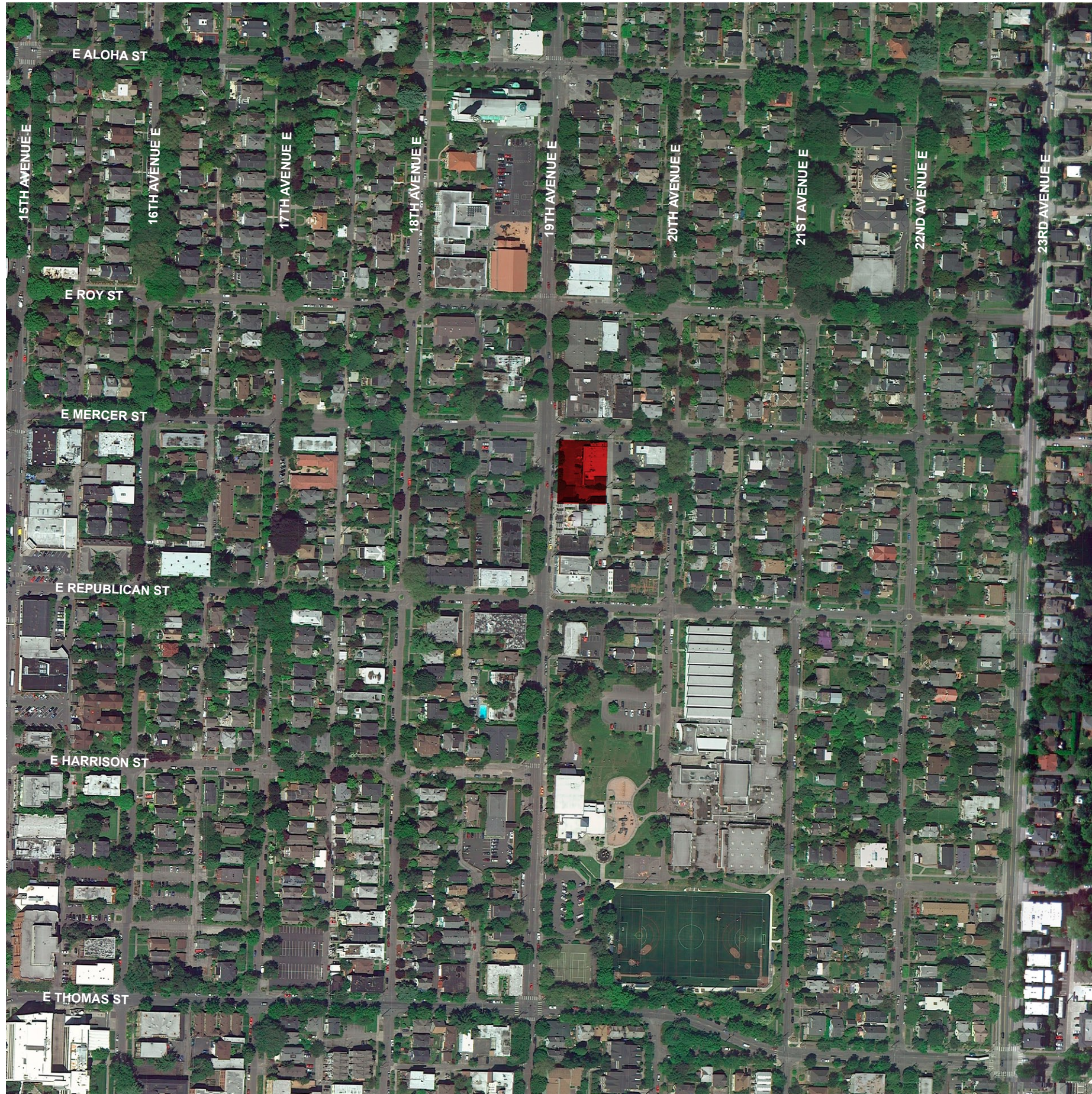


19th Avenue E & E Mercer Street: Mixed-Use Building
Early Design Guidance Meeting

November 2011



Property Address
526 19th Avenue E

Owner
19th + Mercer Partners LLC

Owner Representative
Lake Union Partners
Patrick Foley
T 206/829-9452

Architect
Weinstein A|U LLC
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T 206/443-8606



1. Please describe the existing site, including location, existing uses and / or structures, topographical or other physical features, etc.

Location

The proposed project is located at the southeast corner of the intersection of 19th Avenue E and E Mercer Street. The project site is situated in a small neighborhood commercial area located along 19th Avenue E at the north end of the Madison-Miller neighborhood, two blocks north of the Miller Community Center, two blocks south of St. Joseph's, one block west of Meany Middle School and five blocks east of the 15th Avenue commercial district.

Existing Uses & Structures

The project site is comprised of two lots previously under separate ownership. The north lot is occupied by a single-story commercial building with an intervening asphalt paved parking lot accessed by curb cuts on both 19th Avenue E and E Mercer St. The building is currently occupied by a two businesses, *Holiday Gift & Craft Shop* and *STRENGTHstudio*.

The south lot is also currently occupied by a small single-story commercial building with a gravel parking lot accessed from the alley. The building is occupied by one business, *Capitol Hill Hair*.

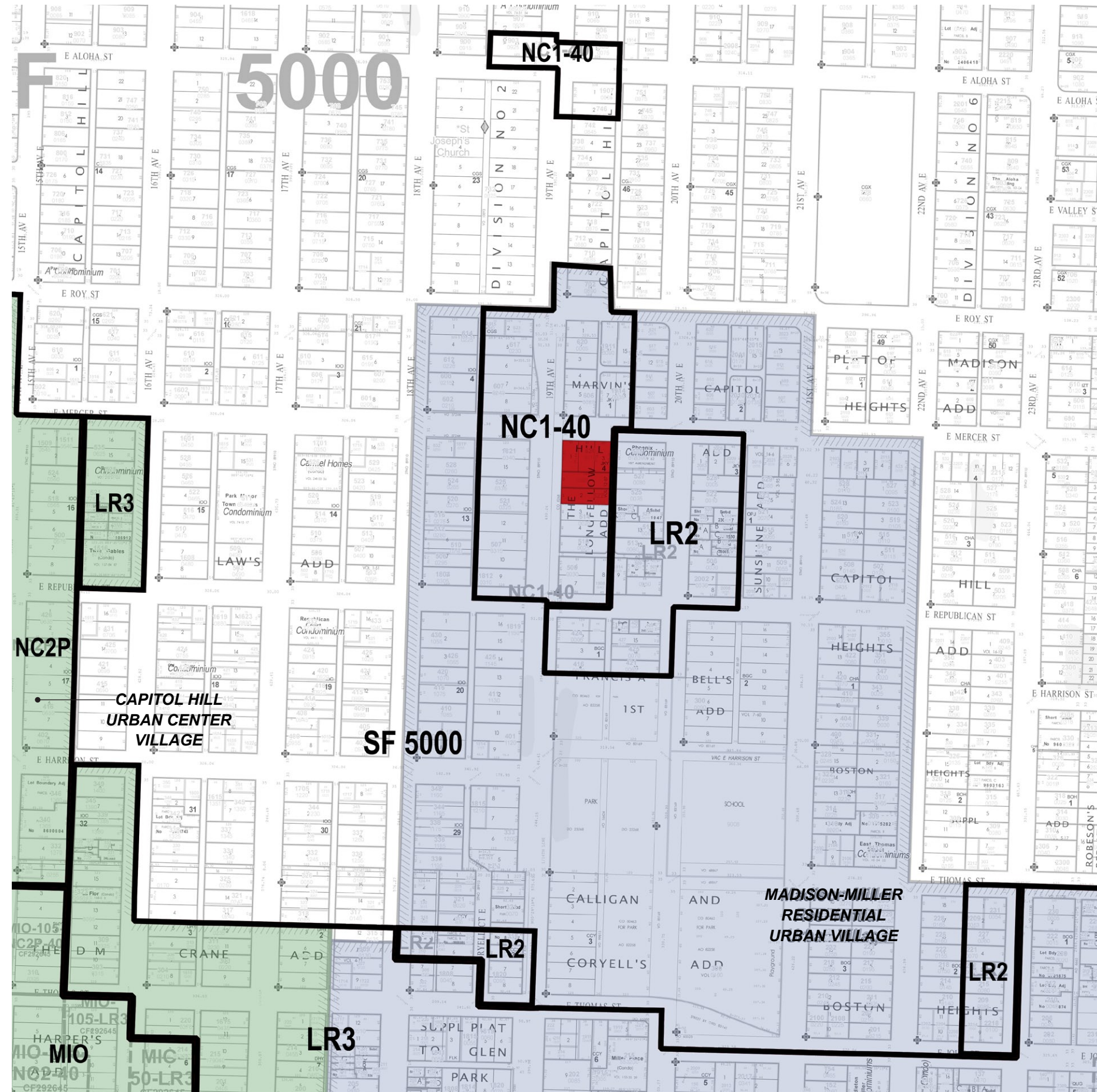
The existing structures and paved surfaces located on the project site are proposed to be demolished. The proposed project would occupy the entirety of the site.

Physical Features

The project site is bounded on the west by 19th Avenue E, on the north by E Mercer Street and on the east by an existing improved alley. A four-story apartment building abuts the property along the south property line.

19th Avenue E has a narrow concrete sidewalk and four mature street trees (European Hornbeams) evenly spaced along the length of the site. E Mercer Street has a wider sidewalk ROW which allows a planting strip with small ornamental trees (Cherry) to parallel the concrete sidewalk. The existing alley is concrete and considered fully improved.

