate more natural elements in the space. (Source: October 2018 Community Outreach Meetings)

WHAT WE DID

- Added curved wooden decks with platforms and planters to create areas of circulation and gathering.
- Added movable furniture and all-ages equipment allowing for informal gathering.
- Increased plantings, more native and edible plants.
- Gave retail spaces ring the square flexible sizes and below-market rent.
- Added a large art opportunity for a mural along the west side of the square.

WHAT WE COULDN'T DO — AND WHY

- Move the fountain to the Central Square — The James & Janie Washington Foundation prefers the 24th Ave location. The design team sees this as an opportunity to reinvent the corner of 24th & Union to celebrate one of the great pioneers of the Central Area.

INSPIRATIONAL IMAGERY & COMMUNITY CONTEXT

USE THE GREEN & RED STICKERS TO MARK THE IMAGES THAT RESONATE MOST WITH YOU

OPEN THE PORTALS

WHAT WE HEARD —

- The pedestrian ways (Portals) should feel open, be inviting, and connect the street life with the square. (Source: Africatown Cipher, LURC Board Meeting, LURC Open Community Meeting, October 2018 Community Outreach Meetings)
- The street life is an important feature in the neighborhood. (Source: Africatown Cipher, October 2018 Community Outreach Meetings)
- Preference for dynamic lighting, art, and brick façades at the pedestrian level. (Source: Africatown Cipher, October 2018 Community Outreach Meetings)

WHAT WE DID

- Eliminated the bridges at the 23rd Ave Portal and the 24th Ave Portal to open them to the sky.
- Added art opportunities along any solid walls leading into the portals.
- Increased the plantings, including more native and edible plantings.
- Increased storefronts further into the Central Square when possible (especially at the 23rd Ave Portal) to provide increased transparency and activation through retail.

WHAT WE COULDN'T DO — AND WHY

- Cut diagonals in the portals or otherwise significantly increase the size of the portals — This makes the retail unfeasible, or at a minimum unsuitable, for most tenants.

INSPIRATIONAL IMAGERY & COMMUNITY CONTEXT

USE THE GREEN & RED STICKERS TO MARK THE IMAGES THAT RESONATE MOST WITH YOU

KEEP THE CORNER SACRED

WHAT WE HEARD

- Define the corners — give each corner its own character. Keeping the corner of 23rd & Union as a gathering place is critical to the neighborhood. (Source: Africatown Cipher)
- Concern about the video wall; prefer to have the ability to express neighborhood character. (Source: July 2018 Design Recommendation)
- Provide awnings to give a more pedestrian scale. (Source: LURC Board Meeting)
- Create a gathering space for the neighborhood that feels welcome to all. (Source: Africatown Cipher, July 2018 Design Recommendation, October 2018 Community Outreach Meetings)

WHAT WE DID

- Created a "Living Room" similar in size & layout to the current activation on the site along 23rd Ave by adding permanent seating features.
- Increased the size of the "Living Room" at 23rd & Union by pushing the building back another 20' so it sits 42' back from the street.
- Replaced the video wall with an art opportunity.

WHAT WE COULDN'T DO — AND WHY

- Set the building back even further — The project needs a large, market-rate retail space at the corner in order to discount the rents on the other retail spaces for small, local, minority-owned businesses, and setting back the entrance any further from the corner makes this space unfeasible at market rents.

INSPIRATIONAL IMAGERY & COMMUNITY CONTEXT

USE THE GREEN & RED STICKERS TO MARK THE IMAGES THAT RESONATE MOST WITH YOU

CENTRAL DISTRICT MEMORY LANE

What are some of your favorite memories of buildings, places, and events in the Central District? Use the post-its to share those memories here!

INSPIRATIONAL IMAGERY & COMMUNITY CONTEXT

USE THE GREEN & RED STICKERS TO MARK THE IMAGES THAT RESONATE MOST WITH YOU

COMMUNITY DESIGN PROCESS

Timeline of the Community Design Process:

- 2017 Q3: MOU AGREEMENT
- 07/18/2017 LURC BOARD MEETING
- 10/02/2017 LURC BOARD MEETING
- 10/25/2017 LURC OPEN MEETING
- 01/24/2018 EARLY DESIGN GUIDANCE MEETING
- 07/18/2018 DESIGN RECOMMENDATION BOARD MEETING
- 10/24/2018 & 10/27/2018 MIDTOWN OPEN HOUSE
- 11/18/2017 AFRICATOWN CIPHER 1
- 11/18/2017 AFRICATOWN CIPHER 2
- 01/06/2018 AFRICATOWN CIPHER 3

INSPIRATIONAL IMAGERY & COMMUNITY CONTEXT

USE THE GREEN & RED STICKERS TO MARK THE IMAGES THAT RESONATE MOST WITH YOU

EXPRESS THE CENTRAL DISTRICT

REFLECT THE CHARACTER & HISTORY OF THE BLACK COMMUNITY IN THE CENTRAL DISTRICT

Opportunities for murals and art in the Central District:

- NW BUILDING: Opportunity for a multi-panel mural along the upper façades at the corner of 23rd & Union.
- 23&UNION PLAZA: Opportunity to enhance the living room — wall and/or soffit are open for artwork. This corner is sacred to the Central District and is an important place for neighbors to gather and engage each other.
- PANELS ON 23RD AVE: Opportunity for a series of artistic panels inset in the brick at the street level.
- 23RD AVE PORTAL: Opportunity for a mural/art wall concept welcoming the neighborhood to the Central Square. The art is to be a visual gateway welcoming the public.
- CENTRAL SQUARE: Opportunity for a 120-foot long mural dedicated to the colorful and diverse history of the Central District.
- NE BUILDING: Opportunity for a series of murals or textural panels along the upper façades at the corner of 24th & Union.
- 24&UNION PLAZA: Opportunity for artist to create works to complement the 'The Fountain of Triumph' by James Washington, Jr.
- 24TH AVE PORTAL: Opportunity for a mural connecting the single family neighborhood to the Central Square. The art is to be a visual gateway welcoming the public.

INSPIRATIONAL IMAGERY & COMMUNITY CONTEXT

USE THE GREEN & RED STICKERS TO MARK THE IMAGES THAT RESONATE MOST WITH YOU



## WHAT WE HEARD:

### OVERALL IMPRESSIONS & COMMUNITY INPUT

- In general, the community was happy with the format of the event, and appreciated seeing the Design Team spell out “What We Heard” / “What We Did” / “What We Couldn’t Do — and Why” as it appropriately summarized the community design and input that has taken place, and transparently presented how the design has gotten to where it currently stands.
- One community member expressed that the lack of cohesion in the architectural character throughout the Central Area is what gives it its unique beauty. The character of the neighborhood is less about the buildings, and more about the people and activities that could bring any building, new or old, to life.
- Big moves have been made, and recognized and appreciated by the community, to open the portals by removing the bridges from two of the three portals.
- The building should reflect the culture that is being displaced.
- The process for naming the project is very important to the community and they should be involved.

### OPEN SPACE & PROGRAM IDEAS

- Open space does not reflect the needs expressed in the Africatown Ciphers.
  - Portals are too small and the Design Team has not fully reflected the community’s requests to widen them.
  - More development of the pavement, pavement types, and patterns in the public realm needs to be shown.
  - Utilize paving pattern to help identify spaces (intuitive wayfinding, directional paving), and use the landscaping as art – rather than simply applying signage – to draw people into the Central Square.
- More planting and softscape. Concrete areas appear too large in proportion to softscape.
- Integrate the landscape with the building’s entrances and exits, especially at the drug store.
- The effort to create a Living Room at the 23rd & Union corner plaza, giving it an open and flexible public square where people could come to be together, was appreciated.
- Mixed reception for the market layout at 23rd & Union: some loved the idea, some did not.
- Community is excited about the potential for more greenery and plants lining the entrances to the Portals, especially if it is integrated into the building landscape.
- Maintenance and upkeep of the shared outdoor spaces and amenities were expressed as a concern for a number of community members – no plush or soft furniture for the outdoor areas.

### ART LOCATIONS

- General excitement over the vast amount of art locations planned for the project.
- Concern over the long-term look of paint on panels. Is there a way for the art to be more permanent than paint? Cut metal was presented as one alternative solution.
- Will the fountain be closer to the street? Additional art opportunities to include James Washington and artwork near 24th & Union.
- Murals of historic Central Area figures and community members.
- There needs to be a good mix of men and women featured in the art.
- Support was expressed for the Design Team’s commitment to have the artist selection jury be representative of the community.





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# 4.0 COMPOSITE SITE PLAN - PORTALS

## PREVIOUS REC 1 DESIGN

### WHAT WE HEARD

- The pedestrian ways (Portals) should feel open, be inviting, and connect the street life with the square. (Source: Africatown Ciphers, LURC Board Meeting, LURC Open Community Meeting, October 2018 Community Outreach Meetings)
- The street life is an important feature in the neighborhood. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)
- Preference for dynamic lighting, art, and brick façades at the pedestrian level. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)
- The open space does not reflect the needs expressed in the Africatown Ciphers. The portals are too small and the Design Team has not fully reflected the community's requests to widen them. (Source: November 11, 2018 Community Outreach Meeting)

### WHAT WE COULDN'T DO

- Significantly increase the portal size by cutting into the retail — This makes the retail unleaseable, or at a minimum unsuitable, for most tenants.





WHAT WE DID

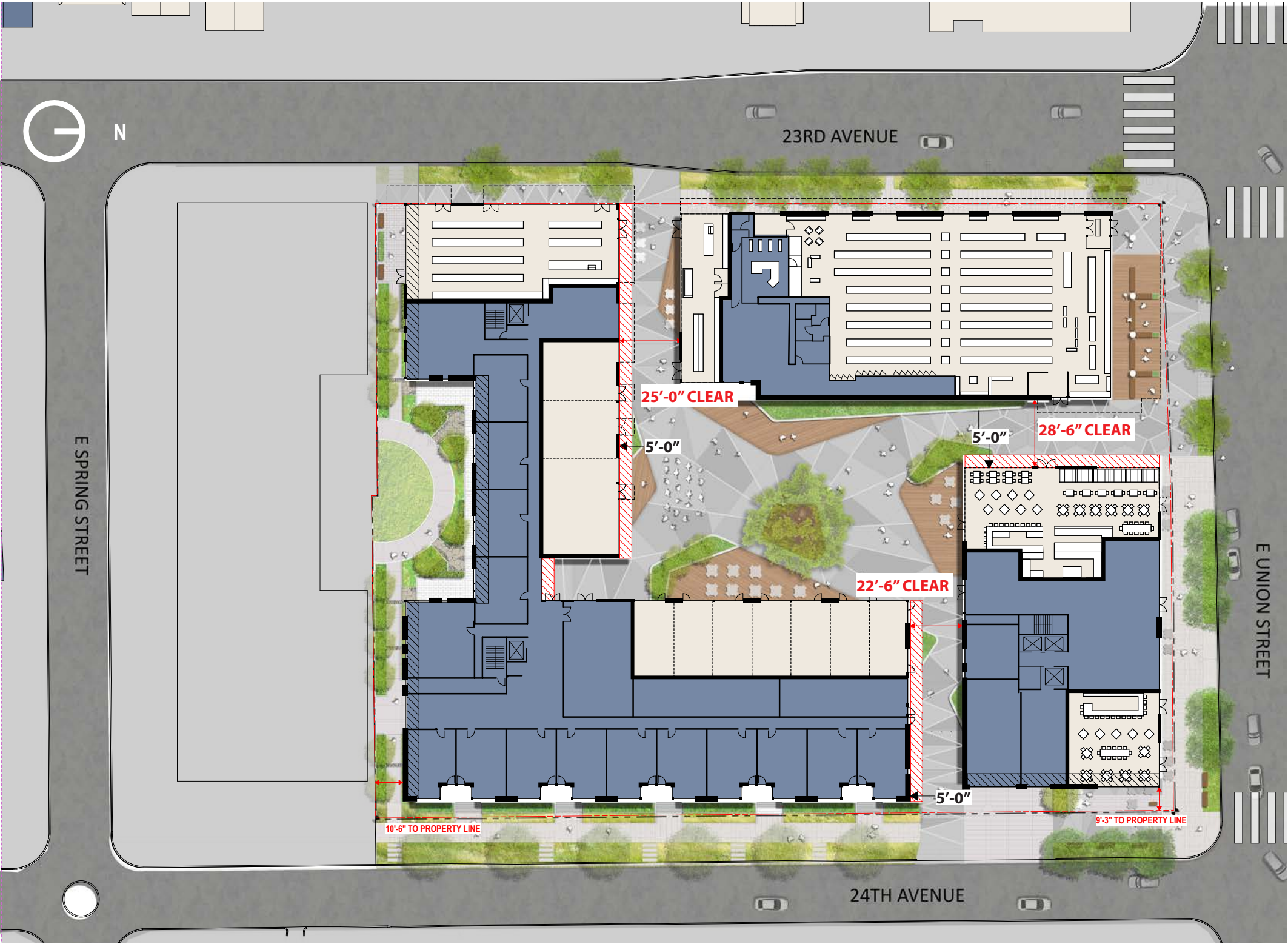
- 1

**ELIMINATE THE “BRIDGES” OVER THE PORTALS ON 23RD AVE AND 24TH AVE.**

In doing so, the opening to the Square from those streets is more substantial and functionally creates two separate buildings on the site. The north building is conceived as two buildings, the NW and NE buildings, and remains connected by a glazed bridge, or gasket, over the Union St portal. The south building is no longer connected to the NW or NE building masses above and is conceived as a more singular, L-shaped building.
- 2

**WIDEN EACH OF THE PORTALS BY 25%.**

The removal of the bridges connecting the north and south buildings allows the south building to move further south on the site, further expanding the 23rd and 24th Ave portals. Moving the NE building farther east widens the Union portal 25% as well.



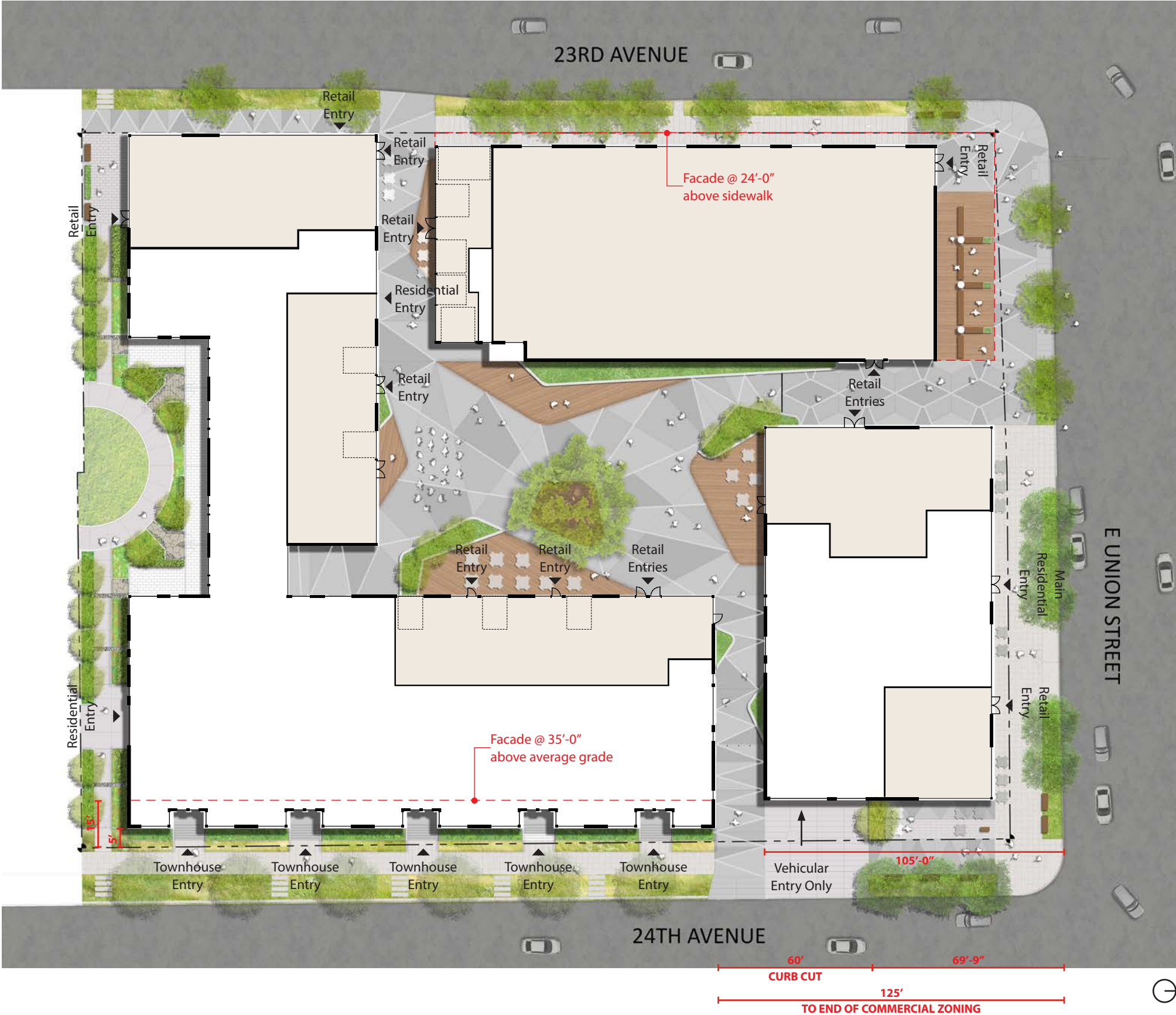


# 4.0 COMPOSITE SITE PLAN - VEHICULAR & PEDESTRIAN ACCESS

## SUMMARY OF SITEPLAN:

Provide a mixed-use, mixed income development that provides:

- Active street front with walkable shops that enrich the street experience
- Affordable and mix of housing choices
- Economic opportunity and diversity with opportunities for small business spaces; Lake Union Partners are excited about the partnership with Africatown to create an equitable and inclusive development
- Developed generous pedestrian ways (or portals) that become the site of intense activation to “invite” the public into the square
- Dynamic setbacks at the portals to further encourage public access to the project from the two main corners: 23rd & E Union and 24th & E Union
- Thru-block connections to break down monolithic character of a full block development
- Public community gathering spaces at grade
- Parking and Loading access placed at north end of block; less than 120-0 ft from E Union and well within the Commercial-zoned portion of 24th Avenue
- Transition between existing single-family zone and higher density development





# 4.0 COMPOSITE SITE PLAN - ART



## WHAT WE HEARD

- Opportunities should include interactive art or a space for community art to be displayed as an effort to reinforce established connections already built in the Central Area.
- Wayfinding should be provided around the project leading into the public spaces. It should act as a guide for pedestrians and has the opportunity to reflect the character of the neighborhood.
- The community was excited about the art possibilities and how it can reflect the Central Area community. Suggestions included a rotation of local artists, teaming up with the Seattle World School's art program / Coyote Central / Garfield High School students. Several artists were referred to the owner.
- Concern was expressed over the long-term look of paint on panels. Is there a way for the art to be more permanent than paint? Cut metal was presented as one alternative solution.

## WHAT WE COULDN'T DO

- Incorporate rounder, more Afrocentric shapes into the building form – Neither the zoning or the structure of a multifamily mixed-use building will allow for rounded shapes. The rectilinear nature of the building form can be offset with the organic, artistic elements and art opportunities on the façades.
- Incorporate major elements of Afrocentric texture into the building – this may end up being a feature of any of the art opportunities, but that will be at the discretion of the artists chosen. However, the general preference gathered from the Community Outreach is for bolder, more colorful expressions of culture on the façades.

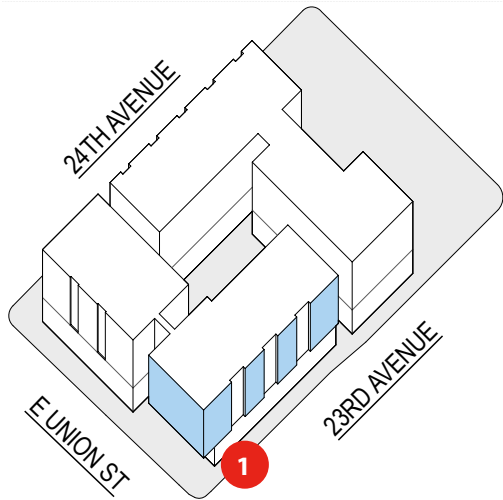
## WHAT WE DID

- 1 Created opportunities for the façades along 23rd Ave. and Union St. to be distinguished with locally generated art. The majority of the exterior cladding on these façades (excluding windows) will be used as a canvas for art that expresses the history and cultural significance of the Central Area.
- 2 Increased art opportunities from three to eight across the entire project and greatly increased the size, scope, and intent of the art on this project. **See pages 24-25 for the extents of the eight art locations.**
- 3 Gave the corners at 23rd & Union and 24th & Union opportunities for major art installations. 23rd & Union will be inspired by its significance as an important gathering space for the community, and will have several new art pieces. 24th & Union will be a celebration of local artist James Washington – through the foundation, his piece The Fountain of Triumph, and the new pieces to be selected that are inspired by it.



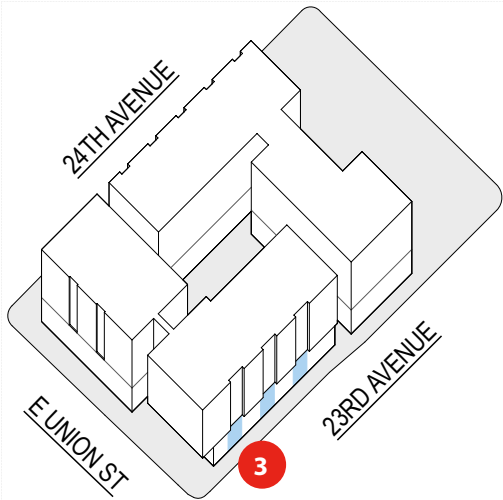
# 4.0 COMPOSITE SITE PLAN

## ART LOCATIONS



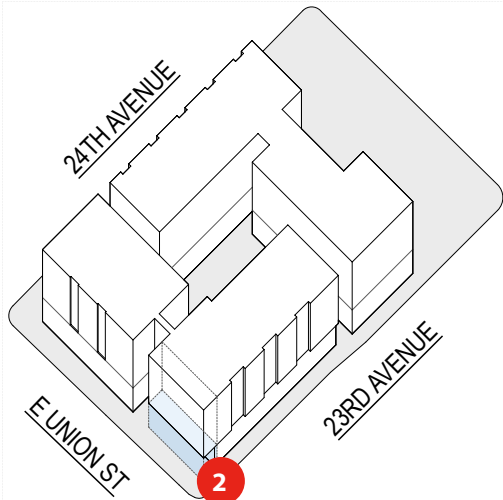
### NORTHWEST BUILDING

Opportunity for a 2D multi-panel mural along the upper facades at the corner of 23rd & Union. This artwork should be colorful with an emphasis on representations of the history and future of the black community in the Central Area.



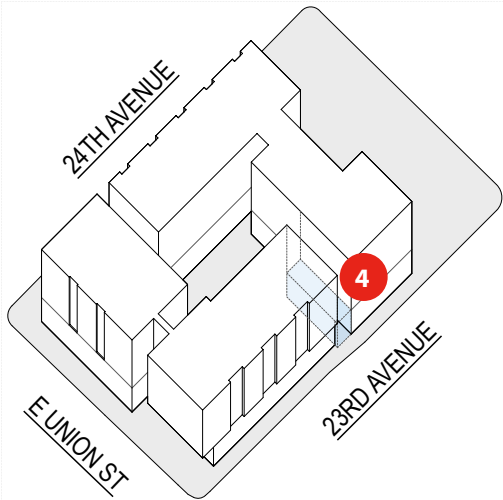
### PANELS ON 23RD AVE

Opportunity for a series of murals or textural panels/medallions at the street level. For this location, the artist should engage the community in the creation and experience of the art.



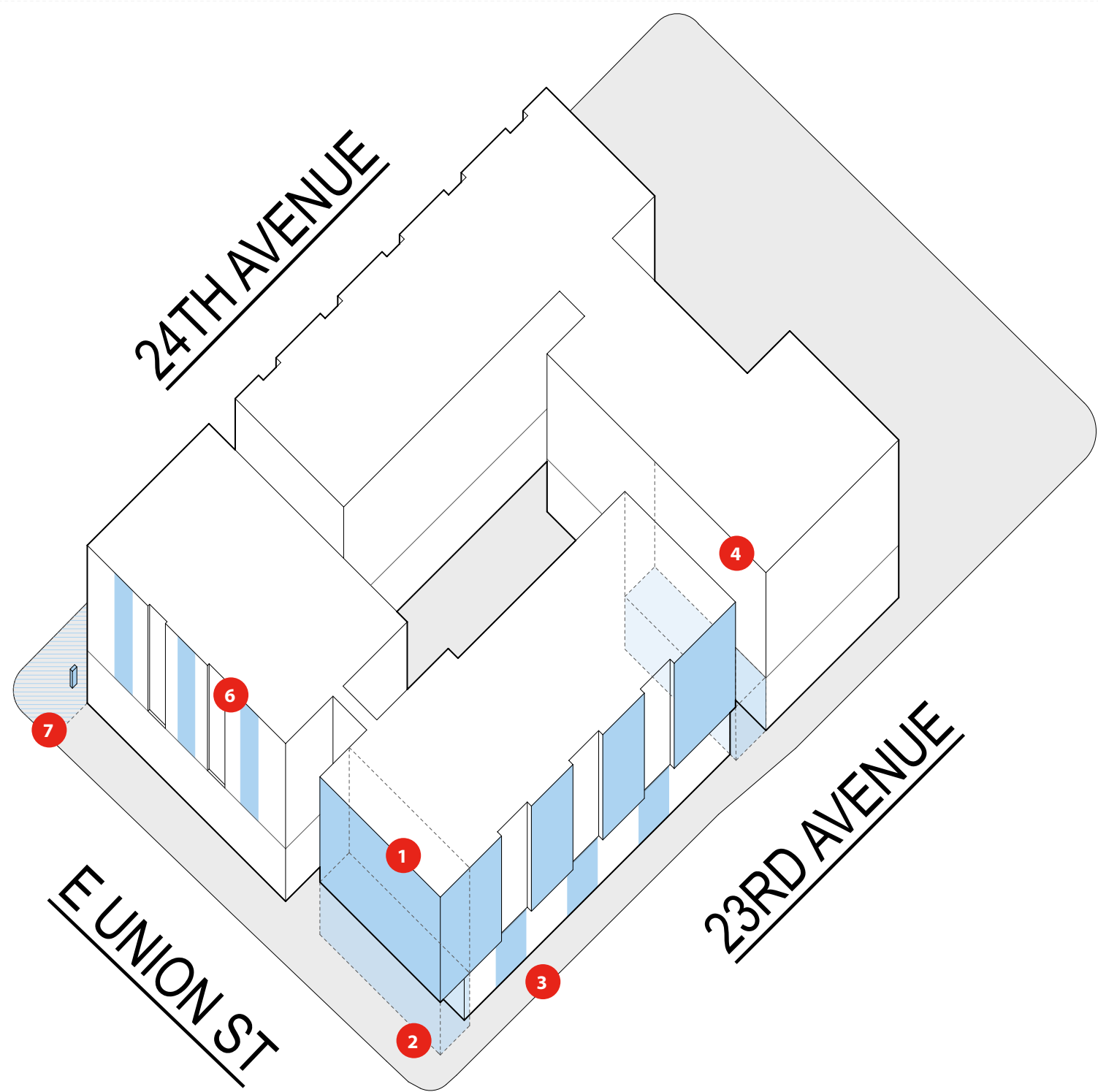
### 23 & UNION PLAZA

Opportunity to create an immersive experience – floor, wall, and soffit are all part of the canvas. This location represents a great opportunity for a combination of mediums and artistic types, specifically intended to directly and compellingly engage the neighborhood and continue its tradition as a gathering place.



### 23RD AVE PORTAL

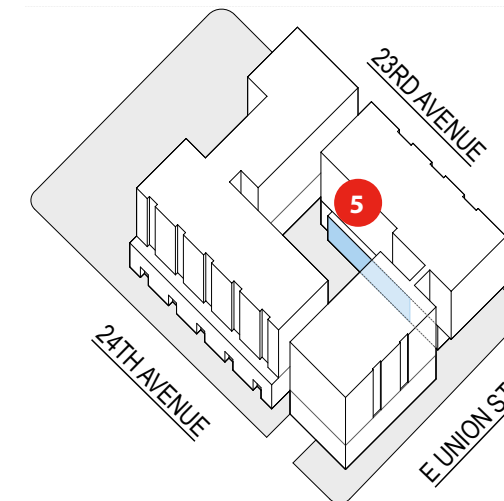
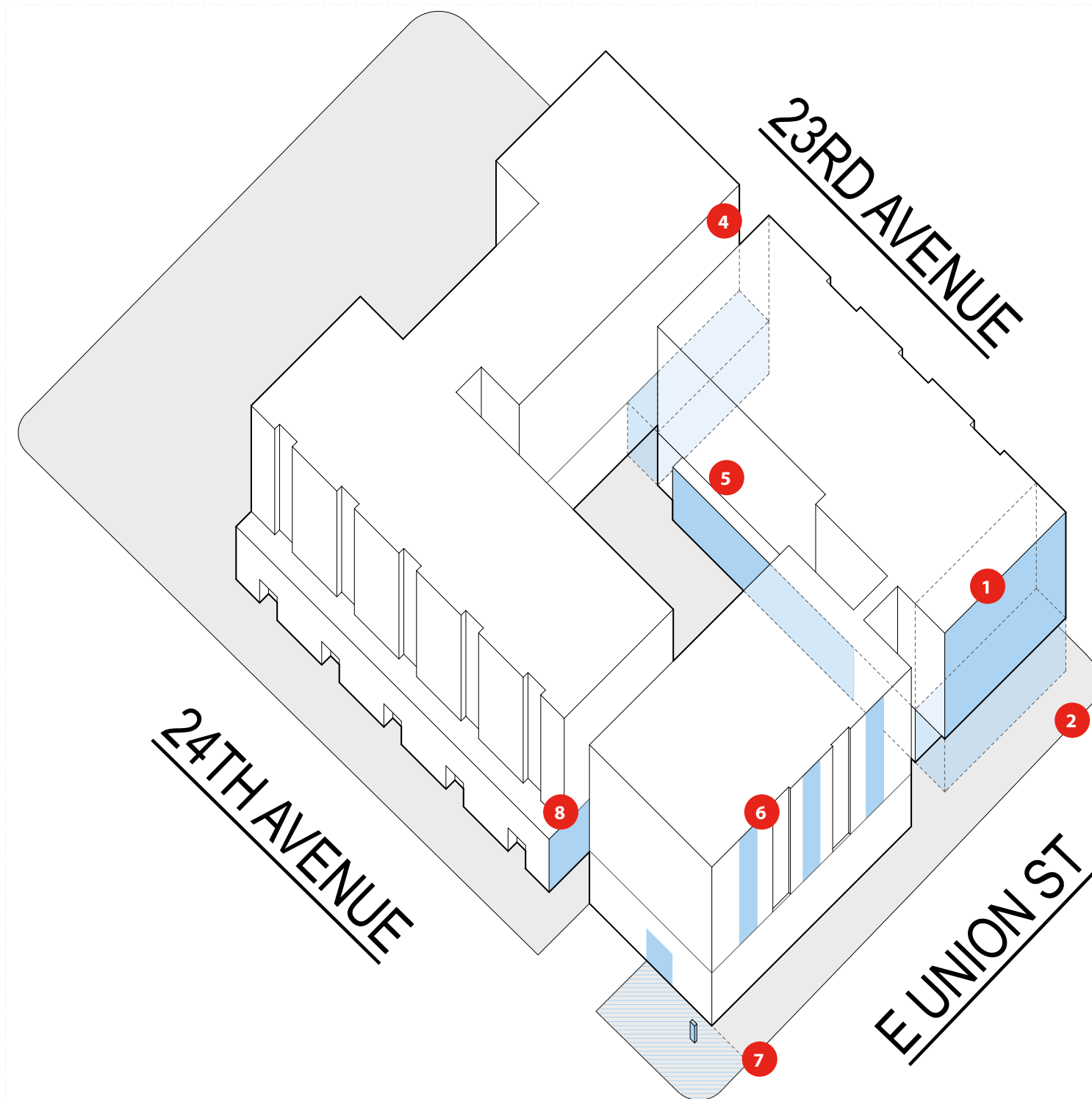
Opportunity for physical art within the ground-plane volume of the portal welcoming the neighborhood to the Central Square. The art should be a visual gateway welcoming the public from the south.





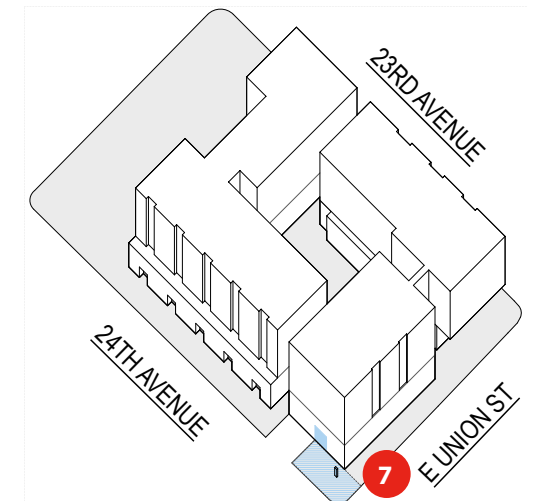
## 4.0 COMPOSITE SITE PLAN

### ART LOCATIONS



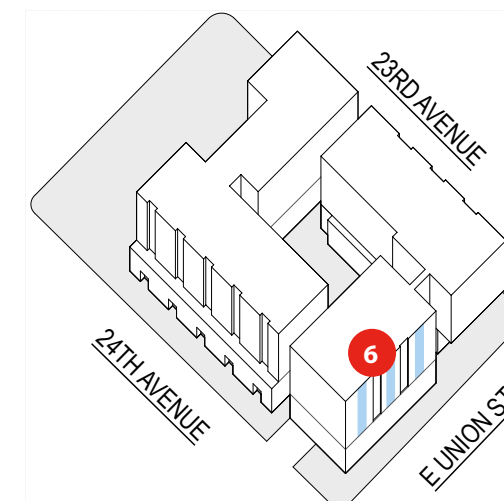
#### CENTRAL SQUARE

Opportunity for (+/-)120-foot long art installation dedicated to the colorful and diverse history of the Central District.



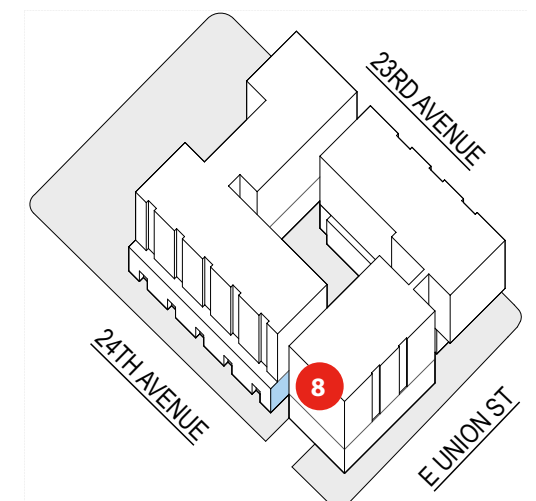
#### 24 & UNION PLAZA

Opportunity for artist to create works to compliment the 'The Fountain of Triumph' by James Washington, Jr. Emphasis should focus on incorporating works by and inspired by Mr. Washington.



#### NORTHEAST BUILDING

Opportunity for a series of murals or textural panels along the upper facades at the corner of 24th & Union, with a specific focus on depictions of people/faces reflecting the heritage of the community. The desire is for a monochromatic installation to contrast the adjacent colorful art on the NW building.



#### 24TH AVE PORTAL

Opportunity for a mural and/or light installation connecting the single family neighborhood to the Central Square. The art should be a visual gateway welcoming the public.



# 4.0 COMPOSITE SITE PLAN

## ART EXAMPLES



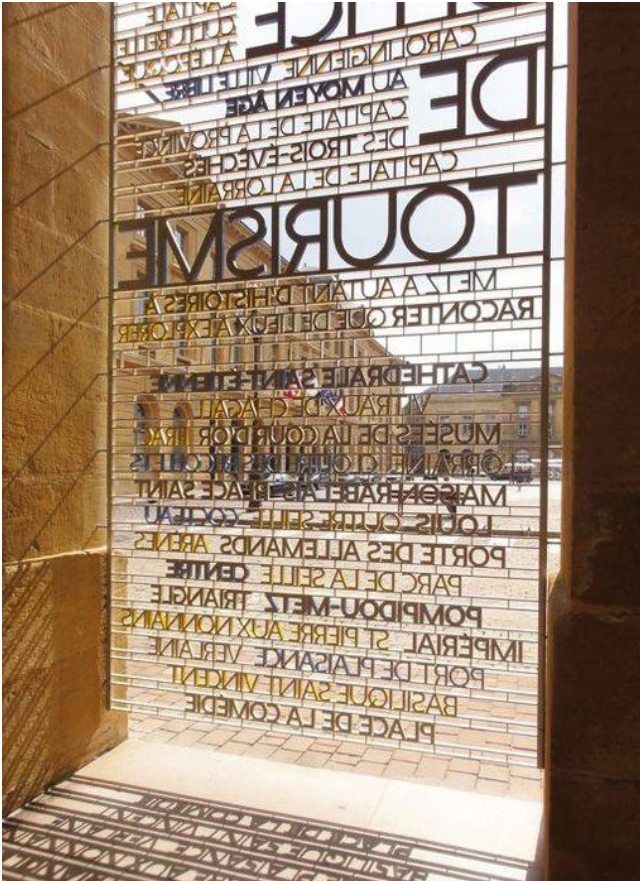
**1 5 8** **SHEPARD FAIREY AT THE STATE HOTEL, SEATTLE**  
**PROJECT BY LAKE UNION PARTNERS**  
Facade mural example of public art that is privately funded  
(Art Locations #1, #5, #8)



**1 5 8** Facade mural example  
(Art Locations #1, #5, #8)



**2** Example of overhead soffit installation  
(Art Location #2, 23rd & Union Plaza)



**3 6 7** Example of textural panel installation  
(Art Location #3, #6, #7)



**2 4 8** Example of overhead signage installation at portal entries  
(Art Locations #2, #4, #8)



**2 7** **AFRICATOWN EPHEMERAL INSTALLATION AT MIDTOWN**  
Example of ground-plane activation, adding color/texture at the plazas  
(Art Locations #2, #7, Corner Plazas)



## ART RFP (REQUEST FOR PROPOSALS)

### OVERVIEW

The Midtown Square project has eight opportunities for public art, including five new locations that are a direct response to community requests received at the Community Design Open Houses on October 24th and 27th and November 17th.

The public art will be an opportunity for the building, public open space, and landscape to reflect the heritage and culture of the Central Area. Engaging local artists to collaborate with the community, the architects, and the developer on public art installations will have an immediate and lasting impact on the built environment of this neighborhood. The intent is that a broad selection of diverse artistic styles, perspectives and mediums will be represented in the selected artworks.

Lake Union Partners is looking for local artists (either individuals or in collaboration) to conceptualize, design, and install art at pre-determined locations throughout the project. The art pieces should fit within the narrative guidelines below, but the overall theme of the art should respond to the community’s stated desire for meaningful remembrance of the black community, culture, and history in the Central Area while looking forward towards the continual contributions of the local community in building the future of the neighborhood.

A panel of jurors, comprised of community members, contemporary artists, the project architect, the developer, and a representative from the James and Janie Washington Foundation, will review the submissions in accordance with the criteria issued in this RFP.

### ART LOCATIONS + NARRATIVE GUIDELINES

There are eight art opportunity locations on the project (**refer to pages 24-25**). Several locations may combine into one installation or cohesive piece if so desired by the artist in the work presented to the jury. No specific preference will be given to artist submissions that combine locations, although the jury will be selecting the artists in consideration of the art program as a whole. The narrative guidelines are intended to provide a topic and starting point with further interpretation expected by the artist(s).

### JURY + SELECTION CRITERIA

A jury comprised of representative community members will judge the artist proposals. The jury is being developed to be representative of the community.

The selection criteria will be based on the following:

- Demonstrated experience creating public art, in particular exterior works
- Interested in connecting with the community and creating works that reflect the rich history of the Central District-
- Ability to attend a minimum of 3 meetings with the design team and owners to coordinate installation
- Ability to coordinate (with the Owner) a minimum of 2 meetings with the community
- Attend a minimum of 1 community meeting at the end of the art design process to present the final concept to the neighborhood
- Demonstrated ability to listen to and work with the community

### BUDGET

The selected artist/team will receive a commission to design the work and work with the ownership and design team to implement the fabrication and installation of the artwork.

### ELIGIBILITY

Proposals will be considered from visual artists living in the Pacific Northwest with a demonstrated relationship to the Central Area. Artist diversity within the project will be one of the factors in the selection process.

### APPLICATION REQUIREMENTS

- Letters of Interest (not to exceed one page) describing interest in this project and addressing the artists’ connection with the Central District.
- Include details on how the history, culture, and diversity of the Central District will be honored through the art (concept does not need to be complete but a thoughtful path to meeting the objectives of the community should be evident in the letter of interest). Indicate which locations the artist is interested in (can be multiple).
- Bio (not to exceed one page).
- Three References (at least one reference from the local community and one reference from past art installations / project works).
- Work Samples (minimum of 8 to maximum of 16 images with descriptions) with work’s title, size, medium, and concept. Include your role in the project if part of a team. Provide any installation, coordination, or lessons learned in simple bullets with these samples.

### TIMELINE

Request for Proposals released: February 1, 2019

Applications Due: April 1, 2019

Artist Shortlist Announced: May 1, 2019

Artist Interviews: May 2019

(Interviews will be scheduled with shortlist only)

Artist Selection Announced: July 1, 2019

Project Team Meetings: Starting July, 2019

TBD with artist, through completion (at least three)

Community Outreach Meetings: Starting July, 2019

(at least two meetings – one soon after selection)

Installation: Winter/early Spring of 2021

### WHAT WE NEED FROM DRB

At the recommendation meeting, the Board is tasked with evaluating the project’s consistency with the priority guidelines identified for the project. The applicant is requesting the Board determine the project’s design with the artwork locations identified meets the intent of the design guidelines, and to recommend approval of the project with the artwork locations identified.



# 5.0 PLACEMAKING: 23RD & UNION CORNER PLAZA

## REC 1 DRB COMMENTS

### 1. CORNER OF 23RD AND E UNION

The Board reiterated their support for design strategies that would encourage street-level human interaction and activity on this very important corner.

1a. At the EDG meeting the ground level setbacks at the corner of 23rd and E Union were treated with unique paving, flexible seating, planters and other street furniture, with the adjacent street-level façades fully- glazed with aluminum storefront windows possibly incorporating roll-up doors at key locations (EDG packet, p. 59). In the Recommendation drawings, the amount of glazing had been significantly reduced and a ‘digital art wall’ replaced the glazing at the north elevation facing E Union St. This digital installation was described by the applicant as intended to provide an opportunity to express neighborhood character and history through the illustration of a variety of images and videos.

1b. The Board was intrigued by this idea and asked many questions about the technology involved, the curation of images that would be shown, the tactile nature of the wall, and the way pedestrians might interact with it. The applicant explained that they were in the early stages of exploring this idea and many of these questions were still being resolved. A Board member noted a comparable street-edge condition (of which all were familiar) and agreed that the creation of a similar ‘dead zone’ or unusable space on the street should be avoided. The Board concluded they would need complete details to support the proposed video wall over a glazing system and its potential to encourage and engage human interaction.

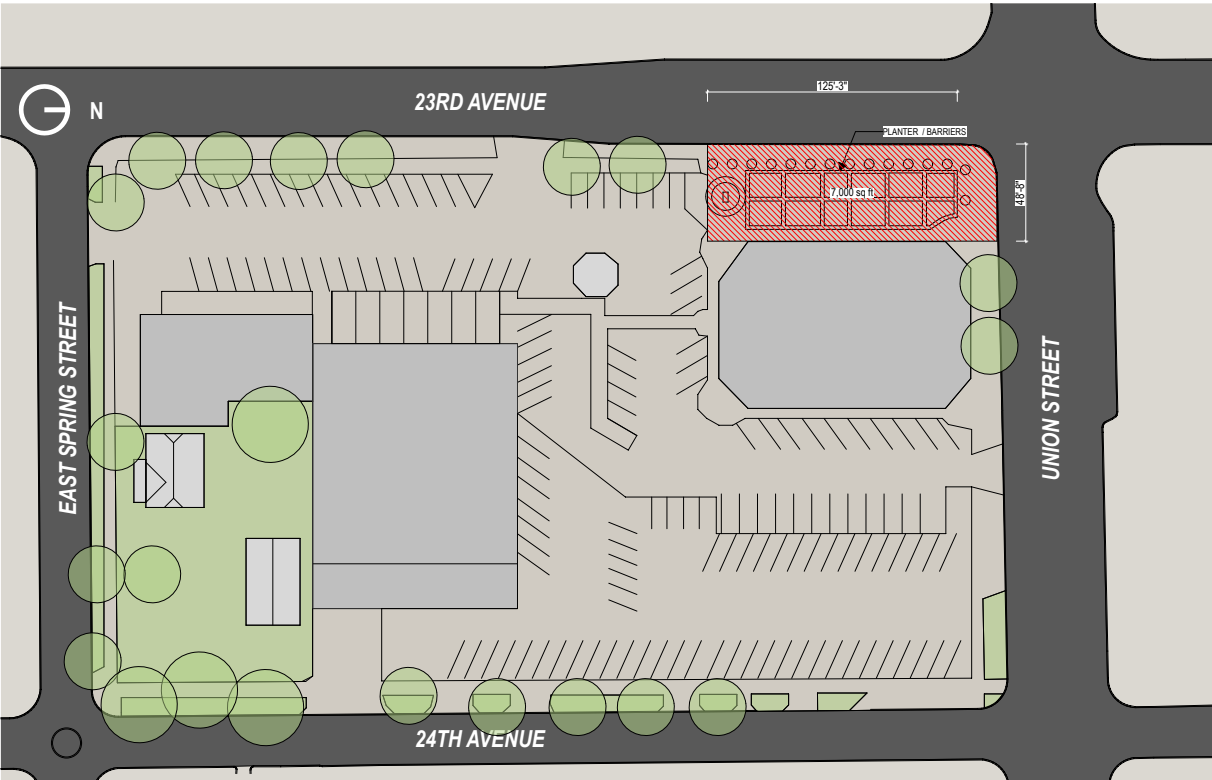
**Response:** The corner plaza has been refined to offer more informal seating spaces, providing flexibility for both organized events and a series of informal gatherings. The space has plenty of permanent seating and gathering options, variety of plantings, and power and lighting for events. The programming of the space will allow for a range of community events, small markets, and dinners. This space will also have a significant art installation as part of the project’s art program and instead of the previously proposed media wall.

1c. The Board had similar concerns regarding the 23rd Ave frontage. At EDG, this was shown as a highly-transparent façade with full-height windows and logical locations for entries to accommodate a variety of business uses and sizes (EDG Packet, p. 59). In the Recommendation packet the percentage of glazing on this façade had been significantly reduced and replaced with brick panels.

**Response:** The amount of glazing has not been significantly reduced - the EDG packet showed a white model with no definition of glazing. The glazing shown meets code. The brick piers along the 23rd Ave façade anchor the residential bays above while providing locations for retail shelving or future retail divisions. The piers are segmented by a series of wide, transparent glass storefronts that run floor to ceiling and allow for future division of the space while still making it leaseable to the project’s current anchor tenant. The most transparent façade is along E Union St in the NE building, which emphasizes retail street-front activation and highlights the residential lobby.

1d. The Board did not support this change as it decreased the porosity and visibility they had encouraged at EDG. Furthermore, it was unclear how the retail space at this northwest corner might be further divided in conjunction with the façade treatment. The Board requested that composite floor plans be presented at the next meeting demonstrating how this space might be further divided in consideration of the 23rd Avenue façade.

