

COUNTRY DOCTOR

MEDICAL CLINIC & APARTMENT HOUSING
510 19TH AVENUE EAST



DESIGN REVIEW RECOMMENDATION MEETING #2 - April 12th 2017
EAST DESIGN REVIEW BOARD- DPD PROJECT # 3019411

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RESPONSE TO BOARD: FACADE COMPOSITION - WEST ELEVATION

FACADE COMPOSITION - WEST ELEVATION

The Board provided the following feedback at our February 22, 2017 DR Recommendation Meeting:

- A. **FACADE COMPOSITION - GENERAL DESIGN CLARITY**
The project included office uses on the first and second floors, with residential units on floors three and four. The architect explained that the intent of the west façade composition was to express the internal programming. Brick was proposed along the ground level, with cement panel on floors two through four. Windows in a grouped pattern on floors three and four are intended to express a residential character and nod to the bays of adjacent development. The Board supported the concept expressing the internal programming on the west elevation and the use of brick and dark colors. However, concern was expressed that the composition was difficult to understand – namely the window patterns and horizontal band at the second floor. The Board agreed the number/variety of window patterns should be simplified. The horizontal band was described as an anomaly as it did not appear to successfully relate to the first floor below or third and fourth floors above. The Board recommended further development of the west elevation. Extending the brick up to the second floor would be supported. Wrapping materials around from the west to south elevations is important. (DC2-C, DC2-D)
- B. **RESPONSE TO ADJACENT CONTEXT**
The Board was not convinced that the façade composition was a successful response to the adjacent context. Include in the packet elevations that include adjacent structures.
- C. **VENT LOCATIONS**
The Board requested vent locations be shown on all elevations (DC2-C, DC2-D).

OLD DESIGN FROM DR 1



RESPONSE TO BOARD: FACADE COMPOSITION - WEST ELEVATION

SCHEME 1 (PREFERRED)



SCHEME 1 REVISIONS IN RESPONSE TO BOARD FEEDBACK

1. Facade Composition - The second floor window sizes and locations have been reconfigured to create a stronger relationship with the storefront occurring at the floor level below. By bringing the same lap siding material from the upper stories to meet the edge of the brick, the second story serves as a transition.
2. Response to Adjacent Context - The head height of the second floor windows has been lowered for a better fit with the neighboring building to the north.
3. Response to Adjacent Context - The transition from brick veneer to fiber-cement siding has been lowered to align with a projecting stucco accent on the existing Country Doctor facade to the south. A projecting metal trim accent is now also proposed to occur at this location, which is intended to match the profile of the existing stucco accent.
4. Facade Composition - Fiber-cement lap siding now occurs at the west facade, starting at the top of the brick veneer, and extending to the top of the parapet at the fourth floor level. The lap siding is intended to create a more unified field for the second, third and fourth floor facade areas. The material also relates back to the existing building at 510 19th Avenue East, which is clad in dark green lap siding.
5. Use of Color - Dark colors and materials remain proposed for this facade, but the sheet metal finish at the third and fourth floor projecting bay trim has been made lighter, to provide more contrast between this feature and the body of building, and strengthen this feature's presence.
6. Vent Locations - No wall vents are proposed to occur at the west facade.

SCHEME 2 (BOARD SUGGESTION)



SCHEME 2 (BOARD SUGGESTION)

At our February 22, 2017 DR Recommendation Meeting, the Board expressed support for extension of the brick veneer up through the second floor level. Scheme 2 was created by revising Scheme 1 to show the brick veneer extending to the head height of the second floor windows. We contend that Scheme 2 is not as successful as Scheme 1 for the following reasons:

- Design Clarity - The brick material was chosen for this project because of its ability to convey a sense of quality and permanence. Its extension would enhance this expression, but it also creates an uncomfortable proportion of brick-to-siding (1/2 - 1/2), as compared to the proportion provided in Scheme 1 (1/3 - 2/3).
- Response to Adjacent Context - The transition from brick to siding in Scheme 1 aligns with a stucco accent feature on the existing Country Doctor building to the south. Extension of the brick through the second floor level eliminates this contextual association.

RESPONSE TO BOARD: FACADE COMPOSITION - SOUTH ELEVATION

FACADE COMPOSITION - SOUTH ELEVATION

The Board provided the following feedback at our February 22, 2017 DR Recommendation Meeting:

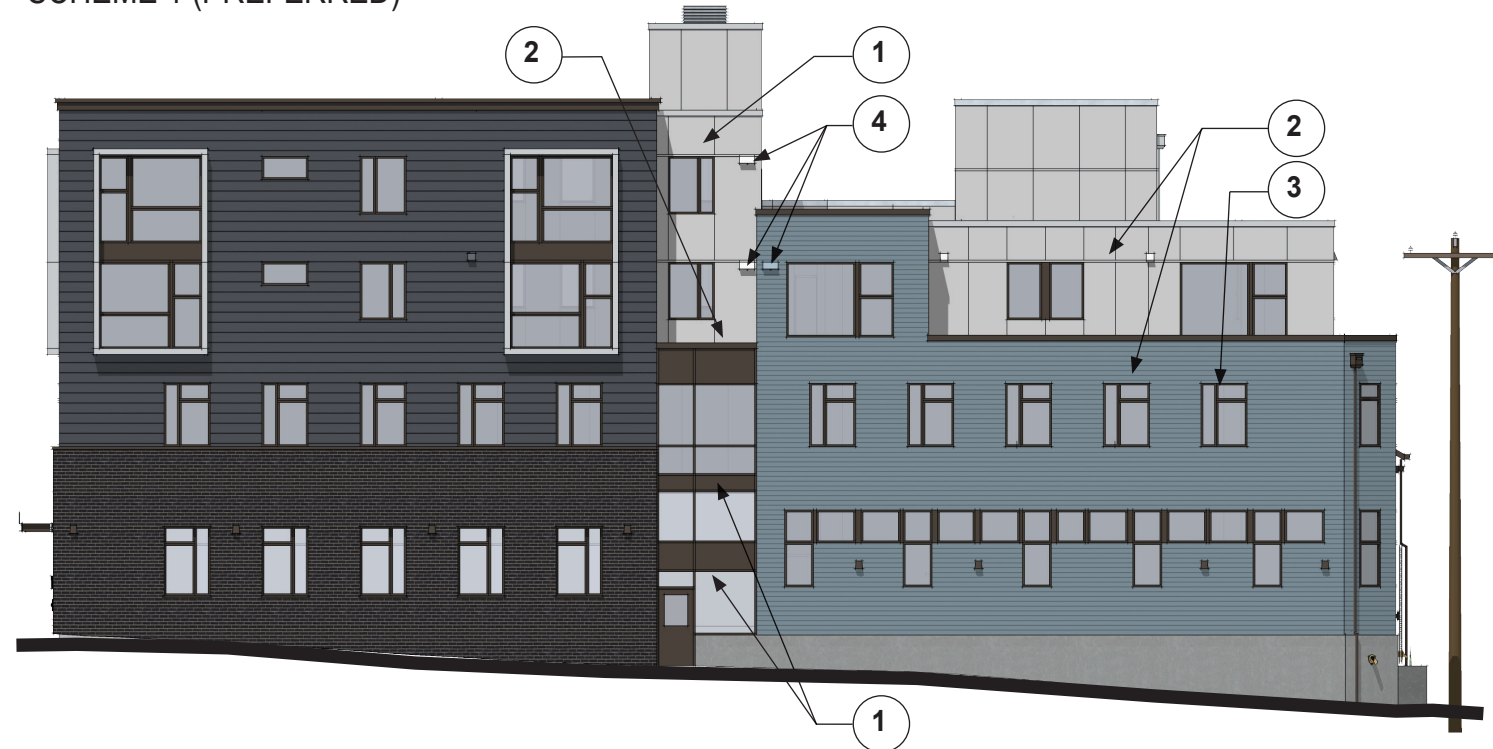
- A. GENERAL DESIGN CLARITY (BUILDING MASSING, GASKET EXPRESSION)
The south elevation has the appearance of two masses, separated by a vertical application of glazing. The Board described this condition as a type of transparent gasket that successfully breaks down the perceived mass of the structure. In further refinement of the façade composition, maintain this gasket expression. (DC2-C, DC2-D)
- B. USE OF COLOR
Again, in discussing the south elevation, the Board noted the architect’s intent of a commercial character for the front mass and a residential character for the rear. The Board supported this concept, but questioned whether it was necessary. Agreeing with public comment, the Board recommended the application of lighter colors at this south elevation to ensure the maximization of light. This lighter color application should also wrap to the east elevation. (DC2-C, DC2-D)
- C. HORIZONTAL EXPRESSION OF EAST VOLUME
The east volume proposed a window pattern with a strong horizontal expression at the first and second floors. The Board supported this fenestration alignment, but expressed concern that the horizontal language did not respond to the window patterns above. The Board recommended a stronger relationship of all windows on the south elevation of the east volume (DC2-C, DC2-D).
- D. VENT LOCATIONS
The Board requested vent locations be shown on all elevations (DC2-C, DC2-D).

OLD DESIGN FROM DR 1



RESPONSE TO BOARD: FACADE COMPOSITION - SOUTH ELEVATION

SCHEME 1 (PREFERRED)



SCHEME 2 (BOARD SUGGESTION)



SCHEME 1 REVISIONS IN REPONSE TO BOARD FEEDBACK

1. Building Massing, Gasket Expression - The general approach towards the building's massing has remained, with a glazed gasket separating the front (public) half of the building from the rear (private) half. The amount of glazing within the gasket has been reduced in response to programmatic and cost constraints (opaque metal panels are proposed where glazing was illustrated in the pervious scheme). The color of the painted siding in the gasket area has been lightened (to enhance the gasket expression up through the top of the building).
2. Use of Color - Lighter paint colors are now proposed for the siding occurring above both the glazed gasket and rear half of the building.
3. Horizontal Expression of East Volume - The horizontal accent bands of siding at the east volume of this facade have been removed, and the window configurations at the second floor level have been revised to provide a composition with vertical proportions. A single window type is now proposed for all second floor clinic spaces, and the proportions of this window type are derived from the first floor clinic windows that occur in the brick veneer.
4. Vent Locations - The locations of wall vents occurring at the south facade have been indicated (see above and Colored Elevations on page 12).

SCHEME 2 (BOARD SUGGESTION)

At our February 22, 2017 DR Recommendation Meeting, the Board expressed support for extension of the brick veneer up through the second floor level. Scheme 2 was created by revising Scheme 1 to show the brick veneer extending to the head height of the second floor windows. We contend that Scheme 2 is not as successful as Scheme 1 for the following reasons:

- Design Clarity - The brick material was chosen for this project because of its ability to convey a sense of quality and permanence. Its extension would enhance this expression, but it also creates an uncomfortable proportion of brick-to-siding (1/2 - 1/2), as compared to the proportion provided in Scheme 1 (1/3 - 2/3).

RESPONSE TO BOARD: FACADE COMPOSITION - EAST ELEVATION

FACADE COMPOSITION - EAST ELEVATION

OLD DESIGN FROM DR 1

The Board provided the following feedback at our February 22, 2017 DR Recommendation Meeting:

- A. **ACTIVATION OF NORTH/SOUTH ALLEY**
In response to the Board's EDG guidance to activate the adjacent (north-south) alley, the proposal included an intricate metal screen, door, and green screen at the ground level. The Board supported the graphic metal screen, door, and green screen, but questioned the viability of plants on the east elevation. To mitigate this concern, the Board recommended reducing the size of the green screen to wrap the door only, rather than span the width of the metal screen. The Board requested vent locations be shown on all elevations. (CS2-B, PL1-A, DC2-B, DC2-D)