The topography of the site is relatively flat along 19th Avenue E with a rise in elevation of approximately six-inches from north to south. A change in grade is much more noticeable along E Mercer Street as the elevation drops more than four feet along the length of the property's frontage. The grade drops slightly from north to south along the alley with the site's low-point occurring near the southeast corner of the site.



2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Design Guidelines.

The proposed site (highlighted in red) is zoned NC1 with a 40-foot height limit. The neighboring properties to the north, south and west of the site are have the same NC1 zoning and 40-foot height limit. The neighboring properties across the alley and to the east of the site are zoned LR2.

[NC1] A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood, such as small grocery stores, hair salons, and coffee shops. Building types are small commercial structures, multi-story mixed use and residential structures. Non-residential uses typically occupy the street front. 10,000 square feet is the maximum size for some commercial uses. (City of Seattle website)

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged. (Seattle's Lowrise Multifamily Zones, January 2011)

The site is located just within the northern extents of the Madison-Miller Urban Residential Village (indicated in blue) and about three blocks to the east of the Capitol Hill Urban Center Village (shown in green).

Residential urban villages provide a focus of goods and services for residents and surrounding communities, but may not provide a concentration of employment." (Seattle's Comprehensive Plan 2008)

Pertinent zoning issues are as follows:

Permitted Uses

- SMC 23.47A.004, Table A
- Eating and drinking establishments, restaurants no more than 10,000-sf
- Retail sales and services, general, no more than 10,000-sf
- Live / work units, subject to 23.47A.004 G
- Residential uses

Envelope

- SMC 23.47A.012 Structure Height
- Allowable structure height as zoned: 40'
- An additional four-feet permitted for non-residential uses at street level with a 13'-0" min. floor-to-floor height
- SMC 23.47A.013 Floor Area Ratio
- Allowable FAR for mixed-use structures with residential and non-residential uses on sited with a 40-foot height limit is 3.25
- The aggregate area of the proposed site is 18,944-sf, therefore the allowable building area is 61,586-sf
- Gross floor area located below grade is not counted toward allowable FAR

SMC 23.47A.014 Setbacks

- When abutting or across an alley from a residential zone a 15' setback is required above 13'
- An additional setback of 2' is required for each 10' above 40'
- Half of the 16-foot alley width may be counted as part of the required setback

Resident Amenity

- SMC 23.47A.024
- Provide amenity areas equal to 5% of the residential gross floor area
- One common area of at least 250-sf with dimensions 10-feet or greater
- Private balconies and decks meeting minimum area and dimensions

Parking

- SMC 23.47A.032 Location and Access
- Access from alley if lot abuts an alley
- SMC 23.54.015 Required Parking
- No residential parking required for Urban Village locations with frequent transit
- No parking required for first 1,500-sf of each business establishment
- Parking for non-residential uses according to Table A



3. Please describe neighboring development uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, landmarks, etc.

- Upper 19th Ave commercial: Vios, Tully's, H₂O₂ Salon, Capitol Hill Montlake Dentistry
- St. Joseph's Church & School
- Holy Names Academy
- 19th Ave upper core: Monsoon, Kingfish Cafe, Fuel, Moonjar, Ensemble Theatre, Aikido, professional offices
- Proposed development location**
- 19th Ave lower core: El Cuento Spanish Immersion, Country Doctor Community Clinic, professional offices
- Meany Middle School & the Nova Project
- Miller Community Center

Present Uses

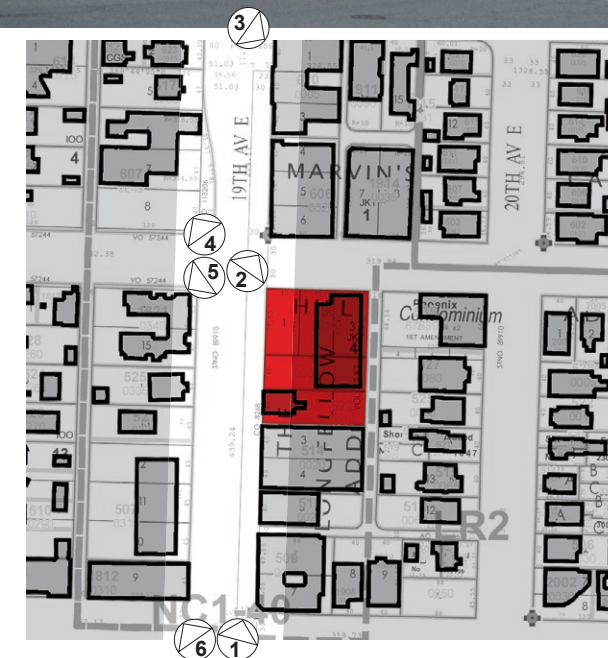
- Retail / Office
- Mixed-use
- Multi-family
- Public Institution
- School
- Park

Context: 19th Avenue E

19th Avenue E marks the western edge of the proposed site and is the site's primary frontage as well as the primary connection to the surrounding neighborhood. Zoning along 19th Avenue E is largely residential with single family (SF 5000), predominately at its north end, to low-rise residential (LR2 & LR3) primarily to the south prior to intersecting Madison. Beyond the commercial corridor along Madison, pockets of commercial zoning (NC1-30 & NC1-40) also occur along 19th Avenue E to house services for the surrounding community. In addition to the pockets of commercial zoning, institutional uses such as the Miller Community Center & Playfield, St Joseph's Church & School, and the Stevens School figure prominently along 19th Avenue and further reinforce its central position in the community.

Despite the zoning along 19th Avenue E being NC1-40 for a block to the north and south of the proposed site, the existing buildings proximate to the site reflect a wide range of densities and uses. Along the east side of the street and north of the proposed site are an apartment building (The Parkside) and a mixed-use apartment building (The Park housing Kingfish Café and Fuel). Immediately south of the proposed site are a mixed-use apartment building (Capitol Court) and two wood-framed structures housing community services (Betty Lee Manor and Country Doctor).

On the west side of 19th Avenue E and immediately opposite the site is a small 10-unit SHA. Further to the south are two single-family houses, an apartment building and a mixed-use apartment building. North of the SHA development is a commercial office complex with a small street frontage occupied by Monsoon restaurant.



- 1 Country Doctor Community Clinic, Betty Lee Manor & Capitol Court Apartments
- 2 The Park Apartments, 606 19th Avenue E
- 3 Parkside Apartments, 620 19th Avenue E
- 4 Commercial offices, 1818 E Mercer St
- 5 Multifamily housing, 1821 E Mercer St
- 6 Mixed-use building, 501 19th Avenue E

Context: E Mercer Street

E Mercer Street borders the northern edge of the site and maintains the tranquil nature of the surrounding residential streets due largely to the wide planting strips and narrowness of the street. The street is moderately sloped down from west to east. The zoning to either side of the intersection with 19th Avenue E is primarily single-family (SF 5000), with a small pocket of more intensive zoning (NC1-40 and LR2) occurring near the intersection and consistent with encouraging a neighborhood center.

Across E Mercer Street to the north of the proposed site is the relatively blank sidewall of the Park Apartment Building and the front of a two-story wood-framed light industrial building (Wood Specialties). Further to the east, the buildings abruptly change to single-family residences. On the south side of E Mercer and on the opposite side of the alley from the proposed site is a three-story multi-family building (Phoenix Condos).

To the west of 19th Avenue E, E Mercer Street has a highly residential character, supported by the modest scale of the SHA development at the SW corner and the large, heavily landscaped buffer at the office building on the NW corner. Further west on E Mercer Street, the buildings immediately change to single-family residences.



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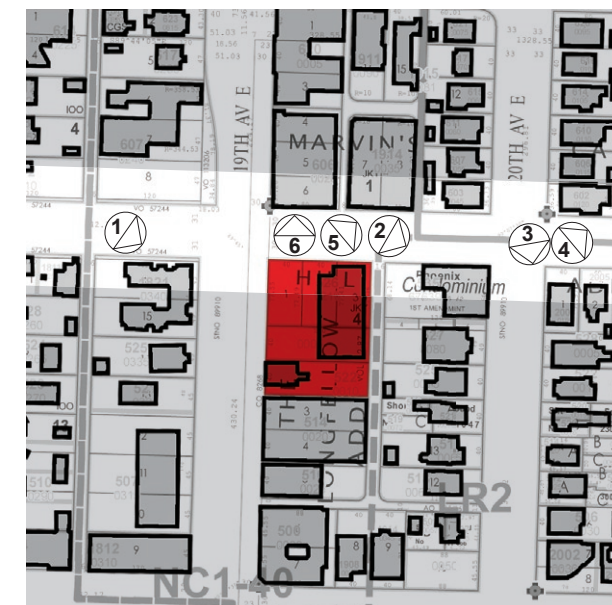
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- 1 Multi-family housing, 1821 E Mercer Street
- 2 Phoenix Condos, 535 20th Avenue E
- 3 Single family residence, 2003 E Mercer St
- 4 E Mercer Street
- 5 Wood Specialties, 1908 E Mercer Street
- 6 The Park Apartments, 600 19th Avenue E

Context: Pedestrian Environment



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The streetscape along 19th Avenue E is characterized by the mature tree canopy that is consistently present from Madison Street north to its terminus at Interlaken Drive E save for some notable exceptions. The sidewalk width fluctuates from block to block, but is usually the width of a typical residential walk (6-feet).

The relationship between the sidewalk and the buildings it passes is dictated by the use of the building. Residential structures, whether single-family houses or multi-family apartments, tend to have large heavily landscaped setbacks with street trees at the curb line. The relationship changes when the building is commercial, as the buildings typically build up to the front lot line with fewer plantings and a stronger street presence. Setbacks at commercial spaces tend to serve as outdoor extensions of the interior space.