**Response:** The brick piers create natural locations for future retail divisions of the space. A conceptual floor plan showing the ground level retail divisions are included in this packet. The piers also provide natural locations for art installations and locations for market stands.



EXISTING CORNER



AFRICATOWN PROPOSED PLAZA





PREVIOUS EDG DESIGN, 6-0 FT SETBACK

2301 East Union Street  
Project No. 3028872

Design Recommendation 2  
12/19/2018



PREVIOUS REC 1 DESIGN, 20-0 FT SETBACK



# 5.0 PLACEMAKING: 23RD & UNION CORNER PLAZA

## UPDATED REC 2 PROPOSAL

### WHAT WE HEARD

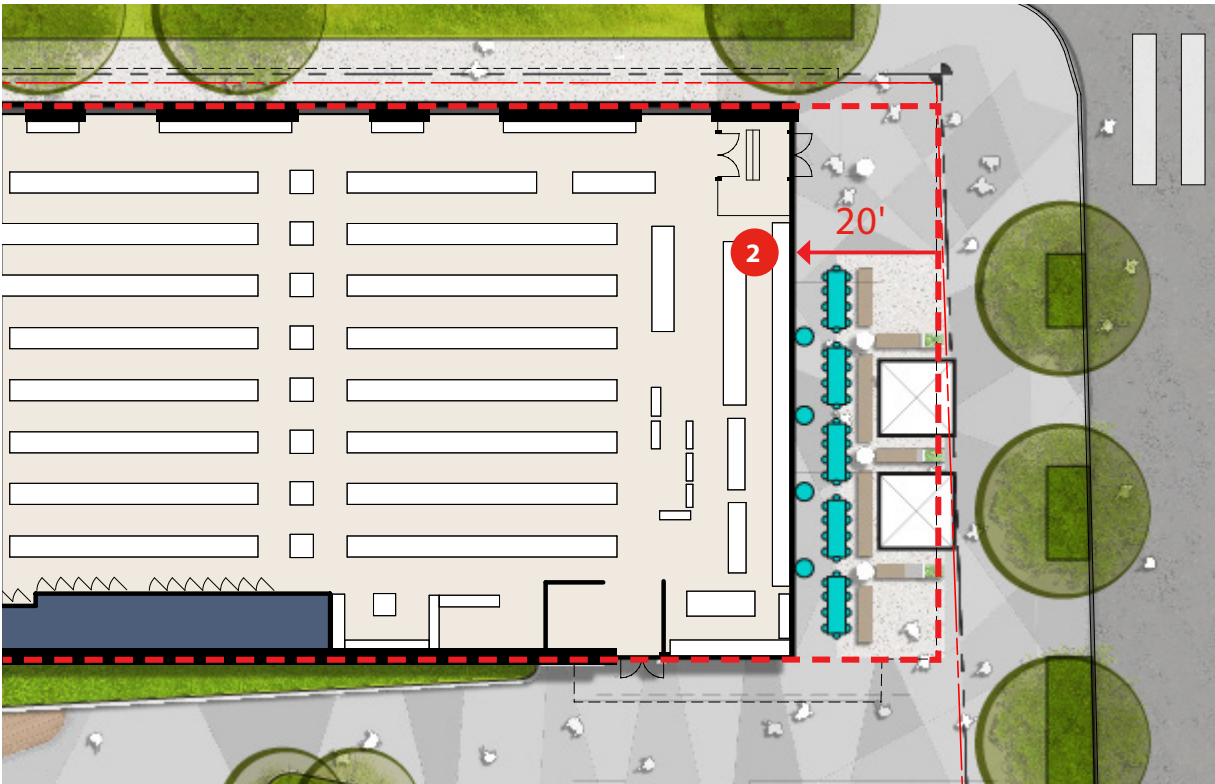
- Define the corners – give each corner its own character. Keeping the corner of 23rd & Union as a gathering place is critical to the neighborhood. (Source: Africatown Ciphers)
- Concern about the video wall; prefer to have the ability to express neighborhood character. (Source: July 2018 Design Recommendation)
- Provide awnings to give a more pedestrian scale. (Source: LURC Board Meeting)
- Create a gathering space for the neighborhood that feels welcome to all. (Source: Africatown Ciphers, July 2018 Design Recommendation, October 2018 Community Outreach Meetings)

### WHAT WE COULDN'T DO

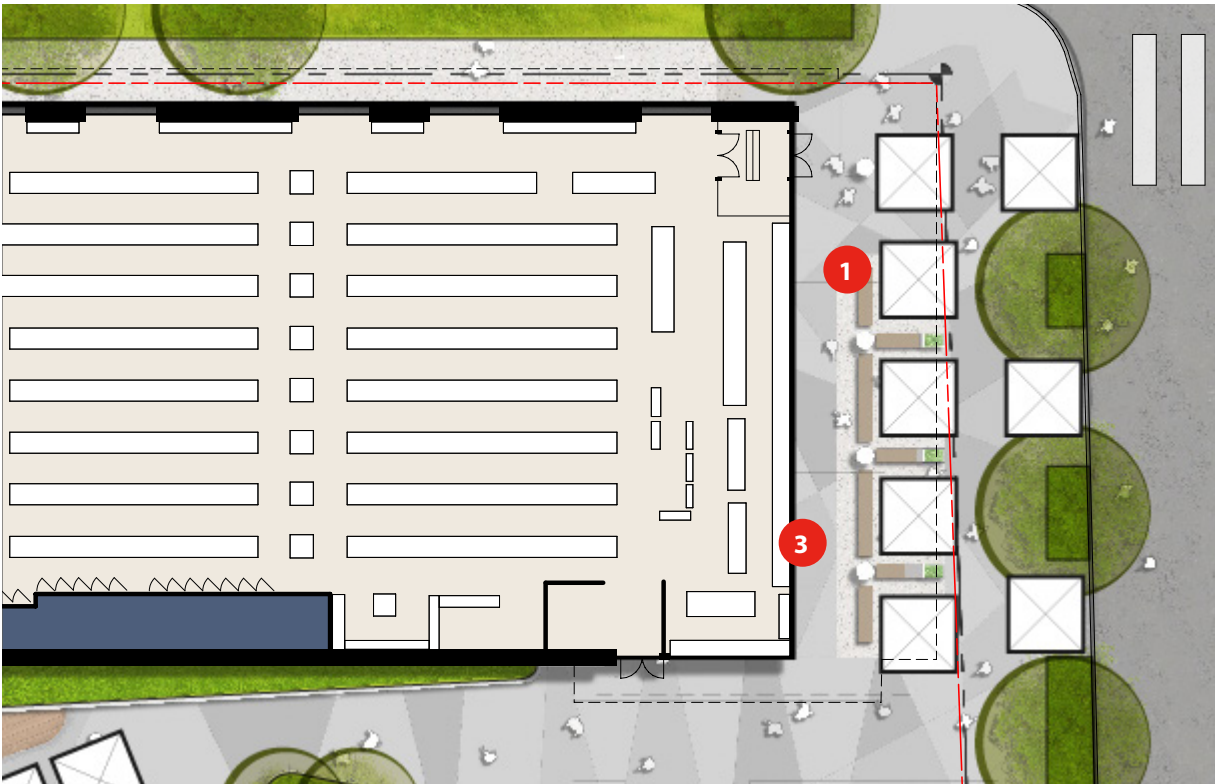
- Set the building back even further — The project needs a large, market-rate retail space at the corner in order to discount the rents on the other retail spaces for small, local, minority-owned businesses, and setting back the entrance any further from the corner makes this space unleaseable at market rents.

### WHAT WE DID

- 1 Created a “Living Room” similar in size & layout to the current activation on the site along 23rd Ave by adding permanent seating features.
- 2 Increased the size of the “Living Room” at 23rd & Union by pushing the building back another 20’ so it sits 42’ back from the street.
- 3 Replaced the video wall with an art location.

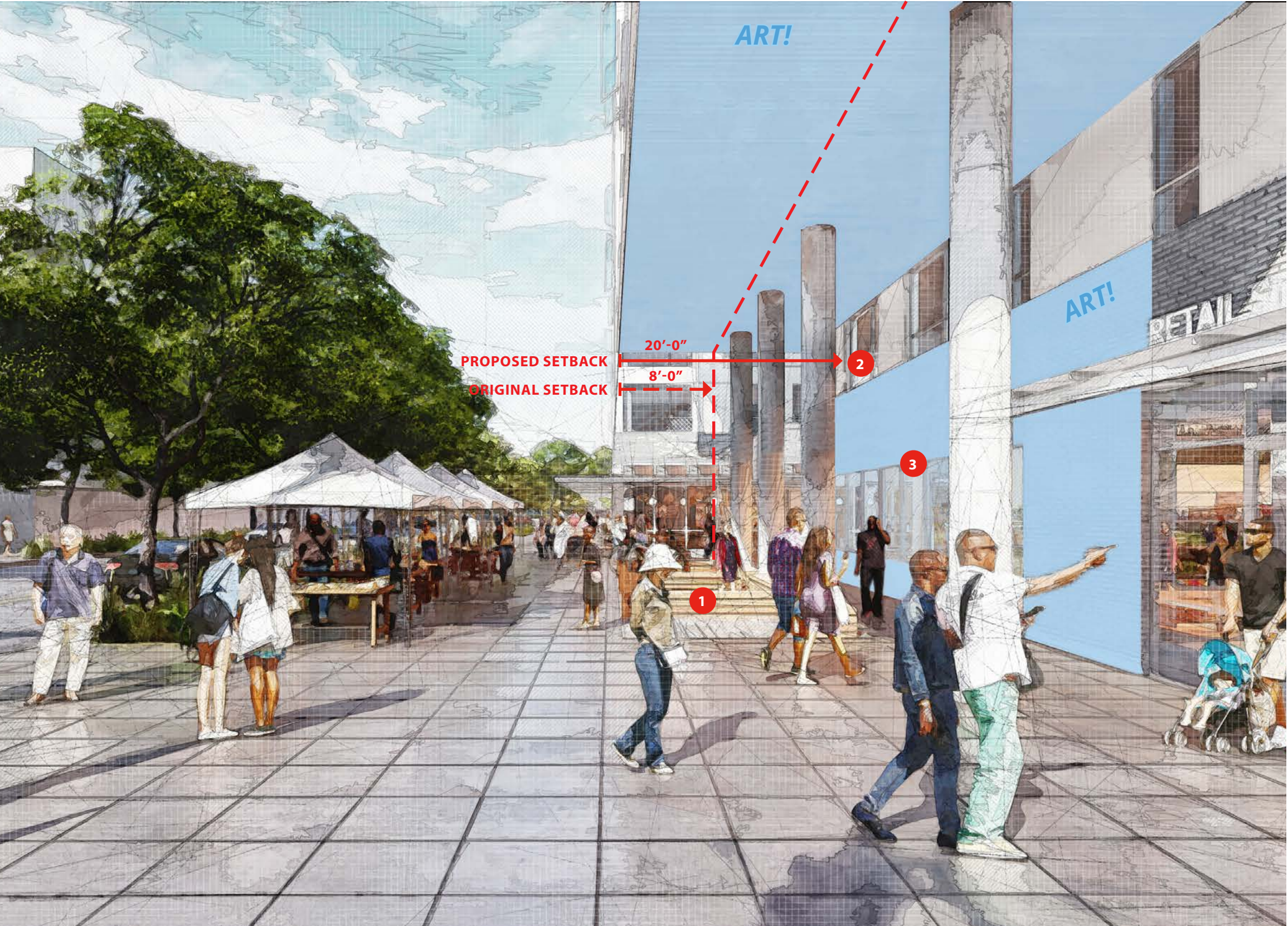


23&UNION LIVING ROOM: BEFORE AND AFTER



MARKET DAY USE





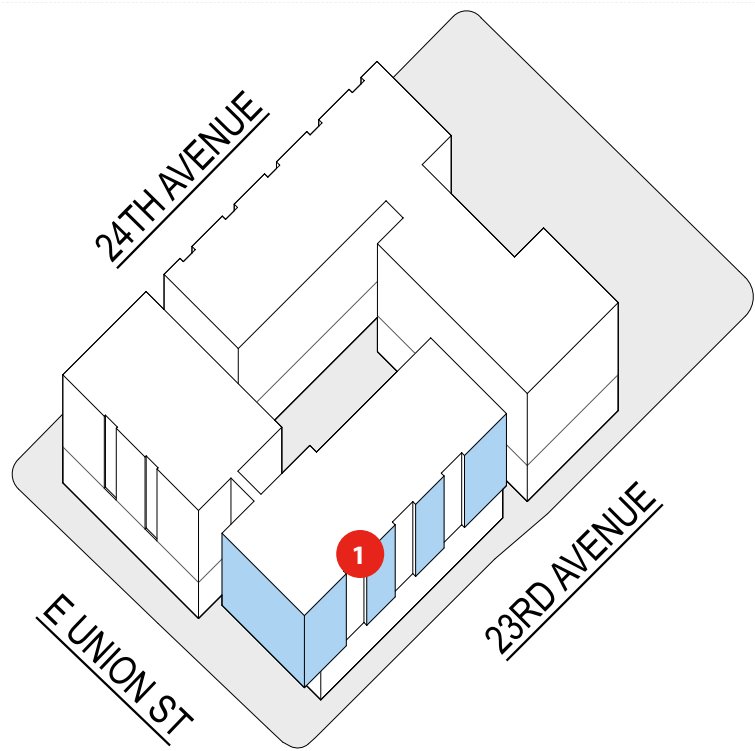
**NOTE:** Blue highlight indicates art locations, not proposed exterior siding color

UPDATED REC 2 PROPOSAL WITH ART LOCATIONS



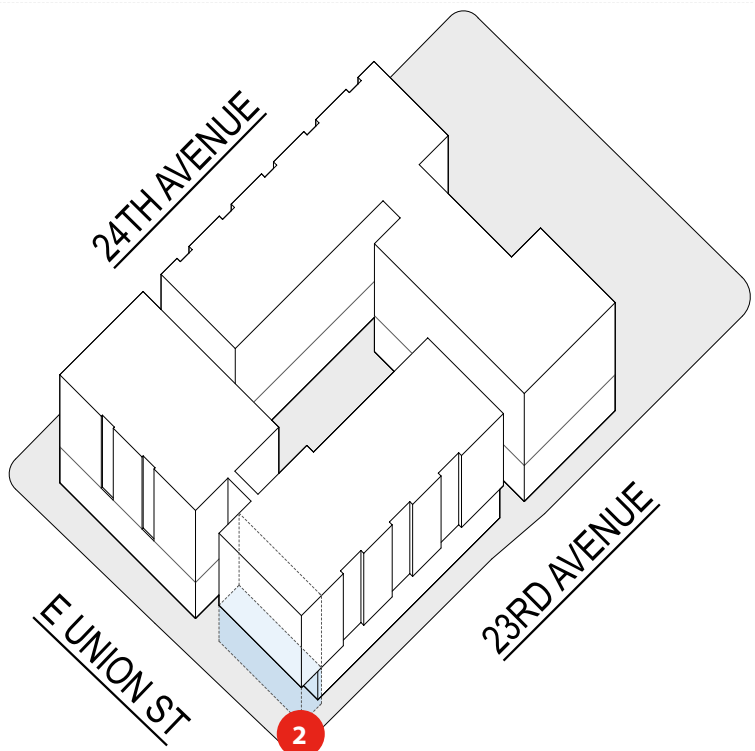
# 5.0 PLACEMAKING: 23RD & UNION CORNER PLAZA

## ART LOCATIONS



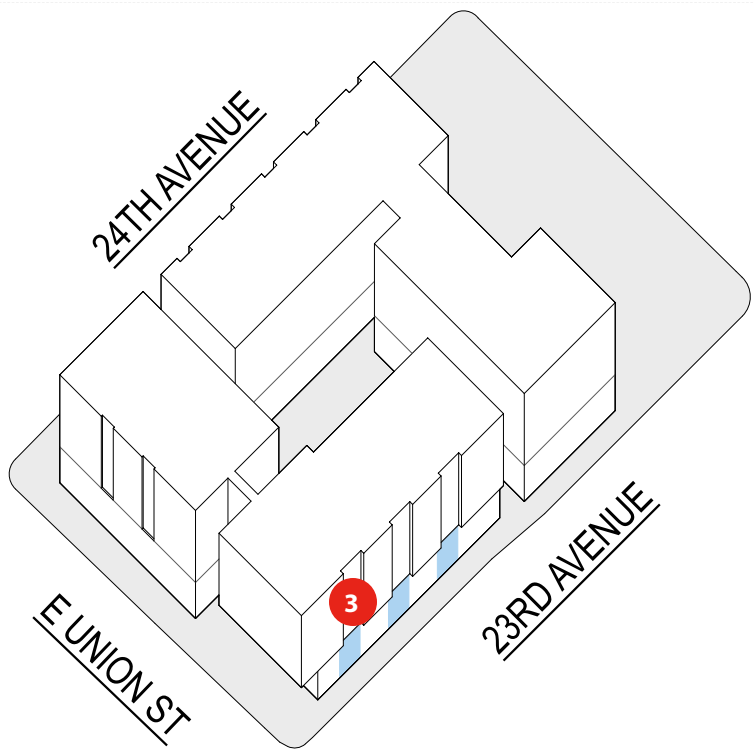
### NORTHWEST BUILDING

Opportunity for a multi-panel mural along the upper facades at the corner of 23rd & Union.



### 23 & UNION PLAZA

Opportunity to enhance the living room – wall and/or soffit are open for artwork. This corner is sacred to the Central District and is an important place for neighbors to gather and engage each other.



### PANELS ON 23RD AVE

Opportunity for a series of artistic panels inset in the brick at the street level.



## 5.0 PLACEMAKING: 23RD & UNION CORNER PLAZA

### COMMUNITY-PREFERRED IMAGERY



2 Example of gathering space at plaza living room



2 Example of soffit installation



2 3 Example of market use



2 Example of permanent seating with integrating plantings



# 5.0 PLACEMAKING: 24TH & UNION CORNER PLAZA

## REC 1 DRB COMMENTS

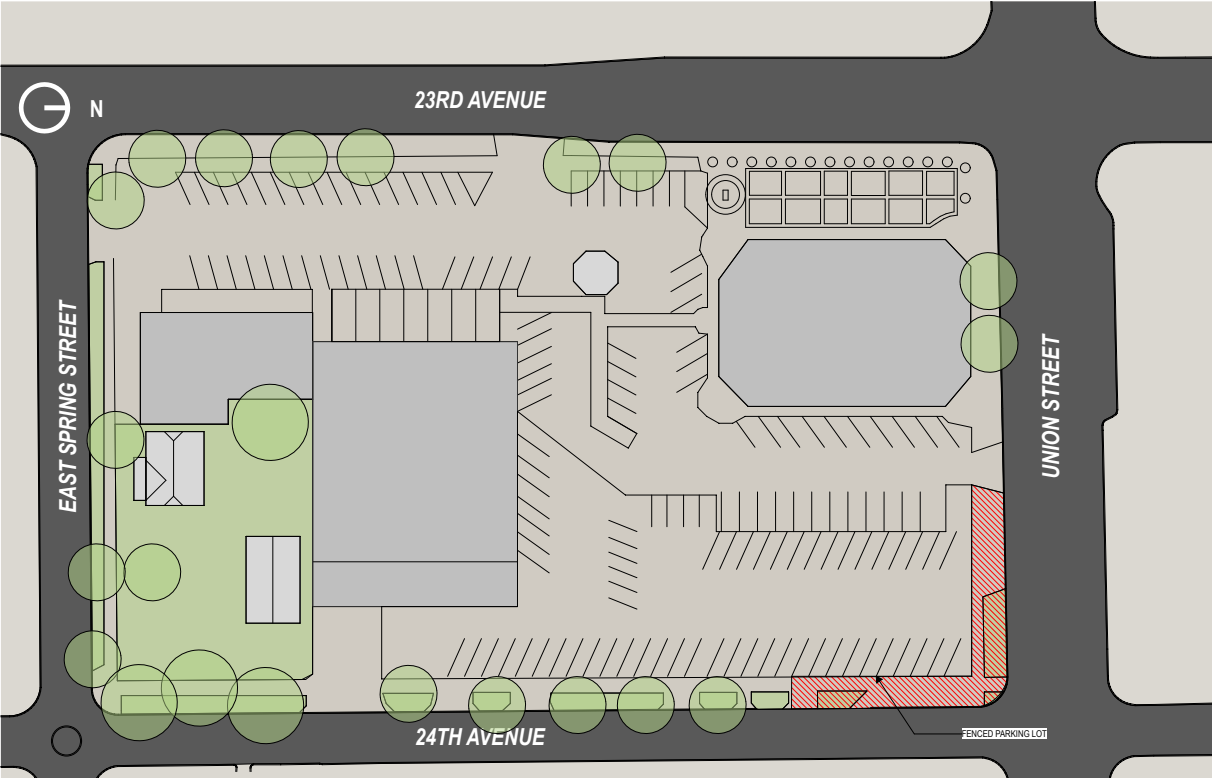
### 5. FOUNTAIN

5a. The applicant presented a letter from the James Washington Fountain Foundation expressing support for the proposed location of the fountain at the corner of 24th Avenue and E Union St. The Board appreciated this endorsement but asked questions about the sufficiency of space around the proposed location at this corner and were concerned about its proximity to the trash, loading, and garage entrance, and potential conflicts between users (particularly children) and vehicles.

**Response:** The fountain has been located closer to the property line towards E Union St in order to create a more prominent visual connection. The fountain is separated from the driveway by a large planter that includes significant density of trees and shrubs to provide a visual screen between the loading area and the plaza. The fountain will also be surrounded by outdoor seating and additional plantings as part of the adjacent retail space.

5b. Having heard during the public comment period the importance of this statue and the significant dimension of the water feature it was originally installed with, the Board requested complete details describing the fountain and an exploration of the positive and negative impacts of other potential locations.

**Response:** This location gives the fountain the prominence that it deserves while providing a contemplative space to enjoy it. There is opportunity for additional artwork by the artist in this area, as well as art inspired by the artist. This corner also provides a great connection to another important places in the Central District - particularly the Liberty Bank project across E Union St. By working with the neighborhood, SDOT, and the developers of the Liberty Bank project, we are hoping to turn this intersection into a celebration of some of the pioneers in the CD. 'The Fountain of Triumph' was originally designed for community gathering and to reflect unity for the Central Area neighborhood.



EXISTING CORNER AT 24TH AVENUE



AFRICATOWN PROPOSED PLAZA





PREVIOUS REC 1 DESIGN



# 5.0 PLACEMAKING: 24TH & UNION CORNER PLAZA

## UPDATED REC 2 PROPOSAL

### WHAT WE HEARD

- Define the corners – give each corner its own character. (Source: Africatown Ciphers)
- Provide awnings to give a more pedestrian scale. (Source: LURC Board Meeting)
- Create a gathering space for the neighborhood that feels welcome to all. (Source: Africatown Ciphers, July 2018 Design Recommendation, October 2018 Community Outreach Meetings)

### WHAT WE COULDN'T DO

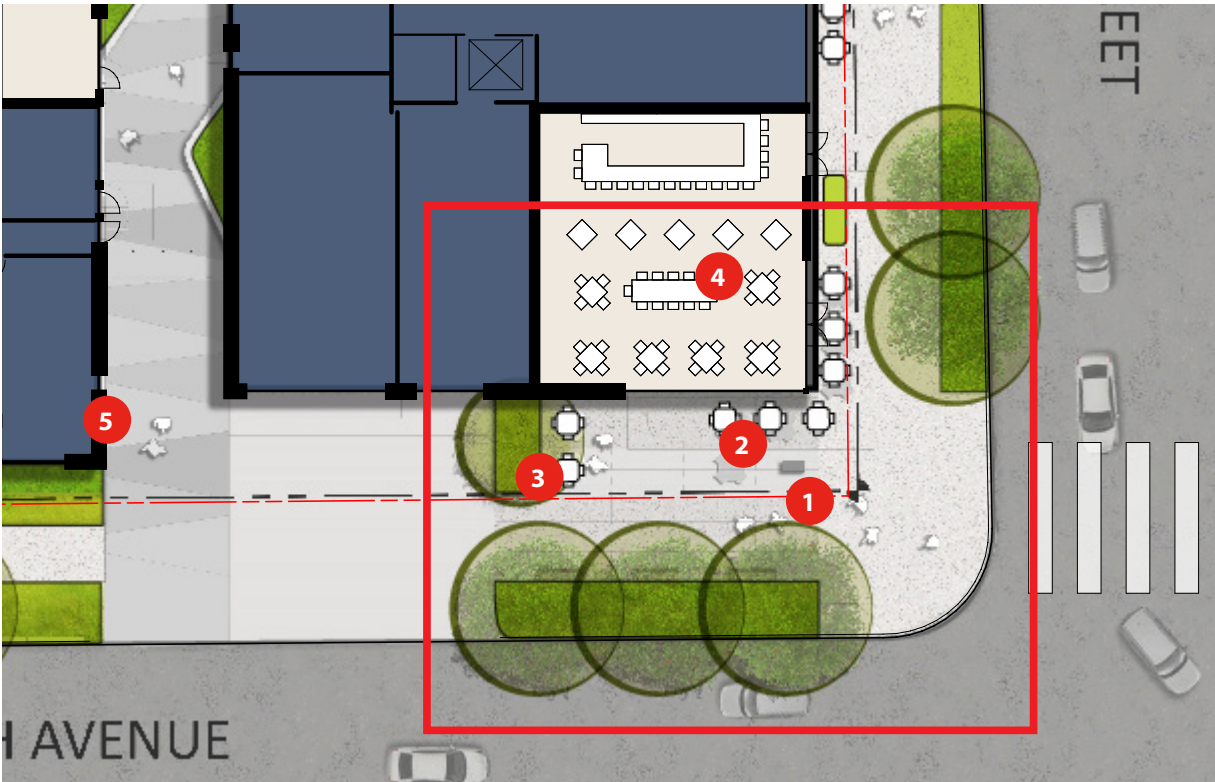
- Move the curb cut and loading dock — This is the only location where the driveway can access an elevator without disrupting one of the major arterials (23rd Avenue and E Union Street).
- Move the fountain to the Central Square — **The James & Janie Washington Foundation prefers the 24th Ave location.** The design team sees this as an opportunity to reinvent the corner of 24th & Union to celebrate one of the great pioneers of the Central Area. **See the Appendix for a signed letter from the Foundation regarding the location on this corner.**

### WHAT WE DID

- 1 Moved the fountain closer to East Union to give it more prominence and more distance from the loading area/driveway.
- 2 Added movable furniture, allowing for informal gathering.
- 3 Increased plantings, more native and edible plants, with particular care along the south edge to give the plaza privacy from the loading area/driveway.
- 4 Gave the retail space next to the plaza below-market rent.
- 5 Added a large art location for a mural along the south side of the portal.



PROPOSED 24TH CORNER CONNECTION TO LIBERTY BANK



JAMES WASHINGTON FOUNTAIN PLAZA





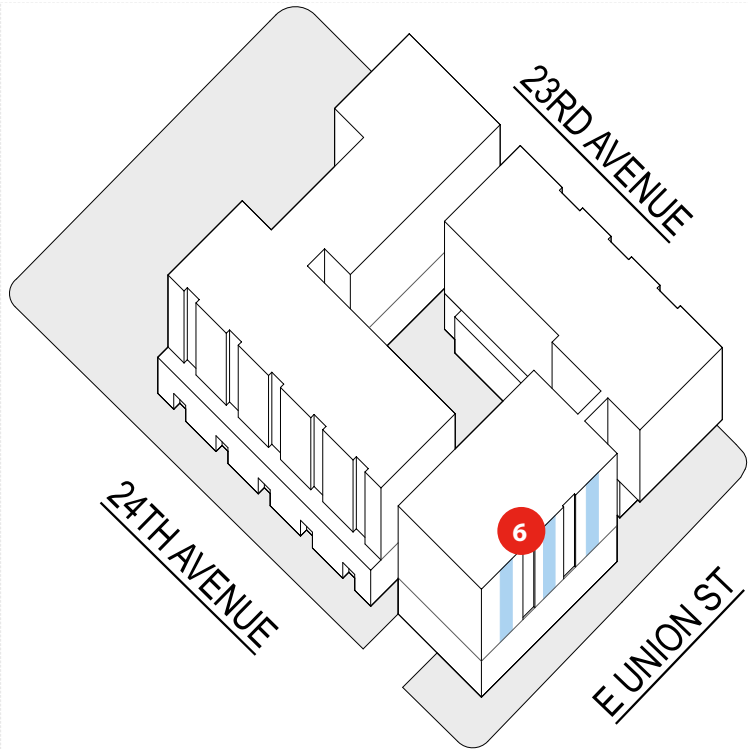
**NOTE:** Blue highlight indicates art locations, not proposed exterior siding color

UPDATED REC 2 PROPOSAL WITH ART LOCATIONS



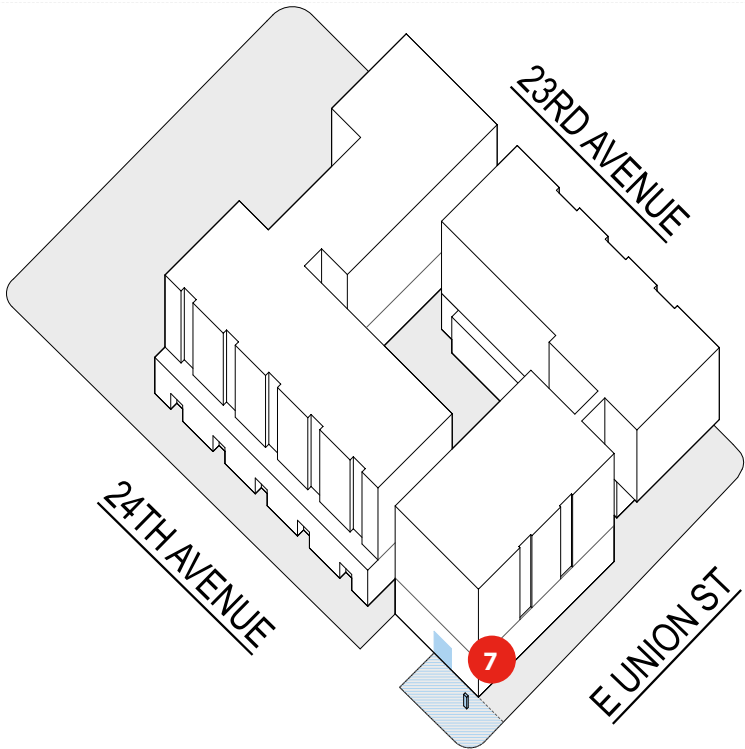
# 5.0 PLACEMAKING: 24TH & UNION CORNER PLAZA

## ART LOCATIONS



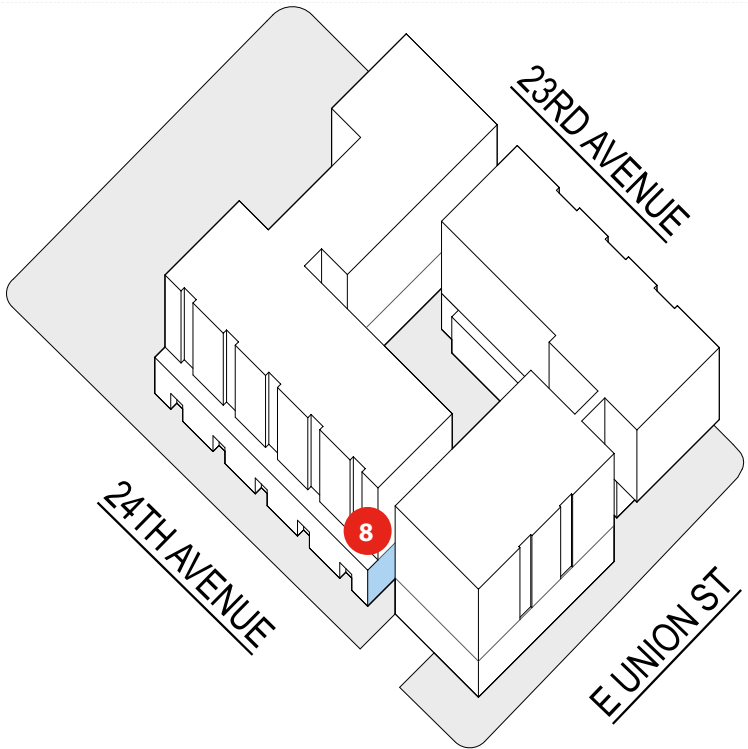
**NORTHEAST BUILDING**

Opportunity for a series of murals or textural panels along the upper facades at the corner of 24th & Union.



**24 & UNION PLAZA**

Opportunity for artist to create works to compliment the 'The Fountain of Triumph' by James Washington, Jr.



**24TH AVE PORTAL**

Opportunity for a mural connecting the single family neighborhood to the Central Square. The art is to be a visual gateway welcoming the public.



5.0 PLACEMAKING: 24TH & UNION CORNER PLAZA

COMMUNITY-PREFERRED IMAGERY



7 Example of gathering space at plaza living room



7 James Washington Fountain



7 Example of gathering space at plaza living room



7 Example of food truck at corner plaza/portal



# 6.0 PLACEMAKING: 23RD AVE PORTAL

## REC 1 DRB COMMENTS

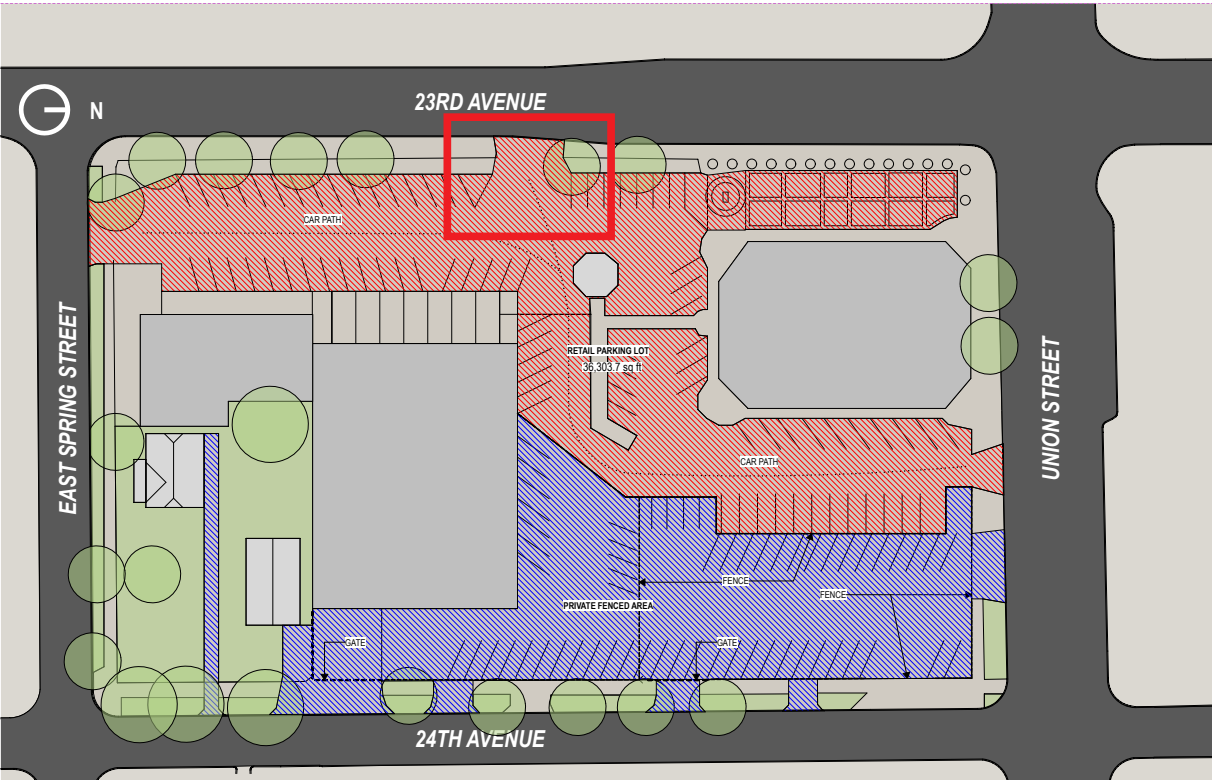
### 2. PORTAL ENTRANCES

2a. At the EDG meeting, the Board the expressed concern about the design and width of the portals and asked the applicant to revisit and revise their design. The applicant's response included: moving the southwest/southeast portion of the building to slightly (no dimensions were shown or provided) increase the size of the portals on 23rd and 24th Avenues, but not at the key gateway corner location on Union; shifting the walls at the northwest portal to decrease its depth; and using transparency at corner retail spaces along the portals. The applicant also noted the high level of transparency at the pedestrian bridges above each portal as mitigating their impact

**Response:** The bridges above the 23rd Ave and 24th Ave portals have been removed, further emphasizing the openness of the portals as they lead into the Square. Each of the portals have also been widened by 5-0 feet. The portal on Union is still the largest, and the bridge above is planned to be treated with artist vision of a welcoming "arch".

2b. The Board appreciated these changes but agreed the portals did not yet feel welcoming, make the 'open to the public' nature of the courtyard clear, or yet have an effective design strategy to draw the public in. The activation of this space was identified by the applicant, the public, and the Board as critical to the success of the courtyard area, which has been the central organizing principal for this project from the beginning. The Board echoed public comment in their support for the applicant's intent to accomplish this and asked for continued development of the design.

**Response:** The portals will be emphasized by a break in the façade and further characterized by different paving, lighting, Signage, furniture, vegetation, and storefronts that turn the corner and lead into the Square.



EXISTING SITE



AFRICATOWN PROPOSED PORTAL





PREVIOUS REC 1 DESIGN WITH BRIDGES



# 6.0 PLACEMAKING: 23RD AVE PORTAL

## UPDATED REC 2 PROPOSAL

### WHAT WE HEARD

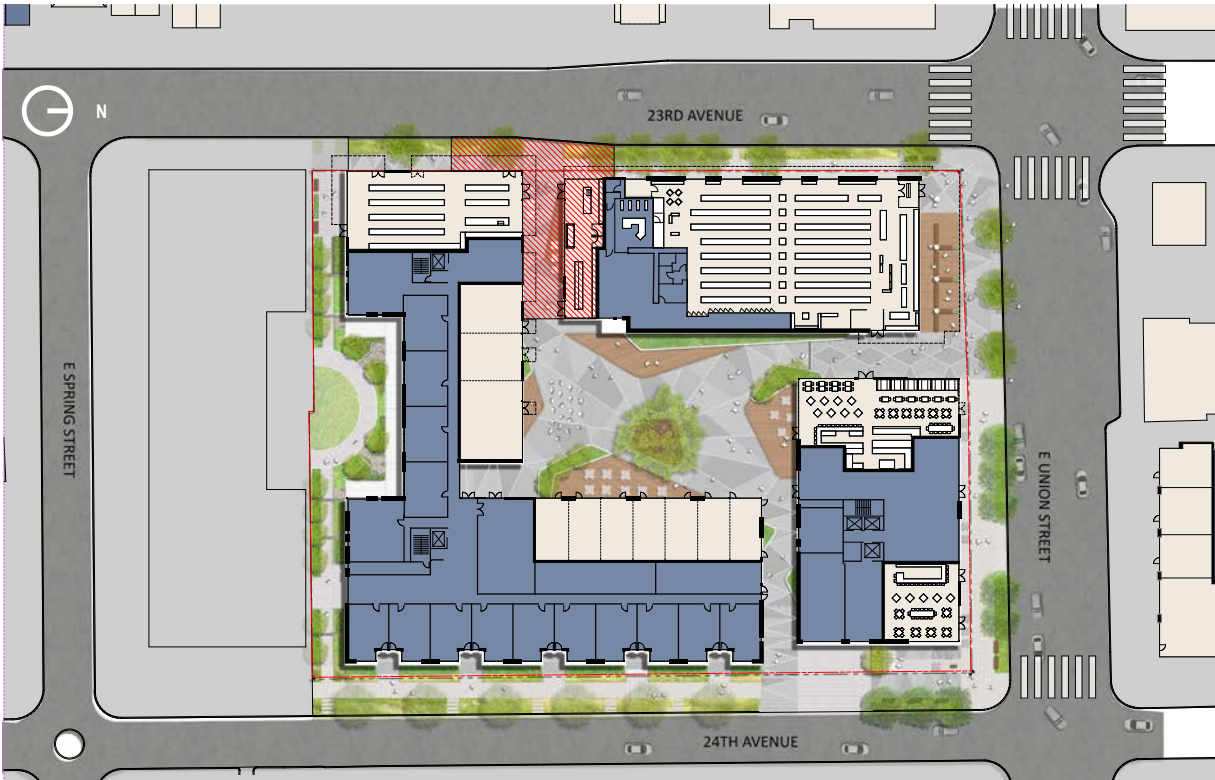
- The pedestrian ways (Portals) should feel open, be inviting, and connect the street life with the square. (Source: Africatown Ciphers, LURC Board Meeting, LURC Open Community Meeting, October 2018 Community Outreach Meetings)
- The street life is an important feature in the neighborhood. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)
- Preference for dynamic lighting, art, and brick façades at the pedestrian level. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)

### WHAT WE COULDN'T DO

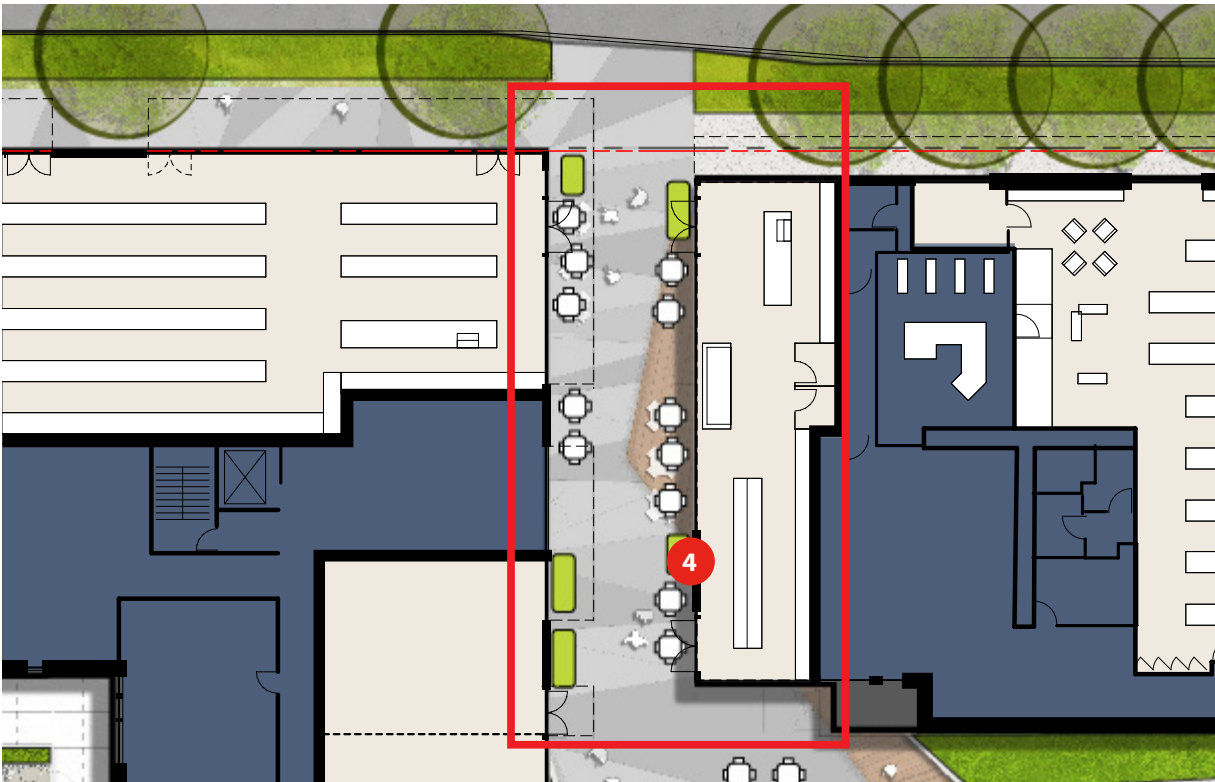
- Significantly increase the size of the portals by cutting into the retail — This makes the retail unfeasible, or at a minimum unsuitable, for most tenants.

### WHAT WE DID

- 1 Eliminated the bridges at the 23rd Ave Portal and the 24th Ave Portal to open them to the sky.
- 2 Widened each of the portals by 5-0 feet.
- 3 Added art opportunities along any solid walls leading into the portals.
- 4 Increased the plantings, including more native and edible plantings.
- 5 Increased storefronts further into the Central Square when possible (especially at the 23rd Ave Portal) to provide increased transparency and activation through retail.



PROPOSED PORTAL



EVERYDAY USE DIAGRAM



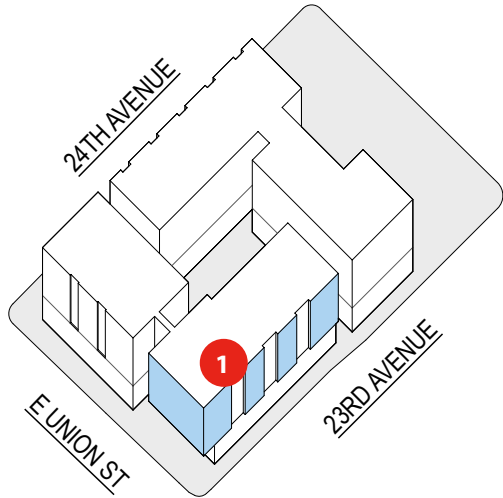


UPDATED REC 2 PROPOSAL WITHOUT BRIDGES, WITH ART LOCATIONS



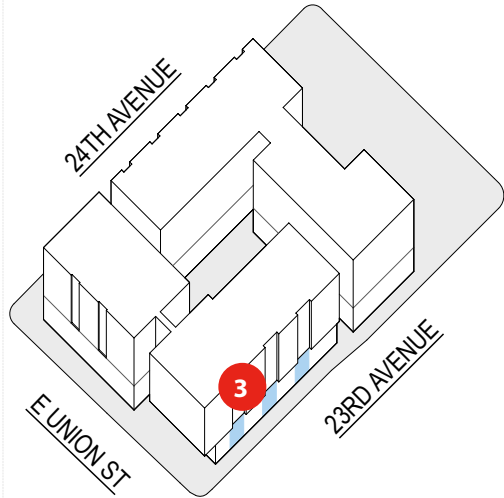
# 6.0 PLACEMAKING: 23RD AVE PORTAL

## ART LOCATIONS



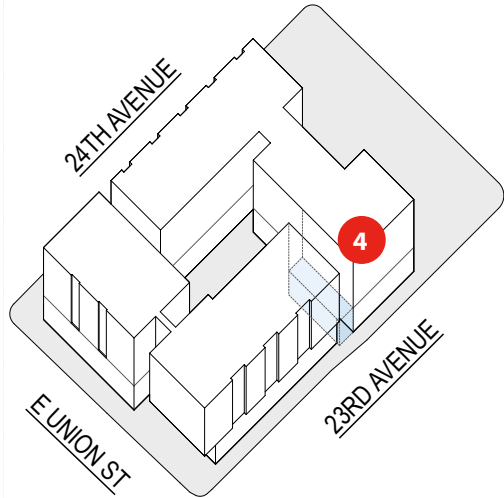
**NORTHWEST BUILDING**

Opportunity for a multi-panel mural along the upper facades at the corner of 23rd & Union.



**PANELS ON 23RD AVE**

Opportunity for a series of artistic panels inset in the brick at the street level.



**23RD AVE PORTAL**

Opportunity for a mural/art wall concept welcoming the neighborhood to the Central Square. The art is to be a visual gateway welcoming the public.