RESPONSE TO BOARD: FACADE COMPOSITION - EAST ELEVATION

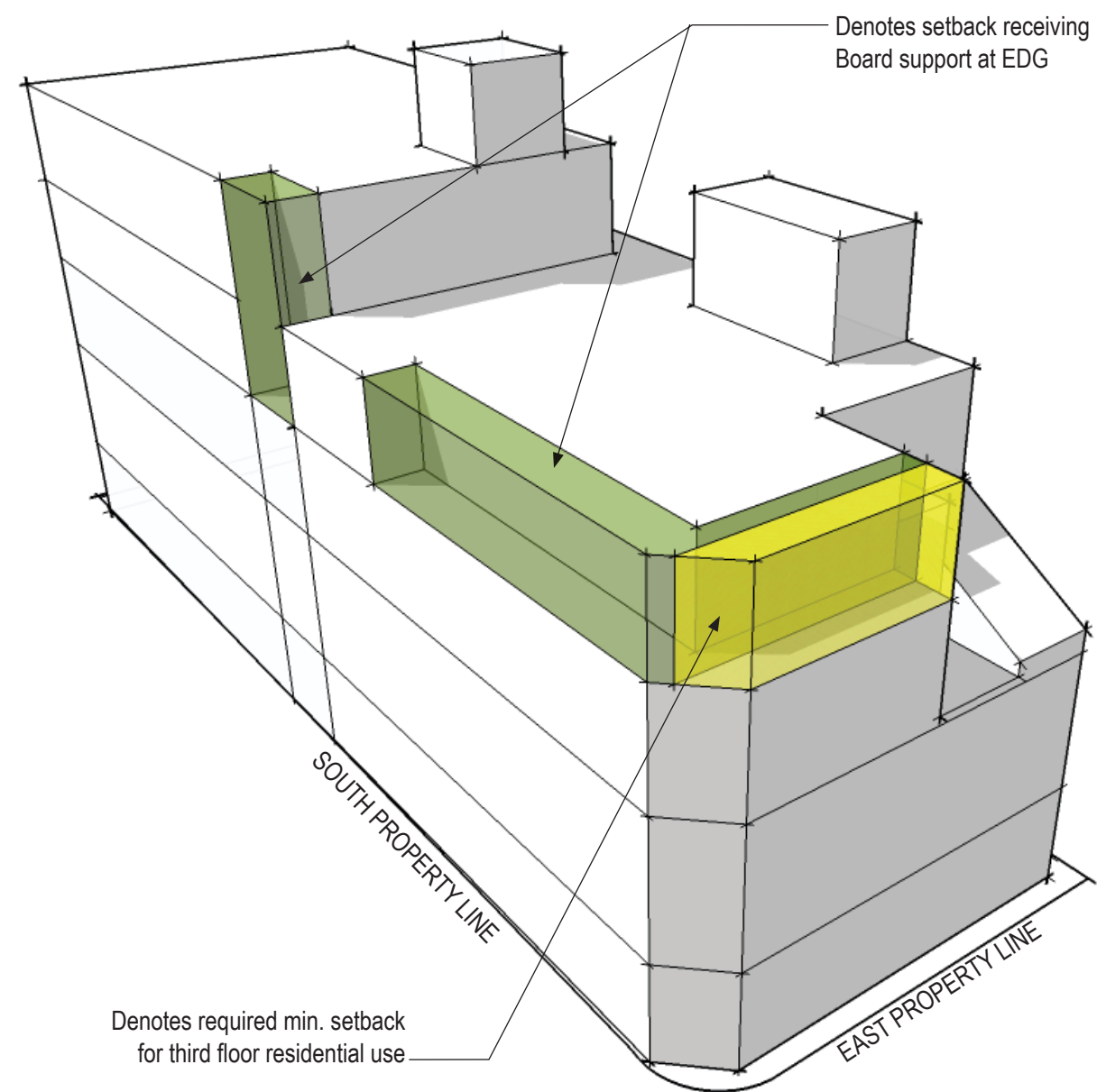
SCHEMES 1 & 2



SCHEME 1 & 2 - REVISIONS IN RESPONSE TO BOARD FEEDBACK

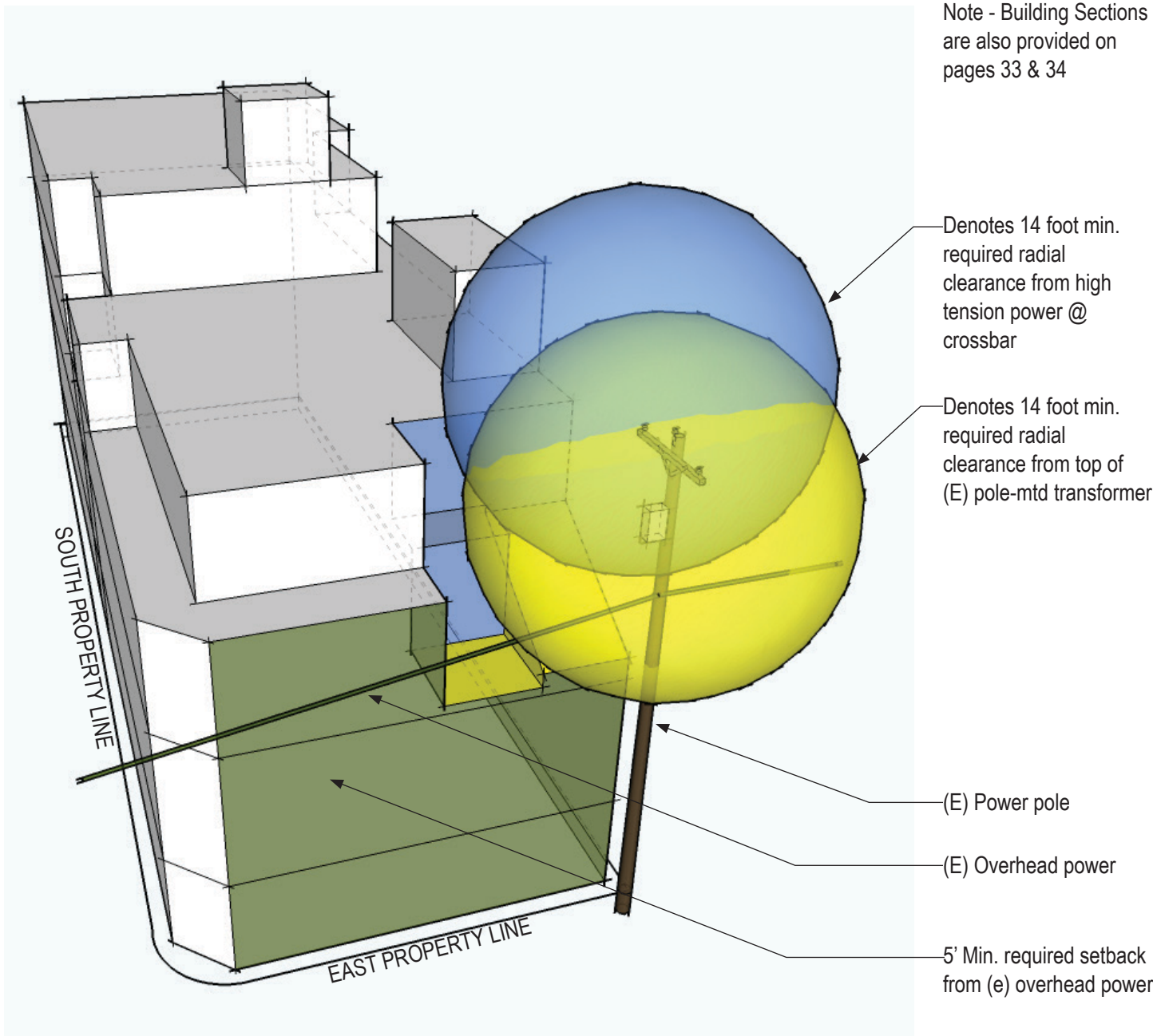
1. Green Screen - The extent of proposed green screen has been limited to the wall area directly above the (2) proposed planters.
2. Use of Color - Lighter paint colors are now proposed for the siding.
3. Facade Composition - Water jet-cut painted metal scale figures representative of the Country Doctor logo are proposed to occur at the sliding trash enclosure gates.
4. Vent Locations - The locations of wall vents occurring at the east facade have been indicated (see above and Colored Elevations on page 13).

RESPONSE TO BOARD: SETBACK DIAGRAMS



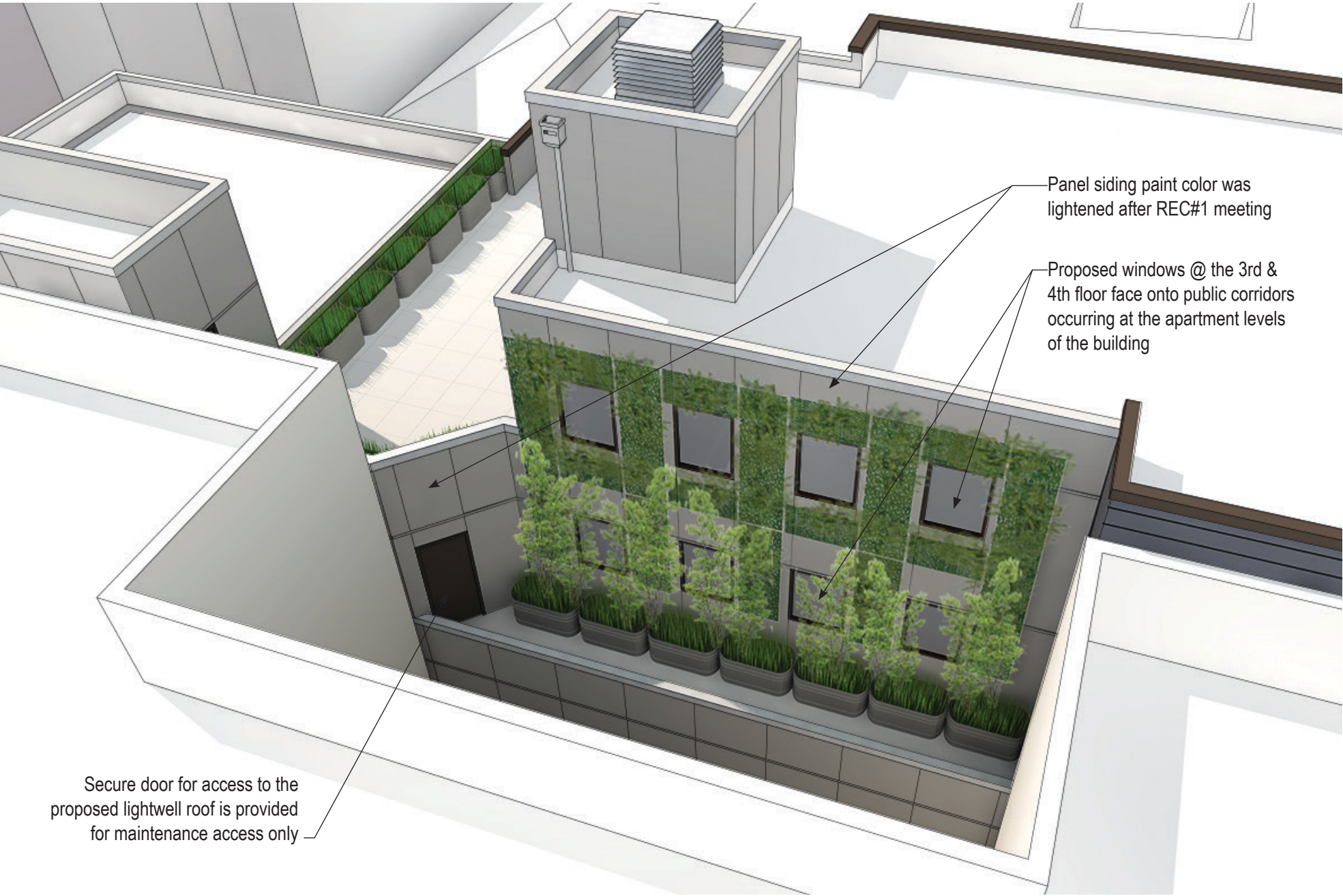
SETBACK DIAGRAM @ SOUTH FACADE

Guidance received from the EDG meeting was supportive of setting back the mass at the 4th floor residential levels. Additionally the setback at the gasket mass reinforces the divide between public and private facades of the building.



SETBACK DIAGRAM @ EAST FACADE

The massing of the east facade of the building is directly correlated to required setbacks from existing overhead power to remain, as well as programmatic necessities.



ADJACENCY, LIGHT AND AIR

The structure adjacent to the north has a light well providing sunlight to residential units. In response to this condition and Board guidance from the EDG meeting, the massing responds with setbacks to allow natural light to continue to penetrate into this space. A green screen is also proposed to soften the appearance of the proposed new construction. Additionally, privacy concerns are mitigated by avoiding direct unit to unit visibility. The Board supported this response. (CS1-B).

The physical design of this area has not changed since the REC#1 meeting, but the paint color has been lightened in response to community feedback.

Secure door for access to the proposed lightwell roof is provided for maintenance access only

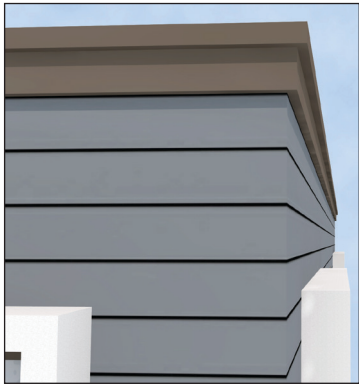
AERIAL VIEW LOOKING INTO NORTH LIGHTWELL

RESPONSE TO BOARD: WEST ELEVATION WITH CONTEXT

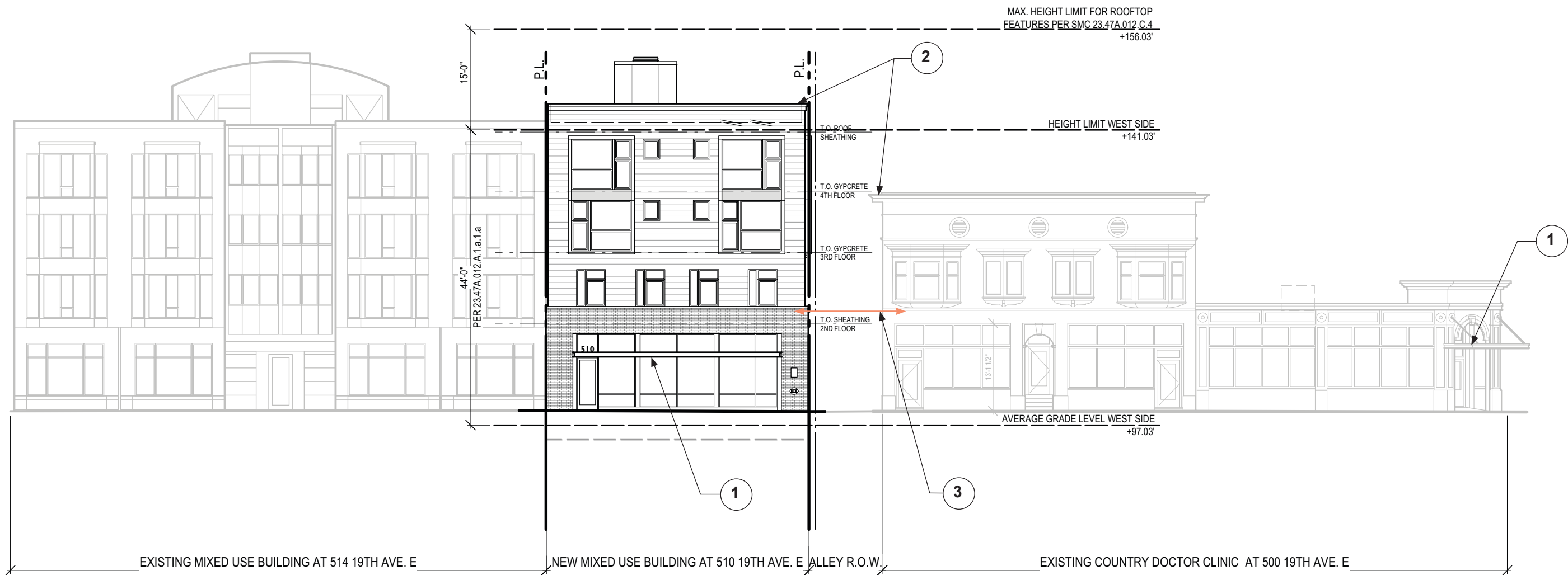
1 The canopies @ both Country Doctor clinics are both constructed of painted steel channels



2 The proposed protruding coping responds the neighboring existing Country Doctor Clinic at 500 15th Avenue East



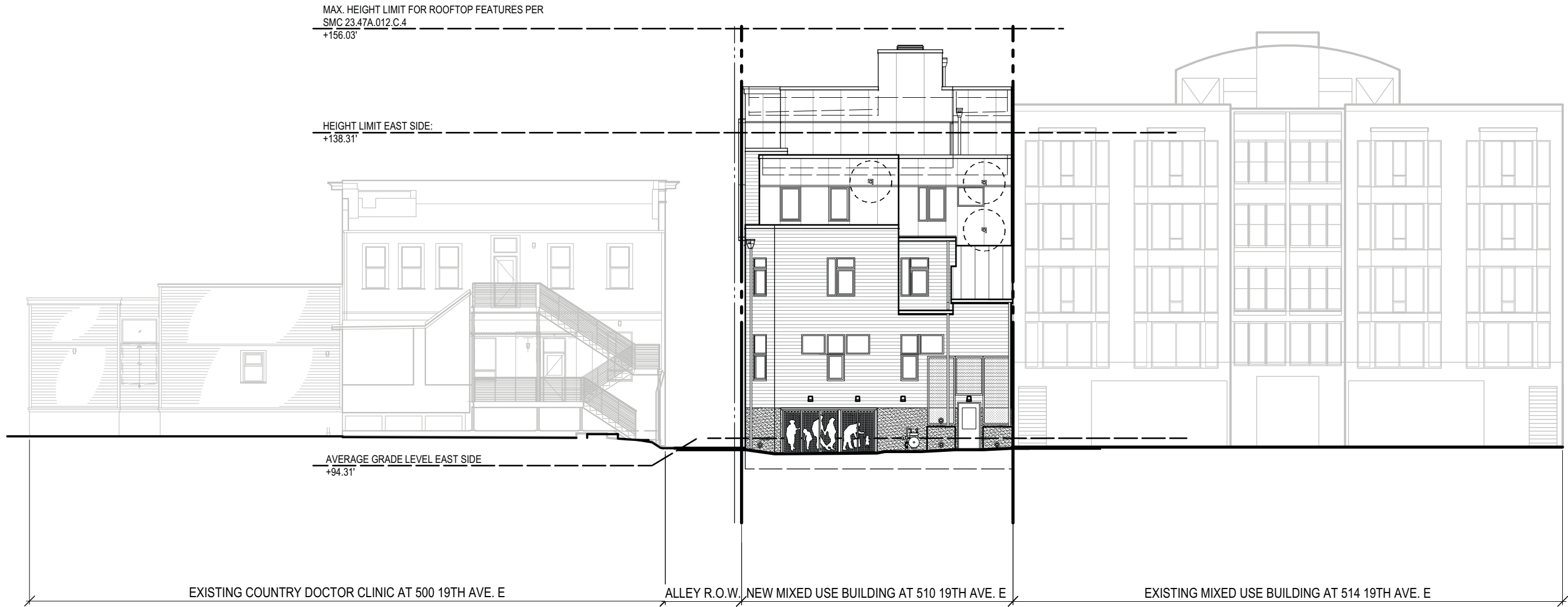
3 The proposed brick veneer now aligns with stucco accent band @ 500 15th Avenue East



