



CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON OFFICE BUILDING

PROPOSED MONICA'S VILLAGE PLACE MIXED-USE BUILDING

OWNER

MONICA'S VILLAGE PLACE I, LLC 123 - 23rd AVENUE SOUTH SEATTLE, WA 98144

ADDRESS

140 - 23rd AVENUE SOUTH SEATTLE, WA 98144

THE PROJECT

Monica's Village Place is a mixed-use building with 3 floors of affordable family apartments above streetlevel retail space, administrative offices and two levels of parking garages. The site is the parking lot for the Catholic Community Services of Western Washington (CCSWW) office building. The project will incorporate the displaced parking required for CCSWW.

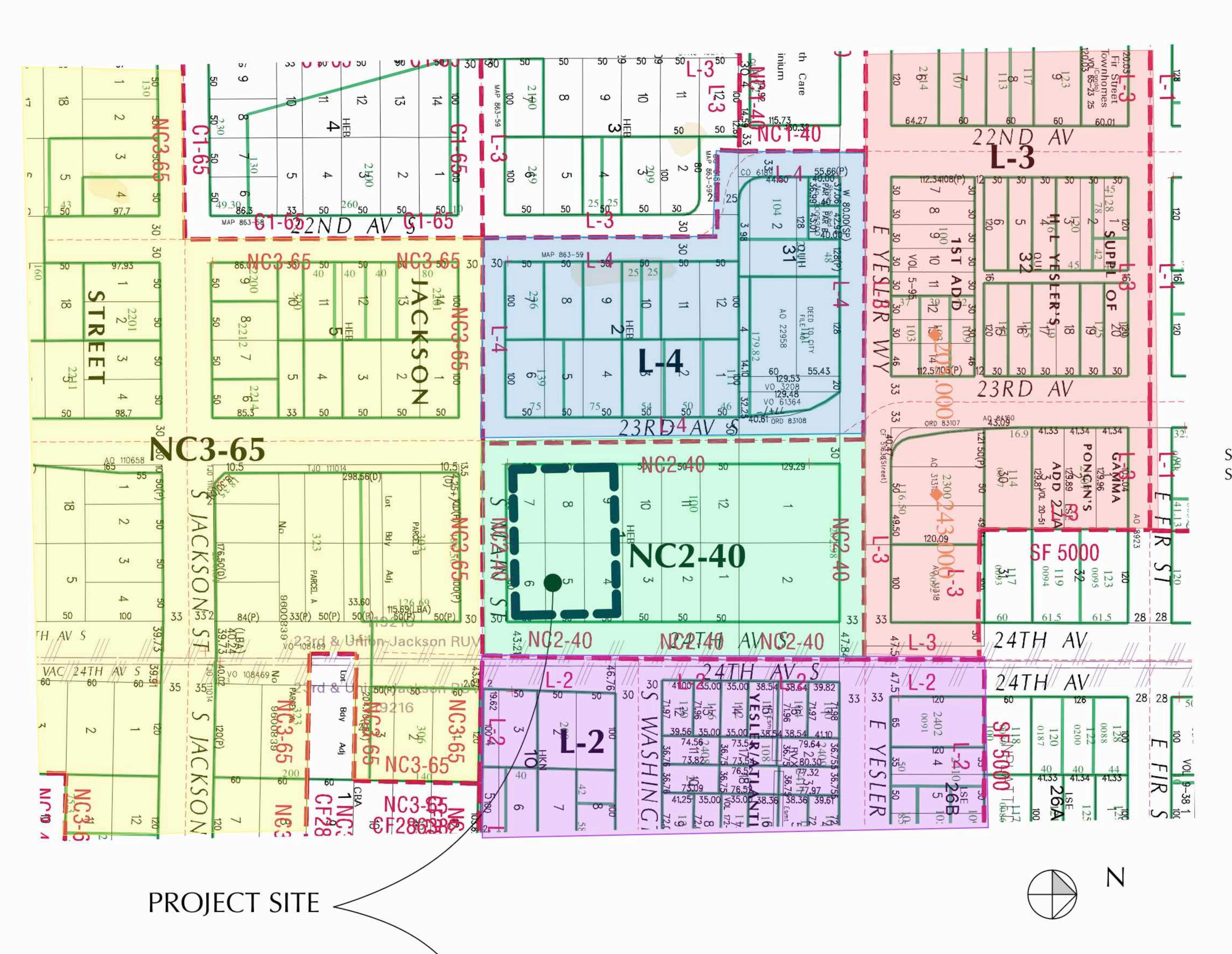
This project consist of:

2,300 SF of retail space

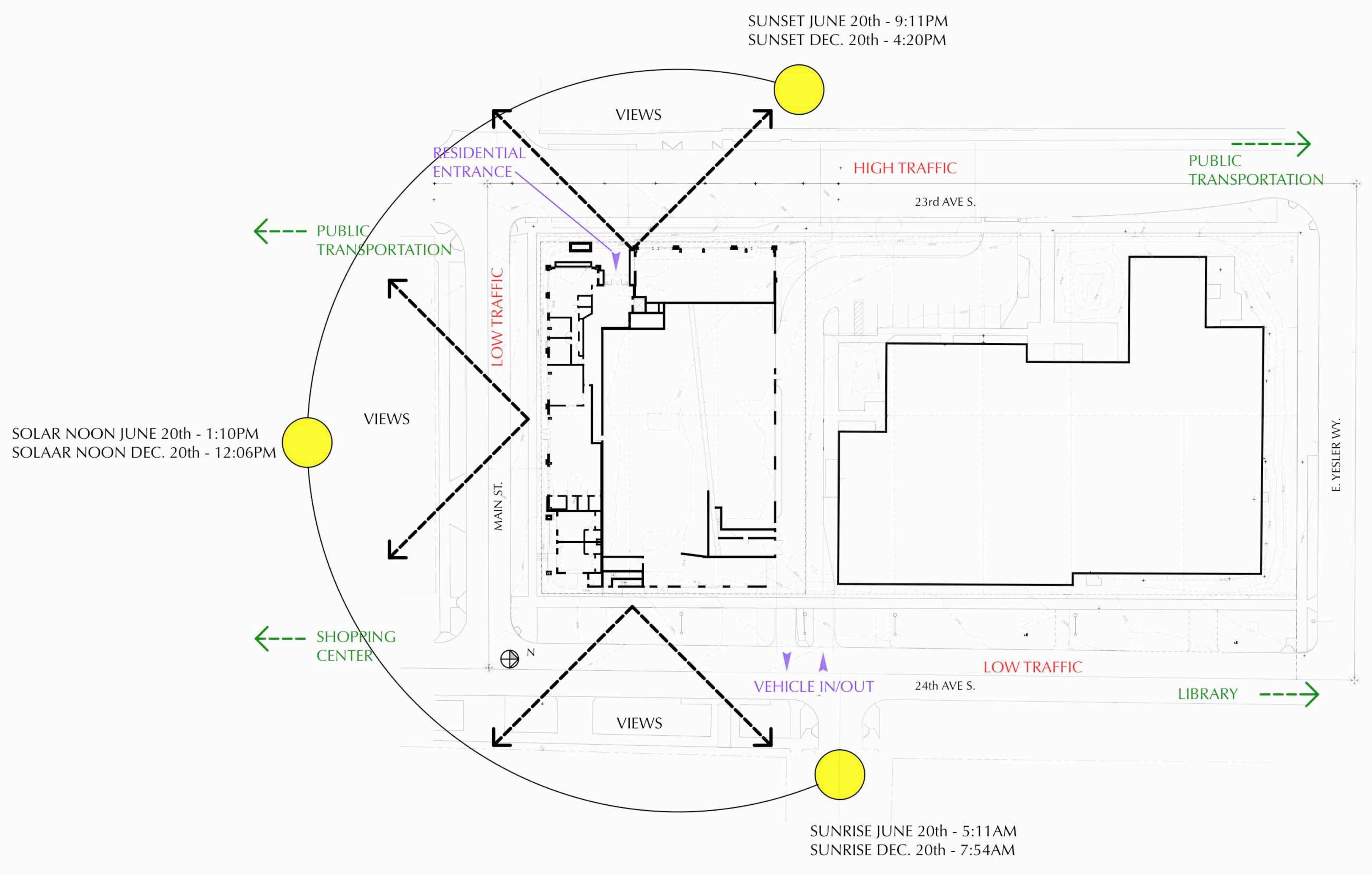
51 units of studios, one bedroom, two bedroom and three bedroom apartments

30 residential parking spaces

39 commercial parking spaces for the adjacent Catholic Community Services of Western Washington office building







SITE ANALYSIS

ZONING & SITE FEATURES

The site is NC2-40 and is situated within the 23rd & Union-Jackson Residential Urban Village. The site rises from south to north approximately 4.5 feet and from west to east approximately 3 feet. Existing vegetation consist of trees and bushes consistent with typical parking lot landscaping. Vehicle access consist of two curb cuts on 23rd Avenue and one curb cut on 24th Avenue.