**3** Example of market use



Example of plantings at the portal



**3** Example of open retail at the portal



**1 4** Example of facade mural



6.0 PLACEMAKING: 23RD AVE PORTAL

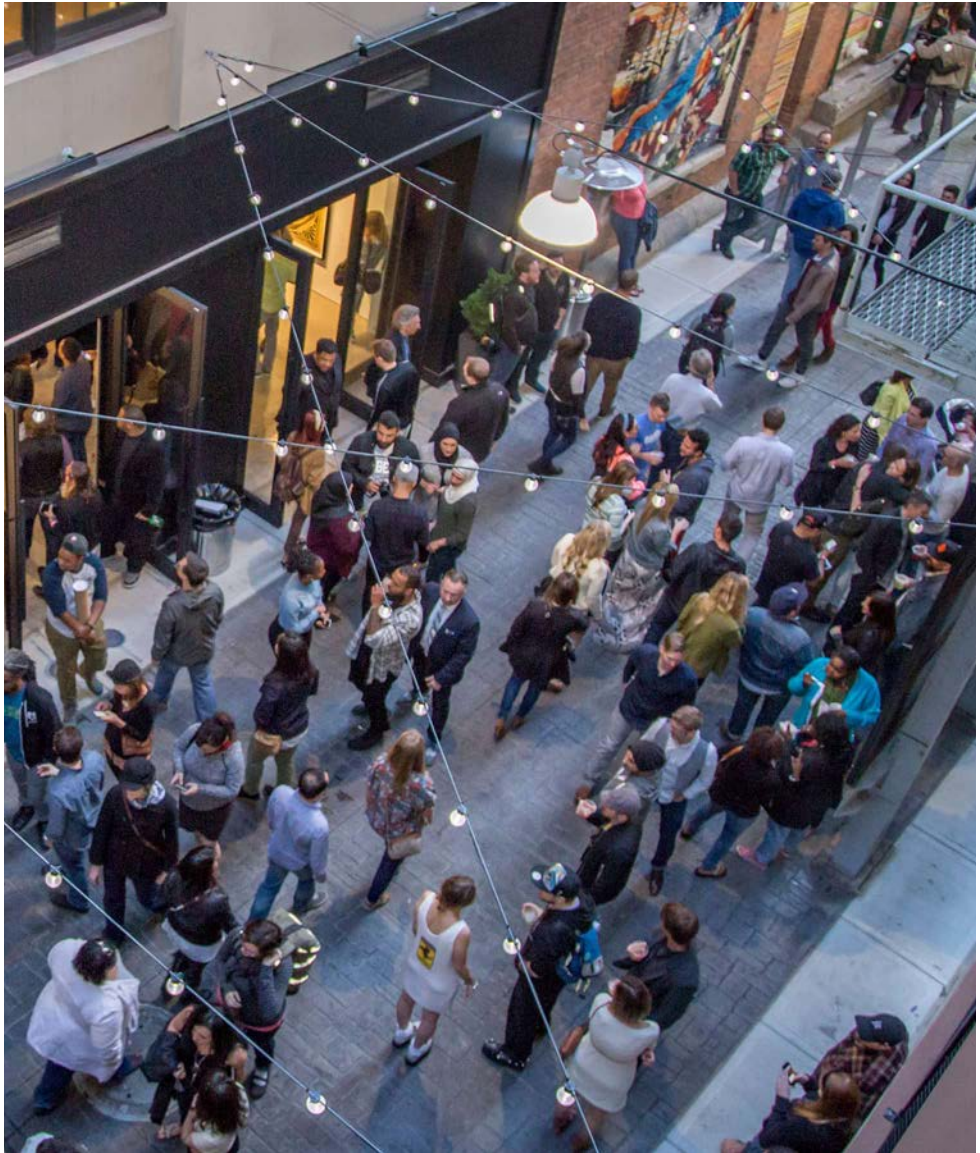
PORTAL DIMENSIONS



POST ALLEY, SEATTLE, WA



TROUNCE ALLEY, VICTORIA, BC



THE BELT, DETROIT, MI  
SIMILAR WIDTH AS 23RD AVE PORTAL



# 6.0 PLACEMAKING: UNION PORTAL

## REC 1 DRB COMMENTS

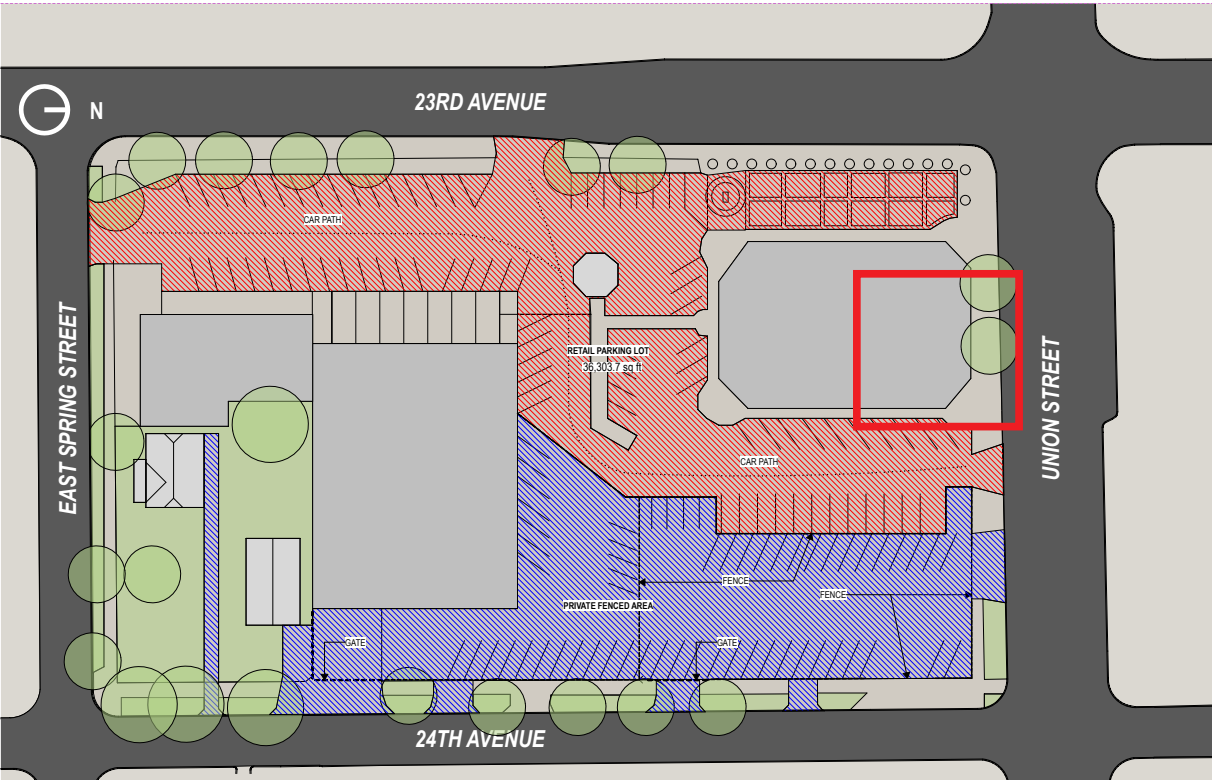
### 2. PORTAL ENTRANCES

2c. The width of the portals (approximately 18-feet) was a specific concern of the Board at EDG. The Board appreciated the increase in width of the portals on 23rd and 24th Avenues but was disappointed that what they saw as the most important portal (at E Union St) had changed so little. They agreed that the ‘shift’ making the passage less deep was positive but would like to see more significant change in response to their guidance.

**Response:** Each of the portals have been widened by 5-0 feet. The Union portal is the largest one; and including the corner plaza, it is the shortest one to the Square. Based on the Community Outreach, all portals will also have public art opportunities to further welcome the neighborhood. See the Art diagrams for the locations and size of the art proposed. The Art RFQ process is in development, but we are looking for neighborhood based artists. All the portals will have catenary lighting or other artistic lighting installations to provide an inviting atmosphere. All the portals will also have a variety of plantings and types of seating to further welcome the public.

2d. The applicant compared the 18-foot portal width to that of an alley (Recommendation packet, p. 13). The Board agreed that a comparison of the width of the portals to an alley was not particularly helpful, as alleys do not have multiple stories of pedestrian bridges above, nor are they designed to specifically invite pedestrians to enter. The Board also found the precedents provided in the Recommendation packet (p. 27) less helpful than they could have been, as they lacked dimensions and did not include an example with walkways or pedestrian bridges above. A Board member suggested the elimination of the lowest walkway at the northeast portal at E Union St to mitigate its effect, but also questioned the need for the skybridges at all, noting that the introduction of an entrance and elevator in each building would make them redundant. The Board encouraged the applicant to explore these ideas.

**Response:** The purpose of the portals is to act as transitional spaces that bring pedestrians into the Public Square, including some commercial seating spaces on the edges. The remaining sky bridge is less than 10-0 ft in width, setback at least 30-0 ft from the facade, and perpendicular to the pedestrian alley, therefore only covering approximately 10% of the overhead portal space.



EXISTING SITE



6,600 SF AFRICATOWN PROPOSED PORTAL





PREVIOUS REC 1 DESIGN



# 6.0 PLACEMAKING: UNION PORTAL

## UPDATED REC 2 PROPOSAL

### WHAT WE HEARD

- The pedestrian ways (Portals) should feel open, be inviting, and connect the street life with the square. (Source: Africatown Ciphers, LURC Board Meeting, LURC Open Community Meeting, October 2018 Community Outreach Meetings)
- The street life is an important feature in the neighborhood. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)
- Preference for dynamic lighting, art, and brick façades at the pedestrian level. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)

### WHAT WE COULDN'T DO

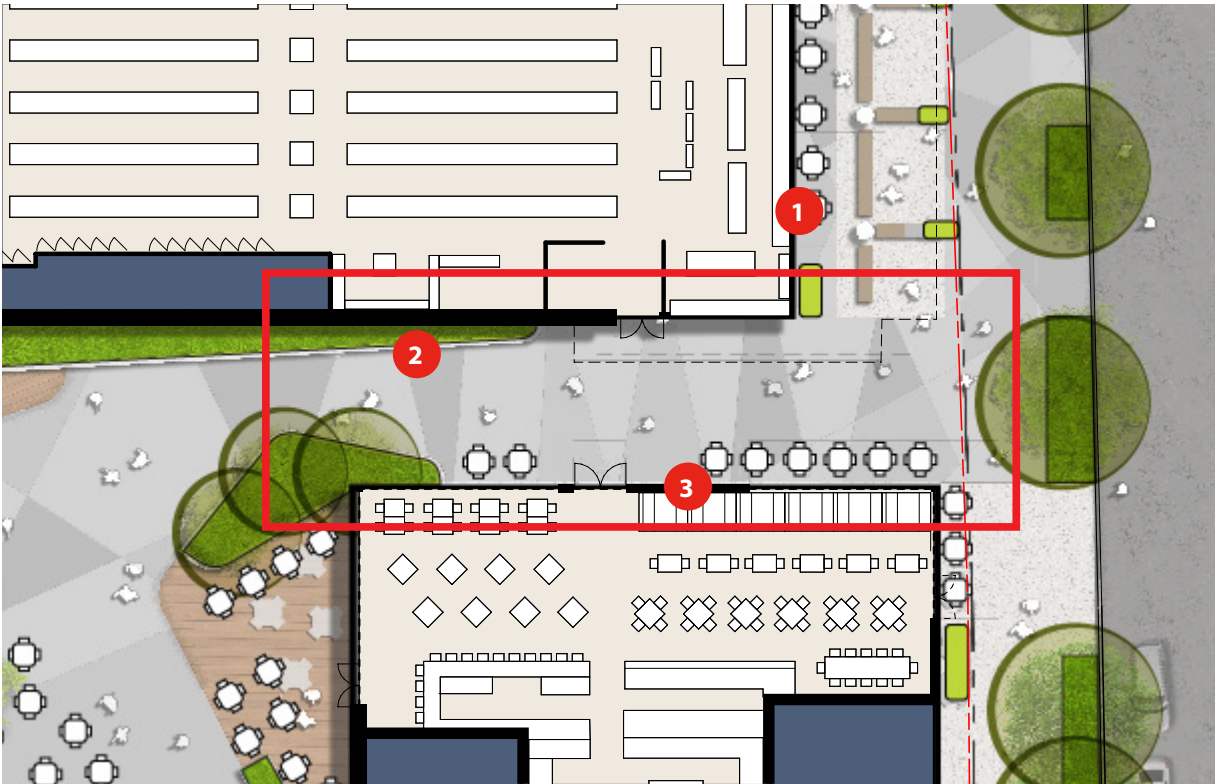
- Significantly increase the size of the portals by cutting into the retail — This makes the retail unfeasible, or at a minimum unsuitable, for most tenants.

### WHAT WE DID

- 1 Widened each of the portals by 5-0 feet.
- 2 Added art opportunities along any solid walls leading into the portals.
- 3 Increased the plantings, including more native and edible plantings.
- 4 Increased storefronts further into the Central Square when possible (especially at the 23rd Ave Portal) to provide increased transparency and activation through retail.

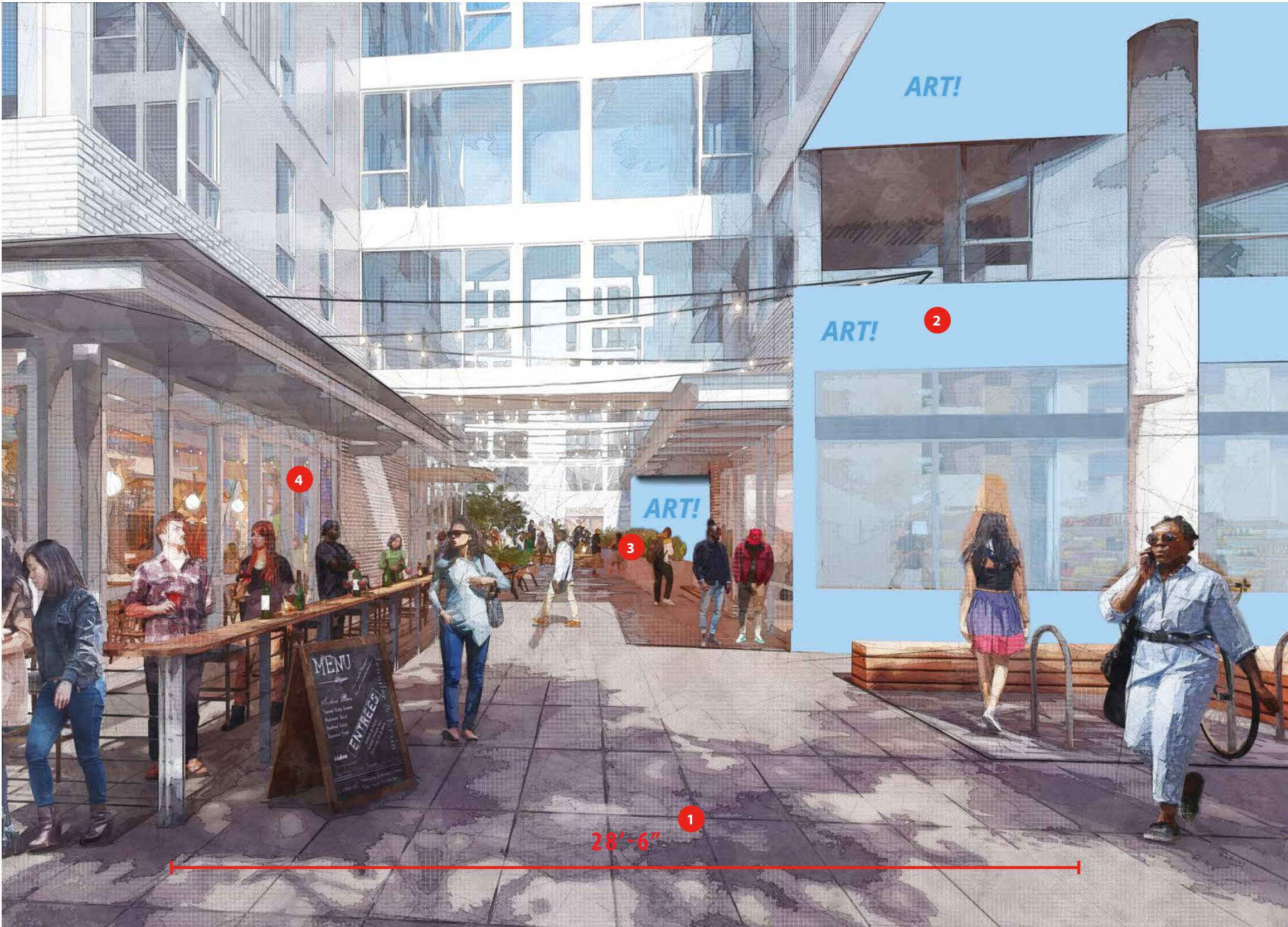


4,100 SF PROPOSED PORTAL



EVERYDAY USE DIAGRAM





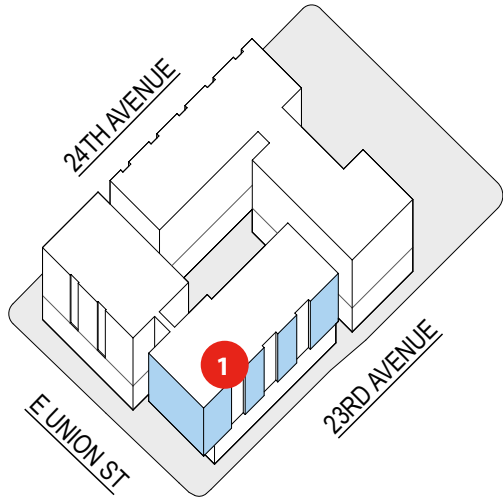
**NOTE:** Blue highlight indicates art locations, not proposed exterior siding color

UPDATED REC 2 PROPOSAL WITH ART LOCATIONS



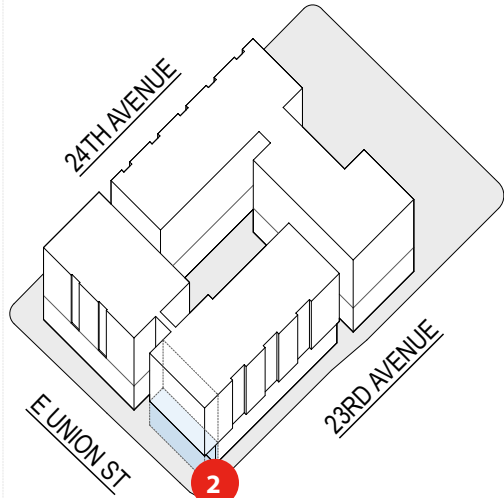
# 6.0 PLACEMAKING: UNION PORTAL

## ART LOCATIONS



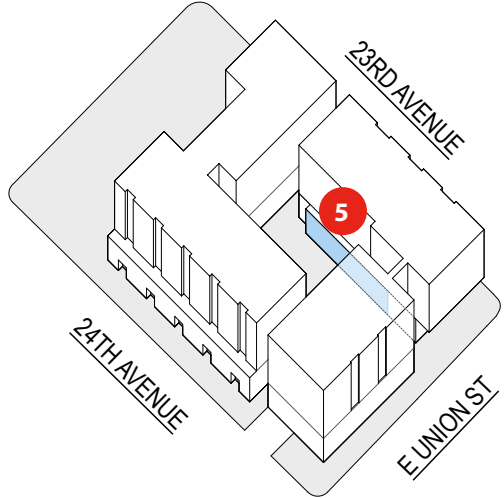
### NORTHWEST BUILDING

Opportunity for a multi-panel mural along the upper facades at the corner of 23rd & Union.



### 23 & UNION PLAZA

Opportunity to enhance the living room – wall and/or soffit are open for artwork. This corner is sacred to the Central District and is an important place for neighbors to gather and engage each other.



### CENTRAL SQUARE

Opportunity for 120-foot long mural dedicated to the colorful and diverse history of the Central District.



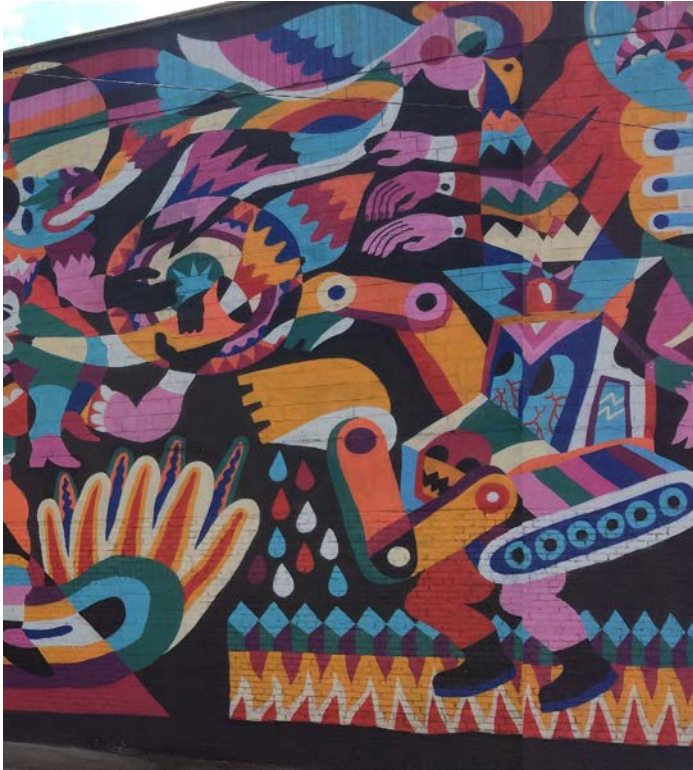
2 Example of portal entry signage installation



1 5 Example of facade mural



2 Example of lighting at the portal



1 5 Example of facade mural



6.0 PLACEMAKING: UNION PORTAL

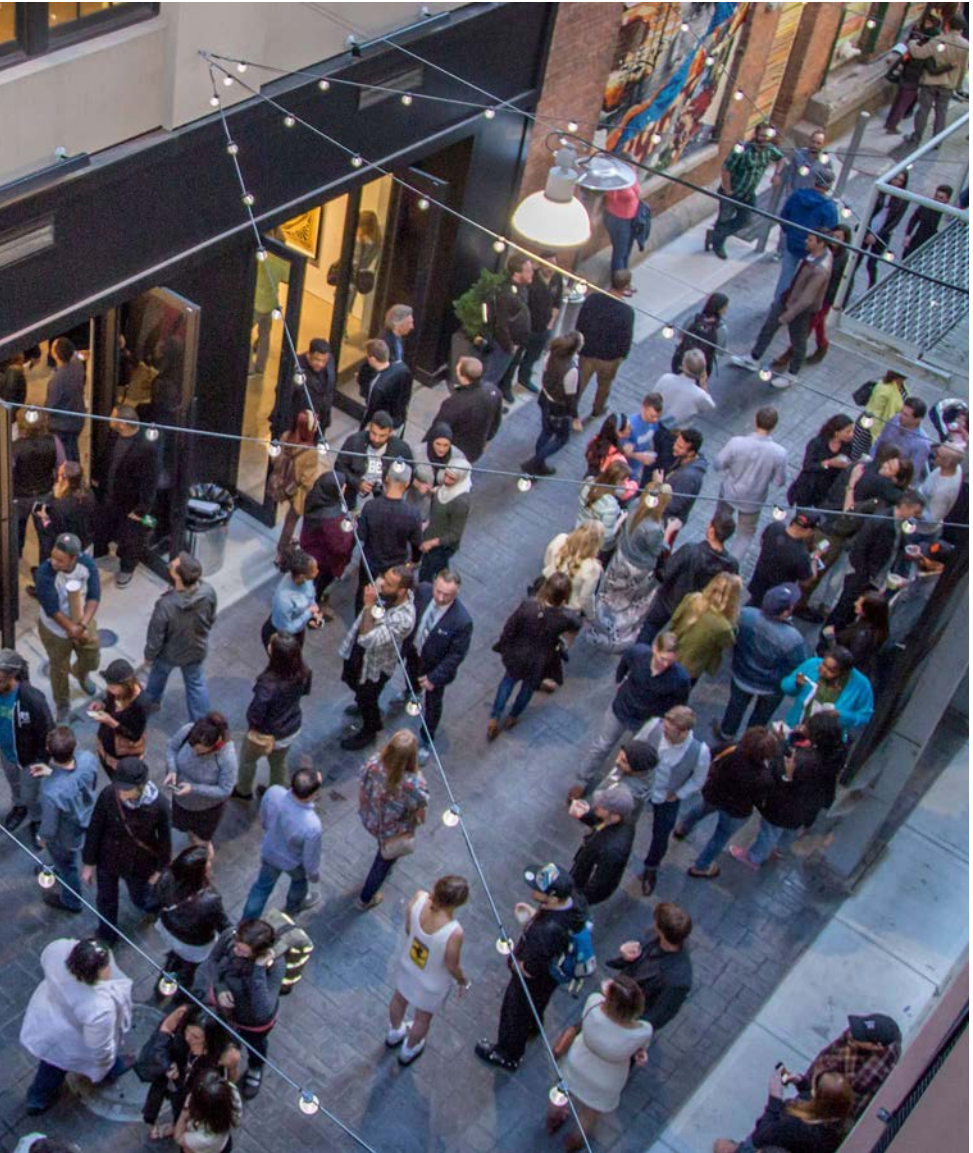
PORTAL DIMENSIONS



POST ALLEY, SEATTLE, WA



TROUNCE ALLEY, VICTORIA, BC



THE BELT, DETROIT, MI  
SIMILAR WIDTH AS UNION PORTAL



# 6.0 PLACEMAKING: 24TH AVE PORTAL

## REC 1 DRB COMMENTS

### 6. CURB CUT

6a. At the EDG meeting, a departure was requested for a single 35-foot curb cut (the Land Use Code maximum is 22-feet) on 24th Avenue to access the parking garage, a load/unload space, and solid waste pickup. The Board supported this location and was inclined to consider the proposed departure. In the proposal presented at the Recommendation meeting, the departure request was for a larger 55-foot wide curb cut which would allow for waste pickup within the portal.

**Response:** The size of the curb cut was increased to accommodate trash pickup as well as more retail loading than is required by code.

6b. The Board continued to support this location but expressed concern regarding the scale of the request and potential use conflicts.

**Response:** The pedestrian alley from 24th Ave provides the most vehicularly-accessible location for access to all retail spaces and would act more as a service alley, seeing as 24th Ave is the least pedestrian-heavy street of the site. Consolidating all of the loading spaces into a single area allows both 23rd Ave and E Union St to remain unobstructed principal pedestrian streets.

6c. Board members asked if moving the trash and recycling to the below-grade parking garage was explored, noting a preference for this location as it could reduce the need for additional curb cut width and mitigate possible vehicular and pedestrian conflicts.

**Response:** In order for the basement to have the height clearance for a garbage truck, the slab would have to be lowered several feet at a very large cost due to increased excavation and possible proximity to the water table. It would also create more issues for truck entry/exit and turnaround clearances and would eliminate much-needed retail parking.

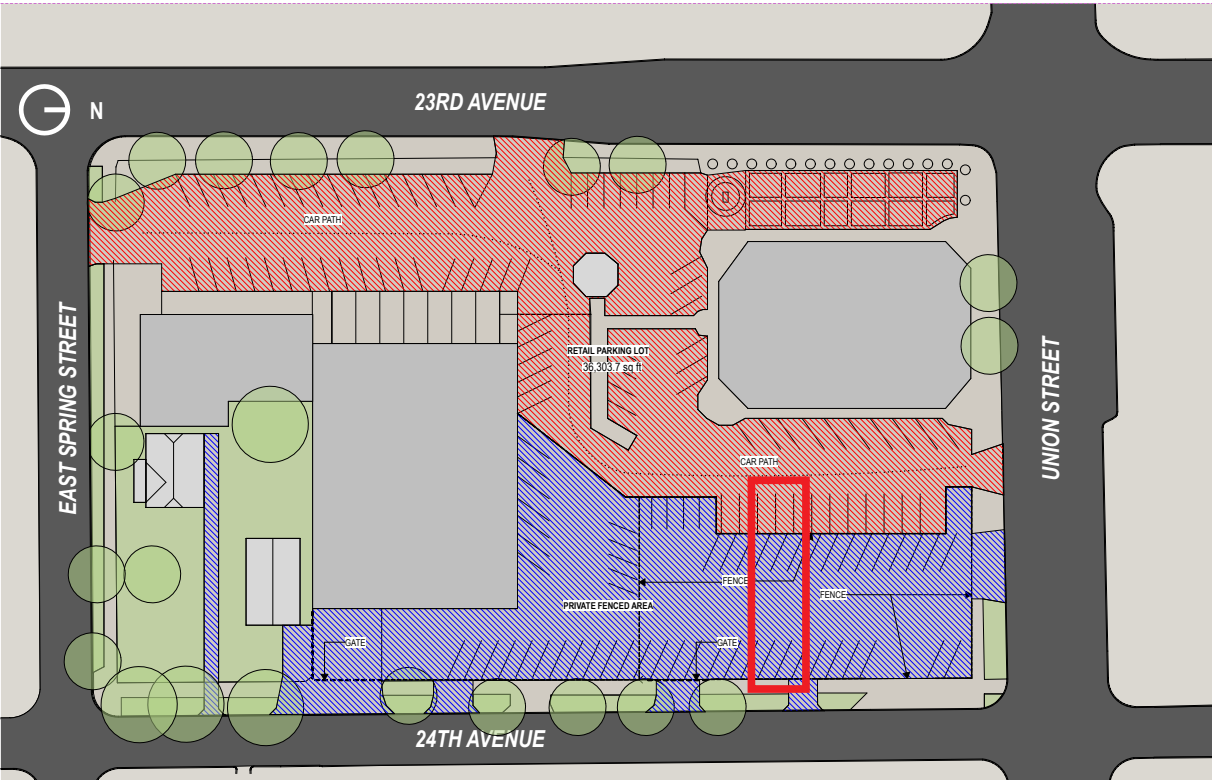
6d. The Board also noted that if not well-designed, a narrower curb cut could result in delivery trucks parking on the sidewalk, blocking the flow for pedestrians. The Board also suggested that significant landscaping and hardscape variety could mitigate potential use conflicts at this location.

**Response:** The proposed 60-0 ft curb cut would mitigate any risk of trucks parking on and blocking the sidewalk.

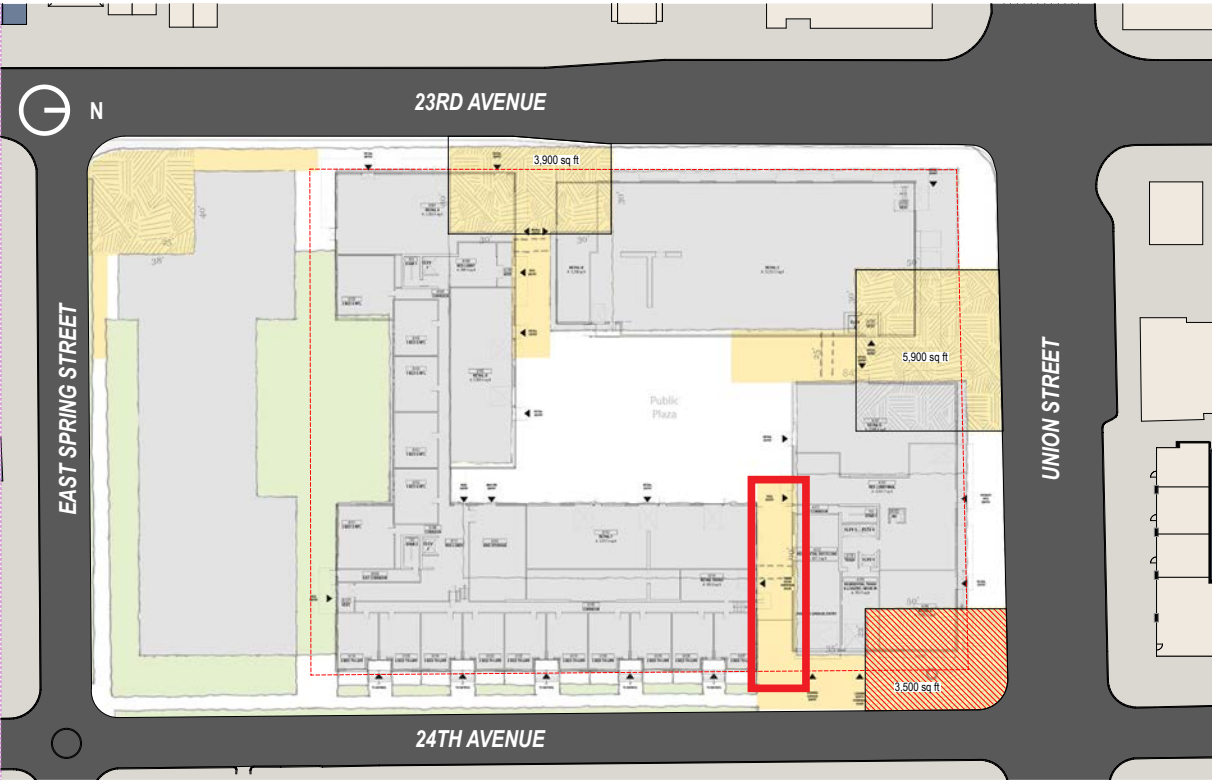
6e. The Board concluded that they lacked adequate information and detail at this time to clearly understand the condition, particularly how the various uses could be accommodated without conflict, and how it will better meet the intent of the design guidelines than a code-compliant solution.

6f. For the next meeting, the Board requested a complete exploration of possible solutions, including the possibility of using below-grade space to lower 'demand' for curb-cut width. Thorough documentation and detail of the proposed solution will be needed for the Board to understand. A code-compliant option should also be included as that is required in all Design Review processes.

**Response:** A code-compliant option would include multiple driveways spaced throughout the site, causing more pedestrian interference and multiplying possible vehicular/pedestrian conflict areas. We have provided a plan showing the code compliant option - we are allowed up to 13 curbcuts on all three frontages. Due to the designation of 23rd and East Union there are no curbcuts allowed on those streets, which means only 24th can have any curb cuts. The length of 24th allows for up to (6) curbcuts that are up to 22-0 wide for a total of 132-0 (length of project on 24th is 420-0 feet, per table A for 23.54.030). We would prefer to limit the car/truck access as close as possible to the commercial area along East Union and therefore are asking for a single, larger curb cut to contain all the vehicular access needs.



EXISTING SITE



3,500 SF AFRICATOWN PROPOSED PORTAL





PREVIOUS REC 1 DESIGN



# 6.0 PLACEMAKING: 24TH AVE PORTAL

## UPDATED REC 2 PROPOSAL

### WHAT WE HEARD

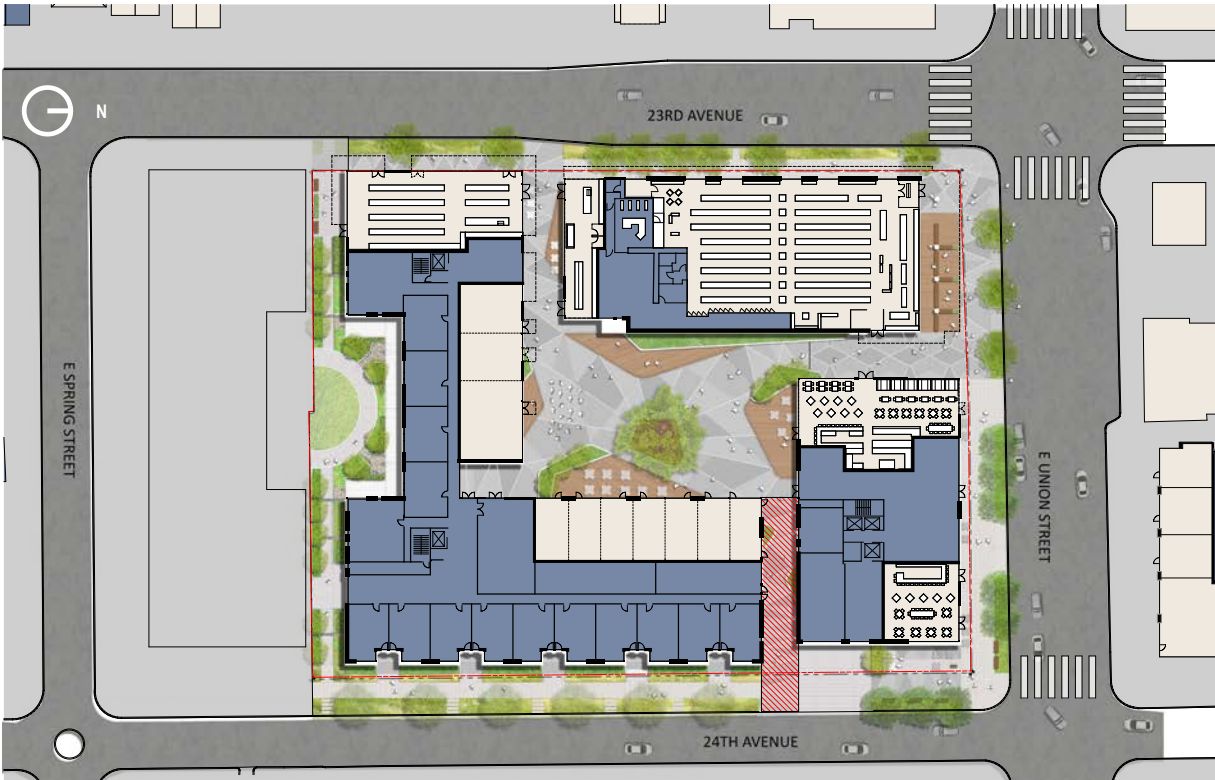
- The pedestrian ways (Portals) should feel open, be inviting, and connect the street life with the square. (Source: Africatown Ciphers, LURC Board Meeting, LURC Open Community Meeting, October 2018 Community Outreach Meetings)
- The street life is an important feature in the neighborhood. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)
- Preference for dynamic lighting, art, and brick façades at the pedestrian level. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)

### WHAT WE COULDN'T DO

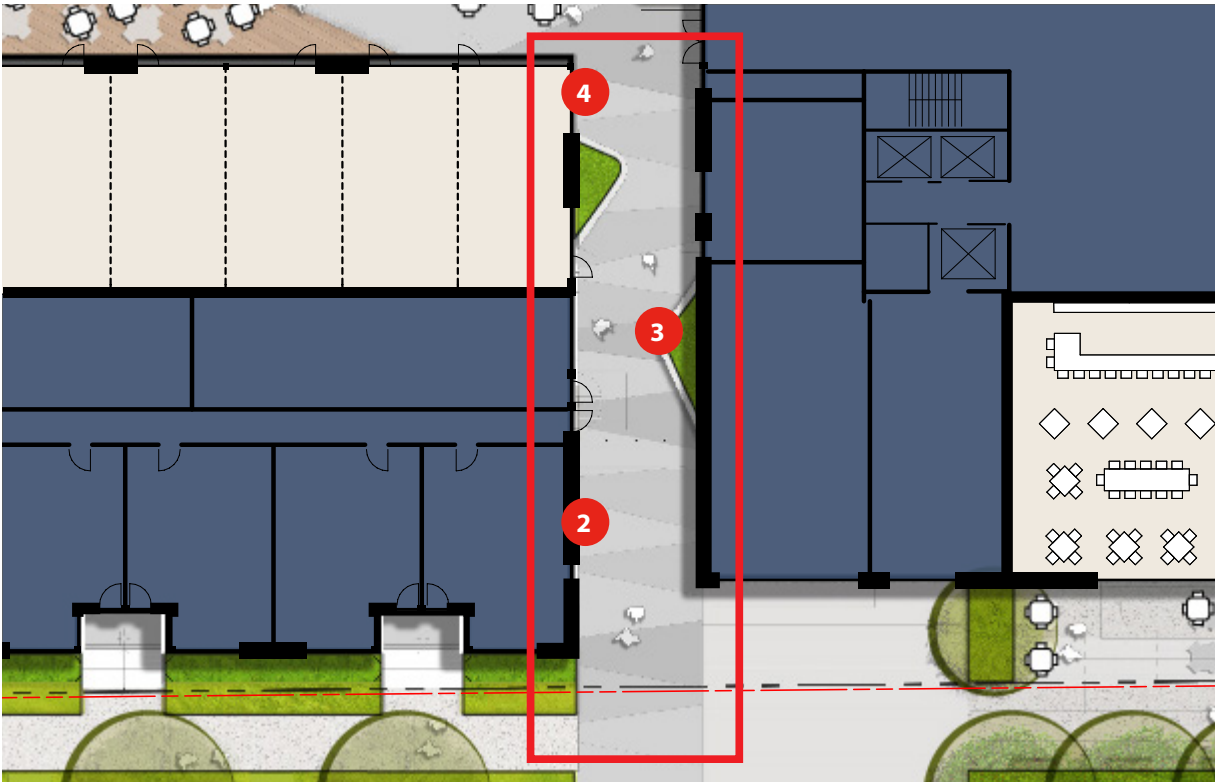
- Significantly increase the size of the portals by cutting into the retail — This makes the retail unfeasible, or at a minimum unsuitable, for most tenants.

### WHAT WE DID

- 1 Eliminated the bridges at the 23rd Ave Portal and the 24th Ave Portal to open them to the sky.
- 2 Widened each of the portals by 5-0 feet.
- 3 Added art opportunities along any solid walls leading into the portals.
- 4 Increased the plantings, including more native and edible plantings.
- 5 Increased storefronts further into the Central Square when possible (especially at the 23rd Ave Portal) to provide increased transparency and activation through retail.



4,100 SF PROPOSED PORTAL



EVERYDAY USE DIAGRAM





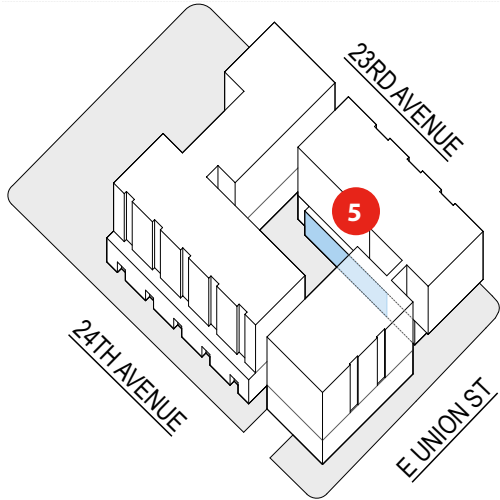
**NOTE:** Blue highlight indicates art locations, not proposed exterior siding color

UPDATED REC 2 PROPOSAL WITH ART LOCATIONS



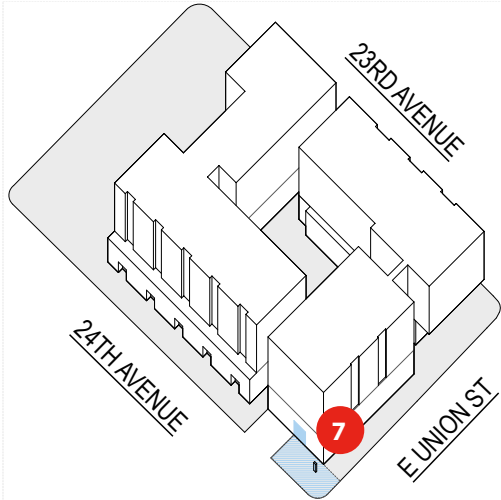
# 6.0 PLACEMAKING: 24TH AVE PORTAL

## ART LOCATIONS



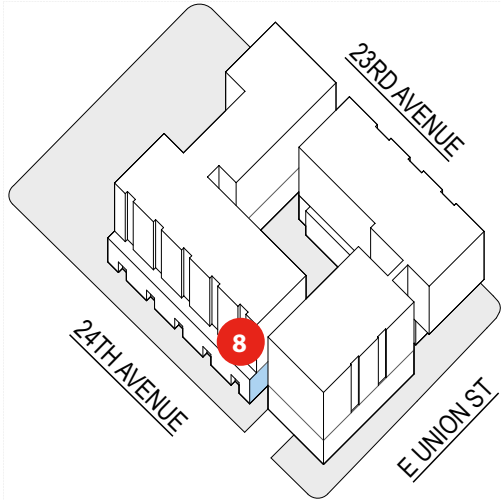
### CENTRAL SQUARE

Opportunity for 120-foot long mural dedicated to the colorful and diverse history of the Central District.



### 24 & UNION PLAZA

Opportunity for artist to create works to compliment the 'The Fountain of Triumph' by James Washington, Jr.



### 24TH AVE PORTAL

Opportunity for a mural connecting the single family neighborhood to the Central Square. The art is to be a visual gateway welcoming the public.



5 7 8 Example of facade mural



7 Example of plantings in the portal



7 Example of gathering space at the portal



5 8 Example of facade mural



6.0 PLACEMAKING: 24TH AVE PORTAL

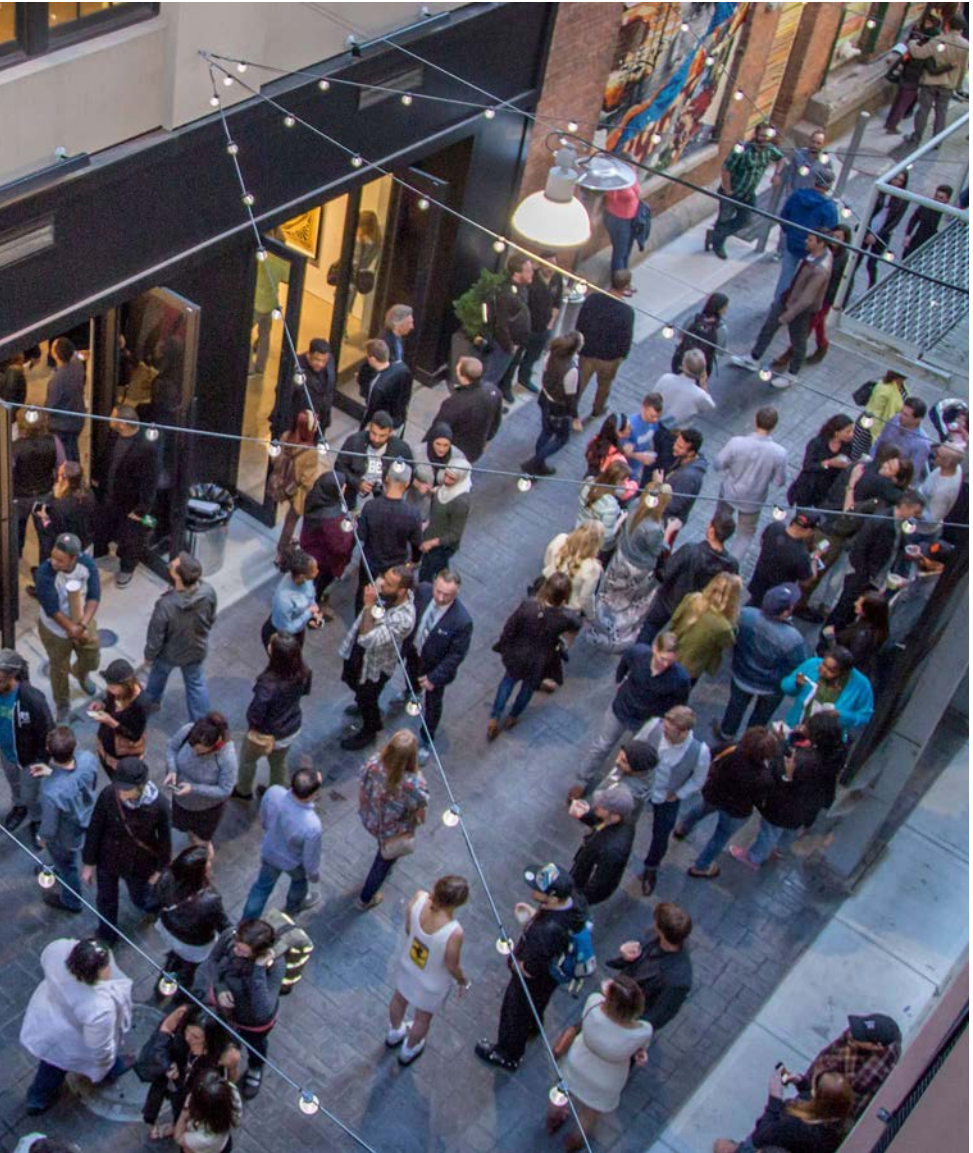
PORTAL DIMENSIONS



POST ALLEY, SEATTLE, WA



TROUNCE ALLEY, VICTORIA, BC



THE BELT, DETROIT, MI  
SIMILAR WIDTH AS 24TH AVE PORTAL



# 7.0 PLACEMAKING: CENTRAL SQUARE

## REC 1 DRB COMMENTS

### 3. CENTRAL SQUARE

3a. At the EDG meeting, the Board and applicant heard public comment that recommended looking outside western and euro-centric norms of rectilinearity in the design of the courtyard and the incorporation of more diverse and Afrocentric design sensibilities and principles. At that meeting, the Board agreed that the courtyard design needed refinement and identified the community’s suggestions as a possible solution.