WEST ELEVATION

SCALE: 1/16" = 1'

RESPONSE TO BOARD: EAST ELEVATION WITH CONTEXT



SCALE: 1/16" = 1'

EAST ELEVATION



CURRENT DESIGN: COLORED ELEVATIONS

WEST ELEVATION

SOUTH ELEVATION

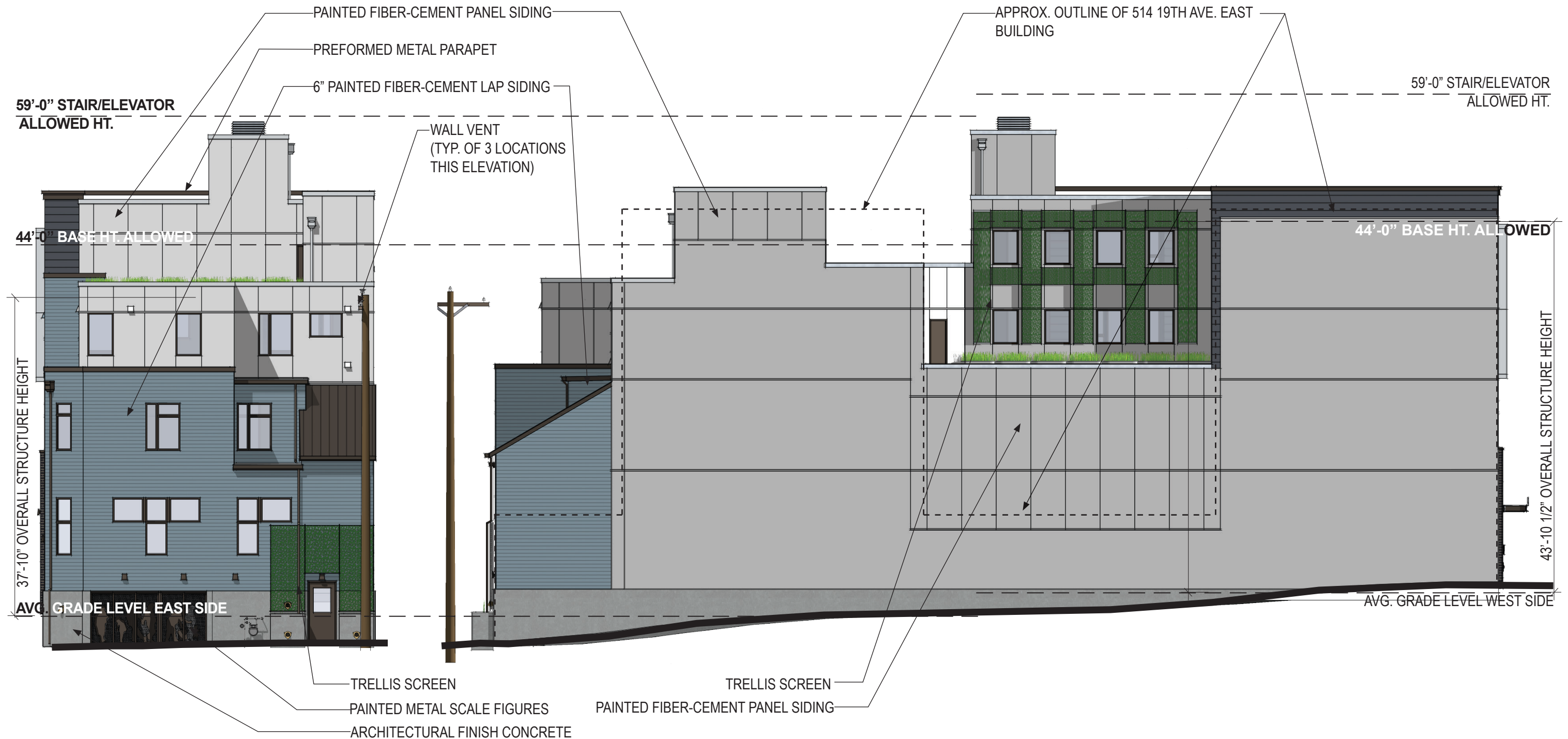


NOT TO SCALE - SEE PAGE 16 FOR TYPICAL MATERIALS CALL-OUTS

CURRENT DESIGN: COLORED ELEVATIONS

EAST ELEVATION

NORTH ELEVATION



NOT TO SCALE - SEE PAGE 16 FOR TYPICAL MATERIALS CALL-OUTS

CURRENT DESIGN: MATERIALS & COLOR PALETTE

- 1

PAINTED FIBER CEMENT
PANEL SIDING - PAINTED
- 2

ARCHITECTURAL FACE
BRICK RUNNING BOND
- 3

PAINTED FIBER CEMENT
LAP SIDING -
6" EXPOSURE
- 4

DARK BRONZE VINYL
WINDOW FRAME
- 5

DARK BRONZE
ALUMINUM
STOREFRONT
- 6

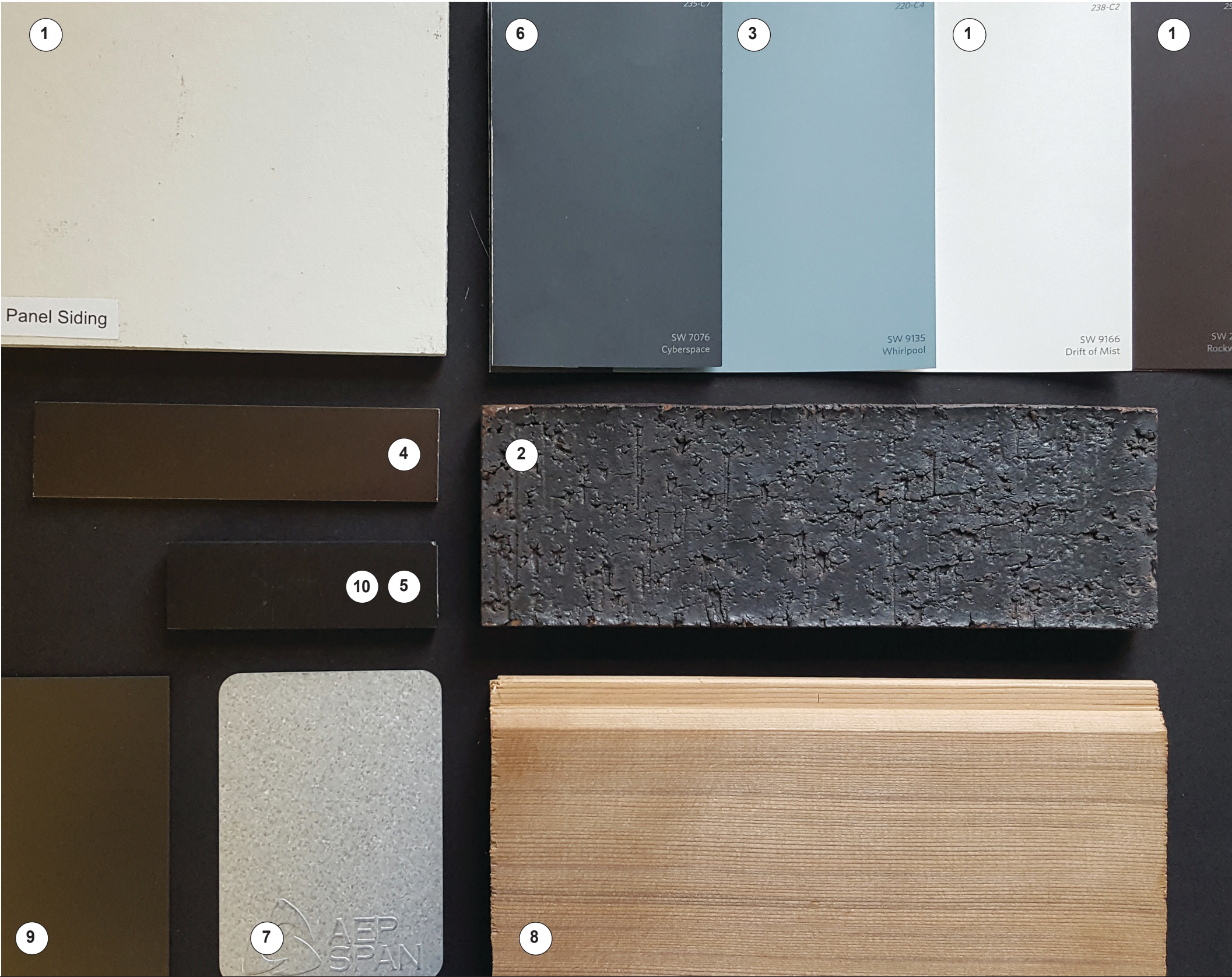
PAINTED FIBER CEMENT
LAP SIDING -
10 3/4" EXPOSURE
- 7

SHEET METAL W/
ZINCALUME FINISH
- 8

CLEAR CEDAR T&G
CANOPY SOFFIT
- 9

COPING
- 10

DARK BRONZE
ALUMINUM INFILL PANEL



CURRENT DESIGN: PERSPECTIVE RENDERINGS



PERSPECTIVE VIEW OF NEW BUILDING LOOKING NORTH ACROSS 19TH AVENUE EAST TOWARDS THE WEST FACADE

CURRENT DESIGN: PERSPECTIVE RENDERINGS





PERSPECTIVE VIEW OF ALLEY LOOKING WEST FROM 20TH AVENUE EAST

CURRENT DESIGN: PERSPECTIVE RENDERINGS



PERSPECTIVE VIEW OF ALLEY LOOKING NORTH

PERSPECTIVE VIEW OF ALLEY LOOKING SOUTH



CURRENT DESIGN: PERSPECTIVE RENDERINGS



PERSPECTIVE VIEW OF NEW BUILDING
LOOKING AT SE CORNER



Betty Lee Manor

Originally constructed in 1925 as Henry's Bakery & Roycroft Cleaners, the building housed a bakery, cleaners, and office on the first floor, and residential apartments above. The original owner was N.H. Hansen, and the building was later remodeled in 1928 by Architect John A. Creutzer. Country Doctor Community Clinic is the current owner, and has been part of the neighborhood since 1971. The building is named after Betty Lee Cramer, a granddaughter of Thomas Mercer, a founding member of Seattle.