VIEWS and SOLAR ACCESS

Generous views from the east to the west and corresponding excellent solar access from east to west.

AMENITIES

Large shopping center and public transportation stop one block south of the site. Public library and public transportation stop one block north of the site.

23rd AVENUE SOUTH

Major arterial - Public transportation route, high visibility, existing urban streetscape development

EAST YESLER WAY

Major arterial - Public transportation route, opposite end of block from site

24th AVENUE SOUTH

Residential street - Pedestrian route, demarcation between higher density zoning and lower density zoning

MAIN STEET

Residential street - Pedestrian route

NORTH - Adjacent the site is the Catholic Community Services of Western Washington office building. Across Yesler Way is the Douglas-Truth Public Library. Northwest of the site is Fire Station No. 6.

EAST - Bethel Christian Church is located on the parcel across 24th Avenue

South - The area south of the site from Main Street to Jackson is a large shopping center. Directly across from the site is a one story office building and parking lot. Several mixed-use developments are located on the west side of 23rd Avenue between Main St. and Jackson.

WEST - The Cannon House Retirement and Assisted Living Residence is locate across 23rd Avenue.







A - CATHOLIC COMMUNITY SERVICES OF

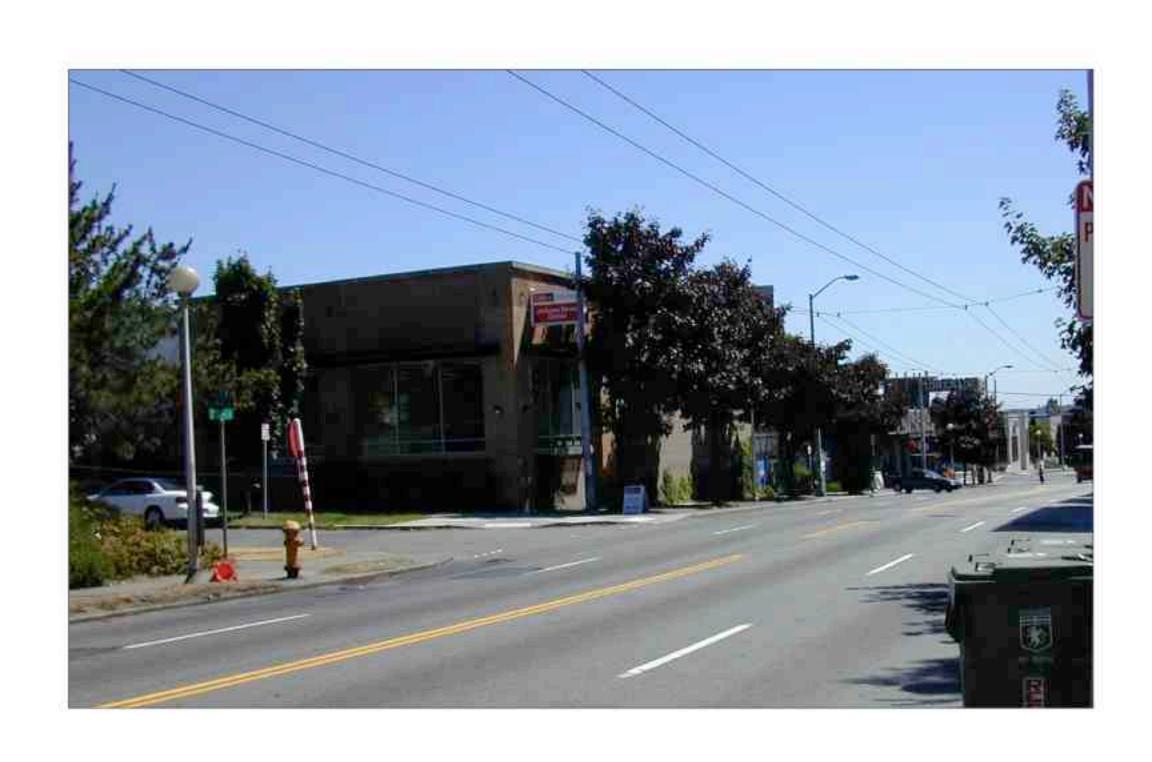
WESTERN WASHINGTON



A-2







F - VIEW SOUTHEAST ON 23rd AVE. FROM THE SITE



E - BETHEL CHRISTIAN CHURCH



D - DOUGLAS-TRUTH PUBLIC LIBRARY



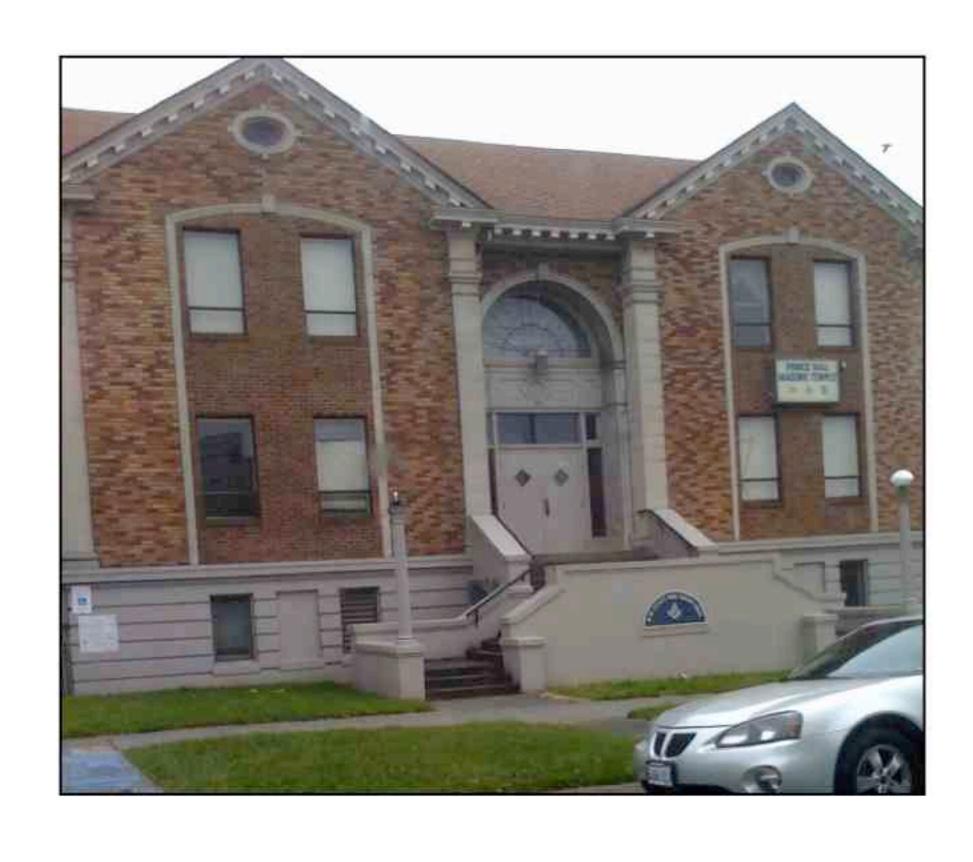
C - FIRE STATION NO. 6



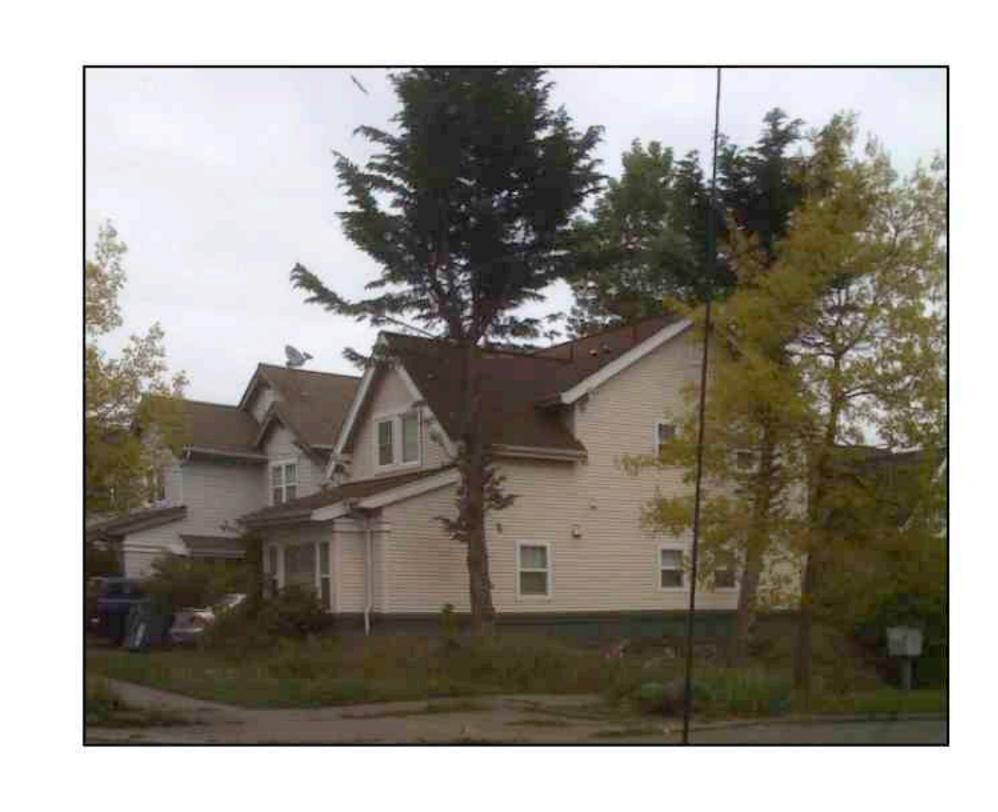
B - CANNON HOUSE RETIREMENT & ASSISTED LIVING RESIDENCE



K - COMMERCIAL SPACE



J - MASONIC TEMPLE



I - SINGLE FAMILY DWELLINGS



H - VIEW SOUTH FROM THE SITE



G - VIEW SOUTHWEST ON 23rd AVE. FROM THE SITE

DESIGN REVIEW GUIDELINE RESPONSE

Guideline

A-1 Responding to Site Characteristics

Acknowledge visibility from the CCSWW site and both avenues when approaching from the north. Foster interaction between the two buildings and sites.

A-2 Streetscape Compatibility

Existing development along 23rd Avenue to the south and west of the project site have begun to create a "street wall" definition for this avenue. The design should continue this by placing the structure in a traditional urban relationship close to the sidewalk.

A-3 Entrances Visible from the Street

Residential, office, retail and semi-public spaces (multipurpose room) should have entries visible to the public and users and be differentiated from each other.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 Parking and Vehicle Access

The project no longer proposes the replacement of a large planting strip along 24th Avenue with diagonal parking. Vehicle access is proposed from both 23rd and 24th Avenue.

A-10 Corner lots

Buildings on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Response

The design and material elements (brick, storefront, canopy) along 23rd Avenue are carried around the NW corner of the building. A paving change signifies the main pedestrian path from the garage to the CCSWW entrance. A green wall is used to soften the north facade. Wall modulation along the upper floors are used to create relief between the two buildings.

The location, scale and materials of the building invoke similar elements to the existing development along 23rd Avenue. The street planting strip is widened to provide additional landscaping, street trees and create a buffer between traffic and pedestrians. Ample area is provided at the retail face to enhance the commercial qualities of the western facade.

The residential forecourt in conjunction with a recessed building lobby locates the residential, office and multi use room entrances. The retail storefront entrances are closer to the street in a different spatial plane to reinforce the separation between retail and residential. A secondary entrance to the multi use room is located on Main Street. It is enhanced with storefront windows and a steel canopy to highlight the space.