**Response:** While the shape of the Public Square has remained rectilinear because of the building edges, the spaces within the Square are shaped by curved, wooden decks/platforms and vegetation to create areas of circulation and gathering.

3b. In the response to this EDG guidance, the applicant refined the courtyard design to include elements of wood decking at grade, raised concrete planters, a stage, and a variety of landscaping and hardscaping materials. The patterns and textures were described as reflecting the ‘global grid’ concept from the Recommendation packet (p. 42-43) and the existing neighborhood cultural context by using balanced asymmetry, abstract form and symbolism, and modern pattern organization. The Board agreed that the forms generated from these concepts could be successful but were not clear on the connection to community input, echoing public comment that a ‘loop back’ with the community would be a positive process step in informing next design steps.

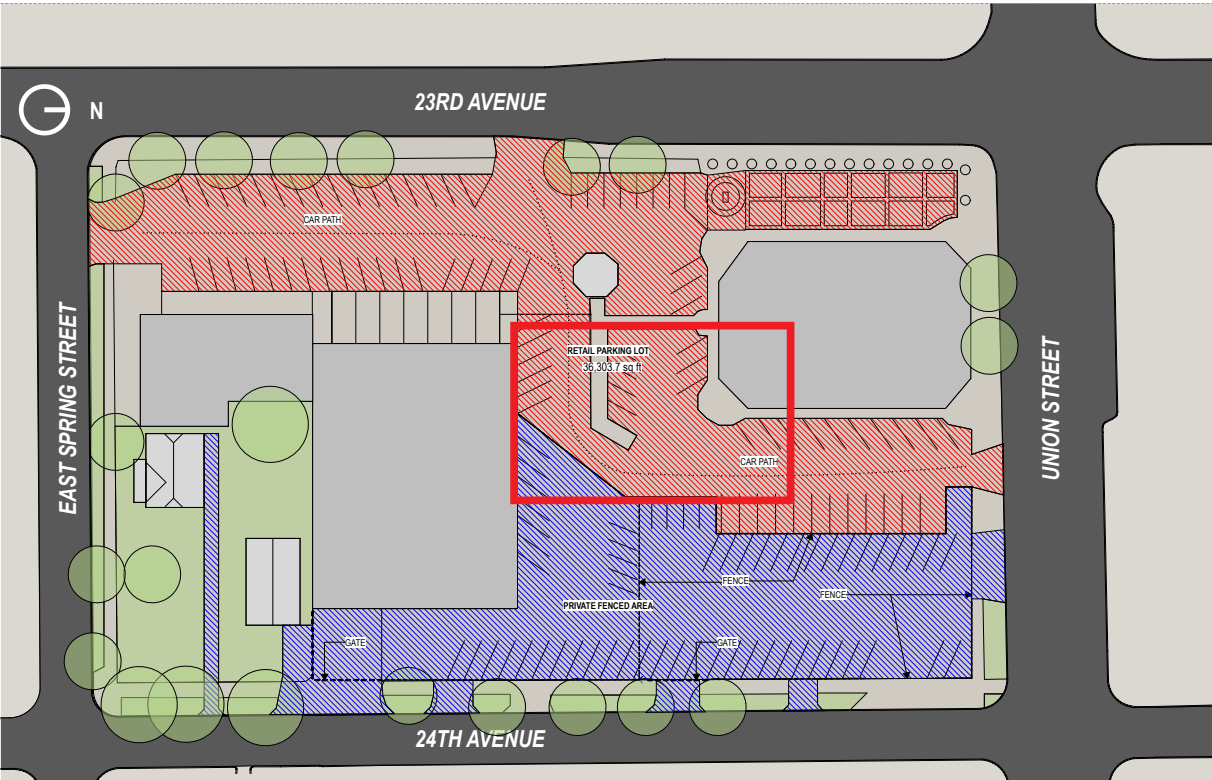
**Response:** The Central Square has been refined to offer more informal seating spaces, providing flexibility for both large events and a series of smaller gatherings. The space has plenty of permanent seating and gathering options, variety of plantings, and power and lighting for events. The programming of the space will allow for a variety of community events: farmers markets, dinners, concerts, and/or movie nights. The space will also have movable furniture and play equipment, allowing for informal gatherings throughout the day. The planting will include a variety of Pacific Northwest plants, some being edible.

3c. A pattern overlay of wood decking at grade was proposed at the perimeter of the courtyard, close to the buildings and then elevated at the west for a proposed ‘stage’ area. The Board expressed concern regarding the durability of this material, and its tendency to become slippery when not protected from the weather, and questioned the location of the stage area, suggesting an exploration of a central location, which would provide sitting places on all sides.

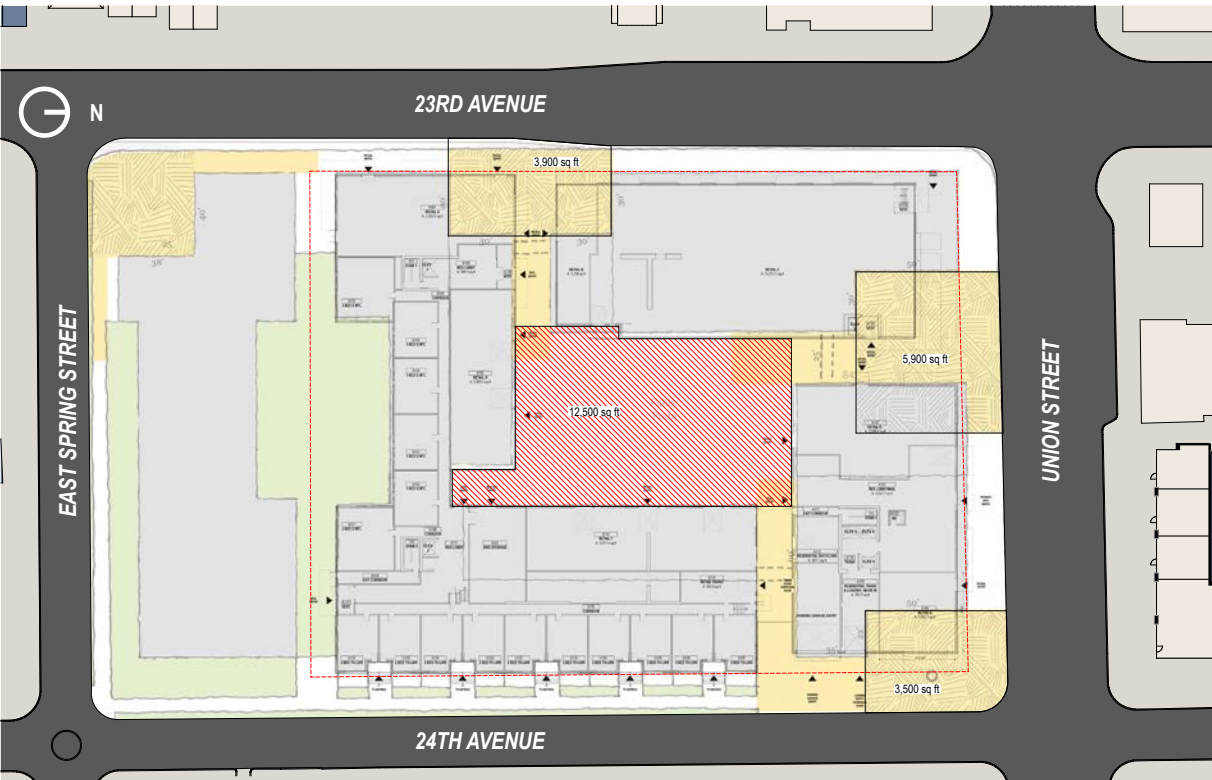
**Response:** The wood decking in the Square will be specified to meet requirements for high traffic exterior environments. The stage was placed on one edge of the Square to create a directional focal point for spectators and to allow a central location for a prominent tree. See the plans indicating the amount of linear feet of built-in seating that will be provided at the Square.

3d. There was significant public comment at the Recommendation meeting expressing disappointment that this design did not respond to feedback offered at previous outreach meetings and at the Africatown Design Ciphers. Two alternate site plans were offered during the comment period by a Cipher attendant and found in the Recommendation packet (p. 70) labeled “Africatown’s Preferred Options” that showed more generous setbacks at the portal entries, creating larger shared open spaces. Acknowledging these public comments in their deliberation, the Board agreed that enlarging these spaces could be a positive move, particularly as it would have the potential to indicate the courtyard beyond and draw people through to this space.

**Response:** In the packet, there is a series of diagrams showing the desired changes that were suggested at the Cipher and the current design. The project has incorporated several of the desired changes suggested at the Cipher, including setting back at the corner of 23rd and Union to create a plaza, opening up the retail along the 23rd portal to increase the width, and removal of the overhead bridges at the 23rd and 24th portals. All of these moves were intended to creating a more welcoming streetscape and better connect that streetscape with the Public Square.



EXISTING SITE



12,500 SF AFRICATOWN PROPOSED CENTRAL SQUARE



## PREVIOUS DESIGN



### 4. PRIVATE COURTYARD

4a. At EDG, the Board asked for an exploration of connecting the 'private' courtyard formed by this project and the forthcoming Africatown project to the south. No connection was proposed in the current design, with the applicant suggesting that future residents of the family-oriented Africatown building would prefer not to be connected. The Board recognized that concern but asked for an exploration of a 'secure' connection between the two projects, as it could benefit residents of both projects

**Response:** A connection from the Public Square through the southeast residential lobby would be beneficial for all residents now that the project has been split into two buildings. This could be feasible with restricted access given to residents of both the Midtown and Africatown projects.

## PREVIOUS REC 1 DESIGN



# 7.0 PLACEMAKING: CENTRAL SQUARE

## UPDATED REC 2 PROPOSAL

### WHAT WE HEARD

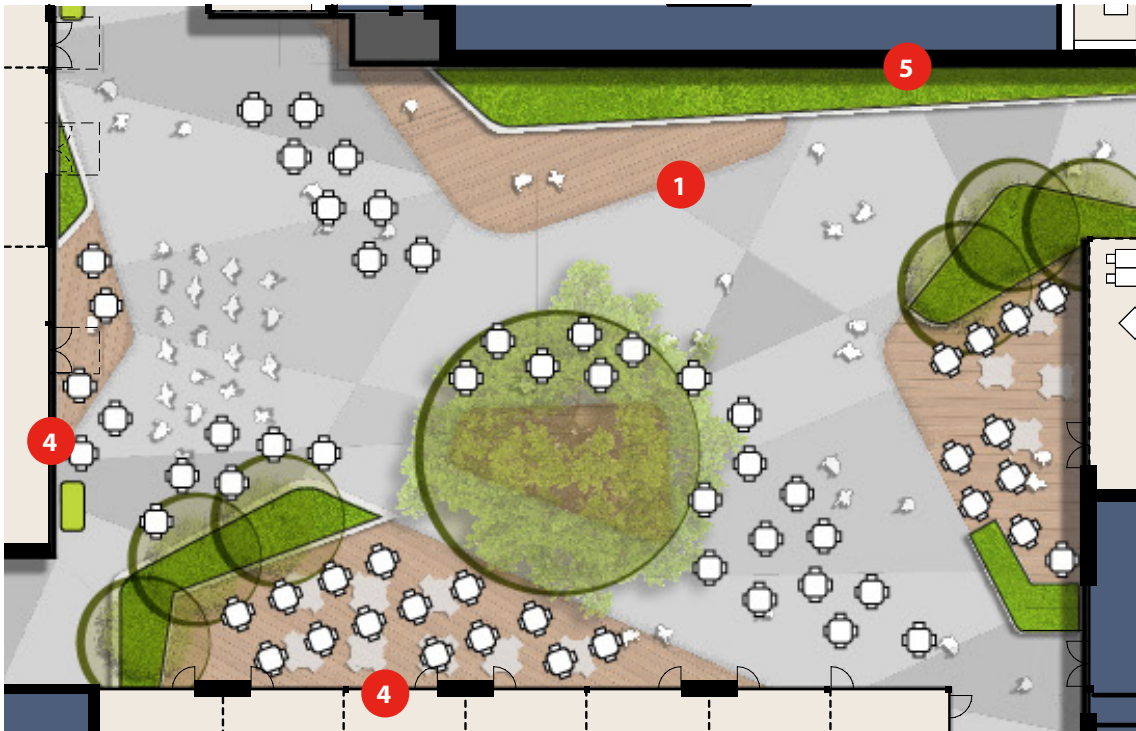
- Activation and meeting place for all ages that feels welcome and secure. (Source: Africatown Cipher, LURC Board Meeting, LURC Open Community Meeting, July 2018 Design Recommendation, October 2018 Community Outreach Meetings)
- Small, local retail lining the square. (Source: Africatown Cipher, LURC Board Meeting, LURC Open Community Meeting, October 2018 Community Outreach Meetings)
- Infrastructure for a wide variety of events and community services. (Africatown Cipher, October 2018 Community Outreach Meetings)
- Integrate more natural elements in the space. (Source: October 2018 Community Outreach Meetings)

### WHAT WE COULDN'T DO

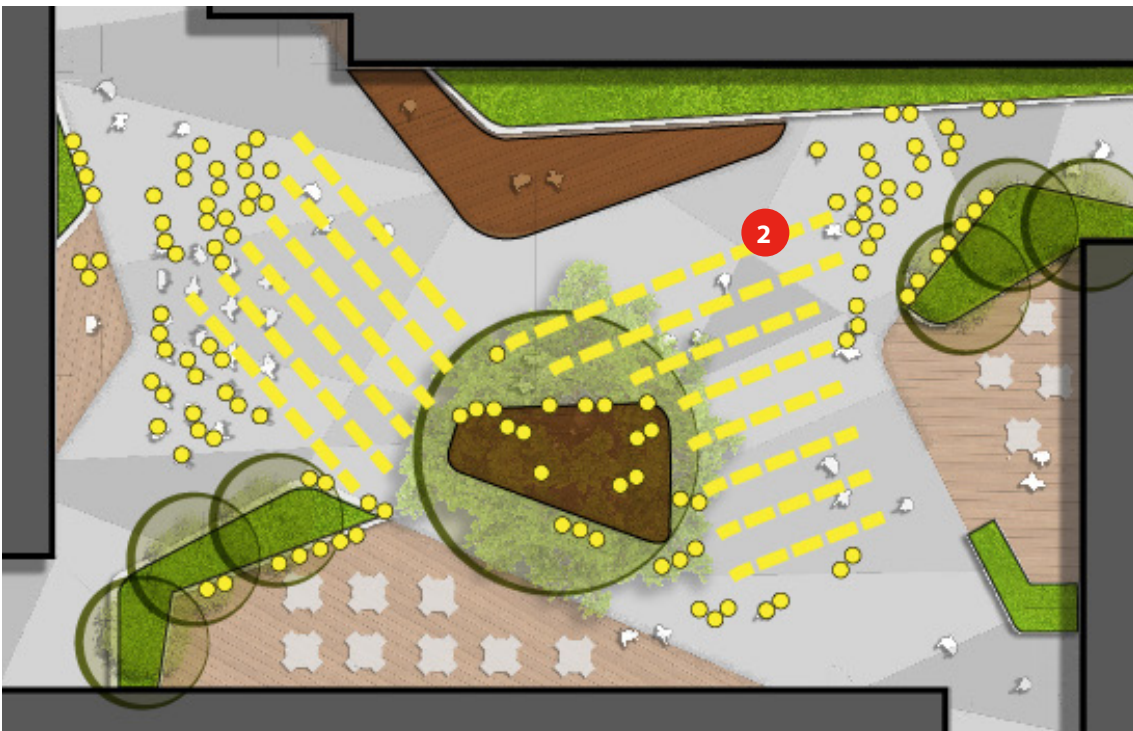
- Move the fountain to the Central Square — The James & Janie Washington Foundation prefers the 24th Ave location. The design team sees this as an opportunity to reinvent the corner of 24th & Union to celebrate one of the great pioneers of the Central Area.

### WHAT WE DID

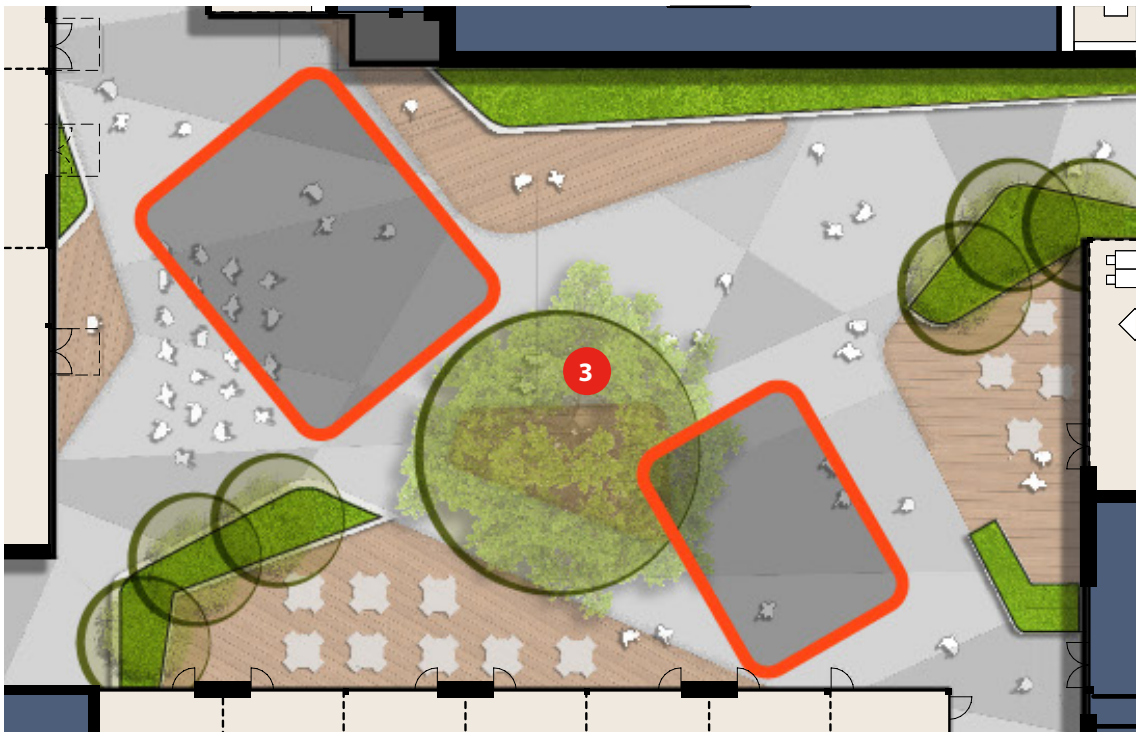
- 1 Added curved wooden decks with platforms and planters to create areas of circulation and gathering.
- 2 Added movable furniture and all-ages equipment, allowing for informal gathering.
- 3 Increased plantings, more native and edible plants.
- 4 Gave retail spaces ringing the square flexible sizes and below-market rent.
- 5 Added a large art location for a mural along the west side of the square.



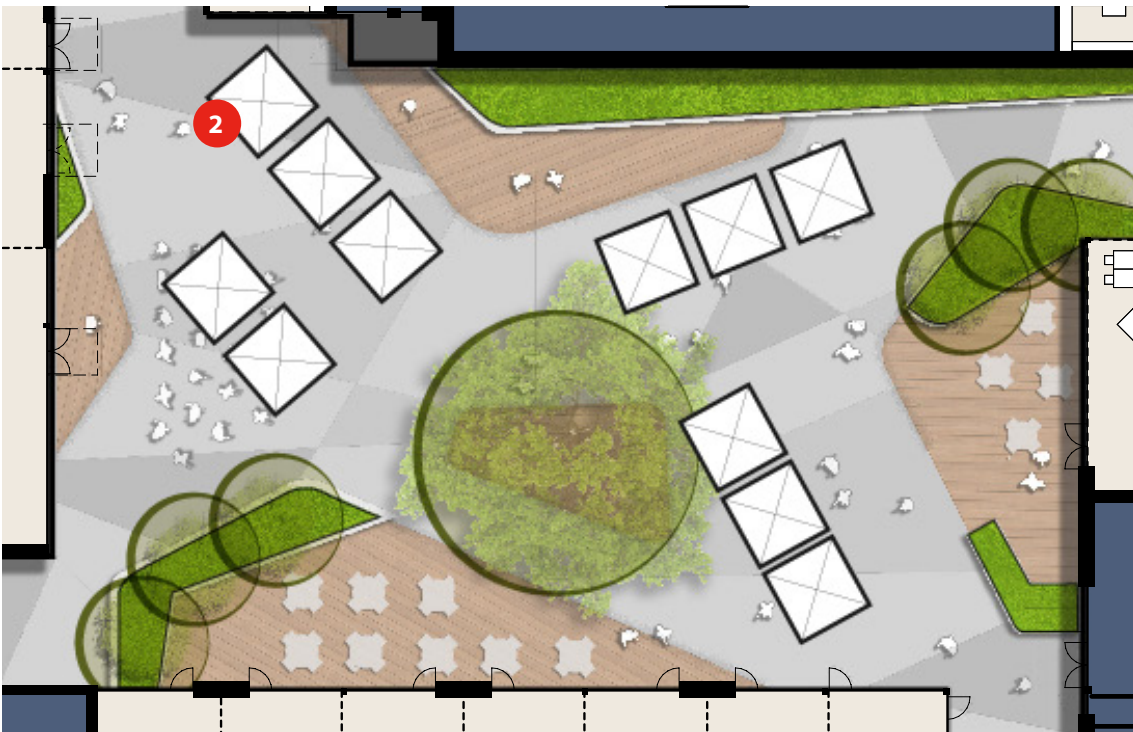
EVERYDAY USE



SPECIAL EVENT USE (MOVIES, CONCERTS, ETC)



PLAY USE



MARKET DAY USE





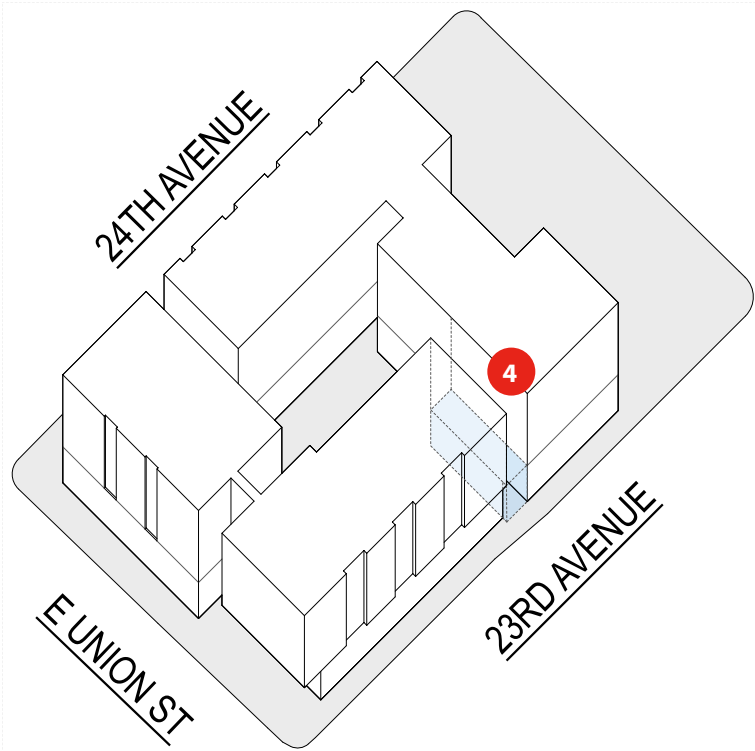
**NOTE:** Blue highlight indicates art locations, not proposed exterior siding color

### UPDATED REC 2 PROPOSAL WITH ART LOCATIONS



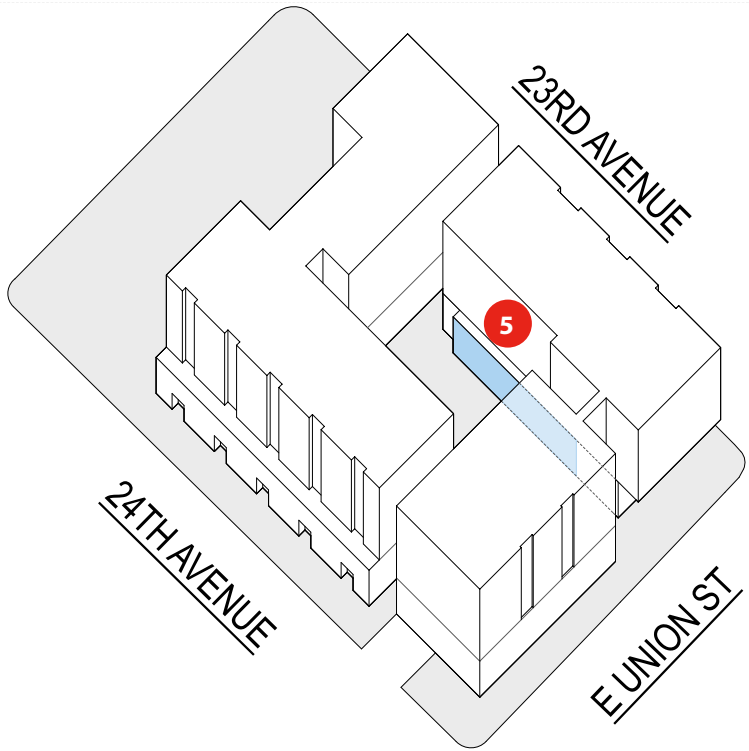
# 7.0 PLACEMAKING: CENTRAL SQUARE

## ART LOCATIONS



### 23RD AVE PORTAL

Opportunity for a mural/art wall concept welcoming the neighborhood to the Central Square. The art is to be a visual gateway welcoming the public.



### CENTRAL SQUARE

Opportunity for 120-foot long mural dedicated to the colorful and diverse history of the Central District.



## 7.0 PLACEMAKING: CENTRAL SQUARE

### COMMUNITY-PREFERRED IMAGERY



Example of flexible seating



Example of wooden raised platforms



Example of child play area



Example of market use



Example of informal gathering



# 7.0 PLACEMAKING: CENTRAL SQUARE

## RETAIL OPPORTUNITIES

### WHAT WE HEARD

The most frequent suggestions included spaces for children and families to play/gather, businesses that provide services that do not already exist in the area (shoe repair, juice bar, walk-in clinic), and specific retail (pet store, hardware store, fabric shop, maker space). Outdoor programming suggestions included infrastructure for pop-up shops, craft nights, classes, and community meetings.

- **23 & Union Plaza/Portal:** Expressed a strong desire that the restaurant space be run by a local business, such as FareStart – a Seattle-based business that provides meal service training to help combat homelessness, poverty, and hunger in the city. Other retail suggestions included bookstores, nail/hair salons, and shoe repair.
- **23rd Ave Portal:** Retail suggestions that speak to the character of the portal include a post office, pet store, hardware store, breakfast diner, flower shop, consignment store, and healthy food options.
- **24 & Union Plaza:** Interesting retail spaces include a café, food stand, coworking space, a small bank, and infrastructure for cultural festivals.





## 7.0 PLACEMAKING: CENTRAL SQUARE

### RETAIL OPPORTUNITIES

#### WHAT WE DID

- 1** The developer has started outreach to several local small businesses and entrepreneurs. As detailed in the Memorandum of Understanding between Lake Union Partners and Africatown, the developer is committed to prioritizing minority and locally-owned small businesses for the spaces along the square. These retail spaces will be curated to create maximum activation of the Square, with a blend of daytime and night uses. Through the utilization of the drug store as an anchor tenant, the developer is able to offer the remaining spaces at below-market rents to attract and retain minority-owned, start-up businesses.
- 2** As potential tenants are being sought, demising of the available retail spaces may change to allow for more, smaller businesses. This is particularly so for the retail spaces fronting the portals and square.





# 8.0 ARCHITECTURAL CHARACTER

## REC 1 DRB COMMENTS

### 7. ARCHITECTURAL CHARACTER

One change to the overall site design, made in response to community feedback, was to remove the “bridges” over the portals on 23rd Ave and 24th Ave. In doing so, the opening to the Square from those street is more substantial and functionally creates two separate buildings on the site. The north building is conceived as two buildings, the NW and NE buildings, and remains connected by a glazed bridge, or gasket, over the Union St portal. The south building is no longer connected to the NW or NE building masses above and is conceived as a more singular, L-shaped building.

7a. At the EDG meeting, the Board supported the proposed palette of high-quality materials expressed differently across the project and a unique expression that was both forward-looking and connected to the cultural history of this site. In response to this guidance, the applicant described the proposed design as a contemporary response to the evolving character of the neighborhood using vibrant color, high quality materials, and significant glazing (relative to opaque wall), in a weave of warp and weft. At the ground-plane they described a ‘base’ course keyed to the architectural scale and character of nearby commercial structures.

7b. The Board was unanimous in support of this concept but divided on how successfully it had informed design decisions and how legible it would be in the overall composition of the building.

**Response:**

**NW / NE building** – The proposed design revisions, developed in response to community outreach events, maintain the same material palette at the street level (masonry) and roughly the same composition of glazing and modulation of the upper mass; revisions also remove the wooden “weave” siding from the NW building fronting 23rd Ave and E Union in favor of a material that can easily serve as a large canvas (fiber cement panel) for a significant work of mural art commissioned by the Owner and selected by a jury of authoritative community members. The process for selecting the artist and artwork is included on page 27. The wood cladding is replaced by metal panels in the plaza-facing facades of this same building to add textural relief to the square. The colors of the fiber cement panel where not designated to be art is proposed to remain undetermined until the colors in the artwork are known but to adhere to the general tones depicted: medium and light gray banding where intersecting with and framing the art areas, a medium gray at the backs of the recessed balconies to emphasize the modulation of the building mass, and a light-color neutral tone at opaque wall areas facing the plaza to better reflect light, drawn from a background color in the artwork. Likewise to the wood cladding, the box-pleat metal panel is removed from the Union facade of the NE building, replaced with simple fiber cement “canvas” areas. The remaining areas of facade are

proposed as a combination of metal panels and simple painted fiber cement panel in dark, neutral tones that will pay deference and serve as a backdrop to the art that will occupy the large designated areas of the facade.

**South building** – The materials proposed for the south building remain largely the same, with some additional modulation at the townhomes along 24th Ave (see response to 7d) and projecting balconies on 23rd Ave.

7c. A majority of Board members echoed public comment regarding the lack of a neighborhood-specific character in the design and agreed that it likely would fit in any number of other locations in the city. Board members also suggested reengagement with community members could be helpful, hearing from those they had already engaged for feedback on their approach. Another Board member felt that the proposed design was successful in its use of pattern, glazing, and color to achieve their intent.

**Response:** Several community outreach events were conducted to receive feedback on ideas that resonated with the neighborhood. The designation of significant areas for art, integrated into the public open spaces and façades of the buildings, and revision of the design to accommodate this, was the most significant outcome of this outreach process.

7d. The Board supported the proposed townhouse units fronting 24th Avenue but expressed concern that having the building podium read so clearly had compromised the positive scale-mitigating elements that townhouses could bring to this (residential-scale) street. The Board recommended further development of this element to strengthen the unique characteristics of this commendable urban housing typology and offer more verticality to break up the horizontal mass.

**Response:** The composition of the townhome facades has been revised to create a vertical incision, or break, in the brick material at the townhouse entries, extending the vertical modulation of the balcony recesses above down to the street level and reducing the monolithic character of the façade on 24th Ave. The cladding at these incisions is proposed as a flat metal panel, providing material, color, and textural relief.



PREVIOUS REC 1 DESIGN



## 8.0 ARCHITECTURAL CHARACTER

### REC 1 DRB COMMENTS



#### PREVIOUS REC 1 DESIGN

7e. A number of secondary architectural features and details (such as balconies, awnings perforated metal walkways, hardscapes, columns, garage doors, etc.) were described by the applicant in the presentation, but not represented in the documents. The Board requested that these details be included for the next meeting.

#### Response:

**Balconies** – The proposed materials for the balconies and “Juliet” railings are painted aluminum frames with wire mesh infill panels at the guardrails. The proposed color, a dark gray, will de-emphasize the materiality at the recessed balconies, helping to maintain the sense of relief and modulation in the building mass along 23rd and Union; in the square-facing facade and against the lighter color palette of the south building, this color will serve as a contrast to make these elements “pop” and animate the smaller and thus less-modulated facades.

**Columns** – Exterior columns will be exposed concrete.

**Garage doors** – The proposed garage doors for retail spaces would be a prefinished metal to match the storefront framing with glazed sectional panels. For the loading dock/trash room entry door, the door is proposed as an opaque prefinished metal (see elevations for color); the garage entry door is proposed to be a similar sectional door with the same finish but with a vented panel, for both visibility and ventilation purposes.

**Bridges** – Exterior metal walkways have been removed.

**Marquees** – Projecting marquees (canopies / overhead weather protection) are proposed as a painted steel structure (dark gray color) with a finished soffit. On the North building (NW / NE), these soffits are proposed as skim-coated exterior gypsum panel, painted a light color, again to not compete visually with the significant art areas designated at the street level of these buildings and to provide a smooth surface that can be warmly illuminated or highlighted, depending on the art installation proposed for the 23rd/Union corner. On the South building, to differentiate it from the North building and provide a warm tone to the residential entries on 24th, the soffits are proposed as clear-stained cedar.

7f. In response to the conceptual Signage plan, the Board noted that the hierarchy of Signage will be important, particularly that the Signage for the proposed drug store at the corner of 23rd and E Union St not overwhelm the Signage for the smaller businesses, and more particularly those located in the central courtyard. To supplement the wall Signage and reinforce wayfinding to those retailers in the courtyard, the Board recommended adding wayfinding elements in the ground-plane and cited the hardscape design at the Capitol Hill transit station as a possible precedent. The Board suggested that a successful hardscape concept combined with architectural features and Signage would draw people to the courtyard and retail entrances without the need for a “plaza entrance here” sign. The Board requested that in addition to Signage details that a diagram with Signage locations and retail entries be presented at the next Recommendation meeting.

**Response:** The primary signage for the portal entries into the plaza is the large-scale art. The designated art areas wrap from the outer facades into the portal facades, leading eyes and people inward. The paving pattern will also function as intuitive wayfinding, bringing people into the Square. The business signage for the anchor tenant (drug store) is limited to the walls directly adjacent to their entries and the marquee. The remaining facade area around their space is designated for art, so it will not be possible for their signage to dominate the overall facade. Smaller business signage on the outer perimeter will also



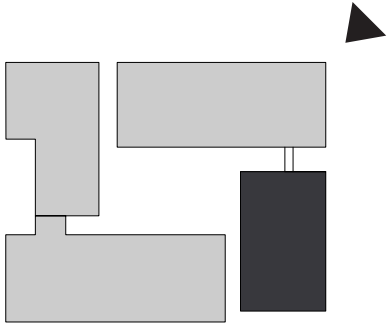
# 8.0 ARCHITECTURAL CHARACTER



## PREVIOUS REC 1 DESIGN

## WHAT WE DID

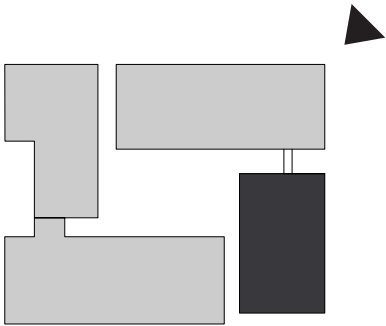
- 1 Replaced the textural panels on 23rd Ave and Union facades with art locations.
- 2 Recessed the roof above the balconies to allow more light and further articulate the lanterns of the building massing.
- 3 Removed the accent colors in favor of more subdued, neutral tones in order to act as a backdrop for the art.







UPDATED REC 2 PROPOSAL





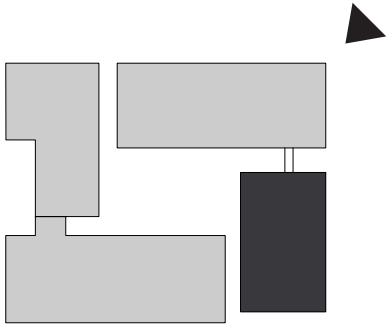
8.0 ARCHITECTURAL CHARACTER



PREVIOUS REC 1 DESIGN

WHAT WE DID

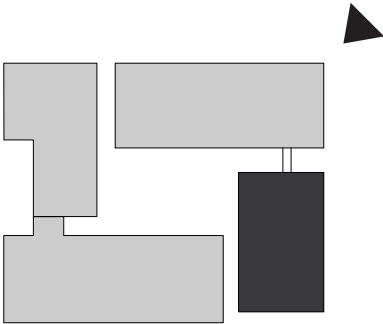
- 1 Removed the media wall on the Union facade and replaced it with glazing for the corner retail space. The entire space under the overhang will be a primary art location, including the soffit, walls, and ground.







UPDATED REC 2 PROPOSAL





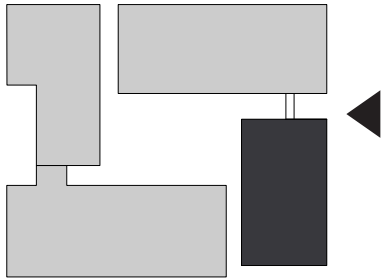
# 8.0 ARCHITECTURAL CHARACTER



## PREVIOUS REC 1 DESIGN

## WHAT WE DID

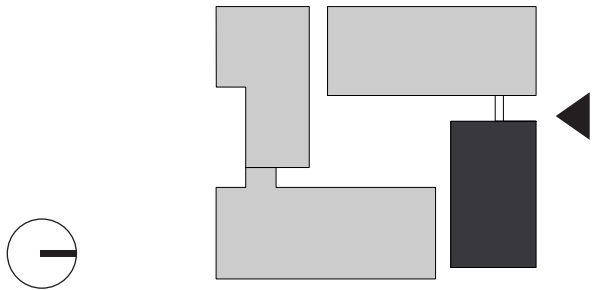
- 1 Replaced the textural panels on the Union facades with art locations.
- 2 Recessed the roof above the balconies to allow more light and further articulate the lanterns of the building massing.
- 3 Removed the accent colors in favor of more subdued, neutral tones in order to act as a backdrop for the art.
- 4 Removed the media wall on the Union facade and replaced it with glazing for the corner retail space.







UPDATED REC 2 PROPOSAL





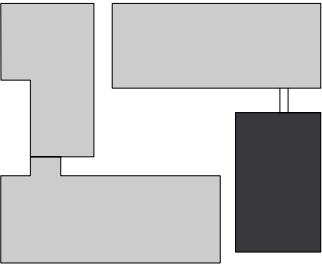
# 8.0 ARCHITECTURAL CHARACTER



PREVIOUS REC 1 DESIGN

## WHAT WE DID

- 1 Replaced the textural panels on the Union facades with art locations.
- 2 Recessed the roof above the balconies to allow more light and further articulate the lanterns of the building massing.
- 3 Removed the accent colors in favor of more subdued, neutral tones in order to act as a backdrop for the art.







UPDATED REC 2 PROPOSAL



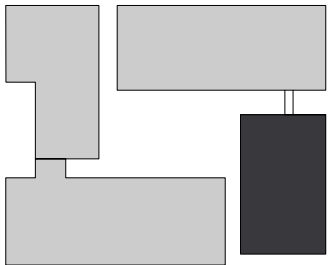
# 8.0 ARCHITECTURAL CHARACTER



PREVIOUS REC 1 DESIGN

## WHAT WE DID

- 1 Moved the James Washington Fountain closer to Union St in order to make it more visible on the corner and emphasize the connection to Liberty Bank.
- 2 Adding more plantings and benches at the plaza to further emphasize the “living room” quality of the plaza and create a buffer from the street and driveway.







UPDATED REC 2 PROPOSAL



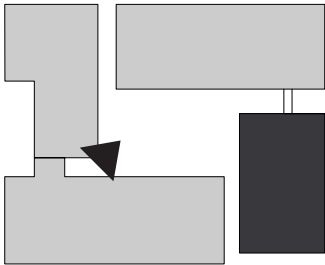
# 8.0 ARCHITECTURAL CHARACTER



## PREVIOUS REC 1 DESIGN

## WHAT WE DID

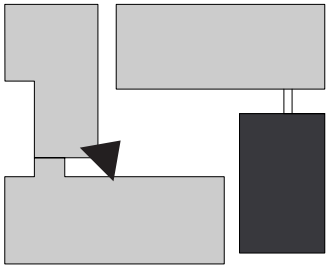
- 1 Removed the bridges over the 23rd/24th Ave portals to open access to the Square.
- 2 Replaced the textural wood panels on the NW building with metal panels to lighten the Square facades.
- 3 Added juliet balconies on all units in facing the Square to increase interaction between residents and the public spaces.







UPDATED REC 2 PROPOSAL

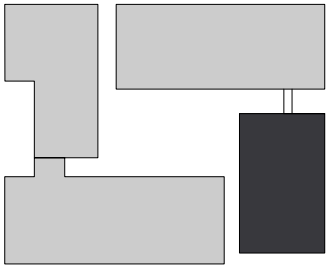




# 8.0 ARCHITECTURAL CHARACTER



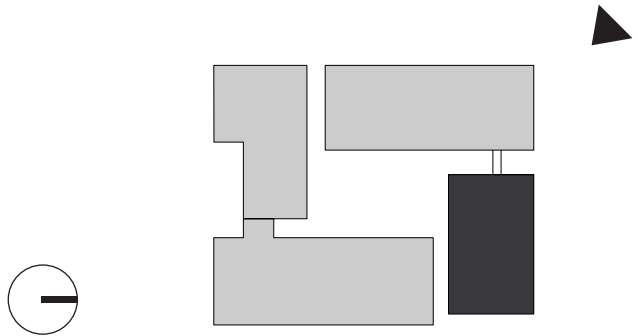
PREVIOUS REC 1 DESIGN







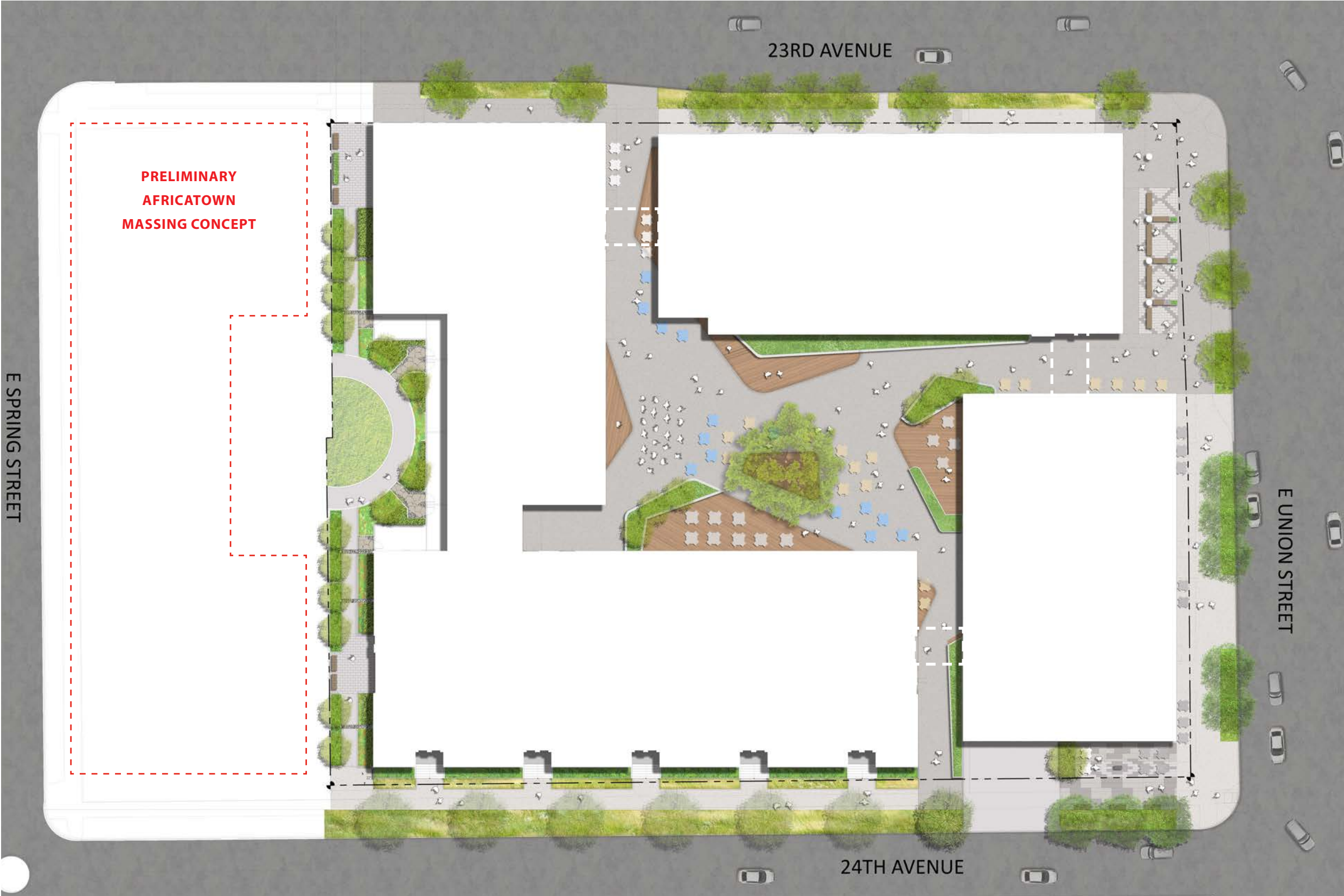
UPDATED REC 2 PROPOSAL





9.0 UPDATED PROPOSAL

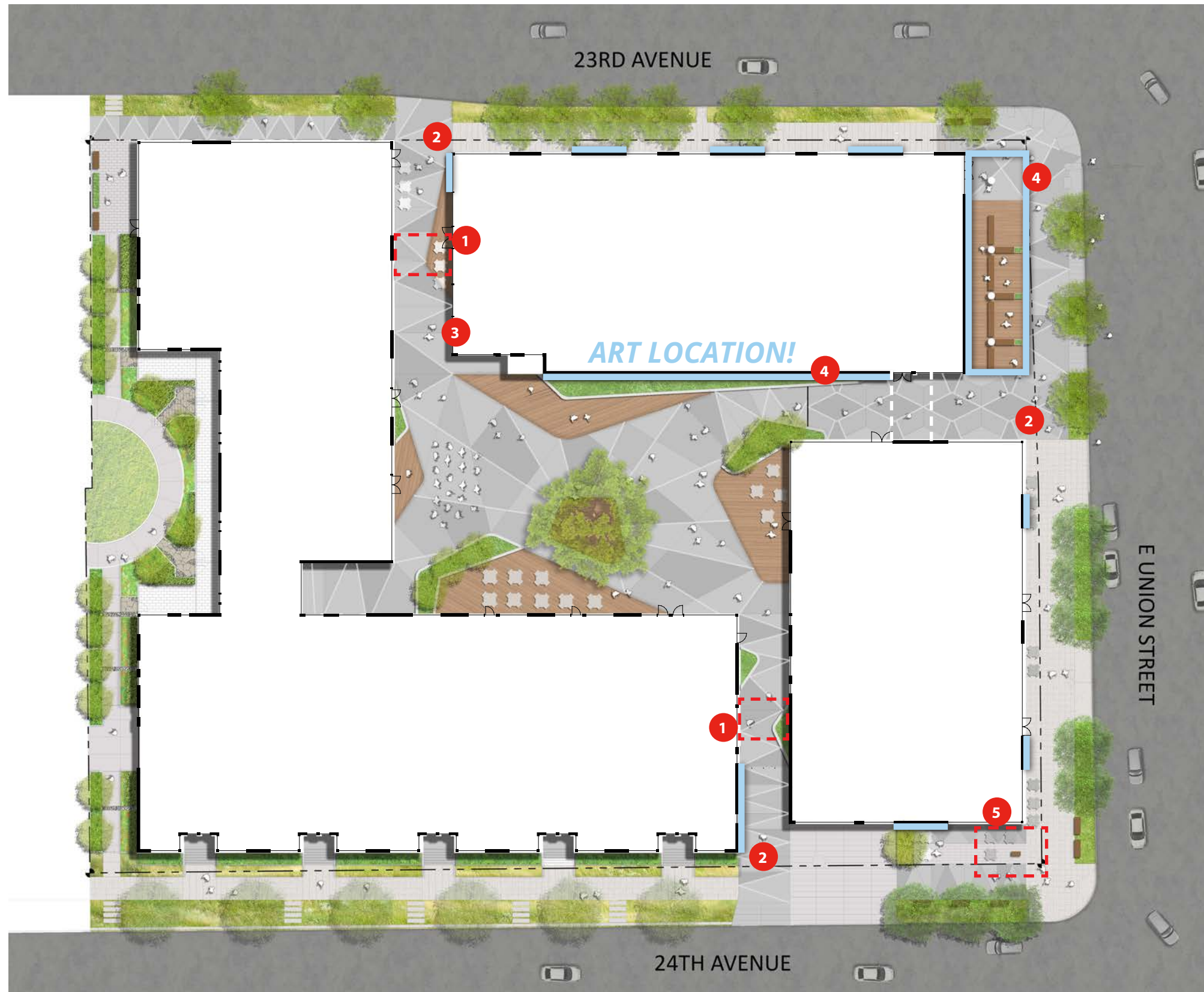
REC 1 SITE PLAN





## 9.0 UPDATED PROPOSAL

### UPDATED REC 2 SITE PLAN



#### WHAT WE HEARD

- Define the corners – give each corner its own character. (Source: Africatown Ciphers)
- The pedestrian ways (Portals) should feel open, be inviting, and connect the street life with the square. (Source: Africatown Ciphers, LURC Board Meeting, LURC Open Community Meeting, October 2018 Community Outreach Meetings)
- Preference for dynamic lighting, art, and brick façades at the pedestrian level. (Source: Africatown Ciphers, October 2018 Community Outreach Meetings)

#### WHAT WE COULDN'T DO

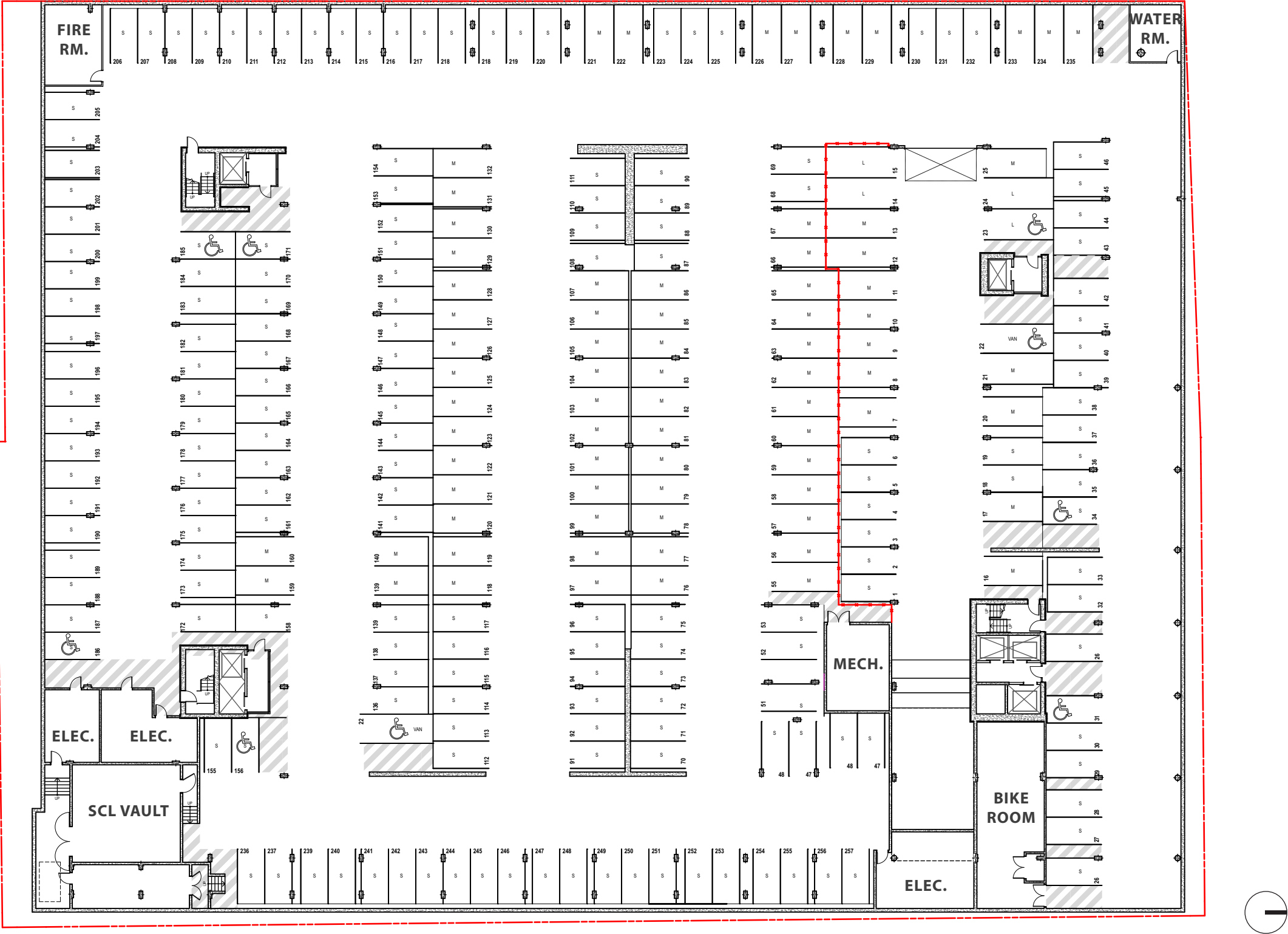
- Incorporate rounder, more Afrocentric shapes into the building form – Neither the zoning or the structure of a multifamily mixed-use building will allow for rounded shapes. The rectilinear nature of the building form can be offset with the organic, artistic elements and art opportunities on the façades.
- Significantly increase the size of the portals by cutting into the retail — This makes the retail unleaseable, or at a minimum unsuitable, for most tenants.
- Move the curb cut and loading dock — This is the only location where the driveway can access an elevator without disrupting one of the major arterials (23rd Avenue and E Union Street).