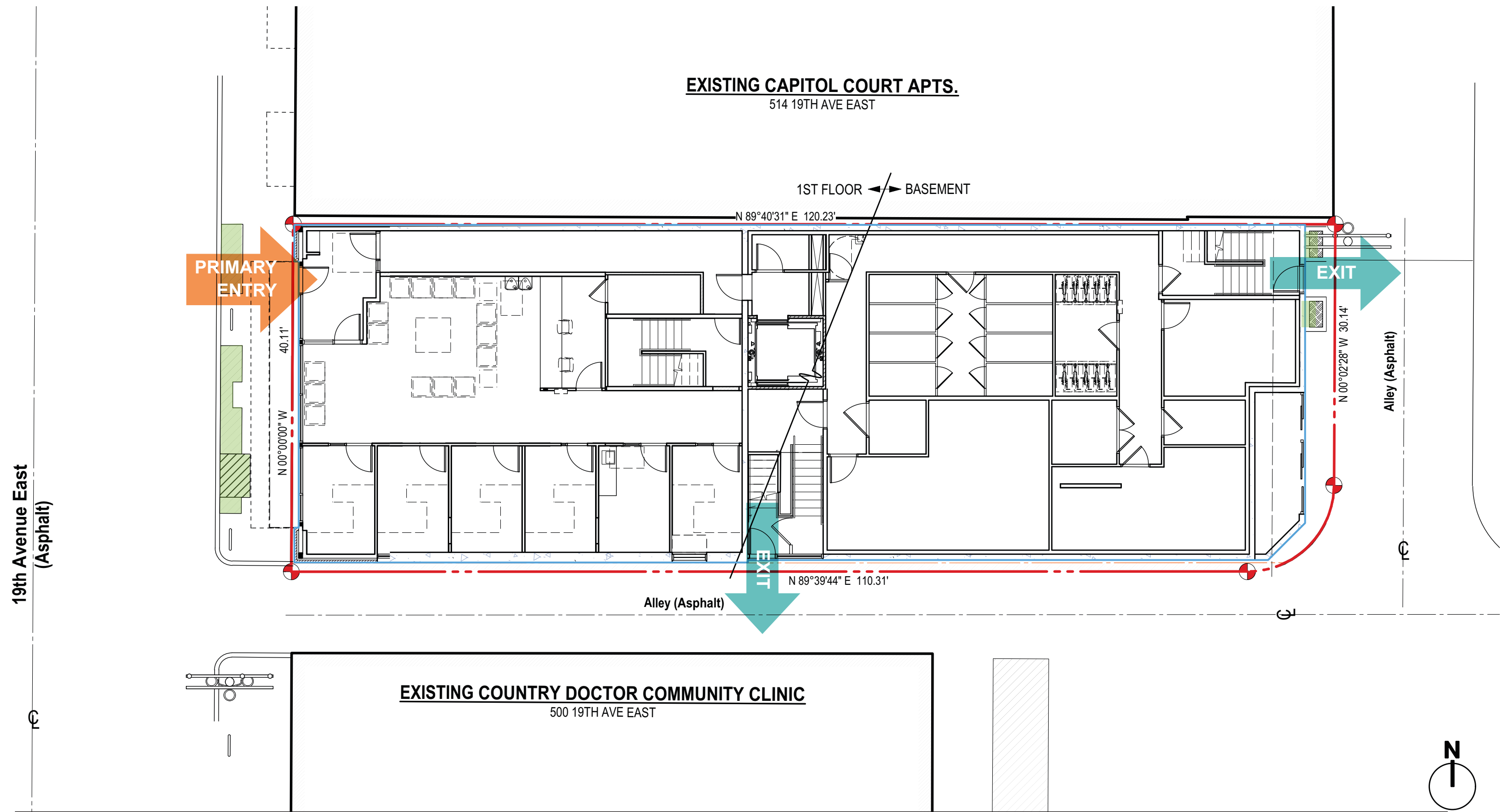
BUILT 1925

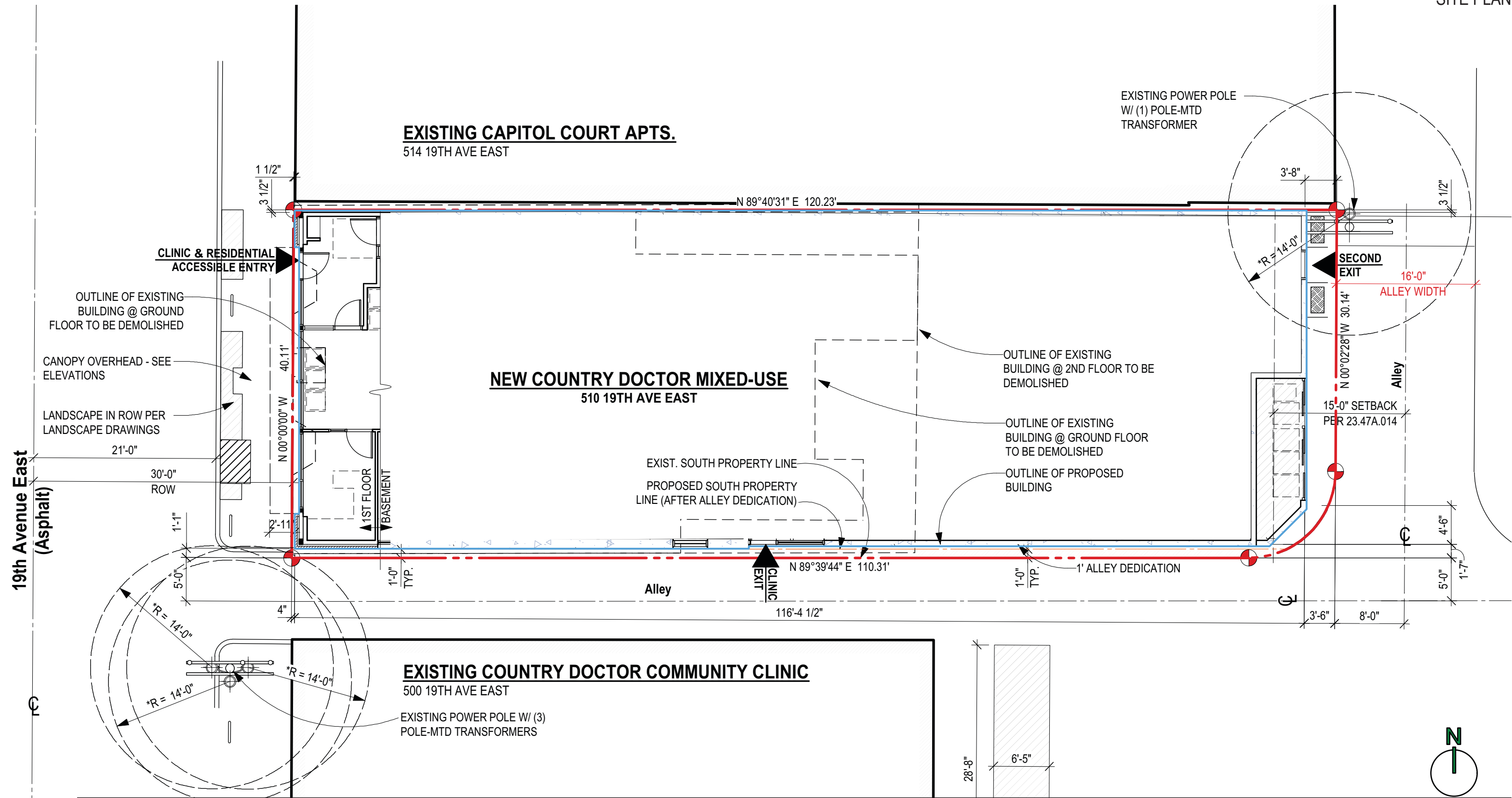
Historic plaque at West facade



PERSPECTIVE VIEW OF NEW BUILDING LOOKING SOUTH ALONG THE ENTRY

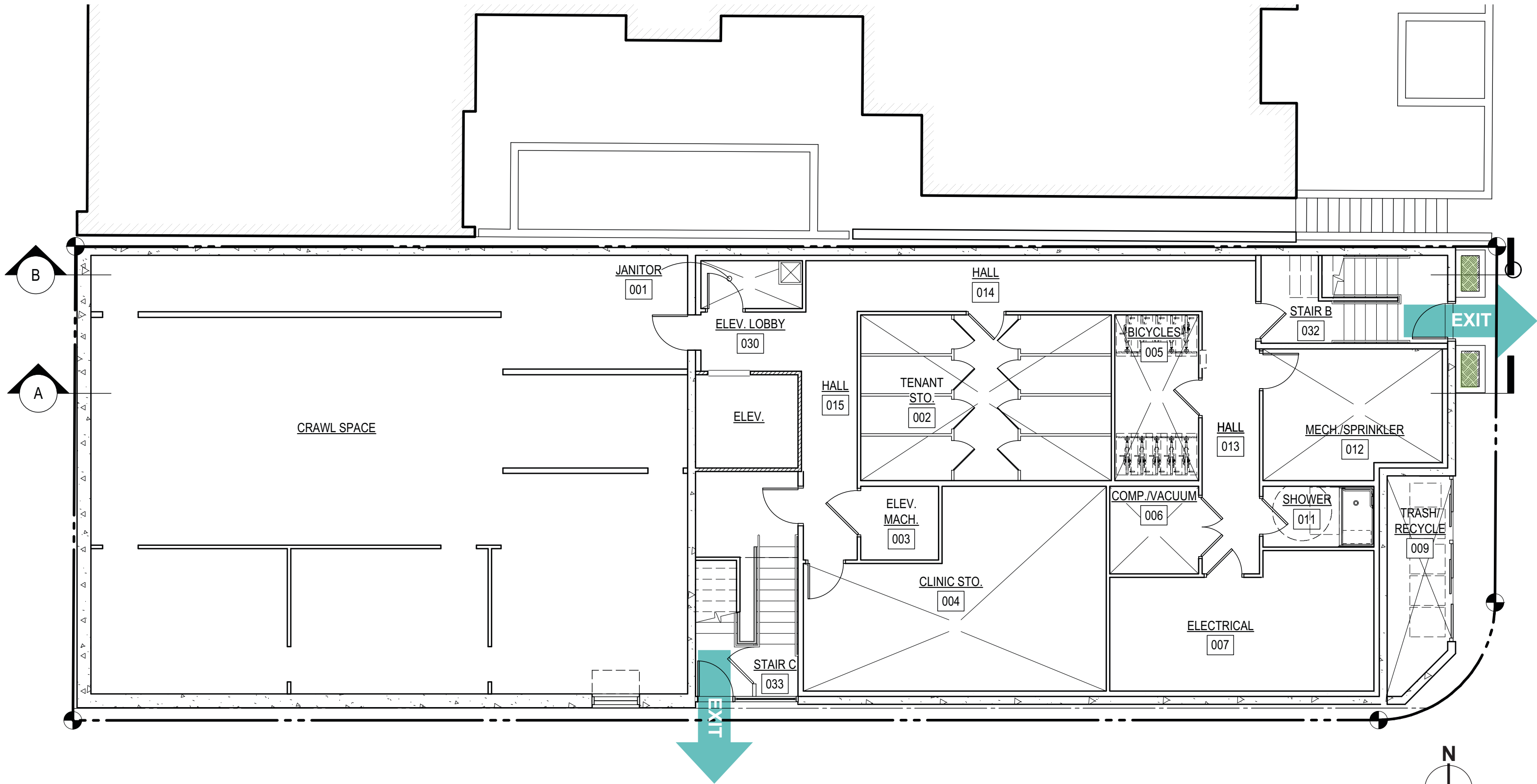
CURRENT DESIGN: COMPOSITE SITE PLAN





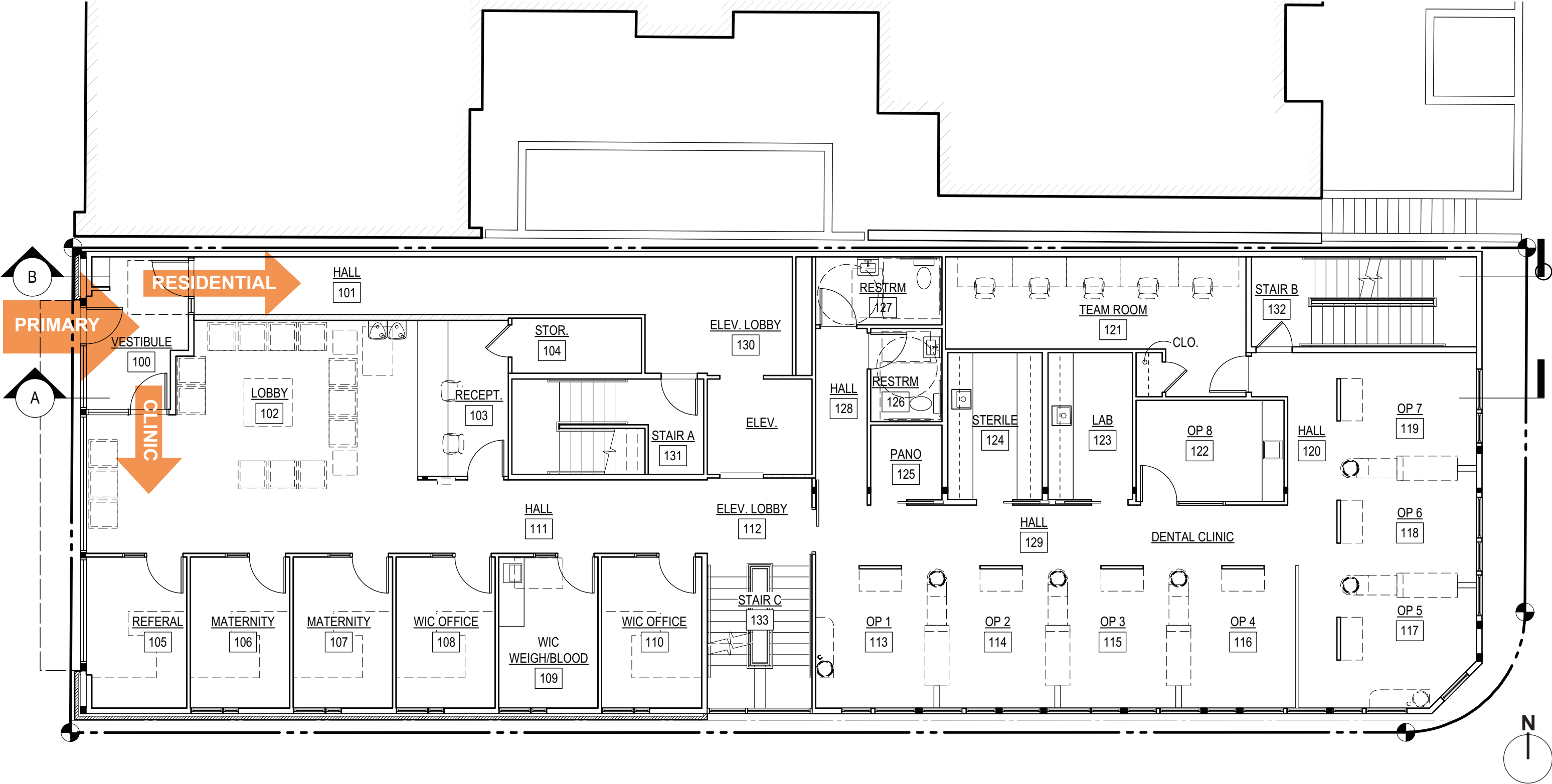
CURRENT DESIGN: BUILDING PLANS

BASEMENT PLAN



CURRENT DESIGN: BUILDING PLANS

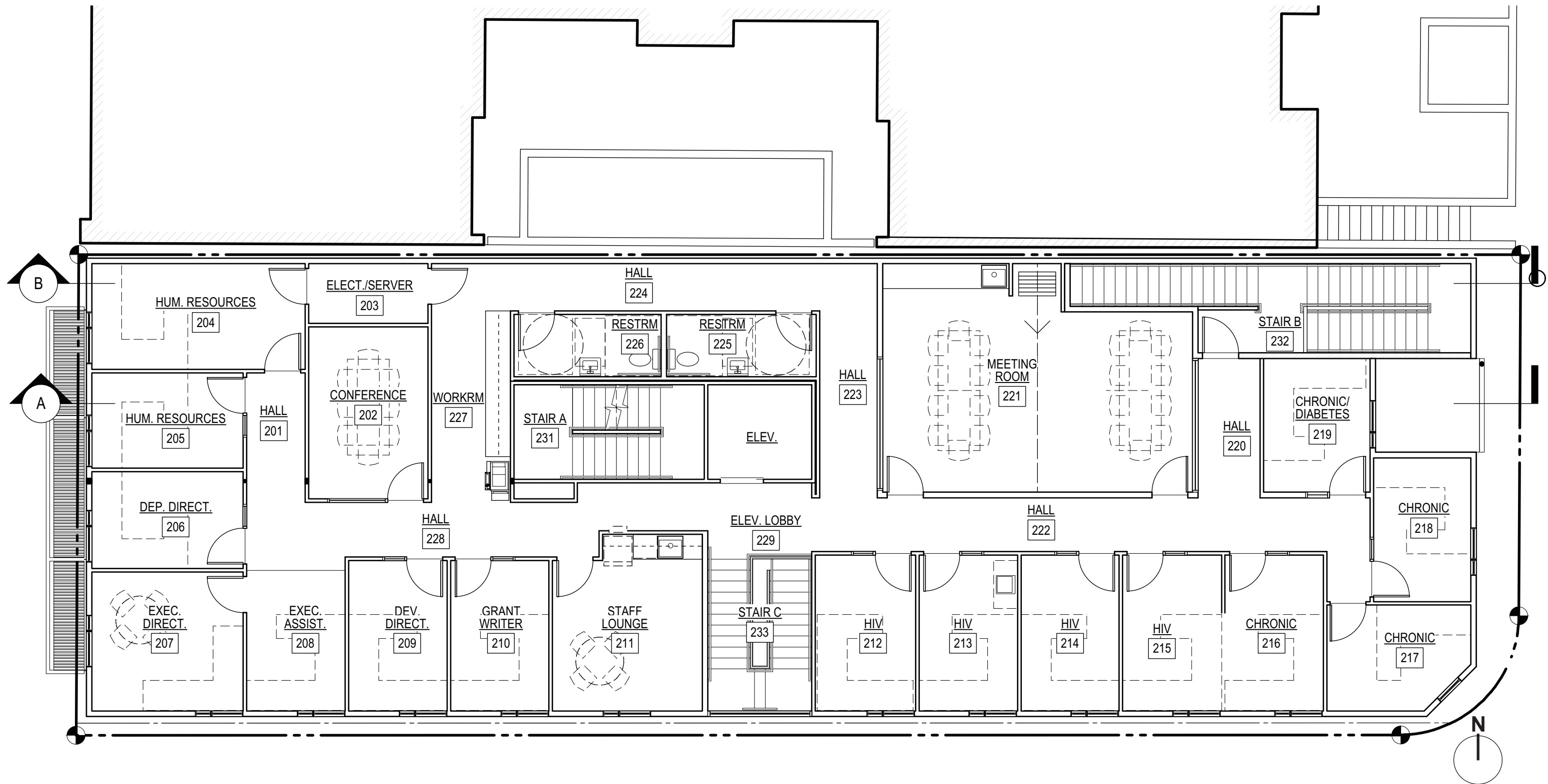
FIRST FLOOR



SCALE: 1/8" = 1'