The residential amenity area is achieved with the generous second floor courtyard. It is articulated in width to add interest and create gathering spaces of varying sizes for the residents. The courtyard also serves as the "street" entrance for the south facing two story units. Additional interaction and character is achieved by having direct access from the north side units as well as having direct access from the large laundry room to the courtyard's play area. At it's greatest distance, this outdoor space is 44 feet wide and is bathed in sunlight most of the year.

Vehicle access will be accomplished with a separate in and out curb cut on 24th Avenue. An existing curb cut on 23rd Avenue will remain for access to the existing parking spaces in front of the CCSWW building.

The residential forecourt, building entrance and administrative office create a strong corner at the intersection of 23rd & Main. The forecourt is designed with a series of planters that double as built in seating. These elements are intended to introduce a residential character to the building as you enter the lobby. This space also doubles as a public gathering space that takes advantage of excellent solar orientation.

The 24th Avenue and Main corner consist of two residential units. The intention is to acknowledge residential character of the neighborhood as you move further east for the site while at the same time creating a visual interaction with residential units on the second floor.

Guideline

B-1 Height, Bulk and Scale Compatibility

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area.

C-2 Architectural Concept and Consistency C-4 Exterior Finish Materials

Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Building exteriors should be constructed of durable and maintainable materials that are attractive.

D-1 Pedestrian Open Spaces and Entrances

Convenient and attractive access to the building's entry should be provided.

D-2 Blanks Walls

D-5 Visual Impacts of Parking Structures

Buildings should avoid large blank walls facing the street, especially near sidewalks.
The visibility of all at-grade parking structures or accessory parking garages should be minimized

D-6 Screening of Dumpsters, Utilities and Services Areas

Building sites should locate service elements away from the street front.

D-7 Personal Safety and Security

Landscaping in front of the north facade likely to create security / visibility problem at garage entry gates

E-2 Landscaping to Enhance the Building and/or Site

Landscaping including living plant material, special pavements, screen walls, planters, site furniture should be appropriately incorporated.

Response

The design is intended to break up the scale and apparent mass of the building. A two story residential tower and a three story residential tower were created along with different roof profiles to aid in defining the scale of the project. The longer east-west building walls were interjected with different types of wall modulations. The south wall has series of square cantilevered living spaces while the north wall has several saw tooth spaces.

In addition to the responses mentioned in B-1 above, the base of the structure is constructed in brick to give the building a solid well grounded feel and differentiate commercial uses from the above residential uses. Brick pilasters are added to give a visual connection between the distinct two uses. The second and third floors walls consist of fiber cement board planks and panels with the fourth floor wrapped in corrugated metal siding. These materials help convey a lighter feel to the structure that one normally associates with residential construction. The placement of the fiber cement panels are used to create additional patterns on the facade.

The building entry starts as a progression of spaces from public to semi-public to private. The residential forecourt defines the building entrance at the property line while conveying a public gathering space. The lobby entrance starts the semi-public space at the end of the forecourt. It is wide and tall with a well proportioned canopy for weather protection. The semi-public continues throughout the building until you reach the private space at each unit.