#### WHAT WE DID

- 1 Eliminated the bridges at the 23rd Ave Portal and the 24th Ave Portal to open them to the sky.
- 2 Widened each of the portals by 5-0 feet.
- 3 Increased storefronts further into the Central Square when possible (especially at the 23rd Ave Portal) to provide increased transparency and activation through retail.
- 4 Increased art opportunities from three to eight across the entire project and greatly increased the size, scope, and intent of the art on this project.
- 5 Moved the James Washington fountain closer to East Union to give it more prominence and more distance from the loading area/driveway.



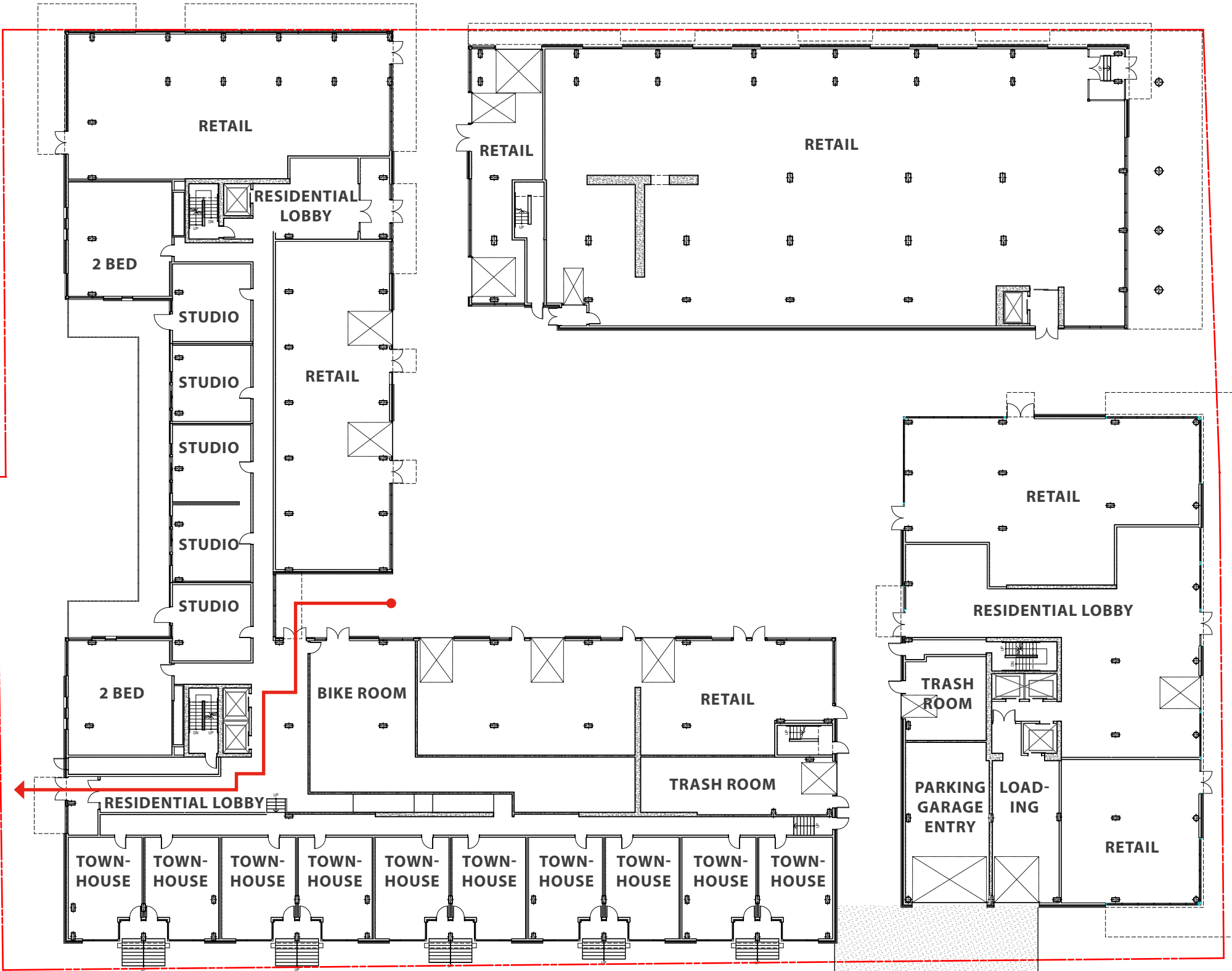
10.0 BASEMENT FLOOR PLAN





10.0 STREET LEVEL FLOOR PLAN

PROPOSED SECURE CONNECTION FOR ALL FUTURE MIDTOWN & AFRICATOWN RESIDENTS BETWEEN CENTRAL SQUARE AND PRIVATE SHARED COURTYARD



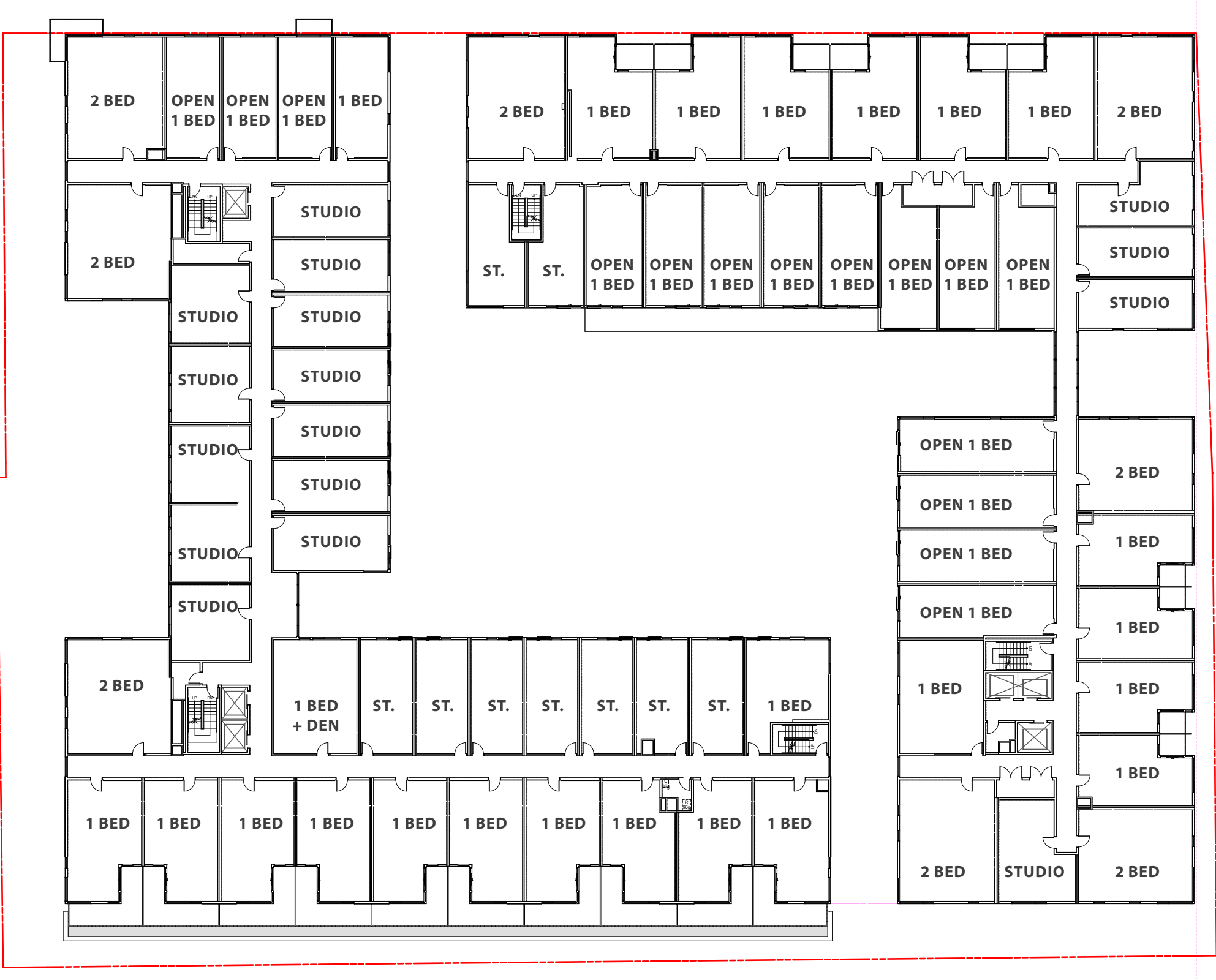


10.0 LEVEL 2 FLOOR PLAN





10.0 TYPICAL RESIDENTIAL LEVEL (3-6) FLOOR PLAN

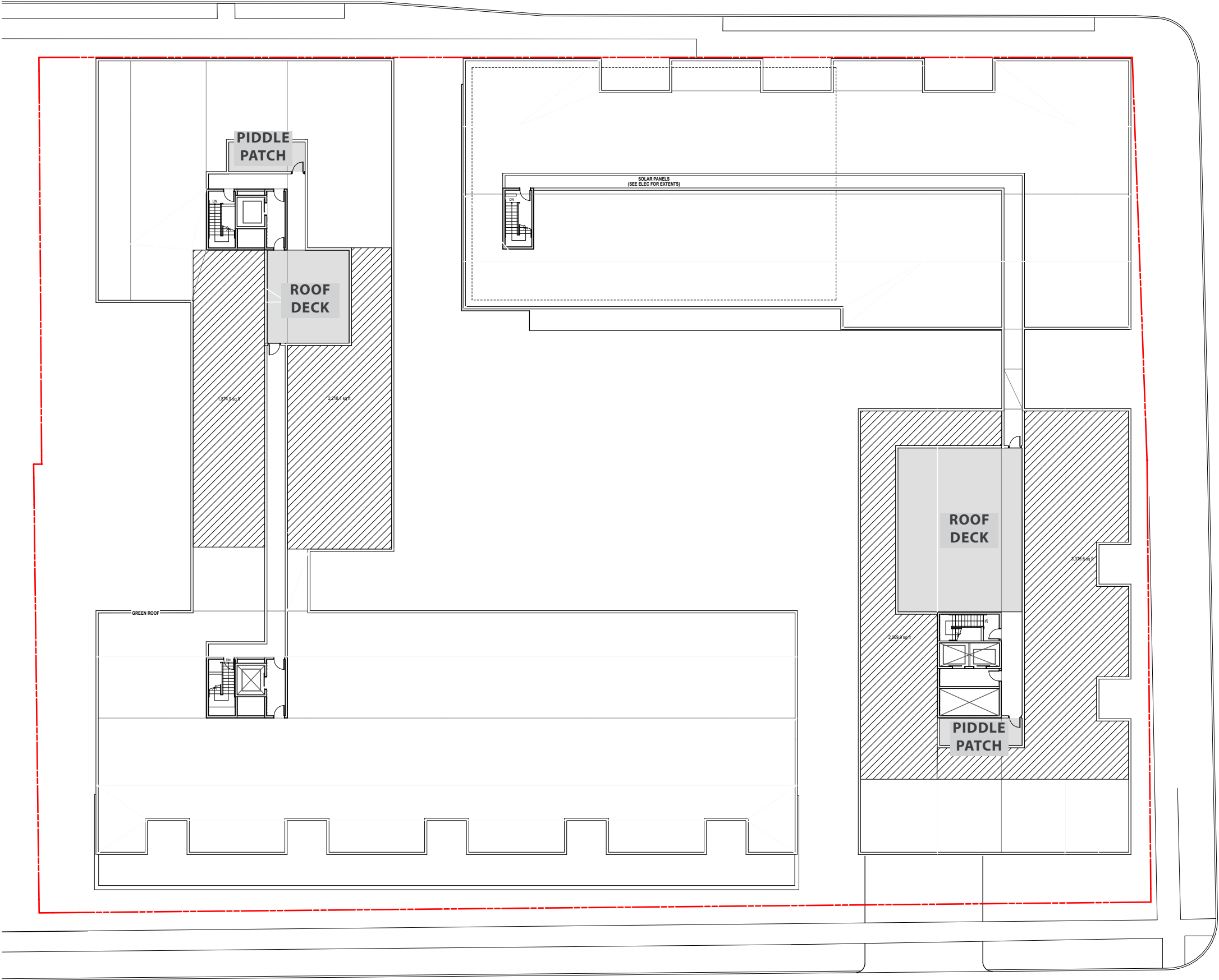




10.0 LEVEL 7 FLOOR PLAN



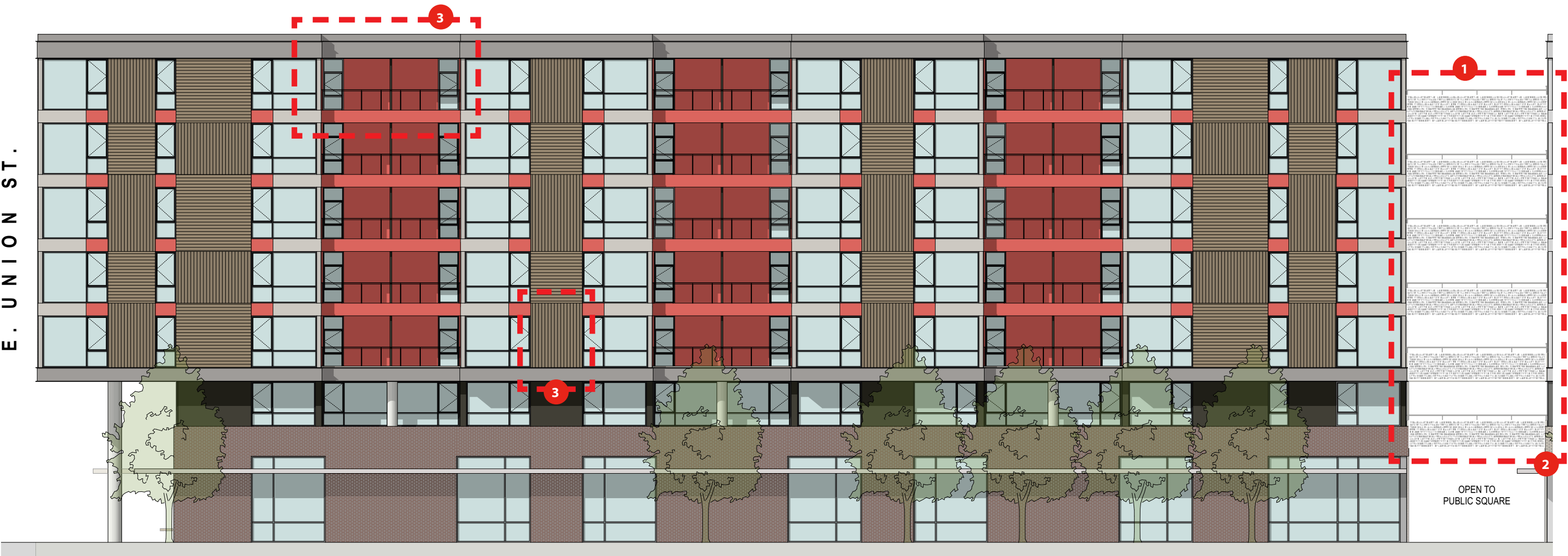






# 11.0 MATERIAL AND COLOR PALETTE

## PREVIOUS REC 1 DESIGN



### WEST ELEVATION - NORTHWEST BUILDING

### WHAT WE HEARD: REC 1

- 7a. The applicant described the proposed design as a contemporary response to the evolving character of the neighborhood using vibrant color, high quality materials, and significant glazing (relative to opaque wall), in a weave of warp and weft. At the ground-plane they described a 'base' course keyed to the architectural scale and character of nearby commercial structures.
- 7b. The Board was unanimous in support of this concept but divided on how successfully it had informed design decisions and how legible it would be in the overall composition of the building
- 7c. A majority of Board members echoed public comment regarding the lack of a neighborhood-specific character in the design and agreed that it likely would fit in any number of other locations in the city.

### WHAT WE DID

- 1 The "bridges" over the portals on 23rd Ave and 24th Ave have been removed, making the opening to the Square from those streets more substantial and functionally creating two separate buildings.
- 2 Moved the south building 5-0 feet farther to the south, widening the 23rd Ave portal by 25%.
- 2 The proposed design maintains the same material palette at the street level (masonry) and roughly the same composition of glazing and modulation of the upper mass. The wood siding has been removed from the NW building and changed to fiber cement panel on the 23rd Ave and Union facades to serve as a canvas for a large mural; the panels in the square have been changed to metal panel to add textural relief.





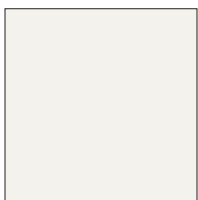
WEST ELEVATION - NORTHWEST BUILDING



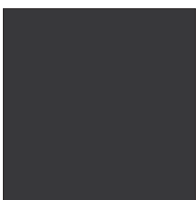
FIBER CEMENT PANEL  
PPG1009-4  
GRAY STONE



FC PANEL/BRICK  
PAINTED MURAL



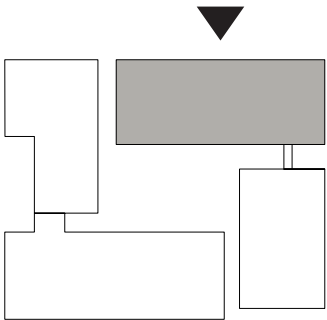
METAL PANEL  
AEP-SPAN STANDING SEAM  
COOL REGAL WHITE



GASKET PANEL  
PPG1011-7  
ONYX



MASONRY  
MUTUAL MATERIALS  
FOREST BLEND



NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIALS AND COLORS



# 11.0 MATERIAL AND COLOR PALETTE

## PREVIOUS REC 1 DESIGN



### NORTH ELEVATION - NORTHEAST BUILDING

#### WHAT WE HEARD: REC 1

- 7a. The applicant described the proposed design as a contemporary response to the evolving character of the neighborhood using vibrant color, high quality materials, and significant glazing (relative to opaque wall), in a weave of warp and weft. At the ground-plane they described a 'base' course keyed to the architectural scale and character of nearby commercial structures.
- 7b. The Board was unanimous in support of this concept but divided on how successfully it had informed design decisions and how legible it would be in the overall composition of the building
- 7c. A majority of Board members echoed public comment regarding the lack of a neighborhood-specific character in the design and agreed that it likely would fit in any number of other locations in the city.

#### WHAT WE DID

- 1 Moved the NE building 5-0 feet farther to the east (towards 24th Ave), widening the Union portal by 25%.
- 2 The glazed bridge over the Union portal remains but has been changed to a more uniform window pattern with a dark gray frame to fade into the background.
- 3 The box-pleat metal panel has been removed from the Union facade of the NE building and replaced with fiber cement panel as a canvas location for art.





NORTH ELEVATION - NORTHEAST BUILDING



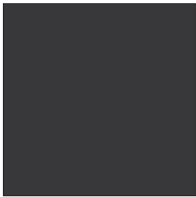
FIBER CEMENT PANEL  
PPG1011-6  
GLAZED GRANITE



FC/METAL PANEL  
MURAL



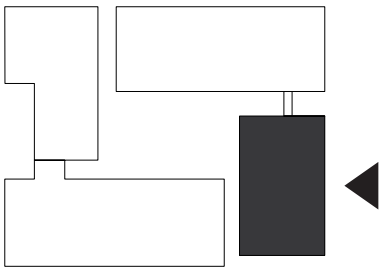
METAL PANEL  
PAC-CLAD  
MATTE BLACK



GASKET PANEL  
PPG1011-7  
ONYX



MASONRY  
SUMMIT BRICK  
ALASKAN, PAINTED WHITE

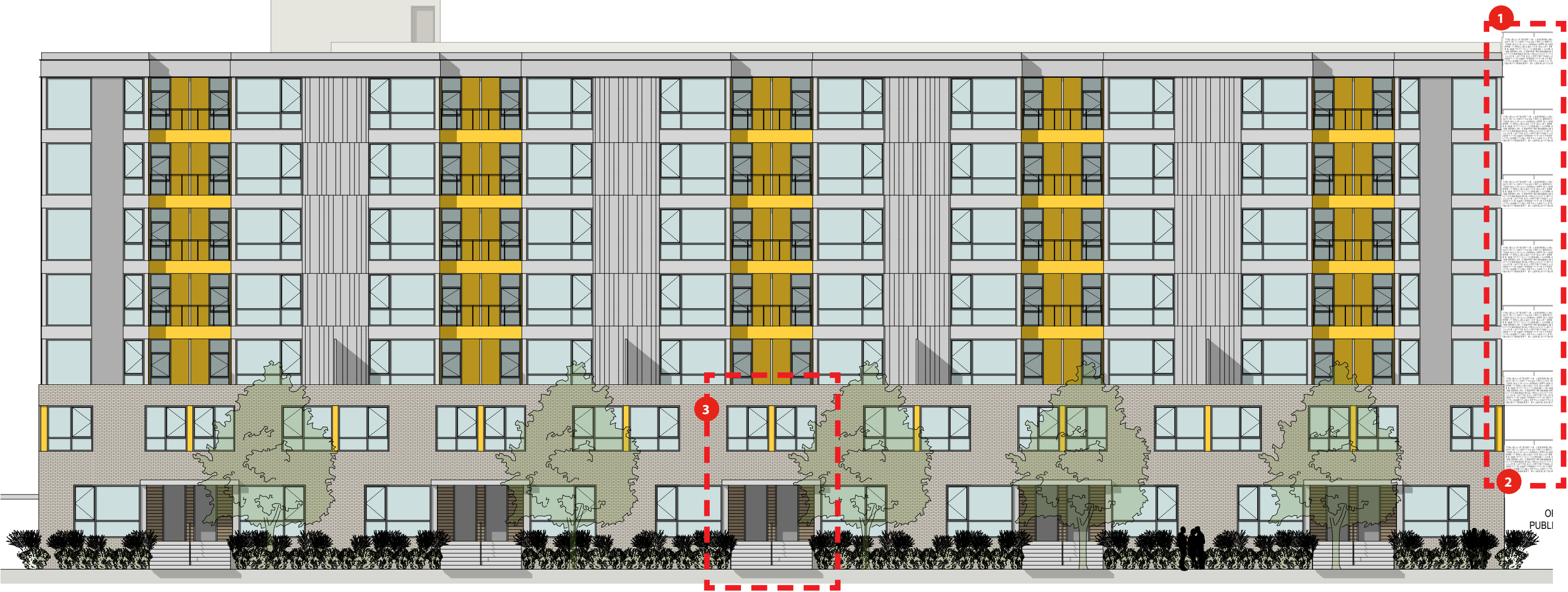


NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIALS AND COLORS



# 11.0 MATERIAL AND COLOR PALETTE

## PREVIOUS REC 1 DESIGN



### EAST ELEVATION - SOUTHEAST BUILDING

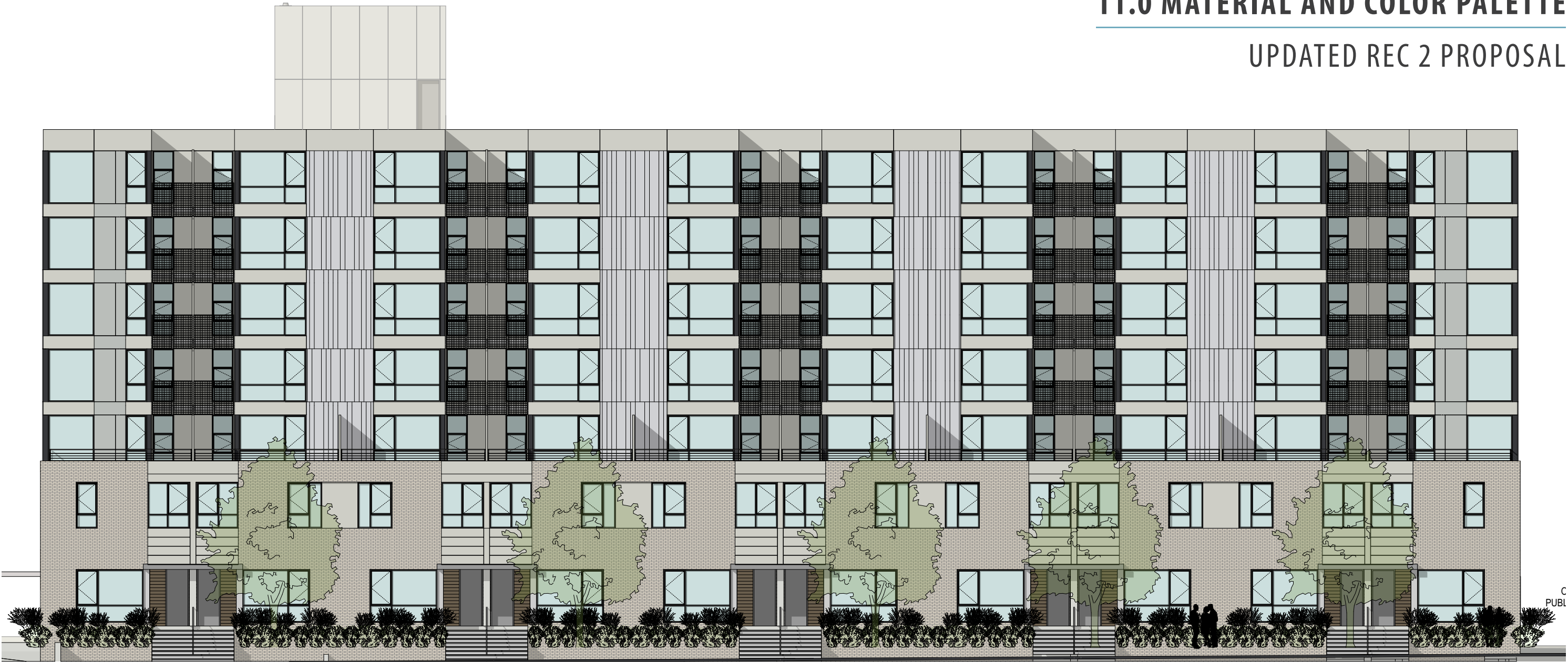
### WHAT WE HEARD: REC 1

- 7a. At the ground-plane, the applicant described a ‘base’ course keyed to the architectural scale and character of nearby commercial structures.
- 7b. The Board was unanimous in support of this concept but divided on how successfully it had informed design decisions and how legible it would be in the overall composition of the building
- 7c. A majority of Board members echoed public comment regarding the lack of a neighborhood-specific character in the design and agreed that it likely would fit in any number of other locations in the city.
- 7d. The Board supported the proposed townhouse units fronting 24th Avenue but expressed concern that having the building podium read so clearly had compromised the positive scale-mitigating elements that townhouses could bring to this (residential-scale) street.


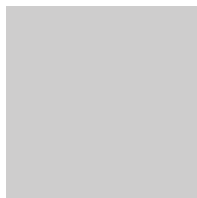
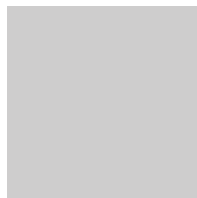

### WHAT WE DID

- 1 The “bridges” over the portals on 23rd Ave and 24th Ave have been removed, making the opening to the Square from those streets more substantial and functionally creating two separate buildings.
- 2 Moved the south building 5-0 farther to the south, widening the 24th Ave portal by 25%.
- 3 The materials proposed for the south building remain largely the same. The composition of the townhome facade has been revised to create a vertical incision, or break, in the brick material at the townhouse entries, extending the vertical modulation of the balcony recessed above down to the street level and reducing the monolithic character of the facade.

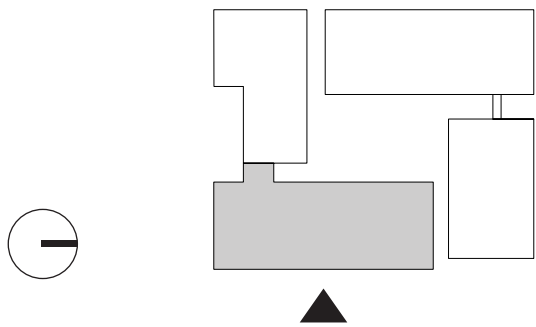




EAST ELEVATION - SOUTHEAST BUILDING

			
FIBER CEMENT PANEL PPG1009-3 SOLITARY STATE	FLOOR BANDS, FC PANEL PPG1009-1 TUNDRA FROST	METAL PANEL PAC-CLAD, STANDING SEAM STONE WHITE	MASONRY SUMMIT BRICK ALASKAN

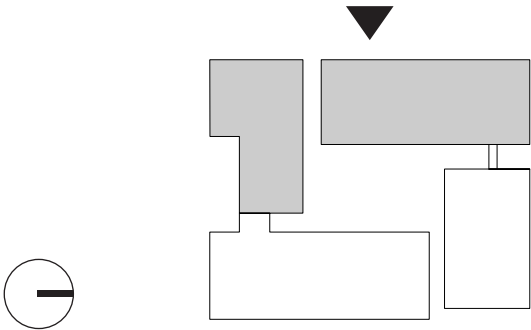
NOTE: SEE MATERIAL BOARD FOR ACTUAL MATERIALS AND COLORS





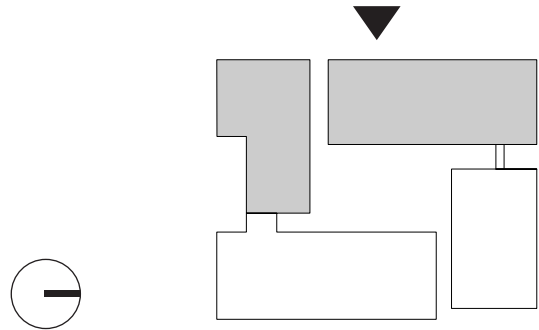
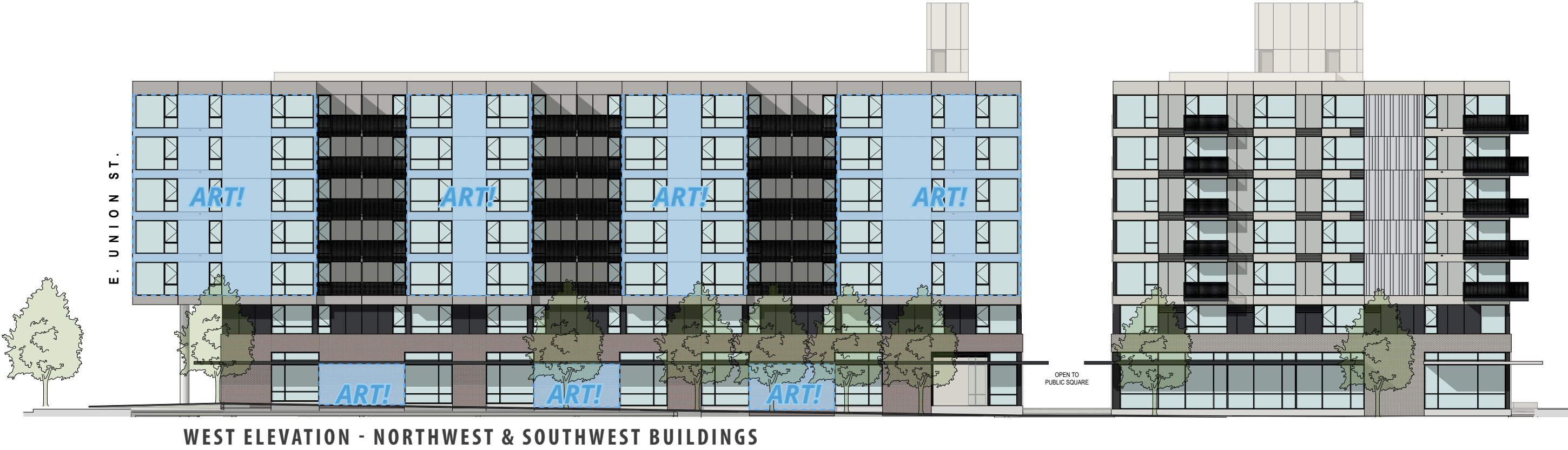
12.0 ELEVATIONS

PREVIOUS REC 1 DESIGN





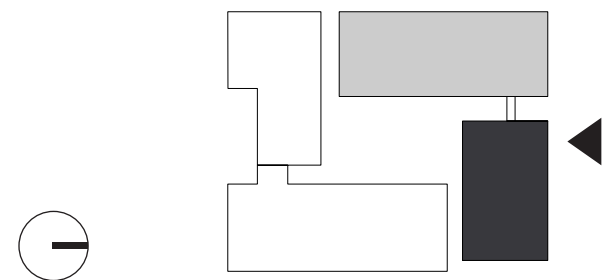
12.0 ELEVATIONS  
UPDATED REC 2 PROPOSAL





12.0 ELEVATIONS

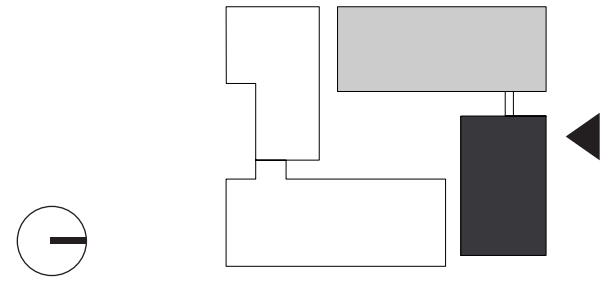
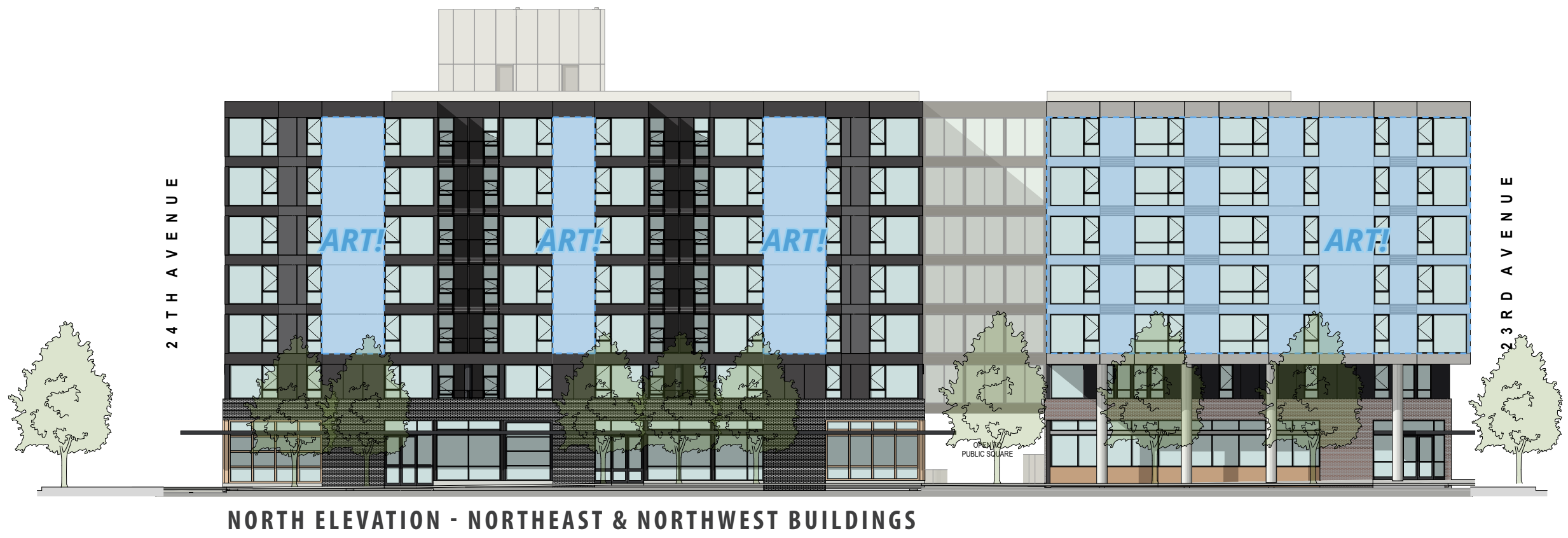
PREVIOUS REC 1 DESIGN





# 12.0 ELEVATIONS

## UPDATED REC 2 PROPOSAL



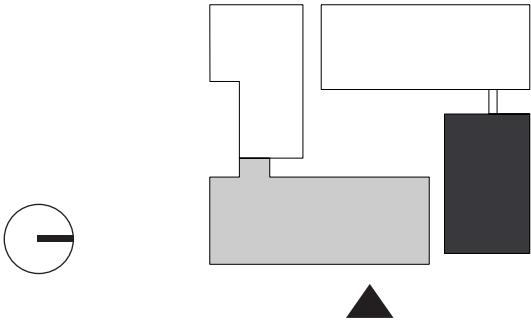


12.0 ELEVATIONS

PREVIOUS REC 1 DESIGN



EAST ELEVATION - SOUTHEAST & NORTHEAST BUILDINGS

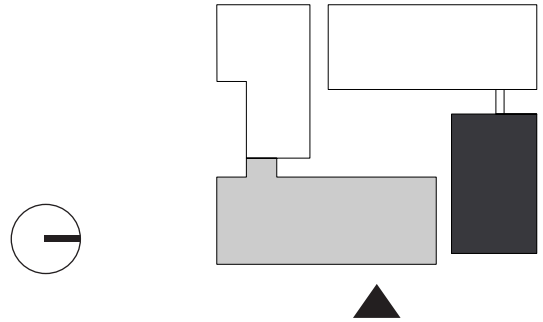




12.0 ELEVATIONS  
UPDATED REC 2 PROPOSAL



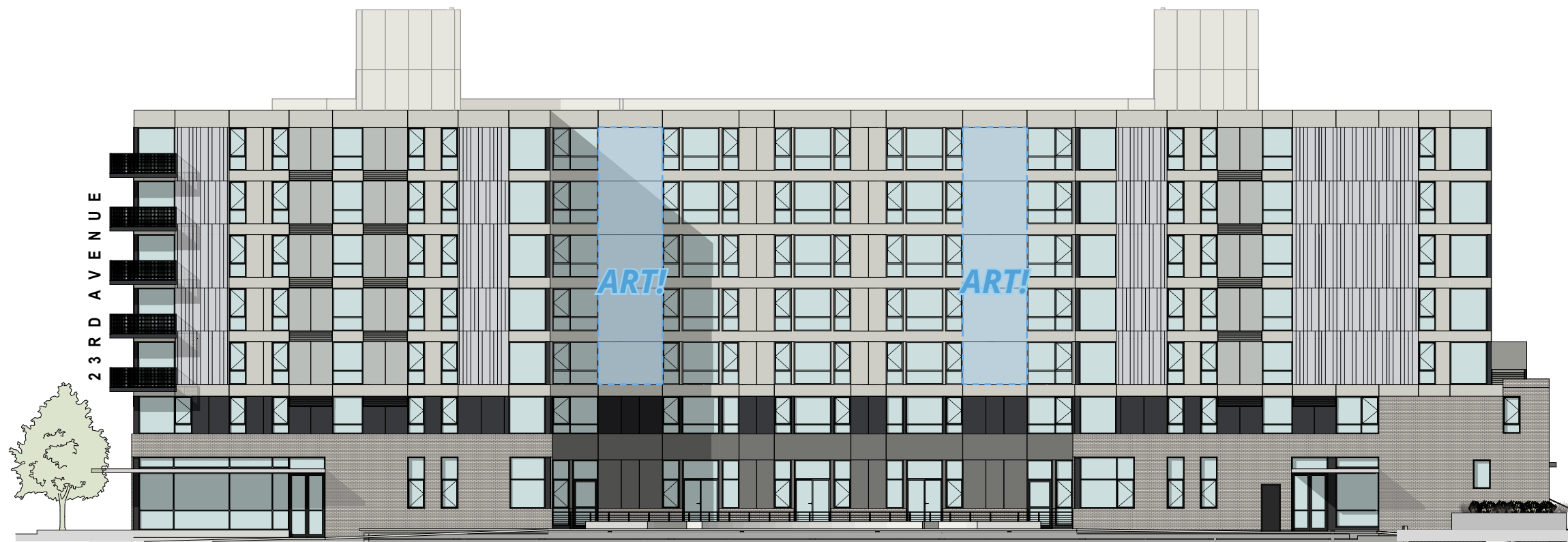
EAST ELEVATION - SOUTHEAST & NORTHEAST BUILDINGS





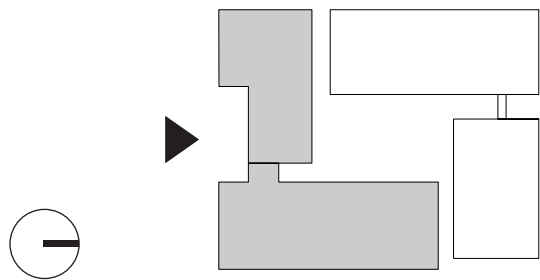
12.0 ELEVATIONS

UPDATED REC 2 PROPOSAL

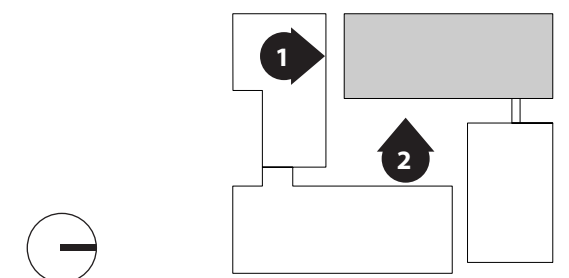
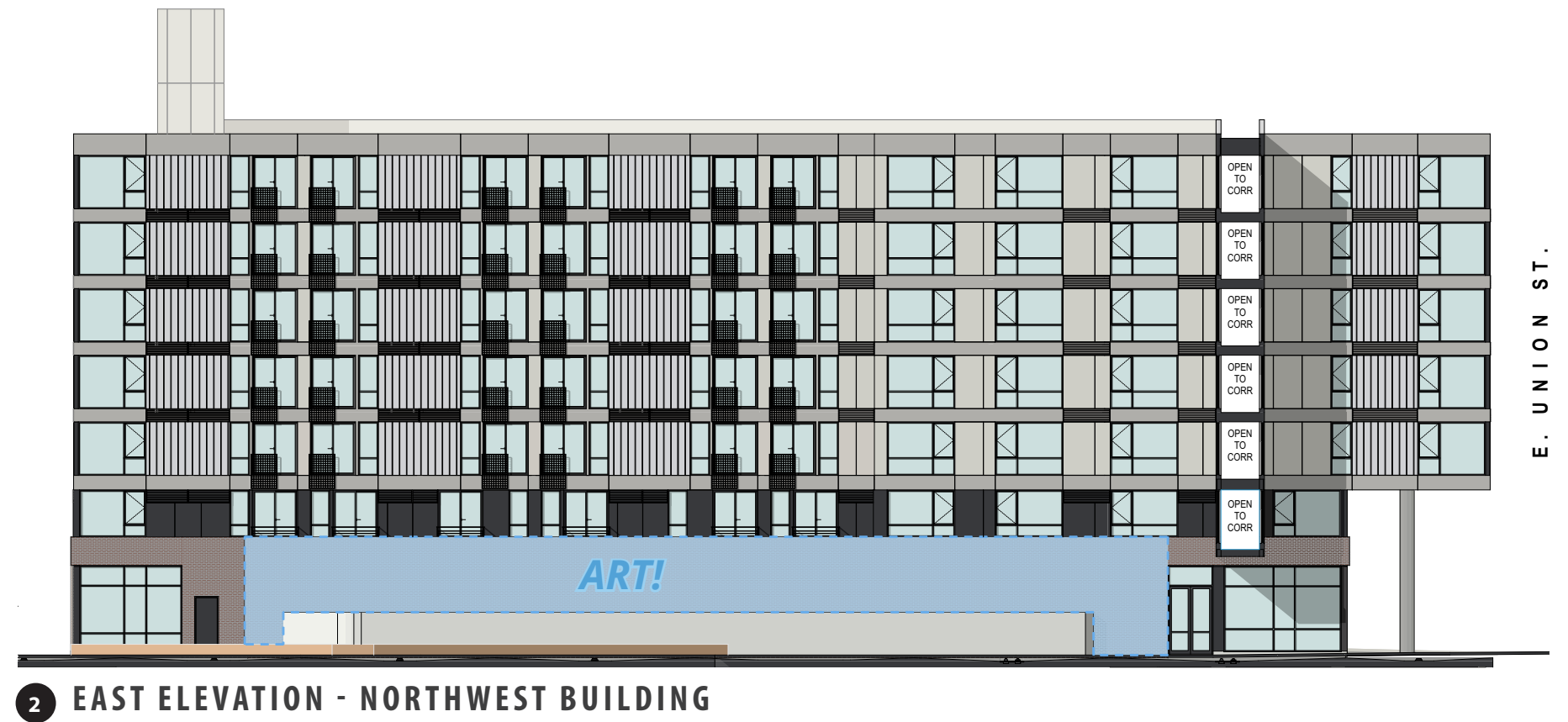
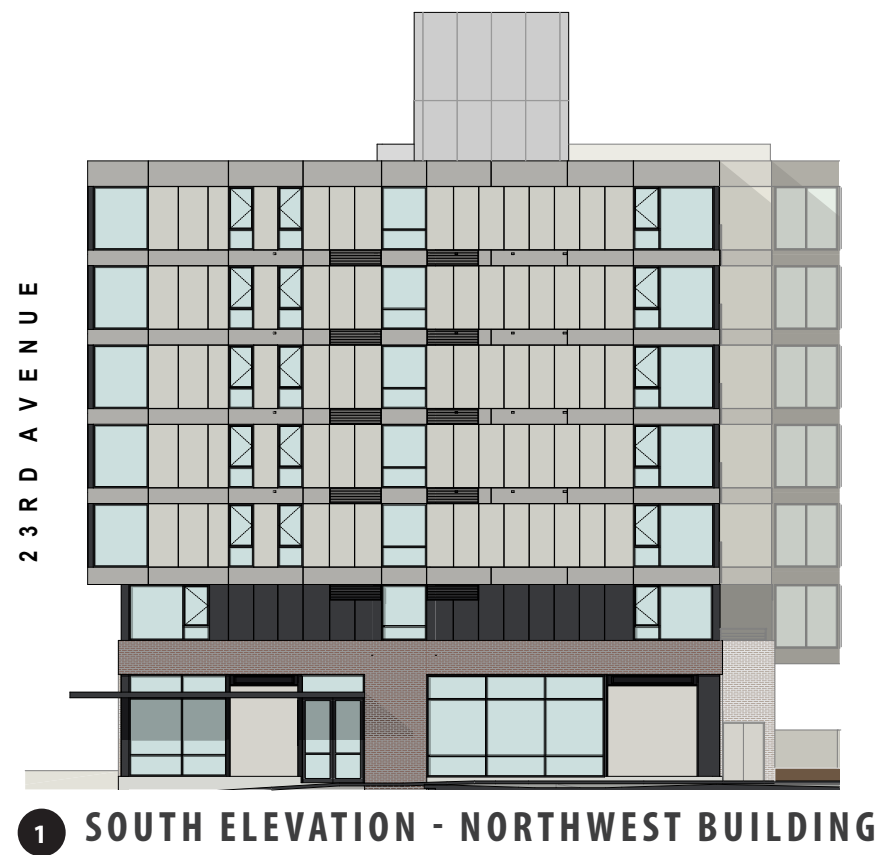


SOUTH ELEVATION - SOUTH BUILDING

**NOTE:** The art here represents the 9th location but is only seen from the private courtyard between this project and the future Africatown project on the adjacent site. This art should be reflective of the black heritage of the Central Area.