CURRENT DESIGN: BUILDING PLANS

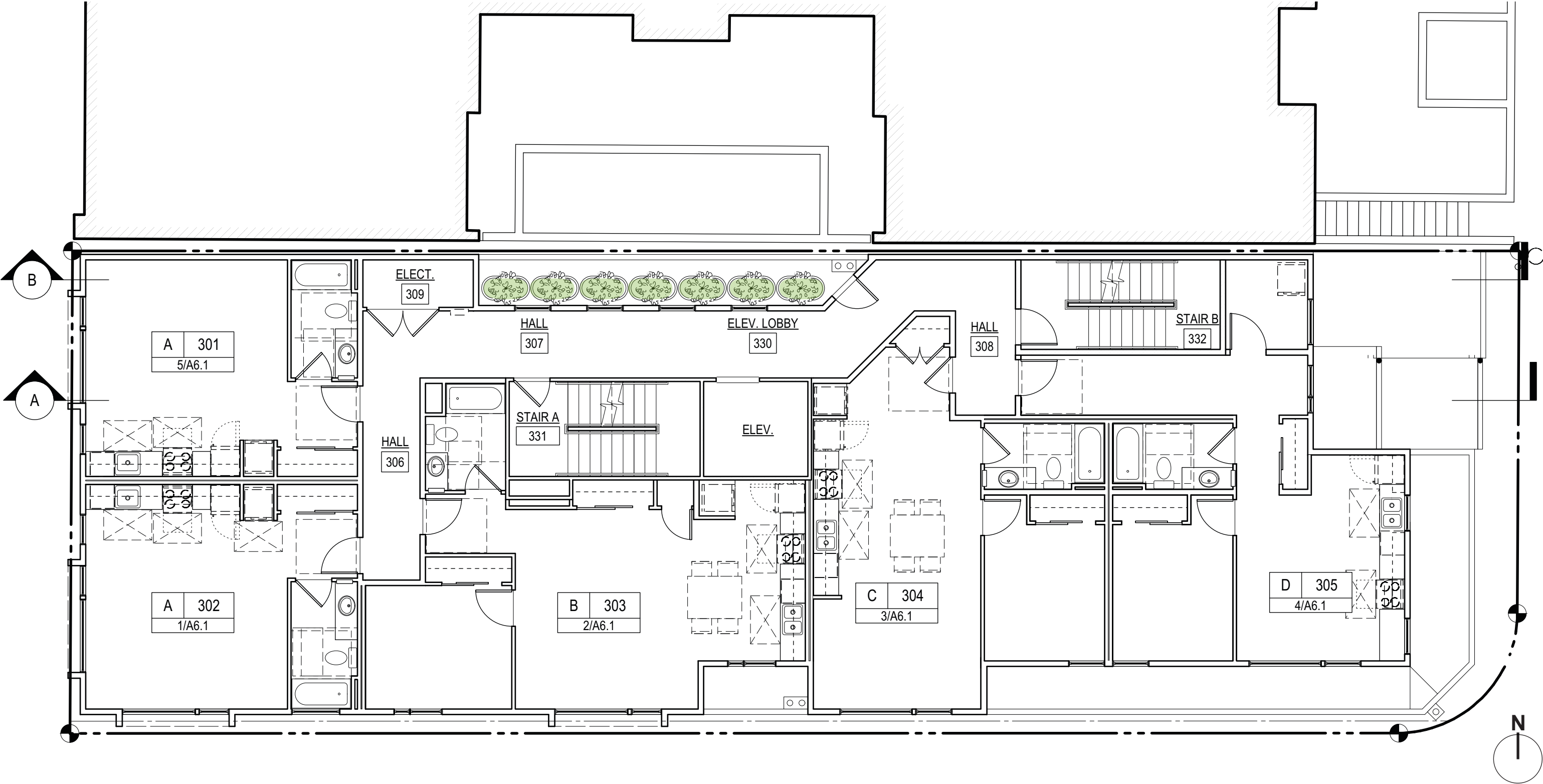
SECOND FLOOR



SCALE: 1/8" = 1'

CURRENT DESIGN: BUILDING PLANS

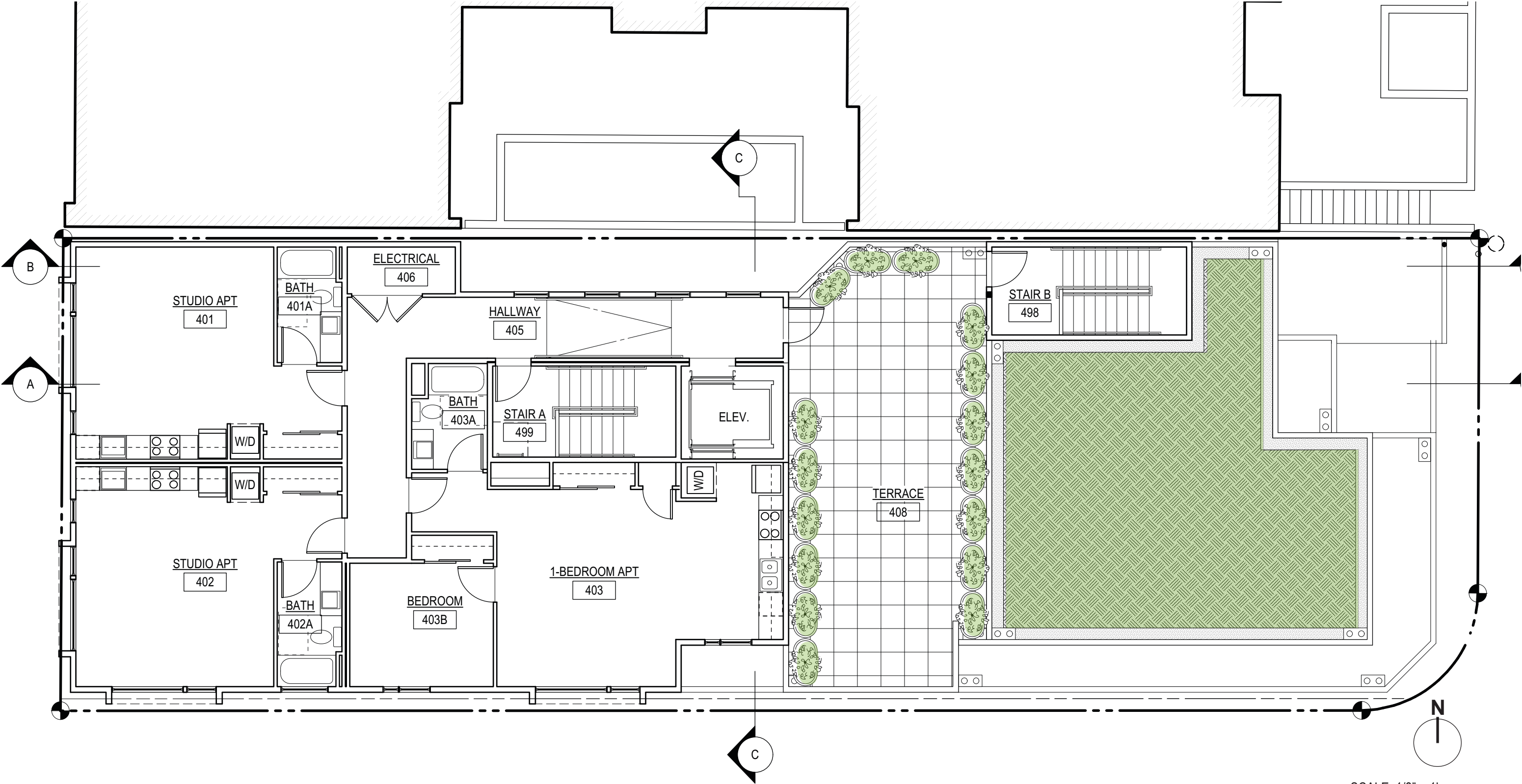
THIRD FLOOR



SCALE: 1/8" = 1'

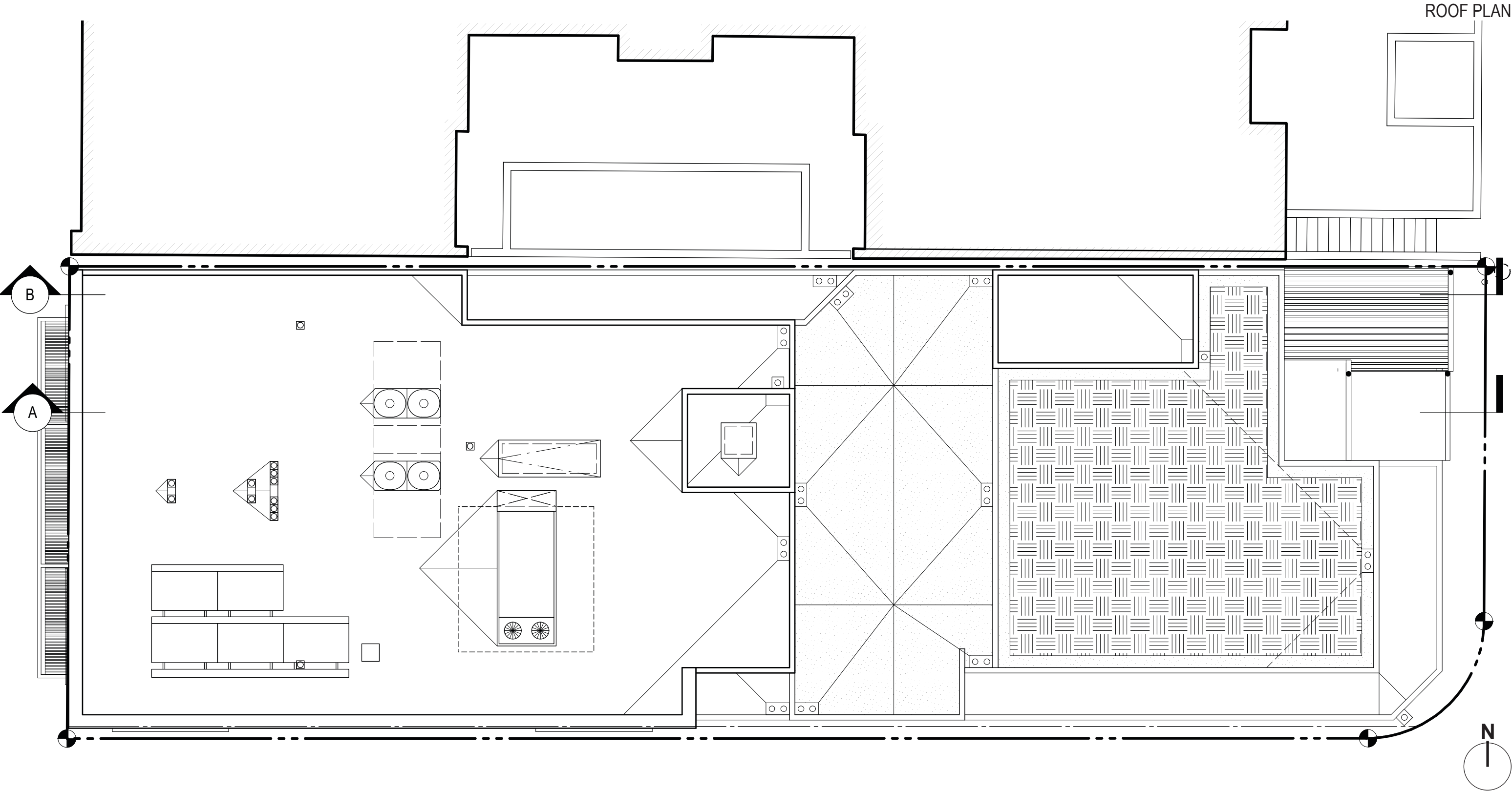
CURRENT DESIGN: BUILDING PLANS

FOURTH FLOOR



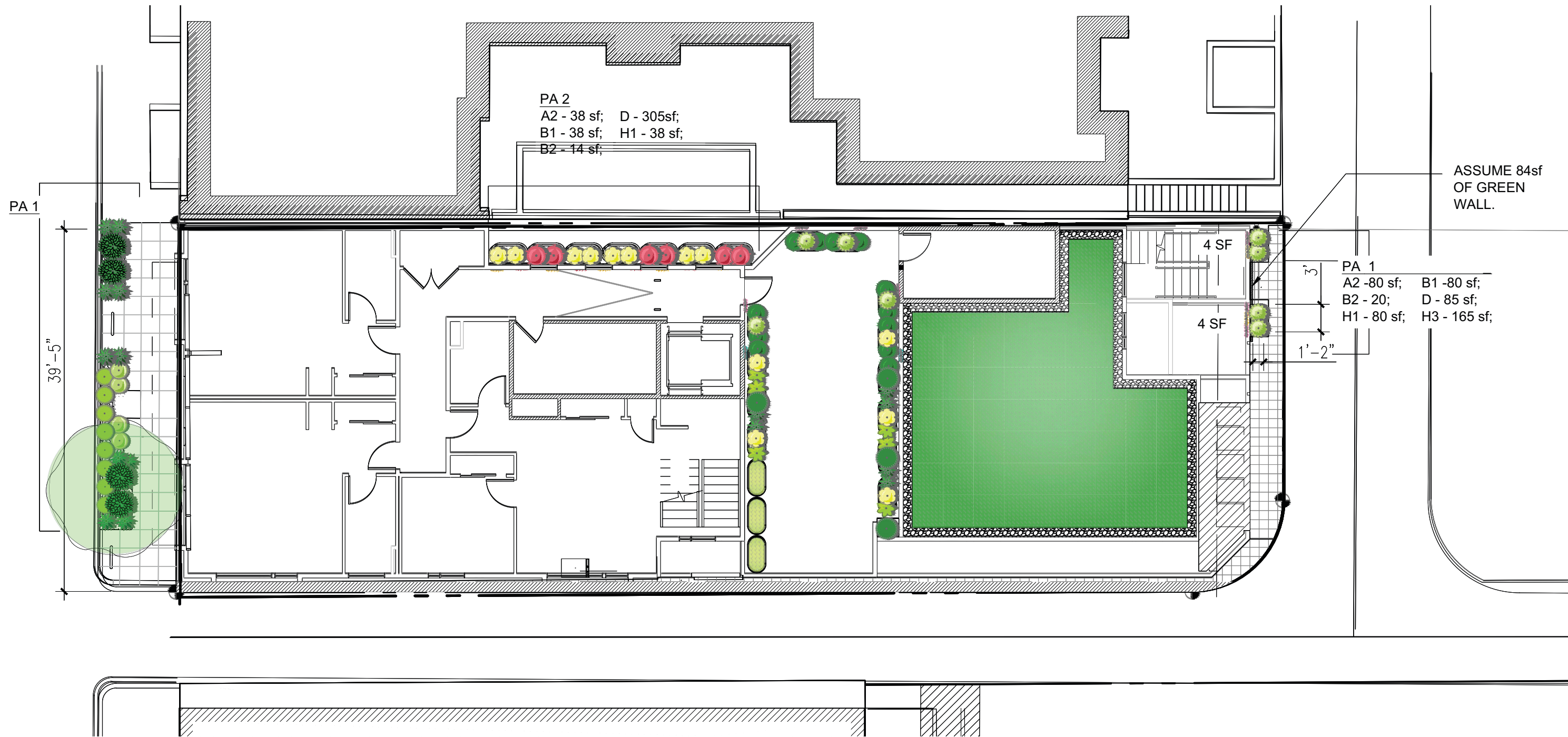
SCALE: 1/8" = 1'

CURRENT DESIGN: BUILDING PLANS



SCALE: 1/8" = 1'