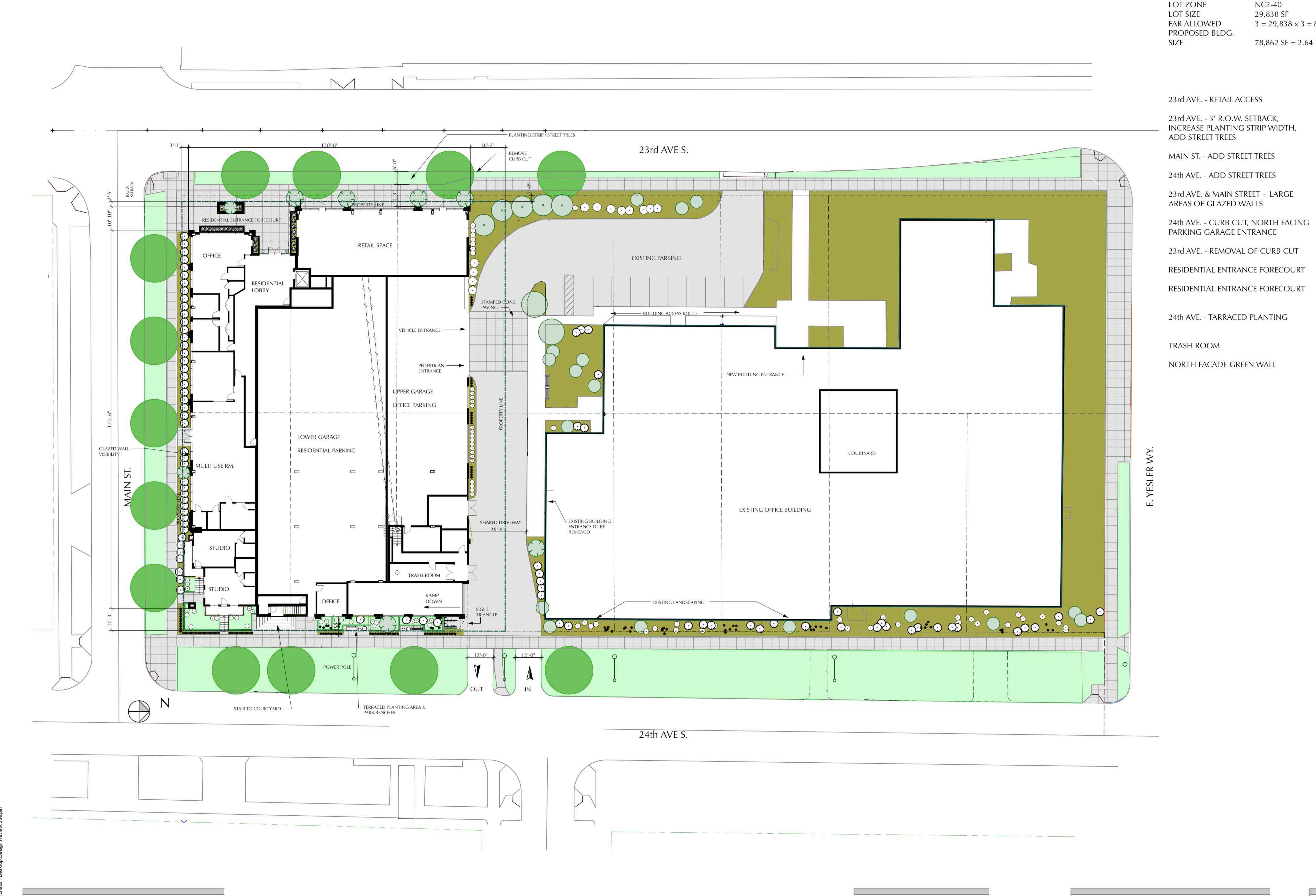
Walls along 23rd Avenue and Main Street have large expanses of storefront windows and doors to give transparency to these elevations. Terraced planting areas are provided within the setback along 24th Avenue to reduce visual impact.

All service areas including dumpster and utilities are located in the building without direct visual connection to the street.

Landscaping is removed from garage entry gates.

A generous amount of landscaping is provided on site and in the public right of way. This project meets the green factor requirements without including the second floor plant material. Hardscape material such as planters, benches, tables, bicycle racks located throughout the project.

MONICA'S VILLAGE PLACE I
MIXED-USE DEVELOPMENT



chaos ARCHITECTURE, PLLC

JUNE 2009 DESIGN REVIEW

MONICA'S VILLAGE PLACE I MIXED-USE DEVELOPMENT

FAR CALCULATION SMC 23.47A.013

NC2-40

29,838 SF

 $3 = 29,838 \times 3 = 89,514 \text{ SF}$

A-2 STREETSCAPE COMPATIBILITY

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A-3 ENTRANCES VISIBLE FROM

A-8 PARKING & VEHICLE ACCESS

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D-1 PEDESTRIAN OPEN SPACES &