In some instances, commercial uses have extended onto the sidewalk where no setbacks have been provided leaving limited space for passers-by and site furniture. Elsewhere commercial spaces have been leased to tenants with no street presence resulting in inactive street fronts.



- 1 Kingfish Cafe, 600 19th Avenue E
- 2 The Park Apartments, 606 19th Avenue E
- 3 Parkside Apartments,
- 4 Monsoon, 615 19th Avenue E
- 5 Multifamily housing, 1821 E Mercer Street
- 6 Apartment building, 509 19th Avenue E
- 7 Capitol Court Apartments, 514 19th Ave E

Context: Existing Site

The project site combines two previously separate lots to form a site of roughly 150' by 120'. Two single-story commercial buildings currently occupy the lot and are proposed to be demolished.

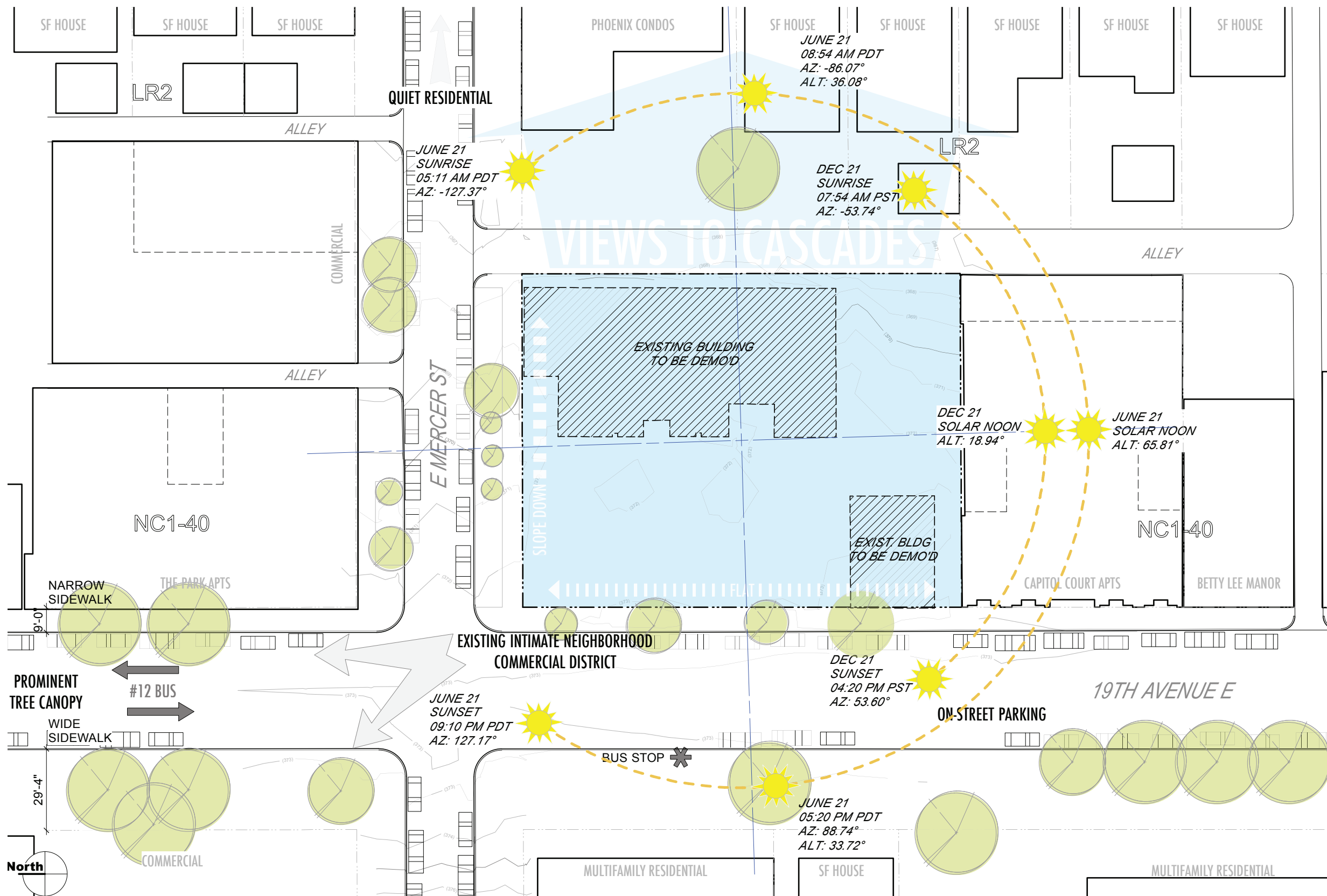
Existing curb cuts, one on 19th Ave E and one on E Mercer St, provide access to an asphalt surface parking lot located in front of the northern building. The surface lot will also be demolished and the curb cuts removed.

A gravel parking lot along the rear lot line of the smaller south lot is currently accessed from the alley and approximates the location of the proposed garage entry.

The four somewhat evenly spaced street trees line the frontage along 19th Ave E are mature European Hornbeams in relatively healthy condition and will be kept. The existing hedge between the sidewalk and surface parking lot will be removed.

Four small ornamental Cherry trees are currently in the planting strip along E Mercer and will likely be affected by utility work. We would like to replace these trees with more substantial street trees and will discuss with SDOT.





Topography

- Relatively flat N-S dropping much more steeply W-E
- A slight rise across site N-S of roughly 6-inches with a drop of 5-6 feet W-E
- Alley relatively flat dropping approximately a foot N-S

Neighboring Buildings

- Four-story Capitol Court Apartments abuts south property line
- Three-story Park Apartments located on 19th Ave E to the north of the site adjacent to a one and two-story light industrial building
- Three-story Phoenix Condos located across the alley on E Mercer St
- 20th Ave E is predominately single-family residences with some recent townhouse developments in the vicinity
- Two-story SHA housing complex located across 19th Ave E adjacent to two single-family residences
- 18th Avenue E predominately single-family residences

Existing Alley

- 16-foot wide improved alley to remain

Street Traffic

- 19th Ave E is a collector arterial connecting to Aloha St to the north and Thomas St to the south
- MT #12 runs N-S on 19th Ave E and is the only bus service within 4 blocks east or west
- E Mercer St is narrow with limited through traffic

Streetscape

- Narrow tree-lined sidewalk along 19th Ave
- Wide planting strip and heavy vegetation along E Mercer St

Solar Access

- Good morning and late afternoon light access; mid-day light impeded by Capitol Court building

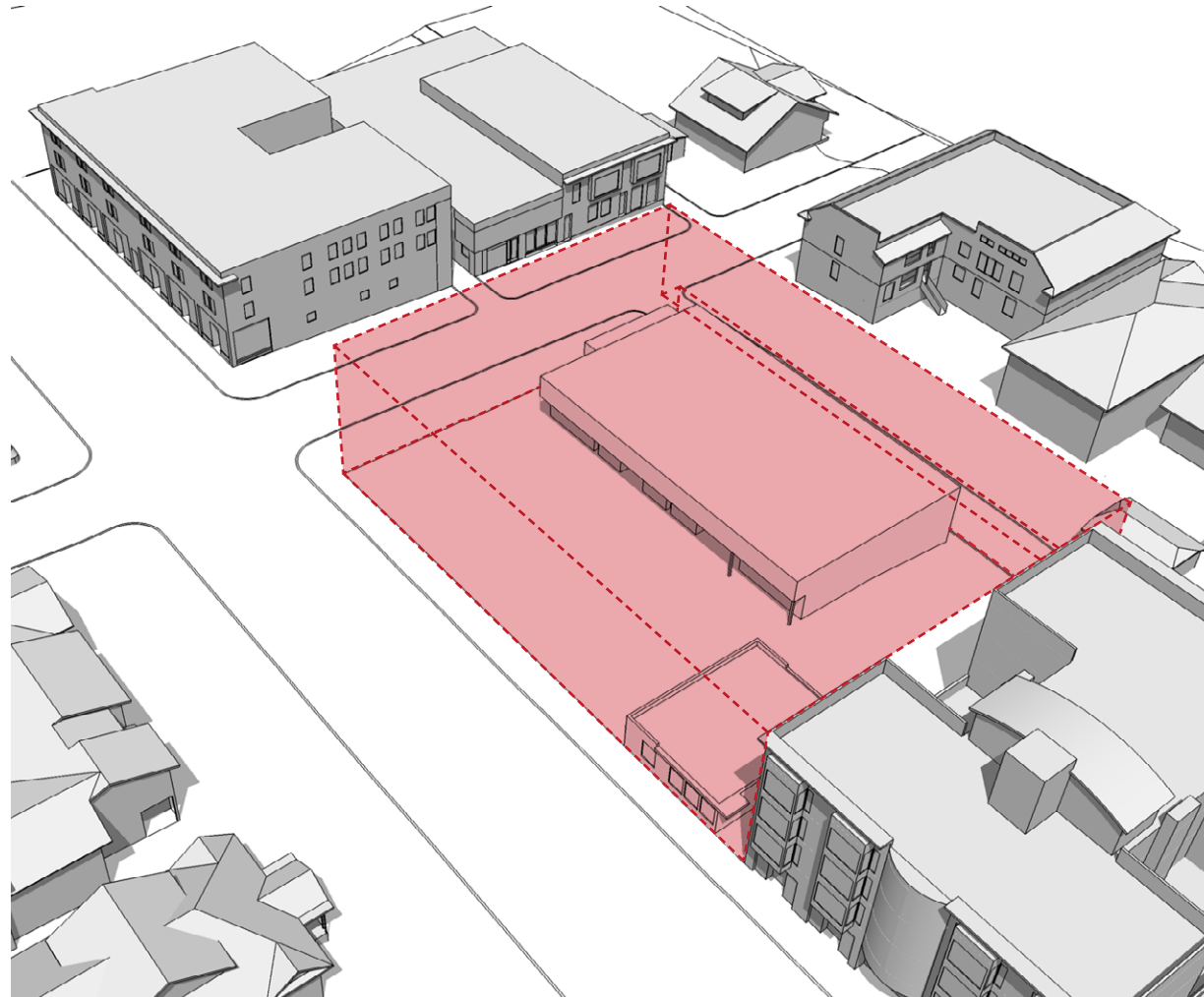
Building Mass

- Desire to reinforce urban edge along 19th Avenue and address corner and unique block structure north to the north