CURRENT DESIGN: LANDSCAPE PLAN



CURRENT DESIGN: PROPOSED PLANTS



DWARF BOXWOOD



ICE DANCE SEDGE



ORANGE SEDGE



**DAYLILY
'MOON TRAVELER'**



EVERGREEN CLEMATIS



HALL'S HONEYSUCKLE



HEAVENLY BAMBOO



DAYLILY X RED



**AZALEA x HARDY
GARDENIA**



**PURPLE
HONEYSUCKLE**



FEATHER REED GRASS



PLANTAIN LILY



STRAWBERRY



WISTERIA



DAVID'S VIBURNUM



SEDUM



SWEET BAY MAGNOLIA

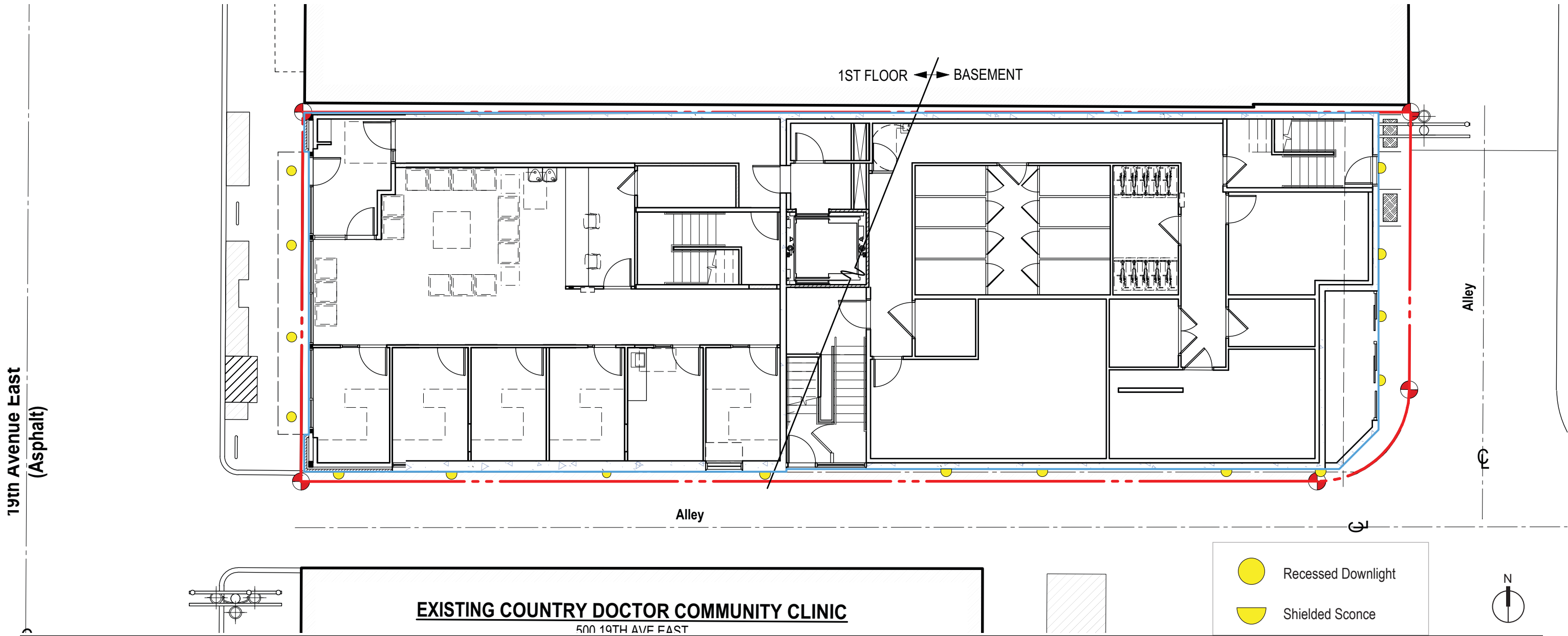
CURRENT DESIGN: EXTERIOR LIGHTING & FIXTURES



Typical shielded sconce

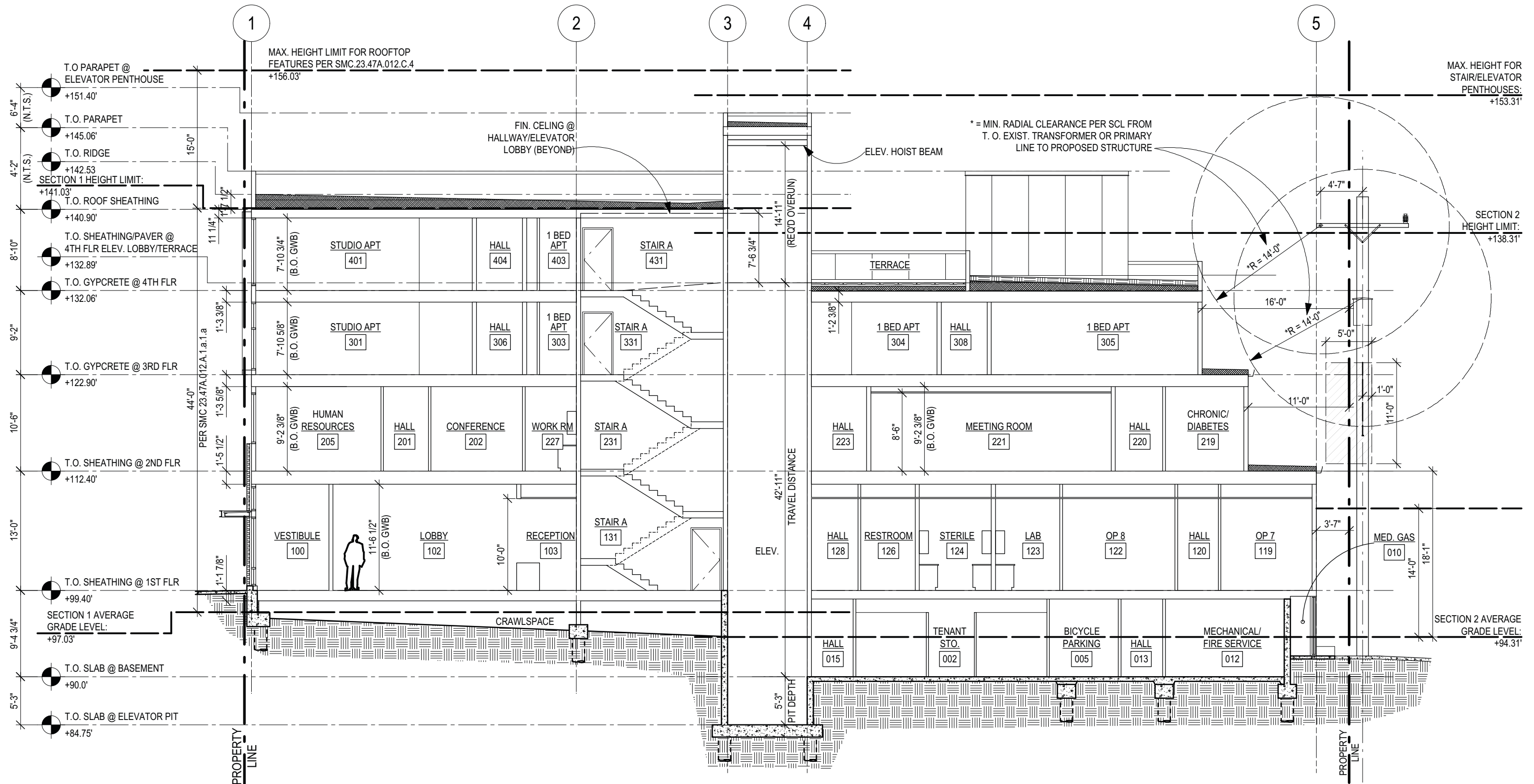


Recessed downlight at entry canopy

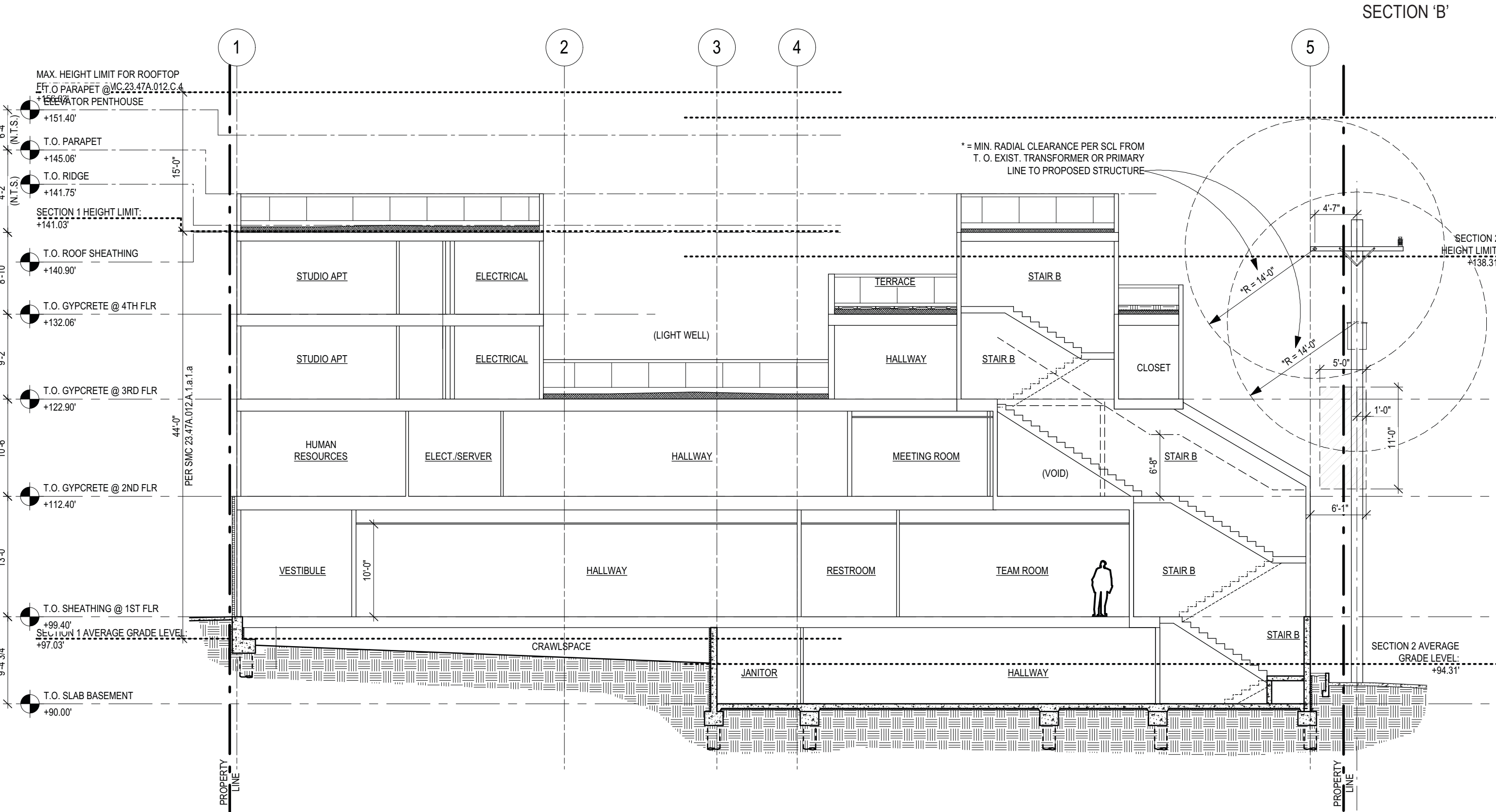


CURRENT DESIGN: BUILDING SECTIONS

SECTION 'A'



CURRENT DESIGN: BUILDING SECTIONS



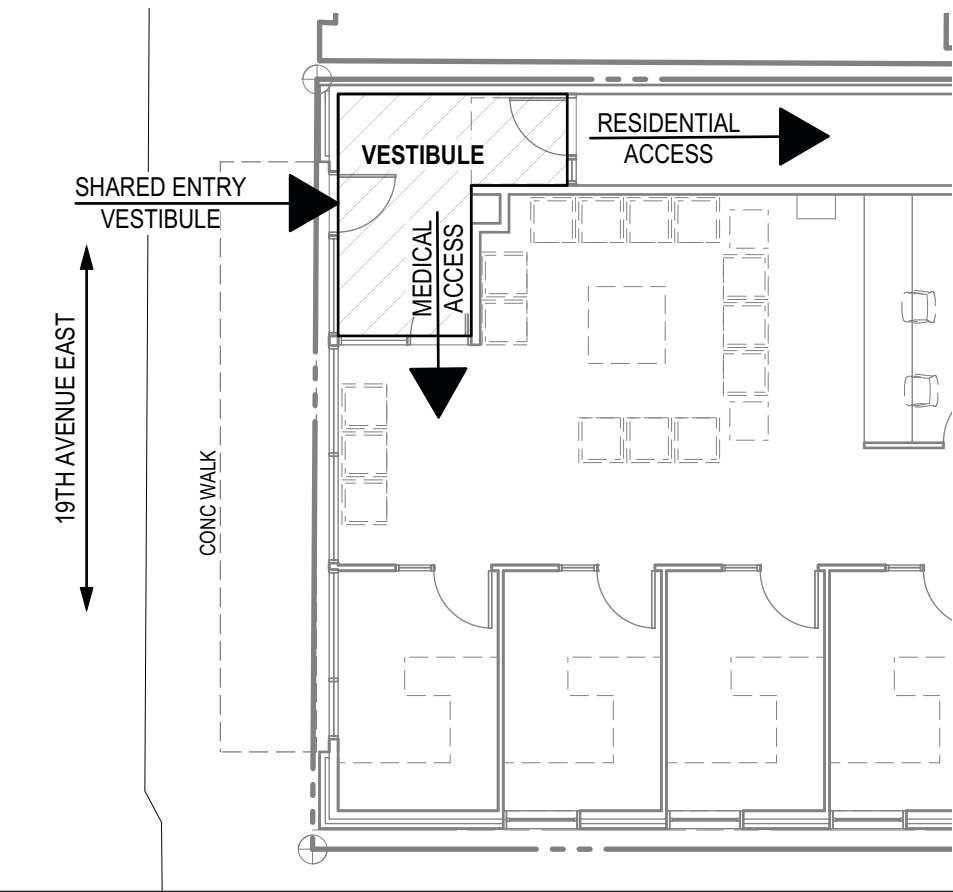
CURRENT DESIGN: REQUESTED DEPARTURES FROM DEVELOPMENT STANDARDS

SUMMARY OF REQUESTED DEVELOPMENT STANDARD DEPARTURES			
Development Standard	Code Requirement	Departure Proposed	Design Guidelines Compliance through Departures
SETBACK FROM REAR LOT LINE @ ALLEY	15' MINIMUM SETBACK FROM CENTERLINE OF ALLEY ABOVE 13' FOR RESIDENTIAL OCCUPANCY	11'-6 1/2" - 11'-8 1/2" SETBACK REQUESTED ABOVE 13' FOR NON-RESIDENTIAL OCCUPANCY AT BASEMENT + FLOORS 1 & 2, 16'-11' SETBACK AT 3RD FLOOR RESIDENTIAL OCCUPANCY	CS2-B-1, CS2-B-2, PL1-A-1
SHARED MAIN BUILDING ENTRY	SEPERATE ENTRIES FOR RESIDENTIAL AND NON-RESIDENTIAL USES	SHARED ENTRY VESTIBULE OPENING INTO TWO SEPERATE ENTRIES	CS2-B, PL2-B

DEPARTURE REQUEST 2:

Shared entry vestibule for housing and medical clinic
SMC 23.47A.008.D:1 STREET LEVEL DEVELOPMENT STANDARDS: Where residential uses are located along a street-level street-facing facade the following requirements apply At least one of the street-level street-facing facades containing a residential use shall have a visually prominent pedestrian entry.