D-2 BLANK WALLS, D-5 VISUAL

D-6 SCREENING DUMPSTERS

IMPACTS OF PARKING STRUCTURES

D-7 PERSONAL SAFETY & SECURITY

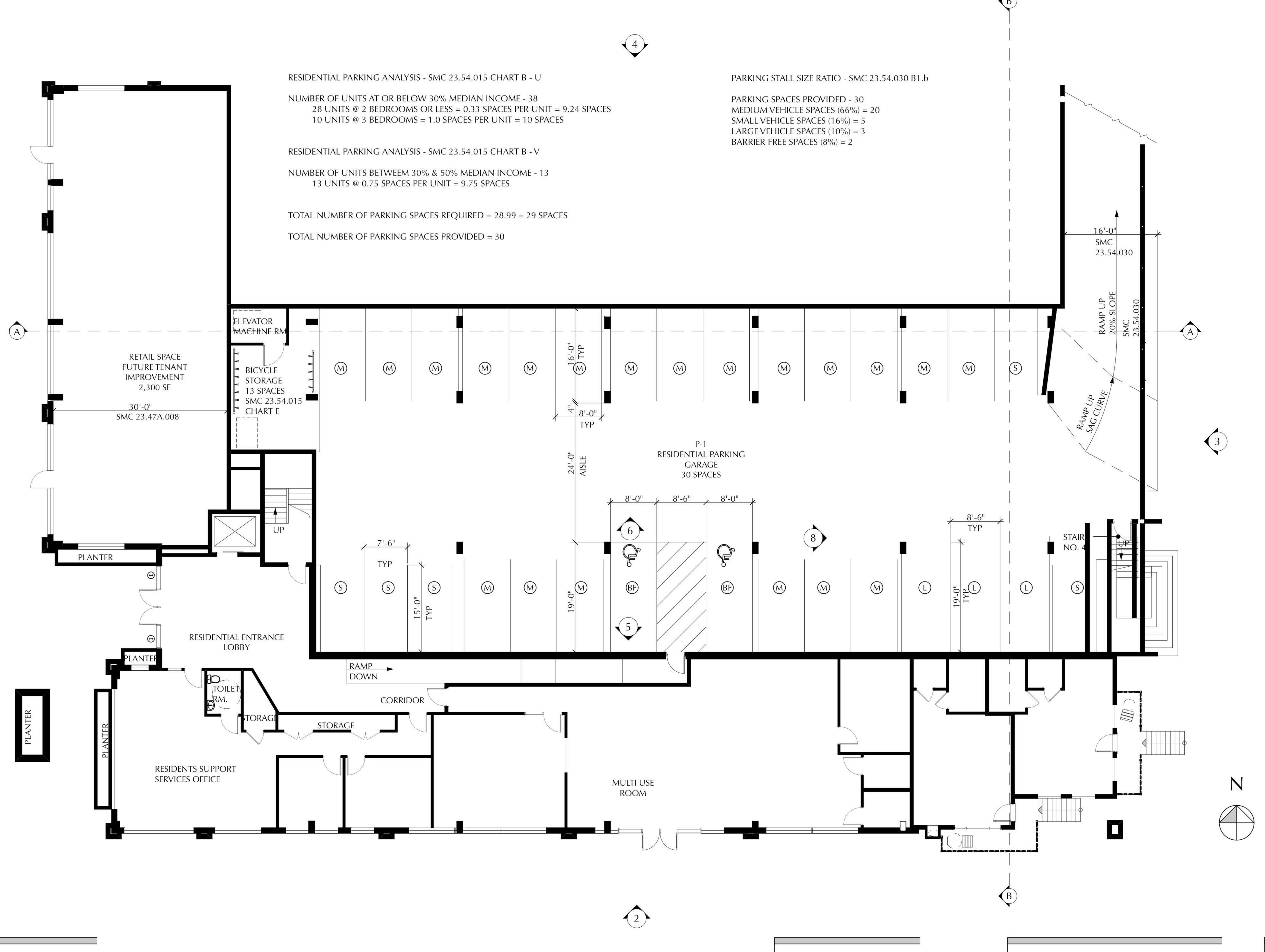
A-10 CORNER LOTS

ENTRANCES

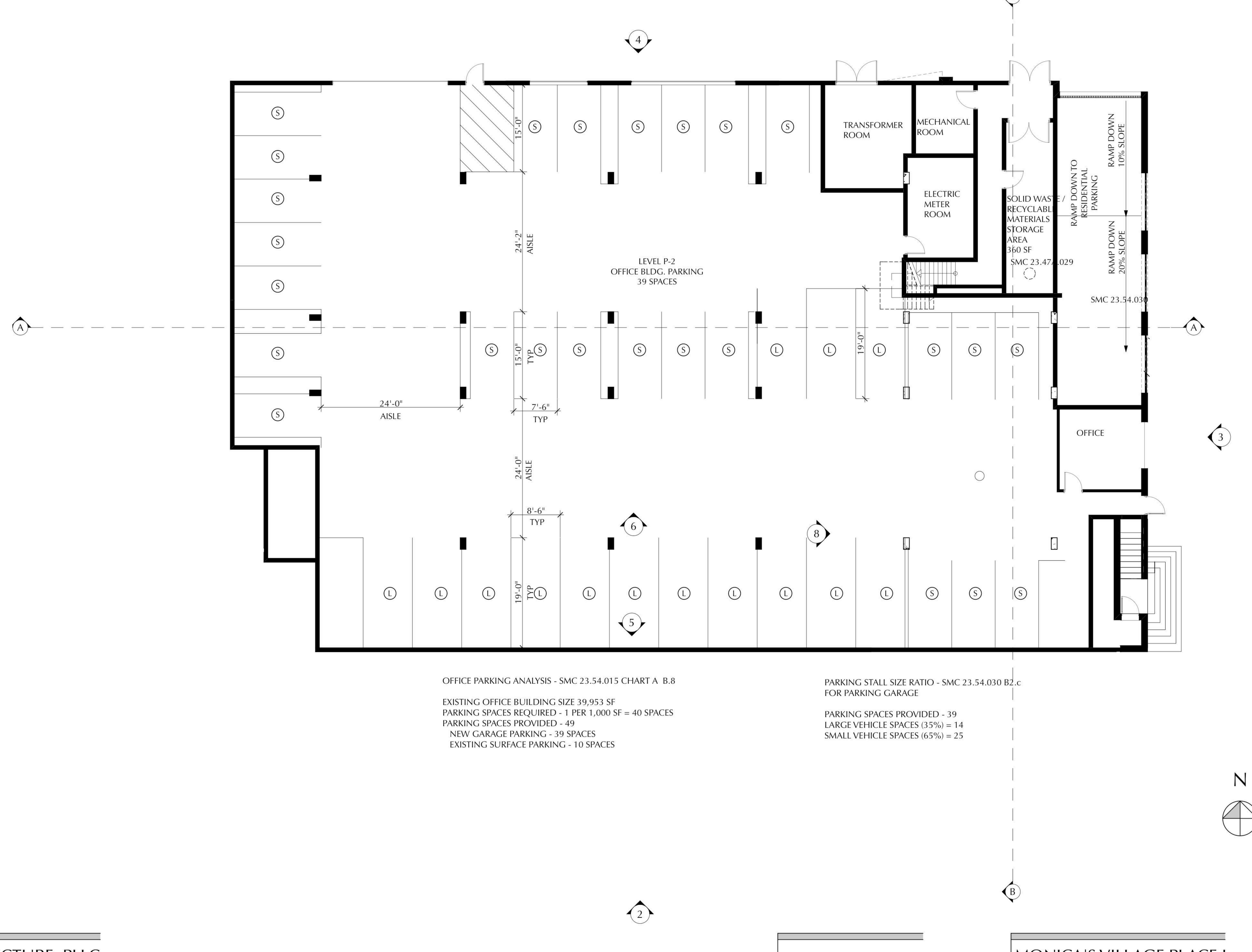
STREET

78,862 SF = 2.64 FAR

SITE PLAN



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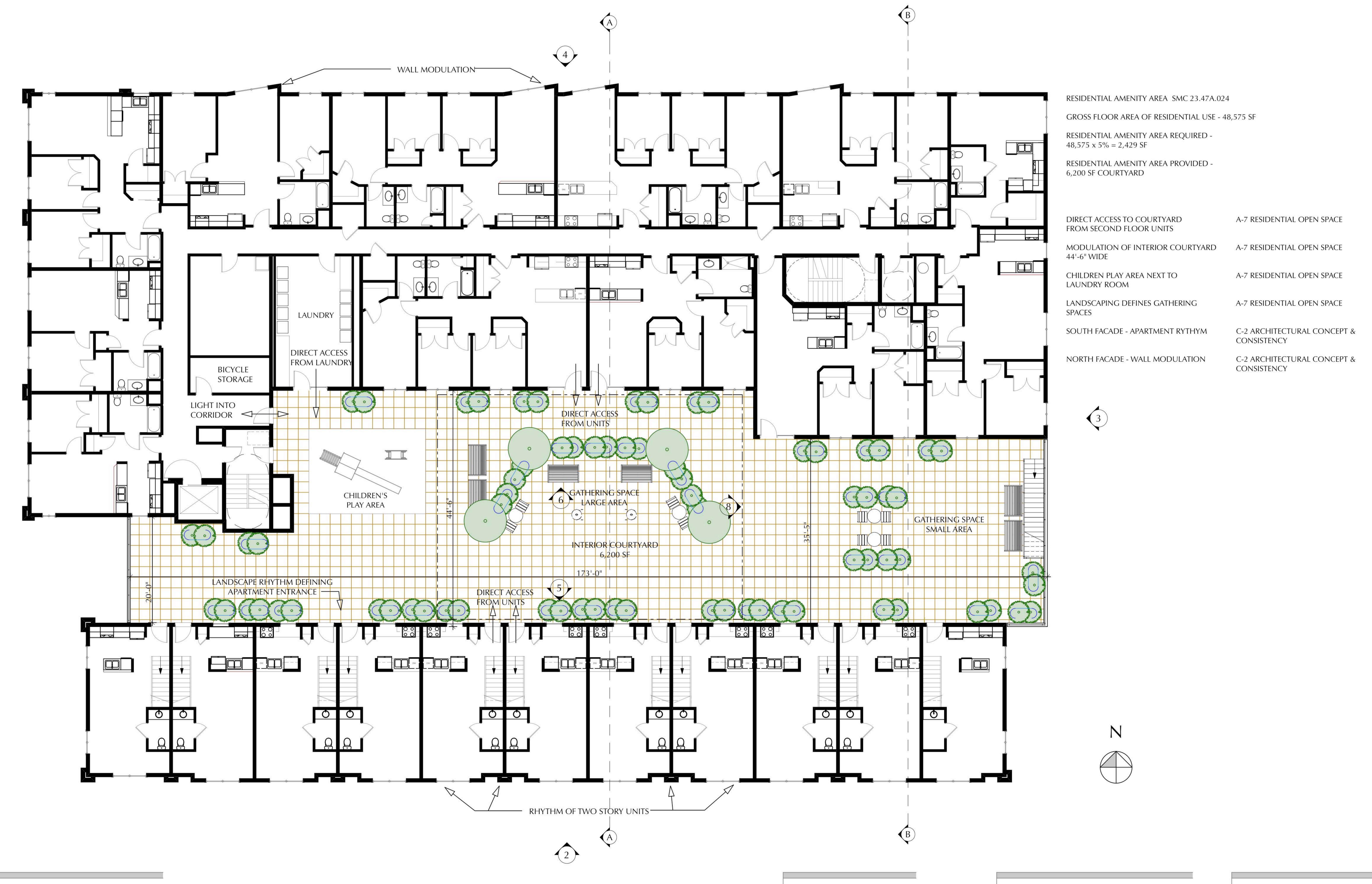