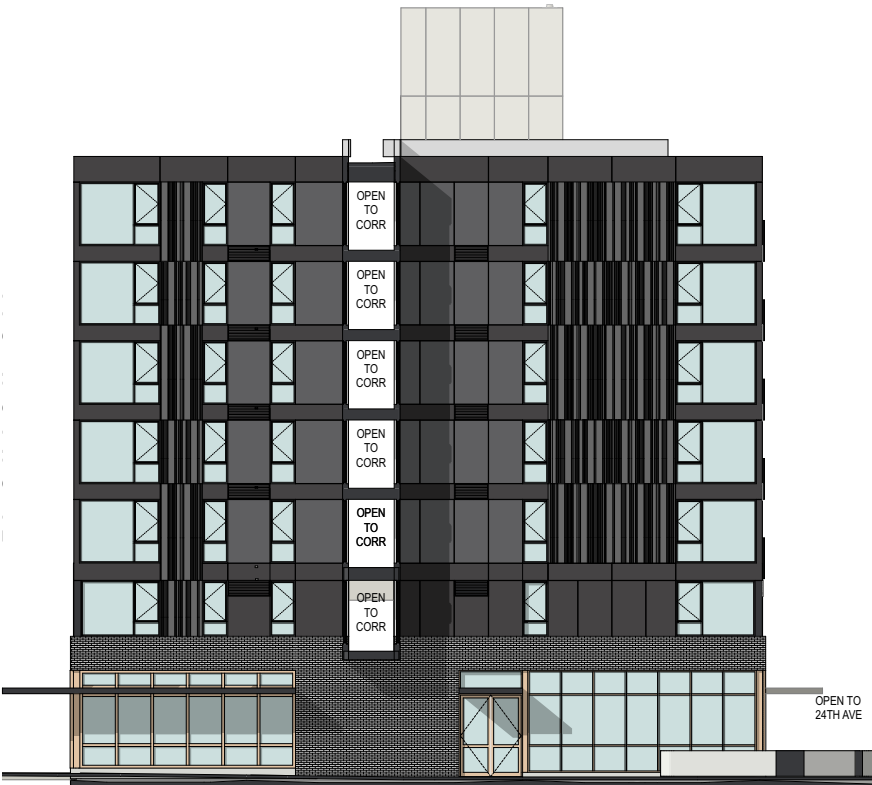






12.0 ELEVATIONS

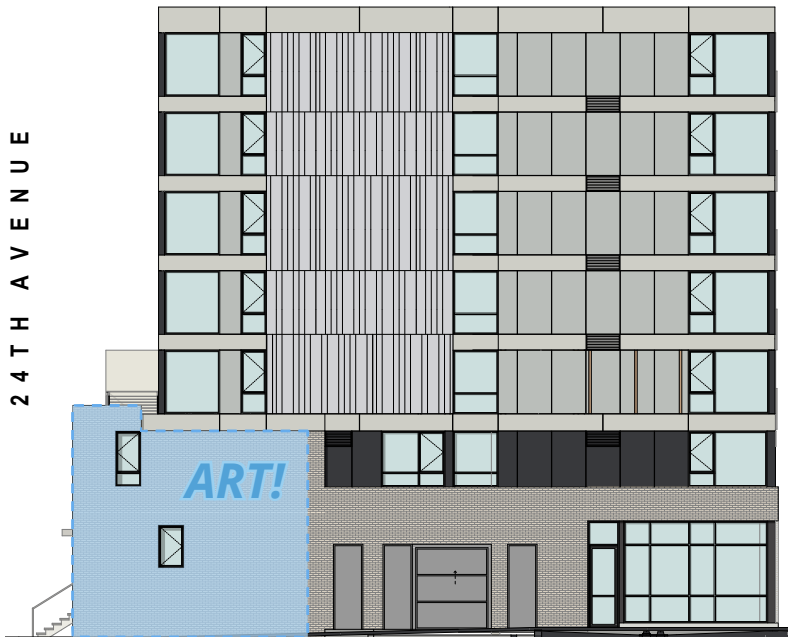
UPDATED REC 2 PROPOSAL



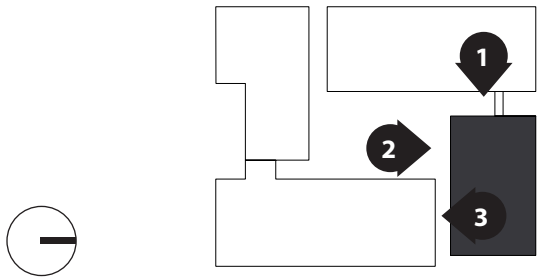
1 WEST ELEVATION - NORTHEAST BUILDING



2 SOUTH ELEVATION - NORTHEAST BUILDING



3 NORTH ELEVATION - SOUTH BUILDING





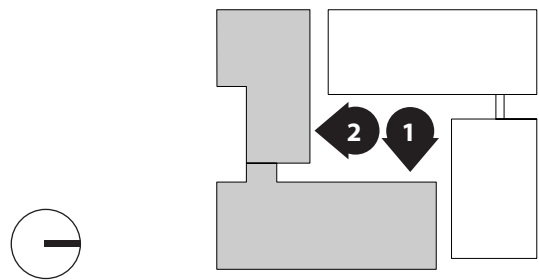
12.0 ELEVATIONS  
UPDATED REC 2 PROPOSAL



1 WEST ELEVATION - SOUTHEAST BUILDING



2 NORTH ELEVATION - SOUTHWEST BUILDING





12.0 ELEVATIONS



23RD AVENUE PORTAL



UNION PORTAL



24TH AVENUE PORTAL



18'-0"

20'-0"

24'-0"



POST ALLEY, SEATTLE, WA



TROUNCE ALLEY, VICTORIA, BC

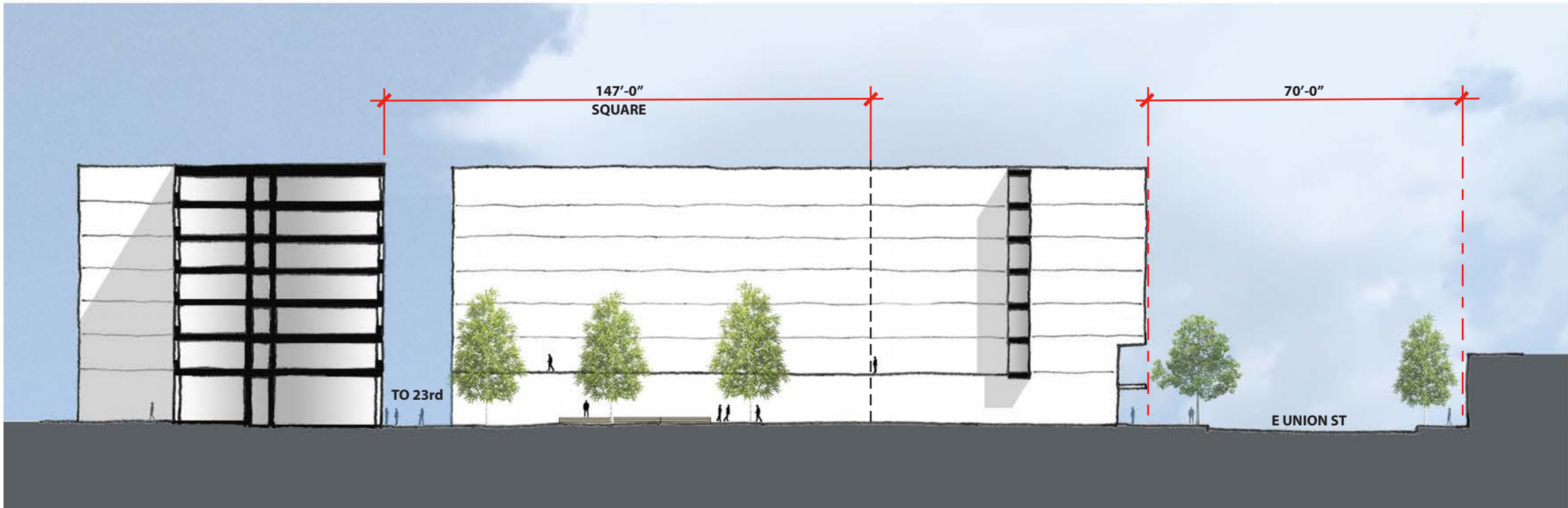


THE BELT, DETROIT, MI

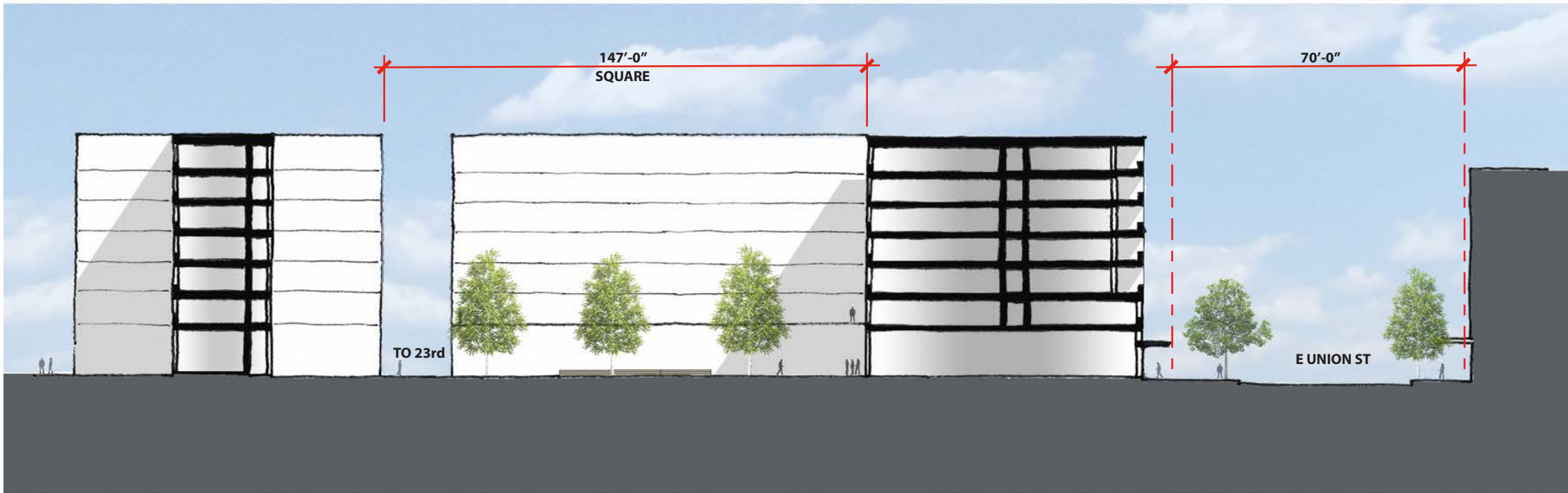
**MOST SIMILAR WIDTH TO ALL PORTALS**



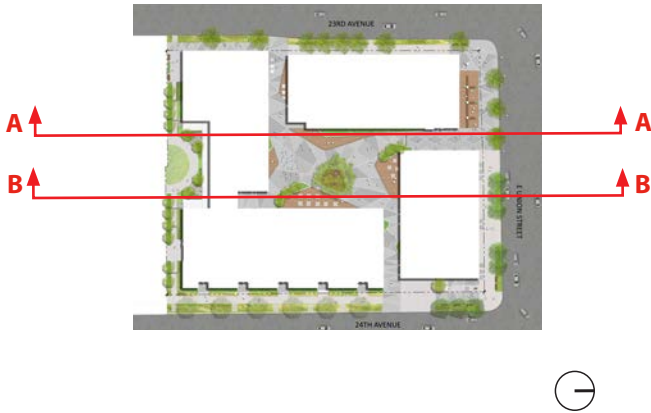
12.0 SECTIONS



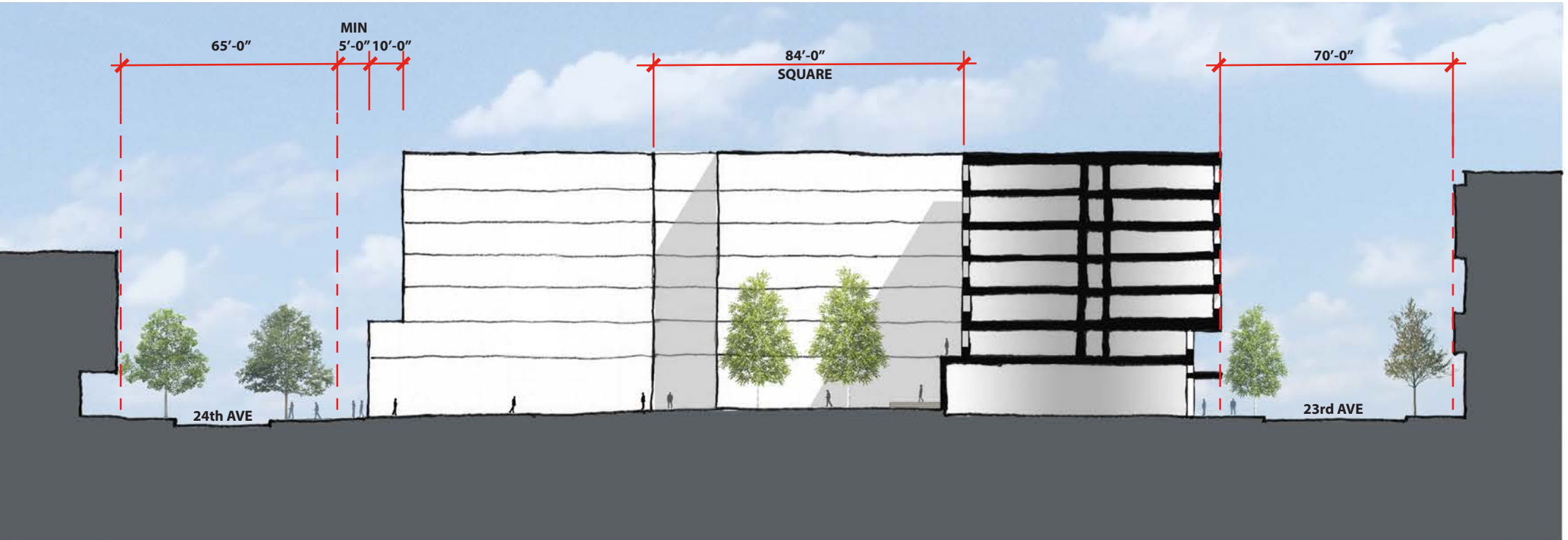
Section A



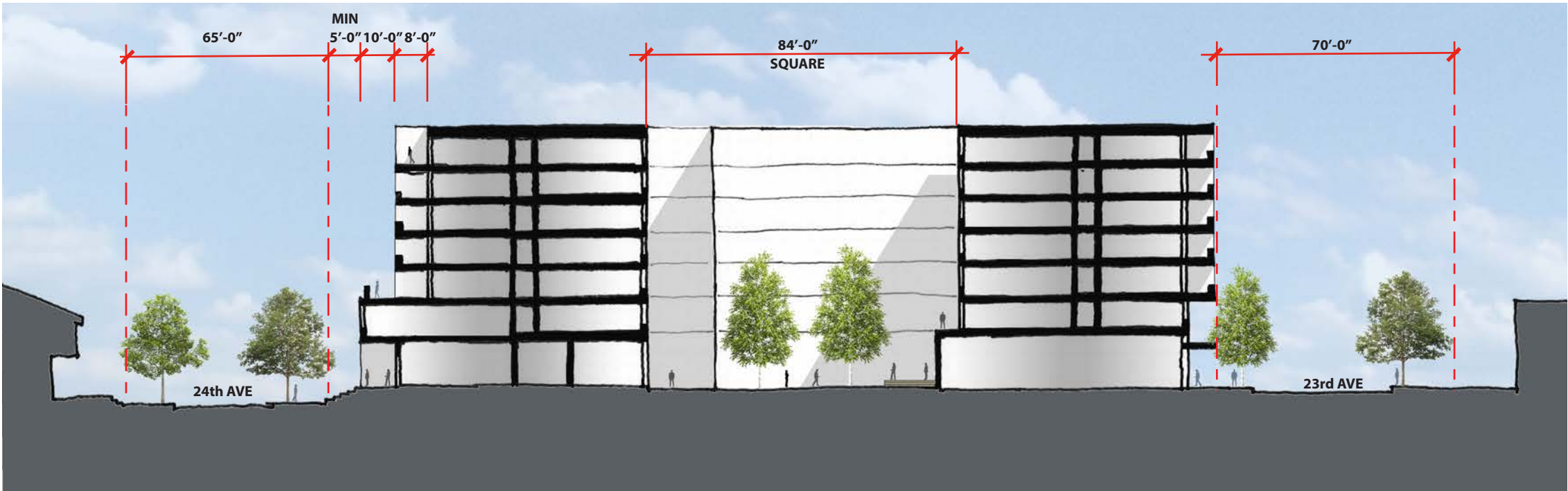
Section B



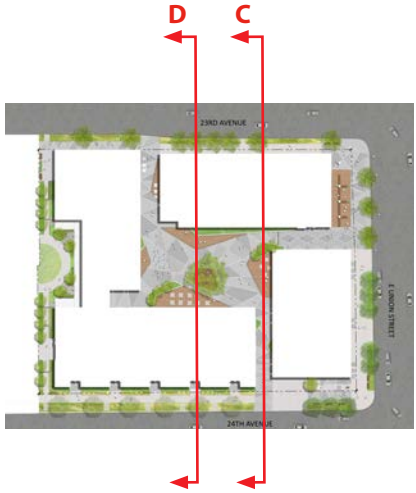




Section C

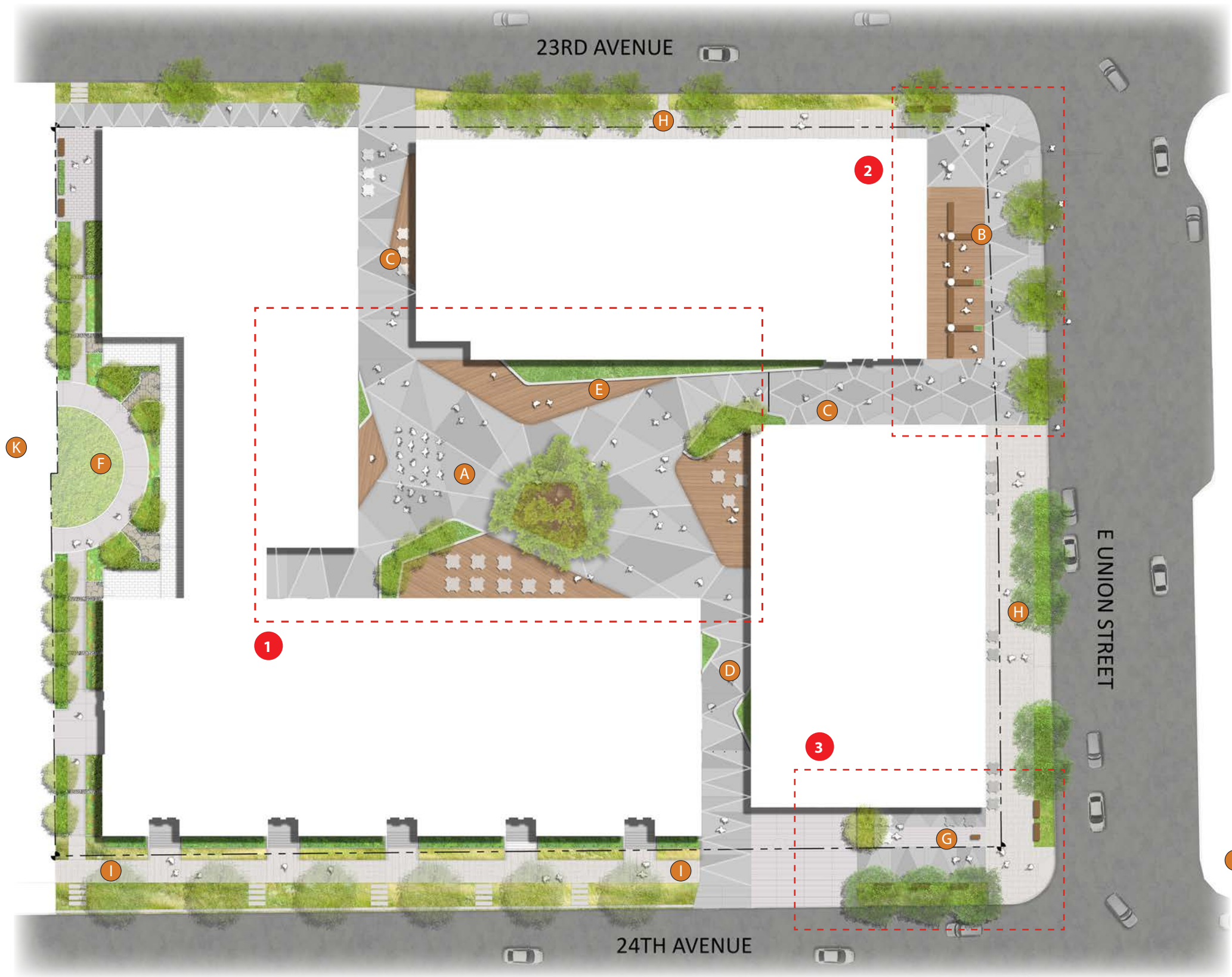


Section D





13.0 LANDSCAPE - SITE PLAN

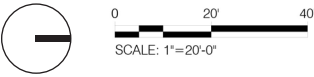


PLAN NOTES

- A PUBLIC SQUARE
- B 23RD & UNION PLAZA
- C PEDESTRIAN STREET - URBAN  
(100% HARDSCAPE)
- D PEDESTRIAN STREET - RESIDENTIAL  
(70% HARDSCAPE | 30% LANDSCAPE)
- E COURTYARD STAGE & FEATURE WALL  
(FLEXIBLE EVENT STAGE | MOVIE WALL | COMMUNITY ARTWORK)
- F RESIDENTIAL COURTYARD
- G FOUNTAIN PLAZA
- H URBAN STREETScape
- I RESIDENTIAL STREETScape
- J FUTURE LIBERTY BANK PLAZA
- K FUTURE AFRICATOWN DEVELOPMENT

PLAN ENLARGEMENT REFERENCES

- 1 PUBLIC SQUARE ENLARGEMENT
- 2 23RD & UNION PLAZA ENLARGEMENT
- 3 JAMES WASHINGTON PLAZA ENLARGEMENT

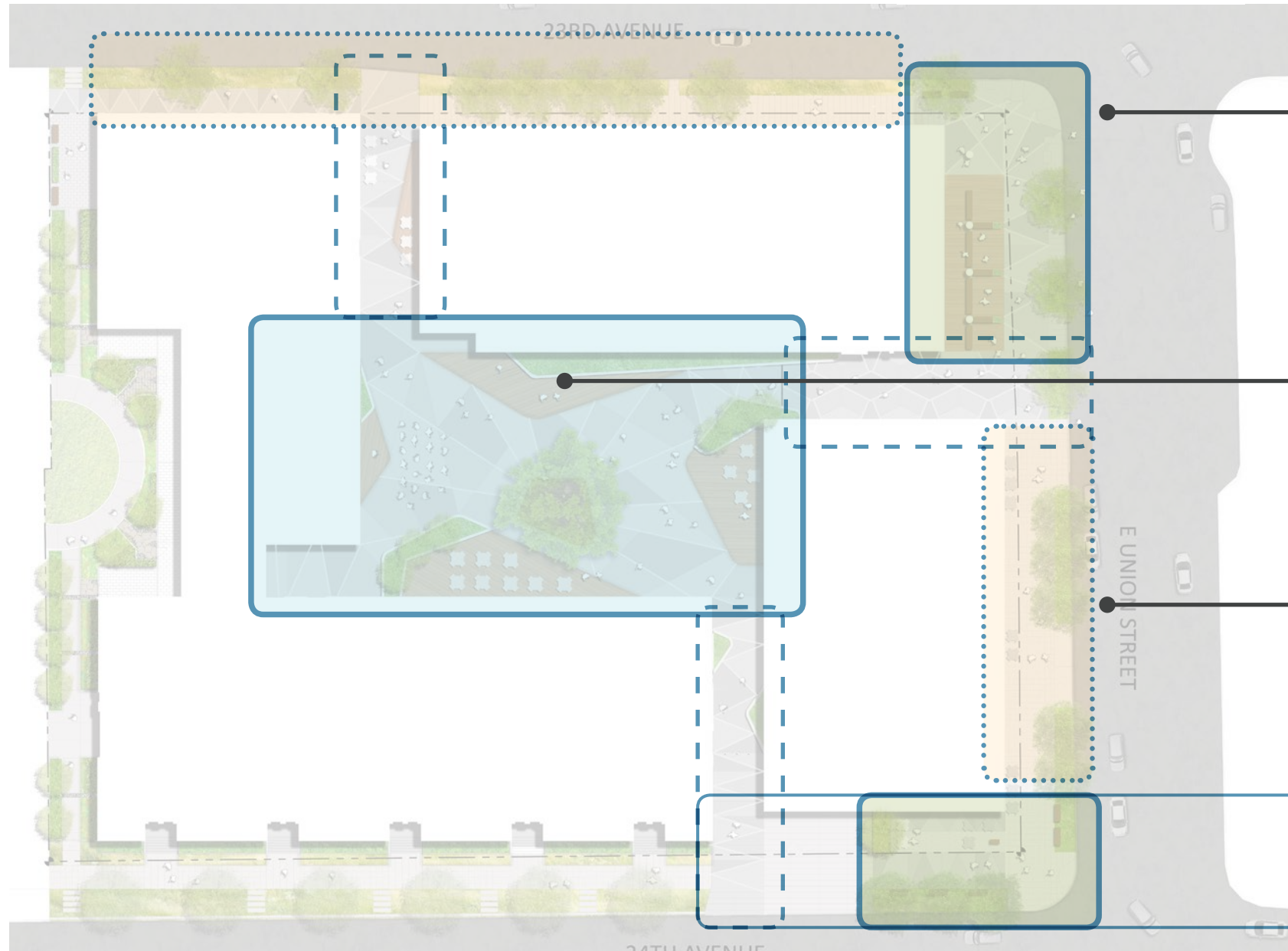




## 23RD AVE STREETSCAPE

- ACTIVE RETAIL STREET
- AFRICATOWN CONNECTION

# 13.0 LANDSCAPE - PUBLIC REALM PROGRAM DIAGRAMS



### PLAZA

- DISTRICT SOCIAL GATHERINGS / HUB
- STREET FAIRS / MARKETS
- CULTURAL EVENTS

### SQUARE

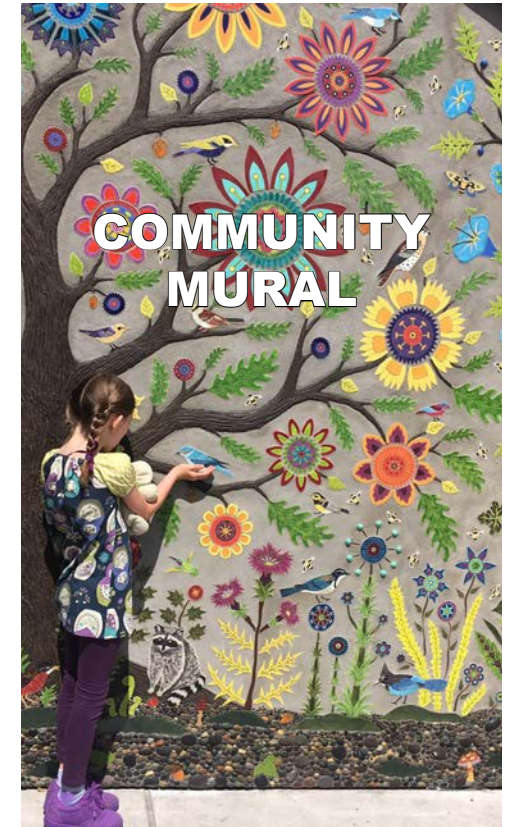
- EVENTS / CONCERTS / FESTIVALS
- RETAIL / FOOD
- COMMUNITY GATHERING / INTERNAL HUB
- FESTIVALS
- PLAY

### UNION STREETSCAPE

- ACTIVE RETAIL STREET
- RESIDENTIAL ENTRY
- EXTENSION OF MIDTOWN PORCH (EVENTS)

### JW FOUNTAIN PLAZA

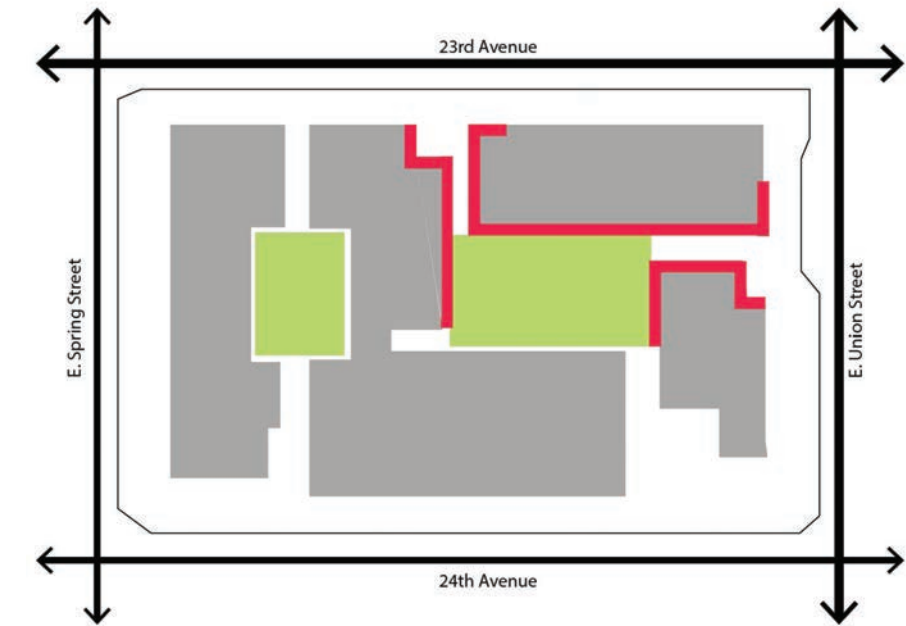
- ACTIVE RETAIL EDGE
- CULTURAL | ENVIRONMENTAL LEARNING
- NEIGHBORHOOD SOCIAL HUB
- EXTENSION OF LIBERTY BANK PLAZA



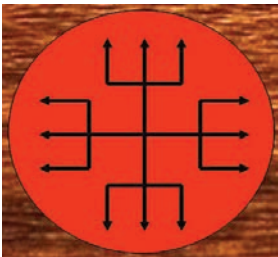


13.0 LANDSCAPE - CULTURE | CONTEXT

AFRICATOWN | COMMUNITY DISCUSSIONS



CONCEPT - ESHU  
SPIRIT OF CROSSROADS AND GATEWAYS



Cultural Identity in Design

The following principles have been gathered from a short-list of contemporary architects that have written or commented on the subject of Afrocentric Architecture.



› A distinctive manifestation of form, imagery and space in the modern built environment which is derived from the culture, environmental and historical origins of the continent of Africa – David Hughes, FAIA



› Distinctive use of form for function – David Hughes, FAIA



› Abstract use of traditional form and materials – David Hughes, FAIA



› Features public gathering spaces – Donald King, FAIA



› Relates to the earth in grounded form and massing – Donald King, FAIA



› Has balanced asymmetry – Donald King, FAIA & Sharon Sutton, FAIA



› Strong expressions of shelter in roof lines – Donald King, FAIA



› Rhythm of fenestration and an appearance of the inside program out – Donald King, FAIA



› Use of warm colors, earth tones – Donald King, FAIA



› Connects earth and sky; recycles for innovation – Sharon Sutton, FAIA



› Simplicity makes knowledge of the design accessible, thus a larger portion of the community will be able to participate in the planning and design – Jack Travis, FAIA



› Duality or irony of the condition of members of the African diaspora's attempts to co-exist within a dominant culture that, by nature, is in direct conflict with it, is an ongoing theme in their lives and in the make-up of their communities – Jack Travis, FAIA



› Legacy/identity includes information, symbolism, and physical memory of past legacy and achievement of peoples, events, places and dates that act as reminders of what has gone before and are therefore critical to making a cultural place – Jack Travis, FAIA



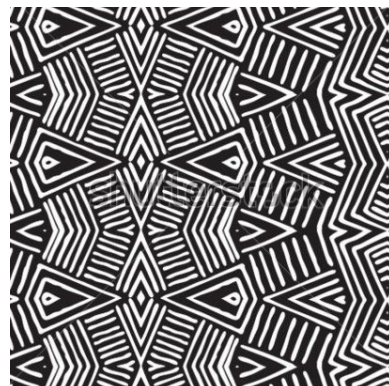
› Visual/tactile/materiality/skin is essential in expressing the spatial/formal content that elevates the aesthetic quality of black lives, the intensity of incorporating color, pattern, and texture in intensities that rival if not surpass all other cultures – Jack Travis, FAIA





## EARTH TONES | SATURATED COLORS

TRADITIONAL PATTERN

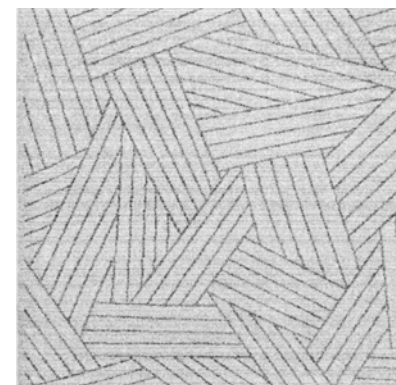


## BALANCED ASYMMETRY

MODERNIZED PATTERN - TERRA FIRMA

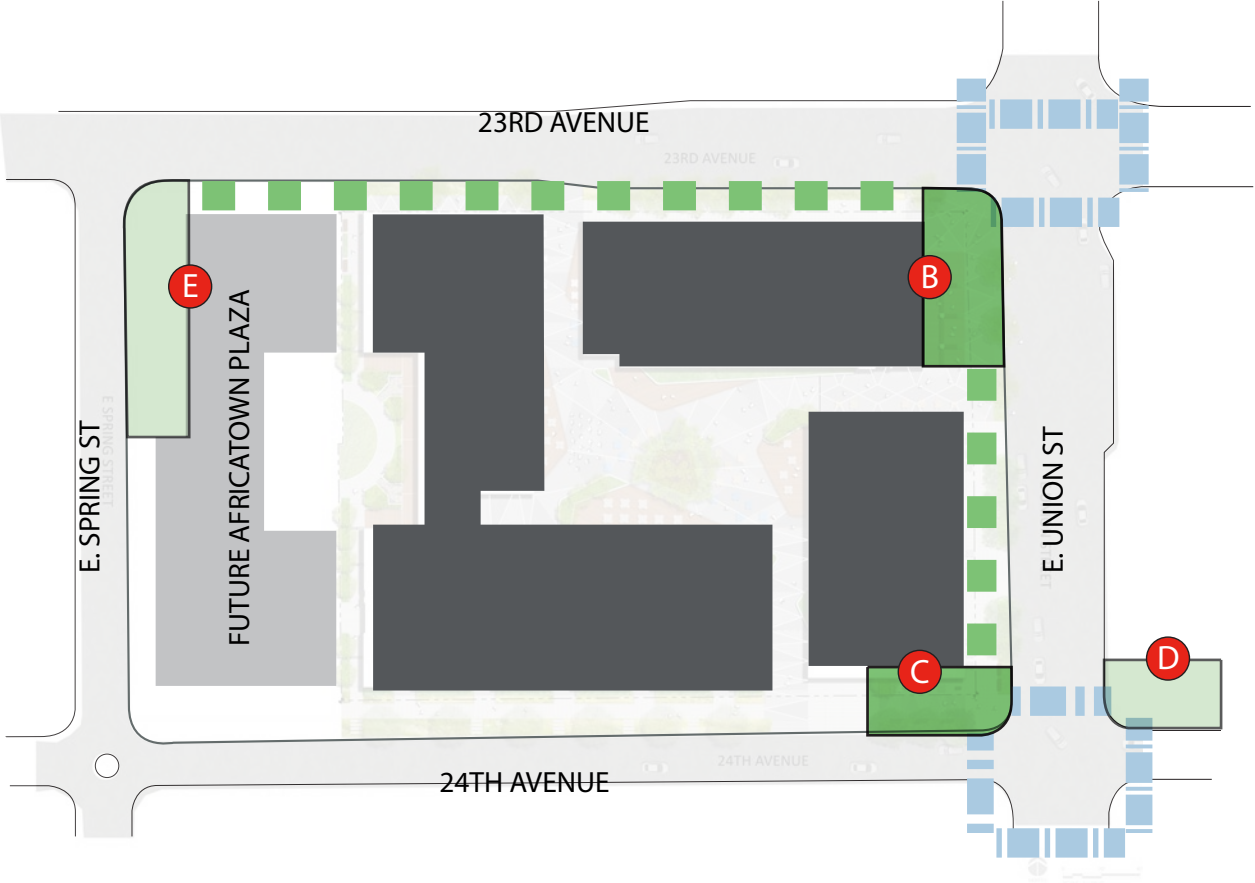


## ABSTRACT SYMBOLISM AND FORM





# 13.0 LANDSCAPE - OPEN SPACE MASSING DIAGRAMS



PUBLIC OPEN SPACE CONTEXT

CS1, CS3, PL1, PL3, DC3, A.1(I,II), A.2

- ESTABLISH OPEN SPACES AT STREET CORNERS, CLAIM NEIGHBORHOOD TRADITIONAL SPACES FOR SOCIALIZATION. HONOR NEIGHBORHOOD FABRIC.
  - CONNECT TO FUTURE AFRICATOWN CULTURAL PLAZA AND DEVELOPMENT TO OPEN SPACE NETWORK IN-BLOCK
  - CONNECT TO FUTURE LIBERTY BANK CULTURAL PLAZA, CONNECTING JAMES WASHINGTON FOUNTAIN PLAZA OVER E. UNION STREET.
  - DEVELOP RETAIL STREETS AS ACTIVE OPEN SPACE CONNECTORS FOR ALL OPEN SPACES
- 
- 23RD & UNION PLAZA = 5200 SF B
  - JW FOUNTAIN PLAZA = 2400 SF C



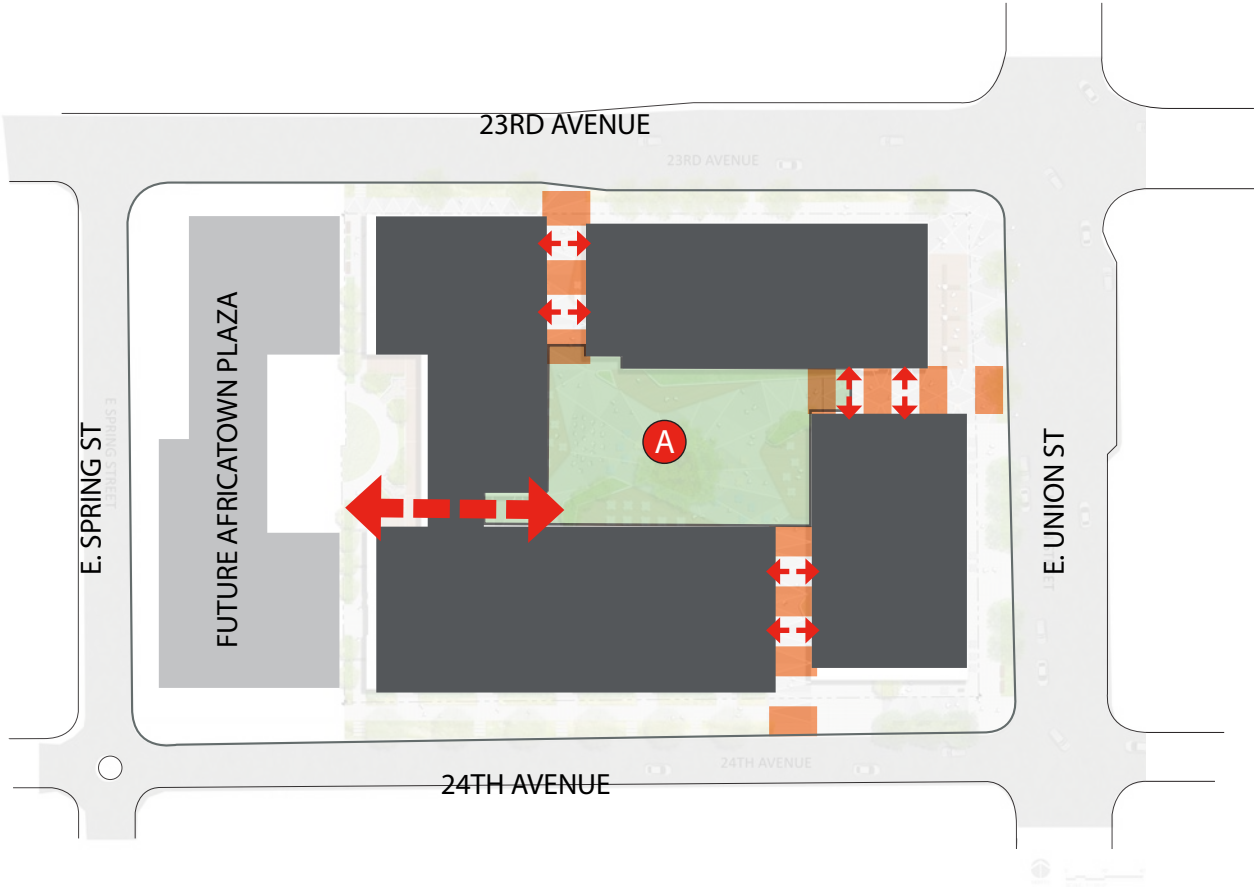
CENTRAL SQUARE

PL1, PL3, DC3, A.1(I,II), A.2

- DEDICATED 15,000 SF PUBLIC PLAZA - OPEN 24 HOURS TO PUBLIC A
- PROVIDE FLEXIBLE EVENT, NEIGHBORHOOD, AND ACTIVE RETAIL MARKET SPACE FOR COMMUNITY.
- ACTIVATE WITH RETAIL AT EDGES & PEDESTRIAN STREET CONNECTORS
- SOFTEN DESIGN MOVES, REDUCE RIGIDITY AND HARDLINES OF ARCHITECTURE AT PEDESTRIAN LEVEL OF INTERACTION