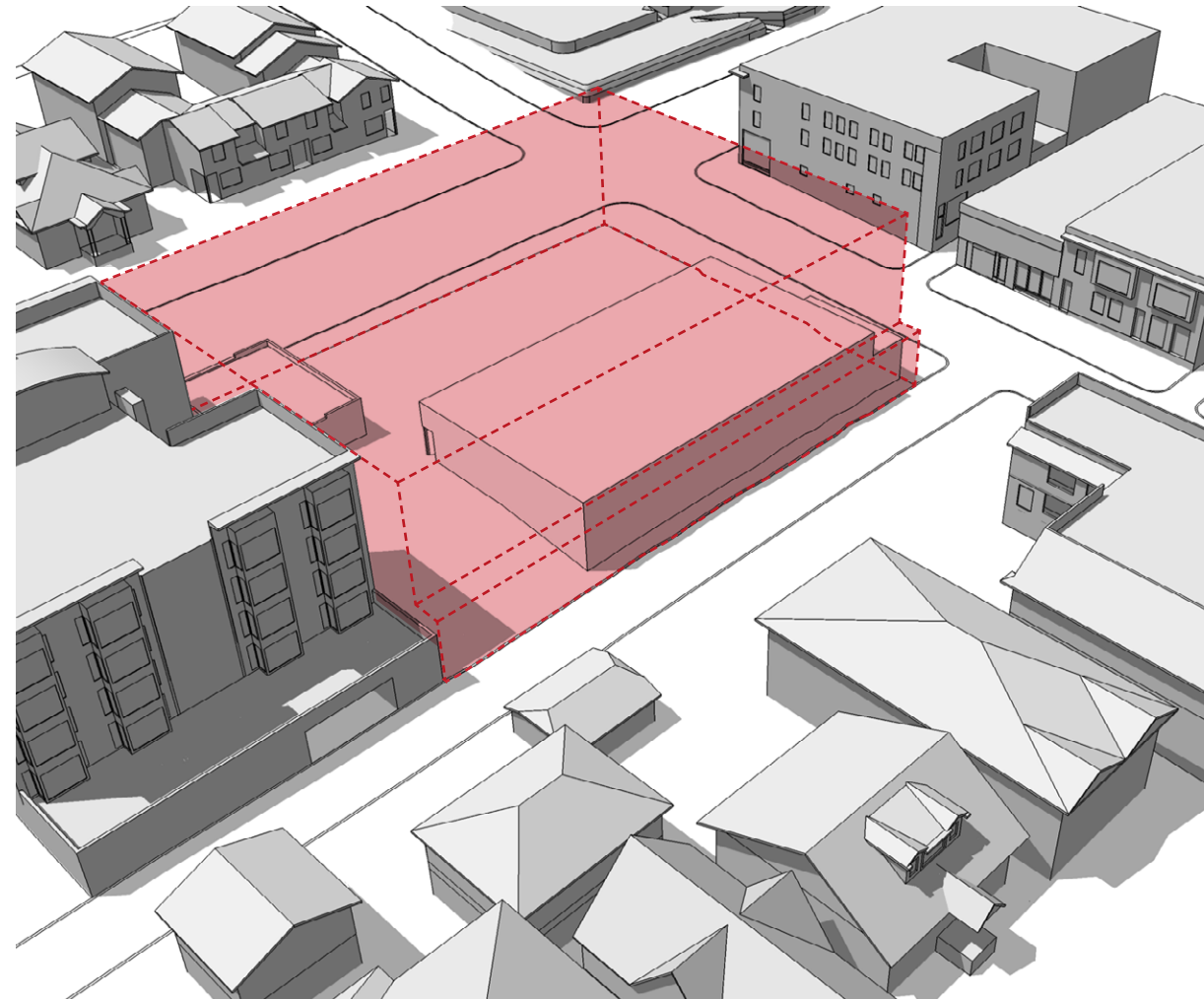
View Access

- Partially tree obscured territorial views to the east likely at the third and fourth levels

Envelope Analysis



View to northeast above 19th Avenue E



View to northwest at alley

Structure Height

- The underlying site zoning specifies a maximum structure height of 40' (SMC 23.47A.012 A)
- A additional four-feet of structure height is permitted when a floor-to-floor height of at least 13' is provided for non-residential uses at street level (SMC 23.47A.012 A1)
- The average grade plane elevation is +371.64' resulting in a maximum elevation of +415.64'

Floor Area Ratio

- The maximum allowable FAR for residential and non-residential mixed-use is 3.25 per SMC23.47A.013 Table A
- The aggregate lot area of the proposed site is 18,944-sf
- The allowable gross area of the building is 61,568-sf
- Portions of the structure that are completely underground are exempt from FAR limitations (SMC 23.47A.013 D6)

Setback Requirements

- A fifteen foot setback required at rear lot line when across an alley from a lot in a residential zone for any portion of a structure above 13-feet up to 40-feet, increasing by 2-feet for each 10-feet above 40-feet (SMC23.47A.014 B3)
- One-half the width of the abutting alley may be counted as part of the required setback (SMC 23.47A.014 B4)

4. Please describe the proponent's development objectives, indicating types of desired uses, approximate structure height, approximate number of residential units, approximate amount of commercial square footage, and approximate number of parking stalls. Please also include potential requests for departures from development standards.

Objectives:

- Provide a lively environment for urban residents, including accommodations for retail and restaurants
- Create a building that is sensitive to the character and scale of the neighborhood
- Preserve existing street trees along 19th Avenue E and expand the public sidewalks to encourage pedestrian activity and promote vitality on the street
- Be a good neighbor. This will inform the project in terms of:
 - Commercial level streetscape design
 - Landscape design & material selection
 - Exterior lighting design
 - Parking access
 - Trash & recycling storage

Desired Uses:

- Market rate residential apartments
- Restaurant and neighborhood retail
- Parking for commercial & residential use

Approximate Structure Size:

The proposed project is a four-story mixed-use building consisting of street-level retail with three levels of apartments above and a single level of below-grade parking. The anticipated building area is approximately 68,000-gsf (inclusive of parking).

The three upper levels and the rear portion of the street level will provide 50 residential units consisting of studios, one and two-bedroom units.

Commercial spaces totaling approximately 6,300-gsf will be located at street level along the primary frontage of 19th Avenue and returning along E Mercer Street.

Parking for approximately 50 vehicles to serve commercial and residential needs. Most of the parking will be located in a below-grade structure accessed from the alley, with additional surface parking along the alley.

Potential Requests for Design Departures:

SMC 23.47A.016 D1: Screening & Landscaping Requirements

SMC 23.47A.032 G Parking Location & Access (refers to the aforementioned section)

Surface parking across an alley from a lot in a residential zone is required to have a five-foot landscape buffer and six-foot high screening along the lot line. Considering the existing parking uses along both sides of the alley and the dearth of parking in the neighborhood, we request a departure to allow parking spaces accessed directly from the alley. To mitigate the appearance of the surface parking, we propose the use of permeable paving, such as grasscrete, and the planting of trees and other landscape.

SMC 23.47A.024 A: Resident Amenity Area

Amenity area equal to 5% of the residential gross floor area is required. The preferred alternate provides 1,412-sf of qualifying amenity area (2,319-sf required). Individual balconies along the alley total another 426-sf, but their dimension (4-feet) does not meet the minimum depth requirement.

A large open terrace adjacent to the restaurant and a widened sidewalk along 19th Avenue are intended to draw activity to the edges of the building. These areas (1,008-sf & 773-sf respectively) will provide a community amenity we feel is in the spirit of the amenity area requirement.

SMC 23.54.030 D3: Driveways

No portion of a driveway is to exceed a slope of 15%. We propose allowing a slope of approximately 20% to access the below-grade parking structure as necessitated by the existing site conditions. The proposed garage entry is located at the lowest point of the site. The overall elevation change from the existing alley to the proposed parking structure is approximately 4½-feet. The top and bottom of the ramp will provide an appropriate crest and sag.