Due to the narrow street frontage (39') and the code requirement to provide a vestibule for the building we are requesting using a shared vestibule for the medical clinic and housing,in order to provide more glazing into the clinic waiting area which enhances Street-Level Transparency (PL2-B-3) and stronger connection to the street (CS2-B-2)



CURRENT DESIGN: DEPARTURE REQUESTS DIAGRAMS

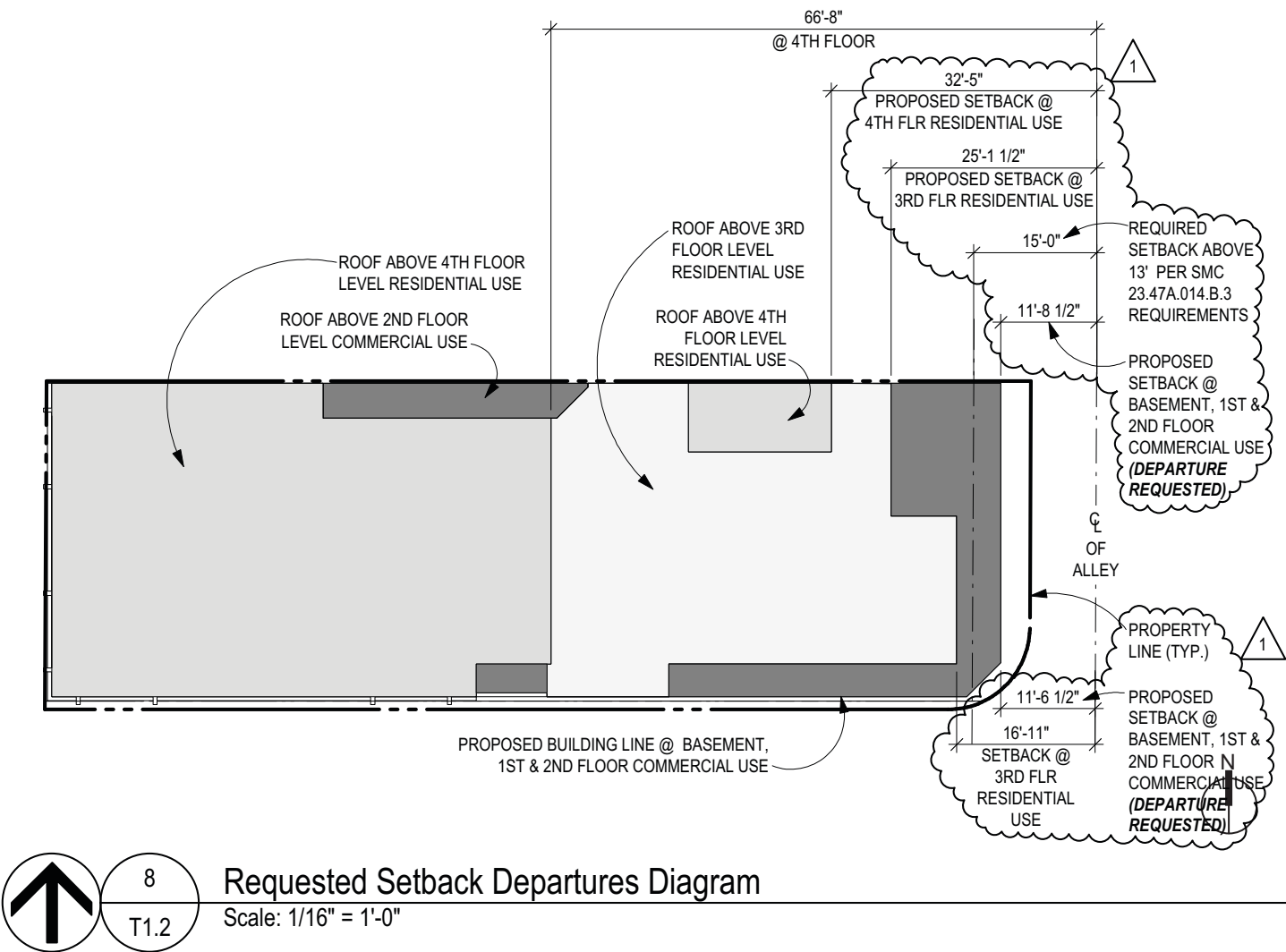
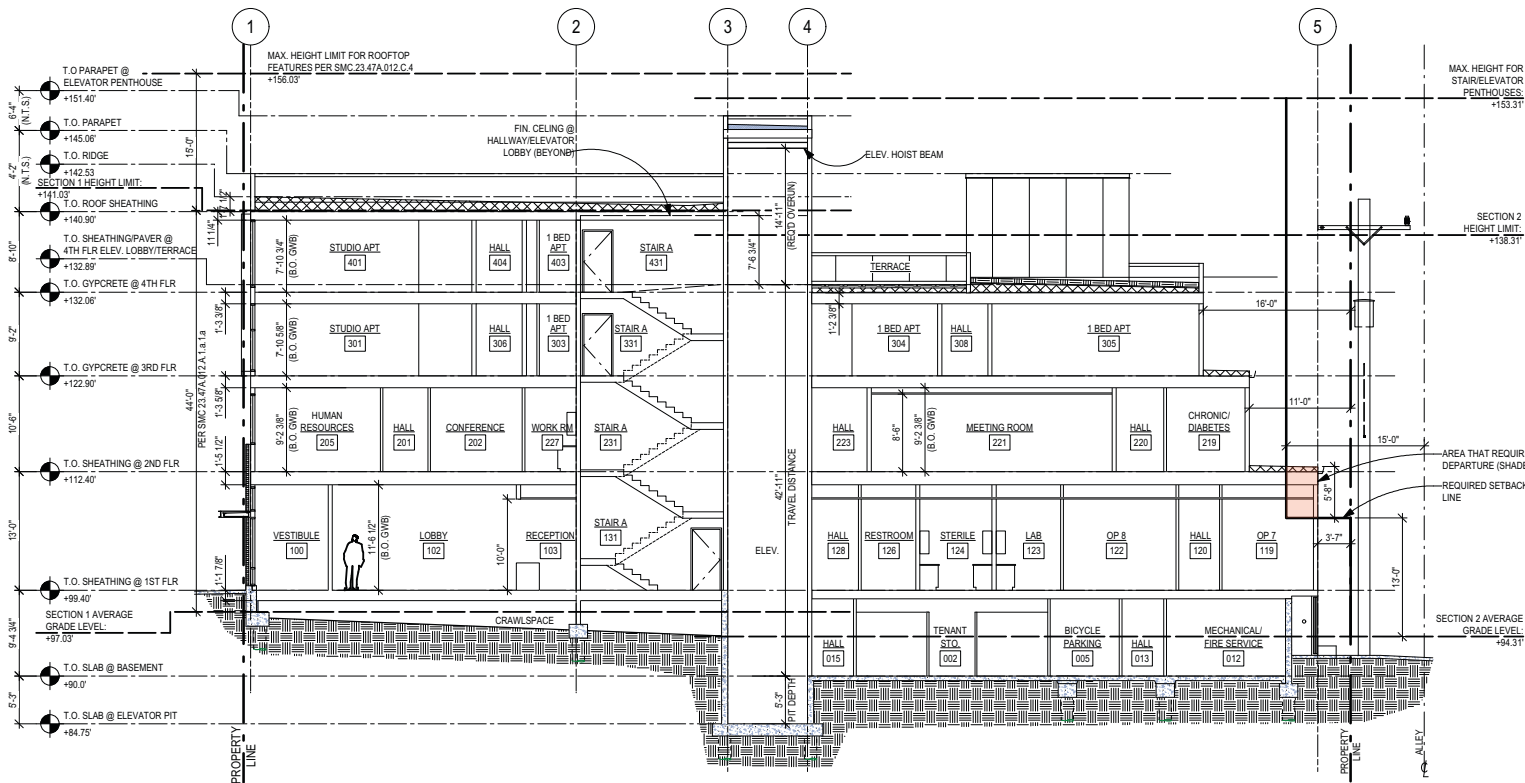
DEPARTURE REQUEST 1:

11'-6" Rear yard Setback from centerline of Alley

SMC 23.45.518 SETBACKS: REAR YARD: 0' (0-13' ABOVE GRADE) 15' FROM CENTERLINE OF ALLEY ABOVE 13' FOR STRUCTURE CONTAINING RESIDENTIAL USE, 10' FROM CENTERLINE OF ALLEY ABOVE 13' FOR NON-RESIDENTIAL USE .

PER THE EDG MEETING: "The Board indicated preliminary support for the departure request (a reduction of the upper level setback to 10-feet) subject to further analysis the project's ability to contribute to the existing lively character of the alley space. (CS2-B, PL1-A, DC1-C)"

Alley facade will be planted with a green wall along its entire east alley frontage to provide an enhanced pedestrian experience for those walking down the alley (PL1-A-1). The 11'-6" setback follows the wall line of the building to the north (Capitol Court Apts.) to help create a strong connection to Adjacent Sites (CS2-B-2). We are proposing a 11'-6" setback from the centerline of the alley for the basement level (which is 3'6" more that the 0' setback from the property line allowed by the land use code) and artisan designed ornamental steel doors into the solid waste and medical gas enclosure to reduce their visual impact (DC1-C-4). The 3rd floor residential floor is setback 16'9" from the centerline of the alley (more than the 15' setback required by the land use code) to further reduce the impact of the building to the neighbors to the east (CS1-B-2).



APPENDIX: PROJECT SUMMARY

Program Objectives

The primary development objective for this project is to expand the services provided by Country Doctor Community Clinic, at this site and its facility directly to the south. The new facility will provide medical services including a new dental clinic, and expanded services for WIC (Women, Infants and Children), Maternity, HIV and Chronic Pain. The project will also provide expanded administrative office and meeting space for the entire Country Doctor Community Health Centers network. The current 2,350 square feet of medical services and administrative offices provided on-site will be expanded to 9,000 square feet on the 1st and 2nd floors. The 3rd and 4th floors of the project will provide (8) workforce housing units. The 6,200 s.f. of apartments contain a mix of studio and 1-bedroom units.

Site & Building Objectives

- Enhance and constructively contribute to the neighborhood with a high-quality facility that provides valuable • medical and dental services to residents from all income levels
- Respond sensitively to nearby development patterns and architectural context•
- Provide high quality, space-efficient housing units •
- Provide outdoor space for the housing residents in such a way as to respect the privacy of adjacent • neighbors
- Create a sustainable, energy efficient building projected to meet LEED Silver certification standards, that • provides a healthy environment for clients, staff and residents

Structure Size

The anticipated structure height is 44'-0" and includes 4 floor levels above grade and a partial basement. The partial basement is 2,467 SF, the first and second floors are approximately 4,400 SF, the thirds is 3,796 SF, and the fourth floor is 2,327 SF. Overall dimensions of the building are 115'-11" in the east-west direction, and 38'-3" in the north-south direction.

Program Requirements for Each Floor

- Basement Level (2,467 SF): Bicycle Parking, Mechanical/Electrical, Storage, Maintenance rooms, Trash/Recycling Storage, circulation
- Street Level @ 19th Avenue (4,455 SF): Lobby/Reception, Offices, Patient Rooms, Dental Clinic, Restrooms, Team Room, Circulation
- Second Floor (4,359 SF): Offices, Conference Rooms, Restrooms, Electrical/Server, Staff Lounge, Workroom, Patient Rooms, Circulation
- Third Floor (3,796 SF): 3 1-Bedroom Apartments, 2 Studio Apartments, Circulation
- Forth Floor (2,327 SF): 1 1-Bedroom Apartments, 2 Studio Apartments, Resident Outdoor Terrace, Unoccupied Green Roof, Circulation
- Roof – Stair, Roof Access, Mechanical Equipment

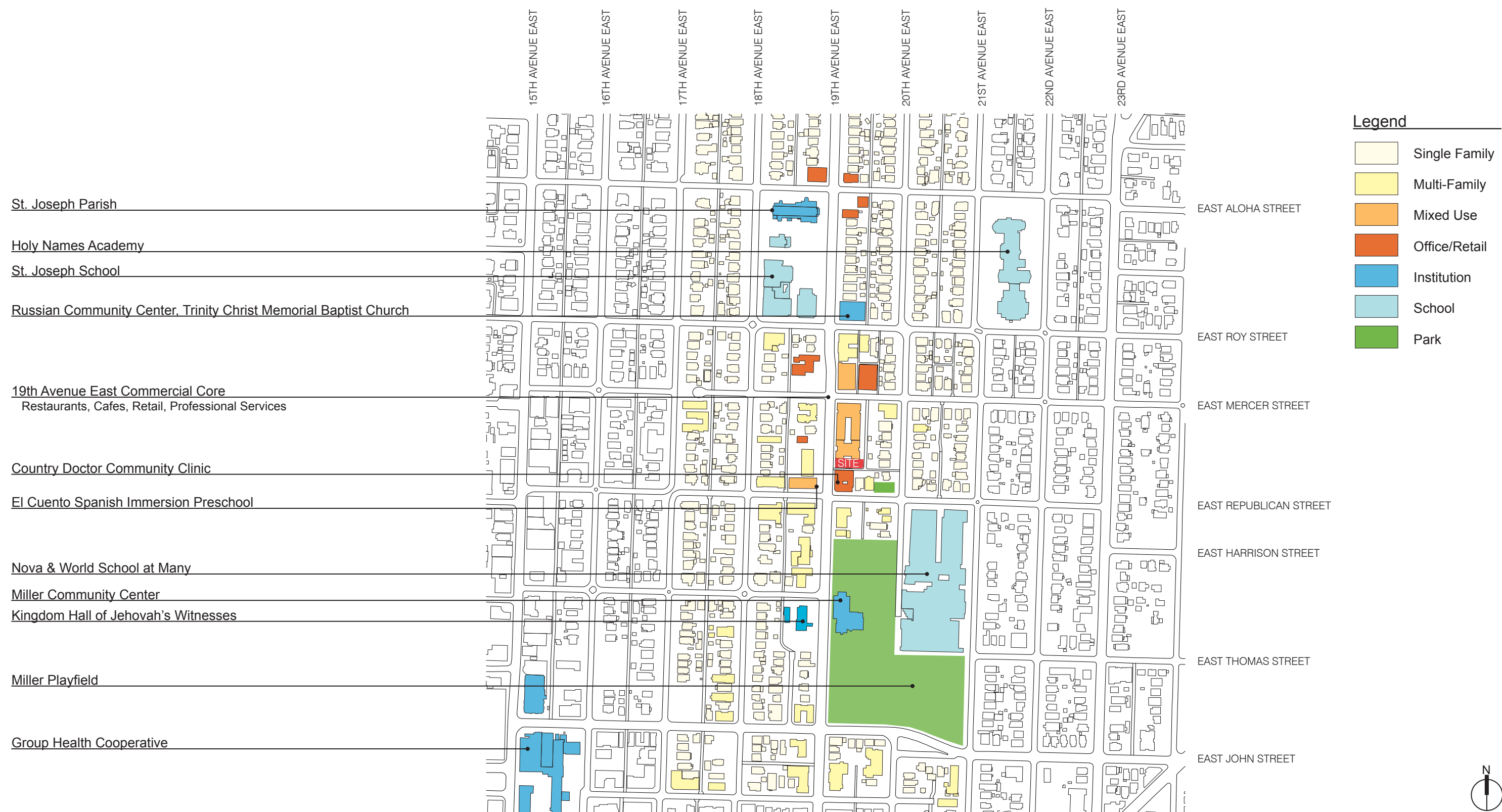
APPENDIX: SITE & ZONING DATA

The existing property is a 40'x120' mid-block lot on 19th Avenue East between East Republican and East Mercer Streets. It is bounded on the west side by 19th Avenue East, on the south side by a 10' wide alley and the east side by a 16' wide alley. The city is requiring a 1' alley dedication on the south side of the property reducing the lot width from 40' to 39'. The adjacent property to the north is a 4-story mixed use building, the Capitol Court Apartments, with street level office space, 3 floors of housing units above, and underground parking accessed from the alley. The property across the alley to the south is the County Doctor Community Clinic. Properties across the alley to the east include a mixture of older single family homes and new townhouse developments. The property slopes down from the west to the east with approximately 7' of grade change from 19th Ave. to the east alley.