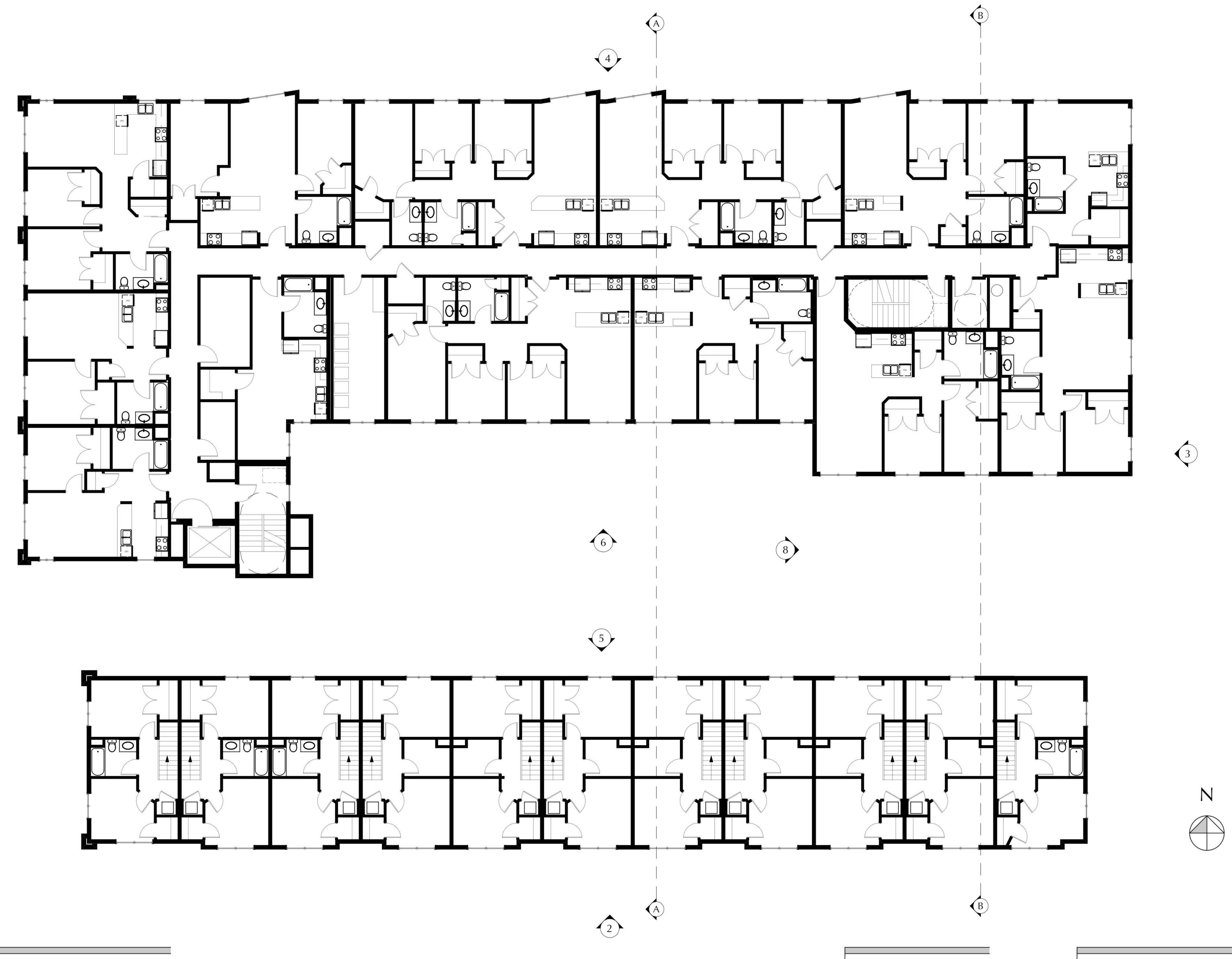
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chaos ARCHITECTURE, PLLC