SMC 23.54.030 B2: Parking Space Ratios

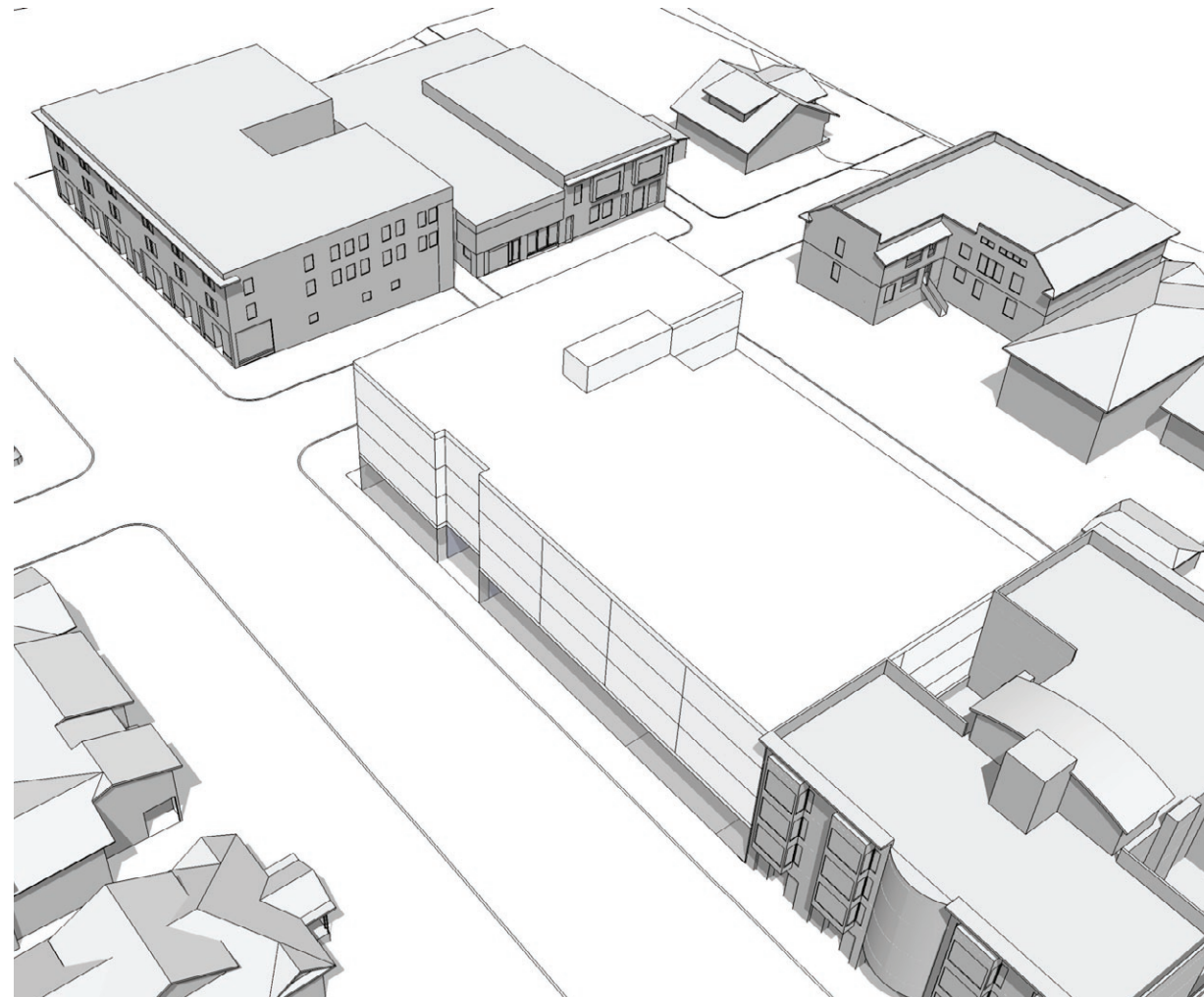
When providing 10 or fewer commercial parking spaces, at least 75% of the spaces are required to be large spaces and up to 25% can be small spaces. When eleven to nineteen commercial parking spaces are provided, at least 35% if the spaces are required to be large spaces and up to 65% can be small spaces.

Should parking be allowed to occur off alley as shown in the preferred alternate, we propose designating these spaces for commercial use and reserve the structured spaces for residential use only. In this instance all commercial parking spaces would be considered small spaces, but the number of commercial spaces provided (13 - 14 spaces) would exceed the required number of commercial spaces (6 - 11 spaces depending on the configuration of the terrace space) and be more readily accessed by commercial patrons.

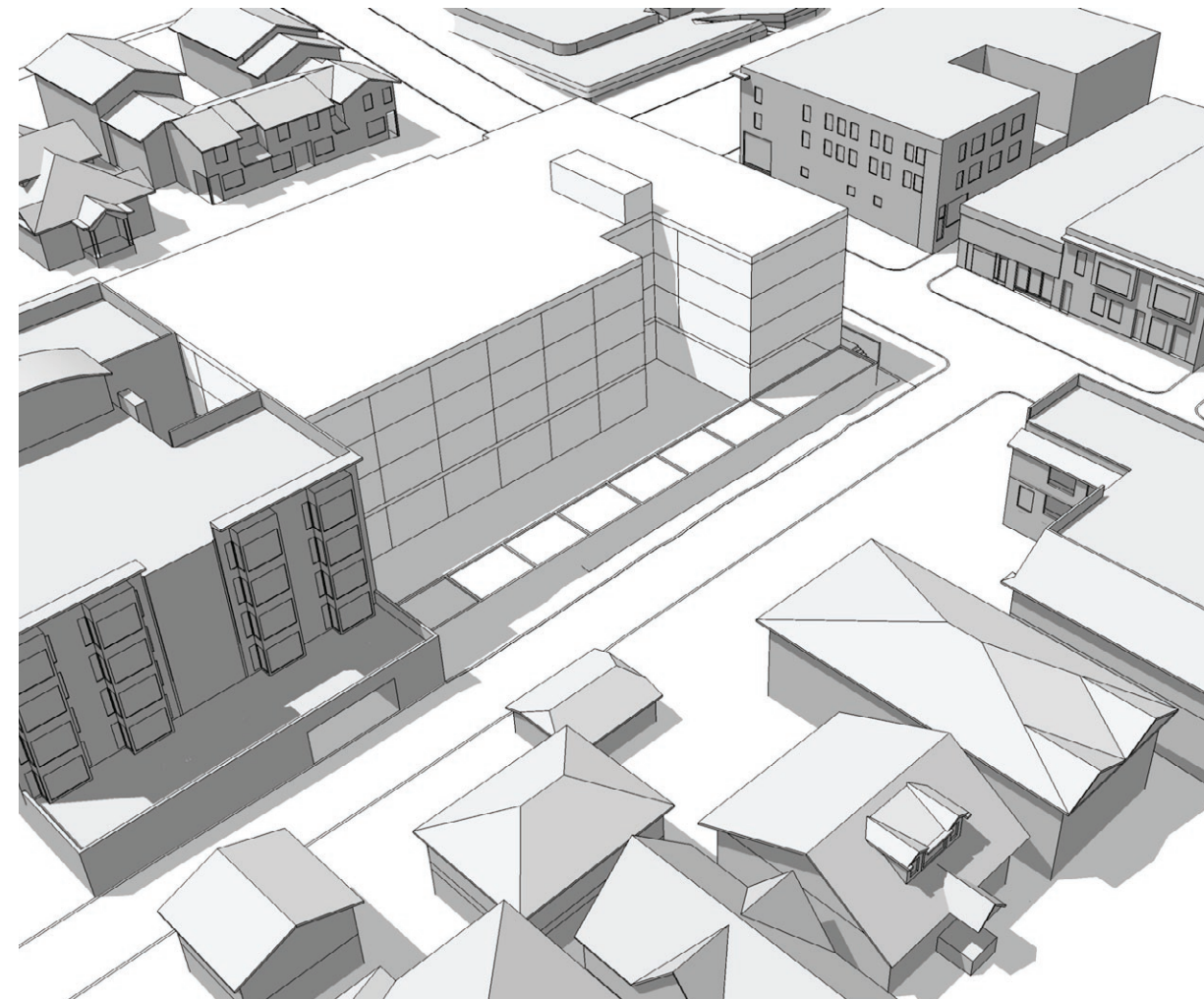
List of Pertinent Design Guidelines:

- A-1: Responding to site characteristics
 - Minimize shadow impacts
 - Preserve existing vegetation
- A-2: Streetscape compatibility
 - Retain or increase sidewalk width
- A-3: Entrances visible from the street
 - Entries identifiable from the street
- A-4: Human activity
 - Sidewalk retail opportunities
 - Outdoor eating and drinking activities
- A-5: Respect for adjacent sites
 - Siting should respect adjacent buildings
- A-7: Residential open space
 - Quasi-public open space
 - Open space visible to public
 - Retain mature street trees
- A-10: Corner lots
 - Orient buildings to the corner
- B-1: Height, bulk and scale
 - Scale and massing compatible with surroundings
 - Pedestrian friendly commercial
- C-2: Architectural concept and consistency
 - Elements, details and massing should create a well proportioned and unified building form
 - Exhibit an overall architectural concept
- C-3: Human scale
 - Incorporate features, elements and details to achieve a good human scale
- C-4: Exterior finishes
 - Building exteriors should be constructed of durable and maintainable materials
- D-1: Pedestrian open spaces & entrances
 - Provide entryways that link the building to the surrounding landscape
- D-6: Screening dumpsters, utilities and service areas
 - Consolidate and screen dumpsters
- E-2: Landscape to enhance building & site
 - Enhance character and aesthetic qualities of neighborhood development

Design Proposal: Alternate 1 – L-Scheme



View to northeast above 19th Avenue E



View to northwest at alley

The L-Scheme provides continuous retail at street level while attaining an efficient, three level residential floor plate that accommodates a range of unit types as well as access to light, air and open space.

6,500-sf of street-level retail space apportioned between a restaurant at the north end of the site and a dividable retail space to the south of the resident entry.

Three and a half residential levels yield 51 units comprised of 12% two-bedroom units, 35% one-bedroom units and 53% studio units, and an average unit size of 725-sf.