- A + B + C
- TOTAL PUBLIC OPEN SPACES = 22,400 SF  
(DOES NOT INCLUDE STREETSCAPES, PORTALS, OR PRIVATE OPEN SPACE)





PUBLIC OPEN SPACE CONNECTIONS

CS1, PL1, PL3, DC3, A.1, A.2

- PEDESTRIAN STREETS CONNECT OPEN SPACES - OPEN 24 HOURS
- WIDTH OF CONNECTORS PROVIDE FOR EXPANDED EVENT / MARKETS (25% WIDER PER COMMUNITY REQUEST)
- DAILY SCALE OF CONNECTORS IS PEDESTRIAN, FOCUSED ON SMALL GROUP INTERACTIONS AND RETAIL INTERFACE.
- DESIGN | MATERIALS EXTEND TO ROW TO INVITE NEIGHBORHOOD INWARD



RESIDENTIAL OPEN SPACE

CS1, CS2, PL1, PL3, DC3, DC4, A.1, A.2

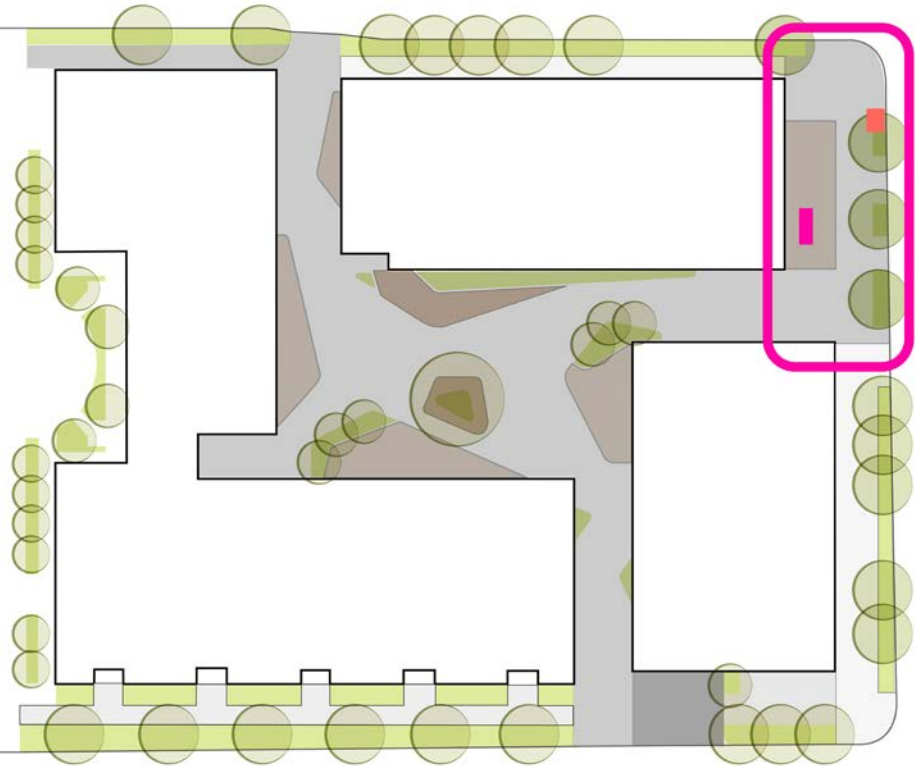
- 24TH AVE DEVELOPED AT RESIDENTIAL SCALE - CONNECT TO NEIGHBORHOOD
- PRIVATE COURTYARD AT GRADE TO BE DEVELOPED IN CONCERT WITH AFRICATOWN DEVELOPMENT - INTENT TO SHARE SECURED OPEN SPACE FOR RESIDENTS
- PRIVATE COURTYARD USERS TO HAVE ACCESS TO PUBLIC SQUARE THROUGH BUILDING

DIAGRAM KEY NOTES

- |                             |  |
|-----------------------------|--|
| <b>A</b> PUBLIC SQUARE      | <b>E</b> FUTURE AFRICATOWN PLAZA   COURTYARD |
| <b>B</b> 23RD & UNION PLAZA | <b>F</b> RESIDENTIAL COURTYARD               |
| <b>C</b> FOUNTAIN PLAZA     | <b>G</b> URBAN STREETScape                   |
| <b>D</b> LIBERTY BANK PLAZA | <b>H</b> RESIDENTIAL STREETScape             |

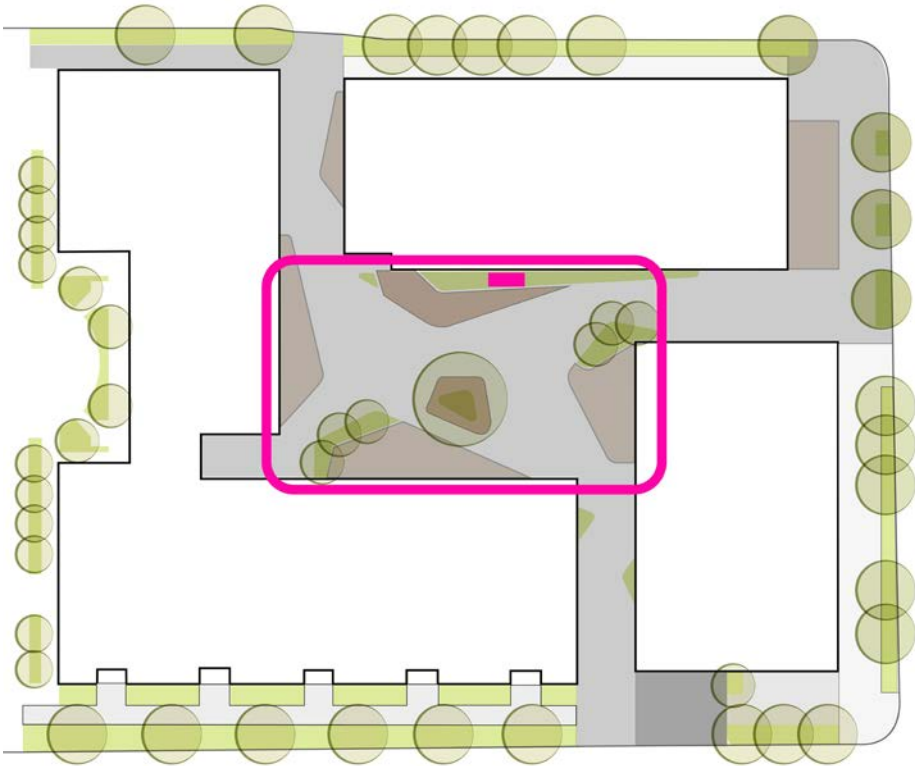


# 13.0 LANDSCAPE - JAMES WASHINGTON FOUNTAIN LOCATION



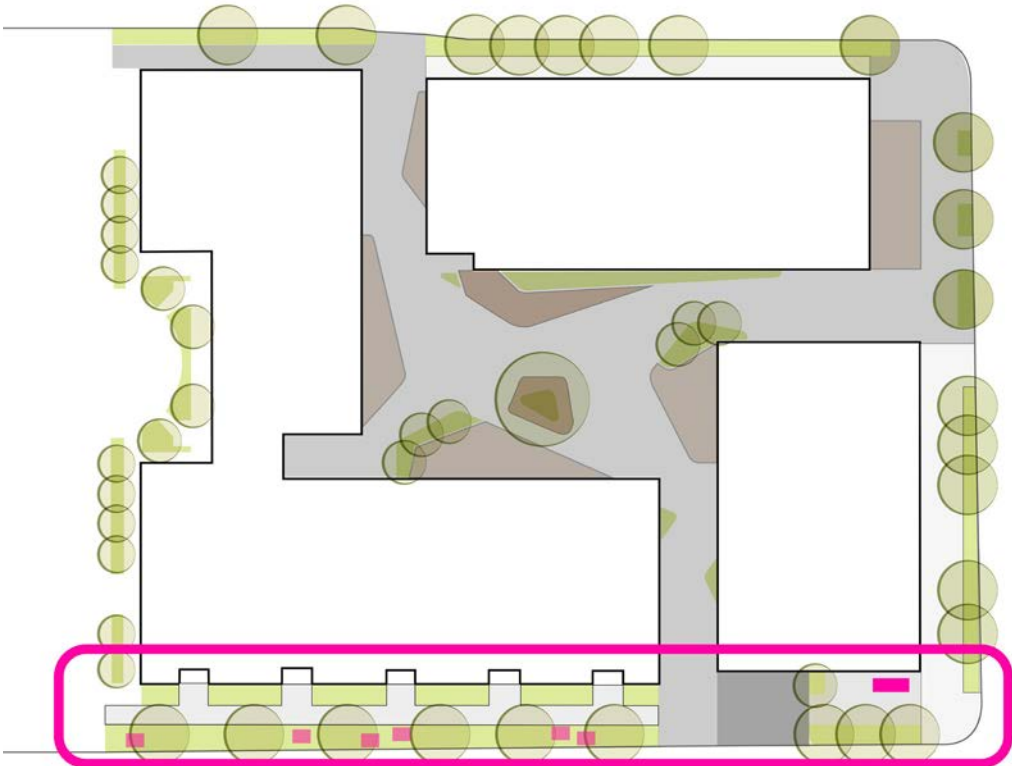
STUDY 1: 23RD & UNION

- CLOSE TO PREVIOUS LOCATION
- VISIBLE FROM STREET
- ACTIVE CORNER, URBAN CONDITION
- NO ASSOCIATED 'GARDEN' SPACE
- SHARES SPACE WITH SDOT ARTWORK
- FULLY PUBLIC SPACE
- BUSY CORNER FOR CHILDREN



STUDY 2: CENTRAL SQUARE

- CENTRAL LOCATION
- CONNECTION TO BIORETENTION PLANTER (GARDEN)
- HIGHLY ACTIVE URBAN SPACE (OVERLAPING USES)
- NOT VISIBLE FROM STREET
- NO POSSIBILITY FOR INTERACTIVE WATER
- NOT A FOCAL POINT WITH THE SPACE



STUDY 3: 24TH & UNION

PREFERRED OPTION

- VISIBLE FROM STREET
- DIRECT RELATIONSHIP TO LIBERTY BANK PLAZA
- INTERACTIVE CAPACITY FOR WATER FEATURE
- EXPANDED GARDEN POSSIBILITY
- POSSIBLE SCULPTURE EXPANSION
- NIEGHBORHOOD SCALED SPACES
- INTEGRATION WITH RETAIL SPACE
- PREFERRED LOCATION BY JW FOUNDATION





### STUDY 1: REPLACE RETAIL EDGE(S) 1A | 1B | 1C

- REDUCES LEASABLE RETAIL FOR COMMUNITY
- REMOVES 'ZERO' TRANSITION FROM RETAIL TO CENTRAL SQUARE
- CONSTRAINS CIRCULATION DURING EVENTS
- REDUCED SEATING CAPACITY ON SHORTER EDGES OF CENTRAL SQUARE



### STUDY 2: CENTRAL STAGE

- CENTRAL LOCATION FOR EVENTS
- DISRUPTS ALL RETAIL DURING EVENTS
- NO BACK OF STAGE / EVENT BACKDROP
- POOR ACUOUSTICAL ARRANGEMENT
- CONFLICTS WITH LARGE TREE
- REDUCED SEATING CAPACITY



### STUDY 3: 24TH & UNION **PREFERRED OPTION**

- BEST CIRCULATION PATTERNS FOR RETAIL USE
- WALL PROVIDES BACKDROP, ACCESS TO POWER, LIGHTING, AND SOUND CONTROL
- INTEGRATION INTO BIO-PLANTER REDUCES SCALE AND PROVIDES SECOND USE DURING NON-EVENTS
- WALL CAN BE USED FOR MOVIES, VIDEOS, ETC.
- MAXIMIZE RETAIL OPPORTUNITIES



# 13.0 LANDSCAPE - OPEN SPACE DESIGN DIAGRAMS



HARDSCAPE

- HARDSCAPE ELEMENTS INCLUDE CONCRETE, WOOD, AND UNIT PAVERS
- 5,200 SF OF WOOD DECKING
- 28,900 SF OF CONCRETE PAVING INCLUDING RIGHT OF WAY & SIDEWALK



SEATING

- FLEXIBLE SEATING & PLANTINGS ACTIVATE THE SPACE DAILY
- RETAIL EDGES ACTIVATED
- STAGE USED AS PUBLIC SEATING
- CENTRAL TREE AND PLATFORM USED FOR PLAY | SEATING | MEET UP POINT
- OVER 600 LINEAR FEET OF SEATING PROVIDED IN COURTYARD AND R.O.W.



PLANTINGS

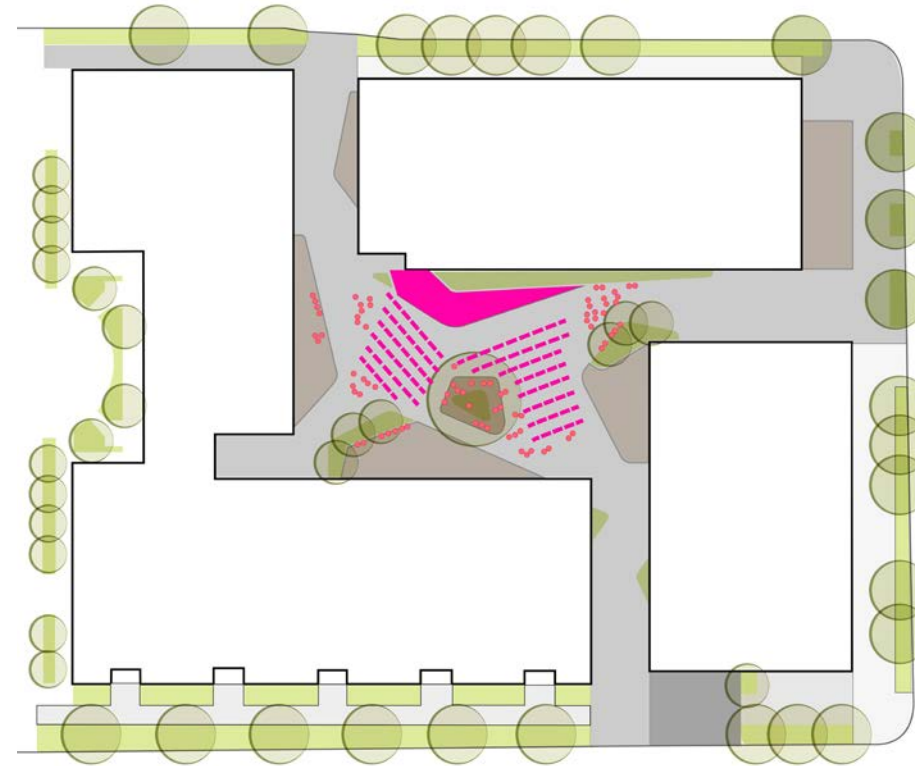
- FOCUS ON CULTURAL PLANT TYPES AND MASSINGS
- CPTED CONSIDERED FOR MASSING, HEIGHT, LOCATIONS
- PLANTINGS CREATE 'ROOMS' WITHIN SQUARE AND AT 24TH & UNION
- 10,800 SF OF ORNAMENTAL AND BIORETENTION PLANTING





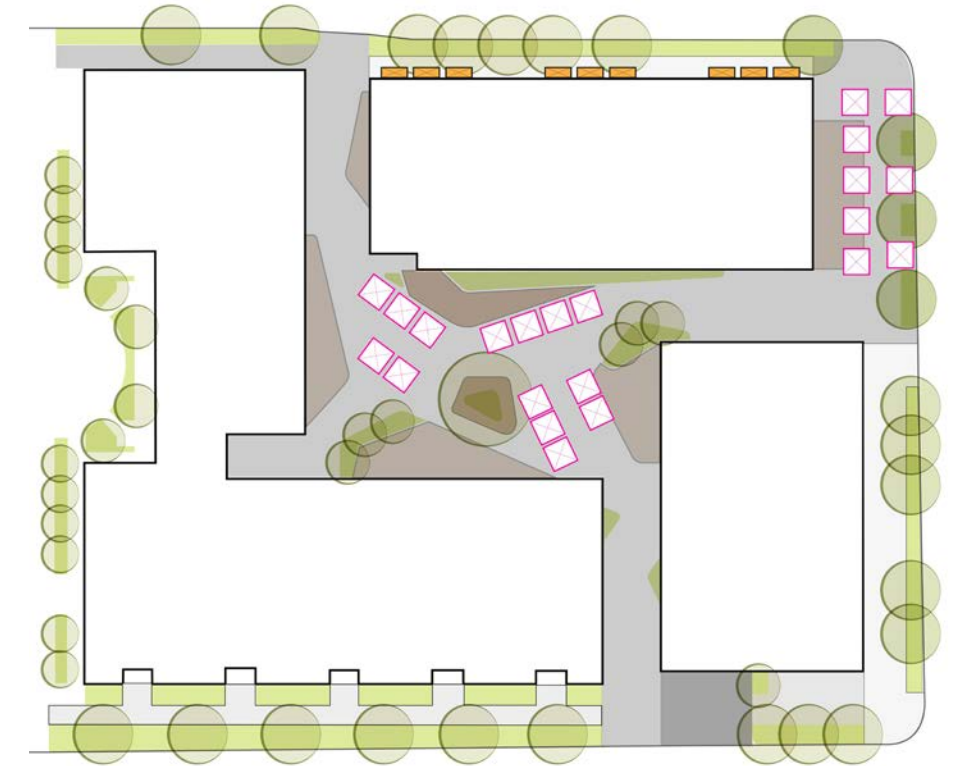
## DAY USE | RETAIL USE

- FLEXIBLE SEATING & PLANTINGS ACTIVATE THE SPACE DAILY
- RETAIL EDGES ACTIVATED
- STAGE USED AS PUBLIC SEATING
- CENTRAL TREE AND PLATFORM USED FOR PLAY | SEATING | MEET UP POINT



## EVENTS | FESTIVALS

- CENTRAL STAGE IS PRIMARY EVENT FOCAL LOCATION (MAJOR EVENT)
- SMALL SCALE EVENTS CAN OCCUR AT 23RD & UNION, CENTRAL SQUARE, AND STREETSCAPES IN PARALLEL TO EACH OTHER
- SEATING CAN BE FOCUSED ON STAGE AND ALLOW FOR POSITIVE CIRCULATION FOR RETAIL TO REMAIN ACTIVE DURING EVENTS
- RETAIL "TERRACES" SHOWN AS WOOD DECKING WOULD REMAIN PART OF THE RETAIL ACTIVATION DURING EVENTS
- SPACE FOR 350 SEATS, CAPACITY FOR UP TO 500 WITH STANDING ROOM

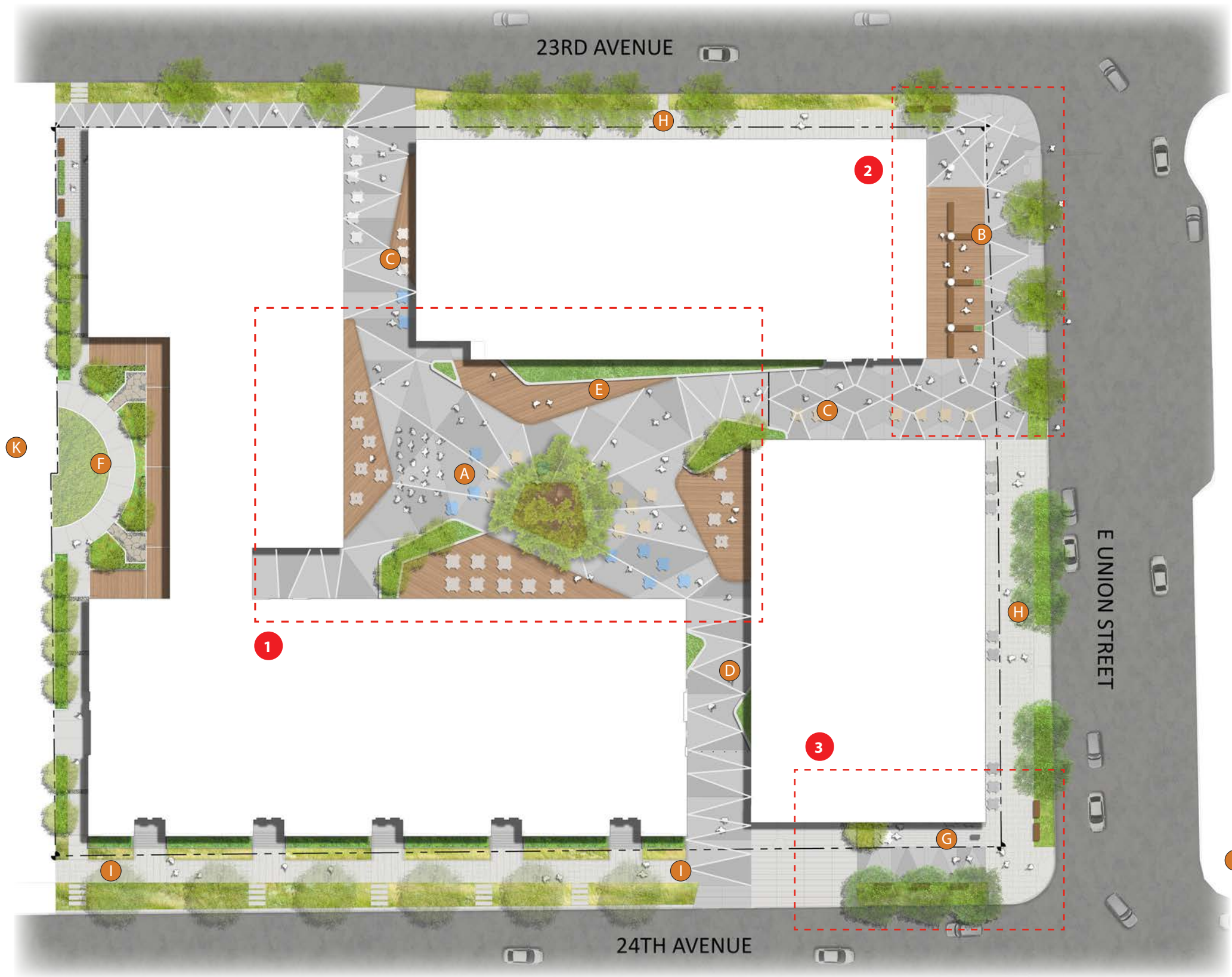


## MARKETS | POP UP RETAIL

- CENTRAL SQUARE AND 23RD AND UNION CORNER PLAZA ARE DESIGNED TO HOST EVENT TENTS AND PROVIDE CIRCULATION FOR CONTINUED RETAIL AND STREET ACTIVATION.
- TENT LOCATIONS WILL INCLUDE INFRASTRUCTURE FOR VENDORS
- 23RD AVENUE DESIGNED TO HOST SMALLER "POP UP" RETAIL PER COMMUNITY REQUEST. SMALLER TABLES AND COVER PROVIDED BY BUILDING CANOPY
- SPACE FOR 20 OR MORE FESTIVAL | MARKET TENTS
- 10 OR MORE POP-UP RETAIL TABLES | BOOTHS ALONG 23RD AVENUE (COMMUNITY REQUEST)



13.0 LANDSCAPE - SITE PLAN



PLAN NOTES

- A PUBLIC SQUARE
- B 23RD & UNION PLAZA
- C PEDESTRIAN STREET - URBAN  
(100% HARDSCAPE)
- D PEDESTRIAN STREET - RESIDENTIAL  
(70% HARDSCAPE | 30% LANDSCAPE)
- E COURTYARD STAGE & FEATURE WALL  
(FLEXIBLE EVENT STAGE | MOVIE WALL | COMMUNITY ARTWORK)
- F RESIDENTIAL COURTYARD
- G FOUNTAIN PLAZA
- H URBAN STREETSCAPE
- I RESIDENTIAL STREETSCAPE
- J FUTURE LIBERTY BANK PLAZA
- K FUTURE AFRICATOWN DEVELOPMENT

PLAN ENLARGEMENT REFERENCES

- 1 CENTRAL SQUARE ENLARGEMENT
- 2 23RD & UNION PLAZA ENLARGEMENT
- 3 24th & UNIION ENLARGEMENT

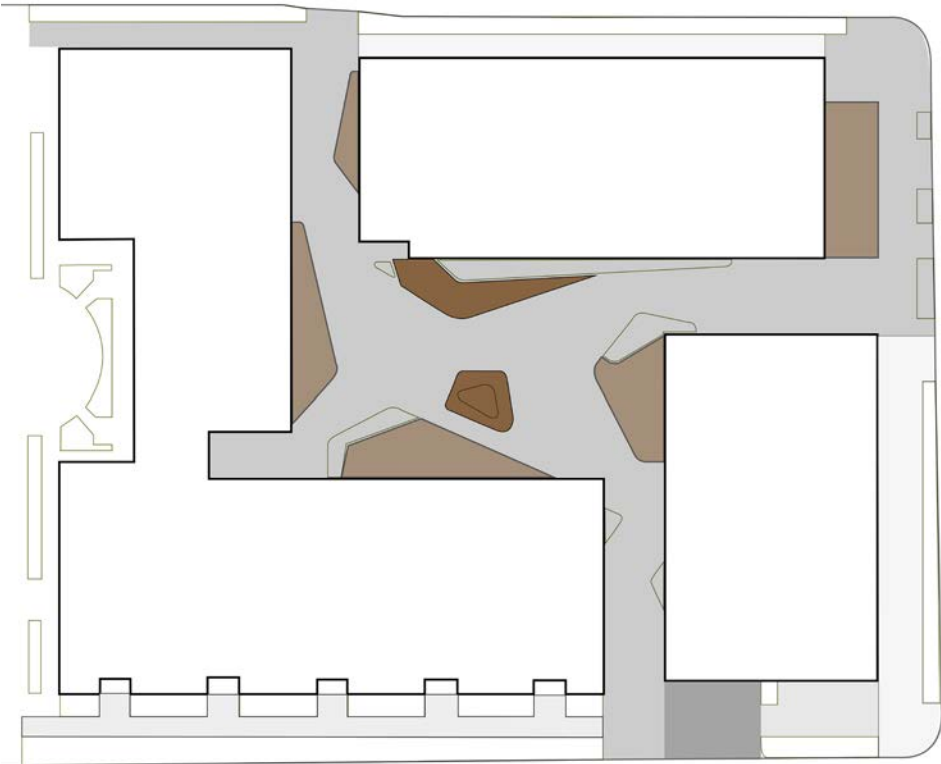






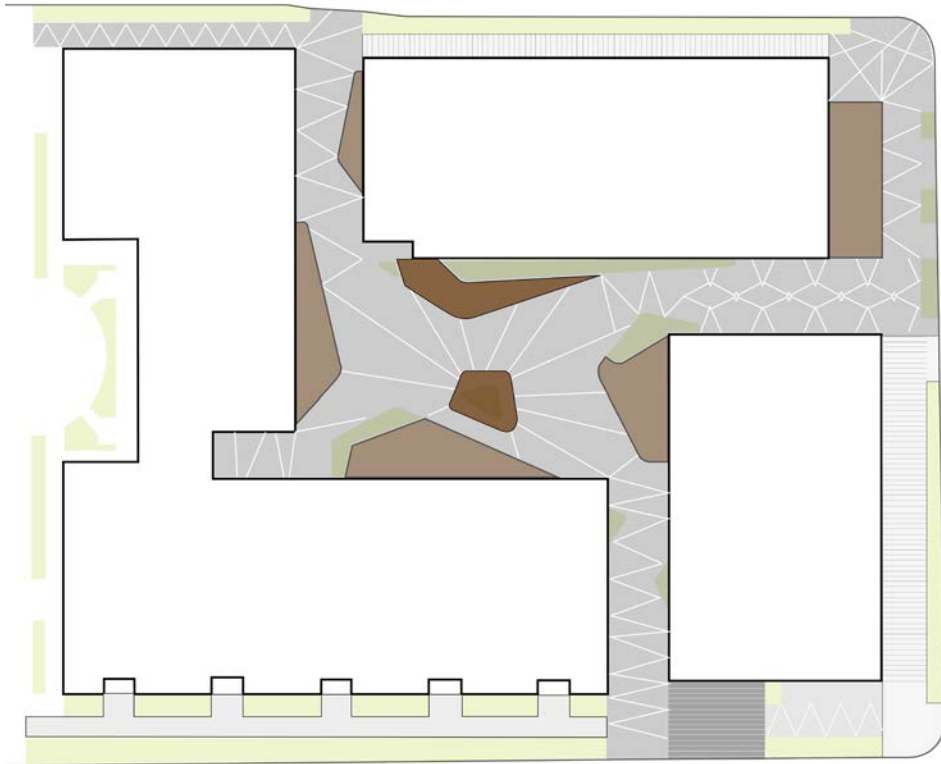
FORMS

- FORMS FOLLOW AN INTUITIVE PATTERN OF USE AND CIRCULATION
- SOFTEN FORMS WITHIN THE CENTRAL SQUARE (DRB / PUBLIC COMMENT)
- RETAIL EDGES ACTIVATED
- STAGE USED AS PUBLIC SEATING
- CENTRAL TREE AND PLATFORM USED FOR PLAY | SEATING | DESTINATION POINT FOR COMMUNITY



MATERIALS

- ARCHITECTUALLY FINISHED CONCRETE PROVIDES A UNIFYING MATERIAL FROM STREETScape TO CENTRAL SQUARE.
- WOOD PAVING SOFTENS THE SURFACES ACTIVATED BY RETAIL AND CARVE OUT “ROOMS” FOR DAILY USE IN THE CENTRAL SQUARE.
- WOOD PAVING AT 23RD AND UNION CREATES A “LIVING ROOM” AT THE CORNER
- ELEVATED WOOD SEATING PLATFORMS EXPAND THE DAILY AND EVENT FLEXIBILITY
- ELEVATED CONCRETE PLANTERS PROVIDE PERMANENT SEATING EDGES THROUGHOUT THE CENTRAL SQUARE



PATTERNS

- UNIFICATION OF THE PUBLIC REALM THROUGH SURFACE PATTERNS CREATES A SUBTLE AND UNIQUE SENSE OF UNITY FROM STREET TO CENTRAL SQUARE AND REACHING OUT TO NEIGHBORING AFRICATOWN FUTURE DEVELOPMENT
- PATTERNS DEVELOPED TO PROVIDE SENSE OF PLACED AT 23RD AND UNION, 24TH AND UNION, AND THE CENTRAL SQUARE BASED ON COMMUNITY INPUT AND TRADITIONAL CULTURAL PATTERNING.
- PATTERNS REVISED TO PROVIDE INTUITIVE DIRECTION PER COMMUNITY FEEDBACK AND DRAW USERS INTO THE CENTRAL



# 13.0 LANDSCAPE - CENTRAL SQUARE

## ENLARGEMENT KEY NOTES

- A

SPECIMEN TREE
- B

VINE MAPLE GROVES
- C

STAGE | MURAL WALL | MOVIES
- D

MARKET HALL (CONCEPT)
- E

RAISED PLANTERS (CONCRETE)
- F

WOOD DECKING AT GRADE
- G

CONCRETE WITH COMMUNITY PATTERNS
- H

RAISED WOOD DECK AT TREE PIT

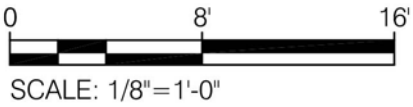
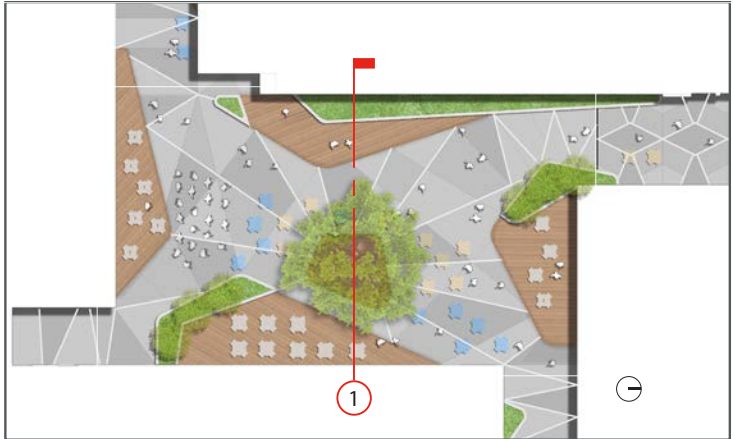


COMMUNITY EPHEMERAL ART AT SITE G

(PAVING PATTERN INSPIRATION)



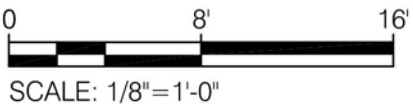
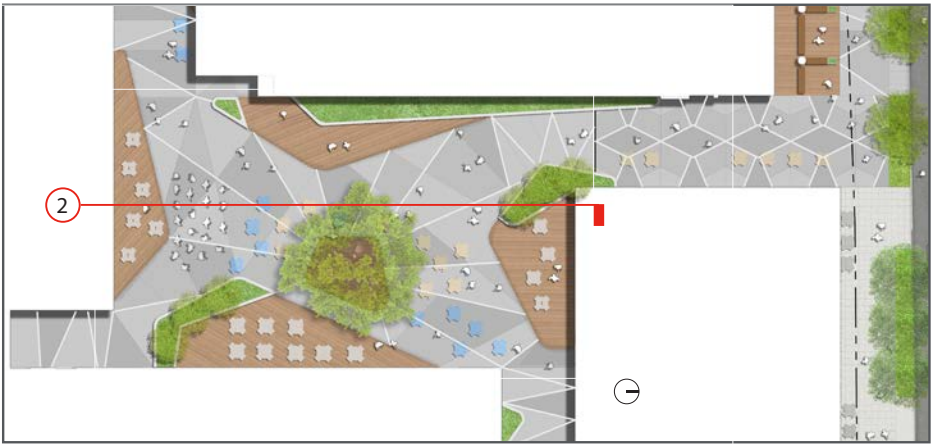




1



13.0 LANDSCAPE - CENTRAL SQUARE

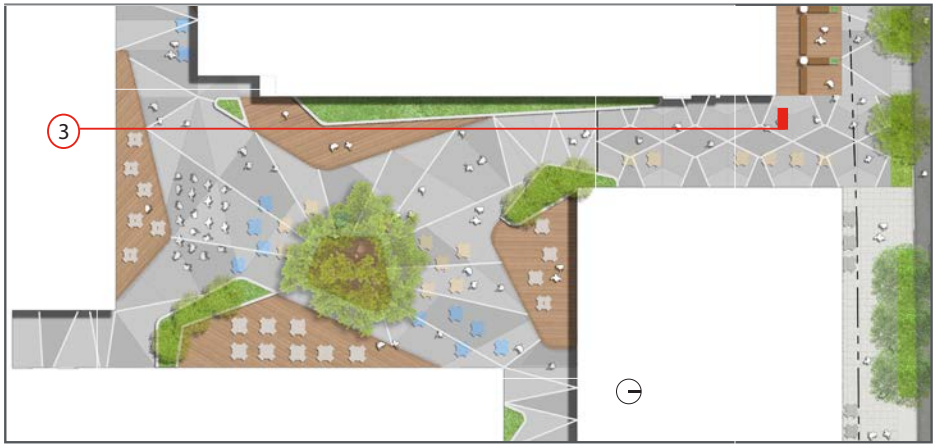


SEE ABOVE

2







0 8' 16'  
SCALE: 1/8" = 1'-0"

SEE  
BELOW

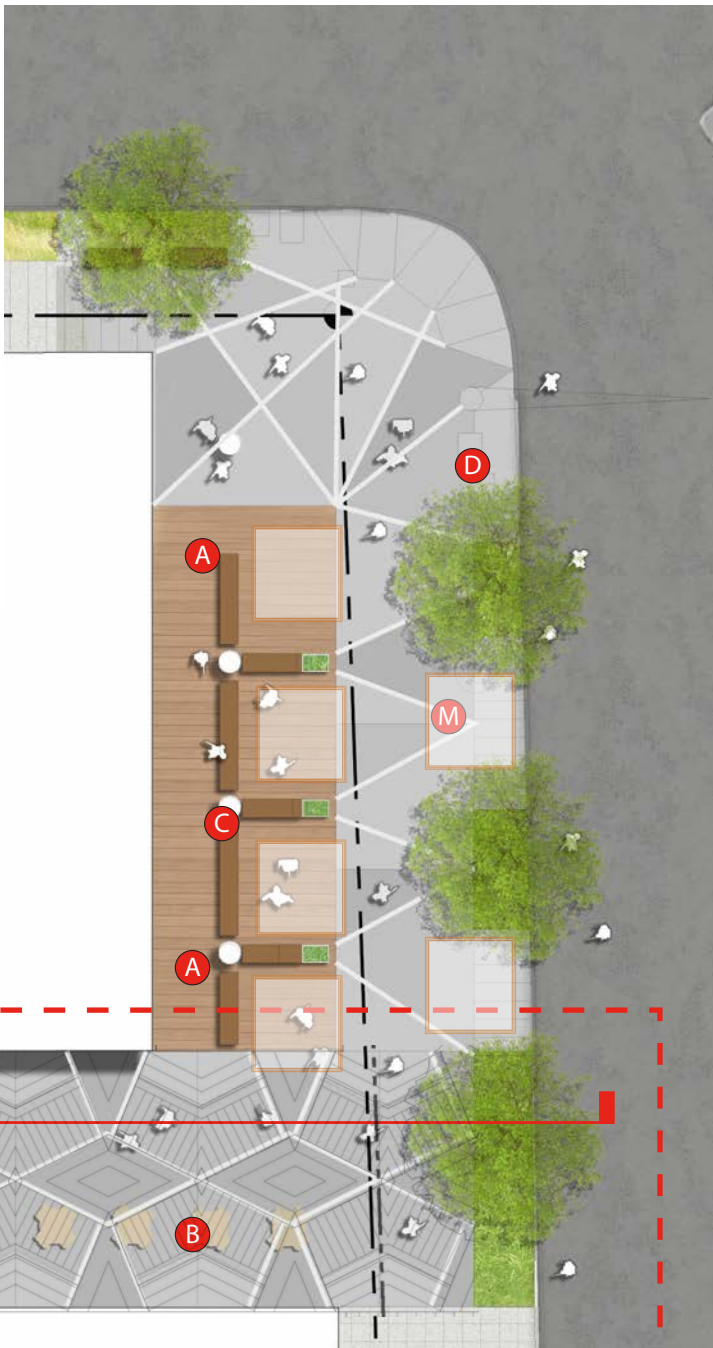


SEE ABOVE

3

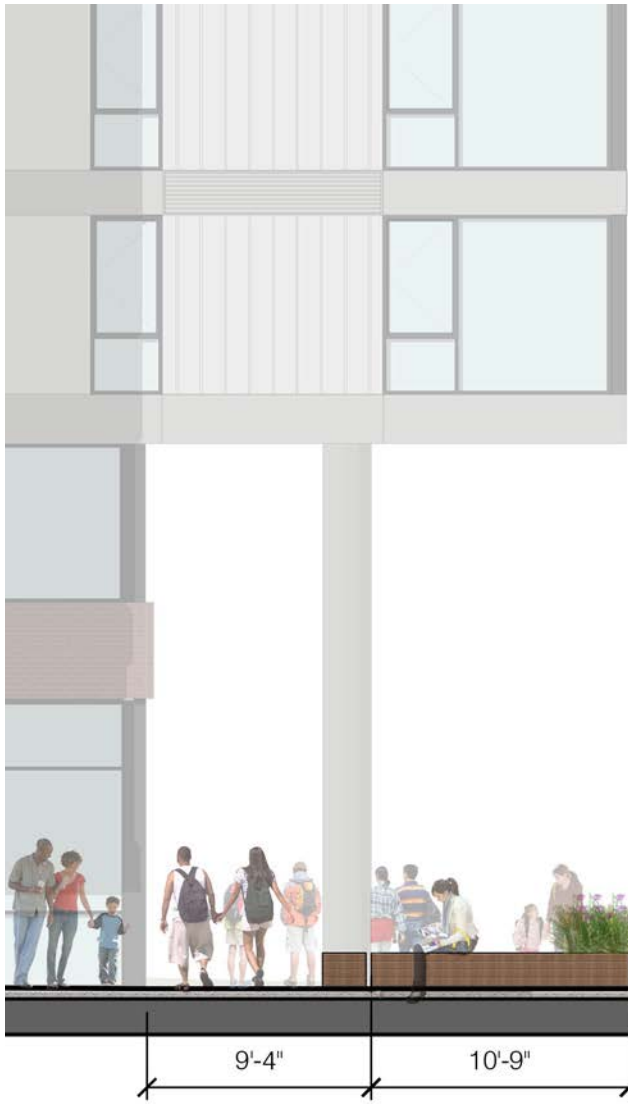


13.0 LANDSCAPE - 23RD AND UNION

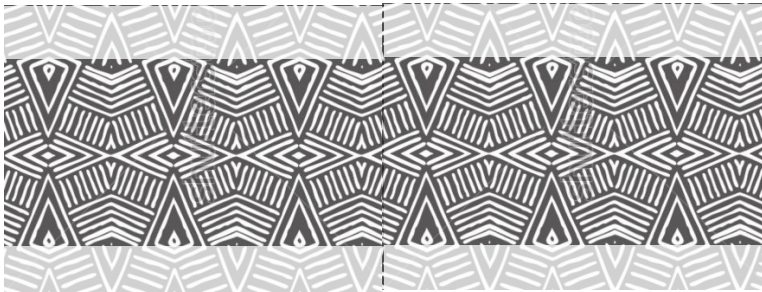


ENLARGEMENT KEY NOTES

- A FLEXIBLE SEATING AND PLANTERS
- B RETAIL / PUBLIC SEATING
- C SPECIALTY PAVING
- D EXISTING ARTWORK
- M MARKET EVENT (DIAGRAM)



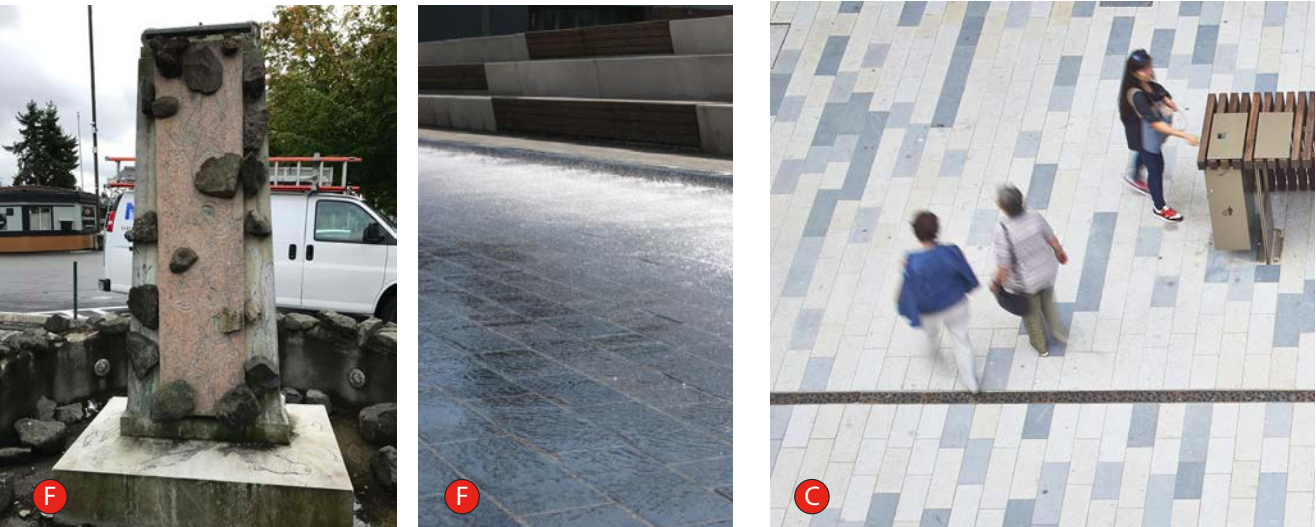
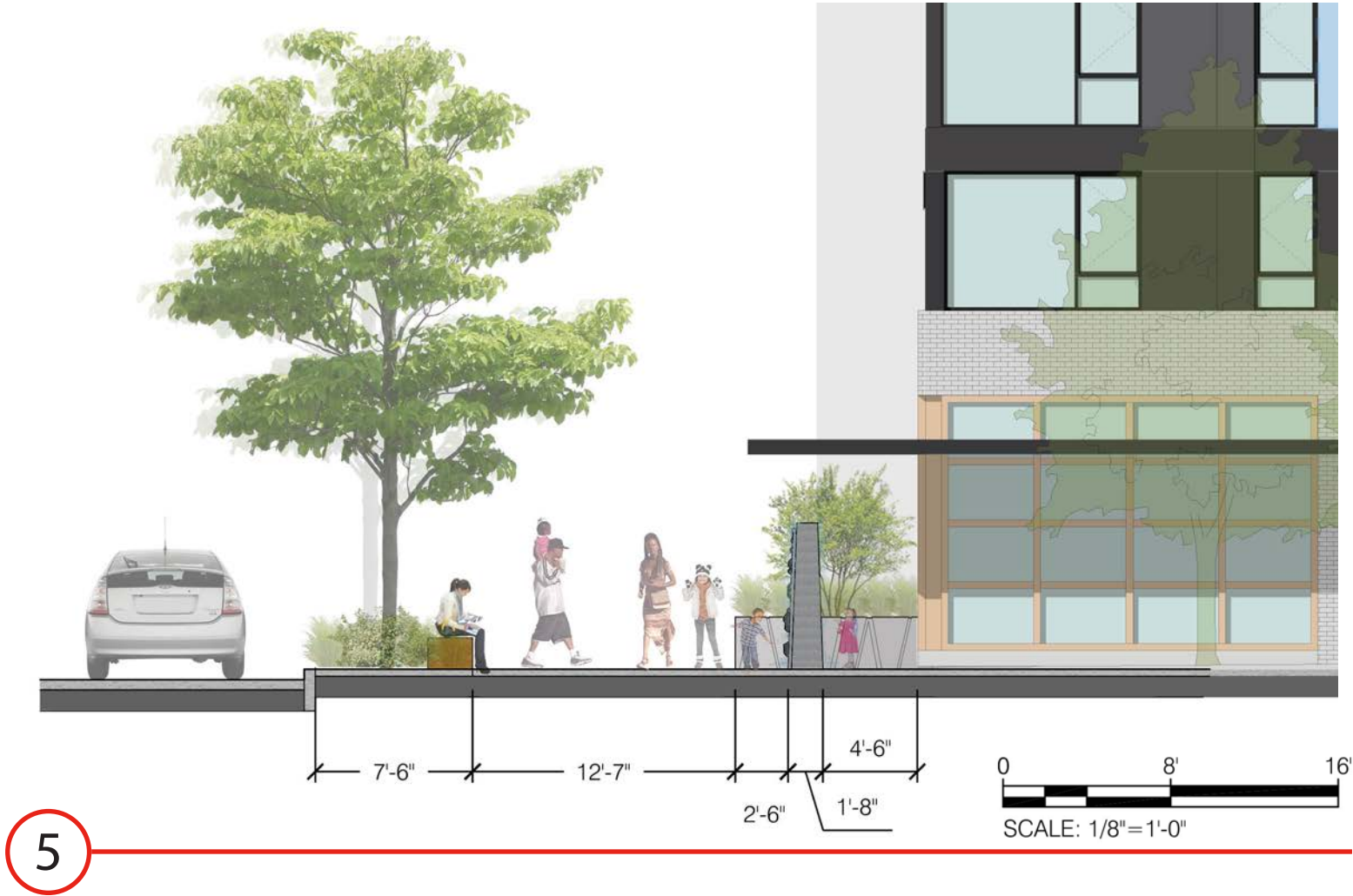
UNION PORTAL  
PATTERN INSPIRATION



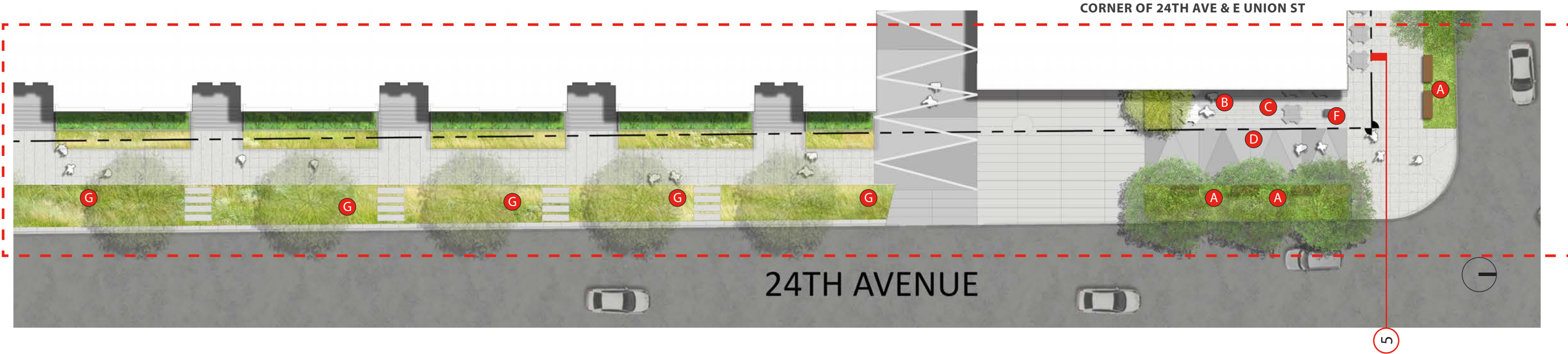
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SCALE: 1/8"=1'-0"

4



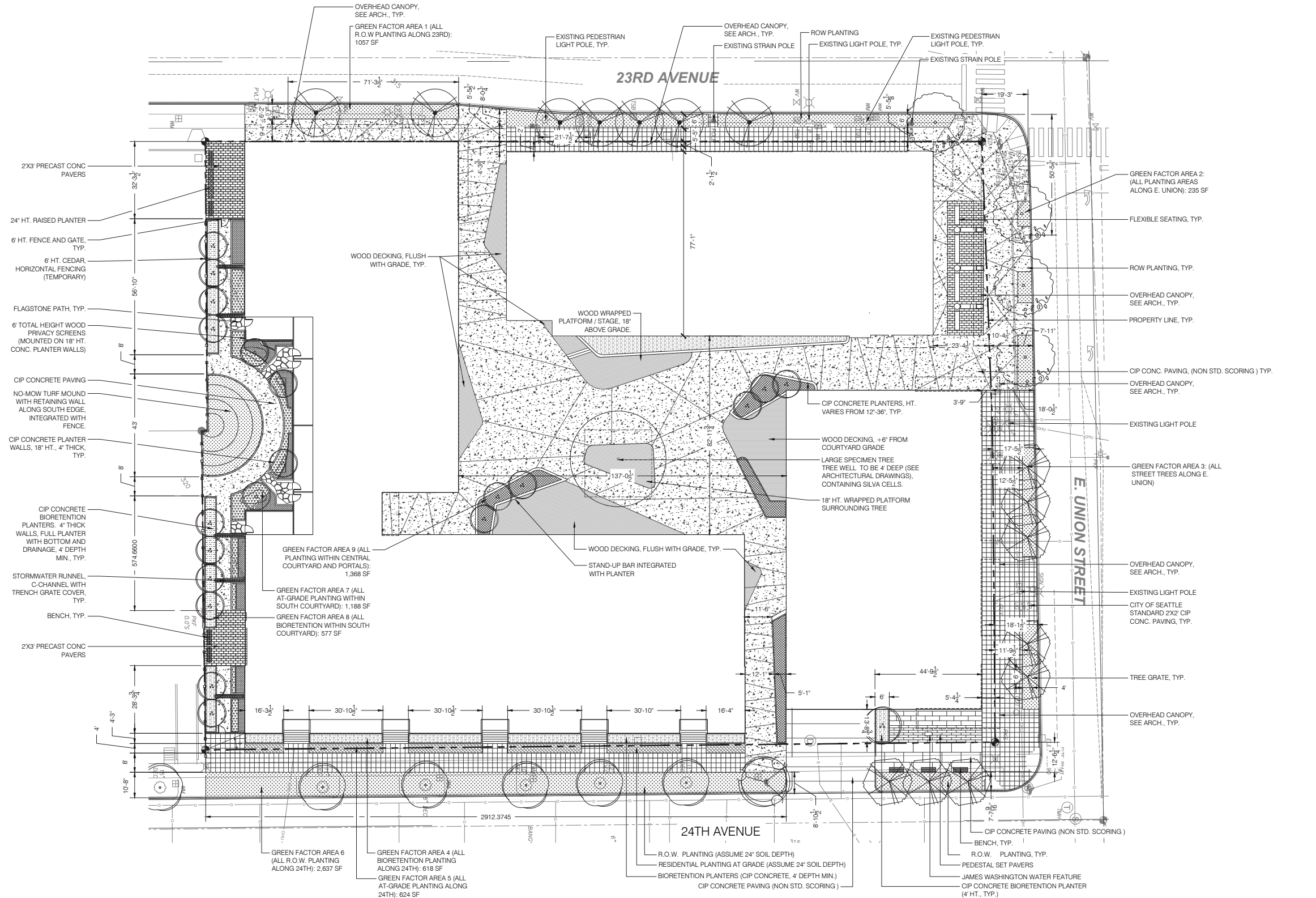


- ENLARGEMENT KEY NOTES**
- A BENCH SEATING AND PLANTINGS
  - B RETAIL / PUBLIC SEATING
  - C SPECIALTY PAVING
  - D CENTRAL SQUARE PAVING
  - F JW FOUNTAIN
  - G JW GARDEN | ADDITIONAL ART





13.0 LANDSCAPE - MUP MATERIALS & PLANTING PLAN



MATERIALS LEGEND

	PROPERTY LINE
	CIP CONCRETE PAVING
	CITY OF SEATTLE 2X2 STANDARD CIP CONCRETE PAVING
	PEDESTAL SET PAVERS
	IFE WOOD DECKING
	BENCH
	RAISED CIP CONC. PLANTERS (4'- 6' THICKNESS)

PLANT LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE
-----	----------------	-------------	------

R.O.W. TREES:

EXISTING TREE TO REMAIN			
1	ACER RUBRUM	RED MAPLE	2' CAL.
7	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2' 5' CAL.
8	CORNUS 'EDDIES WHITE WONDER'	FLOWERING DOGWOOD	2' CAL.
4	ZELKOVA SERRATA	JAPANESE ELM	3' CAL.
PROPERTY TREES:			
21	ACER CIRCINATUM (MIN. 3 TRUNKS)	VINE MAPLE	MULTI-TRUNK 810' HT. MIN.
25	ACER CIRCINATUM (MIN. 3 TRUNKS)	VINE MAPLE	MULTI-TRUNK 6-8' HT. MIN.
1	COURTYARD SPECIMEN TREE (TBD)	TBD	8' CAL.
6	LAGERSTROEMIA INDICA 'RUBRA'	CREPE MYRTLE	6' HT. MIN.