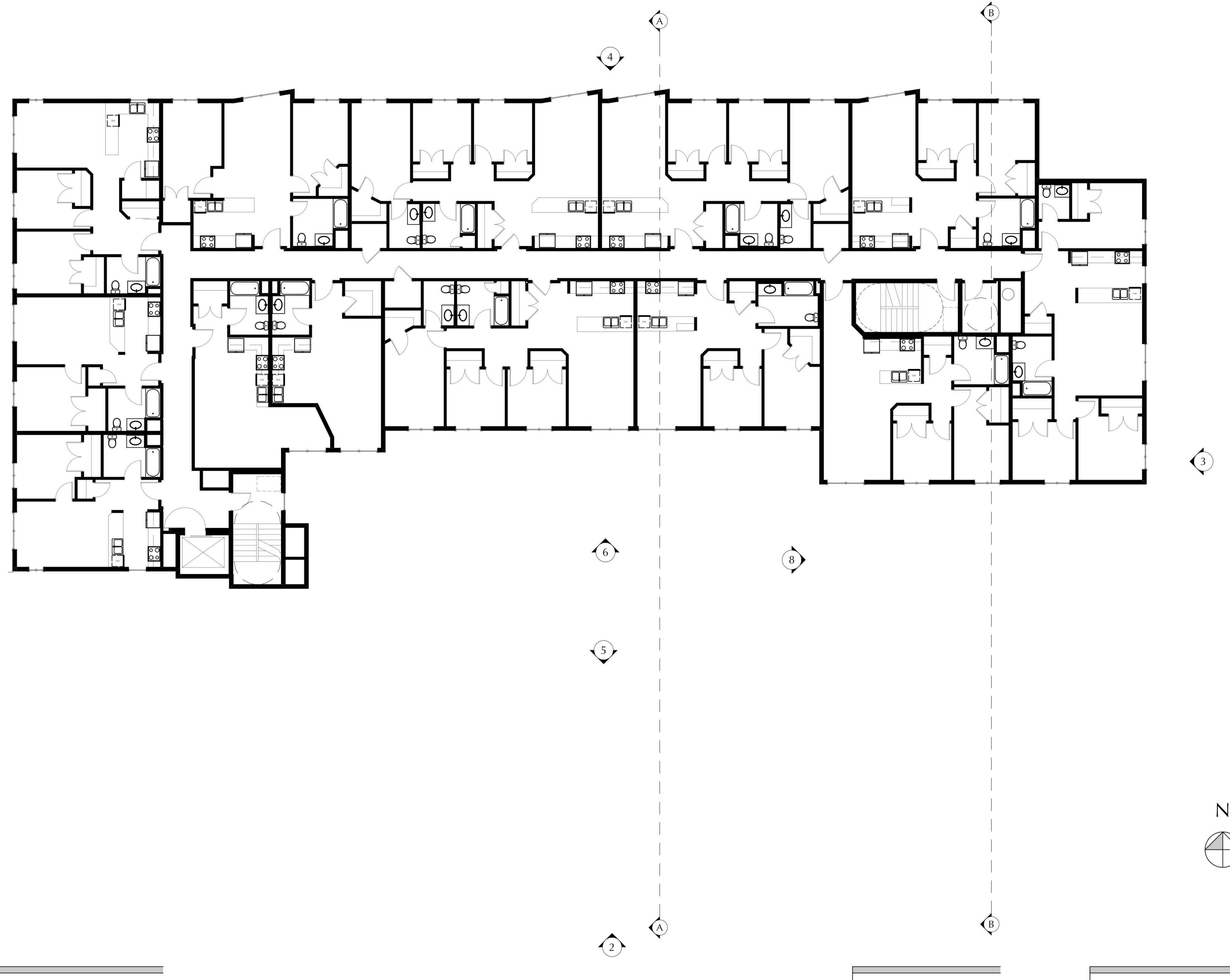
JUNE 2009 DESIGN REVIEW

MONICA'S VILLAGE PLACE I
MIXED-USE DEVELOPMENT





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chaos ARCHITECTURE, PLLC

JUNE 2009 DESIGN REVIEW

MONICA'S VILLAGE PLACE I
MIXED-USE DEVELOPMENT







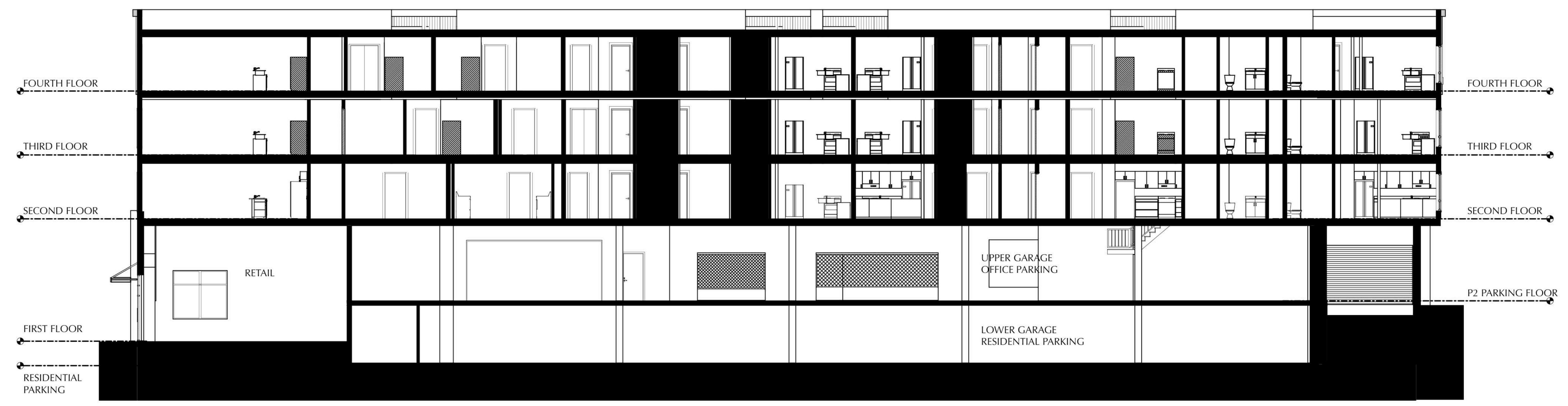
EAST ELEVATION



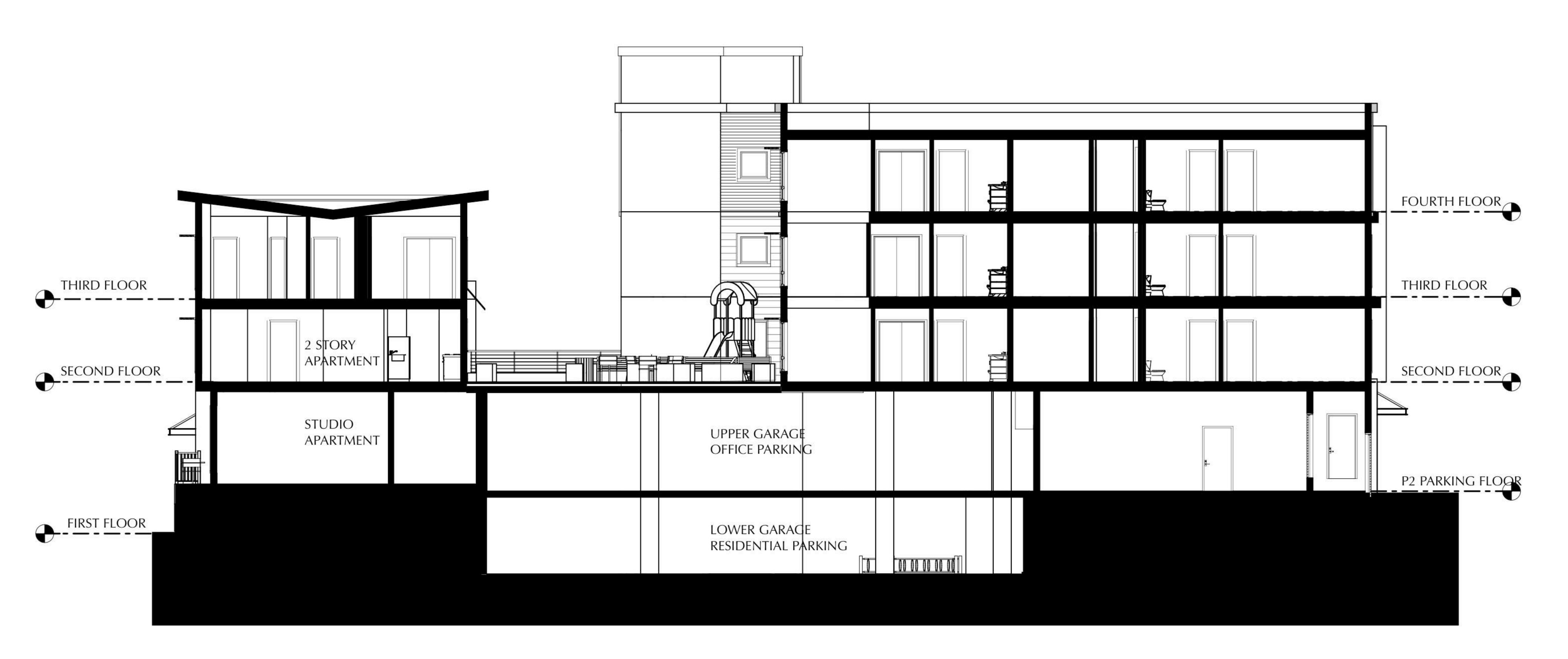
SOUTH ELEVATION



NORTH ELEVATION



SECTION A



SECTION B-B

SUN SHADE

RETAIL FRONT

LOBBY CANOPY & ENTRY



SOUTHWEST VIEW

- RESIDENTIAL FORECOURT

– PLANTER - SEATING

BRICK PILASTER W/ CONCRETE CAP

- RETAIL FRONT

— GARAGE ENTRY

NORTHWEST VIEW

SOUTHEAST VIEW



MULTI USE ENTRY

— STOREFRONT WINDOW & DOOR

- IRON FENCE & GATE

STAIR TO COURTYARD

- STUDIO ENTRY

SOUTHEAST VIEW



COURTYARD VIEW



NORTHEAST VIEW



December 20th - 12:06 PM



June 20th - 1:10 PM



March / September 20th - 12:00 PM

Departure Request #3

Parking Location (23.47A.032 B1.b)

Standard:

Parking may not be located inside a structure adjacent to a street-level street facing facade.

Proposed:

Provide a terraced landscape area, garden walls, park benches and bicycle storage along street-facing facade for portions of the structure occupied by parking on 24th Avenue South.

Rationale:

Providing off street parking for the adjacent CCSWW office building limits the ability of the non-profit owner to fund additional below grade parking in order to allocate space for street-facing uses. The building setback is increased to provide generous landscaping and benches for the publics use along 24th Avenue South. Brick and other design elements are added to the building wall to scale down the facade impact at street level.

Departure Request #2

Transparency (23.47A.008 B 2a)

Standard:

60% of the street-facing facade between 2 feet and 8 feet above sidewalk shall be transparent.

Proposed:

Provide a terraced landscape area, garden walls, park benches and bicycle storage along street-facing facade for portions of the structure occupied by parking on 24th Avenue South.

Rationale:

Providing off street parking for the adjacent CCSWW office building limits the ability of the non-profit owner to fund additional below grade parking in order to allocate space for street-facing uses. The building setback is increased to provide generous landscaping and benches for the publics use along 24th Avenue South. Brick and other design elements are added to the building wall to scale down the facade impact at street level.