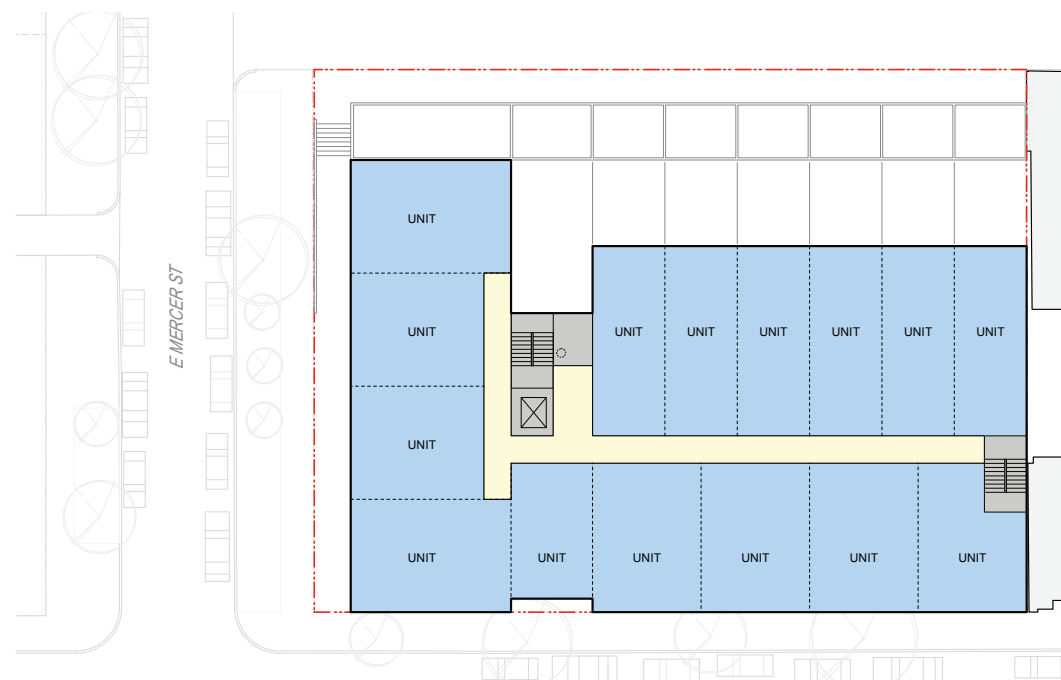
A fully enclosed parking garage accessed at the southeast corner of the site contains 45 parking spaces, with eight spaces dedicated for commercial use. The remaining 37 spaces achieve a 0.72 resident parking ratio.

Advantages

- Efficient layout
- Provide landscaped buffer along alley
- Terrace adjacent to restaurant

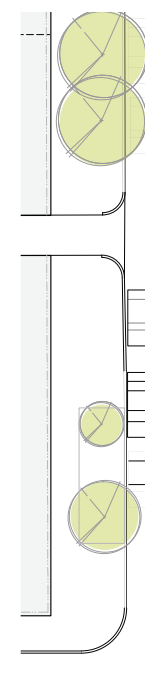
Disadvantages

- Abuts sidewalk
- Encloses lightwell of adjacent building
- Depth of residential units
- Does not provide the ratio of unit types or sizes desired
- All parking must access garage