PLANT MIXES:

R.O.W. MIX: ACHILLEA MILLEFOLIUM 'MOONSHINE' BERBERIS THUNBERGII 'BAGATELLE' NEPETA 'WALKER'S LOW' SEDUM ANGELINA SEDUM PURPLE EMPEROR STIPA TENUISSIMA	YARROW DWARF BARBERRY NEPETA STONECROP STONECROP MEXICAN FEATHER GRASS	1 GAL @ 12" O.C.
RESIDENTIAL ENTRY MIX: LONICERA PILEATA CAREX OSHIMENSIS 'EVERLIME' LAVENDULA ANGUSTIFOLIA 'HIDCOT BLUE' SEDUM OREGANUM	BOXLEAF HONEYSUCKLE EVERLIME SEDGE HIDCOT BLUE LAVENDER OREGON STONECROP	3' GAL @ 30" O.C. 4' POTS @ 12" O.C. 1 GAL @ 18" O.C. 4' POTS @ 8" O.C.
SOUTH COURTYARD MIX A: SARCOCOLLA CONFUSA	SWEET BOX	3 GAL @ 30" O.C.
SOUTH COURTYARD MIX B: CAREX DOLICHOSTACHYA 'KAGA NISHIKI' POLYSTICHUM POLYBLEPHARUM PACHYSTACHYA TERMINALIS	GOLD FOUNTAIN SEDGE TASSEL FERN JAPANESE SPURGE	1 GAL @ 12" O.C. 1 GAL @ 18" O.C. 6' POTS @ 12" O.C.
RAISED PLANTER MIX: TAXUS BACATA 'REPANDENS' DAPHNE X TRANSATLANTICA 'ETERNAL FRAGRANCE' CAREX DOLICHOSTACHYA 'KAGA NASHIKI' POLYSTICHUM POLYBLEPHARUM	SPREADING YEW ETERNAL FRAGRANCE DAPHNE GOLD FOUNTAINS SEDGE TASSEL FERN	3 GAL 3 GAL 1 GAL 1 GAL
BIORETENTION PLANTER MIX: CAREX DEWEYANA CAREX OBNUPTA EQUISETUM HYEMALE JUNCUS EFFUSUS	DEWEY SEDGE SLOUGH SEDGE HORSETAIL COMMON RUSH	1 GAL @ 12" O.C. 1 GAL @ 18" O.C. 1 GAL @ 18" O.C. 3 GAL @ 36" O.C.
ROOFTOP PLANTER MIX: DESCHAMPSIA CESPITOSA HELIOTRICHON SEMPERVIRENS PENNISETUM ALOPECUROIDES 'HAMLEN' RAPHIOLEPIS INDICA 'SNOW WHITE'	TUFTED HAIR GRASS BLUE OAT GRASS DWARF FOUNTAIN GRASS INDIAN HAWTHORN	1 GAL @ 12" O.C. 1 GAL @ 18" O.C. 1 GAL @ 18" O.C. 3 GAL @ 36" O.C.

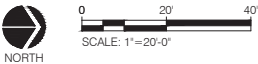
IRRIGATION NOTES:

- ALL TREES TO RECEIVE BUBBLER SYSTEM, (2) PER TREE SHOWN ON PLAN. REFER TO SPECS FOR MATERIALS.
- ALL LANDSCAPE PLANTING AREAS TO RECEIVE DRIP IRRIGATION, MATERIALS PER SPECIFICATIONS.
- IRRIGATION SYSTEMS WITH P.O.C., METER, AND BACKFLOW PER CITY STDS.

SOIL NOTES:

- TOPSOIL TO CONSIST OF AMENDED TOPSOIL AND/OR IMPORTED TOPSOIL TO MEET US DEPT. OF AGRICULTURE CLASSIFICATION OF SANDY LOAM WITH ORGANIC AMENDMENTS BASED ON SAMPLES TESTED AND ANALYZED BY A CERTIFIED STATE OF WASHINGTON TESTING LAB.

1 SITE PLAN - MATERIALS  
SCALE: 1" = 20'-0"





# 13.0 LANDSCAPE - MUP MATERIALS & PLANTING PLAN



JAPANESE ELM (23RD | UNION)



FLOWERING DOGWOOD (UNION ST)



BOWHALL MAPLE (23RD AVE)



VINE MAPLE (COURTYARD)



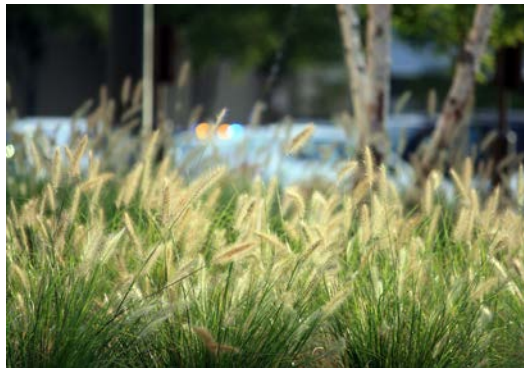
JAPANESE ELM (SPECIMEN ALTERNATIVE)



WILLOW OAK (SPECIMEN ALTERNATIVE)



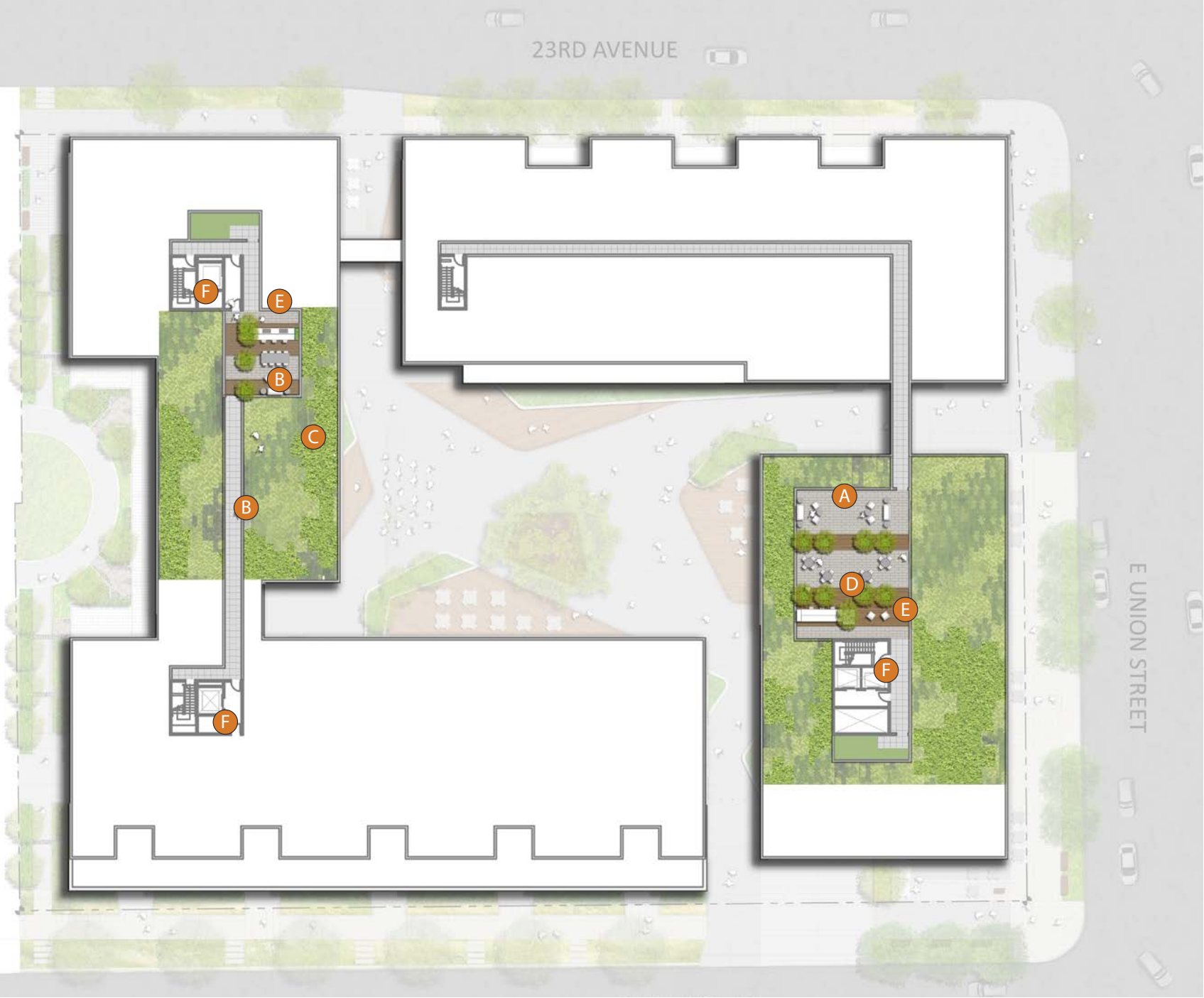
PLANTING - COLOR AND SEASONAL MASSING



PLANTING - TEXTURE | MOVEMENT | LIGHT PLAY

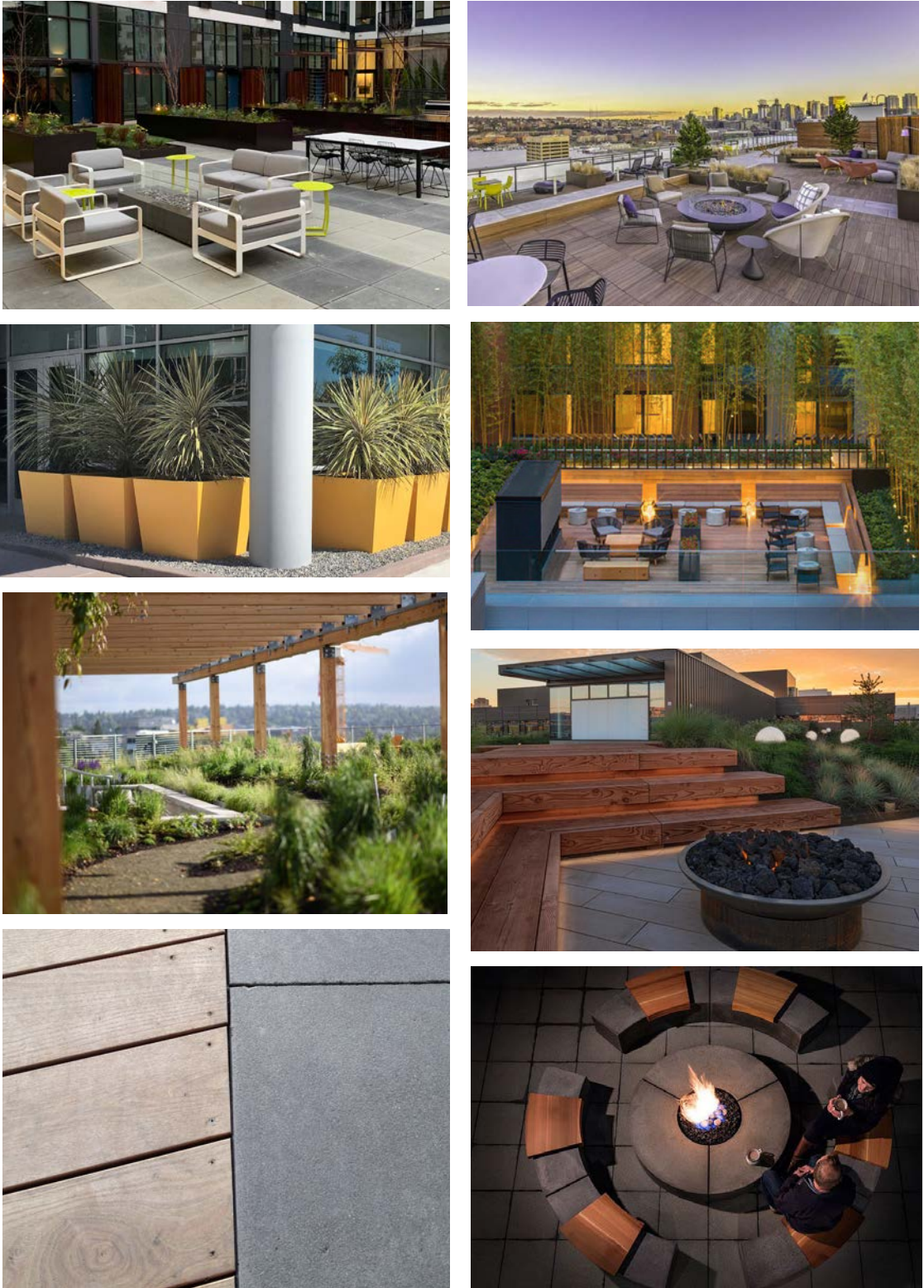


13.0 LANDSCAPE - ROOF PLAN



PLAN NOTES

- A** GROUP SEATING | DINING
- B** FLEXIBLE ROOMS | SEATING
- C** FIRE PIT (EVENING GATHERING)
- D** RAISED SUN DECK | EVENT SPACE
- E** KITCHEN | STORAGE
- F** ACCESS TO ROOF TERRACES





14.0 EXTERIOR LIGHTING PLAN

E1 Catenary Lighting



E6 Flexible Rope Light at Ledge of Courtyard Stage and Deck



E2 Recessed Landscape Uplights



E7 Recessed Step Lights



E3 Surface Mounted Landscape Uplights



E8 Surface Mount Channel with LED Tape Light at Benches



E4 Bridge Downlighting with custom grille, design TBD



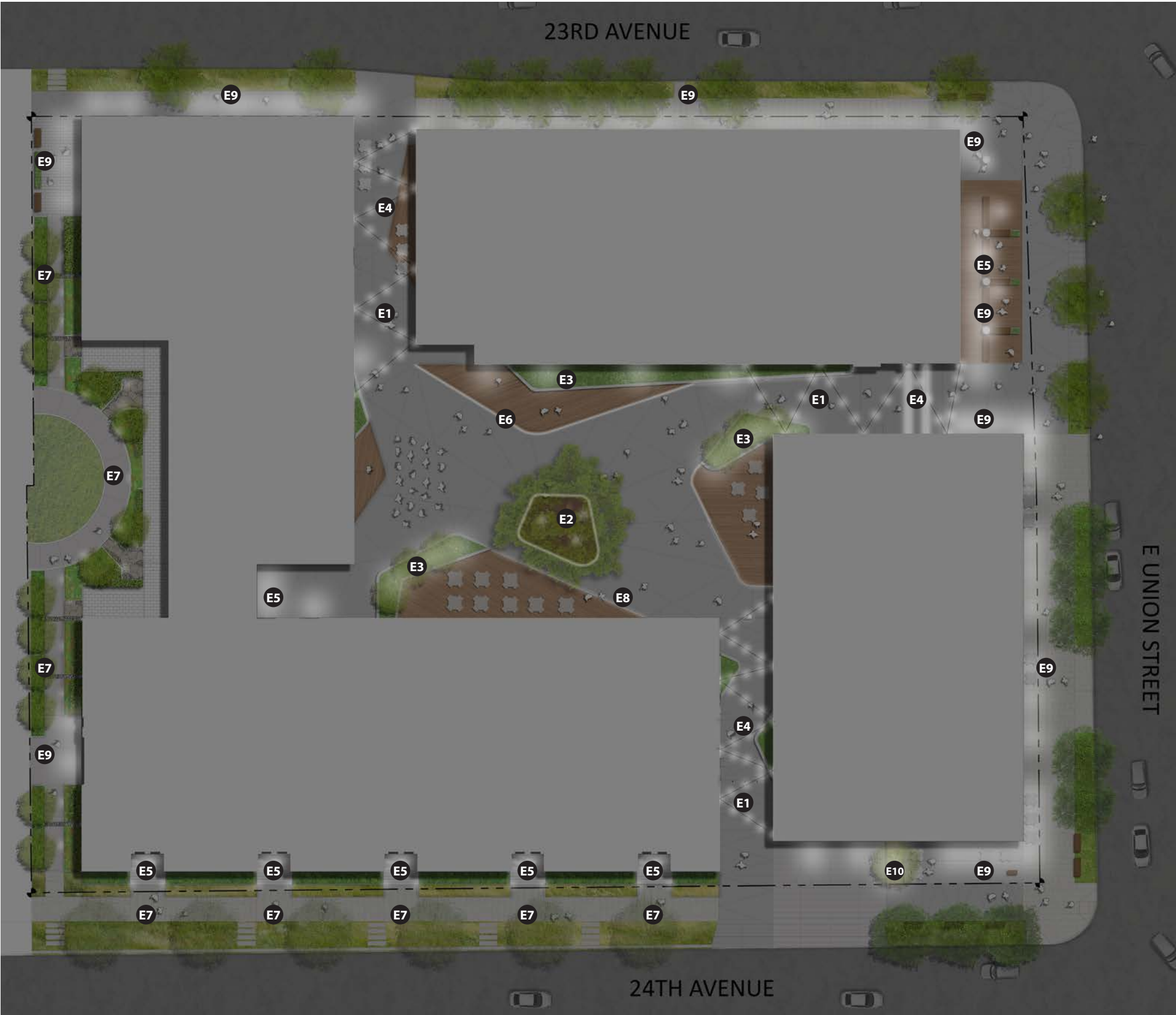
E9 Overhead Weather Protection Downlight



E5 Recessed Downlights at Soffit



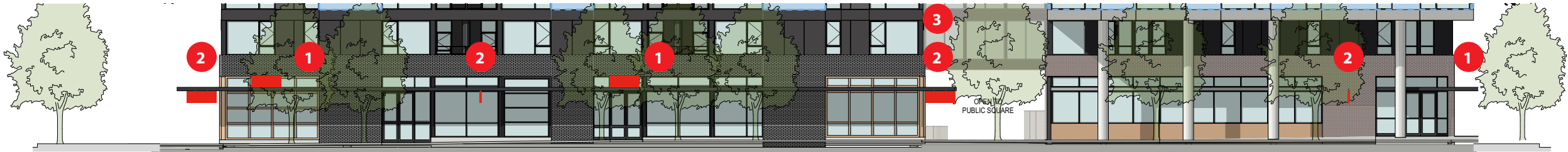
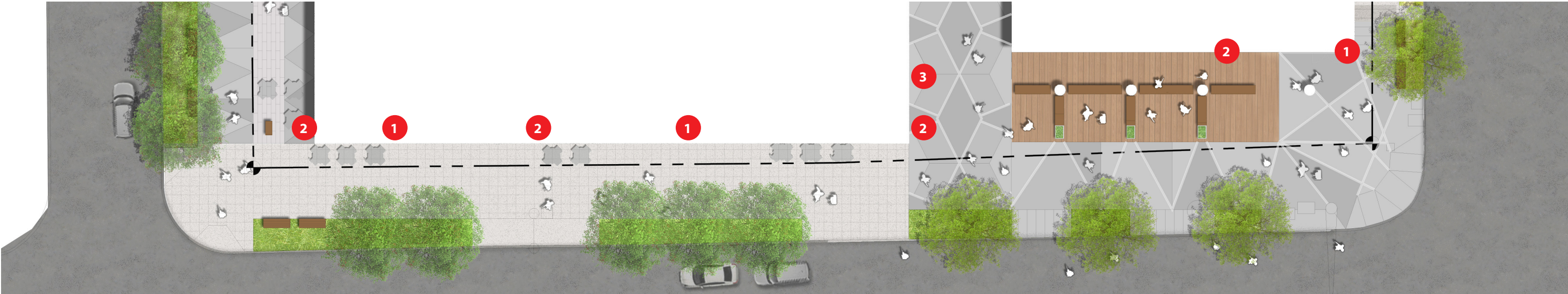
E10 Recessed Ingrade Uplight (Adjustable) at James Washington Jr. Fountain





# 15.0 SIGNAGE CONCEPT PLAN

## UNION ST ELEVATION



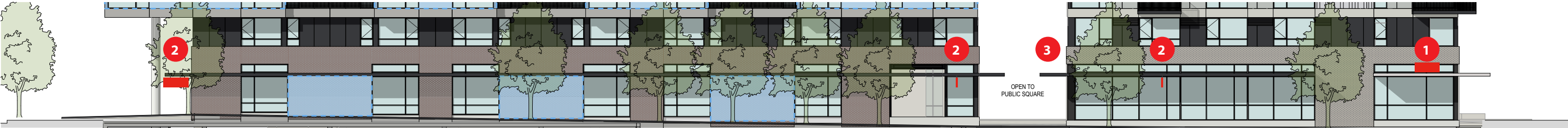
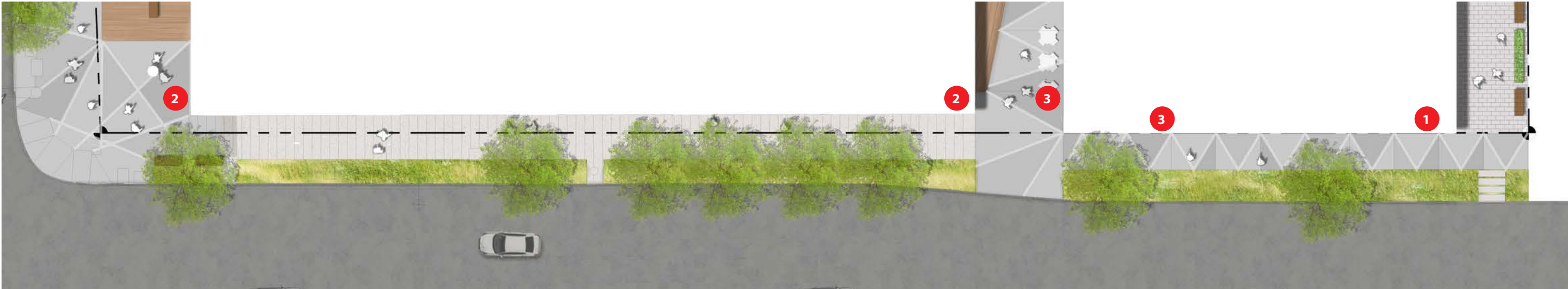
- 1 Canopy-mounted Signage
- 2 Business blade sign - maximum of 1 sign per facade per business
- 3 Main Public Square Signage, to be designed by Artist





# 15.0 SIGNAGE CONCEPT PLAN

## 23RD AVENUE ELEVATION



- 1 Canopy-mounted Signage
- 2 Business blade sign - maximum of 1 sign per facade per business
- 3 Main Public Square Signage, to be designed by Artist





# 16.0 DEPARTURES

DESIGN STANDARD	TYPE I ADMINISTRATIVE DECISION REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<p><u>SMC 23.47A.008.A.3 Street Level Facades</u></p> <p>1 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.</p>	<p>See Page 132 for locations.</p>	<p>This a Type I Administrative Decision presented to the Design Review Board for guidance.</p> <p>The portals are integral part of the public access to the courtyard. They will to be inviting to the public through lighting, plantings and lined with retail spaces.</p> <p>(Design Guidelines PL1-I/II: Publicaly Assessible Open Space/Connection Back to the Community, CS2-iv: Add Portals, CS2-B2: Strong Connection to the Street, DC1-B1: Pedestrian Activity)</p>
<p><u>SMC 23.54.030.D.3 Driveway Slope</u></p> <p>2 Maximum slope for driveway is 15%.</p>	<p>Allow a shared driveway with a slope of 20%.</p> <p>See Page 134 for details.</p>	<p>This a Type I Administrative Decision presented to the Design Review Board for guidance.</p> <p>(Design Guidelines DCI--C.1 Below Grade Parking, DC1-C.2 Visual Impacts)</p>



DESIGN STANDARD	DEPARTURE REQUEST	RATIONALE FOR REQUESTED DEPARTURE
<b>1</b> <u>SMC 23.47A.005.C.1.a Residential Uses at Street Level</u> Residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.	Allow 30% residential streetfront.	The residential lobby entry on E Union St is the only residential street frontage on either of the site's principal pedestrian streets (E Union St and 23rd Avenue). The residential frontage on E Union St will be 30%, and the combined residential frontage will be less than 20% of the total streetfront usage on the two pedestrian streets. $62'-1'' \text{ (Residential)} \div 210'-3'' \text{ (E Union St facade)} = 30\%$
<b>2</b> <u>SMC 23.54.030.D.2 Driveways</u> For non-residential uses, the minimum width of driveways for two-way traffic shall be 22-feet	Allow non-residential driveway width of 20'. See below.	The proposed driveway width is 2-feet narrower than the minimum required to minimize the presence of the driveway and serve as a traffic calming measure. This is also to slow down the vehicles as they cross to 24th Avenue to the benefit the pedestrian environment that includes a new pedestrian plaza at the corner of East Union and 24th.  (Design Guidelines CS2-B.1 Access Location, DC1-C.2 Visual Impacts)
<b>3</b> <u>SMC 23.54.030.F.2.b Curb cut widths</u> The maximum curb cut width for two-way traffic is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.	Allow a single 60-foot wide curb cut to serve the parking garage entry, loading berth, and loading/trash pickup area. See Page 135 for details.	Per 23.54.030 Table A, the project's street frontage would allow up to 4 curb cuts. The project will be eliminating the existing 5 curbcuts along 24th Avenue (total width of 128-0 linear feet). The project will only need one of 4 allowed to provide access for all vehicles (including residential and commerical parking, trash/recycling and loading).  (Design Guidelines DC1-C.4 Parking and Service Uses, Service Uses)



# 16.0 DEPARTURES

## TYPE 1 ADMINISTRATIVE DECISION #1

### Street Level Facades (SMC 23.47A.008.A.3)

#### Development Standard

Street-level street-facing facades shall be located within 10-0 of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

#### Departure Request

Opening in the street facade to internal public square. See diagrams for locations.

#### Rationale

This is a Type I Administrative Decision presented to the Design Review Board for guidance.

The pedestrian ways are an integral part of the public access to the square. They will be inviting to the public through lighting and plantings and lined with retail spaces.

#### Design Guidelines

PL1-I/II Publicly Accessible Open Space/Connection Back to the Community

CS2-iv Add Pedestrian Streets/ DC1-B1 Pedestrian Activity

CS2-B2 Strong Connection to the Street

### DESIGN DEPARTURE #1

#### Residential Uses at Street Level

(SMC 23.47A.005.C.1.a)

#### Development Standard

Residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in a pedestrian-designated zone, facing a designated principal pedestrian street.

#### Departure Request

Allow 30% residential streetfront at E Union only.

#### Rationale

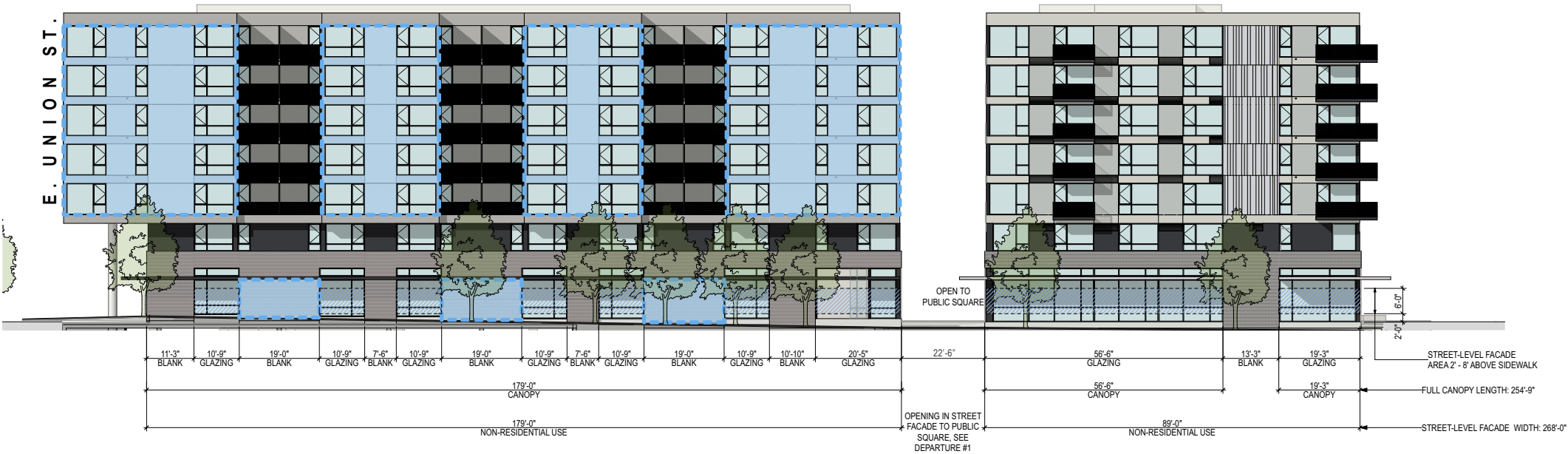
The residential lobby entry on E Union St is the only residential street frontage on either of the site's principal pedestrian streets (E Union St and 23rd Avenue). The combined residential frontage will be less than 20% of the total streetfront usage on the two pedestrian oriented streets.

#### Design Guidelines

CS2-B2 Strong Connection to the Street/ DC1-B1 Pedestrian Activity



Proposed East Union Street Elevation



Proposed 23rd Avenue Elevation





MAIN RESIDENTIAL LOBBY PLAN  
VIDA DESIGN



# 16.0 DEPARTURES

## TYPE 1 ADMINISTRATIVE DECISION #2

### Driveway Slope

(SMC 23.54.030.D.3)

### Development Standard

Maximum slope for a driveway is 15%.

### Departure Request

Allow a shared driveway with a slope up to 20%.

### Rationale

This is a Type I Administrative Decision presented to the Design Review Board for guidance.

### Design Guidelines

DC1-C.1 Below Grade Parking

DC1-C.2 Visual Impacts

## DESIGN DEPARTURE #2

### Driveways

(SMC 23.54.030.D.2)

### Development Standard

For non-residential uses, the minimum width of drive-ways for two-way traffic shall be 22-0.

### Departure Request

Allow non-residential driveway width of 20-0.

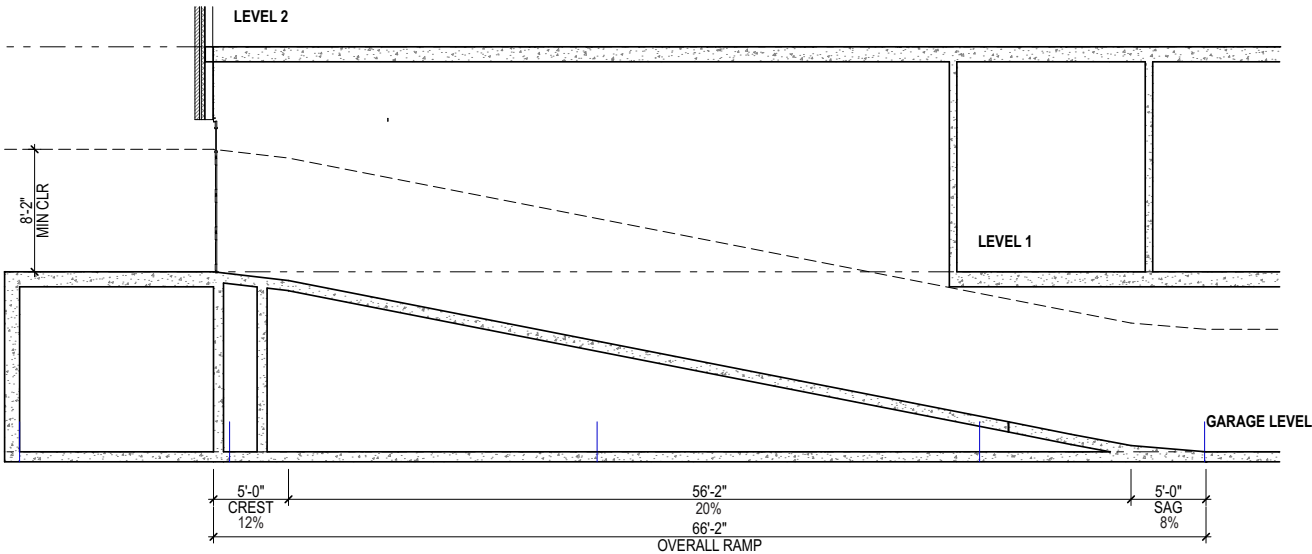
### Rationale

The proposed driveway width is 2-feet narrower than the minimum required to minimize the presence of the driveway and serve as a traffic calming measure. This is also to slow down the vehicles as they cross to 24th Avenue to the benefit of the pedestrian environment that includes a new pedestrian plaza at the corner of East Union Street and 24th Avenue.

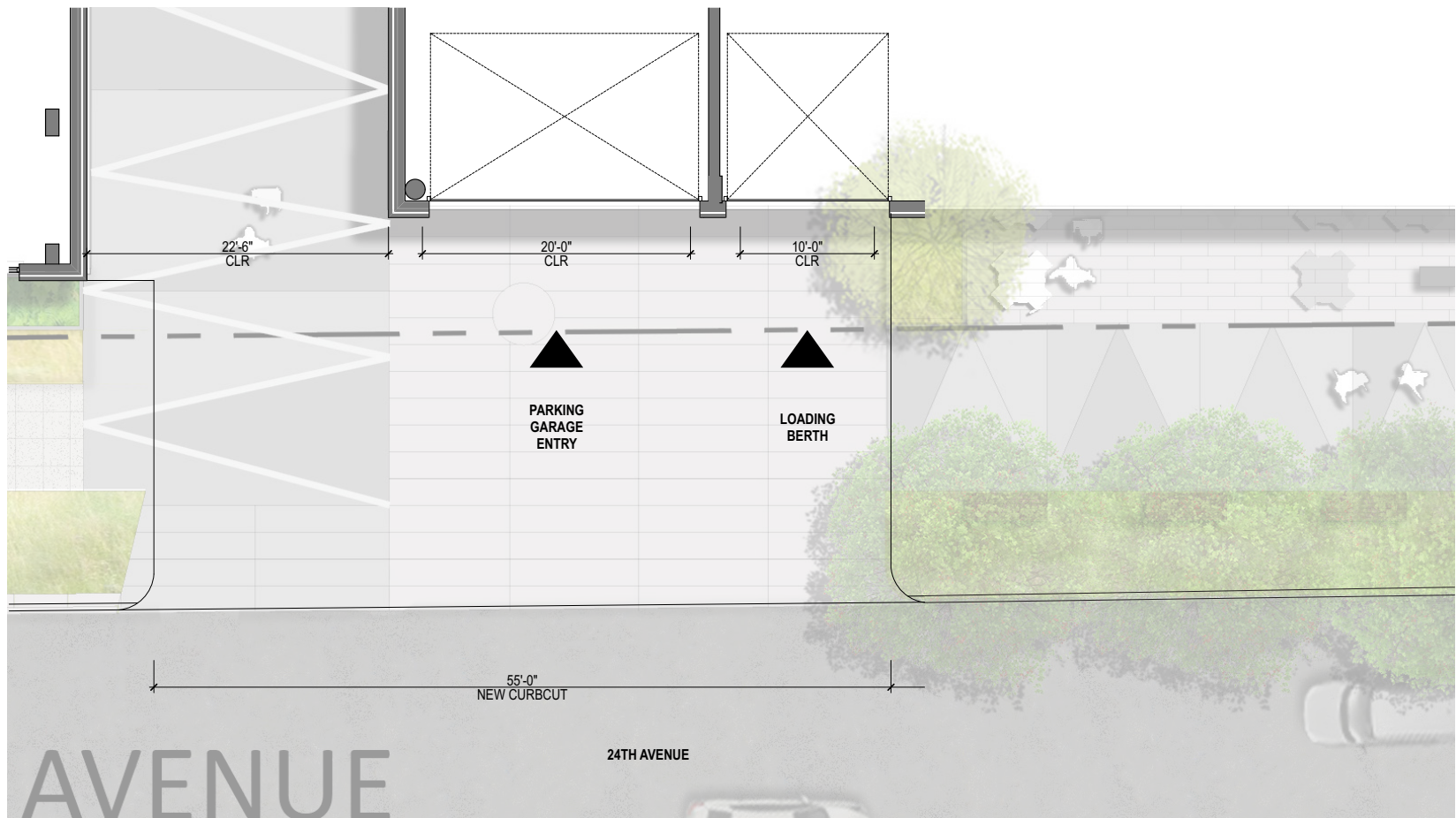
### Design Guidelines

CS2-B.1 Access Location

DC1-C.2 Visual Impacts



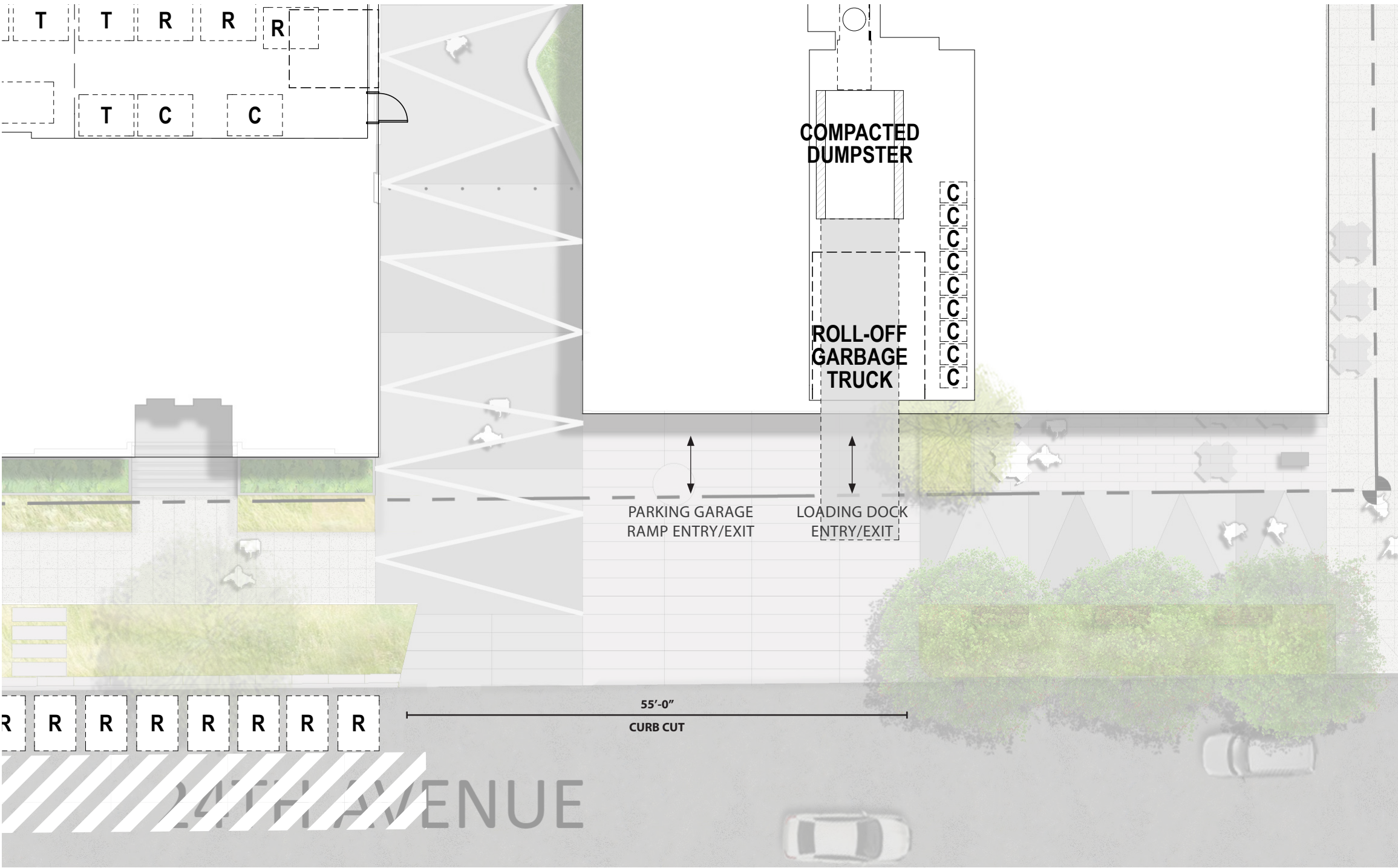
Proposed Garage Ramp Section, Type 1 Administrative Decision #2



Proposed Curb Cut Plan, Departure #2



16.0 DEPARTURES



Proposed Curb Cut Plan and Trash Pickup, Departure #3

**DESIGN DEPARTURE #3**

**Curb Cut Widths**  
(SMC 23.54.030.F.2.b)

**Development Standard**  
The maximum curb cut width for two-way traffic is 25-0, except that the maximum width may be increased to 30-0 if truck and auto access are combined.

**Departure Request**  
Allow a single 55-0 wide curb cut to serve the parking garage entry and loading berth.

**Rationale**  
Per 23.54.030 Table A, the project's street frontage would allow up to four curb cuts. The project will be eliminating the existing five curbcuts along 24th Avenue (total width of 128-0 linear feet). The project will only need one of four allowed to provide access for all vehicles (including residential and commercial parking, trash/recycling/compost pickup, and loading). Due to E Union and 23rd being pedestrian oriented streets, 24th is the only street that can have vehicular access. The vehicular access is required to be within 120-0 of E Union to keep the access away from the single family. There are over 20,000 SF of retail and over 400 units to be serviced. If possible, a curbcut that allows for alternate load/unload area at the portal would allow for more service calls without impacting the other streets.

**Design Guidelines**  
DC1-C.4 Parking and Service Uses, Service Uses