DEPARTURE REQUEST

Departure Request #1

Street Level Uses (23.47A.005 C)

Standard:

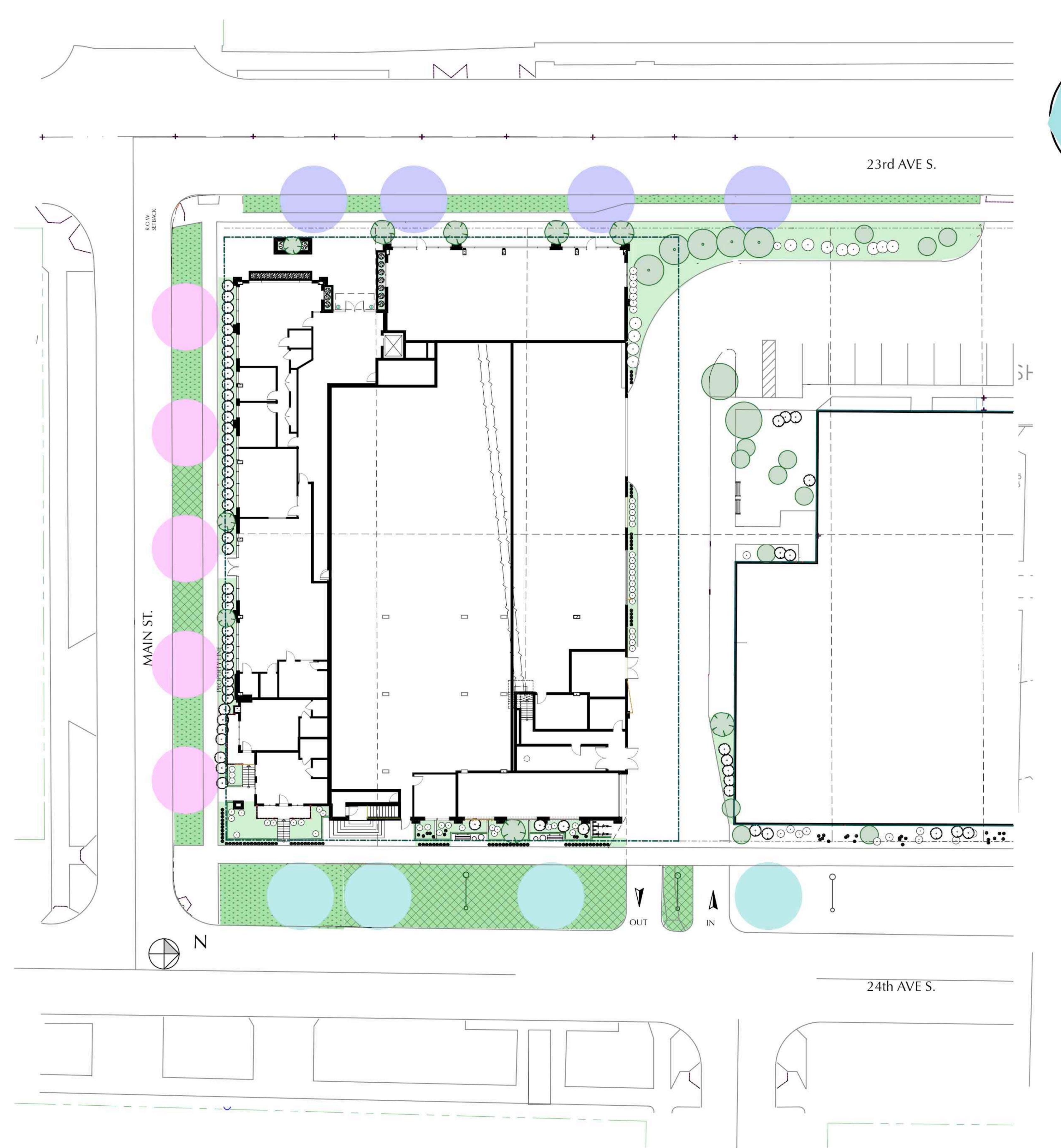
In NC zones street-level parking must be separated from the street-level, street-facing facade by another permitted use.

Proposed:

Provide a terraced landscape area, garden walls, park benches and bicycle storage along street-facing facade for portions of the structure occupied by parking on 24th Avenue South.

Rationale:

Providing off street parking for the adjacent CCSWW office building limits the ability of the non-profit owner to fund additional below grade parking in order to allocate space for street-facing uses. The building setback is increased to provide generous landscaping and benches for the publics use along 24th Avenue South. Brick and other design elements are added to the building wall to scale down the facade impact at street level.



<u>NOTES</u>

REFER TO L-001 FOR LANDSCAPE NOTES AND PLANT SCHEDULE.

PLANT LEGEND

BOTANICAL NAME

CRIMSON KING NORWAY MAPLE ACER PLATANOIDES 'CRIMSON KING' PACIFIC SUNSET MAPLE ACER TRUNCATUM X A. PLATANOIDES 'WARREN RED'

COMPACT STRAWBERRY TREE ARBUTUS UNEDO 'COMPACTA' FAGUS SYLVATICA GREEN BEECH

COMMON NAME

SORBUS AMERICANA 'DWARFCROWN' DWARFCROWN RED CASCADE MTN ASH

STEWARTIA PSUEDOCAMELLIA JAPANESE STEWARTIA

BOTANICAL NAME COMMON NAME ☆ CAMELLIA SASANQUA 'JEAN MAY' JEAN MAY CAMELLIA NEWPORT DWARF ESCALLONIA

ESCALLONIA 'NEWPORT DWARF' → MAHONIA AQUIFOLIUM 'ORANGE FLAME ORANGE FLAME MAHONIA DELAVAY OSMANTHUS O—— PHILADELPHUS LEWISII MOCK ORANGE

- ROSEMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY EVERGREEN HUCKLEBERRY VACCINIUM OVATUM

GROUNDCOVERS AND VINES

BOTANICAL NAME COMMON NAME ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK BEACH STRAWBERRY FRAGARIA CHILOENSIS — HYDRANGEA ANOMALA PETIOLARIS CLIMBING HYDRANGEA GOLD FLAME HONEYSUCKLE — LONICERA HECKROTTII 'GOLD FLAME' P PARTHENOCISSUS HENRYANA SILVERVEIN CREEPER

VINCA MINOR DWARF PERIWINKLE

SEDGES, RUSHES AND GRASSES

BOTANICAL NAME COMMON NAME

TO BE DETERMINED TO BE DETERMINED TO BE DETERMINED

TO BE DETERMINED

LANDSCAPE REQUIREMENTS

GENERAL LANDSCAPE REQUIREMENTS FROM DPD

ACCORDING TO DIRECTOR'S RULE 13-92, ALL TREES, SHRUBS AND GROUNDCOVERS WILL MEET ALL NECESSARY REQUIREMENTS.

AS REQUIRED BY DIRECTOR'S RULE 13-92, A MINIMUM OF 25% OF ALL PLANTINGS IN REQUIRED LANDSCAPE AREAS SHALL BE LOW WATER USAGE OR DROUGHT TOLERANT PLANTS. IN ADDITION, 30% OF REQUIRED OPEN SPACE MUST BE LANDSCAPED.

SPECIFIC LANDSCAPE REQUIREMENTS
THE SITE IS ZONED NC2-40 AND MUST COMPLY WITH THE FOLLOWING REQUIREMENTS OF SECTION 23.47.016 OF THE SEATTLE LAND USE CODE:

AN AMOUNT OF LANDSCAPING EQUAL TO FIVE (5) PERCENT OF LOT AREA SHALL BE REQUIRED FOR NEW CONSTRUCTION.

STREET TREES SHALL BE PROVIDED IN THE PLANTING STRIP.

REQUIRED LANDSCAPE CALCULATIONS

LOT AREA: 29,800 SF

REQUIRED OPEN SPACE: ???? SF PROVIDED OPEN SPACE: ???? SF MIN REQUIRED LANDSCAPE: 1490 SF PROVIDED LANDSCAPE: 1490 SF MIN

REQUIRED TREES: 25 PROVIDED TREES: 25 MIN PROVIDED SHRUBS: 50 MIN REQUIRED SHRUBS: 50

25% DROUGHT TOLERANT PLANTS REQUIRED 25% MIN DROUGHT TOLERANT PLANTS PROVIDED

IT IS THE INTENT TO LANDSCAPE THE SITE AS SHOWN ON THIS PLAN. HOWEVER, THE OWNER IS NOT OBLIGATED TO INSTALL ADDITIONAL LANDSCAPE NOT IDENTIFIED AS REQUIRED ON THE PLAN AND/OR PLANT SCHEDULE.

WASSOCIATES INC.

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE 918 EAST DENNY WAY SEATTLE, WA. 98122 (206) 324-1908

> Monica's Village Place

100 23RD AVENUE SOUTH SEATTLE, WA



MUP APP 03/24/08 DD / COORD 03/17/08

> JOB NO : 00-000 ISSUE DATE : 00-00-00

REVISIONS

Planting Plan

L-101

MONICA'S VILLAGE PLACE I

MIXED-USE DEVELOPMENT