Typical residential level

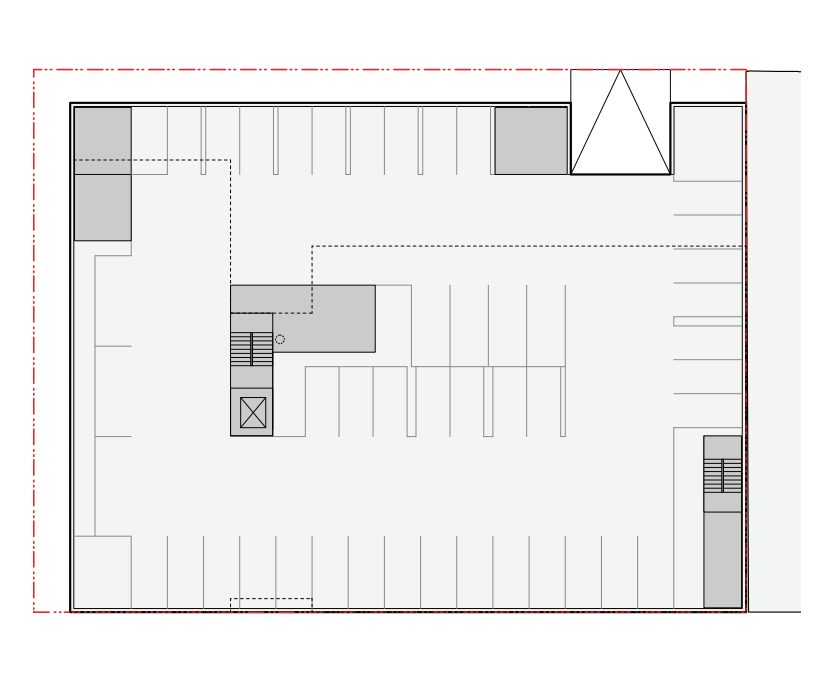
19TH AVENUE E



Street level



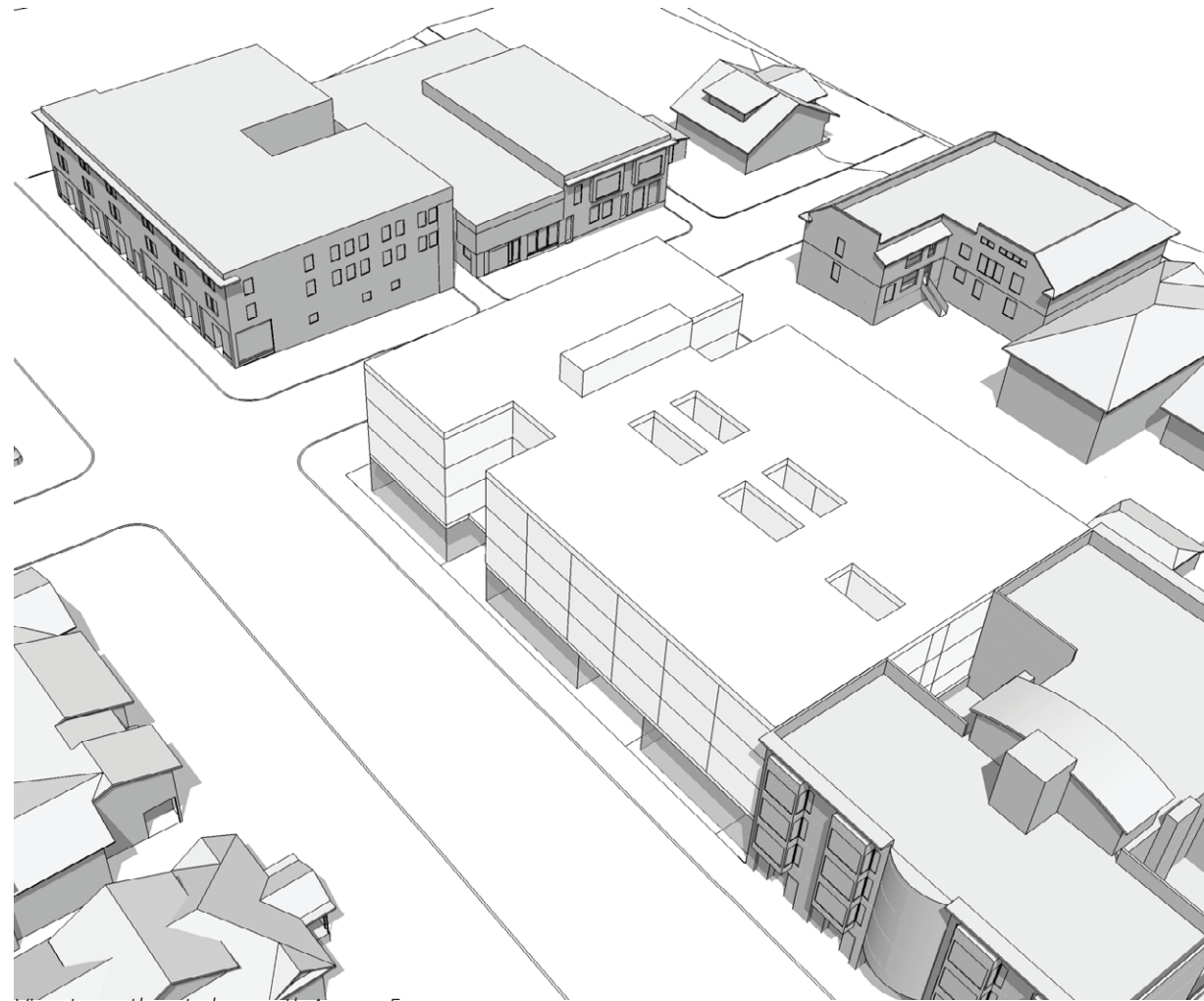
19TH AVENUE E



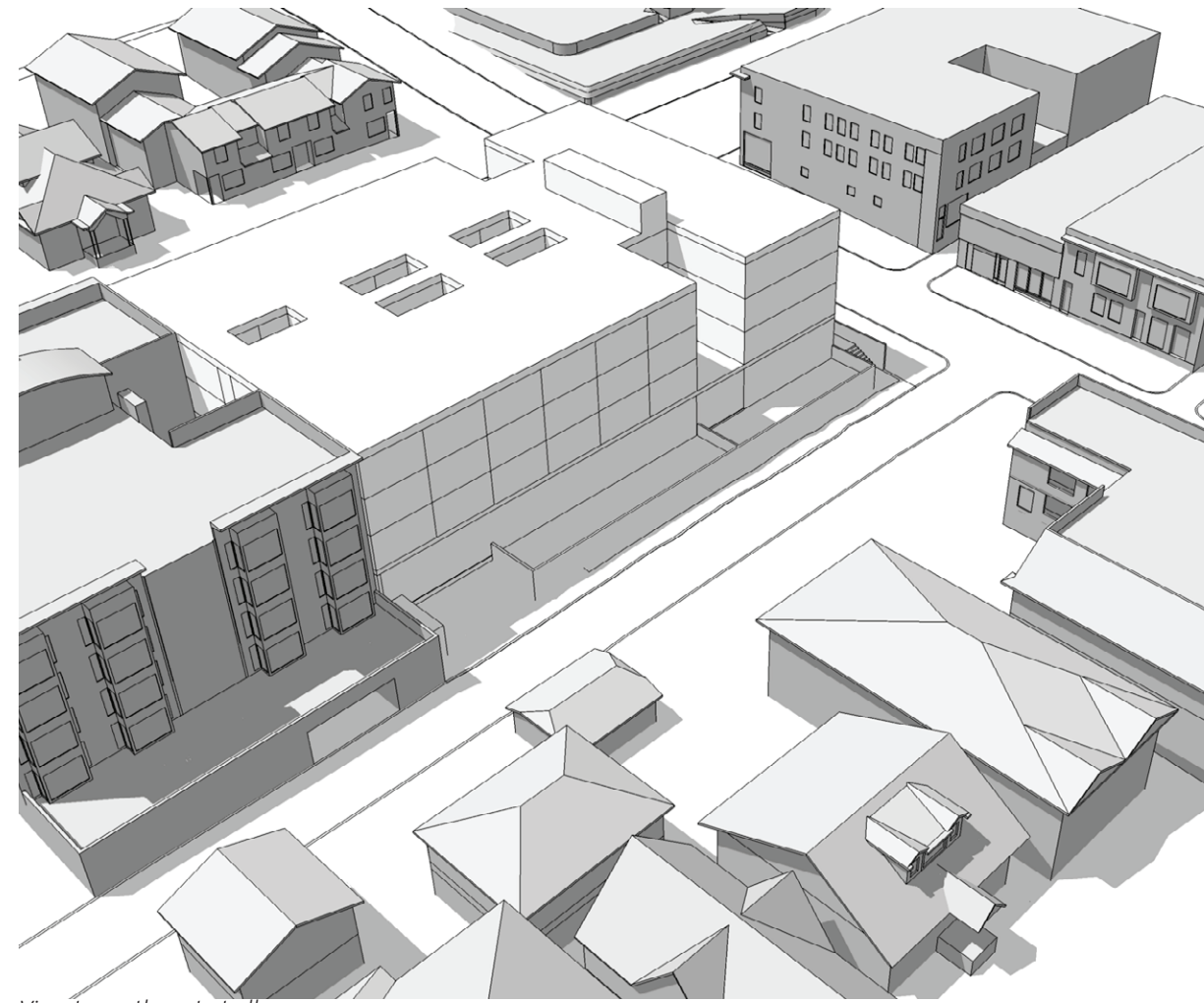
Parking level



Design Proposal: Alternate 2 – Lightwell Block



View to northeast above 19th Avenue E



View to northwest at alley

The Lightwell Block maximizes commercial space at street level and achieves a dense, highly efficient three level residential floor plate that addresses liabilities associated with deep units by introducing light wells to provide access to light and ventilation.

Approximately 12,000-sf of restaurant, retail and office space provided, in addition to a wider restaurant terrace.

The three residential levels yield 48 units comprised of 13% two bedroom units and 87% one bedroom units with an average unit size 700-sf.

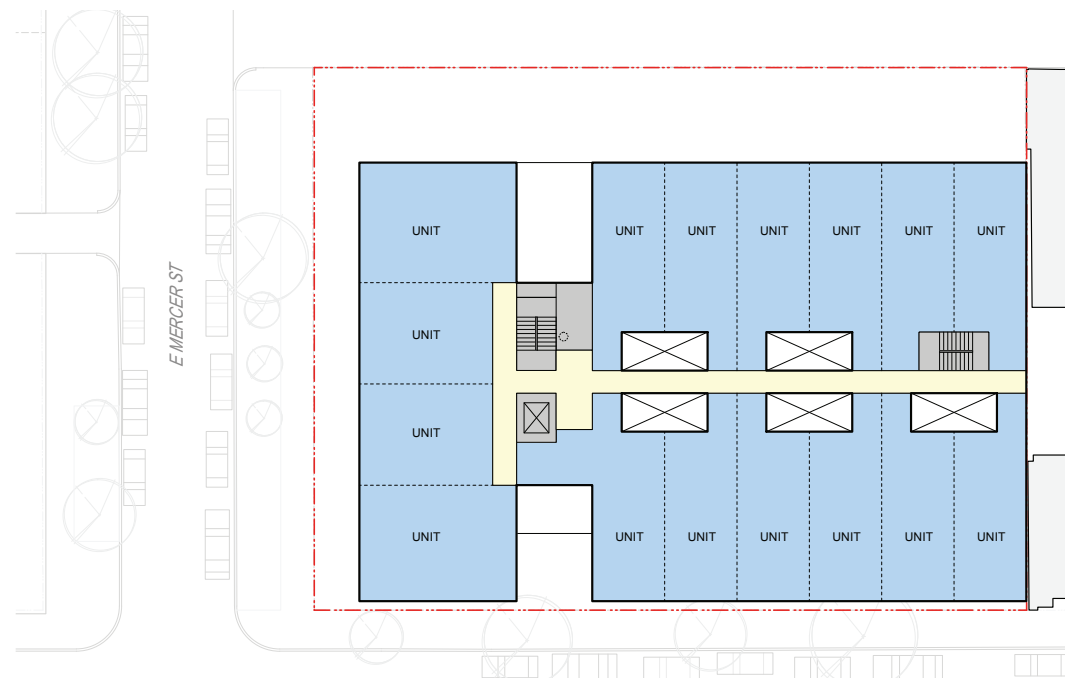
A fully enclosed parking garage accessed at the southeast corner of the site contains 46 parking spaces with 15 required for commercial uses. The remaining 31 spaces achieve a 0.65 resident parking ratio.

Advantages

- Very efficient layout
- Landscaped buffer along alley
- Wider terrace adjacent to restaurant
- Wider sidewalk along 19th Avenue

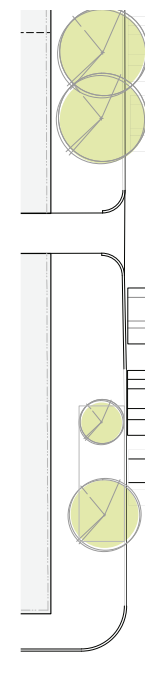
Disadvantages

- Depth of commercial space suitable for offices only
- Encloses lightwell of adjacent building
- Lacks desired quantity and size of units as well as diversity
- All parking must access garage