The existing lot contains the Betty Lee Manor, which property records show was originally constructed in 1905. The 2-story wood-framed building has commercial space on the ground floor and apartments on the 2nd floor. There is a partial basement containing storage and mechanical space. The ground floor commercial space provides 2,350 square feet of medical services and administrative office space for Country Doctor Community Clinic, whose mission is to improve the health of our community by providing high quality, caring, culturally appropriate health care that addresses the needs of people regardless of their ability to pay. The 2nd floor contains (2) studio and (2) one-bedroom market rate apartments. The existing structure is built right up to the west property line facing 19th Avenue East, and provides two separate entrances to the Country Doctor space: one for the administrative space, and one for the medical services. Entrance to the 2nd level apartments is provided via a recessed entry door at the center of the 19th Ave. façade which opens directly to a stair to the 2nd floor. The 19th Avenue East right-of-way has a narrow sidewalk and no street trees along our property and the adjacent properties to the north and south, although street trees have been planted in the sidewalk in front of the new property developed at 19th and Mercer. The existing building covers approximately half of the site, with the rear (east) half containing a 27' deep landscaped yard, and 21' deep parking area off the alley providing (4) parking spaces. The rear yard is planted with grass, one large laurel tree on the south edge of the property, and some small shrubs on the east side. Access to the basement is provided from the rear yard. There is a 2' high retaining wall separating the rear yard from the parking area. The existing building provides an attractive street presence on 19th, but is deficient in many areas of current building code compliance and is at the end of its usable life.

Address:	510 19th Avenue East, Seattle, WA 98112
Zone:	NC1-40, Neighborhood Commercial 1 Madison-Miller Residential Urban Village
Proposed Use:	Medical Services and Administrative Offices at 1st and 2nd levels; 8 residential units at 3rd & 4th levels
Permitted:	Yes: Medical services limited to 10,000 S.F. per lot, Residential permitted above street level
Pedestrian Area:	No
Frequent Transit Service:	Yes: Documentation to be submitted with MUP application
Lot Area:	4,779 S.F.
Design Review Threshold:	(NC1 Zone) 4 dwelling units, or more than 4,000 S.F. of non-residential gross floor area
Floor Area Ratio (FAR):	Minimum FAR: 1.5 Maximum FAR: 3.25 (for Mixed-Use - 15,528 S.F.)
Height Limit:	44 ft.: 40 ft. + 4 ft. granted if street level has minimum 13' floor-to-floor height
Setbacks:	19th Avenue, South & North sides: 0' when abutting NC1 Zones Rear Setback - Alley: 10' for any use above 13' in height Abutting Residential Zones: 15' for Residential Use above 13' in height 1/2 of alley width may be counted as part of setback
Street Level Requirements:	Maximum 20% (8') of street frontage to be residential use Blank segments of facade may not exceed 40% (16') of façade width
Amenity Area:	Exterior: 5% of total gross residential floor area Common Amenity Area - 250 S.F. minimum, 10' minimum width Private Amenity Area - 60 S.F. minimum, 6' minimum width
Landscaping:	Required: Green factor score of 0.30 or greater
Vehicle Parking:	Residential: No minimum requirement within Urban Village, per SMC 23.54.015.M Table B Commercial: No minimum requirement within Urban Village, per SMC 23.54.015.I Table A (within 1320 ft of street with frequent transit service)
Bicycle Parking:	4 total: 1 per 12,000 S.F. (Medical); 1 per 4,000 S.F. (Office); 1 per 4 units (Residential)
Solid Waste:	147 S.F. total: 84 S.F. for 2-8 residential units 63 S.F. (50% of required non-residential area: 5,000-15,000 S.F. = 125 S.F.)

APPENDIX: CONTEXT ANALYSIS & EXISTING SITE CONDITIONS



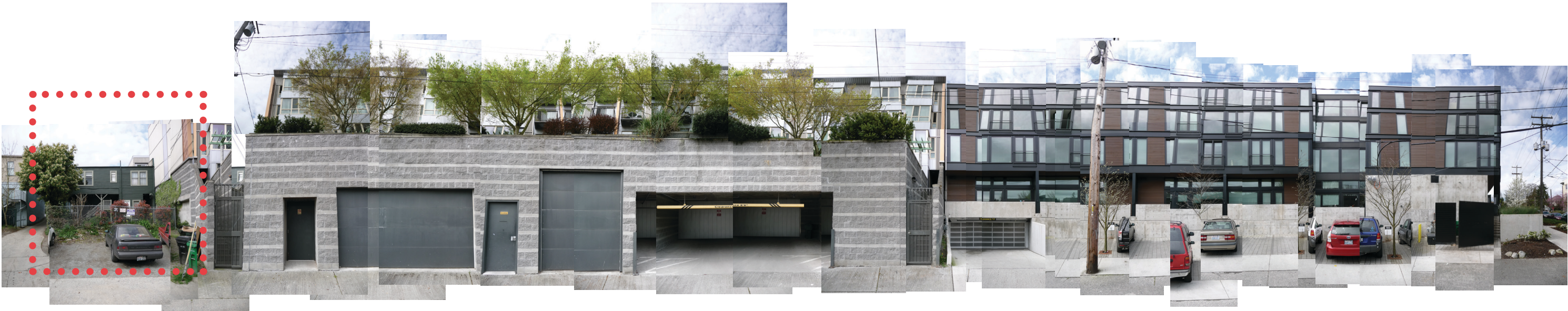
APPENDIX: STREETSCAPE PHOTOS



19th Avenue East looking east



19th Avenue East looking west



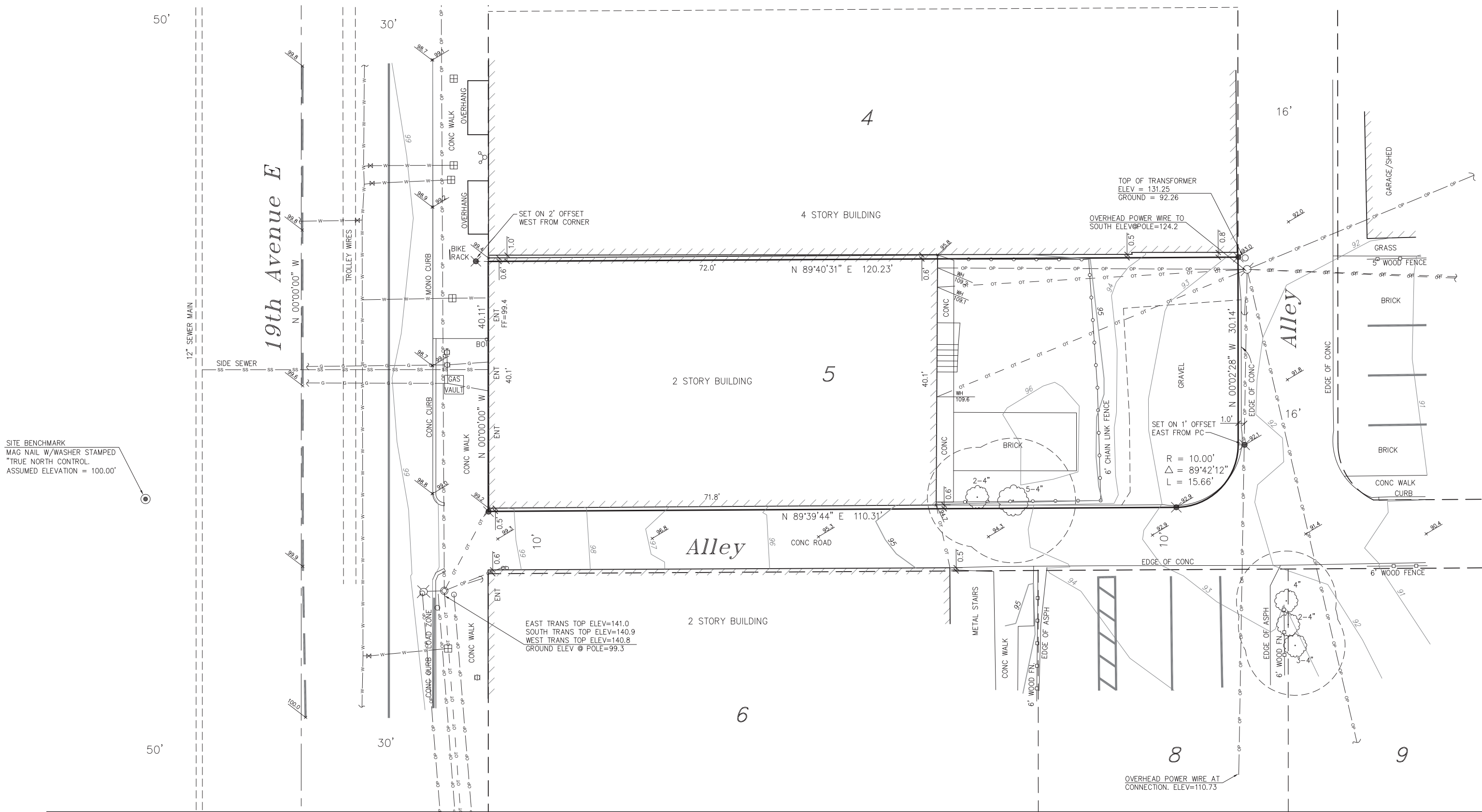
PROJECT SITE

Alley looking West



Alley looking East

APPENDIX: SURVEY



APPENDIX: RESPONSE TO EARLY DESIGN GUIDANCE

Context & Site

CS1 Natural Systems and Site Features:

CS1-B2 Daylight and Shading:

Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

Building provides a recessed lightwell on the north side, adjacent to the lightwell for the neighboring building, to minimize the shading on the adjacent structure. The building is setback on the south and east sides of the building at the 3rd floor and 4th floor levels to minimize shading on the neighbors to the south and east.

CS2 Urban Pattern and Form:

CS2-B2 Connection to the Street:

Identify opportunities for the project to make a strong connection to the street and public realm.

Building provides a dignified street presence with a brick cladding and glazed aluminum storefront openings onto 19th Avenue. Transparency is maximized along the narrow (39') street frontage with the entry vestibule and clinic waiting room providing a strong visual connection from inside to outside. A 5' deep continuous steel canopy with a wood soffit is provided along the street frontage to provide weather protection for pedestrians and provide a warm, welcoming entry for clinic patients and housing residents.

CS2-B3 Character of Open Space:

Contribute to the character and proportion of surrounding open spaces.

Green wall along the east facade enhances the alley for pedestrians and neighboring properties. A green wall on the north facade enhances the open space for residents at the building to the north. The landscaped fourth floor common outdoor space will provide covered and uncovered seating areas and garden space for the residence as well as a green roof to the east.

CS3 Architectural Context and Character:

CS3-B1 Placemaking:

Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

A bronze plaque will be mounted on the street facade at pedestrian level commemorating

the Betty Lee Manor building that will be demolished to allow construction of the new building. An historic sites report was prepared for the building which will provide the narrative for the commemorative plaque. Brick cladding and glazed storefront continue the material palette of the building to the north.

CS3-B2 Historical/Cultural References

Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Existing doors and casework will be made available to building salvage stores for reuse by other property owners. Unfortunately the existing structure is not structurally sound to be incorporated in any way into the new facility.

Public Life

PL1 Connectivity:

PL1-A1 Enhancing Open Spaces:

Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

19th Ave street facade is designed to contribute and enhance the lively pedestrian character of the neighborhood. Materials, fenestration and building details are derived from neighboring structures. The landscape strip along the 19th Avenue sidewalk right-of-way follows the pattern developed at the new development at 19th & Mercer.

PL1-A2 Adding to Public Life:

Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

The green wall along the east facade will enhance the pedestrian experience at the alley.

PL2 Walkability:

PL2-B1 Eyes on the Street:

Create a safe environment by providing lines of sight and encouraging natural surveillance.

East, south and west facades are provided with an abundance of window openings providing good surveillance of the public right-of-way. The mixed-use building provides occupancy and surveillance during working hours by clinic staff and during non-working hours and weekends by residents on the upper floors providing a facility that is occupied continuously throughout the week.

PL2-B2 Lighting for Safety:

Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

Security will be provided along the south and east facades with wall-mount fixtures designed to illuminate the pathway and minimize light intrusion onto neighboring properties. The west facade will be illuminated with recessed LED downlights in the overhead canopy. All exterior security lighting will be LED fixtures controlled by a dusk-to-dawn time clock.

PL2-B3 Street-Level Transparency:

Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Street level storefront openings into entry vestibule and clinic waiting area will ensure transparency for the pedestrian.

Design Concept

DC1 Project Uses and Activities:

DC1-C4 Service Uses:

Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Solid Waste collection and other service doors are located on the east alley side of the property on the opposite side of the building from the 19th Avenue E. street frontage.

Design Concept continued

DC2 Architectural Concept:

DC2-B1 Façade Composition:

Design all building facades including alleys and visible roofs considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

The building is designed to provide a strongly composed, dignified presence on the street facade and then articulated with a series of setbacks and recesses along the south and east facades to correspond to the residential character of the neighbors in those directions. Brick cladding and storefront openings are provided along the ground floor of the 19th Ave street facade wrapping around the corner along the south facade to the mid-alley building entry used by staff travelling to-and-fro from the new building to the Country Doctor Clinic to the south. Three types of painted fiber cement siding are used to clad the remainder of the structure with material changes corresponding with building massing to help articulate the building form and breakdown the scale of the structure to the surrounding residential properties. Window opening variations are used to articulate the spaces behind them (large openings for common areas and living spaces, smaller openings for offices and bedrooms). Each facade responds to the changing character to the surrounding properties for which they face, but the use of a limited material palette and standardizing the window openings creates a unified design for the entire structure.

DC2-D2 Texture:

Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

Brick cladding at the street level is used to provide a finely scaled, comfortable to touch material for pedestrians walking by the building. The wood soffited entry canopy also provides a warm, welcoming material palette for people passing by or entering into the facility. The green wall and ornamental steel gates along the east wall also provide finer grade texture to the building at the pedestrian level.