Typical residential level

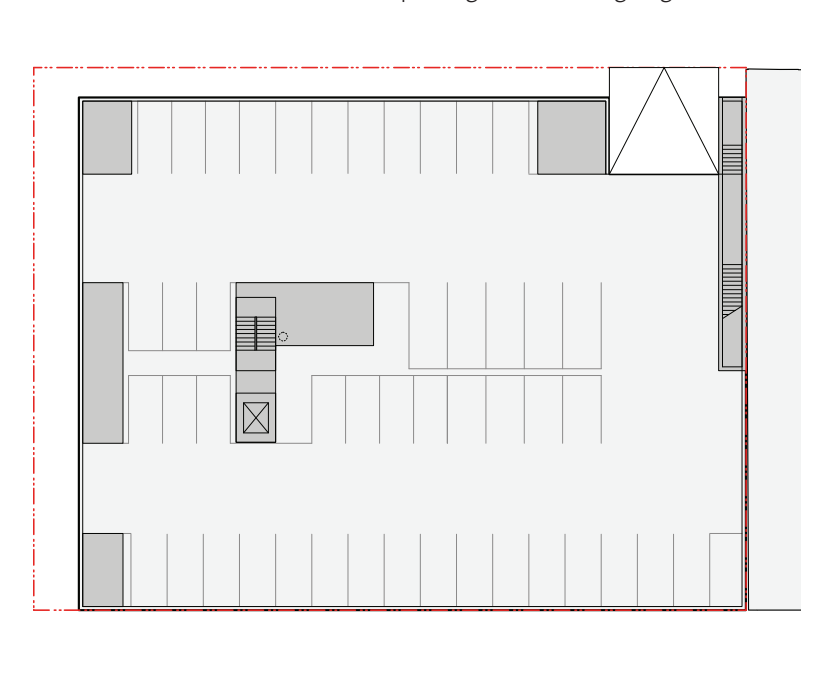
19TH AVENUE E



Street level



19TH AVENUE E



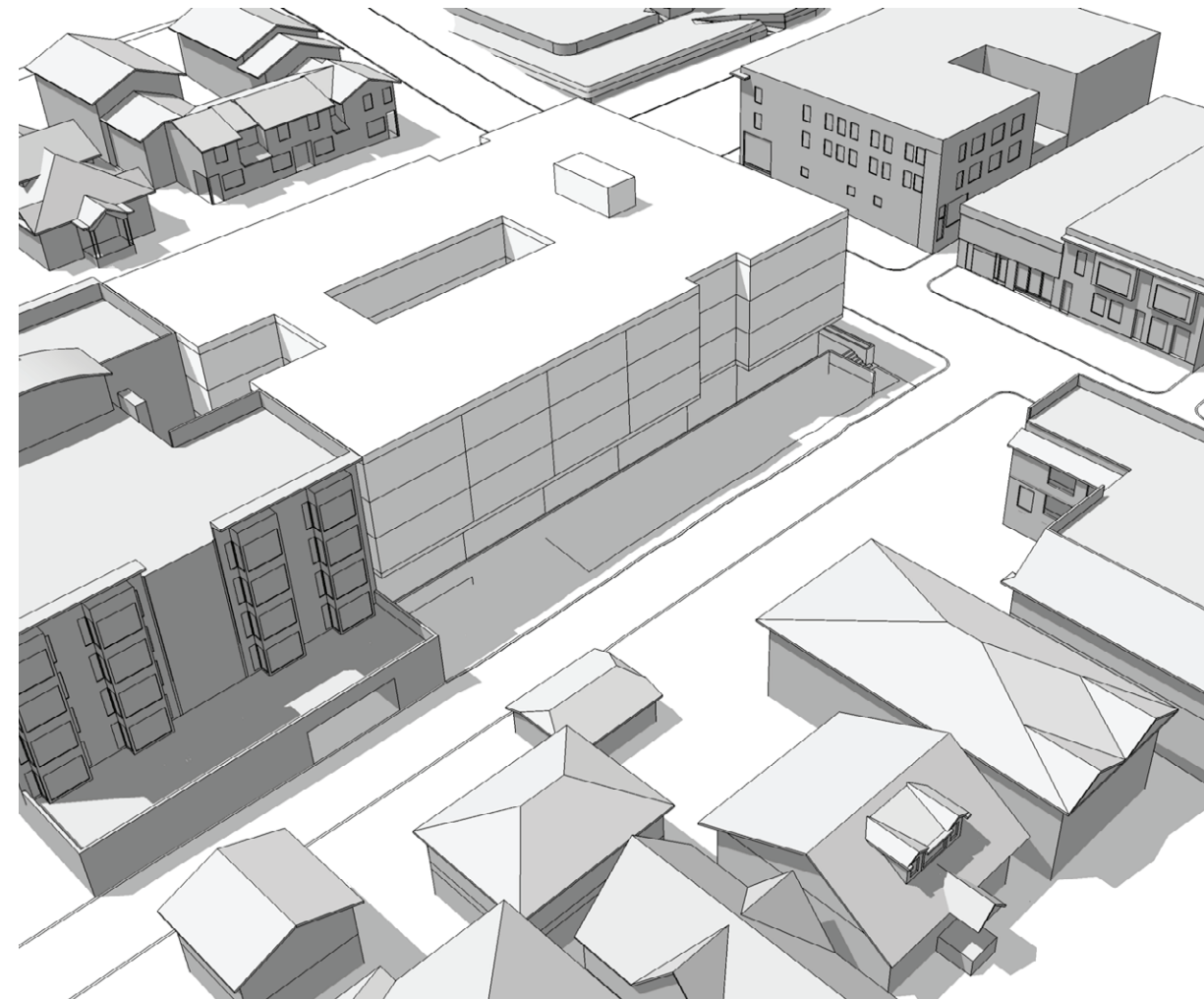
Parking level



Design Proposal: Alternate 3 – Courtyard Block (Preferred)



View to northeast above 19th Avenue E



View to northwest at alley

Like the previous alternates, the Courtyard Block provides continuous retail at street level, but with a marginally less efficient residential floor plate above.

Approximately 6,200-sf of commercial space is provided at street level along with a widened restaurant terrace and sidewalk along 19th Avenue.

Three and a half residential levels yield 50 residential units comprised of 26% two bedrooms, 42% one-bedrooms and 32% studio units with an average unit size of 760-sf and nearly 2,000-sf of residential storage.

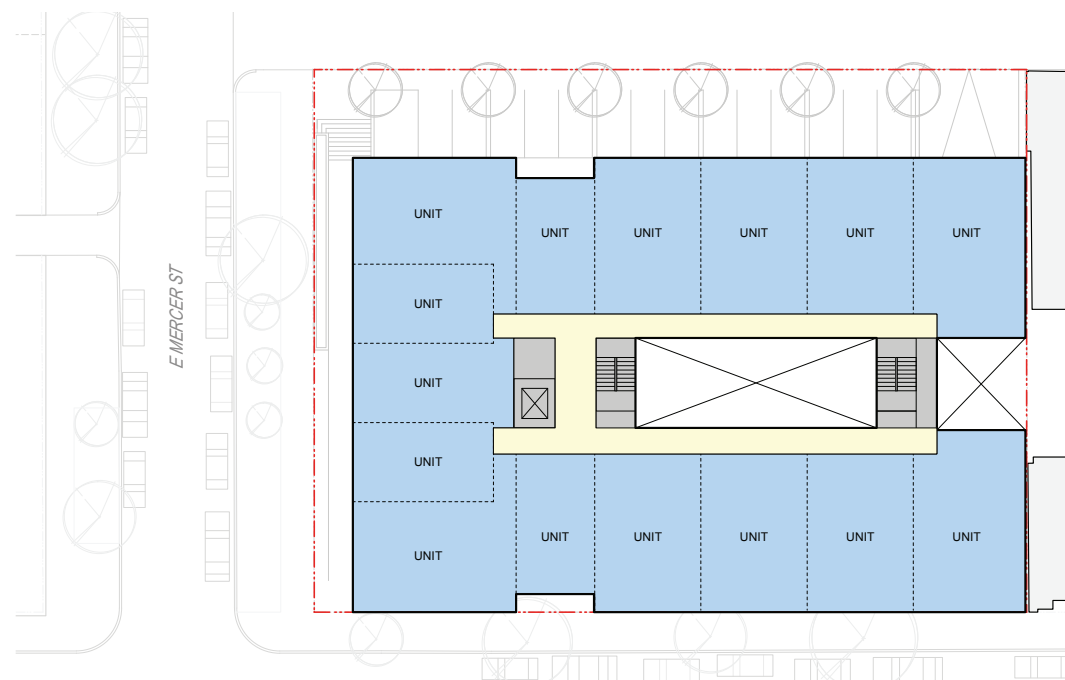
An enclosed parking garage entered near the southeast corner of the site contains 35 parking spaces with an additional 14 surface parking spaces located off alley. Six spaces are required for commercial use leaving 43 spaces for a 0.86 resident parking ratio.

Advantages

- Provides day-lit, ventilated corridor
- Minimizes garage size
- Wider terrace adjacent to restaurant
- Wider sidewalk with weather protection
- Addresses courtyard of adjacent building

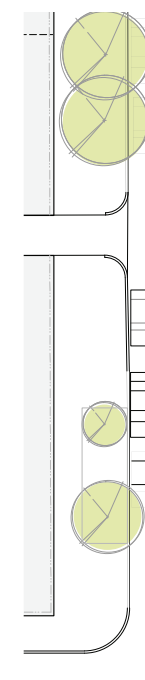
Disadvantages

- Parking along alley requires departure
- No sight triangle at garage entry
- Requires counting public space to satisfy resident amenity space requirement



Typical residential level

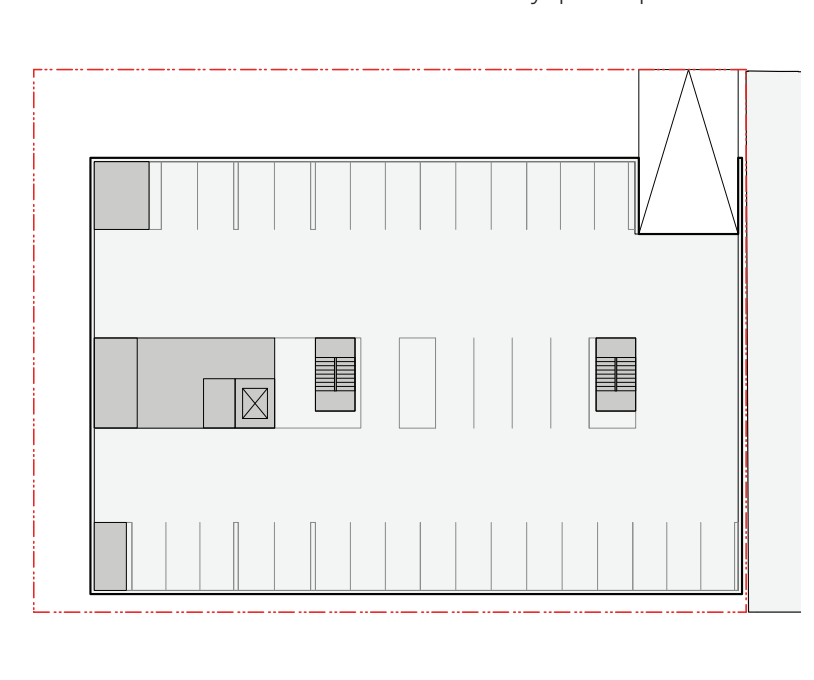
19TH AVENUE E



Street level



19TH AVENUE E



Parking level

Representative Projects

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

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

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



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- 1 Agnes Lofts, 1433 12th Avenue
- 2 Pearl Apartments, 1530 15th Avenue
- 3 2026 E Madison Mixed-Use Building (un-built)
- 4 Willis Condos, 720 Queen Anne Ave N
- 5 Ventana at the Market, 2100 Western Ave
- 6 SCCA Patient House, 207 Pontius Ave N
- 7 Bernard Apartments, 115 Warren Ave N
- 8 Belroy Apartments, 703 Bellevue Ave E (under construction)
- 9 11th Ave Apartments, 1424 11th Avenue (un-built)
- 10 Banner Building, 2600 Western Avenue



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